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16201 FRONT BEACH RD,
 PANAMA CITY BEACH, FL 32413

PROJECT NO.: 24050

DATE: FEBRUARY, 2026

DRAWN BY: SH

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COVER

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GENERAL NOTES

- These drawings illustrate the design intent and fundamental framing concepts. The contractor is expected to apply standard industry methods to produce a structurally sound and weather-resistant outcome. Any perceived or actual inconsistencies must be brought to the architect's attention before work proceeds.
- It is the contractor's duty to confirm that all work adheres to, or surpasses, all relevant codes.
- Before starting work, inspect all areas receiving work for conditions that may impact performance and verify existing conditions to coordinate properly.
- Field-verify conditions before fabricating cabinetry, countertops, or similar items. Notify the owner or architect of conflicts before fabrication. Contractor is responsible for all field measurements.
- Do not scale the drawings. Confirm all dimensions and conditions on-site. Any discrepancies should be clarified with the architect before moving forward.
- The builder shall determine finished floor heights in consultation with the architect, taking into account intended step counts, masonry elements, and ensuring proper clearance above grade for wood assemblies.
- No warranty is offered by the architect, either implied or explicit, for materials, equipment, or hardware shown in the drawings.
- Structural, mechanical, and electrical drawings support the architectural drawings. Any inconsistencies must be reported to the architect prior to installation. Work not matching the architectural intent must be corrected at the contractor's expense.
- Each trade is responsible for understanding their specific scope and permitting needs. All communication from subcontractors must go through the general contractor, who shall relay them to the architect in writing.
- All architectural work implied by the drawings, even if not labeled, is part of the construction scope and must be included at no extra cost.
- The contractor must promptly repair any damage to materials or work caused directly or indirectly by their team or subcontractors.
- Mistakes or omissions in schedules or drawings do not relieve the contractor of the responsibility to carry out the intended work.
- Submit shop drawings, product submittals, and material samples for architect review when requested.
- Before final approval, provide the owner with complete operation and maintenance documentation.

CONCRETE & MASONRY

- Refer to structural drawings for footings, slab details, reinforcement, and all concrete specifications.
- Use a minimum 3000 PSI compressive strength for footings and interior slabs; exterior walkways require 4000 PSI concrete.
- Refer to structural drawings for all requirements relating to concrete driveways and slabs.
- Do not apply loads to concrete until it has adequately cured.
- Do not place concrete in freezing weather or on frozen ground.
- Coordinate embedded items in concrete with all involved trades before placement.
- Masonry work shall be straight, level, and square with joints fully filled. Brace walls adequately and anchor securely to structure. Work must not proceed in freezing weather. Clean exposed masonry and protect unfinished work daily from moisture and temperature swings.
- Concrete masonry units (CMU) shall be Grade A per ASTM C-90, clean, dry, and free of cracks. Lay CMUs in running bond with full and half-blocks unless otherwise noted. Cut blocks where needed for custom dimensions. Reinforce per code, structural drawings, and local engineer guidance.
- For CMU walls acting as retaining walls, consult a structural engineer. Backfill only after the first floor is installed.

DOORS & WINDOWS

- Confirm all door, frame, and window sizes before ordering.
- Check rough openings against manufacturer specifications.
- Ensure all units are sealed on all sides and function smoothly. Back-prime frames before installation.
- Install weatherstripping and sweeps on all doors to unconditioned spaces. All operable windows must include factory weatherstripping and insect screens.
- Use safety glazing where required by code, including in doors and specific window locations.
- Refer to plans and elevations for sizes, head heights, types, and muntin details. Head heights are customized and not to be assumed as standard.
- Install impact-resistant and turtle-compliant glass as required by code and noted on plans.
- Coordinate all keying requirements with the owner.

ELECTRICAL

- Electrical plans are intended as diagrams and do not show every component. Provide all conduit, wiring, panels, disconnects, breakers, and accessories necessary for a complete, code-compliant system—whether or not each item is depicted. The layout establishes minimum expectations and may differ from the final engineered design.
- The electrical contractor is responsible for determining all electrical loads and sizing accordingly.
- The builder and electrical subcontractor must assess site conditions before installation to ensure alignment with the design intent. Report any conflicts or issues to the architect before proceeding.
- Install GFCI outlets where required by code—such as kitchens, bathrooms, exterior spaces, or areas near water. All bedroom outlets must be AFCI protected per code.
- Provide power connections for all equipment that requires electrical service—this includes HVAC systems, water heaters, air handlers, appliances, and pumps. Coordinate requirements for each piece of equipment and ensure appropriate service.
- All electrical panels must be rated for the appropriate voltage and amperage. Panels must include at least 8 spare circuits for future expansion.
- Confirm electrical service needs with the local utility provider. Size all feeders per current NEC requirements.
- All wiring must be concealed within walls, ceilings, or floors unless otherwise noted. Support all equipment and fixtures securely, insulate and seal penetrations in exterior walls.
- Install outlets or hardwire connections for all appliances (e.g., refrigerator, cooktop, ovens, washer/dryer, etc.) based on equipment specifications. Verify with the supplier if hardwiring is required.
- Align lighting fixtures visually with each other or architectural features. Coordinate locations with HVAC grilles and ensure consistent placement. Get owner approval on fixture, switch, and outlet locations before finishing walls and ceilings.
- Center ceiling-mounted components unless specifically noted otherwise.
- Install light switches next to—but not within—door trim. Group switches under a single wall plate when adjacent.
- Coordinate any special wiring needs at TV or entertainment locations with the architect.
- Install smoke detectors as per code—hardwired with battery backup and interconnected. All detectors should be centered on architectural features when possible.
- TV, telephone, and data outlets shown are schematic. Verify final locations and requirements with the owner.
- Confirm all fixture and device mounting heights with the architect before rough-in.
- Before pulling wires, coordinate a site inspection with the architect to confirm box locations.

EXTERIOR ELEVATIONS

- Finish grade lines shown in elevations are approximate. Final site grading must slope away from the building a minimum of 48 inches to ensure proper drainage.
- Refer to detailed drawings for any exterior materials or finishes not specifically identified in the elevation views.
- Gutters and downspouts are shown dashed on drawings. Use traditional half-round copper gutters and round downspouts, directing them to an engineered drainage system as specified.
- All exposed exhaust vents must be aluminum SEIHO-type. Confirm both color and location with the architect prior to ordering or installation.

FLASHING

- All flashing must be installed using concealed cleats. Visible or surface-mounted fasteners are not allowed.
- Base flashing must be Galvalume material and should extend at least 6 inches beneath sheathing at wood framing or rise one block course above at CMU backup walls.
- Head flashing above doors and windows shall also be Galvalume.
- Use copper flashing for eaves and rakes. Roof edge flashing must extend a minimum of 6 inches beneath both roofing felt and finished roofing.
- Valley flashing shall be copper, 12 inches wide, and centered in roof valleys. Overlap joints a minimum of 12 inches.
- Use copper for chimney and cricket flashing. Install a pan flashing that extends from the chimney face to the inside of the flue liner and turns up a minimum of 1/2 inch inside the liner. Pan flashing must overlap step flashing by at least 6 inches. Secure the chimney to roof framing below the flashing using rigid metal straps (minimum one per side). Install crickets behind all chimneys and vertical penetrations wider than 24 inches, with a minimum slope of 3:12. Crickets must be built on top of the plywood roof deck.

- The back edge of all gutters shall rise at least 1 inch above the front rim. Hang gutters with matching concealed metal straps under the roofing material. Do not allow any penetrations through the back of the gutter or eave flashing.
- Downspouts must be mounted tightly to the building using matching concealed straps anchored behind the downspout.
- Provide appropriate flashing for all windows and doors in exterior walls. Include pan flashing beneath exterior doors and ensure all wall, base, head, and through-wall flashings prevent moisture entry.

FLOOR PLANS

- Unless otherwise noted, all dimensions are taken from face of concrete to face of concrete, or face of stud to face of stud. Typical stud sizes are 3 1/2" (2x4) for interior walls and 5 1/2" (2x6) for exterior walls.
- Use Georgia Pacific DensArmor Plus panels and accessories throughout. In tile areas, install cement backer board with a vapor barrier at the stud wall.
- All wall and ceiling boards shall be paperless drywall, screw-attached. Use 5/8" thickness on ceilings and 1/2" on walls. All drywall surfaces are to receive a Level 5 skim coat finish.
- Refer to floor plans and elevations for window types. Window sizes indicated represent general sash sizes—coordinate actual operation and selections with the owner and/or architect.
- Fireplaces, wood stoves, and flue systems must be UL listed and installed in accordance with manufacturer specifications and standard construction practices. The builder is responsible for ensuring all relevant fire separation, material, and code requirements are met. Adjust chimney heights as required by local code, even if taller than shown on elevations.
- Plumbing fixtures should be centered within their designated locations unless otherwise noted.
- Threshold offsets shall be measured from finished floor elevations, unless specifically indicated otherwise.
- Provide continuous solid framing (full bearing studs) beneath all beam bearing points, transferring loads down to an appropriate foundation condition.
- Exterior stud walls must be sheathed in exterior-grade plywood. Sheathing shall span across all plates and headers and be securely nailed to form a structural diaphragm wall system. Follow the structural engineer's drawings and specifications.
- Wrap all exterior wall sheathing in Tyvek or equivalent weather-resistant barrier. Install according to manufacturer recommendations.
- Ensure gas service is provided to all required appliances and equipment (furnaces, water heaters, fireplaces, etc.) Coordinate any additional needs with appropriate subcontractors.
- Install solid wood blocking (minimum 2x6) at all locations required for wall-mounted fixtures, accessories, or equipment.
- Any wood framing in contact with concrete, masonry, or soil must be pressure-treated for moisture and termite resistance.

FLOOR FRAMING

- Joist bearing elevations are referenced from the main level's subfloor or slab—see wall sections for detailed clarification.
- All floor joists must be permanently secured in place with bridging installed prior to the application of any loads other than the weight of the installers.
- Ensure that slabs and decks are fully supported along the top chords of the joists for uniform bearing.
- Use two layers of span-rated tongue-and-groove Sturd-I-Floor plywood (Exposure I) for floor decking. Allow gaps as recommended by the decking manufacturer for expansion.
- Maintain proper clearance around any floor penetrations to allow for material expansion and contraction as specified by the decking manufacturer.
- Install double joists under all walls that run parallel to the joist layout. Provide solid bridging under all perpendicular walls. Include solid or "X" bracing for floor joists at intervals not exceeding 24" on center. Install double headers and trimmer joists at all floor openings.
- Anchor all floor framing to foundations and walls per local code requirements, conditions, and the structural engineer's drawings.
- All efforts shall be made to minimize floor noise. Glue and screw all plywood decking securely to the joists for a "quiet floor" system.

FOUNDATION

- All foundation dimensions are taken either to the face of concrete walls or to the centerline of masonry piers, unless otherwise specified.
- The builder must inspect the site and conditions after excavation and before beginning foundation work. Any unusual soil conditions, groundwater presence, or site issues must be reported to the architect and/or structural engineer.
- Final finished floor elevation must be determined in collaboration with the architect, factoring in the intended number of steps and design considerations.
- Concrete footing step-downs are not shown in drawings and must be verified on site. Ensure that all footings maintain a minimum of 12 inches of cover below finished grade.
- All wood framing in contact with concrete or masonry must be treated to resist moisture and insects.
- Builder must review selected floor finishes and adjust slab or subfloor levels as needed to allow for even transitions between different materials.
- Apply termite treatment to all areas within the foundation perimeter. Install continuous aluminum termite shields between wood framing and concrete or masonry.
- All plumbing dimensions and rough-in locations must be field-verified by the contractor prior to installation.
- Coordinate locations of all floor-mounted electrical outlets with both the architect and electrical plans.

INSULATION

- Minimum required R-values for thermal insulation are as follows:
 - Ceilings: R-30
 - Floors: R-19
 - Walls: R-13
 - Basements: R-25
 - Attics: R-30
- Provide sound-dampening batt insulation in all interior wall partitions, especially around bathrooms, laundry rooms, and bedrooms as needed.
- Wrap all stormwater and sanitary plumbing drops with sound insulation to reduce audible noise transfer through walls and ceilings.

INTERIORS

- Contractor must coordinate shelving, closet build-outs (pantries, coat closets, etc.), and other storage elements with the architect or interior designer prior to installation.
 - All material finishes and colors must be approved by the architect or designer before any installation or application.
 - The underside of all staircases must be finished cleanly unless otherwise noted.
 - All closet, storage, and accessory rooms must have wall, floor, and ceiling finishes that match the primary room they are associated with, unless otherwise noted in the finish schedule or interior elevations.
- ### SECTIONS
- Building sections shown in drawings are simplified representations and do not reflect all construction details. Refer to specific wall sections and detail drawings for accurate configurations.
 - Finished floor elevations must be determined in coordination with the architect, taking into account the overall design, number of steps, masonry courses, and required ground clearances for wood components.
 - Wall heights noted in drawings indicate the full wall height. Actual stud lengths will be shorter based on the use of top and bottom plates.
 - Masonry dimensions are measured to the top of brick, stone, or concrete masonry units (CMU), unless otherwise noted.

MECHANICAL

- All mechanical systems must be designed and installed in accordance with current building codes, energy codes, ASHRAE standards, and local utility authority requirements. Design criteria shall follow the latest ASHRAE Handbook of Fundamentals and Manual J calculations.
- Provide all necessary ductwork, control wiring, refrigerant lines, piping, fittings, and accessories for a fully operational HVAC system.
- All heating and condenser water lines located in unconditioned spaces must be insulated using self-sealing foam insulation.
- Comply with the Florida Residential Energy Code in all aspects of mechanical construction.
- Coordinate with other trades to maintain specified ceiling heights and avoid conflicts with ductwork and mechanical installations.
- All valves, dampers, and other serviceable components must remain accessible. Conceal them where feasible but provide access panels as approved by the architect.
- Each air handler must be supplied with a dedicated fresh air duct.

- Coordinate all equipment power requirements with the electrical contractor. Ensure correct voltage and amperage are provided.
- HVAC equipment and ductwork must be located within the insulated envelope of the building wherever possible.
- Notify the architect of all HVAC equipment sizes and clearance needs prior to framing any walls, ceilings, floors, or soffits.
- Group plumbing and mechanical vents where possible within the structure or attic to minimize roof penetrations. Any exterior vents should be located out of public view and painted or finished to match the roof.
- Mechanical contractor is responsible for verifying system size, placement, and performance. The general contractor must inform the architect of any issues affecting functionality before installation.
- The HVAC contractor must be licensed in the project's jurisdiction.
- All ductwork must be installed to minimize noise transmission. Mount attic air handling units on isolation pads.
- Ducts shall be galvanized steel, built to SMACNA and ASHRAE standards. Supply and return ducts must have R-8 minimum insulation and a continuous vapor barrier around cold surfaces. Provide individual return ducts for each bedroom where possible. Layout must be coordinated with the architect and general contractor.
- System design must ensure indoor temperatures of 75°F (when 95°F outside) and 70°F (when 20°F outside) at 50% relative humidity. Use 15 SEER minimum, variable-speed electric heat pumps. Equipment must be submitted to the architect for review before installation.
- Grilles and registers must be centered on walls, under windows, or between architectural elements unless noted otherwise. Framing adjustments must be made before installation to accommodate grille placement. Any deviation must be approved by the architect, or the HVAC contractor must relocate at their own cost.
- Provide ductwork for all exhaust fans shown on plans. Submit vent cover samples for exterior walls and roofs to the architect for approval. Fan selections must prioritize quiet operation.
- Install code-compliant auxiliary drain pans under HVAC equipment, minimum 3" deep. Route secondary drains to the exterior. Insulate condensate drains in unconditioned spaces and install overflow shutoff sensors on all air handlers.
- All labor, equipment, materials, inspections, permits, and documentation necessary for a fully functional and compliant HVAC system must be included in the contractor's scope.
- Submit full shop drawings for HVAC systems, including all ductwork, equipment, devices, thermostats, and control systems. Coordination drawings are required for all penetrations through structural concrete or framing. Obtain structural engineer approval before proceeding.
- Flexible ducts must be Hart & Cooley or approved equivalent with a metallized laminate core and rated insulation value per code. Must meet UL181 standards and resist mold growth.
- Install programmable smart thermostats in each zone. The architect will select color and design from standard manufacturer offerings.
- All rooftop and exterior HVAC units must be mounted on hurricane-rated pads or stands approved for high-velocity wind zones. Installation must preserve roofing warranties and comply with manufacturer's specs.
- Coordinate all mechanical work with other trades to avoid construction delays or interference. Follow all applicable codes and standards.
- Provide duct layout drawings showing final routing, sizes, and diffusers. Submit for architect approval prior to starting work.
- Install vibration isolators and hangers on all mechanical equipment to prevent noise and vibration transfer to the structure.
- Refrigerant lines must be hard-drawn Type K copper with wrought fittings and code-compliant insulation. Condensate drain piping must be Schedule 40 PVC, solvent-welded.
- Test and balance the complete system. Submit final air balance reports for architect review before final inspection.
- Warranty requirements:
 - a. Compressors shall have a minimum 5-year manufacturer's warranty from startup.
 - b. HVAC contractor shall warrant all labor and materials for a minimum of 1 year from architect's final project approval.

PLUMBING

- All plumbing work must comply with the locally adopted version of the Standard Plumbing Code.
- The main water shutoff valve must be located in an easily accessible spot and be operable by the owner without tools.
- Test the plumbing system as required by code and obtain approval from the local building inspector.
- Provide hose bibs at each porch and at least three total exterior locations, as shown in the plans.
- Coordinate irrigation tap requirements with the general contractor and provide appropriate connection.
- Install drain valves near grade at low points to allow for complete drainage of the system. Valve locations must be approved by the architect before installation.
- Connect water and sewer systems in compliance with local regulations and utility authority standards.
- Minimum water pipe size shall be 1/2", except where fixture connection sizes dictate otherwise. Make transitions downstream of shutoff valves. Support piping every 6 feet to prevent sagging.
- Final fixture connections to sinks, toilets, and lavatories may be made with braided stainless steel flexible connectors. Do not use plastic flexible connectors unless specifically approved.
- All hot water lines must be installed according to the manufacturer's guidelines. Any run exceeding 40 feet must be insulated.

ROOF FRAMING

- Refer to floor plans for building dimensions—do not scale drawings for measurements.
- Elevations for rafters, trusses, and joists are measured from the main level slab or subfloor. See wall sections for clarification.
- Install all bridging and secure framing elements before applying any load beyond erection weight.
- Roof decking must be span-rated and installed per structural plans.
- Use framing members one size larger than the common rafters for hips, valleys, and ridge boards—unless structural drawings specify otherwise. Purlins shall match the size of rafters. Use 2x6 rafter ties when ceiling joists run perpendicular to rafters.
- Refer to wall sections for details on framing configurations at exterior walls.
- Anchor roof framing and tie-down systems per structural notes, applicable codes, and local building requirements.
- Provide crickets behind chimneys and any vertical roof penetration wider than 24 inches. See flashing section for additional information.

ROOF PLAN

- See floor plans for overall building dimensions—do not scale from roof drawings.
- All roofing systems and associated flashings must be installed strictly per the manufacturer's guidelines to maintain warranty coverage.
- Where roof pitch changes or where roof surfaces meet walls, install flashing per SMACNA standards if no detail is provided.
- Roof slopes are labeled directly on the roof plan.
- Match the finish color of all rooftop-mounted equipment and accessories to the roof material for a cohesive appearance.

