

May 4, 2022 Board of Adjustment Meeting

WEDNESDAY, MAY 4, 2022

5:30 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. Minutes April 6, 2022**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. 22-15-VR Variance Request 120 Sandprint Circle**
- 6. BOARD MEMBERS DISCUSSION**
 - A. Tom Weidenhamer
 - B. David Emerson
 - C. Daniella Piper
 - D. Cyron Marler
 - E. Kimberly Mergler
 - F. Robert Pinard
 - G. James Moomaw
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: June 1, 2022**

If a person decides to appeal any decision made by the City Council, committee, board, panel, or agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she will may need to ensure that a record of the verbatim record of the proceedings is made, which record includes the testimony and evidence upon the appeal is to be based. "Persons with disabilities who require assistance to participate in this meeting are requested to notify the City Clerk's Office 850.837.4242 at least 48 hours in advance".

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**BOARD OF ADJUSTMENT
DESTIN CITY HALL BOARDROOM
WEDNESDAY, APRIL 6, 2022
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:30 p.m., on Wednesday, April 6, 2022, at Destin City Hall Boardroom.

2. ROLL CALL & PLEDGE OF ALLIGENCE:

Present:

Tom Weidenhamer
David Emerson
Cyron Marler
James Moomaw
Robert Pinard

Absent

Kimberley Mergler
Daniella Piper

Staff Present:

Kim Montgomery Deputy City Clerk
Steven O'Connor Principal Planner
Daniel Butler Senior Planner
Kyle Bauman City Attorney
Kimberly Kopp Land Use Attorney

3. APPROVAL OF MINUTES:

A. November 3, 2021

Vice Chairman Emerson moved to approve the minutes of the December 8, 2021 meeting as corrected with Chairman Weidenhamer provided the second to the motion and the passed 5-0.

4. NEW BUSINESS: The decision was made to hear 155 Calhoun Variance first since the applicant for 21-43-VR

A. 22-08-VR 155 Calhoun Ave. Variance Request

Ms. Shirley Perman is requesting variance from Article 11.05.00 - Marina Siting of the Land Development Code (LDC) due to no application for replacement and/or repair records of sustained damage to the dock within six months. The proposed project intends to restore the previously existing dock to its original style and location. Therefore, the applicant is requesting a variance from:

Article 11, Section 11.05.00. - Marina Siting: This article establishes and regulates procedures and standards by which the city controls and regulates development, construction, and activities within and contiguous to the Harbor and Waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and Waterways of Destin. Specifically, in this case, the applicant is requesting a variance from the twenty-five foot (25') property line setback, without property owner's permission, as listed in 11.05.01.S. and;

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Article 11, Section 11.05.10. - Reconstruction of existing facilities: For existing facilities which are damaged by accidents, vandalism, ordinary wear and tear or acts of God, the provisions of paragraphs F, G, M, and N of Section 11.05.01 shall not be applicable to reconstruction so long as the damaged facilities are reconstructed in the same or lesser dimensions and so long as the construction permit is applied for from the city within six months of the sustaining damage.

The Land Use Attorney (LUA), Ms. Kim Kopp waived the reading of the application into the record.

Chairman Weidenhamer accepted the party status for the adjacent property owner, Mr. Tim Shore.

The City Attorney swore in all members that would be providing testimony for the case.

Ms. Shirley Perman explained to the Board she purchased the property last year and spoke of her intention of wanting to rebuild the dock to its original historical location and length and also for the health of the marine ecology that is present. She explained how she was under the assumption that all she needed was to go on to the FDEP website and get her self-certify permit since the dock was being rebuilt in its original board for board location. However, when the pilings were being replaced, she was issued a Stop Work Notice from the city. She explained further that when meeting with the planning department staff, that is when she learned she needed to get building permits. Subsequently, when she applied for them, she also learned that the original dock does not meet the riparian setback requirements. She spoke of how she went to the next door neighbor, Mr. Tim Shores and explained her intentions of rebuilding to its original state. However, he was not agreeable for fear that there might be an addition added later on that could potentially block his view, and is why she is here now, to ask for a Variance to rebuild a dock to its original state, noting that she not even asking to go out as far as she is allowed to, nor does she want to. Additionally, she expressed that she does not have any intention to add a boat lift or boat house either. She then introduced her tenant who lives the property who is the son to the original property owner and is available for testimony and any questions the Board may have for him.

Mr. Gail Milligan spoke to the board about growing up on the property and how there was always a dock at the property as far as he can remember. He also spoke of how the dock was always shorter than any other docks on the water, and how the property went into disrepair when his aging mother's health went into decline and subsequently how the dock was heavily damaged by hurricane Opal and other storms however, he was financially unable to get it repaired because of the cost of health care for his mother.

Chairman Weidenhamer asked Ms. Perman if she intended to use the original pilings. Ms. Perman stated no because they are rotted and could not be reused.

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Steven Tatum, representing the adjacent property owner, Tim Shores, stated that his client is simply asking for the 25-foot setback requirements in the city codes so that his view would not be blocked. He additionally pointed out that the FDEP permit requirements is 1-year after the structure is destroyed to rebuild the way it was, and they are now way past that deadline. He also spoke of how they feel rebuilding to the 25-foot setback would not make a difference for her property.

Mr. Tim Shores spoke of how the dock does not meet the board for board requirements of the code since it has been in disrepair longer than the 1-year deadline. And how he tried to come to an agreement with Ms. Perman, but they could not.

The Chairman asked if any of the work has already been performed. According to the Ms. Perman, so far only about 1/3 of the pilings have been installed.

After a brief break, Mr. Tatum reiterated that the setback requirements, staff does not support the request, and the proposed project does not meet the code. He also reiterated how there is plenty of room on the property for the project to be built to the requirements of the code.

Ms. Perman explained that she understands her request does not meet code, but the location of the original dock has been there for over 60-years and it does not interfere with any view corridors and there are sea grasses present that she does not want to disturb if built to the setback requirements.

Motion by Chairman Weidenhamer to grant the Variance request to reconstruct the dock in the current position with the strict provision that no permanent structure is to rise above the surface of the deck. Board member Marler provided the second for the sake of discussion.

Board member Marler spoke of how the property most likely was originally owned by some of the founding families being either the Destin's or the Marler's and how back then, property lines were not even an issue when it came to building docks to access the water.

According to the LUA, staff has a point of clarification on the motion with regard to the language. She then asked Mr. O'Connor to explain.

According to Mr. O'Connor, permanent structures cannot be constructed over submerged land leases, so the language needs to be changed to *minor structure* since they are meant to be built on a temporary basis. Which essentially means that they can be blown away with extreme wave or wind action.

Chairman Weidenhamer amended the motion to read, **"To grant the Variance request to reconstruct the dock in the current position with the strict provision that no minor**

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structure is to rise above the surface of the deck.

For clarification purposes, Board member Marler asked if that he means no boathouses or similar structures? Chairman Weidenhamer's reply was yes, that is correct. **The motion passed with a vote of 4-1, with Vice Chairman Emerson dissenting.**

B. 21-43-VR Waverly Circle Variance Request

Board member Marler informed the hearing that he will be abstaining from any voting because he is employed by a division of Legendary Inc., LLC.

The City Attorney swore in all individuals to provide testimony. He then explained the Code requires the reading of the application and the published notice into the record unless it's waived by the applicant.

Both the applicant, Mr. Rodney Chamberlin and city staff agreed to waiving the readings into the record.

Mr. Rodney Chamberlin provided the reasoning as to why they are requesting the Variance to eliminate a poorly designed round-about and make it a two-way street and fix all of the alignment problems, which would also correct the driver behavioral problems that exist. Additionally, these corrections would also provide the intersection spacing required by code. He then explained how they investigated the traffic at the location and there are ongoing problems with trucks, especially delivery trucks trying to navigate the roundabout but not being able to without going off the roadway

Chairman Weidenhamer asked Mr. Chamberlin if the streets within the gated community are the ones are being corrected. According to Mr. Chamberlin, they are.

Chairman Weidenhamer opened the hearing to the public.

Barbara Comes of 480 Gulf Shore Drive, Unit 110 Magnolia House spoke of how she was under the impression that in order to apply for a Variance, the situation has to warrant causing problems or is currently unsafe. And that to her, she feels that neither is the issue for this request. She said the roundabout has been there for over 30-years and it facilitates traffic flow and to her, making it a two-way stop sign would be too confusing. She spoke of the numerous pedestrians making their way to the beach, utilizes the green space's park like area and feels this is just an appeasement to the property owners who may have future plans for that general area.

Joan Lewis owner of Destin Point feels the roundabout slows the traffic down and she's concerned that the green space in the immediate location will be destroyed by plans of subdividing it to build more homes. Additionally, to her, roundabouts work, this one works, and

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she does not see the point in trying to do away with something that is effective.

With no further comment from the public, Chairman Weidenhamer closed the public portion of the hearing and asked the board members to comment on a motion.

The City Attorney asked Mr. Chamberlin if he had any additional information to add.

According to Mr. Chamberlin, this particular roundabout is far too large for its location and the character does not fit, from an engineering standpoint.

Board member Emerson asked Mr. Chamberlin if the southwest curve of the original roundabout between Melrose and the short leg area is staying as it is. According to Mr. Chamberlin, it is. Board member Emerson verified with Mr. Chamberlin the different scenarios where there are traffic issues with larger trucks not being able to make the turns. Mr. Chamberlin explained that when Waverly is moved over, to become a traditional 90° intersection, that will correct those problems. Additionally, they ran an analysis of the turns, they used the largest type truck that would use the roundabout, that being a DFCD fire truck, and the analysis showed those type of trucks make the two way turns better.

Board member Emerson then addressed the comment made about plans to subdivide the green space and asked Mr. Chamberlin if he was aware of those plans. According to Mr. Chamberlin he is not aware of any plans to do that. That they were contracted to reconfigure the area where the round-about is located and to improve the pond area as a greenspace for the community, as mentioned in the memo.

Motion by Board member Emerson to recommend the Board of Adjustments approve the Variance Request 21-43-VR with Board member Moomaw providing the second. A roll call vote of 5-0 was taken and the motion passed.

5. ADJOURNMENT:

There being no further business the meeting was adjourned at 7:20 p.m.

Adopted and approved this _____ day of _____ 2022.

Tom Weidenhamer, Chairman

Kim Montgomery, Deputy City Clerk

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CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: May 4, 2022
BOARD/COMMITTEE: Board of Adjustment
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 5.A.

TO: Board of Adjustment

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner
Sae More, Planner

DATE: April 25, 2022

SUBJECT: 22-15-VR Variance Request 120 Sandprint Circle

I. BACKGROUND: The applicant, Yanchis Robert, Intellichoice Builders LLC, on behalf of Wharton James, Wharton Properties, III LLC, is requesting a variation from **Land Development Code, Article 7.12.00 – Zoning regulatory controls, setback requirements**. The proposed project intends to add a stairway in the front setback to the front door to make the door accessible.

Applicant: Yanchis Robert, Intellichoice Builders LLC
Location: 120 Sandprint Circle, Destin, FL 32541
Size of Property: 0.17 acres
Current Zoning: Gulf Resort Mixed Use (GRMU)
Future Land Use Map Classification: Gulf Resort Mixed Use (GRMU)

Comprehensive Plan Compliance:

Policy 3-1.5.9: Ensure Compatibility of New Development. Destin shall continue to ensure compatibility of proposed development with adjacent and surrounding residential uses. The City shall not permit any development that is inconsistent, in terms of residential unit type, lot sizes, housing size, tenure status (i.e., short-term rentals) and **setbacks**, with that allowed by the Comprehensive Plan or LDC.

Policy 2-1.3.5: Design Development to be Supportive of Multimodal Transportation and Reductions in Vehicle Miles Traveled (VMT).

Maximum front setbacks to improve access between buildings and the multimodal transportation network. Setback requirements shall range from zero to 35 feet depending on the height of the building.

Legal Notice: The legal notice for the proposed variance request was submitted for publication in the Northwest Florida Daily News with publication dates of April 20, 2022 and April 27, 2022.

Request: The applicant is requesting variance from **Article 7.12.00 – Zoning regulatory controls** – minimum setback requirement for Gulf Resort Mixed Use (GRMU) of the Land Development Code (LDC) due to there being no way to access the front door on the property. The proposed project intends to construct a stair case in the front setback to access the second floor balcony/entrance. Therefore, the applicant is requesting a variance from the following LDC Articles:

Article 7.12.00 – Zoning regulatory controls:

This section establishes zoning districts and the Official Zoning Map designed to assist in implementing the goals, objectives and policies of the adopted comprehensive plan, especially those policies addressing specific areas designated on the Future Land Use Map (Map 1-1). This section also includes regulations for interpreting district boundaries and compliance with zoning district regulations.

Article 7.12.06. Zoning districts:

Gulf Resort Mixed Use (GRMU)

- Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.
- Per Table 7-3, Table of Dimensional Regulations, the setback requirements for the Gulf Resort Mixed Use (GRMU) zoning district are:
FRONT: 20', SIDE:7.5', and REAR: 10'.

II. DISCUSSION: The applicant wishes to build a new stair case in the front setback to access the second floor balcony/entrance of the preexisting building at 120 Sandprint Circle as seen in the application narrative. 120 Sandprint Circle is within the Gulf Resort Mixed Use (GRMU) zoning district which requires to maintain a minimum front setback of 20' and 7.5' side setback. The proposed plans for the stair case indicate 11.7' front setback and 6.5' side setback.

If approved, the application will not meet the setback requirement for Gulf Resort Mixed Use (GRMU) set forth in the **Land Development Code (LDC), Article 7.12.00 – Zoning regulatory controls, Article 7.12.06. Zoning districts, Table 7-3, Table of Dimensional Regulations.**

FINDINGS:

According to **LDC Section 2.25.03(C)**, to authorize upon appeal such variance from the terms of any zoning ordinance, as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of such ordinance, would result in

unnecessary and undue hardship. In order to authorize any variance from the terms of the conditions, the Board of Adjustment must find:

A. That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Applicant response: This home is designed with a front porch/balcony on the second floor which includes a "front door", however there is no way to access this door since there is no staircase. Multiple neighbor's properties have front staircases which lead to the "front door." Current access of this property is through a side door and is confusing for any friends, deliveries or other visitors to the home.

