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GARAGE LUXURY AT MIRAMAR

PHASE I

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



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PROJECT TEAM

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PROJECT SCOPE

PHASE 1 OF A LUXURY STORAGE CONDOMINIUM TO HOUSE HIGH-END CARS, BOATS AND RV'S.

PHASE 1 INCLUDES TWO STORAGE BUILDINGS (4 UNITS EACH) AND A SALES CENTER. SITEWORK INCLUDES DRIVEWAYS, PARKING, ACCESS CONTROL, AND STORMWATER FEATURES.

ONE OF THE STORAGE UNITS AND THE SALES CENTER ARE TO BE TOTALLY FINISHED. OTHER UNITS ARE TO BE SHELL UNITS READY FOR FUTURE OWNER CUSTOMIZATION UNDER SEPARATE PERMITS.

SEE DAG PROJECT #25038A FOR PHASE 2 WORK. PHASE 2 IS EXPECTED TO BE LET TO, AND BUILT SIMULTANEOUSLY BY, THE SAME CONTRACTOR AS PHASE 1. NOTIFY ARCHITECT IMMEDIATELY IF SIMULTANEOUS BUILD DOES NOT OCCUR AS DESIGN CHANGES TO BUILDING BC WOULD BE NECESSARY.

APPLICABLE CODES

2023 FLORIDA BUILDING CODE, BUILDING	8TH EDITION
2023 FLORIDA BUILDING CODE, ACCESSIBILITY	8TH EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION	8TH EDITION
2023 FLORIDA BUILDING CODE, PLUMBING	8TH EDITION
2023 FLORIDA BUILDING CODE, MECHANICAL	8TH EDITION
2023 FLORIDA BUILDING CODE, FUEL GAS	8TH EDITION
2023 FLORIDA FIRE PREVENTION CODE: NFPA 1 & 101 (2018 ED)	8TH EDITION
2017 NFPA 70: NATIONAL ELECTRIC CODE	
2024 NFPA 101: LIFE SAFETY CODE	
COUNTY CODE OF ORDINANCES	

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LIFE SAFETY		
LS001	CODE DATA	♦ ♦
LS111	LIFE SAFETY PLANS	♦ ♦
CIVIL		
C000	COVER SHEET	♦ ♦
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C100	OVERALL EXISTING CONDITIONS & STAGING PLAN	♦ ♦
C101	PH1 - DEMO & EROSION CONTROL PLAN	♦ ♦
C102	PH1 - DEMO & EROSION CONTROL PLAN	♦ ♦
C200	OVERALL SITE PLAN	♦ ♦
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C302	PH2 - GRADING & DRAINAGE PLAN	♦ ♦
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AREA PLAN



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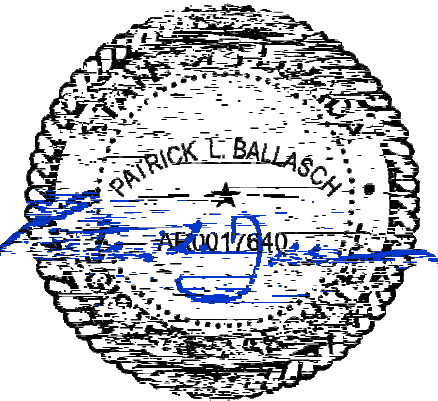
SHEET NUMBER	SHEET TITLE	02/26/26-CD SET 10/05/26 - VE CD SET
A-601	DOOR & STOREFRONT SCHEDULE & TYPES	♦ ♦
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E-201	ELECTRICAL LEVEL 1 SALES/BLDG A LIGHTING PLAN	♦ ♦
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E-211	ELECTRICAL LEVEL 1 BLDG B LIGHTING PLAN	♦ ♦
E-301	ELECTRICAL SITE PLAN	♦ ♦

PROJECT LOCATION



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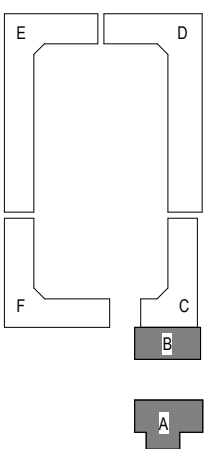
Digital Signature