SITE

- A licensed engineer or land surveyor must verify the exact location of all structures relative to property lines, easements, and zoning setbacks. Provide an as-built survey showing compliance with all applicable zoning and code requirements.
- Confirm existing grades, tree positions, and proposed structure locations. Notify the architect immediately if conditions exist that may require adjustments to location or design before construction begins.
- Final grading and paving must direct stormwater toward designated swales or engineered drainage systems.
- Locate and extend utility services—including water, sewer, gas, electric, phone, and cable—to the building. Position meters and service boxes so they are not visible from streets or public/common areas. Mount them as low as possible to allow landscape screening.

ACCESSIBILITY CODE REFERENCES:

all accessible routes shall comply with the Americans with Disabilities Act of 1991, as amended, 42 USC 12101 and the fair housing amendments act of 1988, as amended 42 USC 3600, all doors, hardware, handles, pulls, latches, locks and other operating devices on all cabinetry and doors required by this code to be handicapped accessible shall comply as necessary. exit doors shall not be subject to use of a key or any specific knowledge of operation per NFPA 101 life safety code during the hours of operation.

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ABBREVIATIONS

A/C	AIR CONDITIONING
AF	ABOVE FINISHED FLOOR
ACT	ACUSTICAL CEILING TILE
ALUM	ALUMINUM
B/W	BETWEEN
CLG	CEILING
CLT	CENTER LINE
CM	CERAMIC MOSAIC TILE
CL	CERAMIC TILE
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
DR	DOOR
ELEV	ELEVATION
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FN	FINISH
FF	FINISHED FLOOR
FACP	FIRE ALARM CONTROL PANEL
FEX	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FD	FLOOR DRAIN
FRP	FIRE RETARDANT PAINT
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSPUM WALLBOARD
HC	HANDICAPPED
HM	HOLLOW METAL
HORIZ	HORIZONTAL
ISA	INT'L SYMBOL OF ACCESSIBILITY
LAV	LAVATORY
MAX	MAXIMUM
MTL	METAL
MN	MINIMUM
MTD	MOUNTED
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
OC	ON CENTER
OH	OVERHEAD
PL	PLATE
PREFIN	PREFINISHED
PT	PRESSURE TREATED
RL	RAIN LEADER
REIN	REINFORCED
SS	STAINLESS STEEL
THK	THICK
THR	THRESHOLD
T&B	TOP AND BOTTOM
TYP	TYPICAL
VERT	VERTICAL
WC	WATER CLOSET
WD	WOOD
WWF	WELDED WIRE FABRIC
W/	WITH
XTR	EXISTING TO REMAIN

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INDEX AND
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T1.2 - CODE SUMMARY

GOVERNING CODES

All work shall comply with the following codes as adopted by the State of Florida and the local Authority Having Jurisdiction:

2023 Florida Building Code - Building, Eighth Edition

2023 Florida Building Code - Plumbing, Eighth Edition

2023 Florida Building Code - Mechanical, Eighth Edition

2023 Florida Building Code - Accessibility, Eighth Edition

Florida Fire Prevention Code, 8th Edition (2023)

NFPA 13 (sprinkler standard)

NFPA 96 (commercial kitchen hood)

PROJECT DATA

Address: 16201 Front Beach Rd. Panama City Beach, FL 32413

Parcel Number: 33753-000-000

Flood Zone: VE15

FFE: 18.4

Occupancy Classification : Assembly A-2

Construction Type: III

Sprinklered: Yes (NFPA13)

Fire Alarm: Yes

Number of Stories: 2

Building Height: 50'

Total Building Area: 7 657 sqft

PLUMBING FIXTURE CALCULATION

Based on FBC-P Table 403.1:

WATER CLOSETS

SEX	OCCUPANT LOAD	REQUIRED RATIO	REQUIRED WCs	PROVIDED WCs
Male	189	1/75	3	3
Female	189	1/75	3	4
Total			6	7

LAVATORIES

Occupant Load Distribution:

SEX	OCCUPANT LOAD
Male	189
Female	189
Total	377

Required Lavatories:

SEX	OCCUPANT LOAD	CALCULATION	REQUIRED	PROVIDED
Male	189	OL/200=	X1	3
Female	189	OL/200=	X1	4
Total				

SERVICE SINK:

FIXTURE	REQUIRED	PROVIDED
Service Sink (MOP Sink)	1	2

DRINKING FOUNTAIN 1 per 500 occupants required. Drinking Fountain requirement satisfied by providing complimentary potable water to all occupants via bar and food service areas in accordance with FBC-P Table 403.1 exception

GREASE INTERCEPTOR: Skipper to confirm

FIRE PROTECTION SUMMARY

OCCUPANCY TYPE: ASSEMBLY GROUP A-2

OCCUPANT LOAD TABLE FIRST FLOOR

SPACE	SQFT	OL FACTOR	OCCUPANT LOAD
Dining (Indoor)	1 000	15 net	67
Dining (Outdoor)	1 636	15 net	109
Bar	187	15 net	13
Waiting	141	15 net	10
Kitchen	1 190	200 gross	6
Office	31	150 gross	1
Storage	34	300 gross	1
Restrooms	128	50 gross	3
TOTAL	4 347		210

OCCUPANT LOAD TABLE SECOND FLOOR

SPACE	SQFT	OL FACTOR	OCCUPANT LOAD
Dining (Indoor)	1 260	15 net	84
Dining (Outdoor)	990	15 net	66
Waiting	141	15 net	10
Kitchen	80	200 gross	1
Storage	242	300 gross	1
Restrooms	232	50 gross	5
TOTAL	2 945		167

Total Calculated Occupant Load: 377

Design Occupant Load Used: 377

SEAT COUNT

LOCATION	COUNT
Ground Floor Inside	60
Ground Floor Front Porch	28
Ground Floor Rear Porch	24
Ground Floor Side Porch	12
Ground Floor Total	124
Second Floor Inside	66
Second Floor Rear Deck	48
Second Floor Total	114
Total	238

Total Calculated Occupant Load: 377 occupants

Seats provided: 238 seats

Seating provided equals 63% of calculated occupant load.

EGRESS CALCULATIONS

Sprinkler System: NFPA 13

Fire Alarm: yes

Hood Suppression: See MEP

Panic Hardware required per FBC-B1010.1.10

Fire Extinguisher Locations: See MEP drawing Class K in kitchen.

ACCESSIBILITY COMPLIANCE SUMMARY

Total Seating Provided :238 seats

Accessible Seating Required (5%): 11.9 = 12 seats

Accessible Seating Provided: 12 seats

Bar Seating Provided: 10 bar seats ground floor + 14 bar seats second floor = 24 bar seats

Accessible Bar Seating Required (5%): 1.2 = 2 bar seats

Accessible Bar Seating Provided = 2 bar seats

Accessible route provided to all public spaces including dining room, bar, restrooms, and exits.

Occupant Load

Level 1: 210 occupants

Level 2: 167 occupants

Total Building Occupant Load: 377 occupants

Required Stair Width (Level 2)

167 x 0.20" = 33.4" required total stair width

(2) Stairs provided @ 44" clear each = 88" provided

88" provided > 33.4" required

Required Level Egress Width (Discharge Level)

377 occupants x 0.15" = 57" required

(2 minimum) 36" doors @ 32" clear each = 64" provided

64" provided > 57" required

Number of Exits Required

Level 1: Minimum 2 required - 7 provided

Level 2: Minimum 2 required - 2 provided

Exits are remotely located per FBC 1007.

Maximum Travel Distance: 130' - 4" (Allowable: 300ft, Sprinklered)

Exit Separation Calculation (1/3 diagonal sprinklered):

Panic Hardware required

Egress capacity complies with FBC-B Chapter 10.

ALICIA ROSE TAYLOR, LLC

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150 BLACK BEAR CIRCLE
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ALICIA ROSE JIMENEZ
FLORIDA AR 100975

ARCHITECTURAL DESIGNER



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16201 FRONT BEACH RD,
PANAMA CITY BEACH, FL 32413

PROJECT NO.: 24050

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CODE SUMMARY

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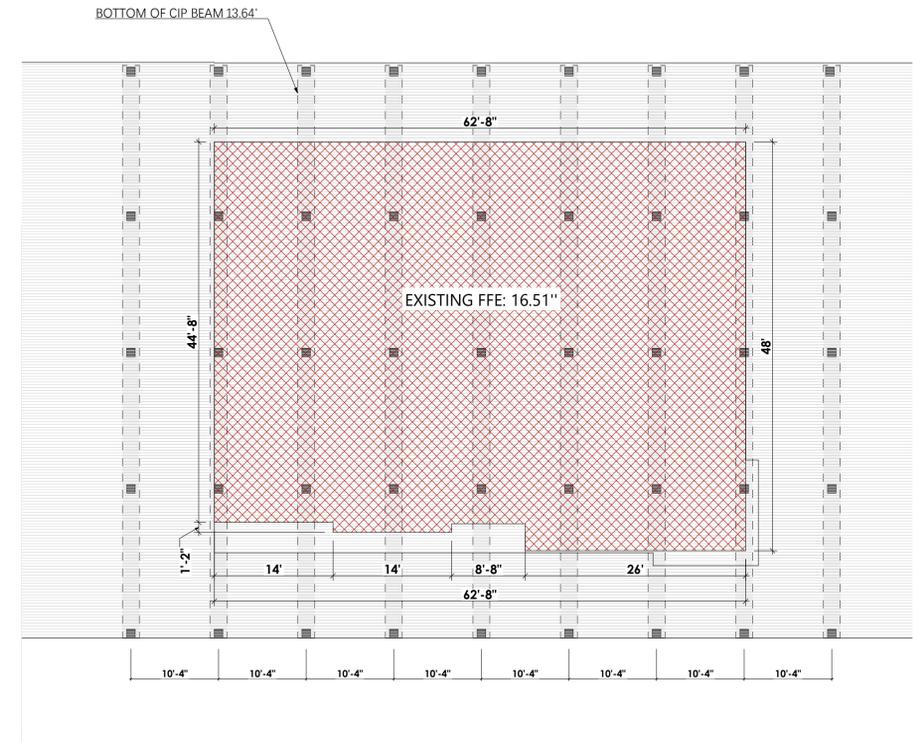
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EXISTING AND
PROPOSED
FOOTPRINT
LAYOUT

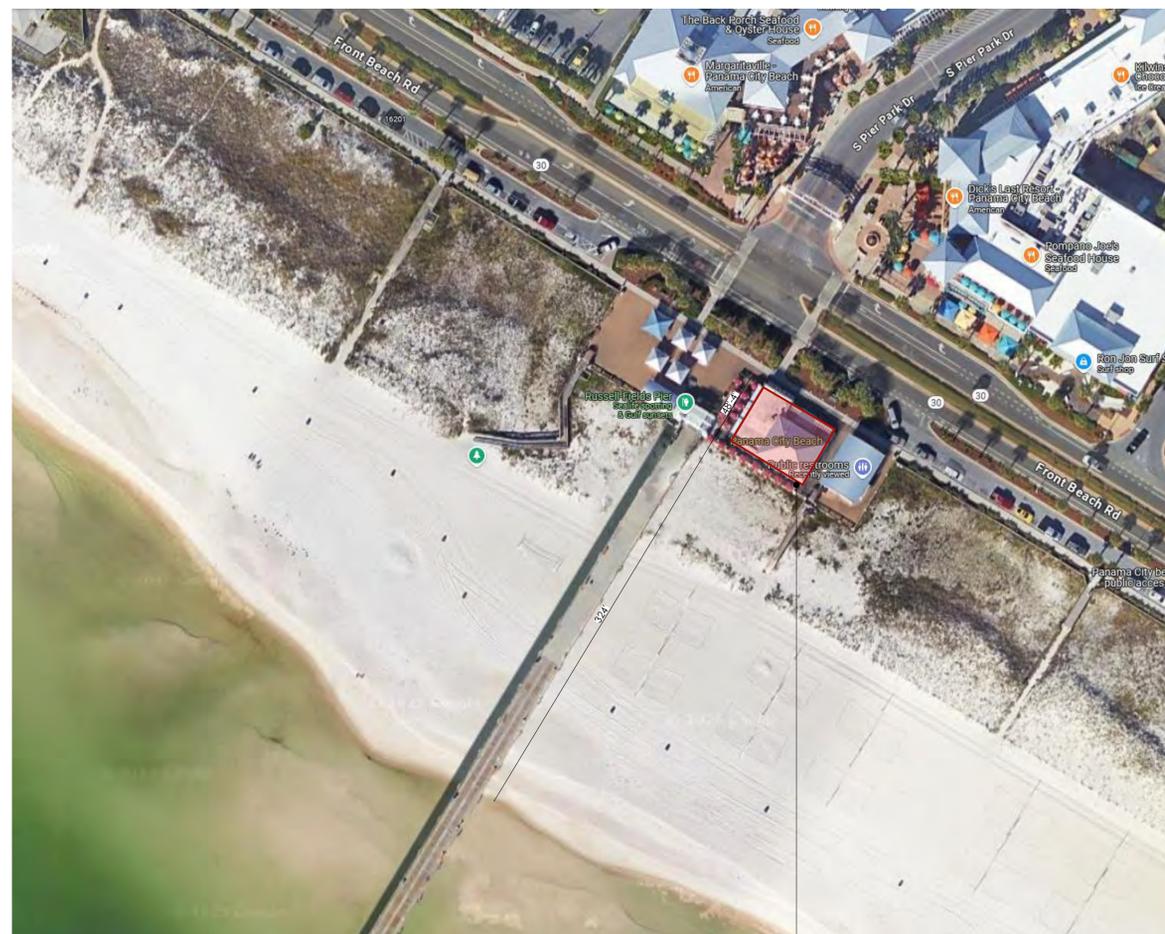
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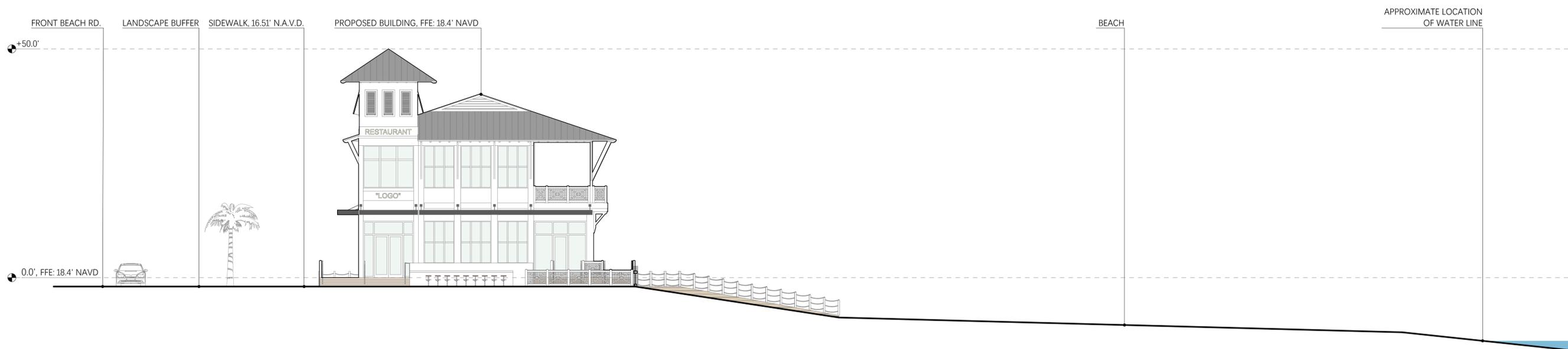
NOTES:

1. - EXISTING 12" SQ. CONC. PILINGS. BOTTOM OF PILE: -20.0' N.A.V.D.
2. - INDICATES FOOTPRINT OF EXISTING BUILDING
3. - INDICATES AREA OF PROPOSED BUILDING FOOTPRINT OUTSIDE OF EXISTING FOOTPRINT
4. - INDICATES AREA OF TEMPORARY DECK, FFE: 16.52' TO BE REMOVED AFTER CONSTRUCTION

