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

R1 — RAILING TAG

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 STRUCTURAL DRAWINGS 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 DESIGNATED 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.

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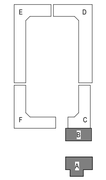
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FOR PERMIT

GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

NO.	DESCRIPTION	DATE

Project Number	**25038**
Dated	10.05.2026

NOTES, ABBREVIATIONS & SYMBOLS

A-001

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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 (G2 IS SIMILAR)

G1A - SMOOTH FINISH PLASTER FULL HEIGHT OF WALL

G1B - TEXTURED PLASTER FINISH UP TO LEVEL OF SALES CENTER PARAPET COPING AND SMOOTH FINISH PLASTER ABOVE.

G1C - TEXTURED PLASTER FINISH UP TO 10'-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 ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FULL INSTALLATION.

GENERAL NOTES - PARTITION TYPES

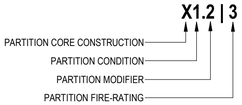
WALL AND PARTITION GENERAL NOTES:

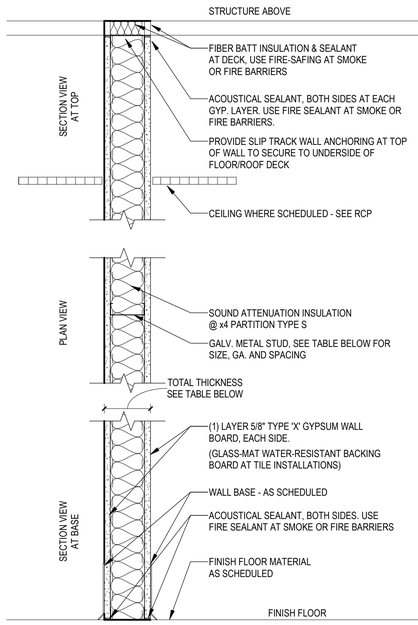
1. ALL MASONRY TO BE RUNNING BOND WITH CONCAVE JOINTS, UNLESS NOTED OTHERWISE.
2. REFER TO STRUCTURE FOR LOAD BEARING AND LATERAL LOAD RESISTANT WALL CONSTRUCTION.
3. PROVIDE 2 CONTINUOUS BEADS OF ACOUSTICAL SEALANT AROUND PERIMETER OF BOTTOM TRACK OF ALL STC RATED FRAMED PARTITIONS.
4. PROVIDE (2) METAL STUDS MIN. AT ALL JAMB CONDITIONS.
5. PROVIDE CEMENTITIOUS TILE BACKER BOARD BEHIND TILE AND MOISTURE RESISTANT GYPSUM WALL BOARD ABOVE TILE, WHERE 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.

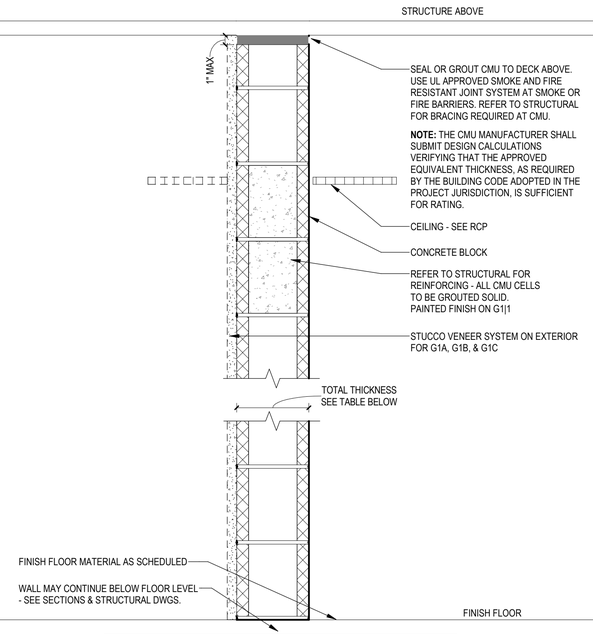
LEGEND



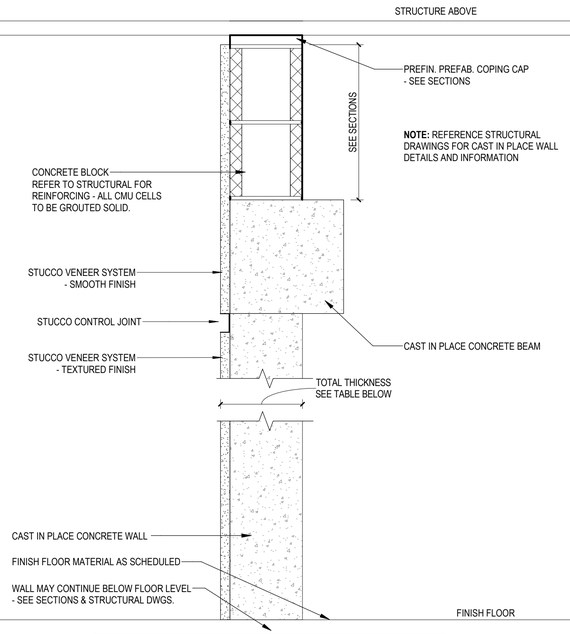


NGC 2018106
NGC 2018130

PARTITION TYPE	RATING	UL	STC	STUD SIZE/GA/SPACING	TOTAL THICKNESS
B2	-	-	40	3 5/8" / 20 / 16"	4 1/4"
B3	-	-	40	3 5/8" / 20 / 16"	4 7/8"
B4	-	-	40	6" / 20 / 16"	7 1/4"
C4	-	-	40	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	U419	50	7 5/8"	8 5/8"
G1 | 2	2 HR	U419	50	7 5/8"	8 5/8"
G1A	-	-	50	7 5/8"	8 5/8"
G1A | 1	1 HR	U419	50	7 5/8"	8 5/8"
G1B	-	-	50	7 5/8"	8 5/8"
G1C	-	-	50	7 5/8"	8 5/8"
G1D	-	-	50	7 5/8"	7 5/8"



PARTITION TYPE	RATING	UL	STC	CORE SIZE	TOTAL THICKNESS
G2C	-	-	58	7 5/8"	8 5/8"
G3C	-	-	60	15 5/8"	16 5/8"

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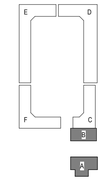
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS
NO. DESCRIPTION *DATE*

Project Number **25038**
Dated 10.05.2026

PARTITION & WALL TYPES

A-022

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ONLINE CERTIFICATIONS DIRECTORY

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

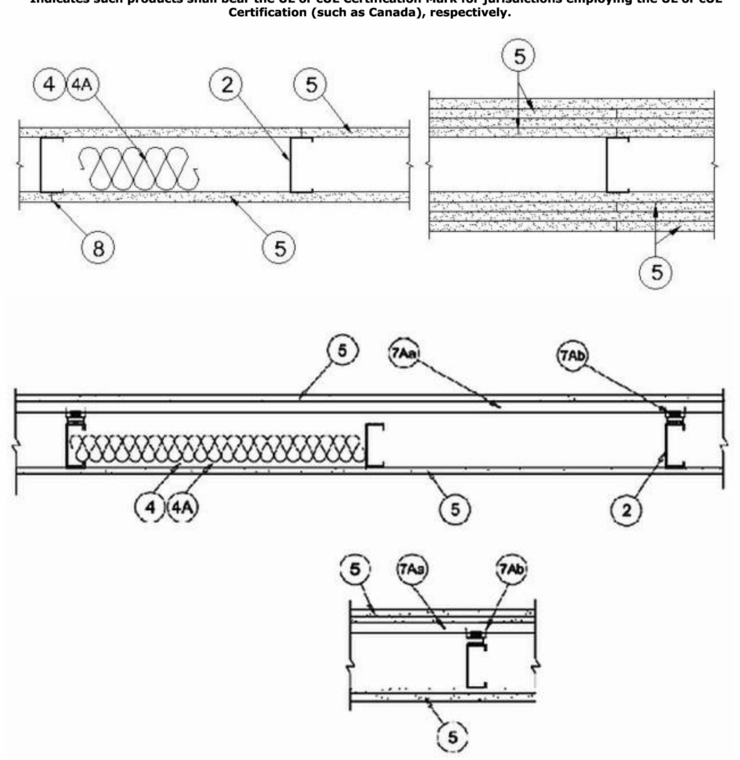
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

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 3/4 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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Professional Architect:
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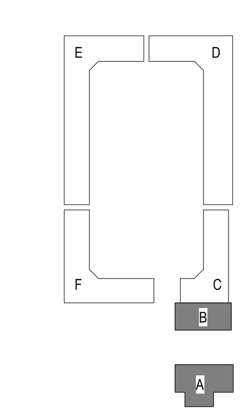
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

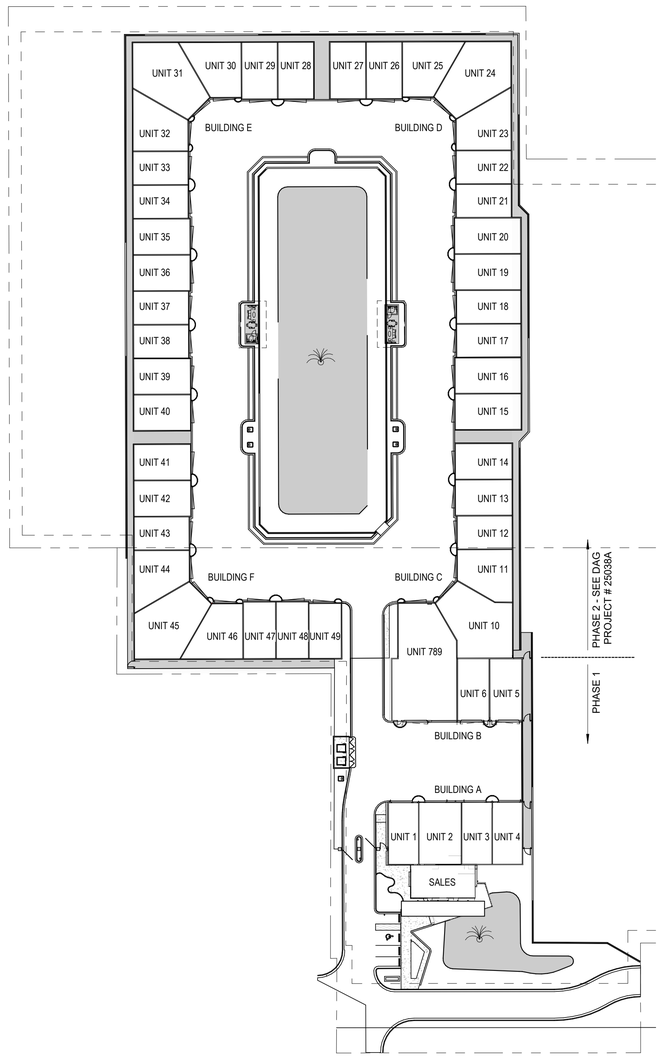
NO.	DESCRIPTION	DATE

Project Number	**25038**
Dated	10.05.2026

UL ASSEMBLIES

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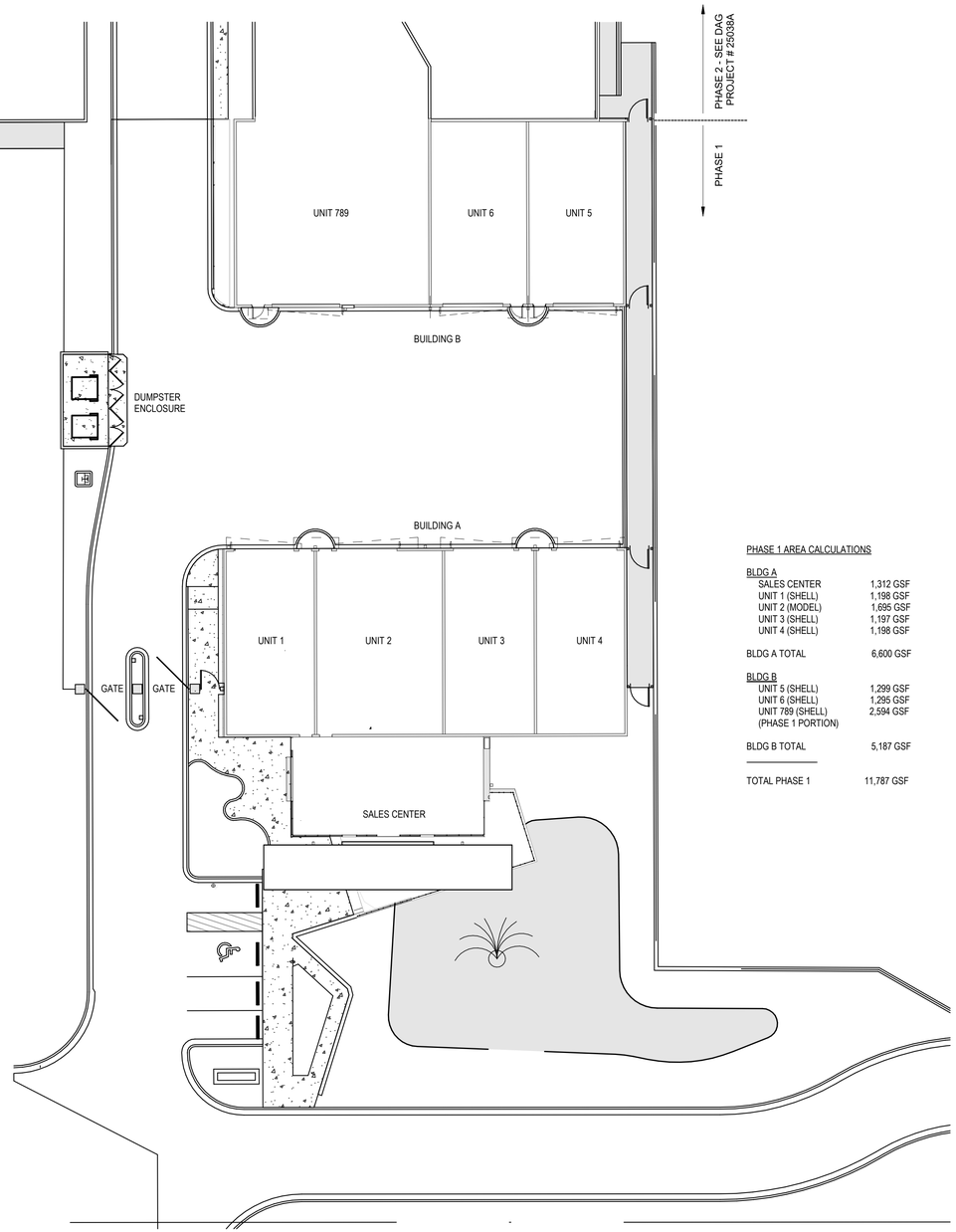
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A1 OVERALL SITE PLAN
SCALE: 1" = 60'-0"

PROJECT NORTH TRUE NORTH

1" = 60'-0" 60 0 60 120
SCALE FEET



A3 PHASE 1 SITE PLAN
SCALE: 1" = 20'-0"

PROJECT NORTH TRUE NORTH

1" = 20'-0" 20 0 20 40
SCALE FEET

PHASE 1 AREA CALCULATIONS

BLDG A	
SALES CENTER	1,312 GSF
UNIT 1 (SHELL)	1,198 GSF
UNIT 2 (MODEL)	1,695 GSF
UNIT 3 (SHELL)	1,197 GSF
UNIT 4 (SHELL)	1,198 GSF
BLDG A TOTAL	6,600 GSF
BLDG B	
UNIT 5 (SHELL)	1,299 GSF
UNIT 6 (SHELL)	1,295 GSF
UNIT 789 (SHELL) (PHASE 1 PORTION)	2,594 GSF
BLDG B TOTAL	5,187 GSF
TOTAL PHASE 1	11,787 GSF

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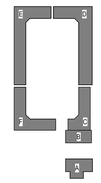
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



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NO.	DESCRIPTION	DATE

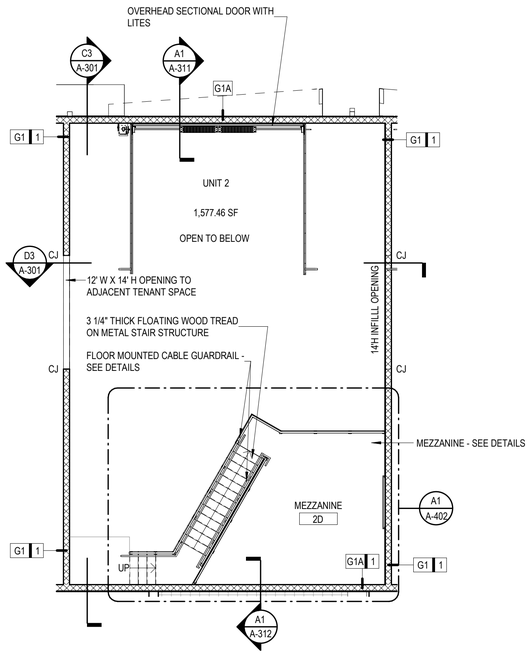
Project Number	25038
Dated	10.05.2026

ARCHITECTURAL SITE PLANS

A-101

GENERAL NOTES - FLOOR PLAN

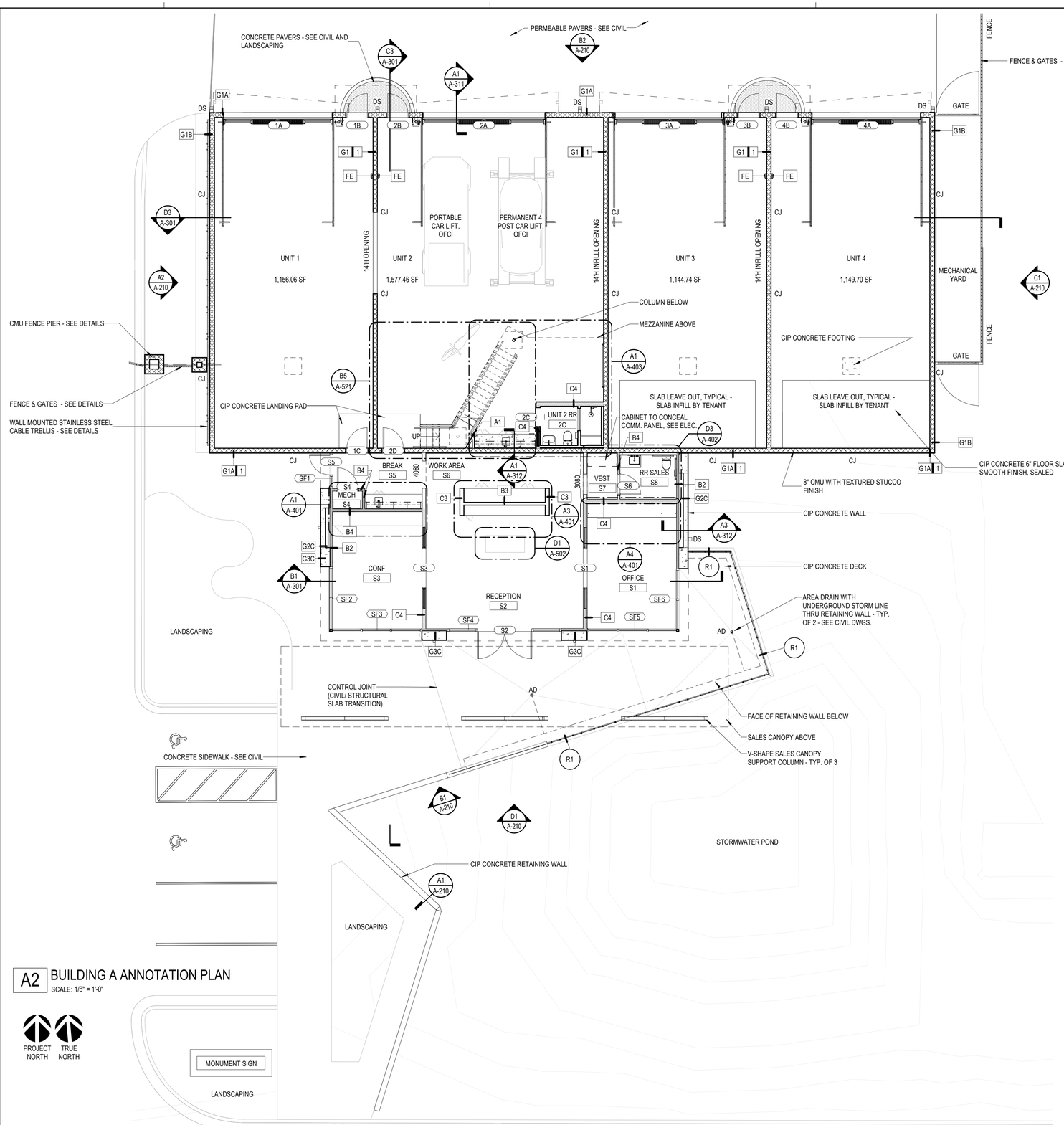
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3. CONTRACTOR SHALL COORDINATE WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER DISCIPLINES.
4. INTERIOR DOORS TO BE LOCATED MIN 6" FROM ADJACENT STUD PARTITIONS AND 8" FROM ADJACENT MASONRY PARTITIONS, UNLESS DIMENSIONED OR NOTED OTHERWISE.
5. REFER TO FINISH SCHEDULE IN A-641 SERIES SHEETS FOR FINISHES AND INTERIOR DETAILS.
6. REFER TO SHEET A-002 FOR ADDITIONAL INFORMATION ON INTERIOR PARTITION TYPE ASSEMBLIES.
7. ALL DIMENSIONS ON THE DIMENSION PLANS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - ALL DIMENSIONS TO CMU ARE TO FACE OF CMU
   - ALL DIMENSIONS TO STUDS ARE TO FACE OF STUD, INCLUDING PARTITION TYPES WITH RESILIENT CHANNELS.
8. REFER TO A-400 SERIES SHEETS FOR ADDITIONAL INFORMATION, INCLUDING TOILET ROOM DIMENSIONS.
9. REFER TO LS-SERIES LIFE SAFETY SHEETS FOR FIRE RATED AND SMOKE PARTITION LOCATIONS.
10. REFER TO STRUCTURAL FOR BRACING TYPE AND LOCATIONS.
11. REFER TO PLUMBING FOR FIXTURE SCHEDULES.
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13. 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.
14. ALIGN DOOR OPENINGS WITH CMU BLOCK COURSING, TYP.



A1 UNIT 2 MEZZANINE ANNOTATION PLAN

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

PROJECT NORTH TRUE NORTH



A2 BUILDING A ANNOTATION PLAN

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

PROJECT NORTH TRUE NORTH

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GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
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FL 32550

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NO.	DESCRIPTION	DATE

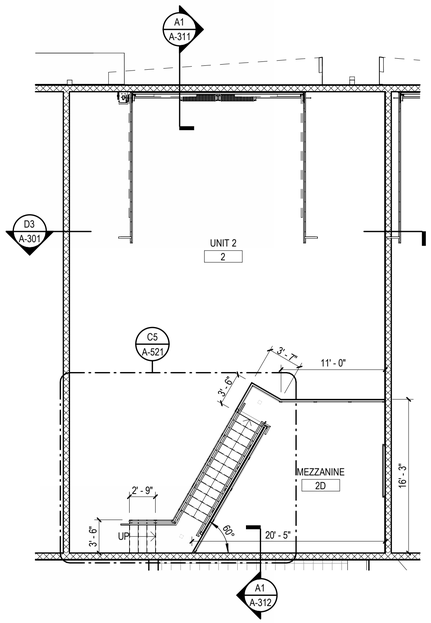
Project Number	25038
Dated	10.05.2026

ANNOTATION PLAN - BLDG A

A-111

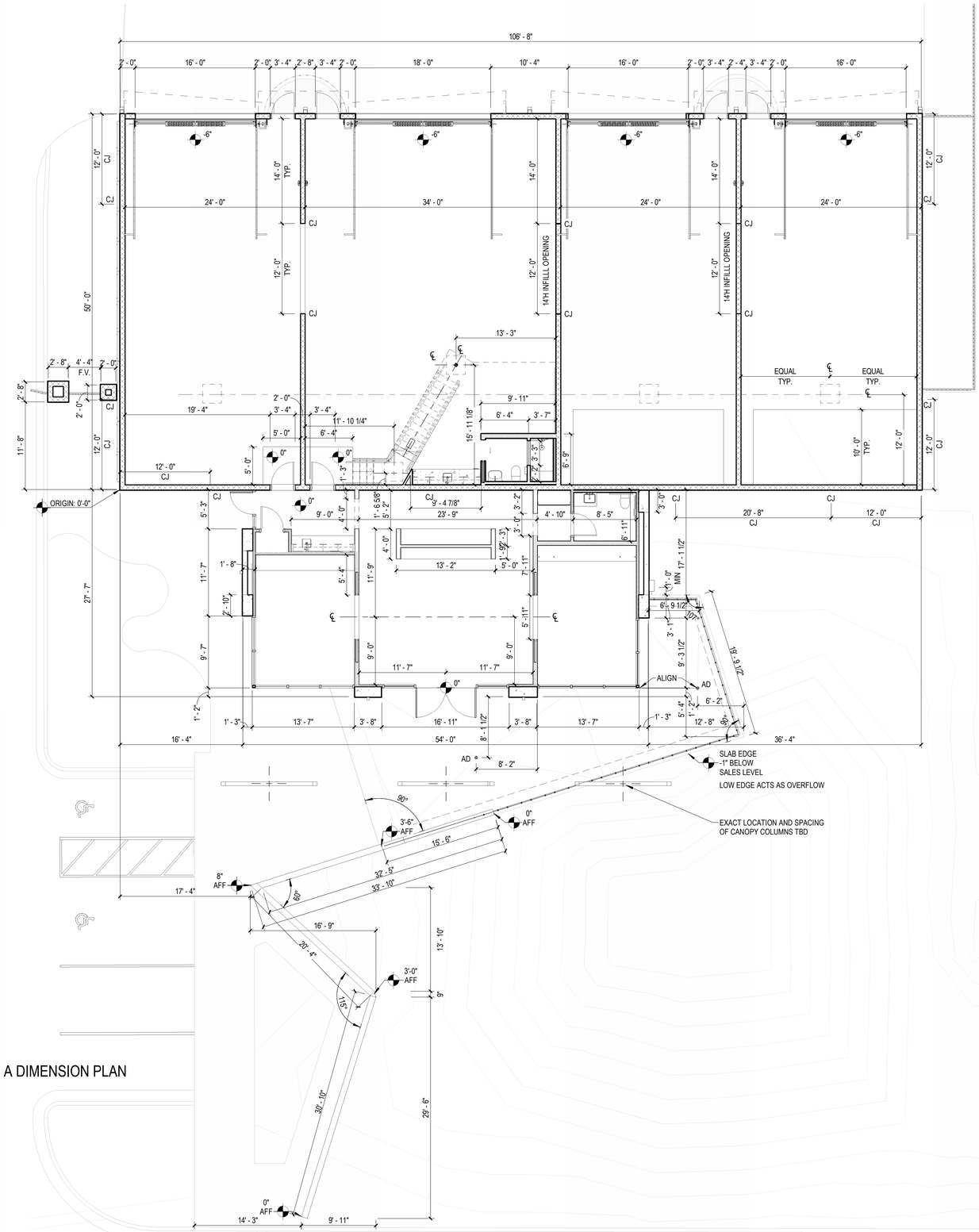
GENERAL NOTES - FLOOR PLAN

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14. ALIGN DOOR OPENINGS WITH CMU BLOCK COURSING, TYP.