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

COVER SHEET

G-001

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CHAPTER 1 - CODE REFERENCES

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

BUILDING DATA

CODE REFERENCE	DATA
CONSTRUCTION TYPE	TYPE IIB
SPRINKLER SYSTEM (FBC - SECTION 903, NFPA 101 - CHAPTER 8)	N/A
STANDPIPES (FBC - SECTION 905, LSC-CHAPTER 6)	N/A
FIRE DISTRICT (REFERENCE LOCAL AUTHORITY)	SOUTH WALTON FIRE DISTRICT
HIGH RISE (FBC SECTION 403)	N/A
MEZZANINE (FBC SECTION 505)	YES
FIRE ALARM (FBC SECTION 907)	N/A
FIRE PUMP (FBC SECTION 913)	N/A

LIFE SAFETY 101-OCCUPANCY CLASSIFICATION

CODE REFERENCE	OCCUPANCY
NFPA: CHAPTER 42	STORAGE OCCUPANCIES
NFPA: CHAPTER 38	NEW BUSINESS
FBC 2023 - 304	BUSINESS - GROUP B
FBC 2023 - 311.3	LOW HAZARD STORAGE - GROUP S-2

CHAPTER 5 - ALLOWABLE BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHTS (TYPE IIB)			ALLOWABLE AREA (TYPE IIB)	
	ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	ALLOWABLE HEIGHT (TABLE 504.3)	ALLOWABLE AREA FACTOR (TABLE 506.2) SM (Story Multi) PER FLOOR	AREA INCREASE PER FBC 506.3
B-BUSINESS	3	55'	23,000 SF	NOT REQUIRED AT THIS TIME
S-2 (LOW HZD. STO.)	3	55'	26,000 SF	NOT REQUIRED AT THIS TIME

CHAPTER 5 - ACTUAL BUILDING HEIGHTS AND AREAS

ACTUAL HEIGHTS					ACTUAL AREA
SPACE	OCCUPANCY (FOR CALCULATING BUILDING AREA ONLY)	HEIGHT (Above Grade)	STORY	BUILDING AREA PROVIDED	
LEVEL ONE - SALES CENTER	B	24'	1	1,312 GROSS SF	
LEVEL ONE - STORAGE UNITS	S-2	24'	1	10,475 GROSS SF	
				11,787 TOTAL GSF	
LEVEL TWO - UNIT 2 MEZZANINE	S-2	24'	1	258 GROSS SF	
				12,045 TOTAL GSF	

CHAPTER 6 - FIRE RESISTANCE RATINGS - TABLE 601

BUILDING ELEMENTS	FBC TABLE 601, NFPA 101 TABLE A.8.2.1.2	COMMENTS
TYPE II-B CONSTRUCTION	FIRE RESISTANCE RATING HOURS	
STRUCTURAL FRAME	0	
BEARING WALLS		
EXTERIOR	0	
INTERIOR	0	
NON-BEARING WALLS		
EXTERIOR	SEE TABLE 602	
INTERIOR	0	
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0	
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0	

CHAPTER 7 - FIRE RESISTANCE RATINGS - TABLE 705.5

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

FIRE SEPARATIONS

CORRIDORS OL>30 (FBC TABLE 1020.2)	B, S	1	WITHOUT AUTOMATIC SPRINKLER SYSTEM PER FBC 903.3.1.1
(NFPA 101 SECTION 38.3.8.1 (1))	B	0	WITHOUT AUTOMATIC SPRINKLER SYSTEM PER FBC 903.3.1.1
(NFPA 101 SECTION 42.3.6)	S	0	7.1.3.1 SHALL NOT APPLY
VERTICAL SHAFTS (FBC SECTION 713.4)	N/A	0	N/A
OCCUPANCY SEPARATION (FBC TABLE 508.4)	1	1	S-2 / B, NONSPRINKLERED, FOOTNOTE b. PRIVATE OR PLEASURE VEHICLES
STORAGE UNIT SEPARATION	1		
FIRE WALLS (FBC TABLE 706.4)	2		GROUP S-2
WALLS & PENETRATIONS (FBC 714.3)			FILL SPACE AROUND PENETRATION WITH APPROVED MATERIAL TO PREVENT PASSAGE OF SMOKE OR FIRE AS REQUIRED
INSTALLATION REQUIREMENTS (FBC 903.3.1.1)			NFPA 13 SPRINKLER SYSTEMS; SPRINKLERS NOT REQUIRED IN ACCORDANCE WITH SECTION 903.2

