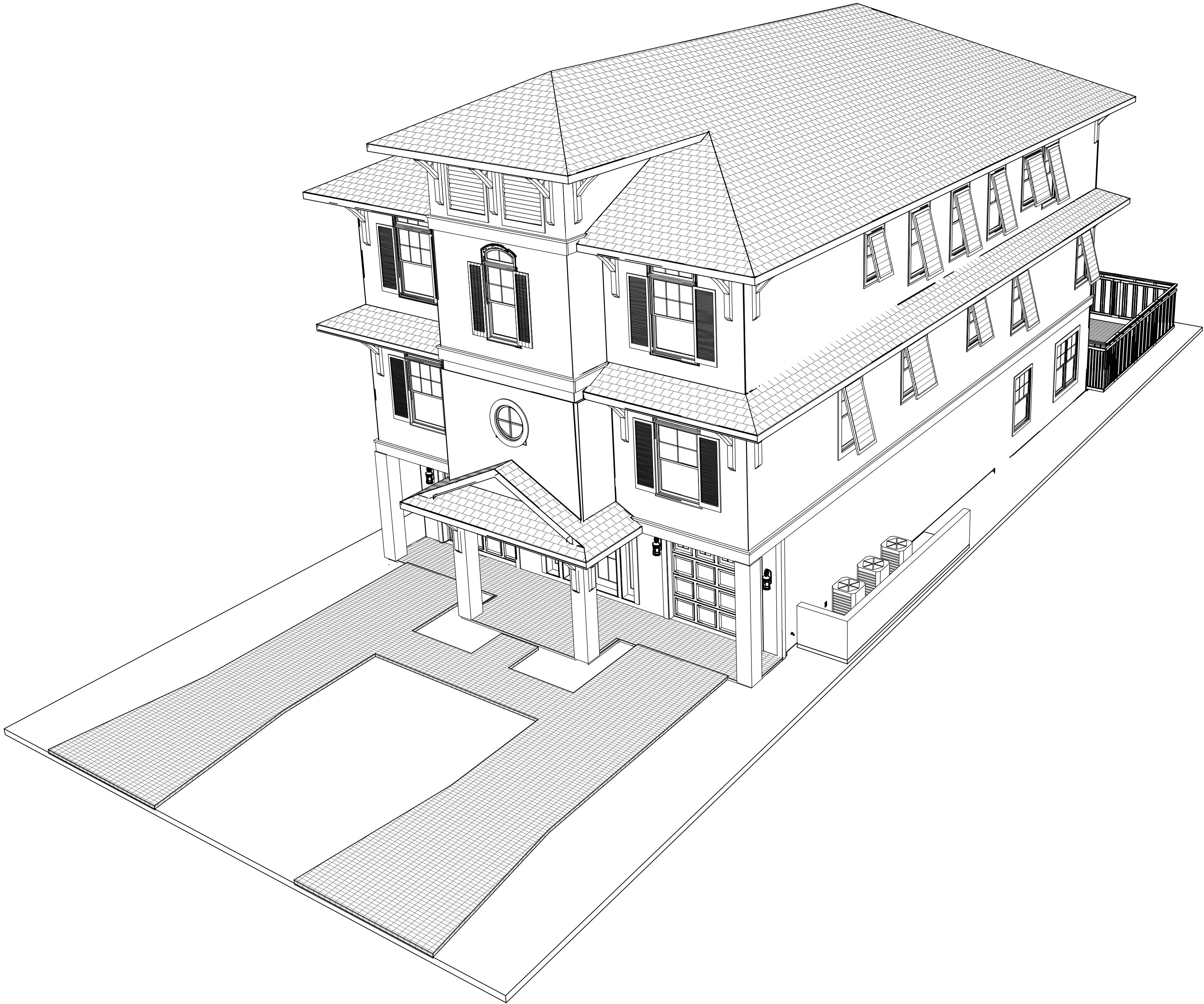


"THE BILTMORE"- CINNAMON BEACH

LUXURY HOME

ARB SET 3/6/13



OCEAN HAMMOCK PARCEL A-5, PLAT ONE, LOT 34  
30 CINNAMON BEACH WAY  
PALM COAST,FLORIDA 32137 R/E #: 04-11-31-3512-00010-0340  
BUILT BY: STAJO CONSTRUCTION, INC. CGC01515200  
2 ARMAND BEACH DRIVE  
(386) 446-9248 CGC01515200

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PLAN #  
7013

NO.	DESCRIPTION	BY	DATE

BUILT BY:  
Stajo Construction, Inc.  
2 Armand Beach Drive  
Palm Coast, Florida 32137

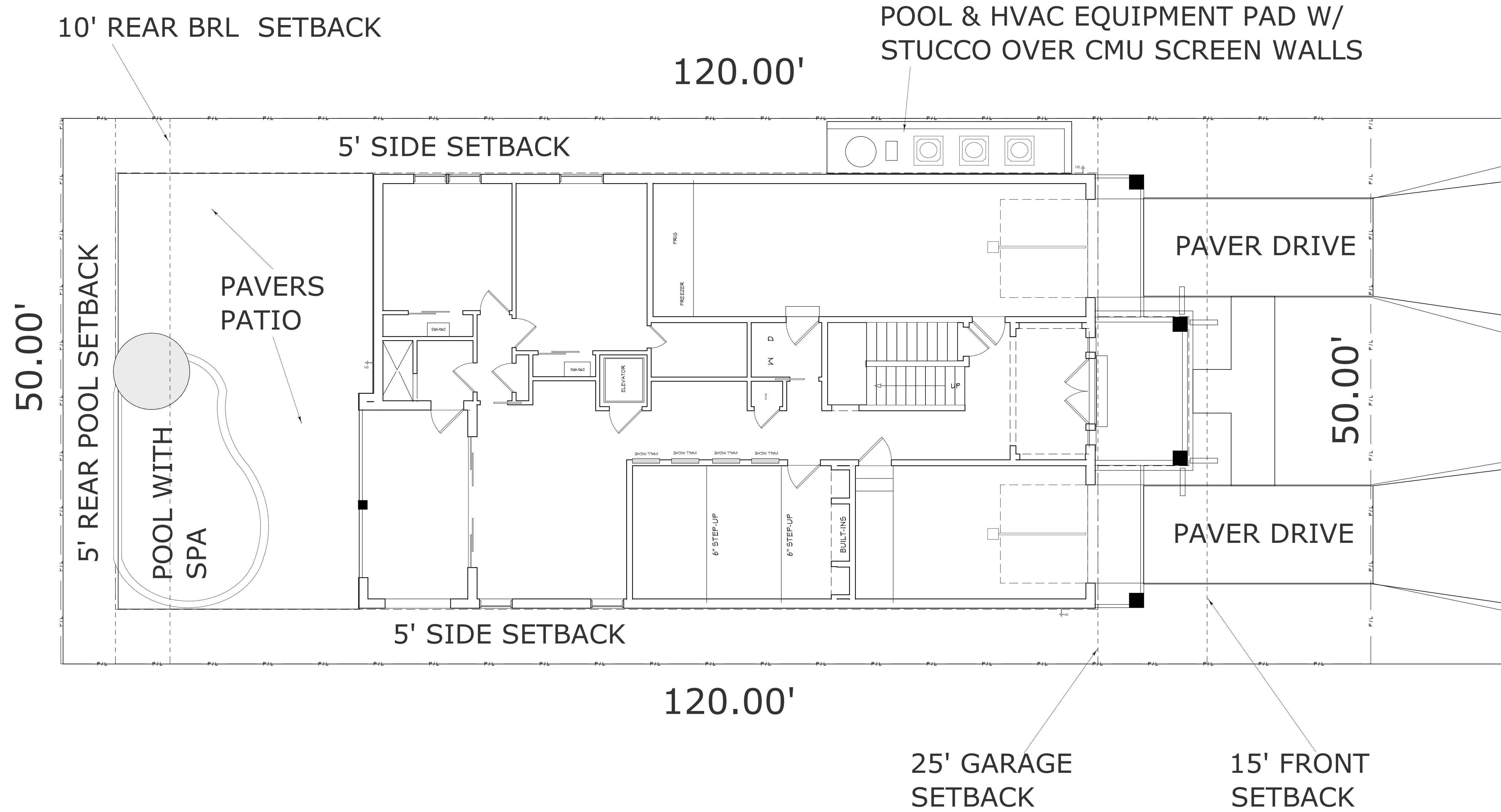
PROJECT DESCRIPTION:  
THE BILTMORE  
30 Cinnamon Beach Way  
Palm Coast, Florida 32137

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

DATE:  
1/27/2013

SCALE:  
N.T.S.

SHEET:  
A-1



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.

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(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.

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

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

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7013

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2 Armand Beach Drive  
Palm Coast, Florida 32137

PROJECT DESCRIPTION:  
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30 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:  
1/27/2013

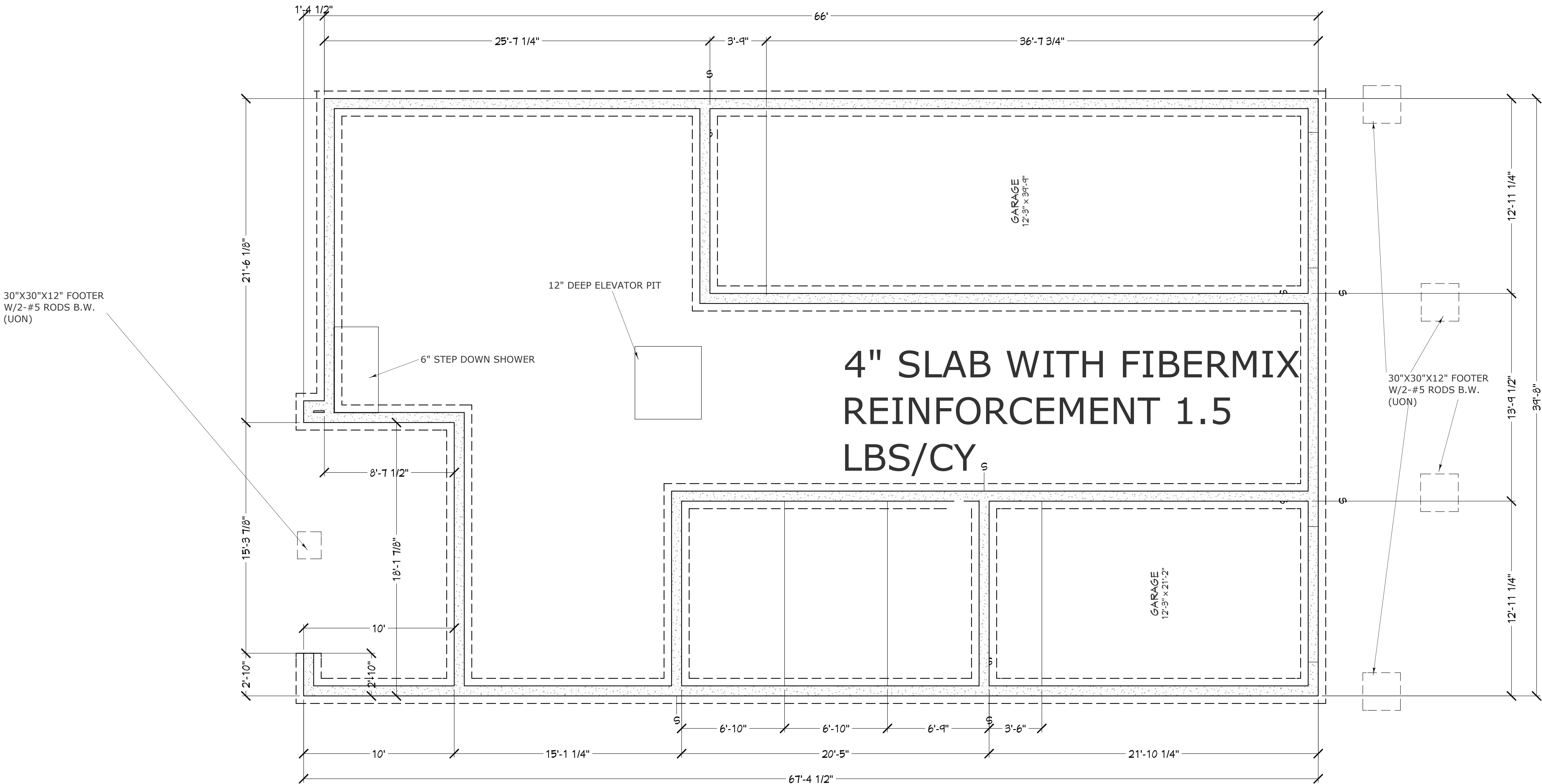
SCALE:  
3/16" = 1'-0"