A1 UNIT 2 MEZZANINE DIMENSION PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH



A2 BUILDING A DIMENSION PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH

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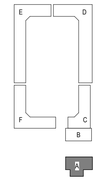
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

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REVISIONS

NO.	DESCRIPTION	DATE

Project Number	**25038**
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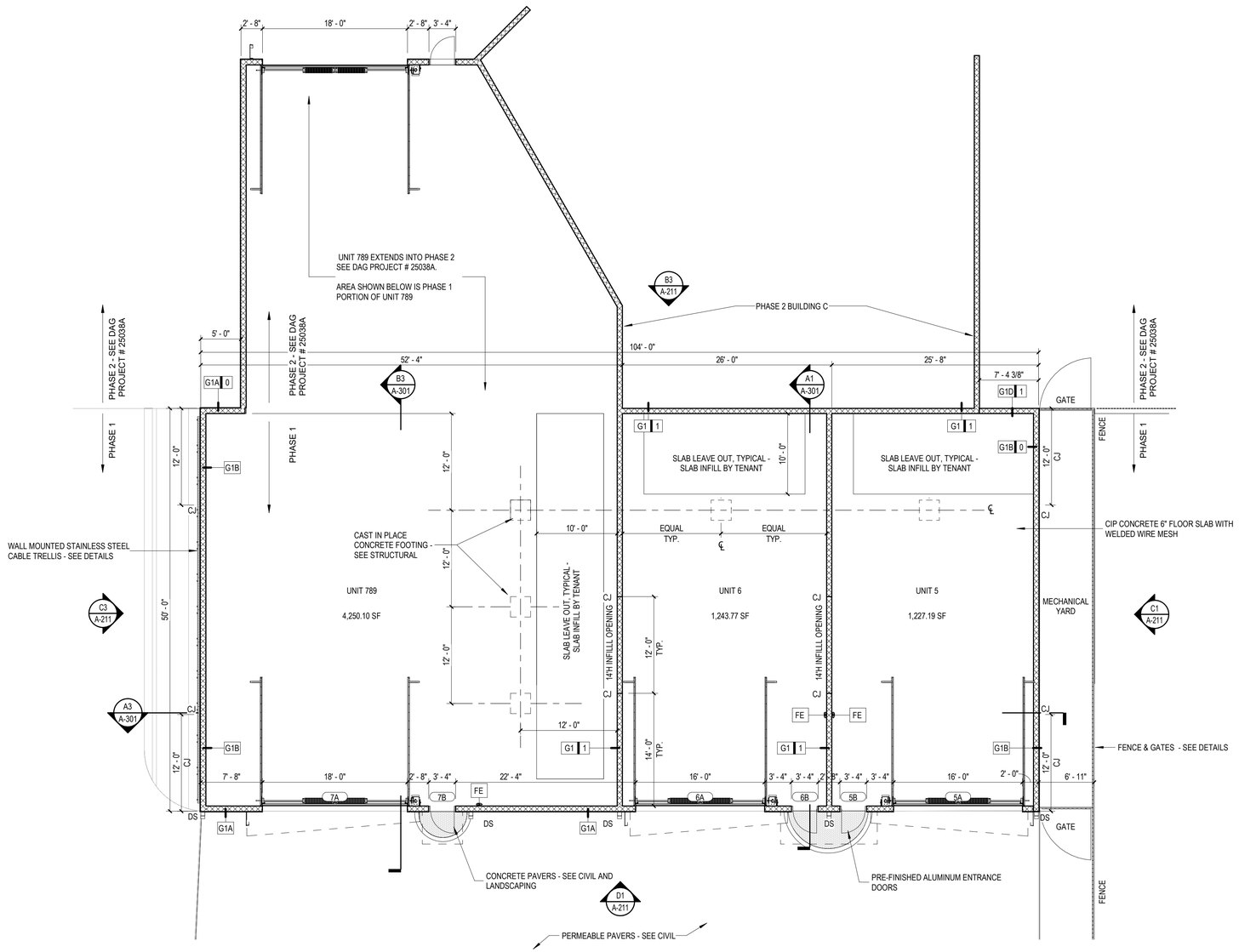
DIMENSION PLAN - BUILDING A

A-112

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14. ALIGN DOOR OPENINGS WITH CMU BLOCK COURSING, TYP.



A1 BUILDING B FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH

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Professional Architect:
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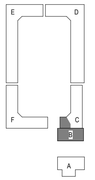
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

FLOOR PLAN
BUILDING B

A-113

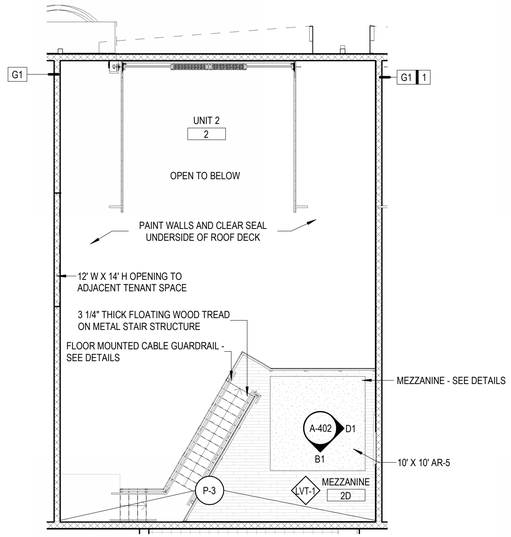
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FINISH LEGEND

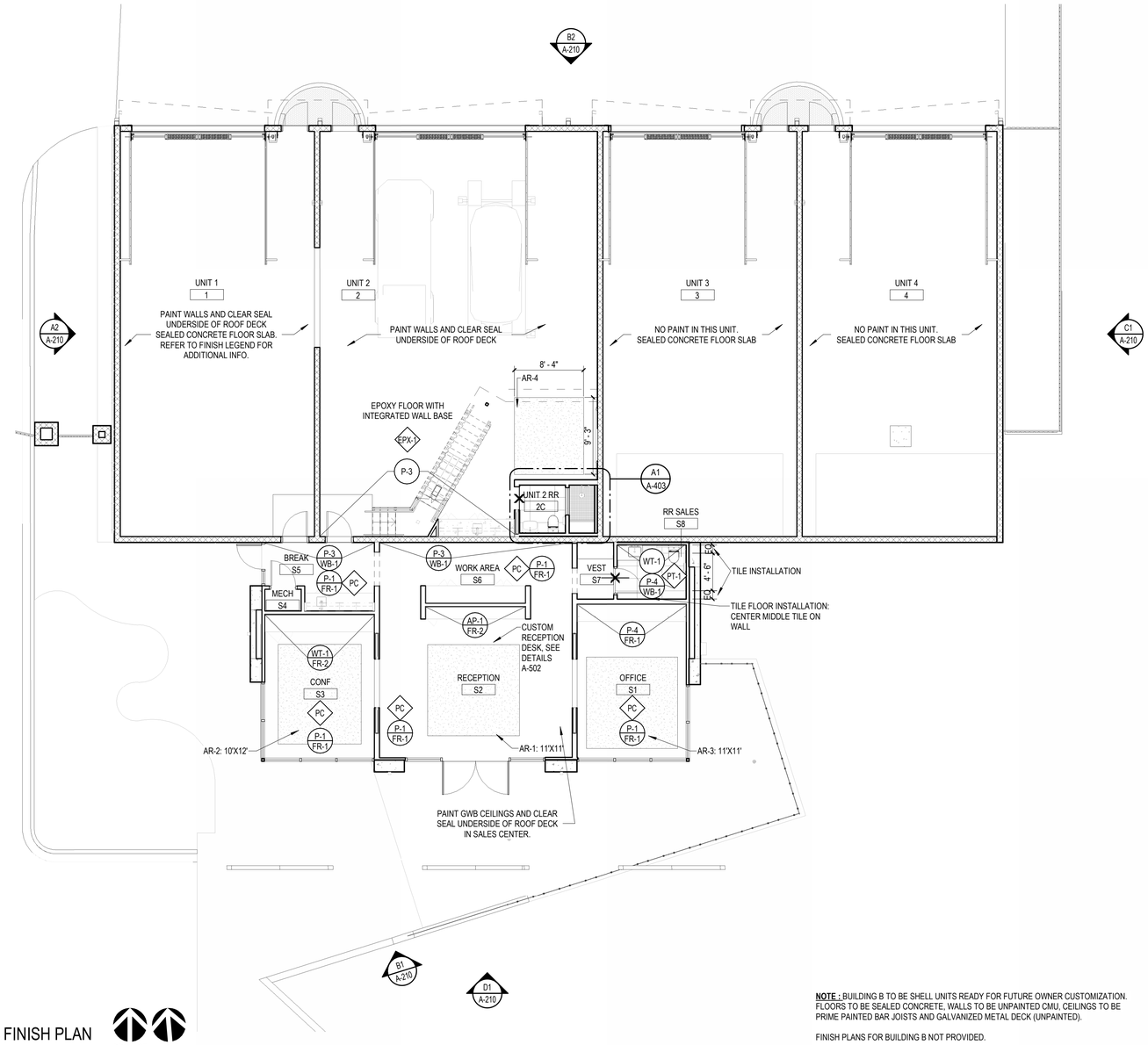
- P-1 / B-1 — WALL AND BASE FINISH — EXTENT OF FINISH
- PT-1 — WALL FINISH — EXTENT OF FINISH
- CPT-1 — FLOOR FINISH
- AR: AREA RUG
- CONCRETE
- Multi — CEILING / MISC. FINISH
- CHANGE IN SPECIFIED FINISH- PROVIDE TRANSITION STRIP AS REQUIRED
- DIRECTION OF SPECIFIED FINISH
- FLOOR TILE
- SHOWER FLOOR TILE

GENERAL NOTES - FINISH FLOOR PLAN

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
3. GYPSUM WALLS TO BE PAINTED, SHOULD BE PREPPED TO A LEVEL 4 FINISH WITH ONE PRIME COAT AND AT LEAST TWO PAINT COATS, OR AS REQUIRED BY MANUFACTURER.
4. PAINT FINISH FOR WALLS SHOULD BE SATIN SHEEN, UNO.
5. PAINTED DOORS AND DOOR FRAMES TO BE PAINTED THE SAME COLOR AS THE SURROUNDING WALL UNO. PAINT SHOULD BE SEMI-GLOSS SHEEN, UNO.
6. FOR CEILING FINISHES, REFER TO REFLECTED CEILING PLANS SHEET A-131. ALL PAINTED GYPSUM CEILINGS TO RECEIVE FLAT SHEEN PAINT, UNO.
7. REFER TO FINISH SCHEDULE ON A-641 SERIES SHEETS FOR FINISHES.
8. ALL WALL AND CEILING PAINT IN BATHROOMS TO BE EPOXY PAINT.
9. ALL FLOORING TRANSITIONS TO OCCUR AT THE CENTERLINE OF A DOOR OR OPENING, UNO.
10. ALL FLOORING MUST BE INSTALLED BEFORE INSTALLATION OF CABINETS AND OTHER CASEWORK. ALL FLOORING MUST EXTEND UNDER ALL MILLWORK, UNO.
11. ALL TRANSITIONS BETWEEN TILE AND TILE TO GYP SHOULD RECEIVE A METAL SCHLUTER TRANSITION PIECE.
12. ALL EXPOSED CONCRETE TO BE SEALED, UNO.



A1 UNIT 2 MEZZANINE FINISH PLAN
SCALE: 1/8" = 1'-0"
PROJECT NORTH TRUE NORTH



A2 BUILDING A FINISH PLAN
SCALE: 1/8" = 1'-0"
PROJECT NORTH TRUE NORTH

NOTE : BUILDING B TO BE SHELL UNITS READY FOR FUTURE OWNER CUSTOMIZATION. FLOORS TO BE SEALED CONCRETE, WALLS TO BE UNPAINTED CMU, CEILINGS TO BE PRIME PAINTED BAR JOISTS AND GALVANIZED METAL DECK (UNPAINTED).

FINISH PLANS FOR BUILDING B NOT PROVIDED.

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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550

REVISIONS

NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

FINISH PLAN - BUILDING A

A-121

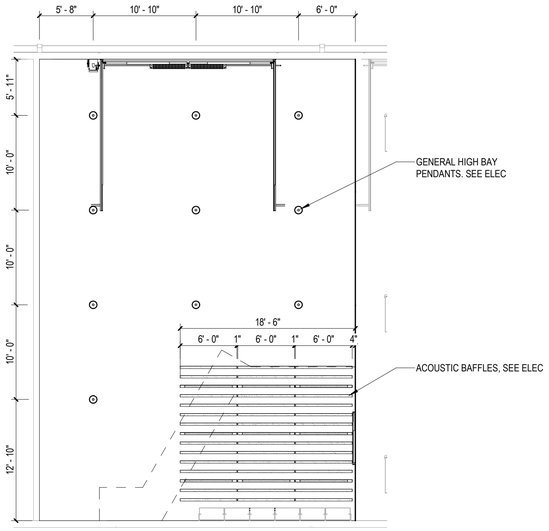
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RCP LEGEND

- S — SPEAKER SYSTEM, SEE FIRE ALARM
- EXIT LIGHT, SEE ELECTRICAL
- EXIT — DIRECTIONAL EXIT LIGHT, SEE ELECTRICAL
- M — MOTION DETECTOR, SEE ELECTRICAL
- CLG-1 — CEILING TYPE
- 10'-0" — CEILING HEIGHT AFF DESIGNATION
- EXP — EXPOSED CEILING
- SECURITY CAMERA
- DUCT WORK
- HICKORY PLANK JOISTS AND CEILING
- LIGHT FIXTURES - SEE ELECTRICAL
- MECHANICAL DEVICES - SEE MECHANICAL
- CEILING - TYPE C
  GYPSUM BOARD CEILING 9'-0" AFF UNLESS NOTED OTHERWISE, PROVIDE MOISTURE RESISTANT @ ALL WET AREAS AND JANITOR'S CLOSET. SEE FINISH SCHEDULE FOR PAINT
- CEILING MOUNTED ACOUSTICAL PANELS WITH INTEGRATED LIGHTING
- ACCENT LIGHTING. SEE ELEC

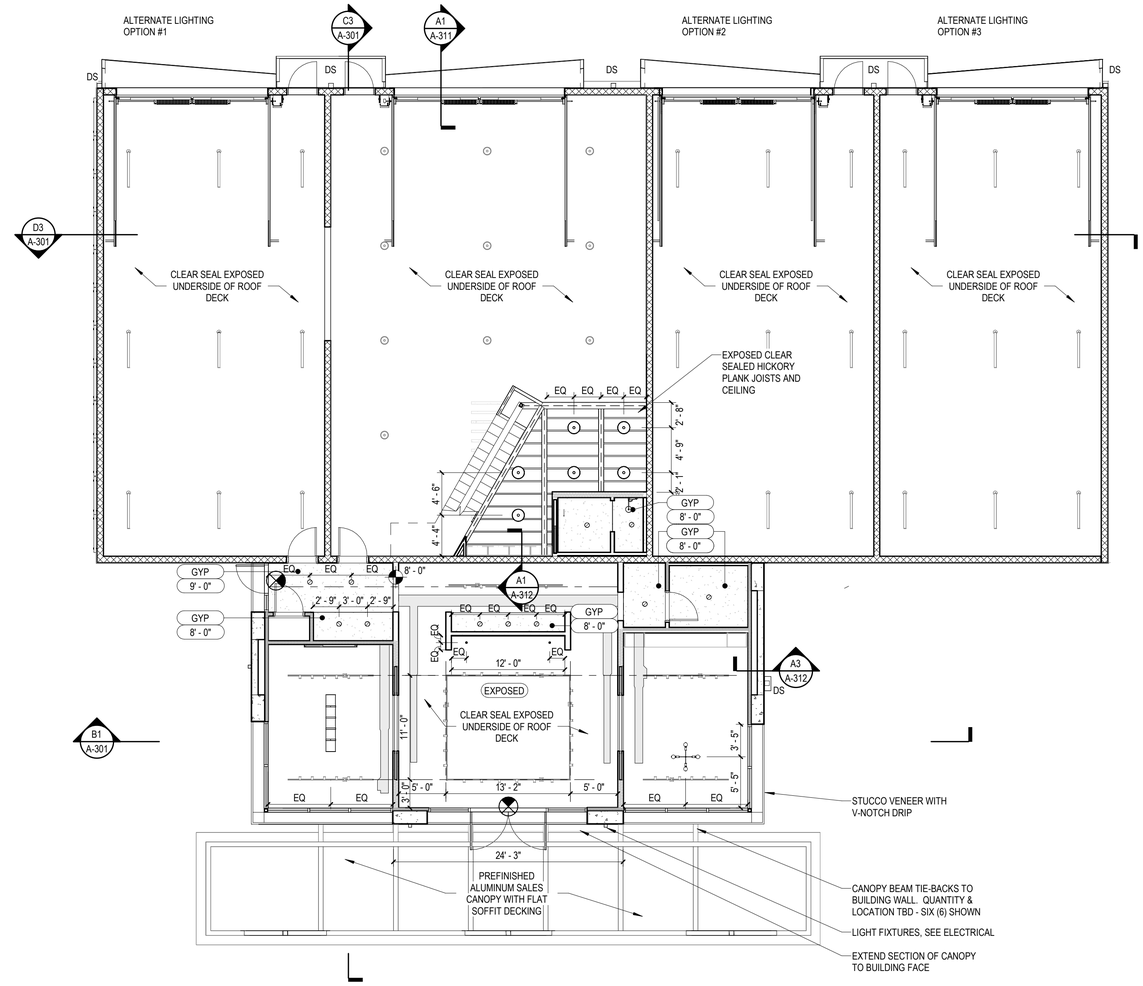
GENERAL NOTES - REFLECTED CEILING

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. REFER TO FINISH SCHEDULE IN A-641 FOR FINISHES AND ADDITIONAL INFORMATION.
4. ALL ACCESS PANEL SIZES AND LOCATIONS TO BE COORDINATED WITH MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER WORK.
5. CENTER ACT GRID AND LIGHTS WITHIN EACH ROOM, UNO.
6. REFER TO ELECTRICAL FOR LIGHTING FIXTURE SCHEDULE(S).
7. ALL FIRE SPRINKLER HEADS AND ELECTRICAL FIXTURES SHALL BE CENTERED WITHIN CEILING TILES, UNO.
8. CEILING HEIGHTS NOTED REFERENCE ELEVATION ABOVE FINISH FLOOR OF ASSOCIATED BUILDING LEVEL.
9. ALL EXPOSED HOLLOW CORE CEILING TO BE CLEAR SEALED, TYP.



A1 LEVEL 2 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH



A2 BUILDING A LEVEL 1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH

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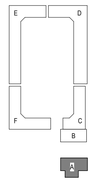
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



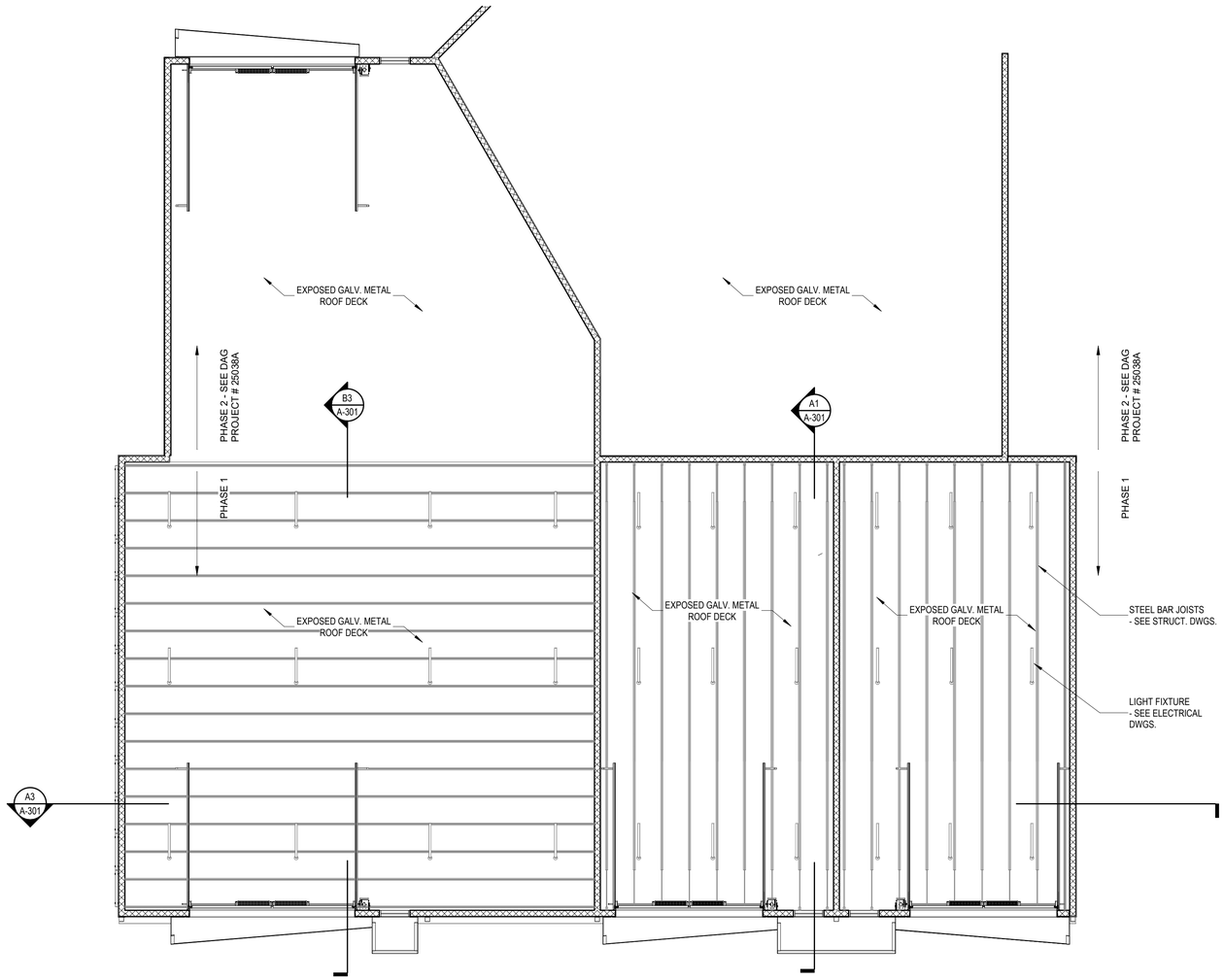
REVISIONS

NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

REFLECTED CEILING PLANS - BUILDING A

A-131



A2 BUILDING B LEVEL 1 REFLECTED CEILING PLAN

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

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REFLECTED CEILING PLAN - BUILDING B

A-132

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GENERAL NOTES - ROOF PLAN

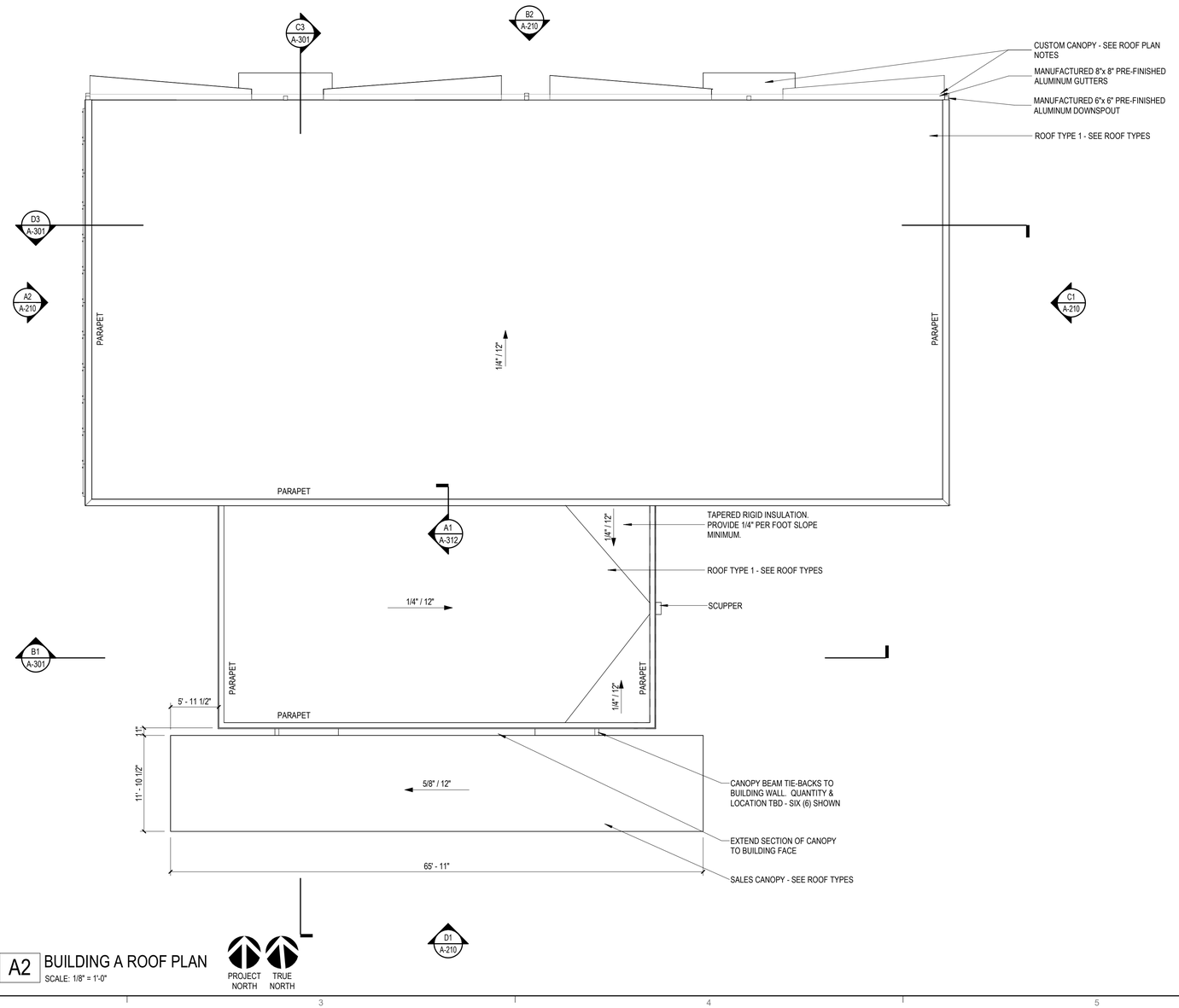
1. SEE REVIEWED FINAL SHOP DRAWINGS FOR ALL FLASHING AND WATERPROOFING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.
2. ROOF SYSTEM DIMENSIONS, SHAPES, AND MEMBERS ARE FOR DESIGN INTENT ONLY. SEE REVIEWED FINAL ROOF SHOP DRAWINGS FOR SPECIFIC INFORMATION AND COORDINATION.
3. GENERAL CONTRACTOR SHALL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

ROOF TYPES

1. ALL ROOFS 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. SALES CANOPY 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.

