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STANDARD ABBREVIATIONS

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

STANDARD SYMBOLS

SECTION NUMBER / SIM / 1 / A-101 / SHEET NUMBER — **SECTION MARKER**

ELEVATION NUMBER / SIM / 1 / A-101 / SHEET NUMBER — **ELEVATION MARKER**

1 / ELEVATION NUMBERS / 1 A101 1 / 1 / SHEET NUMBER — **INTERIOR ELEVATION MARKER**

DETAIL NUMBER / 1 / SIM / A101 / SHEET NUMBER — **DETAIL MARKER**

PROJECT NORTH — PROJECT NORTH ARROW

TRUE NORTH — TRUE NORTH ARROW

2.0% — INDICATES SLOPE DOWN

1 — DENOTES REVISION NUMBER

PLAN SYMBOLS

OFFICE / 101 / 350 SF — ROOM IDENTIFIER - NAME, NUMBER, AREA

W1.1 — PARTITION TYPE IDENTIFIER - SEE WALL TYPES

100A — DOOR IDENTIFIER - SEE DOOR SCHEDULE

— WINDOW IDENTIFIER - SEE WINDOW TYPES AND ELEVATIONS

SF# — STOREFRONT WINDOW IDENTIFIER - SEE STOREFRONT TYPES AND ELEVATIONS

CW# — CURTAIN WALL IDENTIFIER - SEE CURTAIN WALL TYPES AND ELEVATIONS

0 — EXISTING COLUMN GRIDLINE

0 — NEW COLUMN GRIDLINE

10'-0" — CEILING HEIGHT INDICATOR (DISTANCE AFF)

CLG-1 — CEILING TYPE INDICATOR (TYPE MARK)

EQ-1 — EQUIPMENT - CONTRACTOR-PROVIDED

EQ-1 — EQUIPMENT - OWNER-PROVIDED

1 — SIGNAGE IDENTIFIER - SEE SIGN TYPES

SPOT ELEVATION MARKER

Name / Elevation — ELEVATION (FLOOR / LEVEL) MARKER

FINISH SYMBOLS

PT-1 / B-1 — WALL AND BASE FINISH; EXTENT OF FINISH

PT-1 — WALL FINISH; EXTENT OF FINISH

CPT-1 — FLOOR FINISH

Multi — CEILING / FLOOR FINISH

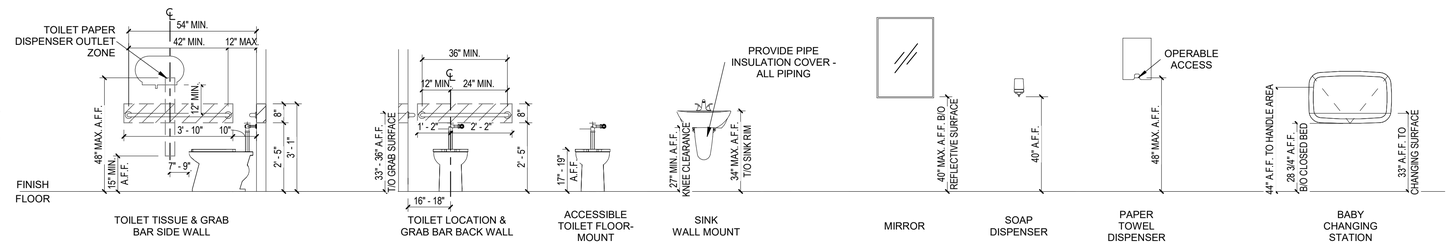
CHANGE IN SPECIFIED FINISH - PROVIDE TRANSITION STRIP AS REQUIRED

DIRECTION OF SPECIFIED FINISH

GENERAL NOTES

1. THE LIMIT OF WORK IN THESE CONTRACT DOCUMENTS IS 5'-0" FROM THE BUILDING PERIMETER OR UNLESS OTHERWISE SPECIFICALLY NOTED. SEE CIVIL FOR WORK OUTSIDE ARCHITECTURAL SCOPE OF WORK.
2. CONTRACTOR SHALL PREPARE EXISTING SURFACES TO RECEIVE NEW WORK AND/OR SHALL PATCH AND REPAIR SURFACES DAMAGED DURING REMOVAL OR INSTALLATION OF THE WORK INDICATED. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT SURFACES. WHERE REMOVAL OF EXISTING ITEMS CREATES VOIDS OR DEPRESSION IN EXISTING CONTRACTOR SHALL PATCH AND REPAIR FLUSH WITH EXISTING.
3. ARCHITECT DID NOT PERFORM A COMPREHENSIVE FIELD SURVEY AND IS NOT TO BE HELD ACCOUNTABLE FOR INACCURATE DIMENSIONS OR HIDDEN CONDITIONS. ALL DIMENSIONS OF EXISTING CONDITIONS ARE TO FINISHED SURFACES, WERE HAND MEASURED AND MAY HAVE BEEN ROUNDED OFF TO THE VALUES THE REPRESENTATION OF HIDDEN CONDITIONS IS BASED UPON ARCHITECT'S KNOWLEDGE OF TYPICAL CONSTRUCTION PRACTICES AND SHOULD BE VERIFIED BY THE CONTRACTOR.
4. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS TO INCLUDE DIMENSIONS, ELEVATIONS, COMPONENTS AND ASSEMBLIES BEFORE BIDDING, PURCHASE, FABRICATION, ASSEMBLY OR INSTALLATION. CONTRACT ADJUSTMENTS DUE TO FAILURE TO VERIFY NON-HIDDEN CONDITIONS WILL NOT BE ACCEPTED.
5. CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED ACCESS TO AND EGRESS FROM THE AREA OF WORK.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS ON A DAILY BASIS.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AND MAINTAIN A QUALIFIED SUPERINTENDENT FULL-TIME WHEN WORK IS TO BE PERFORMED ON SITE AT ALL TIMES, NO EXCEPTIONS.
8. THE LOCATIONS OF KNOWN UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. SEE CIVIL FOR ADDITIONAL DIRECTIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION PRIOR TO CONSTRUCTION AND MAINTENANCE/REPAIRS DURING CONSTRUCTION OF SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS AND EROSION ON THE SITE OF DEVELOPMENT.
10. GENERAL CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE DURING CONSTRUCTION THAT SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, ELECTRICAL RUNS, DIMENSIONS, DISCOVERED ITEMS DUE TO DEMOLITION, ETC. THESE RECORD DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION.
11. ANY DEVIATIONS IN THE WORK SHALL BE COORDINATED BETWEEN OWNER AND ARCHITECT PRIOR TO WORK PERFORMED. IF IT DOES NOT MEET APPROVAL OF OWNER AND ARCHITECT, THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED IN CORRECTING THE WORK AT NO EXPENSE TO THE OWNER. **DO NOT ACT ON OWNER VERBAL REQUESTS. ALL CHANGES SHALL BE IN WRITING FROM THE ARCHITECT, UNLESS NOTED ELSEWHERE.**
12. CONTRACTOR SHALL PROVIDE ALL LABOR, TOOLS & EQUIPMENT NECESSARY WHETHER INDICATED OR REQUIRED TO PROVIDE THE OWNER WITH A COMPLETE PROJECT READY FOR USE.
13. CONTRATORS SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL CODES AND LAWS IN PERFORMANCE OF THE WORK. ALL CONTRACTORS SHALL PROVIDE WRITTEN PROOF OF INSURANCE PRIOR TO NOTICE TO PROCEED.
14. GENERAL CONTRACTOR SHALL WARRANTY ALL PORTIONS OF THE WORK ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. GENERAL CONTRACTOR SHALL ACQUIRE ALL WARRANTIES FROM ALL TRADES AND SUBMIT FOR SUBSTANTIAL COMPLETION.
15. ALL DIMENSIONS ARE TO FACE OF STUD, TO FACE OF CMU, TO CENTER LINE OF COLUMN AND TO EDGE OF SLAB.
16. GENERAL CONTRACTOR SHALL COORDINATE SITE ACCESS AND SCHEDULE WITH THE OWNER IN ORDER TO MINIMIZE DISRUPTION OF THE OWNER'S ACCESS TO THE FACILITIES.
17. WORK SHALL BE PERFORMED ONLY DURING THE HOURS OF 7 AM TO 6 PM MONDAY THROUGH FRIDAY OR AS OTHERWISE DIRECTED BY LOCAL ORDINANCES, CODES OR RESTRICTIONS ESTABLISHED BY THE OWNER.
18. PROJECT KEYNOTES ARE SHEET SPECIFIC. EACH KEYNOTE IS FOR THAT PARTICULAR SHEET ONLY. IF SAME KEYNOTES ARE USED ON DIFFERENT SHEETS, THIS IS FOR EASE OF COMMUNICATION, BUT DOES NOT PRECLUDE OR OVERRIDE EACH INDIVIDUAL SHEET'S KEYNOTES.
19. PROVIDE EVIDENCE OF NOTICE OF ACCEPTANCE BY THE STATE OF FLORIDA FOR ALL EXTERIOR ASSEMBLIES AND PRODUCTS . THIS IS TO BE SUBMITTED TO THE AUTHORITY OF JURISDICTION PRIOR TO NOTICE OF COMMENCEMENT.
20. SEE STRUCTURE FOR DESIGN PRESSURES AND SOIL PREPARATION.
21. THIS PROJECT SHALL FOLLOW ALL REQUIREMENTS SET FORTH IN AIA DOCUMENT A201-2017 - GENERAL CONDITIONS. CONTRACTOR SHALL USE ALL AIA FORMS FOR PAY APPLICATIONS, CHANGE ORDERS, CHANGE DIRECTIVES, REQUESTS FOR INFORMATION, RELEASE OF LIENS, SUBSTANTIAL COMPLETION, FINAL COMPLETION, AND ETC. THAT REQUIRE COMMUNICATION BETWEEN ALL PARTIES.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ELECTRICAL, MECHANICAL, PLUMBING, TELECOMMUNICATION, AND FIRE SPRINKLER ET AL PENETRATIONS. SEE OTHER DISCIPLINES FOR COORDINATION.
23. REFER TO OTHER CONTRACT DOCUMENTS FOR CLARIFICATIONS AND QUALIFICATIONS OF ITEMS NOT SPECIFICALLY IDENTIFIED IN THESE DOCUMENTS.
24. CONTRACTOR SHALL PROVIDE SOIL TERMITE CONTROL WITH THE OWNER'S CURRENT TERMITE SERVICE. GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING. PROVIDE MINIMUM ONE WEEK WRITTEN NOTIFICATION TO THE OWNER PRIOR TO WHEN TREATMENT IS TO BE APPLIED. IF AREAS DISTURBED BY SUBSEQUENT EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES AFTER THE APPLICATION OF THE SOIL TERMITE CONTROL, NOTIFY THE ARCHITECT. THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR ANY RE-APPLICATIONS IF REQUIRED AS DETERMINED BY THE ARCHITECT.
25. IN THE CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ADDENDUM, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
26. SEVEN (7) DAYS PRIOR TO BID, IF A PRODUCT IS NOT SPECIFIED IN THESE DOCUMENTS, CONTRACTOR SHALL PROVIDE A LIST OF INTENDED PRODUCTS THAT INCLUDES MAKE, MANUFACTURER, MODEL, AND COLOR FOR REVIEW AND APPROVAL OF THE ARCHITECT. SEE DIVISION ONE FOR SUBMITTAL REQUIREMENTS.

PLUMBING FIXTURE & ACCESSORIES



MOUNTING HEIGHTS DIAGRAM

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

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STATE OF FLORIDA · PATRICK L BALLASCH · AR0017640 · REGISTERED ARCHITECT

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Florida - License No. AR0017640

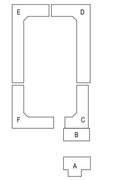
Digital Signature

FOR PERMIT

GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

NO.	DESCRIPTION	DATE

Project Number	**25038A**
Dated	10.12.2026

NOTES, ABBREVIATIONS & SYMBOLS

A-001

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Design No. U419
BXUV.U419
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

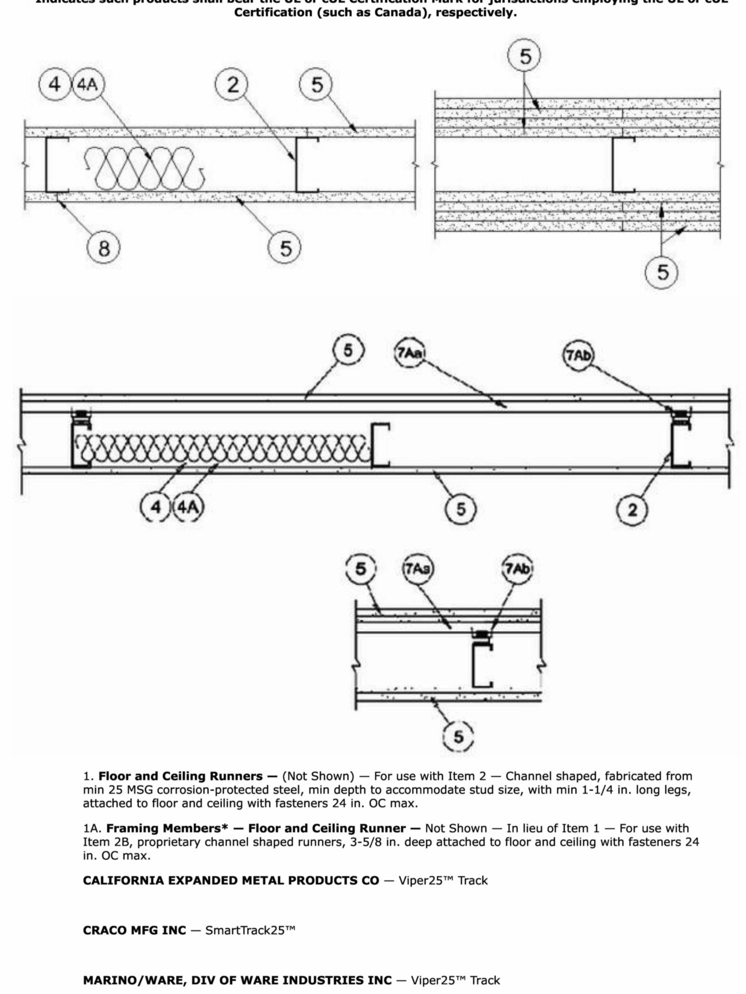
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U419

July 24, 2017

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5K)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

CRACO MFG INC — SmartTrack25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

1B. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

1C. **Framing Members* — Floor and Ceiling Runners —** (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

UNITED METAL PRODUCTS INC — Type SUPREME Framing System

1D. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2A — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1E. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.

CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1F. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

SUPER STUD BUILDING PRODUCTS — The Edge

1G. **Framing Members* — Floor and Ceiling Runner —** For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.

STUDCO BUILDING SYSTEMS — CROCSTUD Track

1H. **Floor and Ceiling Runners —** (Not Shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.02 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100

1I. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.

TELLING INDUSTRIES L L C — TRUE-TRACK™

1J. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2I, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

TELLING INDUSTRIES L L C — Viper25™ Track

1K. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

TELLING INDUSTRIES L L C — Viper20™ Track

1L. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

STEEL INVESTMENT GROUP L L C — AlphaTRAK

1M. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD — Rondo Wall Track

1N. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

OEG BUILDING MATERIALS — OEG Track

2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. **Steel Studs —** (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J and 5K) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2B. **Framing Members* - Steel Studs —** (As an alternate to Item 2, For use with Items 5C, 5I or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™

CRACO MFG INC — SmartStud25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

2C. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.020 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

2D. **Framing Members* — Steel Studs —** In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

UNITED METAL PRODUCTS INC — Type SUPREME Framing System

2E. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — For use with Items 5F or 5G or 5I or 5K only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2F. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.

SUPER STUD BUILDING PRODUCTS — The Edge

2G. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.

STUDCO BUILDING SYSTEMS — CROCSTUD

2H. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

TELLING INDUSTRIES L L C — TRUE-STUD™

2I. **Framing Members* — Steel Studs —** (As an alternate to Item 2, For use with Items 5C or 5L or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

TELLING INDUSTRIES L L C — Viper25™

2J. **Framing Members* — Metal Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.020 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights

TELLING INDUSTRIES L L C — Viper20™

2K. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

EB METAL INC — NITROSTUD

2L. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

OLMAR SUPPLY INC — PRIMESTUD

2M. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2N. **Framing Members*— Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.

STEEL INVESTMENT GROUP L L C — AlphaSTUD

2O. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD — Rondo Lipped Wall Stud

2P. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

OEG BUILDING MATERIALS — OEG Stud

3. **Wood Structural Panel Sheathing —** (Optional, For use with Item 5 Only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

4. **Batts and Blankets* —** (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4A. **Batts and Blankets* —** (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4B. **Batts and Blankets* —** For use with Item 5K. Placed in stud cavities, any min. 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4C. **Fiber, Sprayed* —** (Optional) and as an alternate to Batts and Blankets (Item 4B) where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL ZAWAWI DRYWALL L L C SFZ — 1/2 in. Type C; 5/8 in. Types C, SCX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, **Steel Framing Members***, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.

CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type FRX-G, SHX.

USG MEXICO S A DE C V — Type SHX.

5B. **Gypsum Board* —** (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2A with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).

RAY-BAR ENGINEERING CORP — Type RB-LBG

5C. **Gypsum Board* —** (For Use With Item 2B) — Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CGC INC — Type SCX.

UNITED STATES GYPSUM CO — Type SCX, SGX.

USG BORAL ZAWAWI DRYWALL L L C SFZ — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

CGC INC — Type USGX

UNITED STATES GYPSUM CO — Type USGX

USG MEXICO S A DE C V — Type USGX

5E. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX

USG BORAL ZAWAWI DRYWALL L L C SFZ — 5/8 in. thick Type SCX

5G. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR;, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL ZAWAWI DRYWALL L L C SFZ — 1/2 in. Type C; 5/8 in. Types C, SCX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

5H. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. **Gypsum Board* —** (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.

CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG MEXICO S A DE C V — Type ULX

5J. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5K. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) need not be staggered. The number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2 through 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4B)
1	3-5/8	1 layer, 5/8 in. thick	3-1/2 in.
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional

UNITED STATES GYPSUM CO — 5/8 in. thick Type ULIX

6. **Fasteners —** (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer.**Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

7. **Furring Channels —** (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A and 5E.

7A. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. **Framing Members* —** (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax

7C. **Framing Members* —** (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.

PLITEQ INC — Type GENIECLIP

7D. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

8. **Joint Tape and Compound —** Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

9. **Siding, Brick or Stucco —** (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

10. **Caulking and Sealants* —** (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.

UNITED STATES GYPSUM CO — Type AS

11. **Lead Batten Strips —** (Not Shown, For Use With Item 5B) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations. Required behind vertical joints.

11A. **Lead Batten Strips —** (Not Shown, For Use With Item 5H) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations.

12. **Lead Discs or Tabs —** (Not Shown, For Use With Item 5B) — Used in lieu of or in addition to the lead batten strips (Item 11) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5B) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

12A. **Lead Discs —** (Not Shown, for use with Item 5H) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

13. **Lead Batten Strips —** (Not Shown, For Use With Item 5E) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5E) and optional at remaining stud locations.

