

A NEW HOME BY ZERO LATITUDE:
THE CASTAWAY
 SOUTH HARBOR DRIVE - LOT 6
 VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
 A MERIDIAN HOMES CONSTRUCTION PROJECT



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Revisions	City Comments	#	Date
		1	06/30/23

A NEW HOME BY ZERO LATITUDE HOMES
CASTAWAY SPEC HOME
 S. HARBOR DR. LOT 6 - VERO BEACH, FLORIDA
 MERIDIAN CUSTOM HOMES

alba
 ENGINEERING
 C.A. #60566

DANIEL SOUTER, P.E.
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Date	01-26-23
Project #	22-026
Drawn by	FVC
Checked by	JH/DS
Reviewed by Interior Design & Owner	01*YES



A1

SHEET INDEX	GENERAL NOTES	APPLICABLE CODES	DESIGN PROFESSIONALS																					
A1- COVER SHEET & DATA A2- SITE PLAN A3- PLUMBING/SLAB PLAN A4- DIMENSIONED 1ST FLOOR A5- DETAILED 1ST FLOOR A6- DIMENSIONED 2ND FLOOR A7- DETAILED 2ND FLOOR A8- ELEVATIONS A A9- ELEVATIONS B A10- SECTIONS A11- ROOF PLAN E1- ELECTRICAL 1ST FLOOR E2- ELECTRICAL 2ND FLOOR S-1 GENERAL STRUCTURAL NOTES S-2 STRUCTURAL DETAILS S-3 FOUNDATION PLAN S-4 UNTEL PLAN S-5 LOWER TRUSS FRAMING PLAN S-6 UPPER TRUSS FRAMING PLAN S-7 STRUCTURAL DETAILS	<p>1. IF IS THE INTENT OF THE DESIGN/ENGINEER THAT THE WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITY HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY, ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.</p> <p>2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWING AND EXISTING CONDITIONS TO THE DESIGN/ENGINEER PRIOR TO COMMENCING WORK.</p> <p>3. CONTRACTOR SHALL SUPPLY, LOCATE AND BOLT IN THE WORK ALL NUTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND FLORES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.</p> <p>4. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE DESIGN/ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE DESIGN/ENGINEER.</p> <p>5. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION UNLESS NOTED IN THE WORK ORDER WHERE A DIFFERENT DETAIL IS SHOWN.</p> <p>6. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A 2000 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGN/ENGINEER PRIOR TO COMMENCING WORK.</p> <p>7. CONTRACTOR SHALL INCORPORATE ALL NECESSARY LOCAL STATE/FEDERAL, BUILDING, FIRE AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURN-KEY PROJECT.</p> <p>8. PROJECT SHALL BE TURNED OVER TO OWNER IN CLEAN CONDITION WITH ALL TRASH AND DEBRIS REMOVED FROM SITE, ALL WINDOWS AND GLASS CLEAN, ALL FLOORS CLEAN, ALL HORIZONTAL SURFACES DUSTED AND CLEANED, AND ALL TOILET AND PLUMBING FIXTURES CLEAN AND IN GOOD WORKING ORDER.</p> <p>9. CONTRACTOR SHALL HAUL ALL RUBBISH FROM SITE ON A REGULAR BASIS. DO NOT ALLOW TO ACCUMULATE.</p> <p>10. CONTRACTOR TO OBTAIN ALL PERMITS AND TO PAY ALL FEES AND TAXES.</p> <p>11. DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATA OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING WITH ANY WORK DEPENDENT UPON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LEVELS, OR OTHER CONDITIONS OF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO REGULATING VERIFICATION OF APPLICABLE DATA, ANY RESULTANT COSTS FOR ADJUSTMENT OF WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS, SHALL BE ASSUMED BY THE CONTRACTOR WITHOUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.</p> <p>12. A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY OWNER AND IDENTIFIED AT THE PRECONSTRUCTION MEETING.</p> <p>13. CONTRACTOR SHALL MAINTAIN ACCESS TO AREAS OF BUILDING NECESSARY FOR COMPLETING THE WORK. FREE ACCESS TO ALL PARTS OF THE BUILDING IS NOT ALLOWED. ALL CONTRACTOR TOOL, BOXES, CONTAINERS, ETC., ARE SUBJECT TO OWNERS INSPECTION.</p> <p>14. CONTRACTOR IS RESPONSIBLE FOR SPECIAL AND DELIVERY, RECEIVING, UNLOADING, UNWRAPPING, STORING, SETTING IN PLACE AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT FURNISHED BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED TO OWNER BY THE CONTRACTOR.</p>	<p>15. ALL WIND LOAD CALCULATIONS AND DESIGN CRITERIA ARE BASED ON A 'ENCLOSED' STRUCTURE. ANY BREACH OR PENETRATION, SUCH AS WINDOWS, DOORS, GARAGE DOORS, ETC. DURING STORM EVENT WILL COMPROMISE STRUCTURAL INTEGRITY.</p> <p>16. ALL DOOR AND WINDOW OPENINGS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.</p> <p>17. ALL SHEAR WALLS MUST TRANSFER LOADS TO FLOOR, CISTS OR FOUNDATION.</p> <p>18. DAMPHRAGM SYSTEMS MUST BE ATTACHED TO END WALLS AND/OR SIDE WALLS.</p> <p>19. TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS.</p> <p>20. TRUSSES, GIRDERS AND BEAM TO DOWNS ARE SIZED PER UL/ET REQUIREMENTS. ANY QUESTION AS TO SIZE, TYPE OR VALUE OF A NAIL, STRAP OR CLIP SHOULD BE VERIFIED BY STRUCTURAL ENGINEER.</p> <p>21. ALL WINDOWS TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE 130 MPH WIND LOAD REQUIREMENT.</p> <p>22. SUBCONTRACTORS SHALL VERIFY ALL APPLICABLE DIMENSIONS AND FIXTURE LOCATIONS.</p> <p>23. ALL INTERIOR SLABS TO HAVE STEEL TROWEL FINISH. ALL EXTERIOR SLABS TO HAVE MEDIUM BROOM FINISH.</p> <p>24. REFER TO TUBSHOWER MANUFACTURER FOR DRINK LOCATION, PER OWNERS SELECTION.</p> <p>25. ALL PLUMBING TO MEET LOCAL PLUMBING CODES.</p> <p>26. PROVIDE STUB-OUT FOR ICE MAKER AT REFRIGERATOR LOCATION.</p> <p>27. REFER TO DOOR & WINDOW SCHEDULE FOR DOOR & WINDOW HEIGHTS.</p> <p>28. WINDOWS AND EXTERIOR DOORS SHALL COMPLY WITH F50 WIND LOAD REQUIREMENTS. (WINDOWS MUST MEET R-30)</p> <p>29. USE GREENBOARD AT WET WALLS.</p> <p>30. PROVIDE BLOCKING AT 3'-0" AFF IN BATHROOM WALLS ABOVE WATER CLOSET, TUBSHOWER FAUCETS AND TUB SOAP DISH FOR FUTURE GRAB BARS.</p> <p>31. CONTRACTOR TO PROVIDE SITE ADDRESS PER SECTION R-319 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.</p> <p>32. FOAM PLASTIC MATERIALS TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.</p> <p>33. PROTECTION OF WOOD DECAY TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.</p> <p>34. PROVIDE HANDICAP ACCESSIBILITY PER SECTION R-320 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.</p> <p>35. THIS STRUCTURE MEETS THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.</p> <p>36. TERMS, TOLERANCES AND PROTECTION TO MEET THE REQUIREMENT OF SECTION R-318 OF THE FBC.</p> <p>37. FINISHED FLOOR TO MINIMUM 12" ABOVE GROUND OF ROAD.</p> <p>38. FINISHED FLOOR TO MINIMUM 8" ABOVE GRADE.</p>	<p>SINGLE FAMILY RESIDENCE</p> <ul style="list-style-type: none"> FLORIDA BUILDING CODE, 7TH EDITION (2020), BUILDING (FBCB) WITH SUPPLEMENTS FLORIDA BUILDING CODE, 7TH EDITION (2020), PLUMBING (FBCP) FLORIDA BUILDING CODE, 7TH EDITION (2020), MECHANICAL (FBCM) NATIONAL ELECTRICAL CODE, 2017 (NEC) ASCIET-16 <p>BUILDING DATA - LOT 6</p> <p>THE CASTAWAY</p> <table border="1"> <tr> <td>FIRST FLOOR</td> <td>1,770 SF</td> </tr> <tr> <td>SECOND FLOOR</td> <td>2,046 SF</td> </tr> <tr> <td>TOTAL AC AREA</td> <td>3,816 SF</td> </tr> </table> <table border="1"> <tr> <td>GARAGE</td> <td>499 SF</td> </tr> <tr> <td>ENTRY PORCH</td> <td>83 SF</td> </tr> <tr> <td>LANAI</td> <td>451 SF</td> </tr> <tr> <td>WIDOW-WALK BALCONY</td> <td>314 SF</td> </tr> <tr> <td>REAR BALCONY</td> <td>351 SF</td> </tr> </table> <table border="1"> <tr> <td>TOTAL OTHER AREAS</td> <td>1,698 SF</td> </tr> <tr> <td>TOTAL CONSTRUCTION</td> <td>5,514 SF</td> </tr> </table>	FIRST FLOOR	1,770 SF	SECOND FLOOR	2,046 SF	TOTAL AC AREA	3,816 SF	GARAGE	499 SF	ENTRY PORCH	83 SF	LANAI	451 SF	WIDOW-WALK BALCONY	314 SF	REAR BALCONY	351 SF	TOTAL OTHER AREAS	1,698 SF	TOTAL CONSTRUCTION	5,514 SF	<p>RESIDENTIAL DESIGNER: ZERO LATITUDE 210 SOUTH PARK AVE., SANFORD, FL 32771 (239) 682-2210</p> <p>GENERAL CONTRACTOR: Meridian Homes 1810 Chesapeake Trail Maitland, FL 32751 754-4154</p> <p>TRUSS DESIGN: Builders First Source 4550 Babcock Street Palm Bay, FL 32905 (321) 676-6196</p> <p>ENGINEERING: ALBA ENGINEERING P.O. BOX 547774 ORLANDO, FL 32854 (407) 421-4866 DANIEL SOUTER, P.E. FL PE #63901</p>
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**THIS IS NOT
A SURVEY**

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SITE PLAN BASED ON
BOUNDARY SURVEY BASED
ON OCCUPATION AND
MONUMENTATION.

Site Plan Notes

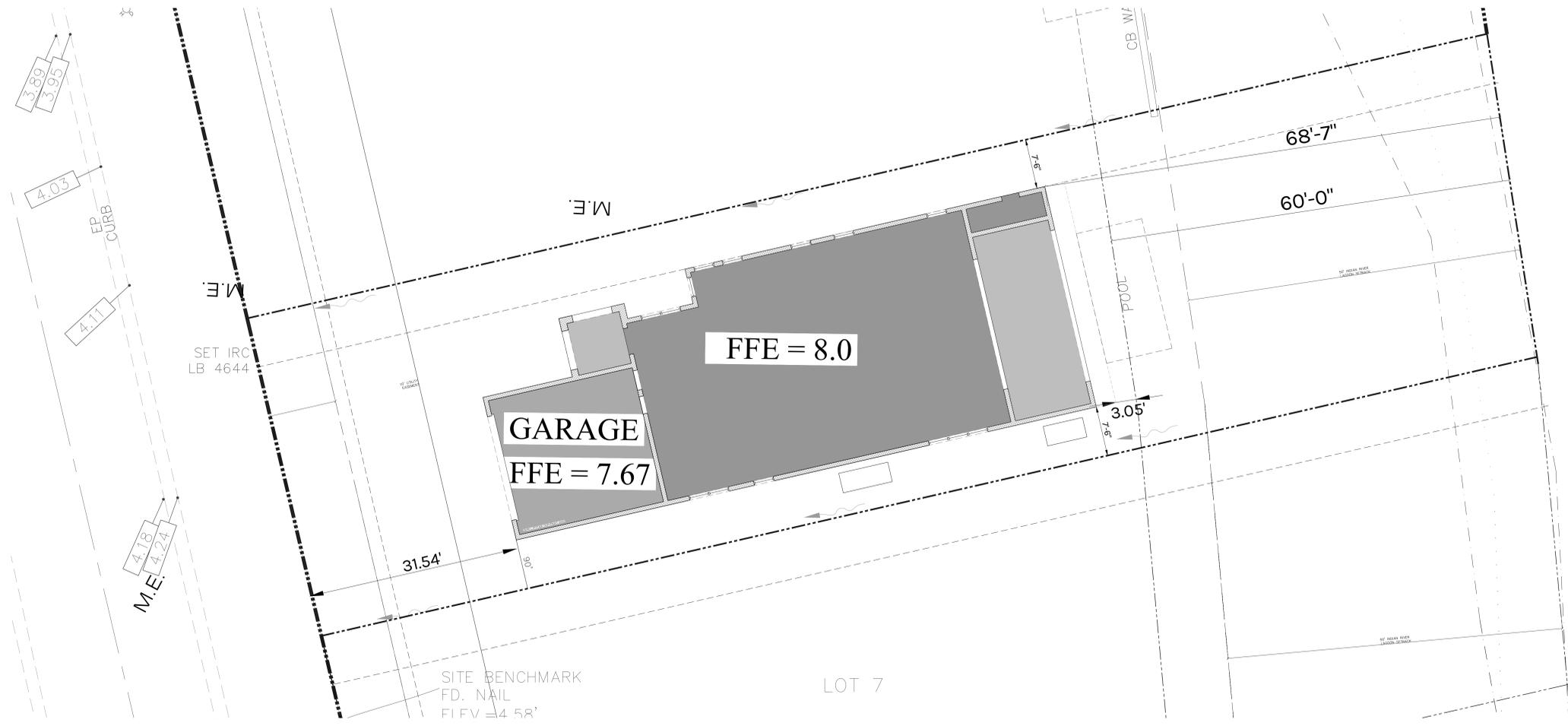
This is not a survey. Zero Latitude Inc. assumes no responsibility for its accuracy. The Owner and Contractor are totally responsible for placing the building on the property.

