

# 4465 (A,B,C)

## BEACHCOMBER PARADISO GRANDE

59'4" X 56'

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
Ⓐ	04-15-21	THIS PLAN DERIVED BY PLANS RECIEVED FROM PSH DATED 03-04-21	RDC
Ⓑ	07-07-21	-REVISED 2FL EXTERIOR FINISH FROM STUCCO TO SMOOTH PANEL BOARDS -REVISE ALL ARCH SOFFITS TO FLAT -CODE UPDATED TO FBCR 2020, 1TH ED. 4 NEC 2017	RDC
Ⓒ	11-16-21	-CHANGED WET BAR TO OPT.	AN
Ⓓ	06-20-23	-UPDATE FIRE ALARM PER BUILDER'S REQUEST	ME
Ⓔ	09-29-23	-DELETE HEIGHT IN ALL INTERIOR DOORS	ME
Ⓕ	02-20-24	-ADD ELECTRICAL UPDATES PER NL	ME

### SHEET INDEX- ELEVATION "A"

00	COVER SHEET
01A.0	FOUNDATION PLAN
02A.0	FLOOR PLAN W/ DIMENSIONS
03A.0	FLOOR PLAN W/ NOTES
04A.0	UPPER FLOOR PLAN W/ DIMENSIONS
05A.0	UPPER FLOOR PLAN W/ NOTES
06A.0	EXTERIOR ELEVATIONS- FRONT/ REAR
07A.0	EXTERIOR ELEVATIONS- LEFT/ RIGHT
08	CROSS SECTION AND INTERIOR ELEVATIONS
09.0	ELECTRICAL PLAN
10	UPPER ELECTRICAL PLAN
11A.0	TRUSS LAYOUT
12A.0	UPPER TRUSS LAYOUT
13A.0	PRECAST LINTEL LAYOUT
14	TYPICAL DETAILS/CONNECTOR SCHEDULE
15	TYPICAL DETAILS
16	TYPICAL DETAILS
17	TYPICAL DETAILS
18	TYPICAL DETAILS
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS
D6	SOFFIT DETAILS

### SHEET INDEX- ELEVATION "B"

00	COVER SHEET
01B.0	FOUNDATION PLAN
02B.0	FLOOR PLAN W/ DIMENSIONS
03B.0	FLOOR PLAN W/ NOTES
04B.0	UPPER FLOOR PLAN W/ DIMENSIONS
05B.0	UPPER FLOOR PLAN W/ NOTES
06B.0	EXTERIOR ELEVATIONS- FRONT/ REAR
07B.0	EXTERIOR ELEVATIONS- LEFT/ RIGHT
08	CROSS SECTION AND INTERIOR ELEVATIONS
09.0	ELECTRICAL PLAN
10	UPPER ELECTRICAL PLAN
11B.0	TRUSS LAYOUT
12B.0	UPPER TRUSS LAYOUT
13B.0	PRECAST LINTEL LAYOUT
14	TYPICAL DETAILS/CONNECTOR SCHEDULE
15	TYPICAL DETAILS
16	TYPICAL DETAILS
17	TYPICAL DETAILS
18	TYPICAL DETAILS
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS
D6	SOFFIT DETAILS

### SHEET INDEX- ELEVATION "C"

00	COVER SHEET
01C.0	FOUNDATION PLAN
02C.0	FLOOR PLAN W/ DIMENSIONS
03C.0	FLOOR PLAN W/ NOTES
04C.0	UPPER FLOOR PLAN W/ DIMENSIONS
05C.0	UPPER FLOOR PLAN W/ NOTES
06C.0	EXTERIOR ELEVATIONS- FRONT/ REAR
07C.0	EXTERIOR ELEVATIONS- LEFT/ RIGHT
08	CROSS SECTION AND INTERIOR ELEVATIONS
09.0	ELECTRICAL PLAN
10	UPPER ELECTRICAL PLAN
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D4	TYPICAL STRUCTURAL DETAILS
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D6	SOFFIT DETAILS

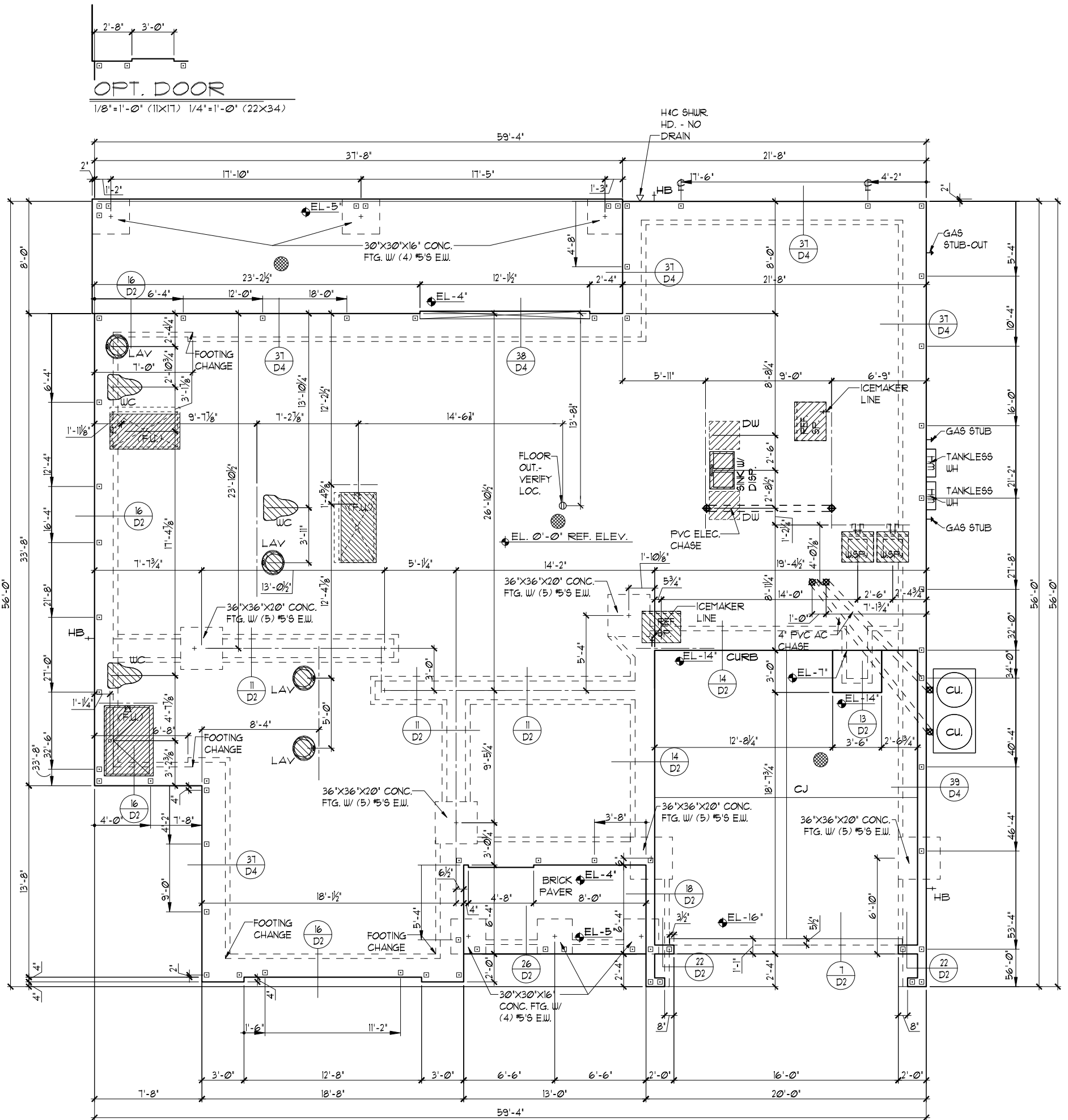
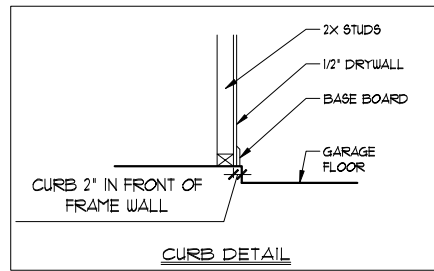
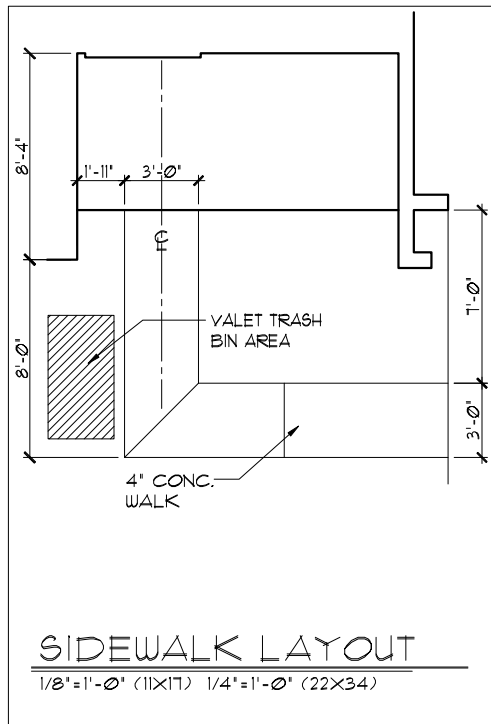
PARADISO GRANDE

LOT: 0000, PARADISO GRANDE

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1st EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

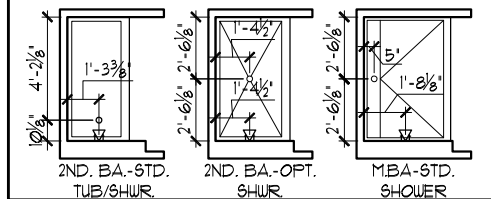
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REVISIONS	BY
07-07-21	RDC
Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida, 32811 Phone: (407) 529 - 3000	
<b>Park Square HOMES</b>	
COVER SHEET	
BEACHCOMBER	PARADISO GRANDE
4465	
DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	00
OF	SHEETS



**FOUNDATION NOTES**

- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR GRADE 60
- DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5 REBAR GRADE 60
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
- DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. WITH MIN. 1" COVER. TERMITE TREATED SOIL WITH 006mm (6 mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WVF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE MESH.
- PAVERS MAY BE USED I/O CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- ⊗ STANDARD FOOTING
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
- BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO CH.482 FLORIDA BUILDING CODE.
- TYP. TUB/SHUR. VALVE & DRAIN LOCATIONS



**FOUNDATION PLAN "A"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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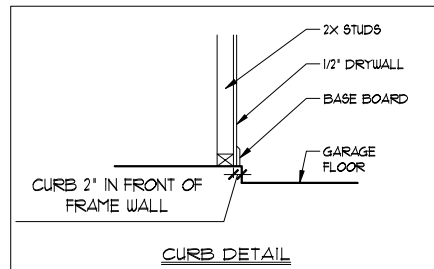
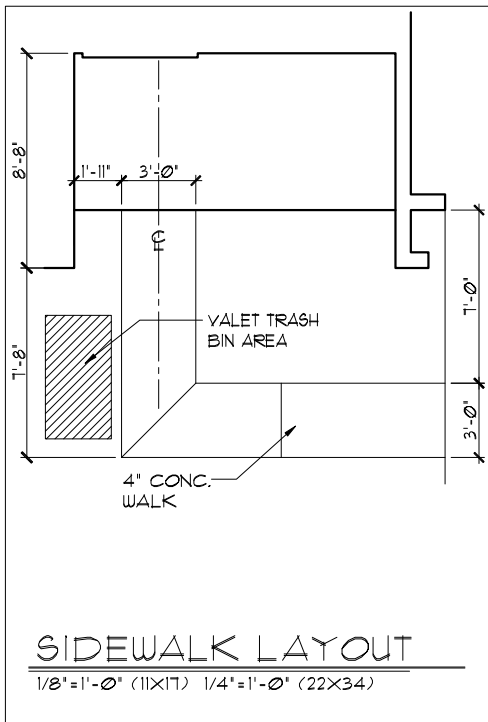
REVISIONS	BY
07-07-21	RDC

**FOUNDATION PLAN**

<b>BEACHCOMBER</b>	<b>PARADISO GRANDE</b>
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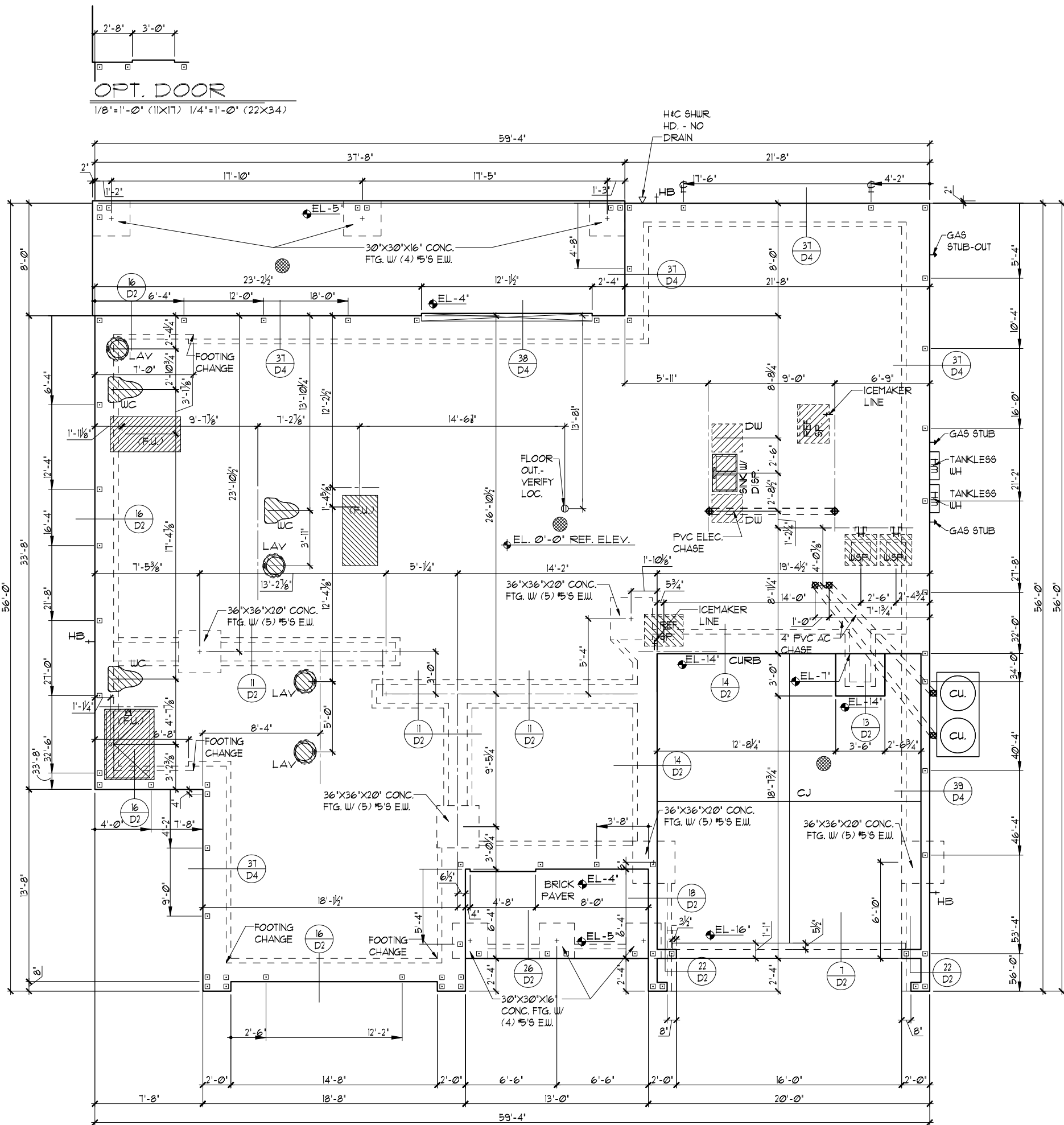
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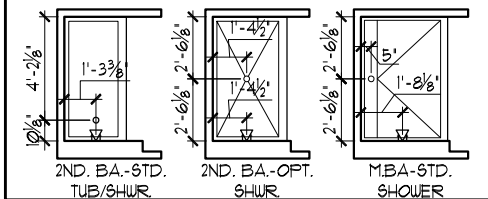
**OPT. DOOR**

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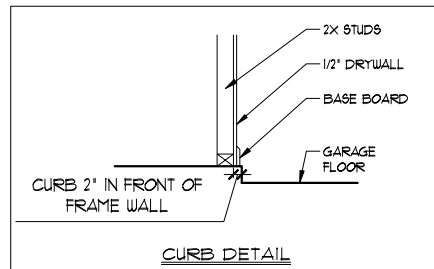
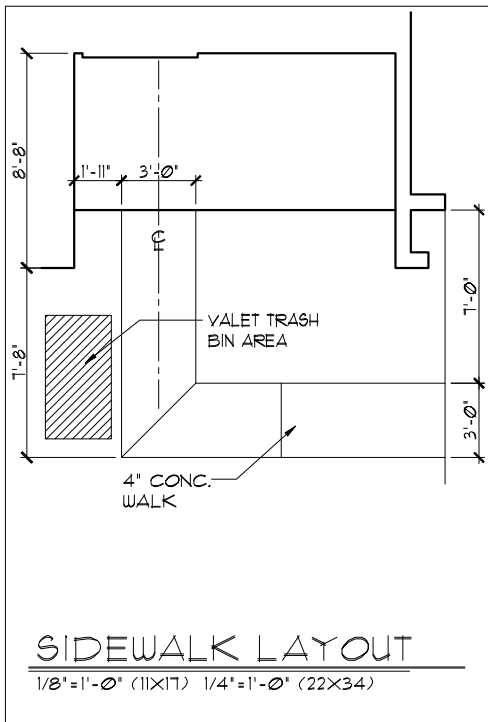


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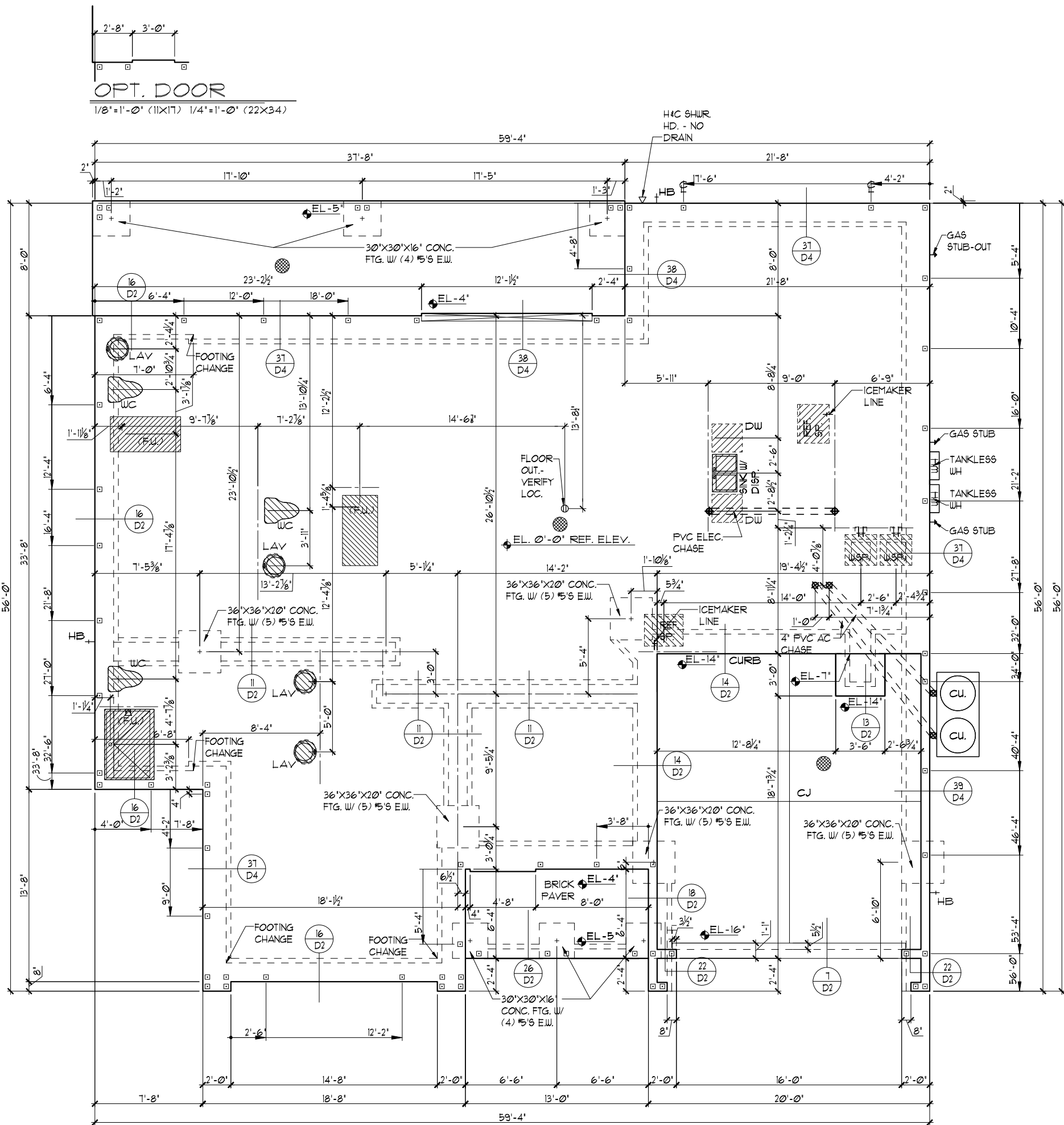
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**FOUNDATION PLAN**  
**BEACHCOMBER**  
**PARADISO GRANDE**  
 4465  
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 SCALE AS NOTED  
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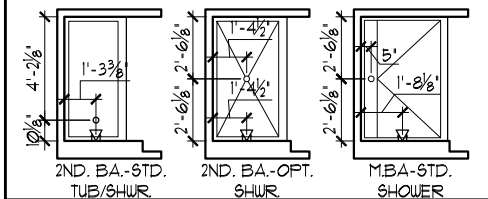
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**FOUNDATION PLAN "C"**

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**Park Square HOMES**  
 FOUNDATION PLAN

REVISIONS	BY
07-07-21	RDC

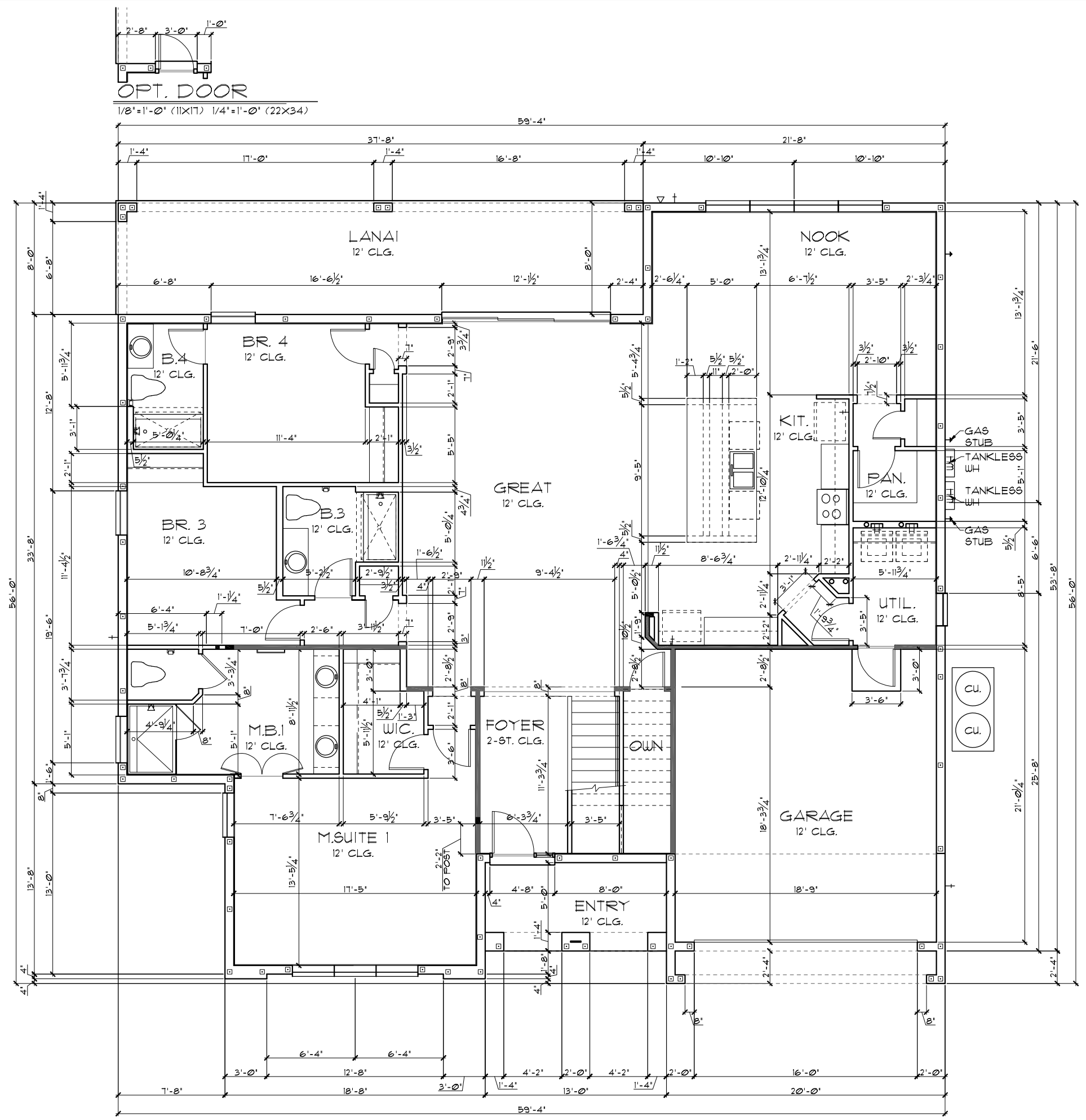
  

4465	DATE 04-15-21
SCALE AS NOTED	
DRAWN RDC	
JOB 4465	
SHEET	
01C.0	OF SHEETS



TABULATION	
UPPER LIVING	2,146 SF.
LOWER LIVING	2,319 SF.
TOTAL LIVING	4,465 SF.
GARAGE	422 SF.
ENTRY	82 SF.
LANAI	300 SF.
TOTAL UNDER ROOF	5,269 SF.

- GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" UNLESS NOTED OTHERWISE.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" UNLESS NOTED OTHERWISE.
  - FULL ALL DIMENSIONS FROM THE REAR OF PLAN.



**FLOOR PLAN W/ DIMENSIONS "A"**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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<b>PARADISO GRANDE</b>		JOB	4465
<b>PARADISO GRANDE</b>		SHEET	02A.0
<b>PARADISO GRANDE</b>		OF SHEETS	2

**REVISIONS**  
 07-07-21 RDC

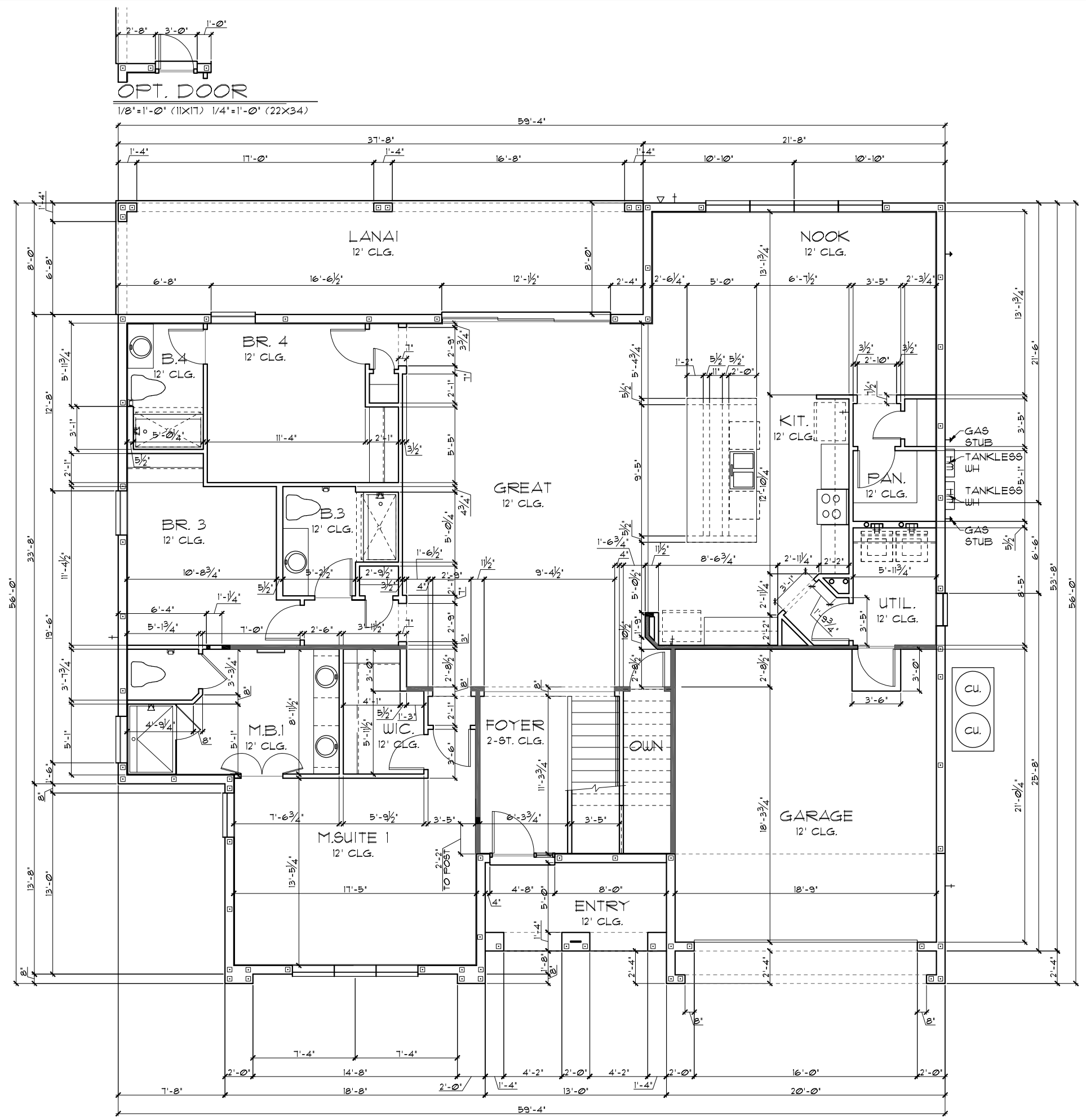
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**Park Square**  
**HOMES**

**FLOOR PLAN W/ DIMENSIONS**

**PARADISO GRANDE**



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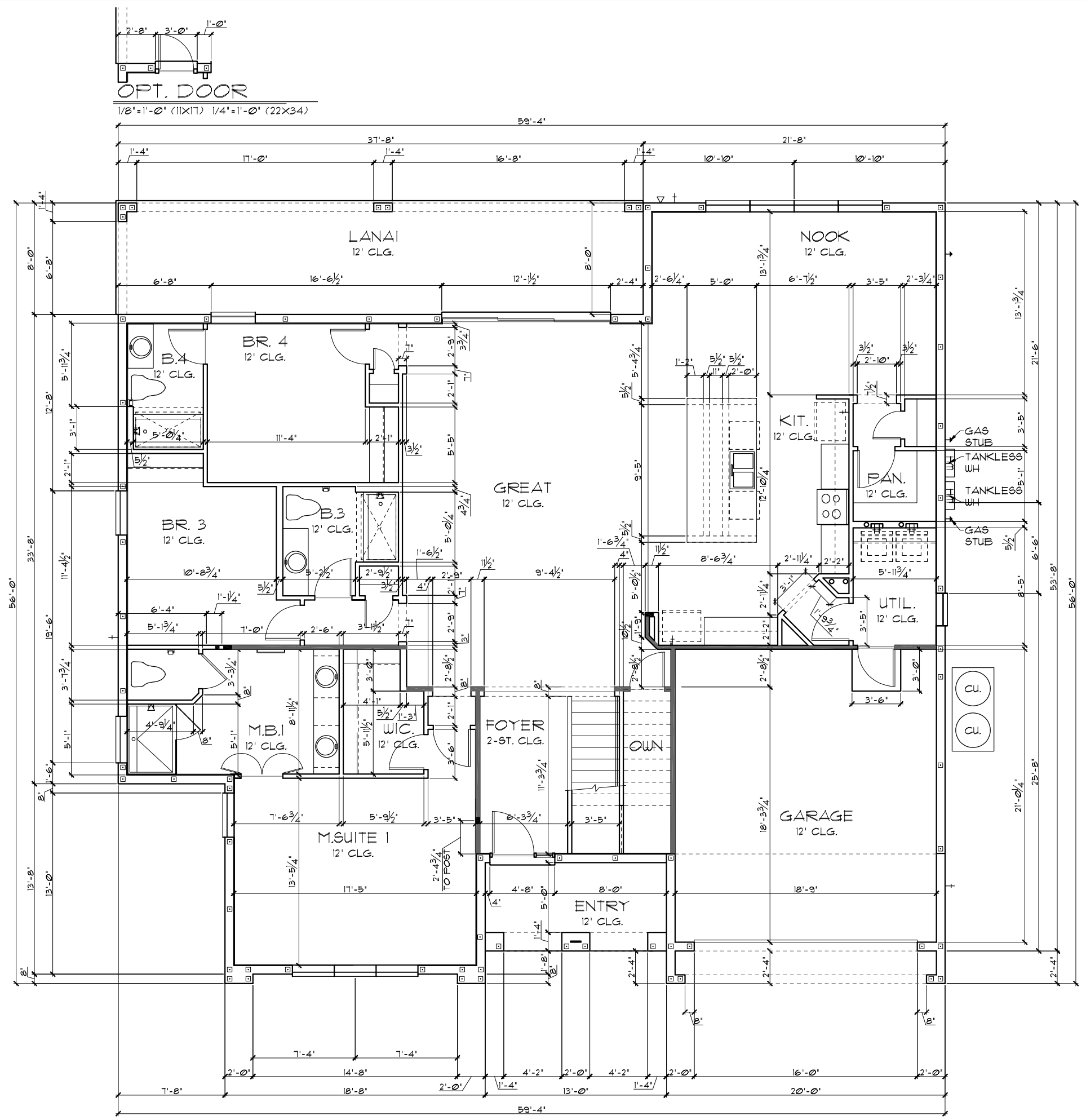
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**FLOOR PLAN W/ DIMENSIONS**

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<b>OF 9 SHEETS</b>		SHEET	

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**REVISIONS**  
 07-07-21 RDC

**LOAD INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

**DEAD LOADS**

FLOOR: STRUCTURE	1 PSF
CEILINGS	3 PSF
MECH/ELEC	5 PSF
PARTITIONS	5 PSF
<b>TOTAL</b>	<b>20 PSF</b>

**ROOF: SHEATHING** 5 PSF  
**STRUCTURE** 1 PSF  
**CEILINGS** 3 PSF  
**MECH/ELEC** 5 PSF  
**TOTAL** 20 PSF

**FLOOR LIVE LOADS**

RESIDENTIAL FLOOR: 40 PSF  
UNINHABITABLE ATTIC WITHOUT STORAGE: 10 PSF  
UNINHABITABLE ATTIC W/LIMITED STORAGE: 20 PSF

ROOMS OTHER THAN SLEEPING ROOM: 40 PSF  
SLEEPING ROOM: 30 PSF  
STAIR LIVE LOAD: 40 PSF  
BALCONIES: 40 PSF  
PASSANGER VEHICLE GARAGE: 50 PSF

**ROOF LIVE LOADS**

MINIMUM ROOF LIVE LOAD (PSF) TRIBUTARY LOADED AREA (SQ. FT.) FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

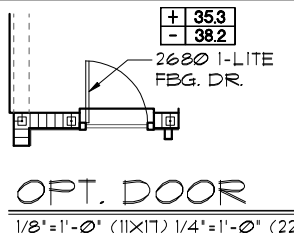
**NOTE:** 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED IAW R302.5

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF

STAIRS 40 PSF

**NOTE:** TEMPERED GLAZING IS REQUIRED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4



PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF

PER FBC R312- R312.1.2 & R311.1.8.1

GUARDRAILS HEIGHT	36" MIN.
HANDRAIL HEIGHT	34" MIN. TO 38" MAX.
GUARDRAIL OPENING LIMITATIONS	4" IN DIAMETER MAX.

**NOTE:** HANDRAIL CONTINUITY PER R311.1.2.1 - HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2" (38MM) BETWEEN THE WALL AND THE HANDRAIL.

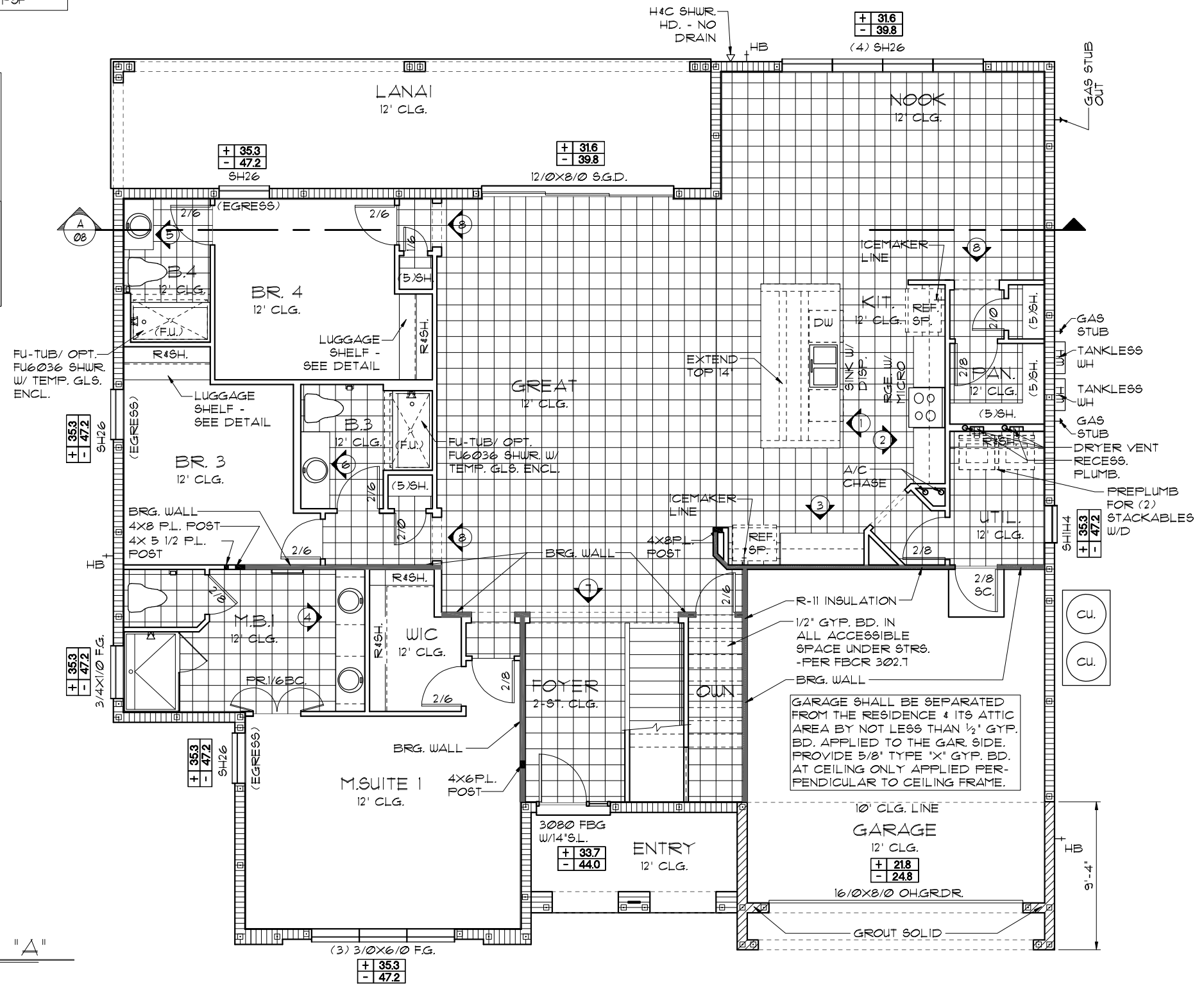
**WIND INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE: +/- .18, INCLUDED CLASSIFICATION INTERNAL IN NOTE #6 PRESSURE COEFFICIENT:
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

+ XXX	DESIGN WIND PRESSURE IAW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

**NOTE:** DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

- GENERAL NOTES**
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
  - VENT DRYER THRU ROOF.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
  - |  |   |
|--|---|
|  | DENOTES CONC. BLOCK WALL HGT. @ 12'-0" A.F.F. |
|  | DENOTES CONC. BLOCK WALL HGT. @ 10'-0" A.F.F. |
  - REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
  - ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
  - ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.  
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.



**FLOOR PLAN W/ NOTES "A"**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

**NOTE:**

- ALL EMERGENCY ESCAPE WINDOW SILLS TO BE NOT MORE THAN 44" MIN. A.F.F. - R310.2 - FBCR (2020)
- WINDOWS SILLS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

**EGRESS WINDOW SCHEDULE - R310.2.1 - FBCR2020**

NO.	SIZE	MIN. NET CLEAR OPENING
SH26	31 1/8" H. X 33 1/4" W.	7.19 SQFT
SH26	72" H. X 37 3/4" W. R.O.	