Staff Findings: The home is designed with a balcony on the second floor with access from the inside on the second floor, per the plans provided by the applicant. Currently, there is access to the house from the side door, which indicates the use of the mentioned front door as a balcony space and not as an entrance to the house. Though it is a unique layout, this was not a required layout per the Building Code or Land Development Code and the design was chosen and approved by a previous owner. The 20' front and 7.5' side yard setbacks apply to all lots and structures in this zoning district and therefore, this criteria has not been met in Staff's analysis.

B. That special conditions and circumstances do not result from the actions of the applicant.

Applicant response: This home was built by a previous owner. Mr. Wharton purchased this house in June of 2020.

Staff Findings: The home was built in 2002 complying with the setback requirements of the Gulf Resort Mixed Use (GRMU) zoning district per **Land Development Code (LDC) Article 7.12.00 – Zoning regulatory controls**. Though the current applicant did not directly cause the current layout of the home, the previous owner built the home to the standards of the Building Code, and the LDC and as previously stated, there are no Special Circumstances as Staff established in Criteria A. So the request does not meet this criteria per Staff's analysis.

C. That granting the requested variance will not confer on the Applicant any special privileges denied by any zoning ordinance to other lands, buildings or structures in the same zoning district.

Applicant Response: I am not sure how to answer this point since the general idea of a variance is in fact technically conferring a special privilege of sorts. But that being said, the staircase that we are asking the variance for would simply be allowing Mr. Wharton to have access to the front of his home just like several neighbors have.

Staff Findings: Granting this variance would create a nonconforming structure with the minimum front and side setback requirement for the Gulf Resort Mixed Use (GRMU) zoning district. Currently there is no direct access from the ground level to the upper level patio as the applicant stated. However, the patio is still accessible and useable from

within the home. Therefore, in the staff's analysis, granting this variance would confer a special setback privilege not afforded to other structures in the same zoning district.

D. That literal interpretation of the provisions of any zoning ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance, and would result in unnecessary and undue hardship for the Applicant.

Applicant Response: Mr. Wharton has been the owner of the home for the past approx. 2 years and has experienced issues with friends, family, deliveries, and other visitors not knowing where to go to enter the home or access the entrance. By granting this variance, he will be able to construct a staircase that will allow access to the "front door", which will eliminate a lot of confusion for all who come to his home. The current setbacks do not allow for the construction of this staircase as there is not enough room.

Staff Findings: The house was designed with a side entrance and front balcony on the second floor. It was built in 2002 complying with the Land Development Code requirements for the Gulf Resort Mixed Use (GRMU) zoning district. Therefore, the applicant is not being deprived of any rights commonly enjoyed by other properties within the zoning district in terms of any zoning ordinance. The home has an existing entrance/access and footprint that meets and/or met Building Code and LDC requirements at the time of permitting, and are currently in useable condition despite the designed layout. Therefore, no interpretation of the LDC deprives the applicant of any rights or causes an unnecessary or undue hardship.

E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Applicant Response: This design has been refined to reduce the impact into the setbacks as much as possible without impeding on the driveway. Due to the original placement of the home, even with the allowance in the code for exterior staircases, we could not provide a design that did not impact the setbacks. The design was also carefully thought of to match the existing home and provide the most minimalistic visual impact.

Staff Findings: The existing structure complies with the Land Development Code requirements for the Gulf Resort Mixed Use (GRMU) zoning district and it is currently useable in its current layout. The balcony on the second floor is accessible from inside per the provided plans of the existing building. Therefore, granting any variance will make the existing reasonable use non-conforming.

F. That the granting of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant Response: Again, the design was created to provide the least intrusive impact on the setbacks as well as match the existing home so that once completed, it would appear as part of the original construction. There should be no impact on public welfare as this is on private property and would not affect any common areas or public access. Additionally, this will actually help delivery companies (USPS, UPS, Fedex, etc.) cut

down on delays.

Staff Findings: Gulf Resort Mixed Use (GRMU) zoning district requires minimum 20' front setback. Granting the variance would create a nonconforming structure within the setback requirements of the Gulf Resort Mixed Use (GRMU) zoning district set forth in the **Land Development Code (LDC), Article 7.12.00 – Zoning regulatory controls, Article 7.12.06. Zoning districts, Table 7-3, Table of Dimensional Regulations.** Granting the variance would also not comply with the **Comprehensive Plan Policy 3-1.5.9: Ensure Compatibility of New Development** as the home currently meets all requirements and is useable for its intended purpose.

- A. **Link to Strategic Goals / Objectives:** Not applicable
- B. **Effect on Budget (EOB):** Not applicable
- C. **Level of Service (LOS):** Not applicable

III. CONCLUSION: Per **Land Development Code (LDC), Section 2.25.03(C)**, to authorize a variance request, the Board of Adjustment must find that all six (6) of the aforementioned criteria must be satisfied. After performing a review of the proposed variance request, the staff's recommendation is to deny the request as all the required findings have not been met. Approval of the variance will afford privileges to the applicant not afforded to other properties within the same zoning district, and would be in conflict with the **Schedule of Dimensional Ordinance No 21-03-LC and Comprehensive Plan Policy 3-1.5.9, Policy 2-1.3.5.**

IV. RECOMMENDED MOTION: I recommend that the Board of Adjustment deny the proposed Variance Request 22-15-VR.

ALTERNATIVE MOTION:

I recommend that the Board of Adjustments approve/approve with conditions, the proposed Variance Request 22-15-VR.

Attachments:

1. Wharton- Updated Variance Letter
Signed 3-23-22
2. Proposed Site Plan
3. Wharton- Completed Power of
Attorney
4. Wharton- Deed_v1



1818 Michigan Ave.
Panama City, FL 32405
(850) 427-2727
intellichoicebuilders.com
CGC1526169

3/23/2022

To: City of Destin - Community Development
4100 Indian Bayou Trail
Destin, FL 32541
850.279.3213

Re: James Wharton
120 Sandprint Circle
Destin, FL 32541

To Whom it May Concern,

This letter is being written as requested to address the request for variance for the above referenced property. This is our first time going through this process so please bear with us as we fumble through addressing the articles below. I have listed the articles and have attempted to respond to each one immediately after in bold.

Land Development Code (LDC), Article 2- 2.05.00.C:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. This home is designed with a front porch/balcony on the second floor which includes a "front door" however there is no way to access this door since there is no staircase. Multiple neighbor's properties have front staircases which lead to the "front door." Current access of this property is through a side door and is confusing for any friends, deliveries or other visitors to the home.

2. That the special conditions and circumstances do not result from the actions of the applicant. This home was built by a previous owner. Mr. Wharton purchased this house in June of 2020.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by any zoning ordinance to other lands, buildings, or structures in the same zoning district. I am not sure how to answer this point since the general idea of a variance is in fact technically conferring a special privilege of sorts. But that being said, the staircase that we are asking the variance for would simply be allowing Mr. Wharton to have access to the front of his home just like several neighbors have.

4. That literal interpretation of the provisions of any zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance and would work unnecessary and undue hardship on the applicant. Mr. Wharton has been the owner of the home for the past approx. 2 years and has experienced issues with friends, family, deliveries and other visitors not knowing where to go to enter the home or access the entrance. By granting this variance he will be able to construct a staircase that will allow access to the "front door" which will eliminate a lot of confusion for all who come to his home. The current setbacks do not allow for the construction of this staircase as there is not enough room.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. This design has been refined to reduce the impact into the setbacks as much as possible without impeding on the driveway. Due to the original placement of the home, even with the allowance in the code for exterior staircases, we could not provide a design that did



1818 Michigan Ave.
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CGC1526169

not impact the setbacks. The design was also carefully thought of to match the existing home and provide the most minimalistic visual impact.

6. That the grant of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Again, the design was created to provide the least intrusive impact on the setbacks as well as match the existing home so that once completed, it would appear as part of the original construction. There should be no impact for public welfare as this is on private property and would not affect any common areas or public access. Additionally, this will actually help for delivery companies (USPS, UPS, Fedex, etc.) cutting down on delays.

Please review the previously submitted plans and if you need any additional information, we will be happy to provide it to you.

Respectfully,

Robert Yanchis
Owner

Intellichoice Builders, LLC

ANY MODIFICATIONS, WHETHER IN-FIELD OR PRIOR TO CONSTRUCTION, MUST BE SUBMITTED, REVIEWED, AND APPROVED BY THE EOR BEFORE MODIFICATIONS TAKE PLACE. MK WEBER BEARS NO LIABILITY FOR ANY MODIFICATIONS MADE OUTSIDE OF THIS SIGNED AND SEALED PLAN SET WITHOUT PRIOR APPROVAL. ANY REQUESTS FOR MODIFICATIONS, WHETHER PRIOR TO CONSTRUCTION OR IN-FIELD, MUST BE SUBMITTED TO THE EOR IN WRITING. THE OWNER AND/OR CONTRACTOR UNDERSTANDS THAT ANY REQUESTED MODIFICATIONS TO THE PLAN SET MAY TAKE SEVERAL WEEKS TO PROCESS AND SHOULD PLAN ACCORDINGLY. THERE IS NO GUARANTEE THAT REQUESTED MODIFICATIONS WILL BE APPROVED. ANY MODIFICATIONS REQUESTED MUST BE REFLECTED IN A REVISED SET OF DRAWINGS THAT BEAR THE EOR'S SIGNATURE AND SEAL.

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PROJECT INFORMATION

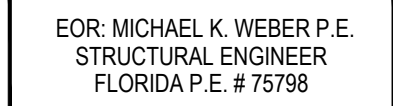
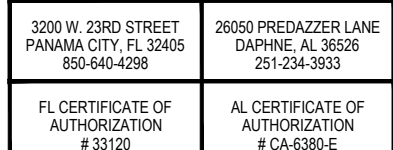
PARCEL NUMBER - 00-2S-22-067A-000C-0110

LAND USE ZONING - SFR GULF

FLOOD ZONE - 'X 2PCT', 'AE10', & 'VE 12'

AREA OF LOT = 0.17 ACRES

INTERIOR REMODEL FOR: WHARTON PROPERTIES, LLC 120 SANDPRINT CIRCLE DESTIN, FLORIDA			DATE	2.3.22
REV.	DESCRIPTION			
1	STAIRS ADDED TO SITE PLAN			
JOB NUMBER:			21312-2	
DRAWN BY:			TBC	
CHECKED BY:			MKW	
PLOT DATE:			2/3/2022	
SHEET TITLE				
COVER SHEET/ LOCATION MAP				
DRAWING NUMBER				
C1.0				



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SCANNED AND ELECTRONICALLY TRANSMITTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. SIGNATURE IS NOT CONSIDERED VALID WITHOUT THE PRESENCE OF BLUE INK	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC COPIES

STRUCTURAL NOTES

GENERAL

1. DESIGN CODE DATA
 - 2018 INTERNATIONAL BUILDING CODE (IF APPLICABLE)
 - 2020 FLORIDA STATE BUILDING CODE
 - ASCE 7-16: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - ACI 318-08: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
 - ANSI AF&PA NDS-2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES
 - ACI 530-08/ ASCE 5-08/ TMS 402-08: BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES

3. DESIGN LOADS:
 - DEAD LOADS: ROOF/FLOOR = 20 PSF
 - LIVE LOADS: ROOF = 20 PSF
- WIND SPEED = 145 MPH (ULT)

EXPOSURE = D

ENCLOSURE CLASSIFICATION = ENCLOSED

KD= 0.85

I= 1.0

KZT= 1.0

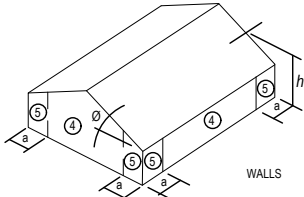
BASE VELOCITY PRESSURE, QH=58.2 PSF
- FLOOR LIVE LOADS: 1ST STORY = 40 PSF

FLOOR LIVE LOADS: 2ND STORY = 40 PSF
2. BUILDING OCCUPANCY CATEGORY= II (PER ASCE 7-16 TABLE 1-1).

COMPONENTS AND CLADDING				
ROOFS	DESIGN PRESSURE (ULT)		DESIGN PRESSURE (ASD)	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1 max	58.4	97.8	35.0	58.7
ZONE 2 max	58.4	156.0	35.0	93.6
ZONE 3 max	58.4	182.1	35.0	109.7
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1 max	23.8	73.7	14.3	44.2
ZONE 2 max	23.8	91.7	14.3	55.0
ZONE 3 max	23.8	86.5	14.3	55.9
WALLS	DESIGN PRESSURE		DESIGN PRESSURE	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	68.7	74.5	41.2	44.7
ZONE 5	68.7	92.0	41.2	55.2
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	58.4	64.2	35.0	38.5
ZONE 5	58.4	71.4	35.0	42.9

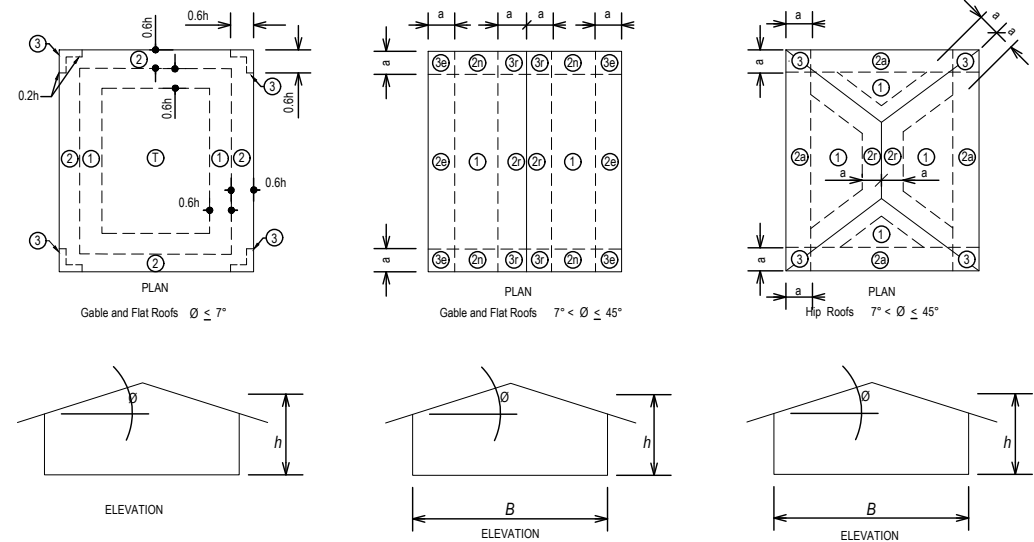
* WHEN SUB-ZONES ARE SHOWN, THE PRESSURE IN THE CHART IS BASED UPON THE MAX PRESSURE IN THE DEFAULT ZONE.

