



March 4, 2025

Mr. Thomas Trexler, P.E.,
Kimley-Horn & Associates
1700 SE 17th Street, Suite 200
Ocala, Florida 34471

RE: SPL24-0004 OCALA PLASTIC SURGERY CENTER
SITE PLAN APPROVAL

Dear Mr. Trexler:

The site plan for Ocala Plastic Surgery Center, located in the 3300 Block of SW 34th Circle, was conditionally approved by the City of Ocala Growth Management Department on March 4, 2025, subject to the footprint match when the building plan is submitted. The plan has been stamped and is ready for download upon payment of the outstanding review fee noted below. Please deliver one hard copy of the signed and sealed plan, printed from the "Approved" folder, to the Growth Management Department. For the electronic version of the signed and sealed plan, contact me and I will open the permission to the approved folder for you to upload. The signed and sealed electronic version of the approved plan can be a single PDF file. Prior to the issuance of site or building permits the following must be completed:

- Payment of outstanding plan review fee of \$240.00 per INV-410
- Receipt of the signed and sealed plans (Owner/Developer signature required where applicable)
- Building plans for footprint match. Completed address application for review by Marion County 911 Management is required with the building plan submittal
- Water management permit
- Tree Mitigation Payment - \$12,750.00 (17 trees x \$750.00/tree)
- Schedule a preconstruction meeting with the City Site Inspector (352-629-8421), prior to the following:
 - Installation of erosion control and tree protection
 - Schedule site inspection and receive approval prior to permit issuance

At project completion and prior to any certificate of occupancy or letter of completion being issued, the items shown below will need to be completed and submitted to the City of Ocala.

- Project Completion Certification
- As-built, (Valve tie sheet for each installed valve 2" and larger) – city must be contacted to restart workflow for upload
- Backflow preventer certification

- Recordation of proposed easements
- Engineering site sign-off

Impact fees due for water, sanitary sewer, fire, and transportation will be calculated when building plans are submitted and reviewed.

Copies of permits issued by other governmental agencies are to be provided when received as requested during the review process. If you have any questions or need additional information, please contact our office at (352) 629-8421.

Sincerely,

CITY OF OCALA



Karen L. Cupp,
Development Coordinator



Front of Building



Front of Building



J.A.O ARCHITECTS & PLANNERS

SW 34th Cir.

DRAKE
CONSTRUCTION SERVICES



SW 34th Cir.

J.A.O ARCHITECTS & PLANNERS

DRAKE
CONSTRUCTION SERVICES



Existing OPS Office

SW 34th Cir.

J.A.O ARCHITECTS & PLANNERS

DRAKE
ARCHITECTURAL SERVICES

Existing OPS Office

SW 34th Cir.

J.A.O ARCHITECTS & PLANNERS

DRAKE
CONSTRUCTION SERVICES



- CONSTRUCTION DOCUMENTS -



1.0 **APPLICABLE CODES:**

1.1 FIFTH EDITION CODE, 2003 EDITION

1.2 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA-70)

1.3 FIFTH EDITION CODE, MECHANICAL AND PLUMBING, 2003 EDITION

1.4 NFPA-101, 2003 EDITION (LIFE SAFETY)

1.5 NFPA-72, 2003 EDITION (FIRE ALARM)

2.0 **BUILDING CODE DATA:**

2.1 USE OCCUPANCY CLASSIFICATION:

2.2 BUSINESS GROUP "B" (MULTIPLE OCCUPANCY)

3.0 **CONSTRUCTION TYPE:**

3.1 ALL STEEL

5.0 **WIND LOADS AS PER 2003 F.B.C.**

5.1 WIND SPEED (S) = 115 (S) (S) (S)

5.2 WIND EXPOSURE = "C"

5.3 RISK CATEGORY II

5.4 THE APPLICABLE INTERNAL PRESSURE COEFFICIENT = +0.18

HOLLAND DRAKE
DRAKE CONSTRUCTION SERVICES, INC.
302 SE BROADWAY ST. UNIT 100
OCALA, FLORIDA 34471
TEL: (352) 867 8101
MOBIL: (352) 266 9591
Holland@DrakeConstructionServices.com

