PARADISO GRANDE TOWNHOMES

Park Square HOMES

5-UNIT:

(NAUTILUS, LATITUDE, LATITUDE II)

PAD SIZE 110'-0" x 70'-0"

FIND US ON FACEBOOK, HOUZZ & ZILLOW AT MJS CUSTOM HOME DESIGNS

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D5	STRUCTURAL DETAILS
D6	STRUCTURAL DETAILS

REVISION SCHEDULE:

NO:	DATE:	DESCRIPTION:	BY:
1	05/25/22	CREATED MASTER	M.C.
2	09/2/22	ADDED WATER PROOFING NOTE	A.M.
3	09/09/22	REMOVED STUCCO TRIM OVER GARAGE DOOR.	C.C.
4	04/10/23	MASTER REVISIONS RECEIVED FROM PSH- SEE PARK SQUARE REDLINE FOLDER MARKED 03/30, 04/04, 04/05, 04/06/23	C.C.
5	05/19/23	PERMIT REJECTIONS	C.C.
6	07/27/23	REVISED BANDING ON FRONT ELEVATION BUMP-OUT FOR ELEV. A	C.C.
7	09/26/23	SHOW A FIBER GLASS UNIT SHOWER IN BATH #5 ILO RECESS.	G.P.
8	10/10/23	PROTOTYPE FRAME WALK REVISIONS	G.P.
9	01/22/24	ROOF CRICKETS UPDATE	C.C.
10	1/24/24	WP. OUTLET AND COACH LIGHT MOVED	G.P.
11	3/4/24	3 SHELVES WERE ADDED TO ALL PANTRIES, AGAINST THE WALL OF ALL UNITS.	G.P.

DISTRIBUTED LIVE LOAD

(IN POUNDS PER SQ. FT.)

UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

ANSI STANDARD FOR MEASURING HOUSES

THE ANSI STANDARD FOR MEASURING HOUSES:

NATIONAL STANDARD Z765-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARENT USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARENT USED IN THIS SYSTEM OF MEASURING.

THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS SEPARATED INTO TWO AREAS:

1. AIR-CONDITIONED SPACE.
2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS).

THE ANSI STANDARDS DEFINE "FINISHED AREA" AS "AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE LIKE THE REST OF THE MEASUREMENTS MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, AND FLOOR AREA MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES AND ARE USUALLY LISTED SEPARATELY.

GENERAL CONTRACTOR:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

ENGINEERING KEY

DESIGN REQUIREMENTS

A. ROOF LIVE LOAD IS 20 PSF.
B. FLOORS LIVE LOAD IS 40 PSF. BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60PSF

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE RESIDENTIAL (8TH EDITION)

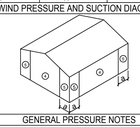
1. WIND EXPOSURE - CATEGORY (C)
2. ULTIMATE WIND SPEED - 140MPH. NOMINAL WIND SPEED - 108MPH.
3. WIND IMPORTANCE FACTOR - 1.0
4. INTERNAL PRESSURE COEFFICIENT- .18
5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f./-28.1 p.s.f. UNLESS NOTED OTHERWISE.
6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.

DESIGN STATEMENT

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE RESIDENTIAL (8TH EDITION)

EFFECTIVE WIND AREA (SQ. FT.)	WIND PRESSURE AND SUCTION (PSF.) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION.	
AREA	(4)	(5)
10	(+) 29.4 / (-) 31.9	(+) 29.4 / (-) 39.4
20	(+) 28.1 / (-) 30.6	(+) 28.1 / (-) 36.7
50	(+) 26.3 / (-) 28.8	(+) 26.3 / (-) 33.2
100	(+) 25.0 / (-) 27.5	(+) 25.0 / (-) 30.6
GARAGE DOORS		
16'-0" x 8'-0"	16'-0" x 7'-0"	18'-0" x 8'-0"
(+) 21.7 (-) 26.3	(+) 21.9 (-) 26.7	(+) 24.4 (-) 27.2
9'-0" x 8'-0"	9'-0" x 7'-0"	
(+) 25.80 (-) 29.10	(+) 25.9 (-) 29.2	OVERHANG (-) 55.30
8'-0" x 8'-0"	8'-0" x 7'-0"	
(+) 22.9 (-) 28.1	(+) 23.1 (-) 29.0	

WIND PRESSURE AND SUCTION DIAGRAM



GENERAL PRESSURE NOTES

NOTES:
1."a" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
- INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

RKE

FLORIDA BUILDING CODE:

(FBC) 2023 (8TH EDITION)

DESIGN CRITERIA:
- 2023 FLORIDA BUILDING CODE (BUILDING) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (RESIDENTIAL) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (PLUMBING) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (MECHANICAL) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (FUEL/GAS) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (EXISTING BUILDING) 8TH EDITION
- 2023 FLORIDA BUILDING CODE (ACCESSIBILITY) 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8TH EDITION.
- 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION).
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2021 NFPA 101-21 - LIFE SAFETY CODE
- OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES)
- CONSTRUCTION TYPE: TYPE VB (FBC-R 602.3)
- SPRINKLED: NO (FBC-B SECTION 903)
- NUMBER OF STORIES: 2 STORIES

SPECIFIC PARAMETERS FROM FBC 2023 USED FOR DESIGN INCLUDE:
- CONCRETE MASONRY RESIDENTIAL
- CONSTRUCTION WOOD FRAME CONSTRUCTION
- AMERICAN SOCIETY OF CIVIL ENGINEERS

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AIBD

GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

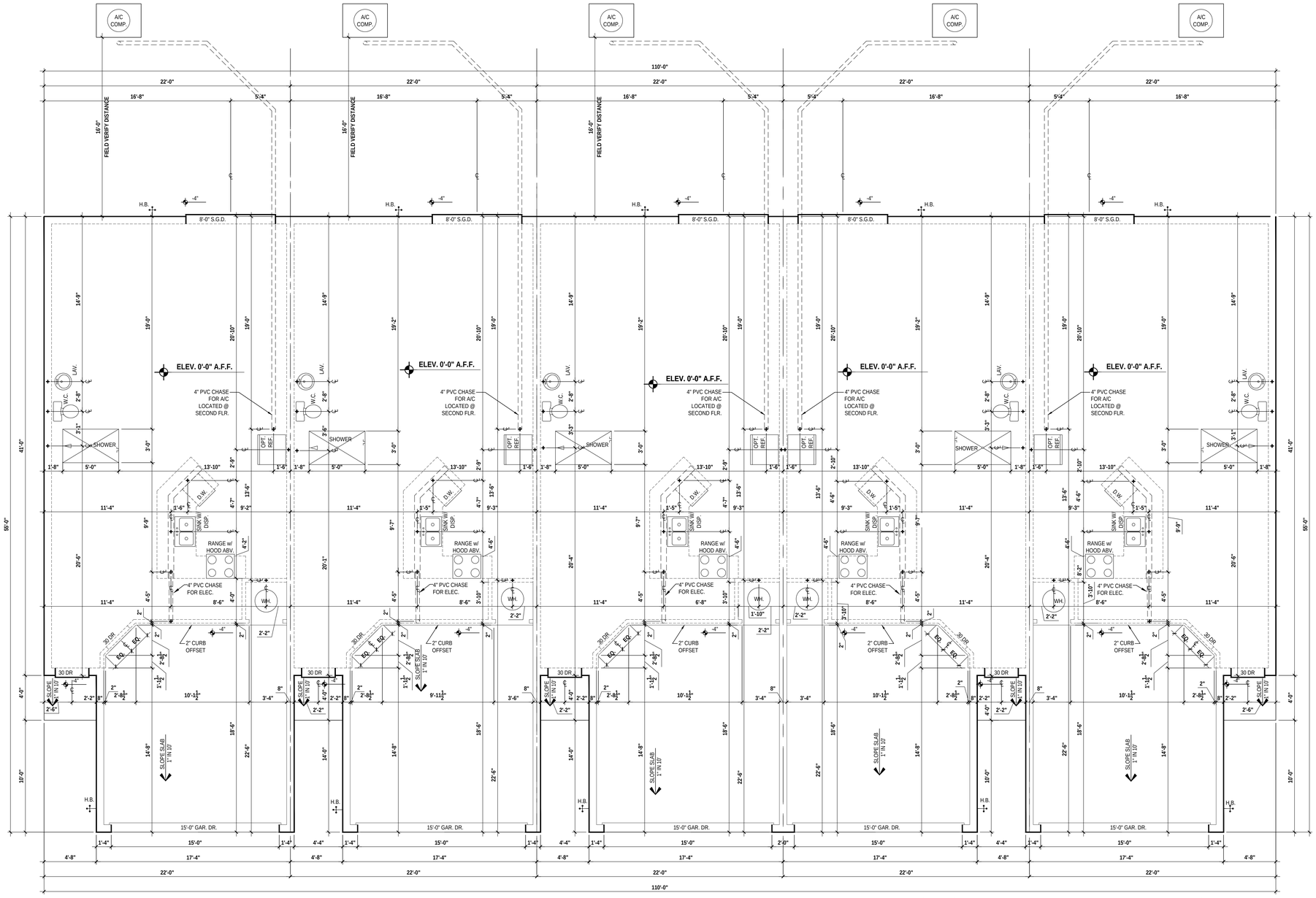
ISSUE DATE 04/13/2023

REVISIONS

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

COVER PAGE
A0

Mar 04, 2025 3:00pm Arledy Nieto J:\Arledy\Nieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Heel)\5-UNIT.dwg Files\A0 Cover Sheet.dwg



GENERAL NOTES KEY:

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. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATED AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AN APPROVED THERMAL EXPANSION DEVICE.
4. PAVERS MAY BE USED ILO CONCRETE SLAB AT PATIO, PORCH, DRIVE AND WALKWAY.
5. IN LIEU OF TREATING THE SOIL AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
6. BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. PURSUANT TO FBC-R318.
7. EQUIPMENT AND APPLIANCES SUPPORTED FROM THE GROUND SHALL BE LEVEL AND FIRMLY SUPPORTED ON A CONCRETE SLAB PER FBC-R M1305.1.4.1
8. GRADE TO SLOPE AWAY FROM FOUNDATION WALLS AT A RATE OF NOT LESS THAN 6 INCHES PER 10 FEET.
9. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).

DOOR NOTE KEY:

DOOR SIZE CALL-OUT:

20 = 2'-0"	40 B.F. = 4'-0" BI-FOLD
24 = 2'-4"	50 B.F. = 5'-0" BI-FOLD
26 = 2'-6"	60 B.F. = 6'-0" BI-FOLD
28 = 2'-8"	
30 = 3'-0"	

Slab Plan

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

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AIBD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

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Lot# XX-XX, Subdivision
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City, State, Zip Code

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Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

SLAB PLAN
A1

Mar 03, 2026 8:34am daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1) - Townhome Models\Paradiso Grande (CMU - Raised Heel)\5-UNIT\A1 Slab Plan.dwg

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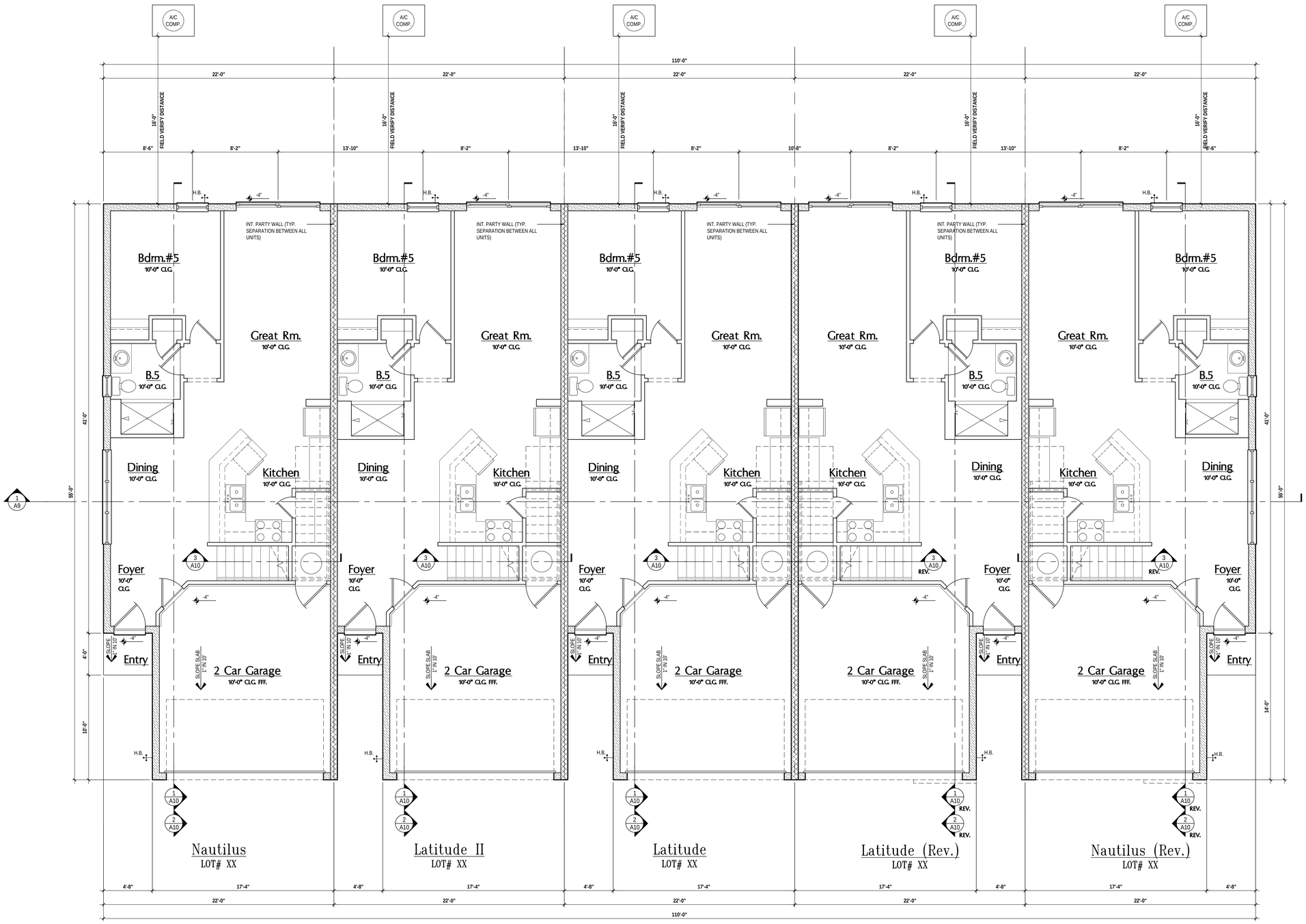

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ABBREVIATIONS:

- 2- # OF DOORS.
- 2- # OF WINDOWS.
- MT - METAL THRESHOLD
- FR - FRENCH DOORS
- SL - SIDE LIGHT
- FG - FIXED GLASS
- TR - TRANSOM
- GB - GLASS BLOCK
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- DH - DOUBLE HUNG
- HR - HORIZONTAL ROLLER
- BP - BYPASS
- BF - BIFOLD
- TYP. - TYPICAL

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. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC/R M1307.2 & FBC-M 304.
5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
6. VENT DRYER THRU EXTERIOR WALL U.N.O.
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
9. SAG RESISTANT DRYWALL ON ALL CEILINGS WITH FRAMING MEMBER AT 24" O.C. SHALL HAVE DRYWALL INSTALLED PERPENDICULAR TO FRAMING TO MINIMIZE SAGGING PER FBC-R 702.3.5
10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.N.O.
14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.N.O.
15. ALL INT. FIRST FLOOR CEILINGS AT 10'-0" U.N.O.
16. ALL INT. SECOND FLOOR CEILINGS AT 9'-0" U.N.O.
17. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS.
18. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED w/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
19. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.)
20. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
21. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
22. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312.2).
23. ALL EGRO / EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC-R310.
24. ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT
25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
26. 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALLBOARD, 23/32-INCH (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
28. ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.
29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUADFLASH PANELS (OR SIMILAR).
30. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBCEC R402.2.4.
32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBCR R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:
2040 = 2'-0" x 4'-0"
2050 = 2'-0" x 5'-0"
2060 = 2'-0" x 6'-0"

ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

DOOR NOTE KEY:

DOOR SIZE CALLOUT:
20 = 2'-0" 40 B.F. = 4'-0" BIFOLD
24 = 2'-4" 50 B.F. = 5'-0" BIFOLD
26 = 2'-6" 60 B.F. = 6'-0" BIFOLD
28 = 2'-8"
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BRG. HT. LEGEND

- 20'-8" CMU BRG. HT.
- INDICATES BRG. WALL
- 20'-8" BRG. 2-HR. FIRE RATED CMU
- FRAME WALL PER PLAN

Area Tabulations

Living:

1st floor:	4,065	sf
2nd floor:	5,670	sf
Total Living:	9,735	sf
entry:	90	sf
garage:	1,655	sf
Total Area:	11,480	sf

First Floor Plan

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

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residential-commercial-architecture

AIBD

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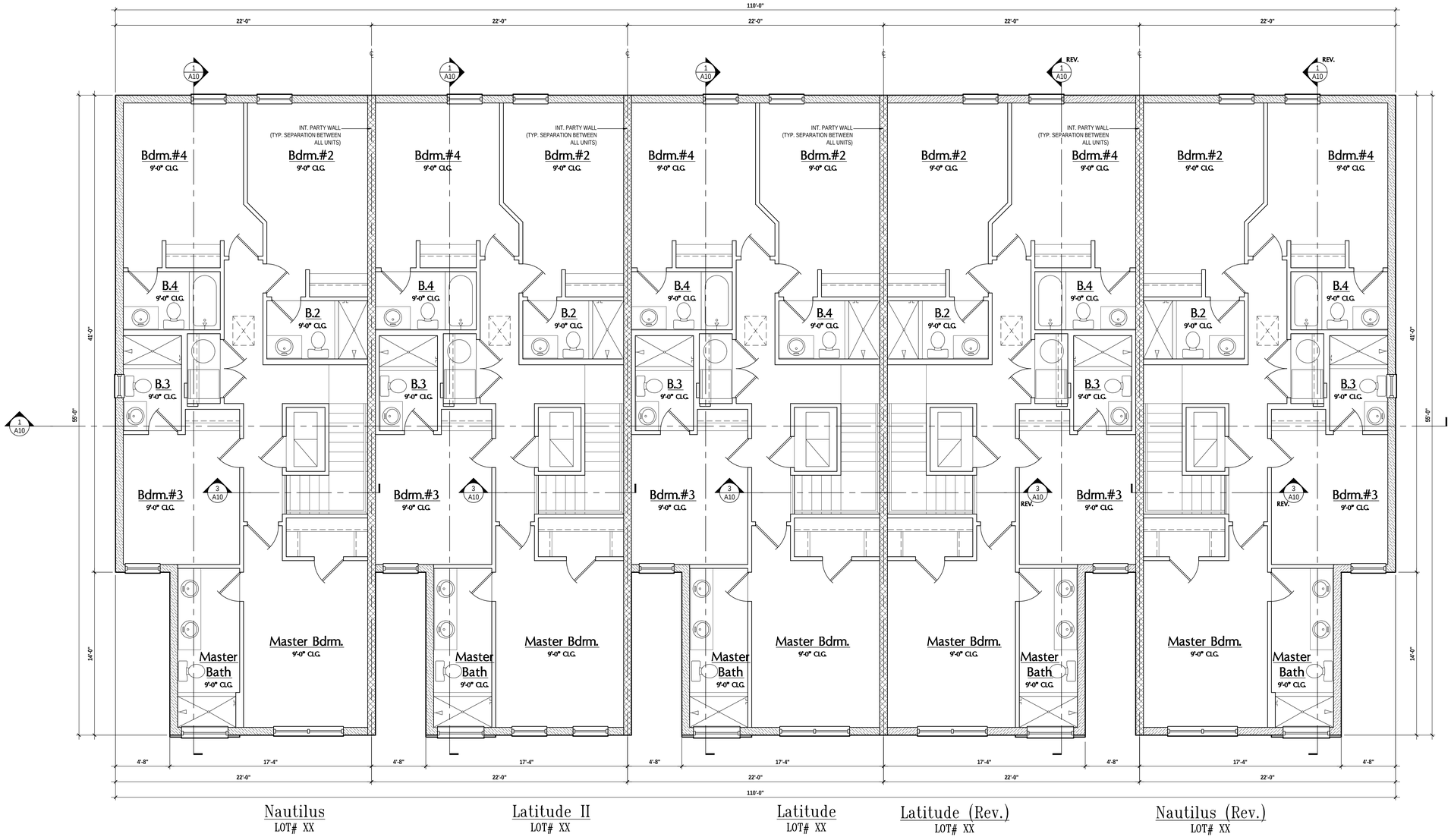
Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	

PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

FIRST FLOOR
A2

Mar 03, 2025 9:34am daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Paradiso Grande CMU- Raised Heel\5-UNIT\A2 First Floor Overall.dwg



FIND US ON FACEBOOK, HOUZZ & ZILLOW AT MJS CUSTOM HOME DESIGNS

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11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
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28. ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.
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30. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBCEC R402.2.4.
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33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBCR R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

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BRG. HT. LEGEND

- 20'-8" CMU BRG. HT.
- INDICATES BRG. WALL
- 20'-8" BRG. 2-HR. FIRE RATED CMU
- FRAME WALL PER PLAN

Second Floor Plan

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

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ALL BD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #'XX
Lot #: XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE 04/13/2023

REVISIONS

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

SECOND FLOOR
A3

daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Paradiso Grande (CMU- Raised Heel)\5-UNIT\A3 Second Floor Overall.dwg
Mar 03, 2025,8:34am

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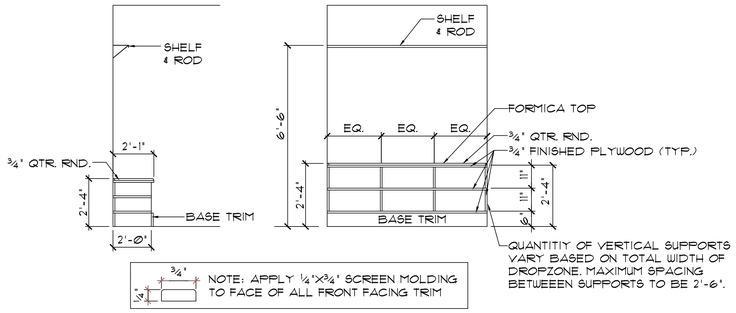
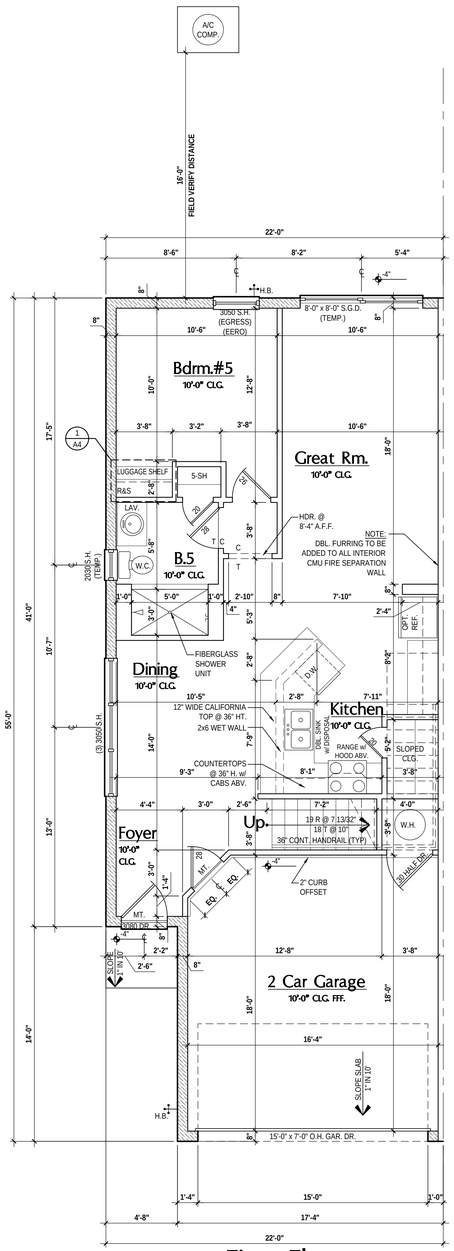


1 / A4 Luggage Shelf Detail

SCALE N.T.S.