Pool Design and location, if shown, are only suggested.

Landscaping design by others.

Zero Latitude Inc. assumes no responsibility for septic design or location. Septic, if shown, on plan is per builder or owner requirements. Septic systems are to be designed and located per Dept. of Health requirements or as per governing codes.

Site Plan
1/8"=1'-0"



1 ARCH SITE PLAN
A2

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A2

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TERMITE NOTES:

R-318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

USE REGISTERED TERMITICIDES OR OTHER APPROVED METHODS.

SOIL TREATMENTS FOR SUBTERRANEAN TERMITES.

PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETE.

DISTURBED SOIL TREATMENT MUST BE RETREATED.

TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.

TREATMENT AROUND EXTERIOR OF FOUNDATION SHALL BE DONE AFTER REMOVAL OF CONCRETE OVER POURS OR ACCUMULATED MORTAR.

TREATMENT APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT OF PRIMARY STRUCTURE SIDEWALLS. VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION COMPLETION (INCLUDING LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION.)

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PER RULES AND LAWS ESTABLISHED FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-SLAB GRADE FLOORS SHALL NOT BE CELLULOSE-CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

PLUMBING NOTES:

1. REFER TO PLANS FOR SCHEDULES OF EQUIPMENT AND FIXTURES. AMERICAN STANDARD, KOHLER AND CRANE ARE CONSIDERED ACCEPTABLE AS EQUALS.

2. MAINTAIN A MINIMUM CLEARANCE OF 6" BETWEEN PLUMBING PIPING AND EQUIPMENT AND ALL FIRE/SMOKE RATED WALLS.

3. INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL UNITS LEVEL AND PLUMB, FIRMLY ANCHORED IN LOCATIONS INDICATED. MAINTAIN MANUFACTURER'S CLEARANCES. SUPPORT ALL EQUIPMENT AS REQUIRED TO PROVIDE A RIGID, VIBRATION FREE INSTALLATION.

4. POTABLE WATER PIPING SHALL BE AS FOLLOWS:
 A. BELOW GRADE: TYPE 'K', ANNEALED TYPE TEMPERED COPPER TUBE FOR PIPE SIZES 2 INCHES AND SMALLER. BRAZE ALL JOINTS.
 B. ALL OTHER: TYPE 'L' DRAWN COPPER TUBE WITH WROUGHT COPPER FITTINGS AND 95-5 TIN-ANTIMONY SOLDER.

5. PIPING OF DISSIMILAR METALS SHALL BE DI-ELECTRICALLY SEPARATED.

6. FIELD VERIFY EXACT CONNECTION POINTS PRIOR TO SUBMITTING BID AND NOTIFY ENGINEER IF CONDITIONS ARE NOT AS SHOWN ON THE PLANS OR AS STATED IN THE SPECIFICATIONS. CONTRACTOR SHALL VERIFY THE OPERABILITY OF ENTIRE SYSTEM PRIOR TO TIE-IN AS FOLLOWS:
 A. SNAKE SANITARY FOR A DISTANCE OF 100 FEET AND REPORT ANY BLOCKAGE.
 B. TEST WATER PRESSURE TO INSURE MINIMUM PSI MATCHES MOST DEMANDING EQUIPMENT SUPPLIED.

7. INSULATE ALL HOT AND COLD WATER PIPING WITH 1" THICK (K-0.23 @ 75°F) FIBERGLASS PIPE INSULATION WITH AN ALL SERVICE JACKET TO MEET LOCAL CODES AND UL FLAME SPREAD AND SMOKE DEVELOPED RATING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

8. INSULATE THE TRAP, SANITARY AND SUPPLY PIPES UNDER LAVATORIES WITH TRUEBRO MODEL 102W "HANDI LAV GUARD" INSULATION KIT OR EQUAL.

9. INSTALL ALL NECESSARY PIPE HANGERS, SADDLES, AND CARRIERS TO PROPERLY SUPPORT ALL PIPING AND FIXTURES. HANGERS SHALL SUIT TYPE OF PIPING PROVIDED AND BE SPACED AT A MAXIMUM SPAN OF 5 FEET.

10. STERILIZE WATER SYSTEM IN ACCORDANCE WITH LOCAL CODES.

11. TEST ENTIRE PLUMBING SYSTEM IN ACCORDANCE WITH 2020 FLORIDA PLUMBING CODE.

12. PROVIDE WATER METER AND REMOTE READER PER LOCAL UTILITIES REQUIREMENT, IF APPLICABLE.

13. CONDENSATE DRAIN: PROVIDE POLYVINYL CHLORINE (PVC) SCHEDULE 40 PLASTIC PIPE (TYPE DWV) IN CONFORMANCE WITH STANDARD ASTM D2665.

14. VALVES: PROVIDE BALL VALVE NIBCO SERIES 585-70 FOR SHUT-OFF

15. PROVIDE ACCESS PANELS WHERE REQUIRED FOR OPERATION, MAINTENANCE AND BALANCING OR PLUMBING EQUIPMENT.

16. PROVIDE WATER HAMMER ARRESTORS AT EACH BRANCH LINE

GAS LINES

1. FURNISH AND INSTALL A COMPLETE GAS PIPING SYSTEM.

2. GAS LINES SHALL BE BLACK STEEL, SCHEDULE 40, ASTM A-53, WITH MALLEABLE THREADED FITTINGS FOR 2" AND SMALLER, AND WITH WELDED JOINTS FOR 2-1/2" AND LARGER.

3. FURNISH AND INSTALL A GAS COCK, DIRT LEG, AND UNION CONNECTION AT EACH PIECE OF EQUIPMENT.

4. PITCH PIPING AT A UNIFORM GRADE OF 1/4" IN 15 FEET UPWARD IN DIRECTION OF FLOW. SUPPORT PIPING EVERY 5 FEET, AS DETAILED ON DRAWINGS, OR BY STANDARD INDUSTRY PRACTICE, WHICHEVER IS MORE STRINGENT.

5. GAS PIPING EXPOSED ON ROOF SHALL BE PAINTED WITH RUST-INHIBITING PAINT.

6. GAS PIPING INSTALLED IN RETURN AIR PLENUMS SHALL BE SLEEVED AND VENTED OR WELDED IN ACCORDANCE WITH THE LOCAL GAS COMPANY, LOCAL CODE AND APPLICABLE NFPA 54 CODES.

7. TESTING AND PURGING OF GAS PIPING SHALL BE DONE PER THE REQUIREMENTS OF THE LOCAL GAS COMPANY, LOCAL CODES AND APPLICABLE NFPA CODES.

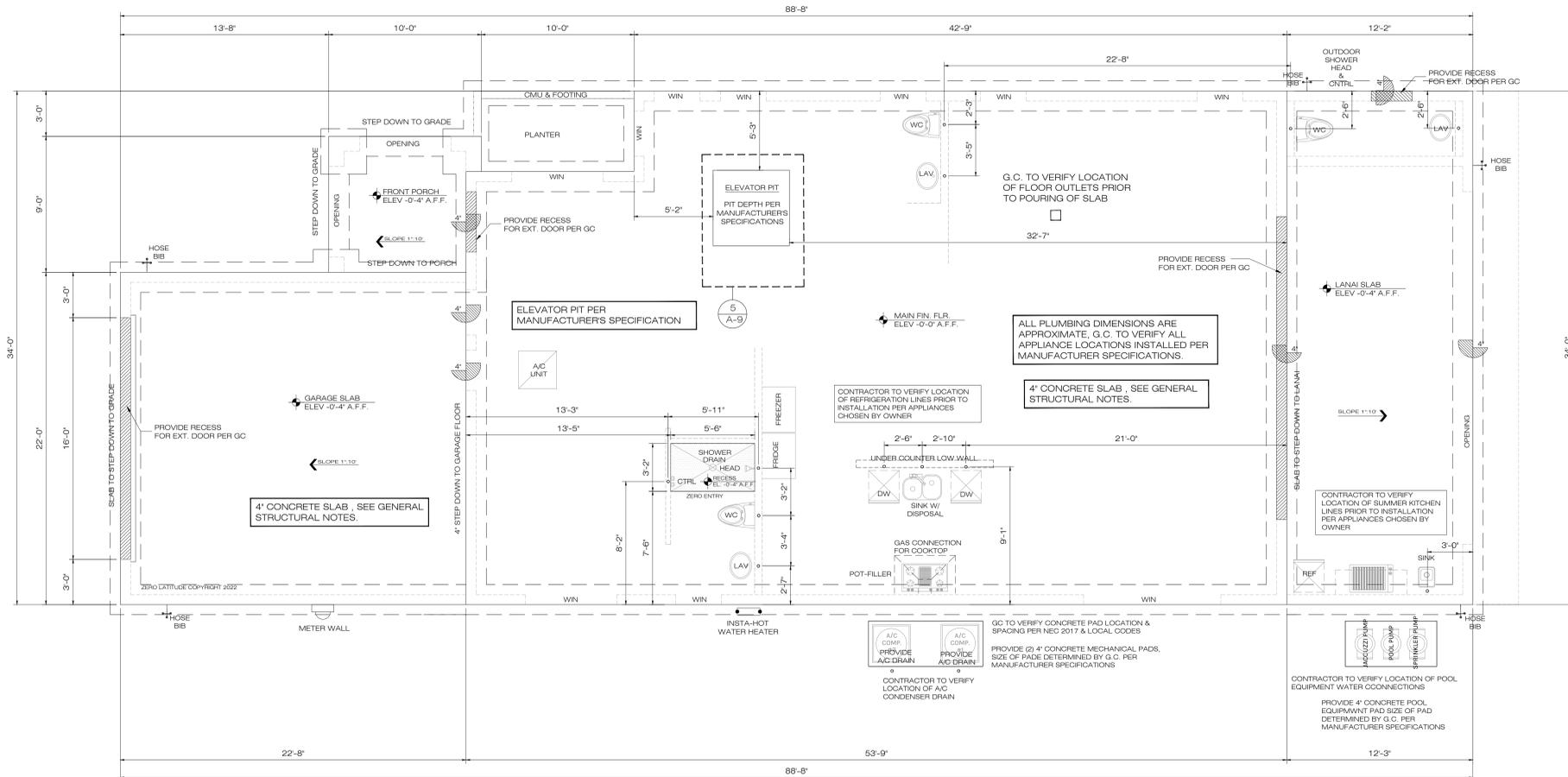
8. CONTACT AND COORDINATE GAS SERVICE, METER AND REGULATOR REQUIREMENTS WITH THE LOCAL GAS COMPANY PRIOR TO BID. INCLUDE INSTALLATION COST OF GAS METER AND REGULATOR IN BID.

