

| NO. | DESCRIPTION | DATE |
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| | |
|----------------|--------------|
| Project Number | 25038 |
| Dated | 01.26.2026 |

INDEX OF DRAWINGS

| SHEET NUMBER | SHEET TITLE |
|----------------------|--|
| GENERAL | |
| G-001 | COVER SHEET |
| CIVIL | |
| C000 | COVER SHEET |
| C001 | GENERAL NOTES |
| C100 | OVERALL EXISTING CONDITIONS & STAGING PLAN |
| C101 | PH1 - DEMO & EROSION CONTROL PLAN |
| C102 | PH1 - DEMO & EROSION CONTROL PLAN |
| C200 | OVERALL SITE PLAN |
| C201 | PH1 - DIMENSIONED SITE PLAN |
| C202 | PH2 - DIMENSIONED SITE PLAN |
| C300 | OVERALL GRADING & DRAINAGE PLAN |
| C301 | PH1 - GRADING & DRAINAGE PLAN |
| C302 | PH2 - GRADING & DRAINAGE PLAN |
| C400 | SITE UTILITY PLAN |
| C410 | GRAVITY SEWER PROFILES |
| C901 | SITE DETAILS |
| C902 | SITE DETAILS |
| C903 | SITE DETAILS |
| C904 | EROSION AND SEDIMENT CONTROL DETAILS |
| C905 | RETAINING WALL DETAILS |
| C910 | SWUC SPECIFICATIONS 1 |
| C911 | SWUC SPECIFICATIONS 2 |
| C912 | SWUC SPECIFICATIONS 3 |
| C913 | SWUC SPECIFICATIONS 4 |
| C914 | SWUC WATER DETAILS 1 |
| C915 | SWUC WATER DETAILS 2 |
| C916 | SWUC SEWER DETAILS 1 |
| C917 | SWUC SEWER DETAILS 2 |
| LANDSCAPE | |
| LP1 | LANDSCAPE PLAN |
| LP2 | LANDSCAPE DETAILS |
| STRUCTURAL | |
| S001 | STRUCTURAL GENERAL NOTES |
| S002 | STRUCTURAL GENERAL NOTES |
| S101 | FOUNDATION PLAN - SALES CENTER |
| S102 | FOUNDATION PLAN - BUILDINGS A & B |
| S103 | ROOF FRAMING PLAN - SALES CENTER |
| S104 | ROOF FRAMING PLAN - BUILDINGS A & B |
| S301 | STRUCTURAL SECTIONS |
| S501 | STRUCTURAL DETAILS |
| S502 | STRUCTURAL DETAILS |
| S503 | STRUCTURAL DETAILS |
| S504 | STRUCTURAL DETAILS |
| ARCHITECTURAL | |
| LS111 | LIFE SAFETY PLANS |
| ARCHITECTURAL | |
| A-022 | PARTITION TYPES INTERIOR |
| A-101 | ARCHITECTURAL SITE PLANS |
| A-102 | ARCHITECTURAL SITE PLAN PHASE 2 SOUTH |
| A-103 | ARCHITECTURAL SITE PLAN PHASE 2 NORTH |
| A-111 | ANNOTATION PLAN - BLDG A |
| A-112 | DIMENSION PLAN - BUILDING A |
| A-113 | FLOOR PLAN BUILDING B |
| A-114 | ANNOTATION PLAN - BUILDINGS C-F |
| A-115 | DIMENSION PLANS - BUILDINGS C-F |
| A-121 | FINISH PLAN - BUILDING A |
| A-131 | REFLECTED CEILING PLANS - BUILDING A |
| A-141 | ROOF PLAN - BUILDING A |
| A-142 | ROOF PLAN - BUILDING B |
| A-143 | ROOF PLANS - PHASE 2 |
| A-210 | EXTERIOR ELEVATIONS - BUILDING A |
| A-211 | EXTERIOR ELEVATIONS - BUILDING B |
| A-212 | EXTERIOR ELEVATIONS - BUILDINGS C-E |
| A-213 | EXTERIOR ELEVATIONS - BUILDING F |
| A-301 | BUILDING SECTIONS |
| A-311 | WALL SECTIONS |
| A-312 | WALL SECTIONS |
| A-401 | ENLARGED PLANS & INTERIOR ELEVATIONS |
| A-402 | ENLARGED PLANS & INTERIOR ELEVATIONS |
| A-511 | SECTION DETAILS |
| A-512 | SECTION DETAILS |
| A-521 | STAIR AND RAILINGS DETAILS |
| A-601 | DOOR AND FRAME SCHEDULE |



ARTISTIC RENDERINGS, AERIAL IMAGES AND AXONOMETRICS ARE PROVIDED FOR PROJECT ORIENTATION ONLY, THEY ARE NOT TO SCALE AND DO NOT NECESSARILY ACCURATELY REFLECT ALL PROVISIONS OF THE CONTRACT DOCUMENTS.

PROJECT TEAM

| | |
|----------------------|--|
| OWNER: | GROVES & KING, LLC 539 BOTANY BLVD SANTA ROSA BEACH, FL 32459 CONTACT: JOHN KING 850.585.4537 |
| ARCHITECTURE: | DAG ARCHITECTS 1223 AIRPORT RD DESTIN, FL 32541 CONTACT: PAT BALLASCH, CARL STUER 850.837.8152, 850.502.8770 |
| CIVIL: | NAUTILUS CIVIL ENGINEERS, INC. MAILING: P.O. BOX 2190, SANTA ROSA BEACH, FL 32459 PHYSICAL: 12870 US HWY 98W, MIRAMAR BEACH, FL 32550 CONTACT: CURTIS SMITH 615.210.2150 |
| LANDSCAPE: | ALAN D HOLT, A.S.L.A MAILING: P.O. BOX 2549 PANAMA CITY, FL 32402 CONTACT: ALAN HOLT .850.914.9006 |

| | |
|-----------------------------------|---|
| STRUCTURAL: | ATLAS ENGINEERING & CONSULTING 455 HARRISON AVE, STE B PANAMA CITY, FLORIDA 32401 CONTACT: CODY HARDEN, KEVIN PRICHETT 850.708.5964 |
| ELECTRICAL: | WATFORD ENGINEERING, INC. 311 NORTH COLLEGE ST AUBURN, AL, 36830 CONTACT: ANTHONY DAVIS, STEWART HERNDON 334.209.0212 |
| MECHANICAL & PLUMBING: | WATFORD ENGINEERING, INC. 4452 CLINTON ST MARIANNA, FL 32446 CONTACT: STEVEN DAY 850.526.3447 |

PROJECT SCOPE
PHASE 1 OF A LUXURY STORAGE CONDOMINIUM TO HOUSE HIGH-END CARS, BOATS AND RV'S. PHASE 1 INCLUDES TWO STORAGE BUILDINGS (4 UNITS EACH) AND A SALES CENTER. SITEWORK INCLUDES DRIVEWAYS, PARKING, ACCESS CONTROL, AND STORMWATER FEATURES. ONE OF THE STORAGE UNITS AND THE SALES CENTER ARE TO BE TOTALLY FINISHED, OTHER UNITS ARE TO BE SHELL UNITS READY FOR FUTURE OWNER CUSTOMIZATION UNDER SEPARATE PERMITS.

APPLICABLE CODES

| | |
|---|-------------|
| 2023 FLORIDA BUILDING CODE, BUILDING | 8TH EDITION |
| 2023 FLORIDA BUILDING CODE, ACCESSIBILITY | 8TH EDITION |
| 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION | 8TH EDITION |
| 2023 FLORIDA BUILDING CODE, PLUMBING | 8TH EDITION |
| 2023 FLORIDA BUILDING CODE, MECHANICAL | 8TH EDITION |
| 2023 FLORIDA BUILDING CODE, FUEL GAS | 8TH EDITION |
| 2023 FLORIDA FIRE PREVENTION CODE: NFPA 1 & 101 (2018 ED) | 8TH EDITION |
| 2017 NFPA 70: NATIONAL ELECTRIC CODE | 8TH EDITION |
| 2024 NFPA 101: LIFE SAFETY CODE | 8TH EDITION |
| COUNTY CODE OF ORDINANCES | |

PRODUCT APPROVALS - FLORIDA

| CATEGORY | SUB-CATEGORY | MANUFACTURER | PRODUCT | APPROVAL # |
|----------|--------------|--------------|---------|------------|
| CATEGORY | SUB-CATEGORY | MANUFACTURER | PRODUCT | APPROVAL # |
| CATEGORY | SUB-CATEGORY | MANUFACTURER | PRODUCT | APPROVAL # |
| CATEGORY | SUB-CATEGORY | MANUFACTURER | PRODUCT | APPROVAL # |

PROJECT LOCATION



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STRUCTURAL GENERAL NOTES

| ABBREVIATIONS | |
|-----------------|--------------------------------------|
| AB | ANCHOR BOLT |
| ADD | ADDITIONAL |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| ARCH | ARCHITECTURAL OR ARCHITECT |
| B | BOTTOM OF |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLK | BLOCKING |
| BM | BEAM |
| BOS | BOTTOM OF STEEL |
| BRS | BEARING |
| BS | BOTTOM SIDE |
| BTM or (B) | BOTTOM, "BOT" SIM |
| BTW | BETWEEN |
| CB | CARRIAGE BOLT |
| CFS | COLD FORMED STEEL |
| CIP | CAST IN PLACE |
| C-J | CONTROL JOINT |
| CL | CENTER LINE |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| C.O. | CASED OPENING |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS OR CONTINUOUS |
| CONSTR | CONSTRUCTION |
| CTR | CENTERED, "CNTR" SIM |
| DET | DETAIL |
| DR | DRUM |
| DIA or (Ø) | DIAMETER |
| DIAG | DIAGONAL |
| DIR | DIRECTION |
| D.L. | DEAD LOAD |
| DN | DOWN |
| DWG | DRAWING |
| DWL | DOWEL |
| EA | EACH |
| E.E. | EACH END |
| E.F. | EACH FACE |
| EXP | EXPANSION JOINT |
| ELEV | ELEVATION |
| EMBD | EMBEDDED OR EMBEDMENT |
| ES | EDGE OF SLAB |
| E.G. | EXISTING GRADE |
| E.S. | EACH SIDE |
| EJ | EQUAL |
| E.W. | EACH WAY |
| EX | EXISTING |
| EXPB | EXPANSION BOLT |
| EXT | EXTERIOR |
| F.F. | FAIR FACE |
| FIN | FINISHED FLOOR ELEVATION |
| F.G. | FINISHED GRADE |
| FIN | FINISH |
| FL | FLOOR |
| FLG | FLANGE |
| FND | FOUNDATION |
| FCC | FACE OF CONCRETE |
| FOM | FACE OF MASONRY |
| FOS | FACE OF STUD |
| FP | FINISH FOOTPRINT |
| FS | FAR SIDE |
| FT | FOOT OR FEET |
| FTG | FOOTING |
| GA | GALVANIZED |
| GALV | GALVANIZED |
| GB | GRADE BEAM |
| GDR | GIRDER |
| GP | GUSSET PLATE |
| HAS | HEADED ANCHOR STUD |
| HD | HOLD DOWN |
| HDR | HOT DIP GALVANIZED |
| HOG | HEADER |
| HOOK | HOOK |
| HORIZ | HORIZONTAL |
| HSB | HIGH STRENGTH BOLT |
| H.S.S. | HEADED SHEAR OR "NELSON" STUD |
| HSS | HOLLOW STL. SECTION or TUBE |
| I.F. | INSIDE FACE |
| IN | INCH OR INCHES |
| INT | INTERIOR |
| INT | INVERT |
| JST | JOINT |
| JT | JOINT |
| K | KIP (1,000 POUNDS) |
| LB | POUNDS |
| LE | LEFT END |
| LL | LIVE LOAD |
| LLD | LONG LEG DOWN |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LNG | LONGITUDINAL |
| LVL | LAMINATED VENEER LUMBER |
| LWC | LIGHT WEIGHT CONCRETE |
| MAS | MASONRY |
| MAX | MAXIMUM |
| MB | MACHINE BOLT |
| MC | MANUFACTURER |
| MD or (M)MIDDLE | MIDDLE |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| M.R.D. | METAL ROOF DECK |
| MTL | METAL |
| MTRL | MATERIAL |
| N.F. | NEAR FACE |
| NOM | NOMINAL |
| NOM | NOMINAL |
| NS | NEAR SIDE |
| NS | NON-SHRINK |
| NS | NON-SHrink |
| NS | NON-SHrink |
| NWC | NORMAL WEIGHT CONCRETE |
| O.C. | ON CENTER, "C.C." SIM |
| O.D. | OVERALL DIM. "O.D." SIM |
| O.F. | OUTSIDE FACE |
| OPP | OPPOSITE |
| OS | OUTSIDE |
| PCC | PRECAST CONCRETE |
| PEN | PENETRATION |
| PERP | PERPENDICULAR |
| P.L. | POINT LOAD |
| PL | PLATE |
| PL | PARALLEL STRAND LUMBER |
| PT | POINT |
| P.T. | PRESSURE TREATED or POST-TENSION |
| P.U. | RIGHT END |
| REF | REFERENCING |
| REF | REFERENCE |
| RET | RETURN |
| RET | RETURN |
| R.L.L. | ROUGH LIVE LOAD |
| R.O. | ROUGH OPENING |
| SC | SLIP CRITICAL |
| SCHED | SCHEDULE |
| S.D.N. | STRUCTURAL DESIGN NOTES |
| SIM | SIMILAR |
| SOG | SLAB ON GRADE |
| S.E. | STUD PACK |
| SPECS | SPECIFICATIONS |
| SS | SQUARE |
| SS | STAINLESS STEEL, "S.S." SIM |
| STAG | STAGGERED |
| STD | STANDARD |
| STIFF | STIFFENER |
| STL | STEEL |
| STR | STRUCTURAL, "STRUCT" SIMILAR |
| S.W. | SHEAR WALL |
| SYM | SYMMETRICAL |
| T or (T) | TOP |
| T&S | TOP AND BOTTOM |
| T&S | TEMPERATURE & SHRINKAGE REINF. |
| T | TOP OF |
| T/S | TOP SIDE |
| TDR | TREADED ROD |
| TEMP. | "T&S" FOR REINF. ELSE TEMPORARY |
| THK | THICK OR THICKNESS |
| TOB | TOP OF BEAM |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOOTING |
| TOP | TOP |
| TOV | TOP OF WALL |
| TRANS | TRANSVERSE |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE, "U.N.O." SIM |
| UWA | UNDER WALL ABOVE, "U.W.A." SIM |
| VERT | VERTICAL |
| W | WITH |
| WF | WIDE FLANGE |
| WP | WORKING POINT |
| WFW | WELDED WIRE FABRIC |
| WWM | WELDED WIRE MESH |

GENERAL NOTES:

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR OPENINGS, DEPRESSIONS, EQUIPMENT WEIGHTS AND LOCATIONS. EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
- DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- NO STRUCTURAL MEMBER OR COMPONENT SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY THE ENGINEER OF RECORD FOR REVIEW OF ANY SUCH DEVIATIONS.
- DO NOT SCALE DRAWINGS.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, AND TIEDOWNS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.
- THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. AND DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE AND SAFETY. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF ATLAS ENGINEERING AND CONSULTING, LLC IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN GENERAL ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHALL NOT BE CONSIDERED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK.
- ALL STRUCTURES REQUIRE PERIODIC MAINTENANCE TO EXCEED LIFE SPAN AND TO ENSURE STRUCTURAL INTEGRITY FROM EXPOSURE TO THE ENVIRONMENT. A PLANNED PROGRAM OF MAINTENANCE SHALL BE ESTABLISHED BY THE OWNER. THIS PROGRAM SHALL INCLUDE ITEMS SUCH AS, BUT NOT LIMITED TO, PAINTING OF STRUCTURAL STEEL, PROTECTIVE COATINGS FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS EXPOSED TO SALT ENVIRONMENT OR OTHER HARSH CHEMICALS.
- STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE DESIGN OF STEEL STAIRS, HANDRAILS, CURTAIN WALL WINDOW WALL SYSTEMS, COLD-FORMED STEEL FRAMING, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DOCUMENTS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE 8TH EDITION (2023). REFERENCE TO OTHER CODES OR SPECIFICATIONS REFER TO THE LATEST EDITION OF SUCH CODES OR SPECIFICATIONS, UNLESS STATED OTHERWISE.
- NO PROVISIONS HAVE BEEN MADE FOR VERTICAL OR HORIZONTAL EXPANSION EXCEPT AS SHOWN ON CONTRACT DOCUMENTS.
- FINISH FLOOR ELEVATION (FIRST FLOOR) OF "0'-0" IS USED AS A REFERENCE ELEVATION. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
- THE USE OF REPRODUCTIONS OF THESE CONTRACT DOCUMENTS AND USE OF CAD FILES BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS IS PROHIBITED UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM ENGINEER OF RECORD.
- IN THE EVENT THAT THE STRUCTURAL CONTRACTS DRAWINGS AND SPECIFICATIONS CONFLICT ON INFORMATION, THE STRUCTURAL CONTRACT DRAWINGS SHALL SUPERSEDE THE SPECIFICATIONS.

B) CODE DESIGN:

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE.

GRAVITY LOADS

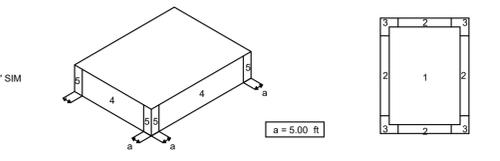
| UNIFORM FLOOR LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE): | |
|---|--------|
| ATTICIS W/O STORAGE | 10 PSF |
| ATTICIS W/ STORAGE | 20 PSF |
| SLEEPING AREAS | 30 PSF |
| ROOMS (OTHER THAN SLEEPING) | 40 PSF |
| BALCONIES | 40 PSF |
| GARAGES | 40 PSF |
| STAIRS | 40 PSF |
| UNIFORM ROOF LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE): | |
| ROOF | 20PSF |
| PONDING AND DRIFT EFFECTS HAVE BEEN INCLUDED IN DESIGN. | |

WIND LOADS (ASCE 7-22):

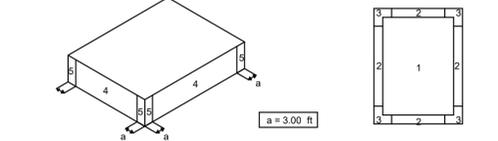
| BASIC WIND SPEED = 150 MPH (INTERPOLATED VALUE) | |
|---|--|
| STRUCTURAL RISK CATEGORY = II | |
| WIND EXPOSURE CATEGORY = C | |
| ENCLOSURE CLASSIFICATION = ENCLOSURE | |
| INTERNAL PRESSURE COEFFICIENT = 0.18 +/- | |

| COMPONENTS AND CLADDING (PER ASD) | | | | | | |
|-----------------------------------|-------------------|-------|---------------|-------|-----------------|-------|
| ROOF: (LOADING IN PSF) | | | | | | |
| TRIBUTARY AREA (SQFT) | ZONE 1 (INTERIOR) | | ZONE 2 (EDGE) | | ZONE 3 (CORNER) | |
| | (+) | (-) | (+) | (-) | (+) | (-) |
| 10 | 12.73 | 49.85 | 12.73 | 65.76 | 12.73 | 89.62 |
| 20 | 11.93 | 46.56 | 11.93 | 61.53 | 11.93 | 81.17 |
| 100 | 10.08 | 38.92 | 10.08 | 51.71 | 10.08 | 61.53 |

| WALLS: (LOADING IN PSF) | | | | | | |
|-------------------------|-------------------|-------|----------------------|-------|----------|-------|
| TRIBUTARY AREA (SQFT) | ZONE 4 (INTERIOR) | | ZONE 5 (EDGE/CORNER) | | OVERHANG | |
| | (+) | (-) | (+) | (-) | (+) | (-) |
| 10 | 28.64 | 31.02 | 28.64 | 38.18 | 12.73 | 28.64 |
| 20 | 27.37 | 29.75 | 27.37 | 35.65 | | |
| 100 | 24.42 | 26.81 | 24.42 | 29.75 | | |



| COMPONENTS AND CLADDING (PER ASD) | | | | | | |
|-----------------------------------|-------------------|-------|---------------|-------|-----------------|-------|
| ROOF: (LOADING IN PSF) | | | | | | |
| TRIBUTARY AREA (SQFT) | ZONE 1 (INTERIOR) | | ZONE 2 (EDGE) | | ZONE 3 (CORNER) | |
| | (+) | (-) | (+) | (-) | (+) | (-) |
| 10 | 12.73 | 33.94 | 12.73 | 39.24 | 12.73 | 52.50 |
| 20 | 11.93 | 33.94 | 11.93 | 38.44 | 11.93 | 47.71 |
| 100 | 10.08 | 33.94 | 10.08 | 36.59 | 10.08 | 36.59 |



| COMPONENTS AND CLADDING (PER ASD) | | | | | | |
|-----------------------------------|-------------------|-------|----------------------|-------|----------|-------|
| WALLS: (LOADING IN PSF) | | | | | | |
| TRIBUTARY AREA (SQFT) | ZONE 4 (INTERIOR) | | ZONE 5 (EDGE/CORNER) | | OVERHANG | |
| | (+) | (-) | (+) | (-) | (+) | (-) |
| 10 | 28.64 | 31.02 | 28.64 | 38.18 | 12.73 | 63.11 |
| 20 | 27.37 | 29.75 | 27.37 | 35.65 | | |
| 100 | 24.42 | 26.81 | 24.42 | 29.75 | | |

| FLOOD DESIGN DATA: | | | | | | |
|--------------------------------|--|--|--|--|--|--|
| FLOOD ZONE = A | | | | | | |
| BFE = N/A | | | | | | |
| PANEL NO = 1213102519H | | | | | | |
| ROOF RAIN LOAD DESIGN DATA: | | | | | | |
| RAIN LOAD = 5 PSF | | | | | | |
| RAIN INTENSITY (i) = 4.5 IN/HR | | | | | | |

3) FOUNDATIONS:

- THE FOUNDATIONS ARE DESIGNED FOR AN ANTICIPATED ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF ON COMPACTED FILL IF GEOTECHNICAL INVESTIGATION HAS NOT BEEN CONDUCTED.
- REGARDLESS OF WHETHER OR NOT A GEOTECHNICAL INVESTIGATION IS PERFORMED, NO WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE BY ATLAS ENGINEERING AND CONSULTING, LLC FOR THE PERFORMANCE OF THE FOUNDATION.
- AT A MINIMUM, SITE PREPARATION WORK SHALL INCLUDE:
 - STRIPPING AND GRUBBING OF THE BUILDING FOOTPRINT PLUS A MARGIN OF 5 FEET AROUND THE BUILDING, REMOVING ALL ORGANIC MATERIALS.
 - REFERENCE TO OTHER CODES TO LOCATE ANY UNREVEEEN SOFT AREAS. ANY SOFT AREAS SHALL BE EXCAVATED AND REPLACED WITH CLEAN FILL. A DENSITY OF AT LEAST 95% FOR A DEPTH OF 2 FEET IS REQUIRED UNDER THE BUILDING FOOTPRINT.
 - ALL FILL SHALL BE CLEAN SAND AND FREE OF ORGANIC MATERIALS. COMPACT FILL IN 12 INCH (UNCOMPACTED THICKNESS) LIFTS TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE.
 - EXCAVATIONS FOR FOUNDATIONS SHALL BE COMPACTED TO 95% FOR A DEPTH OF AT LEAST 2 FEET BELOW THE BOTTOM OF THE FOUNDATION.
 - DEWATERING MAY BE REQUIRED TO ACHIEVE THE REQUIRED COMPACT VALUES, AND IF USED, SHOULD DRAW DOWN THE WATER LEVEL TO AT LEAST 2 FEET BELOW THE BOTTOM OF THE EXCAVATION.
- SLABS ON GRADE SHALL BE PLACED OVER A 15 MIL CLASS "B" VAPOR RETARDER. VAPOR RETARDER SHALL BE LAPPED A MINIMUM OF 6", OR AS RECOMMENDED BY THE MANUFACTURER (WHICHEVER IS GREATER) AND TAPED AT ALL JOINTS. ALL PUNCTURES IN THE VAPOR RETARDER SHALL BE REPAIRED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. ALL PENETRATIONS THROUGH THE VAPOR RETARDER (COLUMNS, PLUMBING, CONDUITS, ETC) SHALL BE SEALED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. VAPOR RETARDER SHALL BE CONTINUOUS UNDER WALL FOUNDATIONS OR LEAD TO EXTERIOR WALLS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

4) CONCRETE:

- CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.
- UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTHS:
 - FOUNDATIONS & SLAB-ON-GRADE: 3,000 PSI
 - STRUCTURAL SLABS: 4,000 PSI
 - CIP BEAMS, COLUMNS & WALLS: 4,000 PSI
 - EXTERIOR RETAINING WALLS: 4,000 PSI
- SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE.
- CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.
- THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE.
- CALCIUM CHLORIDES SHALL NOT BE UTILIZED. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
- CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.
- CONDUITS, PIPES AND SLEEVES SHALL BE PLACED AND SPACED IN ACCORDANCE WITH ACI 318, 20.6.
- CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER 28.4.4 OF ACI 318.
- CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH 6x6 W1.4xw1.4 STEEL MESH OR SYNTHETIC FIBERS AT A MINIMUM RATE OF 3.0 LBS/CY, OR AS RECOMMENDED BY THE FIBER MANUFACTURER FOR CONTROL OF TEMPERATURE AND SHRINKAGE/CRACKING, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE.
- WHEN WATER-BASED ADHESIVE ARE BEING USED ON CONCRETE SURFACES, THE CONTRACTOR SHALL VERIFY THAT THE WATER CONTENT OF THE CONCRETE IS WITHIN THE ALLOWABLE RANGE BEFORE INSTALLATION.
- CHAMFER OR ROUND ALL EXPOSED CORNERS A MINIMUM OF 3/4".

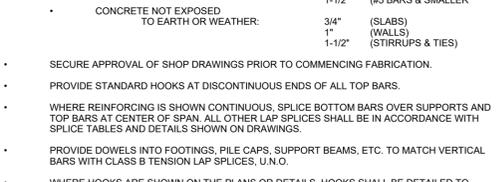
5) REINFORCING STEEL:

- SHALL BE ASTM A615 GRADE 60 DEFORMED BARS. FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

| MINIMUM LAP SPlice LENGTH (N) - 3000 PSI CONCRETE | | | | | | |
|---|-------|-------|-------|-------|-------|-------|
| | No. 3 | No. 4 | No. 5 | No. 6 | No. 7 | No. 8 |
| FOOTINGS (HORIZ.) | 21 | 23 | 29 | 37 | 50 | - |
| VERT. DOWELS | 22 | 29 | 36 | 43 | 63 | 72 |

| RECOMMENDED END HOOKS ANCHORAGE LENGTH (N) - 3000 PSI CONCRETE | | | | | | |
|--|-------|-------|-------|-------|-------|-------|
| | No. 3 | No. 4 | No. 5 | No. 6 | No. 7 | No. 8 |
| D | 2.25 | 3.00 | 3.75 | 4.50 | 5.25 | 6.00 |
| A or G | 6 | 8 | 10 | 12 | 14 | 16 |

| RECOMMENDED END HOOKS ANCHORAGE LENGTH (N) - 4000 PSI CONCRETE | | | | | | |
|--|-------|-------|-------|-------|-------|-------|
| | No. 3 | No. 4 | No. 5 | No. 6 | No. 7 | No. 8 |
| D | 2.25 | 3.00 | 3.75 | 4.50 | 5.25 | 6.00 |
| A or G | 7 | 10 | 12 | 15 | 17 | 19 |



- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE CLEAR COVER UNDO (PER ACI 318-05 PAR.7.7.1)
 - CONCRETE CAST AGAINST EARTH: 3"
 - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: 1-1/2" (#6 BARS & LARGER) 1" (#5 BARS & SMALLER)
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER: 3/4" (SLABS) 1" (WALLS) 1-1/2" (STRIPS & TIES)
- SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.
- PROVIDE STANDARD HOOKS AT DISCONTINUOUS ENDS OF ALL TOP BARS.
- WHERE REINFORCING IS SHOWN CONTINUOUS, SPLICE BOTTOM BARS OVER SUPPORTS AND TOP BARS AT CENTER OF SPAN. ALL OTHER LAP SPLICES SHALL BE IN ACCORDANCE WITH SPLICE TABLES AND DETAILS SHOWN ON DRAWINGS.
- PROVIDE DOWELS INTO FOOTINGS, PILE CAPS, SUPPORT BEAMS, ETC. TO MATCH VERTICAL BARS WITH CLASS B TENSION LAP SPLICES, U.N.O.
- WHERE HOOKS ARE SHOWN ON THE PLANS OR DETAILS, HOOKS SHALL BE DETAILED TO EXTEND DEEP ENOUGH INTO SUPPORTING STRUCTURE TO DEVELOP THE FULL STRENGTH OF THE HOOKED BAR. PROVIDE ADDITIONAL TIES OR STRIPS IN SUPPORTING STRUCTURE AS REQUIRED TO SATISFY ACI 318 HOOK DEVELOPMENT, CONFINEMENT, AND ANCHORAGE CRITERIA.
- ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE APPROVED BY THE STRUCTURAL EOR.
- SHOP DRAWINGS SHOWING ALL FABRICATION DIMENSIONS AND LOCATIONS FOR PLACING REINFORCING STEEL, IN MAT SLABS, CAST-IN-PLACE WALLS, AND STRUCTURAL SLABS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND PLACED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS FOR REINFORCED CONCRETE, "ACI 318" AND THE "MANUALS OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315 (LATEST EDITION).
- ALL REINFORCING STEEL AND EMBEDMENTS SHALL BE SECURELY TIED AND SUFFICIENTLY SUPPORTED TO MAINTAIN THE POSITION WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "WET STICKING" DOWELS INTO CONCRETE IS NOT PERMITTED.
- CONTINUOUS REINFORCEMENT SHALL BE PROVIDED WHEREVER POSSIBLE. REINFORCEMENT SHALL BE SPLICED ONLY AS SHOWN OR NOTED IN THE STRUCTURAL CONTRACT DOCUMENTS. STAGGER SPLICES WHERE POSSIBLE. USE FULL TENSION SPLICE (CLASS "B") UNLESS NOTED OTHERWISE. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED REINFORCEMENT AND SHALL BE LAPPED WITH FULL TENSION SPLICES (CLASS "B") UNLESS NOTED OTHERWISE. TERMINATE BARS WITH STANDARD HOOKS.
- REINFORCING STEEL SHALL NOT BE WELDED OR TACK WELDED UNLESS APPROVED BY THE STRUCTURAL EOR.
- ALL STEEL REINFORCING USED IN SLAB-ON-GRADE CONSTRUCTION IS REQUIRED TO BE SUPPORTED IN THE CENTER TO UPPER ONE THIRD OF THE SLAB.

6) WELDED WIRE FABRIC:

- SHALL CONFORM TO ASTM A-185. FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.
- MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
- ALL WELD WIRE MESH USED IN SLAB-ON-GRADE CONSTRUCTION IS REQUIRED TO BE SUPPORTED IN THE CENTER TO UPPER ONE THIRD OF THE SLAB.

7) WOOD:

- STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC), MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
- PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
 - INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SOUTHERN PINE, NO. 2 GRADE.
 - LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE, NO. 2 GRADE.
 - WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT W/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.

STRUCTURAL GENERAL NOTES

NOT FOR CONSTRUCTION

Digital Signature

PROGRESS PRINT

John King

THE GARAGES AT MIRAMAR BEACH

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
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STRUCTURAL GENERAL NOTES

S002

| ABBREVIATIONS | |
|---------------|--|
| AB | ANCHOR BOLT |
| ADDL | ADDITIONAL |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| ARCH | ARCHITECTURAL or ARCHITECT |
| BTM | BOTTOM OF |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BM | BEAM |
| BOS | BOTTOM OF STEEL |
| BRG | BEARING |
| BS | BOTTOM SIDE |
| BTM or (B) | BOTTOM, "BOT" SIM |
| BTW | BETWEEN |
| CB | CARRIAGE BOLT |
| CFS | COLD FORMED STEEL |
| CIP | CAST IN PLACE |
| C.J. | CONTROL JOINT |
| CL or (C) | CENTER LINE |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| C.O. | CASED OPENING |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUE or CONTINUOUS |
| CSJ | CONSTRUCTION JOINT |
| CTR | CENTERED, "CNTR" or SIM |
| DET | DETAIL |
| DBL | DOUBLE |
| DIA or (Ø) | DIAMETER |
| DIAG | DIAGONAL |
| DIR | DIRECTION |
| DIR | DIRECTION |
| D.L. | DEAD LOAD |
| DN | DOWN |
| DWG | DRAWING |
| DWL | DOWEL |
| EA | EACH |
| E.E. | EACH END |
| E.F. | EACH FACE |
| EJ | EXPANSION JOINT |
| ELEV | ELEVATION |
| EMBED | EMBEDDED or EMBEDMENT |
| EDGE | EDGE OF SLAB |
| E.G. | EXISTING GRADE |
| E.S. | EACH SIDE |
| EQ | EQUAL |
| E.W. | EACH WAY |
| EX | EXISTING |
| EXPB | EXPANSION BOLT |
| EXT | EXTERIOR |
| F.F. | FAR FACE |
| FFE | FINISHED FLOOR ELEVATION |
| F.G. | FINISHED GRADE |
| FIN | FINISH |
| FL | FLOOR |
| FLG | FLANGE |
| FND | FOUNDATION |
| FOC | FACE OF CONCRETE |
| FOM | FACE OF MASONRY |
| POS | FACE OF STUD |
| FP | FULL PENETRATION |
| FIS | FAR SIDE |
| FT | FOOT OR FEET |
| FTG | FOOTING |
| GA | GAUGE |
| GALV | GALVANIZED |
| GB | GRADE BEAM |
| GDR | GIRDER |
| GP | GUSSET PLATE |
| HAS | HEADED ANCHOR STUD |
| HD | HOLD-DOWN |
| HDG | HOT DIP GALVANIZED |
| HDR | HEADER |
| HK | HOOK |
| HORZ | HORIZONTAL |
| HSS | HIGH STRENGTH BOLT |
| H.S.S. | HEADED SHEAR or "HELSON" STUD |
| HSS | HOLLOW STL. SECTION or TUBE |
| I.F. | INSIDE FACE |
| IN | INCH OR INCHES |
| INT. | INTERIOR |
| INV | INVERT |
| JST | JOIST |
| JT | JOINT |
| K | KIP (1,000 POUNDS) |
| LB | POUNDS |
| L.E. | LEFT END |
| LL | LIVE LOAD |
| LLD | LONG LEG DOWN |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LONG | LONGITUDINAL |
| LVL | LAMINATED VENEER LUMBER |
| LWC | LIGHT WEIGHT CONCRETE |
| MAS | MASONRY |
| MAX | MAXIMUM |
| MB | MACHINE BOLT |
| MFR | MANUFACTURER |
| MD or (M) | MIDDLE |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| M.R.D. | METAL ROOF DECK |
| MTL | METAL |
| MTRL | MATERIAL |
| N.F. | NEAR FACE |
| NOM | NOMINAL |
| NO. | NUMBER OR # |
| NS | NEAR SIDE |
| NS | NON-SHRINK |
| N.T.S. | NOT TO SCALE |
| NWC | NORMAL WEIGHT CONCRETE |
| O.C. | ON CENTER, "O.C." SIM |
| O.D. | OVERALL DIM. "O.D." SIM |
| O.F. | OUTSIDE FACE |
| OPP | OPPOSITE |
| OVSD | OVERSIZED |
| PCC | PRECAST CONCRETE |
| PEN | PENETRATION |
| PERP | PERPENDICULAR |
| P.L. | POINT LOAD |
| PL | PLATE |
| PSL | PARALLEL STRAND LUMBER |
| PT | POINT |
| P.T. | PRESSURE TREATED or POST-TENSION |
| P.U. | RIGHT END |
| RF | CONCURRENTLY WITH CONCRETE COLUMN CONSTRUCTION |
| REF | REFERENCE |
| RET | RETURN |
| REQ | REQUIRED |
| R.L.L. | ROOF LIVE LOAD |
| R.O. | ROUGH OPENING |
| SC | SLIP CRITICAL |
| SCHED | SCHEDULE |
| S.D.N. | STRUCTURAL DESIGN NOTES |
| SIM | SIMILAR |
| SOG | SLAB ON GRADE |
| S.E. | STUD PACK |
| SPECS | SPECIFICATIONS |
| SQ | SQUARE |
| SS | STAINLESS STEEL, "S.S." SIM |
| STAG | STAGGERED |
| STD | STANDARD |
| STIFF | STIFFENER |
| STL | STEEL |
| STR | STRUCTURAL, "STRUCT" SIMILAR |
| S.W. | SHEAR WALL |
| SYM | SYMMETRICAL |
| T or (T) | TOP |
| T&S | TOP AND BOTTOM |
| T&S | TEMPERATURE & SHRINKAGE REINF. |
| T/ | TOP OF |
| T/S | TOP SIDE |
| TDR | THREADED ROD |
| TEMP. | "T&S" FOR REINF. ELSE TEMPORARY |
| THK | THICK OR THICKNESS |
| TOS | TOP OF BEAM |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOOTING |
| TOS | TOP OF STEEL |
| TOW | TOP OF WALL |
| TRANS | TRANSVERSE |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE, "U.N.O." SIM |
| UWA | UNDER WALL ABOVE, "U.W.A." SIM |
| VERT | VERTICAL |
| W/ | WITH |
| WF | WIDE FLANGE |
| WP | WORKING POINT |
| WWF | WELDED WIRE FABRIC |
| WWM | WELDED WIRE MESH |

- CONNECTIONS
 - CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
 - THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.
- 8) TIE-DOWN NOTES:**
 - ANCHOR TIE-DOWN RODS SHALL HAVE A MINIMUM SHAFT DIAMETER OF 1/2" (ONE HALF INCH) U.N.O.
 - TIE-DOWN RODS MAY BE CONNECTED DIRECTLY TO THE PLAN SPECIFIED 5/8" ANCHOR BOLTS USING A SIMPSON CNW5/8"-1/2" TRANSITION COUPLER NUT ABOVE THE REQUIRED BP3-5/8" AND 5/8" NUT ATOP THE SILL PLATE.
 - TIE-DOWN DIRECT CONNECTION MAY BE USED BY UTILIZING SIMPSON SET ANCHORAGE ADHESIVE WITH MINIMUM ROD EMBEDMENT OF 6" WHEREVER CAST-IN-PLACE ANCHOR BOLTS ARE SPECIFIED FOR COUPLED EXTENSION TO ABOVE.
 - ANY PLACE WHERE A TIE-DOWN LOCATION IS FILLED WITH STUDS; USE A SIMPSON LTT131 OR HDU5 HOLD-DOWN CONNECTED AT THE TOP AND BOTTOM OF A MINIMUM 2PLY STUD PACK TO PRESERVE TENSION LOAD PATH TO FLOORS ABOVE AND/OR BELOW. RESUME INDICATED TIE-DOWN ROD PATH AT ENDS OF STUD PACK IF POSSIBLE.
 - SIMPSON LTT131 & HDU5 HOLD-DOWNS SHALL BE ANCHORED INTO GROUT FILLED CMU WALLS OR PIERS WITH A SIMPSON SB5/8 OR SSTB ANCHOR BOLT WITH EMBEDMENT PER MFR. RECOMMENDATION.
 - RODS SHALL INSTALLED PLUMB. THE MAXIMUM ALLOWABLE ROD DRIFT FROM PLUMB SHOULD NOT EXCEED 1.35 DEGREES OR MAXIMUM CENTERLINE OFFSET DISTANCE OF 1.75" PER FLOOR.
 - TIE-DOWN RODS SHALL HAVE A SIMPSON BP-3 WITH NUT ATOP THE TERMINAL TOP PLATE. RODS AT SLOPED OR RAKED PLATES SHALL REQUIRE HILLSIDE WASHERS BETWEEN BP-3 AND NUT TO LEVEL.
 - ALL RODS ARE TO BE TIGHTENED AT EACH FLOOR AND THE TOP PLATE CONNECTION AFTER ROOF IS FULLY LOADED. JUST PRIOR TO GYPSUM BOARD INSTALLATION. ALL RODS WITH BP AND NUT CONNECTIONS TO THE BOTTOM SIDE OF THE FIRST FLOOR FRAMING SHALL BE TIGHTENED AT THE END OF THE CONSTRUCTION PROCESS PRIOR TO C.O. OPTIONAL: CONTRACTOR MAY INSTALL A SIMPSON BPTUD AND RTUD TAKE-UP DEVICE AT THE TERMINAL TOP PLATE CONNECTION TO REMOVED UNWANTED SYSTEM SLACK DUE TO STRUCTURE SETTLING OR CREEP.
- 9) MASONRY WALLS:**
 - ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" AND ACI 530.1/ASCE 6/TMS 602 "SPECIFICATION FOR MASONRY STRUCTURES", LATEST EDITION.
 - MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NET AREA (f_m = 1500 PSI). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270.
 - GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476 AND HAVE A SLUMP BETWEEN 8" AND 11" WITH WATER CM RATIO OF 0.55 MAXIMUM AND WITH 3/8" MAXIMUM AGGREGATE.
 - PROVIDE HOOKED DOWELS IN FOUNDATIONS FOR VERTICAL REINFORCING ABOVE. REFER TO TABLE FOR SPLICE LENGTH.
 - BLOCK CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS AND AS SHOWN ON THE DRAWINGS.
 - DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE.
 - USE METAL LATH, MORTAR OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA AS REQUIRED.
 - MASONRY SHALL BE LAID IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE. AT FILLED CELLS LAY UNITS WITH FULL BED JOINTS AROUND CELLS.
 - PROVIDE 9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCING AT ALTERNATE BLOCK COURSES. LADDER TYPE IS RECOMMENDED WITH REINFORCED FILLED CELLS. PROVIDE PREFABRICATED "TEE" OR CORNER SECTIONS AT WALL INTERSECTIONS.
 - CONTROL JOINTS SHALL BE CONSTRUCTED IN CONCRETE MASONRY CONSTRUCTION AT A MAXIMUM HORIZONTAL SPACING BETWEEN JOINTS OF 25'-0" AND NOT MORE THAN 12" FROM CORNERS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. CONSTRUCT INTERIOR CONTROL JOINTS AT A MAXIMUM HORIZONTAL SPACING OF 32'-0" OR 16'-0" FROM CORNERS. NO JOINTS SHALL BE LOCATED WITHIN 2'-0" OF STEEL BEAM BEARINGS. HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENTS AT CONTROL JOINTS.
 - SUBMIT PROPOSED GROUT MIX DESIGNS FOR REVIEW PRIOR TO USE. MIX NUMBER OR OTHER POSITIVE IDENTIFICATION SHALL UNIQUELY IDENTIFY MIX.
 - USE OF SUPERPLASTICIZER IS PROHIBITED.
 - CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE.
 - CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF CELLS TO BE GROUT FILLED IN EACH POUR IN EXCESS OF 5 FEET IN HEIGHT. AFTER INSPECTION AND BEFORE GROUTING, THE REBAR SHALL BE TIED AT THE CLEANOUTS AND THE CLEANOUTS SHALL BE SEALED.
 - ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS.
 - VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS.
 - ALL CELLS SHALL BE FILLED SOLIDLY WITH GROUT (U.N.O.). SAMPLE AND TEST GROUT PER ASTM C1019.
 - GROUT SHALL BE POURED IN LIFTS OF 4 FEET MAXIMUM HEIGHT. GROUT SHALL BE CONSOLIDATED AT TIME OF PLACING BY VIBRATING AND RECONSOLIDATED LATER BY VIBRATING BEFORE PLASTICITY IS LOST.
 - WHEN TOTAL GROUT POUR EXCEEDS 5 FEET IN HEIGHT, (HIGH LIFT GROUTING), THE GROUT SHALL BE PLACED IN 4-FOOT LIFTS WITH A MINIMUM OF 30 MINUTE DELAY BETWEEN LIFTS. MINIMUM CELL DIMENSION SHALL BE IN ACCORDANCE WITH TABLE 5 OF ACI 530.1 (2' X 3' FOR COARSE GROUT, 12 FT. MAXIMUM POUR HEIGHT).
 - WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE MADE BY STOPPING THE POUR OF GROUT NOT LESS THAN 1-1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.
 - MASONRY WALLS MARKED AS "LOAD BEARING" ARE DESIGNED TO CARRY FLOOR GRAVITY LOADS AND MUST BE CONSTRUCTED TO SUPPORT THE CONCRETE FLOOR SLAB CONCURRENTLY WITH CONCRETE COLUMN CONSTRUCTION.
 - MASONRY WALLS INDICATED AS "INFILL" ARE DESIGNED TO RESIST LATERAL LOADS AND MUST BE CONSTRUCTED AFTER THE CONCRETE SLAB IS CAST AND POST TENSIONING OPERATION IS COMPLETED. INFILL WALLS SHALL BE CONSTRUCTED STARTING AT THE FOUNDATION LEVEL AND WORKING UPWARD ONE LEVEL AT A TIME. DO NOT START NEXT HIGHER LEVEL OF WALL PRIOR TO COMPLETION OF WALL BELOW. ALLOW A MINIMUM OF 3 DAYS CURING FOR GROUT OF WALL BELOW PRIOR TO STARTING WALL ABOVE.
 - SINGLE STORY MASONRY WALLS INDICATED AS "PARTITION WALLS" SHALL BE CAST ON THICKENED SLAB FOUNDATIONS AND ARE NOT DESIGNED TO CARRY ANY LOADS FROM THE MAIN BUILDING STRUCTURES. ISOLATE TOP OF PARTITION WALLS FROM UNDERSIDE OF CONCRETE SLAB WITH A MINIMUM 1/2" THICK COMPRESSIBLE MATERIAL.
 - SUBMIT WRITTEN CONSTRUCTION SEQUENCES AND PROCEDURES PRIOR TO THE START OF MASONRY CONSTRUCTION.
- 10) CHEMICAL (ADHESIVE) ANCHORS:**
 - SHALL BE A TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS HILTI HIT HY150, HILTI RE500, OR SIMPSON SET ADHESIVE SYSTEM, OR ENGINEER APPROVED SUBSTITUTION.
 - EPOXY TYPES AND BRANDS VARY IN THEIR BOND STRENGTH AND SUITABILITY OF USE, DEPENDING ON TYPE OF LOADING, ANCHOR SPACING, ETC. WHEN A PARTICULAR TYPE OF EPOXY IS SPECIFIED IN THESE DRAWINGS, A UNIQUE CALCULATION HAS BEEN MADE BASED ON THE PROPERTIES OF THAT SPECIFIC TYPE OF EPOXY FOR THE SPECIFIC CONDITION SHOWN IN THE DETAIL. SUBSTITUTION OF EPOXY TYPE IS NOT ALLOWED WHERE DETAIL SPECIFIES ONLY ONE TYPE OF EPOXY. WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD, NOT ALL EPOXY BRANDS OR TYPES WILL BE ALLOWED AS SUBSTITUTES.
 - SUBSTITUTION OF EPOXIES IN ONE CONDITION SHALL NOT BE CONSTRUED AS APPROVAL TO MAKE SIMILAR SUBSTITUTION OF EPOXIES IN OTHER DIFFERING CONDITIONS. EACH SUBSTITUTION MUST RECEIVE PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD.
 - INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - THE MANUFACTURER'S REPRESENTATIVE SHALL TRAIN INSTALLERS.
 - THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL HOLE CLEAN-OUT REQUIREMENTS ARE FULLY COMPLETED BY THE INSTALLERS PRIOR TO INJECTING EPOXY INTO THE HOLES.
 - NO LOAD SHALL BE APPLIED TO THE EPOXY ANCHORS UNTIL THE EPOXY HAS FULLY CURED AND HAS ACHIEVED ITS SPECIFIED STRENGTH.

- IF DETAIL SHOWS EPOXY ANCHORS IN SLOTTED HOLES, IT IS IMPERATIVE THAT ANY EXCESS EPOXY IS CLEANED UP FROM AROUND THE ANCHOR ROD, SO THAT IT DOES NOT INTERFERE WITH ADJUSTABILITY OF ANCHOR ROD IN SLOTTED HOLE.
- 11) MECHANICAL ANCHORS:**
 - SHALL BE EITHER HEAVY DUTY CONCRETE SCREW ANCHOR (SUCH AS POWERS WEDGE-BOLT, SIMPSON TITEN HD, OR HILTI HUS-H) OR WEDGE TYPE EXPANSION ANCHOR (SUCH AS POWERS POWERSTUD, SIMPSON WEDGE-ALL, OR HILTI KWIK BOLT 3).
 - TYPE OF ANCHOR SHALL BE AS SPECIFIED ON THE DRAWINGS, WHILE BRAND AND MODEL OF ANCHOR MAY BE SELECTED FROM THE ABOVE LISTED ANCHORS. SUBSTITUTION ANCHORS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO USE.
 - IN SOME CASES OF CRITICAL LOADING OR GEOMETRIC CONDITIONS, ONLY SPECIFIC ANCHORS WILL BE ALLOWED. AS NOTED ON THE DRAWINGS. IN THESE CASES, THE SPECIFIED BRAND AND MODEL OF ANCHOR MUST BE USED.
 - INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - THE MANUFACTURER'S REPRESENTATIVE SHALL TRAIN INSTALLERS.
 - MINIMUM EMBEDMENT DEPTH OF 14" TAPCONS INSTALLED IN CONCRETE SHALL BE 1.25" AND INSTALLED INTO MASONRY SHALL BE 1.5". SELECT ANCHOR LENGTH AS REQUIRED TO ACHIEVE THE SPECIFIED MINIMUM EMBEDMENT DEPTH.
 - TAPCON SCREWS MAY BE REPLACED W/ 0.157" SHANK DIAMETER PAF ANCHORS (HILTI X-U OR EQUAL) ON A 1:1 SUBSTITUTION BASIS. MINIMUM EMBEDMENT DEPTH SHALL BE 1.25" WHEN INSTALLED INTO CONCRETE OR GROUTED MASONRY. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS, MINIMUM EDGE DISTANCES, AND PLACEMENT LIMITATIONS (RELATIVE TO MORTAR JOINTS IN MASONRY).
- 12) STRUCTURAL STEEL:**
 - STEEL WORK SHALL BE NEW AND CONFORM TO THE ANS/AISC 360-05 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
 - MATERIAL SHALL CONFORM TO THE FOLLOWING, EXCEPT AS NOTED:

| | |
|-----------------------------|-------------------------------|
| WIDE FLANGE SHAPES | ASTM A992 (Fy=50 KSI) |
| ANGLES, CHANNELS AND PLATES | ASTM A36 (Fy=36 KSI) |
| RECTANGULAR HSS ASTM | A500, GRADE B (Fy=46 KSI) |
| HIGH STRENGTH BOLTS | ASTM A325 OR A490 |
| THREADED RODS | ASTM A36 (Fy=36 KSI) |
| HEAVY HEX NUTS | ASTM A563 |
| HARDENED STEEL WASHERS | ASTM F436 |
| ANCHOR RODS | ASTM F1554 GR. 36 (Fy=36 KSI) |
 - CONNECTIONS:
 - BOLTS SHALL BE HIGH-STRENGTH, BEARING TYPE IN SNUG TIGHT CONDITION, U.N.O. TIGHTEN BY AN AISC APPROVED METHOD.
 - WELDING ELECTRODES SHALL BE PER AWS D1.1. RETURN FILLET WELDS FOR FRAMED CONNECTIONS 1/2" AT EACH END.
 - FIELD CONNECTIONS SHALL BE BOLTED, EXCEPT AS NOTED OTHERWISE.
 - DETAIL FLOOR AND ROOF FRAMING CONNECTIONS FOLLOWING THE REQUIREMENTS SHOWN IN THE TYPICAL CONNECTION SCHEDULES SHOWN IN THESE DRAWINGS, BASED ON THE BEAM OR GIRDER SIZE.
 - FOR THE PURPOSE OF CORRECTLY INTERPRETING THE CONNECTION SCHEDULES, GIRDERS SHALL BE CONSIDERED AS ANY FLOOR OR ROOF BEAM WHICH CARRIES OTHER FLOOR OR ROOF BEAMS, OR ANY FLOOR OR ROOF BEAM WHICH CARRIES STEEL COLUMNS.
 - DETAIL DIAGONAL BRACING CONNECTIONS AS SHOWN IN THE DETAILS. IF NO DETAIL IS PROVIDED, DETAIL CONNECTION TO DEVELOP THE FULL TENSION CAPACITY OF THE DIAGONAL BRACING MEMBER.
 - HIGH STRENGTH BOLTS IN BEARING CONDITION SUPPORTING SIMPLE SPAN BEAMS NOT SUBJECT TO AXIAL LOADS MAY BE INSTALLED TO "SNUG TIGHT" CONDITION IF NORMAL, OR SHORT SLOTTED HOLES ARE USED. THE ENGINEER OF RECORD WILL BE THE ULTIMATE AUTHORITY IN THE USE OF "SNUG TIGHT" BOLTS. IF LONG SLOTTED OR OVERSIZED HOLES ARE USED, BOLTS MUST BE FULLY PRETENSIONED AND SLIP CRITICAL. PROPER SURFACE PREPARATION IS REQUIRED FOR SLIP CRITICAL BOLTS, INCLUDING OMISSION OF PRIMER OR FIRE PROOFING, AS APPROPRIATE.
 - BOLTS SHARING LOAD WITH WELDS IN A CONNECTION SHALL BE FULLY PRETENSIONED AND SLIP CRITICAL.
 - WHERE FULLY PRETENSIONED OR SLIP CRITICAL BOLTS ARE REQUIRED, TIGHTENING SHALL BE ACHIEVED USING EITHER TWIST-OFF TENSION CONTROL BOLTS OR DIRECT TENSION INDICATING WASHERS.
 - ALL STRUCTURAL STEEL EXPOSED TO EXTERIOR CONDITIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 AND ALL FASTENERS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED PER ASTM A153.
 - GROUT UNDER BEARING PLATES SHALL BE NON-METALLIC, NON-SHRINK TYPE WITH A COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI IN 28 DAYS.
 - THE CAMBER OF STEEL MEMBERS SHALL BE VERIFIED IN THE SHOP AND THE FIELD. WHEN NO CAMBER IS INDICATED, TURN THE MEMBER NATURAL CAMBER UP.
 - APPLY FIREPROOFING TO STEEL STRUCTURE CALCULATING THE THICKNESS OF FIREPROOFING BY COMPARING THE ACTUAL MEMBER SIZE TO THE MEMBER SIZE USED IN THE DESIGNATED UL RATINGS AND ADJUSTING APPROPRIATELY.
- 13) RAILINGS AND HANDRAILS:**
 - ENGINEERED RAILING SYSTEM AND CONNECTION OF SAME TO THIS STRUCTURE SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
 - THE CONFIGURATION OF THE RAILING SYSTEM SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 - RAILING SYSTEM AND CONNECTIONS SHALL BE DESIGNED FOR APPLICABLE LOADS AS INDICATED ON THE DRAWINGS AND IN THE BUILDING CODE.
 - THE LOADS SHALL BE CLEARLY INDICATED ON SHOP DRAWINGS AND SHALL COMPLY WITH ALL APPLICABLE CODES.
 - SHOP DRAWINGS SHALL SHOW AND SPECIFY CONNECTIONS UTILIZED WITHIN THE RAILING SYSTEM AS WELL AS CONNECTIONS TO AND LOADS IMPOSED UPON THE STRUCTURAL SYSTEM SHOWN ON THESE DRAWINGS.
 - SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
- 14) STRUCTURAL SUBMITTALS**
 - SHOP DRAWINGS OR REPORTS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION (AS APPLICABLE) U.N.O.
 - PILE INSTALLATION QUALITY CONTROL
 - PILE INSTALLATION MONITORING LOG
 - CONCRETE ADMIXTURES
 - CONCRETE STRENGTH TESTS
 - CONCRETE DETAILING
 - ENGINEERED FILL COMPACTION TESTING
 - ENGINEERED ROOF AND FLOOR TRUSSES
 - STEEL JOISTS
 - STRUCTURAL STEEL
 - HANDRAILS AND STAIRS

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John King

THE GARAGES AT MIRAMAR BEACH

U.S. Highway 98
Miramar Beach, FL

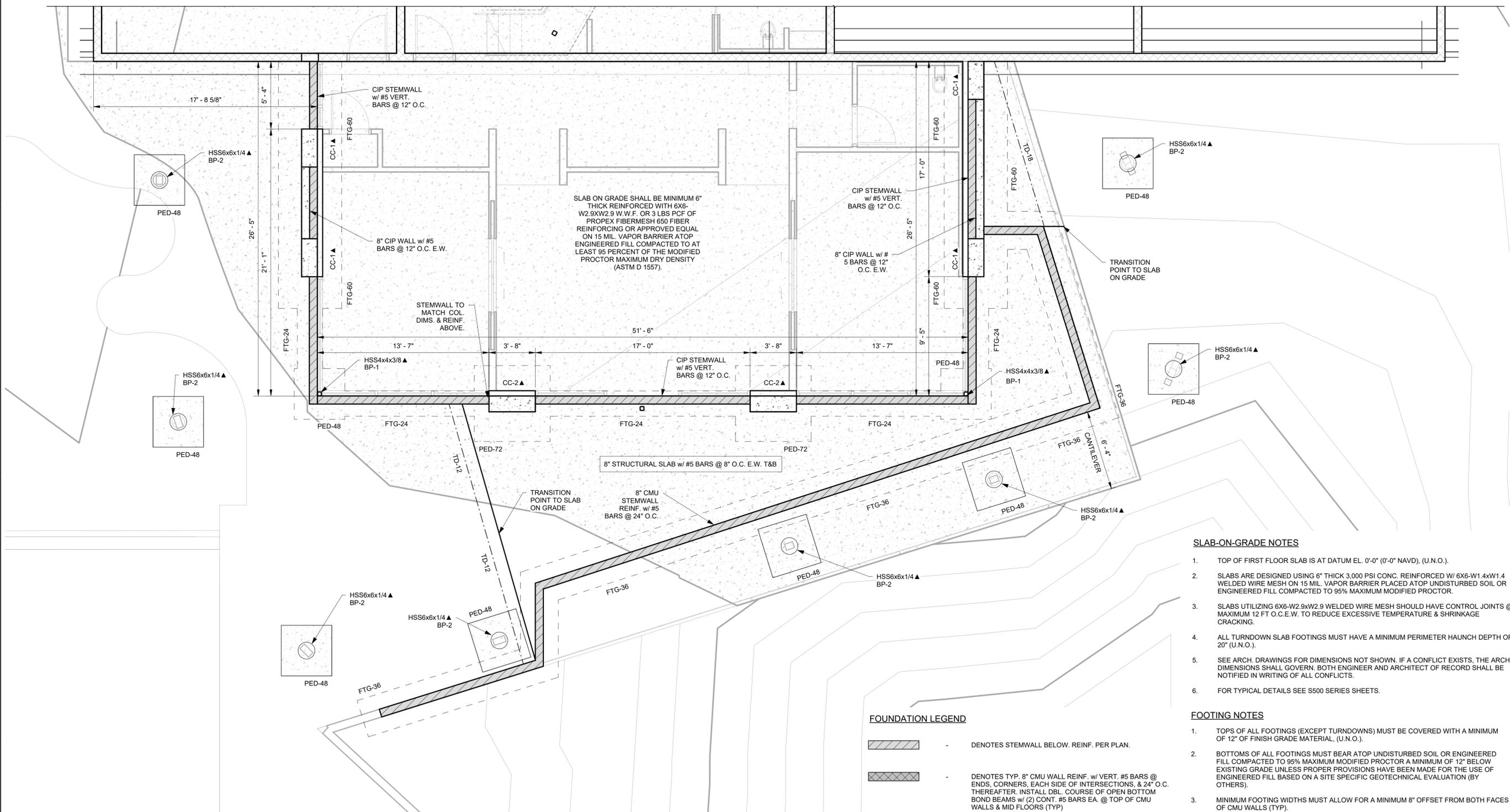
REVISIONS
NO. DESCRIPTION DATE

Project Number 25038
Dated 12.22.2025

FOUNDATION PLAN - SALES CENTER

S101

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SLAB ON GRADE SHALL BE MINIMUM 6" THICK REINFORCED WITH 6X6-W2.9XW2.9 W.W.F. OR 3 LBS PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL ON 15 MIL. VAPOR BARRIER ATOP ENGINEERED FILL COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557).

- SLAB-ON-GRADE NOTES**
- TOP OF FIRST FLOOR SLAB IS AT DATUM EL. 0'-0" (0'-0" NAVD), (U.N.O.).
 - SLABS ARE DESIGNED USING 6" THICK 3,000 PSI CONC. REINFORCED W/ 6X6-W1.4XW1.4 WELDED WIRE MESH ON 15 MIL. VAPOR BARRIER PLACED ATOP UNDISTURBED SOIL OR ENGINEERED FILL COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR.
 - SLABS UTILIZING 6X6-W2.9XW2.9 WELDED WIRE MESH SHOULD HAVE CONTROL JOINTS @ MAXIMUM 12 FT O.C.E.W. TO REDUCE EXCESSIVE TEMPERATURE & SHRINKAGE CRACKING.
 - ALL TURNDOWN SLAB FOOTINGS MUST HAVE A MINIMUM PERIMETER HAUNCH DEPTH OF 20" (U.N.O.).
 - SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
 - FOR TYPICAL DETAILS SEE S500 SERIES SHEETS.

- FOOTING NOTES**
- TOPS OF ALL FOOTINGS (EXCEPT TURNDOWNS) MUST BE COVERED WITH A MINIMUM OF 12" OF FINISH GRADE MATERIAL, (U.N.O.).
 - BOTTOMS OF ALL FOOTINGS MUST BEAR ATOP UNDISTURBED SOIL OR ENGINEERED FILL COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR A MINIMUM OF 12" BELOW EXISTING GRADE UNLESS PROPER PROVISIONS HAVE BEEN MADE FOR THE USE OF ENGINEERED FILL BASED ON A SITE SPECIFIC GEOTECHNICAL EVALUATION (BY OTHERS).
 - MINIMUM FOOTING WIDTHS MUST ALLOW FOR A MINIMUM 8" OFFSET FROM BOTH FACES OF CMU WALLS (TYP).
 - ALL CONTINUOUS FOOTINGS & PEDESTALS MUST BE CENTERED ON THE WALL/PIER UNLESS SPECIFICALLY NOTED AS ECCENTRIC FOOTING.
 - FOOTING SIZES, REINFORCING TYPE & SPACING LISTED WITHIN THE FOOTING SCHEDULE SHALL GOVERN OVER FOOTING NOTES.
 - VERTICAL DOWEL HOOKS SHOULD EXTEND 9" IN TO FTG'S, BELOW & RUNNING PERPENDICULAR TO FLEXURAL REINF.
 - NO "WET STICK" SETTING OF REINFORCING WILL BE APPROVED.
 - ALL VERTICAL REINFORCING MUST BE IN PLACE & TIED TO FOOTING REINF. PRIOR TO POUR.
 - COORDINATE ALL FOOTING LOCATIONS WITH CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL PROVIDE PIPE SLEEVES BELOW OR ABOVE CONTINUOUS WALL FOOTINGS.
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 - FOR TYPICAL DETAILS SEE S500 SERIES SHEETS.

FOUNDATION LEGEND

| | |
|--|---|
| | - DENOTES STEMWALL BELOW. REINF. PER PLAN. |
| | - DENOTES TYP. 8" CMU WALL REINF. W/ VERT. #5 BARS @ ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 24" O.C. THEREAFTER. INSTALL DBL. COURSE OF OPEN BOTTOM BOND BEAMS W/ (2) CONT. #5 BARS EA. @ TOP OF CMU WALLS & MID FLOORS (TYP) |
| | - DENOTES EDGE OF FOUNDATION ELEMENT BELOW |

CONCRETE BEAM SCHEDULE

| DESIGNATION | DIMENSIONS | TOP REINF. | MID REINF. | BTM REINF. | CLOSED SHEAR REINF. @ BEARING E.E |
|-------------|------------|-------------|-------------|-------------|-----------------------------------|
| CB-1 | 16x20 | (3) #6 BARS | (2) #5 BARS | (3) #6 BARS | #4 TIES @ 4" O.C. |

CONCRETE COLUMN SCHEDULE

| DESIGNATION | FLEXURAL REINF. | SHEAR REINF. |
|-------------|-----------------|---------------------------|
| CC-1 | (10) #5 BARS | #4 CLOSED TIES @ 12" O.C. |
| CC-2 | (10) #6 BARS | #4 CLOSED TIES @ 12" O.C. |

FOOTING SCHEDULE

| DESIGNATION | TYPE | DIMENSIONS | LONGITUDINAL REINF. | TRANS. REINF. |
|-------------|---------------|------------------|------------------------|--------------------------|
| FTG-24 | STRIP | 12" D x 24" W | (3) #5 BARS | #5 BARS x 18" @ 18" O.C. |
| FTG-36 | STRIP | 12" D x 36" W | (4) #5 BARS | #5 BARS x 30" @ 18" O.C. |
| FTG-60 | STRIP | 12" D x 60" W | (8) #5 BARS | #5 BARS x 48" @ 18" O.C. |
| PED-36 | PEDESTAL FTG. | 14" D x 36" SQR. | (3) #5 BARS EQ. SPACED | (3) #5 BARS EQ. SPACED |
| PED-48 | PEDESTAL FTG. | 14" D x 48" SQR. | (5) #5 BARS EQ. SPACED | (5) #5 BARS EQ. SPACED |
| PED-72 | PEDESTAL FTG. | 14" D x 72" SQR. | (8) #5 BARS EQ. SPACED | (8) #5 BARS EQ. SPACED |
| TD-12 | TURNDOWN | 16" D x 12" W | (2) #5 BARS | #5 BARS x 6" @ 18" O.C. |
| TD-18 | TURNDOWN | 16" D x 18" W | (2) #5 BARS | #5 BARS x 12" @ 18" O.C. |
| TD-24 | TURNDOWN | 16" D x 24" W | (3) #5 BARS | #5 BARS x 18" @ 18" O.C. |

(A) T/SLAB SALES CENTER
1/4" = 1'-0"

FOUNDATION LEGEND

-  DENOTES STEMWALL BELOW. REINF. PER PLAN.
-  DENOTES TYP. 8" CMU WALL REINF. w/ VERT. #5 BARS @ ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 24" O.C. THEREAFTER. INSTALL DBL. COURSE OF OPEN BOTTOM BOND BEAMS w/ (2) CONT. #5 BARS EA. @ TOP OF CMU WALLS & MID FLOORS (TYP)
-  DENOTES EDGE OF FOUNDATION ELEMENT BELOW

SLAB-ON-GRADE NOTES

1. TOP OF FIRST FLOOR SLAB IS AT DATUM EL. 0'-0" (0'-0" NAVD), (U.N.O.).
2. SLABS ARE DESIGNED USING 6" THICK 3,000 PSI CONC. REINFORCED W/ 6X6-W1.4xW1.4 WELDED WIRE MESH ON 15 MIL. VAPOR BARRIER PLACED ATOP UNDISTURBED SOIL OR ENGINEERED FILL COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR.
3. SLABS UTILIZING 6X6-W2.9xW2.9 WELDED WIRE MESH SHOULD HAVE CONTROL JOINTS @ MAXIMUM 12 FT O.C.E.W. TO REDUCE EXCESSIVE TEMPERATURE & SHRINKAGE CRACKING.
4. ALL TURNDOWN SLAB FOOTINGS MUST HAVE A MINIMUM PERIMETER HAUNCH DEPTH OF 20" (U.N.O.).
5. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
6. FOR TYPICAL DETAILS SEE S500 SERIES SHEETS.