First Floor

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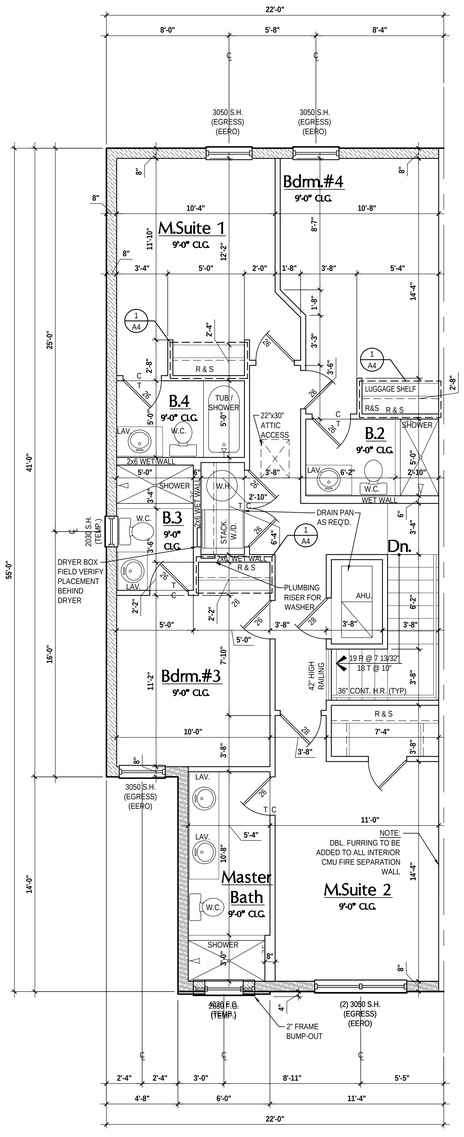

Second Floor- "Elev. A"

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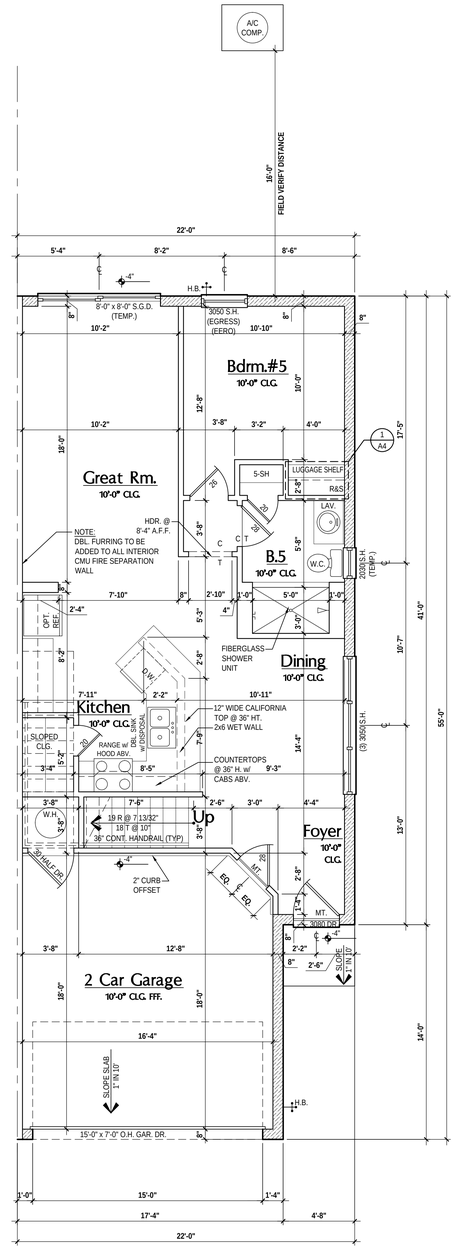

First Floor- Rev.

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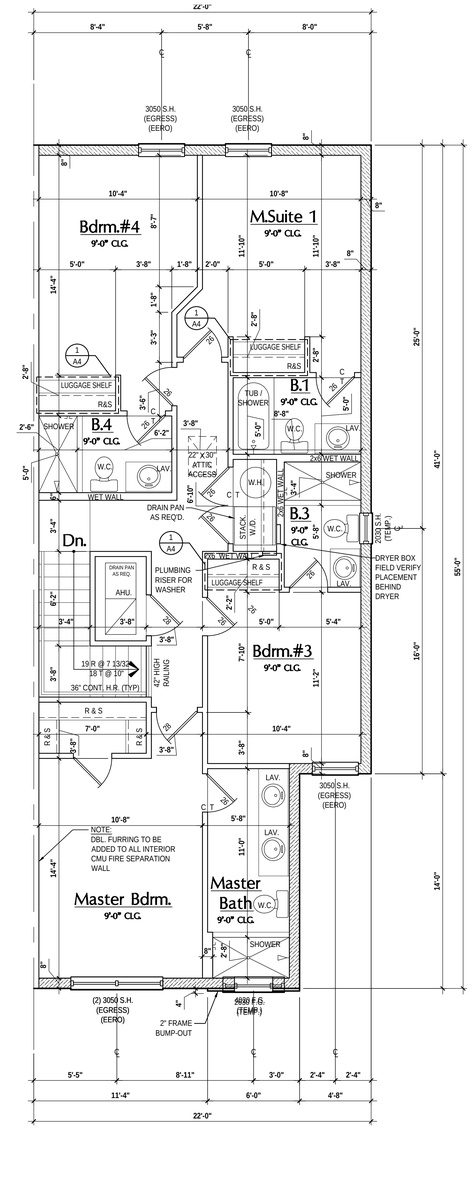

Second Floor- Rev.- "Elev. A"

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houzz FIND US ON FACEBOOK, HOUZZ & ZILLOW AT MJS CUSTOM HOME DESIGNS

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POURED CONCRETE FILLED CELL WITHIN AN 8" CMU WALL, U.N.O. w/ (1) VERT. #5 REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. (MIN. OF 25' LAP ON ALL STEEL REINFORCING BARS)

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- FRAME WALL PER PLAN

Area Tabulations

Living:	Nautilus
1st floor:	813 sf
2nd floor:	1,134 sf
Total Living:	1,947 sf
entry:	18 sf
garage:	331 sf
Total Area:	2,296 sf

Floor Plan

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

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5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State: Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE 04/13/2023

REVISIONS

PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

NAUTILUS FLR. PLAN

A4

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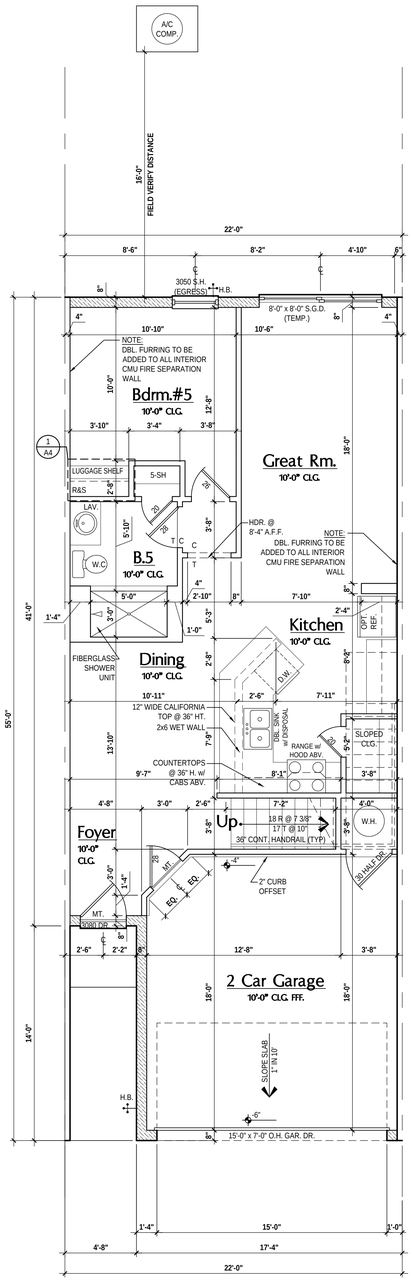
Mar 03, 2025,8:34am daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Paradiso Grande (CMU - Raised Heel)\5-UNIT\A4 Floor Plans (Nautilus).dwg



First Floor

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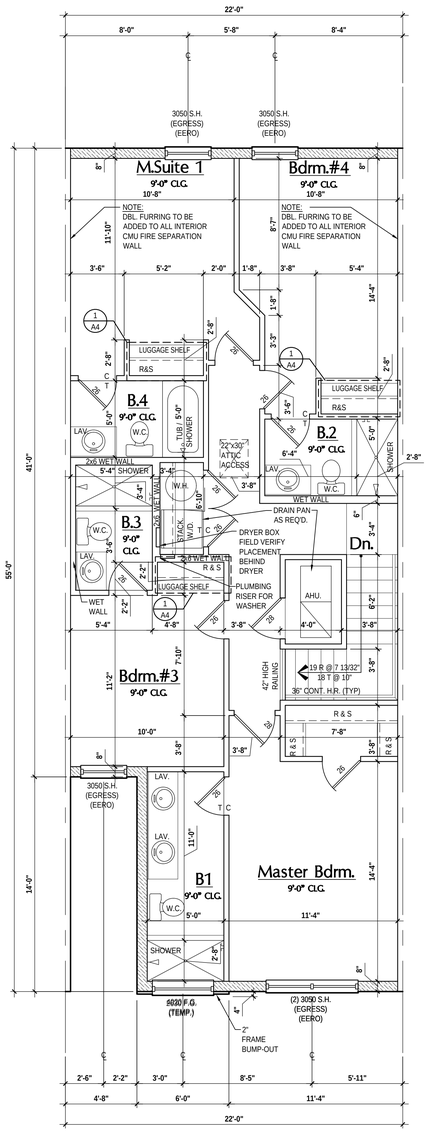

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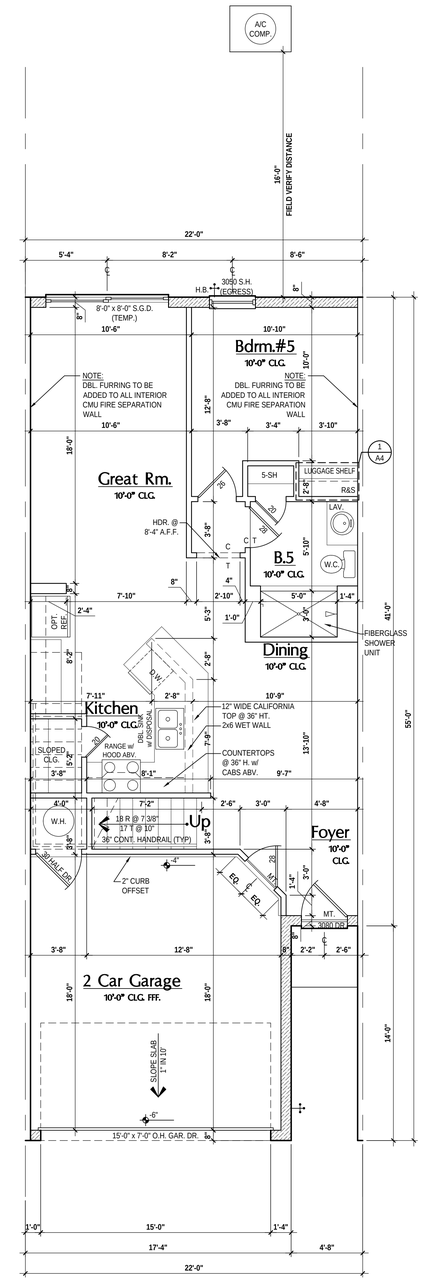

First Floor- Rev.

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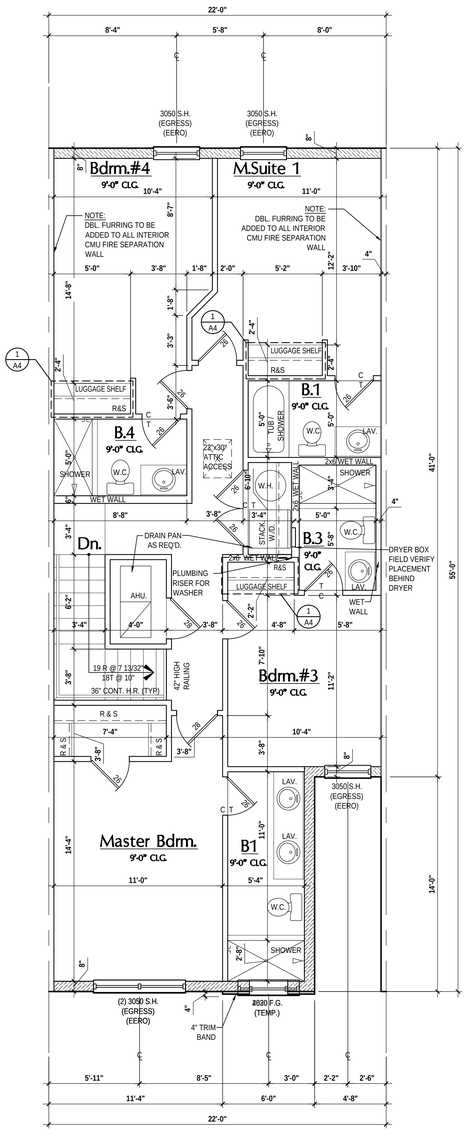

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residential commercial/architecture

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AIBD

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Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS.

LATITUDE FLR. PLAN

A5

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractor shall verify and be responsible for dimensions and conditions of the job and MJS., Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.

Mar 03, 2025,8:35am daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\L- Townhome Models\Paradiso Grande (CMU- Raised Heel)\5-UNIT\A5 Floor Plans (Latitude).dwg

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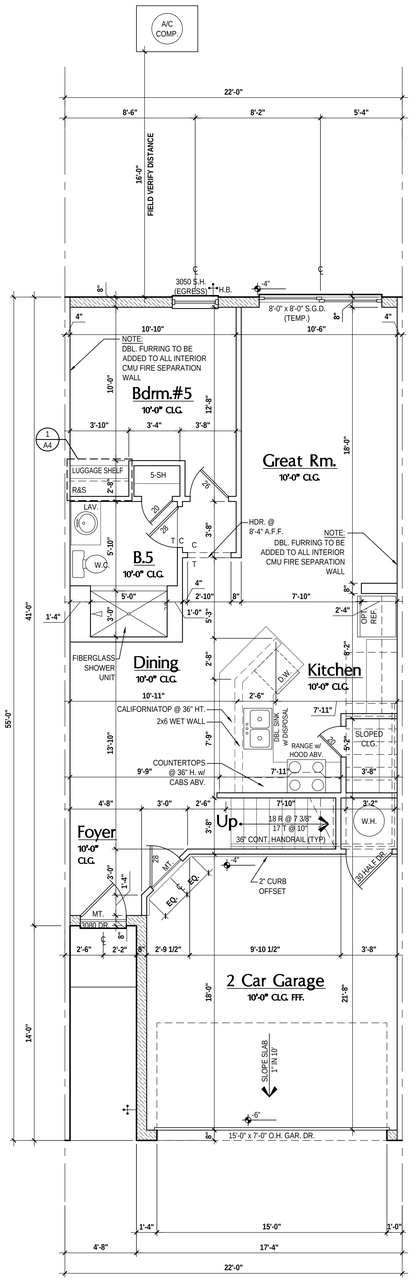
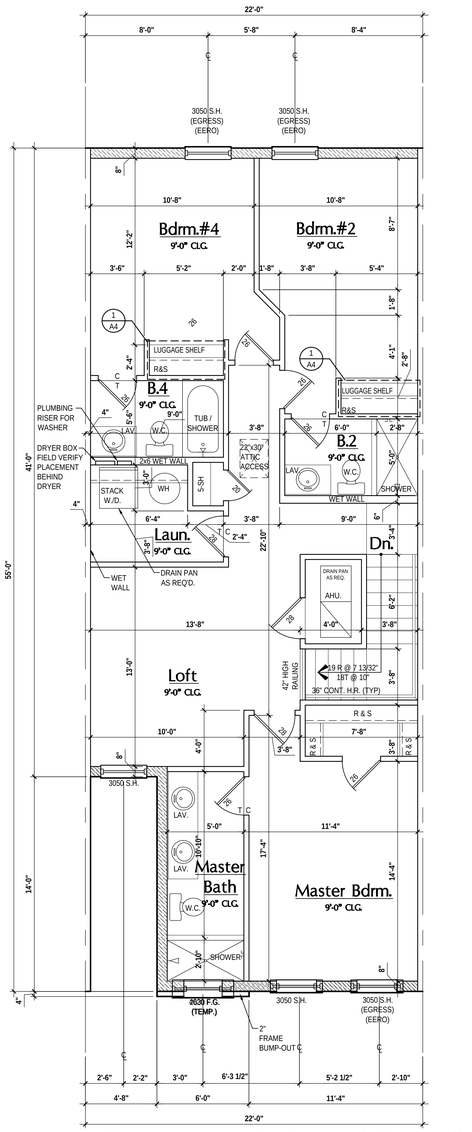


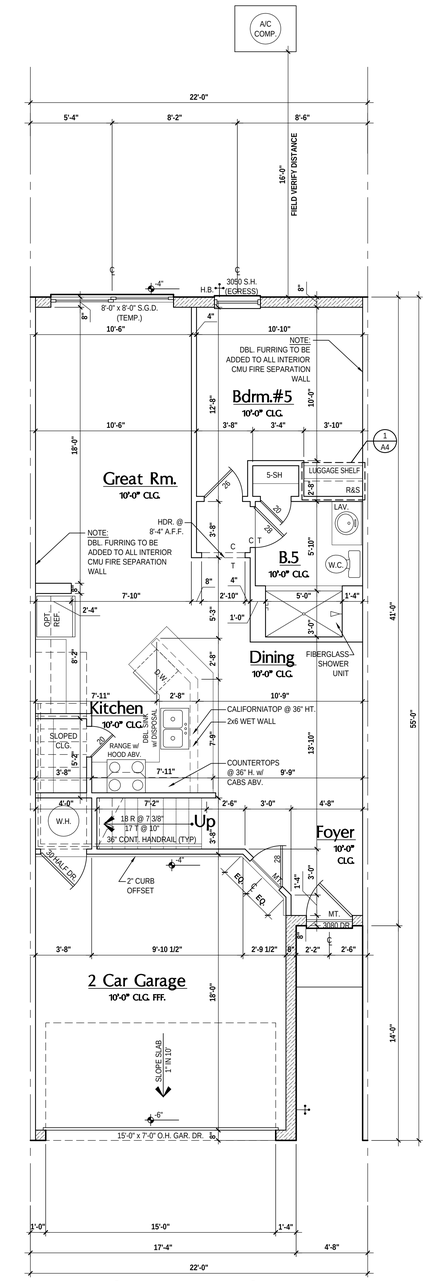
Latitude II First Floor

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



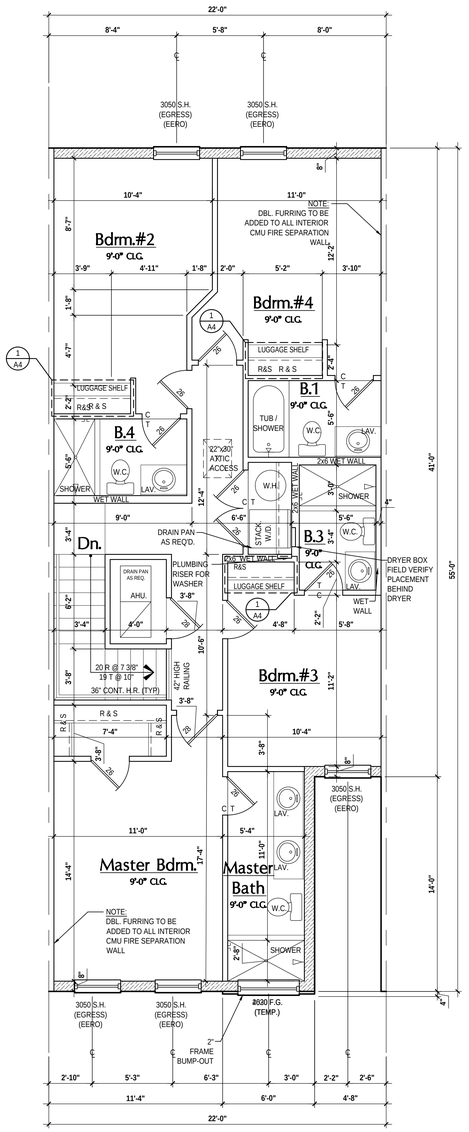
Latitude II Second Floor- "Elev. A"

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



Latitude II First Floor- Rev.