CHAPTER 7 - FIRE RESISTANCE RATED - OPENINGS

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

CHAPTER 7 - OPENING PROTECTIVES

FBC TABLE 716.5 - FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATINGS		
TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING (HOURS)	MIN. FIRE DOOR & FIRE SHUTTER ASSEMBLY RATING (HOURS)
FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING OF 2-HOUR:	2	1 1/2
OTHER FIRE BARRIERS	1	3/4
FIRE PARTITIONS: CORRIDOR WALLS	1	1/3
OTHER FIRE PARTITIONS	0.5	1/3
EXTERIOR WALLS	1	3/4
SMOKE BARRIERS	1	1/3

CHAPTER 8 - INTERIOR FINISH REQUIRMENTS

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED AS FOLLOWS AND SHALL BE RESTRICTED FOR USE BY THE FOLLOWING TABLE AS DEFINED IN FBC SECTION 803.1

TABLE 803.11	GROUPS B / S-2 NONSPRINKLERED CLASS	FLAME SPREAD	SMOKE DEVELOPMENT
EXIT ENCLOSURES AND EXIT PASSAGEWAYS	A / C	0-25 / 76-200	0-450
CORRIDORS	B / B	26-75	0-450
ROOMS AND ENCLOSED SPACES	C / C	76-200	0-450

CHAPTER 10 - MEANS OF EGRESS RELATED REQUIREMENTS

	OCCUPANT	
MINIMUM CORRIDOR WIDTH (FBC SECTION 1020.3)	B BUSINESS & S-2 LOW HAZARD STORAGE	44" OR AS REQUIRED BY OCCUPANT LOAD
DEAD END CORRIDORS NOT TO EXCEED (FBC SECTION 1020.5)	B BUSINESS & S-2 LOW HAZARD STORAGE	20 FEET
EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2)	B BUSINESS & S-2 LOW HAZARD STORAGE	NON SPRINKLERED, B= 200 FEET, S-2= 300 FEET
COMMON PATH OF EGRESS SHALL NOT EXCEED (FBC TABLE 1006.2.1)	B BUSINESS & S-2 LOW HAZARD STORAGE	NON SPRINKLERED, B OL<50 = 100 FEET, S-2 OL<30 = 100 FEET
MINIMUM NUMBER OF EXITS REQUIRED PER SPACE (FBC TABLE 1006.2.1)	B OL<50, S-2 OL <30	ONLY 1 EXIT REQUIRED
MINIMUM DOOR WIDTH (FBC 1010.1.1)	B OL<49, S-2 OL>29 SIZED PER OCCUPANT LOAD	MIN. 2 EXITS REQUIRED 32" CLEAR MIN
MINIMUM CLEAR OPENING		32"
REQUIRED EGRESS WIDTHS (FBC SECTION 1005.3)		STAIRWAYS: 0.3" PER OCCUPANT ALL OTHER EGRESS COMPONENTS: 0.2" PER OCCUPANT
MEANS OF EGRESS ILLUMINATION (FBC SECTION 1008.1)		REQUIRED
MINIMUM EXITS PER STORY (TABLE 1006.3.1, 1006.3.3(1), OR 1006.3.3(2))	1-500	2 EXITS REQUIRED. EXCEPTION FOR SECTION 1006.2.1 COMPLIANCE WITH DIRECT DISCHARGE
PROTRUDING OBJECTS (FBC, ACCESSIBILITY SECTION 307.2)		4" MAXIMUM BETWEEN 27" AND 80" ABOVE FINISH FLOOR FOR ELEMENTS LOCATED ON CIRCULATION PATHS, INCLUDING

CHAPTER 10 - OCCUPANT LOAD FACTOR - TABLE 1004.5

PRIMARY OCCUPANCY: RETAIL SALES, STORAGE S-2		
FUNCTION (FBC - TABLE 1004.5 AND LSC - TABLE 7.3.1.2)	OCCUPANT LOAD FACTOR (FBC - TABLE 1004.5)	OCCUPANT LOAD FACTOR (LSC - TABLE 7.3.1.2)
BUSINESS AREAS	150 SF PER PERSON - GROSS	150 SF PER PERSON - GROSS
STORAGE	300 SF PER PERSON - GROSS	300 SF PER PERSON - GROSS

CHAPTER 10 - EGRESS SIZING 1005.3

EGRESS COMPONENT	INCHES PER OCCUPANT	OCCUPANTS	INCHES REQUIRED
SALES CENTER			
DOORS	0.2	9	32" MIN.
STAIRS	0.3	0	0
TYPICAL STORAGE UNIT			
1200 SF	0.2	4	32" MIN.
1700 SF	0.2	6	32" MIN.

