

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness for renovations for external and internal – 1680 Main Street – Waffle House Inc.

MEETING DATE

Thursday, March 27, 2025,

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

Waffle House Inc request approval of a Development Order and Certificate of Appropriateness. The property is located at 1680 Main Street, Parcel ID:000000000-00-2341-0007, .602 acreage for renovations for the exterior and interior. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval.

The proposed redevelopment meets all standards for uses allowed, density and intensity, and design standards for Chapter 44 – Zoning, ARTICLE VI – District Regulations, Section 44-163- Corridor development district. The purpose of and intent of the corridor development district is to provide higher standards for redevelopment of deterioration and/or unattractive structures and signs.

According to Northwest Florida Water Management District data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

Renovations will allow the property to continue to maintain higher standards required for properties located in the corridor development district. It will enhance and aesthetically blend with the community.

The City Council review date is April 8, 2025, at 5:00 pm.

RECOMMENDATION

City Staff recommends approval of the Development Order and Certificate of Appropriateness for renovations.

ATTACHMENTS

1. Development Order Packet
2. Civil Plans
3. NFWFMD Report

City of Chipley Development Order

File No. _____

Fees Paid \$ 100.00

Name of Owner: Waffle House, Inc. c/o Lannie Greene

Phone #: 678-780-9221

Address: 5986 Financial Drive, Norcross, GA 30071

Name of Developer/Contractor: Waffle House, Inc.

Address: 5986 Financial Drive, Norcross, GA 30071

Phone #: 770-529-5700

Type of Development: Existing Waffle House restaurant

Parcel Size: 0.68 acres

Location of Development: 1680 Main Street, Chipley, FL 32428

Land Use Designation: Corridor Development District Commercial Sq. Ft. of Building 1704

Site Plan Required? Yes _____ No ☒

Stormwater Permit Required? Yes _____ No ☒

City Utilities Needed? Potable Water _____ Waste Water _____ Natural Gas _____ Garbage _____

Attachments to Order:

1. Land use

2. COA

3. Flood info

4. Miscellaneous

Date of Planning & Zoning Commission Approval: _____

Date of City Council Approval: _____

Contingencies/Conditions of Approval: _____

The City Council hereby authorizes the development of land within the City of Chipley, Florida, as specified herein. Any development undertaken pursuant to this order shall be in strict conformance with the application for development approval and site plan(s) as approved by the City.

Signature – City Administrator

Date

Attest

Date

SEAL

Owner/Developer/Contractor: _____



City of Chipley

Land Use Compliance Certificate



Fee Amount \$ _____

Verification provided for (Owner's Name): Waffle House, Inc.

Project Site Address: 1680 Main Street

Phone Number: 678-780-9221

Contractor Name/Address Waffle House, Inc. 5986 Financial Drive, Norcross, GA 30071

Contractor Phone #: 770-729-5700 Parcel I.D. Number: _____

City of Chipley Future Land Use Designation

Low Density Residential	<input type="radio"/>	Neighborhood Commercial	<input type="radio"/>
Medium Density Residential	<input type="radio"/>	Historic Commercial	<input type="radio"/>
High Density Residential	<input type="radio"/>	Industrial	<input type="radio"/>
Historic	<input type="radio"/>	Recreational	<input type="radio"/>
Commercial	<input checked="" type="radio"/>	Public/Semi Public/Educational	<input type="radio"/>

Flood Zone: ☐ Yes ☒ No Zone Type _____

Scope of work (Please provide details of all work): • Remove and replace 4-man booth seating with new ADA compliant seating

• Remove 2-man booths along window. • Replace existing counter tops and replace with new low counter with ADA compliant seating

• Install new ADA compliant cash stand • Center globe lighting over new seating

• Install new 24" X 48" lay-in lights over cash stand, at long glass, at back bar end, and back of restaurant

• Replace existing flooring at back of restaurant, under dish table and in walk-in cooler/freezer with Silikal flooring.

• Paint building exterior Old Redwood with gray accent stripe

• Relocate existing roof access ladder

A site inspection has been performed on the above development site within the City of Chipley, Florida. It is hereby verified that all site development standards meet the City's land use, zoning and comprehensive planning requirements.

Applicant

Date

City Official Verifying Compliance

Date

Notice to Applicant: This certificate must be presented to the Washington County Building Official and is requisite to issuance of a "Certificate of Occupancy" for your construction project.



"GOOD FOOD FAST"

P.O. BOX 6450 - NORCROSS, GEORGIA 30091-6450
5986 FINANCIAL DRIVE, NORCROSS, GEORGIA 30071(770) 729-5700

February 21, 2025

City of Chipley
Attn: Ms. Tamara Donjuan
Code Enforcement / Planning and Zoning Officer
1442 Jackson Ave.
Chipley, FL 32428

Re: Waffle House #1338 Remodel – 1680 Main Street – Letter of Intent

Dear Ms. Donjuan,

Waffle House, Inc. is requesting a permit for a remodeling project at our existing location at 1680 Main Street in Chipley. The project includes both interior and exterior work that includes the following:

- Remove and replace 4-man booth seating with new ADA compliant seating.
- Remove 2-man booths along window.
- Replace existing counter tops and replace with new low counter with ADA compliant seating
- Install new ADA compliant cash stand.
- Center globe lighting over new seating.
- Install new 24" X 48" lay-in lights over cash stand, at long glass, at back bar end, and back of restaurant.
- Replace existing flooring at back of restaurant, under dish table and in walk-in cooler/freezer with Silikal flooring.
- Paint building exterior Old Redwood with gray accent stripe
- Relocate existing roof access ladder

The work listed above is also depicted in the building drawings submitted with this application. Please let me know if there are any questions or comments regarding this project. I can be reached at (678) 780-9221 or by email at lanniegreene@wafflehouse.com. I look forward to hearing from you soon.

Sincerely,

Lannie Greene
Permitting Project Manager
Waffle House, Inc.

Customer: _____

Job: _____ Date: _____

Color: _____ Finish: _____

Color Approved By: _____



SHERWIN-WILLIAMS®

SHERWIN-WILLIAMS 702656 06/15/23
770-271-9600 Order# 0287201

EXTERIOR ARCHITECTURAL
LATITUDE ACRYLIC LATEX
SATIN STANDALONE

OLD REDWOOD
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	2	36	1	-
R2-Maroon	6	9	1	-
R4-New Red	-	13	1	1

ONE GALLON
K6200654

ULTRADEEP
651201600

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0287201-001

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: Waffle House, Inc. c/o Lannie Greene

Address: 5986 Financial Drive
Norcross, GA 30071

Phone #: 678-780-9221

Address of property to be improved: 1680 Main Street, Chipley, FL 32428

List of improvements including materials to be used, paint colors, and other details which will alter the current appearance of the structure or property.

