NEW BUILDING FOR: THE ST. JOE COMPANY

SPEC 2 AT WEST BAY

PANAMA CITY BEACH, FL 32413

REF. NORTH

PROJECT TEAM

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GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES REFERENCED IN THESE DOCUMENTS AND AS ADOPTED AND SUPPLEMENTED BY LOCAL REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL BUILDING PERMITS FROM THE LOCAL BUILDING DEPARTMENTS AS REQUIRED BY CITY/COUNTY REGULATIONS. FEES FOR SUCH PERMITS SHALL BE PAID BY THE CONTRACTOR AND A SET OF APPROVED DRAWINGS AND ORIGINAL PERMITS SHALL BE RETAINED ON SITE FOR THE DURATION OF THE PROJECT.

3. THE DESIGN INFORMATION SHOWN ON THE DRAWINGS PROVIDES OVERALL DIMENSIONAL PARAMETERS AND DESCRIBES ELEMENTS TO BE CONSTRUCTED. THE CONTRACTOR SHALL ADJUST DIMENSIONS AND DETAILS AS REQUIRED TO FIT EXISTING CONDITIONS. THE DESIGN-BUILDER/ENGINEER SHALL BE NOTIFIED OF ALL PROPOSED MODIFICATIONS.

4. NO CHANGES TO THE INFORMATION SHOWN ON THE DRAWINGS SHALL BE MADE WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE DESIGN BUILDER OR ENGINEER, AS APPLICABLE.

5. THE DESIGN-BUILDER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES ON THESE DOCUMENTS.

6. ALL SUBCONTRACTORS SHALL ADHERE TO THE APPLICABLE OSHA REQUIREMENTS AT ALL TIMES.

7. ALL GLAZING AND GLASS SHALL BE IMPACT RESISTANT GLASS AND BE FLORIDA PRODUCT APPROVED.

8. ALL EXTERIOR COMPONENTS SHALL HAVE FLORIDA PRODUCT APPROVAL NUMBERS AND SHALL MEET THE COMPONENTS AND CLADDING REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS.

9. ALL EXTERIOR DOORS SHALL BE IMPACT RATED AND MEET THE COMPONENTS AND CLADDING REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS.

PROJECT DESCRIPTION

1. SCOPE ONLY INCLUDES THE CONSTRUCTION OF THE BUILDING SHELL. ALL INTERIOR IMPROVEMENTS WILL BE PERMITTED AND BUILT IN THE FUTURE.

2. SINGLE-STORY STEEL FRAMED 16,527 SQ. FT. RETAIL BUILDING AND RELATED SITE IMPROVEMENT. SCOPE IS LIMITED TO THE CIVIL AND BUILDING CONSTRUCTION.

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S-505	CONSTRUCTION DETAILS

ABBREVIATIONS

AC	AIR CONDITIONING	HC	HOLLOW CORE
AD	AREA DRAIN	HM	HOLLOW METAL
AFF	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL
AGGR	AGGREGATE	HPT	HIGH POINT
ALT	ALTERNATE	HT	HEIGHT
ALUM	ALUMINUM	INCL	INCLUDED
APPROX	APPROXIMATE	INSUL	INSULATION
ARCH	ARCHITECTURAL	JT	JOINT
ASF	ABOVE STRUCTURAL FLOOR	KS	KITCHEN SINK
AVG	AVERAGE	L CL	LINEN CLOSET
B/ or BO	BOTTOM OF	LAM	LAMINATE
BD	BOARD	LAV	LAVATORY
BITUM	BITUMINOUS	LL	LIVE LOAD
BLDG	BUILDING	LPT	LOW POINT
BSMT	BASEMENT	LV	LOW VOLTAGE
CAB	CABINET	MASY	MASONRY
CEM	CEMENT	MAX	MAXIMUM
CFM	CUBIC FEET PER MINUTE	MC	MEDICINE CABINET
CL	CENTER LINE	MECH	MECHANICAL
CLG	CEILING	MFR	MANUFACTURER
CLR	CLEAR	MIN	MINIMUM
CMU	CONCRETE MANSONRY UNIT	MISC	MISCELLANEOUS
COD	CO DETECTOR	MO	MASONRY OPENING
COL	COLUMN	MTL	METAL
CONC	CONCRETE	MW	MICROWAVE
CONST	CONSTRUCTION	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	NO	NUMBER
CPT	CARPET	NOM	NOMINAL
CT	CERAMIC TILE	NTS	NOT TO SCALE
D	DEEP	OC	ON CENTER
DBL	DOUBLE	OSD	OPEN SITE DRAIN
DEPT	DEPARTMENT	PAN	PANTRY
DIA	DIAMETER	PL	PLATE
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DL	DEAD LOAD	PT	PAINT
DN	DOWN	QT	QUARRY TILE
DS	DOWNSPOUT	R	RADIUS
DW	DISHWASHER	REF	REFRIGERATOR
DWG	DRAWING	REQD	REQUIRED
EA	EACH	REV	REVISION
EL	ELEVATION	RNG	RANGE
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATOR	SC	SOLID CORE
EMER	EMERGENCY	SD	SMOKE DETECTOR
EQ	EQUAL	SF	SQUARE FEET
EQPT	EQUIPMENT	SH	SHELF
EXIST	EXISTING	SST	STAINLESS STEEL
EXT	EXTERIOR	ST	STAINED
FDTN	FOUNDATION	STD	STANDARD
FL	FLOOR DRAIN	STL	STEEL
FP	FIRE PLACE	T&G	TONGUE AND GROOVE
FURN	FURNACE	THK	THICKNESS
G DISP	GARBAGE DISPOSAL	TYP	TYPICAL
GA	GAGE or GAUGE	UNO	UNLESS NOTED OTHERWISE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VERT	VERTICAL
		VIF	VERIFY IN FIELD
GYP BD	GYPSUM BOARD	W	WIDE
		W/D	WASHER / DRYER
		WC	WATER CLOSET
		WD	WOOD
		WH	WATER HEATER
		WIC	WALK-IN CLOSET
		WP	WATERPROOF
		WWF	WELDED WIRE FABRIC

SYMBOL & MATERIAL LEGEND

DETAIL SHEET NUMBER
DETAIL CALLOUT
ELEVATION TAG
SECTION SHEET NUMBER
WINDOW TAG
DOOR TAG
KEYNOTE TAG
ASSEMBLY TAG
REVISION TAG
LIGHT TAG
CONCRETE
GYPSUM
EARTH
BATT INSULATION
RIGID INSULATION
WOOD
GRAVEL
BRICK
CLAY TILE
CMU
STEEL
PLYWOOD

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Design - Build Contractor
230 West 5th Street
Panama City, FL 32401
(850) 215-5540

SPEC 2 AT WEST BAY TOWN CENTER
PANAMA CITY BEACH, FL 32413

REVISION

#	DESCRIPTION	DATE

John L. Bozarth
Architect of Record
FL. AR 0006581
2017 Discovery Loop
Panama City, FL 32405
(850) 814-3394
bozarjl@gmail.com

STATE OF FLORIDA
JOHN L. BOZARTH
AR 6581
REGISTERED ARCHITECT

Designed By: JLB
Drawn By: A. Reeves

COVER PAGE

GS001

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1. APPLICABLE CODES

2023 FLORIDA BUILDING CODE - BUILDING, 8TH EDITION (FBC-B)
2023 FLORIDA BUILDING CODE - ACCESSIBILITY, 8TH EDITION (FBC-A)
2023 FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION (FBC-M)
2023 FLORIDA BUILDING CODE - PLUMBING, 8TH EDITION (FBC-P)
2023 FLORIDA BUILDING CODE - ENERGY CONSERVATION, 8TH EDITION (FBC-EC)
2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION (*BASED ON NFPA 1 & NFPA 101*)

2. OCCUPANCY CLASSIFICATION:

SHELL CONSTRUCTION - OCCUPANCY TO BE DETERMINED

3. GENERAL BUILDING HEIGHTS AND AREA:

ALLOWABLE BUILDING HEIGHTS AND AREA
CONSTRUCTION: TYPE II B, SPRINKLERED

T.504.3
MAXIMUM ALLOWABLE HEIGHT: 75' - 0"
PROPOSED HEIGHT: 22' - 0" (TOP OF HIGH PARAPET)

T.504.4
MAXIMUM NO. OF STORIES: 4
PROPOSED NO. OF STORIES: 1

T. 506.2
MAXIMUM ALLOWABLE AREA: 92,000 S.F.
PROPOSED BUILDING AREA: 16,527 S.F.

4. MEANS OF EGRESS:

MAXIMUM FLOOR AREA PER OCCUPANT T.1004.1.2

FUNCTION	AREA (GROSS)	AREA PER OCCUPANT	OCCUPANTS
B - BUSINESS	16,527 S.F.	150 S.F.	
TOTAL OCCUPANTS			111
(CALCULATED)			110.18

EXIT ACCESS TRAVEL DISTANCE T.1017.2

OCCUPANCY: GROUP B- BUSINESS: 300' MAX (FULLY SPRINKLERED)
ACTUAL MAXIMUM TRAVEL DISTANCE: *TBD*

MINIMUM NUMBER OF EXITS PER STORY T.1006.3.2

REQUIRED EXITS: 2 PER TENANT SPACE
PROVIDED EXITS: 2 PER TENANT SPACE

MINIMUM EGRESS WIDTH (PER PERSON): 1005.3.1

	REQUIRED	PROVIDED
0.20 X 120 =	24"	36" - 72"

MINIMUM CLEAR OPENING OF EXIT DOORS: 1010.1.1

REQUIRED	PROVIDED
32"	36"

5. FIRE PROTECTION SYSTEMS:

BUILDING TO BE FULLY SPRINKLERED

6. PLUMBING:

2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION
T.2902.1 FIXTURE CALCULATIONS

WATER CLOSETS	
REQUIREMENTS	1/25 (FIRST 50) 1/50 REMAINDER
PROVIDED	TBD
LAVATORIES	
REQUIREMENTS	1/40 (FIRST 80) 1/80 REMAINDER
PROVIDED	TBD
DRINKING FOUNTAIN	
REQUIREMENTS	1 PER 100 OCCUPANTS
PROVIDED	TBD
SERVICE SINK	
REQUIREMENTS	1 PER UNIT
PROVIDED	TBD

7. TYPES OF CONSTRUCTION:

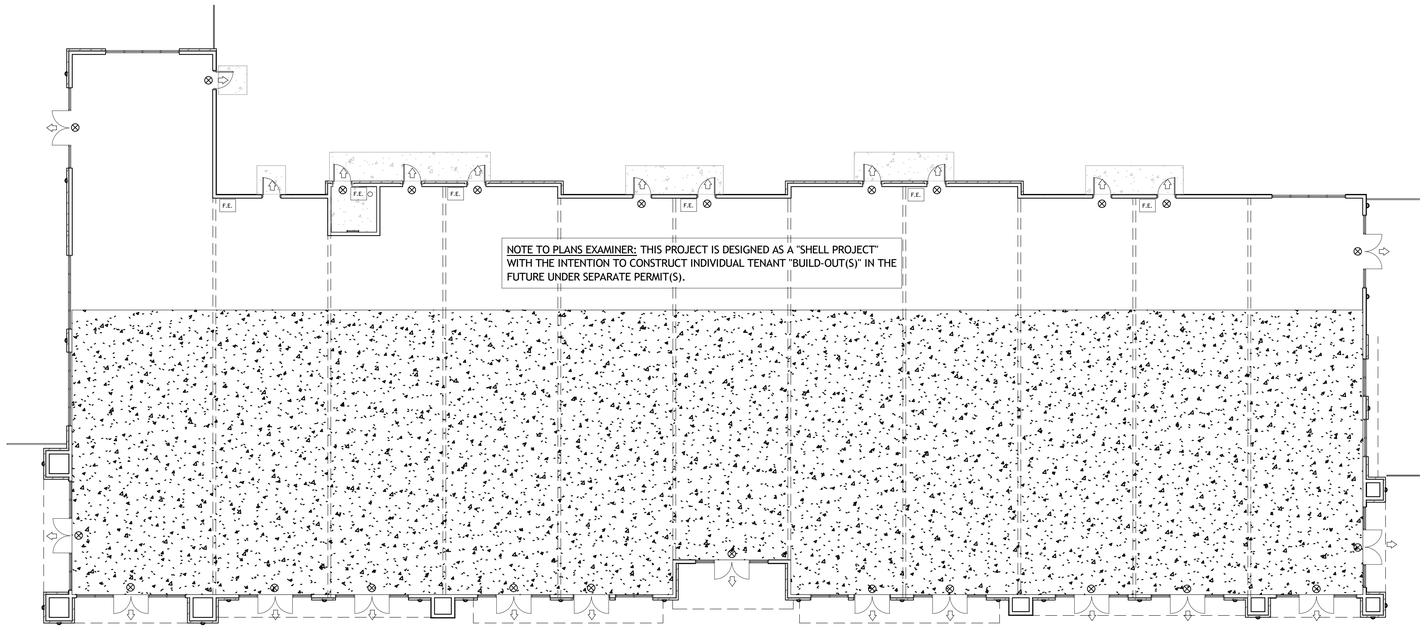
T.601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
CONSTRUCTION CLASSIFICATION: TYPE II B

BUILDING ELEMENT		REQUIREMENTS (HOURS)
STRUCTURAL FRAME		0
BEARING WALLS	EXTERIOR	0
	INTERIOR	
NON-BEARING PARTITIONS	EXTERIOR	0
	INTERIOR	0
FLOOR CONSTRUCTION		0
ROOF CONSTRUCTION		0

8. FIRE EXTINGUISHERS:

T.906.3(1)
FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS
2A10BC F.E. MUST BE PLACED EVERY 3,000 SQFT OR EVERY 75' APART FROM ONE ANOTHER.

