

U.S. HIGHWAY 98
SANTA ROSA BEACH, FL
JURISDICTION: WALTON COUNTY FLORIDA
PARCEL ID# 26-2S-20-33200-000-0152

A0.0	TITLE SHEET
A0.1	ARCHITECTURAL SITE
A0.1	LIFE SAFETY PLANS / ADA
S1.1	FOUNDATION PLAN
A1.1	FLOOR PLAN
A1.2	ROOF PLAN AND DETAILS
A1.3	REFLECTED CEILING PLAN
A2.1	BUILDING ELEVATIONS

- | | |
|-------|----------------------------|
| A3.1 | BUILDING SECTIONS |
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| PM1.1 | PLUMBING / MECHANICAL PLAN |
| PM1.2 | PLUMBING RISER AND DETAILS |
| E1.1 | POWER AND LIGHTING PLAN |



REVISIONS	
PREPARED BY	JMB
REVIEWED BY	
CDE	
DATE OF ISSUE	
03/20/2026	

A GARDEN CENTER ADDITION FOR ACE HARDWARE FOR:
ACE HARDWARE GARDEN CENTER
WALTON COUNTY, FL
U.S. HIGHWAY 98, PARCEL NO. 26-25-20-332000-000-0160

Project Name: A NEW BUILDING FOR BILL HEAD

OWNER: ACE HOME 4 GARDEN OF LYNN HAVEN

Project Location: City: SANTA ROSA BEACH
County: WALTON
State: FLORIDA
Building Code Jurisdiction: WALTON COUNTY FLORIDA

Project Address: US HWY 98 WEST
SANTA ROSA BEACH FL 32459

Parcel ID Number: 26-25-20-33200-000-0152

Project Number: 26-12 Date: 03-20-2025

U

APPLICABLE CODES			
Building	FLORIDA BUILDING CODE	2013 8th	Edition
	FLORIDA EXISTING BUILDING CODE (WHEN APPLICABLE)	2013 8th	Edition
Plumbing	FLORIDA PLUMBING CODE	2013 8th	Edition
Mechanical	FLORIDA MECHANICAL CODE	2013 8th	Edition
Gas	FLORIDA FUEL/GAS CODE	2013 8th	Edition
Fire	NATIONAL FIRE PROTECTION CODE	2013 8th	Edition
Electrical	NATIONAL ELECTRICAL CODE (N.E.C.)	2010	
Life Safety	NFPA 101 / LIFE SAFETY CODE	2013 8th	Edition
Life Safety	FLORIDA FIRE PREVENTION CODE	2013 8th	Edition
ADA	FLORIDA ACCESSIBILITY CODE	2013 8th	Edition
ENERGY	FLORIDA ENERGY CODE	2013 8th	Edition
Local			Edition
Elevator	N/A		Edition
Other			Edition

Building	FLORIDA BUILDING CODE	2023 8th	Edition
	FLORIDA EXISTING BUILDING CODE (WHEN APPLICABLE)		
Plumbing	FLORIDA PLUMBING CODE	2023 8th	Edition
Mechanical	FLORIDA MECHANICAL CODE	2023 8th	Edition
Gas	FLORIDA FUEL/GAS CODE	2023 8th	Edition
Fire	NATIONAL FIRE PROTECTION CODE	2023 8th	Edition
Electrical	NATIONAL ELECTRICAL CODE (N.E.C.)	2020	
Life Safety	NFPA 101 / LIFE SAFETY CODE	2023 8th	Edition
Life Safety	FLORIDA FIRE PREVENTION CODE	2023 8th	Edition
ADA	FLORIDA ACCESSIBILITY CODE	2023 8th	Edition
ENERGY	FLORIDA ENERGY CODE	2023 8th	Edition
Local			Edition
Elevator	N/A		Edition
Other			Edition

Occupancy(s) Group Classification: MERCANTILE - M

Type of Construction: TYPE II B
Protected or Unprotected: Unprotected
Note: protected or non protected refers to the structure NOT whether or not it is sprinkled
BUILDING AREA (GROSS) 8000 GROSS SF.
OCCUPANCY LOAD MERCANTILE = 8000 SF @ 9F/60 GROSS = 141 OCCUPANTS
TOTAL OCCUPANTS = 141

Fire Protection requirements	
FLORIDA BUILDING CODE:	REQUIRED FOR OVER 12,000 S.F.
WALTON CO. FL	REQUIRED FOR OVER 12,000 S.F.

Minimum Landing Width: Equal to stair width (need not exceed 48" if straight run)

Minimum Door Width 32" if ada access is required (FBC 1008.1) (NFPA 5-2, 5-2.1.3.1)
Maximum Door Width 48" (FBC 1008.1) (NFPA 5-2.1)
Minimum Door Height 6'-8" (FBC 1008.1) (NFPA 5-2.1)
Is special egress panic hardware required? no

Handrails are required for stairs of more than 3 risers. (FBC 1009.12 NFPA 5-2.2.4.2)

Handrails are required for ramps steeper than 1:20.
or rise greater than 6" or horizontal projection greater than 72" (FBC 1010.8 NFPA 5-2)

Handrail Mounting Height: 30"-38" above stair nosing (FBC 1012.2 NFPA A-5-2.2.4.5)

Handrails are required on both sides of stairs. (FBC 1009.10 NFPA 5-2.2.4.2)

Inside or switch back handrails shall be continuous. (FACBC 4.9.4)
Handrails shall extend 12" beyond top riser & extend 12" plus the width of a tread at the bottom. (FBC 102.6 NFPA 5-22.4.2)
Diameter of Handrail: $1\frac{1}{4}"$ to $1\frac{1}{2}"$ - MIN. TO MAX. (FBC 102.13 NFPA A-5-22.4.5)
Handrail to Wall Clearance: $1\frac{1}{2}"$ (FBC 102.7)
Stairs wider than 60" require intermediate handrails. (FBC 102.9 NFPA 5-22.4.2)

Intermediate rails shall be spaced not to allow a 4" diameter sphere to pass through. FBC 1013.3

Minimum Height: 42" (FBC 1013.2 NFPA 5-2.2.4)

REQUIRED WC	1	2
REQUIRED LAVS	1	2
REQUIRED FOUNTAINS	1	1
SERVICE SINK:	1	1

APPLICABLE BUILDING CODE	2023 FLORIDA BUILDING CODE, 8th EDITION
OCCUPANCY CLASSIFICATION	MERCANTILE
BUILDING AREA	8,800 SF.
BUILDING HEIGHT	24'-6" TOP OF HIGHEST PARAPET

NOTE: NUMBERS SHOWN INDICATE
PRESSURES FOR WORSE CASE CONDITION
BUILDING DESIGNED AS AN ENCLOSED STRUCTURE

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE, 8th EDITION
- MERCANTILE AND APPLICABLE ORDINANCES OF WALTON COUNTY FLORIDA.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES DISCOVERED BETWEEN ACTUAL CONDITIONS AND CONDITIONS INDICATED ON THE DRAWINGS THAT WOULD AFFECT THE QUALITY OF THE WORK.
4. DEVIATIONS TO THE DRAWINGS NOT APPROVED IN WRITING BY THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL VERIFY WITH THE OWNER(S) ALL DOOR AND WINDOW TYPE SIZES, AND LOCATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY WITH THE OWNER(S) ALL TYPES, LOCATIONS, AND COLORS OF ALL FINISHES.
7. CONTRACTOR SHALL VERIFY WITH THE OWNER(S) ALL TYPES, LOCATIONS, AND ARRANGEMENTS OF TOILET AND MISCELLANEOUS CABINERY.

1. ALL EXTERIOR WINDOW & DOOR ASSEMBLIES SHALL BE RATED FOR DESIGN PRESSURES INDICATED.
2. WINDOW & DOOR ASSEMBLIES SHALL BEAR CERTIFICATE OF MANUFACTURER & INDICATE TESTING LABORATORY APPROVAL AND COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE.
3. WINDOWS & GLASS DOORS SHALL BEAR SUPPLEMENTAL LABEL CONFORMING TO AAMA 203 INDICATING DESIGN WIND LOADS AND PRESSURES.
4. DOOR ASSEMBLIES SHALL BE LISTED & TESTED FOR A 10 SECOND PERIOD AT LOAD EQUAL TO 15 TIMES THE DESIGN PRESSURE.
5. ALL WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED.
6. ANGLE IRON FOR WINDOW SHALL BE PROVIDED TO TRANSFER LOAD FROM WINDOW OR DOOR TO THE ROUGH OPENING SUBSTRATE.
7. MULLIONS SHALL BE CAPABLE OF RESISTING LOADS OF 15 TIMES THE DESIGN PRESSURE LOADS APPLIED BY THE WINDOW OR DOOR ASSEMBLY.

PROJECT NORTH

SECTION NUMBER

WALL SECTION

SHEET SECTION IS DRAWN ON

DETAIL NUMBER
DETAIL / ENLARGED VIEW
SHEET DETAIL IS DRAWN ON

INTERIOR ELEVATION

ELEV NUMBER/SHEET ELEVATION IS DRAWN ON

 FINISH ELEVATION MARK

ELXXX¹
ELEVATION DESCRIPTION ELEVATION

02-101 DOOR MARK

ROOM No.-DOOR LETTER

 GATE MARK

 WALL TYPE

DESCRIPTION OF SPRINKLER SYSTEM WORK
SYSTEM IS NOT REQUIRED AND WILL NOT BE INSTALLED

A/D.	ANCHOR BOLT	CT	CERAMIC TILE	EXP. JT.	EXPANSION JOINT	GALV.	GALVANIZED	JAN.	JANITOR	N.T.S.	NOT TO SCALE	REBAR	REINFORCING BAR	TYP	TYPICAL
A/C	AIR CONDITIONER	C.J.	CONTROL JOINT	ELEC.	ELECTRICAL	GL.	GLASS					REQ.	REQUIRED	TRANS.	TRANSOM WINDOW
ACT	ACUSTICAL CEILING TILE	CSMT	CASEMENT WINDOW	ELEV.	ELEVATION	GYP. BD.	GYPSPUM BOARD	lb	FOUND	N.G.V.D.	NATIONAL GEODETIC	REIN.	REQUIRED REINFORCING	TAG	TONGUE AND GROOVE
AF	ABOVE FINISH FLOOR	CT	CUBIC YARDS	EXIST.	EXISTING	G.P.	GYPSPUM BOARD	LAV.	LAVATORY		VERTICAL DATUM				
AL	ALUMINUM			E.W.	EACH WAY	G.T.	GIRDER TRUSS	L.B.L	LAVATORY LABEL	O.C.	ON CENTER				
APPROX	APPROXIMATE			EWC	ELECTRIC WATER COOLER	G.A	GAUGE	LIN.	LINEN	O.VHD	OVERHEAD				
		DR	DOOR	EQ.	EQUAL					OSR	OPEN SPACE RATIO	SC	SOLID CORE	UNO	UNLESS NOTED OTHERWISE
		DN	DOWN									SPEC.	SPECIFICATIONS		
BET	BETWEEN	D	DRYER			HORZ	HORIZONTAL	MPH	MILES PER HOUR			SQ. #	SQUARE	V.O.J.	VERIFY ON JOBSITE
BF	BI-FOLD DOOR	DW	DISH WASHER	F.F.E.	FINISH FLOOR ELEVATION	HVAC	AIR CONDITIONER	MWAVE	MICROWAVE	FL. LAM.	PLASTIC LAMINATE	SS	STAINLESS STEEL	V.B.	VAPOR BARRIER
BOT	BOTTOM	DBL	DOUBLE	FR DR	FRENCH DOOR	H4C	HEATED AND COOLED	MAF	MASONRY	FR	FAIR	STL.	STEEL	VERT	VERTICAL
BRG	BEARING	DIA. *	DIAMETER	FXD	FIXED WINDOW	HC	HANDICAPPED	MAT.	MATERIAL	FFREFIN.	PRE-FINISHED	STRUCT.	STRUCTURAL	V.C.T.	VINYL COMPOSITION TILE
		DWG.	DRAWING	RAG	RETURN AIR GRILL	HD	HOLD DOWN	MCH.	MECHANICAL	FKT	POCKET DOOR	S4R	SHELF AND ROD	VIN	VINYL
CLG	CEILING	DET.	DETAIL	REF	REFRIGERATOR	HDW	HARDWARE	MFR	MANUFACTURER	PAN.	PANTRY	STOR.	STORAGE		
COND	CONDUIT			FAR	FLOOR AREA RATIO	HM	HOLLOW METAL	MTL.	METAL	FL	PLATE	SHUR	SHOWER	UH	WATER HEATER
CLR	CLEAR	E.J.	EXPANSION JOINT	FD	FLOOR DRAIN	HR.	HOUR	MGR	MANAGER	PBF	POUNDS PER SQUARE FOOT	SF	SQUARE FOOT	WD	WASHER
CLO	CLOSET	EXT.	EXTERIOR	FIN FL.	FINISH FLOOR							SLD	SLIDING DOOR	WC	WATER CLOSET
CNU	CONCRETE MASONRY UNIT	EDF	ELECTRIC DRINKING FOUNTAIN	FOUND.	FOUNDATION	INSUL	INSULATION			QT	QUARRY TILE	S.H.	SINGLE HUNG WINDOW	UDW	WINDOW
CONC	CONCRETE	EIFS	EXTERIOR INSULATION	FR	FIRE RATED	ISR	IMPERVIOUS SURFACE RATIO					SHT	SHEET	WD	WOOD
CONT.	CONTINUOUS		FINISH SYSTEM	FV	FIELD VERIFY	INT.	INTERIOR	No.	NUMBER	R	RADIUS				
				FIN	FINISH			N.I.C.	NOT IN CONTRACT	RCP	REFLECTED CEILING PLAN				

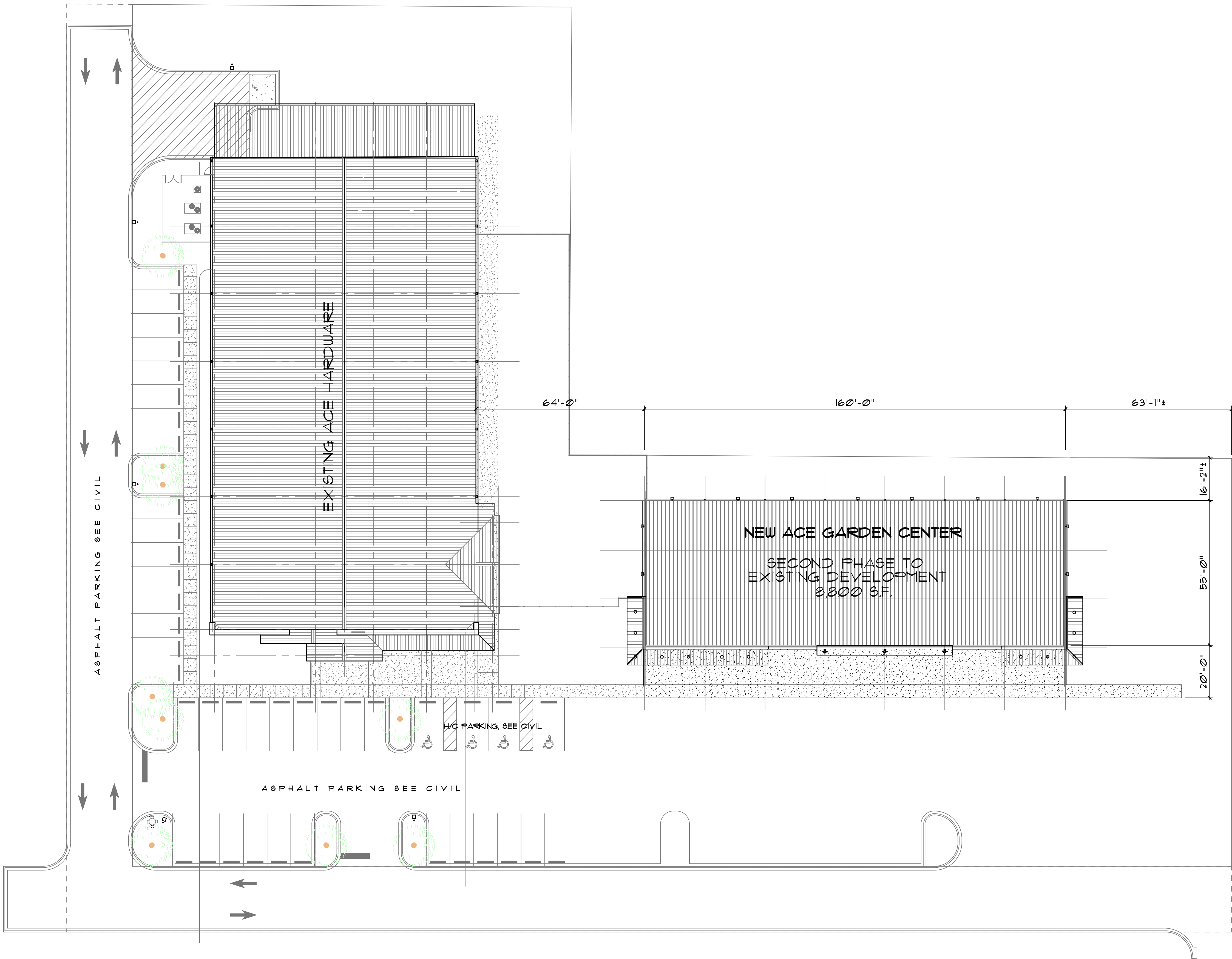
c. demis evans
architectural design
+ planning

3704 thomas drive panama city beach, florida 32407 p. o. box 9597 #050# 235-3012
architectural registration - florida 7074 • georgia 4094 • alabama 3225 • ncarb 25341