SHEET:  
A-2

FOUNDATION NOTES: SEE SPECIFICATIONS  
3-CMU STEMWALL WITH 20"X10" 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. (U.O.N.) MAXIMUM. SEE  
STRUCTURAL ENGINEERING PLANS



1ST FLOOR EXTERIOR WALLS ARE  
8X8X16 CMU DESIGNED BY THE  
STRUCTURAL ENGINEER

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

FOUNDATION PLAN

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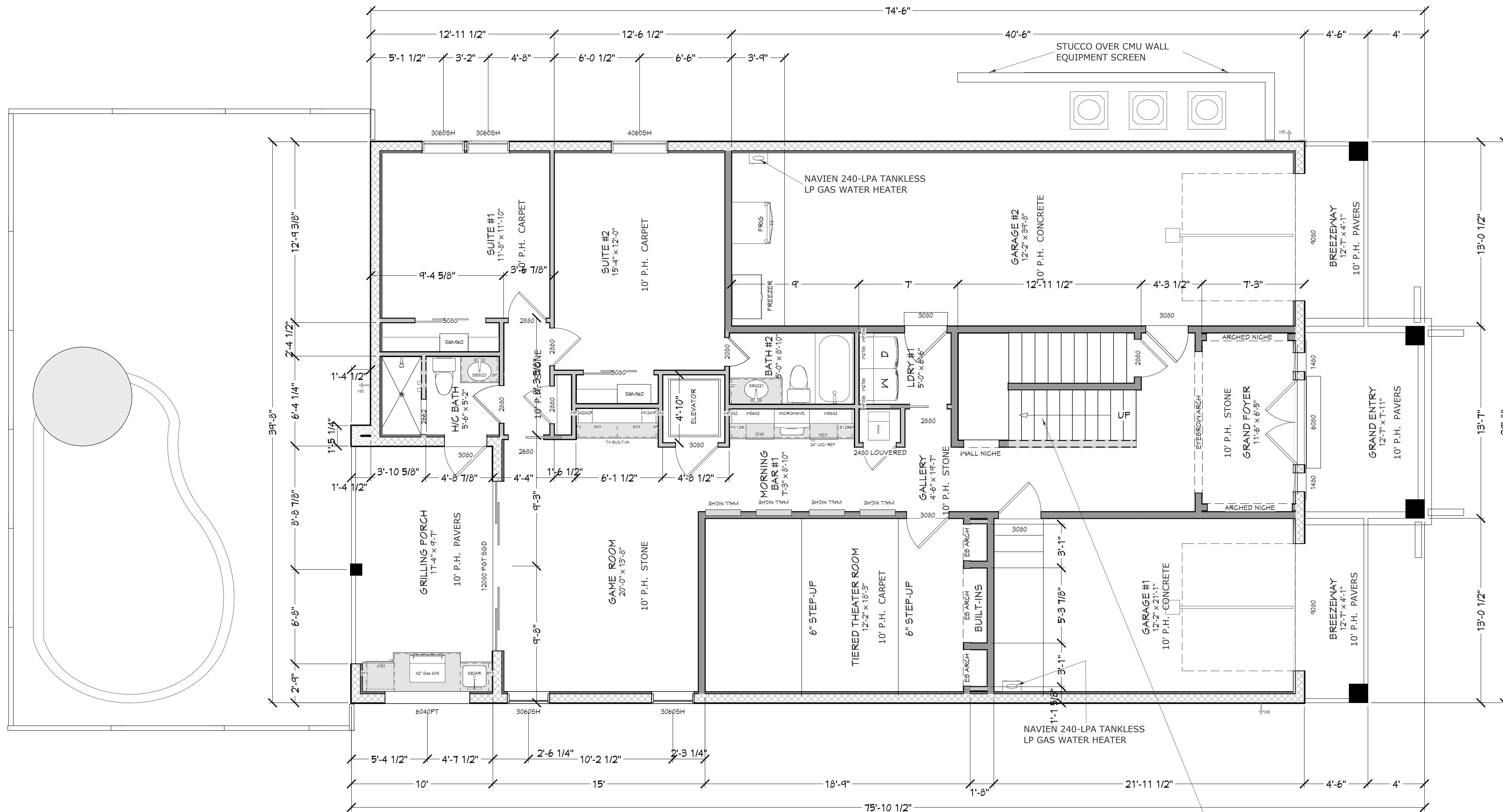
DATE:  
1/27/2013

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

SHEET:  
A-3



1ST FLOOR EXTERIOR WALLS ARE  
8X8X16 CMU WITH SKIP TROWEL  
PAINTED STUCCO



1. 1ST FLOOR CMU WALLS 3/4" HIGH-R BOARD
2. PROVIDE SOUND BATTS IN ALL BEDROOMS, BATHROOMS AND LAUNDRY
3. ATTIC INSULATION TO BE 5.5" OPEN CELL FOAM WITH IGNITION BARRIER
4. COMMON WALLS TO BE 5.5" OF SPRAYED IN CELLULOSE OR FIBERGLASS

1. RISERS TO BE PAINTED
2. TREADS TO BE 1" STAINED OAK
3. 1ST & 2ND FLOORS TO BE WROUGHT IRON SPINDLES & OAK RAILING ON SHORT KNEEWALL

## 1ST FLOOR PLAN

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<b>PLAN #</b> <span style="font-size: 1.5em; font-weight: bold;">7013</span>			
<b>BUILT BY:</b> <div style="text-align: right; padding-right: 20px;"> <b>Stajo Construction, Inc.</b>  <b>2 Armand Beach Drive</b>  <b>Palm Coast, Florida 32137</b> </div>			
<b>PROJECT DESCRIPTION:</b> <div style="text-align: center; padding: 10px;"> <b>THE BILTMORE</b>  <b>30 Cinnamon Beach Way</b>  <b>, Palm Coast, Florida 32137</b> </div>			
<b>Bid Drawings provided by:</b> <div style="text-align: center; padding: 10px;"> <b>Designs for Living, LLC</b>  <small>RESIDENTIAL DESIGN &amp; CONSULTING</small>  <small>SINCE 1969</small>  <small>SERVING N/E FLORIDA SINCE 1978</small>  <small>904-730-7135</small> </div>			
<b>DATE:</b> <div style="text-align: center; padding: 5px;"> <b>1/27/2013</b> </div>			
<b>SCALE:</b> <div style="text-align: center; padding: 5px;"> <b>1/4" = 1'-0"</b> </div>			
<b>SHEET:</b> <div style="text-align: center; padding: 10px;"> <span style="font-size: 2em; font-weight: bold;">A-4</span> </div>			

NOTE: SLOPE DECKS 1/4" PER FOOT  
DECKING: 3/4" T&G  
WATERPROOFING: MEMBRANE WITH  
WATERPROOF SEALANT APPLIED PER  
THE MANUFACTURER'S SPECIFICATIONS.  
DECKS TO BE TILED

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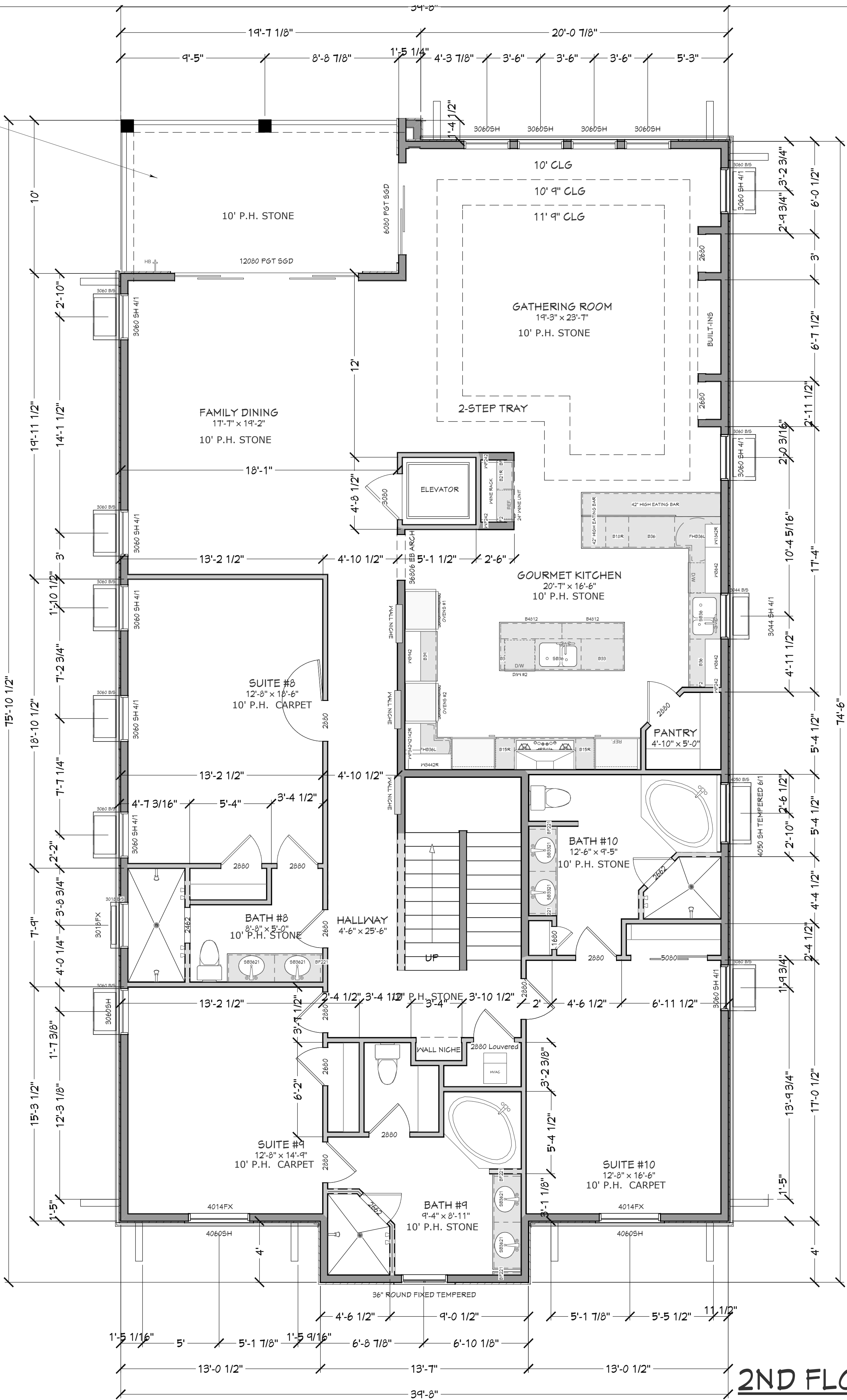
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INSULATION NOTES:

1. COMMON 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
4. 2ND FLOOR EXTERIOR WALLS TO HAVE 5.5" CELLULOSE OR BLOWN IN FIBERGLASS

NOTE: 2ND FLOOR WALLS TO BE 2X6 #2SPF SHEATHED WITH 1/2" ZIP WALL PANELS. FUR OUT WALLS IN BATH #9 AS REQUIRED TO PLANE WITH THE FRAME EXTERIOR WALLS



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

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PLAN # 7013		BUILT BY: Stajo Construction, Inc. 2 Armand Beach Drive Palm Coast, Florida 32137	
PROJECT DESCRIPTION: THE BILTMORE 30 Cinnamon Beach Way Palm Coast, Florida 32137		NO. DESCRIPTION BY DATE	
Bid Drawings provided by: Designs for Living, LLC RESIDENTIAL DESIGN & CONSULTING SINCE 1969 SERVING N/E FLORIDA SINCE 1978 904-730-7135		DATE: 1/27/2013	
		SCALE: 1/4" = 1'-0"	
		SHEET: A-5	

NOTE: 3RD FLOOR WALLS TO BE 2X6 #2SPF SHEATHED WITH 1/2" ZIP WALL PANELS.

