

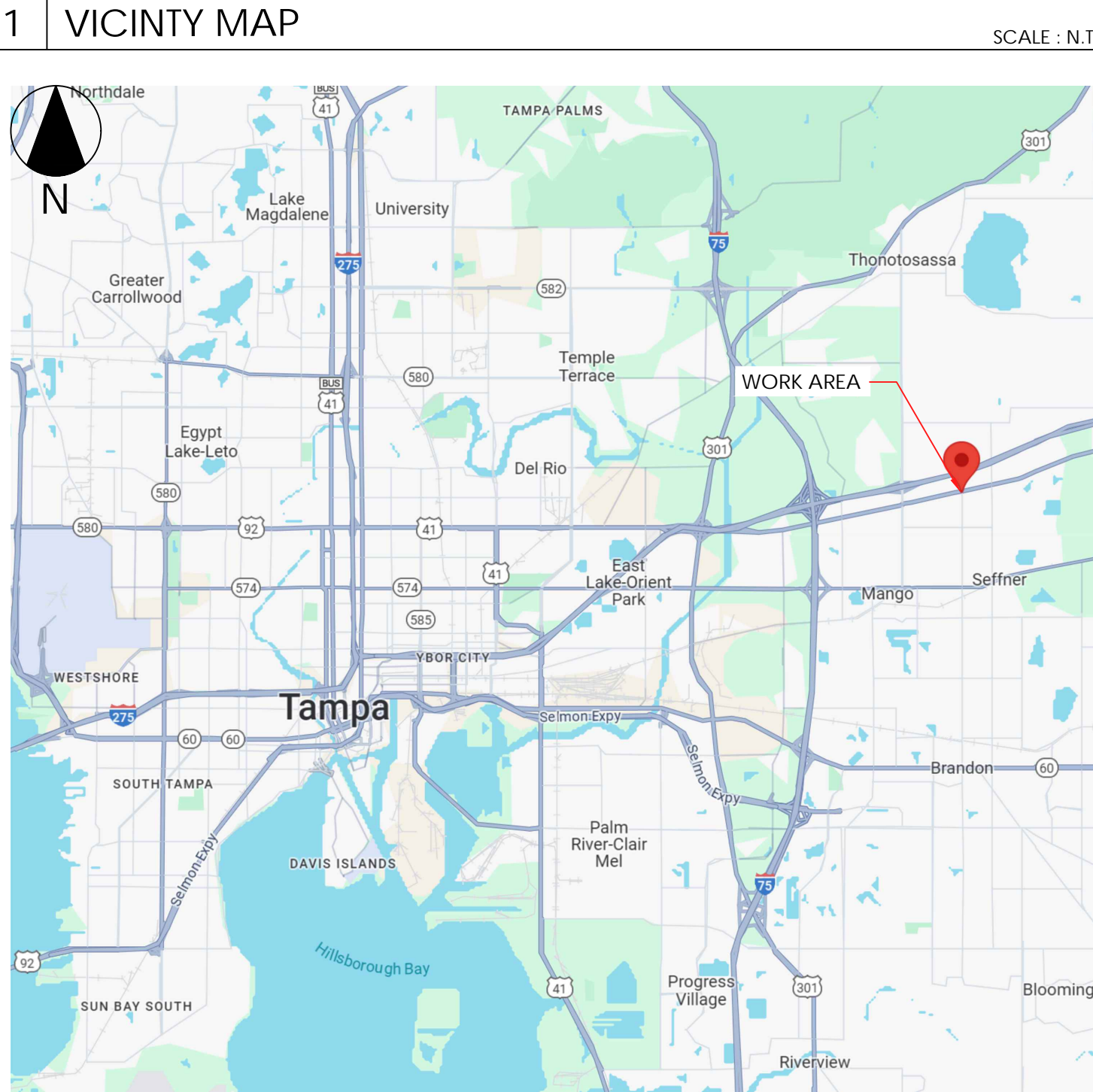
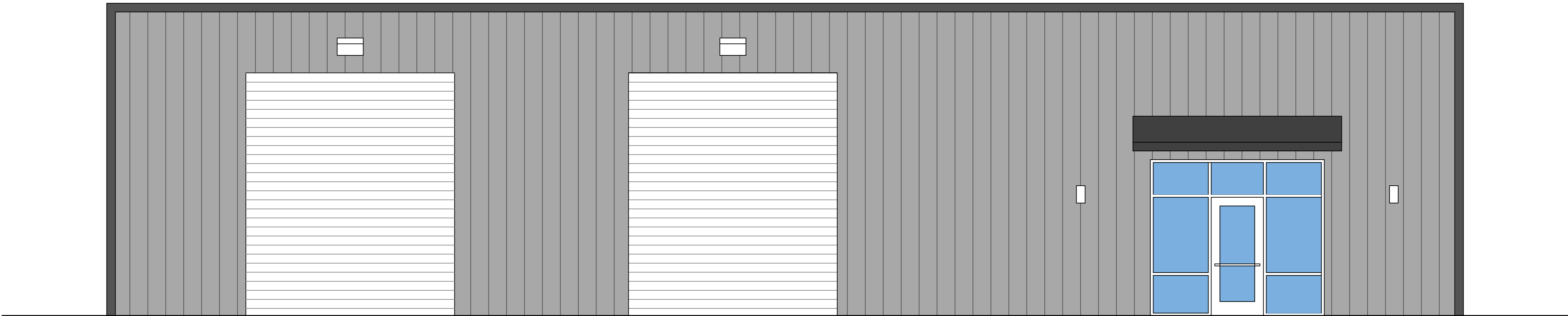
# DMI SEFFNER COMMERCIAL

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
A1.3	REFLECTED CEILING PLAN
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
E1.1	ELECTRICAL LIGHTING PLAN
E1.2	ELECTRICAL POWER PLAN
E2.1	ELECTRICAL PANEL & DETAILS
-	-
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
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-





- 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.
- ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE GC SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING CORRIDORS CLEAR OF PROJECT MATERIALS AND EQUIPMENT.
- 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.
- NO MODIFICATIONS/REVISIONS/CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY CLIENT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- FIRE RATED PARTITIONS SHALL BE NOTED IN STENCIL ABOVE FINISHED CEILING PER APPLICABLE CODE.



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

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 \_\_\_\_\_  
FL LICENSE NO. \_\_\_\_\_

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE  
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APPLICABLE MINIMUM BUILDING CODES

REVISIONS:

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

SHEET TITLE:

SITE PLAN & BUILDING  
INFORMATION

SHEET INFORMATION:

DRAWN: A.C.	SHEET NO.
DATE: 3/14/2025	
CHECKED: K.C.	A0.2
DATE: 3/14/2025	
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

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

ROOM  
[ ]

PARTITION WALL TYPE  
[ ]

DOOR TYPE  
[ ]

WINDOW TYPE  
[ ]

PAGE NOTES  
[ ]

REVISION NUMBER  
[ ]

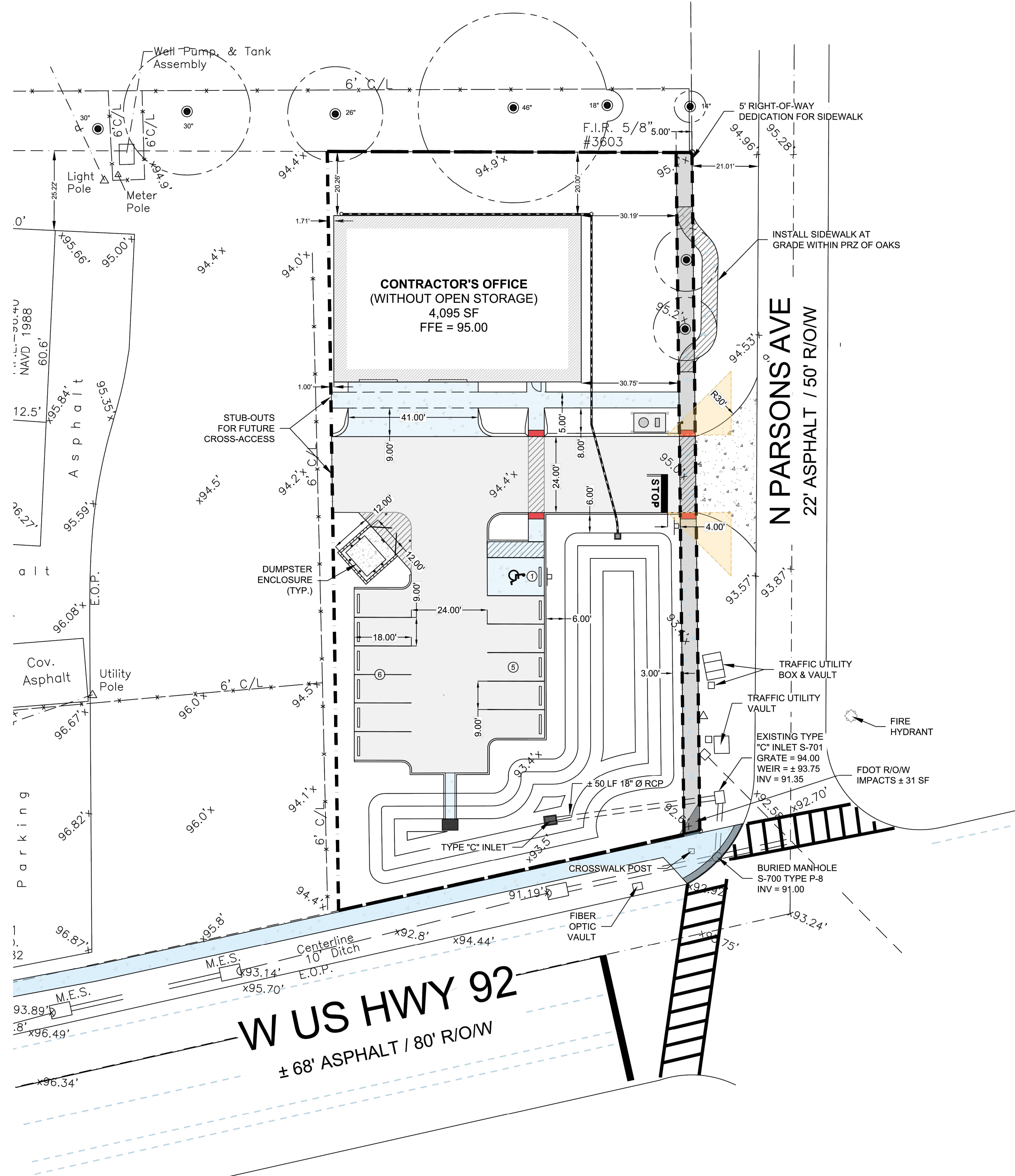
FINISH SCHEDULE  
[ ]

ELEVATION  
[ ]

DETAIL TAG  
[ ]

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.





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REVISIONS:

NO.	DATE	COMMENTS

SHEET TITLE:

APPROVED  
SITE PLAN

SHEET INFORMATION:

DRAWN: A.C. DATE: 3/14/2025	SHEET NO.
CHECKED: K.C. DATE: 3/14/2025	A0.3
PROJECT NUMBER:	INDEX:
SCALE: AS SHOWN	

DRAWINGS SCALES SHOWN BASED ON 24" X 36" DRAWING



1 CODE CLASSIFICATION AND REQUIREMENTS:

OCCUPANCY CLASSIFICATION	STORAGE (S-2)
CONSTRUCTION TYPE	II-B
BUILDING AREA	4,095 S.F.
AUTOMATIC SPRINKLER SYSTEM	NO
FIRE-RESISTANCE RATING FOR BLINDING ELEMENTS (HRS)	PRIMARY STRUCTURAL FRAME: 0 HRS NONBEARING WALL AND PARTITIONS EXTERIOR: 0 HR
FIRE-RESISTANT SEPARATION (HRS)	0 HR REQUIRED 0 HR PROVIDED
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION	NO LIMIT
OCCUPANT LOAD	14 OCCUPANTS, SEE TABLE
MINIMUM REQUIREMENT EGRESS WIDTH	REQUIRED = $14 \times 0.2' = 2.8'$ PROVIDED = $34' \times 2 = 68'$
MINIMUM REQUIREMENT OF EXITS FOR EGRESS	REQUIRED = 2 PROVIDED = 2
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 = $\geq 50'-0"$

2 OCCUPANT LOAD CALCULATIONS:

OCCUPANT LOAD CALCULATIONS			
TYPE	AREA / NO.	DESCRIPTION	COUNT
STORAGE	4,095 S.F.	300 SF PER PERSON	13.65
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TOTAL	4,095 S.F.	-	14

3 NOTES

- 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.).

4 MEANS OF EGRESS REQUIREMENTS:

	UN-SPRINKLED	PROVIDED
MAX. COMMON PATH OF TRAVEL	75'-0"	26'-6"
MAX. DEAD END CORRIDOR	20'-0"	N/A
MAX. TRAVEL DISTANCE TO EXIT	200'-0"	58'-9"
NUMBER OF EXITS PER STORY	N/A	N/A
MIN. EXIT SEPARATION	1/2 DIAG. DIST = 47'-1"	52'-6"
MIN. WIDTH OF EGRESS STAIRS	44'-0"	N/A
NUMBER OF EXITS FOR OCCUPANT LOAD	2	2
EGRESS STAIR WIDTH/PERSON	0.37/OCCUP	N/A
EGRESS COMPONENT WIDTH/PERSON	0.27/OCCUP	< MIN. REQ'D

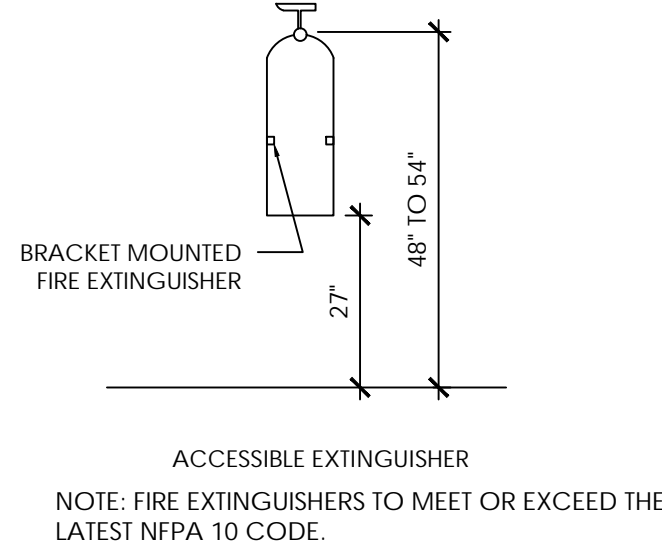
INTERIOR FINISH REQUIREMENTS:

- FINISH REQUIREMENTS / OCCUPANCY: FBC TABLE 803.11 (UNSPRINKLED)
- EXITS: CLASS-A, FLAME SPREAD 01-26; SMOKE DEVELOPED 0-450
- EXITS ACCESS: CLASS-B, FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
- OTHER SPACES: CLASS-C, FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

5 LIFE SAFETY LEGEND:

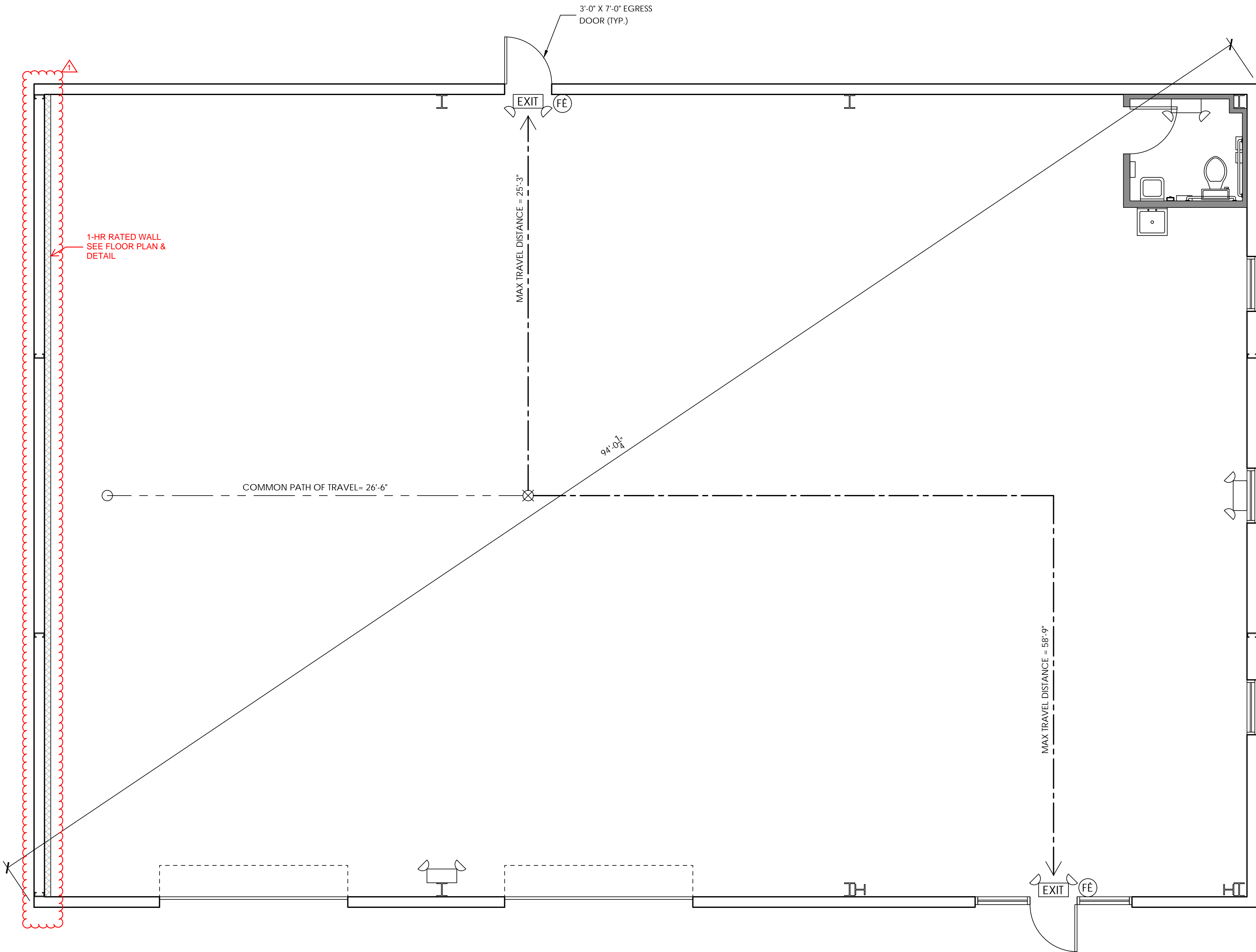
SYMBOL	DESCRIPTION	MOUNTING/REMARKS
	FIRE EXTINGUISHER TYPE 20-B-C	WALL MOUNTED
	EMERGENCY EXIT SIGN W/ LIGHT	MOUNTED ABOVE EXIT DOORS W/ 90 MIN. BACKUP (TYP.) "UPGRADE AS REQUIRED"
	EMERGENCY EXIT LIGHT	WALL MOUNTED W/ 90 MIN. BACKUP (TYP.)
	COMMON PATH OF TRAVEL	
	MAX TRAVEL DISTANCE	
	POINT OF DECISION (COMMON PATH)	

6 ACCESSIBLE EXTINGUISHER:



1 LIFE SAFETY PLAN

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



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PROJECT INFORMATION:

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ENGINEER OF RECORD  
FL LICENSE NO.