DEVELOPMENT

400
13 SHEETS TOTAL

PROJECT NO.
26-12



1
AS11
ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

PREPARED BY	REVISIONS
JMB	
REVIEWED BY	
CDE	
DATE OF ISSUE	
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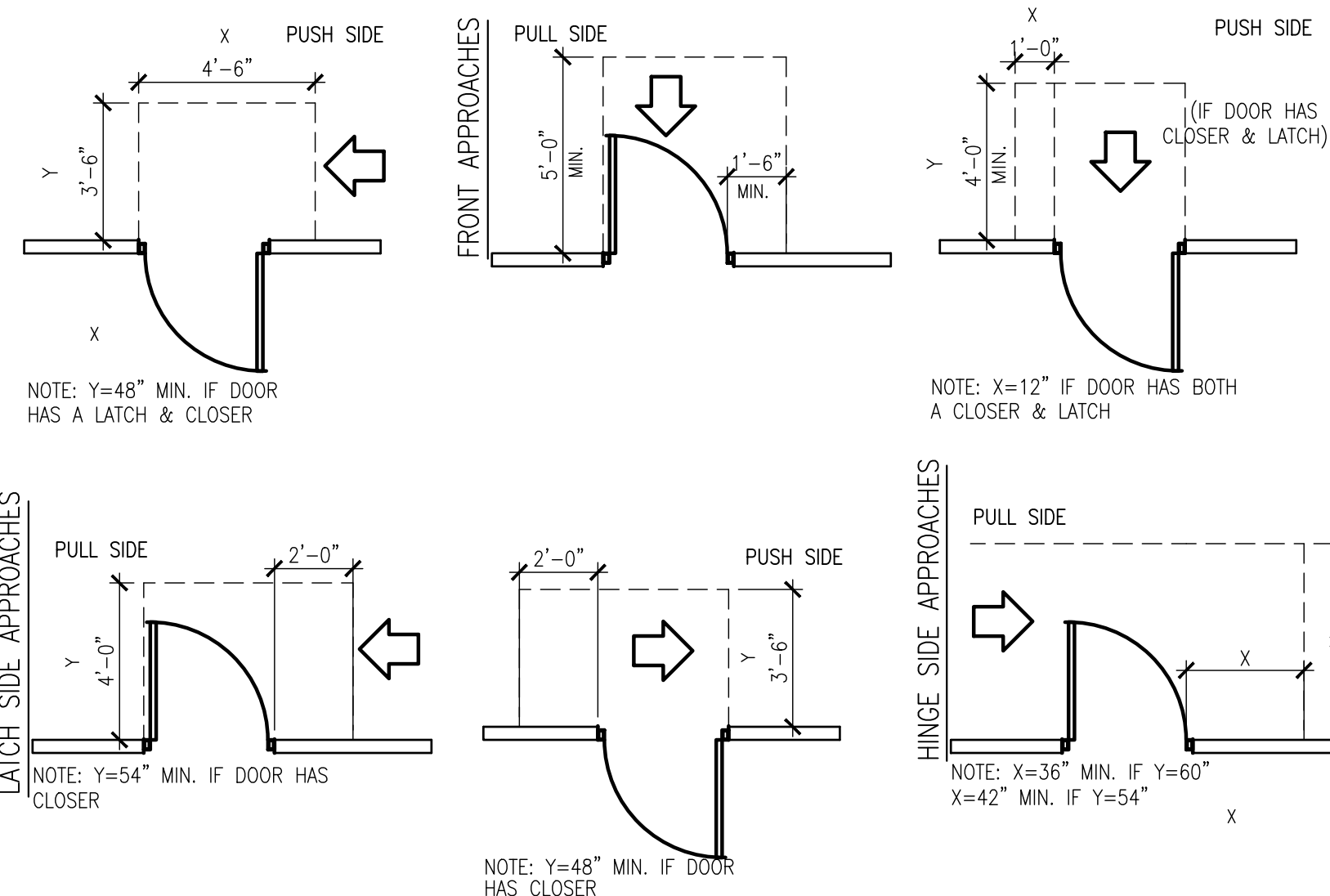
cde
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architectural design
planning
3104 thomas drive panama city beach, florida 32401 p. o. box 9931 4850/235-1302
architectural registration - florida 1014 *georgia 4094 *alabama 3325 *ncrb 25341

DESIGN
DEVELOPMENT

AS1.1
13 SHEETS TOTAL

PROJECT NO.
26-12

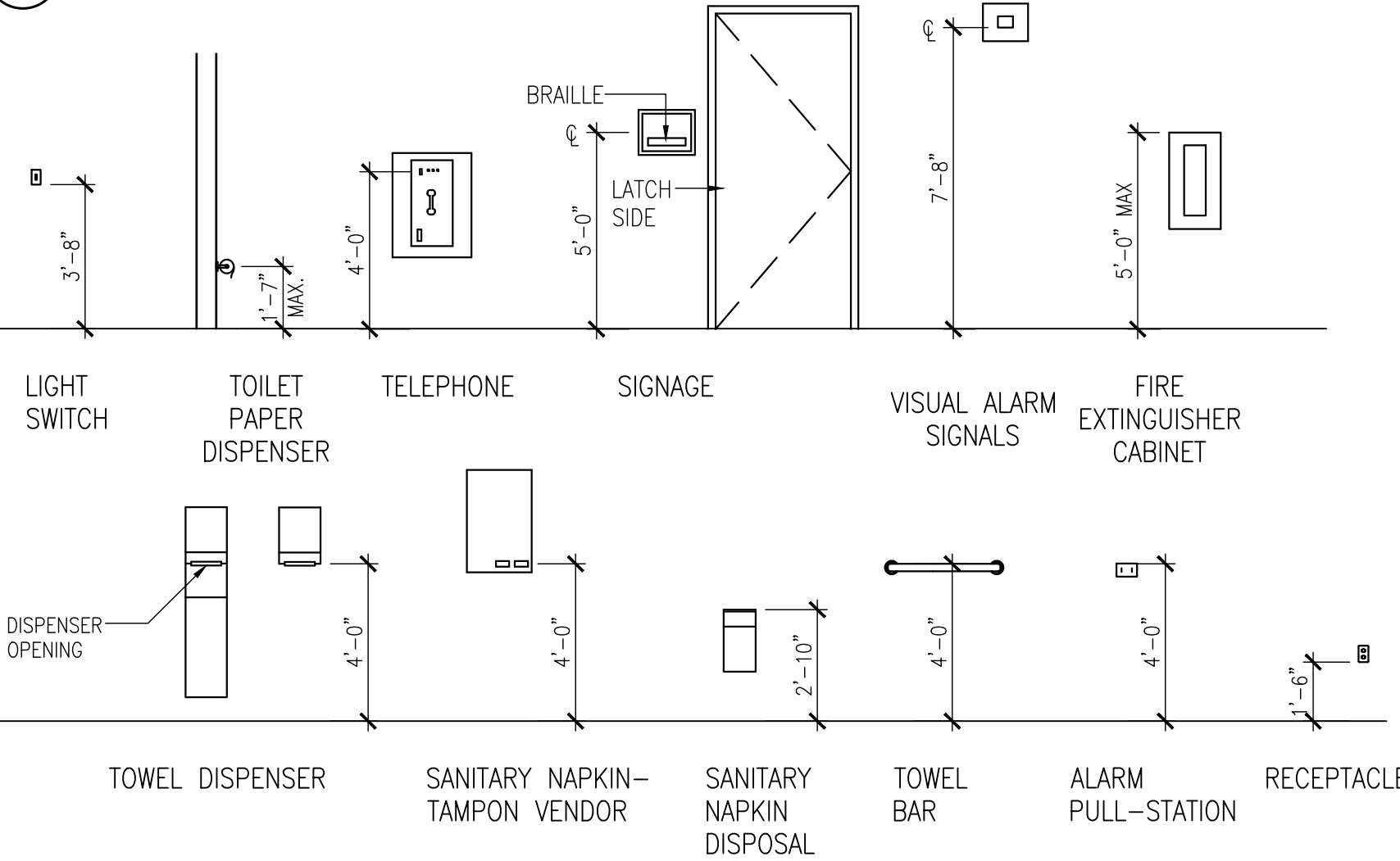
LIFE SAFETY PLAN LEGEND	
(NOTE: IF SYMBOL IS NOT ON PLAN, IT IS NOT USED)	
	EGRESS PATH
	FIRE EXTINGUISHER (NEW) - ON WALL BRACKET 10 POUND (2A/B/C) MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER UNIT WALL HUNG WITH APPROVED HARDWARE
	FIRE EXTINGUISHER (NEW) - IN WALL CABINET 10 POUND (2A/B/C) MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER UNIT IN RECESSED CABINET WITH APPROVED HDWL
	6 LITER CAPACITY ANSUL-K-TYPE WET CHEMICAL CLASS "K" KITCHEN EXTINGUISHER AND WALL HANGER HARDWARE
	SMOKE DETECTORS (HARD WIRED)
	EXIT LIGHT (HARD WIRED)
	WALL PACK-EMERGENCY LIGHTING W/ BATTERY BACKUP
	= EXIT TO EXTERIOR



- NOTE:
1. ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.
 2. DOOR HARDWARE SHALL BE THE LEVER TYPE.
 3. DOORS SHALL HAVE A MAX. 8.5 LB. EXTERIOR, 5LB. INTERIOR, AND A MAX. 8.5 LB. EXTERIOR, 5 LB.

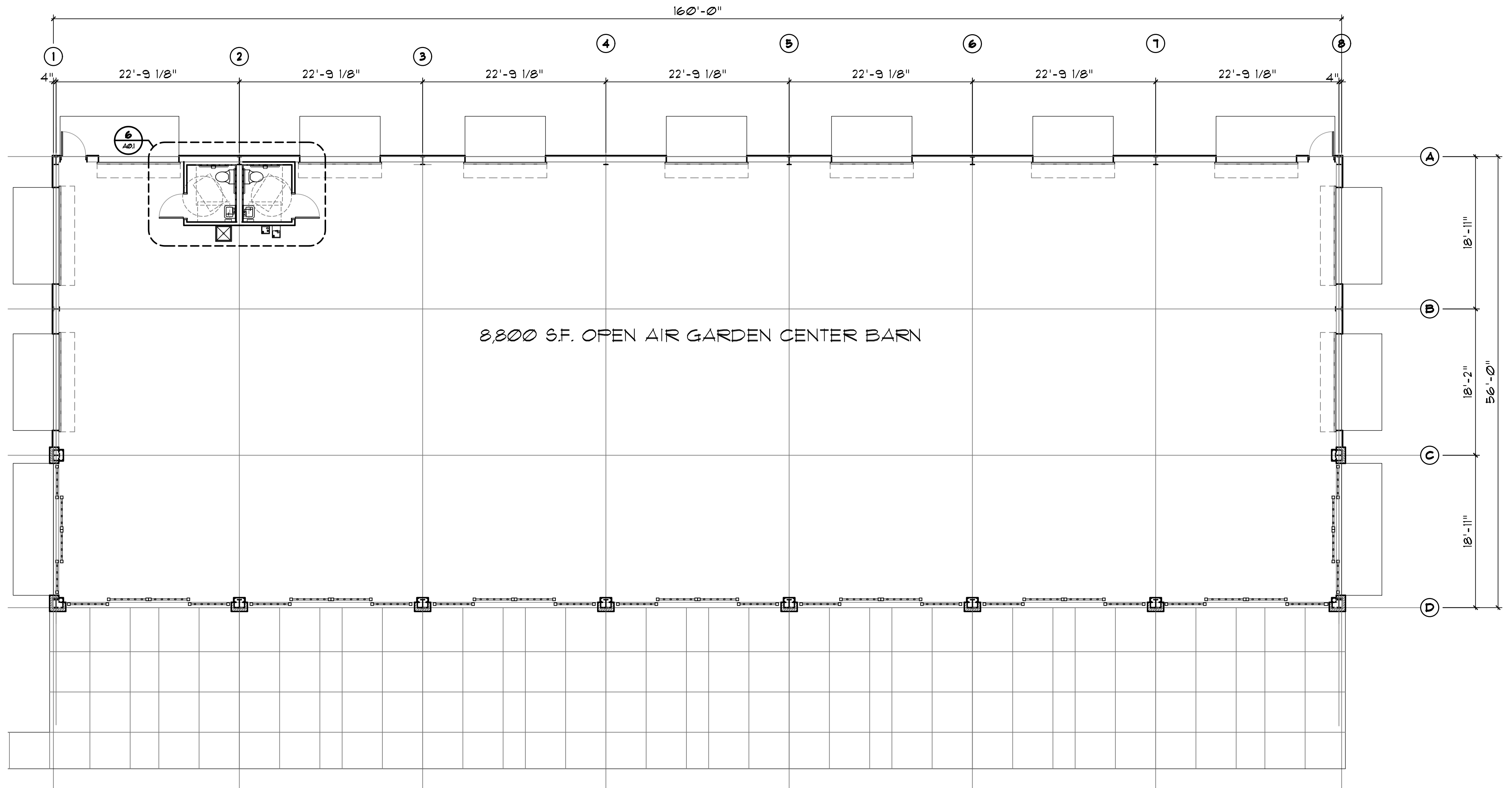
2 TYPICAL ADA DOORS

SCALE: NONE



3 TYPICAL ADA MOUNTING HEIGHTS

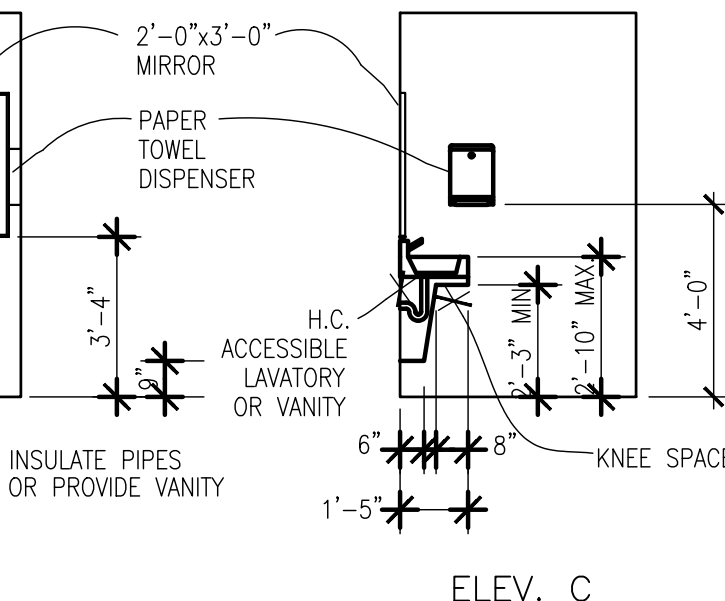
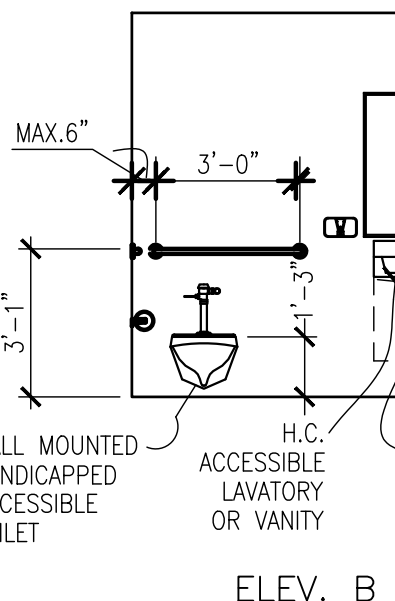
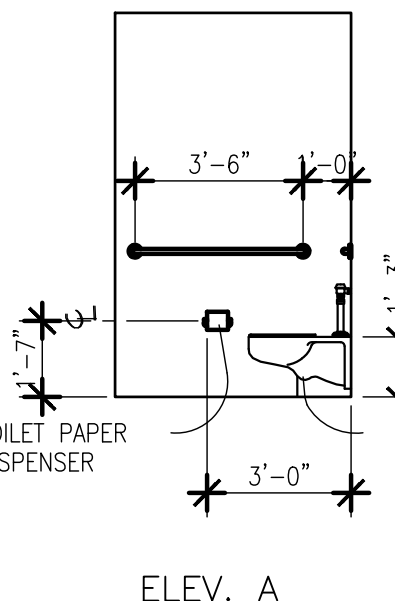
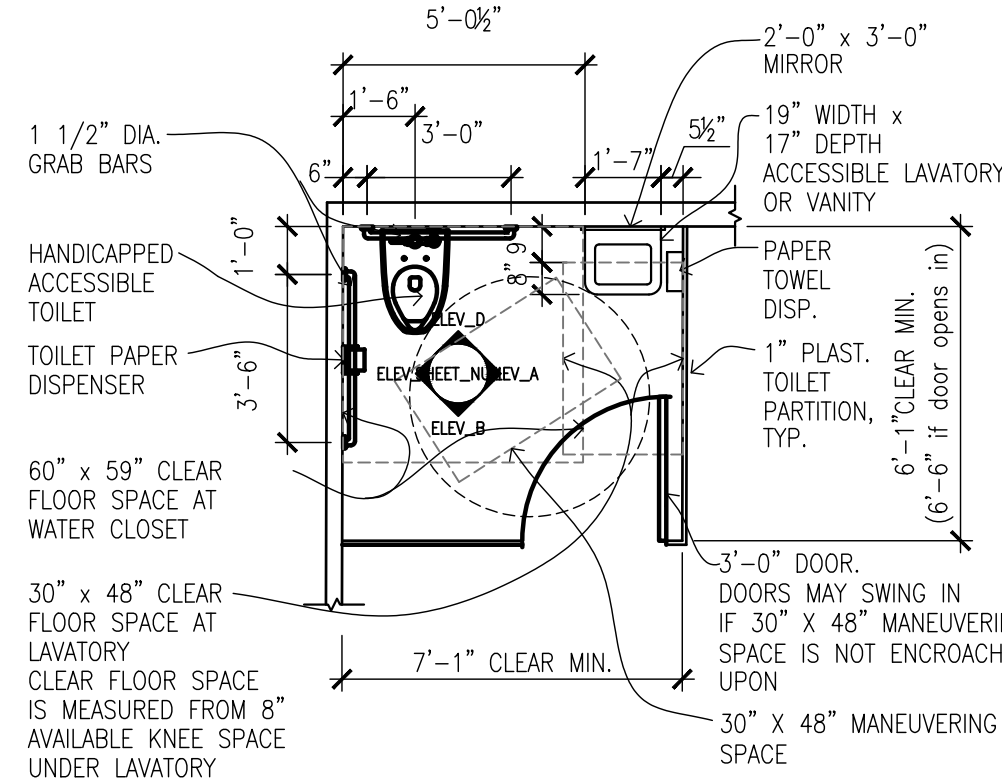
SCALE: NONE