**NOTE:** SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

LOT: 000, PARADISO GRANDE  
THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 17TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL, AND IS CERTIFIED AS SUCH

**PARADISO GRANDE**

Engineering By: DBE and C  
MICHAEL A. THOMPSON  
PE 47509  
PHONE 407-721-2292

A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
5200 Vineland Road, Suite 200  
Orlando, Florida 32811  
Phone: (407) 529 - 3000

**Park Square HOMES**

**FLOOR PLAN W/ NOTES**

**BEACHCOMBER PARADISO GRANDE**

4465  
DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
JOB 4465  
SHEET 03A.0 OF SHEETS

**LOAD INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

**DEAD LOADS**

FLOOR: STRUCTURE	1 PSF
CEILINGS	3 PSF
MECH/ELEC	5 PSF
PARTITIONS	5 PSF
TOTAL	20 PSF
ROOF: SHEATHING	5 PSF
STRUCTURE	1 PSF
CEILINGS	3 PSF
MECH/ELEC	5 PSF
TOTAL	20 PSF

**FLOOR LIVE LOADS**

RESIDENTIAL FLOOR: 40 PSF  
UNINHABITABLE ATTIC WITHOUT STORAGE: 10 PSF  
UNINHABITABLE ATTIC W/LIMITED STORAGE: 20 PSF

ROOMS OTHER THAN SLEEPING ROOM:  
SLEEPING ROOM: 30 PSF  
STAIR LIVE LOAD: 40 PSF  
BALCONIES: 40 PSF  
PASSANGER VEHICLE GARAGE: 50 PSF

**ROOF LIVE LOADS**

MINIMUM ROOF LIVE LOAD (PSF)  
TRIBUTARY LOADED AREA (SQ. FT.)  
FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

NOTE: 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED IAW R302.5

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF
STAIRS	40 PSF

NOTE: TEMPERED GLAZING IS REQUIRED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF

PER FBC R312- R312.1.2 & R311.1.2.1

GUARDRAILS HEIGHT	36" MIN.
HANDRAIL HEIGHT	34" MIN. TO 38" MAX.
GUARDRAIL OPENING LIMITATIONS	4" IN DIAMETER MAX.

NOTE: HANDRAIL CONTINUITY PER R311.1.2.1 - HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1/2" (38MM) BETWEEN THE WALL AND THE HANDRAIL.

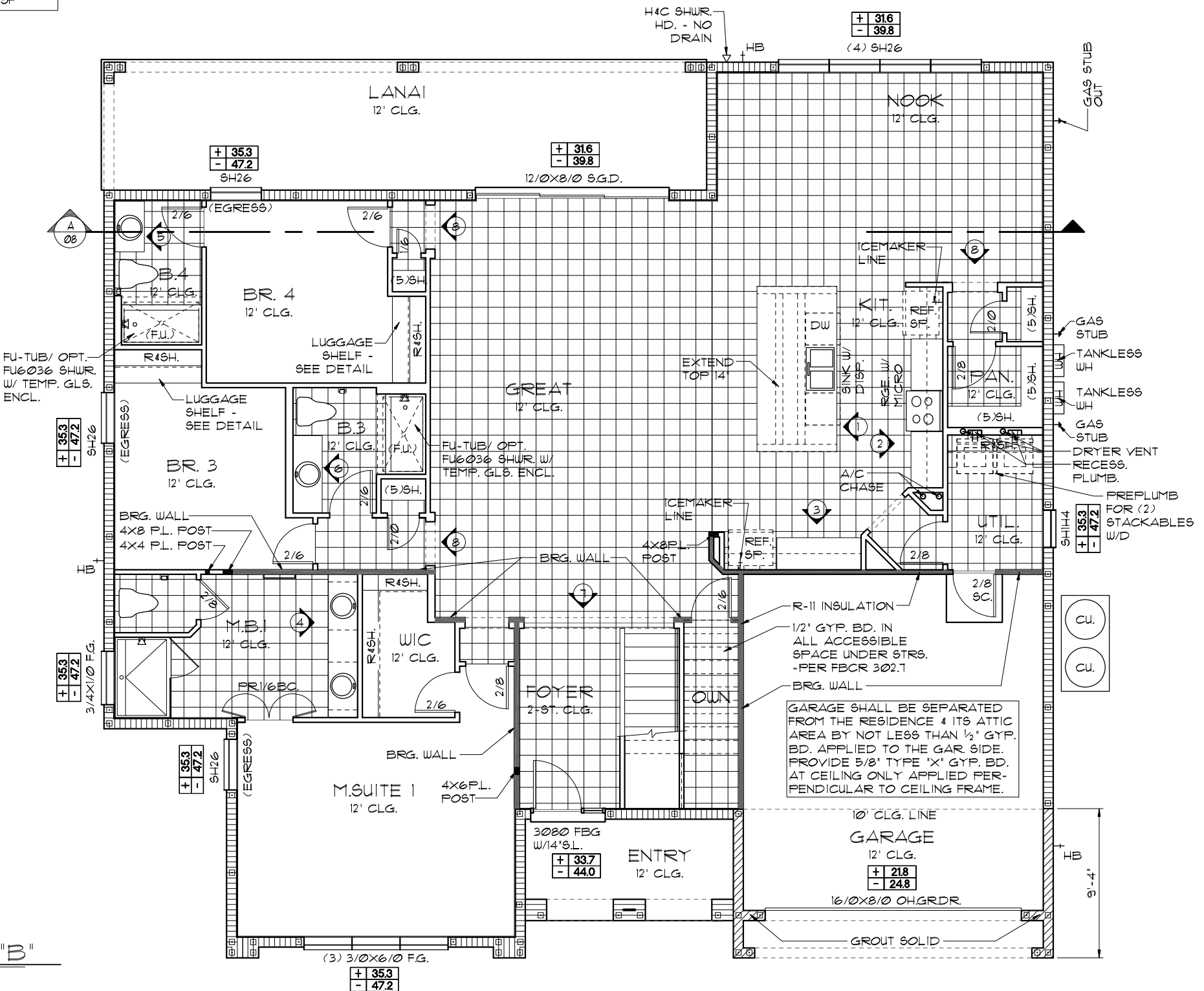
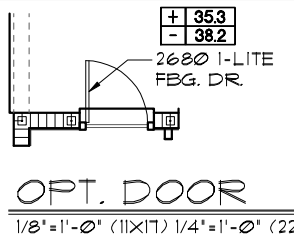
**WIND INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE: +/- .18, INCLUDED CLASSIFICATION INTERNAL IN NOTE #6
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

+ XXX	DESIGN WIND PRESSURE IAW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

- GENERAL NOTES**
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
  - VENT DRYER THRU ROOF.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
  - |  |   |
|--|---|
|  | DENOTES CONC. BLOCK WALL HGT. @ 12'-0" A.F.F. |
|  | DENOTES CONC. BLOCK WALL HGT. @ 10'-0" A.F.F. |
  - REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
  - ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M 1307.2
  - ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.  
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.



**FLOOR PLAN W/ NOTES "B"**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE:

- ALL EMERGENCY ESCAPE WINDOW SILLS TO BE NOT MORE THAN 44" MIN. A.F.F. - R310.2 - FBCR (2020)
- WINDOWS SILLS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

EGRESS WINDOW SCHEDULE - R310.2.1 - FBCR2020

Window	Dimensions	Min. Net Clear Opening
5H26	31 1/8" H. X 33 1/4" W.	7.19 SQFT
5H26	72" H. X 37 3/4" W. R.O.	

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

PARADISO GRANDE  
 LOT: 000, PARADISO GRANDE  
 BEACHCOMBER  
 PARADISO GRANDE  
 FLOOR PLAN W/ NOTES  
 4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET 03B.0 OF SHEETS

PARADISO GRANDE  
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
 5200 Vineland Road, Suite 200  
 Orlando, Florida, 32811  
 Phone: (407) 529 - 3000

Engineering By:  
 DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
 PHONE 407-721-2292

REVISIONS BY  
 07-07-21 RDC

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 17TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 000, PARADISO GRANDE

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**LOAD INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

**DEAD LOADS**

FLOOR: STRUCTURE	1 PSF
CEILINGS	3 PSF
MECH/ELEC	5 PSF
PARTITIONS	5 PSF
<b>TOTAL</b>	<b>20 PSF</b>

**ROOF: SHEATHING** 5 PSF  
**STRUCTURE** 1 PSF  
**CEILINGS** 3 PSF  
**MECH/ELEC** 5 PSF  
**TOTAL** 20 PSF

**FLOOR LIVE LOADS**

RESIDENTIAL FLOOR:	40 PSF
UNINHABITABLE ATTIC WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTIC W/LIMITED STORAGE:	20 PSF
ROOMS OTHER THAN SLEEPING ROOM:	40 PSF
SLEEPING ROOM:	30 PSF
STAIR LIVE LOAD:	40 PSF
BALCONIES:	40 PSF
PASSANGER VEHICLE GARAGE:	50 PSF

**ROOF LIVE LOADS**

MINIMUM ROOF LIVE LOAD (PSF) TRIBUTARY LOADED AREA (SQ. FT.) FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

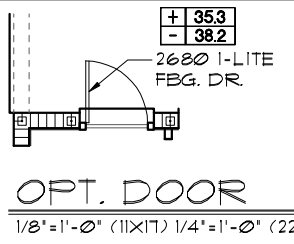
**NOTE:** 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED IAW R302.5

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF

STAIRS 40 PSF

**NOTE:** TEMPERED GLAZING IS REQUIRED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4



PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF

PER FBC R312- R312.1.2 & R311.1.8.1

GUARDRAILS HEIGHT	36" MIN.
HANDRAIL HEIGHT	34" MIN. TO 38" MAX.
GUARDRAIL OPENING LIMITATIONS	4" IN DIAMETER MAX.

**NOTE:** HANDRAIL CONTINUITY PER R311.1.8.2 - HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2" (38MM) BETWEEN THE WALL AND THE HANDRAIL.

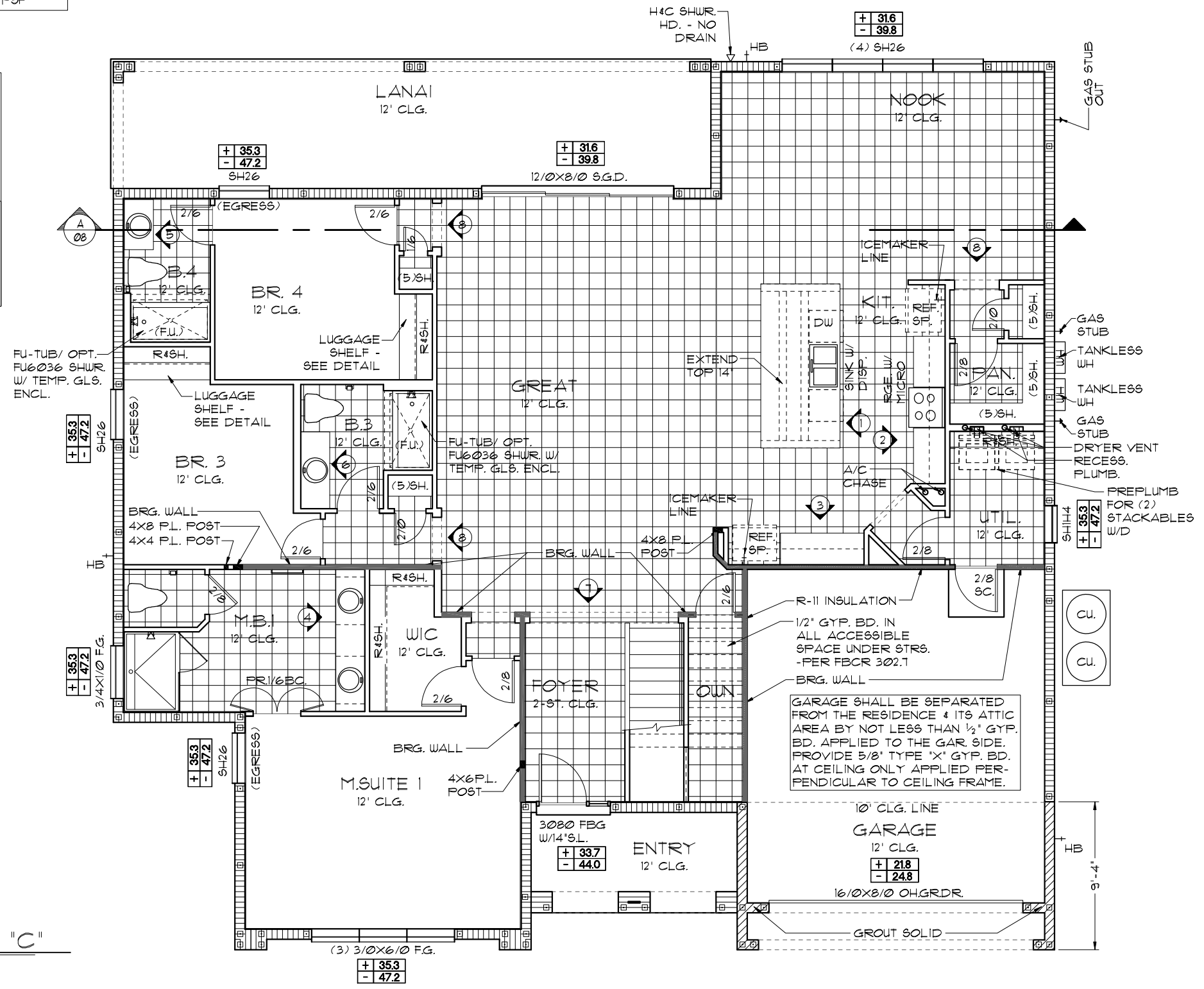
**WIND INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE: +/- .18, INCLUDED CLASSIFICATION INTERNAL IN NOTE #6 PRESSURE COEFFICIENT:
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

+ XXX	DESIGN WIND PRESSURE IAW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

**NOTE:** DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

- GENERAL NOTES**
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
  - VENT DRYER THRU ROOF.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
  - |  |   |
|--|---|
|  | DENOTES CONC. BLOCK WALL HGT. @ 12'-0" A.F.F. |
|  | DENOTES CONC. BLOCK WALL HGT. @ 10'-0" A.F.F. |
  - REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
  - ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
  - ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.  
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.



**FLOOR PLAN W/ NOTES "C"**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

**NOTE:**

- ALL EMERGENCY ESCAPE WINDOW SILLS TO BE NOT MORE THAN 44" MIN. A.F.F. - R310.2 - FBCR (2020)
- WINDOWS SILLS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

**EGRESS WINDOW SCHEDULE - R310.2.1- FBCR2020**

SH26	31 1/8" H. X 33 1/4" W.	MIN. NET CLEAR OPENING 7.19 SQFT
SH26	72" H. X 37 3/4" W. R.O.	

**NOTE:** SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

LOT: 000, PARADISO GRANDE

**PARADISO GRANDE**

Engineering By: DBE and C, MICHAEL A. THOMPSON, PE 47509, PHONE 407-721-2292

A DIVISION OF PARK SQUARE ENTERPRISES, INC., 5200 Vineland Road, Suite 200, Orlando, Florida, 32811, Phone: (407) 529 - 3000

**Park Square HOMES**

**FLOOR PLAN W/ NOTES**

**BEACHCOMBER PARADISO GRANDE**

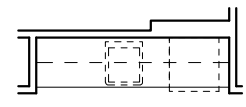
4465

DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
JOB 4465  
SHEET 03C.0 OF 03 SHEETS

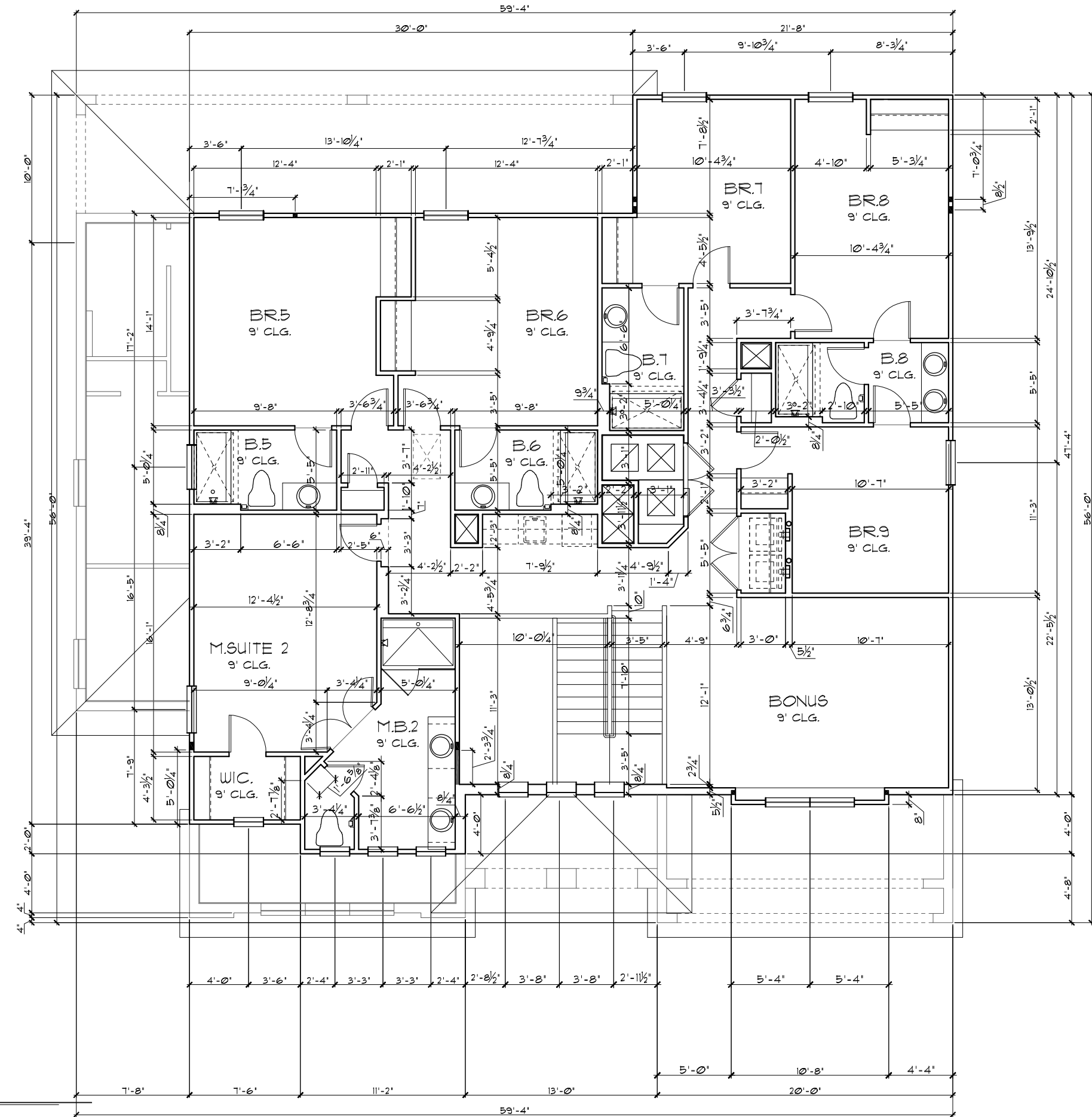
THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 17TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL, AND IS CERTIFIED AS SUCH

- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" UNLESS NOTED OTHERWISE.
  4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" UNLESS NOTED OTHERWISE.
  5. ALL INTERIOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.
  6. MECHANICAL EQUIPMENT LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.

**WET BAR OPT.**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**UPPER FLOOR PLAN W/  
 DIMENSIONS "A"**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1st EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH  
**LOT: 0000, PARADISO GRANDE**

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07-07-21	RDC

Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
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---

<b>Park Square HOMES</b>
--------------------------

<b>UPPER FLOOR PLAN W/ DIMENSIONS</b>
---

<b>BEACHCOMBER</b>
--------------------

<b>PARADISO GRANDE</b>
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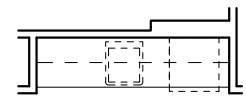
  

4465	DATE 04-15-21
	SCALE AS NOTED
	DRAWN RDC
	JOB 4465
SHEET	
<b>04A.0</b>	
OF	SHEETS

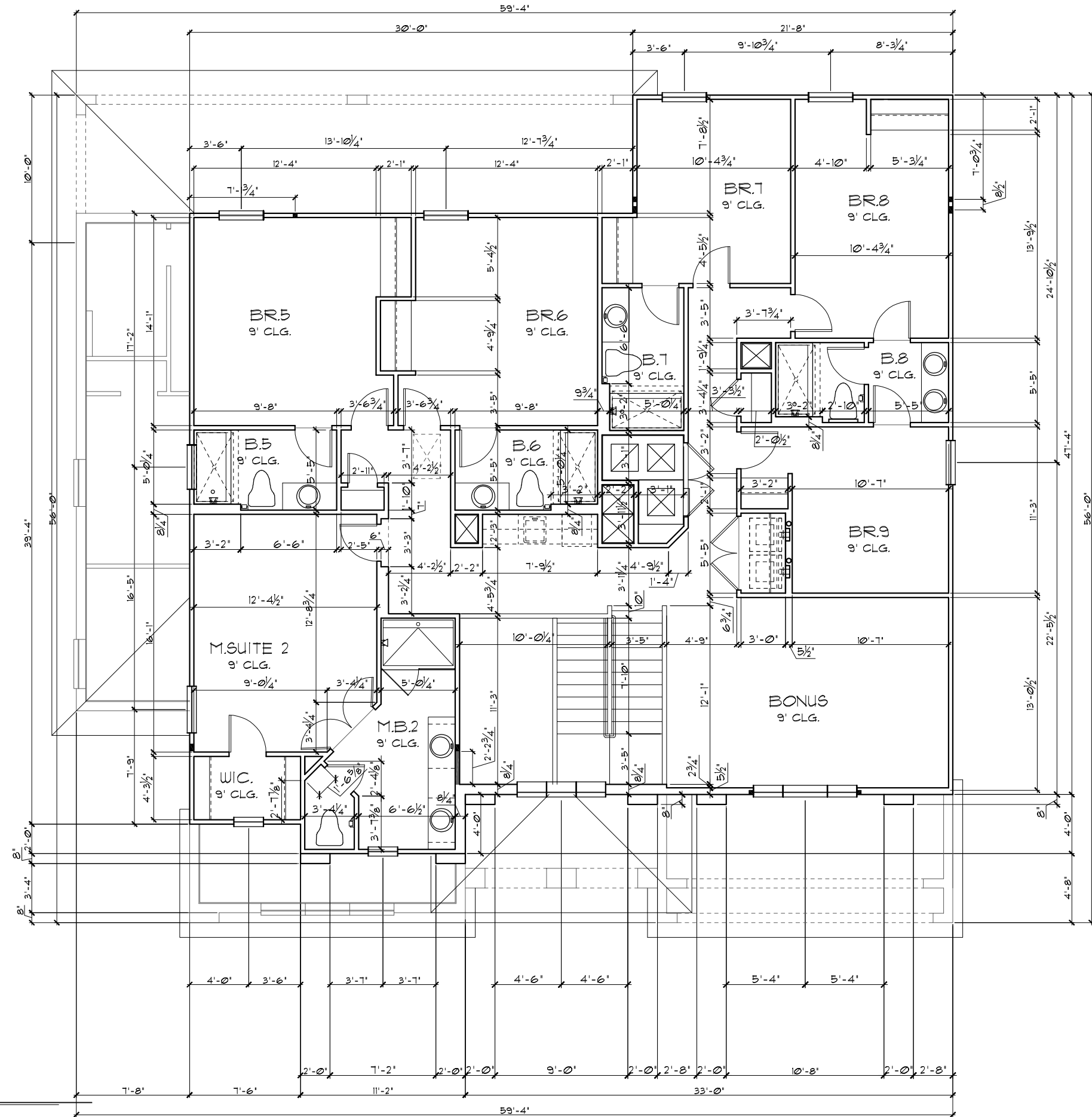


- GENERAL NOTES**
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  2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
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  5. ALL INTERIOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.
  6. MECHANICAL EQUIPMENT LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.

**WET BAR OPT.**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**UPPER FLOOR PLAN W/  
 DIMENSIONS "B"**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1st EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH  
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REVISIONS	BY
07-07-21	RDC

Engineering By DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida, 32818 Phone: (407) 529 - 3000

<b>UPPER FLOOR PLAN W/ DIMENSIONS</b>
<b>BEACHCOMBER PARADISO GRANDE</b>

4465	DATE 04-15-21
SCALE AS NOTED	DRAWN RDC
JOB 4465	SHEET 04B.0
OF SHEETS	OF SHEETS

**PARADISO GRANDE**  
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
 5200 Vineland Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 529 - 3000

REVISIONS	BY
07-07-21	RDC

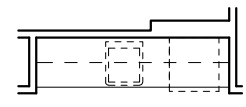
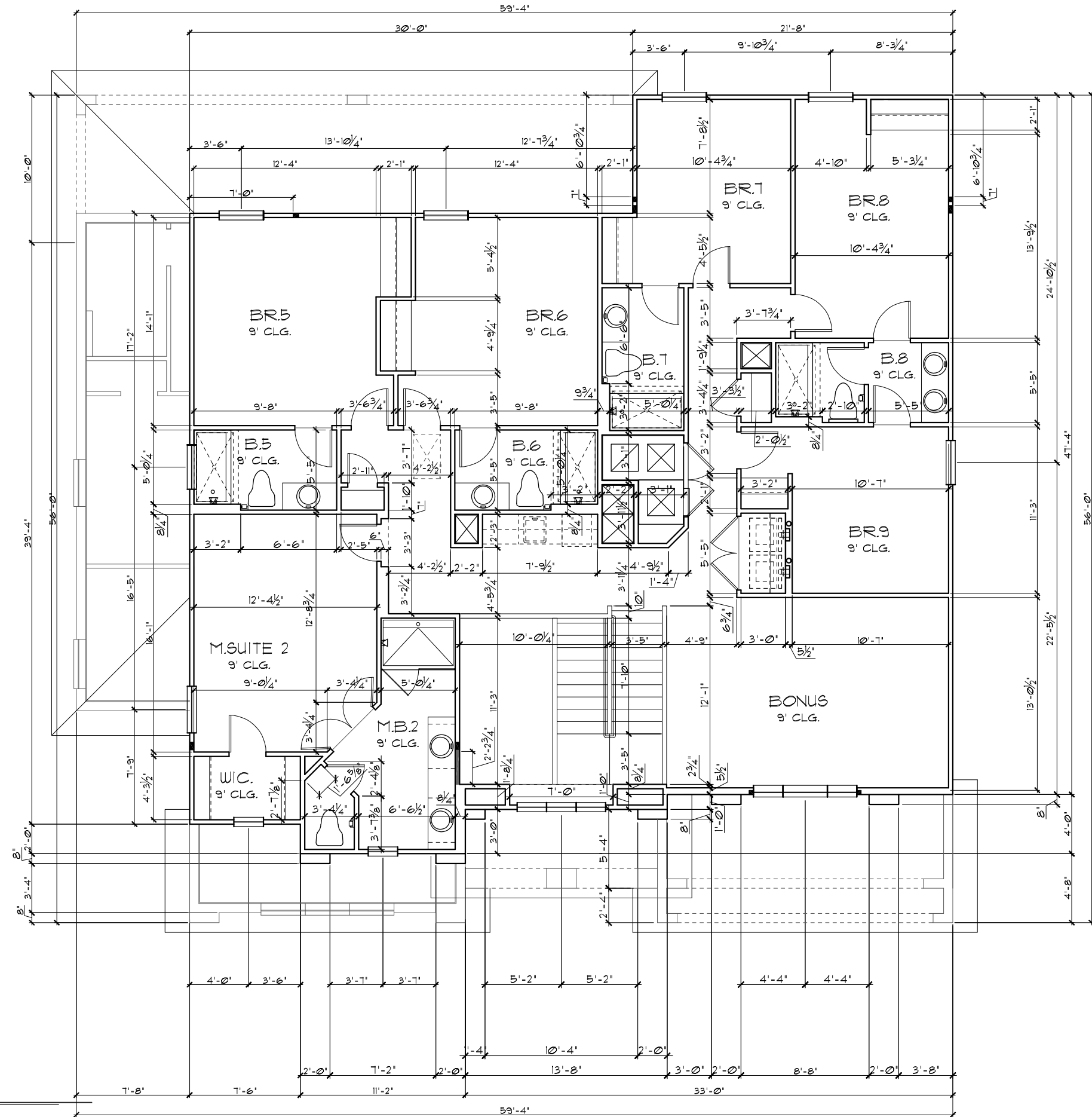
**Engineering By:**  
 DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
 PHONE 407-721-2292

**Park Square HOMES**  
 UPPER FLOOR PLAN W/  
 DIMENSIONS

**BEACHCOMBER**  
 PARADISO GRANDE

**4465**  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET  
**04C.0**  
 OF SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1<sup>st</sup> EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH



**WET BAR OPT.**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
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  4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" UNLESS NOTED OTHERWISE.
  5. ALL INTERIOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.
  6. MECHANICAL EQUIPMENT LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.

**UPPER FLOOR PLAN W/  
 DIMENSIONS "C"**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

**LOAD INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

**DEAD LOADS**

FLOOR: STRUCTURE	1 PSF
CEILINGS	3 PSF
MECH/ELEC	5 PSF
PARTITIONS	5 PSF
<b>TOTAL</b>	<b>20 PSF</b>

**ROOF: SHEATHING** 5 PSF  
**STRUCTURE** 1 PSF  
**CEILINGS** 3 PSF  
**MECH/ELEC** 5 PSF  
**TOTAL** 20 PSF

**FLOOR LIVE LOADS**

RESIDENTIAL FLOOR: 40 PSF  
UNINHABITABLE ATTIC WITHOUT STORAGE: 10 PSF  
UNINHABITABLE ATTIC W/LIMITED STORAGE: 20 PSF  
ROOMS OTHER THAN SLEEPING ROOM: 40 PSF  
SLEEPING ROOM: 30 PSF  
STAIR LIVE LOAD: 40 PSF  
BALCONIES: 40 PSF  
PASSANGER VEHICLE GARAGE: 50 PSF

**ROOF LIVE LOADS**

MINIMUM ROOF LIVE LOAD (PSF) TRIBUTARY LOADED AREA (SQ. FT.) FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

NOTE: 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED IAW R302.5

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF
STAIRS	40 PSF

NOTE: TEMPERED GLAZING IS REQUIRED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF

PER FBC R312- R312.12 & R312.13 & R311.8.1

GUARDRAILS HEIGHT	36" MIN.
HANDRAIL HEIGHT	34" MIN. TO 38" MAX.
GUARDRAIL OPENING LIMITATIONS	4" IN DIAMETER MAX.

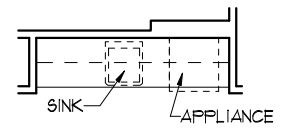
NOTE: HANDRAIL CONTINUITY PER R311.8.2- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2" (38MM) BETWEEN THE WALL AND THE HANDRAIL.

**WIND INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE CLASSIFICATION: +/-, INCLUDED INTERNAL PRESSURE IN NOTE #6 COEFFICIENT:
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

+ XXX DESIGN WIND PRESSURE IAW FLA  
- XXX RESIDENTIAL CODE, SECTION R301

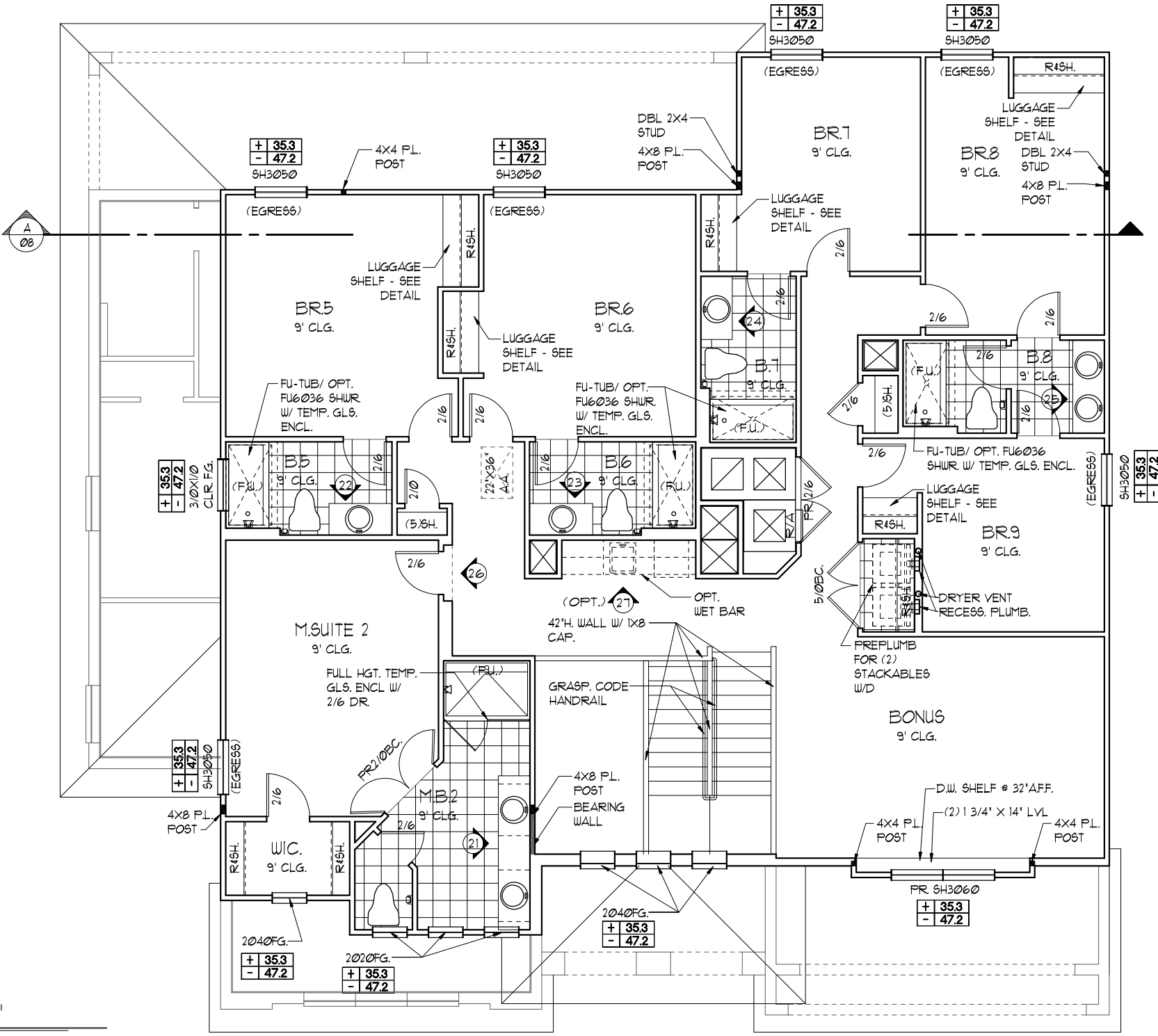
NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.



- GENERAL NOTES**
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
  - VENT DRYER THRU ROOF.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
  - |           |                                     |
|-----------|-------------------------------------|
| [Pattern] | DENOTES CONC. BLOCK WALL HGT. @ N/A |
| [Pattern] | DENOTES CONC. BLOCK WALL HGT. @ N/A |
  - REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
  - ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
  - ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.  
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

**UPPER FLOOR PLAN NOTES "A"**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

- NOTE:
- ALL EMERGENCY ESCAPE WINDOW SILLS TO BE NOT MORE THAN 44" MIN. AFF. - R310.2 - FBCR (2020)
  - WINDOWS SILLS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2



EGRESS WINDOW SCHEDULE - R310.2.1- FBCR2020

Window Type	Dimensions	Min. Net Clear Opening
SH3050	33 1/2" H. X 30" W.	5.1 SQFT
SH3050	60 1/8" H. X 35 3/4" W. R.O.	

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

LOT: 0000, PARADISO GRANDE  
THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 17TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL, AND IS CERTIFIED AS SUCH

**PARADISO GRANDE**

Engineering By: DBE and C  
MICHAEL A. THOMPSON  
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5200 Vineland Road, Suite 200  
Orlando, Florida, 32818  
Phone: (407) 529-3000

**Park Square HOMES**

FLOOR PLAN W/ NOTES

REVISIONS

REVISIONS	BY
07-07-21	RDC

4465

DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
JOB 4465  
SHEET 05A.0 OF SHEETS

**LOAD INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

**DEAD LOADS**

FLOOR: STRUCTURE	1 PSF
CEILING	3 PSF
MECH/ELEC	5 PSF
PARTITIONS	5 PSF
<b>TOTAL</b>	<b>20 PSF</b>

**ROOF: SHEATHING** 5 PSF  
**STRUCTURE** 1 PSF  
**CEILING** 3 PSF  
**MECH/ELEC** 5 PSF  
**TOTAL** 20 PSF

**FLOOR LIVE LOADS**

RESIDENTIAL FLOOR: 40 PSF  
UNINHABITABLE ATTIC WITHOUT STORAGE: 10 PSF  
UNINHABITABLE ATTIC W/LIMITED STORAGE: 20 PSF

ROOMS OTHER THAN SLEEPING ROOM: 40 PSF  
SLEEPING ROOM: 30 PSF  
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PASSANGER VEHICLE GARAGE: 50 PSF

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ROOF SLOPE	0-200	201-600	OVER 600
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PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF
STAIRS	40 PSF

NOTE: TEMPERED GLAZING IS REQUIRED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
GUARDRAIL IN - FILL COMPONENTS	50 PSF

PER FBC R312- R312.12 & R312.13 & R311.8.1

GUARDRAILS HEIGHT	36" MIN.
HANDRAIL HEIGHT	34" MIN. TO 38" MAX.
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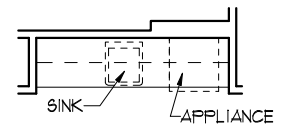
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**WIND INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE CLASSIFICATION: +/- 1B, INCLUDED INTERNAL PRESSURE IN NOTE #6 COEFFICIENT:
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

+ XXX DESIGN WIND PRESSURE IAW FLA  
- XXX RESIDENTIAL CODE, SECTION R301

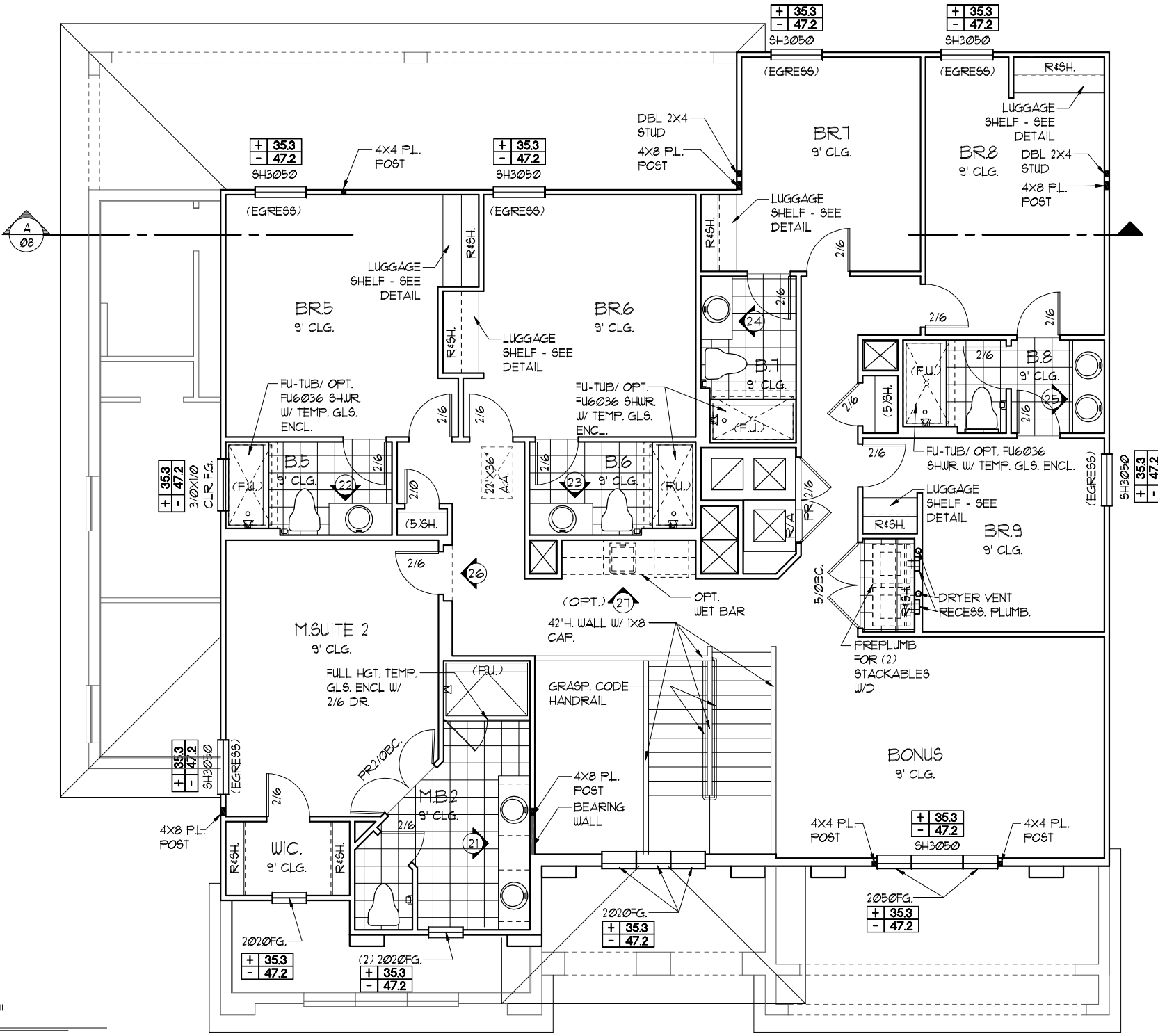
NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.