GAS WATER HEATER

CLEARANCES REQUIRED:

1. GREATER THAN 4'-0" FROM AN OPENING, OPERABLE WINDOW, DOOR AND FRESH AIR OPENING OR ADJACENT WALL

2. 5'-0" FROM A NATURAL GAS METER OR REGULATOR.



1 SLAB-PLUMBING PLAN
A3 SCALE: 1/4" = 1'-0"

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Reviewed by Interior Design & Owner	YES



A3

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EGRESS WINDOWS

MEAN OF ESCAPE NOTE (EGRESS):

ALL EGRESS WINDOWS TO COMPLY W/F.B.C. R 310.1. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE ENSURING AN EMERGENCY WHEN LOCKED.

FLOOR PLAN NOTES

- DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE MINIMUM 20 MINUTE SOLID CORE DOOR WITH SELF CLOSING MECHANISM.
- WALL BETWEEN GARAGE AND LIVING AREA OF HOUSE TO HAVE 1/2" FINISHED DRYWALL MINIMUM IF WALL IS NOT SOLID BLOCK.
- GARAGE CEILING TO BE 1/2" FINISHED DRYWALL MINIMUM AND 5/8" TYPE X DRYWALL IF THERE IS LIVING SPACE ABOVE THE GARAGE.
- ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD. (FBCR-R302.7)
- ATTIC ACCESS, MINIMUM 30"x22" OPENING. PROVIDE (1) OUTLET, SWITCH AND LIGHT IN ATTIC AT PULL-DOWN STAIRS.
- PULL DOWN ATTIC ACCESS LADDER, MINIMUM 54"x22" OPENING.
- AT SECOND FLOOR BALCONIES: FLOORING TO BE TILES OVER PLI-DEK WATERPROOF SYSTEM. CONTRACTOR OPTION WITH OWNER APPROVAL TO USE DUROCK OVER 60 MIL WATERPROOF MEMBRANE OVER 30# FELT OVER 3/4" PLYWOOD W/ FLASHING (TYP.)
- CONTRACTOR AND/OR STAIR MANUFACTURER TO VERIFY ALL STAIR HEIGHTS, RISER HEIGHTS AND TREAD DEPTHS TO ENSURE THE CORRECT DIMENSIONS WERE PROVIDED.
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO ORDERING TO ENSURE ELEVATIONS PORTRAY THE CORRECT WINDOW AND DOOR HEIGHTS.
- ALL RAILINGS ABOVE 24" A.F.F. SHALL BE 42 INCH HIGH GUARDRAILS UNLESS OTHERWISE SPECIFIED.
- ALL SHOWERS TO BE 4 INCH RECESSED, WHERE APPLICABLE, IN FIRST FLOOR SLAB AND IN TRUSSES AT ALL OTHER FLOORS.
- ALL TRAY CEILINGS TO BE 8 INCHES DEEP UNLESS OTHERWISE NOTED ON DRAWINGS.

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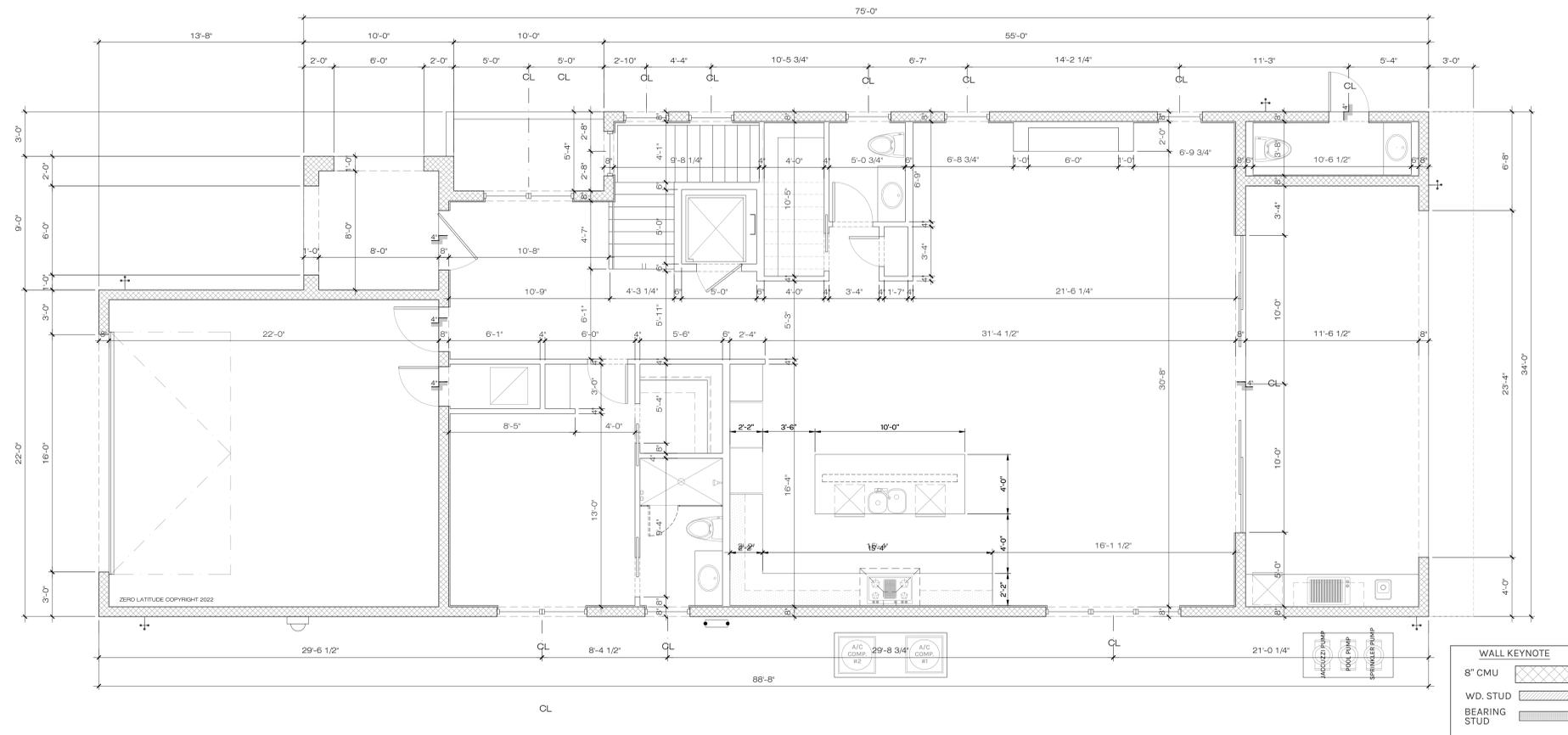
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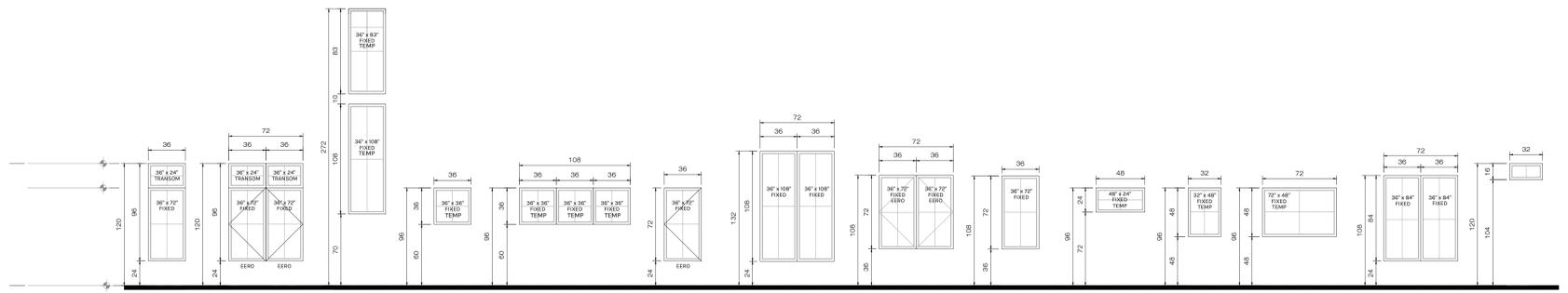


1 DIM 1ST FLOOR PLAN
A4 SCALE: 1/4" = 1'-0"

PERMIT SET
 FOR CONSTRUCTION

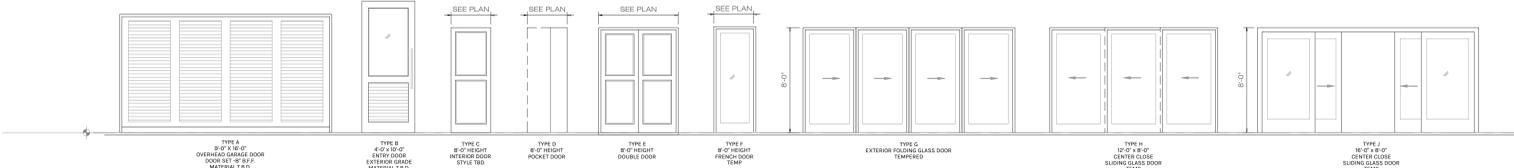
CASTAWAY - WINDOW SCHEDULE						
UNIT #.	UNIT SIZE	TYPE	TOP OF WINDOW	LOCATION	E.E.R.O.	REMARKS
FIRST FLOOR						
1A	(2)36" x 72"	B	10'-0" A.F.F.	BEDROOM 4	YES	CASEMENT
1B	36" x 72"	A	10'-0" A.F.F.	BEDROOM 4		FIXED
1C	36" x 72"	E	10'-0" A.F.F.	BEDROOM 4		FIXED
1D	48" x 24"	K	10'-0" A.F.F.	BATH 4		FIXED TRANSOM - TEMP
1E	36" x 72"	A	10'-0" A.F.F.	FAMILY ROOM		FIXED + TRANSOM
1F	36" x 72"	A	10'-0" A.F.F.	FAMILY ROOM		FIXED + TRANSOM
1G	36" x 72"	A	10'-0" A.F.F.	POWDER		FIXED + TRANSOM - TEMP
1H	(2)36" x 202" (MIXED)	C	22'-8" A.F.F.	STAIRCASE		SEE WINDOW SCHEDULE
1J	(2)36" x 202" (MIXED)	C	22'-8" A.F.F.	STAIRCASE		SEE WINDOW SCHEDULE
1K	(2)36" x 202" (MIXED)	C	22'-8" A.F.F.	STAIRCASE		SEE WINDOW SCHEDULE
1L	36" x 108"	G	11'-0" A.F.F.	ENTRY VESTIBULE		FIXED - TEMP

CASTAWAY - DOOR SCHEDULE								
UNIT #.	WIDTH	HEIGHT	THKS.	MATERIALS DOOR	FRAME	DOOR TYPE	LOCATION	NOTES
FIRST FLOOR								
1	4'-0"	10'-0"	1 1/2"	WOOD/GLASS	WOOD	B	ENTRY DOOR	EXTERIOR GRADE PIVOT DOOR
2	9'-0"	9'-0"	1 1/2"	WOOD	WOOD	A	GARAGE	OVERHEAD GARAGE DOOR
3	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	GARAGE - STORAGE	
4	3'-0"	8'-0"	1 1/2"	SC	WOOD	C	GARAGE - ENTRY HOUSE	
5	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	BEDROOM 1 - ENTRY	
6	2'-8"	8'-0"	1 1/2"	SC	WOOD	D	BEDROOM 1 - WIC	POCKET DOOR
7	2'-8"	8'-0"	1 1/2"	SC	WOOD	D	BATH 1 - ENTRY	POCKET DOOR
8	3'-0"	8'-0"	1 1/2"	SC	WOOD	C	ELEVATOR - ENTRY	ELEVATOR MANUF. SPECS
9	2'-0"	8'-0"	1 1/2"	SC	WOOD	C	LINEN	
10	2'-8"	8'-0"	1 1/2"	SC	WOOD	D	PANTRY - UNDER STAIRS	POCKET
11	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	POWDER - ENTRY	
12	(4)4'-0"	10'-0"	1 1/2"	ALUMINUM/GLASS	ALUMINUM	J	LIVING ROOM - LANAI	CENTER SGD - TEMP
13	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	POOL BATH	EXTERIOR GRADE



WINDOW ELEVATIONS

- FOR EXACT SILL HEIGHT ABOVE FINISHED FLOOR (A.F.F.), SEE ELEVATIONS. FLOOR PLANS ONLY SHOW APPROXIMATE LOCATION. SEE WINDOW SCHEDULE FOR FULL WINDOW INFORMATION.
- ALL WINDOWS THAT HAVE A SILL LOWER THAN 24 INCHES A.F.F. WILL HAVE TEMPERED GLASS.
- ALL WINDOWS/GLASS SHALL MEET OR EXCEED THE FLORIDA BUILDING CODE (MIAMI-DADE COUNTY) AND LOCAL ORDINANCES FOR HURRICANE REQUIREMENTS.



