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GARAGES LUXURY AT MIRAMAR

PHASE II

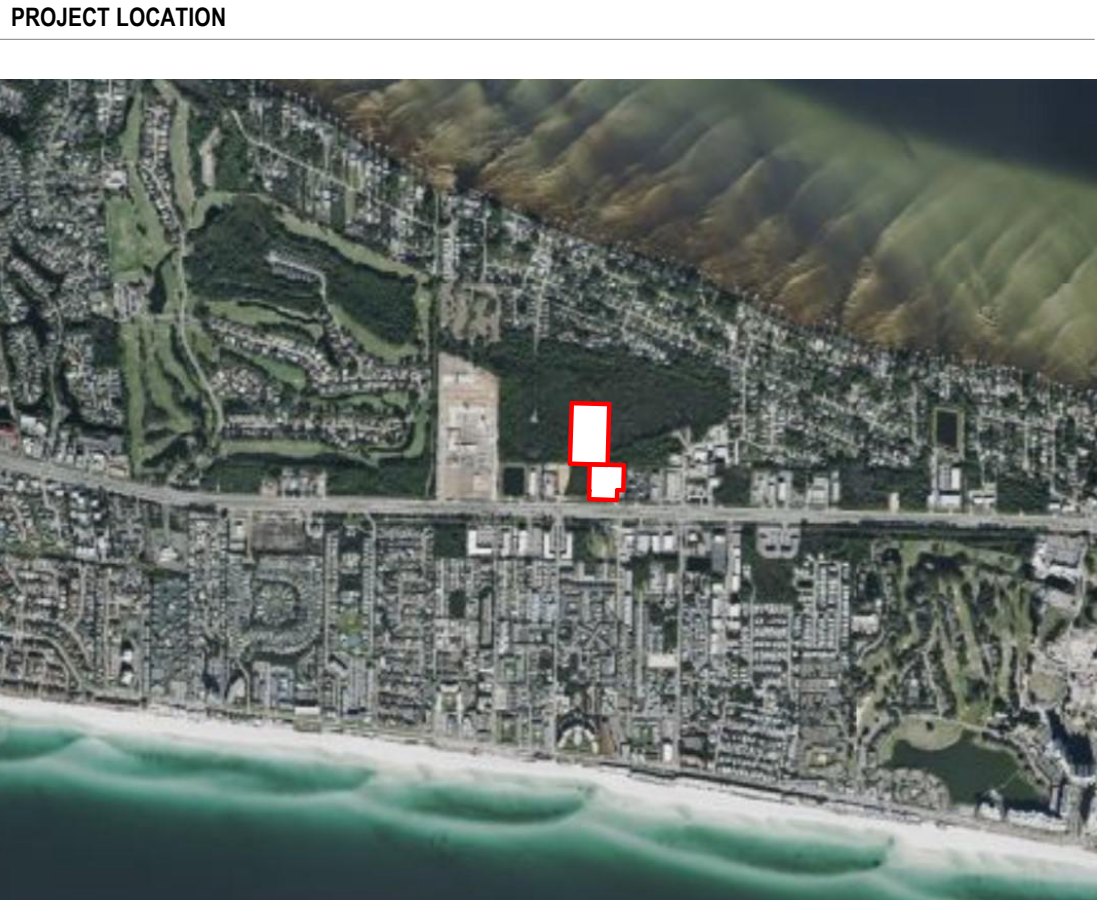
U.S. HIGHWAY 98, MIRAMAR BEACH, FL 32550



