

628 NW 2ND ST - 07/31/2025

Applicant Information

Applicant / Primary Contact Information

Name	Type
Dwan Thomas	Residential Property Owner

Questions

1. How long have you owned / lived at the current location?

Ans. I have owned the property about two months

Property Information

Parcel Id	Parcel Address	
2856-006-013	628 NW 2ND ST, OCALA, FL, 34471	
Last Assessment	Previous Year Assessment	Districts
9/15/2023 - \$2,088.00	No information available	West Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed Use

No information entered
No information entered

Public Improvements

No information entered

Estimated Future Assessed Value

No information entered

Proposed Square Footage

No information entered

Improvements Requested**Estimated Future Tax**

No information entered

Construction Activities - 628 NW 2ND ST OCALA FL 34471**New Construction**

- ✓ Structural - Foundation
- ✓ Structural - Load Bearing Support
- ✓ Structural - Square Footage - Addition
- ✓ Structural - Demolition

New Construction

- ✓ Land - Contamination Remediation
- ✓ Land - Water / Sewer / Drainage
- ✓ Land - Parking
- ✓ Land - Grading / Preparation
- ✓ Land - Sidewalks / Curbs
- ✓ Land - Utilities Modifications

New Construction

- ✓ Interior - ADA Accessibility
- ✓ Interior - Flooring
- ✓ Interior - Plumbing
- ✓ Interior - Electrical
- ✓ Interior - HVAC
- ✓ Interior - Technology

Eligible Costs**Exterior Painting****Repair/repalcement of exterior windows and/or doors**

Estimated cost of painting project	\$3,000.00
Estimated cost of pressure washing	\$0.00
Sub Total:	\$3,000.00

Estimated cost of windows	\$0.00
Estimated cost of doors	\$0.00
Sub Total:	\$0.00

Demolition

Estimated cost of demoliton and cleanup	\$5,000.00
Sub Total:	\$5,000.00

New landscaping (only include areas visible from the street/sidewalk)

Estimated cost of landscaping	\$2,000.00
Sub Total:	\$2,000.00

Fencing (sides and rear only)

Estimated cost of fencing	\$0.00
Sub Total:	\$0.00

Reroofing

Estimated cost of reroofing	\$0.00
Sub Total:	\$0.00

Weatherization (HVAC and Insulation)

Estimated cost of HVAC	\$7,297.00
Estimated cost of insulation improvements	\$0.00
Sub Total:	\$7,297.00

New construction

Estimated cost of new construction	\$135,000.00
Sub Total:	\$135,000.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$152,297.00
Total Estimated Project Cost	\$135,000.00
Total Funding Amount Requested	\$20,000.00

Funding Source - Indicate how you intend to fund the project.
 Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants	\$0.00
Personal Savings	\$10,000.00
Loan / Credit Card	\$125,000.00
Other	\$0.00
Sub Total	\$135,000.00

Project Description and Bids

Questions

1. Please explain the purpose of and need for the proposed improvements.

Ans. D&S Development LLC plans to build an affordable new construction home for a family that would like to purchase a 3 bedroom 2 bathroom and 1 car garage home. The home has a spacious living room, dining area. The home offers approximately 1,200 square feet of living space. The home will be listed for sale by D&S Development at 230,000.

2. Will the proposed improvements be made without the assistance of the grant program? If not, please explain.

Ans. Yes

3. If not, please explain

Ans. No information entered

4. If necessary, attach additional documentation addressing the above.

Ans. CamScanner 7-29-25 21.13.pdf

5. Bid 1 Amount

Ans. 135000- New Construction home built. The builder is By His Grace Development LLC

6. Bid 1 Upload

Ans. No information entered

7. Bid 2 Amount

Ans. No information entered

8. Bid 2 Upload

Ans. No information entered

Timeline

Anticipated start date

Date

08/30/2025

Description

We have submitted our plans to the city and anticipate receiving our permits by August 29, 2025.

Anticipated completion date

Date

01/07/2026

Description

We anticipate that it will take approximately five months to complete the home, from the start of construction to receiving the Certificate of Occupancy (CO).

Parties

Authorized Representative

Business Name

D&S Development LLC

EIN

844472362

First Name

Dwan

Last Name

Thomas

Phone Number
3524338457

Email
crusadersiico@hotmail.com

Address
485 NW 45th LN, Ocala, FL, 34475

Documentation Collection

Documents

- | | | |
|---|---|-------------------------------|
| 1. Name: PID 2856-006-015.pdf | Uploaded Date: 7/31/2025 7:07:33 PM | 2. Name: Insurance.pdf |
| Uploaded Date: 8/4/2025 6:44:32 PM | 3. Name: Insurance 2.pdf | |
| | Uploaded Date: 8/4/2025 6:46:51 PM | |
| 4. Name: PACHECO SMALL-Model.pdf | Uploaded Date: 8/4/2025 6:58:32 PM | |
| 5. Name: 2ABL Draw Schedule_New Template D&S Development LLC and By His Grace copy copy copy (2).pdf | | |
| Uploaded Date: 8/4/2025 7:05:57 PM | 6. Name: Building Permit Application.pdf | |
| | Uploaded Date: 8/4/2025 7:09:28 PM | |
| 7. Name: Notice of Commencement 2856-006-013.pdf | Uploaded Date: 8/4/2025 7:11:40 PM | |
| 8. Name: 2025_03_06_ SINGLE_DENISSE_RHG_FINAL-Page 1 Digitally Signed (1).pdf | | |
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| | Uploaded Date: 8/5/2025 3:00:25 PM | |
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| | Uploaded Date: 8/5/2025 3:04:32 PM | |
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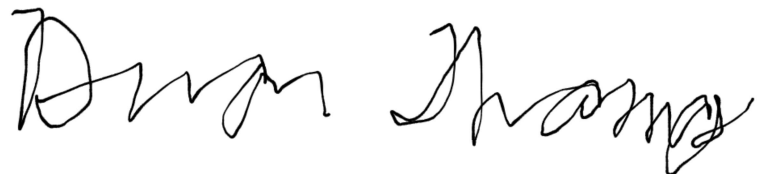
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21. Name: thumbnail_IMG_5627.jpg	Uploaded Date: 8/5/2025 3:06:04 PM
22. Name: Project Schedule.docx	Uploaded Date: 8/5/2025 3:11:38 PM
23. Name: photographs of the existing conditions.JPG	Uploaded Date: 8/5/2025 3:16:20 PM

Questions

1. Document Checklist

Ans. Proof of Ownership and homestead status,Color photo examples of proposed colors (as applicable) ,Project budget, showing detailed estimates for all work items,At least 2 competitive bid proposals from contractors (licensed within the City of Ocala),Any other documentation necessary to illustrate the visual impact of the proposed project,Provide proof of property or liability content insurance (as applicable),Building Plans or Site Plans (If permits are required) ,Project Schedule,Color photographs of the existing conditions