SITE	ARCHITECTURAL
COLOR SHEET	CONC. DOWN SHEET ARCHITECTURAL PLAN
01-01	AD1
01-02	AD2
01-03	AD3
01-04	AD4
01-05	AD5
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02-66	AD165

5-1 FOUNDATION PLAN WITH RISE ELEVATION AT 40' FEE
5-2 FOUNDATION AND FLOOR SLAB AT FEE
5-3 FLOOR SLAB CONTROL JOINTS
5-4 FLOOR SLAB DETAIL
5-5 FOUNDATION SCHEDULE AND TYPICAL SECTIONS AND DETAIL
5-6 FIRST FLOOR COLUMN PLACEMENT
5-7 SECOND FLOOR RAMPING AND SLAB
5-8 FLOOR PLAN
5-9 WINDOWS AND DOOR DESIGN AND PRESSURE
5-10 STORE FRONT STRUCTURAL DESIGN
5-11 STORE FRONT STRUCTURAL DESIGN

5-12 NOTES
5-13 STRUCTURAL NOTES, SLAB BEARER PROOFING DETAIL

E1.0	1ST FLOOR POWER PLAN
E1.1	2ND FLOOR POWER PLAN - PART 1
E1.2	2ND FLOOR GRAPHICS PLAN
E1.3	EV CHARGING STATION PLAN
E2.0	2ND FLOOR POWER PLAN - PART 1
E2.1	2ND FLOOR POWER PLAN - PART 1
E2.2	2ND FLOOR GRAPHICS PLAN
E3.0	3RD FLOOR POWER PLAN - PART 1
E3.1	3RD FLOOR POWER PLAN - PART 1
E4.0	1ST FLOOR LIGHTING PLAN - PART 1
E4.1	1ST FLOOR LIGHTING PLAN - PART 1
E5.0	2ND FLOOR LIGHTING PLAN - PART 1
E5.1	2ND FLOOR LIGHTING PLAN - PART 1
E6.0	3RD FLOOR LIGHTING PLAN - PART 1
E6.1	3RD FLOOR LIGHTING PLAN - PART 1
E7.0	LIGHTING LEGEND

M1	PARTIAL 1ST FLOOR MECHANICAL PLAN
M2	PARTIAL 1ST FLOOR MECHANICAL PLAN
M3	2ND FLOOR MECHANICAL PLAN
M4	PARTIAL ROOF MECHANICAL PLAN
M4.1	PARTIAL ROOF MECHANICAL PLAN
M5	HEAT LOADS & NOTES
M6	MECHANICAL NOTES AND DETAILS

FA-1A	1ST FLOOR FIRE ALARM PARTIAL PLAN
FA-1B	1ST FLOOR FIRE ALARM PARTIAL PLAN
FA-2A	2ND FLOOR FIRE ALARM PARTIAL PLAN
FA-2B	2ND FLOOR FIRE ALARM PARTIAL PLAN
FA-3A	ROOF FIRE ALARM PLAN
FA-4	FIRE ALARM NOTES AND DETAILS

FP-0	DESIGN CHECK FIRE PROTECTION NOT
FP-1.1	1ST FLOOR FIRE PROTECTION PLAN
FP-1.2	1ST FLOOR FIRE PROTECTION PLAN
FP-2.1	2ND FLOOR FIRE PROTECTION PLAN
FP-2.2	2ND FLOOR FIRE PROTECTION PLAN

