



BRIAND COMBS
ARCHITECT, INC.

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Architectural
Registrations:
Florida AR0017477
COA: AA26001211

NCARB 74361

REVISIONS:

#	DATE	DESCRIPTION

A New Home for:
Southgate Holdings, LLC
West residence
20405 Front Beach Rd.
Panama City Beach, FL 32413

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THE DESIGN PROFESSIONAL
DENIES ANY AND ALL
RESPONSIBILITY AND LIABILITY
FOR PROBLEMS WHICH ARISE
FROM FAILURE TO FOLLOW
THESE PLANS, SPECIFICATIONS
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ARISE FROM OTHERS' FAILURE
TO OBTAIN AND/OR FOLLOW
THE DESIGN PROFESSIONAL'S
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 SCHEMATIC DESIGN
 CONSTRUCTION DOCUMENTS

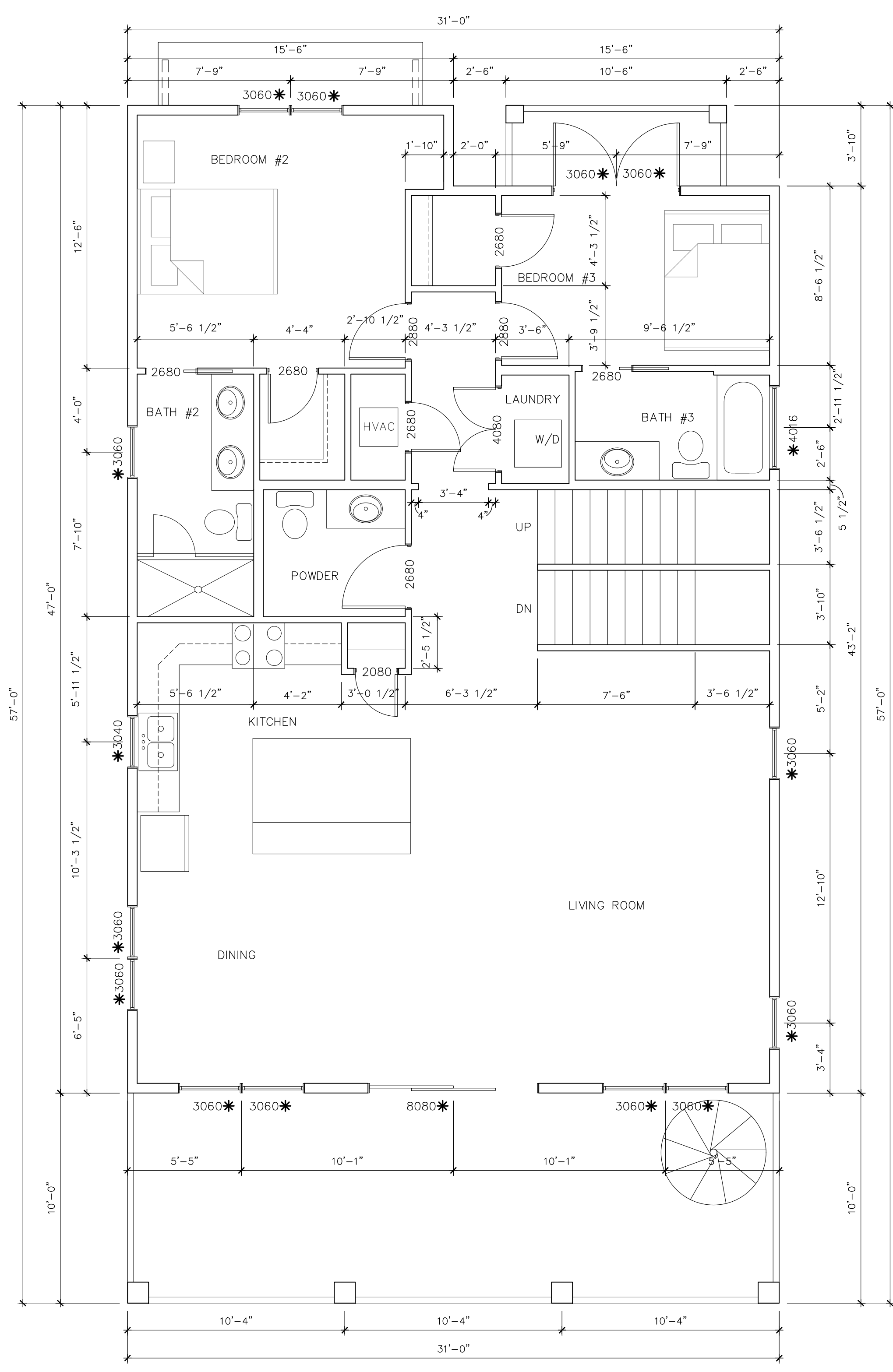
Drawing Title:
FLOOR PLANS AND
NOTES

Date: 03/07/18

Drawn By: BDC

Comm. No. 1729

Sheet:
2 of 14
Sheet
No.
A1



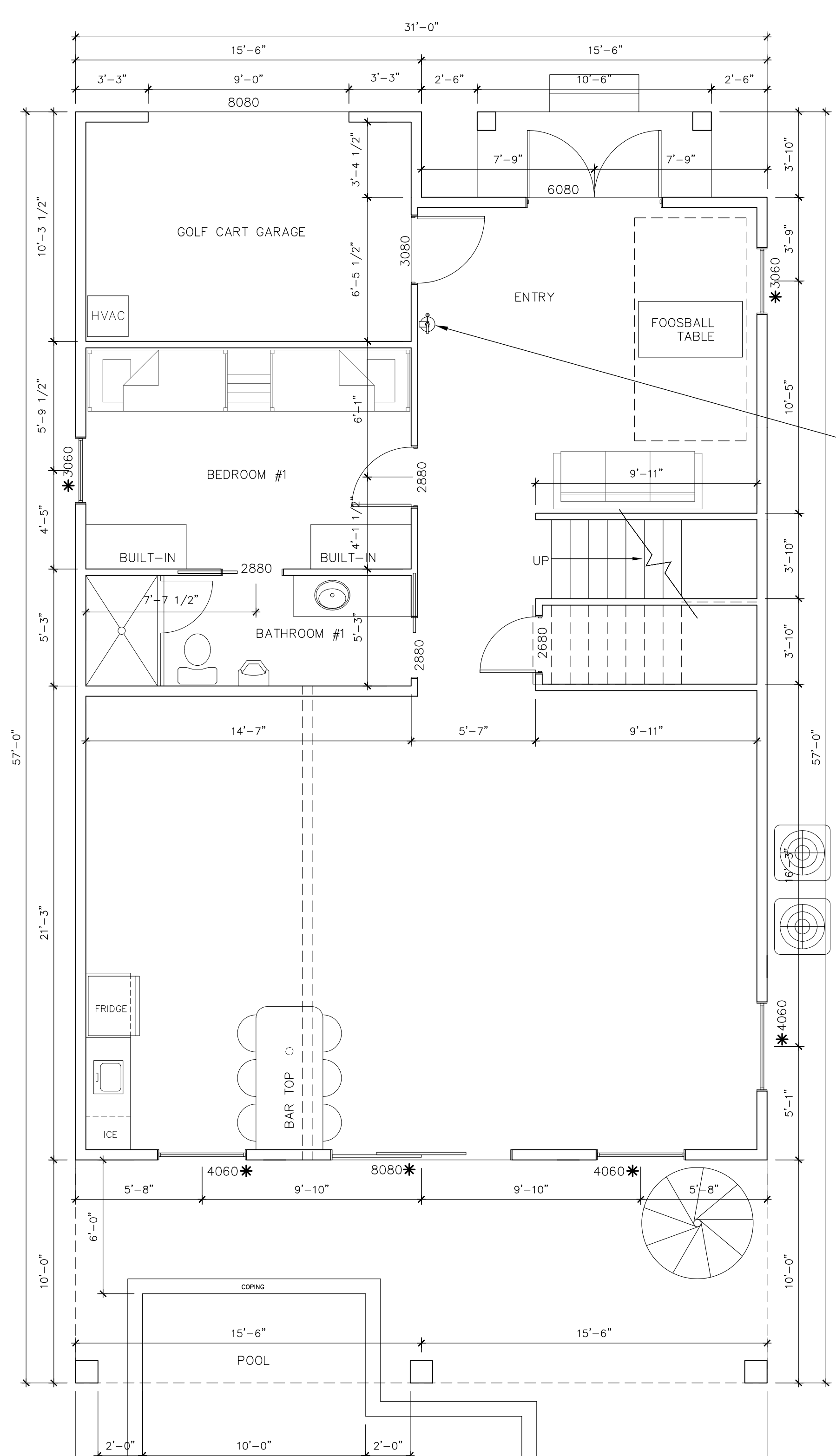
SECOND FLOOR

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

2

WALL LEGEND

	EXTERIOR BEARING WALL - ONE HOUR RATED WITH EXPOSURE FROM BOTH SIDES. FIBER CEMENT SMOOTH LAP SIDING OVER TYVEK HOUSE WRAP OVER 15/32" LP 1 SIDED FLAMEBLOCK PLUS WD. STRUCTURAL SHEATHING (NAIL PATTERN - 4" O.C. EDGES 8" O.C. FIELD) ON 2X6 WD. STUDS @ 16" O.C. W/ R-19 BATT INSUL. & 5/8" TYPE "X" GYP. BD. INSIDE. BUILD IN ACCORD. W/ UL V311
	INTERIOR WALL - 2X4 WD. STUDS AT 16" O.C. W/ 1/2" GYP. BD. ON BOTH SIDES & SOUND BATT INSULATION IN ALL WALLS AND BETWEEN FLOORS.



FIRST FLOOR

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

1

NOTES:

3080 DOOR & WINDOW TAGS. EXAMPLE IS 3'-0" HORIZONTAL X 8'-0" VERTICAL

DIMENSIONS SHOWN ARE FROM FACE TO FACE OF STUD FOR INTERIOR WALLS AND TO FACE OF STUD FOR EXTERIOR WALLS.

* ALL SOUTH, EAST, & WEST FACING WINDOWS & EXTERIOR DOORS TO HAVE "TURTLE GLAZING" W/ TINT PROVIDING LIGHT TRANSMITTANCE VALUE OF 45% OR LESS