DOOR ELEVATIONS

COMPONENTS AND CLADDING WINDOW AND DOOR WIND PRESSURE SCHEDULE		
Vasd VALUES (EXP C. 160mph Vult)		
	AREA	PRESSURE (PSF)
1ST STORY	10 S.F.	+33.4, -44.8
	20 S.F.	+31.9, -41.7
	50 S.F.	+30.0, -37.8
	100 S.F.	+28.4, -34.7
2ND STORY	10 S.F.	+35.6, -47.7
	20 S.F.	+34.1, -44.5
	50 S.F.	+32.0, -40.2
	100 S.F.	+30.3, -37.0

FLOOR PLAN NOTES

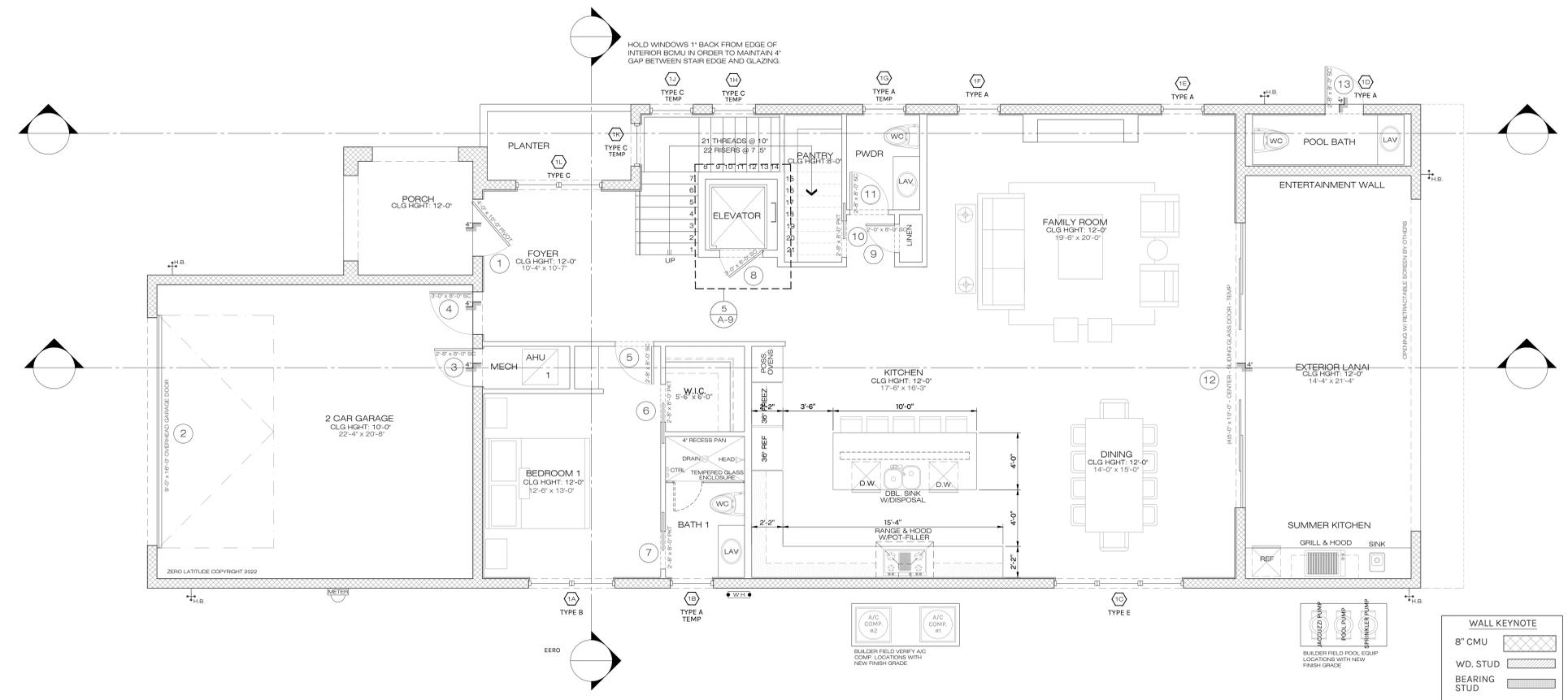
- DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE MINIMUM 20 MINUTE SOLID CORE DOOR WITH SELF CLOSING MECHANISM.
- WALL BETWEEN GARAGE AND LIVING AREA OF HOUSE TO HAVE 1/2" FINISHED DRYWALL MINIMUM IF WALL IS NOT SOLID BLOCK.
- GARAGE CEILING TO BE 1/2" FINISHED DRYWALL MINIMUM AND 5/8" TYPE X DRYWALL IF THERE IS LIVING SPACE ABOVE THE GARAGE.
- ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD. (FBCR-R302.7)
- ATTIC ACCESS, MINIMUM 30"x22" OPENING. PROVIDE (1) OUTLET, SWITCH AND LIGHT IN ATTIC AT PULL-DOWN STAIRS.
- PULL DOWN ATTIC ACCESS LADDER, MINIMUM 54"x22" OPENING.
- AT SECOND FLOOR BALCONIES: FLOORING TO BE TILES OVER PUI-DEK WATERPROOF SYSTEM. CONTRACTOR OPTION WITH OWNER APPROVAL TO USE DÜROCK OVER 60 MIL WATERPROOF MEMBRANE OVER 30# FELT OVER 3/4" PLYWOOD W/ FLASHING (TYP.)
- CONTRACTOR AND/OR STAIR MANUFACTURER TO VERIFY ALL STAIR HEIGHTS, RISER HEIGHTS AND TREAD DEPTHS TO ENSURE THE CORRECT DIMENSIONS WERE PROVIDED.
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO ORDERING TO ENSURE ELEVATIONS PORTRAY THE CORRECT WINDOW AND DOOR HEIGHTS.
- ALL RAILINGS ABOVE 24" A.F.F. SHALL BE 42 INCH HIGH GUARDRAILS UNLESS OTHERWISE SPECIFIED.
- ALL SHOWERS TO BE 4 INCH RECESSED, WHERE APPLICABLE, IN FIRST FLOOR SLAB AND IN TRUSSES AT ALL OTHER FLOORS.
- ALL TRAY CEILINGS TO BE 8 INCHES DEEP UNLESS OTHERWISE NOTED ON DRAWINGS.

EGRESS WINDOWS

MEAN OF ESCAPE NOTE (EGRESS):

ALL EGRESS WINDOWS TO COMPLY W/F.B.C. R 310.1. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE ENSURING AN EMERGENCY WHEN LOCKED.



1 **DETAIL 1ST FLOOR PLAN**
A5 SCALE: 1/4" = 1'-0"

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Date	#	Revisions
06/30/23	1	City Comments

A NEW HOME BY ZERO LATITUDE HOMES
CASTAWAY SPEC HOME
S. HARBOR DR. LOT 6 - VERO BEACH, FLORIDA
MERIDIAN CUSTOM HOMES

aloba
ENGINEERING
P.E. #60586

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-4866

meridian

Date	01-26-23
Project #	22-026
Drawn by	FVC
Checked by	JH/DS
Reviewed by Interior Design & Owner	05 YES

ZERO LATITUDE

A5

PERMIT SET
FOR CONSTRUCTION

EGRESS WINDOWS

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FLOOR PLAN NOTES

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- WALL BETWEEN GARAGE AND LIVING AREA OF HOUSE TO HAVE 1/2" FINISHED DRYWALL MINIMUM IF WALL IS NOT SOLID BLOCK.
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Revisions	Date
#	1
City Comments	06/30/23

A NEW HOME BY ZERO LATITUDE HOMES
CASTAWAY SPEC HOME
 S. HARBOR DR. LOT 6 - VERO BEACH, FLORIDA
 MERIDIAN CUSTOM HOMES

alba
 ENGINEERING
 C.A. #00556

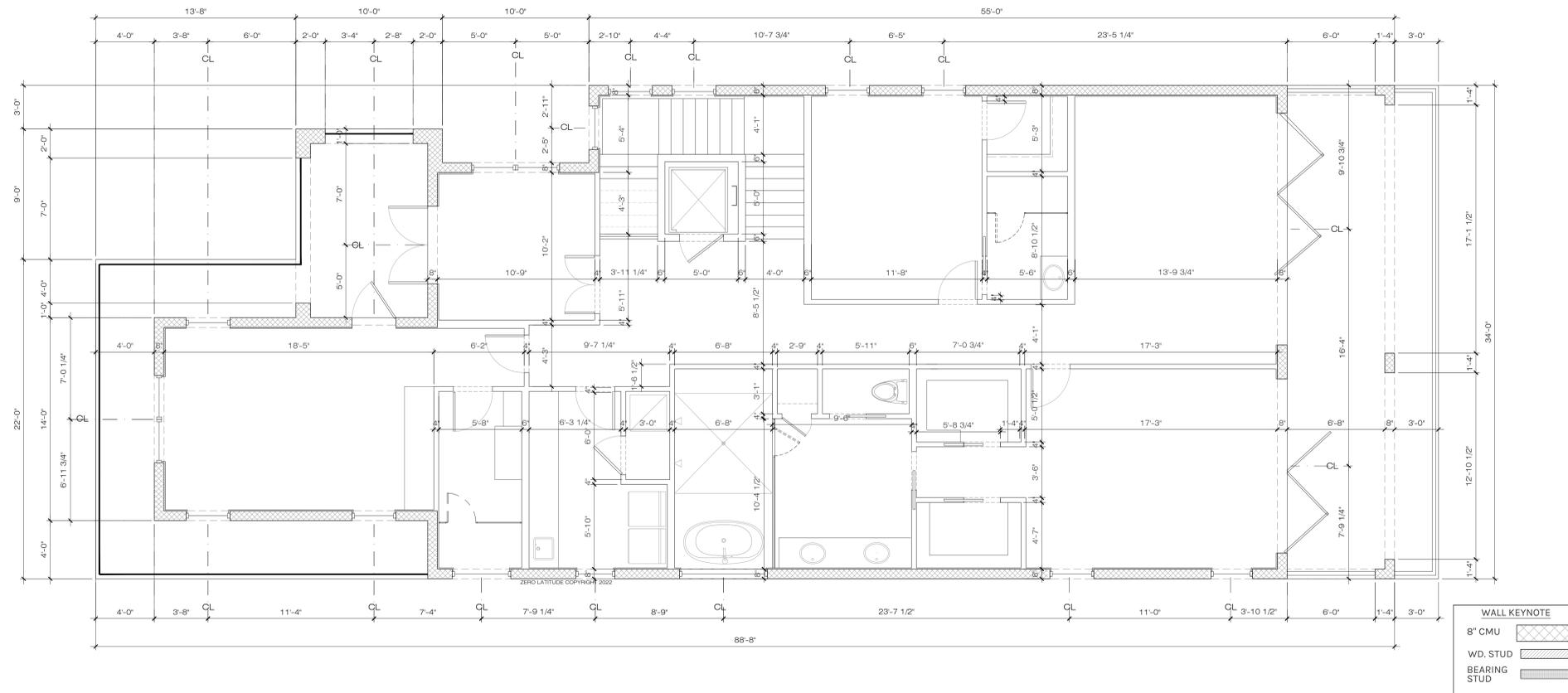
DANIEL SOUTER, P.E.
 P.E.# 63901
 P.O. BOX 547774
 ORLANDO, FL 32854
 PHONE: (407) 421-4866



Date	01-26-23
Project #	22-026
Drawn by	FVC
Checked by	JH/DS
Reviewed by Interior Design & Owner	06 YES



