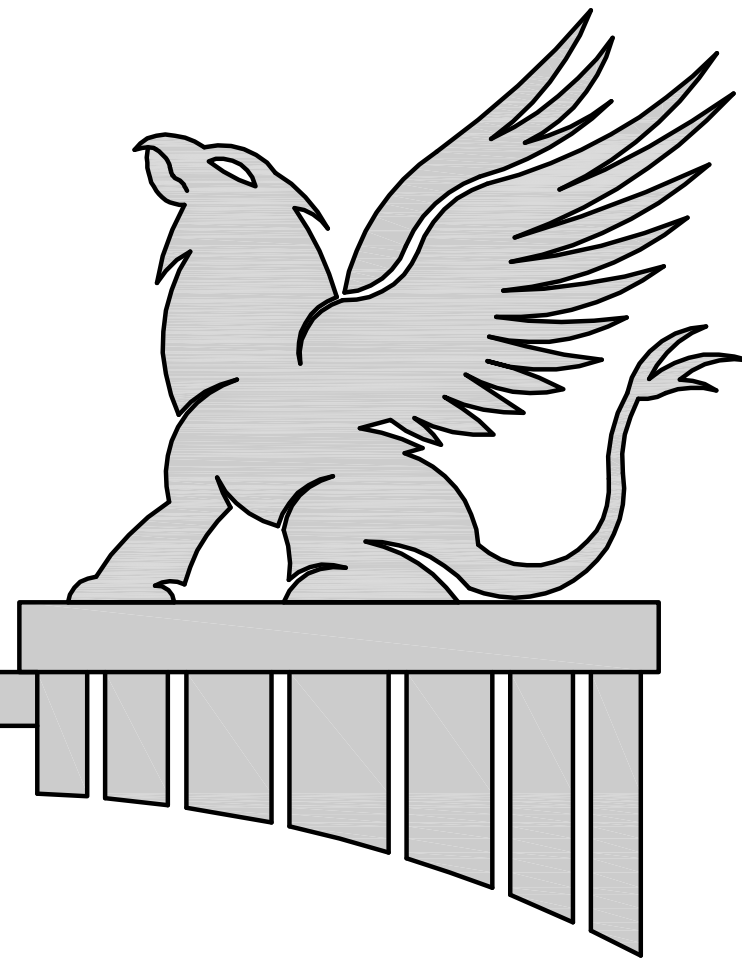


FONTANARI

12131 STATE ST TAMPA FL. 33635



PROJECT DETAILS

PROJECT CONTRACTOR:	DAVID WILLIAMS, COVENANT HOMES, INC.
CODE:	2020 FLORIDA BUILDING CODES-7TH EDITION, NEC 2020
OCCUPANCY CLASSIFICATION:	RESIDENTIAL, GROUP R3 - SINGLE FAMILY
BUILDING TYPE:	TYPE V-B.
NUMBER OF STORIES:	2 STORY
BUILDING AREA (O.A.):	8436 SQFT
BUILDING HEIGHT:	34'-2" AFF
BATHROOMS:	4.5 TOTAL

A. THE GENERAL CONTRACTOR SHALL VERIFY ALL DESIGN ELEMENTS, CONDITIONS, DIMENSIONS, AND NOTES FOR ACCURACY, SUITABILITY AND CODE COMPLIANCE. THE GENERAL CONTRACTOR SHALL NOTIFY MORGANCASTLE STUDIO, INC. IN WRITING WITH ANY ADJUSTMENTS NEEDED PRIOR TO PLACING ORDERS FOR MATERIALS OR BEGINNING CONSTRUCTION.

B. THE CONTRACTOR SHALL VERIFY THAT ALL LAYOUTS, SCHEMATICS, DIAGRAMS, ETC. SUBMITTED BY THIRD PARTIES DO NOT CONTRADICT THE CONSTRUCTION DOCUMENTS AS DRAFTED. IF DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ALL PARTIES IN WRITING SO THAT ADJUSTMENTS CAN BE MADE PRIOR TO PLACING ORDERS FOR MATERIALS OR BEGINNING CONSTRUCTION.

C. ALL THIRD PARTIES PROVIDING SERVICES OR MATERIALS FOR THE PURPOSE OF CONSTRUCTING THE STRUCTURE BASED ON THESE DRAWINGS ARE REQUESTED TO CONTACT MORGANCASTLE STUDIO, INC. UPON FINDING ANY DISCREPANCIES SO THAT CONSTRUCTION DOCUMENTS CAN BE UPDATED.

D. DESIGNS AND DRAWINGS PRODUCED BY MORGANCASTLE STUDIO, INC. ARE THE INTELLECTUAL PROPERTY CURTIS R. MORGAN AND ARE PROTECTED UNDER U.S. COPYRIGHT LAW. ANY REPRODUCTION OR UNAUTHORIZED USE IS PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION. THIS CONSTRUCTION DOCUMENT IS FOR THE CONSTRUCTION OF ONE STRUCTURE AT THE ADDRESS INDICATED AND MAY NOT BE USED FOR ADDITIONAL SITES.