1 LIFE SAFETY PLAN

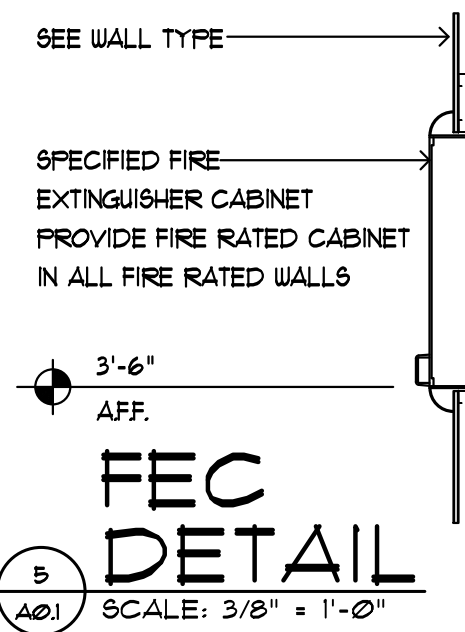
SCALE: 3/16" = 1'-0"

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	REMARKS
TA1	36" GRAB BAR	BOBRICK	6806x36	MT.HT. RE:INT.ELEVATIONS
TA2	42" GRAB BAR	BOBRICK	6806x42	MT.HT. RE:INT.ELEVATIONS
TA3	TOILET PAPER HLDR	BOBRICK	2888	
TA4	SOAP DISPENSER	BOBRICK	2112	CENTER AT 50" AFF
TA5	PAPER TOWEL/ASTE.	BOBRICK	26212	CENTER AT 50" AFF
TA6	MIRROR	BOBRICK	165-24X36	
TA7	H/C PIPE INSULATION	-	-	ON ALL WALL HUNG SINKS



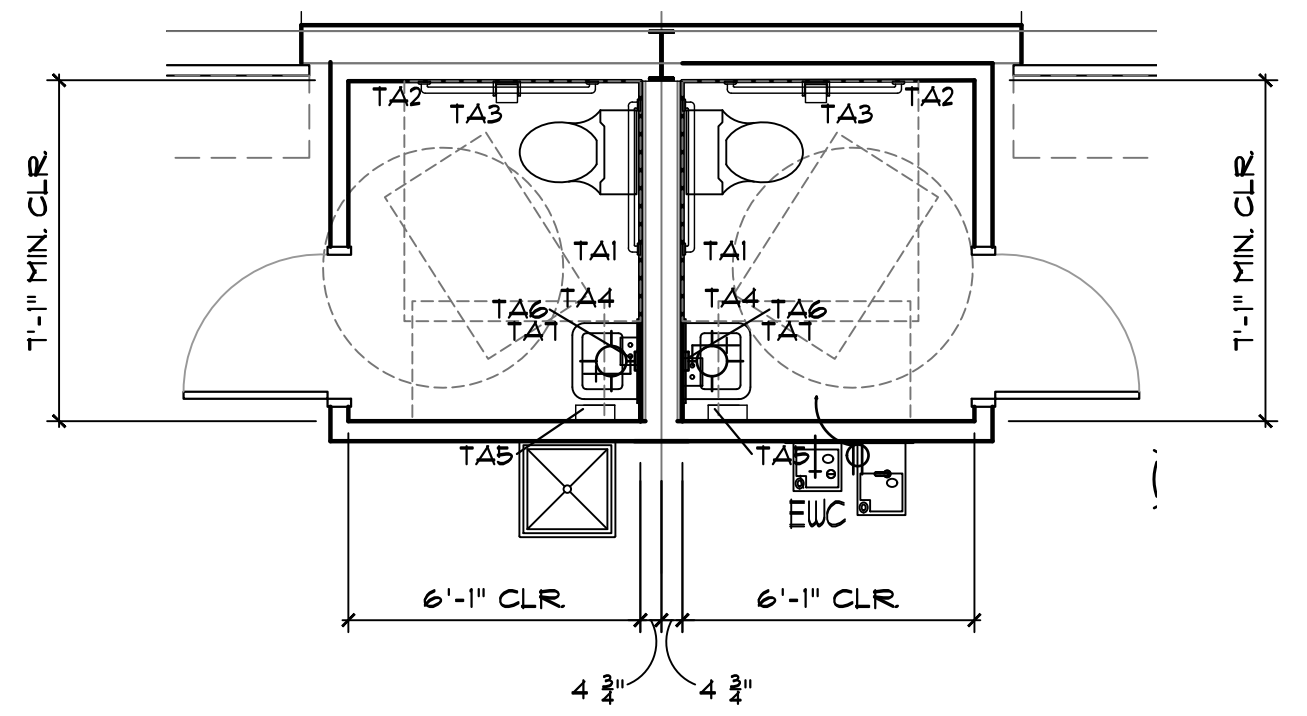
4 TYPICAL ADA TLT. ACCESSORY MOUNTING

SCALE: NONE



FIRE DECAL:

INSTALL AN 8" x 8" VINYL DECAL WITH THE APPROPRIATE DESIGNATOR FOR LIGHT FRAME CONSTRUCTION. DECAL TO BE PLACED ON GLASS AT MAIN ENTRANCE TO BUILDING PER FLORIDA FIRE PREVENTION CODE REQUIREMENTS



6 TOILET ACC. PLAN

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

PREPARED BY	REVISIONS
JMB	
REVIEWED BY	
CDE	
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ACE HARDWARE GARDEN CENTER
WALTON COUNTY, FL
 U.S. HIGHWAY 98, PARCEL NO. 26-25-20-332000-000-0160

c. dennis evans
 architectural design
 planning

3104 Thomas drive Panama city beach, Florida 32401 P. O. Box 38931 4880/238-3302
 architectural registration - Florida 10714 *Georgia 4094 *Alabama 3225 *ncrb 25341

DESIGN
 DEVELOPMENT

A0.1
 13 SHEETS TOTAL

PROJECT NO.
 26-12

8" DIAMETER PIPE
FILLED WITH CONCRETE
PAINTED YELLOW AND
BLACK

3'-0"

3'-0"

1'-0" SQUARE PLATE

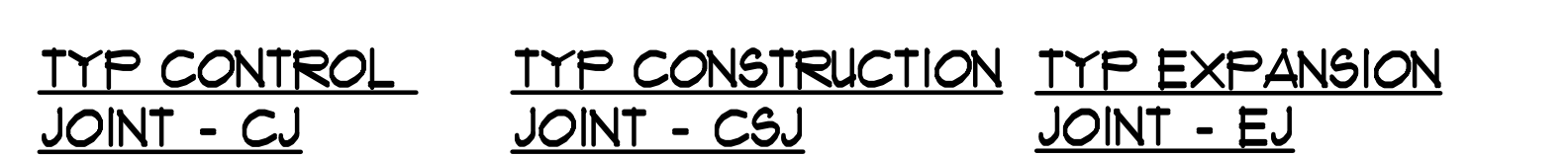
30" DIAMETER
FOOTING

1'-0"

TO BE PROVIDED EACH SIDE OF ROLL-UP DOORS

TYPICAL DETAIL

SCALE: 3" = 1'-0"



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architectural registration - florida 7074 • georgia 4094 • alabama 3225 • ncarb 25341

**DESIGN
DEVELOPMENT**

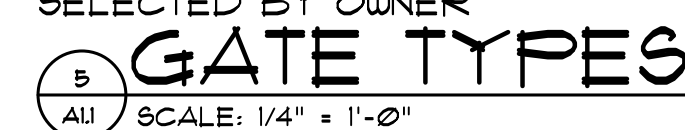
13 SHEETS TOTAL

PROJECT NO.
26-12

ROOM FINISH SCHEDULE E

FINISH NOTE 1

FINISH NOTE 2



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architectural design
+ planning

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architecture| registration - florida 1074 • asce 4094 • alabama 3225 • ncarb 25341

g

DESIGN DEVELOPMENT

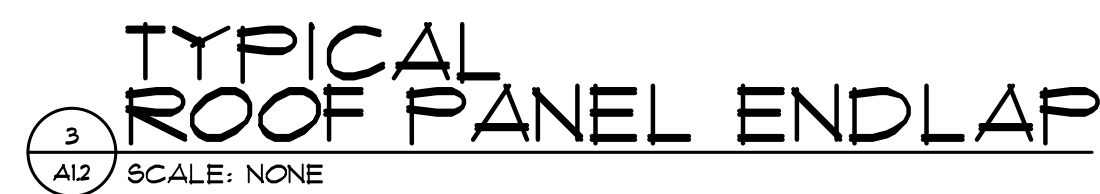
A1.1

13 SHEETS TOTAL

PROJECT NO.

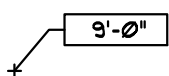
26-12

1. ALL NEW ROOFING SHALL BE PROVIDED BY FMBS. ROOFING SHALL BE INSTALLED PER ROOFING MANUFACTURER REQUIREMENTS.
2. NEW METAL ROOFING SHALL BE:
 - TYPE: CONCEALED FASTENER STANDING SEAM ROOF
 - GUAGE: MIN. 24 ga.
 - FINISH: COLOR AS SELECTED BY OWNER FROM STANDARD AVAILABLE.
 - INSTALLATION METHOD: INSTALLED PER MANUFACTURERS RECOMMENDATIONS FOR HIGH WIND APPLICATIONS AND IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 AND ALL LOCAL REQUIREMENTS.
 - FASTENERS: SUPPLIED BY ROOFING MANUFACTURER FOR ATTACHMENT TO SPECIFIED / DETAILED SUBSTRATE
 - WARRANTY: 1 YEAR INSTALLATION, 30 YEAR MANUFACTURER
3. THE GENERAL CONTRACTOR MUST PROVIDE ROOF OPENINGS FOR ALL NEW MECHANICAL AND PLUMBING WORK. COORDINATE WITH THE ROOFING SUBCONTRACTOR AS REQUIRED. ALL MATERIALS MUST BE INSTALLED AS PER ROOF MANUFACTURERS PRINTED INSTRUCTIONS. ALL ROOF MATERIALS MUST BE COMPATIBLE WITH ROOF SYSTEMS MANUFACTURER

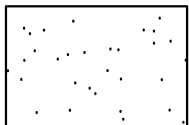


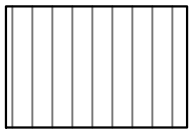
PIPE SIZE (OUTSIDE DIAMETER)	BASE DIAMETER	UNIT HEIGHT
1/4" TO 4"	7 3/4"	4"
4" TO 7"	10 3/4"	5"
7" TO 13"	16 1/2"	6"

CEILING LEGEND

- 

9'-0"

FINISHED CEILING HEIGHT ABOVE FINISH FLOOR
- 

PAINTED GWB CEILING
- 

1X6 T&G SOFFIT
- 

8' LED STRIP FIXTURE, SEE ELECTRICAL
- 

RECESSED WATER RESISTANT LED CAN
- 

RETURN AIR GRILL, SEE MECHANICAL
- 

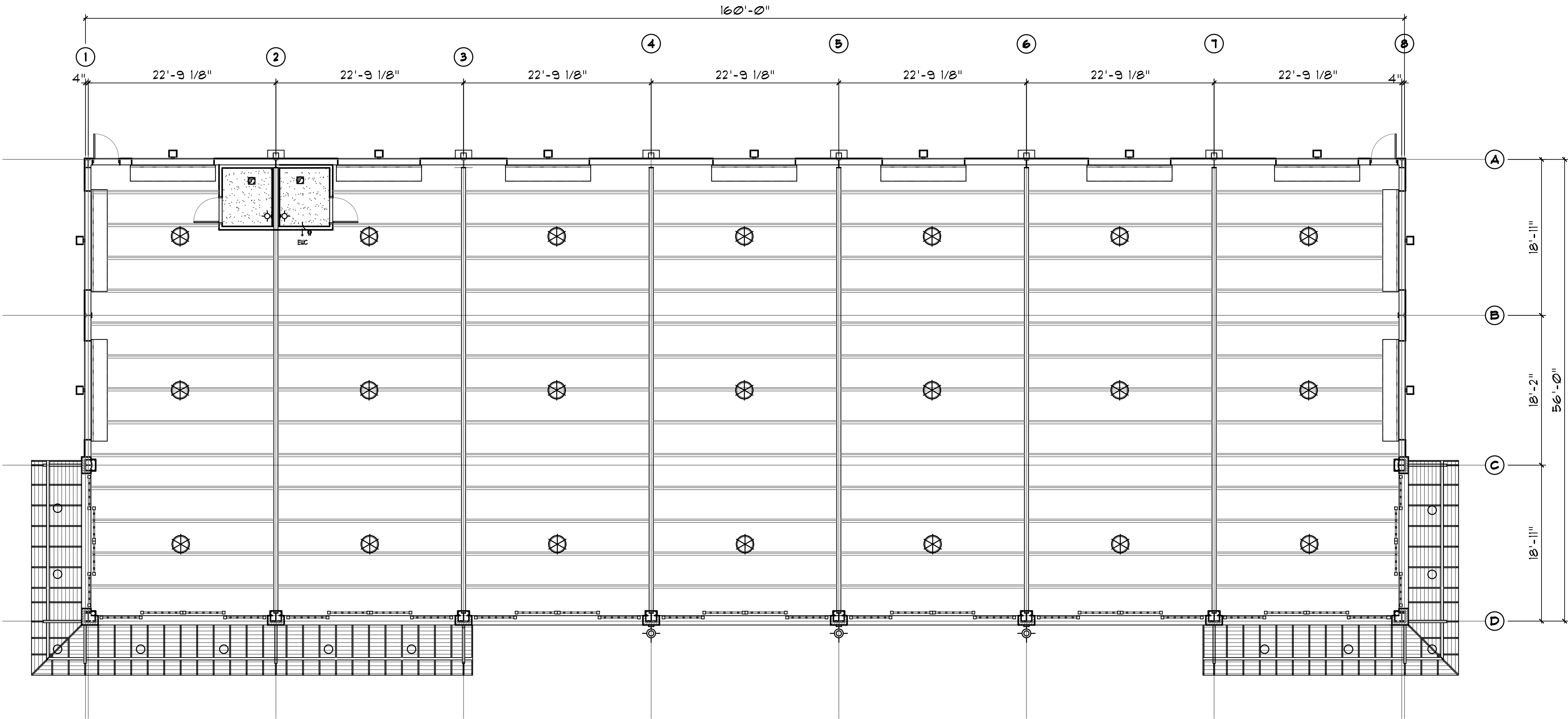
SUPPLY REGISTER, COORDINATE WITH MECHANICAL
- 

EXHAUST FAN, COORDINATE WITH MECHANICAL
- 

SMOKE DETECTOR, SEE ELECTRICAL
- 

4' LED STRIP FIXTURE, SEE ELECTRICAL
- 

EXIT / EMG. LIGHT, SEE ELECTRICAL



1
A1.3
CEILING PLAN
SCALE: 1/8" = 1'-0"

PREPARED BY	REVISIONS
JMB	
REVIEWED BY	
CDE	
DATE OF ISSUE	
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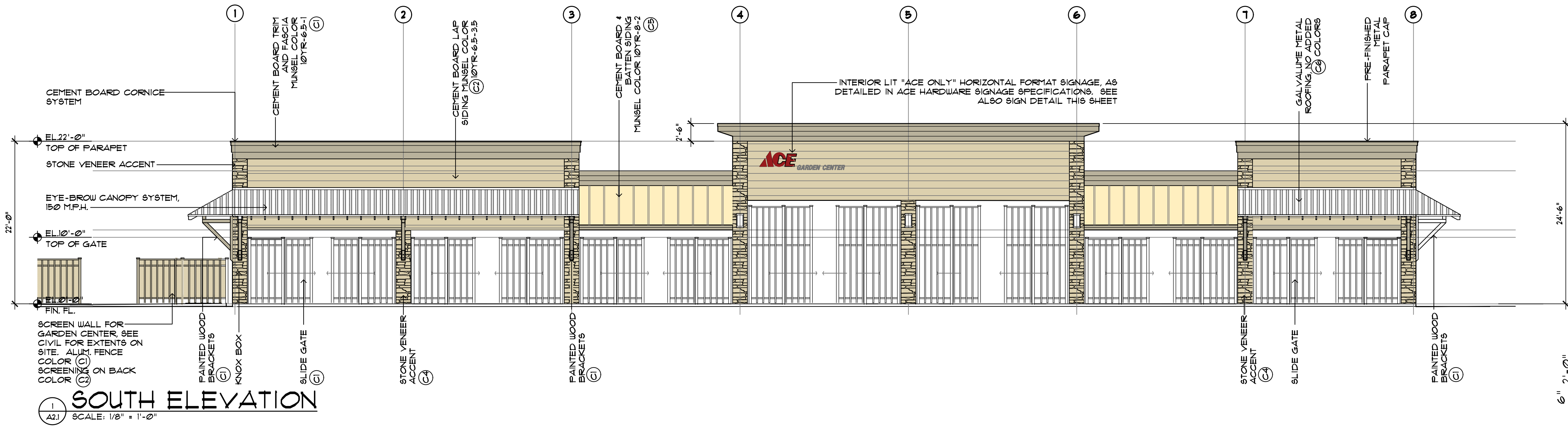
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architectural registration - florida 10714 *georgia 4694 *alabama 3325 *ncrb 25341

