

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
1	07-07-21	-REVISED 2FL EXTERIOR FINISH FROM STUCCO TO SMOOTH PANEL BOARDS -REVISE ALL ARCH SOFFITS TO FLAT -CODE UPDATE TO FBCR 2020, 11TH ED. & NEC 2017	RDC
2	11-16-21	-CHANGED WET BAR TO OPT.	RN
3	06-20-23	-UPDATE FIRE ALARM PER BUILDER'S REQUEST	ME
4	09-29-23	-DELETE HEIGHT IN ALL INTERIOR DOORS	ME
5	02-20-24	-ADD ELECTRICAL UPDATES PER NL	ME
6	04-15-24	-DELETE GARAGE STEP, TOWEL BARS & PAPER HOLDERS	ME
7	04-30-24	-APPLIED FBC 2023 -8TH EDITION CODE UPDATE	RN
8	05-29-24	-ADDED ON-Q PANEL	RN

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
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17	TYPICAL DETAILS
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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
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D6	SOFFIT DETAILS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOI: 0000, PARADISO GRANDE

DATE 04-15-21
SCALE AS NOTED
DRAWN RDC
JOB 4465
SHEET 00
OF SHEETS

PARADISO GRANDE

REVISIONS BY
07-07-21 RDC

ITEG
THOMPSON ENGINEERING GROUP, INC.
10000 Lake Nona Blvd., Suite 100
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Fax: (407) 724-1750
www.iteg.com

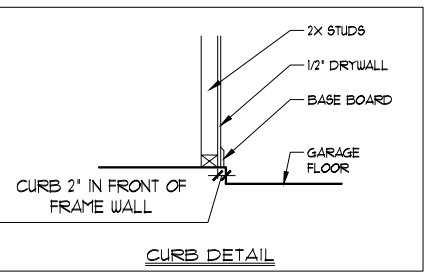
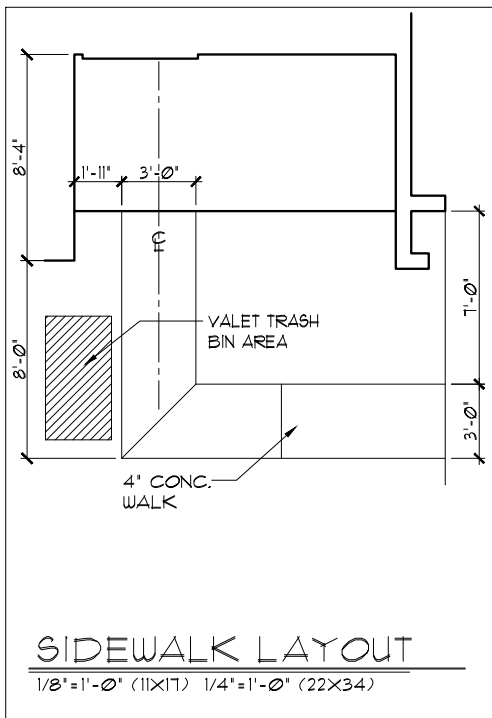
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

Park Square Homes

COVER SHEET

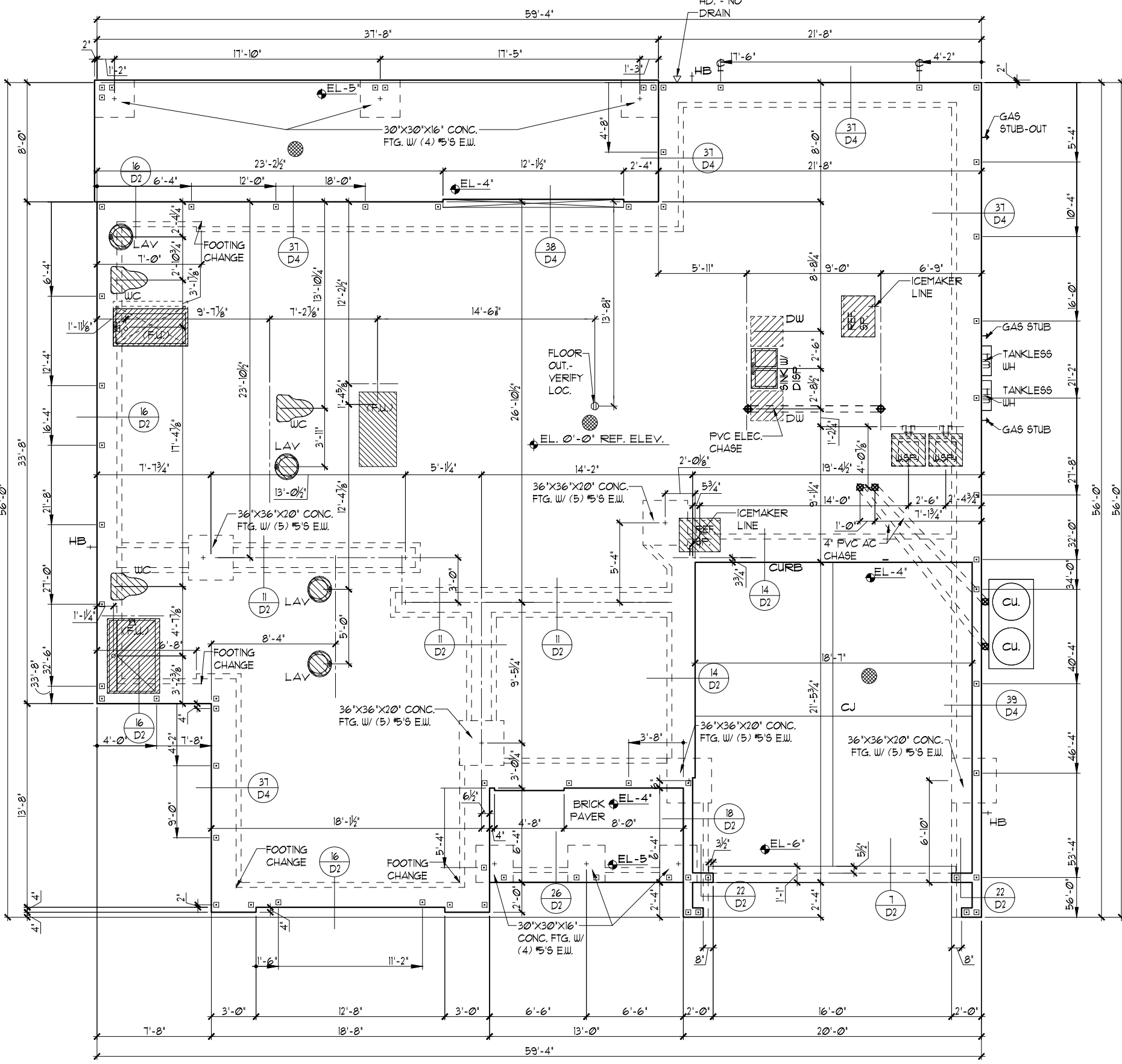
BEACHCOMBER
PARADISO GRANDE

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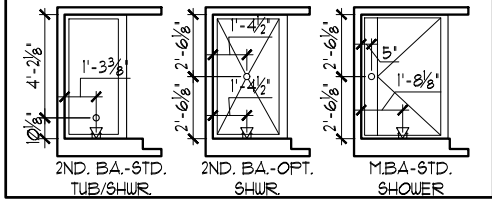
OPT. DOOR

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



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 0.06mm (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 ILO 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"

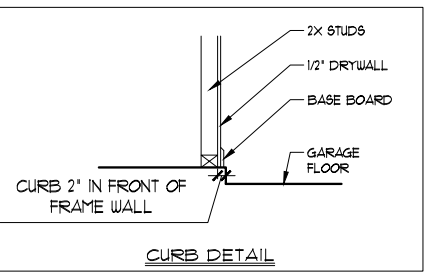
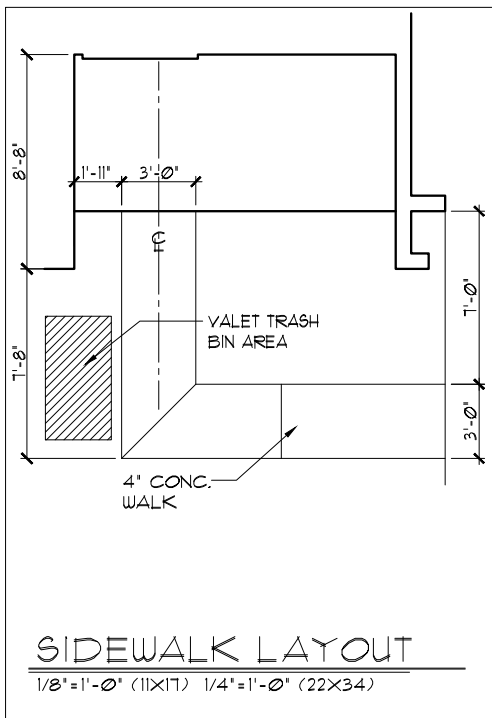
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LOI: 0000, PARADISO GRANDE
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ITEC THOMPSON ENGINEERING GROUP, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 754-1750 www.itec.com	
REVISIONS 07-07-21 RDC	BY RDC
BEACHCOMBER PARADISO GRANDE	
4465 DATE 04-15-21 SCALE AS NOTED DRAWN RDC JOB 4465 SHEET 01A.0 OF SHEETS	

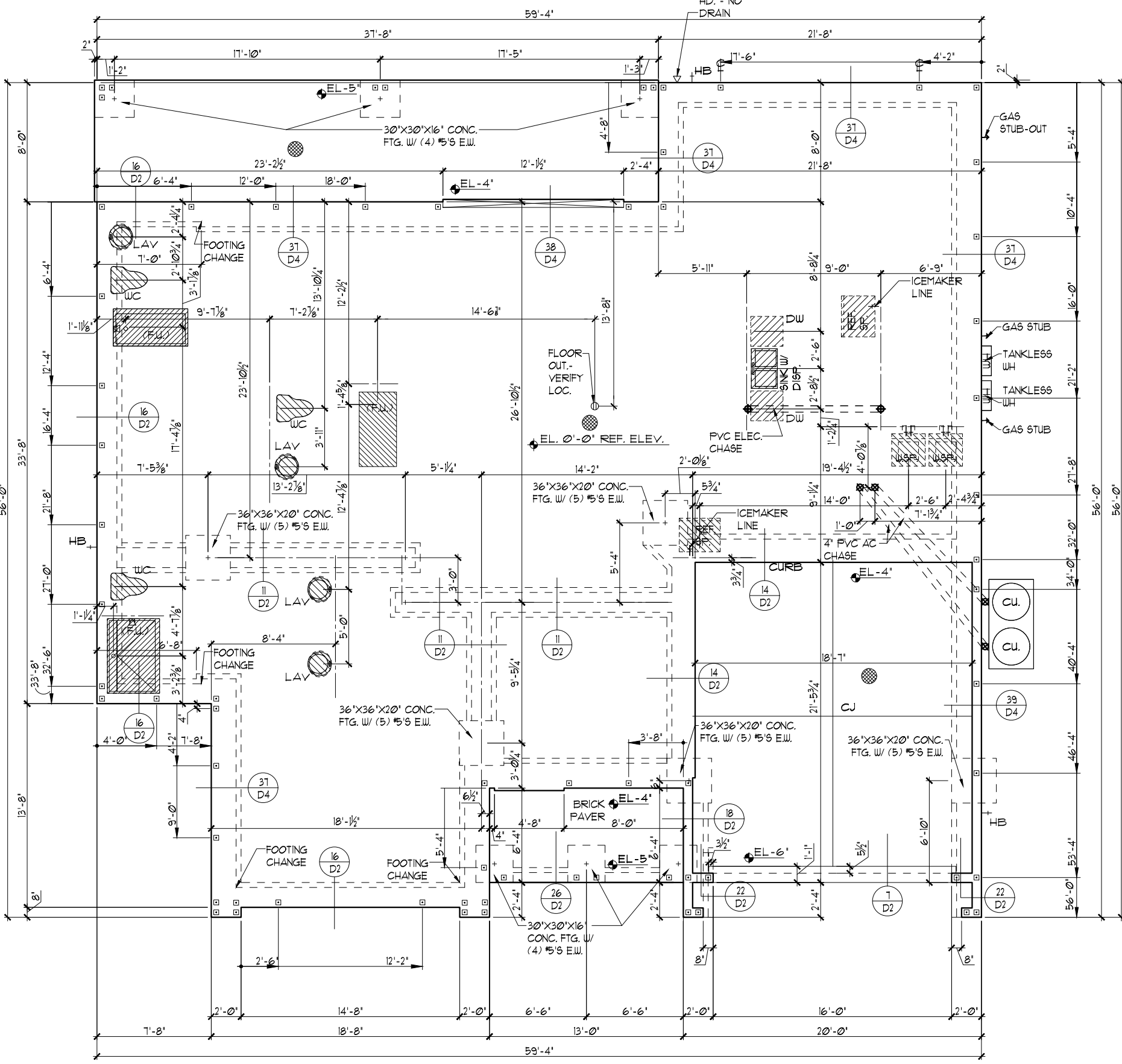
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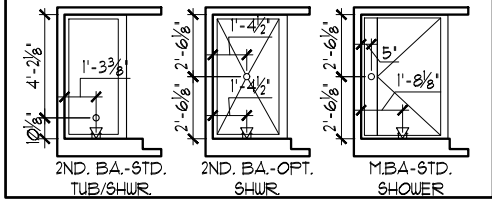
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07-07-21	RDC

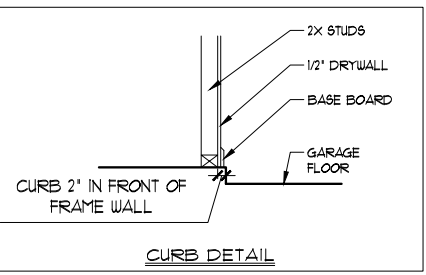
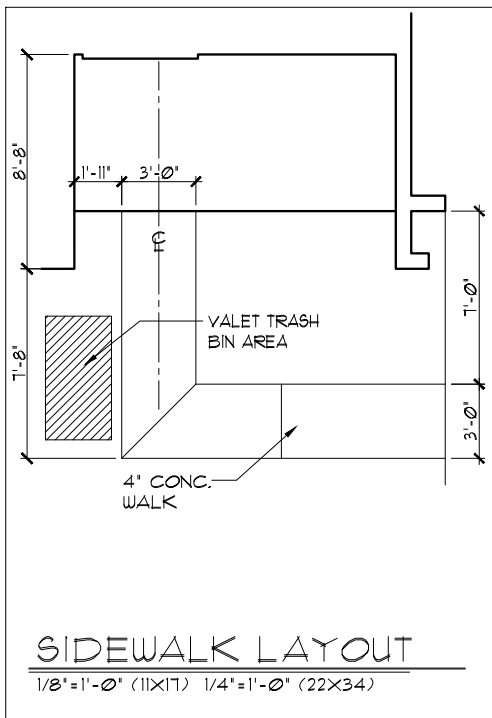
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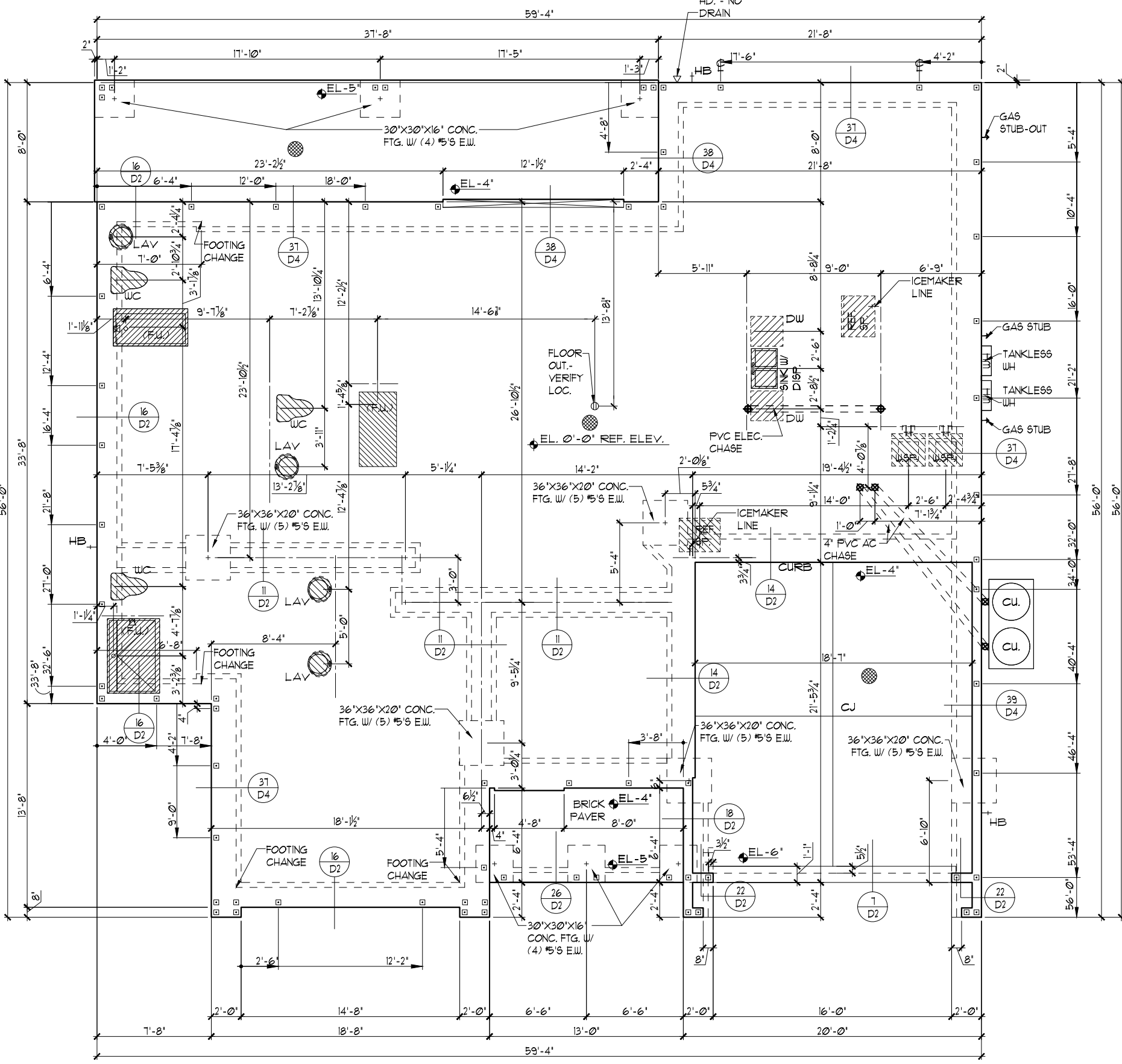
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4465
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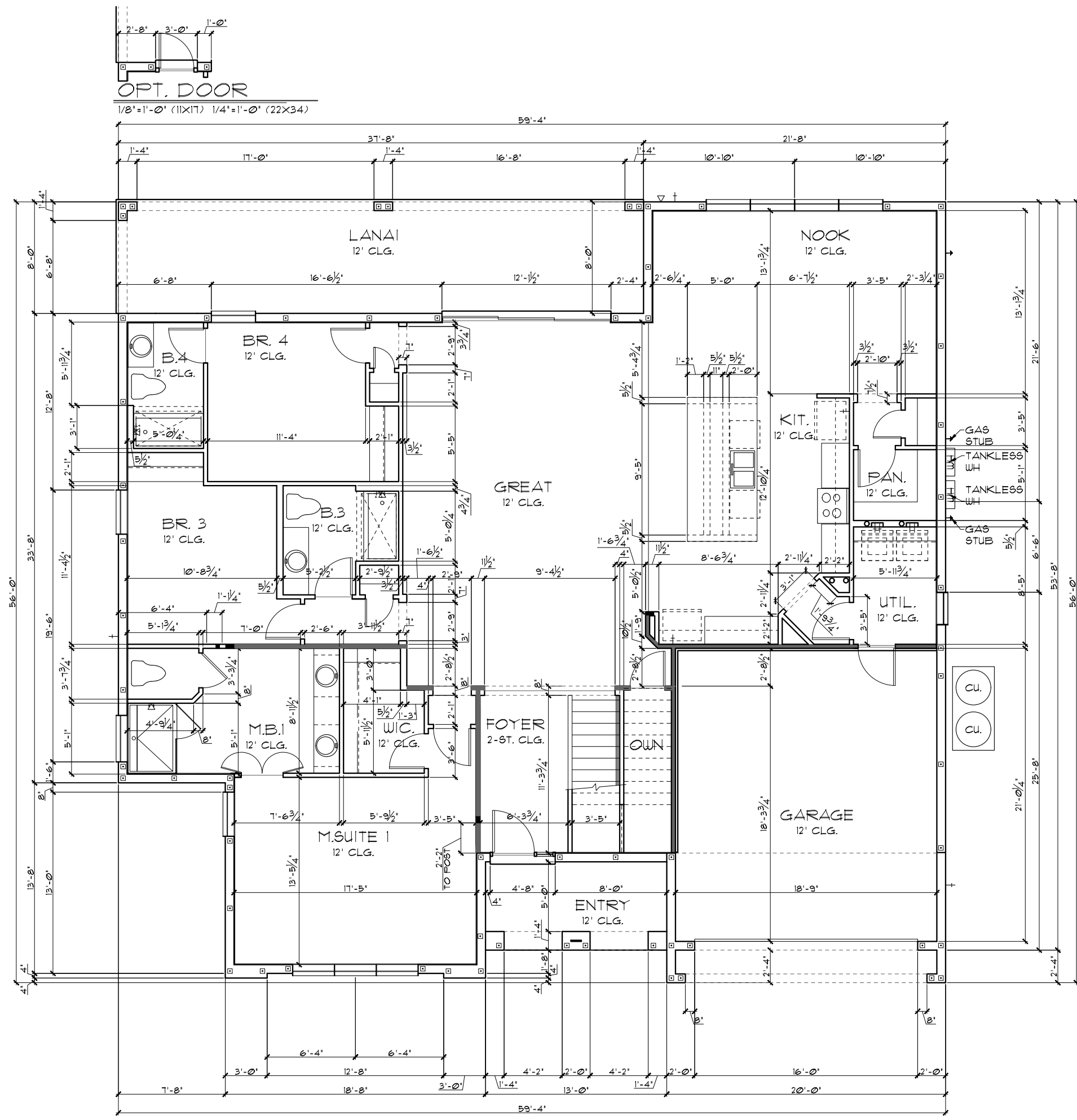
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FOUNDATION PLAN	
BEACHCOMBER	PARADISO GRANDE
4465	
DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	
OF	SHEETS

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.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.



FLOOR PLAN W/ DIMENSIONS "A"
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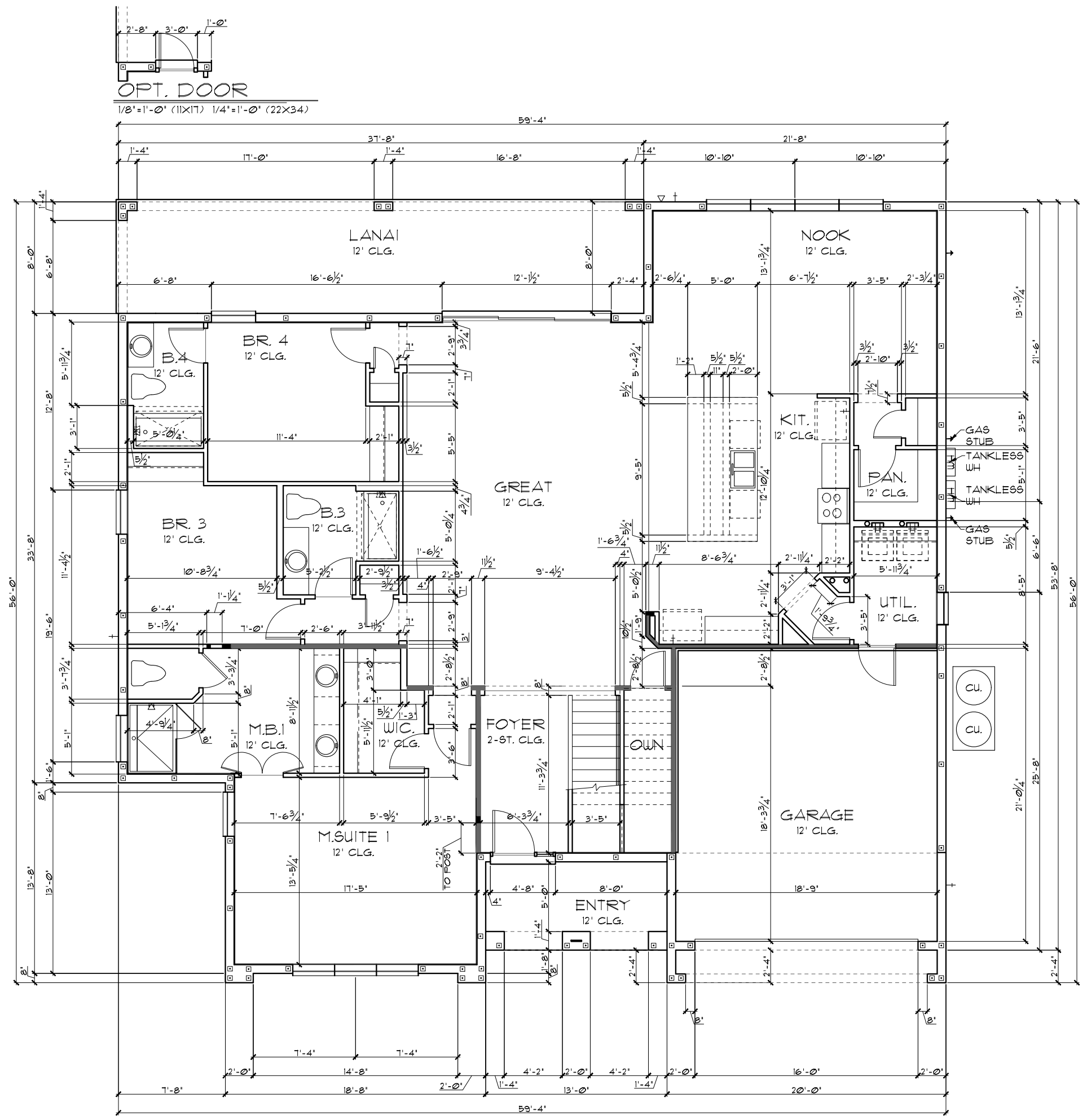
LOI: 0000, PARADISO GRANDE
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 BEACHCOMBER
 FLOOR PLAN W/ DIMENSIONS
 PARK SQUARE HOMES
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.
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 Orlando, Florida 32811
 Phone: (407) 529 - 3000
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 10000 Lake Nona Blvd., Suite 400
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 www.teg.com

REVISIONS	BY
07-07-21	RDC

DATE 04-15-21
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 DRAWN RDC
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 OF SHEETS

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FLOOR PLAN W/ DIMENSIONS "B"
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LOI: 0000, PARADISO GRANDE
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BEACHCOMBER FLOOR PLAN W/ DIMENSIONS

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REVISIONS

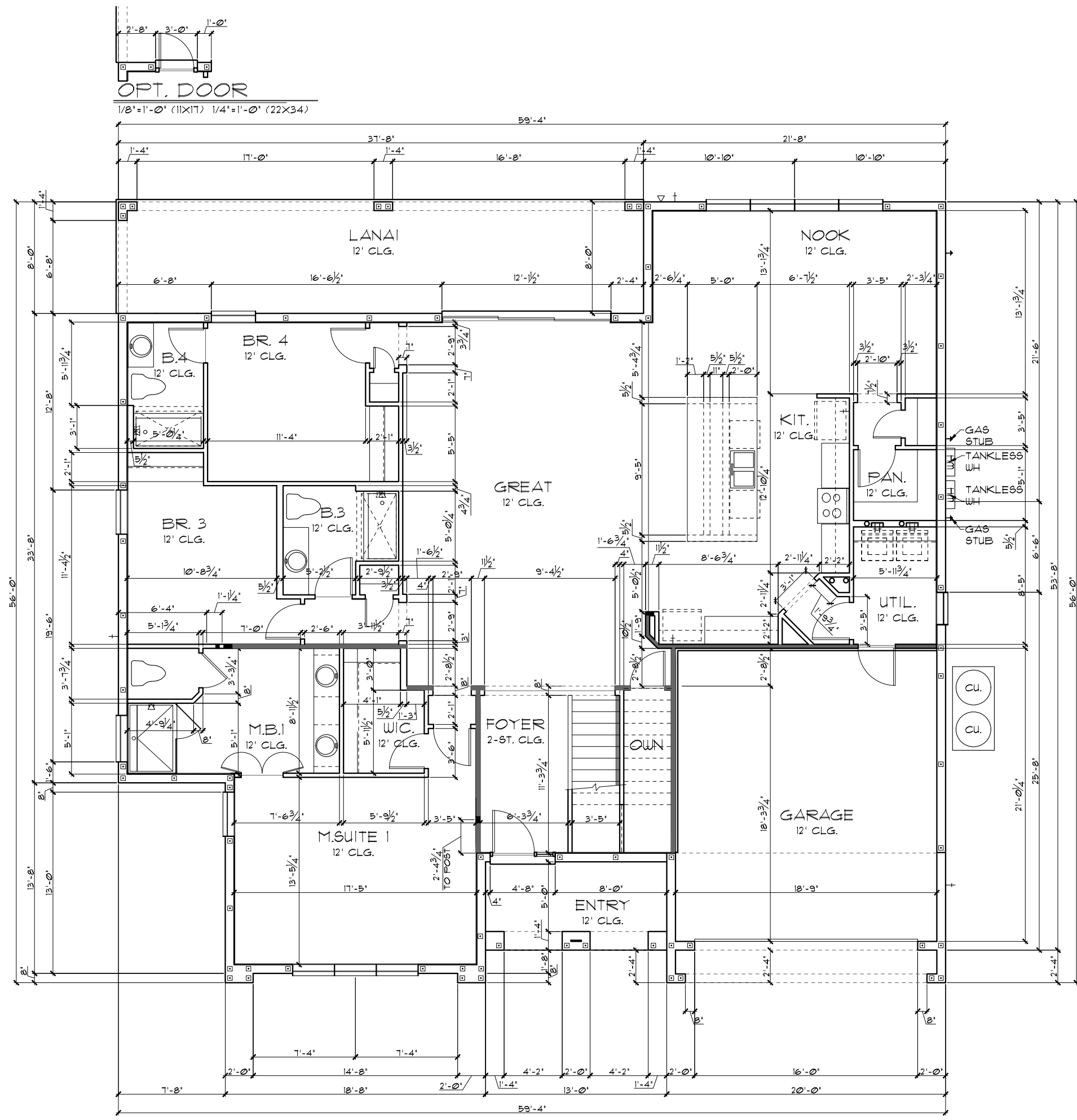
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BEACHCOMBER FLOOR PLAN W/ DIMENSIONS

4465

DATE 04-15-21
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 SHEET 02C.0 OF SHEETS

LOAD INFORMATION

PER 8TH EDITION, 2023 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: 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 R302.5.1

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

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS

PER FBC R312- R312.1.2 & R312.1.3 & 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 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 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTIAL CODE

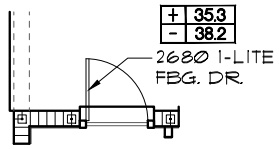
- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE: +/-, INCLUDED CLASSIFICATION INTERNAL IN NOTE #6 PRESSURE COEFFICIENT:
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

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

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

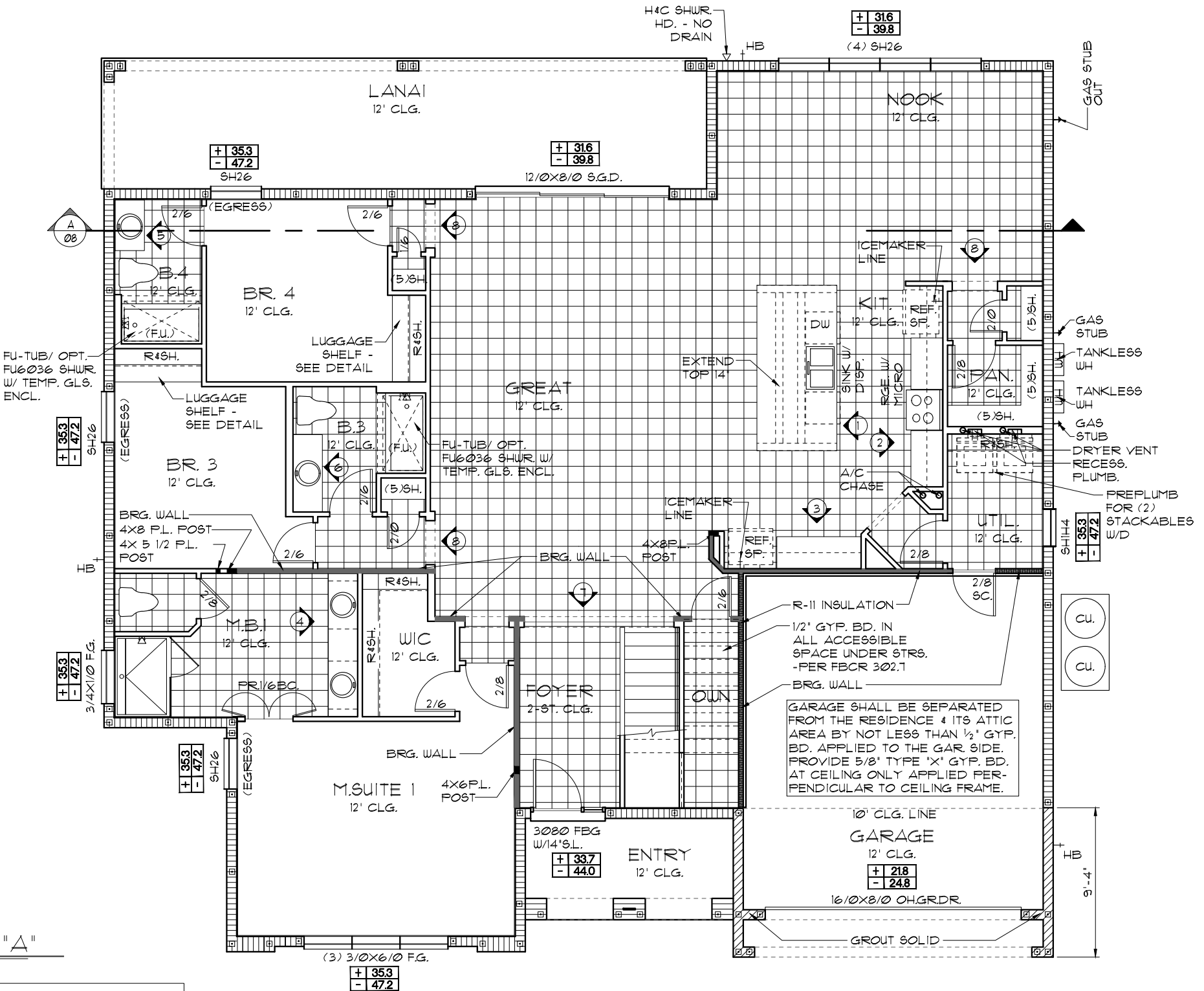
GENERAL NOTES

- 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: M1307.1 - M1307.2
- ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.