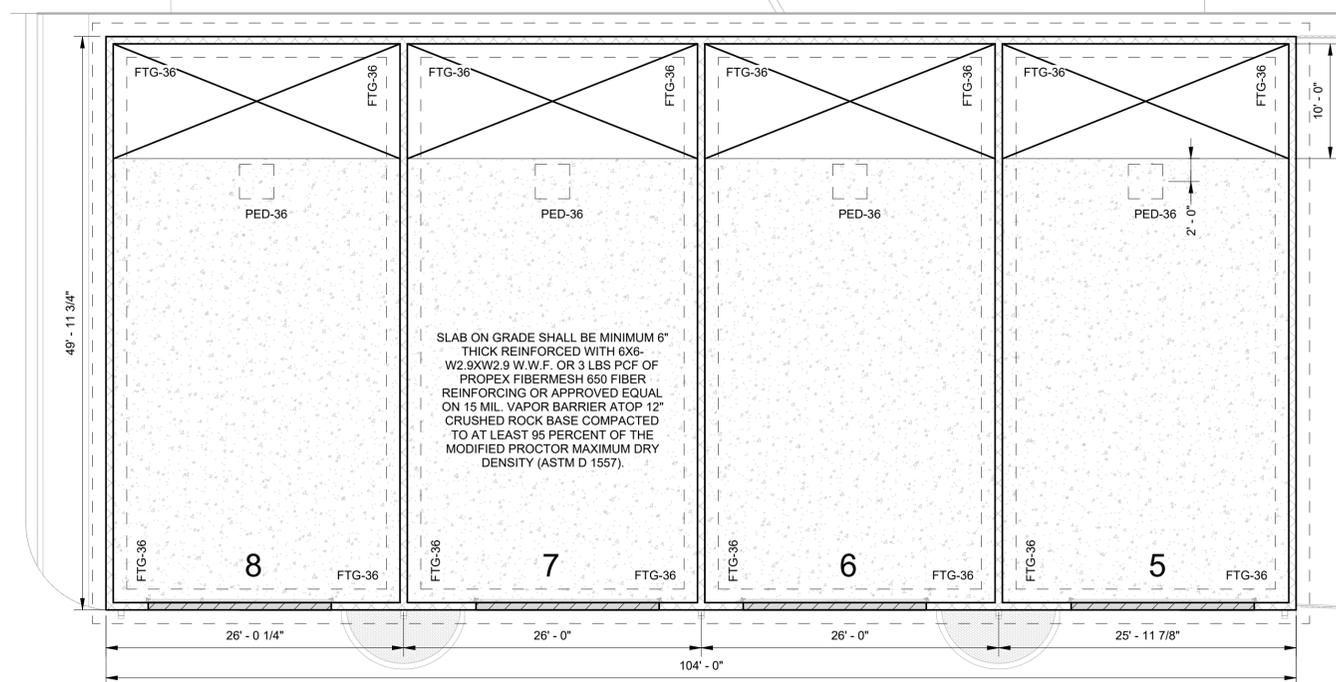
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2. BOTTOMS OF ALL FOOTINGS MUST BEAR ATOP UNDISTURBED SOIL OR ENGINEERED FILL COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR A MINIMUM OF 12" BELOW EXISTING GRADE UNLESS PROPER PROVISIONS HAVE BEEN MADE FOR THE USE OF ENGINEERED FILL BASED ON A SITE SPECIFIC GEOTECHNICAL EVALUATION (BY OTHERS).
3. MINIMUM FOOTING WIDTHS MUST ALLOW FOR A MINIMUM 8" OFFSET FROM BOTH FACES OF CMU WALLS (TYP).
4. ALL CONTINUOUS FOOTINGS & PEDESTALS MUST BE CENTERED ON THE WALL/PIER UNLESS SPECIFICALLY NOTED AS ECCENTRIC FOOTING.
5. FOOTING SIZES, REINFORCING TYPE & SPACING LISTED WITHIN THE FOOTING SCHEDULE SHALL GOVERN OVER FOOTING NOTES.
6. VERTICAL DOWEL HOOKS SHOULD EXTEND 9" IN TO FTG'S, BELOW & RUNNING PERPENDICULAR TO FLEXURAL REINF.
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8. ALL VERTICAL REINFORCING MUST BE IN PLACE & TIED TO FOOTING REINF. PRIOR TO POUR.
9. COORDINATE ALL FOOTING LOCATIONS WITH CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL PROVIDE PIPE SLEEVES BELOW OR ABOVE CONTINUOUS WALL FOOTINGS.
10. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
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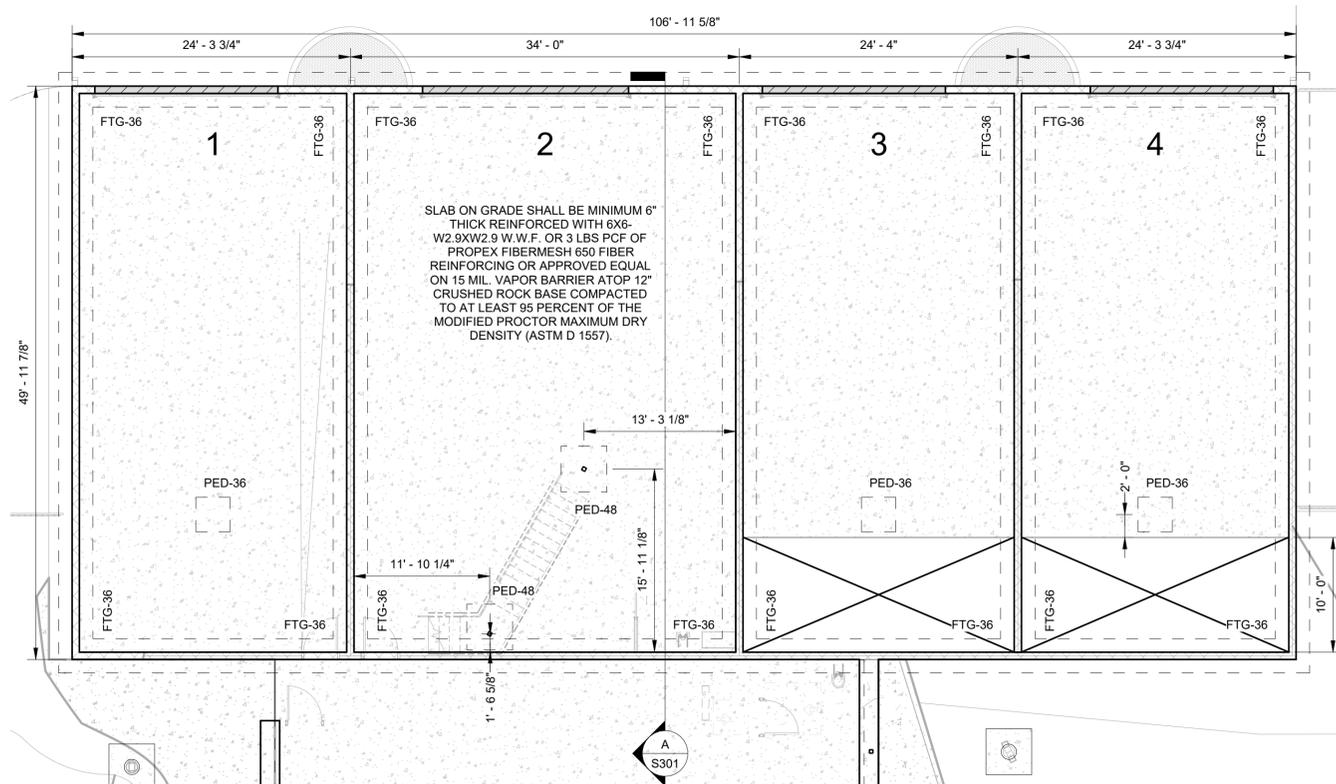
| CONCRETE BEAM SCHEDULE | | | | | |
|------------------------|------------|-------------|-------------|-------------|-----------------------------------|
| DESIGNATION | DIMENSIONS | TOP REINF. | MID REINF. | BTM REINF. | CLOSED SHEAR REINF. @ BEARING E.E |
| CB-1 | 16x20 | (3) #6 BARS | (2) #5 BARS | (3) #6 BARS | #4 TIES @ 4" O.C. |

| CONCRETE COLUMN SCHEDULE | | |
|--------------------------|-----------------|---------------------------|
| DESIGNATION | FLEXURAL REINF. | SHEAR REINF. |
| CC-1 | (10) #5 BARS | #4 CLOSED TIES @ 12" O.C. |
| CC-2 | (10) #6 BARS | #4 CLOSED TIES @ 12" O.C. |

| FOOTING SCHEDULE | | | | |
|------------------|---------------|------------------|------------------------|--------------------------|
| DESIGNATION | TYPE | DIMENSIONS | LONGITUDINAL REINF. | TRANS. REINF. |
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| PEDESTAL-36 | PEDESTAL FTG. | 14" D x 36" SQR. | (3) #5 BARS EQ. SPACED | (3) #5 BARS EQ. SPACED |
| PEDESTAL-48 | PEDESTAL FTG. | 14" D x 48" SQR. | (5) #5 BARS EQ. SPACED | (5) #5 BARS EQ. SPACED |
| PEDESTAL-72 | PEDESTAL FTG. | 14" D x 72" SQR. | (8) #5 BARS EQ. SPACED | (8) #5 BARS EQ. SPACED |
| TD-12 | TURNDOWN | 16" D x 12" W | (2) #5 BARS | #5 BARS x 6" @ 18" O.C. |
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A 03 - T/ SLAB BUILDING B UNITS
1/8" = 1'-0"



B 03 - T/ SLAB BUILDING A UNITS
1/8" = 1'-0"

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John King

**THE GARAGES
AT MIRAMAR
BEACH**

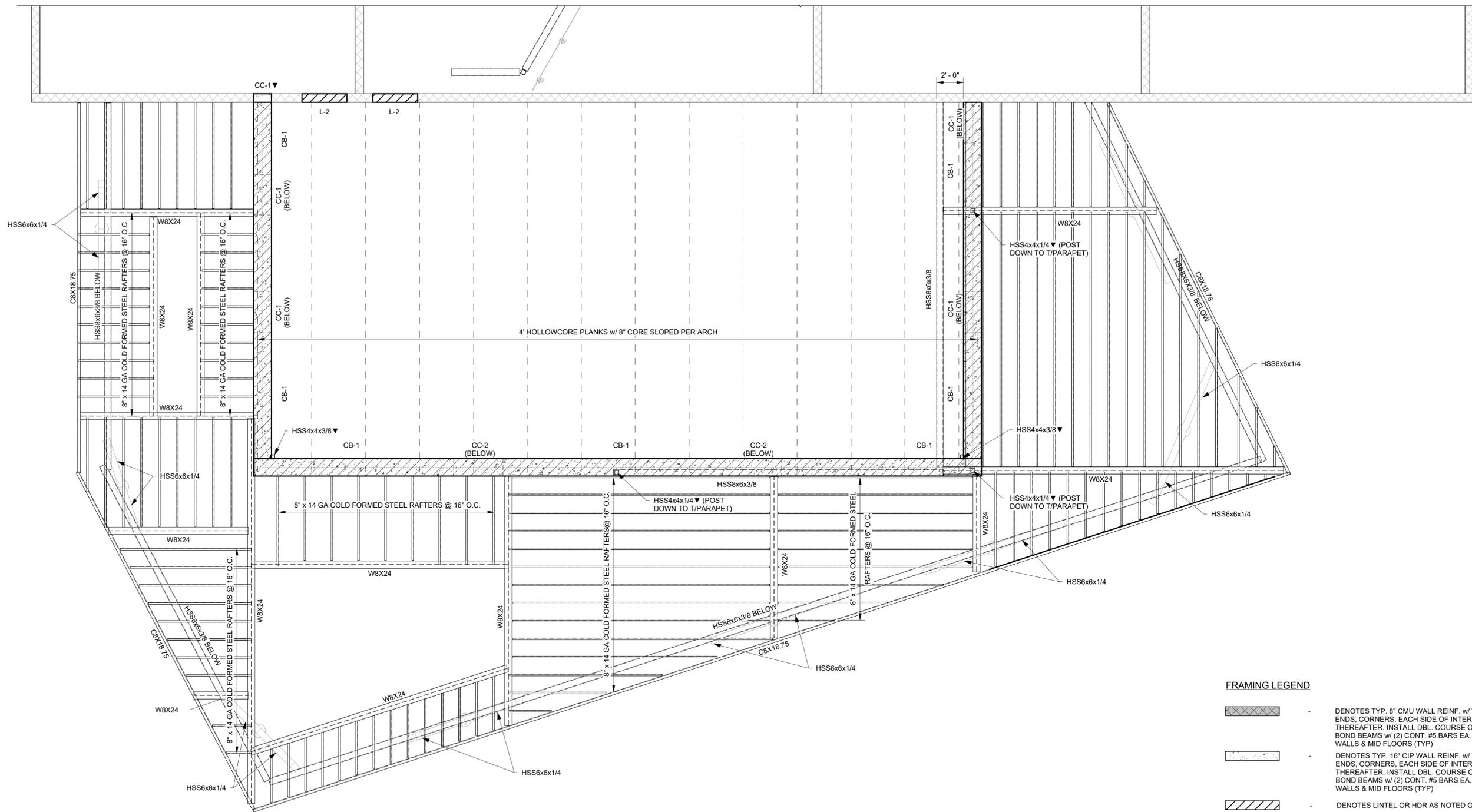
U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number 25038
Dated 12.22.2025

ROOF FRAMING
PLAN - SALES
CENTER

S103



Ⓐ T/PLATE SALES CENTER
1/4" = 1'-0"

FRAMING LEGEND

- DENOTES TYP. 8" CMU WALL REINF. w/ VERT. #5 BARS @ ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 24" O.C. THEREAFTER. INSTALL DBL. COURSE OF OPEN BOTTOM BOND BEAMS w/ (2) CONT. #5 BARS EA. @ TOP OF CMU WALLS & MID FLOORS (TYP)
- DENOTES TYP. 16" CIP WALL REINF. w/ VERT. #5 BARS E.F. @ ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 24" O.C. THEREAFTER. INSTALL DBL. COURSE OF OPEN BOTTOM BOND BEAMS w/ (2) CONT. #5 BARS EA. @ TOP OF CMU WALLS & MID FLOORS (TYP)
- DENOTES LINTEL OR HDR AS NOTED ON PLAN.

| PRECAST LINTEL SCHEDULE | | | |
|-------------------------|--------------|------------|-----------------------------------|
| DESIGNATION | SIZE | TYPE | REINFORCING |
| L-1 | 8" W x 24" D | 8F24-1B/1T | (1) #5 BAR BTM. (1) #5 BAR TOP |
| L-2 | 8" W x 16" D | 8F16-1B/0T | (1) #5 BAR BTM. (0) #5 BAR TOP |

| CONCRETE BEAM SCHEDULE | | | | | |
|------------------------|------------|-------------|-------------|-------------|-----------------------------------|
| DESIGNATION | DIMENSIONS | TOP REINF. | MID REINF. | BTM REINF. | CLOSED SHEAR REINF. @ BEARING E.E |
| CB-1 | 16x20 | (3) #6 BARS | (2) #5 BARS | (3) #6 BARS | #4 TIES @ 4" O.C. |

| CONCRETE COLUMN SCHEDULE | | |
|--------------------------|-----------------|---------------------------|
| DESIGNATION | FLEXURAL REINF. | SHEAR REINF. |
| CC-1 | (10) #5 BARS | #4 CLOSED TIES @ 12" O.C. |
| CC-2 | (10) #6 BARS | #4 CLOSED TIES @ 12" O.C. |

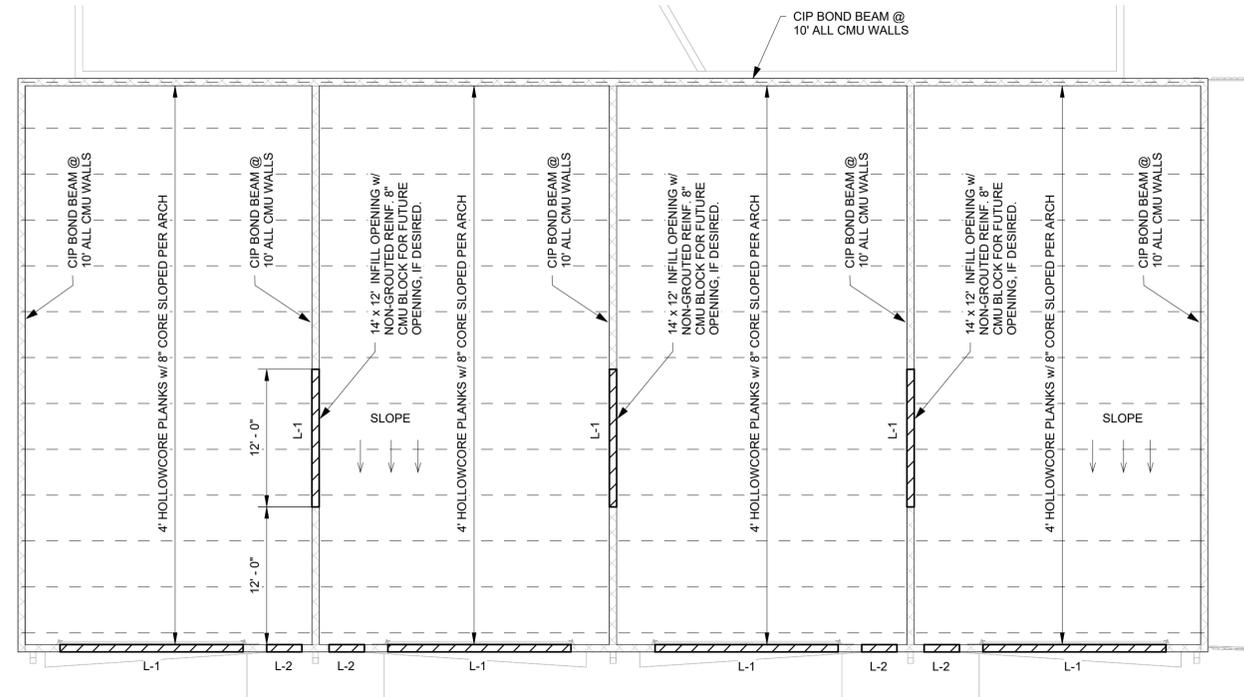
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FRAMING LEGEND

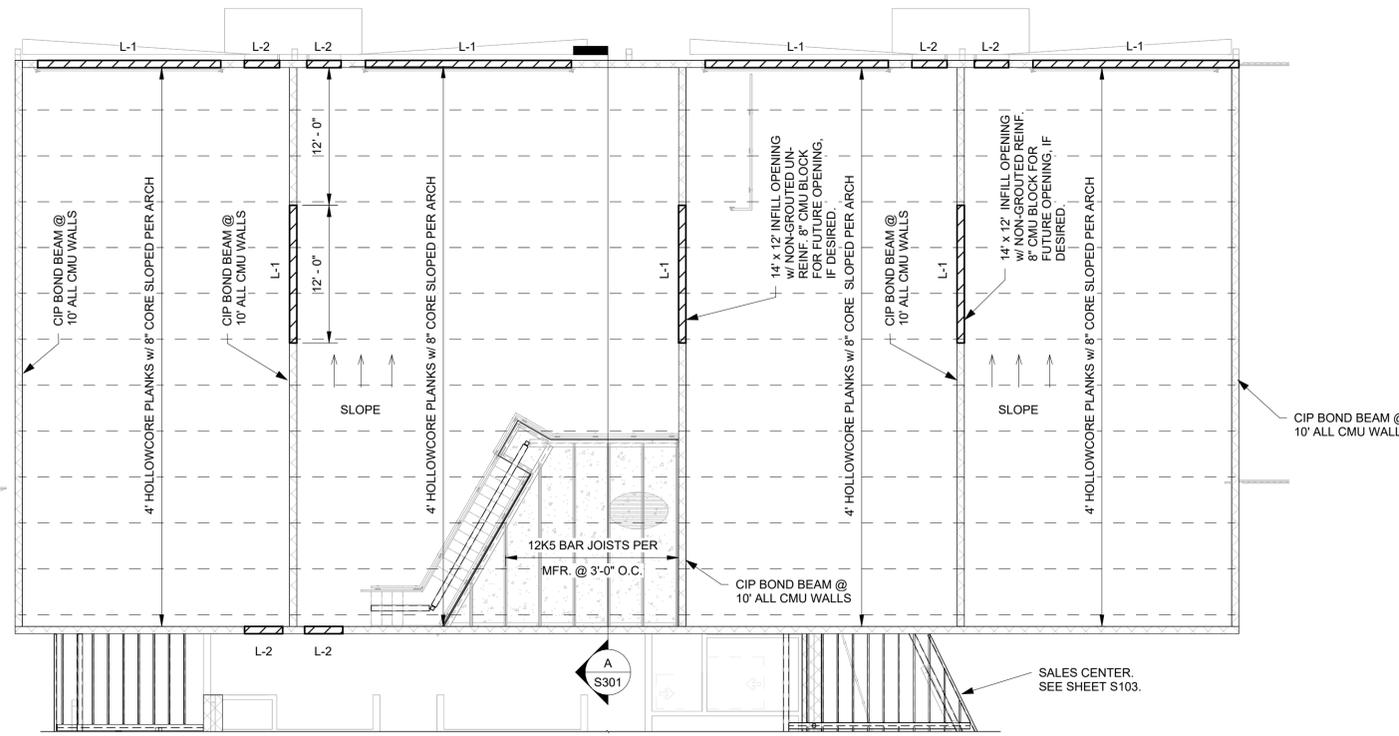
-  DENOTES TYP. 8" CMU WALL REINF. w/ VERT. #5 BARS @ ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 24" O.C. THEREAFTER. INSTALL DBL. COURSE OF OPEN BOTTOM BOND BEAMS w/ (2) CONT. #5 BARS EA. @ TOP OF CMU WALLS & MID FLOORS (TYP)
-  DENOTES TYP. 16" CIP WALL REINF. w/ VERT. #5 BARS E.F. @ ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 24" O.C. THEREAFTER. INSTALL DBL. COURSE OF OPEN BOTTOM BOND BEAMS w/ (2) CONT. #5 BARS EA. @ TOP OF CMU WALLS & MID FLOORS (TYP)
-  DENOTES LINTEL OR HDR AS NOTED ON PLAN.

| PRECAST LINTEL SCHEDULE | | | |
|-------------------------|--------------|------------|-----------------------------------|
| DESIGNATION | SIZE | TYPE | REINFORCING |
| L-1 | 8" W x 24" D | 8F24-1B/1T | (1) #5 BAR BTM, (1) #5 BAR TOP |
| L-2 | 8" W x 16" D | 8F16-1B/0T | (1) #5 BAR BTM, (0) #5 BAR TOP |

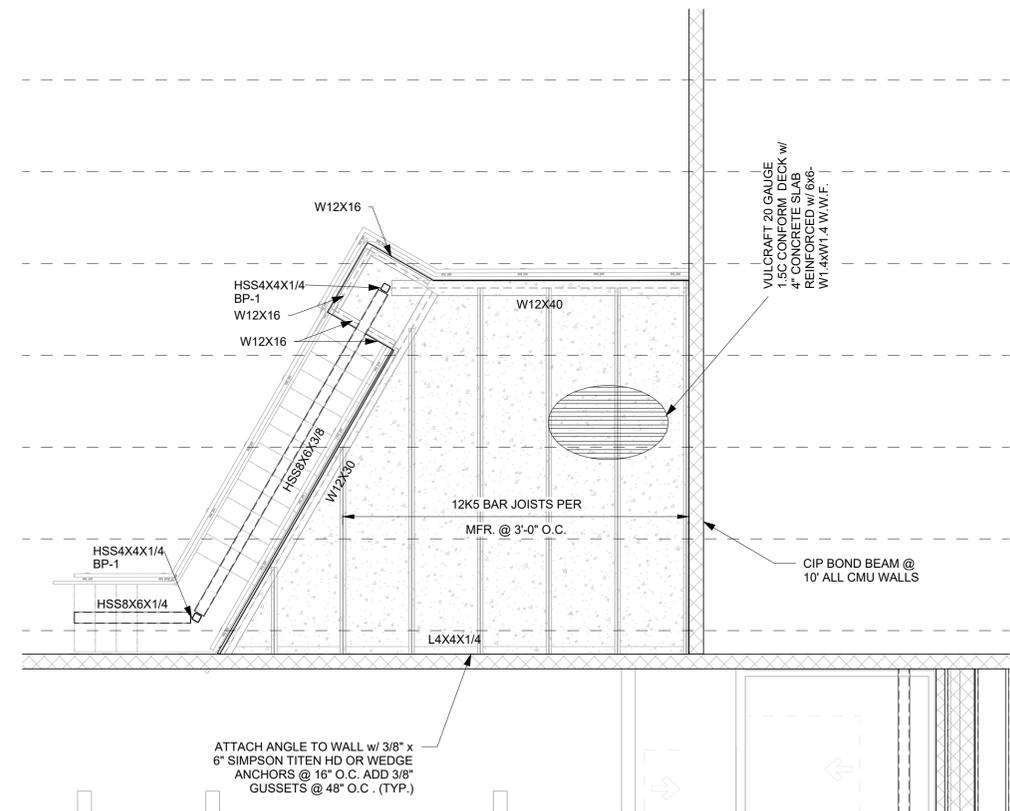
| CONCRETE COLUMN SCHEDULE | | |
|--------------------------|-----------------|---------------------------|
| DESIGNATION | FLEXURAL REINF. | SHEAR REINF. |
| CC-1 | (10) #5 BARS | #4 CLOSED TIES @ 12" O.C. |
| CC-2 | (10) #6 BARS | #4 CLOSED TIES @ 12" O.C. |



A 04 - T/ PLATE BUILDING B UNITS
1/8" = 1'-0"



B 04 - T/ PLATE BUILDING A UNITS
1/8" = 1'-0"



C 04 - MEZZANINE PLAN
1/4" = 1'-0"

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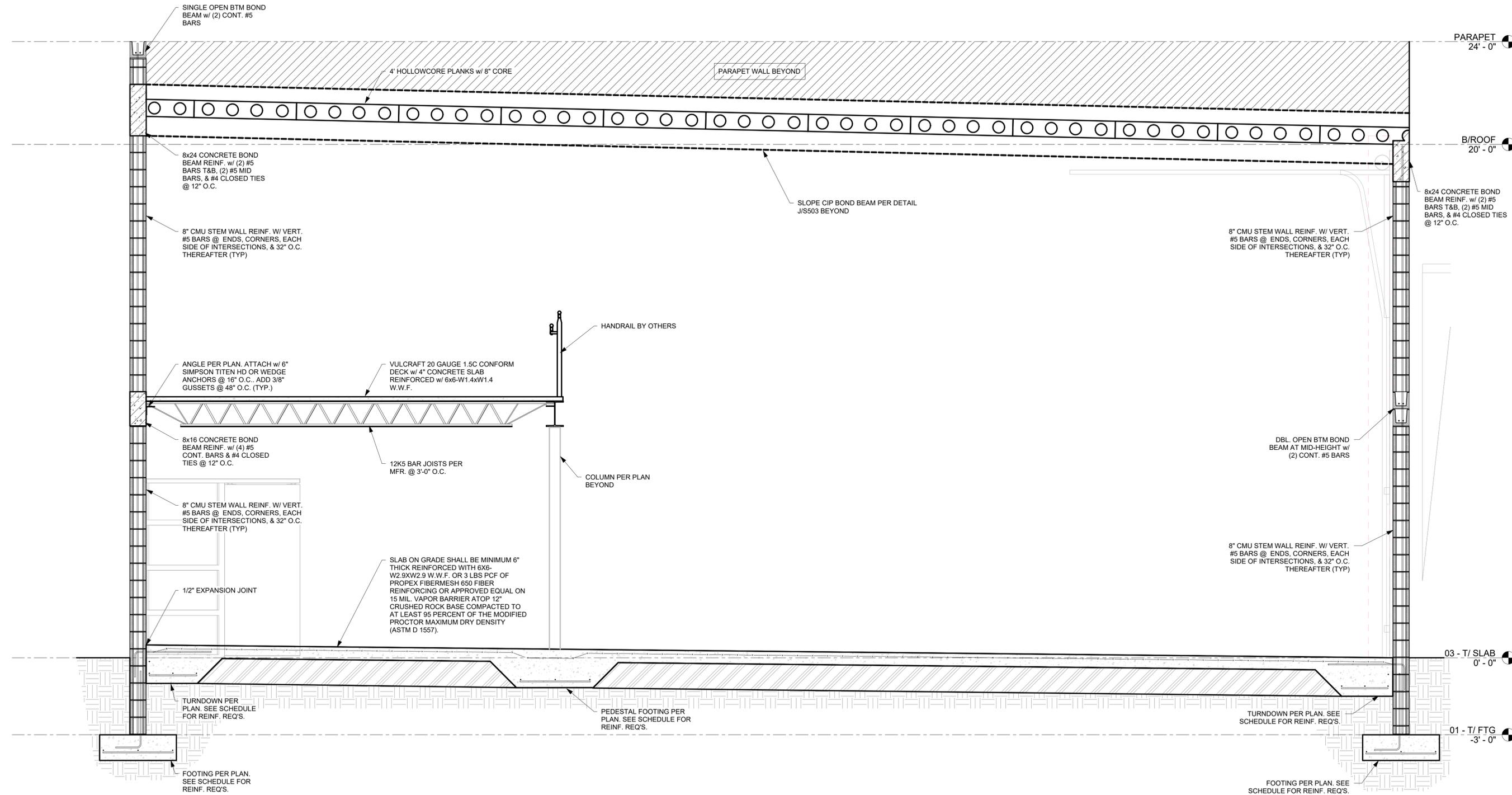
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Project Number 25038
Dated 12.22.2025

STRUCTURAL
SECTIONS
S301

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(A) TYP. WALL SECTION
1/2" = 1'-0"

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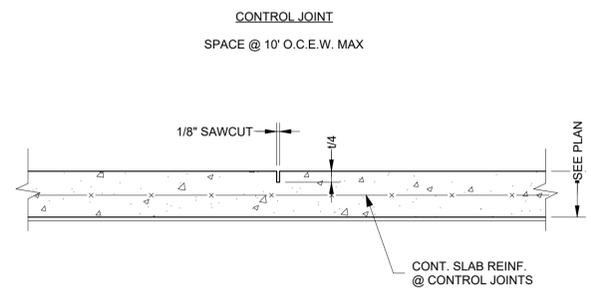
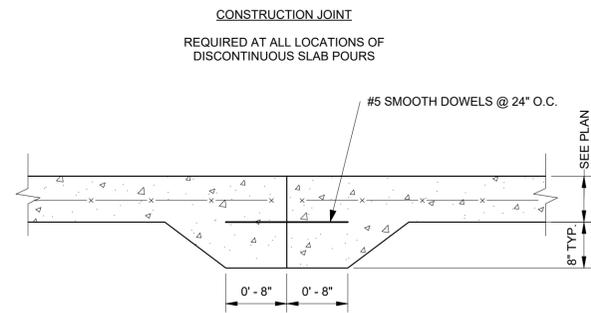
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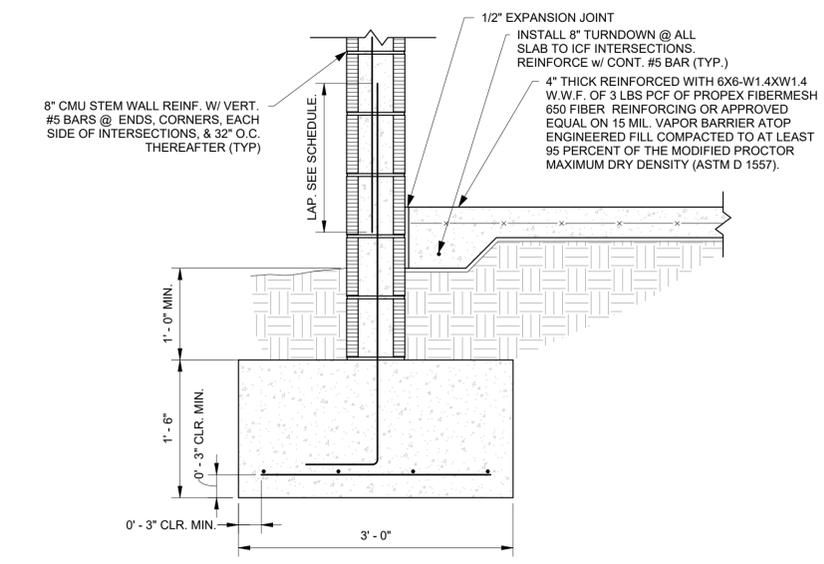
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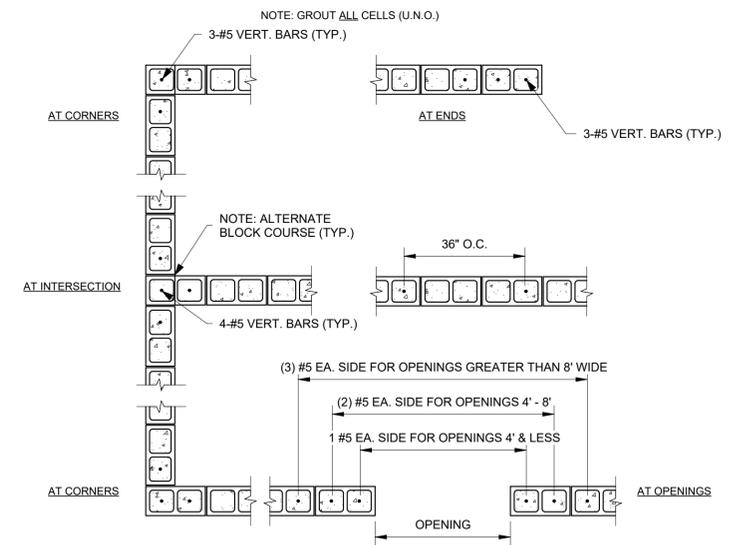
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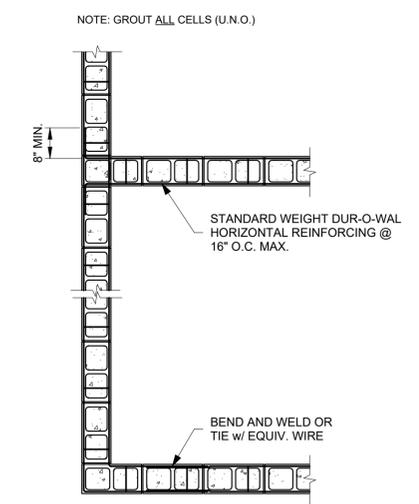
(A) TYP. SLAB FINISHING DETAIL
1" = 1'-0"



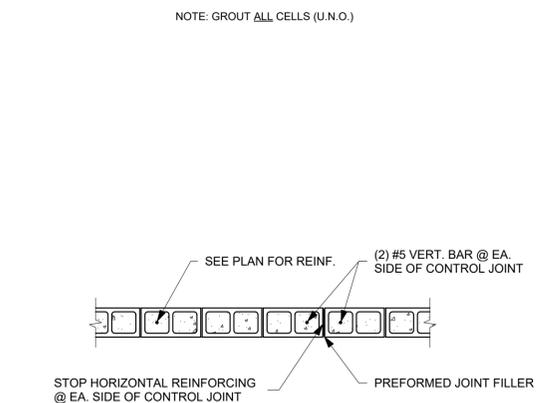
(B) TYP. PERIMETER FOOTING DETAIL
1" = 1'-0"



(C) TYP. CMU WALL VERT. REINFORCING DETAIL
1" = 1'-0"



(D) TYP. CMU WALL HORIZ. REINFORCING DETAIL
1" = 1'-0"



(E) TYP. CMU WALL CONTROL JOINT REINF.
1" = 1'-0"

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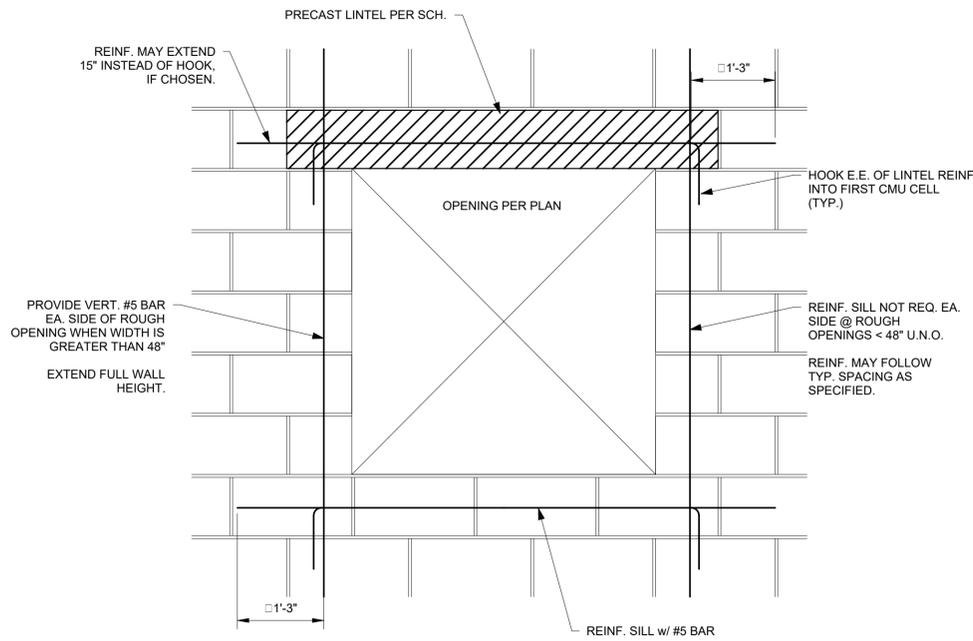
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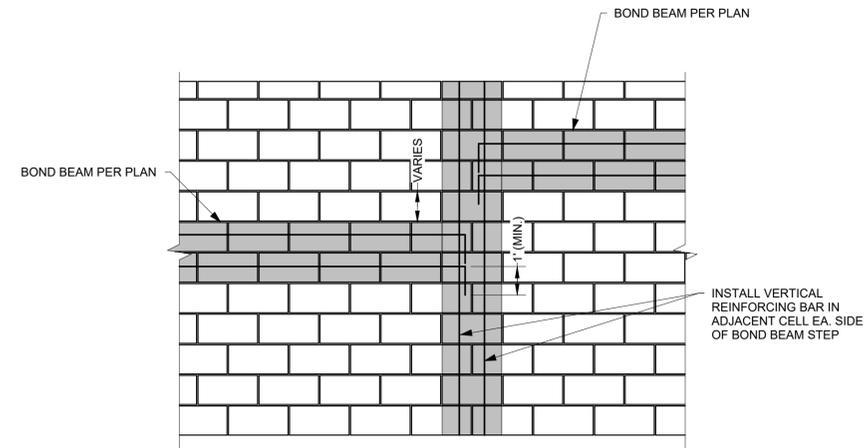
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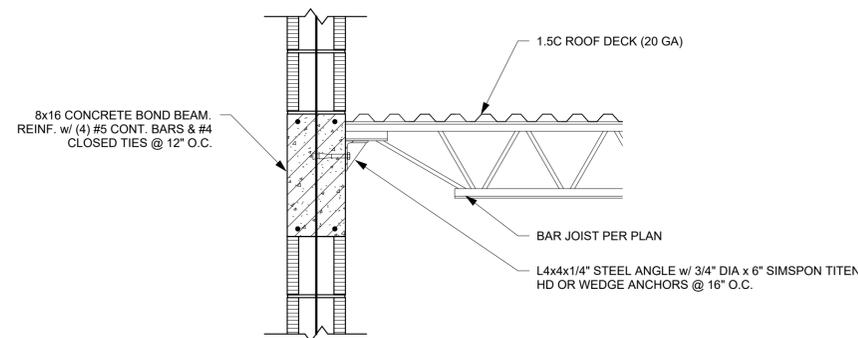
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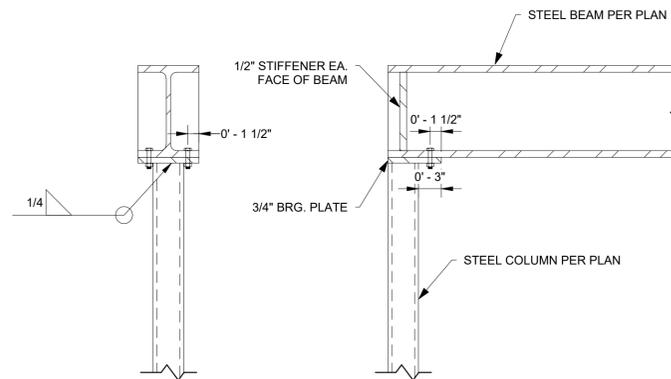
(A) TYP. CMU WALL OPENING DETAIL
1" = 1'-0"



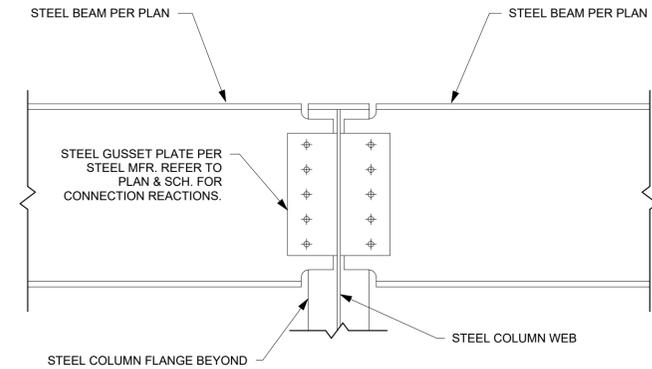
(B) TYP. BOND BEAM STEP DETAIL
1" = 1'-0"



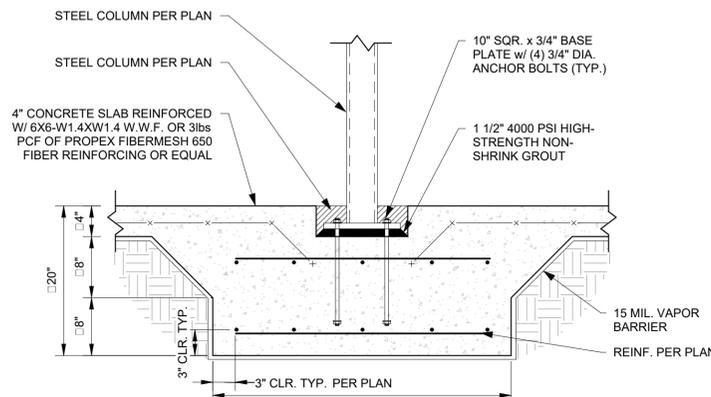
(C) TYP. BAR JOIST TO CIP BEAM OR CMU WALL DETAIL
1" = 1'-0"



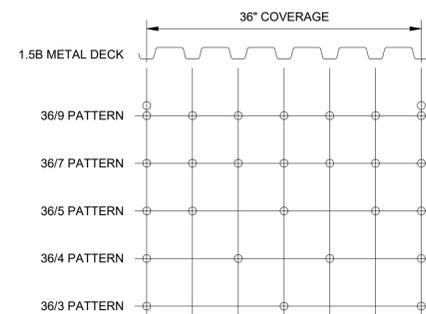
(D) TYP. STEEL BEAM TO COLUMN DETAIL
1" = 1'-0"



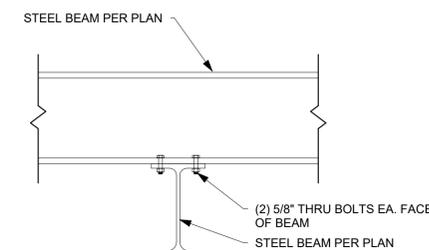
(E) TYP. STEEL BEAM TO COLUMN CONNECTION
1" = 1'-0"



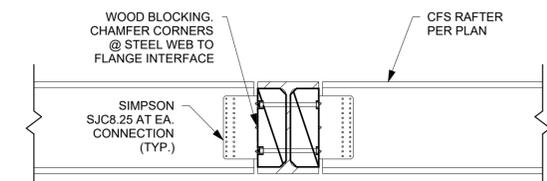
(F) TYP. STEEL COLUMN TO SLAB CONNECTION
1" = 1'-0"



(G) TYP. METAL DECK FASTENER PATTERN
1" = 1'-0"

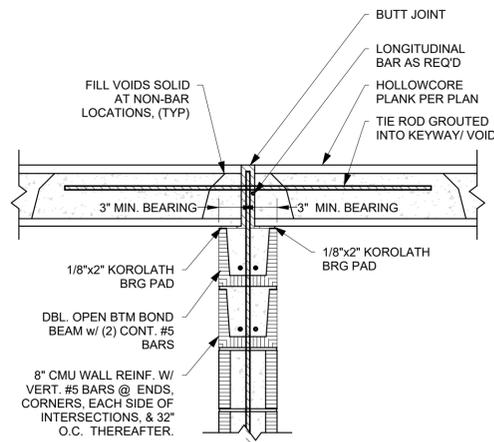


(H) TYP. STEEL BEAM ATOP BEAM CONNECTION
1" = 1'-0"

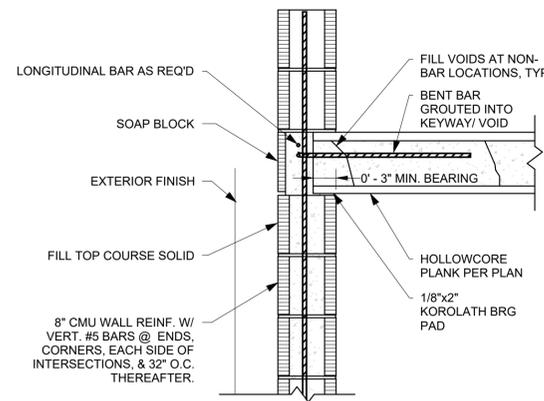


(J) TYP. STEEL BEAM TO CFS RAFTER CONNECTION
1" = 1'-0"

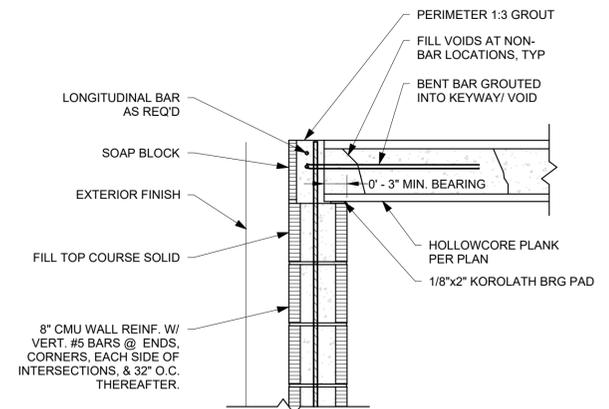
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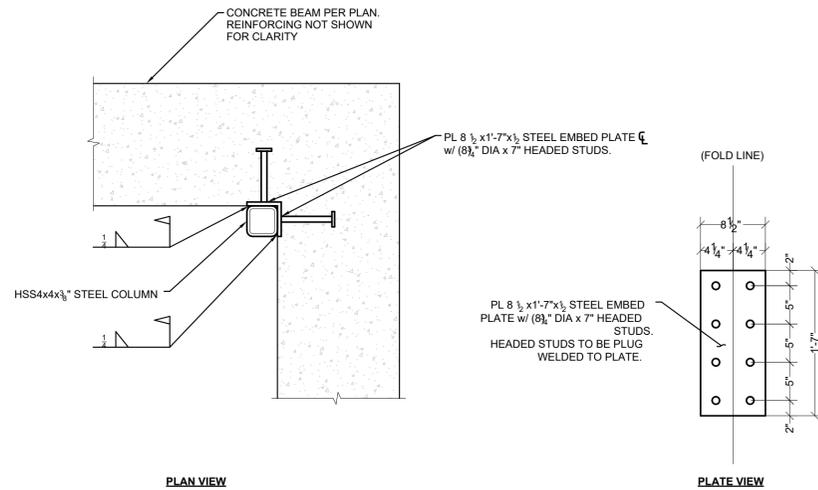
A TYP. HOLLOWCORE INTERIOR MASONRY BEARING
1" = 1'-0"



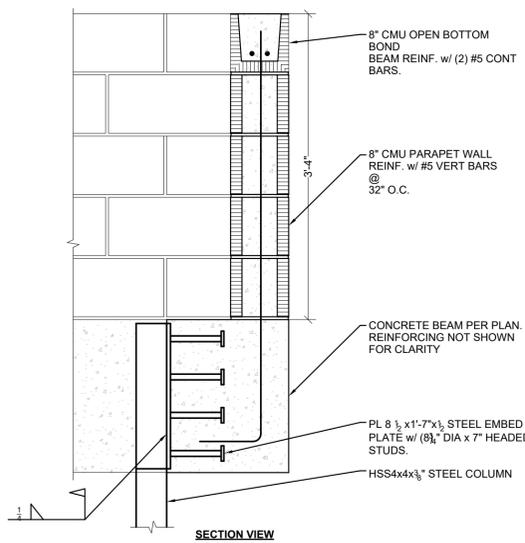
C TYP. HOLLOWCORE BEARING @ CONT. WALL CONDITION DETAIL
1" = 1'-0"



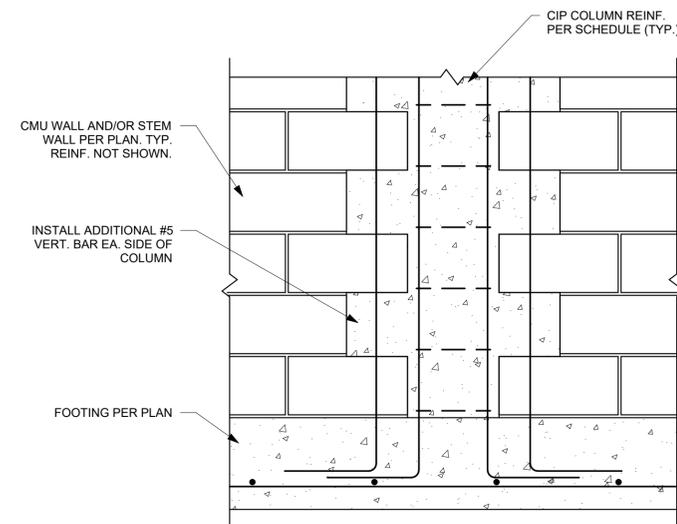
D TYP. HOLLOWCORE EXTERIOR BEARING (ROOF)
1" = 1'-0"



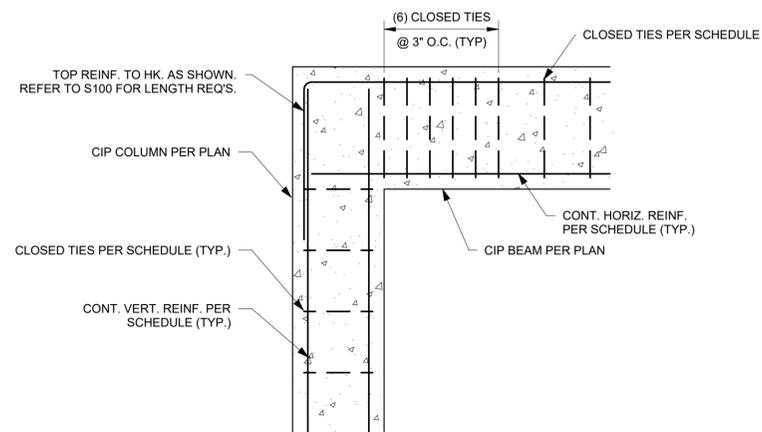
E TYP. ECCENTRICALLY LOADED STEEL COLUMN TO CIP BEAM DETAIL
1" = 1'-0"



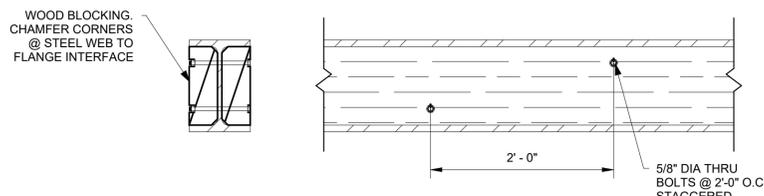
F TYP. IN-PLANE CIP COL. TO CMU WALL
1" = 1'-0"



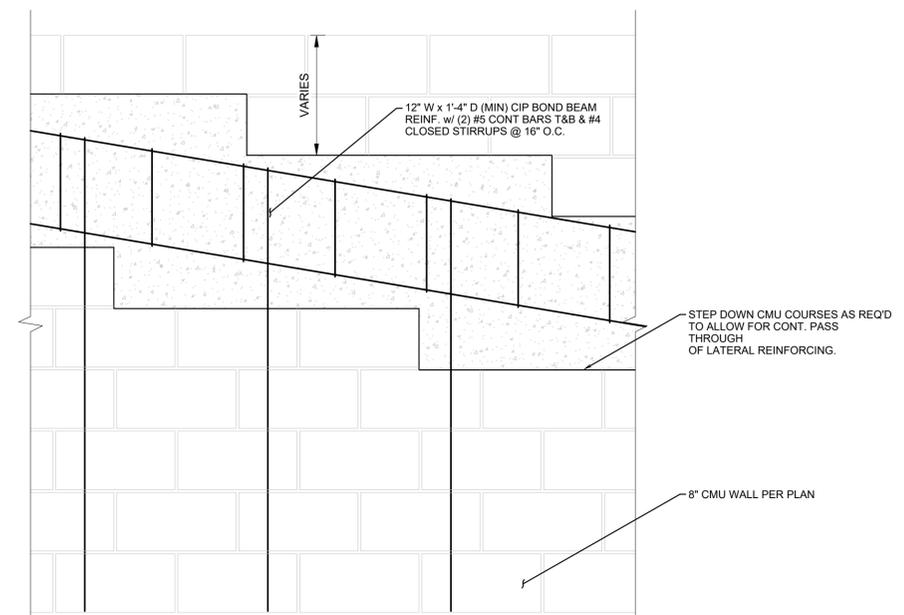
J TYP. PARAPET TOP OUT DETAIL
1" = 1'-0"



G TYP. CIP BM. TO CIP COL. CONNECTION
1" = 1'-0"



H TYP. STEEL BEAM WEB BLOCKING DETAIL
1" = 1'-0"



J TYP. PARAPET TOP OUT DETAIL
1" = 1'-0"

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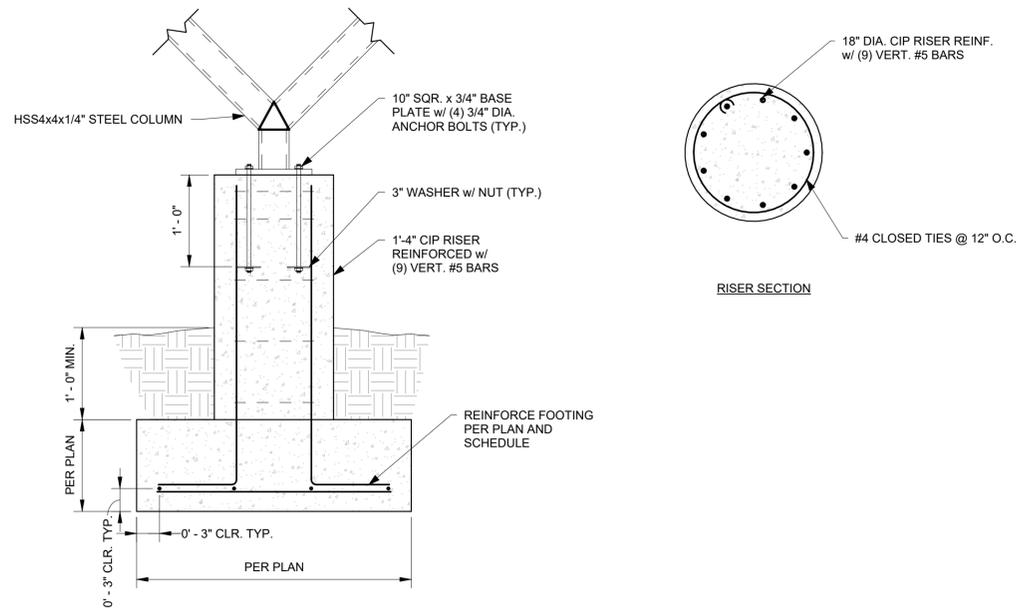
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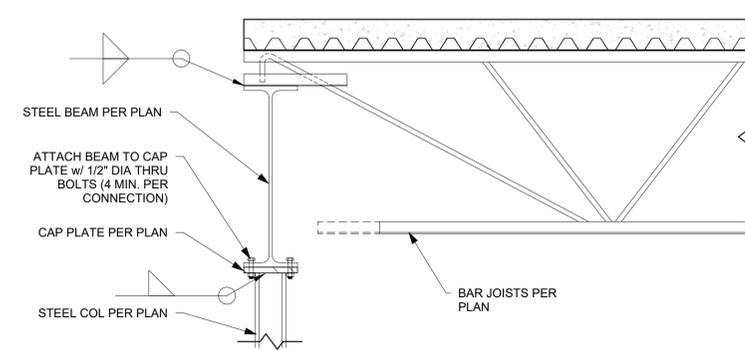
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Dated 12.22.2025

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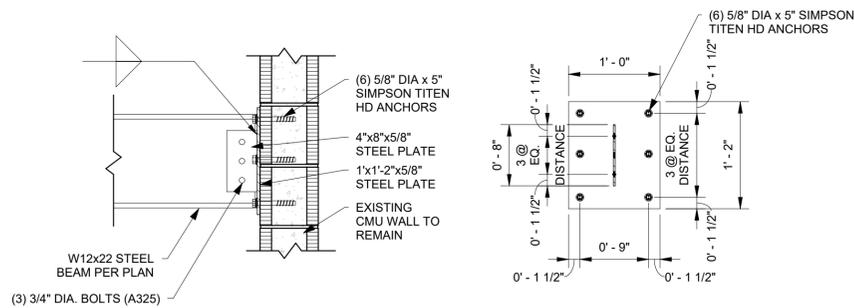
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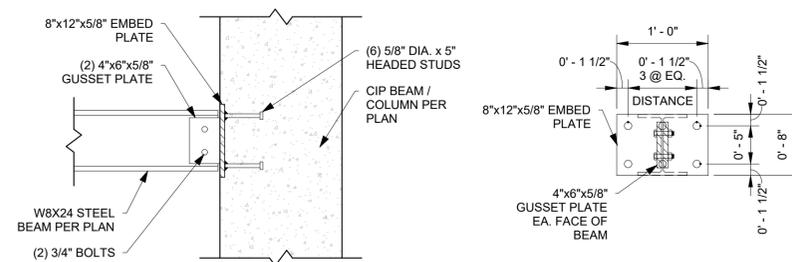
A TYP. 16" CIP PIER DETAIL
1" = 1'-0"



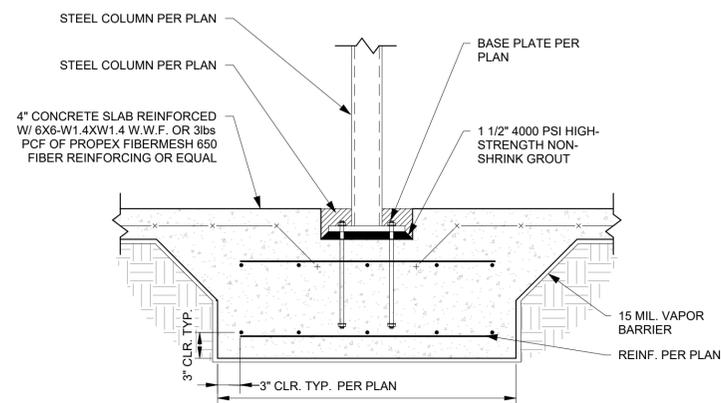
B TYP. BAR JOIST TO STEEL BEAM CONNECTION DETAIL
1" = 1'-0"



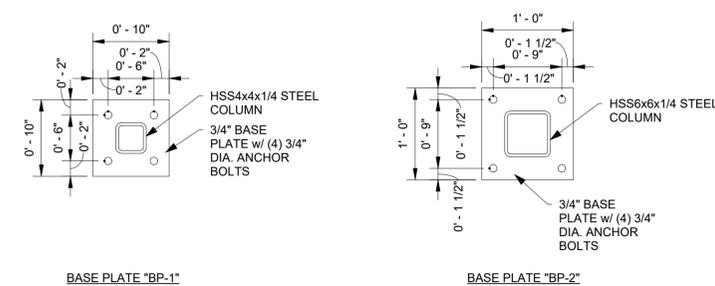
C TYP. STEEL BEAM TO WALL CONNECTION @ MEZZANINE DETAIL
1" = 1'-0"



D TYP. STEEL BEAM TO CIP WALL CONNECTION DETAIL
1" = 1'-0"

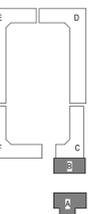


E TYP. STEEL COLUMN TO SLAB DETAIL
1" = 1'-0"



F TYP. BASE PLATE DETAIL
1" = 1'-0"

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| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

| | |
|----------------|------------|
| Project Number | 25038 |
| Dated | 01.26.2026 |

| NEW CONSTRUCTION | CODE | EDITION |
|------------------|---|------------------|
| BUILDING | FLORIDA BUILDING CODE | 2023 8TH EDITION |
| MECHANICAL | FLORIDA BUILDING CODE: MECHANICAL | 2023 8TH EDITION |
| PLUMBING | FLORIDA BUILDING CODE: PLUMBING | 2023 8TH EDITION |
| FIRE | FLORIDA FIRE PREVENTION CODE - NFPA 1 & 101 | 2023 8TH EDITION |
| ELECTRICAL | NATIONAL ELECTRIC CODE | 2020 EDITION |
| ENERGY | FLORIDA BUILDING CODE: ENERGY CONSERVATION | 2023 8TH EDITION |
| GAS | FLORIDA BUILDING CODE: FUEL GAS | 2023 8TH EDITION |
| ACCESSIBILITY | FLORIDA BUILDING CODE: ACCESSIBILITY | 2023 8TH EDITION |

| CODE REFERENCE | DATA |
|--|----------------------------|
| CONSTRUCTION TYPE | TYPE IIB |
| SPRINKLER SYSTEM (FBC - SECTION 903, NFPA 101 - CHAPTER 6) | N/A |
| STANDPIPES (FBC - SECTION 905, LSC-CHAPTER 6) | N/A |
| FIRE DISTRICT (REFERENCE LOCAL AUTHORITY) | SOUTH WALTON FIRE DISTRICT |
| HIGH RISE (FBC SECTION 403) | N/A |
| MEZZANINE (FBC SECTION 505) | YES |
| FIRE ALARM (FBC SECTION 907) | N/A |
| FIRE PUMP (FBC SECTION 913) | N/A |

| CODE REFERENCE | OCCUPANCY |
|------------------|--------------------------------|
| NFPA: CHAPTER 42 | STORAGE OCCUPANCIES |
| NFPA: CHAPTER 38 | NEW BUSINESS |
| FBC 2023 - 304 | BUSINESS - GROUP B |
| FBC 2023 - 311.3 | LOW HAZARD STORAGE - GROUP S-2 |

| ALLOWABLE HEIGHTS (TYPE IIB) | | ALLOWABLE AREA (TYPE IIB) | |
|---|--------------------------------|--|--|
| ALLOWABLE NUMBER OF STORIES (TABLE 504.4) | ALLOWABLE HEIGHT (TABLE 504.3) | ALLOWABLE AREA FACTOR (TABLE 506.2) SM (Story Multi) PER FLOOR | AREA INCREASE PER FBC 506.3 |
| B-BUSINESS | 3 | 55' | 23,000 SF NOT REQUIRED AT THIS TIME |
| S-2 (LOW HZD. STO.) | 3 | 55' | 26,000 SF NOT REQUIRED AT THIS TIME |

| ACTUAL HEIGHTS | | | | | ACTUAL AREA |
|------------------------------|--|----------------------|-------|------------------------|------------------|
| SPACE | OCCUPANCY (FOR CALCULATING BUILDING AREA ONLY) | HEIGHT (Above Grade) | STORY | BUILDING AREA PROVIDED | |
| LEVEL ONE - SALES CENTER | B | 24' | 1 | 4,175 GROSS SF | |
| LEVEL ONE - STORAGE UNITS | S-2 | 24' | 1 | 7,440 GROSS SF | 11,615 TOTAL GSF |
| LEVEL TWO - UNIT 2 MEZZANINE | S-2 | 24' | 1 | 259 GROSS SF | 11,874 TOTAL GSF |

| BUILDING ELEMENTS (FBC TABLE 601, NFPA 101 TABLE A.8.2.1.2) | | |
|---|------------------------------|----------|
| TYPE II-B CONSTRUCTION | FIRE RESISTANCE RATING HOURS | COMMENTS |
| STRUCTURAL FRAME | 0 | |
| BEARING WALLS | 0 | |
| EXTERIOR | 0 | |
| INTERIOR | 0 | |
| NON-BEARING WALLS | 0 | |
| EXTERIOR | SEE TABLE 602 | |
| INTERIOR | 0 | |
| FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS) | 0 | |
| ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS) | 0 | |

| FIRE SEPARATION DISTANCE = X(FEET) | TYPE OF CONSTRUCTION | OCCUPANCY GROUP B, S - HOURS |
|------------------------------------|-----------------------------|------------------------------|
| X<5 | ALL | 1 |
| 5 < X < 10 | IA OTHERS | 1 1 |
| 10 < X < 30 | IA, IB IIB, VB OTHERS | 1 0 1 |
| X > 30 | ALL | 0 |

| CORRIDORS OL>30 (FBC TABLE 1020.2) | B, S | 1 | WITHOUT AUTOMATIC SPRINKLER SYSTEM PER FBC 903.3.1.1 (NFPA 101 SECTION 38.3.6.1 (1)) |
|---|------|---|--|
| | B | 0 | WITHOUT AUTOMATIC SPRINKLER SYSTEM PER FBC 903.3.1.1 (NFPA 101 SECTION 42.3.6) |
| | S | 0 | 7.1.3.1 SHALL NOT APPLY |
| VERTICAL SHAFTS (FBC SECTION 713.4) | | 0 | N/A |
| OCCUPANCY SEPARATION (FBC TABLE 508.4) | | 1 | S-2 / B, NONSPRINKLERED, FOOTNOTE b. PRIVATE OR PLEASURE VEHICLES |
| STORAGE UNIT SEPARATION | | 1 | |
| FIRE WALLS (FBC TABLE 706.4) | | 2 | GROUP S-2 |
| WALLS & PENETRATIONS (FBC 714.3) | | | FILL SPACE AROUND PENETRATION WITH APPROVED MATERIAL TO PREVENT PASSAGE OF SMOKE OR FIRE AS REQUIRED |
| INSTALLATION REQUIREMENTS (FBC 903.3.1.1) | | | NFPA 13 SPRINKLER SYSTEMS, SPRINKLERS NOT REQUIRED IN ACCORDANCE WITH SECTION 903.2 |

| 705.8 OPENINGS | |
|--|---|
| 705.8.1 ALLOWABLE AREA OF OPENINGS EXCEPTION 1.1 | UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED WHERE A WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET OR |
| EXCEPTION 1.2 | WHERE THE WALL FACES AN UNOCCUPIED SPACE. THE UNOCCUPIED SPACE SHALL BE DEDICATED FOR PUBLIC USE, SHALL NOT BE LESS THAN 30 FEET IN WIDTH AND ACCESS FROM THE STREET. |
| EXCEPTION 2 | BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS. |

| FBC TABLE 716.5 - FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATINGS | | |
|--|----------------------------------|---|
| TYPE OF ASSEMBLY | REQUIRED ASSEMBLY RATING (HOURS) | MIN. FIRE DOOR & FIRE SHUTTER ASSEMBLY RATING (HOURS) |
| FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING OF 1-HOUR: | 1 | 1 |
| OTHER FIRE BARRIERS | 1 | 3/4 |
| FIRE PARTITIONS: CORRIDOR WALLS | 1 | 1/3 |
| OTHER FIRE PARTITIONS | 0.5 | 1/3 |
| EXTERIOR WALLS | 1 | 3/4 |
| SMOKE BARRIERS | 1 | 1/3 |

| CHAPTER 8 - INTERIOR FINISH REQUIREMENTS | | | |
|--|-------------------------------------|---------------|-------------------|
| INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED AS FOLLOWS AND SHALL BE RESTRICTED FOR USE BY THE FOLLOWING TABLE AS DEFINED IN FBC SECTION 803.1 | | | |
| TABLE 803.11 | GROUPS B / S-2 NONSPRINKLERED CLASS | FLAME SPREAD | SMOKE DEVELOPMENT |
| EXIT ENCLOSURES AND EXIT PASSAGEWAYS | A / C | 0-25 / 76-200 | 0-450 |
| CORRIDORS | B / B | 26-75 | 0-450 |
| ROOMS AND ENCLOSED SPACES | C / C | 76-200 | 0-450 |

| CHAPTER 10 - MEANS OF EGRESS RELATED REQUIREMENTS | | |
|---|--|--|
| MINIMUM CORRIDOR WIDTH (FBC SECTION 1020.3) | OCCUPANT | 44" OR AS REQUIRED BY OCCUPANT LOAD |
| DEAD END CORRIDORS NOT TO EXCEED (FBC SECTION 1020.5) | B BUSINESS & S-2 LOW HAZARD STORAGE | 20 FEET |
| EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2) | B BUSINESS & S-2 LOW HAZARD STORAGE | NON SPRINKLERED, B= 200 FEET, S-2= 300 FEET |
| COMMON PATH OF EGRESS SHALL NOT EXCEED (FBC TABLE 1006.2.1) | B BUSINESS & S-2 LOW HAZARD STORAGE | NON SPRINKLERED, B OL<50 = 100 FEET, S-2 OL<30 = 100 FEET |
| MINIMUM NUMBER OF EXITS REQUIRED PER SPACE (FBC TABLE 1006.2.1) | B OL<50, S-2 OL <30 | ONLY 1 EXIT REQUIRED |
| MINIMUM DOOR WIDTH (FBC 1010.1.1) | B OL>49, S-2 OL>29 SIZED PER OCCUPANT LOAD | MIN. 2 EXITS REQUIRED 32" CLEAR MIN |
| MINIMUM CLEAR OPENING | | 32" |
| REQUIRED EGRESS WIDTHS (FBC SECTION 1005.3) | | STAIRWAYS: 0.3" PER OCCUPANT ALL OTHER EGRESS COMPONENTS: 0.2" PER OCCUPANT |
| MEANS OF EGRESS ILLUMINATION (FBC SECTION 1008.1) | | REQUIRED |
| MINIMUM EXITS PER STORY (TABLE 1006.3.1, 1006.3.3(1), OR 1006.3.3(2)) | 1-500 | 2 EXITS REQUIRED. EXCEPTION FOR SECTION 1006.2.1 COMPLIANCE WITH DIRECT DISCHARGE |
| PROTRUDING OBJECTS (FBC, ACCESSIBILITY SECTION 307.2) | | 4" MAXIMUM BETWEEN 27" AND 80" ABOVE FINISH FLOOR FOR ELEMENTS LOCATED ON CIRCULATION PATHS, INCLUDING |

| CHAPTER 10 - OCCUPANT LOAD FACTOR - TABLE 1004.5 | | |
|---|---|--|
| PRIMARY OCCUPANCY: RETAIL SALES, STORAGE S-2 | | |
| FUNCTION (FBC - TABLE 1004.5 AND LSC - TABLE 7.3.1.2) | OCCUPANT LOAD FACTOR (FBC - TABLE 1004.5) | OCCUPANT LOAD FACTOR (LSC - TABLE 7.3.1.2) |
| BUSINESS AREAS | 150 SF PER PERSON - GROSS | 150 SF PER PERSON - GROSS |
| STORAGE | 300 SF PER PERSON - GROSS | 300 SF PER PERSON - GROSS |

| CHAPTER 10 - EGRESS SIZING 1005.3 | | | |
|-----------------------------------|---------------------|-----------|-----------------|
| EGRESS COMPONENT | INCHES PER OCCUPANT | OCCUPANTS | INCHES REQUIRED |
| SALES CENTER | | | |
| DOORS | 0.2 | 10 | 32" MIN. |
| STAIRS | 0.3 | 0 | 0 |
| TYPICAL STORAGE UNIT | | | |
| 1200 SF | 0.2 | 4 | 32" MIN. |
| 1700 SF | 0.2 | 6 | 32" MIN. |

| CHAPTER 12 - INTERIOR ENVIRONMENT | |
|-----------------------------------|--|
| 1203.1 | PER FLORIDA BUILDING CODE - MECHANICAL |
| 1203.5.2.1 | BATHROOMS SHALL BE MECHANICALLY VENTILATED |
| 1205.3 | ARTIFICIAL LIGHT 10 FC @ 30" |
| 1208.1 | MINIMUM ROOM WIDTH 7' / 3' KITCHEN |
| 1208.2 | MINIMUM ROOM HEIGHT 7'-6" |
| 1208.2.1 | MINIMUM FURRED HEIGHT 7' |
| 1208.3 | ROOM AREA 120 NSF/ 70NSF |
| SECTION 1210 | TOILET AND BATHROOM REQUIREMENTS |
| 1210.2.1 FLOORS AND WALL BASES | IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES (102MM). |
| 1210.2.2 WALLS AND PARTITIONS | WALLS AND PARTITIONS WITHIN 2 FEET (610 MM) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPE DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE. |

| FBC ENERGY CONSERVATION - CHAPTER 4 (CE) | |
|--|---|
| CLIMATE ZONE - Table C301.1 | 2A- Walton County |
| C401. APPLICATION | C402, C403, C404, C405 |
| C402.1.3 Insulation component R-value-based method Table C402.1.3 OPAQUE THERMAL ENVELOPE REQUIREMENTS | 2, ALL OTHERS |
| ROOF | R-values |
| Insulation Entirely Above Deck | R-25c |
| WALLS, ABOVE GRADE | |
| Mass | R-5.7c (Or fill ungrouted cells with insulating materials) |
| Metal Framed | R-13-R5ci |
| SLAB-ON-GRADE FLOORS | |
| Unheated slabs | Not Rated |
| OPAQUE DOORS | |
| Non-swinging | R-4.75 |
| C402.1.4 Assembly U-Factor, C-Factor or F-Factor method Table C402.1.4 OPAQUE THERMAL ENVELOPE ASSEMBLY REQUIREMENTS | 2, ALL OTHERS |
| ROOF | U-factors |
| Insulation Entirely Above Deck | U-0.039 |
| WALLS, ABOVE GRADE | |
| Mass | U-0.151 |
| Metal Framed | U-0.079 |
| SLAB-ON-GRADE FLOORS | |
| Unheated slabs | F-0.73 |
| OPAQUE DOORS | |
| Swinging | U-0.61 |
| Table C402.3 Minimum Roof Reflectance | Three-year-aged solar reflective index of 64 |
| C402.4 Fenestration Table C402.4 Building Envelope Requirements: Fenestration | U-factor |
| Fixed Fenestration | 0.50 |
| Operable Fenestration | 0.65 |
| Entrance Doors | 0.83 |
| SHGC | SHGC 0.25 (PF=0.2, SEW ORIENTATION) |
| C402.5 Air Leakage (Mandatory) | |
| C402.5.1 Air Barriers | Required in Zone 2A, Bay County |
| C403 Building Mechanical Systems (Mandatory) | See Mechanical Documents Under Separate Cover |
| C404 Service Water Heating(Mandatory) | See Plumbing Documents Under Separate Cover |
| C405 Electrical Power and Lighting Systems(Mandatory) | See Electrical Documents Under Separate Cover |
| C408 System Commissioning | |
| C408.2 | Exception 1 - Less than 480,000 Btu/h cooling capacity and 600,000 Btu/h heating capacity |

| PLUMBING FIXTURES - FBC PLUMBING TABLE 403.1 | | | | | | | | | | | | | | | | | |
|--|--|---------------|-----------------------|----------|---------------|------------|----------|---------------|----------|---|---------------|-----------------------------------|----------|------------|---|---|---|
| USE/ OCCUPANCY | OCCUPANT LOAD (DIVIDE TOTAL BY 2. HALF FOR EACH SEX) | WATER CLOSETS | | | | LAVATORIES | | | | DRINKING FOUNTAINS (Not Required 410.4) | | SERVICE SINK (Assembly per Level) | | | | | |
| | | MALE | | FEMALE | | MALE | | FEMALE | | REQUIRED | PROVIDED | REQUIRED 1 SER. SINK | PROVIDED | | | | |
| | | REQUIRED | PROVIDED WC + URN = T | REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED | | | | | | | | |
| SALES CENTER | | | | | | | | | | | | | | | | | |
| B - BUSINESS | 10 (5) | 1 PER 25 & 50 | 1 | 1 | 1 PER 25 & 50 | 1 | 1 | 1 PER 40 & 80 | 1 | 1 | 1 PER 40 & 80 | 1 | 1 | 1 PER 100 | 0 | 0 | 1 |
| TYPICAL STORAGE UNIT PROVIDED AS SHELL SPACE (NO FIXTURES) | | | | | | | | | | | | | | | | | |
| TYPICAL STORAGE UNIT | | | | | | | | | | | | | | | | | |
| S-2, STORAGE | 6 (3) | 1 PER 100 | 1 | 1 | 1 PER 100 | 1 | 1 | 1 PER 100 | 1 | 1 | 1 PER 100 | 1 | 1 | 1 PER 1000 | 0 | 0 | 0 |

FBC-P, TABLE 403.1, FOOTNOTE e.: FOR BUSINESS USES WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS ARE NOT REQUIRED.