REQUIRED: 6
PROVIDED: 6



1 LS001 **LIFE SAFETY PLAN**
3/32" = 1'-0"

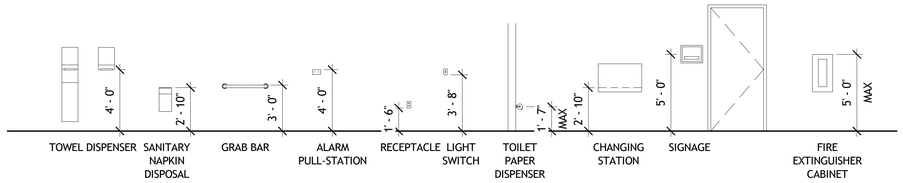
LIFE SAFETY LEGEND

PRIMARY EGRESS WITH UNITS IN FEET

EGRESS DISTANCE AND DIRECTION (N/A)

F.E — FIRE EXTINGUISHER - SURFACE MOUNTED
BASIS OF DESIGN: LARSEN MP10 W/ LARSEN 817 BRACKET

ILLUMINATED EXIT LIGHT



TYP. ADA MOUNTING HEIGHTS
1/4" = 1'-0"

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STATE OF FLORIDA — JOHN L. BOZARTH — AR 6581 — REGISTERED ARCHITECT

Designed By: JLB
Drawn By: A. Reeves

LIFE SAFETY AND CODE ANALYSIS

LS001

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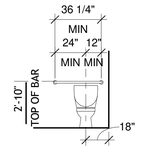
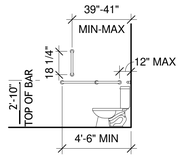
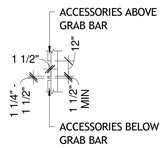
GRAB BAR DIAGRAMS



FLUSH VALVE SHALL OCCUR ON SIDE OF TOILET WITH SPACE



(A)
DWELLING UNIT WATER CLOSET FOR IAC COMMON/PUBLIC ACCESSIBLE TOILET

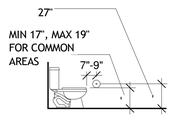


(B)
TYPICAL GRAB BAR DIAGRAM

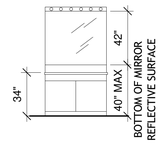
NOTES:

1. ALL GRAB BARS AND BLOCKING SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES, STANDARDS, AND LAWS.
2. BLOCKING SHALL BE INSTALLED AT TIME OF INITIAL CONSTRUCTION.
3. GRAB BARS SHALL BE PROVIDED AT COMMON/PUBLIC ACCESSIBLE TOILETS.
4. GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.
5. GRAB BARS SHALL NOT ROTATE WITHIN THE FITTINGS.
6. STRUCTURAL STRENGTH OF MATERIALS, FASTENERS, MOUNTING DEVICES, AND SUPPORTING STRUCTURES SHALL RESIST A SINGLE FORCE OF 250 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICES, OR SUPPORTING STRUCTURES.

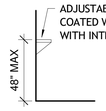
TYPICAL FIXTURE DIMENISONS



(A)
TYPICAL WATER CLOSET AND TOILET PAPER DISPENSER



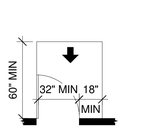
(B)
TYPICAL LAVATORY AND MIRROR LOCATIONS



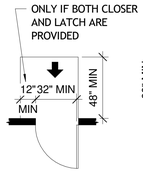
(C)
TYPICAL WIRE SHELF AND ROD

(D)
TYPICAL URINAL

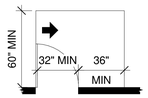
DOOR MANEUVERING DIAGRAMS



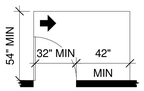
(A) FRONT APPROACH, PULL SIDE



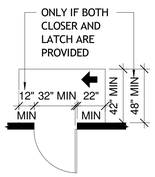
(B) FRONT APPROACH, PUSH SIDE



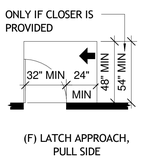
(C) HINGE APPROACH, PULL SIDE



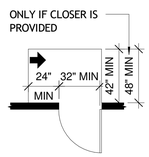
(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE



(F) LATCH APPROACH, PULL SIDE



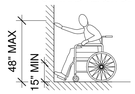
(G) LATCH APPROACH, PUSH SIDE

NOTES

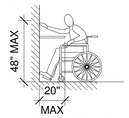
1. VERTICAL DIMENSIONS FOR BUILT-IN ACCESSORIES, CASEWORK, COUNTERS, ELECTRICAL DEVICES, ELEMENTS, FEATURES, HARDWARE, PLUMBING FIXTURES, SIGNAGE, THERMOSTATS, ETC. REQUIRED TO BE IN COMPLIANCE WITH ACCESSIBILITY LAWS AND STANDARDS SHALL BE MEASURED FROM TOP OF FINISH FLOORING MATERIALS.

REACH RANGE DIAGRAMS

FORWARD REACH DIAGRAMS



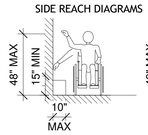
UNOBSTRUCTED FORWARD REACH



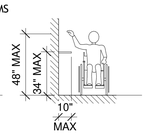
OBSTRUCTED HIGH FORWARD REACH

OBSTRUCTED HIGH FORWARD REACH

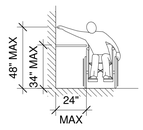
SIDE REACH DIAGRAMS



UNOBSTRUCTED SIDE REACH

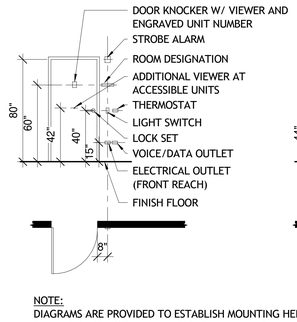


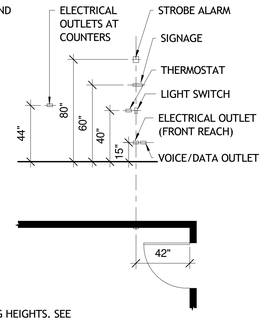
OBSTRUCTED SIDE REACH



OBSTRUCTED HIGH SIDE REACH

MOUNTING HEIGHT DIAGRAMS

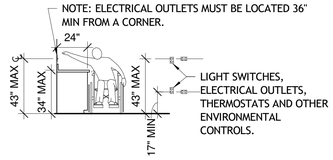




NOTE:
DIAGRAMS ARE PROVIDED TO ESTABLISH MOUNTING HEIGHTS. SEE CONSTRUCTION DOCUMENTS FOR ACTUAL EQUIPMENT DESIGN, MODEL NO. AND PLAN LOCATION.
DEVICE LOCATIONS AT DOORS

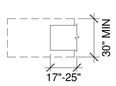
ENVIRONMENTAL CONTROLS DIAGRAM

CLEAR FLOOR SPACE OF 30" X 48" SHALL BE PROVIDED FOR A FORWARD OR PARALLEL APPROACH AT ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SUCH AS THERMOSTATS. FOR REACH RANGES, SEE REACH RANGE DIAGRAM. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.



TOE AND KNEE CLEARANCE DIAGRAMS

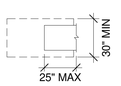
(a)
ELEVATION



(b)
PLAN

TOE CLEARANCE

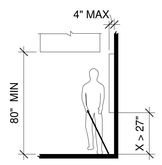
(a)
ELEVATION



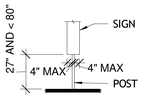
(b)
PLAN

KNEE CLEARANCE

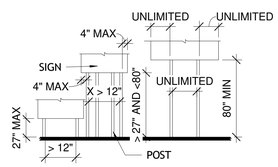
PROTRUDING OBJECTS DIAGRAMS



LIMITS OF PROTRUDING OBJECTS

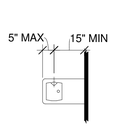


POST-MOUNTED PROTRUDING OBJECT

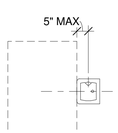


POST-MOUNTED PROTRUDING OBJECT

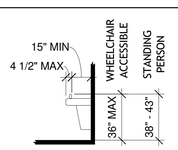
LAVATORY AND DRINKING FOUNTAIN CLEARANCE DIAGRAMS



(a)
PLAN



PARALLEL APPROACH AT DRINKING FOUNTAINS PRIMARILY FOR CHILDREN'S USE (EXCEPTION 2)



(b)
ELEVATION

HEIGHT OF LAVATORIES AND SINKS

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SPEC 2 AT WEST BAY TOWN CENTER

PANAMA CITY BEACH, FL 32413

REVISION

#	DESCRIPTION	DATE

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bozarjl@gmail.com

STATE OF FLORIDA · JOHN L. BOZARTH · AR 0581 · REGISTERED ARCHITECT

Designed By: JLB

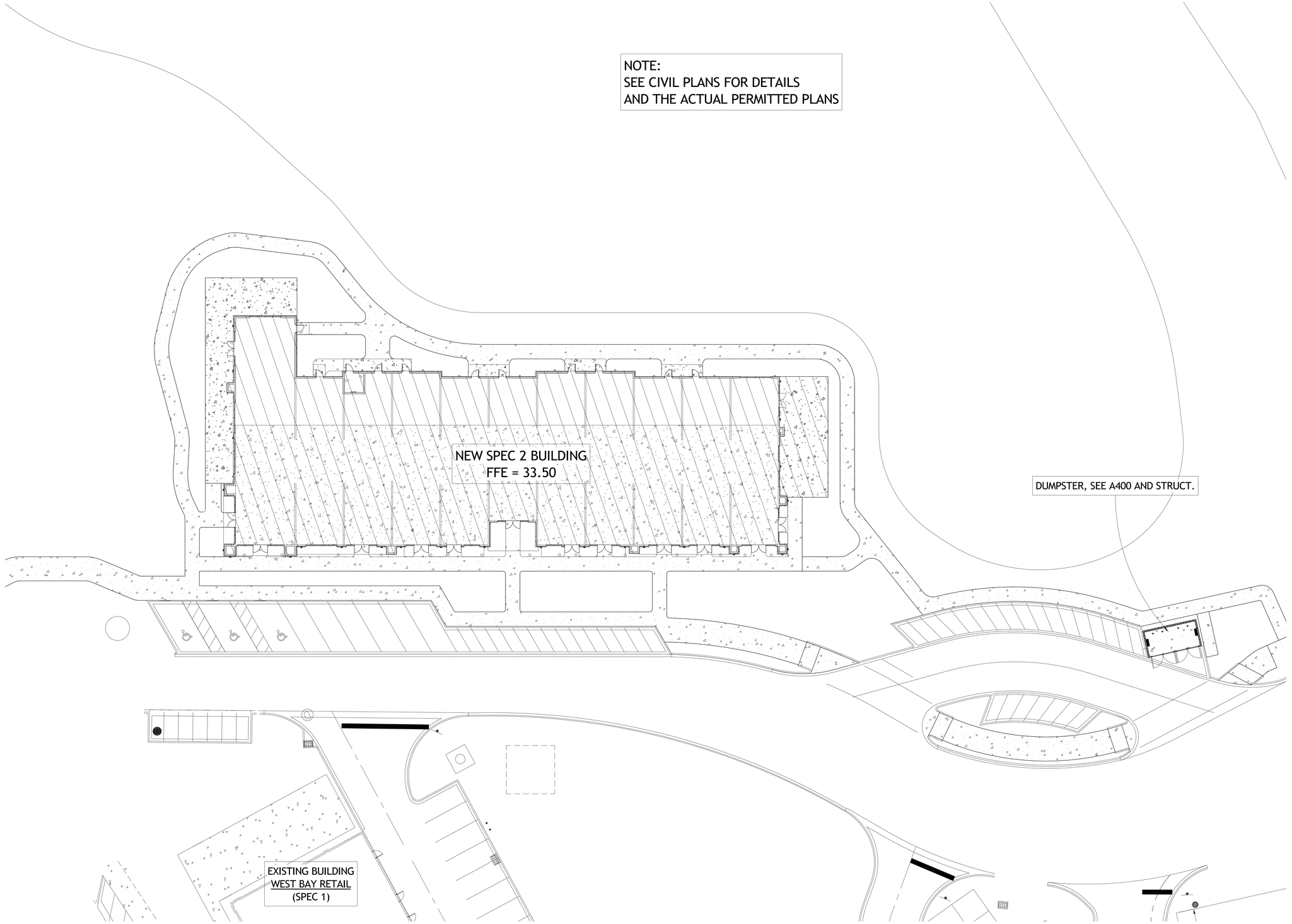
Drawn By: A. Reeves

ACCESSIBILITY DIAGRAMS

A001

7/10/2026 8:55:16 AM

NOTE:
SEE CIVIL PLANS FOR DETAILS
AND THE ACTUAL PERMITTED PLANS



REF. NORTH

1 / A002 **ARCHITECTURAL SITE PLAN**
1/16" = 1'-0"