3. 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.



A2 BUILDING A ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH

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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

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REVISIONS
NO. DESCRIPTION DATE

Project Number	**25038**
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ROOF PLAN - BUILDING A

A-141

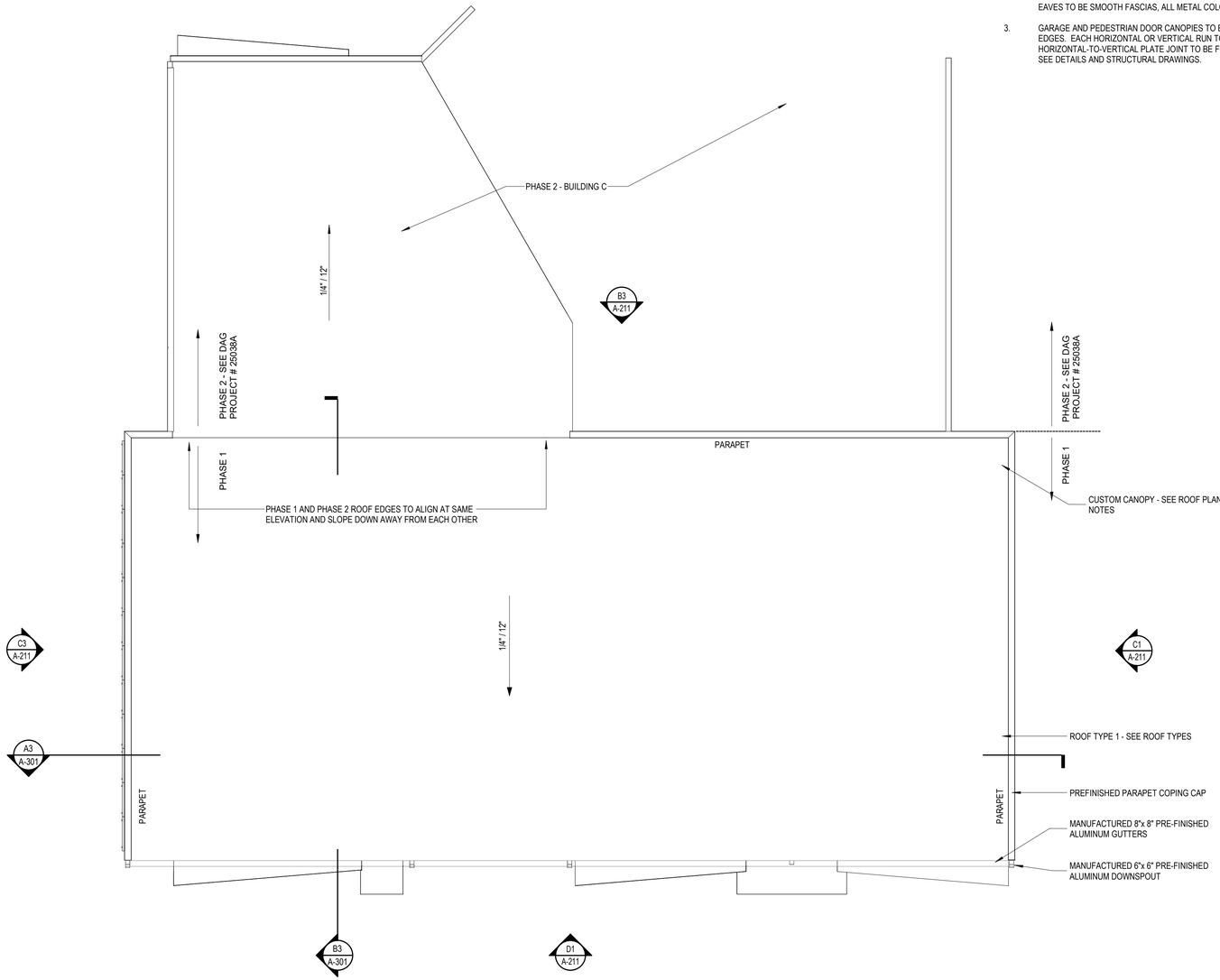
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GENERAL NOTES - ROOF PLAN

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. ALL ROOFS 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. SALES CANOPY 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.
3. 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.



A2 BUILDING B ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH

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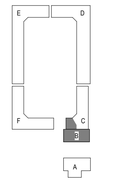
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

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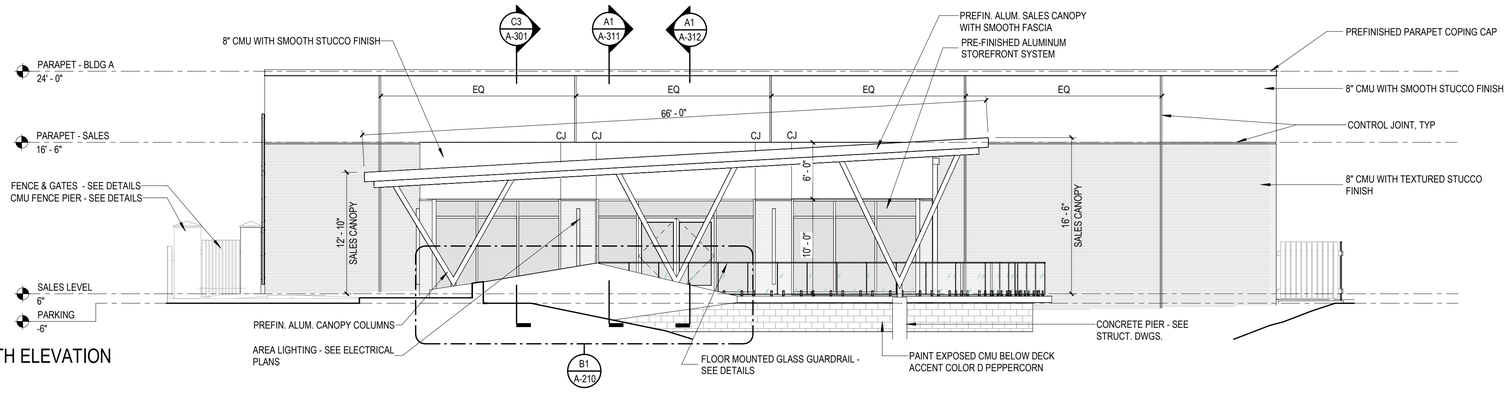
REVISIONS

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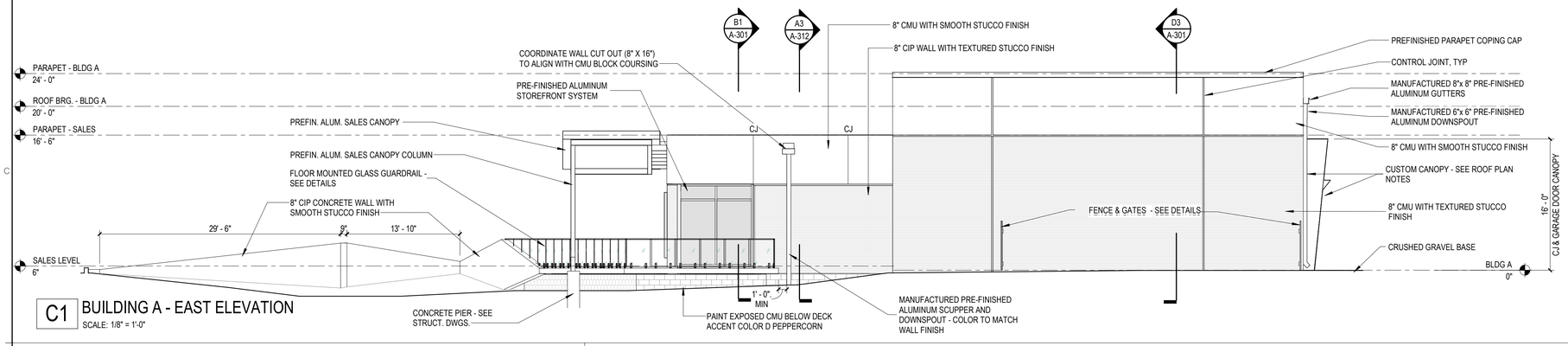
ROOF PLAN - BUILDING B

A-142



D1 BUILDING A - SOUTH ELEVATION

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



C1 BUILDING A - EAST 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.
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

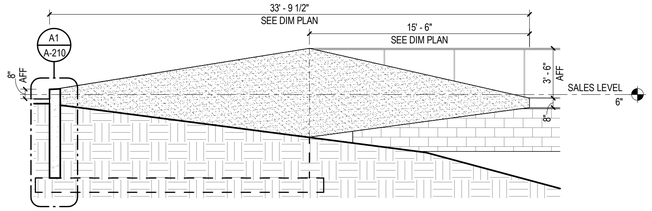
- GLAZING
- CMU BLOCK
- GREEN WALL WITH JAKOB ROPE SYSTEMS GREENGUIDE TRELLIS - PRICE WITH 8x12 ROPE GRID, COORDINATE WITH LANDSCAPE ARCHITECT. - ALL SYSTEM COMPONENTS TO BE STAINLESS STEEL.
- TEXTURED STUCCO

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

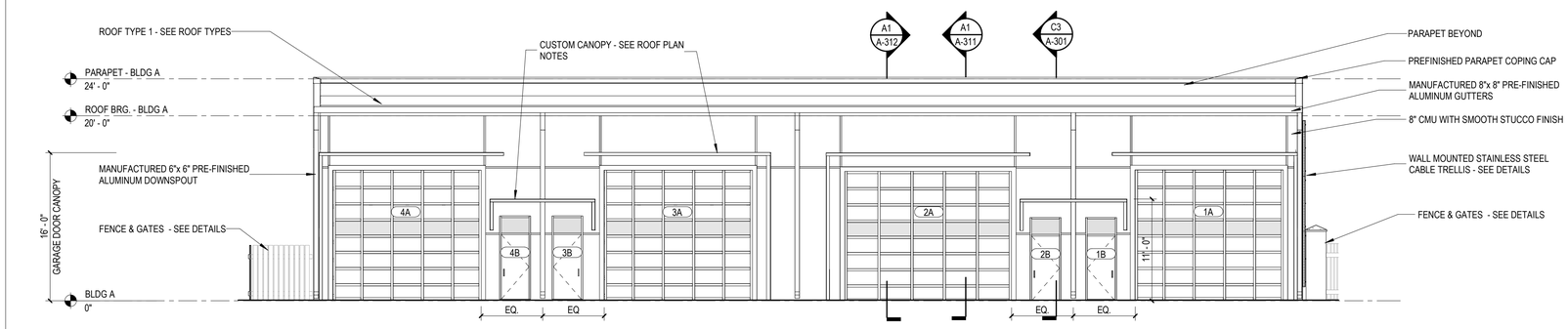
SIGNAGE PACKAGE TO BE SUBMITTED SEPARATELY FOR APPROVAL

BUILDING DOES NOT USE ANY STONE, BRICK, OR TILE IN THE EXTERIOR FACADES.



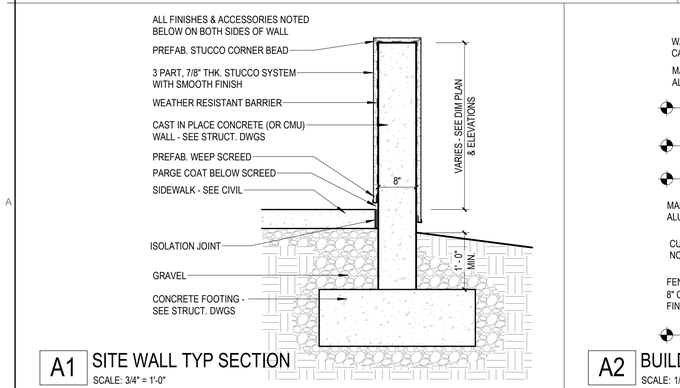
B1 SITE WALL DETAIL

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



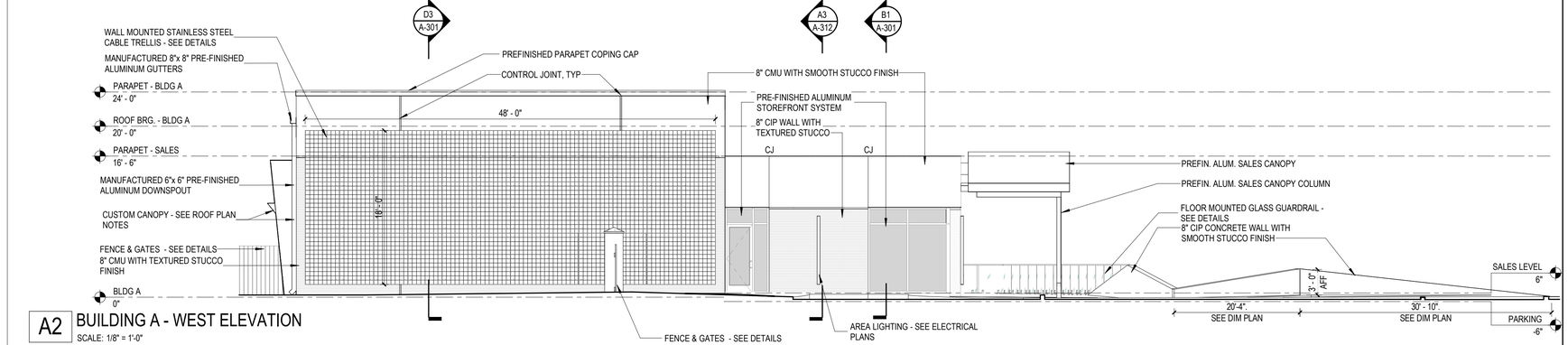
B2 BUILDING A - NORTH ELEVATION

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



A1 SITE WALL TYP SECTION

SCALE: 3/4" = 1'-0"



A2 BUILDING A - WEST ELEVATION

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

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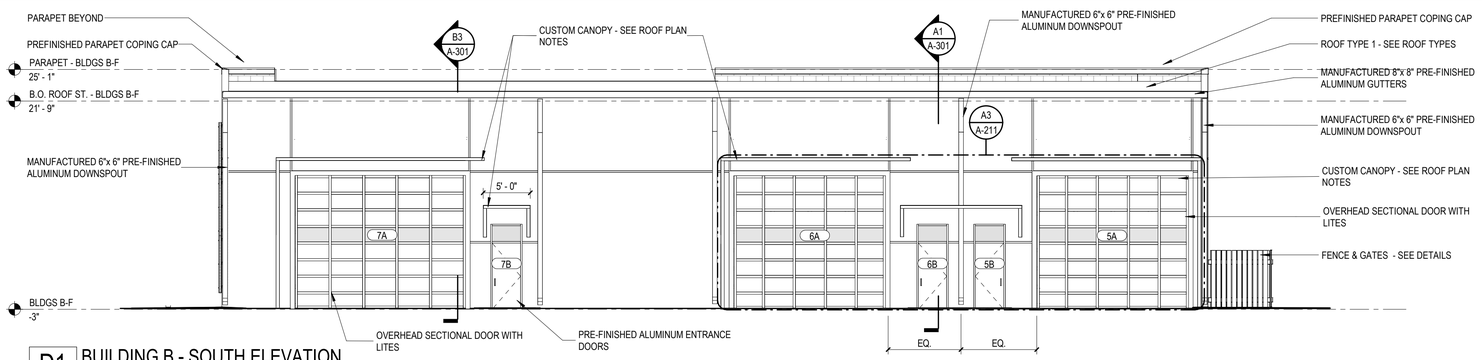
REVISIONS

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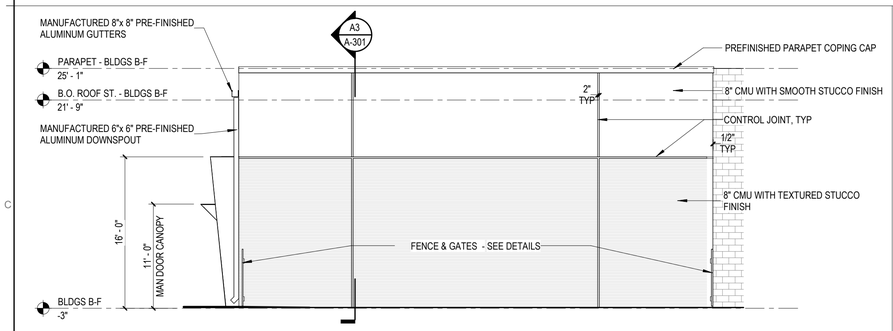
Project Number	25038
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EXTERIOR ELEVATIONS - BUILDING A

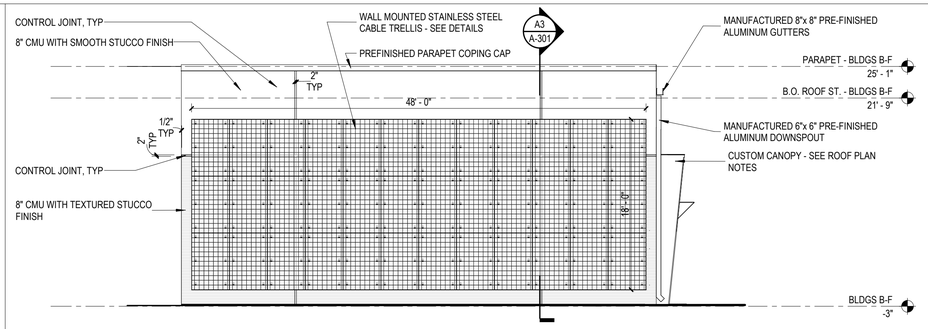
A-210



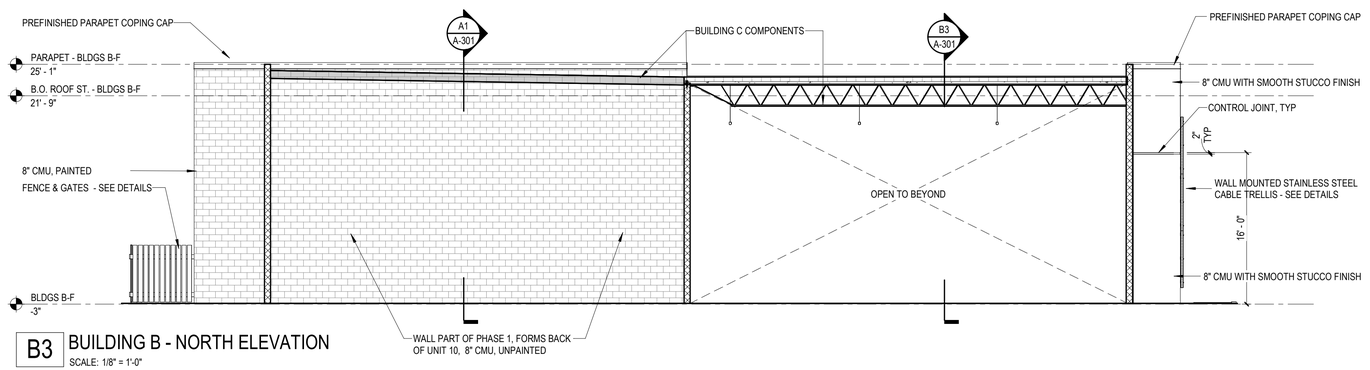
D1 BUILDING B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



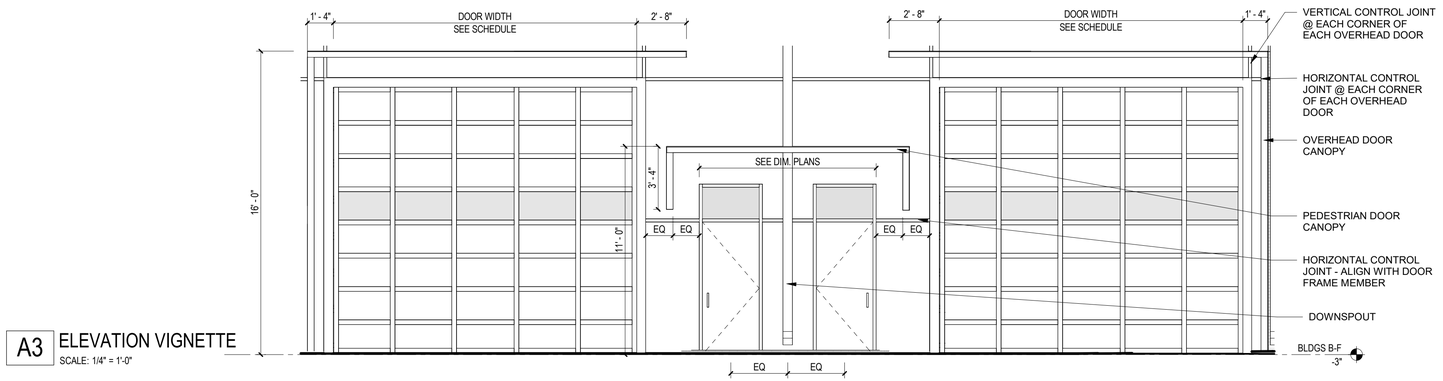
C1 BUILDING B - EAST ELEVATION
SCALE: 1/8" = 1'-0"



C3 BUILDING B - WEST ELEVATION
SCALE: 1/8" = 1'-0"



B3 BUILDING B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A3 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
- 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

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.