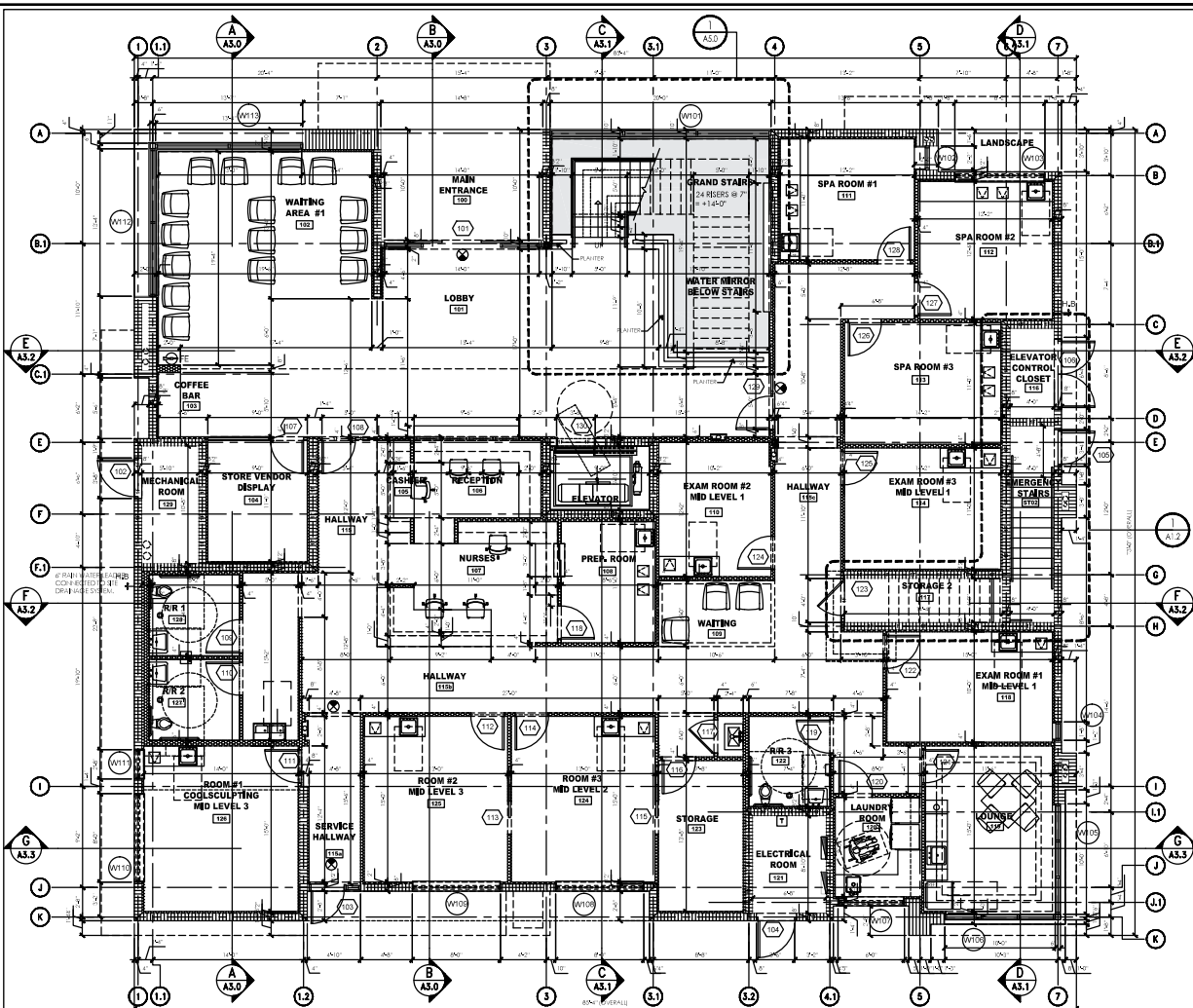
P1.0	1ST FLOOR SAHARY PLAN
P1.1	2ND FLOOR POWER PLAN - P
P2.0	2ND FLOOR SAHARY PLAN
P2.1	2ND FLOOR SAHARY PLAN
P3.0	1ST FLOOR WATER PLAN - FA
P3.1	1ST FLOOR WATER PLAN - FA
P4.0	2ND FLOOR WATER PLAN
P4.1	2ND FLOOR WATER PLAN
P5.0	SRD ROOR WATER PLAN
P5.1	SRD ROOR WATER PLAN
P6.0	ROOF PLUMBING PLAN
P6.1	ROOF PLUMBING PLAN
P7.0	PLUMBING NOTES AND DATA
P7.1	PLUMBING NOTES AND DATA
P8.0	SAHARY [COMETRY]
P9.0	WATER [COMETRY]

J.A.O.
ARCHITECTS
&
PLANNERS
10 NW. 2 ND. AVE
SUITE 15
CA. BAYVIEW, FL 33428
TEL (561) 391-4115
FAX (561) 391-4173
MAIL JAOARCH@AOL.COM

PROGRESS 5

DATE DELIVERED 04/28/2024
 DELIVERED BY AH
 RECEIVED BY J.A.O.
 VERIFIED

COV.