EXAMPLE: ZONE 3 CONTAINS THE MAX PRESSURE FOR ALL SUB-ZONES OF THE #3, SUCH AS 3E & 3R



GENERAL (CONTINUED)

4. MAXIMUM ALLOWABLE DEFLECTION CRITERIA:
 - ROOF: L/360 LIVE LOAD; L/240 TOTAL LOAD
 - FLOORS: L/480 LIVE LOAD; L/360 TOTAL LOAD (WOOD I-JOISTS ONLY)
 - FLOORS: L/360 LIVE LOAD; L/240 TOTAL LOAD
 - VERTICAL WINDOW SUPPORT: L/1000 LIVE LOAD
 - EXTERIOR WALL SYSTEMS: L/600 WIND LOAD
5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.
8. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH DESIGNER / ENGINEER. **DO NOT SCALE DRAWINGS.**
9. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, AND OTHER DESIGN CONSULTANT'S DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THE SHOP DRAWINGS. ANY APPARENT DISCREPANCIES, LIMITATIONS OR CONCERNS RESULTING FROM THIS COORDINATION SHOULD BE RESOLVED WITH THE DESIGNER / ENGINEER IMMEDIATELY.
10. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTING. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY.
11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS. COMPONENT LOCATIONS ARE SHOWN FOR DESIGN INTENT, NOT EXACT LOCATION, SPECIFICALLY INDEPENDENTLY PREPARED SHOP DRAWINGS ARE REQUIRED OF ALL TRADES FOR COORDINATION AND BEST PRACTICE. ERRORS OR OMISSIONS IN INSTALLATION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



MATERIAL SPECIFICATIONS

CONCRETE

- FOOTINGS AND FOUNDATION WALLS ————— 3,500 PSI @ 28 DAYS
- SLAB ON GRADE ————— 3,500 PSI @ 28 DAYS
- ALL OTHER CIP CONCRETE NOT NOTED ————— 3,500 PSI @ 28 DAYS
- CONCRETE REINFORCING STEEL ————— 60 KSI, ASTM A615
- WELDED WIRE REINFORCEMENT ————— 65 KSI, ASTM A185
- ANCHOR RODS ————— ASTM F1554 (SEE SCHEDULE FOR GRADE)
- ADHESIVE ANCHORS ————— HILTI HAS-E THREADED ROD WITH 150 HY INJECTION ADHESIVE OR EQUAL
- MECHANICAL ANCHORS ————— HILTI KWIK BOLT III OR EQUAL
- POWDER DRIVEN FASTENERS ————— HILTI DS OR EQUAL

MASONRY

- CONCRETE MASONRY UNITS ————— Fm= 1,500 PSI, ASTM C90 NORMAL WEIGHT UNITS
- MORTAR: TYPE S- BELOW GRADE ————— 1,800 PSI, ASTM C270
- MORTAR: TYPE N- ABOVE GRADE ————— 750 PSI, ASTM C270
- MASONRY GROUT ————— 3,000 PSI, ASTM C476
- MASONRY REINFORCING STEEL ————— 60 KSI, ASTM A615
- JOINT REINFORCEMENT ————— #9, ASTM A83

WOOD INTERIOR WALLS

- 2x6 AND SMALLER ————— SPF NO. 2 OR BETTER
- MINIMUM DESIGN VALUES
- Fb 875 PSI
- Fl 450 PSI
- Fv 135 PSI
- F_c 425 PSI
- F_{cll} 1,150 PSI
- E 1,400,000 PSI
- Emin 510,000 PSI

- 2x8 AND LARGER ————— HEM-FIR NO. 2 OR BETTER
- MINIMUM DESIGN VALUES
- Fb 1,000 PSI
- Fl 575 PSI
- Fv 145 PSI
- F_c 405 PSI
- F_{cll} 1,450 PSI
- E 1,300,000 PSI
- Emin 470,000 PSI

EXTERIOR WOOD LOAD BEARING WALLS, JOISTS AND RAFTERS

- 2x6 AND SMALLER ————— SYP NO. 2 OR BETTER
- MINIMUM DESIGN VALUES
- Fb 1,500 PSI
- Fl 825 PSI
- Fv 175 PSI
- F_c 865 PSI
- F_{cll} 1,650 PSI
- E 1,600,000 PSI
- Emin 580,000 PSI

- LAMINATED VENEER LUMBER (LVL)
- MINIMUM DESIGN VALUES
- Fb 3,365 PSI
- E 2,400,000 PSI
- PARALLAM PLUS (PSL PLUS)
- MINIMUM DESIGN VALUES
- Fb 2,900 PSI
- E 2,200,000 PSI

CONCRETE CONSTRUCTION

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE FOLLOWING STANDARDS: ACI 318, ACI 315, ACI 301, AND ACI 307.
2. ALL CONCRETE, UNLESS SPECIFICALLY NOTED, SHALL BE NORMAL WEIGHT (145 PCF).
3. THE COMPRESSIVE STRENGTH OF ALL GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL MEET OR EXCEED THE COMPRESSIVE STRENGTH OF THE SUPPORTING CONCRETE MEMBER.
4. CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM PROTECTIVE COVER: CONCRETE CAST AGAINST EARTH = 3" CONCRETE EXPOSED TO EARTH OR WEATHER
 - #6 THROUGH #18 BARS = 2"
 - #5 BAR AND SMALLER = 1-1/2"CONCRETE WITH INTERIOR EXPOSURE: SLABS, WALLS, JOISTS
 - #14 AND #18 BARS = 1-1/2"
 - #11 BAR AND SMALLER = 3/4"
5. UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL REINFORCING SHALL BE LAPPED TO DEVELOP ITS CAPACITY AS FOLLOWS: (SEE TABLE FOLLOWING THIS SECTION)
6. SLAB-ON-GRADE SHALL HAVE CLASS 'A' TOLERANCE.
7. A 6-MIL. (MIN.) POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE SAND BASE AND THE CONCRETE FLOOR.
8. CALCIUM CHLORIDE AND OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
9. PLACING OF CONCRETE SHALL BE DONE IN CONFORMANCE WITH ACI-306 FOR COLD WEATHER AND ACI-305 FOR HOT WEATHER.

BAR SIZES	STANDARD	TOP BAR	"B" SPLICE	HOOK
#3	13"	16"	16"	6"
#4	20"	24"	24"	8"
#5	28"	44"	44"	10"
#6	36"	60"	60"	12"
#7	52"	82"	82"	14"

NOTE: MULTIPLY LAP LENGTHS BY 1.3 FOR TOP BAR CONDITIONS. TOP BARS ARE HORIZONTAL BARS WITH 12 INCHES OR MORE OF CONCRETE BELOW.

FOUNDATION

1. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF FOR STRIP FOOTINGS (PRESUMPTIVE)
2. GRADE AREAS IN ACCORDANCE WITH ELEVATIONS AND GRADES SHOWN ON THE SITE DRAWINGS AND AS REQUIRED FOR DRAINAGE.
3. ALL SLAB ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTABLE FILL.
4. SLAB ON GRADE TO BE CONSTRUCTED ON A MINIMUM OF 6" OF COMPACTED GRANULAR FILL.
5. ALL FILL MATERIAL USED IN GRADING OPERATIONS SHALL CONSIST OF EARTH, WHICH IS FREE OF DEBRIS, BOULDERS OR ORGANIC MATERIAL. FILL SHALL BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY AS INDICATED ABOVE.
7. THE ENGINEER SHALL BE NOTIFIED IF ACTUAL FIELD CONDITIONS DO NOT MEET BEARING REQUIREMENTS OR, IF QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED INCLUDING BUT NOT LIMITED TO PEAT AND OTHER HIGH ORGANIC SOILS.
8. ANY FOUNDATION UNDER THE BASE FLOOD ELEVATION SHALL COMPLY W/ R322.2.2 OF THE FLORIDA BUILDING CODE & WILL PROVIDE FLOOD VENTS TO MEET THESE REQUIREMENTS.

WOOD CONSTRUCTION

DIMENSION LUMBER

1. ALL DIMENSIONAL LUMBER NOMINAL 2" THICK AND 4-8" WIDE SHALL BE #2 SPF OR EQUAL. WIDTHS 10" AND WIDER SHALL BE #2 HEM-FIR, OR BETTER.
2. LAMINATED VENEER LUMBER (LVL) TO BE 2.0E AND Fb = 3100 PSI OR GREATER.
3. ALL LEVEL 1 STRUCTURAL WALL FRAMING TO BE NOMINAL 2x ENGINEERED LAMINATED VENEER LUMBER (LVL) (BOISE VERSA - STUD 1.7/2650 OR APPROVED EQUAL.
4. SILLS AND MEMBERS EXPOSED DIRECTLY TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
5. PLYWOOD SHALL CONFORM TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1. INSTALL IN STAGGERED PATTERN. NAIL AS REQUIRED FOR DIAPHRAGM ACTION.
6. SHEAR PLATE AND SPLIT RING FASTENERS SHALL BE TECO OR APPROVED EQUAL.
7. NAILS SHALL BE STRONGHOLD, GALVANIZED COMMON NAILS OF THE SIZES INDICATED, EXCEPT THAT STAINLESS STEEL SIDING NAILS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR PLYWOOD SIDING.
8. ALL BOLTS AND LAG SCREWS SHALL BE AMERICAN STANDARD MANUFACTURE.
9. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR SCREWS AND LAG SCREWS SHALL BE FIRST BORED FOR THE SAME DEPTH AND DIAMETER OF THE SHANK, THEN THE REMAINDER OCCUPIED BY THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL SCREWS SHALL BE SCREWED, NOT DRIVEN INTO PLACE.
10. PROVIDE WASHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS. WASHERS SHALL BE EITHER ROUND MALLEABLE IRON OR SQUARE CUT STEEL WASHERS 1/4" THICK X 3 FASTENER DIAMETERS.
11. WHEREVER NECESSARY TO CUT OR DRILL TREATED LUMBER, TREAT THE CUT OR BORED SURFACES WITH TWO HEAVY COATS OF THE SAME PRESERVATIVE AS USED IN THE ORIGINAL TREATMENT.
12. PROVIDE SOLID BLOCKING AT MID-SPAN OF ALL SAWN JOISTS AND STUDS EXCEEDING 10 FOOT SPAN AND AT 10 FOOT MAXIMUM ON CENTER.
13. MEMBERS BEARING ON CONCRETE OR MASONRY WALLS SHALL HAVE A 1/2" AIR SPACE AROUND SIDES AND END OF BEAM.
14. DESIGN FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" CURRENT EDITION AS RECOMMENDED BY THE NATIONAL LUMBER MANUFACTURER'S ASSOCIATION.
15. ALL COLUMNS SHOWN ON STRUCTURAL DRAWINGS SHALL BE CONTINUOUS UNLESS NOTED.
16. SET ALL JOISTS WITH CROWN UP.
17. WALL SHEATHING SHALL BE NAILED AS INDICATED ON DRAWINGS. ALL PANEL EDGES SHALL BE BACKED WITH 2X OR WIDER FRAMING.
18. PLYWOOD SHEATHING TO BE GRADED APA STRUCTURAL I.
19. ALL BOLTS, LAG SCREWS, SCREWS AND NAILS SHALL HAVE A HOT DIP GALVANIZED FINISH AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL.
20. SIMPSON STRONG-TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE ENGINEER OF RECORD IS REQUIRED TO EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
21. ALL SIMPSON S.S. CONNECTORS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR BEAMS, COLUMNS AND JOISTS AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL.

WOOD SHEATHING (ROOF)

1. PANEL ROOF SHEATHING SHALL BE 5/8" APA EXPOSURE I, RATED SHEATHING WITH 48/24 SPAN RATING. (U.N.O.)
2. PANEL FLOOR SHEATHING SHALL BE 3/4" T&G APA EXPOSURE I, RATED PLYWOOD WITH 48/24 SPAN RATING. (U.N.O.)
3. FASTENERS SHALL BE A MINIMUM 8d BOX RING SHANK NAIL. (0.113" Ø)
4. FLOOR/ROOF PANEL SHEATHING SHALL BE CONTINUOUS OVER 2 OR MORE SUPPORTS (MINIMUM).
5. FLOOR/ROOF PANEL SHEATHING SHALL BE ORIENTED WITH THE STRENGTH AXIS PERPENDICULAR TO THE SUPPORTS.
6. ROOF SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
7. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI). APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

WOOD TRUSSES

1. THE DESIGN, MANUFACTURING AND INSTALLATION OF ALL TRUSSES SHALL COMPLY WITH THE LATEST REQUIREMENTS OF NDS AND TPI CODES.
2. ROOF TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER PER THE REQUIREMENTS OF BUILDING CODES DESIGNATED ABOVE AND THE BUILDING PLANS.
3. TRUSS MANUFACTURER SHALL REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR OTHER ITEMS OR APPENDAGES THAT MAY EFFECT THE TRUSS LOADING. ANY SUCH ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER / ENGINEER.
4. ROOF TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 2303.4.1.
5. THE CONTRACTOR SHALL SUBMIT FOR REVIEW A PRIOR TO CONSTRUCTION (1) ONE SET OF SHOP DRAWINGS PROVIDED BY THE ROOF TRUSS PROVIDER.
6. PERMANENT BRACING NOT SHOWN ON PLANS, WHICH IS REQUIRED FOR STRENGTH AND STABILITY OF TRUSS MEMBERS, SHALL BE PROVIDED BY TRUSS SUPPLIER.
7. TEMPORARY BRACING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROVIDE IN ACCORDANCE WITH TPI GUIDELINES.