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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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550

REVISIONS

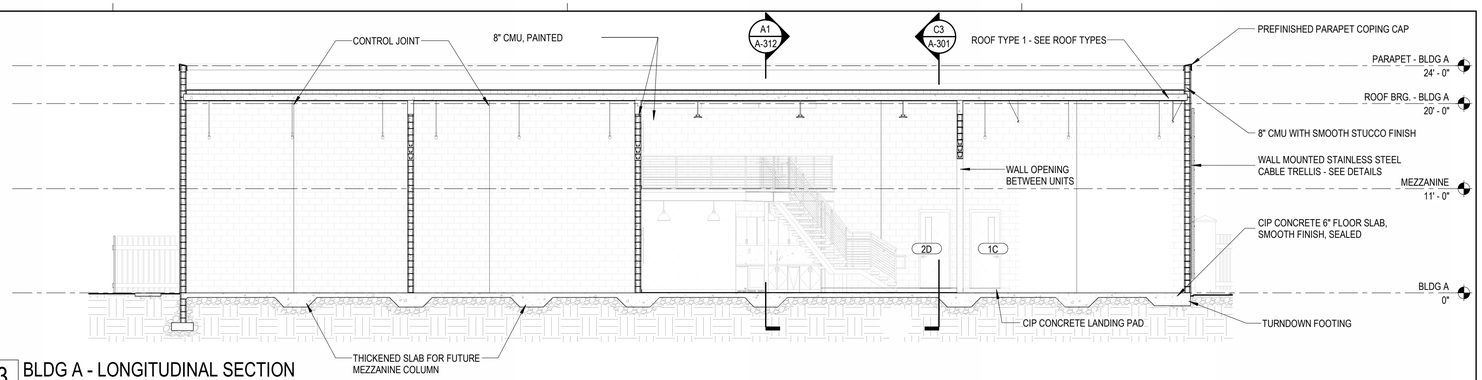
NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

EXTERIOR ELEVATIONS - BUILDING B

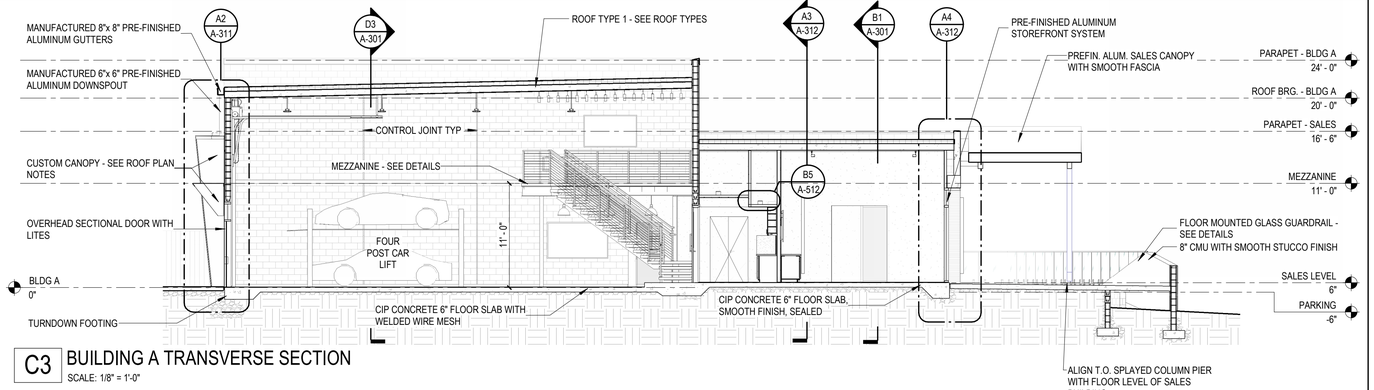
A-211

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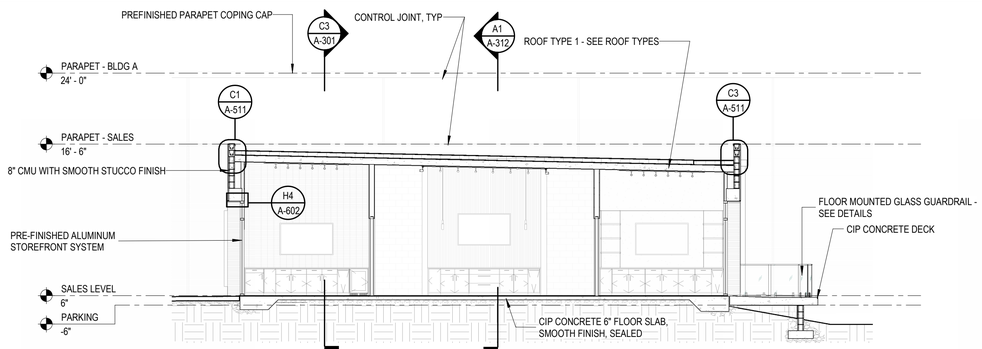
D3 BLDG A - LONGITUDINAL SECTION

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



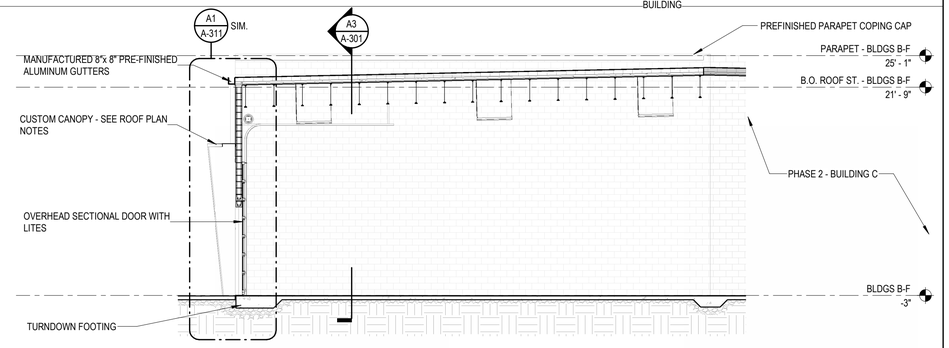
C3 BUILDING A TRANSVERSE SECTION

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



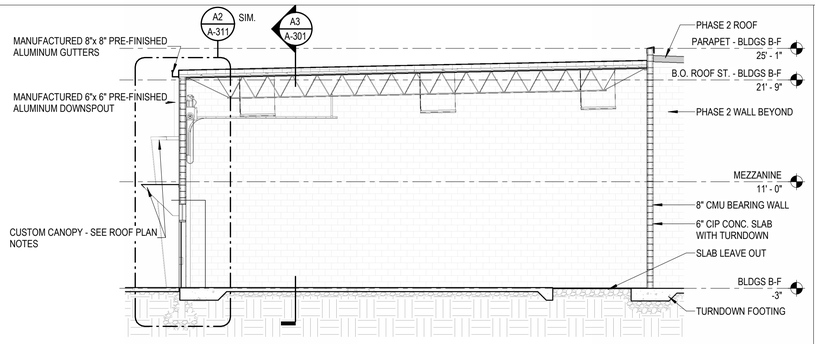
B1 SALES - TRANSVERSE SECTION

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



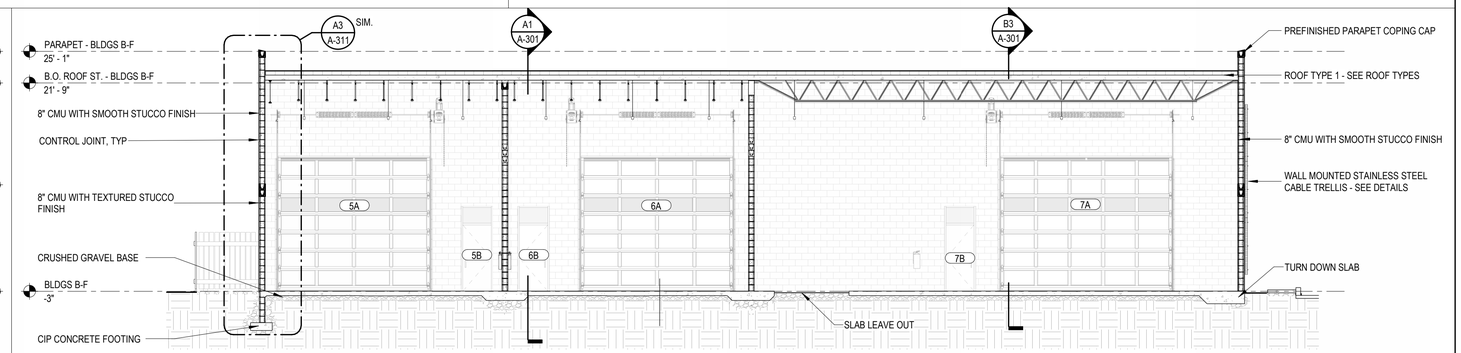
B3 BUILDING B TRANSVERSE SECTION

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



A1 BUILDING B TRANSVERSE SECTION 2

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



A3 BUILDING B LONGITUDINAL SECTION

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

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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550

REVISIONS

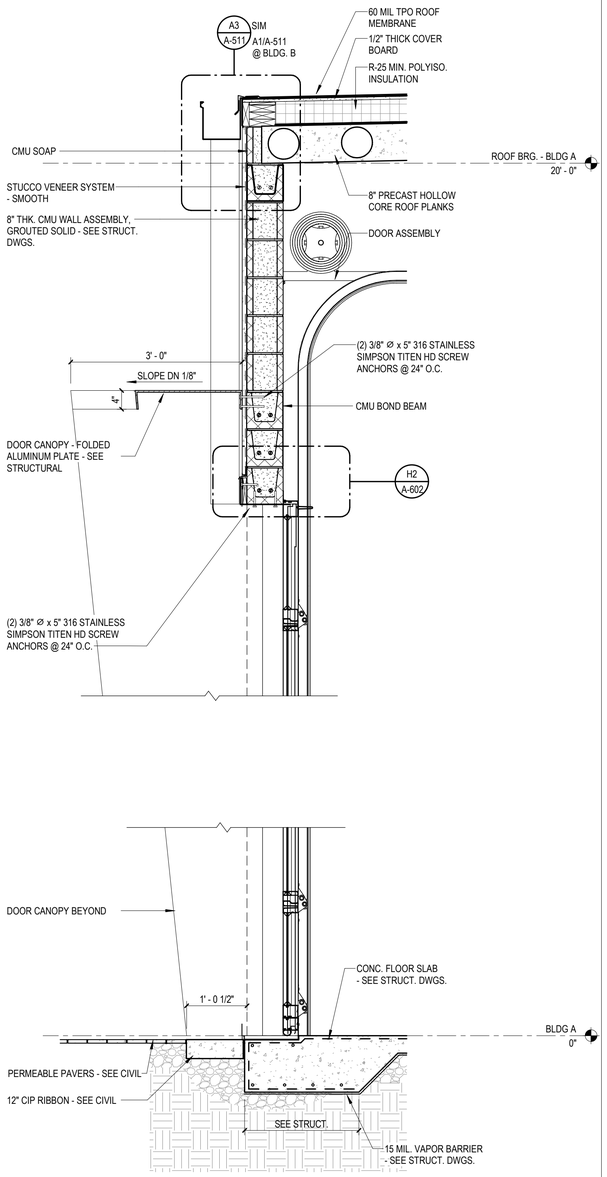
NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

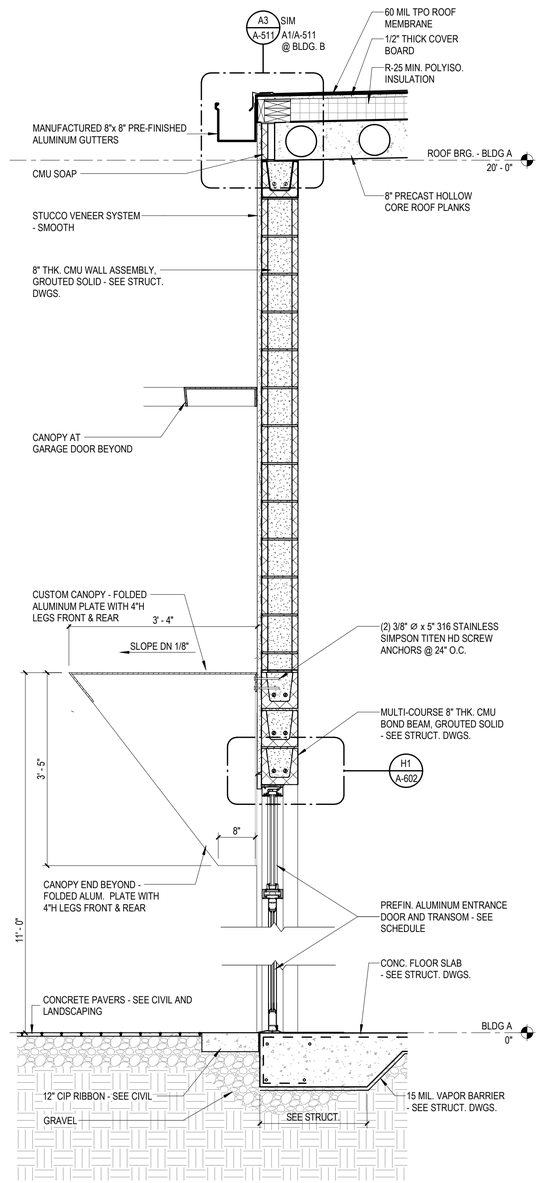
BUILDING SECTIONS

A-301

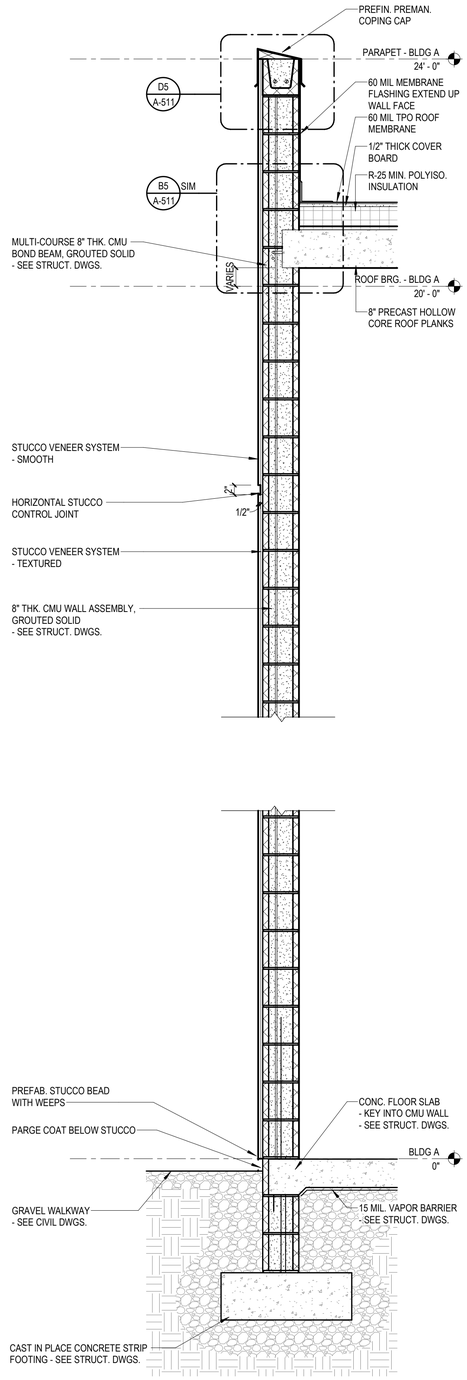
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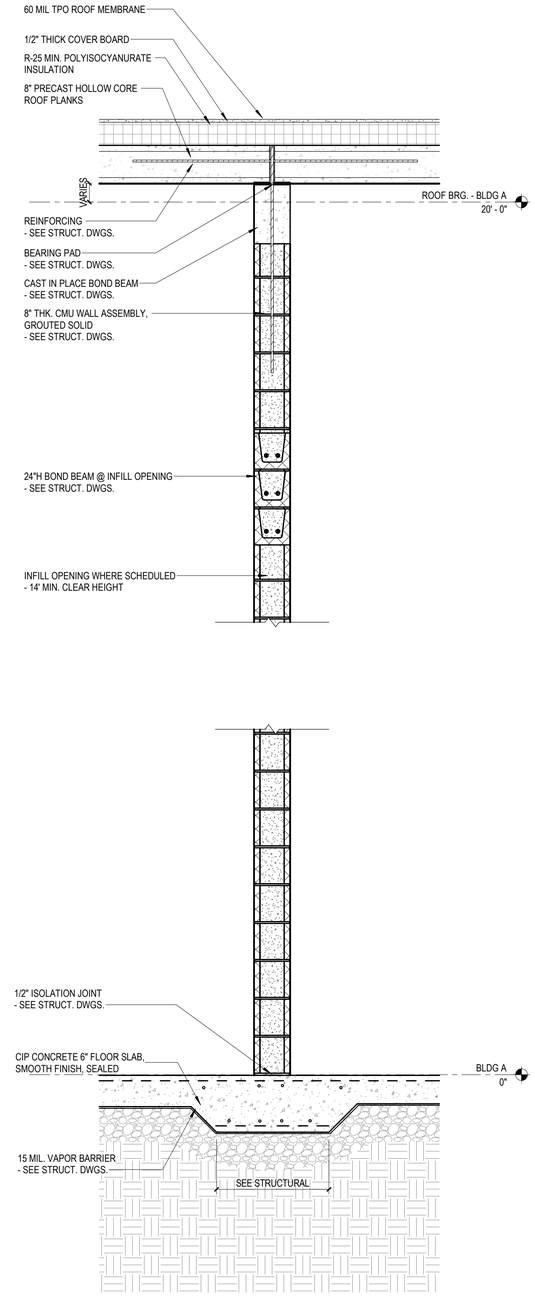
A1 WALL SECTION THRU UNIT GARAGE DOOR
SCALE: 3/4" = 1'-0"



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



A3 WALL SECTION - END WALL AT GARAGE
SCALE: 3/4" = 1'-0"



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

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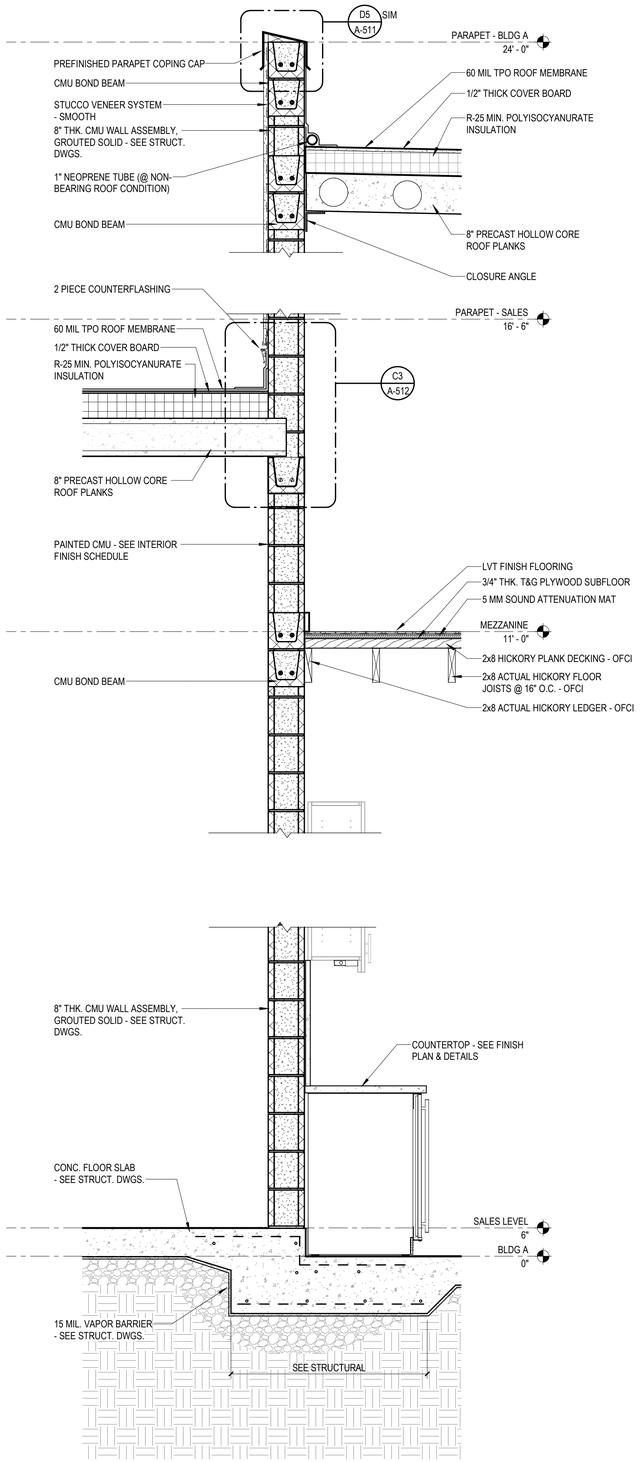
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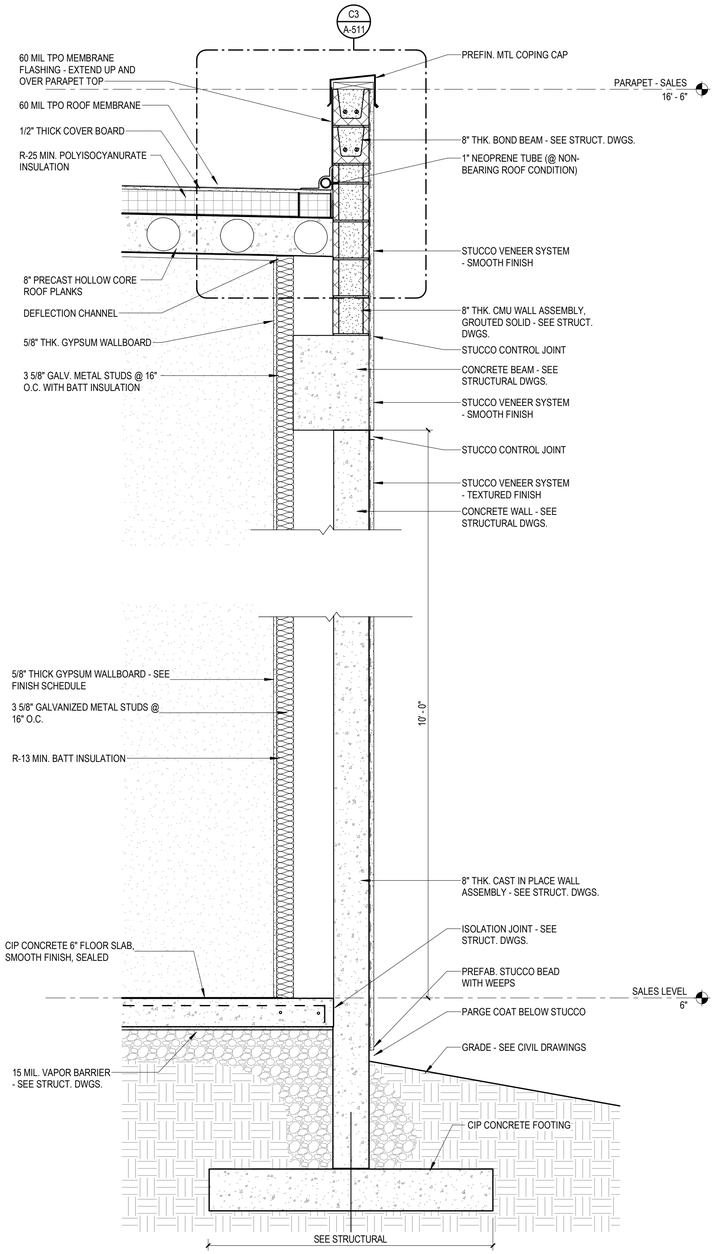
Project Number	25038
Dated	10.05.2026

WALL SECTIONS - BUILDING A

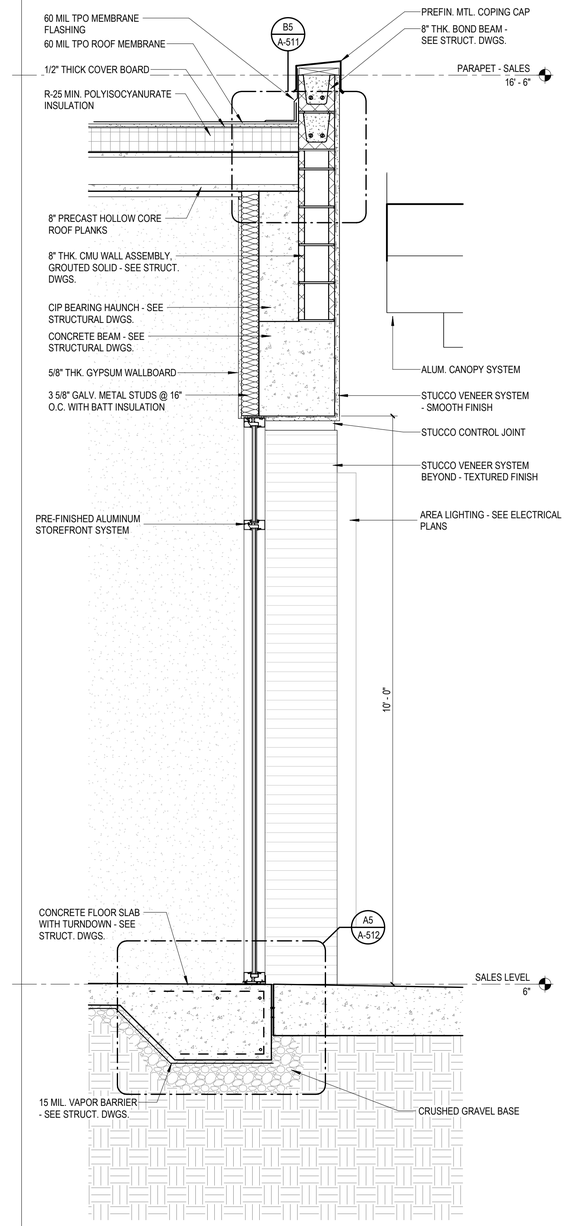
A-311



A1 WALL SECTION AT SALES HI-LOW WALL
SCALE: 3/4" = 1'-0"



A3 WALL SECTION AT SALES ENDWALL
SCALE: 3/4" = 1'-0"



A4 WALL SECTION AT SALES STOREFRONT
SCALE: 3/4" = 1'-0"

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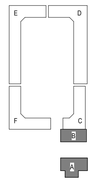
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GARAGE LUXURY AT MIRAMAR - PHASE 1

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FL 32550



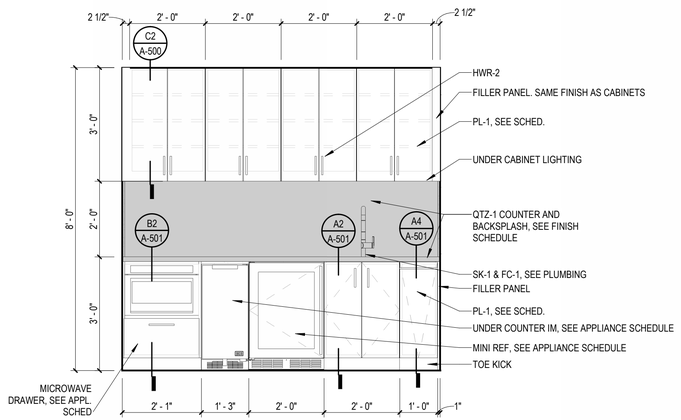
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NO. DESCRIPTION DATE

Project Number	25038
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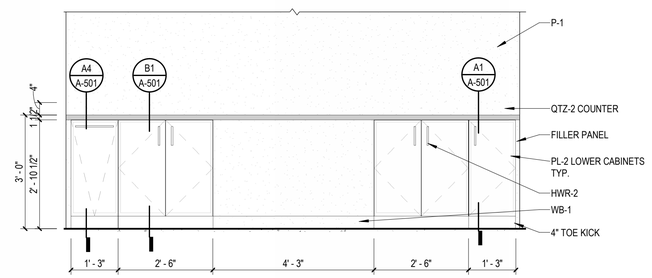
WALL SECTIONS - SALES CENTER