14. **Lead Tabs —** (Not Shown, For Use With Item 5E) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5E) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2017-07-24

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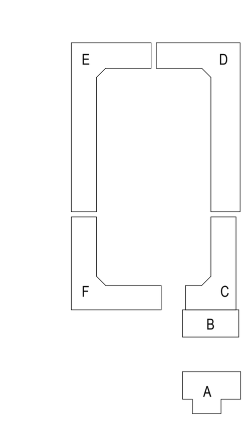
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

NO.	DESCRIPTION	DATE

Project Number	**25038A**
Dated	10.12.2026

UL ASSEMBLIES - STEEL FRAMING

A-021

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GENERAL NOTES - PARTITION TYPES

WALL AND PARTITION GENERAL NOTES:

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

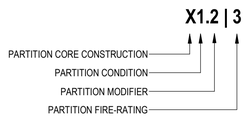
GENERAL NOTES FOR FIRE RATED WALLS AND PARTITIONS; AND SMOKE PARTITIONS:

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

GENERAL NOTES FOR FIRE WALLS:

1. FIRE WALLS SHALL BE DESIGNED AND BUILT TO SURVIVE COLLAPSE OF STRUCTURE ON EITHER SIDE.
2. THE TOTAL WIDTH OF ALL WALL OPENINGS SHALL NOT EXCEED 25% OF THE WALL LENGTH AND SINGLE OPENINGS SHALL NOT EXCEED 156 SF. OPENINGS SHALL BE EQUIPPED WITH OPENING PROTECTIVES.
3. FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL, AND FROM FOUNDATION TO UNDERSIDE OF ROOF DECK (MINIMUM).

LEGEND



GENERAL NOTES - STUCCO SYSTEM

STUCCO SYSTEM BASIS OF DESIGN IS AS FOLLOWS:

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

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

ALL STUCCO ACCESSORIES TO BE VINYL UNLESS NOTED OTHERWISE ELSEWHERE.

AIR BARRIER AND FLASHING CONNECTIONS

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

STUCCO FINISHES

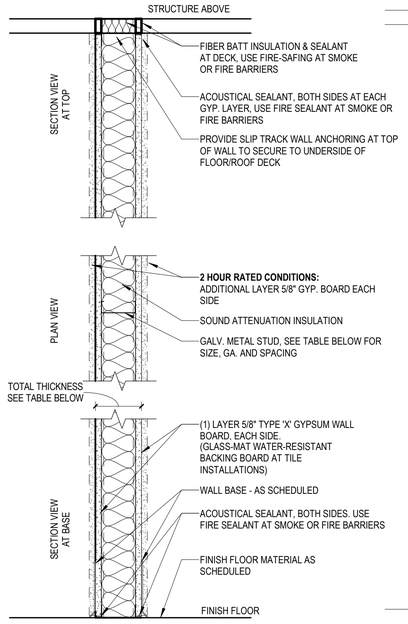
STUCCO FINISH ON EXTERIOR FOR WALL TYPE G1

G1A/ H1A - SMOOTH FINISH PLASTER FULL HEIGHT OF WALL

G1D - TEXTURED PLASTER FINISH UP TO 14'-0" AFF AND SMOOTH FINISH PLASTER ABOVE.

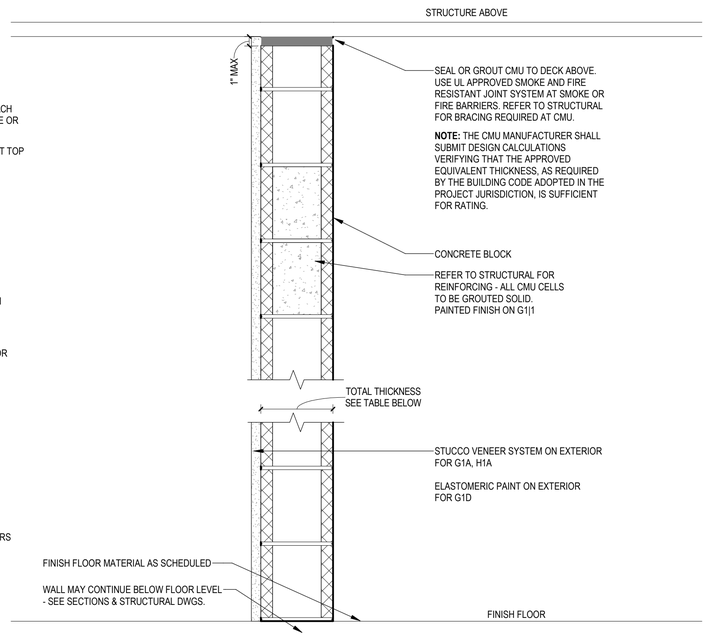
TEXTURED EXTERIOR PLASTER FINISH TO BE STO SIGNATURE TEXTURE LINEAR 10 OR ARCHITECT APPROVED EQUAL.

CONTRACTOR TO PROVIDE MOCK-UP PANEL (MINIMUM 2'-0" X 4'-0") WITH SMOOTH FINISH AND TEXTURED FINISH ON EITHER SIDE OF CONTROL JOINT FOR REVIEW PRIOR TO FULL INSTALLATION.



NGC 2018106
NGC 2018130

PARTITION TYPE	RATING	UL	STC	STUD SIZE/GA/SPACING	TOTAL THICKNESS
C4 | 1	1 HR	U419	44	6" / 20 / 16"	7 1/4"



PARTITION TYPE	RATING	UL	STC	CORE SIZE	TOTAL THICKNESS
G1	-	-	50	7 5/8"	7 5/8"
G1 | 1	1 HR	U901	50	7 5/8"	8 5/8"
G1 | 2	2 HR	U901	50	7 5/8"	8 5/8"
G1A	-	-	50	7 5/8"	8 5/8"
G1D	-	-	50	7 5/8"	7 5/8"
H1	-	-	50	11 5/8"	12 5/8"
H1A	-	-	50	11 5/8"	12 5/8"

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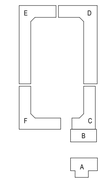
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GARAGE LUXURY AT MIRAMAR - PHASE 2

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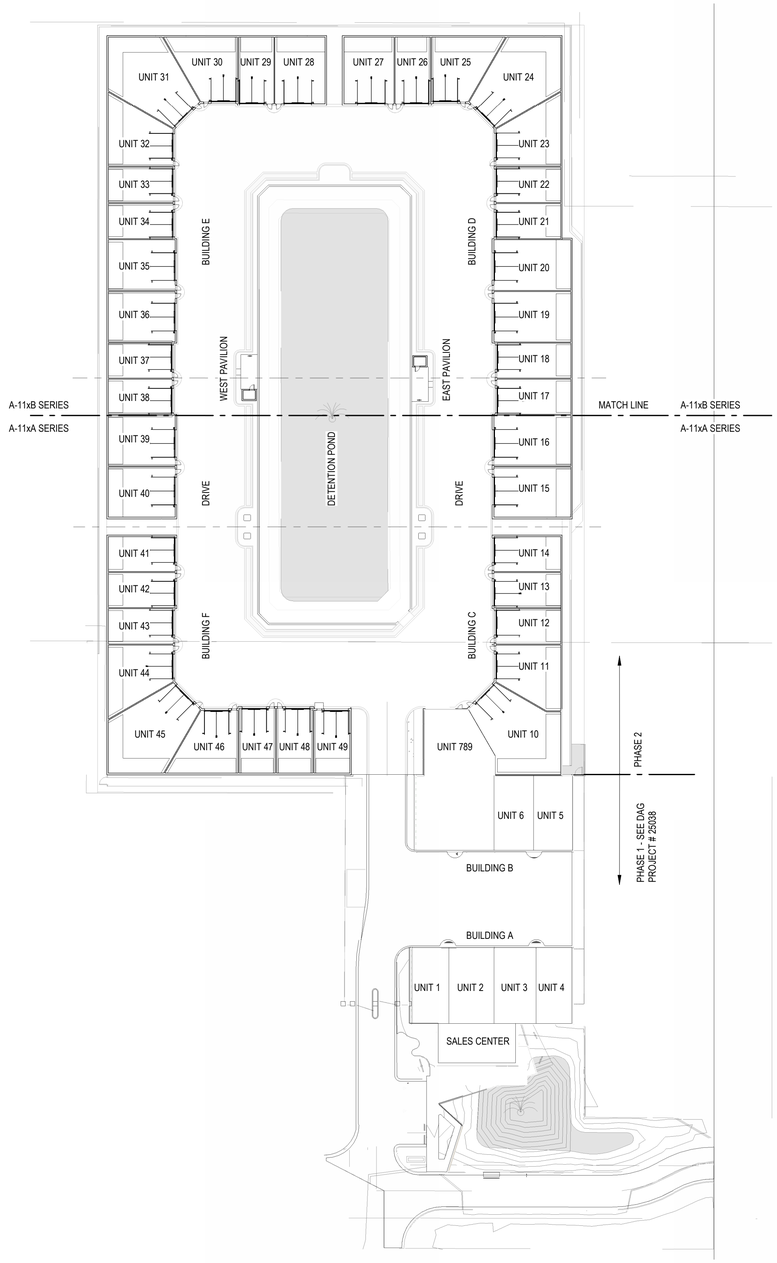
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PARTITION TYPES

A-022

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A4 OVERALL ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"

PROJECT NORTH
TRUE NORTH

1" = 50'-0"
50 0 50 100
SCALE FEET

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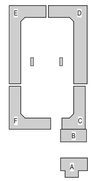
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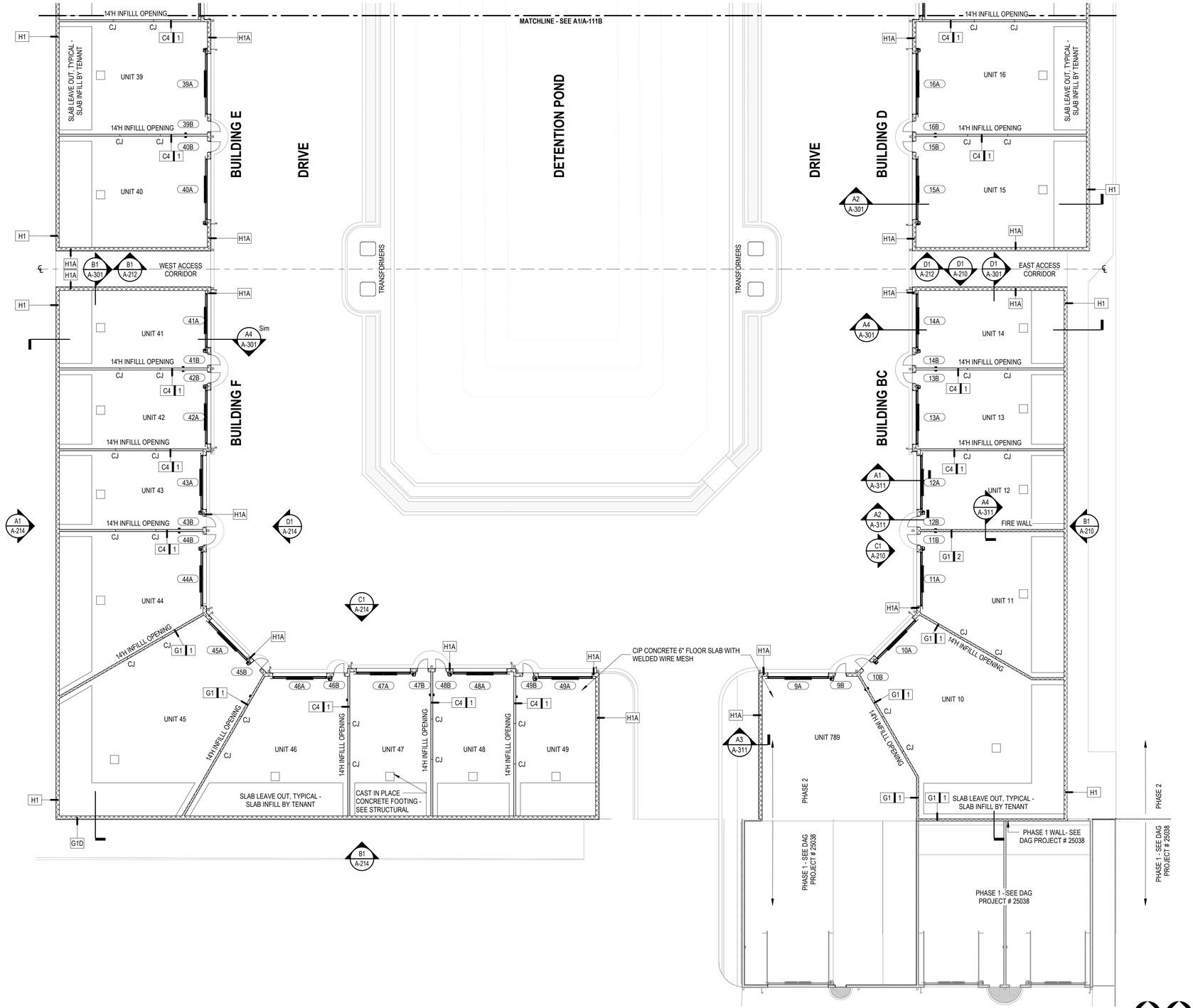


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NO. DESCRIPTION *DATE*

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OVERALL ARCHITECTURAL SITE PLAN

A-101



A1 PLAN SOUTH ANNOTATED FLOOR PLAN

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

GENERAL NOTES - FLOOR PLAN

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. NOT USED.
3. CONTRACTOR SHALL COORDINATE WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER DISCIPLINES.
4. INTERIOR DOORS TO BE LOCATED MIN 6" FROM ADJACENT STUD PARTITIONS AND 8" FROM ADJACENT MASONRY PARTITIONS, UNLESS DIMENSIONED OR NOTED OTHERWISE.
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6. ALL DIMENSIONS ON THE DIMENSION PLANS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:
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11. CONTRACTOR SHALL PROVIDE ISOLATION BETWEEN DISSIMILAR METALS.
12. PROVIDE CONCRETE SPLASH BLOCKS / METAL SPLASH PANS AT ALL DOWNSPOUTS THAT DRAIN TO ROOFS OR GRADE, AND AT ALL CANOPY COLUMNS THAT DRAIN TO GRADE.

GENERAL NOTES - FINISHES @ SHELL UNITS

1. ALL STORAGE UNITS ARE TO BE SHELL UNITS READY FOR FUTURE OWNER CUSTOMIZATION UNDER SEPARATE BUILDING CONTRACTS AND PERMITS.
2. UNDERSIDE OF GALVANIZED ROOF DECK TO BE UNFINISHED.
3. BAR JOISTS TO BE UNFINISHED - PRIME PAINTED.
4. WALLS TO BE UNFINISHED EXPOSED CONCRETE BLOCK.
5. FLOORS TO BE SEALED CONCRETE SLAB WITH BARE SOIL AT SLAB LEAVEOUTS..
6. DOORS (PEDESTRIAN AND OVERHEAD) TO BE PREFINISHED.

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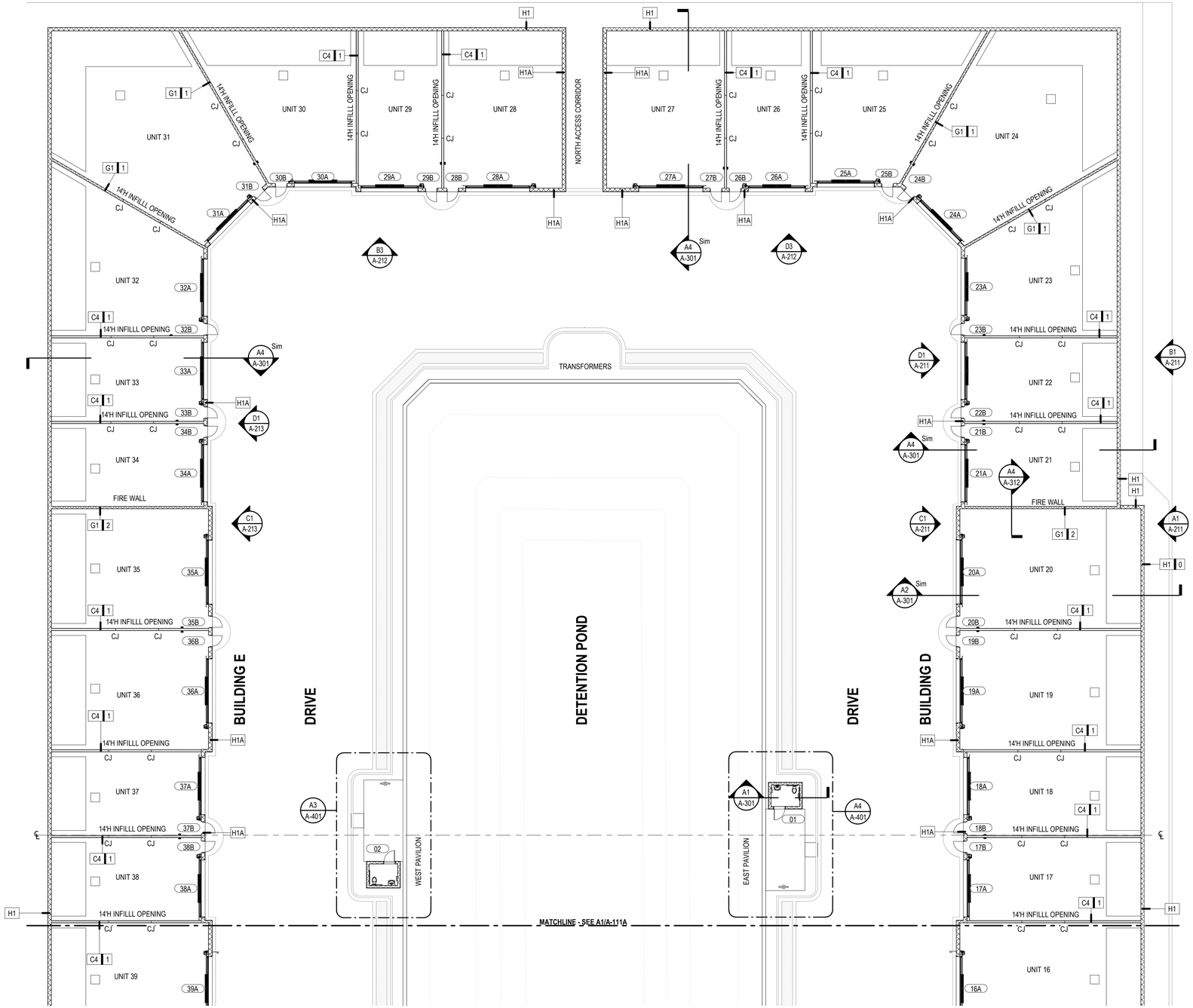
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PLAN SOUTH ANNOTATION FLOOR PLAN

A-111A

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PROJECT NORTH / TRUE NORTH

A1 PLAN NORTH ANNOTATED FLOOR PLAN
SCALE: 1/16" = 1'-0"