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Designed By:
JLB

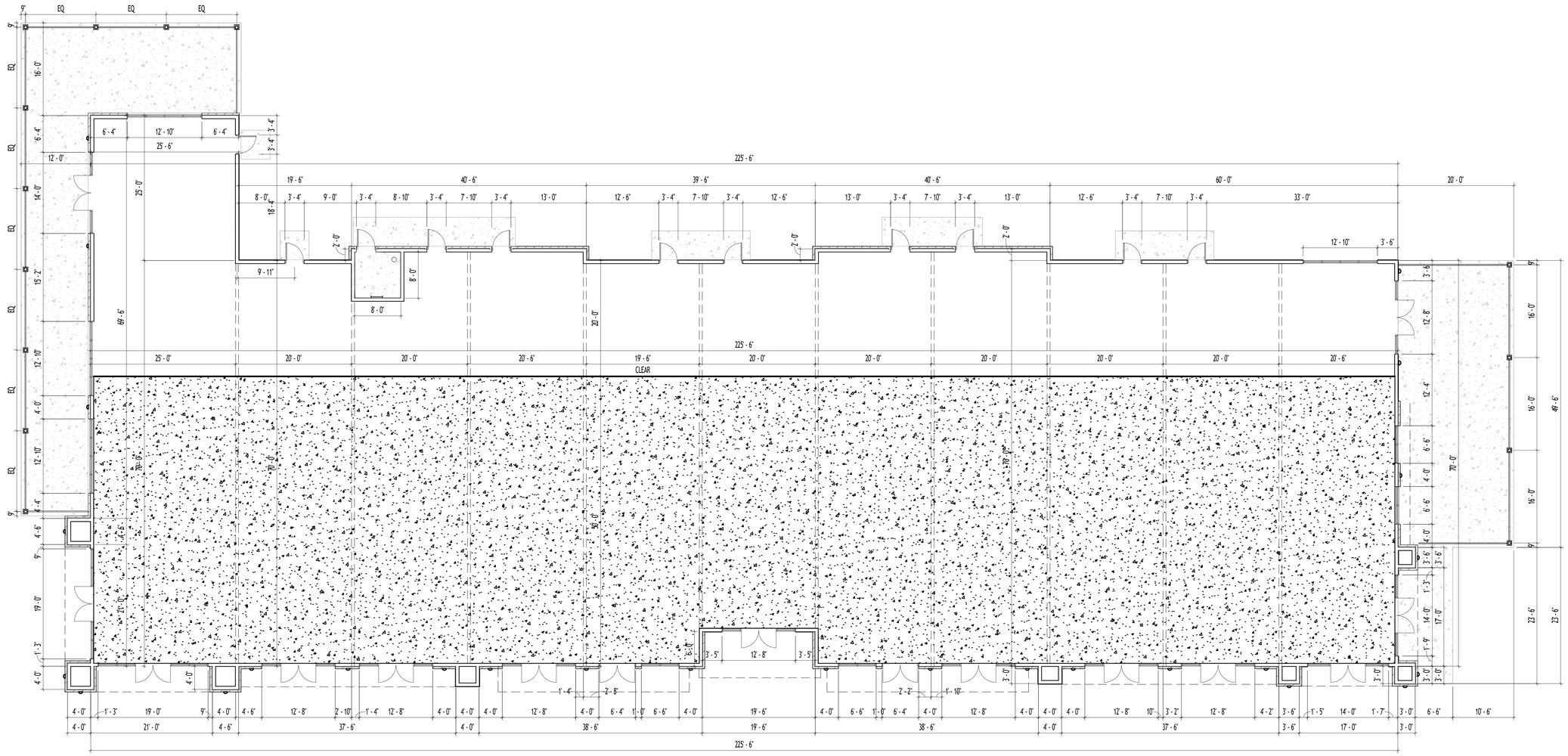
Drawn By:
A. Reeves

ARCHITECTURAL SITE PLAN

A002

7/10/2026 8:55:16 AM

NOTE:
DIMENSIONS ARE FROM FACE OF CORE/STUD.



REF. NORTH

1 A100 **DIMENSIONED FLOOR PLAN**
1/8" = 1'-0"

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JOHN L. BOZARTH
AR 6581
REGISTERED ARCHITECT

Designed By:
JLB

Drawn By:
A. Reeves

DIMENSIONED FLOOR PLAN

A100

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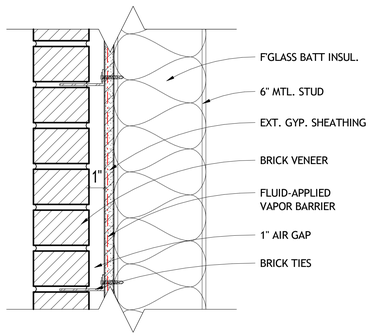
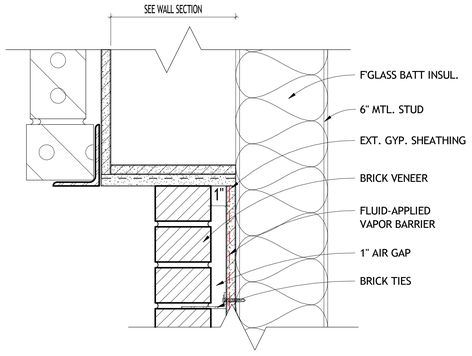
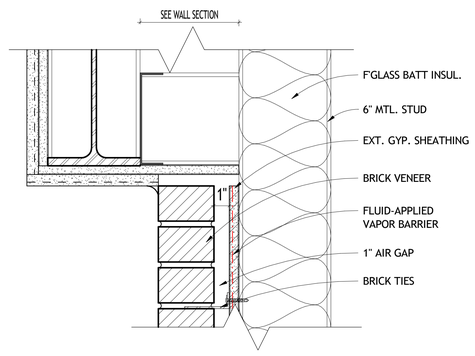


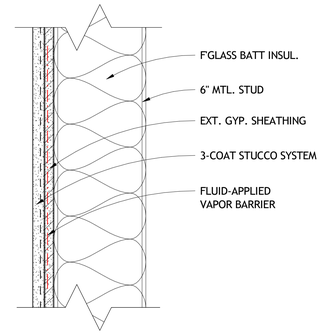
2 A101 **WALL TYPE 1**
3" = 1'-0"



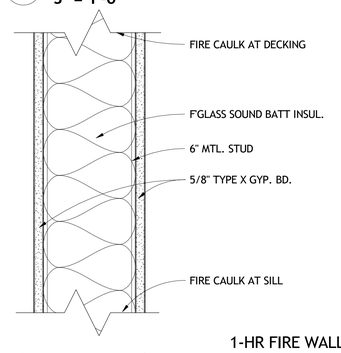
3 A101 **WALL TYPE 2**
3" = 1'-0"



4 A101 **WALL TYPE 3**
3" = 1'-0"



5 A101 **WALL TYPE 4**
3" = 1'-0"



6 A101 **WALL TYPE 5**
3" = 1'-0"

1-HR FIRE WALL
FIRE RATING - UL419

WALL TYPE GENERAL NOTES

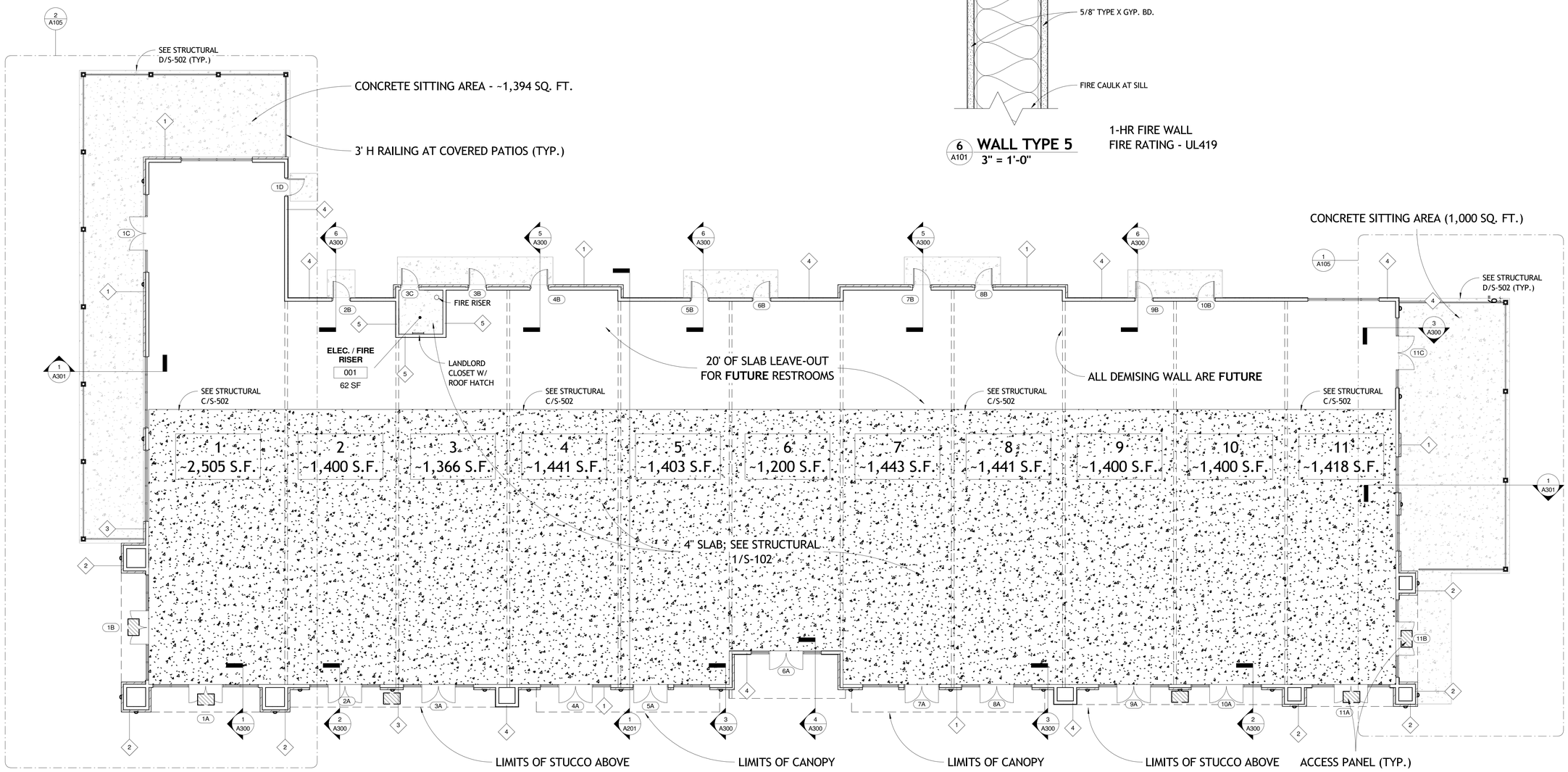
1. ALL INTERIOR PARTITIONS SHALL FOLLOW FBC SECTION 1607.14
2. PROVIDE RESILIENT SEALANT AT ALL SOUND WALL ASSEMBLIES.
3. PROVIDE WATER RESISTANT GYPSUM WALLBOARD INSIDE FACES OF JANITOR CLOSETS, TOILETS AND RESTROOMS.
4. PROVIDE TILE BACKBOARD WHERE TILE INSTALLED ON WALLS (IF REQUIRED).

GENERAL NOTES FOR FIRE RATED WALLS AND SMOKE PARTITIONS

1. PENETRATIONS FOR CABLES, CONDUITS, PIPES AND MECHANICAL DUCTS SHALL BE PROTECTED BY A SYSTEM OF MATERIAL THAT IS CAPABLE OF LIMITING THE TRANSFER OF SMOKE.

MARKING AND IDENTIFICATION FOR FIRE WALLS, FIRE BARRIERS AND SMOKE BARRIERS

1. WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OF STENCILING.
2. LOCATE IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES;
3. LOCATE WITHIN 15FT OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FT MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND
4. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MIN. 3/8" STOKE IN CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING. "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS".