OPT. DOOR

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



FLOOR PLAN W/ NOTES "A"

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

NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. A.F.F. - R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

EERO - R310.2.1- FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 21 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20".
SH25	63" H. X 37" W. WDW SIZE	MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE - 5 SQFT

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

LOT: 0000, PARADISO GRANDE
 BEACHCOMBER
 PARADISO GRANDE
 4465
 DATE 04-15-21
 SCALE AS NOTED
 DRAWN RDC
 JOB 4465
 SHEET 03A.0 OF SHEETS
 THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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Park Square HOMES

FLOOR PLAN W/ NOTES

REVISIONS

REVISIONS	BY
07-07-21	RDC

LOAD INFORMATION

PER 8TH EDITION, 2023 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: 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 R302.5.1

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

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS

PER FBC R312- R312.1.2 & R312.1.3 & 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 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 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTIAL CODE

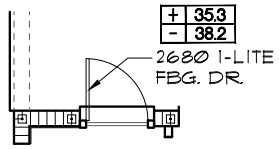
- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE: +/-, INCLUDED CLASSIFICATION INTERNAL IN NOTE #6 PRESSURE COEFFICIENT:
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

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

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

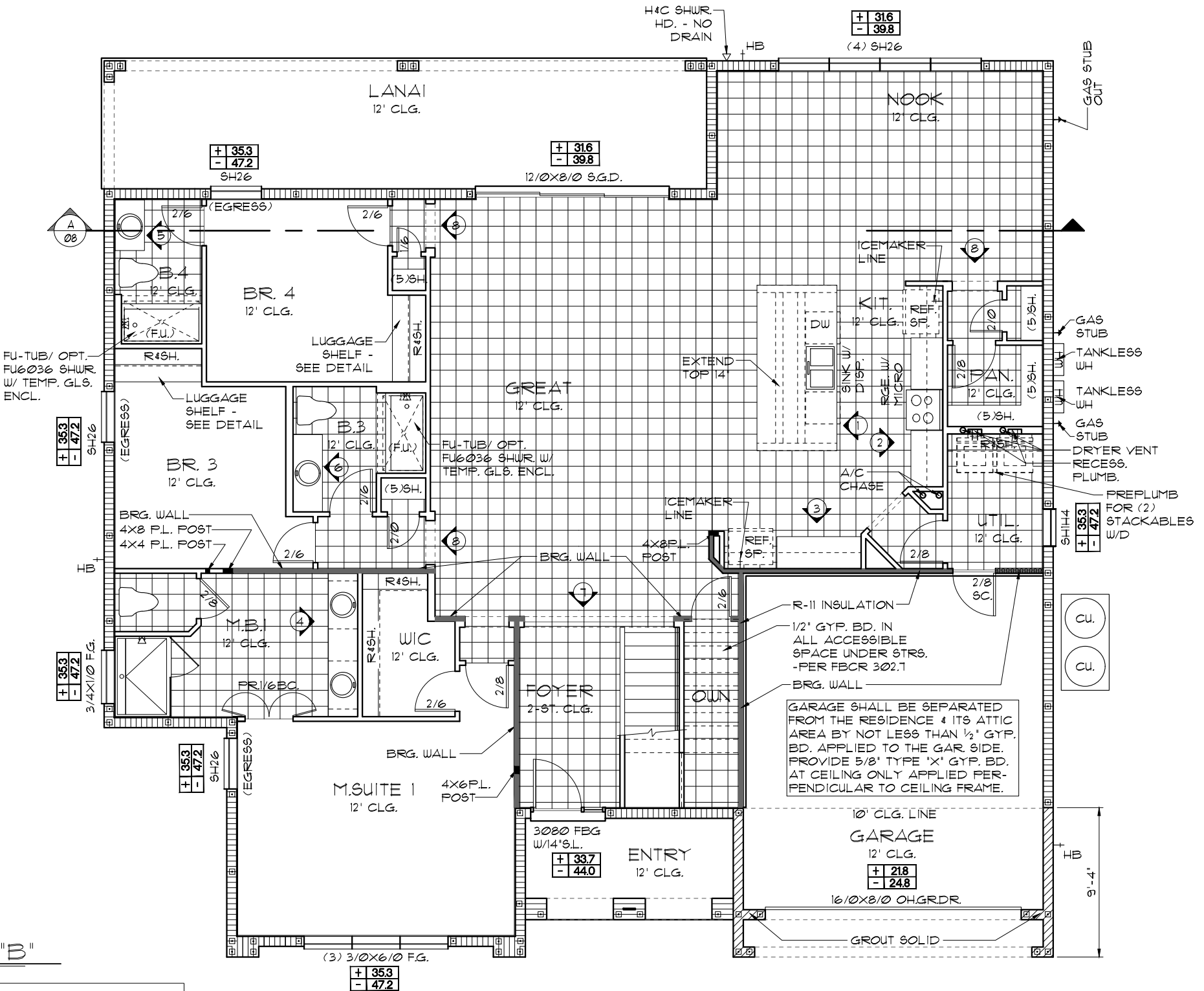
GENERAL NOTES

- 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: M1307.1 - M1307.2
- ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.



OPT. DOOR

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



FLOOR PLAN W/ NOTES "B"

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

NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF. - R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

EERO - R310.2.1- FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 21 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20".
SH25	63" H. X 37" W. WDW SIZE	MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE - 5 SQFT

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOI: 0000, 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

REVISIONS BY

07-07-21	RDC
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PARADISO GRANDE

Park Square Homes

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LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTIAL CODE

DEAD LOADS

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

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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BALCONIES: 40 PSF

PASSANGER VEHICLE GARAGE: 50 PSF

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

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0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V-B
- ENCLOSURE: +/-, 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
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 - VENT DRYER THRU ROOF.
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 - MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
 - | | |
|----------|---|
| [Symbol] | DENOTES CONC. BLOCK WALL HGT. @ 12'-0" A.F.F. |
| [Symbol] | 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
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 - ALL INTER. FIRST FLOOR CEILING AT 12'-0" UNLESS NOTED OTHERWISE.
ALL INTER. SECOND FLOOR CEILING AT 9'-0" UNLESS NOTED OTHERWISE.

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 R302.5.1

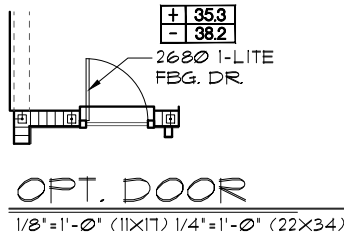
NOTE: TEMPERED GLAZING IS REQUIRED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4

PER FBC R301- TABLE R301.5	
GUARDRAILS & HANDRAILS	CONC. LOAD 200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD 50 LBS
STAIRS	CONC. LOAD 300 LBS

PER FBC R312- R312.1.2 & R312.1.3 & R311.1.8.1

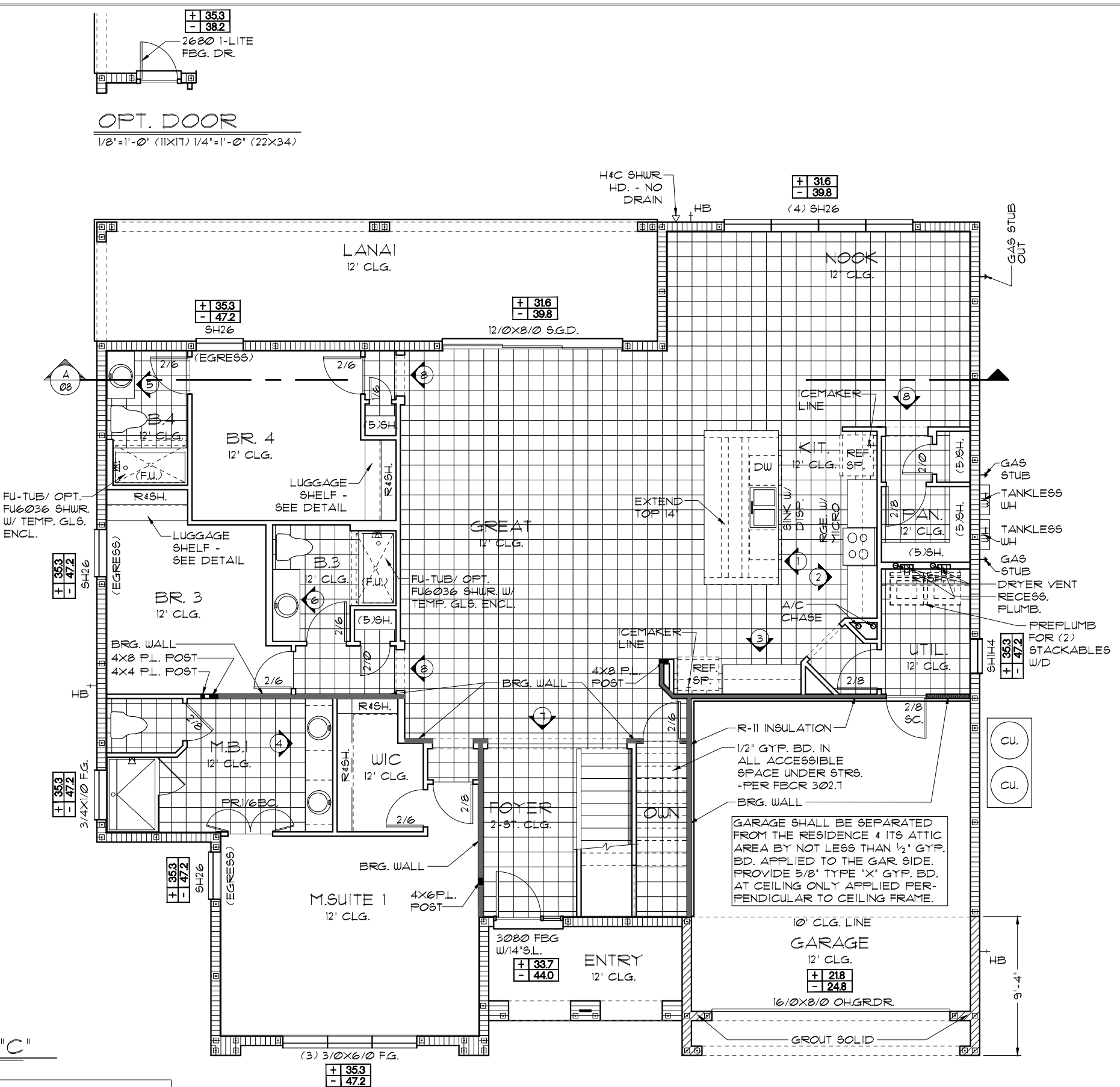
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HANDRAIL HEIGHT	34" MIN. TO 38" MAX.
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NOTE: HANDRAIL CONTINUITY PER R311.1.8.2- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN 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.



FLOOR PLAN W/ NOTES "C"

- NOTE:
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. A.F.F. - R310.2 - FBCR (2023)
 - IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2



EERO - R310.2.1- FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32' X NET CLEAR OPNG. WIDTH 21 1/2' = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20".
SH25	63" H. X 37" W. WDW SIZE	MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE - 5 SQFT

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOI: 0000, PARADISO GRANDE

PARADISO GRANDE

4465

DATE 04-15-21

SCALE AS NOTED

DRAWN RDC

JOB 4465

SHEET 03C.0 OF SHEETS

BEACHCOMBER PARADISO GRANDE

FLOOR PLAN W/ NOTES

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Park Square HOMES

REVISIONS

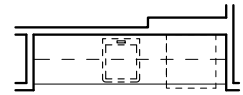
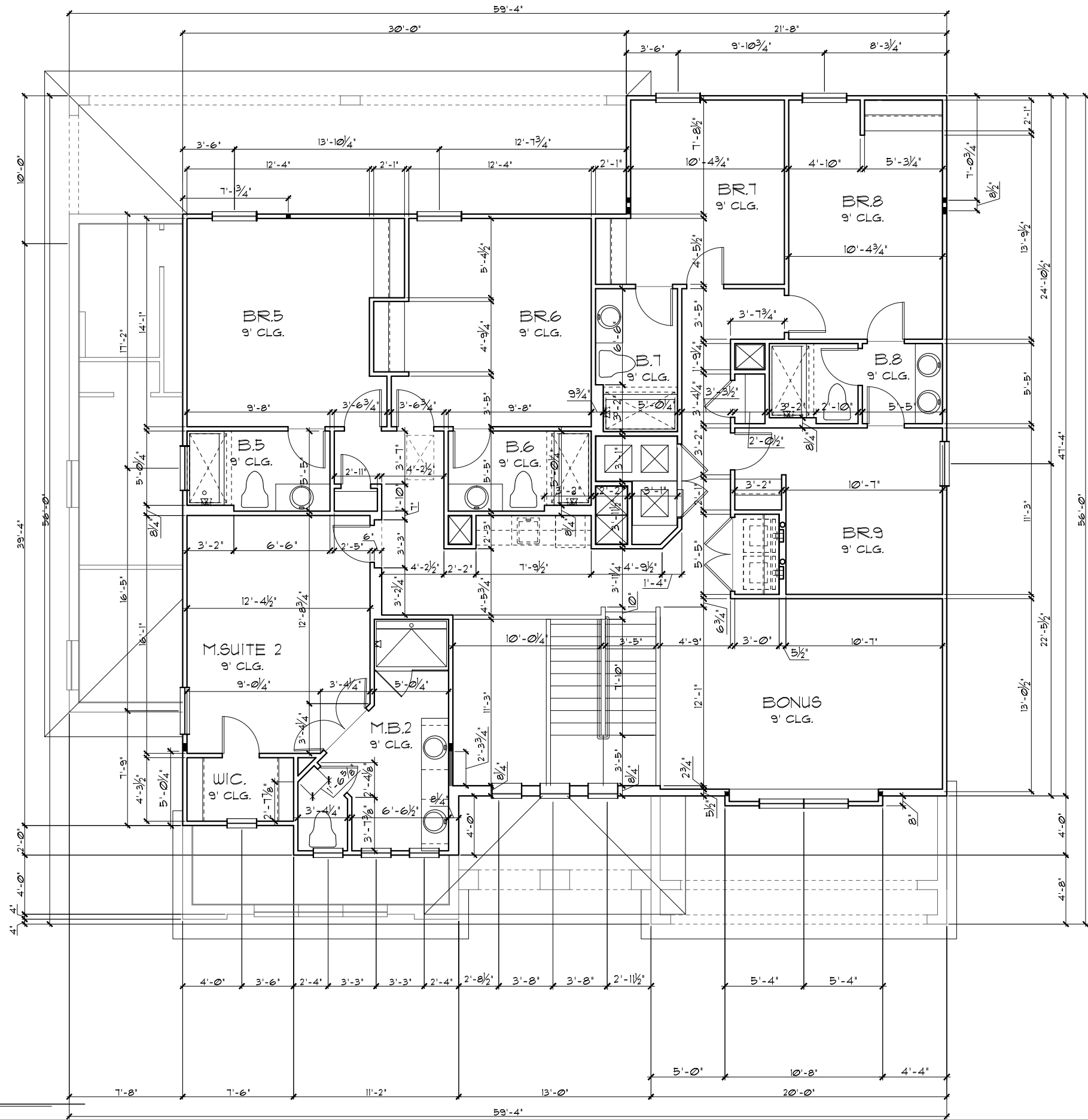
REVISIONS	BY
07-07-21	RDC

- 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 CEILING 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)



PARADISO GRANDE

LOI: 0000, PARADISO GRANDE

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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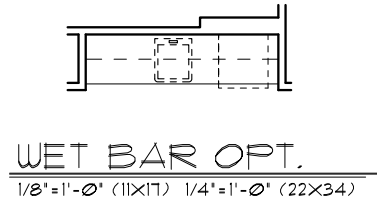
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 Orlando, Florida 32811
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**UPPER FLOOR PLAN W/
 DIMENSIONS**

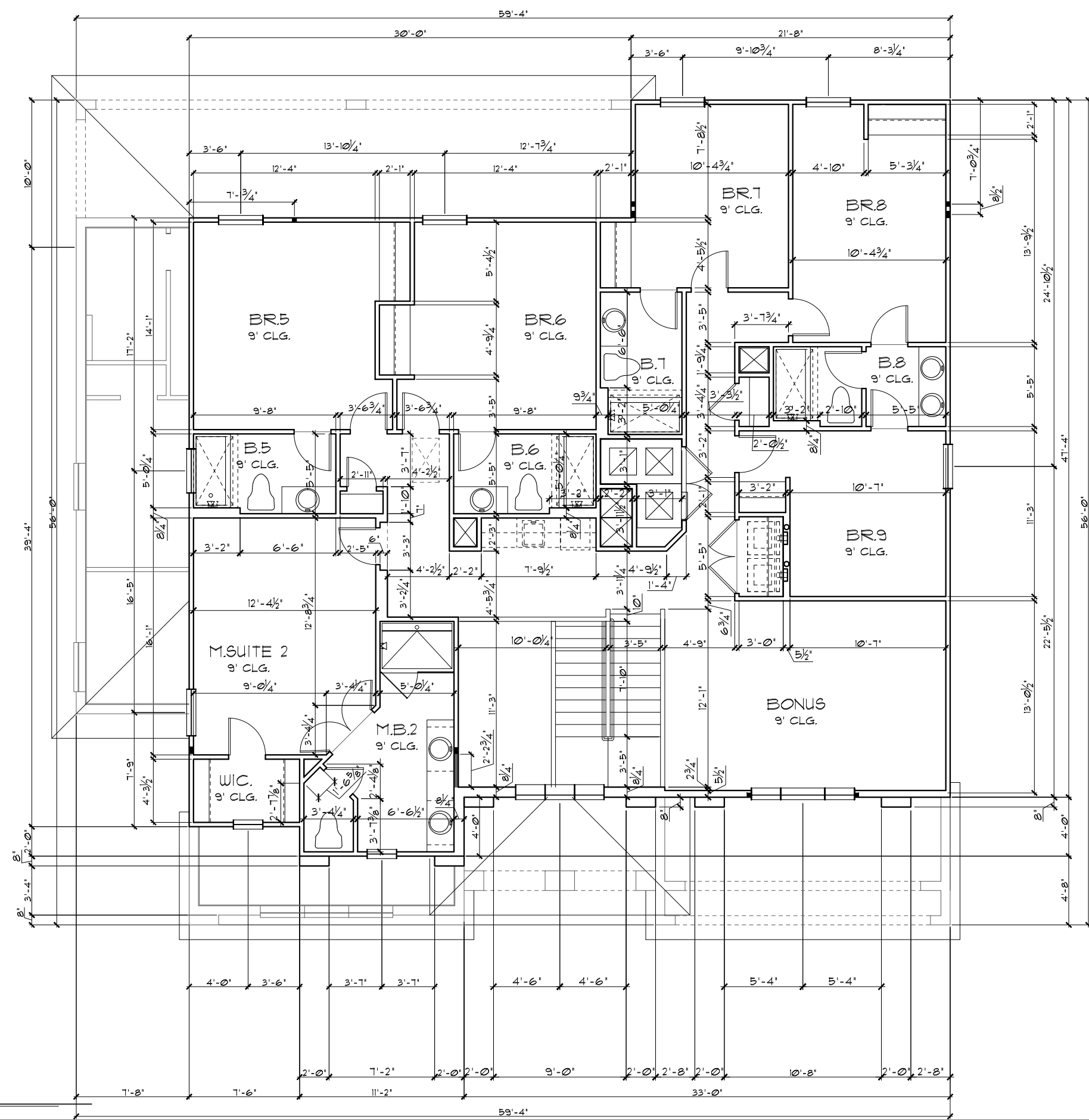
**BEACHCOMBER
 PARADISO GRANDE**

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

- 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.
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 4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" UNLESS NOTED OTHERWISE.
 5. ALL INTERIOR CEILING AT 9'-0" UNLESS NOTED OTHERWISE.
 6. MECHANICAL EQUIPMENT LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.



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 2015 EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOI: 0000, PARADISO GRANDE
 PARADISO GRANDE
 BEACHCOMBER
 UPPER FLOOR PLAN W/ DIMENSIONS

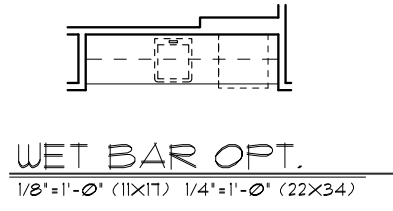
DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	04B.0
OF SHEETS	04B.0

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

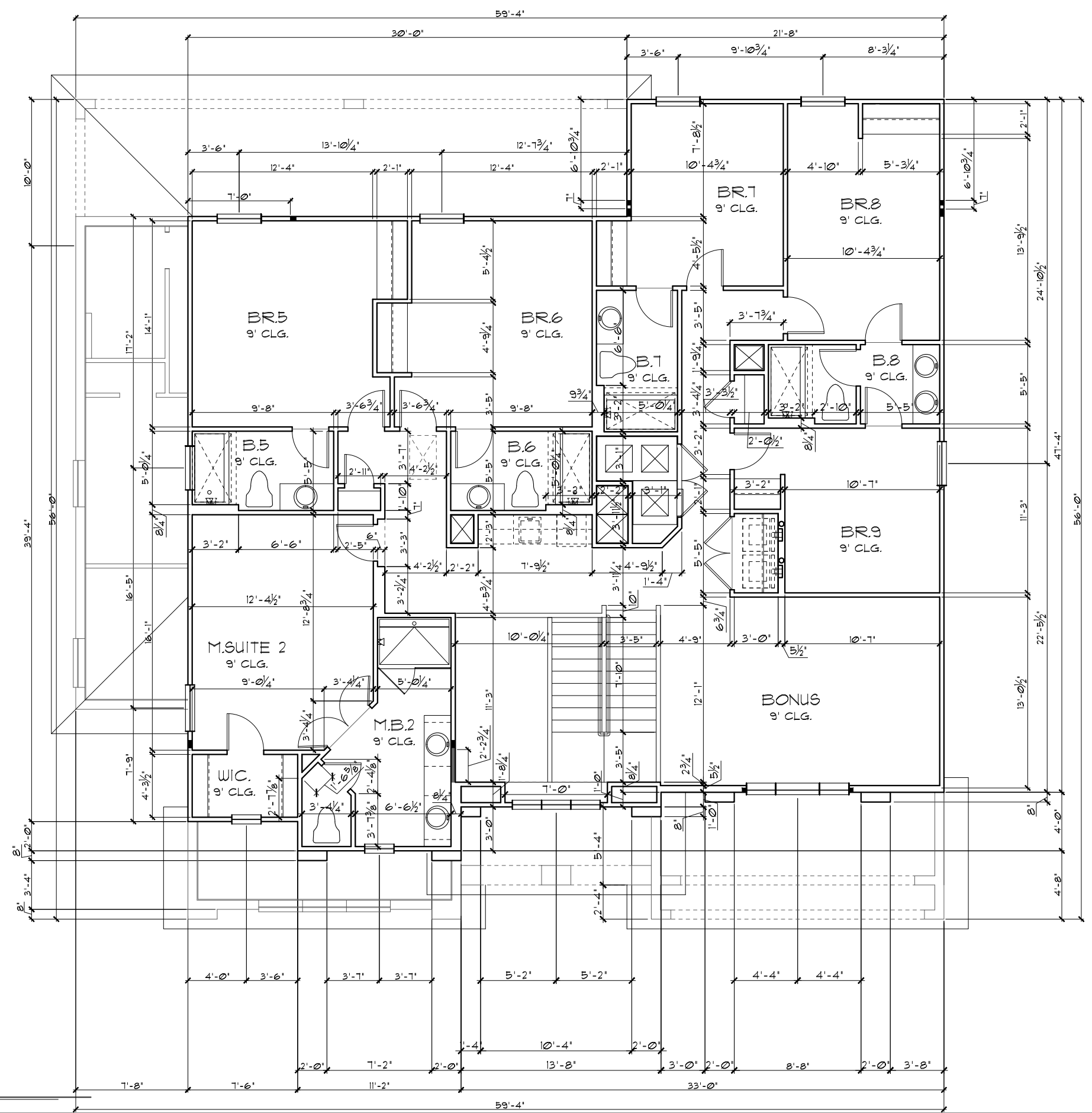
REVISIONS	BY
07-07-21	RDC



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



THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOI: 0000, PARADISO GRANDE

REVISIONS	BY
07-07-21	RDC

4465

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

BEACHCOMBER

UPPER FLOOR PLAN W/ DIMENSIONS

PARADISO GRANDE

Park Square HOMES

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Orlando, Florida 32811
Phone: (407) 529 - 3000

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THOMPSON ENGINEERING GROUP, INC.
10000 Lake Nona Blvd., Suite 400
Orlando, FL 32817
Tel: (407) 734-1450
Fax: (407) 734-1750
www.iteg.com

PARADISO GRANDE

LOAD INFORMATION
PER 8TH EDITION, 2023 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:	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	20
201-600	16
OVER 600	12
0:12 < 4:12	20
4:12 < 12:12	16
≥ 12:12	12

WIND INFORMATION
PER 8TH EDITION, 2023 FLORIDA BUILDING
RESIDENTIAL CODE

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

GENERAL NOTES

- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
- VENT DRYER THRU ROOF.
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- | | |
|--|-------------------------------------|
| | DENOTES CONC. BLOCK WALL HGT. @ N/A |
| | 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: M1307.1 - M1307.2
- ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

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 R302.5.1

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

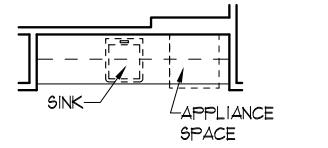
PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS

PER FBC R312- R312.1.2 4 R312.1.3 4 R312.1.8.1

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

NOTE: HANDRAIL CONTINUITY PER R311.1.2.2. 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.

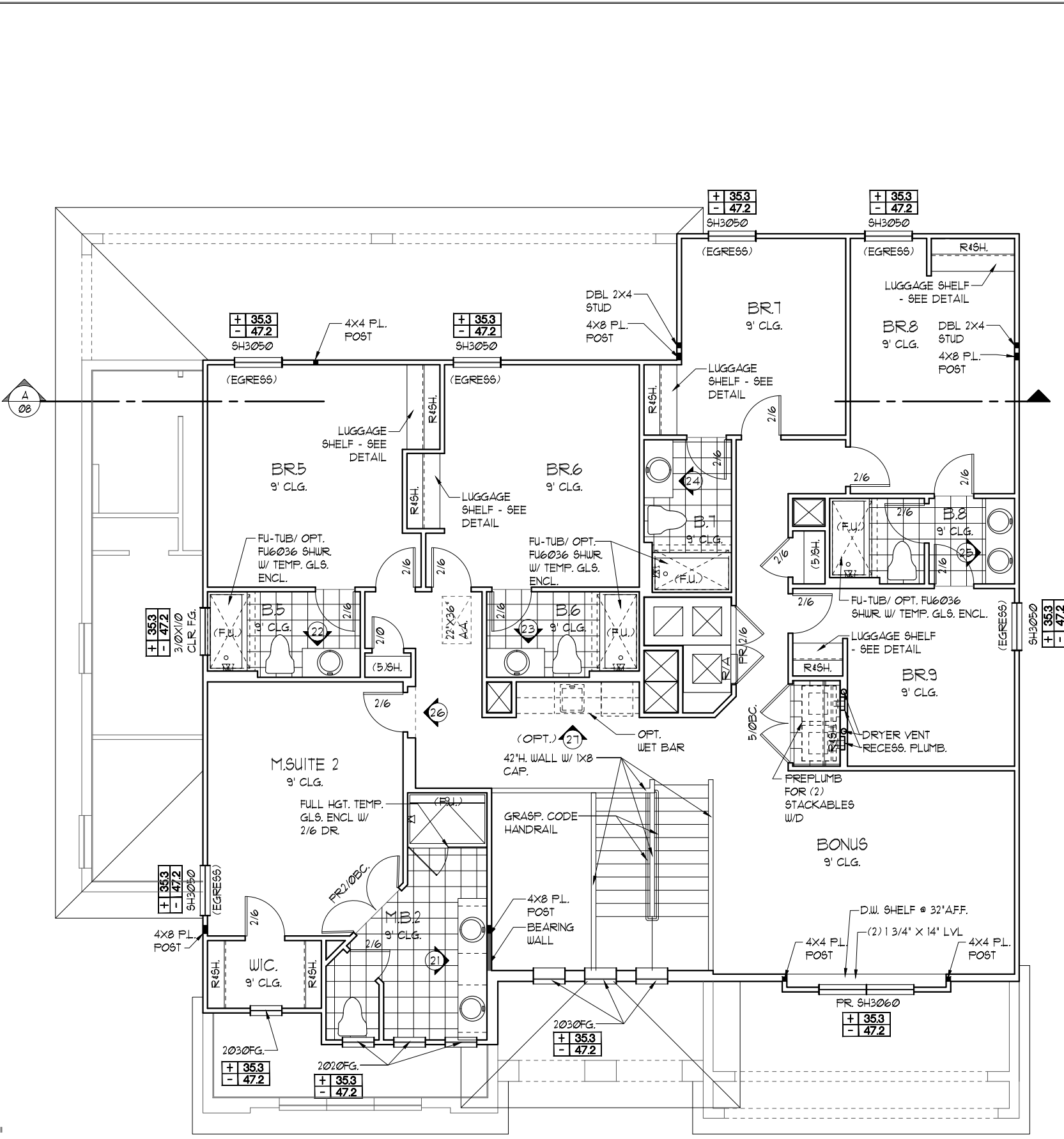


UPPER FLOOR PLAN NOTES "A"

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

NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF. - R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2



EERO - R310.2.1- FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 21 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20". MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE - 5 SQFT
SH25	63" H. X 31" W. WDW SIZE	

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

PARADISO GRANDE

LOI: 0000, PARADISO GRANDE

BEACHCOMBER PARADISO GRANDE

4465

DATE 04-15-21

SCALE AS NOTED

DRAWN RDC

JOB 4465

SHEET 05A.0

OF SHEETS

REVISIONS

REVISIONS	BY
07-07-21	RDC

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ITEC THOMPSON ENGINEERING GROUP, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 754-1150

Park Square HOMES

FLOOR PLAN W/ NOTES

PARADISO GRANDE

LOAD INFORMATION
PER 8TH EDITION, 2023 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: 40 PSF
 SLEEPING ROOM: 30 PSF
 STAIR LIVE LOAD: 40 PSF
 BALCONIES: 40 PSF
 PASSENGER 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

WIND INFORMATION
PER 8TH EDITION, 2023 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 COEFFICIENT: IN NOTE #6
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

DESIGN WIND PRESSURE (PSF)
 + XXX
 - 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: M1307.1 - M1307.2
- ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

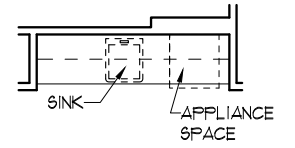
NOTE: 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED IAW R302.5.1

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

PER FBC R301- TABLE R301.5
 GUARDRAILS & HANDRAILS CONC. LOAD 200 LBS
 GUARDRAIL IN - FILL COMPONENTS CONC. LOAD 50 LBS
 STAIRS CONC. LOAD 300 LBS

PER FBC R312- R312.1.2 4 R312.1.3 4 R312.1.8.1
 GUARDRAILS HEIGHT 36" MIN.
 HANDRAIL HEIGHT 34" MIN. TO 38" MAX.
 GUARDRAIL OPENING LIMITATIONS 4" IN DIAMETER MAX.