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PHASE 2 COURTYARD RENDER

PROJECT TEAM			
ARCHITECTURE:	DAG ARCHITECTS 1223 AIRPORT RD DESTIN, FL 32541 CONTACT: PAT BALLASCH, CARL STUER 850.837.8152, 850.502.8770	OWNER:	GROVES & KING, LLC 539 BOTANY BOULEVARD SANTA ROSA BEACH, FL 32459 CONTACT: JOHN KING 850.585.4537
CIVIL:	NAUTILUS CIVIL ENGINEERS, INC. MAILING ADDRESS: P.O. BOX 2190, SANTA ROSA BEACH, FL 32459 PHYSICAL ADDRESS: 12870 US HWY 98W, MIRAMAR BEACH, FL 32550 CONTACT: CURTIS SMITH 615.210.2150	PROJECT SCOPE	
LANDSCAPE:	ALAN D. HOLT, A.S.L.A. MAILING ADDRESS: P.O. BOX 2549 PANAMA CITY, FL 32402 CONTACT: ALAN HOLT 850.914.9006	PHASE 2 OF A LUXURY STORAGE CONDOMINIUM TO HOUSE HIGH-END CARS, BOATS AND RV'S. OVERALL PROJECT INCLUDES 47 INDIVIDUAL UNITS, SALES CENTER, AND SHARED PAVILIONS. SITERWORK INCLUDES DRIVEWAYS, PARKING, ACCESS CONTROL, AND STORMWATER FEATURES.	
STRUCTURAL:	ATLAS ENGINEERING & CONSULTING 455 HARRISON AVE, STE B PANAMA CITY, FLORIDA 32401 CONTACT: CODY HARDEN, KEVIN PRICHETT 850.708.5964	ALL PHASE 2 UNITS ARE TO BE SHELL UNITS READY FOR FUTURE OWNER CUSTOMIZATION UNDER SEPARATE PERMITS.	
ELECTRICAL:	WATFORD ENGINEERING, INC 311 NORTH COLLEGE ST AUBURN, AL 36830 CONTACT: ANTHONY DAVIS, STEWARD HERNDON 334.209.0212	SEE DAG PROJECT #25038 FOR PHASE 1 WORK. PHASE 1 IS EXPECTED TO BE LET TO, AND BUILT SIMULTANEOUSLY BY, THE SAME CONTRACTOR AS PHASE 2. NOTIFY ARCHITECT IMMEDIATELY IF SIMULTANEOUS BUILD DOES NOT OCCUR AS DESIGN CHANGES TO BUILDING BC WOULD BE NECESSARY.	
MECHANICAL & PLUMBING:	WATFORD ENGINEERING, INC. 4452 CLINTON ST MARIANNA, FL 32446 CONTACT: STEVEN DAY 850.526.3447	APPLICABLE CODES	
		2023 FLORIDA BUILDING CODE, BUILDING	8TH EDITION
		2023 FLORIDA BUILDING CODE, ACCESSIBILITY	8TH EDITION
		2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION	8TH EDITION
		2023 FLORIDA BUILDING CODE, PLUMBING	8TH EDITION
		2023 FLORIDA BUILDING CODE, MECHANICAL	8TH EDITION
		2023 FLORIDA BUILDING CODE, FUEL GAS	8TH EDITION
		2023 FLORIDA FIRE PREVENTION CODE: NFPA 1 & 101 (2021 ED)	8TH EDITION
		2017 NFPA 70: NATIONAL ELECTRIC CODE	
		COUNTY CODE OF ORDINANCES	



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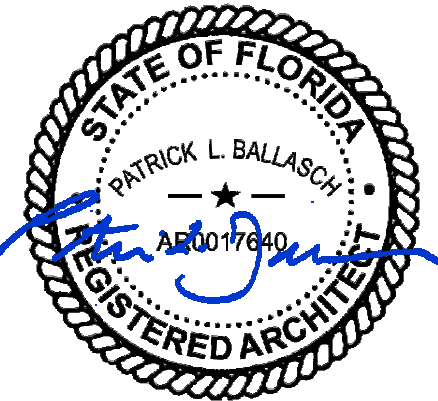
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E-303	ELECTRICAL NORTH SITE PLAN

10.12.26 - CD SET

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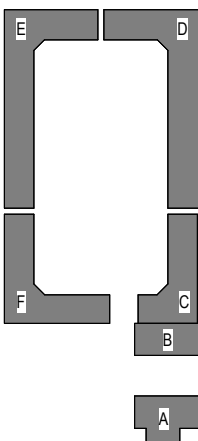
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GROVES & KING, LLC

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

COVER SHEET

G-001

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CHAPTER 1 - CODE REFERENCES

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

BUILDING DATA

CODE REFERENCE	DATA
CONSTRUCTION TYPE	TYPE IIB
SPRINKLER SYSTEM (FBC - SECTION 903, NFPA 101 - CHAPTER 6)	N/A INDIVIDUAL FIRE AREAS DO NOT EXCEED 12,000 SF
STANDPIPES (FBC - SECTION 905, LSC-CHAPTER 6)	N/A
FIRE DISTRICT (REFERENCE LOCAL AUTHORITY)	SOUTH WALTON FIRE DISTRICT
HIGH RISE (FBC SECTION 403)	N/A
MEZZANINE (FBC SECTION 505)	N/A
FIRE ALARM (FBC SECTION 907)	N/A
FIRE PUMP (FBC SECTION 913)	N/A