REF NORTH

1 A101 **ANNOTATED FLOOR PLAN**
1/8" = 1'-0"

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SPEC 2 AT WEST BAY TOWN CENTER

PANAMA CITY BEACH, FL 32413

REVISION

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Designed By: JLB

Drawn By: A. Reeves

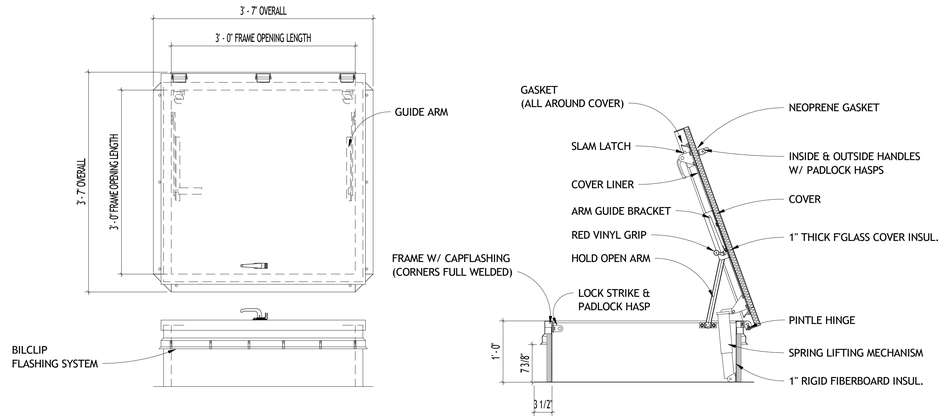
ANNOTATION FLOOR PLAN

A101

7/10/2026 8:55:17 AM

Installation note: For single ply, apply adhesive and fold over 4" of the top edge of the membrane skirt flashing and insert it under the capflashing. complete all sides. Bend bil-co tabs inward to hold membrane in place (see sectional detail)

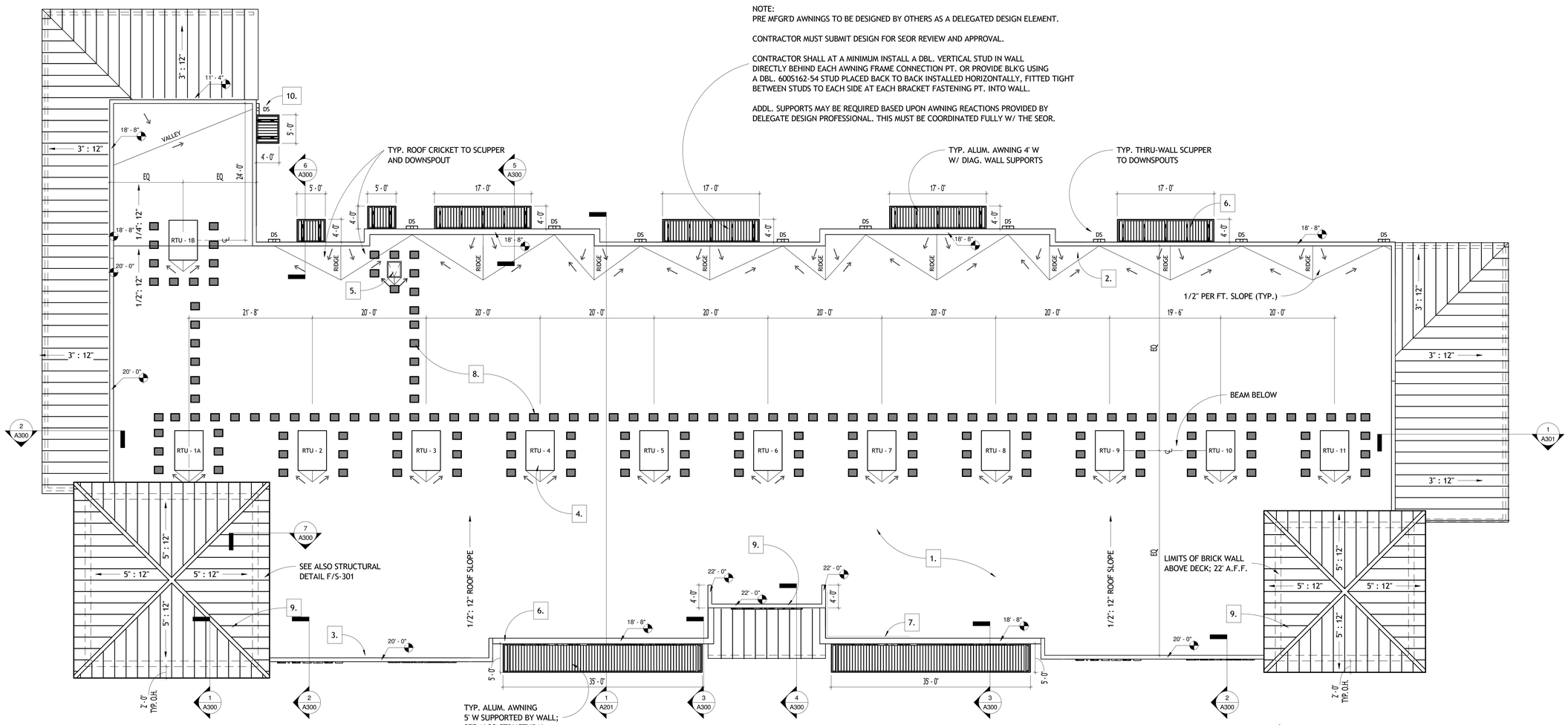
Basis of design: **BILCO Type e-20hz** RoofHatch
with ladder safety post; *Miami-Dade County approved*



2 A103 **ROOF HATCH DETAILS**
1" = 1'-0"

ROOF PLAN KEY

1. 80 mil PVC Roof Membrane over ½ protection bd. on R-30 Rigid Insulation over metal deck.
2. Cricket slope 1/2" per foot, minimum.
3. Prefinished metal parapet cap.
4. New rooftop unit on curb; see Mechanical. See also Details A/S-504 & B/S-504
5. Metal roof access hatch with OSHA compliant ladder and support pole top of ladder to stabilize access.
6. Prefinished aluminum canopy
7. Typical 4" cant strip at roof perimeter.
8. Typical PVC walkway mat around equipment. Avoid installing over field seams to prevent damage to roofing system. Install per manufacturer's specifications.
9. Standing Seam Metal Roof
10. Downspout and Gutters (Typ.)



1 A103 **ROOF PLAN**
1/8" = 1'-0"

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Designed By: JLB

Drawn By: A. Reeves

ROOF PLAN

A103

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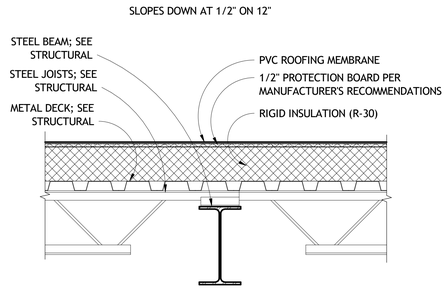
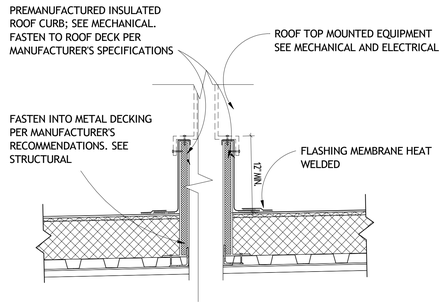
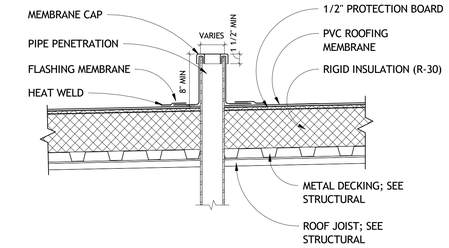


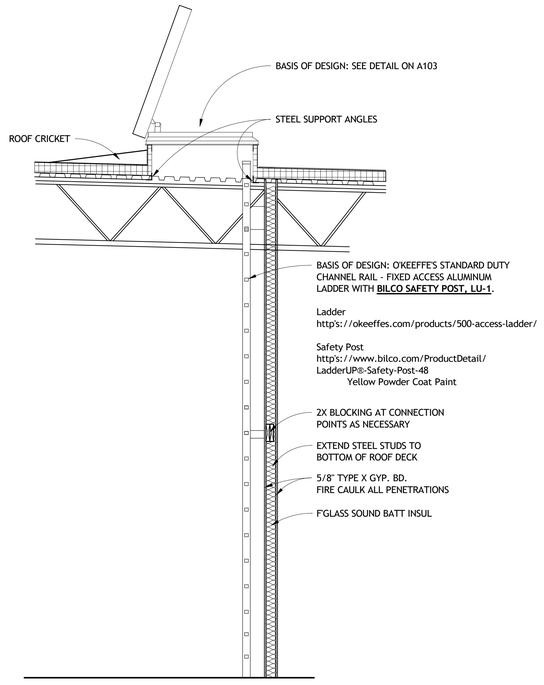
1 A104 TYPICAL ROOF ASSEMBLY
1 1/2" = 1'-0"



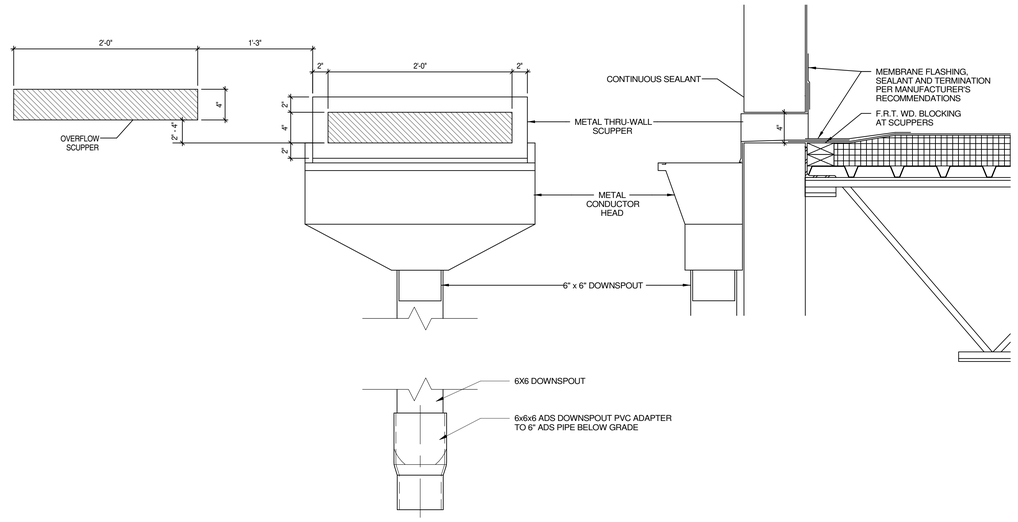
2 A104 TYPICAL ROOF CURB
1 1/2" = 1'-0"



3 A104 TYPICAL ROOF PENETRATIONS
1 1/2" = 1'-0"



4 A104 ROOF HATCH
1/2" = 1'-0"



5 A104 WALL SCUPPER AND OVERFLOW DETAIL1
1 1/2" = 1'-0"

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JOHN L. BOZARTH
AR 6581
REGISTERED ARCHITECT

Designed By: JLB

Drawn By: A. Reeves

ROOF DETAILS

A104

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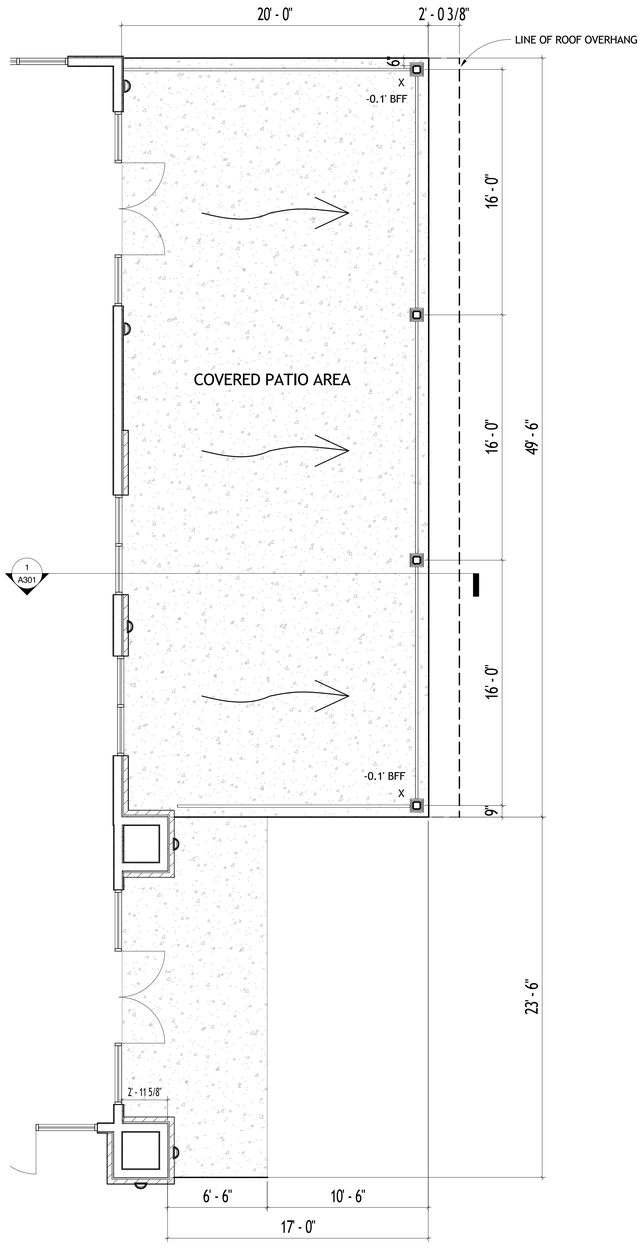
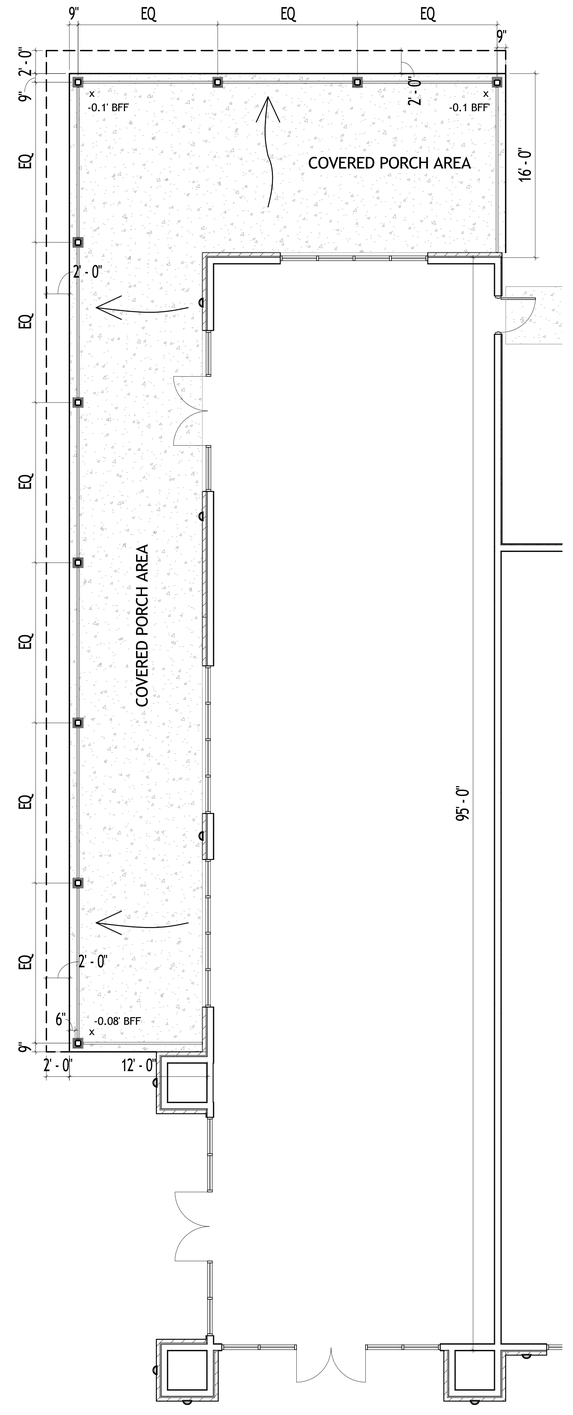