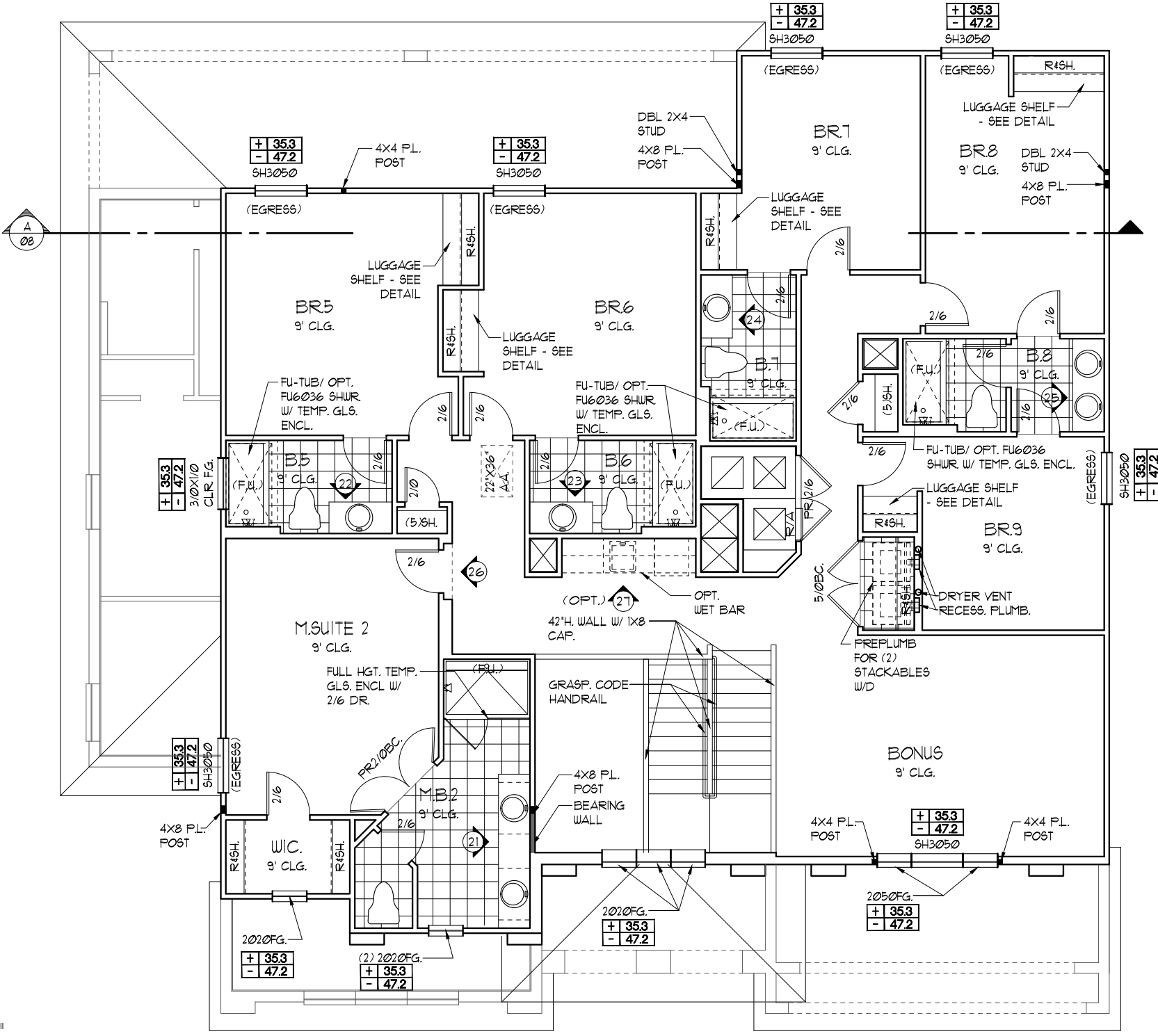
NOTE: HANDRAIL CONTINUITY PER R311.1.2.2. HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT, HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POST OR SAFETY TERMINALS, HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.



UPPER FLOOR PLAN NOTES "B"

NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF. - R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2



EERO - R310.2.1 - FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32' X NET CLEAR OPNG. WIDTH 21 1/2' = 6.19 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.1 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24'. THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20'. MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE - 5 SQFT
SH25	63" H. X 31" W. WDW SIZE	

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 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 32811
 Phone: (407) 529-3000

BEACHCOMBER
 PARADISO GRANDE

4465

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

FLOOR PLAN W/ NOTES

REVISIONS

REVISIONS	BY
07-07-21	RDC

LOAD INFORMATION

PER 8TH EDITION, 2023 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: 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 R302.5.1

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

PER FBC R301- TABLE R301.5

GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS

PER FBC R312- R312.1.2 4 R312.1.3 4 R312.1.8.1

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

NOTE: HANDRAIL CONTINUITY PER R311.1.2.2. 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.

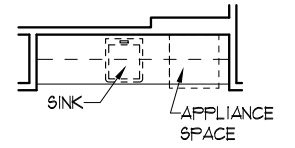
WIND INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTIAL CODE

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

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

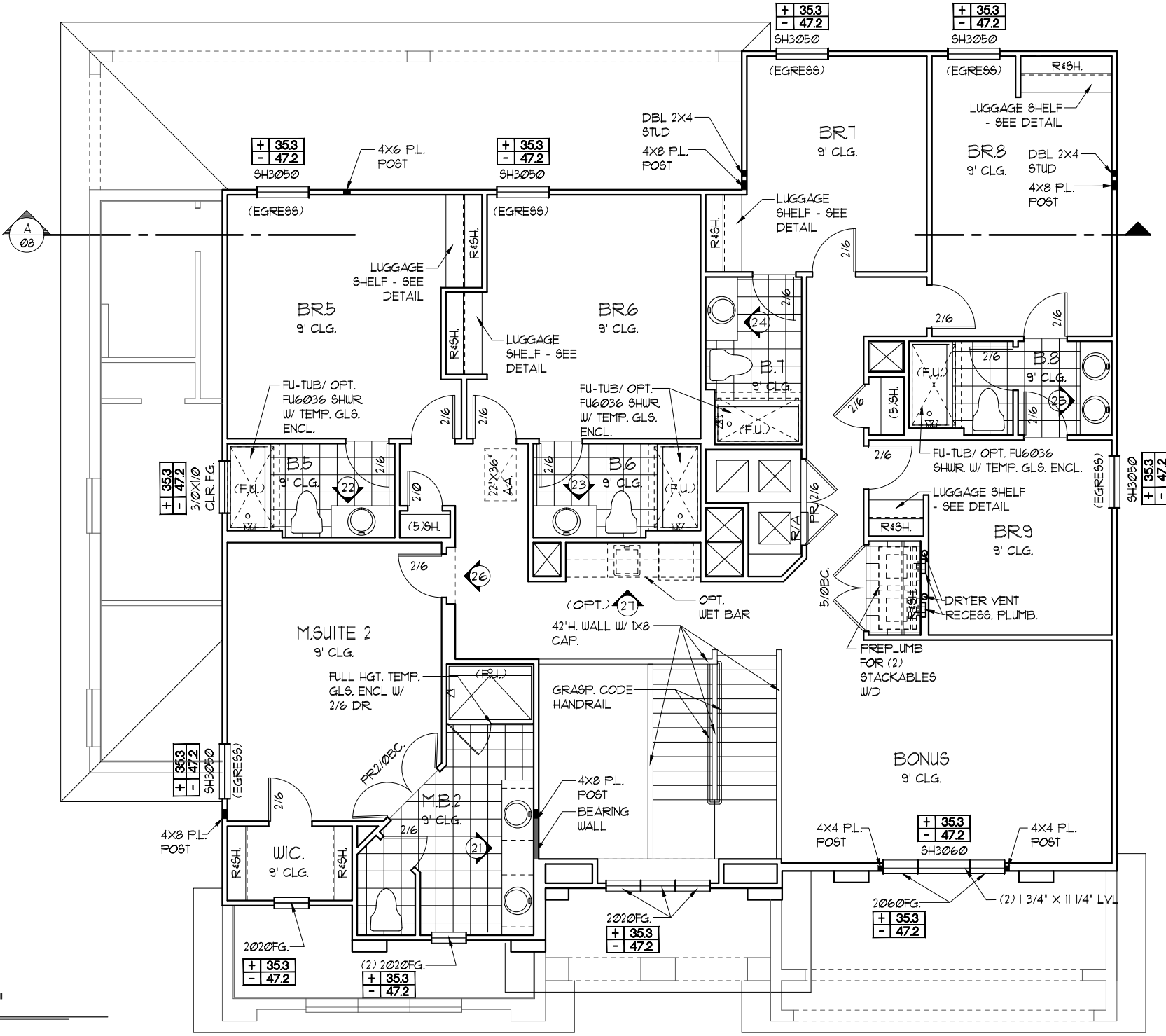
NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.



- ### 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.
 - | | |
|-----------|-------------------------------------|
| [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: M1307.1 - M1307.2
 - ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF. - R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2



EERO - R310.2.1 - FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 21 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20".
SH25	63" H. X 31" W. WDW SIZE	MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE - 5 SQFT

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, PARADISO GRANDE

PARADISO GRANDE

BEACHCOMBER

4465

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

PARADISO GRANDE

FLOOR PLAN W/ NOTES

Park Square HOMES

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1700 S. Orange Blvd., Suite 100
Orlando, FL 32811
Phone: (407) 754-1100
www.itec.com

REVISIONS	BY
07-07-21	RDC



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**
- LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBCR 2023
 - PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 8TH EDITION, FBCR 2023
 - WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBCR 2023
 - WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 8TH EDITION, FBCR 2023
 - '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 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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PARADISO GRANDE

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Park Square HOMES

EXTERIOR ELEVATION FRONT AND REAR

REVISIONS	BY
07-07-21	RDC

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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBCR 2023
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 8TH EDITION, FBCR 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBCR 2023
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 8TH EDITION, FBCR 2023
5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.



FRONT ELEVATION "B"

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



REAR ELEVATION

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

PARADISO GRANDE

LOI: 0000, PARADISO GRANDE

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REVISIONS	BY
07-07-21	RDC

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Orlando, Florida 32811
Phone: (407) 529 - 3000

EXTERIOR ELEVATION FRONT AND REAR

BEACHCOMBER PARADISO GRANDE

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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBCR 2023
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 8TH EDITION, FBCR 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBCR 2023
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 8TH EDITION, FBCR 2023
5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.



FRONT ELEVATION "C"

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



REAR ELEVATION

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOI: 0000, PARADISO GRANDE

PARADISO GRANDE

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

BEACHCOMBER
PARADISO GRANDE

EXTERIOR ELEVATION
FRONT AND REAR

Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
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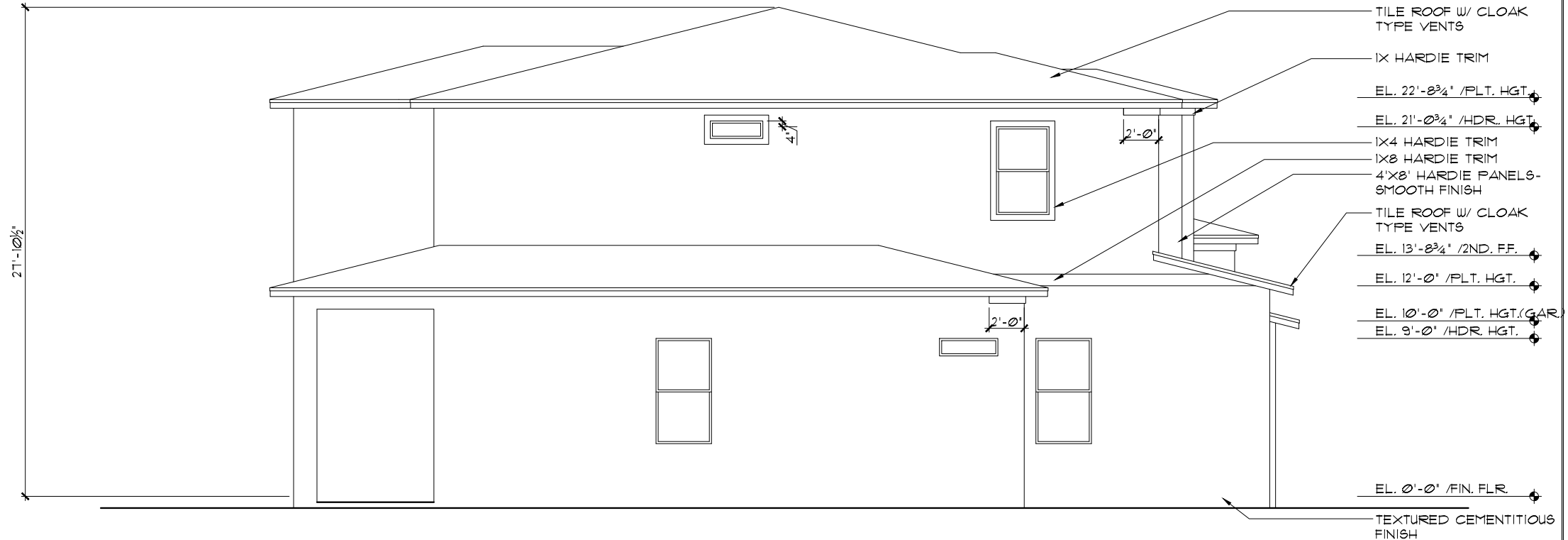
REVISIONS	BY
07-07-21	RDC

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THOMPSON ENGINEERING GROUP, INC.
10000 Lake Nona Blvd., Suite 400
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Tel: (407) 734-1460
Fax: (407) 734-1750
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EXTERIOR FINISH NOTES

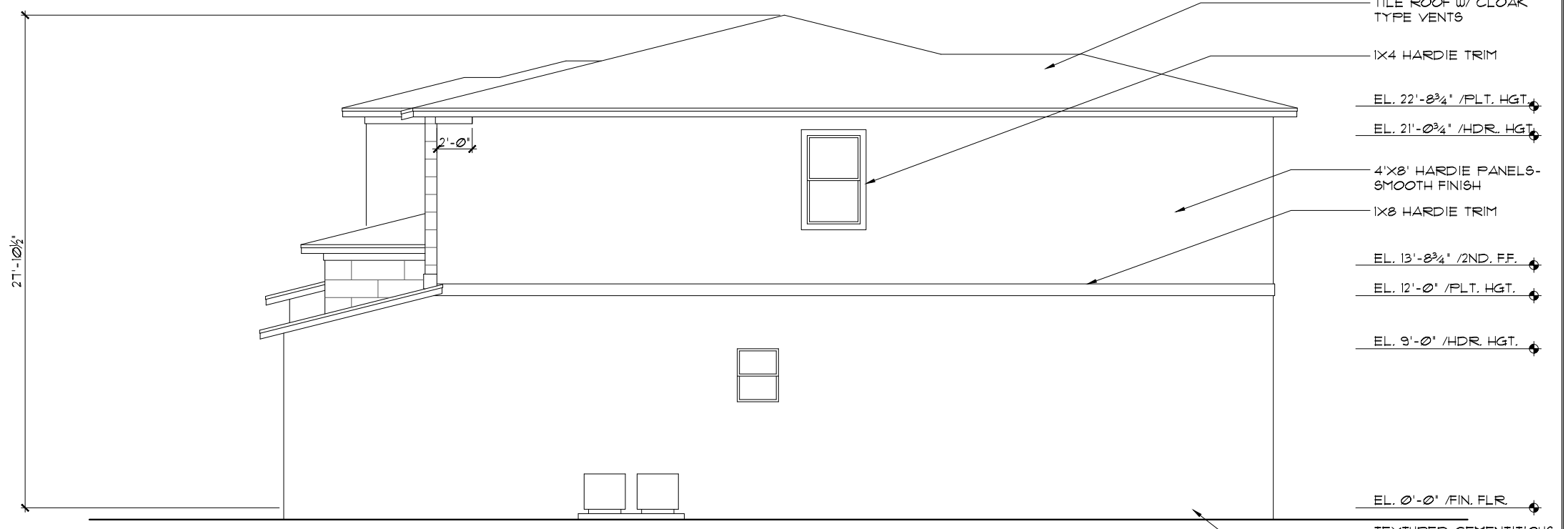
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2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 8TH EDITION, FBCR 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBCR 2023
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 8TH EDITION, FBCR 2023
5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR WALLS.



LEFT ELEVATION "A"

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

- TILE ROOF W/ CLOAK TYPE VENTS
- IX HARDIE TRIM
- EL. 22'-8 3/4" /PLT. HGT.
- EL. 21'-0 3/4" /HDR. HGT.
- IX4 HARDIE TRIM
- IX8 HARDIE TRIM
- 4'X8' HARDIE PANELS-SMOOTH FINISH
- TILE ROOF W/ CLOAK TYPE VENTS
- EL. 13'-8 3/4" /2ND. FF.
- EL. 12'-0" /PLT. HGT.
- EL. 10'-0" /PLT. HGT.(GAR.)
- EL. 9'-0" /HDR. HGT.
- EL. 0'-0" /FIN. FLR.
- TEXTURED CEMENTITIOUS FINISH



RIGHT ELEVATION "A"

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

- TILE ROOF W/ CLOAK TYPE VENTS
- IX4 HARDIE TRIM
- EL. 22'-8 3/4" /PLT. HGT.
- EL. 21'-0 3/4" /HDR. HGT.
- 4'X8' HARDIE PANELS-SMOOTH FINISH
- IX8 HARDIE TRIM
- EL. 13'-8 3/4" /2ND. FF.
- EL. 12'-0" /PLT. HGT.
- EL. 9'-0" /HDR. HGT.
- EL. 0'-0" /FIN. FLR.
- TEXTURED CEMENTITIOUS FINISH

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOI: 0000, PARADISO GRANDE

PARADISO GRANDE

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

BEACHCOMBER
PARADISO GRANDE

EXTERIOR ELEVATIONS
LEFT AND RIGHT

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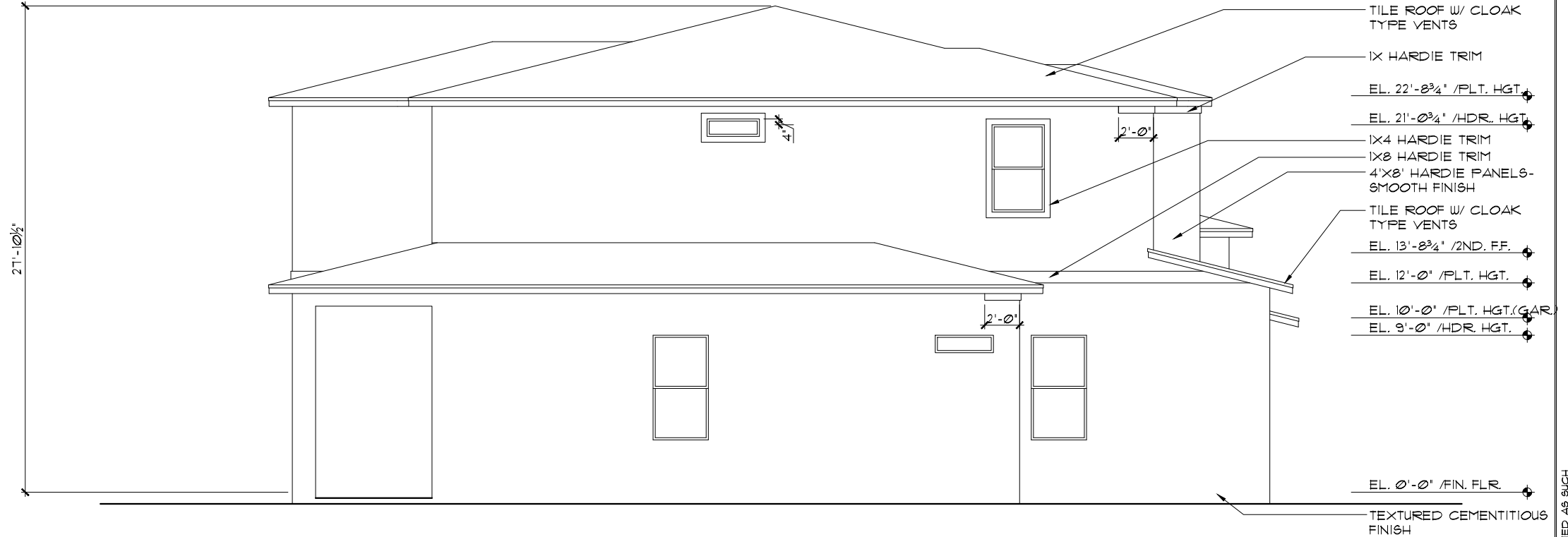
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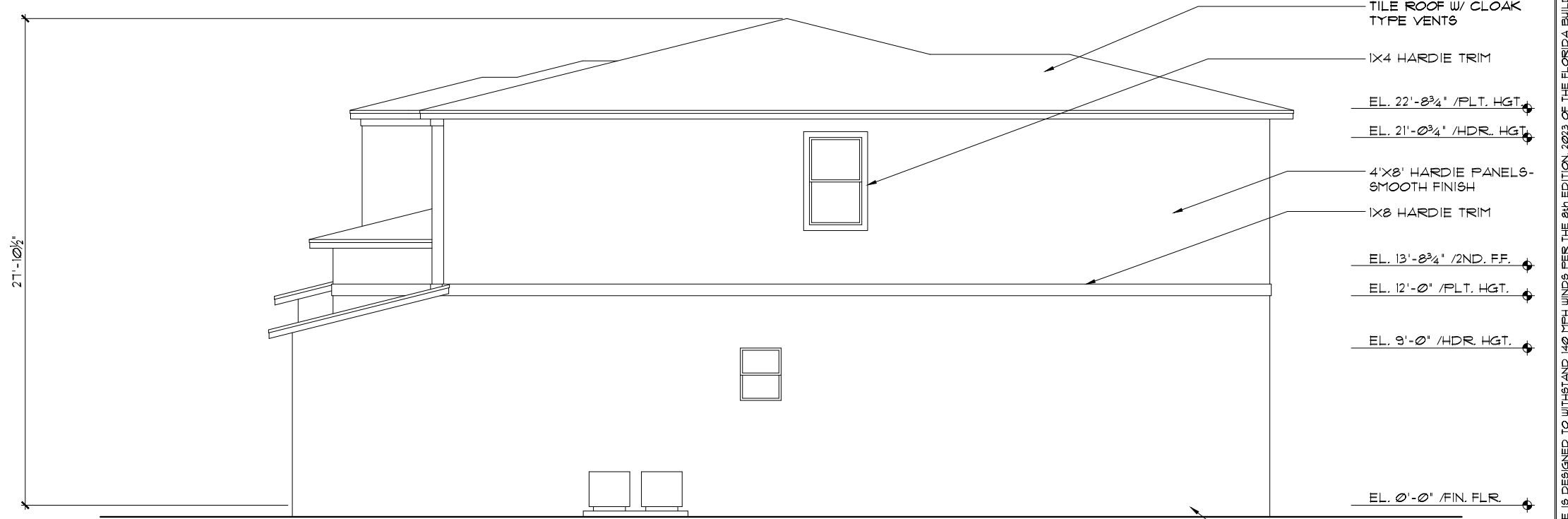
EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBCR 2023
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 8TH EDITION, FBCR 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBCR 2023
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 8TH EDITION, FBCR 2023
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)

PARADISO GRANDE

LOT: 0000, PARADISO GRANDE

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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Park Square HOMES

EXTERIOR ELEVATIONS
LEFT AND RIGHT

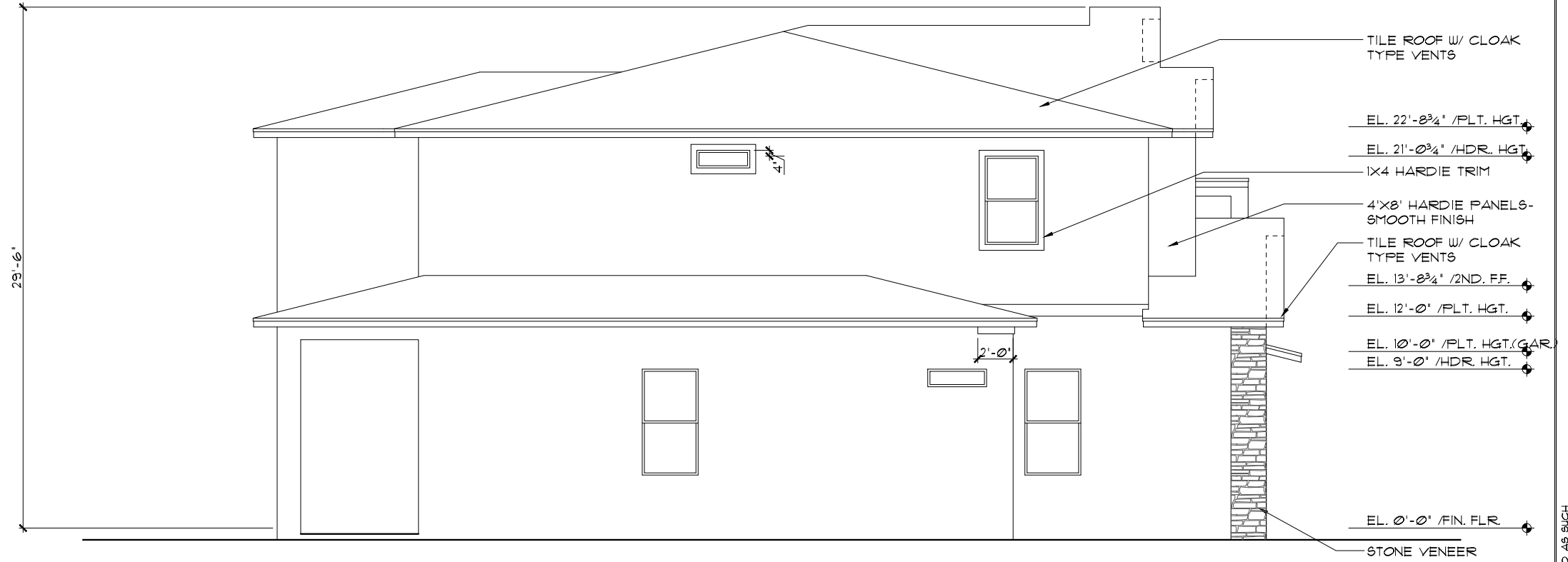
BEACHCOMBER
PARADISO GRANDE

4465

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

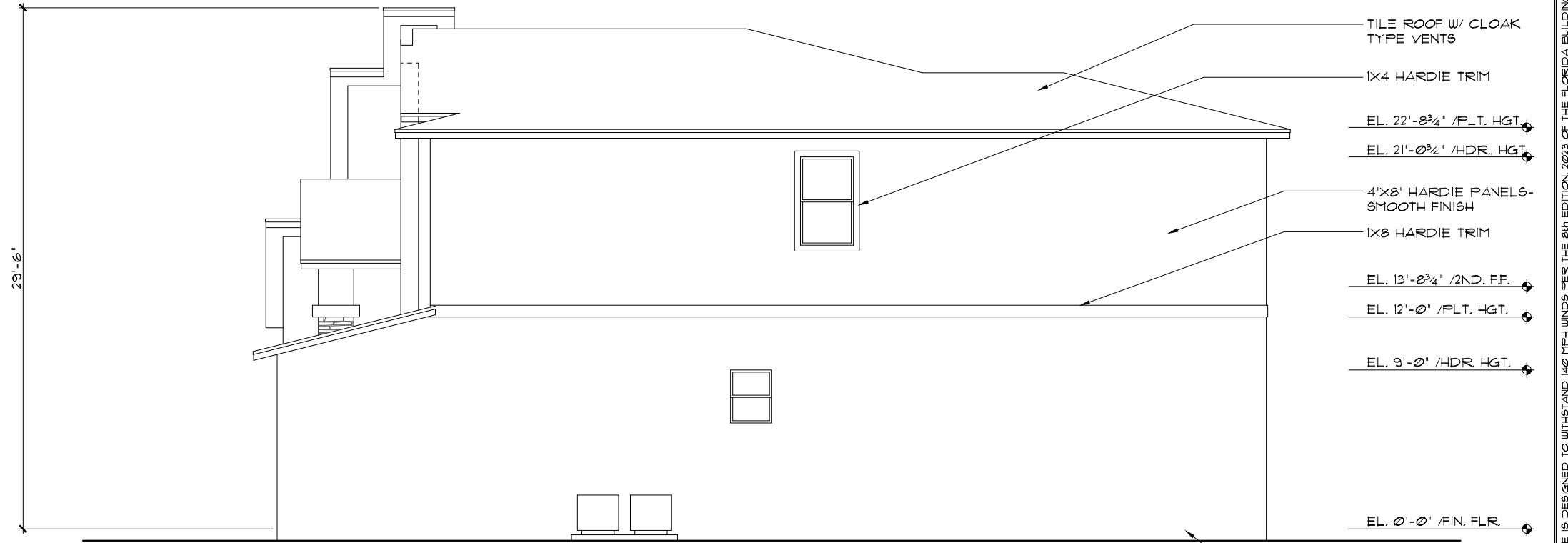
EXTERIOR FINISH NOTES

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5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR WALLS.



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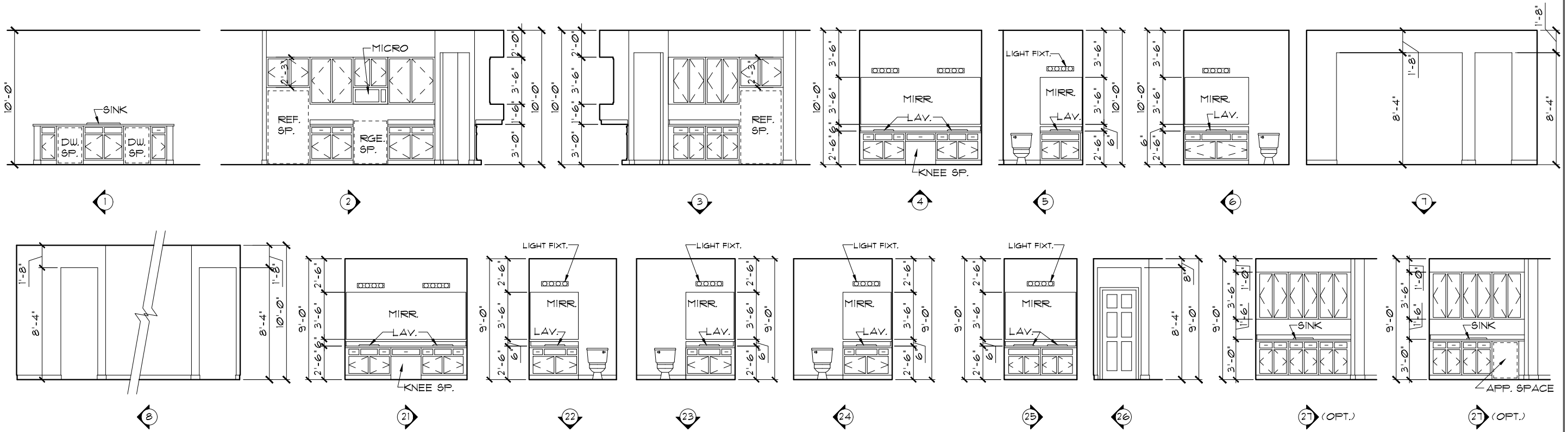
BEACHCOMBER
 4465
 DATE 04-15-21
 SCALE AS NOTED
 DRAWN RDC
 JOB 4465
 SHEET
 07C.0
 OF SHEETS

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PARK SQUARE HOMES
 EXTERIOR ELEVATIONS
 LEFT AND RIGHT

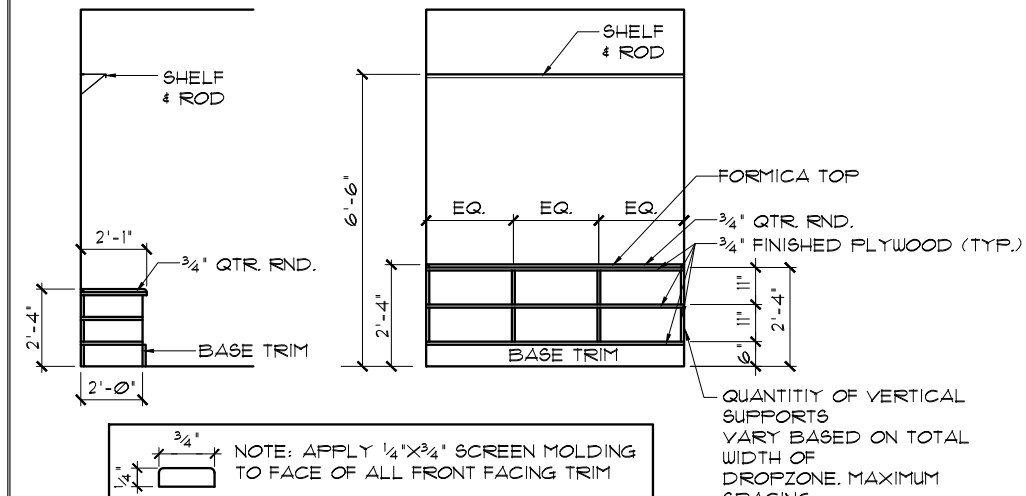
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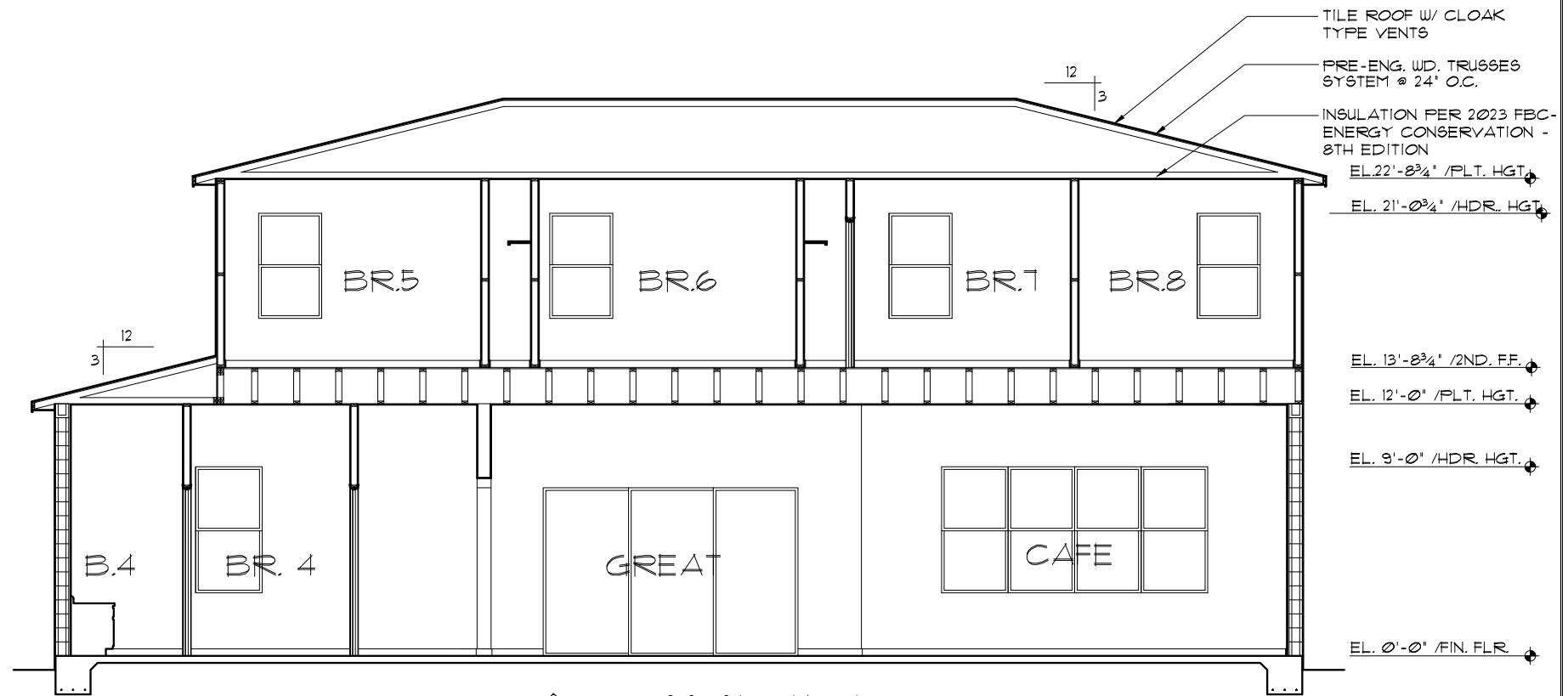
INTERIOR ELEVATIONS