FBC-P, SECTION 403.2:
EXCEPTION 2 - SEPARATE FACILITIES NOT REQUIRED WHERE TOTAL OCCUPANT IS 15 OR FEWER.
EXCEPTION 3 - SEPARATE FACILITIES NOT REQUIRED IN BUSINESS OCCUPANCIES WHERE MAXIMUM OCCUPANT IS 25 OR FEWER.

FBC-P, SECTION 410.2, SMALL OCCUPANCIES: DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.

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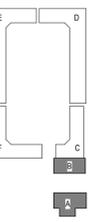
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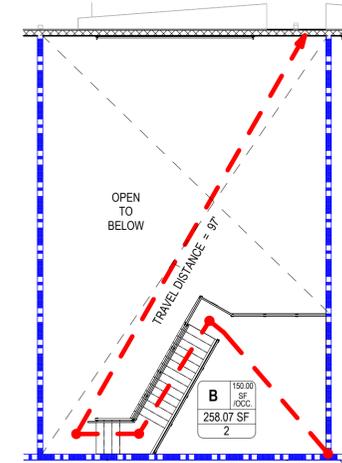
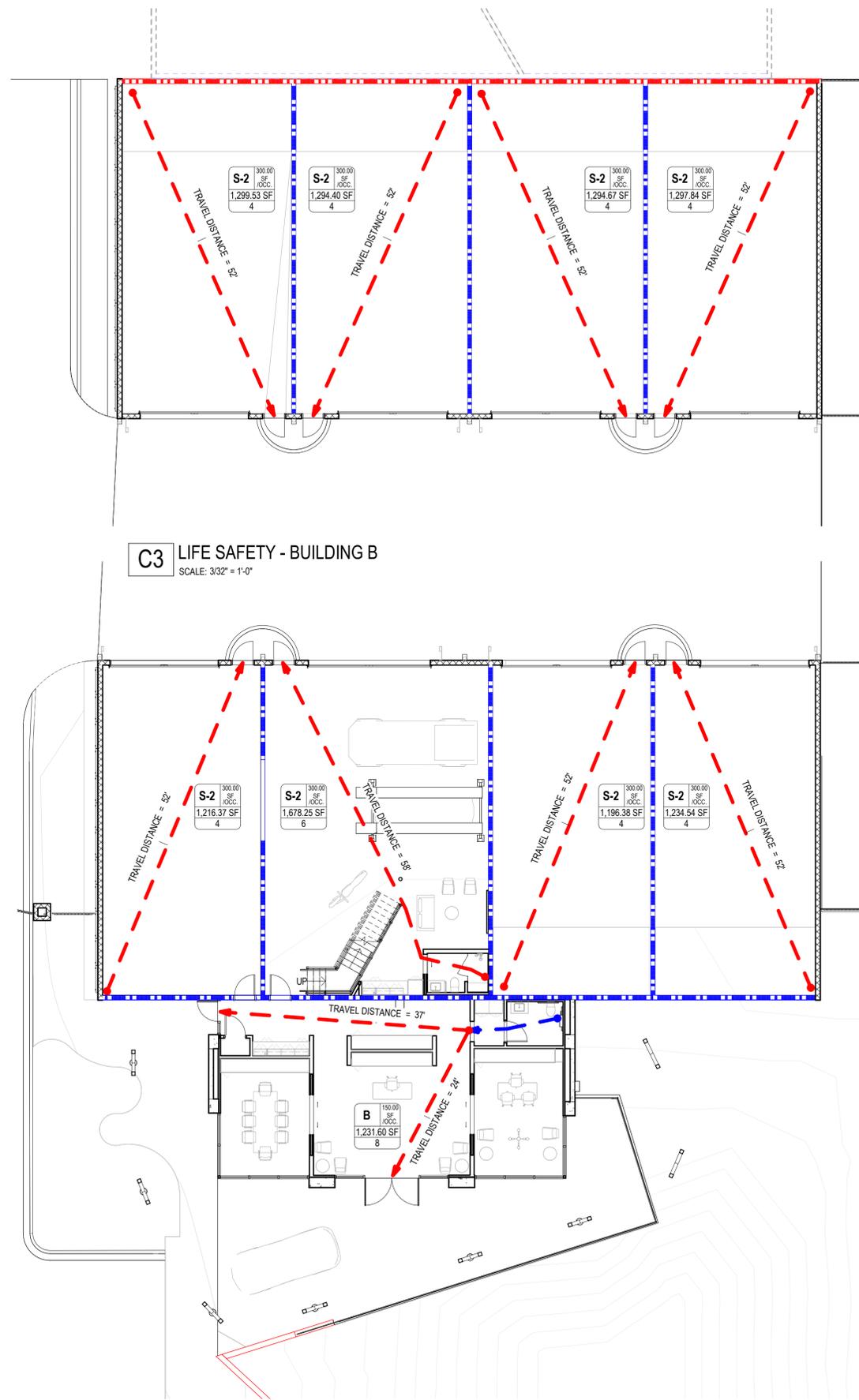
LIFE SAFETY
PLANS
LS111

LIFE SAFETY SYMBOLS

- SMOKE BARRIER
- ONE HOUR-RATED FIRE BARRIER
- TWO HOUR-RATED FIRE BARRIER
- TRAVEL DIST. = XX
- START POINT
- END POINT
- PATH OF TRAVEL
- TRAVEL DISTANCE (IN FEET)
- ALLOWABLE EGRESS COMPONENT OCCUPANT LOAD
- DOOR EGRESS CAPACITY
- ACTUAL OCCUPANT LOAD SERVED
- ALLOWABLE EGRESS COMPONENT OCCUPANT LOAD
- STAIR EGRESS CAPACITY
- ACTUAL OCCUPANT LOAD SERVED
- OCCUPANCY TYPE
- AREA PER OCCUPANT
- OCCUPANT LOAD PER AREA
- AREA
- OCCUPANTS
- FEC FIRE EXTINGUISHER CABINET; RECESSED; MT 4'-0" TO TOP; INCLUDE 4-A:80-BC TYPE FIRE EXTINGUISHER
- FEC-K FIRE EXTINGUISHER CABINET; RECESSED; MT 4'-0" TO TOP; INCLUDE 10-B:C TYPE K FIRE EXTINGUISHER
- EXIT EXIT EXIT SIGNS - SEE ELECTRICAL

TRAVEL DISTANCES

| PATH ID | TRAVEL DISTANCE ON PATH |
|---------------------------|-------------------------|
| MEZZANINE TRAVEL DISTANCE | 97' - 2" |
| SALES - COMMON PATH | 13' - 3" |
| SALES - TRAVEL DISTANCE 1 | 24' - 2" |
| SALES - TRAVEL DISTANCE 2 | 36' - 10" |
| UNIT 1 - TRAVEL DISTANCE | 52' - 0" |
| UNIT 2 - TRAVEL DISTANCE | 58' - 0" |
| UNIT 3 - TRAVEL DISTANCE | 51' - 6" |
| UNIT 4 - TRAVEL DISTANCE | 52' - 5" |
| UNIT 5 - TRAVEL DISTANCE | 52' - 0" |
| UNIT 6 - TRAVEL DISTANCE | 52' - 0" |
| UNIT 7 - TRAVEL DISTANCE | 52' - 3" |
| UNIT 8 - TRAVEL DISTANCE | 52' - 5" |



A3 LIFE SAFETY PLAN - BUILDING A
SCALE: 3/32" = 1'-0"

A1 LIFE SAFETY PLAN - UNIT 2 MEZZANINE
SCALE: 3/32" = 1'-0"

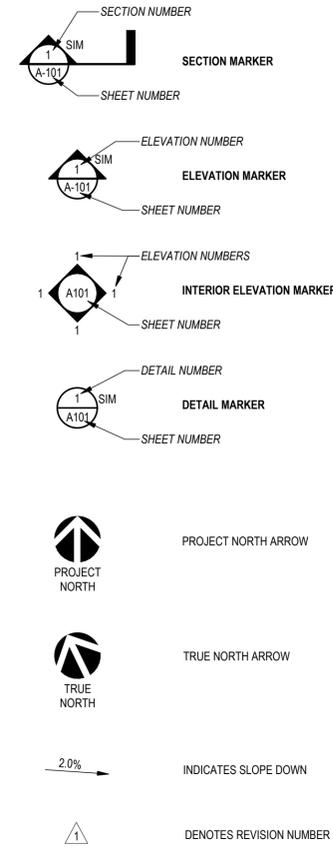
C3 LIFE SAFETY - BUILDING B
SCALE: 3/32" = 1'-0"

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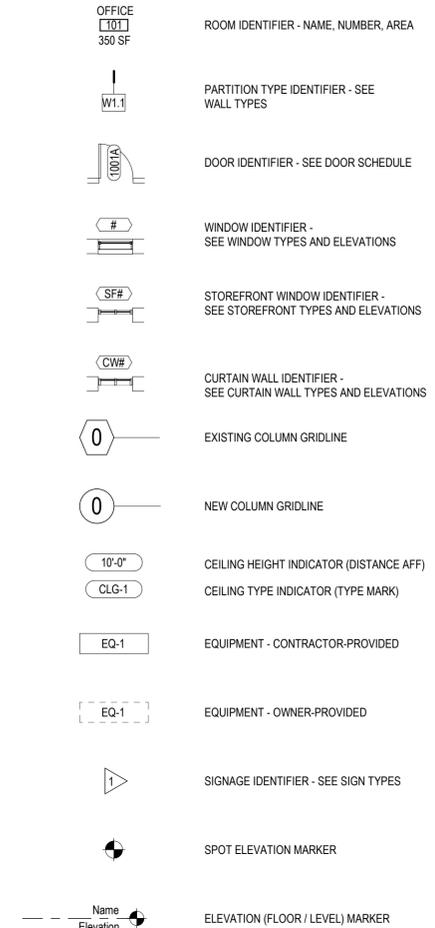
STANDARD ABBREVIATIONS

| | | | |
|--------|---|---------|--|
| AC | AIR CONDITIONED | JAN | JANITOR |
| AD | AREA DRAIN | JB | JUNCTION BOX |
| AFF | ABOVE FINISHED FLOOR | JCT | JUNCTION |
| AHU | AIR HANDLING UNIT | JT | JOINT |
| ALT | ALTERNATE | | |
| ALUM | ALUMINUM | KB | KNOX BOX |
| AMP, A | AMPERES | KVA | KILOVOLT-AMPERES |
| AO | ACCESS OPENING | | |
| APPROX | APPROXIMATELY | LAV | LAVATORY |
| ARCH | ARCHITECTURAL | LB, # | POUND |
| ATC | ACOUSTIC TILE CEILING | LED | LIGHT EMITTING DIODE |
| | | LTG | LIGHTING |
| | | | |
| BAL | BALANCE | M | MOTOR |
| BD | BOARD | MAINT | MAINTENANCE |
| BLDG | BUILDING | MAX | MAXIMUM |
| BM | BEAM | MECH | MECHANICAL |
| BO | BRICK OPENING | MEZZ | MEZZANINE |
| BOT | BOTTOM | MIN | MINIMUM |
| BRG | BEARING | MISC | MISCELLANEOUS |
| BTUH | BRITISH THERMAL UNITS/HOUR | MO | MASONRY OPENING |
| | | MTD | MOUNTED |
| | | MTG | MOUNTING |
| | | MTL | METAL |
| CAB | CABINET | | |
| CAP | CAPACITY | NA | NOT APPLICABLE |
| C/B | CIRCUIT BREAKER | NIC | NOT IN CONTRACT |
| CFCI | CONTRACTOR FURNISHED CONTRACTOR INSTALLED | NO | NUMBER |
| CFI | CONTRACTOR FURNISHED OWNER INSTALLED | NRC | NOISE REDUCTION COEFFICIENT |
| CFM | CUBIC FEET/MINUTE | NTS | NOT TO SCALE |
| CG | CORNER GUARD | | |
| CL | CENTERLINE | OA | OUTDOOR AIR |
| CLG | CEILING | OC | ON CENTER |
| CLO | CLOSET | OD | OUTSIDE DIAMETER |
| CLR | CLEAR | OFCI | OWNER FURNISHED CONTRACTOR INSTALLED |
| CMU | CONCRETE MASONRY UNIT | OFOI | OWNER FURNISHED OWNER INSTALLED |
| CO | CLEANOUT | OPP | OPPOSITE (HAND) |
| COL | COLUMN | ORD | OVERFLOW ROOF DRAIN |
| CONC | CONCRETE | OTS | OPEN TO STRUCTURE |
| COND | CONDENSATE | | |
| CONST | CONSTRUCTION | PLBG | PLUMBING |
| CONT | CONTINUOUS | PSF | POUNDS/SQUARE FOOT |
| CT | CERAMIC TILE | PSI | POUNDS/SQUARE INCH |
| CTB | CERAMIC TILE BASE | PT | POINT |
| CTR | CENTER | PTD | PAINTED |
| | | | |
| DEPT | DEPARTMENT | QTR | QUARTER |
| DET | DETAIL | QTY | QUANTITY |
| DIA | DIAMETER | | |
| DIM | DIMENSION | R | RISER |
| DISC | DISCONNECT | RA | RADIUS |
| DN | DOWN | RCP | REFLECTED CEILING PLAN |
| DR | DRAIN | RD | ROOF DRAIN |
| DS | DOWNSPOUT | REQ | REQUIRED |
| DWG(S) | DRAWING(S) | RM | ROOM |
| | | RO | ROUGH OPENING |
| EA | EACH | RPM | REVOLUTIONS/MINUTE |
| EIFS | EXT INSULATION FINISH SYSTEM | R VALUE | THERMAL RESISTANCE |
| EJ | EXPANSION JOINT | | |
| ELEC | ELECTRIC(AL) | SCHED | SCHEDULE |
| ELEV | ELEVATOR | SD | STORM DRAIN |
| EQ | EQUAL(S) | SECT | SECTION |
| EQUIP | EQUIPMENT | SHT | SHEET |
| ETR | EXISTING TO REMAIN | SIM | SIMILAR |
| EW | EACH WAY | SPEC | SPECIFICATION(S) |
| EWC | ELECTRIC WATER COOLER | SQ FT | SQUARE FEET (FOOT) |
| EXT | EXTERIOR | STC | SOUND TRANSMISSION CLASS (COEFFICIENT) |
| EXIST | EXISTING | STD | STANDARD |
| | | STL | STEEL |
| FA | FIRE ALARM | STOR | STORAGE |
| FC | FLEXIBLE CONNECTION | STRUC | STRUCTURE(AL) |
| FD | FLOOR DRAIN | SUSP | SUSPENDED |
| FE | FIRE EXTINGUISHER AND BRACKET | SW | SWITCH |
| FEC | FIRE EXTINGUISHER AND CABINET | | |
| FIN | FINISH | TEL | TELEPHONE |
| FLR | FLOOR | TEMP | TEMPERATURE |
| FT | FOOT, FEET | THK | THICK(NESS) |
| FV | FIELD VERIFY | THRU | THROUGH |
| | | TLT | TOILET |
| GA | GAUGE | TOB | TOP OF BEAM |
| GAL | GALLON | TOC | TOP OF CONCRETE |
| GALV | GALVANIZED | TOF | TOP OF FOOTING |
| GL | GLASS | TYP | TYPICAL |
| GND | GROUND | | |
| GPH | GALLONS/HOUR | UL | UNDERWRITER LABORATORIES |
| GPM | GALLONS/MINUTE | UNO | UNLESS NOTED OTHERWISE |
| GWB | GYPSON WALLBOARD | | |
| | | V | VOLT |
| HB | HOSE BIB | VERT | VERTICAL |
| HC | HOLLOW CORE | VTR | VENT THROUGH ROOF |
| HDCP | HANDICAP(PED) | | |
| HM | HOLLOW METAL | W | WITH |
| HMF | HOLLOW METAL FRAME | WC | WATER CLOSET |
| HORIZ | HORIZONTAL | WD | WOOD |
| HP | HORSEPOWER | WH | WALL HYDRANT |
| HR | HOUR | W/O | WITHOUT |
| HT | HEIGHT | WTR | WATER |
| HTG | HEATING | | |
| HW | HARDWARE | XC | EXPANSION CONTROL |
| HYD | HYDRANT | XPS | EXTRUDED POLYSTYRENE BOARD |
| | | | |
| ID | INSIDE DIAMETER | | |
| IE | INVERT ELEVATION | | |
| IN | INCHES | | |
| INFO | INFORMATION | | |
| INSUL | INSULATION | | |
| INT | INTERIOR | | |

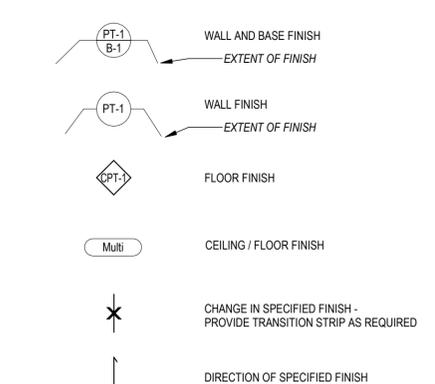
STANDARD SYMBOLS



PLAN SYMBOLS



FINISH SYMBOLS



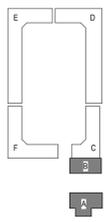
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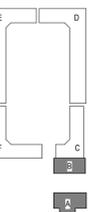


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ABBREVIATIONS
& SYMBOLS

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| Project Number | 25038 |
| Dated | 01.26.2026 |

GENERAL NOTES - PARTITION TYPES

WALL AND PARTITION GENERAL NOTES:

1. ALL MASONRY TO BE RUNNING BOND WITH CONCAVE JOINTS, UNLESS NOTED OTHERWISE.
2. REFER TO STRUCTURE FOR LOAD BEARING AND LATERAL LOAD RESISTANT WALL CONSTRUCTION.
3. PROVIDE 2 CONTINUOUS BEADS OF ACOUSTICAL SEALANT AROUND PERIMETER OF BOTTOM TRACK OF ALL STC RATED FRAMED PARTITIONS.
4. PROVIDE (2) METAL STUDS MIN. AT ALL JAMB CONDITIONS.
5. PROVIDE CEMENTITIOUS TILE BACKER BOARD BEHIND TILE AND MOISTURE RESISTANT GYPSUM WALL BOARD ABOVE TILE, WHERE OCCURS.
6. CONTRACTOR SHALL PROVIDE REINFORCING [TYPE TBD] BEHIND WALL MOUNTED AND CEILING MOUNTED EQUIPMENT.
7. WHERE WALL CAVITIES ARE INDICATED TO RECEIVE INSULATION, ALL INSULATION IS TO BE UNFACED GLASS FIBER SOUND BATT INSULATION WITH THICKNESS TO MATCH STUD SIZE, UNO.
8. ELECTRICAL JUNCTION BOXES SHALL NEVER BE INSTALLED "BACK TO BACK".
9. ALL ELECTRICAL JUNCTION BOXES WILL BE INSTALLED W/ SOUND PUTTY PADS @ STC PARTITIONS.
10. CUT GYPSUM BOARD TO FIT AROUND METAL DECK PROFILE.
11. SEAL ALL FLOOR AND WALL PENETRATIONS.
12. ALL INTERIOR WALLS AND PARTITIONS EXTEND TO DECK ABOVE, UNLESS NOTED OTHERWISE.

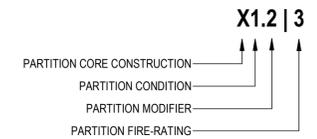
GENERAL NOTES FOR FIRE RATED WALLS AND PARTITIONS, AND SMOKE PARTITIONS:

1. PROVIDE FIRE RATED GYPSUM WALL BOARD AT FIRE RATED PARTITION ASSEMBLIES.
2. PROVIDE FIRE SEALANT AT TOP AND BOTTOM TRACKS OF ALL FIRE-RATED WALLS AND PARTITIONS.
3. PROTECT ALL CABLE, CONDUIT, PIPE, AND MECHANICAL DUCT PENETRATIONS WITH A FIRE-STOP SYSTEM OR DEVICES AT ALL FIRE-RATED WALLS, PARTITIONS, FLOORS, AND ROOF.
4. PENETRATIONS FOR CABLES, CONDUIT, PIPES AND MECHANICAL DUCTS SHALL BE PROTECTED BY A SYSTEM OR MATERIALS CAPABLE OF LIMITING THE TRANSFER OF SMOKE AT SMOKE RATED WALLS AND/OR PARTITIONS.
5. AIR TRANSFER OPENINGS IN SMOKE PARTITIONS SHALL BE PROVIDED WITH SMOKE DAMPERS PER NFPA 101, SECTION 8.4.6
6. LABEL FIRE AND SMOKE WALLS AND PARTITIONS ABOVE CEILING, IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS. LETTERING TO BE MIN. 3" HIGH, WITHIN 15' OF EACH END OF PARTITION AND NOT EXCEEDING 30' APART.

GENERAL NOTES FOR RF SHIELDING:

1. WHERE RF SHIELDING IS EMPLOYED, STAGGER INTERIOR SEAMS, MOUNT ONE LAYER VERTICALLY AND ONE LAYER HORIZONTALLY TO ENSURE SEAMS DO NOT ALIGN.
2. FROM TOP OF WALL PARTITION, EXTEND RF SHIELDING OUT 6" TO CREATE CEILING COVERAGE.
3. FROM BOTTOM OF WALL PARTITION, EXTEND RF SHIELDING OUT 6" TO CREATE FLOOR COVERAGE.
4. PROVIDE RF SHIELDING UNDER FLOOR TRACK ADJACENT TO TERRAZZO FLOOR LOCATIONS.

LEGEND



GENERAL NOTES - STUCCO SYSTEM

STUCCO SYSTEM BASIS OF DESIGN IS AS FOLLOWS:

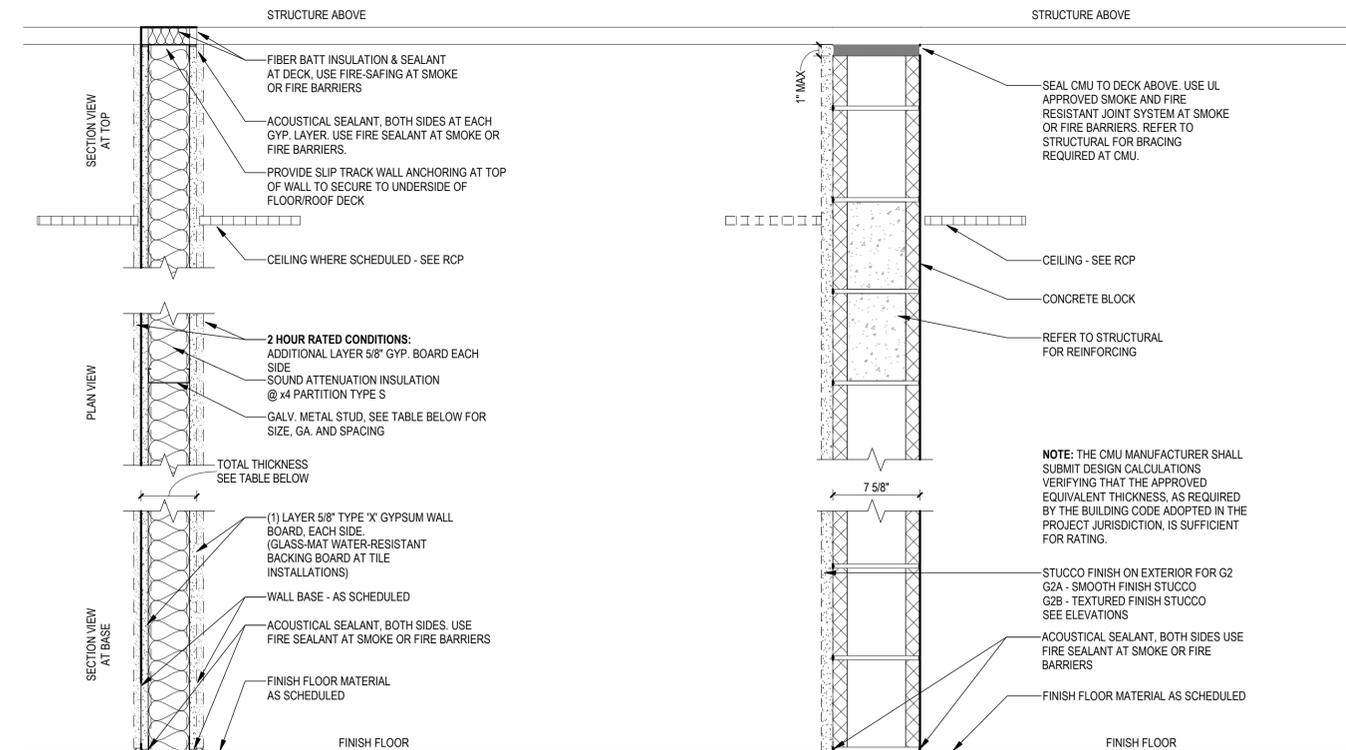
| | |
|--|-------------------------------|
| SUBSTRATE | CONCRETE / CMU |
| AIR & MOISTURE BARRIER (WEATHER RESISTANT BARRIER) | STO EXTRASEAL |
| SCRATCH COAT | STO EXTRASEAL |
| BROWN COAT | STO POWERWALL |
| 1ST FINISH COAT | STO STOLIT ACRYLIC |
| 2ND FINISH COAT | STO FREESTYLE LOTUSAN ACRYLIC |
| LIQUID MEMBRANE FLASHING | STO RAPIDGUARD (STPE) |

OVERALL STUCCO SYSTEM THICKNESS TO BE 7/8" MINIMUM UNLESS NOTED OTHERWISE ELSEWHERE.

ALL STUCCO ACCESSORIES TO BE VINYL UNLESS NOTED OTHERWISE ELSEWHERE.

AIR BARRIER AND FLASHING CONNECTIONS

FOLLOW STO INSTALLATION INSTRUCTIONS TO ENSURE FLASHING OVERLAP ONTO STO EXTRASEAL DOES NOT EXCEED THE WIDTH OF THE PERFORATED FLANGE ON STUCCO ACCESSORIES. STO EXTRASEAL SCRATCH COAT MAY NOT ADHERE TO OTHER AIR BARRIER AND FLASHING COMPONENTS. REFER TO STO DETAIL SERIES 65c.xx.



NGC 2018106
NGC 2018130

| PARTITION TYPE | RATING | UL | STC | STUD SIZE/GA/SPACING | TOTAL THICKNESS |
|----------------|--------|----|-----|----------------------|-----------------|
| B3 | - | - | 46 | 3 5/8" / 20 / 16" | 4 7/8" |
| C3 | - | - | 46 | 6" / 20 / 16" | 7 1/4" |
| C4 | - | - | 44 | 6" / 20 / 16" | 7 1/4" |

| PARTITION TYPE | RATING | UL | STC | CORE SIZE | TOTAL THICKNESS |
|----------------|--------|------|-----|-----------|-----------------|
| G1 | - | - | 48 | 7 5/8" | 7 5/8" |
| G2A | - | - | 48 | 7 5/8" | 8 5/8" |
| G2A 2 | 2 HR | U419 | 48 | 7 5/8" | 8 5/8" |
| G2B | - | - | 48 | 7 5/8" | 8 5/8" |
| G2B 2 | 2 HR | U419 | 48 | 7 5/8" | 8 5/8" |

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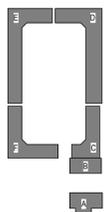
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GROVES & KING, LLC

**GARAGES
LUXURY AT
MIRAMAR**

U.S. HIGHWAY 98
MIRAMAR BEACH, FL

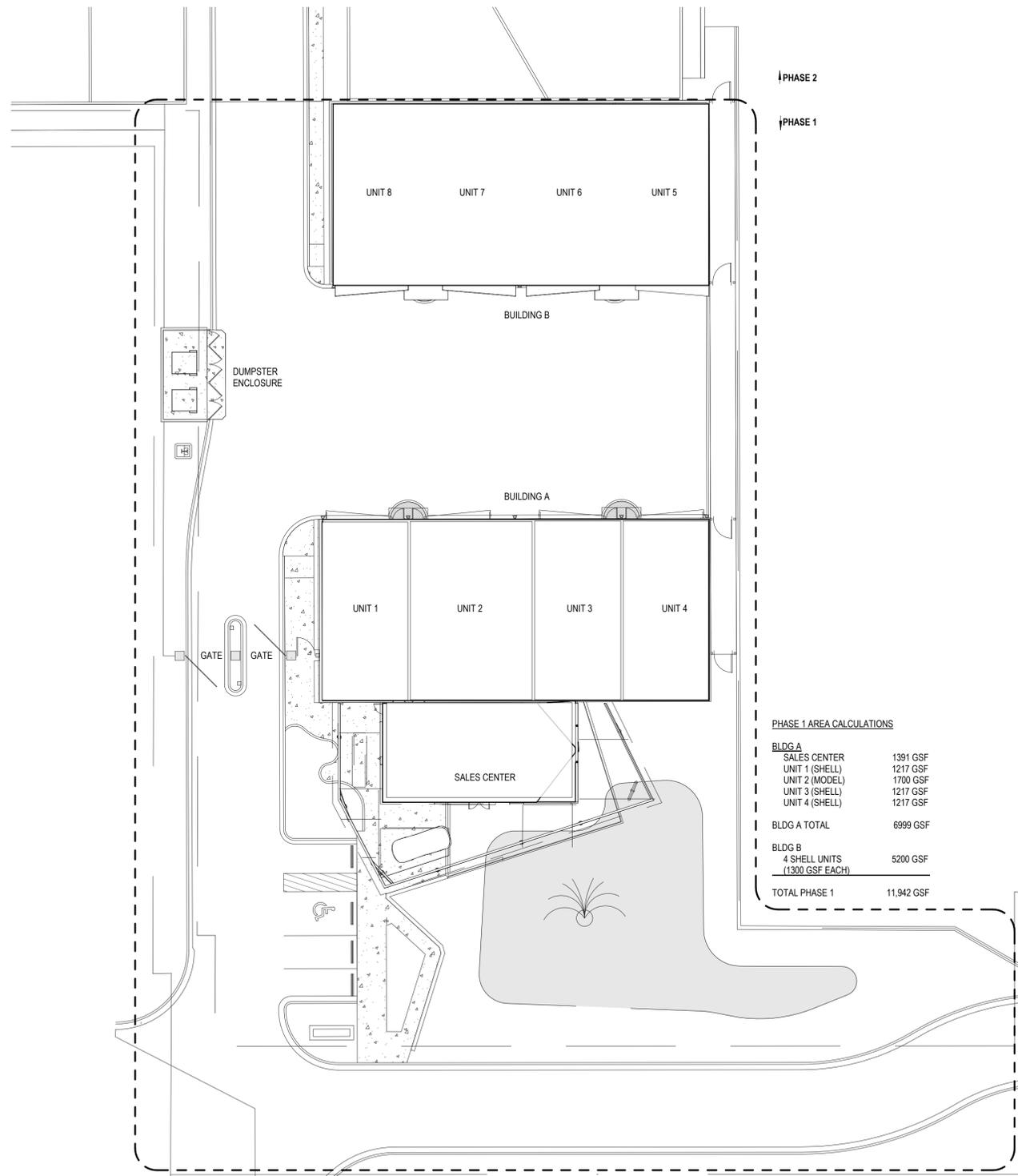


| REVISIONS | NO. | DESCRIPTION | DATE |
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| Project Number | 25038 |
| Dated | 01.26.2026 |

ARCHITECTURAL
SITE PLANS

A-101

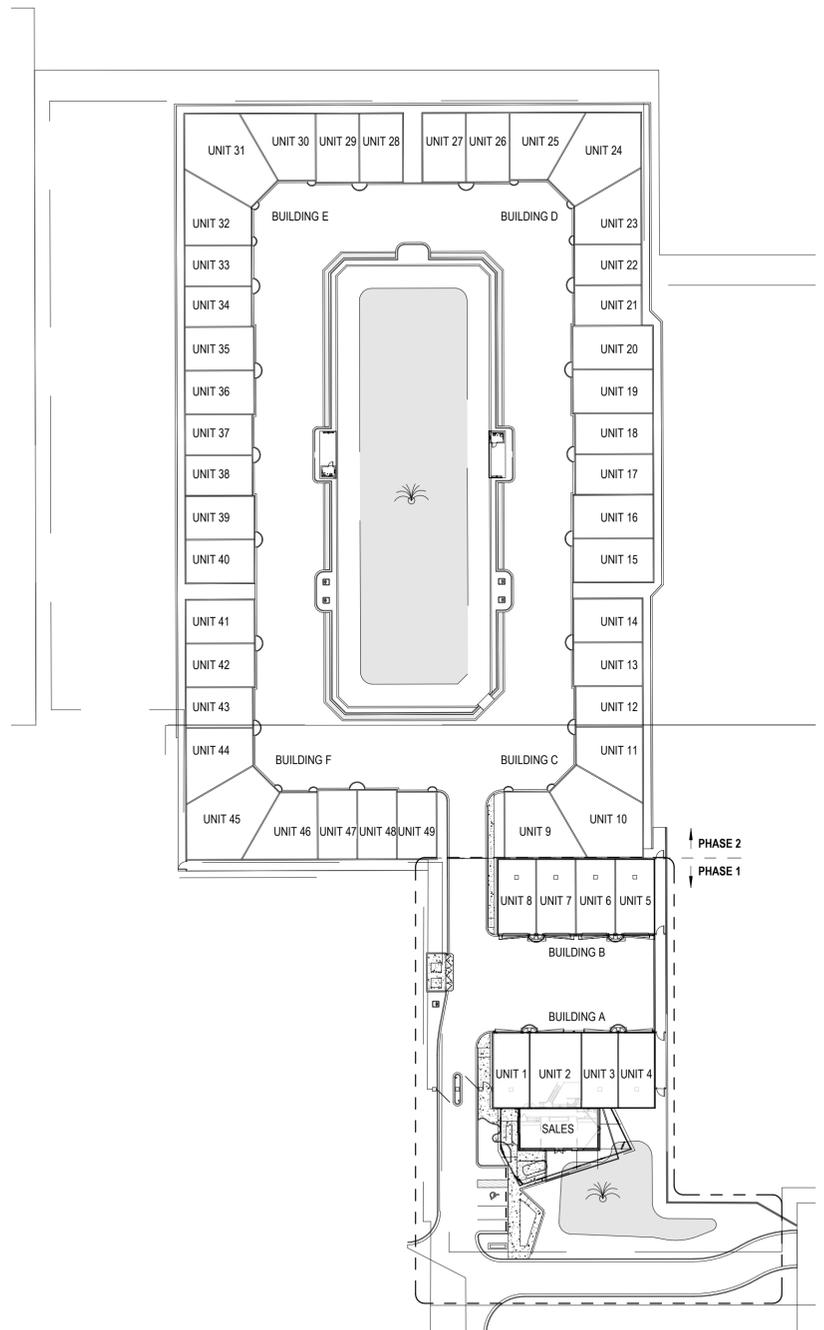


PHASE 1 AREA CALCULATIONS

| BLDG A | | |
|----------------------|-------------------|--|
| SALES CENTER | 1391 GSF | |
| UNIT 1 (SHELL) | 1217 GSF | |
| UNIT 2 (MODEL) | 1700 GSF | |
| UNIT 3 (SHELL) | 1217 GSF | |
| UNIT 4 (SHELL) | 1217 GSF | |
| BLDG A TOTAL | 6999 GSF | |
| BLDG B | 5200 GSF | |
| 4 SHELL UNITS | | |
| (1300 GSF EACH) | | |
| TOTAL PHASE 1 | 11,942 GSF | |



A3 PHASE 1 SITE PLAN
SCALE: 1" = 20'-0"



A1 OVERALL SITE PLAN
SCALE: 1" = 60'-0"

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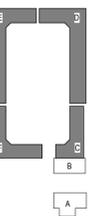
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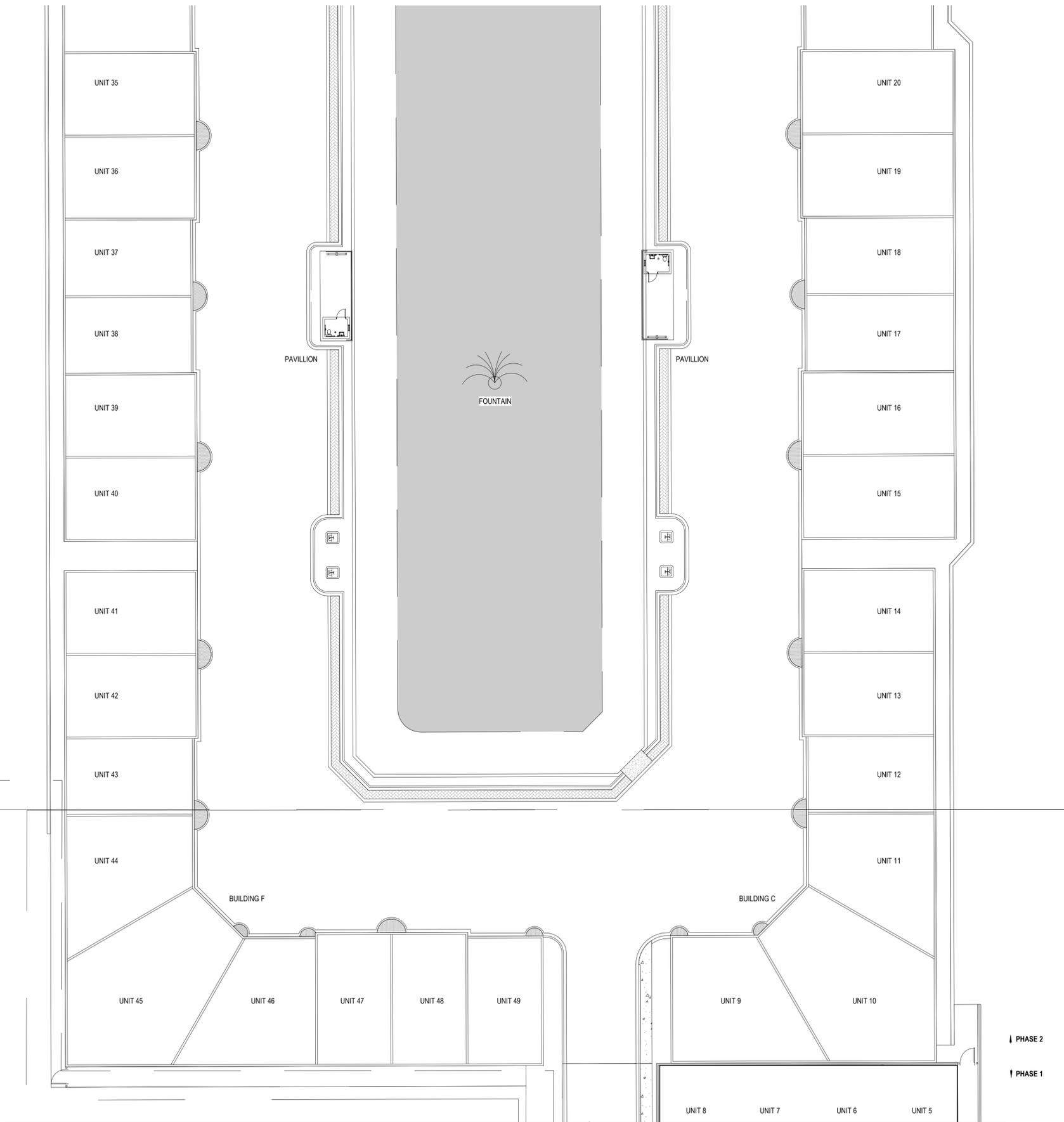


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Project Number **25038**
Dated **01.26.2026**

ARCHITECTURAL
SITE PLAN
PHASE 2 SOUTH
A-102

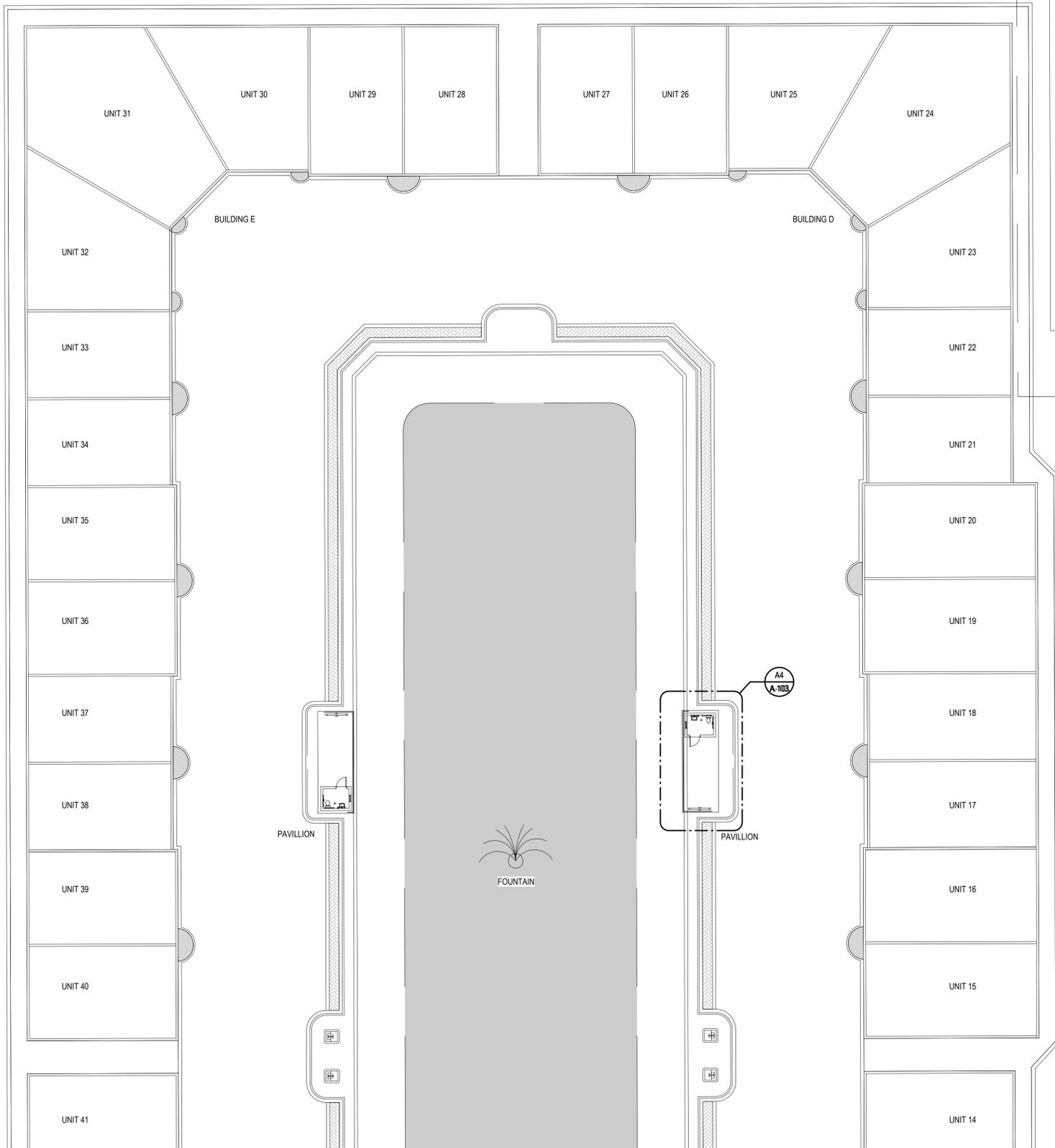
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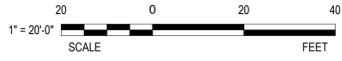
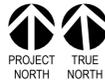
A3 PHASE 2 SOUTH SITE PLAN
SCALE: 1" = 20'-0"



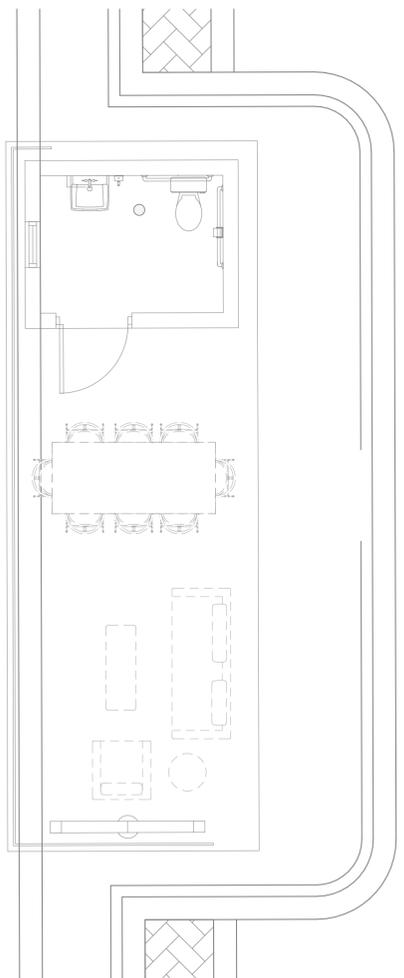
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A3 PHASE 2 NORTH SITE PLAN
SCALE: 1" = 20'-0"



A4 PAVILLION PLAN
SCALE: 1/4" = 1'-0"



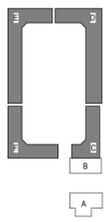
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| Project Number | 25038 |
| Dated | 01.26.2026 |

ARCHITECTURAL
SITE PLAN
PHASE 2 NORTH

A-103

GENERAL NOTES - FLOOR PLAN

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. THE CONTRACTOR SHALL PROVIDE REINFORCING BEHIND WALL MOUNTED AND CEILING MOUNTED EQUIPMENT. COORDINATE WITH A.V. DATA, CASEWORK, FURNITURE, ELECTRICAL, AND INTERIOR ELEVATION DRAWINGS.
3. CONTRACTOR SHALL COORDINATE WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER DISCIPLINES.
4. INTERIOR DOORS TO BE LOCATED MIN 6" FROM ADJACENT STUD PARTITIONS AND 8" FROM ADJACENT MASONRY PARTITIONS, UNLESS DIMENSIONED OR NOTED OTHERWISE. REFER TO FINISH SCHEDULE IN A-401 SERIES SHEETS FOR FINISHES.
5. REFER TO SHEET A-002 FOR ADDITIONAL INFORMATION ON INTERIOR PARTITION TYPE ASSEMBLIES.
6. ALL DIMENSIONS ON THE DIMENSION PLANS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:
- ALL DIMENSIONS TO CMU ARE TO FACE OF CMU
- ALL DIMENSIONS TO STUDS ARE TO FACE OF STUD, INCLUDING PARTITION TYPES WITH RESILIENT CHANNELS.
7. REFER TO A-400 SERIES SHEETS FOR ADDITIONAL INFORMATION, INCLUDING TOILET ROOM DIMENSIONS.
8. REFER TO LS-SERIES LIFE SAFETY SHEETS FOR FIRE RATED AND SMOKE PARTITION LOCATIONS.
9. REFER TO STRUCTURAL FOR BRACING TYPE AND LOCATIONS.
10. REFER TO PLUMBING FOR FIXTURE SCHEDULES.
11. CONTRACTOR SHALL PROVIDE ISOLATION BETWEEN DISSIMILAR METALS.
12. PROVIDE CONCRETE SPLASH BLOCKS / METAL SPLASH PANS AT ALL DOWNSPOUTS THAT DRAIN TO ROOFS OR GRADE, AND AT ALL CANOPY COLUMNS THAT DRAIN TO GRADE.
13. ALIGN DOOR OPENINGS WITH CMU BLOCK COURSING, TYP.

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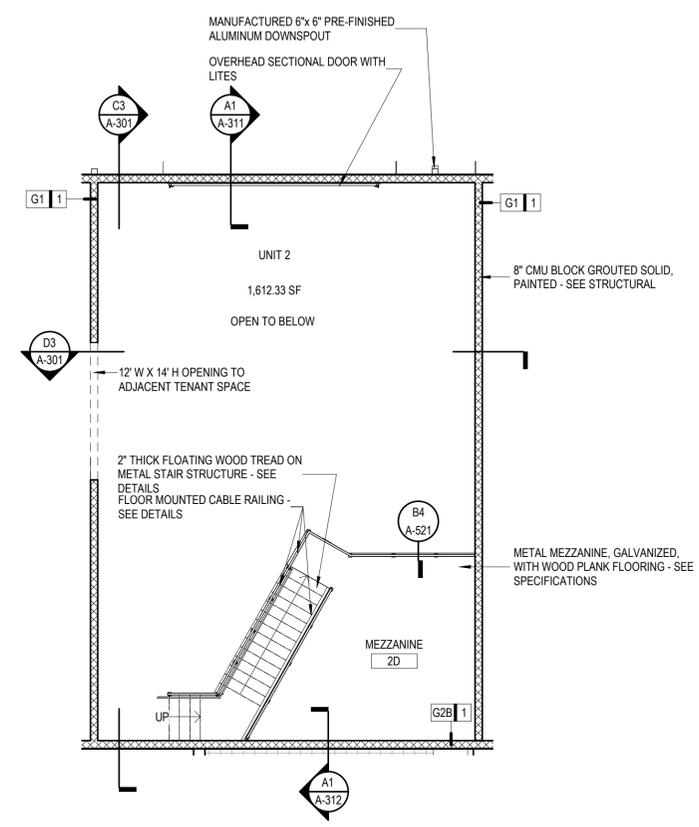
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MIRAMAR BEACH, FL

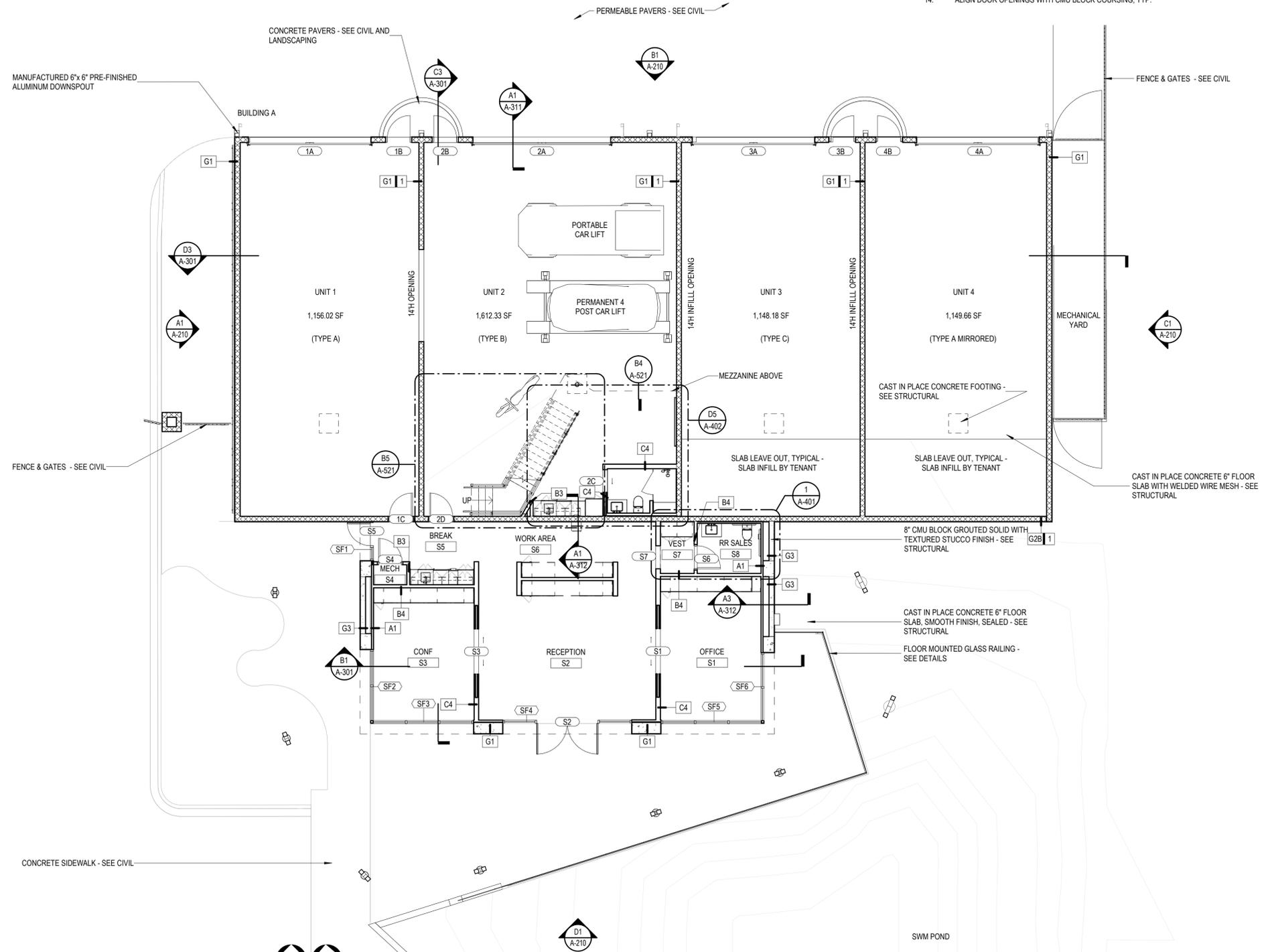
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|----------------|------------|
| Project Number | 25038 |
| Dated | 01.26.2026 |

ANNOTATION
PLAN - BLDG A
A-111



A1 UNIT 2 MEZZANINE ANNOTATION PLAN
SCALE: 1/8" = 1'-0"
PROJECT NORTH TRUE NORTH



A2 BUILDING A ANNOTATION PLAN
SCALE: 1/8" = 1'-0"
PROJECT NORTH TRUE NORTH

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13. ALIGN DOOR OPENINGS WITH CMU BLOCK COURSING, TYP.

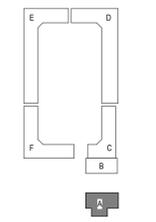
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MIRAMAR**

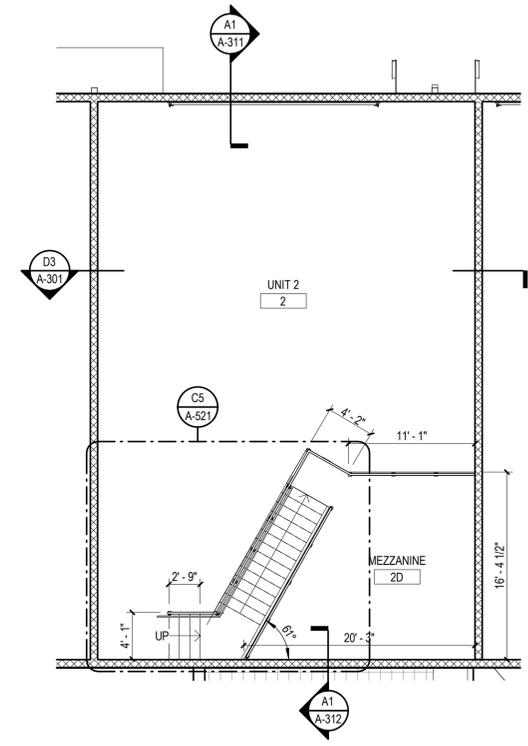
U.S. HIGHWAY 98
MIRAMAR BEACH, FL



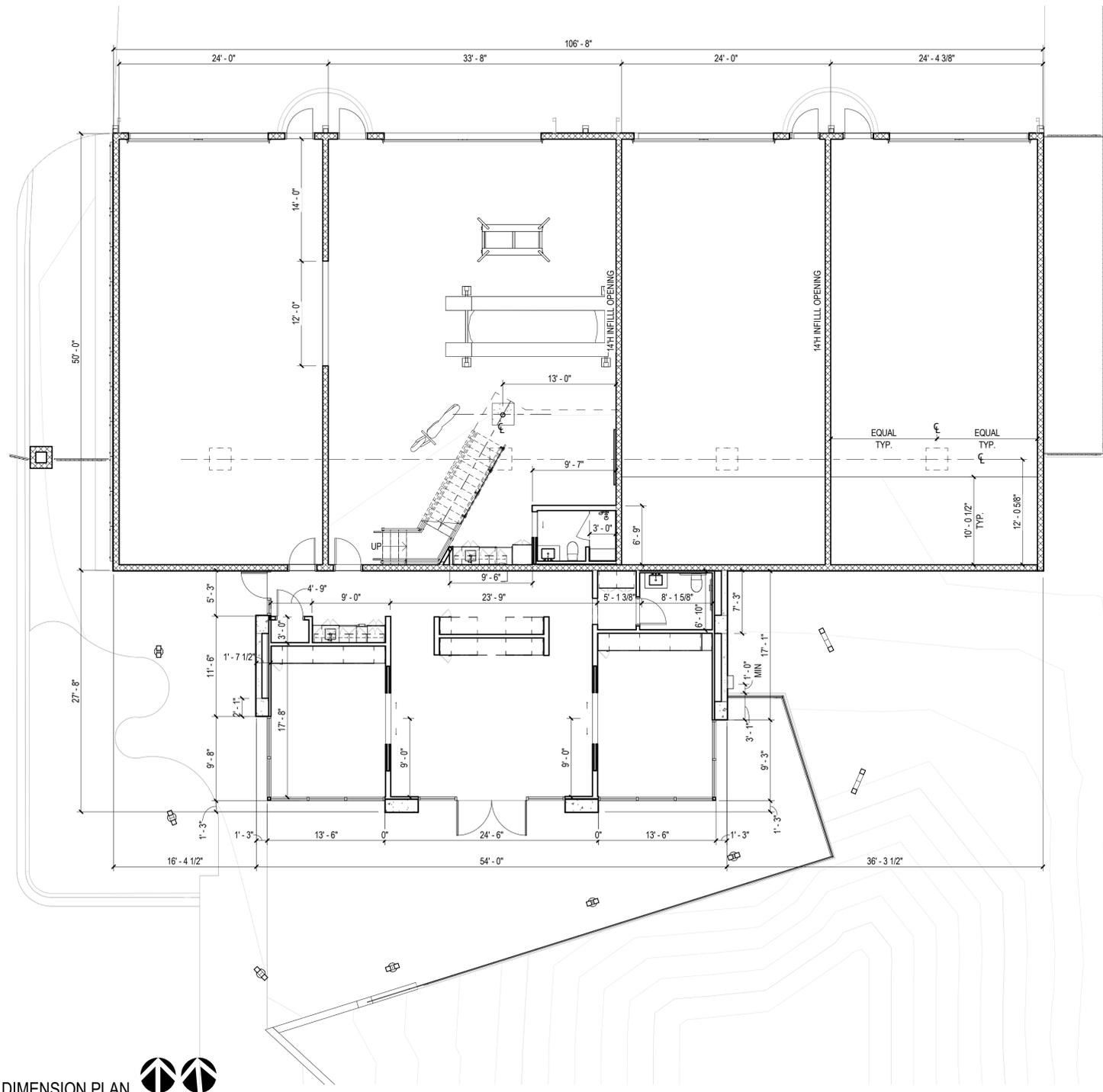
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Project Number **25038**
Dated **01.26.2026**

DIMENSION PLAN
- BUILDING A
A-112



A1 UNIT 2 MEZZANINE DIMENSION PLAN
SCALE: 1/8" = 1'-0"



A2 BUILDING A DIMENSION PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES - FLOOR PLAN

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. THE CONTRACTOR SHALL PROVIDE REINFORCING BEHIND WALL MOUNTED AND CEILING MOUNTED EQUIPMENT. COORDINATE WITH A/V, DATA, CASEWORK, FURNITURE, ELECTRICAL, AND INTERIOR ELEVATION DRAWINGS.
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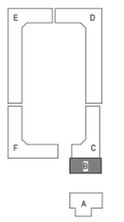
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GROVES & KING, LLC

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MIRAMAR**

U.S. HIGHWAY 98
MIRAMAR BEACH, FL

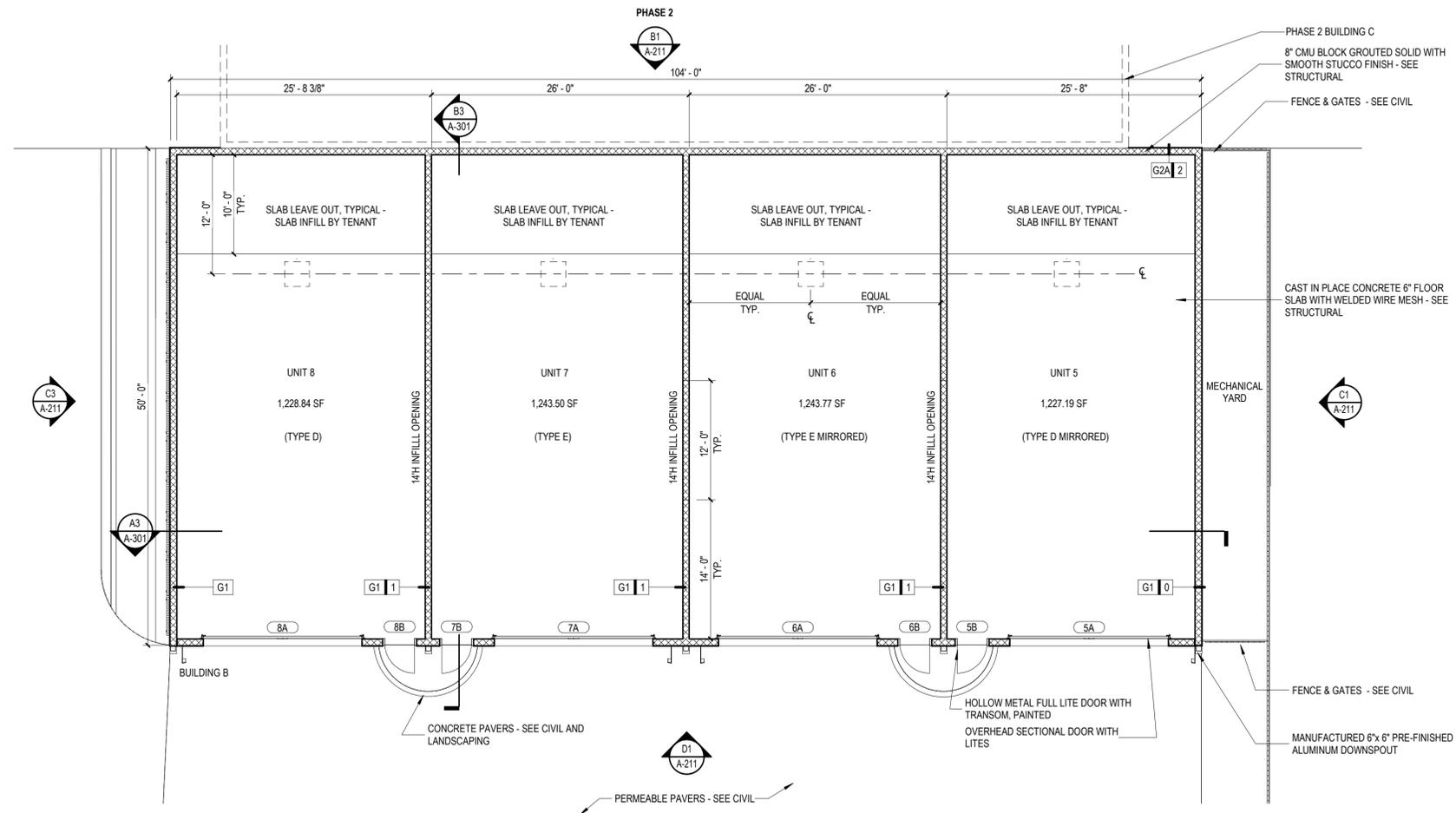


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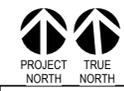
Project Number **25038**
Dated **01.26.2026**