A6

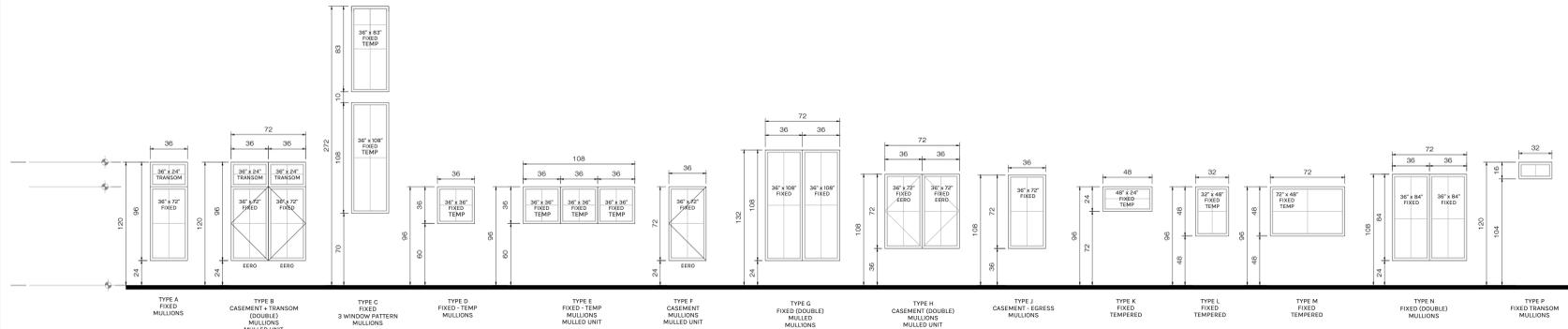


1 DIM 2ND FLOOR PLAN
A6 SCALE: 1/4" = 1'-0"

PERMIT SET
 FOR CONSTRUCTION

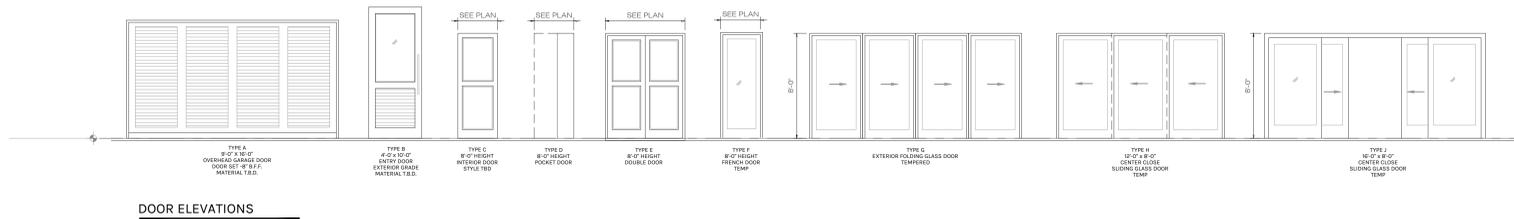
CASTAWAY - WINDOW SCHEDULE						
UNIT #.	UNIT SIZE	TYPE	TOP OF WINDOW	LOCATION	E.E.R.O.	REMARKS
SECOND FLOOR						
2A	(2)36" x 72"	H	9'-0" A.F.F.	BEDROOM 4	YES	CASEMENT
2B	36" x 72"	J	9'-0" A.F.F.	BEDROOM 4		FIXED
2C	36" x 72"	J	9'-0" A.F.F.	BEDROOM 4		FIXED
2D	48" x 24"	K	8'-0" A.F.F.	BATH 4		FIXED - TEMP
2E	32" x 48"	L	8'-0" A.F.F.	LAUNDRY		FIXED
2F	72" x 48"	M	8'-0" A.F.F.	MASTER BATH - TUB		FIXED - TEMP
2G	36" x 36"	D	8'-0" A.F.F.	MASTER BEDROOM		FIXED
2H	36" x 36"	D	8'-0" A.F.F.	MASTER BEDROOM		FIXED
2J	36" x 72"	F	8'-0" A.F.F.	BEDROOM 3	YES	CASEMENT
2K	36" x 72"	F	8'-0" A.F.F.	BEDROOM 3	YES	CASEMENT
2L	(2)36" x 72"	N	9'-0" A.F.F.	OFFICE	YES	CASEMENT
2M	36" x 72"	J	9'-0" A.F.F.	BEDROOM 4		FIXED

CASTAWAY - DOOR SCHEDULE								
UNIT #.	WIDTH	HEIGHT	THKS.	MATERIALS	FRAME	DOOR	LOCATION	NOTES
SECOND FLOOR								
14	(2)2'-0"	8'-0"	1 1/2"	WOOD/GLASS	WOOD	F	OFFICE - ENTRY	INTERIOR FRENCH DOORS
15	(2)2'-6"	8'-0"	1 1/2"	WOOD/GLASS	WOOD	F	OFFICE - BALCONY	INTERIOR FRENCH DOORS
16	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	BEDROOM 4 - ENTRY	
17	3'-0"	8'-0"	1 1/2"	WOOD/GLASS	WOOD	F	BEDROOM 4 - BALCONY	FRENCH DOOR
18	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	BATH 4 - ENTRY	
19	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	LAUNDRY - ENTRY	
20	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	LAUNDRY - MECHANICAL	
21	3'-0"	8'-0"	1 1/2"	SC	WOOD	C	ELEVATOR - ENTRY	ELEVATOR MANUF. SPECS.
22	2'-8"	8'-0"	1 1/2"	SC	WOOD	D	BEDROOM 3 - ENTRY	
23	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	BEDROOM 3 - WIC	
24	2'-8"	8'-0"	1 1/2"	SC	WOOD	D	BATH 3 - ENTRY	POCKET DOOR
25	2'-8"	8'-0"	1 1/2"	SC	WOOD	C	MASTER SUITE - ENTRY	
26	2'-6"	8'-0"	1 1/2"	SC	WOOD	D	MASTER SUITE - HER CLOSET	POCKET DOOR
27	2'-6"	8'-0"	1 1/2"	SC	WOOD	D	MASTER SUITE - HIS CLOSET	POCKET DOOR
28	2'-8"	8'-0"	1 1/2"	SC	WOOD	D	MASTER BATH - ENTRY	POCKET DOOR
29	2'-6"	8'-0"	1 1/2"	SC	WOOD	D	MASTER BATH - WC	POCKET DOOR
30	2'-0"	8'-0"	1 1/2"	SC	WOOD	C	MASTER BATH - LINEN	
31	(3)4'-0"	8'-0"	1 1/2"	ALUMINUM/GLASS	ALUMINUM	H	MASTER SUITE - BALCONY	LEFT FOLDING GLASS DOOR
32	(4)4'-0"	8'-0"	1 1/2"	ALUMINUM/GLASS	ALUMINUM	G	MASTER SUITE - BALCONY	RIGHT FOLDING GLASS DOOR

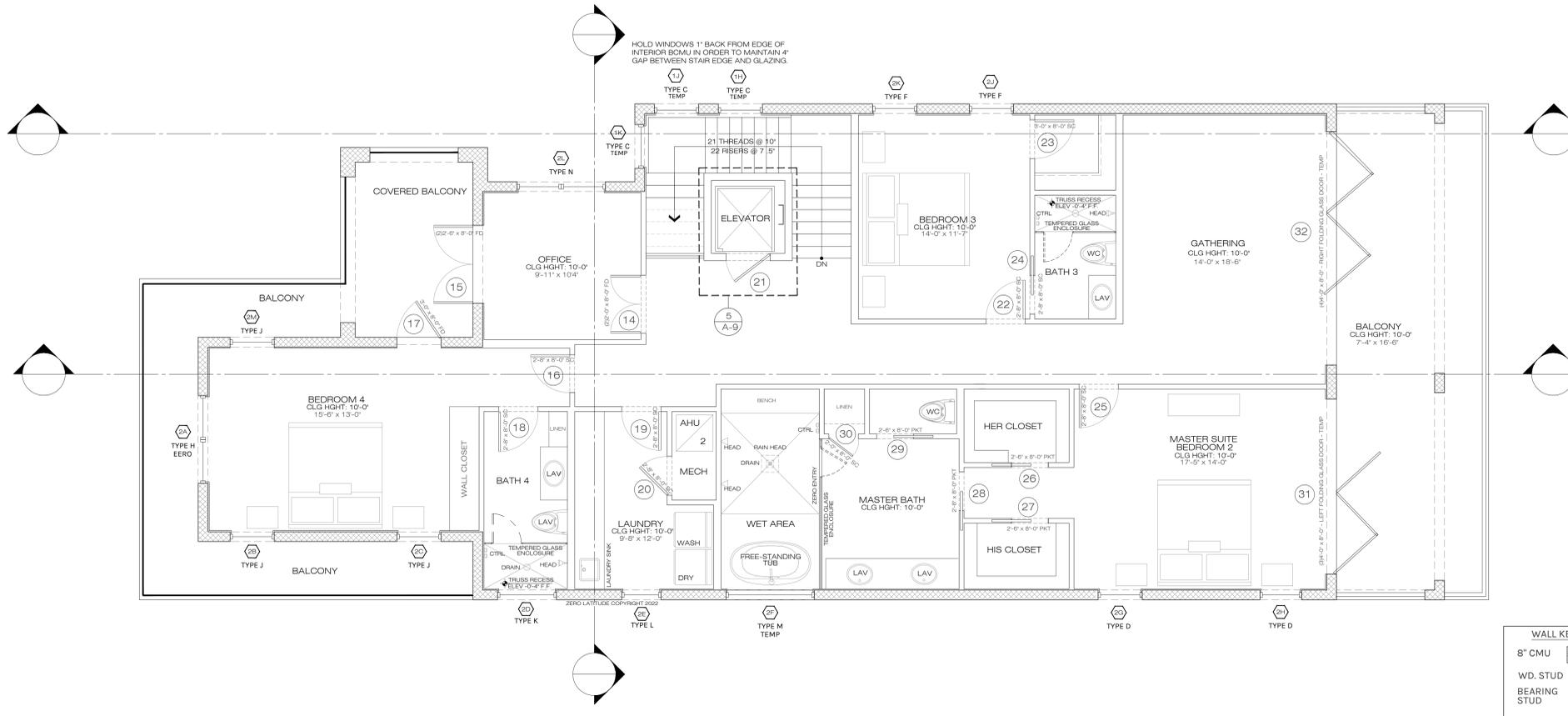


WINDOW ELEVATIONS

- FOR EXACT SILL HEIGHT ABOVE FINISHED FLOOR (A.F.F.), SEE ELEVATIONS. FLOOR PLANS ONLY SHOW ALPHABETICAL NOTATION. SEE WINDOW SCHEDULE FOR FULL WINDOW INFORMATION.
- ALL WINDOWS THAT HAVE A SILL LOWER THAN 24 INCHES A.F.F. WILL HAVE TEMPERED GLASS.
- ALL WINDOWS/GLASS SHALL MEET OR EXCEED THE FLORIDA BUILDING CODE (MIAMI-DADE COUNTY) AND LOCAL ORDINANCES FOR HURRICANE REQUIREMENTS.