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 2018 EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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CROSS SECTION / INTERIOR ELEVATIONS

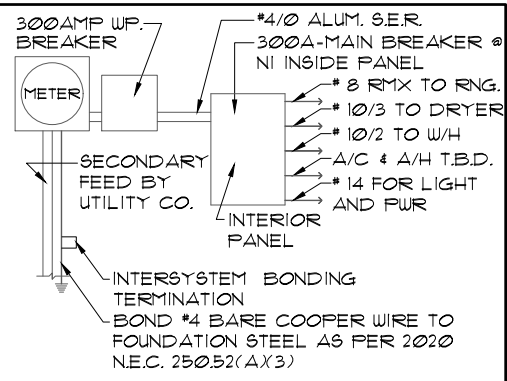
BEACHCOMBER PARADISO GRANDE

4465

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

MECHANICAL/GENERAL NOTES

- PER 8TH ED. 2023 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 2023 8TH 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 2023 8TH EDITION.
 - 4.) IAW NEC 2020- 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 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
 - 6.) ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES 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 2023, 8TH ED. F280.1
 - 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 2023, 8TH 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 2020**
 - 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-NEC2020 - ARTICLE 210-52



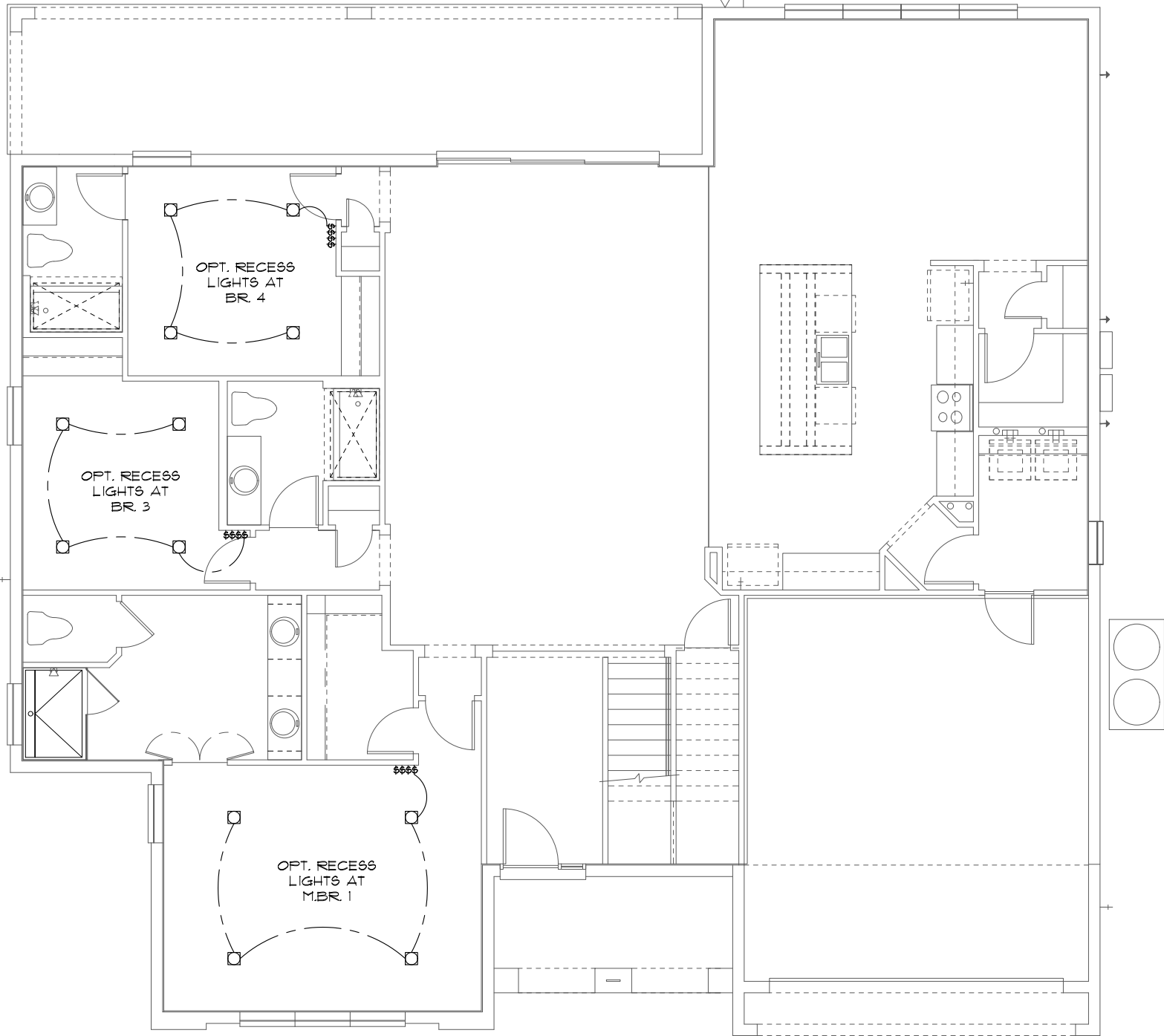
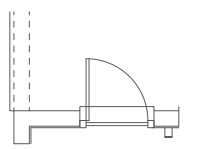
ELECTRICAL RISER DIAGRAM

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 250.53 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 thereinforcing 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/SMOKE ALARM W/INTEGRATED SOUNDER BASE
⊞	OUT. 110-115, CLG. MOUNT.	⊞	CARBON MONOXIDE
⊞	OUT. 110-115, FLR. MOUNT.	⊞	PUSH BUTTON
⊞	SPCL. 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
⊞	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)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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PARADISO GRANDE

ELECTRICAL PLAN

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

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MECHANICAL/GENERAL NOTES

PER 8TH ED. 2023 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 2023 8TH 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 2023 8TH EDITION.

4.) IAW NEC 2020- 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 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES 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 2023, 8TH ED. F280.1

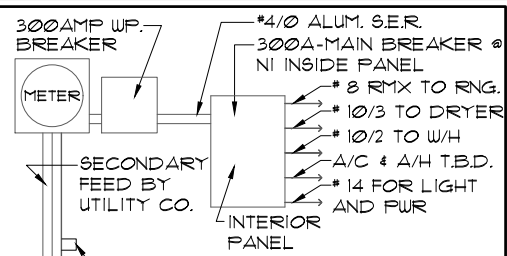
9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2023, 8TH ED.

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 2020**

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-NEC2020 - 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.

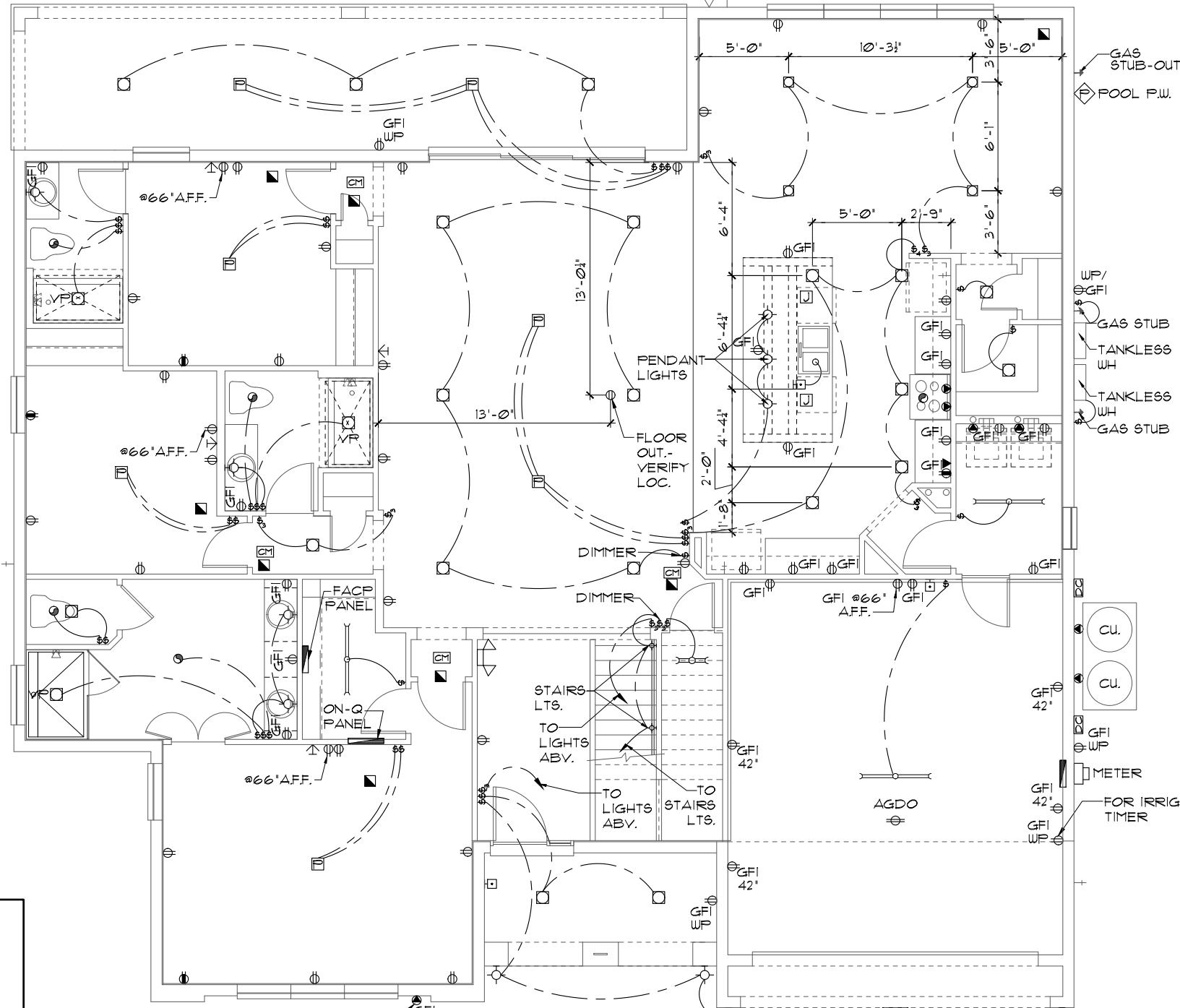
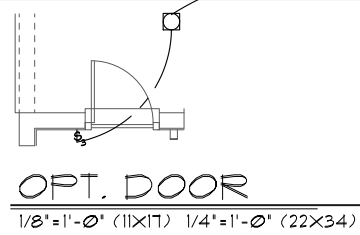
The reinforcing rods cannot be coated with non-conductive material.

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

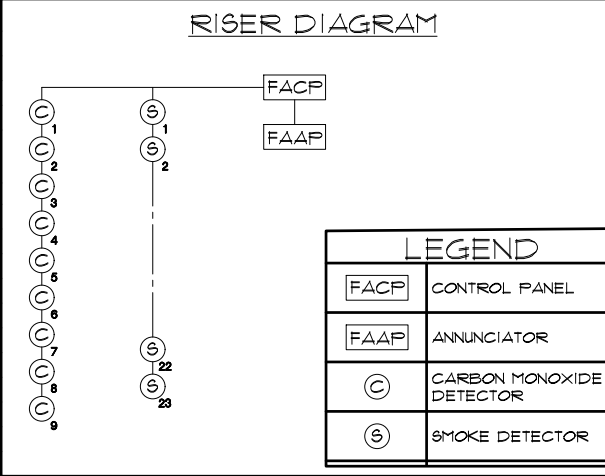
only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

NOTE: 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-EI & CONVENTIONAL SMOKE DETECTION FIREWOLF FW2-S SHALL BE INSTALLED PURSUANT THE MANUFACTURE REQUIREMENTS AND NEC 2020 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
⊞	SPCL. 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
⊞	LIGHT FIXT., EMERG. EXIT	⊞	DISCONNECT SWITCH
⊞	LIGHT FIXT., EXIT/BACKUP	⊞	ELEC. POWER METER



LEGEND

FACP	CONTROL PANEL
FAAP	ANNUNCIATOR
C	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH
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REVISIONS

REVISIONS	BY
07-07-21	RDC

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

MECHANICAL/GENERAL NOTES

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 A) CHAPTER 13 OF THE FBC-R 2023 8TH 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 2023 8TH EDITION.

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5.) IAW NEC 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES 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 2023, 8TH ED. F200.1

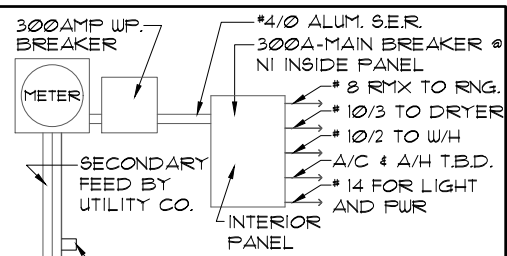
9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2023, 8TH ED.

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 2020**

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-NEC2020 - ARTICLE 210-52

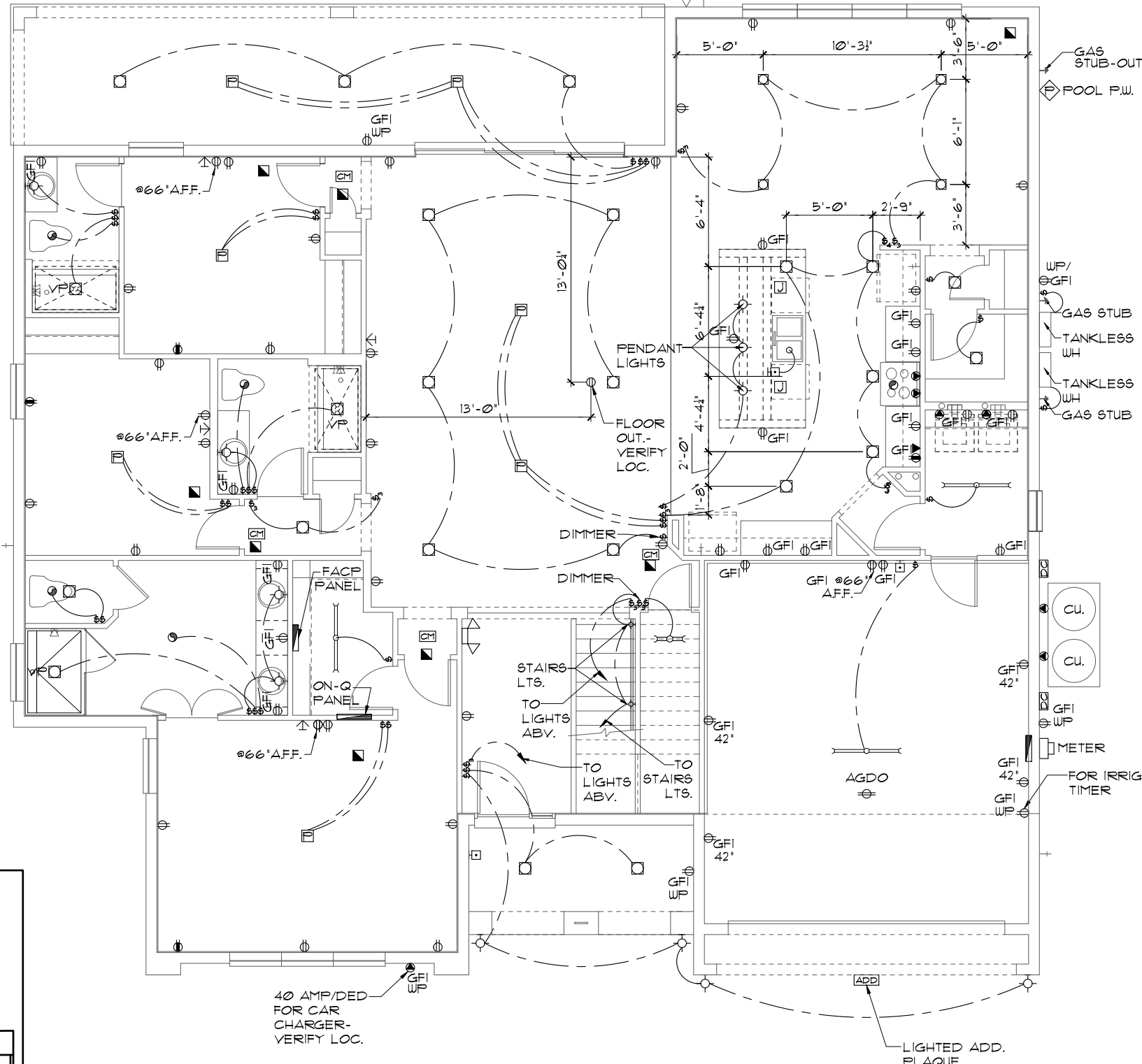
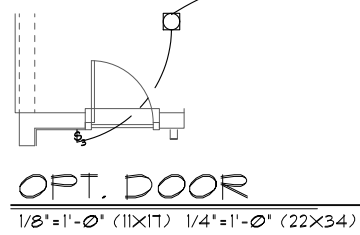


ELECTRICAL RISER DIAGRAM

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.

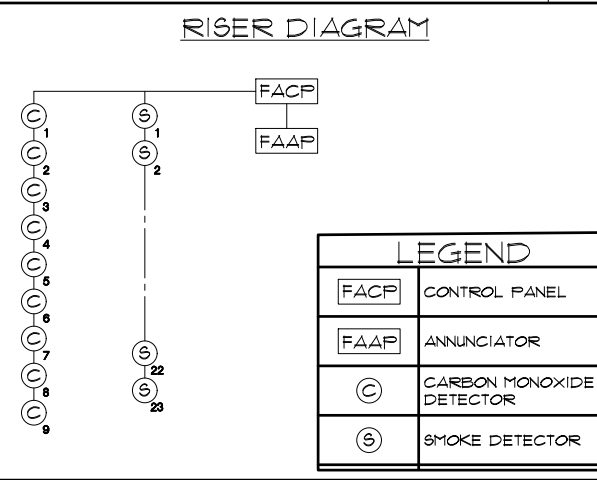
250.52(A)3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.
 Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing bars 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: 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-EI & CONVENTIONAL SMOKE DETECTION FIREWOLF FW2-S SHALL BE INSTALLED PURSUANT THE MANUFACTURE REQUIREMENTS AND NEC 2020 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
⊕	SPCL. 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
⊕	LIGHT FIXT., EMERG. EXIT	⊞	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊞	ELEC. POWER METER



ELECTRICAL PLAN "B"

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH
LOI: 0000, PARADISO GRANDE
 PARADISO GRANDE BEACHCOMBER PARADISO GRANDE
 DATE 04-15-21
 SCALE AS NOTED
 DRAWN RDC
 JOB 4465
 SHEET 09B.0 OF SHEETS

PARADISO GRANDE

4465

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

REVISIONS

REVISIONS	BY
07-07-21	RDC

HITEC
 THOMPSON ENGINEERING GROUP, INC.
 1500 W. Colonial Ave., Suite 400
 Ft. Lauderdale, FL 33311
 Phone: (954) 734-1450
 Fax: (954) 734-1750
 www.hitec.com

MECHANICAL/GENERAL NOTES

PER 8TH ED. 2023 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 2023 8TH 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 2023 8TH EDITION.

4.) IAW NEC 2020- 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 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES 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 2023, 8TH ED. F280.1

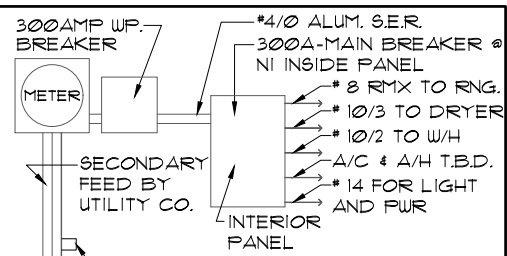
9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2023, 8TH ED.

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11.) ALL ELECTRICAL WORK TO BE DONE PER **NFPA10-NEC 2020**

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

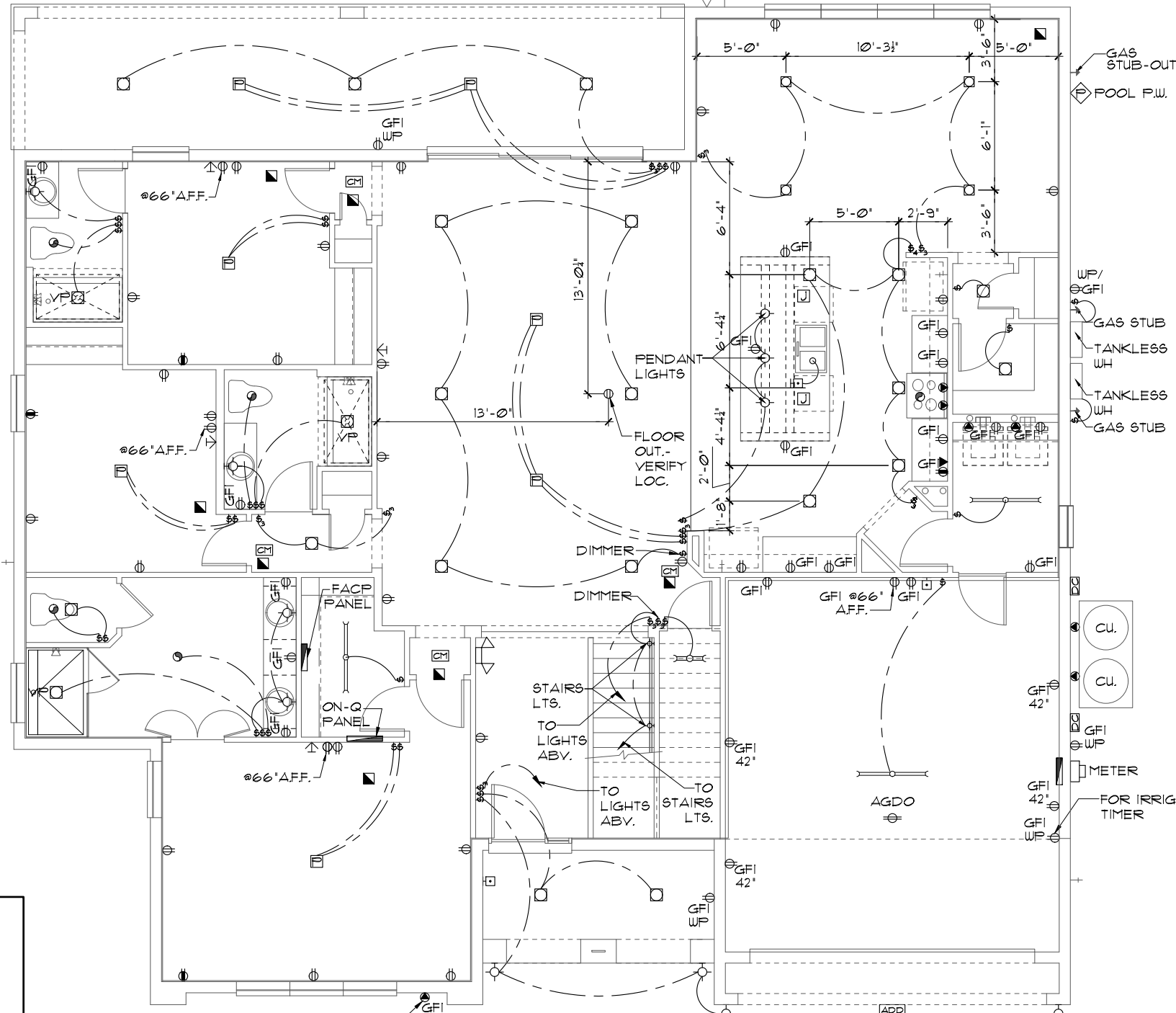
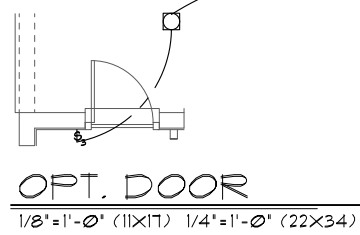
12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA10-NEC2020 - ARTICLE 210-52



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.

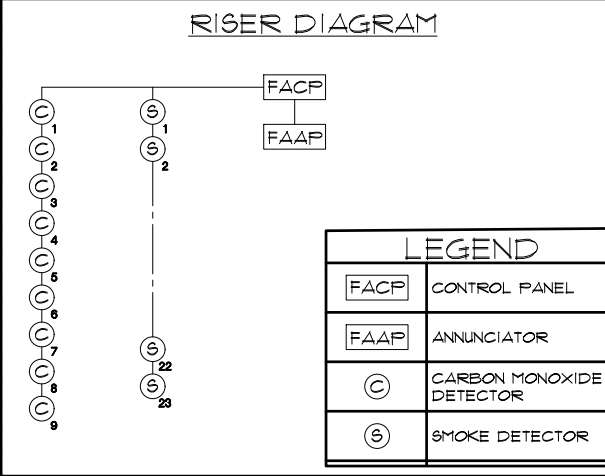
ELECTRICAL RISER DIAGRAM

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-EI & CONVENTIONAL SMOKE DETECTION FIREWOLF FW2-S SHALL BE INSTALLED PURSUANT THE MANUFACTURE REQUIREMENTS AND NEC 2020 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
⊕	SPCL. 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
⊕	LIGHT FIXT., EMERG. EXIT	⊞	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊞	ELEC. POWER METER



ELECTRICAL PLAN "C"

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH
LOI: 0000, PARADISO GRANDE
 PARADISO GRANDE
 BEACHCOMBER
 PARADISO GRANDE

4465
 DATE 04-15-21
 SCALE AS NOTED
 DRAWN RDC
 JOB 4465
 SHEET 09C.0
 OF SHEETS

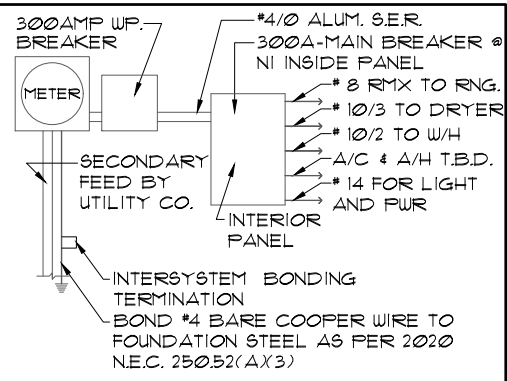
PARADISO GRANDE
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.
 5200 Vineland Road, Suite 200
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ITEC
 THOMPSON ENGINEERING GROUP, INC.
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 Orlando, FL 32811
 Tel: (407) 734-1460
 Fax: (407) 734-1790
 www.itec.com

REVISIONS BY
 07-07-21 RDC

MECHANICAL/GENERAL NOTES

- PER 8TH ED. 2023 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 2023 8TH 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 2023 8TH EDITION.
 - 4.) IAW NEC 2020- 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 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
 - 6.) ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES 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 2023, 8TH ED. F280.1.7
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 - 11.) ALL ELECTRICAL WORK TO BE DONE PER **NFPA70-NEC 2020**
 - 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-NEC2020 - ARTICLE 210-52



ELECTRICAL RISER DIAGRAM

NOTE: N.T.S.

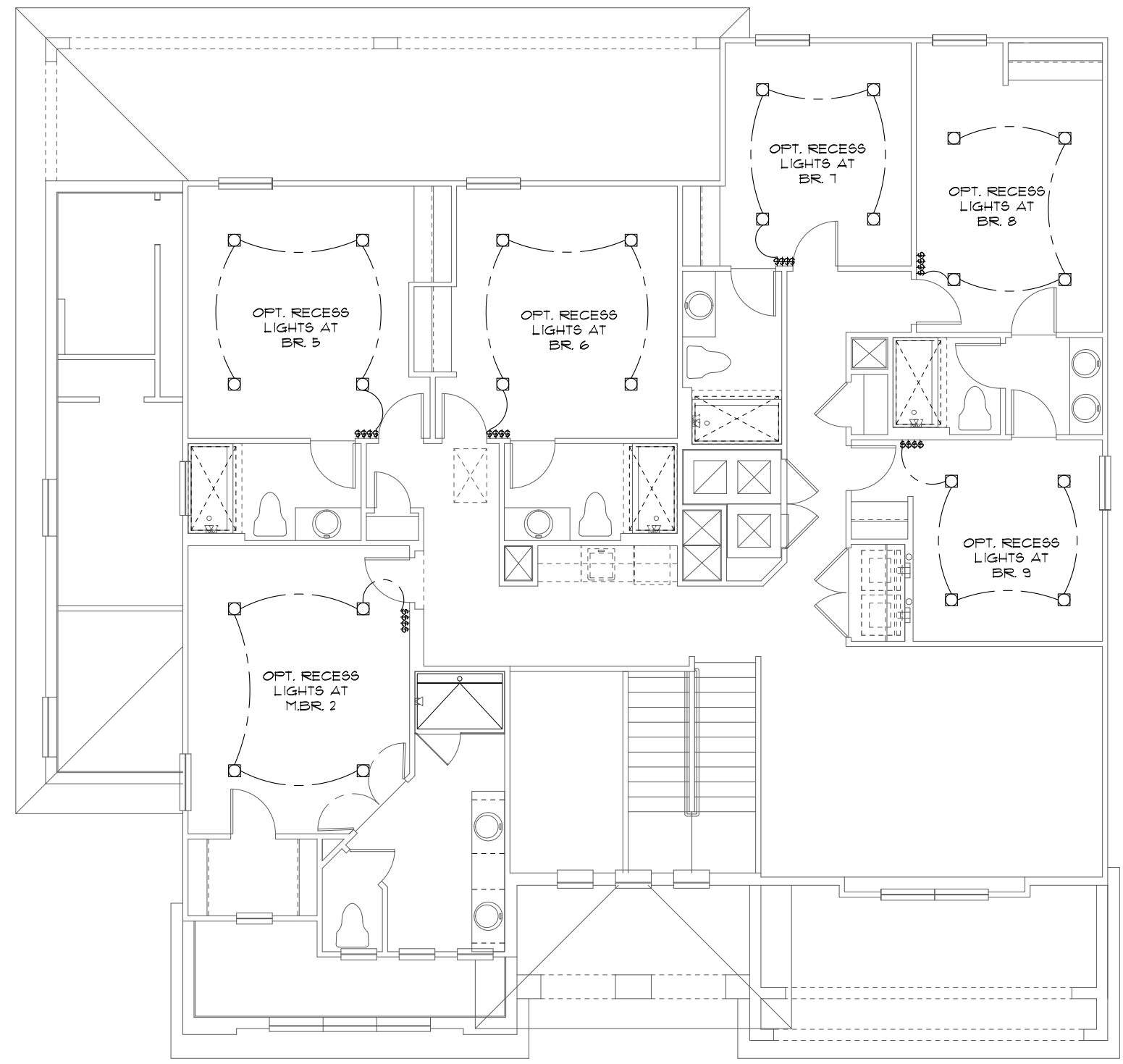
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250.52(A)3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased 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/SMOKE ALARM W/INTEGRATED SOUNDER BASE
⊖	OUT. 110-115, CLG. MOUNT.	⊞	CARBON MONOXIDE
⊖	OUT. 110-115, FLR. MOUNT.	⊞	PUSH BUTTON
⊖	SPCL. 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
⊖	LIGHT FIXT., EMERG. EXIT	⊞	DISCONNECT SWITCH
⊖	LIGHT FIXT., EXIT/BACKUP	⊞	ELEC. POWER METER



UPPER 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)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOI: 0000, PARADISO GRANDE
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BEACHCOMBER	PARADISO GRANDE
ELECTRICAL PLAN	
4465	
DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	10.0
OF	SHEETS

PARADISO GRANDE
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
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MECHANICAL/GENERAL NOTES

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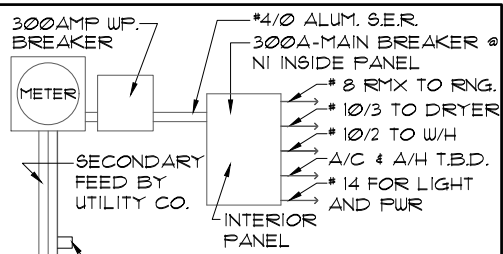
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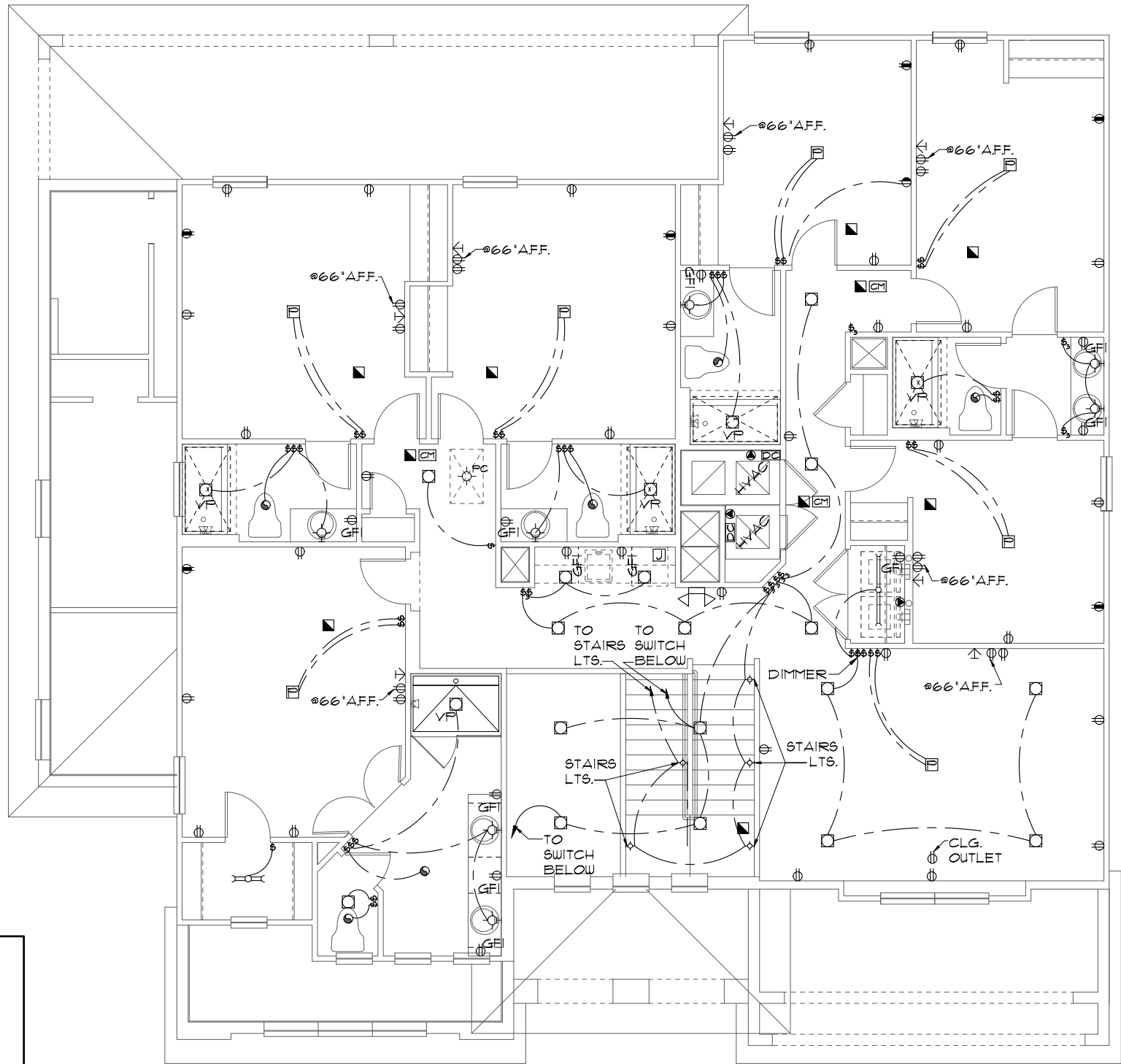


ELECTRICAL RISER DIAGRAM

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 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.

