

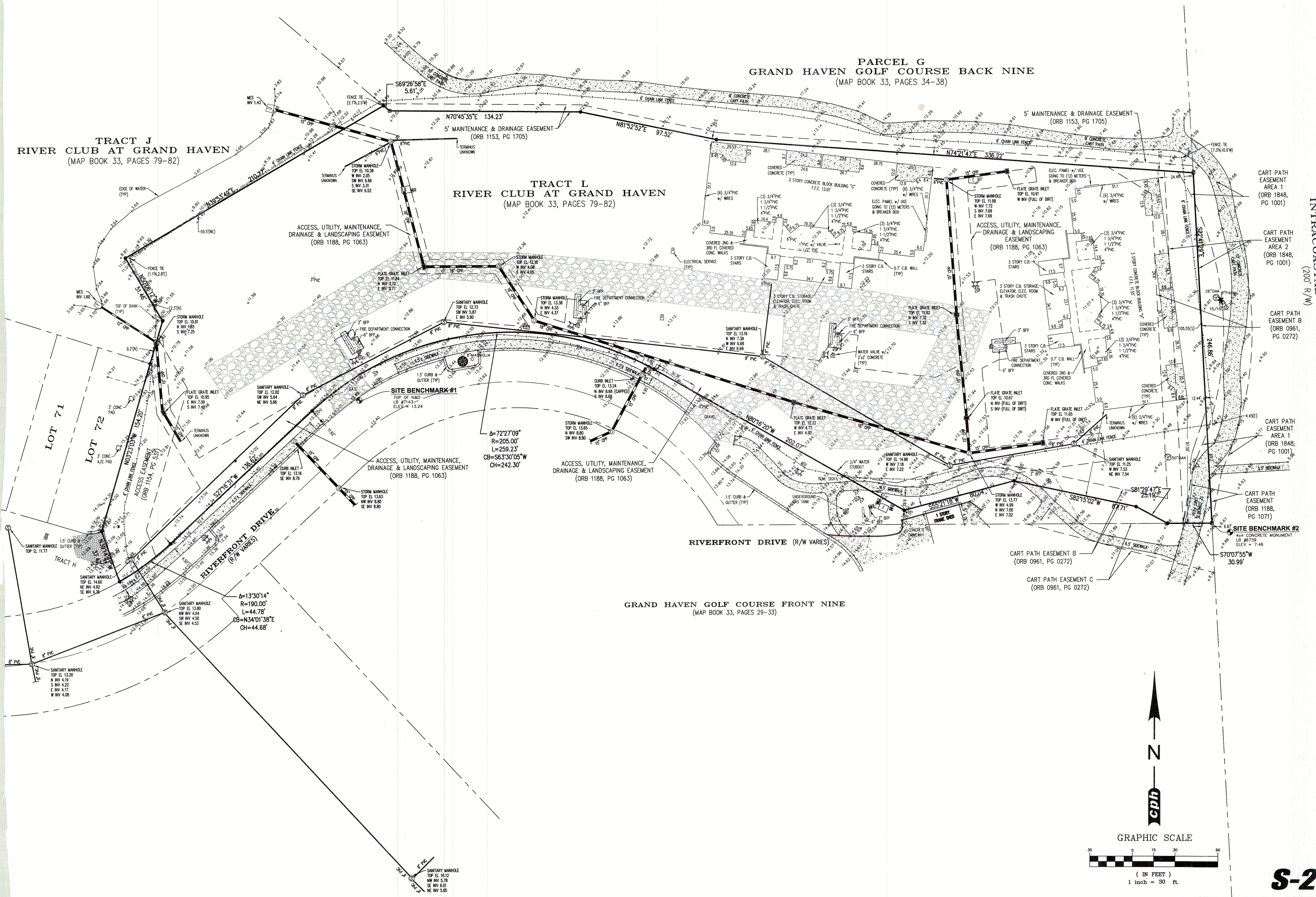
Field Crew:	Drawn by:	Checked by:	Approved by:	Scale:	Date:	Job No.:	File:	DSVG	BB	R.L.R.	J.W.P.	1"=30'	6/10/13	D9201	SVY.dwg	No.	Date	Revision	By

Plans Prepared By:
CPH, Inc.
520 Palm Coast Pkwy. SW
Palm Coast, FL 32137
Ph: 386.445.6569
Licenses:
Eng. C.O.A. No. 3215
Survey L.S. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

TOPOGRAPHIC SURVEY

DESIGN SERVICES, INCORPORATED
TRACT "L" RIVER CLUB AT GRAND HAVEN
SECTION 22-TOWNSHIP 11S-RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

Sheet No.
2
of **2**



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.R. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

