

ORDINANCE NO. 3316.1

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF MIXED USE FOR A PARCEL OF LAND LOCATED AT 803 OAK AVENUE, (PARCEL ID: 19998-010-000), PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY, FLORIDA;

WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires the City of Panama City to prepare and adopt and enforce a comprehensive plan; and

WHEREAS, the Panama City Planning Board held a Public Hearing to consider Proposed Comprehensive Plan Amendment CPC-PLN-2026-1715 on September 14, 2026, and recommended the Amendment be denied by a vote of 4-0 by the Panama City Commission, and

WHEREAS, the City Commission of the City of Panama City held a first public hearing on October 13, 2026, and a second and final public hearing on October 27, 2026, to adopt Comprehensive Plan Amendment CPC-PLN-2026-1715, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Panama City, Florida, finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan Amendment CPC-PLN-2026-1715, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Panama City, as follows:

Section 1: Purpose and Intent.

The land use designation of the identified parcel shall be and hereby is changed from a Land Use designation of Residential to Mixed Use as described in Small Scale Amendment CPC-PLN-2026-1715, with said property having the following legal description:

Lots 11 and 12, Block 43, Gulf Coast Development Company's Second Addition to Panama City, according to the Plat thereof, as recorded in Plat Book 4, Page 9, of the Public Records of Bay County, Florida.

Address: 803 Oak Avenue
For Map of Property see "Exhibit A"

Parcel ID #: 19998-010-000

Section 2: Comprehensive Plan Amendment.

The City of Panama City Comprehensive Plan is hereby amended as set forth in and incorporated herein by reference and consists of a Future Land Use Map Amendment.

Section 3: Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void,

unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance and the City of Panama City Comprehensive Plan shall remain in full force and effect.

Section 4. Copy on File.

An official, true and correct copy of all elements of the Panama City Comprehensive Plan as adopted and amended from time to time shall be maintained by the City Manager or his designee.

Section 5: Effective Date of Amendment.

This amendment shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments shall not become effective until the state land planning agency (DEO) or the Administration Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. (§163.3187, F.S.)

PASSED, APPROVED, AND ADOPTED at the regular meeting of the Mayor and City Commission of the City of Panama City, Florida this 27th of October 2026.

See Attached Signature Page

CITY OF PANAMA CITY, FLORIDA
A Municipal Corporation,

Allan Branch, Mayor

ATTEST:

Leslie A. Glaze, City Clerk-Treasurer

APPROVED AS TO FORM AND CORRECTNESS:

Nevin J. Zimmerman, City Attorney



Development Services Department Staff Report

Staff findings of consistency with the pertinent Florida Statutes, the Community Planning and Land Development Regulations (hereafter referred to as the LDRs) and the Comprehensive Plan (hereafter referred to as the Comp Plan) along with the staff recommendations are as follows:

803 OAK AVENUE (PARCEL ID #: 19998-010-000) SMALL SCALE LAND USE AMENDMENT & REZONING REQUEST CPC-PLN-2026-1715

Staff Report Date	September 4, 2026
Planning Board Meeting Date	Public Hearing: September 14, 2026
City Commission Meeting Date(s)	First Public Hearing: October 13, 2026 Second and Final Public Hearing: October 27, 2026
Meeting Type	Public Hearing
Staff Information	Jiwuan Haley, AICP, Planning & Zoning Division Manager, Development Services Department
Action Necessary	Yes
Staff Recommendation	DENY
Attachment (s) Included	Adopted Map Series and Survey, Approved Single-Family Development Order, Property Condition Report

Application, Location, Site and Land Use Summary:

Case Number	CPC-PLN-2026-1715
Application Type	Small Scale Land Use Amendment & Rezoning
Owner	ARN Investment Properties, LLC
Applicant	ARN Investment Properties, LLC (Arthur Ramirez)
Request	The applicant has requested a small-scale land use amendment and rezoning from Residential-1 (R-1) to Mixed Use-2 (MU-2).
Location / Address and Parcel ID Number (s)	803 Oak Avenue (PARCEL ID #: 19998-010-000)
City Commission Ward Impacted	1
Community Redevelopment Agency Area	The subject property is located within the boundaries of the Downtown North CRA District.
Property Size (acres approx.) (Source: Bay County Property Appraiser)	0.367
Existing Land Use Classification (Source: Bay County GIS)	SINGLE FAMILY (0100)
Existing Future Land Use	Residential (RES)

Existing Zoning District (s)	Residential-1 (R-1)
Proposed Future Land Use	Mixed Use (MU)
Proposed Zoning District	Mixed Use-2 (MU-2)

Flood and Coastal Summary:

Wetlands	The subject property is not located in a Wetlands area.
Flood Zone	X
Coastal Hazard Area	The subject property is not located in a Coastal Hazard Area.

Department and Agency Comments:

Development Services Department	
<i>Floodplain Manager:</i>	No comments.
Public Works	
<i>Underground Utilities Division:</i>	No comments.
<i>Engineering Division:</i>	No comments.
Other Considerations	
None.	

Comprehensive Plan Goals, Objectives and Policies:

Future Land Use Element

Goal 1A: Establish a defined pattern of land use intended to guide the provision of public facilities and provide predictability in managing development.

Objective 1.1: Maintain a Future Land Use Map which coordinates future land uses with appropriate topography, soil conditions, conservation of natural resources, availability of facilities and services, and compatibility of adjacent land uses. Policy 1.1.1: The City shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses. The City of Panama City shall continue to utilize the Future Land Use Map as the basis for development and redevelopment. The siting, design and development of structures shall be consistent with regulations contained in the Florida Building Code, as amended from time to time. Land use districts depicted on the Future Land Use Map shall be described as follows. (In the following descriptions of Future Land Use categories, density standards shall apply to residential development and intensity standards shall apply to non-residential development.)

Policy 1.1.1: The City shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses. The City of Panama City shall continue to utilize the Future Land Use Map as the basis for development and redevelopment. The siting, design and development of structures shall be consistent with regulations contained in the Florida Building Code, as amended from time to time. Land use districts depicted on the Future Land Use Map shall be described as follows. (In the following descriptions of Future Land Use categories, density standards shall apply to residential development and intensity standards shall apply to non-residential development.) [See *Comprehensive Plan for the full list of Future Land Use Map Categories*].

8. Mixed Use Land Use Category

Intent	This category is intended to provide areas for medium to high-density residential development, in combination with commercial, office, and educational uses. The mixed-use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.
Density	Maximum density shall be no more than 20 dwelling units per acre.
Impervious Surface Area	No more than 0.75 lot coverage.
Intensity	The floor area ratio for non-residential uses shall not exceed 0.75.
Allowable Uses	Residential uses, including multi-family apartments and condominium units; commercial; neighborhood commercial; office; and educational uses; houses of worship; public or private recreation. Commercial private recreation shall not exceed one (1) acre.
Development Restrictions	Non-residential uses cannot individually exceed 20,000 square feet in size when located in this category.

Unified Land Development Code Regulations:

Sec. 104-31. Mixed Use-2 (MU-2) zoning district.

The purpose of this zoning district is to provide areas for medium-density residential development, in combination with professional offices, educational, and low-intensity, neighborhood commercial uses:

- A. The following bulk regulations shall apply to property zoned as MU-2:
 - 1. The impervious surface ratio (ISR) shall be no greater than 0.65 of the total parcel area.
 - 2. The floor area ratio (FAR) shall not exceed 0.65.
 - 3. Have a density no greater than 12 dwelling units to the acre.
 - 4. All structures shall have a maximum height limitation of 65 feet above base flood elevation (BFE) or the crown of the adjacent roadway whichever is higher.
 - 5. Minimum setbacks shall be:
 - i. 15 feet from the front parcel line.
 - ii. 20 feet from the rear parcel line.
 - iii. 5 feet from the side parcel line.
 - iv. Side setbacks may be decreased to zero feet only when there is a common wall between units.
 - 6. Properties adjacent to an R-1 or R-2, zoning district shall be setback a minimum of:
 - i. 15 feet from the front parcel line.
 - ii. 30 feet from the rear parcel lines.
 - iii. 12 feet from the side parcel lines.
- B. The following uses are allowed in the MU-2 zoning district; all other uses are prohibited:
 - 1. Single-family detached dwellings on individual parcels;
 - 2. Family community residences that comply with the standards specified in section 110-9.A.
 - 3. Public and private schools grades K—12.
 - 4. Public or noncommercial private recreation.
 - 5. Accessory uses or structures as set forth in Chapter 110.
 - 6. Public utilities customarily found in residential areas;
 - 7. Family day care homes pursuant to F.S. § 125.0109.

8. Bed and breakfast inns;
9. Attached dwellings, up to four units attached;
10. Multi-family structures up to 15 dwelling units per acre;
11. Neighborhood-scale commercial uses, not to exceed 20,000 square feet of heated and cooled space in size per parcel. Such uses may include:
 - i. Professional office and personal services.
 - ii. Private childcare or day care for children.
 - iii. Commercial recreational facilities.
 - iv. Grocery and convenience retail including but not limited to beauty parlor, barber shop, laundromat, dry cleaner, and other retail establishments meant to serve the immediate vicinity.
 - v. Athletic clubs, dance or music studios.
 - vi. Food establishments without a drive-thru window.
 - vii. Other similar uses serving the neighborhood area.
12. Uses with drive-thru structural component, except for those uses associated with a restaurant business.
13. Retail business.
14. Transitional community residences that comply with the standards specified in section 110-9.A.
15. Recovery communities that comply with the standards specified in section 110-10.A.

C. The following uses are allowed as a conditional use in the MU-2 zoning district:

1. Family community residences that do not comply with the standards specified in section 110-9.A.
2. Transitional community residences that do not comply with the standards specified in section 110-9.E.
3. Recovery communities that do not comply with the standards specified in section 110-10.A.

D. Additional requirements:

1. No more than 70 percent of this zoning district, in combination with the MU-3 zoning districts, may be used for commercial, and 50 percent for low-density residential uses. This analysis shall be made on a continuous basis and shall be assessed district wide. Individual projects that contain a mix of two or more uses shall be exempt from the percentages.
2. Locate ingress and egress to minimize traffic impacts to adjacent neighborhoods.
3. Provide off-street parking as specified in chapter 108.
4. Conform to the landscaping and buffer requirements as specified in chapter 107.

(Ord. No. 2675, § 1(Exh. A), 3-12-2019; Ord. No. 3142, § 1, 4-11-2023; Ord. No. 3289, § 1, 11-18-2025)

Sec. 102-41(E)

Section 102-41(E) stipulates that a land use change requires the Planning Board to determine a positive finding for the proposed Comprehensive Plan Amendment and/or rezoning request. The Planning Board shall not recommend approval of a plan amendment unless it makes a positive finding, based on competent evidence, on each of the following four (4) criteria:

<i>1. Not degrade the established level of services in the Comprehensive Plan or the minimum concurrency requirements.</i>	
Staff Response:	See staff findings.
<i>2. In harmony with the general intent of the Comprehensive Plan. (Goals listed as applicable.)</i>	
Staff Response:	See staff findings.
<i>3. Not exceed traffic limitations, create a fire hazard, or a hazard to the public health, welfare and safety.</i>	
Staff Response:	See staff findings.
<i>4. Compatible with adjacent land uses and districts, and not create a potential nuisance.</i>	

Staff Response:	See staff findings.
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Staff Findings:
The applicant has requested a small-scale land use amendment and rezoning from Residential and Residential-1, R-1, to Mixed Use and Mixed Use-2, MU-2. The intent of the Mixed Use category is to provide areas for medium to high-density residential development, in combination with commercial, office, and educational uses. The mixed-use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property. The Future Land Use Map (Exhibit A) shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses (<i>Goal 1A, Objective 1.1, Policy 1.1.1, Future Land Use Element, COPC Comprehensive Plan</i>). The Development Services Department issued a development order for a single-family home on the subject parcel in 2022. The zoning and Future Land Use for the properties bounded by W 8th Street, W 9th Street, Mulberry Avenue and Oak Avenue are Residential and Residential-1. The majority of the properties within the vicinity are single-family homes. The properties immediately south of W 8th Street, zoned Downtown District, serve as a transition from mixed-use oriented development to the Residential-1 zoning district. Approval of the requested land use change would establish a precedent of encroachment into the adjacent residential areas, undermining long-term planning efforts intended to preserve neighborhood stability and maintain compatible land use relationships. Any potential future development will be subject to development review, which will require the implementation of mitigation techniques and satisfaction of the bulk regulations of the Mixed Use -2, (MU-2) zoning district (Sec. 104-31, ULDC) and other relevant provisions of the local Comprehensive Plan. For the reasons mentioned above, the proposed amendment does not support the City's goals related to protecting residential neighborhoods, ensuring compatible land use transitions, and promoting orderly and coordinated growth patterns as established in the Comprehensive Plan. The request does not satisfy all five criteria points established by Sec. 102-41(E) of the Unified Land Development Code and the City of Panama City Comprehensive Plan (<i>Goal 1A, Objective, 1.1, Policy 1.1.1, 2. General Commercial Future Land Use Category, Future Land Use Element, COPC Comprehensive Plan</i>). Staff recommends the City of Panama City Planning Board transmit a recommendation of denial to the City Commission, and the City Commission deny the small-scale land use amendment and rezoning request.