Declarations



Name: Dwan Thomas
Date: 08/05/2025









	% Of Budget	Cost/SqFt	BUDGET	Reallocation Request	Draw 1	Draw 2	Draw 3	Draw 4	Draw 5
				Balanced					
Architect	2.6%	#VALUE!	3,500.00						
Engineer	0.7%	#VALUE!	1,000.00						
Approved Plans	0.4%	#VALUE!	500.00						
Permits	2.9%	#VALUE!	4,000.00						
	0.0%	#VALUE!							
TOTAL SOFT COSTS	6.6%		9,000.00						
Demolition	1.8%	#VALUE!	2,500.00						
Lot Clearing	4.8%	#VALUE!	6,500.00						
Dumpster	1.5%	#VALUE!	2,000.00						
	0.0%	#VALUE!							
TOTAL DEMOLITION	8.1%		11,000.00						
Grading	1.1%	#VALUE!	1,500.00						
Foundation	7.4%	#VALUE!	10,000.00						
Excavation	1.5%	#VALUE!	2,000.00						
	0.0%	#VALUE!							
TOTAL FOUNDATION	9.9%		13,500.00						
Lumber & Framing	3.7%	#VALUE!	5,000.00						
Roofing	4.4%	#VALUE!	6,000.00						
Windows & Sliders	5.5%	#VALUE!	7,500.00						
Siding	2.6%	#VALUE!	3,500.00						
Gutters	0.0%	#VALUE!							
Soffit	2.2%	#VALUE!	3,000.00						
TOTAL FRAMING, ROOF, WINDOWS	18.4%		25,000.00						
Plumbing Rough-In	4.8%	#VALUE!	6,500.00						
HVAC Rough-In	5.4%	#VALUE!	7,300.00						
Utility Hook-Ups	1.1%	#VALUE!	1,500.00						
Septic	1.1%	#VALUE!	1,500.00						
Well	1.1%	#VALUE!	1,500.00						
Sprinklers	0.0%	#VALUE!							
	0.0%	#VALUE!							
TOTAL PLUMBING	13.5%		18,300.00						
Electrical Rough-In	4.4%	#VALUE!	6,000.00						
	0.0%	#VALUE!							
TOTAL ELECTRIC	4.4%		6,000.00						
Insulation	1.1%	#VALUE!	1,500.00						
Stairs & Railings	0.0%	#VALUE!							
SheetRock & Tape	4.4%	#VALUE!	6,000.00						
TOTAL INTERIORS	5.5%		7,500.00						
Interior Doors	2.6%	#VALUE!	3,500.00						
Exterior Doors	1.1%	#VALUE!	1,500.00						
Millwork and Moulding	3.3%	#VALUE!	4,500.00						
	0.0%	#VALUE!							
TOTAL MILLWORK & DOORS	7.0%		9,500.00						
Wood Flooring	0.0%	#VALUE!							
Tile Flooring	0.0%	#VALUE!							
Carpet Flooring	0.0%	#VALUE!							
LVP Flooring	3.3%	#VALUE!	4,500.00						
Finish Flooring	0.0%	#VALUE!							
TOTAL FLOORING	3.3%		4,500.00						
Kitchen Cabinets	2.9%	#VALUE!	4,000.00						
Bathroom Vanities	1.5%	#VALUE!	2,000.00						
Toilets, Sinks, Bathtubs, Shower	1.1%	#VALUE!	1,500.00						
Countertops	1.8%	#VALUE!	2,500.00						
Appliances	2.2%	#VALUE!	3,000.00						
Tiling	0.0%	#VALUE!							
TOTAL KITCHEN & BATHS	9.6%		13,000.00						
Painting Interior	2.2%	#VALUE!	3,000.00						
Painting Exterior	2.2%	#VALUE!	3,000.00						
Finish Electrical Light Fixtures	5.1%	#VALUE!	7,000.00						
Fencing	0.0%	#VALUE!							
Sidewalk, Parking, Driveway	0.7%	#VALUE!	1,000.00						
Landscaping	1.1%	#VALUE!	1,500.00						
Front Finish	0.9%	#VALUE!	1,200.00						
Pool/ Hot Tub	0.0%	#VALUE!							
Porch/Deck	0.0%	#VALUE!							
HVAC	1.5%	#VALUE!	2,000.00						
	0.0%	#VALUE!							
	0.0%	#VALUE!							
Final Inspections or Certificate of Occupancy	0.0%	#VALUE!							
TOTAL FINISHINGS	13.8%		18,700.00						
	100.0%		136,000.00	-	-	-	-	-	-
					0%	0%	0%	0%	0%
					0%	0%	0%	0%	0%

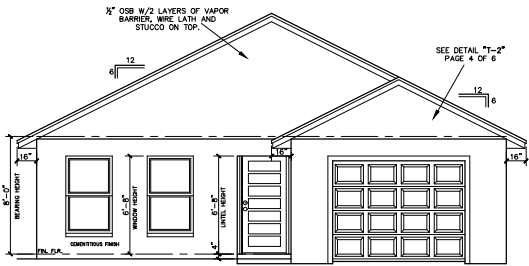
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N&N DESIGN STUDIO LLC
ALL RIGHTS RESERVED
07/24/25

N&N Design Studio LLC
3026 SE 11TH ST
Ocala, FL 34471
352-616-5575

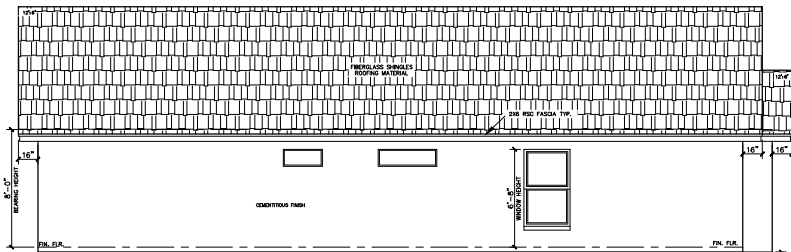
MODEL: SINGLE DENISE
ELEVATION: CUSTOM
PARCEL NUMBER: 2856-006-015

NEW PREMIER QUALITY MODEL RESIDENCE FOR
D & S DEVELOPMENT LLC.
DRAWN BY: KEVIN TERNEUS
SCALE: 1/4" = 1'-0"

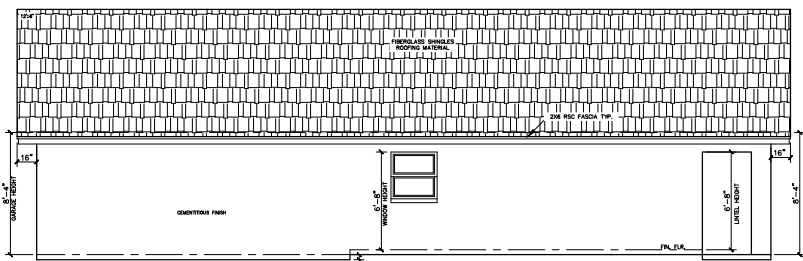
ELEVATIONS &
ROOF PLAN
PAGE # 1
OF 6



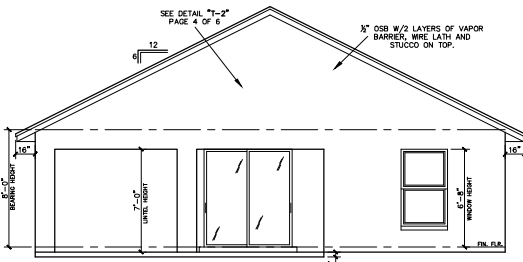
Front Elevation SCALE: 1/4" = 1'-0"



