

49 CINNAMON BEACH, LLC.

ARB SET 7/24/13

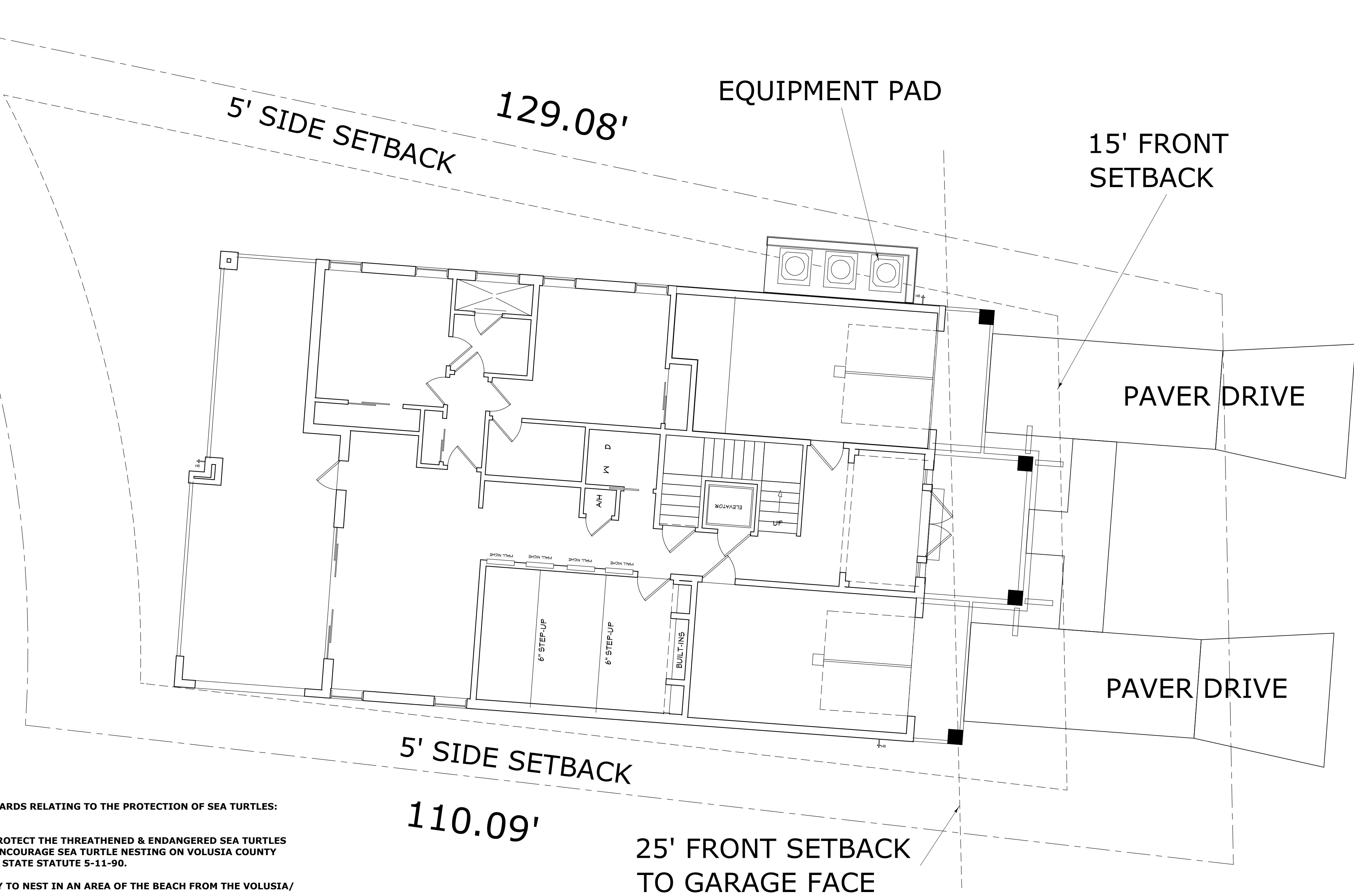


OCEAN HAMMOCK PARCEL A-5, PLAT ONE, LOT 22
49 CINNAMON BEACH WAY
PALM COAST, FLORIDA 32137 R/E #: 04-11-31-3512-00010-0220
BUILT BY: TCB ENVIROCORP, INC.
416 SEBASTION SQUARE
SAINT AUGUSTINE, FL 32095
(904) 859-6220 CGC15119836

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CONTRACTOR, AND OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. EVERY ATTEMPT
HAS BEEN MADE IN THE PREPARATION OF ALL DOCUMENTS TO AVOID MISTAKES. DESIGNS FOR LIVING, LLC NOR R.E. CHIP MITCHELL SHALL
BE LIABLE FOR ERROR AFTER CONSTRUCTION HAS BEGUN.