- GENERAL NOTES**
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  - |           |                                     |
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EGRESS WINDOW SCHEDULE - R310.2.1- FBCR2020

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NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

LOT: 0000, PARADISO GRANDE

PARADISO GRANDE

FLOOR PLAN W/ NOTES

BEACHCOMBER PARADISO GRANDE

4465

DATE 04-15-21

SCALE AS NOTED

DRAWN RDC

JOB 4465

SHEET 05B.0

SHEETS

REVISIONS BY

REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C  
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PHONE 407-721-2292

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5200 Vineland Road, Suite 200  
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Phone: (407) 529 - 3000

Park Square HOMES

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**LOAD INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

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PER FBC R301- TABLE R301.5

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NOTE: TEMPERED GLAZING IS REQUIRED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	200 PSF
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GUARDRAILS HEIGHT	36" MIN.
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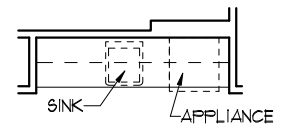
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**WIND INFORMATION**  
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: 140 MPH
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- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE CLASSIFICATION: +/- 1B, INCLUDED INTERNAL PRESSURE IN NOTE #6 COEFFICIENT:
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

+ XXX DESIGN WIND PRESSURE IAW FLA  
- XXX RESIDENTIAL CODE, SECTION R301

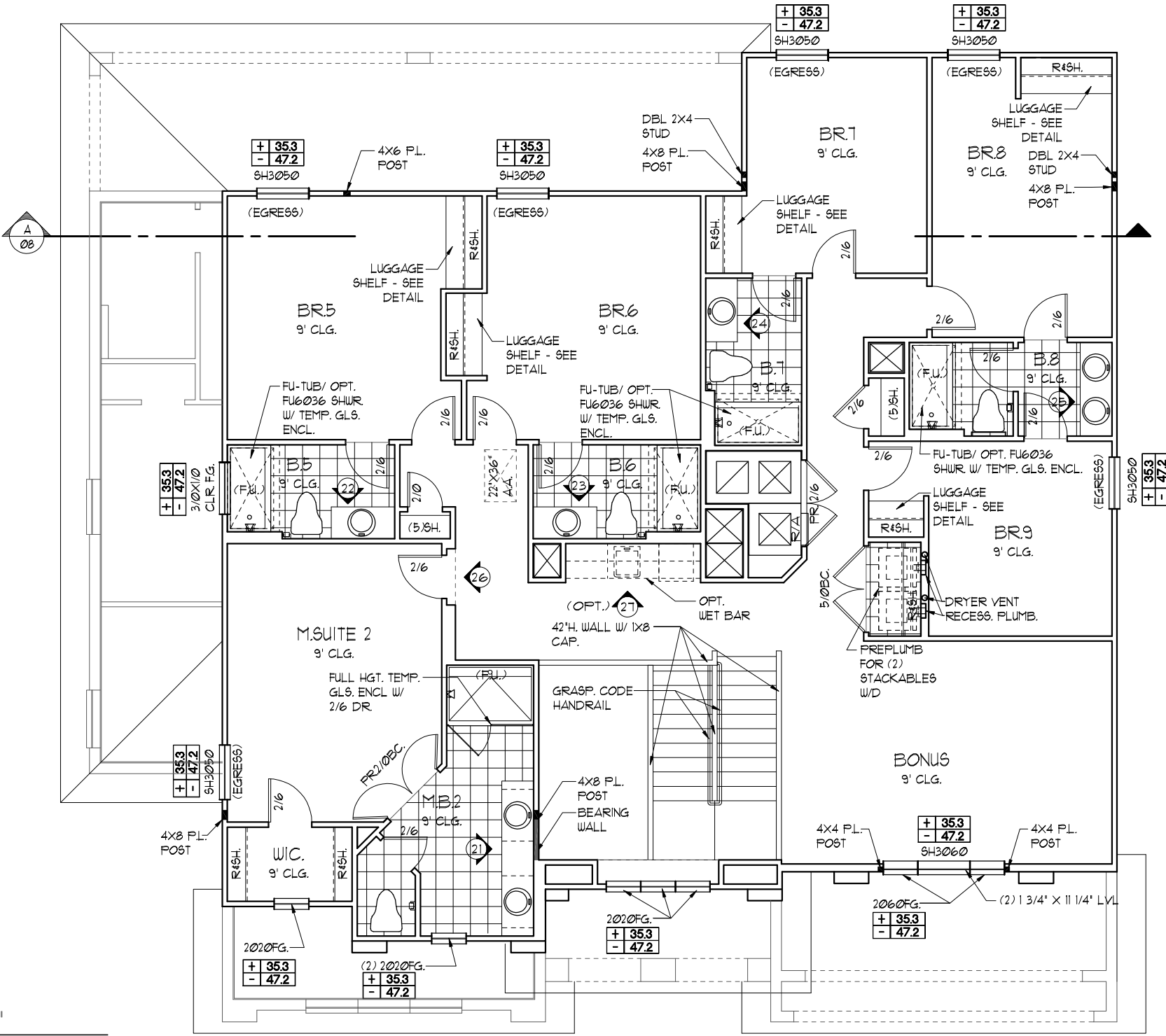
NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.



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  - VENT DRYER THRU ROOF.
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  - |  |                                     |
|--|-------------------------------------|
|  | DENOTES CONC. BLOCK WALL HGT. @ N/A |
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  - ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
  - ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.  
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

**UPPER FLOOR PLAN NOTES "C"**  
1/8" = 1'-0" (11X17) 1/4" = 1'-0" (22X34)

- NOTE:
- ALL EMERGENCY ESCAPE WINDOW SILLS TO BE NOT MORE THAN 44" MIN. A.F.F. - R310.2 - FBCR (2020)
  - WINDOWS SILLS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2



EGRESS WINDOW SCHEDULE - R310.2.1 - FBCR2020

SH3050	33 1/2" H. X 30" W.	MIN. NET CLEAR OPENING 5.1 SQFT
SH3050	60 1/8" H. X 35 3/4" W. R.O.	

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

LOT: 0000, PARADISO GRANDE  
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**PARADISO GRANDE**

Engineering By: DBE and C  
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PHONE 407-721-2292

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5200 Vineland Road, Suite 200  
Orlando, Florida, 32818  
Phone: (407) 529 - 3000

**Park Square HOMES**

**FLOOR PLAN W/ NOTES**

REVISIONS

REVISIONS	BY
07-07-21	RDC

DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
JOB 4465  
SHEET 05C.0 OF 05C.0 SHEETS



**FRONT ELEVATION "A"**

1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



**REAR ELEVATION**

1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)

- EXTERIOR FINISH NOTES**
1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 11TH EDITION, FBCR 2020
  2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 11TH EDITION, FBCR 2020 - APPLICABLE CODES : ASTM C926 & C1065
  3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 11TH EDITION, FBCR 2020
  4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 11TH EDITION, FBCR 2020
  5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.

LOT: 0000, PARADISO GRANDE  
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PARADISO GRANDE  
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REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
---

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--

<b>Park Square HOMES</b>
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<b>EXTERIOR ELEVATION FRONT AND REAR</b>
--

<b>BEACHCOMBER</b>
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<b>PARADISO GRANDE</b>
------------------------

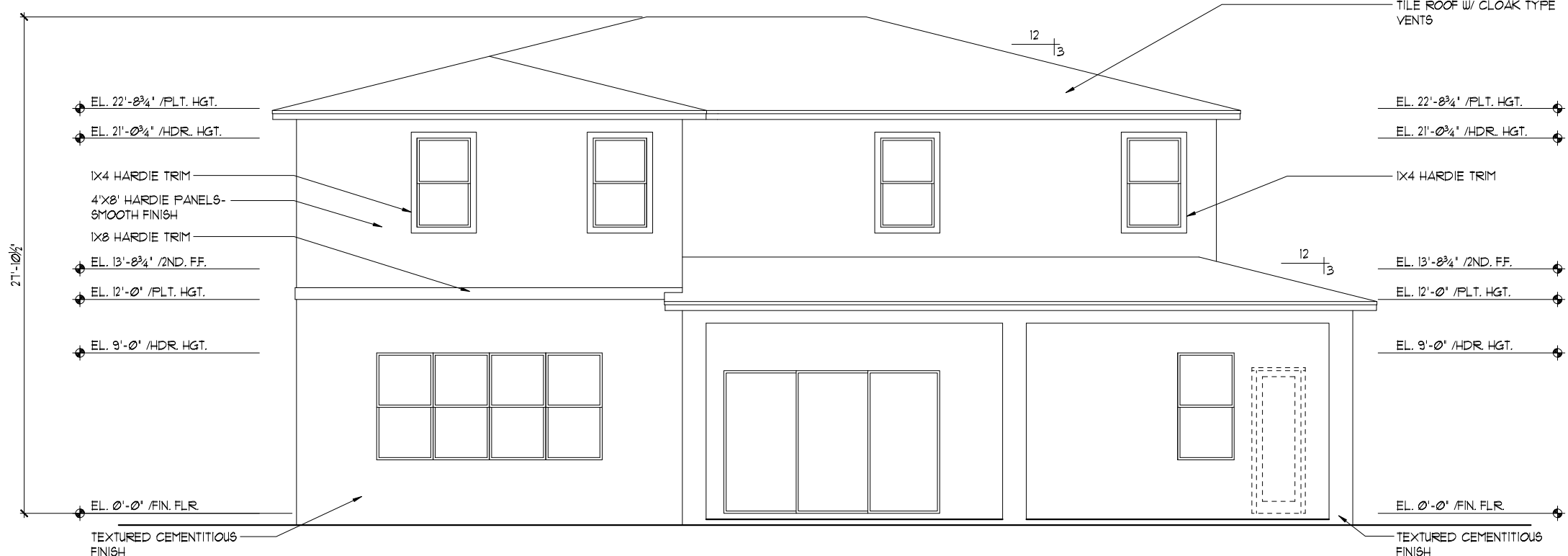
  

4465	DATE 04-15-21
SCALE AS NOTED	DRAWN RDC
JOB 4465	SHEET 06A.0
OF SHEETS	OF SHEETS



**FRONT ELEVATION "B"**

1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



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  2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 11TH EDITION, FBCR 2020 - APPLICABLE CODES : ASTM C926 & C106B
  3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 11TH EDITION, FBCR 2020
  4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 11TH EDITION, FBCR 2020
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Phone: (407) 529 - 3000

**Park Square HOMES**

**EXTERIOR ELEVATION FRONT AND REAR**

REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
---

DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	06B.0
OF	06B.0 SHEETS





**FRONT ELEVATION "C"**

1/8" = 1'-0" (11X17) 1/4" = 1'-0" (22X34)



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REVISIONS	BY
07-07-21	RDC

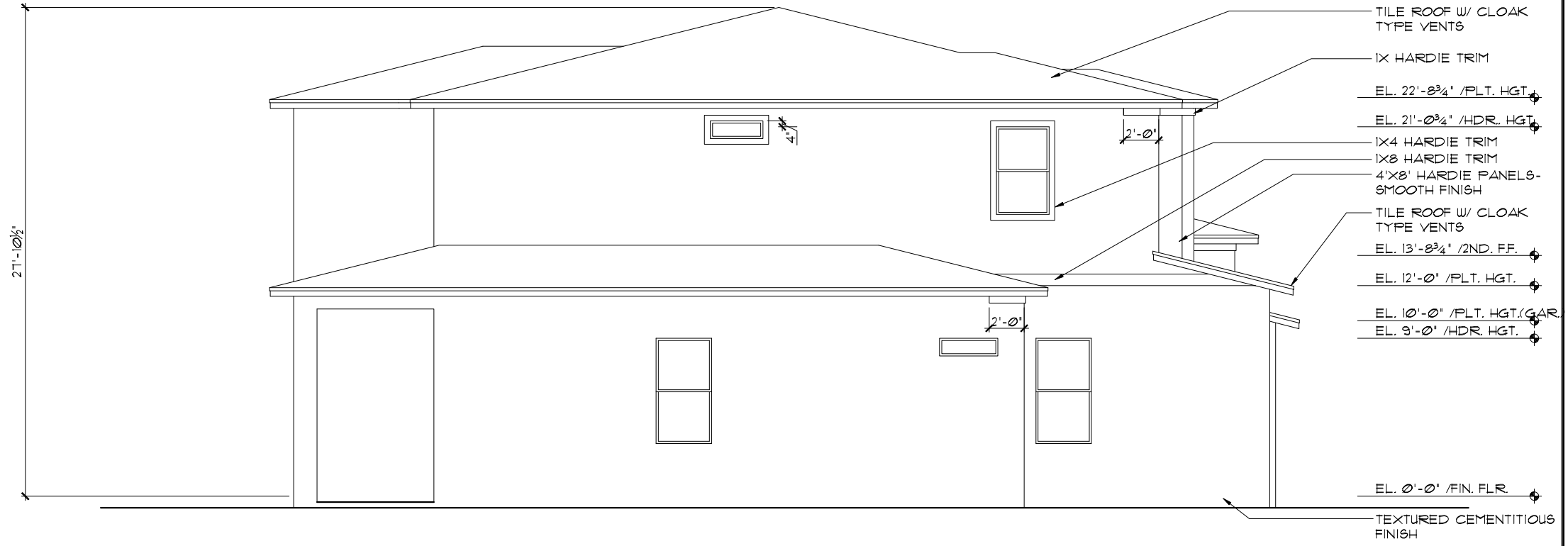
Engineering By:  
 DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
 PHONE 407-721-2292

**Park Square HOMES**

**EXTERIOR ELEVATION FRONT AND REAR**

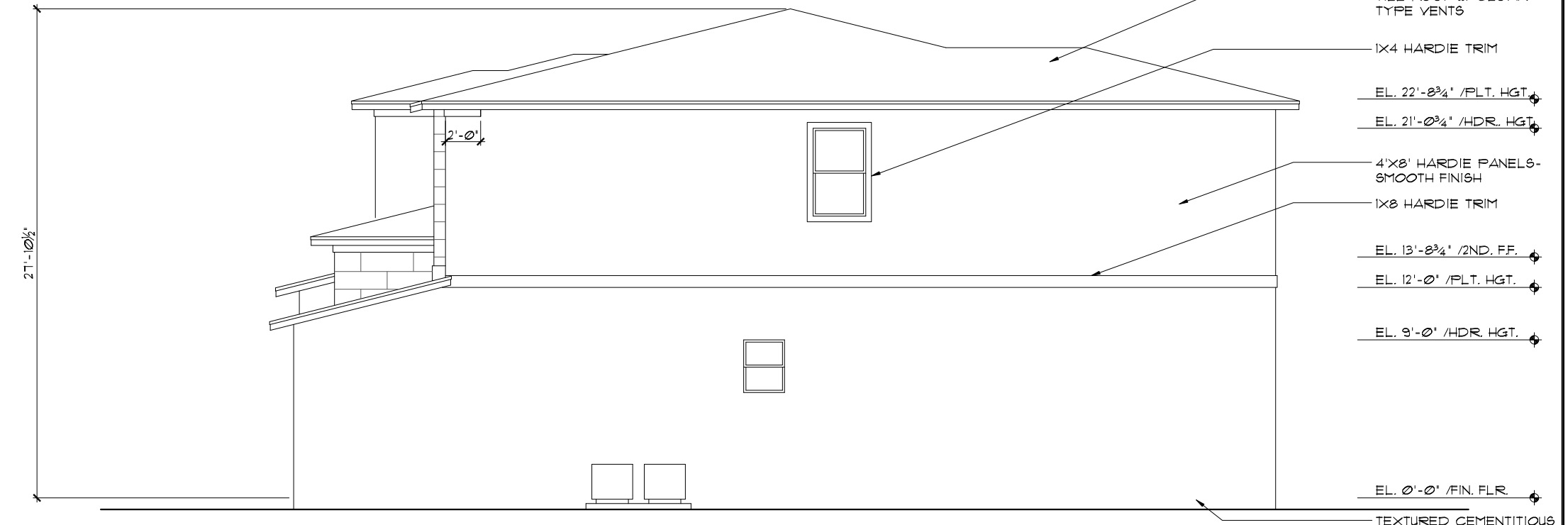
**BEACHCOMBER PARADISO GRANDE**

4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET 06C.0 OF 06C.0 SHEETS



LEFT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



RIGHT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

- EXTERIOR FINISH NOTES**
1. LATH TO BE ATTACHED IAW R103.7.1 OF THE 11TH EDITION, FBCR 2020
  2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.7.2 OF THE 11TH EDITION, FBCR 2020 - APPLICABLE CODES : ASTM C926 & C106B
  3. WEEP SCREED TO BE INSTALLED IAW R103.7.2.1 OF THE 11TH EDITION, FBCR 2020
  4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.7.3 OF THE 11TH EDITION, FBCR 2020
  5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11th EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL, AND IS CERTIFIED AS SUCH

**LOT: 0000, PARADISO GRANDE**  
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**PARADISO GRANDE**

REVISIONS	BY
07-07-21	RDC

Engineering By:  
 DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
 PHONE 407-721-2292

A DIVISION OF PARK SQUARE  
 ENTERPRISES, INC.  
 5200 Vineland Road, Suite 200  
 Orlando, Florida, 32811  
 Phone: (407) 529 - 3000

**Park Square HOMES**

**EXTERIOR ELEVATIONS LEFT AND RIGHT**

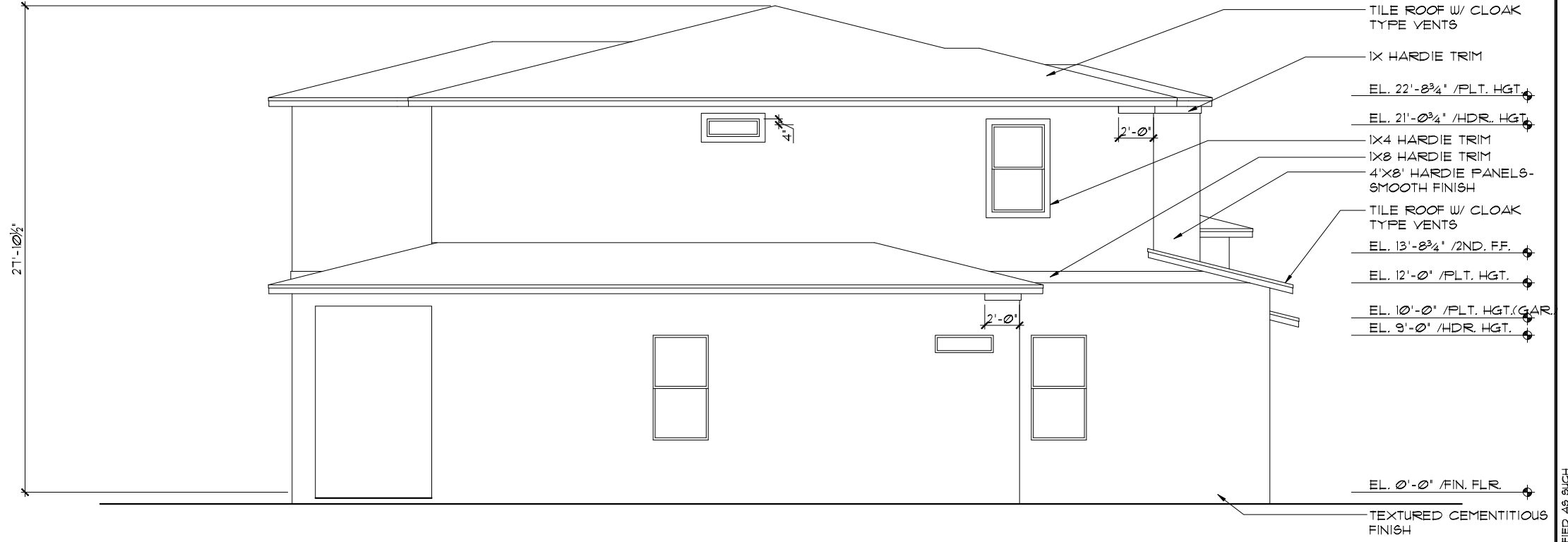
**BEACHCOMBER PARADISO GRANDE**

4465

DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET 07A.0  
 OF SHEETS

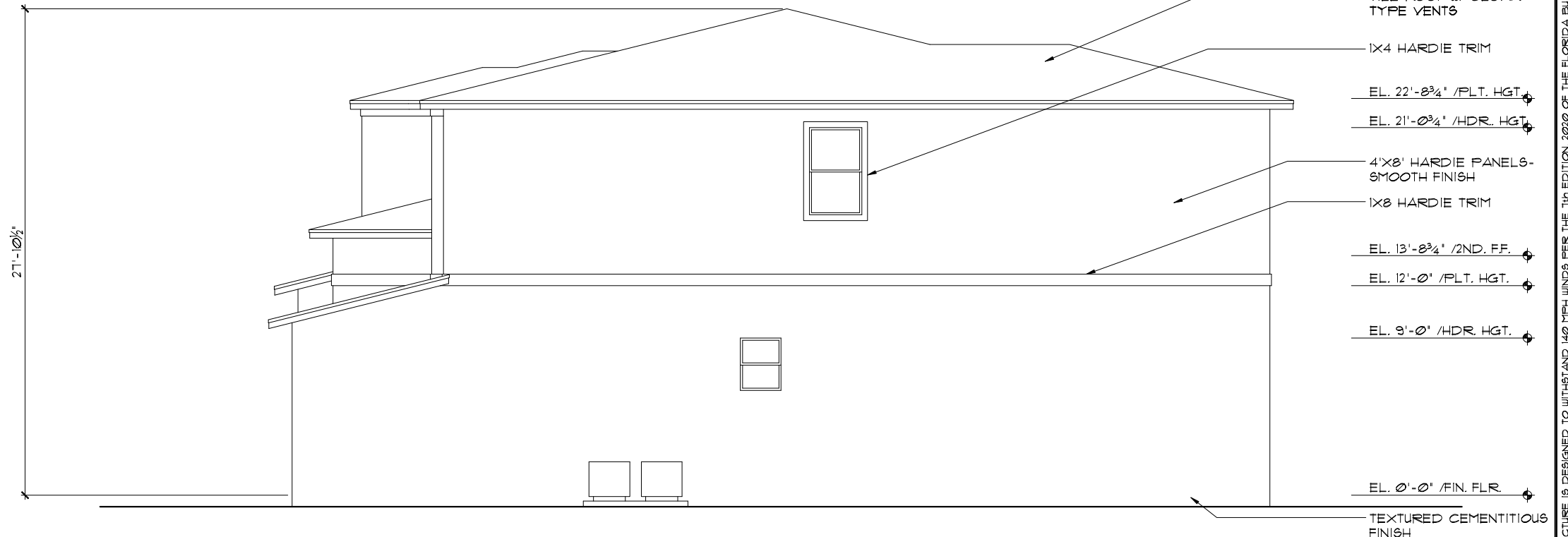
**EXTERIOR FINISH NOTES**

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3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 11TH EDITION, FBCR 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 11TH EDITION, FBCR 2020
5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.



**LEFT ELEVATION "B"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**RIGHT ELEVATION "B"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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Orlando, Florida, 32811  
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**Park Square HOMES**

**BEACHCOMBER**  
**PARADISO GRANDE**

REVISIONS	BY
07-07-21	RDC

Engineering By:  
DBE and C  
MICHAEL A. THOMPSON  
PE 47509  
PHONE 407-721-2292

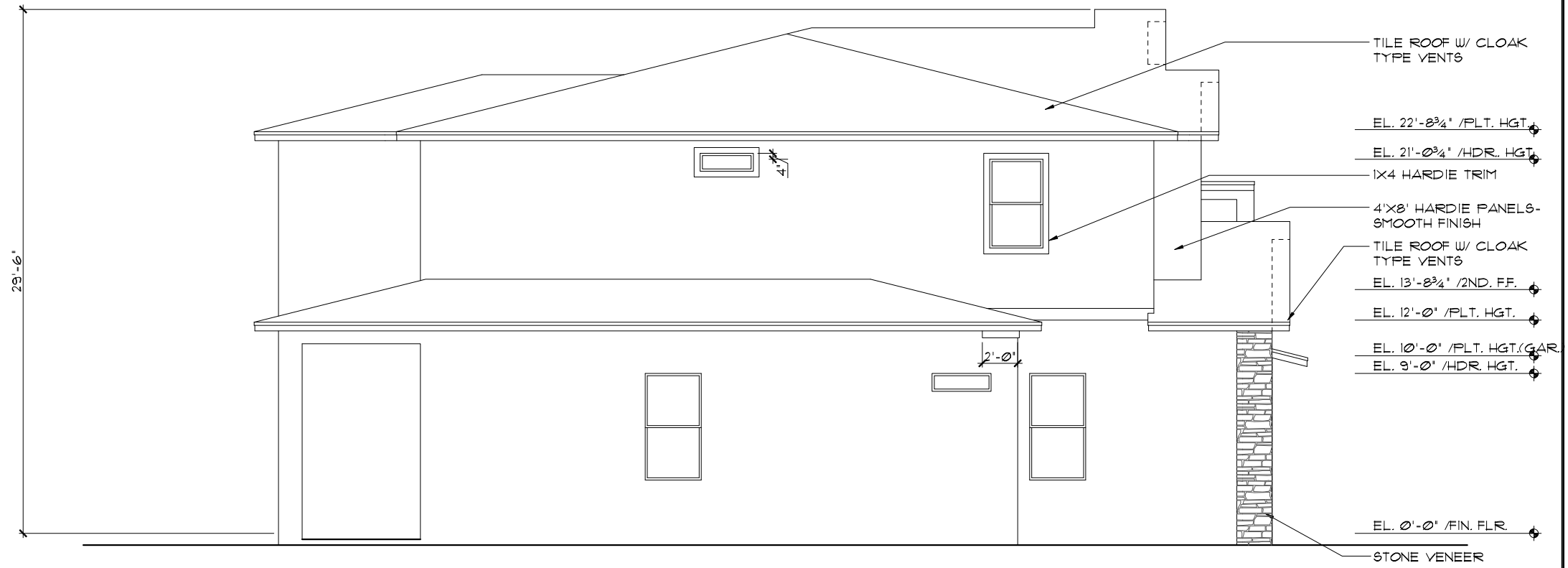
DATE 04-15-21  
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DRAWN RDC  
JOB 4465  
SHEET 07B.0  
OF SHEETS

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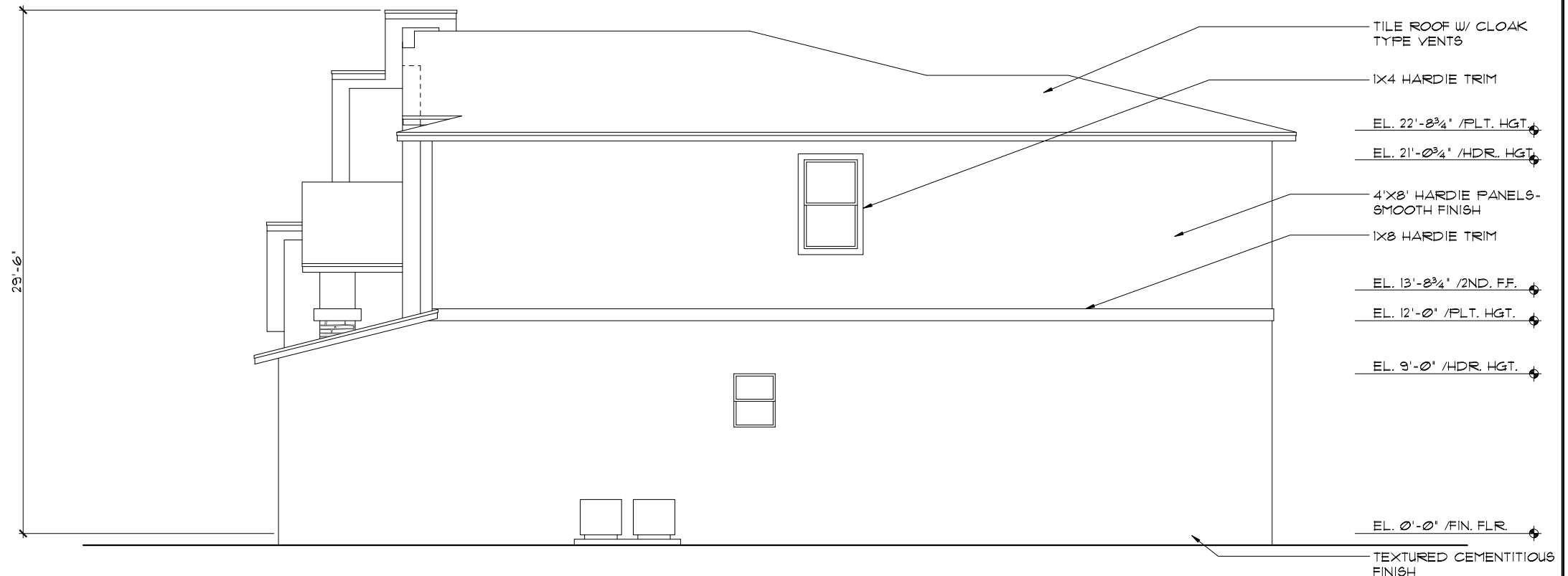
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**LEFT ELEVATION "C"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**RIGHT ELEVATION "C"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

**PARADISO GRANDE**

**LOT: 0000, PARADISO GRANDE**

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Engineering By: DBE and C  
MICHAEL A. THOMPSON  
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**Park Square HOMES**

**EXTERIOR ELEVATIONS LEFT AND RIGHT**

**BEACHCOMBER PARADISO GRANDE**

4465

DATE 04-15-21

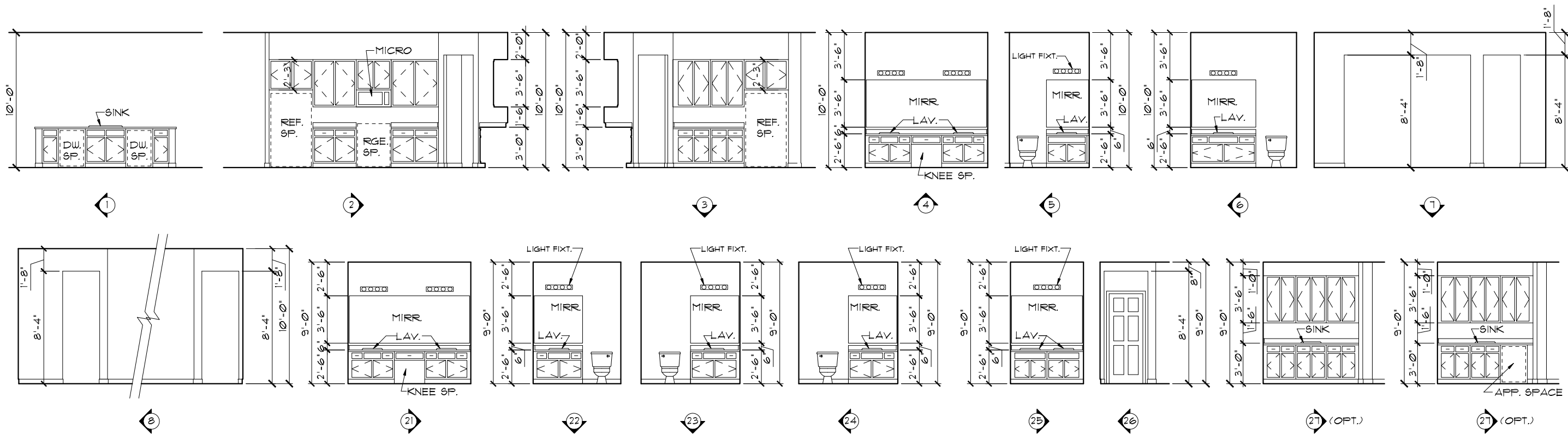
SCALE AS NOTED

DRAWN RDC

JOB 4465

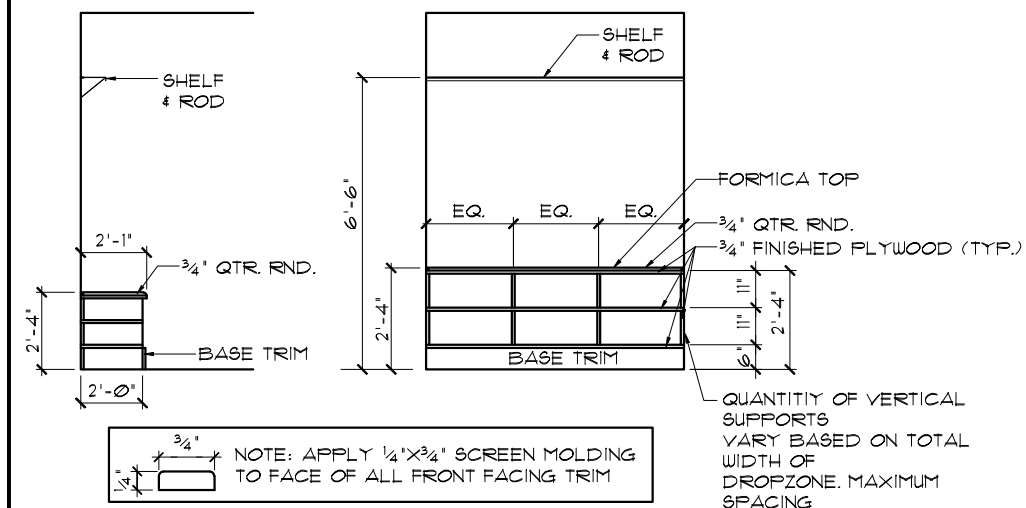
SHEET 07C.0 OF SHEETS

REVISIONS	BY
07-07-21	RDC



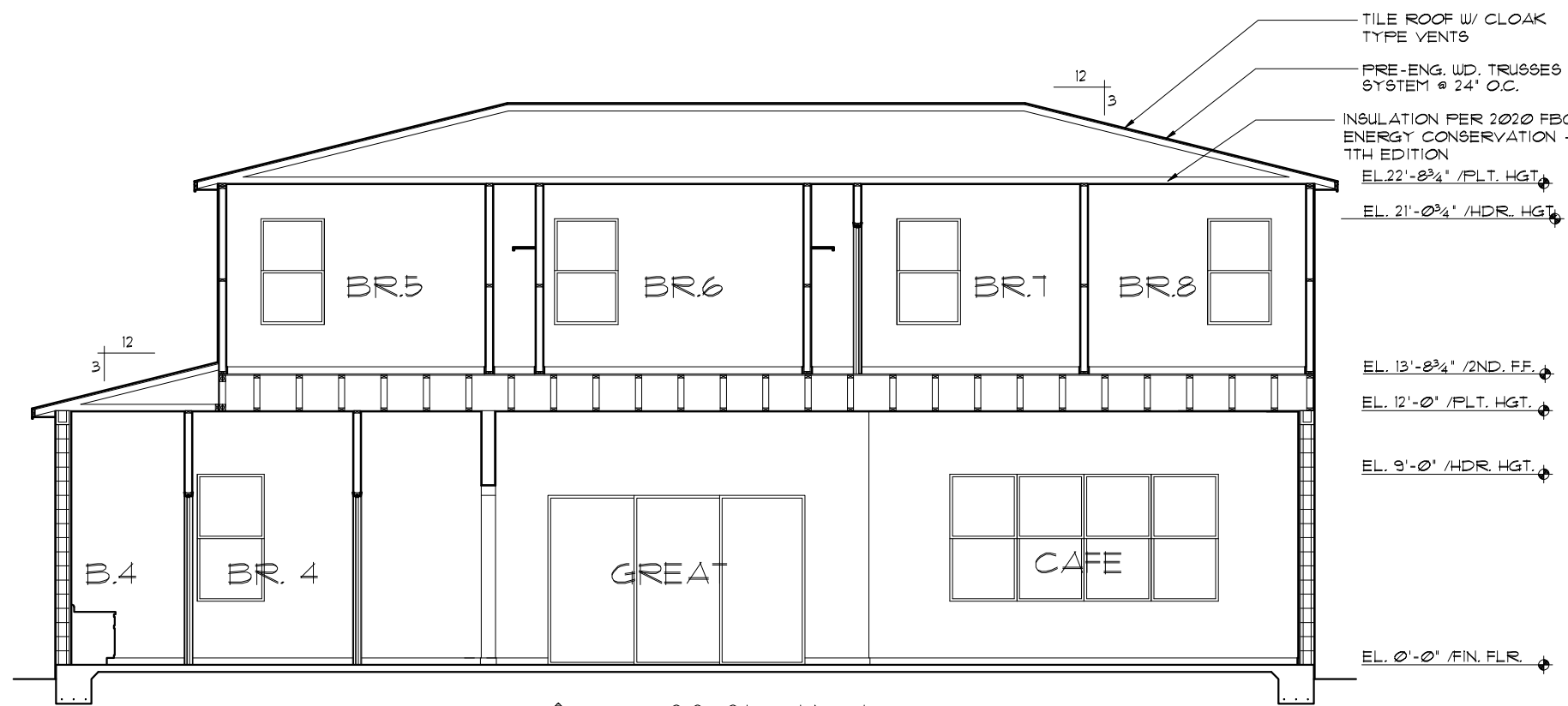
**INTERIOR ELEVATIONS**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**LUGGAGE SHELF DETAIL**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**CROSS SECTION**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1<sup>ST</sup> EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL, AND IS CERTIFIED AS SUCH

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REVISIONS	BY
07-07-21	RDC

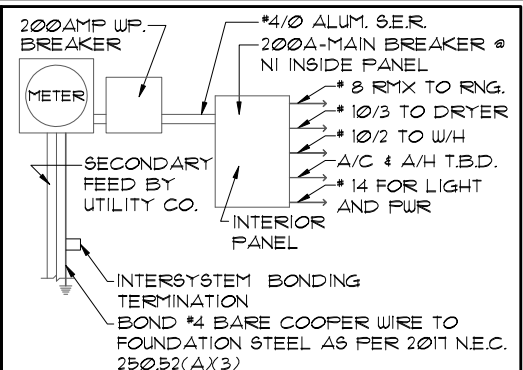
**Park Square HOMES**

**CROSS SECTION / INTERIOR ELEVATIONS**

**4465**  
DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
JOB 4465  
SHEET 08 OF SHEETS

**MECHANICAL/GENERAL NOTES**

- PER 11TH ED. 2020 FLA BLD. CODE-RESIDENTIAL
- 1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1
  - 2.) APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
    - A) CHAPTER 13 OF THE FBC-R 2020 11TH SECTION M1305.1
  - 3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 11TH EDITION.
  - 4.) IAW NEC 2017- 210.12- ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION- KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
  - 5.) IAW NEC 2017- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
  - 6.) ALL OUTLETS IN BATHROOMS AND LAUNDRY ROOM SHALL BE GFCI
  - 7.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS. SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4. MODEL\* TO BE USED ON THIS JOB TO BE:
    - BRK: SMOKE-9120B, C/O- SC9120B
    - KIDDE: SMOKE-21007581, C/O 21006377-N
  - 8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11TH ED. P2801.1
  - 9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11TH ED.
  - 10.) THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M1502.4.5.1 THROUGH M1502.4.5.3
  - 11.) ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2017
  - 12.) ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)2)
  - 12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2017 - ARTICLE 210-52



**ELECTRICAL RISER DIAGRAM**

NOTE: N.T.S.  
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)1) TO (6), LOCAL CODES, AND THE LOCAL POWER COMPANY.

