

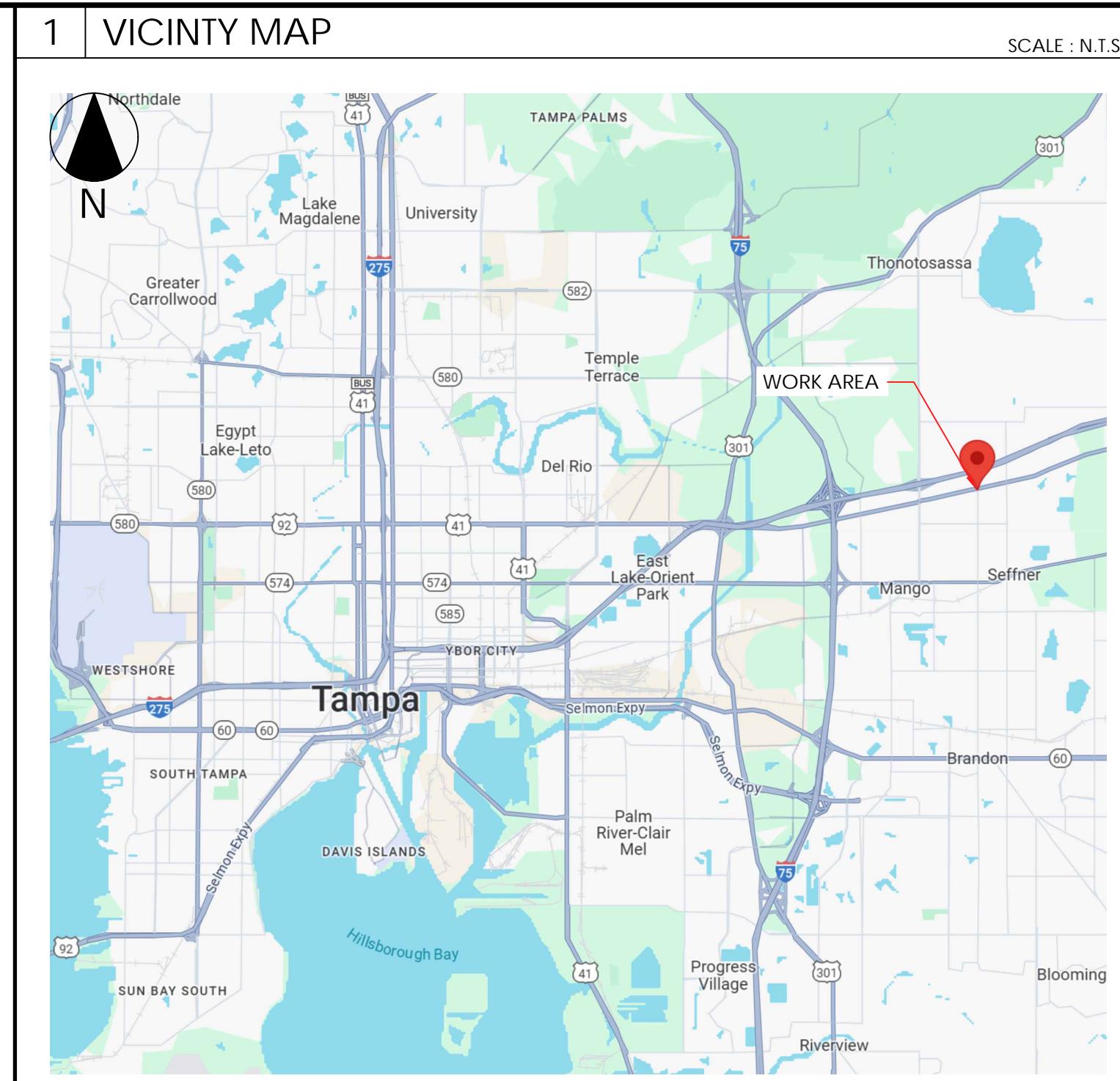
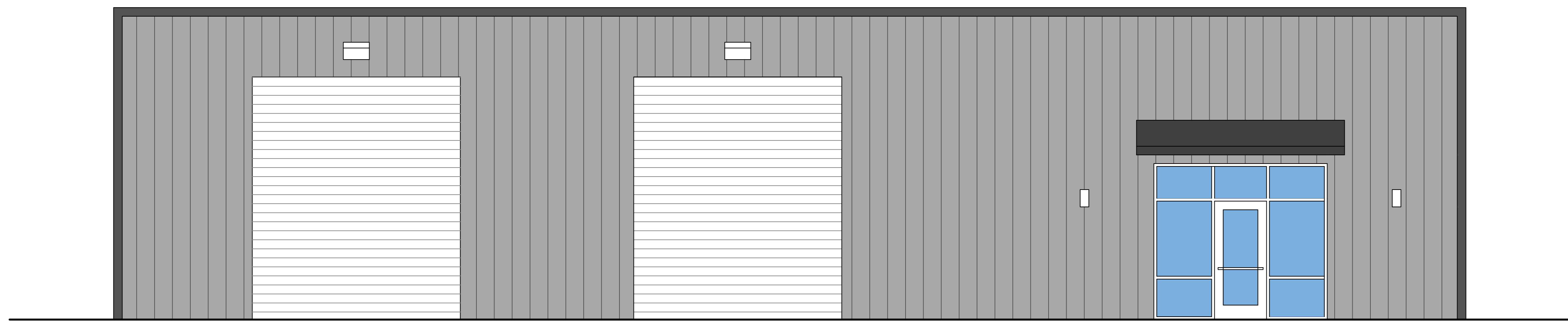
DMI SEFFNER COMMERCIAL

900 N PARSONS AVE,
SEFFNER, FL 33584
PARCEL ID 1 : 063290-0000

FOR PERMIT AND CONSTRUCTION

PREPARED FOR:
DMI NEBRASKA, LLC

PREPARED BY:
AUSTIN CONSTRUCTION GROUP, INC.



LOCATION:
E 125 FT OF SE 1/4 OF NE 1/4 LYING N OF SR 600 (US HWY 92) AND E 125 FT OF S 185 FT OF N 1/2 OF SE 1/4 OF NE 1/4 LESS ROAD R/W ON EAST.... W 15 FT OF E 140 FT OF SE 1/4 OF SE 1/4 LYING N OF SR 600 W 15 FT OF E 140 FT OF S 185 FT OF N 1/2 OF SE 1/4 OF NE 1/4

2 SHEET LIST TABLE

SHEET LIST TABLE	
SHEET #	SHEET TITLE
ARCHITECTURAL DRAWINGS	
A0.1	COVER SHEET
A0.2	PROJECT KEY PLAN & BUILDING INFORMATION
A0.3	SITE PLAN
A1.1	LIFE SAFETY PLAN
A1.2	PROPOSED FLOOR PLAN
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A2.1	EXTERIOR BUILDING ELEVATIONS
A3.1	WALL DETAILS & BUILDING SECTION
A4.1	DOOR & WINDOW SCHEDULES
A5.1	RESTROOM PLAN ENLARGED & ADA DETAILS
-	-
PLUMBING DRAWINGS	
P0.1	PLUMBING NOTES & SCHEDULE
P1.1	PLUMBING PLAN
MECHANICAL DRAWINGS	
M1.1	MECHANICAL PLAN
-	-
ELECTRICAL DRAWINGS	
E0.1	ELECTRICAL NOTES & SCHEDULE
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-	-
STRUCTURAL DRAWINGS	
S1.1	FOUNDATION PLAN
1-18	BUCK STEEL (PRE-ENGINEERED METAL BUILDING DRAWINGS)
-	-

3 REVISIONS

REVISION HISTORY			
REV. NO.	REVISION	BY	DATE
1	FOUNDATION PLAN ADDED TO SHEET TABLE	AC	03/14/25
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

1 | PROJECT KEY PLAN

SCALE : N.T.



2 GENERAL NOTES

1. ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.
2. ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS PRIOR TO AND DURING CONSTRUCTION.
4. MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE ASSUMED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS. CONTRACTOR TO VERIFY W/ ENGINEER IN WRITING.
5. THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.
7. FLOOR TOLERANCE: IN LAYING OUT THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVEL RESULTING FROM THE CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES AND ALIGNMENT OF DOOR HEADS. OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED BY USING AN APPROVED LEVELING COMPOUND.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.
9. THE GC SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING CORRIDORS CLEAR OF PROJECT MATERIALS AND EQUIPMENT.
10. GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL UNDER THE JURISDICTION OF A SPECIFIED TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.
11. NO MODIFICATIONS/REVISIONS/CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY CLIENT.
12. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER BEFORE PROCEEDING WITH WORK IN QUESTION.
13. THE INTENT OF THE CONTRACT DOCUMENTS IS TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL(PCB), OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ENGINEER ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE/SHE MAY DISCOVER. DO NOT PROCEED WITH INSTALLATION OF HAZARDOUS MATERIALS.
14. CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER, ENGINEER AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL(PCB) OR OTHER TOXIC SUBSTANCES.
15. WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT FOR APPROVAL.
16. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
17. IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.
18. FIRE RATED PARTITIONS SHALL BE NOTED IN STENCIL ABOVE FINISHED CEILING PER APPLICABLE CODE.

The logo for ACG Engineering & Construction. It features a large, stylized, blue 'ACG' monogram at the top. Below the monogram, the words 'ENGINEERING & CONSTRUCTION' are written in a bold, black, sans-serif font.

AUSTIN CONSTRUCTION GROUP
2706 STALLONE DRIVE
TAMPA, FLORIDA 33605
(813) 293-8883

FLORIDA PE 48917 | 92169 -
GC1521407 - CUC1224196 -
C1430334 - FPC15-4000052

PROJECT INFORMATION:

CLIENT: DMI NEBRASKA, LLC

PROJECT NAME: DMI SEFFNER COMMERCIAL

PROJECT LOCATION: 900 N PARSONS AVE,
SEFFNER, FL 33584

SEAL:

FL COA NO. 30178
ENGINEER OF RECORD _____
FL LICENSE NO. _____

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE
PLANS AND SPECIFICATIONS COMPLY WITH THE
APPLICABLE MINIMUM BUILDING CODES

REVISIONS:

REVISIONS		
NO.	DATE	COMMENTS
1	03/14/25	REVISED CODE

SHEET TITLE:

SITE PLAN & BUILDING INFORMATION

SHEET INFORMATION:

SHEET INFORMATION	
DRAWN:	A.C.
DATE:	3/14/2025
CHECKED:	K.C.
DATE:	3/14/2025
PROJECT NUMBER:	
SCALE:	INDEX:
AS SHOWN	

3 BUILDING INFORMATION

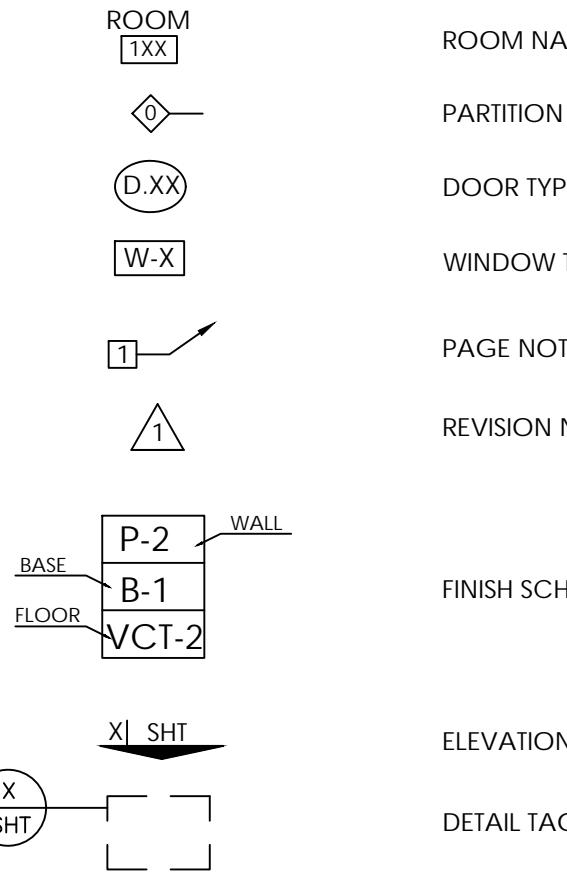
4 APPLICABLE CODES

5 ARCHITECTURAL SYMBOLS

6 | PROJECT SCOPE

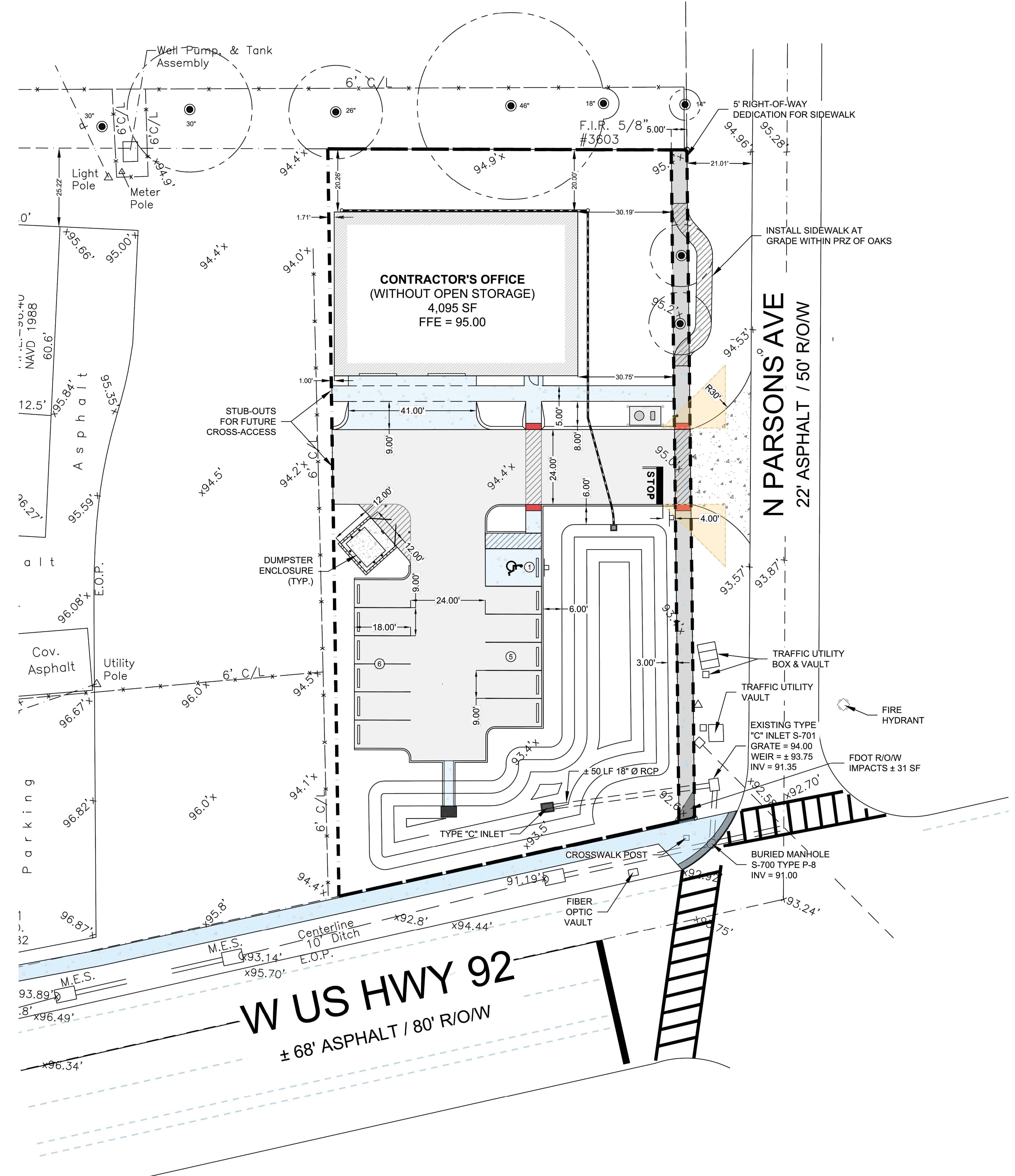
BUILDING ADDRESS:	900 N PARSONS AVE, SEFFNER, FL 33584
JURISDICTION:	HILLSBOROUGH COUNTY
PARCEL ID:	063290-0000
ZONING	CG (COMMERCIAL GENERAL)
OCCUPANCY TYPE:	STORAGE (S-2)
CONSTRUCTION TYPE:	II-B
TYPE OF WORK:	NEW CONSTRUCTION
PROJECT AREA:	4,250 SQ.FT.
FIRE PROTECTION:	FIRE EXTINGUISHER NON-SPRINKLED
NUMBER OF STORIES:	ONE
BUILDING HEIGHT:	MAX 20'