PLAN # 6818			
NO.	DESCRIPTION	BY	DATE
BUILT BY: TCB Envirocorp, Inc. 416 San Sebastian Square Saint Augustine, FL 32095			
PROJECT DESCRIPTION: 49 Cinnamon Beach, LLC 49 Cinnamon Beach Way Palm Coast, Florida 32137			
Bid Drawings provided by: Designs for Living, LLC RESIDENTIAL DESIGN & CONSULTING SINCE 1969 SERVING N/E FLORIDA SINCE 1978 904-730-7135			
DATE: 7/23/2013			
SCALE: N.T.S.			
SHEET: A-1			

GOLF COURSE



SEA TURTLE PROTECTION: CODE REF-ENVIRONMENTAL PROTECTION STANDARDS RELATING TO THE PROTECTION OF SEA TURTLES: STATE STATUTE 50-241 ET-SEQ/.

SEC. 1201: PURPOSE AND INTENT: THE PURPOSE OF THIS ARTICLE IS TO PROTECT THE THREATENED & ENDANGERED SEA TURTLES WHICH NEST ALONG THE BEACHES OF VOLUSIA COUNTY, FLORIDA AND TO ENCOURAGE SEA TURTLE NESTING ON VOLUSIA COUNTY BEACHES BY MINIMIZING THE ARTIFICIAL LIGHT ON BEACHES (ORD #90-22 STATE STATUTE 5-11-90.

SEC. 1202: SEA TURTLE NESTING AREA 8: SEA TURTLES NEST OR ARE LIKELY TO NEST IN AN AREA OF THE BEACH FROM THE VOLUSIA/ FLAGLER COUNTY LINE SOUTH TO THE BREVARD COUNTY LINE.

SEC 1203: (a) IT IS THE POLICY OF THE COUNTY TO MINIMIZE ARTIFICIAL LIGHT ILLUMINATING THE ENTIRE COASTAL BEACH OF THE COUNTY, AND SAID LIGHTING FOR NEW DEVELOPMENT SHALL BE REGULATED AS PROVIDED IN THIS SECTION. TO MEET THIS INTENT, BUILDING AND ELECTRICAL PLANS AND THE CONSTRUCTION OF SINGLE STORY OR MULTI STORY BUILDINGS OR STRUCTURES, SIGNS, COMMERCIAL OR OTHER STRUCTURES INCLUDING ELECTRICAL PLANS ASSOCIATED WITH PARKING LOTS, DUNE WALKOVERS OR OTHER ARTIFICIAL LIGHTING FOR REAL PROPERTY WITHIN THE INCORPORATED AND UNINCORPORATED REGULATED BOUNDARIES SHALL BE IN COMPLIANCE WITH THE FOLLOWING:

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(2) LIGHT SHALL NOT DIRECTLY ILLUMINATE THE BEACH DURING THE SEA TURTLE NESTING SEASON.

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NOTE: LIGHTING CONTRACTOR TO SELECT COMPLIANT FIXTURES. SUBMIT MFGR'S SPECS AND CUT SHEETS. FIXTURES MUST SHOW COMPLIANCE WITH SEA TURTLE ORDINACE LOC 6.05.00, FBC SEC 104.2.1.

NOTE: SEE ARC GUIDELINES AND SPECIFICATIONS FOR IRRIGATION AND LANDSCAPING REQUIREMENTS

SITE PLAN
SCALE: 3/16" = 1'-0"