VERTICAL STRUCTURAL PANEL SHEATHING NOTES (WOOD FRAMING)

1. FASTENERS SHALL NOT BE LOCATED LESS THAN 3/8" IN FROM THE EDGE OF THE PANEL.
2. FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING.
3. FASTENERS SHALL BE OF SUFFICIENT LENGTH TO ENSURE PENETRATION INTO FRAMING MEMBERS BY AT LEAST 1 1/2".
4. FRAMING MEMBERS SHALL BE A MINIMUM 2" NOMINAL IN THE DIMENSION TO WHICH THE STRUCTURAL PANEL IS ATTACHED. (U.N.O.)
5. NO UNBLOCKED PANELS LESS THAN 1'-0" WIDE SHALL BE USED.
6. PANEL EDGES SHALL BUTT ALONG THE CENTERLINE OF FRAMING MEMBERS.

WOOD SHEATHING (WALLS)

1. BACK ALL SHEATHING PANEL EDGES WITH MINIMUM, NOMINAL 2 X BLOCKING.
2. 1/2" APA EXPOSURE I, RATED SHEATHING WITH 32/16 SPAN RATING (U.N.O.)
3. FRAMING TO BE MAXIMUM 1'-4" O.C.
4. FASTENERS SHALL BE A MINIMUM 8d COMMON (1.31" Ø) OR GALVANIZED BOX NAILS (0.113" Ø) GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED).
5. OFFSET PANEL JOINTS ON EACH SIDE OF WALL MINIMUM ONE STUD BAY.
6. PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
7. WALL SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
8. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI). APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

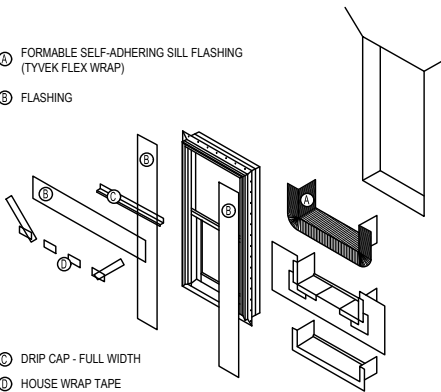
HEADER SCHEDULE					
OPENING SIZE	HEADER SIZE	NO. OF JAMB STUDS	NO. OF JACK STUDS	NO. OF BEAM STRAPS	NO. OF JAMB STUD TIES
8'	3 - 2x12	2	2	2	2
7'	2 - 2x12	2	2	2	2
6'	2 - 2x12	2	2	2	2
5'	2 - 2x10	2	1	1	1
4'	2 - 2x10	1	1	1	1
3'	2 - 2x10	1	1	1	1

NOTE: ALL BEAMS TO BE FLITCHED WITH 1/2" PLYWOOD MINIMUM. NAIL WITH 16D NAILS STAGGERED 6" O.C.

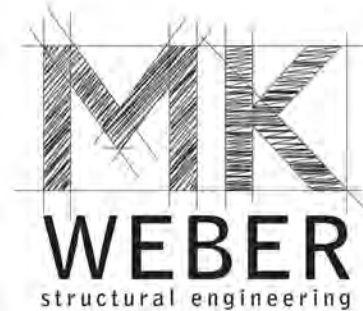
PROVIDE 5/8" DIA. THREADED ROD SYSTEM @ 6'-0" O.C. & WITHIN 12" OF CORNERS & EACH SIDE OF OPENING.

USE 4"x4"x1/8" WASHERS AT TOP PLATE OF 2x6 WALL FRAMING & 3"x3"x1/8" WASHERS AT TOP PLATE OF 2x4 WALL FRAMING.

PROVIDE 5/8"x8" J-BOLT ANCHORS @ 2'-0" O.C. FOR ALL LOAD BEARING WALLS.

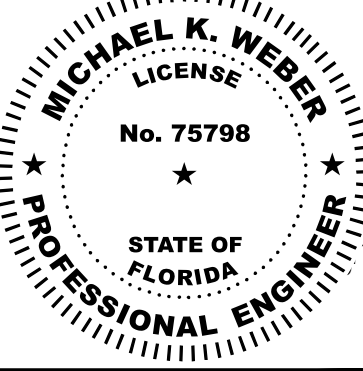


WINDOW FLASHING DETAILS



3200 W. 23RD STREET PANAMA CITY, FL 32405 850-640-4298	26050 PREDAZZER LANE DAPHNE, AL 36526 251-234-3933
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FL CERTIFICATE OF AUTHORIZATION # 33120	AL CERTIFICATE OF AUTHORIZATION # CA-6380-E
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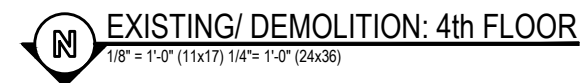
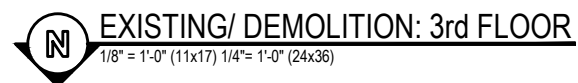
EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

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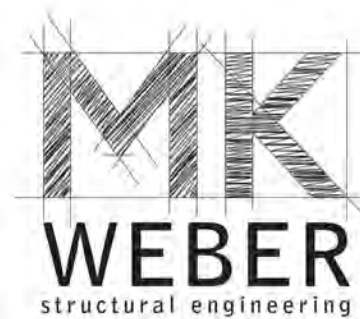
INTERIOR REMODEL FOR: WHARTON PROPERTIES, LLC 120 SANDPRINT CIRCLE DESTIN, FLORIDA	DATE	DESCRIPTION	REV.			

JOB NUMBER:	21312-2
DRAWN BY:	TBC
CHECKED BY:	MKW
PLOT DATE:	2/3/2022

SHEET TITLE
STRUCTURAL NOTES
DRAWING NUMBER
S0.0



 EXISTING STUD WALL TO REMAIN
 WALL TO BE DEMOLISHED TO EXTENTS SHOWN
 NEW STUD WALL, STUDS @ 16" O.C. MAX

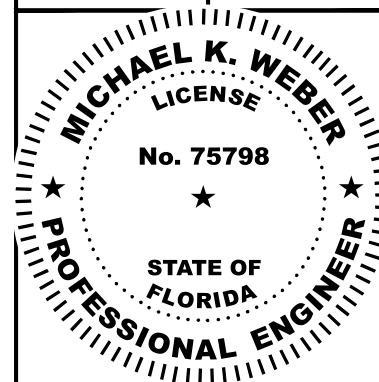


3200 W. 23RD STREET
PANAMA CITY, FL 32405
850-640-4298

26050 PREDAZZER LANE
DAPHNE, AL 36526
251-234-3933

FL CERTIFICATE OF
AUTHORIZATION
33120

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INTERIOR REMODEL FOR:
WHARTON PROPERTIES, LLC
120 SANDPRINT CIRCLE
DESTIN, FLORIDA

DATE _____

DESCRIPTION

REV.

JOB NUMBER:		21312	
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DRAWN BY: TRC

CHECKED BY: MKV

CHECKED BY:	MMW
PLOT DATE:	2/3/202

SHEET TITLE

--	--

EXISTING/ DEMOLITION
PLANS

	YEARS
1970	1980
1990	2000
2010	2020
2030	2040
2050	2060
2070	2080
2090	2100

DRAWING NUMBER

D1.1

1. INTRODUCTION

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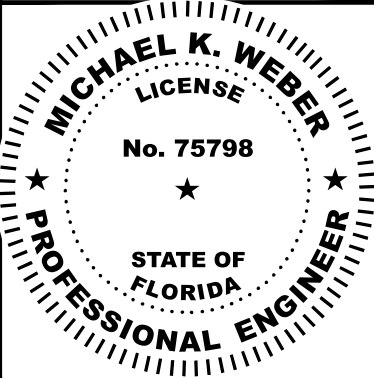


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WHARTON PROPERTIES, LLC
120 SANDPRINT CIRCLE
DESTIN, FLORIDA

REV.	DESCRIPTION	DATE		

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DRAWN BY: TBC
CHECKED BY: MKW
PLOT DATE: 2/3/2022