Building to be painted Old Redwood (see attached) with a gray accent stripe

Note: Include a site plan showing location of proposed construction if the improvement is not on the existing structure.

I (name of applicant) Lannie Greene certify that the information submitted truly reflects all improvements which will be made on the property. Should any changes be desired, I will notify the City of Chipley. I acknowledge that penalties can be the result of varying from the plans or description submitted and approved

Signed:  Date: 02-21-25

Action: Approved _____ Not Approved _____

Comments: _____

Signature/Title/Authority

W A F F L E S
H O U S E[®]

UTILITY REQUIREMENTS	
UTILITY	DESCRIPTION
WATER	900-1,100 GALLONS PER DAY WATER PRESSURE: 60 P.S.I. MINIMUM
FUEL GAS	NATURAL GAS; 324.1 CUBIC FEET PER HOUR (7 INCH WATER COLUMN)
ELECTRICITY	120/208 VOLT, 3 PHASE, 4 WIRE PREFERRED 400 AMP SERVICE, TOTAL CONNECTED LOAD: 103.3 KVA MAXIMUM DEMAND: 270.4 AMPS
SEWER	900-1,100 GALLONS PER DAY

BUILDING INFORMATION	2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION
	2023 FLORIDA EXISTING BUILDING CODE, BUILDING, 8th EDITION
CODES:	2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION
	2023 FLORIDA BUILDING CODE, PLUMBING, 8th EDITION
	2023 FLORIDA BUILDING CODE, ELECTRICAL, 8th EDITION
	2023 FLORIDA BUILDING CODE, FUEL GAS, 8th EDITION
	2023 FLORIDA FIRE PREVENTION CODE, 8th EDITION
	2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8th EDITION
	2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION
	2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION
	2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION
	2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION
OCCUPANCY TYPE:	MERCANTILE CLASS "C" (PER NFPA 101) GROUP "B" BUSINESS (PER 303.1.1, 1.B.C.)
CONSTRUCTION TYPE:	V-B, UNSPRINKLERED
BUILDING FOOTPRINT:	1,704 ± S.F. (NOT INCLUDING WALK-WAY)
BUILDING HEIGHT (ALLOWED):	40'-0" - TWO STORY
BUILDING HEIGHT (EXISTING):	14'-2" - ONE STORY
MAXIMUM TRAVEL DISTANCE (PERMISSIBLE):	200'-0"
MAXIMUM TRAVEL DISTANCE (AS SHOWN)	50'-7"

N.F.P.A.101-2021, TABLE 7.3.1.2 OCCUPANT LOAD FACTORS

AREA	OCC. LOAD FACTOR	CALCULATION	NUMBER OF OCC.
BENCH SEATING	1 PERSON PER 18"	2 PER BENCH x 12 =	24 PERSONS
SEATING	1 PERSON PER SEAT	12 SEATS x 1 =	12 PERSONS
KITCHEN	1 PERSON PER 100 G.S.F.	573 G.S.F. / 100 =	6 PERSONS
COMMISSARY	1 PERSON PER 300 G.S.F.	114 G.S.F. / 300 =	1 PERSON
			43 PERSONS TOTAL

NOTE: SEATING CAPACITY HAS BEEN REDUCED BY 8 PERSONS

APPROVED PRODUCTS LIST				
PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	PRODUCT DESCRIPTION	STATE OF FLORIDA APPROVAL NUMBER
EXTERIOR DOORS	EXTERIOR DOOR COMPONENTS	CECOCO DOOR PRODUCTS	HOLLOW METAL DOOR & FRAME, BACK DOOR	FL#073-04

[illegible]

SCOPE OF WORK ALTERATION LEVEL 3 PER 2015 I.E.B.C.

1. PAINT BUILDING EXTERIOR OLD REDWOOD AND ADD GRAY ACCENT STRIPE.
2. RELOCATE EXISTING O.S.H.A. APPROVED ROOF ACCESS LADDER.
3. REMOVE EXISTING SEATING AND INSTALL NEW 3-1/2 PERSON LOW COUNTER, NEW SEATING SHALL BE A.D.A. COMPLIANT.
4. REMOVE EXISTING BOOTH AND CASH STAND, INSTALL NEW 3'-0" A.D.A. ACCESSIBLE CASH STAND.
5. CENTER OLD GLAZES OVER SEATING, INSTALL NEW 21" x 48" LUX WALLLIGHTS OVER CASH STAND, AT LONGS GLASS, AT BACK BAR END, AND IN BACK OF RESTAURANT.
6. REMOVE EXISTING FLOORING AS REQUIRED TO INSTALL NEW SLIKAL FLOORING IN BACK OF RESTAURANT UNDER DISH TABLE, AND IN WALK-IN COOLER / FREEZER.
7. OTHER ADDITIONAL NECESSARY REPAIRS REQUIRED, DISCOVERED OR UNCOVERED DURING SCOPE OF WORK, DEMOLITION AND REPLACEMENT, WITH OWNER AND LOCAL JURISDICTION APPROVAL.

RIGHT HAND RECTANGULAR

BUILDING

1680 MAIN STREET

CHIPELY, FLORIDA 32428

REMODEL

WAFLE HOUSE MOD
JOB NO:
73004
DATE
01/13/2025
SHEET
T-1
OF
SHEETS

CHECKED BY: MDP
DRAWN BY: BD/5KC

TITLE SHEET

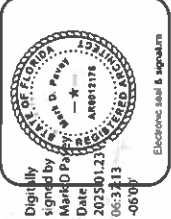
36 SEAT / 18 STATION / MOD

LOCATION: UNIT 1338
1680 MAIN STREET
CHIPLEY, FLORIDA 32428

A UNIQUE AMERICAN PHENOMENON -
W A F F L E H O U S E[®]
AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK.
5908 FINANCIAL DRIVE, NORCIDA, CA 90771
(710) 729-5700

[illegible]

MARK D. PAVEY AIA - ARCHITECT
P.O. BOX 1368
GULF SHORES, AL 36547
(334) 546-3624 (205) 550-0593 (FAX)



STATE OF OHIO
COUNTY OF CUYAHOGA
Clerk of Courts
LR0012176
Emailed: 01/23/2025
Electronic seal & signature