CHAPTER 12 - INTERIOR ENVIRONMENT

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

FBC ENERGY CONSERVATION - CHAPTER 4 (CE)

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

PLUMBING FIXTURES - FBC PLUMBING TABLE 403.1

USE/ OCCUPANCY	OCCUPANT LOAD (DIVIDE TOTAL BY 2, HALF FOR EACH SEX)	WATER CLOSETS				LAVATORIES				DRINKING FOUNTAINS (Not Required 410.4)		SERVICE SINK (Assembly per Level)	
		MALE		FEMALE		MALE		FEMALE		REQUIRED	PROVIDED	REQUIRED 1 SER. SINK	PROVIDED
		REQUIRED	PROVIDED WC + URN = T	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED				
SALES CENTER													
B - BUSINESS	9 (5)	1 PER 25 & 50	1	1	1 PER 25 & 50	1	1	1 PER 40 & 80	1	1	1 PER 40 & 80	1	1
TYPICAL STORAGE UNIT PROVIDED AS SHELL SPACE (NO FIXTURES)													
TYPICAL STORAGE UNIT													
S-2, STORAGE	6 (3)	1 PER 100	1	1	1 PER 100	1	1	1 PER 100	1	1	1 PER 100	0	0

FBC-P, TABLE 403.1, FOOTNOTE e.: FOR BUSINESS USES WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS ARE NOT REQUIRED.

FBC-P, SECTION 403.2:

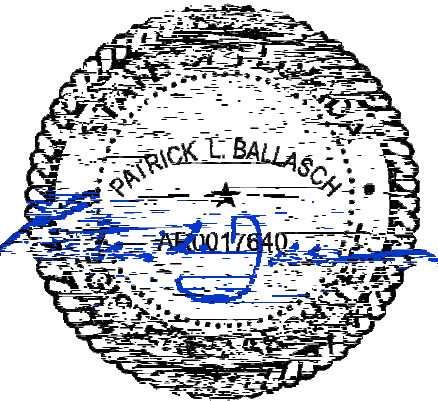
EXCEPTION 2 - SEPARATE FACILITIES NOT REQUIRED WHERE TOTAL OCCUPANT IS 15 OR FEWER.

EXCEPTION 3 - SEPARATE FACILITIES NOT REQUIRED IN BUSINESS OCCUPANCIES WHERE MAXIMUM OCCUPANT IS 25 OR FEWER.

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

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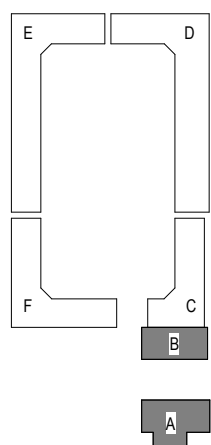
Digital Signature