SHEET TITLE

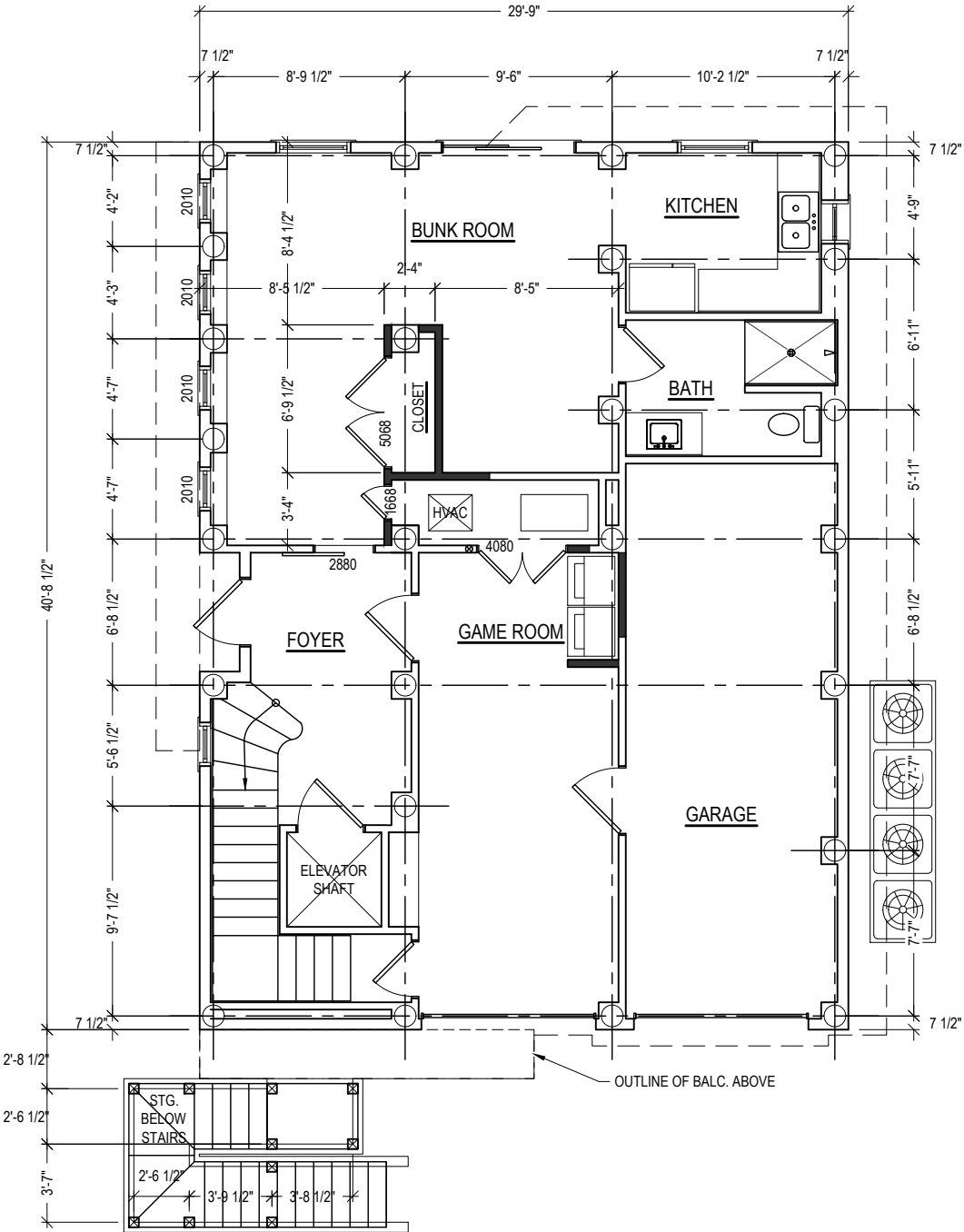
PROPOSED
FLOOR PLANS

DRAWING NUMBER

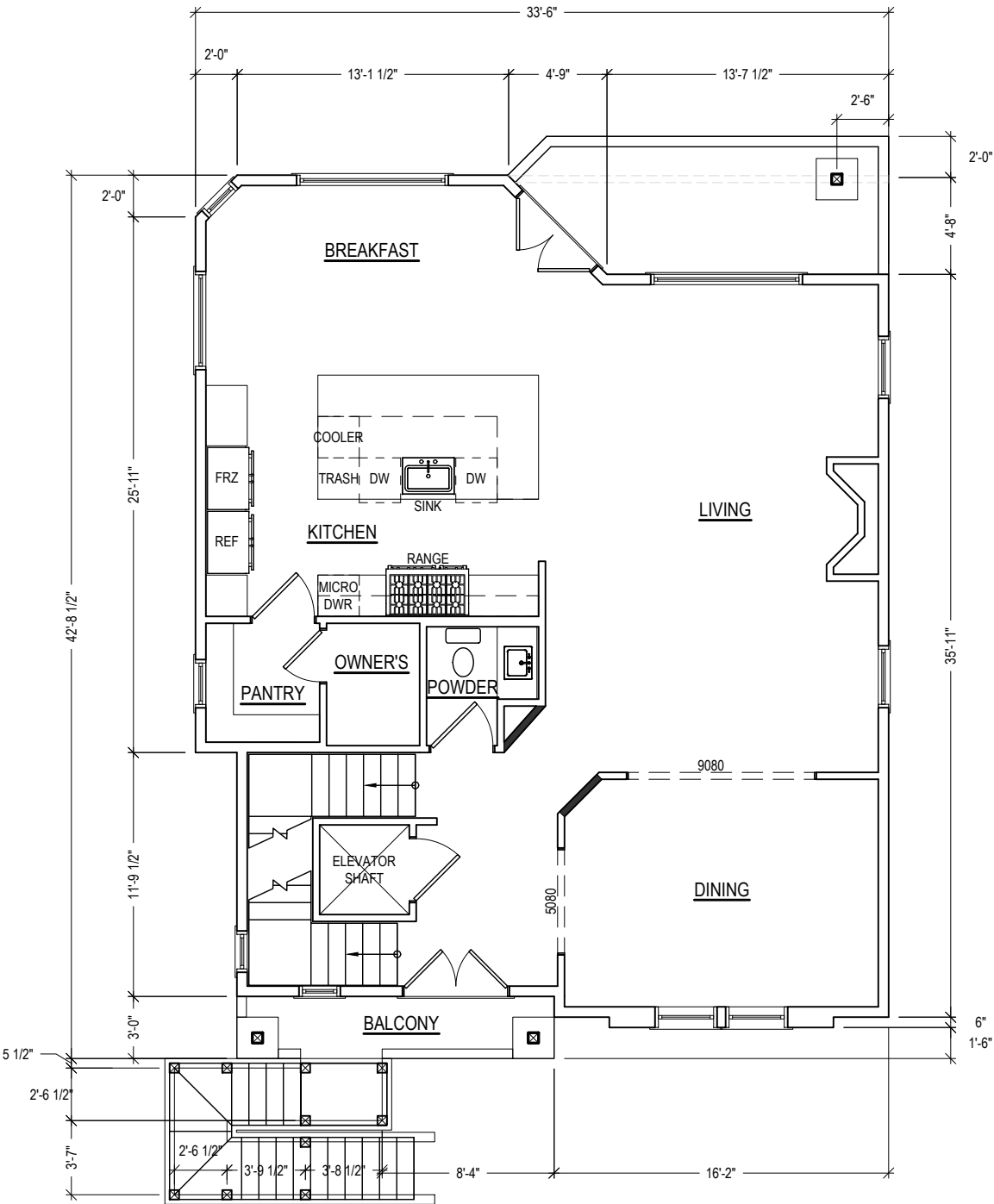
S1.0

WALL LEGEND

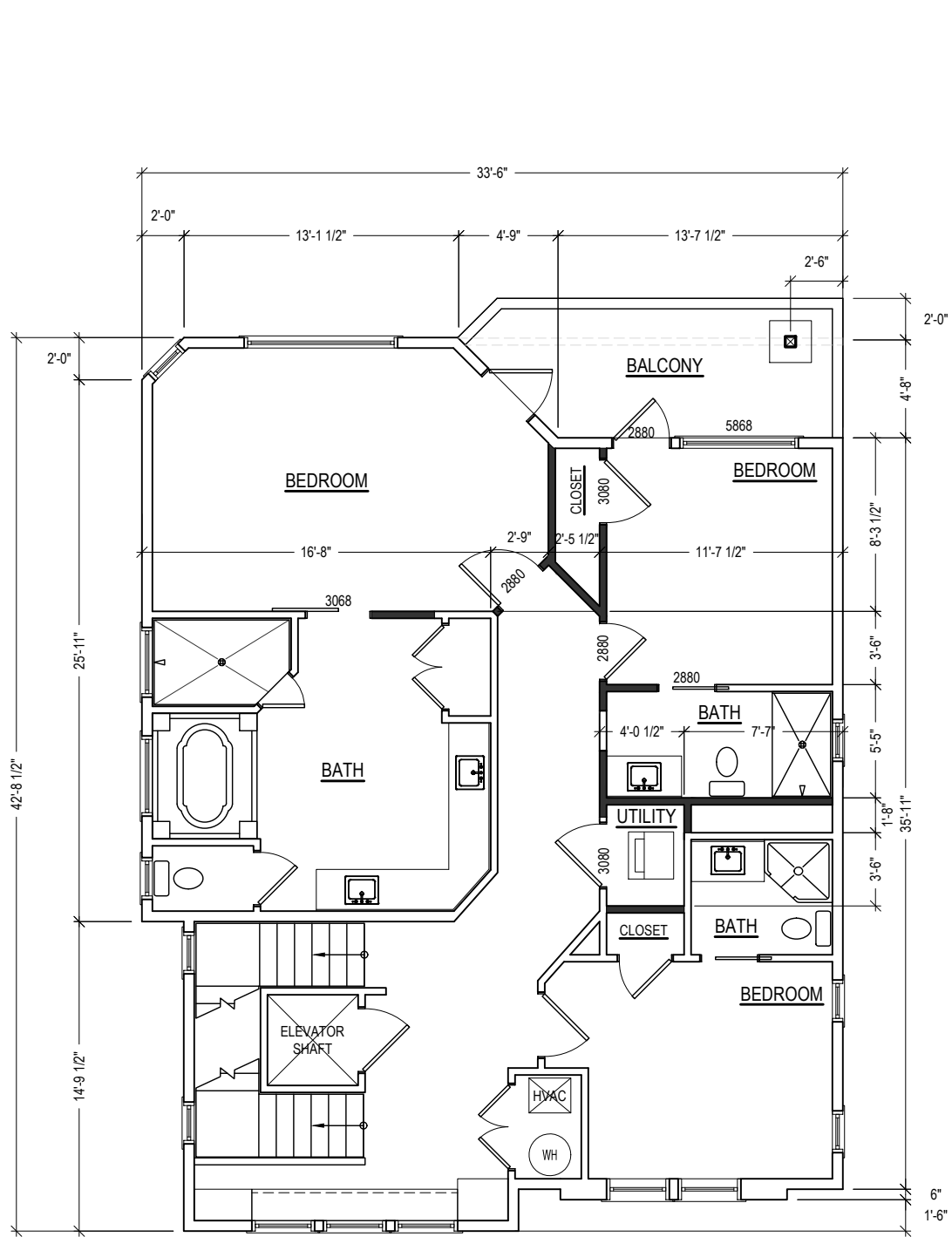
- EXISTING STUD WALL TO REMAIN
- WALL TO BE DEMOLISHED TO EXTENTS SHOWN
- NEW STUD WALL, STUDS @ 16" O.C. MAX



PROPOSED FLOOR PLAN: 1st FLOOR
1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)

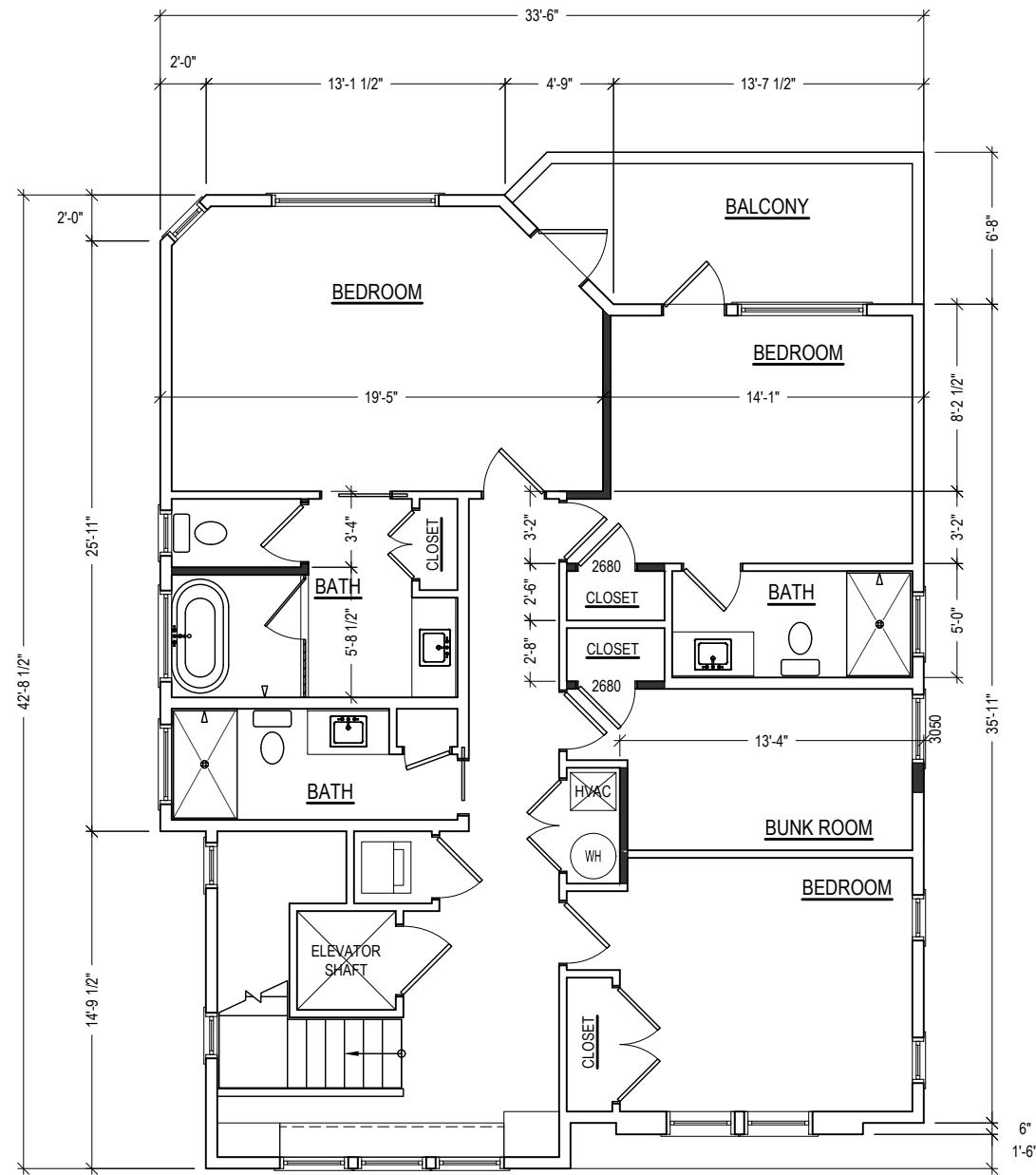


PROPOSED FLOOR PLAN: 2nd FLOOR
1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)

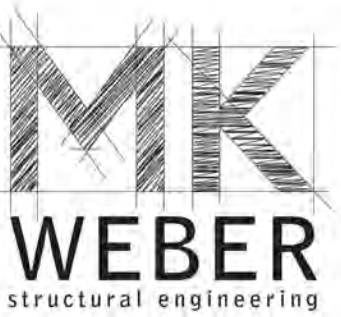


PROPOSED FLOOR PLAN: 3rd FLOOR
 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)

- WALL LEGEND**
- EXISTING STUD WALL TO REMAIN
 - WALL TO BE DEMOLISHED TO EXTENTS SHOWN
 - NEW STUD WALL, STUDS @ 16" O.C. MAX



PROPOSED FLOOR PLAN: 4th FLOOR
 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)

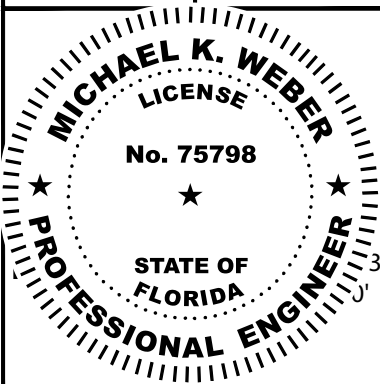


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 PANAMA CITY, FL 32405
 850-640-4298

26050 PREDAZZER LANE
 DAPHNE, AL 36526
 251-234-3933

FL CERTIFICATE OF
 AUTHORIZATION
 # 33120

AL CERTIFICATE OF
 AUTHORIZATION
 # CA-6380-E



EOR: MICHAEL K. WEBER P.E.
 STRUCTURAL ENGINEER
 FLORIDA P.E. # 75798

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INTERIOR REMODEL FOR:
 WHARTON PROPERTIES, LLC
 120 SANDPRINT CIRCLE
 DESTIN, FLORIDA