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



Latitude II Second Floor- Rev.- "Elev. A"

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

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GENERAL NOTES KEY:

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (8TH EDITION)

ABBREVIATIONS:

- 2- # OF DOORS.
- 2- # OF WINDOWS.
- MT - METAL THRESHOLD
- FR - FRENCH DOORS
- SL - SIDE LIGHT
- FG - FIXED GLASS
- TR - TRANSOM
- GB - GLASS BLOCK
- PKT - POCKET DOOR
- OBS - OBSCURED GLASS
- TEMP - TEMPERED GLASS
- SH - SINGLE HUNG
- DH - DOUBLE HUNG
- HR - HORIZONTAL ROLLER
- BP - BYPASS
- BF - BIFOLD
- TYP. - TYPICAL

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. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC:R M1307.2 & FBC:M 304.
5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
6. VENT DRYER THRU EXTERIOR WALL U.N.O.
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
9. SAG-RESISTANT DRYWALL ON ALL CEILINGS WITH FRAMING MEMBER AT 24" O.C. SHALL HAVE DRYWALL INSTALLED PERPENDICULAR TO FRAMING TO MINIMIZE SAGGING PER FBC:R 702.3.5
10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.N.O.
14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.N.O.
15. ALL INT. FIRST FLOOR CEILINGS AT 10'-0" U.N.O.
16. ALL INT. SECOND FLOOR CEILINGS AT 9'-0" U.N.O.
17. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS.
18. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED w/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC:R302.5.1.
19. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS.(TYP.)
20. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
21. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
22. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312.2).
23. ALL EGRO / EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC-R310.
24. ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT
25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
26. 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALLBOARD, 23/32-INCH (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
28. ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.
29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
30. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBCEC R402.2.4.
32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBCR R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:
2040 = 2'-0" x 4'-0"
2050 = 2'-0" x 5'-0"
2060 = 2'-0" x 6'-0"

- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

DOOR NOTE KEY:

DOOR SIZE CALLOUT:
20 = 2'-0" 40 B.F. = 4'-0" BIFOLD
24 = 2'-4" 50 B.F. = 5'-0" BIFOLD
26 = 2'-6" 60 B.F. = 6'-0" BIFOLD
28 = 2'-8"
30 = 3'-0"

BRG. HT. LEGEND

POURED CONCRETE FILLED CELL WITHIN AN 8" CMU WALL U.N.O. w/ (1) VERT. #5 REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. (MIN. OF 25" LAP ON ALL STEEL REINFORCING BARS)

- 20"-8" CMU BRG. HT.
- INDICATES BRG. WALL
- 20"-8" BRG. 2-HR. FIRE RATED CMU
- FRAME WALL PER PLAN

Area Tabulations

	Latitude II
1st floor:	813 sf
2nd floor:	1,134 sf
Total Living:	1,947 sf
entry:	18 sf
garage:	331 sf
Total Area:	2,296 sf

Floor Plan

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

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5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #'XX
Lot # XX-XX, Subdivision
Street Address
City, State: Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE 04/13/2023

REVISIONS

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

LATITUDE II FLR. PLAN

A6

Mar 03, 2025,8:33am daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1 - Townhome Models\Paradiso Grande (CMU- Raised Heel)\5-UNIT\A6 Floor Plans (Latitude II).dwg

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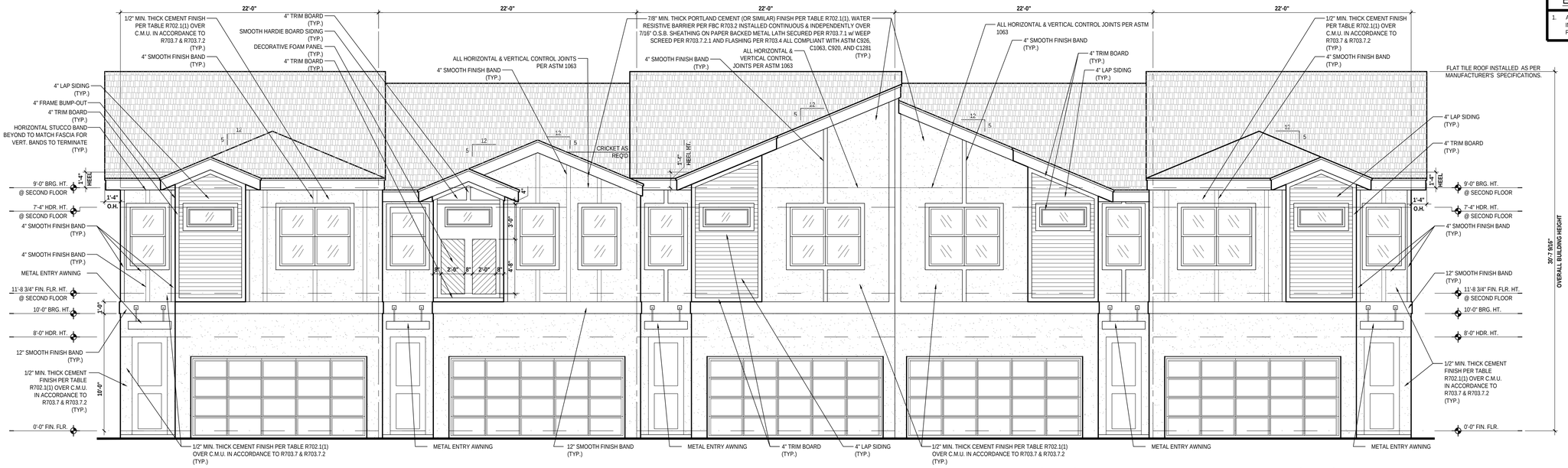
ELEVATION NOTES

1. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.



Nautilus
LOT# XX

Latitude
LOT# XX

Latitude
LOT# XX

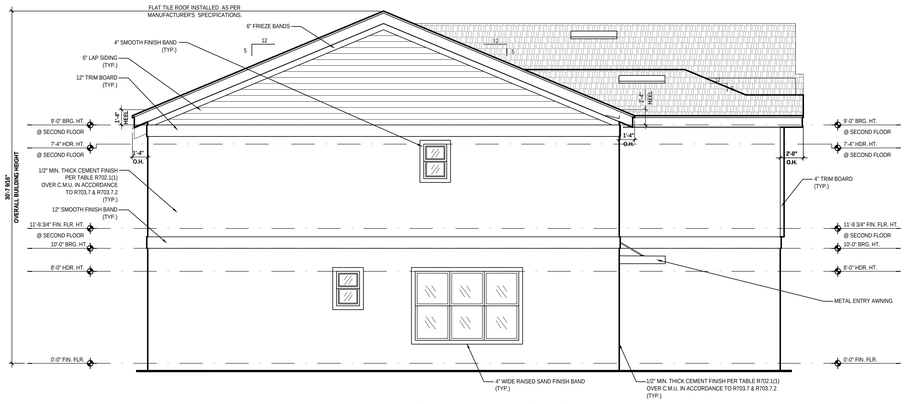
Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

Front Elevation "A"

(Standard)

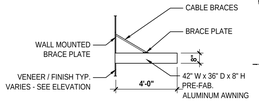
SCALE: 1/4" = 1'-0"



Left Elevation "A"

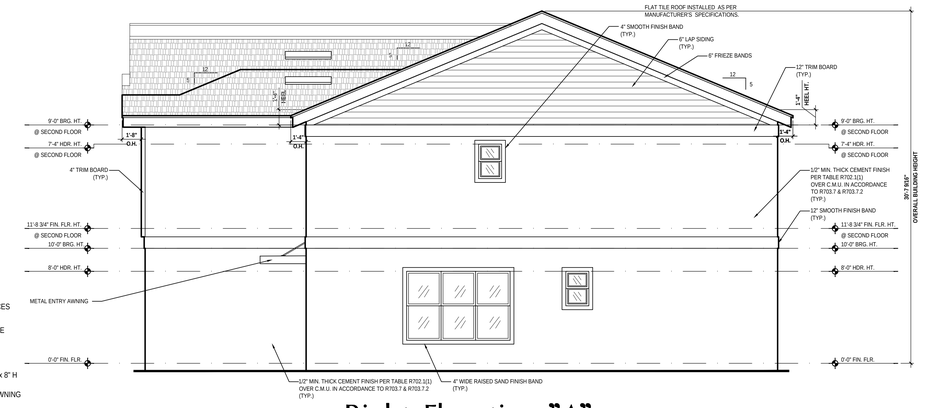
(Standard)

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



Metal Awning Detail

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



Right Elevation "A"

(Standard)

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

Rear Elevation "A"

(Standard)

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

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GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #'XX
Lot # XX-XX, Subdivision
Street Address
City, State. Zip Code

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5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
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Park Square HOMES

ISSUE DATE	04/13/2023
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DESIGNED BY:	MJS

ELEVATIONS
A7

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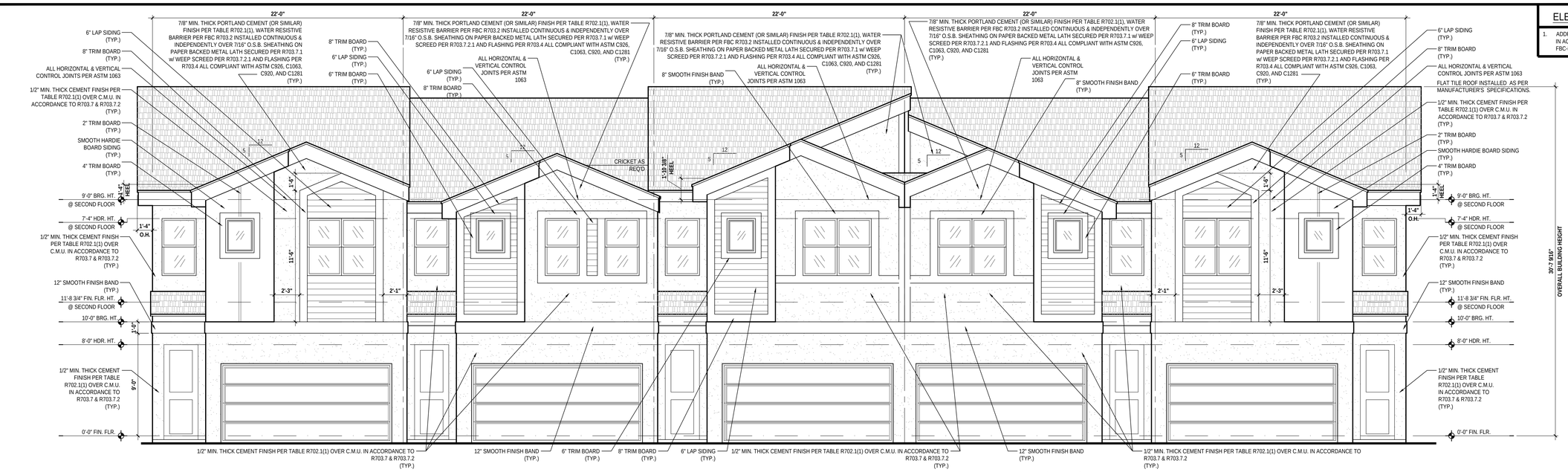
Mar 03, 2025,8:35am

ELEVATION NOTES

1. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.



Nautilus
LOT# XX

Latitude
LOT# XX

Latitude
LOT# XX

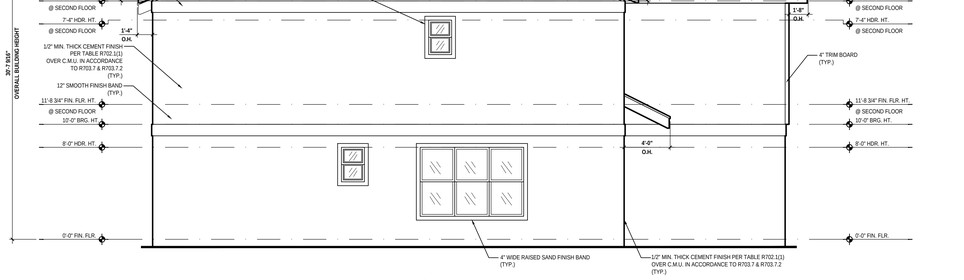
Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

Front Elevation "B"

(Standard)

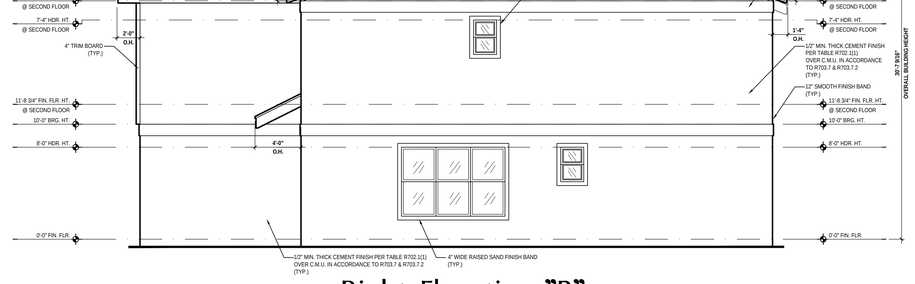
SCALE: 1/4" = 1'-0"



Left Elevation "B"

(Standard)

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



Right Elevation "B"

(Standard)

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

Rear Elevation "B"

(Standard)

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

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GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #"XX"
Lot # XX-XX, Subdivision
Street Address
City, State, Zip Code

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DESIGNED BY:	MJS

ELEVATIONS
A8

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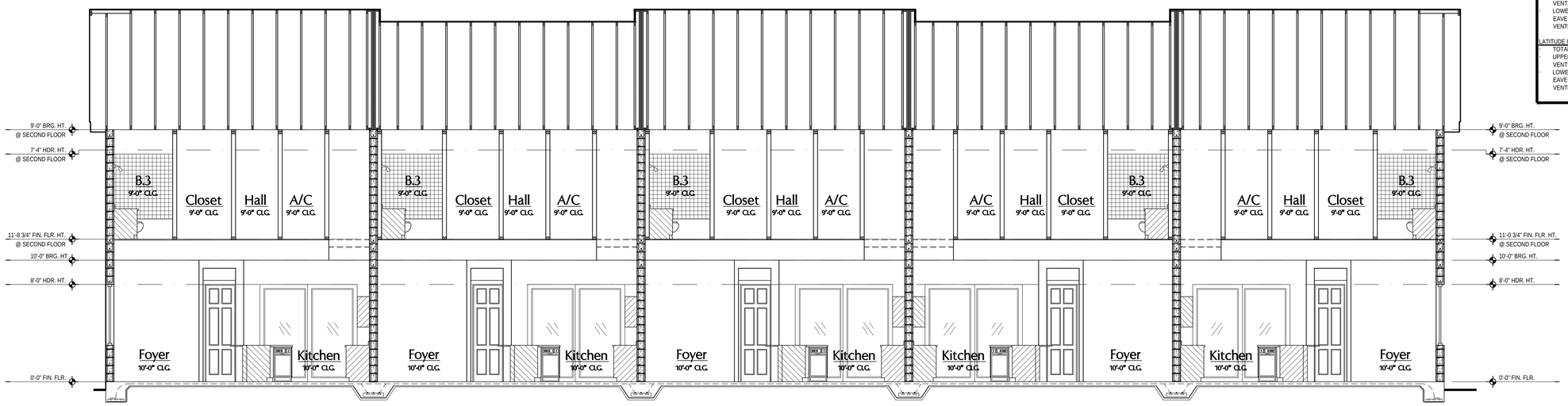
ATTIC VENT CALC'S:

2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 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).
(OFF-RIDGE VENT MAXIMUM OPENING SIZES)

MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE.

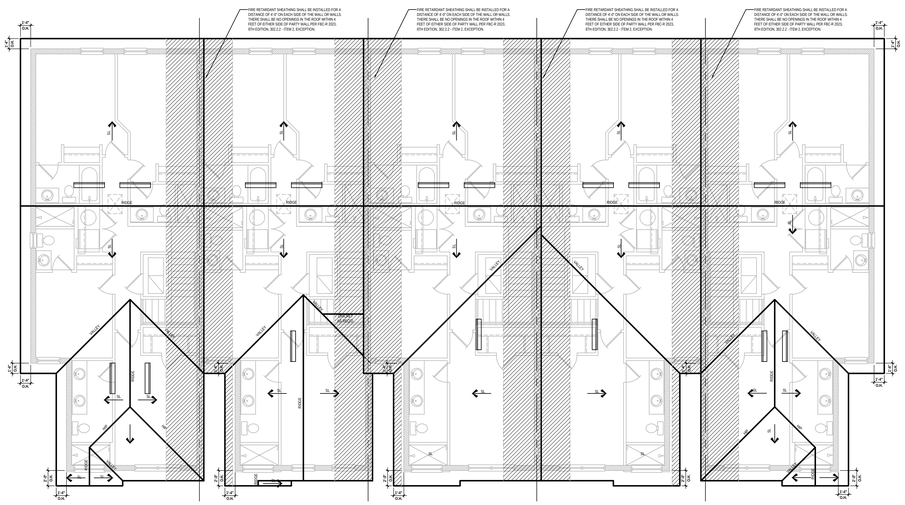
NAUTILUS UNIT:
- TOTAL VENTED: 1,320/300 = 4.4 SQ. FT.
- UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1.76 SQ. FT. / .652 = 2.69 VENTS= 3 VENTS
- LOWER PORTION VENTILATION TOTAL w/ SOFFITS @ EAVE (60%): 2.64 SQ. FT. / 80.00 LF= .033 SQ. FT. PER VENTING/LF.

LATITUDE UNIT:
- TOTAL VENTED: 1,169/300 = 3.89 SQ. FT.
- UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1.55 SQ. FT. / .652 = 2.39 VENTS= 3 VENTS
- LOWER PORTION VENTILATION TOTAL w/ SOFFITS @ EAVE (60%): 2.33 SQ. FT. / 80.00 LF= .029 SQ. FT. PER VENTING/LF.



Nautilus LOT# XX | Latitude LOT# XX | Latitude LOT# XX | Latitude (Rev.) LOT# XX | Nautilus (Rev.) LOT# XX

1 / A9 Building Section "A&B"
SCALE: 1/4" = 1'-0"



Nautilus LOT# XX | Latitude II LOT# XX | Latitude LOT# XX | Latitude (Rev.) LOT# XX | Nautilus (Rev.) LOT# XX

2 / A9 Roof Layout "A"
SCALE: 1/8" = 1'-0"

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DESIGNED BY:	MJS

SECTIONS
A9

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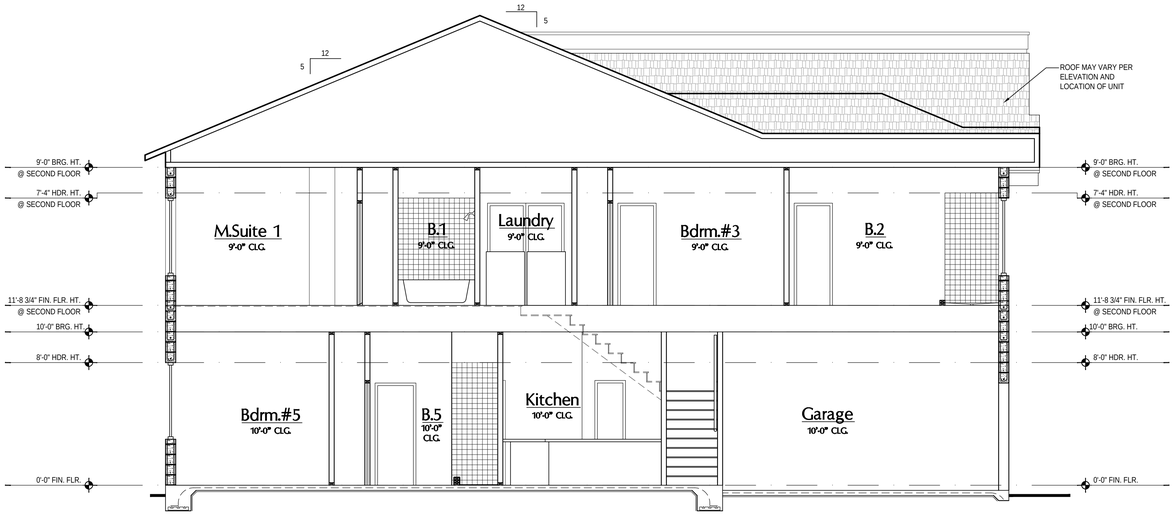
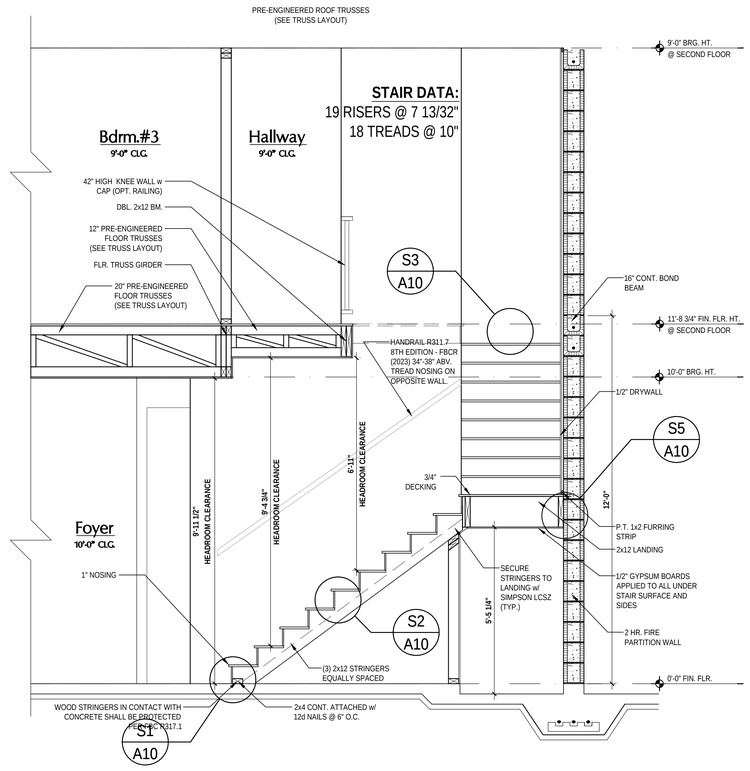


Nautilus & Latitude

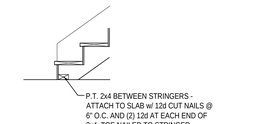
1 A10 Building Section "A"

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



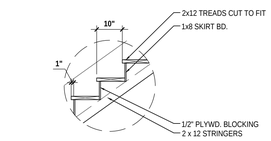
3 A10 Stair Section

SCALE: 1/2" = 1'-0"



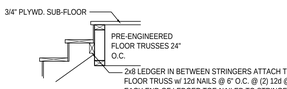
S1 A10 TYP. STAIR CONNECT.