A-312

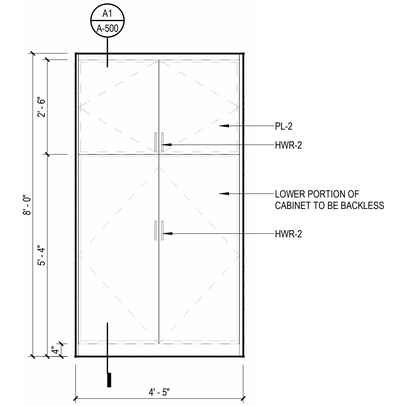
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D1 BREAK ROOM CASEWORK
SCALE: 1/2" = 1'-0"



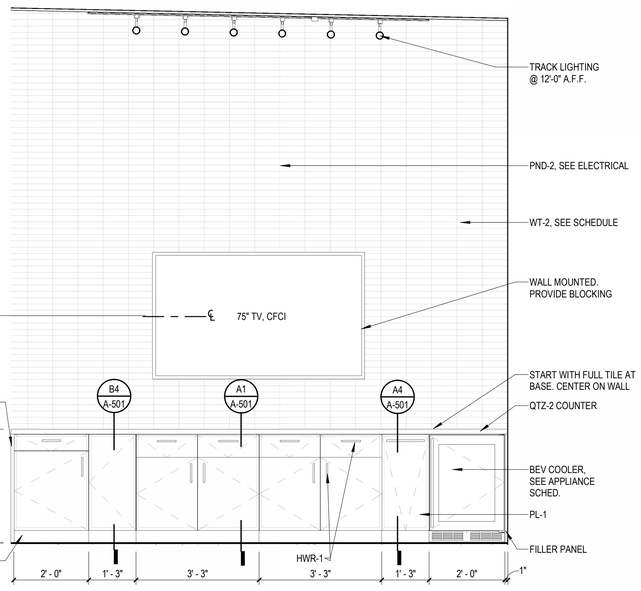
D3 OPEN WORK AREA
SCALE: 1/2" = 1'-0"



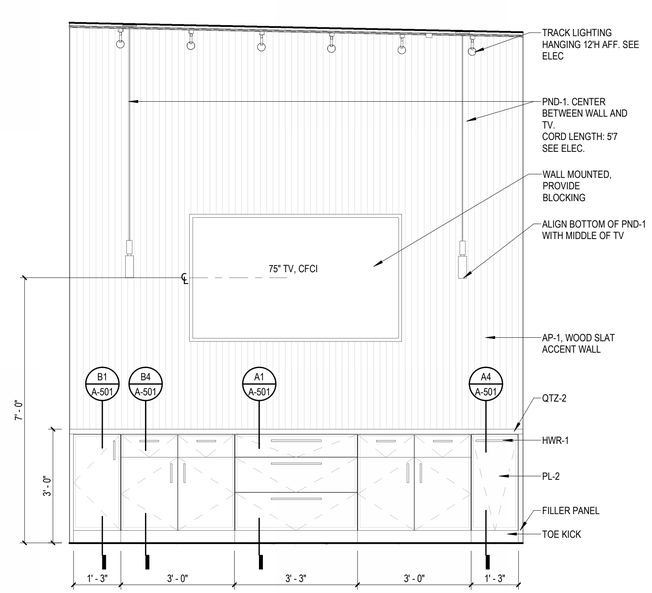
D4 VESTIBULE CASEWORK
SCALE: 1/2" = 1'-0"

GENERAL NOTES - ENLARGED PLANS

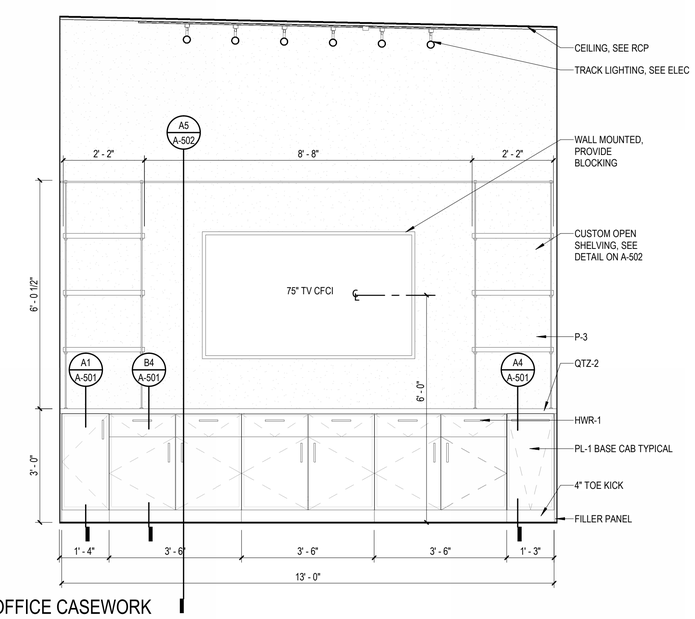
1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. THE CONTRACTOR SHALL PROVIDE REINFORCING BEHIND WALL MOUNTED AND CEILING MOUNTED EQUIPMENT. COORDINATE WITH A / V, DATA, CASEWORK, FURNITURE, ELECTRICAL, AND INTERIOR ELEVATION DRAWINGS.
3. INTERIOR DOORS TO 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 FINISH SCHEDULE FOR FINISHES.
6. REFER TO A-022 SERIES SHEETS FOR ADDITIONAL INFORMATION ON INTERIOR PARTITION TYPE ASSEMBLIES.
7. PROVIDE 1/8" / FT MIN SLOPE TOWARDS ALL FLOOR DRAINS, UNO.
8. CONTRACTORS SHALL PROVIDE 20 GA. STEEL SHEET METAL BLOCKING BEHIND WALL MOUNTED AND CEILING MOUNTED ITEMS, AS NEEDED. COORDINATE WITH A/V, DATA, AND ELECTRICAL DRAWINGS.
9. CONTRACTORS TO COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS, AS NEEDED.
10. REFER TO SHEET A-641 FOR FINISH SCHEDULE.
11. REFER TO SHEET A-641 FOR STANDARD MOUNTING HEIGHTS AND TOILET ACCESSORY LEGEND.
12. ALL GAPS BETWEEN CASEWORK AND WALLS TO RECEIVE INFILL PANELS TO MATCH ADJACENT CASEWORK.
13. REFER TO TOILET ACCESSORY SCHEDULE FOR ADDITIONAL INFORMATION. SEE ENLARGED PLANS FOR ADDITIONAL TOILET ACCESSORIES.
14. CONTRACTOR TO VERIFY ALL MILLWORK EQUIPMENT SIZES AND CLEAR SPACES FOR INSTALLATION.



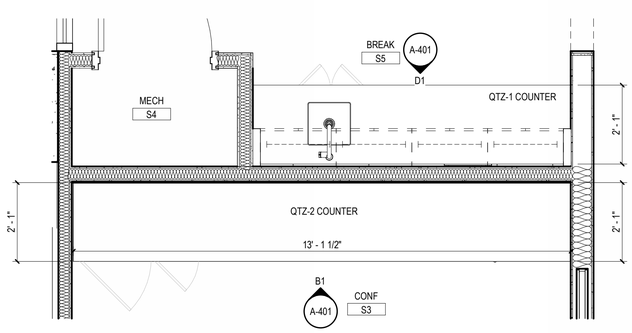
B1 CONFERENCE CASEWORK
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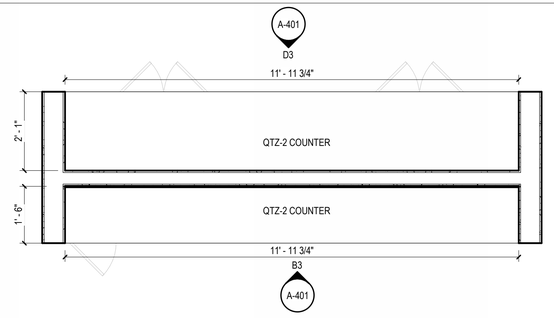
B3 RECEPTION CASEWORK
SCALE: 1/2" = 1'-0"



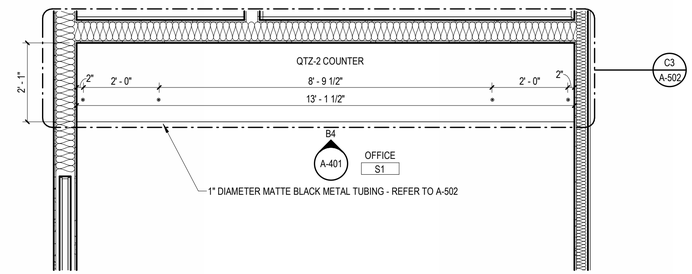
B4 OFFICE CASEWORK
SCALE: 1/2" = 1'-0"



A1 BREAK ROOM & CONF. CASEWORK
SCALE: 1/2" = 1'-0"



A3 RECEPTION WORK AREA CASEWORK
SCALE: 1/2" = 1'-0"



A4 OFFICE CASEWORK
SCALE: 1/2" = 1'-0"

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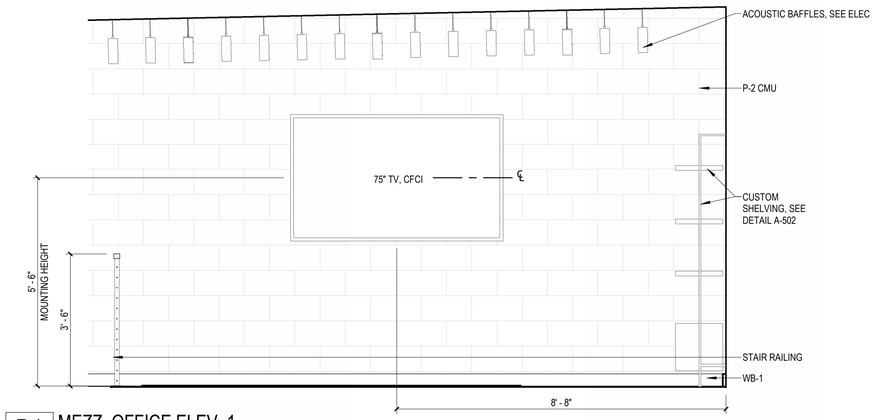
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NO.	DESCRIPTION	DATE

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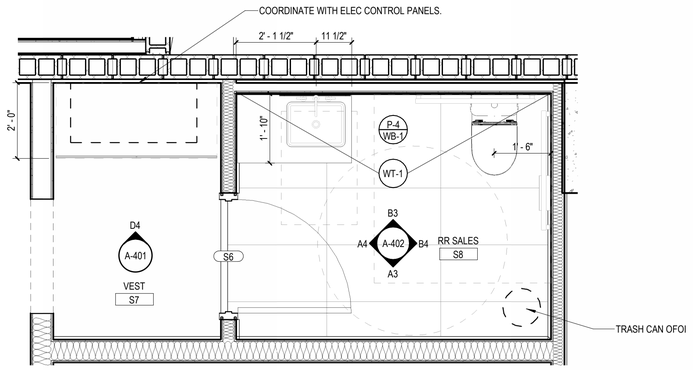
ENLARGED PLANS & INTERIOR ELEVATIONS

A-401



D1 MEZZ. OFFICE ELEV. 1

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

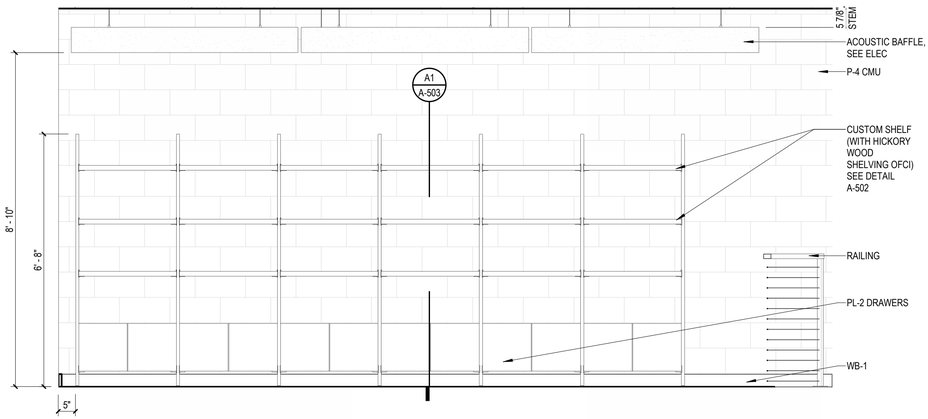


D3 SALES RR & VESTIBULE

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

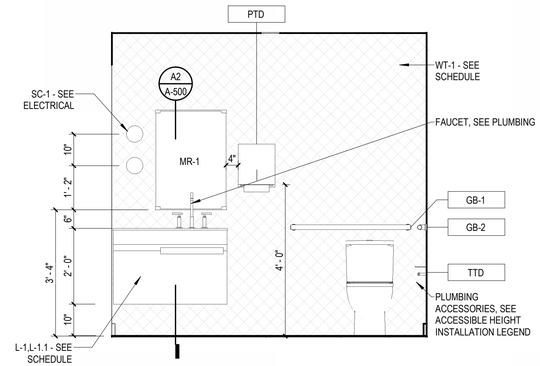
GENERAL NOTES - INTERIOR ELEVATIONS

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. CONTRACTORS SHALL PROVIDE 20 GA. STEEL SHEET METAL BLOCKING BEHIND WALL MOUNTED AND CEILING MOUNTED ITEMS, AS NEEDED. COORDINATE WITH A/V, DATA, AND ELECTRICAL DRAWINGS.
3. CONTRACTORS TO COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS, AS NEEDED.
4. REFER TO SHEET A-641 FOR FINISH SCHEDULE.
5. REFER TO SHEET A-642/A-500 FOR STANDARD MOUNTING HEIGHTS AND TOILET ACCESSORY LEGEND.
6. ALL GAPS BETWEEN CASEWORK AND WALLS TO RECEIVE INFILL PANELS TO MATCH ADJACENT CASEWORK.
7. REFER TO TOILET ACCESSORY SCHEDULE FOR ADDITIONAL INFORMATION. SEE ENLARGED PLANS FOR ADDITIONAL TOILET ACCESSORIES.



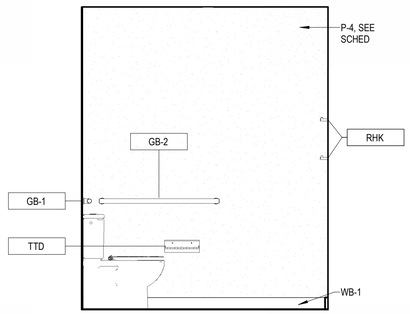
B1 MEZZ. OFFICE ELEV 2

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



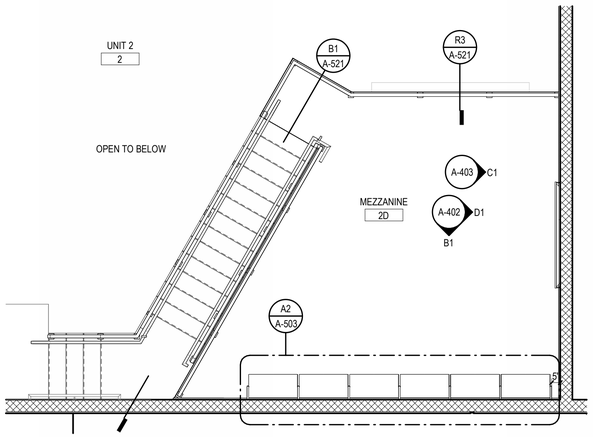
B3 SALES RESTROOM - 1

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



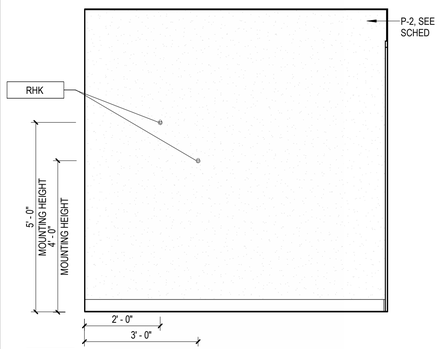
B4 SALES RESTROOM - 2

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



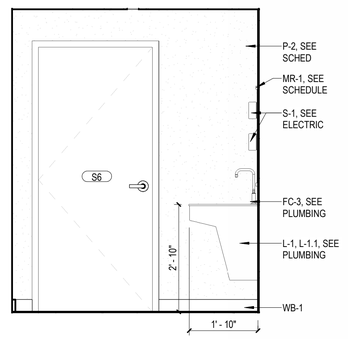
A1 LVL 2 UNIT 2 MEZZANINE

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



A3 SALES RESTROOM - 3

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



A4 SALES RESTROOM - 4

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

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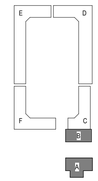
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

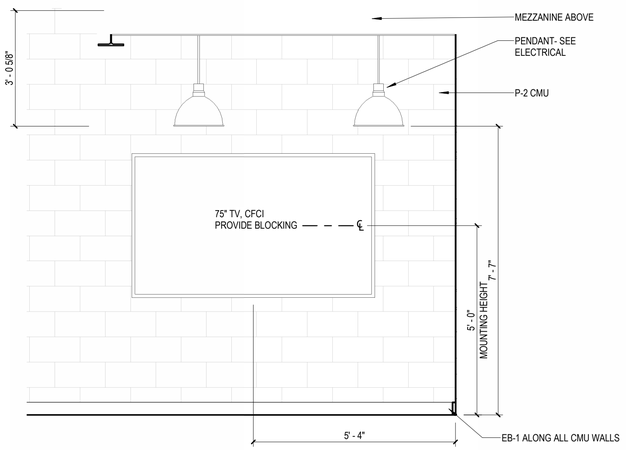
NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

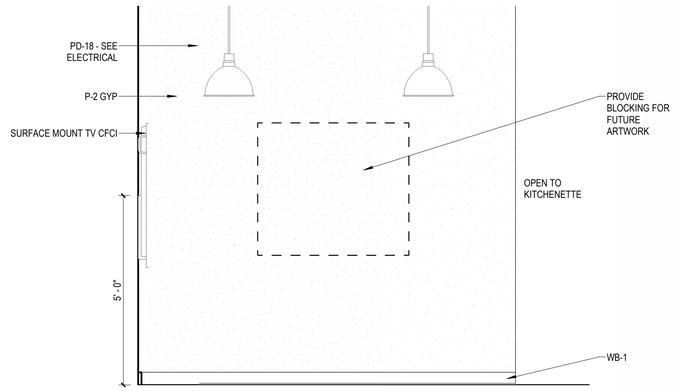
ENLARGED PLANS & INTERIOR ELEVATIONS

A-402

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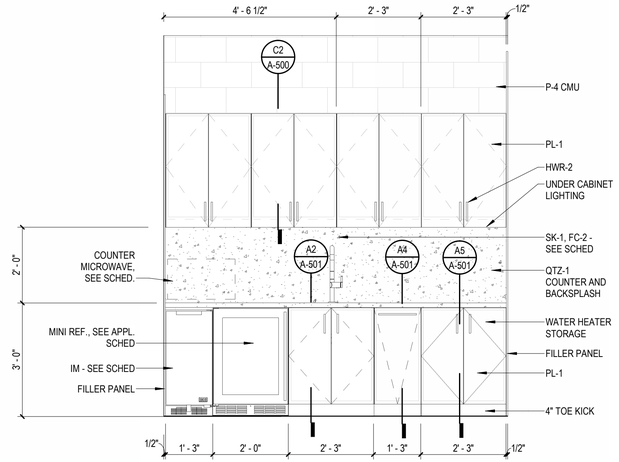
C1 GARAGE UNIT_SITTING AREA ELEV 1
SCALE: 1/2" = 1'-0"



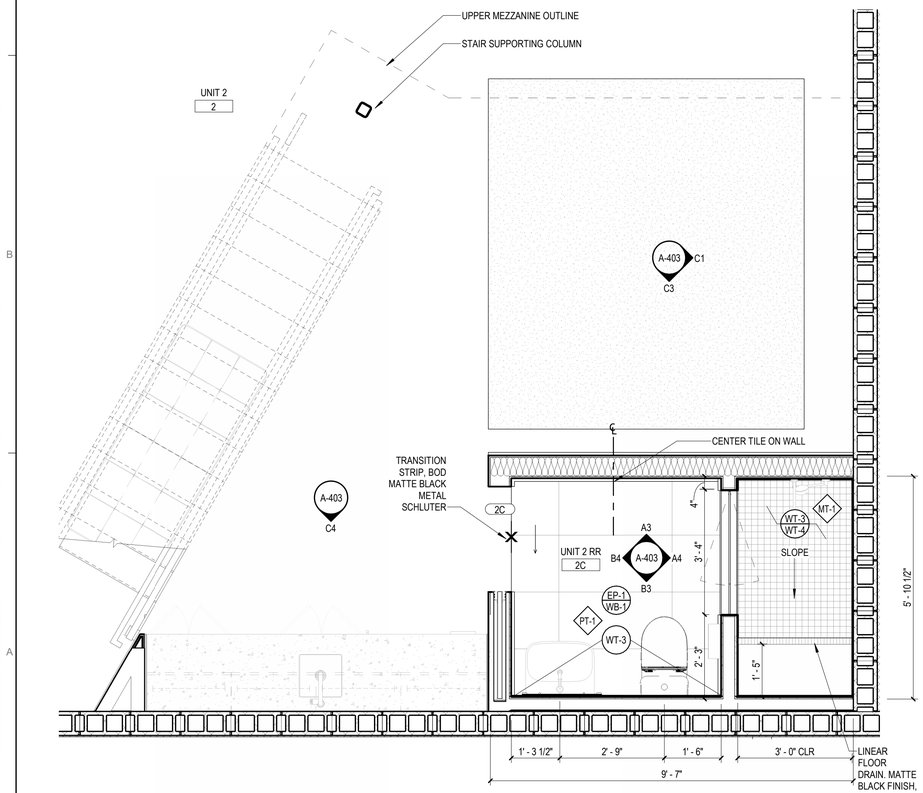
C3 GARAGE UNIT_SITTING AREA ELEV 2
SCALE: 1/2" = 1'-0"

GENERAL NOTES - ENLARGED PLANS

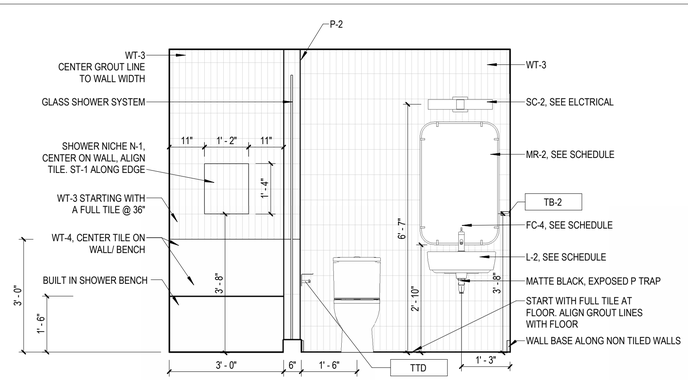
1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. THE CONTRACTOR SHALL PROVIDE REINFORCING BEHIND WALL MOUNTED AND CEILING MOUNTED EQUIPMENT. COORDINATE WITH A / V, DATA, CASEWORK, FURNITURE, ELECTRICAL, AND INTERIOR ELEVATION DRAWINGS.
3. INTERIOR DOORS TO 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 FINISH SCHEDULE FOR FINISHES.
6. REFER TO A-022 SERIES SHEETS FOR ADDITIONAL INFORMATION ON INTERIOR PARTITION TYPE ASSEMBLIES.
7. PROVIDE 1/8" / FT MIN SLOPE TOWARDS ALL FLOOR DRAINS, UNO.