REV.	DESCRIPTION	DATE

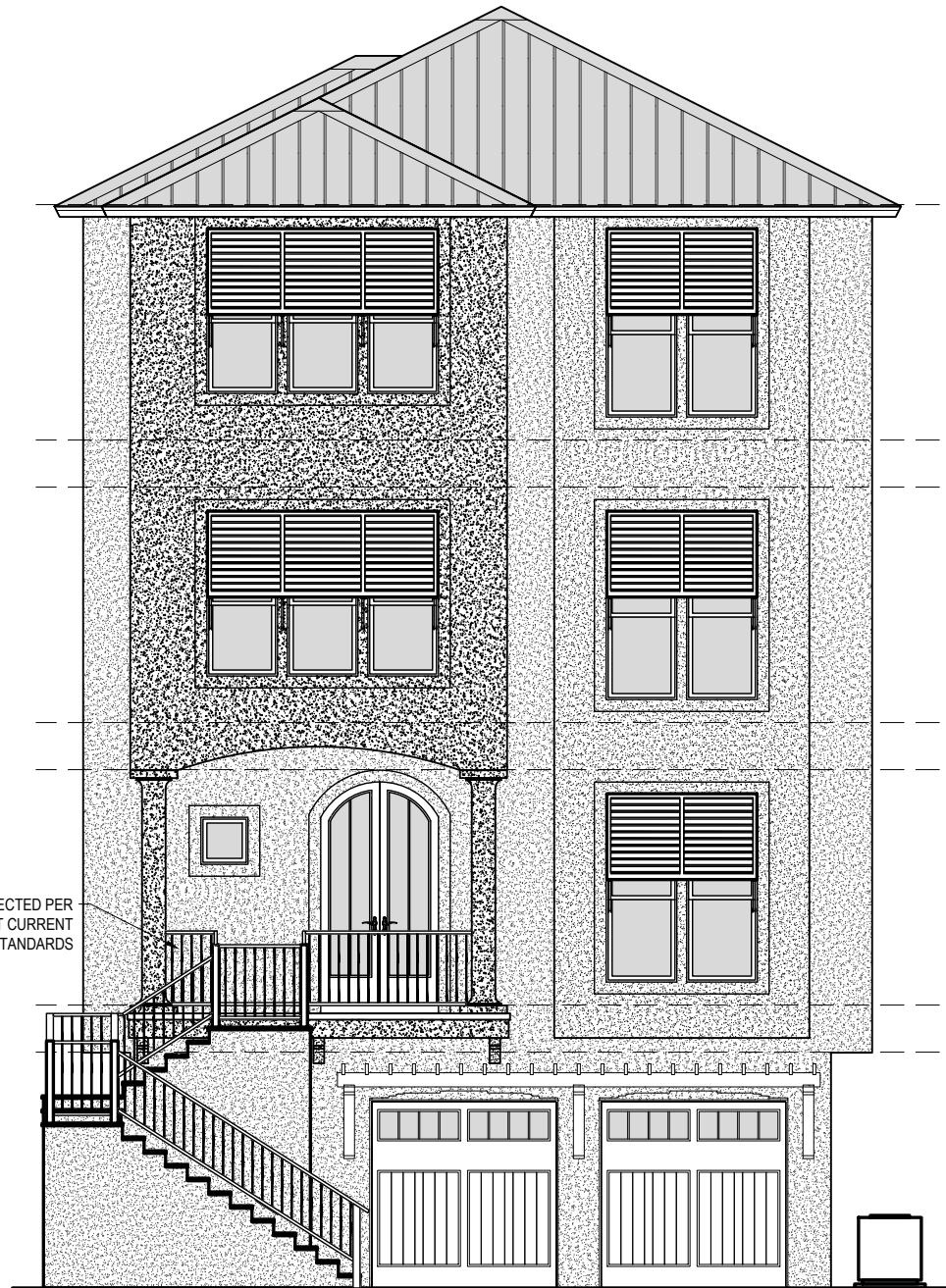
JOB NUMBER: 21312-2
 DRAWN BY: TBC
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SHEET TITLE

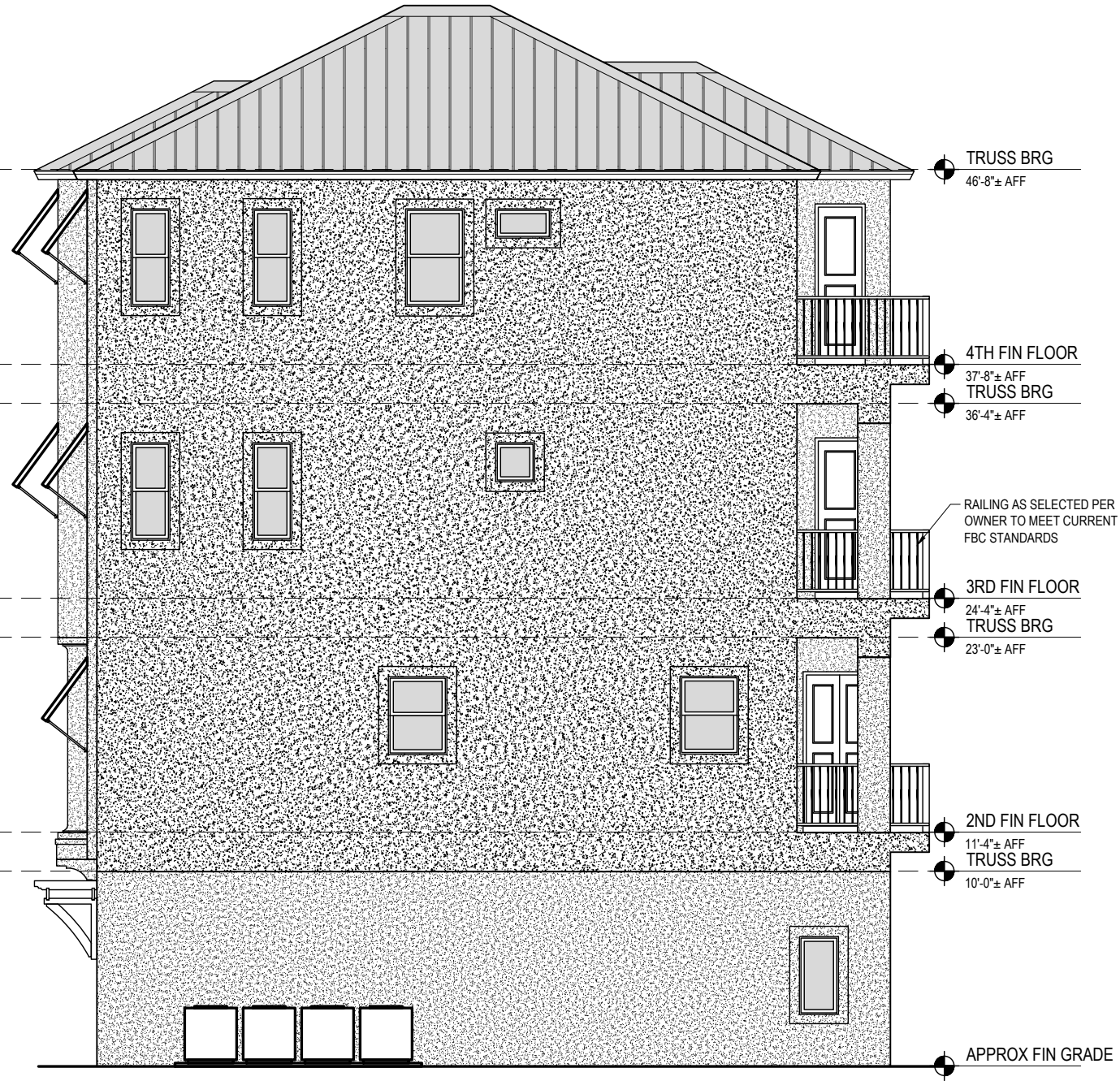
PROPOSED
 FLOOR PLANS

DRAWING NUMBER

S1.1



1 FRONT ELEVATION
1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)



2 SIDE ELEVATION
1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)

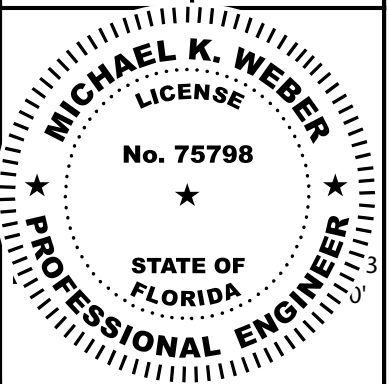


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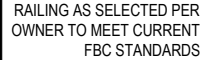
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FLORIDA P.E. # 75798

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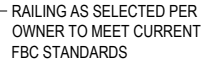
INTERIOR REMODEL FOR: WHARTON PROPERTIES, LLC 120 SANDPRINT CIRCLE DESTIN, FLORIDA	DATE			
	REV.	DESCRIPTION		

JOB NUMBER: 21312-2
DRAWN BY: TBC
CHECKED BY: MKW
PLOT DATE: 2/3/2022

SHEET TITLE
EXTERIOR ELEVATIONS
DRAWING NUMBER
S2.0

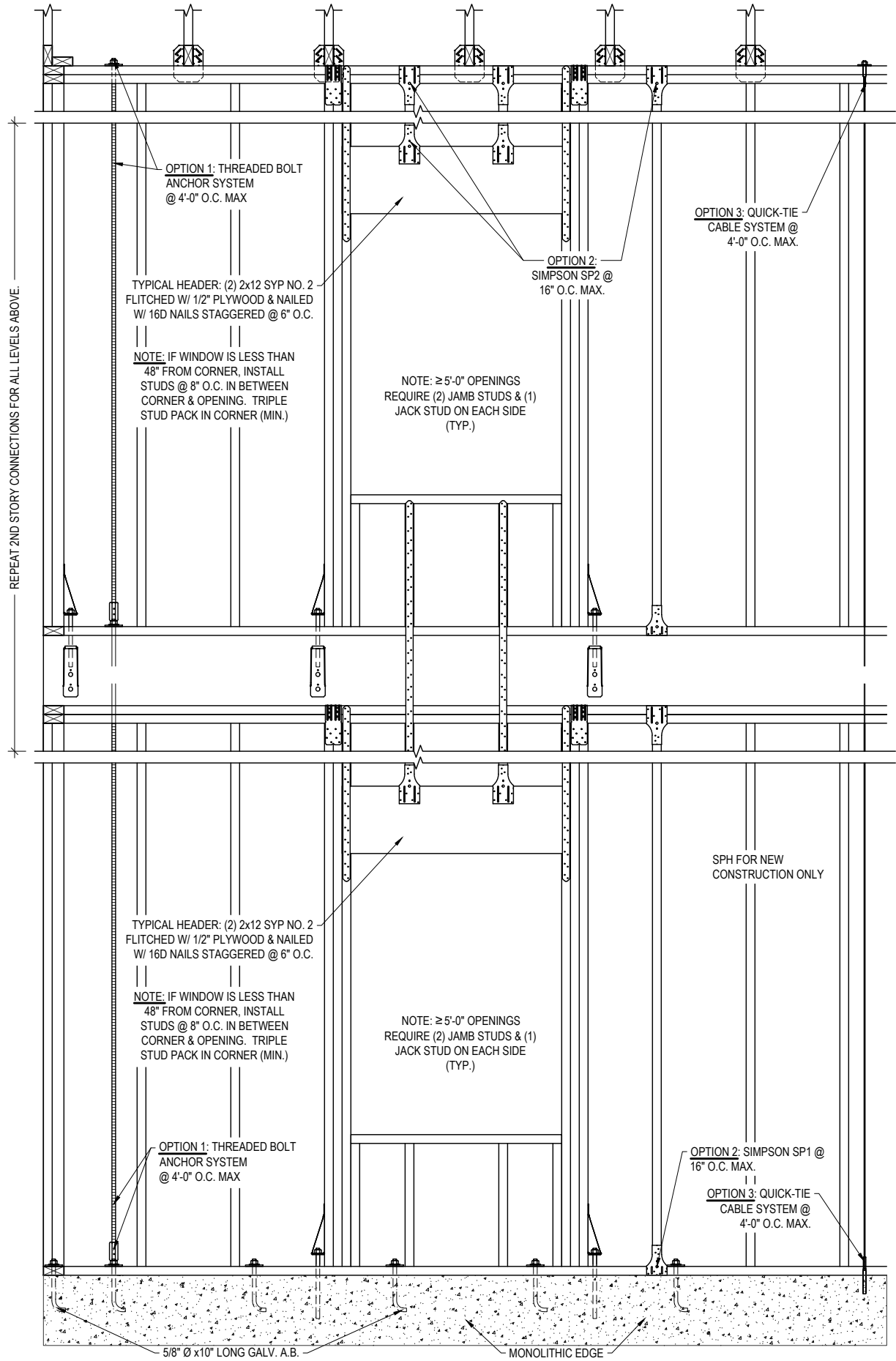


1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)



1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)

S2.1



1 TYP. WALL CONNECTION
S3.0 1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)

OPENING SIZE	No. OF JACK STUDS	No. OF KING STUDS	No. OF BEAM STRAPS	No. OF JAMB STUD TIES	OPENING HOLD DOWN	CORNER HOLD DOWN
9'	3	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
8'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
7'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
6'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
5'	2	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5
4'	1	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5
3'	1	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5

- NOTE:
- ALL CONNECTORS SPECIFIED ARE BY SIMPSON STRONG-TIE 1-3.63.13.63:2. DO NOT OVERLAP RAFTER CONNECTORS & STUD CONNECTORS, SUBSTITUTE HIOS FOR BOTH CONNECTORS AT THESE LOCATIONS (TYP.)
 - CONTRACTOR TO FOLLOW MANUFACTURERS RECOMMENDATIONS & INSTALLATION PROCEDURES
 - CONTRACTOR MUST ALWAYS PROVIDE THE HIGHEST FASTENING PATTERNS TO PROVIDE THE HIGHEST ALLOWABLE LOADS
 - REPEAT 2ND STORY CONNECTIONS FOR ALL LEVELS ABOVE.

FLOOR TO FLOOR CONNECTION OPTIONS:

OPTION 1 - THREADED BOLT SYSTEM: 5/8" ROD SYSTEM @ 4' O.C. & WITHIN 12" OF CORNER & EACH OPENING SIDE.

OPTION 2 - SIMPSON SDWF FLOOR TO FLOOR SCREWS.

OPTION 3 - PROVIDE CS18 STRAPPING BETWEEN FLOORS @ 32" O.C. TYP. & LAP 12" ON EA. STUD IF USING CLIPS.

WALL CONNECTION OPTIONS:

OPTION 1 - THREADED BOLT SYSTEM: 5/8" ROD SYSTEM @ 4' O.C. & WITHIN 12" OF CORNER & EACH OPENING SIDE.

OPTION 2 - SIMPSON SP1 & SP2 HOLD DOWNS @ 16" O.C.

OPTION 3 - QUICK-TIE CABLE SYSTEM INSTALLED @ 4' O.C. & AS PER MANUFACTURER'S SPECS.