DOOR ELEVATIONS



1
A7
DETAIL 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

COMPONENTS AND CLADDING WINDOW AND DOOR WIND PRESSURE SCHEDULE Vasd VALUES (EXP C. 160mph Vult)		
	AREA	PRESSURE (PSF)
1ST STORY	10 S.F.	+33.4, -44.8
	20 S.F.	+31.9, -41.7
	50 S.F.	+30.0, -37.8
	100 S.F.	+28.4, -34.7
2ND STORY	10 S.F.	+35.6, -47.7
	20 S.F.	+34.1, -44.5
	50 S.F.	+32.0, -40.2
	100 S.F.	+30.3, -37.0

FLOOR PLAN NOTES

- DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE MINIMUM 20 MINUTE SOLID CORE DOOR WITH SELF CLOSING MECHANISM.
- WALL BETWEEN GARAGE AND LIVING AREA OF HOUSE TO HAVE 1/2" FINISHED DRYWALL MINIMUM IF WALL IS NOT SOLID BLOCK.
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- ATTIC ACCESS, MINIMUM 30"x22" OPENING. PROVIDE (1) OUTLET, SWITCH AND LIGHT IN ATTIC AT PULL-DOWN STAIRS.
- PULL DOWN ATTIC ACCESS LADDER, MINIMUM 54"x22" OPENING.
- AT SECOND FLOOR BALCONIES: FLOORING TO BE TILES OVER PUI-DEK WATERPROOF SYSTEM. CONTRACTOR OPTION WITH OWNER APPROVAL TO USE DUROCK OVER 60 MIL WATERPROOF MEMBRANE OVER 30# FELT OVER 3/4" PLYWOOD W/ FLASHING (TYP.)
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EGRESS WINDOWS

MEAN OF ESCAPE NOTE (EGRESS):

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Date 06/30/23

Revisions City Comments

A NEW HOME BY ZERO LATITUDE HOMES
CASTAWAY SPEC HOME
 S. HARBOR DR. LOT 6 - VERO BEACH, FLORIDA
 MERIDIAN CUSTOM HOMES

alboa
 ENGINEERING
 C.A. #00556

DANIEL SOUTER, P.E.
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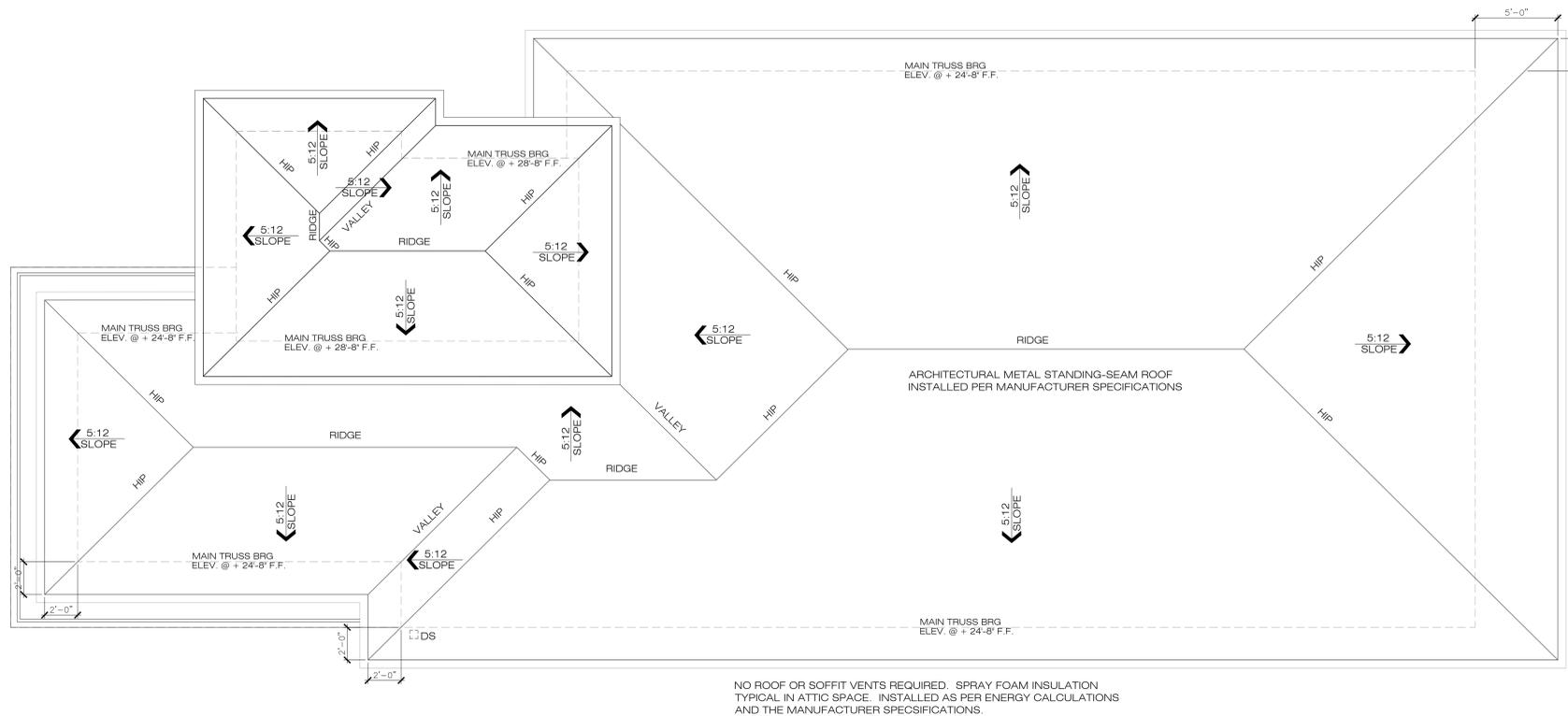
meridian

Date	01-26-23
Project #	22-026
Drawn by	FVC
Checked by	JH/DS
Reviewed by Interior Design & Owner	07/YES



A7

PERMIT SET
FOR CONSTRUCTION



1 ROOF PLAN
A8 SCALE: 1/4" = 1'-0"

ROOF NOTES

GENERAL NOTES:

- COORDINATE ALL ROOF NOTES WITH ELEVATION AND FLOOR PLANS NOTES.
- REFER TO ROOFING SPECIFICATIONS 202 7TH EDITION FBC CHAPTER 9 - ROOF ASSEMBLIES FOR FURTHER INFORMATION, TYP.
- REFER TO CIVIL DRAWINGS FOR STORM DRAIN LOCATION. COORDINATE IN FIELD.
- PROVIDE ROOF CRICKETING AROUND ROOF ACCESSORIES AND PENETRATIONS.
- GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF DOWNSPOUT AND/OR SCUPPERS IF APPLICABLE TO BUILD.

LOW-SLOPE ROOF DRAINAGE

ALL LOW SLOPE ROOFS SURROUNDED BY PARAPET WALLS TO HAVE DRAINS PIPED TO EXTERIOR OF RESIDENCE, WITH SEPARATE OVERFLOW DRAINS OR SCUPPERS LOCATED 2" ABOVE PRIMARY DRAIN ELEVATION TO COMPLY WITH FBC-R304 AND FBC-PLUMBING 1105 & 1106

FLASHING NOTE:

FLASHING SHALL BE INSTALLED AT ALL WALL AND ROOF INTERSECTIONS, AT ALL CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ALL ROOF OPENINGS PER FBC-R903.

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Revisions	City Comments	#	Date
		1	06/30/23

A NEW HOME BY ZERO LATITUDE HOMES
CASTAWAY SPEC HOME
S. HARBOR DR. LOT 6 - VERO BEACH, FLORIDA
MERIDIAN CUSTOM HOMES

alba
ENGINEERING
C.A. #60556

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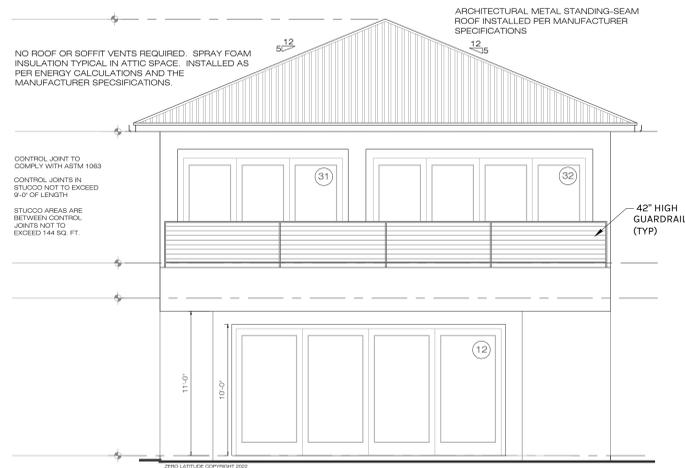


Date	01-26-23
Project #	22-026
Drawn by	FVC
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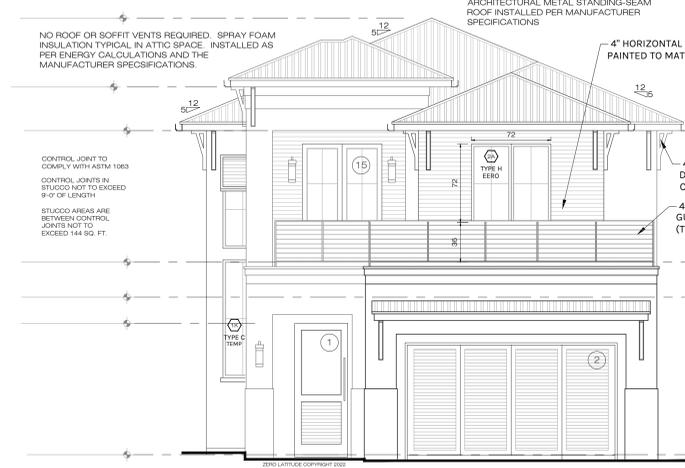


A8

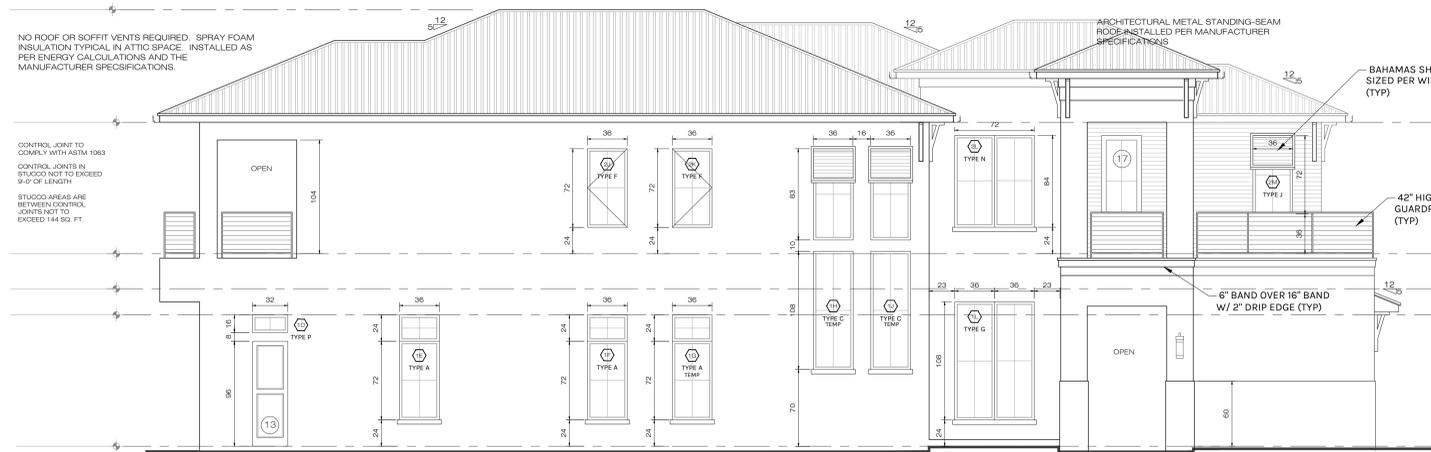
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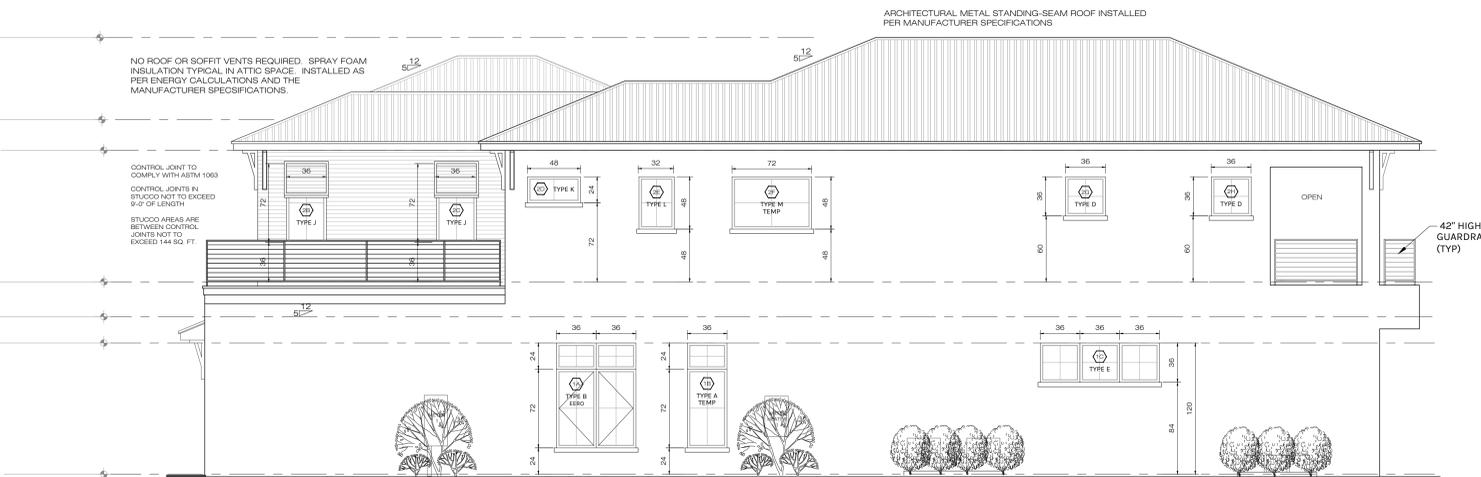
2 REAR ELEVATION
A9 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
A9 SCALE: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION
A9 SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
A9 SCALE: 3/16" = 1'-0"

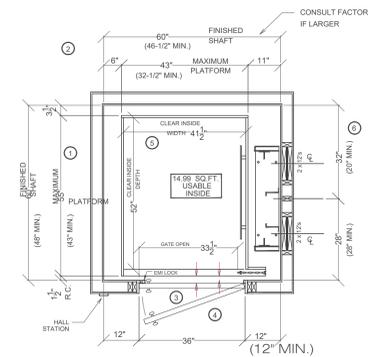
GUARD RAILS

GUARD RAILS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 24 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT. LARGEST GAPS BETWEEN HANDRAIL MEMBERS, PICKETS AND BASE SHALL NOT EXCEED 4". HANDRAIL/GUARDRAIL LIVE LOADS, GUARDS AND HANDRAILS (HIGHER OF 200LB FT LOAD OR 50PLF). GUARD/PICKET INFILL COMPONENTS, 50PSF OVER A 1 SQ. FT. AREA.