PROVIDE PORTABLE FIRE EXTINGUISHER PER 906 FBC. COORDINATE W/ FIRE INSPECTOR



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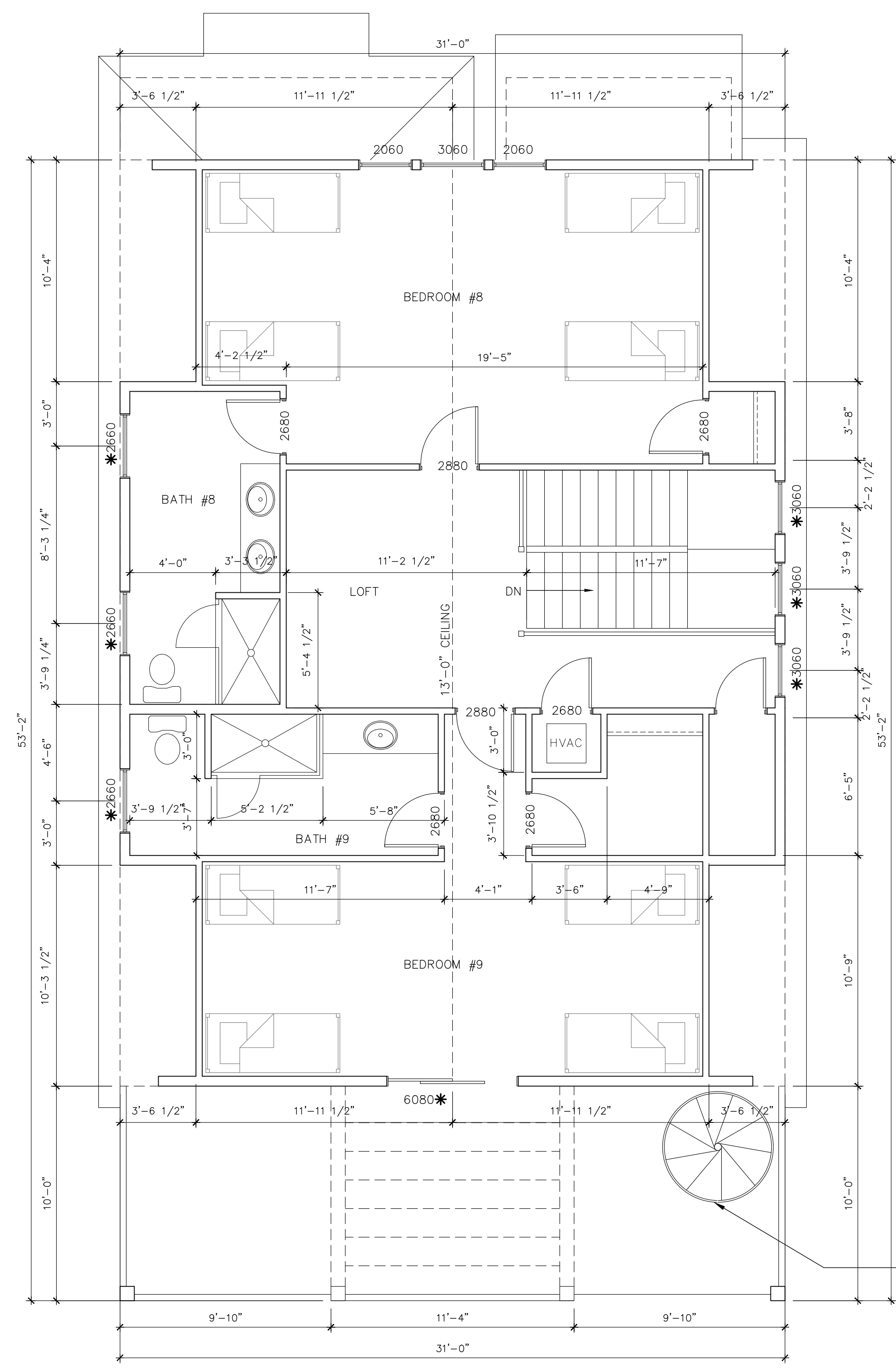
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3 of 14
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A2