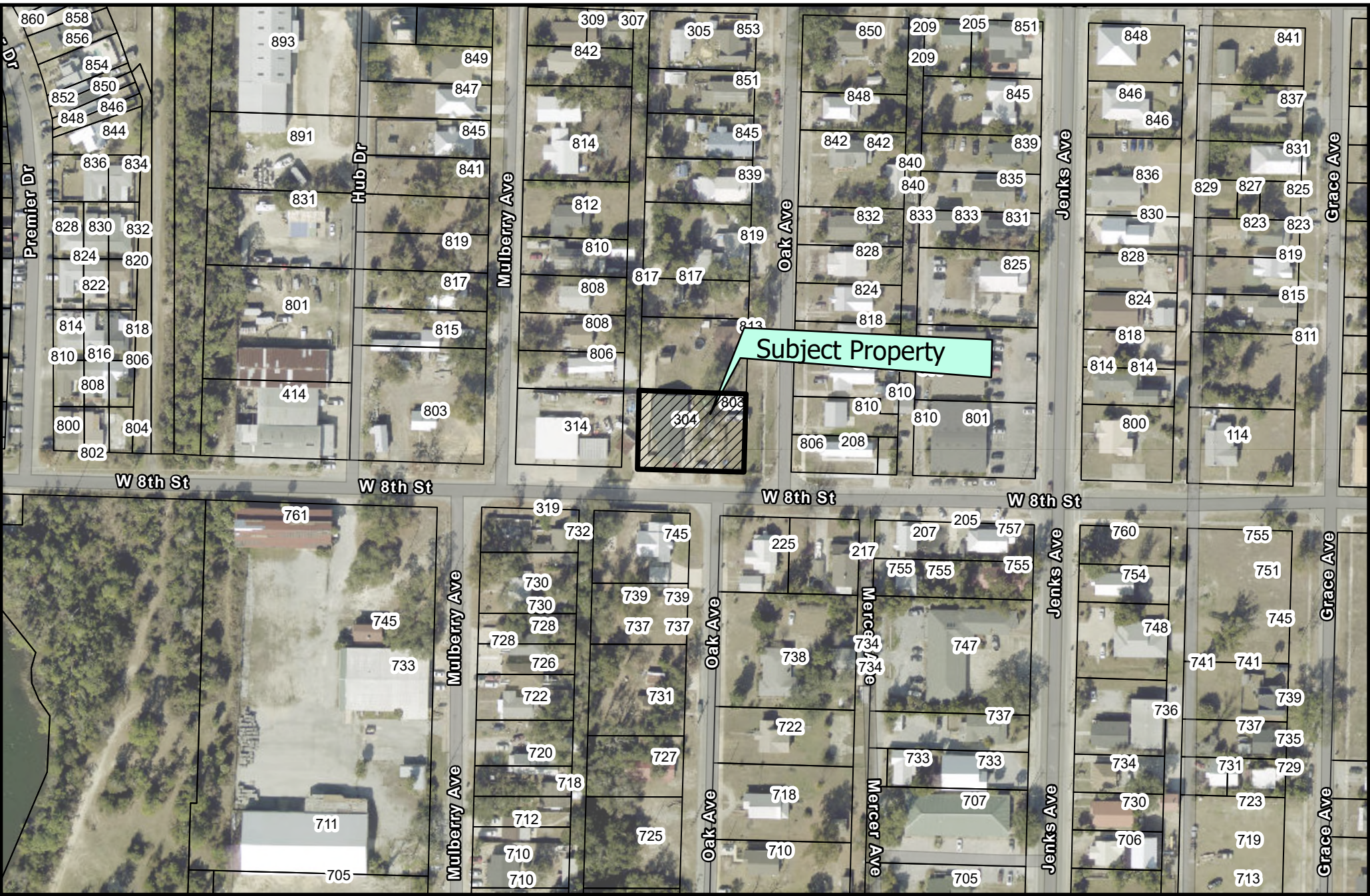


Exhibit A
Aerial Map
City of Panama City

1 INCH = 167 FEET

N



Exhibit A
Future Land Use Map
City of Panama City

1 INCH = 167 FEET





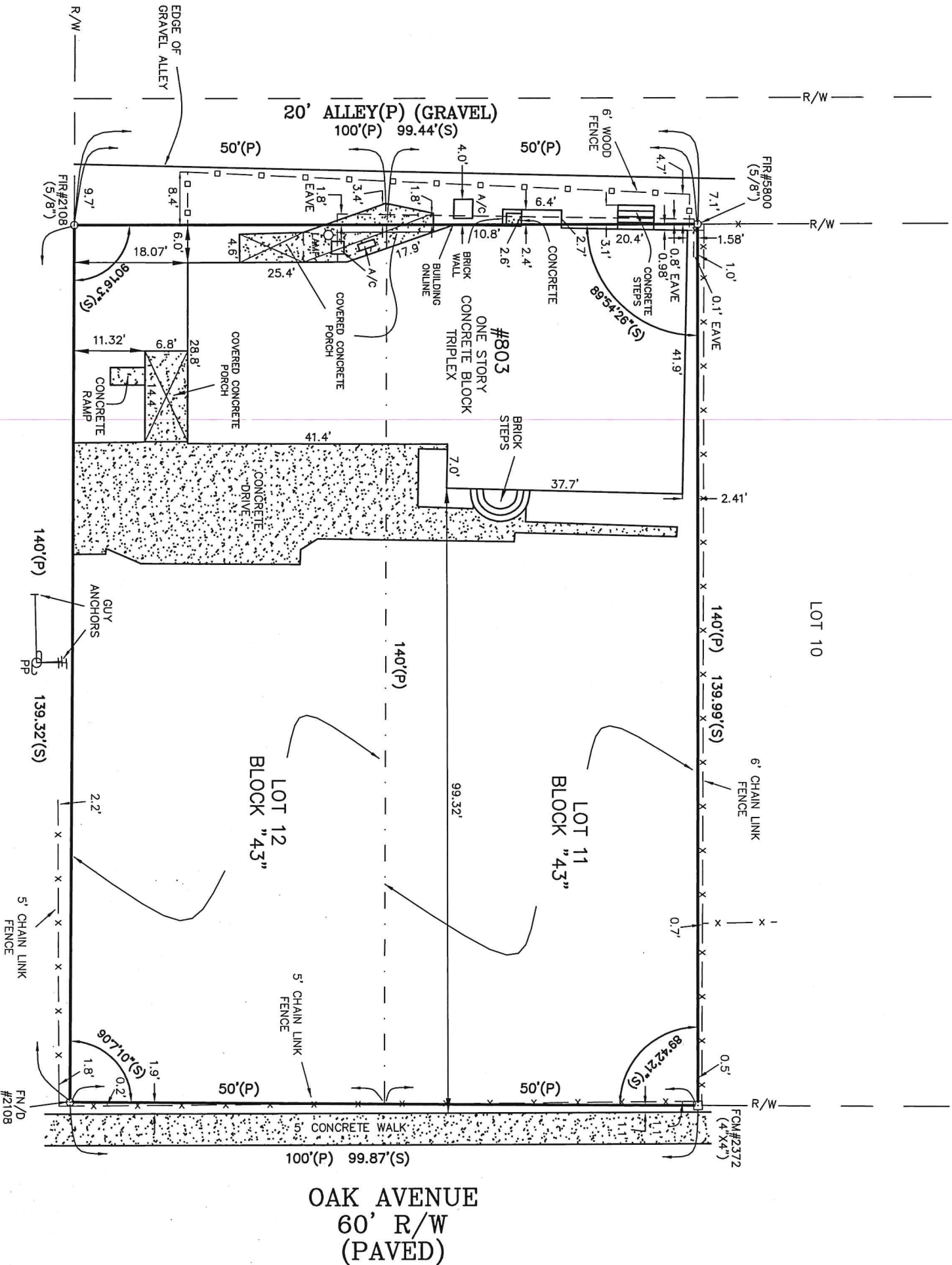
Exhibit A
Zoning Map
City of Panama City

1 INCH = 167 FEET



CERTIFIED TO:
1) ARN INVESTMENT PROPERTIES, LLC

LEGAL DESCRIPTION PROVIDED
LOTS 11 AND 12, BLOCK 43, GULF COAST
DEVELOPMENT COMPANY'S SECOND ADDITION
TO PANAMA CITY, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 4,
PAGE 7, OF THE PUBLIC RECORDS OF BAY
COUNTY, FLORIDA.



SURVEYOR'S NOTES
1) SOURCE OF INFORMATION IS A DEED
FURNISHED BY THE CLIENT.
2) THIS IS A SURFACE SURVEY ONLY. ALL
IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS
NOTED. NO ATTEMPT WAS MADE TO LOCATE
UNDERGROUND IMPROVEMENTS OR UTILITIES.
3) THERE ARE NO VISIBLE ENCROACHMENTS
EXCEPT AS SHOWN HEREON.
4) IN SOME INSTANCES IT IS NECESSARY TO
EXAGGERATE THE LOCATION OF SOME FIXTURES,
SUCH AS FENCES, ADDITIONAL PROPERTY
CORNERS FOUND, ETC. IN ORDER TO MORE
CLEARLY REPRESENT THE AFOREMENTIONED
ITEMS.

WEST 8TH STREET
R/W VARIES
(PAVED)

BOUNDARY SURVEY PREPARED BY ANGLIN SURVEYING LLC
FOR: ARN INVESTMENT PROPERTIES, LLC

The undersigned surveyor has not been provided a current title opinion
or abstract of matters affecting title boundary to the subject
property. It is possible there are deeds of record, unrecorded deeds,
easements or other instruments which could affect the boundaries.

LEGEND (GENERAL)

FCM = FOUND CONCRETE MONUMENT (4"x4")
F.I.P. = FOUND IRON PIPE
SCM = SET 4" x 4" CONC. MONUMENT W/ CAP #5521
STR. = SET IRON ROD WITH CAP #5521 (5/8" ROD)
(P) = PLAT DISTANCE AND/OR BEARING
(S) = SURVEY DISTANCE AND/OR BEARING
(D) = DEED DISTANCE AND/OR BEARING
(C) = CALCULATED DISTANCE AND/OR BEARING

LEGEND (BEARINGS)

N = NORTH
S = SOUTH
E = EAST
W = WEST
D = DEGREES
M = MINUTES
S = SECONDS
R/V = RIGHT OF WAY

LEGEND (CURVES)

A = DELTA ANGLE
R = RADIUS
L = CURVE LENGTH
CB = CHORD BEARING
R/V = RIGHT OF WAY

LEGEND (DISTANCES)

ALL DISTANCES ARE IN ACCORDANCE
WITH THE UNITED STATES STANDARD
' = FEET

PANAMA CITY, Florida 32409

ANGLIN SURVEYING, LLC
Professional Surveyor & Mapper
3712 CORNELIA LANE

Phone: (850)-271-4055

DESCRIPTION: BOUNDARY SURVEY OF: LOTS 11 AND 12, BLOCK "43"

DRAWN BY: C.N.