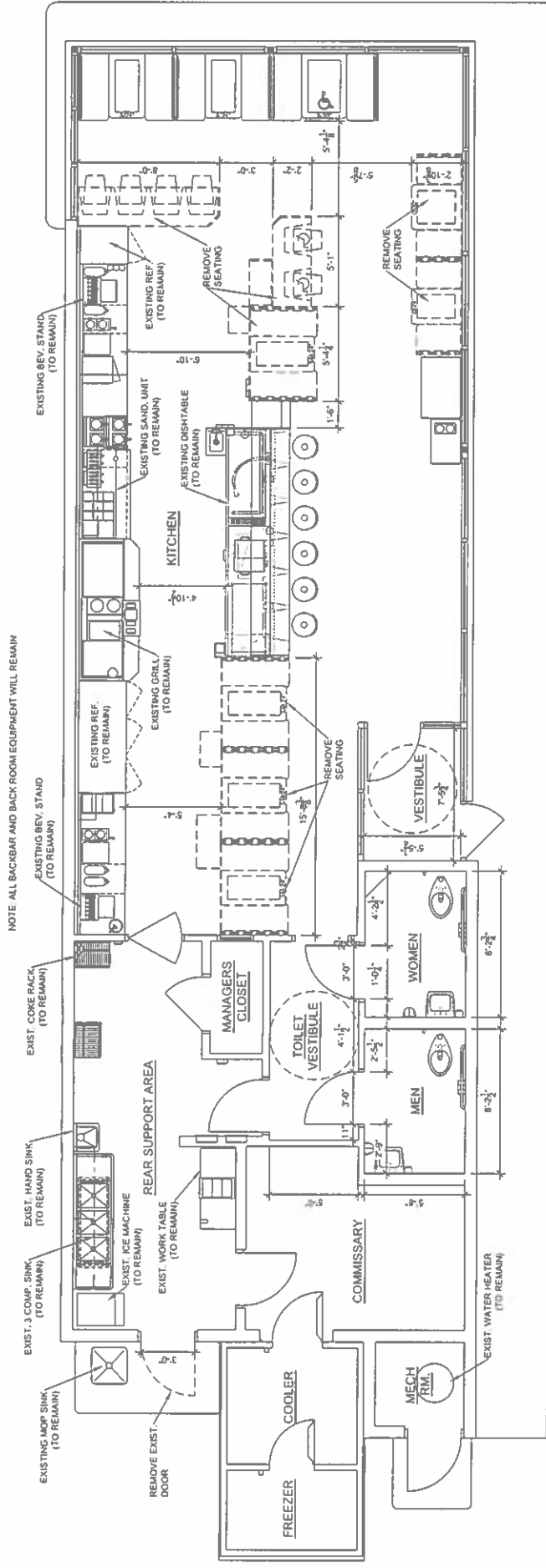
MARK D. PAVEY, AIA - ARCHITECT
P.O. BOX 1365
GULF SHORES, AL 36547
(334) 566-2624 (200) 356-6583 (FAX)

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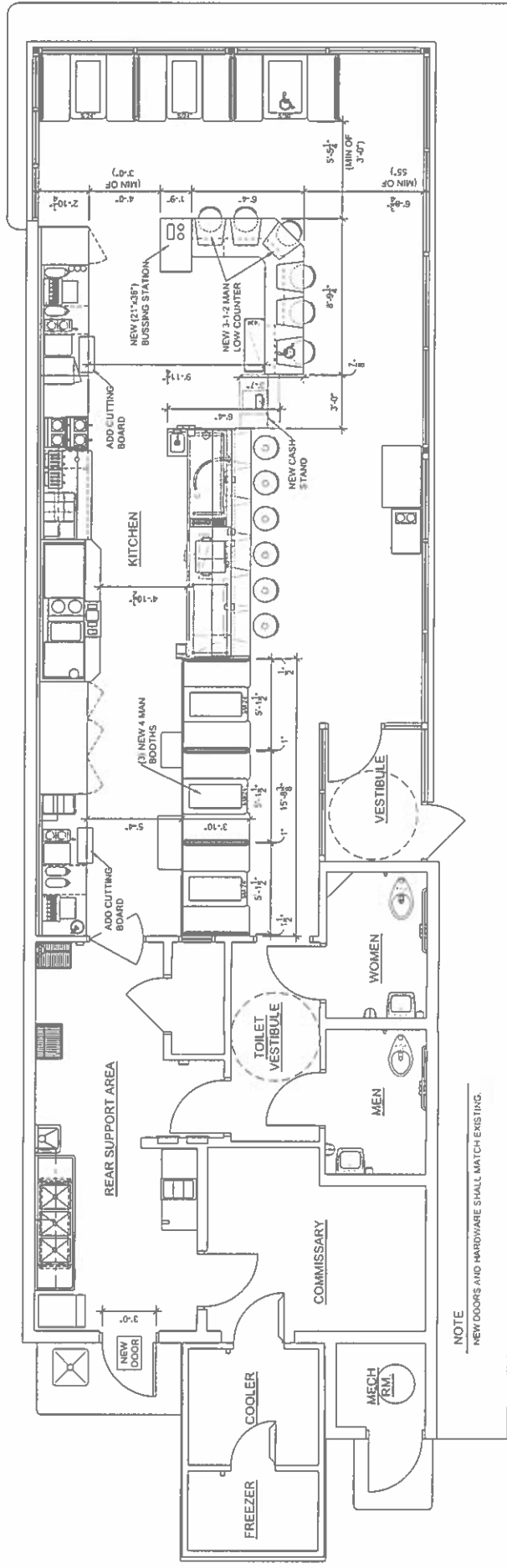
W A F F L E
H O U S E
AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK.
 5966 Financial Drive, Norcross, GA 30071
 (770) 729-5700

EXISTING/DEMO AND PROPOSED FLOOR PLANS, FURNITURE DETAILS	36 SEAT / 18 STATION / MOD	LOCATION: UNIT 1338 1680 MAIN STREET CHIPLEY, FLORIDA 32628
CHECKED BY: MDP		DRAWN BY: BD/SKC