Left Elevation SCALE: 1/4" = 1'-0"



Right Elevation SCALE: 1/4" = 1'-0"

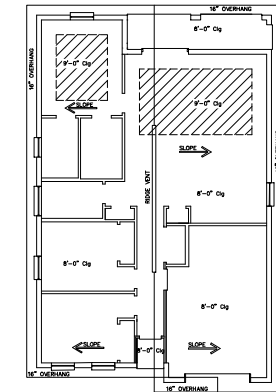


Rear Elevation SCALE: 1/4" = 1'-0"

Elevations & Roof Plan

Rafter/Truss Spacing 24 in. o.c.	WIND SPEED							
	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
Minimum Sheathing Thickness, Inches (Panel Span Rating) Exposure B	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)
Minimum Sheathing Thickness, Inches (Panel Span Rating) Exposure C	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)
Minimum Sheathing Thickness, Inches (Panel Span Rating) Exposure D	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)	23/32 (48/24)

FIGURE R803.2.3.1 SHEATHING FASTENINGS																
TABLE R803.2.3.1 SHEATHING ATTACHMENTS, h																
WIND SPEED																
115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph									
24 in. o.c.	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
Exposure A																
Rafter/Truss Spacing	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph								
24 in. o.c.	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
Rafter/Truss Spacing	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph								
24 in. o.c.	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
Rafter/Truss Spacing	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph								
24 in. o.c.	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
Rafter/Truss Spacing	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph								
24 in. o.c.	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
Rafter/Truss Spacing	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph								
24 in. o.c.	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
Rafter/Truss Spacing	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph								
24 in. o.c.	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F



Roof Plan
SCALE: 1/8" = 1'-0"
ROOF FLATS = 1,791 SQ. FT.
LIGHT SHADED AREA DEPICTS 8'-0" DARK SHADED AREA DEPICTS 9'-0" CEILING
ZONE 2 = 4'-0" FROM EDGE/PEAK TYP.
UNDERLAYMENT TO CONFORM TO REQUIREMENTS OF SECTION R905.1.1 AND TABLE R905.1.1.1.

ENGINEERING NOTES:
1. DESIGN WIND LOAD = 150MPH (Vult)
2. ASSUMED SOIL BEARING = 2000psf
3. DISTORTION LIVE LOAD:
ROOF = 15psf
FLOOR = 15psf
4. DESIGN DEAD LOADS:
ROOF = 15psf
FLOOR = 15psf
ALL OTHER ACTUAL WEIGHTS OF MATERIALS
DESIGN CRITERIA:
• FLORIDA BUILDING CODE RESIDENTIAL: BTH. EDITION(2023)
• ASCE 7-22
• 130 mph WIND SPEED (Vult) 101 MPH (Vmax)
• WIND EXPOSURE "C"
• WIND IMPORTANCE FACTOR: 1
• RISK CATEGORY I
• BUILDING CLASSIFICATION "B-3" TYPE V-B
• ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.F.P. REQUIREMENTS PER TABLE R903.2(4) R903.2(4)
• ENCLOSED INTERNAL PRESSURE COEFFICIENT = +/- 0.18
• KIC 600-30 STD. FOR RESIDENTIAL FOR CONSTRUCTION IN HIGH-WIND AREAS

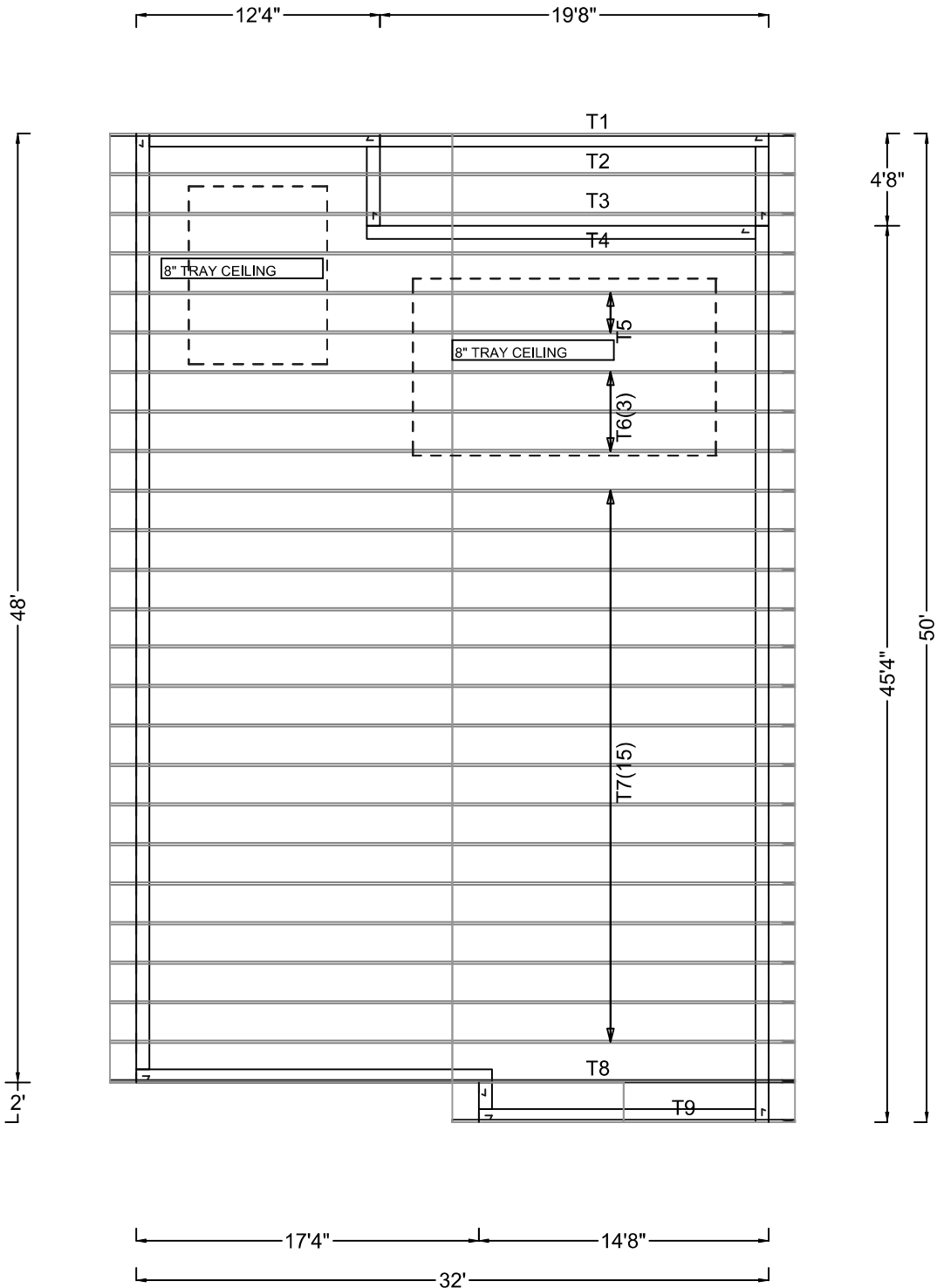
NOTE: P.E. SIGNATURE APPLIES TO STRUCTURAL ELEMENTS ONLY.