FINAL FOR CONSTRUCTION - 4-12-24

STRUCTURAL ENGINEER

Steve Gordillo, PE

PE #50586
G3X Design, LLC

2237 Climbing Ivy Dr.
Tampa, FL 33618
Phone: (813)928-8339

steve@g3xdesign.com

GENERAL CONTRACTOR

David Williams

Covenant Homes, Inc.
General Contractor

10339 Key Lantern dr
New Port Richey, 34654
727-243-2726
CBC1256038

dwilliams@mycovenanthomes.com

DESIGNER

Curtis Morgan

Morgancastle Studio, Inc.
Residential Design Services

9324 Wildwood Ave.
Hudson, FL 34669
Phone: (727)247-8148

morgancastlestudio@gmail.com

NOTE:
THE PROPERTY LOCATION IS IN A SPECIAL FLOOD HAZARD AREA (SFHA). THE PROPOSED A/C UNIT, GENERATOR, AND OTHER UTILITIES ARE REQUIRED TO BE AT OR ABOVE THE FINISHED FLOOR ELEVATION, MINIMUM 13" NAVD. AS REQUIRED BY THE FEMA & HILLSBOROUGH COUNTY CONSTRUCTION ORDINANCE HCC AND SECTION R322.1.6 OF THE FBC 7TH EDITION 2020.

FLOOD DAMAGE-RESISTANT MATERIALS SHALL BE PROVIDED BELOW THE BFE PLUS REQUIRED 1" FREEBOARD AS REQUIRED BY THE FEMA & HILLSBOROUGH COUNTY CONSTRUCTION CODE AND SECTION 322.1.8 OF THE FBC 7TH EDITION 2020.

FLOOD NOTES

FLOOD ZONE: AE BFE=12' / PANEL 12057C01893 / NFIP COMMUNITY ID 120112.

NON-CONVERSION AGREEMENT TO BE COMPLETED BY HOMEOWNER REQUIRED BEFORE ISSUANCE OF PERMIT FOR ENCLOSURE BUILT BELOW BFE.

UNDER CONSTRUCTION ELEVATION CERTIFICATE REQUIRED PRIOR TO VERTICAL CONSTRUCTION.

FINISHED CONSTRUCTION ELEVATION CERTIFICATE REQUIRED PRIOR TO FINAL INSPECTION.

FLOOD OPENINGS REQUIRED FOR CONSTRUCTION BELOW BFE MUST MEET ALL REQUIREMENTS OF ASCE, FBC 2020, 7TH ED, 44 CFR & FEMA TB 1-20.

ENCLOSURE BELOW BFE LIMITED TO ONLY PARKING, UNFINISHED STORAGE OR BUILDING ACCESS SECTION 60.3, 44 CFR & TB 1-20.

ALL UTILITIES SERVICING BUILDING MUST BE ELEVATED ABOVE FLOOD, PROTECTION LEVEL (BFE PLUS 1 FT) OR DRY FLOODPROOFED TO THE FLOOD PROTECTION LEVEL. (FEMA P-348).

GENERAL NOTES

- ALL EXTERIOR FRAME WALLS AND INTERIOR BEARING WALLS TO BE 2X6 WOOD STUDS AT 16" O.C. SEE "S" SHEETS FOR DETAILS.
- STRUCTURAL NOTES FOR LINTELS, HEADERS, BEAMS, COLUMNS AND UPLIFT CONNECTION CALL-OUTS ARE ON THE STRUCTURAL FRAMING & TRUSS LAYOUT SHEET.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SELF CLOSING, 20 MIN FIRE RATED DOOR PER FBC 302.5.1
- ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION. FBC R 109.3
- PROVIDE ONE 29"W CLEAR OPENING TO A BATHROOM ON THE FIRST FOR FOR HANDICAP ACCESS. FBC-R R320.
- ALL GLASS IN HAZARDOUS LOCATIONS PER R308.4 TO BE TEMPERED GLASS.
- PROVIDE A MINIMUM OF ONE 36" SIDE HINGED EXIT DOOR ON THE FIRST FLOOR PER R311.2.
- ALL NON WALK-IN CLOSET CEILINGS TO BE A MAXIMUM OF 8' HIGH.
- PLANS USE MODULAR DIMENSIONS, 2X4 FRAME WALLS ARE ASSUMED 4", PLUMBING WALLS 6" AND CMU WALLS ARE 8" UNLESS OTHERWISE NOTED. ADD OR SUBTRACT TO GET CENTER LINES.
- CONFIRM MASONRY AND FRAME EXTERIOR OPENING REQUIREMENTS WITH WINDOW/DOOR SUPPLIER BEFORE CONSTRUCTION. UNIT REQUIREMENTS TAKE PRECEDENCE.
- ALL EXTERIOR FRAME WALLS HAVE R-13 BATT INSULATION AND VAPOR BARRIER PER FBC-RE TABLE R402.1.2.
- ALL EXTERIOR CEILINGS (I.E. PORCHES, ENTRY) HAVE 7" MIN. STUCCO ON WIRE LATHIE OVER 30LB FELT OVER BUILDING WRAP. FINISH MATERIALS TO COMPLY WITH R703, R703.7
- PROVIDE CONCRETE STOOPS FOR EXTERIOR DOORS TO GRASSED AREAS.
- ALL SHELVING TO BE VINYL COATED WIRE SHELVING.
- G.C. AND SUBS/SUPPLIERS TO VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF PROJECT
- CLOSET ORGANIZERS BUILT-IN BY OWNER.