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REVISIONS:

NO.	DATE	COMMENTS
1	03/14/25	FIRE WALL ADDED TO PLAN

SHEET TITLE:

LIFE SAFETY

SHEET INFORMATION:

DRAWN: A.C. DATE: 3/14/2025	SHEET NO.
CHECKED: K.C. DATE: 3/14/2025	A1.1
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING

2 PAGE KEY NOTES #

MARK	NOTES
1	PRE-ENGINEERED BUILDING EXTERIOR (TYP.), SEE STRUCTURAL PLANS
2	BOX STR. COLUMNS W/ 3-5/8" STUDS AND DRYWALL, FIELD COORDINATE (TYP.)
3	-
4	-
5	-
6	-
7	-
8	-
9	-

3 WALL LEGEND

MARK	NOTES	
1	EXTERIOR PRE-ENGINEERED METAL BUILDING WALLS.	
2	INTERIOR PARTITION WALLS. 3-5/8" 20GA. METAL STUDS 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE	
3	INTERIOR 3-5/8" METAL STUD AGAINST EXTERIOR METAL WALLS WITH 5/8" GWB ON INSIDE	
4	FIRE PARTITION WALL - 1 HOUR RATED INTERIOR 3-5/8" METAL STUD W/ (2) SHEETS OF 5/8" TYPE X DRYWALL ON INSIDE. UL V497.	
-	-	

NOTE:

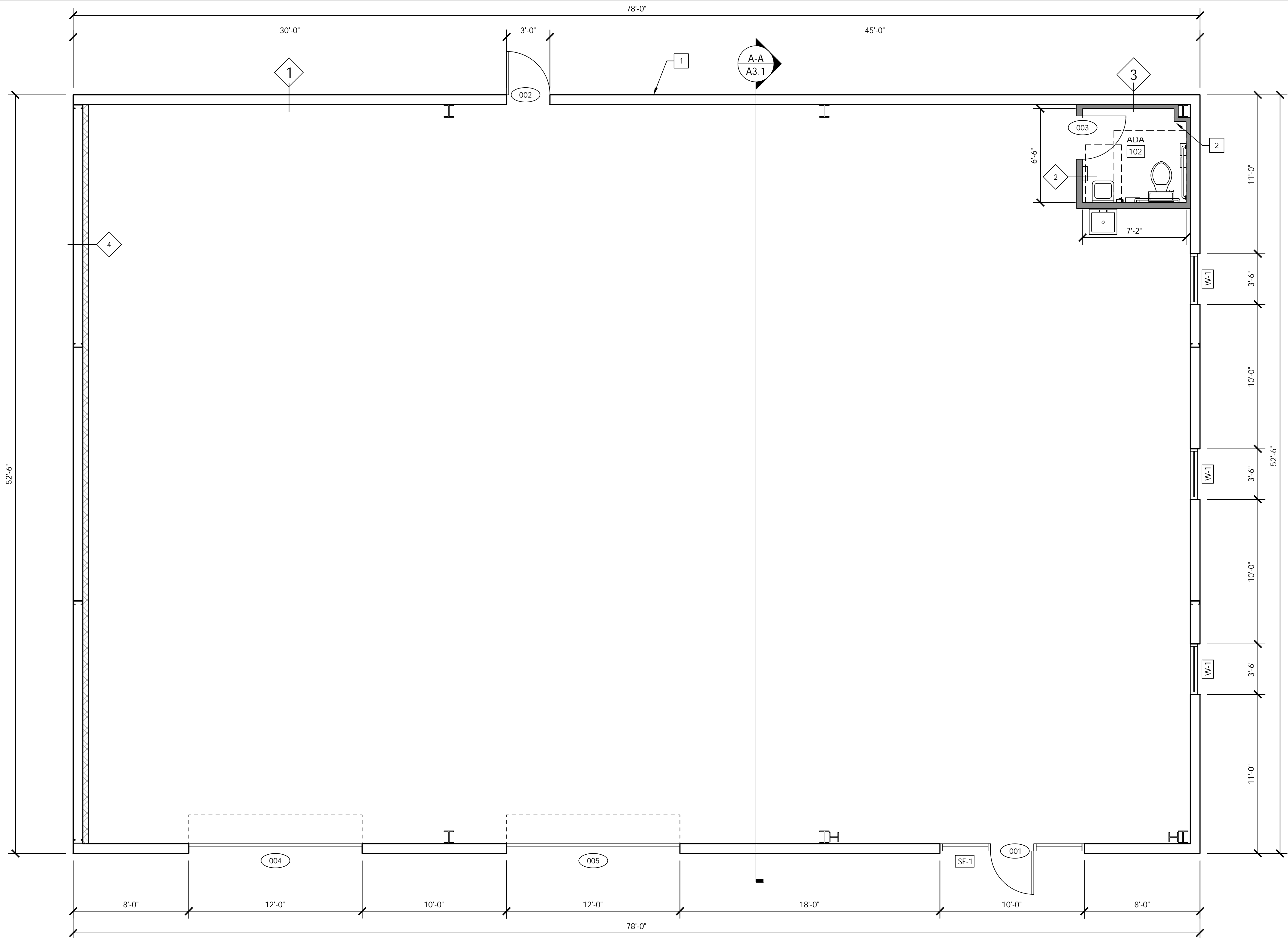
- USE MOISTURE RESISTANCE BOARD IN WET AREAS
- ON THE RESTROOM SIDE, GYPSUM BOARDS TO BE MOISTURE RESISTANT

3 GENERAL FLOOR PLAN NOTES

- GC MAY SUBSTITUTE ANY MANUFACTURER W/ AN EQUIVALENT. ALL SUBSTITUTIONS TO BE APPROVED BY THE OWNER.
- COORDINATE COLUMN SPACING IN FIELD W/ PRE-ENGINEERED METAL BUILDING MANUFACTURERS DRAWING. COLUMNS SHOWN ON THESE PLANS ARE NOT TO SCALE AND ARE FOR SCHEMATIC PURPOSES ONLY.
- ALL DIMENSIONS AND CONDITIONS SHOULD BE FIELD VERIFIED. THE ENGINEER SHOULD BE NOTIFIED OF ALL ERRORS, INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS ARE TAKEN FROM FACE OF STUD AND COLUMN CENTER LINES UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FINISHED FACE OF CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSIONS.
- GYPSUM BOARD SHALL HAVE CONTROL JOINTS AT 30'-0" O.C.

1 PROPOSED FLOOR PLAN

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



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REVISIONS:

NO.	DATE	COMMENTS

SHEET TITLE:

PROPOSED  
FLOOR PLAN

SHEET INFORMATION:

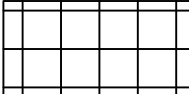



DRAWN: A.C. DATE: 3/14/2025	SHEET NO.
CHECKED: K.C. DATE: 3/14/2025	A1.2
PROJECT NUMBER:	INDEX:
SCALE: AS SHOWN	

DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING

2 PAGE KEY NOTES #

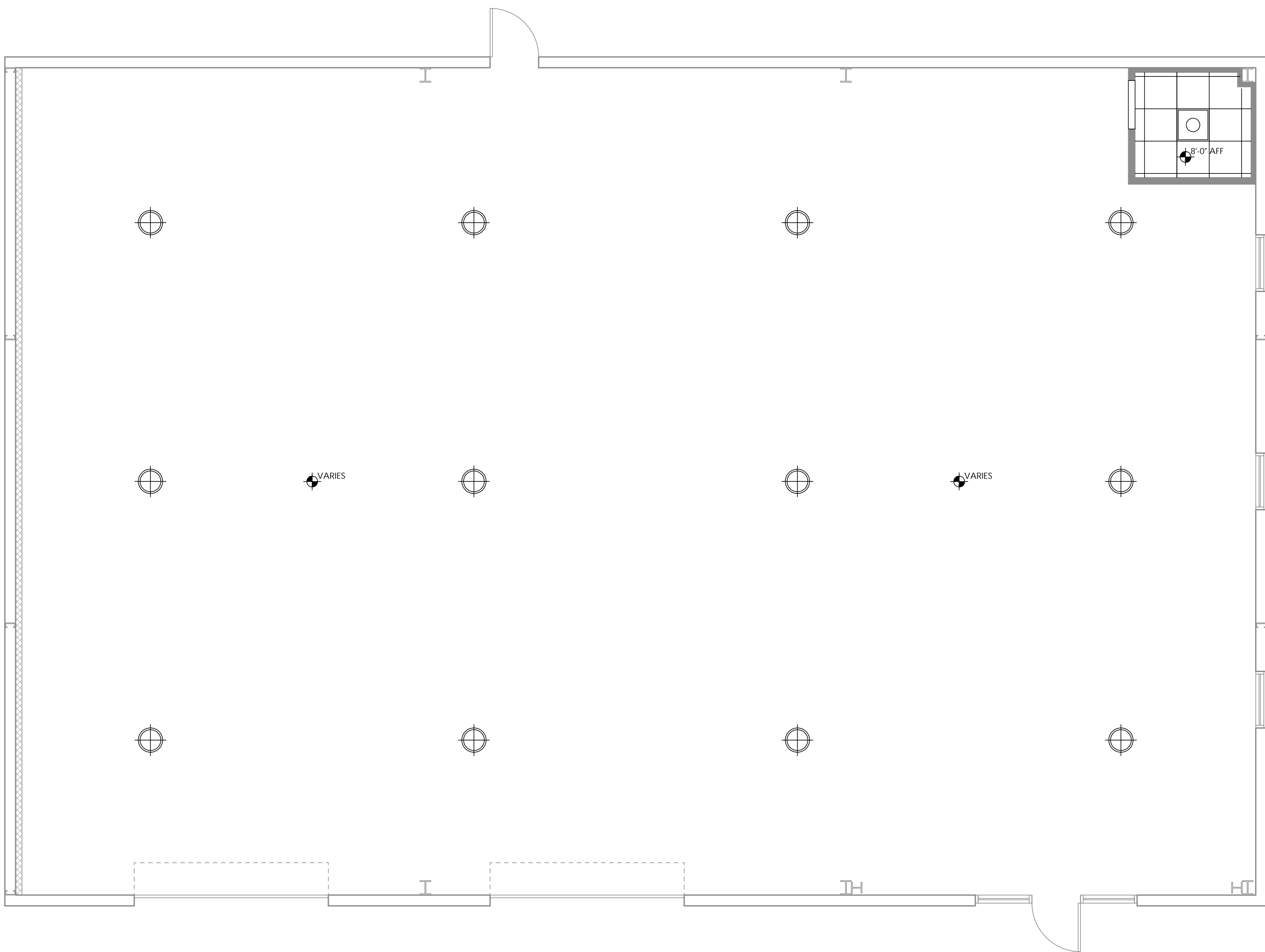
MARK	NOTES
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-

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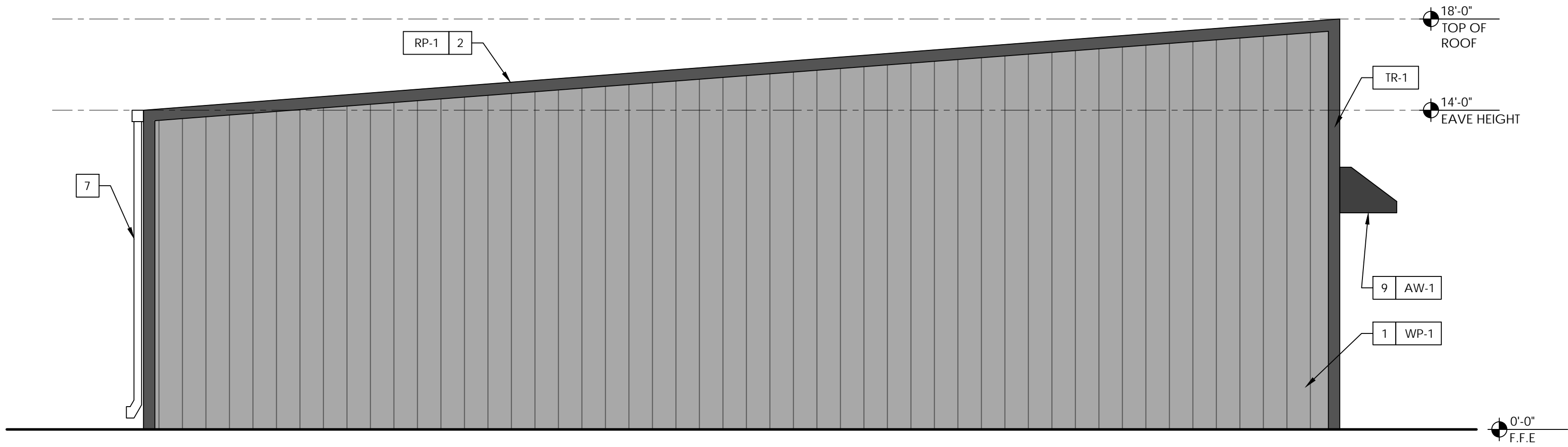
	EXPOSED PEMB CEILING, VINYL BACKED INSULATION
	NEW 2' x 2' CEILING TILE. DROP CEILING TILE FINISH PER OWNER
	2 x 2 LED RECESSED LIGHT FIXTURE
	UFO LED / PENDANT LIGHT
	CEILING HEIGHT TAG FROM FFE

1	REFLECTED CEILING PLAN
---	------------------------

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



1 PROPOSED FRONT ELEVATION

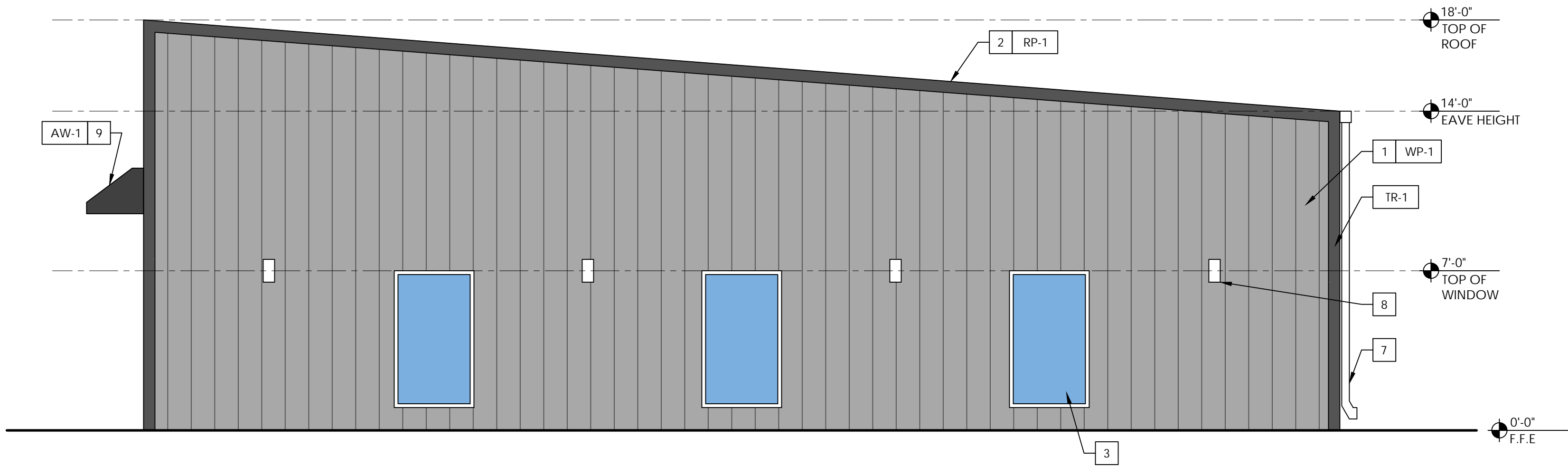


SCALE : 1/4" = 1'-0"