LIFE SAFETY 101-OCCUPANCY CLASSIFICATION

OCCUPANCY
NEW BUSINESS
STORAGE OCCUPANCIES
LOW HAZARD STORAGE - GROUP S-2

CHAPTER 5 - ALLOWABLE BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHTS (TYPE VB)		ALLOWABLE AREA (TYPE VB)		
	ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	ALLOWABLE HEIGHT (TABLE 504.3)	ALLOWABLE AREA FACTOR (TABLE 506.2) SM (Story Multi) PER FLOOR	AREA INCREASE PER FBC 506.3
S-2 (LOW H STO.)	3	55'-0"	26,000 SQ FT.	NOT REQUIRED AT THIS TIME

CHAPTER 5 - ACTUAL BUILDING HEIGHTS AND AREAS

ACTUAL HEIGHTS					ACTUAL AREA
SPACE	OCCUPANCY (FOR CALCULATING BUILDING AREA ONLY)	HEIGHT (Above Grade)	STORY	BUILDING AREA PROVIDED	
LEVEL ONE - STORAGE UNITS	S-2	26'-0"	1	SEE LIFE SAFETY PLAN LS101	

CHAPTER 6 - FIRE RESISTANCE RATINGS - TABLE 601

BUILDING ELEMENTS (FBC TABLE 601, NFPA 101 TABLE A.8.2.1.2)		
TYPE II-B CONSTRUCTION	FIRE RESISTANCE RATING HOURS	COMMENTS
STRUCTURAL FRAME	0	SEE SECTION 704.10
BEARING WALLS		
EXTERIOR	0	SEE SECTION 704.10
INTERIOR	0	
NON-BEARING WALLS		
EXTERIOR	0	SEE TABLE 705.5
INTERIOR	0	
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0	
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0	

CHAPTER 7 - FIRE RESISTANCE RATINGS - TABLE 705.5

FIRE SEPARATION DISTANCE = X(FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP S-2, HOURS RATING
X<5	ALL	1
5 < X < 10	IA	1
	OTHERS	1
10 < X < 30	IA, IB	
	IIB, VB	0
	OTHERS	
X >30	ALL	0

FIRE SEPARATIONS

COMPONENT	FIRE RATING	COMMENTS
CORRIDORS (FBC TABLE 1020.2)	GROUP S	1 OCC LOAD OVER 30, WITHOUT AUTOMATIC SPRINKLER SYSTEM
FIRE WALLS (FBC TABLE 706.4)	GROUP S-2	2 COMPLY WITH NFPA 221, SURVIVE COLLAPSE OF EITHER SIDE UNDER FIRE CONDITIONS
FIR BARRIER WALLS (NFPA 101.8.2.1.3(1))	2	COMPLY WITH NFPA 221
VERTICAL SHAFTS (FBC SECTION 713.4)	1	N/A
WALLS & PENETRATIONS (FBC 714.3)		FILL SPACE AROUND PENETRATION WITH APPROVED MATERIAL TO PREVENT PASSAGE OF SMOKE OR FIRE AS REQUIRED
INSTALLATION REQUIREMENTS (FBC 903.3.1)		SPRINKLERS NOT REQUIRED IN ACCORDANCE WITH SECTION 903.2
DOUBLE WALL FIRE WALLS (NFPA 221.4.4)	2	TWO 1-HOUR RATED WALLS EQUIVALENT TO SINGLE 2-HOUR RATED WALL

CHAPTER 7 - EXTERIOR WALL OPENINGS

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

CHAPTER 7 - OPENING PROTECTIVES

FBC TABLE 716.5 - FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATINGS		
TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING (HOURS)	MIN. FIRE DOOR & FIRE SHUTTER ASSEMBLY RATING (HOURS)
FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING OF 1-HOUR:	1	1
OTHER FIRE BARRIERS	1	3/4
DOUBLE FIRE WALLS (EACH WALL RATED AS)	1	1
OTHER FIRE PARTITIONS	0.5	1/3
EXTERIOR WALLS	0	0
SMOKE BARRIERS	1	1/3