AERIAL MAP



SITE LOCATION



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TOPO SECTION

A 1.1

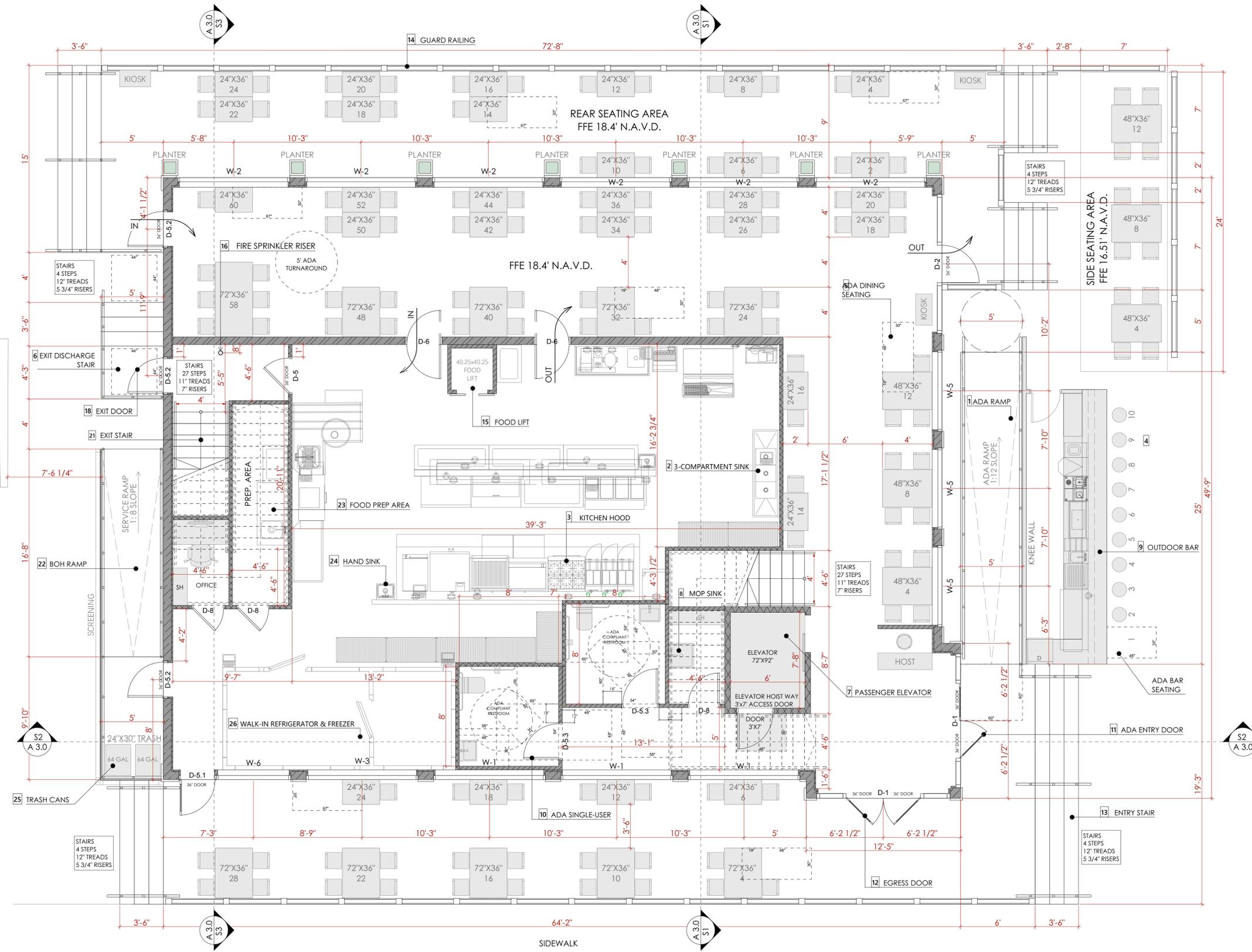
- NOTES TO PLAN:**
- OCCUPANT LOAD = 377 PERSONS**
 Assembly A-2 occupancy with moveable tables and chairs. Furniture shown is illustrative only.
- 1 ADA RAMP**
 Max slope 1:12
 4' min. clear width between handrails
 5'-0" min. level maneuvering space at bottom of ramp.
 Handrails extend 12" min. beyond top and bottom of ramp runs.
 - 2 3-COMPARTMENT SINK**
 Warewashing sink provided for wash, rinse, and sanitize.
 - 3 TYPE I KITCHEN HOOD**
 Provide listed grease hood with fire suppression system.
 Ductwork and exhaust to comply with applicable code.
 - 4 ADA ACCESSIBLE BAR SEATING**
 Provide 30" x 48" min. clear floor space at accessible bar. Accessible portion of bar counter at 34" max AFF.
 (2) provided total per occupant load.
 - 5 ADA ACCESSIBLE DINING SEATING**
 Provide 30" x 48" min. clear floor space with 19" knee clearance. Table height 28"-34" AFF.
 (12) provided total per occupant load.
 - 6 EXIT DISCHARGE STAIR**
 44" min. clear width between handrails.
 Handrails provided at both sides, extending 12" min. beyond top and bottom risers.
 - 7 PASSENGER ELEVATOR**
 Elevator to be ADA compliant and provided with emergency operation. See Mowrey Elevator specifications for requirements and details.
 - 8 MOP SINK (SERVICE SINK)**
 Janitorial sink provided.
 - 9 OUTDOOR BAR (RESTAURANT USE)**
 Accessory to restaurant, assembly occupancy. Occupant load calculated per applicable code.
 - 10 ADA SINGLE-USER RESTROOM**
 Room, fixtures, and accessories to be ADA compliant. Provide required clearances and maneuvering space.
 - 11 ADA ENTRY DOOR**
 Door and hardware to be ADA compliant.
 Provide required clearances, maneuvering space, and compliant hardware.
 - 12 EGRESS DOOR**
 Door to swing in direction of egress travel. Provide panic hardware where required.
 - 13 ENTRY STAIR**
 Risers 6.25" max, treads 14" min.
 Provide handrails at both sides and intermediate. Handrails extend 12" min. beyond top and bottom risers.
 - 14 GUARD RAILING**
 X-pattern (cross-cross) railing with mesh infill. Provide guard at porch drop: 42" min. height.
 - 15 FOOD LIFT (DUMBBWAITER)**
 See Mowrey Elevator specifications for requirements and details.
 - 16 FIRE SPRINKLER RISER**
 See fire protection drawings for system layout and specifications.
 - 17 EXIT DISCHARGE STAIR**
 Stair leads from FFE to grade.
 Provide 44" x 44" min. landings at top and bottom.
 Handrails provided at both sides, extending 12" min. beyond top and bottom risers.
 - 18 EXIT DOOR**
 Door to swing in direction of egress travel. Provide panic hardware where required.
 - 19 EMERGENCY LIGHTING**
 Provide illumination along means of egress.
 - 20 EXIT SIGN**
 Internally illuminated; provide direction arrows as required.
 - 21 EXIT STAIR (ENCLOSED)**
 44" min. clear width between handrails.
 Handrails provided at both sides, extending 12" min. beyond top and bottom risers. Stair enclosed with 1-hour fire-resistance-rated gypsum assembly.
 - 22 BOH RAMP (NON-ACCESSIBLE)**
 Staff use only; not part of ADA accessible route. Ramp slope 1:8.
 Provide slip-resistant surface.
 - 23 FOOD PREP AREA (UNDER STAIR)**
 Limited to 2-person occupancy. No storage permitted per fire code.
 - 24 HANDWASH SINK**
 Handwashing sink provided.
 - 25 64-GALLON TRASH CANS**
 Provided at top of BOH ramp for immediate use. Containers to be transported down ramp to dumpster.
 - 26 WALK-IN REFRIGERATOR & FREEZER**
 Refrigeration equipment provided per KESCO specifications.

SEATING COUNT

GROUND FLOOR INSIDE:	60
GROUND FLOOR FRONT PORCH:	28
GROUND FLOOR REAR PORCH:	24
GROUND FLOOR SIDE PORCH:	12
TOTAL GROUND FLOOR:	124
SECOND FLOOR INSIDE:	66
SECOND FLOOR REAR DECK:	48
TOTAL SECOND FLOOR:	114
TOTAL:	238

NOTE: 3'-0" DOOR; MIN 32" CLEAR OPENING WHEN DOOR IS OPEN 90° (ADA AND EGRESS COMPLIANT)

ADA EXTERIOR HANDRAILS EXTEND 12" BOTH SIDES



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**16201 FRONT BEACH RD,
 PANAMA CITY BEACH, FL 32413**

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FIRST FLOOR PLAN

A 1.2

NOTES TO PLAN:

- OCCUPANT LOAD = X PERSONS**
 Assembly A-2 occupancy with moveable tables and chairs. Furniture shown is illustrative only.
- 1 **ADA RAMP**
 Max slope 1:12
 4' min. clear width between handrails
 5'-0" min. level maneuvering space at bottom of ramp.
 Handrails extend 12" min. beyond top and bottom of ramp runs.
 - 2 **3-COMPARTMENT SINK**
 Warewashing sink provided for wash, rinse, and sanitize.
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 Provide listed grease hood with fire suppression system.
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 - 4 **ADA ACCESSIBLE BAR SEATING**
 Provide 30" x 48" min. clear floor space at accessible bar. Accessible portion of bar counter at 34" max AFF.
 (2) provided total per occupant load.
 - 5 **ADA ACCESSIBLE DINING SEATING**
 Provide 30" x 48" min. clear floor space with 19" knee clearance. Table height 28"-34" AFF.
 (12) provided total per occupant load.
 - 6 **EXIT DISCHARGE STAIR**
 44" min. clear width between handrails.
 Handrails provided at both sides, extending 12" min. beyond top and bottom risers.
 - 7 **PASSENGER ELEVATOR**
 Elevator to be ADA compliant and provided with emergency operation. See Mowrey Elevator specifications for requirements and details.
 - 8 **MOP SINK (SERVICE SINK)**
 Janitorial sink provided.
 - 9 **OUTDOOR BAR (RESTAURANT USE)**
 Accessory to restaurant; assembly occupancy. Occupant load calculated per applicable code.
 - 10 **ADA SINGLE USER RESTROOM**
 Room, fixtures, and accessories to be ADA compliant. Provide required clearances and maneuvering space.
 - 11 **ADA ENTRY DOOR**
 Door and hardware to be ADA compliant.
 Provide required clearances, maneuvering space, and compliant hardware.
 - 12 **EGRESS DOOR**
 Door to swing in direction of egress travel. Provide panic hardware where required.
 - 13 **ENTRY STAIR**
 Risers 6.25" max, treads 14" min.
 Provide handrails at both sides and intermediate. Handrails extend 12" min. beyond top and bottom risers.
 - 14 **GUARD RAILING**
 X-pattern (cross-cross) railing with mesh infill. Provide guard at porch drop: 42" min. height.
 - 15 **FOOD LIFT (DUMBBWAITER)**
 See Mowrey Elevator specifications for requirements and details.
 - 16 **FIRE SPRINKLER RISER**
 See fire protection drawings for system layout and specifications.
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 Provide slip-resistant surface.
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 - 24 **HANDWASH SINK**
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 - 25 **64-GALLON TRASH CANS**
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 - 26 **WALK-IN REFRIGERATOR & FREEZER**
 Refrigeration equipment provided per Kesco specifications.

SEATING COUNT

GROUND FLOOR INSIDE: 60
 GROUND FLOOR FRONT PORCH: 28
 GROUND FLOOR REAR PORCH: 24
 GROUND FLOOR SIDE PORCH: 12
TOTAL GROUND FLOOR: 124

SECOND FLOOR INSIDE: 66
 SECOND FLOOR REAR DECK: 48
TOTAL SECOND FLOOR: 114
TOTAL: 238

NOTE: 3'-0" DOOR; MIN 32" CLEAR OPENING WHEN DOOR IS OPEN 90°
 (ADA AND EGRESS COMPLIANT)

ADA EXTERIOR HANDRAILS EXTEND 12" BOTH SIDES



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SECOND FLOOR
 PLAN

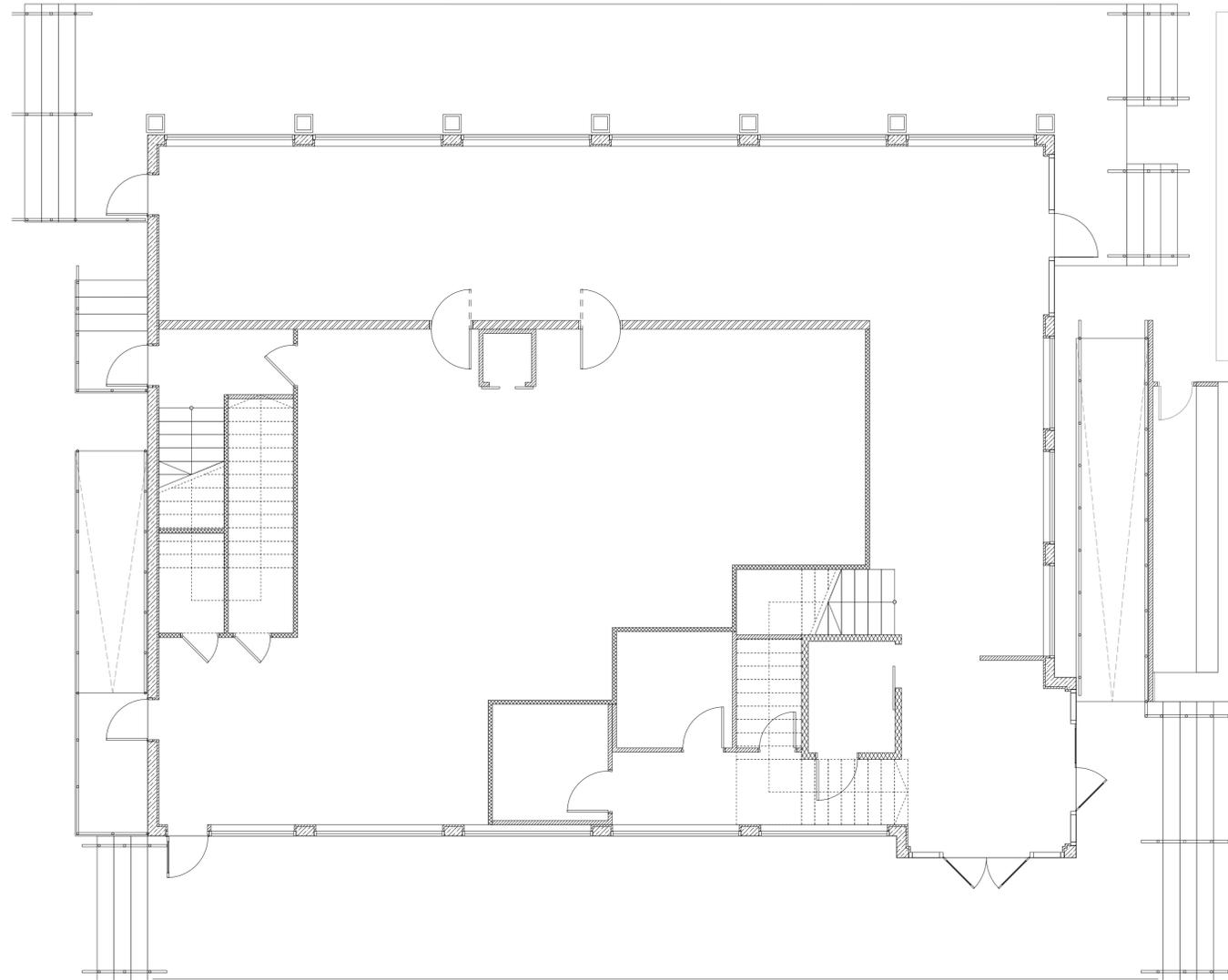
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SHAHIGH
STUDIO

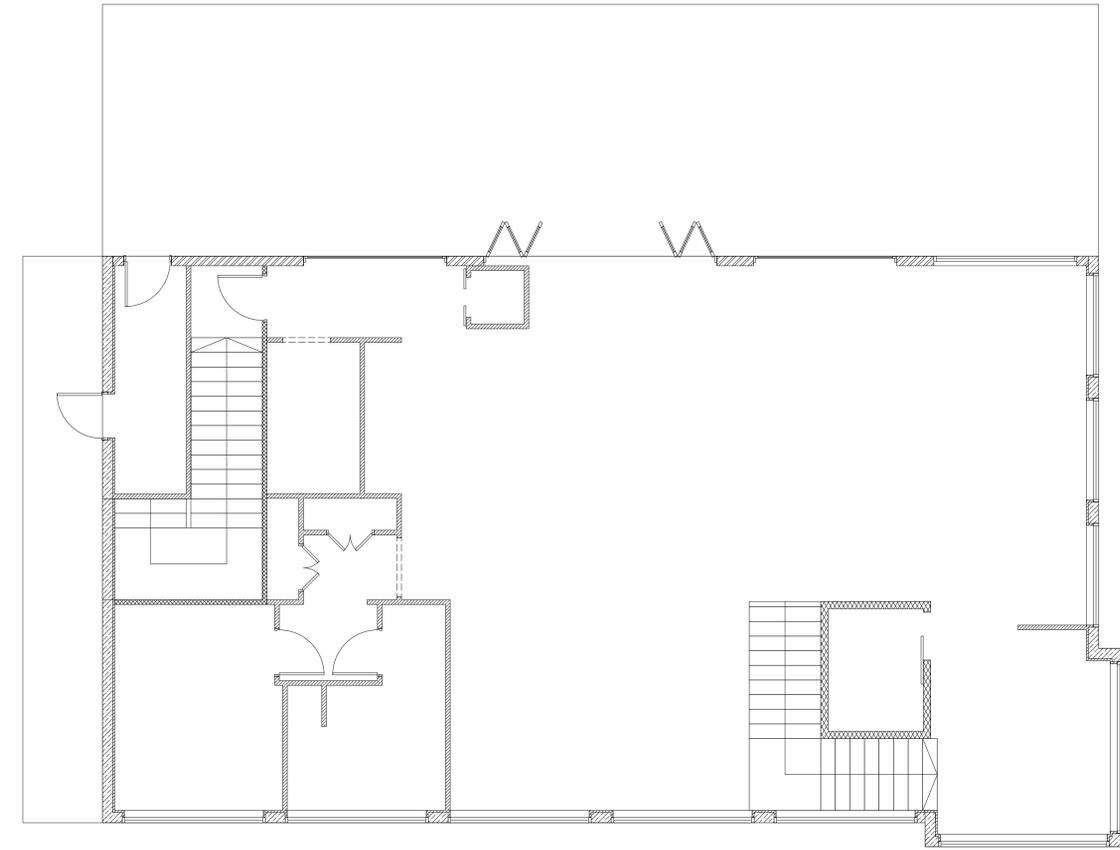
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FIRST FLOOR PLAN

3/16" = 1'-0"

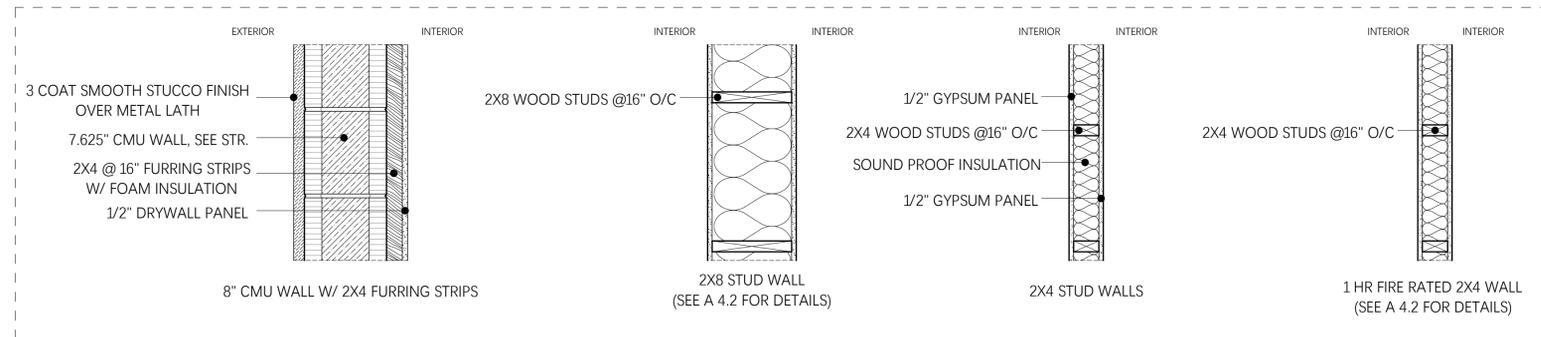


SECOND FLOOR PLAN

3/16" = 1'-0"

WALL LEGEND:

- 8" CMU / CONCRETE WALL W/ 2X4 FURRING STRIPS
- 1 HR FIRE RATED 2X8 STUD WALLS
- 2X4 STUD WALLS
- 1 HR FIRE RATED 2X4 WALLS
- 1 HR FIRE RATED 2X6 WALLS