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

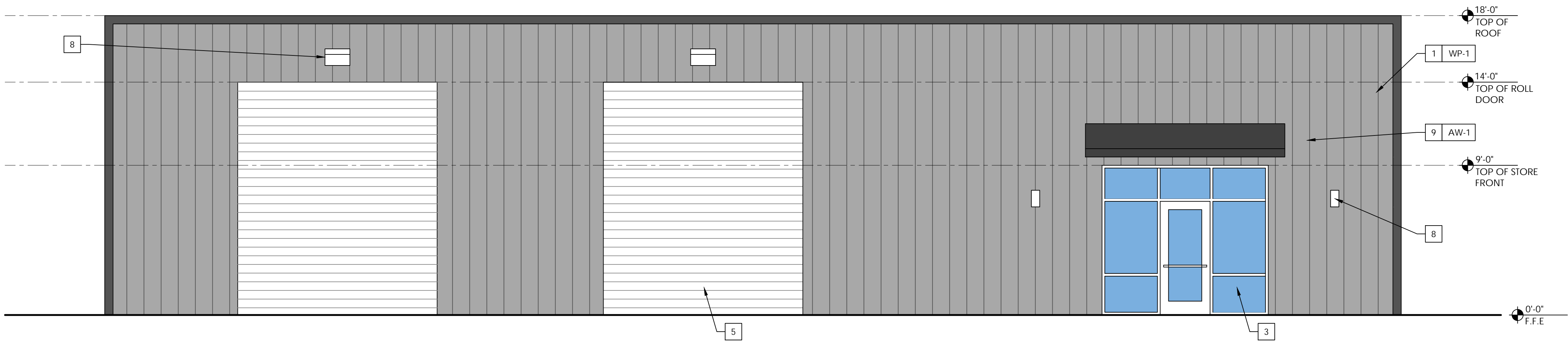


SCALE : 1/4" = 1'-0"

6 FINISH SCHEDULE NN-#

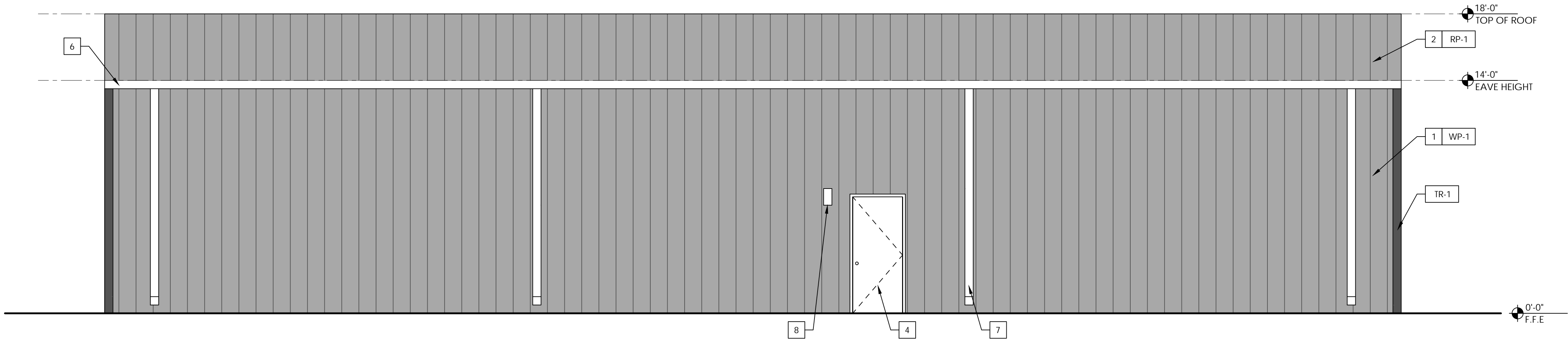
MARK	NOTES
WP-1	R-26 WALL PANEL, COLOR SELECTED BY OWNER
RP-1	R-26 ROOF PANEL, COLOR SELECTED BY OWNER
TR-1	PEMB TRIM, COLOR SELECTED BY OWNER
AW-1	CANVAS AWNING, COLOR APPROVED BY OWNER
-	-
-	-
-	-
-	-
-	-
-	-

3 PROPOSED SIDE ELEVATION



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

4 PROPOSED SIDE ELEVATION



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



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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

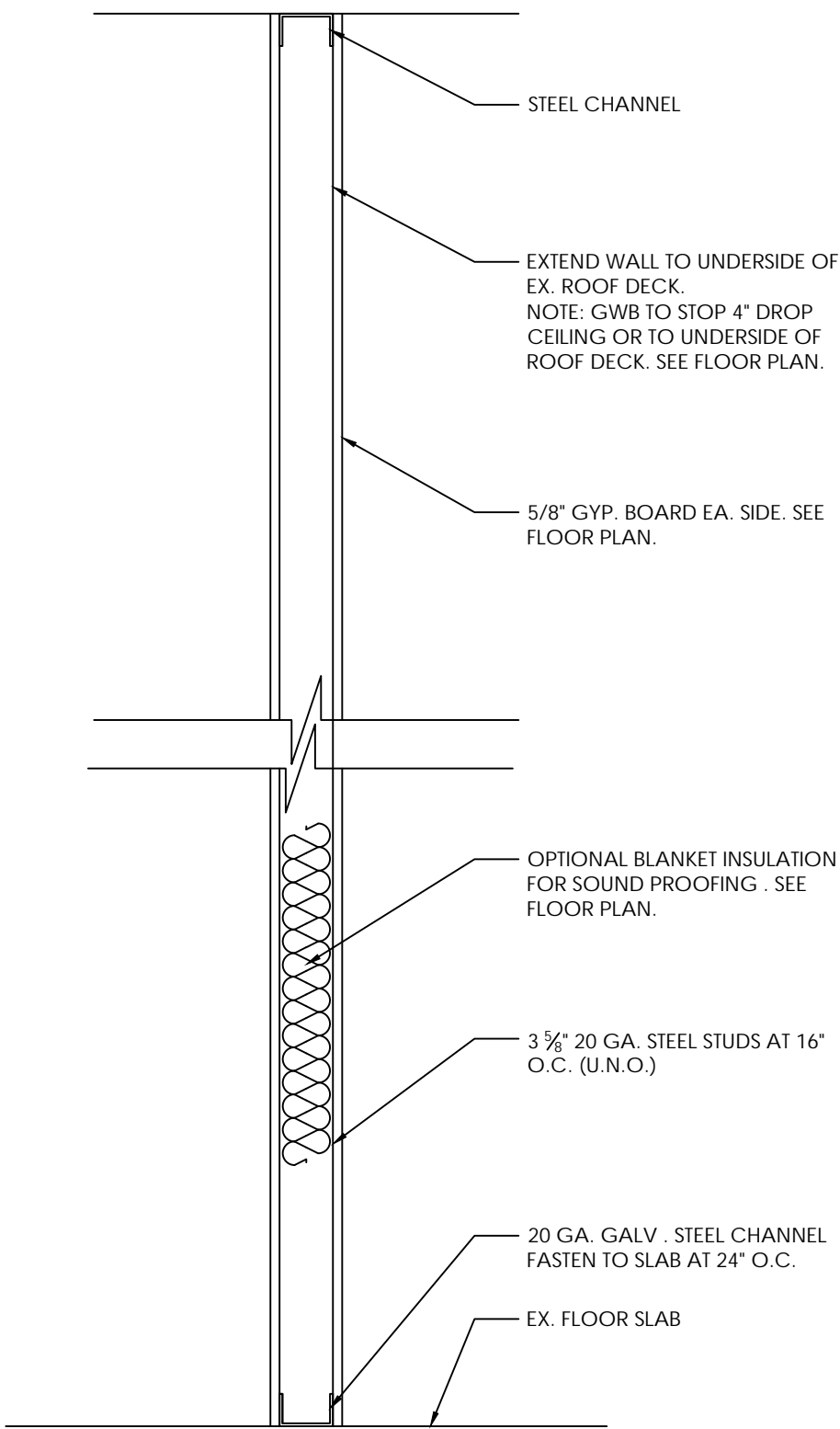
SHEET INFORMATION:

DRAWN: A.C. DATE: 3/14/2025	SHEET NO.
CHECKED: K.C. DATE: 3/14/2025	A2.1
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

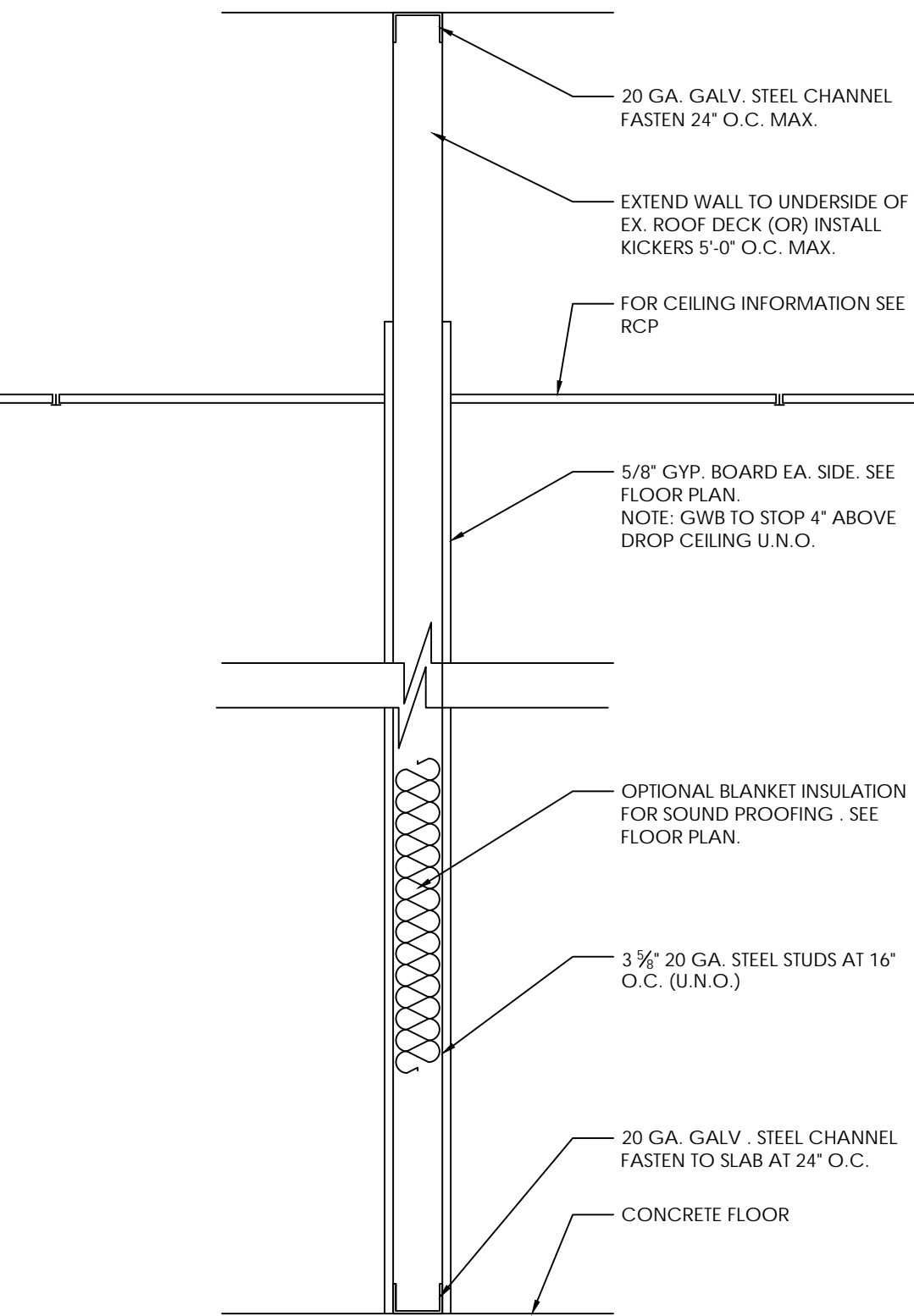
DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING



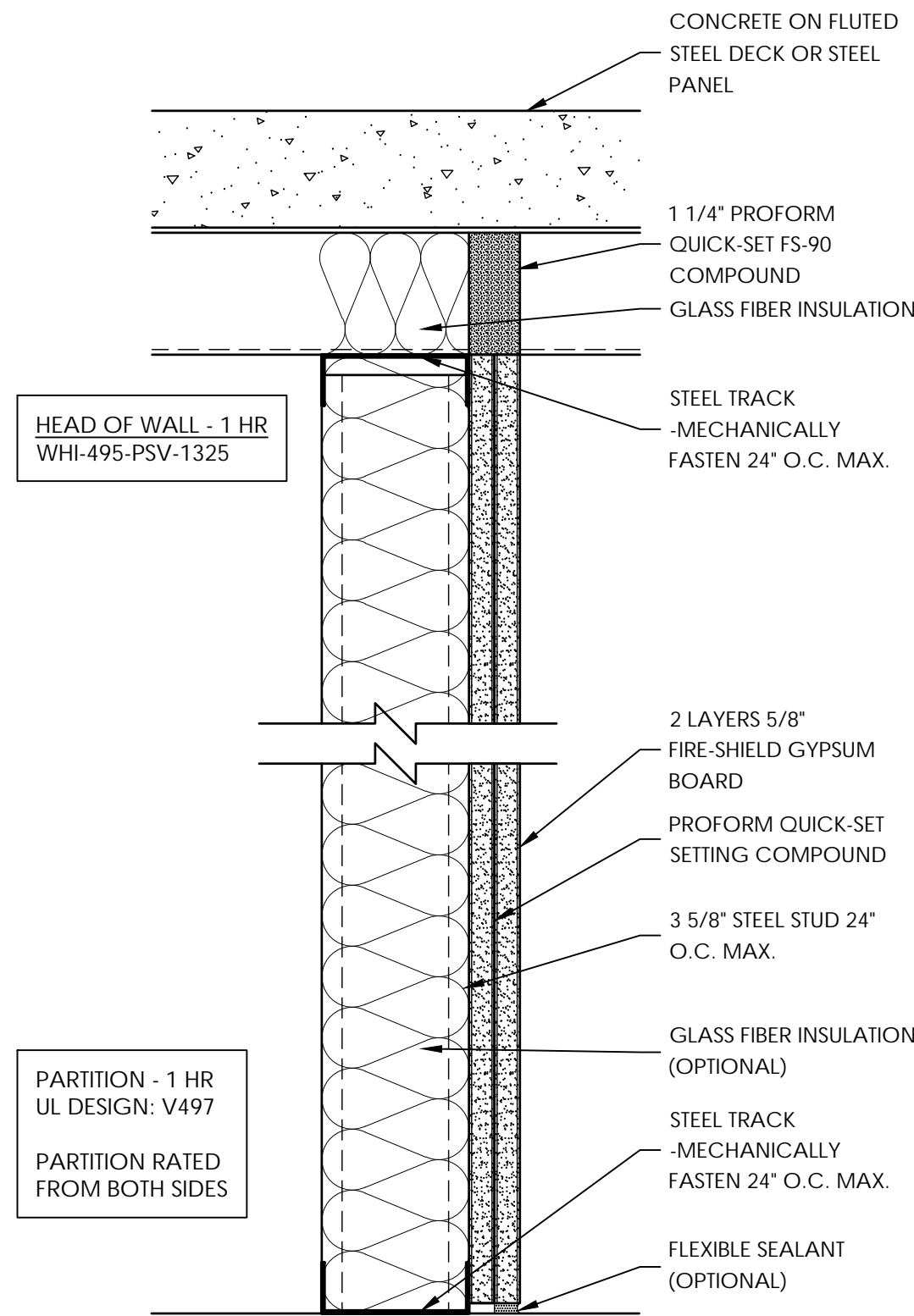
1 INTERIOR PARTITION WALL TYPE 1 DETAIL SCALE : N.T.S.



2 INTERIOR PARTITION WALL TYPE 2 DETAIL SCALE : N.T.S.



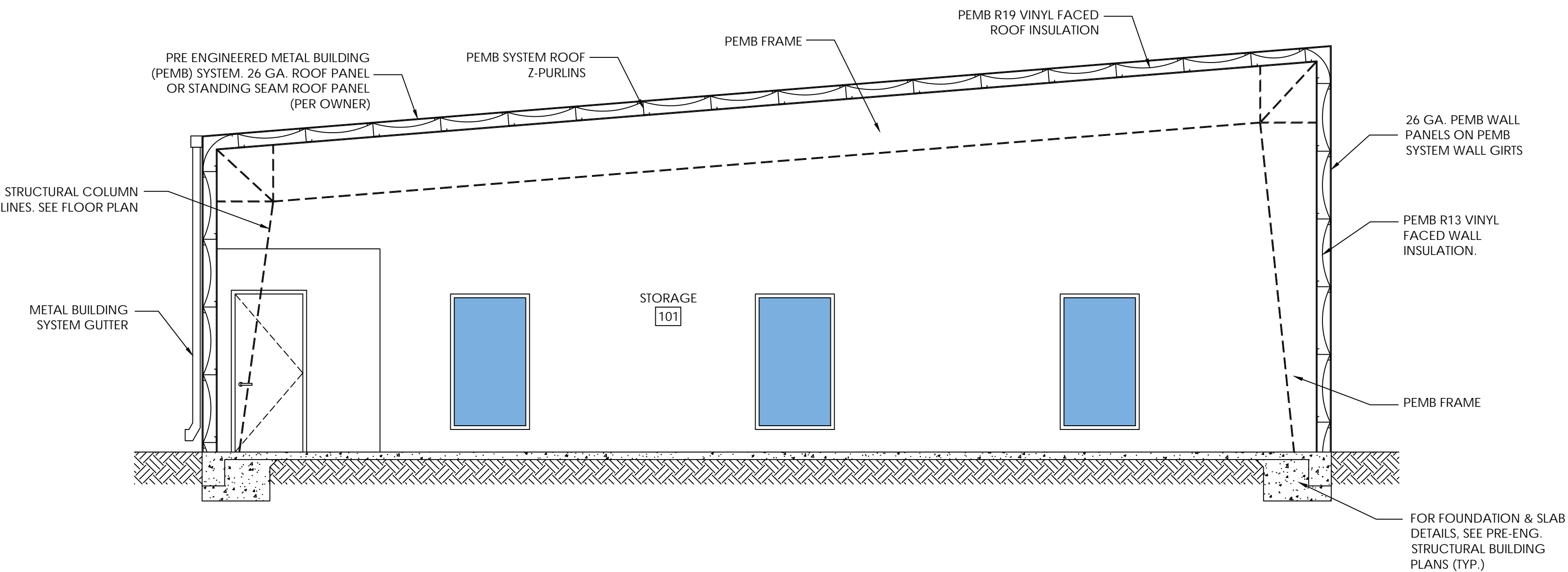
3 FIRE RATED WALL DETAIL (UL V497) SCALE : N.T.S.