HURRICANE ANCHOR CLIP
CONNECTOR: H10A
UPLIFT: 1015 LBS

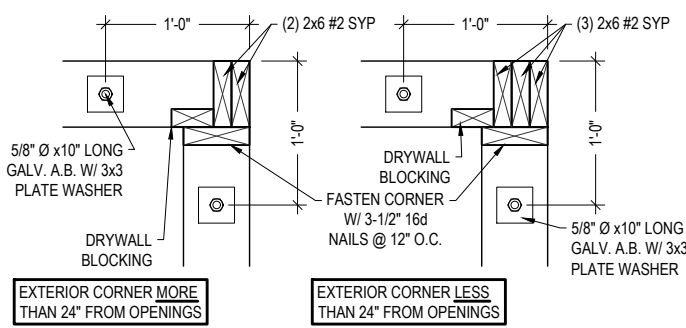
TOP PLATE STUD TIE
CONNECTOR: SP2
UPLIFT: 1065 LBS

DOUBLE STUD PLATE TIE
CONNECTOR: DSP
UPLIFT: 730 LBS

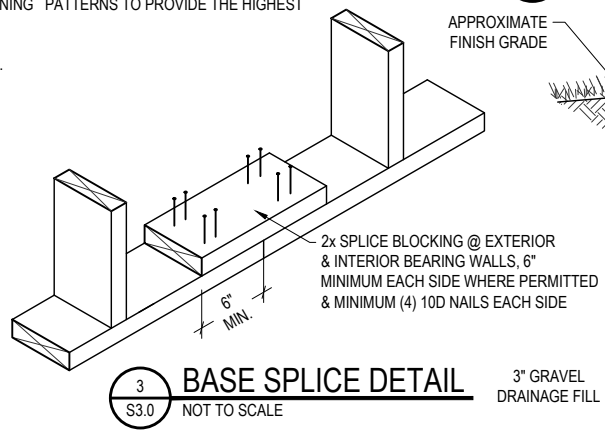
BEAM STRAP
CONNECTOR: CS16
UPLIFT: 1705 LBS

BOTTOM PLATE STUD
CONNECTOR: SP1
UPLIFT: 585 LBS

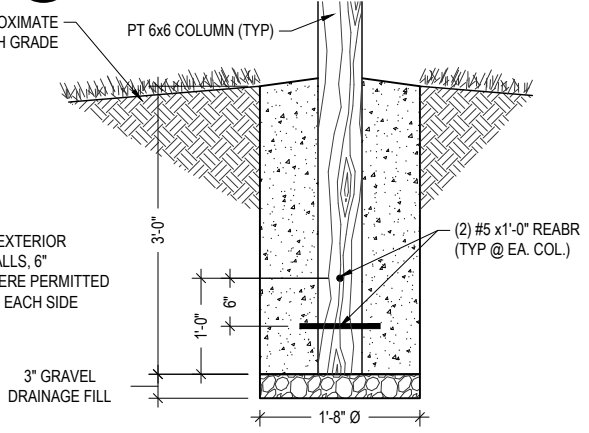
OPENING & CORNER HOLD DOWN
CONNECTOR: HD3B
OR HDU2-SDS2.5
UPLIFT: 3075 LBS



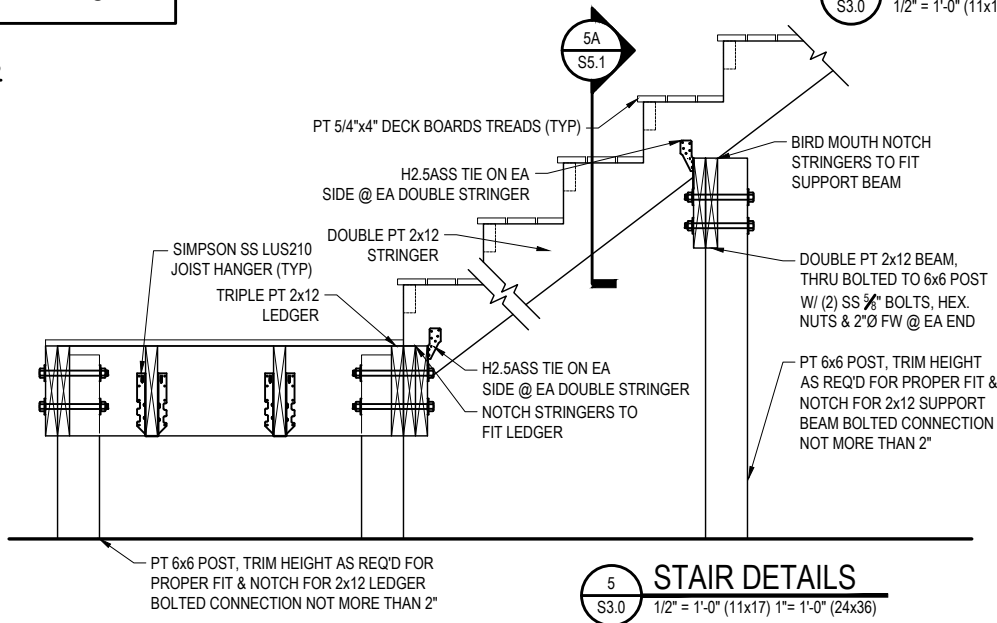
2 TYP. EXTERIOR CORNERS
S3.0 NOT TO SCALE



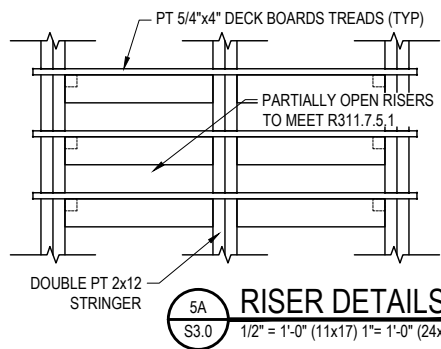
3 BASE SPLICE DETAIL
S3.0 NOT TO SCALE



4 STAIR COL. BASE
S3.0 1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)



5 STAIR DETAILS
S3.0 1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)



5A RISER DETAILS
S3.0 1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)

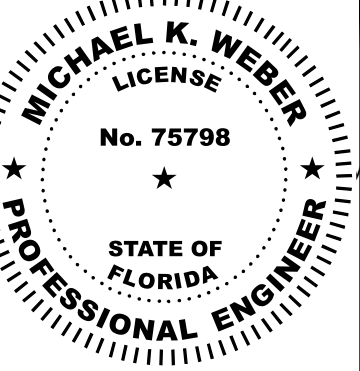


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EOR: MICHAEL K. WEBER P.E.
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REVISION	DESCRIPTION	DATE

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SHEET TITLE

CONSTRUCTION SECTIONS

DRAWING NUMBER

S3.0



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INTERIOR REMODEL FOR:
WHARTON PROPERTIES, LLC
120 SANDPRINT CIRCLE
DESTIN, FLORIDA

REV.	DESCRIPTION	DATE			

JOB NUMBER: 21312-2
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SHEET TITLE

ELECTRICAL PLANS

DRAWING NUMBER

E1.0

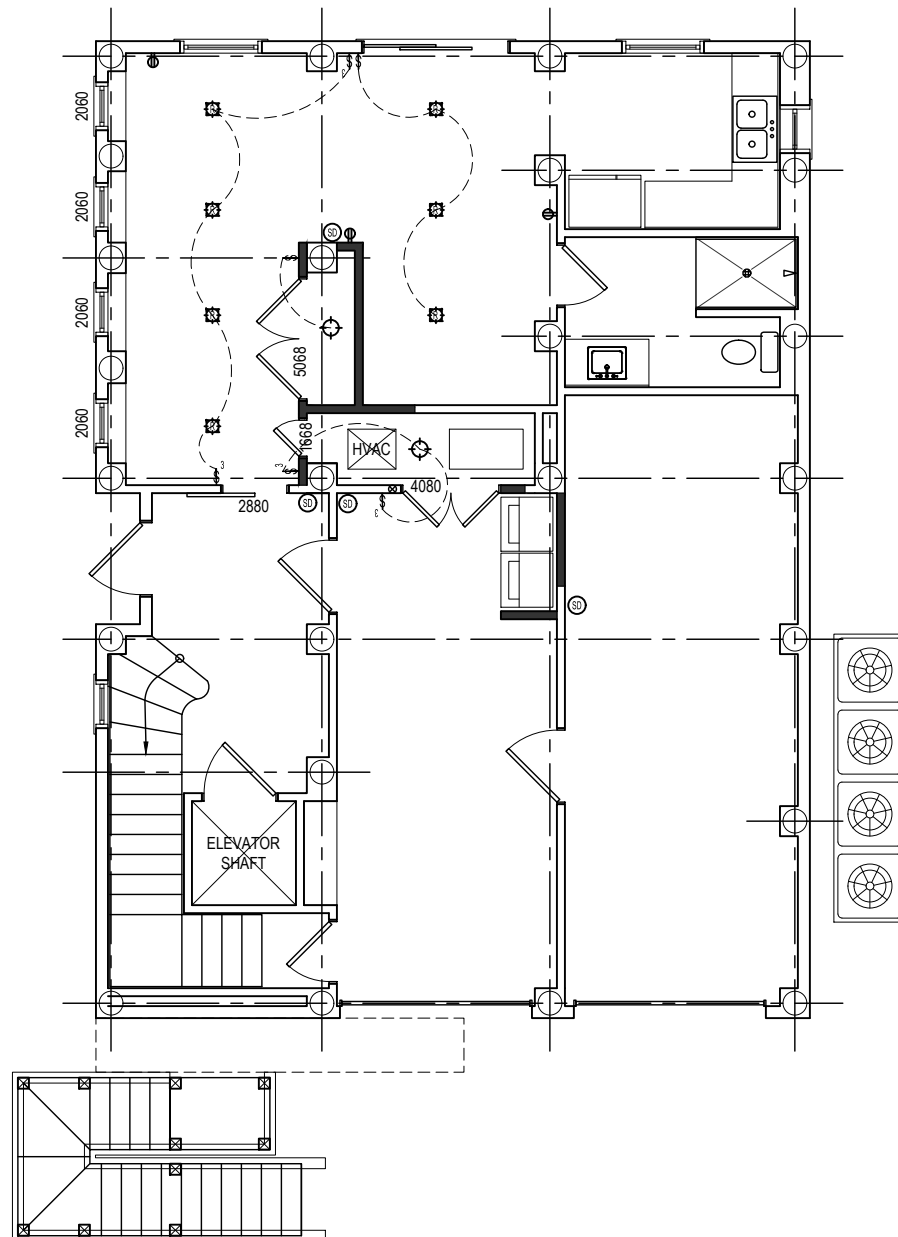
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- ELECTRICAL DESIGN & INSTALLATION TO BE BY A FLORIDA LICENSED ELECTRICAL CONTRACTOR PER CURRENT N.E.C. REQUIREMENTS / LOCAL CODES
- ELECTRICAL CONTRACTOR TO PROVIDE AND SIZE ELECTRICAL SERVICE PANELS, BREAKERS, AND /OR DISCONNECTS AS REQUIRED BY ELECTRICAL SYSTEM AND /OR CODES.
- ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
- HVAC DESIGN & INSTALLATION TO BE BY A FLORIDA LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH D.C.A. ENERGY CODE REQUIREMENTS.
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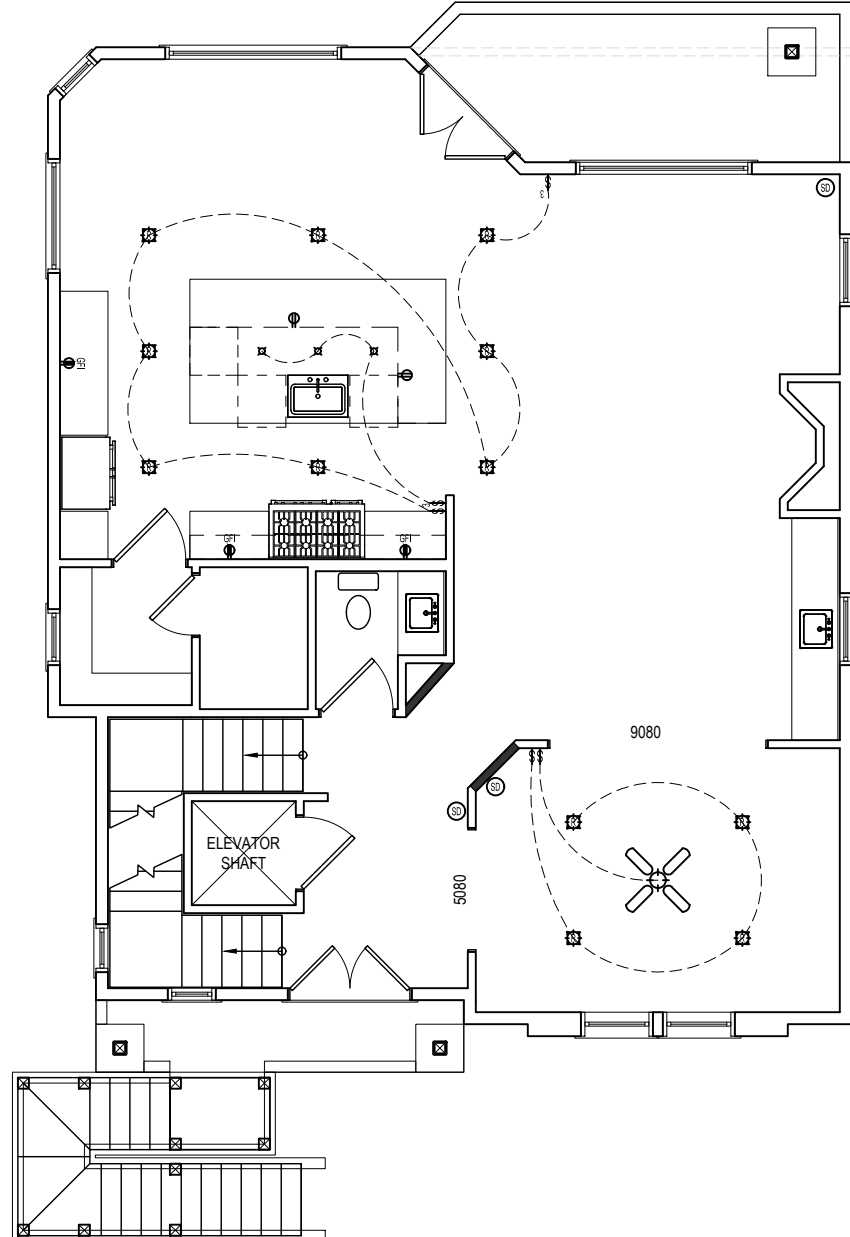
NOTE:

THIS LAYOUT IS ONLY A PARTIAL LAYOUT OF AREAS AFFECTED BY THE REMODEL

ELECTRICAL LEGEND	
DUPLEX RECEPTACLE 120 V. 12" A.F.F.	⦿
220 V. RECEPTACLE	⦿
GFI DUPLEX RECEPTACLE 120 V. 12" A.F.F.	⦿
GFI DUPLEX RECEPTACLE 120 V. 12" A.F.F.; PROVIDE WEATHER PROOF BOX	⦿
DUPLEX RECEPTACLE 120 V. MOUNTED ABOVE COUNTER	⦿
SWITCHED RECEPTACLE 120 V. 12" A.F.F.	⦿
DUPLEX RECEPTACLE 120 V. MOUNTED FLUSH W/ CEILING	⦿
DUPLEX RECEPTACLE 120 V. MOUNTED FLUSH W/ FLOOR	⦿
QUADPLEX RECEPTACLE 120 V. 12" A.F.F.	⦿
SWITCH 48" A.F.F.	⦿
3 WAY SWITCH 48" A.F.F.	⦿
4 WAY SWITCH 48" A.F.F.	⦿
CEILING MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER	⦿
CEILING MOUNTED PENDANT LIGHT AS SELECTED BY OWNER	⦿
WALL MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER	⦿
RECESSED CAN LIGHT FIXTURE AS SELECTED BY OWNER	⦿
WALL MOUNTED VANITY LIGHTING FIXTURE AS SELECTED BY OWNER	⦿
SOFFIT MOUNTED FLOOD LAMP FIXTURE AS SELECTED BY OWNER	⦿
WALL MOUNTED SCONCE LIGHTING FIXTURE AS SELECTED BY OWNER	⦿
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	⦿
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	⦿
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	⦿
FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	⦿
FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	⦿
FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	⦿
FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	⦿
CEILING OR WALL MOUNTED SMOKE DETECTOR	⦿
CEILING OR WALL MOUNTED CARBON MONOXIDE DETECTOR	⦿
NON-FUSIBLE HVAC DISCONNECT SWITCH	⦿
ELECTRICAL SERVICE PANEL	⦿



ELECTRICAL PLAN: 1st FLOOR
1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)



ELECTRICAL PLAN: 2nd FLOOR
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INTERIOR REMODEL FOR:
WHARTON PROPERTIES, LLC
120 SANDPRINT CIRCLE
DESTIN, FLORIDA

REV.	DESCRIPTION	DATE			

JOB NUMBER: 21312-2
DRAWN BY: TBC
CHECKED BY: MKW
PLOT DATE: 2/3/2022

SHEET TITLE

ELECTRICAL PLANS

DRAWING NUMBER

E1.1

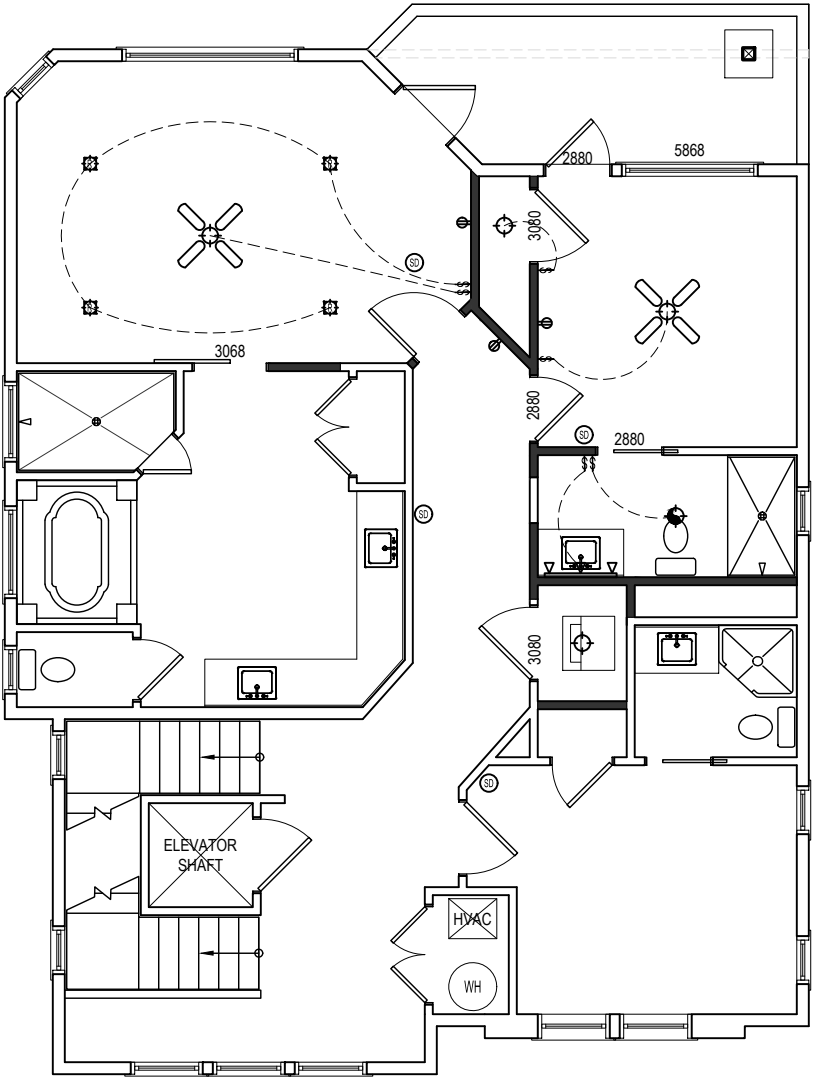
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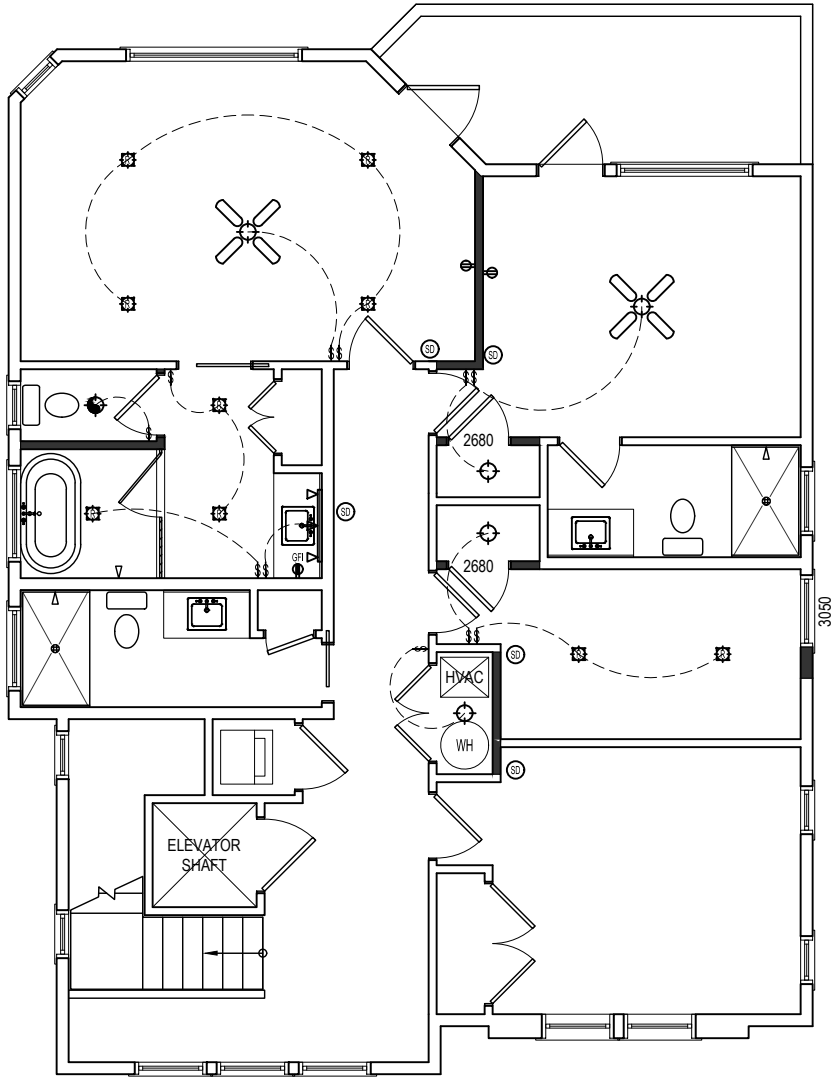
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GFI DUPLEX RECEPTACLE 120 V. 12" A.F.F.; PROVIDE WEATHER PROOF BOX	WP GFI ⌀
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SWITCHED RECEPTACLE 120 V. 12" A.F.F.	⌀
DUPLEX RECEPTACLE 120 V. MOUNTED FLUSH W/ CEILING	CLG ⌀
DUPLEX RECEPTACLE 120 V. MOUNTED FLUSH W/ FLOOR	FLOOR ⌀
QUADPLEX RECEPTACLE 120 V. 12" A.F.F.	⌀
SWITCH 48" A.F.F.	⚡
3 WAY SWITCH 48" A.F.F.	⚡
4 WAY SWITCH 48" A.F.F.	⚡
CEILING MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER	⊙
CEILING MOUNTED PENDANT LIGHT AS SELECTED BY OWNER	⊙
WALL MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER	⊙
RECESSED CAN LIGHT FIXTURE AS SELECTED BY OWNER	⊙
WALL MOUNTED VANITY LIGHTING FIXTURE AS SELECTED BY OWNER	⊙
SOFFIT MOUNTED FLOOD LAMP FIXTURE AS SELECTED BY OWNER	⊙
WALL MOUNTED SCONCE LIGHTING FIXTURE AS SELECTED BY OWNER	⊙
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	⊙
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	⊙
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	⊙
FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	⊙
FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	⊙
FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	⊙
FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	⊙
CEILING OR WALL MOUNTED SMOKE DETECTOR	⊙
CEILING OR WALL MOUNTED CARBON MONOXIDE DETECTOR	⊙
NON-FUSIBLE HVAC DISCONNECT SWITCH	⊙
ELECTRICAL SERVICE PANEL	⊙



ELECTRICAL PLAN: 3rd FLOOR
1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)



ELECTRICAL PLAN: 4th FLOOR
1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, James R. Wharton am
presently the owner and/or leaseholder at 1805 Springfield Ave, Destin, FL 32541, and desiring
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do
make, constitute and appoint Intellichoice Builders, LLC (Robert Yanchis)
whose address is 1818 Michigan Ave.
Panama City, Florida 32405, County of Bay, State of FL,
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as
my agent in any and all matters pertaining to: Construction.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of
the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing
lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal
representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be
transacted in my name, and that all endorsements and instruments executed by the said attorney for the
purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney
and the designation "Attorney-in-Fact."

OWNER

James R. Wharton
Signature
James R. Wharton
Printed Name

STATE OF KY

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online

notarization, this 18 day of March, 2022, by
(name of person acknowledging)

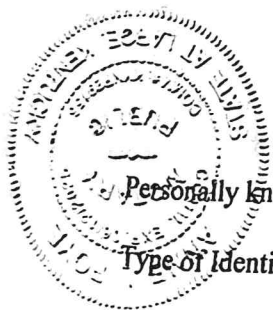
James R. Wharton

Anne L. Foye
Signature of Notary

Anne L. Foye
Printed Name of Notary or Seal

Personally known ☐ OR Produced Identification ☐

Type of Identification Produced KY DL



ANNE L FOYE
Notary Public - State at Large
Kentucky
My Commission Expires June 12, 2025
Notary ID KYNP29156

Prepared by:
Leonora E. Tyree
McNeese Title, LLC
3921 East County Highway 30A
Santa Rosa Beach, Florida 32459
File Number: S20-0260LT

Warranty Deed

Made this June 26, 2020 A.D. By **Cheryl L. Hunter, surviving spouse of David C. Hunter and an unremarried widow**, whose address is: 500 E. Meadowbrook, Mount Pleasant, Michigan 48858, hereinafter called the grantor, to **Wharton Properties III, LLC a Kentucky limited liability company**, whose post office address is: 14402 Riverglades Dr, River Bluff, Kentucky 40059, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okaloosa County, Florida, viz:

Lot 11, Block C, THE DUNES OF DESTIN, according to the plat thereof as recorded in Plat Book 13 at Page 39, of the Public Records of Okaloosa County, Florida.

Being the same property deeded to Grantor, dated December 30, 1997, recorded in Records Book 2119, Page 861 Public Records of Okaloosa County, Florida.

Parcel ID Number: **002S22067A000C0110**

Subject property **IS NOT** the homestead of the Grantor as defined by the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, and easements of record, all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, and taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Witness Printed Name _____

Cathy A. Brands

Cheryl L. Hunter

Witness Signature: _____

Witness Printed Name _____

BENNETT CHRISTOPHER WRAY

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of June, 2020, by Cheryl L. Hunter, who are personally known to me or who has produced DRIVERS LICENSE as identification.

Notary Public

Print Name: _____

BENNETT CHRISTOPHER WRAY

Affix Notary Seal

My Commission Expires: _____



BENNETT CHRISTOPHER WRAY III
Commission # GG 149525
Expires October 9, 2021
Bonded Thru Budget Notary Services