SCALE: 1/2" = 1'-0"



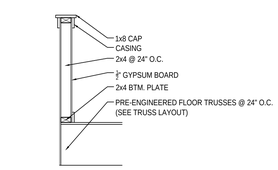
S2 A10 TREAD & RISER DETAIL

SCALE: 1/2" = 1'-0"



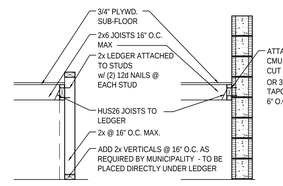
S3 A10 STAIR CONNECT. @ FLR. TRUSS

SCALE: 1/2" = 1'-0"



S4 A10 KNEE WALL DETAIL

SCALE: 1/2" = 1'-0"



S5 A10 LANDING CONNECTION DETAIL

SCALE: 1/2" = 1'-0"

NOTES:
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2023, 8TH EDITION SECTION R311.7
2. STAIRWAY SHALL NOT BE LESS THAN 36" MIN. IN WIDTH.
3. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MIN. IN CLEARANCE.
4. RISERS SHALL BE AT A MAX HGT. OF 7 3/4".
5. TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES.
6. TREAD NOSING SHALL HAVE A MAX. RADIUS CURVATURE OF 9/16", AND A PROJECTION OF 3/4" BUT NOT MORE THAN 1 1/4". NOSING PROJECTION NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES.
7. 3/16" MAX VARIATION IN RISERS / TREADS ADJACENT TO EACH OTHER.
8. 3/8" MAX VARIATION IN ANY RISE / TREAD.
9. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
10. UNDER MIN. 6" WIDE @ NARROW END.
11. HANDRAIL HGT. SHALL BE NOT LESS THAN 34" BUT NOT GREATER THAN 38".

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GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #:XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

SECTIONS
A10

daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Paradiso Grande (CMU- Raised Heel)\5-UNIT\A10 Unit & Stair Section Elev B.dwg
Mar 03, 2025,8:35am

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.

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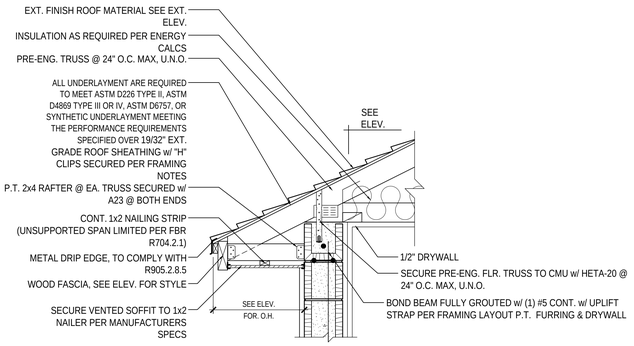
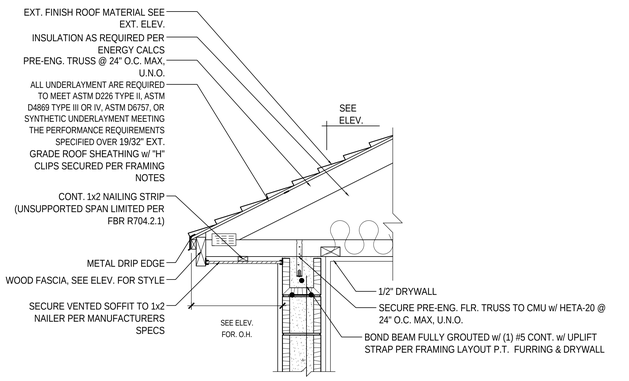
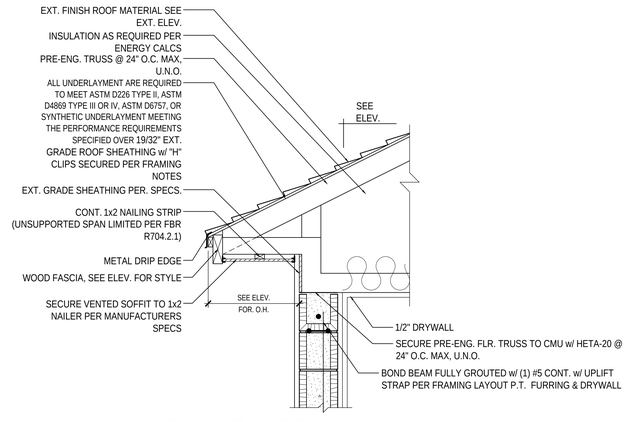
NOTE:
ROOF UNDERLAYMENT SHALL COMPLY WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH R905.2.3 - FBC 2023 8TH EDITION



NOMINAL HEEL CONDITION

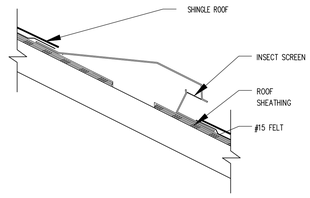


CANTILEVERED BTM. CHORD CONDITION



RAISED HEEL CONDITION

1 SOFFIT OVERHANG DETAIL — SCALE: N.T.S.



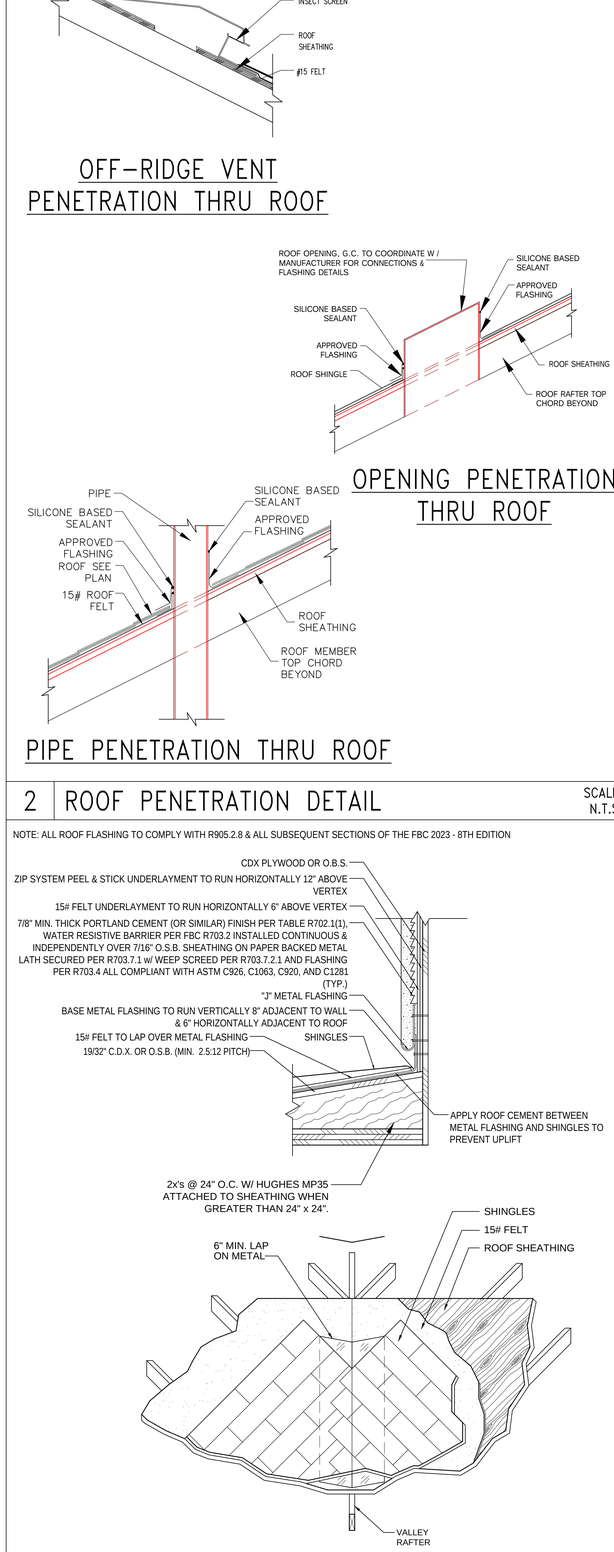
OFF-RIDGE VENT PENETRATION THRU ROOF

OPENING PENETRATION THRU ROOF

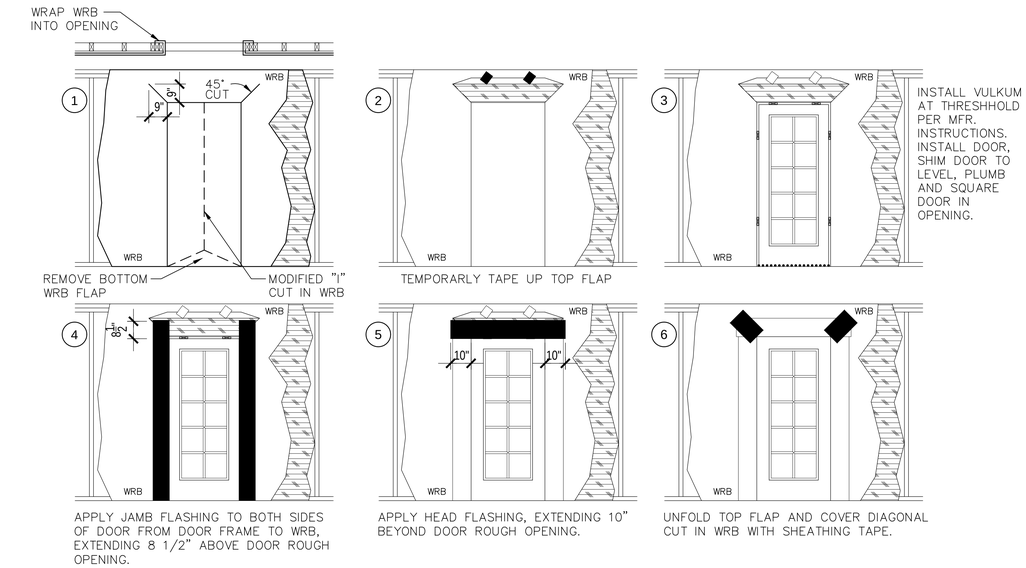
PIPE PENETRATION THRU ROOF

2 ROOF PENETRATION DETAIL — SCALE: N.T.S.

NOTE: ALL ROOF FLASHING TO COMPLY WITH R905.2.8 & ALL SUBSEQUENT SECTIONS OF THE FBC 2023 - 8TH EDITION



3 CRICKET/FLASHING DETAIL — SCALE: N.T.S.

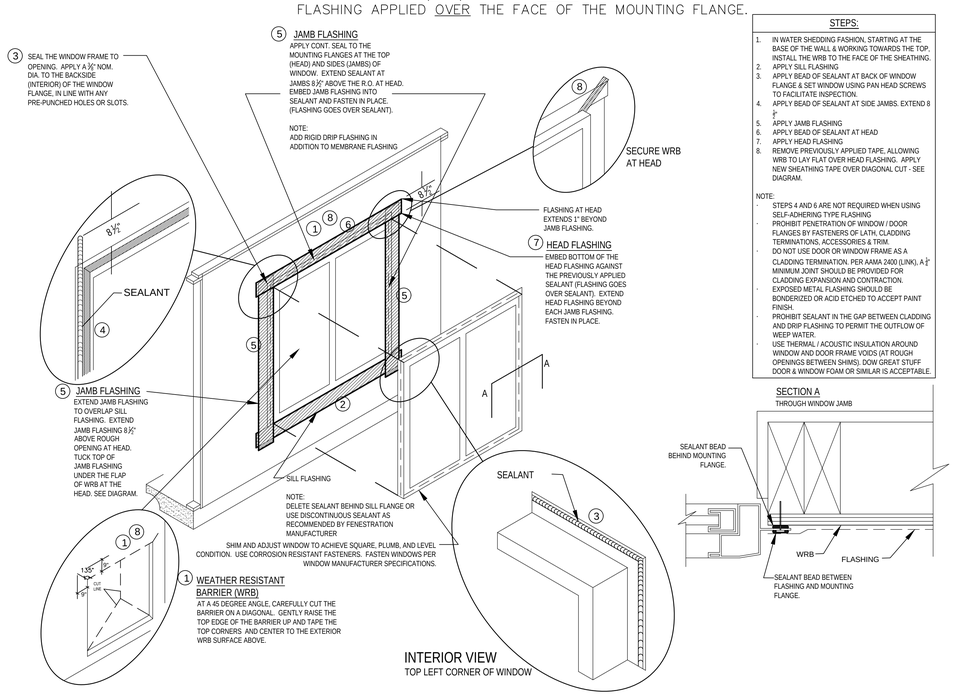


NOTE:
ALL FLASHING WILL BE SELF ADHEARING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

EXTERIOR DOOR FLASHING — SCALE: N.T.S.

WINDOW INSTALLATION (METHOD A-1) (ASTM E 2112-23)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



STEPS:
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.
NOTE:
· STEPS 4 AND 6 ARE NOT REQUIRED WHEN USING SELF-ADHERING TYPE FLASHING
· PROHIBIT PENETRATION OF WINDOW / DOOR FLANGES BY FASTENERS OF LATH, CLADDING TERMINATIONS, ACCESSORIES & TRIM.
· DO NOT USE DOOR OR WINDOW FRAME AS A CLADDING TERMINATION. PER AAMA 2400 (LINK), A ½" MINIMUM JOINT SHOULD BE PROVIDED FOR CLADDING EXPANSION AND CONTRACTION.
· EXPOSED METAL FLASHING SHOULD BE BONDERIZED OR ACID ETCHED TO ACCEPT PAINT FINISH.
· PROHIBIT SEALANT IN THE GAP BETWEEN CLADDING AND DRIP FLASHING TO PERMIT THE OUTFLOW OF WEEP WATER.
· USE THERMAL / ACOUSTIC INSULATION AROUND WINDOW AND DOOR FRAME VOIDS (AT ROUGH OPENINGS BETWEEN SHIMS). DOW GREAT STUFF DOOR & WINDOW FOAM OR SIMILAR IS ACCEPTABLE.

NOTE:
ALL FLASHING WILL BE SELF ADHEARING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

WINDOW FLASHING "METHOD A-1" — SCALE: N.T.S.

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5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #:XX
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Park Square HOMES

ISSUE DATE	04/13/2023
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DESIGNED BY:	MJS

DETAILS
A11

daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1 - Townhome Models\Paradiso Grande (CMU - Raised Heel)\5-UNIT\A11 Architecture Details.dwg Mar 03, 2025 8:35am

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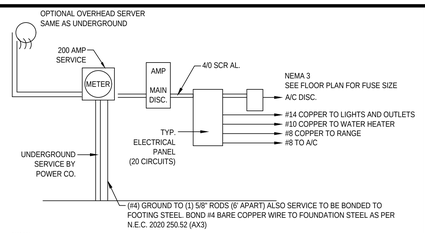

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- ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY w/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE 250.52 (AX1) TO (6). LOCAL CODES AND THE LOCAL POWER COMPANY

200 AMP ELECTRICAL RISER

PRESTIGE Quality First ELECTRIC

Mark Tremg
State License #EC00004450

Electrical Contractors
Licensed • Bonded • Insured

COMPANY OF FLORIDA, LLC

Park Square
Paradiso Town home — 2/7/2022 — 200 amp Service

	General Lighting @ 3 watts p	1920	5700
2	Small appliance @1500 watt	1500	3000
1	Laundry	1500	1500
1	Range	8000	8000
1	Pool	4500	4500
1	Dishwasher	1200	1200
1	Disposal	1000	1000
1	Dryer	5000	5000
1	Pool Heater	5000	5000
	Sub Total		34900
	First 10 KW @ 100%		9400
	Remainder @ 40 %		10600
	Air Conditioner load @ 100%	5280	5280
	Heat Pump @ 65%	8000	5200
			29480

VA: 240 Volts = Service Size Amps — 122.833333

PRESTIGE Quality First ELECTRIC

Mark Tremg
State License #EC00004450

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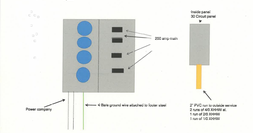
Park Square
4 sets

2/7/2023



GENERAL NOTES KEY:

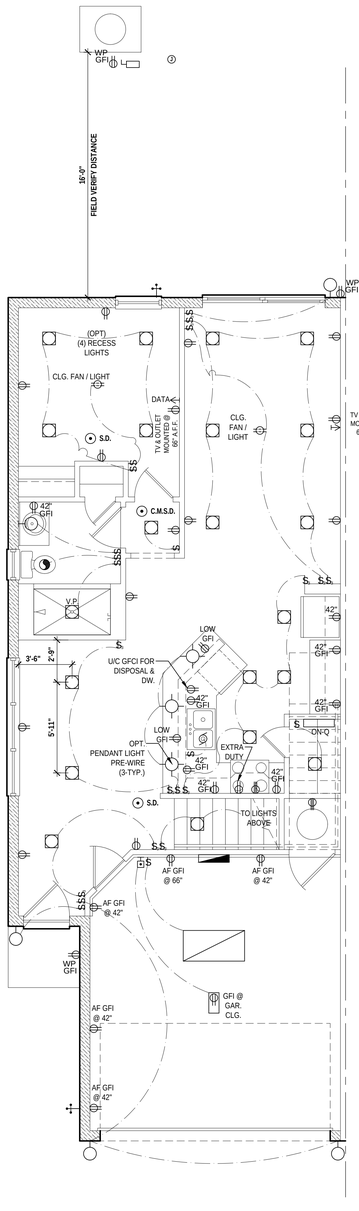
1. BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
2. ALL OUTLETS ARE TO BE AFCI PROTECTED.
3. ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
4. ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
7. DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
8. EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
9. OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
10. OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
11. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
12. ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
14. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
15. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCEC R402.4.5. FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.

NOTES:
- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, (INCLUDING KITCHEN EQUIPMENT) AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL REIGNING MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
- LOCATION OF FIXTURES AND / OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
- ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2023) RESIDENTIAL, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.
- ELECTRICAL BOXES IN FIRE-RATED WALLS SHALL BE STEEL OR LISTED FIRE-RATED EQUAL AND THE ANNULAR SPACE BETWEEN THE MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8" PER FBC-R R302.4.2. IF THE ANNULAR SPACE EXCEEDS 1/8", FIRE-RATED SEALANT MAY BE USED TO FILL THE GAP.

SMOKE DETECTOR REQUIREMENTS:
ALL SMOKE/CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.