BUILDING CODE:	FLORIDA BUILDING CODE 8TH EDITION (2023) BUILDING
EXISTING BUILDING CODE:	FLORIDA BUILDING CODE 8TH EDITION (2023) EXISTING BUILDING
ENERGY CODE:	FLORIDA BUILDING CODE 8TH EDITION (2023) ENERGY CONSERVATION
MECHANICAL CODE:	FLORIDA BUILDING CODE 8TH EDITION (2023) MECHANICAL
PLUMBING CODE:	FLORIDA BUILDING CODE 8TH EDITION (2023) PLUMBING
FUEL GAS CODE:	FLORIDA BUILDING CODE 8TH EDITION (2023) FUEL GAS
ACCESSIBILITY CODE:	FLORIDA BUILDING CODE 8TH EDITION (2023) ACCESSIBILITY
LIFE SAFETY & FIRE CODE:	FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
ELECTRICAL CODE:	NFPA 70 (2020) NATIONAL ELECTRICAL CODE



PROPOSED 4,250 SQUARE FOOT PRE-ENGINEERED METAL BUILDING PER SITE PLAN. BUILDING TO BE UTILIZED AS A CONTRACTOR'S OFFICE WITH FUTURE TENANT BUILDOUT OF OFFICE SPACE UNDER SEPARATE PERMIT. THIS BUILDING WILL BE CONSTRUCTED WITH MINIMUM ELECTRICAL AND SINGLE ADA RESTROOM.

DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING



RIDA PE 48917 | 92169 -
1521407 - CUC1224196 -
430334 - FPC15-4000052

PROJECT INFORMATION:

BRASKA, LLC
T NAME: _____
FNER COMMERCIAL
T LOCATION: _____
ARSONS AVE,
, FL 33584

SEAL:

O. _____
OF RECORD _____
E NO. 3017

OF THE ENGINEER'S KNOWLEDGE, THE
SPECIFICATIONS COMPLY WITH THE
MINIMUM BUILDING CODES

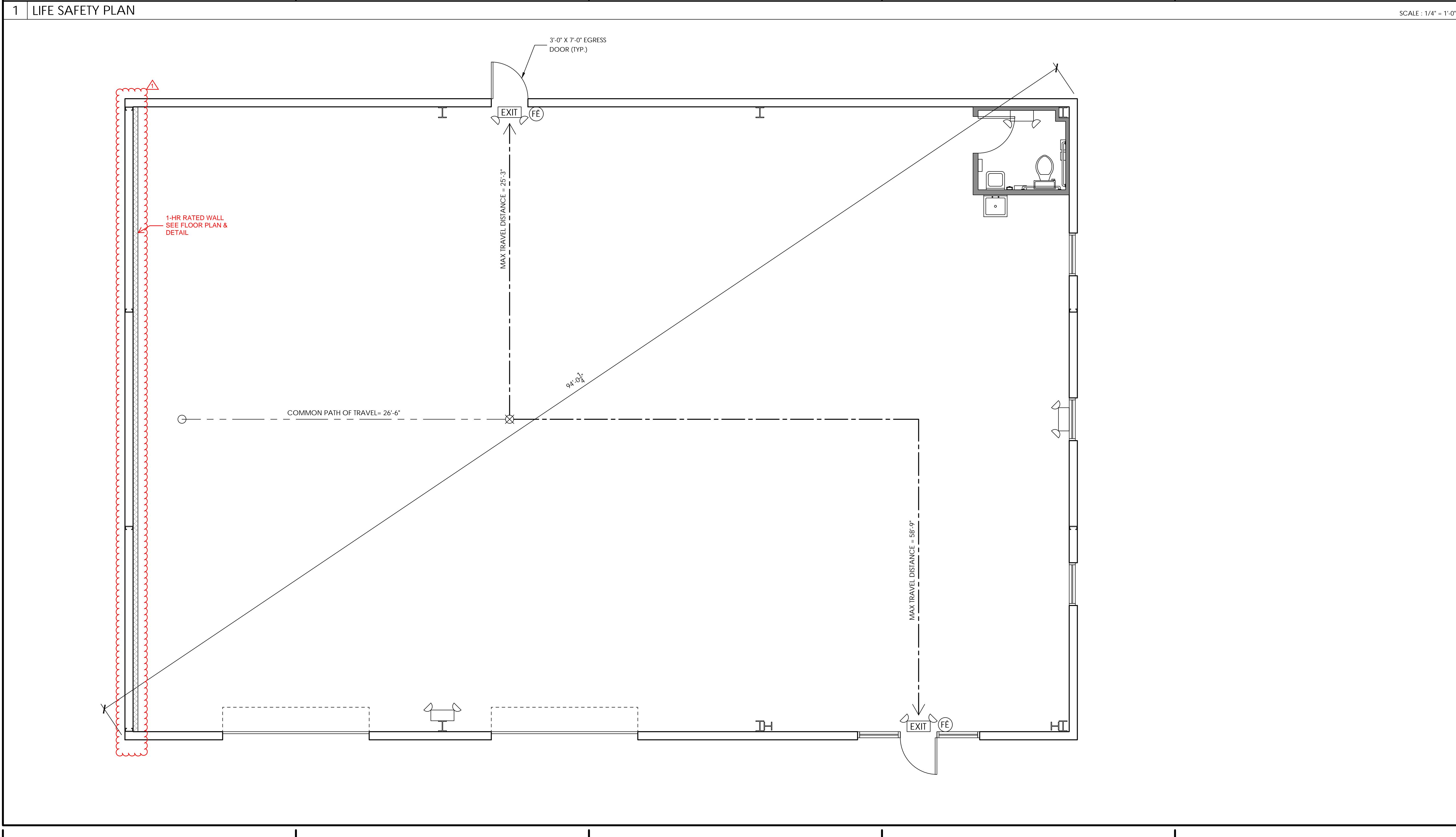
REVISIONS:

SHEET TITLE:
APPROVED
SITE PLAN

HEET INFORMATION:

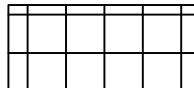
A.C.	SHEET NO.
3/14/2025	
: K.C.	
3/14/2025	
NUMBER:	
<hr/>	
N	INDEX:

1 CODE CLASSIFICATION AND REQUIREMENTS:		2 OCCUPANT LOAD CALCULATIONS:		4 MEANS OF EGRESS REQUIREMENTS:		5 LIFE SAFETY LEGEND:		6 ACCESSIBLE EXTINGUISHER:	
OCCUPANCY CLASSIFICATION		STORAGE (S-2)		OCCUPANT LOAD CALCULATIONS		MAX. COMMON PATH OF TRAVEL		FIRE EXTINGUISHER	
CONSTRUCTION TYPE		II-B		TYPE		75'-0"		WALL MOUNTED	
BUILDING AREA		4,095 S.F.		AREA / NO.		26'-6"		MOUNTED ABOVE EXIT DOORS	
AUTOMATIC SPRINKLER SYSTEM		NO		DESCRIPTION		N/A		W/ 90 MIN. BACKUP (TYP.)	
FIRE-RESISTANCE RATING FOR BLINDING ELEMENTS (HRS)		PRIMARY STRUCTURAL FRAME: 0 HRS NONBEARING WALL AND PARTITIONS EXTERIOR: 0 HR		COUNT		N/A		"UPGRADE AS REQUIRED"	
FIRE-RESISTANT SEPARATION (HRS)		0 HR REQUIRED 0 HR PROVIDED		-		MIN. EXIT SEPARATION		EMERGENCY EXIT SIGN W/ LIGHT	
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		NO LIMIT		-		1/2 DIAG. DIST = 47'-1"		WALL MOUNTED W/ 90 MIN. BACKUP (TYP.)	
OCCUPANT LOAD		14 OCCUPANTS, SEE TABLE		-		52'-6"		BRACKET MOUNTED FIRE EXTINGUISHER	
MINIMUM REQUIREMENT EGRESS WIDTH		REQUIRED = 14' 0" 2" = 2.8" PROVIDED = 34" 2" = 68"		-		MIN. WIDTH OF EGRESS STAIRS		44'-0"	
MINIMUM REQUIREMENT OF EXITS FOR EGRESS		REQUIRED = 2 PROVIDED = 2		-		NUMBER OF EXITS FOR OCCUPANT LOAD		N/A	
FIRE PROTECTION SYSTEM		FIRE EXTINGUISHER HAZARD OCCUPANCY: INDUSTRIAL GENERAL PURPOSE (ORDINARY HAZARD) MINIMUM RATED SINGLE EXTINGUISHER: 20-B MAXIMUM FLOOR AREA FOR EXTINGUISHER: 11,250 SF NUMBER OF EXTINGUISHERS PROVIDED = 2 EXTINGUISHERS MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = > 50'-0"		-		EGRESS STAIR WIDTH/PERSON		0.3'/OCCUP	
				-		EGRESS COMPONENT WIDTH/PERSON		0.2'/OCCUP	
				< MIN. REQ'D					
3 NOTES		INTERIOR FINISH REQUIREMENTS:							
		<ul style="list-style-type: none"> ALL EXIT CORRIDORS AND HALLWAYS ARE TO BE PROVIDED WITH A MINIMUM OF 1-1/2 HOURS OF EMERGENCY LIGHTING. LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN THE AVERAGE OF 1FT-CANDLE AND, AT ANY POINT, NOT LESS THAN 0.1 FOOT CANDLE, MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. REFERENCE SECTION 7.9.2 NFPA 101 (2021 EDITION) ALL EMERGENCY LIGHTS AND EXIT SIGNS TO BE EQUIPPED WITH APPROVED BATTERY BACKUP FIRE EXTINGUISHERS SIZE, TYPE AND LOCATIONS TO MEET NFPA 10 (2022 ED.) AND NFPA 30A (2021 ED.). 		<ol style="list-style-type: none"> FINISH REQUIREMENTS / OCCUPANCY: FBC TABLE 803.11 (UNSPRINKLED) CLASS-A, FLAME SPREAD 01-26; SMOKE EXITS: DEVELOPED 0-450 EXITS ACCESS: DEVELOPED 0-450 CLASS-B, FLAME SPREAD 26-75; SMOKE OTHER SPACES: DEVELOPED 0-450 CLASS-C, FLAME SPREAD 76-200; SMOKE 					



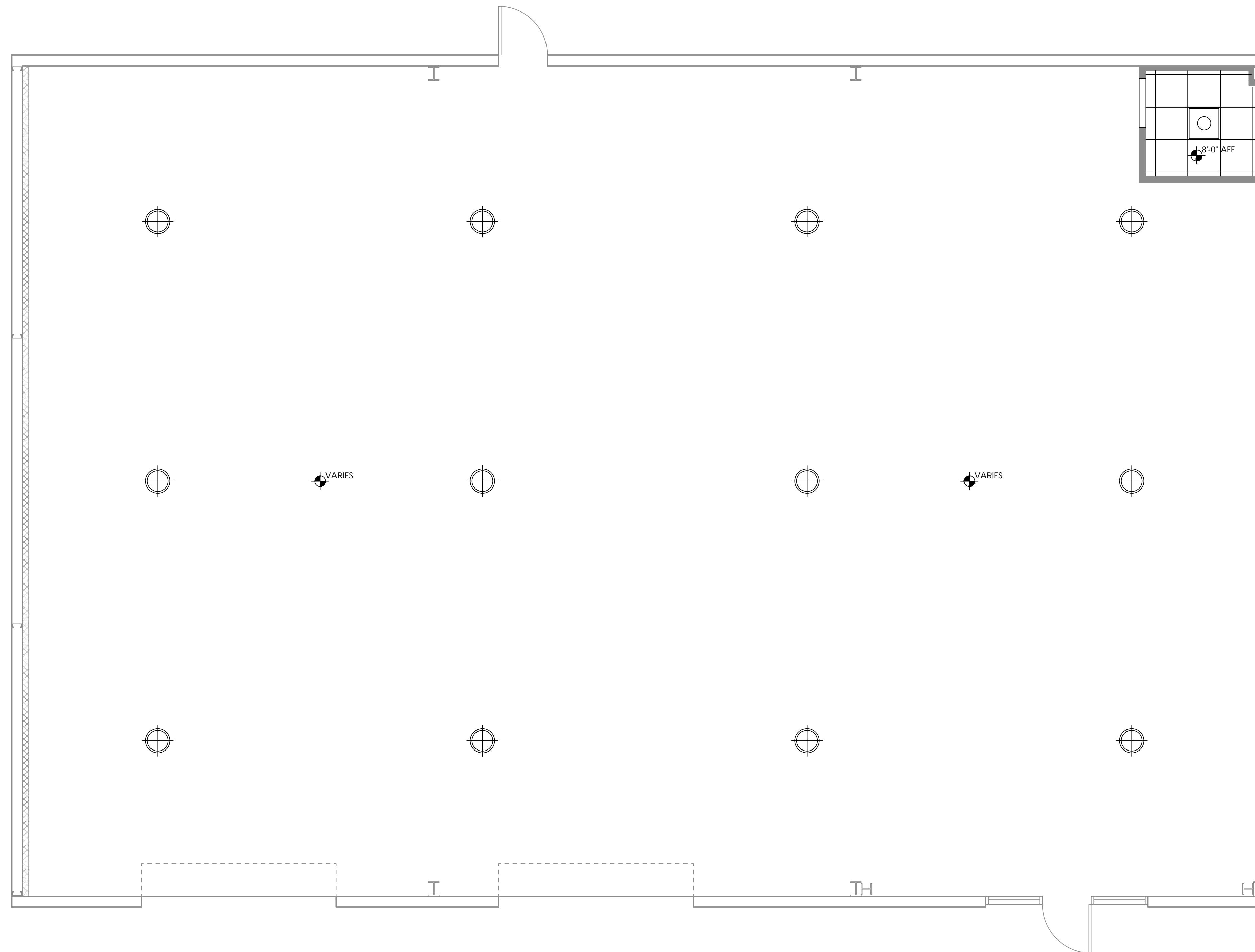
2	PAGE KEY NOTES	#																				
<table border="1"><thead><tr><th>MARK</th><th>NOTES</th></tr></thead><tbody><tr><td>1</td><td>-</td></tr><tr><td>2</td><td>-</td></tr><tr><td>3</td><td>-</td></tr><tr><td>4</td><td>-</td></tr><tr><td>5</td><td>-</td></tr><tr><td>6</td><td>-</td></tr><tr><td>7</td><td>-</td></tr><tr><td>8</td><td>-</td></tr><tr><td>9</td><td>-</td></tr></tbody></table>			MARK	NOTES	1	-	2	-	3	-	4	-	5	-	6	-	7	-	8	-	9	-
MARK	NOTES																					
1	-																					
2	-																					
3	-																					
4	-																					
5	-																					
6	-																					
7	-																					
8	-																					
9	-																					