WALL LEGEND

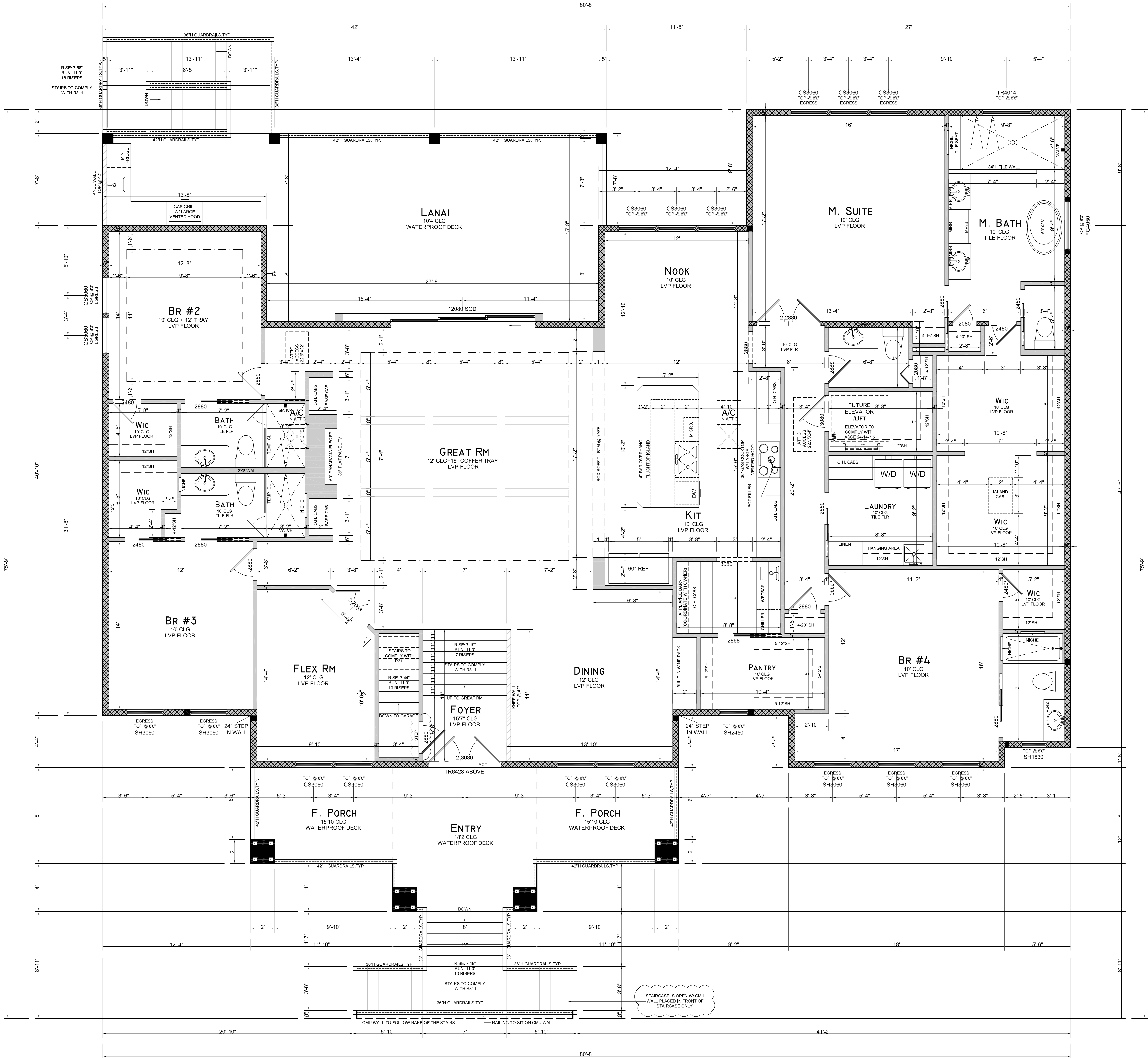
2X NON-BEARING WALL:



2X BEARING WALL W/ UPLIFT:



8" CMU EXTERIOR BEARING WALL:



A permit issued shall be continued to be a license to proceed with the work. The contractor shall be responsible for obtaining all necessary permits and for the proper use of the same. The contractor shall be responsible for the proper use of the same. The contractor shall be responsible for the proper use of the same.

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED BY AN ARCHITECTURAL DESIGNER UNDER THE DIRECT SUPERVISION AND SEAL OF CURTIS R. MORGAN, A PROFESSIONAL ENGINEER, CERTIFIED TO COMPLY WITH THE 7TH EDITION OF THE 2020 FLORIDA BUILDING CODE. THE ADDITIONAL PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THE WORK TO BE CONSIDERED COMPLETE. THE ADDITIONAL PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THE WORK TO BE CONSIDERED COMPLETE.



CURTIS R. MORGAN, P.E.
1237 CLEMENS IN THE
1817 N. 25th Ave.
Hialeah, FL 33110

FONTANARI BY **MORGANCASTLE STUDIO, INC.**
COUNTY: **HILLSBOROUGH**
DEV: **UNINCORPORATED** PLAN STATUS: **FINALS FOR PERMIT**
LOT: **LOT 5** LEGAL: **STATE ST**

DATE	REVISION	DESIGNER
11-16-23	1-25-24	GM
1-31-23	2-13-24	GM
2-23-24	4-12-24	GM

SHEET
2
OF 10

R312.2.1.2: OPERABLE WINDOWS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE SHALL BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090

ATTIC VENTILATION - FBC-R SECTION R806
NO VENTING REQUIRED IF ATTIC SPACE ASSEMBLY
MEETS FBC-R R806.5 CONDITIONS.

ALL DIMENSIONS TO BE FIELD VERIFIED.

DIMENSIONS FOR WINDOWS ARE *GENERIC* AND USED FOR DESIGN PURPOSES ONLY.