CHAPTER 8 - INTERIOR FINISH REQUIRMENTS

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

CHAPTER 10 - MEANS OF EGRESS RELATED REQUIREMENTS

CRITERIA	OCCUPANY GROUP	REQUIREMENT
MINIMUM CORRIDOR WIDTH (FBC SECTION 1020.3)	S-2 LOW HAZARD STORAGE	44" OR AS REQUIRED BY OCCUPANT LOAD
DEAD END CORRIDORS NOT TO EXCEED (FBC SECTION 1020.5)	S-2 LOW HAZARD STORAGE	20 FEET
EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2)	S-2 LOW HAZARD STORAGE	NON SPRINKLERED, S-2= 300 FEET
COMMON PATH OF EGRESS SHALL NOT EXCEED (FBC TABLE 1006.2.1)	S-2 LOW HAZARD STORAGE	NON SPRINKLERED, S-2 OL<30 = 100 FEET
MINIMUM NUMBER OF EXITS REQUIRED PER SPACE (FBC TABLE 1006.2.1)	S-2 OL <30	ONLY 1 EXIT REQUIRED
	S-2 OL >29	MIN. 2 EXITS REQUIRED
MINIMUM DOOR WIDTH (FBC 1010.1.1)	SIZED PER OCCUPANT LOAD	32" CLEAR MIN
MINIMUM CLEAR OPENING		32"
REQUIRED EGRESS WIDTHS (FBC SECTION 1005.3)		STAIRWAYS: 0.3" PER OCCUPANT ALL OTHER EGRESS COMPONENTS: .02" PER OCCUPANT
MEANS OF EGRESS ILLUMINATION (FBC SECTION 1008.1)		REQUIRED
PROTRUDING OBJECTS		4" MAXIMUM BETWEEN 27" AND 80" ABOVE FINISH FLOOR FOR
EGRESS COURTS (FBC SECTION 1031)		NOT RATED WHERE COURT IS MIN. 10' WIDE

CHAPTER 10 - OCCUPANT LOAD FACTOR - TABLE 1004.5

PRIMARY OCCUPANCY: STORAGE S-2		
FUNCTION (FBC - TABLE 1004.5 AND LSC - TABLE 7.3.1.2)	OCCUPANT LOAD FACTOR (FBC - TABLE 1004.5)	OCCUPANT LOAD FACTOR (LSC - TABLE 7.3.1.2)
STORAGE	300 SF PER PERSON - GROSS	300 SF PER PERSON - GROSS

CHAPTER 10 - EGRESS SIZING 1005.3

EGRESS COMPONENT	INCHES PER OCCUPANT	OCCUPANTS	INCHES REQUIRED
TYPICAL STORAGE UNIT			
DOORS	0.2	OL < 160	32" MIN
STAIRS	0.3	N/A	N/A

CHAPTER 12 - INTERIOR ENVIRONMENT

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

FBC ENERGY CONSERVATION - CHAPTER 4 (CE)

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

PLUMBING FIXTURES - FBC PLUMBING TABLE 403.1

USE/ OCCUPANCY	OCCUPANT LOAD (DIVIDE TOTAL BY 2, HALF FOR EACH SEX)	WATER CLOSETS				LAVATORIES				DRINKING FOUNTAINS (Not Required 410.4)		SERVICE SINK (Assembly per Level)	
		MALE		FEMALE		MALE		FEMALE		REQUIRED	PROVIDED	REQUIRED 1 SER. SINK	PROVIDED
		REQUIRED	PROVIDED WC + URN = T	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED				
TYPICAL STORAGE UNIT													
S-2, STORAGE	199 (100)	1 PER 100	1	1	1 PER 100	1	1	1 PER 100	1	1	1 PER 1000	0	0
TYPICAL STORAGE UNIT PROVIDED AS SHELL SPACE (NO FIXTURES)													

COMMON AREA FIXTURES PROVIDED AS A CONVENIENCE. IT IS ANTICIPATED THAT UNIT BUYERS WILL INCLUDE REQUISITE PLUMBING FIXTURES WHEN THEY FIT-OUT SPACES.