SEC. 8 TWP. 4-SOUTH RNG. 14-WEST RECORDED IN PLAT BOOK 4

DATE OF SURVEY 7/2/2026 PAGE 7 IN BAY COUNTY, FLORIDA

FIELD BOOK 269 PAGE 48

SCALE 1" = 30'

JOB No. 26-349

FILE No. 26-349.DWG

I hereby certify that this survey meets the minimum technical
standards established by chapter 65-17,051
of the Florida Administrative Code.
ROGER ANGLIN, P.S.M.,
Professional Surveyor and Mapper
Florida Certificate No. 5521
Date: 7/2/2026

"UNLESS IT BEARS THE
SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND
MAPPER THIS DRAWING, SKETCH,
PLAT OR MAP IS FOR
INFORMATIONAL PURPOSES ONLY
AND IS NOT VALID."

LEGEND: (GENERAL)
FV/C - FOUND NAIL & CAP
SN/D - SET NAIL & DISK #5521
PRM - PERMANENT REFERENCE MONUMENT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PP - POWER POLE
SP - SERVICE POLE

SCALE 1" = 20'
NORTH
BASE
NO BEARINGS ON PLAT
(SEE ANGLES)

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS
DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED THE
LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP.
THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT
ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.
This property lies in zone "X" as determined
by the Flood Insurance Rate Maps for Bay County,
Florida on Map Number 12005C0341 J
Dated: 10/24/2024



CITY OF PANAMA CITY
Development Services Department

P.O. Box 1880
Panama City, Florida 32402-1880
Phone: (850) 872-3025

November 18th, 2022

Tommy Jason Holley
Jholley@myscwg.com

Subject: Development Order Approval
Single – Family Residential – 803 Oak Avenue

This letter is to inform you that the referenced development order has been approved for a single-family home with conditions: A Certificate of Acceptance (C.A.) will be required before the Certificate of Occupancy (C.O) is issued. The water and sewer impact fees will be reconciled and paid prior to the C.O. Please see attached plans for approved dimensions and orientation.

NOTE: This development order is valid for 12 months from the date of issuance. Should you have any questions, please contact our office at (850) 872-3025.

Sincerely,

Savannah Brown
Planner II



City of Panama City

Single Family Residential Application

Development Services Department
501 Harrison Avenue, Panama City, FL 32401
850-872-3025 ~ planning@panamacity.gov

1 Today's Date:

10/24/2022

2 Has a change been requested for this property within the last year?

☐ Yes

☐ No

Appointments are suggested for all application submittals, please call to schedule.

3 Type of Request: (check all that apply)

- ☐ Annexation / Future Land Use (Small Scale) / Rezoning
- ☐ Banner Development Order (Temporary)
- ☐ Commercial / Industrial Development Order
- ☐ Construction Dumpster / Portable Container Permit
- ☒ Development Order
- ☐ Demolition Development Order
- ☐ Dock Development Order
- ☐ Expansion of a Non-Conforming Use
- ☐ Future Land Use Map / Large Scale Amendment
- ☐ Residential - Utility Service Application
- ☐ Sign Development Order
- ☐ Tent Development Order (Temporary)
- ☐ Utility Easement Abandonment
- ☐ Variance Request / Appeal of Administrative Decision
- ☐ Other: _____

FOR CITY STAFF ONLY

Fees Paid:

Fees Collected: \$ _____
Check Number: _____
Receipt No.: _____

4 Property Location:

Address of Subject Property: **803 Oak Ave Panama City Fl**
Size of Property (if known): **0.367** (in square feet or acres)
Bay County Parcel ID #: **19998-010-000**

5 Property Owner / Business / Tenant Information:

Name: **Arn Investment Properties, LLC**
Email: **Chris@luxbeachrentals.com**
Address: **428 Thomas Dr**
Phone 1: **(850) 596-1754** Phone 2: **(347) 556-5358**
City: **Panama City Beach** State: **FL** Zip: **32408**

I hereby certify that I am the owner of record of the property described in Step 4 above and that I approve of the requested action herein. I hereby authorize the City staff to enter upon my property for the purpose of site inspection and the placement of a public notice sign (if necessary) for this application. I understand that the Development Services Department may take up to 30 days to complete its review. I also understand that an approved Development Order from the City must be submitted to EPCI, the City's Building Department, by the applicant before commencement of construction is authorized. I also understand that City Development Orders are valid for a period of twelve (12) months from the date of issuance, unless the Director of Development Services grants an extension.

Signature of Owner: _____

6 Applicant / Authorized Agent / Primary Contact / Contractor Information *:

Name: **Tommy Jason Holley** Email: **jholley@myscwg.com or officecoordinator@myscwg.com**
Address: **406 S Waukesha St.** Phone 1: **(813) 304-9767**
City: **Bonifay** State: **FL** Zip: **32425** Phone 2: **8,138,502,995**

I hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial and reversal of this application and/or revocation of any approval based on this application. I understand that the Development Services Department may take up to 30 days to complete its review. I also understand that an approved Development Order from the City must be submitted to EPCI, the City's Building Department by the applicant before commencement of construction is authorized. I also understand that City D.O.s are valid for a period of twelve (12) months from the date of issuance, unless the Director of Development Services grants an extension.

Signature of Applicant: **Jason Holley** Date: **10-27-22**

7* Notarized Authorization:

*If the applicant is not the property owner and the owner is allowing the applicant to act on their behalf, a notarized signature of the owner is required.

Signature of Owner: _____ Date: _____

STATE OF FLORIDA

COUNTY OF **BAY**

Sworn to (or affirmed) and subscribed before me this **24th** day of **October**, Year **2022**, by

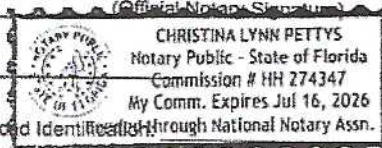
Sally Arn (Name of Person Making Statement)
Christina Pettys (Official Notary Signature)

NOTARY SEAL

(Name of Notary Type Printed or Stamp)

Personally known: ☒ or Produced Identification: ☒

Identification Produced: _____



PROJECT:

Porch Addition and
Structure Modification
Detail

PREPARED TO: ARN INVESTMENT PROPERTIES LLC

PROJECT ADDRESS: 803 OAKS AVE, PANAMA CITY, FL 32401

DRAWING INDEX	
CS	COVER SHEET
SP	SITE PLAN
A1.01	EXISTING CONDITIONS & ADDITION
A2.01	HOUSE ELEVATIONS
S2.02	ROOF TRUSSES PLAN

DESIGN CRITERIA:

FLORIDA BUILDING CODE, BUILDING 2020, 7TH ED.
ASCE 7-10
140mph ULTIMATE WINDSPEED
108mph NOMINAL WINDSPEED
IMPORTANCE FACTOR 1.0
BUILDING RISK CATEGORY II
WIND EXPOSURE CAT. C
BUILDING CONSTRUCTION TYPE VB
INTERNAL PRESSURE COEFF. ±0.18
STRUCTURE DESIGNED AS ENCLOSED

General Notes:

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE AND APPLICABLE LOCAL ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO ALMODOVAR DRAFTING & DESIGN PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY ALMODOVAR DRAFTING & DESIGN OF ANY INCONSISTENCIES OR DISCREPANCIES DISCOVERED BETWEEN ACTUAL SITE CONDITIONS AND THOSE INDICATED ON THE DRAWING THAT WOULD AFFECT THE QUALITY OF THE WORK.
4. DEVIATIONS TO THE DRAWINGS NOT APPROVED IN WRITING BY ALMODOVAR DRAFTING & DESIGN SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR HALL VERIFY WITH THE OWNERS ALL TYPES, LOCATION, AND COLORS OF ALL FINISHES.
6. CONTRACTOR SHALL VERIFY WITH OWNERS ALL DOOR AND WINDOW TYPES, SIZES AND LOCATION PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE PROOF OF COVERAGE OF GENERAL LIABILITY INSURANCE AND WORKERS COMP. INSURANCE.
8. CONTRACTOR SHALL STAKE OUT BUILDING AND VERIFY LOCATION.
9. CONNECT WATER, GAS, AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
10. PROVIDE TERMITE PROTECTION OVER FILL BELOW SLAB.
11. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE-RESIDENTIAL 2020 7th EDITION.
12. ALL ELECTRICAL SHALL CONFORM TO THE NFPA 70, NATIONAL ELECTRICAL CODE (NEC) CURRENT EDITION 2020.
13. STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS REFER TO ICC 3rd EDITION OF 600-2020.
14. REFER TO WFCM (WOOD FRAME CONSTRUCTION MANUAL) FOR ONE AND TWO FAMILY DWELLING 2018 EDITION.
15. FOR BUILDING LOCATED IN SPECIAL FLOOD HAZARD AREAS IN ACCORDANCE WITH THE NFIP REFER TO THE FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS TECHNICAL BULLETIN 2 (FEMA TB-2)

DRAWING TITLE:

COVER SHEET

DRAWING No.:

CS

ALMODOVAR
DRAFTING&DESIGNLLC.
110 MANISTEE DR. PANAMA CITY BEACH, FL 32413
PHONE: (850)276-8202
WEBSITE: WWW.ALMODOVARDND.NET

SEBASTIAN ALVAREZ

29/08/2022

APPROVED BY:

APPROVED DATE:

PREP. TO: ARN INVESTMENT PROPERTIES LLC

PHYSICAL ADDRESS: 803 OAKS AVE, PANAMA CITY, FL 32401

MAIL ADDRESS:

PARCEL No:19998-010-000

DWG SCALE: AS NOTED

PAPER SIZE: 36X24

SHEET No: 1

DWG REV: 0

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ACRES: 0.399

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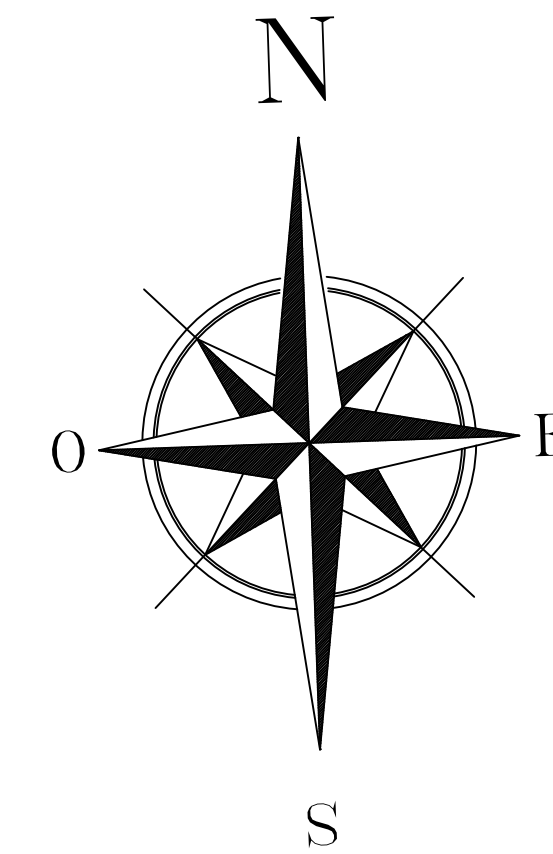


- PROJECT SITE



SITE PLAN

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



DRAWING TITLE:

SITE PLAN

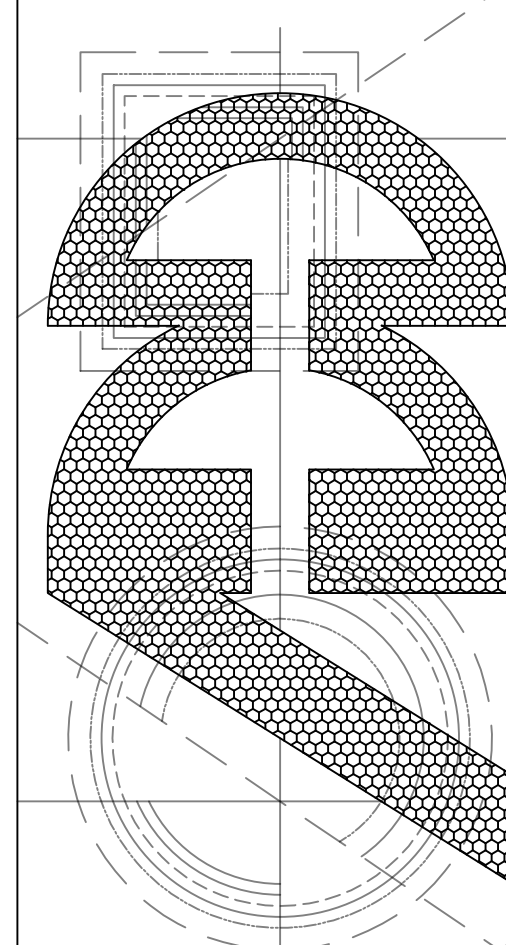
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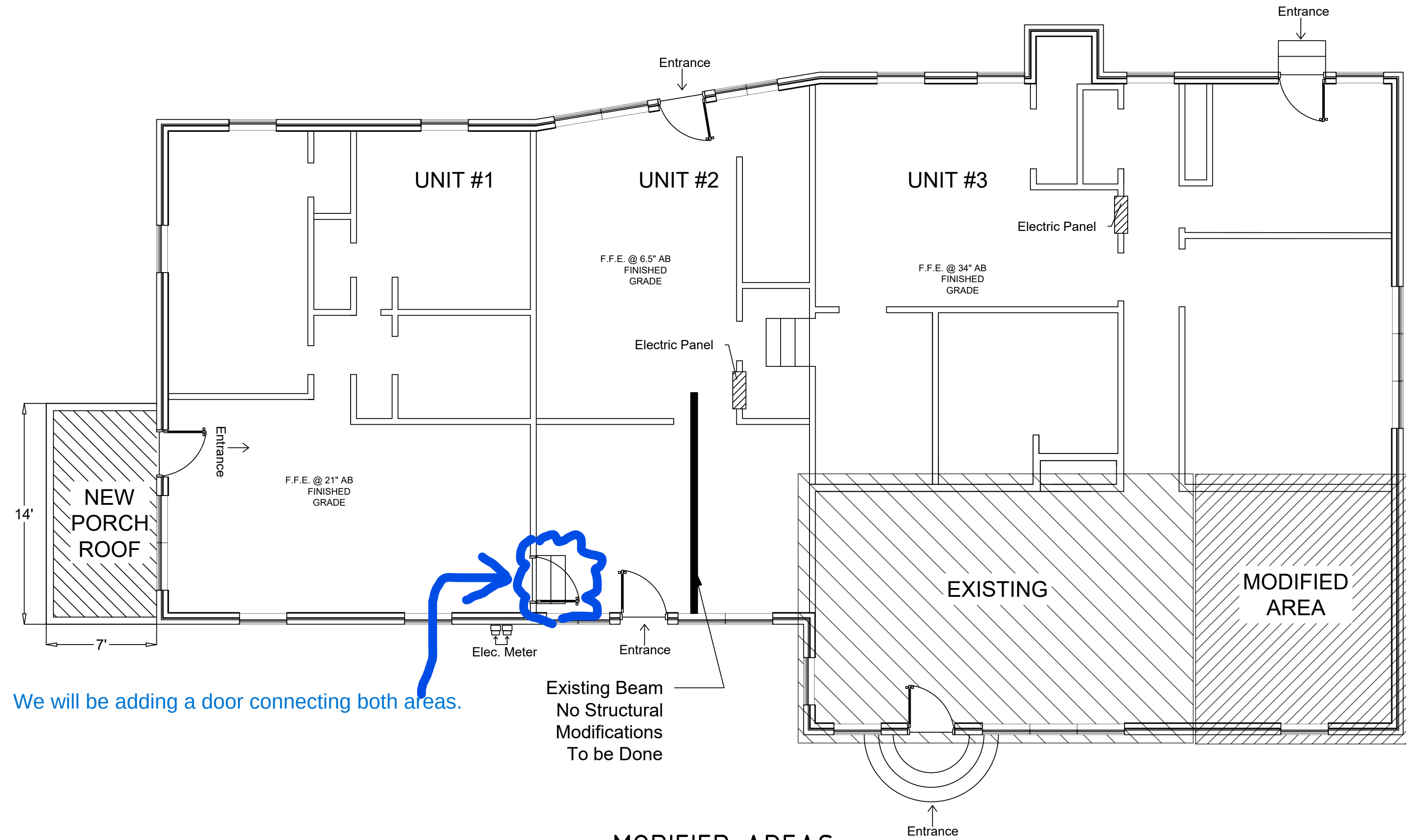
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DATE:	29/08/2022		PHYSICAL ADDRESS: 803 OAKS AVE, PANAMA CITY, FL 32401	PAPER SIZE: 36X24	
APPROVED BY:			MAIL ADDRESS:	SHEET No: 2	
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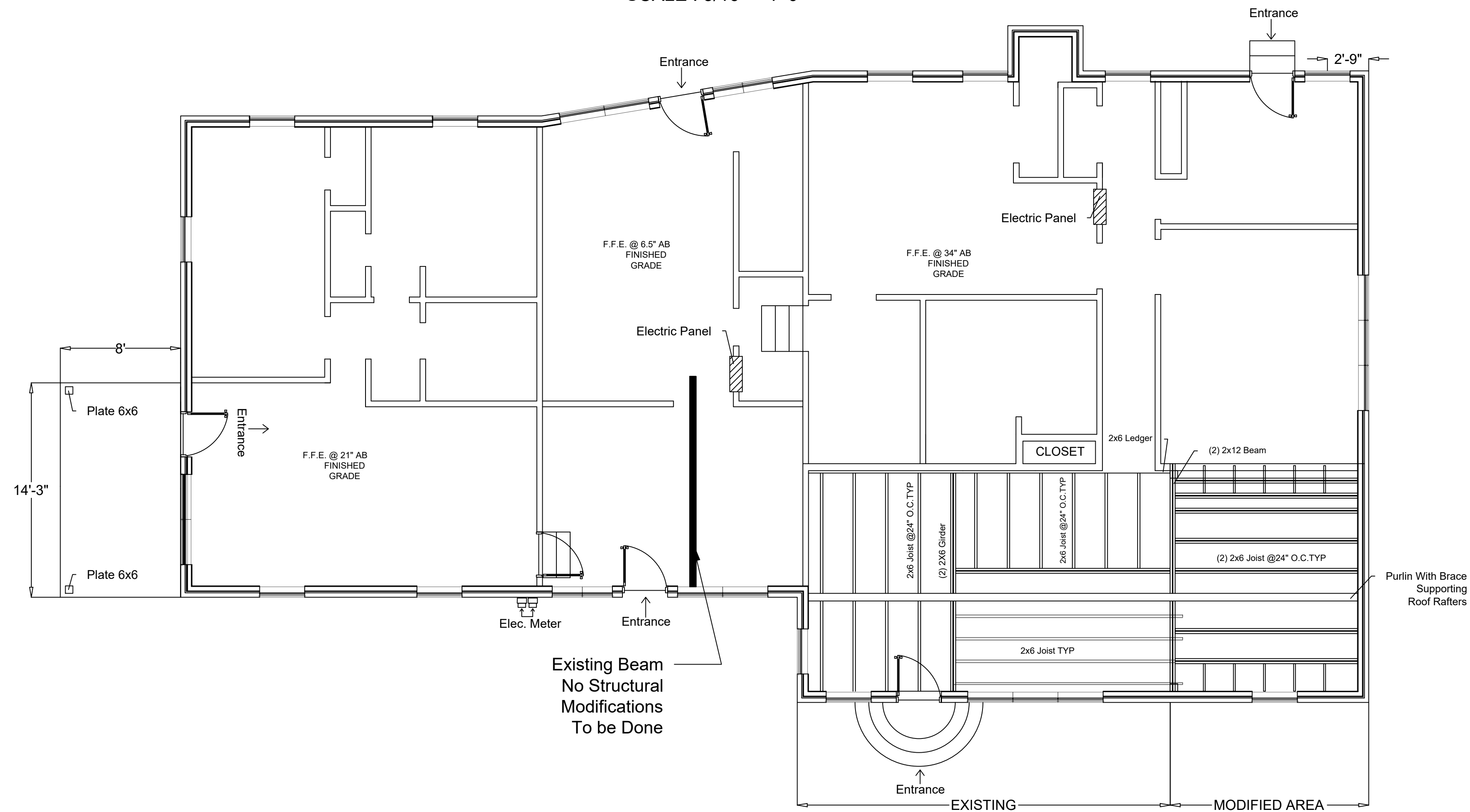




We will be adding a door connecting both areas.

Existing Beam
No Structural
Modifications
To be Done

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



Existing Beam
No Structural
Modifications
To be Done

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

DRAWING TITLE:

EXISTING & PROPOSED CONDITION

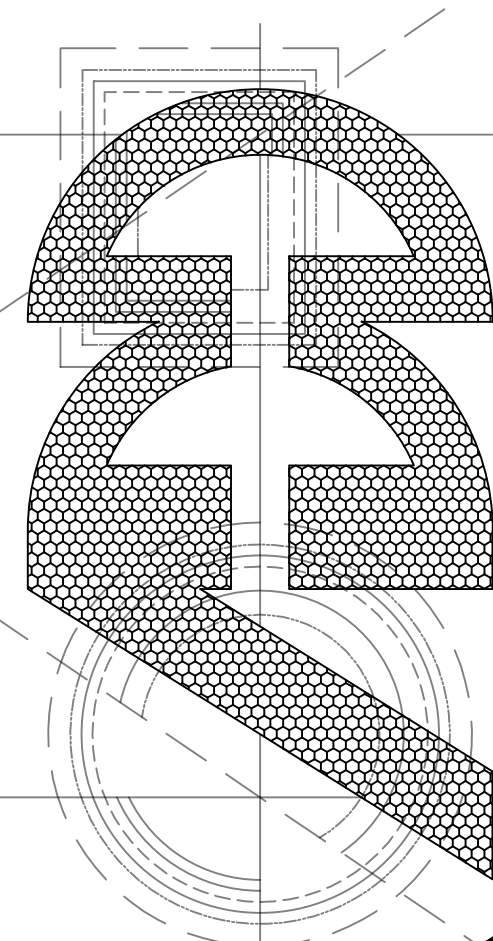
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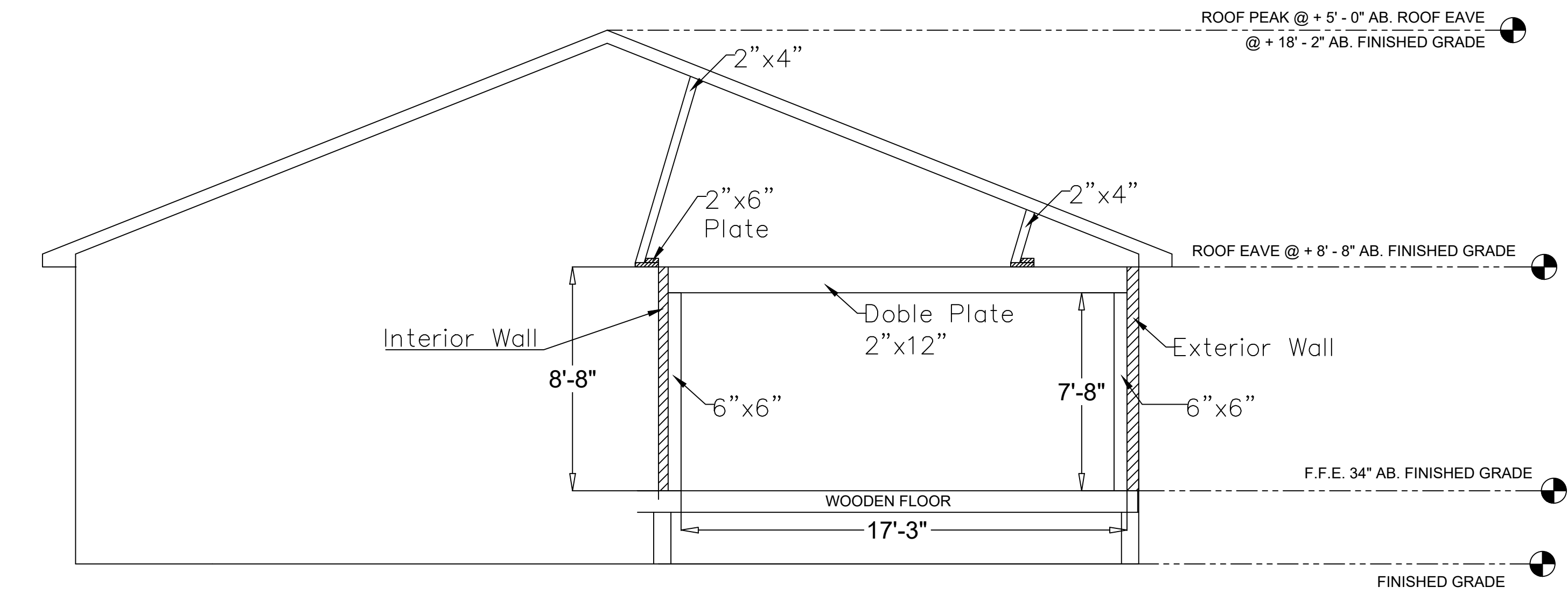
A1.01