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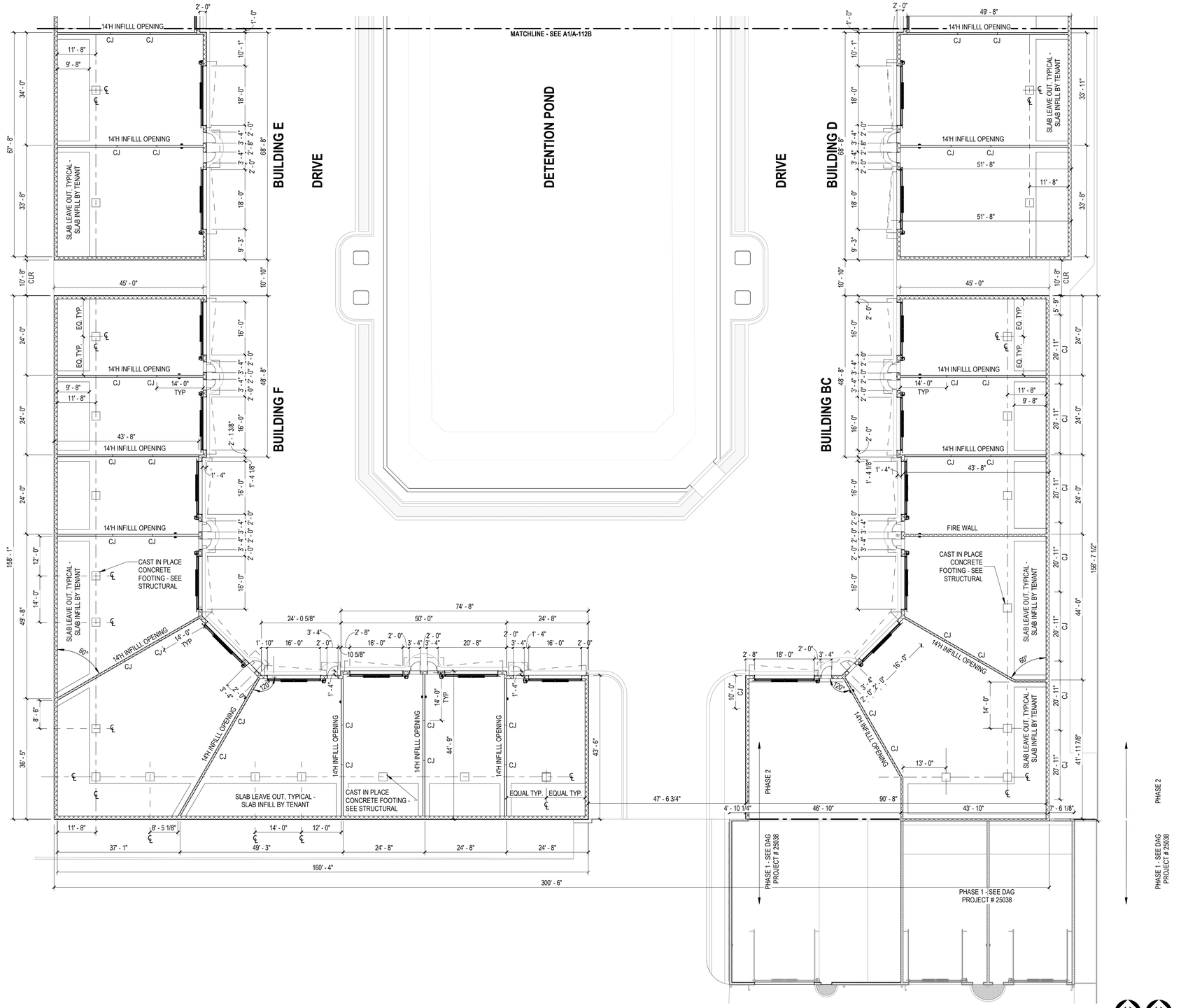
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PLAN NORTH ANNOTATION FLOOR PLAN

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PROJECT NORTH TRUE NORTH

A1 PLAN SOUTH DIMENSIONED FLOOR PLAN
SCALE: 1/16" = 1'-0"

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GARAGE LUXURY AT MIRAMAR - PHASE 2

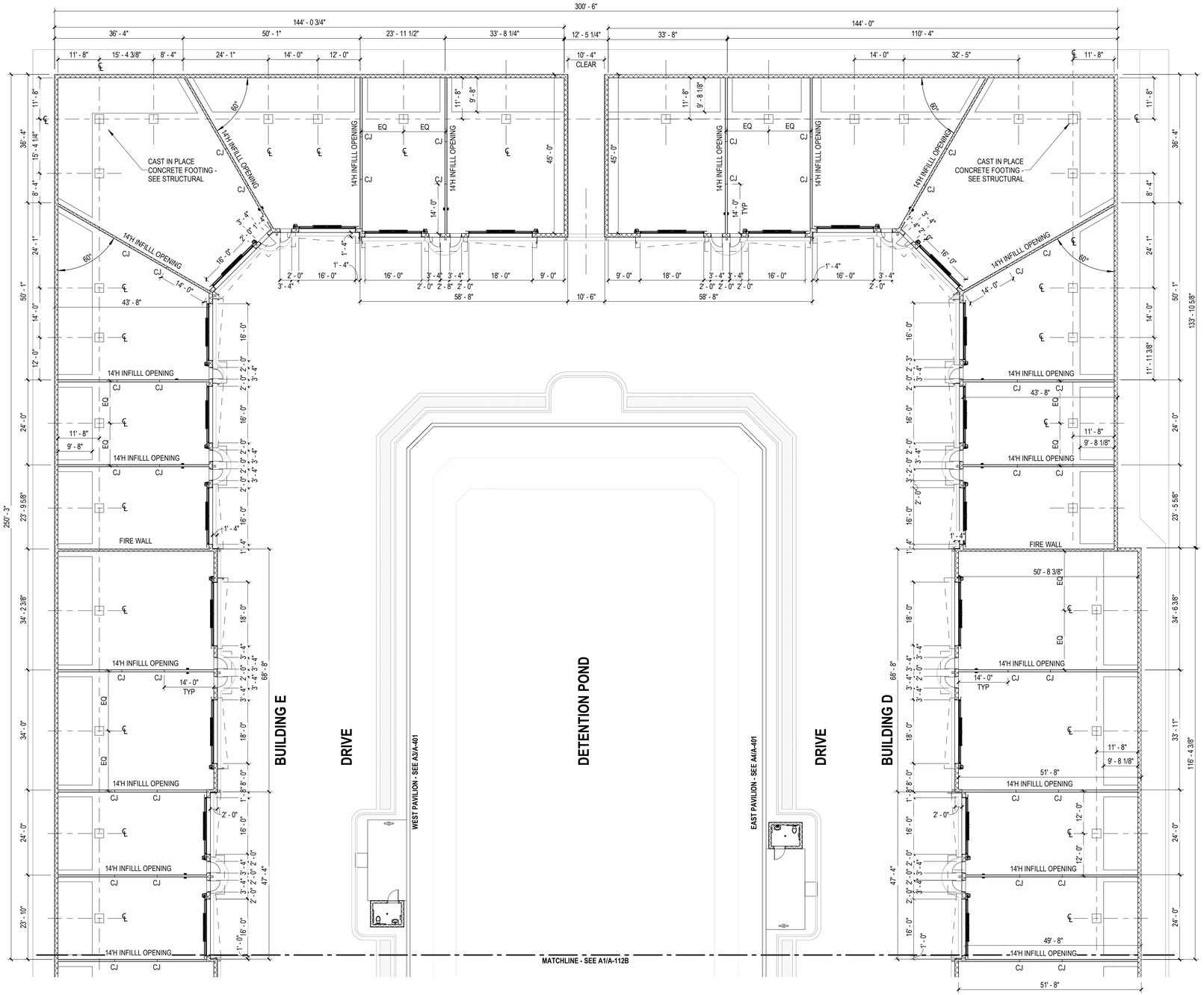
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PLAN SOUTH DIMENSION FLOOR PLAN

A-112A



GENERAL NOTES - FLOOR PLAN

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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550

REVISIONS

NO.	DESCRIPTION	DATE

Project Number	25038A
Dated	10.12.2026

PLAN NORTH
DIMENSION
FLOOR PLAN

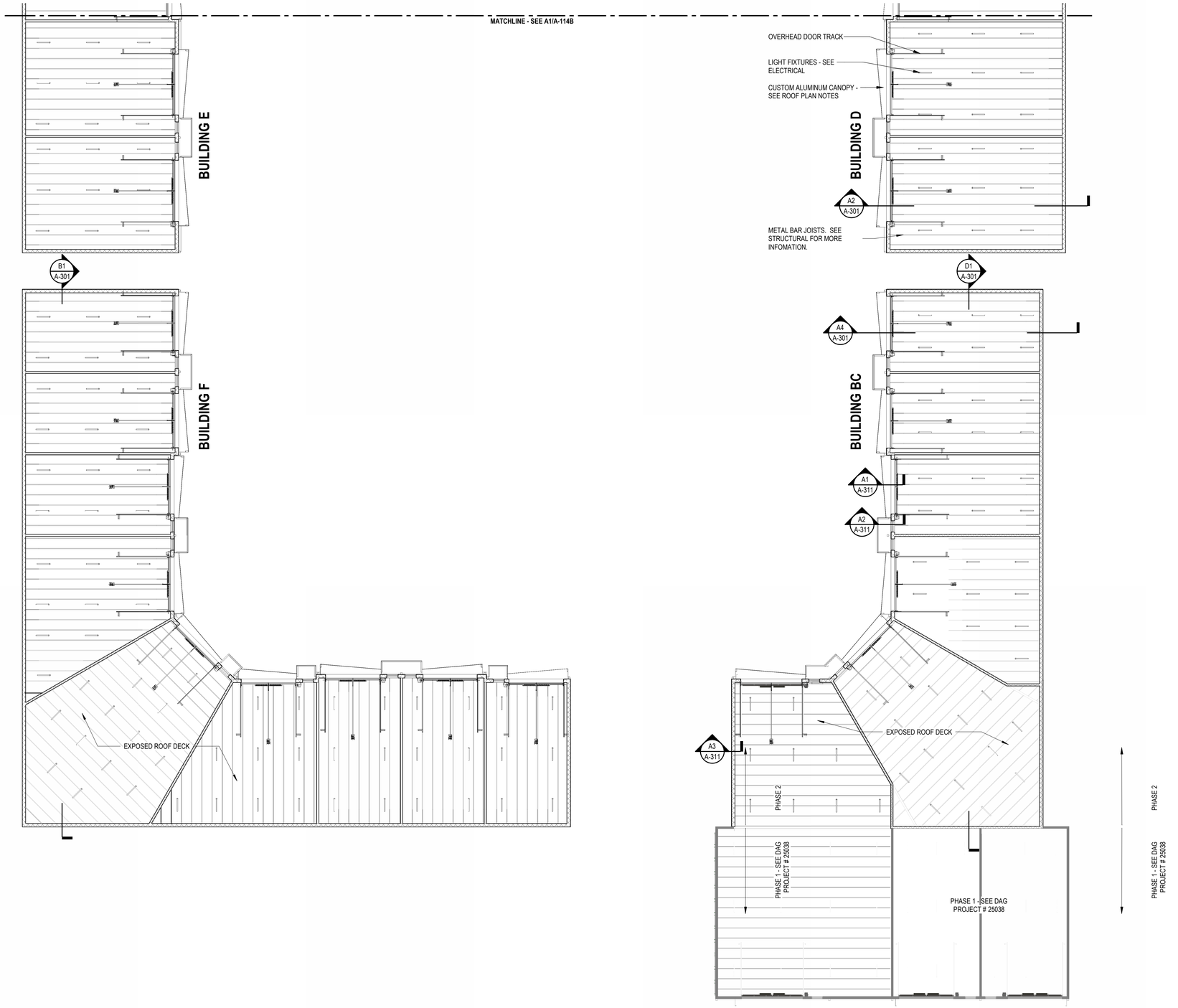
A-112B

A1 PLAN NORTH DIMENSIONED FLOOR PLAN
SCALE: 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

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A1 PLAN SOUTH REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES - REFLECTED CEILING

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

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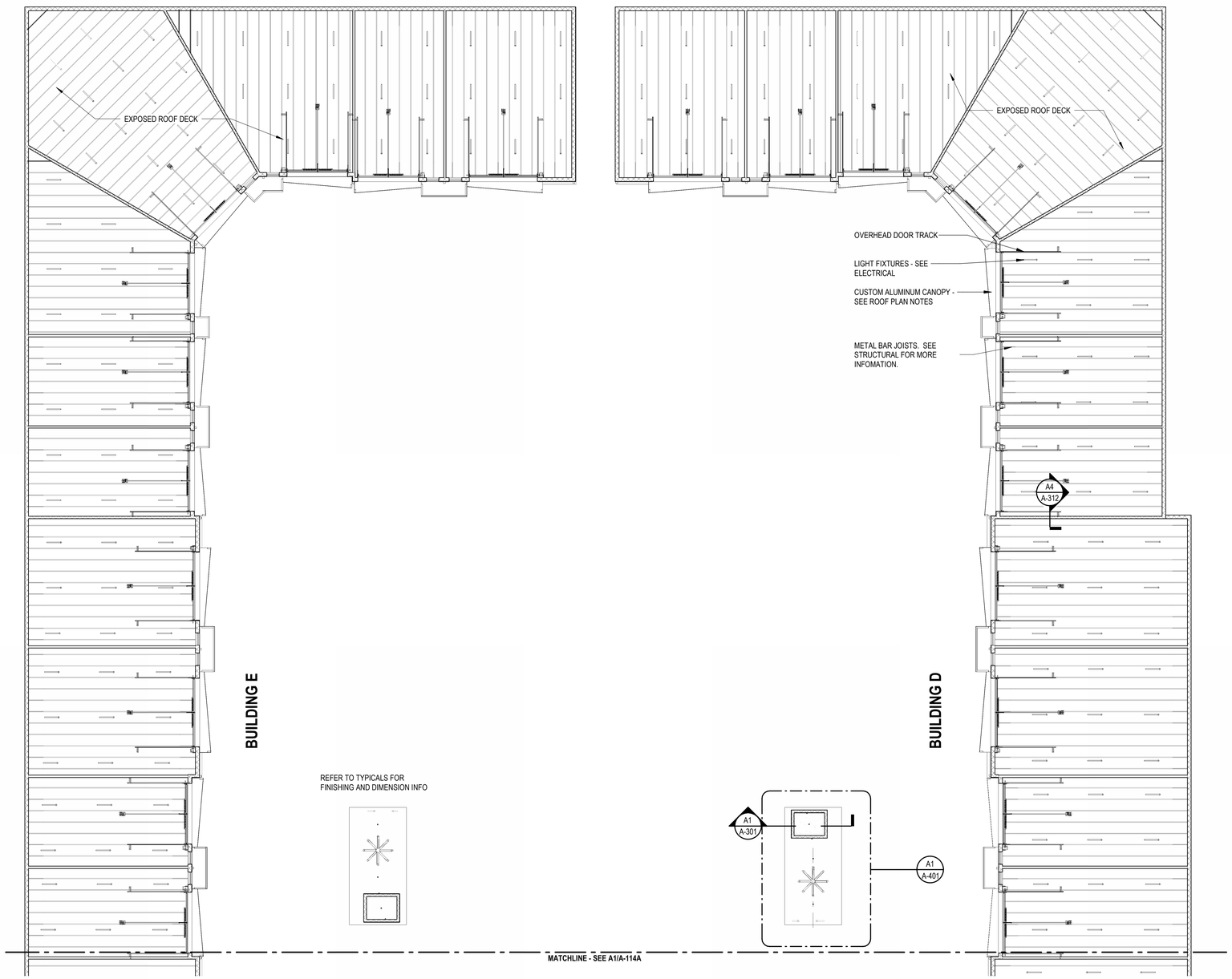
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NO. DESCRIPTION *DATE*

Project Number	**25038A**
Dated	10.12.2026

PLAN SOUTH REFLECTED CEILING PLAN

A-114A

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5. REFER TO ELECTRICAL FOR LIGHTING FIXTURE SCHEDULE(S).
6. ALL FIRE SPRINKLER HEADS AND ELECTRICAL FIXTURES SHALL BE CENTERED WITHIN CEILING TILES, UNO.
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A1 PLAN NORTH REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

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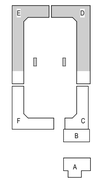
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GARAGE LUXURY AT MIRAMAR - PHASE 2

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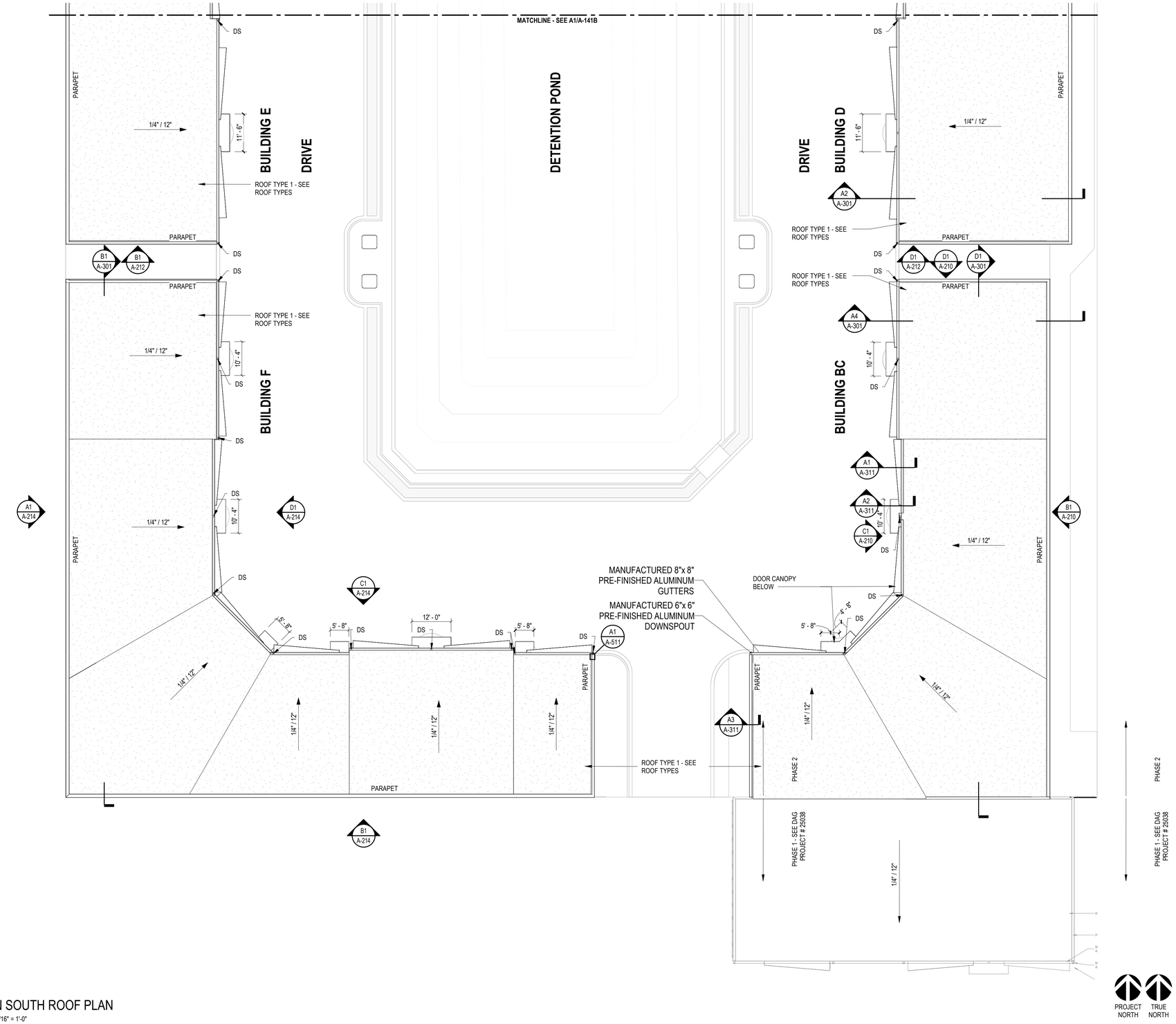


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PLAN NORTH REFLECTED CEILING PLAN

A-114B



A1 PLAN SOUTH ROOF PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES - ROOF PLAN

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

ROOF TYPES

1. ROOF TYPE 1 TO BE FULLY ADHERED TPO SINGLE PLY ROOF MEMBRANE ON 1/2" THK. PROTECTION BOARD ON R-25 MIN POLYISOCYANURATE RIGID BOARD INSULATION (MIN. 2 LAYERS), ON ROOF DECK SLOPED TO DRAIN AT 1/4" PER FOOT - SEE STRUCTURAL AND ARCHITECTURAL SECTIONS FOR DECK DETAILS.

2. GARAGE AND PEDESTRIAN DOOR CANOPIES TO BE ALUMINUM PLATES WITH FOLDED EDGES. EACH HORIZONTAL OR VERTICAL RUN TO BE MADE FROM A SINGLE PLATE. HORIZONTAL-TO-VERTICAL PLATE JOINT TO BE FULLY WELDED AND GROUND SMOOTH. SEE DETAILS AND STRUCTURAL DRAWINGS.