1 A105 **WEST COVERED PATIO DIMENSION PLAN**
1/4" = 1'-0"



2 A105 **EAST COVERED PATIO DIMENSION PLAN**
3/16" = 1'-0"

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Designed By:
JLB

Drawn By:
A. Reeves

COVERED PATIO PLAN

A105

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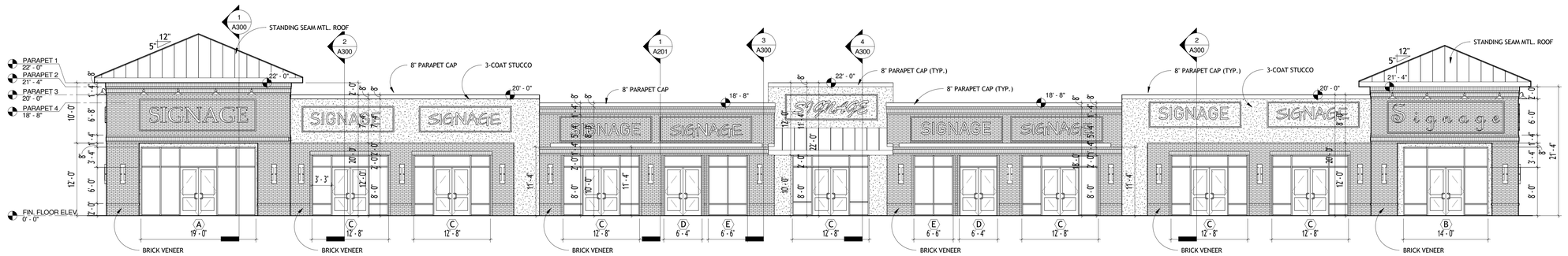
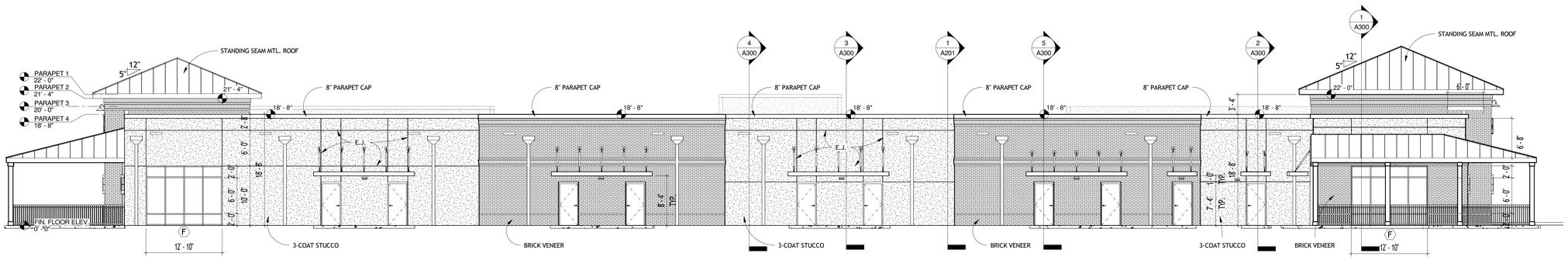
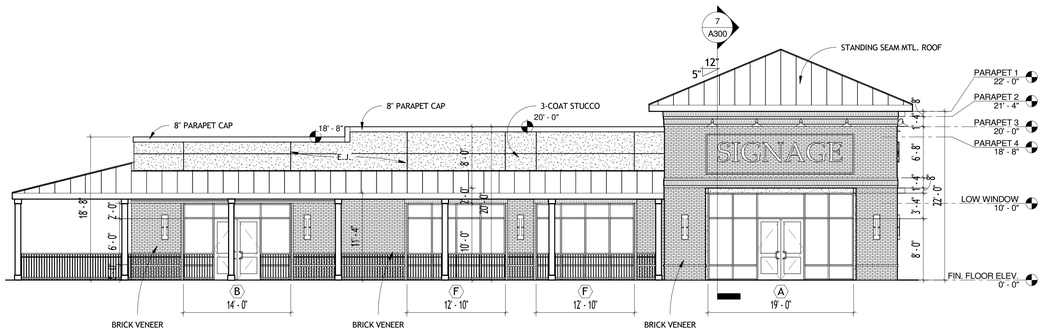


1 A200 NORTH ELEVATION
1/8" = 1'-0"

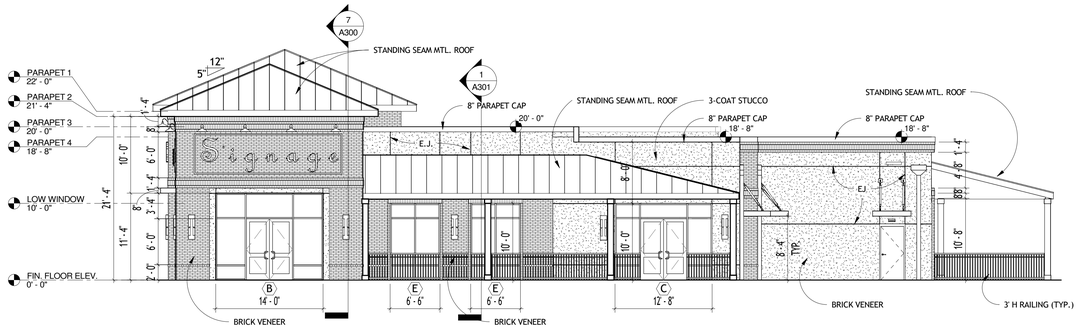


2 A200 SOUTH ELEVATION
1/8" = 1'-0"

NOTE:
ALL ELECTRICAL EQUIPMENT ON THE BACK OF THE BUILDING TO BE PAINTED TO MATCH WALL COLOR



3 A200 EAST ELEVATION
1/8" = 1'-0"



4 A200 WEST ELEVATION
1/8" = 1'-0"

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RELIANT SOUTH Construction Group
Design - Build Contractor
230 West 5th Street
Panama City, FL 32401
(850) 215-5540

SPEC 2 AT WEST BAY TOWN CENTER

PANAMA CITY BEACH, FL 32413

REVISION

#	DESCRIPTION	DATE

John L. Bozarth
Architect of Record
FL. AR 0006581
2017 Discovery Loop
Panama City, FL 32405
(850) 814-3394
bozarjl@gmail.com

STATE OF FLORIDA
JOHN L. BOZARTH
AR 6581
REGISTERED ARCHITECT

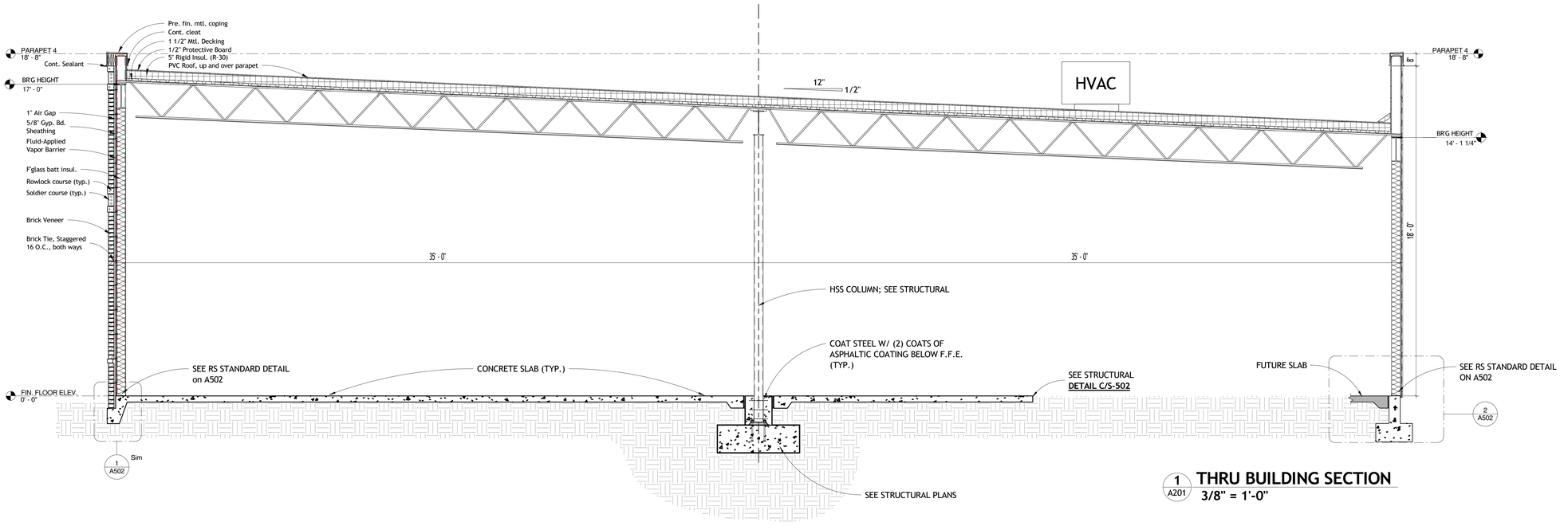
Designed By: JLB

Drawn By: A. Reeves

ELEVATIONS

A200

7/10/2026 8:55:24 AM



1 A201 THRU BUILDING SECTION
3/8" = 1'-0"

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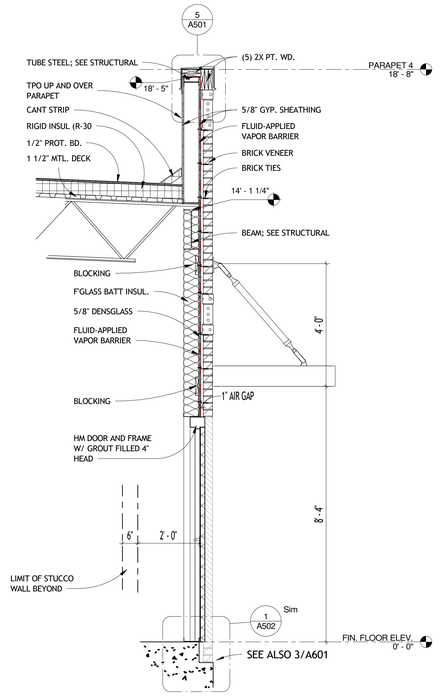
Designed By:
JLB

Drawn By:
A. Reeves

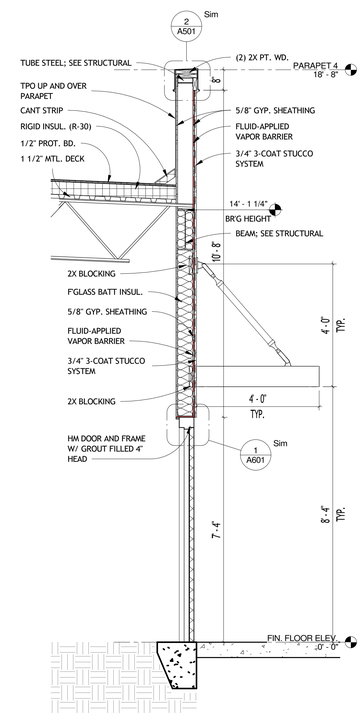
BUILDING SECTIONS

A201

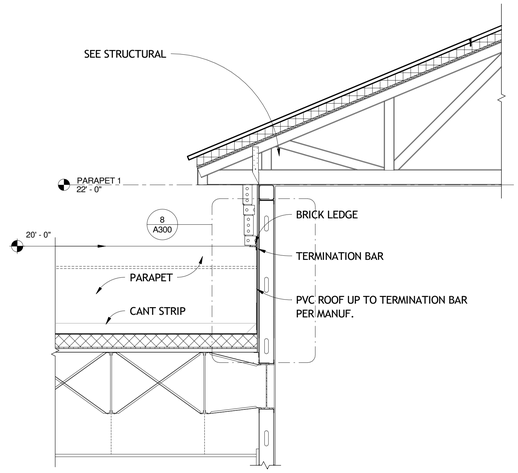
7/10/2026 8:55:24 AM



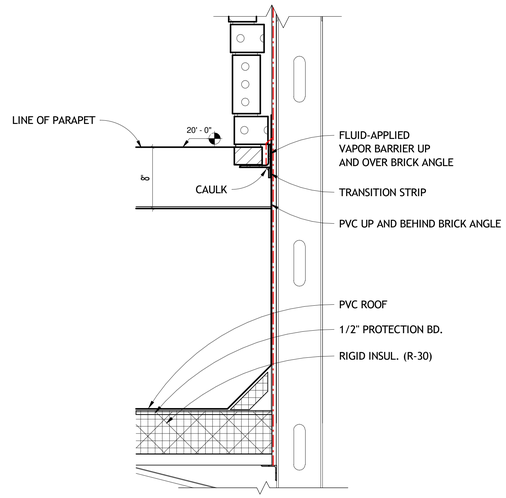
5 WALL SECTION 5
A300 — 1/2" = 1'-0"