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Saint Augustine, FL 32095

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Bid Drawings provided by:
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SERVING N/E FLORIDA SINCE 1978
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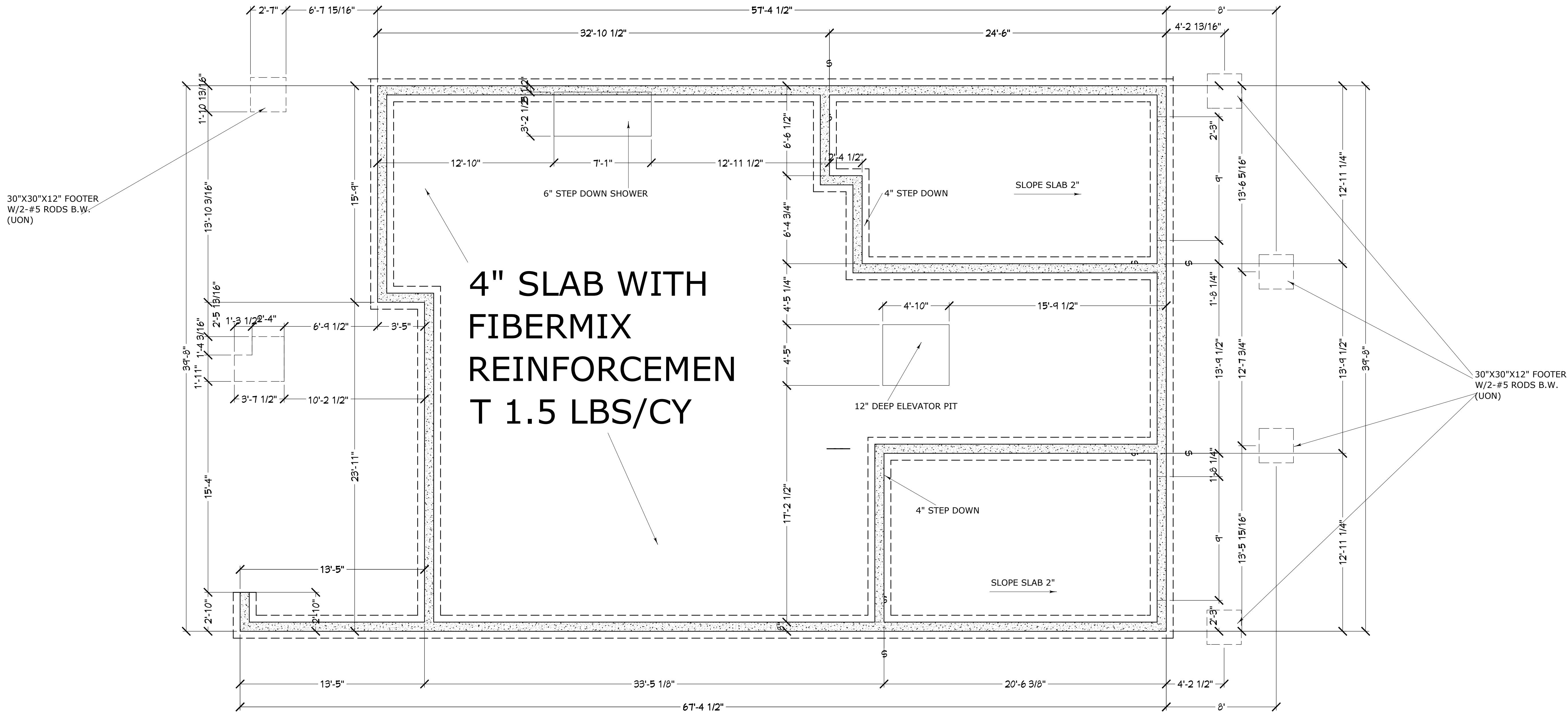
SHEET:

A-2

FOUNDATION NOTES: SEE SPECIFICATIONS
MONOLITHIC WITH 12"X20" FOOTERS (UON)
W/2-#5 RODS CON'T SEE STRUCTURALS!

CONSTRUCT FOUNDATION USING THE
STRUCTURAL BUILDING ENGINEERS PLANS

INTERIOR BEARINGS ARE 16" X 8"
W/2-#5 RODS CONTINUOUS ON
CHAIRS 72" O.C. MAXIMUM. SEE
STRUCTURAL ENGINEERING PLANS



ALL EXTERIOR WALLS ARE
2X6 #2SPF @ 16" O.C.