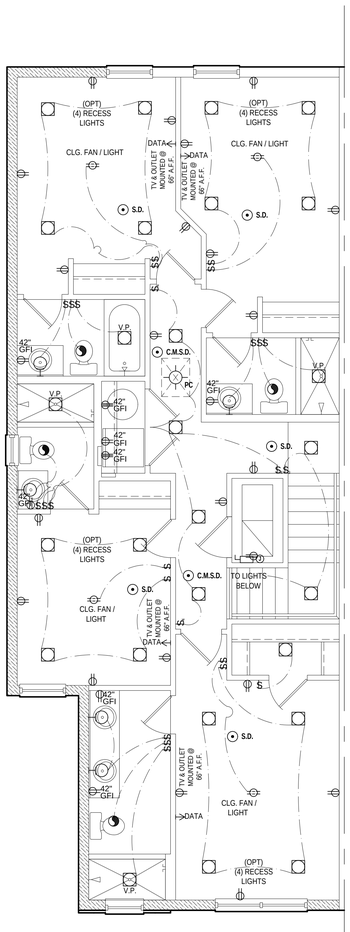
ELECTRICAL KEY:

	CEILING MOUNTED LIGHT
PC	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
WP	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
GFI	GROUND FAULT INTERRUPT
S	WALL SWITCH
$_3$	3-WAY SWITCH
S_D	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
H	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
M	ELECTRICAL METER
S.D.	SMOKE DETECTOR
C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
J	JUNCTION BOX
L.V.	LOW VOLTAGE
V.P.	VAPOR PROOF
A.F.	ARC FAULT PROTECTION
IC	INTERCOM



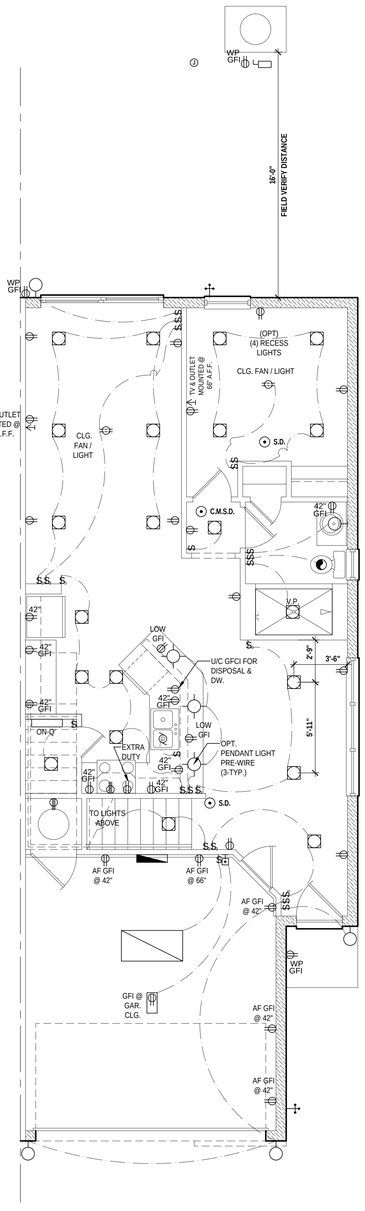
Nautilus First Floor

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



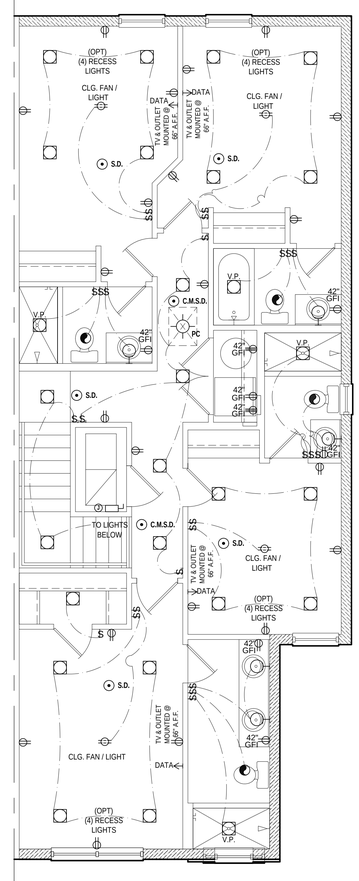
Nautilus Second Floor
"Elev. A&B"-(Elev. "A" shown)

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



Nautilus First Floor - (Rev.)

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



Nautilus Second Floor-(Rev.)
"Elev. A&B"-(Elev. "A" shown)

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

Electrical Plan

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

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A|B|D

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #/XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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5200 Vineland Rd. Suite #200
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Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT
E1

daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Paradiso Grande (CMU- Raised Heel)\5-UNIT\E1 Electrical Layout (Nautilus).dwg Mar 03, 2025,8:33am

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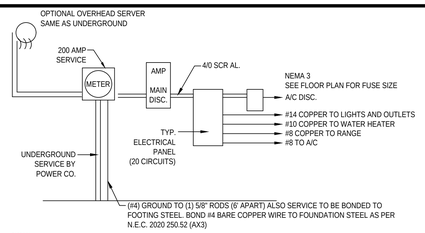

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200 AMP ELECTRICAL RISER

PRESTIGE ELECTRIC (Quality First)
Mark Young
State License #EC00004450
Electrical Contractors
Licensed • Bonded • Insured
COMPANY OF FLORIDA, LLC

Park Square — 2/7/2022
Paradiso Town home — 200 amp Service

	General Lighting @ 3 watts p	1900	5700
2	Small appliance @1500 watt	1500	3000
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1	Range	8000	8000
1	Pool	4500	4500
1	Dishwasher	1200	1200
1	Disposal	1000	1000
1	Dryer	5000	5000
1	Pool Heater	5000	5000
	Sub Total		34900
	First 10 KW @ 100%		9400
	Remainder @ 40 %		10600
	Air Conditioner load @ 100%	5280	5280
	Heat Pump @ 65%	8000	5200
			29480

VA: 240 Volts = Service Size Amps — 122.833333

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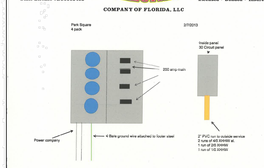

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5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
7. DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
8. EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
9. OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
10. OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
11. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
12. ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
14. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
15. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCEC R402.4.5. FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.

NOTES:
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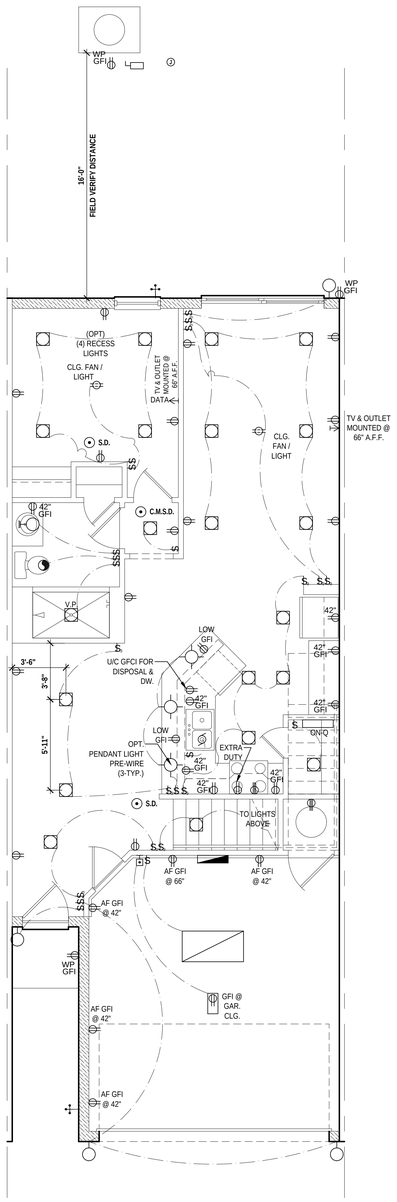
- LOCATION OF FIXTURES AND / OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
- ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2023) RESIDENTIAL, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.
- ELECTRICAL BOXES IN FIRE-RATED WALLS SHALL BE STEEL OR LISTED FIRE-RATED EQUAL AND THE ANNULAR SPACE BETWEEN THE MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8" PER FBC-R R302.4.2. IF THE ANNULAR SPACE EXCEEDS 1/8", FIRE-RATED SEALANT MAY BE USED TO FILL THE GAP.

SMOKE DETECTOR REQUIREMENTS:
ALL SMOKE/CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.

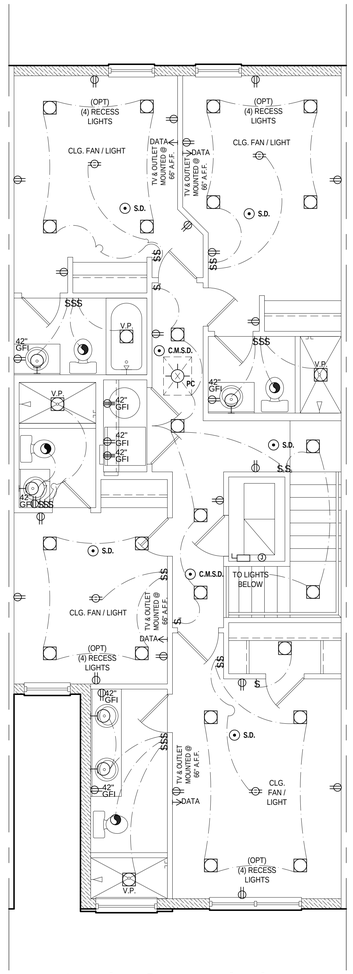
ELECTRICAL KEY:

	CEILING MOUNTED LIGHT
PC	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
WP	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
GFI	GROUND FAULT INTERRUPT
$	WALL SWITCH
$3	3-WAY SWITCH
$D	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
H	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
M	ELECTRICAL METER
S.D.	SMOKE DETECTOR
C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
S	SPEAKER
J	JUNCTION BOX
L.V.	LOW VOLTAGE
V.P.	VAPOR PROOF
A.F.	ARC FAULT PROTECTION
IC	INTERCOM



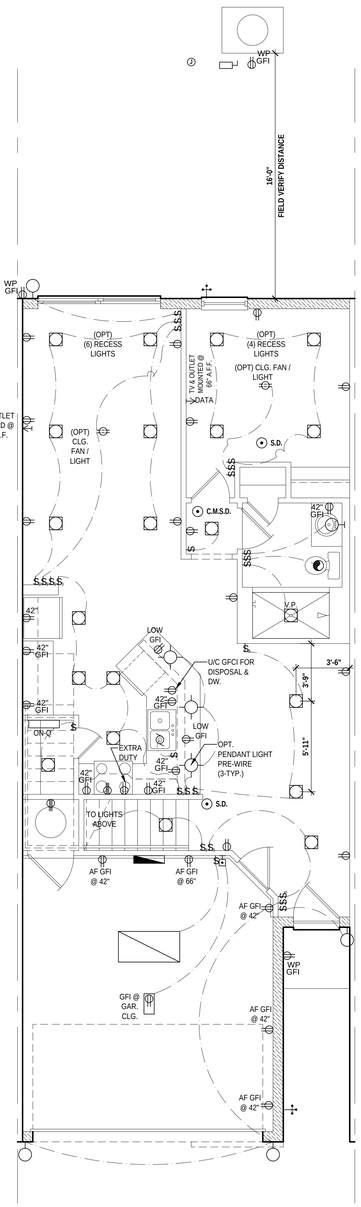
Latitude First Floor

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



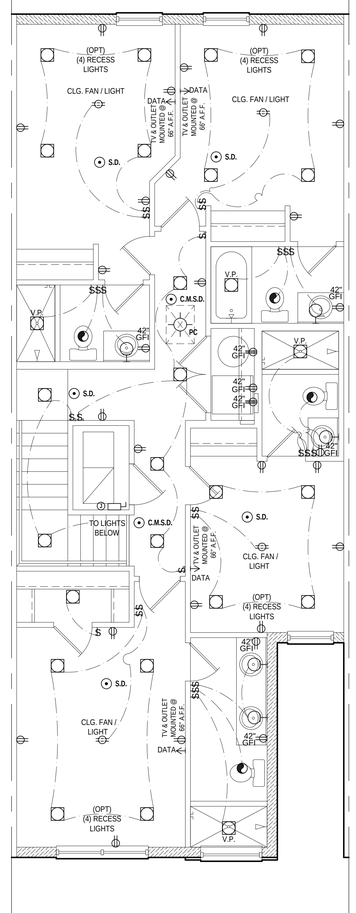
Latitude Second Floor "Elev. A&B"-(Elev. "A" shown)

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



Latitude First Floor - (Rev.)

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



Latitude Second Floor-(Rev.) "Elev. A&B"-(Elev. "A" shown)

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

Electrical Plan

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

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A | B | D

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #'XX
Lot# XX-XX, Subdivision
Street Address
City, State. Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT
E2

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS., Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these prints.

daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\3 - Townhome Models\Paradiso Grande (CMU- Raised Heel)\5-UNIT\E2 Electrical Layout (Latitude).dwg
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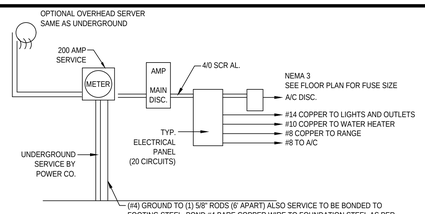


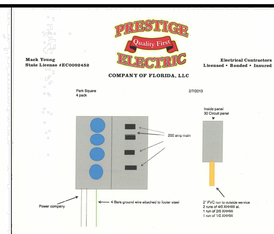
NOTE:
- ALL ELECTRICAL WORK AND MATERIAL PROVIDED SHALL COMPLY WITH THE FLORIDA BUILDING CODE (2023)
- THE ABOVE ELECTRICAL LAYOUT IS FOR BID PURPOSE ONLY.
- ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY w/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE 250.52 (AX1) TO (6). LOCAL CODES AND THE LOCAL POWER COMPANY

200 AMP ELECTRICAL RISER

PRESTIGE Quality First ELECTRIC
Mark Tremg — State License #EC00004450
Electrical Contractors — Licensed • Bonded • Insured
COMPANY OF FLORIDA, LLC

Park Square			2/7/2022	
Paradiso Town home			200 amp Service	
	General Lighting @ 3 watts p	1900	5700	
2	Small appliance @1500 watt	1500	3000	
1	Laundry	1500	1500	
1	Range	8000	8000	
1	Pool	4500	4500	
1	Dishwasher	1200	1200	
1	Disposal	1000	1000	
1	Dryer	5000	5000	
1	Pool Heater	5000	5000	
	Sub Total		34900	
	First 10 KW @ 100%		9400	
	Remainder @ 40 %		10600	
	Air Conditioner load @ 100%	5280	5280	
	Heat Pump @ 65%	8000	5200	
			29480	
	VA: 240 Volts = Service Size Amps		122.833333	

PRESTIGE Quality First ELECTRIC
Mark Tremg — State License #EC00004450
Electrical Contractors — Licensed • Bonded • Insured
COMPANY OF FLORIDA, LLC



GENERAL NOTES KEY:

1. BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
2. ALL OUTLETS ARE TO BE AFCI PROTECTED.
3. ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
4. ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
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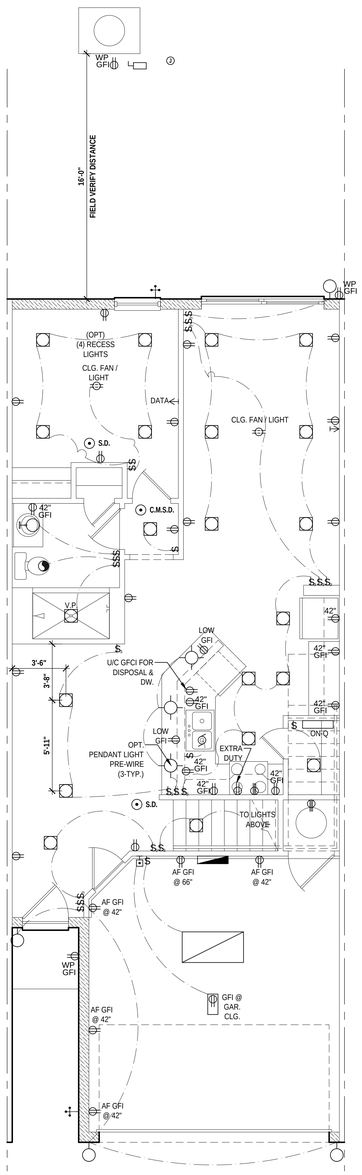
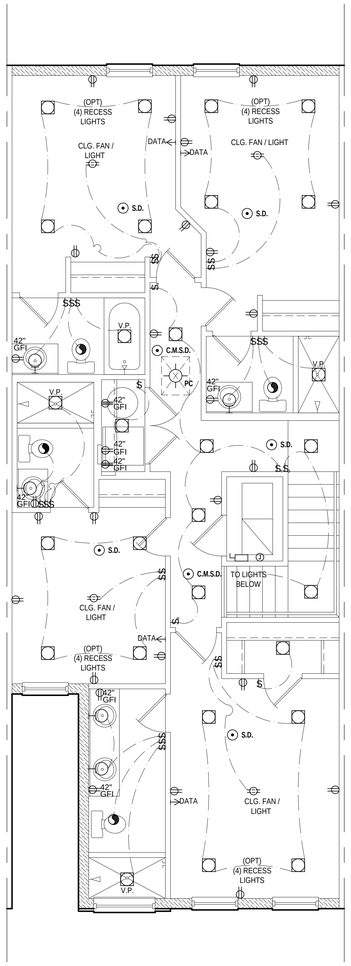
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
WP	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
GFI	GROUND FAULT INTERRUPT
$	WALL SWITCH
$3	3-WAY SWITCH
$D	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
H	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
M	ELECTRICAL METER
S.D.	SMOKE DETECTOR
C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
S	SPEAKER
J	JUNCTION BOX
L.V.	LOW VOLTAGE
V.P.	VAPOR PROOF
A.F.	ARC FAULT PROTECTION
IC	INTERCOM



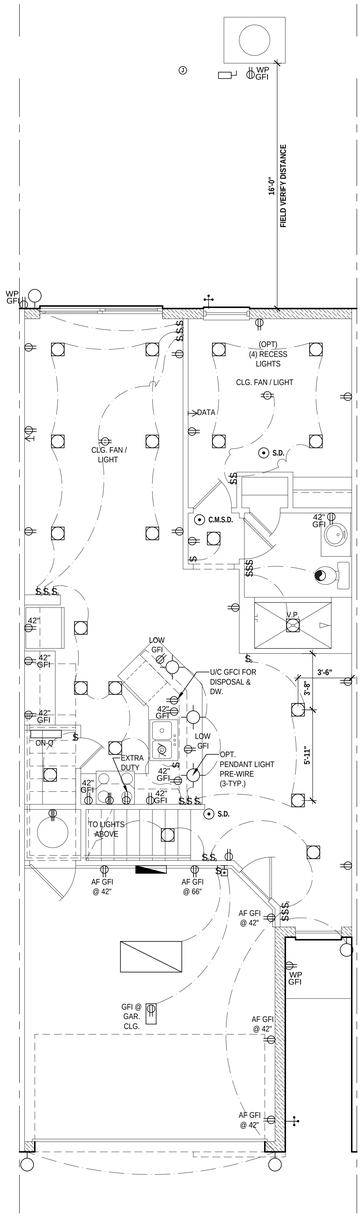
Latitude II First Floor

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



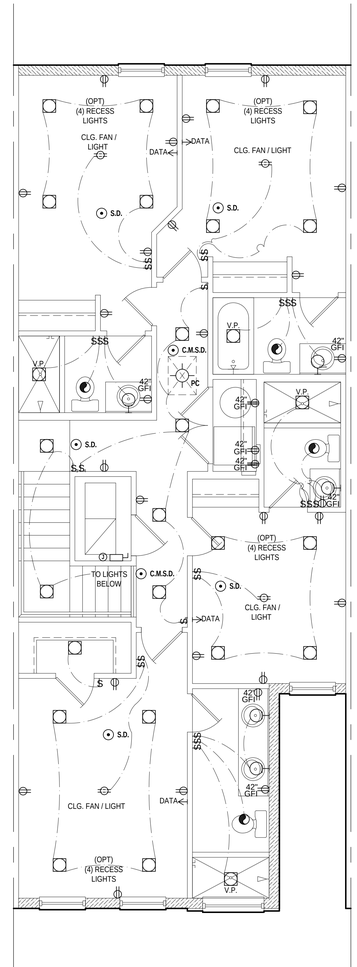
Latitude II Second Floor "Elev. A&B" -(Elev. "A" shown)

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



Latitude II First Floor - (Rev.)

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



Latitude II Second Floor-(Rev.) "Elev. A&B" -(Elev. "A" shown)

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Electrical Plan

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

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residential commercial architecture

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AIBD
GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT
E3

daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\L-Townhome Models\Paradiso Grande (CMU- Raised Heel)\5-UNITE3 Electrical Layout (Latitude II).dwg Mar 03, 2025,8:35am

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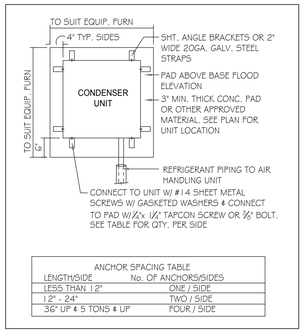


ANCHOR SPACING TABLE	
LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER.