3. PAVILLION CANOPIES TO BE PREFINISHED, DELEGATED DESIGN ALL-ALUMINUM POST/COLUMN SUPPORTED CANOPY SYSTEM . CANOPY SOFFIT TO BE FLAT SOFFIT DECK AND CANOPY EAVES TO BE SMOOTH FASCIAS, ALL METAL COLORS TO MATCH.

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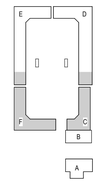
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GARAGE LUXURY AT MIRAMAR - PHASE 2

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REVISIONS

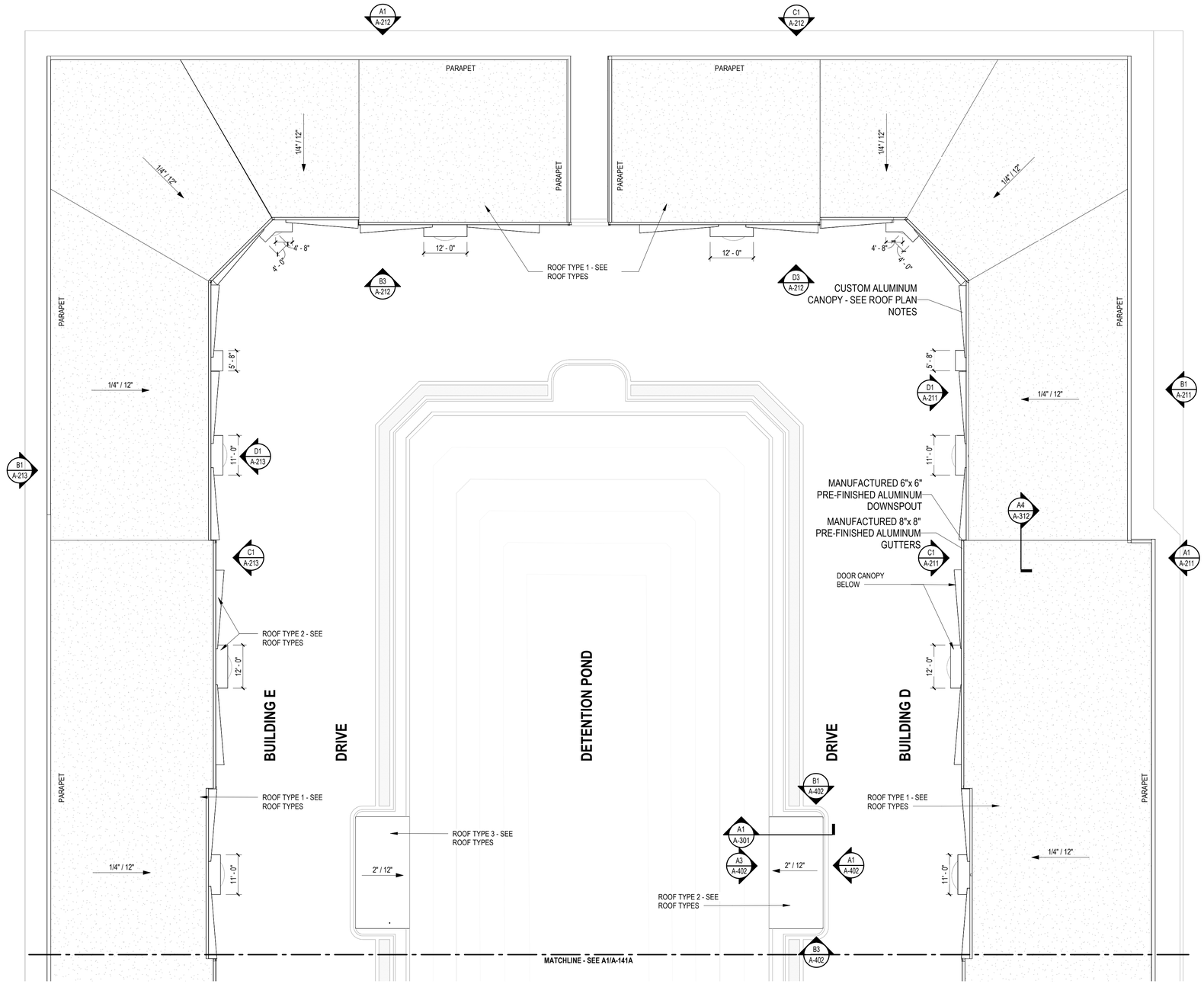
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PLAN SOUTH ROOF PLAN

A-141A

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GENERAL NOTES - ROOF PLAN

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

ROOF TYPES

1. ROOF TYPE 1 TO BE FULLY ADHERED TPO SINGLE PLY ROOF MEMBRANE ON 1/2" THK. PROTECTION BOARD ON R-25 MIN POLYISOCYANURATE RIGID BOARD INSULATION (MIN. 2 LAYERS), ON ROOF DECK SLOPED TO DRAIN AT 1/4" PER FOOT - SEE STRUCTURAL AND ARCHITECTURAL SECTIONS FOR DECK DETAILS.

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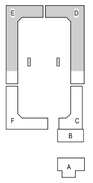
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GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
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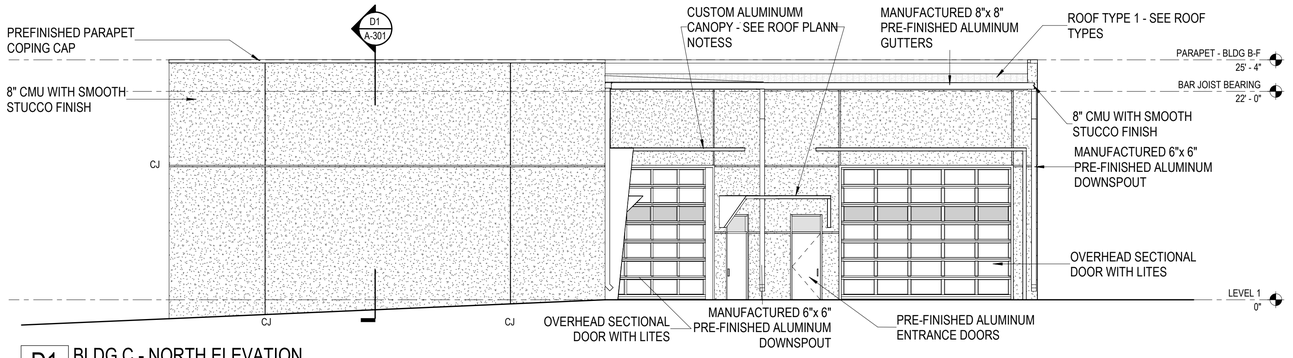
PLAN NORTH
ROOF PLAN

A-141B

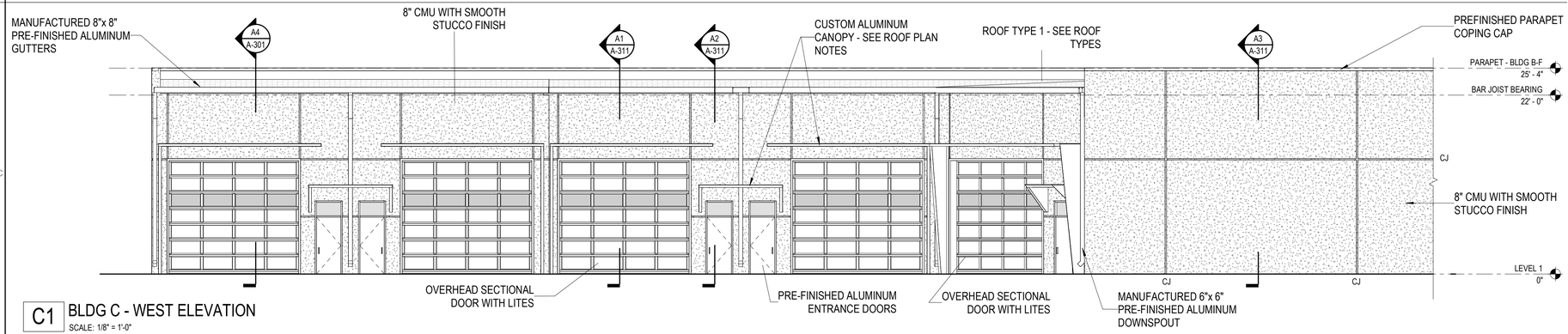
A1 PLAN SOUTH ROOF PLAN
SCALE: 1/16" = 1'-0"

PROJECT NORTH · TRUE NORTH

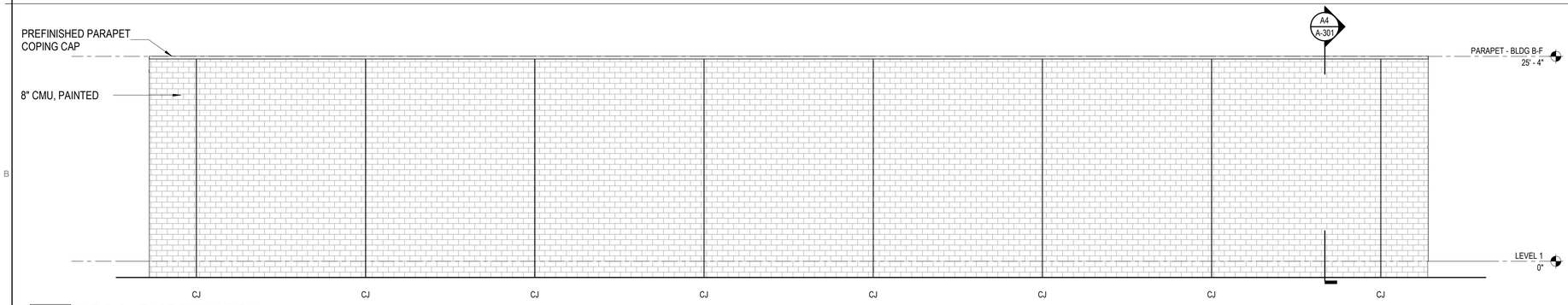
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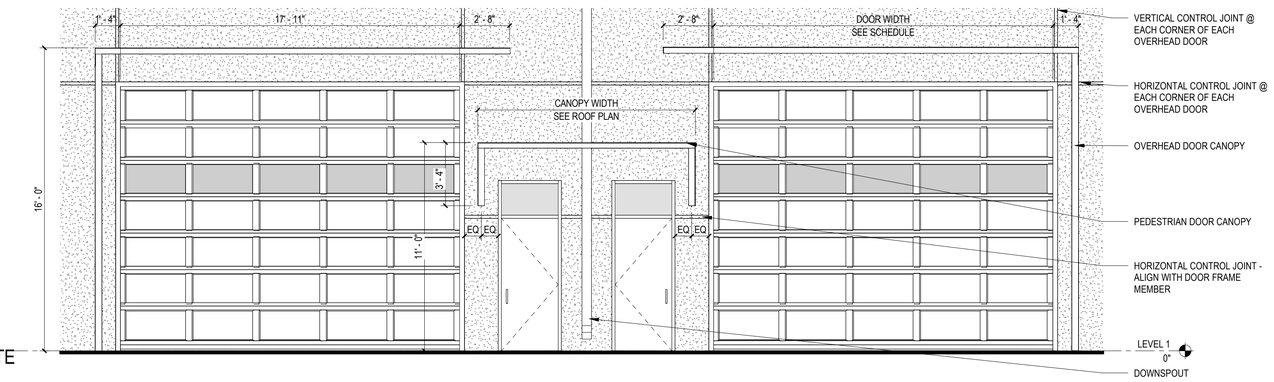
D1 BLDG C - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 BLDG C - WEST ELEVATION
SCALE: 1/8" = 1'-0"



B1 BLDG C - EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 ELEVATION VIGNETTE
SCALE: 1/4" = 1'-0"

GENERAL NOTES - BUILDING ELEVATION

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

GRAPHIC LEGEND

- GLAZING
- CMU BLOCK, PAINTED
- GREEN WALL WITH JAKOB ROPE SYSTEMS GREENGUIDE TRELLIS - PRICE WITH 8x12 ROPE GRID, COORDINATE WITH LANDSCAPE ARCHITECT. - ALL SYSTEM COMPONENTS TO BE STAINLESS STEEL.
- TEXTURED STUCCO
- STUCCO WITH SMOOTH FINISH

GENERAL NOTES - ELEVATION VIGNETTE

1. VIGNETTE REPRESENTS TYPICAL / IDEAL CONDITION AT ALL BUILDINGS.
2. VIGNETTE DIMENSIONS ARE TYPICAL FOR ALL LOCATIONS WHERE CONSTRUCTION (WALL CORNERS, DOOR CONFIGURATIONS, DOWNSPOUTS) ALLOWS.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AT ALL DOOR LOCATIONS AND PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL. ACCOUNT FOR DOWNSPOUTS WHERE NOT YET INSTALLED.
4. DOWNSPOUTS BETWEEN PEDESTRIAN DOORS TO PASS THROUGH OPENING IN PEDESTRIAN CANOPY.
5. REFER TO A-300 SERIES SHEETS FOR ADDITIONAL CANOPY DETAILS & INFORMATION.
6. ITEMS NOTED ARE TYPICAL EXAMPLES, EVERY INSTANCE MAY NOT BE NOTED OR TAGGED.
7. SEE ELECTRICAL FOR EXTERIOR LIGHTING FIXTURE AND DEVICE SCHEDULE(S).
8. SEE TELECOM FOR CAMERA, CARD READER, ETC. SCHEDULE(S).

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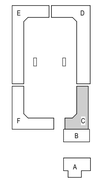
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GARAGE LUXURY AT MIRAMAR - PHASE 2

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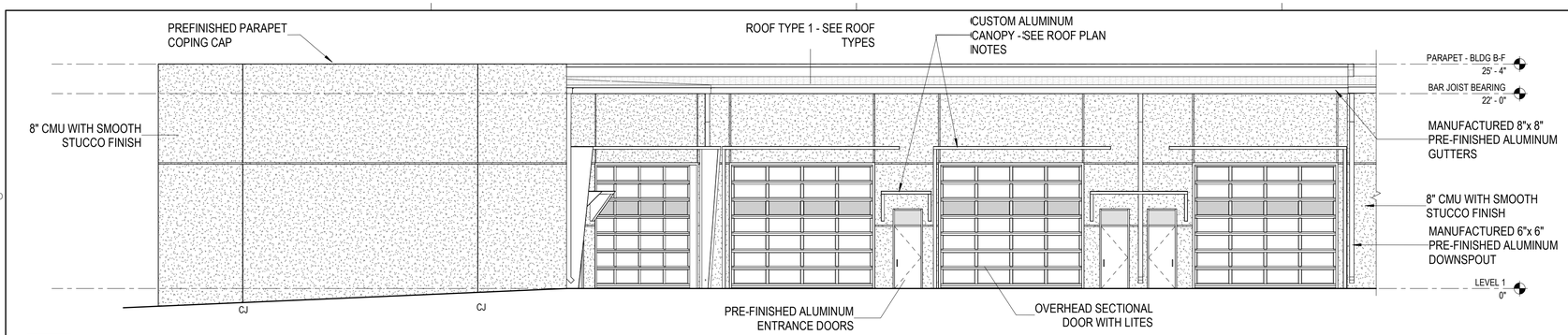
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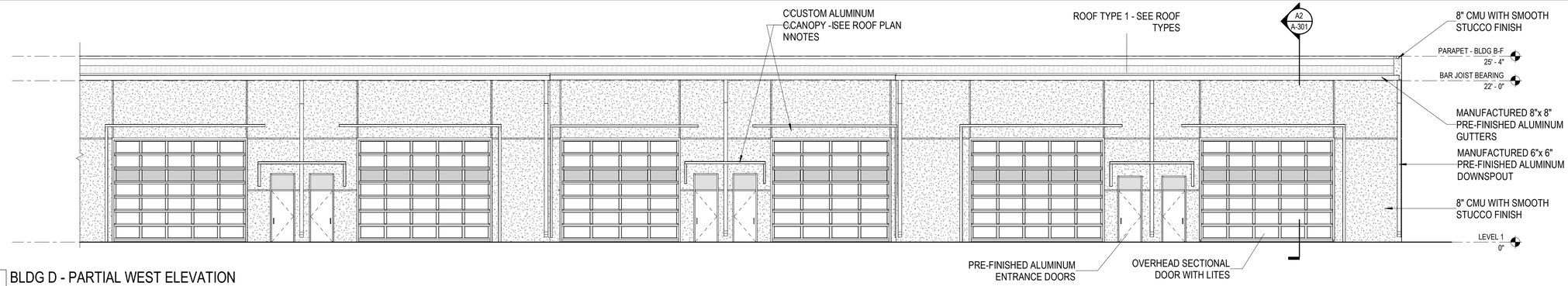
EXTERIOR ELEVATIONS BLDG C

A-210



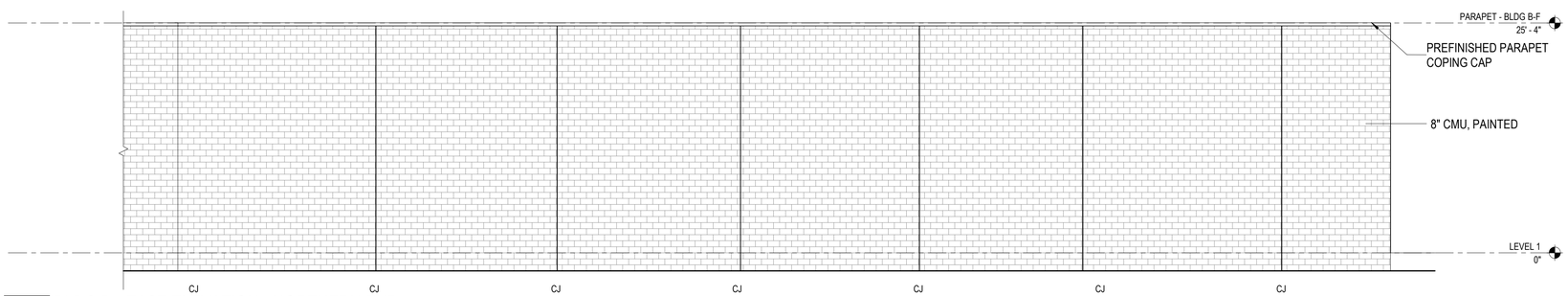
D1 BLDG D - WEST ELEVATION - NORTHERN END

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



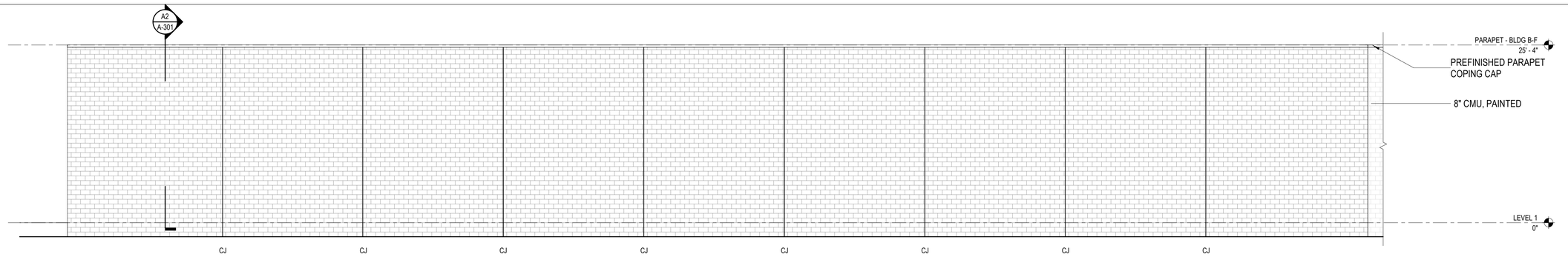
C1 BLDG D - PARTIAL WEST ELEVATION

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



B1 BLDG D - EAST ELEVATION - NORTHERN END

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



A1 BLDG D - PARTIAL EAST ELEVATION

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

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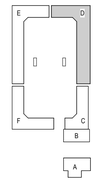
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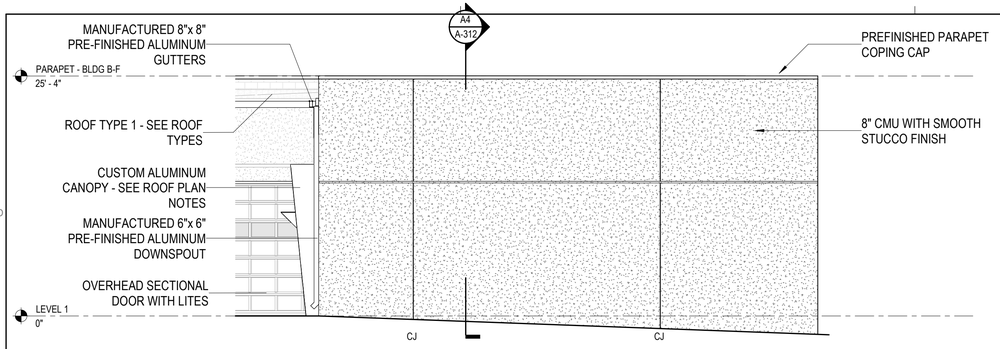
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EXTERIOR ELEVATIONS BLDG D