4 FRAMING NOTES

- NOTES:
- FRAMING MATERIALS
    - STUDS AND TRACKS: ANSI ASTM C645: GALVANIZED SIZES AND SHAPES AS SHOWN ON THE DRAWINGS. PROVIDE 20 GA. C STUDS (3-5/8") UNLESS NOTED OTHERWISE.
    - BACKING: GALVANIZED SHEET METAL, 20 GA.
    - FURRING CHANNELS: 20 GA., 7/8" HAT SHAPED FORMED STEEL.
  - GYPSUM BOARD MATERIALS
    - GYPSUM BOARD: ANSI/ASTM C36: FIRE ASSEMBLIES UL RATED: 5/8" THICK, ENDS SQUARE CUT, TAPERED EDGES.
    - MOISTURE RESISTANT GYPSUM BOARD: ANSI/ASTM C630: 5/8" THICK, ENDS SQUARE CUT, TAPERED EDGES.
    - MOISTURE RESISTANT GYPSUM BOARD: ANSI/ASTM C630: 5/8" THICK, ENDS SQUARE CUT, TAPERED EDGES.
  - ACCESSORIES
    - SEALANT: NON-HARDENING PERMANENTLY RESILIENT AND NON-SKINNING, FOR USE IN CONJUNCTION WITH GYP BOARD.
    - CORNER BEADS: METAL
    - JOINT MATERIALS: ANSI/ASTM C475: REINFORCING TAPE, JOINT COMPOUND, ADHESIVE, WATER, FASTENERS.
    - TEXTURE MATERIALS: SPRAY APPLIED LIGHT TO MEDIUM FINE TEXTURE. FASTENERS: TYPE S SELF TAPPING SCREWS IN SIZE AND SPACING AS REQUIRED BY FBC, OR UL RATED SYSTEM.
  - INSTALLATION
    - INSTALL METAL STUDS AND ACCESSORIES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND RECOMMENDED INDUSTRY PRACTICES.
    - ALIGN WALL ASSEMBLIES TO A TOLERANCE OF ONE IN 200 HORIZONTALLY AND ONE IN 500 VERTICALLY.
    - PROVIDE THREE STUDS AT CORNERS, AND DOUBLE STUDS AT WALL OPENINGS.
    - COORDINATE WITH OTHER TRADES FOR PROPER LOCATIONS, SIZES, THICKNESS, AND ATTACHING REQUIREMENTS OF BACKING/BLOCKING.
    - COORDINATE WITH OTHER TRADES PIPES, DUCTS, CONDUITS WHICH ARE TO BE CONCEALED WITH WALL ASSEMBLIES.
    - EDGES OF DOOR IS LOCATED 4" OFF ADJACENT WALL EXCLUSIVE OF FAME. ALL OTHER DOOR OPENINGS ARE LOCATED TO ONE SIDE OF ROUGH OPENING, FRAME EXCLUSIVE.
    - GENERAL PLAN DIMENSIONS ARE FROM FINISH WALL SURFACE TO FINISH WALL SURFACE. AT CORRIDORS AND CRITICAL CLEAR DIMENSIONS WHERE DIMENSIONS IS FROM FACE TO FINISHED GYPSUM BOARD ON SIDE WHERE CLEAR DIMENSION MUST BE HELD.

5 BUILDING SECTION A-A SCALE : 1/4" = 1'-0"



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(813) 293-8883

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  
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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE  
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REVISIONS:		
NO.	DATE	COMMENTS
1	03/14/25	FIRE WALL DETAIL

SHEET TITLE:

WALL DETAILS & BUILDING SECTION

SHEET INFORMATION:

DRAWN: A.C.	SHEET NO.
DATE: 3/14/2025	
CHECKED: K.C.	A3.1
DATE: 3/14/2025	
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

DRAWINGS SCALES SHOWN BASED ON 24" X 36" DRAWING



1

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	FRAME TYPE	PROVIDED BY	INSTALLED BY	SIZE	MATERIAL	GLAZING	JAMB DETAIL	HARDWARE	REMARKS
D101	A1	SF	G.C.	G.C.	3'-0" x 7'-0"	ALUMINUM	TEMP	SEE STOREFRONT MANUFACTURER	SEE STOREFRONT MANUFACTURER	EXT. ALUMINUM/GLASS STOREFRONT DOOR
D102	A1	B1	G.C.	G.C.	3'-0" x 7'-0"	METAL	N/A	-	OCL200	-
D103	A1	B2	G.C.	G.C.	3'-0" x 7'-0"	WOOD	N/A	J1	QCL200	-
D104	A3	B3	G.C.	G.C.	12'-0" x 14'-0"	METAL	N/A	-	-	ASTA ROLL UP DOOR OR EQUAL
D105	A3	B3	G.C.	G.C.	12'-0" x 14'-0"	METAL	N/A	-	-	ASTA ROLL UP DOOR OR EQUAL
-	-	-	-	-	-	-	-	-	-	-
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HANDICAP ACCESSIBLE GUIDELINES:4.27.4 OPERATION CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N).

2

DOOR NOTES

INTERIOR DOORS:  
3' W. X 7'-0" H. X 1-3/4" THICK., WOOD SOLID CORE INTERIOR DOOR, PAINT GRADE FOR PAINT IN FIELD EQUAL TO MASONITE.  
  
DOOR HARDWARE:  
LEVER KNOB: STANDARD DUTY CYLINDRICAL LOCK, SATIN CHROME (626) FINISH EQUAL TO STANLEY COMMERCIAL DOOR HARDWARE QCL200 SERIES.  
  
HINGES: PROVIDE THREE HINGES AT EACH DOOR LEAF, EACH HING MIN. 4-1/2" HIGH AND 0.134 INCHES THICK.  
  
CYLINDERS: ALL CYLINDERS SHALL BE 6-PIN CONVENTIONAL. ALL CYLINDERS TO BE KEYED TO DORMA KEY SYSTEM.  
  
KEYING: THE HARDWARE SUPPLIER SHALL MEET WITH OWNER TO FINALIZE KEYING REQ.  
  
LOCKSETS AND LATCHES: PROVIDE STANDARD WROUGHT BOX STRIKE FOR EACH LATCH OR LOCK WITH A CURVED LIP. LOCKSETS SHALL HAVE A WRITTEN 5 YEAR WARRANTY ISSUED BY THE MANUFACTURER.  
  
DOOR CLOSERS: COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR SIZE AND MATERIALS. DOOR CLOSERS SHALL BE SUITABLE FOR EXTERIOR DOOR WEATHER EXPOSURE. DOOR OPENING FORCE SHALL COMPLY WITH ADA AND F.A.C. REQ. AND GUIDELINES FOR EXIT DOORS IN AN ACCESSIBLE PATH. DOOR CLOSERS ON FIRE RATED DOORS TO BE FIRE RATED TO EQUAL OR GREATER THAN DOOR RATING.  
  
DOOR WALL STOPS: PROVIDE WALL STOP AT INTERIOR DOORS EQUAL TO TRIMCO W1270WVCP.

HOLLOW METAL DOORS & FRAMES:  
  
MATERIALS  
1. COLD ROLLED STEEL SHEET: ASTM A 1008/8 1008M, COMMERCIAL STEEL, TYPE B, SUITABLE FOR EXPOSED APPLICATION.  
2. METALLIC COATED STEEL SHEET: ASTM A 653/A 653M, COMMERCIAL STEEL, TYPE B, W/ MIN. G60 (Z180) OR A60 (ZF180) METALLIC COATING.  
3. FRAME ANCHORS: ASTM A 653/A 653M, COMMERCIAL STEEL, TYPE B, W/ MIN. G60 (Z180) OR A60 (ZF180) METALLIC COATING.  
  
STANDARD HOLLOW METAL DOORS  
1. SMOOTH FACE, 1-3/4" THICK, COMPLYING WITH ANSI/SDI A250.8. ENDS SQUARE CUT, TAPERED EDGES.  
  
FIRE RATED DOOR NOTES:  
1. FIRE-RATED DOOR AND FRAME ASSEMBLIES SHALL COMPLY WITH NFPA NO. 80. THEY SHALL BE IDENTICAL TO DOOR AND FRAME ASSEMBLIES WHOSE FIRE RESISTANCE CHARACTERISTICS HAVE BEEN DETERMINED PER ASTM E 152 AND WHICH ARE LABELED AND LISTED BY UL, FACTORY MUTUAL, WARNOCK HERSEY, OR OTHER TESTING AND INSPECTING ORGANIZATIONS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. ALL DOORS AND FRAMES SHALL BE PREFERENTIALLY LABELED.  
2. PROVIDE FIRE-RATED HOLLOW METAL FRAMES INVESTIGATED AND TESTED AS A FIRE DOOR ASSEMBLY, COMPLETE WITH TYPE OF FIRE DOOR HARDWARE TO BE USED. IDENTIFY EACH DOOR FRAME WITH UL LABELS, INDICATING APPLICABLE FIRE RATING OF FRAME.

3

DOOR TYPES

4

FRAME TYPES

5

JAMB TYPES

6

STOREFRONT SCHEDULE:

MARK	PROVIDED BY	INSTALLED BY	SIZE	MATERIAL	GLAZING	REMARKS
SF-1	G.C.	G.C.	10'-0" W X 10'-0 H	GLASS/ALUMINUM	TEMPERED/IMPACT	STOREFRONT W/ DOOR
W-1	G.C.	G.C.	3'-6" W X 6'-0 H	GLASS/ALUMINUM	TEMPERED/IMPACT	STOREFRONT WINDOW
-	-	-	-	-	-	-
-	-	-	-	-	-	-

8

STOREFRONT TYPES

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

7

STOREFRONT NOTES

STOREFRONT GENERAL NOTES:  
1. PROVIDE SAFETY GLAZING (TEMPERED) AS REQUIRED BY FLORIDA BUILDING CODE (FBC) SECTION 2405.  
2. CONTRACTOR SHALL PROVIDE FLORIDA PRODUCT APPROVAL SUBMITTALS FOR THE FOLLOWING BUILDING COMPONENTS.  
2.1. EXTERIOR HOLLOW METAL DOORS  
2.2. STOREFRONT SYSTEMS  
3. STOREFRONT ALUMINUM FINISH TO BE CLEAR ANODIZED.  
4. STOREFRONT GLAZING TO BE 9/16" OLDCASTLE FG-5700 DRY GLAZED (OR APPROVED EQUAL)  
4.1. FL PRODUCT APPROVAL #FL 20665.1 APPROVED 2020  
5. CONTRACTOR TO PROVIDE (3) COPIES FOR REVIEW AND SUBMITTALS TO THE LOCAL JURISDICTION.

12

FLORIDA PRODUCT APPROVAL LIST

APPROVED PRODUCTS LIST			
PRODUCT CATEGORY	SUB-CATEGORY	MANUFACTURER	APPROVAL #
EXTERIOR DOORS	SWING DOOR	TELL MANUFACTURING	FL-22211.1
EXTERIOR DOORS	ROLL-UP	ASTA DOOR CORPORATION	FL-8888.1
PANEL WALLS	WALL LOUVERS	ARCHITECTURAL LOVERS	FL-16827.1
PANEL WALLS	STOREFRONT	OLDCASTLE	FL20665.1
STRUCTURAL COMPONENTS	ROOF DECK	WHIRLWIND STEEL BUILDINGS	FL17700.4 / FL17700.1
STRUCTURAL COMPONENTS	STRUCTURAL WALLS	WHIRLWIND STEEL BUILDINGS	FL17702.4
-	-	-	-

FL COA NO. \_\_\_\_\_ 30178

ENGINEER OF RECORD \_\_\_\_\_

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REVISIONS:

NO.	DATE	COMMENTS

SHEET TITLE:  
DOOR & WINDOW SCHEDULES  
SHEET INFORMATION:

DRAWN: A.C. DATE: 3/14/2025	SHEET NO.
CHECKED: K.C. DATE: 3/14/2025	A4.1
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

ACG

ENGINEERING & CONSTRUCTION

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

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:

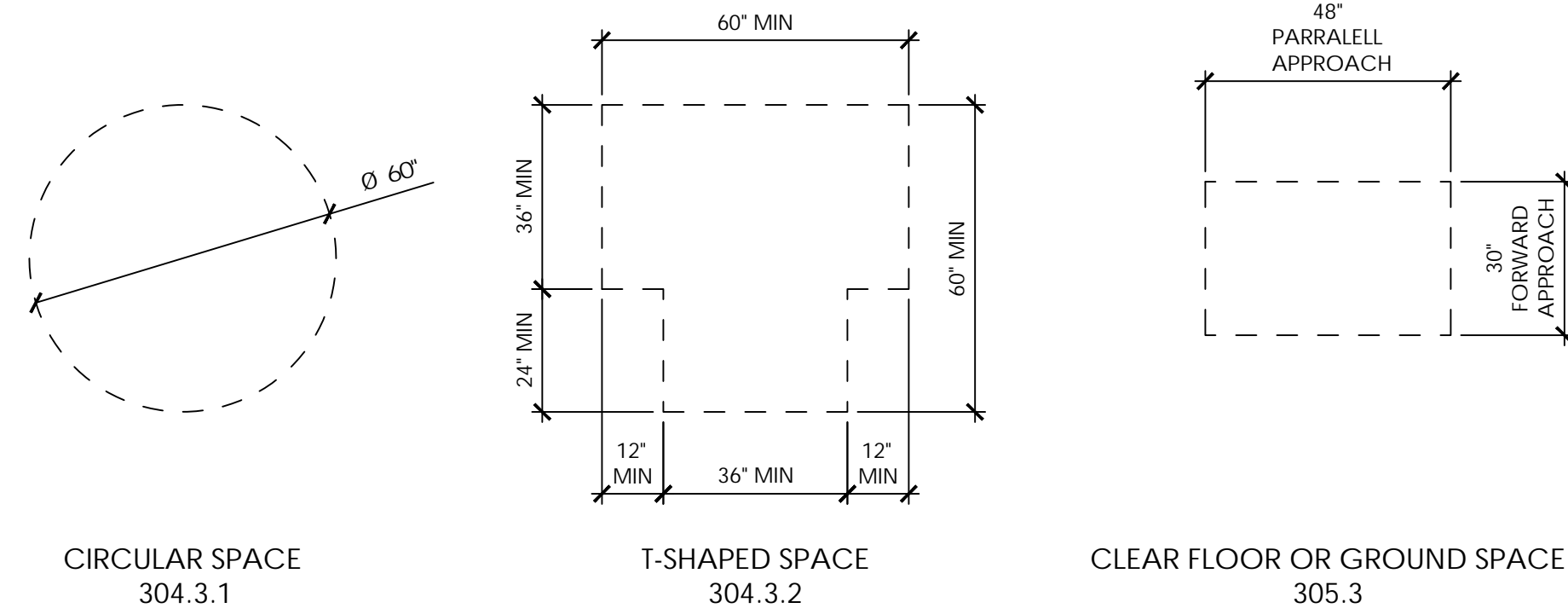
DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING



4 SHEET NOTES

1. THESE ARE TYPICAL DIAGRAMS INTENDED TO SHOW MOUNTING HEIGHTS, DIMENSIONS, SPATIAL REQUIREMENTS, ECT. FOR BOTH ACCESSIBLE AND NON-ACCESSIBLE FIXTURES AND ACCESSORIES.
2. NOT ALL DEVICES, FIXTURES, ACCESSORIES, ECT. THAT ARE SHOWN IN THESE DIAGRAMS ARE APPLICABLE TO THIS PROJECT. REF. 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.
3. COMPLY WITH THE MOUNTING HEIGHTS SHOWN ON THESE DIAGRAMS UNLESS SPECIFICALLY DIMENSIONED ELSEWHERE ON THE DRAWINGS.
4. ALL DIMENSIONS ARE FROM FACE TO FINISH MATERIAL.
5. CLEAR FLOOR SPACE DIAGRAM SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES.

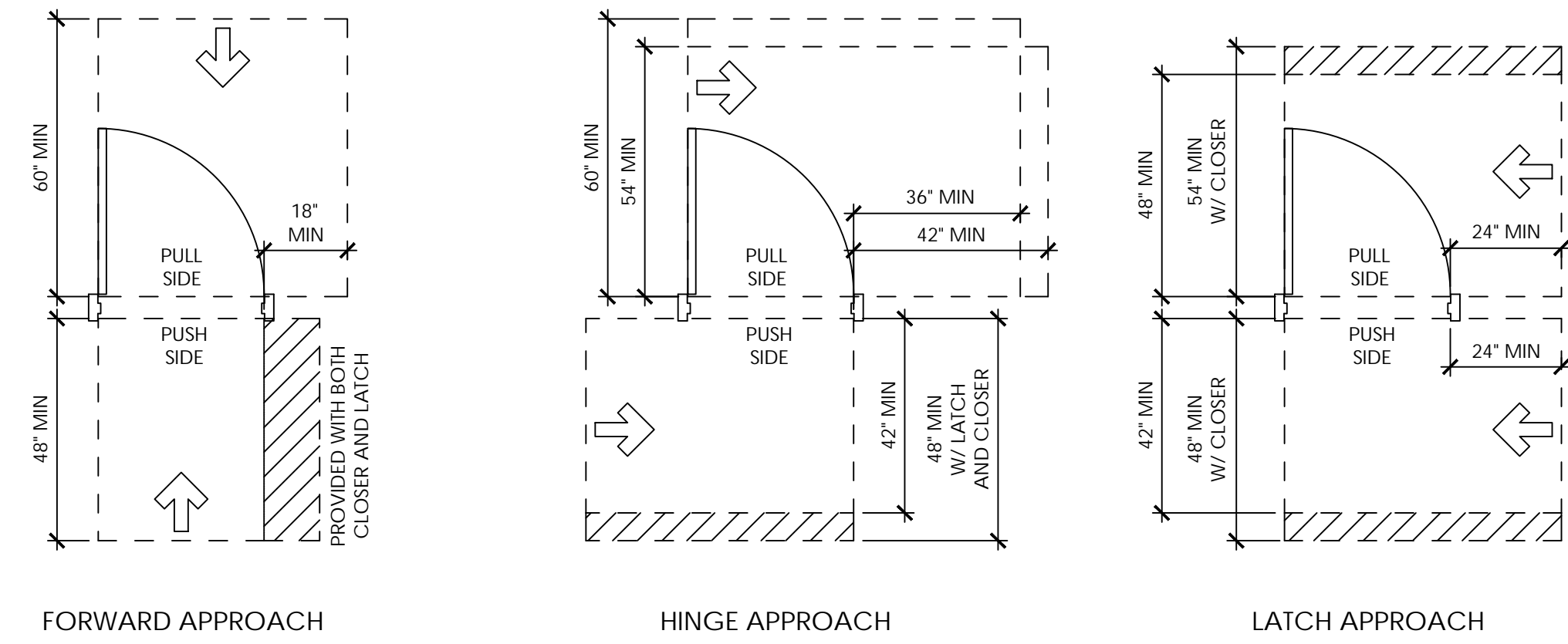
5 CLEAR FLOOR AND GROUND SPACE DIAGRAM



SCALE : N.T.S.