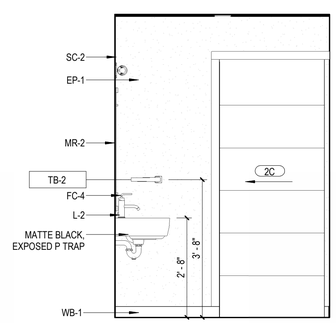
C4 UNIT 2 KITCHENETTE
SCALE: 1/2" = 1'-0"



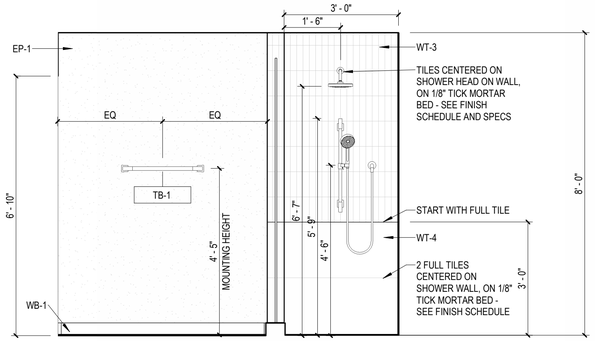
A1 UNIT 2 RESTROOM
SCALE: 1/2" = 1'-0"



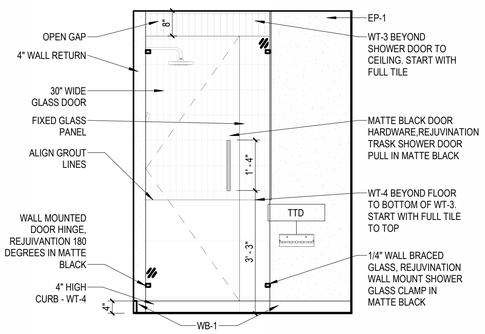
B3 UNIT 2 RESTROOM - 3
SCALE: 1/2" = 1'-0"



B4 UNIT 2 RESTROOM - 4
SCALE: 1/2" = 1'-0"



A3 UNIT 2 RESTROOM - 1
SCALE: 1/2" = 1'-0"



A4 UNIT 2 RESTROOM - 2
SCALE: 1/2" = 1'-0"

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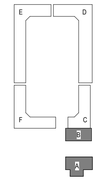
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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

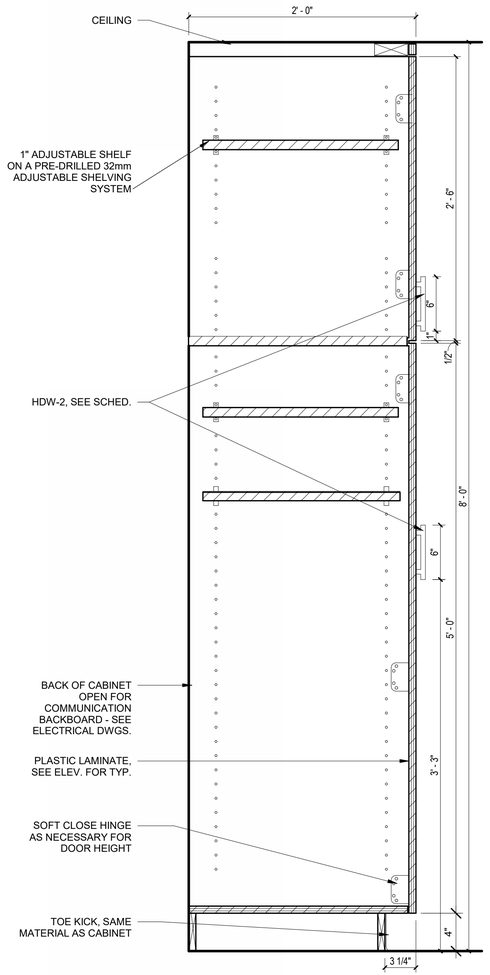
NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

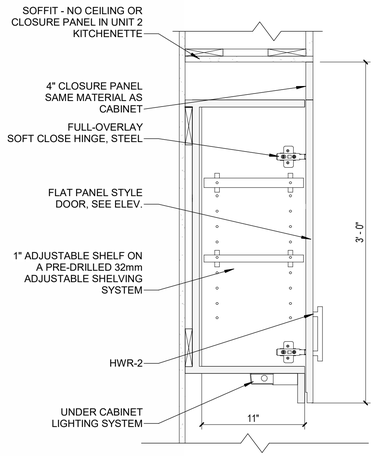
ENLARGED PLANS & INTERIOR ELEVATIONS

A-403

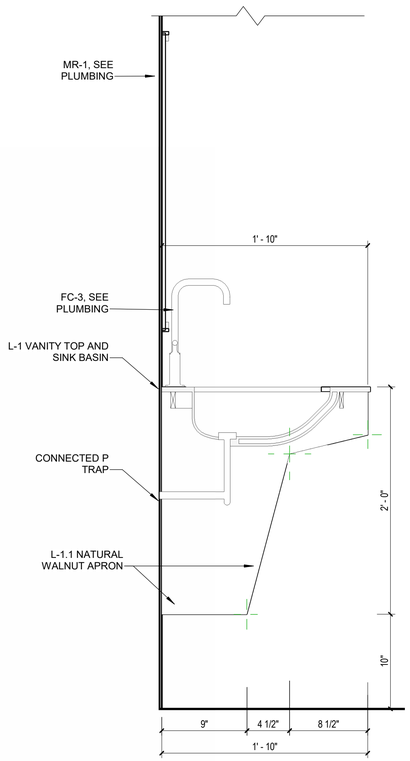
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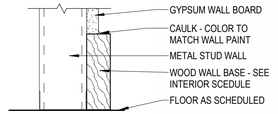
A1 TALL CABINET/UPPER CABINET COMBO
SCALE: 1 1/2" = 1'-0"



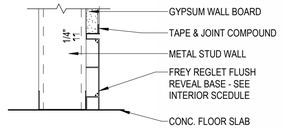
C2 UPPER CABINET WITH LIGHT
SCALE: 1 1/2" = 1'-0"



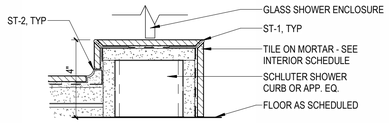
A2 ADA VANITY SINK DETAIL
SCALE: 1 1/2" = 1'-0"



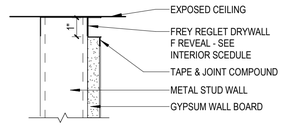
WB-1 WOOD WALL BASE
SCALE: 3" = 1'-0"



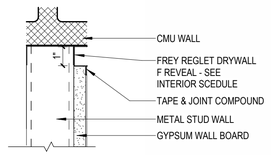
WB-2 FLUSH REVEAL WALL BASE
SCALE: 3" = 1'-0"



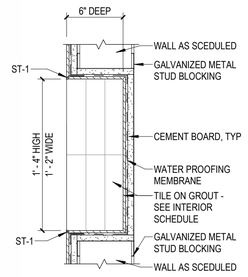
WB-3 TILE THRESHOLD AT SHOWER
SCALE: 3" = 1'-0"



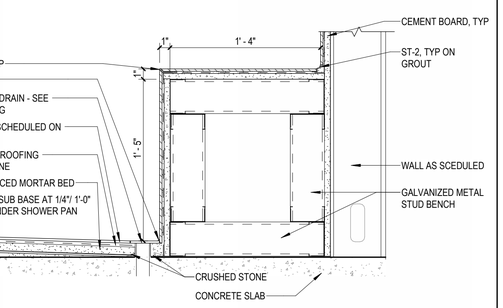
FR-1 FLUSH REVEAL WALL CAP
SCALE: 3" = 1'-0"



FR-2 FLUSH REVEAL WALL EDGE TRIM
SCALE: 3" = 1'-0"



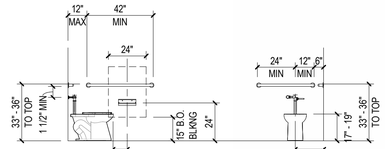
A3 SHOWER NICHE
SCALE: 1 1/2" = 1'-0"

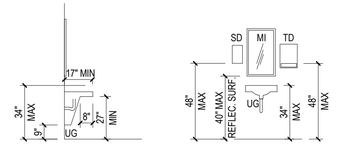


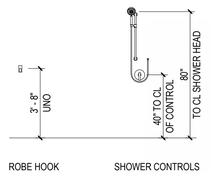
A5 SHOWER BENCH
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES - CASEWORK

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. ALL SMALL VOIDS BETWEEN WALLS OR PARTITIONS AND ADJACENT CASEWORK, SHELVING, DOOR FRAMES, BUILT-IN OR SURFACE MOUNTED EQUIPMENT AND FIXTURES, AND SIMILAR ITEMS TO RECEIVE JOINT SEALANT. MATCH SEALANT TO ADJACENT FINISH. ARCHITECT AND/OR INTERIOR DESIGNER TO APPROVE FINAL COLOR. FOR MORE SEALANT INFORMATION SEE SPECIFICATIONS.
3. ALL FINISHES INDICATED ON INTERIOR ELEVATIONS AND FINISH SCHEDULE. REFER TO SHEETS A-641, A-642
4. ALL CASEWORK TO BE CONSTRUCTED TO FIT THROUGH 3'-0" DOOR AND HOLLOW METAL FRAME ASSEMBLY.
5. INSTALL FLOORING PRIOR TO CASEWORK INSTALLATION.
6. CASEWORK TO HAVE TOE KICK ON ALL EXPOSED SIDES UNO.
7. CLOSET SHELF DEPTH TO VARY, SEE ELEVATIONS FOR SIZING.







TOILET ACCESSORY MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"

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NO.	DESCRIPTION	DATE

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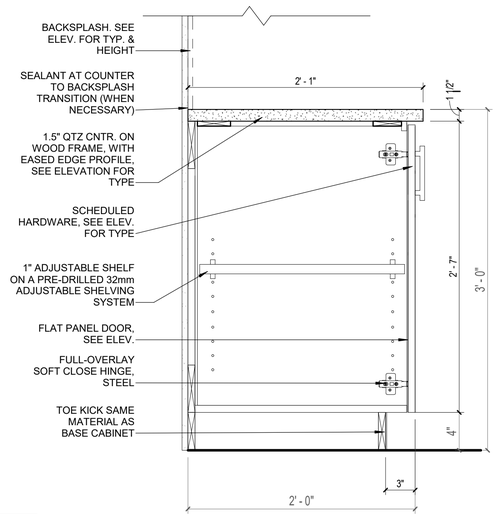
INTERIOR DETAILS

A-500

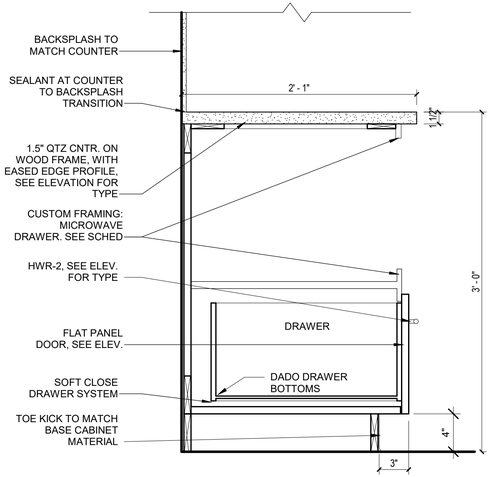
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GENERAL NOTES - CASEWORK

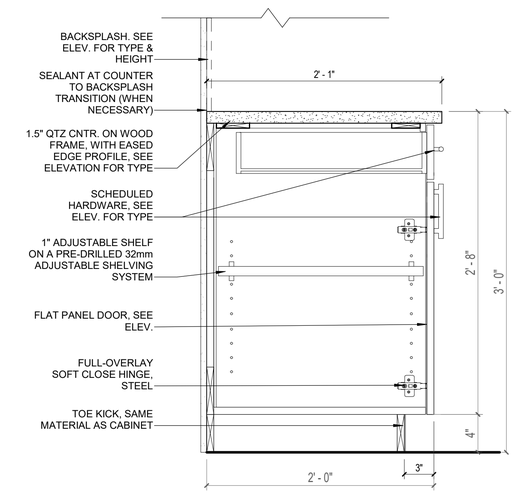
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3. ALL FINISHES INDICATED ON INTERIOR ELEVATIONS AND FINISH SCHEDULE. REFER TO SHEETS A-641, A-642
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5. INSTALL FLOORING PRIOR TO CASEWORK INSTALLATION.
6. CASEWORK TO HAVE TOE KICK ON ALL EXPOSED SIDES UNO.
7. CLOSET SHELF DEPTH TO VARY, SEE ELEVATIONS FOR SIZING.



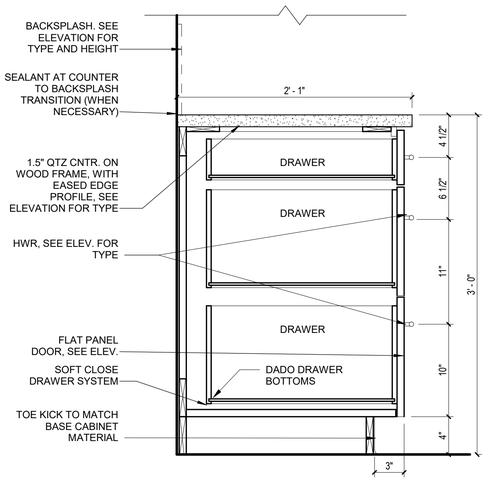
B1 BASE CABINET DOOR
SCALE: 1 1/2" = 1'-0"



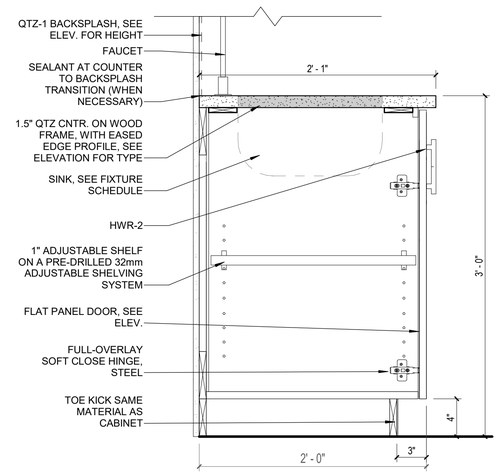
B2 BASE CABINET MICROWAVE DRAWER
SCALE: 1 1/2" = 1'-0"



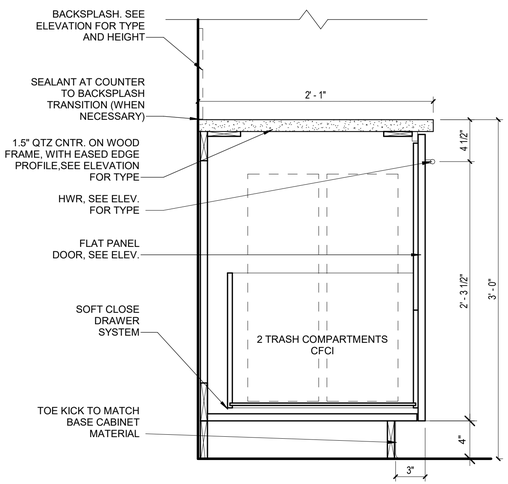
B4 BASE CABINET DOOR/DRAWER
SCALE: 1 1/2" = 1'-0"



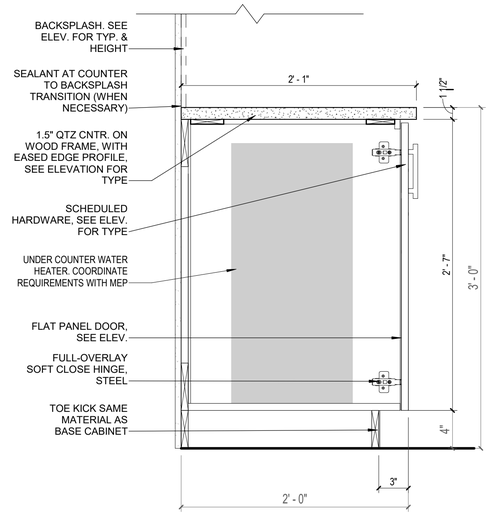
A1 BASE CABINET DRAWERS
SCALE: 1 1/2" = 1'-0"



A2 BASE CABINET WITH SINK
SCALE: 1 1/2" = 1'-0"



A4 PULL OUT TRASH
SCALE: 1 1/2" = 1'-0"



A5 BASE CABINET DOOR - WATER HEATER
SCALE: 1 1/2" = 1'-0"

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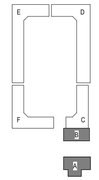
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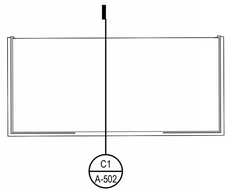
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Project Number	25038
Dated	10.05.2026

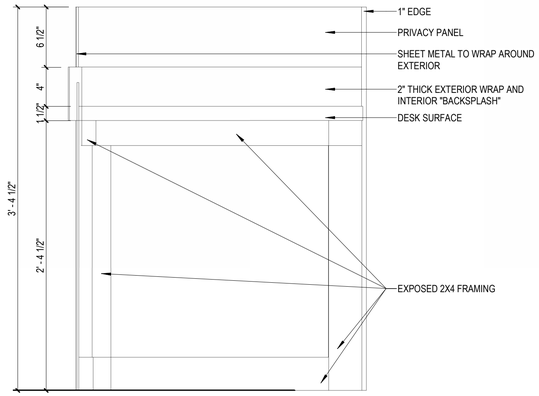
INTERIOR DETAILS

A-501



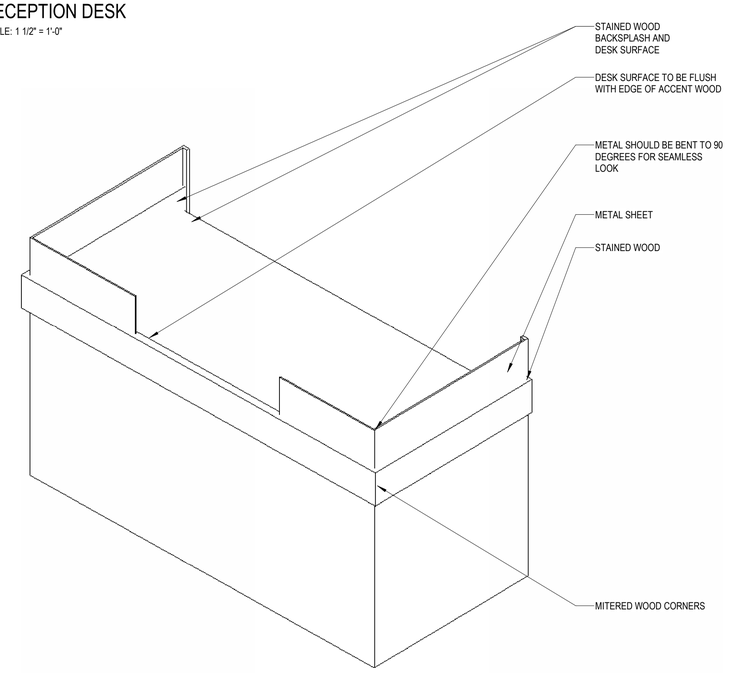
D1 RECEPTION DESK PLAN

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

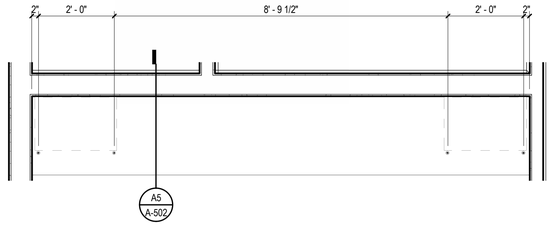


C1 RECEPTION DESK

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

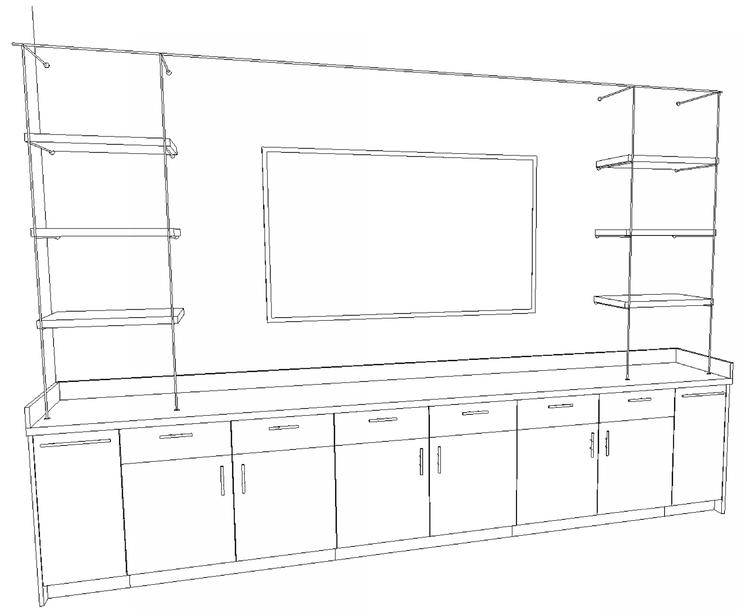


RECEPTION DESK AXON



C3 PRIVATE OFFICE BUILT-IN SHELVING PLAN

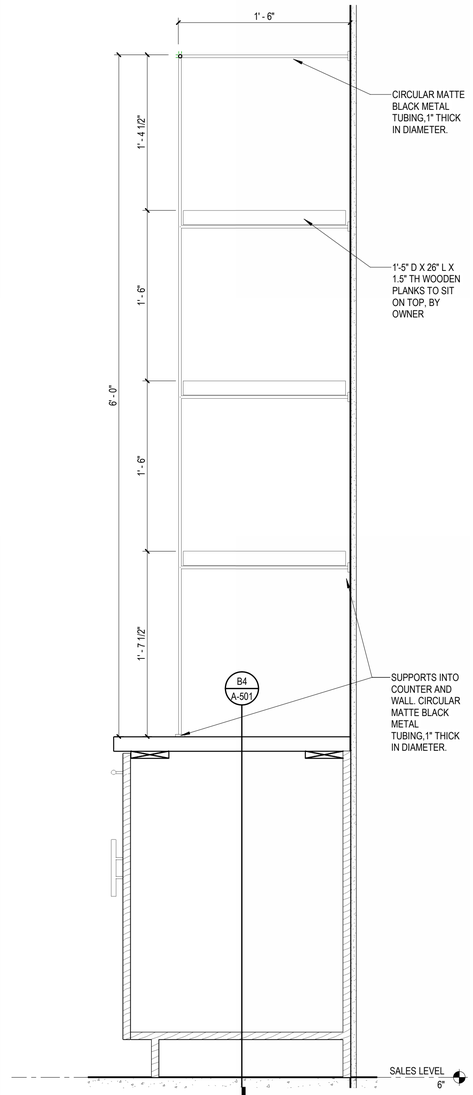
SCALE: 1/2" = 1'-0"



PRIVATE OFFICE BUILT-IN SHELVING AXON

GENERAL NOTES - CASEWORK

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. ALL SMALL VOIDS BETWEEN WALLS OR PARTITIONS AND ADJACENT CASEWORK, SHELVING, DOOR FRAMES, BUILT-IN OR SURFACE MOUNTED EQUIPMENT AND FIXTURES, AND SIMILAR ITEMS TO RECEIVE JOINT SEALANT. MATCH SEALANT TO ADJACENT FINISH. ARCHITECT AND/OR INTERIOR DESIGNER TO APPROVE FINAL COLOR. FOR MORE SEALANT INFORMATION SEE SPECIFICATIONS.
3. ALL FINISHES INDICATED ON INTERIOR ELEVATIONS AND FINISH SCHEDULE. REFER TO SHEETS A-641, A-642
4. ALL CASEWORK TO BE CONSTRUCTED TO FIT THROUGH 3'-0" DOOR AND HOLLOW METAL FRAME ASSEMBLY.
5. INSTALL FLOORING PRIOR TO CASEWORK INSTALLATION.
6. CASEWORK TO HAVE TOE KICK ON ALL EXPOSED SIDES UNO.
7. CLOSET SHELF DEPTH TO VARY, SEE ELEVATIONS FOR SIZING.



A5 PRIVATE OFFICE BUILT-IN SHELVING

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

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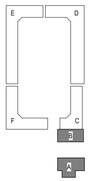
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GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



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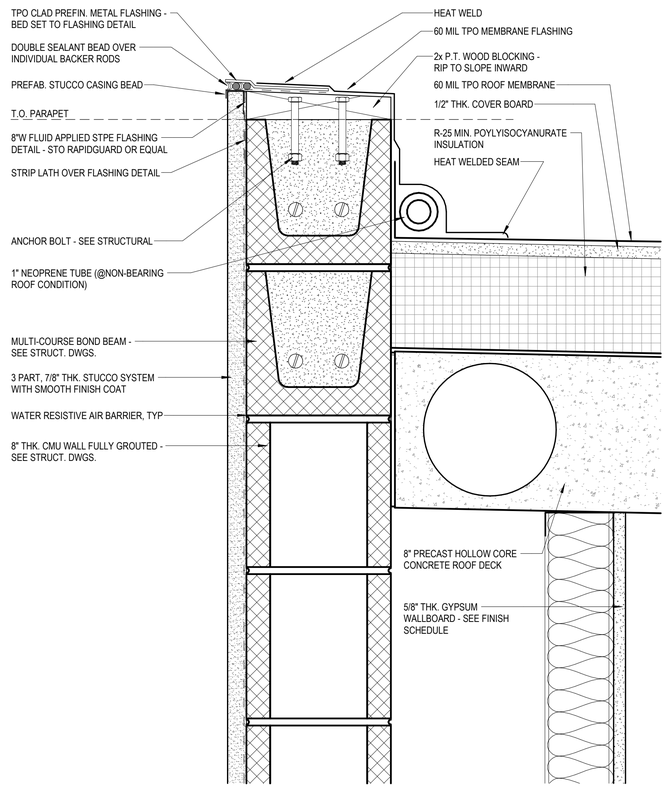
NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

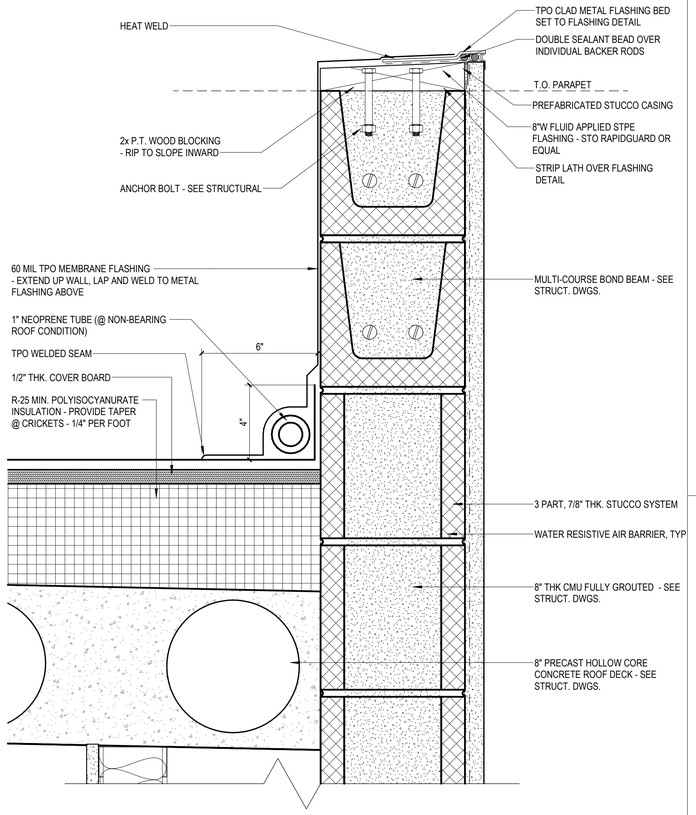
INTERIOR DETAILS

A-502

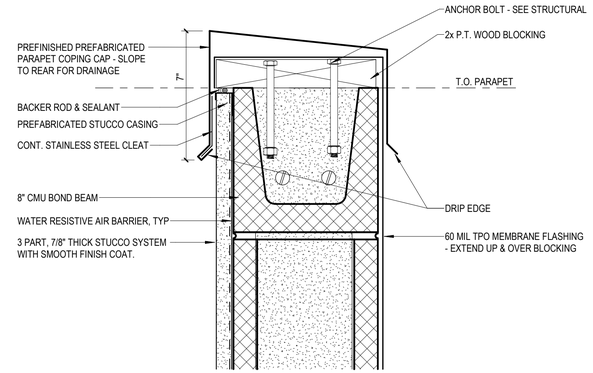
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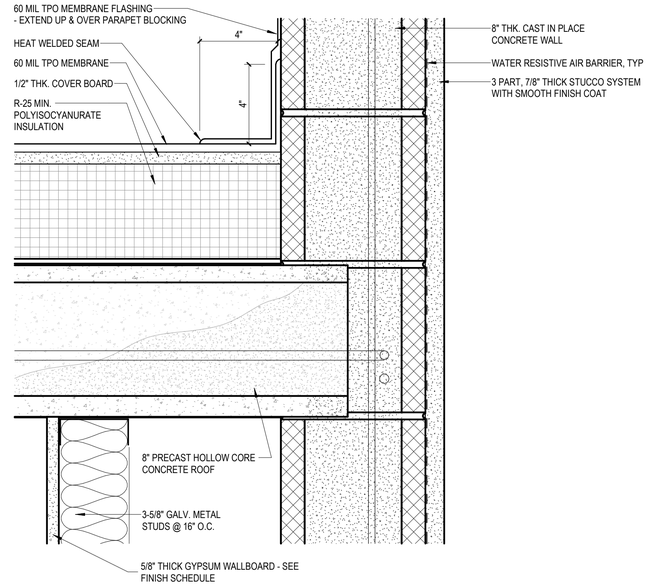
C1 SALES PARAPET - HIGH SIDE
SCALE: 3" = 1'-0"