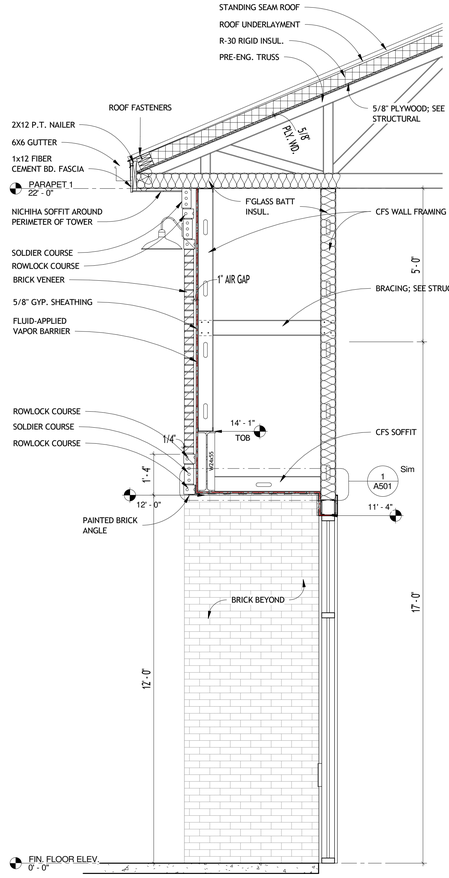
6 WALL SECTION 6
A300 — 1/2" = 1'-0"



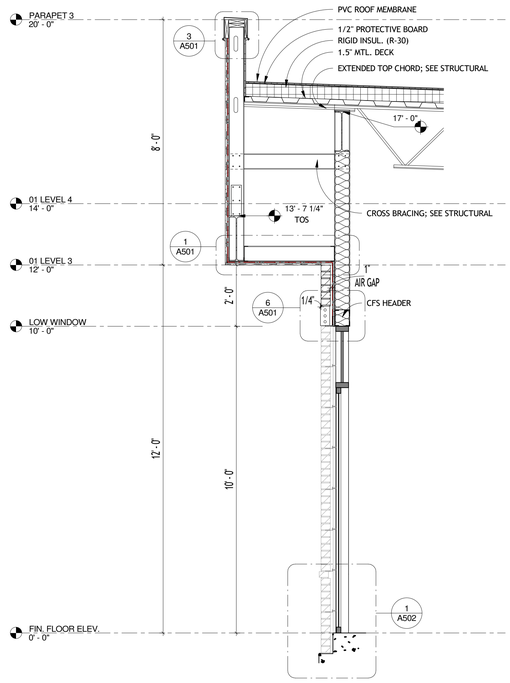
7 WALL SECTION 7
A300 — 1/2" = 1'-0"



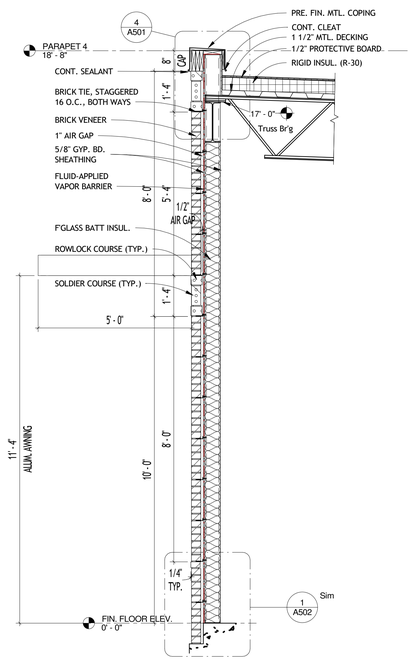
8 DETAIL AT BRICK/PVC TRANSITION
A300 — 1 1/2" = 1'-0"



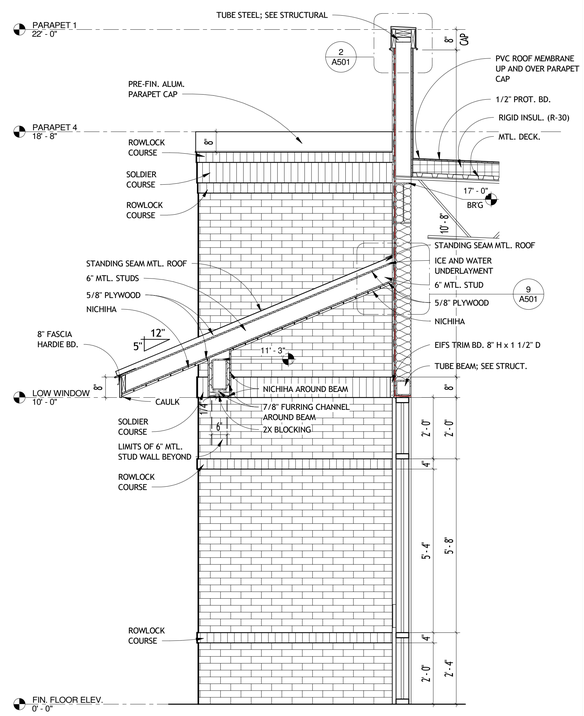
1 WALL SECTION 1
A300 — 1/2" = 1'-0"



2 WALL SECTION 2
A300 — 1/2" = 1'-0"



3 WALL SECTION 3
A300 — 1/2" = 1'-0"



4 WALL SECTION 4
A300 — 1/2" = 1'-0"

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SPEC 2 AT WEST BAY TOWN CENTER

PANAMA CITY BEACH, FL 32413

REVISION

#	DESCRIPTION	DATE

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(850) 814-3394
bozarjl@gmail.com

STATE OF FLORIDA · JOHN L. BOZARTH · AR 6581 · REGISTERED ARCHITECT

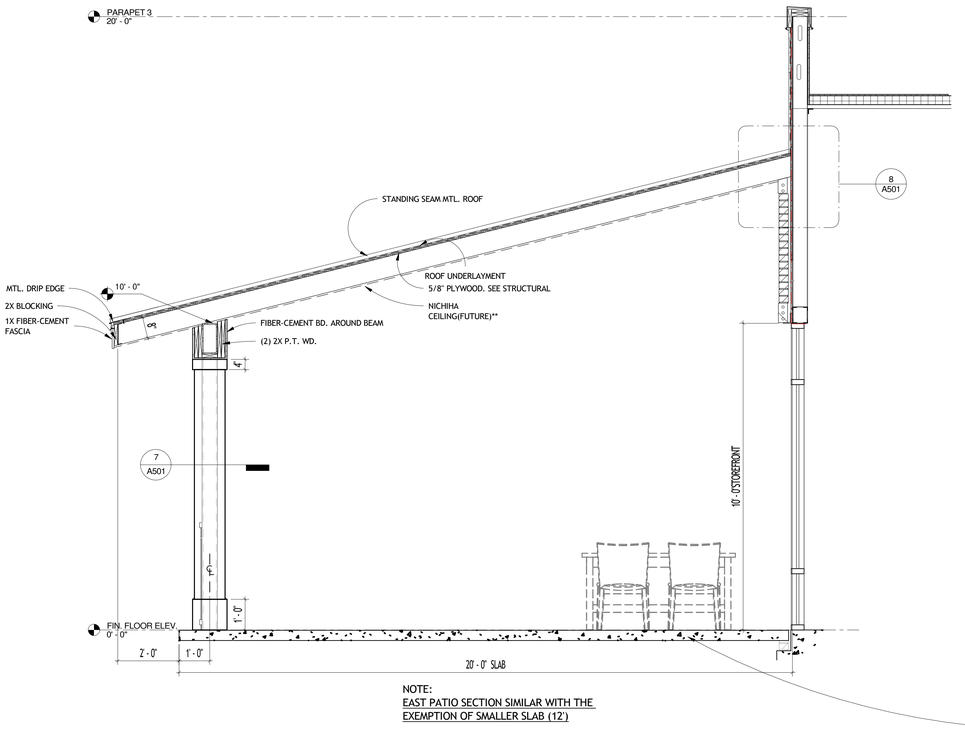
Designed By: JLB

Drawn By: A. Reeves

WALL SECTIONS

A300

7/10/2026 8:55:25 AM



NOTE:
EAST PATIO SECTION SIMILAR WITH THE EXEMPTION OF SMALLER SLAB (12')

** CEILING TO BE INSTALLED DURING TENANT BUILD-OUT AFTER ELECTRICAL FOR TI COMPLETED

SEE STRUCTURAL PLANS

1 A301 WALL SECTION 8
1/2" = 1'-0"

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AR 6581
REGISTERED ARCHITECT