INSTALL CHASES FOR ISLANDS
AND FLOOR PLUGS AS REQUIRED
RUN PIPES FOR HVAC CHASES

FOUNDATION PLAN

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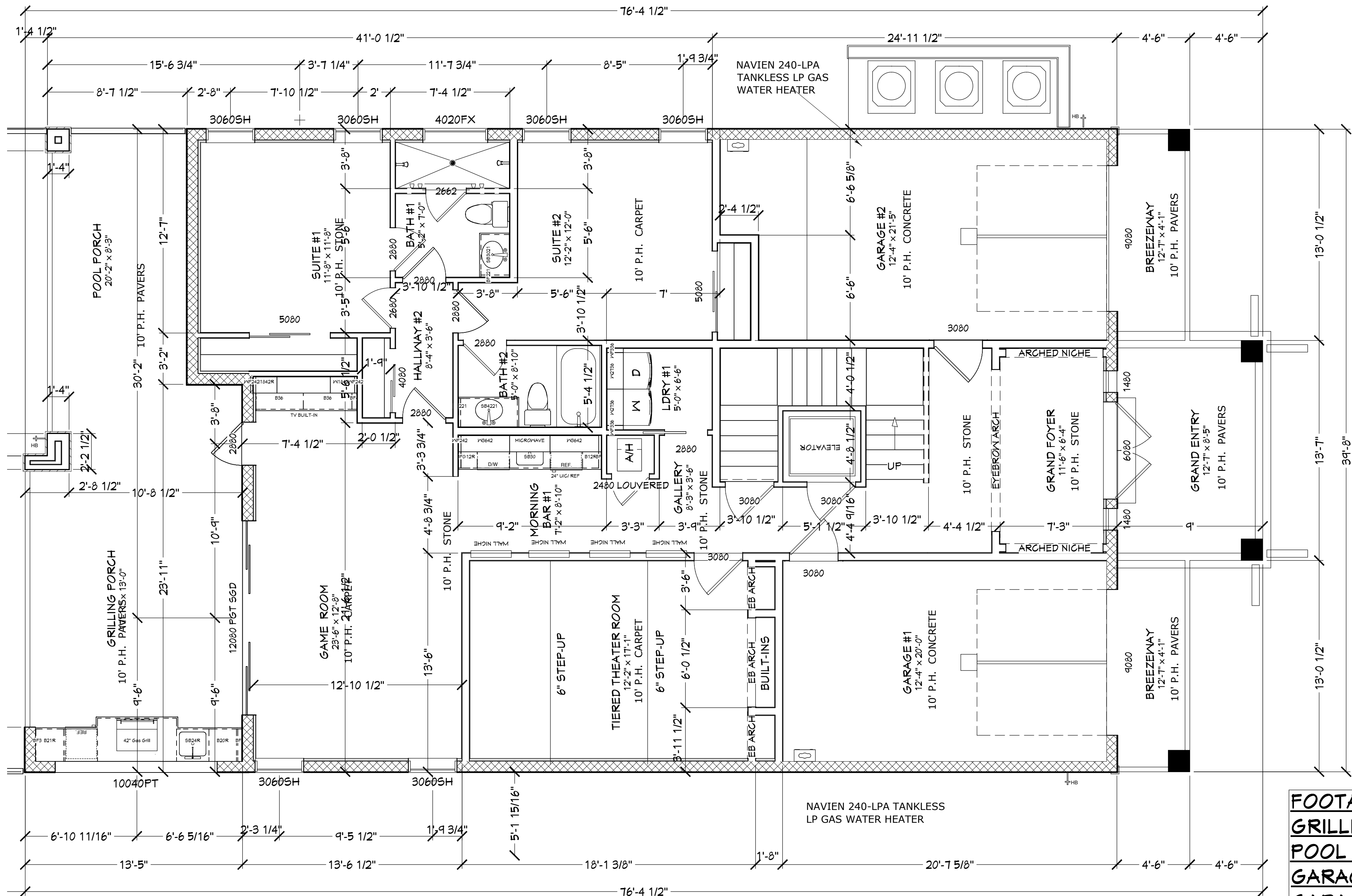
SCALE:
1/4" = 1'-0"

SHEET:

A-3

NOTE: WINDOWS TO BE PLYGEM, LOW-E, VINYL, IMPACT RESISTENT AND COMPLY WITH 2010 FBC-RESIDENTIAL. SEE MANUFATURER'S SPECIFICATIONS

1ST FLOOR EXTERIOR WALLS ARE STUCCO OVER CMU.



- INSULATION NOTES:
1. WALLS 5.5" OF BLOWN IN CELLULOSE OR FIBERGLASS
 2. PROVIDE SOUND BATTS IN ALL BEDROOMS, BATHROOMS AND LAUNDRY
 3. ATTIC INSULATION TO BE 5.5" OPEN CELL FOAM WITH IGNITION BARRIER

FOOTAGES (A.N.S.I.):	
GRILLING PORCH:	261.63
POOL PORCH:	189.03
GARAGE #1:	267.90
GARAGE #2:	304.08
1ST FLOOR HEATED:	1,619.42
2ND FLOOR HEATED:	2,780.03
3RD FLOOR HEATED:	2,418.62
TOTAL HEATED:	6,818.07
GRAND ENTRY:	122.22
MARINER'S RETREAT:	187.81
OBSERVATION BALCONY:	173.99
BREEZEWAYS:	117.41
SLAB AREA:	2,191.40
TOTAL UNDER ROOF:	8,442.14

1ST FLOOR PLAN

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SHEET:

A-4

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WATERPROOFING: MEMBRANE WITH
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DECKS TO BE TILED