250.52(A)3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

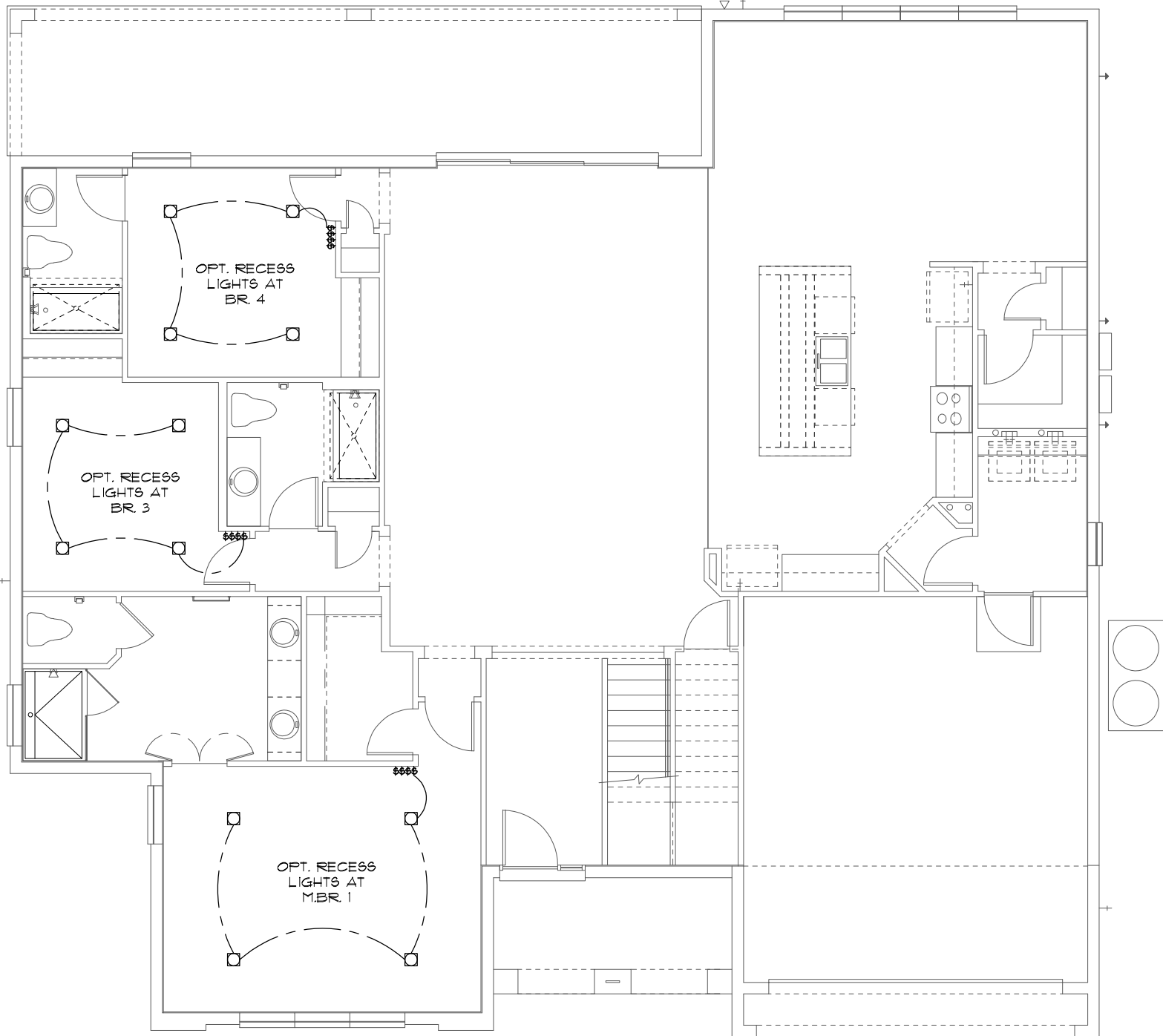
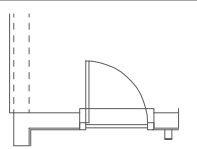
Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete.

The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material.

Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

NOTE: IF MORE THAN 12 SMOKE ALARMS OR CARBON MONOXIDE ALARM COMBINATION ARE INSTALLED IN THE HOME CRIME PREVENTION WILL PULL A SEPARATE FIRE PERMIT AND THE SYSTEM WILL BE MONITORED



**ELECTRICAL LEGEND**

⊕	SINGLE POLE SWITCH	◀	OUTLET, TV/CABLE
⊕	THREE WAY SWITCH	◀	OUTLET, PHONE
⊕	OUTLET 110-115	◻	INTERCOM
⊕	OUT. 110-115, SPLIT WIRED	⊕	CHIMES
⊕	OUT. 110-115, W/ USB	⊕	SMOKE DETECTOR
⊕	OUT. 110-115, CLG. MOUNT.	⊕	CARBON MONOXIDE
⊕	OUT. 110-115, FLR. MOUNT.	⊕	PUSH BUTTON
⊕	SFCL. PURPOSE 220-240	⊕	EXHAUST FAN
⊕	LIGHT FIXT., CLG. MTD.	⊕	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXT., WALL MTD.	⊕	DISPOSAL
⊕	LED LIGHT FIXT., RECESS/SED	⊕	ELECTRICAL PANEL
⊕	LIGHT FIXT., REC. ADJUST.	⊕	CEILING FAN, PREWIRE
⊕	LIGHT FIXT., FULL CHAIN	⊕	CEILING FAN, INSTALL
⊕	LED- LIGHT FIXT., FLUORESCENT	⊕	ELECT. JUNCTION BOX
⊕	LIGHT FIXT., EXT. FLOODS	⊕	THERMOSTAT
⊕	LIGHT FIXT., EMERG. EXIT	⊕	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊕	ELEC. POWER METER

**ELECTRICAL PLAN "OPT. LED"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

**LED RECESS OPTION**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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LOT: 0000, PARADISO GRANDE

PARADISO GRANDE

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Phone: (407) 529 - 3000

Park Square Homes

ELECTRICAL PLAN

BEACHCOMBER

PARADISO GRANDE

4465  
DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
JOB 4465  
SHEET  
09.0  
OF SHEETS

REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C  
MICHAEL A. THOMPSON  
PE 47509  
PHONE 407-721-2292

**MECHANICAL/GENERAL NOTES**

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  - 3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 11TH EDITION.
  - 4.) IAW NEC 2017- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION- KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DEN, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
  - 5.) IAW NEC 2017- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
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  - 8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11TH ED. P2801.1
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  - 11.) ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2017
  - 12.) ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)2)
  - 12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2017 - ARTICLE 210-52

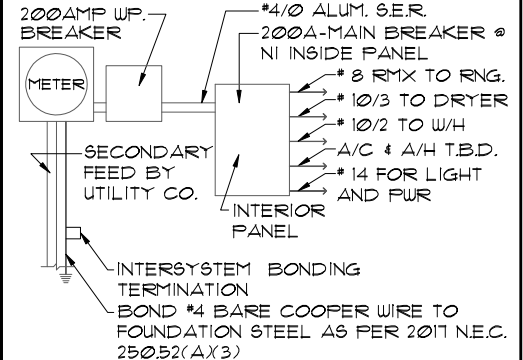
250.52(A)3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

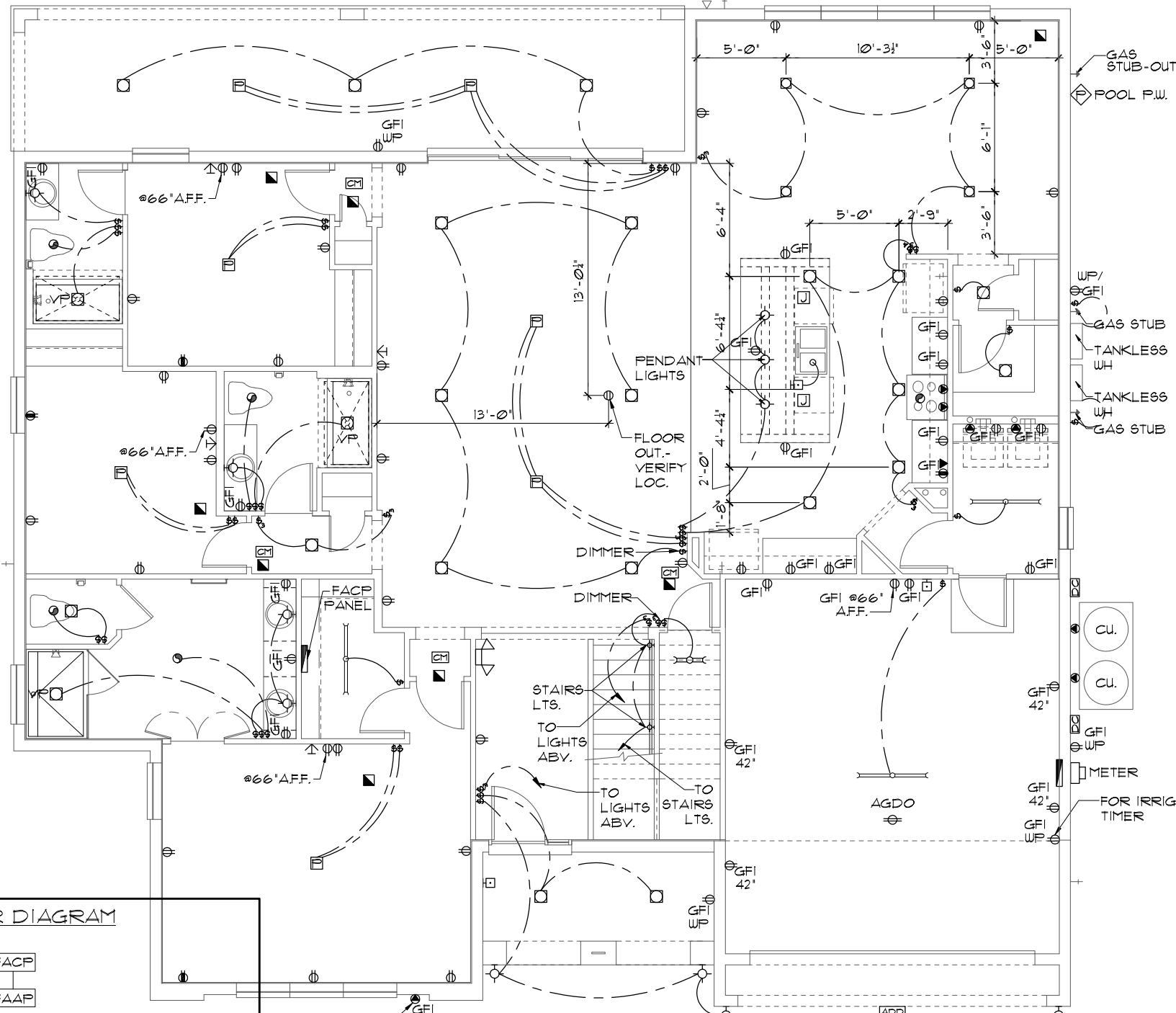
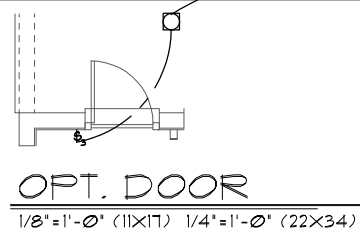
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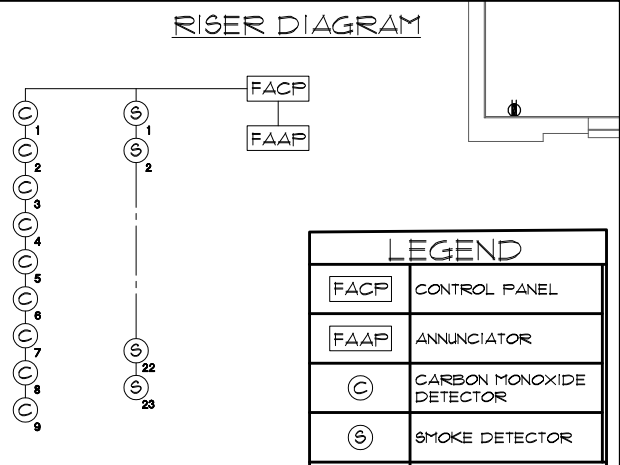
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**NOTE: THE FIRE ALARM SYSTEM WILL CONSIST OF (1) FIRE ALARM CONTROL PANEL - 32 ZONE GEMC-FW32CONVKT WITH (1) SMOKE DETECTOR OVER FIRE ALARM CONTROL PANEL. ALL INSTALLATION FOR THIS MACURCO CARBON MONOXIDE DETECTOR CM-E1&CONVENTIONAL SMOKE DETECTION FIREWOLF FW2-S SHALL BE INSTALLED PURSUANT THE MANUFACTURE REQUIREMENTS AND NEC 2017 CODE REQUIREMENTS**



ELECTRICAL LEGEND			
⊕	SINGLE POLE SWITCH	◀	OUTLET, TV/CABLE
⊕	THREE WAY SWITCH	◀	OUTLET, PHONE
⊕	OUTLET 110-115	□	INTERCOM
⊕	OUT. 110-115, SPLIT WIRED	⊞	CHIMES
⊕	OUT. 110-115, W/ USB	⊞	SMOKE DETECTOR/SMOKE ALARM W/INTEGRATED SOUNDER BASE
⊕	OUT. 110-115, CLG. MOUNT.	⊞	CARBON MONOXIDE
⊕	OUT. 110-115, FLR. MOUNT.	⊞	PUSH BUTTON
⊕	SFCL. PURPOSE 220-240	⊞	EXHAUST FAN
⊕	LIGHT FIXT., CLG. MTD.	⊞	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXT., WALL MTD.	⊞	DISPOSAL
⊕	LED LIGHT FIXT., RECESSED	⊞	ELECTRICAL PANEL
⊕	LIGHT FIXT., REC. ADJUST.	⊞	CEILING FAN, PREWIRED
⊕	LIGHT FIXT., FULL CHAIN	⊞	CEILING FAN, INSTALL
⊕	LED LIGHT FIXT., FLUORESCENT	⊞	ELECT. JUNCTION BOX
⊕	LIGHT FIXT., EXT. FLOODS	⊞	THERMOSTAT
⊕	EXIT LIGHT FIXT., EMERG. EXIT	⊞	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊞	ELEC. POWER METER



**ELECTRICAL PLAN "A"**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LOT: 0000, PARADISO GRANDE

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**BEACHCOMBER**  
**PARADISO GRANDE**  
 4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET 09A.0  
 OF SHEETS



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A) CHAPTER 13 OF THE FBC-R 2020 11TH SECTION M1305.1

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 11TH EDITION.

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5.) IAW NEC 2017- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS AND LAUNDRY ROOM SHALL BE GFCI

7.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS. SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4.

8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11TH ED. P2801.7

9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11TH ED.

10.) THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M1502.4.5.1 THROUGH M1502.4.5.3

11.) ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2017

12.) ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)

12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2017 - ARTICLE 210-52

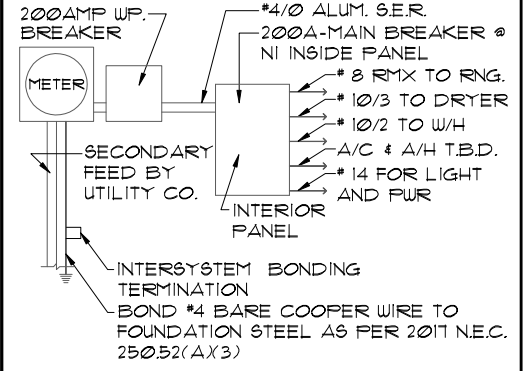
250.52(A)(3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

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There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete.

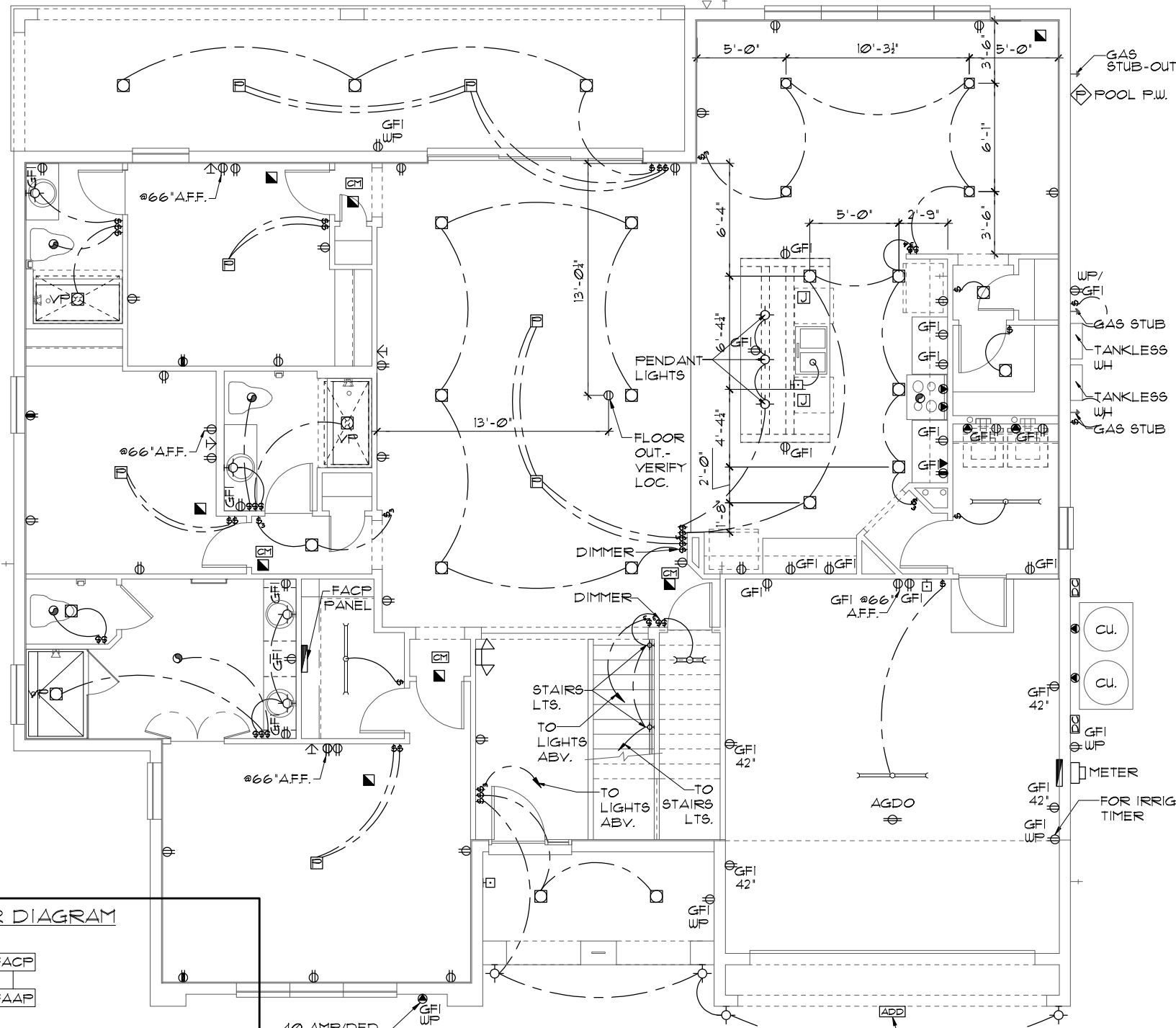
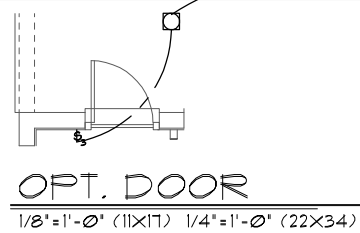
The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material.

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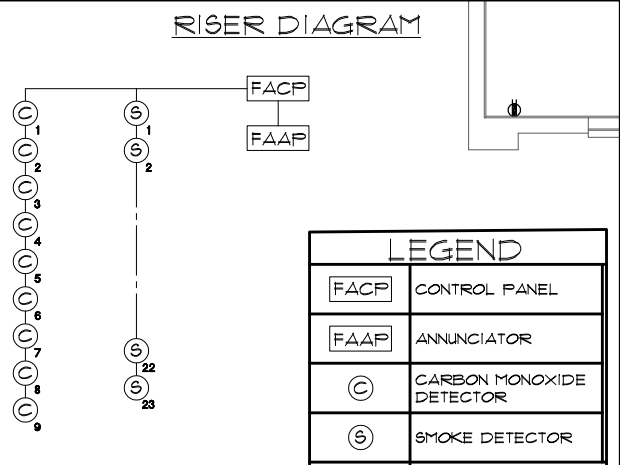


NOTE: ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), LOCAL CODES, AND THE LOCAL POWER COMPANY.

NOTE: THE FIRE ALARM SYSTEM WILL CONSIST OF (1) FIRE ALARM CONTROL PANEL - 32 ZONE GEMC-FW32CONVKT WITH (1) SMOKE DETECTOR OVER FIRE ALARM CONTROL PANEL. ALL INSTALLATION FOR THIS MACURCO CARBON MONOXIDE DETECTOR CM-E1 & CONVENTIONAL SMOKE DETECTION FIREWOLF FW2-S SHALL BE INSTALLED PURSUANT THE MANUFACTURE REQUIREMENTS AND NEC 2017 CODE REQUIREMENTS



⊕	SINGLE POLE SWITCH	⊖	OUTLET, TV/CABLE
⊕	THREE WAY SWITCH	⊖	OUTLET, PHONE
⊖	OUTLET 110-115	⊖	INTERCOM
⊖	OUT. 110-115, SPLIT WIRED	⊖	CHIMES
⊖	OUT. 110-115, W/ USB	⊖	SMOKE DETECTOR/SMOKE ALARM W/INTEGRATED SOUNDER BASE
⊖	OUT. 110-115, CLG. MOUNT.	⊖	CARBON MONOXIDE
⊖	OUT. 110-115, FLR. MOUNT.	⊖	PUSH BUTTON
⊖	SFCL. PURPOSE 220-240	⊖	EXHAUST FAN
⊖	LIGHT FIXT. CLG. MTD.	⊖	EX. FAN/LIGHT COMBO
⊖	LIGHT FIXT. WALL MTD.	⊖	DISPOSAL
⊖	LED LIGHT FIXT, RECESSED	⊖	ELECTRICAL PANEL
⊖	LIGHT FIXT. REC. ADJUST.	⊖	CEILING FAN, PREWIRED
⊖	LIGHT FIXT. PULL CHAIN	⊖	CEILING FAN, INSTALL
⊖	LED LIGHT FIXT, FLUORESCENT	⊖	ELECT. JUNCTION BOX
⊖	LIGHT FIXT. EXT. FLOODS	⊖	THERMOSTAT
⊖	EXIT LIGHT FIXT. EMERG. EXIT	⊖	DISCONNECT SWITCH
⊖	LIGHT FIXT. EXIT/BACKUP	⊖	ELEC. POWER METER



LOT: 0000, PARADISO GRANDE  
 THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11th EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

**PARADISO GRANDE**  
 Engineering By: DBE and C, MICHAEL A. THOMPSON, PE 47509, PHONE 407-721-2292  
 A DIVISION OF PARK SQUARE ENTERPRISES, INC., 5200 Vineland Road, Suite 200, Orlando, Florida, 32811, Phone: (407) 529-3000  
**Park Square HOMES**  
 BEACHCOMBER PARADISO GRANDE  
 4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET 09B.0 OF SHEETS

ELECTRICAL PLAN "B"  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

**MECHANICAL/GENERAL NOTES**

PER 11TH ED. 2020 FLA BLD. CODE-RESIDENTIAL  
 1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.) APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.  
 A) CHAPTER 13 OF THE FBC-R 2020 11TH SECTION M1305.1

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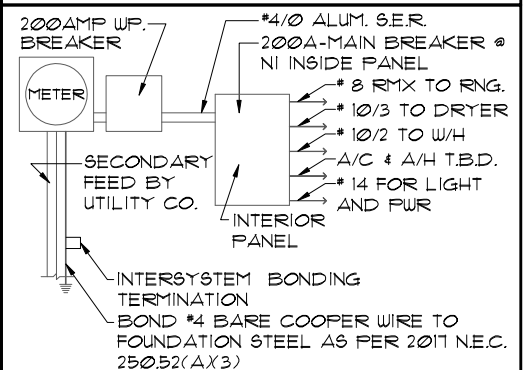
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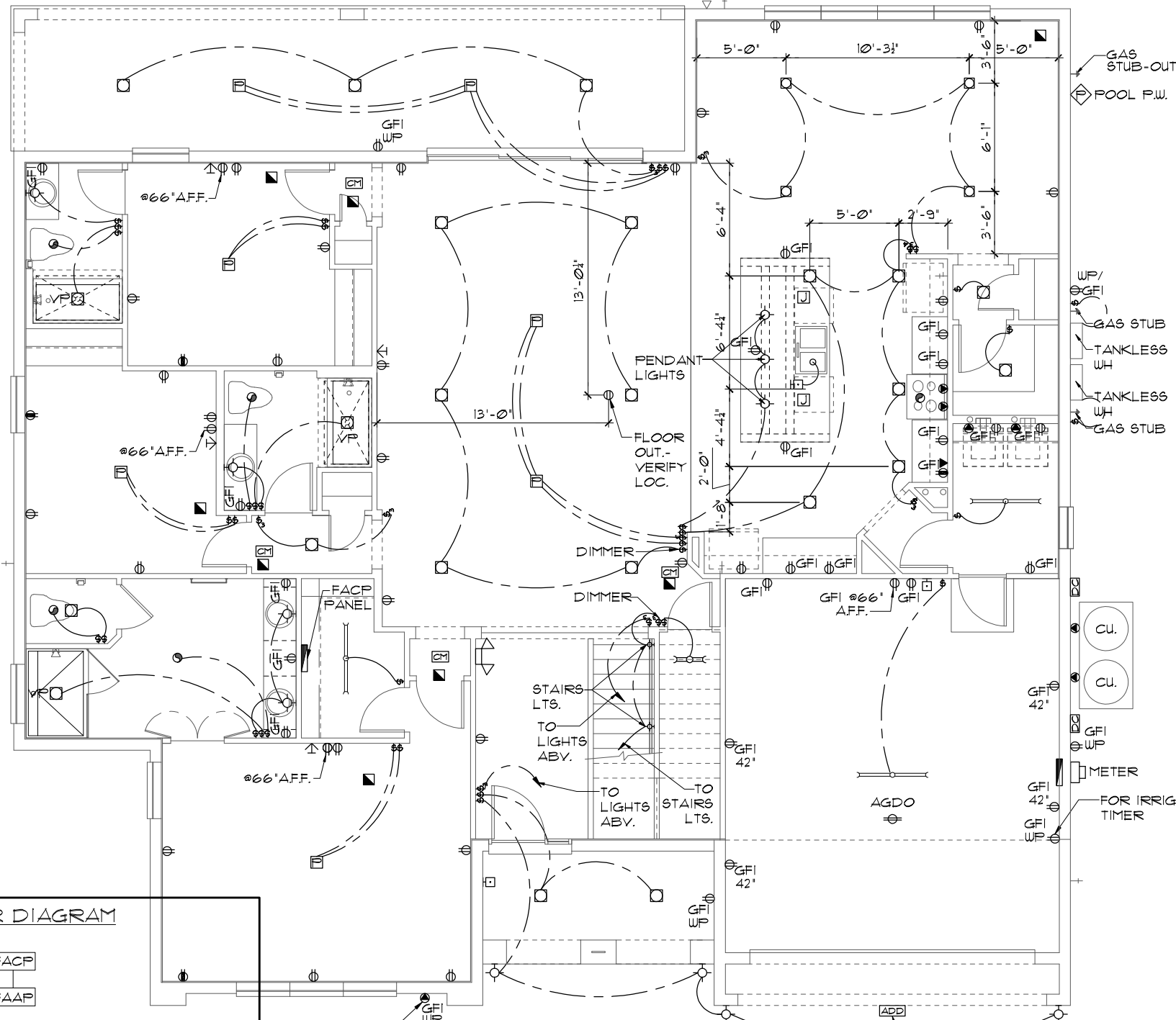
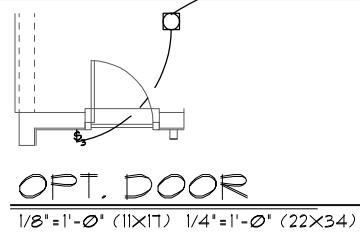
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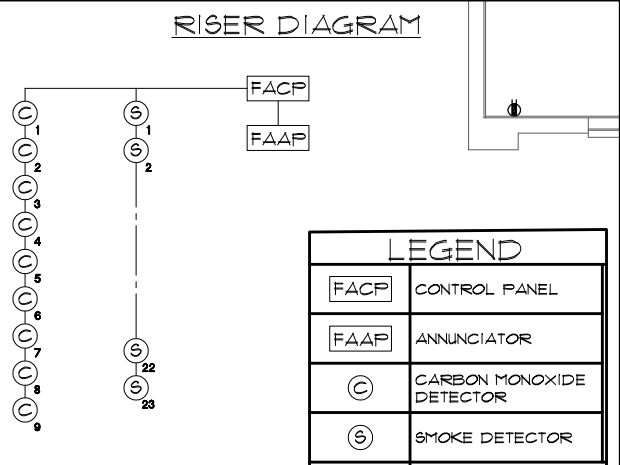


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⊕	SINGLE POLE SWITCH	⊖	OUTLET, TV/CABLE
⊕	THREE WAY SWITCH	⊖	OUTLET, PHONE
⊖	OUTLET 110-115	⊖	INTERCOM
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⊖	OUT. 110-115, FLR. MOUNT.	⊖	PUSH BUTTON
⊖	SPL. PURPOSE 220-240	⊖	EXHAUST FAN
⊖	LIGHT FIXT., CLG. MTD.	⊖	EX. FAN/LIGHT COMBO
⊖	LIGHT FIXT., WALL MTD.	⊖	DISPOSAL
⊖	LED LIGHT FIXT., RECESSED	⊖	ELECTRICAL PANEL
⊖	LIGHT FIXT., REC. ADJUST.	⊖	CEILING FAN, PREWIRE
⊖	LIGHT FIXT., FULL CHAIN	⊖	CEILING FAN, INSTALL
⊖	LED LIGHT FIXT., FLUORESCENT	⊖	ELECT. JUNCTION BOX
⊖	LIGHT FIXT., EXT. FLOODS	⊖	THERMOSTAT
⊖	EXIT LIGHT FIXT., EMERG. EXIT	⊖	DISCONNECT SWITCH
⊖	LIGHT FIXT., EXIT/BACKUP	⊖	ELEC. POWER METER



FACP	CONTROL PANEL
FAAP	ANNUNCIATOR
⊖	CARBON MONOXIDE DETECTOR
⊖	SMOKE DETECTOR

**ELECTRICAL PLAN "C"**

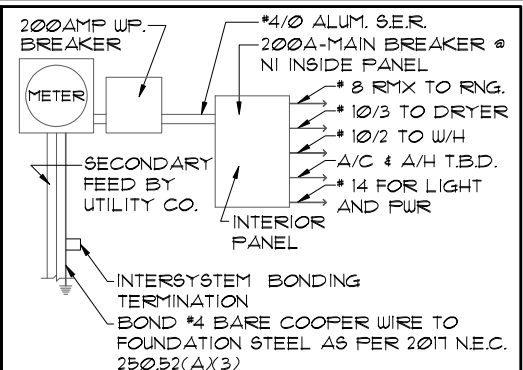
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**PARADISO GRANDE**  
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 A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
 5200 Vineland Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 529-3000  
**Park Square HOMES**  
 ELECTRICAL PLAN  
 BEACHCOMBER  
 PARADISO GRANDE  
 4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
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 SHEET  
 OF 09C.0 SHEETS

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    - BRK: SMOKE-9120B, C/O- SC9120B
    - KIDDE: SMOKE-21007581, C/O 21006377-N
  - 8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11TH ED. P2801.1
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    - B) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2017 - ARTICLE 210-52



**ELECTRICAL RISER DIAGRAM**

NOTE: N.T.S.  
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)1 TO (6), LOCAL CODES, AND THE LOCAL POWER COMPANY.

250.52(A)3 Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

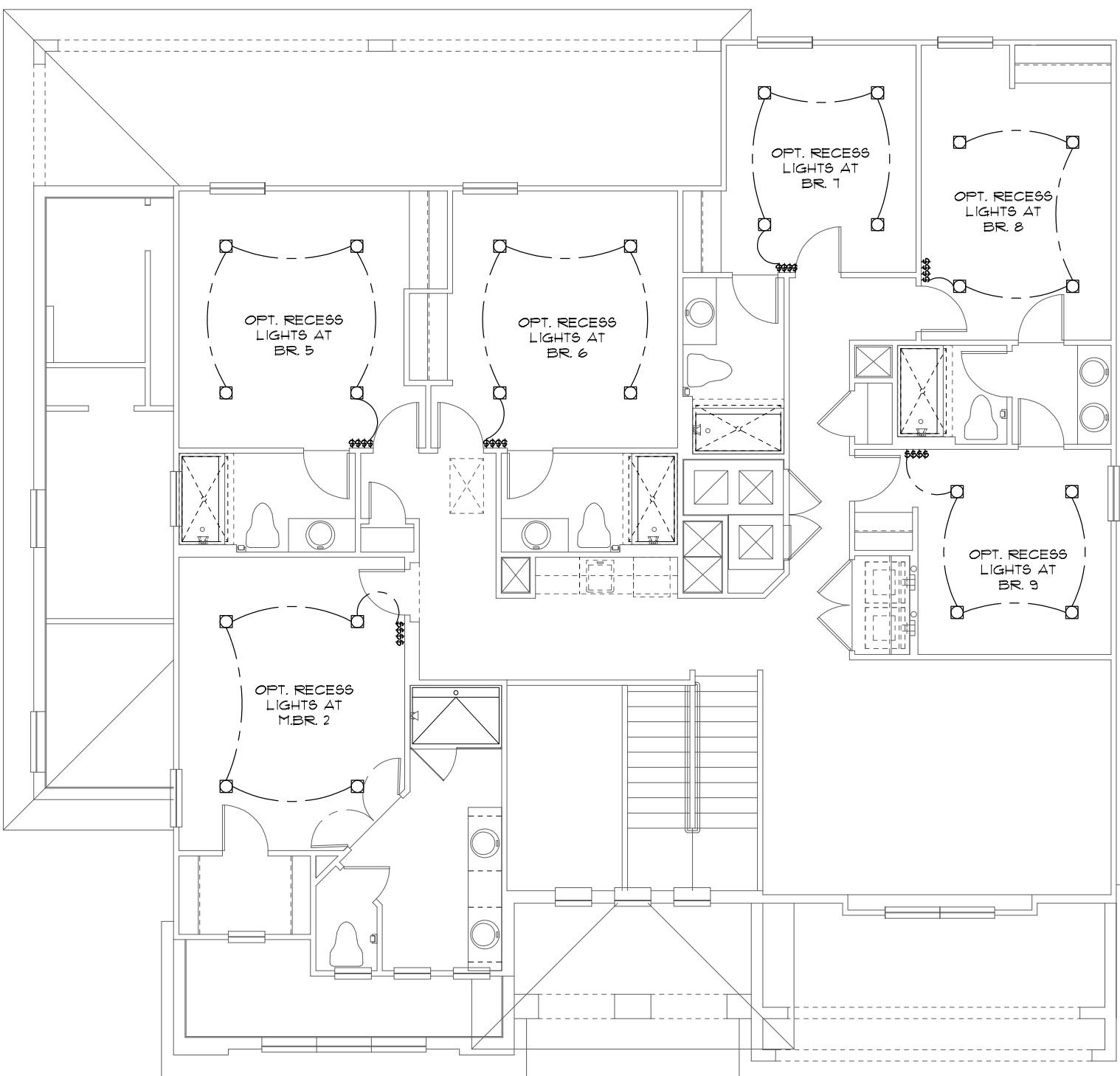
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NOTE: IF MORE THAN 12 SMOKE ALARMS OR CARBON MONOXIDE ALARM COMBINATION ARE INSTALLED IN THE HOME CRIME PREVENTION WILL PULL A SEPARATE FIRE PERMIT AND THE SYSTEM WILL BE MONITORED



**ELECTRICAL LEGEND**

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⊕	THREE WAY SWITCH	◀	OUTLET, PHONE
◻	OUTLET 110-115	◻	INTERCOM
◻	OUT. 110-115, SPLIT WIRED	◻	CHIMES
◻	OUT. 110-115, W/ USB	◻	SMOKE DETECTOR
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**UPPER ELECTRICAL PLAN "OPT. LED"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

**LED RECESS OPTION**

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**LOT: 0000, PARADISO GRANDE**

**PARADISO GRANDE**

A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
5200 Vineland Road, Suite 200  
Orlando, Florida, 32811  
Phone: (407) 529 - 3000

**Park Square HOMES**

**ELECTRICAL PLAN**

**BEACHCOMBER**

**PARADISO GRANDE**

4465  
DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
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10.0  
OF SHEETS

REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C  
MICHAEL A. THOMPSON  
PE 47509  
PHONE 407-721-2292

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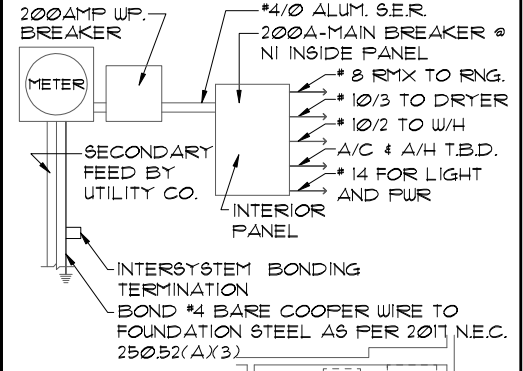
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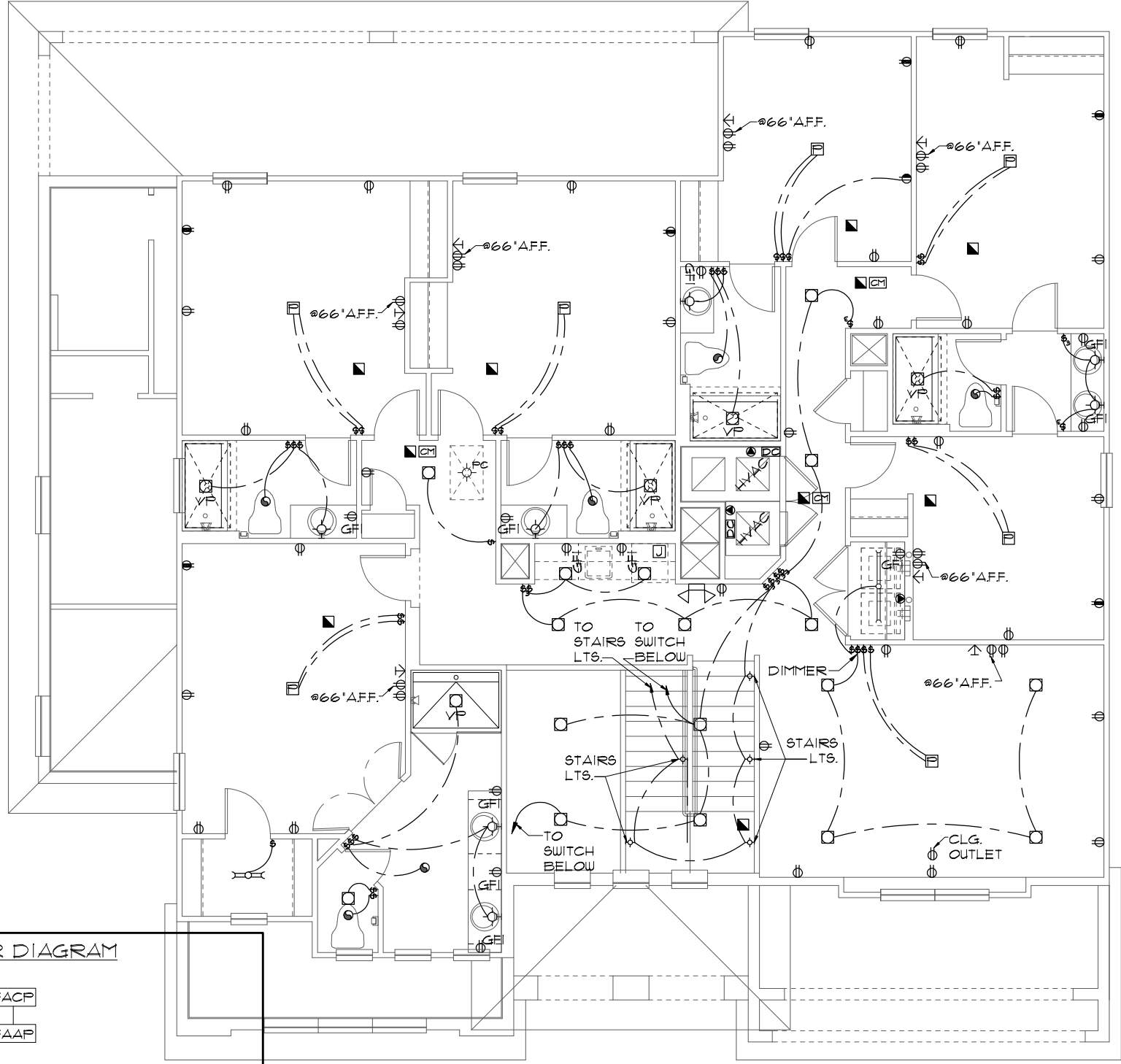
The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material.

Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

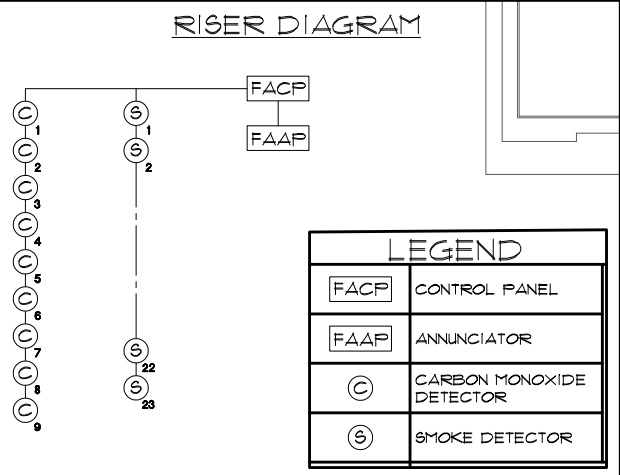


NOTE: ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), LOCAL CODES, AND THE LOCAL POWER COMPANY.