6 DOOR MANEUVERING CLEARANCES

SCALE : N.T.S.



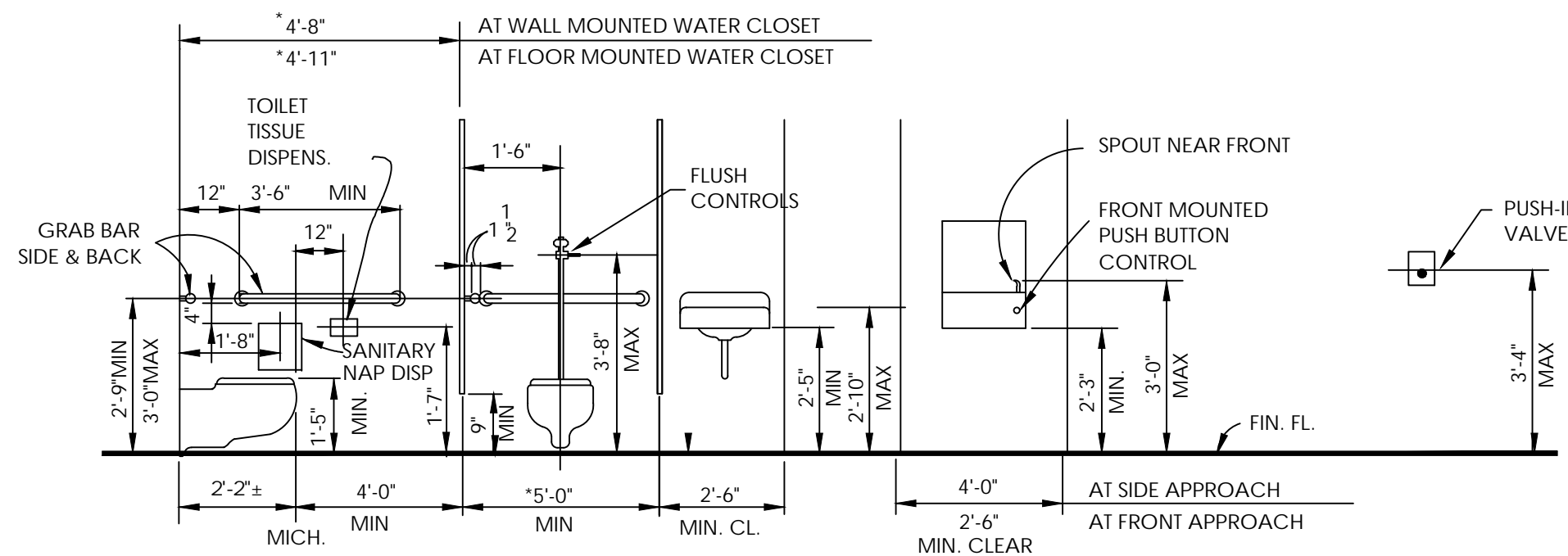
3 ACCESSORY SCHEDULE

SCALE : N.T.S.

ACCESSORY SCHEDULE (#)				
KEY	DESCRIPTION	MANUF. (OR EQUAL)	MTG HEIGHT	REMARKS
1	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	BOBRICK B-369	52" AFF TOP	-
2	MULTI-ROLL TOILET TISSUE DISPENSER	BORICK 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	-
-	-	-	-	-

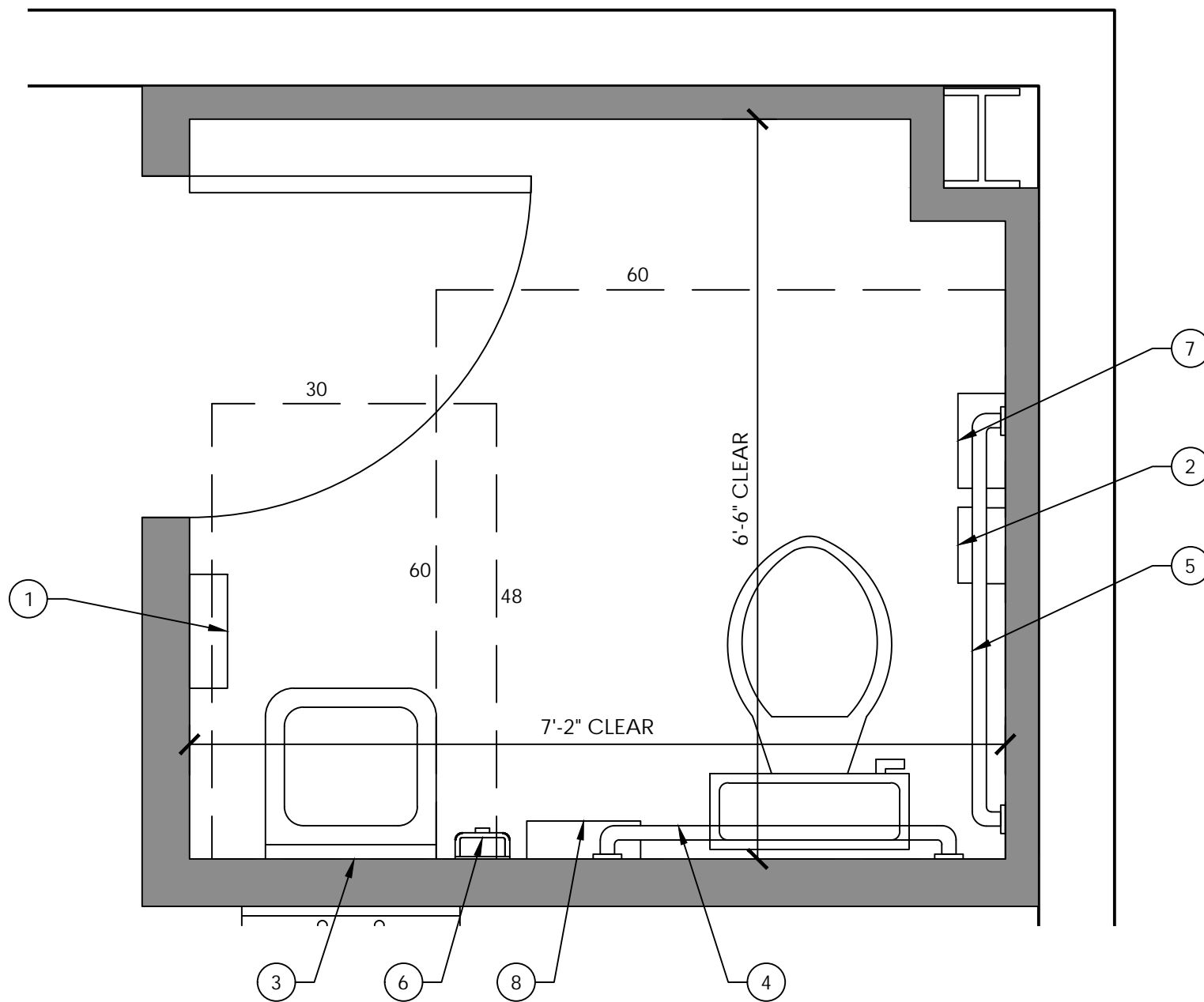
7 ADA MOUNTING HEIGHTS

SCALE : N.T.S.



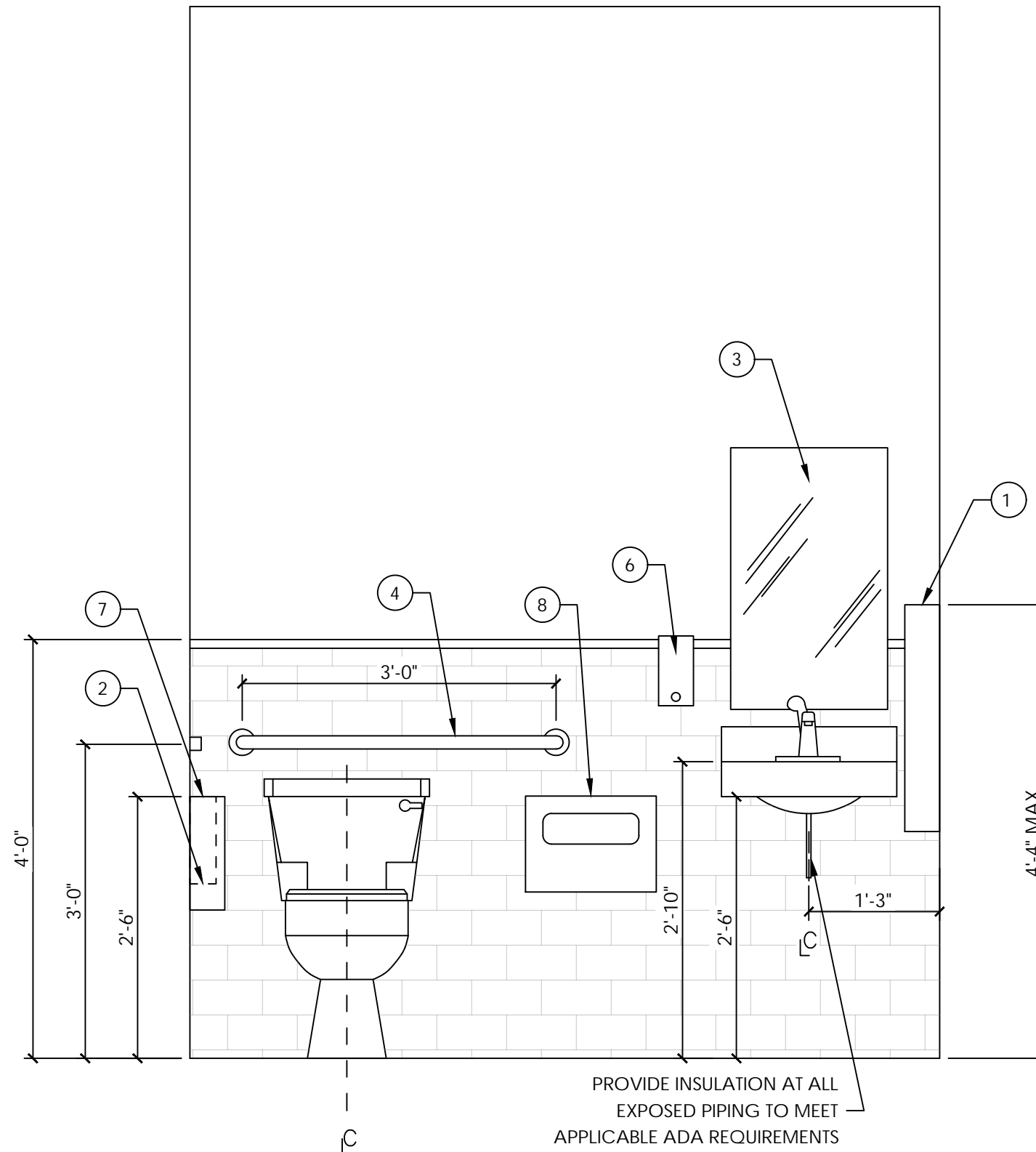
1 TYPICAL RESTROOM ELEVATIONS

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

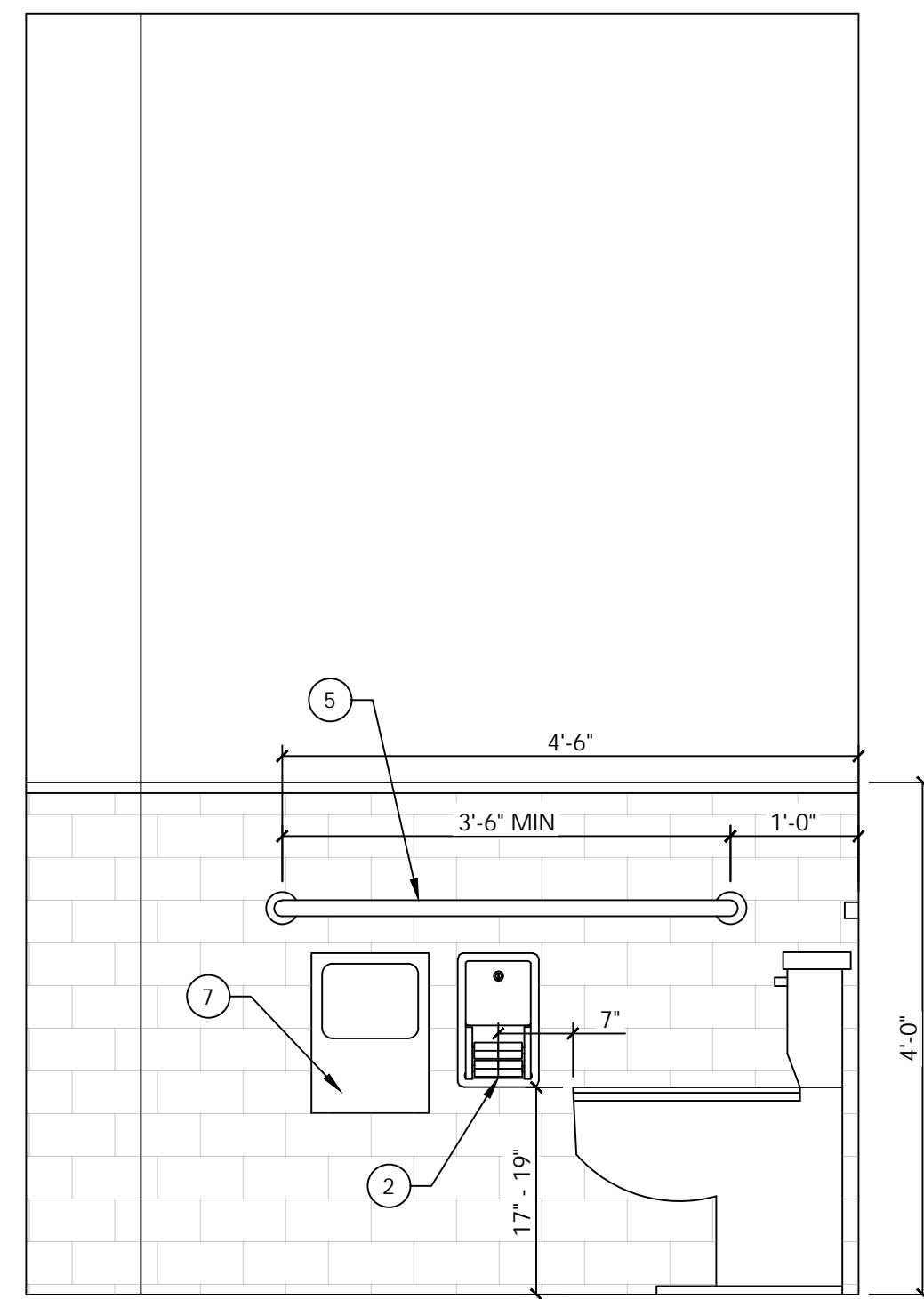


2 TYPICAL RESTROOM ELEVATIONS

SCALE : N.T.S.



TYP. RESTROOM ELEVATION



TYP. RESTROOM SIDE ELEVATION



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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  
FL LICENSE NO.