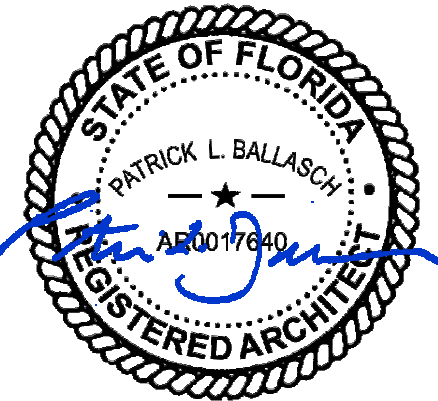
FBC-P, TABLE 403.1, EXCEPTION 2 - UNISEX FACILITIES ARE ACCEPTABLE.

FBC-P, TABLE 403.2, EXCEPTION 6 - SEPARATE FACILITIES NOT REQUIRED WHERE FACILITIES DESIGNED FOR USE BY BOTH SEXES.

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

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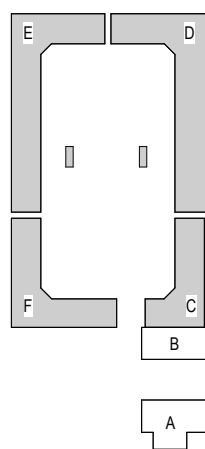
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GARAGE
LUXURY AT
MIRAMAR -
PHASE 2