NOTE:



FOR THE PROJECT
OCALA PLASTIC SURGERY
PADDOCK PARK, OCALA FL

JAO.
ARCHITECTS
&
PLANNERS
200 NW 2nd Ave
Suite 200
Ocala, FL 34401
TEL: (813) 394-1115
FAX: (813) 394-1173
EMAIL: JAO@JAO.COM



DATE: 04/29/2024
DRAWN BY: JAO
CHECKED BY: JAO
REVIEWED BY: JAO

FOR LEGEND AND DRAWING
NOTES SEE SHEET A0.1

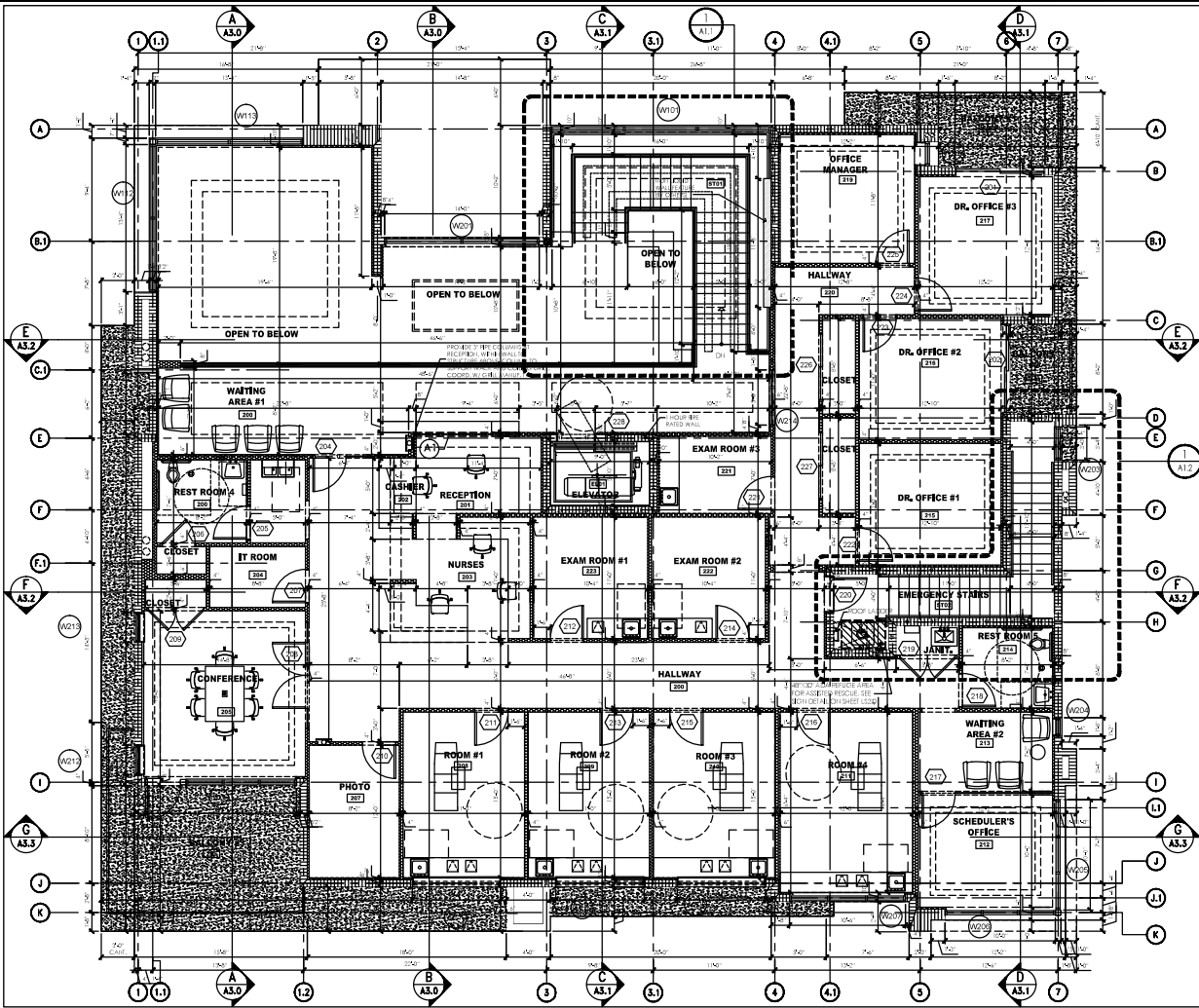
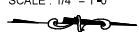
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.2