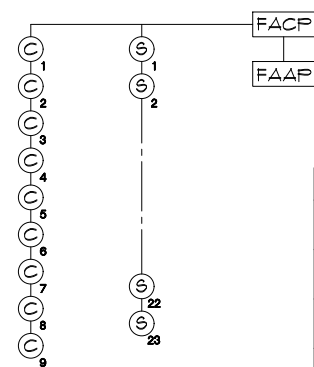
NOTE: THE FIRE ALARM SYSTEM WILL CONSIST OF (1) FIRE ALARM CONTROL PANEL - 32 ZONE GEMC-FW32CONVKT WITH (1) SMOKE DETECTOR OVER FIRE ALARM CONTROL PANEL. ALL INSTALLATION FOR THIS MACURCO CARBON MONOXIDE DETECTOR CM-EI & CONVENTIONAL SMOKE DETECTION FIREWOLF FW2-S SHALL BE INSTALLED PURSUANT THE MANUFACTURE REQUIREMENTS AND NEC 2020 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
⊕	SPCL. 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
⊕	LIGHT FIXT., EMERG. EXIT	⊕	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊕	ELEC. POWER METER

RISER DIAGRAM



LEGEND

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

UPPER ELECTRICAL PLAN "A"

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH
LOI: 0000, PARADISO GRANDE
 PARADISO GRANDE 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
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 Phone: (407) 529 - 3000
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 10000 Lake Nona Blvd., Suite 100
 Orlando, Florida 32817
 Phone: (407) 734-1450
 Fax: (407) 734-1770
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MECHANICAL/GENERAL NOTES

PER 8TH ED. 2023 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 2023 8TH 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 2023 8TH EDITION.

4.) IAW NEC 2020- 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 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES 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 2023, 8TH ED. F280.1

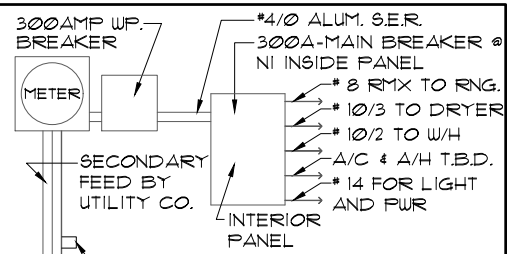
9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2023, 8TH ED.

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 NFPA10-NEC 2020

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

12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA10-NEC2020 - ARTICLE 210-52



ELECTRICAL RISER DIAGRAM

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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.

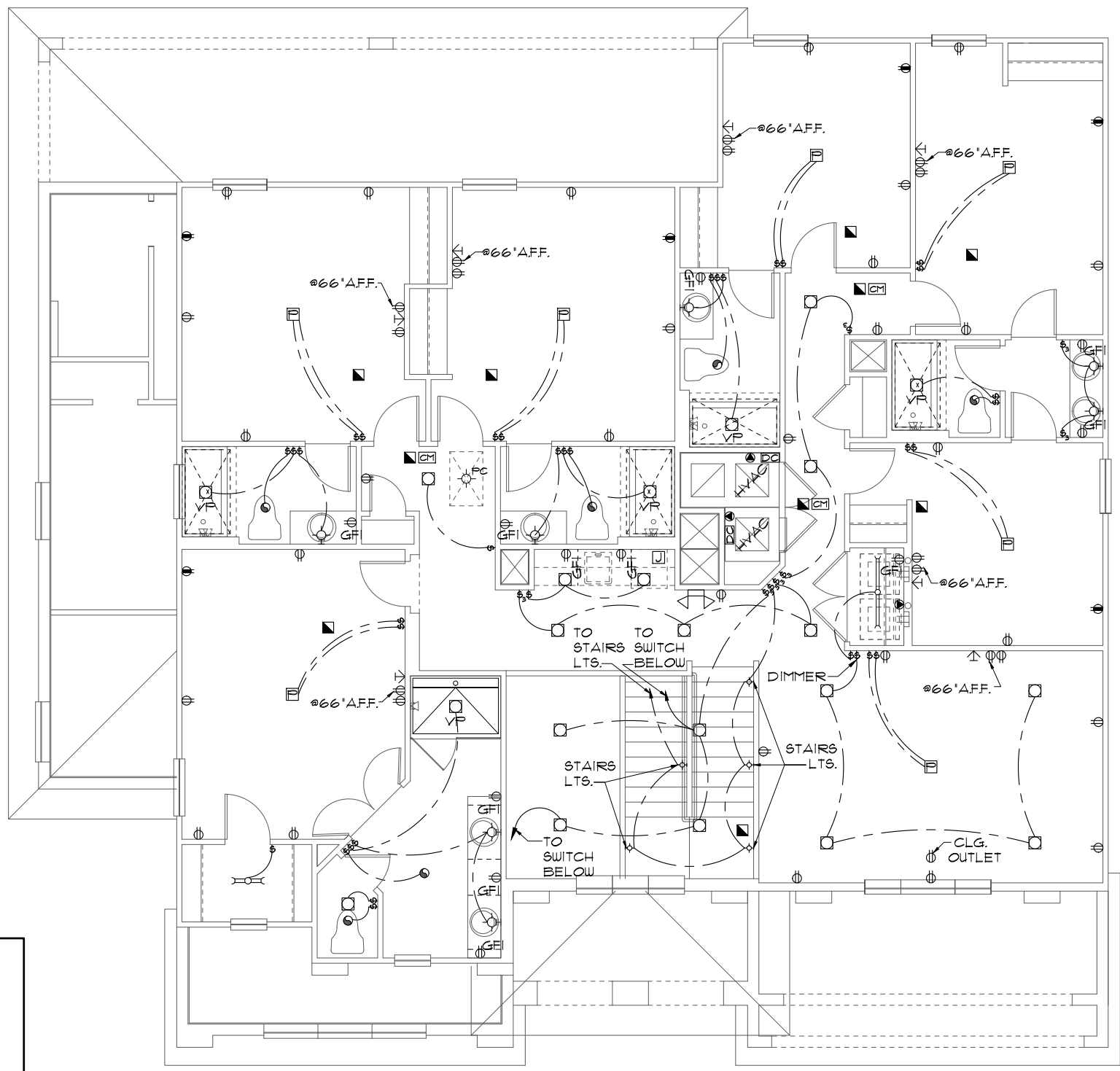
The reinforcing rods cannot be coated with non-conductive material.

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

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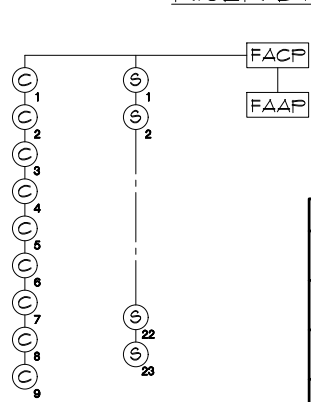
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ELECTRICAL LEGEND

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⊕	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
⊕	SPCL. 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
⊕	LIGHT FIXT., EMERG. EXIT	⊞	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊞	ELEC. POWER METER

RISER DIAGRAM



LEGEND

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

UPPER ELECTRICAL PLAN "B"

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

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LOI: 0000, PARADISO GRANDE
 PARADISO GRANDE BEACHCOMBER PARADISO GRANDE
 4465
 DATE 04-15-21
 SCALE AS NOTED
 DRAWN RDC
 JOB 4465
 SHEET 10B.0 OF SHEETS

PARADISO GRANDE

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REVISIONS

NO.	DATE	BY
07-07-21		RDC

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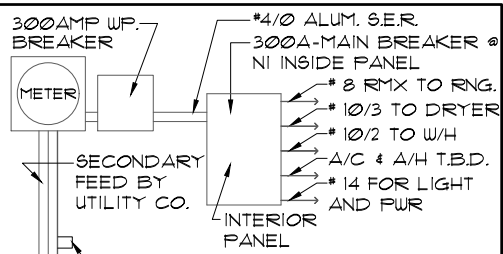
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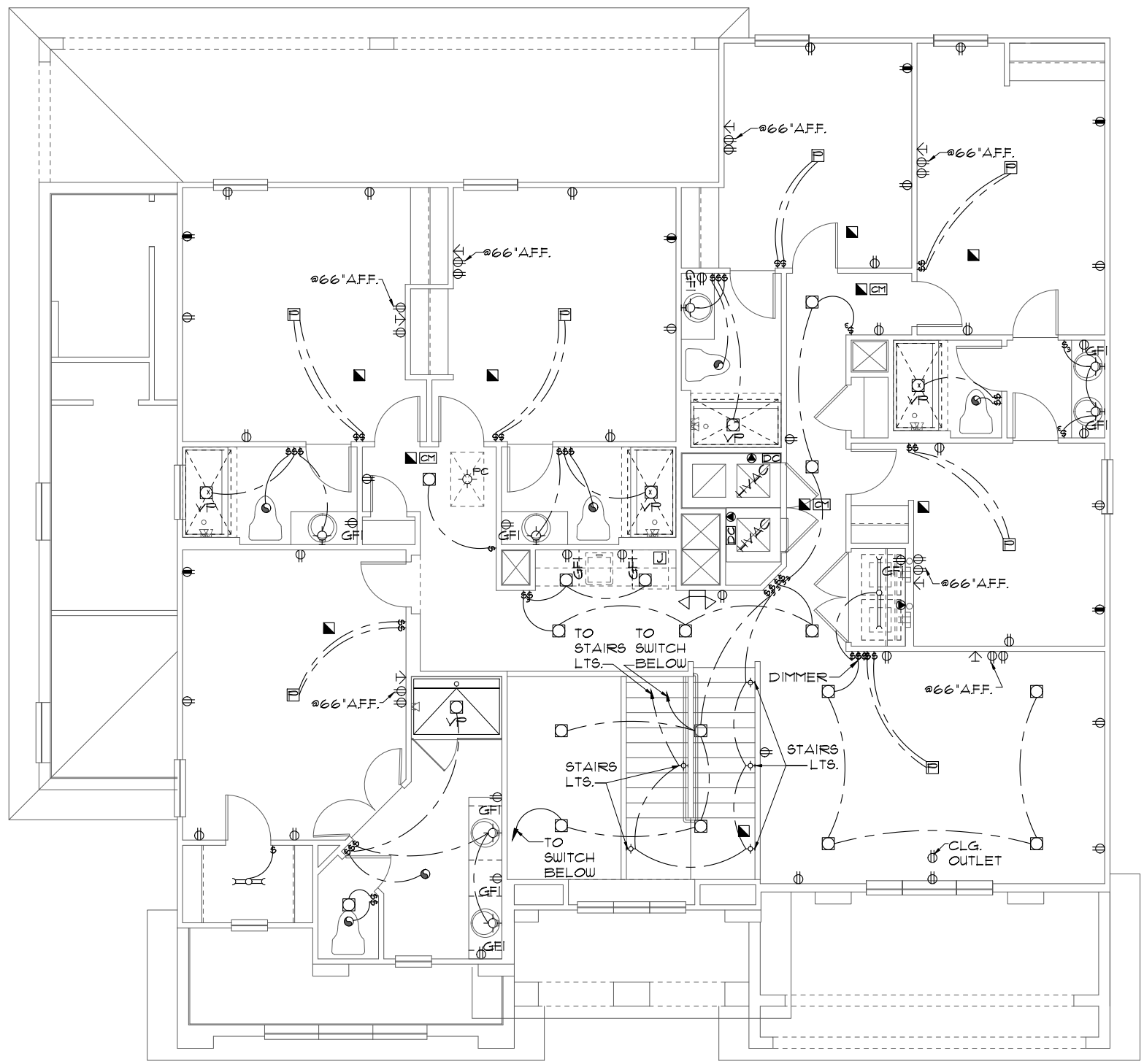


ELECTRICAL RISER DIAGRAM

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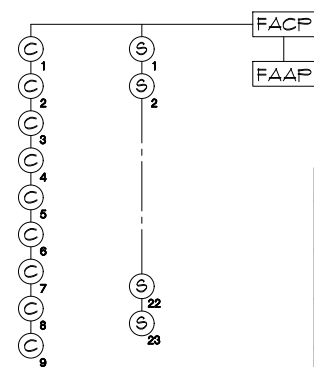
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ELECTRICAL LEGEND

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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/SMOKE ALARM W/INTEGRATED SOUNDER BASE
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⊕	LIGHT FIXT., EMERG. EXIT	⊕	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊕	ELEC. POWER METER

RISER DIAGRAM



LEGEND

FACP	CONTROL PANEL
FAAP	ANNUNCIATOR
C	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR

UPPER ELECTRICAL PLAN "C"

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

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LOI: 0000, PARADISO GRANDE
 PARADISO GRANDE
 BEACHCOMBER
 PARADISO GRANDE

REVISIONS	BY
07-07-21	RDC

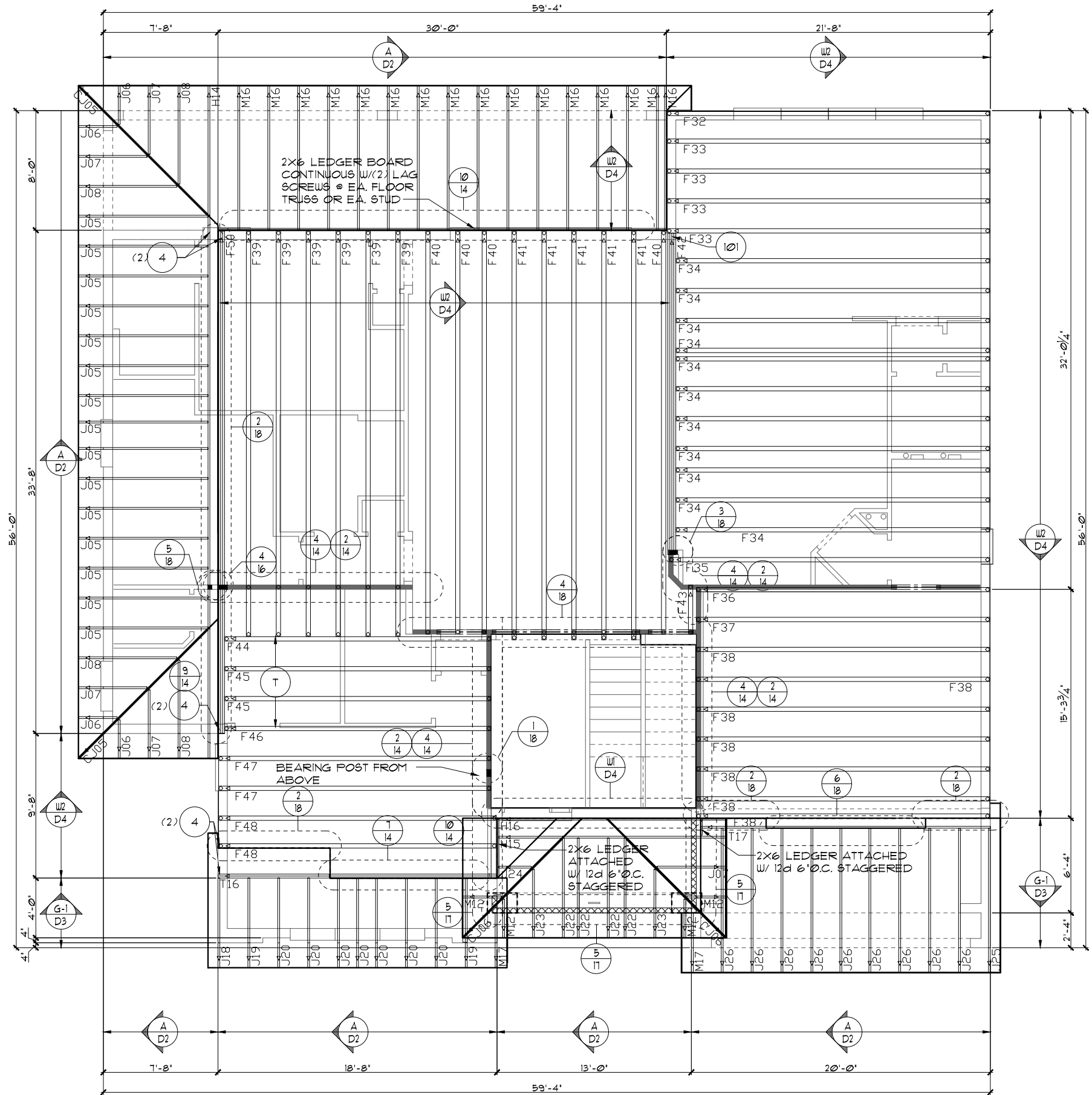
PARADISO GRANDE
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.
 5200 Vineland Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 529-3000

Electrical Plan

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

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 8TH EDITION (2023) 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/UTCA BCS1 I.
- REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R305.3.3. Underlayment materials required to comply with ASTM D226, D1910, 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.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - O-HAGIN - 1' X 19" HOLE
- TILE ROOF TO BE INSTALLED IAW FBCR 2023, 8TH EDITION ASTM C1492-R305.3.5



TRUSS LAYOUT "A"

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

PARADISO GRANDE

BEACHCOMBER

PARADISO GRANDE

4465

LOI: 0000, PARADISO GRANDE

REVISIONS	BY
07-07-21	RDC

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 THOMPSON ENGINEERING GROUP, INC.
 5200 Vineland Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 529-3000

Park Square Homes

TRUSS LAYOUT

DATE 04-15-21

SCALE AS NOTED

DRAWN RDC

JOB 4465

SHEET 11A.0

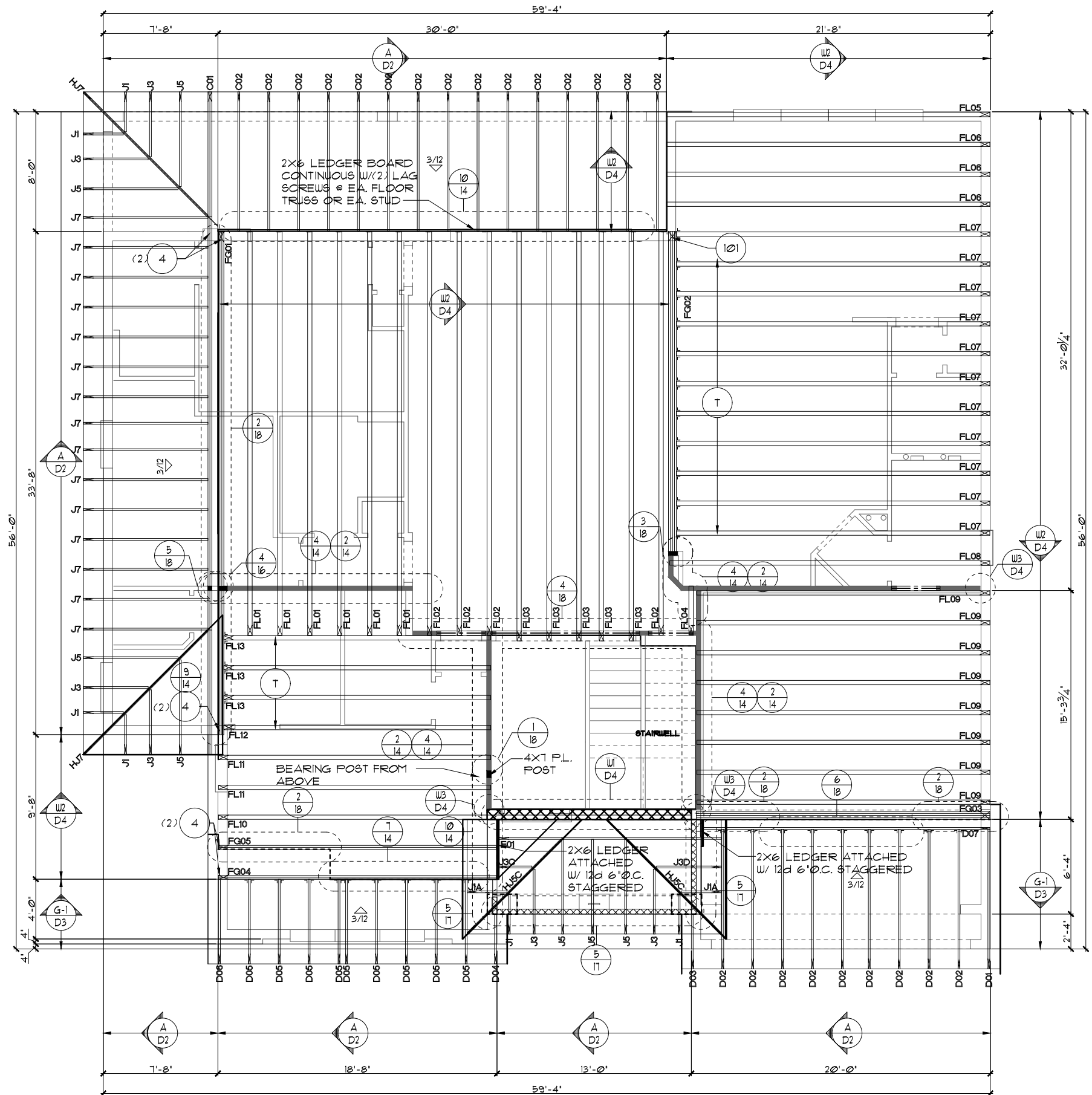
OF SHEETS

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TRUSS LAYOUT "A"

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PARADISO GRANDE

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BEACHCOMBER
PARADISO GRANDE

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

TRUSS LAYOUT

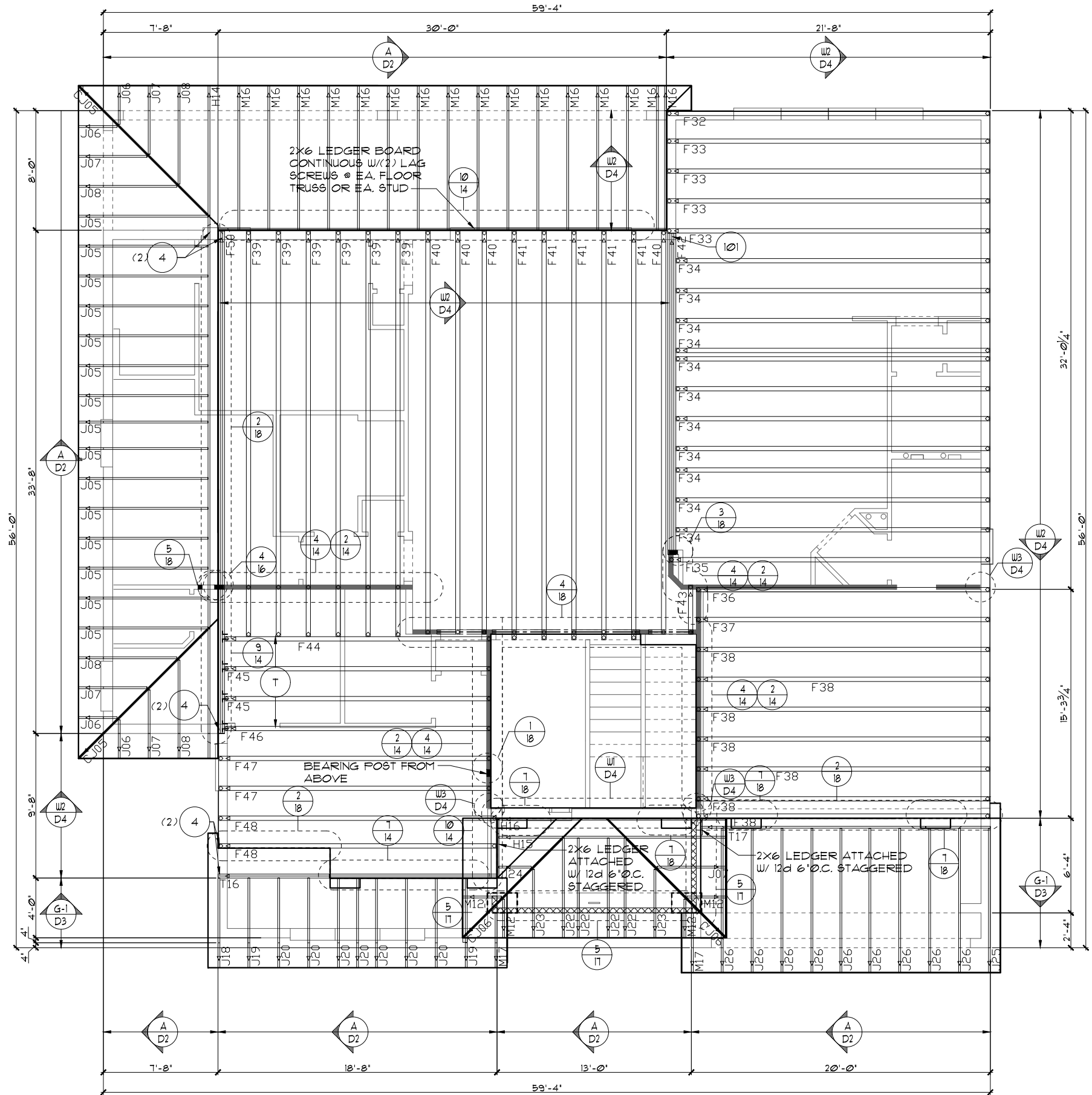
Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

REVISIONS	BY
07-07-21	RDC

ITEC
THOMPSON ENGINEERING GROUP, INC.
State of Florida, License No. 13281
P.O. Box 1790
Orlando, FL 32817
www.itec.com

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 8TH EDITION (2023) 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 BC51.1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R305.3.3. Underlayment materials required to comply with ASTM D226, D1910, 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 2023, 8TH 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 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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

BEACHCOMBER

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TRUSS LAYOUT

PARADISO GRANDE

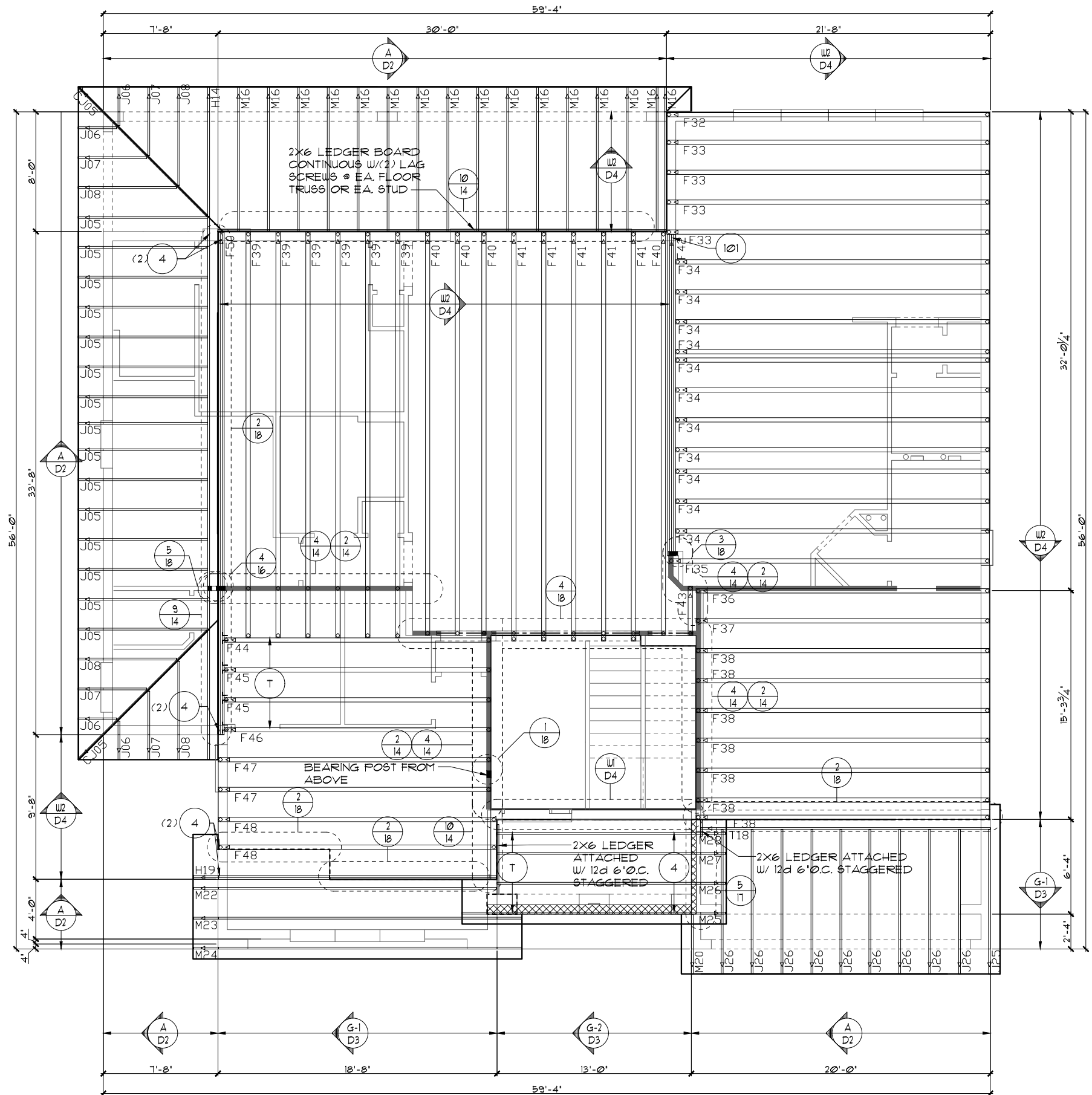
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
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Orlando, Florida 32811
Phone: (407) 529 - 3000

ITEG

THOMPSON ENGINEERING GROUP, INC.
10000 Lake Nona Blvd., Suite 400
Orlando, FL 32817
Tel: (407) 734-1450
Fax: (407) 734-1750
www.iteg.com

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 - O-HAGIN - 1' X 19" HOLE
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TRUSS LAYOUT "C"

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

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07-07-21	RDC

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Park Square HOMES

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TRUSS LAYOUT

BEACHCOMBER

PARADISO GRANDE

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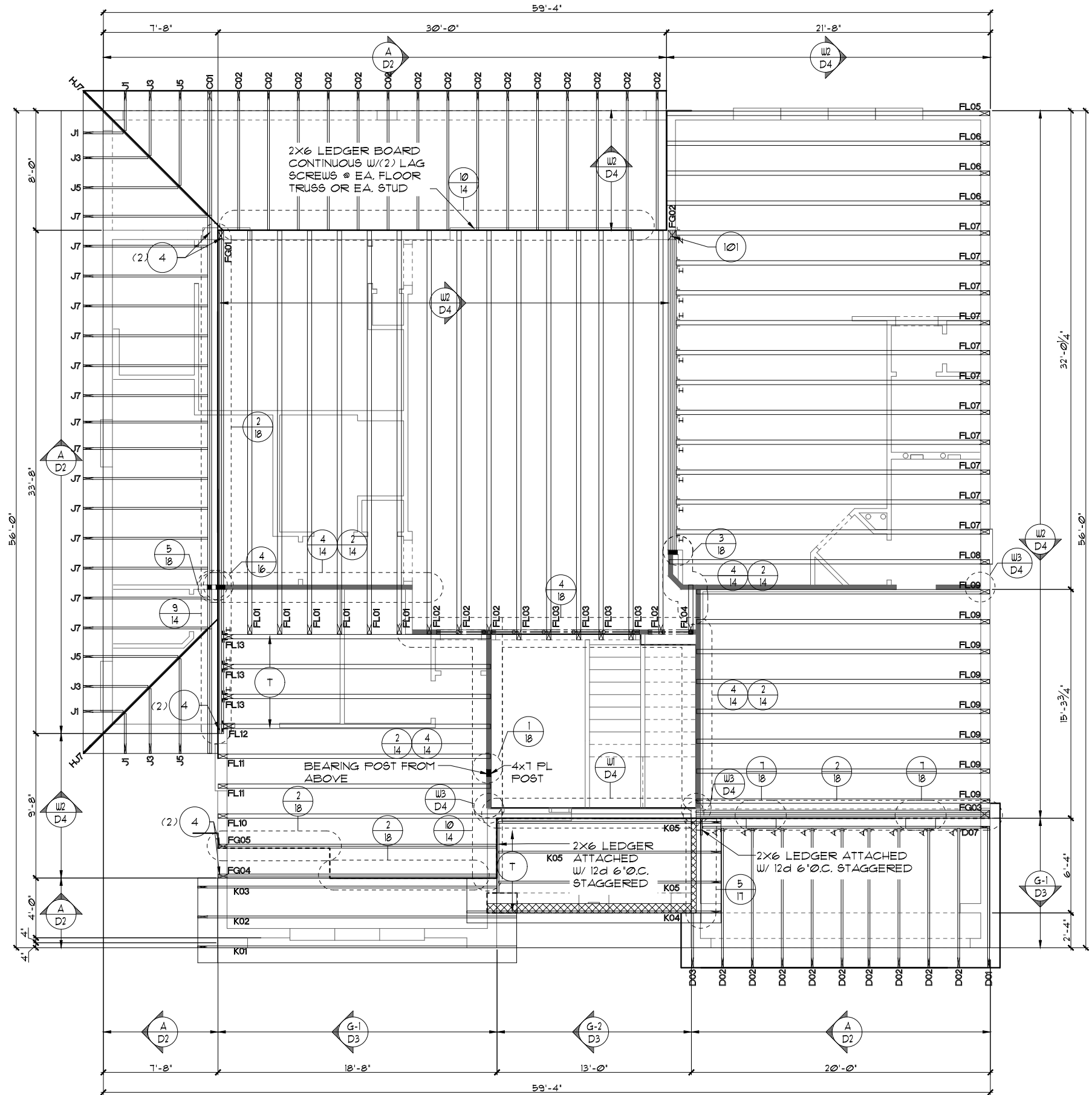
DATE	04-15-21
SCALE	AS NOTED
DRAWN	RDC
JOB	4465
SHEET	11C.0
OF	SHEETS

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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 2023, 8TH EDITION ASTM C1492-R305.3.5



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

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OF	11C.0
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TRUSS LAYOUT

REVISIONS	BY
07-07-21	RDC

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH EDITION R806: 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 1/300 OF VENTED SPACE:

TOTAL VENTED SPACE: $\frac{3165 \text{ S.F.}}{300} = 2110 \text{ S.F.}$ NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:----- **9.70 S.F.**
 PROVIDED W/OFF RIDGE VENTS: **10** VENTS @ **.97 S.F.** /VENT.
 (VENT TYPE: LOMANCO MODEL T10-D OR MILLENNIUM METAL)

LOWER PORTION VENTILATION TOTAL:----- **24.19 S.F.**
 PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
 (**278** L.F. @ **.087 S.F.** VENTING PER L.F.)