DARRELL A. O'KAIN
LICENSE
No. 77580
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Digitally signed by Darrell O'Kain
Date: 2025.07.25 17:12:54-0400

O.E.C.
O'Kain Engineering Consulting, LLC
6426 SW 45TH AVE
Ocala, FL 34474
352-207-7084
dokain@gmail.com
Florida PE License #: 77580
Florida Cert. of Auth. #: 32456

This Plan has been digitally signed and sealed by Darrell O'Kain on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Mean Height	Load Duration Factor (Lumber)	Load Duration Factor (Plate)	Building Type	ASCE	Wind Dead Load	Wind Speed	Wind Building Category	Wind Exposure Category	Floor Load Duration Factor	Floor Bottom Chord Dead	Floor Bottom Chord Live	Floor Top Chord Dead	Floor Top Chord Live	Roof Load Duration Factor	Roof Bottom Chord Dead	Roof Bottom Chord Live	Roof Top Chord Dead	Roof Top Chord Live
-	1.6	1.6		ASCE 7-22	0	140	Residential - CAT II	C	1.00	5	0	10	40	1.25	10	0	7	20



(352) 465-0964

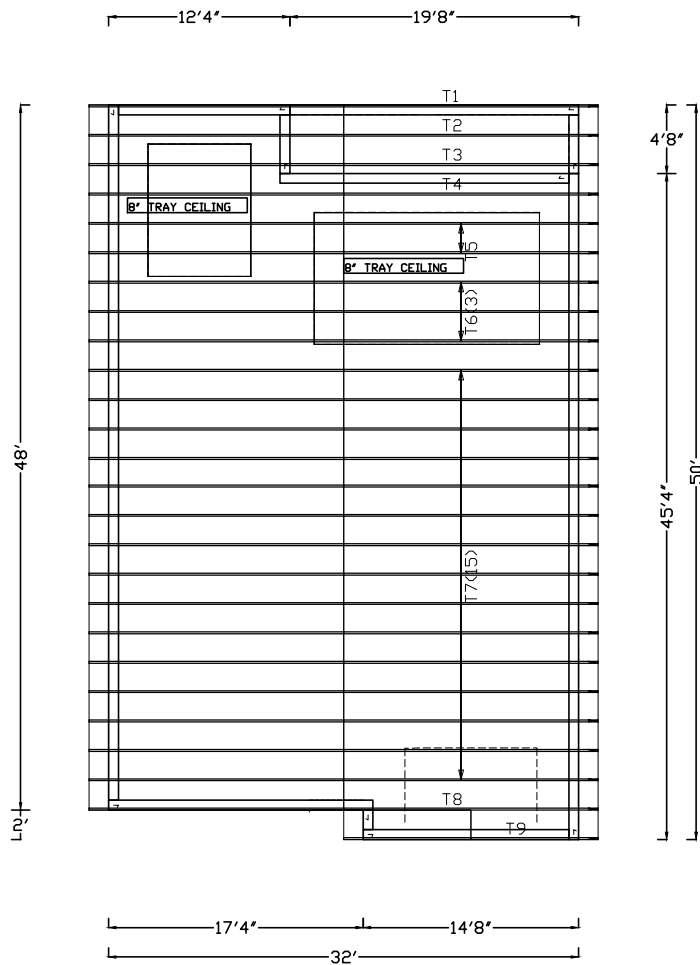
PRODUCT APPROVAL NUMBER
FL1999-R8
METAL CONNECTOR PLATES
ALPINE / ITW BUILDING COMPONENTS GROUP INC.

Note

BY HIS GRACE	SINGLE DENISSE	2856-006-015	
		Parcel	
		Lot	
		4' 1"	
Client	Job Des.	Site	Designer
Y1069			
Job Number			

RS

Roof Framing Plan



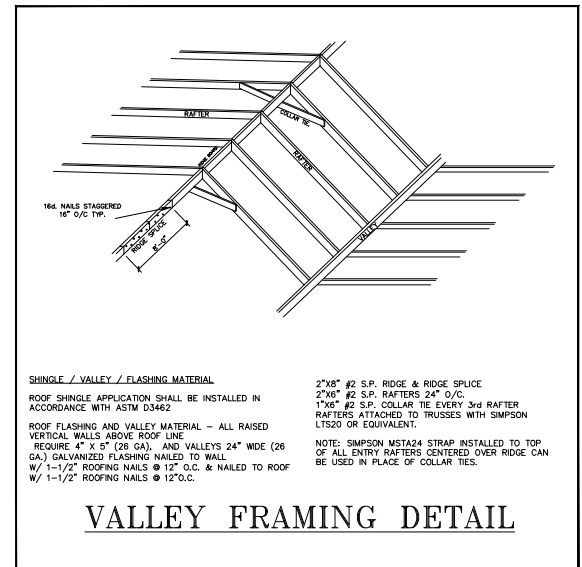
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ENGINEERING NOTES:

- DESIGN WIND LOAD- 130MPH (Vult)
- ASSUMED SOIL BEARING- 2000psf
- DESIGN LIVE LOADS:
ROOF- 80psf
FLOOR- 40psf
- DESIGN DEAD LOADS:
ROOF- 17psf
FLOOR- 15psf
ALL OTHER ACTUAL WEIGHTS OF MATERIALS

DESIGN CRITERIA:

- FLORIDA BUILDING CODE RESIDENTIAL: 8TH EDITION (2003)
- AISC 7-88
- 150 mph WIND SPEED (Vult) 101 MPH (Vand)
- WIND EXPOSURE "C"
- WIND IMPORTANCE FACTOR: 1
- RISK CATEGORY II
- BUILDING CLASSIFICATION "B-S" TYPE V-B
- ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.P. REQUIREMENTS FOR TABLE 601.2(2)(a) R601.2(4)
- ENCLOSED INTERNAL PRESSURE COEFFICIENT- +/- 0.18
- ICC 900-20 STD. FOR RESIDENTIAL FOR CONSTRUCTION IN HIGH-WIND AREAS



TRUSS CONNECTIONS:

ALL TRUSSES TO USE SIMPSON HETA20 TRUSS ANCHOR/STRAP TO CMU WALLS UNLESS OTHERWISE NOTED.
GABLE END TRUSSES TO USE SIMPSON HETA20 EACH END & SPACED 24" O.C. MAX. ALONG FACE/GABLE END.

THE ENGINEER-OF-RECORD HAS REVIEWED TRUSS LAYOUT AS SHOWN ON THIS DRAWING. TRUSS DESIGN AND CALCULATIONS BY DULEY TRUSS CO. JOB#Y1069 AND CERTIFIES COMPLIANCE WITH ENGINEER'S DIRECTIONS AND NOTED DESIGN DATA FOR APPROVAL BY ENGINEER PRIOR TO USE IN THIS PROJECT.