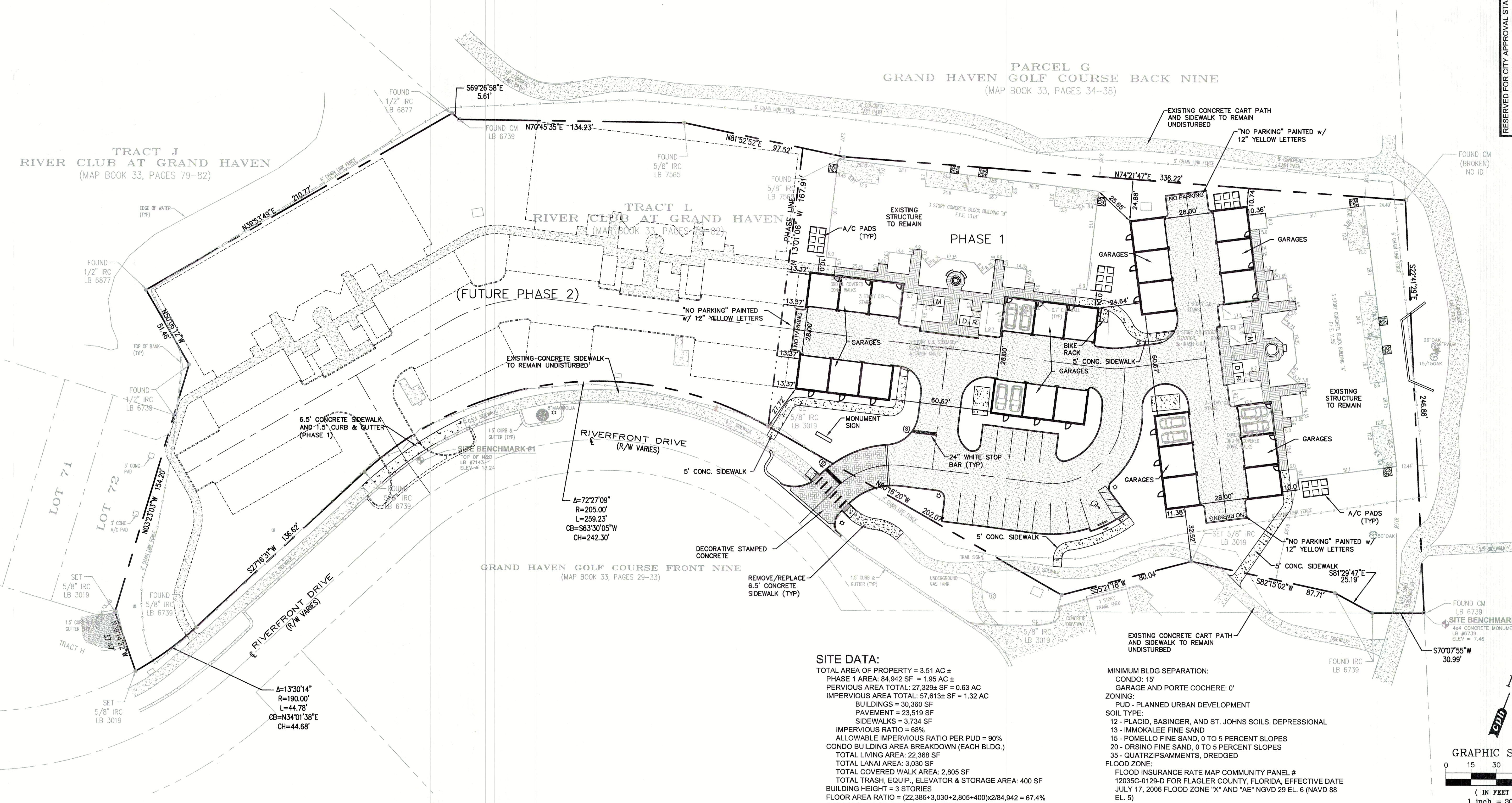
TRACT J
RIVER CLUB AT GRAND HAVEN
(MAP BOOK 33, PAGES 79-82)

TRACT L
RIVER CLUB AT GRAND HAVEN
(MAP BOOK 33, PAGES 79-82)

PARCEL G
GRAND HAVEN GOLF COURSE BACK NINE
(MAP BOOK 33, PAGES 34-38)

INTRACOASTAL WATERWAY
(200' R/W)

RESERVED FOR CITY APPROVAL STAMP



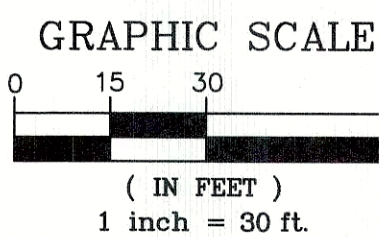
NOTE:
THIS DEVELOPMENT WAS PREVIOUSLY SUBMITTED AND APPROVED BY THE CITY OF PALM COAST UNDER THE NAME OF RIVER CLUB CONDOS PHASE TWO. THE INTENT OF THE CURRENT DESIGN IS TO DUPLICATE OR MATCH THE PREVIOUSLY APPROVED LAYOUT TO THE EXTENT POSSIBLE. MINOR REVISIONS HAVE BEEN MADE TO ACCOMMODATE THE EXISTING BUILDING AND INFRASTRUCTURE IN THEIR AS-BUILT LOCATIONS. FUTURE PHASE OF TRACT "L" WILL BE DESIGNED AND SUBMITTED FOR INDEPENDENT SITE PLAN APPROVAL.

SITE DATA:

TOTAL AREA OF PROPERTY = 3.51 AC ±
PHASE 1 AREA: 84,942 SF = 1.95 AC ±
PERVIOUS AREA TOTAL: 27,329± SF = 0.63 AC
IMPERVIOUS AREA TOTAL: 57,613± SF = 1.32 AC
BUILDINGS = 30,360 SF
PAVEMENT = 23,519 SF
SIDEWALKS = 3,734 SF
IMPERVIOUS RATIO = 68%
ALLOWABLE IMPERVIOUS RATIO PER PUD = 90%
CONDO BUILDING AREA BREAKDOWN (EACH BLDG.)
TOTAL LIVING AREA: 22,368 SF
TOTAL LANAI AREA: 3,030 SF
TOTAL COVERED WALK AREA: 2,805 SF
TOTAL TRASH, EQUIP., ELEVATOR & STORAGE AREA: 400 SF
BUILDING HEIGHT = 3 STORIES
FLOOR AREA RATIO = (22,368+3,030+2,805+400)X2/84,942 = 67.4%
GARAGES: 410 SF (EA) X 24 = 9,840 SF
PARKING REQUIRED: 2 SPACE PER UNIT (2 SPACES X 24 = 48 SPACES)
PARKING PROVIDED:
15 SPACES + (24) 2 - CAR GARAGES = 63 TOTAL SPACES
ALL GARAGES ARE HANDICAP ACCESSIBLE

MINIMUM BLDG SEPARATION:

CONDO: 15'
GARAGE AND PORTE COCHERE: 0'
ZONING:
PUD - PLANNED URBAN DEVELOPMENT
SOIL TYPE:
12 - PLACID, BASINGER, AND ST. JOHNS SOILS, DEPRESSIONAL
13 - IMMOKALEE FINE SAND
15 - POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES
20 - ORSINO FINE SAND, 0 TO 5 PERCENT SLOPES
35 - QUATZIPSAMMENTS, DREGGED
FLOOD ZONE:
FLOOD INSURANCE RATE MAP COMMUNITY PANEL #
12035C-0129-D FOR FLAGLER COUNTY, FLORIDA, EFFECTIVE DATE
JULY 17, 2006 FLOOD ZONE "X" AND "AE" NGVD 29 EL. 6 (NAVD 88
EL. 5)



LEGEND

- (S) PROPOSED STOP SIGN
- (R) PROPOSED RECYCLE
- (D) PROPOSED DUMPSTER
- (M) PROPOSED MAILBOXES
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STAMPED CONCRETE
- PROPOSED CONCRETE
- EXISTING CONCRETE
- RIGHT OF WAY
- PROPERTY LINE

No.	Date	Revision	By	No.	Date	Revision	By
1	9/2/13	REVISED PER CITY COMMENTS DATED 8/16/13	JRK	1			
2				2			
3				3			
4				4			



A Full Service A & E Firm
Architects M/E/P
Engineers Planners
Environmental Surveyors
Landscape Architects Traffic/Transportation
Florida
Puerto Rico
Connecticut
Maryland
Texas

Designed by: JRK Date: 5/07/2014
Drawn by: BB Scale: 1"=30'
Checked by: JBM
Approved by: JRK
Job No. D9201 ©2014

LAVAYA'S VISTA PAR @ RIVER CLUB
CONDOMINIUMS AT GRAND HAVEN
Palm Coast, Florida

Plans Prepared By:
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Ph: 386.445.5569
Licenses:
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Survey L.B. No. 7143 Landsc. Lic. No. LC0000298

JASON R. KELLOGG, P.E.
REG.# 56952

OVERALL SITE PLAN

Sheet No.

C-1

LAVAYA'S VISTA PAR CONDOMINIUMS @ GRAND HAVEN

BUILDING ALTERATIONS & ADDITIONS
445 & 455 RIVERFRONT DRIVE, PALM COAST, FL 32137



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LICENSE NO. AFF000061

DSI CONSULTANTS

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ADVANCED STRUCTURAL ENGINEERING, INC.
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MECHANICAL, ELECTRICAL ENGINEER
MEP ENGINEERING SERVICES
8519 CYPRESS HOLLOW COURT, SANFORD, FL 32771
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TELEPHONE 407.790.7826
ARCHITECTURE
INTERIOR DESIGN
SPACE PLANNING



ARCHITECTURE
INTERIOR DESIGN
SPACE PLANNING

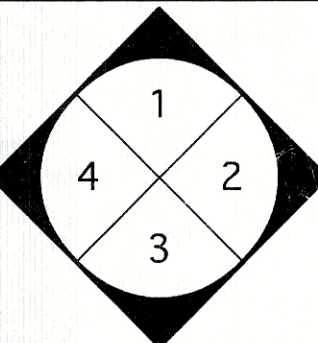
LICENSE NO. AFF000061

LAVAYA'S VISTA PAR CONDOMINIUMS
@ GRAND HAVEN
BUILDING ALTERATIONS & ADDITIONS
445 & 455 RIVERFRONT DRIVE, PALM COAST, FL 32137

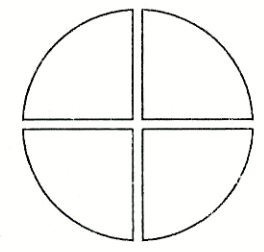
GENERAL NOTES

REFER TO SEPARATE CIVIL ENGINEERING & LANDSCAPE ARCHITECTURAL DRAWINGS

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1
2
3
4



INTERIOR ELEVATION KEY

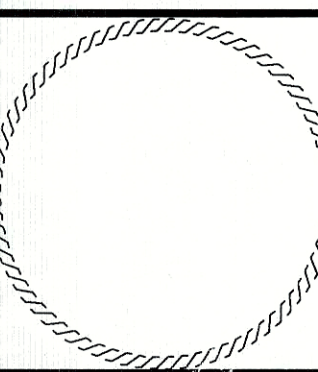
NORTH

ACTUAL PLAN

MARK	DATE	REVISIONS

COMM. NO.	13005	DRAWN:	MEL
DATE:	7/15/13	CHECKED:	ELM
SCALE:	NO SCALE	© 2013	

COVER SHEET

SEAL	ARCHITECT/CONSULTANT
	EDDIE L. MUSE, AIA LIC. NO. AR-12112
SHEET NUMBER	
G1	

DOOR HARDWARE:

HARDWARE FINISH: 626 SATIN CHROMIUM PLATED
LEVERSETS: SCHLAGE, S SERIES (U.N.O.), FLAIR STYLE
BUTTS: 4 1/2 HINGES - 3 FOR 6'-8" HIGH DOORS AND 4 FOR TALLER DOORS
SILENCERS FOR METAL AND WOOD
THIS IS A CONSTRUCTION KEY JOB
ISSUE FOUR SETS OF KEYS FOR EACH UNIT
IVES #60 BASE DOOR STOPS WERE NEEDED
IVES #70 HINGE PIN DOOR STOPS WERE NEEDED

UNIT ENTRY DOORS:
SCHLAGE, F SERIES, PARTHENON, WITH FLAIR INSIDE LEVER
KEY ALIKE WITH CORRESPONDING UNIT REAR GARAGE DOOR, IF APPLICABLE