A-211

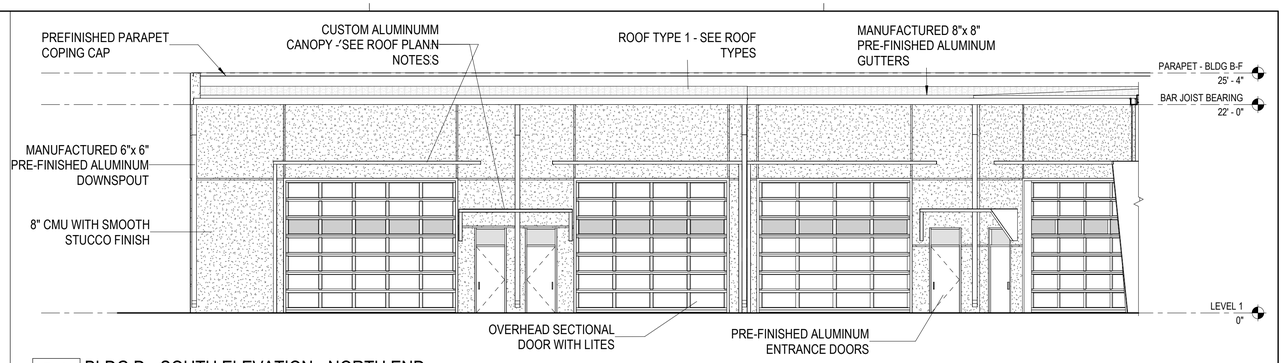
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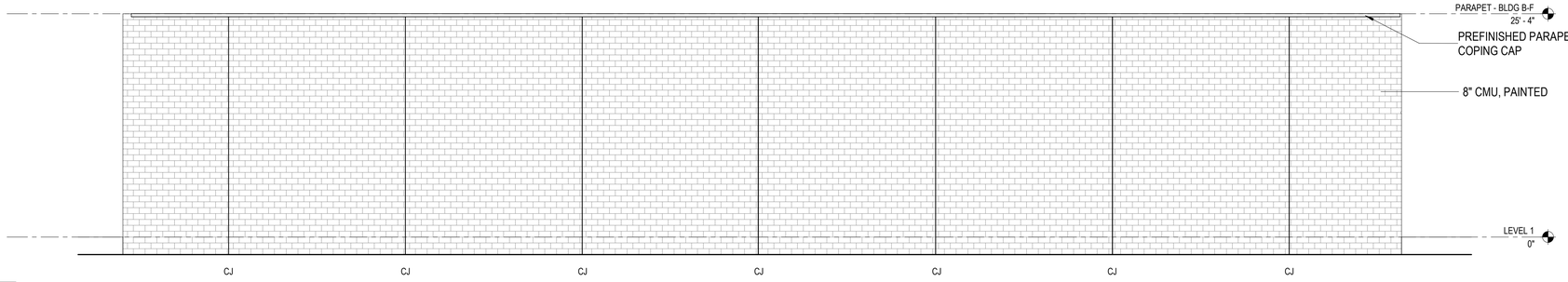
D1 BLDG D - SOUTH ELEVATION @ CORRIDOR

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



D3 BLDG D - SOUTH ELEVATION - NORTH END

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

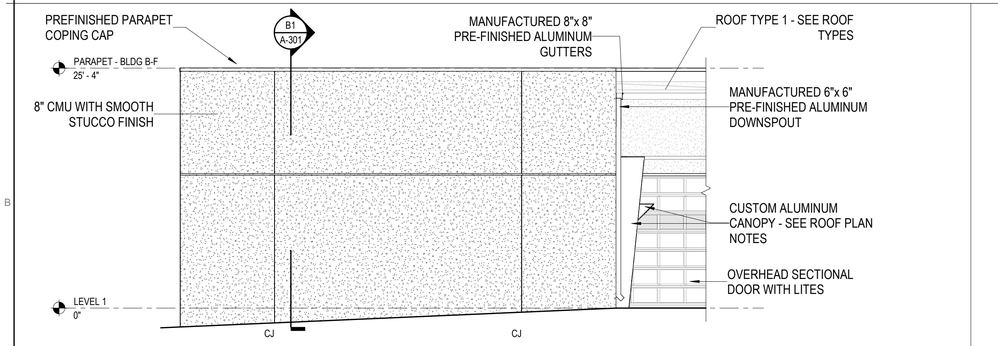


C1 BLDG D - NORTH ELEVATION

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

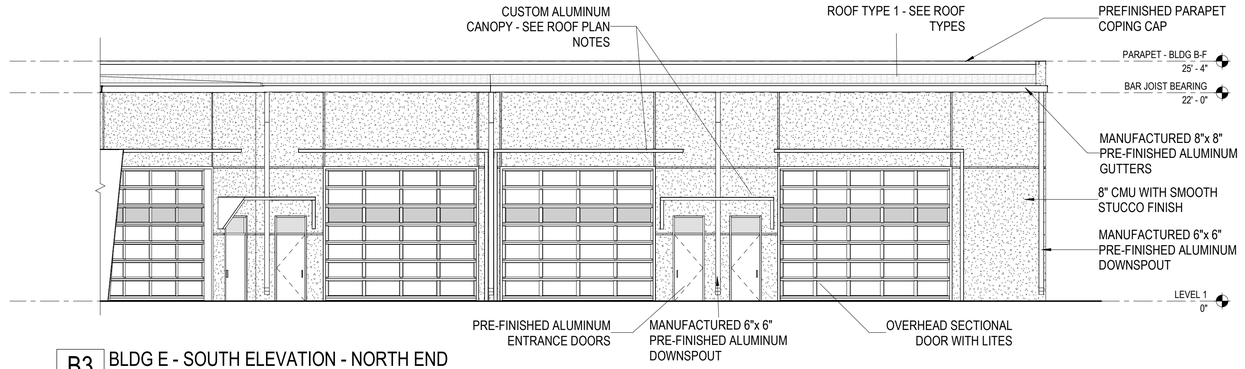
GENERAL NOTES - BUILDING ELEVATION

1. CONTRACTOR SHALL PROVIDE THE ARCHITECT / OWNER SAMPLES OF ALL EXTERIOR FINISHES FOR APPROVAL.
2. SEE REVIEWED FINAL SHOP DRAWINGS FOR ALL FLASHING AND WATERPROOFING CONDITIONS AT THE BUILDING ENVELOPE PRIOR TO FABRICATION AND INSTALLATION.
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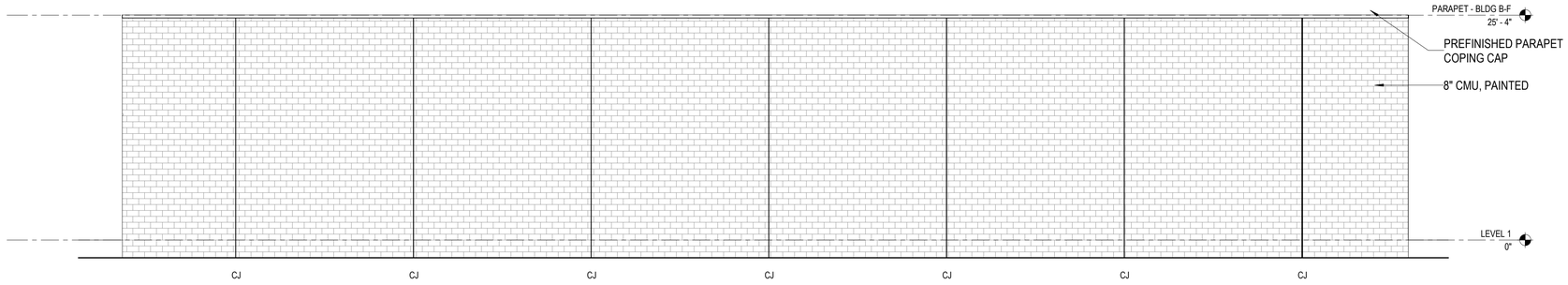
B1 BLDG E - SOUTH ELEVATION @ CORRIDOR

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



B3 BLDG E - SOUTH ELEVATION - NORTH END

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



A1 BLDG E - NORTH ELEVATION

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

GRAPHIC LEGEND

- GLAZING
- CMU BLOCK, PAINTED
- GREEN WALL WITH JAKOB ROPE SYSTEMS GREENGUIDE TRELLIS - PRICE WITH 8x12 ROPE GRID, COORDINATE WITH LANDSCAPE ARCHITECT. - ALL SYSTEM COMPONENTS TO BE STAINLESS STEEL.
- TEXTURED STUCCO
- STUCCO WITH SMOOTH FINISH

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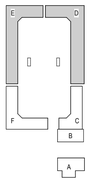
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



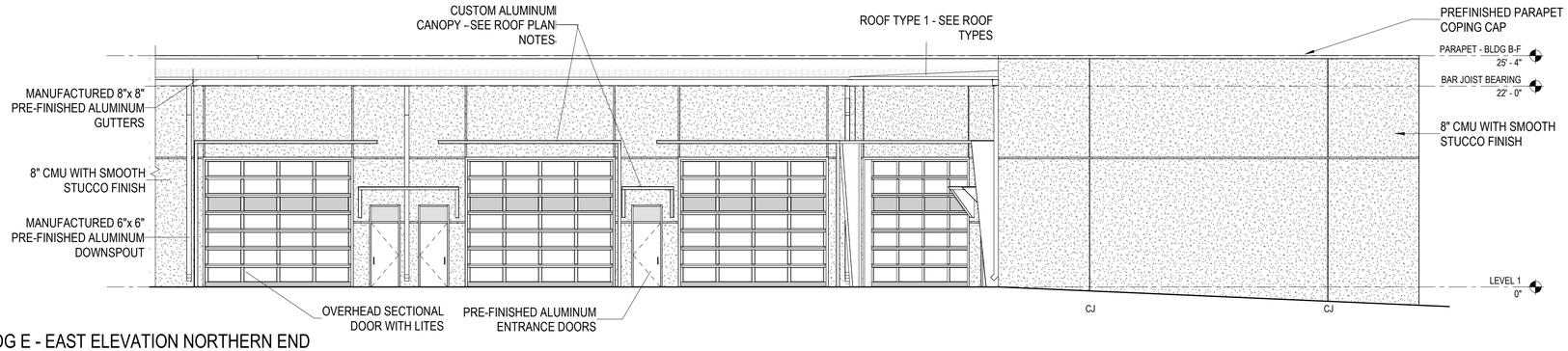
REVISIONS

NO.	DESCRIPTION	DATE

Project Number	25038A
Dated	10.12.2026

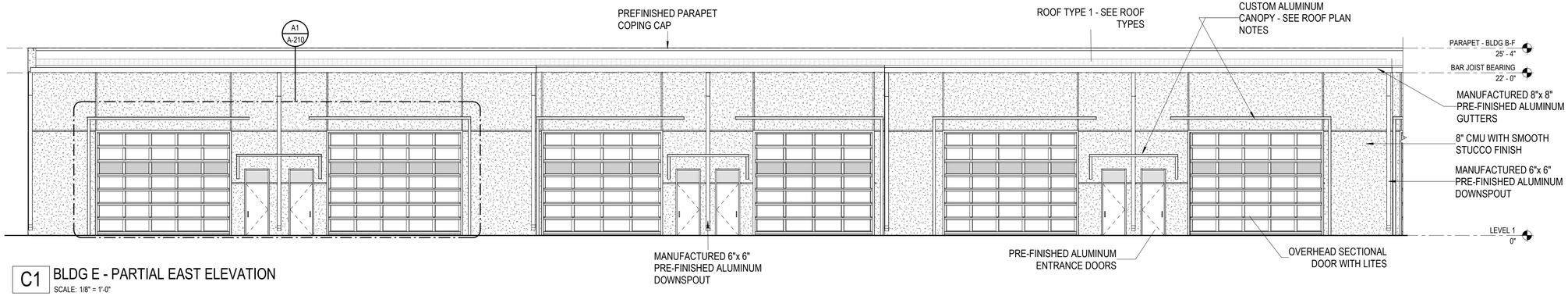
EXTERIOR ELEVATIONS BLDG D & E

A-212



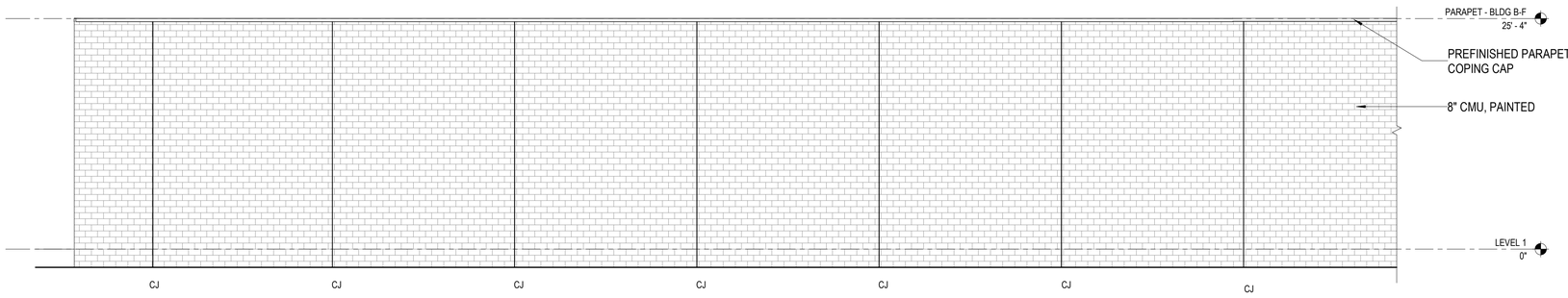
D1 BLDG E - EAST ELEVATION NORTHERN END

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



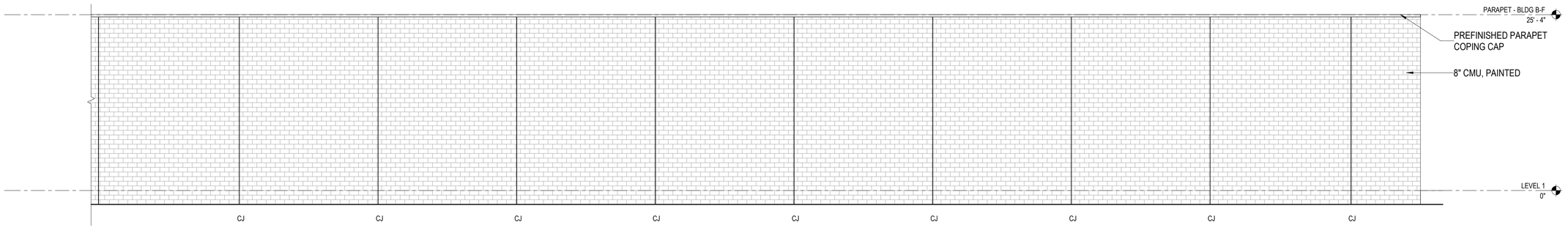
C1 BLDG E - PARTIAL EAST ELEVATION

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



B1 BLDG E - WEST ELEVATION - NORTHERN END

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



A1 BLDG E - PARTIAL WEST ELEVATION

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

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GRAPHIC LEGEND

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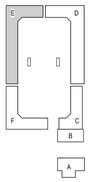
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



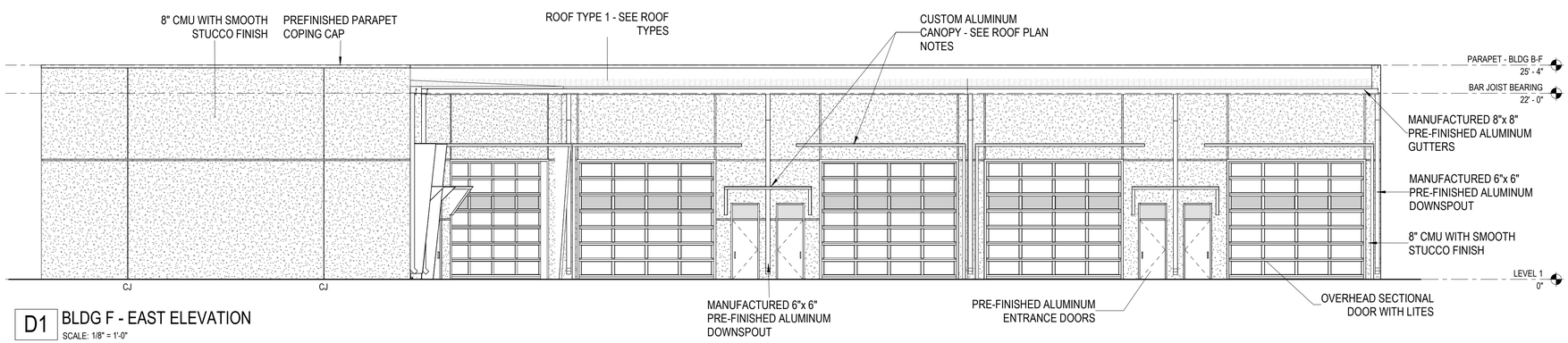
REVISIONS

NO.	DESCRIPTION	DATE

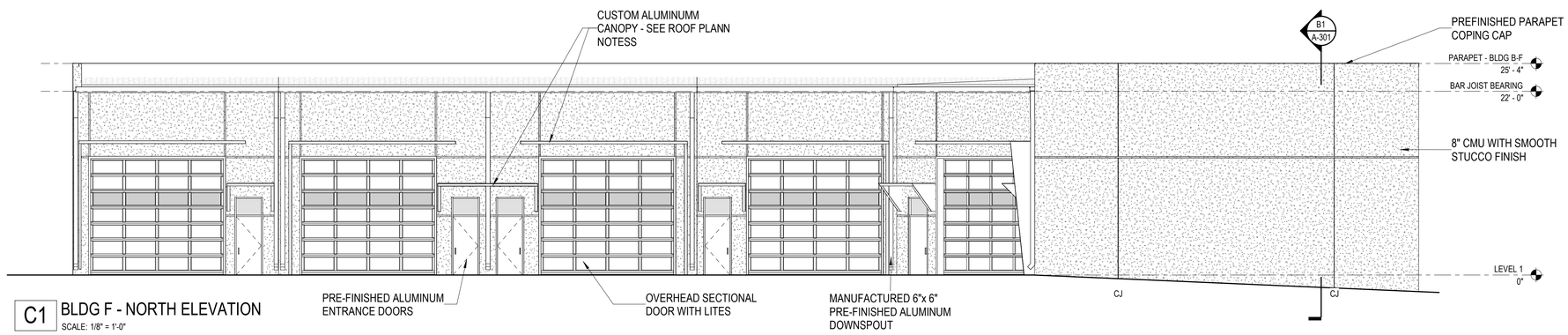
Project Number	**25038A**
Dated	10.12.2026