NOTE: SLOPE DECKS 1/4" PER FOOT  
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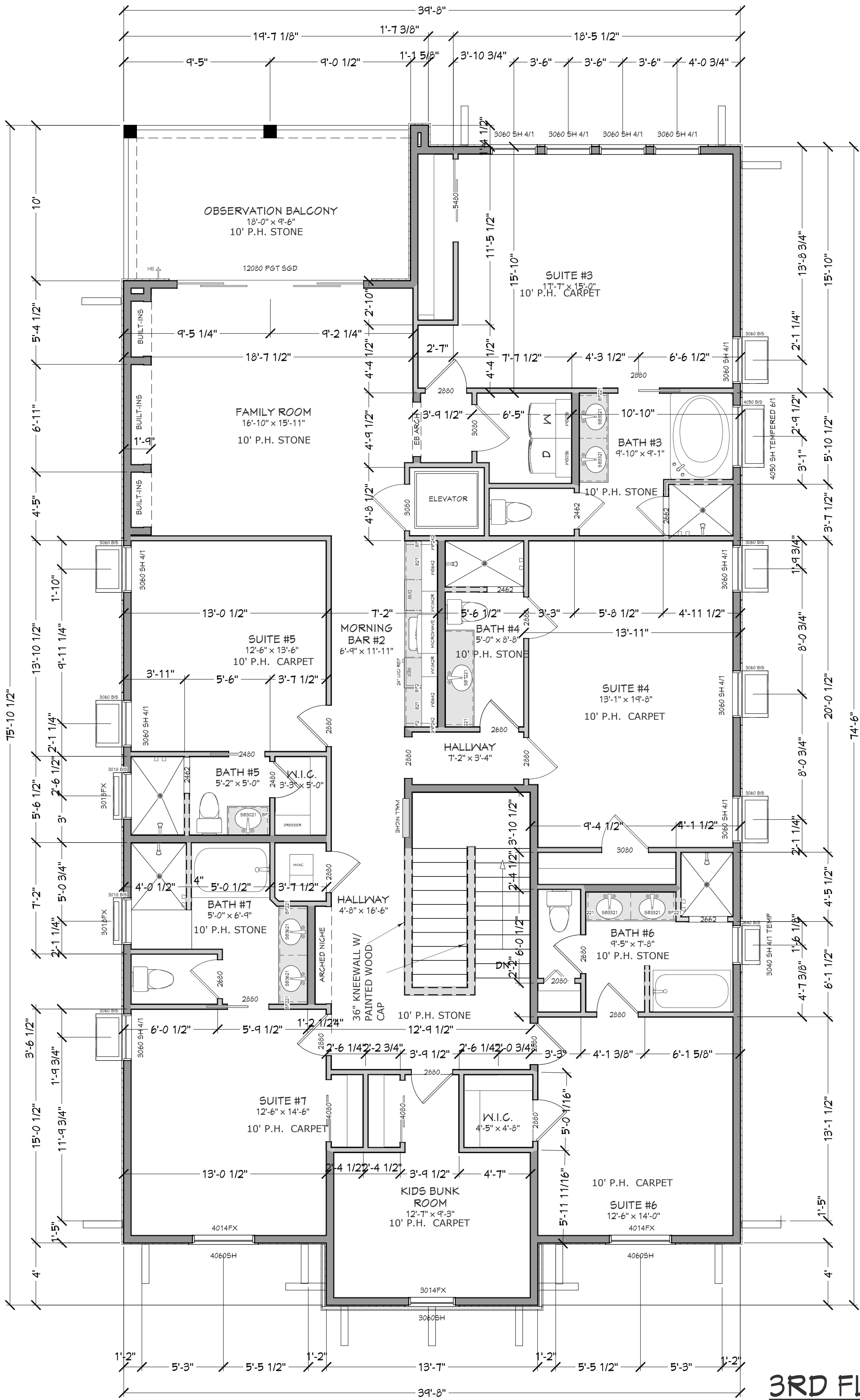
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Designs for Living, LLC  
RESIDENTIAL DESIGN & CONSULTING  
SINCE 1969  
SERVING N/E FLORIDA SINCE 1978  
904-730-7135

DATE:

1/27/2013

SCALE:

1/4" = 1'-0"

SHEET:

A-6

PROJECT DESCRIPTION:

THE BILTMORE  
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Palm Coast, Florida 32137

BUILT BY:

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2 Armand Beach Drive  
Palm Coast, Florida 32137

NO. DESCRIPTION BY DATE

PLAN #  
7013



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- 4. 1ST FLOOR CMU WALLS TO BE 3/4" HIGH-R BOARD
- 5. 2ND & 3RD FLOOR WALLS TO BE 5.5" CELLULOSE OR BLOWN IN FIBERGLASS

FOOTAGES (A.N.S.I.):
GRILLING PORCH: 187.81
GARAGE #1: 285.13
GARAGE #2: 526.70
1ST FLOOR HEATED: 1,642.44
2ND FLOOR HEATED: 2,685.18
3RD FLOOR HEATED: 2,685.18
TOTAL HEATED: 7,012.80
GRAND ENTRY: 115.43
MARINER'S RETREAT: 187.81
OBSERVATION BALCONY: 187.81
BREEZEWAYS: 117.05
SLAB AREA: 2,382.27
TOTAL UNDER ROOF: 8,432.43

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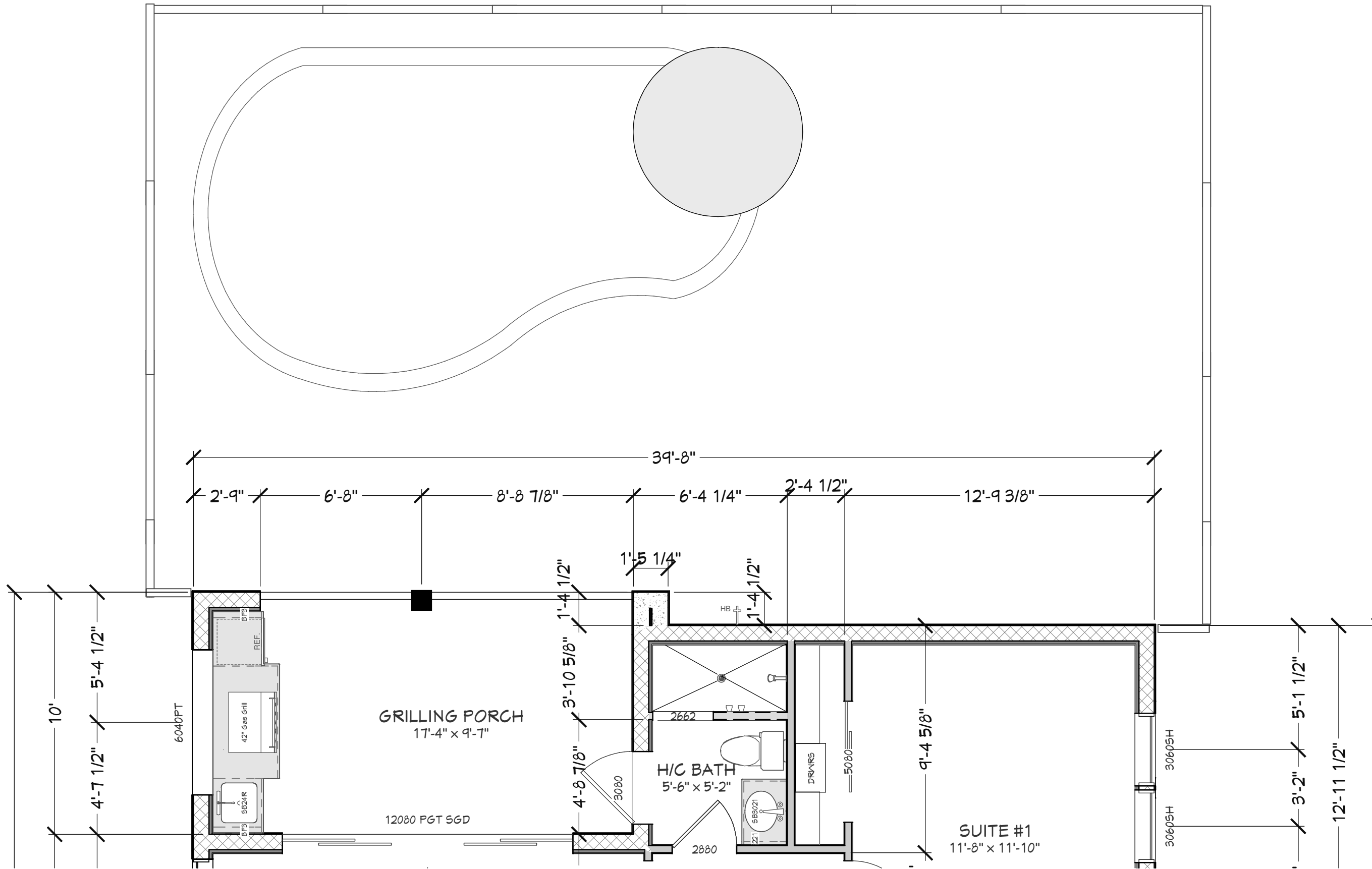
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NOTE: LIGHTING CONTRACTOR TO SELECT COMPLIANT FIXTURES. SUBMIT MFG'R'S SPECS AND CUT SHEETS. FIXTURES MUST SHOW COMPLIANCE WITH SEA TURTLE ORDINACE LOC 6.05.00, FBC SEC 104.2.1.

POOL NOTES:

- 1. POOL IS TO BE INCLUDED IN YOUR PRICING.
- 2. BRICK COPING BY POOL BUILDER AND BRICK PAVERS BY YOUR PAVER CONTRACTOR
- 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
- 7. 78" SPA WITH WATERFALL FEATURE
- 8. INCLUDE L.P. GAS POOL HEATER WITH AN OPTION PRICING OF A HEAT PUMP ILO THE GAS UNIT



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

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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 #  
7013

NO.	DESCRIPTION	BY	DATE

BUILT BY:

Stajo Construction, Inc.  
2 Armand Beach Drive  
Palm Coast, Florida 32137

PROJECT DESCRIPTION:

THE BILTMORE  
30 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:

1/27/2013

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.