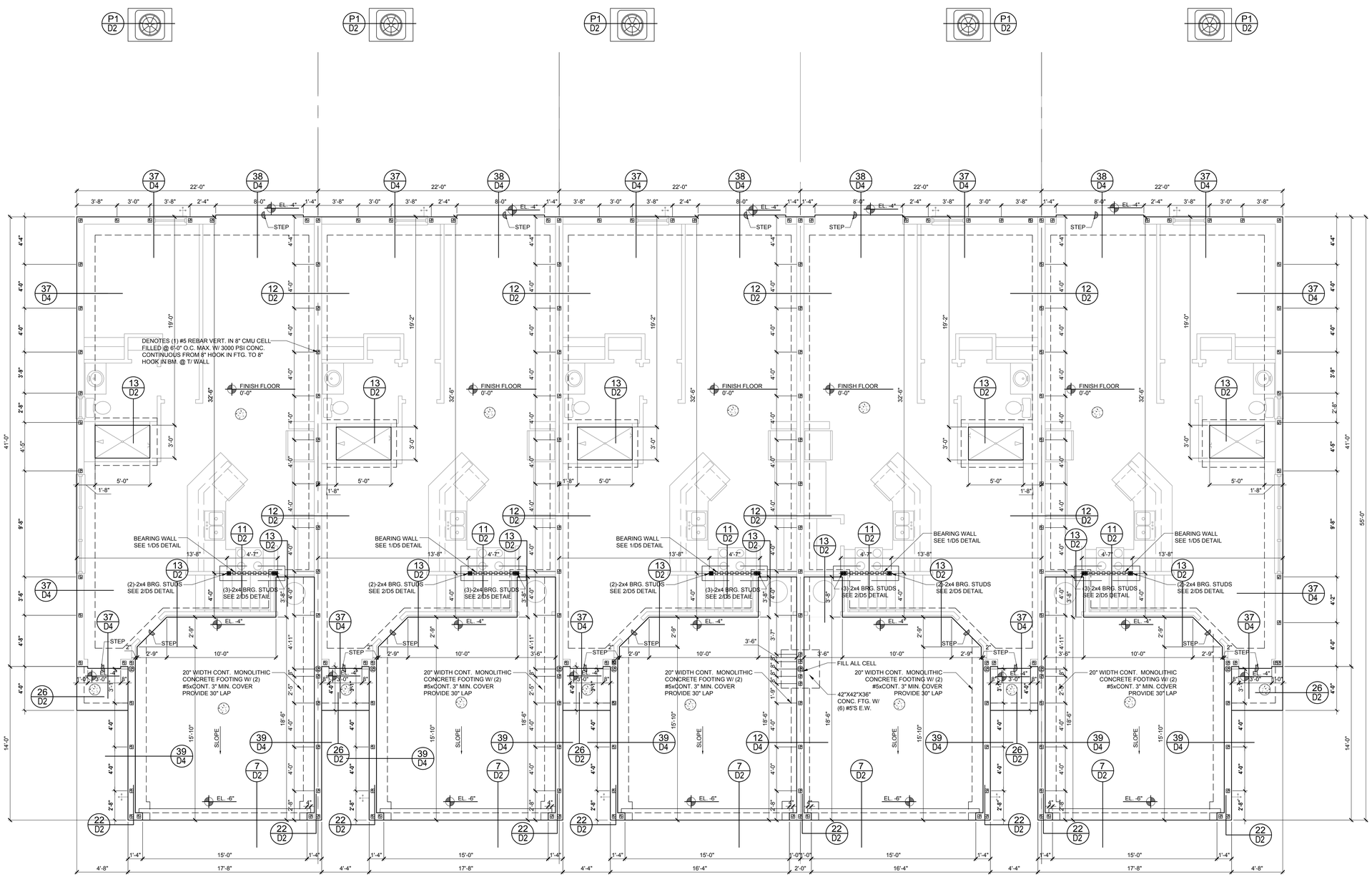
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3' AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3' FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECT'S AND OR TO THE ENGINEER OF RECORD'S (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ☒ DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE 60. (10) DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE 60
3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL & I -FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



Nautilus
LOT# XX

Latitude II
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

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

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ALL BD

GOBA
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5-Unit: (Paradiso TH)
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ISSUE DATE	04/13/2023
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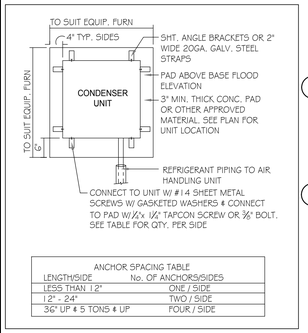
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

FOUNDATION PLAN
ELEV. A & UNIT
S1

May 19, 2025 4:30pm C:\Users\ANEUDY~1\AppData\Local\Temp\AcPublish_23660\S1 Foundation Plan (Standard).dwg



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LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
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N.T.S.

FIELD REPAIR NOTES

1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECTS AND OR TO THE ENGINEER OF RECORDS (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

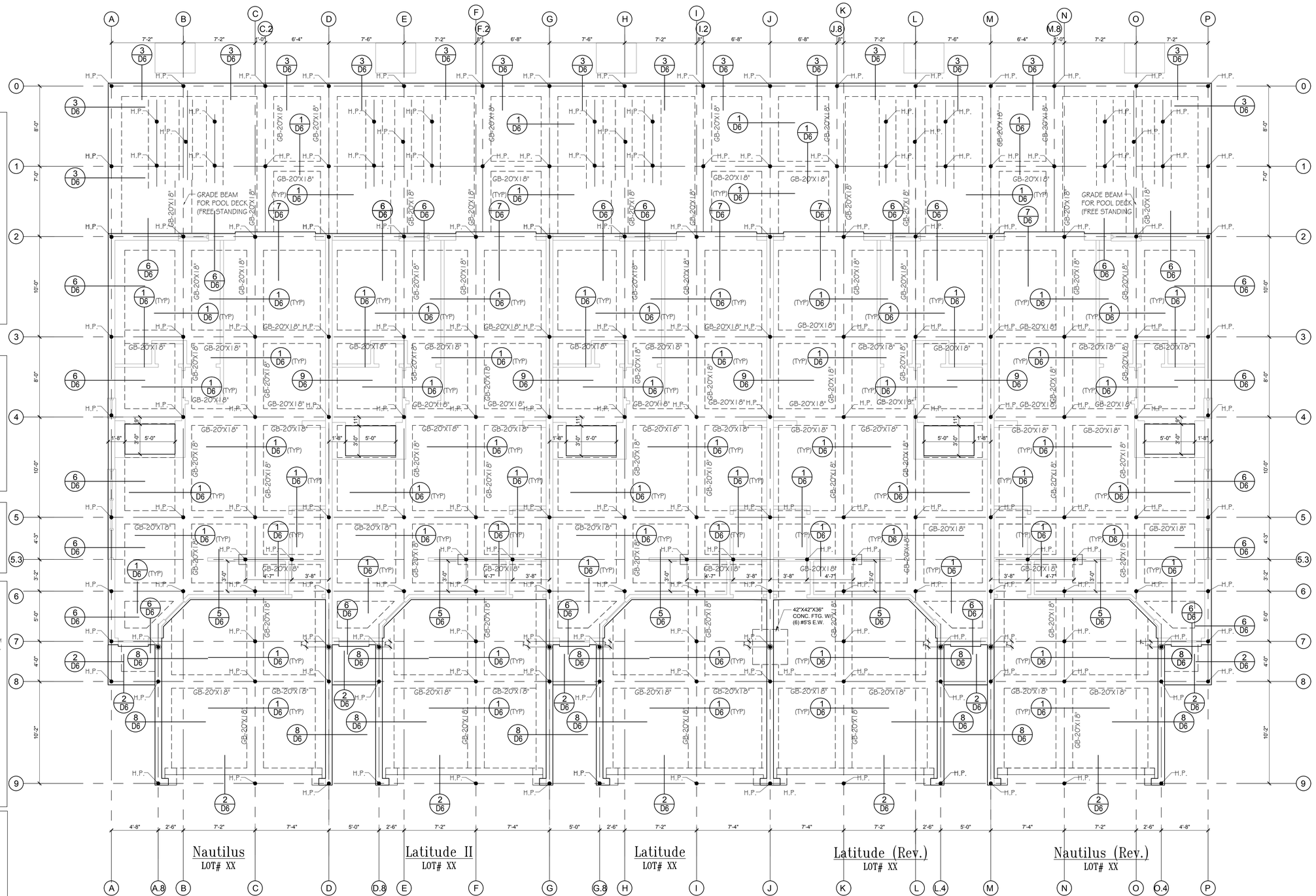
FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ● DENOTES HELICAL ANCHORS.
3. PROVIDE HELICAL ANCHORS AS SPECIFIED TO MEET A MINIMUM CAPACITY OF 35 KIPS ALLOWABLE COMPRESSION PER HELICAL ANCHOR.
4. FLOOR SLAB & GRADE BEAM OF PLANT MIX CONCRETE 3000 P.S.I.
5. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
6. COORDINATE STRUCTURAL AND OTHER DRAWINGS THAT ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.
7. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM STRUCTURAL ENGINEER.
8. POOL PERMITTED SEPARATELY.

NOTE:
THE DEVELOPER TO RETAIN GEOTECHNICAL ENGINEER TO PROVIDE INSPECTION SERVICES DURING THE SIDE PREPARATION PROCEDURES FOR CONFIRMATIONS OF THE ADEQUACY OF THE EARTHWORK OPERATIONS. FIELD TESTS AND OBSERVATIONS INCLUDE VERIFICATION OF FOUNDATION SUBGRADE BY MONITORING EARTHWORK OPERATIONS AND PERFORMING QUALITY ASSURANCE TESTS OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL COURSES.

IN-PLACE DENSITY TESTS SHALL BE PERFORMED WITHIN TWO FEET OF THE BOTTOM OF ALL FOUNDATIONS AND IN EACH LIFT OF STRUCTURAL FILL TO VERIFY PROPER COMPACTION OF THE SUBGRADE SOILS.

THE MINIMUM ALLOWABLE NET SOIL BEARING PRESSURE SHALL BE 1,500 PSF.



Foundation Plan
SCALE 1/4" = 1'-0"

NOTE:
WORK THIS SHEET WITH FOUNDATION PLAN (DOWEL PLAN)

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AIBD
GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

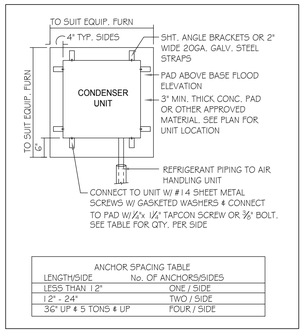
Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

FOUNDATION PLAN ELEV. A 8 UNIT

S1.1

May 19, 2023, 4:30pm C:\Users\Areudy\Nate\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Granite (Raised Heel)- 5 Unit\dwg Files\S1.1 Foundation Plan (H.P. & Pool).dwg



ANCHOR SPACING TABLE	
LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

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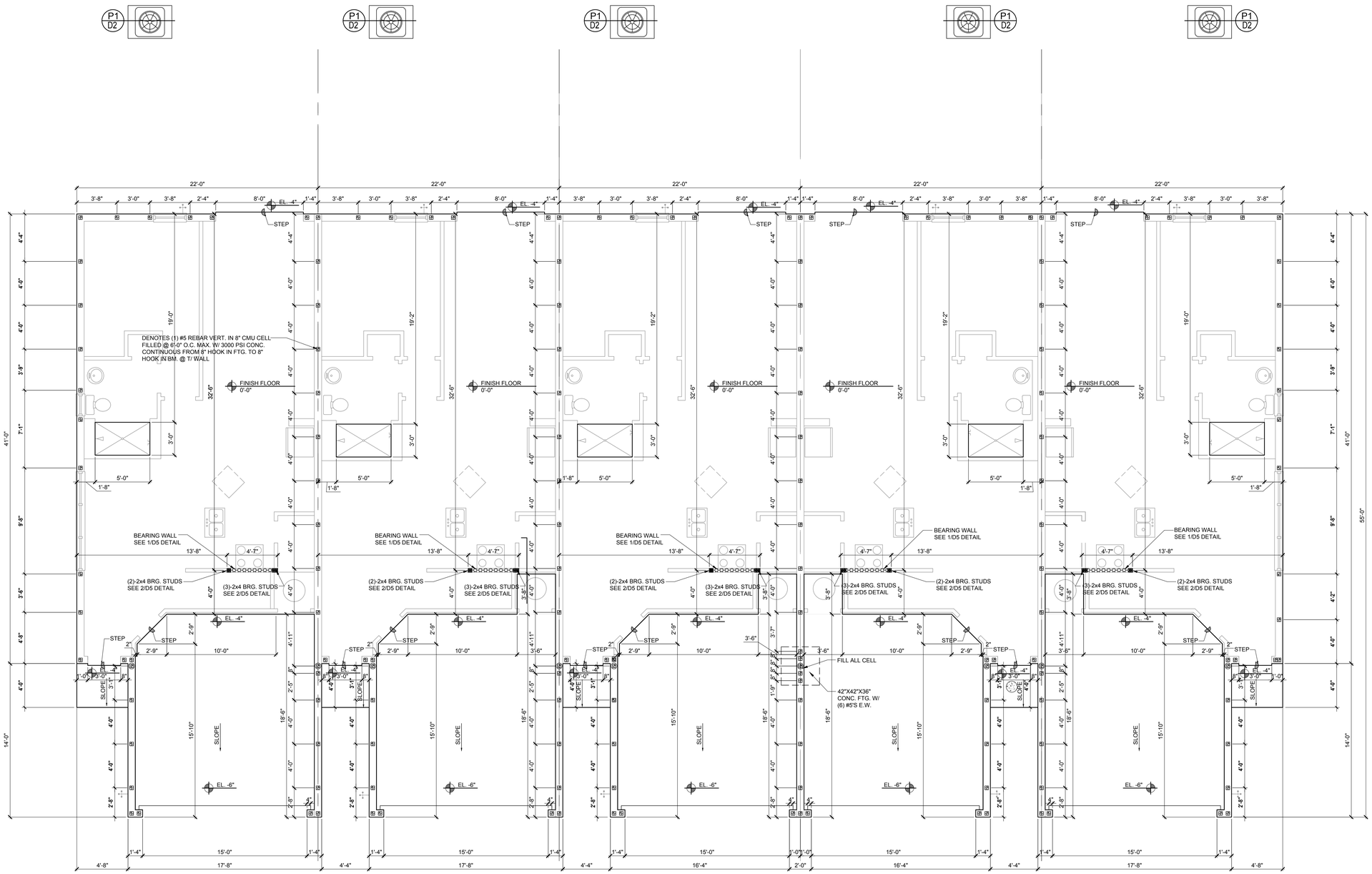
VERIFICATION OF FIELD CONDITIONS:

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECT'S AND OR TO THE ENGINEER OF RECORD'S (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ⊠ DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE 60. (16) DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE 60
3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL & I-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



Nautilus
LOT# XX

Latitude II
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

Foundation Plan
SCALE 1/4" = 1'-0"

NOTE:
WORK THIS SHEET WITH FOUNDATION PLAN (GRADE BEAM)

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ALL BD

GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

FOUNDATION PLAN
ELEV. A 8 UNIT

S1.2

May 19, 2025 4:30pm C:\Users\Aneudy Nieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)- 5 Unit\dwg Files\S1.2 Foundation Plan (For H.P.).dwg

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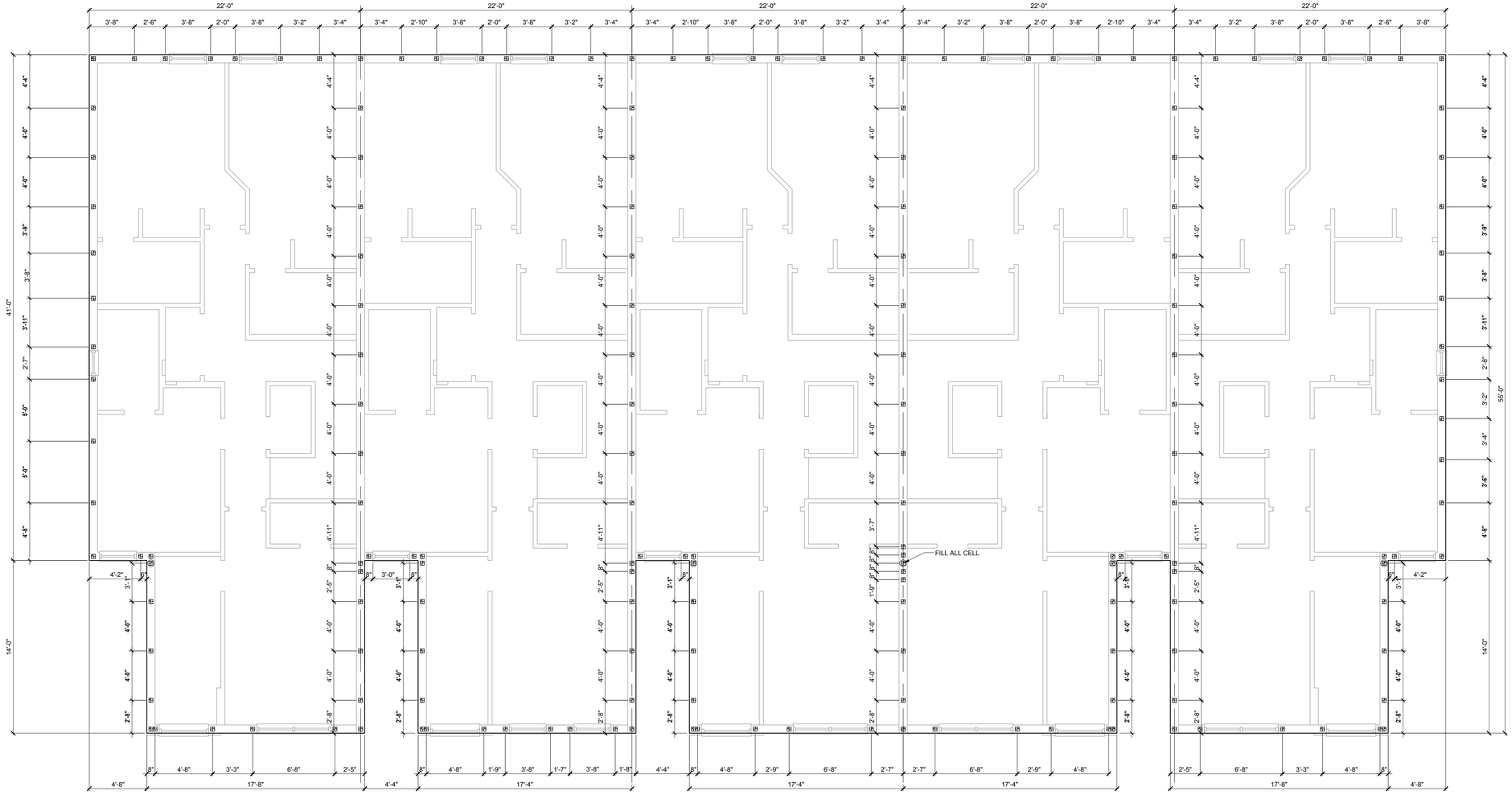

Second Floor dowel plan "Elev. A"

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

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residential-commercial-architecture

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GOBA
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5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
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PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

ROOF PLAN ELEV. A

S1.3

May 19, 2025 4:30pm Anedy Nieto C:\Users\Anedy\Nieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande Raised Heel- 5 Unit\dwg Files\S1.3 2nd floor dowel plan ELEV A.dwg

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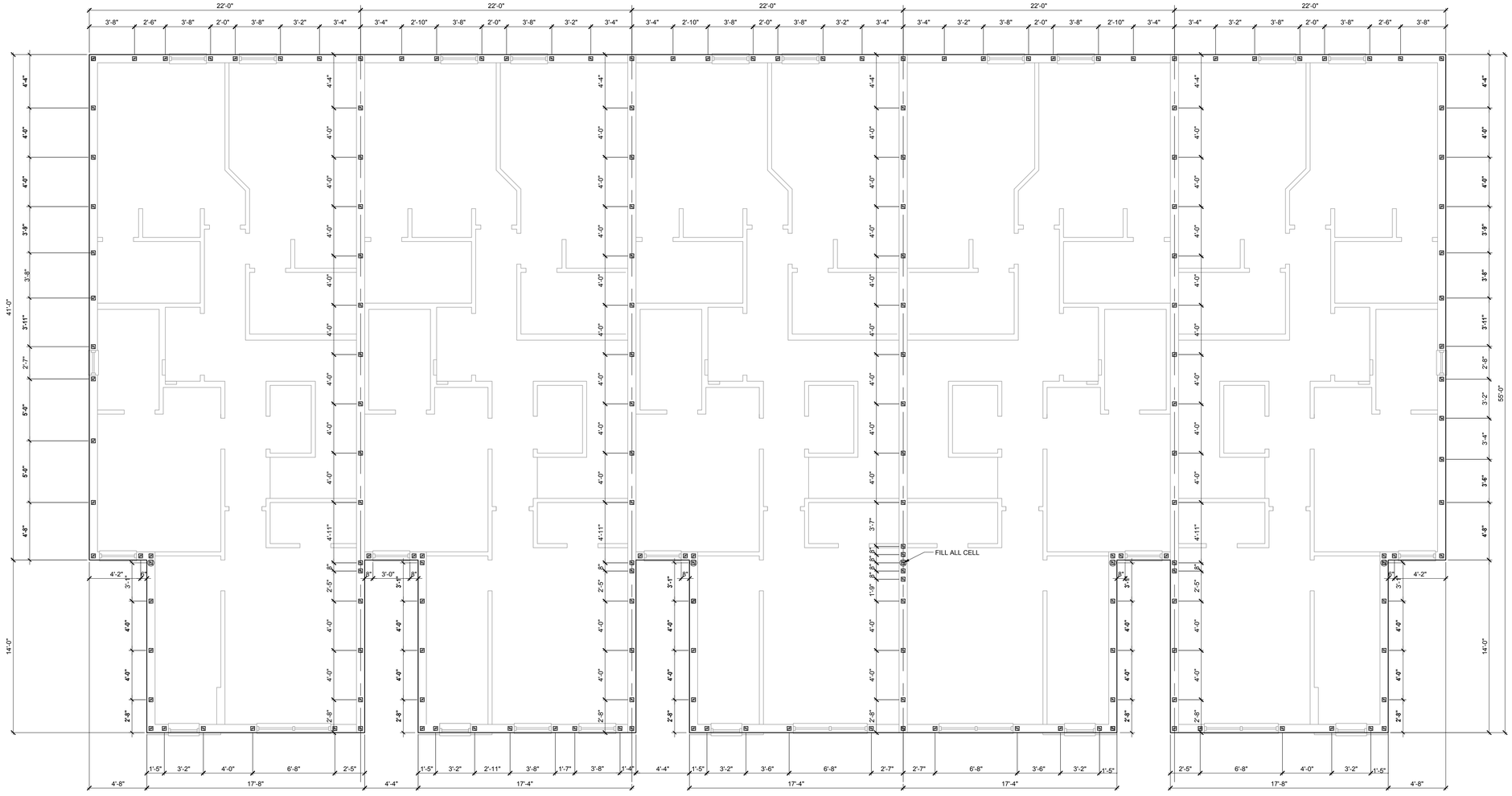

Nautilus
LOT# XX

Latitude II
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

Second Floor dowel plan "Elev. B"

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

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AIBD

GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State. Zip Code

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5200 Vineland Rd. Suite #200
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Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

ROOF PLAN ELEV. A

S1.2

May 19, 2025 4:30pm AneudyNieto C:\Users\AneudyNieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande Raised Heel- 5 Unit\dwg Files\S1.2 2nd floor dowel plan ELEV B.dwg