VERIFY ALL WINDOW OPENINGS WITH WINDOW
MANUFACTURER FOR EXACT ROUGH OPENING SIZES

ALL GLAZED OPENINGS SHALL BE IMPACT RESISTANT

ALL PERIMETER WALLS ARE TO BE CONSIDERED SHEAR WALLS EXCEPT AT DOOR AND WINDOW OPENINGS AND WALL LENGTHS LESS THAN 2'-8". NAILING PATTERN AND SPACING AT SHEATHING FOR SHEAR APPLY TO ALL EXTERIOR FRAME WALLS

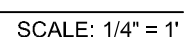
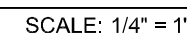
DUE TO CLARITY NOT ALL REQUIRED FLASHING IS INDICATED ON THE DRAWINGS. FLASHING SHALL BE INSTALLED PER FBC 2020 R703.4. CODE SECTION HAS BEEN PROVIDED BELOW AS REFERENCE ONLY

R703.4 FLASHING: APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711, ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE WALL WITH A MEMBRANE THAT MEETS THE REQUIREMENTS OF ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING LOCATIONS: (1) ALL EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS, FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

- 1.1. THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR COVERED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

- 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
- 1.3. IN ACCORDANCE WITH ANOTHER APPROVED METHOD.
- 1.4. IN ACCORDANCE WITH FMA/JMA 100, FMA/JMA 200, FMA/WOMA 250, FMA/JMA WOMA 300 OR FMA/JMA/WOMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING UPS OR DOWNS BEHIND STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-UP GUTTERS.



permitted shall be construed to be a license to proceed with the work and not an authority to violate, cancel, alter or suspend any of the provisions of the contract. The contractor shall be responsible for obtaining all necessary permits and for obtaining the approval of the building official prior to commencing any construction or modification of the work. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work is suspended within six months after its issuance, or if the work is not completed within six months after the time the work is commenced.

UNAUTHORIZED USE, REPRODUCTION OR DUPLICATION OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE BUILDING DESIGNER AND ENGINEER IS STRICTLY PROHIBITED

NOT SCALE DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT THAT A DIMENSION IS UNCLEAR OR MISSING, CONTACT THE ENGINEER IN WRITING.

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED BY AN ARCHITECTURAL DESIGNER UNDER THE DIRECT SUPERVISION OF STEVE GORRILLO, PE AND HEREBY CERTIFIED TO COMPLY WITH THE 7TH EDITION OF THE 2020 RESIDENTIAL FLORIDA BUILDING CODE.



FONTANARI

BY

MORGANCASTLE STUDIO, INC.

LOT:	LOT 5	DEV:	UNINCORPORATED	COUNTY:	HILLSBOROUGH
LEGAL:	STATE ST	PLAN:	STATISTUS	EVALUATOR:	PERMIT

DATE	REVISION	DESIGNER
11-16-23	FINALS FOR PERMIT	GM
1-25-24	COUNTY COMMENTS	GM
1-31-23	SPECIFIED FOOTER SIZES	GM
2-13-24	MAJOR REVISION TO TOP OF THE STAIRS LEADING TO REVER	GM
2-23-24	CHANGED FLOOD VENT NAME	CM
4-12-24	LEFT CORNER OF GARAGE WALL WAS MOVED 12" RIGHT.	

MODEL: CUSTOM
C.A.D. #: FONTANARI
SHEET
3
OF 10

ELEVATIONS

SCALE: 1/4" = 1'

R312.2.1.2: OPERABLE WINDOWS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE SHALL BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090

ATTIC VENTILATION - FBC-R SECTION R806
NO VENTING REQUIRED IF ATTIC SPACE ASSEMBLY
MEETS FBC-R R806.5 CONDITIONS.

ALL DIMENSIONS TO BE FIELD VERIFIED.

DIMENSIONS FOR WINDOWS ARE *GENERIC* AND USED FOR DESIGN PURPOSES ONLY.

VERIFY ALL WINDOW OPENINGS WITH WINDOW
MANUFACTURER FOR EXACT ROUGH OPENING SIZES

ALL GLAZED OPENINGS SHALL BE IMPACT RESISTANT

ALL PERIMETER WALLS ARE TO BE CONSIDERED SHEAR WALLS EXCEPT AT DOOR AND WINDOW OPENINGS AND WALL LENGTHS LESS THAN 2'-8". NAILING PATTERN AND SPACING AT SHEATHING FOR SHEAR APPLY TO ALL EXTERIOR FRAME WALLS

DUE TO CLARITY NOT ALL REQUIRED FLASHING IS INDICATED ON THE DRAWINGS. FLASHING SHALL BE INSTALLED PER FBC 2020 R703.4. CODE SECTION HAS BEEN PROVIDED BELOW AS REFERENCE ONLY

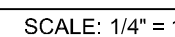
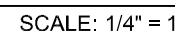
R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711, ALL EXTERIOR FLASHING SHALL BE USED IN ACCORDANCE WITH THE STRUCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C620 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED FLASHING SHALL BE USED IN ACCORDANCE WITH AAMA 711, COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

- 1.1 THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE INSTALLED OR INCORPORATED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHINGS OR PROTECTION AT THE HEAD AND SIDES.

- 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
- 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
- 1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.