**FLOOR PLAN
BUILDING B
A-113**

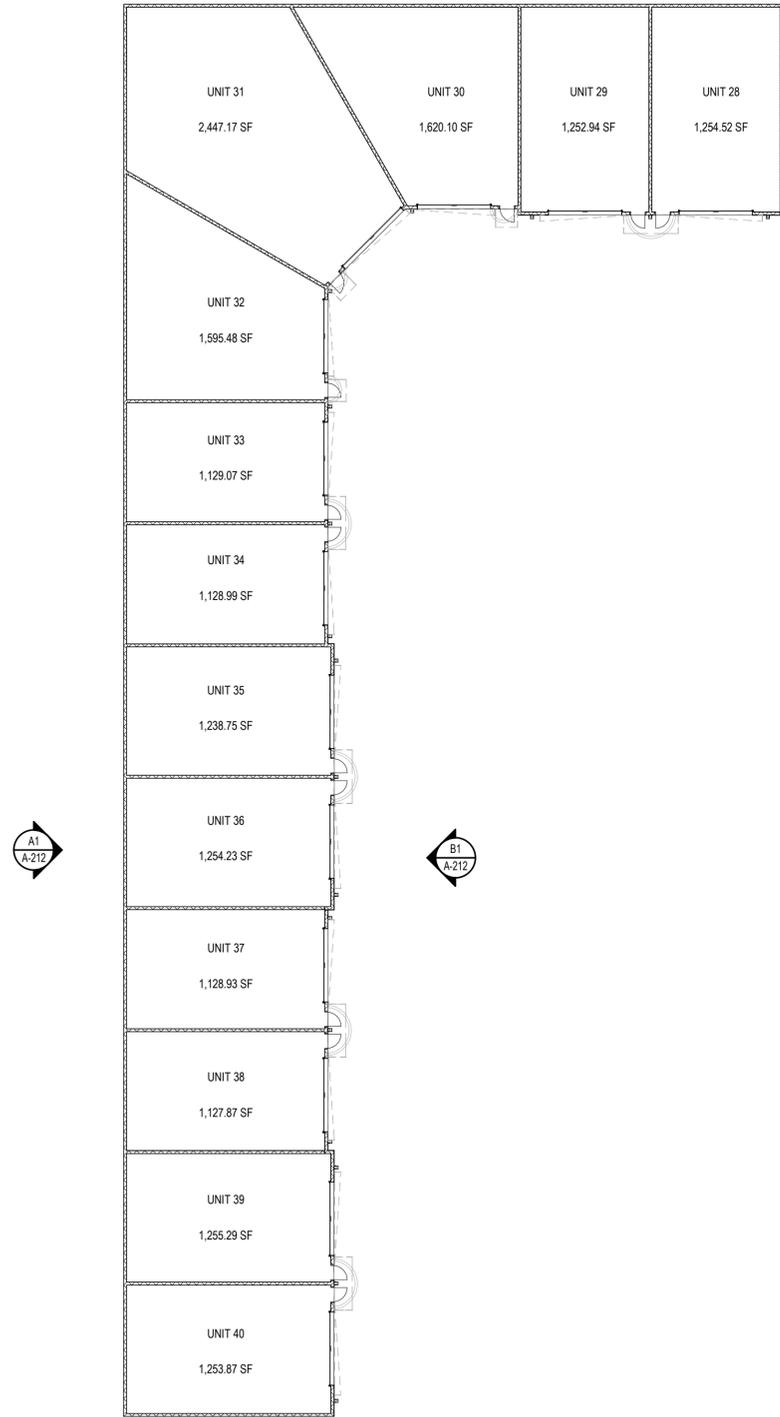
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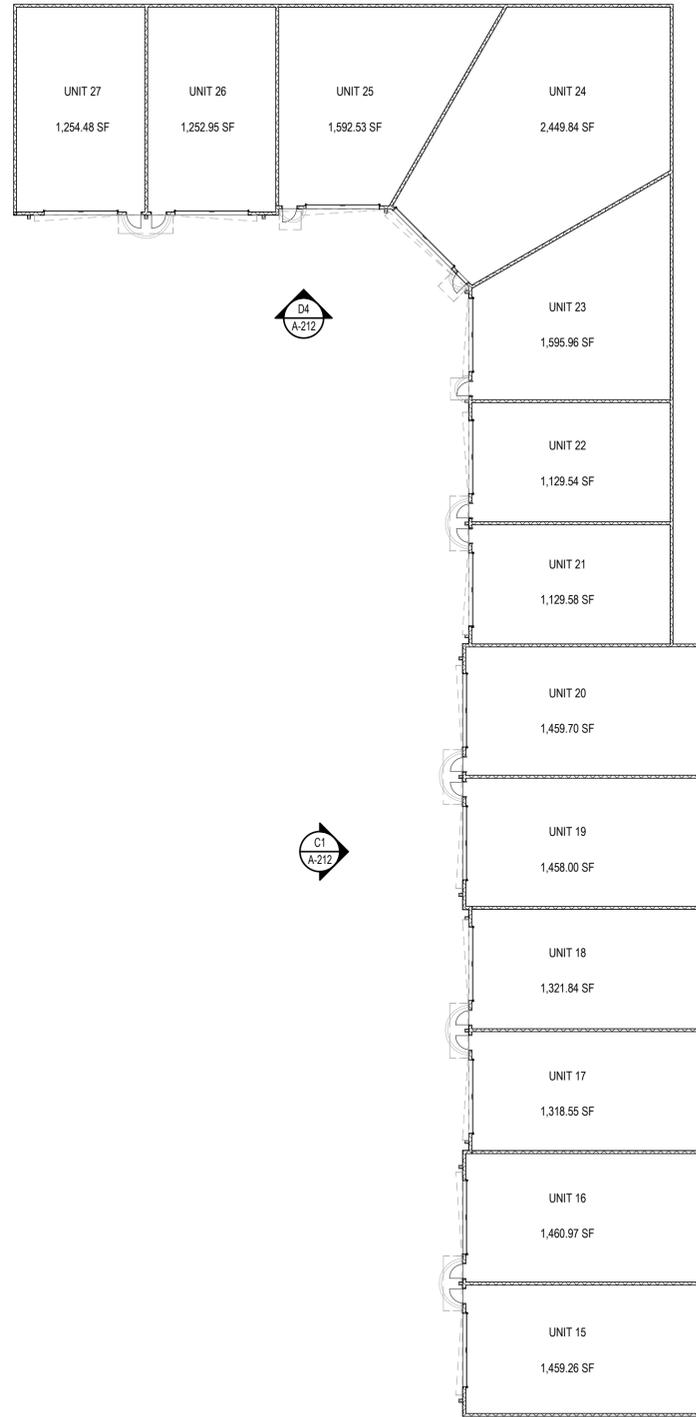
A3 BUILDING B FLOOR PLAN
SCALE: 1/8" = 1'-0"



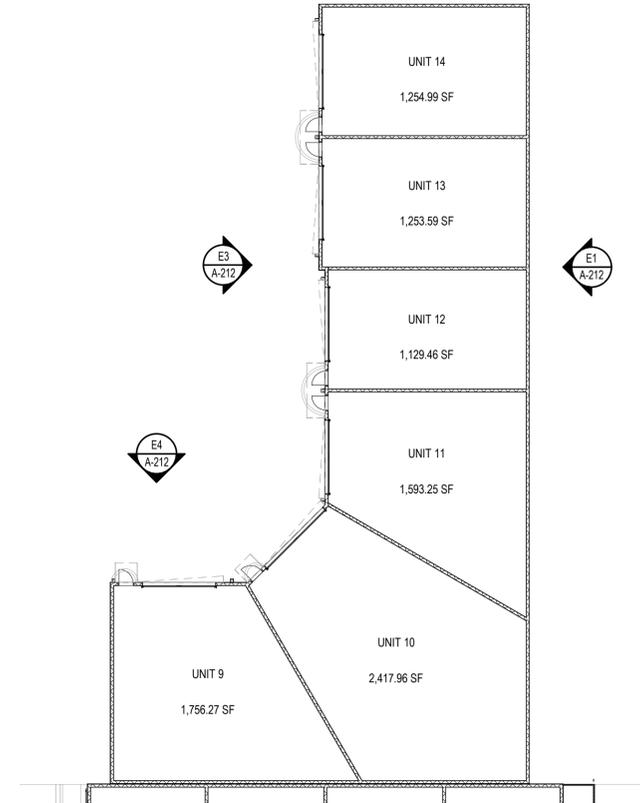
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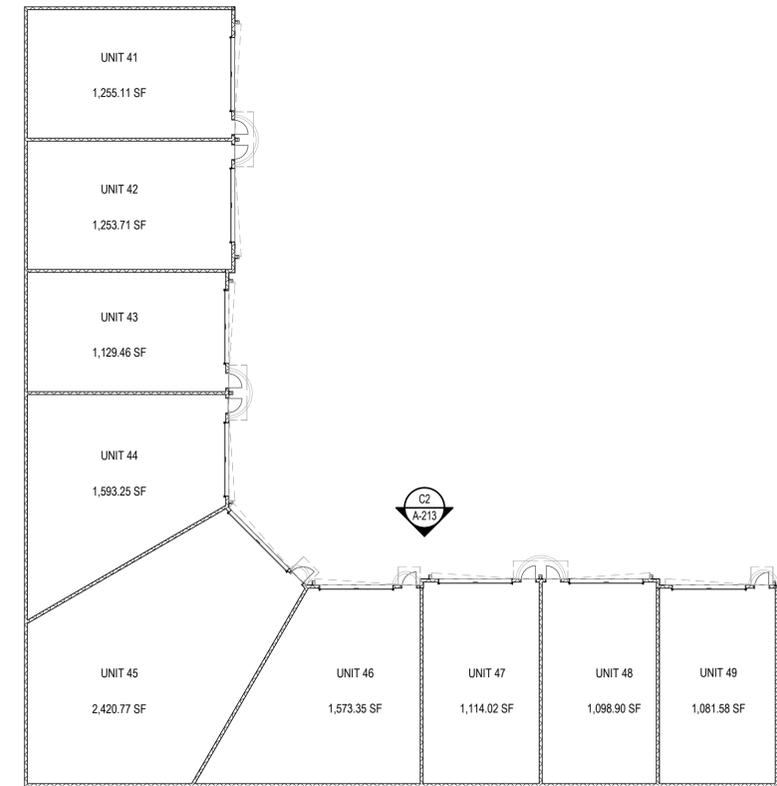
A1 BUILDING E ANNOTATED PLAN
SCALE: 1" = 20'-0"
PROJECT NORTH TRUE NORTH



A2 BUILDING D ANNOTATED PLAN
SCALE: 1" = 20'-0"
PROJECT NORTH TRUE NORTH



C4 BUILDING C ANNOTATED PLAN
SCALE: 1" = 20'-0"



A4 BUILDING F ANNOTATED PLAN
SCALE: 1" = 20'-0"



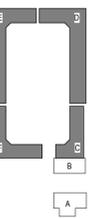
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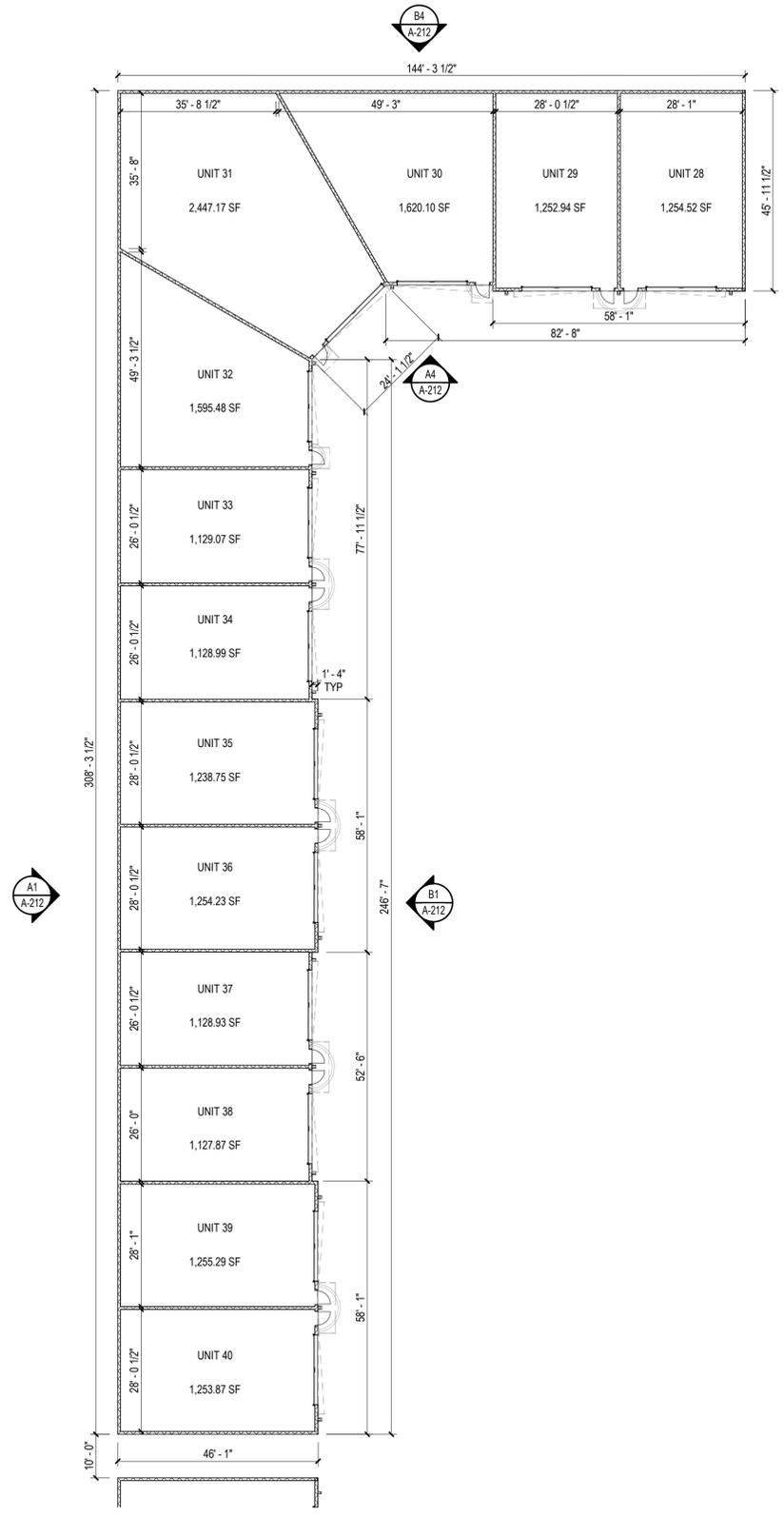
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Dated **01.26.2026**

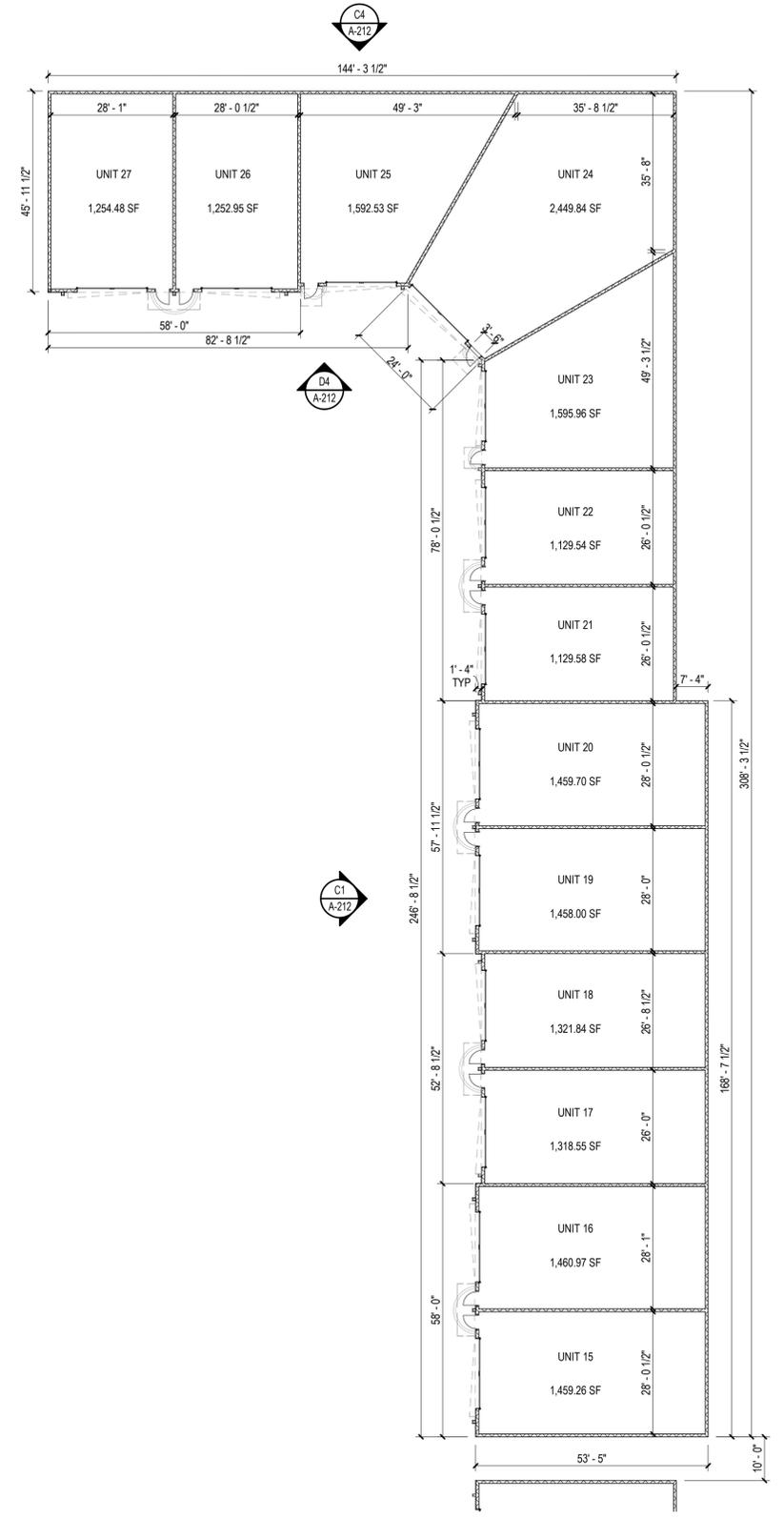
ANNOTATION
PLAN -
BUILDINGS C-F

A-114

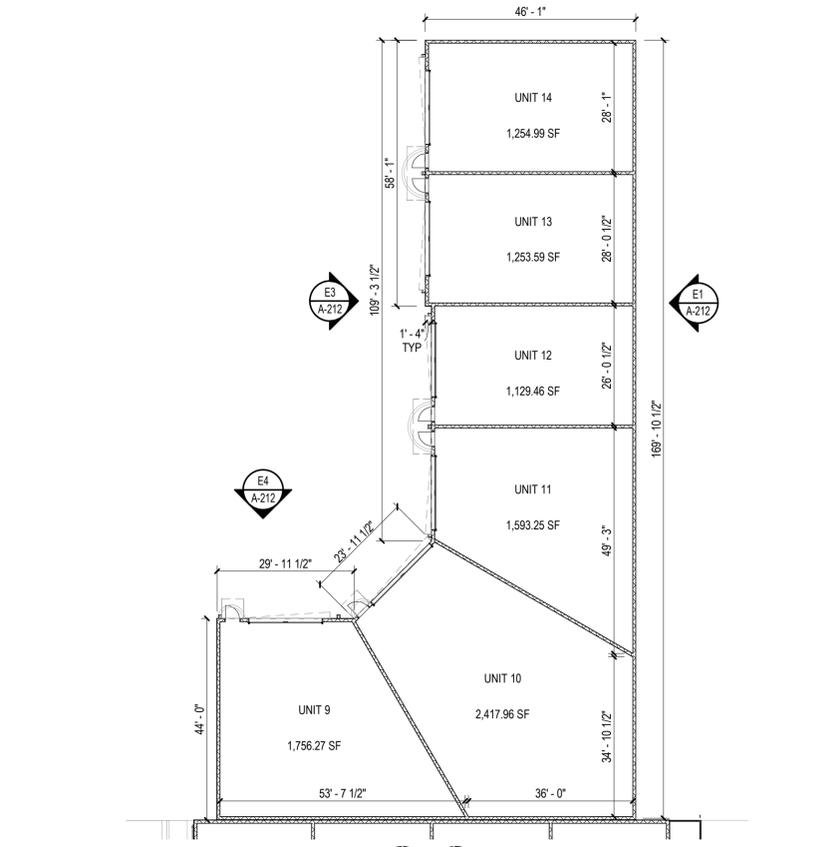
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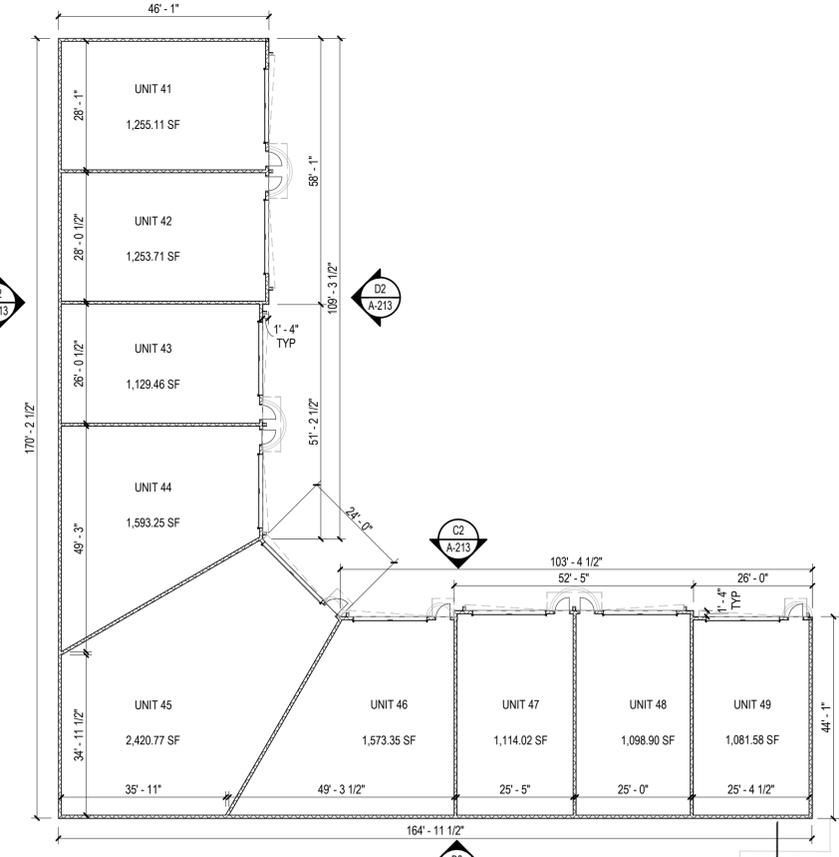
A1 BUILDING E DIMENSION PLAN
SCALE: 1" = 20'-0"
PROJECT NORTH TRUE NORTH



A2 BUILDING D DIMENSION PLAN
SCALE: 1" = 20'-0"
PROJECT NORTH TRUE NORTH



C4 BUILDING C DIMENSION PLAN
SCALE: 1" = 20'-0"
PROJECT NORTH TRUE NORTH



A4 BUILDING F DIMENSION PLAN
SCALE: 1" = 20'-0"
PROJECT NORTH TRUE NORTH

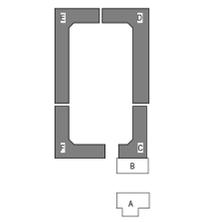
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Project Number **25038**
Dated **01.26.2025**

DIMENSION
PLANS -
BUILDINGS C-F
A-115

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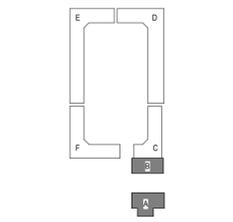
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| NO. | DESCRIPTION | DATE |
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Project Number **25038**
Dated **01.26.2026**

FINISH PLAN -
BUILDING A
A-121

STANDARD FINISH SCHEDULE ABBREVIATIONS

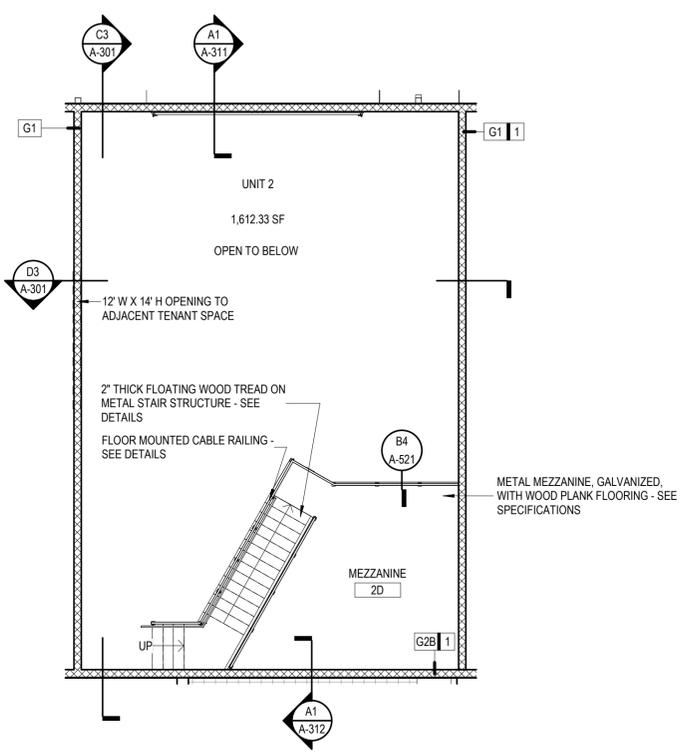
| | |
|---------|---|
| 3FORM-1 | 3 FORM RESIN PRODUCTS |
| ACT-1 | ACOUSTIC CEILING TILE |
| ACP-1 | ACOUSTIC CEILING PANEL (EX. FELT OR OTHER) |
| AWP-1 | ACOUSTIC WALL PANEL |
| RB-1 | RUBBER BASE |
| TB-1 | TILE BASE |
| WB-1 | WOOD BASE |
| CC | CONCRETE COUNTERTOP |
| DCT-1 | DECORATIVE CEILING TILE |
| EPXY-1 | EPOXY |
| FRL-1 | FOOT RAIL |
| GT-1 | GROUT TYPE |
| LVT-1 | LUXURY VINYL TILE (OR PLANK) |
| P-1 | PAINT TYPE |
| PLAM-1 | PLASTIC LAMINATE |
| PC | POLISHED CONCRETE |
| QTZ-1 | QUARTZ |
| RF-1 | RUBBER FLOORING |
| SC | SEALED CONCRETE |
| SS | SOLID SURFACE |
| T-1 | TILE TYPE (CT=CERAMIC, MT=MOSAIC, PT=PORCELAIN) |
| WCP-1 | WALK OFF CARPET |
| WC-1 | WALLCOVERING |

ADD NUMBERS AFTER THE ABBREVIATION TO SCHEDULE MORE THAN ONE OF A TYPE
(EXAMPLE: CPT-1, CPT-2, ETC.)

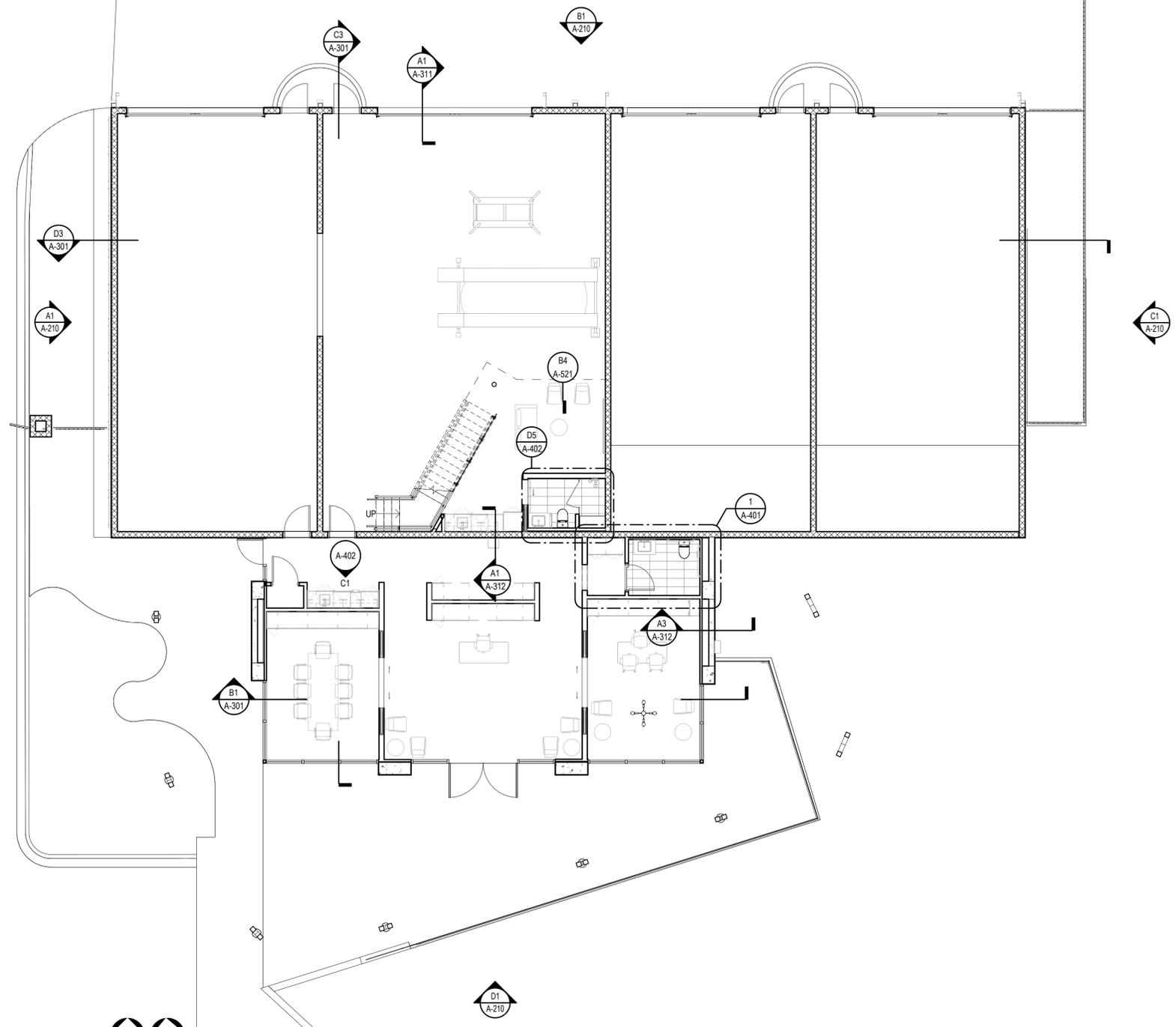
FINISH LEGEND

| | | | |
|--|----------------------|--|--|
| | WALL AND BASE FINISH | | CEILING / MISC. FINISH |
| | WALL FINISH | | CHANGE IN SPECIFIED FINISH- PROVIDE TRANSITION STRIP AS REQUIRED |
| | FLOOR FINISH | | DIRECTION OF SPECIFIED FINISH |
| | LVP | | FLOOR TILE 1 |
| | CONCRETE | | FLOOR TILE 2 |

- GENERAL NOTES - FINISH FLOOR PLAN**
- ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
 - ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
 - GYPSUM WALLS TO BE PAINTED, SHOULD BE PREPPED TO A LEVEL 4 FINISH WITH ONE PRIME COAT AND AT LEAST TWO PAINT COATS, OR AS REQUIRED BY MANUFACTURER.
 - PAINT FINISH FOR WALLS SHOULD BE SATIN SHEEN, UNO.
 - PAINTED DOORS AND DOOR FRAMES TO BE PAINTED THE SAME COLOR AS THE SURROUNDING WALL UNO. PAINT SHOULD BE SEMI-GLOSS SHEEN, UNO.
 - FOR CEILING FINISHES, REFER TO REFLECTED CEILING PLANS SHEET A-119. ALL PAINTED GYP CEILINGS TO RECEIVE FLAT SHEEN PAINT, UNO.
 - REFER TO FINISH SCHEDULE ON A-401 SERIES SHEETS FOR FINISHES.
 - ALL WALL AND CEILING PAINT IN BATHROOMS TO BE EPOXY PAINT.
 - ALL FLOORING TRANSITIONS TO OCCUR AT THE CENTERLINE OF A DOOR OR OPENING, UNO.
 - ALL FLOORING MUST BE INSTALLED BEFORE INSTALLATION OF CABINETS AND OTHER CASEWORK. ALL FLOORING MUST EXTEND UNDER ALL MILLWORK, UNO.
 - ALL TRANSITIONS BETWEEN TILE AND TILE TO GYP SHOULD RECEIVE A METAL SCHLUTER TRANSITION PIECE.
 - ALL EXPOSED CONCRETE TO BE SEALED, UNO.



A1 UNIT 2 MEZZANINE FINISH PLAN
SCALE: 1/8" = 1'-0"
PROJECT NORTH TRUE NORTH



A2 BUILDING A FINISH PLAN
SCALE: 1/8" = 1'-0"
PROJECT NORTH TRUE NORTH

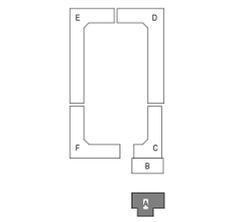
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GROVES & KING, LLC
**GARAGES
LUXURY AT
MIRAMAR**

U.S. HIGHWAY 98
MIRAMAR BEACH, FL



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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|----------------|------------|
| Project Number | 25038 |
| Dated | 01.26.2026 |

REFLECTED
CEILING PLANS -
BUILDING A
A-131

GENERAL NOTES - REFLECTED CEILING

1. CONTRACTORS SHALL COORDINATE ALL WORK, SHOWN OR UN-SHOWN, WITH ALL OTHER DISCIPLINES.
2. CONTRACTOR SHALL PROVIDE REINFORCING [TYPE TBD] BEHIND ALL CEILING MOUNTED EQUIPMENT.
3. REFER TO FINISH SCHEDULE(S) IN A-600 SERIES SHEETS FOR FINISHES AND ADDITIONAL INFORMATION.
4. ALL ACCESS PANEL SIZES AND LOCATIONS TO BE COORDINATED WITH MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER WORK.
5. CENTER ACT GRID AND LIGHTS WITHIN EACH ROOM, UNO.
6. REFER TO ELECTRICAL FOR LIGHTING FIXTURE SCHEDULE(S).
7. ALL FIRE SPRINKLER HEADS AND ELECTRICAL FIXTURES SHALL BE CENTERED WITHIN CEILING TILES, UNO.
8. CEILING HEIGHTS NOTED REFERENCE ELEVATION ABOVE FINISH FLOOR OF ASSOCIATED BUILDING LEVEL.

NOTE TO DAG PROJECT TEAM - REGARDING THESE GENERAL NOTES:

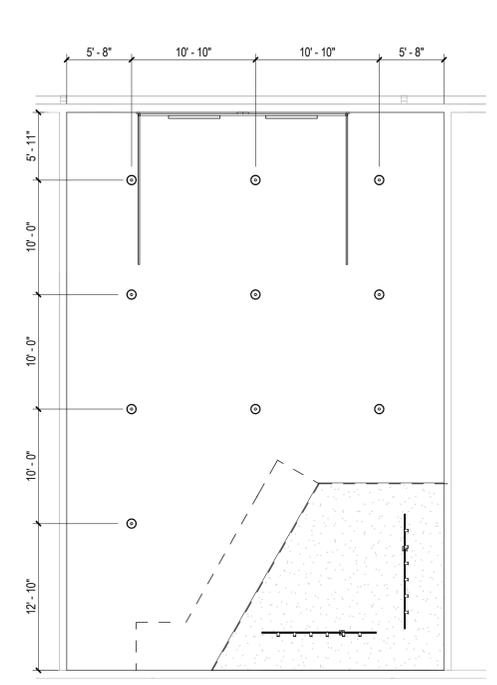
NOTE #2: REPLACE [TYPE TBD] WITH THE TYPE(S) OF REINFORCING REQUIRED IN YOUR PROJECT.

NOTE #3: REPLACE [...] SERIES SHEETS] WITH THE SPECIFIC SHEET NUMBERS OF YOUR PROJECT.

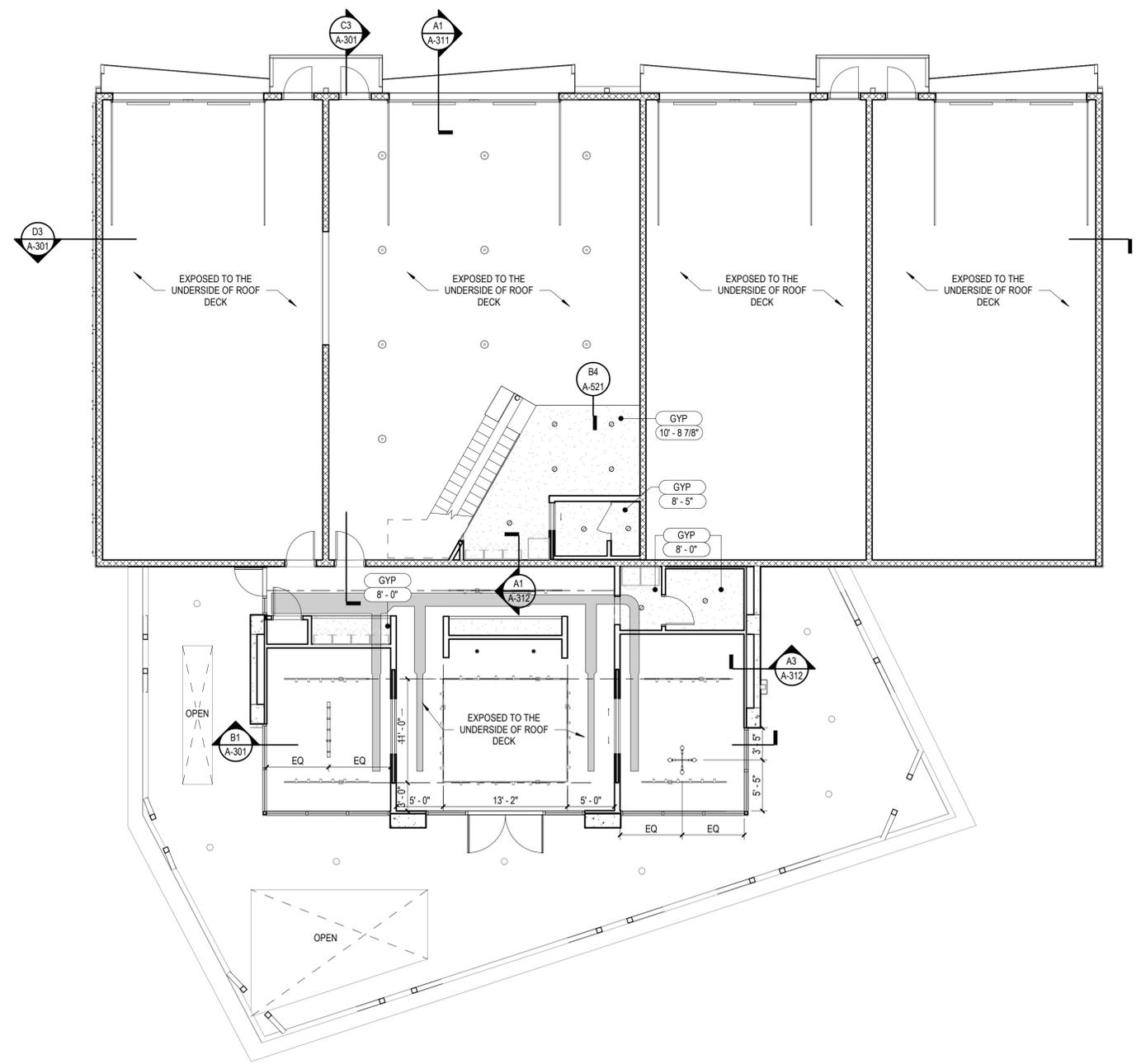
DELETE THIS ENTIRE RED TEXT BLOCK WHEN THE STEPS ABOVE HAVE BEEN COMPLETED.

RCP LEGEND

- SPEAKER SYSTEM, SEE FIRE ALARM
- EXIT LIGHT, SEE ELECTRICAL
- DIRECTIONAL EXIT LIGHT, SEE ELECTRICAL
- MOTION DETECTOR, SEE ELECTRICAL
- CEILING TYPE
- CEILING HEIGHT AFF DESIGNATION
- EXPOSED CEILING
- PROJECTOR MOUNT
- ACCESS PANEL
- SECURITY CAMERA
- LIGHT FIXTURES - SEE ELECTRICAL
- MECHANICAL DEVICES - SEE MECHANICAL
- CEILING - TYPE A
2 x 2' ACOUSTICAL CEILING TILE 9'-0" AFF UNLESS NOTED OTHERWISE, SEE FINISH SCHEDULE
- CEILING - TYPE B
2 x 4' ACOUSTICAL CEILING TILE 9'-0" AFF UNLESS NOTED OTHERWISE, SEE FINISH SCHEDULE
- CEILING - TYPE C
GYPSUM BOARD CEILING 9'-0" AFF UNLESS NOTED OTHERWISE, PROVIDE MOISTURE RESISTANT @ ALL WET AREAS AND JANITOR'S CLOSET



A1 LEVEL 2 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



A2 BUILDING A LEVEL 1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



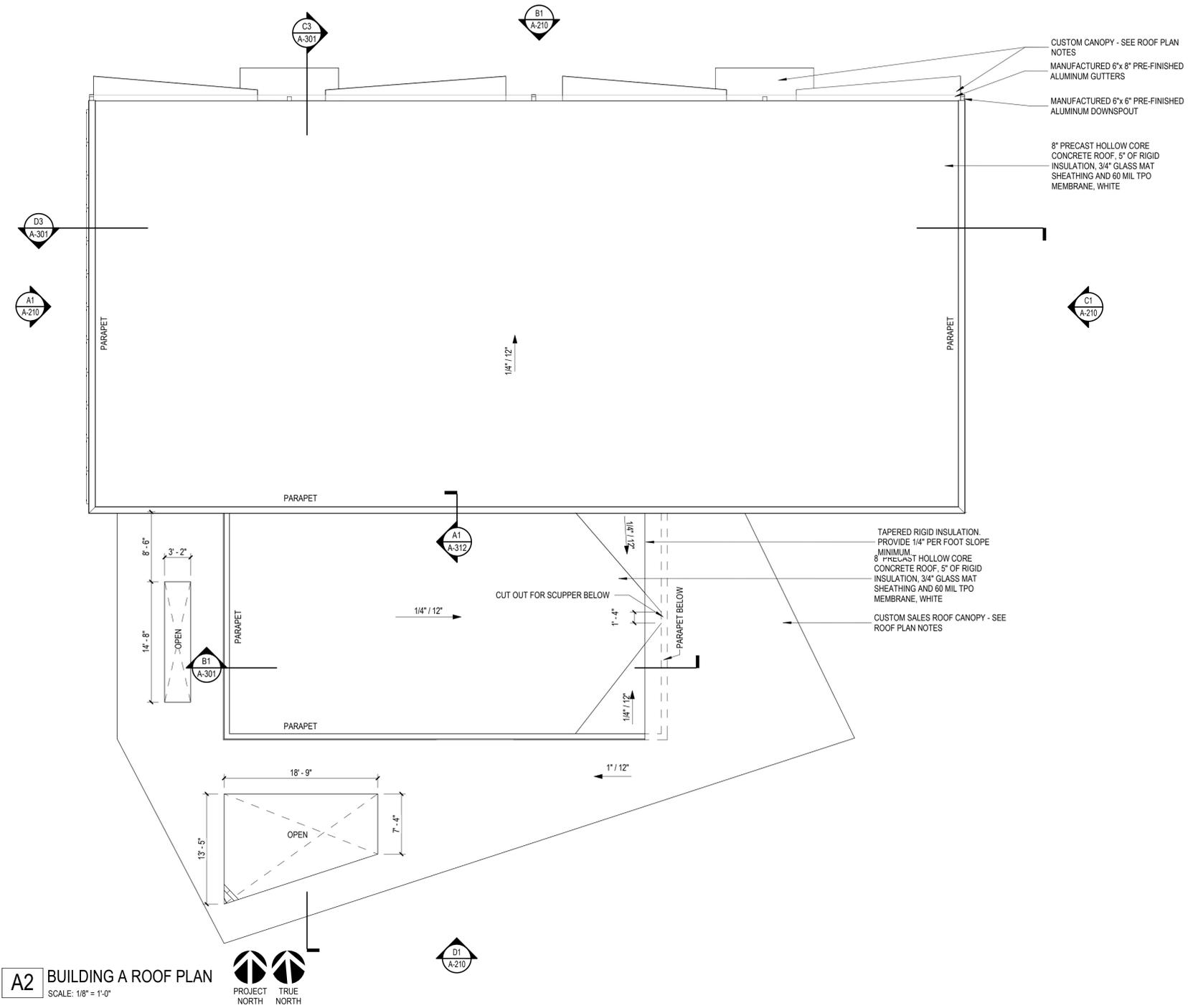
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GENERAL NOTES - ROOF PLAN

- SEE REVIEWED FINAL SHOP DRAWINGS FOR ALL FLASHING AND WATERPROOFING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.
- ROOF SYSTEM DIMENSIONS, SHAPES, AND MEMBERS ARE FOR DESIGN INTENT ONLY. SEE REVIEWED FINAL ROOF SHOP DRAWINGS FOR SPECIFIC INFORMATION AND COORDINATION.
- GENERAL CONTRACTOR SHALL COORDINATE ALL SYSTEMS PRIOR TO SUBMITTAL OF SHOP DRAWINGS.
- SEE OTHER DISCIPLINES FOR ROOF PENETRATIONS NOT SHOWN.

ROOF TYPES

- ALL ROOFS TO BE FULLY ADHERED TPO SINGLE PLY ROOF MEMBRANE ON 1/2" THK PROTECTION BOARD ON R-25 MIN POLYISOCYANURATE RIGID BOARD INSULATION (MIN. 2 LAYERS), ON 8" HOLLOW CORE CONCRETE ROOF DECK SLOPED TO DRAIN AT 1/4" PER FOOT. SEE STRUCTURAL FOR DECK DETAILS.
- SALES CANOPY ROOF TO BE PREFINISHED METAL ROOF PANELS OVER STRUCTURAL STEEL FRAME WITH COLD FORMED STEEL FRAMING INFILL. CANOPY SOFFIT TO BE METAL PANEL AND CANOPY EAVES TO BE METAL CLOSURES. SEE DETAILS AND STRUCTURAL DRAWINGS.
- GARAGE AND MAN DOOR CANOPIES TO BE STEEL PLATES WITH FOLDED EDGES. EACH HORIZONTAL OR VERTICAL RUN TO BE MADE FROM A SINGLE PLATE. HORIZONTAL-TO-VERTICAL PLATE JOINT TO BE FULLY WELDED AND GROUND SMOOTH. SEE DETAILS AND STRUCTURAL DRAWINGS.



A2 BUILDING A ROOF PLAN
SCALE: 1/8" = 1'-0"



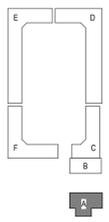
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MIRAMAR**

U.S. HIGHWAY 98
MIRAMAR BEACH, FL



| REVISIONS | NO. | DESCRIPTION | DATE |
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| Project Number | 25038 |
| Dated | 01.26.2026 |

ROOF PLAN -
BUILDING A
A-141

GENERAL NOTES - ROOF PLAN

1. SEE REVIEWED FINAL SHOP DRAWINGS FOR ALL FLASHING AND WATERPROOFING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.
2. ROOF SYSTEM DIMENSIONS, SHAPES, AND MEMBERS ARE FOR DESIGN INTENT ONLY. SEE REVIEWED FINAL ROOF SHOP DRAWINGS FOR SPECIFIC INFORMATION AND COORDINATION.
3. GENERAL CONTRACTOR SHALL COORDINATE ALL SYSTEMS PRIOR TO SUBMITTAL OF SHOP DRAWINGS.
4. SEE OTHER DISCIPLINES FOR ROOF PENETRATIONS NOT SHOWN.

ROOF TYPES

1. ALL ROOFS TO BE FULLY ADHERED TPO SINGLE PLY ROOF MEMBRANE ON 1/2" THK PROTECTION BOARD ON R-25 MIN POLYISOCYANURATE RIGID BOARD INSULATION (MIN. 2 LAYERS), ON 8" HOLLOW CORE CONCRETE ROOF DECK SLOPED TO DRAIN AT 1/4" PER FOOT. SEE STRUCTURAL FOR DECK DETAILS.
2. SALES CANOPY ROOF TO BE PREFINISHED METAL ROOF PANELS OVER STRUCTURAL STEEL FRAME WITH COLD FORMED STEEL FRAMING INFILL. CANOPY SOFFIT TO BE METAL PANEL AND CANOPY EAVES TO BE METAL CLOSURES. SEE DETAILS AND STRUCTURAL DRAWINGS.
3. GARAGE AND MAN DOOR CANOPIES TO BE STEEL PLATES WITH FOLDED EDGES. EACH HORIZONTAL OR VERTICAL RUN TO BE MADE FROM A SINGLE PLATE. HORIZONTAL-TO-VERTICAL PLATE JOINT TO BE FULLY WELDED AND GROUND SMOOTH. SEE DETAILS AND STRUCTURAL DRAWINGS.

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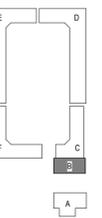
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MIRAMAR**

U.S. HIGHWAY 98
MIRAMAR BEACH, FL



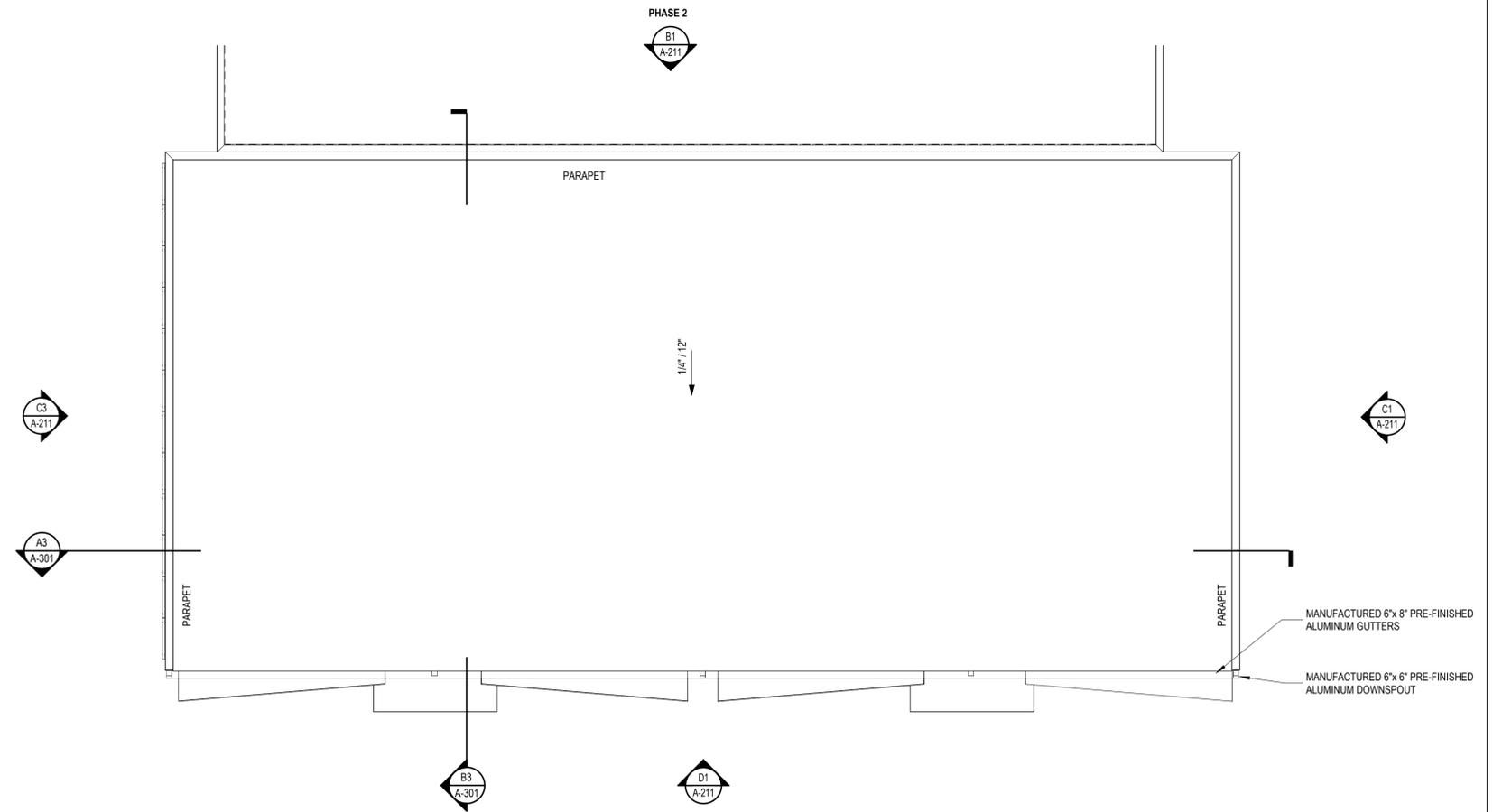
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Project Number **25038**
Dated **01.26.2026**

ROOF PLAN -
BUILDING B

A-142

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A2 BUILDING B ROOF PLAN
SCALE: 1/8" = 1'-0"



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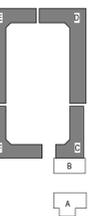
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GROVES & KING, LLC

**GARAGES
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U.S. HIGHWAY 98
MIRAMAR BEACH, FL

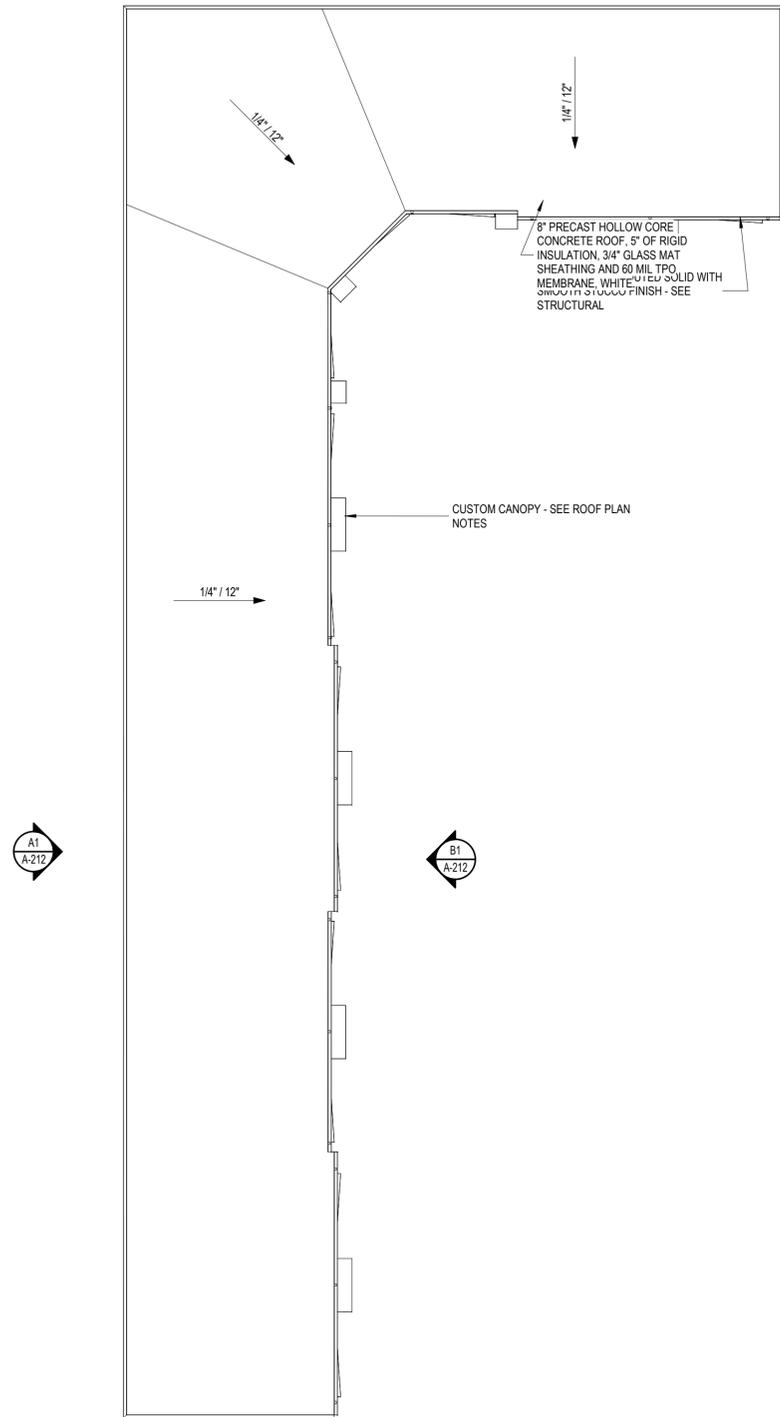


REVISIONS
NO. DESCRIPTION DATE

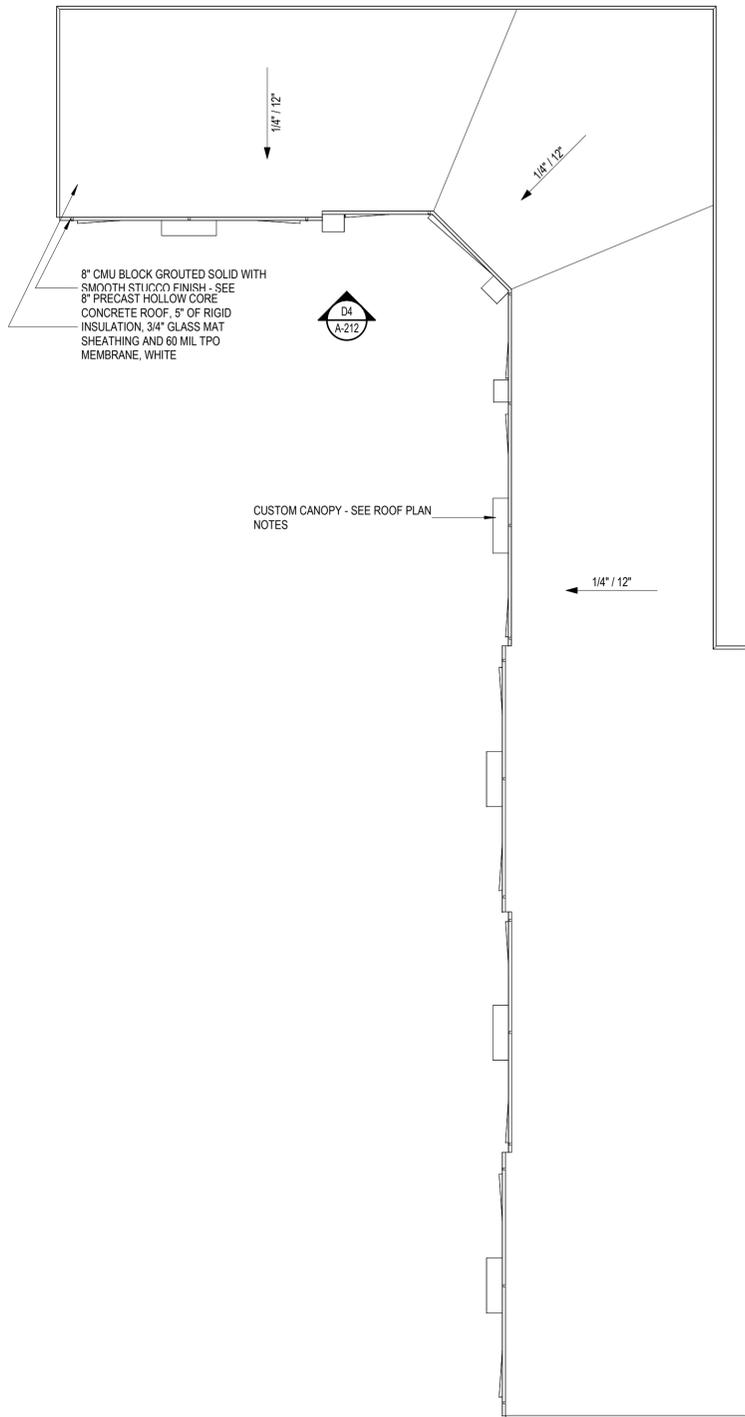
Project Number **25038**
Dated 01.26.2026

ROOF PLANS -
PHASE 2

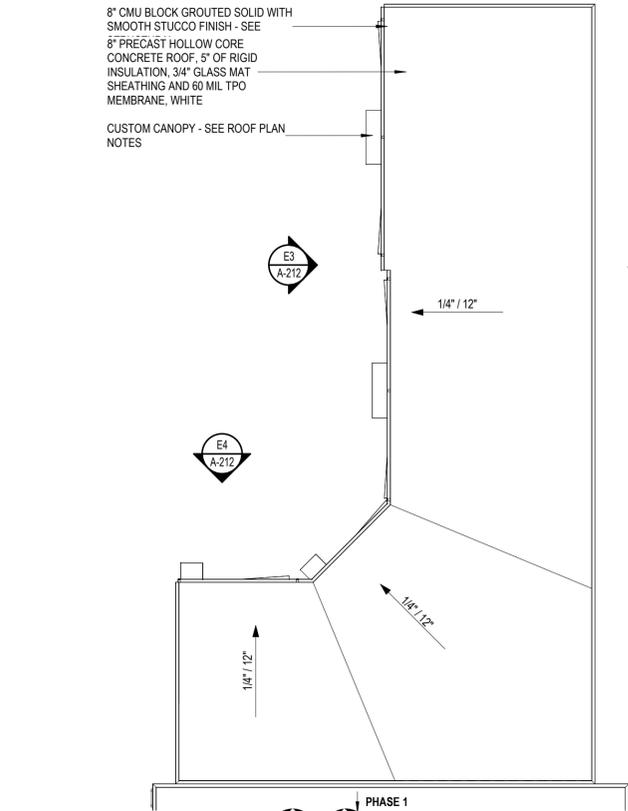
A-143



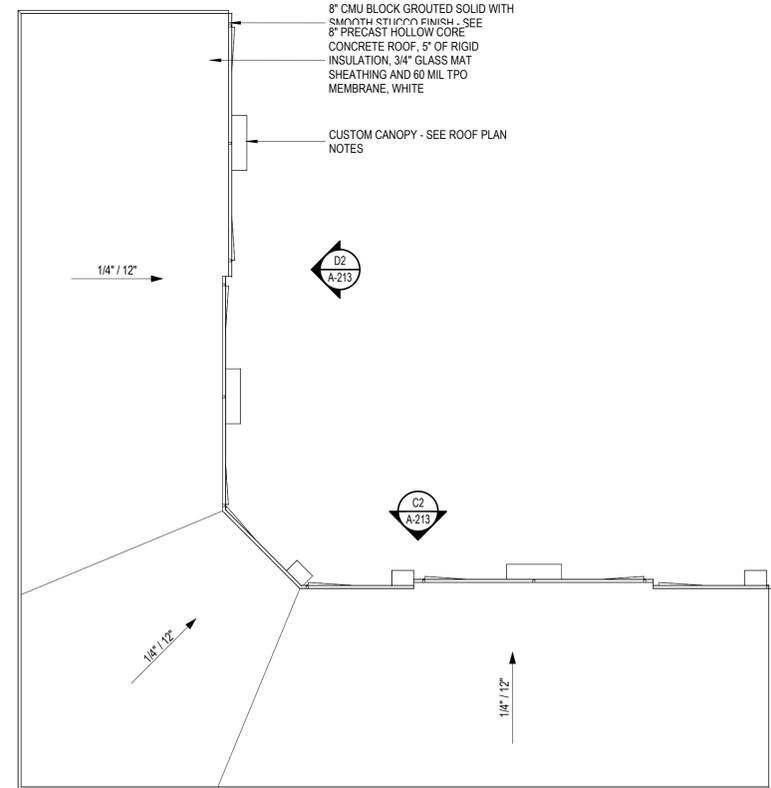
A1 BUILDING E ROOF PLAN
SCALE: 1" = 20'-0"



A2 BUILDING D ROOF PLAN
SCALE: 1" = 20'-0"

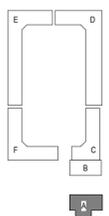


C4 BUILDING C ROOF PLAN
SCALE: 1" = 20'-0"



A4 BUILDING F ROOF PLAN
SCALE: 1" = 20'-0"





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| Project Number | 25038 |
| Dated | 01.26.2026 |

GENERAL NOTES - BUILDING ELEVATION

- CONTRACTOR SHALL PROVIDE THE ARCHITECT / OWNER SAMPLES OF ALL EXTERIOR FINISHES FOR APPROVAL.
- SEE REVIEWED FINAL SHOP DRAWINGS FOR ALL FLASHING AND WATERPROOFING CONDITIONS AT THE BUILDING ENVELOPE PRIOR TO FABRICATION AND INSTALLATION. SEE STRUCTURE FOR DESIGN PRESSURES REQUIRED FOR EXTERIOR CLADDING COMPONENTS.
- ROOF SYSTEM DIMENSIONS, SHAPES, AND MEMBERS ARE FOR DESIGN INTENT ONLY. SEE REVIEWED FINAL ROOF SHOP DRAWINGS FOR SPECIFIC INFORMATION AND COORDINATION.
- REFER TO A-600 SERIES SHEETS FOR DOOR AND WINDOW SCHEDULES AND ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR SHALL COORDINATE ALL SYSTEMS PRIOR TO SUBMITTAL OF SHOP DRAWINGS.
- ITEMS NOTED ARE TYPICAL EXAMPLES, EVERY INSTANCE MAY NOT BE NOTED OR TAGGED.
- SEE ELECTRICAL FOR EXTERIOR LIGHTING FIXTURE AND DEVICE SCHEDULE(S).
- SEE TELECOM FOR CAMERA, CARD READER, ETC. SCHEDULE(S).
- DIMENSIONS SHOWN ARE REFERENCED TO FACE OF EXTERIOR FINISHES.
- LANDSCAPE NOT SHOWN, REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

GRAPHIC LEGEND

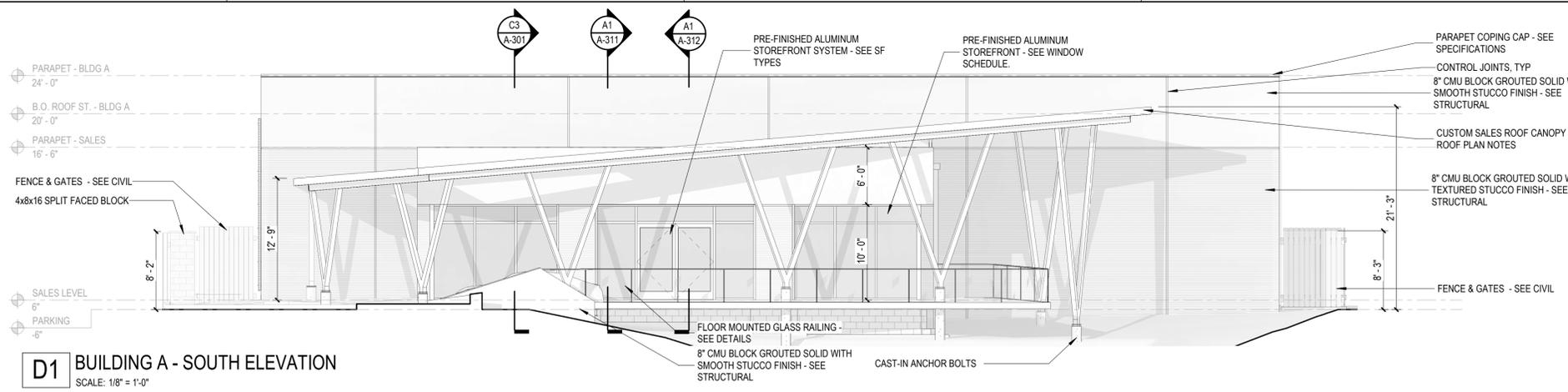
- GLAZING
- CMU BLOCK
- GREEN WALL WITH JAKOB ROPE TRELLIS
- TEXTURED STUCCO

EXTERIOR COLOR SELECTIONS

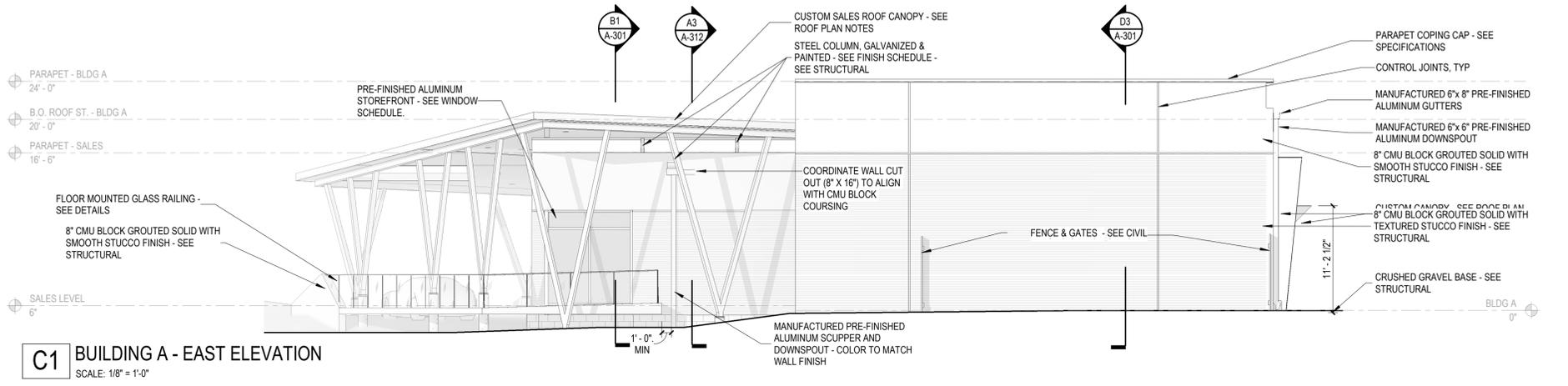
| PRIMARY COLOR | ACCENT COLORS | USE | MUNSELL COLORS | SHERWIN-WILLIAMS | |
|---------------|---------------|--|------------------|------------------|---------------|
| | | | HUE/VALUE/CHROMA | NO. | NAME |
| A | | STORAGE UNIT STUCCO & TEXTURED STUCCO, PAINTED CMU, & PROPERTY FENCING | 10 YR 7.5/1 | SW7030 | ANEW GRAY |
| B | | SALES CENTER STUCCO & TEXTURED STUCCO, SALES CENTER CANOPY & COLUMNS | 5Y 9/0.5 | SW9542 | NATURAL WHITE |
| C | | GUTTERS, COPING, UNIT GARAGE CANOPIES, & UNIT PERSONNEL DOORS | 10PB 6.5/0.5 | SW7067 | CITYSCAPE |
| D | | GARAGE DOOR FRAMES | 10PB 6/0.5 | SW7674 | PEPPERCORN |

SIGNAGE PACKAGE TO BE SUBMITTED SEPARATELY FOR APPROVAL

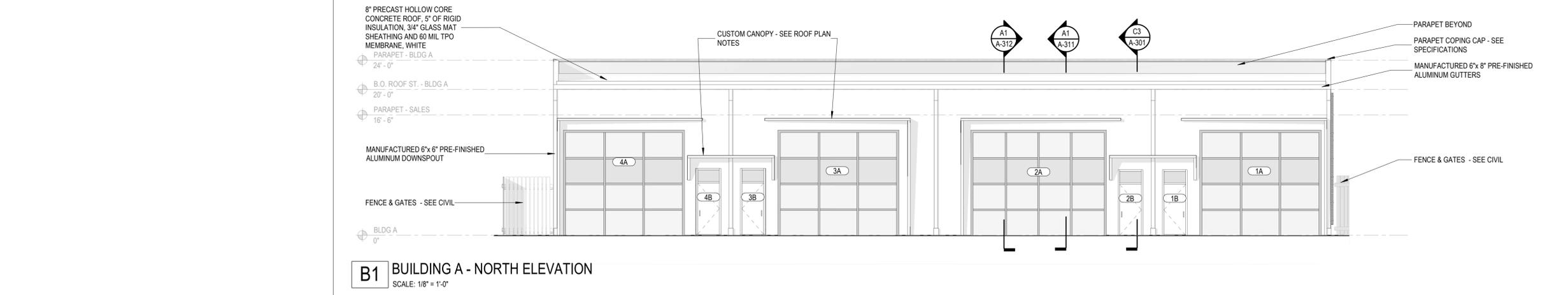
BUILDING DOES NOT USE ANY STONE, BRICK, OR TILE IN THE EXTERIOR FACADES.