STUCCO APPLICATION

- TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALLS
 - TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALLS OVER EXPANDED METAL OR FIBERGLASS LATH, OVER #15 BUILDING PAPER, OVER TYVEK HOMEWRAP (OR EQUAL).
- CONTROL JOINTS**
- CONTROL JOINTS IN STUCCO SHALL NOT EXCEED 9'-0" IN LENGTH.
 - STUCCO AREAS ARE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 144 SQ. FT.

HOR HP1 S 15 - 60 x 60 950#, RH RAIL, IN-LINE OPENING, SCISSOR GATE, 15 SQ. FT. LUXURY LIFT TRACTION (LLT)



STANDARD HOISTWAY PLAN

NOTE: ALL DIMENSIONS ARE APPROXIMATE
OVERSIZE CAB OPTION ASSUMED

THE INFORMATION CONTAINED HEREIN IS SOLELY OWNED BY RESIDENTIAL ELEVATORS. ANY REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM RESIDENTIAL ELEVATORS IS STRICTLY PROHIBITED.

5 ELEVATOR DETAIL

A9 SCALE 1/2" = 1'

SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS INSTRUCTIONS PRIOR TO FRAMING IN ORDER TO ENSURE EXACT PLACEMENT OF ELEVATOR WALLS & FRAMING.

NOTES:

- IF PLATFORM SIZE IS REDUCED, THEN THE BLOCKING IS TO BE POSITIONED SUCH THAT IT IS CENTERED ON THE PLATFORM. (PLATFORM DEPTH / 2) + 2" = CENTERLINE OF RAIL BLOCKING OFF OF INSIDE FRONT WALL (MIN. 20" DIMENSION)
- CAR TO WALL (CTW) DIMENSION IS 3-1/2" MIN.
- HOISTWAY DOORS & FRAMES MUST BE INSTALLED TO COMPLY WITH THE AUTHORITY HAVING JURISDICTION REQUIREMENTS. THESE DIMENSIONS VARY. CONSULT YOUR RESIDENTIAL ELEVATORS SALES REPRESENTATIVE FOR DETAILS PRIOR TO CONSTRUCTION.
- HOISTWAY DOORS TO BE SOLID CORE (BY OTHERS).
- CLEAR CAB DIMENSIONS BASED ON A 3/4" FLAT WALL.
- CLEAR CAB DIMENSIONS BASED ON A 3/4" FLAT WALL CAB DESIGN.

All Traction Elevators require an access panel for emergency lowering. Access panel size and location must be discussed with your Residential Elevators Sales Representative prior to construction.



Residential Elevators
Elevating Your Standard of Living
ResidentialElevators.com
603.832.2004

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Revisions	City	Comments	Date
#	1	06/30/23	

A NEW HOME BY ZERO LATITUDE HOMES
CASTAWAY SPEC HOME
S. HARBOR DR. LOT 6 - VERO BEACH, FLORIDA
MERIDIAN CUSTOM HOMES

alba
ENGINEERING
P.E. #00556

DANIEL SOUTER, P.E.
P.E. # 63901
P.O. BOX 547774
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PHONE: (407) 421-4866

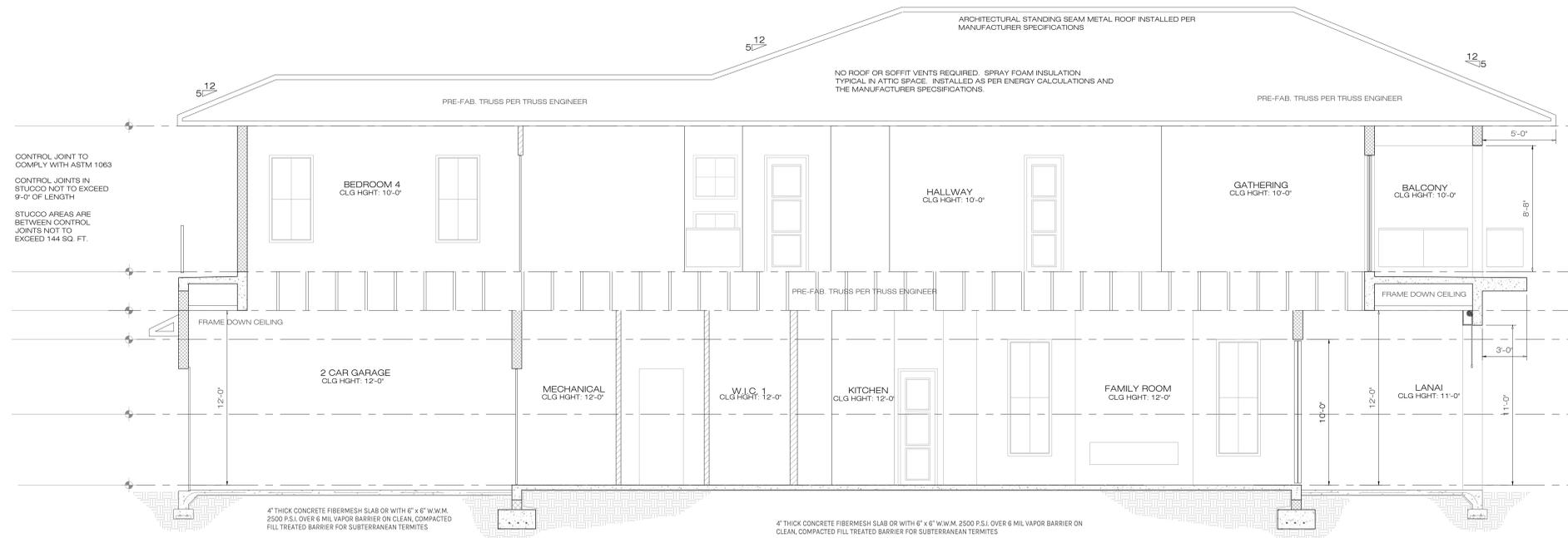


Date	01-26-23
Project #	22-026
Drawn by	FVC
Checked by	JHDS
Reviewed by Interior Design & Owner	09 YES



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FOR CONSTRUCTION

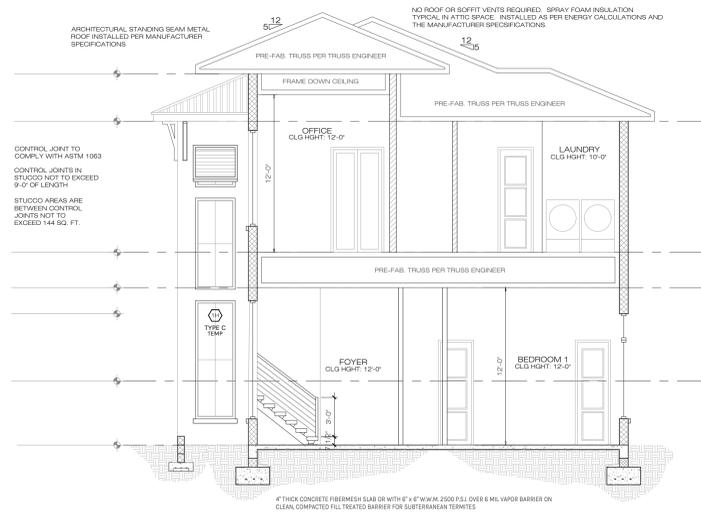


NOTE: INTERIOR METAL HANDRAILS AND GUARDS FOR ONE- AND TWO-FAMILY DWELLINGS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH SECTION 2407.

NOTE: ALL THE WINDOW OPENINGS, DELAY A MINIMUM 2" FROM FACE OF EXTERIOR WALL (CMU & WOOD FRAME)

R-318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

1 BUILDING SECTION
A10 SCALE: 1/4" = 1'-0"

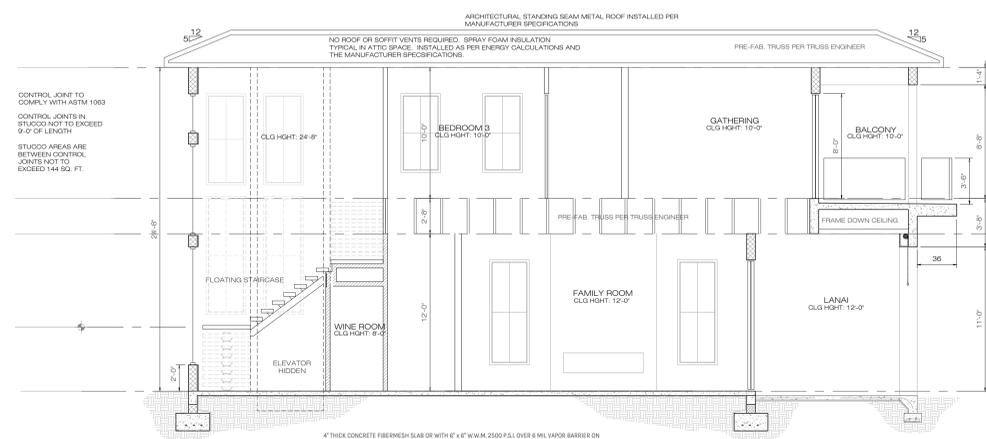


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3 BUILDING SECTION
A10 SCALE: 3/16" = 1'-0"



NOTE: INTERIOR METAL HANDRAILS AND GUARDS FOR ONE- AND TWO-FAMILY DWELLINGS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH SECTION 2407.

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2 BUILDING SECTION
A10 SCALE: 3/16" = 1'-0"

FOUNDATIONS WILL BE SLAB ON STEM WALL CONSTRUCTION

ELEVATION NOTES

1. TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALL
2. TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALL
3. ARCHITECTURAL METAL STANDING-SEAM ROOF INSTALLED PER MANUFACTURER SPECIFICATION.
4. NO ROOF VENTS REQUIRED, SPRAY FOAM INSULATION TO BE USED PER ENERGY CALCULATIONS.
5. FRONT ELEVATION WINDOW SILLS TO BE 4" x 6" STUCCO AND/OR WHERE ALSO INDICATED.
6. 6" WOOD SIDING WHERE INDICATED, STYLE AND COLOR PER CONTRACTOR AND OWNER.
7. CONTROL JOINTS ON EXTERIOR STUCCO WALLS OVER WOOD FRAME TO BE INSTALLED PER ASTM 1063

NOTE: CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND CONTACT DESIGNER/ENGINEER WITH ANY CHANGES OR QUESTIONS.

EGRESS

MEAN OF ESCAPE NOTE (EGRESS):

ALL EGRESS WINDOWS TO COMPLY W/F B.C. R 310.1. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE ENSURING AN EMERGENCY WHEN LOCKED.

STUCCO APPLICATION

- TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALLS
- TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALLS OVER EXPANDED METAL OR FIBERGLASS LATH, OVER #15 BUILDING PAPER, OVER TYVEK HOMEWRAP (OR EQUAL).