3 RCP LEGEND

	EXPOSED PEMB CEILING, VINYL BACKED INSULATION
	NEW 2' x 2' CEILING TILE. DROP CEILING TILE FINISH PER OWNER
	2 x 2 LED RECESSED LIGHT FIXTURE
	UFO LED / PENDANT LIGHT
	CEILING HEIGHT TAG FROM FFE

1 REFLECTED CEILING PLAN

SCALE : 1/4" = 1



FLORIDA PE 48917 | 92169 -
CGC1521407 - CUC1224196 -
FC1430334 - FPC15-4000052

PROJECT INFORMATION:

IENT: _____

MI NEBRASKA, LLC

PROJECT NAME: _____

II SEFFNER COMMERCIAL

PROJECT LOCATION: _____

SEAL:

COA NO. 30178
ENGINEER OF RECORD _____
LICENSE NO. _____

THE BEST OF THE ENGINEER'S KNOWLEDGE, THE
DESIGNS AND SPECIFICATIONS COMPLY WITH THE
APPLICABLE MINIMUM BUILDING CODES

REVISIONS:

DATE	COMMENTS
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SHEET TITLE:
REFLECTED CEILING

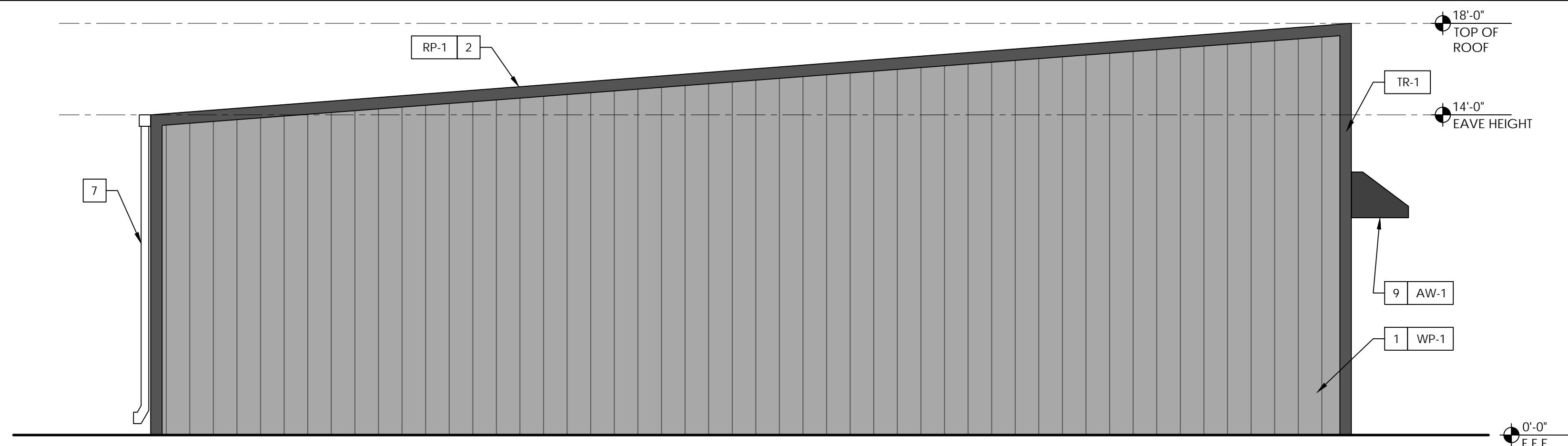
PLAN

SHEET INFORMATION:

CHECKED: K.C.
DATE: 2/14/2025

CKED:	K.C.
E:	3/14/2025
JECT NUMBER:	
LE:	INDEX:
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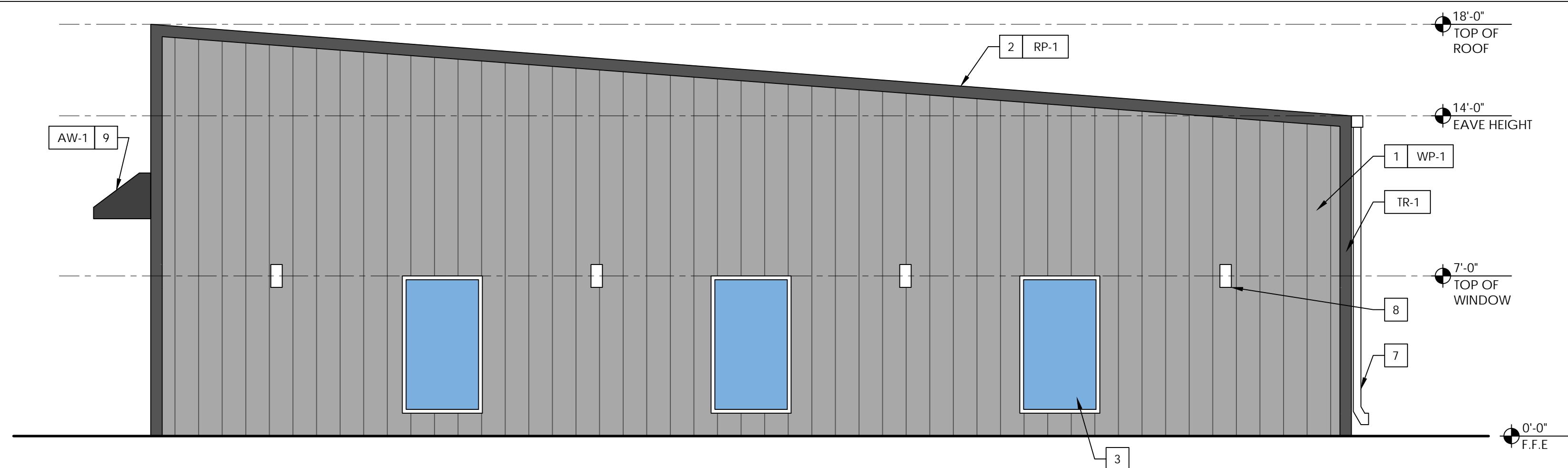
1 | PROPOSED FRONT ELEVATION



3 | PAGE KEY NOTES #

MARK	NOTES
1	PRE-ENGINEERED METAL BUILDING R-PANEL SIDING ON WALLS (TYP.)
2	PRE-ENGINEERED METAL BUILDING R-PANEL PANELS ON ROOF (TYP.)
3	STOREFRONT GLASS, SEE SCHEDULE. (TYP.)
4	METAL WALK DOOR, SEE DOOR SCHEDULE (TYP.)
5	ROLL UP DOOR, SEE DOOR SCHEDULE
6	METAL BUILDING SYSTEM GUTTER
7	METAL BUILDING SYSTEM DOWNSPOUT
8	EXTERIOR LED LIGHTING, SEE ELECTRICAL PLAN (TYP.)
9	CANVAS AWNING OVER STOREFRONT ENTRY (TYP.)
10	-
11	-
12	-

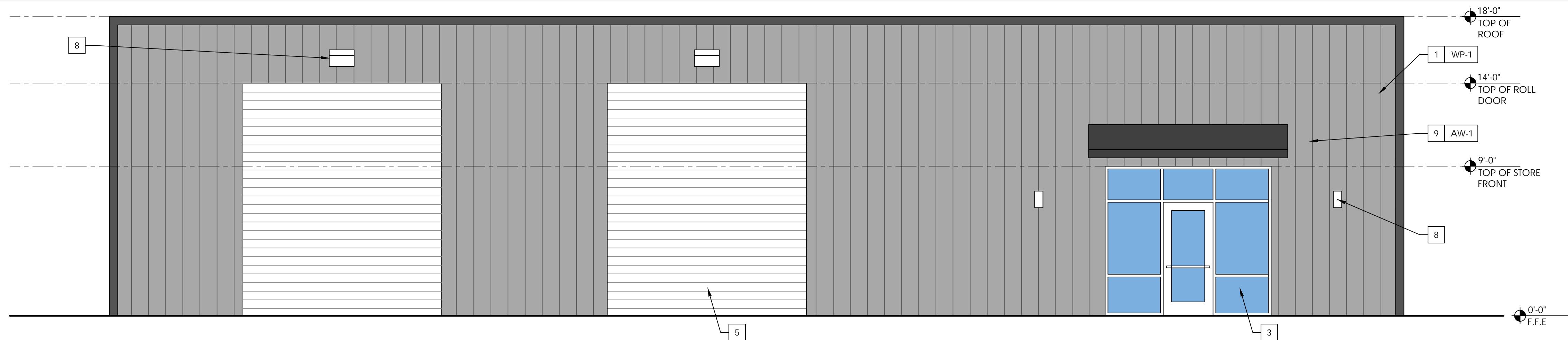
2 | PROPOSED REAR ELEVATION



6 | FINISH SCHEDULE NN #

MARK	NOTES
WP-1	R-26 WALL PANEL, COLOR SELECTED BY OWNER
RP-1	R-26 ROOF PANEL, COLOR SELECTED BY OWNER
TR-1	PEMB TRIM, COLOR SELECTED BY OWNER
AW-1	CANVAS AWNING, COLOR APPROVED BY OWNER
-	-
-	-
-	-
-	-
-	-

3 | PROPOSED SIDE ELEVATION



SEAL:

FL COA NO. 30178
ENGINEER OF RECORD _____
FL LICENSE NO. _____

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

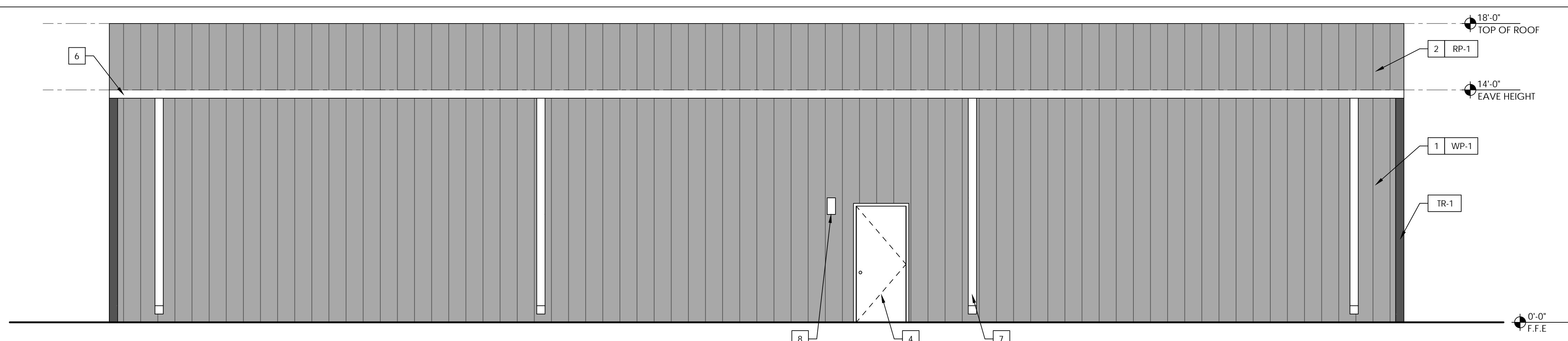
REVISIONS:

NO.	DATE	COMMENTS

SHEET TITLE:
EXTERIOR BUILDING ELEVATIONS

SHEET INFORMATION:	
DRAWN: A.C.	SHEET NO.
DATE: 3/14/2025	
CHECKED: K.C.	
DATE: 3/14/2025	
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