Designed By:
JLB

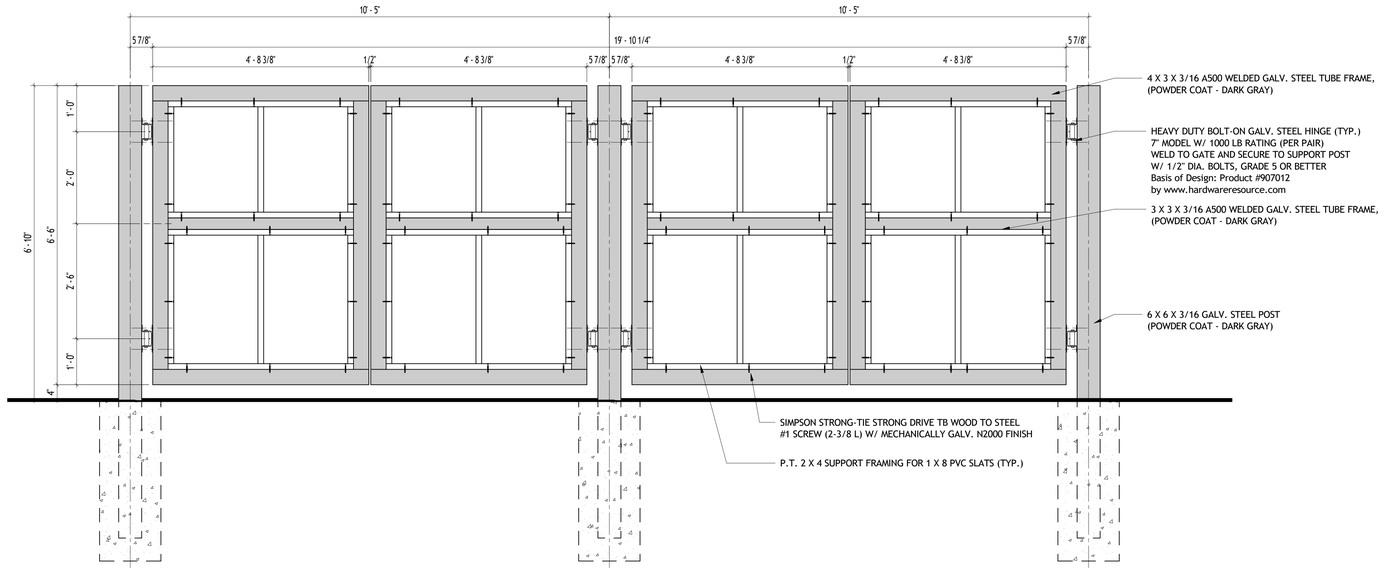
Drawn By:
A. Reeves

WALL SECTIONS

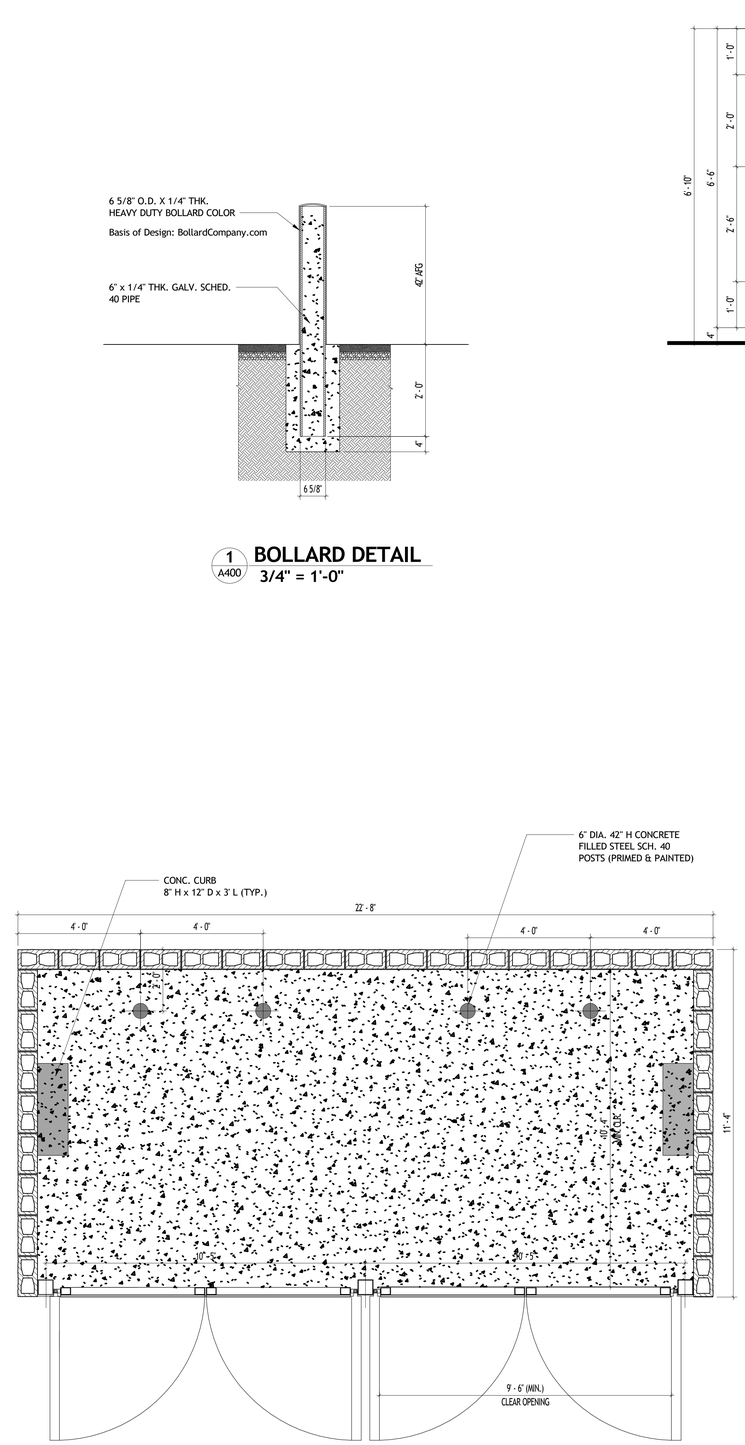
A301

7/10/2026 8:55:26 AM

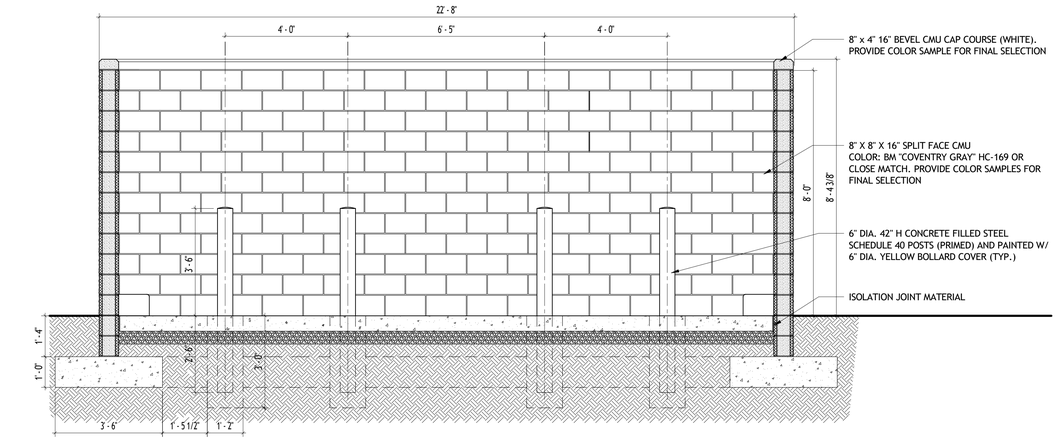
1 A400 BOLLARD DETAIL
3/4" = 1'-0"



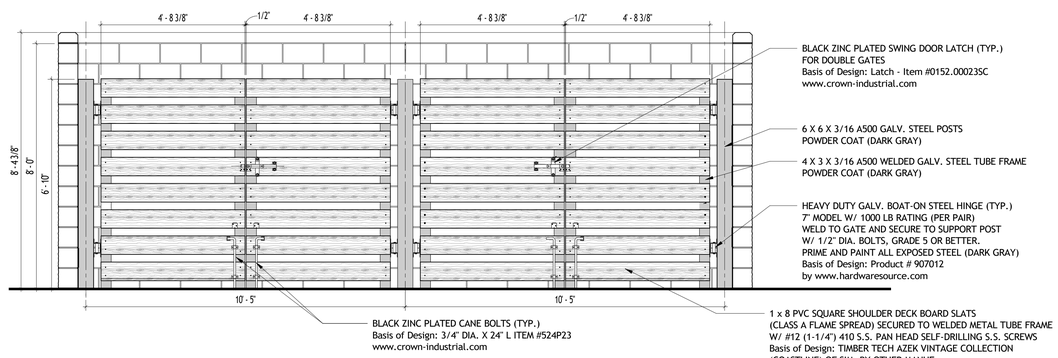
3 A400 DUMPSTER ENCLOSURE GATE FRAMING DETAIL
3/4" = 1'-0"



2 A400 DUMPSTER ENCLOSURE PLAN
1/2" = 1'-0"



4 A400 DUMPSTER ENCLOSURE
1/2" = 1'-0"



5 A400 DUMPSTER GATE ELEVATION
1/2" = 1'-0"

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STATE OF FLORIDA · JOHN L. BOZARTH · AR 6581 · REGISTERED ARCHITECT

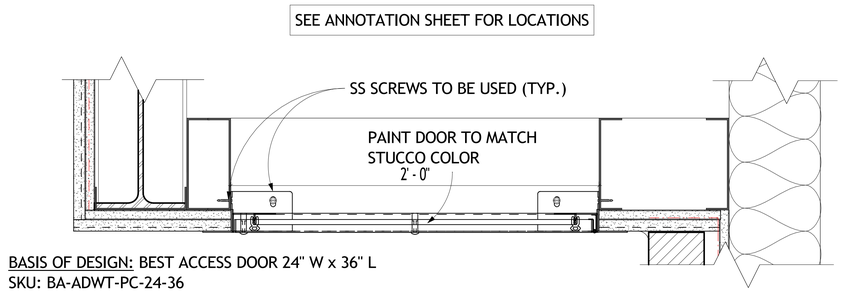
Designed By: JLB

Drawn By: A. Reeves

DUMPSTER ENCLOSURE PLAN AND ELEVATIONS

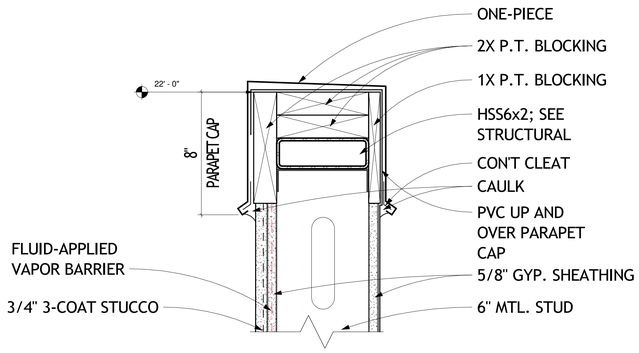
A400

7/10/2026 8:55:27 AM

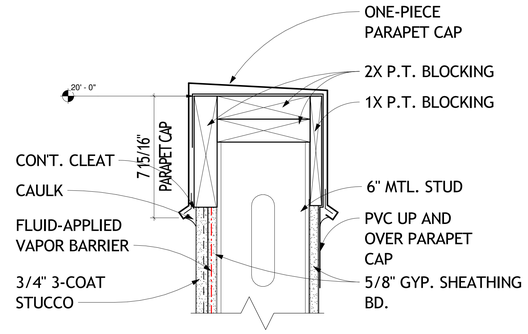


BASIS OF DESIGN: BEST ACCESS DOOR 24" W x 36" L
SKU: BA-ADWT-PC-24-36
https://www.bestaccessdoors.com/24-x-36-airtight-watertight-panel-prime-coated/

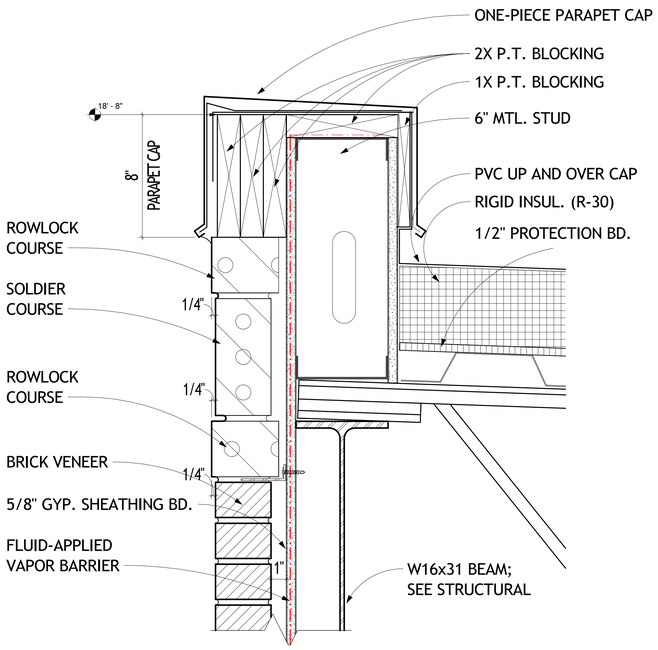
1 A501 DETAIL AT ACCESS PANEL
3" = 1'-0"



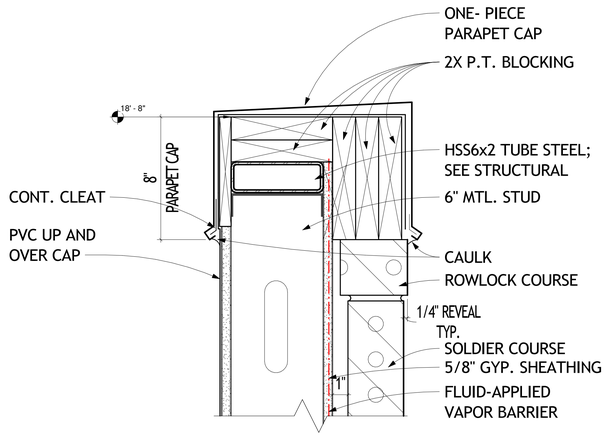
2 A501 PARAPET CAP AT 22' WALL
3" = 1'-0" SIM. AT REAR 18' -0" STUCCO WALL



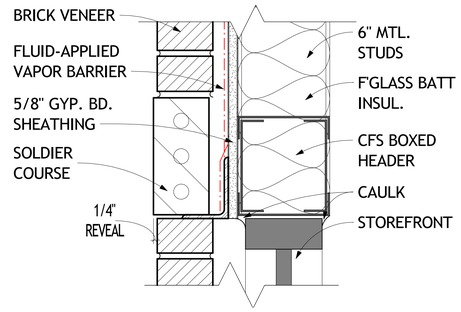
3 A501 PARAPET CAP AT 20' WALL
3" = 1'-0"



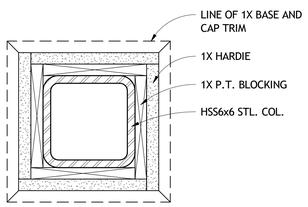
4 A501 PARAPET CAP AT 18' - 8" WALL
3" = 1'-0"



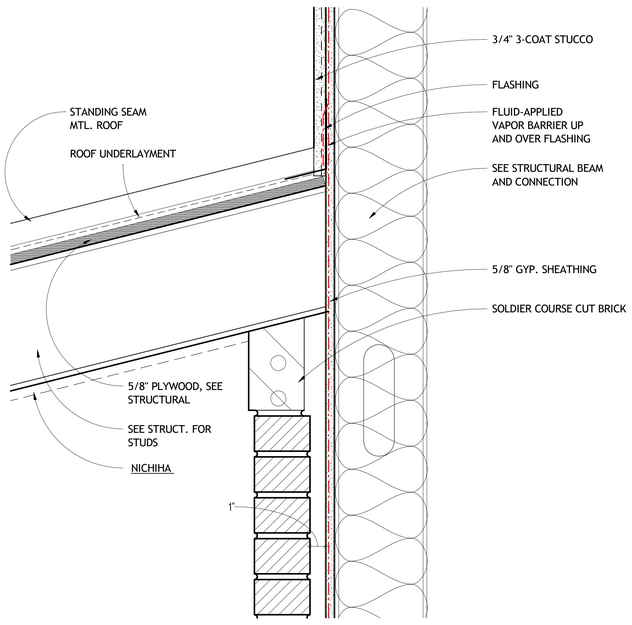
5 A501 PARAPET CAP AT 18' - 8" REAR WALL
3" = 1'-0"



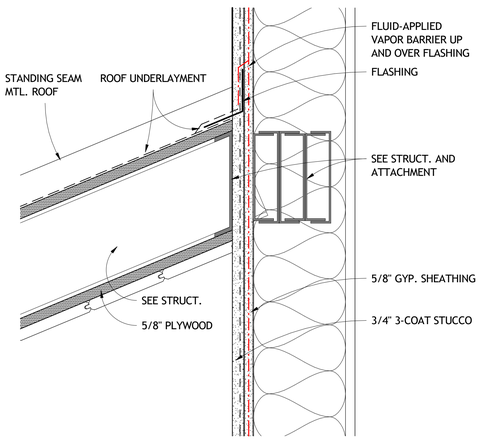
6 A501 DETAIL 1 AT STOREFRONT
3" = 1'-0"



7 A501 COLUMN DETAIL
3" = 1'-0"



8 A501 DETAIL AT PATIO
3" = 1'-0"



9 A501 DETAIL 3
3" = 1'-0"

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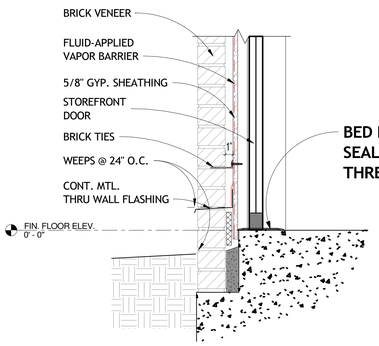
Designed By: JLB
Drawn By: A. Reeves