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WALL TYPE PLAN



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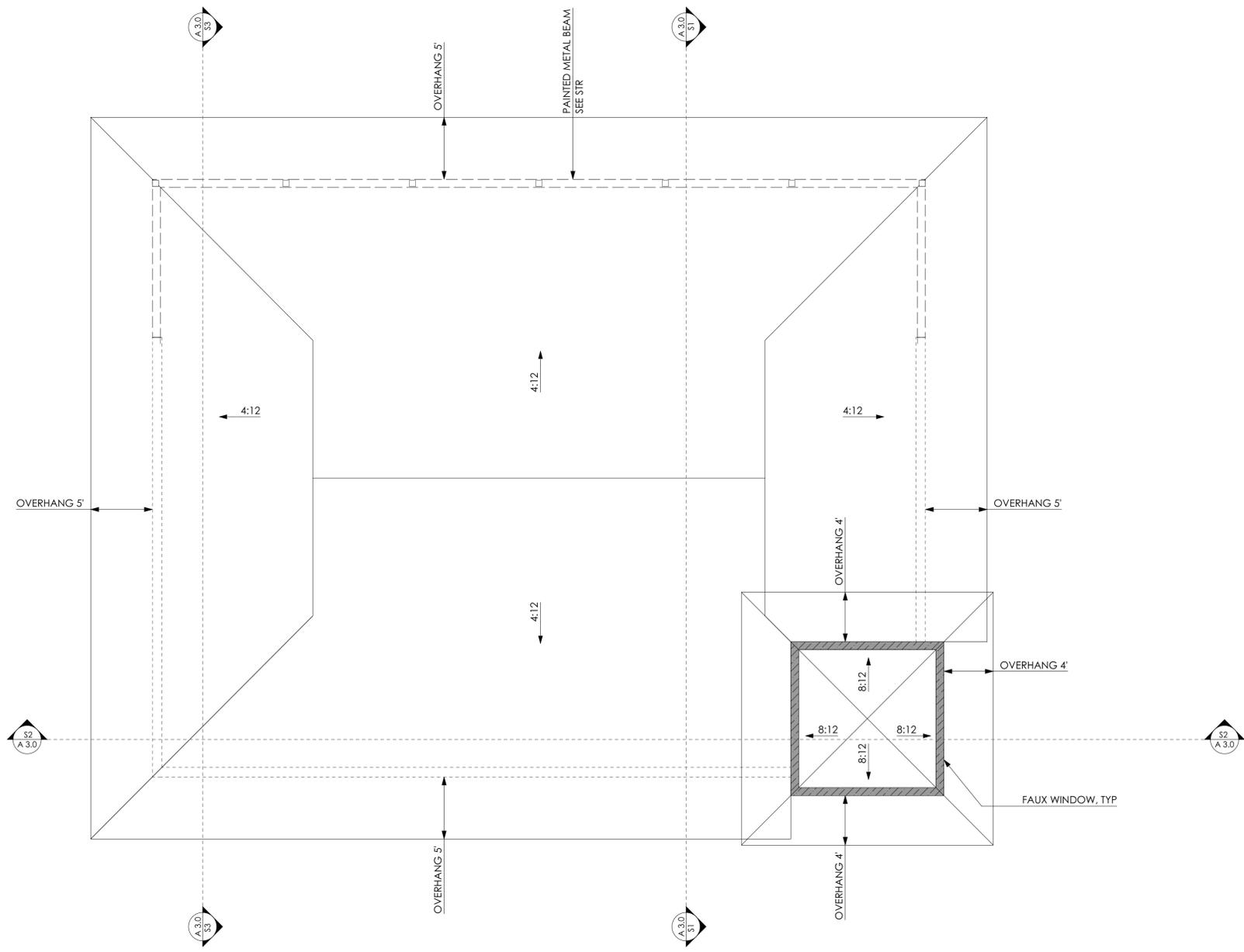
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ROOF PLAN

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DOOR AND WINDOW SCHEDULE

A 1.6

WINDOW SCHEDULE

MARKER	W-1	W-2	W-3	W-4	W-5	W-6
QUANTITY	3	6	7	2	6	1
DESCRIPTION	9'x12'	9'x10'	9'x9'	10'-9"×9'	6'-6"×9'	6'×9'
VIEW						

DOOR SCHEDULE

ID	D-1	D-2	D-3	D-4	D-5	D-5.1	D-5.2	D-5.3	D-6	D-8
QUANTITY	2	1	2	1	4	1	5	4	2	3
DIMENSIONS	10'-9"×12'	11'-2"×12'	9'×12'	14'-8"×9'	3'×10'	3'×12'	3'×10'	3'×10'	3'×10'	2'-8"×6'-8"
VIEW										
NOTE	3'-0" DOOR; MIN 32" CLEAR OPENING WHEN DOOR IS OPEN 90 DEGREES (ADA AND EGRESS COMPLIANT)	3'-0" DOOR; MIN 32" CLEAR OPENING WHEN DOOR IS OPEN 90 DEGREES (ADA AND EGRESS COMPLIANT)	MANUAL OR POWERED	ACCORDION WINDOW	INTERIOR PANEL DOOR	EXIT DOOR TO COMPLY WITH IBC AND ADA REQUIREMENTS SWING IN DIRECTION OF EGRESS, PANIC HARDWARE PROVIDED, MINIMUM 32" OPENING, UNLOCKED DURING HOURS OF OPERATION, LEVEL EXTERIOR LANDING PROVIDED	EXIT DOOR TO COMPLY WITH IBC AND ADA REQUIREMENTS SWING IN DIRECTION OF EGRESS, PANIC HARDWARE PROVIDED, MINIMUM 32" OPENING, UNLOCKED DURING HOURS OF OPERATION, LEVEL EXTERIOR LANDING PROVIDED	CLOSER AND LATCH SET	INTERIOR SWING DOOR, OPEN TO BOTH SIDES	INTERIOR PANEL DOOR



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AREA PLANS

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OCCUPANCY TYPE: ASSEMBLY GROUP A-2

OCCUPANT LOAD TABLE FIRST FLOOR

SPACE	SQFT	OL FACTOR	OCCUPANT LOAD
Dining (Indoor)	1 000	15 net	67
Dining (Outdoor)	1 636	15 net	109
Bar	187	15 net	13
Waiting	141	15 net	10
Kitchen	1 190	200 gross	6
Office	31	150 gross	1
Storage	34	300 gross	1
Restrooms	128	50 gross	3
TOTAL	4 347		210

OCCUPANT LOAD TABLE SECOND FLOOR

SPACE	SQFT	OL FACTOR	OCCUPANT LOAD
Dining (Indoor)	1 260	15 net	84
Dining (Outdoor)	990	15 net	66
Waiting	141	15 net	10
Kitchen	80	200 gross	1
Storage	242	300 gross	1
Restrooms	232	50 gross	5
TOTAL	2 945		167

Total Calculated Occupant Load: 377

Design Occupant Load Used: 377

INDOOR FIRST FLOOR

- DINING - 1000 sqft
- WAITING - 141 sqft
- KITCHEN - 1 190 sqft
- OFFICE - 31 sqft
- STORAGE - 34 sqft
- RESTROOMS - 64 + 64 = 128 sqft
- CIRCULATION - 90 sqft

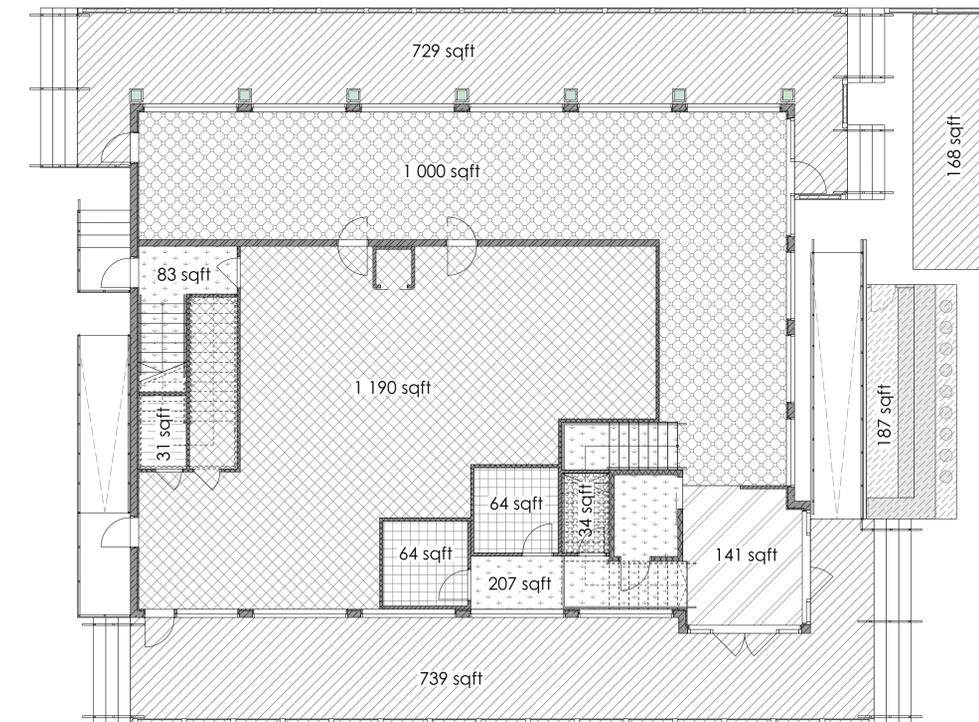
INDOOR TOTAL - 2 614 sqft

OUTDOOR FIRST FLOOR

- DINING FRONT PORCH - 739 sqft
- DINING REAR PORCH - 729 sqft
- DINING SIDE PORCH - 168 sqft
- BAR - 187 sqft

OUTDOOR TOTAL - 1 823 sqft

FIRST FLOOR TOTAL - 4 437 sqft



FIRST FLOOR AREA PLAN

1/8" = 1'-0"

INDOOR SECOND FLOOR

- DINING - 1 260 sqft
- WAITING - 141 sqft
- KITCHEN - 80 sqft
- STORAGE / MECH - 178 + 64 = 242 sqft
- RESTROOMS - 134 + 98 = 232 sqft
- CIRCULATION - 275 sqft

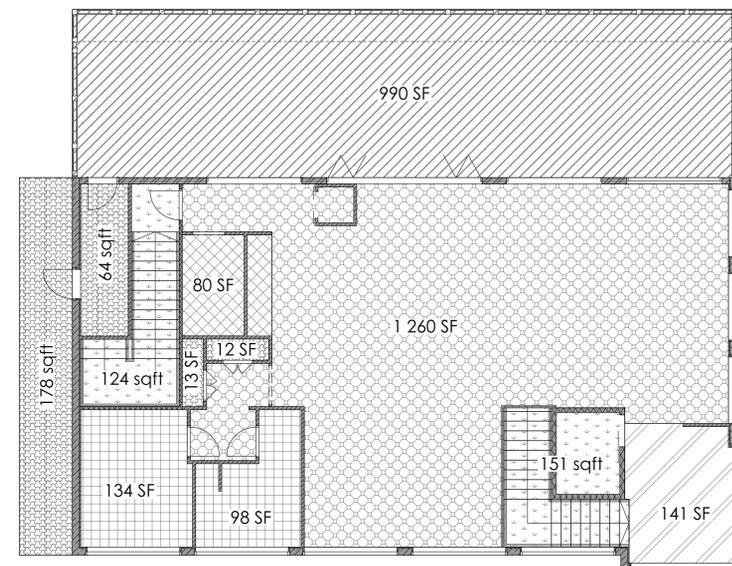
INDOOR TOTAL - 2 230 sqft

OUTDOOR SECOND FLOOR

- DINING REAR DECK - 990 sqft

OUTDOOR TOTAL - 990 sqft

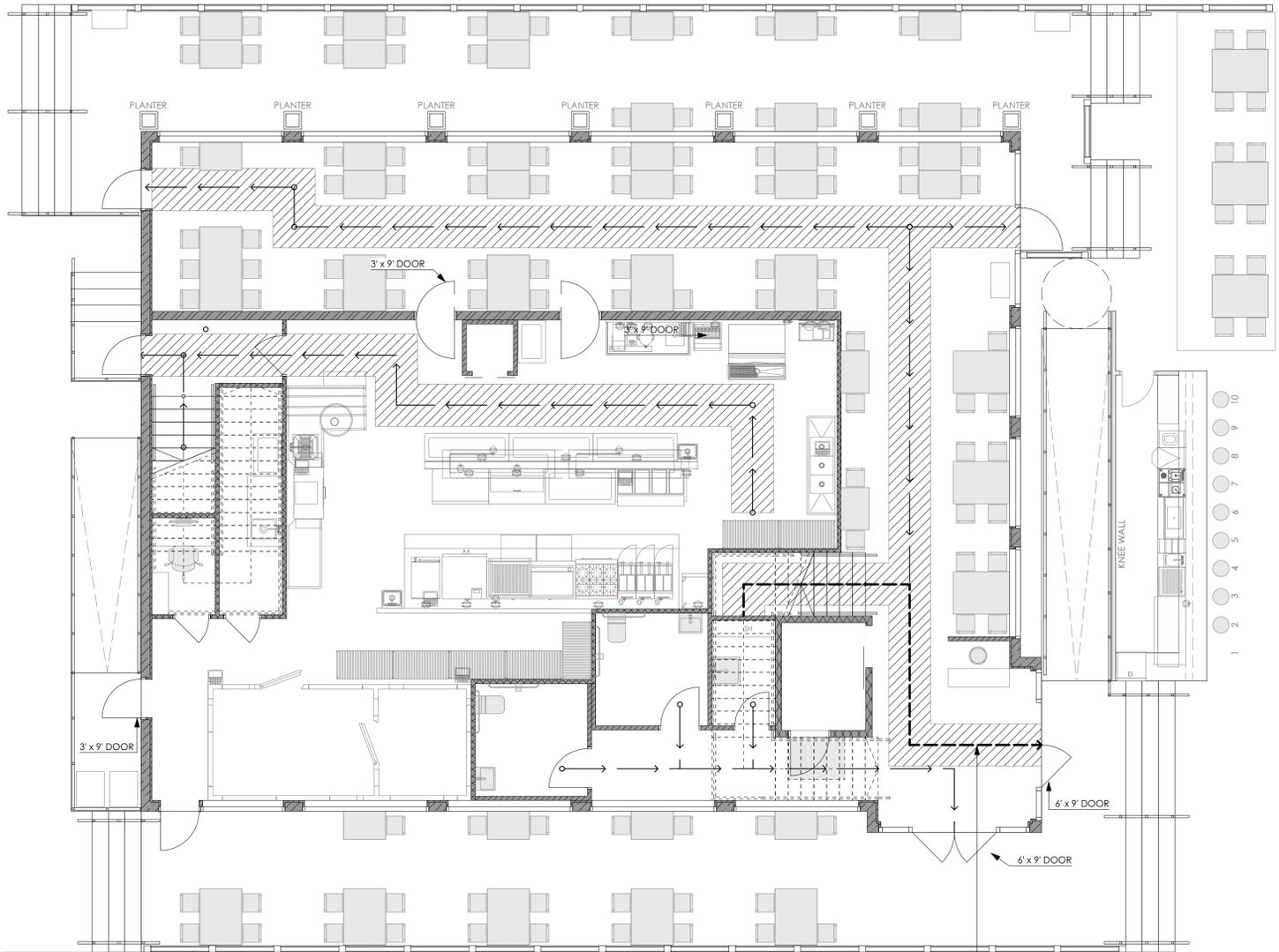
SECOND FLOOR TOTAL - 3 220 sqft



SECOND FLOOR AREA PLAN

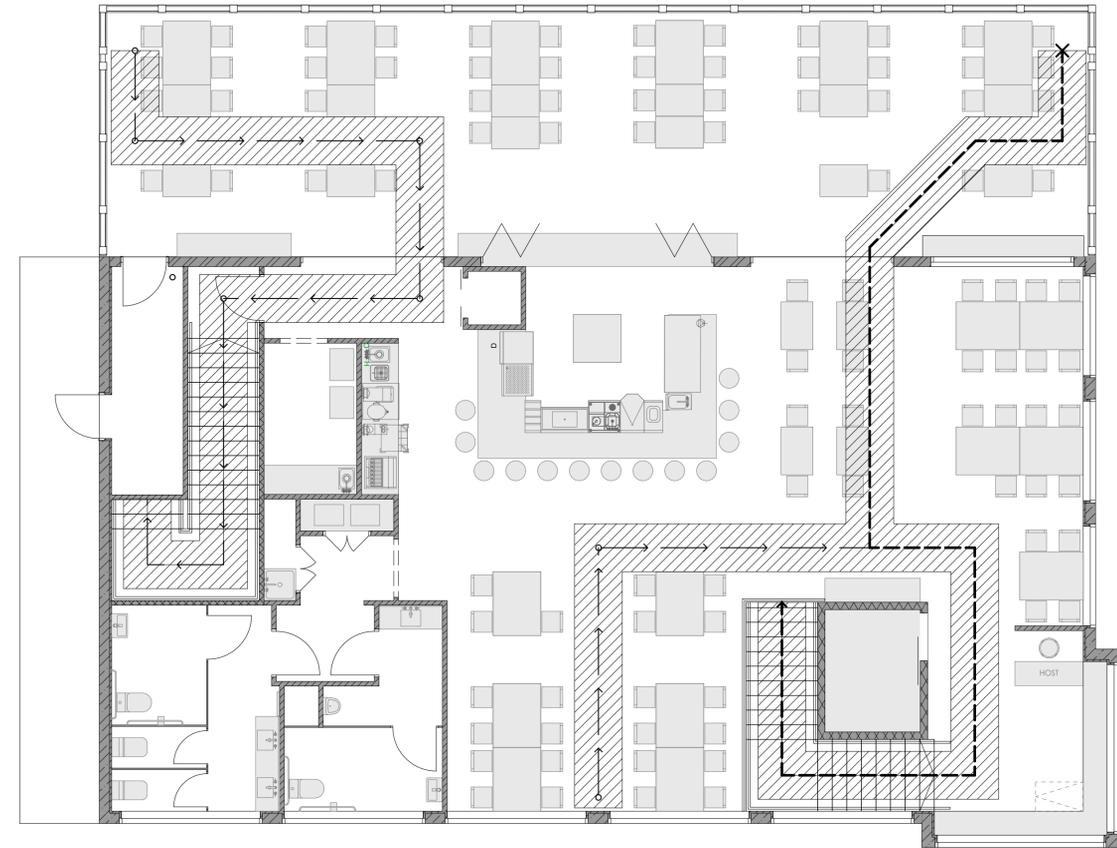
1/8" = 1'-0"

FIRST + SECOND FLOOR INDOOR + OUTDOOR TOTAL - 4 437 + 3 220 = 7 657 sqft



FIRST FLOOR LIFE SAFETY PLAN

3/16" = 1'-0"

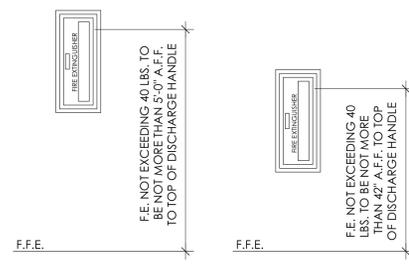


SECOND FLOOR LIFE SAFETY PLAN

3/16" = 1'-0"

NOTE:
AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH FBC 2023 AND NFPA 13, AS THE FIRE AREA EXCEEDS 5,000 SQUARE FEET AND THE OCCUPANT LOAD EXCEEDS 100 PERSONS PER IBC SECTION 903.2.1.2 (GROUP A-2 OCCUPANCY).