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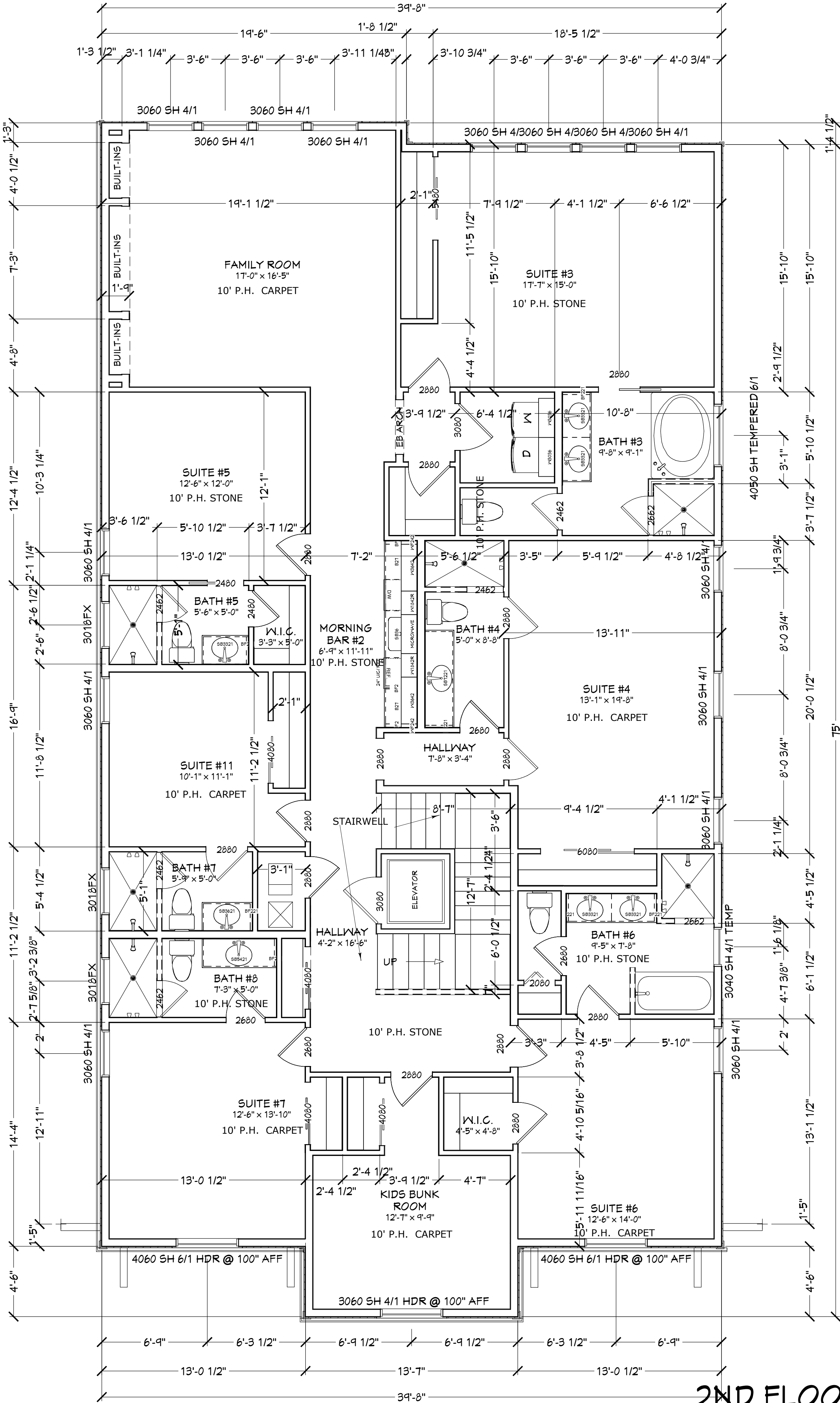
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INSULATION NOTES:

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BATHROOMS AND LAUNDRY
3. ATTIC INSULATION TO BE 5.5" OPEN CELL FOAM WITH
IGNITION BARRIER

NOTE: WINDOWS TO BE PLYGEM OR PGT, LOW-E, VINYL,
IMPACT RESISTENT AND COMPLY WITH 2010 FBC-
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2ND FLOOR PLAN