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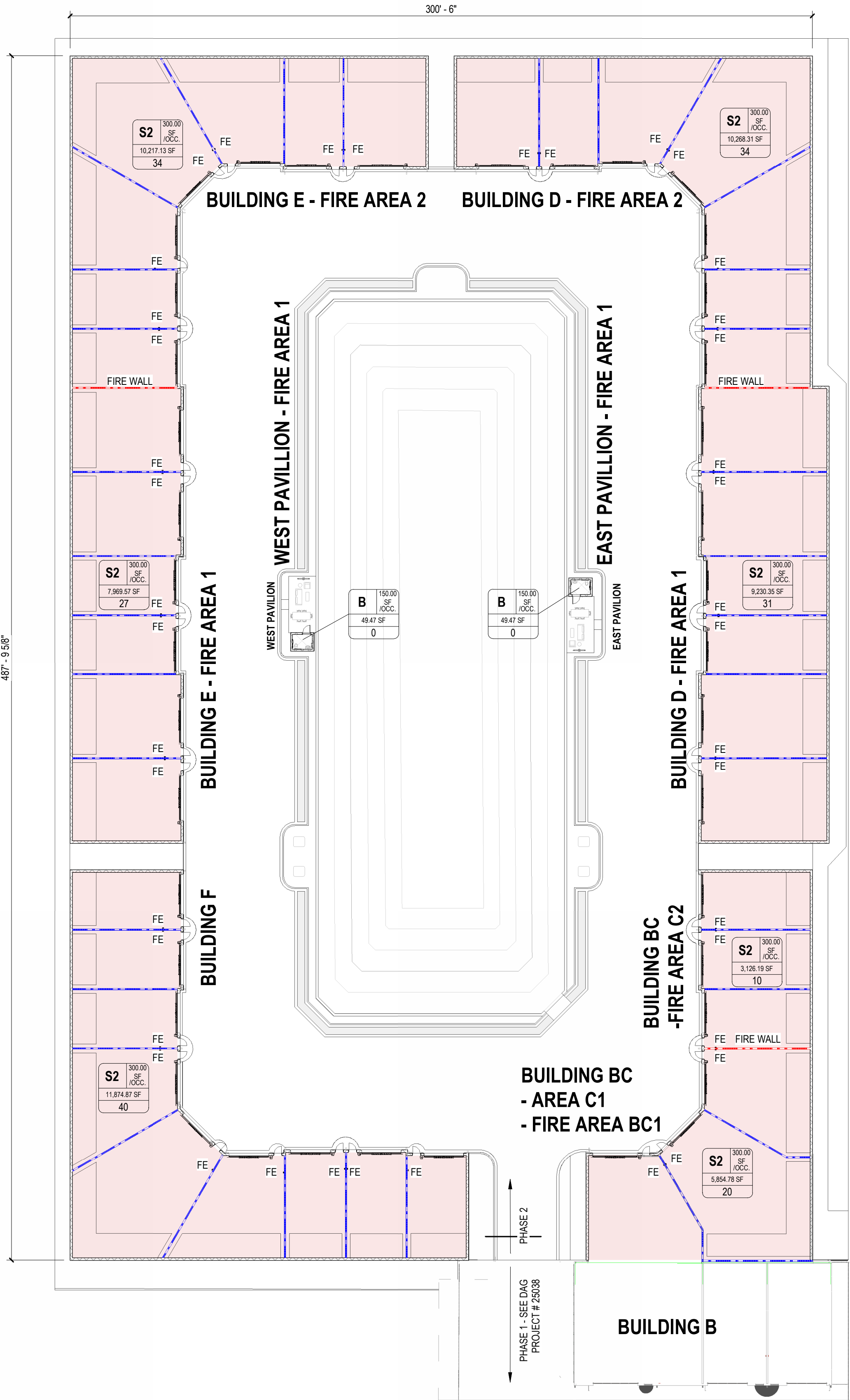
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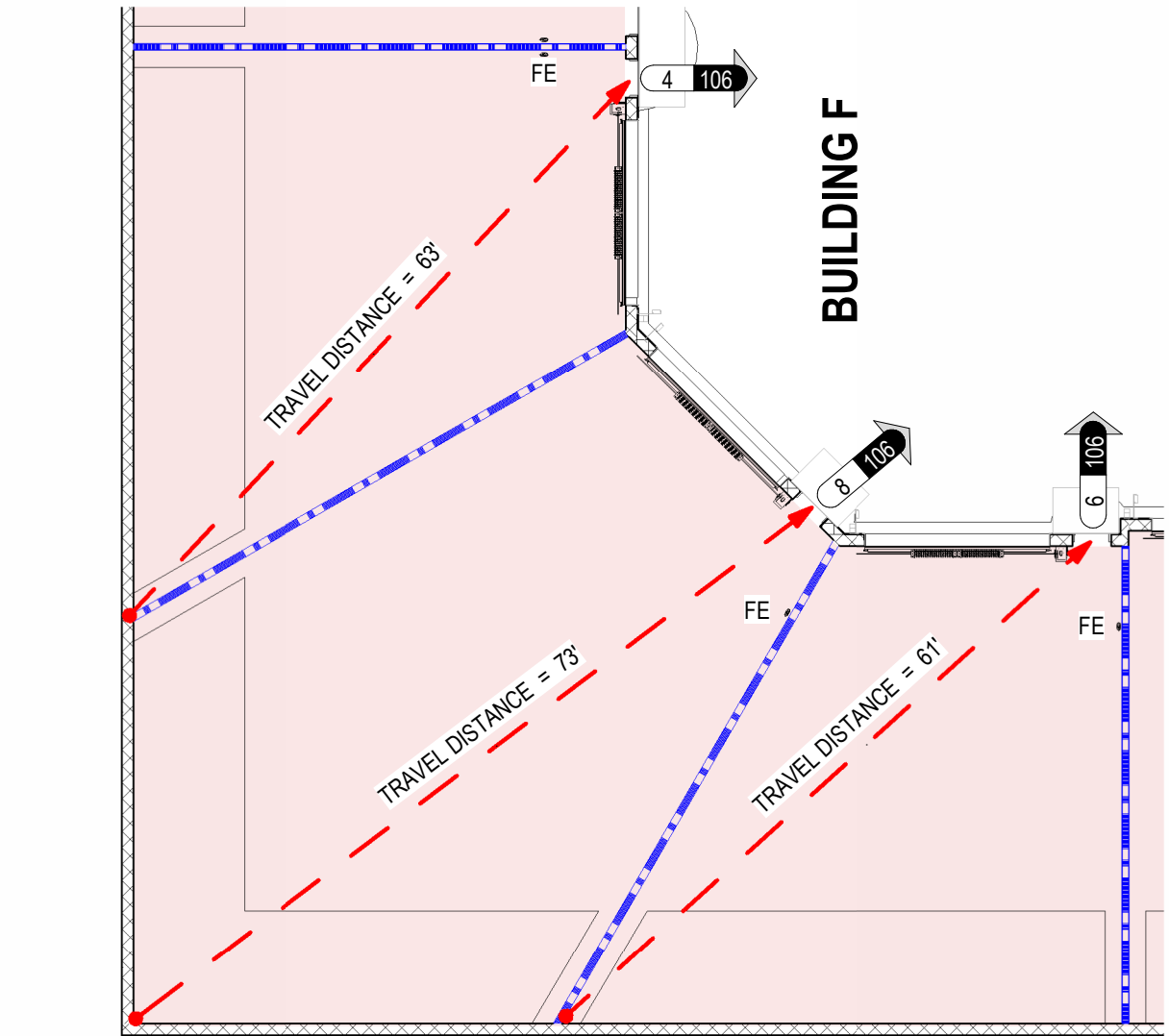