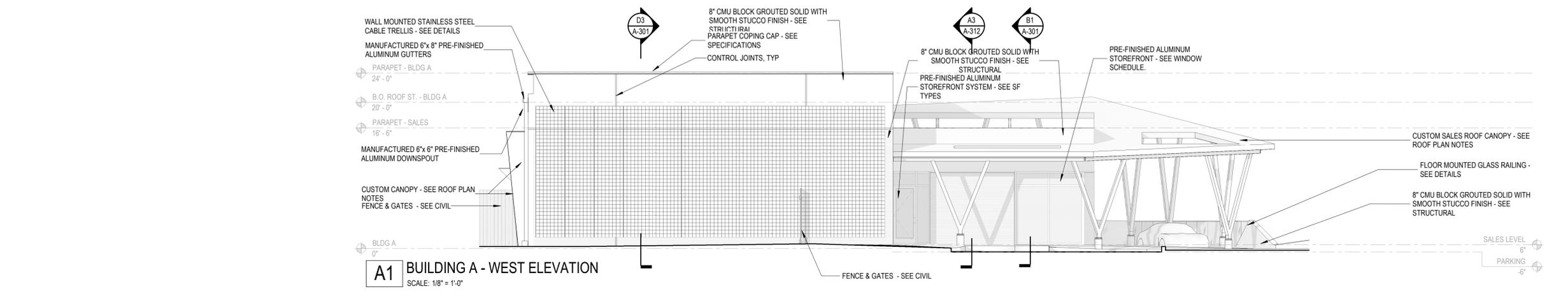
D1 BUILDING A - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 BUILDING A - EAST ELEVATION
SCALE: 1/8" = 1'-0"

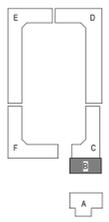


B1 BUILDING A - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 BUILDING A - WEST ELEVATION
SCALE: 1/8" = 1'-0"

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| NO. | DESCRIPTION | DATE |
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| Project Number | 25038 |
| Dated | 01.26.2026 |

- GENERAL NOTES - BUILDING ELEVATION**
- CONTRACTOR SHALL PROVIDE THE ARCHITECT / OWNER SAMPLES OF ALL EXTERIOR FINISHES FOR APPROVAL.
 - SEE REVIEWED FINAL SHOP DRAWINGS FOR ALL FLASHING AND WATERPROOFING CONDITIONS AT THE BUILDING ENVELOPE PRIOR TO FABRICATION AND INSTALLATION. SEE STRUCTURE FOR DESIGN PRESSURES REQUIRED FOR EXTERIOR CLADDING COMPONENTS.
 - ROOF SYSTEM DIMENSIONS, SHAPES, AND MEMBERS ARE FOR DESIGN INTENT ONLY. SEE REVIEWED FINAL ROOF SHOP DRAWINGS FOR SPECIFIC INFORMATION AND COORDINATION.
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 - SEE ELECTRICAL FOR EXTERIOR LIGHTING FIXTURE AND DEVICE SCHEDULE(S).
 - SEE TELECOM FOR CAMERA, CARD READER, ETC. SCHEDULE(S).
 - DIMENSIONS SHOWN ARE REFERENCED TO FACE OF EXTERIOR FINISHES.
 - LANDSCAPE NOT SHOWN, REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

GRAPHIC LEGEND

- GLAZING
- CMU BLOCK
- GREEN WALL WITH JAKOB ROPE TRELLIS
- TEXTURED STUCCO

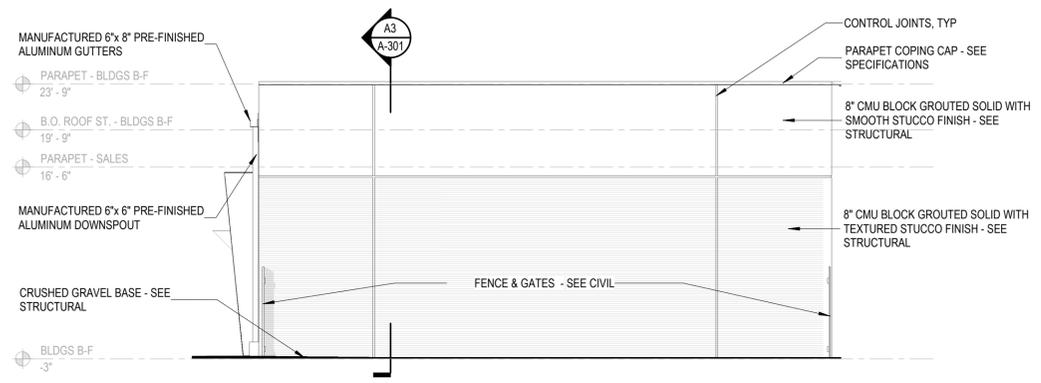
EXTERIOR COLOR SELECTIONS

| PRIMARY COLOR | ACCENT COLORS | USE | MUNSELL COLORS | SHERWIN-WILLIAMS | |
|---------------|---------------|--|------------------|------------------|---------------|
| | | | HUE/VALUE/CHROMA | NO. | NAME |
| A | | STORAGE UNIT STUCCO & TEXTURED STUCCO, PAINTED CMU, & PROPERTY FENCING | 10 YR 7.5/1 | SW7030 | ANEW GRAY |
| B | | SALES CENTER STUCCO & TEXTURED STUCCO, SALES CENTER CANOPY & COLUMNS | 5Y 9/0.5 | SW9542 | NATURAL WHITE |
| C | | GUTTERS, COPING, UNIT GARAGE CANOPIES, & UNIT PERSONNEL DOORS | 10PB 6.5/0.5 | SW7067 | CITYSCAPE |
| D | | GARAGE DOOR FRAMES | 10PB 6/0.5 | SW7674 | PEPPERCORN |

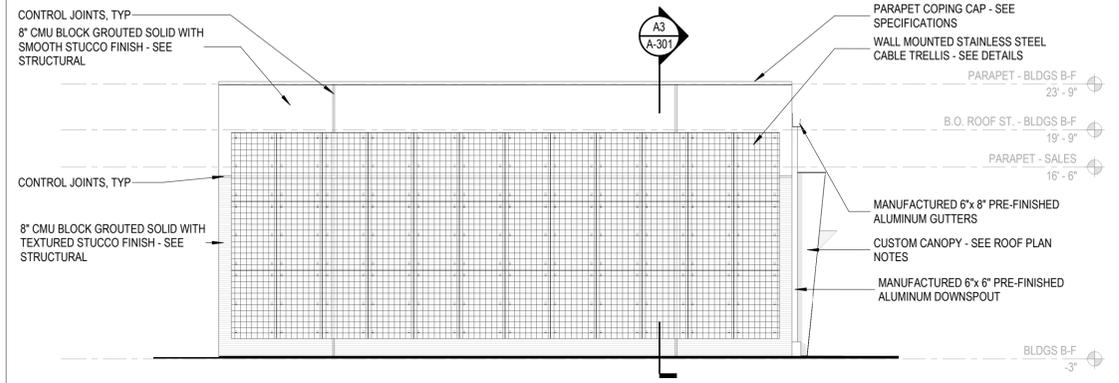
SIGNAGE PACKAGE TO BE SUBMITTED SEPARATELY FOR APPROVAL
BUILDING DOES NOT USE ANY STONE, BRICK, OR TILE IN THE EXTERIOR FACADES.



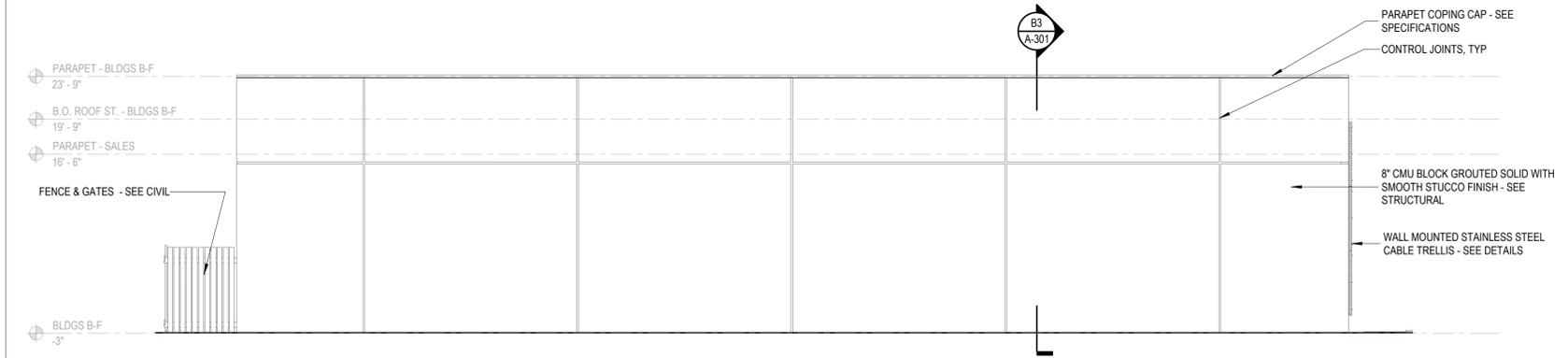
D1 BUILDING B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 BUILDING B - EAST ELEVATION
SCALE: 1/8" = 1'-0"



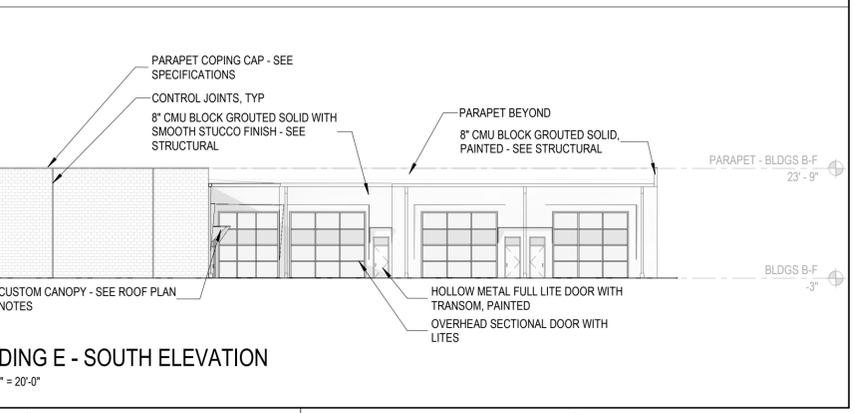
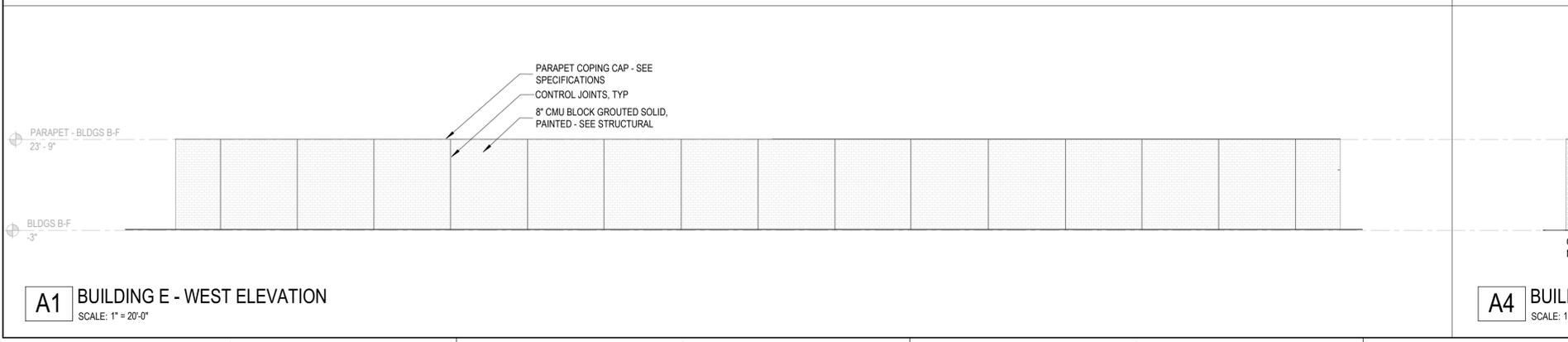
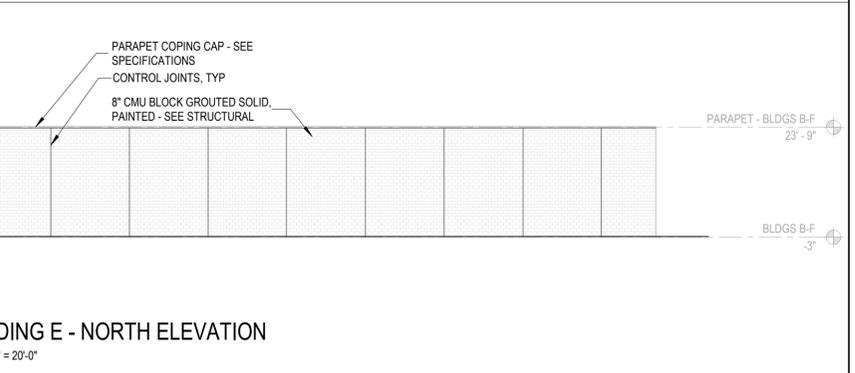
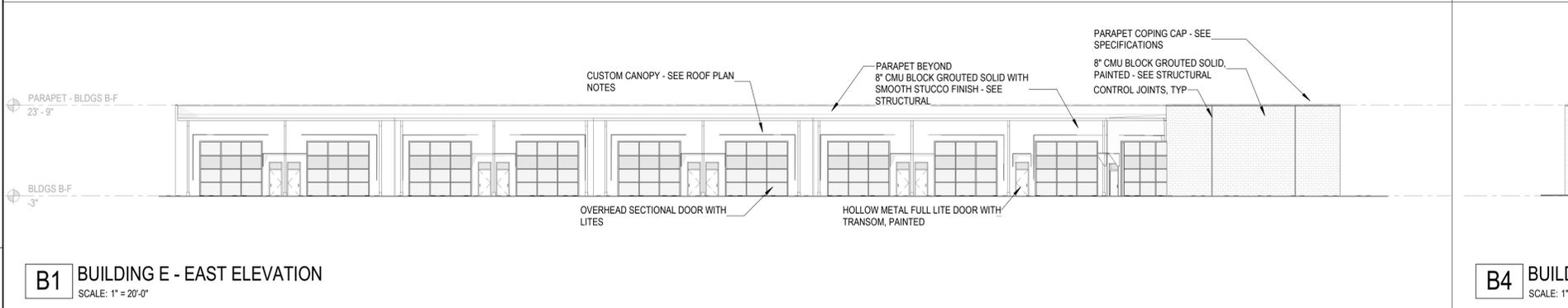
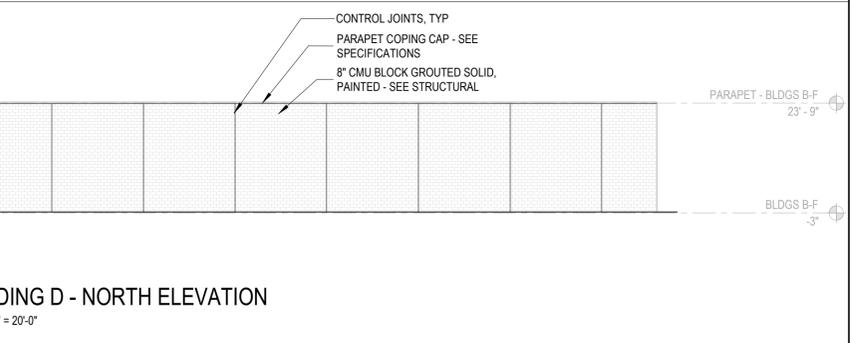
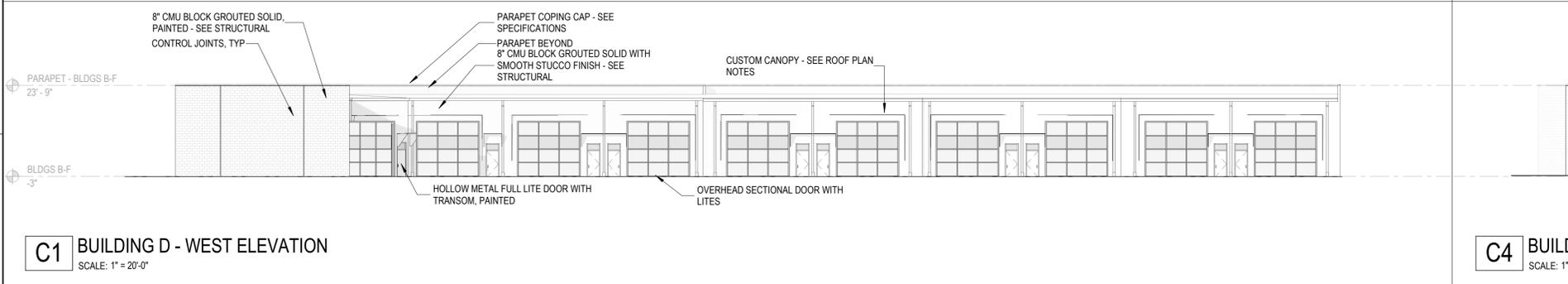
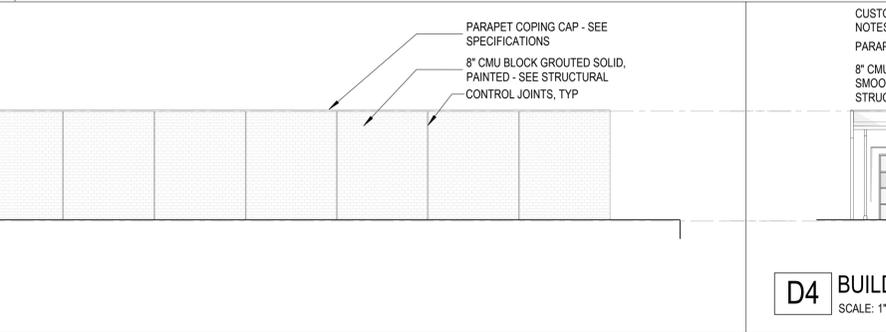
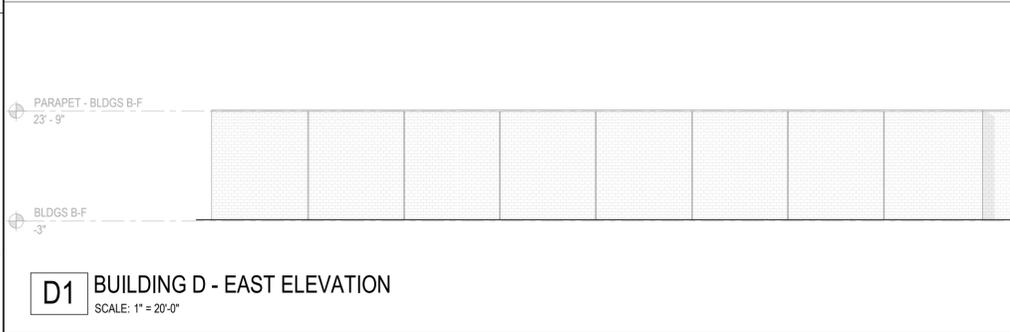
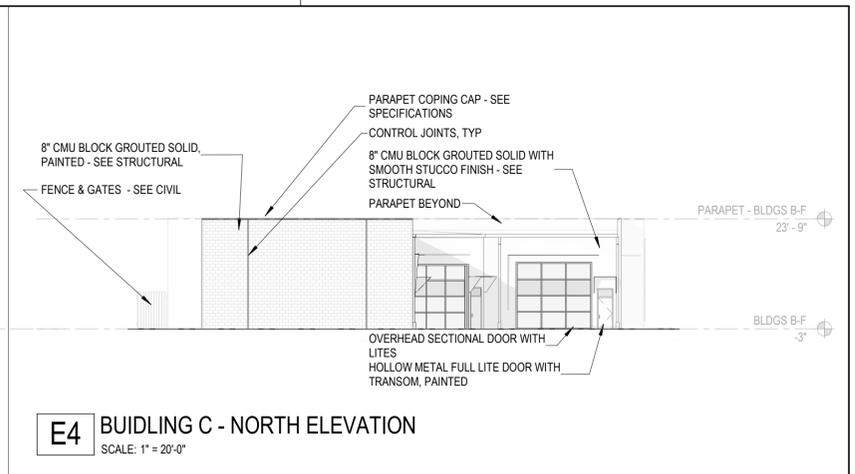
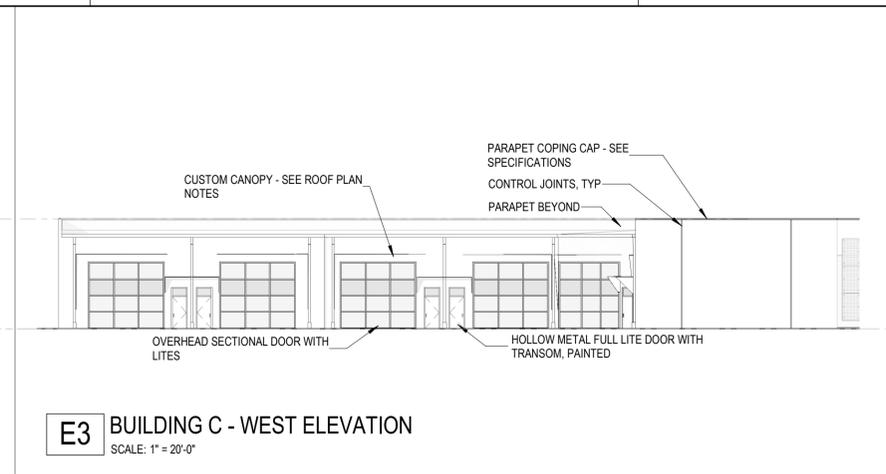
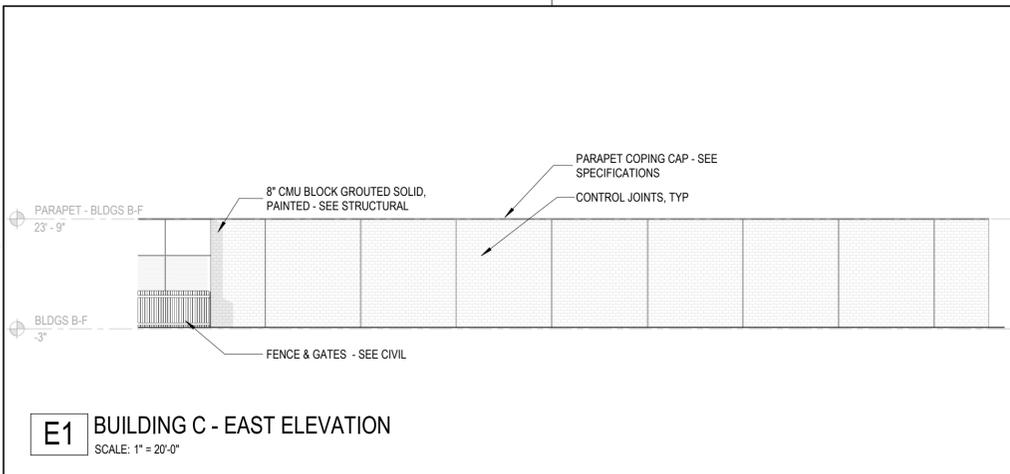
C3 BUILDING B - WEST ELEVATION
SCALE: 1/8" = 1'-0"



B1 BUILDING B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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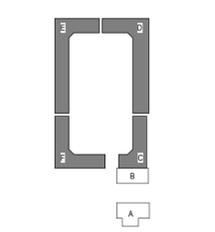


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GARAGES AT MIRAMAR

U.S. HIGHWAY 98
MIRAMAR BEACH, FL



| REVISIONS | NO. | DESCRIPTION | DATE |
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| Project Number | 25038 |
| Dated | 01.26.2026 |

EXTERIOR ELEVATIONS - BUILDINGS C-E
A-212

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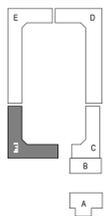
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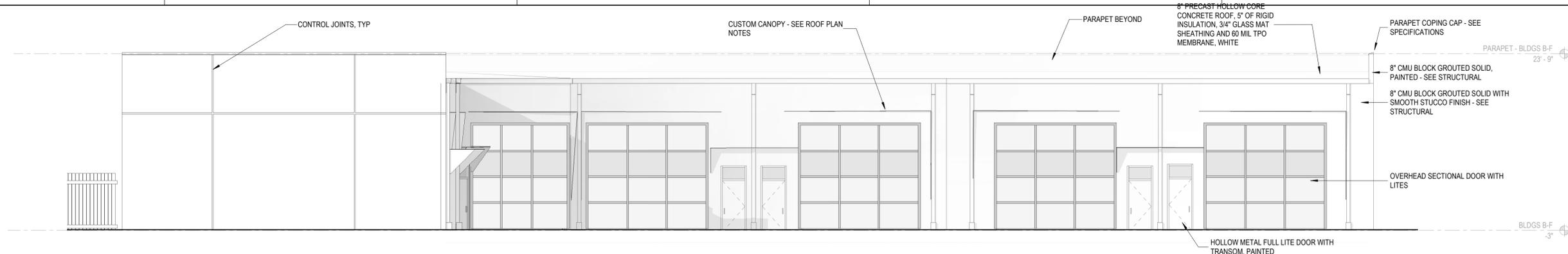
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MIRAMAR BEACH, FL



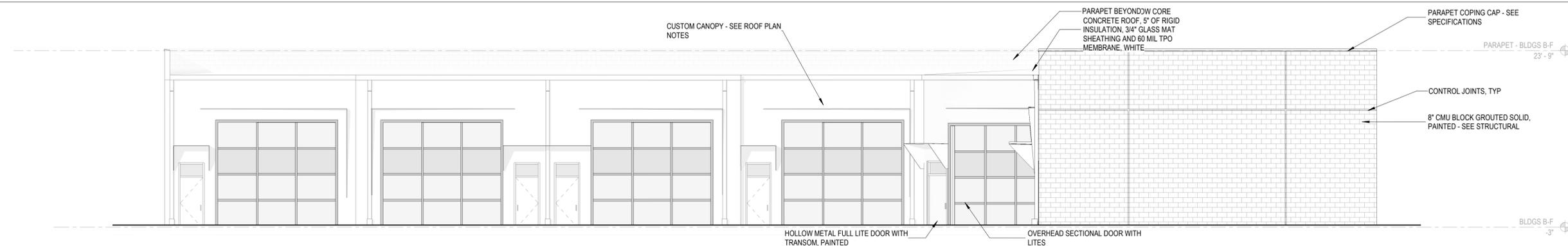
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NO. DESCRIPTION DATE

Project Number 25038
Dated 01.26.2026

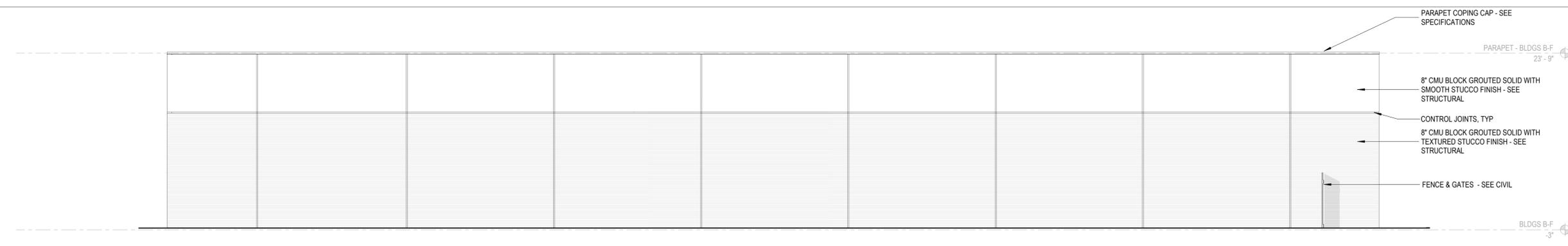
EXTERIOR
ELEVATIONS -
BUILDING F
A-213



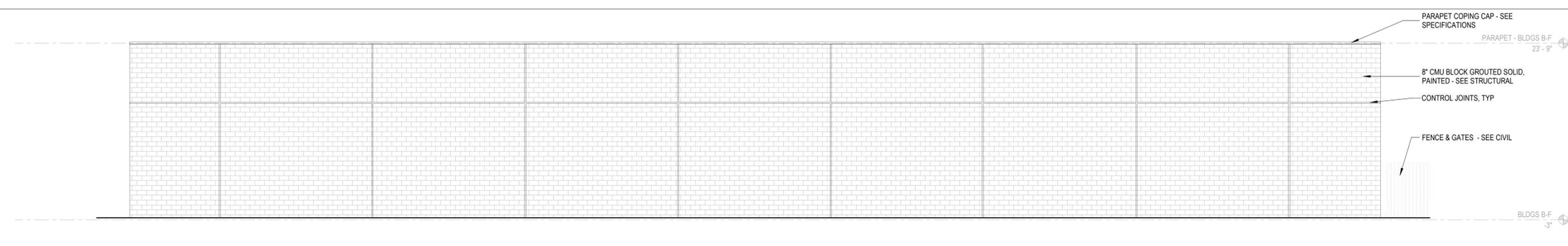
D2 BUILDING F - EAST ELEVATION
SCALE: 1/8" = 1'-0"



C2 BUILDING F - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B2 BUILDING F - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A2 BUILDING F - WEST ELEVATION
SCALE: 1/8" = 1'-0"

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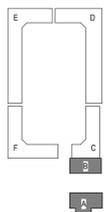
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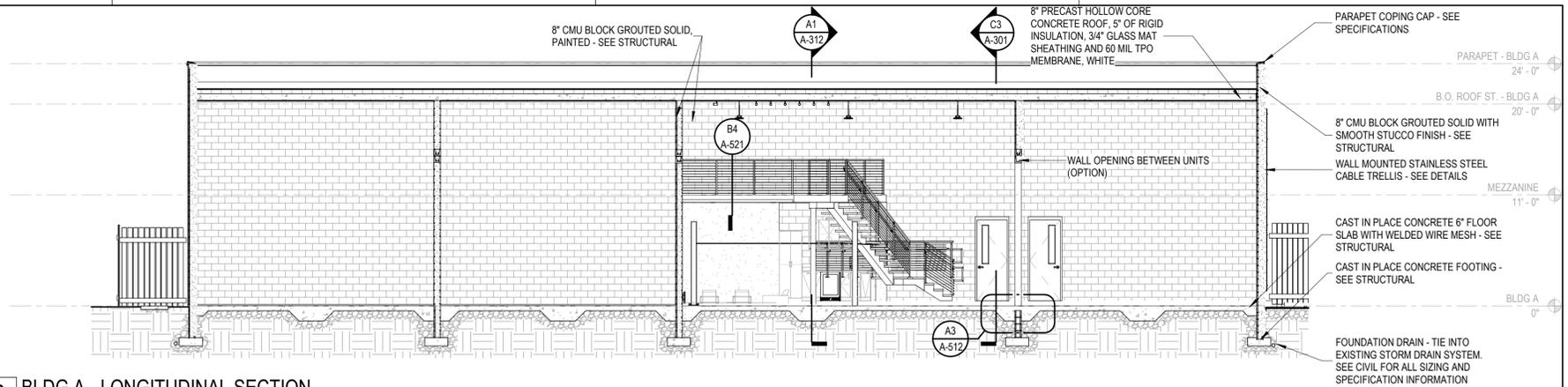
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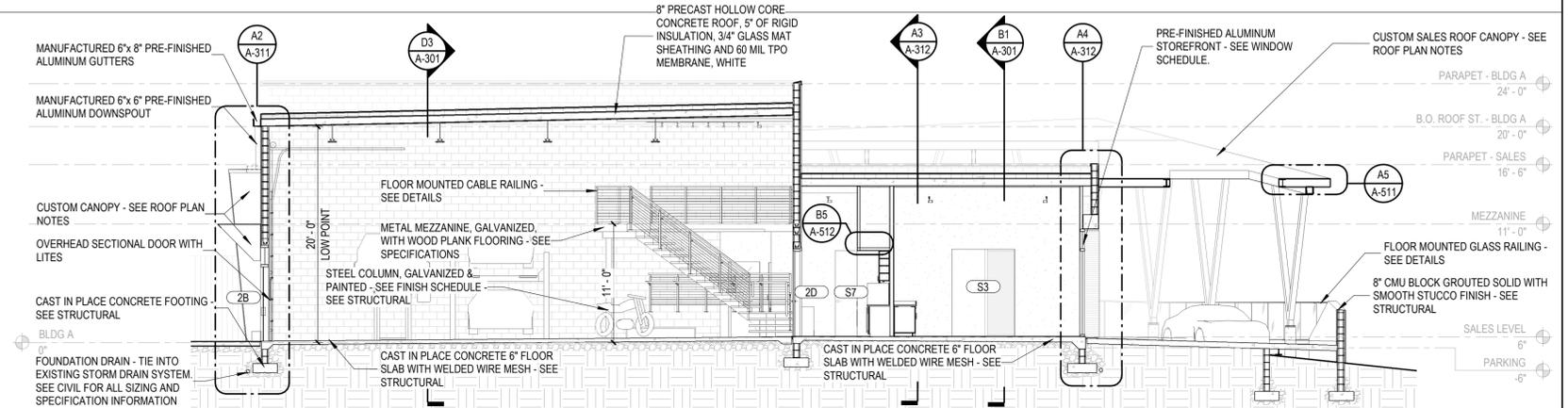
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| Project Number | 25038 |
| Dated | 01.26.2026 |

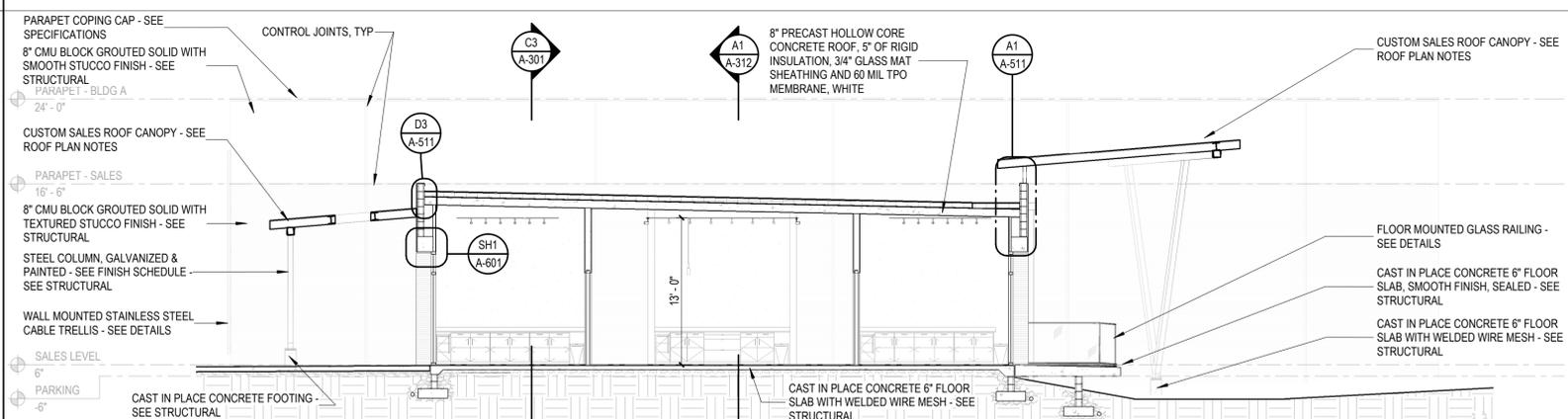
**BUILDING
SECTIONS
A-301**



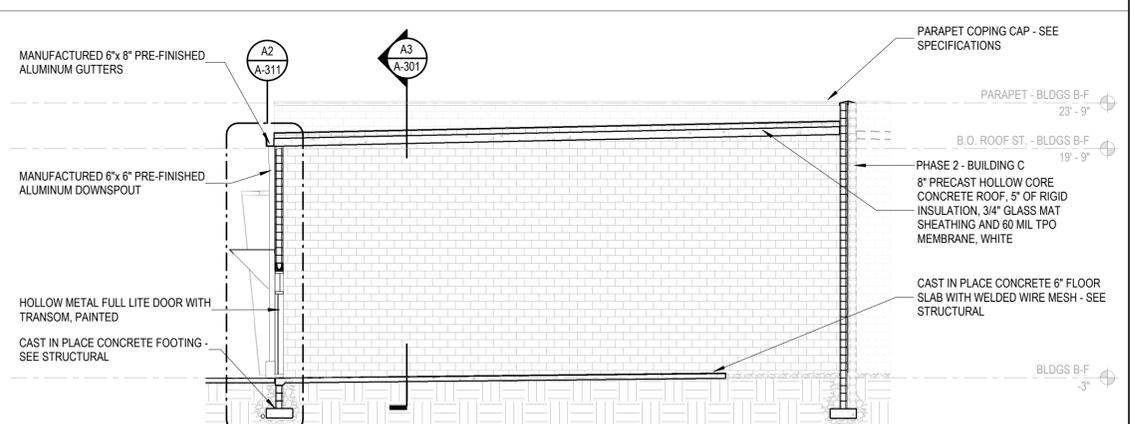
D3 BLDG A - LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



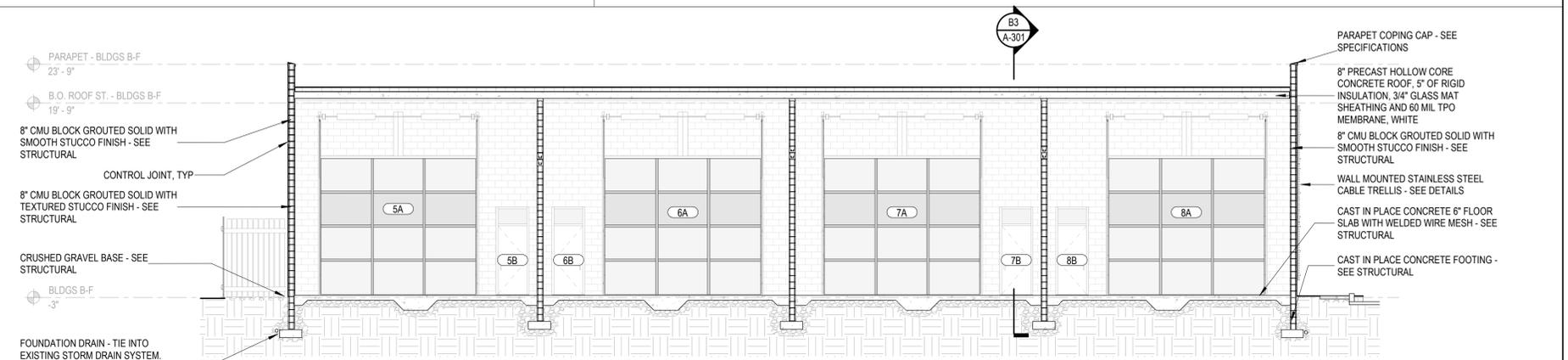
C3 BUILDING A & SALES CENTER TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



B1 SALES - TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



B3 BUILDING B TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



A3 BUILDING B LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

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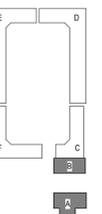
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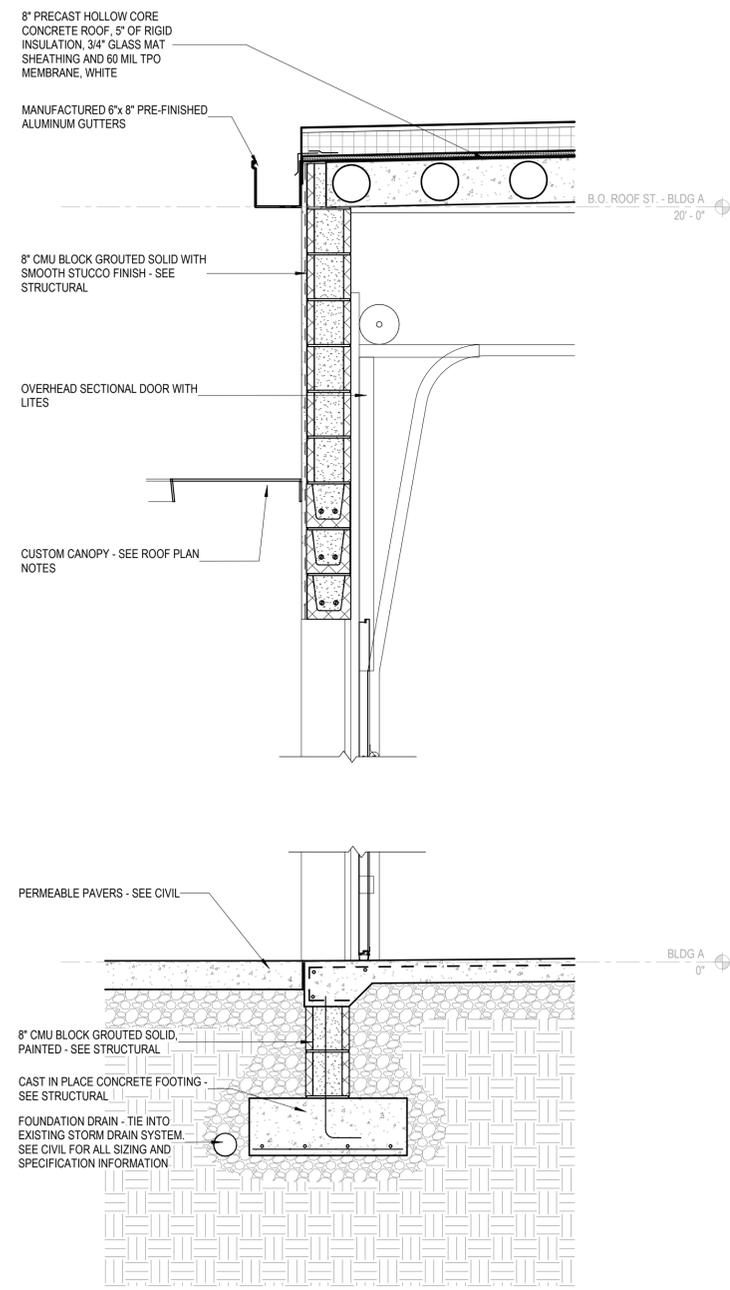


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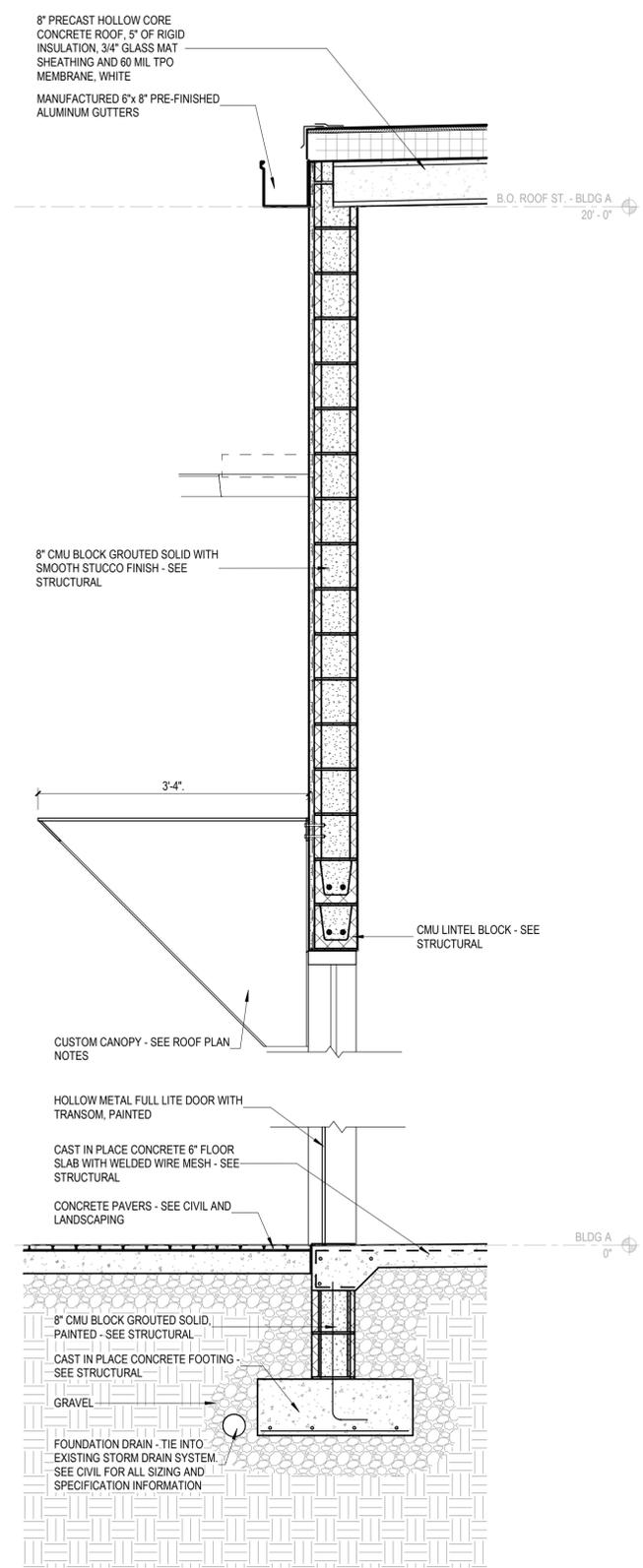
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| Project Number | 25038 |
| Dated | 01.26.2026 |

WALL SECTIONS
A-311

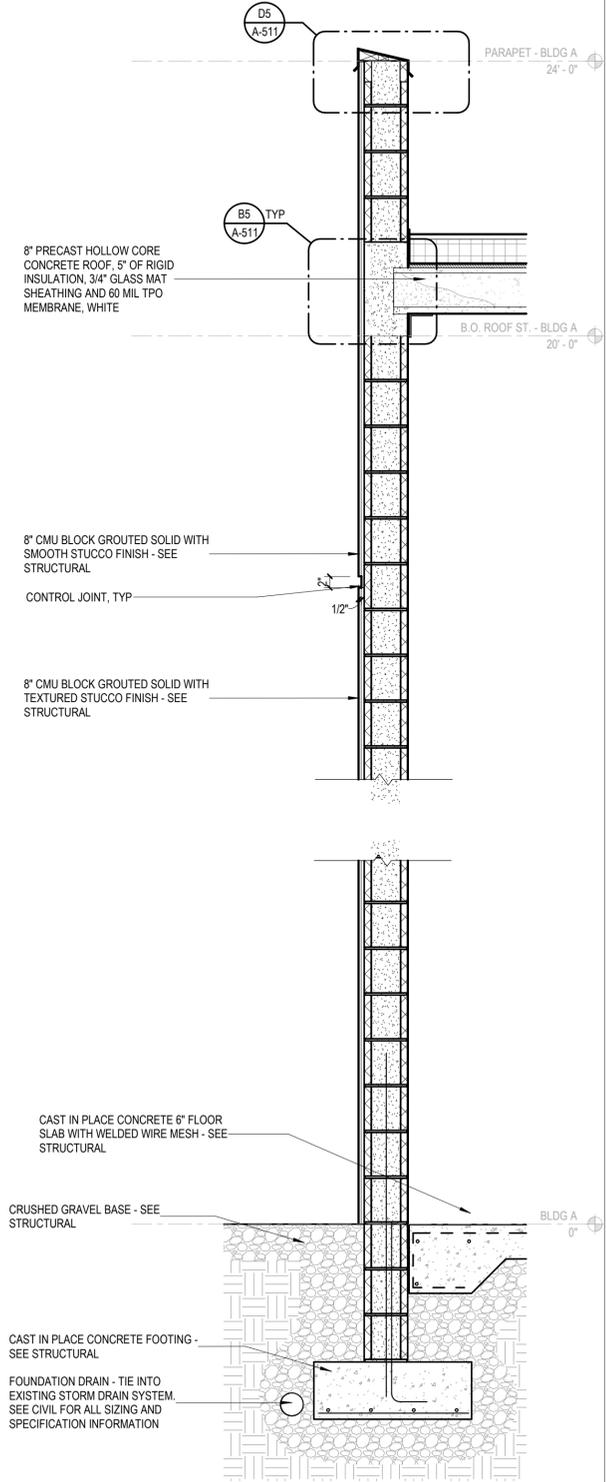
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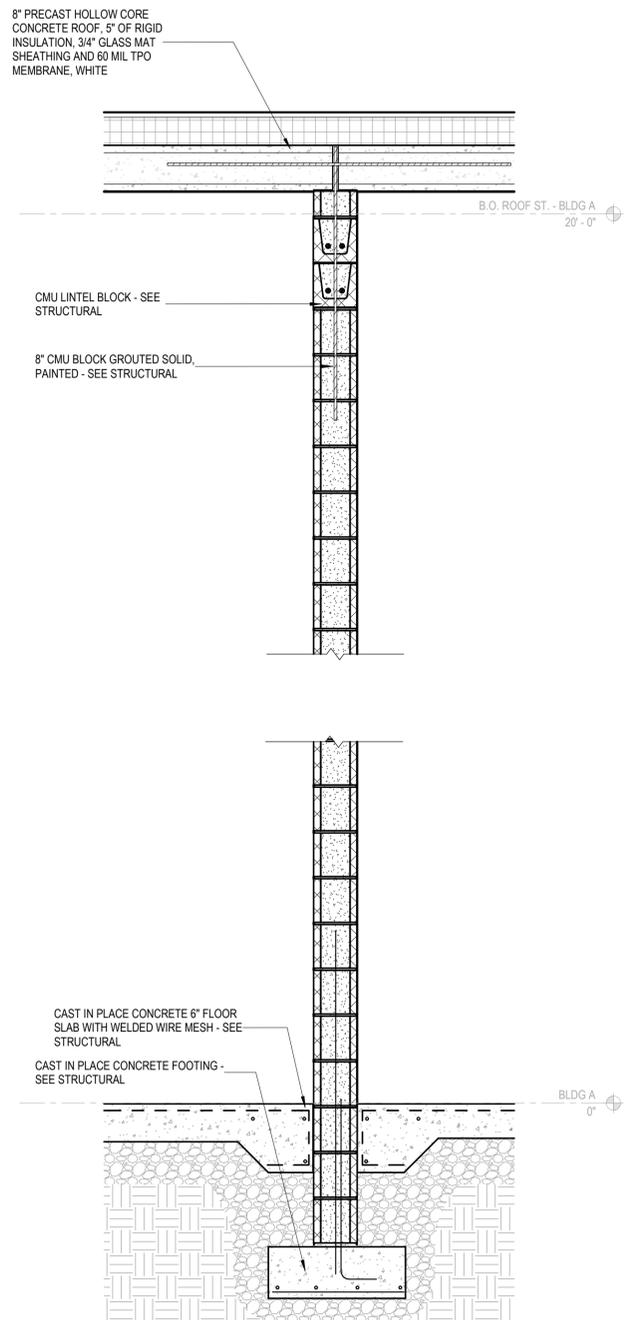
A1 WALL SECTION THRU UNIT GARAGE DOOR
SCALE: 3/4" = 1'-0"



A2 WALL SECTION THRU UNIT PERSONNEL DOOR
SCALE: 3/4" = 1'-0"



A3 WALL SECTION - END WALL AT GARAGE
SCALE: 3/4" = 1'-0"



A4 WALL SECTION - TYPICAL DEMISING WALL
SCALE: 3/4" = 1'-0"

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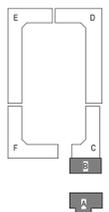
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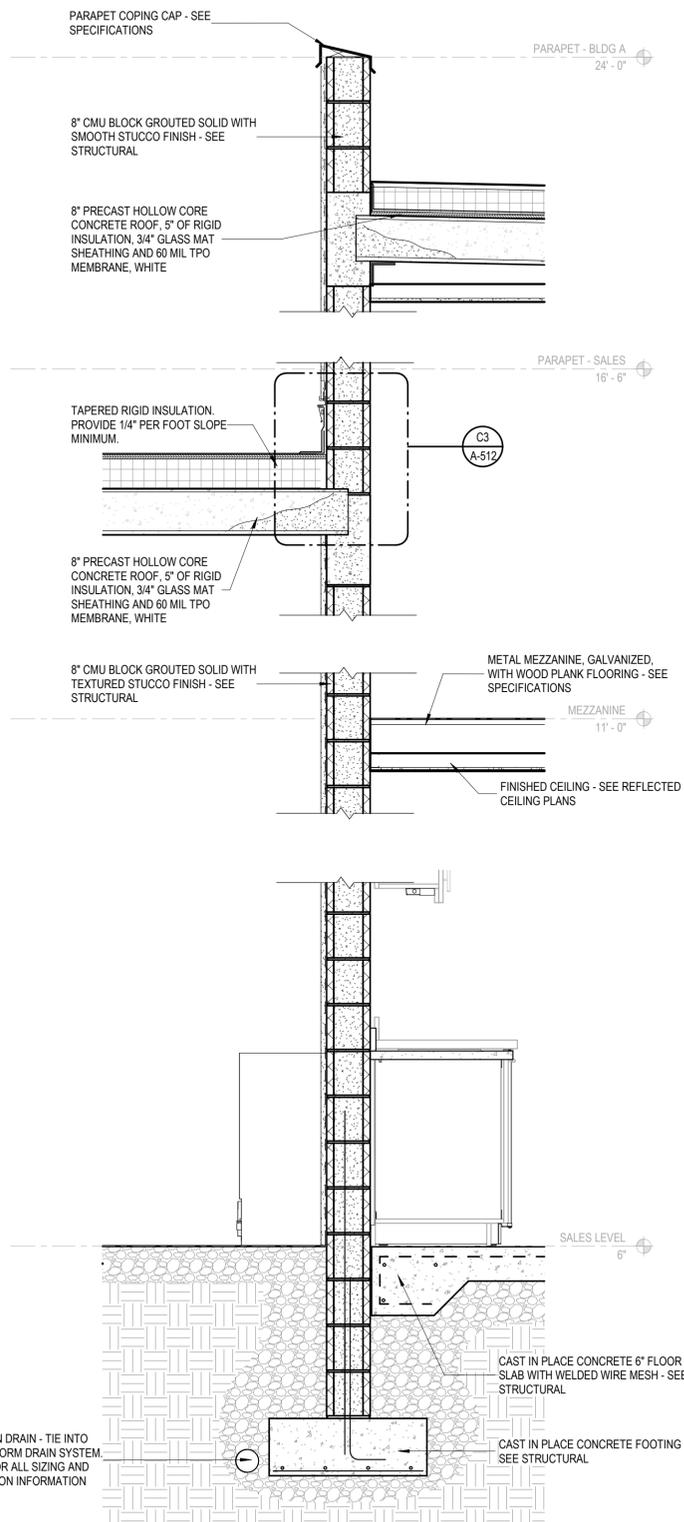


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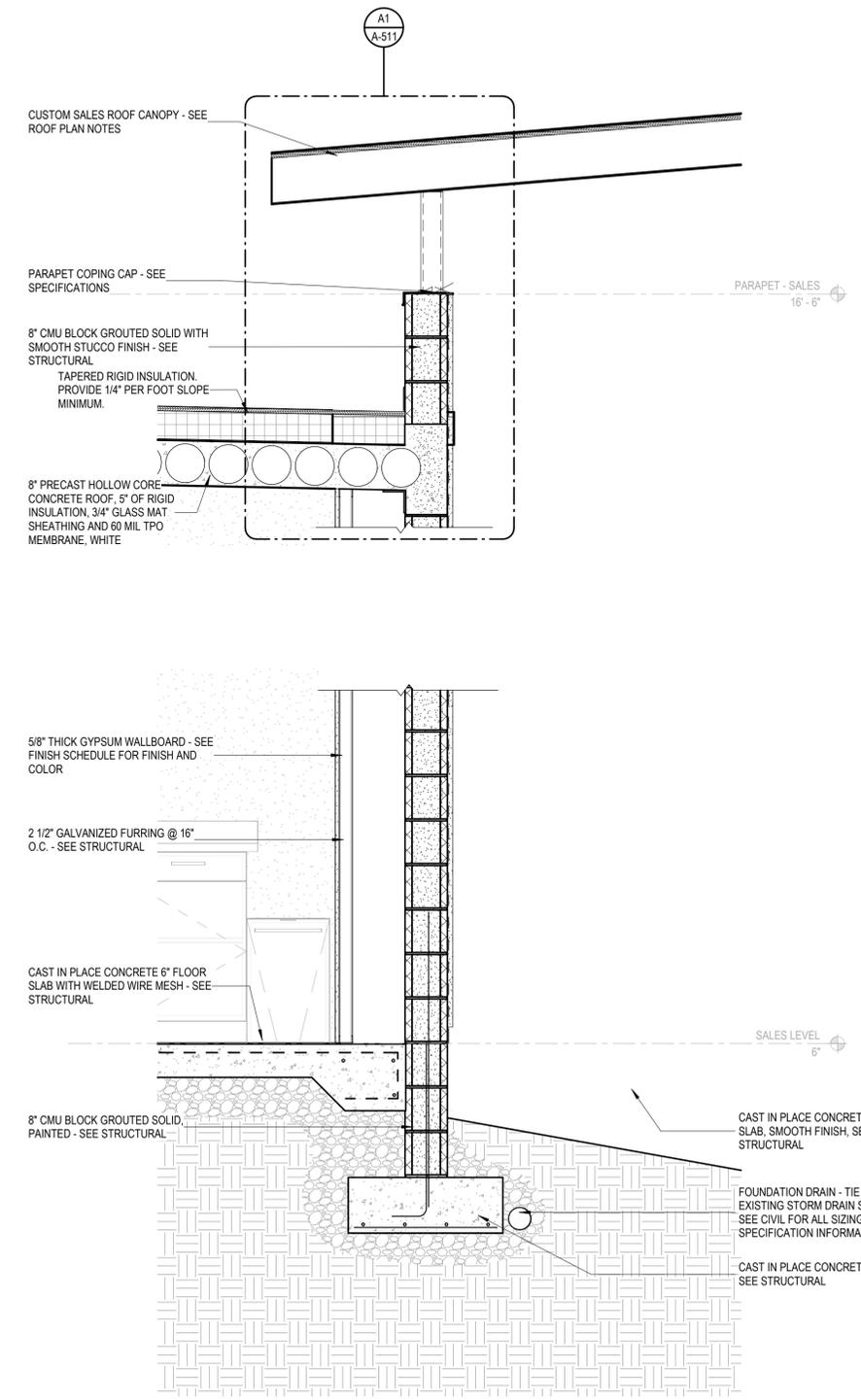
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| Project Number | 25038 |
| Dated | 01.26.2026 |

WALL SECTIONS
A-312

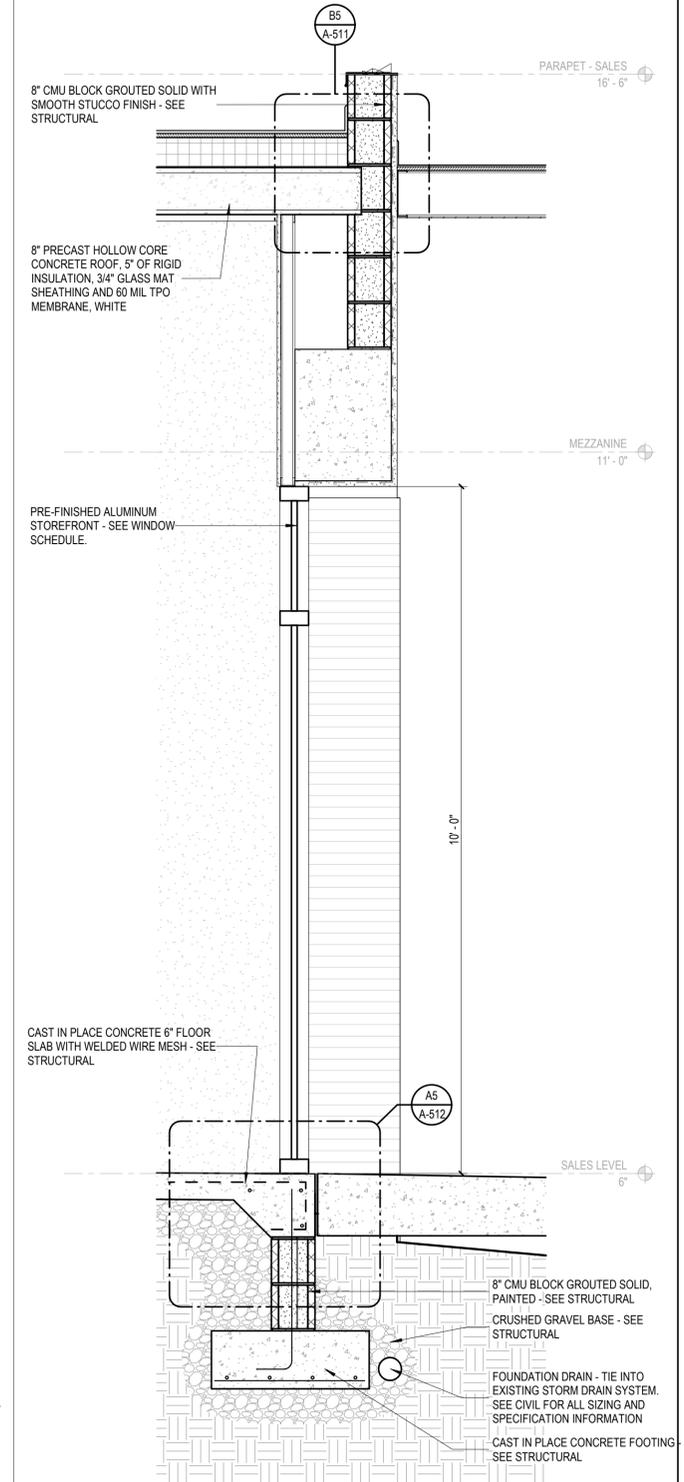
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A1 WALL SECTION AT SALES HI-LOW WALL
SCALE: 3/4" = 1'-0"

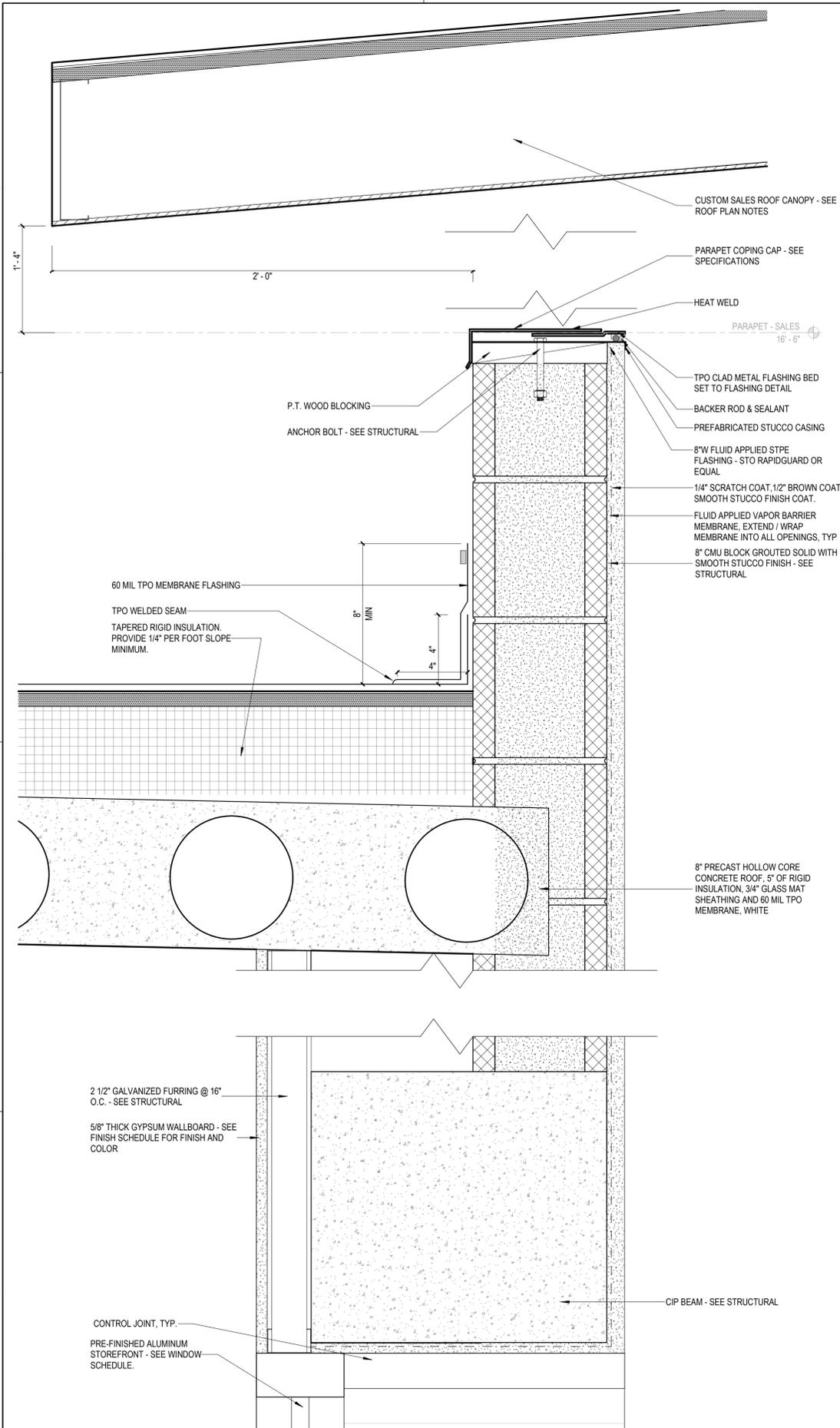


A3 WALL SECTION AT SALES ENDWALL
SCALE: 3/4" = 1'-0"

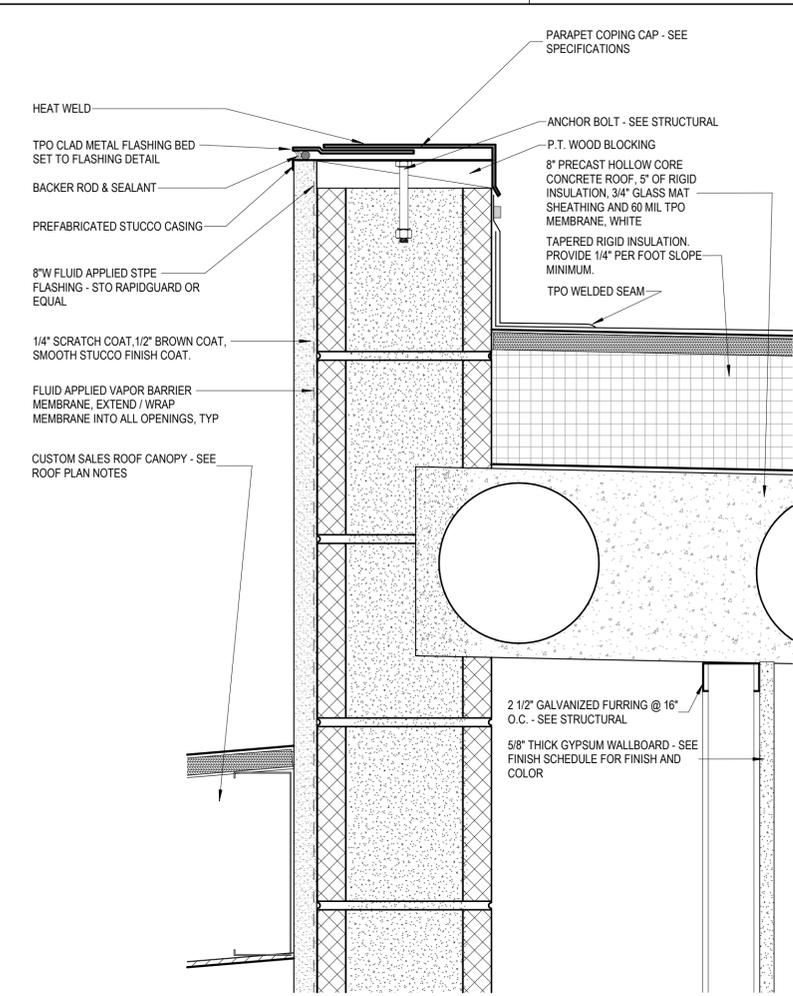


A4 WALL SECTION AT SALES STOREFRONT
SCALE: 3/4" = 1'-0"

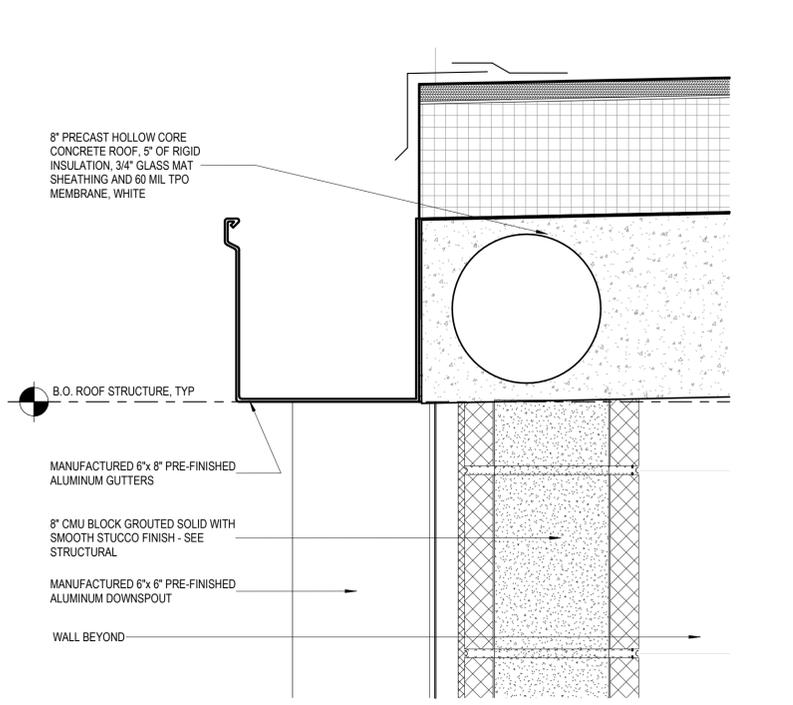
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A1 SALES - TRANSVERSE SECTION - CANOPY
SCALE: 3" = 1'-0"

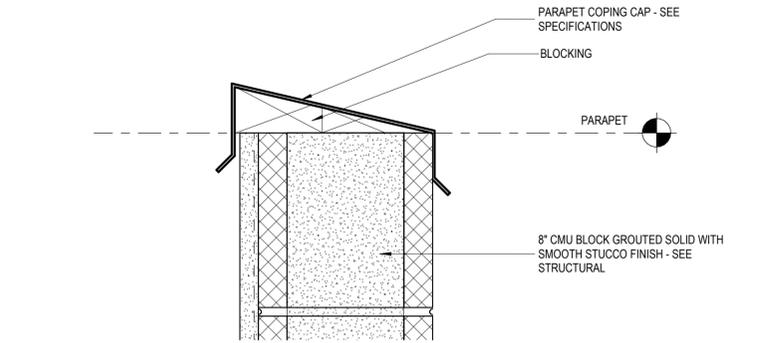


D3 SALES PARAPET & CANOPY CONNECTION
SCALE: 3" = 1'-0"

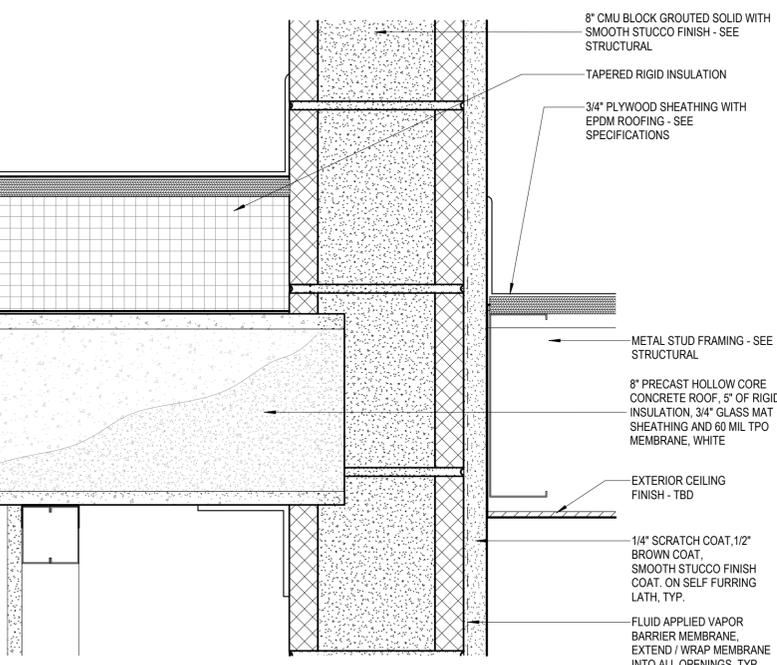


B3 ROOF CONNECTION AT GARAGES WALL
SCALE: 3" = 1'-0"

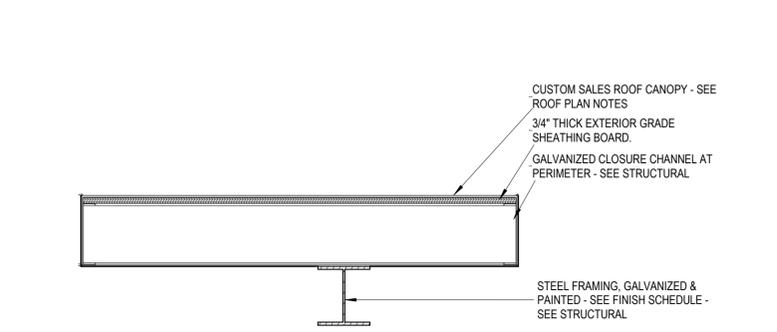
- GENERAL NOTES - ENLARGED PLANS**
1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
 2. THE CONTRACTOR SHALL PROVIDE REINFORCING BEHIND WALL MOUNTED AND CEILING MOUNTED EQUIPMENT. COORDINATE WITH A / V, DATA, CASEWORK, FURNITURE, ELECTRICAL, AND INTERIOR ELEVATION DRAWINGS.
 3. INTERIOR DOORS TO BE LOCATED MIN 6" FROM ADJACENT STUD PARTITIONS AND 8" FROM ADJACENT MASONRY PARTITIONS, UNLESS DIMENSIONED OR NOTED OTHERWISE.
 4. CONTRACTOR SHALL COORDINATE WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER DISCIPLINES.
 5. REFER TO FINISH SCHEDULE FOR FINISHES.
 6. REFER TO A-022 SERIES SHEETS FOR ADDITIONAL INFORMATION ON INTERIOR PARTITION TYPE ASSEMBLIES.
 7. PROVIDE 1/8" / FT MIN SLOPE TOWARDS ALL FLOOR DRAINS, UNO.