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

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH EDITION R806: 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 1/150 OF VENTED SPACE:

TOTAL VENTED SPACE: $\frac{3165 \text{ S.F.}}{300} = 2110 \text{ S.F.}$ NET FREE VENT. REQUIRED

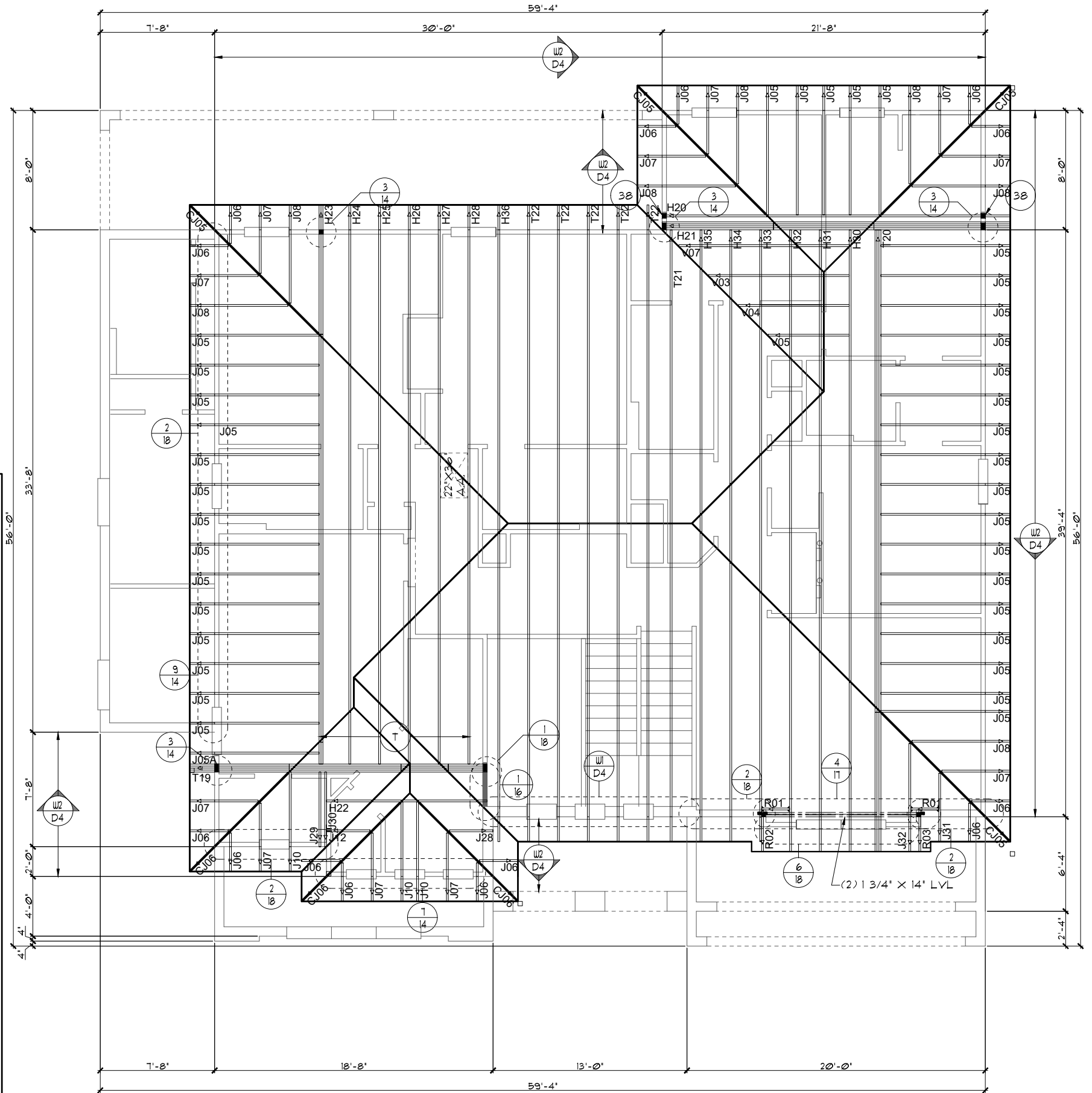
UPPER PORTION VENTILATION TOTAL:----- **10.20 S.F.**
 PROVIDED W/OFF RIDGE VENTS: **15** VENTS @ **.68 S.F.** /VENT.
 (VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- **24.19 S.F.**
 PROVIDED W/ VENTILATED SOFFITS @ EAVE:
 (**278** @ **.087 S.F.** VENTING PER L.F.)

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

NOTES

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- TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
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- REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.3.3. Underlayment materials required to comply with ASTM D226, D1970, D4869 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 2023, 8TH 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

UPPER TRUSS LAYOUT

BEACHCOMBER
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REVISIONS	BY
07-07-21	RDC

4465

DATE 04-15-21

SCALE AS NOTED

DRAWN RDC

JOB 4465

SHEET 12A.0

OF SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH 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: $\frac{3165 \text{ S.F.}}{300} = 2110 \text{ S.F.}$ NET FREE VENT. REQUIRED

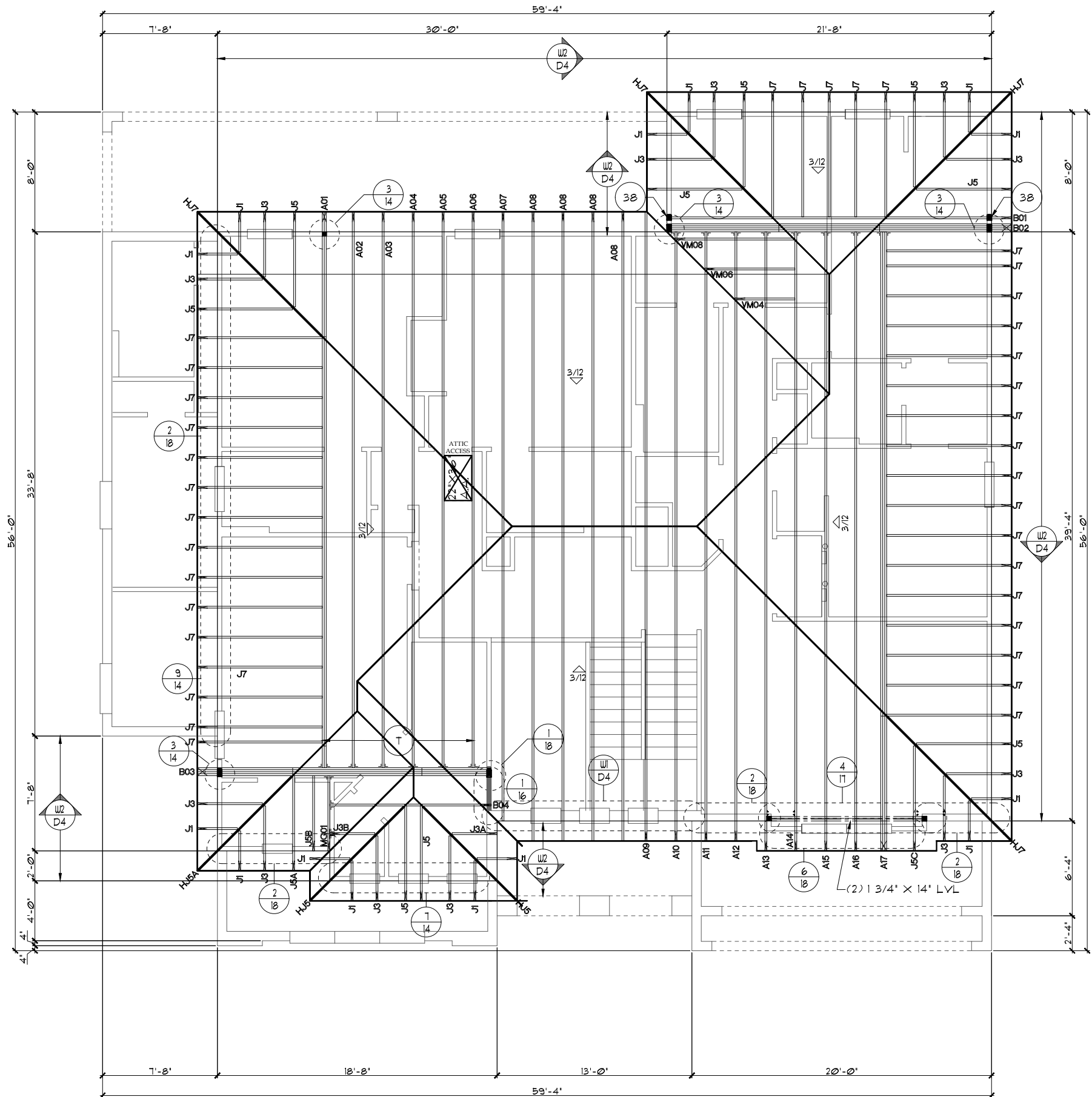
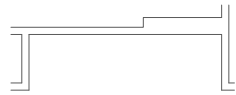
UPPER PORTION VENTILATION TOTAL: ----- **9.70 S.F.**
PROVIDED W/OFF RIDGE VENTS: **10** VENTS @ **97 S.F.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL: ----- **24.19 S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**278** @ **.087 S.F.** VENTING PER L.F.)

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

NOTES

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8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
• O'HAGIN - 7' X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2023, 8TH EDITION ASTM C1492-R305.3.5



UPPER TRUSS LAYOUT "A"

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

PARADISO GRANDE

LOI: 0000, PARADISO GRANDE

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Park Square HOMES

UPPER TRUSS LAYOUT

BEACHCOMBER

PARADISO GRANDE

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8TH EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

ATTIC VENTILATION CALCULATIONS

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

TOTAL VENTED SPACE: $\frac{3165 \text{ S.F.}}{300} = 210 \text{ S.F.}$ NET FREE VENT. REQUIRED

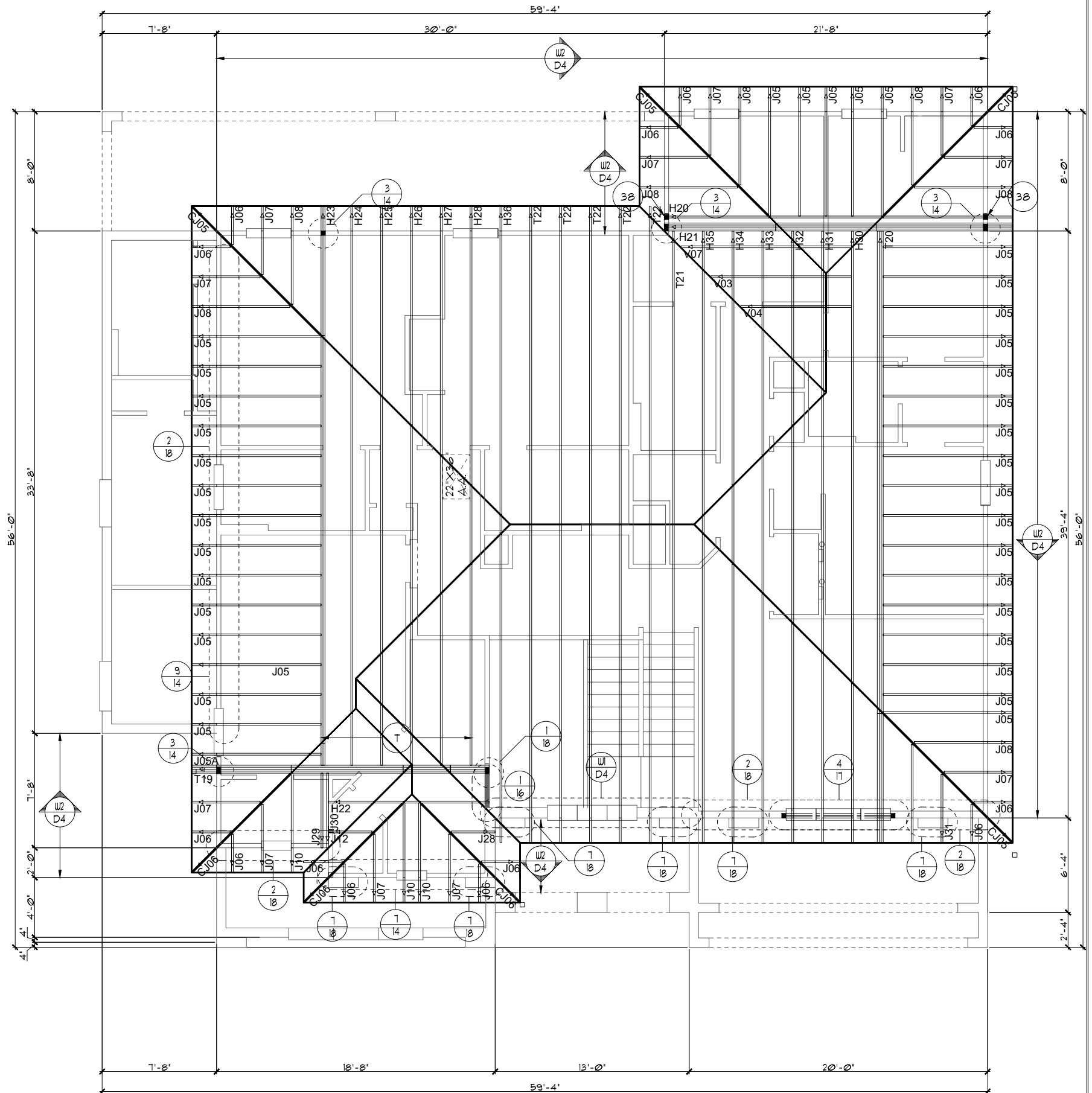
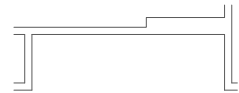
UPPER PORTION VENTILATION TOTAL: ----- **9.70 S.F.**
PROVIDED W/OFF RIDGE VENTS: **10** VENTS @ **.97 S.F./VENT.**
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL: ----- **24.19 S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**278** @ **.087 S.F. VENTING PER L.F.**)

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

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UPPER TRUSS LAYOUT "B"

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PARADISO GRANDE

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

UPPER TRUSS LAYOUT

PARADISO GRANDE

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REVISIONS

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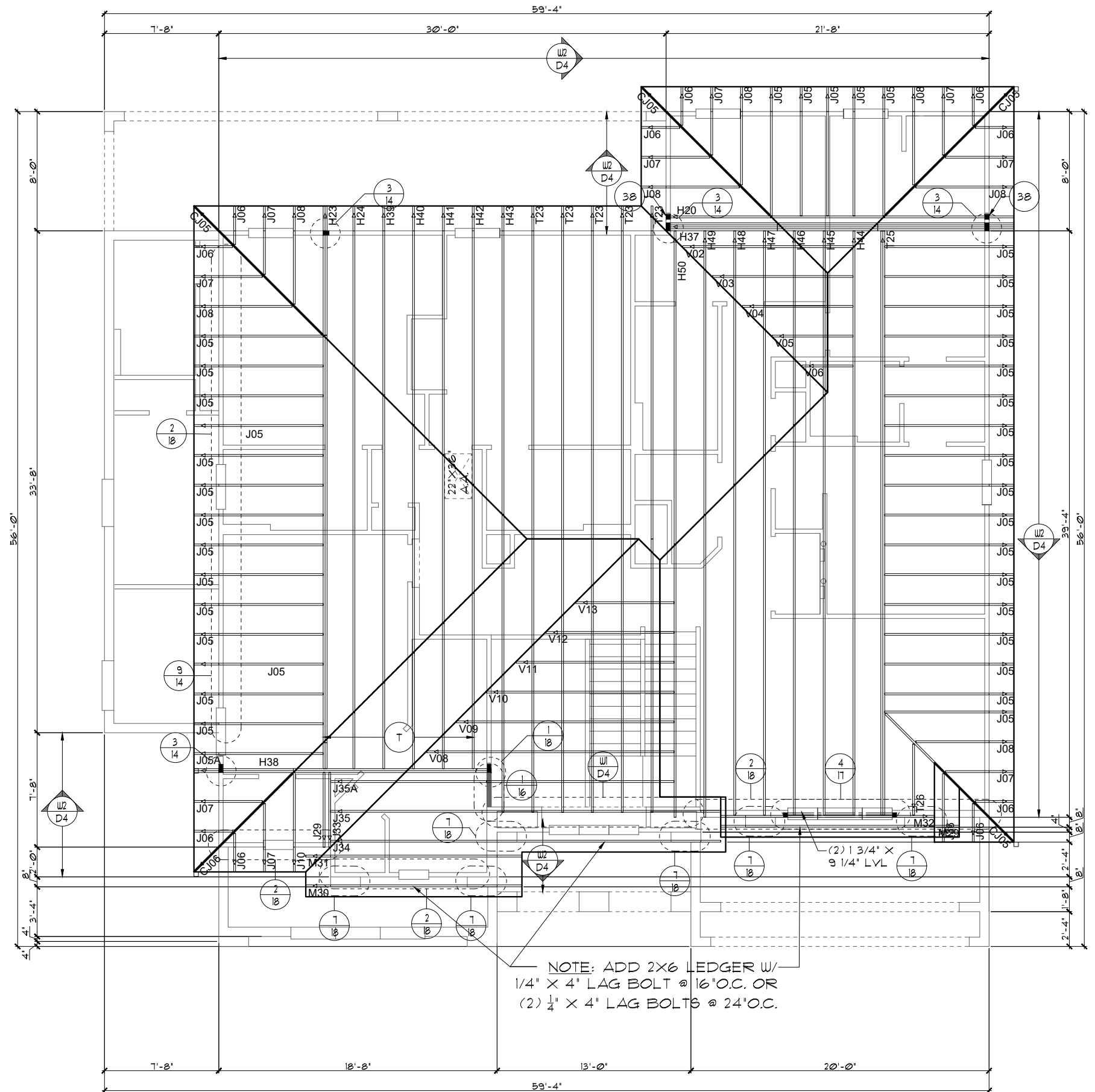
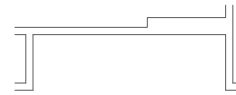
UPPER PORTION VENTILATION TOTAL: ----- 970 S.F.
PROVIDED W/OFF RIDGE VENTS: 10 VENTS @ 97 S.F./VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL: ----- 2419 S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(278 @ .087 S.F. VENTING PER L.F.)

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

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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)

PARADISO GRANDE

UPPER TRUSS LAYOUT

BEACHCOMBER

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07-07-21	RDC

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SHEET 12C.0

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ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH 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: $\frac{3165 \text{ S.F.}}{300} = 2110 \text{ S.F.}$ NET FREE VENT. REQUIRED

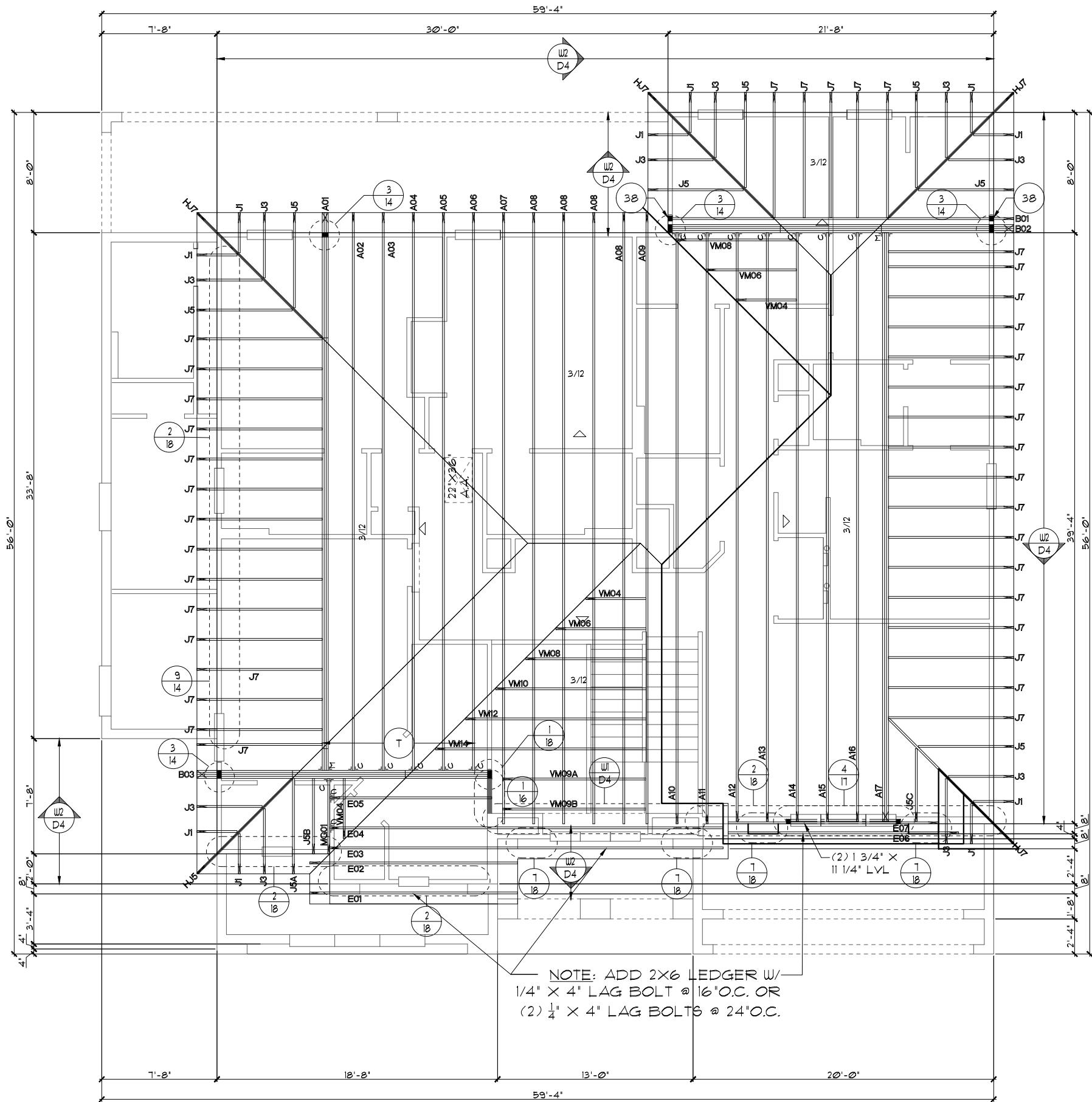
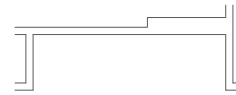
UPPER PORTION VENTILATION TOTAL: ----- 970 S.F.
PROVIDED W/OFF RIDGE VENTS: 10 VENTS @ 97 S.F./VENT. (VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL: ----- 2419 S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE: (278 @ .087 S.F. 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 8TH EDITION (2023) 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 2023, 8TH EDITION R305.3.3. Underlayment materials required to comply with ASTM D226, D1910, D4869 and D6751 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 2023, 8TH EDITION ASTM C1492-R305.3.5



UPPER TRUSS LAYOUT "C"

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

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 SCALE AS NOTED
 DRAWN RDC
 JOB 4465
 SHEET 12C.0 OF SHEETS

UPPER TRUSS LAYOUT
PARADISO GRANDE
4465
 DATE 04-15-21
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 SHEET 12C.0 OF SHEETS

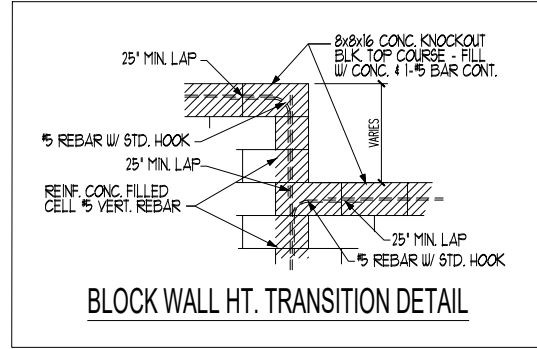
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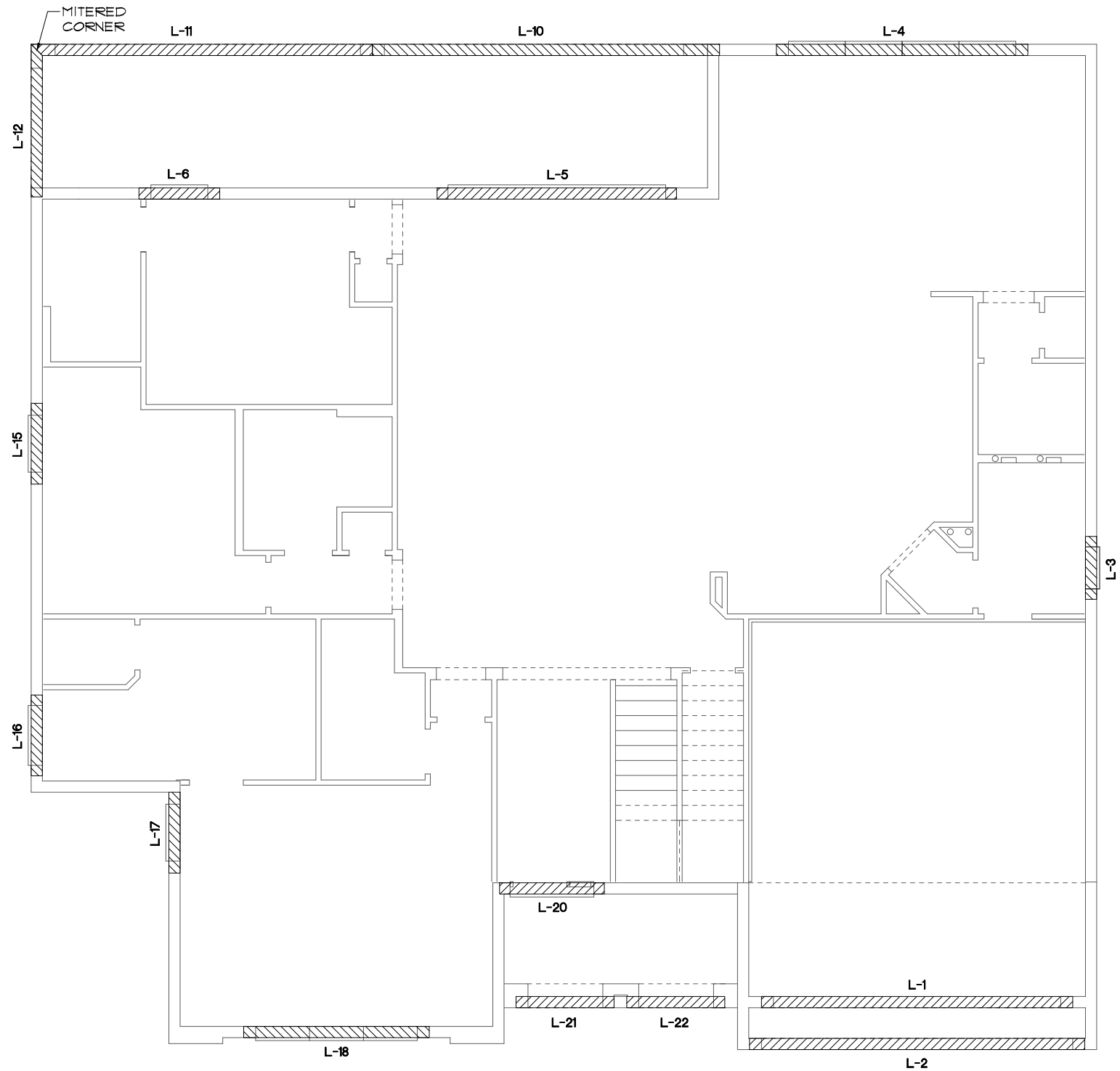
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LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	2F28-1B/IT	GARAGE DOOR
L-2	19'-4"	2F20-1B/IT	GARAGE ENTRY
L-3	3'-6"	2F36-0B/IT	SH114
L-4	14'-0"	2F36-0B/IT	(4) SH26
L-5	13'-4"	2F48-0B/IT	12/0X8/0 S.G.D.
L-6	4'-6"	2F36-0B/IT	SH26
L-7			NOT USED
L-8			NOT USED
L-9			NOT USED
L-10	19'-4"	2F16-1B/IT	REAR LANAI
L-11	19'-4"	2F16-1B/IT	REAR LANAI
L-12	8'-8"	2F16-1B/IT	REAR LANAI
L-13			NOT USED
L-14			NOT USED
L-15	4'-6"	2F36-0B/IT	SH26
L-16	4'-6"	2F36-0B/IT	3/4X1/0 F.G.
L-17	4'-6"	2F36-0B/IT	SH26
L-18	10'-6"	2F36-0B/IT	(3) 3/0X6/0 F.G.
L-19			NOT USED
L-20	5'-10"	2RF44-0B/IT	FRONT DOOR
L-21	5'-4"	2F24-0B/IT	FRONT ENTRY
L-22	5'-4"	2F24-0B/IT	FRONT ENTRY
L-23			
L-24			
L-25			
L-26			
L-27			
L-28			
L-29			
L-30	4'-4"	2RF44-0B/IT	OPT. 2680 I-LITE DR.
L-31			
L-32			
L-33			
L-34			
L-35			
L-36			
L-37			
L-38			
L-39			
L-40			