BATHROOM AND BEDROOM DOORS:
S40D BATH/BEDROOM PRIVACY LOCK
IVES, 581 WARDROBE HOOKS ON THE BACK SIDE OF BATHROOM DOORS

BUILDING MAINTENANCE, ELEV. EQUIP., AND STORAGE ROOM DOORS:
S80PD STOREROOM LOCK
LCN, 4040 W/PARALLEL ARMS CLOSERS
KEY ALIKE ALL DOORS AND ISSUE 6 KEYS

REAR GARAGE DOORS:
S51PD ENTRANCE LOCK
KEY ALIKE WITH CORRESPONDING UNIT ENTRY DOOR

SINGLE LEAF CLOSET DOORS AND TOILET ROOM DOORS:
S10D PASSAGE LATCH

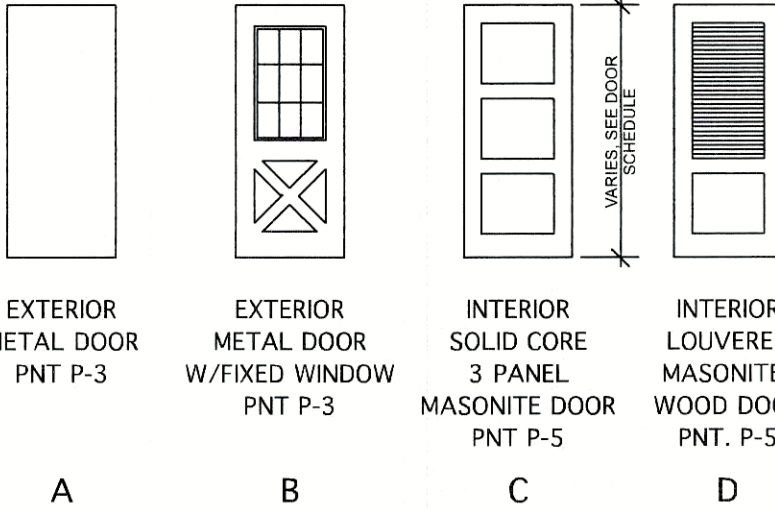
STAIRWAY AND REAR TRASH ROOM DOORS:
S10D PASSAGE LATCH
LCN, 4040 W/PARALLEL ARMS CLOSERS

BI-FOLD CLOSET DOORS:
BI-FOLD HARDWARE SETS
IVES #524 1 1/2" ROUND KNOBS

POCKET DOORS:
IVES #225, 1 1/2" DIA. FLUSH PULLS
IVES #42 POCKET SLIDING DOOR BOLT

DOOR ELEVATIONS:

REFER TO BLDG. ELEV. FOR ROLL UP GARAGE
AND TRASH ROOM DOORS



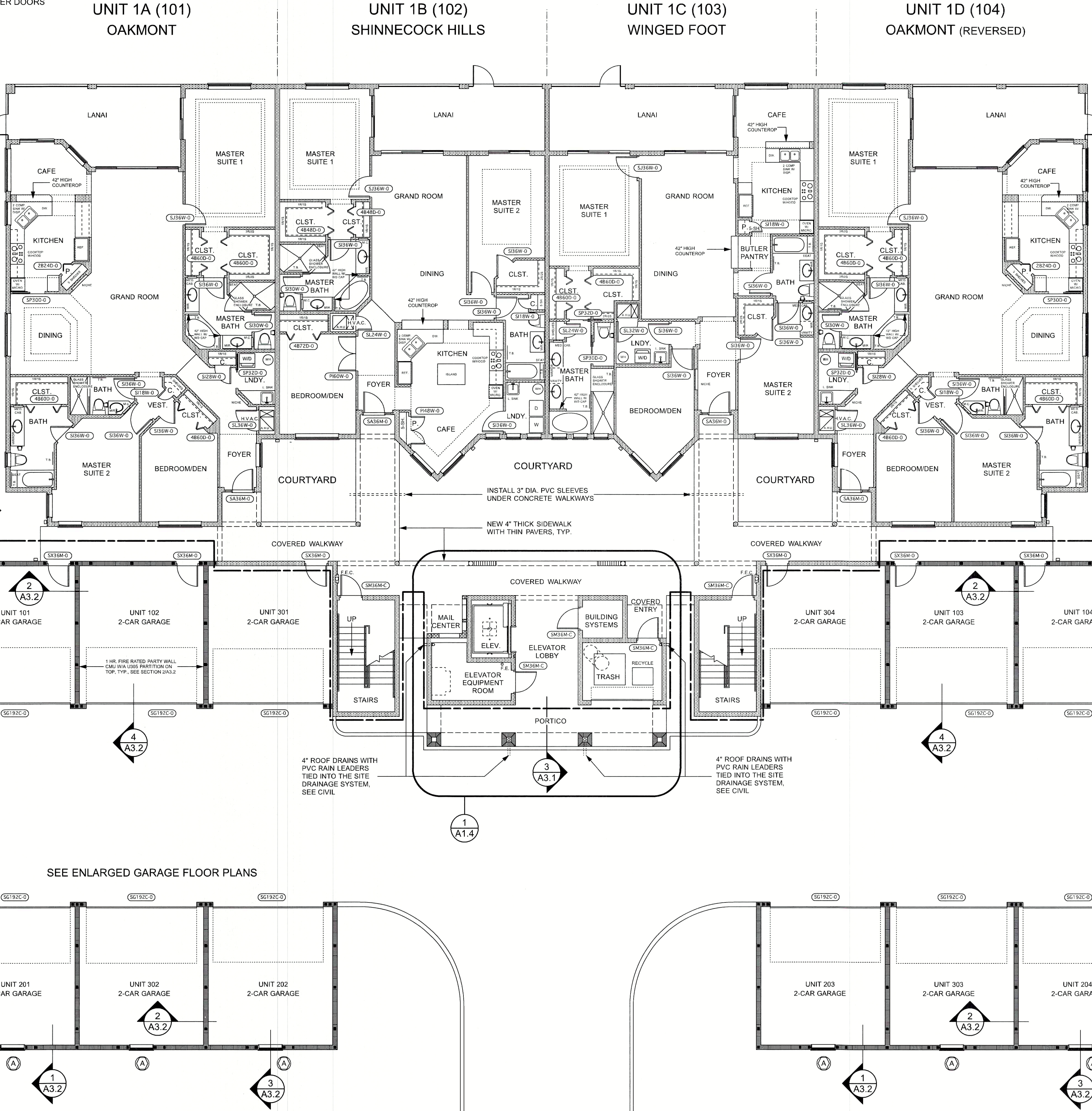
EXISTING
NEW CONSTRUCTION

DOOR CODE LEGEND:

DOOR CODE SCHEDULE:

NOTE: ALL NEW EXTERIOR FINISHES ARE
TO BE RATED FOR 140 MPH WIND SPEEDS

- UNDERCUT INTERIOR DOORS 3/4"
- DOOR LEAF
S = SINGLE
P = PAIR
N = NUMBER OF BIFOLDS LEAVES
 - TYPE
A = ALUM. 8" HIGH 6 PANEL INSULATED S.C. DOOR W/1" WIDE GLASS Sidelite
B = BI-FOLD (WOOD), 1 3/8" THICK, TEXTURED MASONITE PANELED DOORS
C = GARAGE DOOR, PANELED METAL INSULATED DOOR
I = 6'-8" HIGH INTERIOR 1 3/4" MASONITE SOLID CORE TEXTURED 3 PANELED DOOR
J = 8'-0" HIGH INTERIOR 1 3/4" MASONITE SOLID CORE TEXTURED 3 PANELED DOOR
L = LOUVERED WOOD DOOR, PAINT GRADE
M = METAL DOOR
P = POCKET DOOR, 3 PANEL TEXTURED MASONITE
R = ROLL UP COIL TYPE METAL GARAGE DOOR
X = METAL PANEL DOOR W/S.H. WINDOW & SCREEN
 - TOTAL WIDTH OF OPENING (INCHES)
 - DOOR FRAME MATERIAL
C = CMU
D = DRYWALL
M = METAL
W = WOOD
 - FIRE RATING
O = NONE
A = 20 MIN.
B = 3/4 HR.
C = 1 HR.



- INSTALL SOUND ATTENUATION BLACKETS IN ALL PARTITIONS
AROUND BATHROOMS, H.V.A.C. CLOSETS, AND LAUNDRY ROOMS
- INSTALL 5/8" GYPSUM BOARD ON CEILINGS IN EACH UNIT AND
STAIRWAYS, PROVIDE ADDITIONAL FURRING AS NEEDED
- INSTALL 1/2" GYPSUM BOARD ON EXISTING METAL STUDS PARTITIONS
AND EXISTING PERIMETER P.T. WOOD FURRING, REPLACE
ANY DAMAGED MATERIALS AS NEEDED
- INSTALL 90° VINYL CORNER BEADS AND PROVIDE A LEVEL 4
DRYWALL FINISH ON ALL INTERIOR WALLS, KNOCKDOWN
CEILING TEXTURE ON ALL FLAT CEILING PLANES
- INSTALL LANAI SCREEN ENCLOSURES AS SHOWN
- INSTALL MATCHING ROOF FASCIA AND EAVES (NON VENTED) FINISH
MATERIALS WHERE MISSING, REPLACE DAMAGED WOOD AS NEEDED
- ALL EXISTING RIDGE VENTS AND EAVE VENTS ARE TO BE BLOCKED
OFF WITH 15 LB FELT PRIOR TO THE SPRAYING OF FOAM INSULATION
- AT ALL BATHROOM TILE WALLS INSTALL 1/2" GREEN BOARD
- INSTALL THE APPROPRIATE SCHULTER WATERPROOFING SYSTEM
FOR WALK-IN OR TUB SHOWERS
- COORDINATE WITH MILLWORK COMPANY ON THE INSTALLATION
OF ALL CABINETS AND COUNTERTOPS
- REPLACED DAMAGED DOOR AND WINDOW GLAZING AS NEEDED
- PROVIDE ALL BATHROOM ACCESSORIES AS SHOWN ON THE PLANS
MEDICINE CABINETS: KOHLER 20" H x 16" W MIRROR MTL CAB.
MODEL # CB-CLR1620FS
- REFER TO THE FINISH PLANS FOR ALL WINDOW, DOOR, NICHE AND
WALL TRIM

NOTE: PERPARE THE EXISTING EXTERIOR
SURFACES AS NEED TO RECEIVE NEW FINISHES

EXISTING
NEW CONSTRUCTION

SEE ENLARGED GARAGE FLOOR PLANS

WINDOW LEGEND:

- (A) GARAGE WINDOWS:
SHINGLE HUNG WINDOWS, SH-25, 3'-1" x 5'-3"
140 MPH WIND RATED
- (B) LOWER FRONT STAIR TOWER WINDOWS:
FIXED LITE ARCHITECTURAL WINDOWS
PGT WINGUARD W/CLAR IMPACT GLASS
AND APPLIED DECORATIVE MULLIONS
- (C) UPPER FRONT STAIR TOWERS:
8" GLASS BLOCK INFILL WINDOW

DESIGN SERVICES INCORPORATED
P.O. BOX 917825, LONGWOOD, FL 32791
TELEPHONE 407.790.7826
LICENSE NO. AFF000061

ARCHITECTURE
INTERIOR DESIGN
SPACE PLANNING

LAVAYA'S VISTA PAR CONDOMINIUMS
@ GRAND HAVEN
BUILDING ALTERATIONS & ADDITIONS
445 & 455 RIVERFRONT DRIVE, PALM COAST, FL 32137

GENERAL NOTES

ALL DIMENSIONS ARE +/- AND TO FINISH SURFACES,
FIELD VERIFY

PROVIDE DEAD WOOD BLOCKING (2 x 6 MIN.) U.N.O. AT
ALL CONDITIONS REQUIRING PARTITION MOUNTING OF
MILLWORK, DOOR JAMBS, FUTURE GRAB BARS, ETC.