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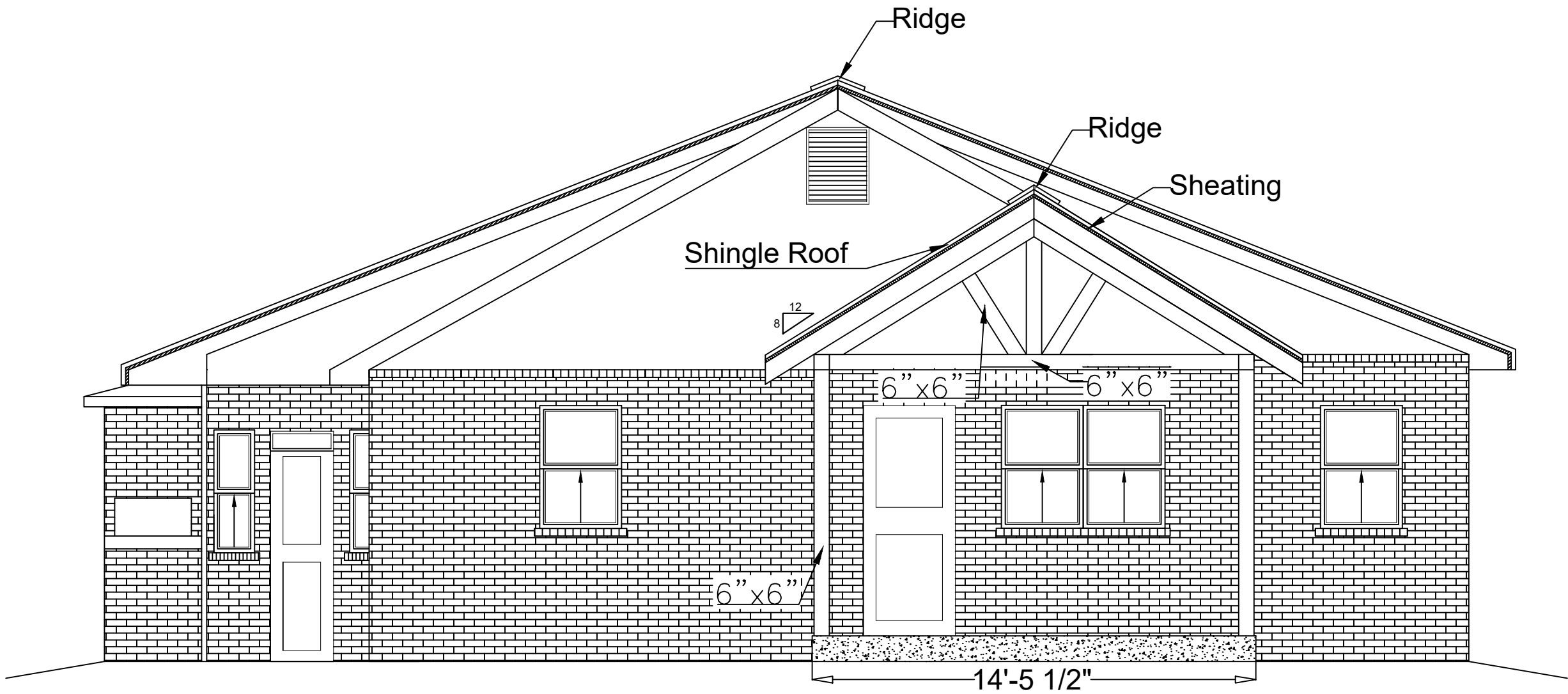
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HOUSE SECTION
SCALE : 1/4" = 1'-0"



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

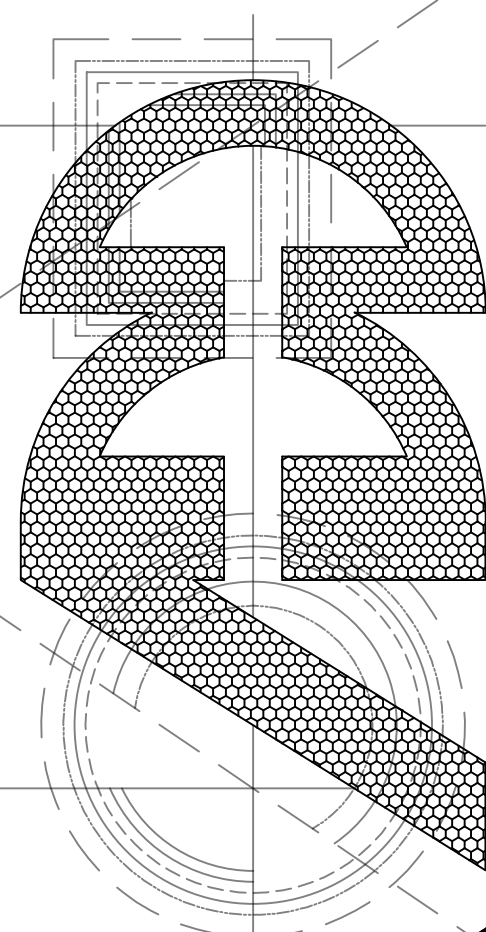


HOUSE SIDE ELEVATION
SCALE : 1/4" = 1'-0"

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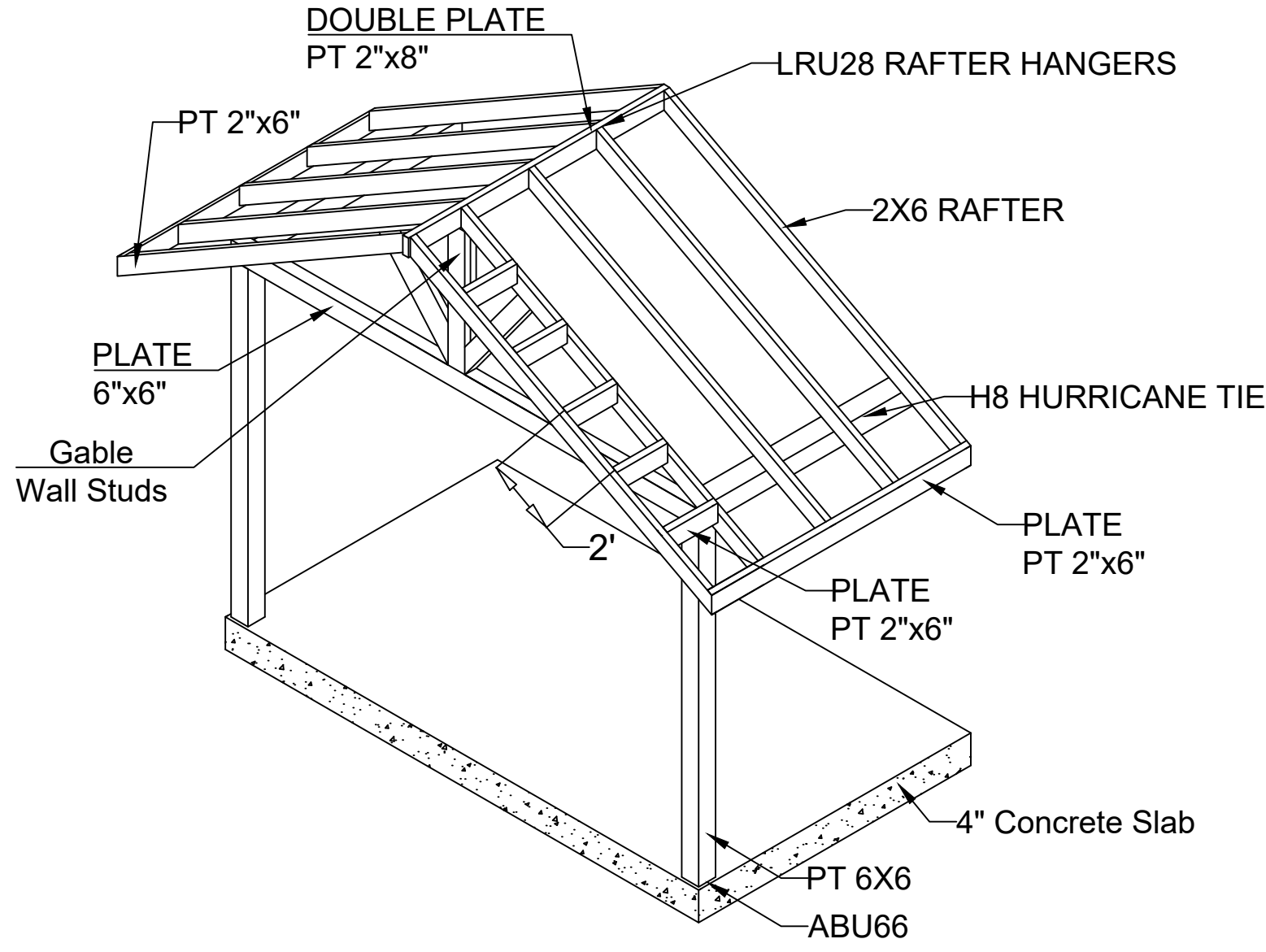