EXTERIOR ELEVATIONS BLDG E

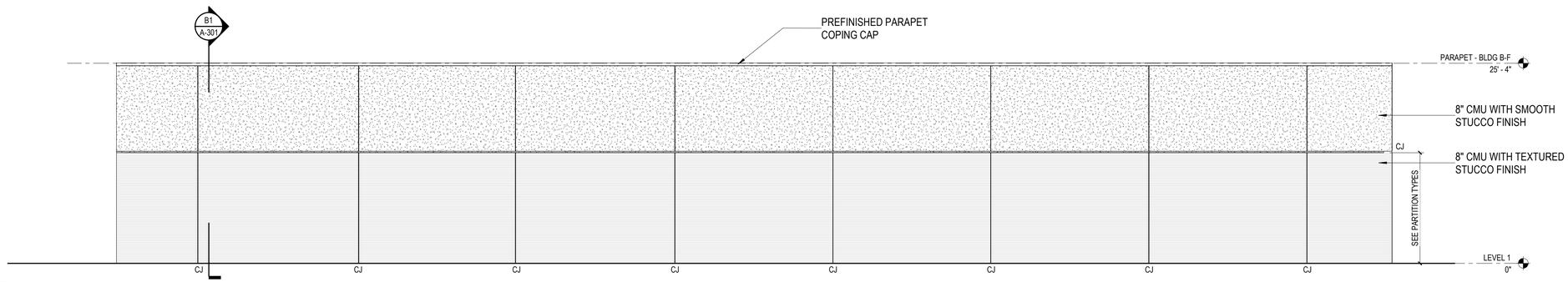
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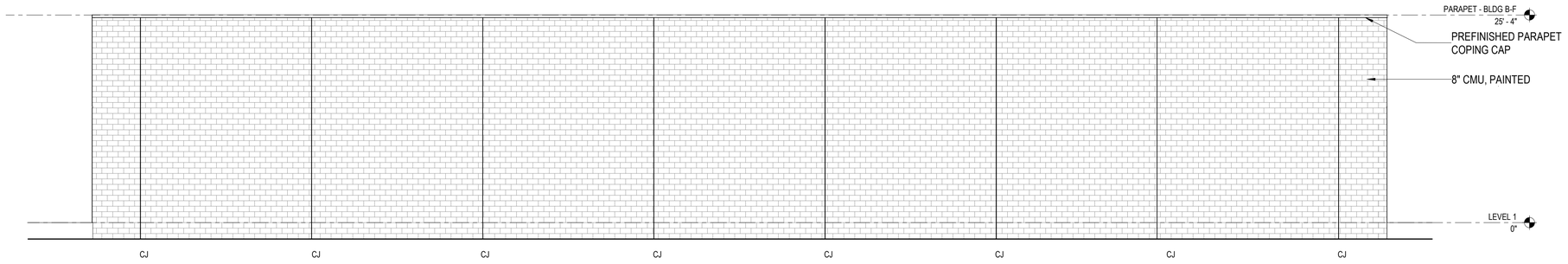
D1 BLDG F - EAST ELEVATION
SCALE: 1/8" = 1'-0"



C1 BLDG F - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 BLDG F - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 BLDG F - WEST ELEVATION
SCALE: 1/8" = 1'-0"

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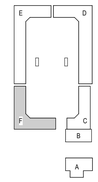
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

NO.	DESCRIPTION	DATE

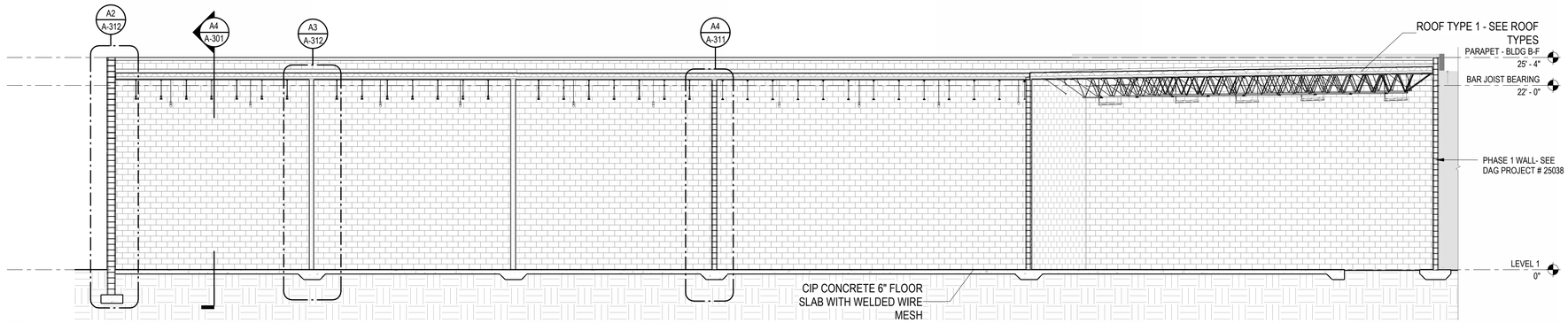
Project Number	**25038A**
Dated	10.12.2026

EXTERIOR ELEVATIONS BLDG F

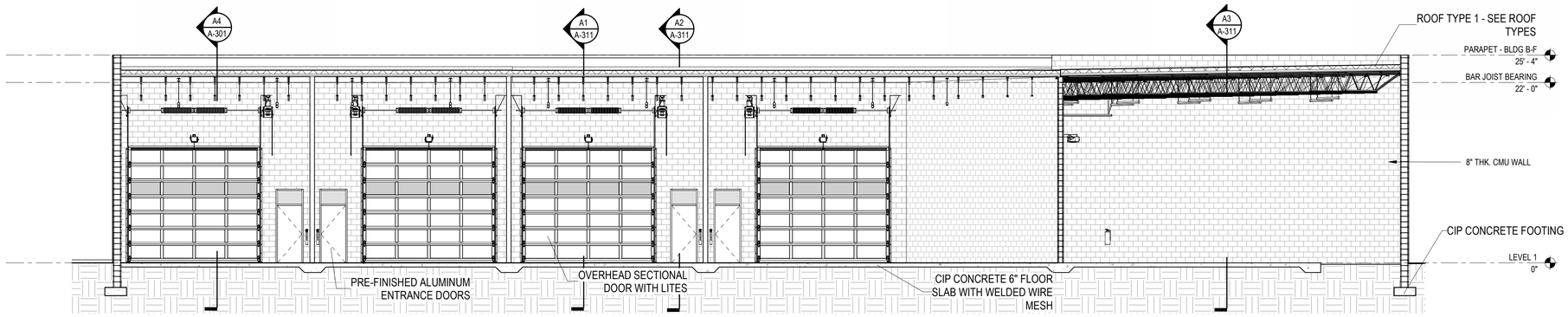
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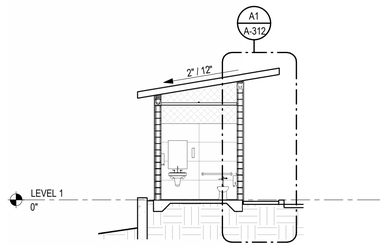
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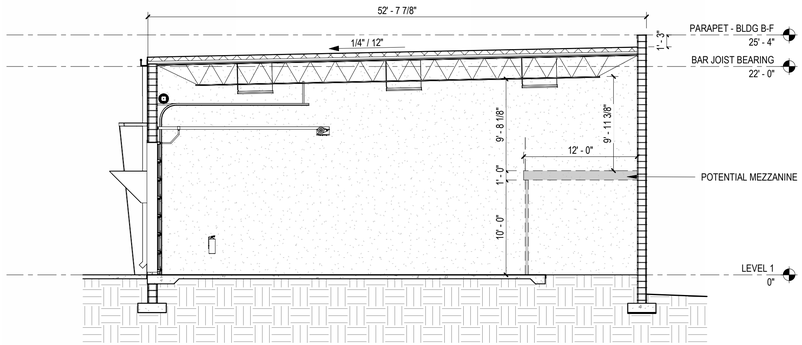
D1 BUILDING C SECTION
SCALE: 1/8" = 1'-0"



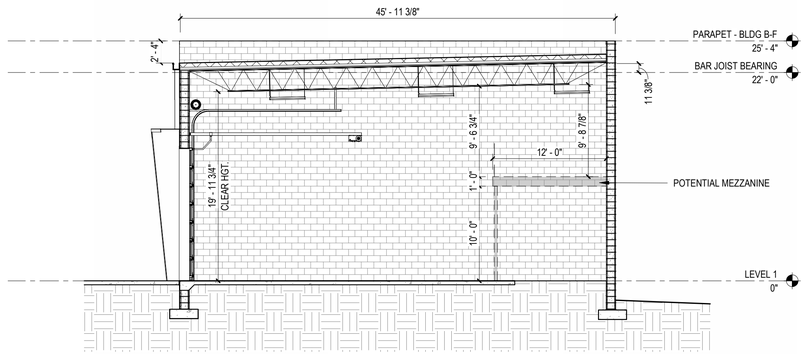
B1 BUILDING F SECTION
SCALE: 1/8" = 1'-0"



A1 PAVILION SECTION
SCALE: 1/8" = 1'-0"



A2 EXTENDED UNIT SECTION
SCALE: 1/8" = 1'-0"



A4 TYPICAL UNIT SECTION
SCALE: 1/8" = 1'-0"

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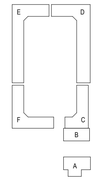
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GARAGE LUXURY AT MIRAMAR - PHASE 2

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FL 32550



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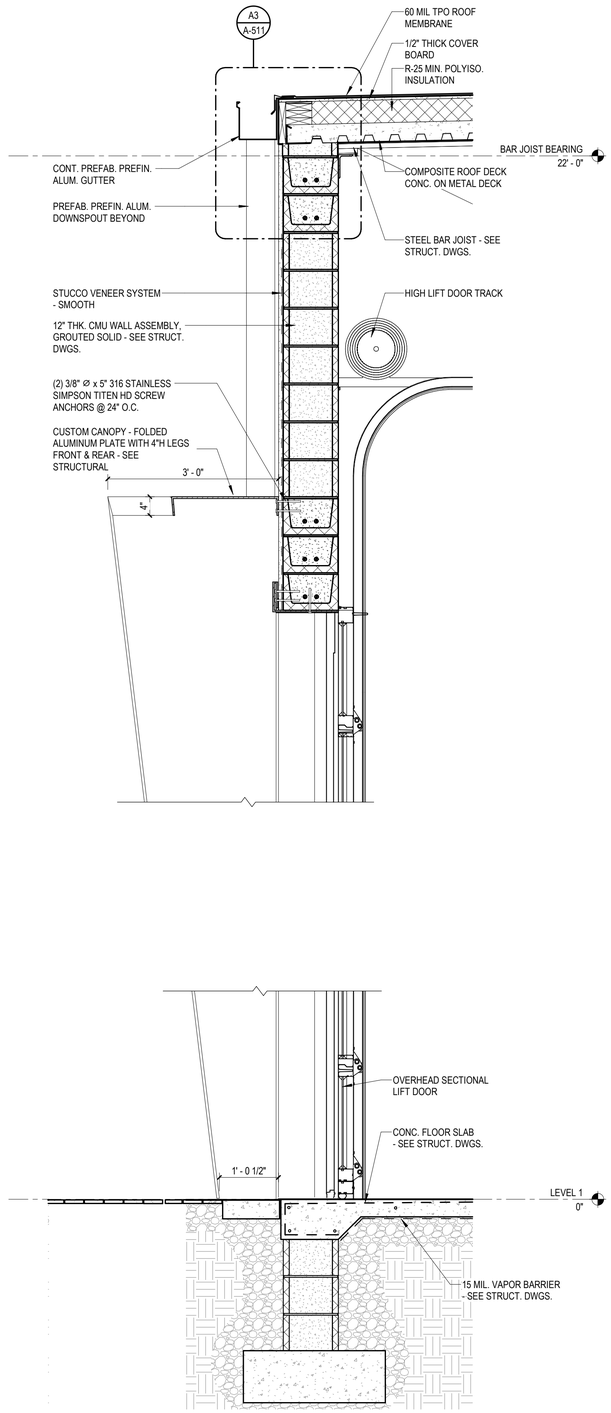
NO.	DESCRIPTION	DATE

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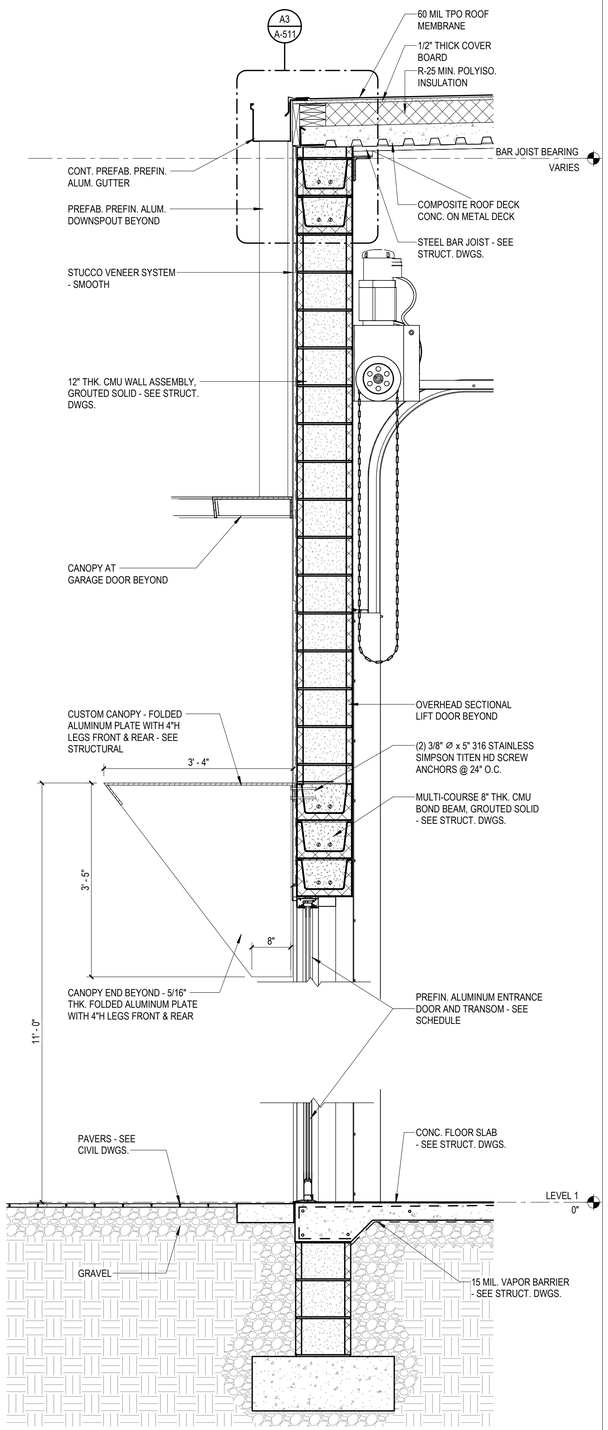
TYPICAL BUILDING SECTIONS

A-301

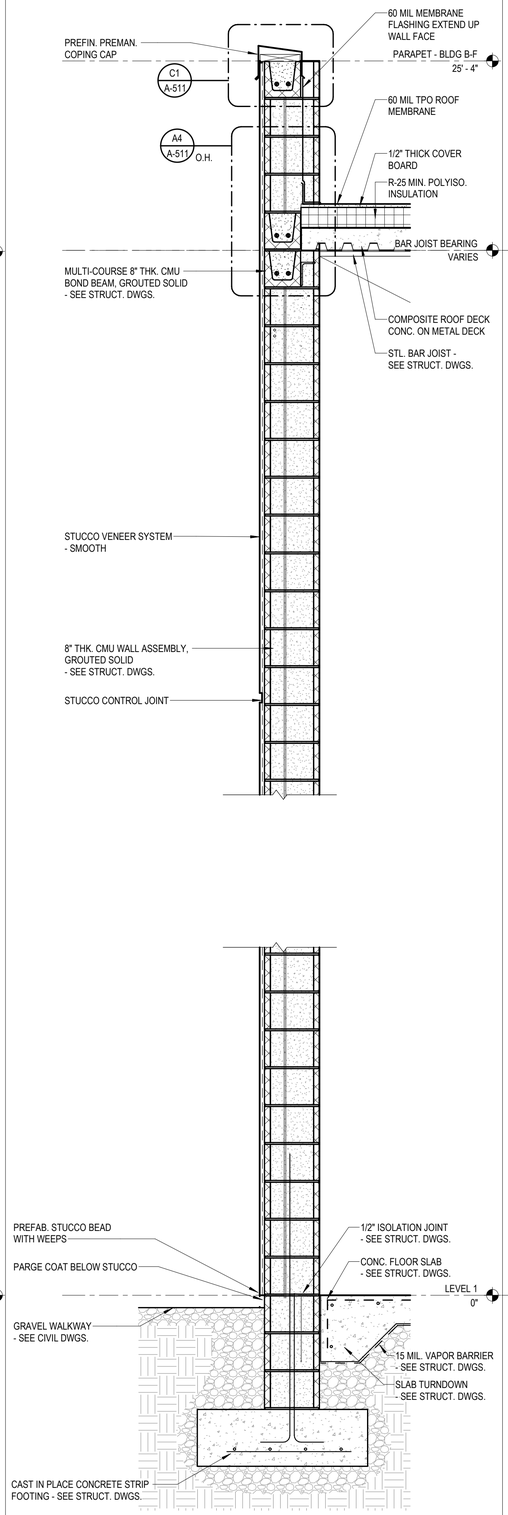
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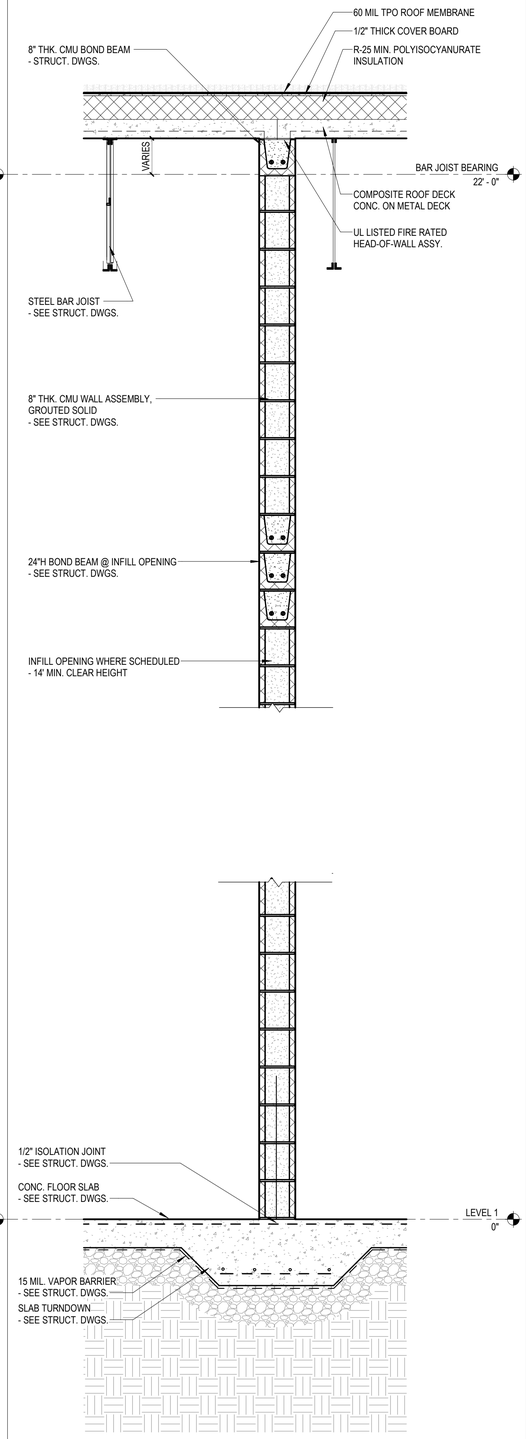
A1 WALL SECTION THRU UNIT GARAGE DOOR
SCALE: 3/4" = 1'-0"