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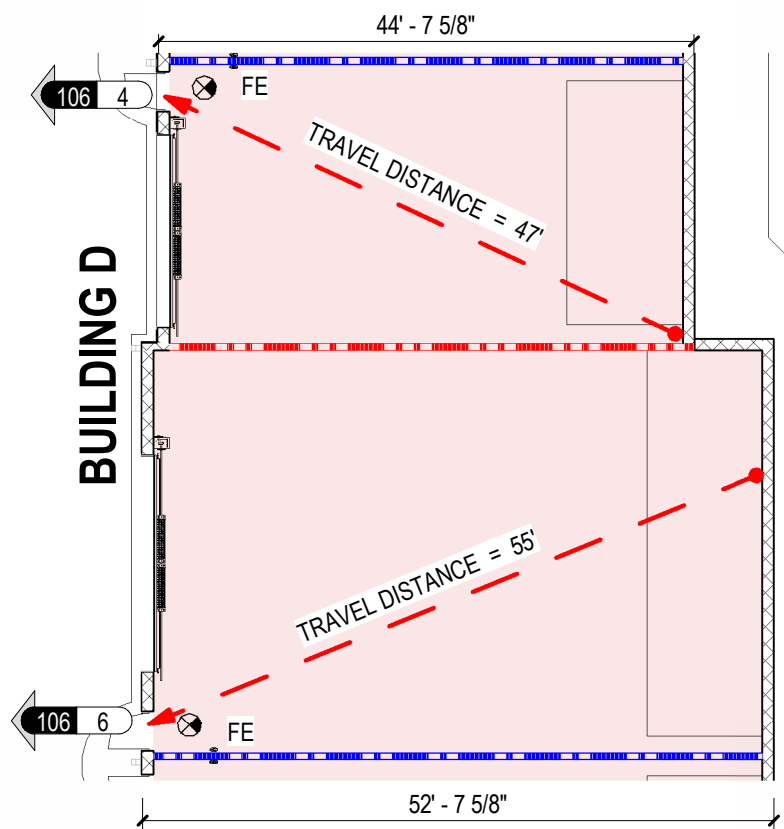
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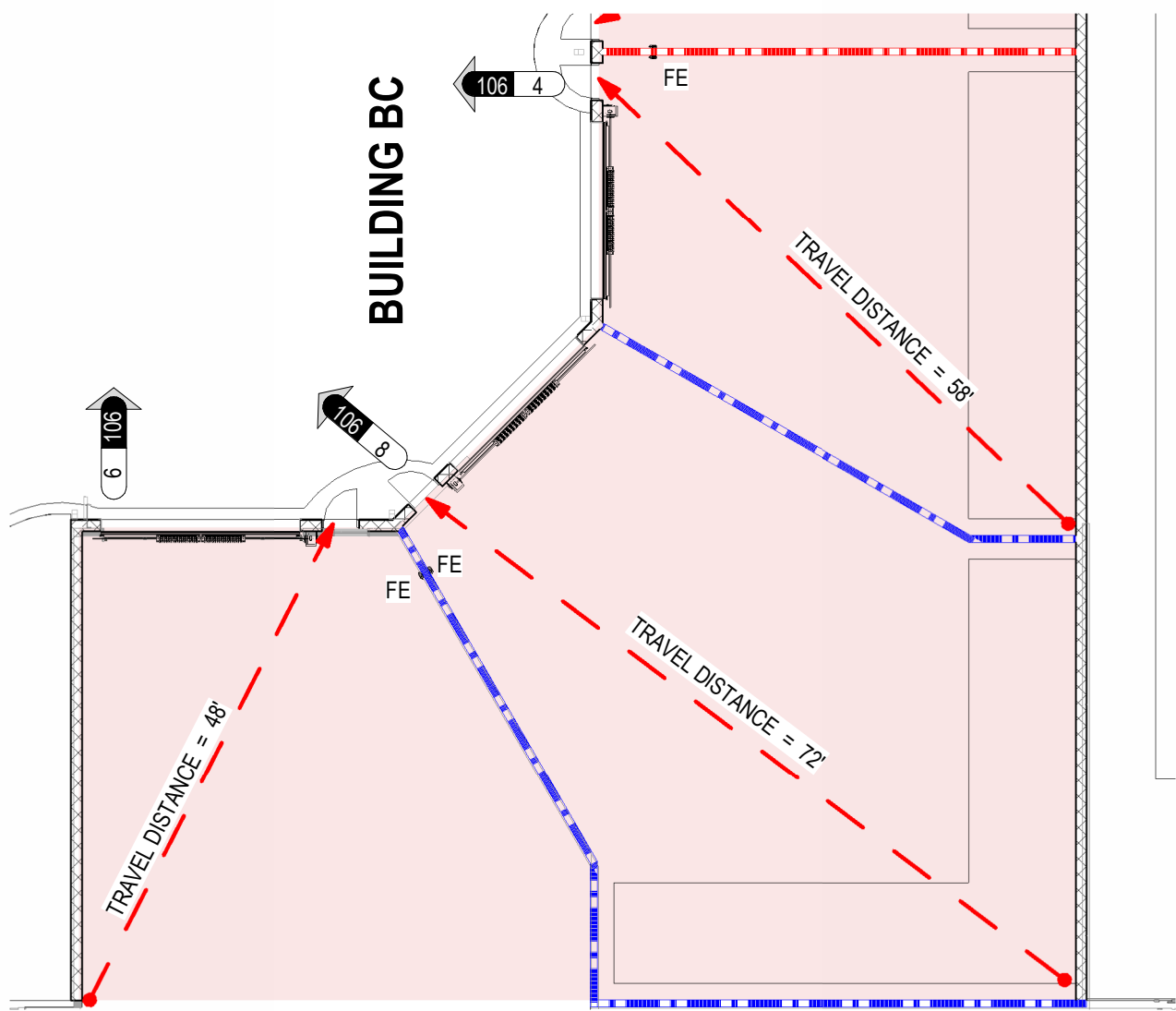
A1 FIRE AREA AND OCCUPANCY LOAD PLAN
SCALE: 1/32" = 1'-0"