L-30
OPT. DOOR
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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

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PRE CAST LINTEL LAYOUT

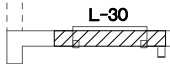
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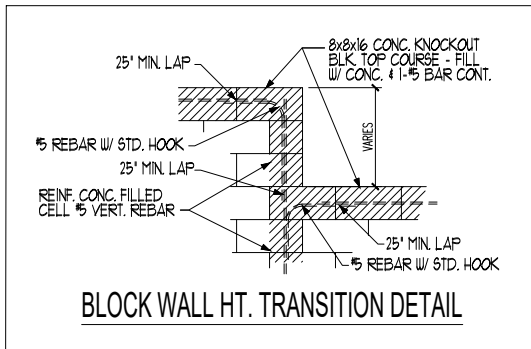
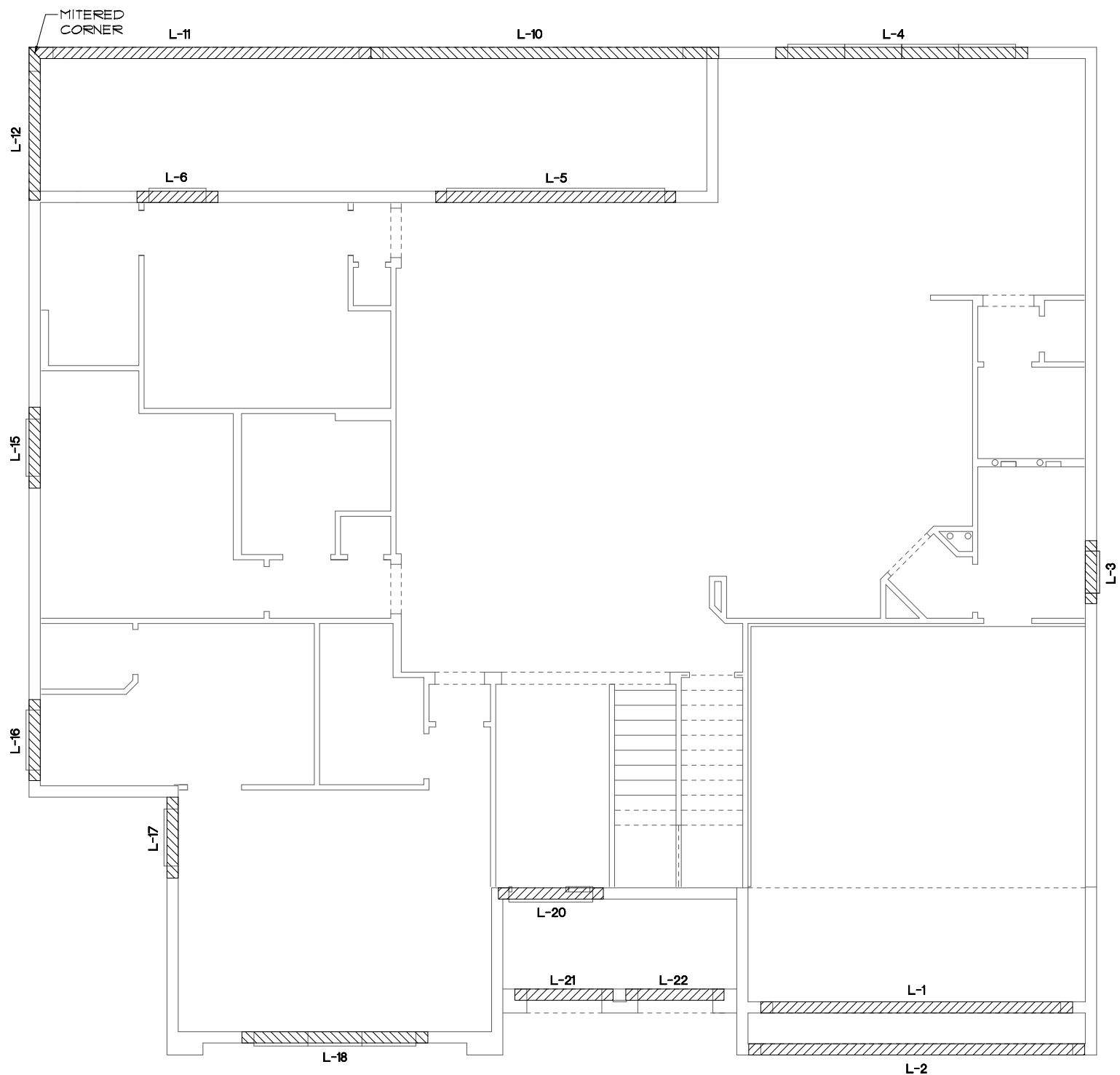
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OPT. DOOR

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



BLOCK WALL HT. TRANSITION DETAIL

CAST CRETE / LOTS / 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"	8F20-1B/1T	GARAGE ENTRY
L-3	3'-6"	8F36-0B/1T	SH114
L-4	14'-0"	8F36-0B/1T	(4) SH26
L-5	13'-4"	8F48-0B/1T	12/0X8/0 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	3/4X1/0 F.G.
L-17	4'-6"	8F36-0B/1T	SH26
L-18	10'-6"	8F36-0B/1T	(3) 3/0X6/0 F.G.
L-19			NOT USED
L-20	5'-10"	8RF44-0B/1T	FRONT DOOR
L-21	5'-4"	8F12-0B/1T	FRONT ENTRY
L-22	5'-4"	8F12-0B/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. 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 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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PRE CAST LINTEL LAYOUT

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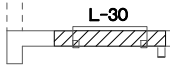
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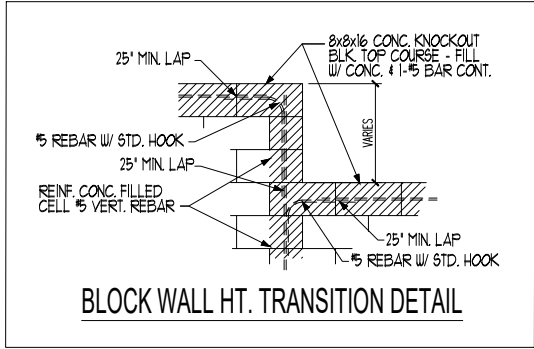
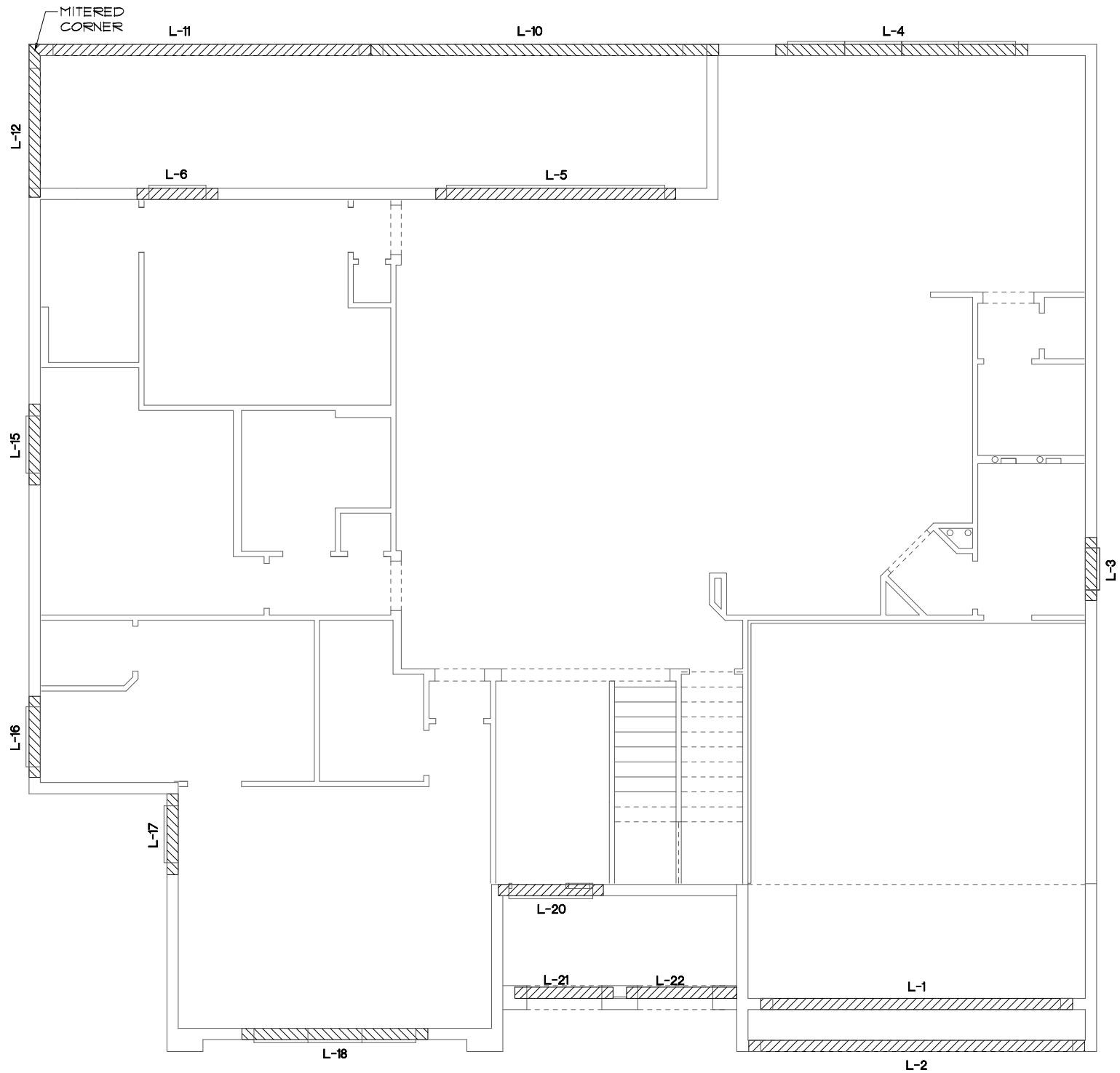
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OPT. DOOR

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



CAST CRETE / LOTS / 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"	2F20-1B/1T	GARAGE ENTRY
L-3	3'-6"	2F36-0B/1T	SH114
L-4	14'-0"	2F36-0B/1T	(4) SH26
L-5	13'-4"	2F48-0B/1T	12/0X8/0 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	3/4X1/0 F.G.
L-17	4'-6"	2F36-0B/1T	SH26
L-18	10'-6"	2F36-0B/1T	(3) 3/0X6/0 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)

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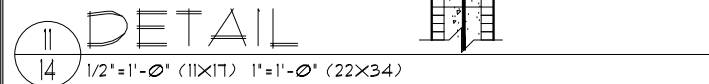
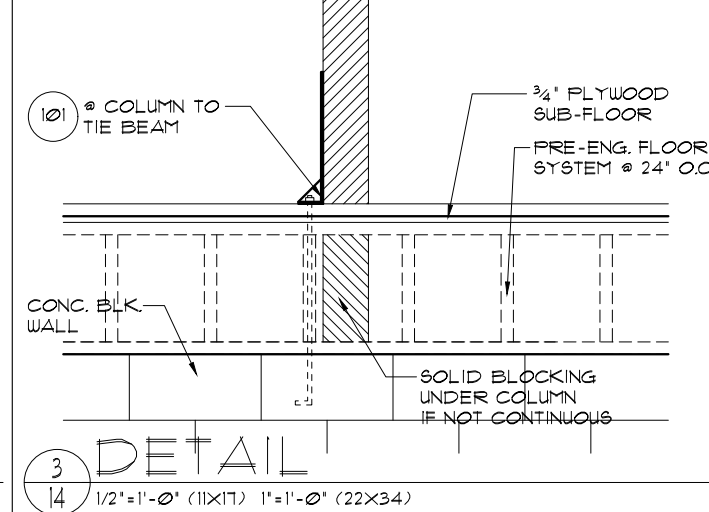
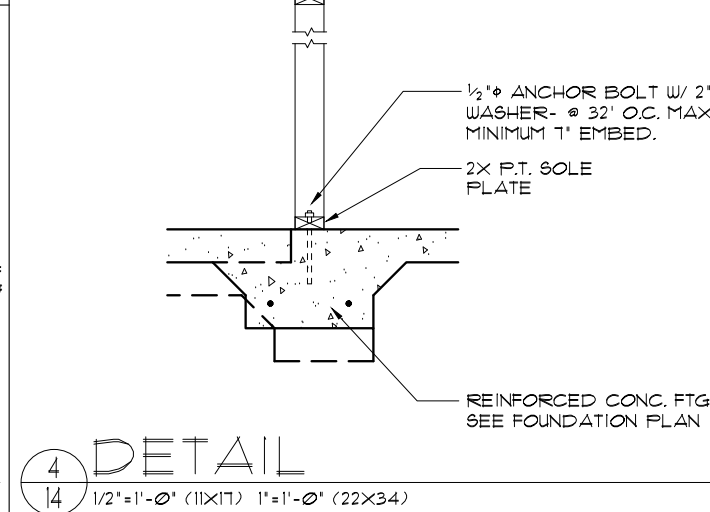
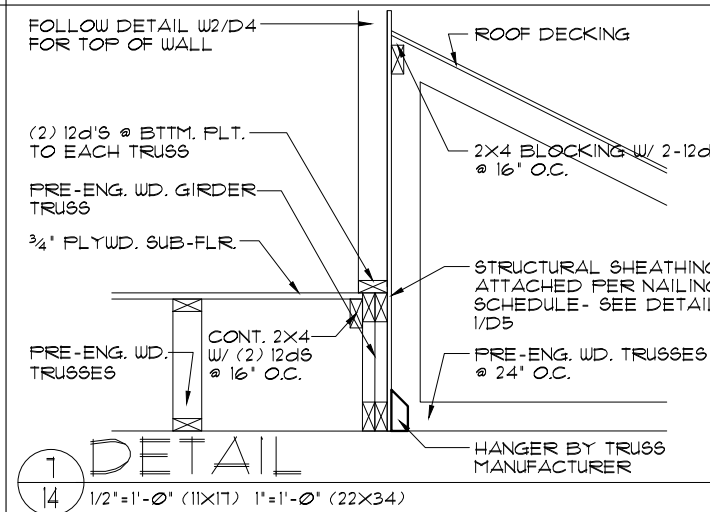
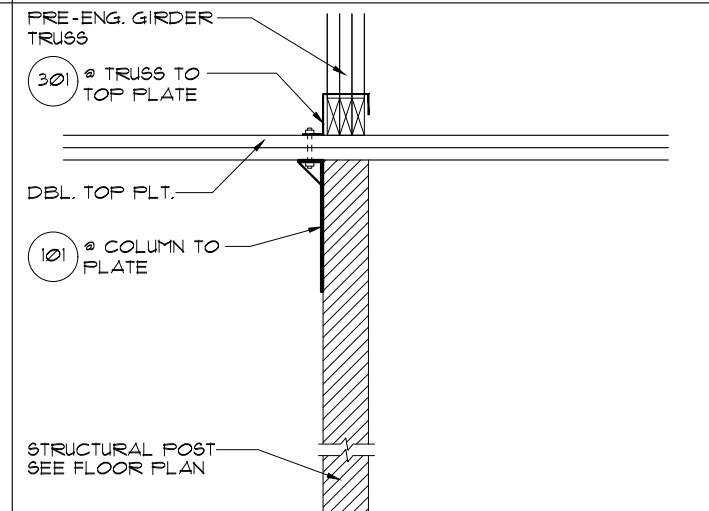
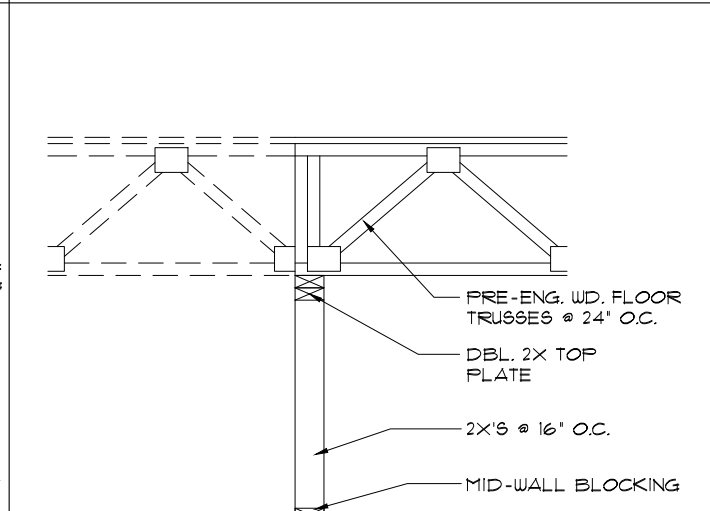
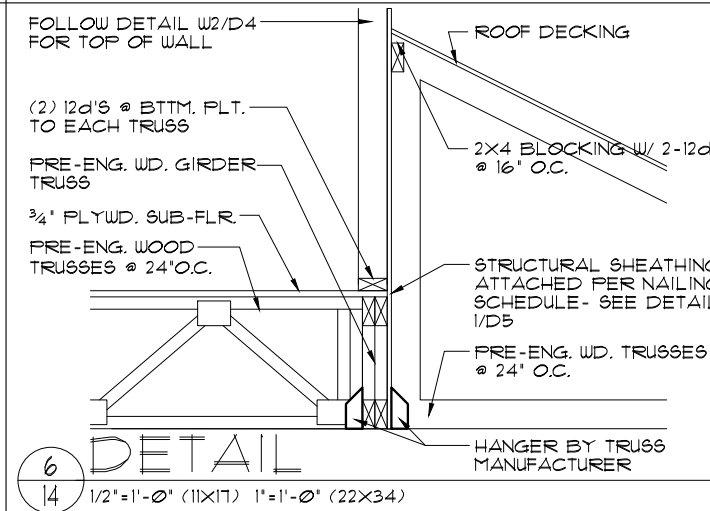
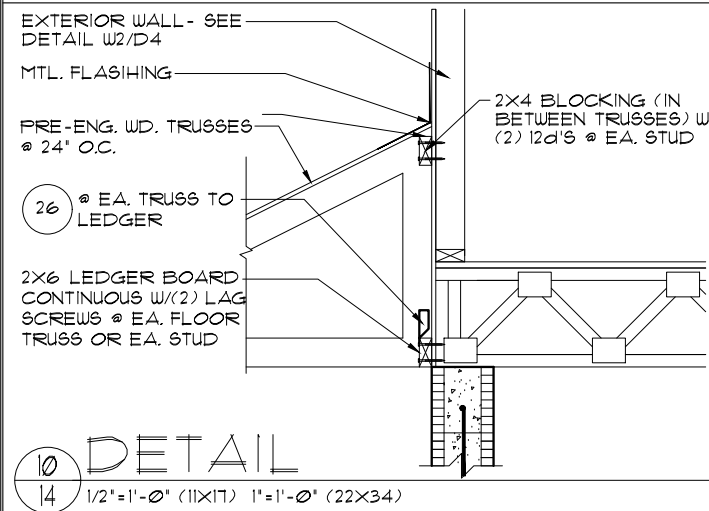
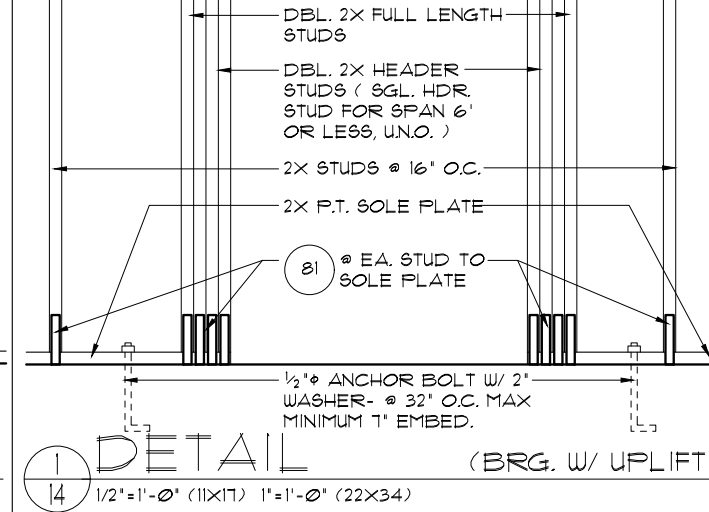
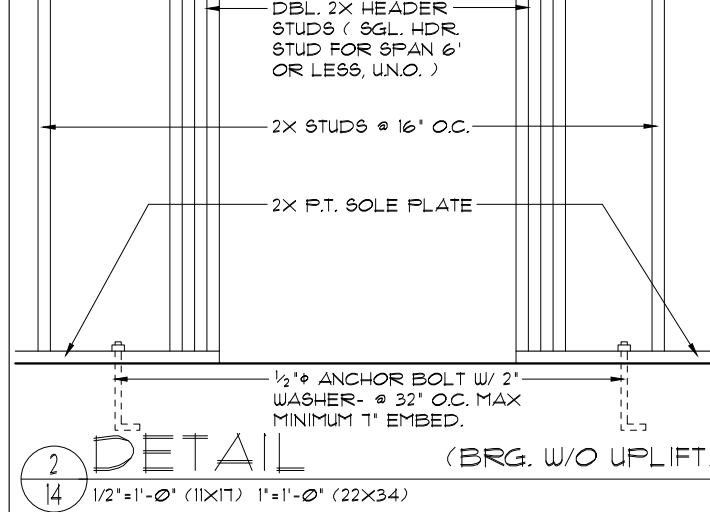
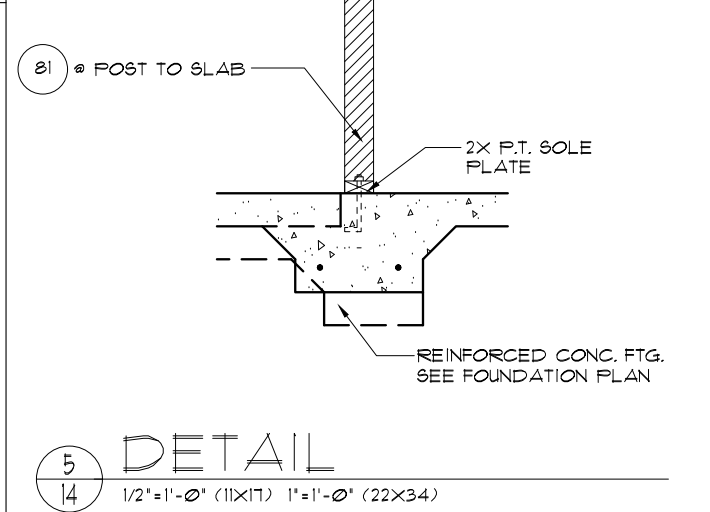
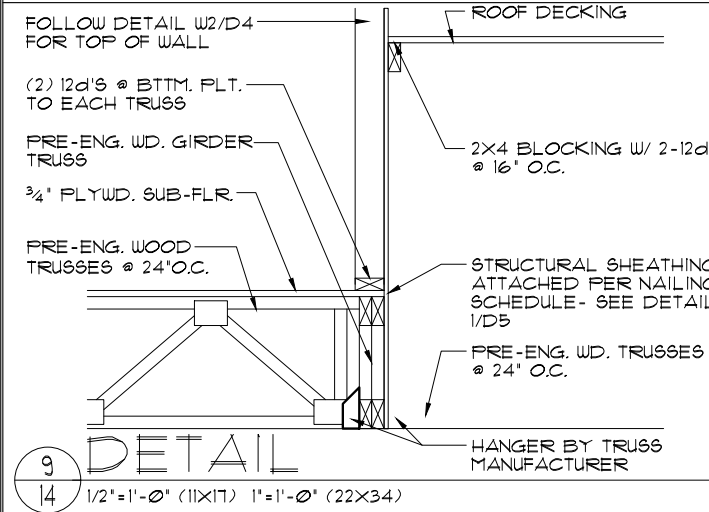
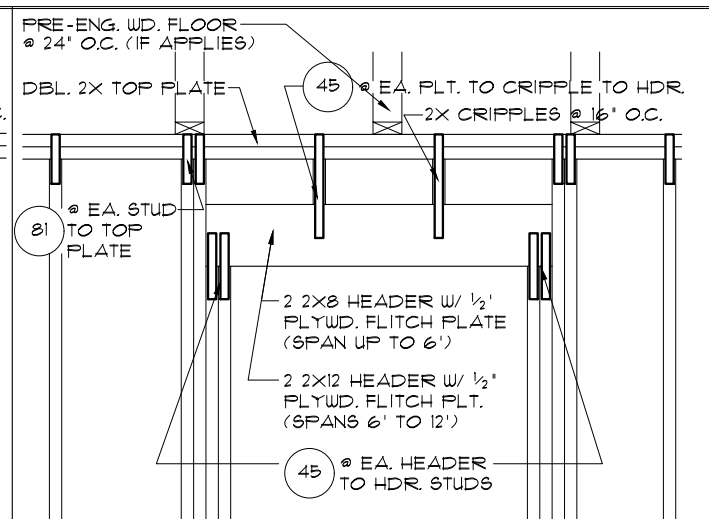
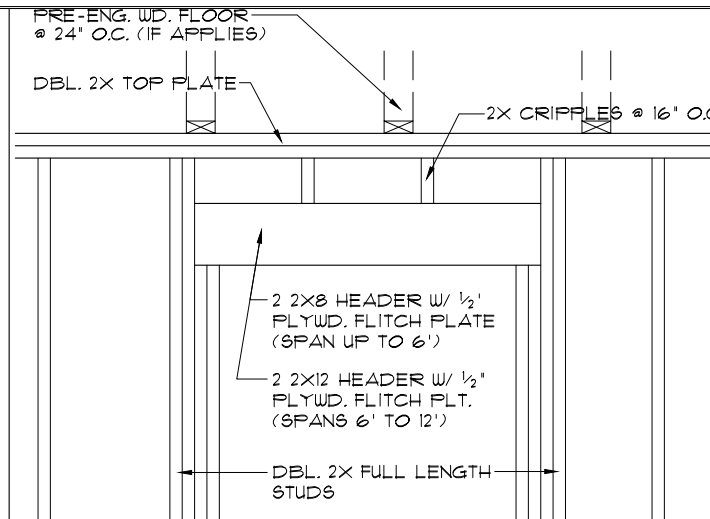
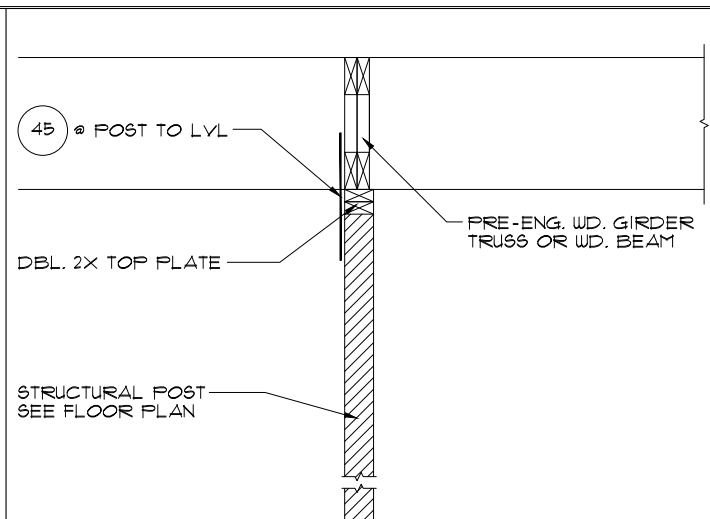
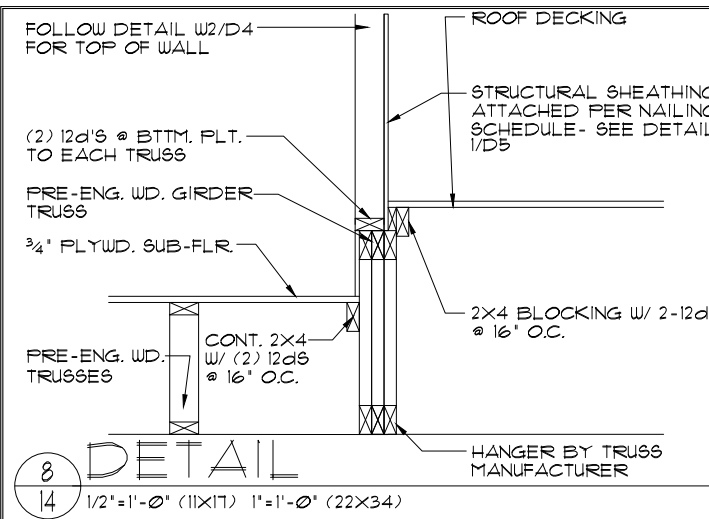
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4465
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 JOB 4465
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 PRE CAST LINTEL LAYOUT



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TYPICAL DETAILS

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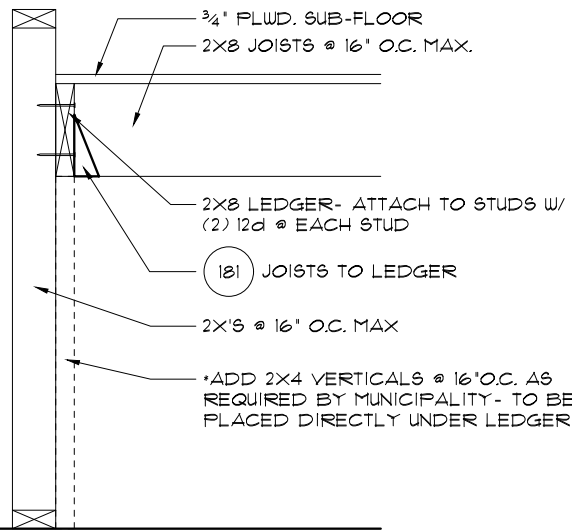
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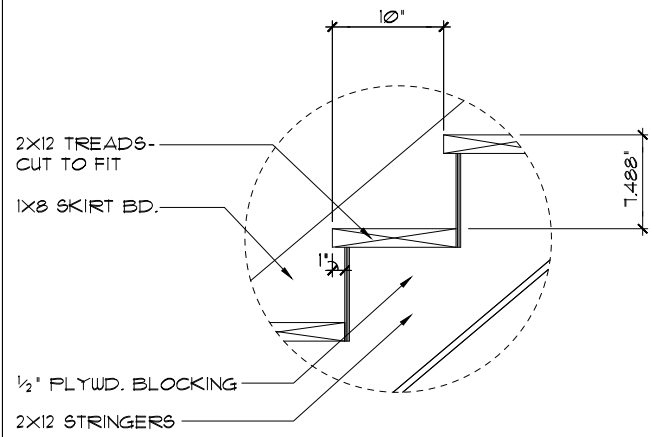
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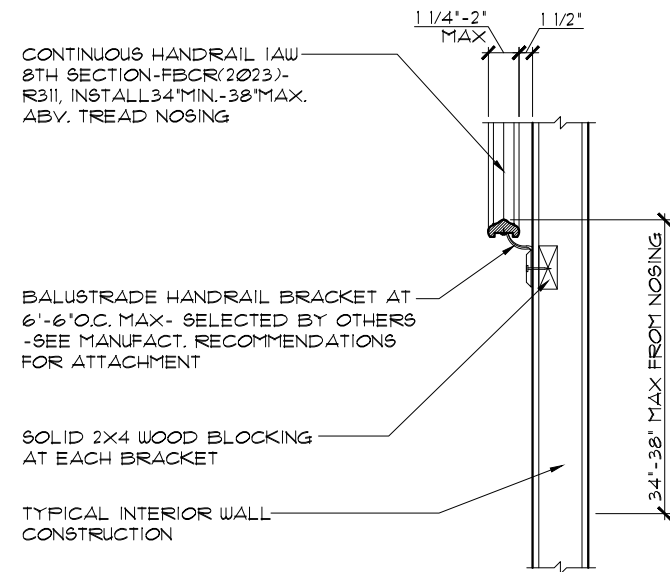


4 TYP. STAIR CONNECT. 3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22'X34") PLATFORM FRAMING

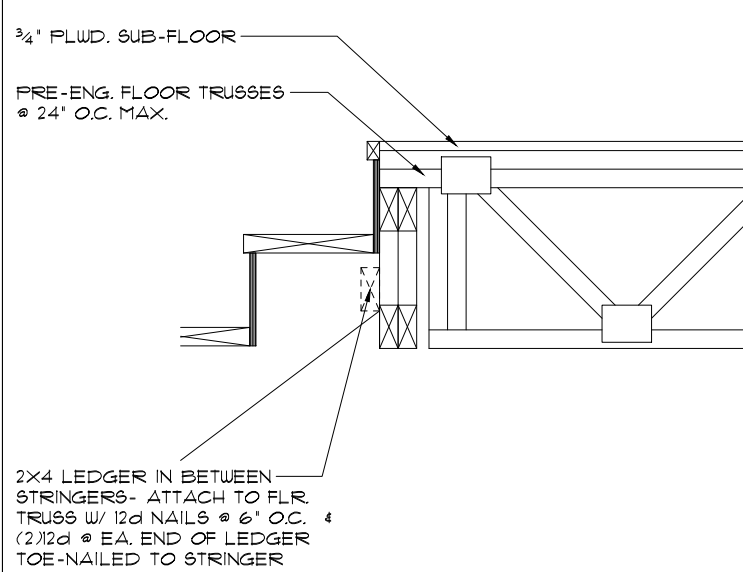


DATA: TOTAL RISE: 13'-8 3/4" (22 RISERS @ 1.488' EA.)
TOTAL RUN: 17'-5" (21 TREADS @ 10' EA.)