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NOTE: FENCING IS WHITE VINYL

BAHAMA SHUTTERS-TYPICAL: FOR SIZE SEE THE FLOOR PLANS

STANDARD SKIP TROWELL STUCCO PAINTED

LEFT ELEVATION

NOTE: BRACKETS TO BE CHEMCREST WB3048

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

NOTE: FENCING IS WHITE VINYL

BAHAMA SHUTTERS-TYPICAL: FOR SIZE SEE THE FLOOR PLANS

STANDARD SKIP TROWELL STUCCO PAINTED

RIGHT ELEVATION

SIDE ELEVATIONS

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PLAN #  
7013

NO.	DESCRIPTION	BY	DATE

BUILT BY:  
Stajo Construction, Inc.  
2 Armand Beach Drive  
Palm Coast, Florida 32137

PROJECT DESCRIPTION:  
THE BILTMORE  
30 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:

1/27/2013

SCALE:

3/16" = 1'-0"

SHEET:

A-8



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FRONT ELEVATION



REAR ELEVATION

NOTE: BRACKETS TO BE  
CHEMCREST WB3048

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

FRONT/REAR ELEVATIONS

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PLAN #  
7013

NO.	DESCRIPTION	BY	DATE

BUILT BY:  
Stajo Construction, Inc.  
2 Armand Beach Drive  
Palm Coast, Florida 32137

PROJECT DESCRIPTION:  
THE BILTMORE  
30 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:  
1/27/2013

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

SHEET:  
A-9

NOTE: 300 AMP SERVICE USING TWO 150 AMP INTERIOR PANELS

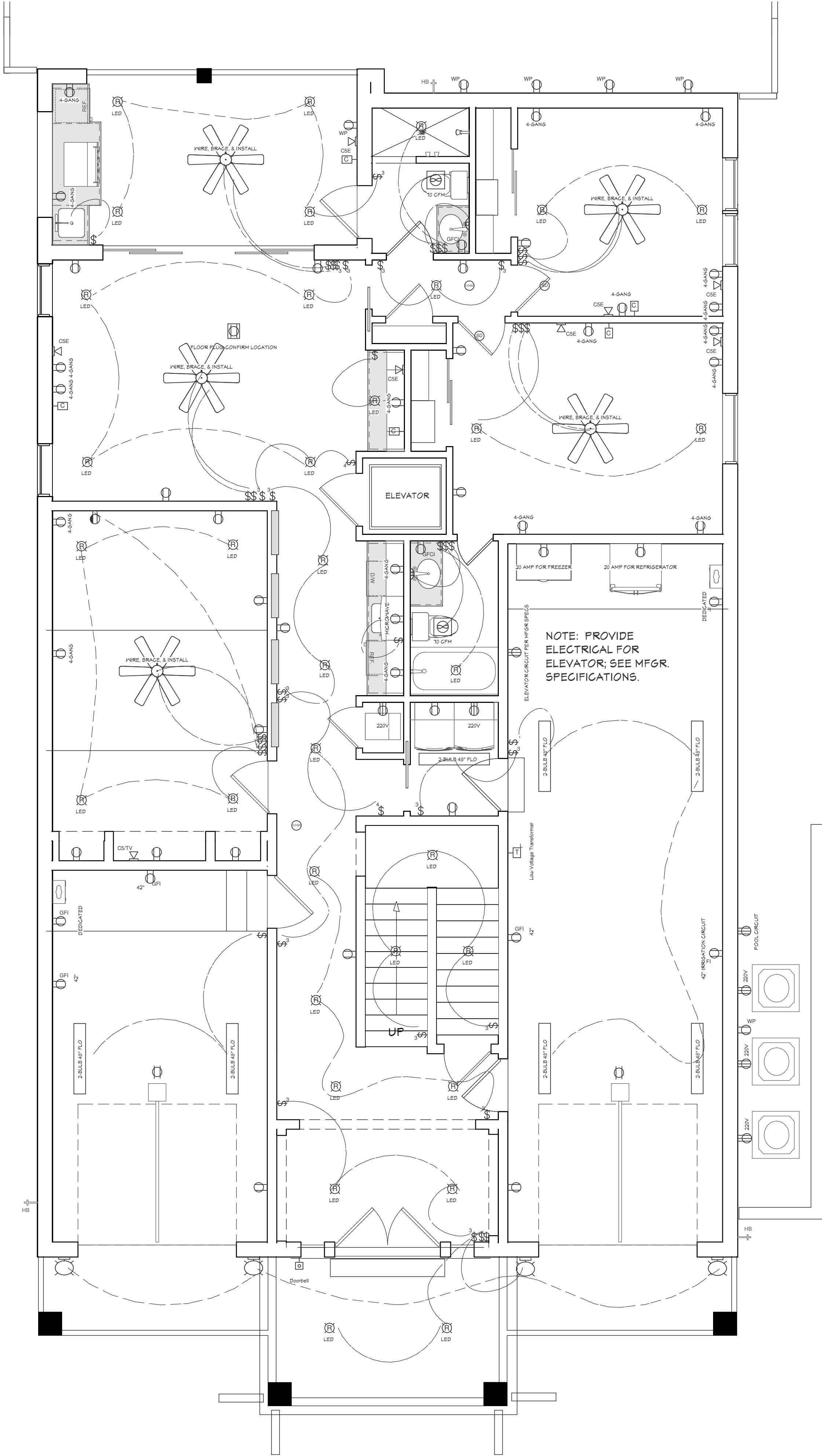
WATER HEATERS: TWO NAVIEN TANKLESS WATER HEATERS IN GARAGES

SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

WIRE FOR POOL. CONNECTION OF POOL EQUIPMENT BY POOL CONTRACTOR.

LIGHT FIXTURE ALLOWANCE: \$10,000.00

CEILING FANS: WIRE, BRACE, AND INSTALL.



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

- NOTE TO ELECTRICIAN:
1. PROVIDE CIRCUIT FOR POOL EQUIPMENT-CONFIRM LOCATION WITH BUILDER.
  2. ALL LOW VOLATAGE WILL BE PROVIDED BY OTHERS
  3. COORDINATE WITH AV COMPANY ANY OUTLET THAT NEEDS TO BE HIGHT THAN NORMAL.
  4. THERE ARE NUMEROUS 4-GANG OUTLETS TO TAKE INTO CONSIDERATION.

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SERVING N/E FLORIDA SINCE 1978  
904-730-7135

DATE:  
1/27/2013

SCALE:  
N.T.S.

SHEET:  
A-10

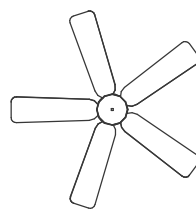
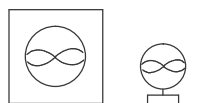

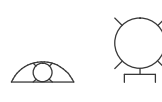
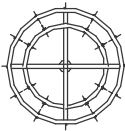


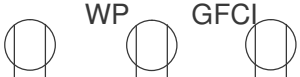
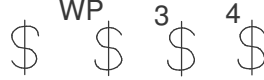
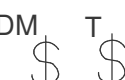
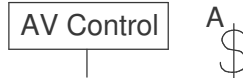
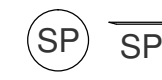




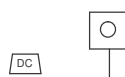


PROJECT DESCRIPTION:  
**THE BILTMORE**  
30 Cinnamon Beach Way  
Palm Coast, Florida 32137

BUILT BY:  
**Stajo Construction, Inc.**  
2 Armand Beach Drive  
Palm Coast, Florida 32137

NO.	DESCRIPTION	BY	DATE

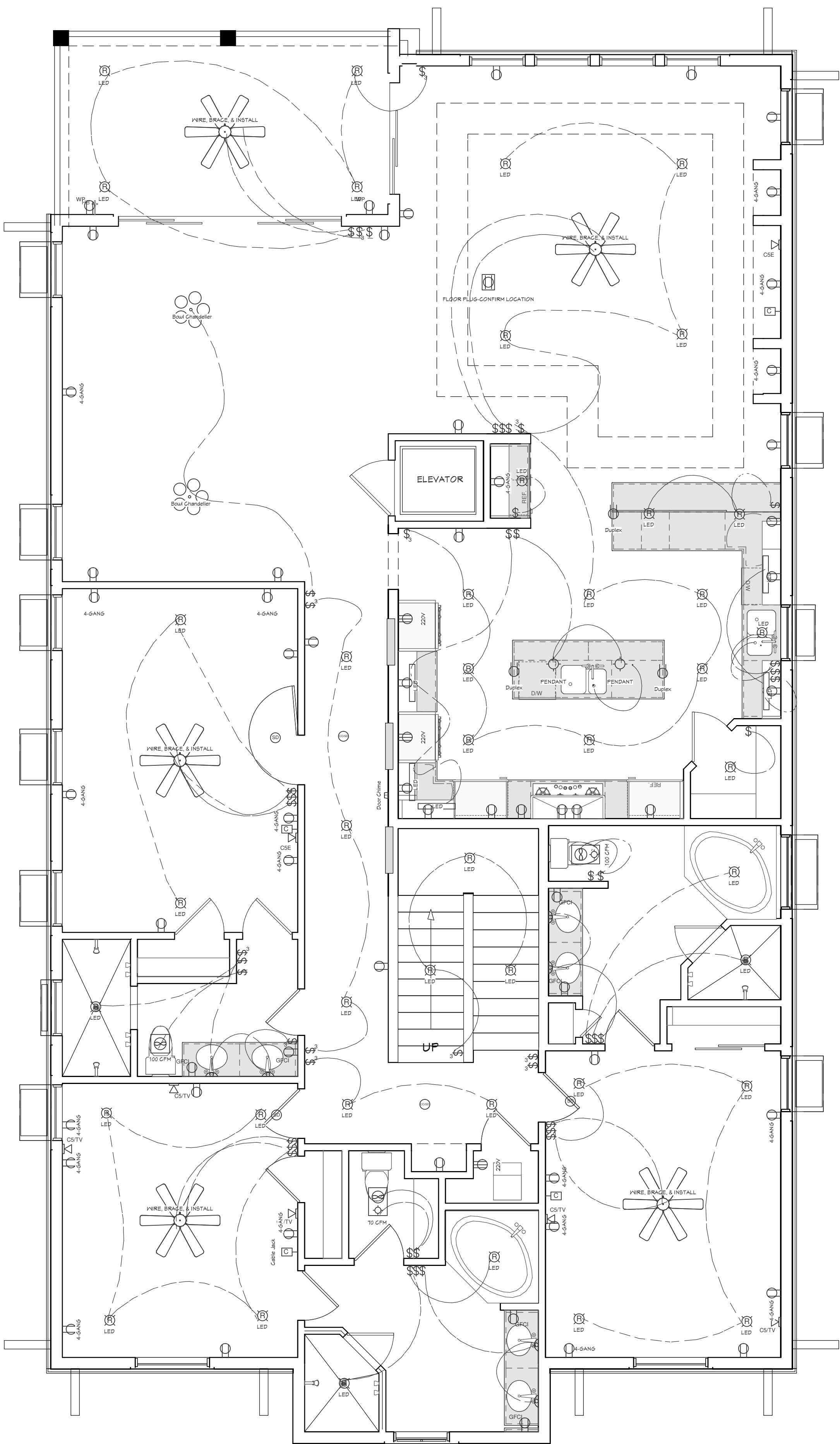
PLAN #  
7013

## 1ST FLOOR ELECTRICAL PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

NOTE TO ELECTRICIAN:

1. PROVIDE CIRCUIT FOR POOL EQUIPMENT-CONFIRM LOCATION WITH BUILDER.
2. ALL LOW VOLATAGE WILL BE PROVIDED BY OTHERS
3. COORDINATE WITH AV COMPANY ANY OUTLET THAT NEEDS TO BE HIGHT THAN NORMAL.
4. THERE ARE NUMEROUS 4-GANG OUTLETS TO TAKE INTO CONSIDERATION.