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APPLICABLE MINIMUM BUILDING CODES

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: AS SHOWN	INDEX:

A5.1

DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING

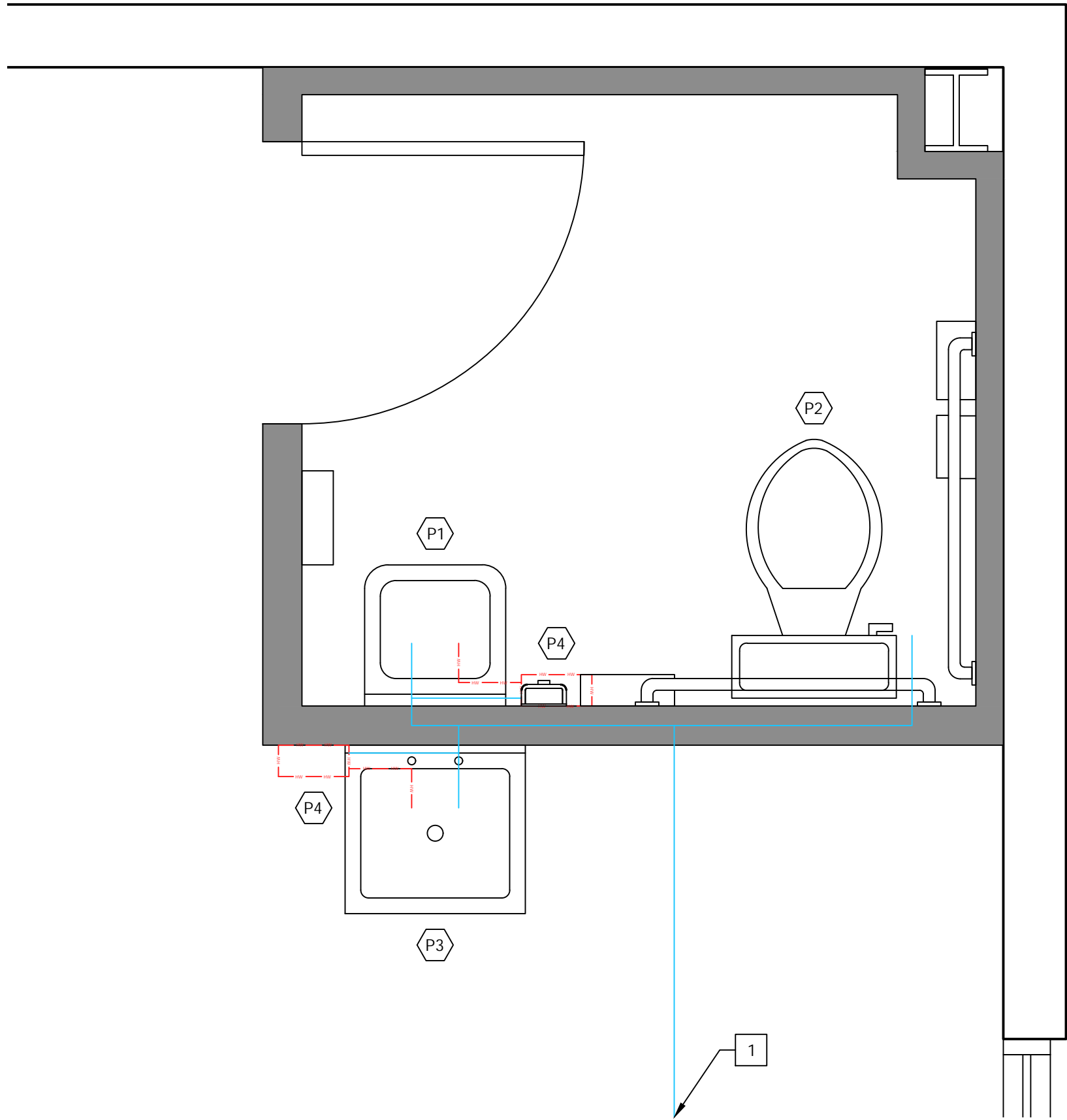






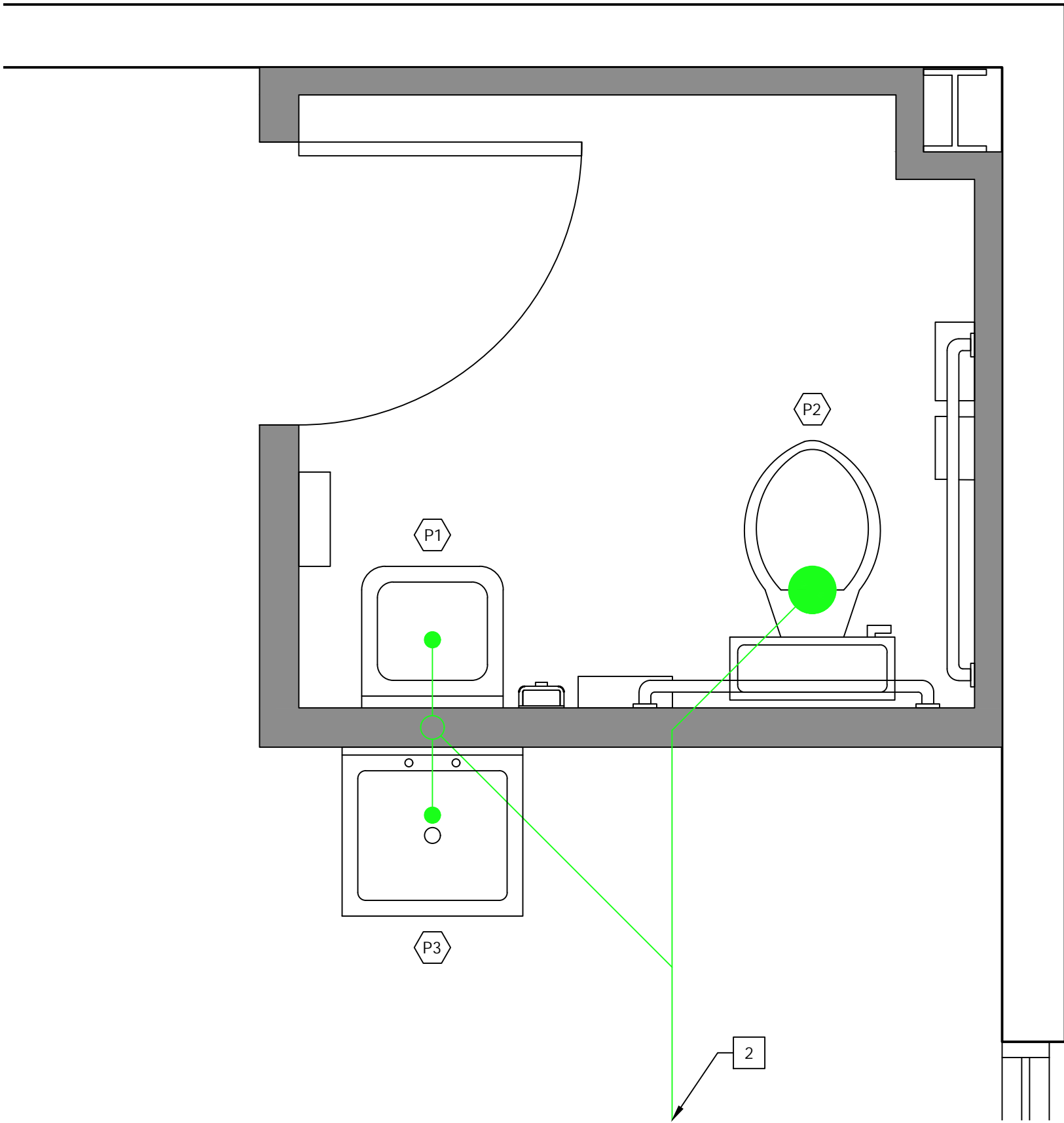
1 PLUMBING WATER PLAN

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



2 PLUMBING SANITARY PLAN

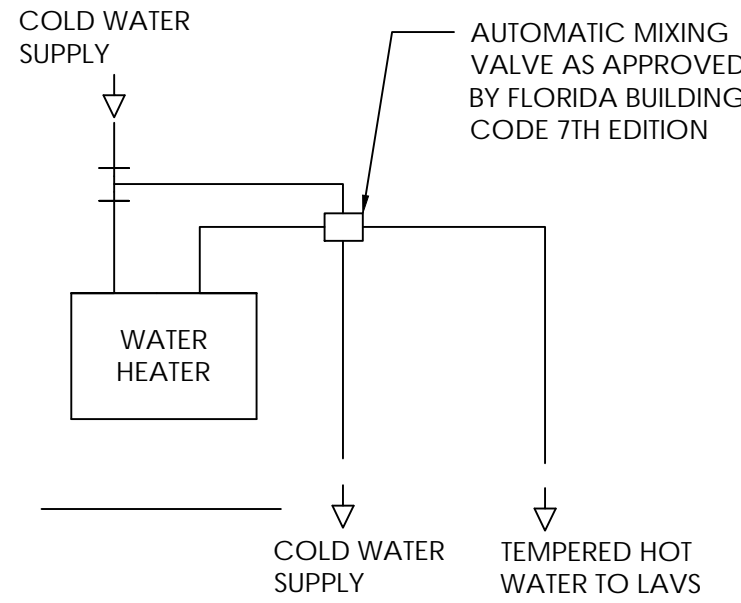
SCALE : 3/4" = 1'-0"



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	-

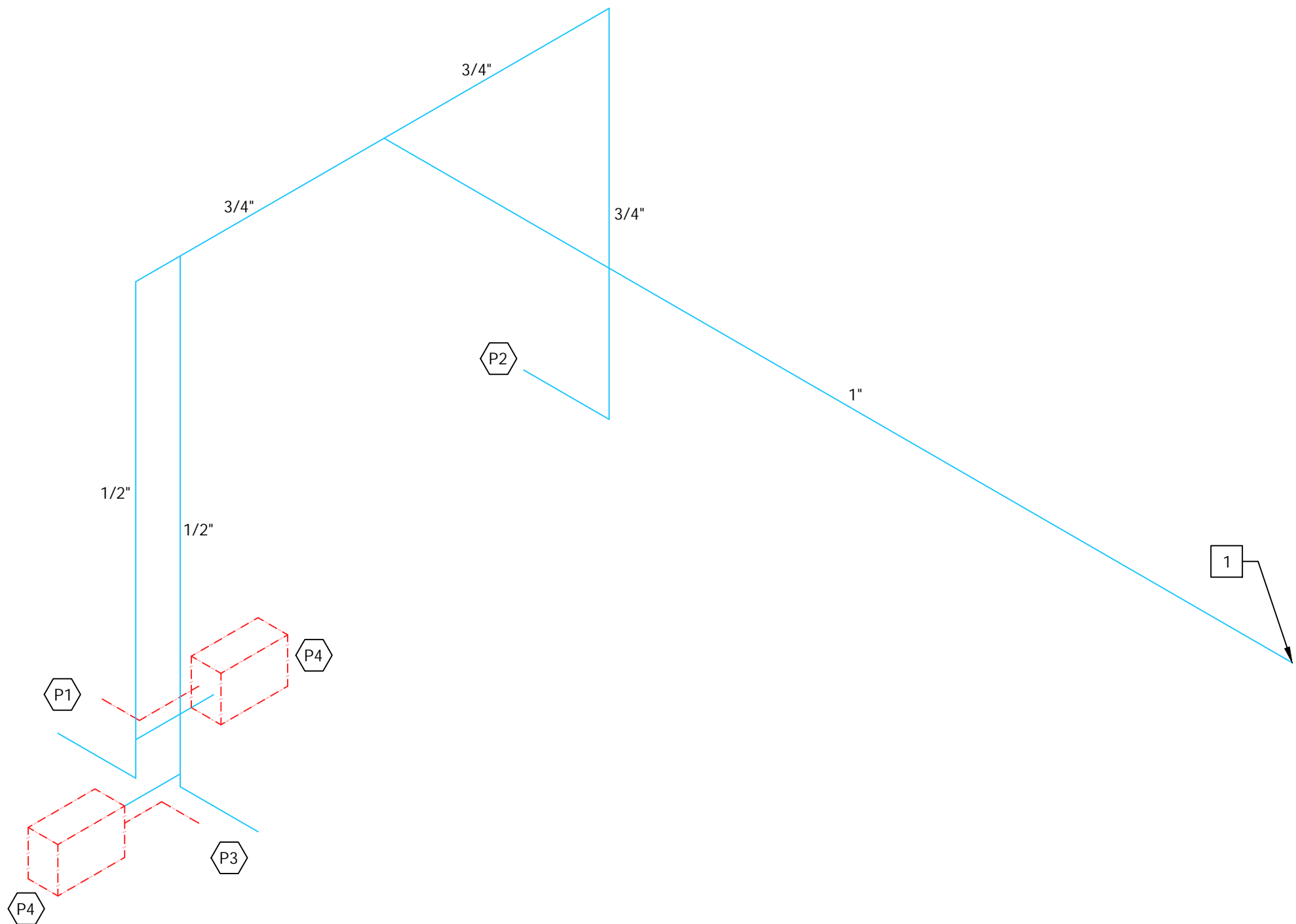
6 WATER HEATER/TEMPERING DETAIL



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

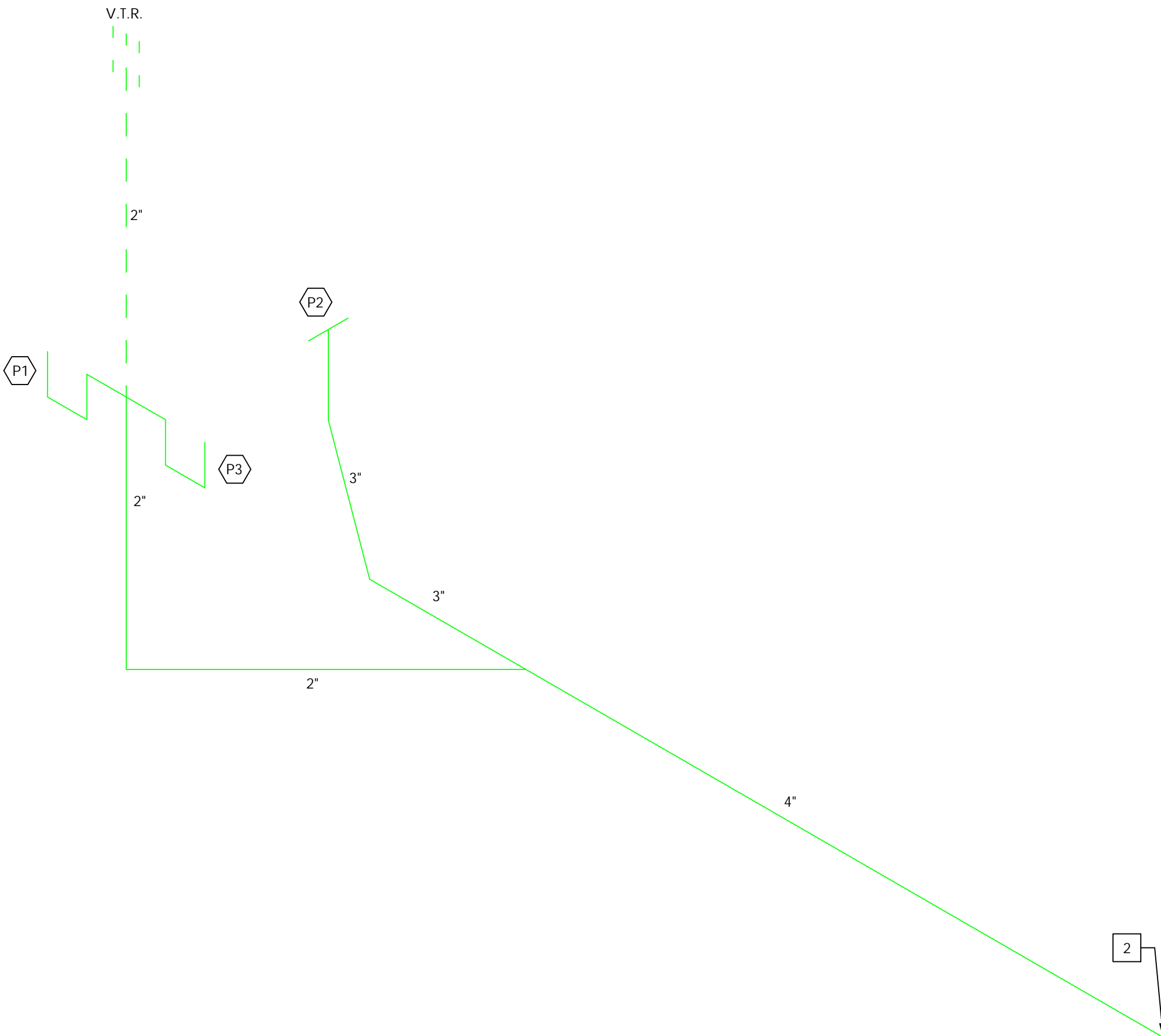
3 PLUMBING WATER ISOMETRIC

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



4 PLUMBING SANITARY ISOMETRIC

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



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CLIENT:

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PROJECT NAME:

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REVISIONS:

NO.	DATE	COMMENTS

SHEET TITLE:

PLUMBING WATER  
PLAN

SHEET INFORMATION:

DRAWN: A.C. DATE: 3/14/2025	SHEET NO.
CHECKED: K.C. DATE: 3/14/2025	P1.1
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING



2 | PAGE KEY NOTES |#

MARK	NOTES
1	12' X14' ROLLUP DOOR
2	6" V.I.W. - WALL CAP WITH BIRD SCREEN
3	-
4	-
5	-
6	-
7	-
8	-
9	-

3 | NATURAL VENTILATION CALCULATIONS

402.1 NATURAL VENTILATION.  
NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

402.2 VENTILATION AREA REQUIRED.  
THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

VENTILATION CALCULATION:

WAREHOUSE (1) AREA = 4,250 SQUARE FEET  
VENTILATION AREA PROVIDED:  
ROLL UP DOORS = 12' X 14' \* (2 DOORS TOTAL) = 336 SQ.FT.  
VENTILATION AREA = 336 / 4,250 \* 100% = 7.90 PERCENT OF THE FLOOR AREA BEING VENTILATED  
7.90% > 4% REQUIRED = NATURAL VENTILATION IS ADEQUATE

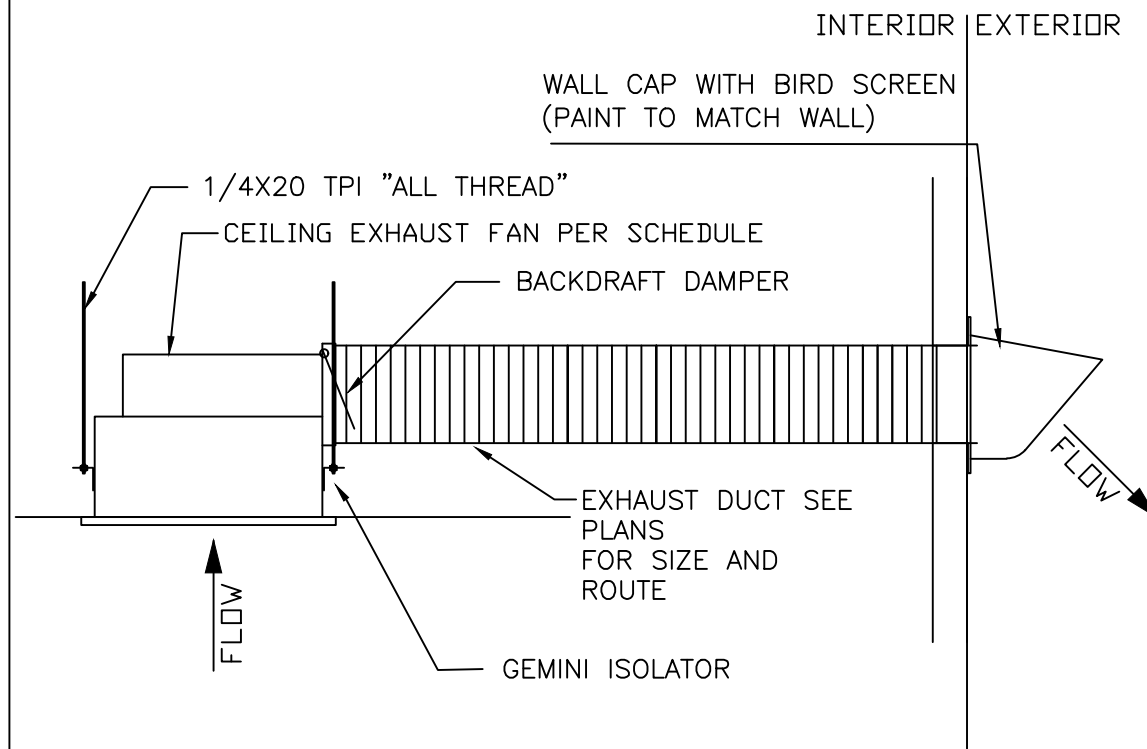
4 | FAN SCHEDULE

FAN SCHEDULE										
MARK	AREA SERVED	TYPE	CFM	DRIVE	WATTS	R.P.M.	VOLTS/PH	SONES	MANUFACTURER & MODEL NO.	NOTES
EF-1	RESTROOM	CABINET	80	CABINET	23.3 W	600	115V/1P	0.3	BROAD QTXE080	1, 2, 3
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-

NOTES:  
1. EXHAUST FAN TO BE CONTROLLED BY INDIVIDUAL SWITCH.  
2. PROVIDE WITH VIBRATION ISOLATOR KIT, INTEGRAL BACKDRAFT DAMPER, & ALUMINUM WALL CAP.  
3. EXHAUST FAN MANUFACTURER/ MODEL CAN VARY W/ APPROVED EQUAL.