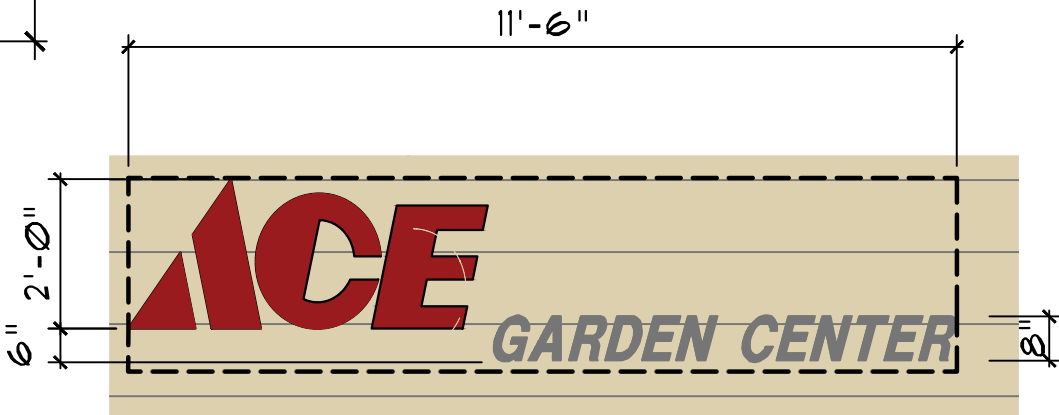
DESIGN
DEVELOPMENT

A1.3
13 SHEETS TOTAL

PROJECT NO.
26-12



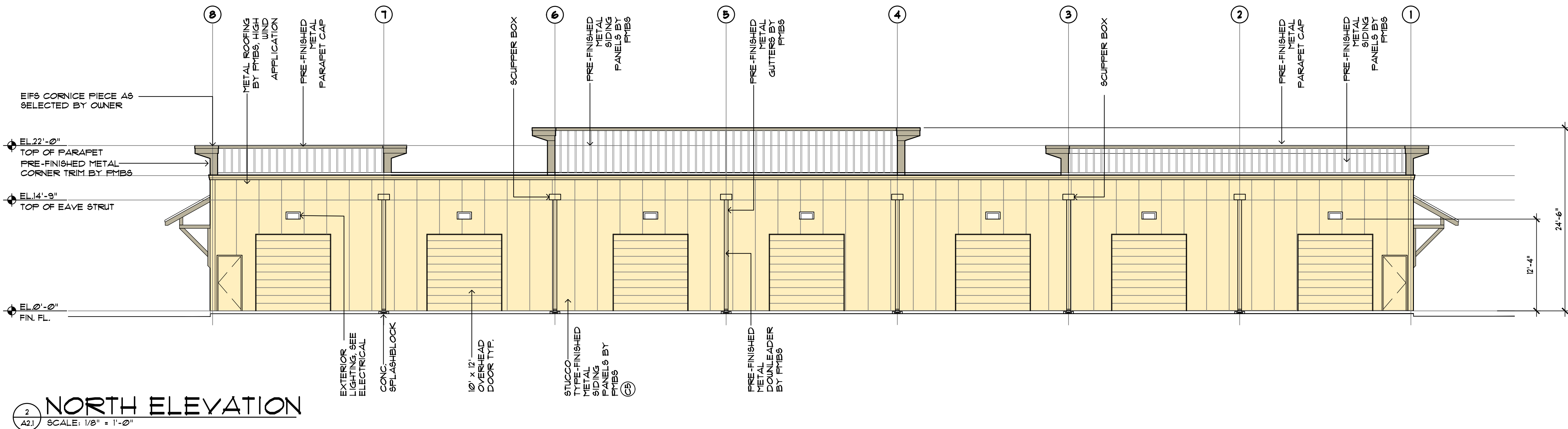
COLOR LEGEND	
SYMBOL	COLOR
(C1)	MUNSELL HUE: 10YR VALUE: 6.5 CHROMA: 1
(C2)	MUNSELL HUE: 10YR VALUE: 6.5 CHROMA: 3.5
(C3)	NOT USED
(C4)	EARTH TONE NATURAL STACKED STONE (LIGHTER BROWN NATURAL STONE)
(C5)	MUNSELL HUE: 10YR VALUE: 8 CHROMA: 2
(C6)	GALVALUME METAL ROOFING, NO ADDED COLORS (SILVER GRAY)
(C7)	CLEAR ANODIZED ALUMINUM, NO ADDED COLORS (SILVER GRAY)
ALL COLORS / FINISHES SHALL BE THE SAME AS THE ADJACENT ACE HARDWARE BUILDING. SEE DETAIL 6 THIS SHEET FOR ORIGINAL BUILDING RENDERING.	



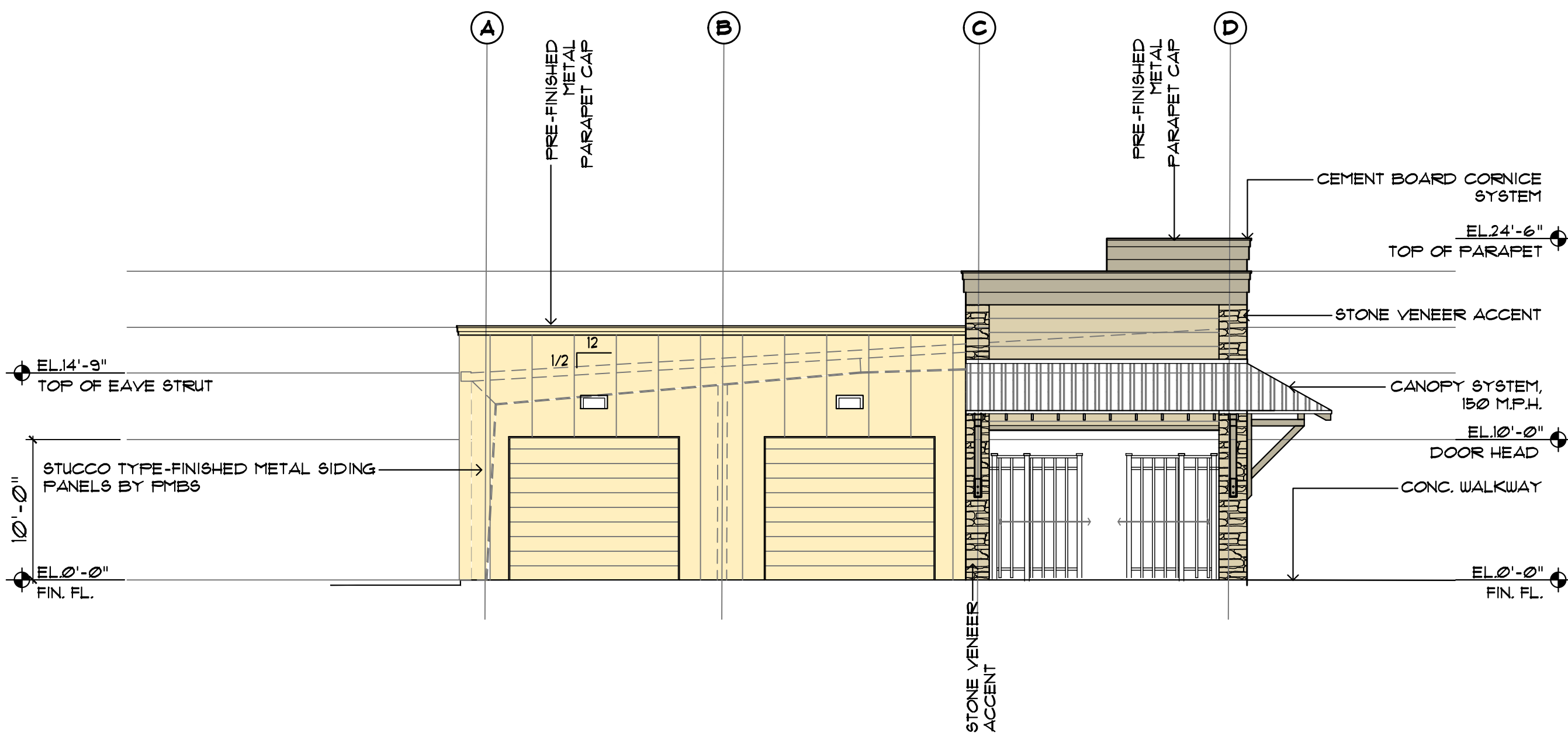
INDIVIDUALLY MOUNTED INTERIOR LIT CHANNEL LETTERS
3'-6" MAX HT., 24" MAX. LETTER HT. 29 SF. SIGN SIZE

FOR SINGLE TENANT LESS THAN 15,000 SF.

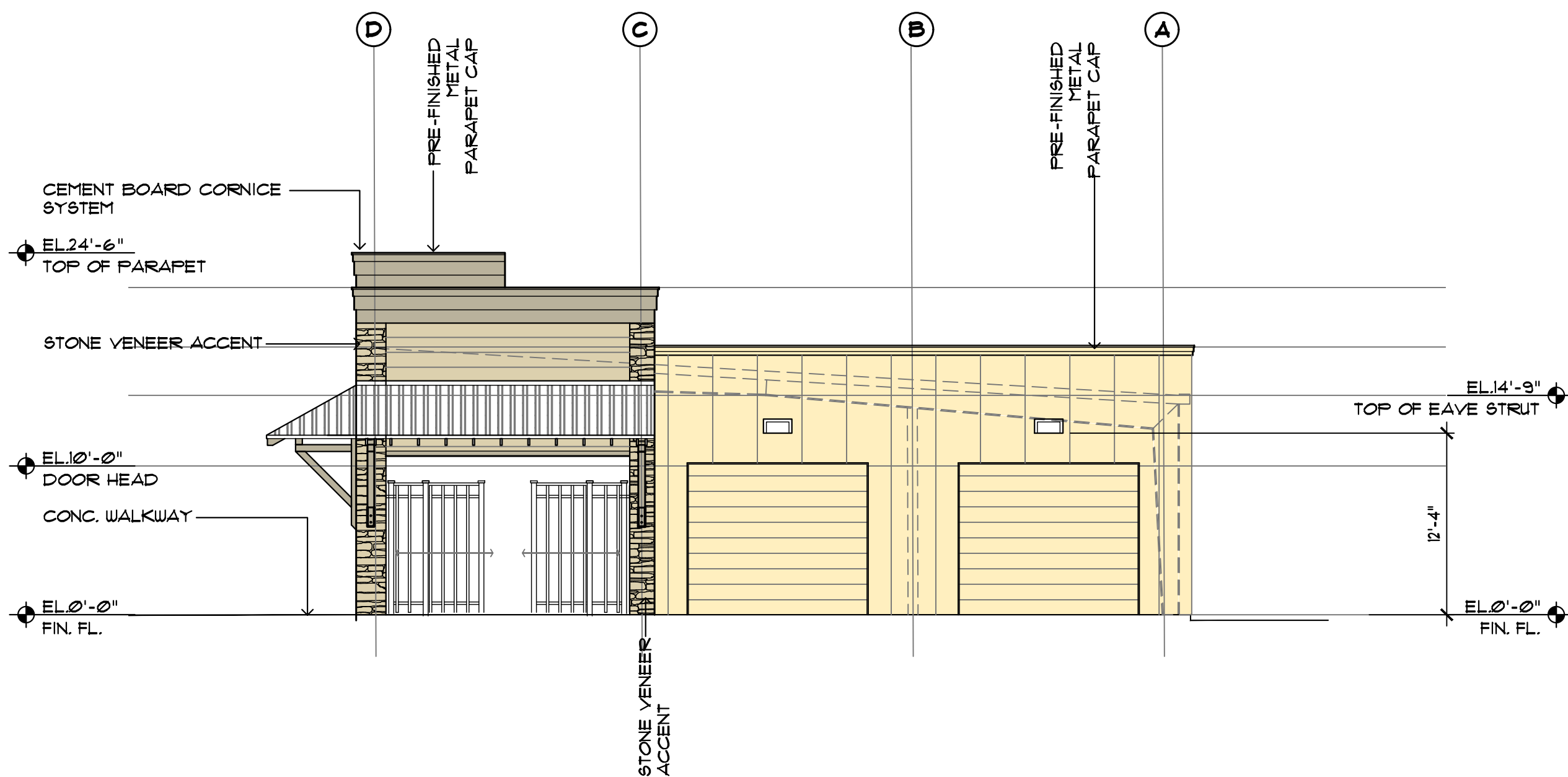
SIGN DETAIL
SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	
PREPARED BY	REVIEWED BY
JMB	CDE
DATE OF ISSUE	
03/20/2026	

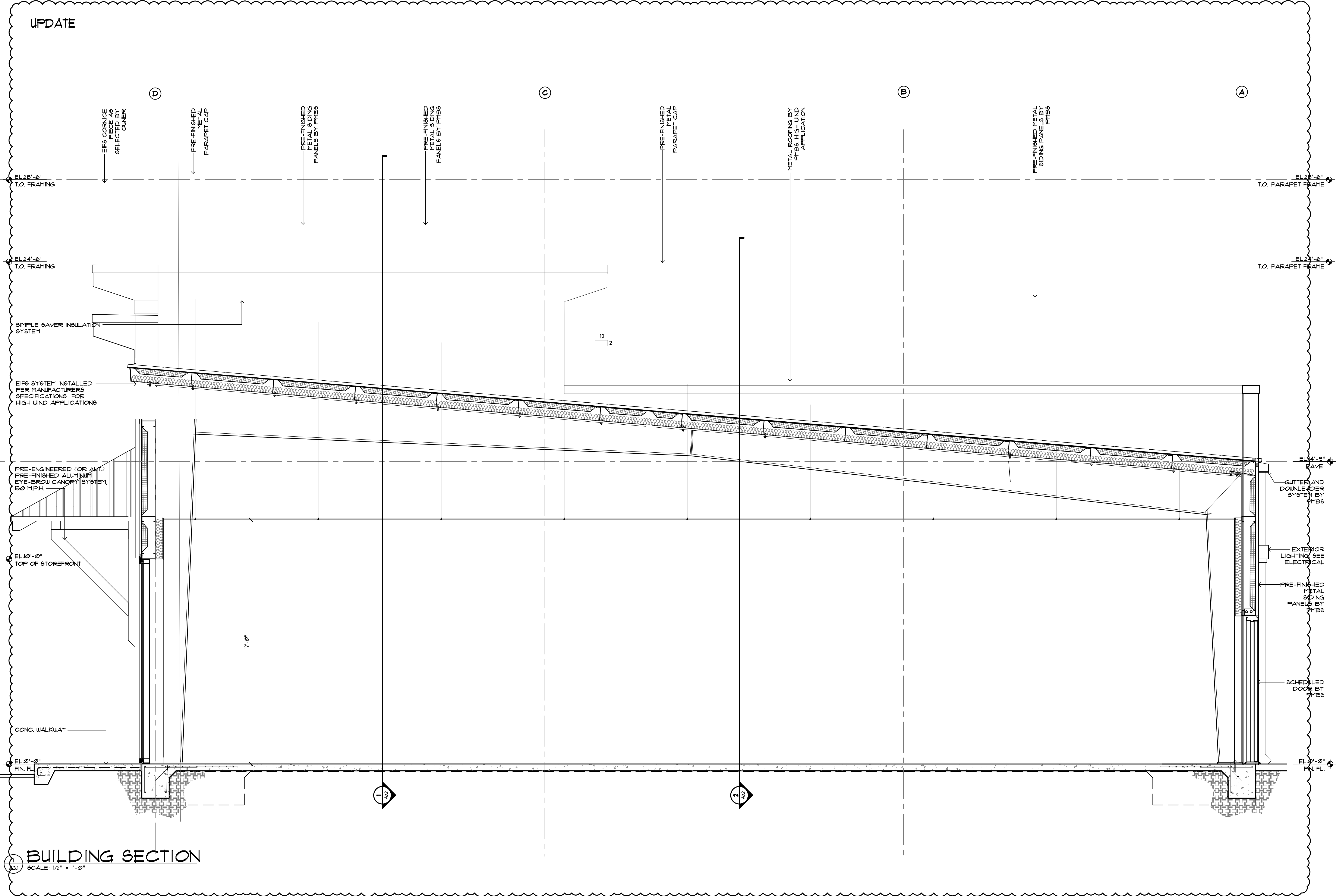
A GARDEN CENTER ADDITION FOR ACE HARDWARE FOR:
ACE HARDWARE GARDEN CENTER
WALTON COUNTY, FL
U.S. HIGHWAY 98, PARCEL NO. 26-25-20-332000-000-0160

c. davis evans
architectural design
planning
3104 Thomas Drive Panama City Beach, Florida 32401 P.O. Box 3891 4800/235-3012
Architectural Registration - Florida 10714 *Georgia 4094 *Alabama 325 *North 2534

**DESIGN
DEVELOPMENT**

A2.1
13 SHEETS TOTAL

PROJECT NO.
26-12

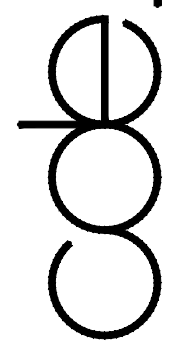


7 BUILDING SECTION
SCALE: 1/2" = 1'-0"

REVISIONS	
PREPARED BY	JMB
REVIEWED BY	CDE
DATE OF ISSUE	03/20/2026

A GARDEN CENTER ADDITION FOR ACE HARDWARE FOR:
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c. davis & sons
architectural design
planning
3104 Thomas Drive Panama City Beach, Florida 32401 P.O. Box 38931 4850/235-1302
Architectural Registration - Florida 10714 *Georgia 4094 *Alabama 325 *North 25341