CONTROL JOINTS

- CONTROL JOINTS IN STUCCO SHALL NOT EXCEED 9'-0" IN LENGTH.
- STUCCO AREAS ARE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 144 SQ. FT.

GUARD RAILS

GUARD RAILS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 24 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT. LARGEST GAPS BETWEEN HANDRAIL MEMBERS, PICKETS AND BASE SHALL NOT EXCEED 4". HANDRAIL/GUARDRAIL LIVE LOADS, GUARDS AND HANDRAILS (HIGHER OF 200LB PT LOAD OR 50PLF). GUARD/PICKET INFILL COMPONENTS, 50PSF OVER A 1 SQ. FT. AREA.

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Date	#	City Comments
06/30/23	1	

A NEW HOME BY ZERO LATITUDE HOMES
CASTAWAY SPEC HOME
S. HARBOR DR. LOT 6 - VERO BEACH, FLORIDA
MERIDIAN CUSTOM HOMES

alba
ENGINEERING
P.C. #30586

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-4866



Date	01-26-23
Project #	22-026
Drawn by	FVC
Checked by	JH/DS
Reviewed by Interior Design & Owner	10 YES



A10

PERMIT SET
FOR CONSTRUCTION

ELECTRICAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND MANUFACTURER'S SPECIFICATIONS FOR CORRECT INSTALLATION. ELEC

2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION. ALL INSTALLATIONS ARE TO BE CHECKED AS WORKING PRIOR TO OCCUPANCY CERTIFICATION.

3. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND WITH ALL LOCAL ORDINANCES HAVING JURISDICTION, PER 2017 NEC EDITION.

4. VERIFY LOCATION OF ALL OUTLETS, RECEPTACLES, SWITCHES, COAX CABLE, CAT 6 DATA, FIXTURES, ETC., WITH OWNER PRIOR TO ANY INSTALLATION.

5. ALL SECURITY SYSTEMS SHALL HAVE 3 PADS. VERIFY OWNER/CONTRACTOR AGREEMENT AND LOCATIONS OF PADS PRIOR TO ANY INSTALLATION.

6. ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.

7. ALL MATERIAL SHALL BE NEW AND BEAR THE UNDERWRITERS LABEL (U.L.) WHERE APPLICABLE.

8. THE ELECTRICAL, TELEPHONE, DATA AND CABLE TELEVISION INSTALLATIONS SHALL MEET ALL REQUIREMENTS BY THE LOCAL UTILITY COMPANIES.

9. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (NEC).

10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

11. UNLESS OTHERWISE INDICATED, ALL RECEPTACLES, CABLE, DATA, AND TELEPHONE OUTLETS TO BE 18" A.F.F.

12. SMOKE DETECTORS ARE INTERCONNECTED AND TO HAVE BATTERY BACKUP, INSTALLED PER NFPA 72.29.8.3.4

13. ALL NON-GFI OUTLETS TO BE ON ARC-FAULT INTERRUPTERS

14. GFI OUTLETS LOCATION OUTDOORS ARE TO BE WATERPROOF & TAMPER-RESISTANT

15. GFI OUTLET LOCATED IN GARAGES, KITCHENS, AND BATHROOMS, SHALL BE TAMPER-PROOF.

16. ALL DETECTORS SHALL BE SMOKE/CARBON MONOXIDE COMBO, AND SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP, AND SHALL BE INSTALLED PER NFPA 72.29.8.3.4 - IN NO CASE SHALL MORE THAN 16 INITIATING DEVICES BE INTERCONNECTED OF WHICH 12 CAN BE SMOKE ALARMS WHERE THE INTERCONNECTING MEANS IS NOT SUPERVISED. PER NFPA 72.29.8.2 HOMES WITH A LARGE NUMBER OF BEDROOMS WHERE MORE THAN 12 SMOKE ALARMS OR CARBON MONOXIDE ALARM COMBINATION, WILL REQUIRE A SEPARATE PERMIT FOR A FIRE ALARM SYSTEM.

17. ELECTRICAL METER AN PANEL LOCATION MAY VARY AS PER SERVICE ENTRANCE LOCATION.

18. ALL WIRING TO BE COPPER.

19. IF CHOSEN BY OWNER, CONTRACTOR TO VERIFY LOCATION OF E.C.P. 240V ELECTRIC CHARGING PORT WITH OWNER PRIOR TO INSTALLATION. ELECTRIC CAR CHARGING STATION TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. VERIFY CHARGING STATION SPECIFICATIONS MATCH OWNERS VEHICLES.

NOTE: THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. ZERO LATITUDE INC. WILL BEAR NO RESPONSIBILITY FOR ITS ACCURACY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIREMENTS AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICES AS REQUIRED PRIOR TO COMMENCING WITH ANY INSTALLATION. ELECTRICAL CONTRACTOR TO SUBMIT PLAN AND PULL PERMIT.

FIRE-SMOKE ALARM SYSTEM

NFPA 72 29.5.1.3.1

All points on the ceiling shall have a smoke alarm within a distance of 30 ft (9.1 m) travel distance or shall have an equivalent of one smoke alarm per 500 ft² (46 m²) of floor area.

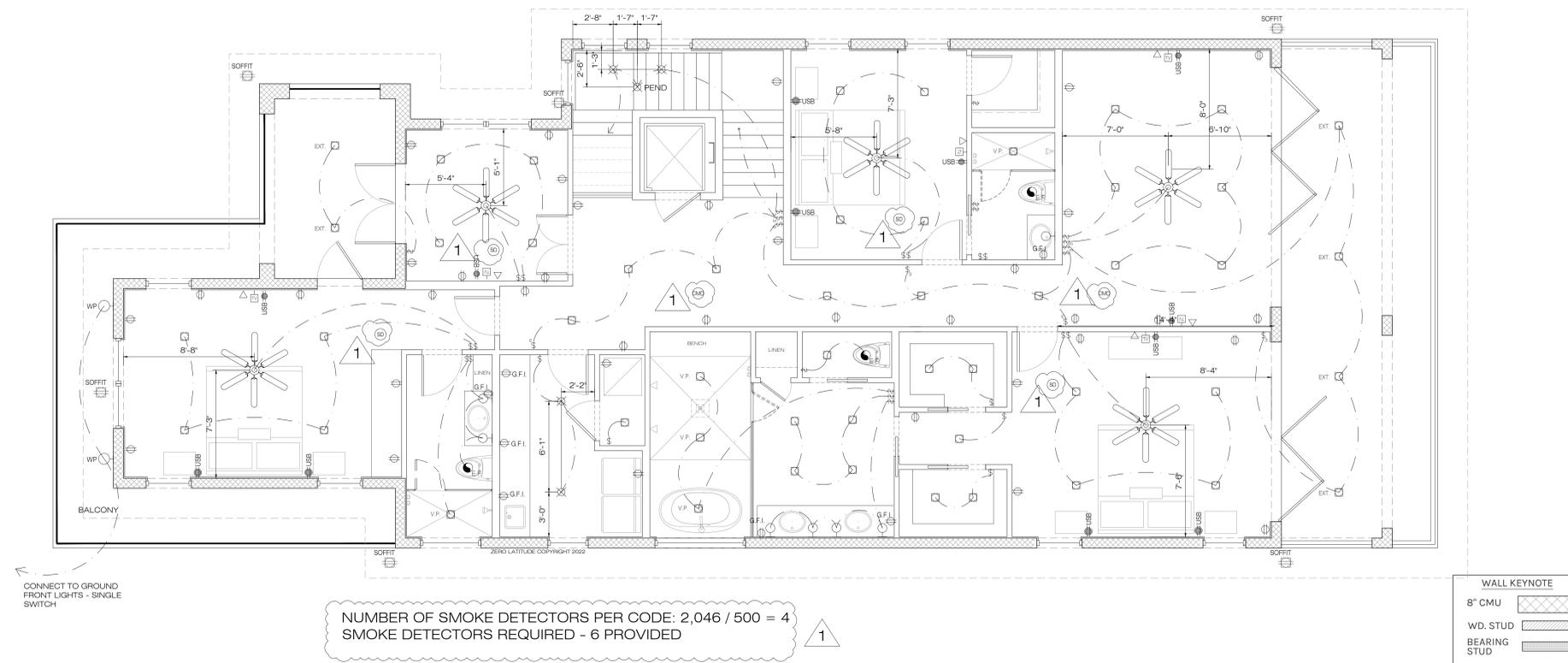
29.5.1.1 - Where required by other governing laws, codes, or standards for a specific type of occupancy, approved single and multiple-station smoke alarms shall be installed as follows:

- (2) In all sleeping rooms and guest rooms
- (2) Outside of each separate dwelling unit sleeping area, within 21 ft. of any door to a sleeping room, with the distance measured along a path of travel
- (3) On every level of a dwelling unit, including basements
- (4) On every level of a residential board and care occupancy (small facility), including basements and excluding crawl spaces and unfinished attics
- (5) In the living area(s) of a guest suite
- (6) In the living area(s) of a residential board and care occupancy (small facility)

SECURITY SYSTEM

ELECTRICAL CONTRACTOR AND OR SECURITY SYSTEMS CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DECIBELS AT 10 FEET, PER THE REQUIREMENTS DESCRIBED IN FLORIDA STATUTES SECTIONS 515.21 - 515.37, THE RESIDENTIAL SWIMMING POOL SAFETY ACT.

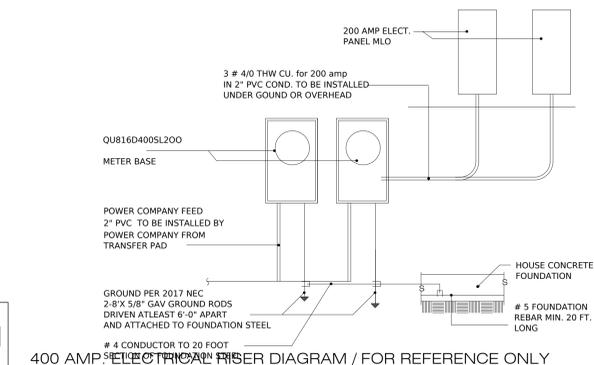
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ELECTRICAL SYMBOLS LEGEND

	ELECTRIC METER
	ELECTRIC PANEL
	ELECTRICAL - A/C DISCONNECT
	DUPLEX OUTLET
	FLOOR OUTLET LOCATE PER OWNERS / BUILDER
	DUPLEX OUTLET - HALF SWITCHED
	WEATHER PROOF DUPLEX OUTLET
	G.F.I. DUPLEX OUTLET
	220 VOLT RECEPTACLE
	TELEVISION JACK
	CAT 6 NETWORK
	CENTRAL VACUUM HOSE OUTLET
	WALL SWITCH
	3-WAY WALL SWITCH
	4-WAY WALL SWITCH
	DIMMER WALL SWITCH
	PUSH BUTTON WALL SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	JUNCTION BOX
	TRACK LIGHTING
	HANGING LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED HIGHLIGHTING LIGHT FIXTURE
	VAPOR RESISTANT RECESSED LIGHT FIXTURE
	EXTERIOR RECESSED LIGHT FIXTURE
	4' LONG FLUORESCENT LIGHT FIXTURE
	52" CEILING FAN WITH LIGHT
	FLOOD LIGHT
	THERMOSTAT
	FIRE ALARM CONTROL PANEL
	SMOKE DETECTOR
	SMOKE & CARBON MONOXIDE DETECTOR
	EXHAUST FAN CFM MIN 80
	CEILING OUTLET
	NEMA 14-50 (220V) ELECT CAR CHARGER OUTLET
	GARAGE DOOR POWER BUTTON
	DOORBELL BUTTON
	LED GARAGE, DEFORMABLE TRIPLE LIGHT
	DOORBELL CHIME
	INSTA-HOT EXTERIOR WATER HEATER

SMOKE DETECTOR GOES INSIDE BEDROOMS
SMOKE & CARBON MONOXIDE DETECTOR GOES IN COMMON AREAS



N.T.S.

DESIGN WITH AN ELECTRICAL RISER DIAGRAM AND LOAD CALCULATIONS IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR, AND SHALL VERIFY PANEL AMPERAGE IS CORRECT PRIOR TO COMMENCING ANY ELECTRICAL WORK.

1 ELECTRICAL 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET
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meridian

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ZERO LATITUDE

A12