2ND FLOOR ELECTRICAL PLAN

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Bid Drawings provided by:

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

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Palm Coast, Florida 32137

BUILT BY:

Stajo Construction, Inc.  
2 Armand Beach Drive  
Palm Coast, Florida 32137

NO. DESCRIPTION

BY DATE

PLAN #  
7013

DATE:

1/27/2013

SCALE:

1/4" = 1'-0"

SHEET:

A-11



NOTE: 300 AMP SERVICE USING TWO 150 AMP INTERNAL PANELS

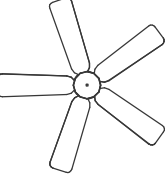

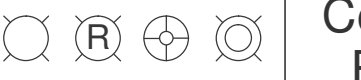
















WATER HEATERS: TWO NAVIEN TANKLESS WATER HEATERS IN GARAGES

SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

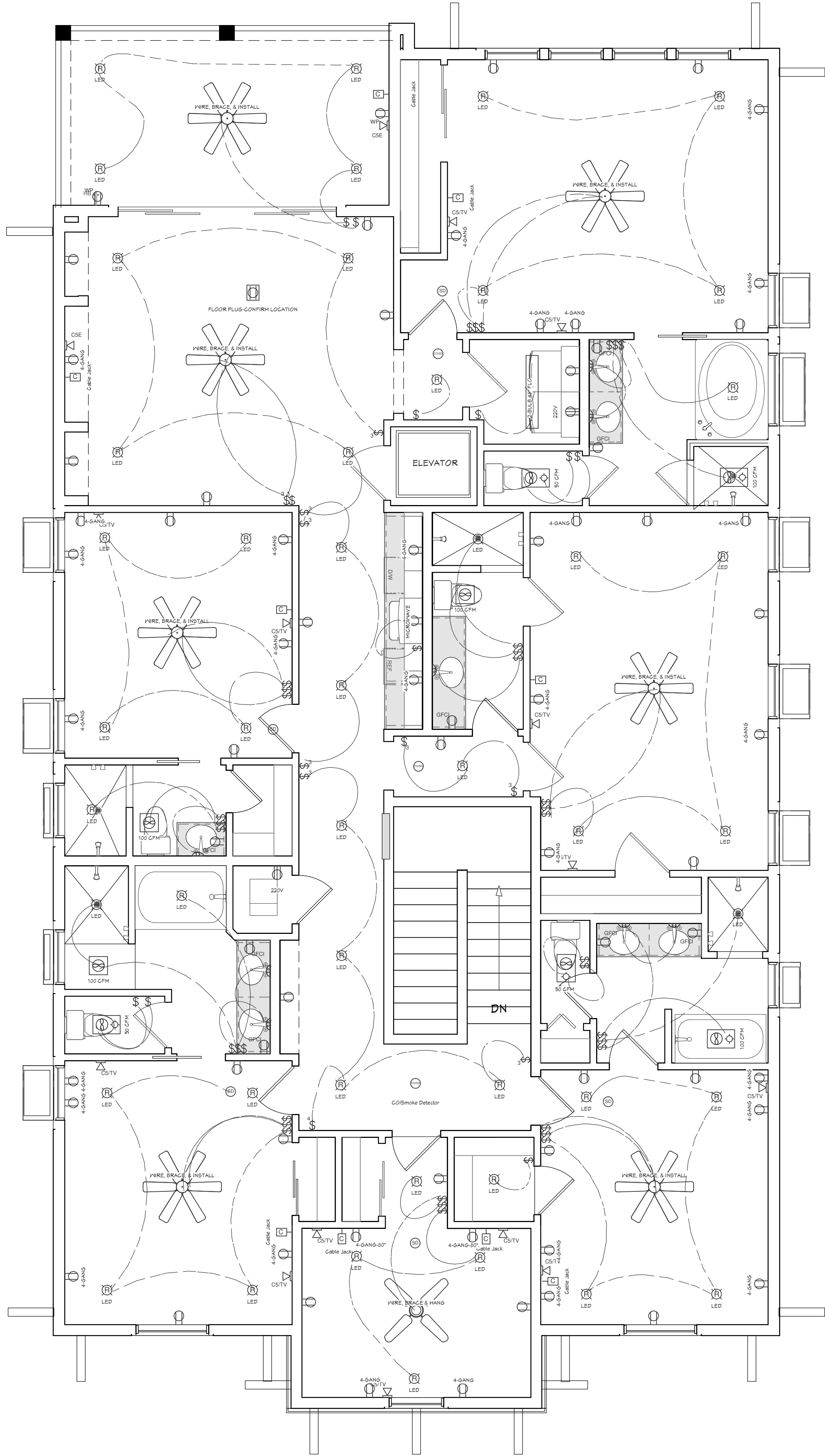
WIRE FOR POOL. CONNECTION OF POOL EQUIPMENT BY POOL CONTRACTOR.

LIGHT FIXTURE ALLOWANCE: \$10,000.00

CEILING FANS: WIRE, BRACE, AND INSTALL.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
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  4. THERE ARE NUMEROUS 4-GANG OUTLETS TO TAKE INTO CONSIDERATION.



NOTE: PROVIDE ELECTRICAL FOR ELEVATOR; SEE MFG R SPECIFICATIONS.

## 3RD FLOOR ELECTRICAL PLAN

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PLAN #  
7013

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904-730-7135

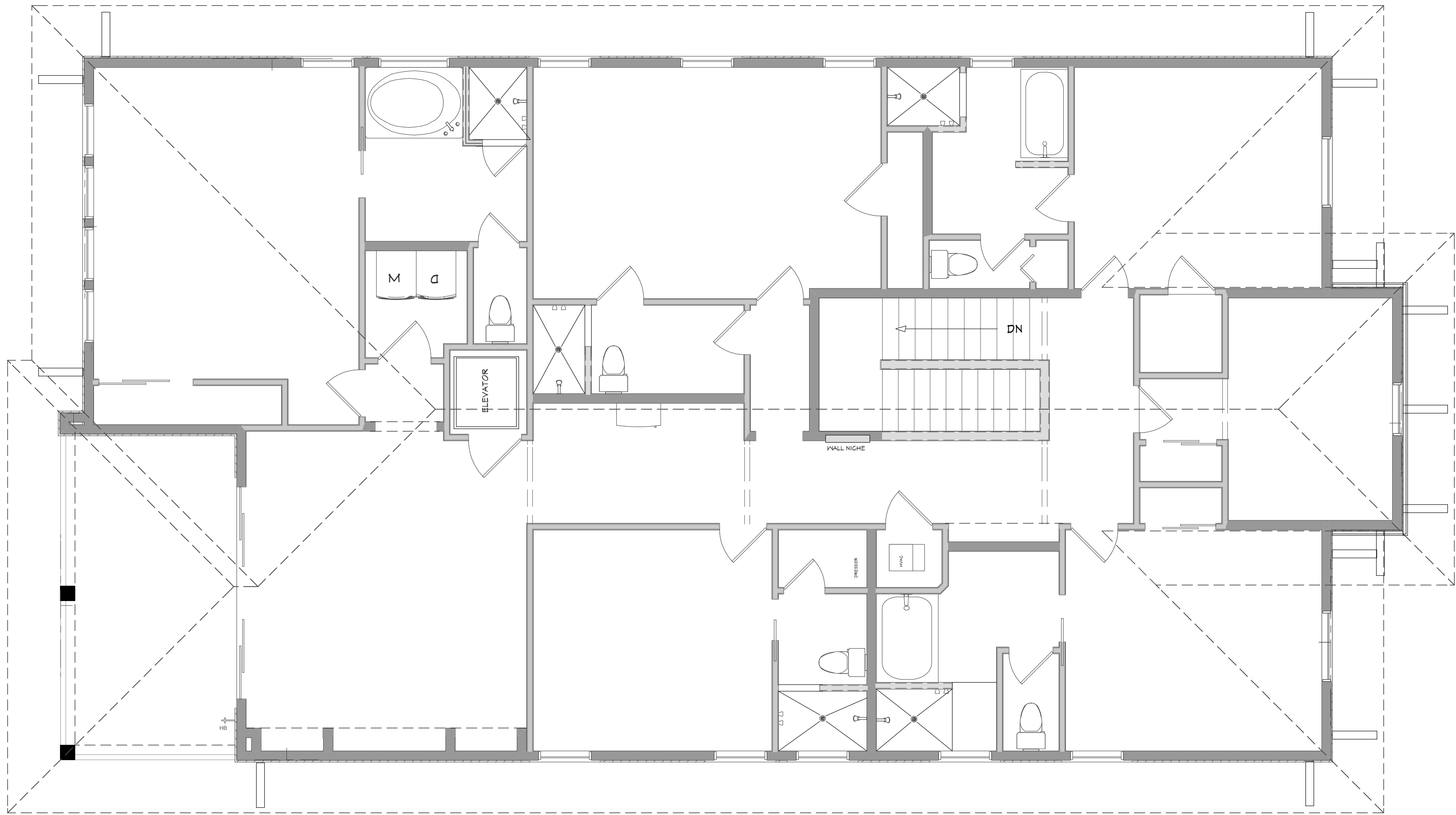
DATE:  
1/27/2013

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

SHEET:  
A-12

ROOF NOTES: ROOF PITCH: 6/12  
FLOOR TRUSSES: 20" SYSTEM 42 TYPE  
DECKING: 3/4" T&G PLYWOOD  
ROOF SHEATHING: ZIP ROOF 1/2"  
SOFFITS: HARDI-BOARD SMOOTH PAINTED  
FASCIA: 1X6 COMPOSITE WITH 1X2 PT DRIP PAINTED PLUMB CUT  
ROOF: FLAT CONCRETE TILES OVER MFGR APPROVED UNDERLAYMENT  
OVERHANG: 36"