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

SHEET:
A-5

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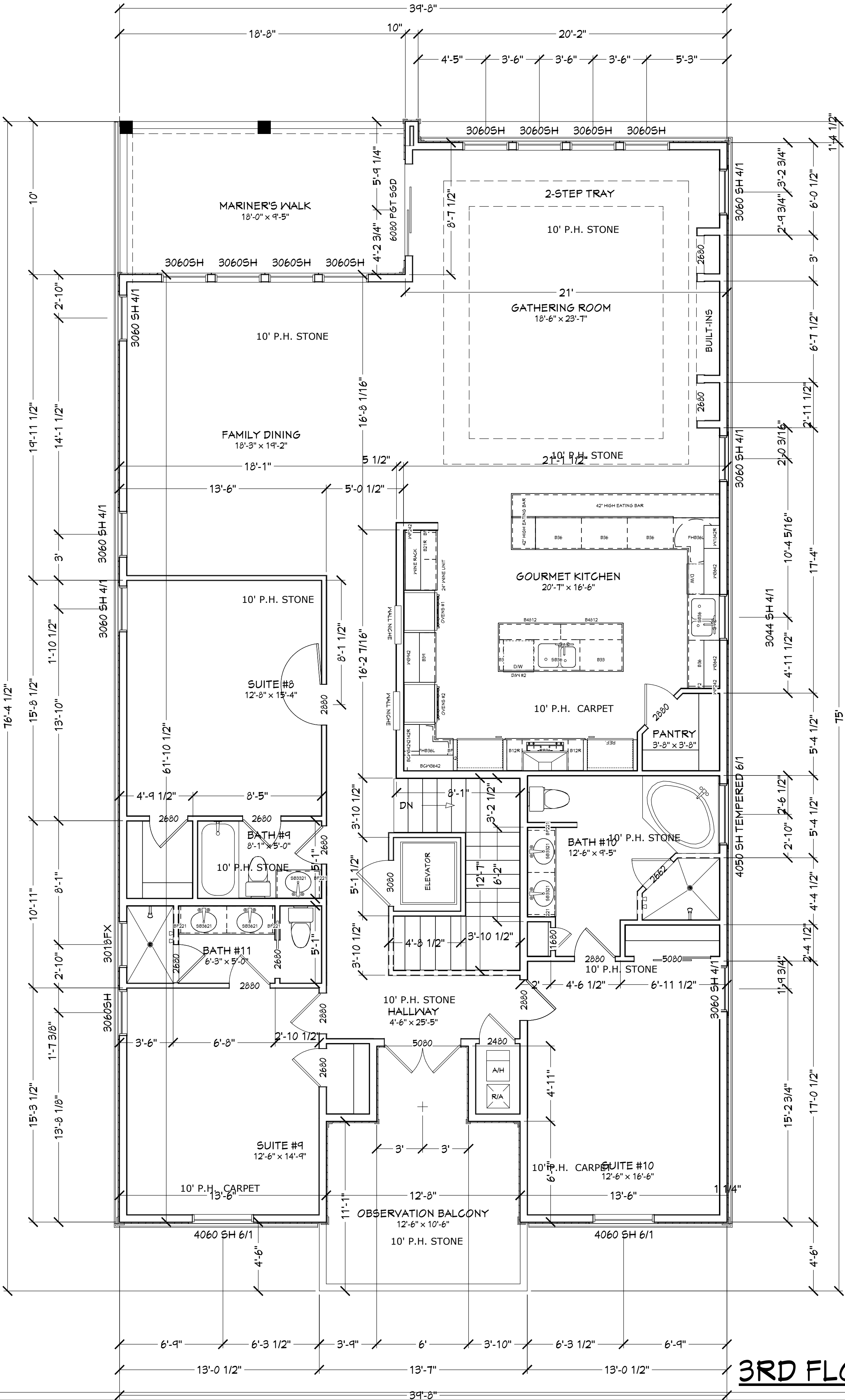
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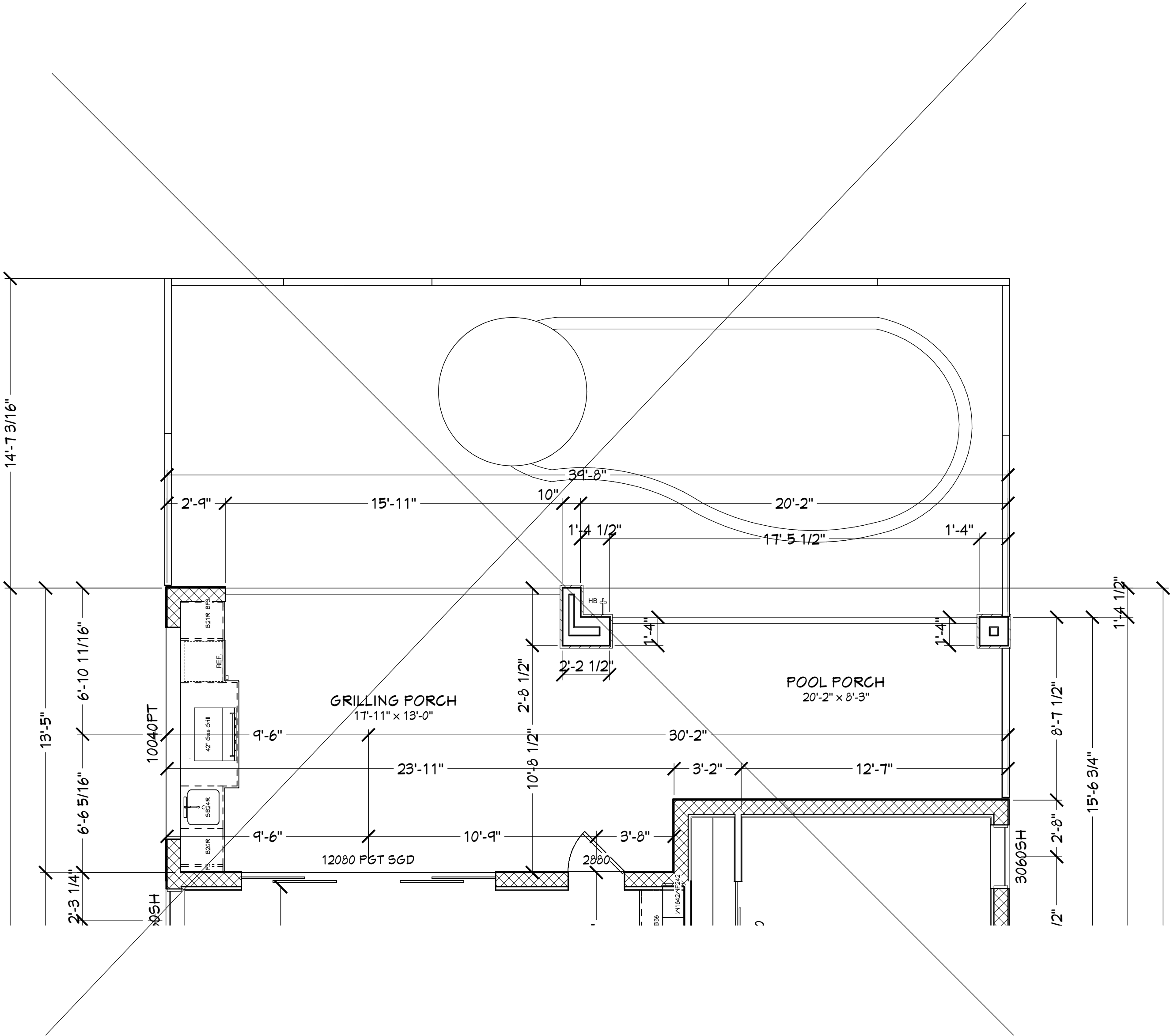
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POOL NOTES:

- 1. POOL IS TO BE INCLUDED IN YOUR PRICING.
- 2. BRICK COPING BY POOL BUILDER AND BRICK PAVERS BY OTHERS
- 3. 14' X 28' POOL
- 4. PEBBLE INTERIOR FINISH
- 5. PENTAIR INTELlichor IC-40 SALT CHLORINATOR
PENTAI INTELlichor 3050 VARIABLE SPEED PUMP
- 6. TANNING LEDGE WITHUMBRELLA SLEEVE



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SWIMMING POOL: NOT APPLICABLE

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BUILT BY:
TCB Envirocorp, Inc.
416 San Sebastian Square
Saint Augustine, FL 32095

PROJECT DESCRIPTION:
49 Cinnamon Beach, LLC
49 Cinnamon Beach Way
Palm Coast, Florida 32137

Bid Drawings provided by:
Designs for Living, LLC
RESIDENTIAL DESIGN & CONSULTING
SINCE 1969
SERVING N/E FLORIDA SINCE 1978
904-730-7135

DATE:
7/23/2013

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

SHEET:
A-7

SEA TURTLE PROTECTION: CODE REF-ENVIRONMENTAL PROTECTION STANDARDS RELATING TO THE PROTECTION OF SEA TURTLES: STATE STATUTE 50-241 ET-SEQ/.

SEC. 1201: PURPOSE AND INTENT: THE PURPOSE OF THIS ARTICLE IS TO PROTECT THE THREATENED & ENDANGERED SEA TURTLES WHICH NEST ALONG THE BEACHES OF VOLUSIA COUNTY, FLORIDA AND TO ENCOURAGE SEA TURTLE NESTING ON VOLUSIA COUNTY BEACHES BY MINIMIZING THE ARTIFICIAL LIGHT ON BEACHES (ORD #90-22 STATE STATUTE 5-11-90.

SEC. 1202: SEA TURTLE NESTING AREA 8: SEA TURTLES NEST OR ARE LIKELY TO NEST IN AN AREA OF THE BEACH FROM THE VOLUSIA/FLAGLER COUNTY LINE SOUTH TO THE BREVARD COUNTY LINE.