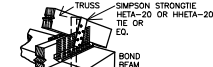
SECTION 9000. REQUIREMENTS FOR ROOF COVERINGS

ROOF COVERING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. UNLESS OTHERWISE SPECIFIED IN THIS SECTION, ROOF COVERING SHALL BE INSTALLED TO RESIST THE COMPONENT AND CUMULATIVE LOADS SPECIFIED IN TABLE 9000.1, INCLUDING OVERLAP AND EXPOSURE IN ACCORDANCE WITH TABLE 9000.2.
ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
FLASHING FOR JOINTS SHALL COMPLY WITH THIS SECTION.

THE HETA PROVIDES AN ENGINEERED METHOD TO ATTACH ROOF TRUSSES TO CONCRETE AND MASONRY WALLS. THIS HEAVY DUTY TRUSS ANCHOR FEATURES TRIGGERED NAIL PATTERNS TO ENHANCE UPLIFT RESISTANCE AND CAN BE USED IN PLYWOOD SHEET AND MULTI-BAY TRUSSES OR RAFTER MEMBERS.
LOAD VALUES SHOWN HERE ARE FOR USE WITH #2 SOUTHERN YELLOW PINE MEMBERS ONLY. FASTENING: 10d x 1 1/2"

T-1

TYP. TRUSS ANCHORAGE



LOAD VALUES SHOWN HERE ARE FOR USE WITH #2 SOUTHERN YELLOW PINE MEMBERS ONLY. FASTENING: 10d x 1 1/2"

Beam	Truss	Beam	Truss	Beam	Truss	Beam	Truss	Beam	Truss
12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12
12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12
12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12
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12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12
12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12	12x12

NOTE: P.E. SIGNATURE APPLIES TO STRUCTURAL ELEMENTS ONLY.



O.E.C.

O'Kain Engineering Consulting, LLC
6426 SW 45TH AVE
Ocala, FL 34474
352-207-7084
dokain@gmail.com

Florida PE License #: 77580
Florida Cert. of Auth. #: 32456

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07/24/25

N&N Design Studio LLC
3028 SE 11TH ST
Ocala, FL 34471
352-615-5575

MODEL: SINGLE DENISE
ELEVATION: CUSTOM
PARCEL NUMBER: 2856-006-015
SCALE: 1/4" = 1'-0"

PAGE # 5
OF 6

This form has been digitally signed and sealed by Darrell O'Kain on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Details

DOOR SIZE	#10 WALL SCREWS	LOCATION	4" TYP.
2'-8"	14	A THRU F	
3'-0"	14	A THRU F	
1'-12" SIDELIGHT	14	A THRU F	
2'-12" SIDELIGHT	14	A THRU F	
5'-0" FRENCH DOOR	18	A THRU G	
6'-0" FRENCH DOOR	18	A THRU G	
5068 SGD	14	A THRU F	
6068 SGD	14	A THRU F	
6068 SGD	14	A THRU F	

NOTE: ALL TAPCONS 3/16" WITH A MINIMUM 1-1/4" EMBEDMENT INTO MASONRY

DOOR SCREW SCHEDULE & LOCATION CHART

WINDOW	#10 WALL SCREWS	LOCATION	4" TYP.
27-26	4	A, B, C	
27-28	4	A, B, C	
27-30	4	A, B, C	
27-32	4	A, B, C	
27-34	4	A, B, C	
27-36	4	A, B, C	
27-38	4	A, B, C	
27-40	4	A, B, C	
27-42	4	A, B, C	
27-44	4	A, B, C	
27-46	4	A, B, C	
27-48	4	A, B, C	
27-50	4	A, B, C	
27-52	4	A, B, C	
27-54	4	A, B, C	
27-56	4	A, B, C	
27-58	4	A, B, C	
27-60	4	A, B, C	
27-62	4	A, B, C	
27-64	4	A, B, C	
27-66	4	A, B, C	
27-68	4	A, B, C	
27-70	4	A, B, C	
27-72	4	A, B, C	
27-74	4	A, B, C	
27-76	4	A, B, C	
27-78	4	A, B, C	
27-80	4	A, B, C	
27-82	4	A, B, C	
27-84	4	A, B, C	
27-86	4	A, B, C	
27-88	4	A, B, C	
27-90	4	A, B, C	
27-92	4	A, B, C	
27-94	4	A, B, C	
27-96	4	A, B, C	
27-98	4	A, B, C	
27-100	4	A, B, C	

NOTES:

- ALL #10 SCREWS W/ 1/4" MINIMUM LENGTH
- ALL CONNECTIONS INTO 2x6 PT. BUCK
- MULLIONS FOR (2)-25 & (2)-35 TO RECEIVE 2 SCREWS IN SILL & HEADER
- ALL CONNECTIONS INTO WINDOW BUCK
- ALL REMAINING HOLEX WITH #10 WALL SCREWS

WINDOW SCREW SCHEDULE & LOCATION CHART

TABLE R302.6 DWELLING / GARAGE SEPARATION	
SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

Quality Custom Windows for Block Walls			
Window Size	Single	Double Width	Triple Width
12	12' 0" x 12' 0"	12' 0" x 12' 0"	12' 0" x 12' 0"
14	14' 0" x 12' 0"	14' 0" x 12' 0"	14' 0" x 12' 0"
16	16' 0" x 12' 0"	16' 0" x 12' 0"	16' 0" x 12' 0"
18	18' 0" x 12' 0"	18' 0" x 12' 0"	18' 0" x 12' 0"
20	20' 0" x 12' 0"	20' 0" x 12' 0"	20' 0" x 12' 0"
22	22' 0" x 12' 0"	22' 0" x 12' 0"	22' 0" x 12' 0"
24	24' 0" x 12' 0"	24' 0" x 12' 0"	24' 0" x 12' 0"
26	26' 0" x 12' 0"	26' 0" x 12' 0"	26' 0" x 12' 0"
28	28' 0" x 12' 0"	28' 0" x 12' 0"	28' 0" x 12' 0"
30	30' 0" x 12' 0"	30' 0" x 12' 0"	30' 0" x 12' 0"
32	32' 0" x 12' 0"	32' 0" x 12' 0"	32' 0" x 12' 0"
34	34' 0" x 12' 0"	34' 0" x 12' 0"	34' 0" x 12' 0"
36	36' 0" x 12' 0"	36' 0" x 12' 0"	36' 0" x 12' 0"
38	38' 0" x 12' 0"	38' 0" x 12' 0"	38' 0" x 12' 0"
40	40' 0" x 12' 0"	40' 0" x 12' 0"	40' 0" x 12' 0"
42	42' 0" x 12' 0"	42' 0" x 12' 0"	42' 0" x 12' 0"
44	44' 0" x 12' 0"	44' 0" x 12' 0"	44' 0" x 12' 0"
46	46' 0" x 12' 0"	46' 0" x 12' 0"	46' 0" x 12' 0"
48	48' 0" x 12' 0"	48' 0" x 12' 0"	48' 0" x 12' 0"
50	50' 0" x 12' 0"	50' 0" x 12' 0"	50' 0" x 12' 0"
52	52' 0" x 12' 0"	52' 0" x 12' 0"	52' 0" x 12' 0"
54	54' 0" x 12' 0"	54' 0" x 12' 0"	54' 0" x 12' 0"
56	56' 0" x 12' 0"	56' 0" x 12' 0"	56' 0" x 12' 0"
58	58' 0" x 12' 0"	58' 0" x 12' 0"	58' 0" x 12' 0"
60	60' 0" x 12' 0"	60' 0" x 12' 0"	60' 0" x 12' 0"
62	62' 0" x 12' 0"	62' 0" x 12' 0"	62' 0" x 12' 0"
64	64' 0" x 12' 0"	64' 0" x 12' 0"	64' 0" x 12' 0"
66	66' 0" x 12' 0"	66' 0" x 12' 0"	66' 0" x 12' 0"
68	68' 0" x 12' 0"	68' 0" x 12' 0"	68' 0" x 12' 0"
70	70' 0" x 12' 0"	70' 0" x 12' 0"	70' 0" x 12' 0"
72	72' 0" x 12' 0"	72' 0" x 12' 0"	72' 0" x 12' 0"
74	74' 0" x 12' 0"	74' 0" x 12' 0"	74' 0" x 12' 0"
76	76' 0" x 12' 0"	76' 0" x 12' 0"	76' 0" x 12' 0"
78	78' 0" x 12' 0"	78' 0" x 12' 0"	78' 0" x 12' 0"
80	80' 0" x 12' 0"	80' 0" x 12' 0"	80' 0" x 12' 0"
82	82' 0" x 12' 0"	82' 0" x 12' 0"	82' 0" x 12' 0"
84	84' 0" x 12' 0"	84' 0" x 12' 0"	84' 0" x 12' 0"
86	86' 0" x 12' 0"	86' 0" x 12' 0"	86' 0" x 12' 0"
88	88' 0" x 12' 0"	88' 0" x 12' 0"	88' 0" x 12' 0"
90	90' 0" x 12' 0"	90' 0" x 12' 0"	90' 0" x 12' 0"
92	92' 0" x 12' 0"	92' 0" x 12' 0"	92' 0" x 12' 0"
94	94' 0" x 12' 0"	94' 0" x 12' 0"	94' 0" x 12' 0"
96	96' 0" x 12' 0"	96' 0" x 12' 0"	96' 0" x 12' 0"
98	98' 0" x 12' 0"	98' 0" x 12' 0"	98' 0" x 12' 0"
100	100' 0" x 12' 0"	100' 0" x 12' 0"	100' 0" x 12' 0"