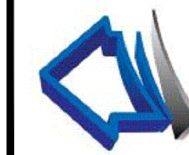
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

[illegible]

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED BY AN ARCHITECTURAL DESIGNER UNDER THE DIRECT SUPERVISION OF STEVE GOROLLO, PE AND HEREBY CERTIFIED TO COMPLY WITH THE 7TH EDITION OF THE 2020 RESIDENTIAL FLORIDA BUILDING CODE.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS COMPLY WITH THE 7TH EDITION OF THE 2020 RESIDENTIAL FLORIDA BUILDING CODE FOR BASIC WIND SPEED OF 130 MPH EXPOSURE "C".

THE DRAWING IS SEALED FOR THE STRUCTURAL PORTIONS AND THE SEALING HAS BEEN ELECTRONICALLY SIGNED AND DATED. THIS SEALING DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



G3X DESIGN, LLC
37 CLIMBING IVY DRIVE
TAMPA, FL 33618
(813) 928-8339
FL C.A. #31107

3Y

MORGANCASTLE STUDIO, INC.

LOT:	LOT 5	DEV:	UNINCORPORATED	COUNTY:	HILLSBOROUGH
LEGAL:		STATE ST	PLAN STATUS:	FINAL'S EOP PERMIT	

DATE	REVISION	DESIGNER
11-16-23	FINALS FOR PERMIT	GM
1-25-24	COUNTY COMMENTS	GM
1-31-23	SPECIFIED FOOTER SIZES	GM
2-13-24	ADDED FLASH IN THE TOP OF THE STAIRS LEADING TO EGRESS	GM
2-23-24	CHANGED FLOOD VENT DRAIN	CM
4-12-24	LEFT CORNER OF GARAGE WALL WAS MOVED 1" RIGHT.	

MODEL:	CUSTOM
C.A.D. #:	FONTANARI

SHEET

4

OF 10

ELEVATIONS

SCALE: 1/4" = 1'

© THESE DRAWINGS ARE THE PROPERTY OF CURTIS R. MORGAN.
ANY REPRODUCTION OR UNAUTHORIZED USE IS PROHIBITED.

ELECTRICAL NOTES

ALL ELECTRICAL MUST BE IN COMPLIANCE WITH NFPA 70A, NATIONAL ELECTRICAL CODE REQUIREMENTS FOR NE AND TWO FAMILY DWELLINGS, EXCEPT ARTICLE 80.

PROVIDE ARC-FAULT INTERRUPTERS IN ALL DWELLING UNIT ROOMS REQUIRED BY NEC, SECTION 210-12.

ALL OUTSIDE W.P. OUTLETS TO BE ON THERE OWN 20AMP CIRCUIT.

ALL UTILITIES SERVICING BUILDING MUST BE ELEVATED ABOVE FLOOD PROTECTION LEVEL (BFE PLUS 2 FT) OR DRY FLOODPROOFED TO THE FLOOD PROTECTION LEVEL. (FEMA P-348).