FOR PERMIT

GROVES & KING, LLC

GARAGE
LUXURY AT
MIRAMAR
- PHASE 1

U.S. HIGHWAY 98
MIRAMAR BEACH,
FL 32550



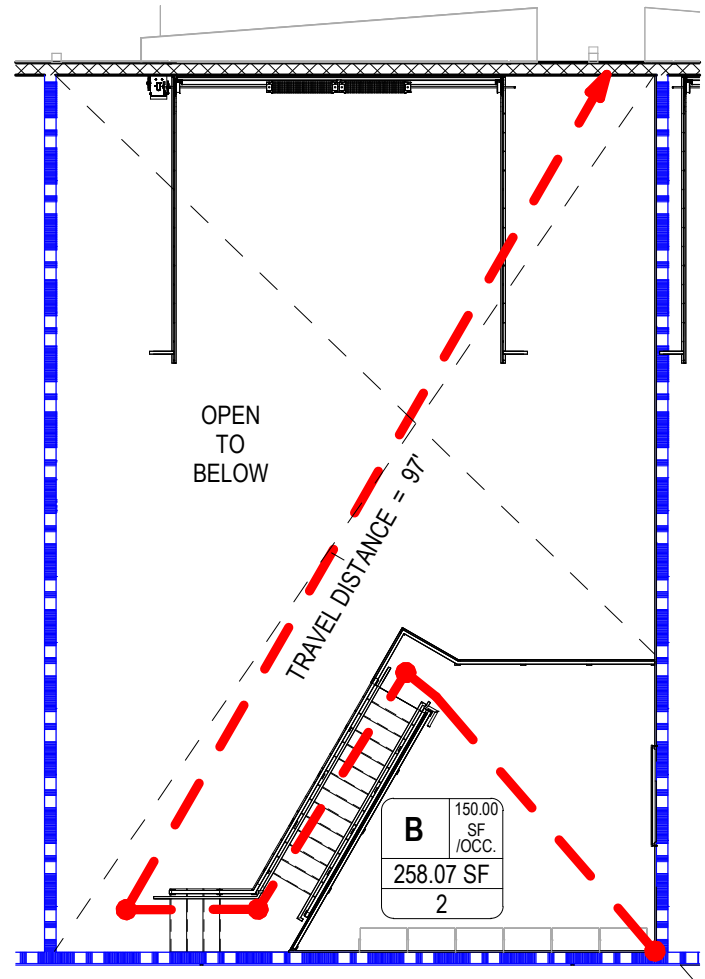
REVISIONS
NO. DESCRIPTION DATE

Project Number 25038
Dated 10.05.2026

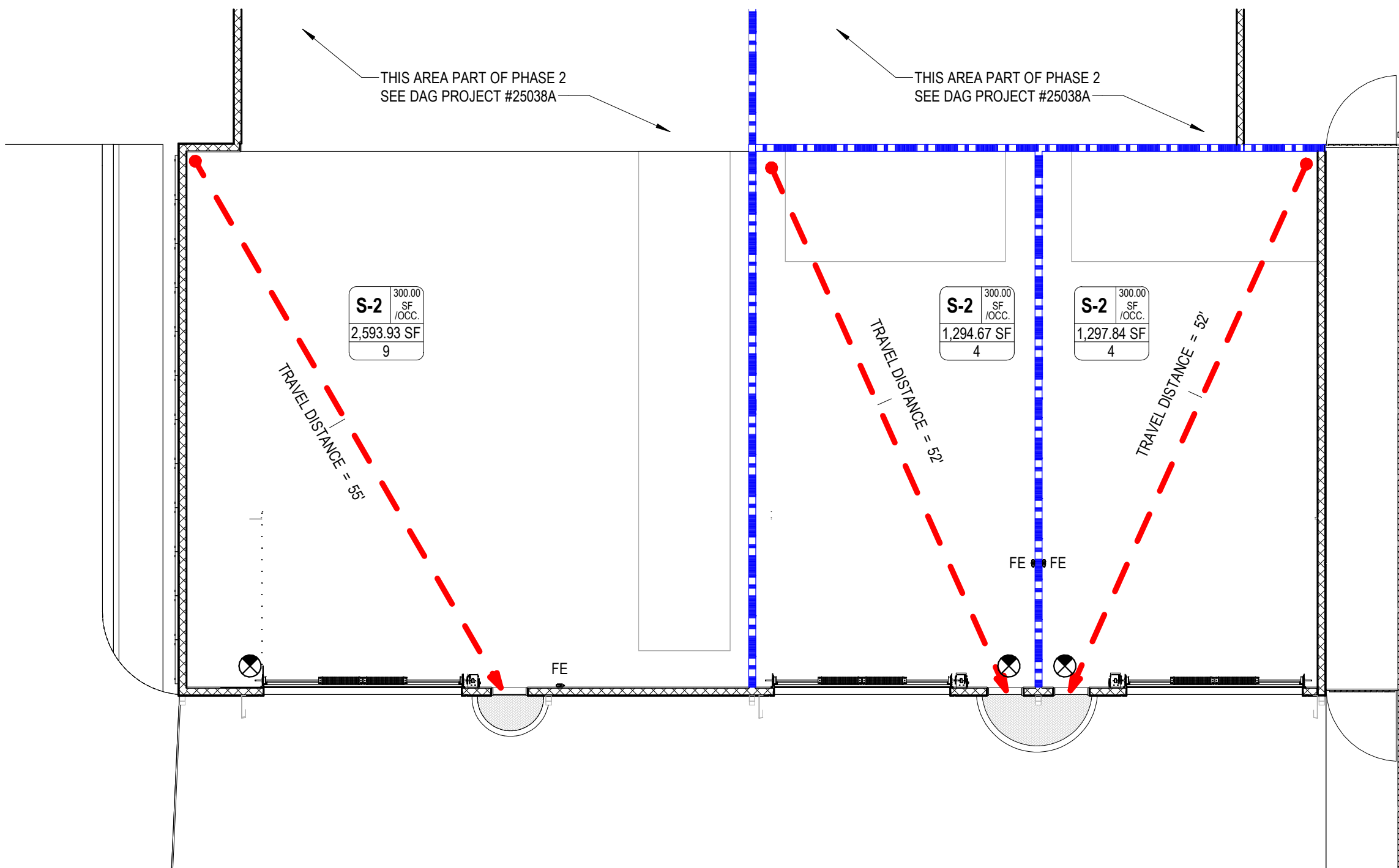