D5 PARAPET COPING
SCALE: 3" = 1'-0"



B5 ROOF WALL CONNECTION
SCALE: 3" = 1'-0"



A5 SALES CANOPY EDGE
SCALE: 1" = 1'-0"

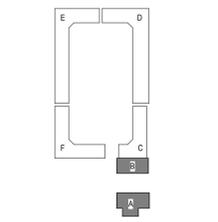
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**GARAGES
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| Project Number | 25038 |
| Dated | 01.26.2026 |

SECTION
DETAILS
A-511

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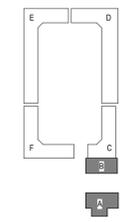
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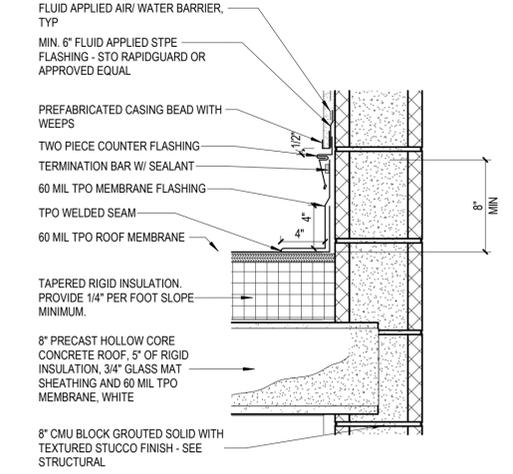
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Project Number **25038**
Dated **01.26.2026**

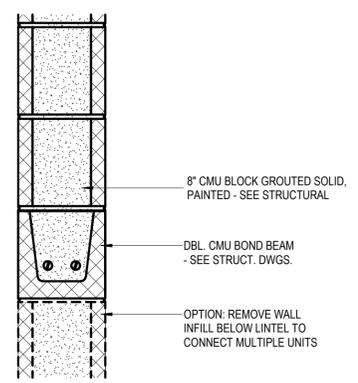
SECTION
DETAILS
A-512

GENERAL NOTES - ENLARGED PLANS

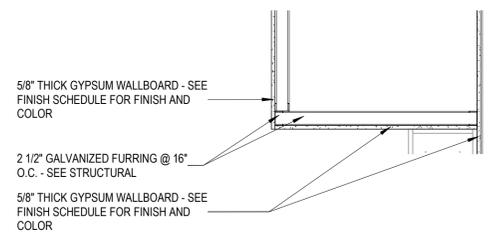
1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. THE CONTRACTOR SHALL PROVIDE REINFORCING BEHIND WALL MOUNTED AND CEILING MOUNTED EQUIPMENT. COORDINATE WITH A / V, DATA, CASEWORK, FURNITURE, ELECTRICAL, AND INTERIOR ELEVATION DRAWINGS.
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4. CONTRACTOR SHALL COORDINATE WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER DISCIPLINES.
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7. PROVIDE 1/8" / FT MIN SLOPE TOWARDS ALL FLOOR DRAINS, UNO.



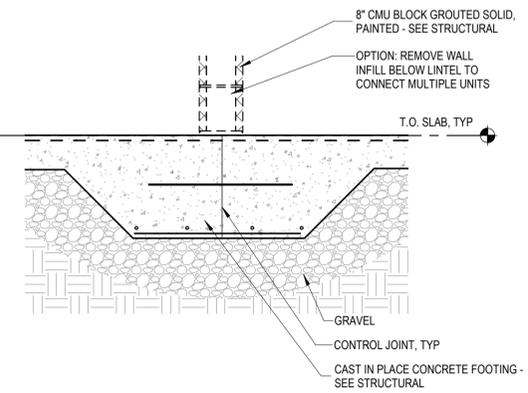
C3 WALL SECTION AT SALES HI-LOW WALL - FLASHING
SCALE: 1 1/2" = 1'-0"



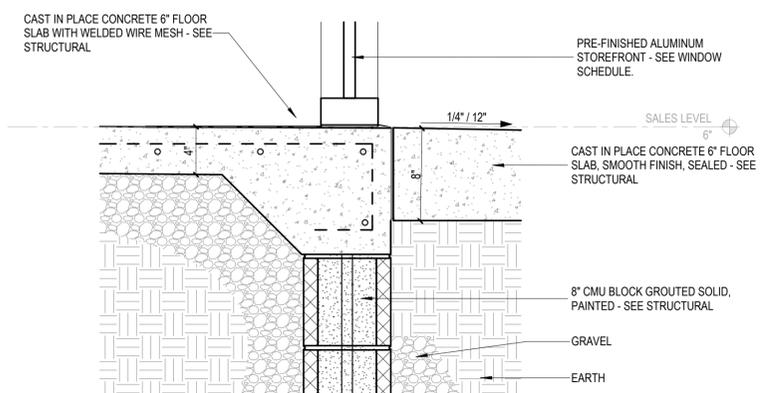
B3 WALL OPENING HEADER IN BETWEEN UNITS
SCALE: 1 1/2" = 1'-0"



B5 BREAK ROOM CASEWORK BULKHEAD
SCALE: 3/4" = 1'-0"



A3 FLOOR SLAB AT WALL OPENING BTWN UNITS
SCALE: 3/4" = 1'-0"



A5 STOREFRONT SILL AT SALES
SCALE: 1 1/2" = 1'-0"

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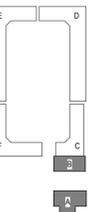
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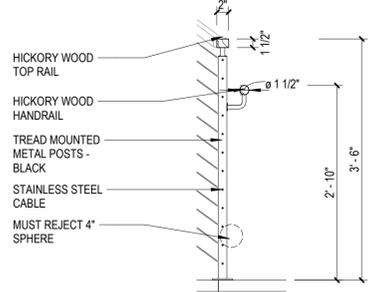


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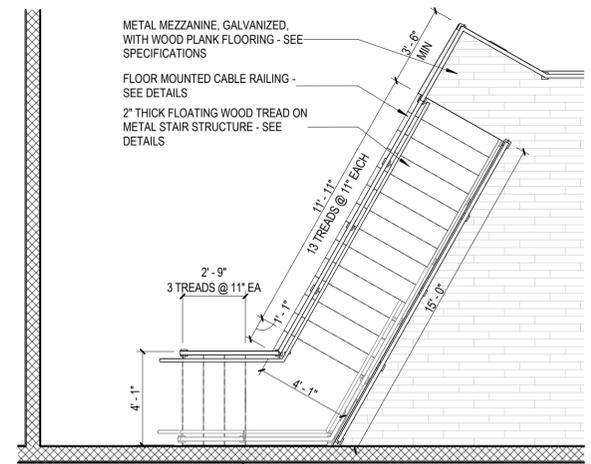
Project Number **25038**
Dated 01.26.2026

**STAIR AND
RAILINGS
DETAILS**

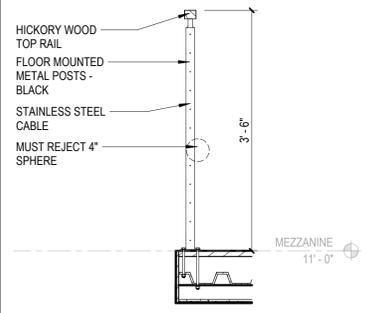
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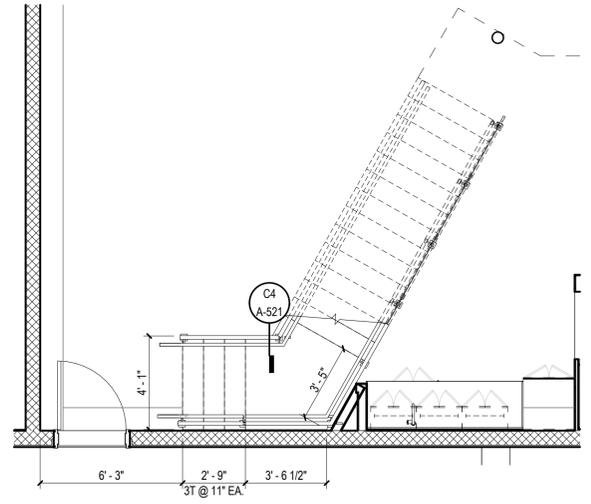
C4 CABLE RAILING STAIR
SCALE: 3/4" = 1'-0"



C5 MEZZANINE STAIR - UPPER
SCALE: 1/4" = 1'-0"



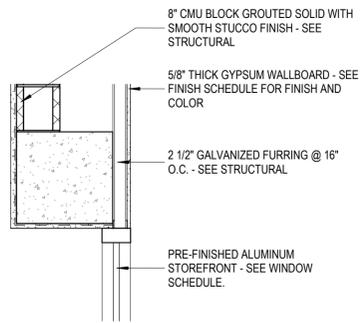
B4 MEZZANINE RAILING
SCALE: 3/4" = 1'-0"



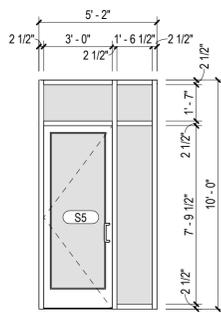
B5 MEZZANINE STAIR - LOWER
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

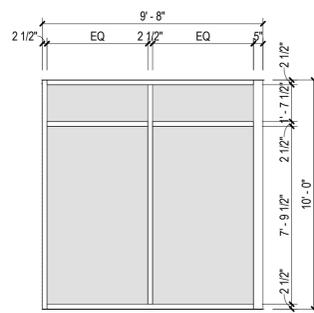
| DOOR NO. | LEAFS | DOOR | | FRAME | | | | FIRE RATING | IMPACT RESISTANT | HARDWARE SET | COMMENTS |
|----------|-------|-----------------|--------|-----------|---------------|------------|----------------|-------------|------------------|--------------|----------|
| | | WIDTH x HEIGHT | THICK | DOOR TYPE | DOOR MATERIAL | FRAME TYPE | FRAME MATERIAL | | | | |
| 1A | 1 | 16'-0" x 14'-0" | 1 3/4" | OH | ALUM/ GL | OH-1 | HM | | | | |
| 1B | 1 | 3'-0" x 7'-0" | 1 3/4" | FP | ALUM/ GL | | AL | | | YES | MFR |
| 1C | 1 | 3'-0" x 8'-0" | 1 3/4" | N | HM | HM-2 | HM | | 45 MIN. | | |
| 2A | 1 | 16'-0" x 14'-0" | 1 3/4" | OH | ALUM/ GL | OH-1 | HM | | | YES | MFR |
| 2B | 1 | 3'-0" x 7'-0" | 1 3/4" | FP | ALUM/ GL | | AL | | | YES | HW-3 |
| 2C | 1 | 3'-0" x 7'-0" | 1 1/2" | PK-1 | WD | PK-1 | HM | | | | |
| 2D | 1 | 3'-0" x 8'-0" | 1 3/4" | N | HM | HM-2 | HM | | 45 MIN. | | |
| 3A | 1 | 16'-0" x 14'-0" | 1 3/4" | OH | ALUM/ GL | OH-1 | HM | | | YES | MFR |
| 3B | 1 | 3'-0" x 7'-0" | 1 3/4" | FP | ALUM/ GL | HM-3 | AL | | | YES | HW-3 |
| 4A | 1 | 16'-0" x 14'-0" | 1 3/4" | OH | ALUM/ GL | OH-1 | HM | | | YES | MFR |
| 4B | 1 | 3'-0" x 7'-0" | 1 3/4" | FP | ALUM/ GL | HM-3 | AL | | | YES | HW-3 |
| 5A | 1 | 16'-0" x 14'-0" | 1 3/4" | OH | ALUM/ GL | OH-1 | HM | | | YES | MFR |
| 5B | 1 | 3'-0" x 7'-0" | 1 3/4" | FP | ALUM/ GL | HM-3 | AL | | | YES | HW-3 |
| 6A | 1 | 16'-0" x 14'-0" | 1 3/4" | OH | ALUM/ GL | OH-1 | HM | | | YES | MFR |
| 6B | 1 | 3'-0" x 7'-0" | 1 3/4" | FP | ALUM/ GL | HM-3 | AL | | | YES | HW-3 |
| 7A | 1 | 16'-0" x 14'-0" | 1 3/4" | OH | ALUM/ GL | OH-1 | HM | | | YES | MFR |
| 7B | 1 | 3'-0" x 7'-0" | 1 3/4" | FP | ALUM/ GL | HM-3 | AL | | | YES | HW-3 |
| 8A | 1 | 16'-0" x 14'-0" | 1 3/4" | OH | ALUM/ GL | OH-1 | HM | | | YES | MFR |
| 8B | 1 | 3'-0" x 7'-0" | 1 3/4" | FP | ALUM/ GL | HM-3 | AL | | | YES | HW-3 |
| S1 | 2 | 3'-0" x 8'-0" | 1 3/4" | PK-2 | WD/ GL | PK-1 | - | | | | |
| S2 | 2 | 8'-0" x 8'-0" | 1 3/4" | FG | ALUM/ GL | - | AL | | | YES | |
| S3 | 2 | 3'-0" x 8'-0" | 1 3/4" | PK-2 | WD/ GL | PK-1 | - | | | | |
| S4 | 1 | 3'-0" x 8'-0" | 1 3/4" | FP | WD | HM-1 | HM | | | | |
| S5 | 1 | 3'-0" x 8'-0" | 1 3/4" | FG | ALUM/ GL | - | AL | | | YES | |
| S6 | 1 | 3'-0" x 8'-0" | 1 3/4" | FP | WD | HM-1 | HM | | | | |



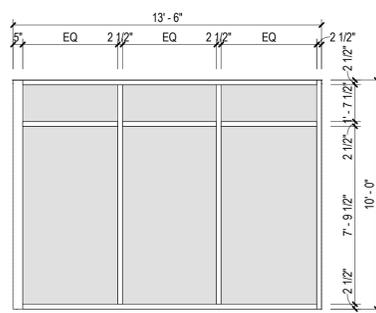
SH1 SALES STOREFRONT HEADER
SCALE: 3/4" = 1'-0"



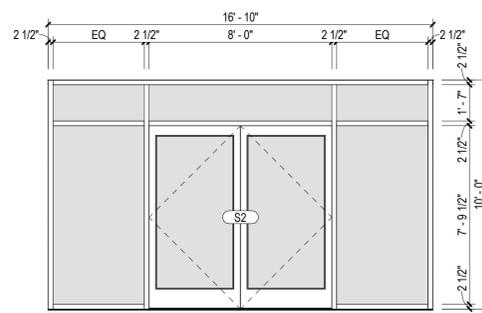
SF1 STOREFRONT 1
SCALE: 1/4" = 1'-0"



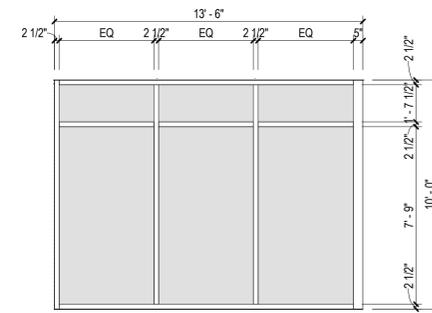
SF2 STOREFRONT 2
SCALE: 1/4" = 1'-0"



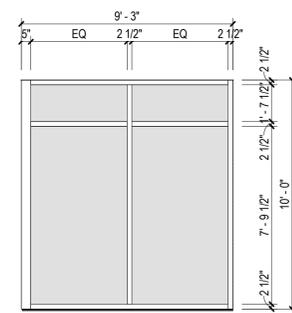
SF3 STOREFRONT 3
SCALE: 1/4" = 1'-0"



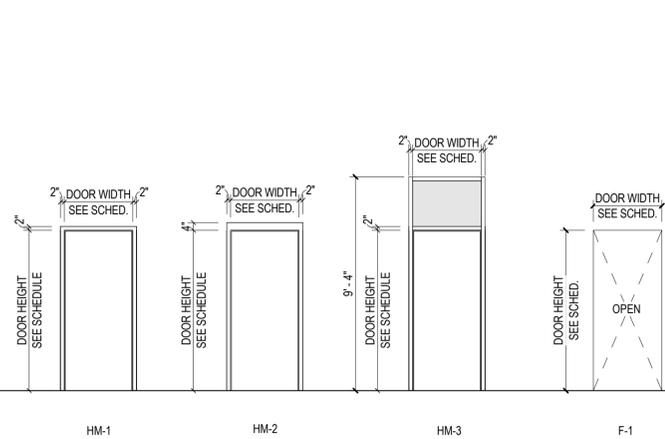
SF4 STOREFRONT 4
SCALE: 1/4" = 1'-0"



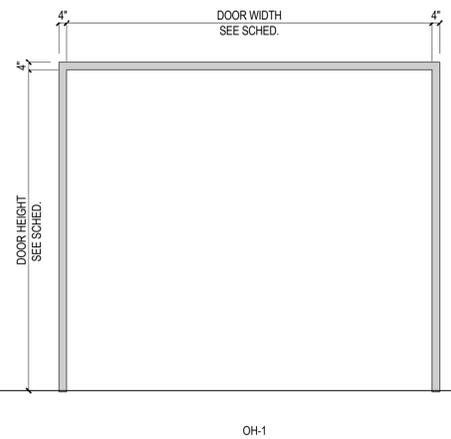
SF5 STOREFRONT 5
SCALE: 1/4" = 1'-0"



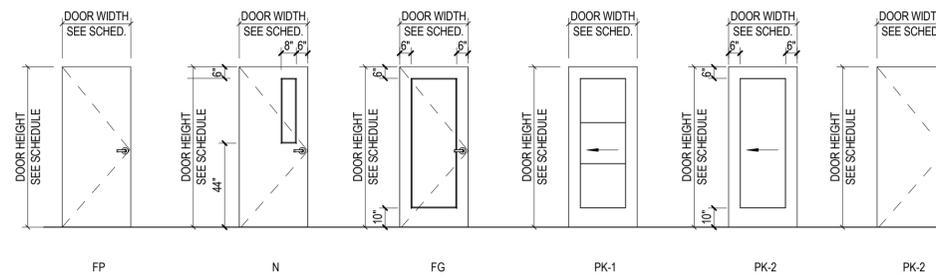
SF6 STOREFRONT 6
SCALE: 1/4" = 1'-0"



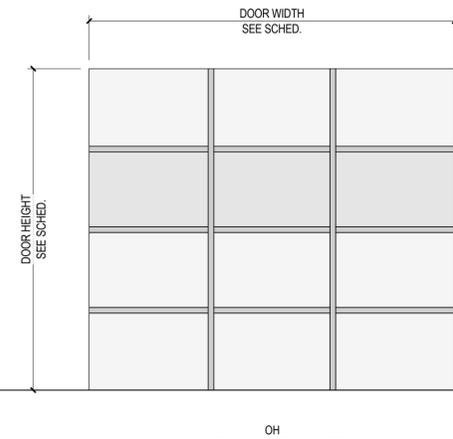
HM FRAME TYPES
SCALE: 1/4" = 1'-0"



OH-1



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



OH OVERHEAD SECTIONAL LIFT

NOT FOR CONSTRUCTION

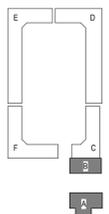
Digital Signature

60% CONSTRUCTION DOCS

GROVES & KING, LLC

**GARAGES
LUXURY AT
MIRAMAR**

U.S. HIGHWAY 98
MIRAMAR BEACH, FL



REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 01.26.2026

**DOOR AND
FRAME
SCHEDULE**

A-601

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NOT FOR CONSTRUCTION

Digital Signature
30% CONSTR. DOC.

CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

PLUMBING
LEGEND, SCHED.,
DETAILS &
NOTES

P-001

LEGEND

| | | |
|--|--------|---|
| | S or W | SOIL OR WASTE PIPING |
| | V | VENT PIPING |
| | CW | COLD WATER SUPPLY PIPING |
| | HW | HOT WATER SUPPLY PIPING |
| | HWR | HOT WATER RETURN PIPING |
| | TW | TEMPERED WATER PIPING (85°F) |
| | G | GAS PIPING |
| | CV | GATE VALVE |
| | CV | CHECK VALVE |
| | BV | BALL VALVE |
| | HB | HOSE BIBB |
| | WH | WALL HYDRANT |
| | CO | CLEANOUT TO FLOOR |
| | FD | FLOOR DRAIN |
| | FD | FLOOR DRAIN WITH TRAP PRIMER CONNECTION |
| | COTG | CLEANOUT TO GRADE |
| | | UNION |
| | VTR | VENT THRU ROOF |
| | | SHEET NOTE |
| | | POINT OF CONNECTION TO EXISTING |
| | | SOLENOID VALVE |
| | SS | SERVICE SINK |
| | WC | WATER CLOSET |
| | TP | TRAP PRIMER |
| | EWH | ELECTRIC WATER HEATER |
| | WHA | WATER HAMMER ARRESTOR TYPE A |
| | WHB | WATER HAMMER ARRESTOR TYPE B |
| | WHC | WATER HAMMER ARRESTOR TYPE C |
| | L | LAVATORY |
| | UR | URINAL |
| | KW | KILOWATT |
| | TCV | THERMOSTATIC CONTROL VALVE |
| | (E) | EXISTING |
| | (M) | INDICATES MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS. |
| | (C) | INDICATES CIVIL EQUIPMENT, REFER TO CIVIL DRAWINGS. |

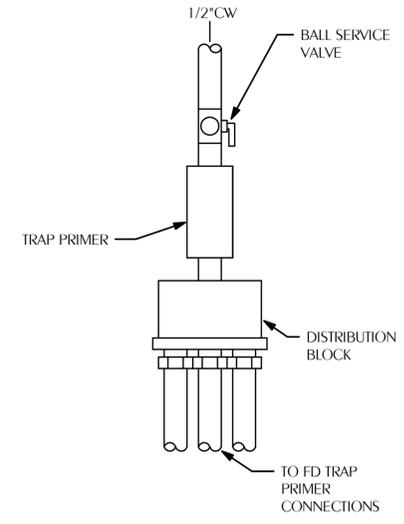
GENERAL NOTES

- COORDINATE ALL PIPING WITH DUCTWORK SHOP DRAWINGS AND EXISTING CONDITIONS. ROUTE PIPING AS REQUIRED TO AVOID CONFLICTS.
- PRIOR TO START OF ANY WORK, COORDINATE SANITARY SEWER AND POTABLE WATER PIPING WITH EXISTING SITE UTILITIES. REPORT ANY CONFLICT WITH ARCHITECT.
- FIELD VERIFY PIPE INVERTS PRIOR TO LAYING OUT SANITARY SEWER PIPING. COORDINATE WITH EXISTING CONDITIONS.
- ALL PIPING PASSING THROUGH ANY WALL SHALL HAVE A SLEEVE PER SPECIFICATIONS.
- ALL PIPING PASSING THROUGH FIRE-RATED WALLS SHALL HAVE A FIRE-RATED SLEEVE PER SPECIFICATIONS. ALL PIPING PENETRATIONS THROUGH WALLS OR FLOORS SHALL BE SEALED TO EQUAL THE RATING OF THE WALLS OR FLOORS.
- ALL PIPING INDICATED IS ABOVE THE CEILING EXCEPT THE OBVIOUS SANITARY SOIL, WASTE, VENT AND POTABLE WATER PIPING BELOW FLOOR OR GRADE.
- COORDINATE EXACT LOCATION OF ALL EXTERIOR WALL HYDRANTS WITH ARCHITECTURAL DRAWINGS.
- UNDER SLAB SOIL, WASTE AND VENT PIPING PASSING TO UNDERSIDE OR THROUGH FOUNDATION FOOTING, WALL OR GRADE BEAM SHALL BE PROVIDED WITH A RELIEVING ARCH OR PIPE SLEEVE 2 (TWO) PIPE SIZES GREATER THAN PIPE SIZE INDICATED ON PLANS. COORDINATE FINAL PIPE ROUTING AND LAYOUT WITH STRUCTURAL DRAWINGS.
- PRIOR TO SUBSTANTIAL COMPLETION OF NEW AND ALTERED WORK AREAS, CONTRACTOR SHALL HAVE SANITARY PLUMBING SYSTEM CLEARED OF DEBRIS OR ANY MATTER THAT WOULD INTERFERE OR PREVENT ADEQUATE CONVEYANCE OF MATERIALS FROM MOVING THROUGH AND TERMINATING INTO BUILDING OR PUBLIC DISPOSAL FACILITIES.
- ALL (VTR'S) VENT THRU ROOF PENETRATIONS INDICATED ON PLANS ARE PRELIMINARY. FINAL LOCATIONS SHALL BE COORDINATED WITH ALL TRADES. ALL VTR'S SHALL BE A MINIMUM OF 10'-0" FROM ALL FRESH AIR INTAKE OPENINGS.
- ALL TRAP PRIMERS AND DOMESTIC WATER ISOLATION VALVES SHALL BE ACCESSIBLE. TRAP PRIMERS LOCATED IN THE VICINITY OF WATER CLOSETS SHALL BE ACTIVATED BY WATER CLOSET USAGE. ISOLATION VALVES SHALL BE OF THE QUARTER TURN BALL OR GATE TYPE.
- CONTRACTOR SHALL DEVELOP AND SUBMIT COORDINATION SHOP DRAWINGS WHICH IDENTIFY ROUTING OF PLUMBING PIPE AND LOCATION OF EQUIPMENT. SHOP DRAWINGS SHALL INDICATE COORDINATION WITH THE WORK OF OTHER TRADES.
- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) PLUMBING.

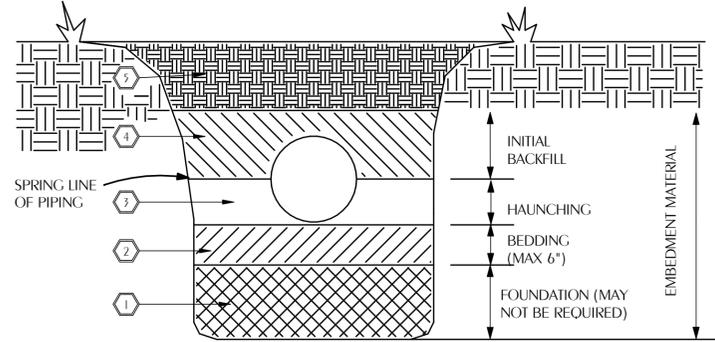
PLUMBING FIXTURE SCHEDULE

| MARK | FIXTURE | FIXTURE CONNECTIONS-INCHES | | |
|-------|---|----------------------------|--------------|-------|
| | | CW | HW | W |
| WC-1 | WATER CLOSET (ADULT HANDICAP, MANUAL FLUSH VALVE) | 1 | - | 3 |
| L-1 | LAVATORY | 1/2 | 1/2 | 1-1/4 |
| - | - | - | - | - |
| SK-1 | SINGLE COMPARTMENT SINK | 1/2 | 1/2 | 2 |
| SH-1 | SHOWER | 1/2 | 1/2 | 2 |
| EWH-1 | ELECTRIC WATER HEATER | 1-1/4 INLET | 1-1/4 OUTLET | - |
| CP-1 | CIRCULATION PUMP (INLINE) | - | 3/4 FLANGE | - |
| TCV | TEMPERATURE CONTROL VALVE | - | 1/2 | - |
| FD | FLOOR DRAIN | - | - | 3 |
| UB-1 | UTILITY BOX | 1/2 | - | - |
| HB | HOSE BIBB | 3/4 | - | - |
| MV-1 | WATER MIXING VALVE | 1/2 | 1/2 | - |
| TP | TRAP PRIMER | 1/2 | - | - |

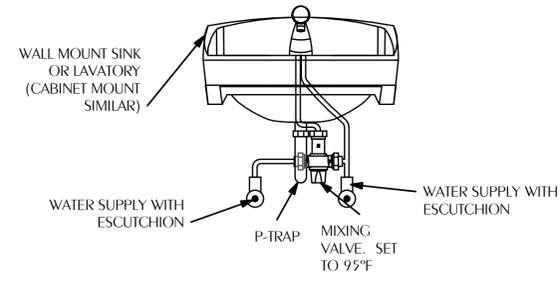
- WATER SUPPLY TAPPING TO EACH PLUMBING FIXTURE SHALL BE FULL SIZE (MINIMUM).
- SEE ELECTRICAL DWGS FOR FINAL POWER REQUIREMENTS.
- PROVIDE WATER HAMMER ARRESTERS ON HOT & COLD WATER SUPPLY BRANCHES SERVING SINGULAR, MULTIPLE OR GROUPS OF PLUMBING FIXTURES. ADHERENCE TO THE PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.I.-WH201 (PER SPECIFICATIONS) SHALL BE EMPLOYED IN DETERMINING PROPER SIZE, SELECTION, PLACEMENT, LOCATION AND INSTALLATION OF ARRESTERS.



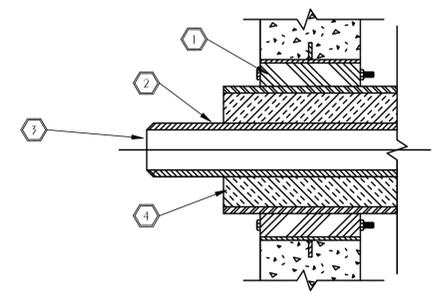
1 TRAP PRIMER DETAIL
P-001 SCALE: NONE



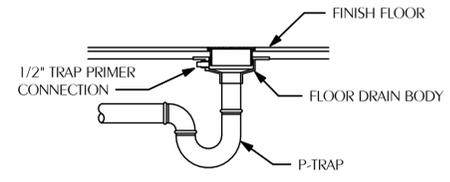
- EMBEDMENT MATERIALS**
- CLASS I: ANGULAR, 1/4"-1-1/2", GRADED STONE, INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE SUCH AS CORAL, SLAG, CINDERS, CRUSHED STONE AND CRUSHED SHELLS.
- CLASS II: COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 1-1/2" INCLUDING VARIOUS GRADED SANDS AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NON-COHESIVE, EITHER WET OR DRY. SOIL TYPES GW, GP, SW, AND SP ARE INCLUDED IN THIS CLASS.
- CLASS III: FINE SAND AND CLAY GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES AND GRAVEL-CLAY MIXTURES. SOIL TYPES GM, GC, SM, AND SC ARE INCLUDED IN THIS CLASS.
- CLASS IV: SILT, SILTY CLAYS, AND CLAYS, INCLUDING INORGANIC CLAYS AND SILT OF MEDIUM TO HIGH PLASTICITY AND LIQUID LIMITS. SOIL TYPES MH, ML, CH, AND CL ARE INCLUDED IN THIS CLASS. THESE MATERIALS ARE NOT TO BE USED FOR BEDDING, HAUNCHING, OR INITIAL BACKFILL.
- CLASS V: THIS CLASS INCLUDES THE ORGANIC SOILS, AS WELL AS SOILS CONTAINING FROZEN EARTH, DEBRIS, ROCKS LARGER THAN 1-1/2" IN DIAMETER AND OTHER FOREIGN MATERIALS. THESE MATERIALS ARE NOT TO BE USED FOR BEDDING, HAUNCHING, OR INITIAL BACKFILL.



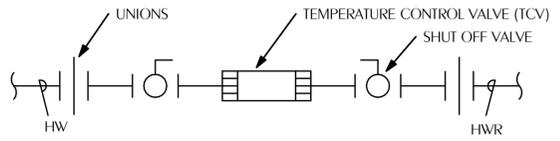
2 UNDER SINK MIXING VALVE DETAIL
P-001 SCALE: NONE



3 TYPICAL PIPE PENETRATION OF WALL
P-001 SCALE: NONE



4 FLOOR DRAIN WITH TRAP PRIMER
P-001 SCALE: NONE



5 TEMPERATURE CONTROL VALVE DETAIL
P-001 SCALE: NONE

6 EXCAVATION AND BACKFILL DETAIL
P-001 SCALE: NONE

WATFORD ENGINEERING
Florida CA Number: 27825
Steven L. Day, P.E.
Florida License Number: 55507
850.525.3447
Project Number: 2025-081
Checked By: SLD
Drawn By: SLD
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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PLUMBING FIXTURE SPECIFICATIONS

WC-1 WATER CLOSET, FLOOR-MOUNT (HANDICAP, TANK TYPE):

VITREOUS CHINA LOW CONSUMPTION 1.28 GALLONS PER FLUSH, ELONGATED, 16-3/4" TO RIM, SIPHON JET ACTION, CLOSED-COUPLED TANK COMPLETE WITH FLOAT VALVE, VALVE AND CHROME PLATED TRIP LEVER, BOLT CAPS, COLOR "WHITE", CHROME PLATED SOLID BRASS ANGLE STOP WITH FLEXIBLE CHROME PLATED COPPER RISER, HEAVY MOLDED PLASTIC, WHITE, ELONGATED, OPEN FRONT SEAT LESS COVER, WITH STAINLESS STEEL, SELF-SUSTAINING CHECK HINGES.

| | |
|--------------------------|------------------|
| WATER CLOSET | ZURN Z5555-K-HET |
| SUPPLY W/STOP | ZURN Z8800CRK-PC |
| SEAT | Z5955S-EL-SIS |
| CLOSET BOLT/WAX RING KIT | ZURN Z5972-COMB |

L-1 LAVATORY, COUNTERTOP (HANDICAP):

VITREOUS CHINA 20" X 17", OVAL, COLOR "WHITE", CENTER HOLE SETTING, FRONT OVERFLOW. PROVIDE CHROME PLATED ANGLE STOP TO WALL WITH CHROME PLATED 3/8"x1/2" FLEXIBLE SUPPLY AND LOOSE KEY OPERATOR, INTEGRAL PERFORATED CAST BRASS STRAINER WITH ELBOW AND 1-1/4" OFFSET TAILPIECE, CHROME PLATED 17 GAUGE CAST BRASS P-TRAP WITH CLEANOUT AND TUBE WASTE TO WALL. POLISHED CHROME PLATED CAST BRASS SINGLE WATER METERING FAUCET WITH COVER PLATE, AERATOR OUTLET AND STRAIGHT HANDLE. UNDER SINK MIXING VALVE WITH THREADED CONNECTION, BRONZE BODY, LIMITS HOT WATER BETWEEN 80°F & 120°F, DOUBLE THROTTLING, INTEGRAL INLET FILTER WASHERS & CHECK VALVES, TAMPER RESISTANT LOCKING CAP. MEETS ASSE 1070 STANDARDS. LAVATORY P-TRAP AND SINGLE VALVE ASSEMBLIES SHALL BE INSULATED WITH FULLY MOLDED INSULATION KIT, LIGHT GRAY COLOR WITH 3-PIECE INTERLOCKING TRAP ASSEMBLY AND 2-PIECE INTERLOCKING ANGLE VALVE ASSEMBLY. FASTENERS SHALL BE NYLON-TYPE SUPPLIED WITH KIT. LAVATORY SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 28" FROM FLOOR TO BOTTOM OF THE APRON. KNEE AND TOE CLEARANCES SHALL BE AS FOLLOWS: 27" CLEAR HEIGHT SHALL BE PROVIDED FROM FINISHED FLOOR TO A POINT ON UNDERSIDE OF BOWL 8" IN FROM FRONT APRON. TOE CLEARANCE SHALL BE A MINIMUM HEIGHT OF 9" UNDER P-TRAP AND SUPPLIES OR STOPS.

| | |
|----------------|------------------|
| LAVATORY | ZURN Z5111 |
| FAUCET 1 | ZURN Z-86700 |
| SUPPLY W/STOP | ZURN 8802LRLK-PC |
| P-TRAP | ZURN Z870-PC |
| DRAIN | ZURN Z8746 |
| INSULATION KIT | ZURN Z8946-3-NT |
| AERATOR | ZURN -5M |

SK-1 SINGLE COMPARTMENT STAINLESS STEEL SINK:

31" X 22" X 7-5/8" DEEP (BOWL IS 28X16X7-1/2), TYPE 304, 18 GAUGE, 4" CENTERS, SELF RIMMING SINGLE COMPARTMENT, (18-8) NICKEL BEARING STAINLESS STEEL, BACK LEDGE SINK WITH SATIN FINISH AND SOUND DEADENING MATERIALS ON SIDE AND BOTTOM OF SINK. PROVIDE TOP MOUNT, STRAIGHT LEVER HANDLES, SWING GOOSENECK SPOUT WITH PRESSURE COMPENSATING AERATOR, STRAINER WITH REMOVABLE CRUMB CUP AND STOPPER, 1-1/2 TAILPIECE, CHROME PLATED 17 GAUGE CAST BRASS TRAP WITH CLEANOUT AND TUBE WASTE TO WALL. CHROME PLATED FIXED KEY ANGLE STOP TO WALL WITH 3/8"x1/2" CHROME PLATED FLEXIBLE HOT AND COLD WATER SUPPLIES. COORDINATE WITH CABINET SHOP DRAWINGS, BASE CABINET MUST BE A TRUE MINIMUM 24" DEEP BACK TO FRONT IN ORDER FOR SINK TO DROP INTO COUNTERTOP OPENING. SINK DRILLINGS SHALL ACCOMMODATE FITTING INSTALLATION, ONLY, NO OTHER CAPPED OPENINGS WILL BE ALLOWED.

| | |
|----------|-------------------|
| SINK | ELKAY DLR-3122-12 |
| FAUCET | ZURN Z-812 A1 |
| STRAINER | ELKAY LK-35 |
| SUPPLIES | ZURN Z-8802-LR-LK |
| P-TRAP | ZURN 8702 PC |

SH-1 SHOWER (STANDARD):

SINGLE HANDLE PRESSURE-BALANCING MIXING VALVE. CERAMIC CONTROL CARTRIDGE WITH STAINLESS STEEL BALANCING PISTON. MUST HOLD SHOWER TEMPERATURE STEADY WITH PRESSURE FLUCTUATIONS UP TO 85%. PACKING WITH BRASS ADJUSTABLE LIMIT STOP SCREW TO PROHIBIT VALVE HANDLE FROM BEING TURNED TO EXCESSIVE HOT DISCHARGE TEMPERATURES. ALL TRIM TO BE COPPER NICKEL CHROME PLATED. SERVICE STOPS TO BE BRASS AND CAST INTEGRAL WITH VALVE BODY. BRASS SHOWER HEAD WITH ARM AND FLANGE.

| | |
|--------|--------------------------|
| SHOWER | ZURN Z-7301-SS-MT |
| DRAIN | ZURN ZN-415 2" WITH 5" B |

EW-1 ELECTRIC WATER HEATER:

ASHRAE STANDARD 90, GLASS LINED 50 GALLON TANK SUITABLE FOR 150 PSI WORKING PRESSURE, 300-PSI TEST. FINISH OF DURABLE HIGH GLOSS BAKED ENAMEL. BLANKET GLASS FIBER INSULATION OVER ENTIRE TANK. ASME PRESSURE AND TEMPERATURE RELIEF VALVE. WATER HEATER SHALL BE ACCEPTABLE FOR COMMERCIAL APPLICATION BY MANUFACTURER. PROVIDE 3 FULL YEAR WARRANTY, SNAP ACTION AUTOMATIC SURFACE MOUNTED THERMOSTATS, IMMERSION TYPE HEATING ELEMENTS AND MAGNESIUM ANODE ROD. PROVIDE UNIT MOUNTED DISCONNECT SWITCH. PROVIDE THERMAL EXPANSION RELIEF VALVE ON COLD WATER INLET SIDE OF HEATER FOR THERMAL EXPANSION CONTROL. PROVIDE GALVANIZED STEEL DRIP PAN.

| | |
|------------------------|---------------------|
| WATER HEATER | A. O. SMITH DEL 10S |
| VACUUM RELIEF | WATTS 36A |
| EXPANSION RELIEF VALVE | WATTS 570 |
| ELEMENTS | QTY 2 AT 5 KW EACH |

IWH-1 INSTANTANEOUS WATER HEATER

4.1 KW AT 208V/1 PHASE. COMMERCIAL ELECTRIC WATER HEATER SHALL BE CONTROLLED BY AN INTEGRATED MICROPROCESSOR THAT UTILIZES A COMPLEX ALGORITHM TO ACTIVELY MANAGE POWER IN REALTIME SYSTEM DEMAND, ALONG WITH INLET AND OUTLET TEMPERATURE SENSORS TO PROVIDE DATA WHICH ALLOWS THE UNIT TO INSTANTLY ADAPT TO VARIATIONS IN INPUT PARAMETERS, REPLACEABLE CARTRIDGE ELEMENTS, INLET FILTER, ELEMENTS SHALL BE IRON FREE, NICKEL CHROME MATERIAL, INTEGRATED FLOW METER, 3/8" COMPRESSION FITTINGS, MAXIMUM OPERATING PRESSURE OF 150 PSI, ACCESSIBLE DIAGNOSTIC FEATURES TO INCLUDE ERROR/FAULT DISPLAY, AND 0.2 GPM ACTIVATION.

| | |
|--------------|------------------------------|
| WATER HEATER | EEMAX LAVADVANTAGE SPFX4208T |
|--------------|------------------------------|

CP-1 CIRCULATOR PUMP (INLINE TYPE):

INFINITELY VARIABLE CIRCULATOR MADE OF COMPOSITE CASING, HOUSING, IMPELLER, CERAMIC SHAFT, AND CARBON BEARINGS. A 44 WATT EC, PERMANENT MAGNET MOTOR AND ELECTRICAL CHARACTERISTICS ARE 120V/1 PHASE, 60 HZ., WITH 1" CONNECTIONS, MAXIMUM OPERATING PRESSURE OF 150 PSI, UL STANDARD 778 AND NSF CERTIFIED. DIGITAL TIMER WITH CIRCULATOR PROGRAMMING, TEMPERATURE AQUASTAT, MAINTAINS WATER TEMPERATURE BETWEEN 95F AND 115F. CIRCUIT SETTER CALIBRATED BALANCE VALVE, LEAD-FREE BRASS, WITH 1/4" NPT TAPPED DRAIN PORT, MEMORY STOP FEATURE, SET AT 1 GPM. PROVIDE CIRCUIT SOLVER A SELF-ACTING THERMOSTATIC RECIRCULATION VALVE SET AT 110F.

| | |
|---------------------------|---------------------------|
| CIRCULATOR | TACO 006E3 |
| TIMER | TACO 265-3 |
| AQUASTAT | TACO 563-2 |
| CIRCUIT SETTER | XYLEM CB-1/2S LF |
| RECIRCULATION VALVE (TCV) | CIRCUIT SOLVER CS-1/2-110 |

MV-1 WATER MIXING VALVE (THERMOSTATIC MIXING):

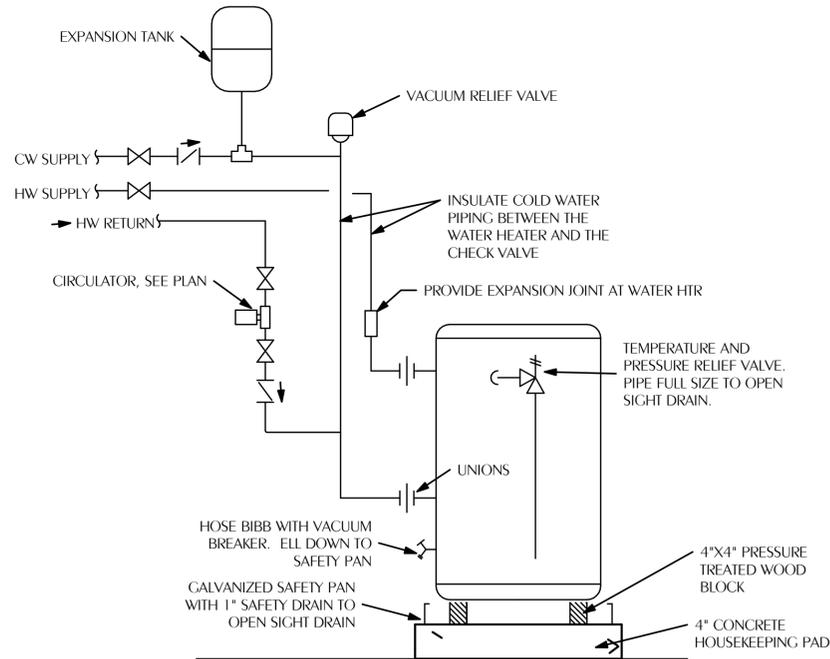
UNDER SINK MIXING VALVE, BRONZE BODY, 0.25 GPM ACTIVATION, LIMITS HOT WATER BETWEEN 80F & 120F, DOUBLE THROTTLING, DUAL CHECK VALVES, INTEGRAL STRAINER WITH 40 MESH SCREEN, TAMPER RESISTANT LOCKING NUT. MEETS ASSE 1070 STANDARDS.

| | |
|----------------------|---------------|
| EXPOSED MIXING VALVE | WATTS LFUSG-B |
|----------------------|---------------|

FD FLOOR DRAIN:

DURA-COATED CAST IRON BODY, BOTTOM OUTLET AND TRAP PRIMER CONNECTION. TYPE B POLISHED NICKEL BRONZE STRAINER, MEMBRANE CLAMP & ADJUSTABLE COLLAR WITH SLOTS.

| | |
|-------------|---------------|
| FLOOR DRAIN | ZURN Z-415B-P |
|-------------|---------------|



1 FLOOR MOUNTED ELECTRIC WATER HEATER
P-002 SCALE: NONE

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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

| | |
|----------------|------------|
| Project Number | 25038 |
| Dated | 12.22.2025 |

PLUMBING
SPECIFICATIONS
& DETAILS
P-002

Florida CA Number: 27825
Steven L. Day, P.E.
Florida License Number: 52507
850.325.3447
Project Number: 2025-081
Checked By: SLD
Drawn By: SLD
4432 Center Street Miramar, Florida 33146
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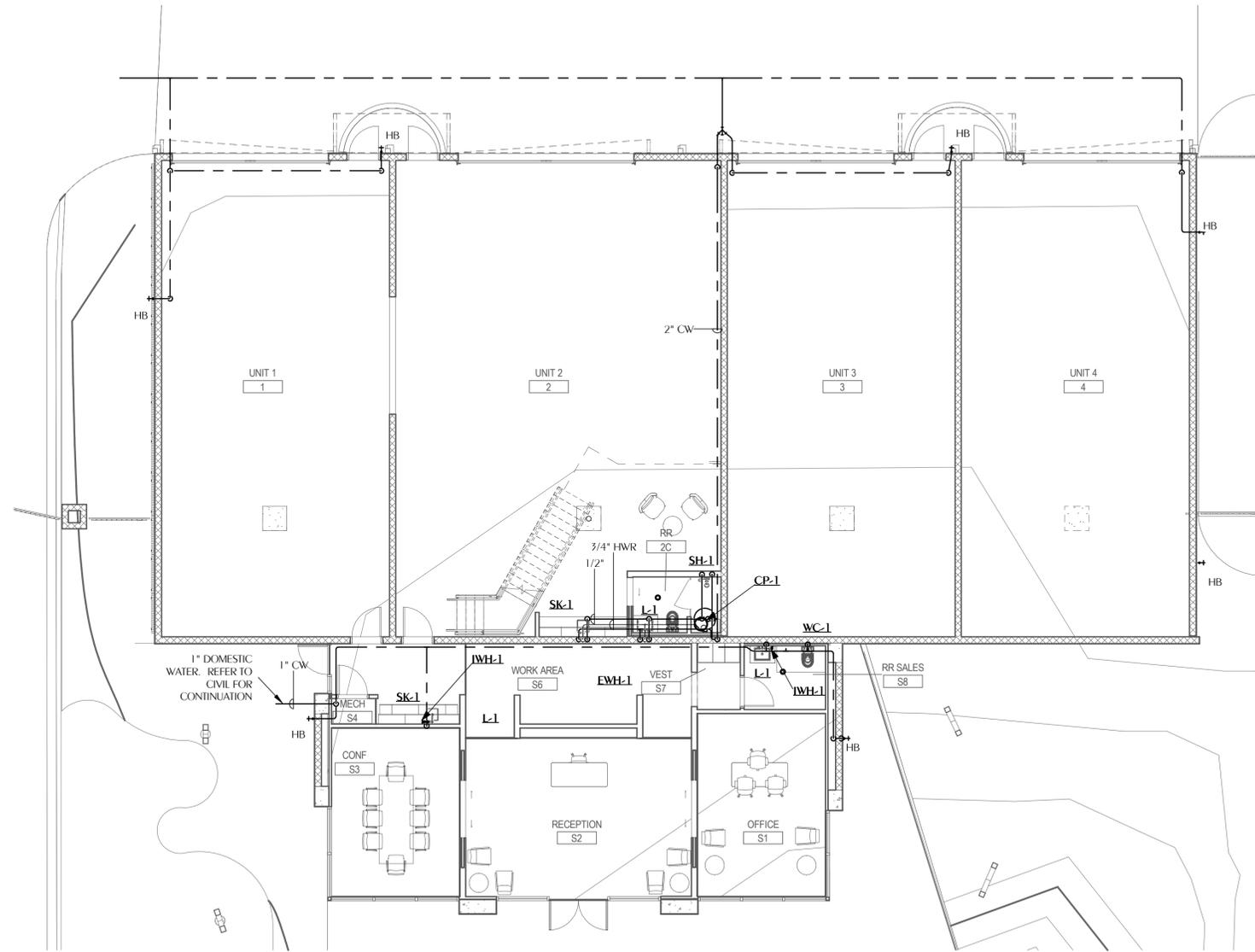
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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE



1 PLUMBING DOMESTIC WATER LEVEL 1 SALES/BLDG 1 NEW WORK FLOOR PLAN

P-100 SCALE: 1/8" = 1'-0"

REFERENCE:
FINISHED FLOOR ELEVATION = 0'-0"

**WATFORD
ENGINEERING**
Florida CA Number: 27825
Steven L. Day, P.E.
Florida License Number: 52607
850.525.3447
Project Number: 2025-081
Checked By: SLD
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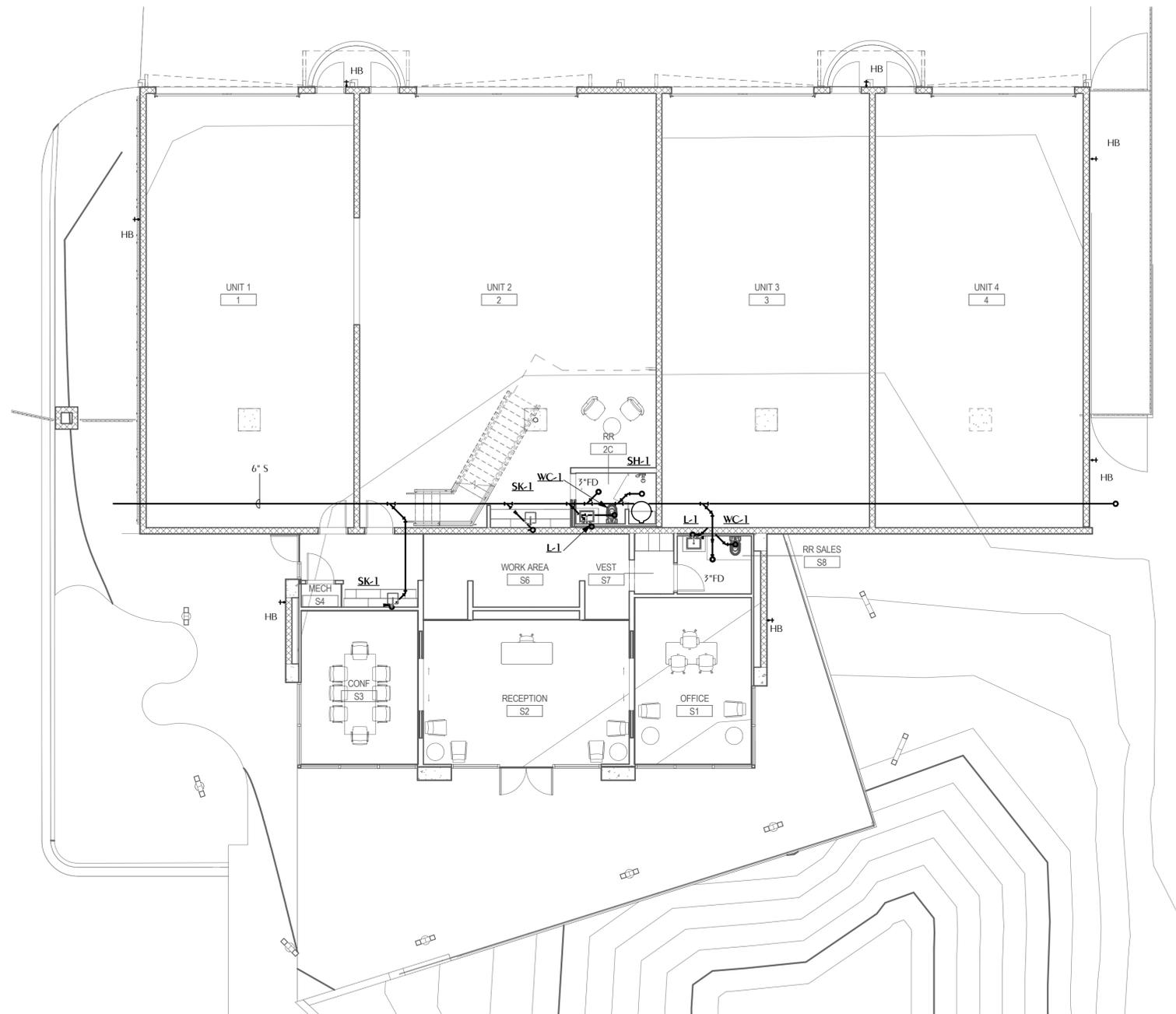
Project Number **25038**

PLUMBING 12.22.2025

**DOMESTIC
WATER LEVEL 1
SALES/BLDG 1
NEW WORK
FLOOR PLAN**

P-100

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1 PLUMBING SANITARY LEVEL 1 SALES/BLDG 1 NEW WORK FLOOR PLAN

P-101 SCALE: 1/8" = 1'-0"

WATFORD ENGINEERING
 Florida CA Number: 27825
 Steven L. Day, P.E.
 Florida License Number: 52507
 850.525.3447
 Project Number: 2025-081
 Checked By: SLD
 Drawn By: SLD
 4432 Center Street Miramar, Florida 33146
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CLIENT NAME
GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
 Miramar Beach, FL

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

Project Number **25038**
 Dated 12.22.2025

SANITARY LEVEL 1 SALES/BLDG 1 NEW WORK FLOOR PLAN
P-101

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30% CONSTR. DOC.

CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

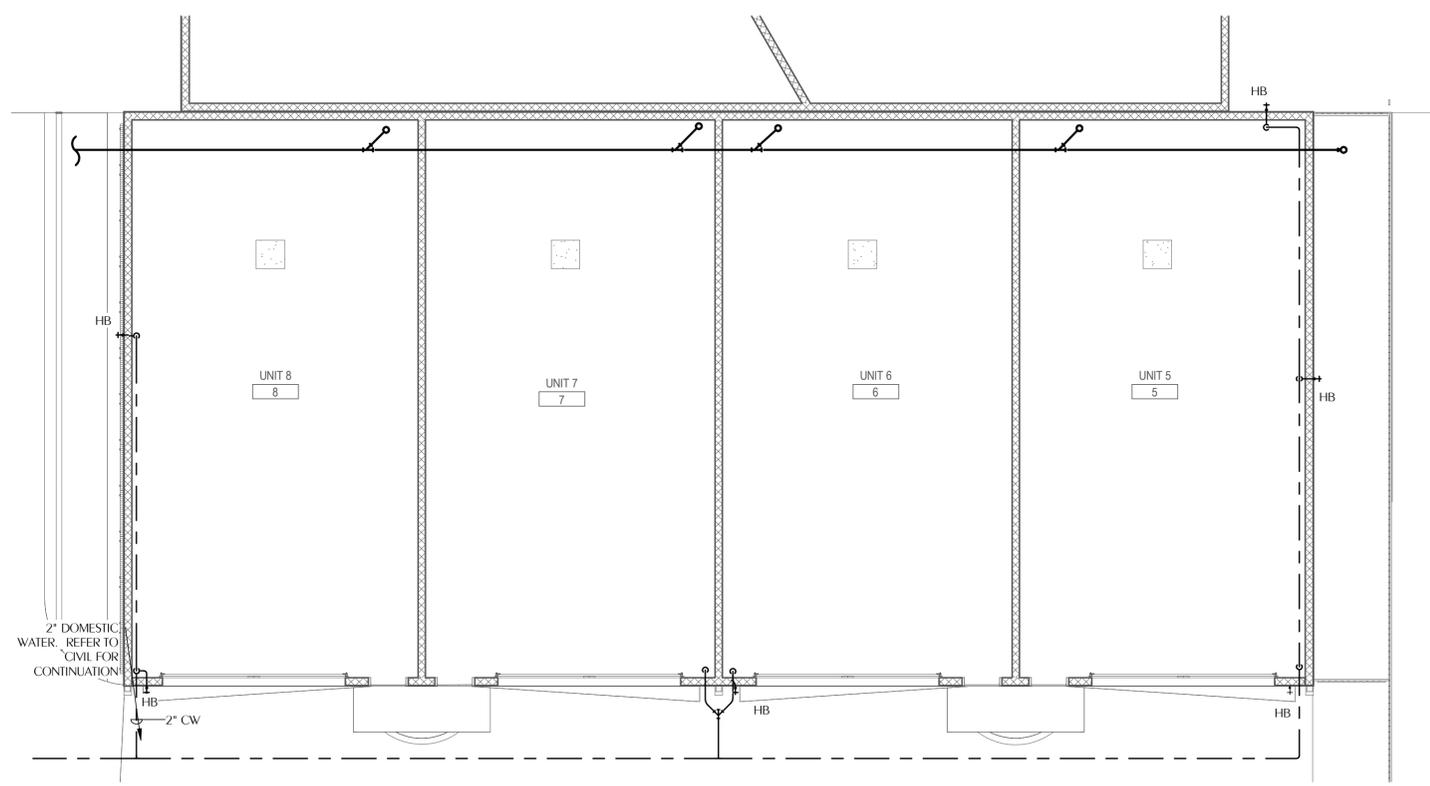
U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

PLUMBING LEVEL 1 BLDG 2 NEW WORK FLOOR PLAN

P-102



1 PLUMBING LEVEL 1 BLDG 2 NEW WORK FLOOR PLAN
SCALE: 1/8" = 1'-0"
PROJECT TRUE NORTH

REFERENCE:
FINISHED FLOOR ELEVATION = 0'-0"

WATFORD ENGINEERING
Florida CA Number: 27825
Steven L. Day, P.E.
Florida License Number: 52607
850.525.3447
Project Number: 2025-081
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Drawn By: SLD
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DAG Architects

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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS

NO. DESCRIPTION DATE

Project Number **25038**

Dated 12.22.2025

PLUMBING RISER
DIAGRAMS

P-200



Florida CA Number: 27825
Steven L. Day, P.E.
Florida License Number: 53507
850.525.3447
Project Number: 2025-081
Checked By: SLD
Drawn By: SLD
4422 Cento Street Miramar, Florida 33146
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Digital Signature

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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

HVAC LEGEND,
SCHEDULES AND
NOTES

M-001

DUCTWORK AND INSULATION GENERAL NOTES

- ALL ROUND FLEXIBLE DUCT SHALL BE FLEXMASTER TYPE 8M OR ENGINEER APPROVED EQUAL. MAXIMUM LENGTH OF ANY FLEXIBLE DUCT RUNOUT SHALL BE 5'-0". WHERE LENGTH REQUIRED EXCEEDS 5'-0", INSTALL EXTERNALLY INSULATED ROUND SNAPLOCK DUCT FOR BALANCE OF DISTANCE TO SPIN-IN TAP AT MAIN DUCT TRUNK.
- SEAL ALL DUCT PENETRATIONS OF WALLS AND FLOORS AIRTIGHT, REGARDLESS OF WHETHER WALLS AND FLOORS ARE FIRE RATED OR NOT.
- ALL SUPPLY AIR DUCTWORK (EXCEPT TAKEOFFS TO SUPPLY AIR DIFFUSERS) SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 2" W.G., SEAL CLASS A, EXTERNALLY INSULATED. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
- ALL RETURN AIR DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 2" W.G., SEAL CLASS A, EXTERNALLY INSULATED. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
- ALL OUTSIDE AIR INTAKE DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 2" W.G., SEAL CLASS A, EXTERNALLY INSULATED. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
- STANDARD EXHAUST AIR DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 1/2" W.G., SEAL CLASS A, INSULATION NOT REQUIRED.
- AVOID ROUTING DUCTWORK AND TU'S WITHIN 6" OF TOP OF LIGHT FIXTURES WHEREVER POSSIBLE. MAINTAIN CLEARANCE BETWEEN TU'S AND DUCT INSULATION TO TOP OF LIGHTS. PROVIDE CLEARANCE ALL AROUND AIR TERMINAL UNITS AS REQUIRED FOR ROUTINE MAINTENANCE.
- PROVIDE MVD'S AT ALL TAKEOFFS FROM MAIN DUCTS.
- CONTRACTOR SHALL SUBMIT COORDINATED DUCTWORK SHOP DRAWINGS INDICATING COORDINATION WITH ELECTRICAL AND PLUMBING PRIOR TO BEGINNING WORK. SHOP DRAWINGS SHALL INCLUDE LOCATIONS OF THERMOSTATS, ACCESS PANELS, AIR DEVICES, DUCTWORK, ETC.
- PROVIDE DUCT ACCESS PANELS AT ALL SMOKE DETECTORS AND MOTORIZED DAMPERS.

GENERAL NOTES

- ALL DUCT DIMENSIONS ARE NET INSIDE.
- VERIFY COLLAR SIZES ON ALL AIR TERMINALS, EQUIPMENT OUTLETS AND INLETS, TRANSITION DUCTWORK AS NECESSARY. EXTERNALLY INSULATE TRANSITIONS AT EQUIPMENT CONNECTIONS.
- FIELD VERIFY CLEAR SPACE AVAILABLE, ROUTING PATH, AND CONFLICTS WITH STRUCTURE AND THE WORK OF OTHER TRADES PRIOR TO FABRICATING DUCTWORK. PROVIDE OFFSETS IN DUCTWORK AS REQUIRED, WHETHER SPECIFICALLY INDICATED ON DRAWINGS OR NOT. SUBMIT SHOP DRAWINGS ON DUCTWORK LAYOUT PRIOR TO COMMENCING WORK. MAINTAIN CLEARANCE AROUND ALL LIGHT FIXTURES AS REQUIRED TO REMOVE AND SERVICE FIXTURES. COORDINATE WITH ROOF TRUSSES/STRUCTURE. PRESSURE TEST ALL DUCTWORK FOR LEAKS. SEE SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT, PIPING, AND DUCTWORK SUCH THAT MANUFACTURERS' RECOMMENDED CLEARANCES ARE MET FOR ALL ACCESS PANELS, MOTORS, FANS, BELTS, FILTERS AND AIR INTAKES. CONDENSATE LINES SHALL BE CLEAR OF FILTER RACK ACCESS.
- PROVIDE DUCT FLEX CONNECTIONS & VIBRATION ISOLATION FOR ALL UNITS NOT INTERNALLY ISOLATED.
- WASTE VENT STACKS, EXHAUST FANS, ETC. SHALL BE A MINIMUM OF 10 FT. FROM OUTSIDE AIR INTAKES.
- ALL SUPPLY, RETURN, EXHAUST AND OUTSIDE AIR INTAKE DUCTWORK SHALL BE GALVANIZED SHEET METAL.
- ALL AHU FILTERS SHALL BE OF A READILY AVAILABLE SIZE, OF DISPOSABLE TYPE, AND BE ACCESSIBLE WITHOUT THE USE OF SCREWS OR OTHER MECHANICAL DEVICES REQUIRING TOOLS.
- PROVIDE ACCESS PANELS IN HARD CEILINGS AS REQUIRED FOR MAINTENANCE AND ADJUSTMENT OF EQUIPMENT LOCATED ABOVE CEILING.
- ALL BIRD AND INSECT SCREENS SHALL BE ANODIZED ALUMINUM.
- BECAUSE OF THE SMALL SCALE OF CONTRACT DOCUMENTS IT IS NOT POSSIBLE TO SHOW ALL OFFSETS, TRANSITIONS, ETC. THE CONTRACT DOCUMENTS ARE ESSENTIALLY DIAGRAMATIC. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS COORDINATED WITH THE STRUCTURE AND ARCHITECTURAL WORK FOR REVIEW PRIOR TO COMMENCING WORK.
- ALL WORK SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE.