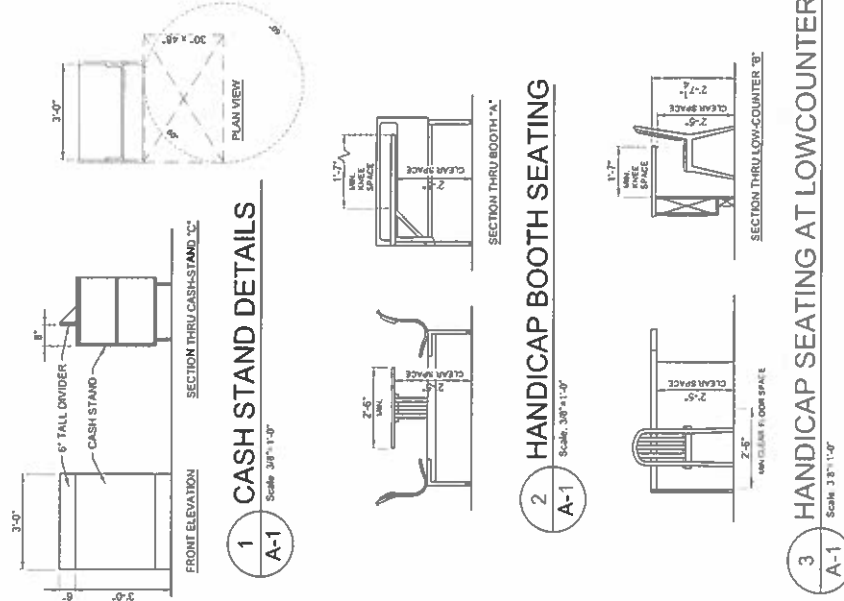
WAFFLE HOUSE MOD	SHEET	A-1	OF SHEETS
	JOB NO: 73004		



44/21 EXISTING/DEMO FLOOR PLAN



36/18 PROPOSED FLOOR PLAN



20 YR REMODEL



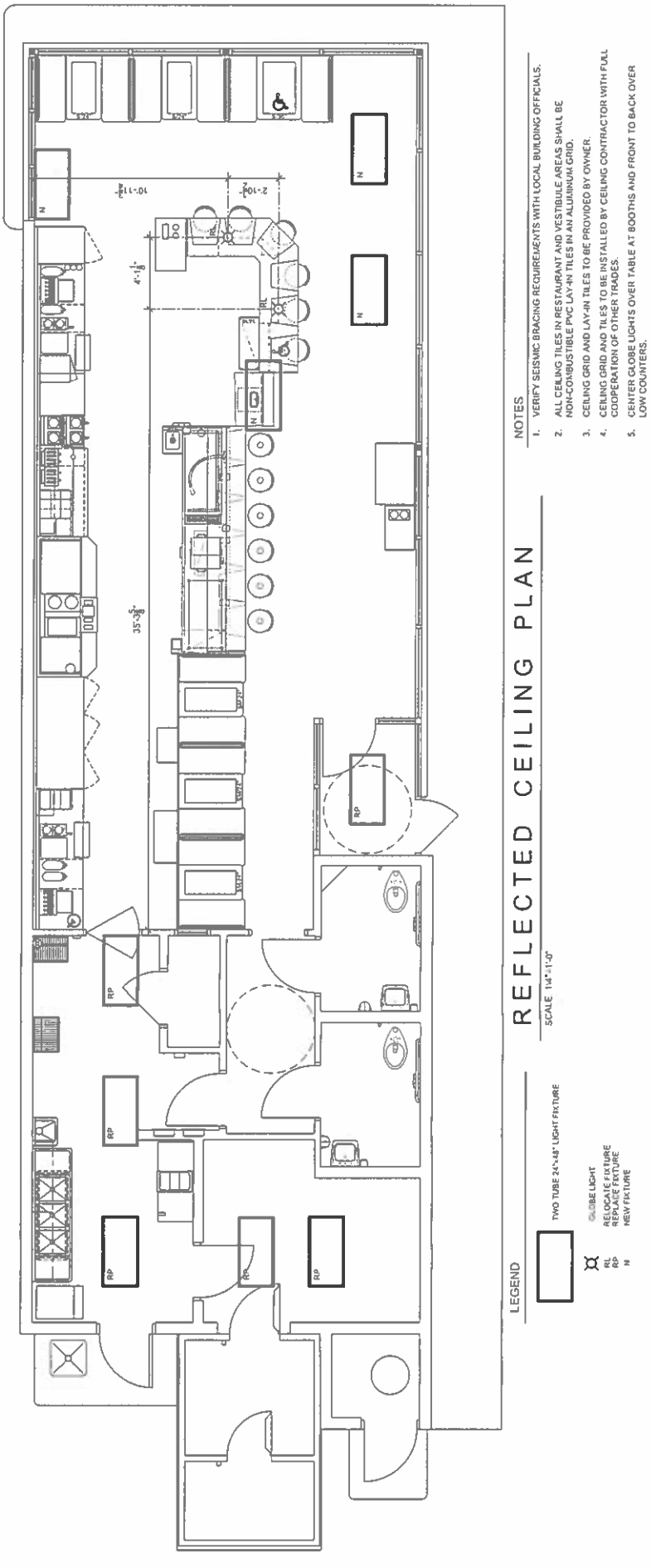
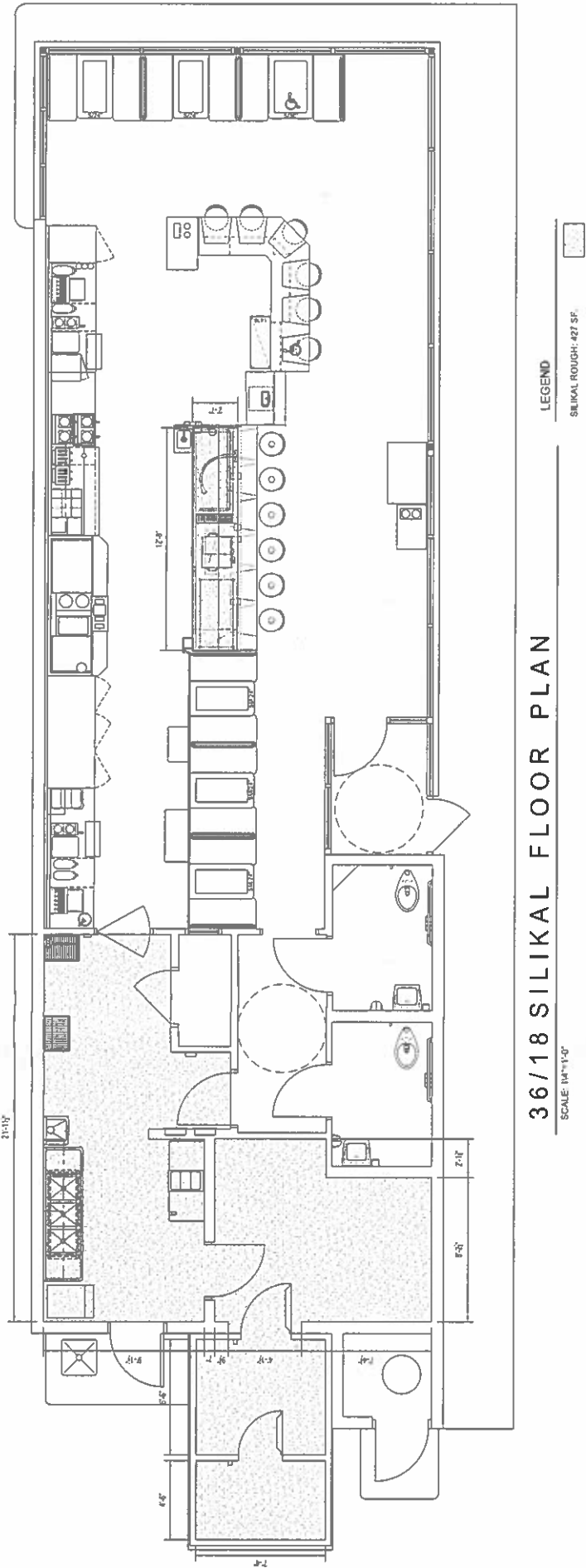
MARK D. PAVEY, AIA - ARCHITECT
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(334) 546-3624 (206) 350-0593 (FAX)
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#	DATE	REVISIONS	BY