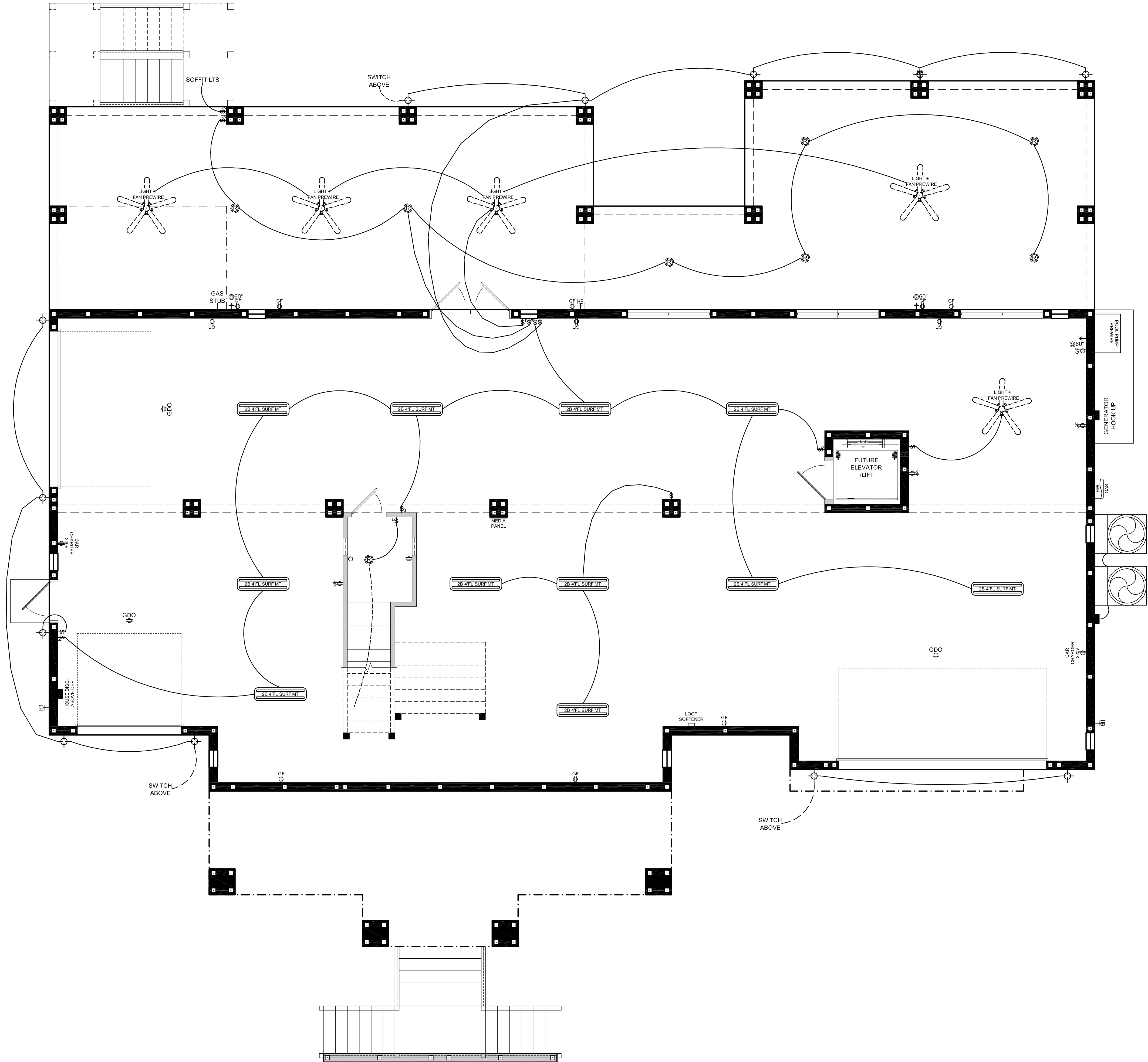
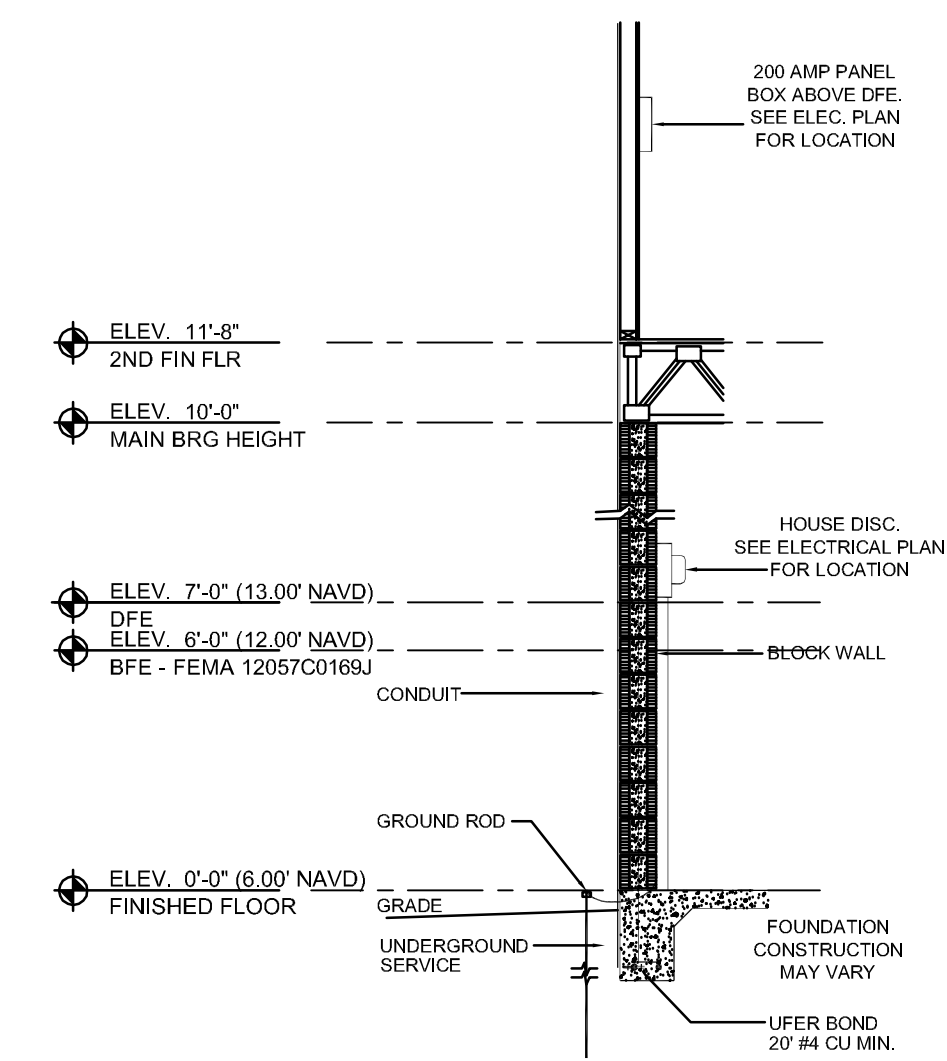
ALL COMPONENTS BELOW THE DFE SHALL BE FLOOD RESISTANT, INCLUDING BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, AND GAS TRADES.

LEGEND

- CEILING OUTLET FIXTURE
- PULL CHAIN FIXTURE
- WALL MOUNT FIXTURE
- FAN PREWIRE
- RECESSED OUTLET FIXTURE
- VENT FAN FIXTURE
- DUAL W.P. FLOOD FIXTURE

- DUPLEX OUTLET
- GROUND FAULT OUTLET
- 1/2 SWITCH OUTLET
- 220V OUTLET
- WATER PROOF OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- LOW VOLTAGE SWITCH
- WATERPROOF SWITCH
- GARBAGE DISPOSAL SWITCH
- TELEPHONE
- SMOKE /CARB. MON. DET.
- TELEVISION OUTLET
- DOORBELL CHIME
- METER W/GROUNDING ROD
- SERVICE PANEL

SERVICE DIAGRAM



THIS SHEET IS NOT COVERED UNDER
ENGINEER'S SEAL AND IS OUTSIDE
ENGINEER'S SCOPE OF WORK.