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



A3 WALL SECTION - SIDE WALL AT UNIT 789
SCALE: 3/4" = 1'-0"



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

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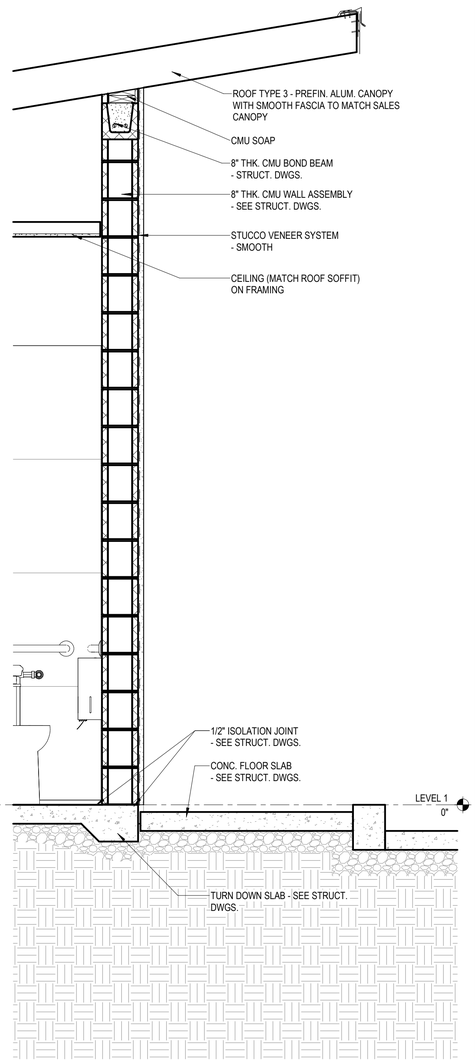
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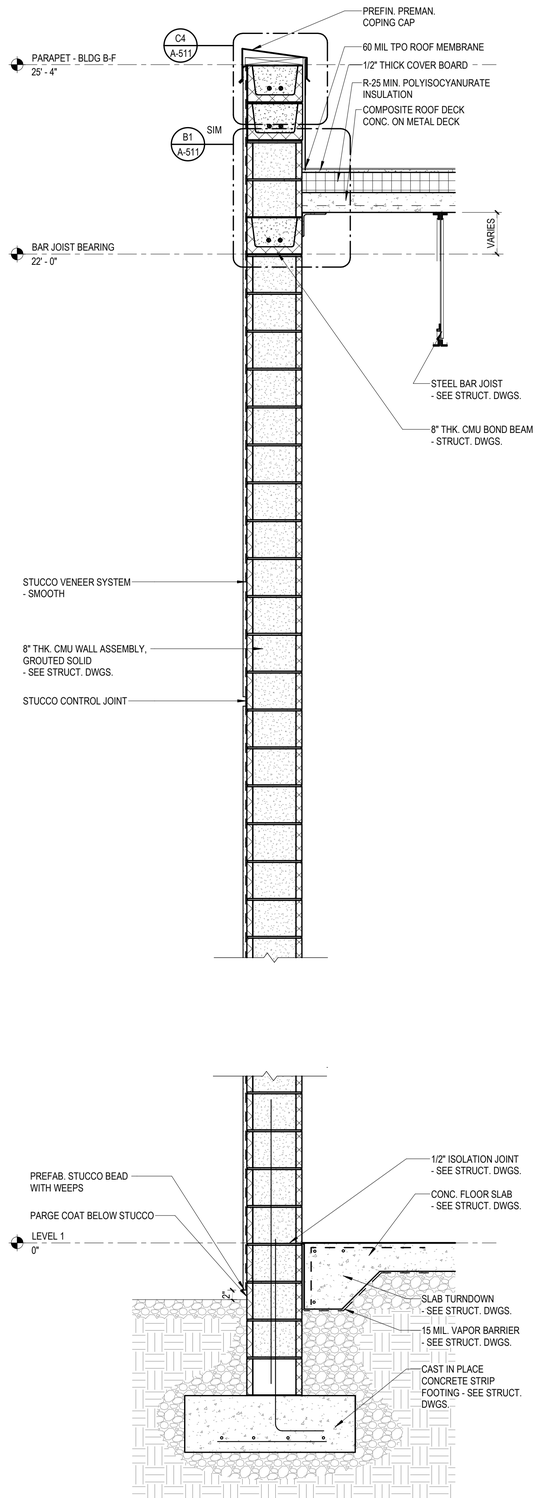
WALL SECTIONS

A-311

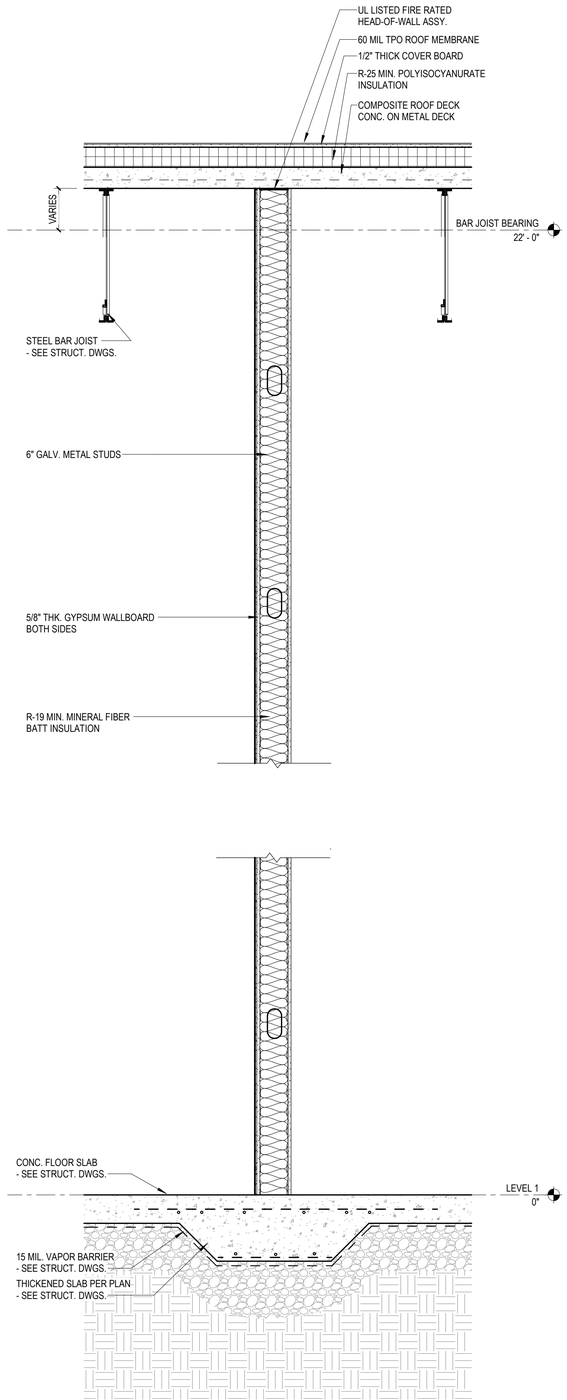
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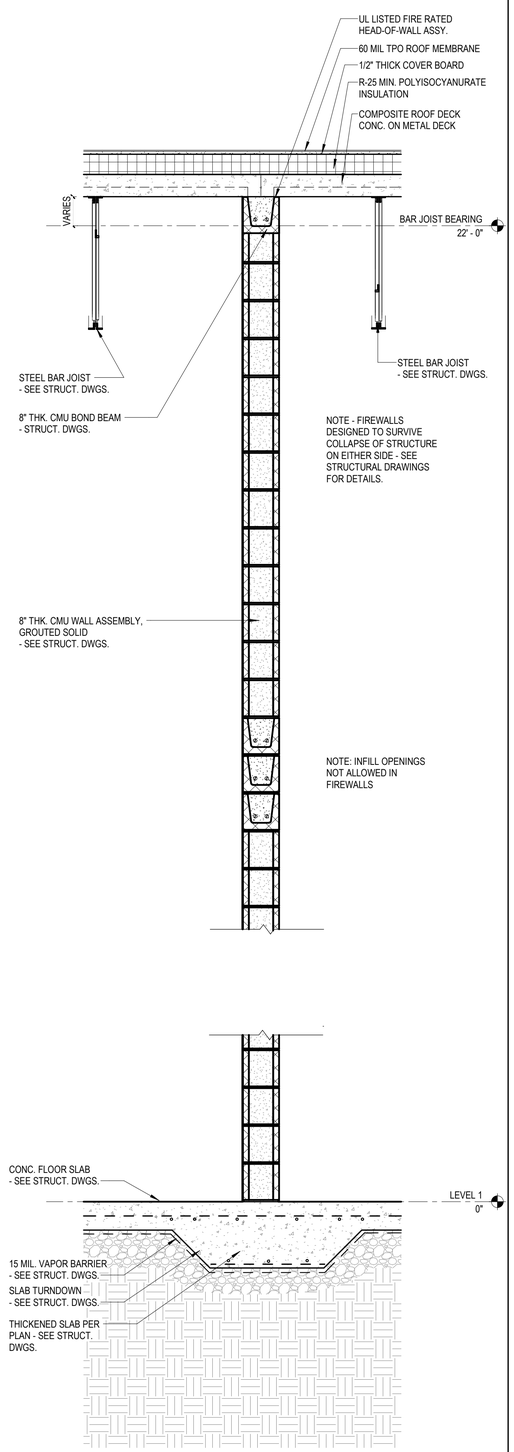
A1 WALL SECTION - PAVILION
SCALE: 3/4" = 1'-0"



A2 END WALL SECTION - TYPICAL
SCALE: 3/4" = 1'-0"



A3 WALL SECTION - TYP. FRAMED DEMSING WALL
SCALE: 3/4" = 1'-0"



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

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STATE OF FLORIDA · PATRICK L. BALLASCH · AR0017640 · REGISTERED ARCHITECT

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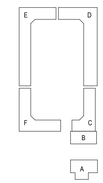
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

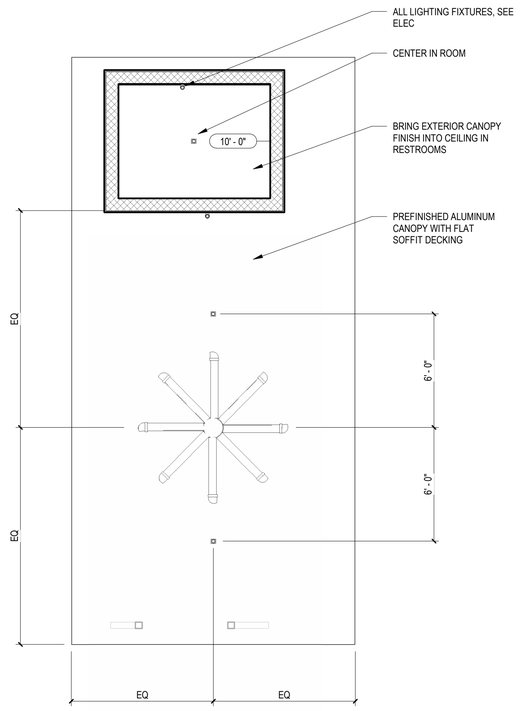
NO.	DESCRIPTION	DATE

Project Number	25038A
Dated	10.12.2026

WALL SECTIONS

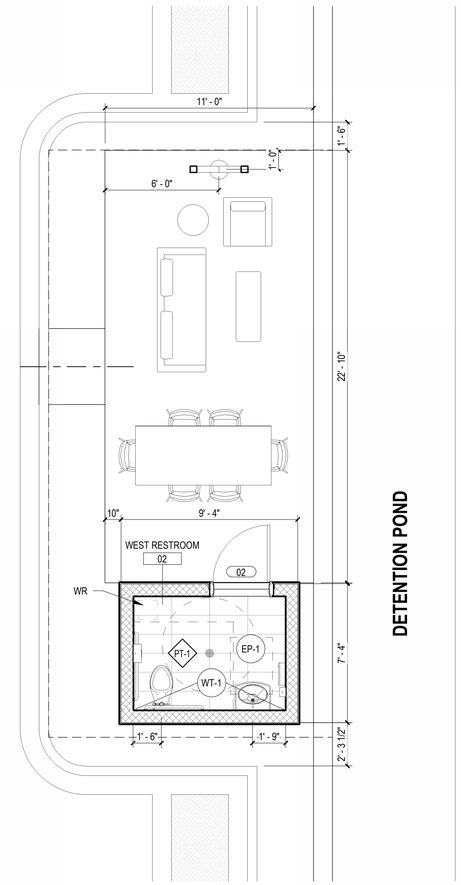
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THE EAST & WEST PAVILIONS ARE THE SAME DESIGN - ROTATED 180°. TAGS, NOTES, REFERENCES, AND DIMENSIONS SHOWN ON ONE PLAN APPLY TO BOTH PAVILIONS.

A1 ENLARGED PLAN - EAST PAVILION RCP
SCALE: 1/4" = 1'-0"



A3 ENLARGED PLAN - WEST PAVILION
SCALE: 1/4" = 1'-0"

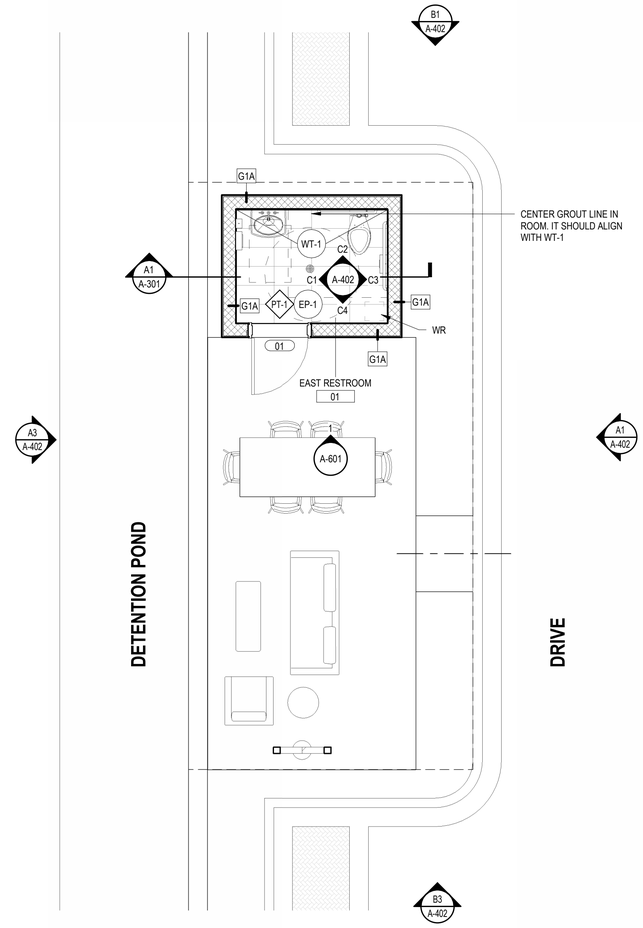
GENERAL NOTES - PAVILION ROOFS

1. PAVILION ROOFS TO BE DELEGATED DESIGN, PRE-FINISHED ALL-ALUMINUM CANOPY SYSTEMS WITH FLAT SOFIT DECK.
2. CANOPY EAVES TO BE SMOOTH FASCIAS.
3. ROOF SUPPORT TO BE COMBINATION OF LOAD-BEARING CMU WALLS AT RESTROOM AND ALL-ALUMINUM V-SHAPED POSTS/COLUMNS.
4. ROOF OVER RESTROOM TO BE INSULATED BY CANOPY VENDOR.
5. ALL CANOPY & COLUMN METAL COLORS TO MATCH.
6. SEE ALSO GENERAL NOTES - ROOF PLAN ON ROOF PLANS A-141x.

NOTE: THE EAST & WEST PAVILIONS ARE THE SAME DESIGN - ROTATED 180°. TAGS, NOTES, REFERENCES, AND DIMENSIONS SHOWN ON ONE PLAN APPLY TO BOTH PAVILIONS.

GENERAL NOTES - ENLARGED PLANS

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. THE CONTRACTOR SHALL PROVIDE REINFORCING [TYPE TBD] BEHIND WALL MOUNTED AND CEILING MOUNTED EQUIPMENT. COORDINATE WITH A / V, DATA, CASEWORK, FURNITURE, ELECTRICAL, AND INTERIOR ELEVATION DRAWINGS.
3. INTERIOR DOORS TO BE LOCATED MIN 6" FROM ADJACENT STUD PARTITIONS AND 8" FROM ADJACENT MASONRY PARTITIONS, UNLESS DIMENSIONED OR NOTED OTHERWISE.
4. CONTRACTOR SHALL COORDINATE WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER DISCIPLINES.
5. REFER TO SHEET A-402 FOR FINISH SCHEDULE.
6. REFER TO SHEET A-001 FOR STANDARD MOUNTING HEIGHTS
7. REFER TO A-022 SERIES SHEETS FOR ADDITIONAL INFORMATION ON INTERIOR PARTITION TYPE ASSEMBLIES.
8. PROVIDE 1/8" / FT MIN SLOPE TOWARDS ALL FLOOR DRAINS, UNO.
9. CONTRACTOR TO CONTACT DESIGNER FOR ANY DISCREPANCIES.