WAFLE HOUSE
"A URBAN AMERICAN PHENOMENON"
AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO DRINK
5588 Financial Drive, Norcross, GA 30071
(770) 729-5700

SILKAL AND REFLECTED CEILING PLANS
36 SEAT / 18 STATION / MOD
LOCATION: UNIT 1338
1660 MAIN STREET
CHIPLEY, FLORIDA 32428
CHECKED BY: MDP
DRAWN BY: BDISKC

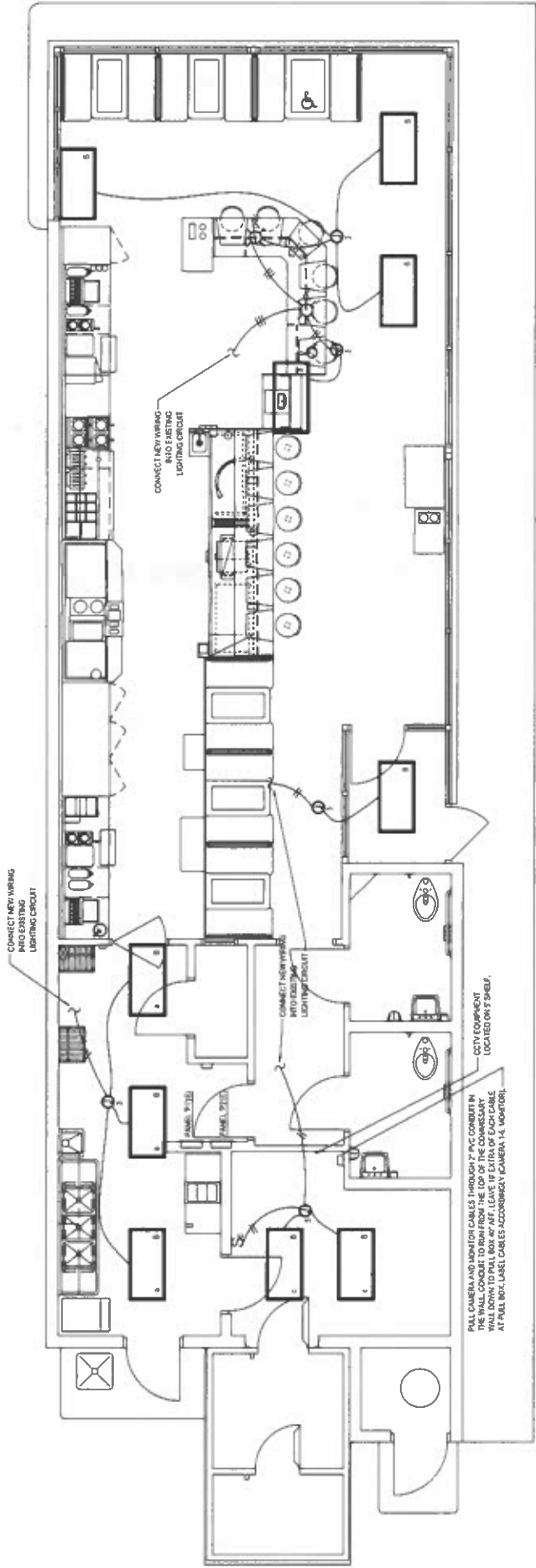
WAFFLE HOUSE MOD
JOB NO: 73004
SHEET A-2
DATE: 01/13/2025
of SHEETS



- NOTES
1. VERIFY SEISMIC BRACING REQUIREMENTS WITH LOCAL BUILDING OFFICIALS.
 2. ALL CEILING TILES IN RESTAURANT AND VESTIBULE AREAS SHALL BE NON-COMBUSTIBLE PVC LAY-IN TILES IN AN ALUMINUM GRID.
 3. CEILING GRID AND LAY-IN TILES TO BE PROVIDED BY OWNER.
 4. CEILING GRID AND TILES TO BE INSTALLED BY CEILING CONTRACTOR WITH FULL COOPERATION OF OTHER TRADES.
 5. CENTER GLOBE LIGHTS OVER TABLE AT BOOTHS AND FRONT TO BACK OVER LOW COUNTERS.

Virgil Ellett

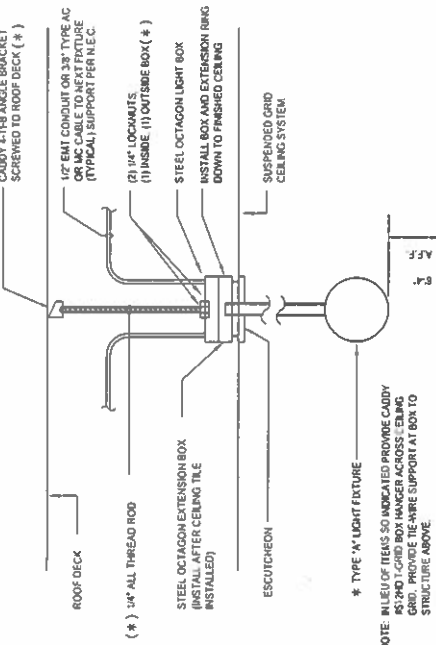
Digitally signed
by Virgil Ellett
Date: 2025.01.27
15:22:46 -05'00'



1 FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"

NOTE: SEAT CAPACITY



NOTE: IN LIEU OF ITEMS SO INDICATED PROVIDE CADDY AND LOCKWAT AS SHOWN ACROSS CEILING. CADDY PROVIDE THE WIRE SUPPORT AT BOX TO STRUCTURE ABOVE.