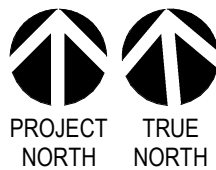
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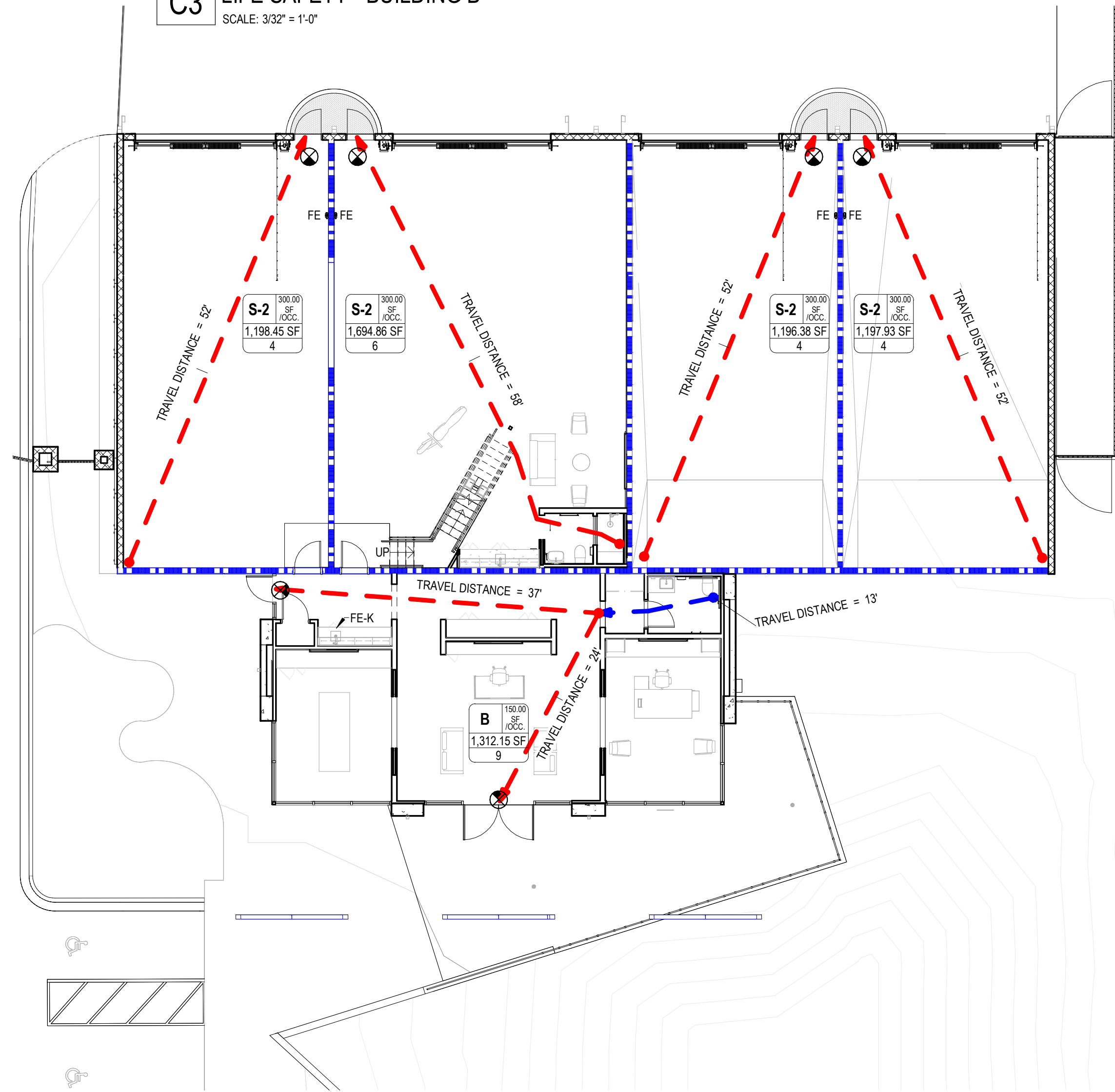
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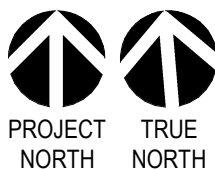
A1 LIFE SAFETY PLAN - UNIT 2 MEZZANINE
SCALE: 3/32" = 1'-0"