PREPARE ALL SURFACES TO RECEIVE NEW FINISHES,
REFER TO FINISH PLANS

PROVIDE ADA COMPLIANT ELEVATOR, ELEV. EQUIP. RM,
BUILDING SYSTEMS ROOM, AND STAIRWAY SIGNS

INSTALL SUNSHINE PAVERS, W-200 DESERT SAND
(HERRINGBONE PATTERN) ON THE 1ST FL. WALKWAYS,
ELEV. LOBBY, ELEV. CAB AND PORTICO WALK SURFACES,
INSTALL A CENTERED 36" SQ. SUNSHINE PAVES
MEDALLION IN THE PORTICO, ELEV. LOBBY AND ELEV. CAB

INSTALL 4-A, 60-BC FIRE EXTINGUISHERS IN RECESSED
CABINETS AND SURFACE MTD. WERE INDICATED, SEE
DETAIL 1/A1.3

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BLDG. 455 BLDG. 445

INTERIOR ELEVATION KEY

NORTH

MARK DATE REVISIONS

COMM. NO. 13005 DRAWN: MEL

DATE: 7/15/13 CHECKED: ELM

SCALE: 1/8" = 1'-0" © 2013

FIRST

FLOOR PLAN

SEAL ARCHITECT/CONSULTANT

EDDIE L. MUSE, AIA
LIC. NO. AR-12112

SHEET NUMBER

A1.1

P-1 GENERAL WALL PAINT:
SHERWIN-WILLIAMS, SW 6112, BISCUIT

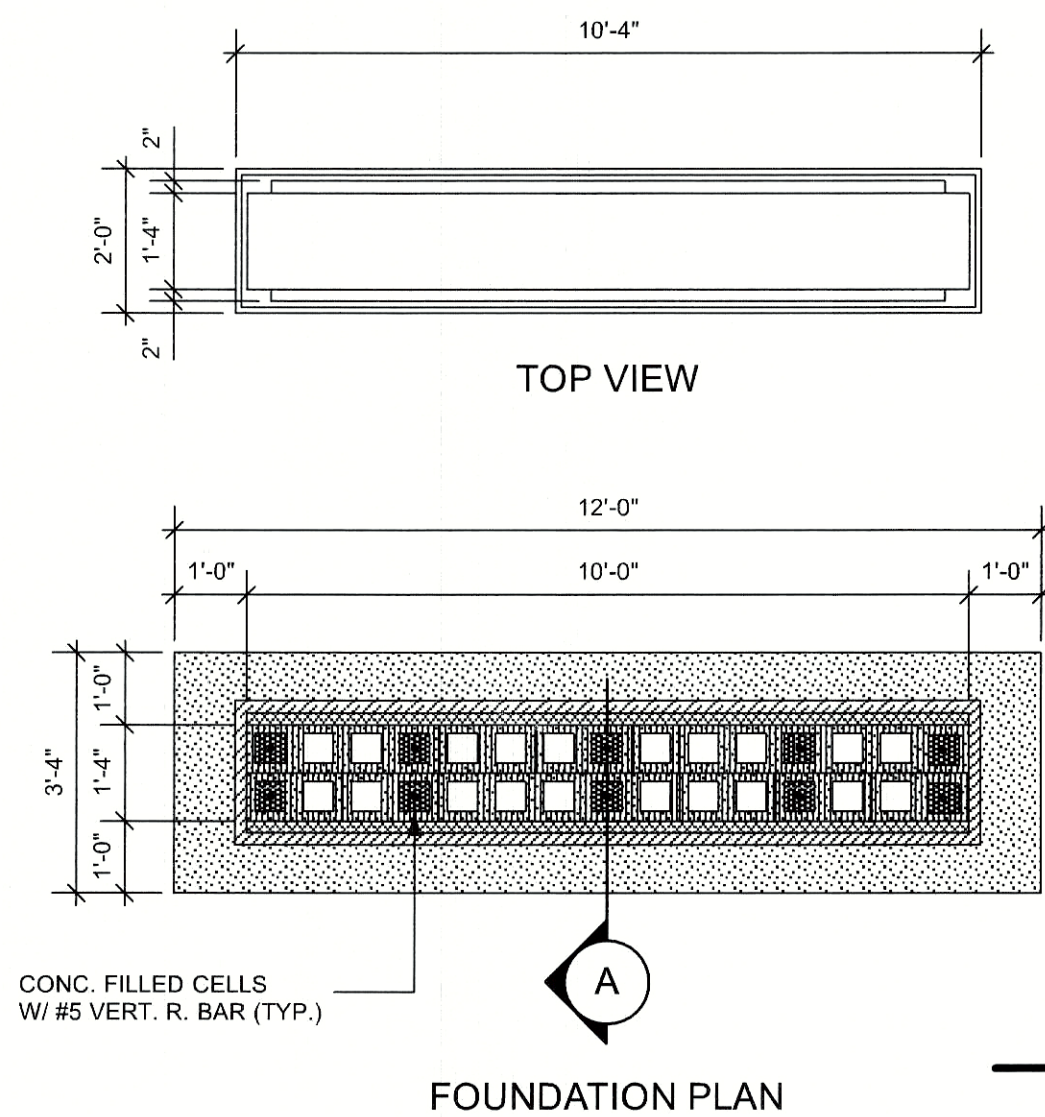
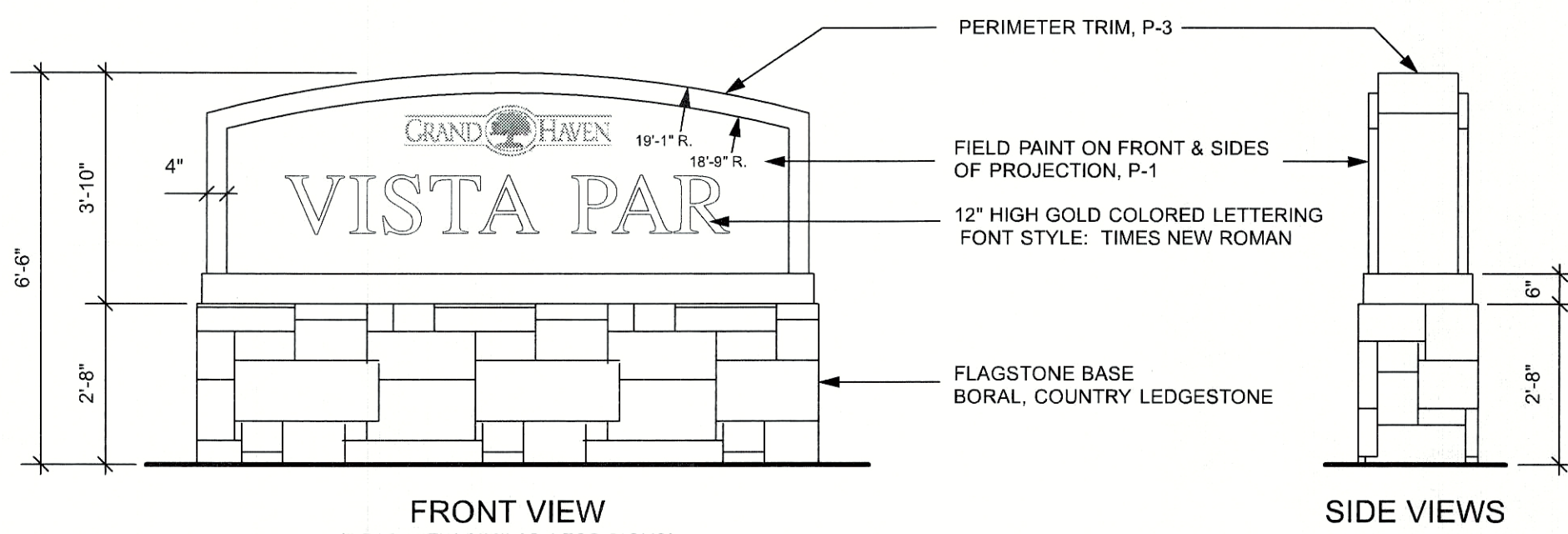
P-2 WALL BASE PAINT (*WHERE NOT STONE*):
SHERWIN-WILLIAMS, SW 6114, BAGEL