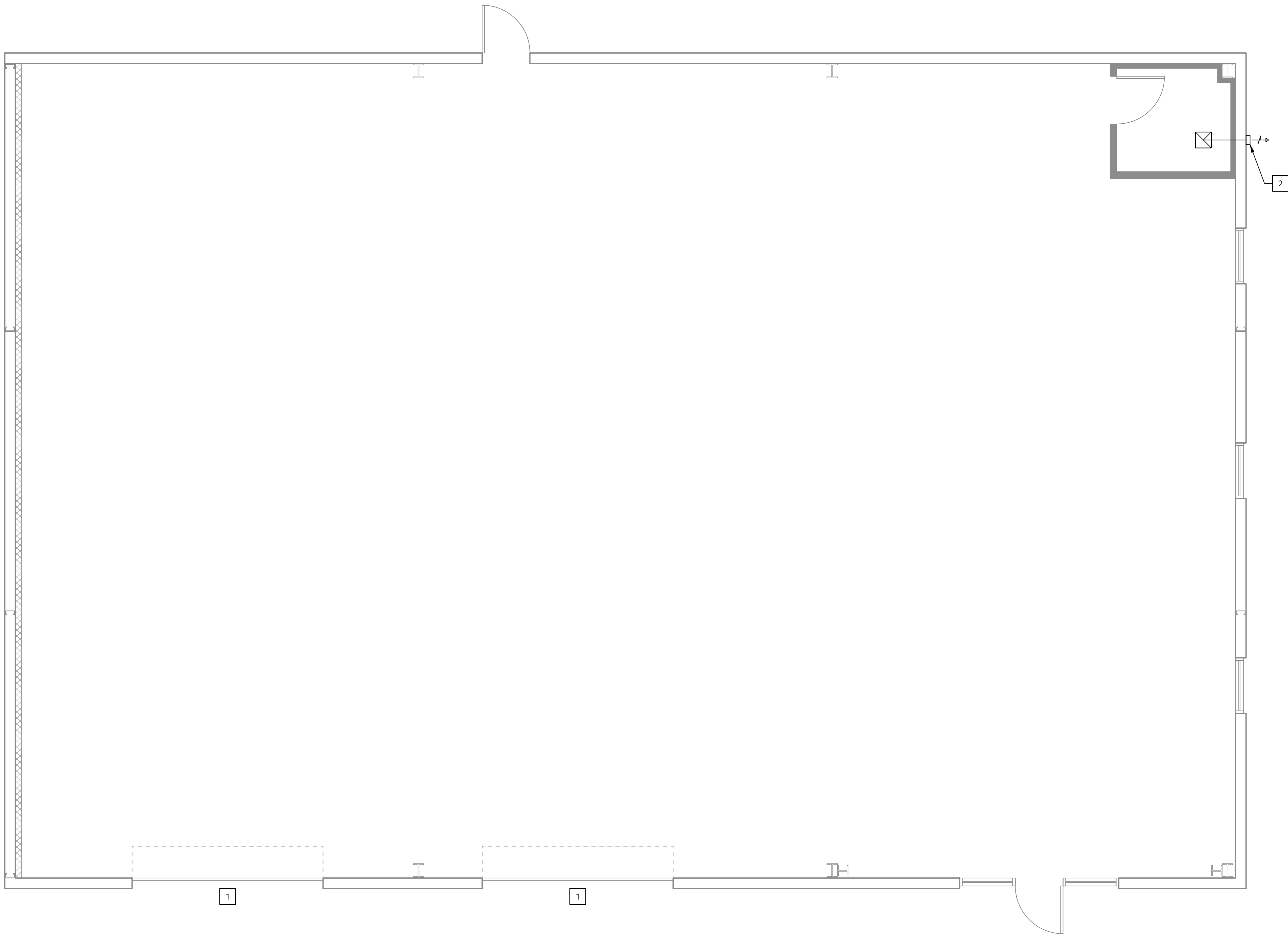
5 | CEILING FAN DETAIL

SCALE : N.T.S.



1 | MECHANICAL PLAN

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



AUSTIN CONSTRUCTION GROUP  
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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 \_\_\_\_\_  
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:

MECHANICAL  
PLAN

SHEET INFORMATION:

DRAWN: A.C. DATE: 3/14/2025	SHEET NO.
CHECKED: K.C. DATE: 3/14/2025	M1.1
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:

DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING






## LIGHTING FIXTURE & CONTROL 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




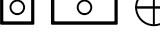





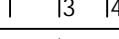





- | SYMBOL  | DESCRIPTION  | MOUNTING  |
|---|--|---|
|  | GREENGATE OAC-DT-2000 SENSOR - LOW VOLTAGE 360 DEGREES OCCUPANCY SENSOR SET TO MANUAL ON- MODE | MOUNTED FROM DROP CEILING, MOUNT MIN. 4'-0" AWAY FROM SUPPLY DIFFUSER AND AWAY FROM DOOR TO ROOM TO PREVENT SENSOR FROM KEEPING LIGHTS ON BY SOMEONE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

## ELECTRICAL LEGEND

- CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
1. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTION FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
  2. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
  3. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

SYMBOL	DESCRIPTION
--------	-------------

- DOCUMENTATION REQUIREMENTS:
- THE CONSTRUCTION DOCUMENTS SHALL SPECIFY THAT DOCUMENTS CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF SECTION C405 ARE TO BE PROVIDED TO THE BUILDING OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

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)
	MANUAL SWITCH / THREE-WAY TOGGLE SWITCH / FOUR-WAY TOGGLE SWITCH
	DIMMER SWITCH (150D WATTS, U.N.O.)
	JUNCTION BOX
	QUADRAPLEX 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 WIRE TO ABOVE CEILING. MTD. 18" A.F.F. U.O.N.
	-

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## REVISIONS:

[illegible]

SHEET TITLE:

## ELECTRICAL NOTES & SCHEDULES

SHEET INFORMATION:

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DATE: 3/14/2025

SHEET NO.

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

PROJECT NUMBER:

## INDEX:

## INDEX:

DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING



2 PAGE KEY NOTES #

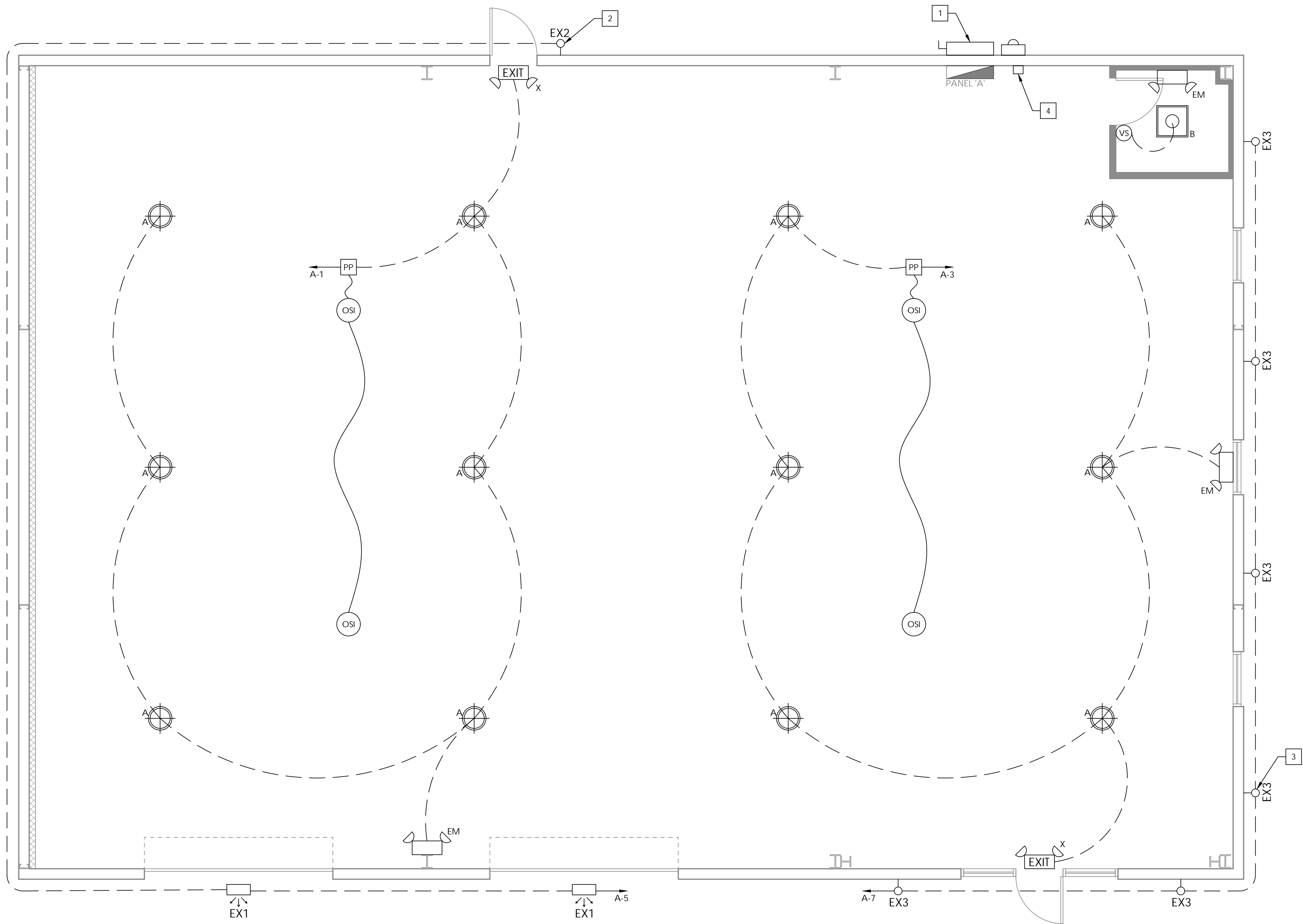
MARK	NOTES
1	PROPOSED 600A SERVICE. FIELD VERIFY EXACT LOCATION IN FIELD W/ OWNER. SEE RISER DIAGRAM SCHEDULE.
2	EXTERIOR LIGHTING FIXTURE W/ AUTOMATIC PHOTOCELL CONTROLLER (TYP.)
3	DECORATIVE LIGHTING ON FRONT OF BUILDING. LIGHTING TO BE ON TIME CLOCK AND TURN ON AT DUSK. (TYP.)
4	TIME SWITCH FOR EXTERIOR LIGHTING, INTERMATIC ET2805C (OR EQUAL)
5	-
6	-
7	-
8	-
9	-

3 GENERAL NOTES

- LIGHTING NOTES:**
- OCCUPANCY SENSORS SHALL BE DESIGNED TO AUTOMATICALLY TURN OFF LIGHTING WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE AND BE EQUIPPED WITH MANUAL OVERRIDE SWITCH.
  - ENERGY- SAVING SENSORS, SWITCHES, TIMERS, OR CONTROLLERS SHALL BE APPROVED AND SHALL NOT COMPROMISE THE CONTINUITY OF ILLUMINATION OF THE MEANS OF EGRESS REQUIRED BY 7.8.1.2 OF THE NFPA 101 LIFE SAFETY CODE.
- DRAWING GENERAL NOTES:**
- COORDINATE WITH ARCHITECTURAL & MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - PATCH AND PAINT WALLS AS REQUIRED WHERE DEVICES, BOXES, ECT. ARE REMOVED AND REWORKED.
  - EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
  - COORDINATE NEW ELECTRICAL CIRCUITS IN FIELD WITH OWNER AND CONTRACTOR. LABEL ALL NEW CIRCUITS CORRECTLY. EXISTING CIRCUITS REMOVED TO BE MADE SAFE.
- EXTERIOR LIGHTING NOTES:**
- EXTERIOR LIGHTS SHALL BE CONTROLLED IN ACCORDANCE WITH C405.2.5 OF THE FBC ENERGY CODE. LIGHTINGS SHALL BE AUTOMATICALLY TURNED OFF WHEN DAYLIGHT IS PRESENT. IN ADDITION, LIGHTS SHALL TURN OFF FROM 1 HOURS AFTER CLOSING TO 1 HOURS BEFORE OPENING. PROVIDE TIME CLOCK. INTERMATIC ET 2805C (OR EQUAL).

1 ELECTRICAL LIGHTING PLAN

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



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ELECTRICAL  
LIGHTING PLAN

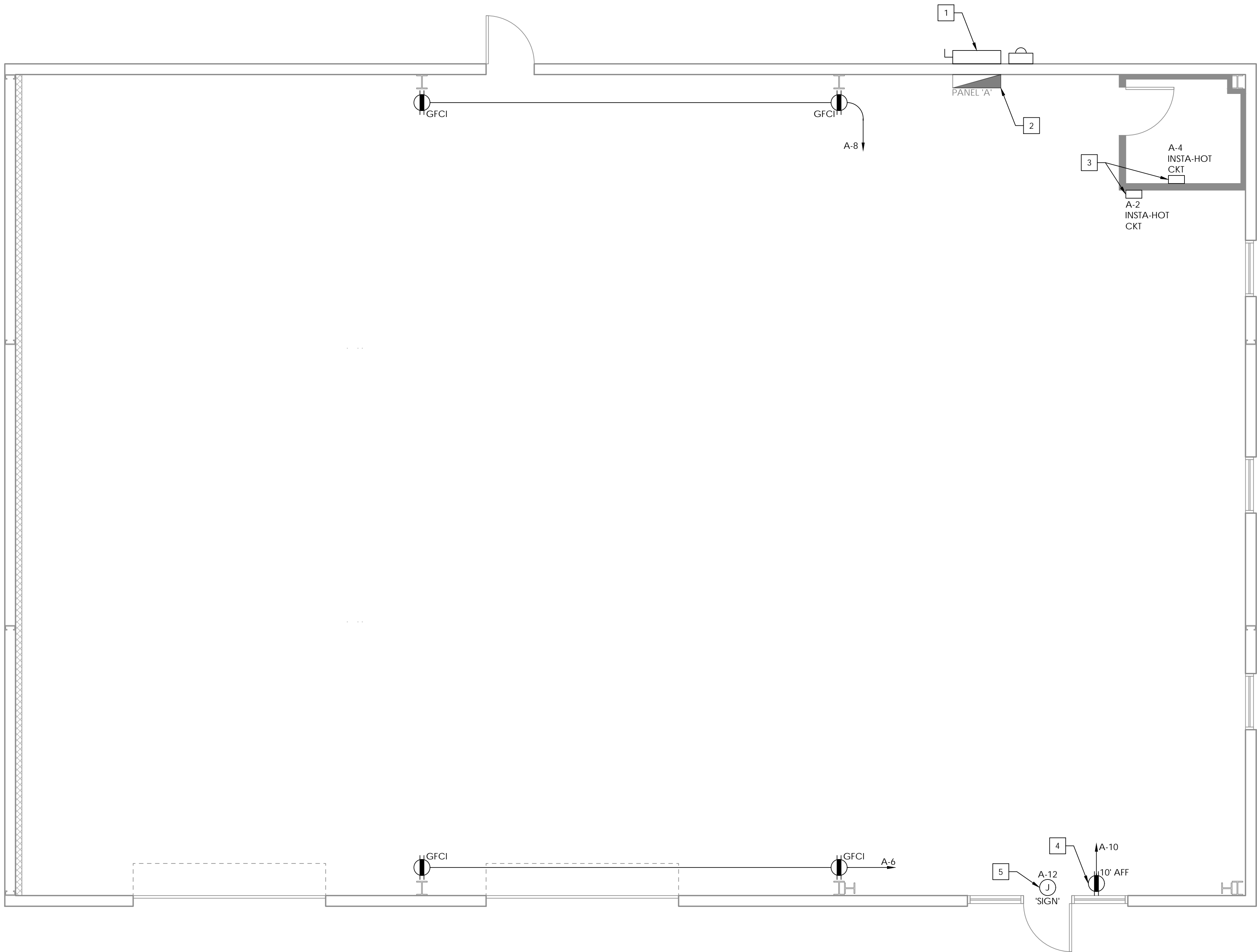
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DATE: 3/14/2025	
PROJECT NUMBER:	INDEX:
SCALE: AS SHOWN	