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F40-1B/1T	GARAGE DOOR
L-2	4'-4"	8RF22-1B/1T	FRONT DOOR
L-3	10'-6"	8F24-1B/1T	(3) 3060 S.H.
L-4	3'-6"	8F24-0B/1T	2030 S.H.
L-5	4'-6"	8F24-0B/1T	3050 S.H.
L-6	9'-4"	8F24-1B/1T	8'-0" X 8'-0" S.G.D.
L-7	7'-6"	8F24-1B/1T	(2) 3050 S.H.
L-8	4'-4"	8F24-0B/1T	4020 F.G. (TEMP)-ELEV. A
L-8	4'-0"	8F24-0B/1T	2630 F.G. (TEMP)- ELEV. B

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	BUB	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
4'-6" (54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
		2170	4027	6039	7526	9004	10472	9668
5'-4" (64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
		1665	2889	5057	6096	5400	6424	7450
5'-10" (70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137
		1459	2464	4144	5458	4437	5280	6122
6'-6" (78") PRECAST	937	1255	2101	3263	2746	3358	3971	4585
		1255	2101	3396	5260	7134	8995	6890
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1693	2211	2832	3590
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

GRAVITY

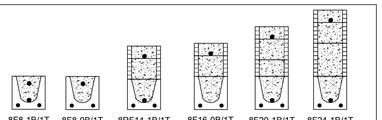
LENGTH \ TYPE	BRU6	BRF6-0B / BRF6-1B	BRF10-0B / BRF10-1B	BRF14-0B / BRF14-1B	BRF18-0B / BRF18-1B	BRF22-0B / BRF22-1B	BRF26-0B / BRF26-1B	BRF30-0B / BRF30-1B
4'-4" (52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1827	3412	4982	6472	7947	9416	10878
4'-6" (54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7947	9416	10878
5'-8" (68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10" (70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
		1103	2051	3811	6472	6516	5450	6411
6'-8" (80") PRECAST	822	907	1677	2933	2576	3223	3872	4522
		907	1677	2933	4100	6730	8177	6707
7'-6" (90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8" (116") PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

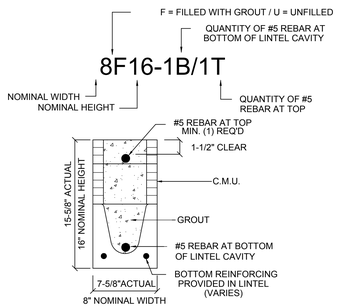
UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2509	3094	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1473	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112") PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	409	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

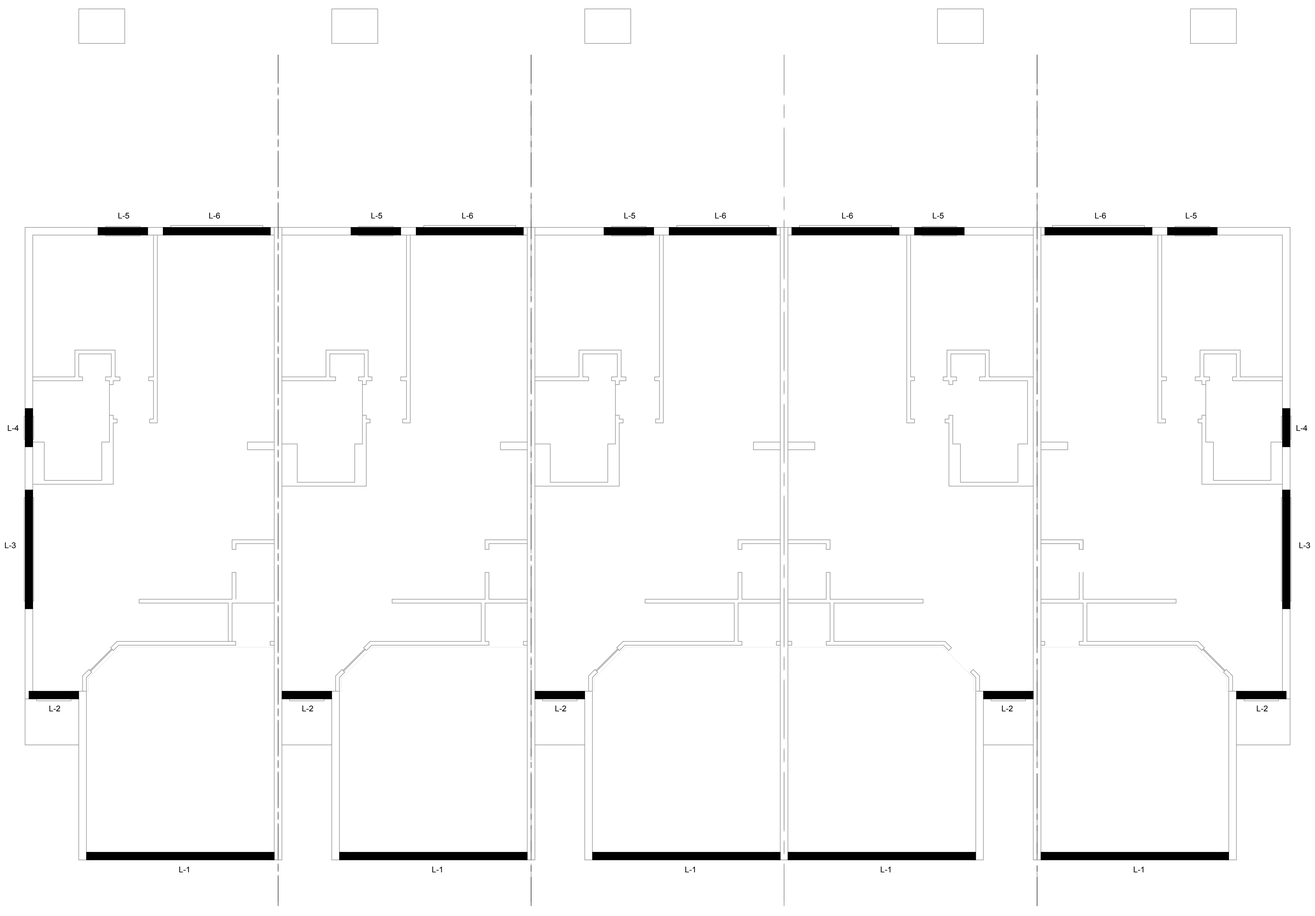
1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section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

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

UPLIFT

LENGTH \ TYPE	BRF6-1T / BRF6-2T	BRF10-1T / BRF10-2T	BRF14-1T / BRF14-2T	BRF18-1T / BRF18-2T	BRF22-1T / BRF22-2T	BRF26-1T / BRF26-2T	BRF30-1T / BRF30-2T	LATERAL BRU6	LATERAL BRF6
4'-4" (52") PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
	1192	1455	2240	3036	3837	4643	5453		
5'-8" (68") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
	924	1132	1741	2357	2978	3603	4230		
5'-10" (70") PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
	896	1099	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	956	1468	1987	2509	3035	3563		
7'-6" (90") PRECAST	688	697	1325	1810	2290	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116") PRECAST	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



Nautilus
LOT# XX

Latitude II
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

Pre Cast Lintel
First Floor "Elev. A"
SCALE: 1/4" = 1'-0"

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AIBD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

Dark Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE 04/13/2023

REVISIONS

PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

LINTEL PLAN
S2

May 19, 2025 4:31pm AneudyNieto C:\Users\AneudyNieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)- 5 Unit\dwg Files\S2 Lintel Plan.dwg

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F40-1B/1T	GARAGE DOOR
L-2	4'-4"	8RF22-1B/1T	FRONT DOOR
L-3	10'-6"	8F24-1B/1T	(3) 3060 S.H.
L-4	3'-6"	8F24-0B/1T	2030 S.H.
L-5	4'-6"	8F24-0B/1T	3050 S.H.
L-6	9'-4"	8F24-1B/1T	8'-0" X 8'-0" S.G.D.
L-7	7'-6"	8F24-1B/1T	(2) 3050 S.H.
L-8	5'-4"	8F24-0B/1T	4020 F.G. (TEMP)-ELEV. A

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2302	3166 / 3166	4473 / 4473	6039 / 6039	7526 / 7526	9004 / 9004	10472 / 10472	11936 / 11936
3'-6" (42") PRECAST	2302	3138 / 3166	3377 / 4473	4689 / 6039	6001 / 7526	7315 / 9004	8630 / 10472	9947 / 11936
4'-0" (48") PRECAST	2029	2325 / 2646	2496 / 4473	3467 / 6039	4438 / 7526	5410 / 9004	6384 / 10472	7358 / 11936
4'-6" (54") PRECAST	1651	1787 / 2170	1913 / 4027	2657 / 6039	3403 / 7526	4149 / 9004	4896 / 10472	5644 / 9668
5'-4" (64") PRECAST	1184	1223 / 1459	1301 / 2464	1809 / 4144	2317 / 5458	2826 / 4437	3336 / 5280	3846 / 6122
5'-10" (70") PRECAST	972	1000 / 1255	1059 / 2101	1474 / 3263	1889 / 2746	2304 / 3358	2721 / 3971	3137 / 4585
6'-6" (78") PRECAST	937	1255 / 1029	2101 / 1675	3396 / 2385	5260 / 1994	7134 / 2439	8995 / 2886	6890 / 3333
7'-6" (90") PRECAST	767	1029 / 830	1675 / 1362	2610 / 1927	3839 / 1602	5596 / 1961	6613 / 2320	5047 / 2680
8'-0" (96") PRECAST	670	899 / 767	1445 / 1257	2214 / 1779	3192 / 1479	4533 / 1810	6513 / 2142	4087 / 2474
8'-8" (104") PRECAST	618	829 / 632	1332 / 1049	2044 / 1469	2946 / 1210	4184 / 1482	6012 / 1754	3773 / 2027
9'-4" (112") PRECAST	573	768 / 492	1212 / 802	1818 / 1125	2544 / 915	3469 / 1122	4030 / 1328	3127 / 1535
10'-6" (126") PRECAST	456	658 / 598	1025 / 935	1514 / 1365	2081 / 1854	2774 / 2355	3130 / 1793	2404 / 2075
11'-4" (136") PRECAST	445	598 / 545	935 / 864	1365 / 1254	1854 / 1689	2441 / 2074	3155 / 1570	4044 / 1818
12'-0" (144") PRECAST	414	555 / 427	864 / 726	1254 / 1028	1693 / 1331	2211 / 1635	2832 / 1224	3590 / 1418
13'-4" (160") PRECAST	362	485 / 381	748 / 648	1076 / 919	1438 / 1190	1855 / 1462	2343 / 1087	2920 / 1260
14'-0" (168") PRECAST	338	455 / 240	700 / 400	1003 / 750	1335 / 1090	1714 / 1400	2153 / 1720	2666 / 2030
14'-8" (176") PRESTRESSED	N.R.	NR / 465	NR / 765	NR / 1370	NR / 2045	NR / 2610	NR / 3185	NR / 3765
15'-4" (184") PRESTRESSED	N.R.	NR / 420	NR / 695	NR / 1250	NR / 1855	NR / 2370	NR / 2890	NR / 3410
17'-4" (208") PRESTRESSED	N.R.	NR / 310	NR / 530	NR / 950	NR / 1400	NR / 1800	NR / 2200	NR / 2600
19'-4" (232") PRESTRESSED	N.R.	NR / 240	NR / 400	NR / 750	NR / 1090	NR / 1400	NR / 1720	NR / 2030
21'-4" (256") PRESTRESSED	N.R.	NR / 183	NR / 330	NR / 610	NR / 940	NR / 1340	NR / 1780	NR / 2110
22'-0" (264") PRESTRESSED	N.R.	NR / 160	NR / 300	NR / 570	NR / 870	NR / 1250	NR / 1660	NR / 1970
24'-0" (288") PRESTRESSED	N.R.	NR / 130	NR / 240	NR / 470	NR / 720	NR / 1030	NR / 1350	NR / 1610

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

GRAVITY

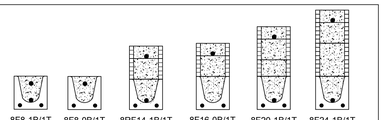
LENGTH \ TYPE	BRU6	BRF6-0B / BRF6-1B	BRF10-0B / BRF10-1B	BRF14-0B / BRF14-1B	BRF18-0B / BRF18-1B	BRF22-0B / BRF22-1B	BRF26-0B / BRF26-1B	BRF30-0B / BRF30-1B
4'-4" (52") PRECAST	1489	1591 / 1827	3053 / 3412	2982 / 4982	3954 / 6472	4929 / 7947	5904 / 9416	6880 / 10878
4'-6" (54") PRECAST	1357	1449 / 1702	2782 / 3412	2714 / 4982	3600 / 6472	4487 / 7947	5375 / 9416	6264 / 10878
5'-8" (68") PRECAST	785	1153 / 832	2162 / 1602	4074 / 1550	6472 / 2058	6516 / 2566	5814 / 3075	6839 / 3585
5'-10" (70") PRECAST	735	779 / 1103	1500 / 2051	1449 / 3811	1924 / 6472	2400 / 6516	2876 / 5450	3352 / 6411
6'-8" (80") PRECAST	822	907 / 907	1677 / 1677	2933 / 2933	2576 / 4100	3223 / 6730	3872 / 8177	4522 / 6707
7'-6" (90") PRECAST	665	761 / 764	1377 / 1377	2252 / 2329	1958 / 3609	2451 / 5492	2944 / 6624	3439 / 5132
9'-8" (116") PRECAST	371	420 / 535	834 / 928	1253 / 1497	1071 / 2179	1342 / 2618	1614 / 3595	1886 / 2875

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2879	4101	5332	6569	7811	9055	2021	2021
3'-6" (42") PRECAST	2727	2784	3981	5190	6407	7630	8857		
4'-0" (48") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
4'-6" (54") PRECAST	2165	2215	3165	4125	5091	6061	7036		
5'-4" (64") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
5'-10" (70") PRECAST	1878	1925	2750	3583	4422	5264	6110		
6'-6" (78") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
7'-6" (90") PRECAST	1660	1705	2435	3171	3913	4658	5406		
8'-0" (96") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
8'-8" (104") PRECAST	1393	1437	2050	2670	3293	3920	4549		
9'-4" (112") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
10'-6" (126") PRECAST	1272	1315	1875	2441	3010	3583	4157		
11'-4" (136") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
12'-0" (144") PRECAST	1141	1182	1684	2192	2703	3216	3732		
13'-4" (160") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
14'-0" (168") PRECAST	990	1029	1466	1907	2351	2797	3245		
14'-8" (176") PRESTRESSED	801*	612	980	1269	1560	1852	2144	454	630
15'-4" (184") PRESTRESSED	801	755	1192	1550	1910	2271	2634		
17'-4" (208") PRESTRESSED	716*	498	793	1027	1261	1496	1731	396	493
19'-4" (232") PRESTRESSED	716	611	1039	1389	1711	2034	2358		
21'-4" (256") PRESTRESSED	666*	439	696	899	1104	1309	1515	363	556
22'-0" (264") PRESTRESSED	666	535	905	1295	1595	1896	2198		
24'-0" (288") PRESTRESSED	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1196	1491	1742		
	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	536	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



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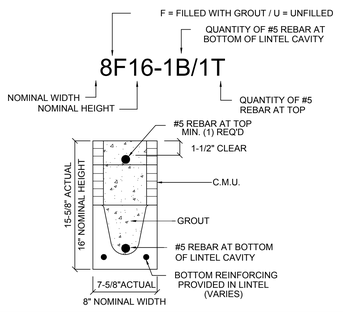


MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

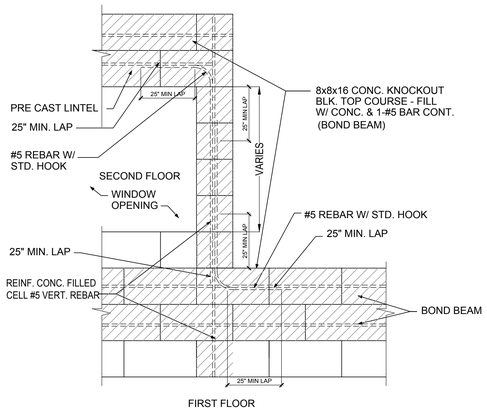
1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section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

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

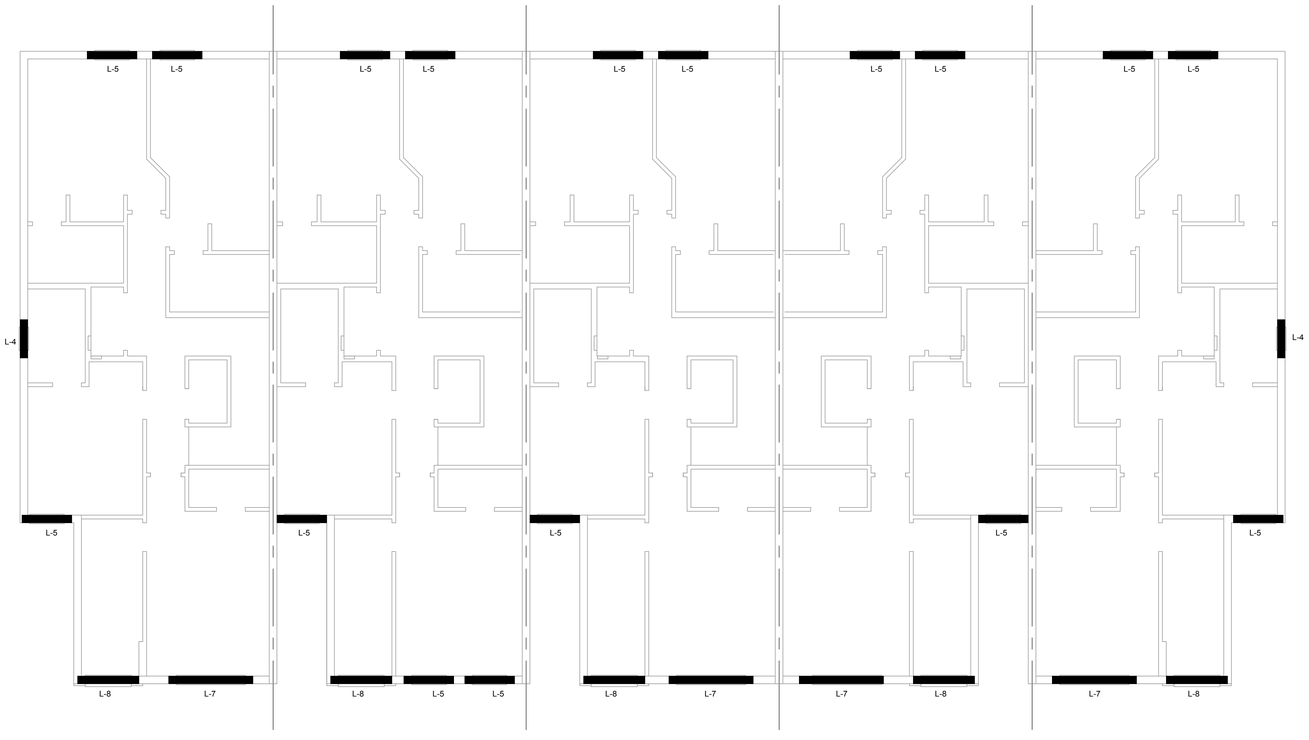
UPLIFT

LENGTH \ TYPE	BRF6-1T / BRF6-2T	BRF10-1T / BRF10-2T	BRF14-1T / BRF14-2T	BRF18-1T / BRF18-2T	BRF22-1T / BRF22-2T	BRF26-1T / BRF26-2T	BRF30-1T / BRF30-2T	LATERAL BRU6	LATERAL BRF6
4'-4" (52") PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
4'-6" (54") PRECAST	1244	1519	2339	3170	4008	4850	5696		
5'-8" (68") PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
5'-10" (70") PRECAST	1192	1455	2240	3036	3837	4643	5453		
6'-8" (80") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
7'-6" (90") PRECAST	924	1132	1741	2357	2978	3603	4230		
	896*	1138	1742	2352	2965	3581	4198	469	469
	896	1099	1690	2288	2891	3497	4106		
	778	882	1513	2042	2573	3107	3642	830	1100
	778	956	1468	1987	2509	3035	3563		
	688	697	1325	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



2ND FLOOR PRE CAST LINTEL CONNECTION
N.T.S.



