Luxury Condo Rises on Panama City Beach

A Perfectionist Architect Takes His Work Home with Him

Architects for luxury beach-front condominiums are rather paricular about the products they specify—even more so if the architect is also the owner-developer of such a project.

Ask John Harris, a partner in general contractor Richard Money Construction, Inc. of Panama City, Fla. Harris worked on his first high-rise condominium on New Smyrna Beach in 1967, and he’s built approximately three dozen since then.

Harris is currently working on the Summer Winds condominium project with owner-developer Earl Padgett, who is also the project architect.

“He’s a real perfectionist,” Harris said of Padgett. “He develops premier condominiums from the inside out.”

Construction of the two, 12-story buildings that comprise Summer Winds began in early 1993. The 200,000-square-foot building features two-and three-bedroom units.

Despite the fact that it had never before been used in multi-story construction, Padgett specified Celotex Quik-R Wall Insulation for Exterior Insulation and Finish Systems at Summer Winds.

The project is a rigid polyisocyanurate foam core insulation faced with special coated fiber facers, and is recommended for concealed use as a substrate for EIFS in wood farms, masonry or steel stud construction having a minimum interior finish of a ½-inch gypsum board or an equivalent thermal barrier.

Approximately 90,000 square feet of 5/8-inch thick insulation with a 3.5 R-value was vertically applied to Summer Winds in 4 x 9-foot sheets by K & K Stucco & Plastering of Gulf Breeze, Fla.

Nails were driven through plastic washers to affix the wall insulation to ½-inch gypsum board previously fastened with drill point screws to steel frames 16 inches on center and concrete columns.

Fiberglass reinforcing mesh was then applied to the insulation followed by a Bonsal Surewall Elastocoat lint Base, and a Bonsal Antique White finish coat with sand texture.

“Just the fact that a product is on this job tells me it’s the best there is,” Harris said, noting Padgett learned about the...
Celotex Representative Bill Brownell inspects some of the 90,000 square feet of 5/8-inch thick wall insulation.

product’s attributes when it was applied to Padgett’s home.

“The Quik-R doesn’t outgas and has a high R-value. It’s a good product ... more rigid and durable than expanded polystyrene board. And you have the option of using fiberglass mesh with it, or not,” said Keith Hinote, owner-opera-

An employee of K & K Stucco & Plastering of Gulf Breeze Fl., applies fiberglass reinforcing mesh to the insulation.

Bonsal Surewall Elasticoat Tint Base is applied by an employee of K & K Stucco & Plastering.

“...tor of K & K Stucco & Plastering.

“The main thing is to get a good seal on the top and bottom of the application to prevent moisture from getting behind the board,” Hinote said. “The only thing the stucco will need then is occasional pressure washing.”