TABLE NO. 7 REINFORCING SCHEDULE & LOAD CAPACITIES SAFE WORKING LOADS (kN)	
8"x16" PRECAST LINTEL	
UNTEL LENGTH	SPAN
14'-0"	13'-4"
15'-0"	14'-0"
16'-0"	14'-8"
17'-0"	15'-4"
18'-0"	16'-0"
19'-0"	16'-8"
20'-0"	17'-4"
21'-0"	18'-0"
22'-0"	18'-8"
23'-0"	19'-4"
24'-0"	20'-0"
25'-0"	20'-8"
26'-0"	21'-4"
27'-0"	22'-0"
28'-0"	22'-8"
29'-0"	23'-4"
30'-0"	24'-0"
31'-0"	24'-8"
32'-0"	25'-4"
33'-0"	26'-0"
34'-0"	26'-8"
35'-0"	27'-4"
36'-0"	28'-0"
37'-0"	28'-8"
38'-0"	29'-4"
39'-0"	30'-0"
40'-0"	30'-8"
41'-0"	31'-4"
42'-0"	32'-0"
43'-0"	32'-8"
44'-0"	33'-4"
45'-0"	34'-0"
46'-0"	34'-8"
47'-0"	35'-4"
48'-0"	36'-0"
49'-0"	36'-8"
50'-0"	37'-4"
51'-0"	38'-0"
52'-0"	38'-8"
53'-0"	39'-4"
54'-0"	40'-0"
55'-0"	40'-8"
56'-0"	41'-4"
57'-0"	42'-0"
58'-0"	42'-8"
59'-0"	43'-4"
60'-0"	44'-0"
61'-0"	44'-8"
62'-0"	45'-4"
63'-0"	46'-0"
64'-0"	46'-8"
65'-0"	47'-4"
66'-0"	48'-0"
67'-0"	48'-8"
68'-0"	49'-4"
69'-0"	50'-0"
70'-0"	50'-8"
71'-0"	51'-4"
72'-0"	52'-0"
73'-0"	52'-8"
74'-0"	53'-4"
75'-0"	54'-0"
76'-0"	54'-8"
77'-0"	55'-4"
78'-0"	56'-0"
79'-0"	56'-8"
80'-0"	57'-4"
81'-0"	58'-0"
82'-0"	58'-8"
83'-0"	59'-4"
84'-0"	60'-0"
85'-0"	60'-8"
86'-0"	61'-4"
87'-0"	62'-0"
88'-0"	62'-8"
89'-0"	63'-4"
90'-0"	64'-0"
91'-0"	64'-8"
92'-0"	65'-4"
93'-0"	66'-0"
94'-0"	66'-8"
95'-0"	67'-4"
96'-0"	68'-0"
97'-0"	68'-8"
98'-0"	69'-4"
99'-0"	70'-0"
100'-0"	70'-8"
101'-0"	71'-4"
102'-0"	72'-0"
103'-0"	72'-8"
104'-0"	73'-4"
105'-0"	74'-0"
106'-0"	74'-8"
107'-0"	75'-4"
108'-0"	76'-0"
109'-0"	76'-8"
110'-0"	77'-4"
111'-0"	78'-0"
112'-0"	78'-8"
113'-0"	79'-4"
114'-0"	80'-0"
115'-0"	80'-8"
116'-0"	81'-4"
117'-0"	82'-0"
118'-0"	82'-8"
119'-0"	83'-4"
120'-0"	84'-0"
121'-0"	84'-8"
122'-0"	85'-4"
123'-0"	86'-0"
124'-0"	86'-8"
125'-0"	87'-4"
126'-0"	88'-0"
127'-0"	88'-8"
128'-0"	89'-4"
129'-0"	90'-0"
130'-0"	90'-8"
131'-0"	91'-4"
132'-0"	92'-0"
133'-0"	92'-8"
134'-0"	93'-4"
135'-0"	94'-0"
136'-0"	94'-8"
137'-0"	95'-4"
138'-0"	96'-0"
139'-0"	96'-8"
140'-0"	97'-4"
141'-0"	98'-0"
142'-0"	98'-8"
143'-0"	99'-4"
144'-0"	100'-0"
145'-0"	100'-8"
146'-0"	101'-4"
147'-0"	102'-0"
148'-0"	102'-8"
149'-0"	103'-4"
150'-0"	104'-0"
151'-0"	104'-8"
152'-0"	105'-4"
153'-0"	106'-0"
154'-0"	106'-8"
155'-0"	107'-4"
156'-0"	108'-0"
157'-0"	108'-8"
158'-0"	109'-4"
159'-0"	110'-0"
160'-0"	110'-8"
161'-0"	111'-4"
162'-0"	112'-0"
163'-0"	112'-8"
164'-0"	113'-4"
165'-0"	114'-0"
166'-0"	114'-8"
167'-0"	115'-4"
168'-0"	116'-0"
169'-0"	116'-8"
170'-0"	117'-4"
171'-0"	118'-0"
172'-0"	118'-8"
173'-0"	119'-4"
174'-0"	120'-0"
175'-0"	120'-8"
176'-0"	121'-4"
177'-0"	122'-0"
178'-0"	122'-8"
179'-0"	123'-4"
180'-0"	124'-0"
181'-0"	124'-8"
182'-0"	125'-4"
183'-0"	126'-0"
184'-0"	126'-8"
185'-0"	127'-4"
186'-0"	128'-0"
187'-0"	128'-8"
188'-0"	129'-4"
189'-0"	130'-0"
190'-0"	130'-8"
191'-0"	131'-4"
192'-0"	132'-0"
193'-0"	132'-8"
194'-0"	133'-4"
195'-0"	134'-0"
196'-0"	134'-8"
197'-0"	135'-4"
198'-0"	136'-0"
199'-0"	136'-8"
200'-0"	137'-4"
201'-0"	138'-0"
202'-0"	138'-8"
203'-0"	139'-4"
204'-0"	140'-0"
205'-0"	140'-8"
206'-0"	141'-4"
207'-0"	142'-0"
208'-0"	142'-8"
209'-0"	143'-4"
210'-0"	144'-0"
211'-0"	144'-8"
212'-0"	145'-4"
213'-0"	146'-0"
214'-0"	146'-8"
215'-0"	147'-4"
216'-0"	148'-0"
217'-0"	148'-8"
218'-0"	149'-4"
219'-0"	150'-0"
220'-0"	150'-8"
221'-0"	151'-4"
222'-0"	152'-0"
223'-0"	152'-8"
224'-0"	153'-4"
225'-0"	154'-0"
226'-0"	154'-8"
227'-0"	155'-4"
228'-0"	156'-0"
229'-0"	156'-8"
230'-0"	157'-4"
231'-0"	158'-0"
232'-0"	158'-8"
233'-0"	159'-4"
234'-0"	160'-0"
235'-0"	160'-8"
236'-0"	161'-4"
237'-0"	162'-0"
238'-0"	162'-8"
239'-0"	163'-4"
240'-0"	164'-0"
241'-0"	164'-8"
242'-0"	165'-4"
243'-0"	166'-0"
244'-0"	166'-8"
245'-0"	167'-4"
246'-0"	168'-0"
247'-0"	168'-8"
248'-0"	169'-4"
249'-0"	170'-0"
250'-0"	170'-8"
251'-0"	171'-4"
252'-0"	172'-0"
253'-0"	172'-8"
254'-0"	173'-4"
255'-0"	174'-0"
256'-0"	174'-8"
257'-0"	175'-4"
258'-0"	176'-0"
259'-0"	176'-8"
260'-0"	177'-4"
261'-0"	178'-0"
262'-0"	178'-8"
263'-0"	179'-4"
264'-0"	180'-0"
265'-0"	180'-8"
266'-0"	181'-4"
267'-0"	182'-0"
268'-0"	182'-8"
269'-0"	183'-4"
270'-0"	184'-0"
271'-0"	184'-8"
272'-0"	185'-4"
273'-0"	186'-0"
274'-0"	186'-8"
275'-0"	187'-4"
276'-0"	188'-0"
277'-0"	188'-8"
278'-0"	189'-4"
279'-0"	190'-0"
280'-0"	190'-8"
281'-0"	191'-4"
282'-0"	192'-0"
283'-0"	192'-8"
284'-0"	193'-4"
285'-0"	1