- NOTES:
1. ALL DOORS WITH THE MEANS OF EGRESS SHALL BE 36" MINIMUM CLEARANCE. ALL DOORS WITH FACE SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EITHER SIDE. ALL DOOR HARDWARE TO COMPLY WITH IFPA 1047.2.1.3.
 2. THE FLOOR LEVEL ON BOTH SIDES TO THE DOORWAY SHALL BE MAINTAINED FOR AT LEAST THE WIDTH OF THE DOOR PER IFPA 1047.2.1.3.1.
 3. THE LEVEL OF FLOOR ELEVATION ON BOTH SIDES OF THE DOOR SHALL NOT VARY BY MORE THAN 1/8" INCH PER IFPA 1047.2.1.3.
- NOTES:
- PROVIDE MINIMUM CLASS "A" FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES, ACCORDING TO IBC 2021, BUILDING, 803.1.1.
- ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450, ACCORDING TO IBC 2021, BUILDING, 720.2.

FOR LEGEND AND DRAWING
NOTES SEE SHEET A0.1

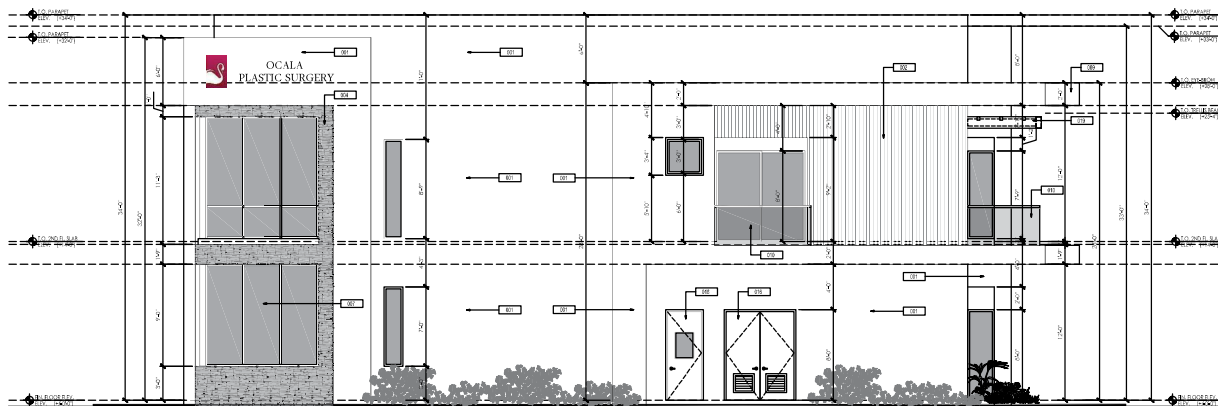
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