NOTE: THE FIRE ALARM SYSTEM WILL CONSIST OF (1) FIRE ALARM CONTROL PANEL - 32 ZONE GEMC-FW32CONVKT WITH (1) SMOKE DETECTOR OVER FIRE ALARM CONTROL PANEL. ALL INSTALLATION FOR THIS MACURCO CARBON MONOXIDE DETECTOR CM-E1 & CONVENTIONAL SMOKE DETECTION FIREWOLF FW2-S SHALL BE INSTALLED PURSUANT THE MANUFACTURE REQUIREMENTS AND NEC 2017 CODE REQUIREMENTS



⊕	SINGLE POLE SWITCH	⊕	OUTLET, TV/CABLE
⊕	THREE WAY SWITCH	⊕	OUTLET, PHONE
⊕	OUTLET 110-115	⊕	INTERCOM
⊕	OUT. 110-115, SPLIT WIRED	⊕	CHIMES
⊕	OUT. 110-115, W/ USB	⊕	SMOKE DETECTOR/SMOKE ALARM W/INTEGRATED SOUNDER BASE
⊕	OUT. 110-115, CLG. MOUNT.	⊕	CARBON MONOXIDE
⊕	OUT. 110-115, FLR. MOUNT.	⊕	PUSH BUTTON
⊕	SFCL. PURPOSE 220-240	⊕	EXHAUST FAN
⊕	LIGHT FIXT., CLG. MTD.	⊕	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXT., WALL MTD.	⊕	DISPOSAL
⊕	LED LIGHT FIXT., RECESSED	⊕	ELECTRICAL PANEL
⊕	LIGHT FIXT., REC. ADJUST.	⊕	CEILING FAN, PREWIRED
⊕	LIGHT FIXT., PULL CHAIN	⊕	CEILING FAN, INSTALL
⊕	LED LIGHT FIXT., FLUORESCENT	⊕	ELECT. JUNCTION BOX
⊕	LIGHT FIXT., EXT. FLOODS	⊕	THERMOSTAT
⊕	LIGHT FIXT., EMERG. EXIT	⊕	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊕	ELEC. POWER METER



FACP	CONTROL PANEL
FAAP	ANNUNCIATOR
⊕	CARBON MONOXIDE DETECTOR
⊕	SMOKE DETECTOR

UPPER ELECTRICAL PLAN "A"  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LOT: 0000, PARADISO GRANDE

LOT: 0000, PARADISO GRANDE

ELECTRICAL PLAN

**BEACHCOMBER**  
**PARADISO GRANDE**  
 4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET  
**10A.0**  
 OF SHEETS

**PARADISO GRANDE**  
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
 5200 Vineland Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 529 - 3000

REVISIONS	BY
07-07-21	RDC

Engineering By:  
 DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
 PHONE 407-721-2292

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

PARK SQUARE HOMES HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGN ARE NOT TO BE COPIED OR REPRODUCED IN ANY MANNER OR FORM WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM PARK SQUARE HOMES.

**MECHANICAL/GENERAL NOTES**

PER 11th ED. 2020 FLA BLD. CODE-RESIDENTIAL  
 1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.) APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.  
 A) CHAPTER 13 OF THE FBC-R 2020 11th SECTION M1305.1

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 11th EDITION.

4.) IAW NEC 2017- 210.12- ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION- KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.

5.) IAW NEC 2017- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS AND LAUNDRY ROOM SHALL BE GFCI

7.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS. SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4.

8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11th ED. P2801.1

9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11th ED.

10.) THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M1502.4.5.1 THROUGH M1502.4.5.3

11.) ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2017

12.) ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)

12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2017 - ARTICLE 210-52

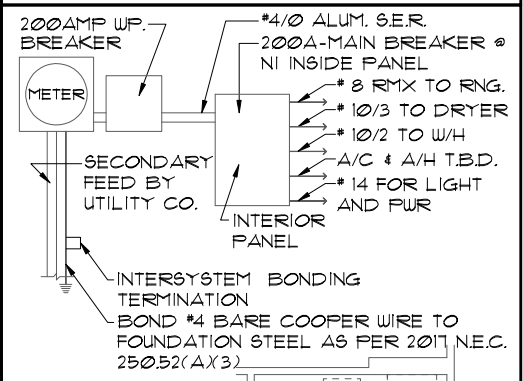
250.52(A)(3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete.

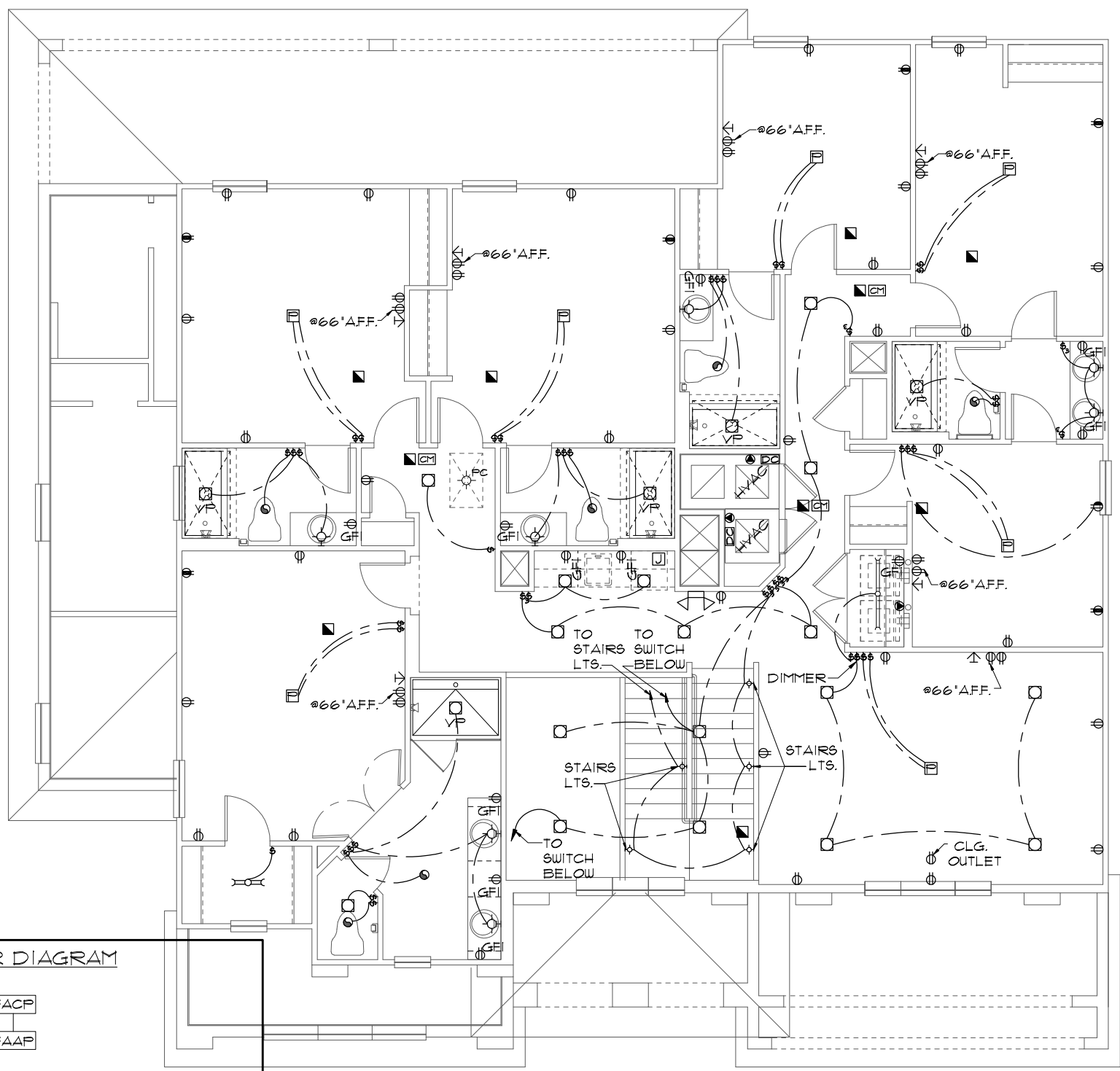
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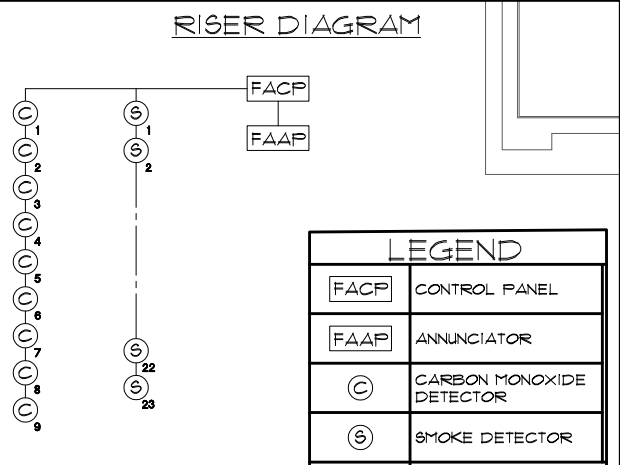


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⊕	SINGLE POLE SWITCH	⊕	OUTLET, TV/CABLE
⊕	THREE WAY SWITCH	⊕	OUTLET, PHONE
⊕	OUTLET 110-115	⊕	INTERCOM
⊕	OUT. 110-115, SPLIT WIRED	⊕	CHIMES
⊕	OUT. 110-115, W/ USB	⊕	SMOKE DETECTOR/SMOKE ALARM W/INTEGRATED SOUNDER BASE
⊕	OUT. 110-115, CLG. MOUNT.	⊕	CARBON MONOXIDE
⊕	OUT. 110-115, FLR. MOUNT.	⊕	PUSH BUTTON
⊕	SFCL. PURPOSE 220-240	⊕	EXHAUST FAN
⊕	LIGHT FIXT., CLG. MTD.	⊕	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXT., WALL MTD.	⊕	DISPOSAL
⊕	LED LIGHT FIXT., RECESSED	⊕	ELECTRICAL PANEL
⊕	LIGHT FIXT., REC. ADJUST.	⊕	CEILING FAN, PREWIRED
⊕	LIGHT FIXT., PULL CHAIN	⊕	CEILING FAN, INSTALL
⊕	LED LIGHT FIXT., FLUORESCENT	⊕	ELECT. JUNCTION BOX
⊕	LIGHT FIXT., EXT. FLOODS	⊕	THERMOSTAT
⊕	EXIT LIGHT FIXT., EMERG. EXIT	⊕	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊕	ELEC. POWER METER



FACP	CONTROL PANEL
FAAP	ANNUNCIATOR
⊕	CARBON MONOXIDE DETECTOR
⊕	SMOKE DETECTOR

UPPER ELECTRICAL PLAN "B"  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LOT: 0000, PARADISO GRANDE  
 THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11th EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

PARADISO GRANDE  
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
 5200 Vineland Road, Suite 200  
 Orlando, Florida, 32818  
 Phone: (407) 529 - 3000

BEACHCOMBER PARADISO GRANDE	ELECTRICAL PLAN	Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
	REVISIONS	BY
		07-07-21 RDC

4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET  
 10B.0  
 OF SHEETS



**MECHANICAL/GENERAL NOTES**  
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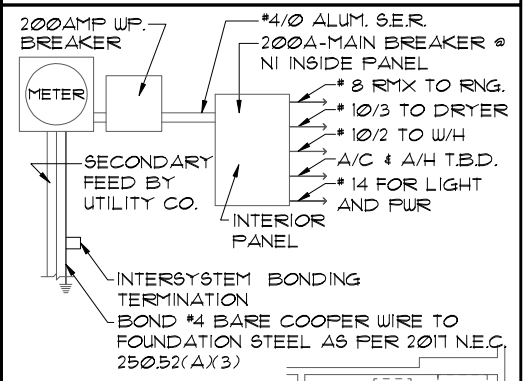
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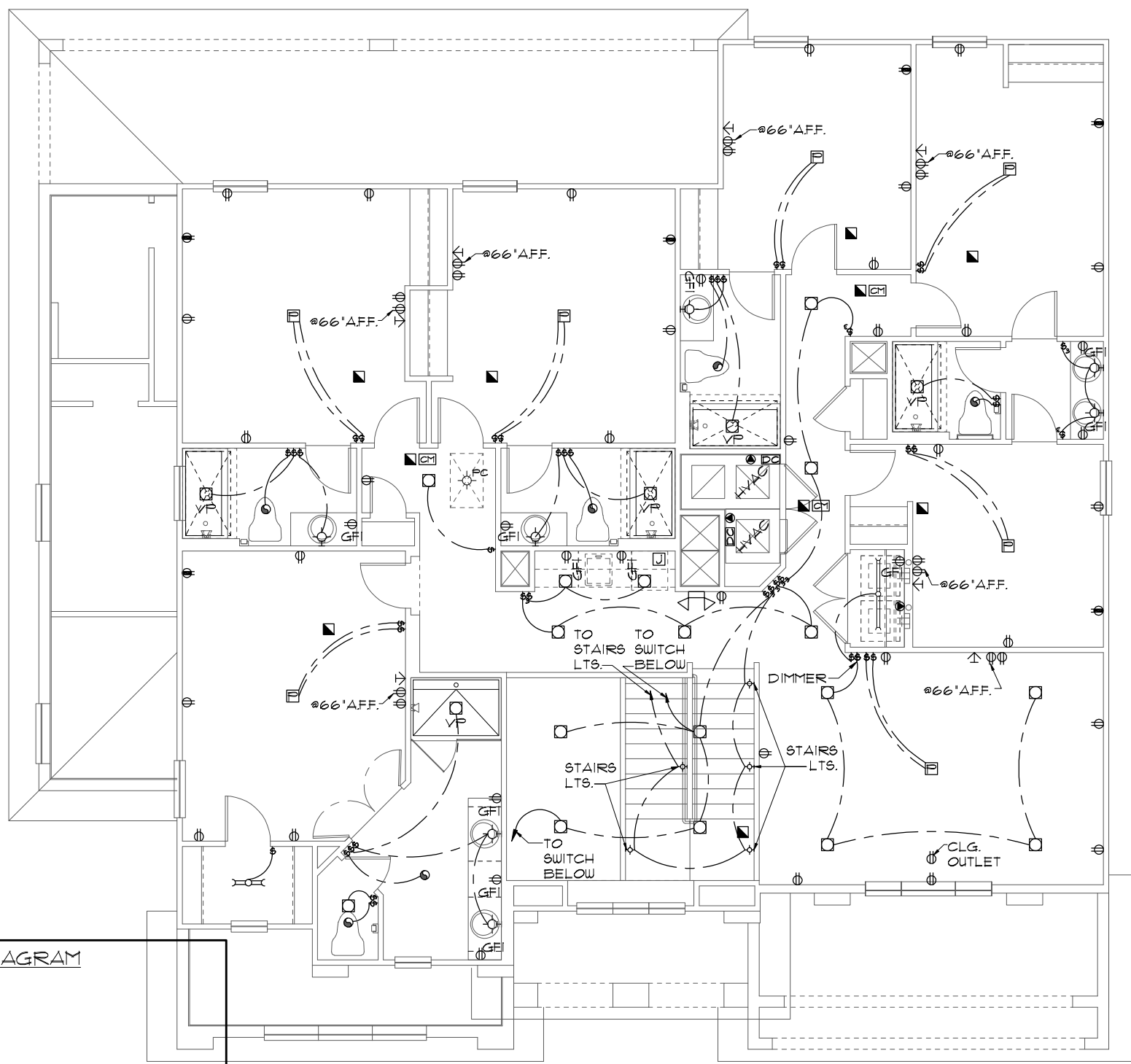
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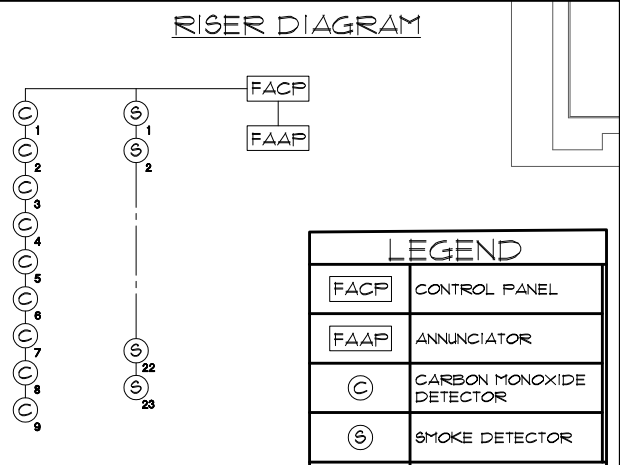


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⊕	SINGLE POLE SWITCH	⊕	OUTLET, TV/CABLE
⊕	THREE WAY SWITCH	⊕	OUTLET, PHONE
⊕	OUTLET 110-115	⊕	INTERCOM
⊕	OUT. 110-115, SPLIT WIRED	⊕	CHIMES
⊕	OUT. 110-115, W/ USB	⊕	SMOKE DETECTOR/SMOKE ALARM W/INTEGRATED SOUNDER BASE
⊕	OUT. 110-115, CLG. MOUNT.	⊕	CARBON MONOXIDE
⊕	OUT. 110-115, FLR. MOUNT.	⊕	PUSH BUTTON
⊕	SFCL. PURPOSE 220-240	⊕	EXHAUST FAN
⊕	LIGHT FIXT., CLG. MTD.	⊕	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXT., WALL MTD.	⊕	DISPOSAL
⊕	LED LIGHT FIXT., RECESSED	⊕	ELECTRICAL PANEL
⊕	LIGHT FIXT., REC. ADJUST.	⊕	CEILING FAN, PREWIRED
⊕	LIGHT FIXT., FULL CHAIN	⊕	CEILING FAN, INSTALL
⊕	LED LIGHT FIXT., FLUORESCENT	⊕	ELECT. JUNCTION BOX
⊕	LIGHT FIXT., EXT. FLOODS	⊕	THERMOSTAT
⊕	EXIT LIGHT FIXT., EMERG. EXIT	⊕	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊕	ELEC. POWER METER



LOT: 0000, PARADISO GRANDE

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**PARADISO GRANDE**

A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
5200 Vineland Road, Suite 200  
Orlando, Florida 32811  
Phone: (407) 529 - 3000

**Beachcomber**

**PARADISO GRANDE**

4465

DATE 04-15-21

SCALE AS NOTED

DRAWN RDC

JOB 4465

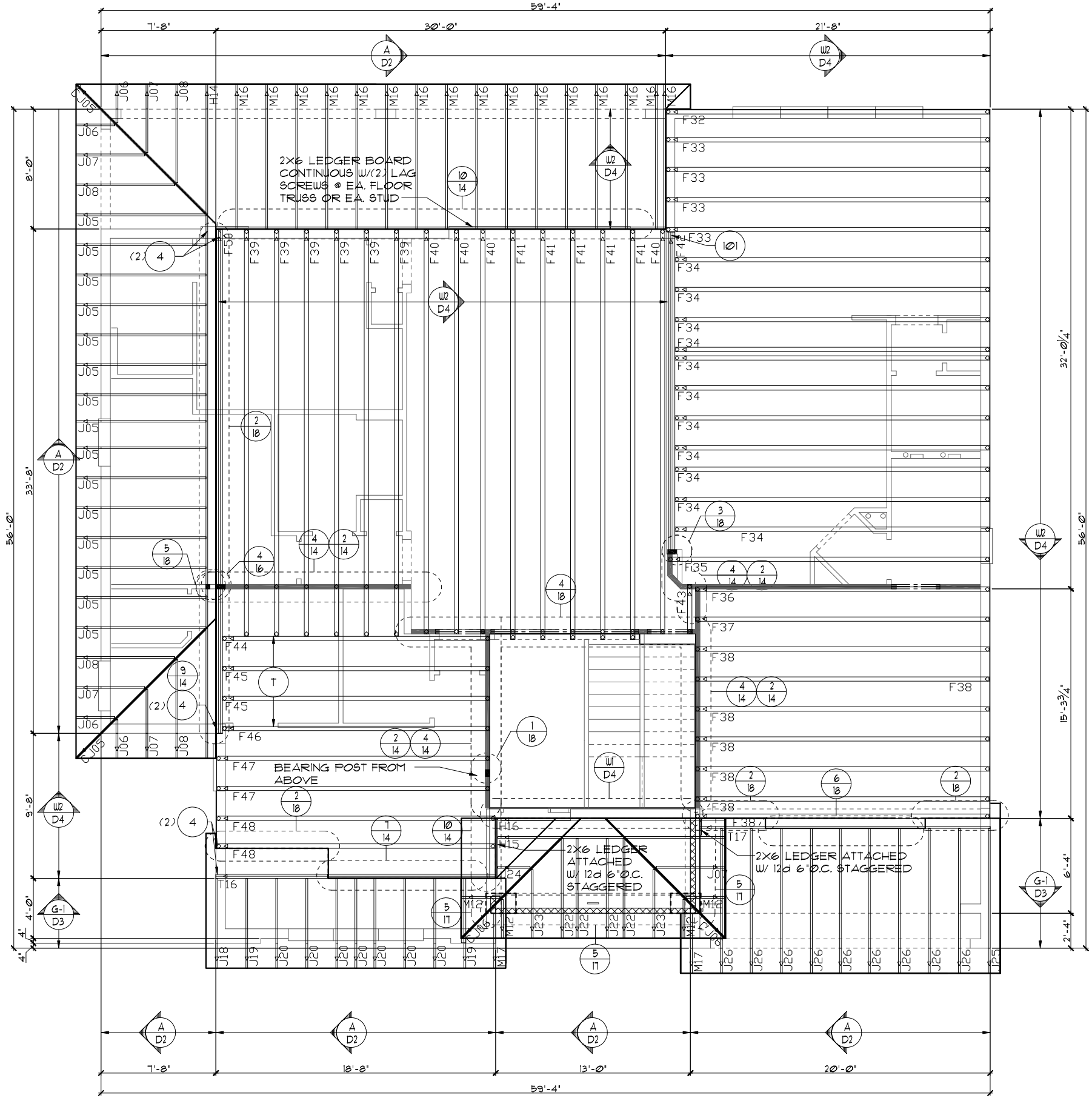
SHEET

10C.0

SHEETS

UPPER ELECTRICAL PLAN "C"  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

- NOTES**
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
  - TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
  - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 11TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
  - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
  - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCS1.1.
  - REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
  - TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.3.3. Underlayment materials required to comply with ASTM D226, D1910, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R305.1.1. Underlayment shall be applied and attached in accordance with Table R305.1.1.
  - OFF RIDGE VENTS MAXIMUM OPENING SIZES:
    - O-HAGIN - 1' x 19" HOLE
  - TILE ROOF TO BE INSTALLED IAW FBCR 2020, 11TH EDITION ASTM C1492-R305.3.5



TRUSS LAYOUT "A"  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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 Phone: (407) 529 - 3000

REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
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<b>Park Square HOMES</b>
--------------------------

<b>TRUSS LAYOUT</b>
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<b>BEACHCOMBER</b>
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<b>PARADISO GRANDE</b>
------------------------

<b>4465</b>
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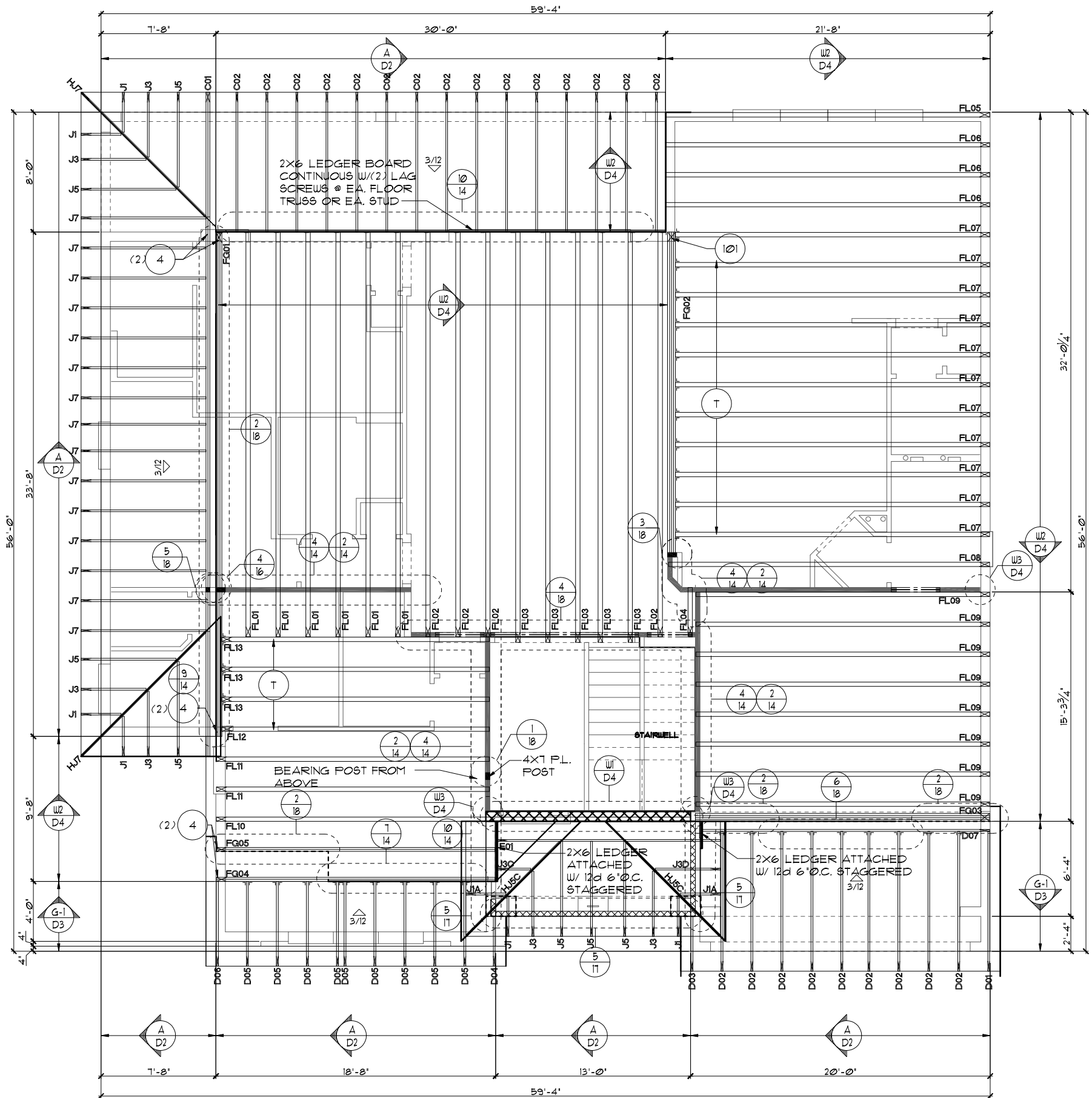
  

DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	11A.0
OF	SHEETS



**NOTES**

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8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :  
• O-HAGIN - 1' X 19" HOLE
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**TRUSS LAYOUT "A"**

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**Park Square HOMES**

**TRUSS LAYOUT**

**BEACHCOMBER**

**PARADISO GRANDE**

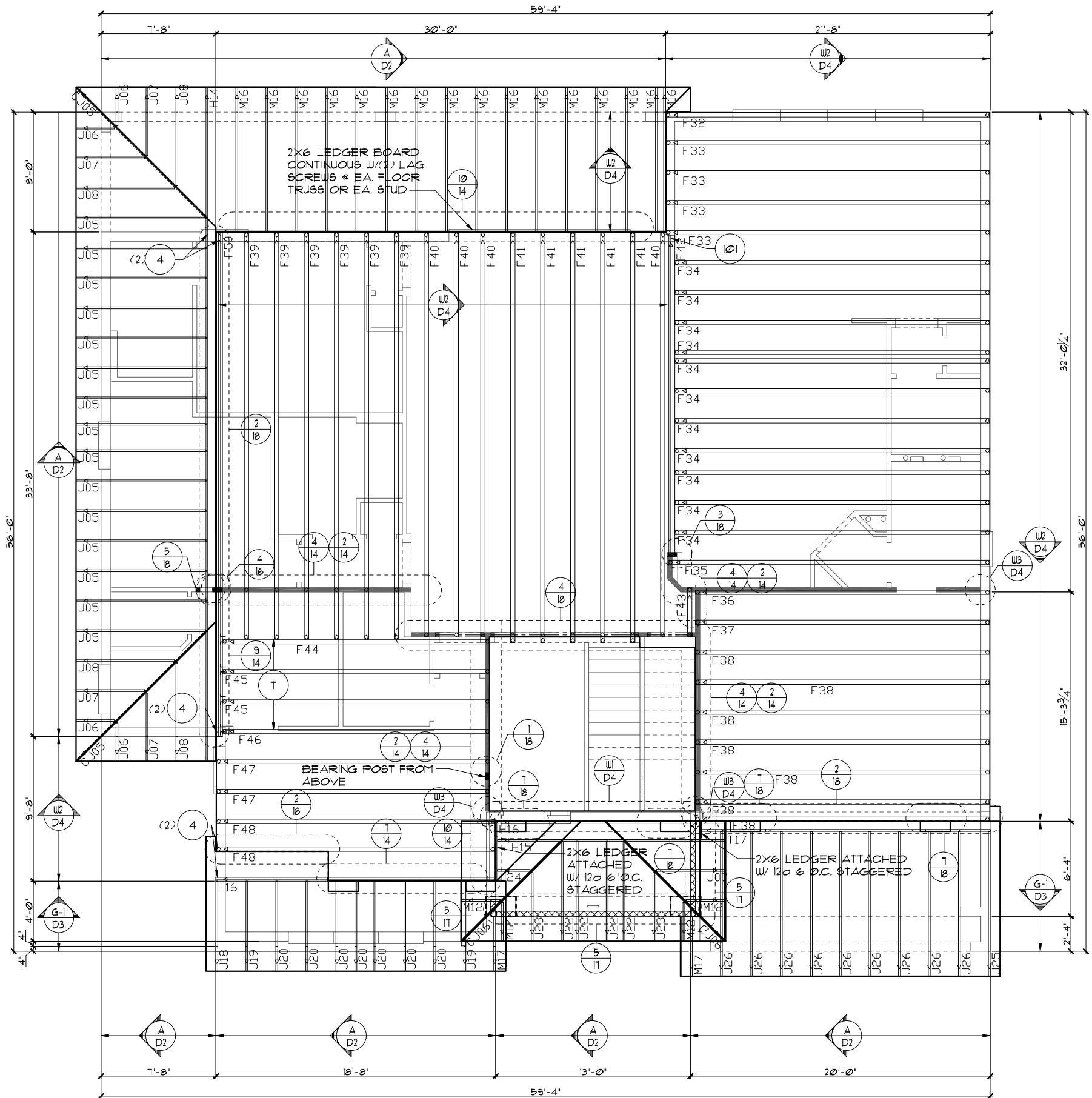
4465  
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SHEET 11A.0  
OF SHEETS

REVISIONS	BY
07-07-21	RDC

Engineering By:  
DBE and C  
MICHAEL A. THOMPSON  
PE 47509  
PHONE 407-721-2292

**NOTES**

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 11TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/UTCA BC91.1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.3.3.  
Underlayment materials required to comply with ASTM D226, D1910, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R305.1.1. Underlayment shall be applied and attached in accordance with Table R305.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES:  
• O-HAGIN - 1' X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2020, 11TH EDITION ASTM C1492-R305.3.5



**TRUSS LAYOUT "B"**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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 PARADISO GRANDE  
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 Engineering By: DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
 PHONE 407-721-2292

REVISIONS	BY
07-07-21	RDC

**TRUSS LAYOUT**

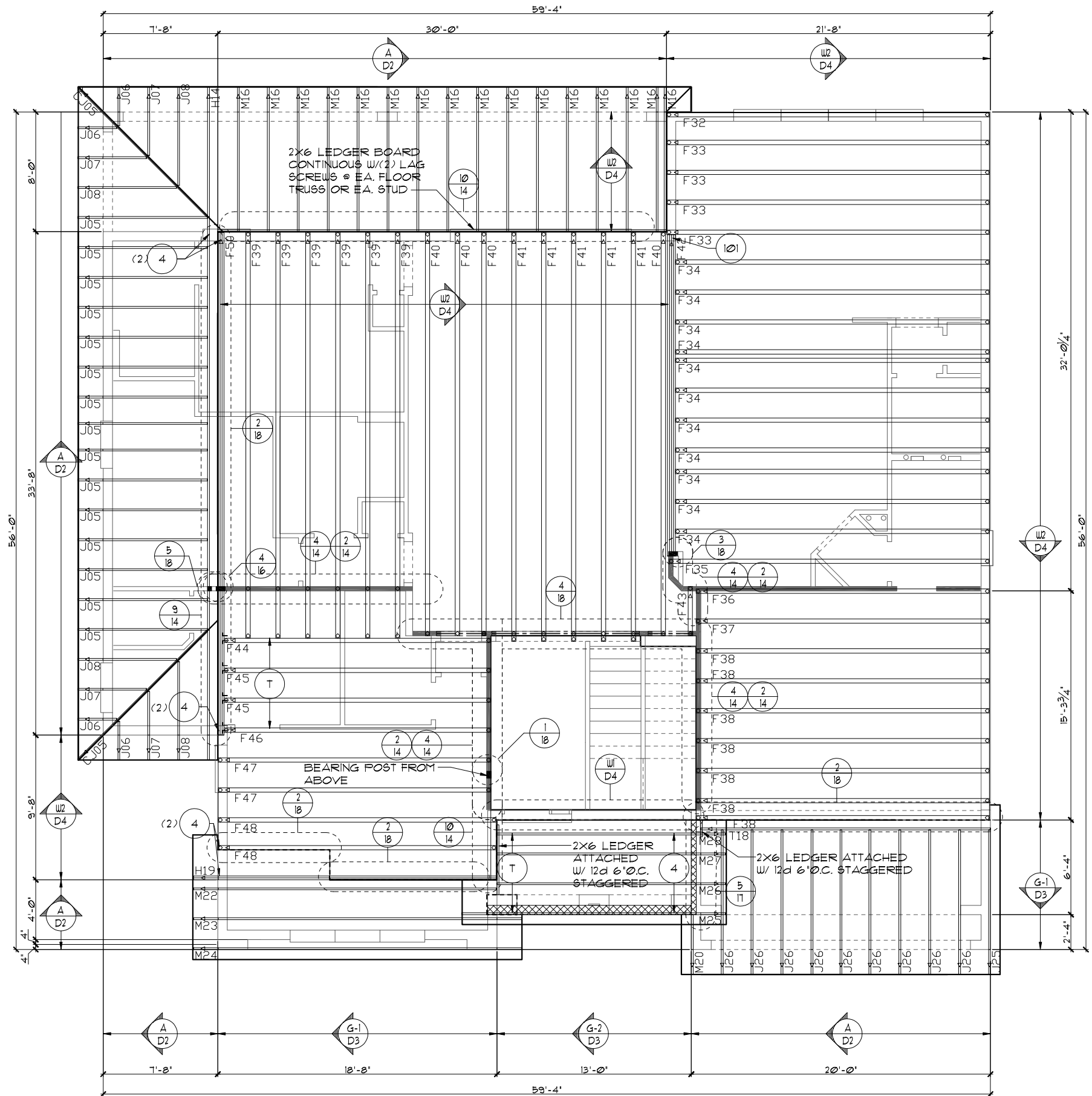
**BEACHCOMBER**

**PARADISO GRANDE**

4465  
DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
JOB 4465  
SHEET 11B.0  
OF SHEETS

**NOTES**

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2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 11TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
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6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.3.3.  
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9. TILE ROOF TO BE INSTALLED IAW FBCR 2020, 11TH EDITION ASTM C1492-R305.3.5



**TRUSS LAYOUT "C"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

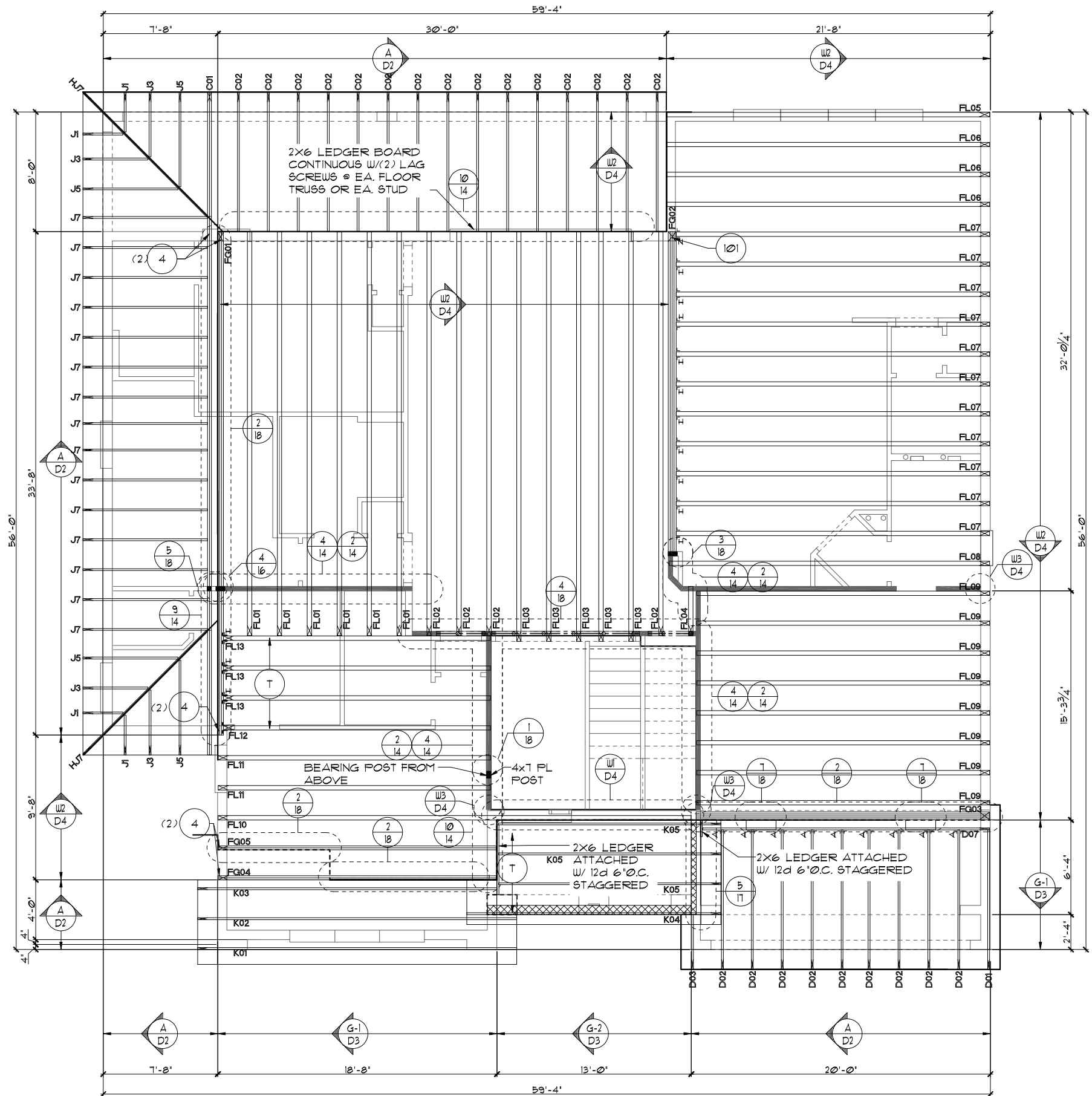
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<b>PARADISO GRANDE</b>	
Engineering By DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	REVISIONS BY 07-07-21 RDC
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida, 32811 Phone: (407) 529 - 3000	
<b>Park Square HOMES</b>	
<b>TRUSS LAYOUT</b>	
<b>BEACHCOMBER</b>	
<b>PARADISO GRANDE</b>	
<b>4465</b>	
DATE 04-15-21	
SCALE AS NOTED	
DRAWN RDC	
JOB 4465	
SHEET	
11C.0	
OF SHEETS	

**NOTES**

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6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.3.3.  
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8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :  
• O-HAGIN - 1' X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2020, 11TH EDITION ASTM C1492-R305.3.5



**TRUSS LAYOUT "C"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LOT: 0000, PARADISO GRANDE  
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**PARADISO GRANDE**  
 Engineering By:  
 DBE and C  
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 Orlando, Florida, 32811  
 Phone: (407) 529 - 3000

REVISIONS	BY
07-07-21	RDC

**TRUSS LAYOUT**

<b>BEACHCOMBER</b>	<b>PARADISO GRANDE</b>
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4465

DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET 11C.0 OF SHEETS

**ATTIC VENTILATION CALCULATIONS**

PER FBC2020 7TH EDITION: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{31658\text{F.}}{150} = 2110\text{F.}$  NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL: 9705F.  
PROVIDED W/OFF RIDGE VENTS: 10 VENTS @ .9705F. /VENT.  
(VENT TYPE: LOMANCO MODEL T10-D)

LOWER PORTION VENTILATION TOTAL: 24195F.  
PROVIDED W/ VENTILATED SOFFITS  
@ EAVE: .278L.F. @ .0875F. VENTING PER L.F.