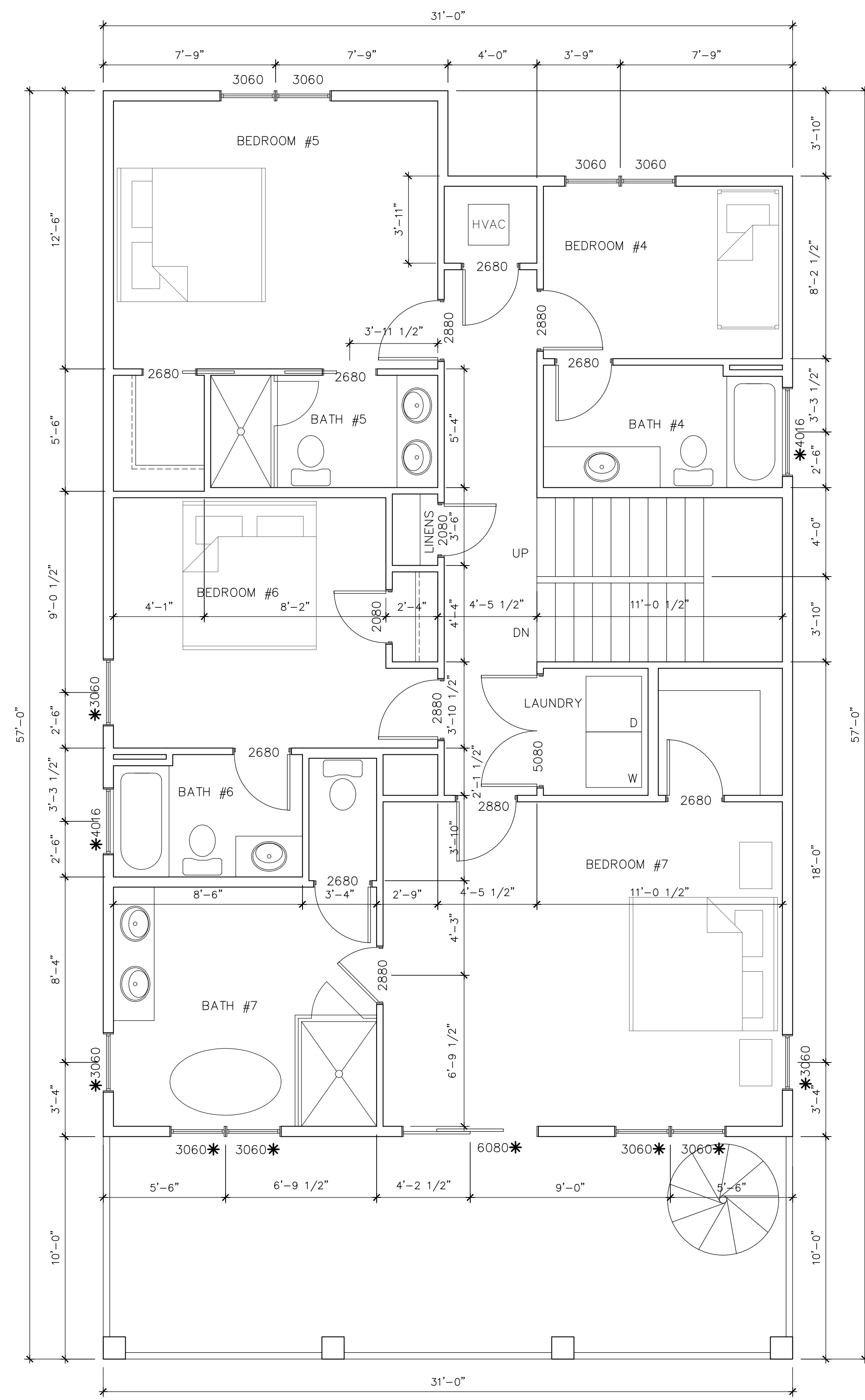
FOURTH FLOOR

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

2

WALL LEGEND

- EXTERIOR BEARING WALL - ONE HOUR RATED WITH EXPOSURE FROM BOTH SIDES. FIBER CEMENT SMOOTH LAP SIDING OVER TYVEK HOUSE WRAP OVER 15/32" LP 1 SIDED FLAMEBLOCK PLUS WD. STRUCTURAL SHEATHING (NAIL PATTERN - 4" O.C. EDGES 8" O.C. FIELD) ON 2X6 WD. STUDS @ 16" O.C. W/ R-19 BATT INSUL. & 5/8" TYPE "X" GYP. BD. INSIDE. BUILD IN ACCORD. W/ UL V511
- INTERIOR WALL - 2X4 WD. STUDS AT 16" O.C. W/ 1/2" GYP. BD. ON BOTH SIDES & SOUND BATT INSULATION IN ALL WALLS AND BETWEEN FLOORS.



THIRD FLOOR

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

1

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