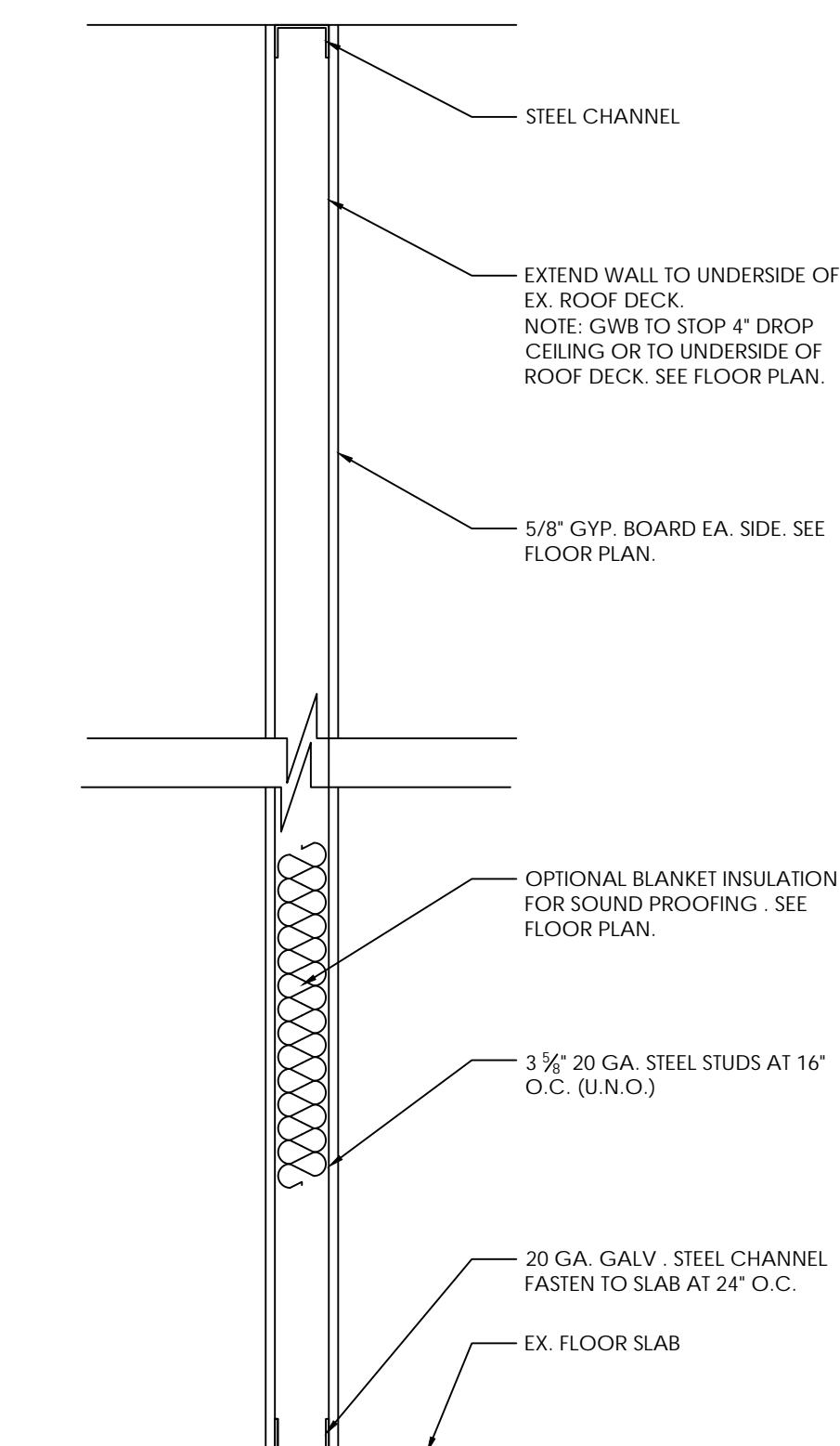
4 | PROPOSED SIDE ELEVATION



A2.1

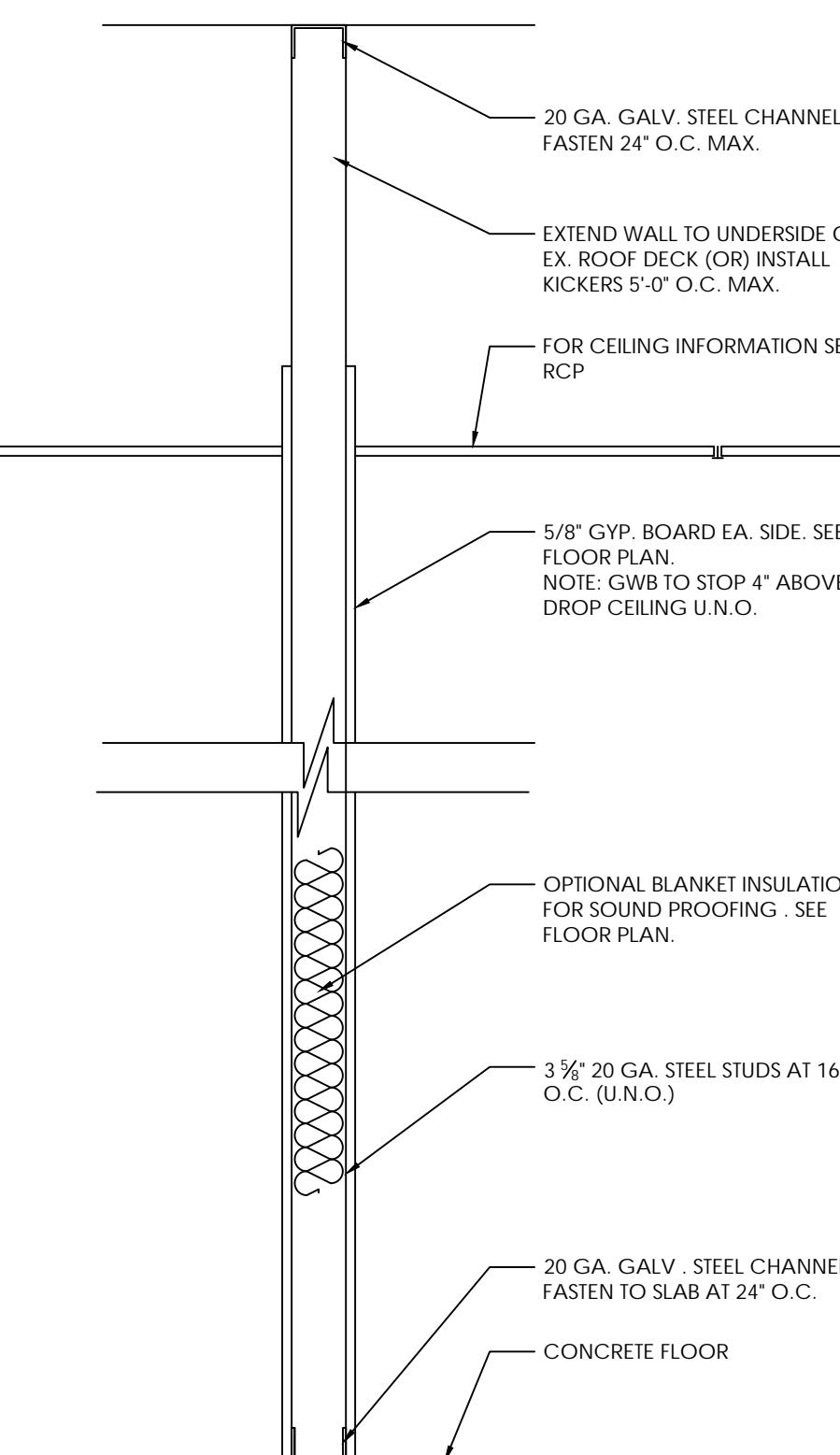
1 | INTERIOR PARTITION WALL TYPE 1 DETAIL

SCALE : N.T.S.



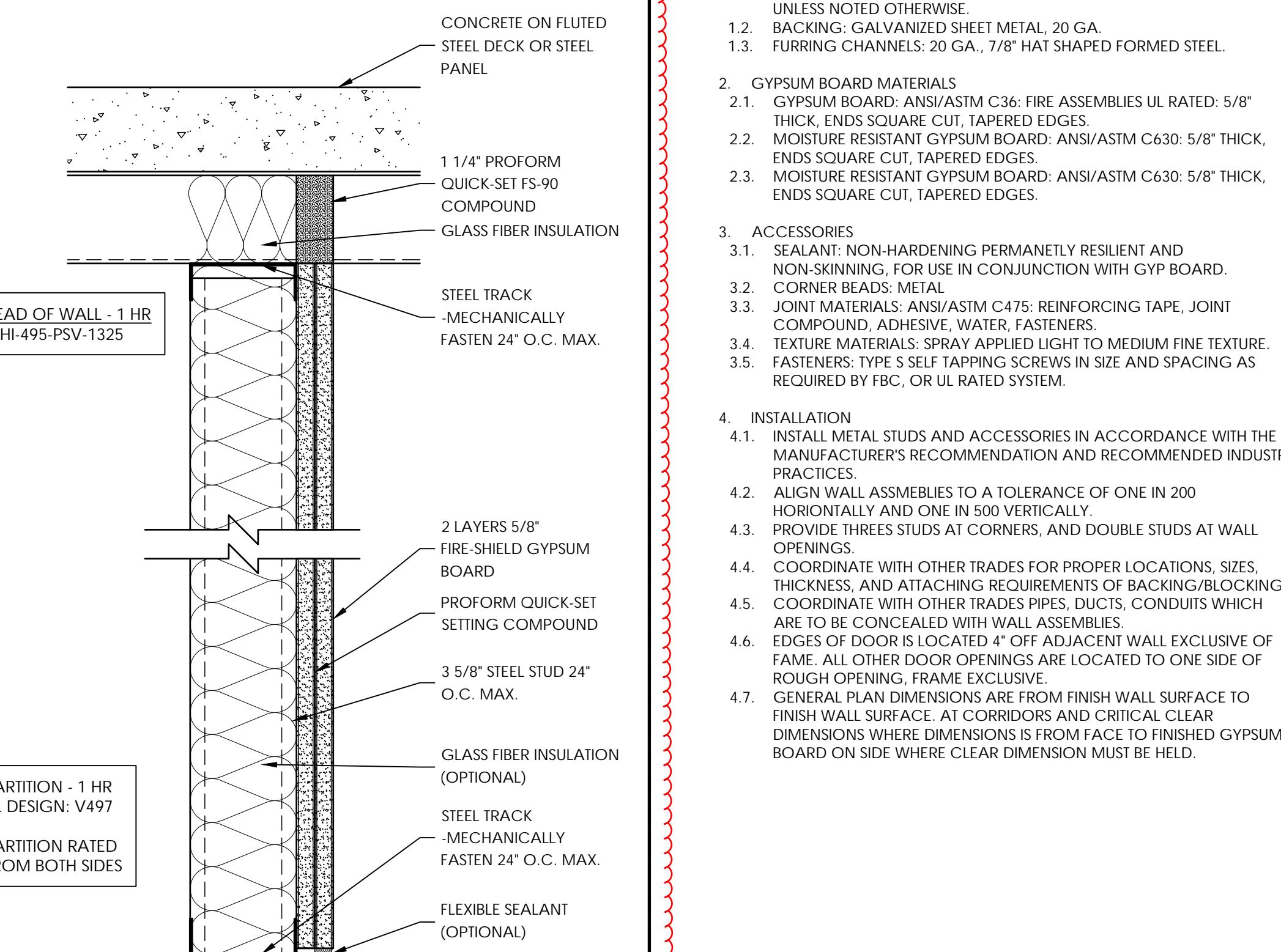
2 | INTERIOR PARTITION WALL TYPE 2 DETAIL

SCALE : N.T.S.



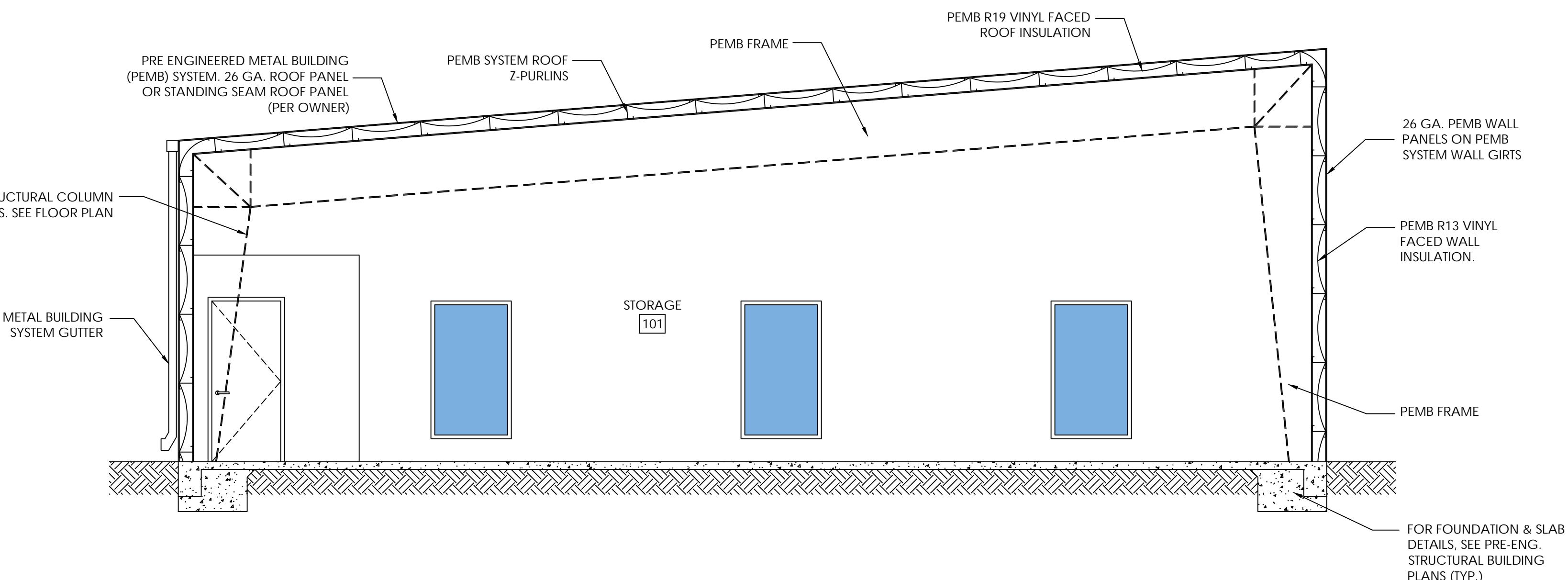
3 | FIRE RATED WALL DETAIL (UL V497)

SCALE : N.T.S.