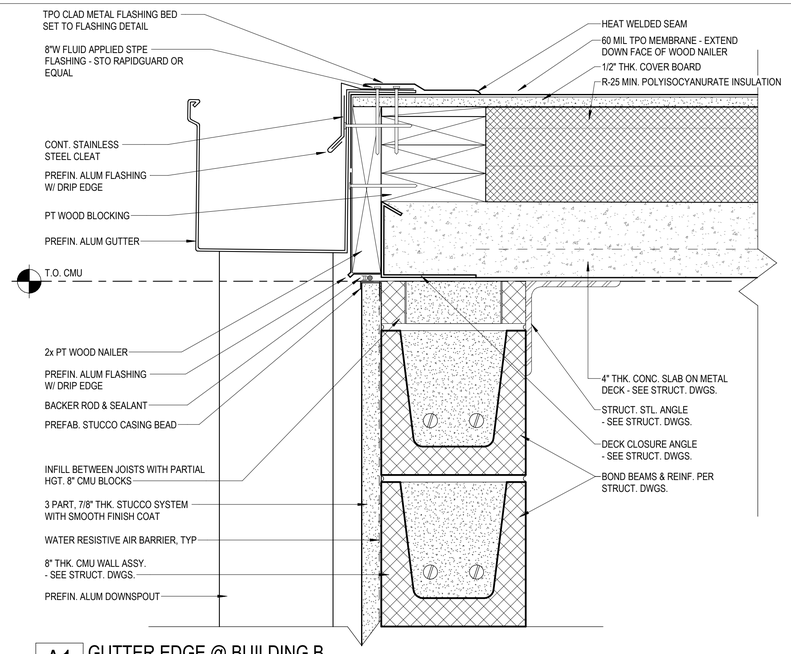
C3 SALES PARAPET - LOW SIDE
SCALE: 3" = 1'-0"



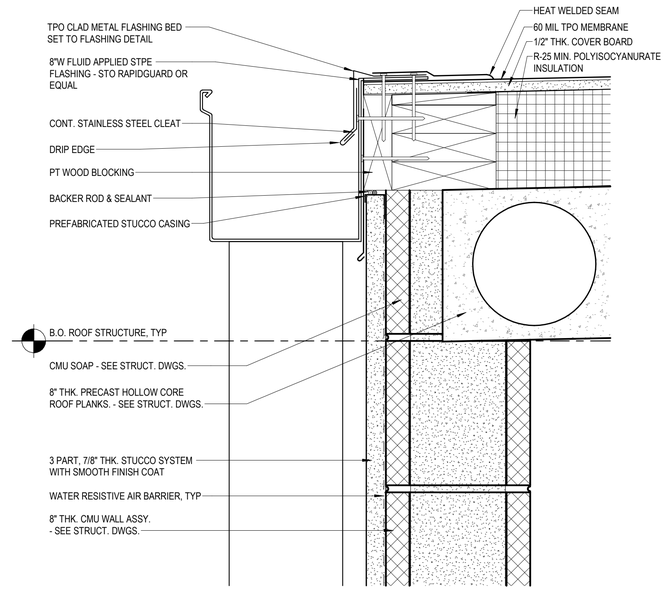
D5 PARAPET COPING
SCALE: 3" = 1'-0"



B5 ROOF WALL CONNECTION @ BEARING CONDITION
SCALE: 3" = 1'-0"



A1 GUTTER EDGE @ BUILDING B
SCALE: 3" = 1'-0"



A3 GUTTER EDGE @ BUILDING A
SCALE: 3" = 1'-0"

NOTE:
SECTION DETAILS AT BUILDING B ARE SIMILAR.
SEE SECTION DETAILS IN PHASE 2 PROJECT #25038A.

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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

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FL 32550

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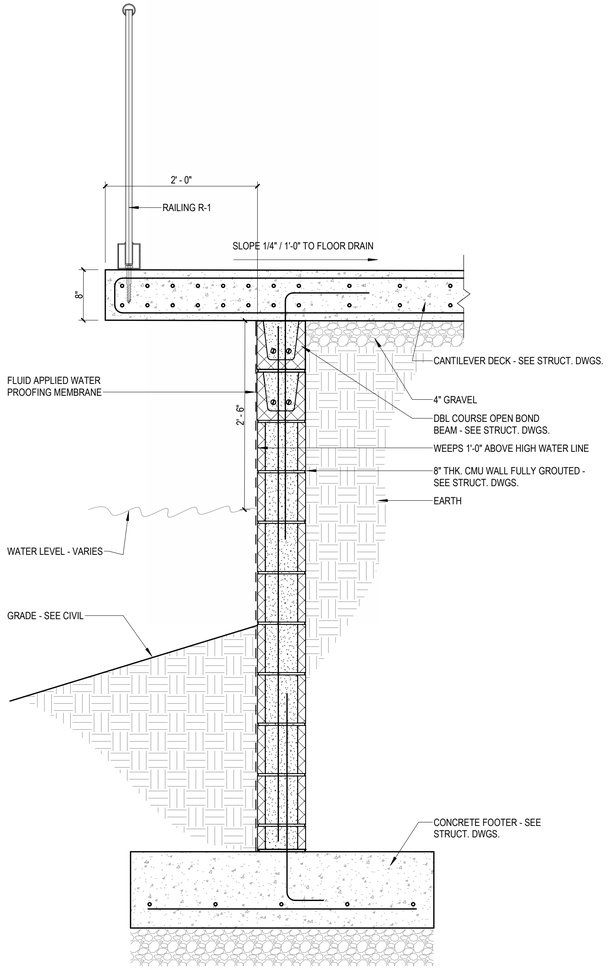
NO.	DESCRIPTION	DATE

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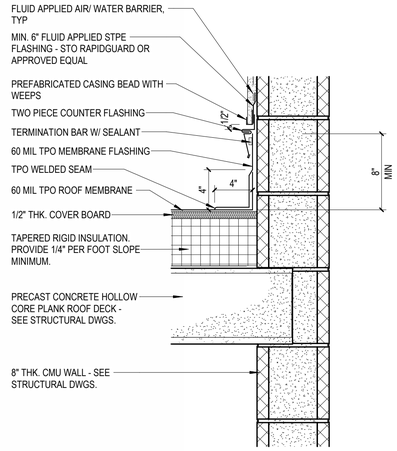
SECTION DETAILS

A-511

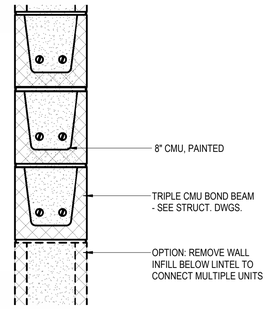
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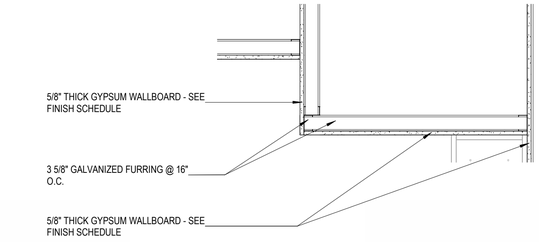
B1 CANTILEVER SALES DECK
SCALE: 1" = 1'-0"



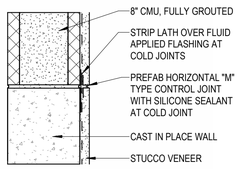
C3 WALL SECTION AT SALES HI-LOW WALL - FLASHING
SCALE: 1 1/2" = 1'-0"



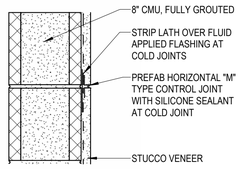
B3 WALL OPENING HEADER IN BETWEEN UNITS
SCALE: 1 1/2" = 1'-0"



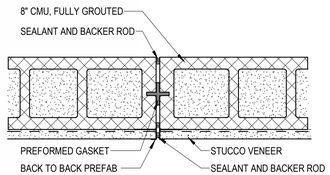
B5 BREAK ROOM CASEWORK BULKHEAD
SCALE: 1" = 1'-0"



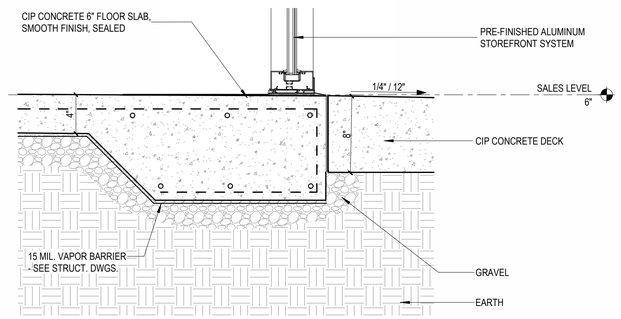
A1 CONTROL JOINT - HORIZONTAL CIP & CMU
SCALE: 1 1/2" = 1'-0"



A2 CONTROL JOINT - HORIZONTAL CMU
SCALE: 1 1/2" = 1'-0"



A3 CONTROL JOINT - VERTICAL
SCALE: 1 1/2" = 1'-0"



A5 STOREFRONT SILL AT SALES
SCALE: 1 1/2" = 1'-0"

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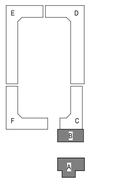
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GARAGE LUXURY AT MIRAMAR - PHASE 1

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MIRAMAR BEACH,
FL 32550



REVISIONS

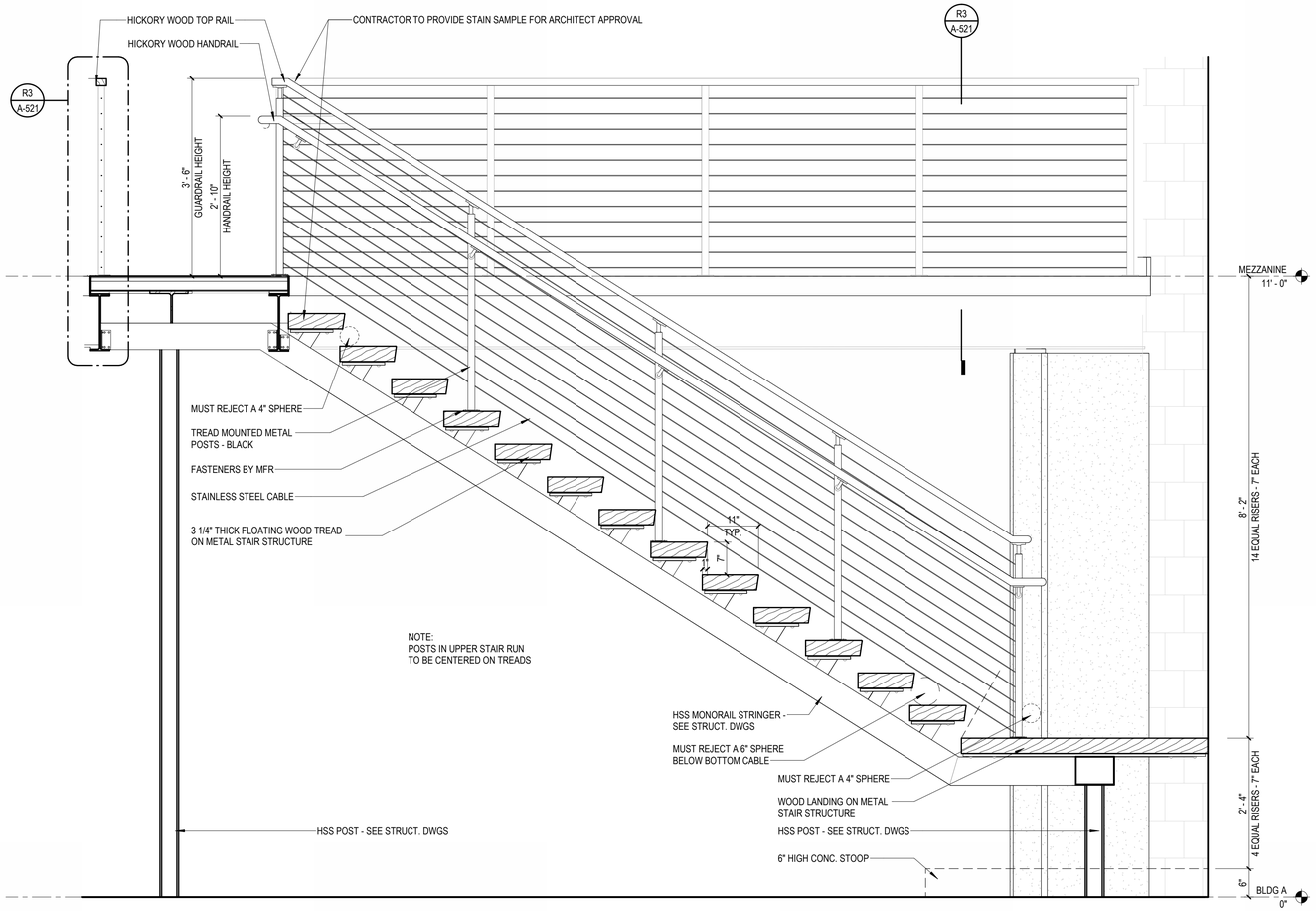
NO.	DESCRIPTION	DATE

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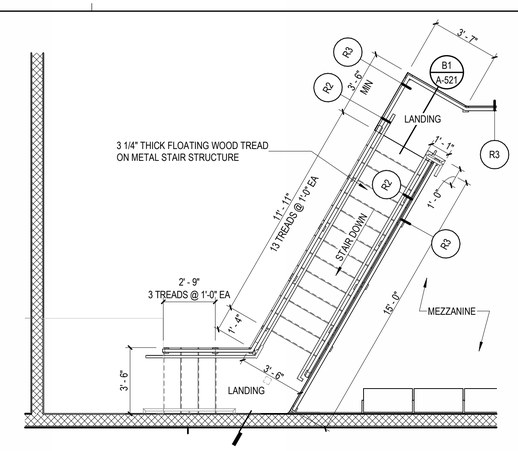
SECTION DETAILS

A-512

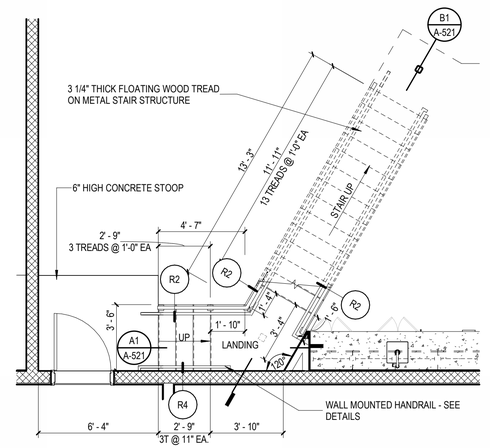
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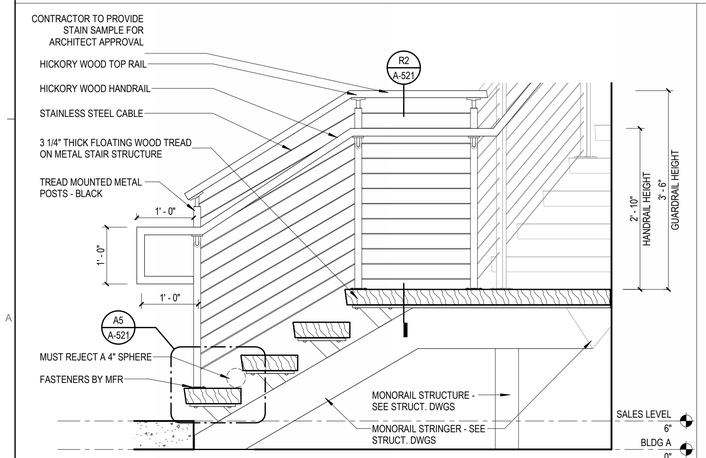
B1 STAIR SECTION UPPER PORTION
SCALE: 3/4" = 1'-0"



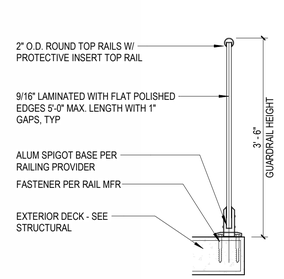
C5 MEZZANINE STAIR - UPPPER
SCALE: 1/4" = 1'-0"



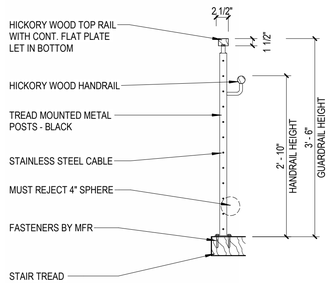
B5 MEZZANINE STAIR - LOWER
SCALE: 1/4" = 1'-0"



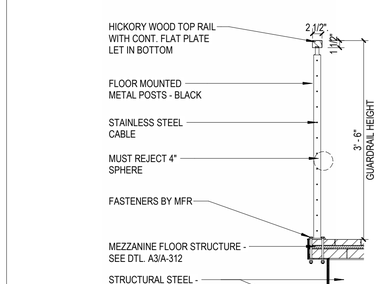
A1 STAIR SECTION LOWER PORTION
SCALE: 3/4" = 1'-0"



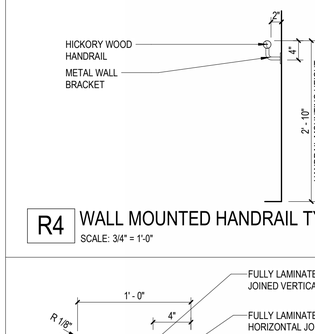
R1 GLASS RAILING TYPE R1
SCALE: 3/4" = 1'-0"



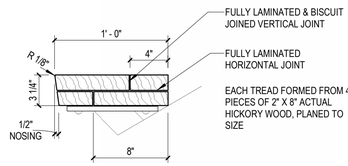
R2 CABLE GUARDRAIL W/ HANDRAIL TYPE R2
SCALE: 3/4" = 1'-0"



R3 CABLE GUARDRAIL TYPE R3
SCALE: 3/4" = 1'-0"



R4 WALL MOUNTED HANDRAIL TYPE R4
SCALE: 3/4" = 1'-0"



A5 STAIR TREAD SECTION DETAIL TYP
SCALE: 1 1/2" = 1'-0"

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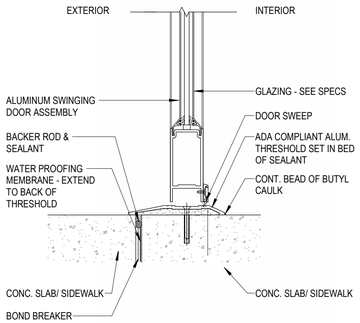
REVISIONS

NO.	DESCRIPTION	DATE

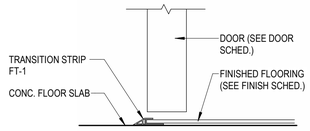
Project Number	25038
Dated	10.05.2026

STAIR AND RAILINGS DETAILS

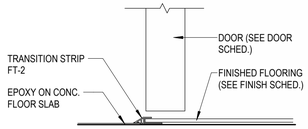
A-521



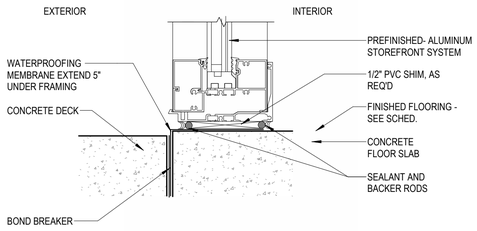
S1 SILL DETAIL
SCALE: 3" = 1'-0"



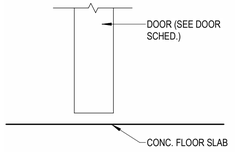
S2 SILL TRANSITION TILE TO CONC.
SCALE: 3" = 1'-0"



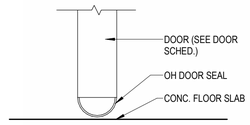
S3 SILL TRANSITION TILE TO EPOXY
SCALE: 3" = 1'-0"



S4 STOREFRONT SILL DETAIL
SCALE: 3" = 1'-0"



S5 INTERIOR DOOR SILL DETAIL
SCALE: 3" = 1'-0"



S6 OVERHEAD DOOR SILL
SCALE: 3" = 1'-0"

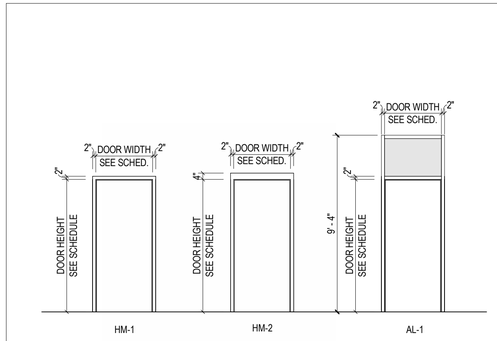
DOOR SCHEDULE

DOOR NO.	LEAFS	DOOR SIZE WIDTH x HEIGHT	DOOR THICK	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	FIRE RATING	IMPACT RESISTANT	HARDWARE SET	COMMENTS
1A	1	16' - 0" x 14' - 0"	3"		ALUM/ GL	-	-	H2	J2	S6		YES	02	
1B	1	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	AL	H1/H7	J1	S1		YES	01	ACCESS CONTROLS WITH SMART PHONE APP
1C	1	3' - 0" x 8' - 0"	1 3/4"	N	WOOD	HM-2	HM	H3	J3	S5	45 MIN.		03	
2A	1	18' - 0" x 14' - 0"	3"		ALUM/ GL	-	-	H2	J2	S6		YES	02	
2B	1	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	AL	H1/H7	J1	S1		YES	01	ACCESS CONTROLS WITH SMART PHONE APP
2C	1	2' - 10" x 7' - 0"	1 1/2"	PK-1	WOOD	-	-	H8	J8	S3			PD1	POCKET DOOR
2D	1	3' - 0" x 8' - 0"	1 3/4"	N	WOOD	HM-2	HM	H3	J3	S5	45 MIN.		03	
3A	1	16' - 0" x 14' - 0"	3"		ALUM/ GL	-	-	H2	J2	S6		YES	02	
3B	1	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	AL	H1/H7	J1	S1		YES	01	ACCESS CONTROLS WITH SMART PHONE APP
4A	1	16' - 0" x 14' - 0"	3"		ALUM/ GL	-	-	H2	J2	S6		YES	02	
4B	1	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	AL	H1/H7	J1	S1		YES	01	ACCESS CONTROLS WITH SMART PHONE APP
5A	1	16' - 0" x 14' - 0"	3"		ALUM/ GL	-	-	H2	J2	S6		YES	02	
5B	1	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	AL	H1/H7	J1	S1		YES	01	ACCESS CONTROLS WITH SMART PHONE APP
6A	1	16' - 0" x 14' - 0"	3"		ALUM/ GL	-	-	H2	J2	S6		YES	02	
6B	1	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	AL	H1/H7	J1	S1		YES	01	ACCESS CONTROLS WITH SMART PHONE APP
7A	1	18' - 0" x 14' - 0"	3"		ALUM/ GL	-	-	H2	J2	S6		YES	02	
7B	1	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	AL	H1/H7	J1	S1		YES	01	ACCESS CONTROLS WITH SMART PHONE APP
7C	1	3' - 0" x 7' - 0"	1 3/4"	1P	ALUM	AL-1	AL	H1/H7	J1	S1		YES	01	
9A	1	18' - 0" x 14' - 0"	3"		ALUM/GL	-	-	H2	J2	S2		YES	2	
S1	2	3' - 0" x 8' - 0"	1 3/4"	PK-2	MTL/ GL	-	-	H6	J6	S5			PD2	POCKET DOOR
S2	2	8' - 0" x 8' - 0"	1 3/4"	FG	ALUM/ GL	-	AL	H1/H7	J1	S1		YES	01	
S3	2	3' - 0" x 8' - 0"	1 3/4"	PK-2	MTL/ GL	-	-	H6	J6	S5			PD2	POCKET DOOR
S4	1	3' - 0" x 8' - 0"	1 3/4"	1P	WOOD	HM-1	HM	H5	J5	S5			04	
S5	1	3' - 0" x 8' - 0"	1 3/4"	FG	ALUM/ GL	-	AL	H1/H7	J1	S1		YES	01	ACCESS CONTROLS WITH SMART PHONE APP
S6	1	3' - 0" x 7' - 0"	1 3/4"	6P	WOOD	HM-1	HM	H5	J5	S2			05	

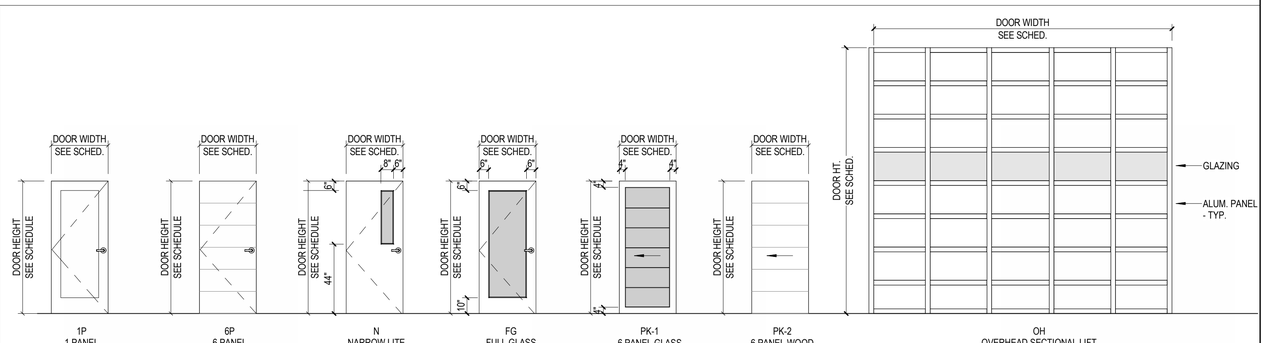
GENERAL NOTES - EXTERIOR DOORS & STOREFRONTS

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.