HOUSE ELEVATIONS

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DATE:	29/08/2022	PHYSICAL ADDRESS:	803 OAKS AVE, PANAMA CITY, FL 32401	PAPER SIZE:	36X24	SHEET No:	4
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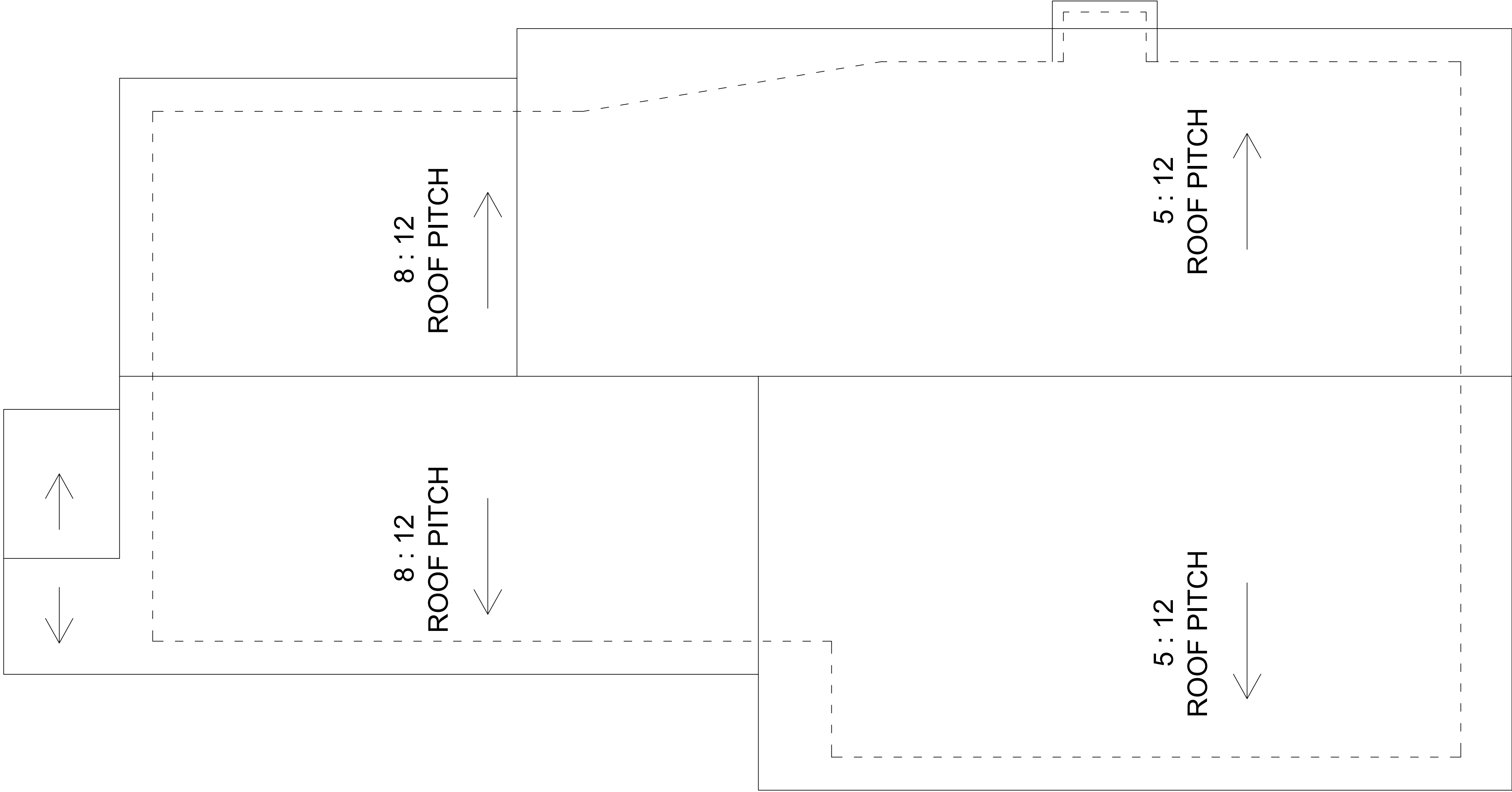
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A2.01



ISOMETRIC VIEW

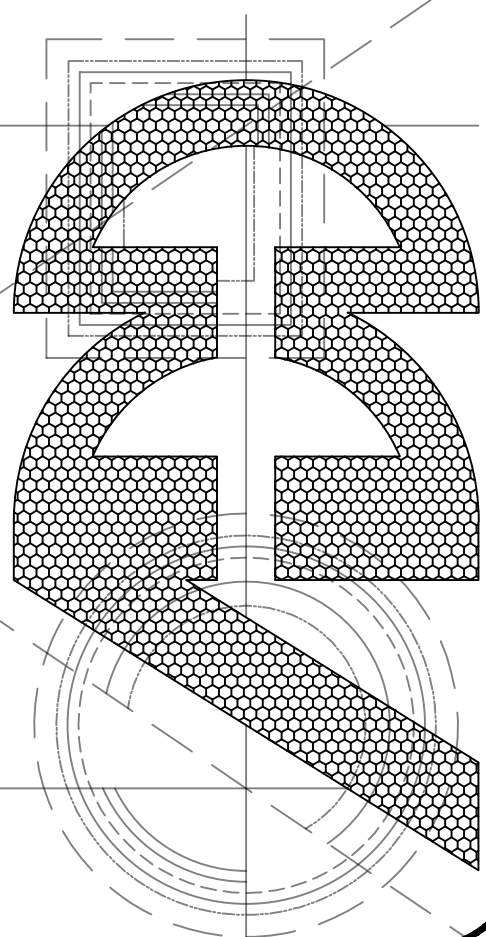
SCALE : NTS



EXISTING ROOF

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

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DRAWING TITLE:

ROOF PLAN

DRAWING No.:

S2.02

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STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS. STRUCTURAL DRAWINGS SHALL SHOW FOUNDATIONS, DEPRESSIONS, EQUIPMENT WEIGHT AND LOCATIONS, EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDINGS AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING SHEETING, TEMPORARY BRACING, AND TIEDOWNS.

ALL STRUCTURAL DETAILS NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS OR SPECIFICATIONS ARE TO BE THE SAME AS THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE DETAIL OF THOSE SPECIFICALLY DETAILED. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF DETAILS SHALL BE REFERRED TO THE ENGINEER OF RECORD.

THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.

STRUCTURAL ENGINEER DRAWINGS DOES NOT RELIEVE THE CONTRACTOR TO THE SOLE RESPONSIBILITY TO REVIEW AND CHECK DRAWINGS PRIOR TO SUBMITTAL. THE CONTRACTOR REMAINS RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF DRAWINGS AS WELL AS TO REMEDY ANY SUCH ERRORS AND OMISSIONS.

ALL STRUCTURAL SHALL CONFORM TO THE FLORIDA BUILDING CODE 7TH EDITION (2020). REFERENCE TO OTHER CODES OR STANDARD SPECIFICATIONS REFER TO THE LATEST EDITION OF SUCH CODES OR SPECIFICATIONS, UNLESS STATED OTHERWISE.

IN THE EVENT THAT THE STRUCTURAL, CONTRACTS DRAWINGS AND SPECIFICATIONS CONFLICT ON INFORMATION, THE STRUCTURAL CONTRACT DRAWINGS SHALL SUPERSEDE THE OTHERS.

THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE.

C&C	ZONE 4		ZONE 5			MWFRS	PRESSURE	
AREA	+PRESS	-PRESS	+PRESS	-PRESS		ZONE	PSF	
						A		
						B		
						C		
						D		
						E		
						F		
						G		
						H		
DESIGN CRITERIA:						EOH		
						FOH		
						GOH		
						HOH		
BASIC WIND SPEED								
IMPORTANCE FACTOR (I)								
ADJUSTMENT FACTOR								
BUILDING RISK CATEGORY								
WIND EXPOSURE CAT.								
SLOPE OF ROOF								
MEAN ROOF HEIGHT								

Figure 1.1 illustrates the detailing of a corner. The left diagram shows a 2D cross-section of a corner with a 12d dimension and labels D, A or G, and a detail callout. The right diagram shows a 3D perspective of a corner with dimensions a, 4, 5, and 3d, and a note a = 3.00 ft.

1. THE FOUNDATION ARE DESIGNED FOR AN ANTICIPATED ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF. THEREFORE, NO CORROSION OR CONSTRUCTION DEFECTS SHALL BE DETECTED DURING INSPECTION CONDUCTED. REGARDLESS OF WHETHER OR NOT A GEOTECHNICAL INVESTIGATION IS PERFORMED, NO WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE BY STRUCTURAL ENGINEER FOR THE FOUNDATION DESIGN.
2. SITE PREPARATION WORK SHALL INCLUDE REMOVING ALL ORGANIC MATERIAL WHERE EXISTING FLOOR FINISHES ARE TO BE REMOVED AND REPLACED WITH NEW BUILDING FOOTPRINT. SLOTTED AREA SHALL BE EXCAVATED AND REPLACED WITH CLEAN FILL. A DENSITY OF AT LEAST 95% FOR A DEPTH OF 2 FEET IS REQUIRED UNDER THE BUILDING FOOTPRINT. ALL EXISTING MATERIALS THAT ARE NOT RECOMMENDED FOR USE IN THE BUILDING FOOTPRINT (UNDESPECIFIED THICKNESS) LIFTS TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY UNIT WEIGHT.
3. ALL EXISTING WALLS SHALL BE COVERED OVER A 16 MIL VAPOR BARRIER. VAPOR BARRIER SHALL BE LAPPED A MINIMUM OF 6" OR AS RECOMMENDED BY THE MANUF. AND TAPPED AT INTERVALS OF 18" TO PROVIDE LOW WATER POTENTIAL. RECOMMENDATION FOR REPAIR AND INSTALLATION INSTRUCTIONS.

1.	CONCRETE SHALL BE CURED AND PLACED ACCORDING TO AGENCIES' ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS:	
1.1.	FOUNDATIONS AND SLABS ON GRADE -	3,000 PSI
1.2.	STRUCTURAL WALLS -	4,000 PSI
1.3.	BEAMS, COLUMNS AND WALLS -	4,000 PSI
1.4.	EXTERIOR RETAINING WALLS -	4,000 PSI
2.	MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE, CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM STANDARDS FOR MEASURING, MIXING, TRANSPORTING, ETC.	
3.	CONDUITS, PIPES AND SLEEVES SHALL BE PLACED AND SPACED IN ACCORDANCE WITH A308, PART 1, SECTION 03.3.	
4.	CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH 6X6 W4 X4 W14 A STEEL MESH OR SYNTHETIC FIBERS AT A MINIMUM RATE OF 3.0 LBS/Y ² OR AS RECOMMENDED BY THE FIBER MANUFACTURER. CONTRACTION SHRINKAGE CRACKS SHALL NEVER BE STRUCTURAL, UNLESS NOTED OTHERWISE. WEEDS SHALL CONFORM TO ASTM A181, FREE FROM OIL, SCALE, AND OTHER DEFECTS. THE MIX SHALL BE WITH THE TYPICAL TENSILE STRENGTH AND SPECIFICATIONS. MIN LAP SHALL BE ONE PLANE PLUS 2'.	

REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING SCHEDULE AND PLACING DETAILS OF ACI STANDARDS AND SPECS. REINF. STEEL SHALL HAVE THE FOLLOWING:

1.1.	CONCRETE CAST AGAINST GROUND:	3"
1.2.	FORMED CONC. EXPOSED TO GROUND OR WEATHER:	2" - #6 BARS & LARGER 1 1/2" - #5 BARS & SMALLER
1.3.	CONC. NOT EXPOSED TO GROUND OR WEATHER:	3/4" SLABS 1" WALLS 1 1/2" STIRRUPS & TIES

- PROVIDE STANDARD HOOKS AT DISCONTINUOUS ENDS OF ALL TOP BARS. REINFORCING IS SHOWN CONTINUOUS. SPICES BOTTOM BARS OVER SUPPORT AND TOP BARS AT CENTER OF SPAN. ALL TOP AND BOTTOM SPICES SHALL BE IN ACCORDANCE WITH SPICE TABLE AND DETAILS SHOWN ON DRAWINGS.
- PROVIDE DOWELS INTO FOOTING, PIPE CAPS, SUPPORT BEAMS, ETC. TO MATCH VERTICAL BAR ELEVATION. SEE TECHNICAL SPECIFICATIONS FOR DOWEL REQUIREMENTS.
- WHERE HOOKS ARE PRESENTED ON THE PLANS OR DETAILS, HOOKS SHALL BE DEVELOPED TO EXTEND DEEP ENOUGH INTO SUPPORTING STRUCTURE TO DEVELOP THE FULL STRENGTH OF THE REINFORCING. PROVIDE STANDARD HOOKS AT ALL DISCONTINUOUS ENDS OF TOP BARS AS REQUIRED TO SATISFY ACI 318 HOOK DEVELOPMENT, CONFINEMENT, AND ANCHORAGE CRITERIA.
- ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- ALL CONCRETE REINFORCEMENT SHALL BE IDENTIFIED, FABRICATED, LABELED, SUPPORTED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE FOLLOWING REQUIREMENTS FOR REINFORCED CONCRETE: "ACI 318" AND THE "MANUALS OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315 (LATEST EDITION).
- ALL REINFORCING STEEL AND EMBEDMENT SHALL BE SECURELY TIED AND SUFFICIENTLY SUPPORTED TO MAINTAIN THE REQUIRED CLEARANCE TO TOP OF CONCRETE THROUGHOUT CONSTRUCTION ACTIVITIES.
- CONTINUOUS REINFORCEMENT SHALL BE PROVIDED WHEREVER POSSIBLE. REINFORCEMENT SHALL BE BENT OR LAPPED ONLY AS SHOWN OR NOTED IN THE STRUCTURE CONTRACT DOCUMENTS.
- STAGGER SPICES WHERE POSSIBLE, USE FULL TENSION SPICE (CLASS "B") UNLESS NOTED OTHERWISE. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED REINFORCING. ALL TOP AND BOTTOM SPICES SHALL BE IN ACCORDANCE WITH SPICE TABLE UNLESS OTHERWISE. TERMINATE BARS WITH STANDARD HOOKS.
- REINFORCING STEEL SHALL NOT BE WELDED OR TACK WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE SLAB UNLESS CONSTRUCTION IS REQUIRED TO BE SUPPORTED IN THE CENTER TO UPON 1/8" OF THE SLAB

WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE.
WOOD TO BE TREATED TO PROTECT AGAINST INSECT DAMAGE.
FLOOR SHEATHING SHALL BE TONGUE AND GROOVE APA RATED, EXPOSURE 1, 2/3X2"
PLYWOOD, FLOOR SHEATHING SHALL BE GLUED AND NAILLED W/ 10# RING SHANK NAILING
AT 12" ON CENTER, 1/2" MIN. OVERLAP.
WALL SHEATHING SHALL BE CONSTRUCTED W/ APA RATED, EXPOSURE 1, 5/8X12 SHEATHING
NAILING AT 12" ON CENTER, 1/2" MIN. OVERLAP.
IN THE FIELD, ALL PANEL EDGES SHALL BE BLOCKED.
ROOF SHEATHING SHALL BE CONSTRUCTED WITH APA RATED, EXPOSURE 1, 1/2X12 SHEATHING.
NAILING AT 12" ON CENTER, 1/2" MIN. OVERLAP.
AT PANEL EDGES, ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON
PCSA PANEL SHEATHING CLIPS. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF
SHEATHING.
WOOD TRUSSES DESIGNED AND FABRICATED BY CONTRACTOR SHALL BE THE SOLE
RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND
CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
PROJECT STATE
THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN
CONFORMANCE WITH THE RECOMMENDATION OF THE TRUSS MANUF. SECURE EACH COMMON
ROOF TRUSS/TRANSFER TO TOP PLATE WITH SIMPSON H-10 OR H-17 HURRICANE CLIPS AT ALL
BAYS. BRACING SHALL BE USED WITH H-17 GRIDER TRUSSES. PROVIDE A MIN. OF 2 STUDS UNDER
GRIDER TRUSS END BEARING.

- CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD FOR BUILDING LAYOUTS AND CONNECTIONS" (ISSUED 1997) FOR ALL JOINTS, TOP AND BOTTOM CHORDS AND WEBS.
- REFER TO REFERENCE TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD FOR BUILDING LAYOUTS AND CONNECTIONS" (ISSUED 1997) FOR ALL JOINTS, TOP AND BOTTOM CHORDS AND WEBS.
- FOR BUILDING LOCATED IN SPECIAL FLOOD HAZARD AREAS IN ACCORDANCE WITH THE NFP REFER TO THE FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS TECHNICAL BULLETIN 2 (FEMA 12A).
1. REFER TO SECTION 05050 (WOOD FRAME CONSTRUCTION MANUAL) FOR ONE AND TWO FAMILY DWELLING 2018 EDITION.
2. STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS REFER TO ICC 303 2015 EDITION 6/01/2020.
3. CONNECTIONS FOR THE STRUCTURAL TIMBER SHALL BE GALVANIZED SIMPSON STRONG TIE CONNECTORS OR APPROVED EQUAL. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE AS ALLOWED FOR THE FOLLOWING:
4. FOLLOW TABLE 2306B (FASTENING SCHEDULE) SBCS UNLESS OTHERWISE NOTED.
5. ALL FRAMING PER FBC, R 2020.
6. ALL EXPOSED LUMBER TO BE PRESSURE TREATED TO AWWA STANDARDS.
7. LUMBER SPLY 2 OR 2" OR MORE MINIMUM 1" MIN.
8. ABIDE BY THE FRAMING REQUIREMENTS OF FBC, R 2020 WITH PARTICULAR ATTENTION TO CORNER BRACING (3 STUD MIN.) LATERAL SUPPORT, LATERAL BRACING, STAIR AND HANDRAIL FRAMING.
9. USE SIMPSON OR EQUAL, HD54 HOLE-DOWNS ADJACENT WALL OPENINGS WIDER THAN 3 FT. (BOTH SIDES).
10. SIDING HEIGHT 10 FEET OR LESS SHALL BE FRAMED WITH MINIMUM GRADE #2 LUMBER USING DOUBLE TOP PLATE, AND STUDS ON 16" CHIN CENTERS. TOP PLATE SPLICES SHALL LAP 4 FEET AND NAILED WITH 6-18D NAILS.
11. IF WINDOW IS LESS THAN 36" FROM CORNER MINIMUM 8" AT O.C. IN BETWEEN CORNER AND OPENING. TRIPLE EIGHT NAIL STUDS SHALL BE BUILT USING FULL HEIGHT STUDS TO CRIPPLE STUDS, HEADER STUDS, AND AT LEAST ON WALL STUD AT EACH SIDE OF OPENINGS.
12. 36" OPENING REQUIRE 1 JAMB STUD AND 1 JACK STUD ON BOTH SIDES OF OPENING.
13. SIDE WALL HEIGHT GREATER THEN 10 FEET SHALL BE DESIGNED BY REGISTERED ENGINEER OR ARCHITECT.
14. HEADERS SHALL BE PROVIDED AT ALL DOORS AND WINDOWS. THE MINIMUM NUMBER OF FULL LENGTH WALL STUDS AT EACH END OF A HEADER BEAM SHALL BE FOR 6 FEET AND SHORTER AND OPENINGS. TRIPLE EIGHT NAIL STUDS SHALL BE BUILT USING FULL HEIGHT STUDS TO CRIPPLE STUDS, HEADER STUDS, AND AT LEAST ON WALL STUD AT EACH SIDE OF OPENINGS.
15. REFER TO FBC, R 2020-HEADER DESIGN CHART FOR HEADER SPANS, SIZE AND DESIGN.
16. REFER TO FBC, R 2020 FOR MINIMUM WALL AND HEADER STUD REQUIREMENTS.
17. WALLS AND HEADERS WHERE OPENING SHALL BE BUILT USING FULL HEIGHT STUDS CONTINUOUS FROM FLOOR TO ROOF (BALLOON FRAMING), WHERE BALLOON FRAMED GABLE END WALLS ARE NOT POSSIBLE ON FLOOR CEILING DIAPHRAGM MUST BE PROVIDED TO LATERALLY SUPPORT THE HORIZONTAL JOINT BETWEEN THE WALL BELOW AND THE WALL OR GRADE ABOVE.
18. WALL HEIGHTS LESS 10 FEET: USE SIMPSON OR EQUAL SPLY AT BOTTOM OF STUD TO WALL SILL. PLATE STUDS TO TOP OF STUD TO WALL SILL. TOP PLATE SPLICES SHALL LAP 4 FEET AND NAIL CONTINUOUSLY SHEATHED WITH 15/32 INCH C PL PLYWOOD OR 1/2 INCH 2-4W-M AND 2-4W-P PARTICLE BOARD. SHEATHING SHALL BE NAILED 4 INCHES ON ALL EDGES AND 6 INCHES IN THE FIELD WITH 6D GALV. RING SHANK.
19. A THIRD STUD AND PARTIAL INTERSECTION BACKING STUDS SHALL BE PERMITTED TO OMITTED THROUGH THE USE OF WOOD BACKUP CLIPS, METAL, DRYWALL, CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS.

ENGINEERED RAILING SYSTEM AND CONNECTION OF SAME TO THIS STRUCTURE OF SHALL DESIGN BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. THE CONFIGURATION OF THE RAILING SYSTEM SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

3. RAILING SYSTEM AND CONNECTIONS SHALL BE DESIGNED FOR APPLICABLE LOADS AS INDICATED ON THE DRAWINGS AND IN THE BUILDING CODES.

4. THE LOADS SHALL BE CLEARLY INDICATED ON SHOP DRAWINGS IN SHOCK COMPLY WITH ALL APPLICABLE CODES.

5. SHOP DRAWINGS SHALL SHOW AND SPECIFY CONNECTIONS UTILIZED WITHIN THE RAILING SYSTEM AS WELL AS CONNECTIONS TO AND NOTES IMPOSE UPON THE STRUCTURAL SYSTEM SHOWN ON THE DRAWINGS.

1. ANCHOR TIE-DOWN RODS SHALL HAVE A MIN. SHAFT Ø OF 1/2".

2. ANCHOR TIE-DOWN RODS SHALL BE SPECIFICALLY DESIGNED AND SPECIFIED ANCHOR BOLTS USING A SIMPSON 505W/1-1/2" TRANSITION COUPLER NUT ABOVE THE REQUIRED BP3-58" AND 50# NUT ON TOP OF THE SILL PLATE.

3. ANCHOR TIE-DOWN RODS SHALL BE USED BY UTILIZING SIMPSON SET ANCHORAGE ADHESIVE WITH MIN. ROD EMBEDMENT OF 6" WHEREVER CANNOT IN-PLACE ANCHOR BOLTS ARE SPECIFIED FOR COUPLER EXTENSION TO ABOVE.

4. ANCHOR TIE-DOWN RODS SHALL BE INSTALLED WITH STUDS, USE A SIMPSON LTT131 OR H50# HOLDOWN CONNECTED AT THE TOP AND BOTTOM OF MINIMUM 24"LY STUD PACK TO PROVIDE PROPER TIE-ROD EMBEDMENT. SEE DETAIL 131-100 BELOW. RESUME INDICATED TIE-DOWN ROD PATH AT ENDS OF STUD PACK IF POSSIBLE.

5. SIMPSON LTT131 & H50# HOLDOWN SHALL BE ANCHORED INTO GROUT FILLING ON MAJ WALLS OR CONCRETE. SEE DETAIL 131-100 FOR TIE-DOWN ROD EMBEDMENT INTO CONCRETE RECOMMENDATION.

6. ROOF SHALL INSTALLED PLUMB. THE MAXIMUM ALLOWABLE ROD DRIFT FROM PLUMB SHOULD BE 1/4" PER 10' OF ROD LENGTH.

7. TIE-DOWN RODS SHALL HAVE A SIMPSON BP-3 WITH NUT AT THE TOP TERMINAL TOP PLATE. RODS AT SLOPED OR RAKED PLATE SHALL REQUIRE HILLSIDE WASHERS BETWEEN BP-3 AND PLATE.

2. ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530/ASCE 5/02 "BUILDING CODE REQUIREMENTS FOR MASONRY" AND ACI 530/ASCE 5/02 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES". LATEST EDITION.
3. MASONRY JOINTS MUST MEET ASTM C-90 FOR HOLLOW LAUNCH BEARING TYPE MASONRY WITH A COMPRESSIVE STRENGTH OF 1900 PSI (13.1 MPa) (F.M-1900) WITH MEET TYPE "M" OR MEET ASTM C-270.
4. GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AND BEAT TYPE C-4 AND MEET ASTM C-1107. GROUT SHALL BE PLACED IN ALL JOINTS WITH A MINIMUM OF 1.55 MASONRY AND WITH 3/8 MAXIMUM AGGREGATE.
5. PROVIDE HOOKED DOWELS IN FOUNDATION FOR VERTICAL REINFORCING ABOVE REVERT TO 4" MIN. FOR EACH 4" OF GROUT.
6. BLOCK CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS.
7. ALL JOINTS SHALL BE GROUT FILL TO THE TOP OF EACH COURSE OF BLOCKS. GROUT SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE.
8. UNLESS NOTED OTHERWISE, MORTAR OR SPECIAL GROUT TO CONFINCE CORNERS AND GROUT TO AREA AS REQUIRED.
9. MASONRY SHALL BE LAID IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE. AT FIELD JOINTS, LAUNCH UNITS SHALL BE JOINED AT JOINTS AROUND CELLS.
10. PROVIDE 6 GAUGE GALVANIZED HORIZONTAL JOINTS REINFORCING ADU ALTERNATE BLOCK COURSES. LADDER TYPE YIELD REINFORCED WITH REINFORCED FILLED CELLS. PROVIDE 1/2" DIA. STEEL TIE BARS TO BE PLACED AT 4' ON CENTER.
11. CORNER JOINTS SHALL BE CONSTRUCTED IN CONCRETE MASONRY CONSTRUCTION AT A MAXIMUM AND HORIZONTAL SPACING BETWEEN JOINTS OF 25 FEET AND NOT MORE THAN 120° AT CORNERS. JOINTS SHALL BE CONSTRUCTED IN CONCRETE MASONRY CONSTRUCTION AT A MAXIMUM HORIZONTAL SPACING BETWEEN JOINTS OF 32 FEET OR 16 FEET FROM CORNERS. NO JOINTS SHELBY LOCATED WITHIN 2 FEET OF STEEL BEAM BEARINGS.
12. ALL JOINTS SHALL BE GROUT FILL TO THE TOP OF EACH COURSE OF BLOCKS. GROUT SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE.
13. ARCHITECTURAL DRAWINGS FOR SEALANT REQUIRED AT CORNER JOINTS.
14. GROUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF CELLS TO ALLOW FILLING AND CLEANOUT. CELLS 5' OR MORE HIGH SHALL HAVE GROUTING THROUGH THE REBAR SHALL BE TIED AT THE CLEANOUT AND CLEANOUT SHALL SEALED.
15. ALL JOINTS SHALL BE GROUT FILL TO THE TOP OF EACH COURSE OF BLOCKS. GROUT SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE.
16. THE INSIDES OF SUCH CELL WALLS.