2 TYPE "A" FIXTURE INSTALLATION DETAIL

SCALE: NO SCALE

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER/CAT. NO.	LAMPS	FIXTURE LOAD WATTS / AMPS	DESCRIPTION/REMARKS	INSTALLED BY: FURNISHED BY:
A	TERON LIGHTING	2-LED 1100 LUMEN EA.	14	SPECIAL "3-WATERSPROOF" GLOBE WITH CHROME TRIM 2700K.	E.C. OWNER
B	COLUMBIA LIGHTING LJ724-35LWG	2-LED 4133 LUMEN EA.	41	27" LAY-4" LED WITH ACRYLIC PRESIATIC DIFFUSER AND 6" FEA	E.C. OWNER
C	COLUMBIA LIGHTING LJ724-35LWG	2-LED 4133 LUMEN EA.	41	SAME AS TYPE "B" - WITH DRY WALL FRAMING KIT	E.C. OWNER
D	COLUMBIA LIGHTING LJ724-35MLG	2-LED 5057 LUMEN EA.	52	SAME AS TYPE "B" EXCEPT MEDIUM LUMEN	E.C. OWNER
J	KEYLESS LAMP	1-60W IF or HEAT LAMP	60	INCANDESCENT PORCELAIN SOCKET LAMP HOLDER (KEYLESS TYPE) CONTRACTOR SHALL PROVIDE HEAT LAMP FOR FIXTURE IN AREAS WHERE THE TEMPERATURE REGULARLY FALLS BELOW 27°.	E.C. OWNER
K	LUMARK RUPWR-655-394-4T-4L	1-320W METAL HALIDE	365	METAL HALIDE - SITE LIGHTING FIXTURE PROVIDED WITH THE FOLLOWING AS REQUIRED:	E.C. OWNER
L	"LOW-PROFILE" EXTERIOR FLUORESCENT LIGHT FIXTURE	NO-12 CW (80T)	180T	FURNISHED AND INSTALLED BY SIGN VENDOR ON STORES WITH REVERSE SLOPE FASCIA ONLY	OWNER'S SIGNAGE VENDOR/CONTRACTOR
M	TERON LIGHTING RCA1130	1-13 WATT QUAD PL	17	FLUORESCENT WALL-PACK MOUNTED 1'-0" ABOVE REAR DOOR SEE SHEET E-3 (ROOF PLAN) FOR LOCATION.	E.C. OWNER
N	SURE-LITES RUP4RWRWHDH	LED (EXIT) 2-5.4W (5) EMERGENCY	12	COMBINATION LED EXIT AND EMERGENCY SINGLE FACE LIGHTING UNIT - CEILING MOUNTED. SINGLE FACE 120V SUPPLY. EMERGENCY BATTERY PACK, RED LETTERS.	E.C. OWNER

E.C. = ELECTRICAL CONTRACTOR
G.C. = GENERAL CONTRACTOR

LIGHTING FIXTURE NOTES:

- ALL DIFFUSERS FOR ALL LAY-IN TYPE FLUORESCENT LIGHTING FIXTURES SHALL BE INSTALLED WITH THE SMOOTH SIDE DOWN.
- ALL LIGHTING FIXTURES, EXCEPT FIXTURE TYPE J IN MECHANICAL ROOM, SHALL BE FURNISHED WITH ACRYLIC LAMP GUARDS.

ALL CCTV ITEMS TO BE PROVIDED AND INSTALLED AS FOLLOWS:

PROVIDED AND INSTALLED BY ELECTRICIAN	PROVIDED AND INSTALLED BY CCTV CONTRACTOR	PROVIDED BY LES
20A DUPLEX RECEPTACLE	CCTV CAMERAS	INSTALLED BY ELECTRICIAN
PULL BOX	CCTV MONITOR	CAT-5 CABLE
TELEPHONE JACK	CCTV EQUIPMENT IN COMMISSARY CEILING GROMMET 1 (@ MONITOR)	SHAMESE CABLE - RG-59 W/ 18-7 POWER WIRE (FOR CAMERAS & MONITOR)
		20A BREAKER IN PANEL
		LOCK-OFF DEVICE FOR BREAKER

***ONLY USE RG-59 PORTION OF SHAMESE CABLE FOR MONITOR ROUGH-IN

ELECTRICAL SYMBOLS

- FLUORESCENT FIXTURE AND OUTLET, RECESSED IN CEILING.
- CEILING OR PENDANT MOUNTED LIGHTING FIXTURE AND OUTLET
- DUPLEX GROUNDING TYPE RECEPTACLE, FLUSH MOUNTED 18" A.F.F.
- DUPLEX GROUNDING TYPE RECEPTACLE, FLUSH MOUNTED ABOVE COUNTER TOP, AT HEIGHT INDICATED; HUBBELL# 5252, OR EQUAL
- TWO (2) DUPLEX GROUNDING TYPE RECEPTACLES, UNDER COMMON PLATE, 18" A.F.F., UNLESS OTHERWISE NOTED; HUBBELL #5252, OR EQUAL
- TELEPHONE OUTLET, FLUSH MOUNTED AT HEIGHT INDICATED WITH RJ45 JACK
- OUTLET BOX USED AS JUNCTION BOX, FLUSH IN WALL AT HEIGHT INDICATED.
- PHOTOELECTRIC SWITCH ON ROOF, TO OPERATE CONTACTOR. SEE RISER DIAGRAM AND DETAILS.
- MOTOR, SIZE AS NOTED, WITH TERMINAL CONNECTION.
- SAFETY SWITCH, SIZE AS NOTED
- DENOTES RAIN/TIGHT ENCLOSURE, NEWA-JR.
- SINGLE POLE SWITCH, FLUSH AT 4'-0" A.F.F., HUBBELL #1221, OR EQUAL. LOWER CASE LETTER SUBSCRIPT (a, b, c, @) DENOTES CONTROL OF LIGHTING FIXTURE(S) WITH CORRESPONDING DESIGNATION
- TOGGLE SWITCH, MOTOR RATED, WITH OVERLOADS, SPST, 20A
- PANEL, (SEE PANEL SCHEDULE).
- SINGLE GROUNDING TYPE RECEPTACLE, TYPE AS NOTED.

- WIRING IN EMT CONCEALED ABOVE FINISHED CEILING OR IN WALL.
- OR UNDERGROUND
- BRANCH CIRCUIT BREAKER TO PANEL INDICATED.
- FLEXIBLE CONDUIT
- SERVICE MAST AND 4-HOLE WEATHERHEAD ON ROOF, CLEARANCE 12'-0" MIN.
- HAND DRYER CONNECTION BOX, 120V, 10, BY OWNER, LOCATE BOX FLUSH IN WALL AT HEIGHT INDICATED
- JUNCTION BOX, ABOVE CEILING.
- DUPLEX GROUNDING TYPE RECEPTACLE, WITH ISOLATED GROUND, HUBBELL# 5262-4G, OR EQUAL
- COMBINATION EXIT SIGN FIXTURE AND EMERGENCY EGRESS LIGHT, CEILING MOUNTED.
- INDICATES SEPARATE GROUND CONDUCTOR.
- TWO (2) DUPLEX GROUNDING TYPE RECEPTACLES, WITH ISOLATED GROUND, UNDER COMMON PLATE, FLUSH MOUNTED 18" A.F.F., UNLESS OTHERWISE NOTED; HUBBELL #5262-4G, OR EQUAL
- THERMOSTAT, (BY OTHERS).
- AFF - ABOVE FINISHED FLOOR
- GFI - GROUND FAULT INTERRUPTER
- WP - DENOTES WEATHERPROOF

SCHEDULES AND DETAILS

36 SEAT / 18 STATION / MOD

CHECKED BY:

YVME

DRAWN BY:

LWC

ELECTRICAL

JOB NO:

73004

DATE:

01/13/2025

SHEET

E-1

OF

SHEETS

20 YR REMODEL

LOCATION: UNIT 1338
1600 MAIN ST
CHIPLEY, FL 32428

"A UNIQUE AMERICAN PHENOMENON"

WAFLE HOUSE

"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"

5886 Financial Drive, Norcross, GA 30071
(770) 729-6700

DATE

REVISIONS

BY

Point One Design, Ltd.