SEQUENCE OF OPERATION

GENERAL: PROVIDE A PROGRAMMABLE THERMOSTAT WITH HUMIDITY CONTROL, OCCUPIED/UNOCCUPIED SETPOINTS, AND SCHEDULE FUNCTIONS.

TYPICAL AHU/HP:

OCCUPIED MODE: THE INDOOR FAN SHALL RUN CONTINUOUSLY. THE HP SHALL CYCLE TO MAINTAIN SPACE TEMPERATURE. THE ELECTRIC HEAT SHALL BE AVAILABLE AS EMERGENCY HEAT AND AN ADDITIONAL STAGE OF HEAT WHEN THE OUTDOOR AIR TEMPERATURE FALLS BELOW 35°F. THE SETPOINT FOR COOLING SHALL BE 75°F ADJUSTABLE. THE SETPOINT FOR HEATING SHALL BE 70°F ADJUSTABLE.

UNOCCUPIED MODE: THE INDOOR FAN AND HP OR ELECTRIC HEAT SHALL CYCLE TO MAINTAIN SETPOINT TEMPERATURE. THE SETPOINT FOR COOLING SHALL BE 80°F ADJUSTABLE. THE SETPOINT FOR HEATING SHALL BE 60°F ADJUSTABLE.

OVERRIDE MODE: THE OVERRIDE MODE SHALL PLACE THE SYSTEM IN OCCUPIED MODE.

LOUVER SCHEDULE

| MARK | AIRFLOW CFM (MAX) | LOUVER SIZE (WxH) INCHES | FREE AREA FT (MIN) |
|-------|-------------------|--------------------------|--------------------|
| LVR-1 | 165 | 16x12 | 0.3 |
| LVR-2 | 140 | 16x12 | 0.3 |

- PROVIDE GREENHECK MODEL 'EHV-901D' (OR EQUAL) EXTRUDED ALUMINUM, WIND-DRIVEN RAIN RESISTANT, STATIONARY LOUVER WITH BIRDSCREEN AND FLORIDA PRODUCT APPROVAL.
- FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
- COORDINATE ELEVATIONS WITH ARCHITECT.
- MAXIMUM PRESSURE DROP SHALL BE 0.10".

HVAC LEGEND

| | | | |
|-------|--|---------|---|
| AHU-1 | EQUIPMENT TAG | SR-1 | AIR DEVICE TAG. TOP LINE INDICATES TYPE OF DEVICE BOTTOM LINE INDICATES AIRFLOW IN CFM |
| | DETAIL TAG ("1" INDICATES IDENTIFICATION NUMBER, "M3" INDICATES THE SHEET NUMBER DRAWN ON) | (2)SR-1 | AIR DEVICE TAG. TOP LINE INDICATES TYPE OF DEVICE BOTTOM LINE INDICATES AIRFLOW IN CFM (2) INDICATES TYPICAL OF TWO DEVICES |
| | SHEET NOTE | TYP | TYPICAL |
| | SUPPLY DUCT SECTION POSITIVE PRESSURE | TEMP | TEMPERATURE |
| | RETURN OR EXHAUST DUCT NEGATIVE PRESSURE | SA | SUPPLY AIR |
| | RECTANGULAR DUCT SIZE ("A" INDICATES SIDE SHOWN; "B" INDICATES SIDE NOT SHOWN) | RA | RETURN AIR |
| | INDICATES RISE IN ELEVATION OF DUCT. | EA | EXHAUST AIR |
| | EXTERNALLY INSULATED DUCTWORK | MA | MIXED AIR |
| | EXTERNALLY INSULATED ROUND FLEXIBLE DUCTWORK | OA | OUTDOOR AIR |
| | DUCT ELBOW WITH TURNING VANES | TA | TRANSFER AIR |
| | RADIUSED DUCT ELBOW | EF | EXHAUST FAN |
| | FLEXIBLE DUCT CONNECTION | CD | CEILING DIFFUSER |
| | MANUAL VOLUME BALANCING DAMPER | RG | RETURN GRILLE |
| | MOTORIZED DAMPER | EG | EXHAUST GRILLE |
| | FIRE DAMPER WITH ACCESS DOORS | ER | EXHAUST REGISTER |
| | SMOKE DAMPER WITH ACCESS DOORS | CREF | CEILING ROOF EXHAUST FAN |
| | BACKDRAFT DAMPER | AHU | INDOOR AIR HANDLING UNIT |
| | TEE WITH TURNING VANES | HP | HEAT PUMP |
| | TRANSITION | OAU | OUTSIDE AIR UNIT |
| | FLEX DUCT TAKE OFF WITH MVD SIZE EQUALS DIFFUSER NECK SIZE UNLESS NOTED OTHERWISE | Ⓛ1 | THERMOSTAT, "1" INDICATES UNIT CONTROLLED |
| | BRANCH DUCT TAKEOFF WITH MVD | Ⓢ | DUCT MOUNTED SMOKE DETECTOR |
| | INTERNALLY INSULATED DUCTWORK | UC | UNDERCUT DOOR 3/4" |
| | | DG | DOOR GRILLE, REFER TO DOOR SCHEDULE |
| | | AFF | ABOVE FINISHED FLOOR |
| | | | FIRE DAMPER AT CEILING DIFFUSER OR GRILLE |
| | | XFR | TRANSFER AIR |
| | | ESP | EXTERNAL STATIC PRESSURE |
| | | DDC | DIRECT DIGITAL CONTROLS |
| | | TAB | TESTING, ADJUSTING, AND BALANCING |
| | | NOM | NOMINAL |
| | | VFD | VARIABLE FREQUENCY DRIVE |
| | | WM | DUCTLESS FCU - WALL MOUNTED UNIT |

FAN SCHEDULE

| UNIT | TYPE | CFM | MAX. FAN RPM | ESP (IN. H2O) | MAX. MOTOR POWER | SONES/dB (MAX) | BASIS OF DESIGN | MODEL | CONTROL | ELECTRICAL VOLTS/PHASE | NOTES |
|------|---------|-----|--------------|---------------|------------------|----------------|-----------------|----------|--------------------|------------------------|-------------|
| EF-1 | CEILING | 70 | 772 | 0.25 | 7 W | 1.2 | COOK | GCVF-100 | INTERLOCK W/LIGHTS | 115/1 | 1,2,3,4,5,6 |
| EF-2 | CEILING | 70 | 772 | 0.25 | 7 W | 1.2 | COOK | GCVF-100 | INTERLOCK W/LIGHTS | 115/1 | 1,2,3,4,5,6 |

- PROVIDE DISCONNECT
- PROVIDE SOLID STATE SPEED CONTROLLER
- PROVIDE BACKDRAFT DAMPER
- PROVIDE THERMAL OVERLOAD
- PROVIDE DIRECT DRIVE FAN WITH EC MOTOR.
- PROVIDE RUBBER IN SHEAR VIBRATION ISOLATION.

MINI SPLIT SYSTEM CONDENSING UNIT SCHEDULE

| UNIT MHP | BASIS OF DESIGN | MODEL | NOMINAL COOL CAPACITY (BTUH) | DESIGN COOLING OUTDOOR TEMP DB | SEER2 | NOMINAL HEAT CAPACITY (BTUH) | DESIGN HEATING OUTDOOR TEMP DB | HSPF2 | VOLTS/PHASE | MCA (AMPS) | MOP (AMPS) | NOTES |
|----------|-----------------|------------|------------------------------|--------------------------------|-------|------------------------------|--------------------------------|-------|-------------|------------|------------|-------|
| 1 | MITSUBISHI | PUZ-24NH47 | 24000 | 95/77 | 21.3 | 15700 | 25 | 9.3 | 208/1 | 19 | 26 | 1,2,3 |
| 2 | MITSUBISHI | PUZ-24NH47 | 24000 | 95/77 | 21.3 | 15700 | 25 | 9.3 | 208/1 | 19 | 26 | 1,2,3 |
| 3 | MITSUBISHI | PUZ-24NH47 | 24000 | 95/77 | 21.3 | 15700 | 25 | 9.3 | 208/1 | 19 | 26 | 1,2,3 |
| 4 | MITSUBISHI | PUZ-24NH47 | 24000 | 95/77 | 21.3 | 15700 | 25 | 9.3 | 208/1 | 19 | 26 | 1,2,3 |
| 5 | MITSUBISHI | PUZ-24NH47 | 24000 | 95/77 | 21.3 | 15700 | 25 | 9.3 | 208/1 | 19 | 26 | 1,2,3 |
| 6 | MITSUBISHI | PUZ-24NH47 | 24000 | 95/77 | 21.3 | 15700 | 25 | 9.3 | 208/1 | 19 | 26 | 1,2,3 |
| 7 | MITSUBISHI | PUZ-24NH47 | 24000 | 95/77 | 21.3 | 15700 | 25 | 9.3 | 208/1 | 19 | 26 | 1,2,3 |
| 8 | MITSUBISHI | PUZ-24NH47 | 24000 | 95/77 | 21.3 | 15700 | 25 | 9.3 | 208/1 | 19 | 26 | 1,2,3 |

- NOMINAL COOLING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 80/67°F (DB/WB), OUTDOOR OF 95°F (DB).
- NOMINAL HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70°F (DB), OUTDOOR OF 43°F (WB).
- EFFICIENCY VALUES FOR SEER2, AND HSPF2 ARE BASED ON AHRI 210/240 TEST METHOD FOR MIXTURE OF DUCTED AND NON-DUCTED INDOOR UNITS.

VENTILATION SCHEDULE

| SPACE TYPE | VENTILATION CFM/S.F. | VENTILATION CFM/PERSON | EXHAUST CFM |
|-----------------|----------------------|------------------------|-------------|
| CORRIDOR | 0 | 5 | 0 |
| OFFICE | 0.06 | 5 | 0 |
| RESTROOM | 0 | 5 | 70/FIXTURE |
| STORAGE | 0 | 5 | 0 |
| LOBBY | 0.06 | 5 | 0 |
| CONFERENCE ROOM | 0.06 | 5 | 0 |

NOTE:

VENTILATION RATES IN COMPLIANCE WITH ASHRAE STANDARD 62.1-2019.

MINI SPLIT SYSTEM AIR HANDLING UNIT SCHEDULE

| UNIT | BASIS OF DESIGN | MODEL | TYPE | NOMINAL COOL CAPACITY (BTUH) | DESIGN COOLING EAT °F DB/WB | DESIGN COOLING CAPACITY (BTUH) | | NOMINAL HEAT CAPACITY (BTUH) | DESIGN HEATING TOTAL CAPACITY (BTUH) | DESIGN HEATING EAT °F DB | AIRFLOW (CFM) | VOLTS/PHASE | FAN (WATTS) | FAN FLA (AMPS) | NOTES |
|--------|-----------------|-----------|--------------|------------------------------|-----------------------------|--------------------------------|------------------|------------------------------|--------------------------------------|--------------------------|---------------|--------------|-------------|----------------|-------|
| | | | | | | COOLING TOTAL | COOLING SENSIBLE | | | | | | | | |
| WM-1.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | 72.2/44.5 | 17000 | 17000 | 18600 | 10600 | 69.5 | 375 | FED FROM MHP | 30 | 0.19 | - |
| WM-1.2 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | | | | | | | | | | | |
| WM-2.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | 72.3/44.6 | 13300 | 13300 | 12800 | 10600 | 69.9 | 375 | FED FROM MHP | 30 | 0.19 | - |
| WM-2.2 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | | | | | | | | | | | |
| WM-3.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | 72.2/44.6 | 10700 | 10700 | 11100 | 10600 | 69.4 | 375 | FED FROM MHP | 30 | 0.19 | - |
| WM-3.2 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | | | | | | | | | | | |
| WM-4.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | 72.2/44.6 | 17000 | 17000 | 20000 | 10600 | 69.4 | 375 | FED FROM MHP | 30 | 0.19 | - |
| WM-4.2 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | | | | | | | | | | | |
| WM-5.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | 72.1/44.5 | 15600 | 15600 | 16500 | 10600 | 69.5 | 375 | FED FROM MHP | 30 | 0.19 | - |
| WM-5.2 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | | | | | | | | | | | |
| WM-6.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | 72.3/44.6 | 9600 | 9600 | 8500 | 10600 | 69.5 | 375 | FED FROM MHP | 30 | 0.19 | - |
| WM-6.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | | | | | | | | | | | |
| WM-7.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | 72.3/44.6 | 9600 | 9600 | 8500 | 10600 | 69.5 | 375 | FED FROM MHP | 30 | 0.19 | - |
| WM-7.2 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | | | | | | | | | | | |
| WM-8.1 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | 72.2/44.5 | 16400 | 16400 | 16500 | 10600 | 69.5 | 375 | FED FROM MHP | 30 | 0.19 | - |
| WM-8.2 | MITSUBISHI | PKA-12LA1 | WALL MOUNTED | 12000 | | | | | | | | | | | |

- NOMINAL COOLING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 80/67°F (DB/WB), OUTDOOR OF 95°F (DB).
- NOMINAL HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70°F (DB), OUTDOOR OF 43°F (WB).
- DESIGN COOLING CONDITIONS ARE AT 95°F AMBIENT; DESIGN HEATING CONDITIONS ARE AT 25°F AMBIENT.
- DESIGN CAPACITY IS NET CAPACITY FOR INSTALLATION ACCOUNTING FOR 65 FT PIPE RUN LENGTHS, ETC.
- CALCULATE REFRIGERANT LINE SIZES BASED UPON FINAL FIELD PIPING LAYOUT.
- EXPOSED (INDOOR OR OUTDOOR) REF PIPING SHALL BE HARD DRAWN COPPER.
- INTERLOCK UNITS WITH GARAGE DOORS. ON DOOR REMAINING OPEN FOR MORE THAN 10 MINUTES UNIT TO SHUT OFF.

SPLIT SYSTEM HEAT PUMP SCHEDULE

| UNIT AHU/HP | BASIS OF DESIGN | MODEL HP/AHU | SA (CFM) | OA (CFM) | ESP (IN.H2O) | FAN (HP) | COOLING | | | | HEATING | | | | SUPPL. HEAT (KW) | AHU ELECTRICAL | | | HP ELECTRICAL | | | NOTES | |
|-------------|-----------------|----------------------|----------|----------|--------------|----------|-------------|--------------|--------------|-----------------|---------|----------|-----------|--------------|------------------|----------------|-------------|-----|---------------|-------------|-----|-------|-------------------|
| | | | | | | | MA* (DB/WB) | OAT* (DB/WB) | TOTAL (BTUH) | SENSIBLE (BTUH) | SEER2 | MA* (DB) | OAT* (DB) | TOTAL (BTUH) | | HSPF2 | VOLTS/PHASE | MCA | MOP | VOLTS/PHASE | MCA | | MOP |
| 1 | TRANE | 5TWR7050A1/5TEM6D06A | 1850 | 165 | 0.35 | 3/4 | 74.4/61.6 | 95/77 | 51700 | 43200 | 17 | 65.1 | 25 | 38600 | 9.0 | 10.8 | 208/1 | 75 | 80 | 208/1 | 59 | 60 | 1,2,3,4,5,6,7,8,9 |

- PROVIDE 2" 30% FILTERS AND FILTER HOUSING SHOWN IN DETAILS.
- EFFICIENCIES IN ACCORDANCE WITH ARI STANDARD 210/240.
- ESP DOES NOT INCLUDE FILTER, CASING, ETC.
- PROVIDE CONTROL KIT TO INCLUDE BLOWER CONTACTOR OR STARTER, TRANSFORMER, ELECTRIC HEATER INTERLOCKS. ELECTRICAL SERVICE SHALL BE A SINGLE POINT OF CONNECTION.
- PROVIDE THERMAL EXPANSION VALVES.
- DIRECT DRIVE AHU FAN.
- COOLING CAPACITY IS NET AND DOES NOT INCLUDE FAN HEAT.
- PROVIDE UNIT MOUNTED CIRCUIT BREAKER FOR INDOOR AIR HANDLERS.
- PROVIDE EPA APPROVED REFRIGERANT AND REFRIGERANT MONITORING SYSTEM.

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CLIENT NAME

GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

REVISIONS

NO. DESCRIPTION DATE

Project Number **25038**

Dated 12.22.2025



HVAC SCHEDULES

M-002

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SHEET NOTES

① DOOR GRILL TO BE ###x## TITUS CT-700L OR EQUIVALENT.

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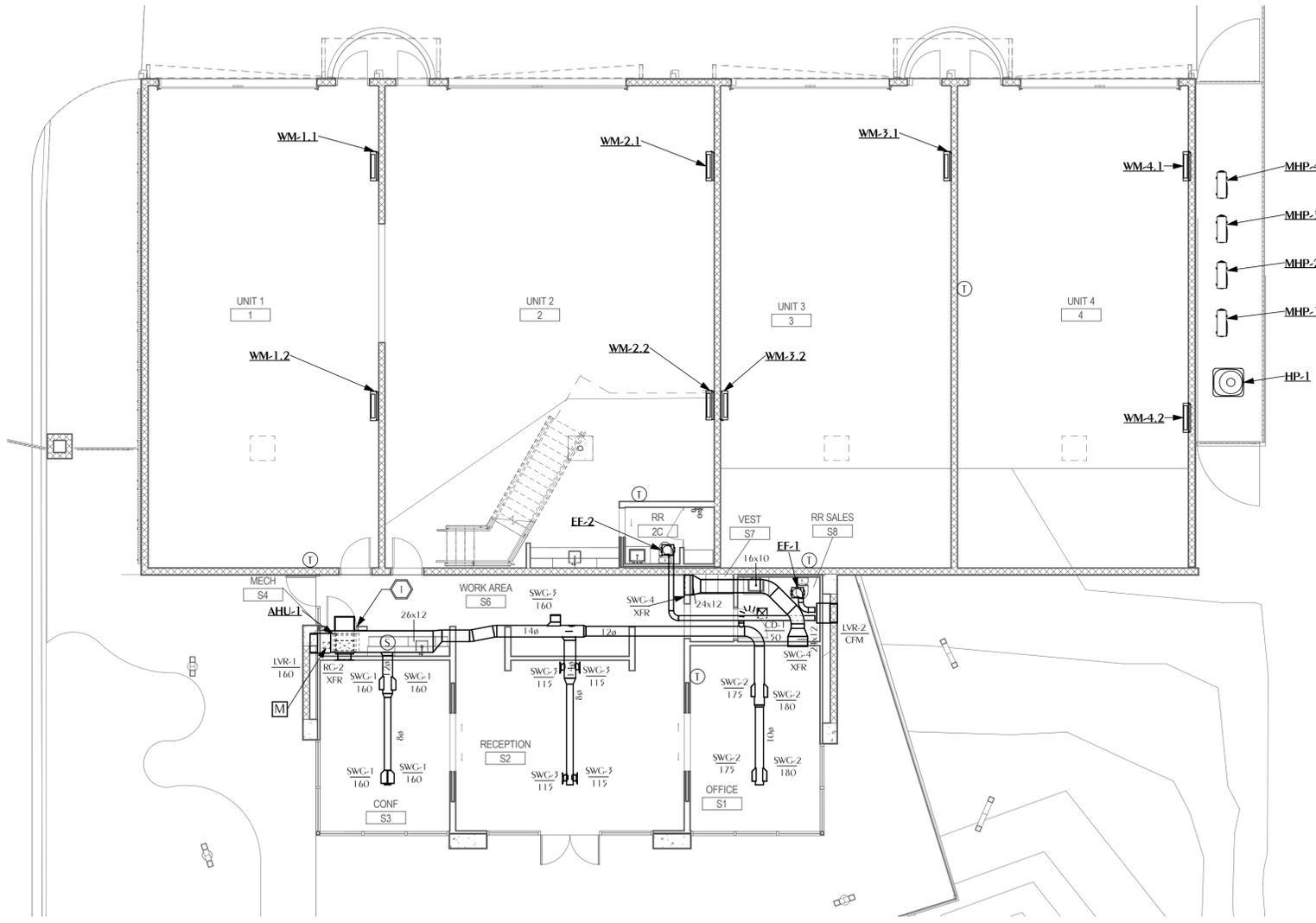
CLIENT NAME
GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

HVAC LEVEL 1 SALES/BLDG 1 NEW WORK FLOOR PLAN
M-100



① HVAC LEVEL 1 SALES/BLDG 1 NEW WORK FLOOR PLAN
PROJECT TRUE NORTH NORTH
SCALE: 1/8" = 1'-0"

WATFORD ENGINEERING
Florida CA Number: 27825
Steven L. Day, P.E.
Florida License Number: 53507
850.525.3447
Project Number: 2025-081
Checked By: SLD
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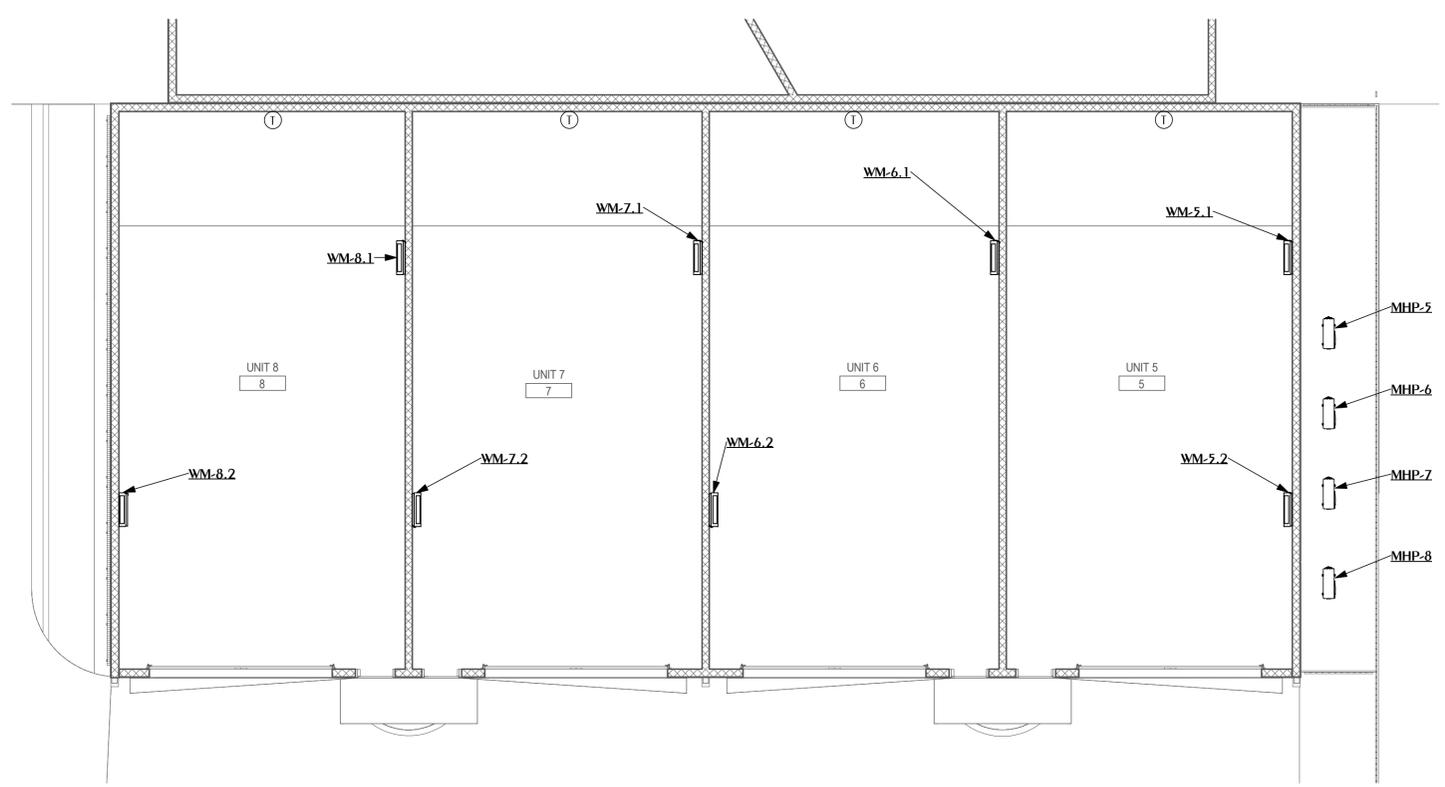
U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

HVAC LEVEL 1
BLDG 2 NEW
WORK FLOOR
PLAN

M-101



1 HVAC LEVEL 1 BLDG 2 NEW WORK FLOOR PLAN
SCALE: 1/8" = 1'-0"
PROJECT NORTH TRUE NORTH

**WATFORD
ENGINEERING**
Florida CA Number: 27825
Steven L. Day, P.E.
Florida License Number: 52607
850.525.3447
Project Number: 2025-081
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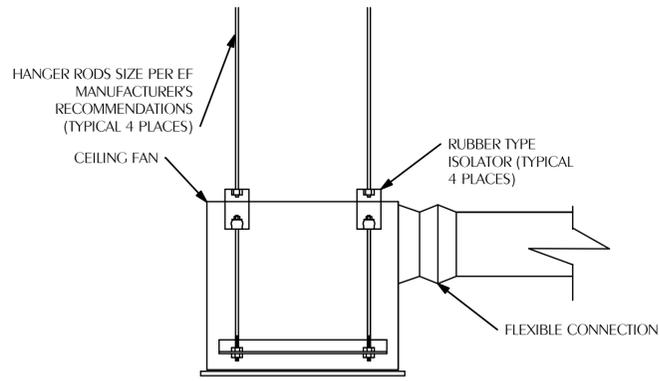
U.S. Highway 98
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| REVISIONS | NO. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
| | | | |

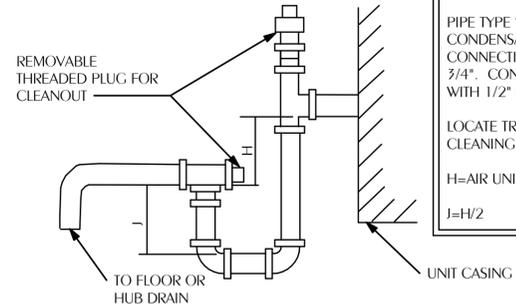
Project Number **25038**
Dated 12.22.2025

HVAC DETAILS
M-200

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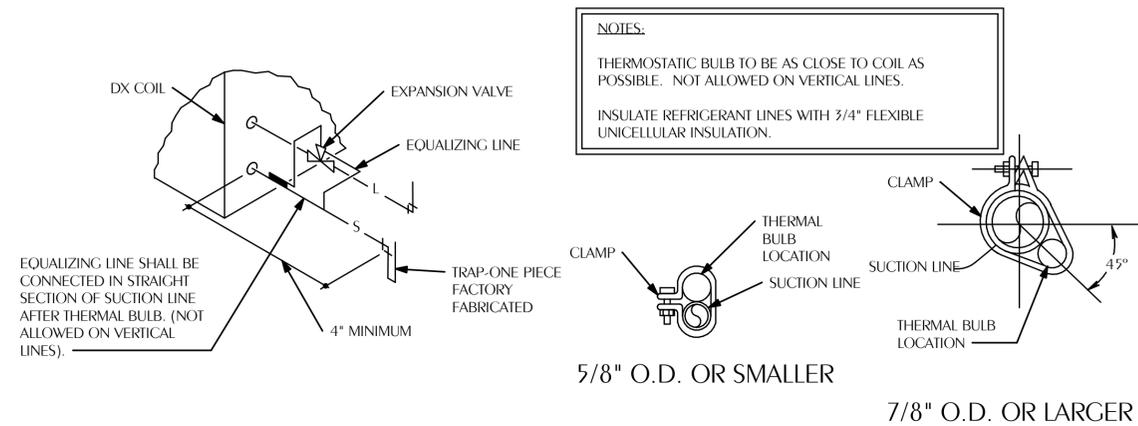


1 CEILING FAN DETAIL
M-200 SCALE: NONE



NOTES:
PIPE TYPE 'L' HARD DRAWN COPPER CONDENSATE LINE AT FULL SIZE OF UNIT CONNECTION, BUT IN NO CASE SMALLER THAN 3/4". CONDENSATE LINES SHALL BE INSULATED WITH 1/2" FLEXIBLE UNICELLULAR INSULATION.
LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING.
H=AIR UNIT TOTAL STATIC PRESSURE + 1"
J=H/2

2 NEGATIVE PRESSURE CONDENSATE DRAIN TRAP
M-200 SCALE: NONE



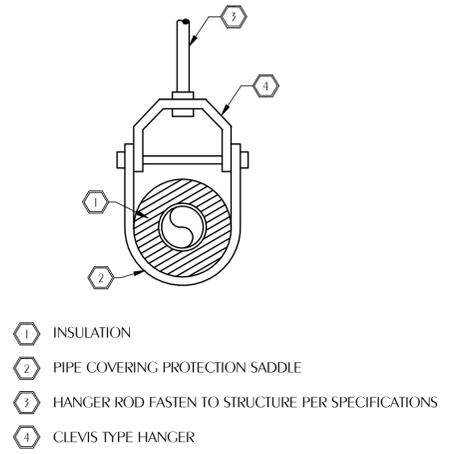
NOTES:
THERMOSTATIC BULB TO BE AS CLOSE TO COIL AS POSSIBLE. NOT ALLOWED ON VERTICAL LINES.
INSULATE REFRIGERANT LINES WITH 3/4" FLEXIBLE UNICELLULAR INSULATION.

EQUALIZING LINE SHALL BE CONNECTED IN STRAIGHT SECTION OF SUCTION LINE AFTER THERMAL BULB. (NOT ALLOWED ON VERTICAL LINES).

5/8" O.D. OR SMALLER

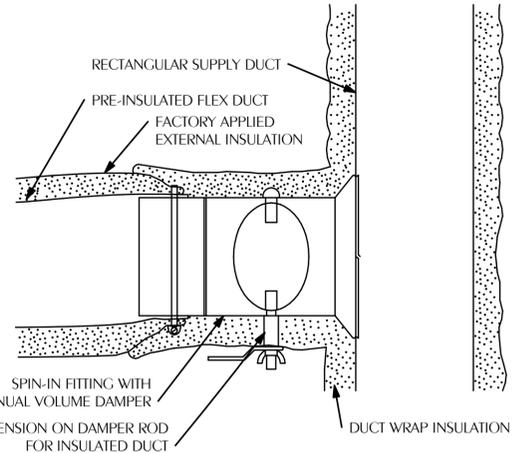
7/8" O.D. OR LARGER

4 OVERHEAD PIPE SUPPORT
M-200 SCALE: NONE



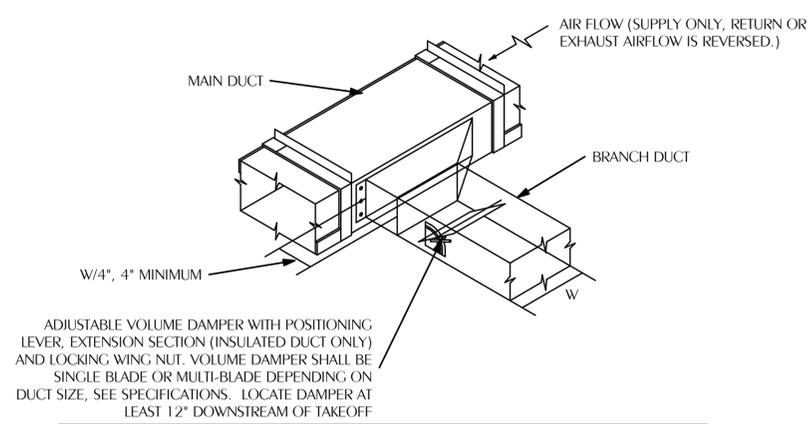
- 1 INSULATION
- 2 PIPE COVERING PROTECTION SADDLE
- 3 HANGER ROD FASTEN TO STRUCTURE PER SPECIFICATIONS
- 4 CLEVIS TYPE HANGER

3 REFRIGERANT COIL CONNECTION DETAIL
M-200 SCALE: NONE



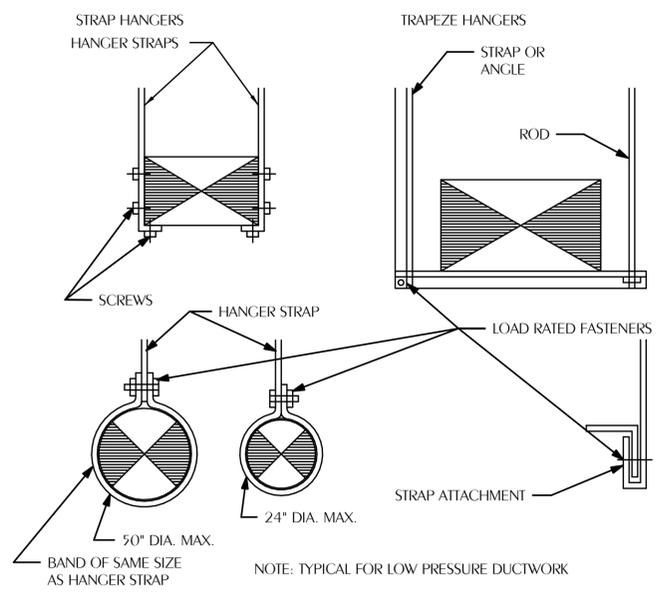
NOTES:
CONNECT FLEXIBLE DUCT TO FITTING WITH DRAWBAND AND SEALER.
ROUND HARD DUCT RUNOUTS SHOULD START WITH SPIN-IN FITTINGS SIMILAR TO THIS DETAIL.
PROVIDE REMOTE CABLE ACTUATOR FOR AIR DEVICE IN HARD CEILINGS WITHOUT ACCESS. MOUNT ACTUATOR IN FACE OF AIR DEVICE.
FLEXIBLE INSULATION SHALL BE 2" THICK, ASTM C553, TYPE 1, CLASS B-3 WITH 1 PCF DENSITY AND UL RATED ALUMINUM FOIL VAPOR BARRIER (FSK)

5 TYPICAL FLEX DUCT TAKEOFF DETAIL
M-200 SCALE: NONE



NOTES:
PROVIDE REMOTE CABLE ACTUATOR FOR AIR DEVICE IN HARD CEILINGS WITHOUT ACCESS. MOUNT ACTUATOR IN FACE OF AIR DEVICE.
FLEXIBLE INSULATION SHALL BE 2" THICK, ASTM C553, TYPE 1, CLASS B-3 WITH 1 PCF DENSITY AND UL RATED ALUMINUM FOIL VAPOR BARRIER (FSK)

6 TYPICAL BRANCH DUCT TAKEOFF
M-200 SCALE: NONE



7 TYPICAL DUCT HANGER DETAILS
M-200 SCALE: NONE

WATFORD ENGINEERING
Florida CA Number: 27825
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Florida License Number: 52607
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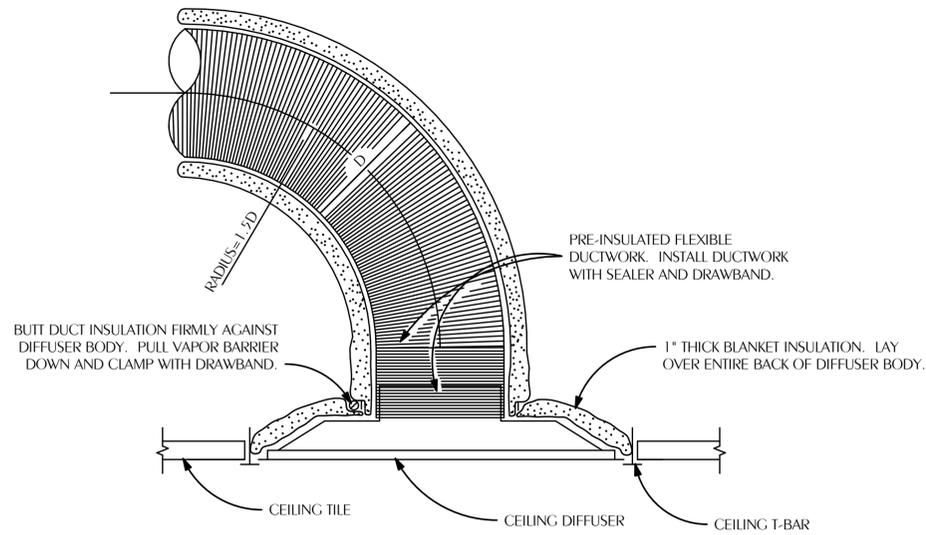
**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

HVAC DETAILS
M-201



NOTES:

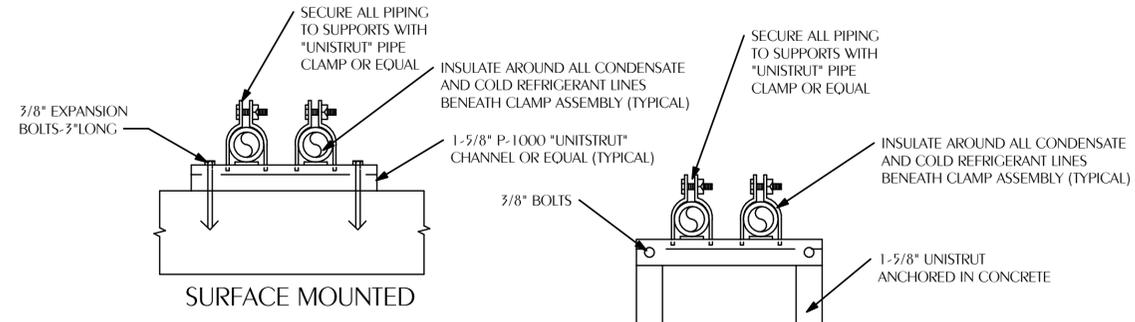
FLEX DUCT SHALL BE NO LONGER THAN 5'-0". FLEXIBLE DUCT SHALL HAVE REINFORCED, METALIZED POLYESTER JACKET WITH NO FIBERGLASS EROSION IN THE AIRSTREAM AND AN ENCAPSULATED WIRE HELIX. FLEX DUCT SHALL HAVE OPERATING PRESSURE OF 6" W.G. AND NEGATIVE OPERATING PRESSURE OF 0.75" W.G. FLEX DUCT SHALL HAVE R-VALUE OF R-6 AND MEET REQUIREMENTS OF UL-181, 2023 FLORIDA ENERGY CODE, NFPA 90A AND NFPA 90B. ATCO 36 OR APPROVED EQUAL.

PROVIDE 24X24 LAY IN PANEL FOR DIFFUSERS IN LAY IN CEILINGS.

PROVIDE BEVELED MOUNTING FRAME FOR DIFFUSERS IN HARD CEILINGS.

1 TYPICAL CEILING DIFFUSER DETAILS

M-201 SCALE: NONE



NOTE:

PROVIDE FACTORY END CAPS FOR CHANNEL.

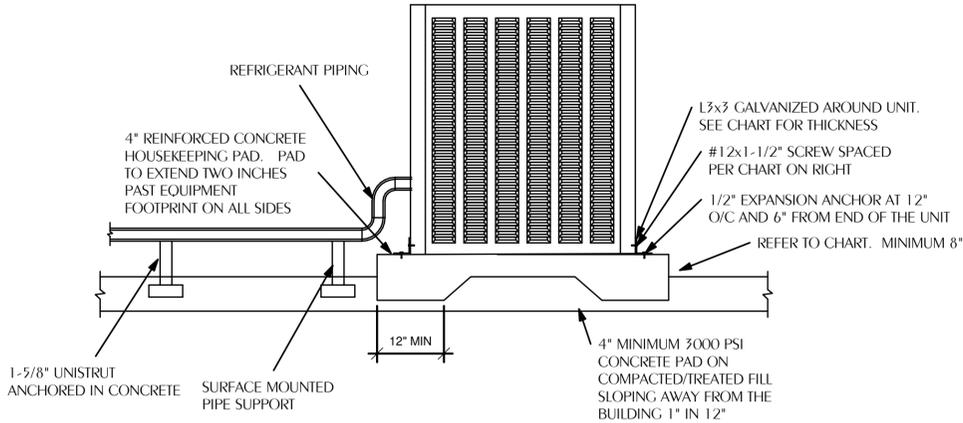
PROVIDE ALUMINUM JACKET BETWEEN INSULATION AND PIPE CLAMP AT ALL INDOOR LOCATIONS.

PROVIDE SMOOTH ALUMINUM JACKET OVER ALL EXPOSED OUTDOOR INSULATION.

PROVIDE SUPPORT AT INTERVALS REQUIRED BY THE FLORIDA BUILDING CODE.

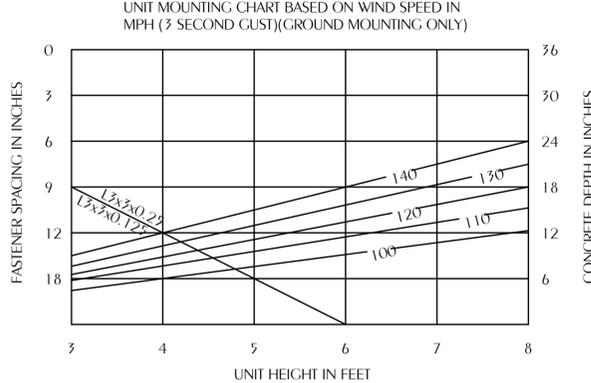
2 TYPICAL EXTERIOR PIPING SUPPORT DETAIL

M-201 SCALE: NONE



4 TYPICAL OUTDOOR MECHANICAL UNIT MOUNTING DETAIL

M-201 SCALE: NONE



DESIGN CRITERIA:

| | |
|-------------|-----------|
| CODE: | ASCE 7-10 |
| VELOCITY: | SEE BELOW |
| Kz: | 0.70 |
| Kzt: | 1.00 |
| Kd: | 0.85 |
| IMPORTANCE: | 1.15 |
| EXPOSURE: | B |
| Cf: | 1.3 |
| Gf: | 0.85 |
| qz: | |
| 100 mph: | 17.52 psf |
| 110 mph: | 21.20 psf |
| 120 mph: | 25.22 psf |
| 130 mph: | 29.60 psf |
| 140 mph: | 34.33 psf |
| Pdtsig: | |
| 100 mph: | 19.36 psf |
| 110 mph: | 23.42 psf |
| 120 mph: | 27.87 psf |
| 130 mph: | 32.71 psf |
| 140 mph: | 37.94 psf |

NOTES:

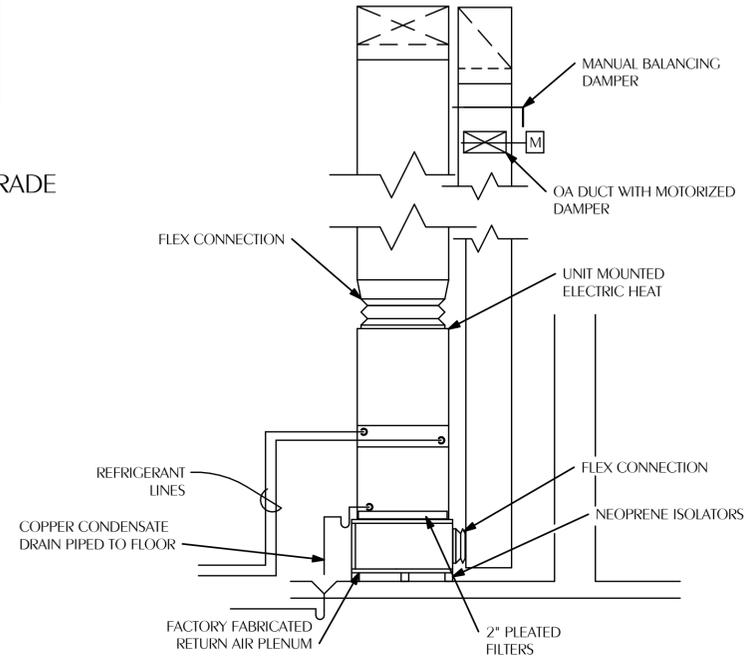
SECURE REFRIGERANT LINES AND CONDENSATE PIPING WITH UNISTRUT.

PROVIDE FACTORY FABRICATED RETURN AIR PLENUM OR ENGINEER APPROVED EQUAL WITH 2" FILTER FRAME.

SIZE COPPER CONDENSATE LINE AT FULL SIZE OF UNIT CONNECTION, BUT IN NO CASE SMALLER THAN 3/4".

3 VERTICAL UPFLOW AHU DETAIL

M-201 SCALE: NONE



**WATFORD
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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

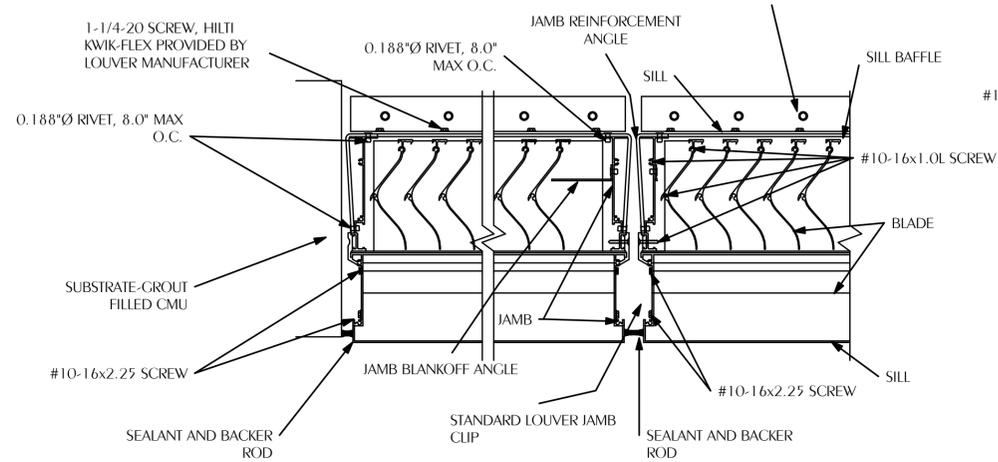
U.S. Highway 98
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NO. DESCRIPTION DATE

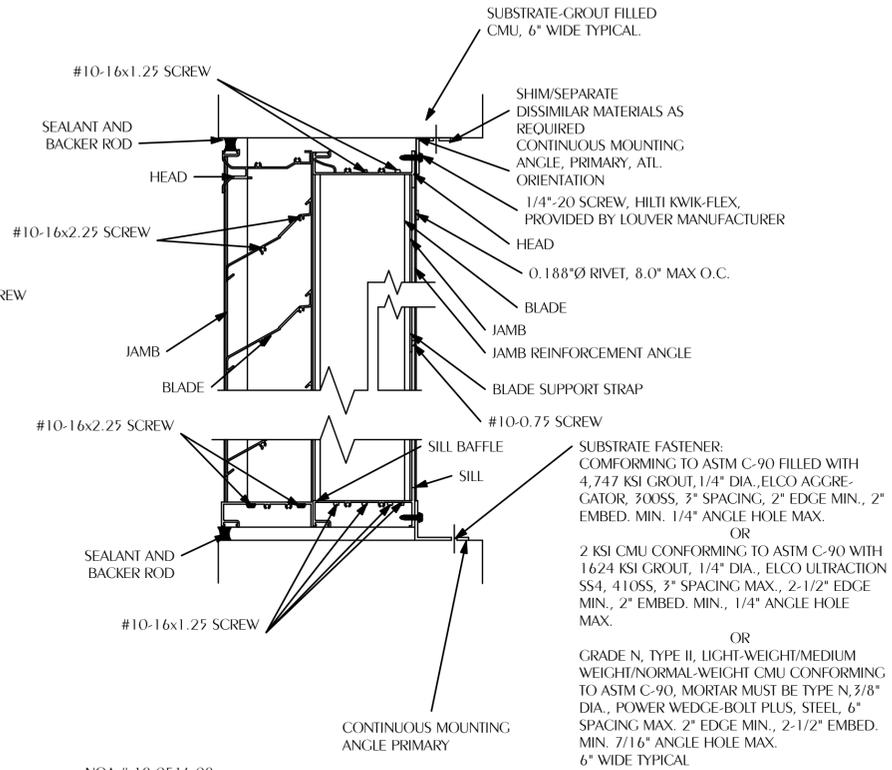
Project Number 25038
Dated 12.22.2025

HVAC DETAILS
M-202

SUBSTRATE FASTENER:
CONFORMING TO ASTM C-90 FILLED WITH
4,747 KSI GROUT, 1/4" DIA., ELCO AGGRE-
GATOR, 300SS, 3" SPACING, 2" EDGE MIN., 2"
EMBED. MIN. 1/4" ANGLE HOLE MAX.
OR
2 KSI CMU CONFORMING TO ASTM C-90 WITH
1624 KSI GROUT, 1/4" DIA., ELCO
ULTRACTION 554, 410SS, 3" SPACING MAX.,
2-1/2" EDGE MIN., 2" EMBED. MIN., 1/4"
ANGLE HOLE MAX.
OR
GRADE N, TYPE II, LIGHT-WEIGHT/MEDIUM
WEIGHT/NORMAL-WEIGHT CMU CONFORMING
TO ASTM C-90, MORTAR MUST BE TYPE N, 3/8"
DIA., POWER WEDGE-BOLT PLUS, STEEL, 6"
SPACING MAX. 2" EDGE MIN., 2-1/2" EMBED.
MIN. 7/16" ANGLE HOLE MAX.
6" WIDE TYPICAL



1 WALL LOUVER DETAIL
M-202 SCALE: NONE



NOA # 19-0516.09

NOTES:

1. THE INSTALLATION SHOWN HEREIN MUST BE FOLLOWED STRICTLY TO ENSURE COMPLIANCE WITH FLORIDA BUILDING CODE PRODUCT APPROVAL.
2. CONTINUOUS INSTALLATION ANGLES AND FASTENERS ARE SHIPPED LOOSE AND REQUIRE INSTALLATION IN THE FIELD.
3. SHIMS MAY BE REQUIRED TO ACHIEVE CONSISTENT CLEARANCE BETWEEN LOUVER AND OPENING ON ALL SIDES.
4. INSTALLATION DETAIL IS BASED UPON GREENHECK MODEL 'EHV-901D', IF AN ALTERNATE MANUFACTURER'S LOUVER IS USED, IT MUST BE INSTALLED WITH ITS FLORIDA PRODUCT APPROVAL.

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ELECTRICAL GENERAL NOTES

- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO ANY DRAWINGS FOR REQUIRED RACEWAYS, EXACT SIZE, AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.
- RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.
- LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. FOR AUDIO-VISUAL EQUIPMENT/ROOM SHALL BE COORDINATED WITH FINAL 'AV' EQUIPMENT LOCATIONS TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.
- FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.
- ALL EXIT AND EMERGENCY FIXTURES SHALL BE CONNECTED TO LIGHT CIRCUIT AHEAD OF LOCAL SWITCH.
- ALL PANELBOARDS, BACKBOARDS, TERMINAL CABINETS, ETC., SHALL HAVE CUSTOM ENGRAVED MICARTA NAMEPLATE MECHANICALLY AFFIXED IDENTIFYING SYSTEM.
- GENERAL CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO INDICATES THAT THE CONTRACTOR ACCEPTS THE CONDITIONS AS THEY EXIST, AND SHALL PERFORM THE WORK REQUIRED AS SHOWN AND SPECIFIED.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE AUDIO-VISUAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.
- FURNISH ALL EQUIPMENT AND LABOR, PERFORM ALL LABOR WITH SUPERVISION, BEAR ALL EXPENSES, AS NECESSARY FOR THE SATISFACTORY COMPLETION OF ALL WORK READY FOR OPERATION.
- COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATE BUILDING CODE, 2020 NATIONAL ELECTRIC CODE, AND AUBURN UNIVERSITY 2022 TECHNICAL AND MATERIAL STANDARDS. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.
- OBTAIN ARCHITECTS/ENGINEERS APPROVAL OF ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANELBOARDS, ETC., PRIOR TO PURCHASING.
- TERMINATIONS FOR ALL EQUIPMENT SHOWN TO HAVE TEMPERATURE RATING OF 75deg C PER NEC 2020 ART. 110.14 & TABLE 310.15(B)16).
- WHERE USED, PROVIDE MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE CIRCUIT BREAKERS SERVING MULTI-WIRE BRANCH CIRCUITS IN ACCORDANCE WITH NEC 210.4(B).

FIRESTOPPING NOTES

USE ONLY FIRESTOP PRODUCTS THAT HAVE BEEN UL 1479, ASTM E-814, OR UL 2079 TESTED FOR SPECIFIC FIRE RATED CONSTRUCTION CONDITIONS. THE CONDITIONS AND MATERIALS ARE SPECIFIED AS FOLLOWS:

- FOR PENETRATIONS BY NON COMBUSTIBLE ITEMS USE 3M FIRE STOP SEALANT 2000 OR 3M FIRE BARRIER MOLDABLE PUDDY PADS MPP+.
- FOR FIRE RATED CONSTRUCTION JOINTS AND OTHER GAPS USE 3M FIRESTOP SEALANT 2000.
- FOR PENETRATIONS BY COMBUSTIBLE ITEMS USE 3M FIRE BARRIER CP25 WB OR 3M FIRE BARRIER FS 195 WRAP/STRIP.
- FOR PENETRATIONS BY COMBUSTIBLE PLASTIC PIPE (OPEN PIPING SYSTEMS) USE 3M FIRE BARRIER PPO PLASTIC PIPE DEVICE.
- FOR LARGE SIZE/COMPLEX PENETRATIONS USE 3M FIRESTOP FOAM 2001 OR 3M FIRE BARRIER CS 195 COMPOSITE SHEET.
- FOR OPENINGS BETWEEN STRUCTURALLY SEPARATE SECTIONS OF WALL AND FLOORS USE 3M FIRE BARRIER CP 25 WB.

ELECTRICAL LEGEND

CEILING OUTLETS

- RECESSED 2' X 4' LED FIXTURE MARK "A" CIRCUIT TYPICAL
- RECESSED 2' X 4' LED FIXTURE INSTALLED FOR CONTINUOUS OPERATION
- INDICATES FIXTURE WITH EMERGENCY UNIT BATTERY PACK
- SURFACE MOUNTED LED STRIP FIXTURE MARK 'LS' AS NOTED.
- EXIT LIGHT
- JUNCTION BOX
- EXHAUST FAN

PANELS AND POWER

- 120/208 VOLT, 120/240 VOLT, OR 277/480 VOLT PANELBOARD
- EXISTING 120/208 VOLT, 120/240 VOLT, OR 277/480 VOLT PANELBOARD
- NON-FUSIBLE DISCONNECT SWITCH; XXYYZZ WHERE X INDICATES AMPERAGE, Y INDICATES # OF POLES, AND Z INDICATES NEMA RATING
- FUSIBLE DISCONNECT SWITCH; XXYYZZ (FUSED WW) WHERE X INDICATES AMPERAGE, Y INDICATES # OF POLES, Z INDICATES NEMA RATING, AND W INDICATES FUSE SIZE.

FIRE ALARM SYSTEM

- FIRE ALARM SYSTEM MANUAL PULL STATION; MT 48" AFF TO C/L
- FIRE ALARM SYSTEM SIGNAL HORN/STROBE; MT 80" AFF TO BOTTOM
- FIRE ALARM SYSTEM STROBE; MT. 80" AFF TO BOTTOM.
- FIRE ALARM SYSTEM AUTOMATIC HEAT DETECTOR; 135 DEGREE/RATE OF RISE TYPE; CEILING MOUNTED
- FIRE ALARM SYSTEM AUTOMATIC SMOKE DETECTOR; CEILING MOUNTED
- FIRE ALARM SYSTEM RACEWAY INSTALLED CONCEALED; ARROW INDICATES HOMERUN TO FIRE ALARM CONTROL PANEL

WALL SWITCHES (UNLESS OTHERWISE NOTED, MOUNT 48" A.F.F.)

- A.C. TYPE, SINGLE POLE, 20 AMP, 120/277 VOLT; MOUNT 48" AFF TO C/L
- A.C. TYPE, 3-WAY, 20 AMP, 120/277 VOLT; MOUNT 48" AFF TO C/L
- A.C. TYPE, 4-WAY, 20 AMP, 120/277 VOLT; MOUNT 48" AFF TO C/L
- MOTOR-RATED TOGGLE SWITCH; FIELD-VERIFY EXACT HT & LOCATION WITH EQUIPMENT INSTALLER
- WALL MOUNTED OCCUPANCY SENSOR (PASSIVE INFRARED) EQUAL TO WATTSTOPPER PW-100; SET DELAY OFF TIME FOR 10 MINUTES (120/277V); MOUNT 48" AFF TO C/L
- WALL MOUNTED OCCUPANCY SENSOR EQUAL TO WATTSTOPPER DSW-100; DUAL TECHNOLOGY; MOUNT 48" AFF TO C/L; SET DELAY OFF TIME FOR 10 MINUTES (120/277V)
- 0-10V DIMMING W/ 50%, 75%, & 100% PRE-SETS WALL MOUNTED OCCUPANCY SENSOR (PASSIVE INFRARED & ULTRASONIC) EQUAL TO WATTSTOPPER DW-311; SET DELAY OFF TIME FOR 10 MINUTES (120/277V); MOUNT 48" AFF TO C/L. IF DIMMING IS DESIRED IN A SPACE, A SEPARATE 0-10V 2-WIRE CONTROL CIRCUIT (MIN. 18GA) TO BE INSTALLED FROM DEVICE TO ALL FIXTURES IN ASSOCIATED DIMMING ZONE (FIXTURES TO BE DAISY-CHAINED).
- PHILLIPS SUNRISE 1200W ELECTRONIC WALL DIMMER (MODEL# SR1200ZTUNV); EC TO INSTALL 120V HOTLEG (LOAD SIDE OF OCCUPANCY SENSOR SWITCH) TO DIMMING MODULE AND FROM MODULE TO FIXTURE; IN ADDITION, INSTALL A 2-WIRE (#16 AWG) DIMMING CIRCUIT FROM DIMMER MODULE TO LIGHTING FIXTURE(S) TO BE CONTROLLED. WITHIN EACH ZONE, DIMMING CIRCUIT MAY BE DAISY-CHAINED AND NOT SEPARATE RUNS FROM MODULE TO EACH FIXTURE REQUIRED. IF OTHER THAN-SPECIFIED MANUFACTURERS/FIXTURE TYPES FURNISHED, EC TO VERIFY THAT DIMMING MODULE SUPPLIED TO BE 100% COMPATIBLE WITH FIXTURES TO BE INSTALLED. MOUNT 48" AFF TO C/L. IF EMERGENCY EGRESS FIXTURES W/ BATTERY BACKUP ARE WITHIN ZONE OF CONTROL, INSTALL A SEPARATE NON-SWITCHED 120V HOTLEG FOR CONTINUAL CHARGING OF BATTERIES.

AUTOMATIC LIGHTING CONTROL SYSTEM

- 180° CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO WATTSTOPPER DT-205 (LOW VOLTAGE); DUAL TECHNOLOGY INFRARED AND ULTRASONIC, 2000 SQ FT COVERAGE; SEE CEILING MOUNTED MOTION DETECTOR DETAIL

BRANCH CIRCUITING

- RUN CONCEALED UNDER FLOOR OR IN GRADE
- RUN CONCEALED IN CEILING OR WALLS
- HOMERUN TO PANEL. ANY CIRCUIT WITHOUT FURTHER IDENTIFICATION INDICATES 2#12, 1#12 GROUND - 1/2" C; 3 #12, 1 #12 GROUND - 1/2" C; 4 #12, 1 #12 GROUND - 1/2" C; ETC. AS PER NEC. LETTERS AND NUMERALS INDICATE PANEL AND CIRCUIT NUMERALS INDICATE PANEL AND CIRCUIT NUMBER.
- LIQUID-TIGHT FLEXIBLE CONDUIT CONNECTION
- SURFACE MOUNTED CONDUIT; RUN PARALLEL OR PERPENDICULAR TO BUILDING LINES

TELEPHONE & TV SYSTEM

- WALL OUTLET - 4" SQ X 2-1/8" DEEP BOX @ 18" A.F.F. TO C/L OF DEVICE U.N.O.; INSTALL 3/4" TO ACCESSIBLE LOCATION ABOVE CEILING. COMMUNICATIONS CONTRACTOR SHALL PROVIDE COVERPLATES, INSERTS, ETC.
- WALL OUTLET - 4" SQ X 2-1/8" DEEP BOX @ 6" ABOVE COUNTER TO C/L OF DEVICE U.N.O.; INSTALL 3/4" TO ACCESSIBLE LOCATION ABOVE CEILING. COMMUNICATIONS CONTRACTOR SHALL PROVIDE COVERPLATES, INSERTS, ETC.;
- WALL OUTLET - 4" SQ X 2-1/8" DEEP BOX @ 6" HORIZONTALLY ABOVE COUNTER TO C/L OF DEVICE; INSTALL 3/4" TO ACCESSIBLE LOCATION ABOVE CEILING; COMMUNICATIONS CONTRACTOR SHALL PROVIDE COVERPLATES, INSERTS, ETC.
- 3/4" (60" HIGH) TELEPHONE BACKBOARD EXTERIOR GRADE PLYWOOD WITH TWO COATS OF INSULATING VARNISH, SIZE AS SHOWN
- TELEVISION CABLE WALL OUTLET - 4" SQ X 2-1/8" DEEP BOX; INSTALL 3/4" TO ACCESSIBLE LOCATION ABOVE CEILING. COMMUNICATIONS CONTRACTOR SHALL PROVIDE COVERPLATES, INSERTS, ETC...MOUNT 18" A.F.F. TO C/L OF DEVICE U.N.O.

WALL OUTLETS

- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE
- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE. TAMPER RESISTANT
- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE
- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE. 'H' DENOTES DEVICE TO BE MOUNTED HORIZONTALLY
- DUPLEX WEATHERTIGHT RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE; PROVIDE WEATHERPROOF BOX FOR RECEPTACLE
- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT FLUSH IN CEILING
- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER
- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER
- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER, HORIZONTAL
- DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 26" AFF TO C/L FOR DRINKING FOUNTAIN
- QUADRAPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE
- QUADRAPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE. 'H' DENOTES DEVICE TO BE MOUNTED HORIZONTALLY
- JUNCTION BOX WITH BLANK SCREW COVER AND FLEXIBLE CONDUIT CONNECTION
- SURFACE-MOUNTED JUNCTION BOX WITH BLANK SCREW COVER (UNLESS DEVICE SHOWN TO BE INSTALLED); SIZE OF BOX TO BE DETERMINED BY DEVICE BEING INSTALLED
- WALL MOUNTED EXIT LIGHT
- WALL MOUNTED EMERGENCY UNIT BATTERY PACK
- WALL MOUNTED EXIT LIGHT/BATTERY PACK COMBO FIXTURE

MISCELLANEOUS

- A.F.F. ABOVE FINISH FLOOR
- A.F.G. ABOVE FINISH GRADE
- APCO ALABAMA POWER COMPANY
- e EXISTING

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Digital Signature

60% CONSTR. DOC.

CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

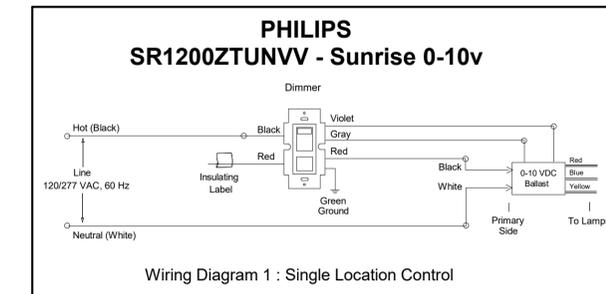
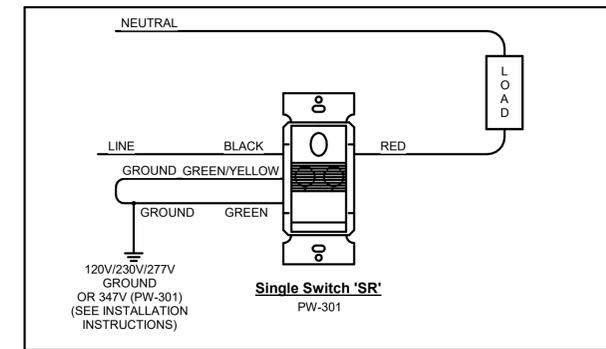
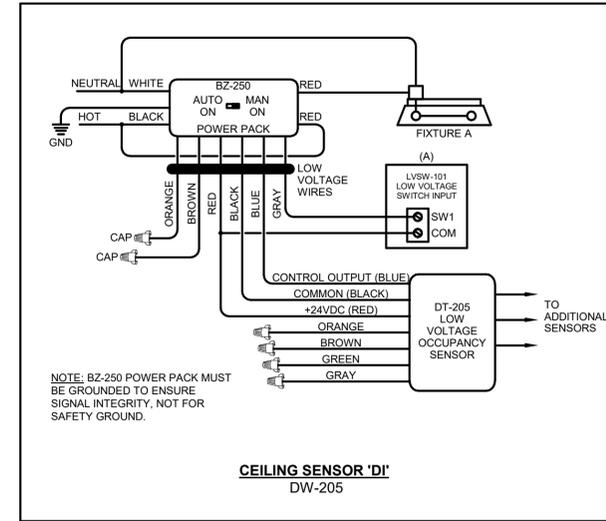
ELECTRICAL
LEGENDS,
GENERAL NOTES
AND DETAILS

E-001



Lighting Fixture Schedule

| Mark | Manufacturer and catalog No. | Lamp Type | Mounting | Remarks |
|--------------|---|---------------|--------------------------------------|--|
| BP | CHLORIDE #CLU2NW | -- LED | WALL MOUNT @ 7'-6" | 120V |
| BPX/ BPXC | CHLORIDE #CLCNRW | -- LED | WALL MOUNT @ 7'-6"/ CEILING MOUNT | BATTERY PACK/EXIT SIGN COMBO, SELF DIAGNOSTICS, 120V, USE PUNCH-OUTS TO SHOW DIRECTIONAL ARROWS AS DENOTED IN DRAWING(S) |
| LFPA | H.E. WILLIAMS #BP-24-LS(3500L)/8CS(3500K)-DIM-UNV | 29W 3500K LED | CEILING LAY-IN | 2'X4' LED FLAT PANEL LAY-IN, STD 0-10V DIMMING, UNV VOLT |
| LFPB | H.E. WILLIAMS #BP-24-LS(4700L)/8CS(3500K)-DIM-UNV | 39W 3500K LED | CEILING LAY-IN | 2'X4' LED FLAT PANEL LAY-IN, STD 0-10V DIMMING, UNV VOLT |
| LFPC | H.E. WILLIAMS #BP-24-LS(5700L)/8CS(3500K)-DIM-UNV | 48W 3500K LED | CEILING LAY-IN | 2'X4' LED FLAT PANEL LAY-IN, STD 0-10V DIMMING, UNV VOLT |



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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

**LIGHTING
FIXTURE
SCHEDULE AND
DETAILS**

E-002

Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBH

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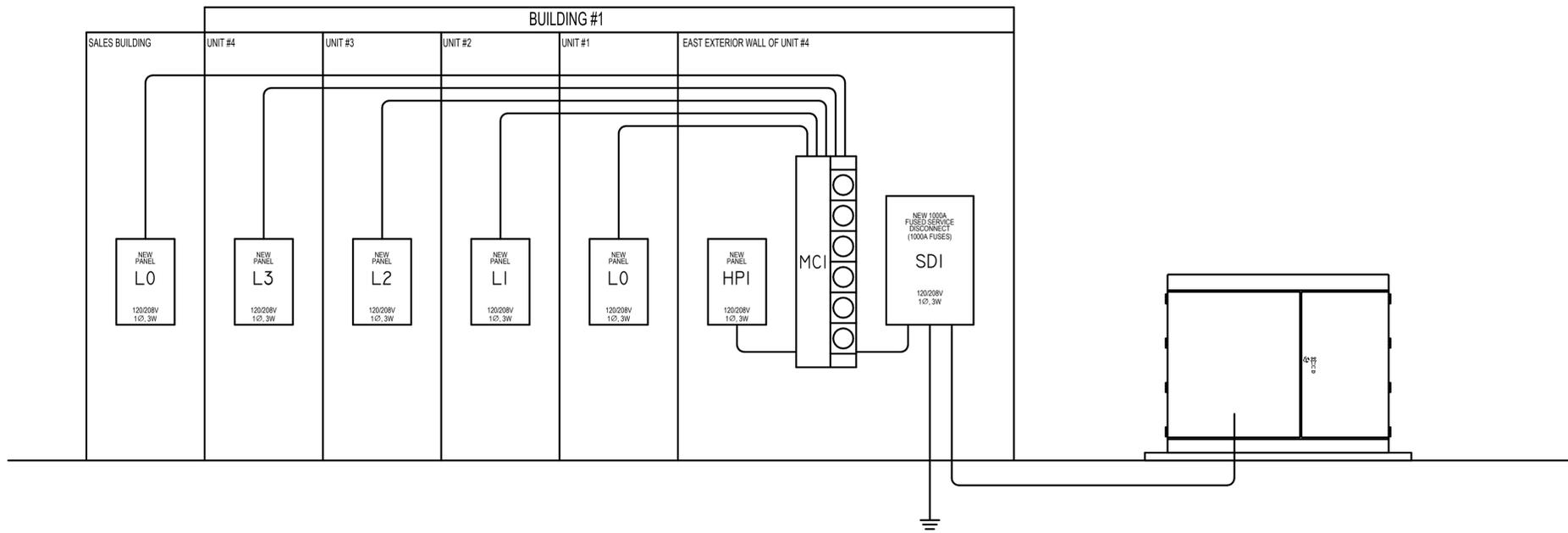
CLIENT NAME
GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

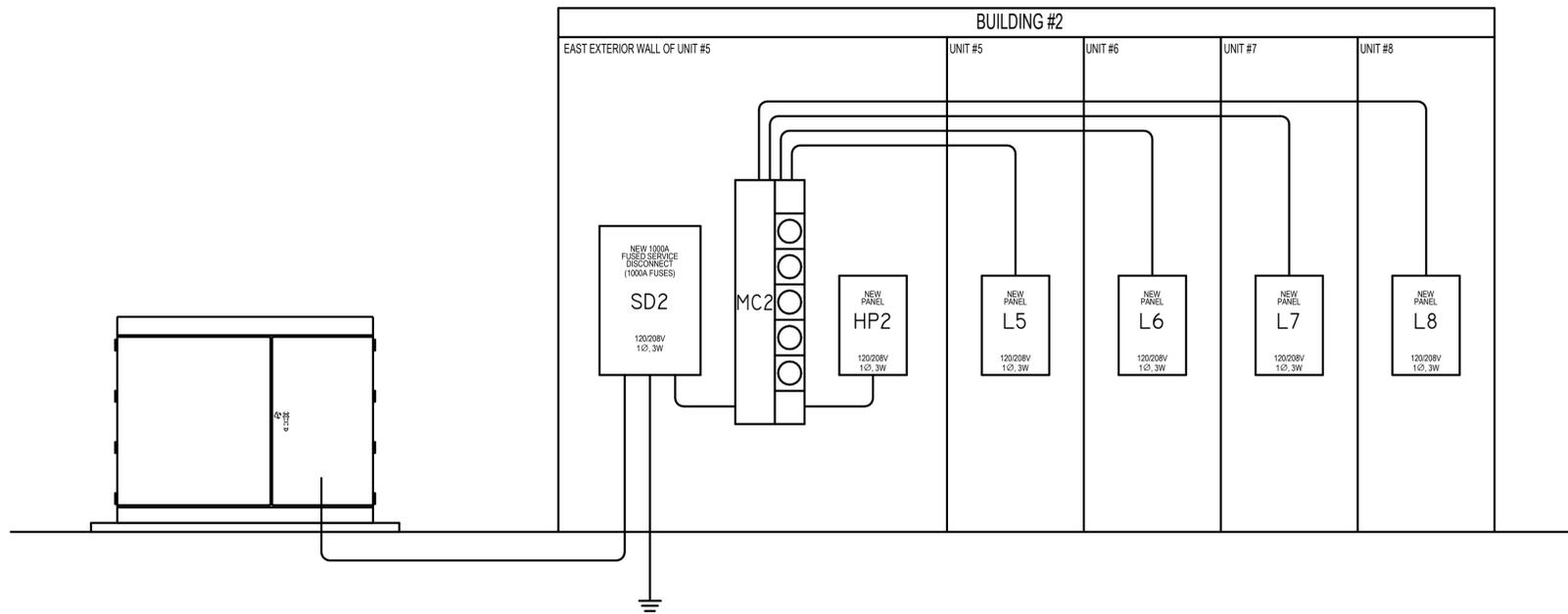
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NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

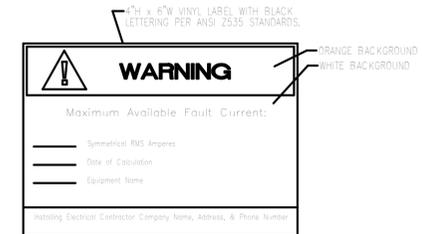
POWER RISER
DIAGRAM AND
DETAILS
E-003



1 BLDG 1 POWER RISER DIAGRAM
E-003 SCALE: NONE



2 BLDG 2 POWER RISER DIAGRAM
E-003 SCALE: NONE



3 TYPICAL SERVICE EQUIPMENT FAULT CURRENT LABEL DETAIL
E-003 SCALE: NONE

WATFORD ENGINEERING
Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBH
4462 Centur Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS

NO. DESCRIPTION DATE

Project Number **25038**

Dated 12.22.2025

PANEL
SCHEDULES

E-004



Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBH
4462 Centex Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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CLIENT NAME

GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

Project Number **25038**
Dated 12.22.2025

PANEL SCHEDULES
E-005



Branch Panel: L2

Location: UNIT 2 2 Volts: 120/208 Single A.I.C. Rating:
Supply From: MC1 Phases: 1 Mains Type: MLO
Mounting: SURFACE Wires: 3 Mains Rating: 225 A
Enclosure: NEMA 1 MCB Rating:

Notes:

| CKT | Circuit Description | Trip | Poles | A | B | A | B | Poles | Trip | Circuit Description | CKT |
|--------------------|-----------------------------|------|-------|---------|---|---------|---|-------|------|------------------------|-----|
| 1 | REC-RV | 20 A | 2 | 4160 VA | | 1180 VA | | 1 | 20 A | MOTORIZED DOOR | 2 |
| 3 | | | | 4160 VA | | 720 VA | | 1 | 20 A | REC-UNIT 2 | 4 |
| 5 | FUTURE ELECTRIC CAR CHARGER | 20 A | 2 | 0 VA | | 720 VA | | 1 | 20 A | REC-UNIT 2 | 6 |
| 7 | | | | 0 VA | | 360 VA | | 1 | 20 A | REC-UNIT 2 COUNTER TOP | 8 |
| 9 | | | | | | 360 VA | | 1 | 20 A | REC-RR 2C | 10 |
| 11 | | | | | | 360 VA | | 1 | 20 A | REC-UNIT 2 BALCONY | 12 |
| 13 | | | | | | 360 VA | | 1 | 20 A | REC-UNIT 2 BALCONY | 14 |
| 15 | | | | | | | | | | | 16 |
| 17 | | | | | | | | | | | 18 |
| 19 | | | | | | | | | | | 20 |
| 21 | | | | | | | | | | | 22 |
| 23 | | | | | | | | | | | 24 |
| 25 | | | | | | | | | | | 26 |
| 27 | | | | | | | | | | | 28 |
| 29 | | | | | | | | | | | 30 |
| 31 | | | | | | | | | | | 32 |
| 33 | | | | | | | | | | | 34 |
| 35 | | | | | | | | | | | 36 |
| 37 | | | | | | | | | | | 38 |
| 39 | | | | | | | | | | | 40 |
| 41 | | | | | | | | | | | 42 |
| Total Load: | | | | 6780 VA | | 0 VA | | | | | |
| Total Amps: | | | | 64 A | | 0 A | | | | | |

Legend:

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|------------------------------------|
| Other | 1180 VA | 100.00% | 1180 VA | |
| Receptacle | 11200 VA | 94.64% | 10600 VA | Total Conn. Load: 12380 VA |
| | | | | Total Est. Demand: 11780 VA |
| | | | | Total Conn.: 60 A |
| | | | | Total Est. Demand: 57 A |

Notes:

Branch Panel: L1

Location: UNIT 1 1 Volts: 120/208 Single A.I.C. Rating:
Supply From: MC1 Phases: 1 Mains Type: MLO
Mounting: SURFACE Wires: 3 Mains Rating: 225 A
Enclosure: NEMA 1 MCB Rating:

Notes:

| CKT | Circuit Description | Trip | Poles | A | B | A | B | Poles | Trip | Circuit Description | CKT |
|--------------------|-----------------------------|------|-------|---------|---|---------|---|-------|------|---------------------|-----|
| 1 | REC-RV | 60 A | 2 | 4992 VA | | 1180 VA | | 1 | 20 A | MOTORIZED DOOR | 2 |
| 3 | | | | 4992 VA | | 540 VA | | 1 | 20 A | REC-UNIT 1 | 4 |
| 5 | FUTURE ELECTRIC CAR CHARGER | 60 A | 2 | 0 VA | | 540 VA | | 1 | 20 A | REC-UNIT 1 | 6 |
| 7 | | | | 0 VA | | 720 VA | | 1 | 20 A | REC-UNIT 1 | 8 |
| 9 | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | 16 |
| 17 | | | | | | | | | | | 18 |
| 19 | | | | | | | | | | | 20 |
| 21 | | | | | | | | | | | 22 |
| 23 | | | | | | | | | | | 24 |
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| 27 | | | | | | | | | | | 28 |
| 29 | | | | | | | | | | | 30 |
| 31 | | | | | | | | | | | 32 |
| 33 | | | | | | | | | | | 34 |
| 35 | | | | | | | | | | | 36 |
| 37 | | | | | | | | | | | 38 |
| 39 | | | | | | | | | | | 40 |
| 41 | | | | | | | | | | | 42 |
| Total Load: | | | | 6712 VA | | 0 VA | | | | | |
| Total Amps: | | | | 64 A | | 0 A | | | | | |

Legend:

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|------------------------------------|
| Other | 1180 VA | 100.00% | 1180 VA | |
| Receptacle | 11784 VA | 92.43% | 10892 VA | Total Conn. Load: 12964 VA |
| | | | | Total Est. Demand: 12072 VA |
| | | | | Total Conn.: 62 A |
| | | | | Total Est. Demand: 58 A |

Notes:

Branch Panel: L4

Location: UNIT 4 4 Volts: 120/208 Single A.I.C. Rating:
Supply From: MC1 Phases: 1 Mains Type: MLO
Mounting: SURFACE Wires: 3 Mains Rating: 225 A
Enclosure: NEMA 1 MCB Rating:

Notes:

| CKT | Circuit Description | Trip | Poles | A | B | A | B | Poles | Trip | Circuit Description | CKT |
|--------------------|-----------------------------|------|-------|---------|---|---------|---|-------|------|---------------------|-----|
| 1 | REC-RV | 60 A | 2 | 4992 VA | | 1180 VA | | 1 | 20 A | MOTORIZED DOOR | 2 |
| 3 | | | | 4992 VA | | 540 VA | | 1 | 20 A | REC-UNIT 4 | 4 |
| 5 | FUTURE ELECTRIC CAR CHARGER | 20 A | 2 | 0 VA | | 540 VA | | 1 | 20 A | REC-UNIT 4 | 6 |
| 7 | | | | 0 VA | | 720 VA | | 1 | 20 A | REC-UNIT 4 | 8 |
| 9 | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | 16 |
| 17 | | | | | | | | | | | 18 |
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| 35 | | | | | | | | | | | 36 |
| 37 | | | | | | | | | | | 38 |
| 39 | | | | | | | | | | | 40 |
| 41 | | | | | | | | | | | 42 |
| Total Load: | | | | 6712 VA | | 0 VA | | | | | |
| Total Amps: | | | | 64 A | | 0 A | | | | | |

Legend:

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|------------------------------------|
| Other | 1180 VA | 100.00% | 1180 VA | |
| Receptacle | 11784 VA | 92.43% | 10892 VA | Total Conn. Load: 12964 VA |
| | | | | Total Est. Demand: 12072 VA |
| | | | | Total Conn.: 62 A |
| | | | | Total Est. Demand: 58 A |

Notes:

Branch Panel: L3

Location: UNIT 3 3 Volts: 120/208 Single A.I.C. Rating:
Supply From: MC1 Phases: 1 Mains Type: MLO
Mounting: SURFACE Wires: 3 Mains Rating: 225 A
Enclosure: NEMA 1 MCB Rating:

Notes:

| CKT | Circuit Description | Trip | Poles | A | B | A | B | Poles | Trip | Circuit Description | CKT |
|--------------------|-----------------------------|------|-------|---------|---|---------|---|-------|------|---------------------|-----|
| 1 | REC-RV | 20 A | 2 | 4160 VA | | 1180 VA | | 1 | 20 A | MOTORIZED DOOR | 2 |
| 3 | | | | 4160 VA | | 540 VA | | 1 | 20 A | REC-UNIT 3 | 4 |
| 5 | FUTURE ELECTRIC CAR CHARGER | 20 A | 2 | 0 VA | | 540 VA | | 1 | 20 A | REC-UNIT 3 | 6 |
| 7 | | | | 0 VA | | 720 VA | | 1 | 20 A | REC-UNIT 3 | 8 |
| 9 | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | 16 |
| 17 | | | | | | | | | | | 18 |
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| 21 | | | | | | | | | | | 22 |
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| 29 | | | | | | | | | | | 30 |
| 31 | | | | | | | | | | | 32 |
| 33 | | | | | | | | | | | 34 |
| 35 | | | | | | | | | | | 36 |
| 37 | | | | | | | | | | | 38 |
| 39 | | | | | | | | | | | 40 |
| 41 | | | | | | | | | | | 42 |
| Total Load: | | | | 5880 VA | | 0 VA | | | | | |
| Total Amps: | | | | 56 A | | 0 A | | | | | |

Legend:

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|------------------------------------|
| Other | 1180 VA | 100.00% | 1180 VA | |
| Receptacle | 10120 VA | 99.41% | 10060 VA | Total Conn. Load: 11300 VA |
| | | | | Total Est. Demand: 11240 VA |
| | | | | Total Conn.: 54 A |
| | | | | Total Est. Demand: 54 A |

Notes:

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CLIENT NAME

GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number 25038
Dated 12.22.2025

PANEL SCHEDULES
E-006



Branch Panel: L6

Location: UNIT 6 6 Volts: 120/208 Single A.I.C. Rating:
Supply From: MC2 Phases: 1 Mains Type: MLO
Mounting: SURFACE Wires: 3 Mains Rating: 225 A
Enclosure: NEMA 1 MCB Rating:

Notes:

| CKT | Circuit Description | Trip | Poles | A | B | A | B | Poles | Trip | Circuit Description | CKT |
|--------------------|-----------------------------|------|-------|---------|---|---------|---|-------|------|---------------------|-----|
| 1 | REC-RV | 50 A | 2 | 4160 VA | | 1180 VA | | 1 | 20 A | MOTORIZED DOOR | 2 |
| 3 | | | | 4160 VA | | 720 VA | | 1 | 20 A | REC-UNIT 6 | 4 |
| 5 | FUTURE ELECTRIC CAR CHARGER | 60 A | 2 | 0 VA | | 720 VA | | 1 | 20 A | REC-UNIT 6 | 6 |
| 7 | | | | 0 VA | | 540 VA | | 1 | 20 A | REC-UNIT 6 | 8 |
| 9 | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | 14 |
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| 35 | | | | | | | | | | | 36 |
| 37 | | | | | | | | | | | 38 |
| 39 | | | | | | | | | | | 40 |
| 41 | | | | | | | | | | | 42 |
| Total Load: | | | | 6060 VA | | 0 VA | | | | | |
| Total Amps: | | | | 57 A | | 0 A | | | | | |

Legend:

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|------------------------------------|
| Other | 1180 VA | 100.00% | 1180 VA | |
| Receptacle | 10300 VA | 98.54% | 10150 VA | |
| | | | | Total Conn. Load: 11480 VA |
| | | | | Total Est. Demand: 11330 VA |
| | | | | Total Conn.: 63 A |
| | | | | Total Est. Demand: 54 A |

Notes:

Branch Panel: L5

Location: UNIT 5 5 Volts: 120/208 Single A.I.C. Rating:
Supply From: MC2 Phases: 1 Mains Type: MLO
Mounting: SURFACE Wires: 3 Mains Rating: 225 A
Enclosure: NEMA 1 MCB Rating:

Notes:

| CKT | Circuit Description | Trip | Poles | A | B | A | B | Poles | Trip | Circuit Description | CKT |
|--------------------|-----------------------------|------|-------|---------|---|---------|---|-------|------|---------------------|-----|
| 1 | REC-RV | 60 A | 2 | 4992 VA | | 1180 VA | | 1 | 20 A | MOTORIZED DOOR | 2 |
| 3 | | | | 4992 VA | | 720 VA | | 1 | 20 A | REC-UNIT 5 | 4 |
| 5 | FUTURE ELECTRIC CAR CHARGER | 60 A | 2 | 0 VA | | 720 VA | | 1 | 20 A | REC-UNIT 5 | 6 |
| 7 | | | | 0 VA | | 540 VA | | 1 | 20 A | REC-UNIT 5 | 8 |
| 9 | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | 16 |
| 17 | | | | | | | | | | | 18 |
| 19 | | | | | | | | | | | 20 |
| 21 | | | | | | | | | | | 22 |
| 23 | | | | | | | | | | | 24 |
| 25 | | | | | | | | | | | 26 |
| 27 | | | | | | | | | | | 28 |
| 29 | | | | | | | | | | | 30 |
| 31 | | | | | | | | | | | 32 |
| 33 | | | | | | | | | | | 34 |
| 35 | | | | | | | | | | | 36 |
| 37 | | | | | | | | | | | 38 |
| 39 | | | | | | | | | | | 40 |
| 41 | | | | | | | | | | | 42 |
| Total Load: | | | | 6892 VA | | 0 VA | | | | | |
| Total Amps: | | | | 65 A | | 0 A | | | | | |

Legend:

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|------------------------------------|
| Other | 1180 VA | 100.00% | 1180 VA | |
| Receptacle | 11964 VA | 91.79% | 10982 VA | |
| | | | | Total Conn. Load: 13144 VA |
| | | | | Total Est. Demand: 12162 VA |
| | | | | Total Conn.: 63 A |
| | | | | Total Est. Demand: 58 A |

Notes:

Branch Panel: L8

Location: UNIT 8 8 Volts: 120/208 Single A.I.C. Rating:
Supply From: MC2 Phases: 1 Mains Type: MLO
Mounting: SURFACE Wires: 3 Mains Rating: 225 A
Enclosure: NEMA 1 MCB Rating:

Notes:

| CKT | Circuit Description | Trip | Poles | A | C | A | C | Poles | Trip | Circuit Description | CKT |
|--------------------|-----------------------------|------|-------|---------|---|---------|---|-------|------|---------------------|-----|
| 1 | REC-RV | 60 A | 2 | 4992 VA | | 1180 VA | | 1 | 20 A | MOTORIZED DOOR | 2 |
| 3 | | | | 4992 VA | | 720 VA | | 1 | 20 A | REC-UNIT 8 | 4 |
| 5 | FUTURE ELECTRIC CAR CHARGER | 60 A | 2 | 0 VA | | 720 VA | | 1 | 20 A | REC-UNIT 8 | 6 |
| 7 | | | | 0 VA | | 540 VA | | 1 | 20 A | REC-UNIT 8 | 8 |
| 9 | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | 16 |
| 17 | | | | | | | | | | | 18 |
| 19 | | | | | | | | | | | 20 |
| 21 | | | | | | | | | | | 22 |
| 23 | | | | | | | | | | | 24 |
| 25 | | | | | | | | | | | 26 |
| 27 | | | | | | | | | | | 28 |
| 29 | | | | | | | | | | | 30 |
| 31 | | | | | | | | | | | 32 |
| 33 | | | | | | | | | | | 34 |
| 35 | | | | | | | | | | | 36 |
| 37 | | | | | | | | | | | 38 |
| 39 | | | | | | | | | | | 40 |
| 41 | | | | | | | | | | | 42 |
| Total Load: | | | | 6892 VA | | 0 VA | | | | | |
| Total Amps: | | | | 65 A | | 0 A | | | | | |

Legend:

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|------------------------------------|
| Other | 1180 VA | 100.00% | 1180 VA | |
| Receptacle | 11964 VA | 91.79% | 10982 VA | |
| | | | | Total Conn. Load: 13144 VA |
| | | | | Total Est. Demand: 12162 VA |
| | | | | Total Conn.: 63 A |
| | | | | Total Est. Demand: 58 A |

Notes:

Branch Panel: L7

Location: UNIT 7 7 Volts: 120/208 Single A.I.C. Rating:
Supply From: MC2 Phases: 1 Mains Type: MLO
Mounting: SURFACE Wires: 3 Mains Rating: 225 A
Enclosure: NEMA 1 MCB Rating:

Notes:

| CKT | Circuit Description | Trip | Poles | A | C | A | C | Poles | Trip | Circuit Description | CKT |
|--------------------|-----------------------------|------|-------|---------|---|---------|---|-------|------|---------------------|-----|
| 1 | REC-RV | 20 A | 2 | 4160 VA | | 1180 VA | | 1 | 20 A | MOTORIZED DOOR | 2 |
| 3 | | | | 4160 VA | | 720 VA | | 1 | 20 A | REC-UNIT 7 | 4 |
| 5 | FUTURE ELECTRIC CAR CHARGER | 20 A | 2 | 0 VA | | 720 VA | | 1 | 20 A | REC-UNIT 7 | 6 |
| 7 | | | | 0 VA | | 540 VA | | 1 | 20 A | REC-UNIT 7 | 8 |
| 9 | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | 16 |
| 17 | | | | | | | | | | | 18 |
| 19 | | | | | | | | | | | 20 |
| 21 | | | | | | | | | | | 22 |
| 23 | | | | | | | | | | | 24 |
| 25 | | | | | | | | | | | 26 |
| 27 | | | | | | | | | | | 28 |
| 29 | | | | | | | | | | | 30 |
| 31 | | | | | | | | | | | 32 |
| 33 | | | | | | | | | | | 34 |
| 35 | | | | | | | | | | | 36 |
| 37 | | | | | | | | | | | 38 |
| 39 | | | | | | | | | | | 40 |
| 41 | | | | | | | | | | | 42 |
| Total Load: | | | | 6060 VA | | 0 VA | | | | | |
| Total Amps: | | | | 57 A | | 0 A | | | | | |

Legend:

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|------------------------------------|
| Other | 1180 VA | 100.00% | 1180 VA | |
| Receptacle | 10300 VA | 98.54% | 10150 VA | |
| | | | | Total Conn. Load: 11480 VA |
| | | | | Total Est. Demand: 11330 VA |
| | | | | Total Conn.: 63 A |
| | | | | Total Est. Demand: 54 A |

Notes:

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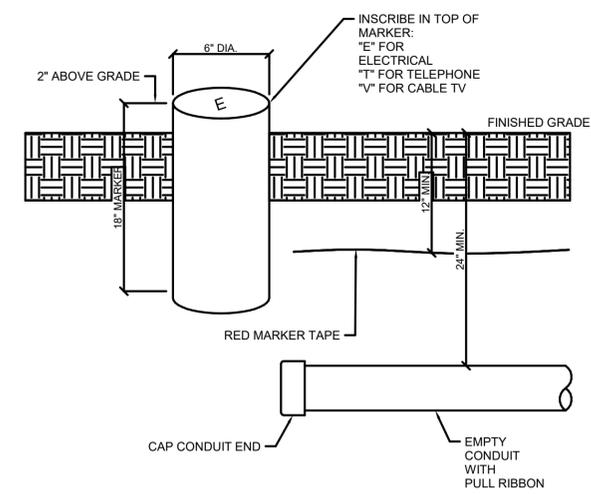
CLIENT NAME
GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

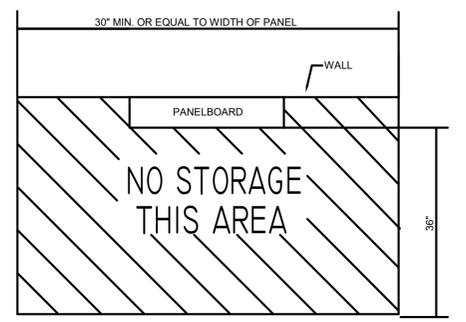
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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Project Number **25038**
Dated **12.22.2025**

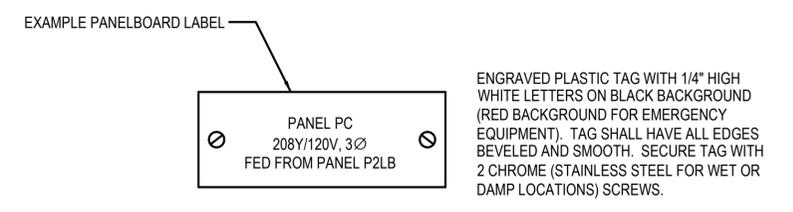
ELECTRICAL
DETAILS
E-007



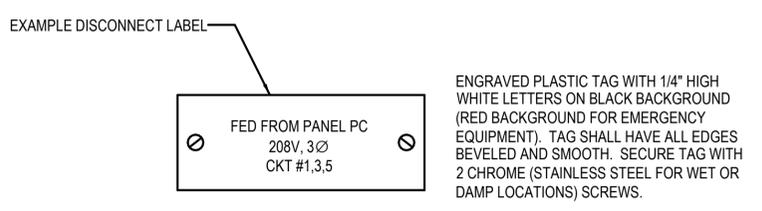
6 CONDUIT MARKER DETAIL
E-007 SCALE: NONE



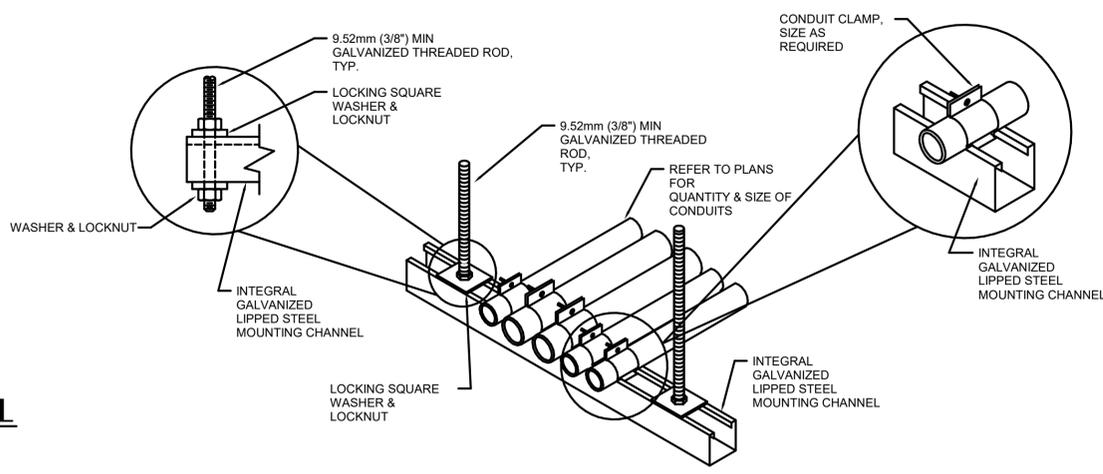
7 TYPICAL CLEARANCE AT ELECTRICAL PANELS
E-007 SCALE: NONE



8 TYPICAL PANELBOARD LABELING DETAIL
E-007 SCALE: NONE

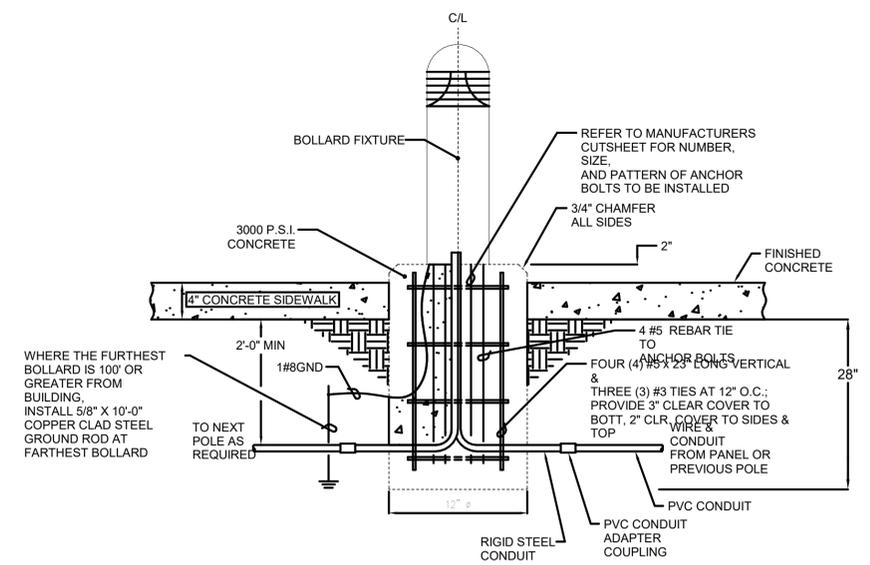


9 TYPICAL DISCONNECT LABELING DETAIL
E-007 SCALE: NONE



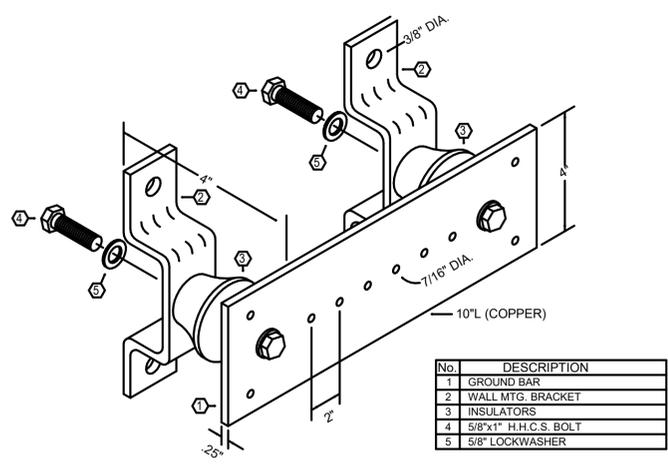
- NOTE(S):**
- INTEGRAL GALVANIZED LIPPED STEEL MOUNTING CHANNEL LONGER THAN 915mm (36") SHALL BE INSTALLED WITH A CENTER SUPPORT ROD. SUPPORT RODS SHALL NOT BE GREATER THAN 457mm (18") APART.
 - FASTEN THREADED ROD TO STRUCTURE BY APPROVED METHOD PER SPECIFICATION 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS. FIELD VERIFY EXACT CONDITIONS.
 - FOR TRAPEZE INSTALLATIONS IN SEISMIC AREAS REFER TO SPECIFICATION SECTION 13 05 41, SEISMIC RESTRAINT REQUIREMENTS FOR NON-STRUCTURAL COMPONENTS.

4 CONDUIT TRAPEZE MOUNTING DETAIL
E-007 SCALE: NONE



NOTE: PRIOR TO INSTALLATION EC TO OBTAIN EXACT MANUFACTURERS CUTSHEET AND VERIFY ALL REQUIREMENTS

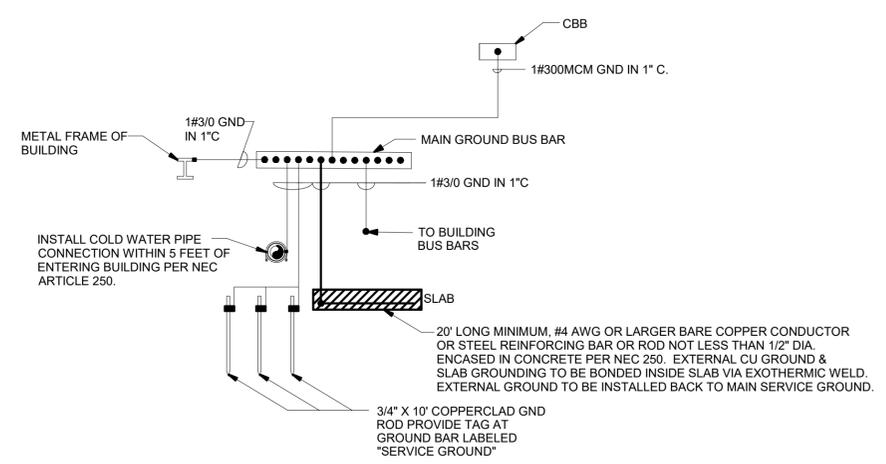
5 FIXTURE MARK 'BL' MOUNTING DETAIL
E-007 SCALE: NONE



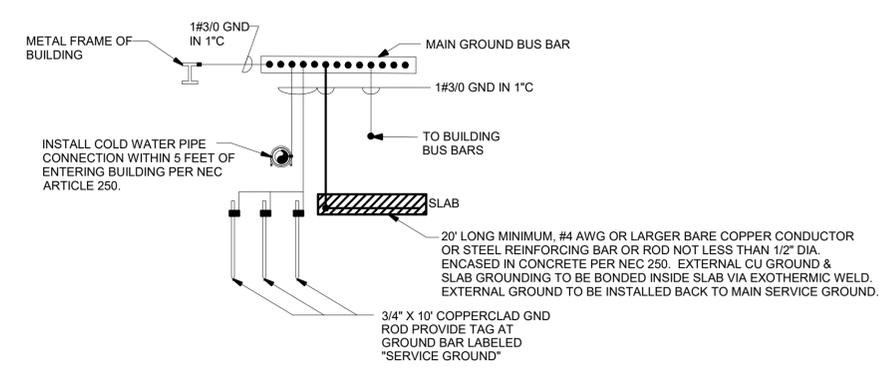
1 'CBB' INSULATED GROUNDING BUSBAR DETAIL
E-007 SCALE: NONE

GROUND BAR NOTES:

- INSTALL ONE BAR AT EACH COMMUNICATIONS BACKBOARD.
- ROUTE 1#1/0 BARE CU IN 1" C. TO ELECTRICAL SERVICE GND FROM BAR ON MAIN COMM. BACKBOARD.
- CONNECT BARS WITH 1#6 BARE CU IN 1" C.



2 BLDG 1 GROUNDING SYSTEM RISER DIAGRAM
E-007 SCALE: NONE



3 BLDG 2 GROUNDING SYSTEM RISER DIAGRAM
E-007 SCALE: NONE

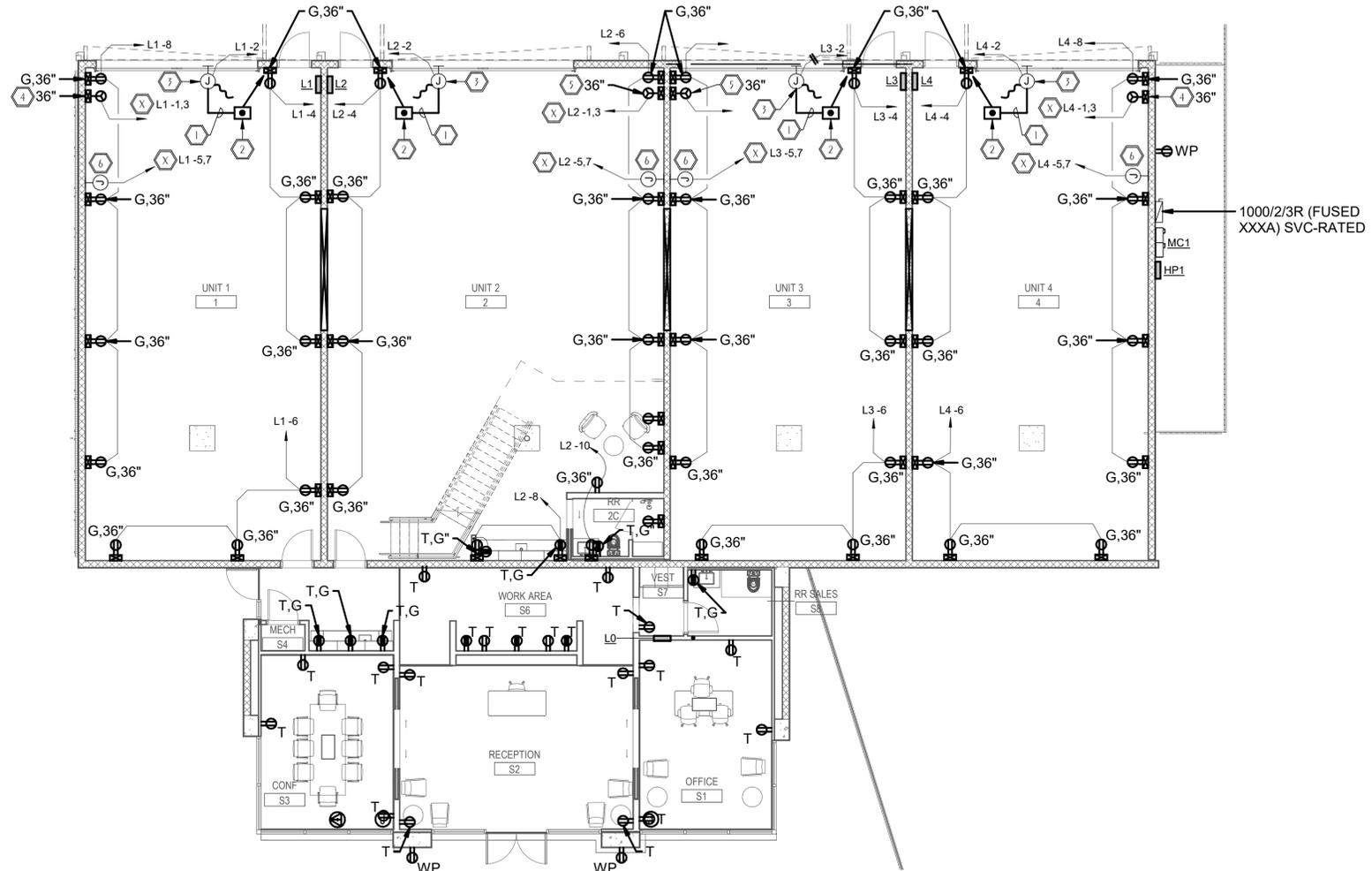
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GENERAL NOTES

1. EC TO FURNISH/INSTALL ALL JUNCTION BOXES AND CONCEALED CONDUIT RUNS REQUIRED FOR COMMUNICATIONS AND SECURITY SYSTEMS AS WELL AS ALL WIRING AND ELECTRICAL CONNECTIONS FOR ANY COMMUNICATIONS AND SECURITY SYSTEMS THAT REQUIRE 120 VOLT POWER. PRIOR TO ROUGH-IN, EC TO COORDINATE WITH OWNER AND GC FOR EXACT LOCATION, HEIGHT, AND SIZES REQUIRED FOR ALL JUNCTION BOXES.
2. ALL EXPOSED CONDUIT SHALL BE ROUTED IN A CLEAN, STRAIGHT, AND UNIFORM MANNER, DROPPING VERTICALLY FROM CEILING TO DEVICE OR EQUIPMENT. CONDUIT RUNS SHALL BE GROUPED AND CONSOLIDATED WHERE POSSIBLE. COORDINATE CONDUIT PAINTING AND COLOR WITH GC/OWNER PRIOR TO INSTALLATION.
3. PRIOR TO ROUGH-IN, EC TO COORDINATE WITH GC/OWNER FOR EXACT LOCATION OF INFILL PANELS ON INTERIOR WALLS. EC TO ENSURE NO CONDUIT OR DEVICES ARE INSTALLED IN THESE LOCATIONS TO ALLOW FOR FUTURE REMOVAL OF INFILL PANELS.

SHEET NOTES

1. MOTORIZED DOOR CONTROL WIRING; PRIOR TO BID, VERIFY WIRE, BREAKER, AND CONDUIT SIZES WITH GC/OWNER.
2. EC SHALL COORDINATE WITH EQUIPMENT SUPPLIER FOR INSTALLATION OF CONTROL SWITCHES FOR ROLL-UP DOORS. SWITCHES TO BE FURNISHED BY EQUIPMENT SUPPLIER. COORDINATE FOR EXACT REQUIREMENTS FOR CONTROL WIRING PRIOR TO ROUGH-IN.
3. EC SHALL FIELD-COORDINATE WITH DOOR OPERATOR INSTALLER FOR EXACT LOCATION OF J-BOX FOR DOOR MOTOR.
4. EC SHALL COORDINATE WITH GC/OWNER FOR EXACT SPECIAL NEMA RECEPTACLE REQUIRED FOR RV. FOR BID PURPOSES ASSUME SPECIAL NEMA RECEPTACLE L14-60R.
5. EC SHALL COORDINATE WITH GC/OWNER FOR EXACT SPECIAL NEMA RECEPTACLE REQUIRED FOR RV. FOR BID PURPOSES ASSUME SPECIAL NEMA RECEPTACLE L14-50R.
6. EC TO FURNISH/INSTALL J-BOX FOR FUTURE ELECTRIC CAR CHARGER OPTION. COORDINATE WITH GC/OWNER FOR EXACT SIZE OF J-BOX AND ADDITIONAL ELECTRICAL REQUIREMENTS. ADDITIONALLY, COORDINATE EXACT MOUNTING HEIGHT/LOCATION OF J-BOX WITH GC/OWNER PRIOR TO ROUGH-IN.



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CLIENT NAME

GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

| REVISIONS | NO. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
| | | | |

Project Number **25038**
Dated 12.22.2025

ELECTRICAL LEVEL 1 SALES/BLDG 1 POWER PLAN

E-101

1 ELECTRICAL LEVEL 1 SALES/BLDG 1 POWER PLAN
E-101 SCALE: 1/8" = 1'-0"
PROJECT TRUE NORTH

WATFORD ENGINEERING
Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBN
4462 Centex Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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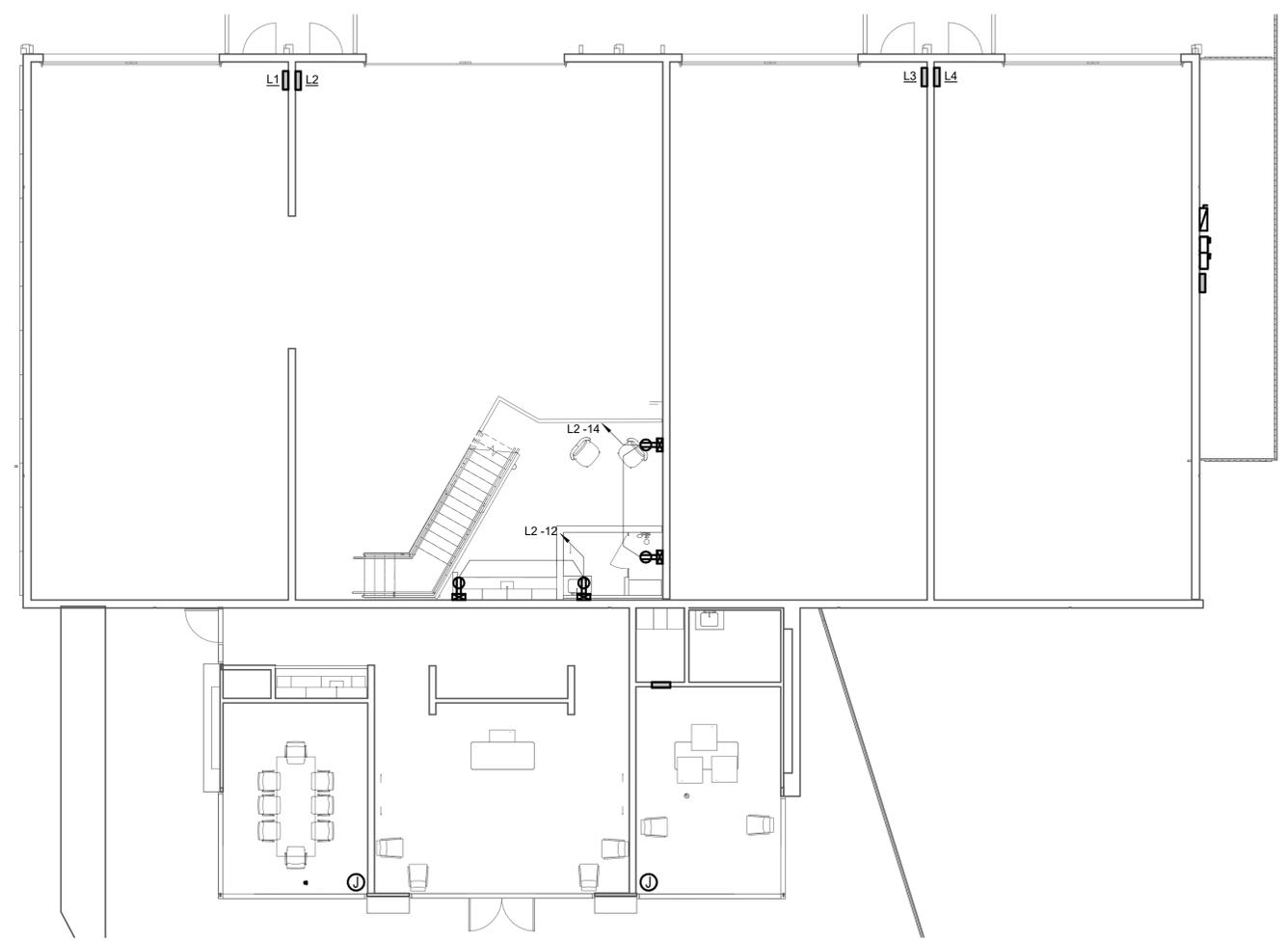
CLIENT NAME
GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

ELECTRICAL LEVEL 2 SALES/BLDG 1 POWER PLAN
E-102



 **1** ELECTRICAL LEVEL 2 SALES/BLDG 1 POWER PLAN
E-102 SCALE: 1/8" = 1'-0"

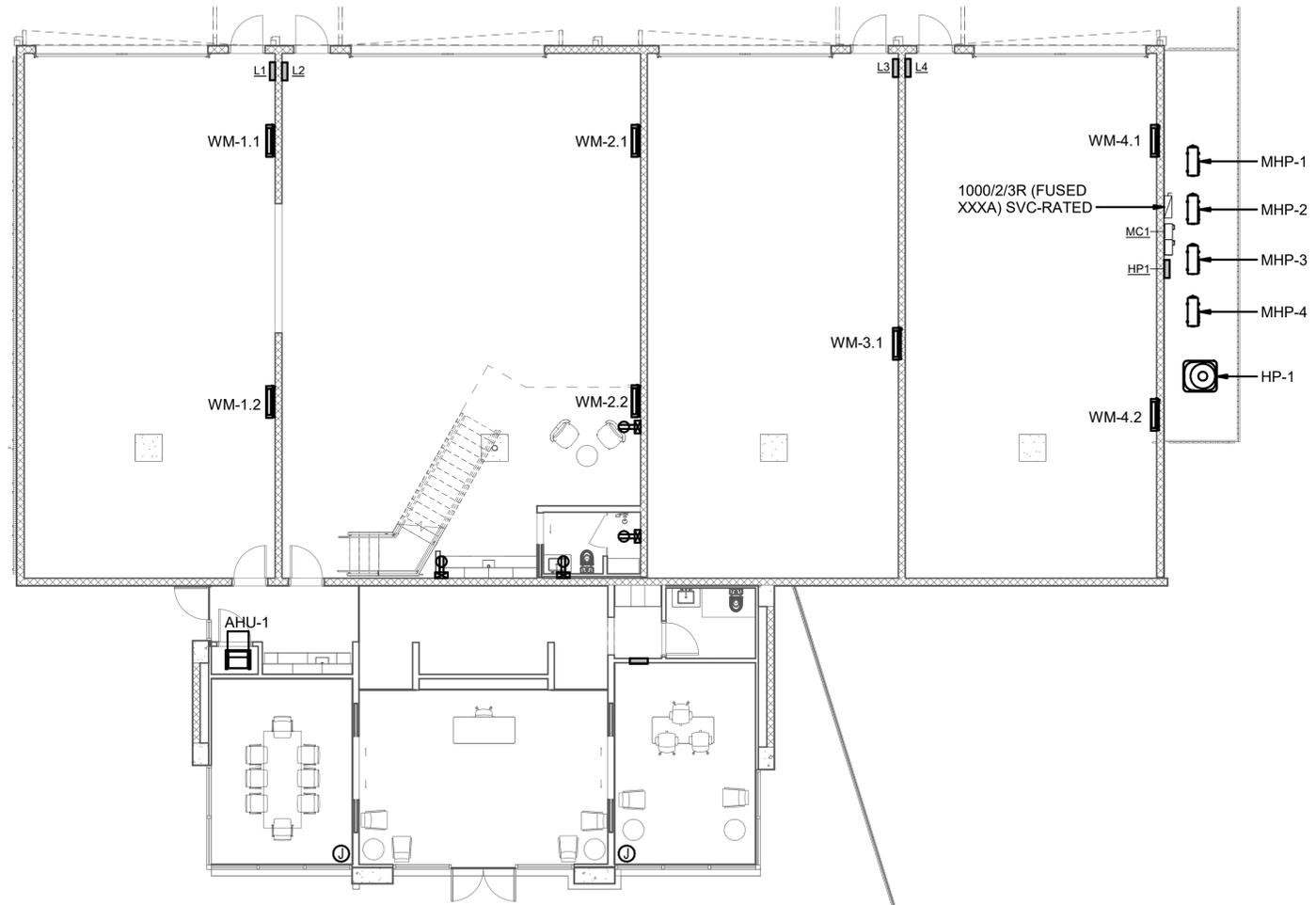
**WATFORD ENGINEERING**
Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBH
4462 Centur Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

GENERAL NOTES

1. ALL EXPOSED CONDUIT SHALL BE ROUTED IN A CLEAN, STRAIGHT, AND UNIFORM MANNER, DROPPING VERTICALLY FROM CEILING TO DEVICE OR EQUIPMENT. CONDUIT RUNS SHALL BE GROUPED AND CONSOLIDATED WHERE POSSIBLE. COORDINATE CONDUIT PAINTING AND COLOR WITH GC/OWNER PRIOR TO INSTALLATION.
2. PRIOR TO ROUGH-IN, EC TO COORDINATE WITH GC/OWNER FOR EXACT LOCATION OF INFILL PANELS ON INTERIOR WALLS. EC TO ENSURE NO CONDUIT OR DEVICES ARE INSTALLED IN THESE LOCATIONS TO ALLOW FOR FUTURE REMOVAL OF INFILL PANELS.

SHEET NOTES

① xxx



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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE



1 ELECTRICAL LEVEL 1 SALES/BLDG 1 MECHANICAL POWER PLAN

E-103 SCALE: 1/8" = 1'-0"

**WATFORD
ENGINEERING**

Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBH

4462 Centex Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

Project Number **25038**
Dated 12.22.2025

**ELECTRICAL
LEVEL 1
SALES/BLDG 1
MECHANICAL
POWER PLAN**

E-103

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CLIENT NAME

**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

**ELECTRICAL
LEVEL 1/BLDG 2
MECHANICAL
POWER PLAN**

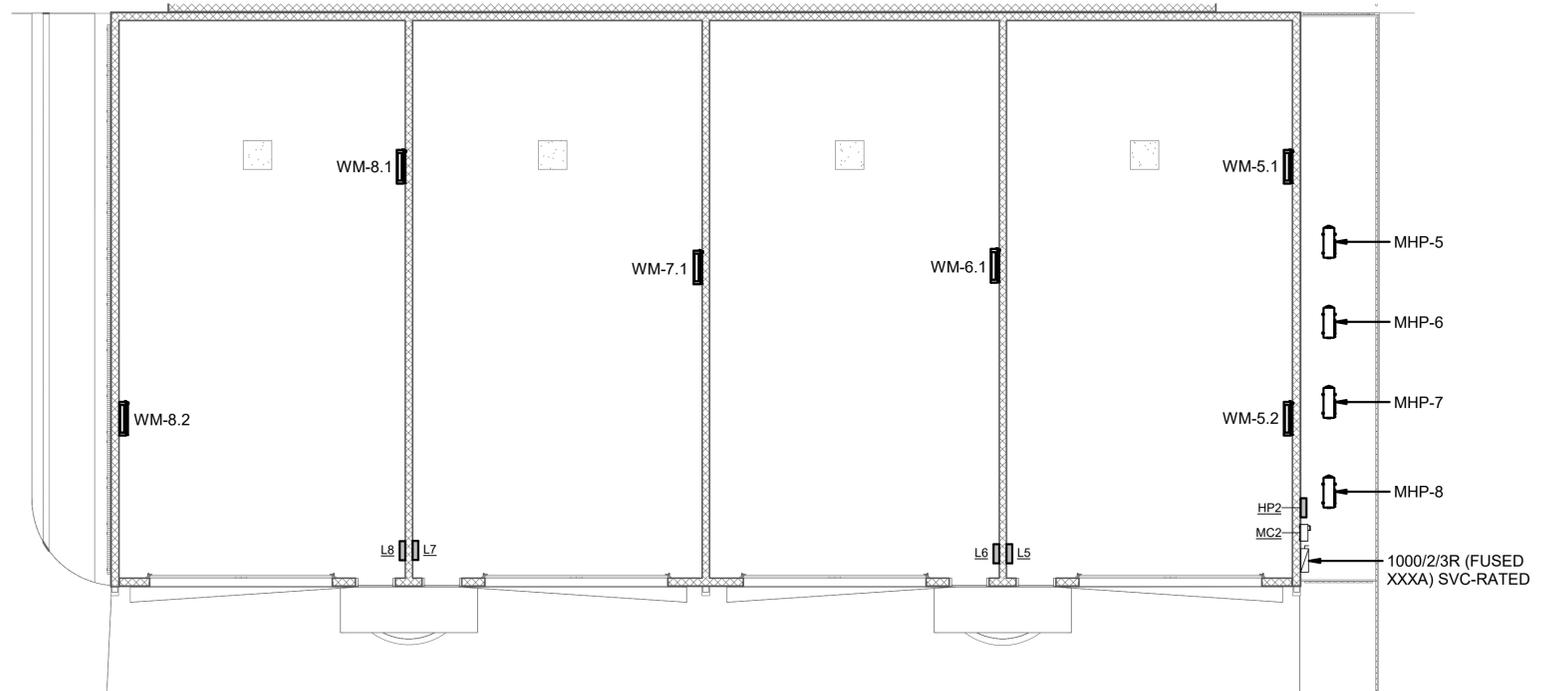
E-112

GENERAL NOTES

1. ALL EXPOSED CONDUIT SHALL BE ROUTED IN A CLEAN, STRAIGHT, AND UNIFORM MANNER, DROPPING VERTICALLY FROM CEILING TO DEVICE OR EQUIPMENT. CONDUIT RUNS SHALL BE GROUPED AND CONSOLIDATED WHERE POSSIBLE. COORDINATE CONDUIT PAINTING AND COLOR WITH GC/OWNER PRIOR TO INSTALLATION.
2. PRIOR TO ROUGH-IN, EC TO COORDINATE WITH GC/OWNER FOR EXACT LOCATION OF INFILL PANELS ON INTERIOR WALLS. EC TO ENSURE NO CONDUIT OR DEVICES ARE INSTALLED IN THESE LOCATIONS TO ALLOW FOR FUTURE REMOVAL OF INFILL PANELS.

SHEET NOTES

① XXX



1 ELECTRICAL LEVEL 1 BLDG 2 MECHANICAL POWER PLAN
E-112 SCALE: 1/8" = 1'-0"
PROJECT TRUE NORTH NORTH

**WATFORD
ENGINEERING**
Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBH
4462 Centur Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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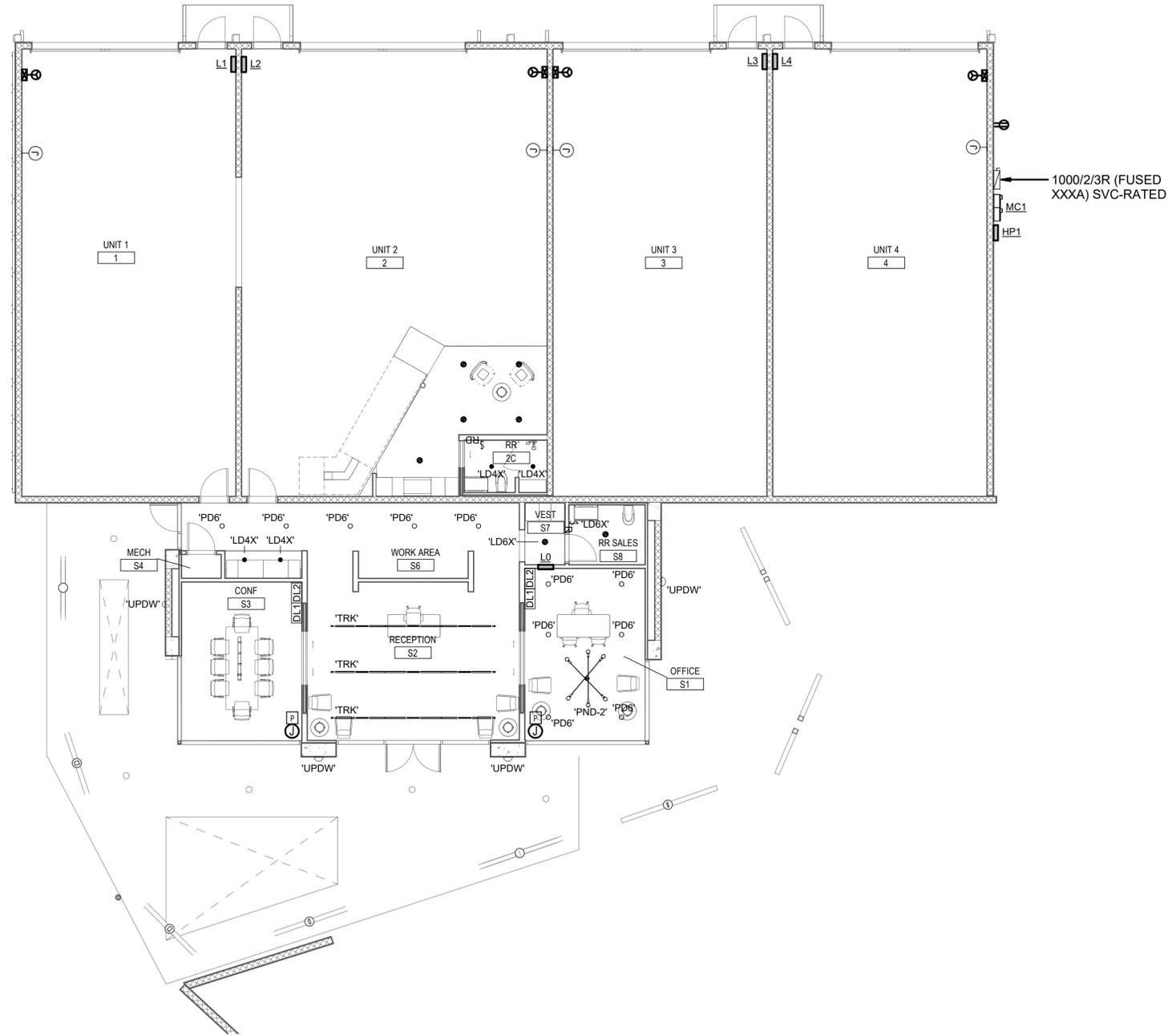
**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

**ELECTRICAL
LEVEL 1
SALES/BLDG 1
LIGHTING PLAN
E-201**



1 ELECTRICAL LEVEL 1 SALES/BLDG 1 LIGHTING PLAN

E-201 SCALE: 1/8" = 1'-0"

**WATFORD
ENGINEERING**

Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBN

4462 Centex Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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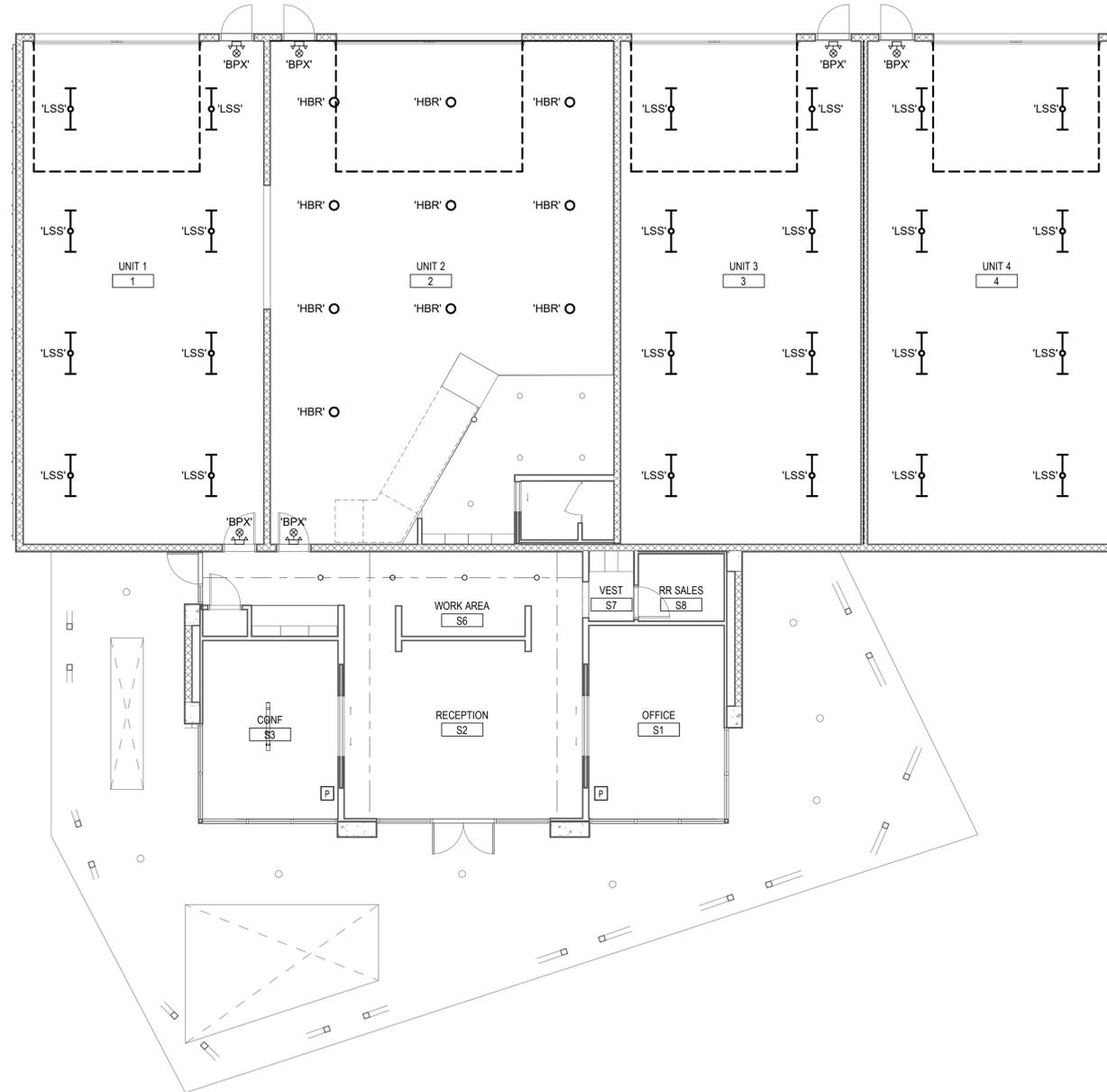
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MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

**ELECTRICAL
LEVEL 2
SALES/BLDG 1
LIGHTING PLAN
E-202**



1 ELECTRICAL LEVEL 2 SALES/BLDG 1 LIGHTING PLAN
E-202 SCALE: 1/8" = 1'-0"
PROJECT TRUE NORTH

**WATFORD
ENGINEERING**
Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBH
4452 Centa Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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Digital Signature
60% CONSTR. DOC.

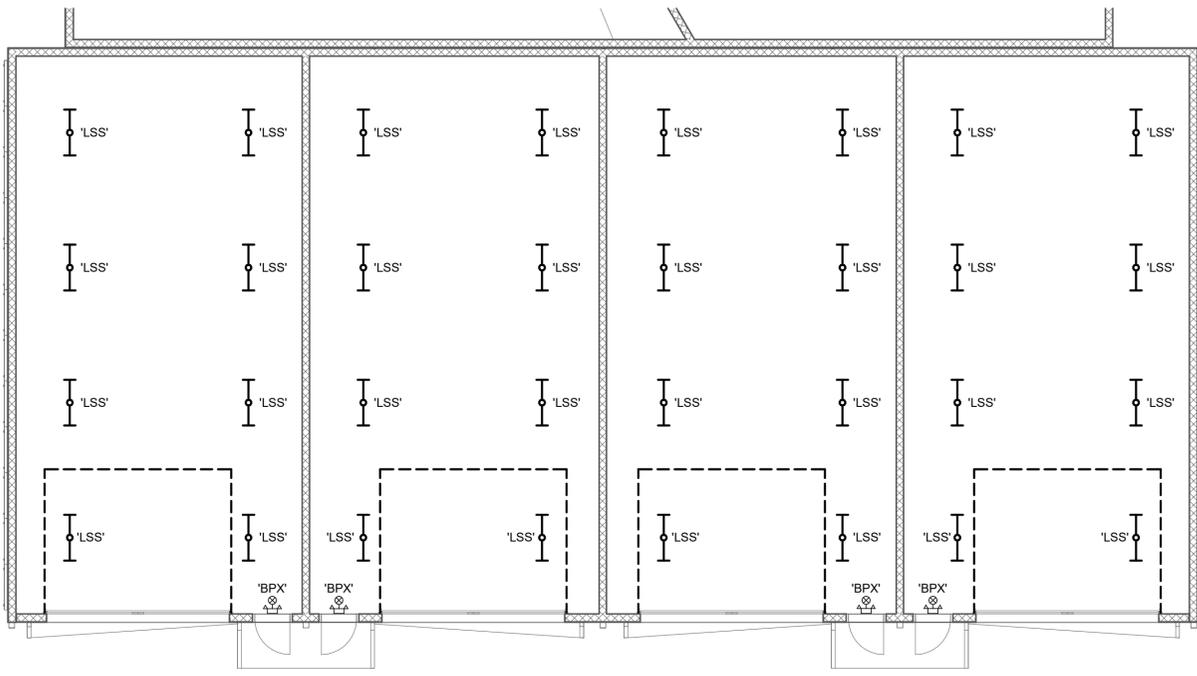
CLIENT NAME
**GARAGE
LUXURY AT
MIRAMAR**

U.S. Highway 98
Miramar Beach, FL

REVISIONS
NO. DESCRIPTION DATE

Project Number **25038**
Dated 12.22.2025

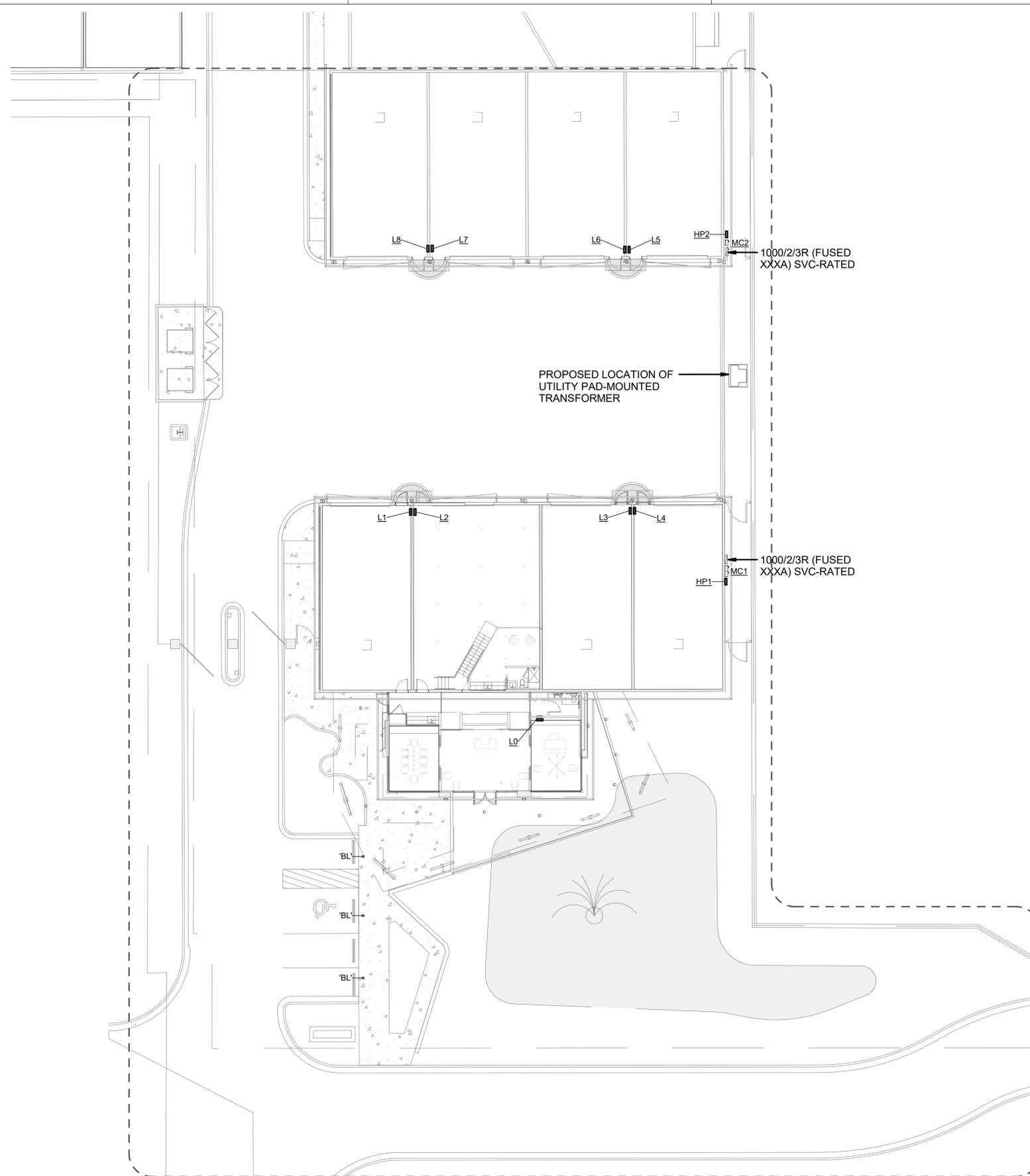
ELECTRICAL
LEVEL 1 BLDG 2
LIGHTING PLAN
E-211



 **2** ELECTRICAL LEVEL 1 SALES/BLDG 2 LIGHTING PLAN
E-211 SCALE: 1/8" = 1'-0"
PROJECT TRUE NORTH NORTH


Florida CA Number: 27825
Anthony L. Davis, P.E.
Florida License Number: 57419
850.525.3447
Project Number: 2025-081
Checked By: ALD
Drawn By: SBH
4462 Centex Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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1
ELECTRICAL SITE PLAN
 PROJECT TRUE NORTH NORTH
 E-301 SCALE: 1/16" = 1'-0"

Florida CA Number: 27825
 Anthony L. Davis, P.E.
 Florida License Number: 57419
 850.525.3447
 Project Number: 2025-081
 Checked By: ALD
 Drawn By: SBN

NOT FOR CONSTRUCTION

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60% CONSTR. DOC.

CLIENT NAME
GARAGE LUXURY AT MIRAMAR

U.S. Highway 98
Miramar Beach, FL

| REVISIONS | NO. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
| | | | |

Project Number **25038**
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