FIRE EXTINGUISHER NOTES:



EGRESS DISTANCES:

BUILDING DIAGONAL:	79'
EXITS REQUIRED	2 TOTAL
COMMON PATH OF EGRESS TRAVEL: LONGEST, APPROX: (ALLOWABLE: 100 FT, SPRINKLERED)	30'
MAXIMUM TRAVEL DISTANCE: LONGEST, APPROX: (ALLOWABLE: 300FT, SPRINKLERED)	130'-4"

GENERAL NOTES

1. DEVICE LOCATIONS APPROXIMATE
2. DOORS - MEANS OF EGRESS:
 - STANDARD 36" LEAF = 32" CLEAR = 160 OCCUPANT CAPACITY
 - STANDARD 48" LEAF = 44" CLEAR = 220 OCCUPANT CAPACITY
 - DOUBLE 36" LEAF = 64" CLEAR = 320 OCCUPANT CAPACITY
 - DOUBLE 48" LEAF = 88" CLEAR = 440 OCCUPANT CAPACITY
3. EXIT ROUTES ARE SHOWN TO REFLECT SEPARATE AREAS OF EGRESS AND TO ESTABLISH THAT SUFFICIENT EGRESS WIDTH AND TRAVEL DISTANCES ARE PROVIDED ACCORDING TO CURRENT BUILDING CODES. IT IS THE RESPONSIBILITY OF THE OWNER TO CREATE A SPECIFIC EXITING PLAN FOR DAILY USE.
4. REFER TO ELECTRICAL DRAWINGS TO VERIFY LOCATIONS REGARDING:
 - EMERGENCY LIGHTING
 - EMERGENCY EXIT DISCHARGE LIGHTING
5. REFER TO CIVIL DRAWINGS FOR INFORMATION REGARDING:
 - EMERGENCY VEHICLE ACCESS ROUTES

LEGEND

- FIRE EXTINGUISHER
- SMOKE DETECTOR
- TRAVEL DISTANCE TO AN EXIT

NOTES:

1. PROVIDE 10 LB. CLASS ABC FIRE EXTINGUISHERS TO BE MOUNTED AT THE DIRECTION OF THE LOCAL FIRE MARSHAL. MANUF. - KIDDE, TYCO, OR APPROVED EQUAL
2. MOUNTING HEIGHTS FOR PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10. PORTABLE EXTINGUISHERS NOT EXCEEDING A GROSS WEIGHT OF 40 LBS. ARE TO BE INSTALLED SO THAT THE TOP DOES NOT EXCEED 5'-0" A.F.F. PORTABLE EXTINGUISHERS HAVING A GROSS WEIGHT EXCEEDING 40 LBS. ARE TO BE INSTALLED SO THAT THE TOP DOES NOT EXCEED 42" A.F.F.
3. MAINTAIN FIRE RATED WALL ASSEMBLY BEHIND ALL SEMI-RECESSED AND RECESSED CABINETS.
4. THE TRAVEL DISTANCE TO A FIRE EXTINGUISHER FOR CLASS "A" FIRE HAZARDS SHALL BE 75 FEET MAXIMUM.
5. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING PER 2015 SCBC 703.7.
6. CONTRACTOR TO PROVIDE ALL REQUIRED FIRE EXTINGUISHERS.
7. CONTRACTOR TO VERIFY ALL LOCATIONS WITH LOCAL FIRE INSPECTOR.



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LIFE SAFETY PLANS

A 1.8



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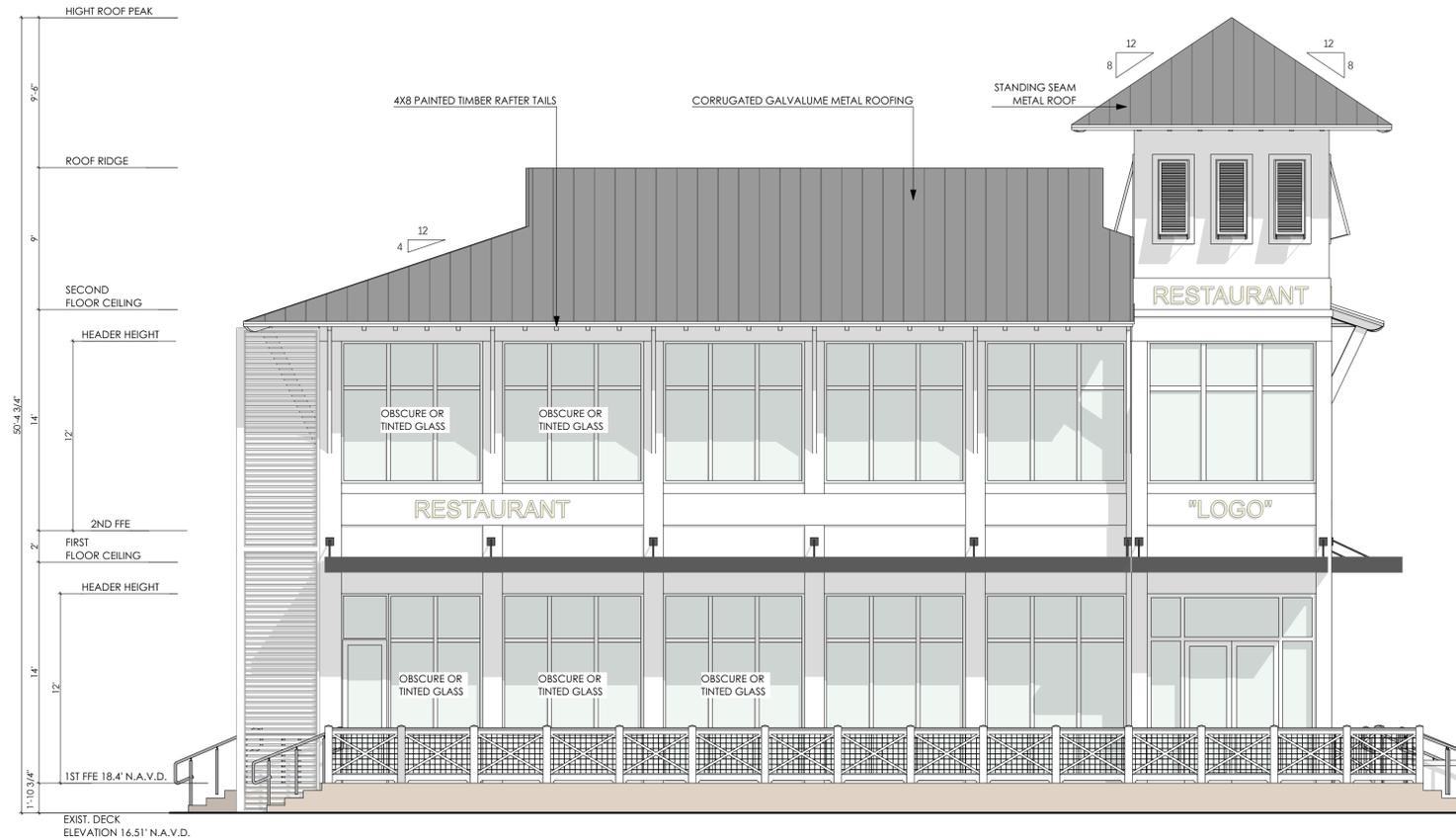
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ELEVATIONS

A 2.0



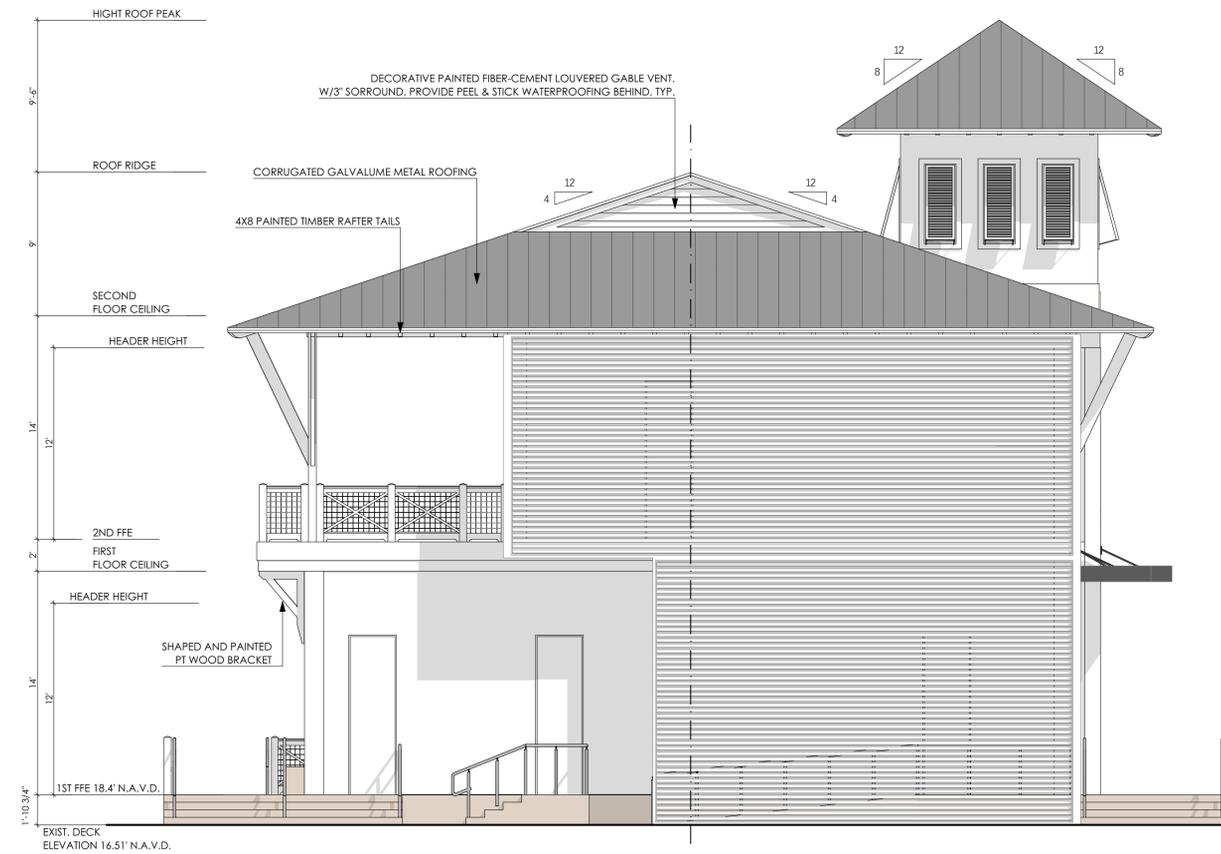
FRONT ELEVATION

3/16" = 1'-0"



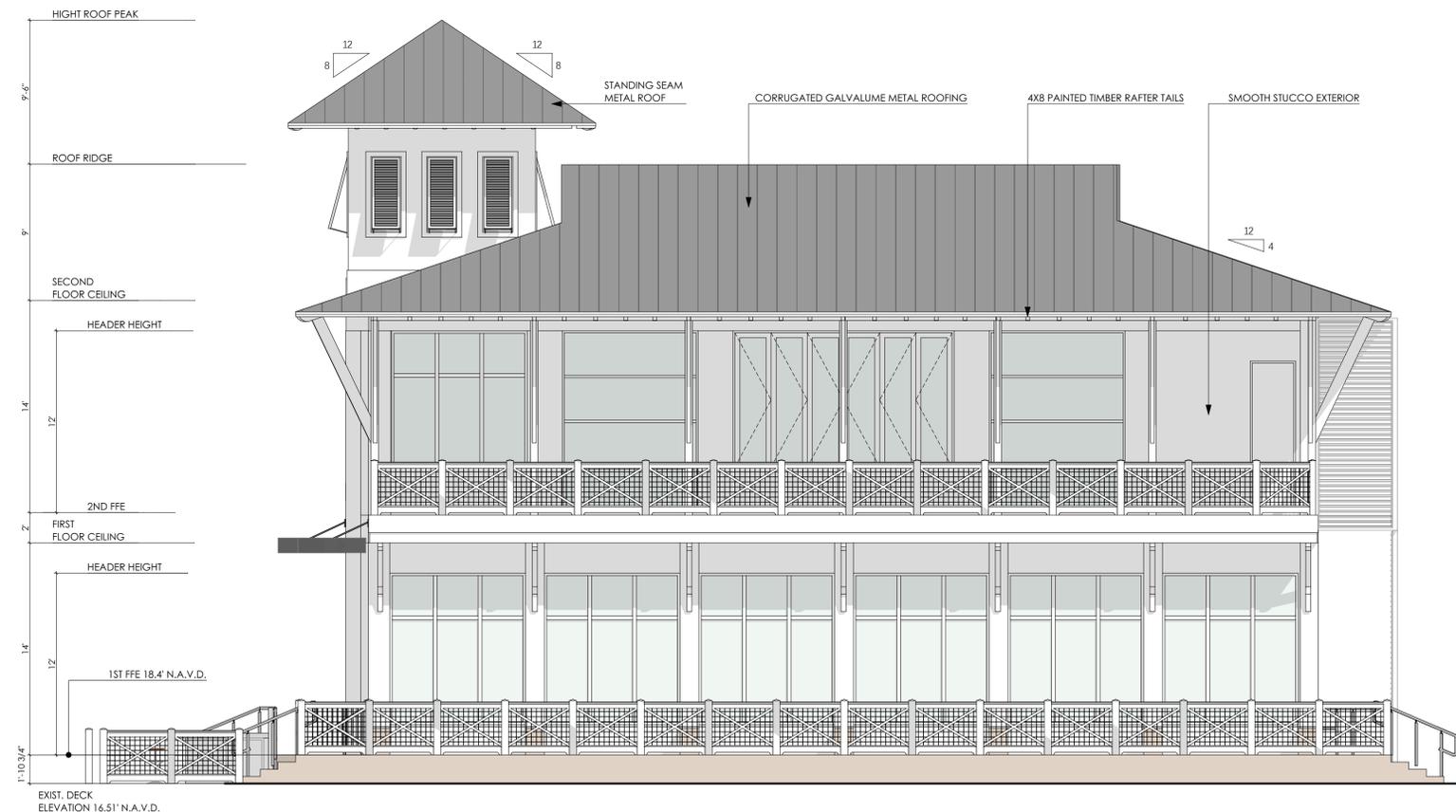
RIGHT ELEVATION

3/16" = 1'-0"



LEFT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



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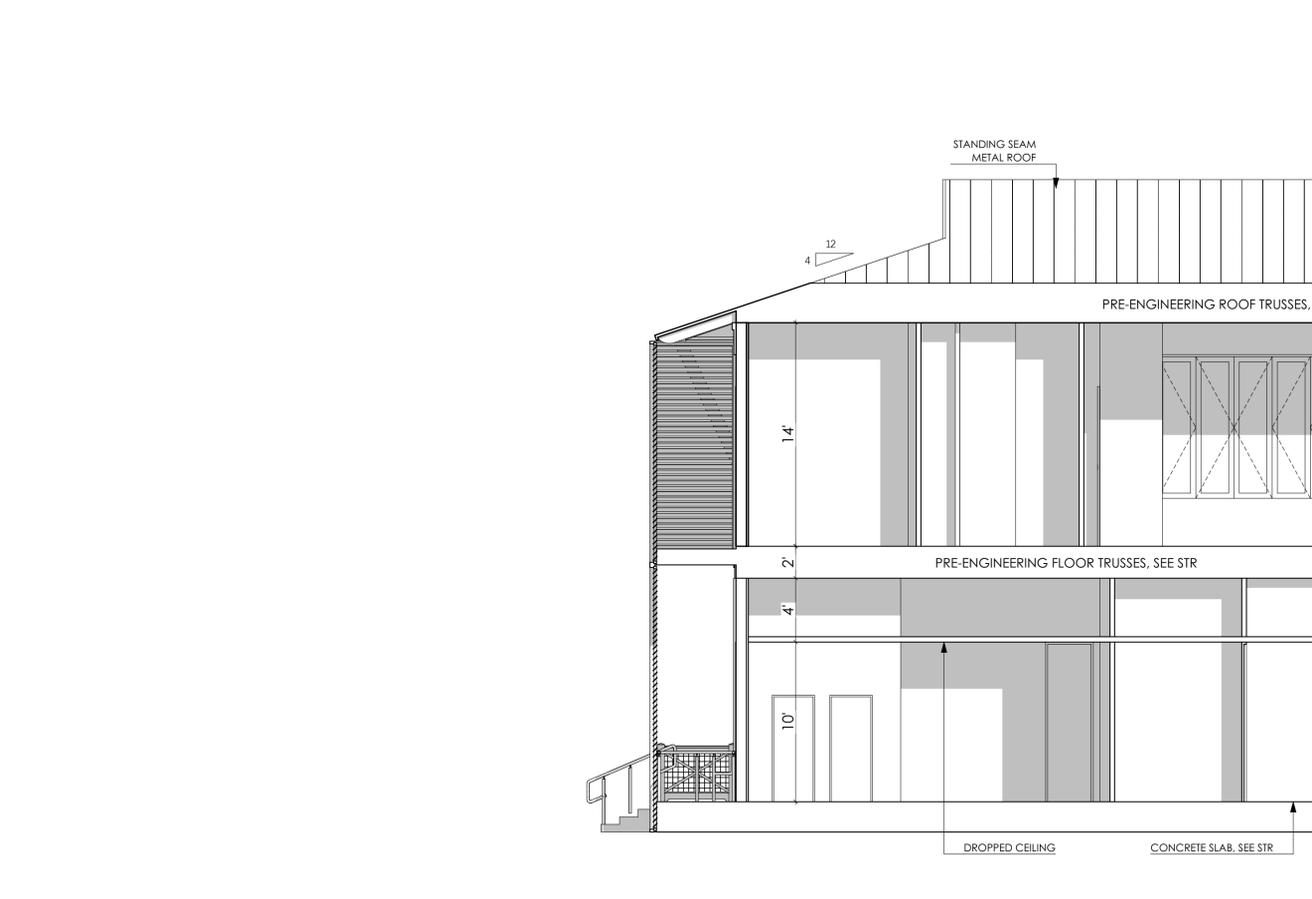
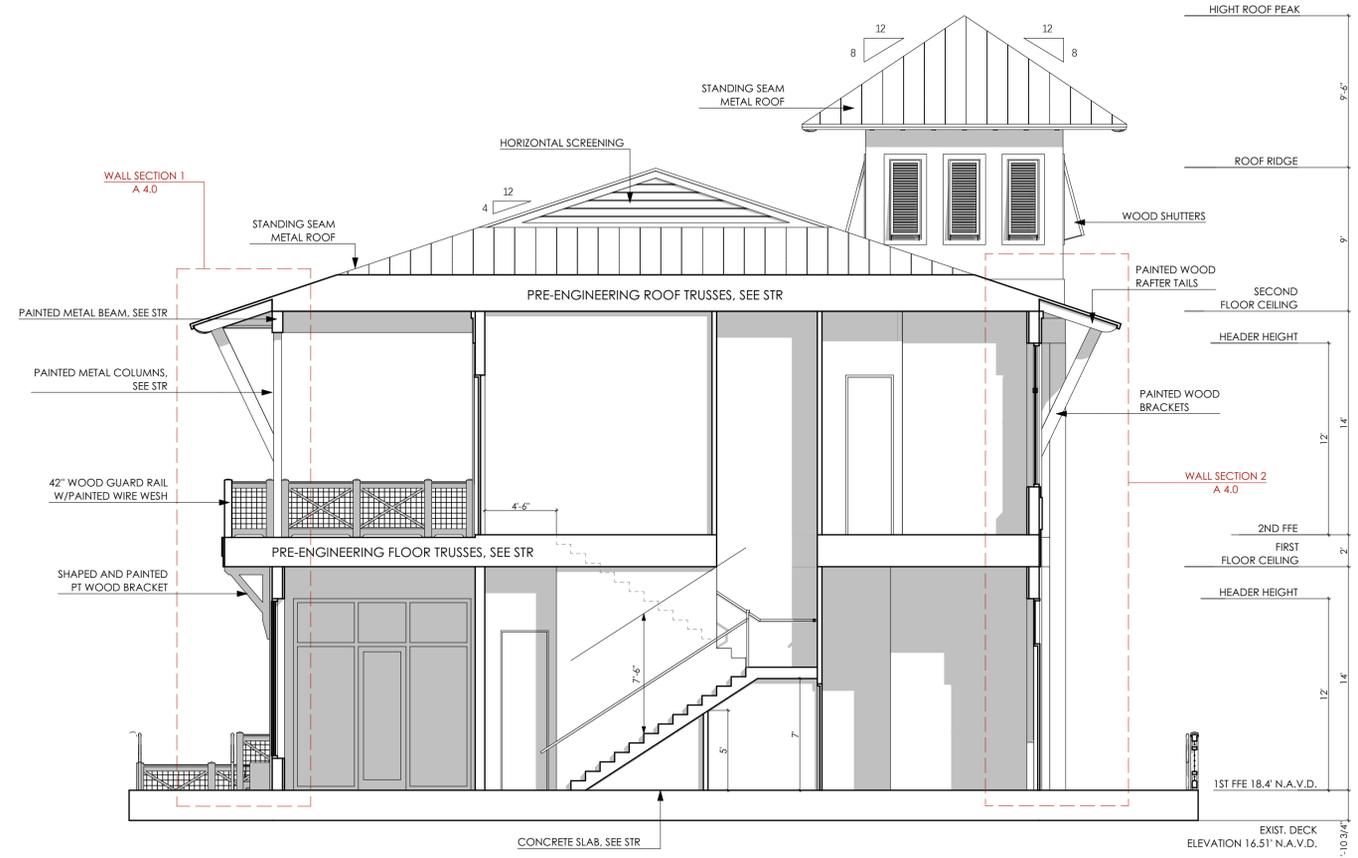
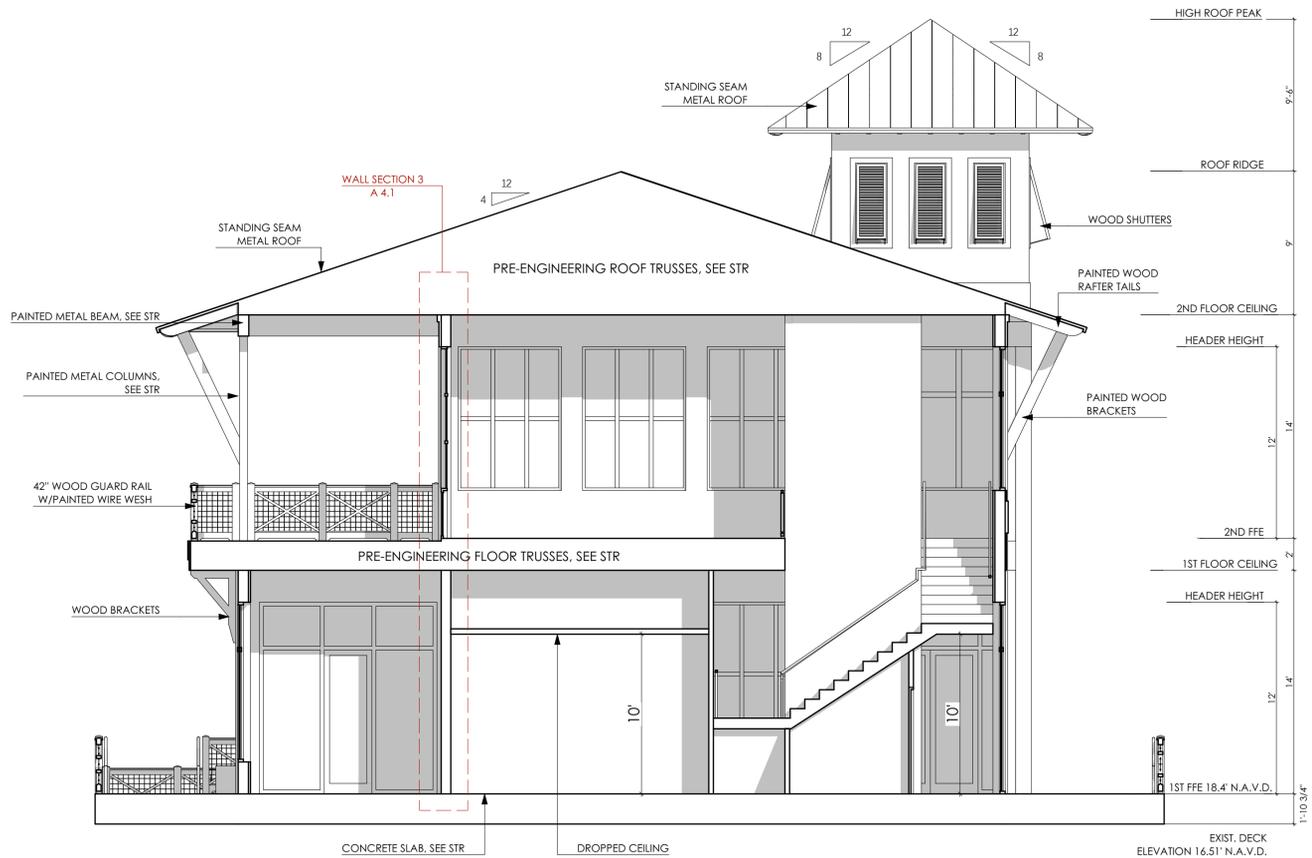
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ELEVATIONS