FONTANARI

BY
MORGANCASTLE STUDIO, INC.

LOT: LOT 5 DEV: UNINCORPORATED COUNTY: HILLSBOROUGH
LEGAL: STATE ST PLAN STATUS: FINALS FOR PERMIT

DATE	REVISION	DESIGNER
11-16-23	FINALS FOR PERMIT	GM
1-25-24	COUNTY COMMENTS	GM
1-31-23	SPECIFIED DOOR SIZES	GM
2-13-24	ADDED DOOR AT THE TOP OF THE STAIRS	GM
2-23-24	LEADING TO POYER	GM
4-12-24	CHANGED FLOOD VENT MARK	GM
	LEFT CORNER OF GARAGE WALL WAS MOVED 12" RIGHT.	

MODEL: CUSTOM
C.A.D. #: FONTANARI
SHEET
5
OF 10

ELECTRICAL

SCALE: 1/4" = 1'

ELECTRICAL NOTES

ALL ELECTRICAL MUST BE IN COMPLIANCE WITH NFPA 70A, NATIONAL ELECTRICAL CODE REQUIREMENTS FOR NE AND TWO FAMILY DWELLINGS, EXCEPT ARTICLE 80.

PROVIDE ARC-FAULT INTERRUPTERS IN ALL DWELLING UNIT ROOMS REQUIRED BY NEC, SECTION 210-12.

ALL OUTSIDE W.P. OUTLETS TO BE ON THERE OWN 20AMP CIRCUIT.

ALL UTILITIES SERVICING BUILDING MUST BE ELEVATED ABOVE FLOOD PROTECTION LEVEL (BFE PLUS 2 FT) OR DRY FLOODPROOFED TO THE FLOOD PROTECTION LEVEL. (FEMA P-348).