D3 TYPICAL CORNER UNIT LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



C3 TYPICAL UNITS LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



A3 BUILDING BC CORNER UNIT LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"

LIFE SAFETY SYMBOLS

- SMOKE BARRIER
- ONE HOUR-RATED WALL
- TWO HOUR-RATED WALL
- TRAVEL DIST. = XX
- START POINT
- END POINT
- PATH OF TRAVEL
- TRAVEL DISTANCE (IN FEET)
- ALLOWABLE EGRESS COMPONENT OCCUPANT LOAD
- DOOR EGRESS CAPACITY
- ACTUAL OCCUPANT LOAD SERVED
- ALLOWABLE EGRESS COMPONENT OCCUPANT LOAD
- STAIR EGRESS CAPACITY
- ACTUAL OCCUPANT LOAD SERVED
- OCCUPANCY TYPE
- AREA PER OCCUPANT
- OCCUPANT LOAD PER AREA
- AREA
- OCCUPANTS
- FIRE EXTINGUISHER; BRACKET MOUNTED; MT 4'-0" TO TOP. INCLUDE 4-A-80-BC TYPE FIRE EXTINGUISHER
- INSTALL ONE (1) EXTINGUISHER IN EACH UNIT ON DEMISING WALL NEAR ENTRY DOOR.
- EXIT
- EXIT
- EXIT SIGNS - SEE ELECTRICAL

FIRE AREA	SIZE (SF)	# OF OCCUPANTS	
C1	5,876	20	SEE BUILDING BC NOTES BELOW
C2	3,195	11	
D1	9,215	31	
D2	10,390	35	
E1	8,113	27	
E2	10,390	35	
F	11,999	40	
EAST PAVILION	49	1	
WEST PAVILION	49	1	
TOTALS	635,179	201	

FIRE AREA	SIZE (SF)	# OF OCCUPANTS	
B	5,220	18	SEE DAG 25038 PHASE 1 DOCUMENTS
C1	5,876	20	
BC1 TOTAL	11,096	38	

BUILDING BC SPANS PHASE 1 & PHASE 2 AND IS COMPOSED OF PHASE 1 BUILDING B AND PHASE 2 BUILDING C. BUILDING BC HAS TWO FIRE AREAS - AREAS BC1 AND C2. FIRE AREA C1 SHOWN ABOVE IS THE PHASE 2 PORTION OF FIRE AREA BC1.