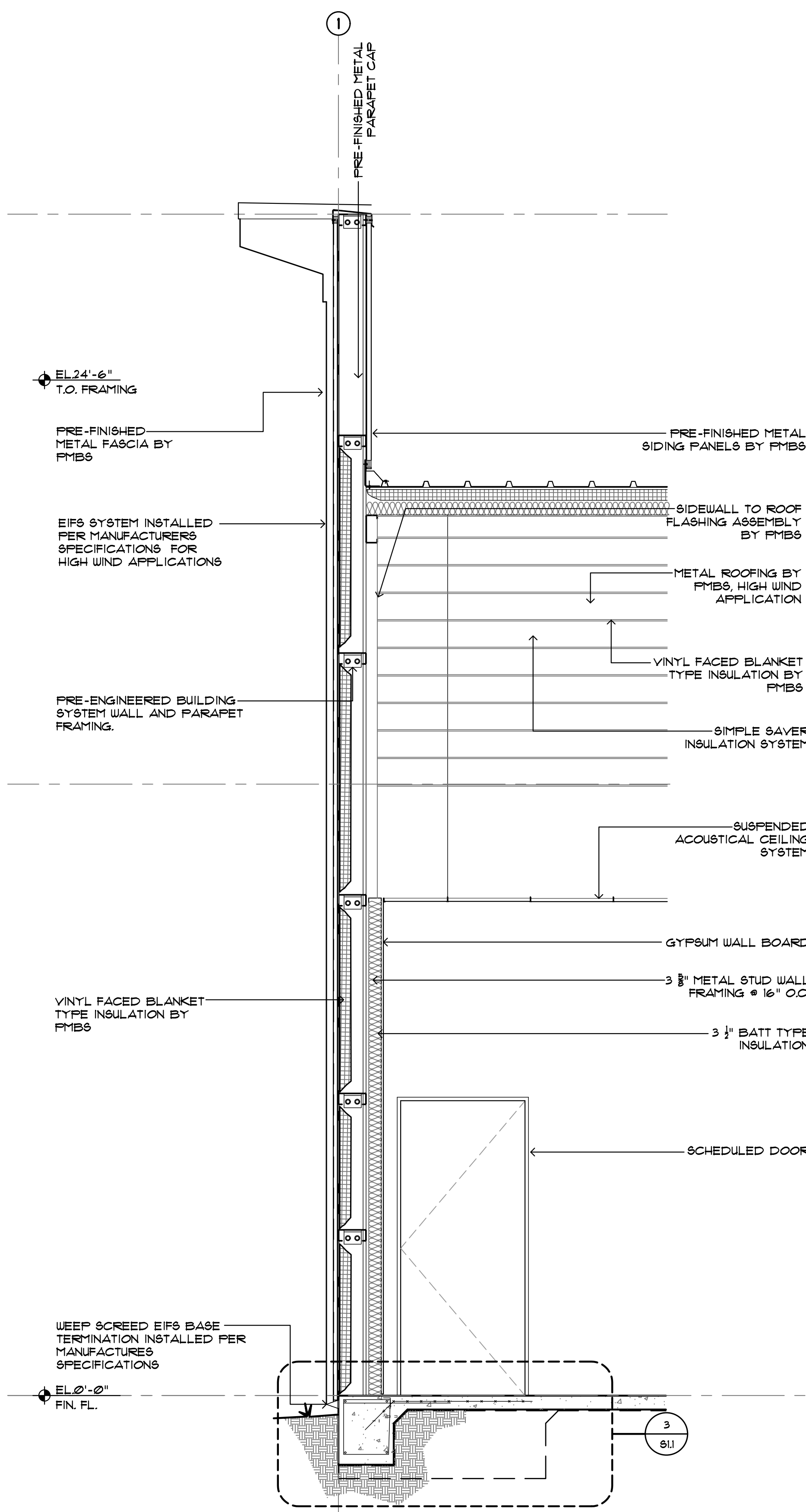


DESIGN
DEVELOPMENT

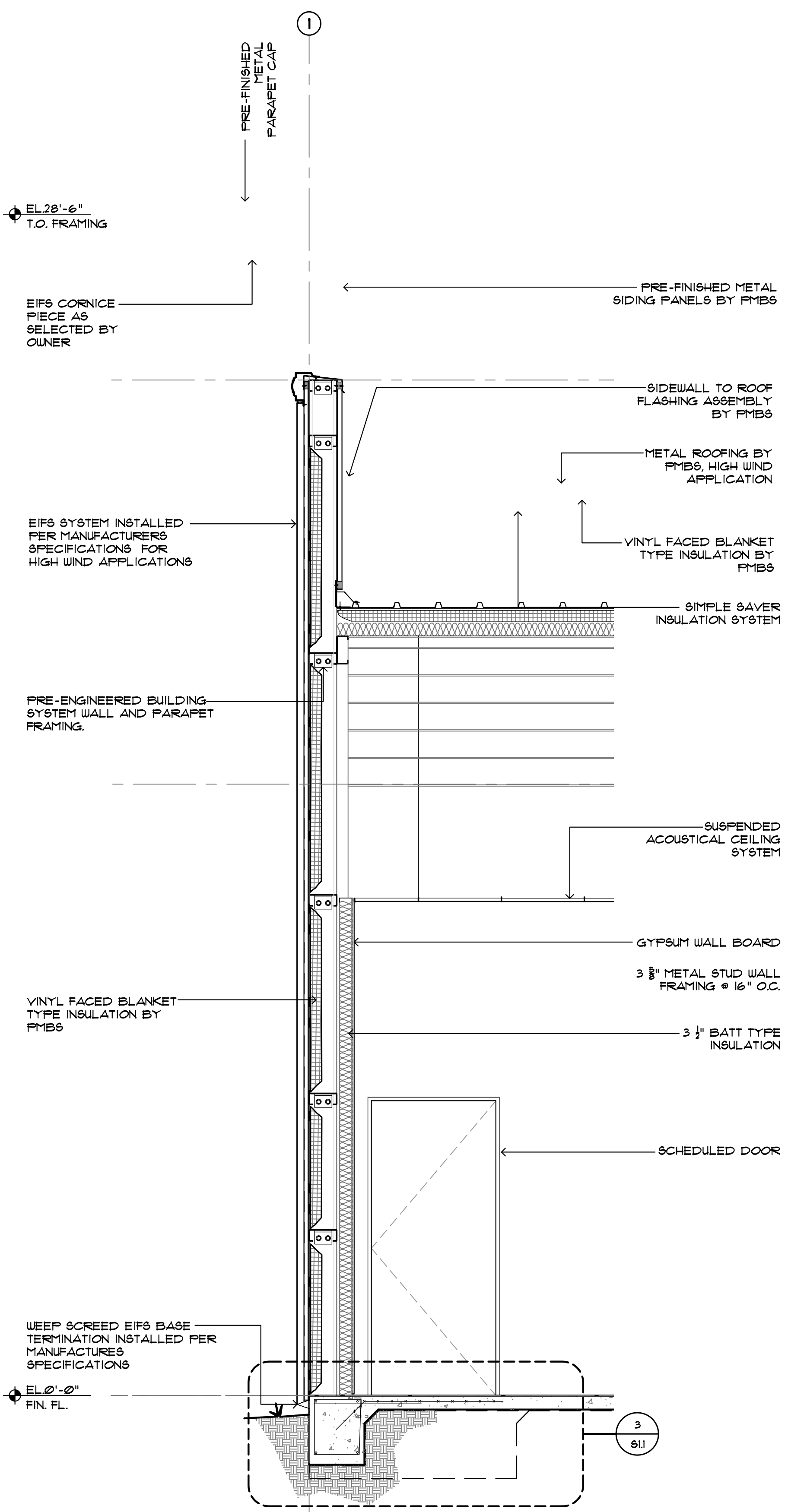
A3.1
13 SHEETS TOTAL

PROJECT NO.
26-12

UPDATE



2 WALL SECTION
SCALE: 1/2" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"

PREPARED BY	REVISIONS
JMB	
REVIEWED BY	
CDE	
DATE OF ISSUE	
03/20/2026	

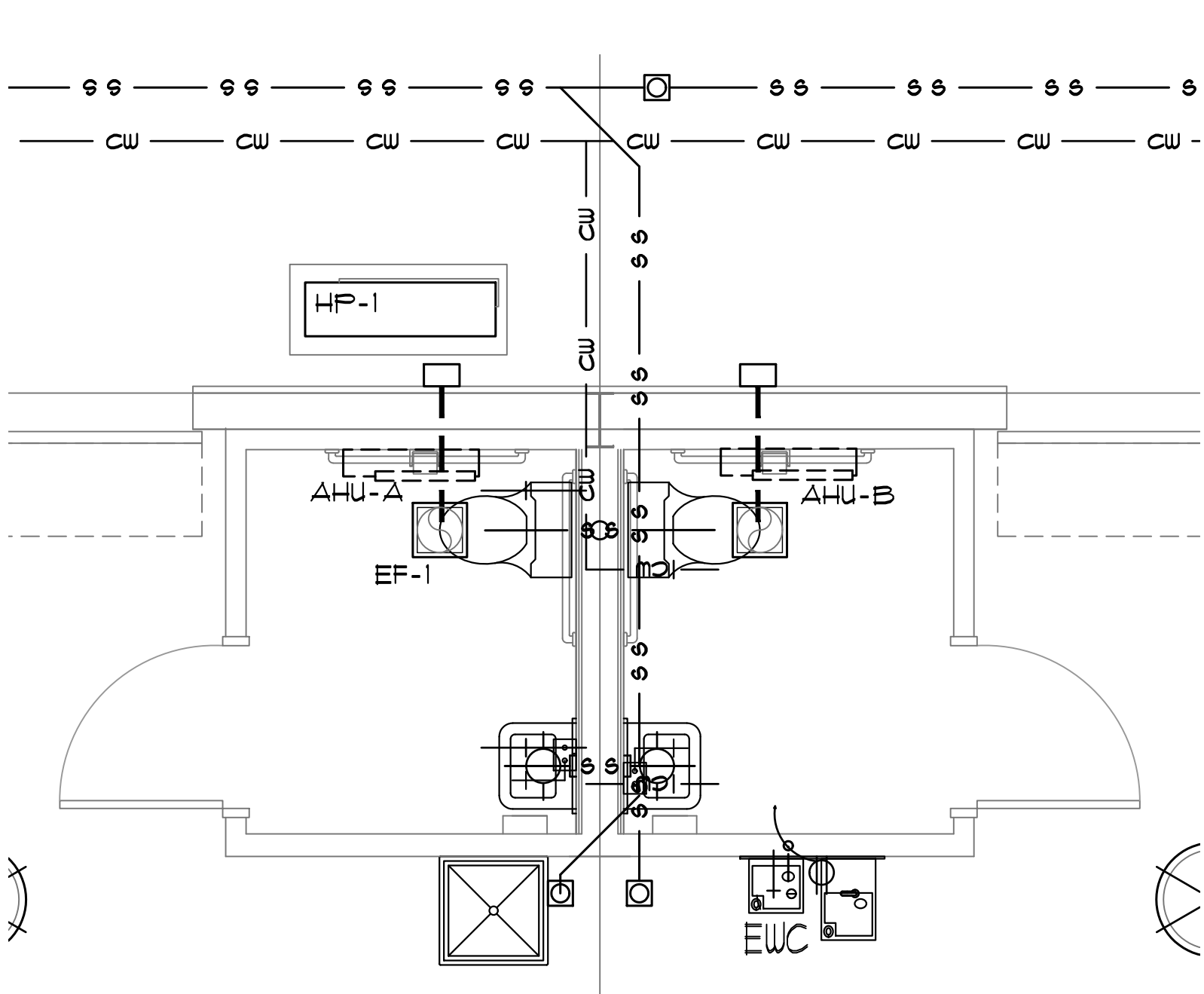
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U.S. HIGHWAY 98, PARCEL NO. 26-25-20-332000-000-0160

c. dennis evans
architectural design
planning
3104 thomas drive panama city beach, florida 32401 p. o. box 9891 1890/235-1302
architectural registration - florida 10714 *georgia 4094 *alabama 3325 *ncrb 25341

DESIGN
DEVELOPMENT

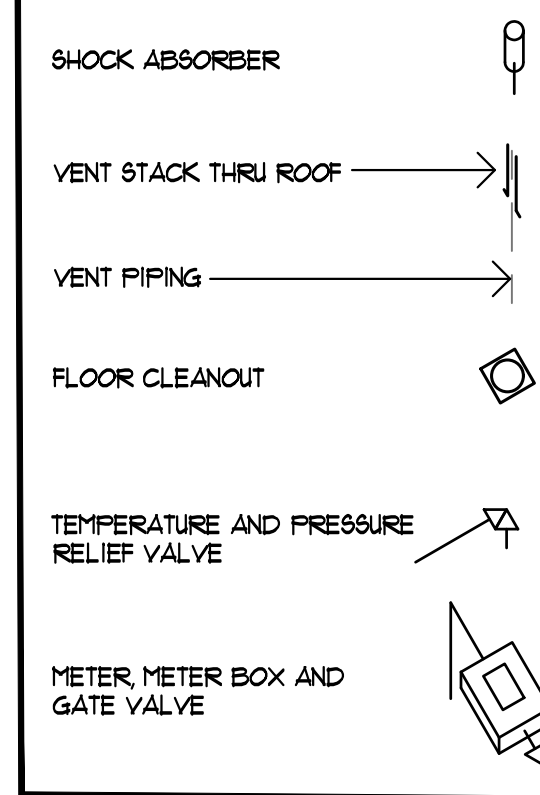
A3.2
13 SHEETS TOTAL

PROJECT NO.
26-12

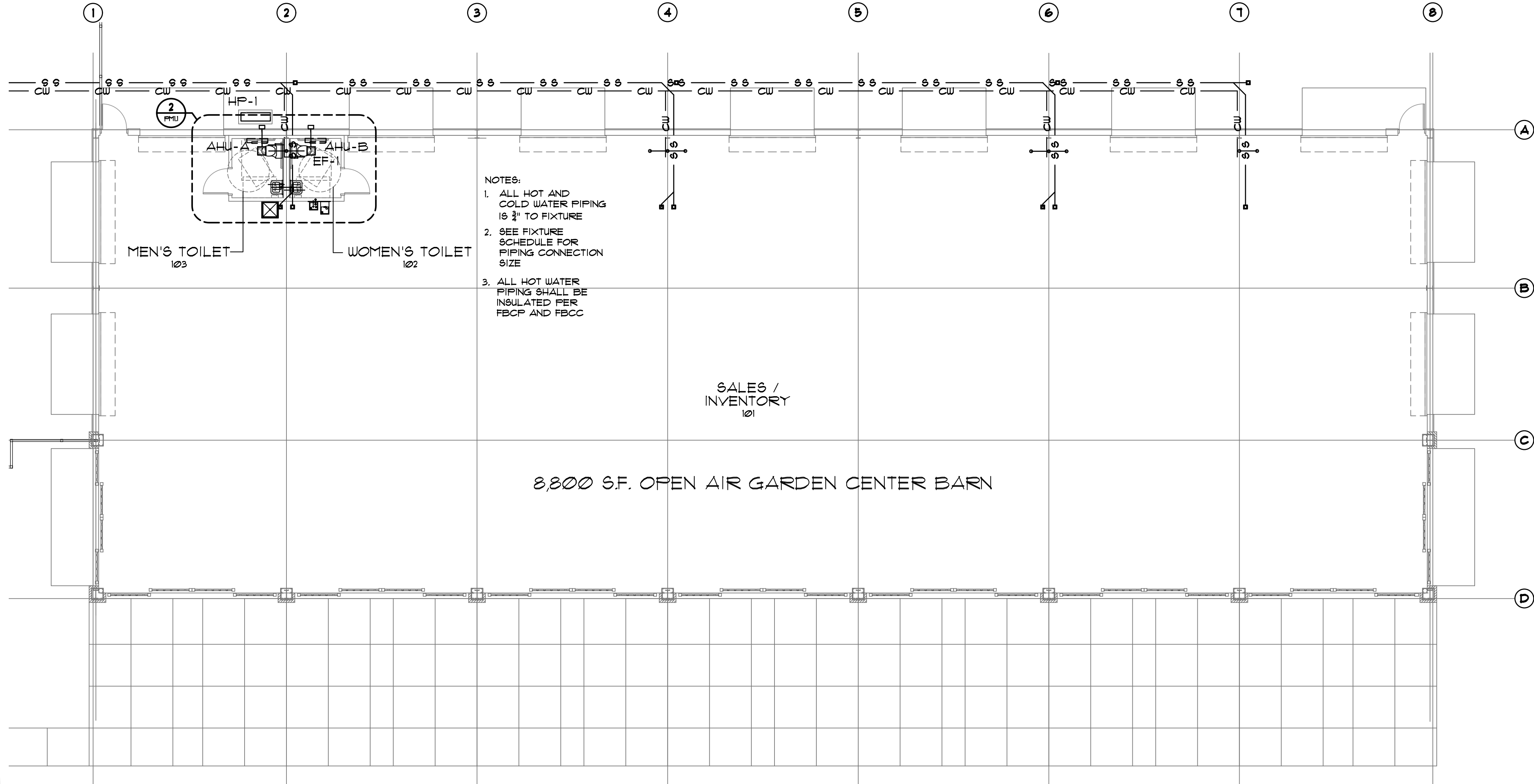
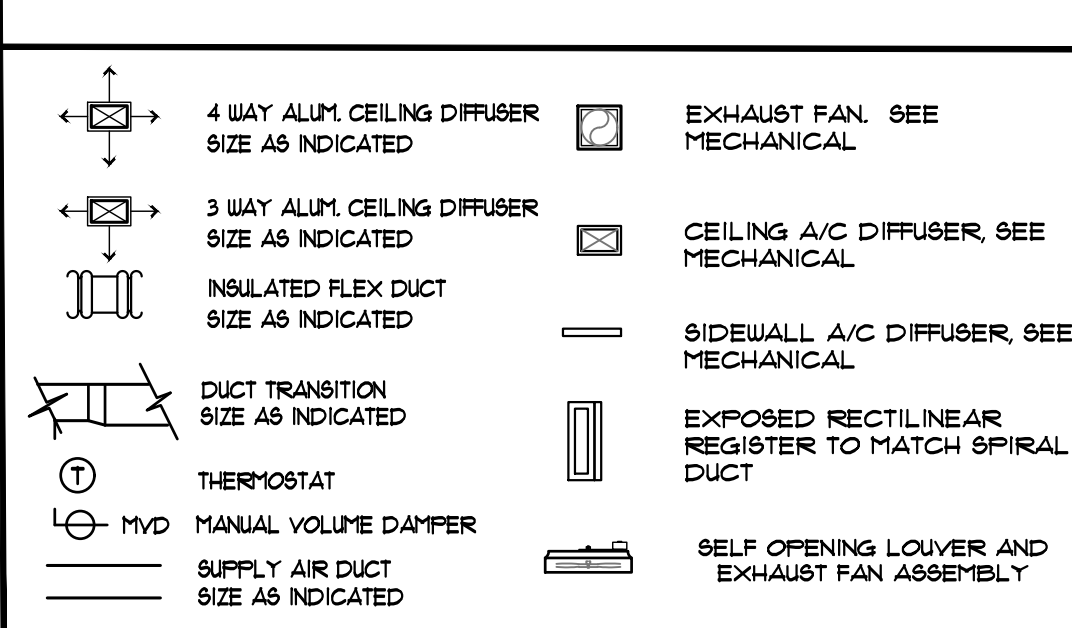