UPPER PORTION PERCENTAGE: 46%  
LOWER PORTION PERCENTAGE: 54%

**ATTIC VENTILATION CALCULATIONS**

PER FBC2020 7TH EDITION: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{31658\text{F.}}{150} = 2110\text{F.}$  NET FREE VENT. REQUIRED

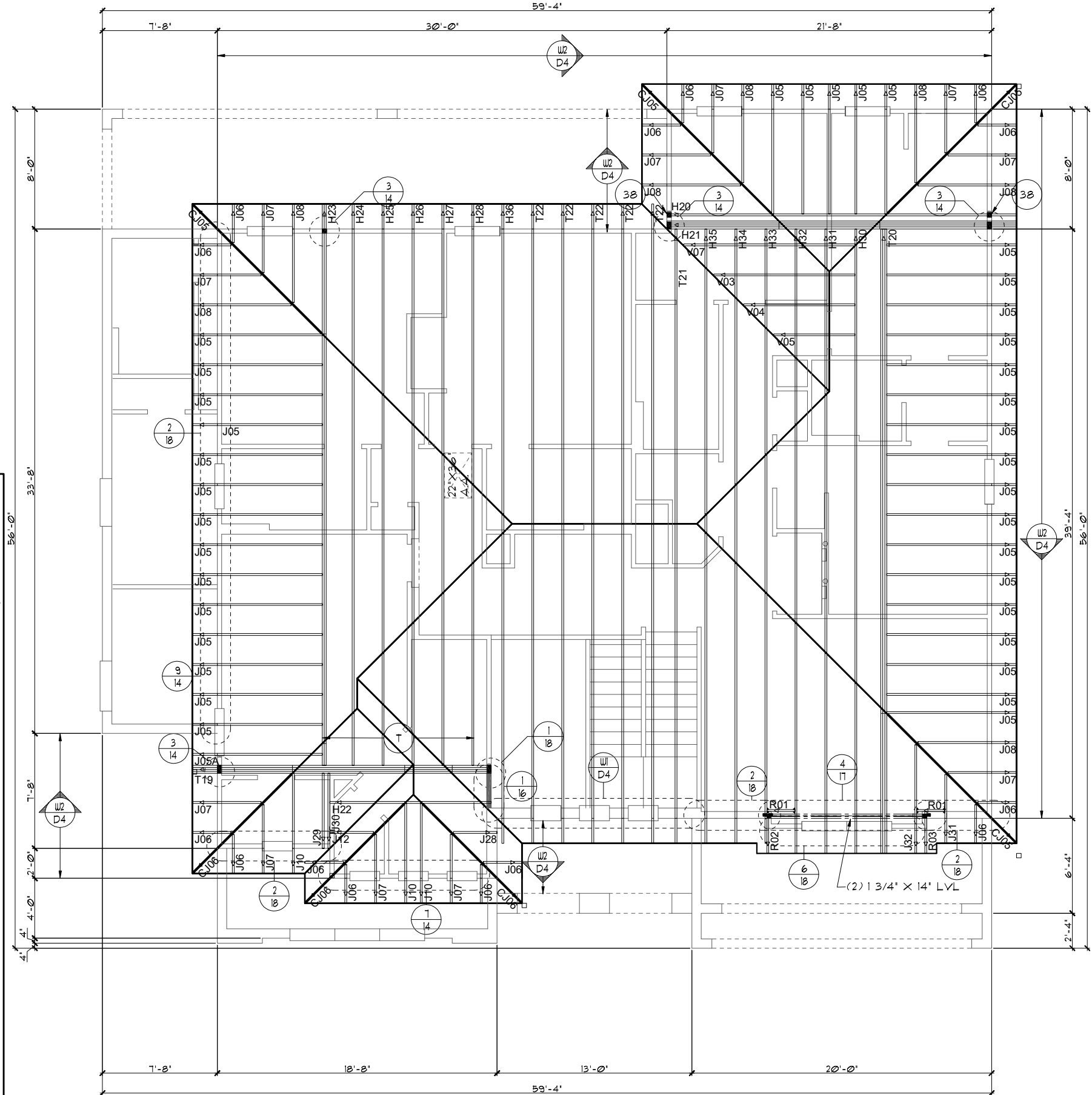
UPPER PORTION VENTILATION TOTAL: 10205F.  
PROVIDED W/OFF RIDGE VENTS: 15 VENTS @ .683F. /VENT.  
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL: 24195F.  
PROVIDED W/ VENTILATED SOFFITS  
@ EAVE: .278L.F. @ .0875F. VENTING PER L.F.

UPPER PORTION PERCENTAGE: 48%  
LOWER PORTION PERCENTAGE: 52%

**NOTES**

- TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 7TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCS1.1.
- REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH EDITION R905.3.3. Underlayment materials required to comply with ASTM D226, D1970, D4269 and D6751 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES :
  - O-HAGIN - 1' X 19" HOLE
- TILE ROOF TO BE INSTALLED IAW FBCR 2020, 7TH EDITION ASTM C1492-R905.3.5



UPPER TRUSS LAYOUT "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

PARADISO GRANDE

A DIVISION OF PARK SQUARE ENTERPRISES, INC.

UPPER TRUSS LAYOUT

BEACHCOMBER PARADISO GRANDE

LOT: 0000, PARADISO GRANDE

REVISIONS	BY
07-07-21	RDC

Engineering By:  
DBE and C  
MICHAEL A. THOMPSON  
PE 47509  
PHONE 407-721-2292

A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
5200 Vineland Road, Suite 200  
Orlando, Florida, 32811  
Phone: (407) 529 - 3000

**Park Square HOMES**

DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	12A.0
OF SHEETS	9

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

### ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{31655\text{F.}}{50} = 2110\text{F.}$  NET FREE VENT. REQUIRED

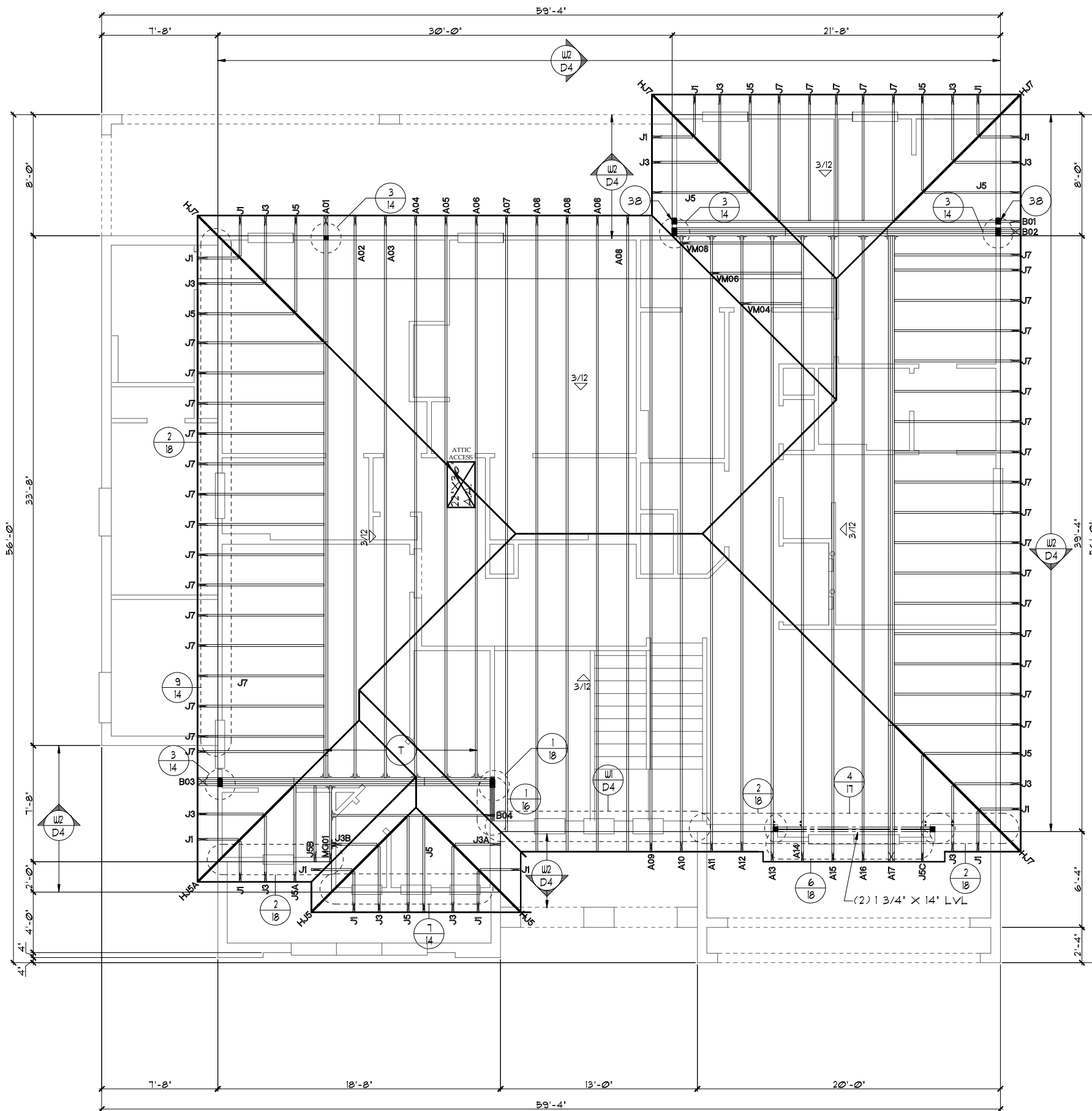
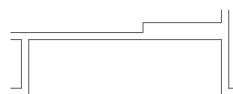
UPPER PORTION VENTILATION TOTAL: **9,705F.**  
 PROVIDED W/OFF RIDGE VENTS: **10 VENTS @ .975F. /VENT.**  
 (VENT TYPE: LOMANCO MODEL T10-D)

LOWER PORTION VENTILATION TOTAL: **24,195F.**  
 PROVIDED W/ VENTILATED SOFFITS  
 @ EAVE: **278L.F. @ .0875F. VENTING PER L.F.**

UPPER PORTION PERCENTAGE: **46%**  
 LOWER PORTION PERCENTAGE: **54%**

### NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 11TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
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7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R905.3.3. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6151 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
  - O-HAGIN - 1" X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2020, 11TH EDITION ASTM C1492-R905.3.5



UPPER TRUSS LAYOUT "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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**Park Square HOMES**

**LOT: 0000, PARADISO GRANDE**

REVISIONS	BY
07-07-21	RDC

Engineering By:  
 DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
 PHONE 407-721-2292

UPPER TRUSS LAYOUT

**BEACHCOMBER**  
**PARADISO GRANDE**  
 4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET  
**12A.0**  
 OF SHEETS

### ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{31655\text{F.}}{50} = 2110\text{F.}$  NET FREE VENT. REQUIRED

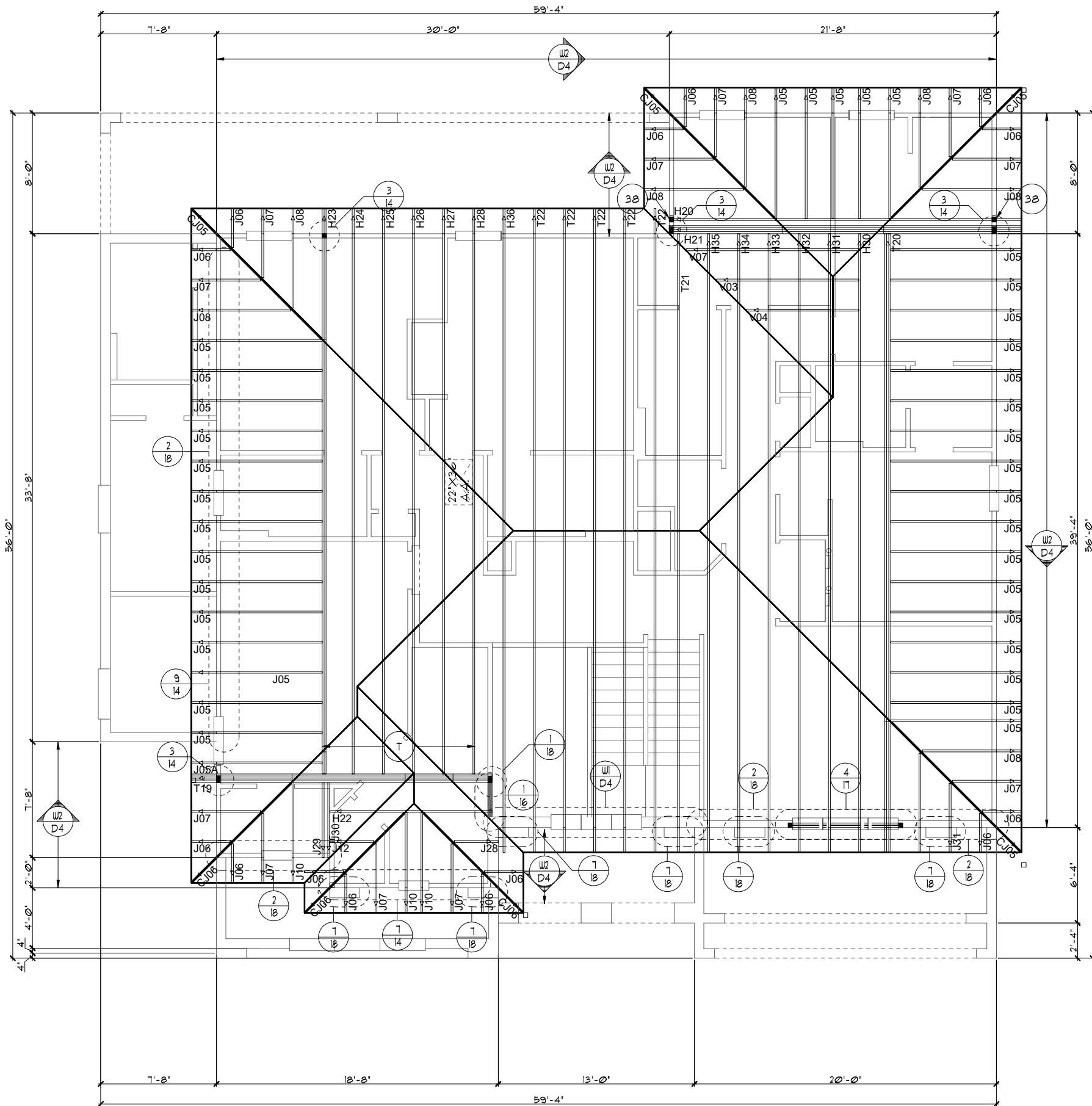
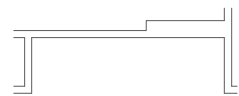
UPPER PORTION VENTILATION TOTAL: **9705F.**  
 PROVIDED W/OFF RIDGE VENTS: **10 VENTS @ .975F. /VENT.**  
 (VENT TYPE: LOMANCO MODEL T10-D)

LOWER PORTION VENTILATION TOTAL: **24195F.**  
 PROVIDED W/ VENTILATED SOFFITS  
 @ EAVE: **278L.F. @ .0875F. VENTING PER L.F.**

UPPER PORTION PERCENTAGE: **46%**  
 LOWER PORTION PERCENTAGE: **54%**

### NOTES

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UPPER TRUSS LAYOUT "B"

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 Phone: (407) 529 - 3000

Park Square HOMES

UPPER TRUSS LAYOUT

BEACHCOMBER  
 PARADISO GRANDE

REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
---

DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	12B.0
OF	SHEETS

### ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{31655\text{F.}}{50} = 2110\text{F.}$  NET FREE VENT. REQUIRED

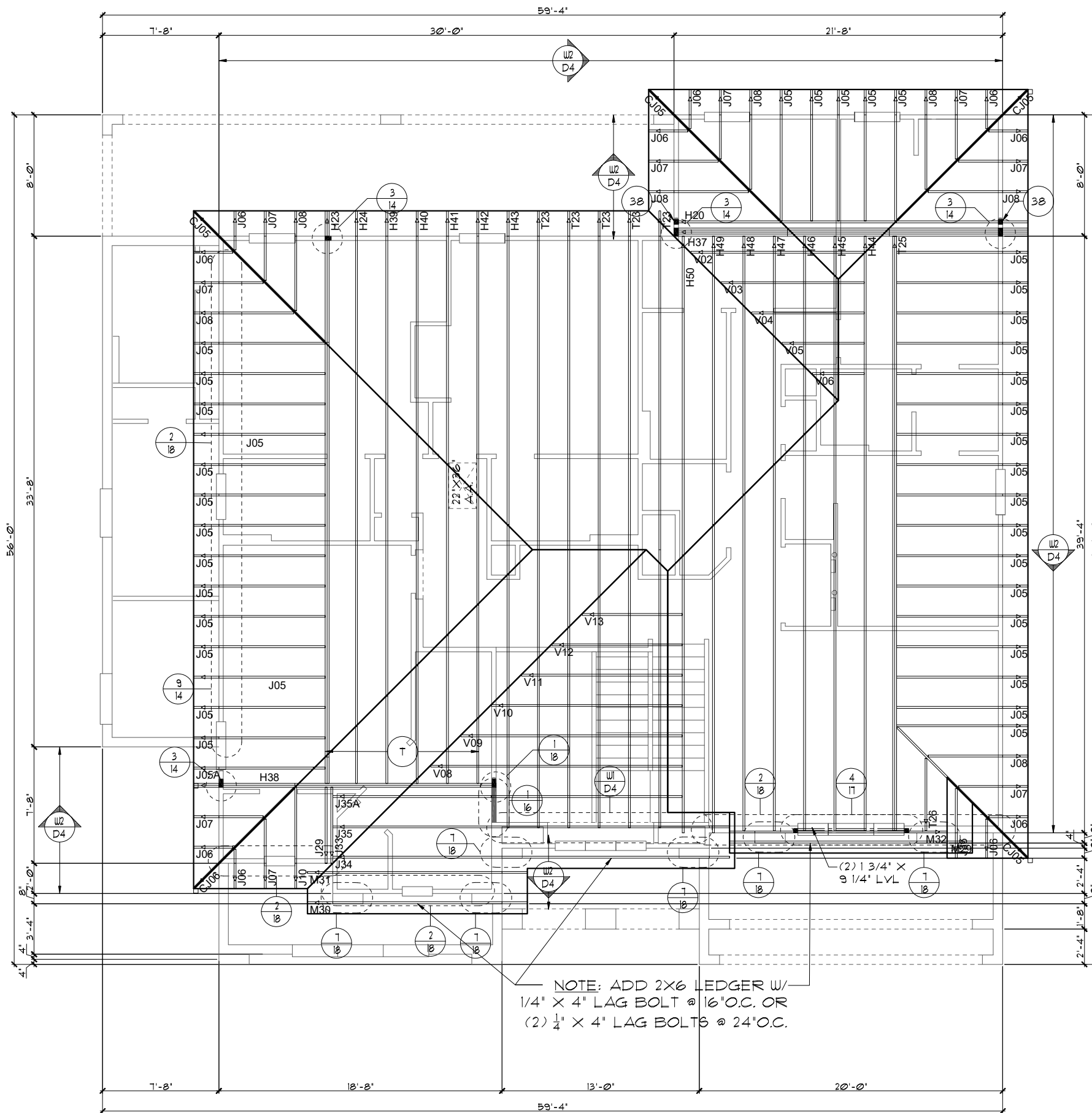
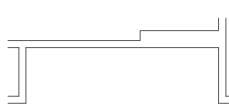
UPPER PORTION VENTILATION TOTAL: **9705F.**  
 PROVIDED W/OFF RIDGE VENTS: **10 VENTS @ .975F. /VENT.**  
 (VENT TYPE: LOMANCO MODEL T10-D)

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 @ EAVE: **278L.F. @ .0875F. VENTING PER L.F.**

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  - O-HAGIN - 1' X 19" HOLE
- TILE ROOF TO BE INSTALLED IAW FBCR 2020, 11TH EDITION ASTM C1492-R305.3.5



NOTE: ADD 2X6 LEDGER W/  
 1/4" X 4" LAG BOLT @ 16" O.C. OR  
 (2) 1/4" X 4" LAG BOLTS @ 24" O.C.

UPPER TRUSS LAYOUT "C"

1/2"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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Engineering By  
**DBE and C**  
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**BEACHCOMBER**  
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4465  
 DATE 04-15-21  
 SCALE AS NOTED  
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 SHEET  
**12C.0**  
 OF SHEETS



### ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{31655\text{F.}}{50} = 2110\text{F.}$  NET FREE VENT. REQUIRED

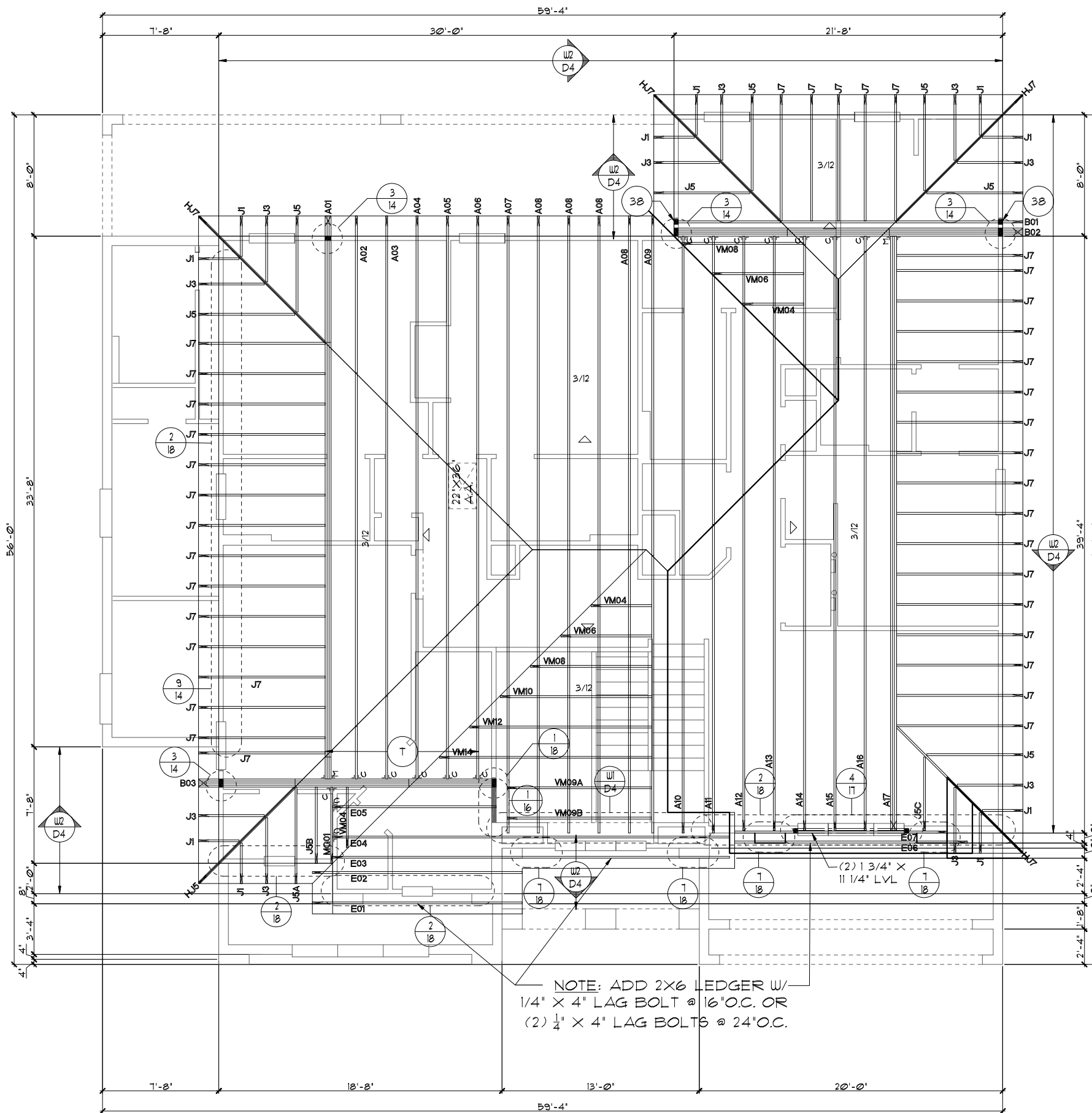
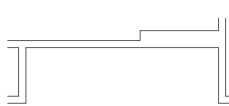
UPPER PORTION VENTILATION TOTAL: **9705F.**  
 PROVIDED W/OFF RIDGE VENTS: **10 VENTS @ .975F. /VENT.**  
 (VENT TYPE: LOMANCO MODEL T10-D)

LOWER PORTION VENTILATION TOTAL: **24195F.**  
 PROVIDED W/ VENTILATED SOFFITS  
 @ EAVE: **278L.F. @ .0875F. VENTING PER L.F.**

UPPER PORTION PERCENTAGE: **46%**  
 LOWER PORTION PERCENTAGE: **54%**

### NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 11TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCS1 I.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.3.3. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6151 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R305.1.1. Underlayment shall be applied and attached in accordance with Table R305.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
  - O-HAGIN - 1" X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2020, 11TH EDITION ASTM C1492-R305.3.5



NOTE: ADD 2X6 LEDGER W/  
 1/4" X 4" LAG BOLT @ 16" O.C. OR  
 (2) 1/4" X 4" LAG BOLTS @ 24" O.C.

UPPER TRUSS LAYOUT "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

**PARADISO GRANDE**

A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
 5200 Vlneland Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 529 - 3000

**Park Square HOMES**

**UPPER TRUSS LAYOUT**

**BEACHCOMBER**  
**PARADISO GRANDE**

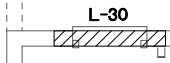
REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
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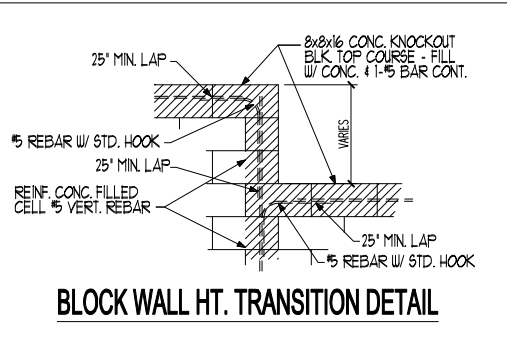
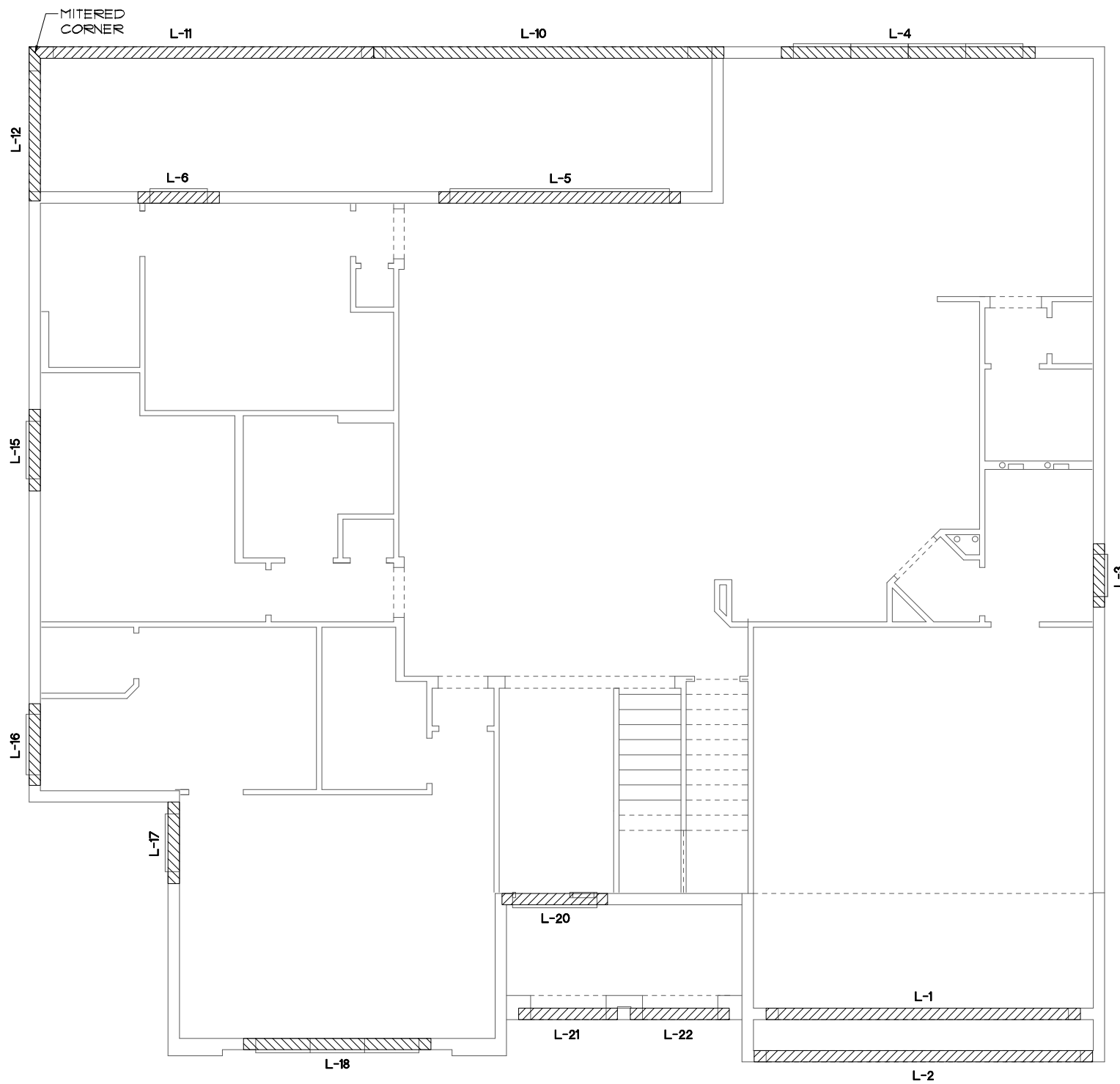
  

DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	12C.0
OF	5 SHEETS



**OPT. DOOR**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**BLOCK WALL HT. TRANSITION DETAIL**

**CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRE CAST LINTEL SCHEDULE**

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE DOOR
L-2	19'-4"	8F28-1B/1T	GARAGE ENTRY
L-3	3'-6"	8F36-0B/1T	SH1H4
L-4	14'-0"	8F36-0B/1T	(4) SH26
L-5	13'-4"	8F48-0B/1T	12'ØX8'Ø S.G.D.
L-6	4'-6"	8F36-0B/1T	SH26
L-7			NOT USED
L-8			NOT USED
L-9			NOT USED
L-10	19'-4"	8F16-1B/1T	REAR LANAI
L-11	19'-4"	8F16-1B/1T	REAR LANAI
L-12	8'-8"	8F16-1B/1T	REAR LANAI
L-13			NOT USED
L-14			NOT USED
L-15	4'-6"	8F36-0B/1T	SH26
L-16	4'-6"	8F36-0B/1T	3/4X1'Ø F.G.
L-17	4'-6"	8F36-0B/1T	SH26
L-18	10'-6"	8F36-0B/1T	(3) 3'ØX6'Ø F.G.
L-19			NOT USED
L-20	5'-10"	8RF44-0B/1T	FRONT DOOR
L-21	5'-4"	8F24-0B/1T	FRONT ENTRY
L-22	5'-4"	8F24-0B/1T	FRONT ENTRY
L-23			
L-24			
L-25			
L-26			
L-27			
L-28			
L-29			
L-30	4'-4"	8RF44-0B/1T	OPT. 268Ø 1-LITE DR.
L-31			
L-32			
L-33			
L-34			
L-35			
L-36			
L-37			
L-38			
L-39			
L-40			

**PRE CAST LINTEL LAYOUT "A"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

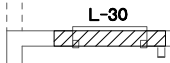
THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1<sup>st</sup> EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

**LOT: 0000, PARADISO GRANDE**

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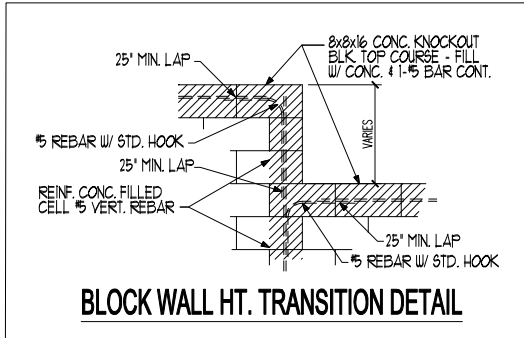
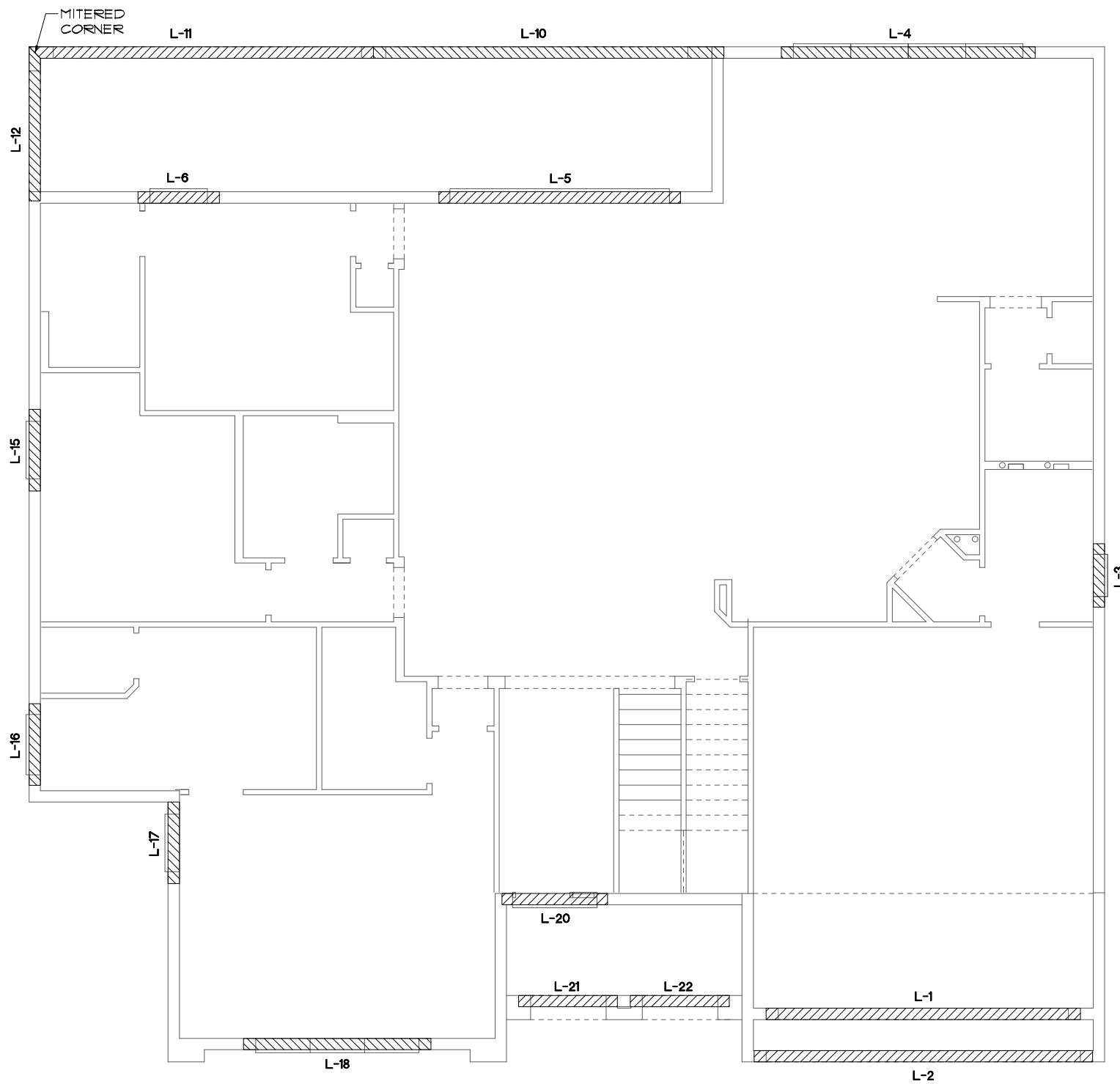
<b>BEACHCOMBER</b> <b>PARADISO GRANDE</b>		<b>PRE CAST LINTEL LAYOUT</b>	
		<b>4465</b>	
DATE	04-15-21	REVISIONS	BY
SCALE	AS NOTED	07-07-21	RDC
DRAWN	RDC	Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
JOB	4465	A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida, 32811 Phone: (407) 529 - 3000	
SHEET	13A.0		
OF	SHEETS		

**PARADISO GRANDE**



**OPT. DOOR**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**BLOCK WALL HT. TRANSITION DETAIL**

CAST CRETE / LOTT'S / WEKIWA / FLORIDA ROCK PRE CAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	2F28-1B/1T	GARAGE DOOR
L-2	19'-4"	2F28-1B/1T	GARAGE ENTRY
L-3	3'-6"	2F36-0B/1T	SH1H4
L-4	14'-0"	2F36-0B/1T	(4) SH26
L-5	13'-4"	2F48-0B/1T	12"X8"Ø S.G.D.
L-6	4'-6"	2F36-0B/1T	SH26
L-7			NOT USED
L-8			NOT USED
L-9			NOT USED
L-10	19'-4"	2F16-1B/1T	REAR LANAI
L-11	19'-4"	2F16-1B/1T	REAR LANAI
L-12	8'-8"	2F16-1B/1T	REAR LANAI
L-13			NOT USED
L-14			NOT USED
L-15	4'-6"	2F36-0B/1T	SH26
L-16	4'-6"	2F36-0B/1T	3/4X1"Ø F.G.
L-17	4'-6"	2F36-0B/1T	SH26
L-18	10'-6"	2F36-0B/1T	(3) 3"ØX6"Ø F.G.
L-19			NOT USED
L-20	5'-10"	2RF44-0B/1T	FRONT DOOR
L-21	5'-4"	2F12-0B/1T	FRONT ENTRY
L-22	5'-4"	2F12-0B/1T	FRONT ENTRY
L-23			
L-24			
L-25			
L-26			
L-27			
L-28			
L-29			
L-30	4'-4"	2RF44-0B/1T	OPT. 2680 1-LITE DR.
L-31			
L-32			
L-33			
L-34			
L-35			
L-36			
L-37			
L-38			
L-39			
L-40			

**PRE CAST LINTEL LAYOUT "B"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11th EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

**LOT: 0000, PARADISO GRANDE**

**PARADISO GRANDE**  
A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
5200 Vineland Road, Suite 200  
Orlando, Florida, 32811  
Phone: (407) 529 - 3000

**Park Square HOMES**

REVISIONS	BY
07-07-21	RDC

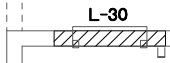
Engineering By:	DBE and C
	MICHAEL A. THOMPSON
	PE 47509
	PHONE 407-721-2292

Engineering By:	DBE and C
	MICHAEL A. THOMPSON
	PE 47509
	PHONE 407-721-2292

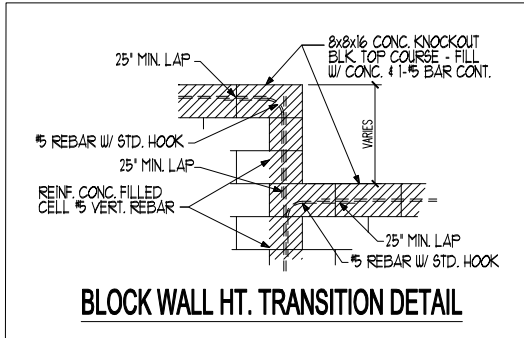
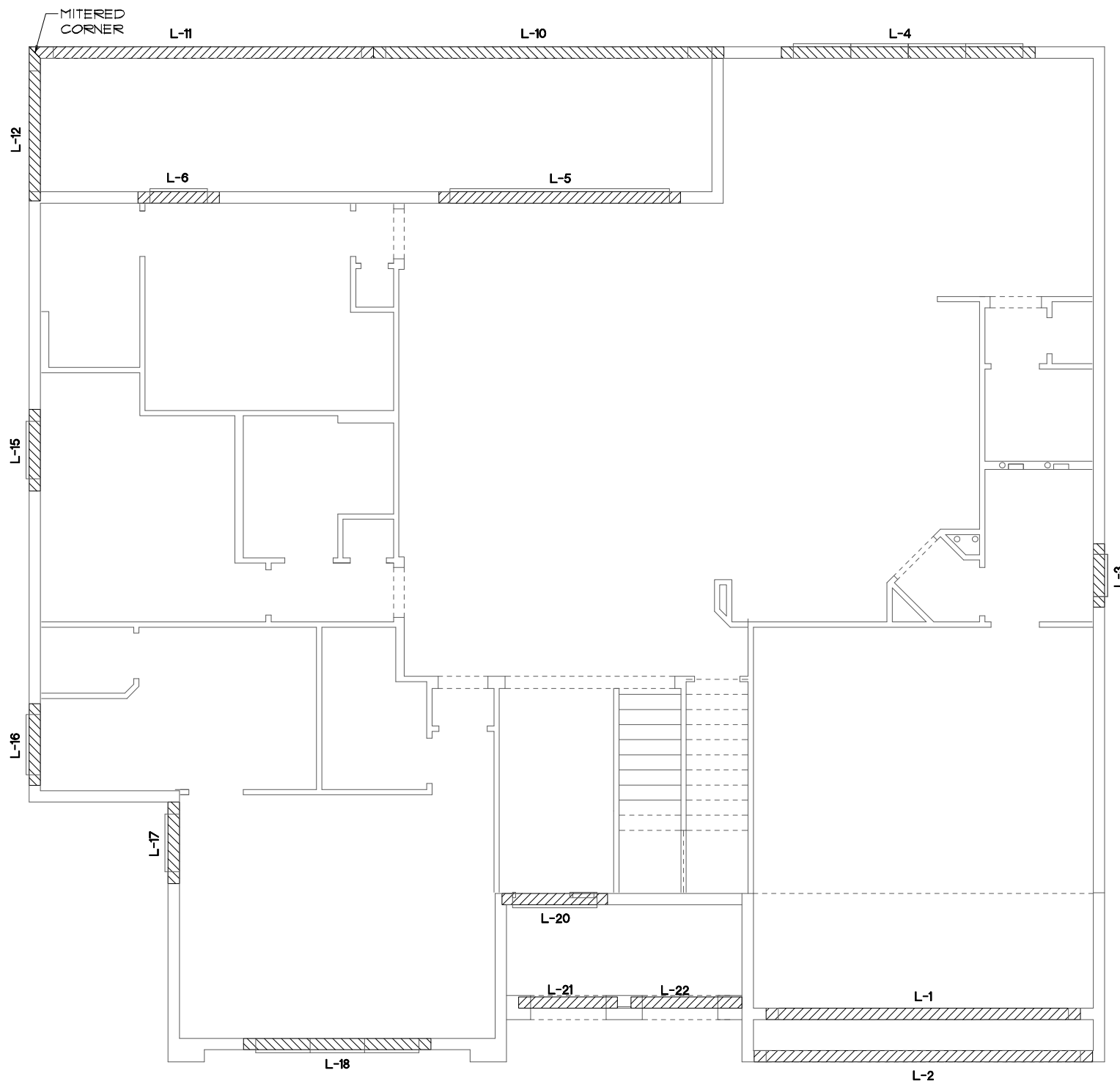
  

DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	13B.0
OF SHEETS	13B.0



**OPT. DOOR**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**BLOCK WALL HT. TRANSITION DETAIL**

**CAST CRETE / LOTT'S / WEKIWA / FLORIDA ROCK  
PRE CAST LINTEL SCHEDULE**

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	2F28-1B/1T	GARAGE DOOR
L-2	19'-4"	2F28-1B/1T	GARAGE ENTRY
L-3	3'-6"	2F36-0B/1T	SH1H4
L-4	14'-0"	2F36-0B/1T	(4) SH26
L-5	13'-4"	2F48-0B/1T	12'ØX8'Ø S.G.D.
L-6	4'-6"	2F36-0B/1T	SH26
L-7			NOT USED
L-8			NOT USED
L-9			NOT USED
L-10	19'-4"	2F16-1B/1T	REAR LANAI
L-11	19'-4"	2F16-1B/1T	REAR LANAI
L-12	8'-8"	2F16-1B/1T	REAR LANAI
L-13			NOT USED
L-14			NOT USED
L-15	4'-6"	2F36-0B/1T	SH26
L-16	4'-6"	2F36-0B/1T	3/4X1'Ø F.G.
L-17	4'-6"	2F36-0B/1T	SH26
L-18	10'-6"	2F36-0B/1T	(3) 3'ØX6'Ø F.G.
L-19			NOT USED
L-20	5'-10"	2RF44-0B/1T	FRONT DOOR
L-21	5'-10"	2F8-1B/1T	FRONT ENTRY
L-22	5'-10"	2F8-1B/1T	FRONT ENTRY
L-23			
L-24			
L-25			
L-26			
L-27			
L-28			
L-29			
L-30	4'-4"	2RF44-0B/1T	OPT. 2680 1-LITE DR.
L-31			
L-32			
L-33			
L-34			
L-35			
L-36			
L-37			
L-38			
L-39			
L-40			

**PRE CAST LINTEL LAYOUT "C"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11th EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

**LOT: 0000, PARADISO GRANDE**

**PARADISO GRANDE**  
A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
5200 Vineland Road, Suite 200  
Orlando, Florida, 32811  
Phone: (407) 529 - 3000

**Park Square HOMES**

REVISIONS	BY
07-07-21	RDC

Engineering By: DBE and C MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292
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PRE CAST LINTEL LAYOUT
------------------------

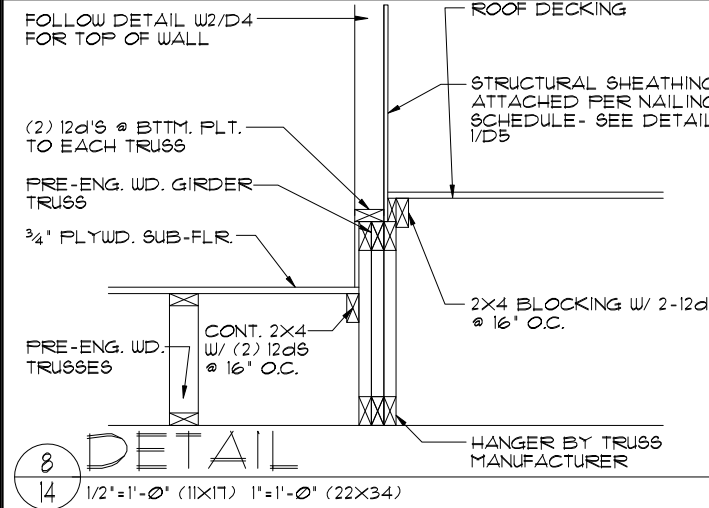
BEACHCOMBER
PARADISO GRANDE

4465
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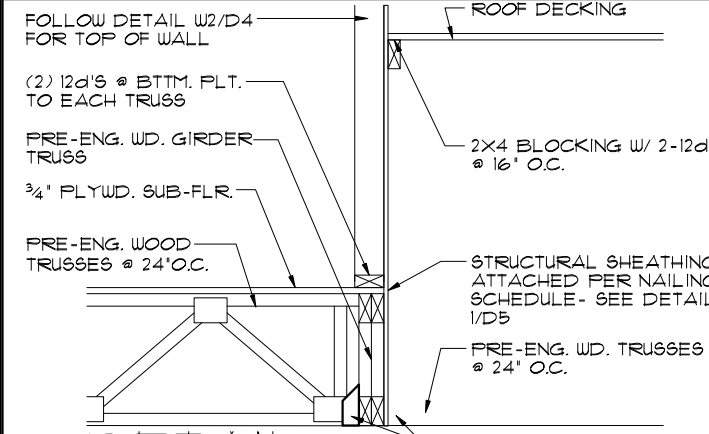
  

DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	13C.0
OF	9 SHEETS



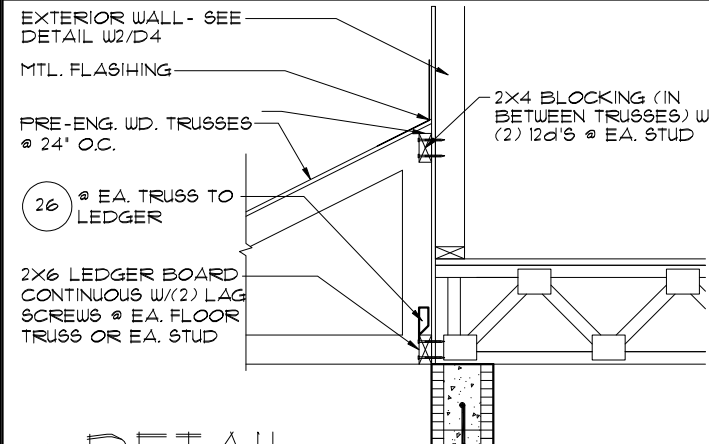
8 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



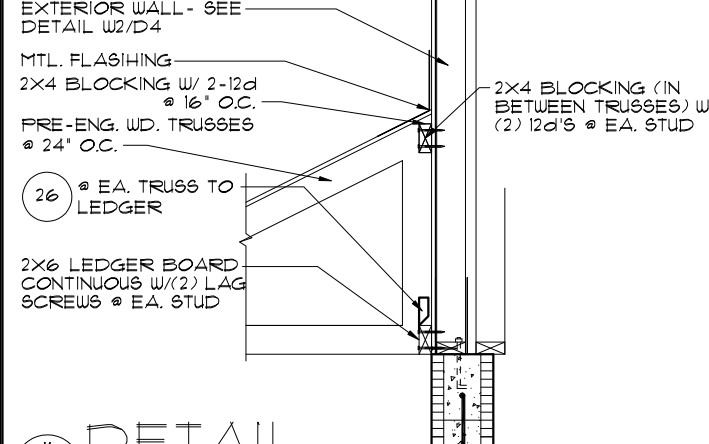
9 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



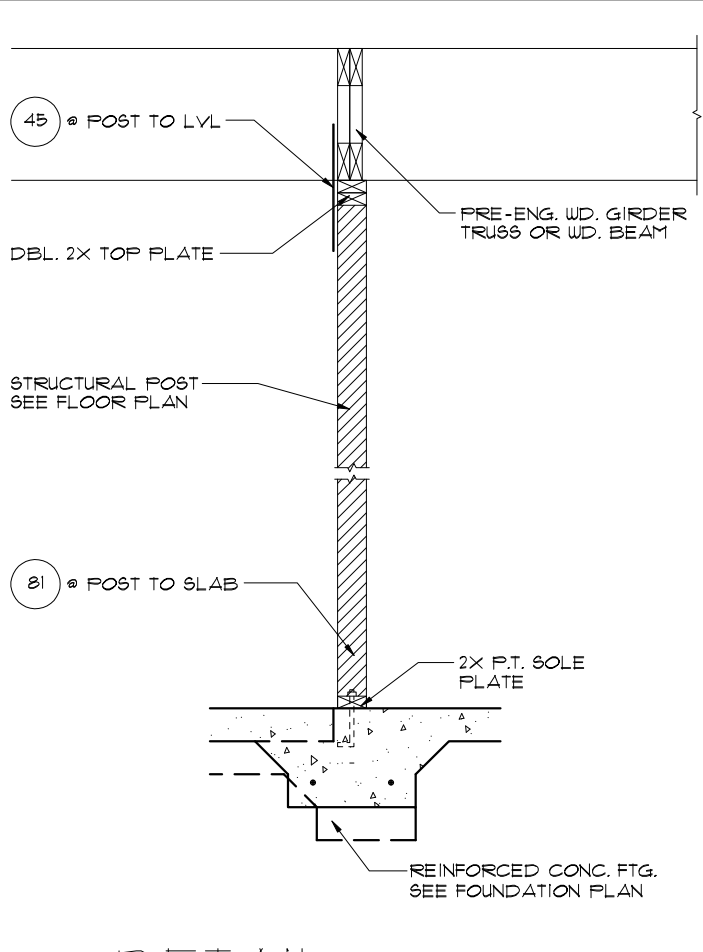
10 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



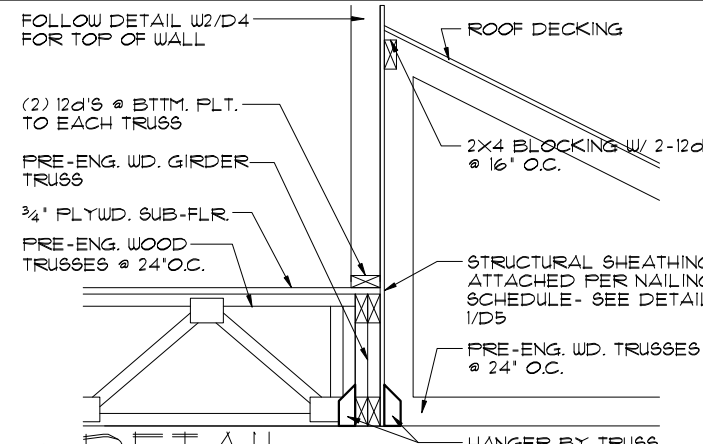
11 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



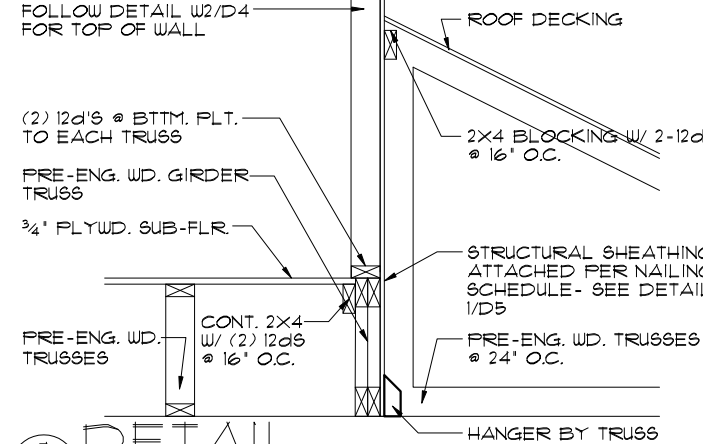
5 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



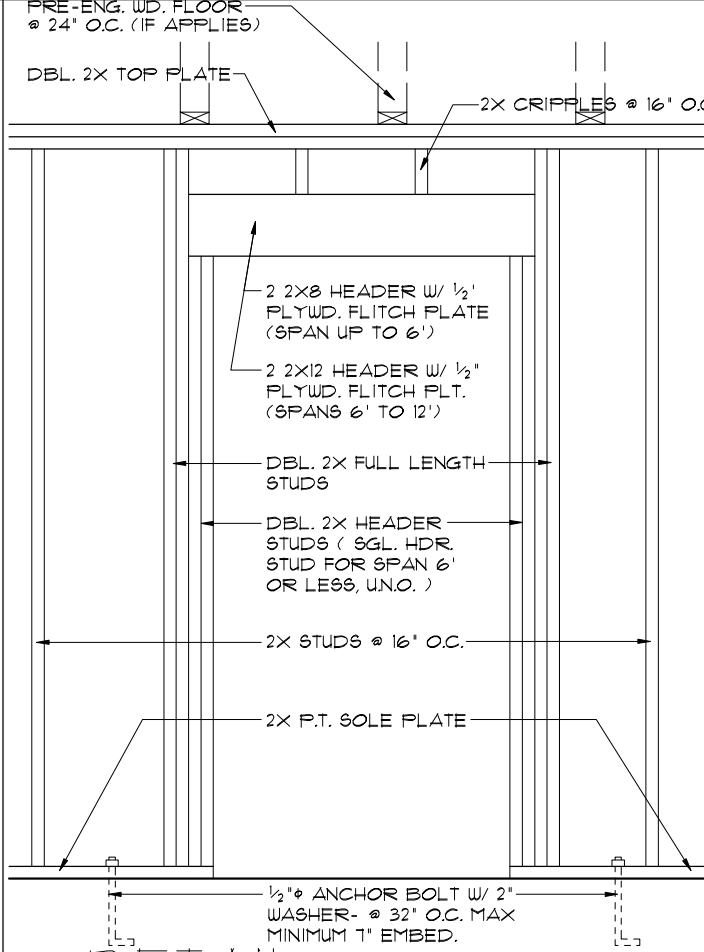
6 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



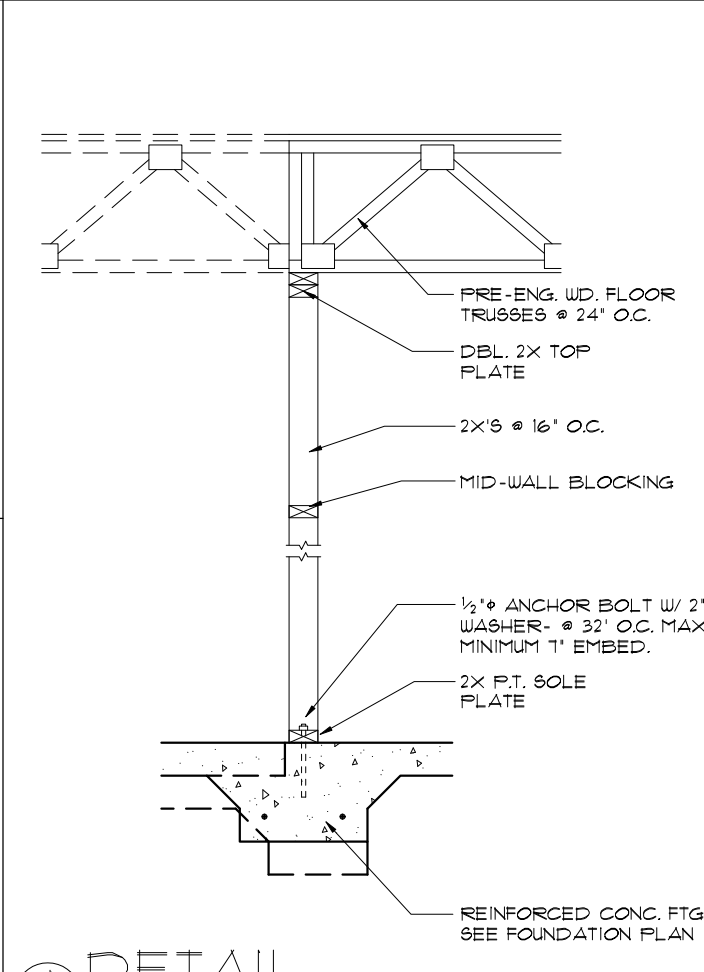
7 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



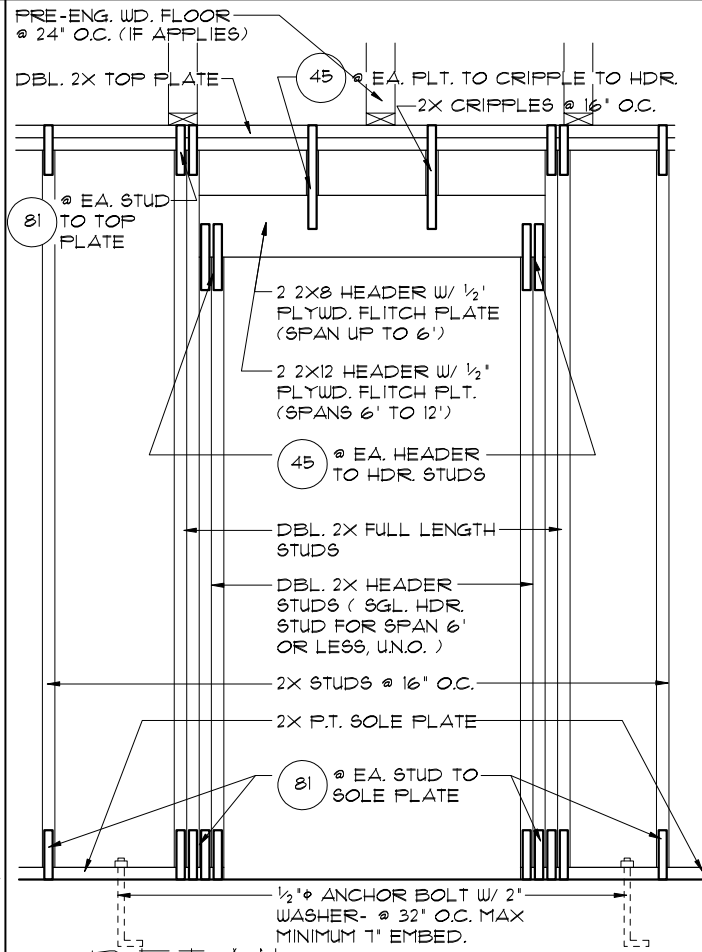
2 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



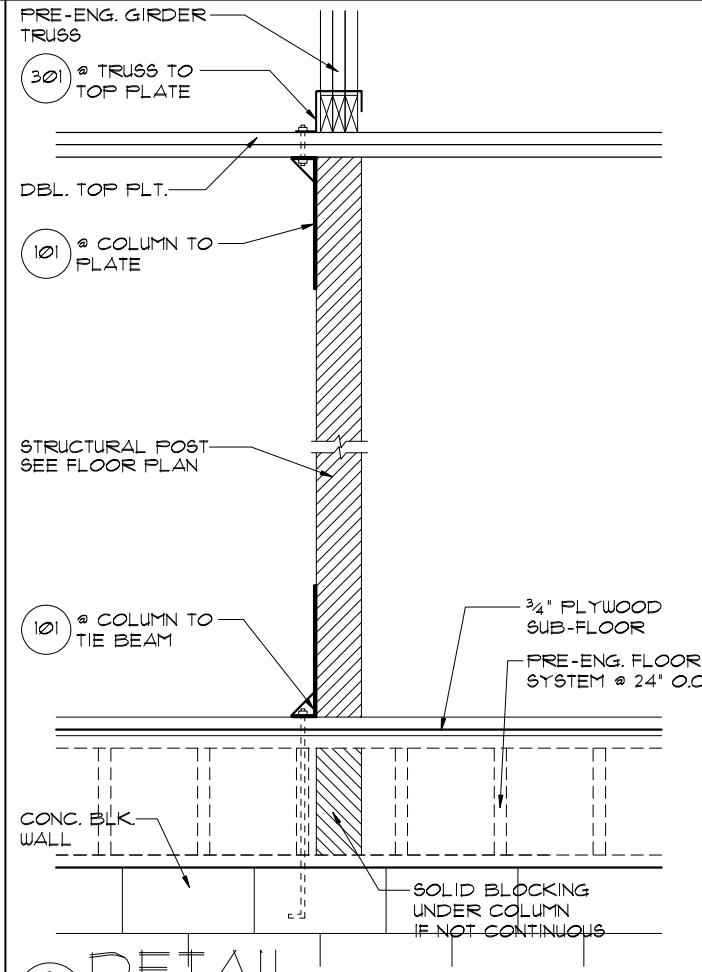
4 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



1 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)



3 DETAIL

14 1/2'-1'-0" (11X17) 1'-1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1st EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 000, PARADISO GRANDE

PARADISO GRANDE

A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida, 32811 Phone: (407) 529 - 3000

Park Square Homes

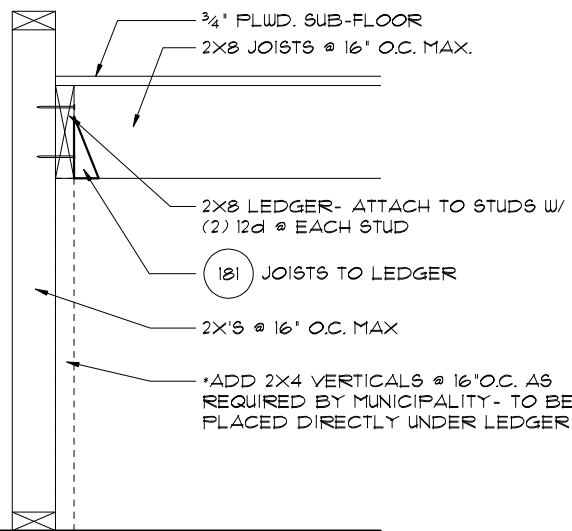
TYPICAL DETAILS

BEACHCOMBER PARADISO GRANDE

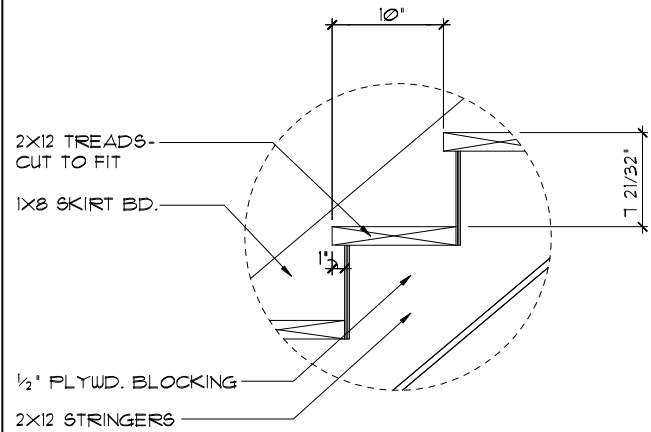
REVISIONS	BY
07-07-21	RDC

Engineering By:  
DBE and C  
MICHAEL A. THOMPSON  
PE 47509  
PHONE 407-721-2292

4465  
DATE 04-15-21  
SCALE AS NOTED  
DRAWN RDC  
JOB 4465  
SHEET 14 OF SHEETS

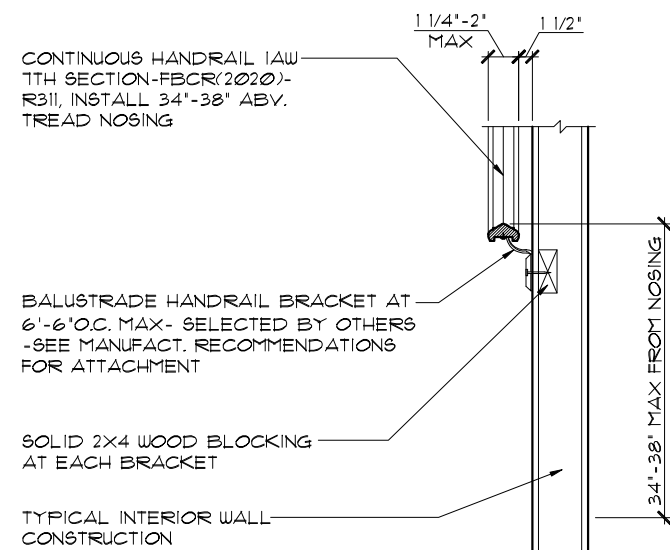


4 TYP. STAIR CONNECT. PLATFORM FRAMING  
 15 3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22"X34")

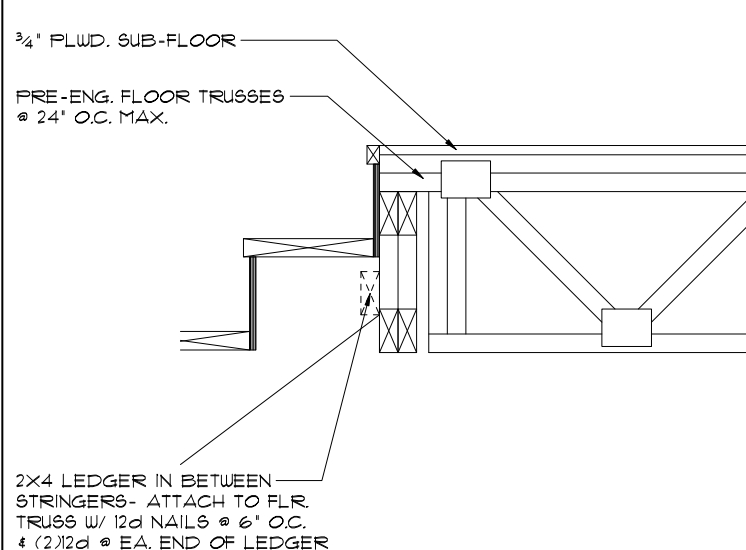


DATA: TOTAL RISE: 13'-8 3/4" (22 RISERS @ 1.488' EA.)  
 TOTAL RUN: 17'-5" (21 TREADS @ 10" EA.)

1 STAIR DETAIL  
 15 3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22"X34") STAIR DATA



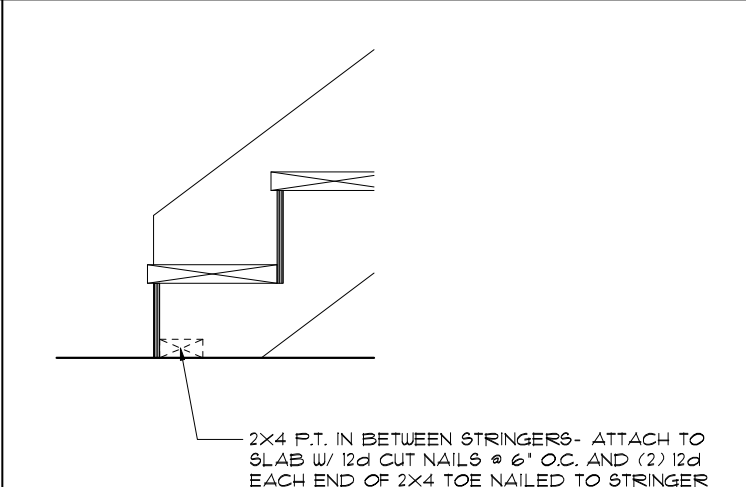
5 TYP. HANDRAIL DET.  
 15 3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22"X34")



2 TYP. STAIR CONNECT. STRINGER TO FLOOR TRUSSES  
 15 3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22"X34")

NOTES:  
 STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2020, 7TH EDITION SECTION R311.7

MAX. HGT. OF RISER TO BE 7 3/4"  
 MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING)  
 ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING  
 3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER  
 3/8" MAX. VARIATION IN ANY RISER/TREAD  
 HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.  
 WINDERS: MIN. 6" WIDE @ NARROW END  
 34" MIN. - 38" MAX., HANDRAIL HGT.  
 HEADROOM CLEARANCE MIN. 6'-8"



3 TYP. STAIR CONNECT. STRINGER TO FLOOR  
 15 3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22"X34")

CONNECTOR SCHEDULE

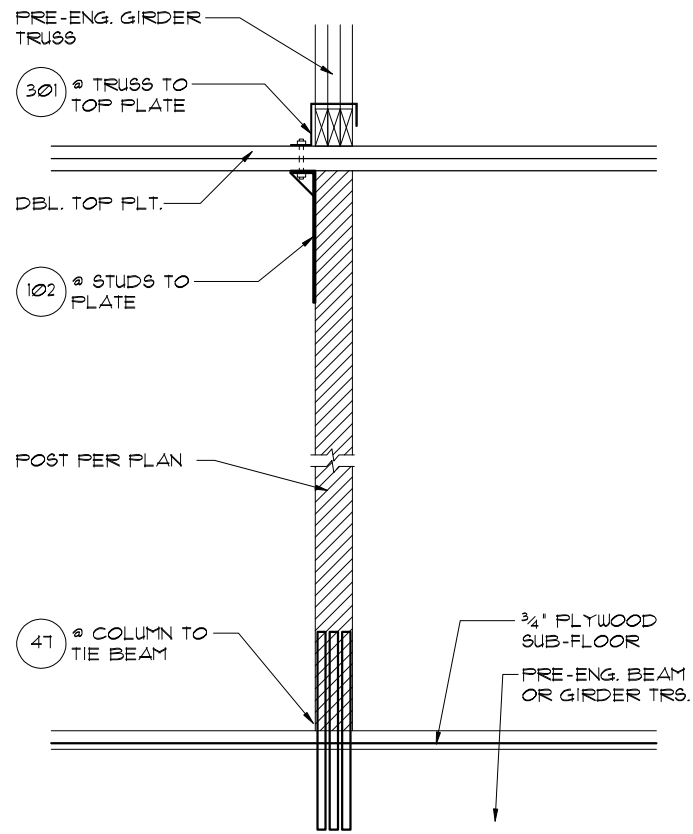
CONNECT. TYPE	SIMPSON		USP		MAX. UPLIFT	LAT. LDS. FI / F2
	DESCRIPTION	FASTENERS PER CONNECTOR	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1 1/2"	ETA20	14-10d	1810	65 / 960
5	DETA20	18-10d x 1 1/2"	N/A	N/A	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	RT3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	RT15	RFT: 5-8dx1 1/2" / PLT: 5-8d	475	485 / 165
22	H10A	RFT: (9) 10d x 1 1/2" PLT: (9) 10d x 1 1/2"	RT16	RFT: 8-8d x 1 1/2" PLT: 8-8d	930	585 / 525
23	LUS26	HDR: 4-10d / JST: 4-10d RFT / TRS: (4) 8d	JUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	HTZ	PLT / STD: (2) 8dx1 1/2" (8) 8d	RT20	RFT / TRS: 9-10d PLT / STD: 13-10d	985	400 / N/A
26	H2.5A	RFT: 5-8d / PLT: 5-8d	RT1	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	MP34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	MFAIF	H: 6-8dx1 1/2" / P: 6-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	MTW12	14-10d	1,000	N/A
38	MTS16	14-10d	MTW16	14-10d	1,000	N/A
43	LSTA12	10-10d	LSTA12	10-10d	905	N/A
45	ST18	14-16d	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	N/A	N/A	5,495	N/A
79	SPI	STD: 6-10d / PLT: 4-10d	SPT22	STD: 4-10d / PLT: 4-10d	535	560 / 260
80	SF2	STD: 6-10d / PLT: 6-10d	SPT24	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH468	12-10d x 1 1/2"	TP46,48	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	PAU66	12-16d	2,240	N/A
89	CB66	(2) 5/8" BOLTS	FABX8	4-10d	2,300	985
92	ABU44	12-16d	PAU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	PBS66	24-16d	1,815	1,070
94	AC4 (MAX)	28-16d	PBS44	24-16d	1,815	1,070
95	HTS20	20-10d	HTU20	20-10d	1,450	N/A
96	HD8A	SILL: 1/8" BOLT STUD: (3) 1/8" x 5 1/2" BOLTS	HH8A	SILL: 1/8" BOLT STUD: (3) 1/8" x 5 1/2" BOLTS	7,910	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	MPA1	H: 6-8dx1 1/2" / P: 6-8dx1 1/2"	440	440 / N/A
98-101	HTT4	5/8" BOLT / 18-16dx2 1/2"	N/A	N/A	3,640	N/A
97-100-102	HTT5	5/8" BOLT / 26-10d	N/A	N/A	4,275	N/A
103	VGTR/L	32-SDS 1/4" x 3" (2) 5/8" BLT	N/A	N/A	3,990	N/A
104	HDUS-SDS25	1/8" BLT / 20-SDS 1/4" x 2 1/2"	N/A	N/A	5,020	N/A
110	HCP2	12-10d x 1 1/2"	HHCP2	20-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	THD46	H: 8-18d / J: 12-10d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	SUH46	H: 8-16d / J: 4-16d	710	N/A
181	HUS26	20-16d	THD26	H: 20-16d / J: 10-10d	1,550	N/A
184	HHUS28-2	G: 28-16d / T: 8-16d	EHU28-2	12-16d	2,000	N/A
214	HUC212-3TF	HD: 18-3/16" x 1 1/2" TAPCON EM: 6-16d	HDO212-3	HD: 18-3/16" x 1 1/2" TAPCON EM: 6-10d	1,135	N/A
215	HGU210-2	HDR: 46-16d / JST: 10-16d	EHU210-2	HDR: 40-16d / JST: 16-10d	2,720	N/A
216	HUS412	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	HUS412	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	HUS212-2	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR 3/4" x 8 TOP FACE JOIST: 18-10d	NFM35X12U	H: 1-1/2" J-BOLT J: 5-1/2" BOLTS	3,145	N/A
220	N/A	N/A	NFM3X12	BLK: 1/2" J / JST: 14-10d	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM45U	HDR: MIN. 1/2" J-BOLT JOIST: (5) 1/2" BOLTS	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM3.5X16U	HDR: MIN. 1/2" J-BOLTS JOIST: (5) 1/2" BOLTS	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM5.5X16U	HDR: MIN. 1/2" J-BOLTS JOIST: (5) 1/2" BOLTS	3,450	N/A
240	H15	R: 4-10dx1 1/2" / P: 4-10dx1 1/2"	N/A	N/A	1,300	480 / N/A
241	LGT2/LGT3	30-16d-sinker	LUGT2	32-10d	2,000	1015 / 440
301	MGT	(1) 5/8" BLTS / GIR: 22-10d	N/A	N/A	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS / GIR: 8-10d	USC63	LTL: 3/4" BLTS / GIR: 8-16d	6,485	N/A
303	HGT-4	LTL: 3/4" BLTS / GIR: 16-10d	N/A	N/A	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	N/A	N/A	1,700	N/A
T	CONNECTORS TO BE SPECIFIED AND PROVIDED BY TRUSS MANUFACTURERS					

LOT: 0000, PARADISO GRANDE  
 THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH  
 PARADISO GRANDE  
 BEACHCOMBER  
 PARADISO GRANDE  
 4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET 15 OF SHEETS

Engineering By: DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
 PHONE 407-721-2292

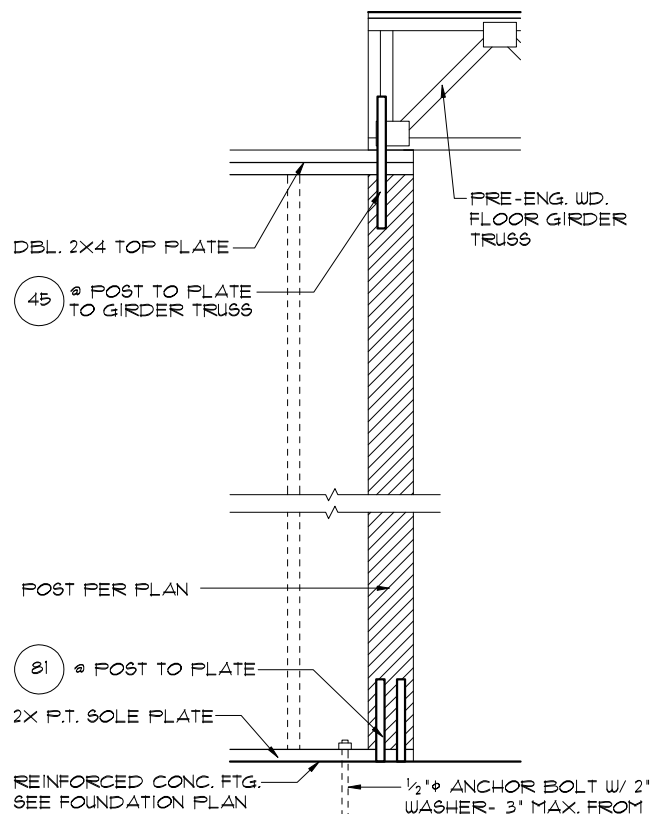
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 Orlando, Florida, 32818  
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Park Square Homes  
 TYPICAL DETAILS / CONNECTOR SCHEDULE



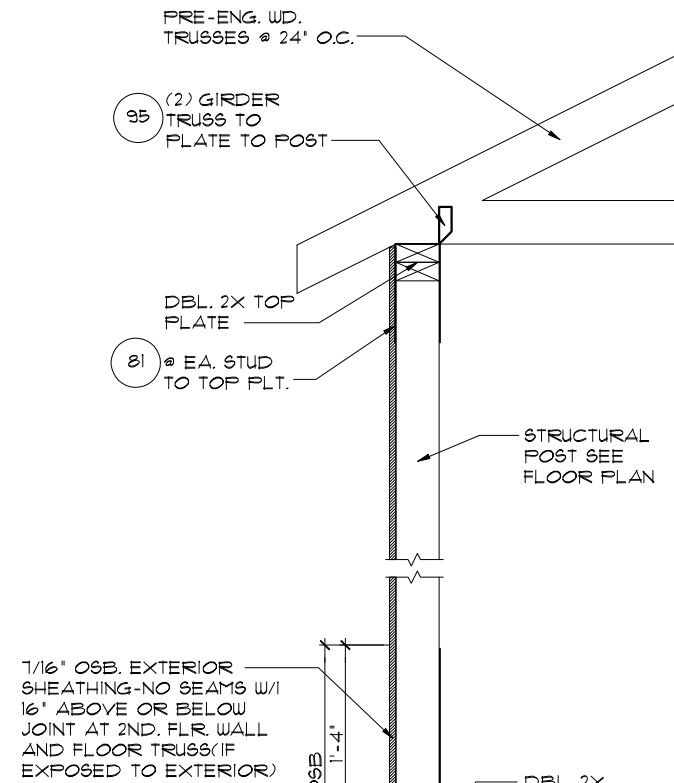
**5** **DETAIL**

1/2" = 1'-0" (11X17) 1" = 1'-0" (22X34)



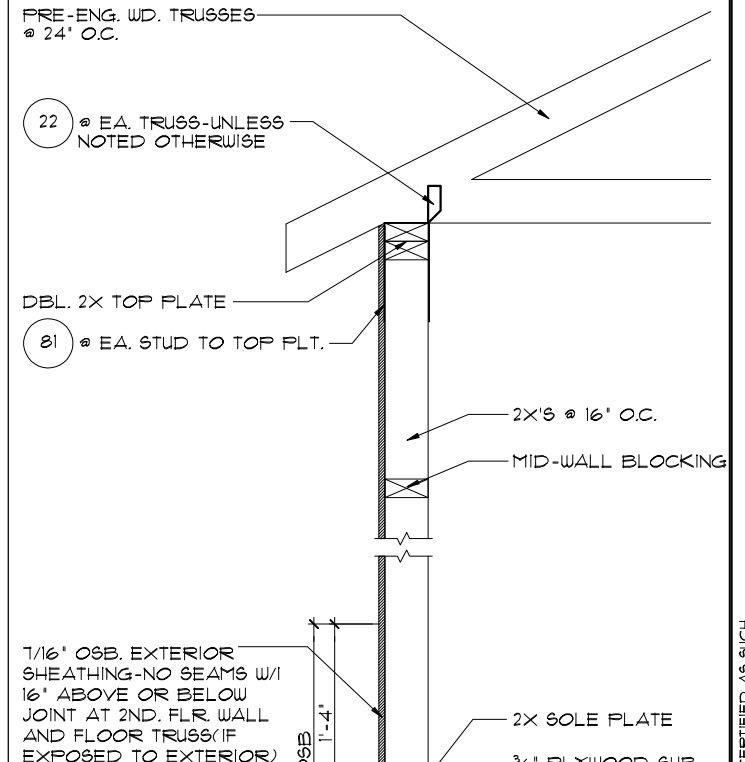
**3** **DETAIL**

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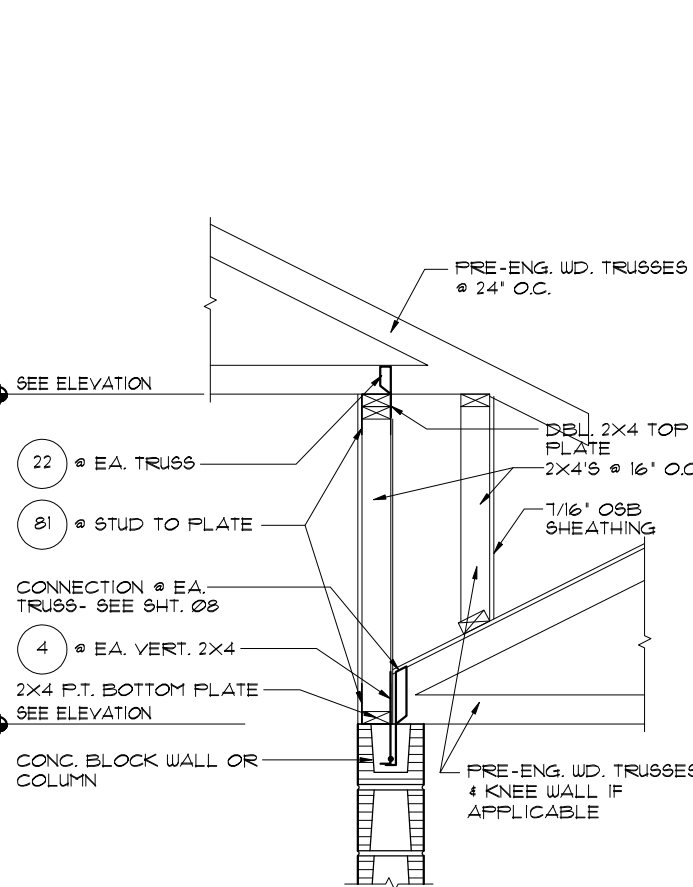
**2** **DETAIL**