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

2856-006-013

[GOOGLE Street View](#)

Prime Key: 1233801

[MAP IT+](#)

Current as of 8/7/2025

Property Information

D&S DEVELOPMENT LLC
485 NW 45TH LN
OCALA FL 34475-9546

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.

PC: 89

Acres: .12

Situs: 628 NW 2ND ST OCALA

2024 Certified Value

Land Just Value	\$6,682		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$6,682	Impact	
Total Assessed Value	\$2,297	<u>Ex Codes:</u> 15	(\$4,385)
Exemptions	(\$2,297)		
Total Taxable	\$0		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$6,682	\$0	\$0	\$6,682	\$2,297	\$2,297	\$0
2023	\$2,088	\$0	\$0	\$2,088	\$2,088	\$2,088	\$0
2022	\$2,088	\$0	\$0	\$2,088	\$2,088	\$2,088	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>8652/1331</u>	06/2025	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$6,700
<u>6849/1920</u>	10/2018	02 DEED NC	0	U	V	\$100
<u>6802/1409</u>	07/2018	34 TAX	0	U	V	\$100
<u>1026/1929</u>	07/1980	74 PROBATE	0	U	V	\$100

Property Description

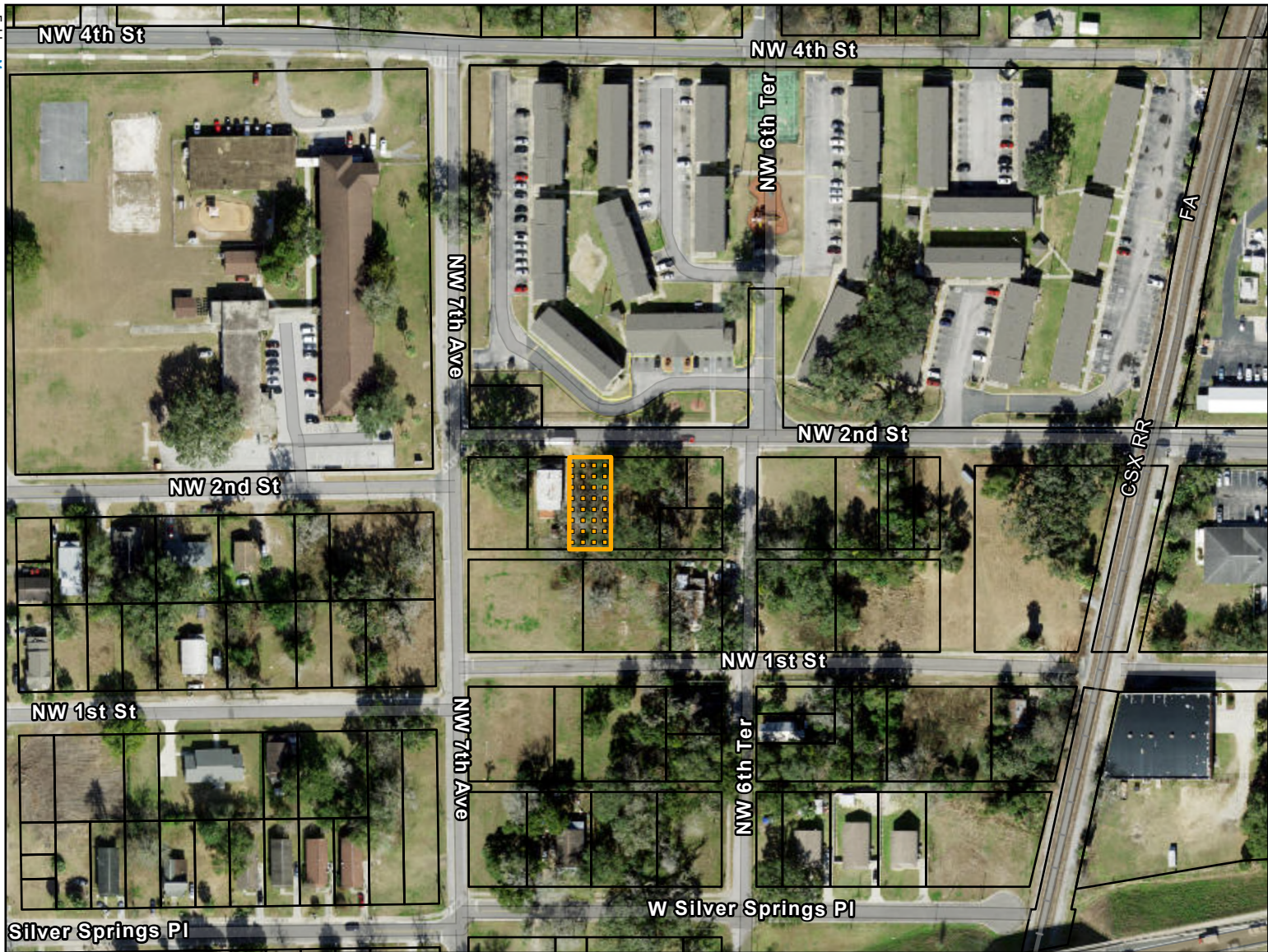
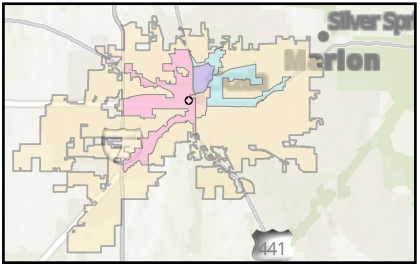
SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 153
LINCOLN HEIGHTS
BLK 6 LOT 14 & E 1/2 OF LOT 13



Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
8900		48.0	106.0	R3	48.00	FF							
Neighborhood 4703													
Mkt: 8 70													
<u>Miscellaneous Improvements</u>													
Type		Nbr	Units	Type	Life		Year In		Grade		Length		Width
<u>Appraiser Notes</u>													
AKA ERNEST E LAMB													
<u>Planning and Building</u>													
<u>** Permit Search **</u>													
Permit Number				Date Issued			Date Completed				Description		
BLD11-1662				1/3/2012			-				DEMO		

AERIAL MAP

Parcel: 2856-006-013
Case Number: CRA25-0030
Property Size: Approximately 0.12 acres
CRA Location: West Ocala
Proposal: A Request for CRA fund use.



 Subject Parcel
 Parcels



CASE MAP

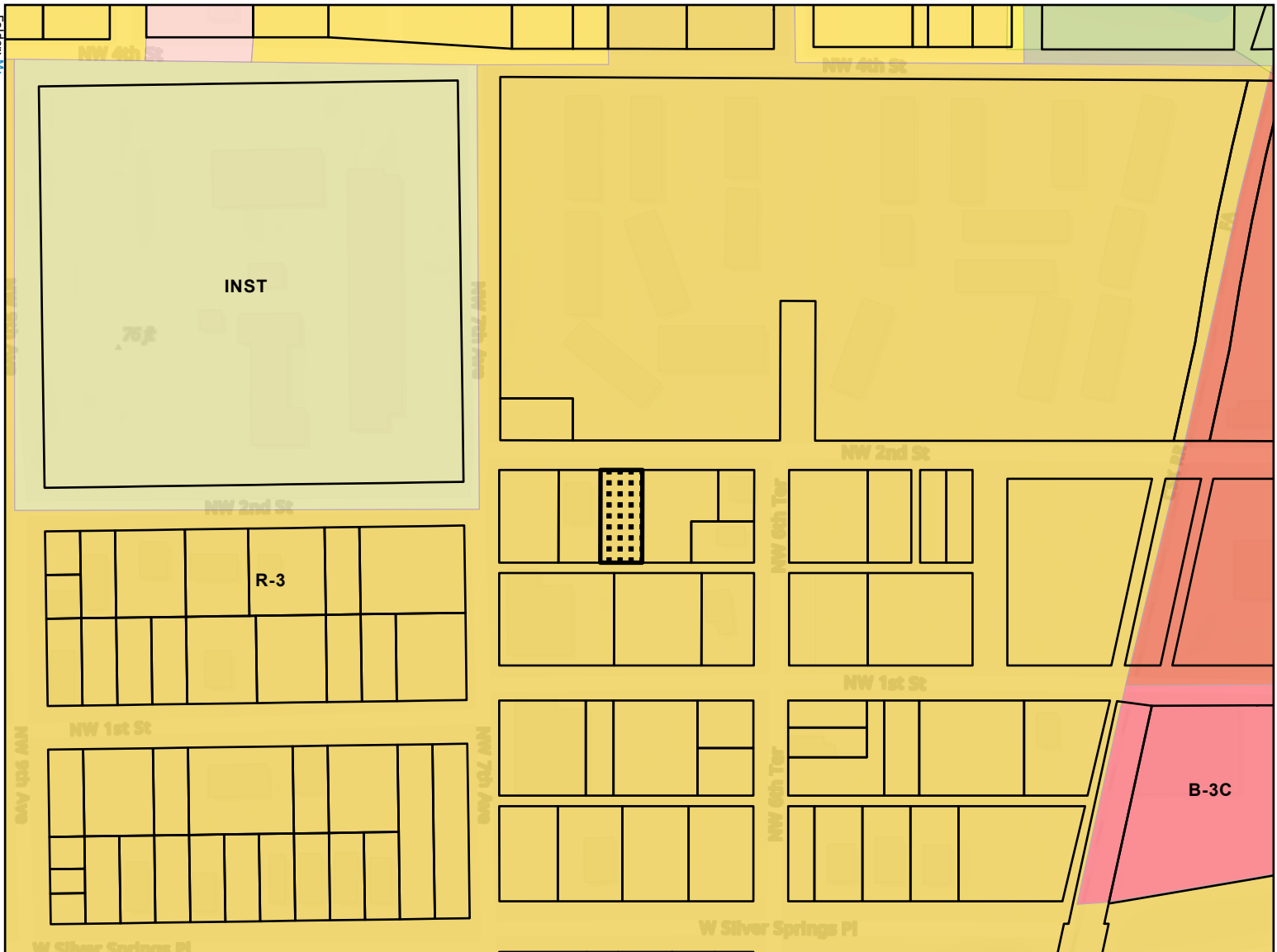
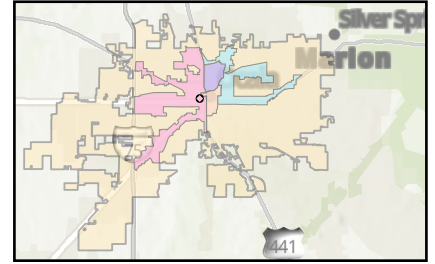
Parcel: 2856-006-013

Case Number: CRA25-0030

Property Size: Approximately 0.12 acres

CRA Location: West Ocala

Proposal: A Request for CRA fund use.



- Parcels
- B-1: Neighborhood Business
- B-3C: CRA Mixed Use 2
- B-4: General Business
- GU: Governmental Use
- INST: Institutional
- R-2: Two-Family Residential
- R-3: Multi-Family Residential
- Downtown CRA
- West Ocala CRA
- Subject Parcel

0 200 400 800 Feet