2 ENLARGED PLUMBING PLAN
SCALE: 3/8" = 1'-0"

PLUMBING LEGEND:



MECHANICAL SYMBOLS



1 PLUMBING / MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

GENERAL PLUMBING NOTES:

- INSTALLATION SHALL CONFORM TO THE ENERGY CONSERVATION DESIGN MANUAL STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS.
- CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES.
- ALL PLUMBING WORK AND MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES HAVING JURISDICTION BEFORE STARTING WORK.
- SOIL AND WASTE PIPE SHALL SLOPE 2% MINIMUM UNLESS OTHERWISE NOTED. EXPOSED WASTE DRAINS, IN TOILETS, SHALL BE CHROME PLATED BRASS, WITH MATCHING STOPS AND ESCUTCHEONS. ROOF PENETRATIONS SHALL BE EITHER WITH LEAD PIPE ROOF JACKS OR AN APPROVED PENETRATION PER ROOFING SUPPLIER/MANUFACTURER.
- ALL PLUMBING WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION(S) OF THE LOCAL PLUMBING CODE.
- PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION.
- PLUMBING CONTRACTOR SHALL PROVIDE:
 - CONDENSATE DRAIN FROM A/C UNIT(S) TO APPROVED DRAIN POINT,
 - GAS PIPING TO UNIT(S) AND FINAL CONNECTION(S).
- PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES AND WATER/GAS UTILITIES.
- DOMESTIC WATER PIPING:
 - ABOVE SLAB - COPPER TYPE "L", BELOW SLAB AND GROUND OUTSIDE OF BUILDING - COPPER TYPE "K", USE ONLY 95-5 SILVER SOLDERED JOINTS.
 - INSULATE HOT AND COLD WATER LINES.
 - PROVIDE EACH FIXTURE WITH STOPS AND SUPPLIES, EXPOSED STOPS AND LINES SHALL BE CHROME PLATED. ALL STOPS ARE TO BE LOOSE KEY TYPE.
 - INSTALL SHUT-OFF VALVES ON ALL HOT AND COLD WATER LINES AS SHOWN ON DRAWINGS.
 - PROVIDE WATER-HAMMER PROTECTION AT EACH FIXTURE, OR GROUP OF SIMILAR FIXTURES.
 - PROVIDE VACUUM BREAKERS AS REQUIRED BY CODE.
 - PROVIDE A TRAP PRIMER FOR ALL FLOOR DRAINS.
 - LOCATE PRIMER(S) FOR SERVICEABILITY.
 - STERILIZE WATER PIPING IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS AND AMERICAN WATER WORKS ASSOCIATIONS' SPECIFICATIONS.
- ALL DRAIN AND WATERLINES SHALL BE KEPT TIGHT TO THE UNDERSIDE OF ANY EQUIPMENT AND SECURED IN PLACE.
- PLUMBING CONTRACTOR IS TO CONCEAL, WHERE POSSIBLE, ALL PIPING AND VENTLINES IN WALLS AND 'OFFSET' WHERE NECESSARY.
- ALL EXPOSED PIPING IS TO BE SECURELY ANCHORED TO WALLS.
- WATER HEATER DRAIN(S) ARE TO BE TERMINATED WITHIN 6" OF GRADE, A FLOOR DRAIN OR APPROVED RECEIVER. PROVIDE EXPANSION TANK OR PRESSURE RELIEF AS REQUIRED BY CODE.

MECHANICAL NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH 2023 EDITION OF THE FLORIDA CODE COUNCIL BUILDING, FUEL GAS MECHANICAL, AND PLUMBING CODE WITH AMENDMENTS AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- THIS DRAWING INDICATES THE EXTENT AND GENERAL ARRANGEMENT OF THE HVAC SYSTEM, CAPACITY, SIZE, LOCATION, DIRECTION AND INSTALLATION DETAILS. EXACT LOCATIONS SHALL BE COORDINATED PRIOR TO INSTALLATION. IF SUBSTANTIAL DEVIATION FROM THIS DOCUMENT IS REQUIRED FOR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- ALL DUCTS LOCATED INSIDE THE BUILDING SHALL BE R-6 DUCT BOARD DISTRIBUTION BOXES AND FLEX DUCT UNLESS NOTED OTHERWISE.

EXHAUST FAN SCHEDULE

UNIT NO.	VOL. CFM	MANUF.	MODEL
EF-1	70	AIR KING	AS10

REQUIRED PLUMBING FIXTURES

PER FBC 403.1

CLASSIFICATION	WATERCLOSETS	COMMENTS
MERCANTILE M OCCUPANTS 141	1 REQUIRED M / W 2 PROVIDED	MERCANTILE: 1 PER 500 COMMENTS: PER 403.2, SEPARATE FACILITIES ARE NOT REQUIRED FOR MERCANTILE WITH OCCUPANT COUNT UNDER 100
	LAVATORIES	
	1 REQUIRED M / W 2 PROVIDED	MERCANTILE: 1 PER 150
	DRINKING FOUNTAIN	
	1 REQUIRED 1 REQUIRED	COMMENTS MERCANTILE: 1 PER 1000
	SERVICE SINK	
	1 REQUIRED 1 PROVIDED	COMMENTS MERCANTILE: 1 REQUIRED

PLUMBING FIXTURE SCHEDULE

FIXTURES SCHEDULED ARE BASIS OF DESIGN, EQUALS WILL BE CONSIDERED

SYMB	FIXTURE	MANUFACTURER	CAT #	REMARKS	CW	HW	W	VENT
P-1	WATER CLOSET	ADA COMPLIANT SELECTED BY OWNER			3/8"		3"	2"
P-2	WATER HEATER	STIEBEL ELTRON	074054	SINGLE POINT OF USE (20 AMP 208V)	1/2"	1/2"		
P-3	WALL HUNG H/C SINK	SELECTED BY OWNER ADA COMPLIANT		PROVIDE OWNER SELECTED FAUCET AND DRAIN	1/2"	1/2"	2"	1 1/2"
P-4	FLOOR MOUNTED SERVICE SINK	CODE COMPLIANT			1/2"	1/2"	2"	1 1/2"
P-5	FLOOR CLEAN OUT	ZURN	Z-1400					4"
P-6	HOSE BIBB	CONTRACTOR GRADE			1/2"			
P-7	ELECTRIC WATER COOLER	SELECTED BY OWNER		H / LOW H/C APPROVED	1/2"		2"	1 1/2"
P-8	FLOOR CLEAN OUT	ZURN	Z-1400					4"

HEAT PUMP UNIT SCHEDULE

UNIT NO.	TOTAL COOLING	TOTAL HEATING	SEER	MAX AMP	VOLT / PHASE	MITSUBISHI MODEL #	REMARKS
H.P. 1	350 CHF MAX 6000 BTU	350 CHF MAX 1200 BTU	20	30	230 / 1	MXZ-2D20NL	DUAL ZONE BLUE FIN ANTI-CORROSION COATING, FREEZE-PREVENTION BASE PAN HEATER, QUIET OPERATION

AIR HANDLER SCHEDULE

UNIT NO.	TOTAL COOLING	TOTAL HEATING	VOLT / PHASE	MITSUBISHI MODEL #	REMARKS
AHU A	350 CHF MAX 6000 BTU	350 CHF MAX 1200 BTU	230 / 1	230 / 1	WALL-MOUNTED QUIET OPERATION, ENERGY-EFFICIENT PERFORMANCE
AHU B	350 CHF MAX 6000 BTU	350 CHF MAX 1200 BTU	230 / 1	230 / 1	WALL-MOUNTED QUIET OPERATION, ENERGY-EFFICIENT PERFORMANCE

PREPARED BY	JMB
REVIEWED BY	CDE
DATE OF ISSUE	03/20/2026

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ACE HARDWARE GARDEN CENTER
WALTON COUNTY, FL
U.S. HIGHWAY 98, PARCEL NO. 26-25-20-332000-000-0160

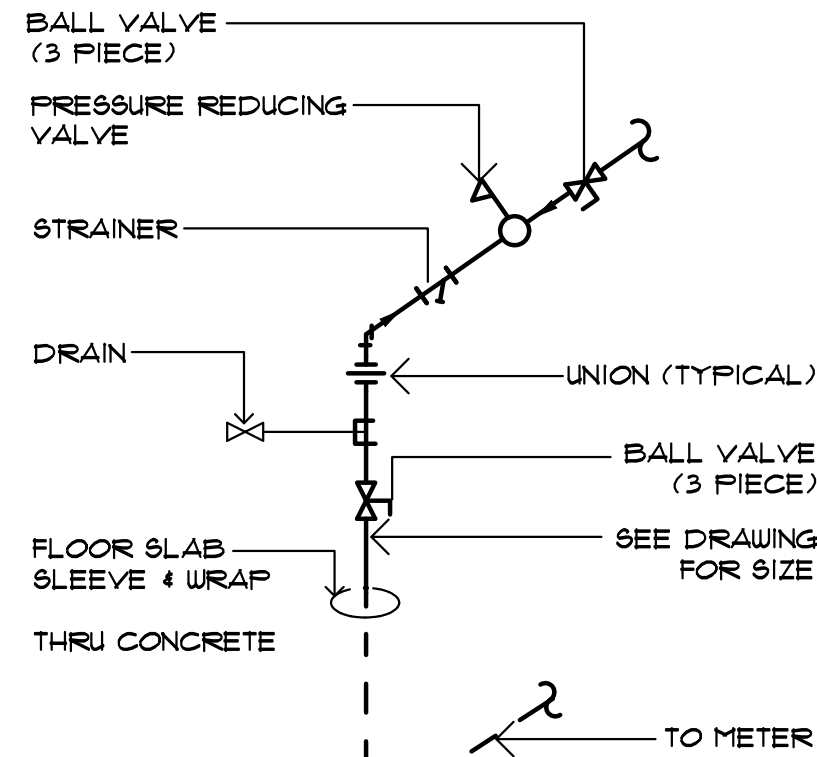
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architectural design
planning

3104 Thomas Drive Panama City Beach, Florida 32407 P. O. Box 38931 4850/235-1302
Architectural Registration - Florida 10714 *Georgia 40934 *Alabama 3225 *NCIDB 25341