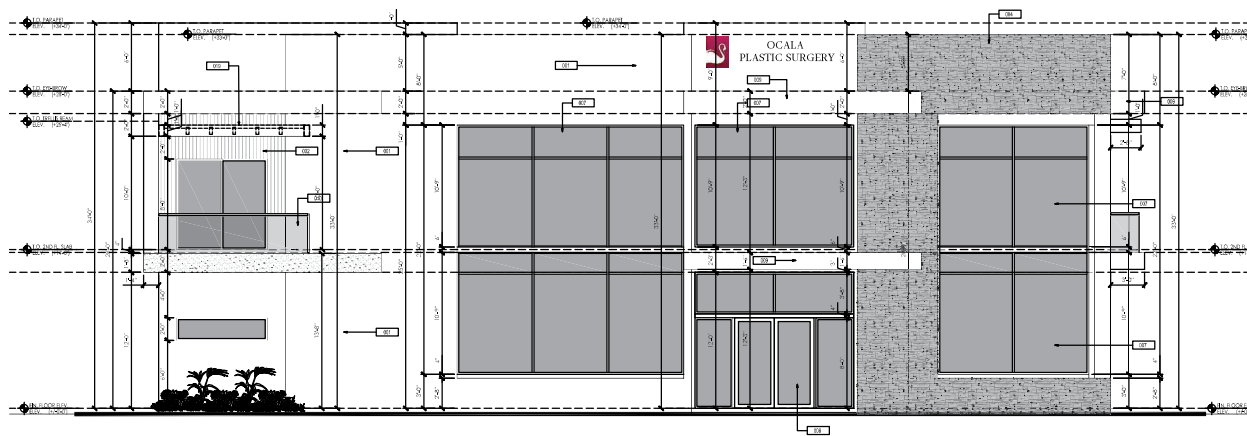


- [illegible]

A2.0



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE : 1/16" = 1'-0"

- [illegible]

- | KEYED TERMS | |
|-------------|-------------------------------------|
| 0001 | CALL (N) TO PAY ADEBENT TO CREDIT |
| 0002 | CHARGE (N) TO VENDOR (N) |
| 0003 | PRODUCT NOT SELECTED BY |
| 0004 | CONSUMER (N) |
| 0005 | CALL PANEL REVIEW (N) SEE DLT, 133A |
| 0006 | CALL WALL STREET JOURNAL (N) |
| 0007 | POURED IN PLACE CONCRETE (N) SEE |
| 0008 | STRUCTURAL DETAILS |
| 0009 | CONCRETE (N) SEE |
| 0010 | TRIALS |
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**OCALA PLASTIC
SURGERY**
- BUILDING 2 -
PADDOCK PARK, OCALA FL.
PROGRESS SET: 10-15-2024



CONCRETE
EXTERIOR ELEVATIONS
FOR THE PROJECT
OCALA PLASTIC SURGERY
PADDOCK PARK, OCALA, FL.

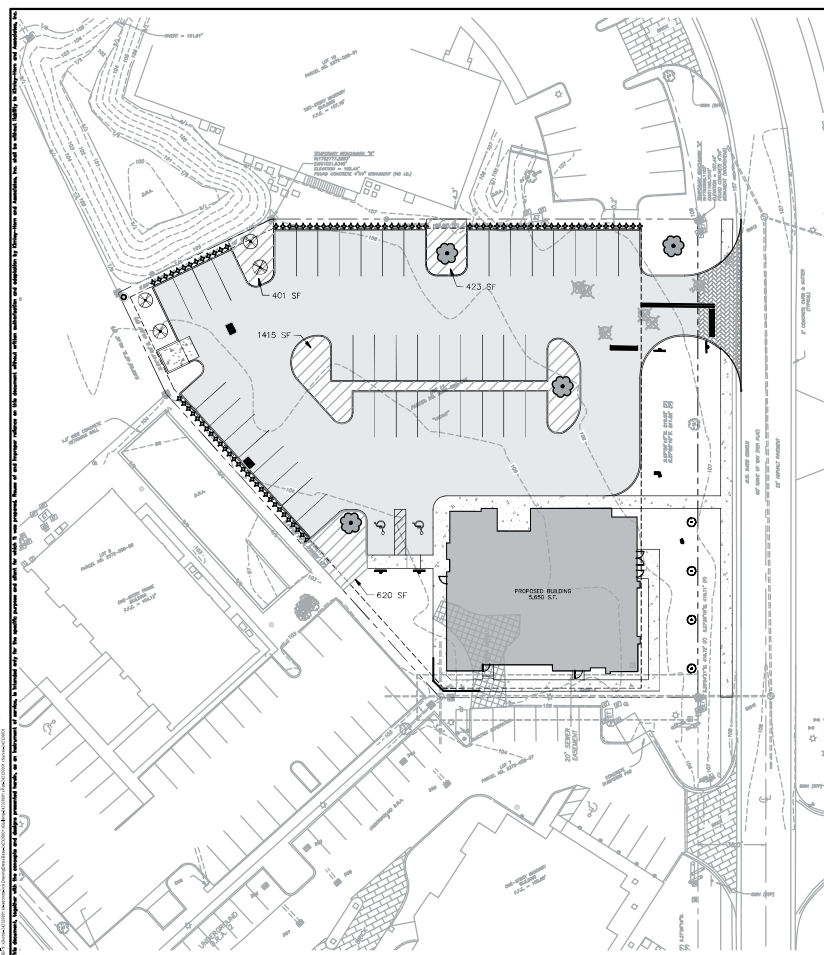
**J.A.O.
ARCHITECTS
&
PLANNERS**
280 NW. 2nd Ave
Suite 15
Hollywood, FL 33441
TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL JAOARCH@aol.com