A 2.1



Alicia Rose Taylor, LLC
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Alicia Rose Jimenez
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BUILDING SECTIONS

A 3.0



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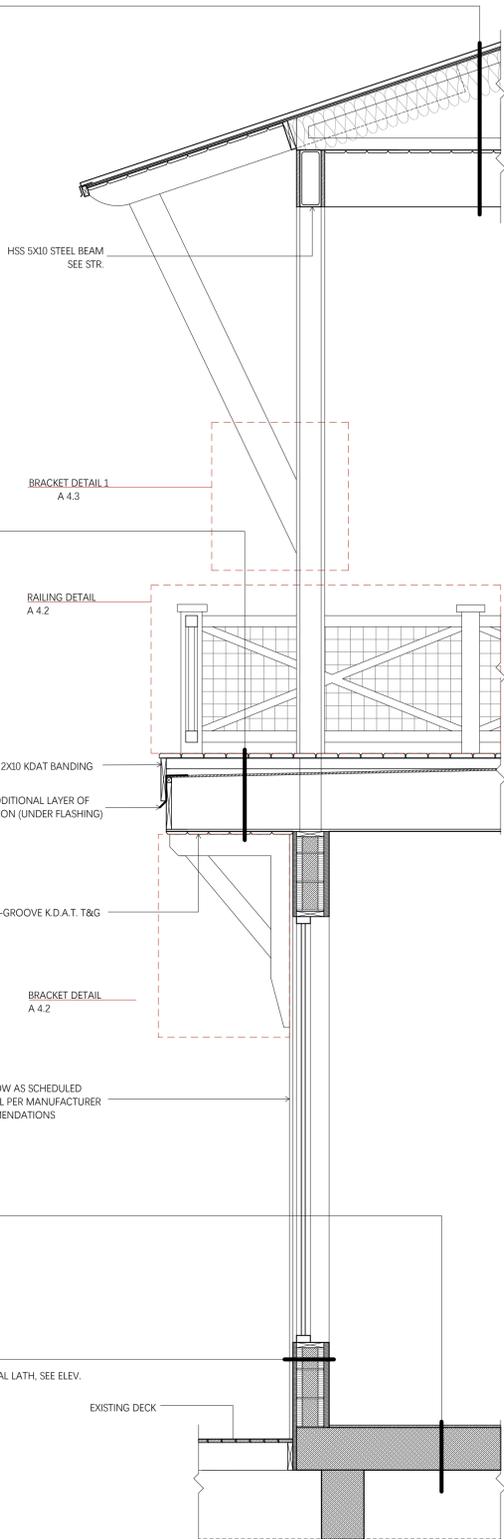
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DETAILS

A 4.0

- ROOF COMPOSITION**
- ROOFING, SEE ELEV.
 - WATER BARRIER
 - PLYWOOD DECKING
 - ROOF FRAMING, SEE STR.
 - OPEN CELL FOAM INSULATION
 - PT PTD T&G OVER WEATHER BARRIER OVER 1/2" PLYWOOD SHEATHING



- FLOOR COMPOSITION**
- EPOXY FLOORING
 - 12" CONCRETE SLAB, SEE STR

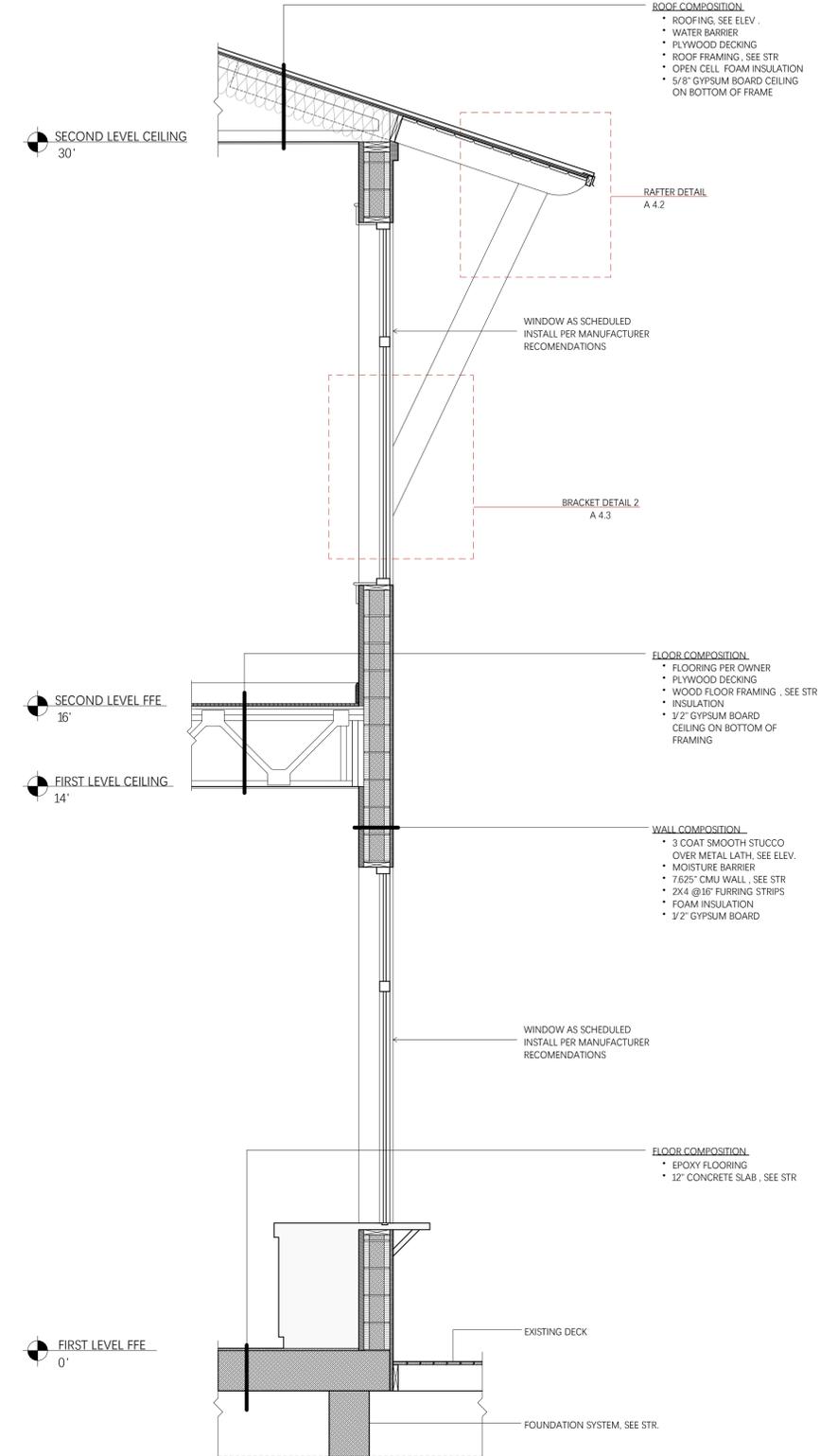
- WALL COMPOSITION**
- 3 COAT SMOOTH STUCCO OVER METAL LATH, SEE ELEV.
 - LIQUID APPLIED MOISTURE BARRIER
 - 7/8" CMU WALL, SEE STR
 - 2X4 @ 16" FURRING STRIPS
 - FOAM INSULATION
 - 1/2" GYPSUM BOARD

1
A 4.0

WALL SECTION 1

1/2" = 1'-0"

- ROOF COMPOSITION**
- ROOFING, SEE ELEV.
 - WATER BARRIER
 - PLYWOOD DECKING
 - ROOF FRAMING, SEE STR
 - OPEN CELL FOAM INSULATION
 - 5/8" GYPSUM BOARD CEILING ON BOTTOM OF FRAME



- FLOOR COMPOSITION**
- FLOORING PER OWNER
 - PLYWOOD DECKING
 - WOOD FLOOR FRAMING, SEE STR
 - INSULATION
 - 1/2" GYPSUM BOARD CEILING ON BOTTOM OF FRAMING

- WALL COMPOSITION**
- 3 COAT SMOOTH STUCCO OVER METAL LATH, SEE ELEV.
 - MOISTURE BARRIER
 - 7/8" CMU WALL, SEE STR
 - 2X4 @ 16" FURRING STRIPS
 - FOAM INSULATION
 - 1/2" GYPSUM BOARD

2
A 4.0

WALL SECTION 2

1/2" = 1'-0"



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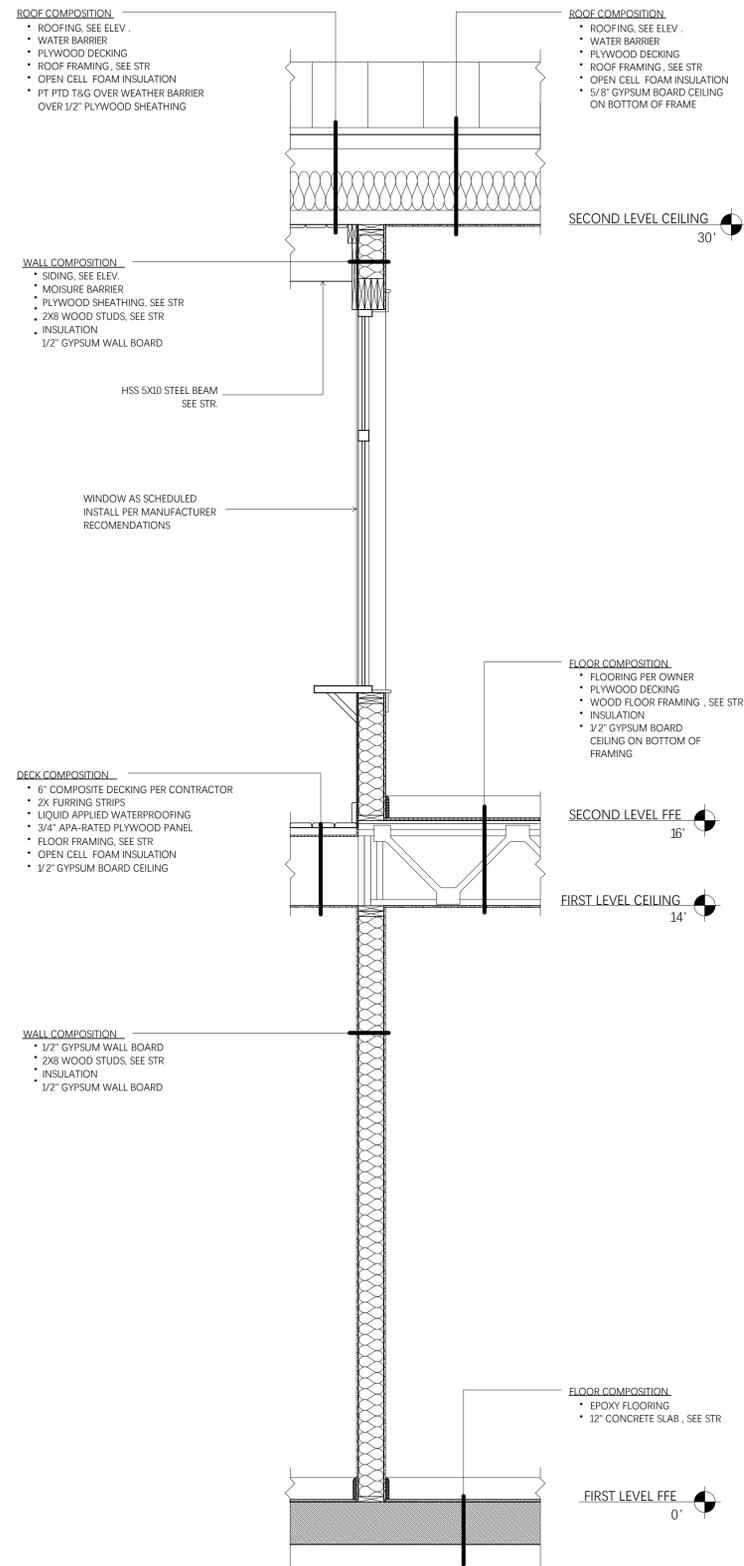
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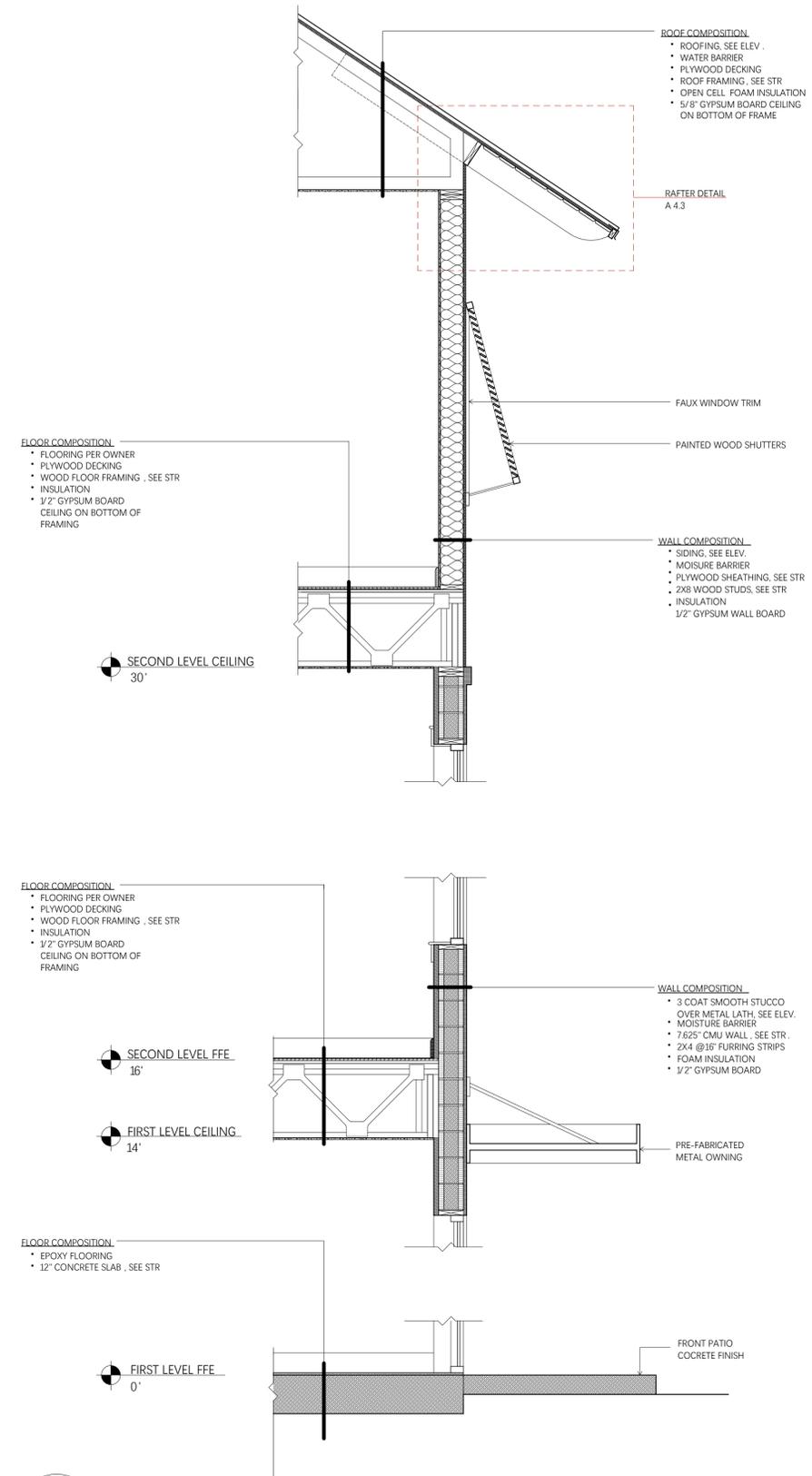
ARCHITECTURAL
DETAILS