3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22X34)



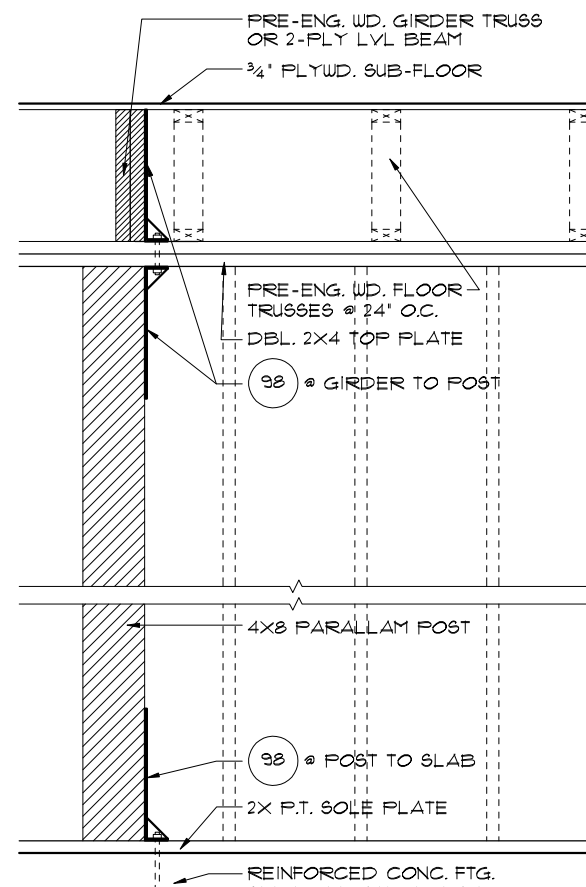
**1** **DETAIL**

3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22X34)



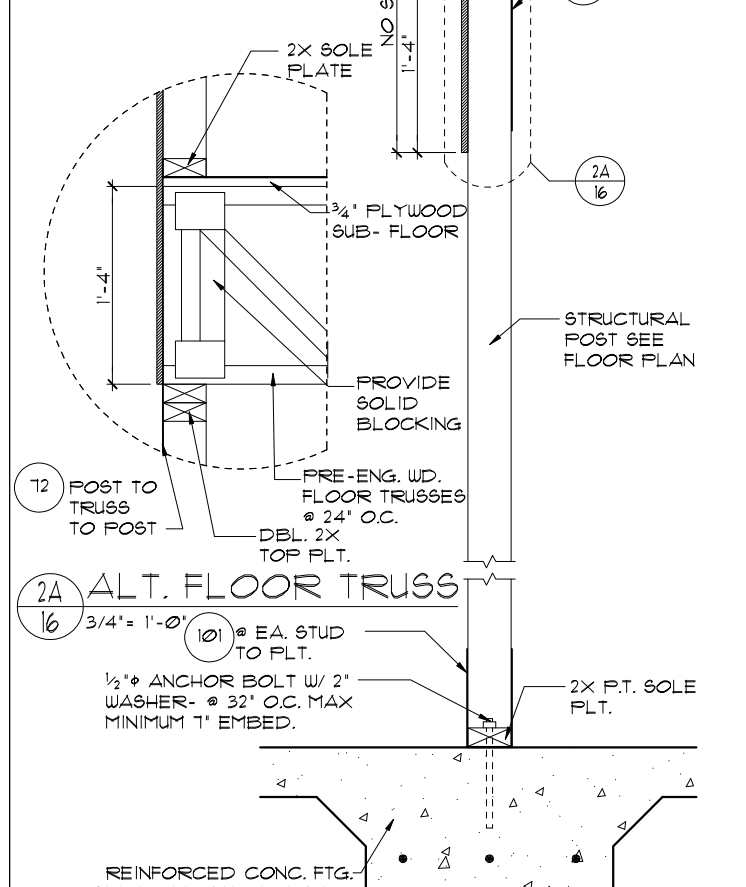
**6** **DETAIL**

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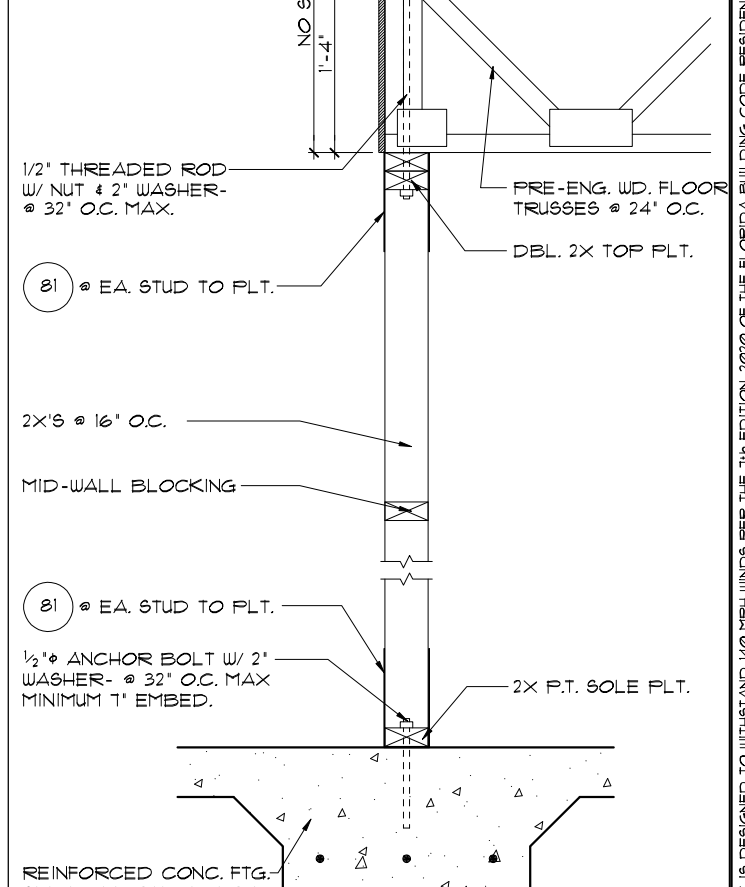
**4** **DETAIL**

1/2" = 1'-0" (11X17) 1" = 1'-0" (22X34)



**2** **DETAIL**

3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22X34)



**81** **DETAIL**

3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1st EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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PARADISO GRANDE  
A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
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MICHAEL A. THOMPSON  
PE 47509  
PHONE 407-721-2292

REVISIONS	BY
07-07-21	RDC

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DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	16
OF	SHEETS

# SAFE LOAD TABLES

## FOR GRAVITY, UPLIFT & LATERAL LOADS

### 8" PRECAST & PRESTRESSED U-LINTELS

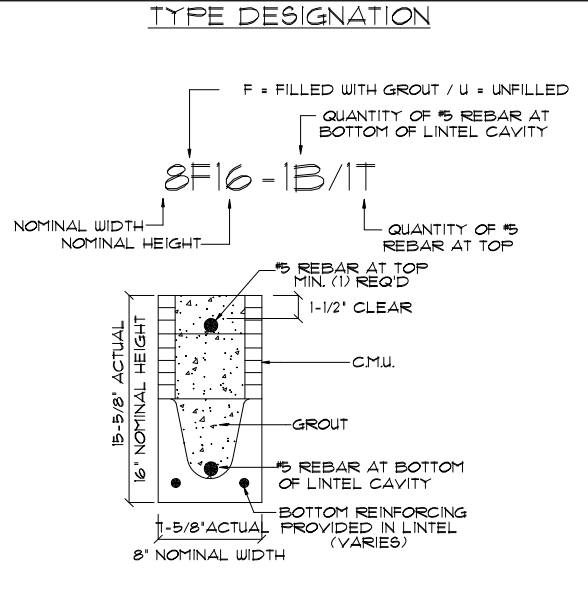
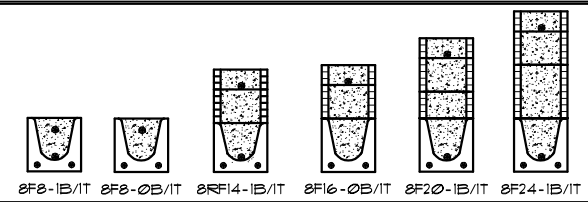
LENGTH	TYPE	GRAVITY																							
		BF8-1B	BF12-1B	BF16-1B	BF20-1B	BF24-1B	BF28-1B	BF32-1B	BF8-1B/IT	BF12-1B/IT	BF16-1B/IT	BF20-1B/IT													
2'-10" (34')	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936	13388	14848	16316	17784	19252	20720	22188	23656	25124	26592	28060	29528	31000	32472	33944	35416

### 8" PRECAST W/ 2" RECESS DOOR U-LINTELS

LENGTH	TYPE	GRAVITY																								
		BR16	BRF6-1B	BRF10-1B	BRF14-1B	BRF18-1B	BRF22-1B	BRF26-1B	BRF30-1B	BRF34-1B	BRF38-1B															
4'-4" (52')	PRECAST	1489	1991	2363	2827	3291	3755	4219	4683	5147	5611	6075	6539	7003	7467	7931	8395	8859	9323	9787	10251	10715	11179	11643	12107	12571

### 8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	GRAVITY										LATERAL	
		BF8-1B	BF12-1B	BF16-1B	BF20-1B	BF24-1B	BF28-1B	BF32-1B	BF8-1B/IT	BF12-1B/IT	BF16-1B/IT	BF20-1B/IT	8UB
2'-10" (34')	PRECAST	2721	2878	4101	5332	6563	7801	9059	2021	2021			



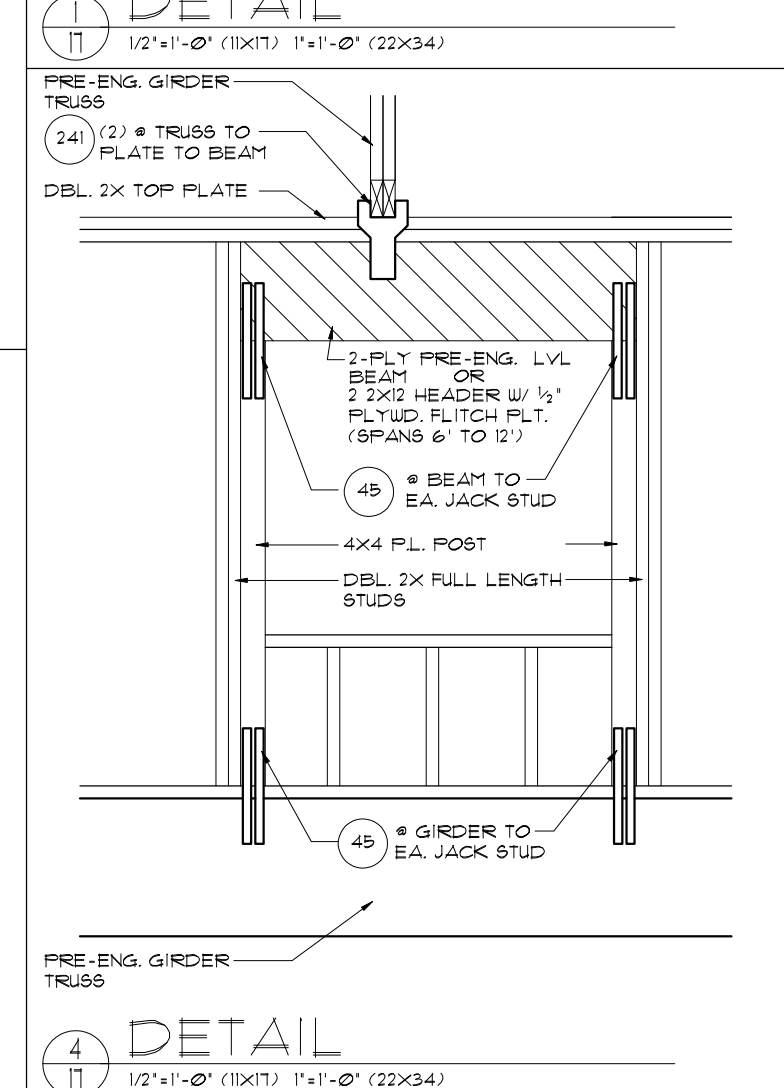
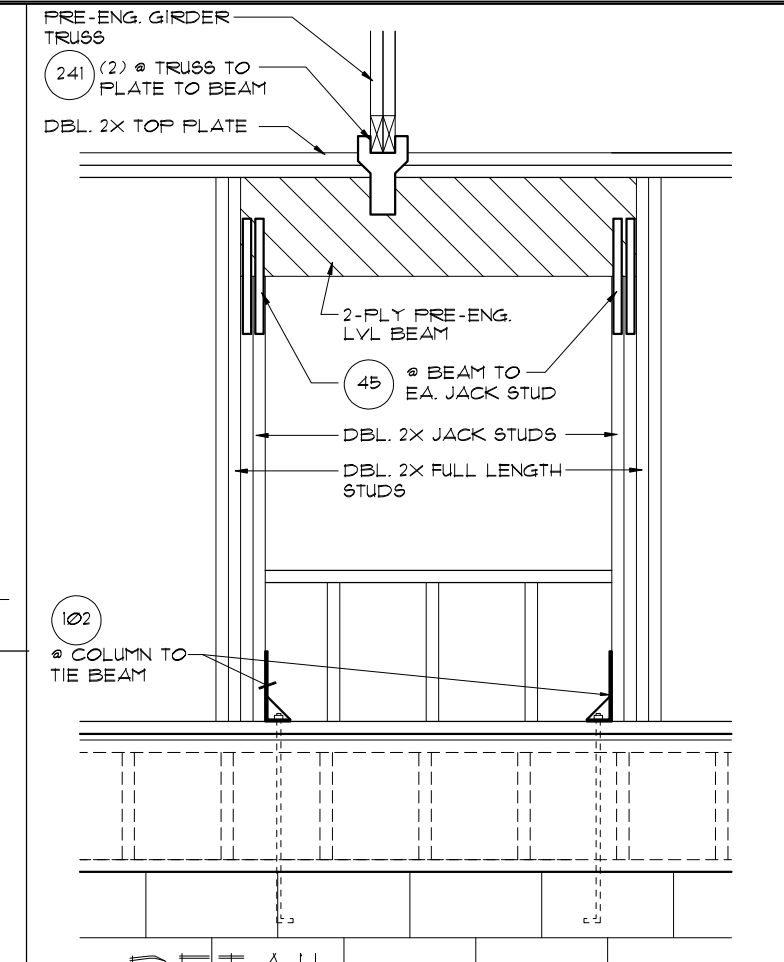
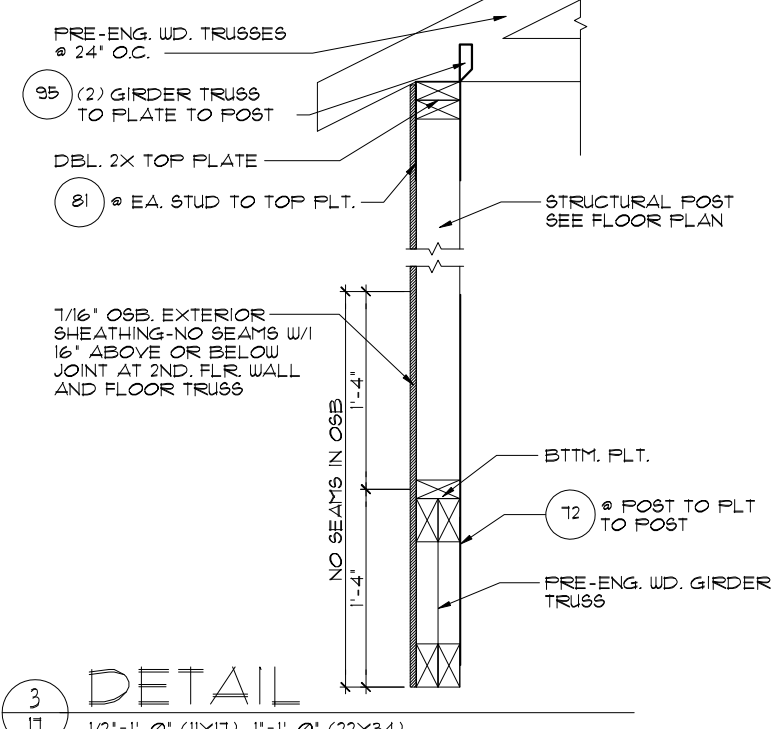
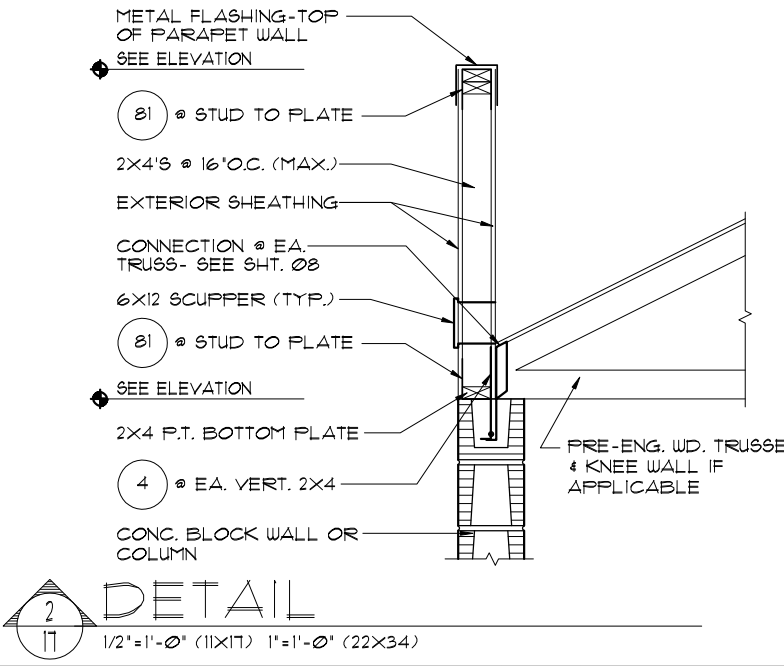
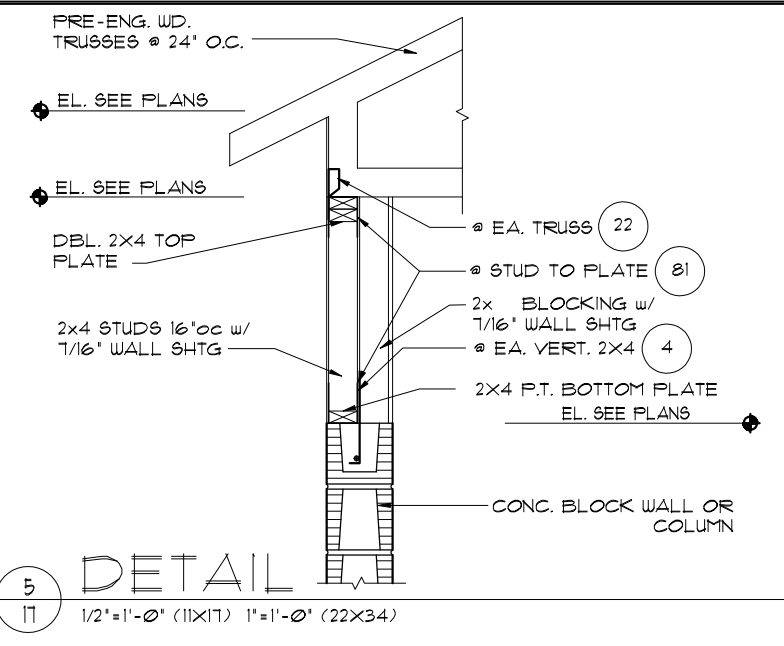
- ### MATERIALS
1. f'c precast lintels = 3500 psi.
  2. f'c prestressed lintels = 6000 psi.
  3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
  4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
  5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
  6. Prestressing strand per ASTM A416 grade 270 low relaxation.
  7. 1/32" wire per ASTM A510.
  8. Mortar per ASTM C270 type M or S.
- ### GENERAL NOTES
1. Provide full mortar head and bed joints.
  2. Shore filled lintels as required.
  3. Installation of lintel must comply with the architectural and/or structural drawings.
  4. Lintels are manufactured with 5-1/2' long notches at the ends to accommodate vertical cell reinforcing and grouting.
  5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8' meet or exceed L/180.
  6. Bottom field added rebar to be located at the bottom of the lintel cavity.
  7. 1/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
  8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
  9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530.

### SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
6. One #1 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

### 8" PRECAST W/ 2" RECESS DOOR U-LINTELS

LENGTH	TYPE	UPLIFT										LATERAL	
		BRF6-1B	BRF10-1B	BRF14-1B	BRF18-1B	BRF22-1B	BRF26-1B	BRF30-1B	BRF34-1B	BRF38-1B	BRF42-1B	8RL6	8RF6
4'-4" (52')	PRECAST	1244	1573	2413	3260	412	4961	5825	932	932			



THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 19th EDITION, 2010 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH.

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 Phone: (407) 529 - 3000

**BEACHCOMBER**  
 PRE CAST LINTEL DATA / STRUCTURAL DETAILS  
**PARADISO GRANDE**

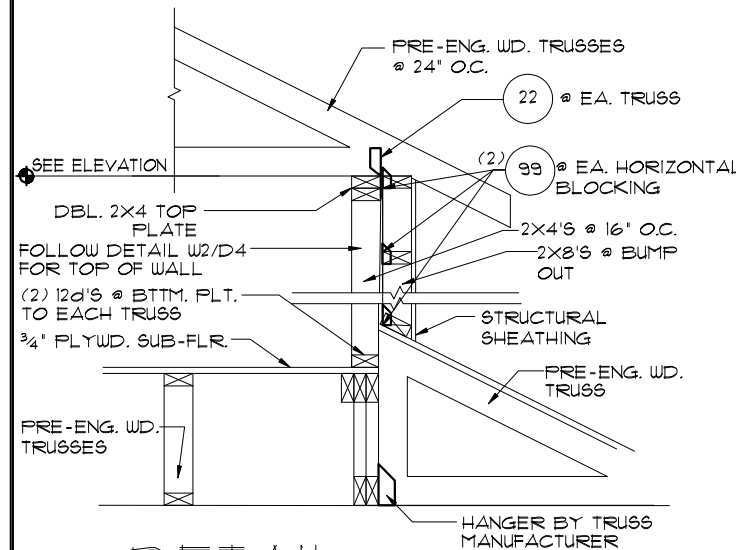
Engineering By:  
 DBE and C  
 MICHAEL A. THOMPSON  
 PE 47509  
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**REVISIONS**

NO.	DATE	BY
07-07-21		RDC

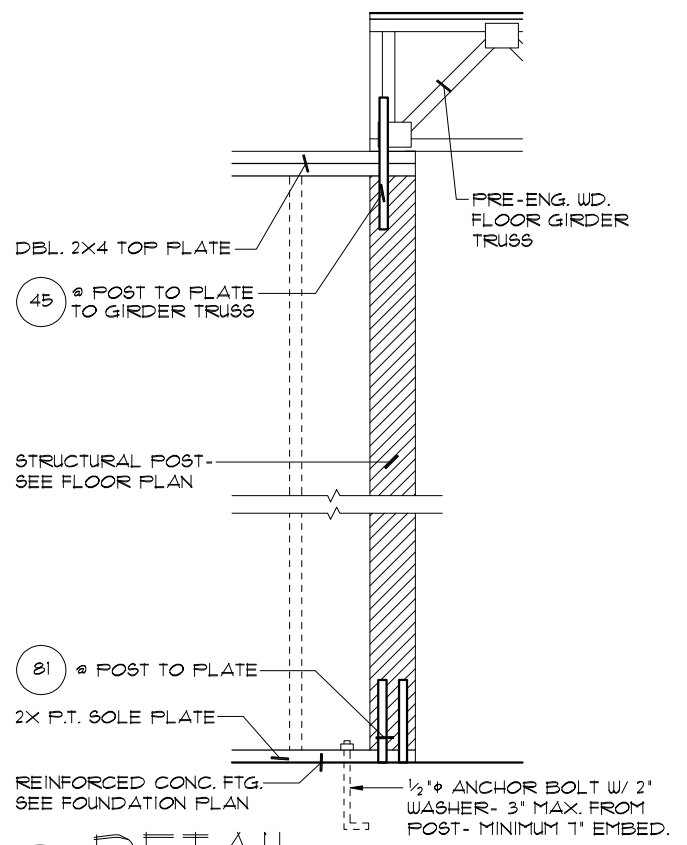
DATE: 04-15-21  
 SCALE: AS NOTED  
 DRAWN: RDC  
 JOB: 4465  
 SHEET: 17 OF SHEETS





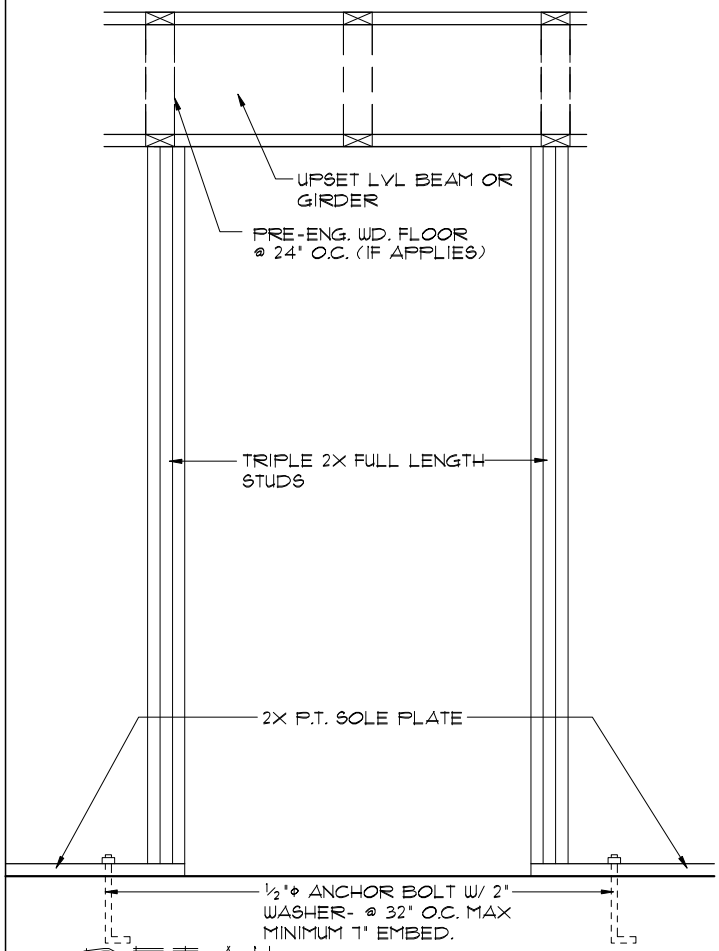
**1** DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



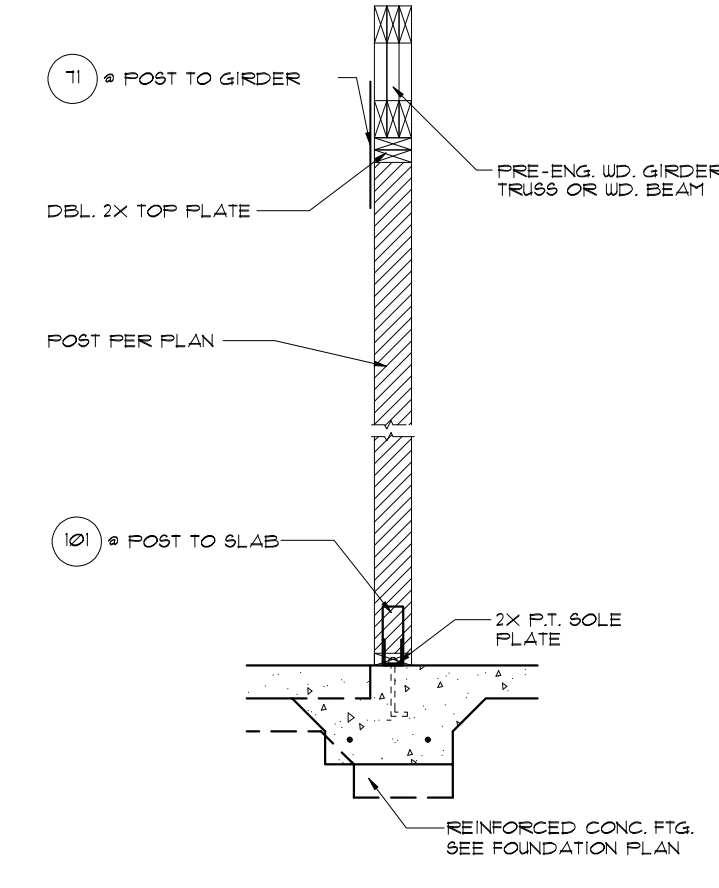
**5** DETAIL

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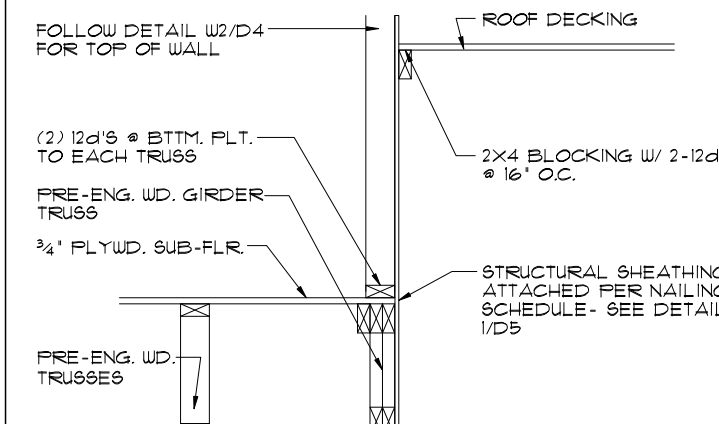
**4** DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34) (BRG. W/O UPLIFT)



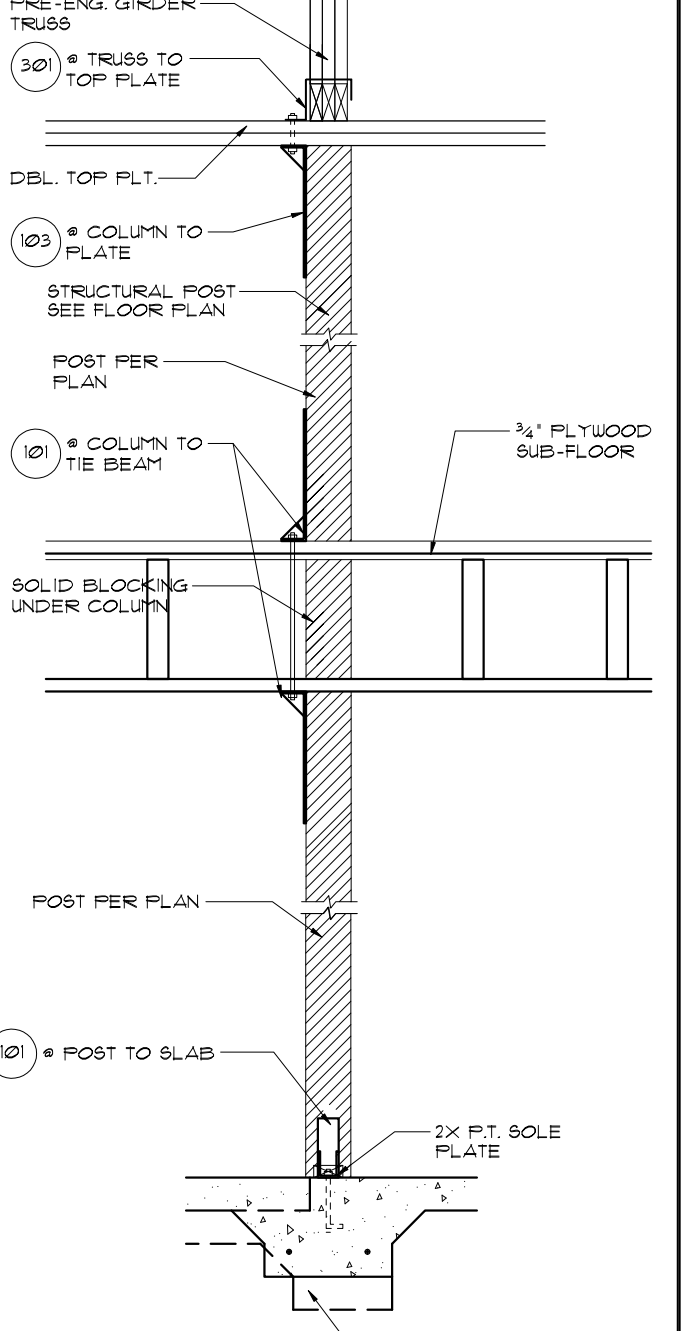
**3** DETAIL

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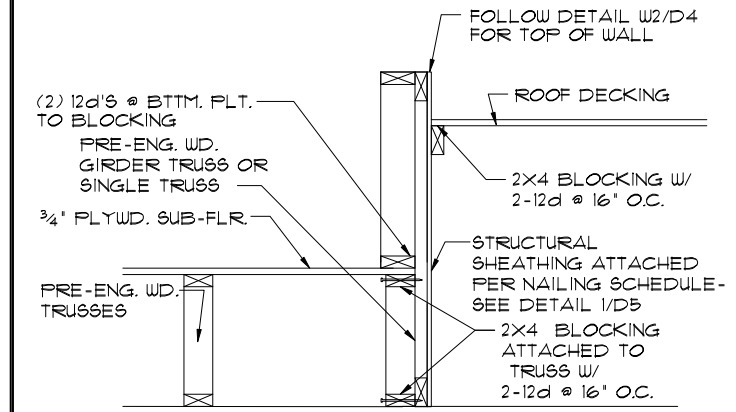
**2** DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**1** DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



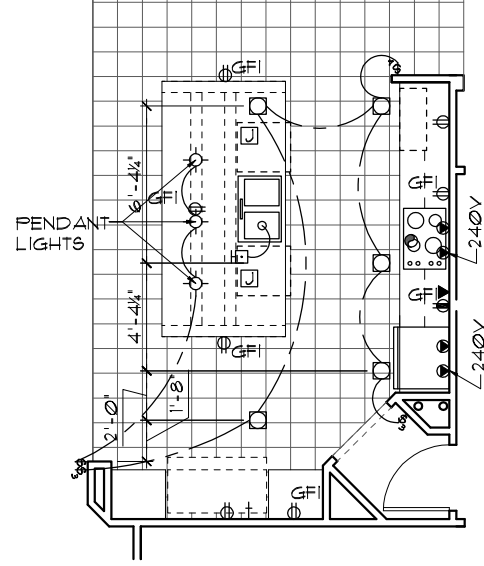
**6** DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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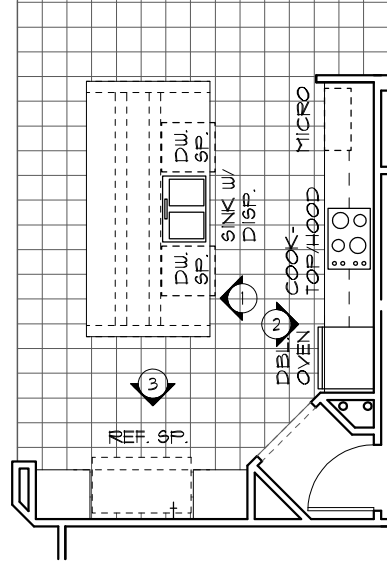
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 PHONE 407-721-2292  
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**Park Square HOMES**  
 PRE CAST LINTEL DATA / STRUCTURAL DETAILS  
**BEACHCOMBER**  
**PARADISO GRANDE**  
 4465  
 DATE 04-15-21  
 SCALE AS NOTED  
 DRAWN RDC  
 JOB 4465  
 SHEET 18 OF SHEETS



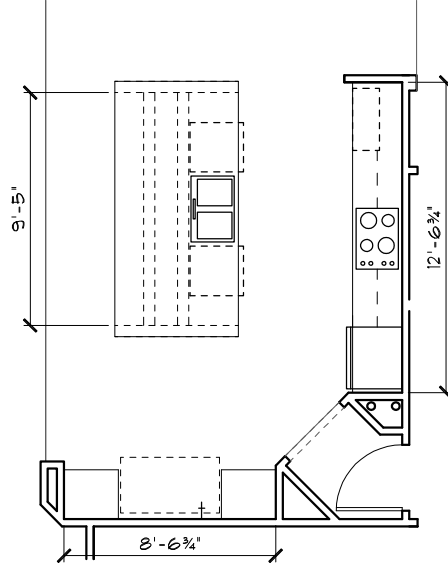
**ELECTRICAL PLAN**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



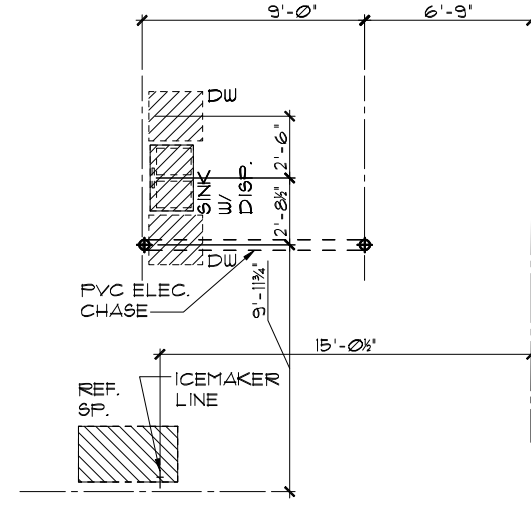
**FLOOR PLAN W/ NOTES**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**FLOOR PLAN W/ DIMENSIONS**

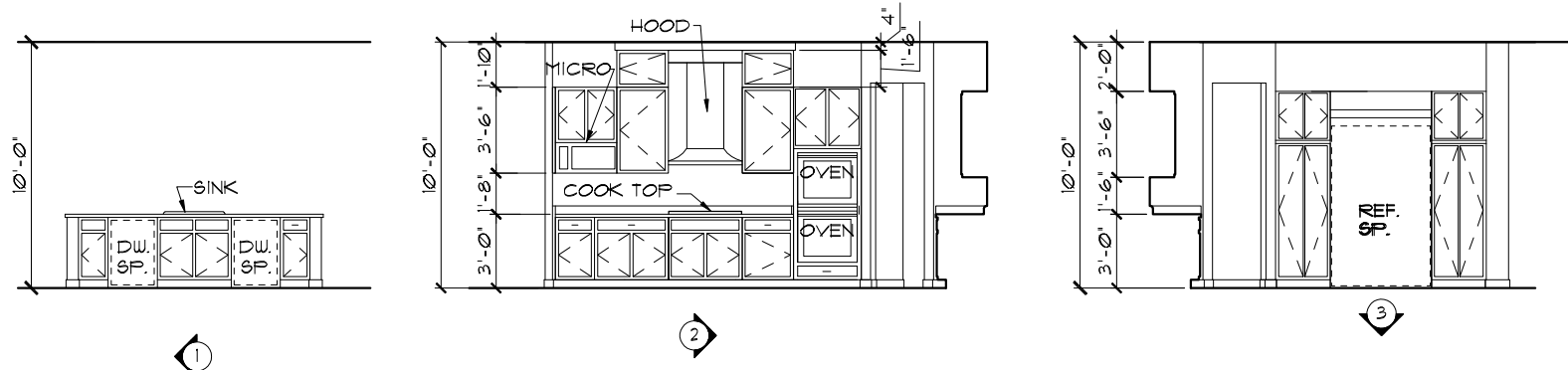
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**FOUNDATION PLAN**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

GOURMET OPTION 1



**INTERIOR ELEVATIONS**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1<sup>ST</sup> EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	19
OF	SHEETS

OPTIONS

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