SEC 1203: (a0 IT IS THE POLICY OF THE COUNTY TO MINIMIZE ARTIFICIAL LIGHT ILLUMINATING THE ENTIRE COASTAL BEACH OF THE COUNTY, AND SAID LIGHTING FOR NEW DEVELOPMENT SHALL BE REGULATED AS PROVIDED IN THIS SECTION. TO MEET THIS INTENT, BUILDING AND ELECTRICAL PLANS AND THE CONSTRUCTION OF SINGLE STORY OR MULTI STORY BUILDINGS OR STRUCTURES, SIGNS, COMMERCIAL OR OTHER STRUCTURES INCLUDING ELECTRICAL PLANS ASSOCIATED WITH PARKING LOTS, DUNE WALKOVERS OR OTHER ARTIFICIAL LIGHTING FOR REAL PROPERTY WITHIN THE INCORPORATED AND UNINCORPORATED REGULATED BOUNDARIES SHALL BE IN COMPLIANCE WITH THE FOLLOWING:

(1) LIGHT FIXTURES SHALL BE DESIGNED, POSITIONED, SHIELDED, OR OTHERWISE MODIFIED SUCH THAT THE SOURCE OF LIGHT AND ANY REFLECTIVE SURFACES OF THE FIXTURE SHALL BE DIRECTLY VISIBLE BY A PERSON WHO IS IN A STANDARD POSITION ON THE BEACH

(2) LIGHT SHALL NOT DIRECTLY ILLUMINATE THE BEACH DURING THE SEA TURTLE NESTING SEASON.

(ref) NESTING SEASON: THE PERIOD FROM MAY 1ST THROUGH OCT. 31 OF EACH YEAR.

(3) TINTED GLASS, OR ANY WINDOW FILM APPLIED TO THE WINDOW GLASS WHICH MEET THE SHADING CRITERIA FOR TINTED GLASS, SHALL BE INSTALLED ON ALL WINDOWS OF SINGLE OR MULTI-STORY BUILDINGS OR STRUCTURES WITHIN LINE OF SIGHT OF THE BEACH IN THE REGULATED B OUNDARIES.

(ref) MEANS ANY GLASS TREATED TO ACHIEVE AN INDUSTRY APPROVED, INSIDE-TO-OUTSIDE LIGHT TRANSMITTANCE VALUE OF 45 PERCENT OR LESS. SUCH TRANSMITTANCE IS LIMITED TO THE VISIBLE SPECTRUM (400 TO 700 NANOMETERS) AND IS MEASURED AS THE PERCENTAGE OF LIGHT THAT IS TRANSMITTED THROUGH THE GLASS.

(4) LIGHTS ILLUMINATING SIGNS SHALL BE SHIELDED OR SCREENED SUCH THAT THEY DO NOT ILLUMINATE THE BEACH AND THE SOURCE OF THE LIGHT SHALL NOT BE VISIBLE BY A PERSON WHO IS IN A STANDING POSITTON ON THE BEACH.

(5) THE PROVISIONES OF THIS SECTION, AS AMENDED, SHALL NOT APPLY TO ANY STRUCTURES FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED PRIOR TO ADOPTION OF THIS ORDINANCE. OTHERWISE, EXISTING DEVELOPMENT SHALL COMPLY WITH SECTION 1204.

NOTE: LIGHTING CONTRACTOR TO SELECT COMPLIANT FIXTURES. SUBMIT MFGR'S SPECS AND CUT SHEETS. FIXTURES MUST SHOW COMPLIANCE WITH SEA TURTLE ORDINACE LOC 6.05.00, FBC SEC 104.2.1.

7/12 PITCH ROOF



RIGHT ELEVATION



LEFT ELEVATION

NOTE: WINDOWS & DOORS TO BE PLYGEM OR PGT, HIGH PERFORMANCE LOW-E WITH ARGON GAS, VINYL, IMPACT RESISTENT AND COMPLY WITH 2010 FBC-RESIDENTIAL. SEE MANUFATURER'S SPECIFICATIONS

NOTE: ROOFING TO BE FLAT CONCRETE TILES INSTALLED PER MFGR. SPECIFICATIONS

SIDE ELEVATIONS

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CONTRACTOR, AND OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF ALL DOCUMENTS TO AVOID MISTAKES. DESIGNS FOR LIVING, LLC NOR R.E. CHIP MITCHELL SHALL BE LIABLE FOR ERROR AFTER CONSTRUCTION HAS BEGUN.

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FRONT ELEVATION



REAR ELEVATION

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FRONT/REAR ELEVATIONS

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