Consulting Engineers

9641 Van Thuan Drive, North
Folkston, Ohio 44130
(440) 226-1800 / (440) 226-1831
info@pointonedesign.com

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at Waffle House Inc. Reproduction or any use of these drawings other than
for the project intended without the express written consent of Waffle House

THE SEAL APPEARING ON THE DOCUMENT
WAS AUTHORIZED BY VIRGIL ELLETT P.E.
ON 01/27/2025

W. ELLETT
P.E.
01/27/2025



MARK D. PAVEY, AIA - ARCHITECT
P.O. BOX 1365
GULF SHORES, AL 36547
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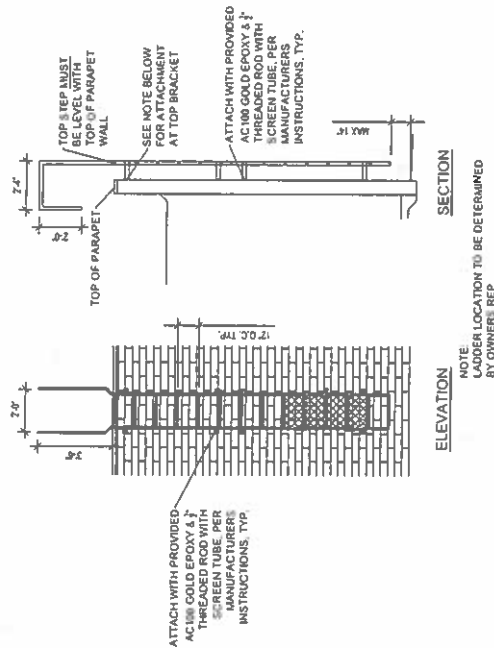
#	DATE	REVISIONS	BY

WAFLE HOUSE
AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO PARK
5966 Fairchild Drive, Norcross, GA 30071
(770) 729-5700

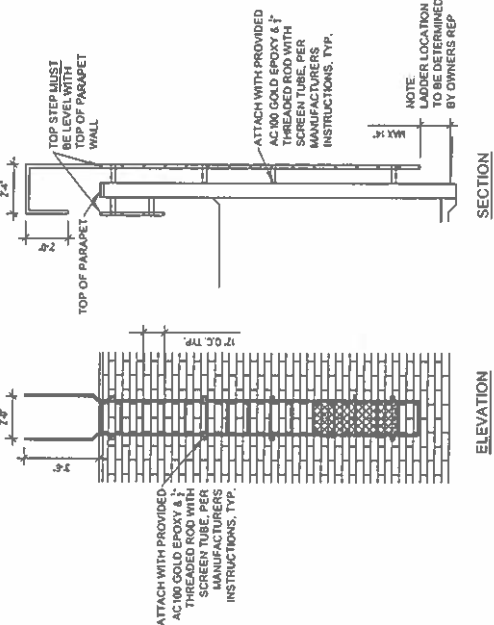
ELECTRICAL CONNECTION PLAN, AND
ROOF ACCESS LADDER DETAILS
36 SEAT / 18 STATION / MOD
LOCATION: UNIT 1338
1680 MAIN STREET
CHIPLEY, FLORIDA 32428
CHECKED BY: MDP
DRAWN BY: BD/SKC

WAFFLE HOUSE MOD
JOB NO: 73004
SHEET K-1
DATE: 01/13/2025
OF SHEETS

NOTE: IF PARAPET IS 30" OR
LESS IN HEIGHT USE THIS DETAIL

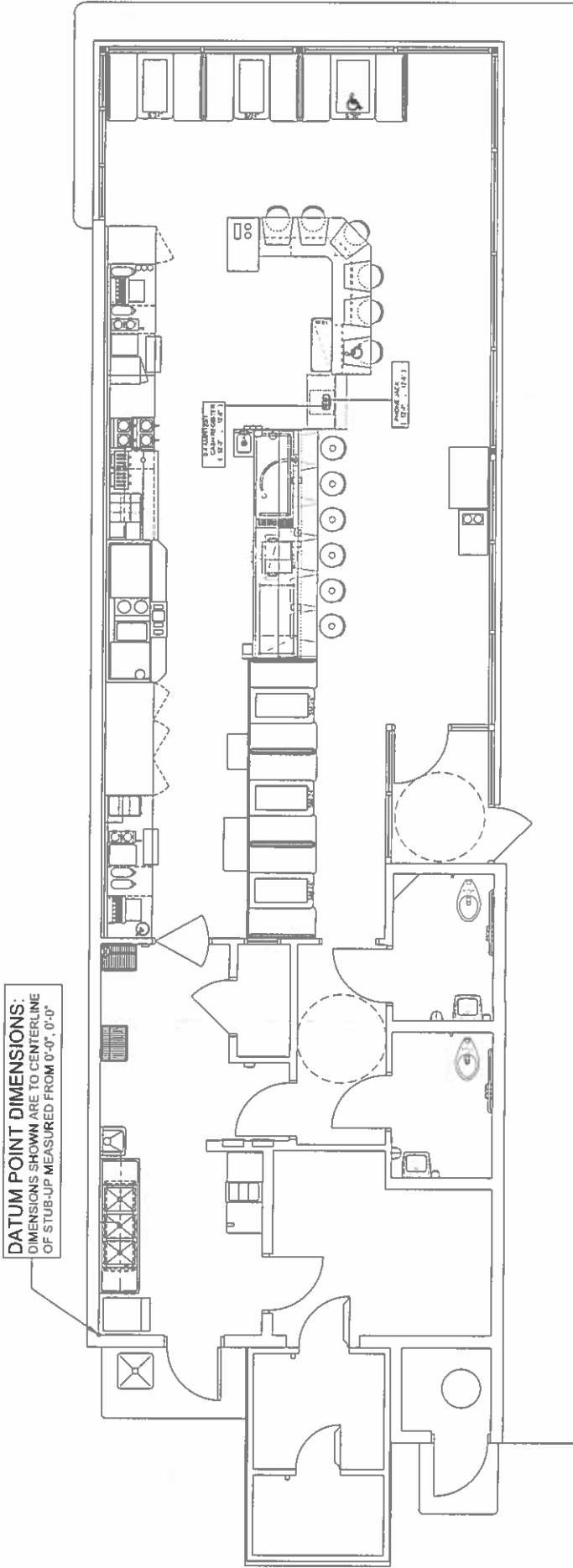


NOTE: IF PARAPET EXCEEDS
30" IN HEIGHT USE THIS DETAIL



ACCESS LADDER DETAILS
SCALE: 1/4" = 1'-0"

ACCESS LADDER DETAILS
SCALE: 1/4" = 1'-0"



THIS DRAWING IS INTENDED TO
SHOW THE LOCATION OF
ELECTRICAL STUB-OUTS ONLY. SEE
ELECTRICAL DRAWINGS FOR
EXACT EQUIPMENT LOADS.