C3 LIFE SAFETY - BUILDING B
SCALE: 3/32" = 1'-0"



A3 LIFE SAFETY PLAN - BUILDING A
SCALE: 3/32" = 1'-0"



LIFE SAFETY SYMBOLS

- SMOKE BARRIER
- ONE HOUR-RATED FIRE BARRIER
- TWO HOUR-RATED FIRE BARRIER
- TRAVEL DIST. = XX
- START POINT
- END POINT
- PATH OF TRAVEL
- TRAVEL DISTANCE (IN FEET)
- ALLOWABLE EGRESS COMPONENT OCCUPANT LOAD
- DOOR EGRESS CAPACITY
- ACTUAL OCCUPANT LOAD SERVED
- ALLOWABLE EGRESS COMPONENT OCCUPANT LOAD
- STAIR EGRESS CAPACITY
- ACTUAL OCCUPANT LOAD SERVED
- OCCUPANCY TYPE
- AREA PER OCCUPANT
- OCCUPANT LOAD PER AREA
- AREA
- OCCUPANTS
- FIRE EXTINGUISHER; BRACKET MOUNTED; MT 4'-0" TO TOP; INCLUDE 4-A-80-BC TYPE FIRE EXTINGUISHER
- FIRE EXTINGUISHER; UNDER CABINET; INCLUDE 3A-40-BC TYPE FIRE EXTINGUISHER
- EXIT
- EXIT
- EXIT SIGNS - SEE ELECTRICAL

TRAVEL DISTANCES

PATH ID	TRAVEL DISTANCE ON PATH
MEZZANINE TRAVEL DISTANCE	52' - 5"
SALES - COMMON PATH	97' - 2"
SALES - TRAVEL DISTANCE 1	13' - 3"
SALES - TRAVEL DISTANCE 2	24' - 2"
UNIT 2 - TRAVEL DISTANCE	36' - 10"
UNIT 3 - TRAVEL DISTANCE	58' - 0"
UNIT 4 - TRAVEL DISTANCE	51' - 6"
UNIT 5 - TRAVEL DISTANCE	52' - 5"
UNIT 6 - TRAVEL DISTANCE	52' - 0"
UNIT 789 - TRAVEL DISTANCE	52' - 0"
UNIT 789 - TRAVEL DISTANCE	55' - 4"

PHASE 1 AREA CALCULATIONS

BLDG A	
SALES CENTER	1,312 GSF
UNIT 1 (SHELL)	1,198 GSF
UNIT 2 (SHELL)	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)	1,298 GSF
UNIT 6 (SHELL)	1,295 GSF
UNIT 789 (SHELL)	2,594 GSF
(PHASE 1 PORTION)	
BLDG B TOTAL	5,187 GSF
TOTAL PHASE 1	11,787 GSF

BUILDING PHASES AND BUILDING BC

PHASE 1 AND PHASE 2 OF THIS PROJECT WILL BE PERMITTED AND BUILT SIMULTANEOUSLY.

BUILDING B IS PART OF A LARGER BUILDING BC OF PART C IS IN PHASE 2.
BUILDING BC CONTAINS 2 FIRE AREAS: AREA BC1 AND AREA C2.
BOTH FIRE AREAS ARE UNDER 12,000 GSF.

SEE DAG PROJECT # 25038A FOR PHASE 2.