[illegible]

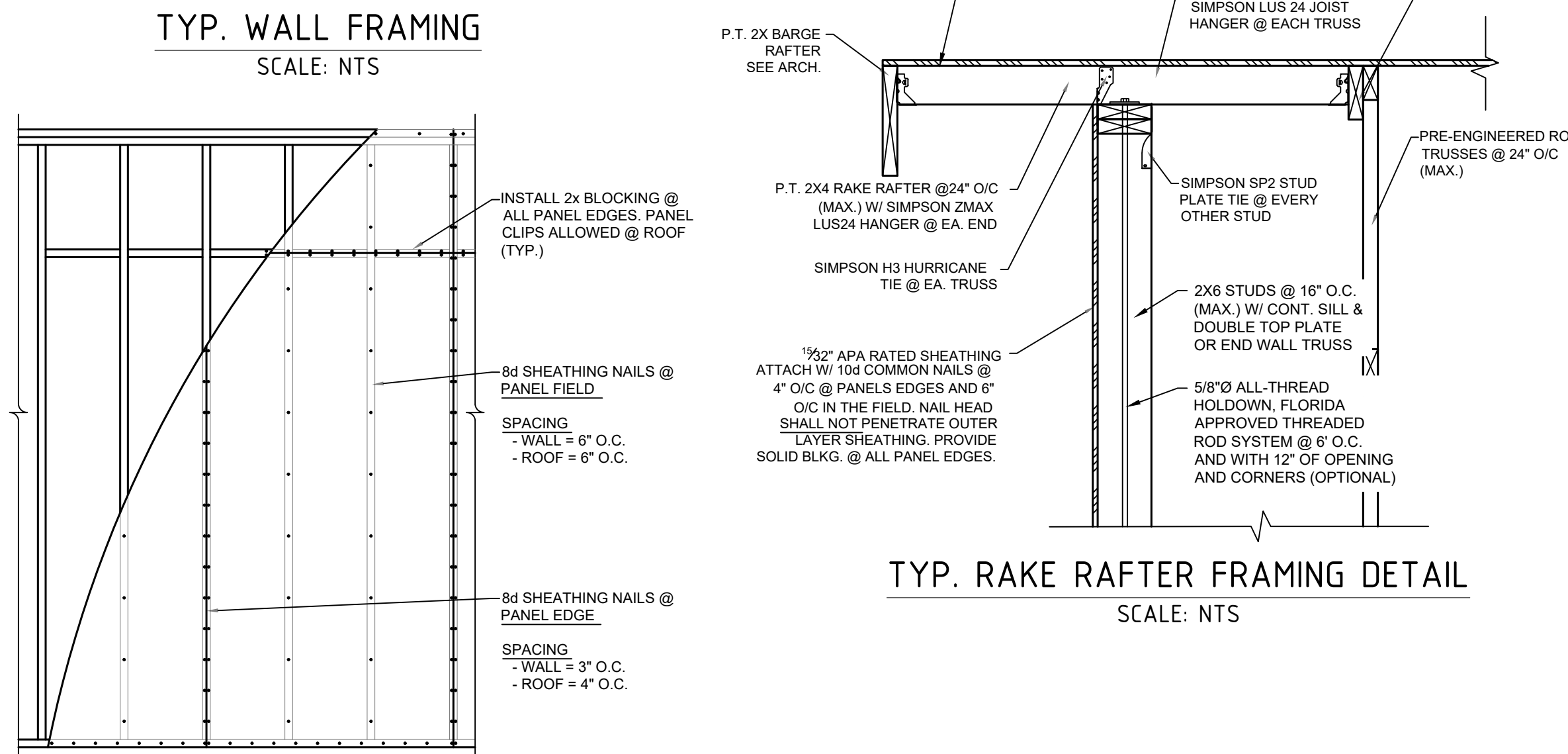
RAFTER-JOIST SYSTEMS

1. RAFTERS SHALL BE GROUP 11 SPECIES LUMBER AND SIZED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCT ASSOCIATION'S SPAN TABLES FOR JOIST AND RAFTERS. SPACING SHALL BE 24 INCHES ON CENTER MAXIMUM.
2. A MINIMUM 2" X 6" BOARD IS REQUIRED FOR RAFTERS. THE RIDGE BOARD SHALL BE NOMINAL 2 INCHES AND NOT LESS THAN THE DEPTH CUT OF THE RAFTER. RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE ONE ANOTHER.
3. A COLLAR BEAM SHALL BE NAILED IN THE UPPER THIRD OF THE ROOF TO EVERY THIRD PAIR OF RAFTERS.
4. UPLIFT CONNECTOR SHALL BE PROVIDED AT RAFTER BEARING. UPLIFT CONNECTOR SHALL BE FROM RAFTER TO SECOND PLATE OR FROM RAFTER TO STUD.

6. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH TPI DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES.
7. ALL CHORDS AND BRACING SHALL BE IN ACCORDANCE WITH TPI DESIGN SPECIFICATION FOR METAL PLATE CONNECTED PARALLEL CHORD WOOD TRUSSES.
8. TRUSS DESIGN SUBMITTALS SHALL INDICATE DESIGN WIND SPEED, HEIGHT ABOVE GROUND, AND DESIGN LIVE LOAD.
9. TRUSS SPACING SHALL BE NO MORE THAN 24 INCHES ON CENTER FOR ROOF AND 16" O.C. FOR FLOOR.
10. ORDER TRUSSES SHALL BE DESIGNED TO FUNCTION ALSO DRAG STRUTS.
11. TRUSS DESIGN SUBMITTALS AND ERECTION INSTRUCTION SHALL SHOW BOTH UPFIFT AND LATERAL BRACING AND HOW TO BRACE WITH UPFIFT AND LATERAL BRACING.
12. TOP CHORD OF TRUSSES SHALL BE GROUP 1 SPECIES LUMBER.
13. UPFIFT CONNECTORS SHALL BE PROVIDED AT TRUSSES BEARING TO RESIST UP LIFT AND LATERAL MOVEMENT.
14. UPFIFT TRUSSES SHALL BE PROVIDED AT TRUSSES BEARING TO RESIST UP LIFT AND LATERAL MOVEMENT. UPFIFT TRUSSES SHALL BE PART OF THE TRUSS DESIGN.
15. CHORDS AND BRACING SHALL BE PROVIDED TO RESIST UP LIFT AND LATERAL MOVEMENT.
16. ROOF SHEATHING SHALL BE 6 INCH EXPOSURE, C-P DPLYW 3/4 INCH 24X96 OR 24X36.
17. SHEATHING SHALL BE NAILLED TO CHORDS AND BRACING WITH 8 D GALV RING SHANK NAILS.
18. SHEATHING SHALL BE NAILLED TO CHORDS AND BRACING WITH 8 D GALV RING SHANK NAILS.
19. SHEATHING SHALL BE NAILLED 4 INCHES CENTER AT GABLE END WALL OR TRUSS, AND BLOCKING.
20. GABLE END WALL OVERHANG SHALL NOT EXCEED 12 INCHES, WITH OUT-LOOKERS ON 24 INCH CENTER.
21. GABLE END WALL BRACING SHALL BE PROVIDED PERPENDICULAR TO THE RAFTERS OR TRUSS SPACING AT EACH END AND SHALL BE SPACED AT A FEET MAXIMUM ON CENTER. BRACING SHALL BE NAILLED TO CHORDS AND BRACING WITH 8 D GALV RING SHANK NAILS.
22. ALL SHEATHING SHALL BE WOOD STRUCTURAL PANEL, WOOD STRUCTURAL PANELS INCLUDE OSB OR PLYWOOD. SHEATHING SHALL BE NAILLED TO CHORDS AND BRACING WITH 8 D GALV RING SHANK NAILS.
23. WOOD-BASED MATERIAL, AND METAL FORMED MATERIAL, AND METAL FORMED PANELS SUCH AS ORIENTED STRAND BOARD AND WAFFER BOARD, PANELS SHALL BE LOCATED AS MEETING THE REQUIREMENTS OF DOCUMENT.
24. SEE TRUSS MANUFACTURER'S DRAWING FOR LOCATION OF ALL INTERIOR FOOTINGS.

OPENING SIZE	No. OF HEADER STRAPS	No. OF JAMB STUD TIES	OPENING HOLD DOWN	CORNER HOLD DOWN
8'-0"	2	2	HDU2-SDS2.5	HDU2-SDS2.5
7'-0"	2	2	HDU2-SDS2.5	HDU2-SDS2.5
6'-0"	2	2	HDU2-SDS2.5	HDU2-SDS2.5
5'-0"	1	1	HDU2-SDS2.5	HDU2-SDS2.5
4'-0"	1	1	HDU2-SDS2.5	HDU2-SDS2.5
3'-0"	1	1	HDU2-SDS2.5	HDU2-SDS2.5
@ 32" TYP.	1		SIMPSON MSTA49 FOR ENTIRE HOUSE	

OPENING SIZE	No. CRIPPLES	No. KING STUDS
0'-0" TO 3'-0"	2	2
3'-1" TO 6'-0"	2	2
6'-1" TO 9'-0"	3	3
9'-1" TO 12'-0"	4	4



SCALE: NTS

CORNER HOLD
DOWN

HDU2-SDS2.5
HDU2-SDS2.5

SIMPSON MSTA49 @ 32" OC, within 12" of Opening/Ends

HDU2-SDS2.5

STRUCTURAL NOTES AND DETAILS

DRAWN BY:	Wilbert S. Almodóvar Sr.
DATE:	
APPROVED BY:	-
APPROVED DATE:	-

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Disclaimer:

OBSERVED EXTERIOR CONDITION

The exterior structure appears generally maintained, with an intact roof, painted masonry walls, and windows visible from the street. The lawn has patchy and bare areas, and a visibly damaged vehicle, miscellaneous outdoor items, and vegetation growth are present near the driveway and side yard.

PROPERTY APPRAISER SHEET

Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Overview

Legend

- Parcels
- 2024 Improved Sales
- 2024 Vacant Sales
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID	19998-010-000	Owner	ARN INVESTMENT PROPERTIES LLC	Last 2 Sales	
Class Code	SINGLE FAMILY		428 THOMAS DR	Date	Price
Taxing District	16		PANAMA CITY BEACH, FL 32408	4/12/2022	\$170000
				3/30/2022	\$100
Acre	0.367	Physical Address	803 OAK AVE	Reason	Qual
		Just Value	Value \$237366	n/a	Q
				n/a	U
				MLS	787848

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

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SITE PHOTOGRAPHS



Conditions are based solely on the attached exterior photographs and are not a survey or structural inspection.