5 | BUILDING SECTION A-A

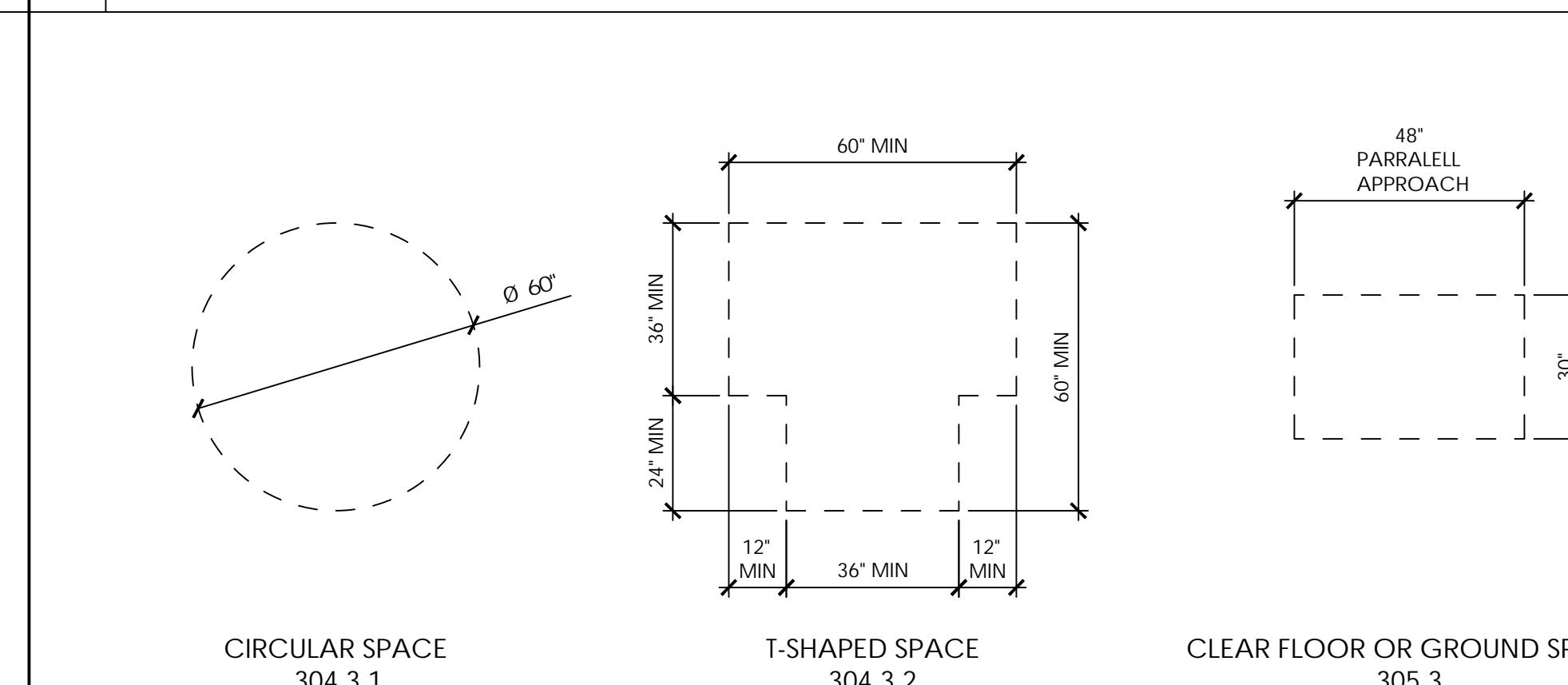
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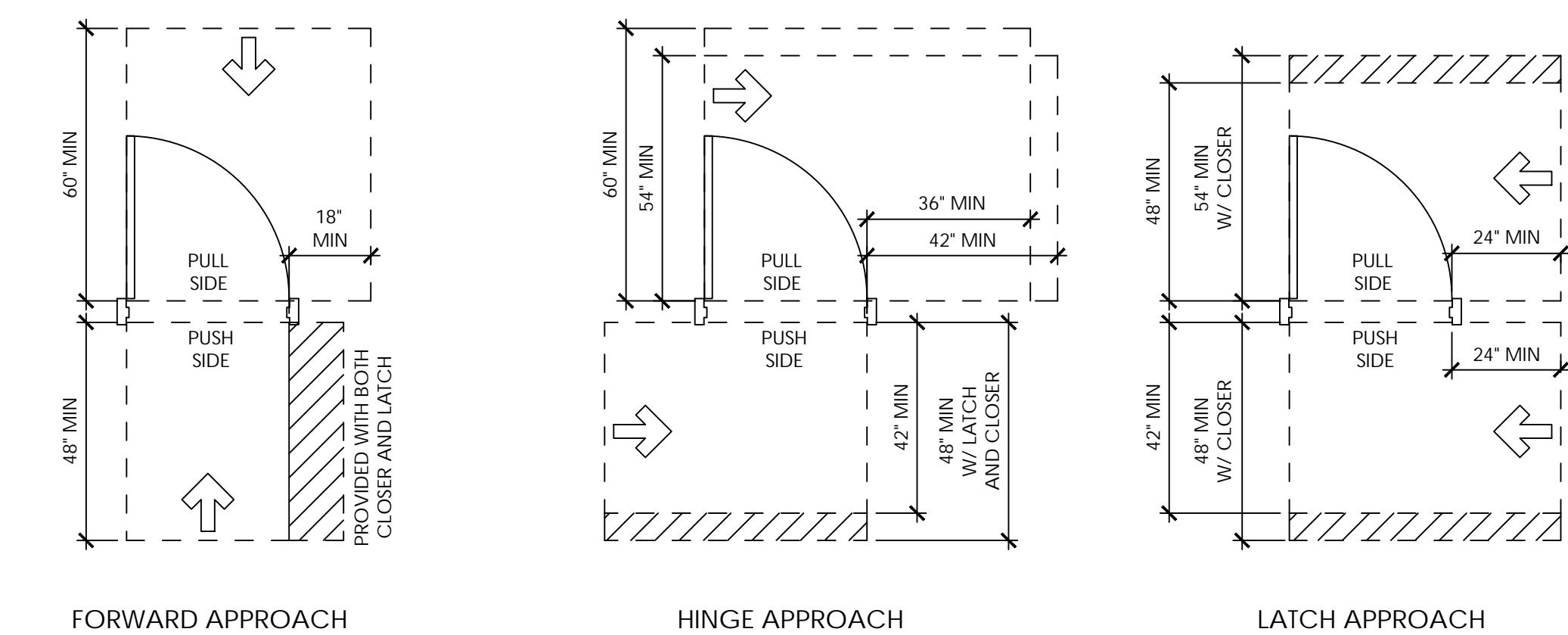
4 | SHEET NOTES

- THESE ARE TYPICAL DIAGRAMS INTENDED TO SHOW MOUNTING HEIGHTS, DIMENSIONS, SPATIAL REQUIREMENTS, ETC. FOR BOTH ACCESSIBLE AND NON-ACCESSIBLE FIXTURES AND ACCESSORIES.
- NOT ALL DEVICES, FIXTURES, ACCESSORIES, ETC. THAT ARE SHOWN IN THESE DIAGRAMS ARE APPLICABLE TO THIS PROJECT. REFER TO ENLARGED FLOOR PLANS, INTERIOR ELEVATIONS, AND ROOM FINISH SCHEDULE, AND MEP DRAWINGS FOR ADDITIONAL INFORMATION AND IDENTIFICATION OF WHICH SPECIFIC DEVICES, FIXTURES AND ACCESSORIES ARE INCLUDED UNDER THIS CONTRACT.
- COMPLY WITH THE MOUNTING HEIGHTS SHOWN ON THESE DIAGRAMS UNLESS SPECIFICALLY DIMENSIONED ELSEWHERE ON THE DRAWINGS.
- ALL DIMENSIONS ARE FROM FACE TO FINISH MATERIAL.
- CLEAR FLOOR SPACE DIAGRAMS SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES.

5 | CLEAR FLOOR AND GROUND SPACE DIAGRAM



6 | DOOR MANEUVERING CLEARANCES



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CFC1430334 - FPC15-400052

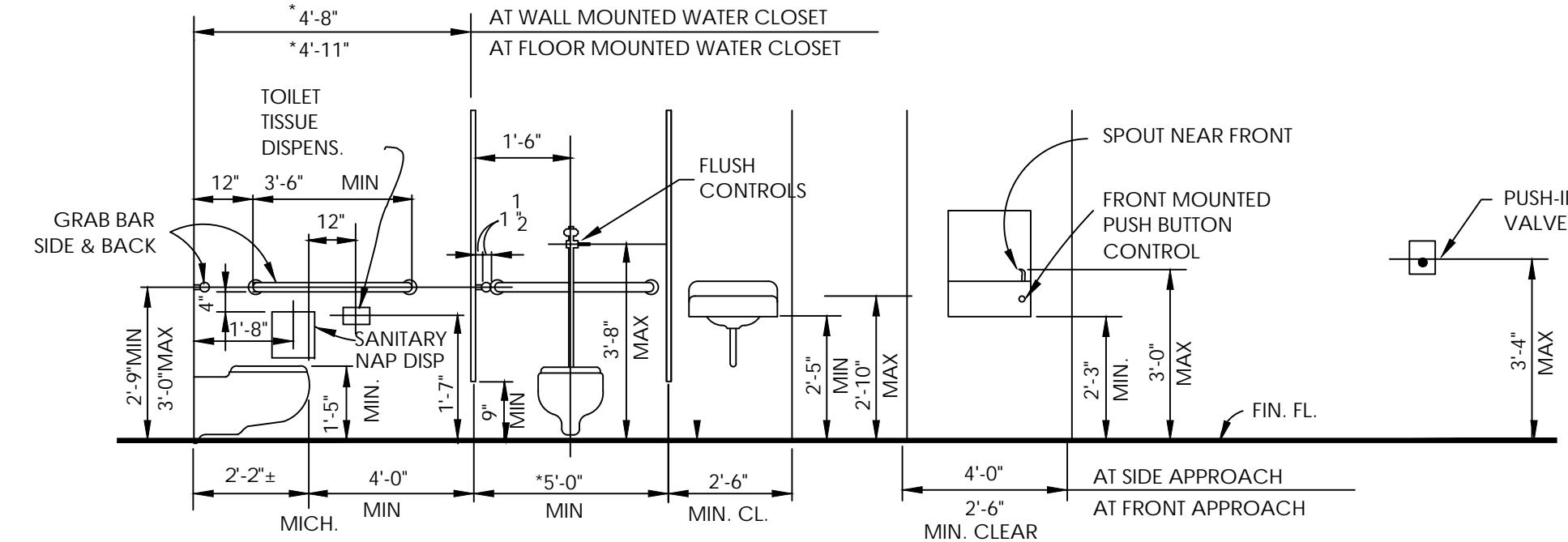
PROJECT INFORMATION:

CLIENT:
DMI NEBRASKA, LLC
PROJECT NAME:
DMI SEFFNER COMMERCIAL
PROJECT LOCATION:
900 N PARSONS AVE,
SEFFNER, FL 33584

3 | ACCESSORY SCHEDULE

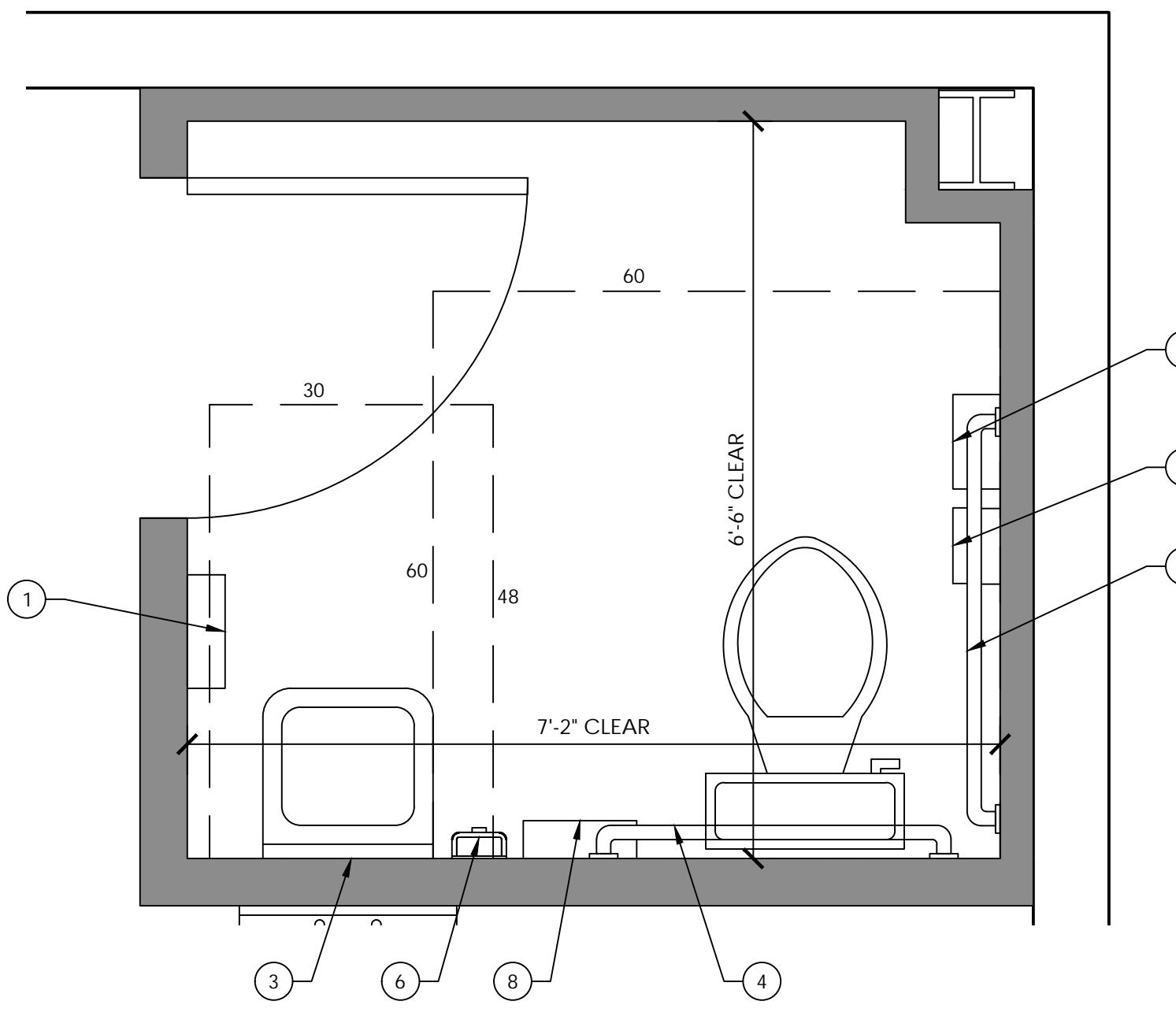
ACCESSORY SCHEDULE (#)			
KEY	DESCRIPTION	MANUF. (OR EQUAL)	MTG HEIGHT
1	PAPER TOWEL DISPENSER AND WASTE RECEIPTACLE	BOBRICK B-369	52" AFF TOP
2	MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK B-4288	28" AFF TOP
3	MIRROR 18"X30"	BOBRICK B-165	40" AFF BOTTOM
4	GRAB BAR	BOBRICK B-6806.99 36"	36" AFF CENTER
5	GRAB BAR	BOBRICK B-6806.99 42"	36" AFF CENTER
6	SOAP DISPENSER	BOBRICK B-2111	50" AFF TOP
7	SANITARY NAPKIN DISPENSER	BOBRICK B-254	30" AFF TOP
8	SURFACE-MOUNTED SEAT-COVER DISPENSER	BOBRICK B-4221	30" TO 45" AFF TOP
-	-	-	-