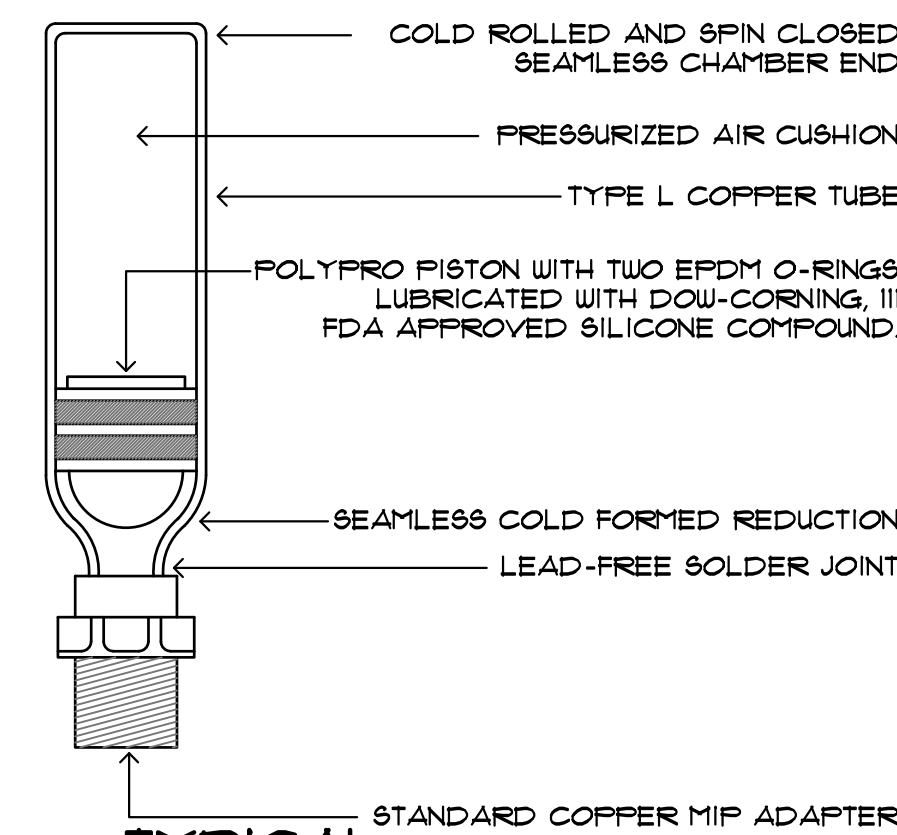
DESIGN
DEVELOPMENT

PMI.I
13 SHEETS TOTAL

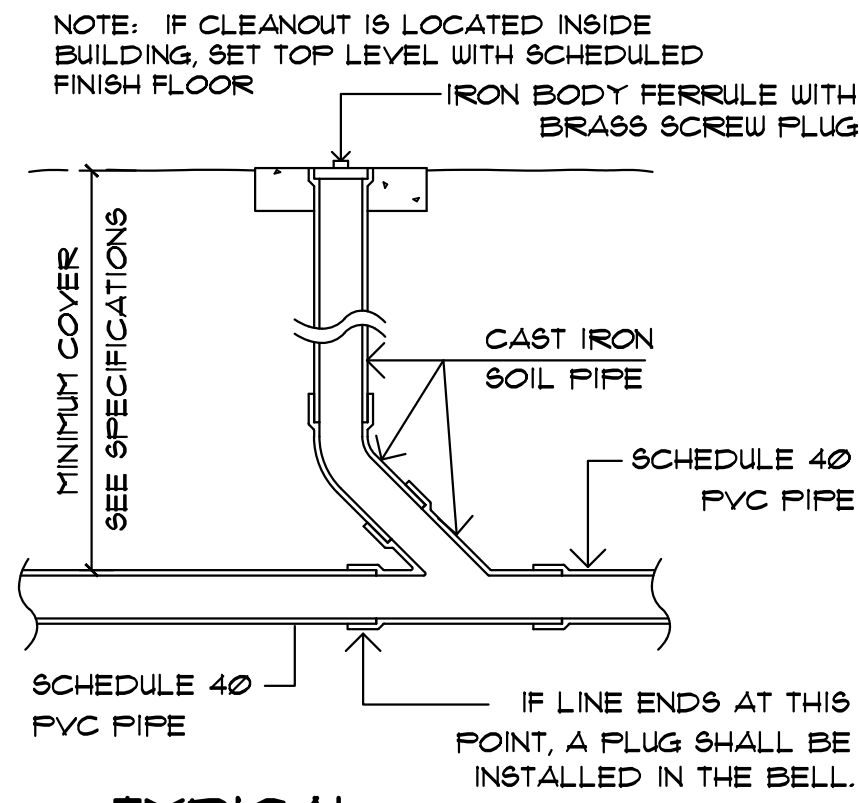
PROJECT NO.
26-12



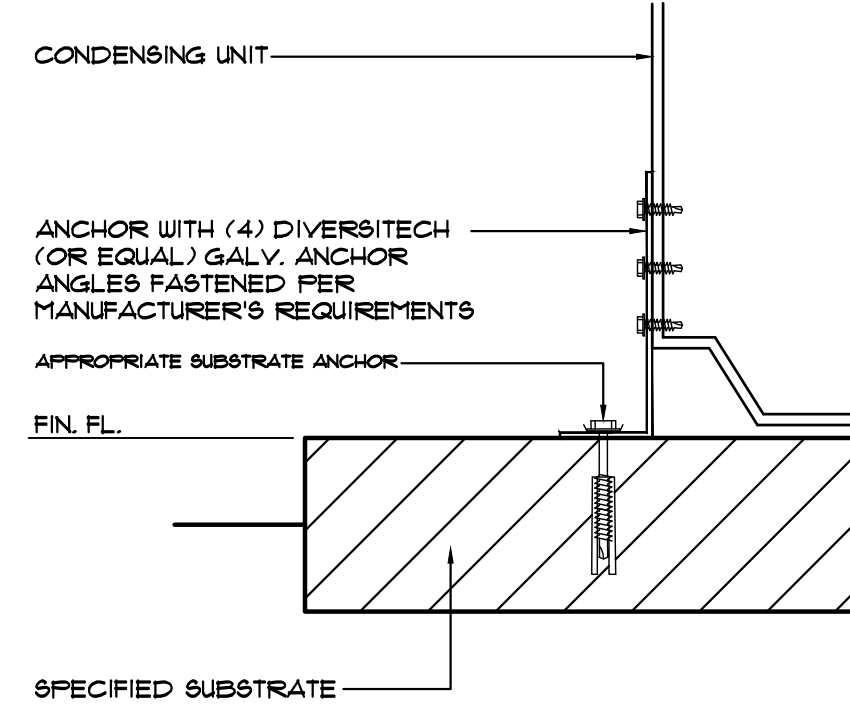
2 TYP. DOMESTIC WATER ENTRANCE
PM12 SCALE: NONE



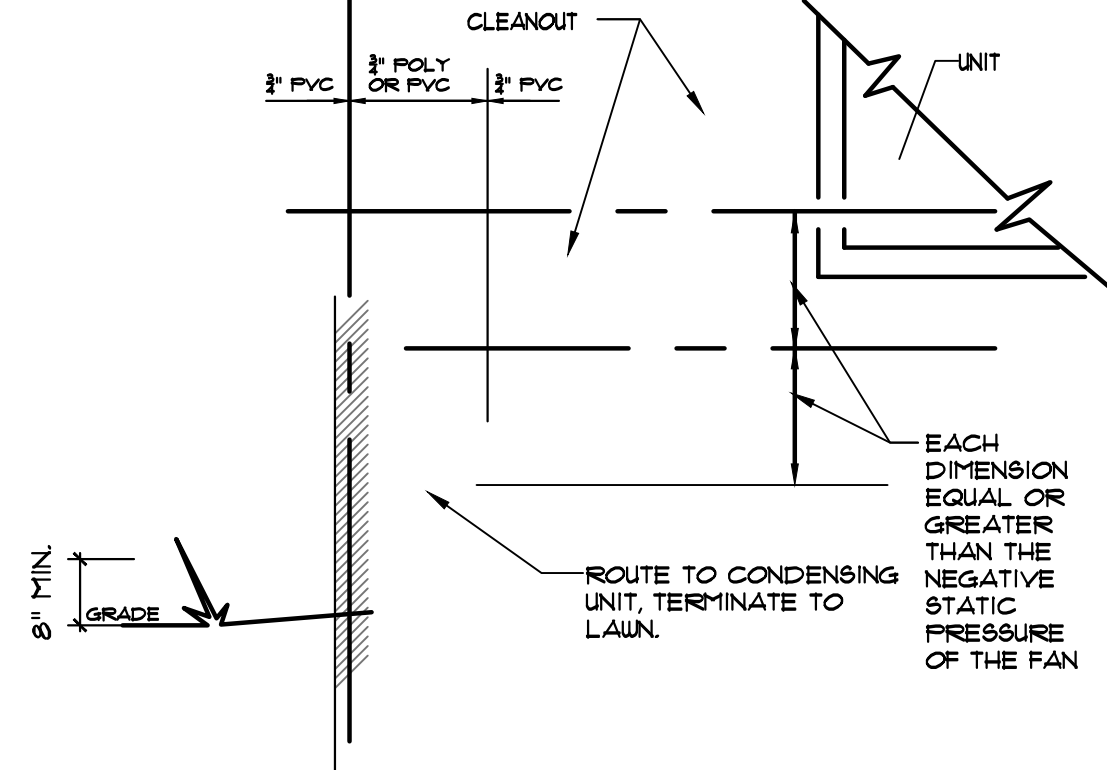
3 TYPICAL WATER HAMMER ARRESTER
PM12 SCALE: NONE



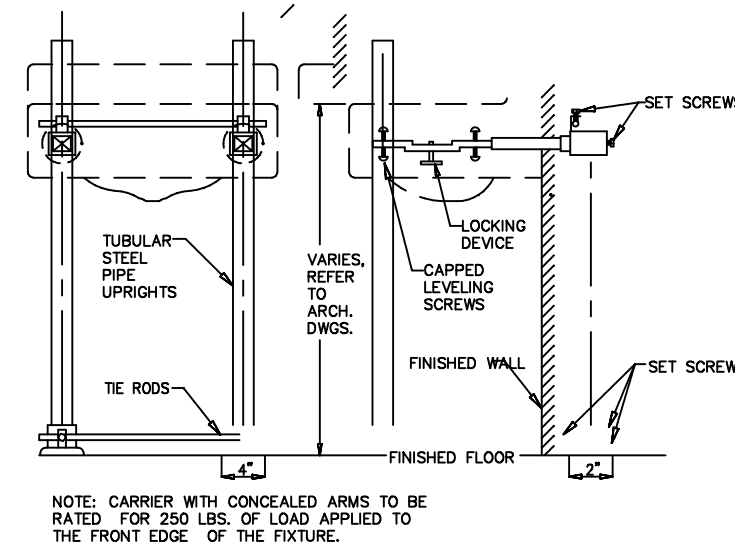
4 TYPICAL CLEANOUT DETAIL
PM12 SCALE: NONE



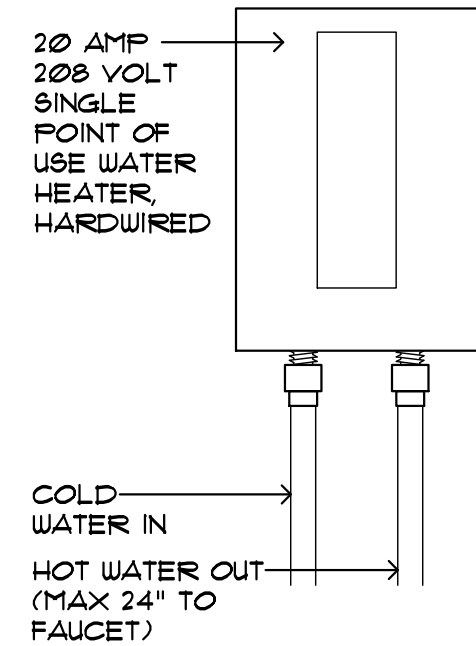
9 CONDENSER ANCHOR
PM12 SCALE: NONE



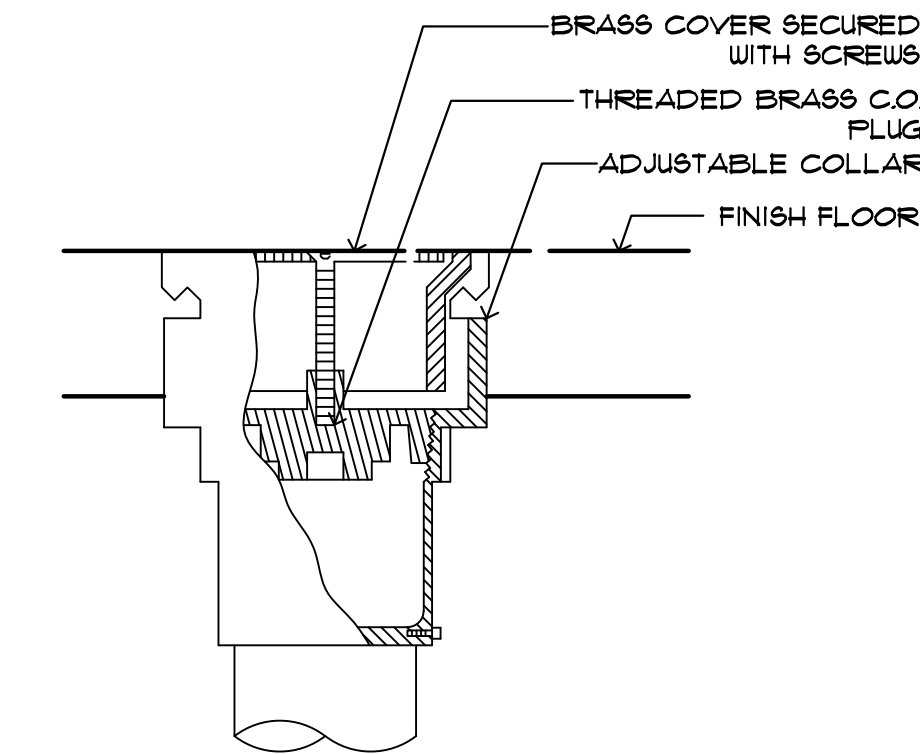
11 CONDENSATE DRAIN
PM12 SCALE: NONE



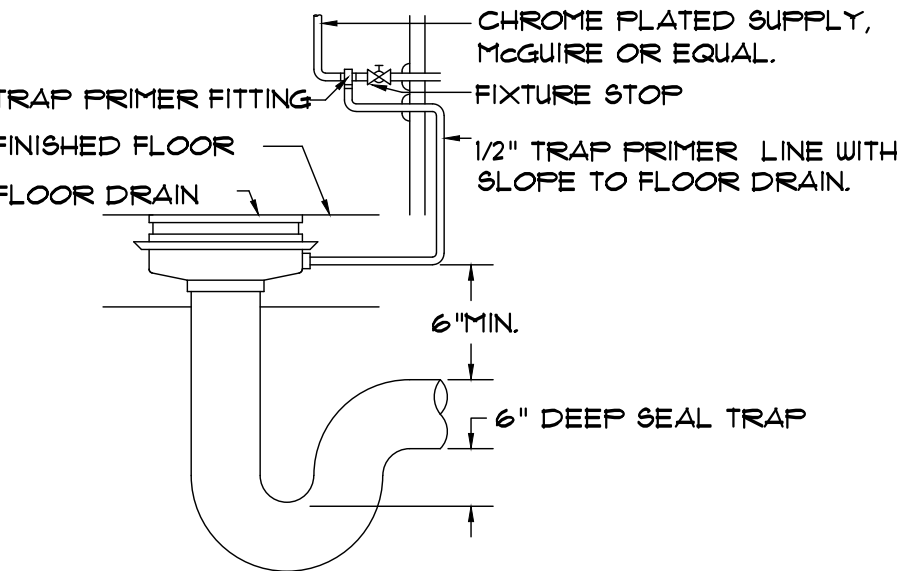
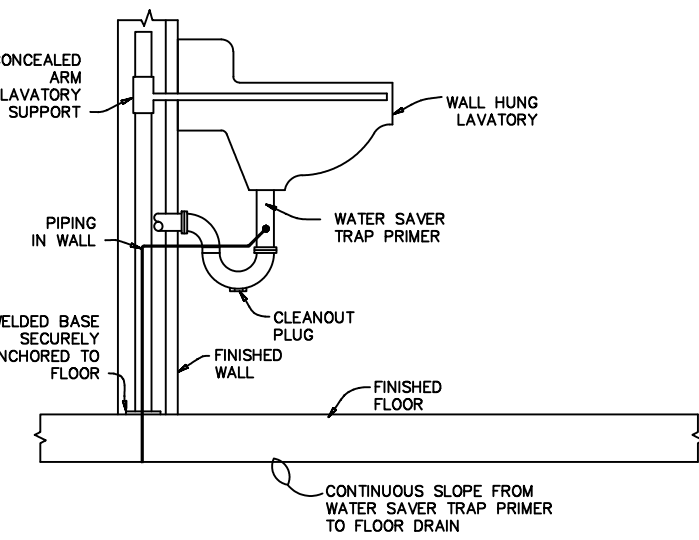
6 TYPICAL SINK DETAIL
PM12 SCALE: NONE



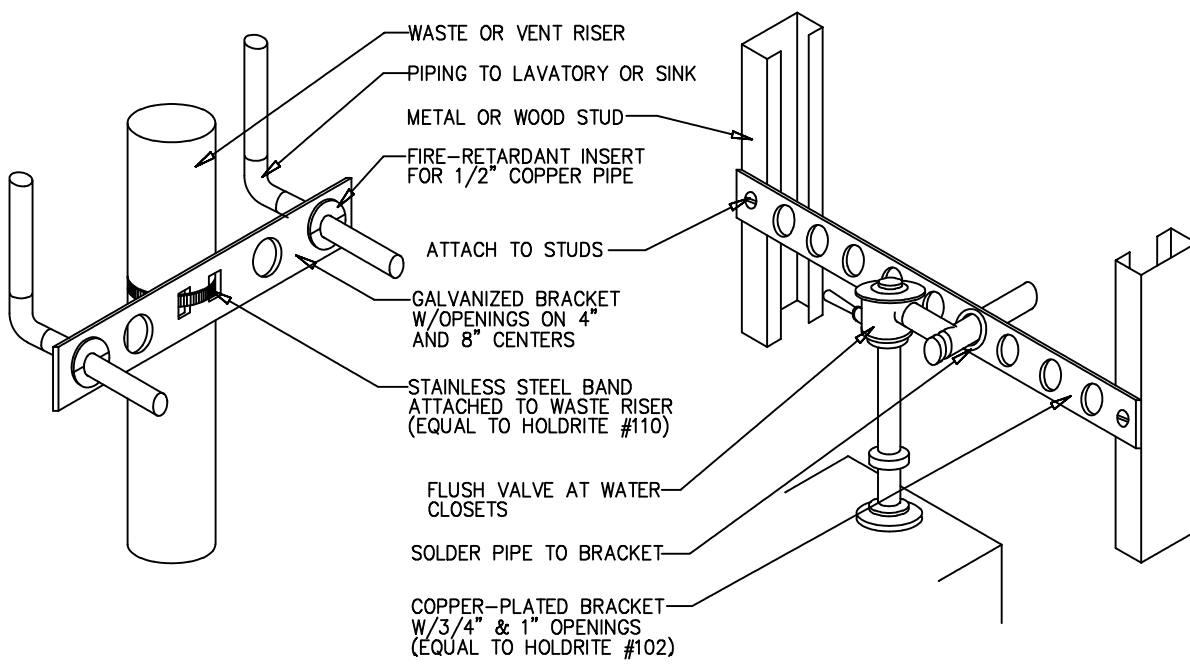
7 TYPICAL WATER HEATER
PM12 SCALE: NONE



8 TYPICAL CLEAN-OUT DETAIL
PM12 SCALE: NONE



9 TYPICAL TRAP PRIMER DETAIL
PM12 SCALE: NONE



5 TYPICAL PIPING SUPPORT DETAIL
PM12 SCALE: NONE

PLUMBING LEGEND:

- SHOCK ABSORBER
- VENT STACK THRU ROOF
- VENT PIPING
- FLOOR CLEANOUT

2 PLUMBING RISER
PM12 SCALE: 3/8" = 1'-0"

TABLE C403.2.10 MINIMUM PIPE INSULATION THICKNESS (in inches) ^{a, c}							
FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (inches)				
	Conductivity Btu · in. / (h · ft ² · °F) ^b	Mean Rating Temperature, °F	< 1	1 to < 1½	1½ to < 4	4 to < 8	≥ 8
> 350	0.32 – 0.34	250	4.5	5.0	5.0	5.0	5.0
251 – 350	0.29 – 0.32	200	3.0	4.0	4.5	4.5	4.5
201 – 250	0.27 – 0.30	150	2.5	2.5	2.5	3.0	3.0
141 – 200	0.25 – 0.29	125	1.5	1.5	2.0	2.0	2.0
105 – 140	0.21 – 0.28	100	1.0	1.0	1.5	1.5	1.5
40 – 60	0.21 – 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 – 0.26	50	0.5	1.0	1.0	1.0	1.5

PREPARED BY	REVISIONS
JTB	
REVIEWED BY	
CDE	
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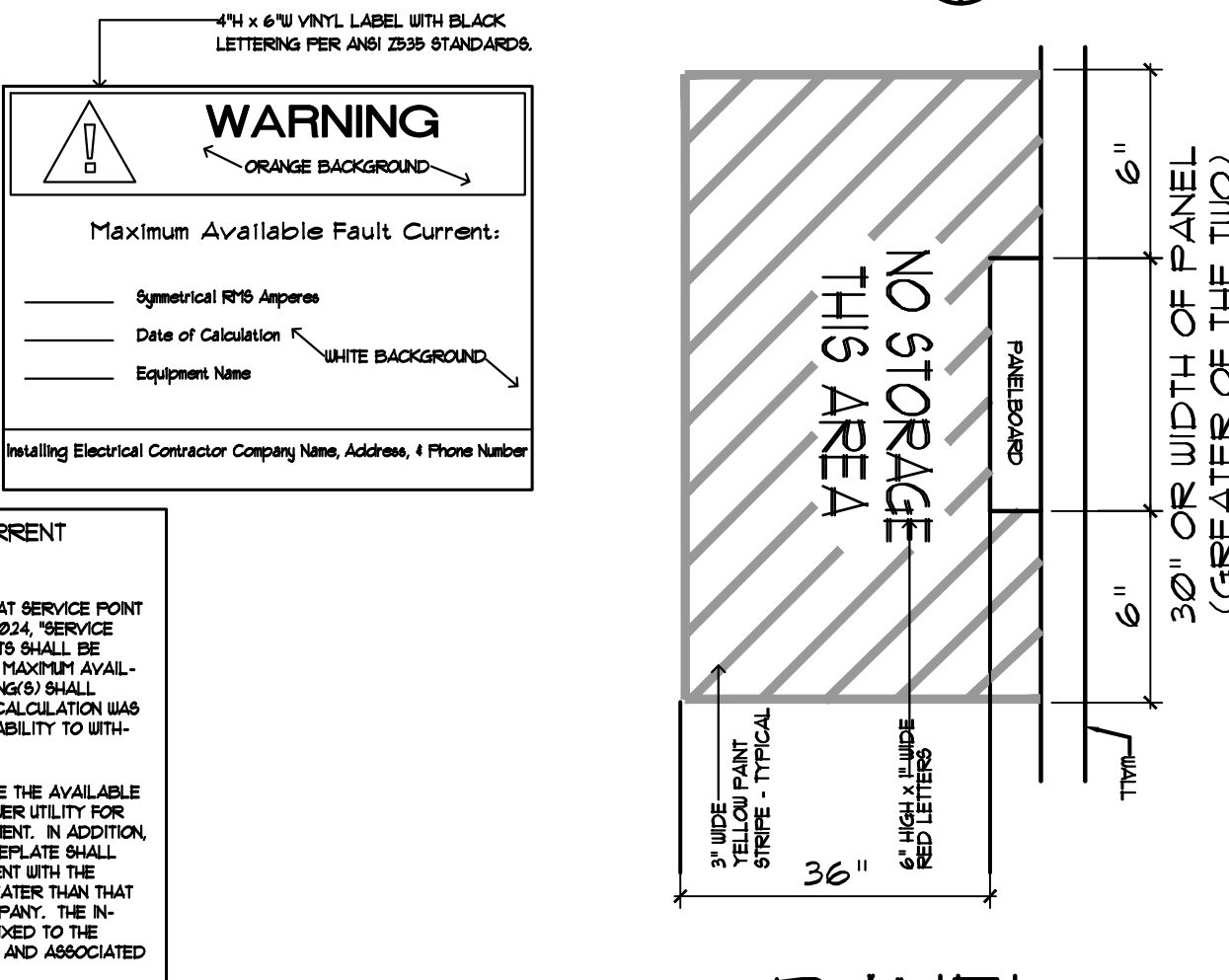
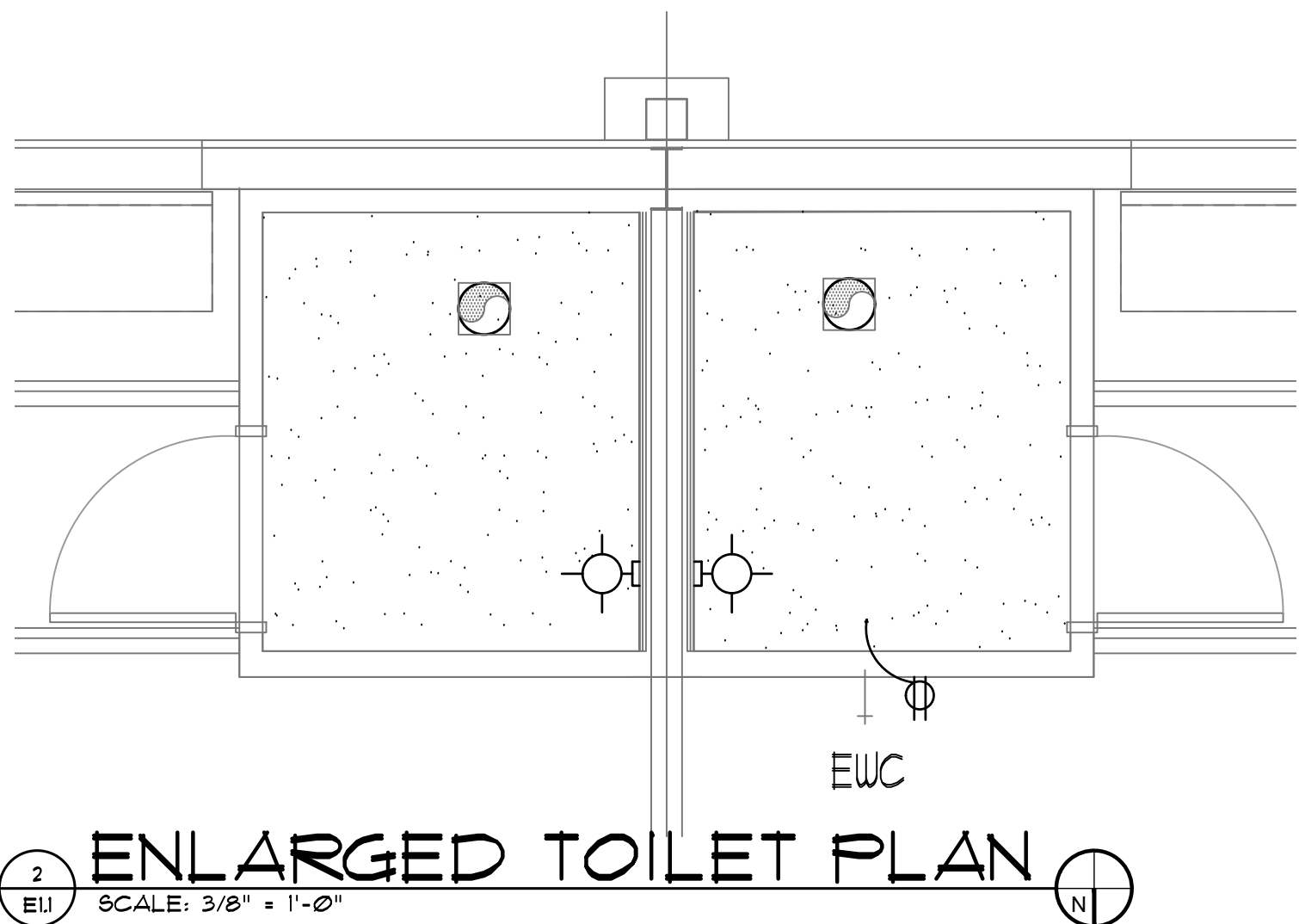
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3104 Thomas drive Panama city beach, Florida 32401 P. O. Box 38931 4850/235-3202
architectural registration - Florida 10714 *Georgia 4094 *Alabama 3225 *ncrb 25341