P-3 TRIM PAINT:
SHERWIN-WILLIAMS, SW 7004, SNOWBOUND

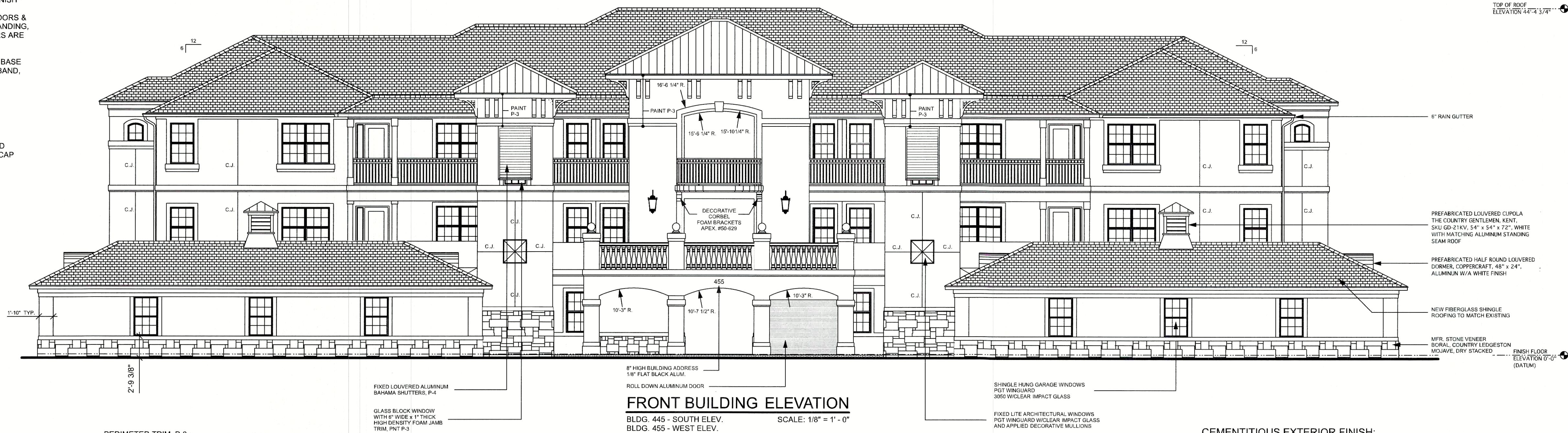
P-4 LOUVERED ALUMINUM BAHAMA SHUTTERS:
COLOR TO MATCH SHERWIN-WILLIAMS, SW 6482, CAPE VERDE

ALL TRIM BANDS AND COLUMNS ARE TO BE PAINTED P-3

METAL RAILINGS ARE TO HAVE A POWER COATED BLACK FINISH

[illegible]