7 | ADA MOUNTING HEIGHTS



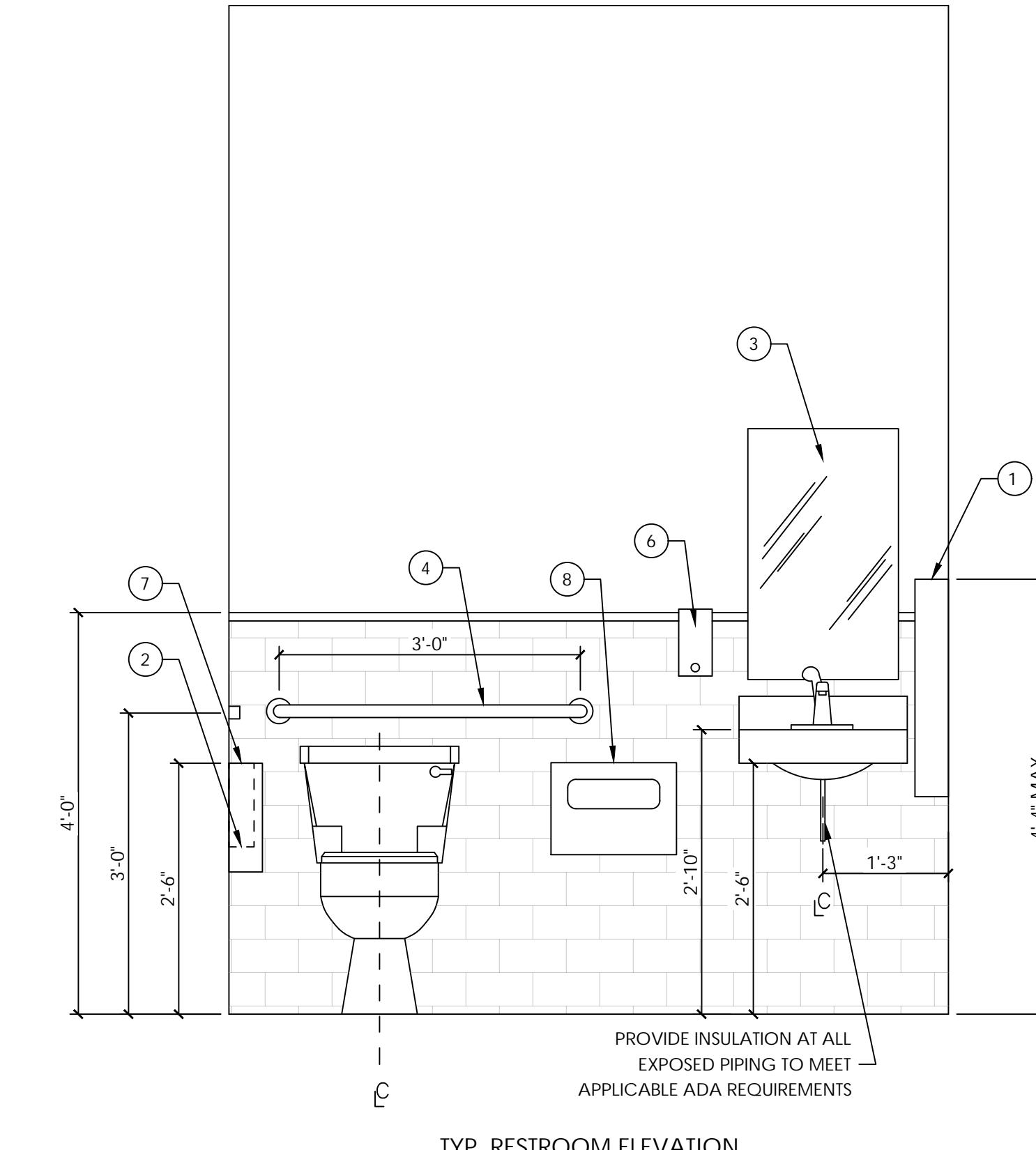
1 | TYPICAL RESTROOM ELEVATIONS

SCALE : 3/4" = 1'-0"

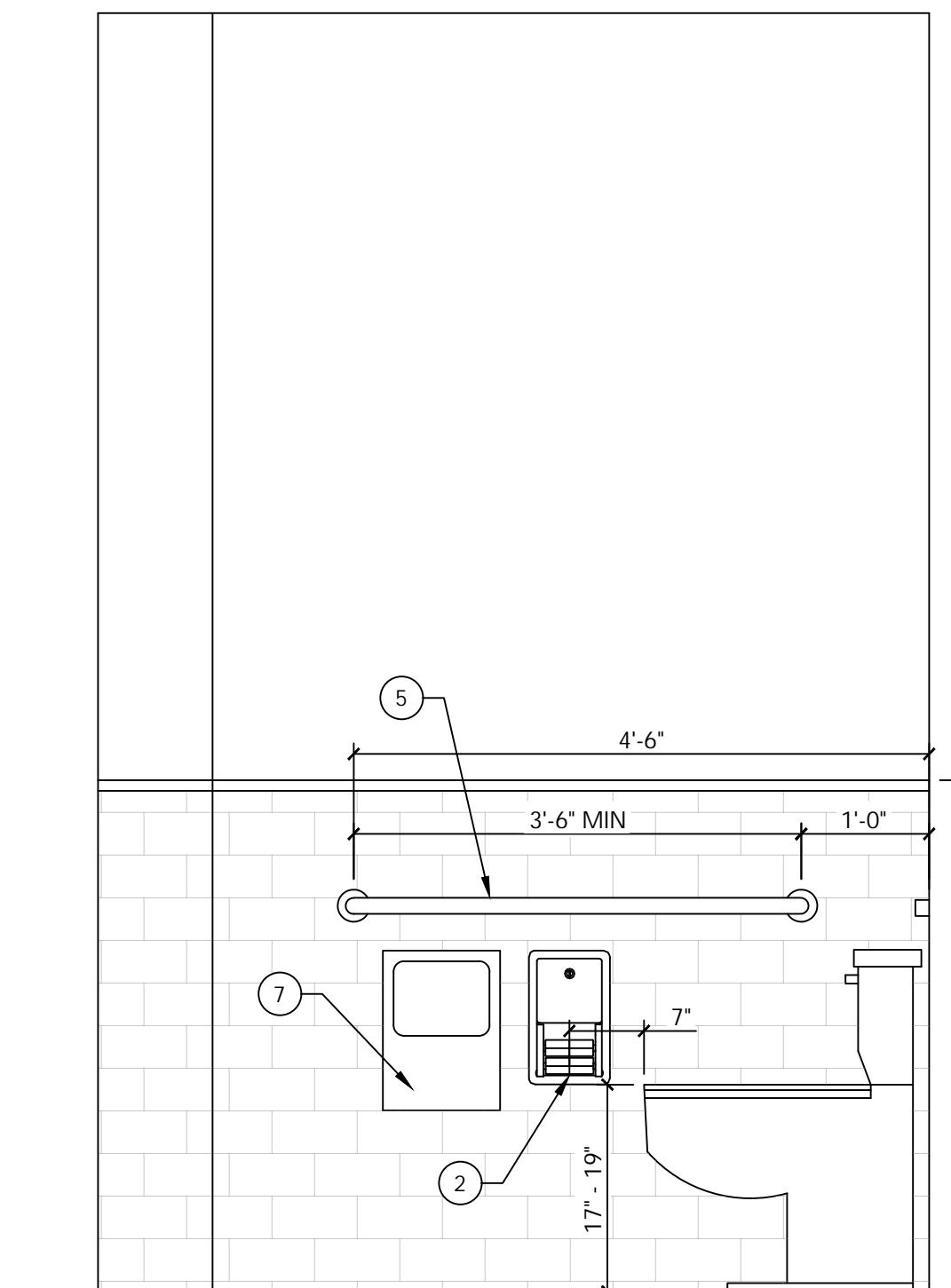


2 | TYPICAL RESTROOM ELEVATIONS

SCALE : N.T.S.



TYP. RESTROOM ELEVATION



TYP. RESTROOM SIDE ELEVATION

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FL LICENSE NO.

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REVISIONS:
NO. DATE COMMENTS

SHEET TITLE:
RR. PLAN ENLARGED & ADA DETAILS

SHEET INFORMATION:

DRAWN: A.C. SHEET NO.
DATE: 3/14/2025

CHECKED: K.C. DATE: 3/14/2025

PROJECT NUMBER:

SCALE: INDEX:

A5.1



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FLORIDA PE 48917 | 92169 -
CGC1521407 - CUC1224196 -
CFC1430334 - FPC15-4000052

PROJECT INFORMATION:

CLIENT: DMI NEBRASKA, LLC

PROJECT NAME: DMI SEFFNER COMMERCIAL

PROJECT LOCATION: 900 N PARSONS AVE,
SEFFNER, FL 33584

SEAL:

FL COA NO. 30178
ENGINEER OF RECORD _____
FLA. DEPT. OF TRANSP.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE
PLANS AND SPECIFICATIONS COMPLY WITH THE
APPLICABLE MINIMUM BUILDING CODES

REVISIONS:

Table 1. Summary of the main characteristics of the four groups of patients.

SHEET TITLE:

NOTES & SCHEDULE

SHEET INFORMATION:

STREET INFORMATION:

DRAWN: A.C. SHEET NO:
DATE: 3/14/2025

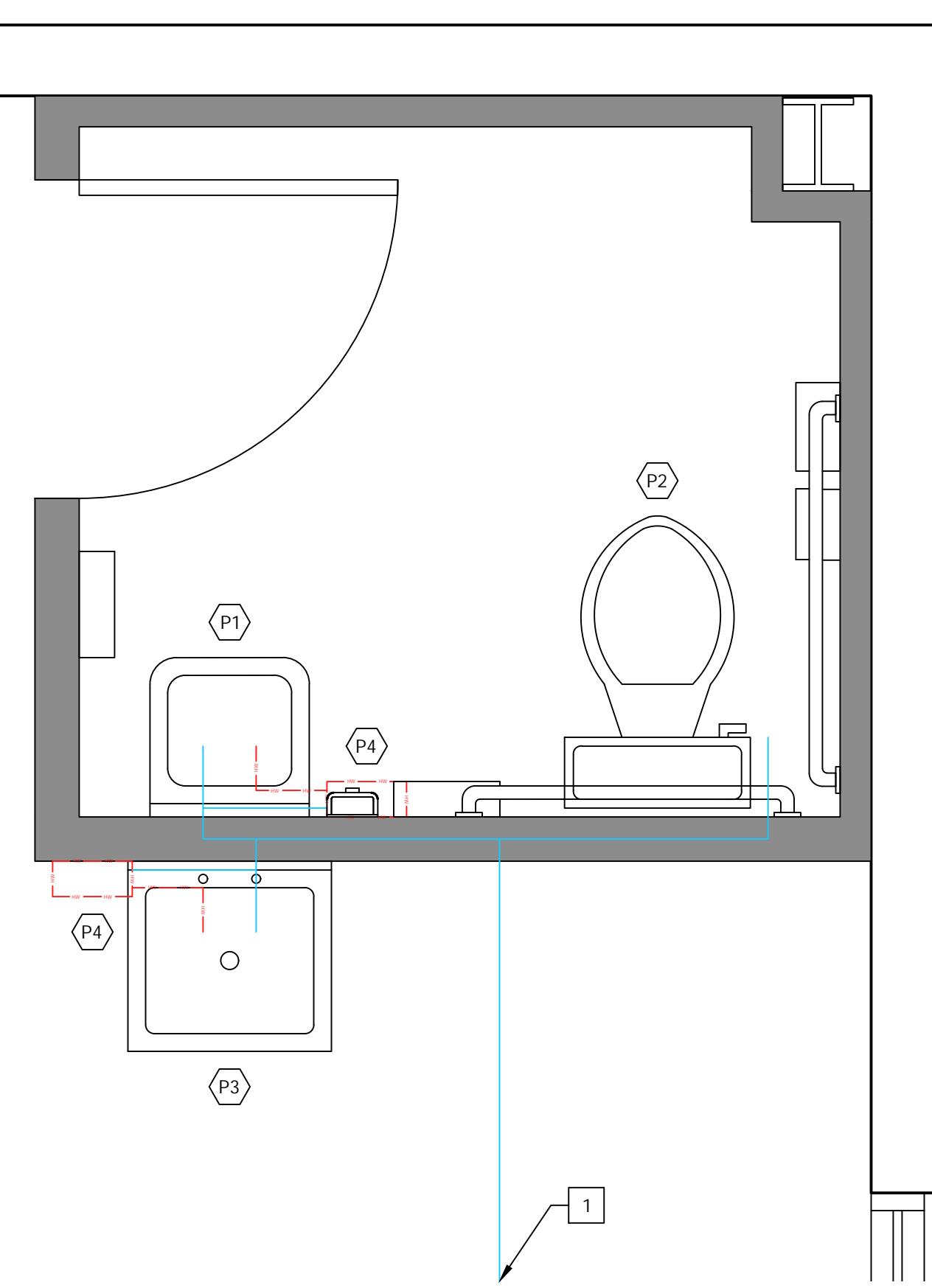
CHECKED: K.C. DO 1

PROJECT NUMBER: **1234567890**

SHEET NO. **P01**

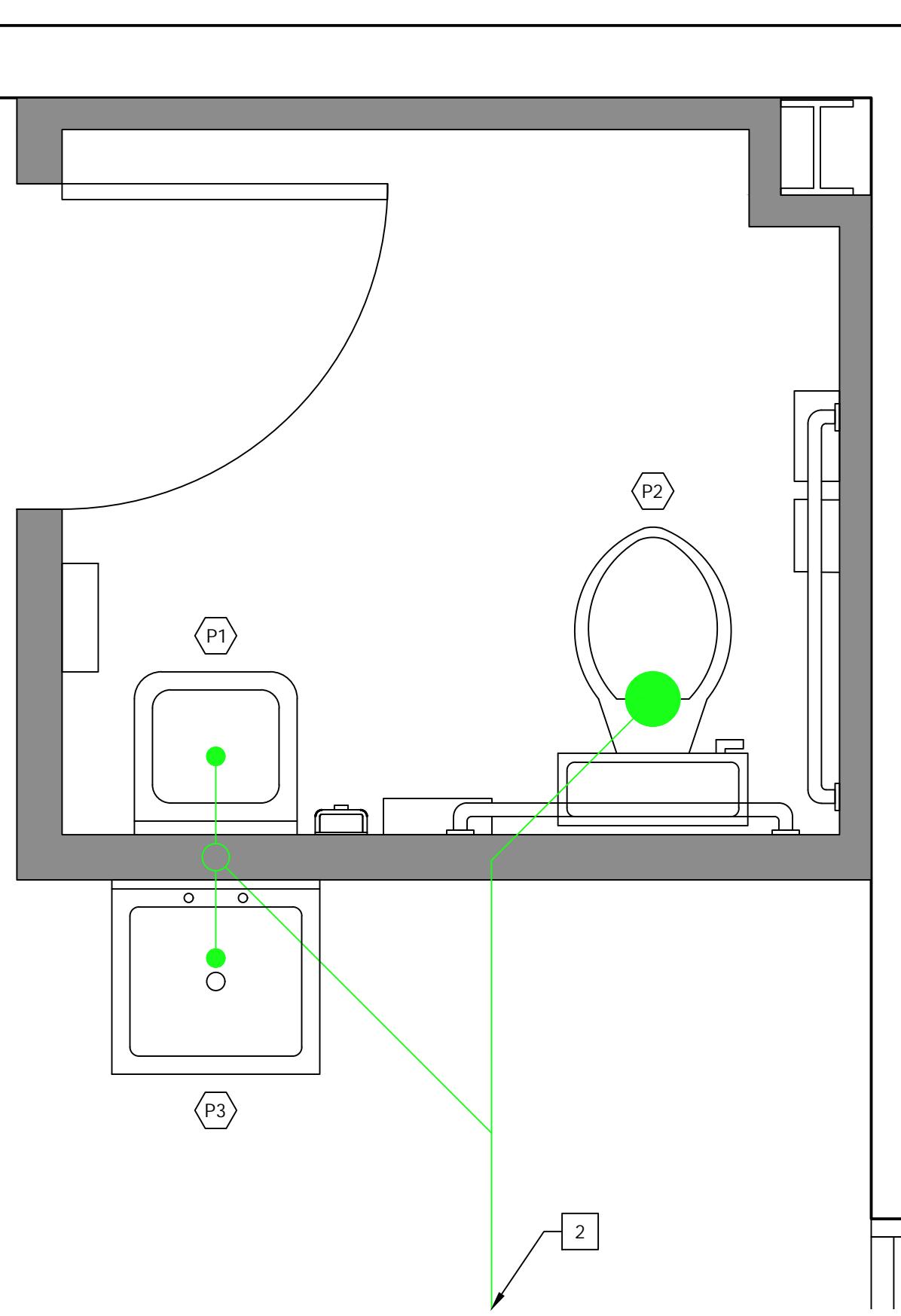
1 PLUMBING WATER PLAN

SCALE : 3/4" = 1'-0"



2 PLUMBING SANITARY PLAN

SCALE : 3/4" = 1'-0"



5 PAGE KEY NOTES

MARK	NOTES
1	CONNECT TO EXTERIOR 1" MAIN. COORDINATE WITH APPROVED SITE PLANS
2	CONNECT TO EXTERIOR CLEANOUT. COORDINATE WITH APPROVED SITE PLANS
3	-
4	-
5	-
6	-
7	-
8	-
9	-

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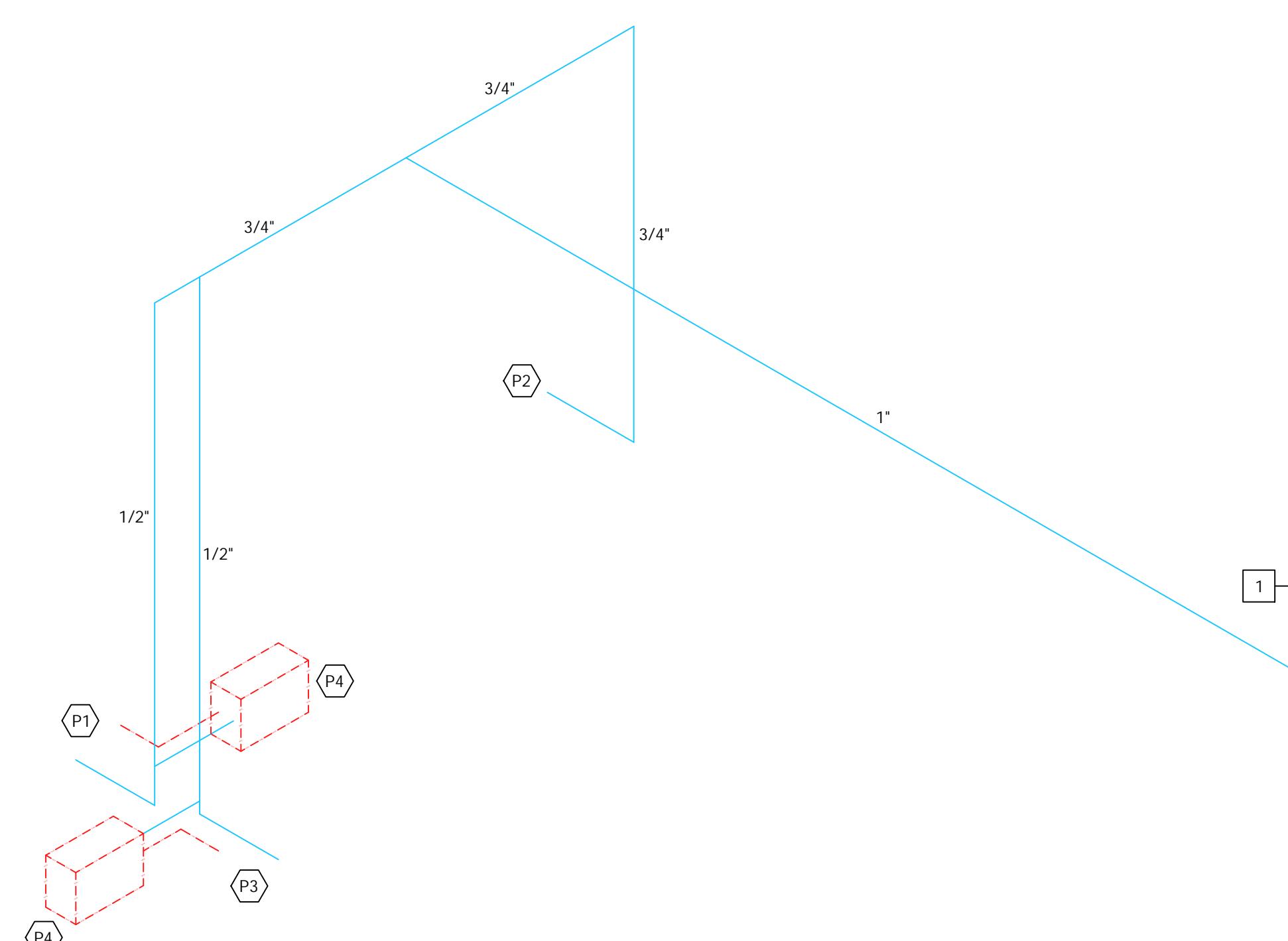
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PROJECT INFORMATION:

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DMI SEFFNER COMMERCIALPROJECT LOCATION:
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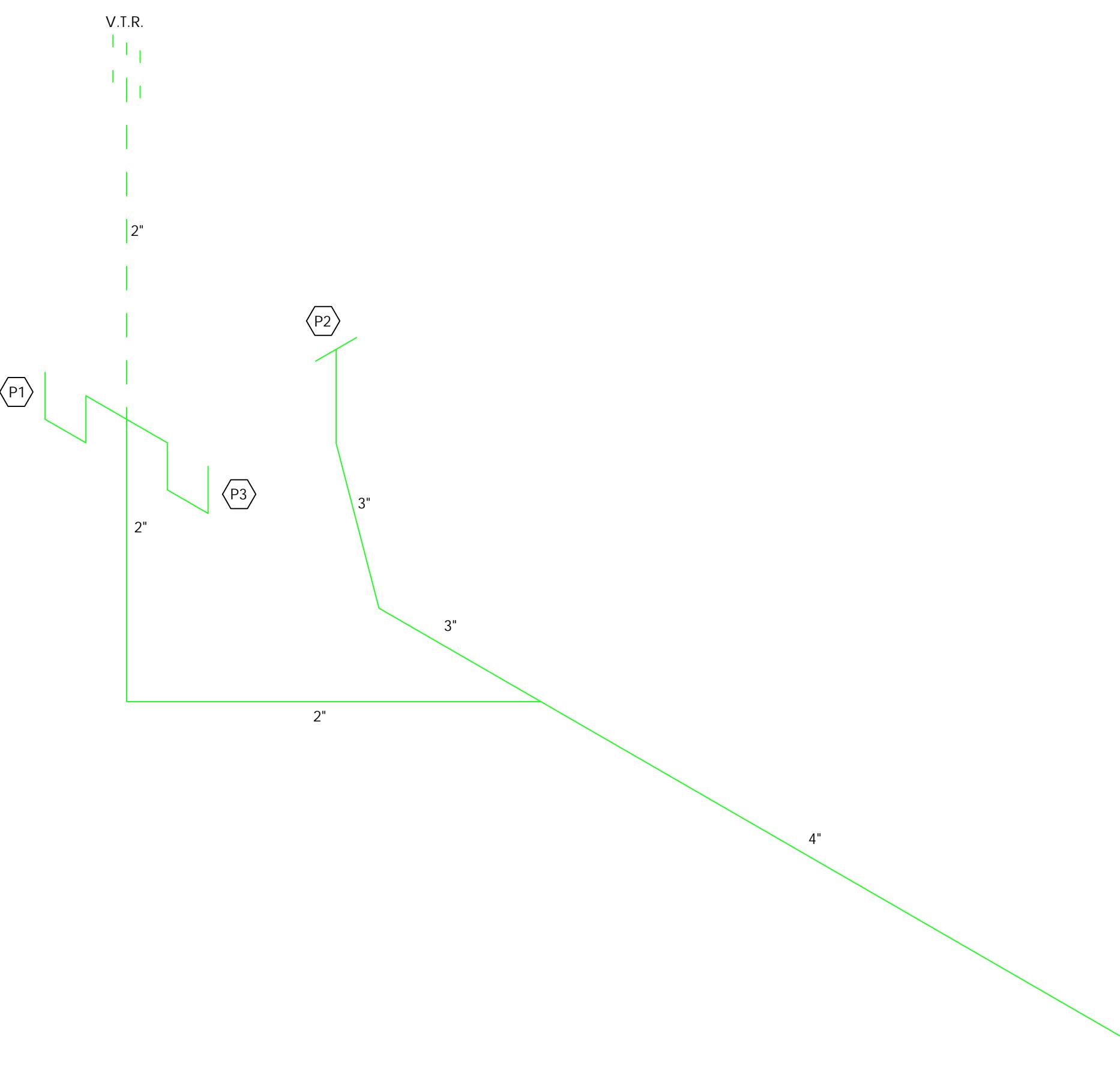
3 PLUMBING WATER ISOMETRIC

SCALE : 3/4" = 1'-0"

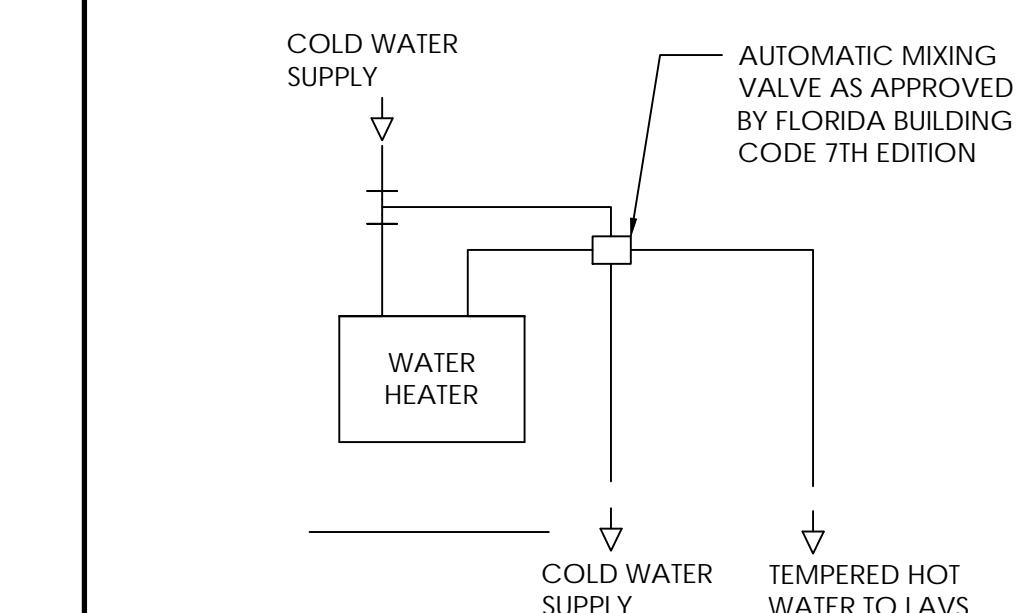


4 PLUMBING SANITARY ISOMETRIC

SCALE : 3/4" = 1'-0"



6 WATER HEATER/TEMPERING DETAIL



607.1.2 TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110 F (43 C). THIS PROVISION SHALL NOT SUPERSEDE THE REQUIREMENT FOR PROTECTIVE SHOWER VALVES IN ACCORDANCE WITH SECTION 424.3

SEAL:

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REVISIONS:

NO. DATE COMMENTS

SHEET TITLE:
PLUMBING WATER
PLAN

SHEET INFORMATION:

DRAWN: A.C. SHEET NO.