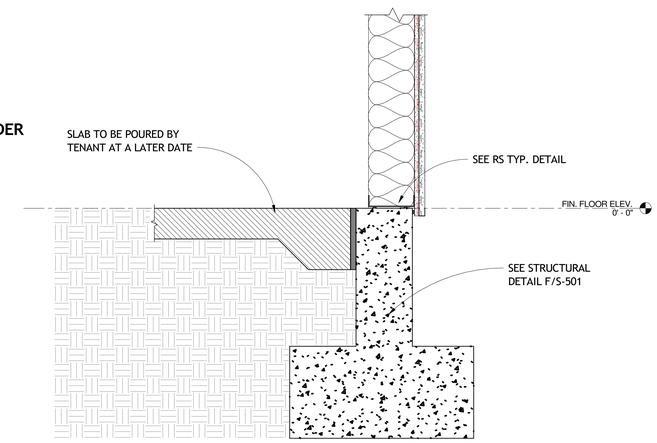
DETAILS

A501

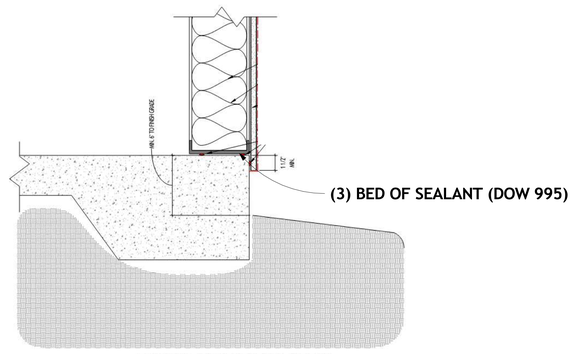
7/10/2026 8:55:27 AM



1 A502 **DETAIL AT BRICK LEDGE**
1 1/2" = 1'-0"



2 A502 **Detail 2**
1 1/2" = 1'-0"



TYPICAL RS STANDARD DETAIL

EXTERIOR WALL/SLAB INTERFACE

3 A502 **RS TYP. DETAIL**
3" = 1'-0"

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AR 6581
REGISTERED ARCHITECT

Designed By:
JLB

Drawn By:
A. Reeves

RELIANTSOUTH STANDARD DETAILS

A502

7/10/2026 8:55:27 AM

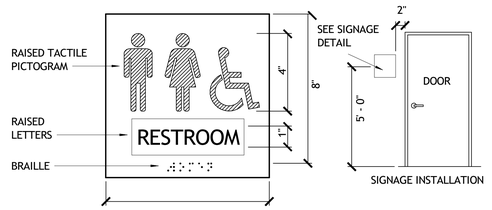
DOOR SCHEDULE

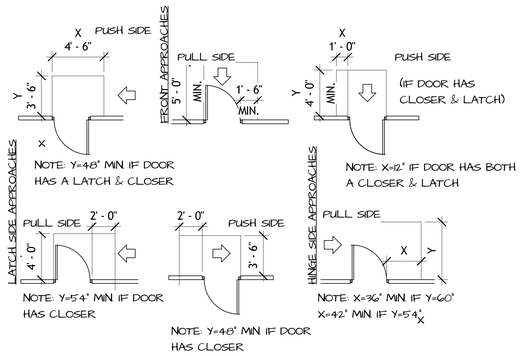
MARK	DOOR						FRAME TYPE	FRAME					FIRE RATING LABEL	HARDWARE		COMMENTS
	SIZE			TYPE	MATERIAL	FINISH		MATERIAL	FINISH	DETAIL NO.				SET NO.	FROM ROOM NO.	
	WIDTH	HEIGHT	THICKNESS							HEAD	JAMB	SILL				
1A	6' - 0"	8' - 0"		A	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	4/A601	5/A601	8/A601	-			
1B	6' - 0"	8' - 0"		A	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	4/A601	5/A601	8/A601	-			
1C	6' - 0"	8' - 0"		B	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
1D	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
2A	6' - 0"	8' - 0"		C	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
2B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
3A	6' - 0"	8' - 0"		C	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
3B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
3C	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-		001	
4A	6' - 0"	8' - 0"		C	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
4B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
5A	6' - 0"	8' - 0"		D	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
5B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
6A	6' - 0"	8' - 0"		C	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	4/A601	5/A601	8/A601	-			
6B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
7A	6' - 0"	8' - 0"		D	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
7B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
8A	6' - 0"	8' - 0"		C	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
8B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
9A	6' - 0"	8' - 0"		C	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
9B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
10A	6' - 0"	8' - 0"		C	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	6/A601	7/A601	8/A601	-			
10B	3' - 0"	7' - 0"	0' - 1 3/4"	1	H.M.	PAINT	A	HM.	PAINT	1/A601	2/A601	3/A601	-			
11A	6' - 0"	8' - 0"		B	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	4/A601	5/A601	8/A601	-			
11B	6' - 0"	8' - 0"		B	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	4/A601	5/A601	8/A601	-			
11C	6' - 0"	8' - 0"		C	ALUM.	BLACK POWDER COATED		ALUM.	BLACK POWDER COATED	4/A601	5/A601	8/A601	-			

ALUM. - ALUMINUM H.M. - HOLLOW METAL

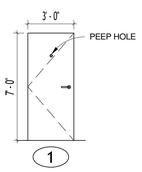
WINDOW & DOOR NOTES

1. ALL EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL BE RATED FOR DESIGN PRESSURES INDICATED.
2. WINDOW AND DOOR ASSEMBLIES SHALL BEAR CERTIFICATE OF MANUFACTURER AND INDICATE TESTING LABORATORY APPROVAL AND COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE.
3. WINDOWS AND GLASS DOORS SHALL BEAR SUPPLEMENTAL LABEL CONFORMING TO AAMA 203 INDICATING DESIGN WIND LOADS AND PRESSURES.
4. DOOR ASSEMBLIES SHALL BE LISTED AND TESTED FOR A 10 SECOND PERIOD AT A LOAD EQUAL TO 1.5 TIMES THE DESIGN PRESSURE.
5. ALL WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURERS RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED.
6. ANCHORS FOR WINDOWS AND DOORS SHALL BE PROVIDED TO TRANSFER LOAD FROM WINDOW OR DOOR TO THE ROUGH OPENING SUBSTRATE.
7. MULLIONS SHALL BE CAPABLE OF RESISTING LOADS OF 1.5 TIMES THE DESIGN PRESSURE LOADS APPLIED BY THE WINDOW OR DOOR ASSEMBLY.

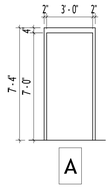




TYP. ADA DOORS
3/16" = 1'-0"



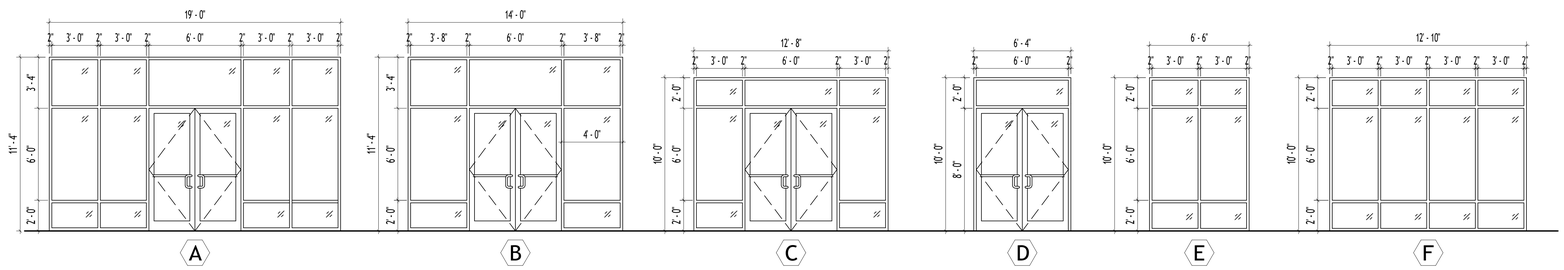
HOLLOW METAL DOOR
W/ CLOSER, KICK STOPS, SILENCERS, PANIC HARDWARE, CLOSER, PEEP HOLES



WELDED HOLLOW METAL FRAME
W/ GROUT FILLED 4" HEADER, WELDED

1 A600 **DOOR TYPE**
1/4" = 1'-0"

2 A600 **FRAME TYPE**
1/4" = 1'-0"



3 A600 **STOREFRONT ELEV.**
1/4" = 1'-0"

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RELIANT SOUTH Construction Group

Design - Build Contractor

230 West 5th Street
Panama City, FL 32401
(850) 215-5540

SPEC 2 AT WEST BAY TOWN CENTER

PANAMA CITY BEACH, FL 32413

REVISION

#	DESCRIPTION	DATE

John L. Bozarth
Architect of Record
FL. AR 0006581
2017 Discovery Loop
Panama City, FL 32405
(850) 814-3394
bozarjl@gmail.com

STATE OF FLORIDA · JOHN L. BOZARTH · AR 6581 · REGISTERED ARCHITECT

Designed By: JLB

Drawn By: A. Reeves

DOOR AND WINDOW SCHEDULE

A600

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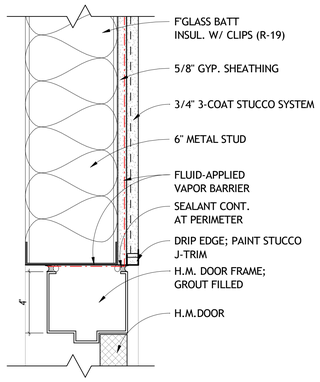
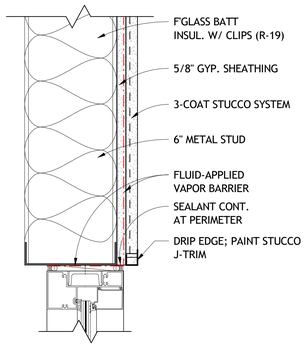
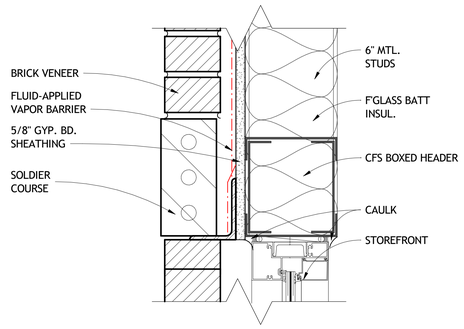


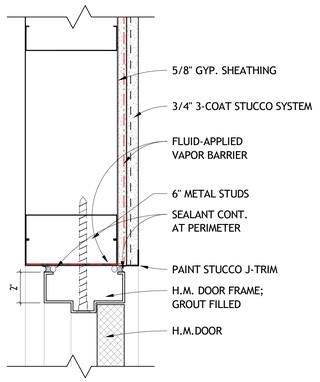
1 A601 HEAD AT HOLLOW METAL DOOR
3" = 1'-0"



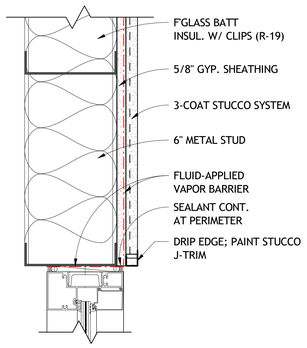
4 A601 HEAD AT STUCCO STOREFRONT
3" = 1'-0"



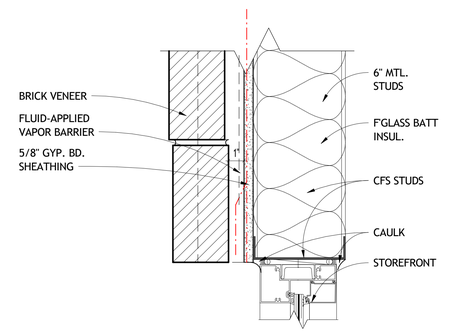
6 A601 HEAD AT BRICK STOREFRONT
3" = 1'-0"



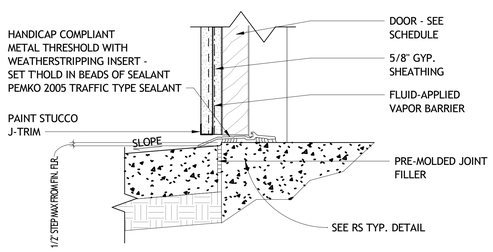
2 A601 JAMB AT HOLLOW METAL DOOR
3" = 1'-0"



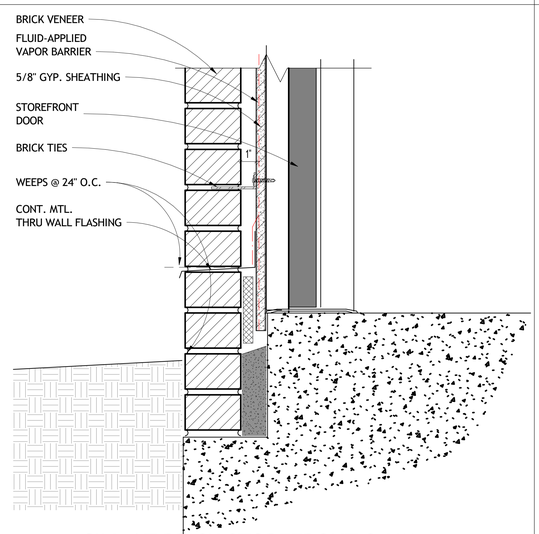
5 A601 JAMB AT STUCCO STOREFRONT
3" = 1'-0"



7 A601 JAMB AT BRICK STOREFRONT
3" = 1'-0"



3 A601 SILL AT HOLLOW METAL DOOR
3" = 1'-0"



8 A601 SILL AT BRICK STOREFRONT & HM
3" = 1'-0"

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Designed By: JLB

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DOOR DETAILS

A601

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