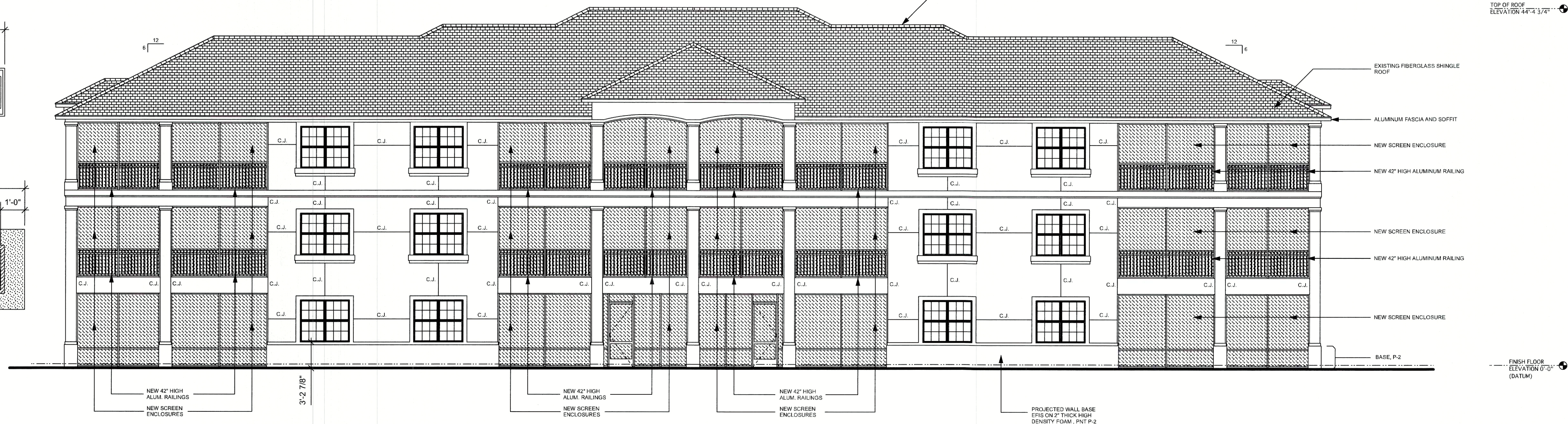
SCALE: 3/8" = 1'-0"



BLDG. 445 - SOUTH ELEV. SCALE: 1/8" = 1' - 0"
BLDG. 455 - WEST ELEV.

CMU WALLS ARE TO HAVE TWO COATINGS PROVIDING A TOTAL 5/8" THICK CEMENTITIOUS FINISH TEXTURE COAT TO MATCH EXISTING WALL FINISH

PROJECTED WALL BASES (NON MFR. STONE): 2"
8" WIDE HOR. BANDS LOCATED JUST ABOVE PROJECTED WALL BASES: 1"
TYPICAL 8" WIDE HOR. & VERT. BANDS: 2"
8" WIDE WINDOW HEADER & JAMB BANDS: 1"
1'-6" WIDE GARAGE CORNERS: 1"
TYPICAL 2", 4", & 6" WIDE BANDS: 1"
8" HIGH STEEPED GARAGE HOR. CORNICE BANDS: 2" BOTTOM & 3" TOP PROJECTION
4" HIGH COLUMN CAPITAL TRIM: 2"
SQUARE COLUMN BASES: 2"
UNFINISHED CONCRETE CAPITALS & BASES: 1" HEIGHT TO MATCH EXISTING
5 1/4" CROWN SLOD MOLDLING AROUND THE 1ST & 2ND FLOOR ELEVATOR BOYS CEILINGS



BLDG. 445 - NORTH ELEV. SCALE: 1/8" = 1' - 0"
BLDG. 455 - EAST ELEV.

BORAL, COUNTRY LEDGESTONE, MOJAVE
DRY STACKED

CONTACT: STEVE BISCHKE @ COASTLE
TEL. 407.831.1050

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TELEPHONE 407.790.7826

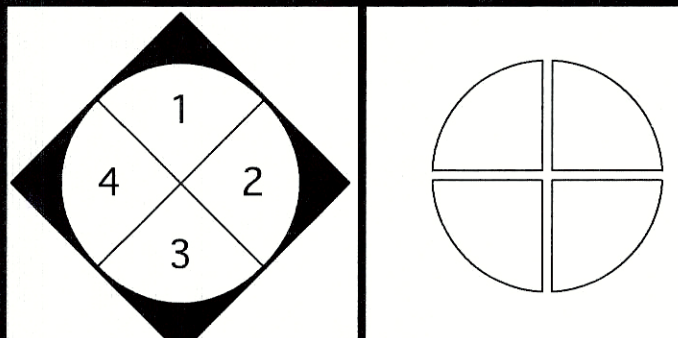
LICENSE NO. AFF0000061

**LAVAYA'S VISTA PAR CONDOMINIUMS
@ GRAND HAVEN**
BUILDING ALTERATIONS & ADDITIONS
445 & 455 RIVERFRONT DRIVE, PALM COAST, FL 32137

INSTALL WINDOWS, HALF ROUND LOUVERED DORMERS
AND CURBLAS PER MANUFACTURERS' INSTRUCTIONS.

INSTALL SURFACE MOUNTED OVAL ACRYLIC ADDRESS PLAQUES CENTERED VERTICALLY AND HORIZONTALLY ON THE WALL ABOVE THE ENTRY DOORS, BLACK BACKGROUND WITH GOLD NUMBERS, COORDINATE UNIT ADDRESSING (NUMBERS ONLY) WITH THE FLOOR PLANS, HOME GARDEN & PATIO, TEL. 913.422.7792

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NORTH

ACTUAL

PLAN

MARK	DATE	REVISIONS

COMM. NO:	13005	DRAWN:	MEL
DATE:	7/15/13	CHECKED:	ELM
SCALE:	AS NOTED"	© 2013	

FRONT & REAR

SEAL	ARCHITECT/CONSULTANT
	EDDIE L. MUSE, AIA LIC. NO. AR-12112 e.muse@dsi-architects.com
	SHEET NUMBER A2.1