cde

DESIGN DEVELOPMENT

PM12
13 SHEETS TOTAL

PROJECT NO.
26-12

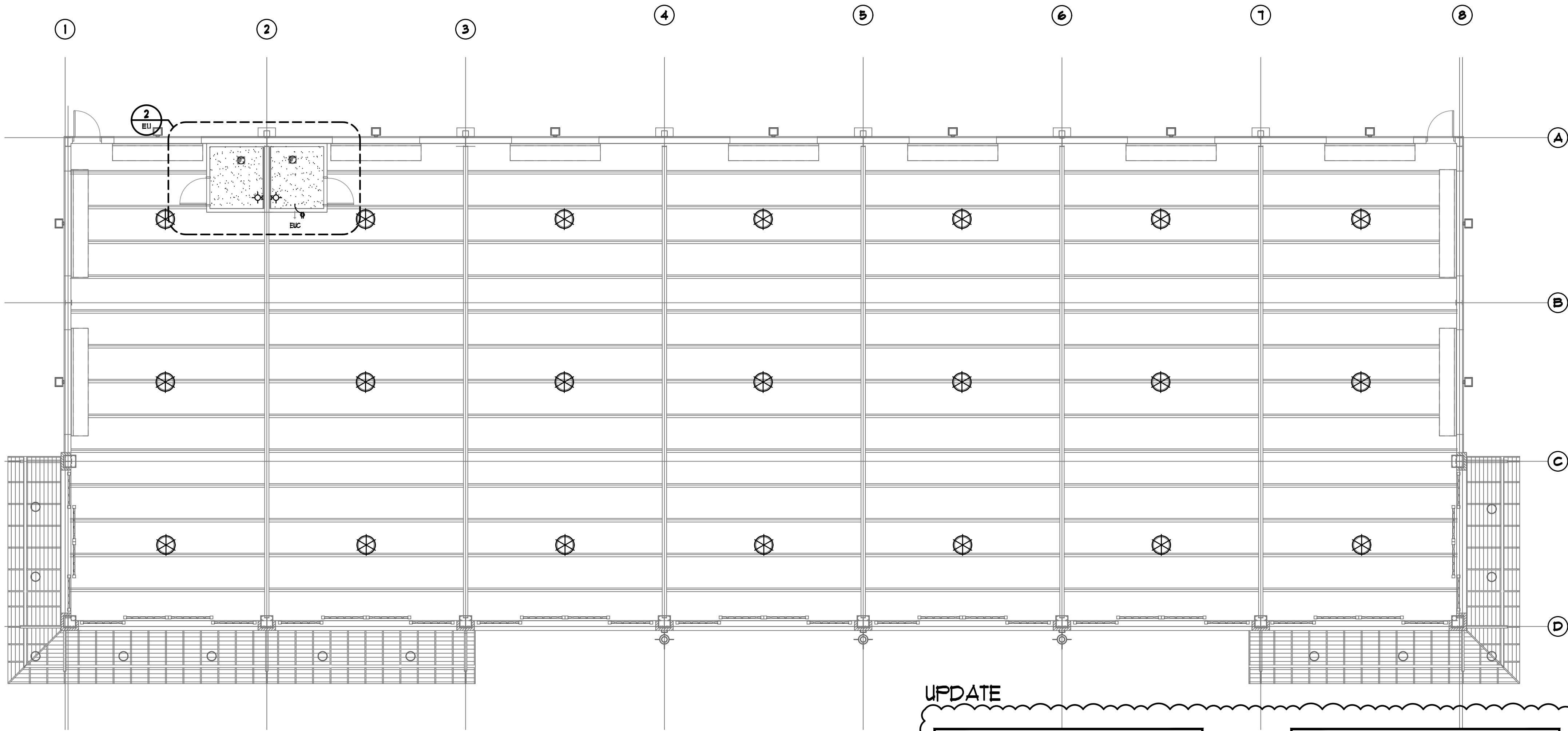


EQUIP. FAULT LABEL

2
EUI SCALE: NONE

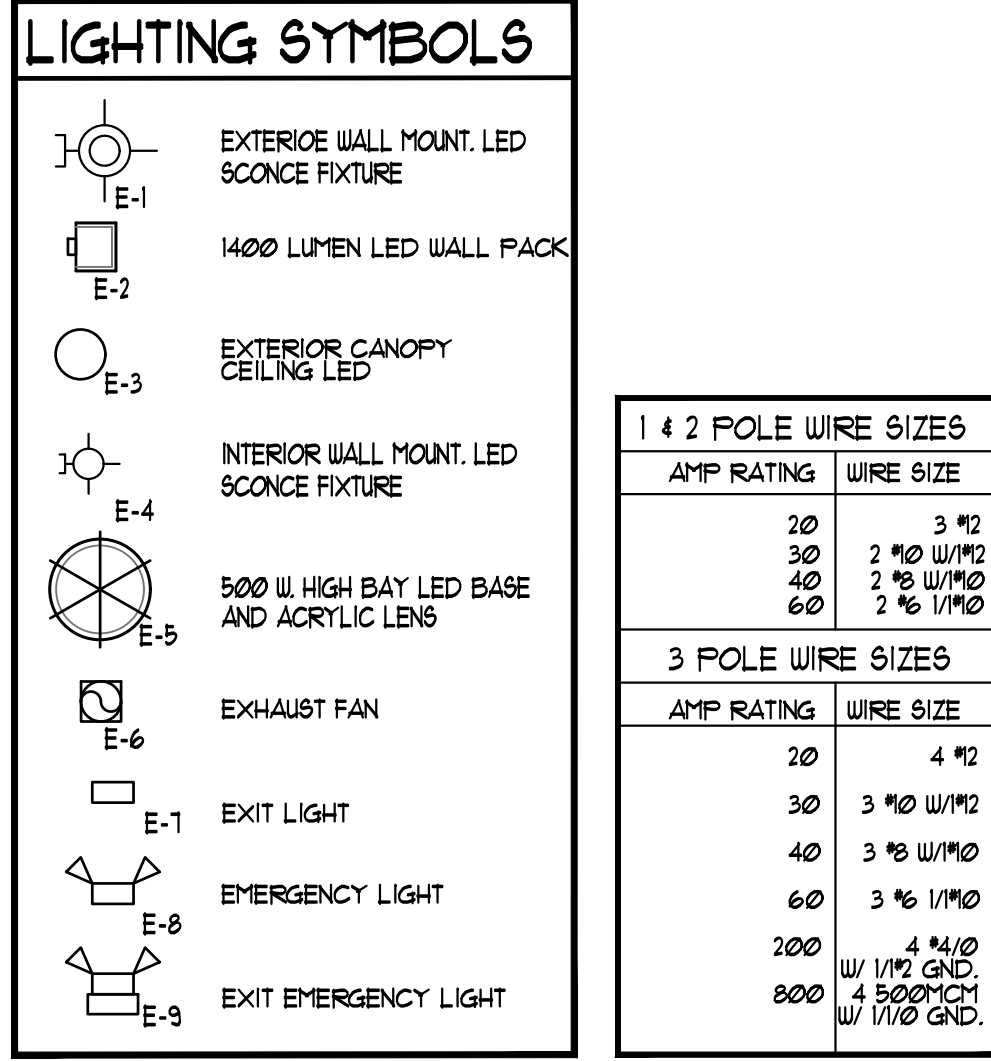
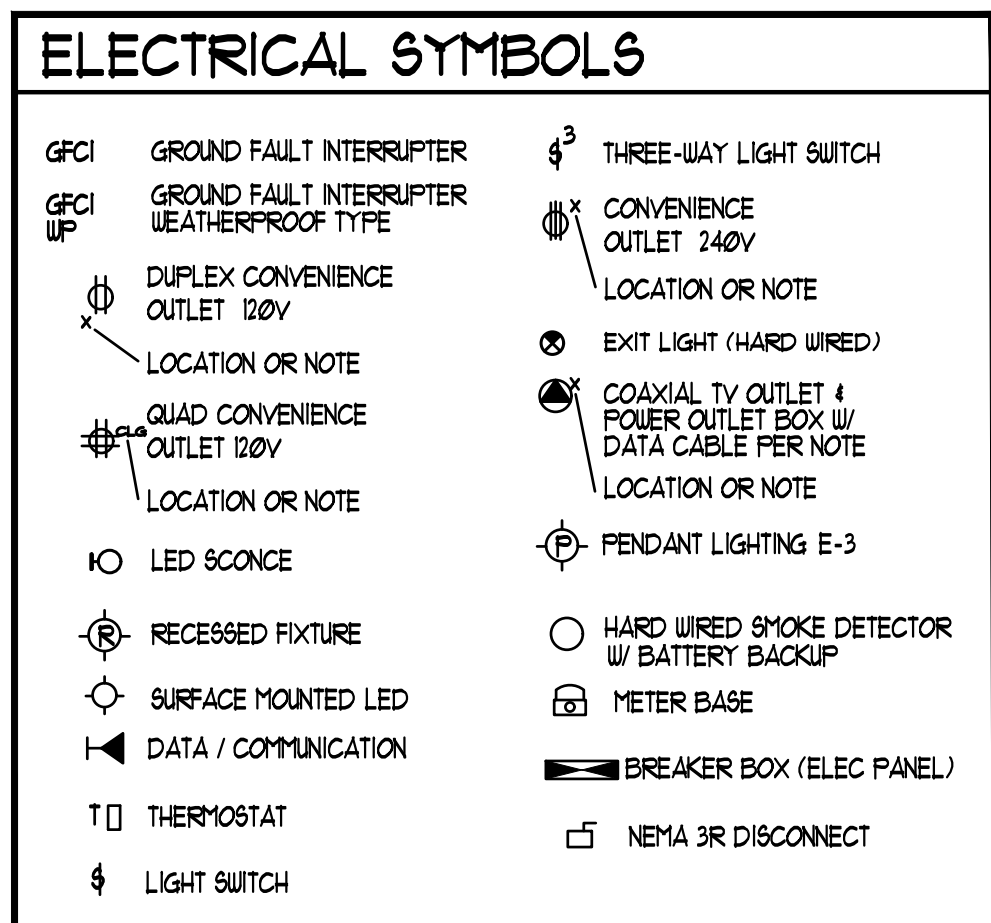
PANEL CLEARANCE

3
EUI SCALE: NONE



POWER AND LIGHTING PLAN

1
EUI SCALE: 1/8\"/>



HOUSE PANEL - HPI

PANEL NAME		VOLTAGE	PHASE	WIRE	NEUTRAL RATING	PANEL DESCRIPTION	
LP-1		120/240	1	3	100%	150 A	
MAINS		MOUNTING SURFACE	MAX. NO. CIRCUITS	A	B	TOTAL CONNECTED LOAD	
BRANCH		A	B	A	B	20818 VA	
NO.	DESCRIPTION	POLE	BKR			DESCRIPTION	NO.
1	HP-1	2	50	7200	7200	AHU-1	2
3	TANKLESS WATER HEATER	2	30	4800	720	NORTH RECEPETS	4
5	EXTERIOR LIGHTS	1	20	42	64	SOUTH RECEPETS	6
7	EXIT/EMERGENCY	1	20	48	24	HIGH BAY LEDS	8
11						RESTROOM LIGHT & FAN	10
13							12
15							14
17							16
19							18
21							20
23							22
25							24
27							26
29							28
31							30
33							32
35							34
37							36
39							38
							40

POWER AND LIGHTING PANEL - EPI

PANEL NAME		VOLTAGE	PHASE	WIRE	NEUTRAL RATING	PANEL DESCRIPTION	
LP-1		120/240	1	3	100%	150 A	
MAINS		MOUNTING SURFACE	MAX. NO. CIRCUITS	A	B	TOTAL CONNECTED LOAD	
BRANCH		A	B	A	B	20818 VA	
NO.	DESCRIPTION	POLE	BKR			DESCRIPTION	NO.
1	HP-1	2	50	7200	7200	AHU-1	2
3	TANKLESS WATER HEATER	2	30	4800	720	NORTH RECEPETS	4
5	EXTERIOR LIGHTS	1	20	42	64	SOUTH RECEPETS	6
7	EXIT/EMERGENCY	1	20	48	24	HIGH BAY LEDS	8
11						RESTROOM LIGHT & FAN	10
13							12
15							14
17							16
19							18
21							20
23							22
25							24
27							26
29							28
31							30
33							32
35							34
37							36
39							38
							40

PANEL SCHEMATICS

4
EUI SCALE: NONE

UPDATE

LOAD CALCULATIONS

LIGHTING LOAD	QUANTITY	LOAD (W)
E-1 LED SURFACE	(4) X 16w	64
E-2 EXT. WALL PAC	(1) X 18w	18
E-3 EXT. WALL SCONCE	(1) X 24w	24
E-4 RESTROOM WALL SCONCE	(1) X 12w	12
E-5 NOT USED	0	0
E-6 EXHAUST FAN	(1) X 12w	12
E-7 NOT USED	0	0
E-8 EXIT / EMERGENCY	(2) X 24w	48
		178

RECEPTACLE LOAD	QUANTITY	LOAD (W)
RECEPTACLES	(8) X 1800w	1440
		1440

MISC. EQUIPMENT LOAD	QUANTITY	LOAD (W)
TANKLESS WATER HEATER	(1) X 4800w	4800
		4800

AIR CONDITIONING LOAD	QUANTITY	LOAD (W)
AHU-1		1200
HP-1		1200
		14400

TOTAL CALCULATED LOAD = 20818 VA

LOAD CALCULATIONS

LIGHTING LOAD	QUANTITY	LOAD (W)
E-1 LED SURFACE	(4) X 16w	64
E-2 EXT. WALL PAC	(1) X 18w	18
E-3 EXT. WALL SCONCE	(1) X 24w	24
E-4 RESTROOM WALL SCONCE	(1) X 12w	12
E-5 NOT USED	0	0
E-6 EXHAUST FAN	(1) X 12w	12
E-7 NOT USED	0	0
E-8 EXIT / EMERGENCY	(2) X 24w	48
		178

RECEPTACLE LOAD	QUANTITY	LOAD (W)
RECEPTACLES	(8) X 1800w	1440
		1440

MISC. EQUIPMENT LOAD	QUANTITY	LOAD (W)
TANKLESS WATER HEATER	(1) X 4800w	4800
		4800

AIR CONDITIONING LOAD	QUANTITY	LOAD (W)
AHU-1		1200
HP-1		1200
		14400

TOTAL CALCULATED LOAD = 20818 VA

LOAD CALCULATIONS

LIGHTING / POWER PANEL	QUANTITY	LOAD (W)
LIGHTING / POWER PANEL	(1) X 12000	12000
		12000

LIGHTING / POWER PANEL	QUANTITY	LOAD (W)
LIGHTING / POWER PANEL	(1) X 12000	12000
		12000

TOTAL CALCULATED LOAD = 20818 VA

LOAD CALCULATIONS

LIGHTING / POWER PANEL	QUANTITY	LOAD (W)
LIGHTING / POWER PANEL	(1) X 12000	12000
		12000

LIGHTING / POWER PANEL	QUANTITY	LOAD (W)
LIGHTING / POWER PANEL	(1) X 12000	12000
		12000

TOTAL CALCULATED LOAD = 20818 VA

LOAD CALCULATIONS

LIGHTING / POWER PANEL	QUANTITY	LOAD (W)
LIGHTING / POWER PANEL	(1) X 12000	12000
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