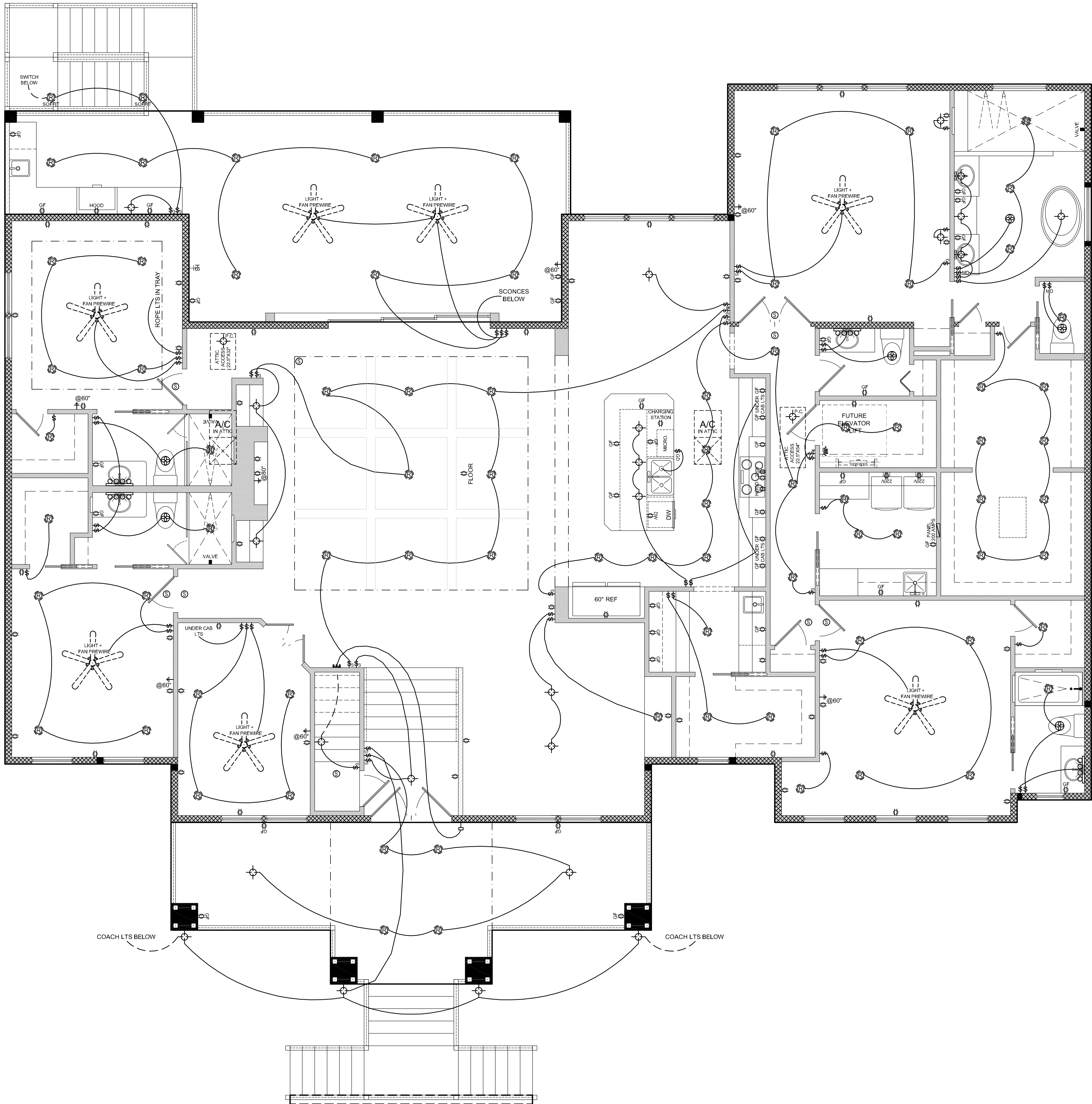
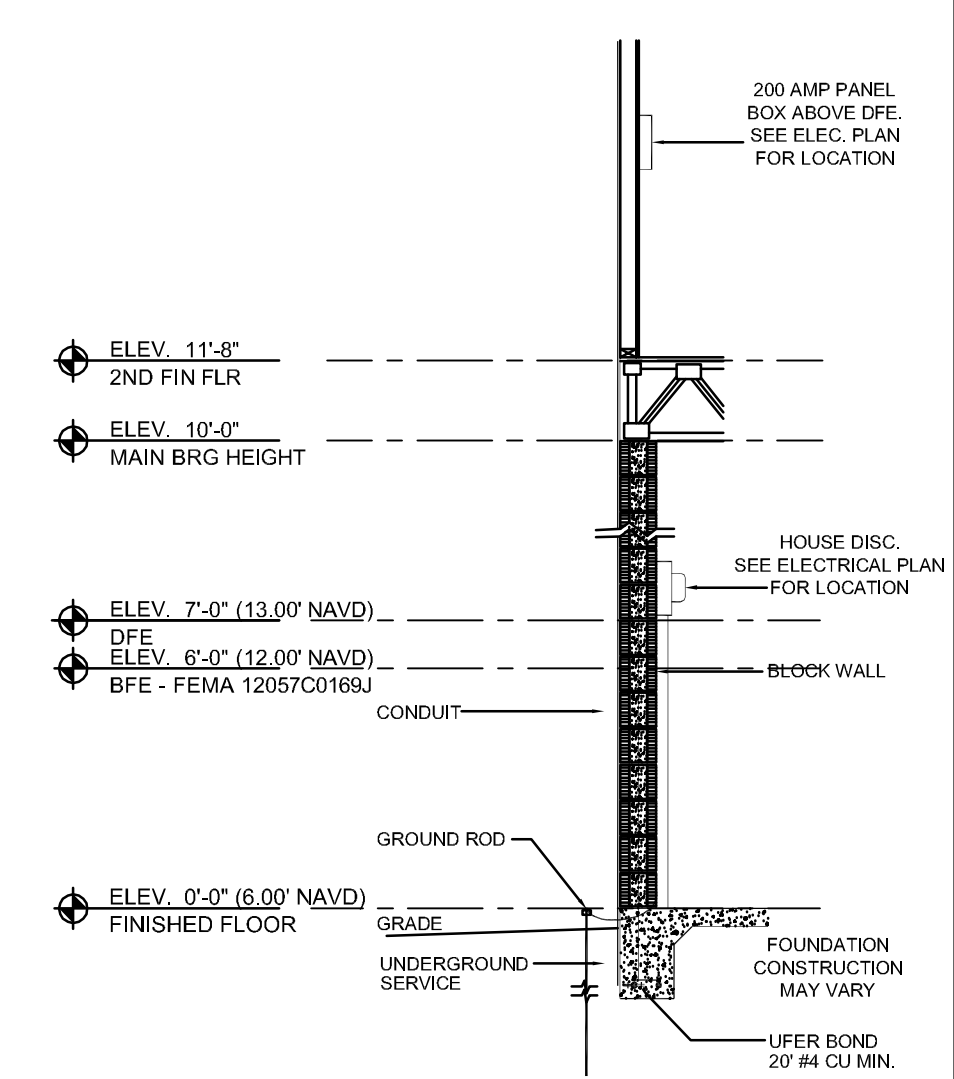
ALL COMPONENTS BELOW THE DFE SHALL BE FLOOD RESISTANT, INCLUDING BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, AND GAS TRADES.

LEGEND

- CEILING OUTLET FIXTURE
- PULL CHAIN FIXTURE
- WALL MOUNT FIXTURE
- FAN PREWIRE
- RECESSED OUTLET FIXTURE
- VENT FAN FIXTURE
- DUAL W.P. FLOOD FIXTURE

- DUPLEX OUTLET
- GROUND FAULT OUTLET
- 1/2 SWITCH OUTLET
- 220V OUTLET
- WATER PROOF OUTLET
- SINGLE POLE SWITCH
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- DOORBELL CHIME
- METER W/GROUNDING ROD
- SERVICE PANEL

SERVICE DIAGRAM



THIS SHEET IS NOT COVERED UNDER
ENGINEER'S SEAL AND IS OUTSIDE
ENGINEER'S SCOPE OF WORK.

FONTANARI

BY
MORGANCASTLE STUDIO, INC.

LOT: LOT 5 DEV: UNINCORPORATED COUNTY: HILLSBOROUGH
LEGAL: STATE ST PLAN STATUS: FINALS FOR PERMIT

DATE	REVISION	DESIGNER
11-16-23	FINALS FOR PERMIT	GM
1-25-24	COUNTY COMMENTS	GM
1-31-23	SPECIFIED DOOR SIZES	GM
2-13-24	ADDED DOOR AT THE TOP OF THE STAIRS	GM
2-23-24	LEADING TO POYER	GM
4-12-24	CHANGED FLOOD VENT MARK	GM
	LEFT CORNER OF GARAGE WALL WAS MOVED 12" RIGHT.	

MODEL: CUSTOM
C.A.D. #: FONTANARI
SHEET
6
OF 10