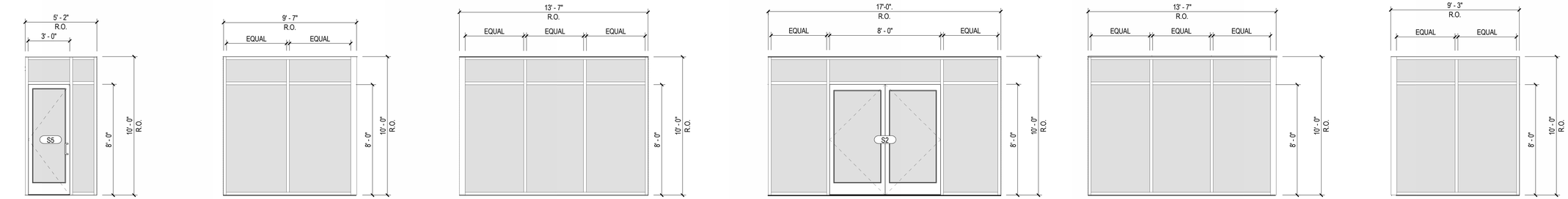
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



DOOR FRAME TYPES
SCALE: 1/4" = 1'-0"



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



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

STOREFRONT 2
SCALE: 1/4" = 1'-0"

STOREFRONT 3
SCALE: 1/4" = 1'-0"

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

STOREFRONT 5
SCALE: 1/4" = 1'-0"

STOREFRONT 6
SCALE: 1/4" = 1'-0"

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Florida - License No. AR0017640

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FOR PERMIT

GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

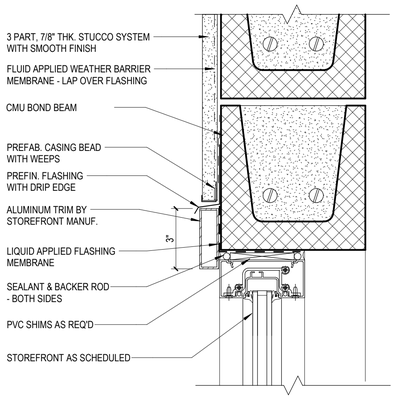
U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550

REVISIONS
NO. DESCRIPTION *DATE*

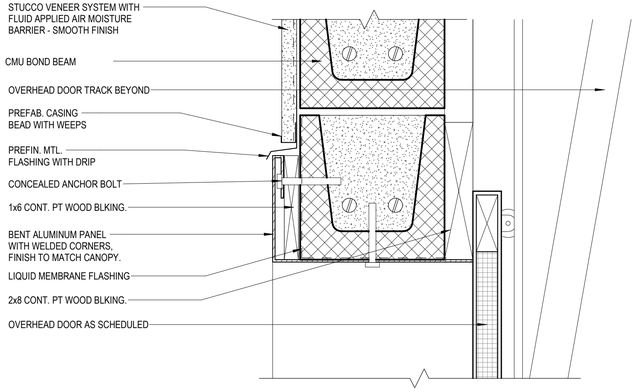
Project Number **25038**
Dated 10.05.2026

DOOR & STOREFRONT SCHEDULE & TYPES

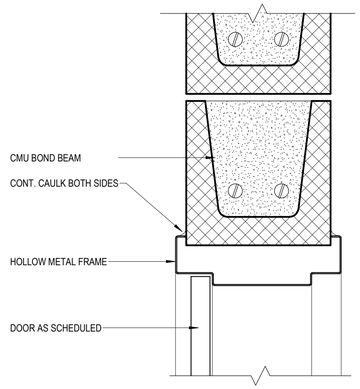
A-601



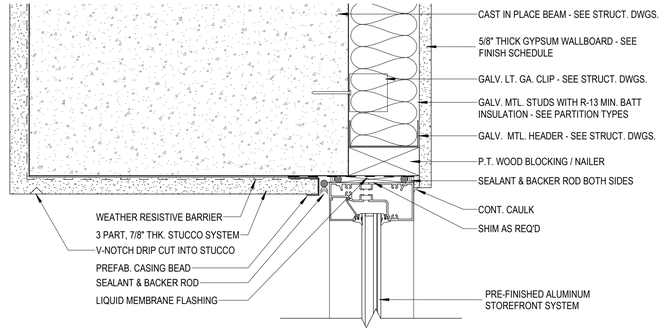
H1 HEADER STOREFRONT AT CMU
SCALE: 3" = 1'-0"



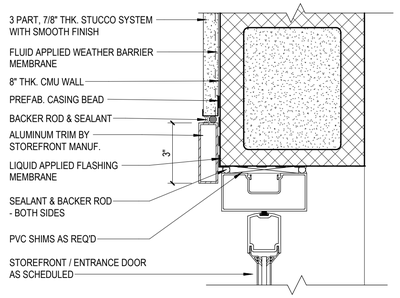
H2 HEADER OVERHEAD DOOR
SCALE: 3" = 1'-0"



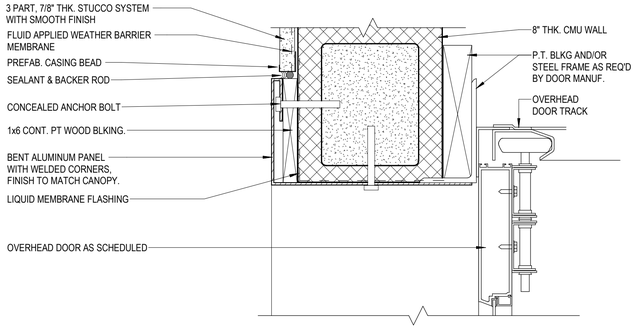
H3 HEADER HM DOOR AT CMU WALL
SCALE: 3" = 1'-0"



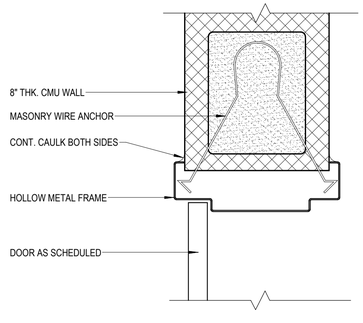
H4 SALES STOREFRONT HEADER
SCALE: 3" = 1'-0"



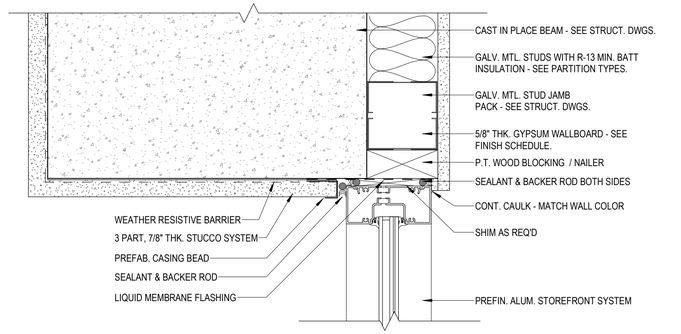
J1 JAMB STOREFRONT AT CMU
SCALE: 3" = 1'-0"



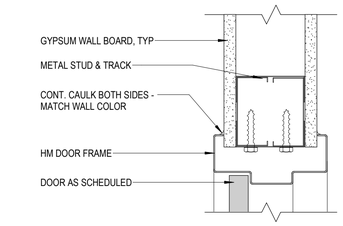
J2 JAMB OVERHEAD DOOR
SCALE: 3" = 1'-0"



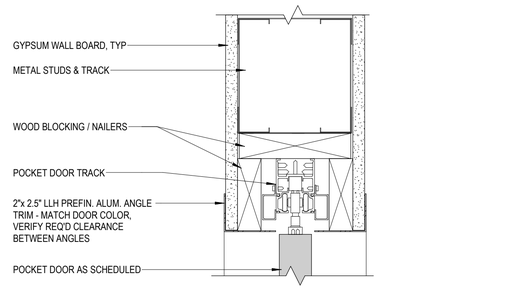
J3 JAMB HM DOOR AT CMU WALL
SCALE: 3" = 1'-0"



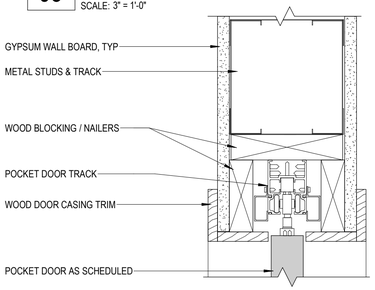
J4 SALES STOREFRONT JAMB
SCALE: 3" = 1'-0"



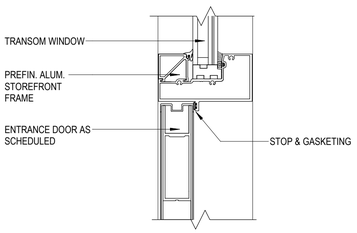
J5 JAMB SWING DOOR IN STUD WALL HM FRAME
SCALE: 3" = 1'-0"



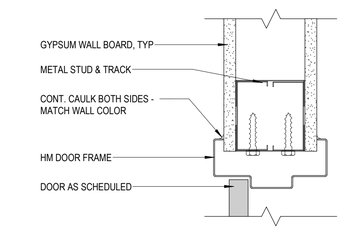
H6 HEADER POCKET DOOR IN STUD WALL
SCALE: 3" = 1'-0"



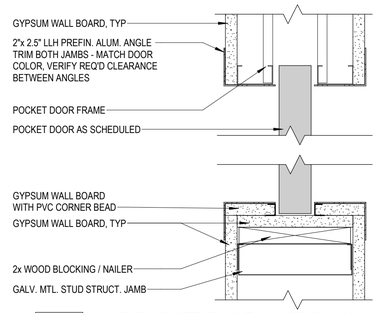
H8 HEADER POCKET DOOR IN STUD WALL
SCALE: 3" = 1'-0"



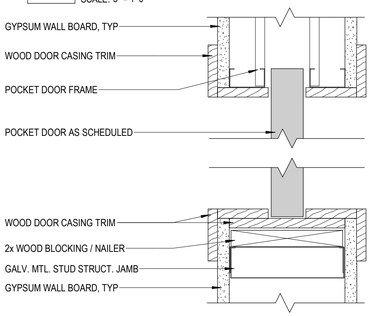
H7 ENTRANCE DOOR HEAD
SCALE: 3" = 1'-0"



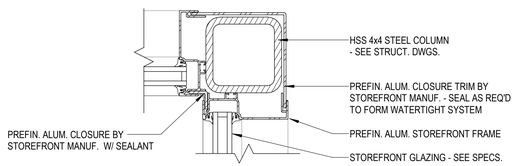
J5 JAMB SWING DOOR IN STUD WALL HM FRAME
SCALE: 3" = 1'-0"



J6 JAMB POCKET DOOR IN STUD WALL
SCALE: 3" = 1'-0"



J8 JAMB POCKET DOOR IN STUD WALL
SCALE: 3" = 1'-0"



J7 STOREFRONT CORNER
SCALE: 3" = 1'-0"

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GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550

REVISIONS
NO. DESCRIPTION *DATE*

Project Number	**25038**
Dated	10.05.2026

DOOR & STOREFRONT DETAILS

A-602

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MATERIAL SCHEDULE

KEY	PRODUCT	MANUFACTURER	COLLECTION	COLOR	SIZE (in)	TYPE	REP INFO	COMMENTS
FLOORING								
PC	POLISHED CONCRETE		GC TO VERIFY SEAL WITH DESIGNER					
PT-1	PORCELAIN TILE	TILE BAR	KARO	BLACK	18" X 36"		Heather Walenta Email: hwalenta@tilebar.com	
MT-1	MOSAIC TILE	TILE BAR	KARO	BLACK	2" X 2"		Phone: 832-922-7818	
EPX-1	EPOXY	DUR-A-FLEX	HYBRI-FLEX EB	CHARCOAL		AMOR TOP GLOSS WITH GRIT		
EB-1	EPOXY BASE	DUR-A-FLEX	HYBRI-FLEX EB	CHARCOAL		AMOR TOP GLOSS WITH GRIT		
AR-1	ACCENT RUG	SHAW CONTRACT	CULTURA VALLE	COBBLESTONE	11' X 11'	BROADLOOM CPT		CUT TO SIZE
AR-2	ACCENT RUG	SHAW CONTRACT	EMBRACE ULTRA LOC	HIGH ATLAS	12' X 10'	BROADLOOM CPT	kelly.bonds@shawcontract.com	CUT TO SIZE
AR-3	ACCENT RUG	FLOR	LONDON TWILL	FLINT/PEARL	11' X 11'	18" TILES		CUT TO SIZE
AR-4	ACCENT RUG	FLOR	TUXEDO POCKET	BLACK	9' 3 X 8' 4	18" TILES		CUT TO SIZE
AR-5	ACCENT RUG	FLOR	PENNY FOR YOUR THOUGHT	BLACK	10' X 10'	18" TILES		CUT TO SIZE
LVT-1	LUXURY VINYL TILE	INTERFACE	NATURAL WOODGRAINS	BEECH	25CM X 1M	GLUE DOWN	Katherine.Thomas@interface.com	STAIR TREAD WOOD STAIN TO MATCH. GC TO VERIFY WITH DESIGNER
WB-1	WOOD BASE	FIVE STAR MILLWORK	BDB55 BASE MOULDING		5/8" X 5 1/2"			PAINT TO MATCH OVERALL WALL COLOR
WALLS								
P-1	PAINT	SHERWIN WILLIAMS	N/A	GOSSAMER VEIL 9165	N/A	SATIN SHEEN		
P-2	PAINT	SHERWIN WILLIAMS	N/A	REPOSE GRAY 7015	N/A	SATIN SHEEN		
P-3	PAINT	SHERWIN WILLIAMS	N/A	BLACK FOX 7020	N/A	SATIN SHEEN		
P-4	PAINT	SHERWIN WILLIAMS	N/A	GAUNTLET GRAY 7019	N/A	SATIN SHEEN		
EP-1	PAINT	SHERWIN WILLIAMS	N/A	REPOSE GRAY 7020	N/A	EPOXY		
WT-1	WALL TILE	EMSER TILE	RHYTHM BLACK	BLACK	11" X 12"	HEXAGONE		SEE SUPPLAMENTAL PHOTO FOR INSTALL PATTERN
WT-2	WALL TILE	TILE BAR	COLOR ONE	PEBBLE GRAY	2" X 8"	GLOSSY LAVA STONE	Heather Walenta	HORIZONTAL STACK BOND
WT-3	WALL TILE	TILE BAR	COLOR ONE	CHALK WHITE	2" X 8"	MATTE CEMENT	Email: hwalenta@tilebar.com	VERTICLE STACK
WT-4	WALL TILE	TILE BAR	KARO	BLACK	18" X 36"		Phone: 832-922-7818	
AP-1	ACOUSTIC PANEL	FRASH	STRATAWOOD	MEDIUM WALNIT/BLACK		22MM-01S	mark@macpheecontractsolutions.com	
CEILING								
P-1	PAINT	SHERWIN WILLIAMS		GOSSAMER VEIL 9165	N/A	FLAT SHEEN		
EP-1	PAINT	SHERWIN WILLIAMS	N/A	REPOSE GRAY 7020	N/A			
CASEWORK & MISC.								
GT-1	GROUT	MAPEI	KARAPOXY	77 FROST				CORRESPOND WITH WT-3
GT-2	GROUT	MAPEI	KARAPOXY	47 CHARCOAL				CORRESPOND WITH MT-1, PT-1, WT-4
GT-3	GROUT	MAPEI	KARAPOXY	09 GRAY				CORRESPOND WITH WT-2
GT-4	GROUT	MAPEI	KARAPOXY	10 BLACK				CORRESPOND WITH WT-1
QTZ-1	QUARTZ	SILESTONE	CINDER	SUEDE				
QTZ-2	QUARTZ	CAMBRIA		BERKSHIRE STEEL SATIN RIDGE			mwallace@cosentino.com	
PLM-1	PLASTIC LAMINATE	WILSON ART	PREMIUM LAMINATE	WALNUT HEIGHTS		AEON SCRATCH RESISTANCE		
PLM-2	PLASTIC LAMINATE	WILSON ART	PREMIUM LAMINATE-BLACK CORE PHENOLIC	SLATE GREY D91-60		AEON SCRATCH RESISTANCE	chasonr@wilsonart.com	
HWR-1	HARDWARE KNOB	BUSTER AND PUNCH	FURNITURE KNOW / PLATE / LINEAR	GUN METAL		SKU:NFK-35369		
HWR-2	HARDWARE PULL	TOP KNOBS	BAR PULLS	ASH GRAY	5-1/16"	M2616		

PLUMBING FIXTURES & ACCESSORIES

KEY	TYPE	MANUFACTURER	COLLECTION	DESCRIPTION	MODEL #	LOCATION	COLOR	COMMENTS
CONDOS								
L-1	SINK	LACAVA	KUBITOP	VANITY-TOP SINK.	K36	R8 RR	GLOSS WHITE	(USE WITH L-1.1). SINK IS RIGHT JUSTIFIED WITH A 3 HOLE FAUCET
L-1.1	SHROUD COVER	LACAVA	KUBITOP	ADA COMPLIANT SHROUD 30" WIDE PLAIN	KBT-ADA-36	R8 RR	07 NATURAL WALNUT	(USE WITH L-1)
L-2	SINK- WALL MOUNT	NAMEEK'S	TEOREMA	WALL MOUNTED/VESSEL BATHROOM SINK	SCARABEO 5002	2C RR	WHITE CERAMIC	(USE WITH NAMEEKS P-TRAP (SKU: HT32-NO) AND DRAIN (SKU: S2079-Matte Black)
SK-1	SINK - UNDERMOUNT	sk-1	FORMERA BAR	S/S SATIN BRUSHED FINISH SINK	442767	SS & UNIT 2 KICHENETTE BAR SINK	S/S	
PTD-1	PAPER TOWEL DISPENSER	2MODERN	BLOMUS	NEXIO PAPER TOWEL DISPENSER	66312	R8 RR	MATTE BLACK	SURFACE MOUNTED
TB-1	TOWEL BAR	REJUVENATION	BOWMAN	TOWEL BAR	9861567	2C RR	MATTE BLACK	
TB-2	TOWEL BAR	REJUVENATION	BOWMAN	TOWEL RING (HAND TOWEL)	4867963	2C RR	MATTE BVLACK	
RH-1	ROBE HOOK	BOBRICK	FINO	COAT HOOK	B-9542.MBLK	R8 RR	MATTE BLACK	
RH-2	ROBE HOOK	REJUVENATION	BOWMAN	SINGLE HOOK	1162328	2C RR	MATTE BLACK	
TTD-1	TOILET PAPER DISPENSER	BOBRICK		SURFACE MOUNTED TTD AND UTILITY SHELF	B-540.MBLK	R8 / 2C RR	MATTE BLACK	
FC-1	FAUCET	KINGSTON BRASS	SONA	SINGLE HANDLE BAR FAUCET	KSD8508KL	5S KITCHENETTE	BRUSHED CHROME	(USE WITH SK-1)
FC-2	FAUCET	KINGSTON BRASS	SONA	SINGLE HANDLE BAR FAUCET	KSD8508CG	UNIT 2 KITCHENETTE	BRUSHED CHROME	(USE WITH SK-1)
FC-3	FAUCET	KINGSTON BRASS	SONA	WIDE SPREAD LAVATORY FAUCET W PUSH POP DRAIN	KS142KLBN	R8 RR	BRUSHED NICKEL	(USE WITH WITH L-1)
FC-4	FAUCET	KINGSTON BRASS	SONA	ONE HANDLE 1 HOLE BATHROOM FAUCET W PUSH POP DRAIN	KS2828CG	2C RR	MATTE BLACK/BRUSHED NICKEL	(USE WITH L-2)
SH-1	SHOWER FAUCET SYSTEM	KOHLER	AWAKEN	RAINFALL SHOWER SYSTEM WITH 3 FUNCTION HANDHELD AND SHELF	K-26914-G-BL	R8 RR SHOWER	MATTE BLACK	
GB-1	GRAB BAR	BOBRICK	FINO	1½" (38mm) DIAMETER STAINLESS STEEL GRAB BARS WITH CONCEALED FLANGE	B-9806X42.MBLK	R8 RR	MATTE BLACK	
GB-2	GRAB BAR	BOBRICK	FINO	1½" (38mm) DIAMETER STAINLESS STEEL GRAB BARS WITH CONCEALED FLANGE	B-9806X36.MBLK	R8 RR	MATTE BLACK	
WR-1	WASTE RECEPTICAL	SIMPLE HUMAN		SEMI-ROUND STEP CAN		R8 / 2C RR	MATTE BLACK	
MR-1	MIRROR	LAMPS PLUS	GATCO	FIXED MOUNT RECTANGLE DÉCOR MIRROR	1522	R8 RR	SATIN NICKEL	MOUNT AT ADA HEIGHT
MR-2	MIRROR	LAMPS PLUS	UTTERMOST RADIUS	24 X 38 BLACK ROUNDED EDGE WALL MIRROR	5888H	2C RR	BLACK	

PRODUCT/ TRANSITION INFORMATION

KEY	TYPE	MANUFACTURER	COLLECTION	DESCRIPTION	LOCATION	COLOR	COMMENTS
ST-1	SCHLUTER TRANSITION	SCHLUTER SYSTEMS	FINEC	EXTERIOR CORNER MATERIAL TRANSITION	OUTTER CONERS- TILE	MATTE BLACK	https://www.schluter.ca/schluter-ca/en_CA/Profiles/For-Walls/Edging-%26-Outside-Wall-Corners/Schluter%C2%AE-FINEC/p/FINEC?facets=false
ST-2	SCHLUTER TRANSITION	SCHLUTER SYSTEMS	DILEX-AHK	INTERIOR CORNER MATERIAL TRANSITION	INNER CORNER- SHOWER BENCH	MATTE BLACK	
FT-1	FLOOR TRANSITION	SCHLUTER SYSTEMS	VINPRO-U	FLOOR TRANSITION FROM TILE TO CONCRETE	SEE FINISH PLAN	BRUSHED ANTIQUE BRONZE	https://www.schluter.com/schluter-us/en_US/Profiles/Profiles-for-LVT/LVT-Applications-on-Floors/Schluter%C2%AE-VINPRO-U/p/VPUL80ABGB
FT-2	FLOOR TRANSITION	SCHLUTER SYSTEMS	RENO-U	FLOOR TRANSITION FROM TILE TO EPOXY	SEE FINISH PLAN	BRUSHED ANTIQUE BRONZE	https://www.schluter.com/schluter-us/en_US/Profiles/For-Floors/Sloped-Transitions/Schluter%C2%AE-RENO-U/p/RENO_U?facets=false
FR-1	TRIMS/REVEALS	FRY REGLET		DRYWALL F REVEAL DRMF	SEE WALL DETAILS	BLACK	https://fryreglet.com/f-reveal-drmf/
FR-2	TRIMS/REVEALS	FRY REGLET		FLUSH REVEAL BASE	WALL BASE FOR GYPSUM WALLS - SEE FINISH PLAN	BLACK	https://fryreglet.com/drywall-reveal-base/

APPLIANCE SCHEDULE

KEY	TYPE	MANUFACTURER	COLLECTION	DESCRIPTION	MODEL #	COLOR	COMMENTS
CONDOS							
BREF	BEVERAGE FRIDGE	GE	PROFILE	155 CAN OR 52 BOTTLE BEV. CENTER	PVS06BSPSS	S/S/ W GLASS	
REF	UNDERCOUNTER FRIDGE	GE		ENERGY STAR COMPACT REF.	GCE06GSHSB	S/S	
IM	ICE MAKER	GE	PROFILE	15" ICE MAKER	UNC15NPWII	S/S	NUGGET ICE
		GE	PROFILE	MICROWAVE DRAWER OVEN	PWL1126SWSS	S/S W GLASS	
		BREVILLE	WAVE	COMPACT WAVE SOFT CLOSE MICROWAVE	#BMO650SIL1BUC1.	S/S	

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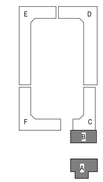
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FOR PERMIT

GROVES & KING, LLC

GARAGE LUXURY AT MIRAMAR - PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



REVISIONS

NO.	DESCRIPTION	DATE

Project Number **25038**

Dated 10.05.2026

INTERIOR SCHEDULES

A-641



SLIP ROAD FROM SOUTHEAST



PHASE 1 AERIAL



PHASE 1 COURTYARD CONCEPT



PHASE 2 COURTYARD

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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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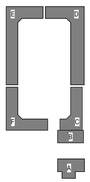
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RENDERINGS

A-900