A 4.1



WALL SECTION 3

1/2" = 1'-0"



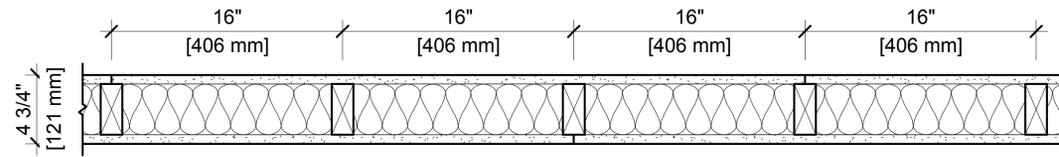
WALL SECTION 4

1/2" = 1'-0"

1
A 4.1

2
A 4.1

DESIGN NO. UL U305
 FIRE RATING: 1 HOUR
 STC RATING: 36
 SOUND TEST: USG -151235
 SYSTEM THICKNESS: 4-3/4" [121 MM]
 LOCATION: INTERIOR
 FRAMING TYPE: WOOD STUD (LOAD -BEARING)



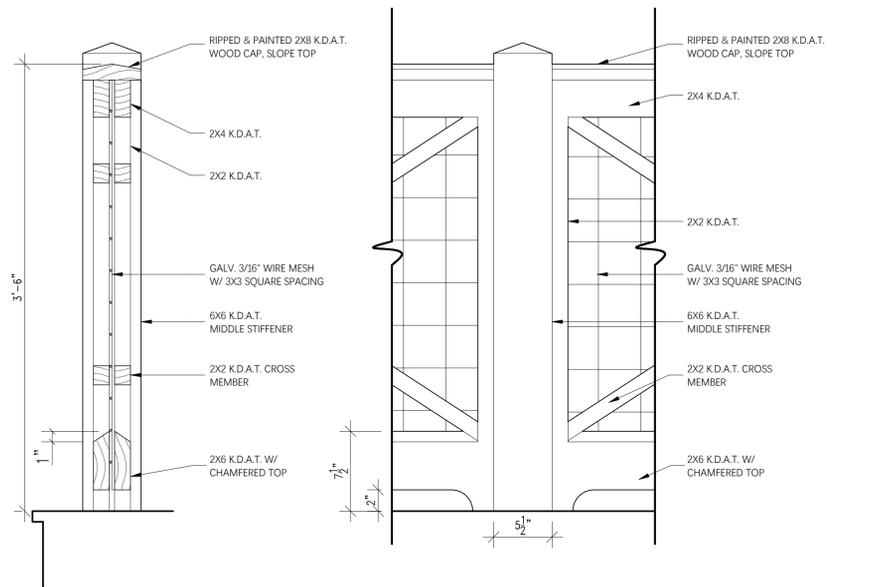
ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)
 WOOD STUDS: 2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
 INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION
 GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)

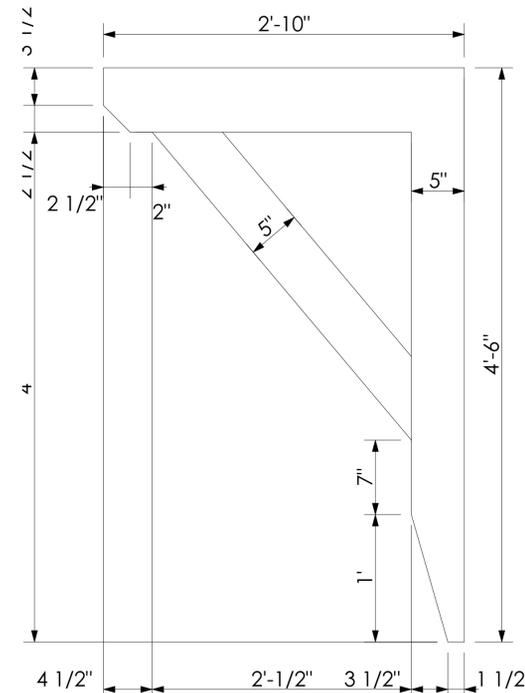


GENERAL WALL NOTES:

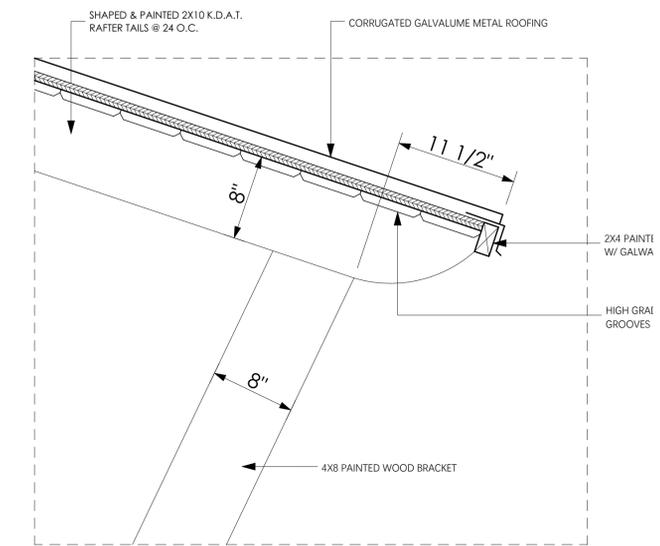
- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP -TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
- WHERE DESIGN NO. INDICATES "PER ", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
- STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE -RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- FIRE -RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- SOUND -RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.



RAILING DETAIL 1 1/2" = 1'-0"



BRACKET DETAIL 1 1/2" = 1'-0"



RAFTER DETAIL 1 1/2" = 1'-0"

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ARCHITECTURAL
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A 4.2



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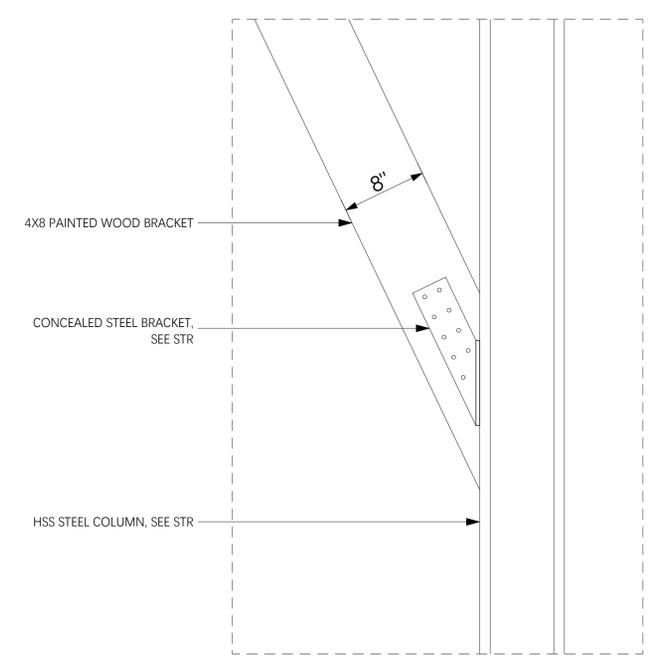
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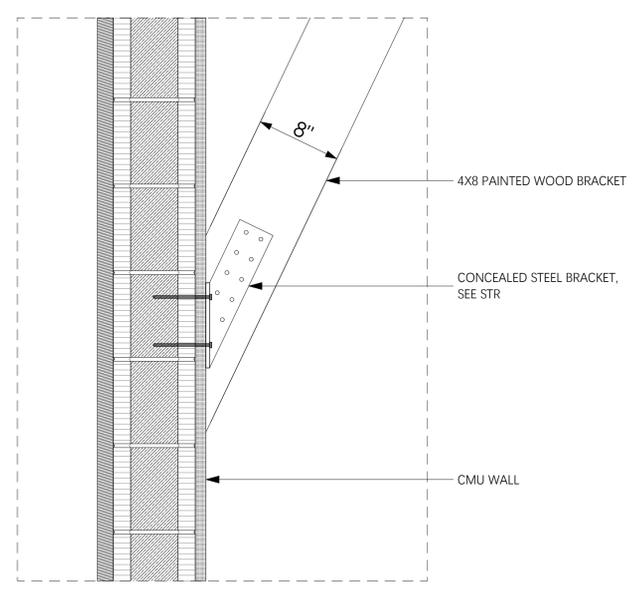
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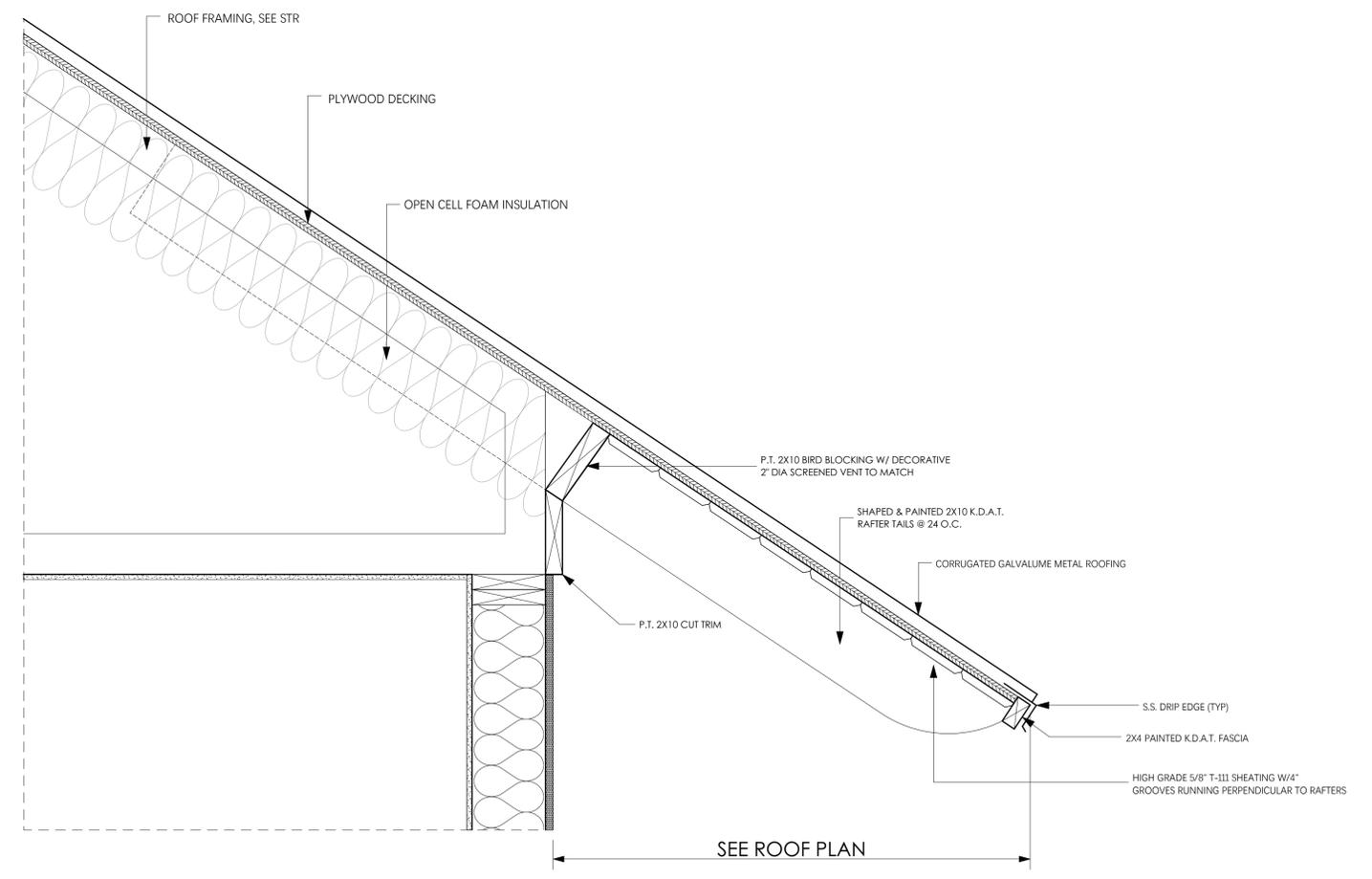
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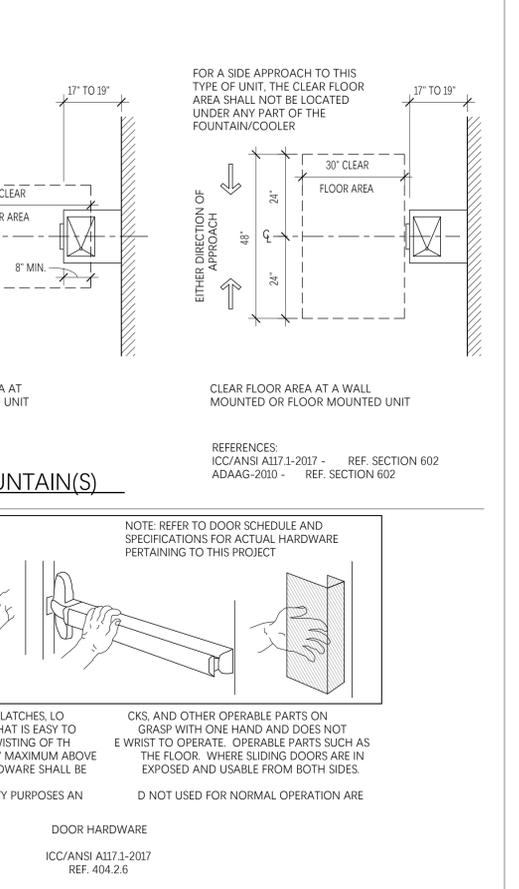
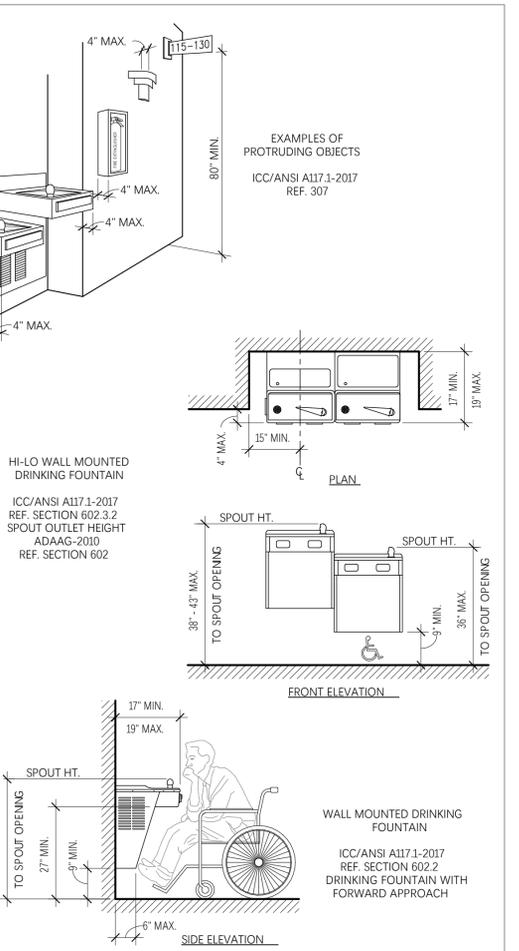
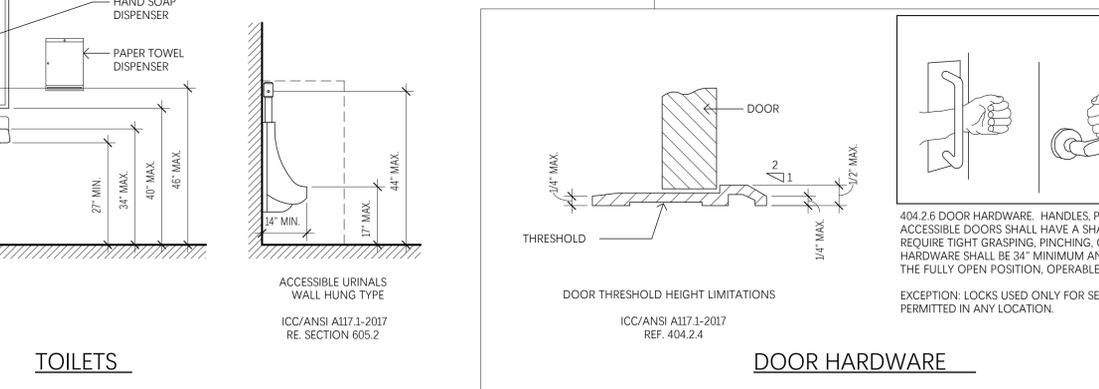
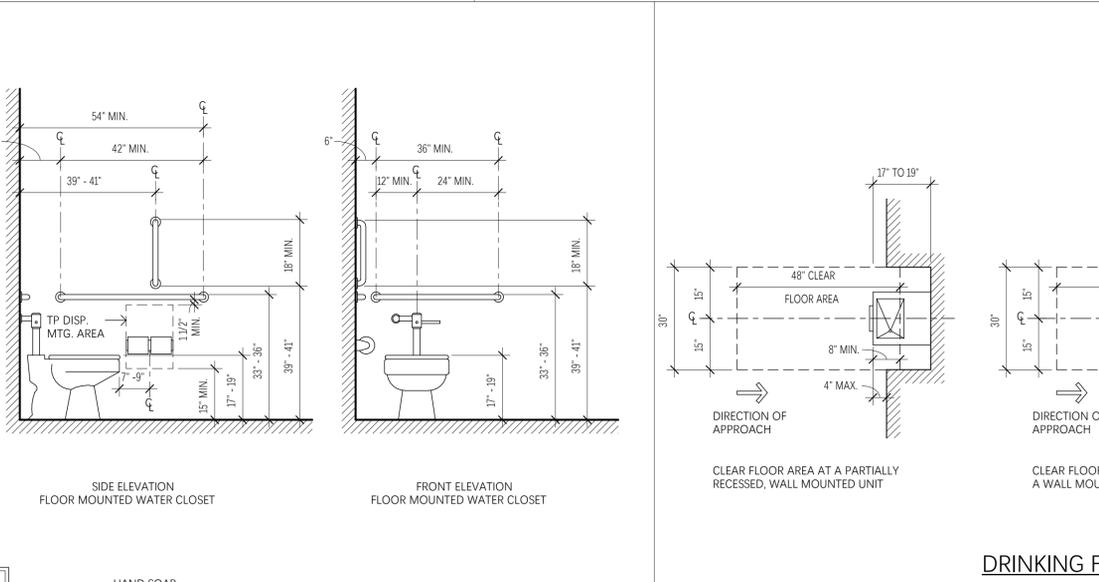
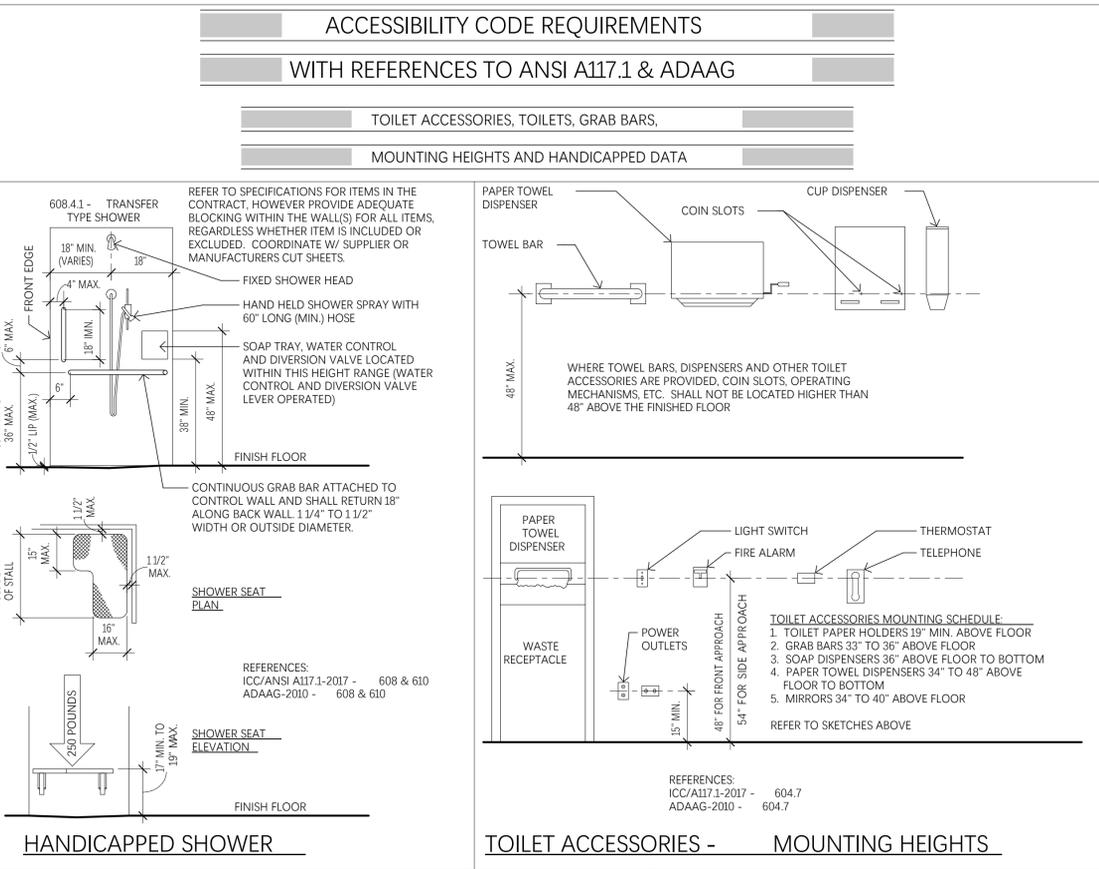
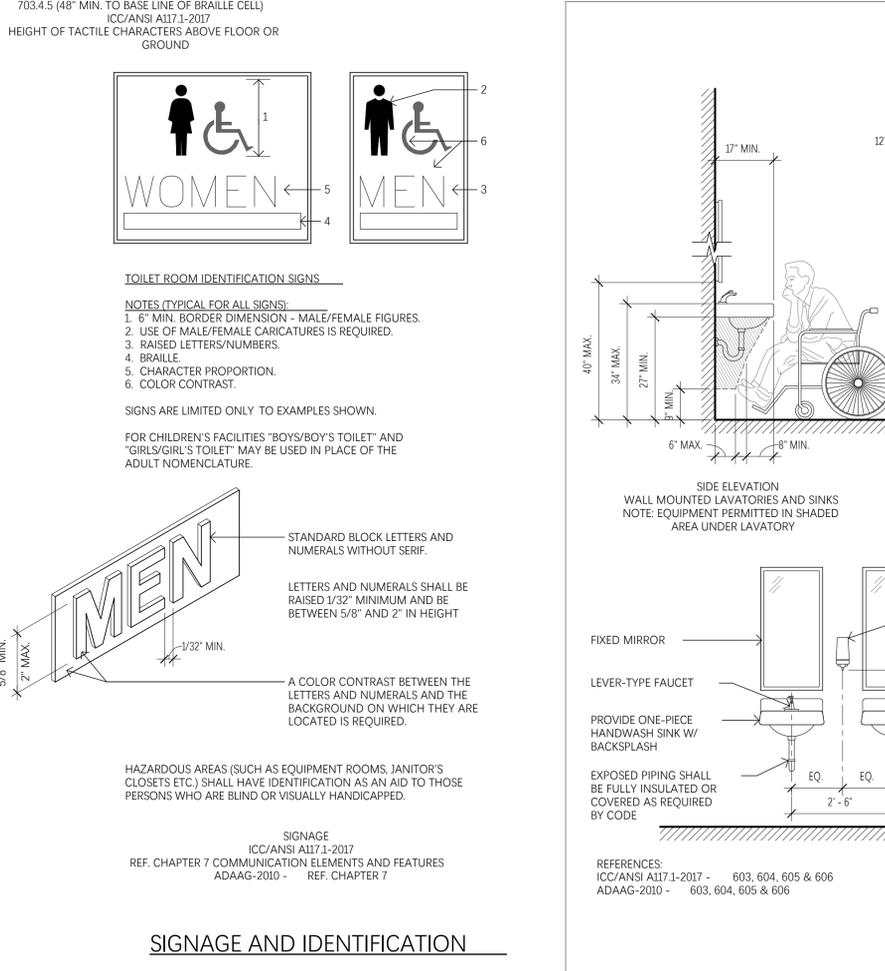
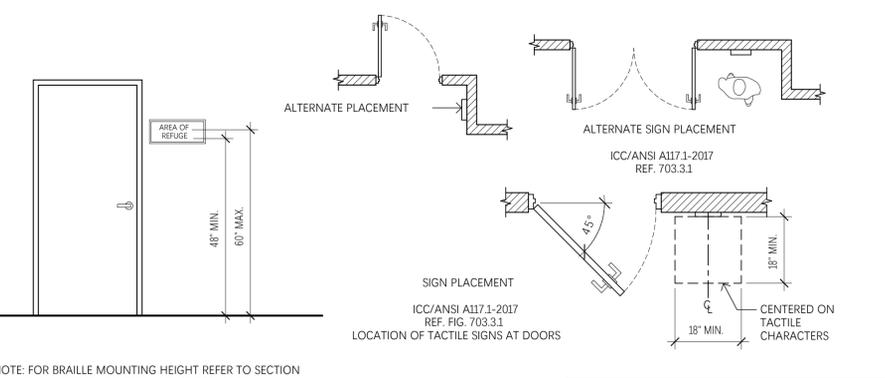
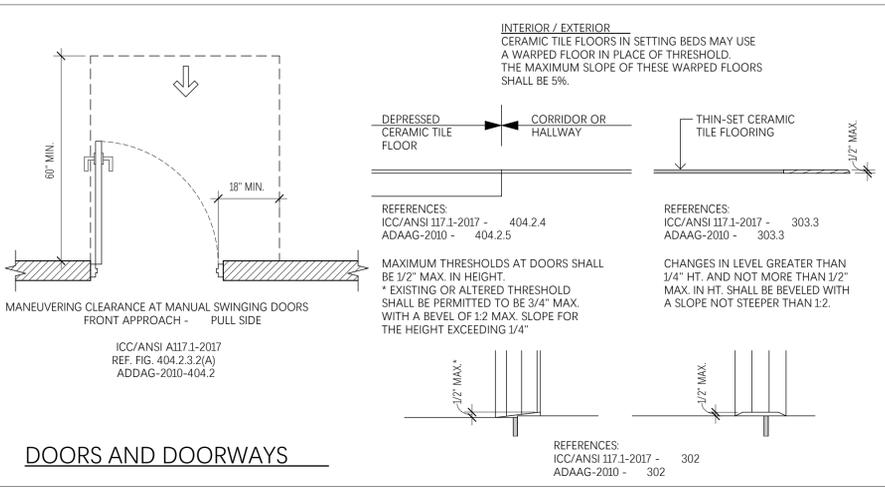
BRACKET DETAIL 1 1 1/2" = 1'-0"