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



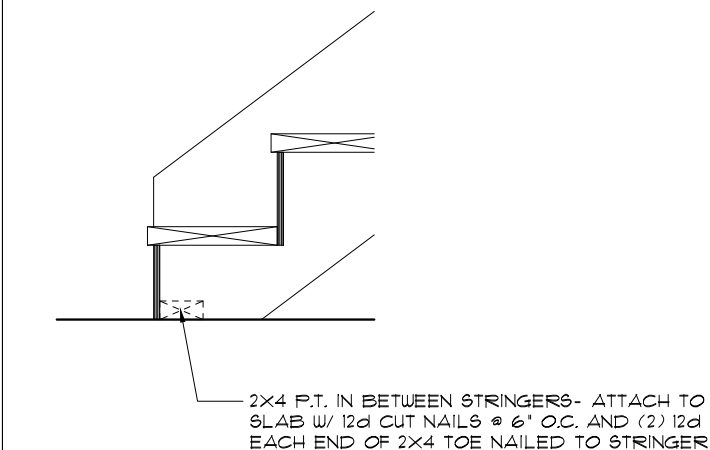
5 TYP. HANDRAIL DET. 3/4" = 1'-0" (11X17) 1/2" = 1'-0" (22'X34")



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

NOTES:
STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2023, 8 TH EDITION SECTION R311.1

MAX. HGT. OF RISER TO BE NOT MORE THAN 7 1/4". 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 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY. WINDERS: MIN. 6" WIDE @ NARROW END 3/4" MIN.-3/8" MAX. HANDRAIL HGT. HEADROOM CLEARANCE MIN. 6'-8"



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

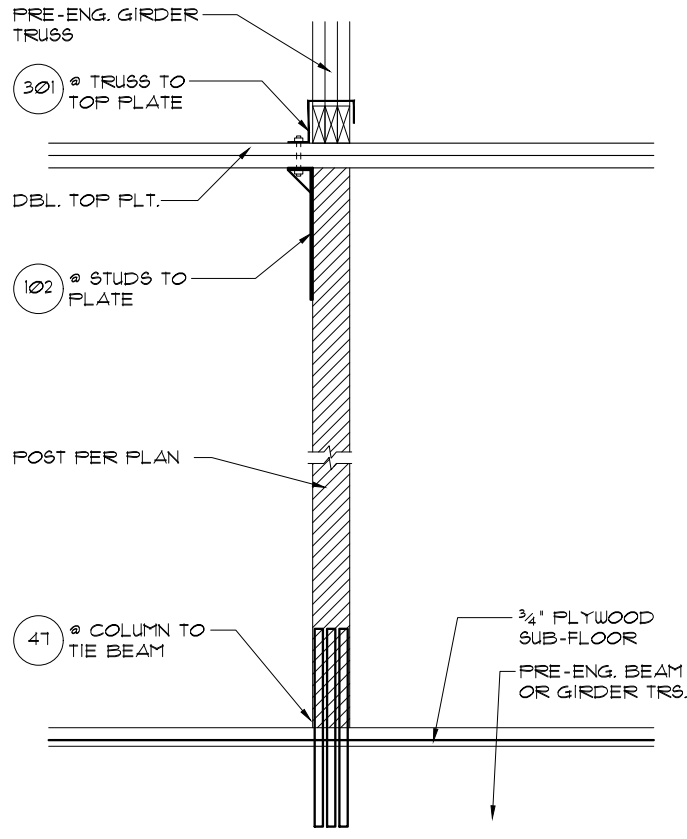
CONNECTOR SCHEDULE

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	1,810	65 / 960
5	DETAL20	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	990	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	H1Z	PLT / STD: (2) 8d x 1 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	SP2	STD: 6-10d / PLT: 6-10d	SPT24	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	TF4.6.4.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	PAU66	12-16d	2,240	N/A
89	CB66	(2) 3/8" BOLTS	PA8X8	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"	MPAI	H: 6-8dx1 1/2" / P: 6-8dx1 1/2"	440	440 / N/A
98-101	HTT4	3/8" BOLT / 18-16dx2 1/2"	N/A	N/A	3,640	N/A
97-100-102	HTT5	3/8" BOLT / 26-10d	N/A	N/A	4,275	N/A
103	VGTR/L	32-SDS 1/4" x 3" (2) 3/8" BLT	N/A	N/A	3,990	N/A
104	HDU8-SDS2.5	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	EHUH28-2	12-16d	2,000	N/A
214	HUC212-3TF	HD: 16-3/16" x 1 1/2" TAPCON BM: 6-16d	HDO212-3	HD: 18-3/16" x 1 1/2" TAPCON BM: 6-10d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	EHUH210-2	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" x 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" x J" BOLT JOIST: (5) 1/2" x BOLTS	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM35X16U	HDR: MIN. 1/2" x J-BOLTS JOIST: (5) 1/2" x BOLTS	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM55X16U	HDR: MIN. 1/2" x J-BOLTS JOIST: (5) 1/2" x 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					

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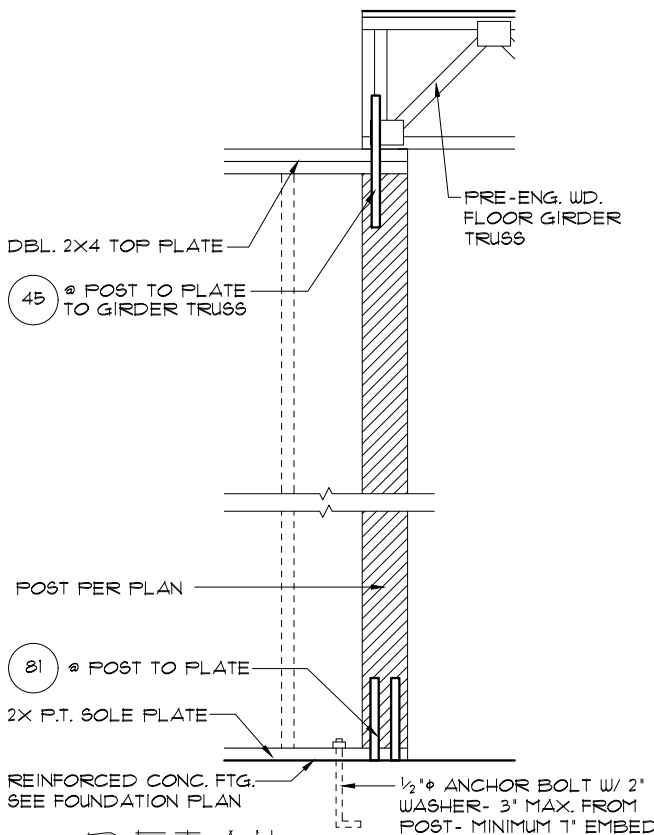
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PARADISO GRANDE
BEACHCOMBER
TYPICAL DETAILS / CONNECTOR SCHEDULE
4465
DATE 04-15-21
SCALE AS NOTED
DRAWN RDC
JOB 4465
SHEET 15 OF SHEETS

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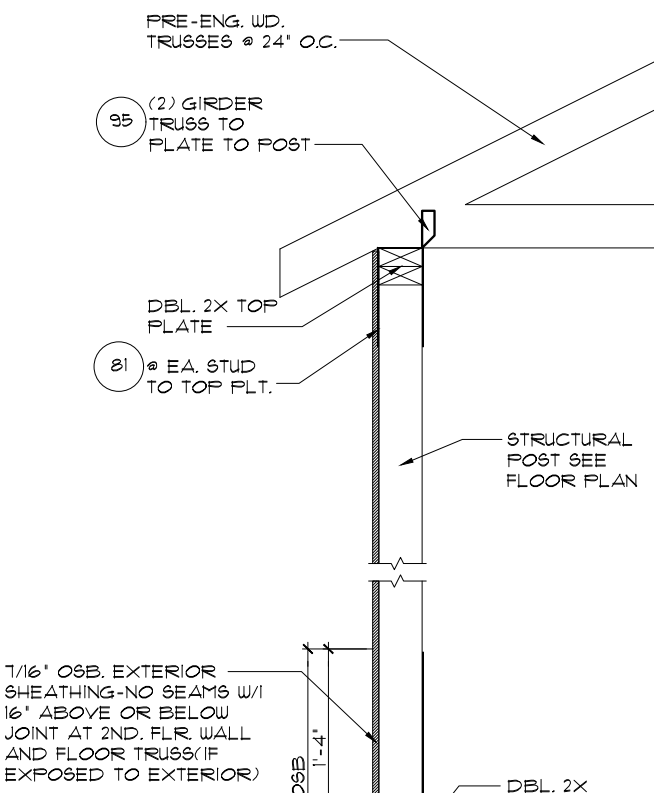
5 DETAIL

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



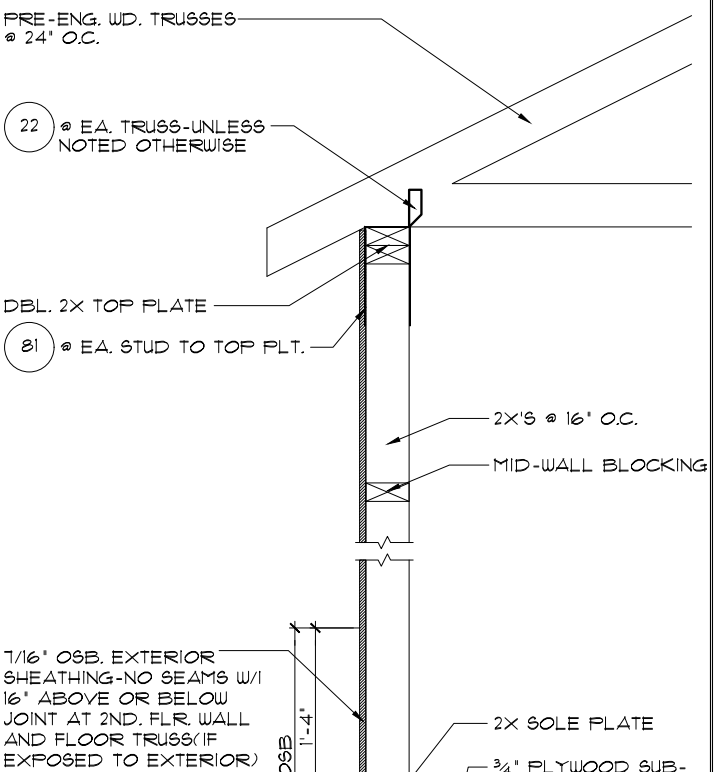
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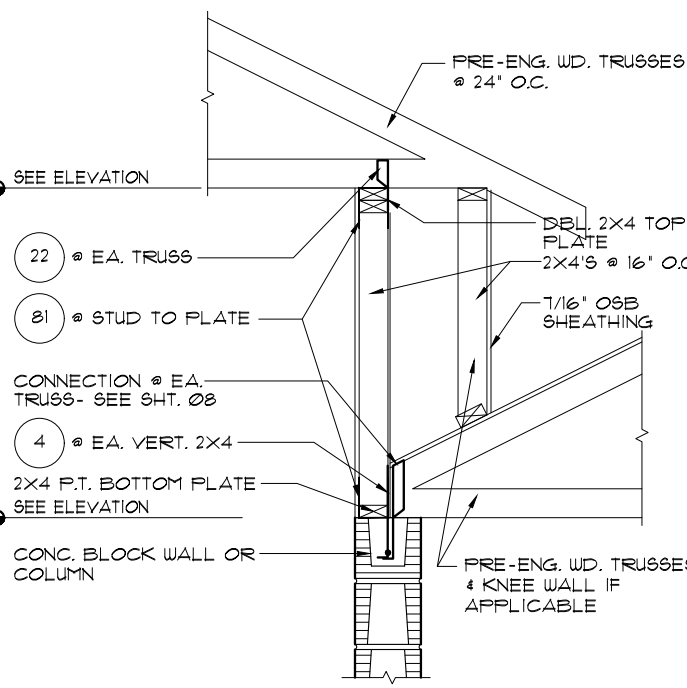
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3/4" = 1'-0" (11X17) 1 1/2" = 1'-0" (22"X34")



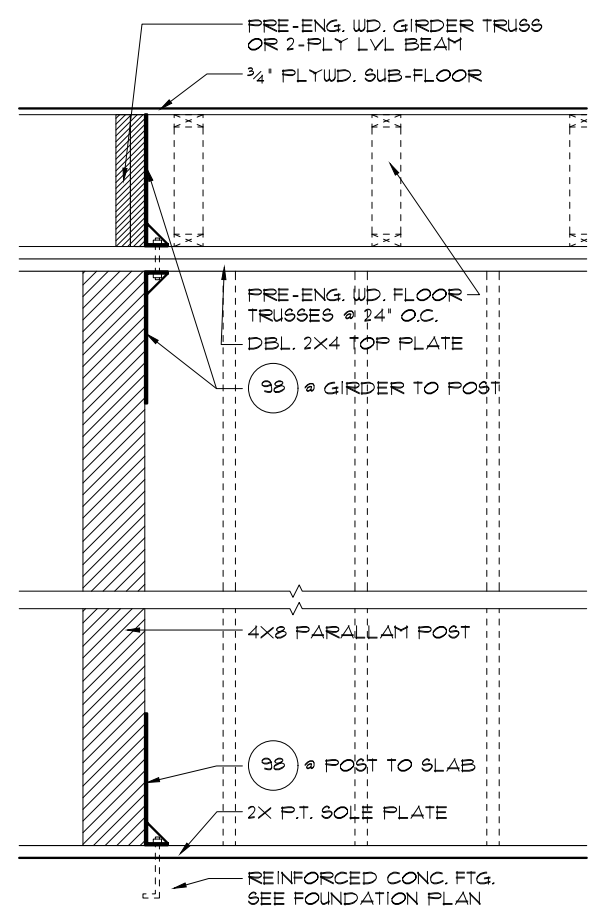
1 DETAIL

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



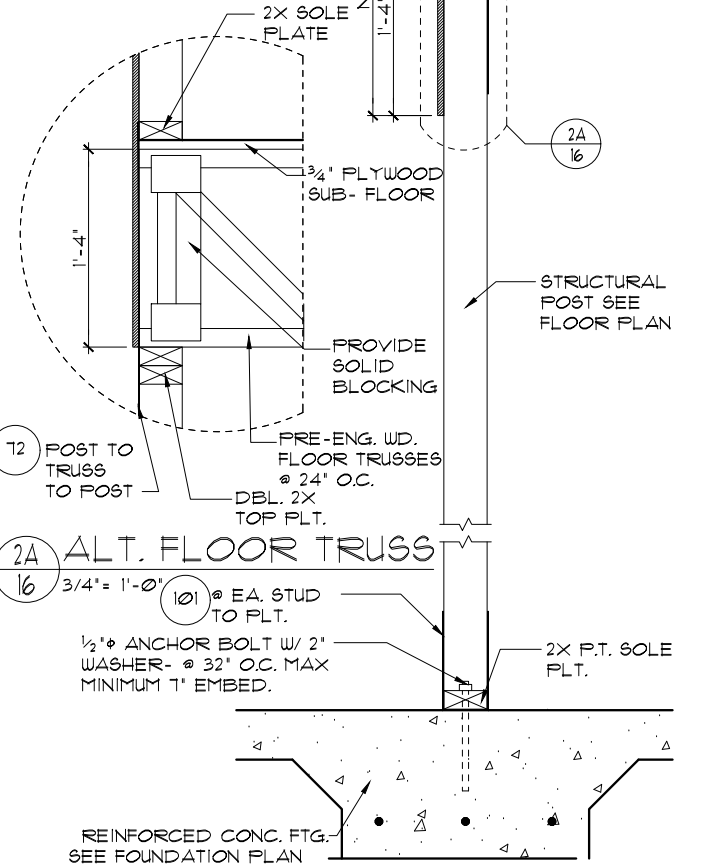
6 DETAIL

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



4 DETAIL

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



2A ALT. FLOOR TRUSS

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

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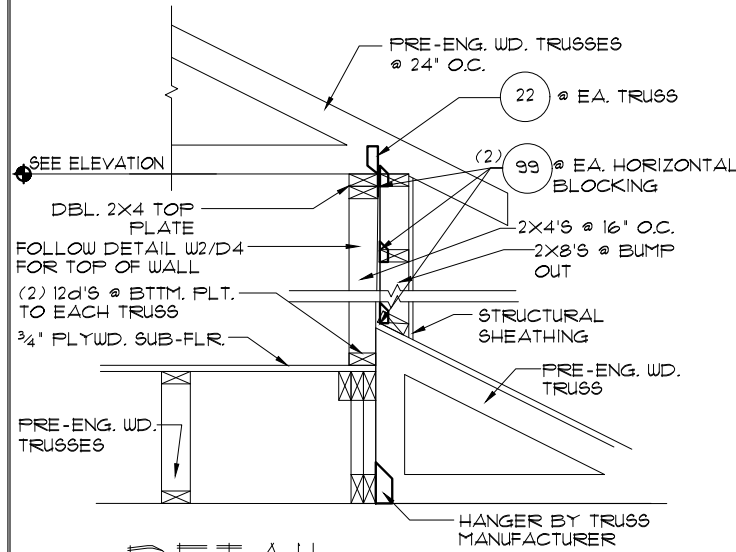
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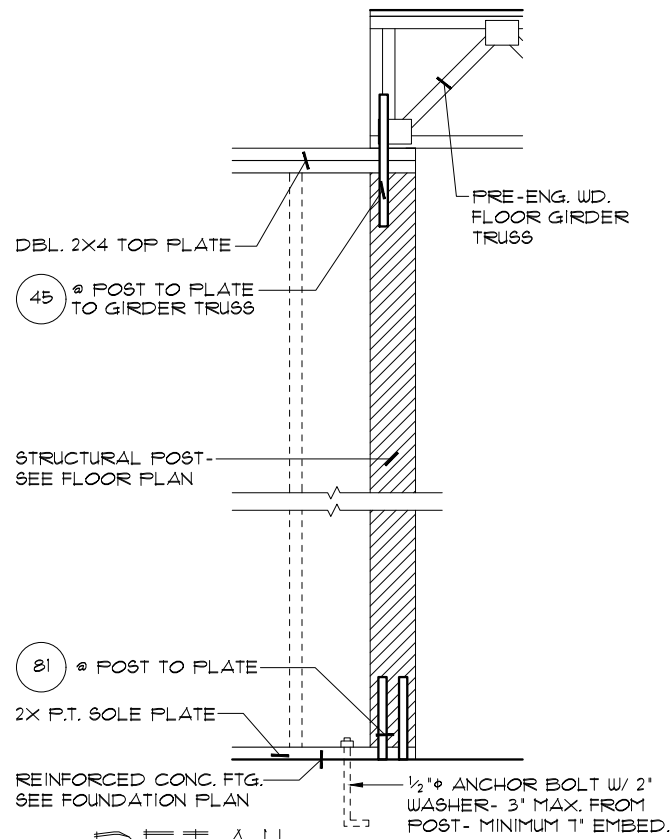
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PARADISO GRANDE

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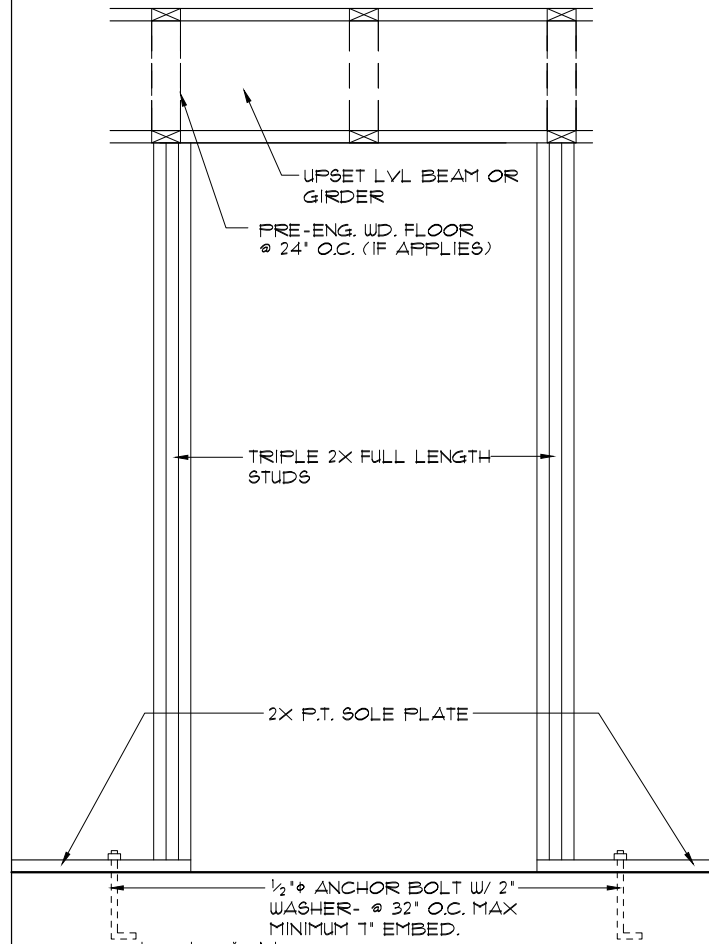
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JOB	4465
SHEET	16
OF SHEETS	16



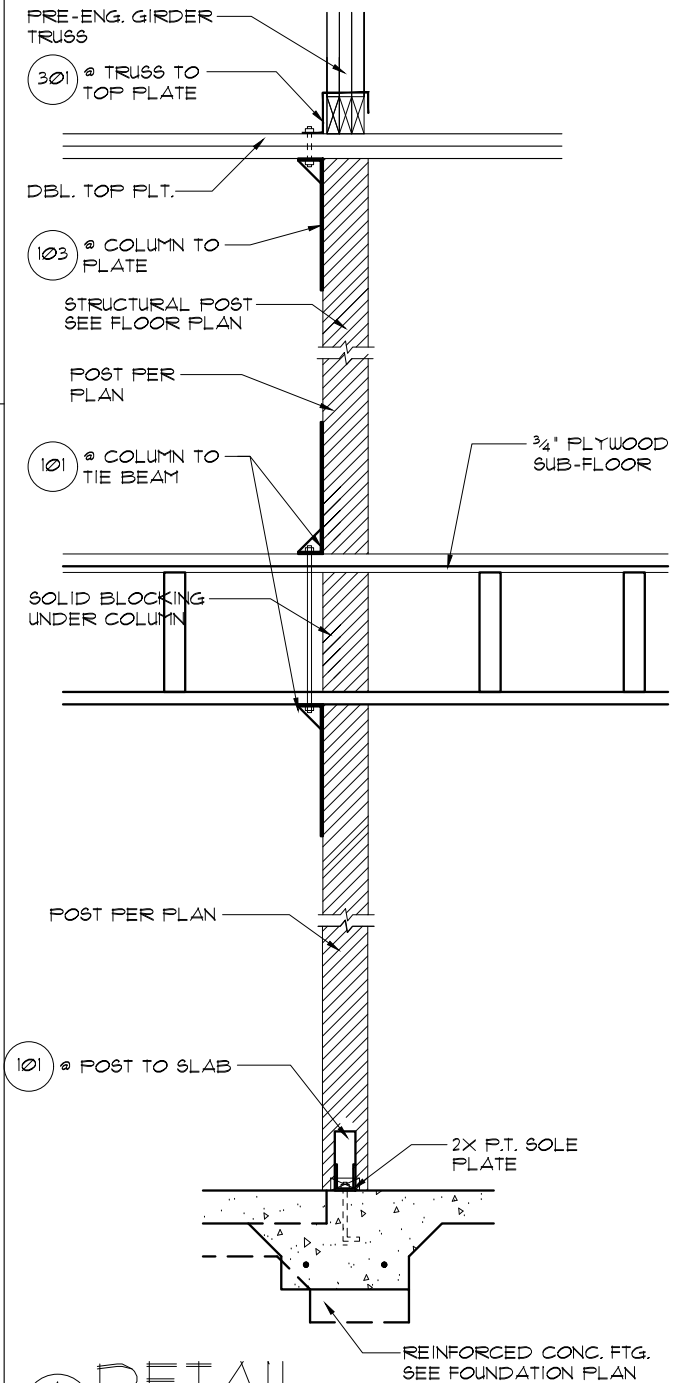
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18
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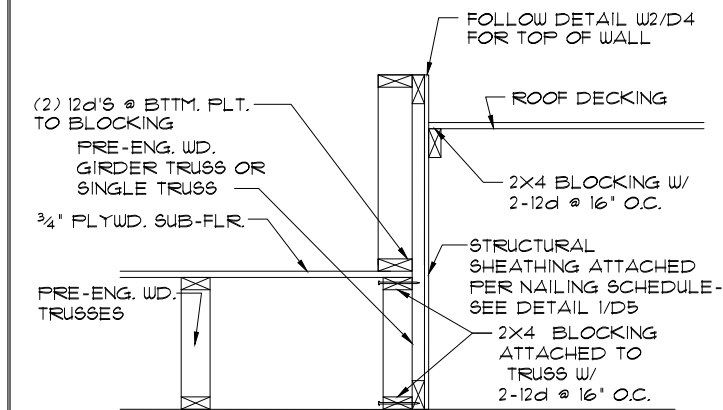
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18
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



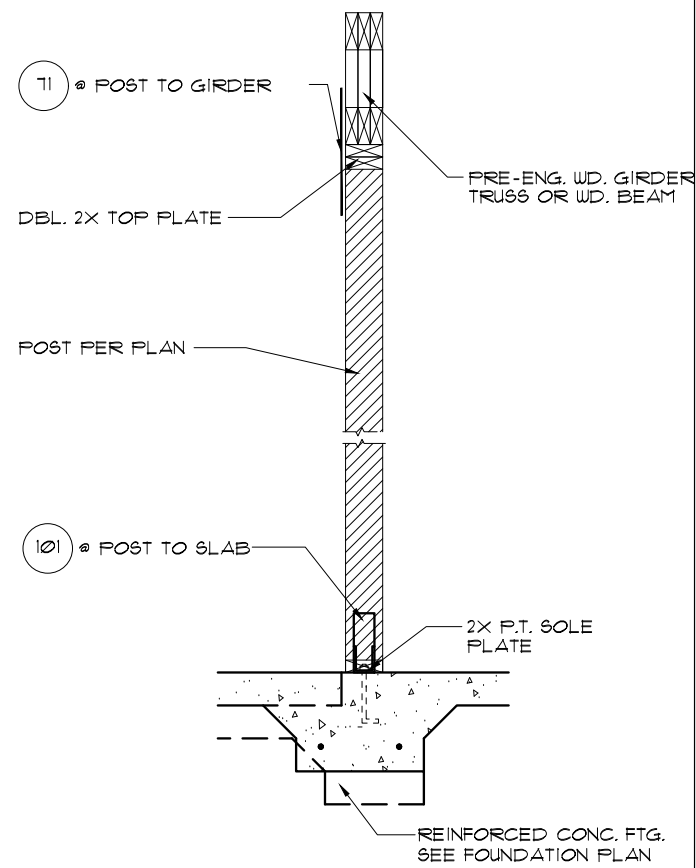
4
18
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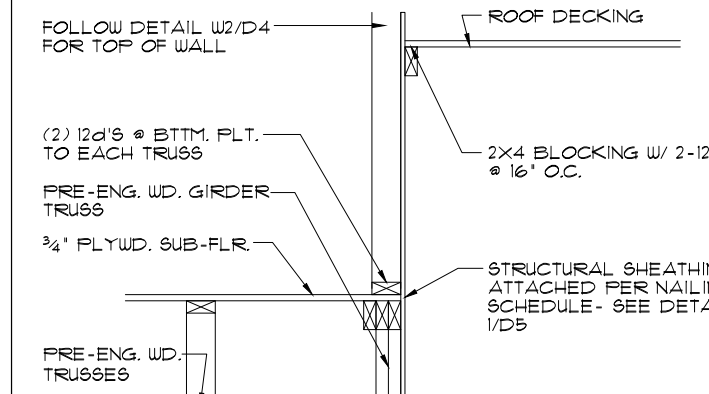
1
18
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



6
18
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



3
18
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



2
18
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

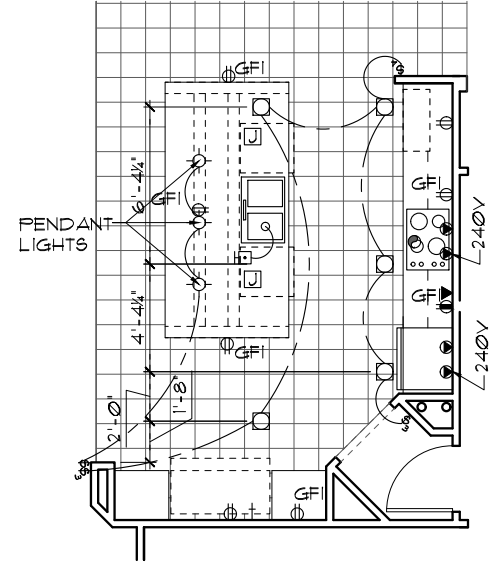
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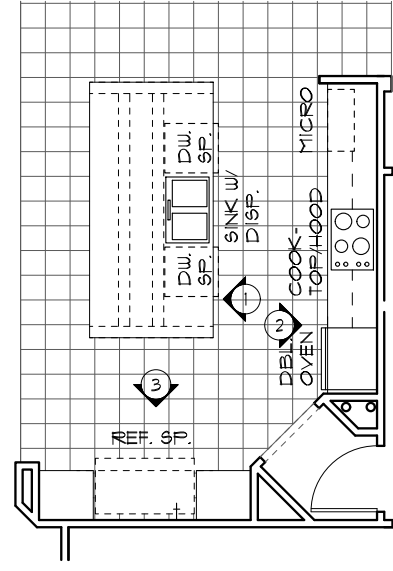
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<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>07-07-21</td> <td></td> <td>RDC</td> </tr> </table>	NO.	DATE	BY	07-07-21		RDC	<p>A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000</p>
NO.	DATE	BY					
07-07-21		RDC					
<p>Park Square Homes</p>							
<p>PRE CAST LINTEL DATA / STRUCTURAL DETAILS</p>							
<p>BEACHCOMBER</p>	<p>PARADISO GRANDE</p>						
<p>4465</p>							
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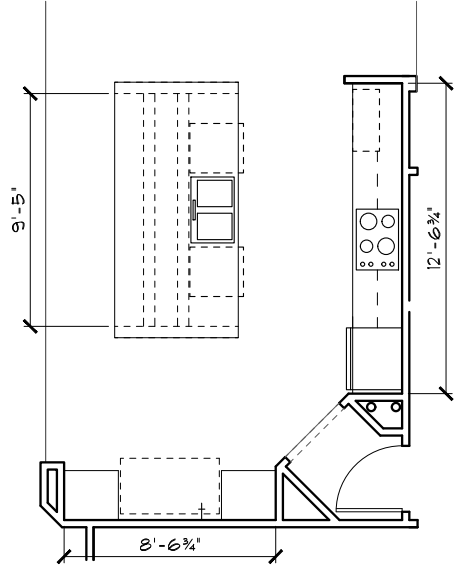
ELECTRICAL PLAN

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



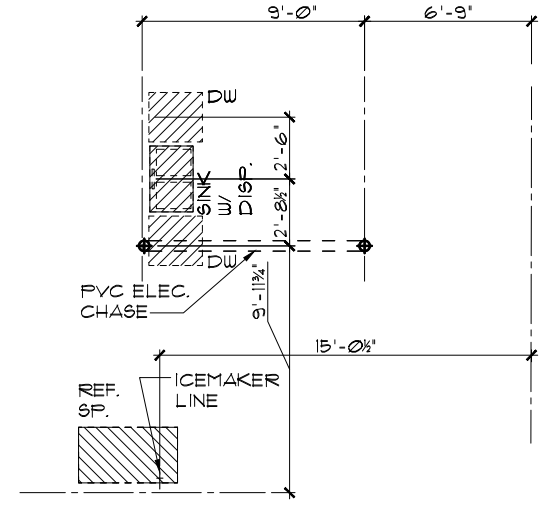
FLOOR PLAN W/ NOTES

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



FLOOR PLAN W/ DIMENSIONS

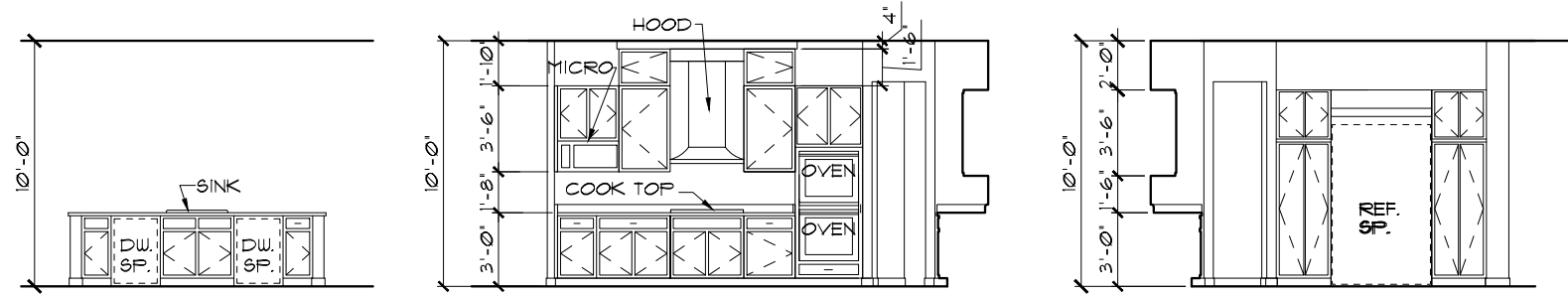
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



FOUNDATION PLAN

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

19 GOURMET OPTION 1



INTERIOR ELEVATIONS

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

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