DRAWINGS SCALES SHOWN BASED ON 24"x36" DRAWING



MARK	NOTES
1	PROPOSED 200A SERVICE. FIELD VERIFY EXACT LOCATION IN FIELD W/ OWNER. SEE RISER DIAGRAM SCHEDULE.
2	PANEL 'A' - 200A, 120/240V, 1P, 3W
3	INSTA-HOT CIRCUIT, 120V, 1P
4	STOREFRONT RECEPTACLE, LOCATE ABOVE STOREFRONT.
5	FUTURE SIGN CIRCUIT JUNCTION BOX CENTER ABOVE STOREFRONT DOOR
6	-
7	-
8	-
9	-



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NO.	DATE	COMMENTS

SHEET TITLE:

ELECTRICAL  
POWER PLAN

SHEET INFORMATION:

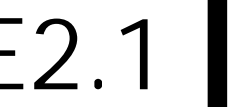
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CHECKED: K.C. DATE: 3/14/2025	E1.2
PROJECT NUMBER:	
SCALE: AS SHOWN	INDEX:



SCALE : N.T.S



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		CONN. LOAD	L.F.		DEMAND LOAD		NOTES			
LIGHTING		2936	125%		3670					
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			



DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING



2 PAGE KEY NOTES #

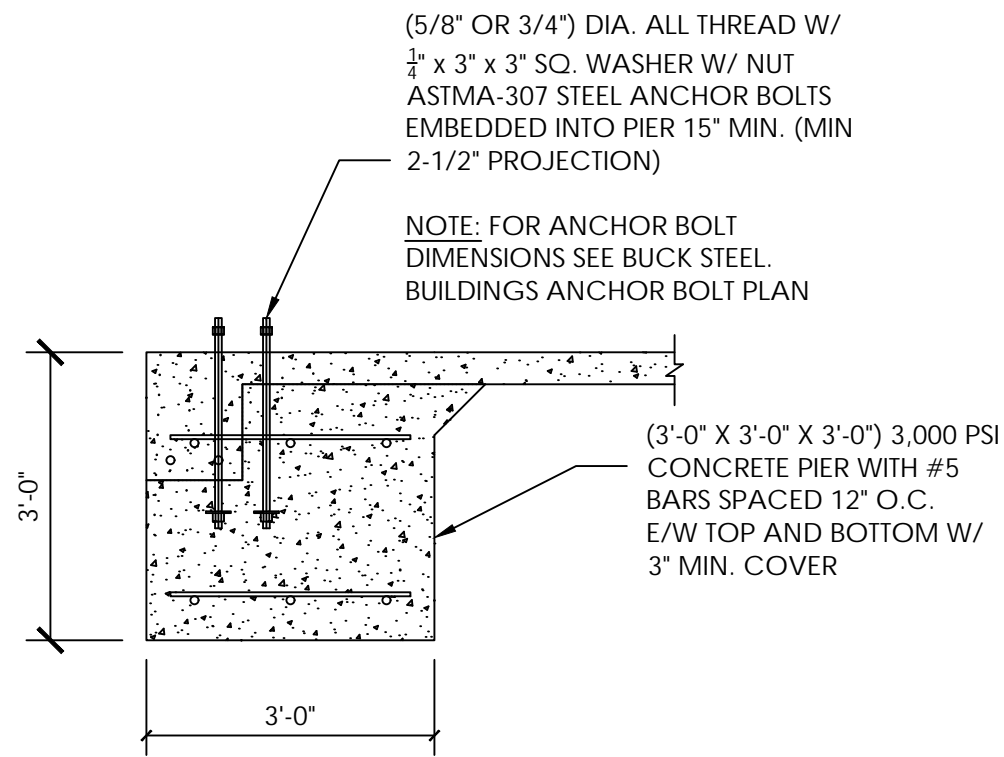
MARK	NOTES
1	-
2	-
3	-
4	-
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6	-
7	-

3 FOUNDATION KEY

- F-1 3'-0" X 3'-0" X 3'-0" W/ (2) LAYERS OF #5 12" O.C. E/W  
F-2 5'-0" X 5'-0" X 3'-0" W/ (2) LAYERS OF #5 12" O.C. E/W  
F-3 6'-6" X 6'-6" X 3'-0" W/ (2) LAYERS OF #5 12" O.C. E/W  
CF-1 PERIMETER CONTINUOUS FOOTING.  
12" WIDE BY 18" DEEP WITH (2) CONTINUOUS #5 BARS

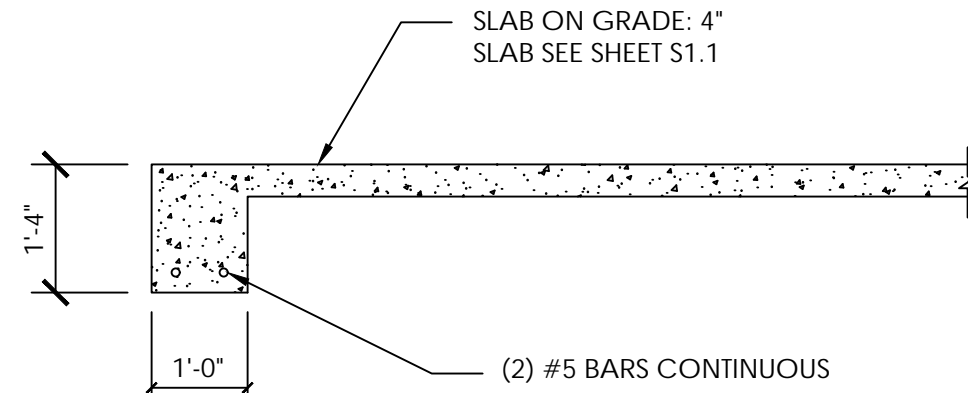
4 TYPICAL FOUNDATION DETAIL

SCALE : N.T.S.



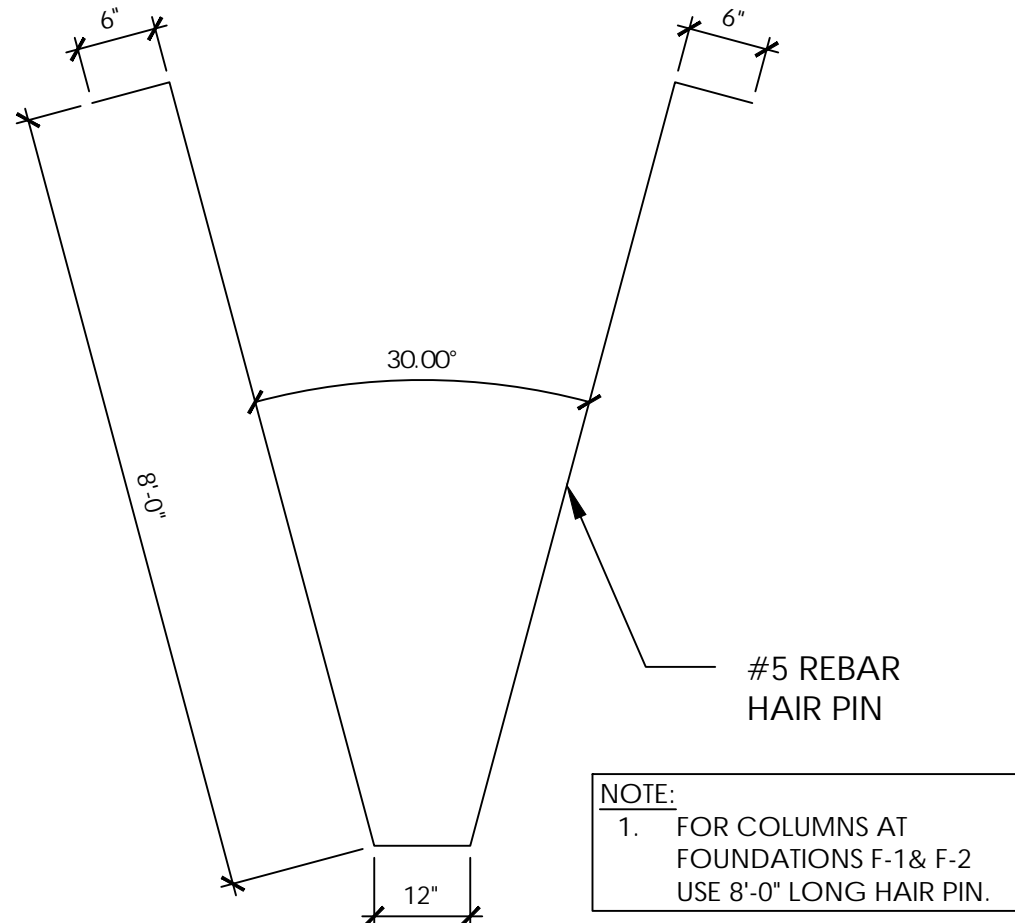
5 CF-1 - CONTINUOUS FOOTER DETAIL

SCALE : N.T.S.



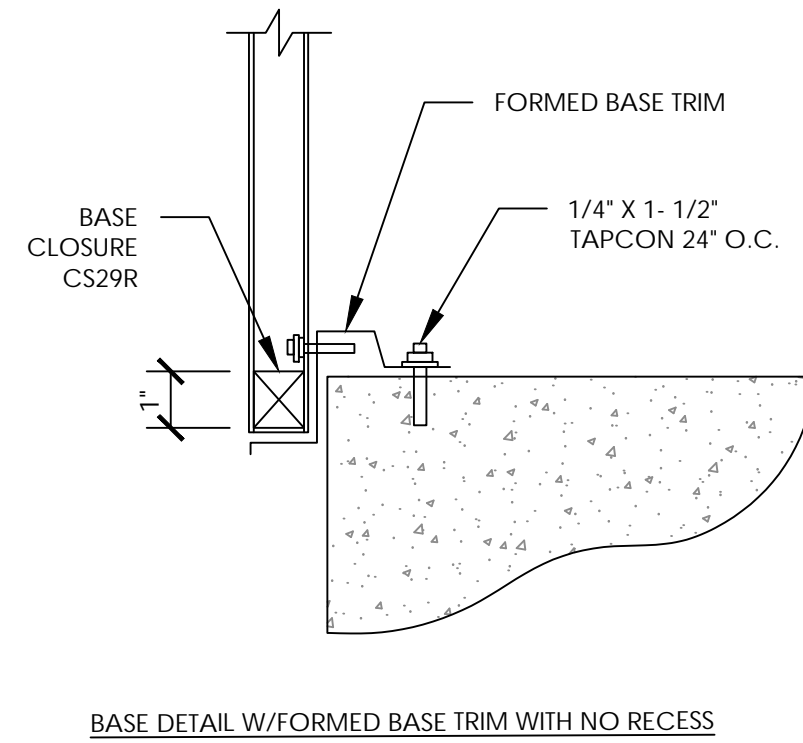
6 HAIR PIN DETAIL

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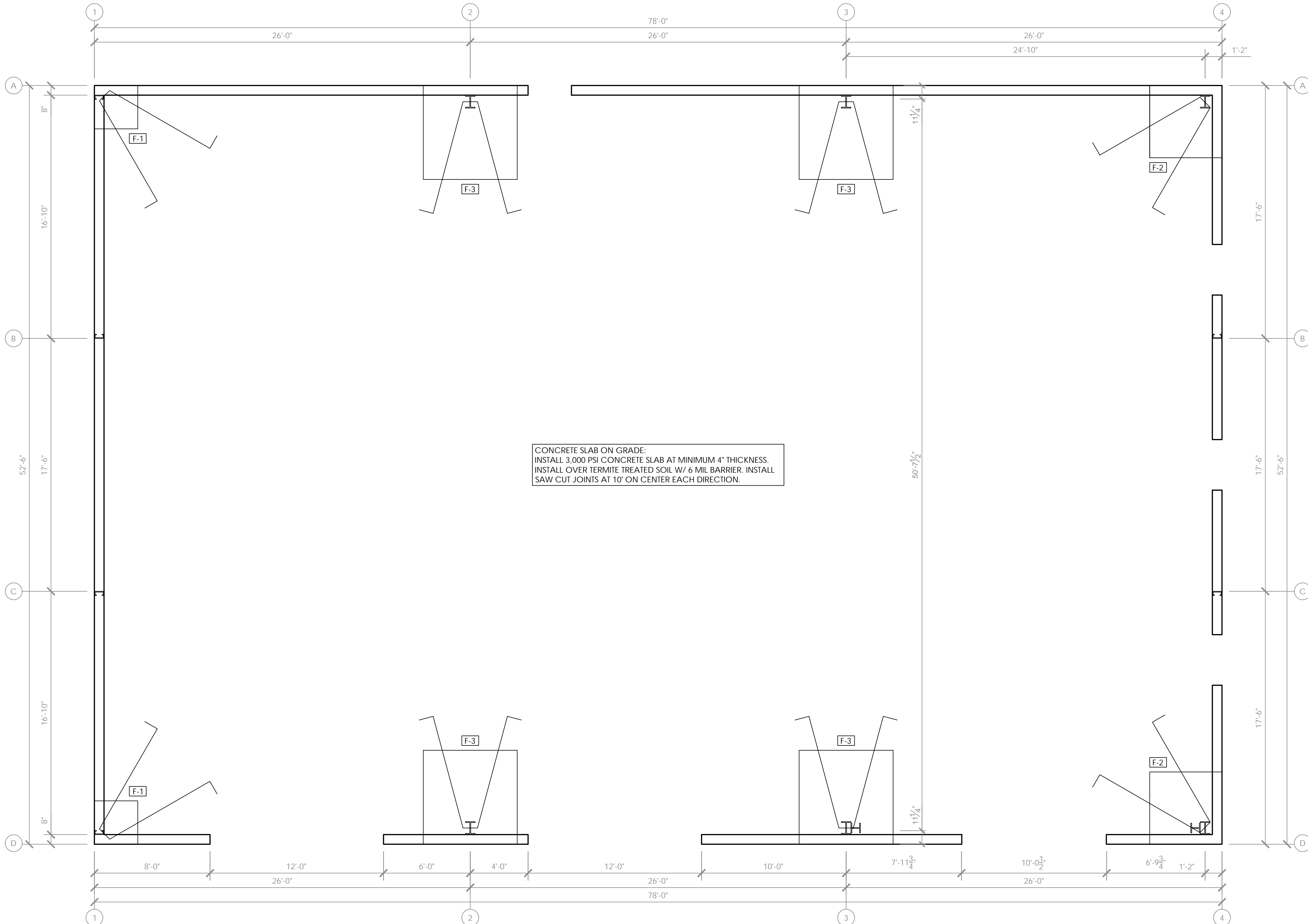
7 BASE DETAIL

SCALE : N.T.S.



1 FOUNDATION PLAN

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



8 CONCRETE NOTES:

- CONCRETE:**
- 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.
  - 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
  - REINFORCING STEEL SHALL MEET ASTM A615 GRADE 40.
  - CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS
    - BEAMS ABOVE GRADE 1 1/2"
    - SLAB ON GROUND CENTERED
    - FOOTINGS 3" SIDES AND 3" BOTTOM GRADE BEAMS 1-1/2" TOPS, 2" SIDES 3" BOTTOMS
    - COLUMNS 1-1/2"
    - STRUCTURAL SLAB 1"
  - WELDED WIRE FABRIC REINFORCING SHALL BE IN ACCORDANCE WITH ASTM A185. FIBER MESH MAY BE USED IN LIEU OF WIRE FABRIC
  - ALL REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING AND THE DESIGN OF THE SAME DURING CONSTRUCTION.
  - CONSTRUCTION JOINTS SHALL BE LOCATED AS PER THE DRAWINGS.
  - ALL REINFORCEMENT SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
  - SEE BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR THE EXACT LOCATION AND ARRANGEMENTS OF ANY PADS, SUPPORT FRAMES ECT. REQUIRED FOR MECHANICAL AND ELECTRICAL EQUIP.MEANT AND NOT SHOWN IN THE STRUCTURAL DRAWINGS. GENERAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES CONCERNING PLATES, ANCHORS, NOTCHES, ECT. TO BE PLACED IN CONCRETE.
  - ANY CONFLICTS BETWEEN STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK AFFECTED.

9 GENERAL NOTES:

- GENERAL NOTES:**
- THE MINIMUM SOIL BEARING CAPACITY REQUIRED TO SUPPORT THIS STRUCTURE IS 1,000 PSF.
  - 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.
  - 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 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.
  - INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACK FILL IS COMPLETED.
  - SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OF FORMED.
  - BOXED AREAS IN CONCRETE FLOORS AND FOR SUBSEQUENT INSTALLATION OF TRAPS, ECT. 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.
  - MINIMUM 6 MIL POLY FILM MUST BE INSTALLED TO PROTECT AGAINST RAINFALL OCCURS BEFORE POLYFILM PLACEMENT. PRETREATMENT IS REQUIRED.
  - CONCRETE OVER POUR AND MORTOR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
  - 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.
  - ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.
  - 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.
  - 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.
  - NO WOOD, VEGETATION STUMP, CARDBOARD, TRASH, ECT. SHALL BE BURIED WITHIN 15 FEET OF ANY BUILDING OR PROPOSED BUILDING.



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FOUNDATION  
PLAN

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