BRACKET DETAIL 2 1 1/2" = 1'-0"



RAFTER DETAIL 1 1/2" = 1'-0"



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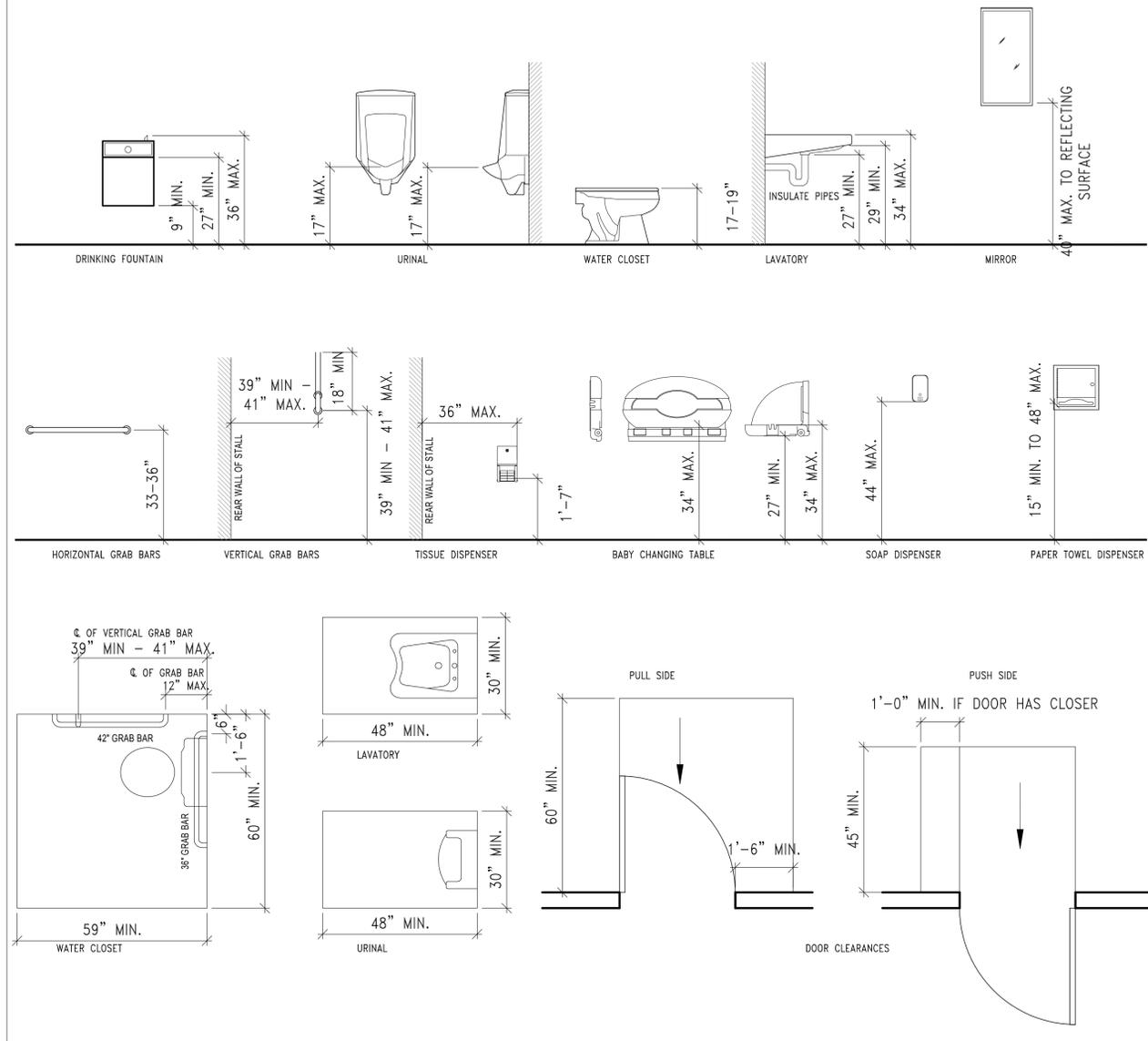
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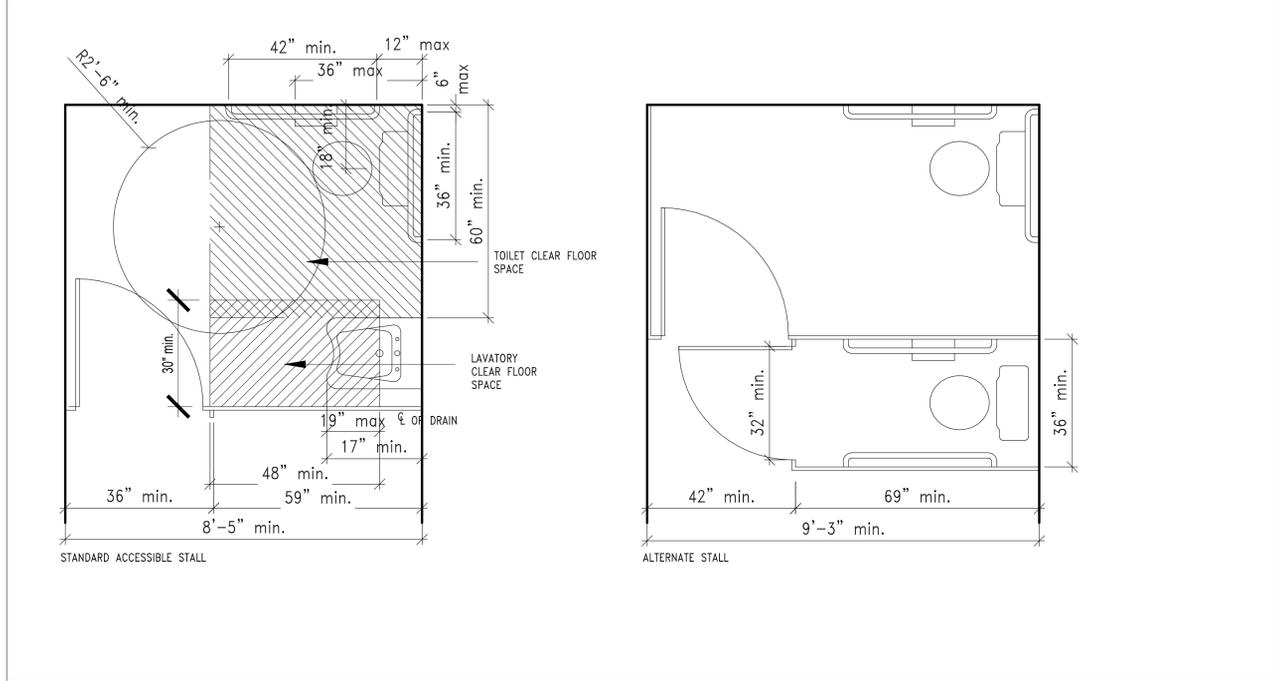
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ACCESSIBILITY REQUIREMENTS

ACCESSIBLE MOUNTING INFO & CLEARANCES



CLEAR FLOOR AREA REQUIREMENTS



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ADA
REQUIREMENTS

A 4.5



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3D MODEL

A 5.0



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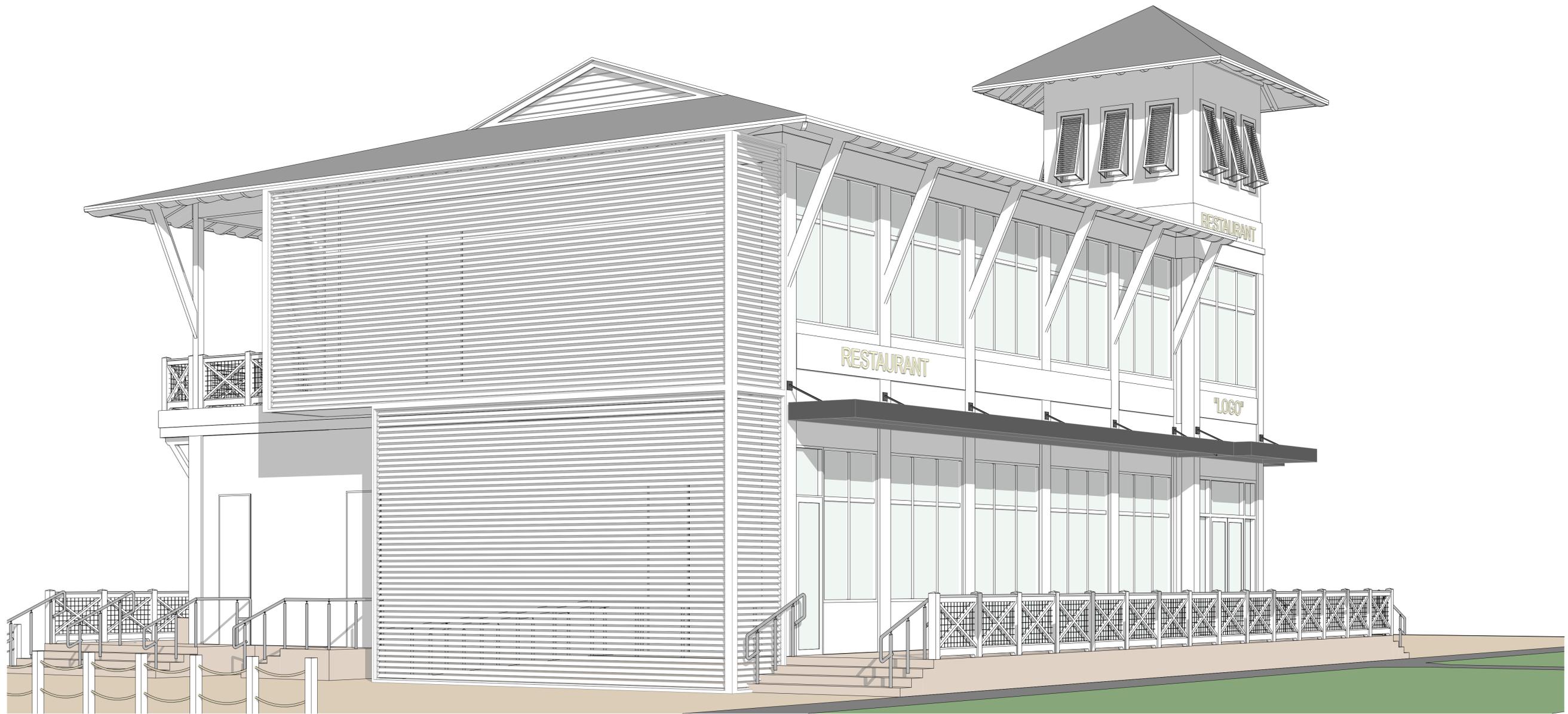
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3D MODEL

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3D MODEL

A 5.2