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



NOTE: SOFFITS ARE NON-VENTED DUE TO THE  
INSTALLATION OF OPEN CELL FOAM IN THE ATTIC

ROOF PLAN

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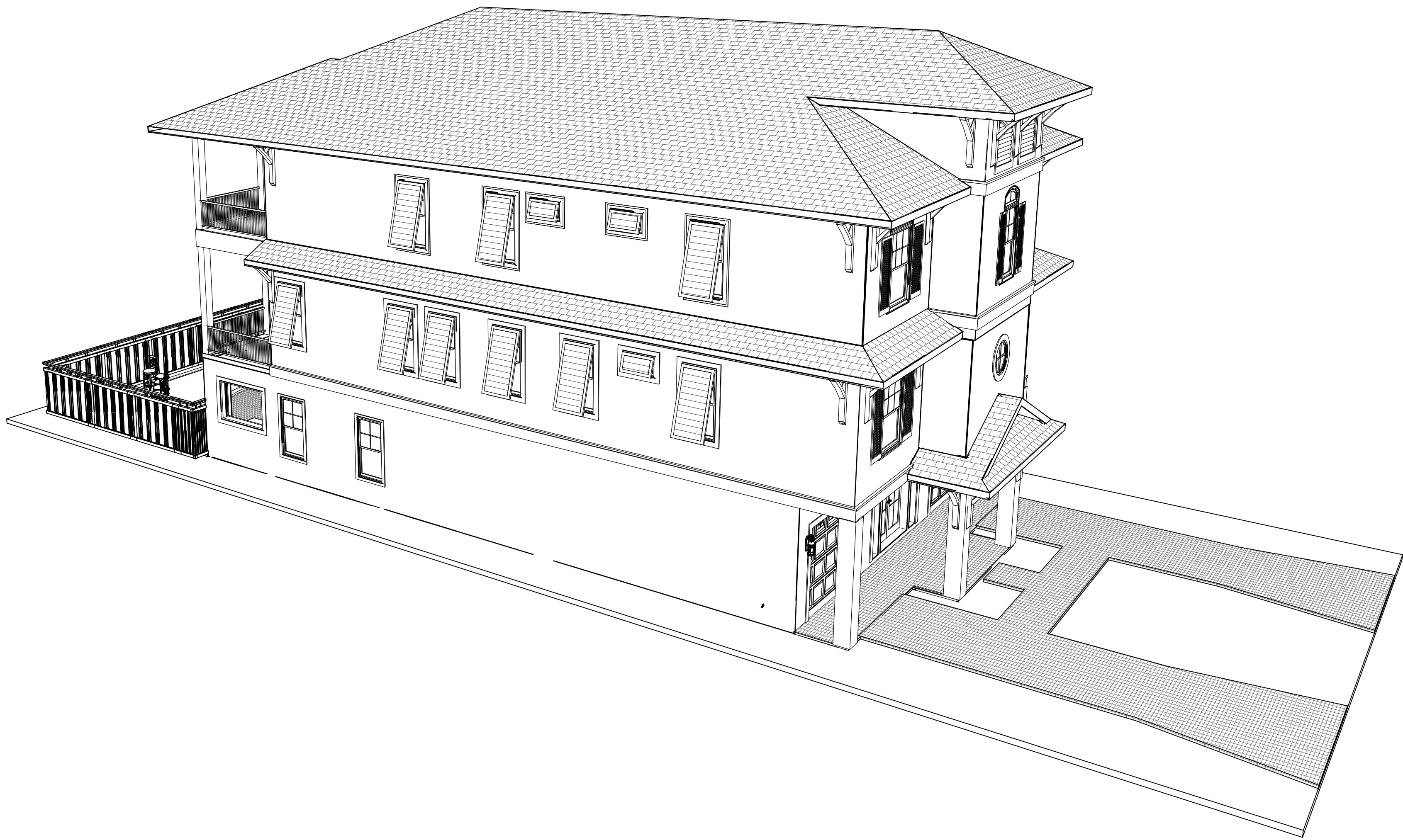
SCALE:

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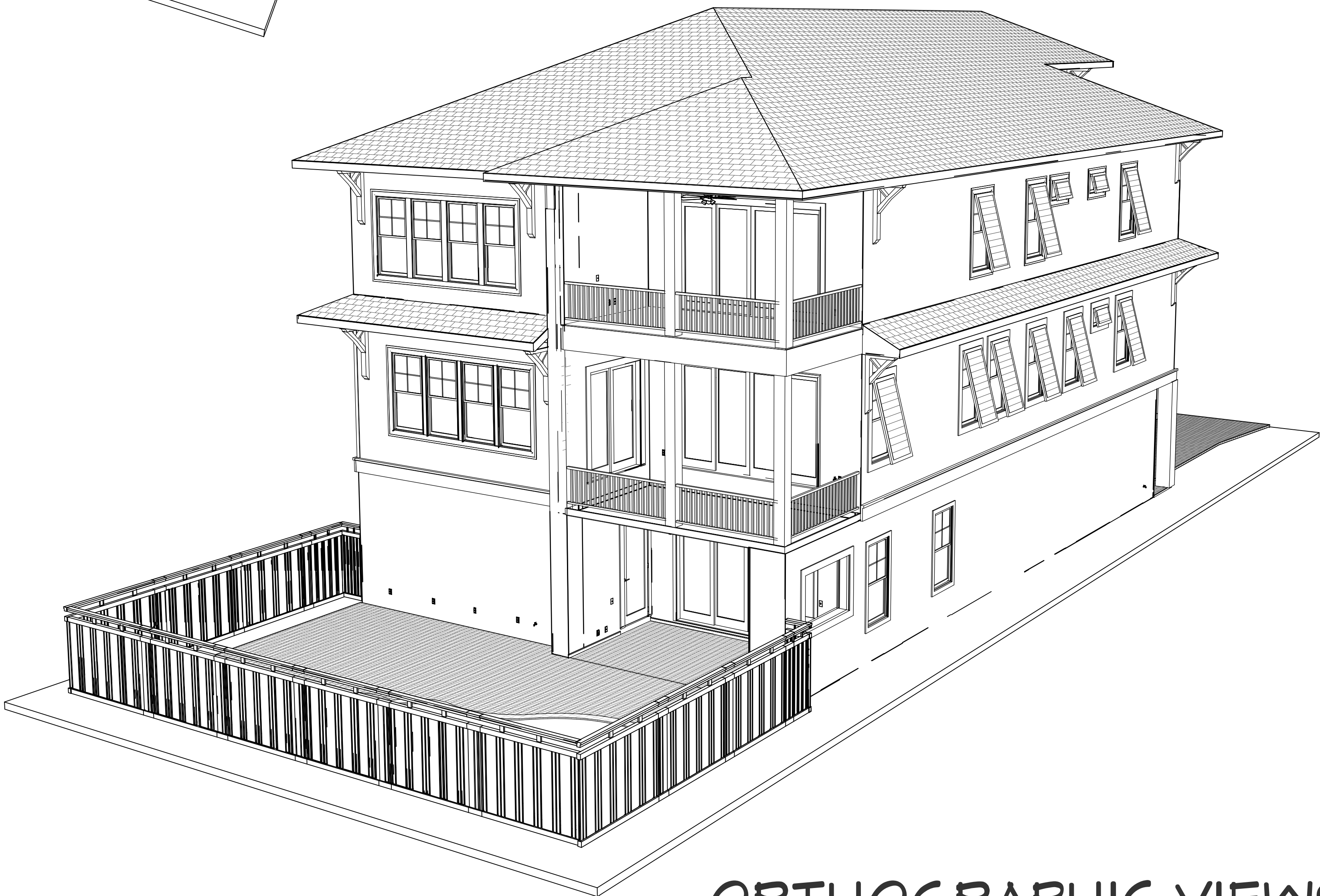
SHEET:

A-13





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



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 POSITION 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.

ORTHOGRAPHIC VIEWS

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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 #  
7013

NO.	DESCRIPTION	BY	DATE

BUILT BY:  
Stajo Construction, Inc.  
2 Armand Beach Drive  
Palm Coast, Florida 32137

PROJECT DESCRIPTION:  
THE BILTMORE  
30 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:

1/27/2013

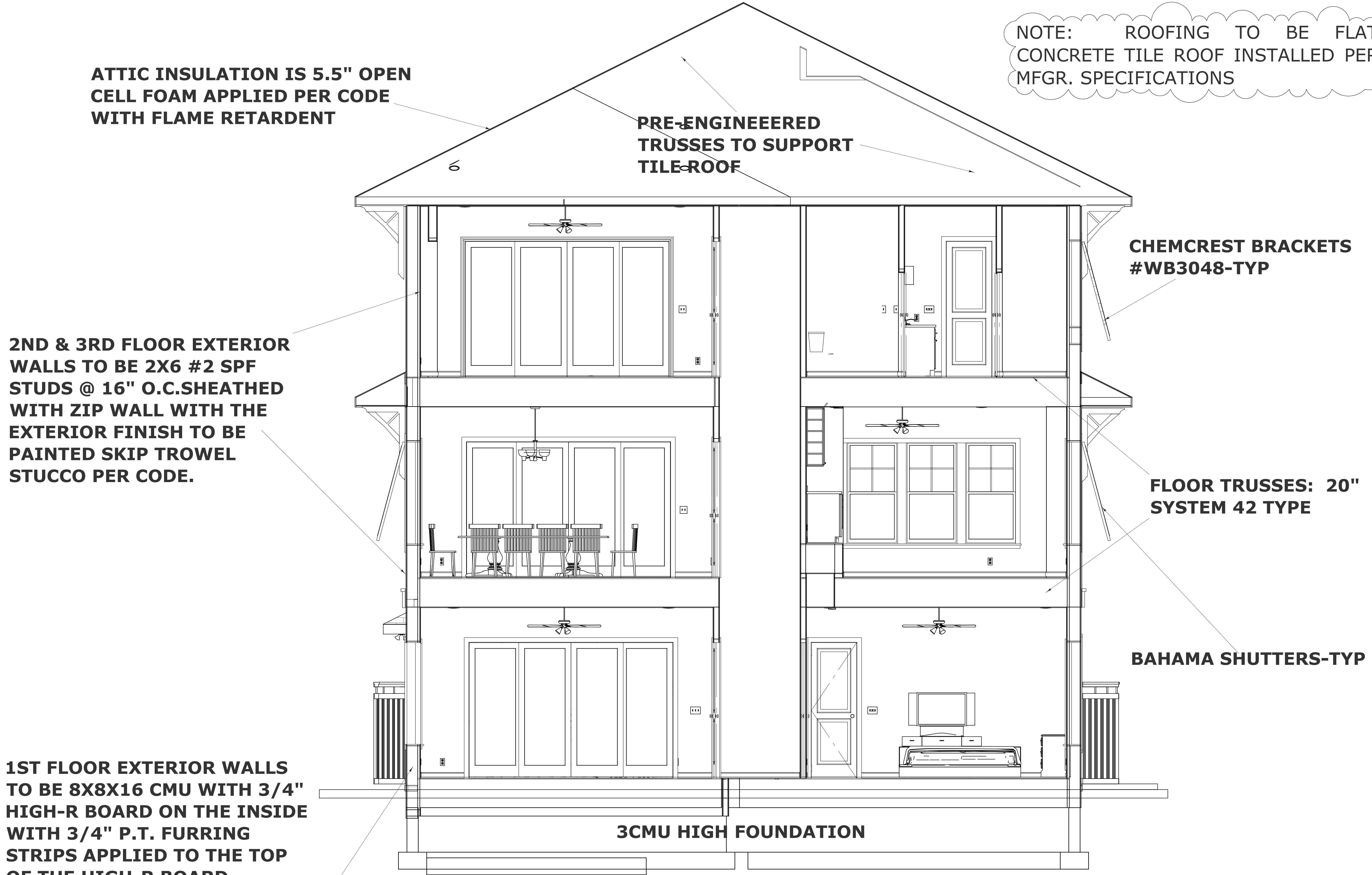
SCALE:

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SHEET:

A-14

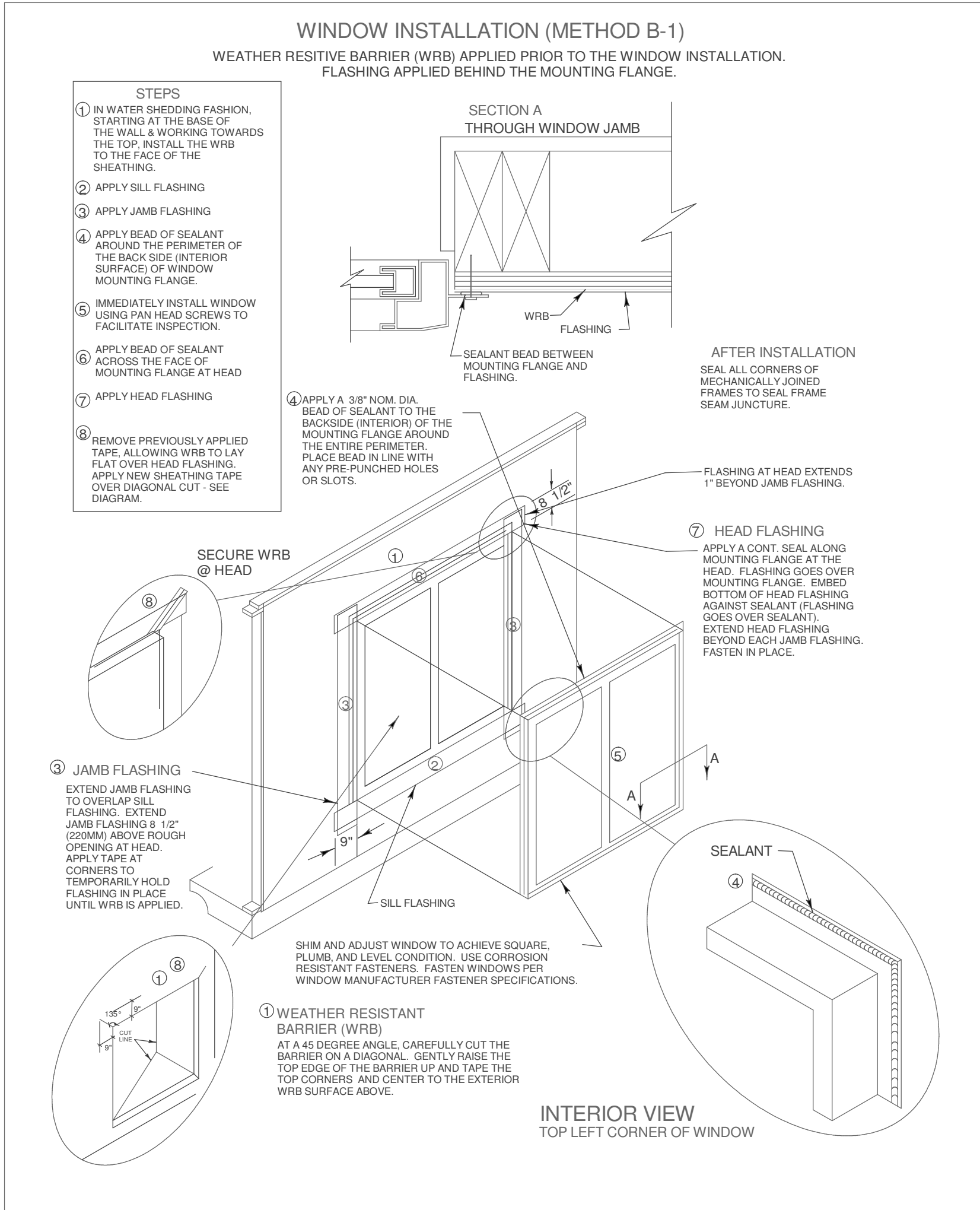
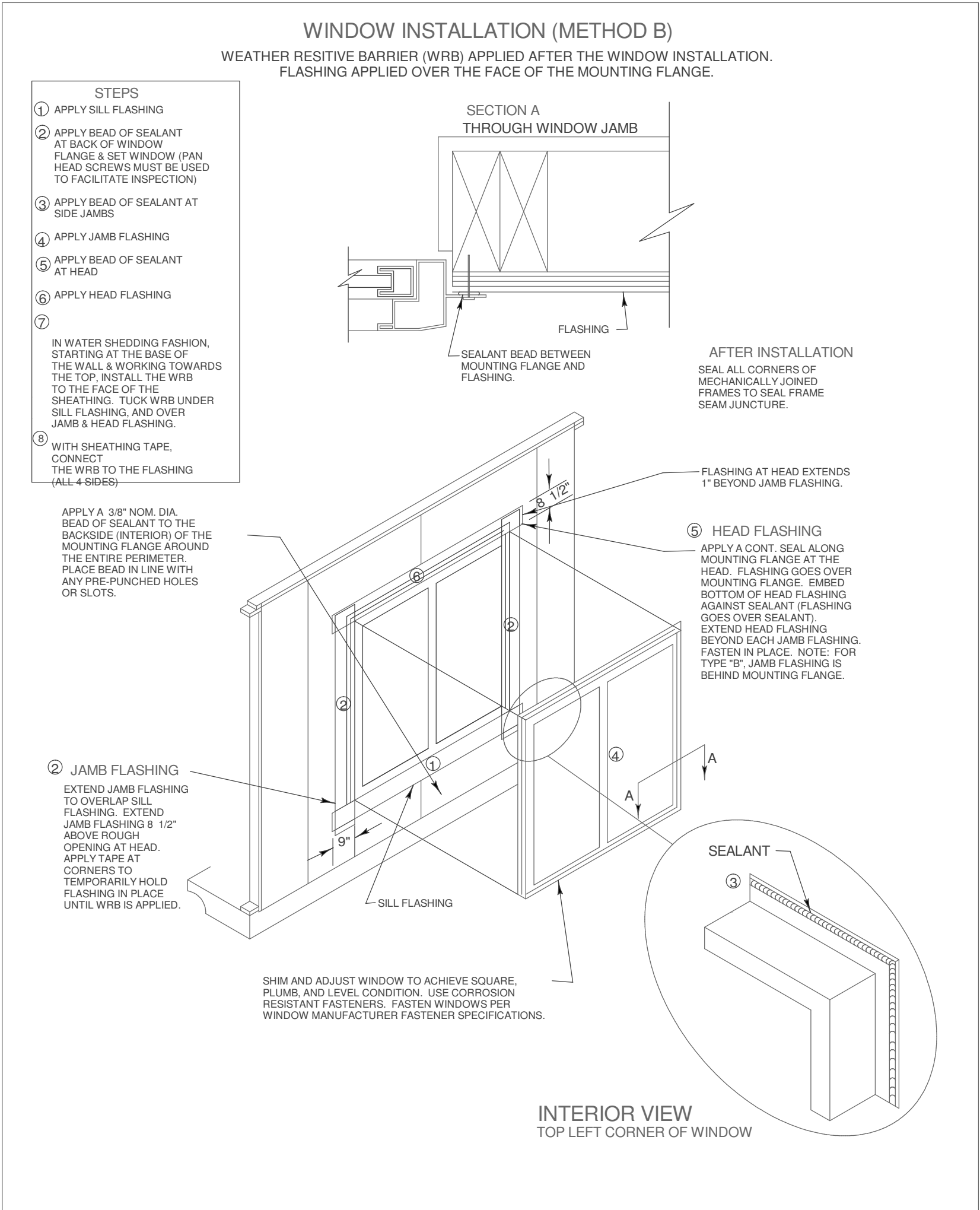
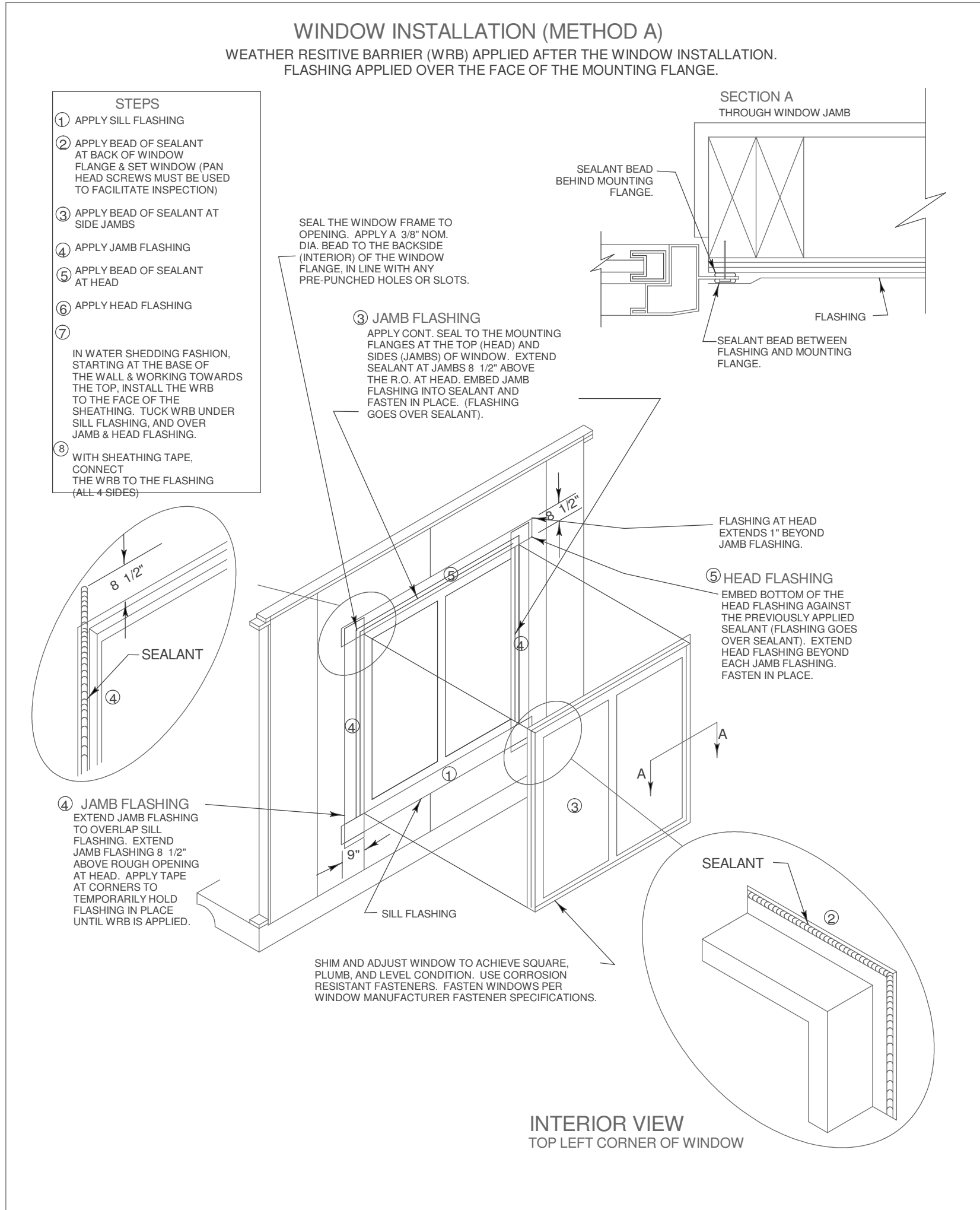




CROSS-SECTION

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BE LIABLE FOR ERROR AFTER CONSTRUCTION HAS BEGUN.

PLAN # 7013			
NO.	DESCRIPTION	BY	DATE
BUILT BY: Stajo Construction, Inc. 2 Armand Beach Drive Palm Coast, Florida 32137			
PROJECT DESCRIPTION: THE BILTMORE 30 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: 1/27/2013			
SCALE: N.T.S.			
SHEET: A-15			



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Bid Drawings provided by:

**Designs for Living, LLC**  
RESIDENTIAL DESIGN & CONSULTING  
SINCE 1969  
SERVING N/E FLORIDA SINCE 1978  
904-730-7135

PROJECT DESCRIPTION:

**THE BILTMORE**  
30 Cinnamon Beach Way  
Palm Coast, Florida 32137

BUILT BY:

**Stajo Construction, Inc.**  
2 Armand Beach Drive  
Palm Coast, Florida 32137

NO. DESCRIPTION BY DATE

PLAN #  
7013

FLASHING DETAILS

SHEET:

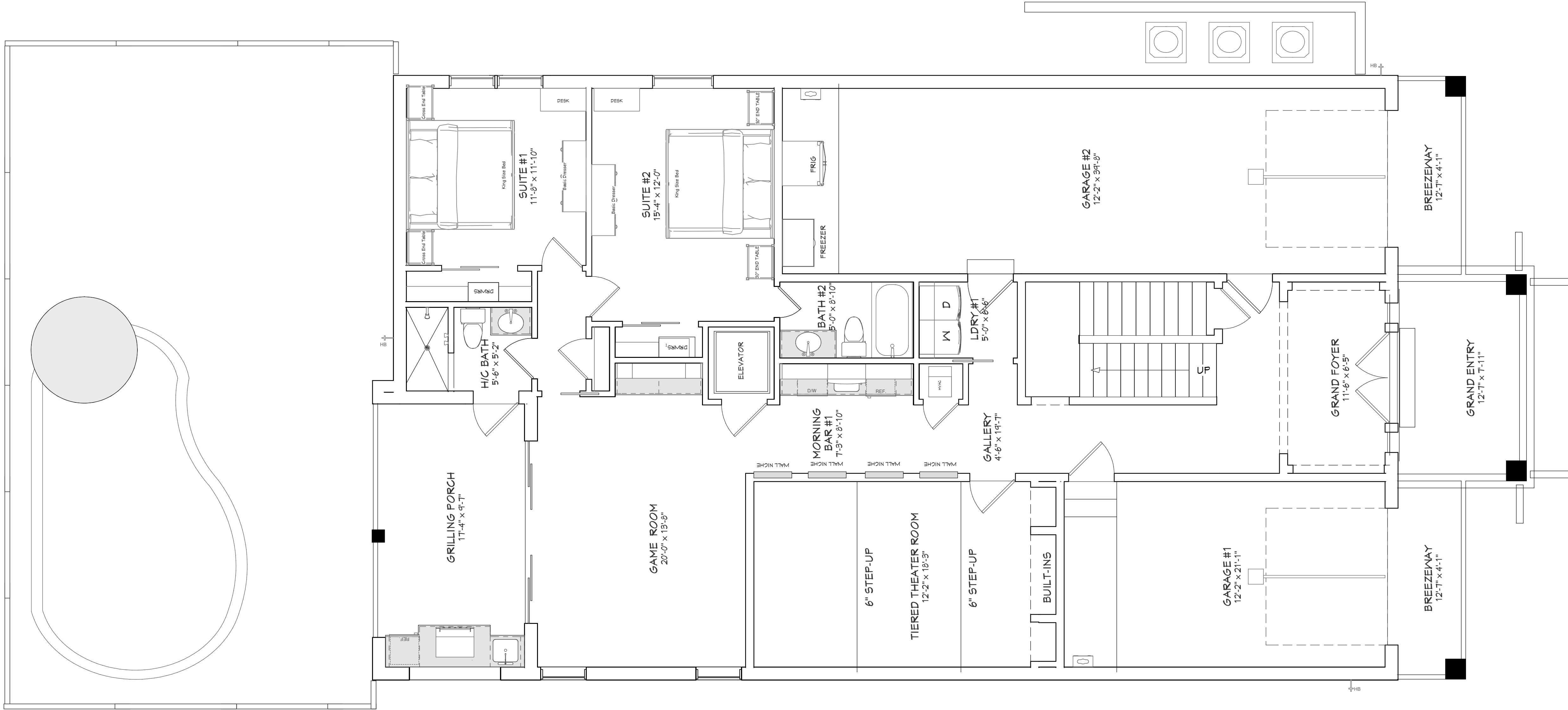
A-16

3/8" = 1'-0"

SCALE:

1/27/2013

DATE:



1ST FLOOR FURNITURE PLAN

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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.

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

DATE:

1/27/2013

SCALE:

N.T.S.

SHEET:

A-17

PROJECT DESCRIPTION:

THE BILTMORE  
30 Cinnamon Beach Way  
Palm Coast, Florida 32137

BUILT BY:

Stajo Construction, Inc.  
2 Armand Beach Drive  
Palm Coast, Florida 32137

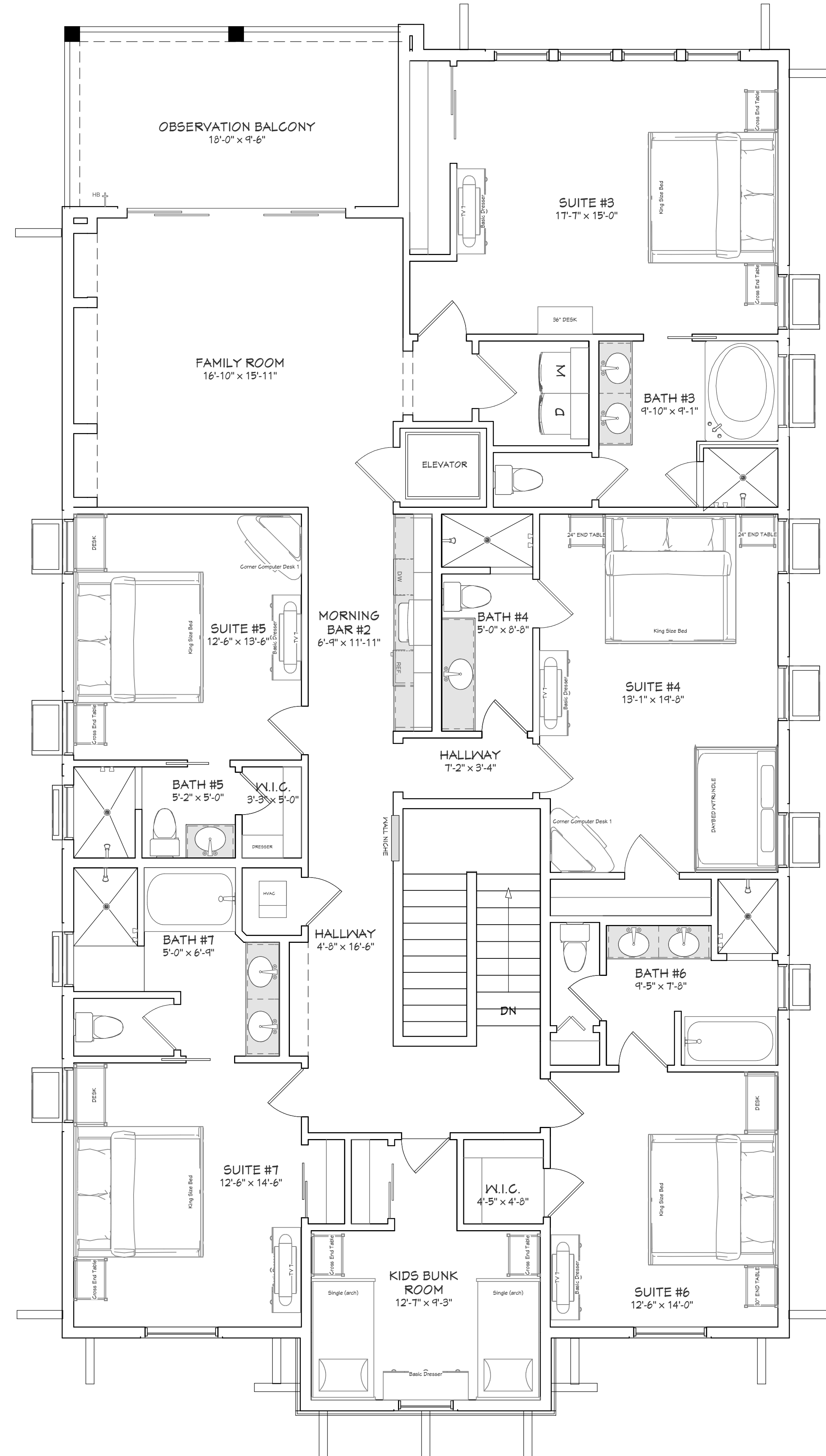
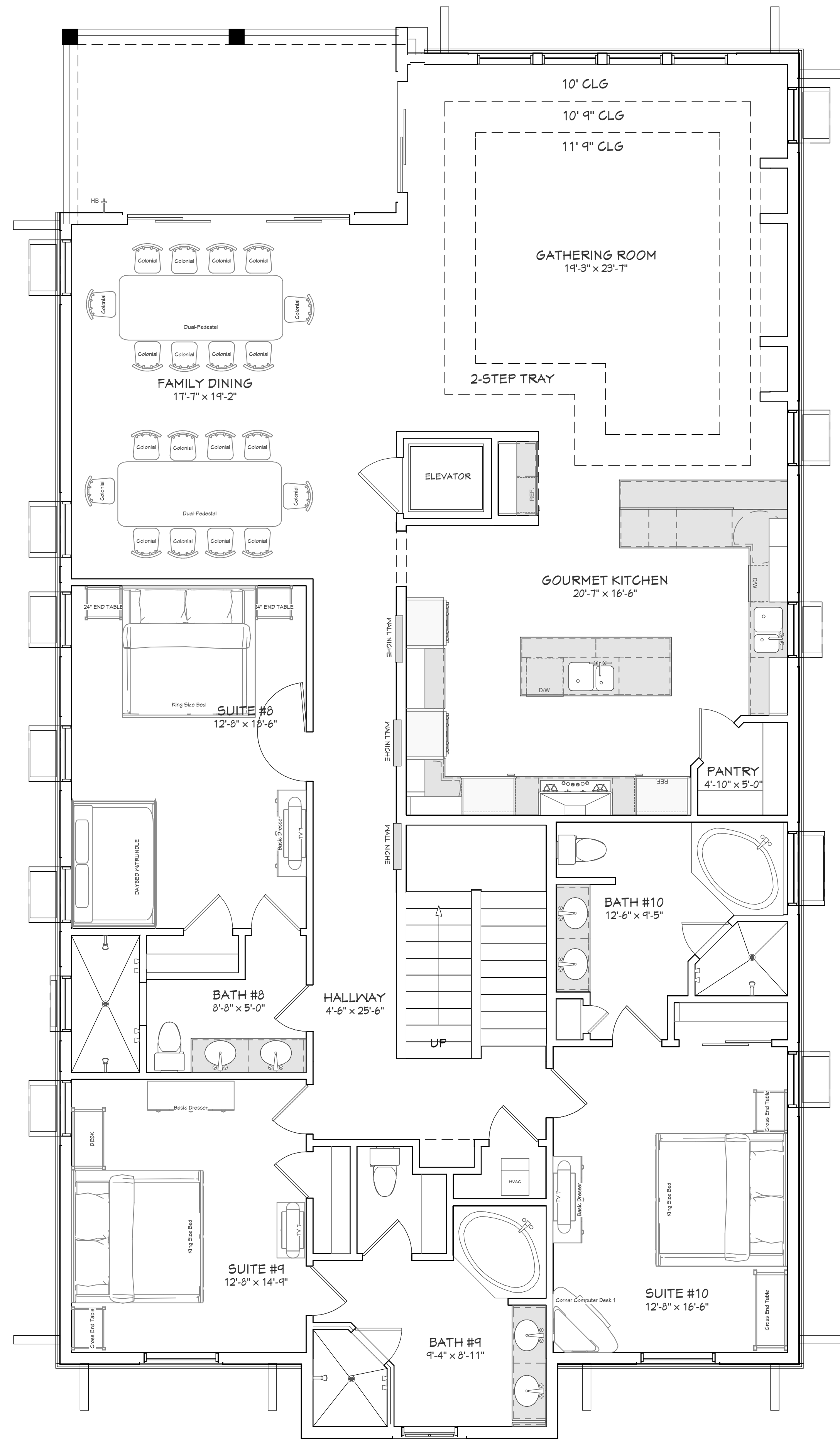
NO. DESCRIPTION

BY

DATE

PLAN #  
7013





## 2nd & 3RD FLOOR FURNITURE PLAN

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PLAN #		7013	
BUILT BY:		Stajo Construction, Inc.	
PROJECT DESCRIPTION:		THE BILTMORE	
NO.		DESCRIPTION	
BY		DATE	
DATE		1/27/2013	
SCALE:		N.T.S.	
SHEET:		A-18	
Bid Drawings provided by:		Designs for Living, LLC	
RESIDENTIAL DESIGN & CONSULTING		SINCE 1969	
SERVING N/E FLORIDA SINCE 1978		904-730-7135	
30 Cinnamon Beach Way		Palm Coast, Florida 32137	
2 Armand Beach Drive		Palm Coast, Florida 32137	