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SCALE: AS SHOWN

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LIGHTING FIXTURE SCHEDULE

LIGHTING FIXTURE SCHEDULE						
Type Per	Manufacturer	Catalog No.	Mounting	Qty	Watts	Type
A	BRAND PER OWNER	UFO LED WAREHOUSE LIGHTING	CEILING	12	200W LED	4000K
B	BRAND PER OWNER	2X2 LAY-IN LED	RECESSED	1	27W LED	4000K
EX1	BRAND PER OWNER	LED WALL PACK LIGHTING, FULL CUT OFF	WALL	4	120W LED	4000 K
EX2	BRAND PER OWNER	LED WALL PACK, DOOR EGRESS LIGHTING	WALL	1	21W LED	4000 K
EX3	BRAND PER OWNER	DECORATIVE LED LIGHTING, UP/DOWN	WALL	6	24W LED	3000 K
X	SURE-LITES	APCH7R APELH2	SURFACE	2	2W LED	-
EM	SURE-LITES	APELH2	SURFACE	2	3W LED	-
-	-	-	-	-	-	-

LIGHTING CONTROL SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING
OS1	GREENGATE OAC-DT-2000 SENSOR - LOW VOLTAGE 360 DEGREES OCCUPANCY SENSOR SET TO MANUAL ON- MODE	MOUNTED FROM DROP CEILING, MOUNT MIN. 4'-0" AWAY FROM SUPPLY DIFFUSER AND AWAY FROM DOOR TO ROOM TO PREVENT SENSOR FROM KEEPING LIGHTS ON BY SOMEONE WALKING BY THE OPEN DOOR
VS	DUAL TECHNOLOGY LINE VOLTAGE WALL OCC SENSOR SWITCH SET TO MANUAL-ON MODE	FLUSH IN WALL M.H. VERIFY MOUNTING HEIGHT WITH ARCHITECTURAL
PP	GREENGATE SP20-RD4 POWER PACK - OCCUPANCY SENSOR POWER PACK. 20A, PROVIDE QUANTITY AS NEEDED	CEILING MOUNTED, INSTALL PER MANUFACTURER SPECIFICATIONS

PLAN SHOWS INTENT OF LIGHTING CONTROL BUT MAY NOT SHOW ALL WIRING AND CONTROL DEVICES REQUIRED. LOCATION OF OCCUPANCY/VACANCY SENSORS ARE APPROXIMATE LOCATIONS. LOCATE BASED ON MANUFACTURER'S RECOMMENDATIONS AND ADJUST SENSORS AS REQUIRED BY FIELD CONDITIONS. CONTRACTOR TO PROVIDE ALL DEVICES AND WIRING AS REQUIRED FOR A COMPLETE INSTALLATION. CONTRACTOR TO SUBMIT LIGHTING CONTROL MANUFACTURER SHOP DRAWINGS WITH FLOOR PLAN SHOWING LOCATIONS OF ALL DEVICES WITH PART NUMBERS AND WIRING DIAGRAMS.

ELECTRICAL LEGEND

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE: 20A, 125VAC
	DUPLEX RECEPTACLE: 20A, 125VAC {GFCI PROTECTED W/ GFCI BREAKER}
	208V RECEPTACLE: PER EQUIPMENT {GFCI PROTECTED W/ GFCI BREAKER}
	LED LIGHT FIXTURE (SEE LIGHTING SCHEDULE)
	EMERGENCY EXIT SIGN W/ LIGHT
	EMERGENCY EXIT LIGHT
	OCCUPANCY SENSOR (SEE CONTROL SCHEDULE)
	POWER PACK (SEE CONTROL SCHEDULE)
	WALL OCC SENSOR (SEE CONTROL SCHEDULE)
\$ 3 \$ 4	MANUAL SWITCH / THREE-WAY TOGGLE SWITCH / FOUR-WAY TOGGLE SWITCH
\$ D	DIMMER SWITCH (150D WATTS, U.N.O.)
	JUNCTION BOX
	QUADRUPLEX RECEPTACLE OUTLET C/L 18" A.F.F. U.O.N
	DISCONNECT SWITCH - 30A/3/NF UON
	WALL TELE/DATA OUTLET. PROVIDE MIN. 1" CONDUIT WITH PULL WIRES TO ABOVE CEILING. MTD. 18" A.F.F. U.O.N.
	-

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FL LICENSE NO. _____

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE
PLANS AND SPECIFICATIONS COMPLY WITH THE
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REVISIONS:

11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

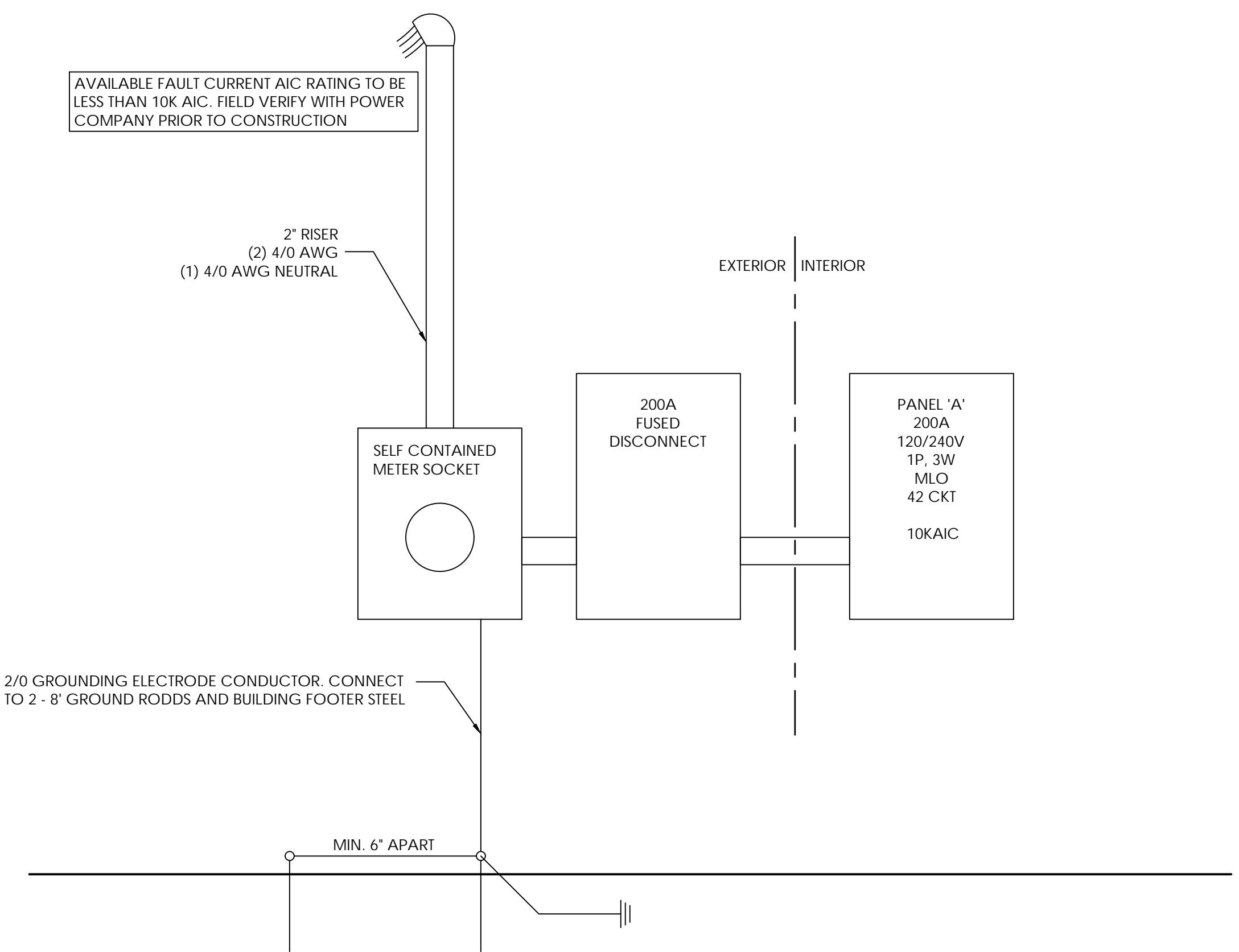
ELECTRICAL NOTES & SCHEDULES

SHEET INFORMATION:

SHEET INFORMATION:	
DRAWN: A.C.	SHEET NO.
DATE: 3/14/2025	
CHECKED: K.C.	
DATE: 3/14/2025	
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

1 POWER RISER DIAGRAM

SCALE: N.T.S



2 PANEL SCHEDULE

PANEL 'A'									
120/208V, 1P, 3W, 200A, MLO, NEMA 1 (LOCATED INDOORS)									
10K AIC									
CKT	DESCRIPTION	LOAD	BKR	A	B	BKR	LOAD	DESCRIPTION	CKT
1	LED LIGHTING	1206	20	3006		20	1800	INSTAHOT	2
3	LED LIGHTING	1205	20		3005	20	1800	INSTAHOT	4
5	EXTERIOR LED	261	20	621		20	360	GENERAL RECEPT	6
7	EXTERIOR LED	144	20		504	20	360	GENERAL RECEPT	8
9	RESTROOM	120	20	1320		20	1200	STOREFRONT RECEPT	10
11	SPACE				1200	20	1200	SIGN	12
13	SPACE			0				SPACE	14
15	SPACE				0			SPACE	16
17	SPACE			0				SPACE	18
19	SPACE				0			SPACE	20
21	SPACE			0				SPACE	22
23	SPACE				0			SPACE	24
25	SPACE			0				SPACE	26
27	SPACE				0			SPACE	28
29	SPACE			0				SPACE	30
31	SPACE				0			SPACE	32
33	SPACE			0				SPACE	34
35	SPACE				0			SPACE	36
37	SPACE			0				SPACE	38
39	SPACE				0			SPACE	40
41	SPACE			0				SPACE	42
	CONNECTED VA	4947		4709					
	SYSTEM VOLTS			120/208V, 3P					
	PHASE AMPS	41		39					
EQUIPMENT SERVED									
LIGHTING	CONN. LOAD	L.F.	DEMAND LOAD	NOTES					
RECEPTACLES - GENERAL	720	100%	720						
AIR CONDITIONING	0	100%	0						
HEATING	0	100%	0						
MISC. NON-CONT.	3600	100%	3600						
CONTINUOUS	2400	125%	3000	SIGN & STOREFRONT					
KITCHEN EQUIPMENT		65%	0						
	TOTAL DEMAND LOAD:	10990	VA						
	TOTAL DEMAND AMPS:	31	A						

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

REVISIONS:

NO. DATE COMMENTS

SHEET TITLE:
ELECTRICAL PANEL & DETAILS

SHEET INFORMATION:

DRAWN: A.C. SHEET NO.
DATE: 3/14/2025CHECKED: K.C.
DATE: 3/14/2025

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SCALE: AS SHOWN INDEX:

E2.1

2 | PAGE KEY NOTES #

4 | TYPICAL FOUNDATION DETAIL

5 | CF-1 - CONTINUOUS FOOTER DETAIL

6 | HAIR PIN DETAIL

7 | BASE DETAIL

3 | FOUNDATION KEY

1 | FOUNDATION PLAN

8 | CONCRETE NOTES:

9 | GENERAL NOTES:

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FL LICENSE NO. _____

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

REVISIONS:

NO. DATE COMMENTS

SHEET TITLE: FOUNDATION PLAN

SHEET INFORMATION:

DRAWN: A.C. SHEET NO. S1.1
DATE: 3/14/2025
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PROJECT NUMBER:
SCALE: AS SHOWN INDEX: INDEX:

DRAWINGS SCALE: SHOWN BASED ON 24"X36" DRAWING

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PROJECT INFORMATION:

CLIENT: DMI NEBRASKA, LLC

PROJECT NAME: DMI SEFFNER COMMERCIAL

PROJECT LOCATION: 900 N PARSONS AVE, SEFFNER, FL 33584

SEAL:

NOTE: FOR ANCHOR BOLT DIMENSIONS SEE BUCK STEEL. BUILDINGS ANCHOR BOLT PLAN

(5/8" OR 3/4" DIA. ALL THREAD W/ 1/2" X 3" SQ. WASHER W/ NUT ASTMA-307 STEEL ANCHOR BOLTS EMBEDDED INTO PIER 15" MIN. (MIN 2-1/2" PROJECTION)

SLAB ON GRADE: 4" SLAB SEE SHEET S1.1

(3'-0" X 3'-0" X 3'-0") 3,000 PSI CONCRETE PIER WITH #5 BARS SPACED 12" O.C. E/W TOP AND BOTTOM W/ 3" MIN. COVER

(2) #5 BARS CONTINUOUS

#5 REBAR HAIR PIN

NOTE: 1. FOR COLUMNS AT FOUNDATIONS F-1 & F-2 USE 8'-0" LONG HAIR PIN.

BASE CLOSURE CS29R

FORMED BASE TRIM

1/4" X 1-1/2" TAPCON 24" O.C.

BASE DETAIL W/FORMED BASE TRIM WITH NO RECESS

CONCRETE:

1. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF.) USING TYPE 1 PORTLAND CEMENT, HAVING A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
2. APPLICABLE CODES AND STANDARDS FOR CONCRETE SHALL BE ACI PUBLICATIONS 301-72, 318-77, 347-68, AND SP-5 CONCRETE MIX SHALL BE ACCORDANCE WITH ACI 318-77 AND ACI 301-72
3. REINFORCING STEEL SHALL MEET ASTM A615 GRADE 40.
4. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS
 - 4.1. BEAMS ABOVE GRADE 1 1/2"
 - 4.2. SLAB ON GROUND CENTERED
 - 4.3. FOOTINGS 3" SIDES AND 3" BOTTOM GRADE BEAMS 1-1/2" TOPS, 2" SIDES 3" BOTTOMS
 - 4.4. COLUMNS 1-1/2"
 - 4.5. STRUCTURAL SLAB 3"
5. WELDED WIRE FABRIC REINFORCING SHALL BE IN ACCORDANCE WITH ASTM A185. FIBER MESH MAY BE USED IN LIEU OF WIRE FABRIC
6. ALL REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING AND THE DESIGN OF THE SAME DURING CONSTRUCTION.
8. CONSTRUCTION JOINTS SHALL BE LOCATED AS PER THE DRAWINGS.
9. ALL REINFORCEMENT SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
10. SEE BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR THE EXACT LOCATION AND ARRANGEMENTS OF ANY PADS, SUPPORT FRAMES ETC. REQUIRED FOR MECHANICAL AND ELECTRICAL EQUIPMENT AND NOT SHOWN IN THE STRUCTURAL DRAWINGS. GENERAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES CONCERNING PLATES, ANCHORS, NOTCHES, ETC. TO BE PLACED IN CONCRETE.
11. ANY CONFLICTS BETWEEN STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK AFFECTED.

GENERAL NOTES:

1. THE MINIMUM SOIL BEARING CAPACITY REQUIRED TO SUPPORT THIS STRUCTURE IS 1,000 PSF.
2. A PERMANENT SIGN WITH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INS AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL FBC 104.26.
3. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6-INCHES EXCEPTION PAINT OR DECORATIVE CEMENTATION FINISH LESS THAN 1/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.
4. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACK FILL IS COMPLETED.
5. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OFF.
6. BOXED AREAS IN CONCRETE FLOORS AND FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE IN PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE OF DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE TREATMENT.
7. MINIMUM 6 MIL POLY FILM MUST BE INSTALLED TO PROTECT AGAINST RAINFALL OCCURS BEFORE POLYFILM PLACEMENT. PRETREATMENT IS REQUIRED.
8. CONCRETE OVER POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
9. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED.
10. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.
11. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES AND THAT THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAW OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.
12. AFTER ALL WORK IS COMPLETED LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN ONE FOOT OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, OR OTHER CELLULOSE CONTAINING MATERIAL.
13. NO WOOD, VEGETATION STUMP, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15 FEET OF ANY BUILDING OR PROPOSED BUILDING.