ELECTRICAL CONNECTION PLAN
SCALE: 1/4" = 1'-0"

NWFWMD Report

Geographical Information

Latitude/Longitude: 30.75268,-85.55096
Address: Waffle House, 1680 Main St, Chipley, FL, 32428, USA
Parcel ID: 0000000000023410007
Firm Panel (Preliminary): N/A
Firm Panel (Effective): 12133C0070D

Effective SFHA Flood Map (Effective Issue Date: 7/4/2011)



Flood Information

Flood Zone Information

Preliminary Flood Zone
Location of Interest: N/A
Parcel: N/A
Base Flood Information*: N/A
Effective Flood Zone
Location of Interest: X
Parcel: X:100%;
Base Flood Information*: N/A

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. Datum of measurement is NAVD1988.

Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. Zone AE: An area inundated by 100-year flooding, for which BFEs have been determined. Zone AO/AH: An area inundated by 100-year flooding, for which BFEs have been determined. Zone AH: Shallow flooding base floodplain where BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/500): An area inundated by 500-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. Zone X: An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

Washington County, FL

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The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the E-911 Addressing Coordinator at (850) 638-6325.

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

Parcel Summary

Parcel ID	00000000-00-2341-0007
Location Address	1680 MAIN ST CHIPLEY 32428
Brief Tax Description	17 4 13 .60 OR 337 P 613 PRCL DESC IN OR 337 P 613 "DIE" (Note: Not to be used on legal documents.)
Property Use Code	RESTAURANT/CAFE (2100)
Sec/Twp/Rng	17-4-13
Tax District	Chipley (2)
Millage Rate	20.4678
Acreage	0.602
Homestead	N

[View Map](#)

*The Property Use code is a Department of Revenue code. For zoning information please contact the Planning and Zoning department at 850-415-5093.

Owner Information

Primary Owner
WAFFLE HOUSE INC
PO BOX 6450
NORCROSS, GA 30091

Valuation

		2024 Final Values
Building Value		\$116,754
Extra Features Value		\$17,627
Land Value		\$132,500
Land Agricultural Value		\$0
Agricultural (Market) Value		\$0
Just (Market) Value		\$266,881
Assessed Value		\$266,881
Exempt Value		\$0
Taxable Value		\$266,881
Save Our Homes or AGL Amount		\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
001000 - COMMERCIAL	125	FF	125	210

Building Information

Type	FAST FOOD	Heat	FORCED AIR DUCTED
Total Area	1,788	Air Conditioning	CENTRAL
Heated Area	1,692	Bathrooms	0
Exterior Walls	CONC BLK; GLASS THRM	Bedrooms	0
Roof Cover	BUILT-UP	Stories	
Interior Walls	PLASTER; CERAMIC TL	Actual Year Built	1999
Frame Type	MASONRY		
Floor Cover	CORK/VTILE		

Extra Features

Code	Description	Length x Width	Units
1851	ASPHALT PAVING COMM	185 x 65 x	12,025
1857	CONCRETE PAVING COM	78 x 6 x	468
1857	CONCRETE PAVING COM	12 x 12 x	144
1857	CONCRETE PAVING COM	27 x 6 x	162
1857	CONCRETE PAVING COM	36 x 3 x	108
1857	CONCRETE PAVING COM	18 x 15 x	270

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
N	2/1/1999	\$140,000	WD	0337/0613	Vacant	APPLEAIR LMTD TO WAFFLE HOUSE	

Tax Collector Site

[Click here to view the Tax Collector website.](#)

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

☒ Show All Owners
☐ Show Parcel ID on Label

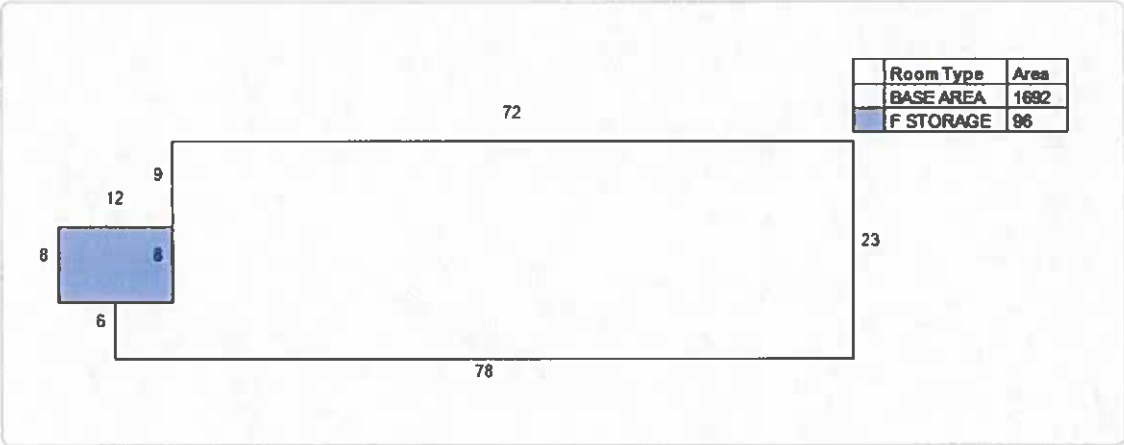
Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the .xlsx, .csv or .tab download formats.

Download

Sketches



Map



Washington County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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Developed by
 **SCHNEIDER**
GEOSPATIAL

Add/Change/Void Cash Receipt CD1274219
Print
Receipt
Void
Receipt
Close
Receipt
UBS
STS
FMS**Money Received**

Add Money To Receipt

	Amount	Type	Payment Info
	100.00	CK	02402354

Distributions

Add Distribution

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
	FMSD	100.00	DIST CD: 2550	PLANNING & ZONING FEES		0.00

Operator Code: BETTY**Receipt Code:** CD1274219**Receipt Date:** 02/25/25☐ **Voided****Distributions:** 100.00**Money:** 100.00**Change Due:** 0.00 **From:** WAFFLE HOUSE**Email Address:****Destination Phone:**