DATE DRAFT 04/28/2024
DRAFT BY AH
CHECKED BY J.A.O.
ISSUED BY

JOB NUMBER: 24-XXX
SECRET NO:

A2.1



NOTICE:

THIS PLAN SHALL SERVE AS THE OFFICIAL MINIMUM LANDSCAPE REQUIREMENTS FOR THIS SITE. VEGETATION DESIGNATED ON THIS PLAN IS BASED ON THE MINIMUM REQUIRED SHADE TREES AND BUTTIFLOR PLANTS PER THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS. SAID VEGETATION SHALL NOT BE CHANGED (IN QUANTITY, SIZE, OR LOCATION) WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY PLANNING DEPARTMENT THROUGH FINAL SITE PLAN REVIEW/REVISION PROCEDURES. THE OWNER RESERVES THE OPTION TO INSTALL ADDITIONAL VEGETATION ON THIS SITE, AT HIS DISCRETION, BUT SHALL IN NO WAY REDUCE THE MINIMUM REQUIREMENTS SHOWN HEREON.



- ___ TREE TO BE SET 2'-3" ABOVE FINISH GRADE.
- ___ MULCH MULCH SHALL NOT TOUCH TRUNK.
- ___ ROOT BALL STAKING NAILS (DO NOT 4" X 4" LAMBER
- ___ ANCHOR TOP OF ROOT BALL) MATCHING THROUGH
- ___ WITH PATCHED LOG, SECURED TIGHTLY. LAMBER TO
- ___ BE 4" IN FROM EDGE OF ROOT BALL.
- ___
- ___ TOP 1/3 OF BURLAP SHALL BE TURNED DOWN
- ___ ON ALL SIDES OF ROOTBALL. IF TREE IS BARE.
- ___
- ___ SOIL SAUCER; BIG ENOUGH TO HOLD WATER DURING
- ___ DRY RUNS.
- ___ FINISH GRADE.
- ___
- ___ MIXED BACKFILL MIXTURE.
- ___
- ___ COMPACTED BACKFILL MIXTURE 1" MIN. BELOW ROOTBALL.
- ___
- ___ AROUND-TOE TO BE SET INTO UNDISTURBED SOIL.