A4 ENLARGED PLAN - EAST PAVILION
SCALE: 1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

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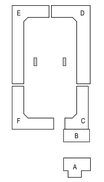
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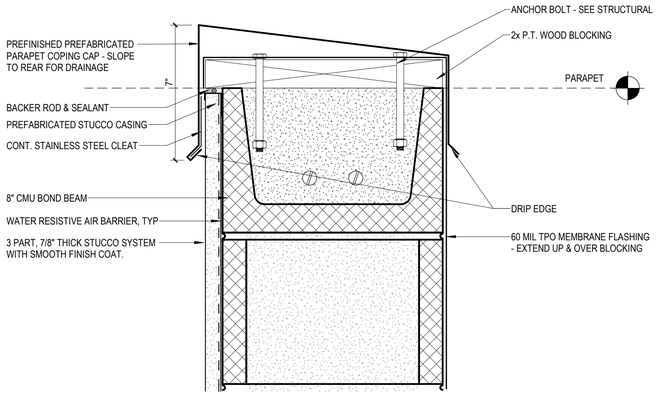
REVISIONS

NO.	DESCRIPTION	DATE

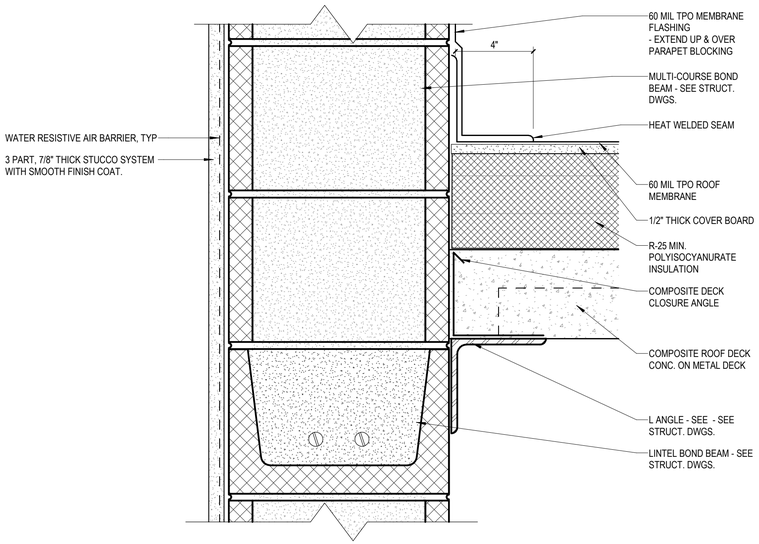
Project Number	25038A
Dated	10.12.2026

ENLARGED PLANS - PAVILLIONS

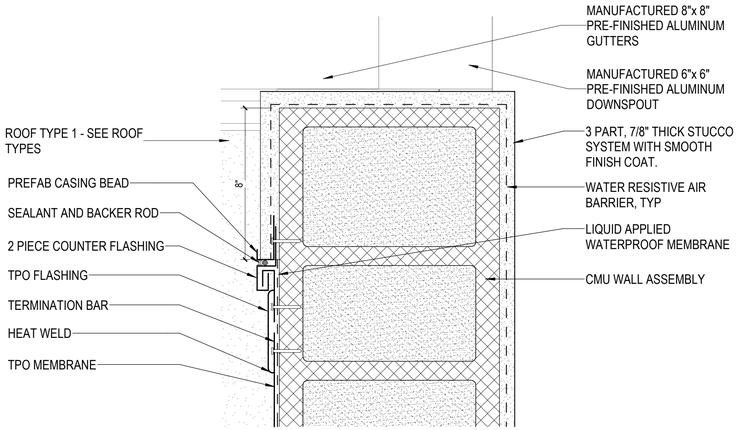
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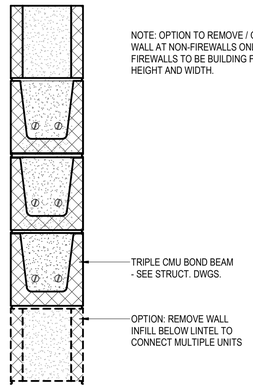
C1 PARAPET COPING @ STUCCO VENEER
SCALE: 3" = 1'-0"



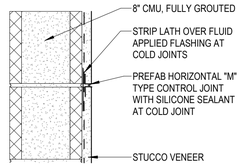
B1 TYPICAL PARAPET WALL FLASHING
SCALE: 3" = 1'-0"



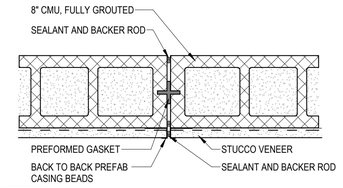
A1 PARAPET STUCCO TO TPO TRANSITION
SCALE: 3" = 1'-0"



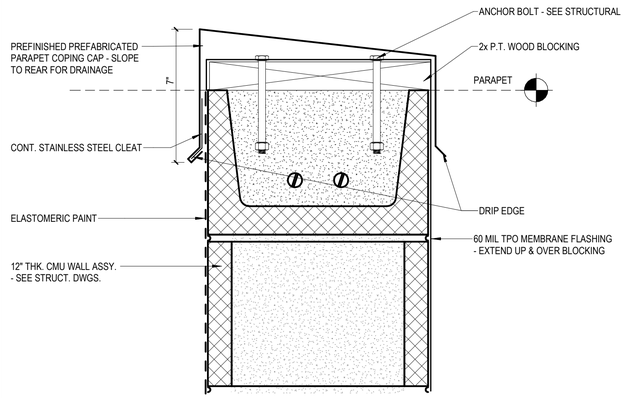
C2 WALL HEADER IN BTWN UNITS
SCALE: 1 1/2" = 1'-0"



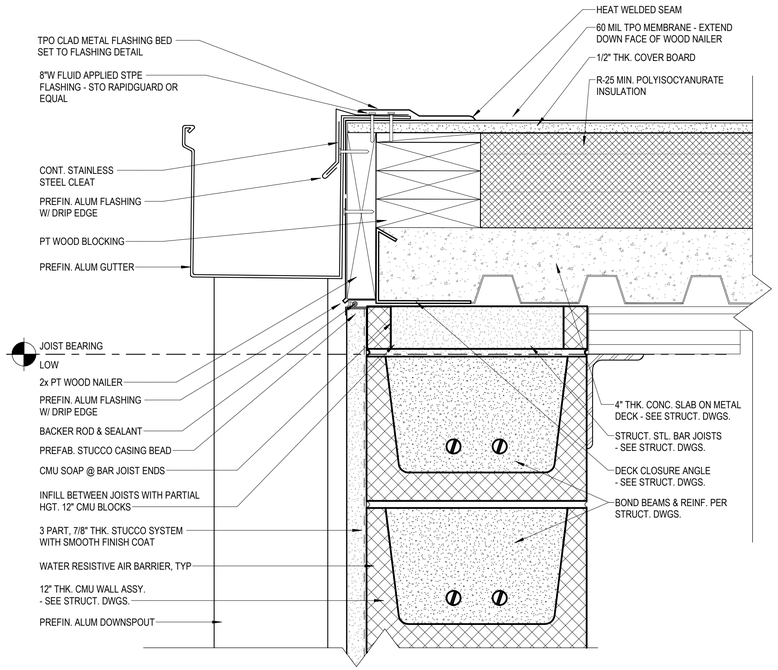
D3 CONTROL JOINT HORIZONTAL
SCALE: 1 1/2" = 1'-0"



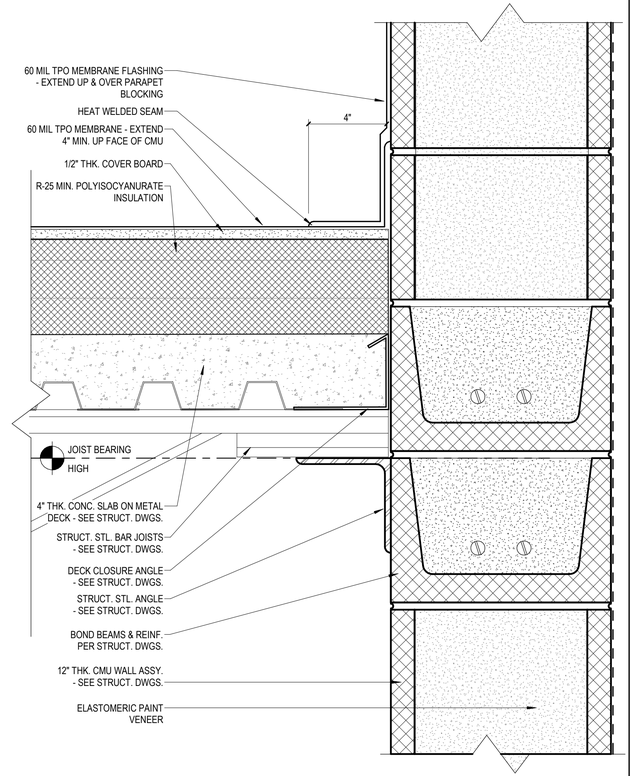
C3 CONTROL JOINT VERTICAL
SCALE: 1 1/2" = 1'-0"



C4 PARAPET COPING @ PAINT VENEER
SCALE: 3" = 1'-0"



A3 ROOF 1 AT GUTTER EDGE
SCALE: 3" = 1'-0"



A4 ROOF AT BEARING WALL
SCALE: 3" = 1'-0"

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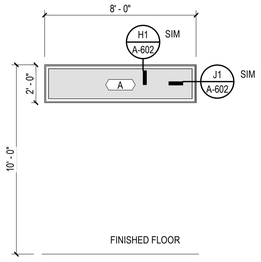
REVISIONS

NO.	DESCRIPTION	DATE

Project Number	**25038A**
Dated	10.12.2026

PLAN/ SECTION DETAILS

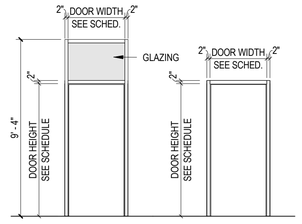
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A
ALUMINUM / GLASS
FIXED

WINDOW TYPES

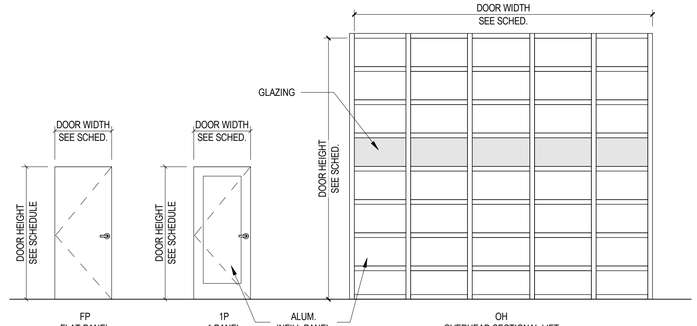
SCALE: 1/4" = 1'-0"



AL-1 AL-2

FRAME TYPES

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



FP
FLAT PANEL

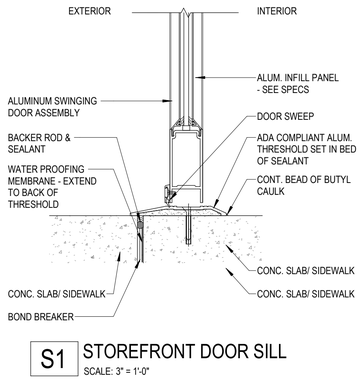
1P
1 PANEL

ALUM.
INFILL PANEL

OH
OVERHEAD SECTIONAL LIFT

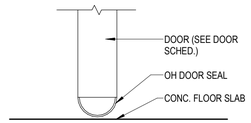
DOOR TYPES

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



S1 STOREFRONT DOOR SILL

SCALE: 3" = 1'-0"



S2 OH DOOR SILL

SCALE: 3" = 1'-0"

DOOR SCHEDULE

	DOOR				FRAME							
	SIZE						DETAILS					
DOOR NO.	WIDTH x HEIGHT	THICK	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	HEAD	JAMB	SILL	IMPACT RESISTANT	HARDWARE SET	COMMENTS
01	3' - 0" x 7' - 0"	1 3/4"	FP	ALUM	AL-2	ALUM	H3	J3	S1	YES	5	
02	3' - 0" x 7' - 0"	1 3/4"	FP	ALUM	AL-2	ALUM	H3	J3	S1	YES	5	
9A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
9B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
10A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
10B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
11A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
11B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
12A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
12B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
13A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
13B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
14A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
14B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
15A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
15B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
16A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
16B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
17A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
17B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
18A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
18B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
19A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
19B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
20A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
20B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
21A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
21B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
22A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
22B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
23A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
23B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
24A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
24B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
25A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
25B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
26A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
26B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
27A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
27B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
28A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
28B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
29A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
29B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
30A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
30B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
31A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
31B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
32A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
32B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
33A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
33B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
34A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
34B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
35A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
35B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
36A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
36B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
37A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
37B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
38A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
38B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
39A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
39B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
40A	18' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
40B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
41A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
41B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
42A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
42B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
43A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
43B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
44A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
44B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
45A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
45B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
46A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
46B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
47A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
47B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
48A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
48B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP
49A	16' - 0" x 14' - 0"	3"	OH	ALUM/GL	-	-	H2	J2	S2	YES	2	
49B	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	ALUM	H1	J1	S1	YES	1	ACCESS CONTROLS WITH SMART PHONE APP

GENERAL NOTES - EXTERIOR DOORS & STOREFRONTS

1. ALL EXTERIOR DOOR ASSEMBLIES, ENTRANCES & STOREFRONTS WILL BE IMPACT RATED, WITH IMPACT RESISTANT GLASS RATED FOR LARGE MISSILE IMPACT, AND HAVE A FLORIDA PRODUCT APPROVAL NUMBER.
2. ALL EXTERIOR GLAZING TO COMPLY WITH U-FACTOR AND SHGC REQUIREMENTS IN TABLE C402.4 OF THE 2023 FLORIDA BUILDING CODE - ENERGY CONSERVATION.
3. ALL EXTERIOR GLAZING WILL BE TINTED WITH LOW-E COATING ON INNER SURFACE OF OUTBOARD LITE.
4. ALL EXTERIOR FIXED GLAZING TO BE INSULATED GLASS UNITS.

SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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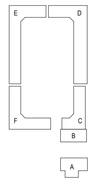
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FOR PERMIT

GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



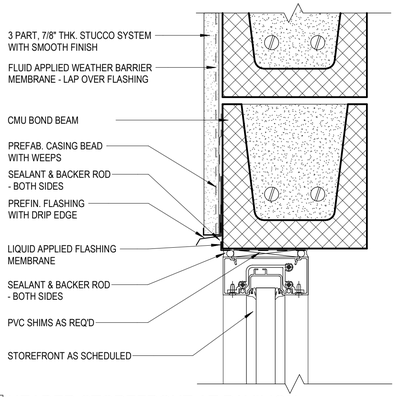
REVISIONS

NO.	DESCRIPTION	DATE

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Dated	10.12.2026

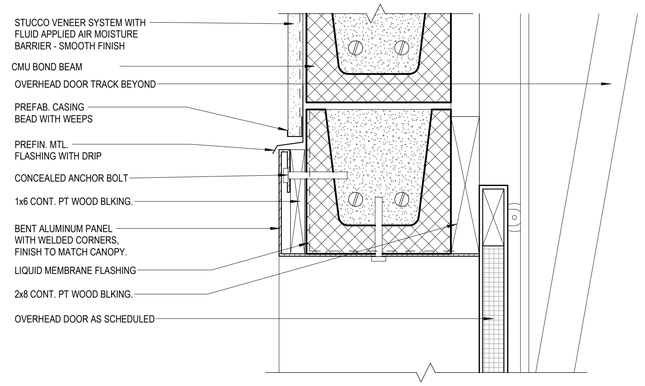
DOOR & WINDOW TYPES & SCHEDULE

A-601



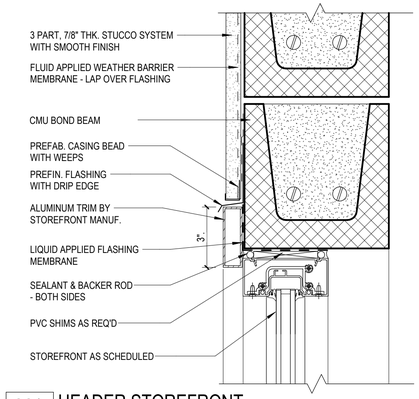
H3 HEADER STOREFRONT AT PAVILION

SCALE: 3" = 1'-0"



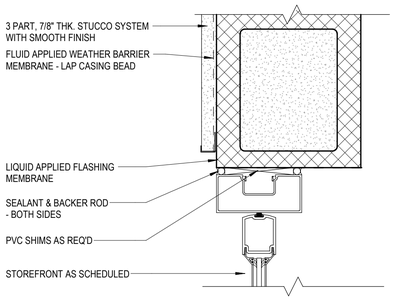
H2 HEADER OVERHEAD DOOR

SCALE: 3" = 1'-0"



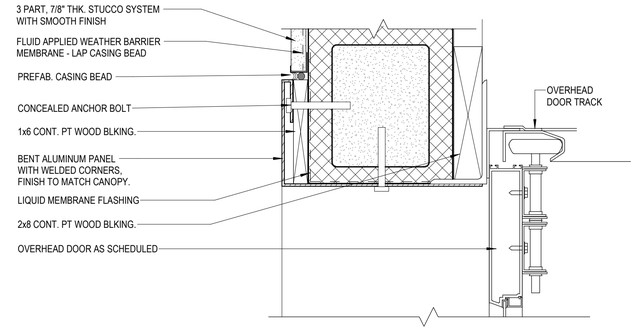
H1 HEADER STOREFRONT

SCALE: 3" = 1'-0"



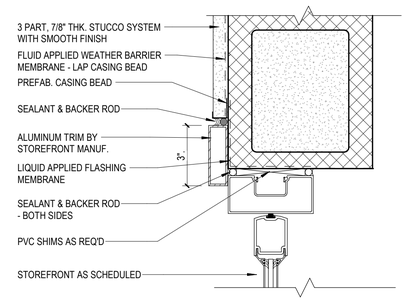
J3 JAMB STOREFRONT AT PAVILION

SCALE: 3" = 1'-0"



J2 JAMB OVERHEAD DOOR

SCALE: 3" = 1'-0"



J1 JAMB STOREFRONT

SCALE: 3" = 1'-0"

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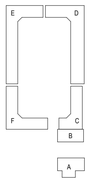
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 2

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



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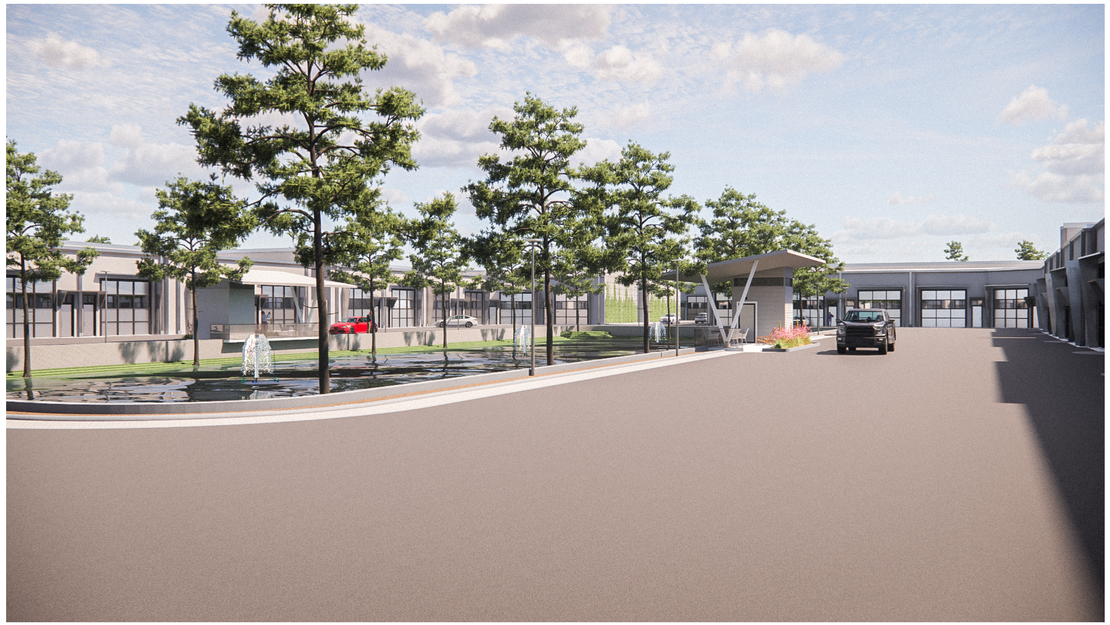
DOOR DETAILS

A-602

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PHASE 2 COURTYARD AERIAL



PHASE 2 COURTYARD PAVILION



PHASE 2 PAVILION



PHASE 2 COURTYARD

EXTERIOR COLOR SELECTIONS

PRIMARY COLOR	ACCENT COLORS	USE	MUNSELL COLORS	SHERWIN-WILLIAMS	
			HUE/VALUE/CHROMA	NO.	NAME
A		STORAGE UNIT STUCCO & TEXTURED STUCCO, PAINTED CMU, & PROPERTY FENCING	10 YR 7.5/1	SW7030	ANEW GRAY
	B	SALES CENTER STUCCO & TEXTURED STUCCO, SALES CENTER CANOPY & COLUMNS	5Y 9/0.5	SW9542	NATURAL WHITE
	C	GUTTERS, COPING, UNIT GARAGE CANOPIES, & UNIT PERSONNEL DOORS	10PB 6.5/0.5	SW7067	CITYSCAPE
	D	GARAGE DOOR FRAMES	10PB 6/0.5	SW7674	PEPPERCORN
SIGNAGE PACKAGE TO BE SUBMITTED SEPARATELY FOR APPROVAL					
BUILDING DOES NOT USE ANY STONE, BRICK, OR TILE IN THE EXTERIOR FACADES.					

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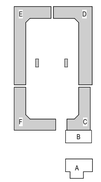
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RENDERINGS

A-900