**TREE INSTALLATION
WITH ROOT BALL KIT**

LANDSCAPE DATA

LANDSCAPE/OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:	15% OF 41,470 S.F. = 6,220 S.F.
PROVIDED OPEN SPACE:	28% OF 41,470 S.F. = 11,615 S.F.
REQUIRED SHADE TREES:	1/5,000 OF 41,470 S.F. = 8
PROVIDED SHADE TREES:	EXISTING = 1
	PROPOSED SHADE TREES = 8
	PROPOSED ORNAMENTAL TREES = 4/2 = 2
	TOTAL = 11

EXISTING SHADE TREE CALCULATIONS:

THREE LARGEST SHADE TREES REMOVED: 35", 24", 20" = 79" TOTAL
REPLACEMENT TREES REQUIRED AT 3.5"
79"/3.5" = 21 TREES TO BE PROVIDED

TREE REPLACEMENT

PROVIDED SHADE TREES = 18
REQUIRED SHADE TREES (1/5,000 S.F.) = 5
ADD BONA FIDE TREES PLANTED = 3
REPLACEMENT TREES TO BE PROVIDED FOR EXISTING TREE REQUIREMENTS = 2
DEFERRED OR TREES ACTUALLY PLANTED = 18 LESS

INTERIOR LANDSCAPE AREA CALCULATIONS:

VEHICULAR PARKING AREA = 20,562 S.F.
20,562 S.F. x 10% = 2,056 S.F. INTERIOR AREA REQUIRED

PAVED NON-PARKING AREA = 0 S.F.
0 S.F. x 2% = 0 S.F. REQUIRED

LANDSCAPE NOTES

- ALL SIGNS WILL BE LOCATED WITH A MAXIMUM OF 3" FROM THE MAIN WELCH DANCE HALLS. SIGNS MUST BE 12" HIGH BY 6" WIDE BY 6" THICK. THEY SHALL BE REINFORCED WITH STEEL AND INSTALLED USING A MINIMUM 1/2" INCH BOLT WITH 3/4" NUTS AND WASHERS.
1. SIGNS SHALL BE ALUMINUM BARS, PAINTED, REFER TO GENERAL NOTE ON SHEET CLOS.
2. A HEALTHY LIVING CONDITION FOR ALL LANDSCAPED SHALL BE MAINTAINED, AND PLANTS THAT DIE OR ARE NOT HEALTHY AND CRUEL SHALL BE REPLACED WITHIN 30 DAYS.
3. ALL WEEDY MATERIAL SHALL BE IN 30-GAL CONTAINERS AT 15 MINUTES FROM PLANTING. WHEN PLANTED, AND AT A MAXIMUM OF 3 FEET ON CENTER, PESTICIDES MUST BE MAINTAINED AT 30' MINIMUM. ALL 1-2" DIRT EQUIPMENT MUST BE TO THE EQUIPMENT AT 30' MINIMUM.
4. ALL LANDSCAPED AREAS WILL BE TOPS REFINED THROUGHOUT THE ESTABLISHMENT PERIOD.
5. NO PLAYING SHALL BE DONE WITHIN 2 FEET OF THE BACK OF THE WEDDINGS.
6. LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF OAKA CODE 122-260.

PROPOSED PLANT LIST:

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	MIN. SIZE
4		LIVE OAK	QUERCUS VIRENDA	2-1/2" DBH
		FLOWERING DOGWOOD	CORNUS FLORIDA	2-1/2" DBH
91		PODOCARPUS	PODOCARPUS NACOPHYLLUS	3 CAL (18" MIN. HT.)
		BALD CYPRESS	TAXODIUM DISTICHUM	2-1/2" DBH
HATCHING INDICATES INTERIOR LANDSCAPE AREA TOTAL = 2,889 SQ. FT.				

WATCHING NO-CATED INTERIOR
LANDSCAPE AREA
TOTAL = 2,888 SQ. FT.

OCALA PLASTIC SURGERY SITE PLAN	LANDSCAPE PLAN OCALA PLASTIC SURGERY & DERMATOLOGY CITY OF OCALA, FLORIDA	PLAN NUMBER 25-02-0001	PROJECT PROPOSAL NO. 100-10-0001
OCALA PLASTIC SURGERY & DERMATOLOGY		DATE SHOWN OCTOBER 26, 2016	DRAWING TITLE HORNMAN, WELLES 162
CITY OF OCALA, FLORIDA		DATE 10/26/16	PROJECT NO. 100-10-0001
		PROJECT NO. 100-10-0001	PROJECT NO. 100-10-0001