Nautilus
LOT# XX

Latitude II
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

Pre Cast Lintel
2nd Floor "Elev. A"
SCALE: 1/4" = 1'-0"

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AIBD
GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #"XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

LINTEL PLAN
S3

May 19, 2025, 1:31pm AneudyNieto:Users:AneudyNieto:OneDrive - Thompson Engineering Group:Desktop:Paradiso Townhomes:Paradiso Grande (Raised Heel)- 5 Unit:dwg Files:S3 Lintel Plan 2nd Floor ELEV A.dwg

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F40-1B/1T	GARAGE DOOR
L-2	4'-4"	8RF22-1B/1T	FRONT DOOR
L-3	10'-6"	8F24-1B/1T	(3) 3060 S.H.
L-4	3'-6"	8F24-0B/1T	2030 S.H.
L-5	4'-6"	8F24-0B/1T	3050 S.H.
L-6	9'-4"	8F24-1B/1T	8'-0" X 8'-0" S.G.D.
L-7	7'-6"	8F24-1B/1T	(2) 3050 S.H.
L-8	4'-0"	8F24-0B/1T	2630 F.G. (TEMP)- ELEV. B

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8UB	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
4'-6" (54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
		2170	4027	6039	7526	9004	10472	9668
5'-4" (64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
		1665	2889	5057	6096	5400	6424	7450
5'-10" (70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137
		1459	2464	4144	5458	4437	5280	6122
6'-6" (78") PRECAST	937	1255	2101	3263	2746	3358	3971	4585
		1255	2101	3396	5260	7134	8995	6890
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1693	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

GRAVITY

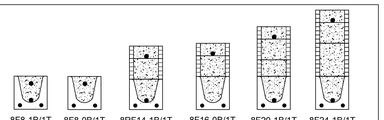
LENGTH \ TYPE	BRU6	BRF6-0B / BRF6-1B	BRF10-0B / BRF10-1B	BRF14-0B / BRF14-1B	BRF18-0B / BRF18-1B	BRF22-0B / BRF22-1B	BRF26-0B / BRF26-1B	BRF30-0B / BRF30-1B
4'-4" (52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1827	3412	4982	6472	7947	9416	10878
4'-6" (54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7947	9416	10878
5'-8" (68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10" (70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
		1103	2051	3811	6472	6516	5450	6411
6'-8" (80") PRECAST	822	907	1677	2933	2576	3223	3872	4522
		907	1677	2933	4100	6730	8177	6707
7'-6" (90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8" (116") PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

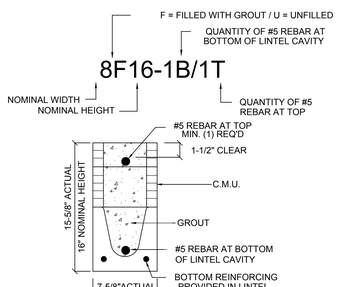
UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8UB	LATERAL 8F8
2'-10" (34") PRECAST	2727	2879	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393*	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112") PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1196	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	142	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	536	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

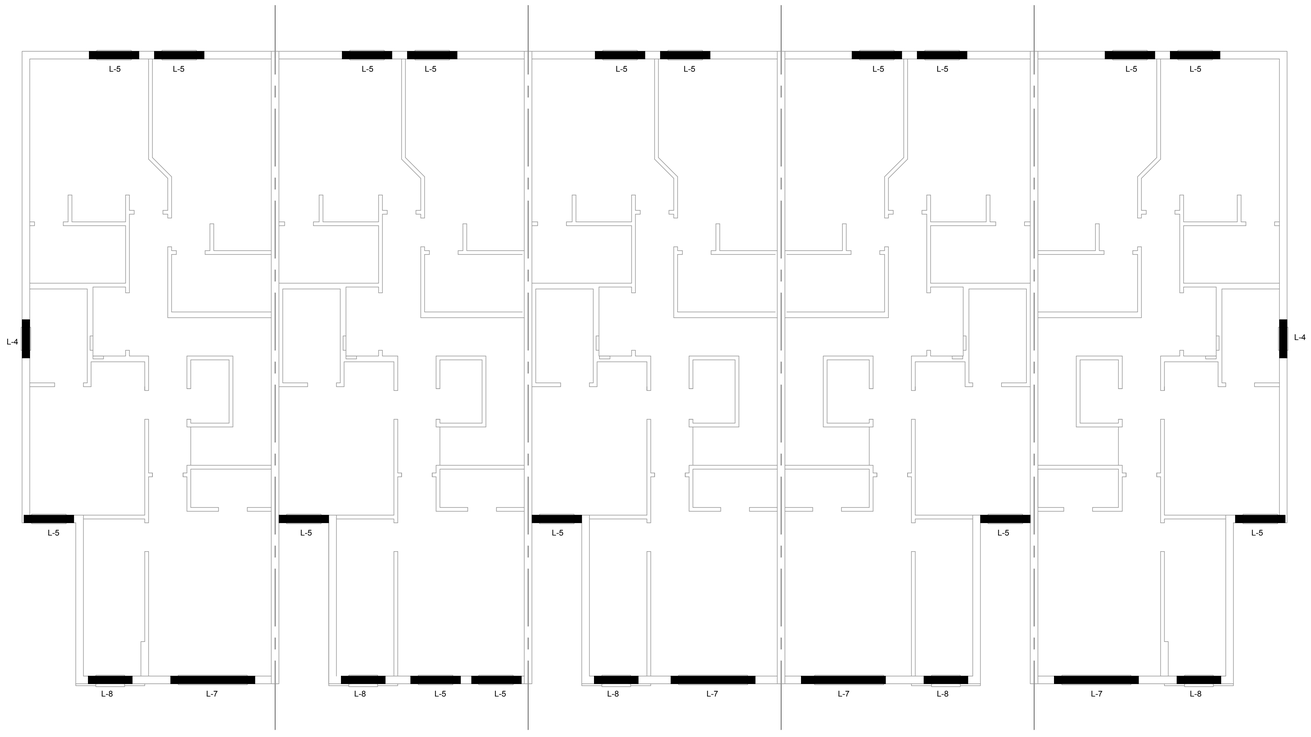
1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section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

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

UPLIFT

LENGTH \ TYPE	BRF6-1T / BRF6-2T	BRF10-1T / BRF10-2T	BRF14-1T / BRF14-2T	BRF18-1T / BRF18-2T	BRF22-1T / BRF22-2T	BRF26-1T / BRF26-2T	BRF30-1T / BRF30-2T	LATERAL BRU6	LATERAL BRF6
4'-4" (52") PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
	1192	1455	2240	3036	3837	4643	5453		
5'-8" (68") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
	924	1132	1741	2357	2978	3603	4230		
5'-10" (70") PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
	896	1099	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	956	1468	1987	2509	3035	3563		
7'-6" (90") PRECAST	688	697	1325	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116") PRECAST	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



Second Floor
"Elev. B"
SCALE: 3/16" = 1'-0"

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AIBD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #'XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

LINTEL PLAN
S3

May 19, 2025, 4:31pm AneudyNieto:Users:AneudyNieto:OneDrive - Thompson Engineering Group:Desktop:Paradiso Townhomes:Paradiso Grande (Raised Heel)- 5 Unit:dwg Files:S3 Lintel Plan 2nd Floor ELEV B.dwg

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"	1000	
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"X5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
186	HUCQ210-2-SDS	H:12-1/4"x2-1/2" SDS" J:6-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:18-1/4"x2-1/2" TITEN T." J:10-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU28	CMU:6-1/4"x2-1/2" TITEN T." J:10-0.148x1 1/2"	545 U. 1,700 D.	N/A
214	HUC212-3TF	HD:16-3/16"X1½" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BYTRUSS MANUFACTURERS			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ XXX — ULTIMATE DESIGNED POSITIVE PRESSURE
- XXX — ULTIMATE DESIGNED NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

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3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

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 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
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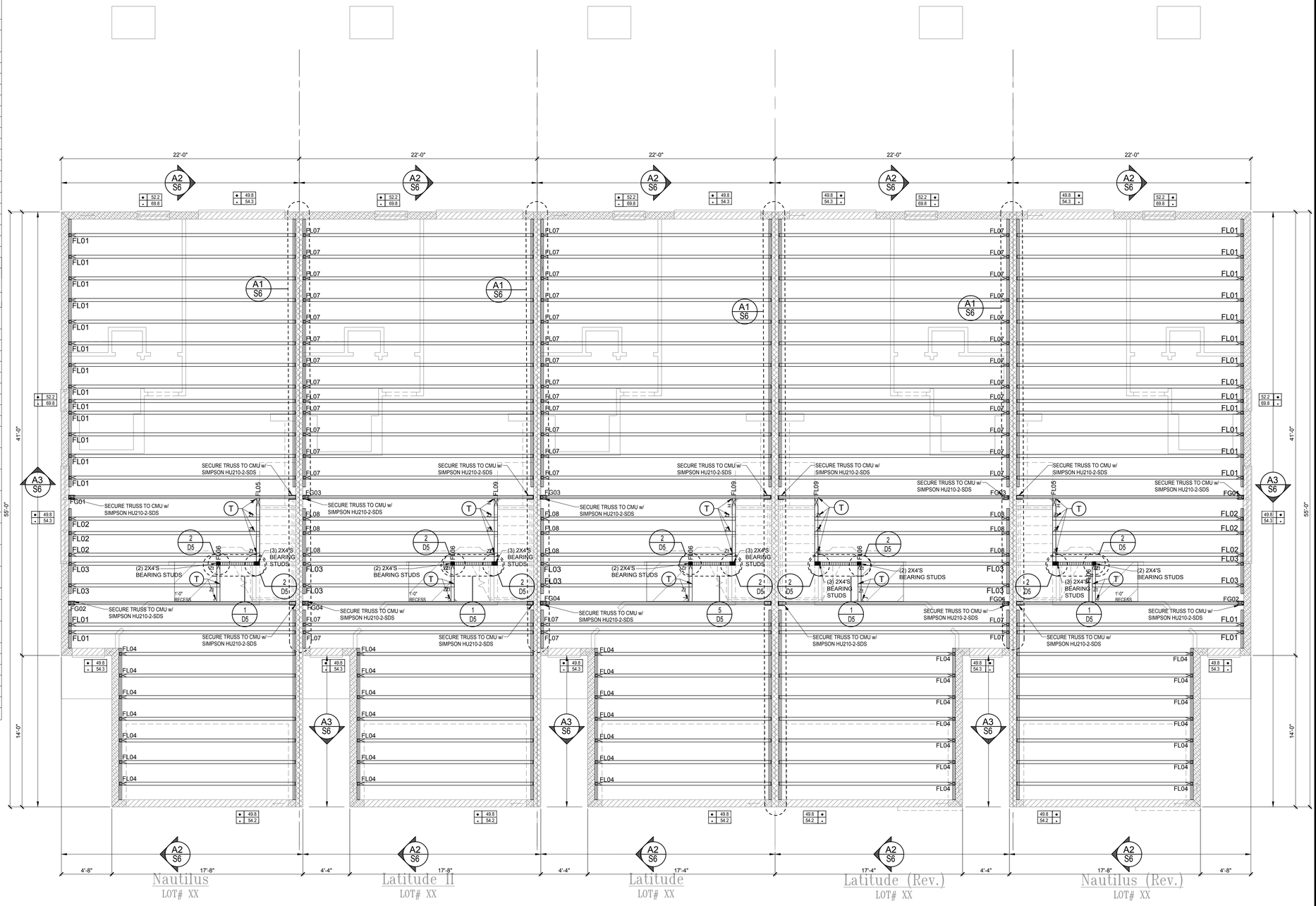
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.



Floor Framing Plan

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

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Ph: (407) 629-6711
Fax: (407) 629-6776
www.mjsdesignersgroup.com

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THOMPSON ENGINEERING GROUP, INC.
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Ph: (407) 734-1450
Fax: (407) 734-1790
www.tegfl.com

designers group
residential-commercial-architecture

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

ISSUE DATE 04/13/2023

REVISIONS

PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

FLOOR TRUSSES

S4

May 19, 2025,4:31pm AneudyNieto:AneudyNieto:OneDrive - Thompson Engineering Group:Desktop:Paradiso Townhomes:Paradiso Granite (Raised Heel)- 5 Unit:dwg Files:S4 Floor Trusses.dwg

FIND US ON FACEBOOK, HOUZZ & ZILLOW AT MJS CUSTOM HOME DESIGNS

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
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20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"	1000	
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
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81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
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96	HD8A	SILL: 7/8" BOLT	7,910	N/A
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97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
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401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
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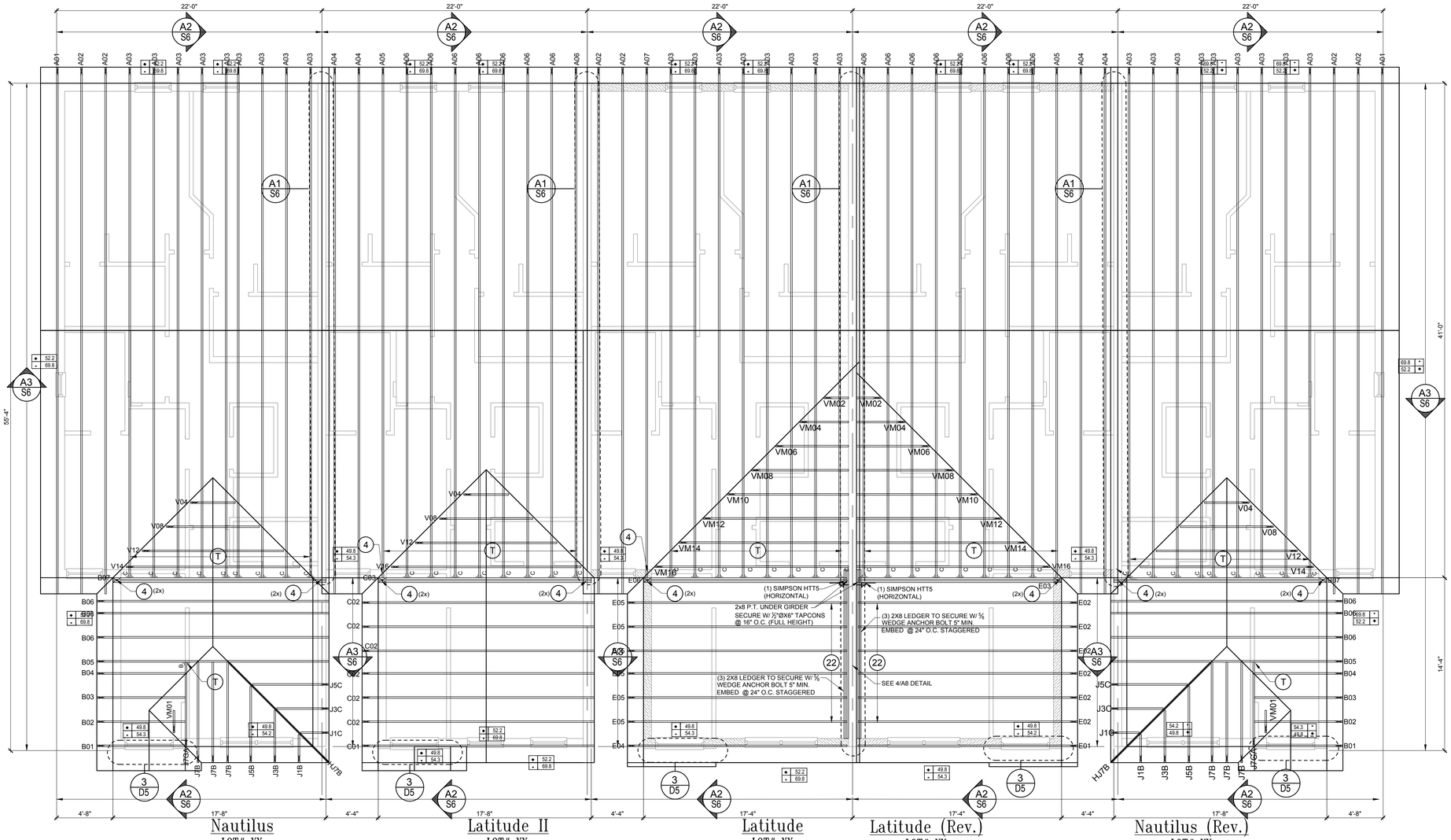

Nautilus LOT# XX | Latitude II LOT# XX | Latitude LOT# XX | Latitude (Rev.) LOT# XX | Nautilus (Rev.) LOT# XX

Roof Framing Plan "Elev. A"

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

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815 Orienta Ave., Suite #1040
Altamonte Springs, Fl. 32701
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ALL BD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State. Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

ROOF PLAN ELEV. A

S5

May 19, 2025 4:31pm Anedu\Users\Anedu\Nieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)- 5 Unit\dwg Files\S5 Roof Trusses A.dwg

FIND US ON FACEBOOK, HOUZZ & ZILLOW AT MJS CUSTOM HOME DESIGNS

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23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
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26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
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103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
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181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
186	HUCQ210-2-SDS	H:12-1/4"x2-1/2" SDS" J:6-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:18-1/4"x2-1/2" TITEN T." J:10-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU28	CMU:6-1/4"x2-1/2" TITEN T." J:10-0.148x1 1/2"	545 U. 1,700 D.	N/A
214	HUC212-3TF	HD:16-3/16"X1¼" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BYTRUSS MANUFACTURERS			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
- XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

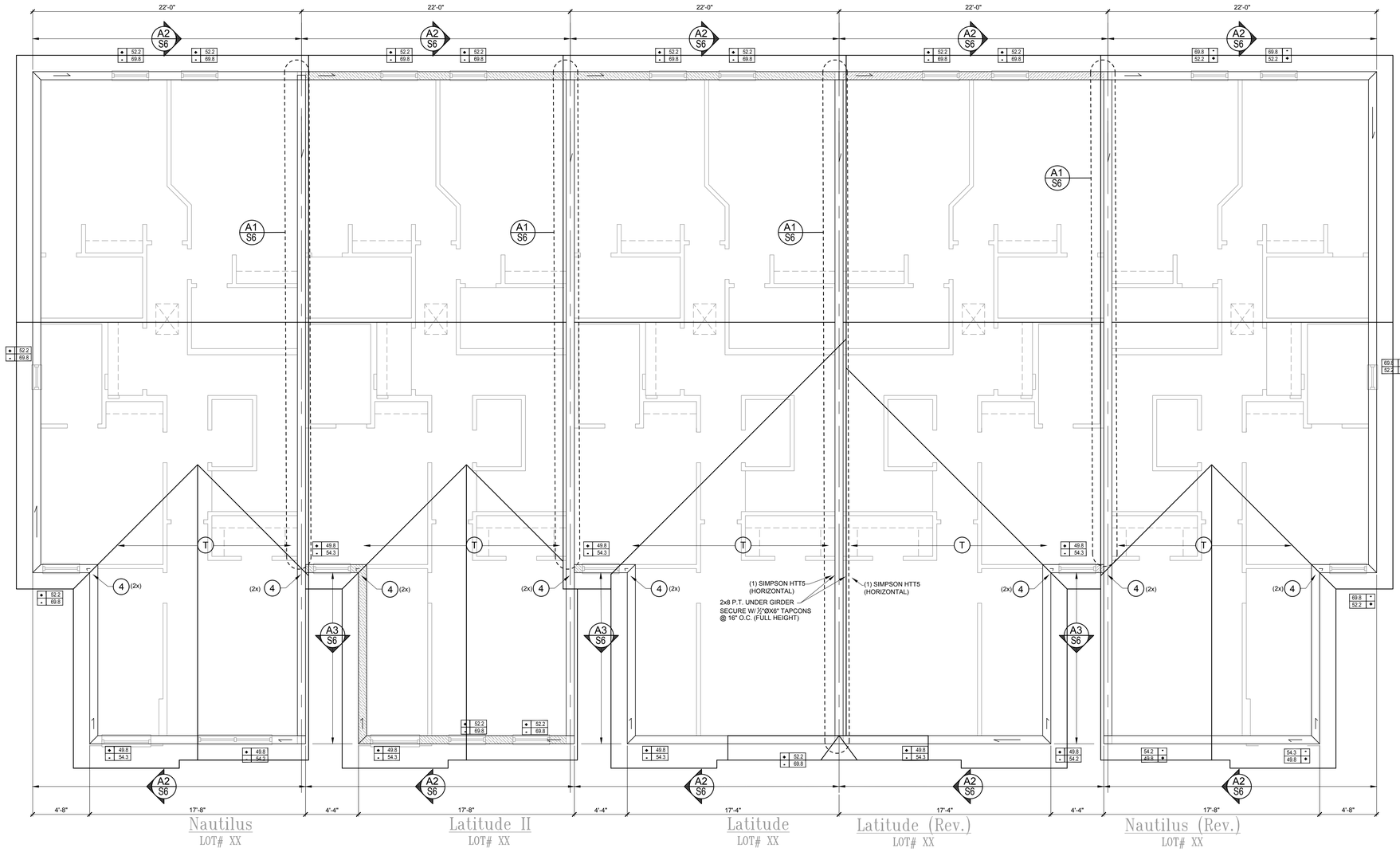
1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1½" - ADD FILLED CELL (NO VERTICAL STEEL) MID/POINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1½"+ - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

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 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN 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 BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.



Roof Framing Plan
"Elev. B"

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

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residential-commercial-architecture

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GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State. Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

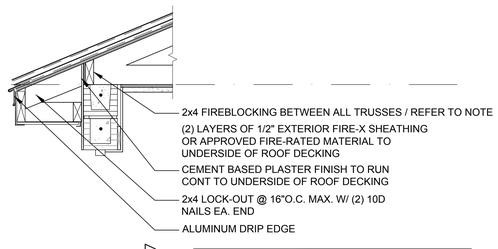
Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

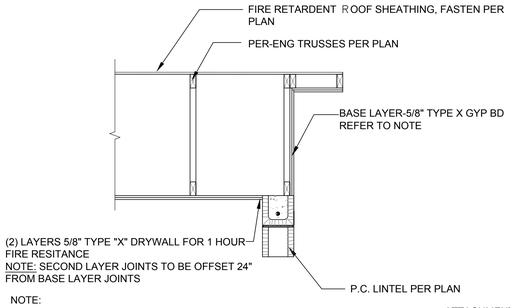
ROOF PLAN ELEV. B

S5

May 19, 2025 4:31 pm C:\Users\Aneudy\Nieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)- 5 Unit\dwg Files\S5 Roof Trusses B.dwg
Aneudy Nieto



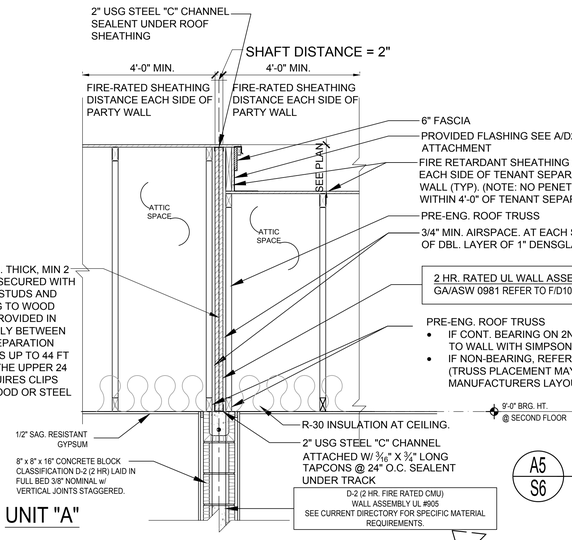
NOTE:
2X4 BLOCKING BETWEEN TRUSSES IS ONLY REQUIRED TO BE INSTALLED WHEN SITTING DIRECTLY ABOVE A PARTY WALL.



NOTE:
PER PRESCRIPTIVE FBC 721.1 (3) ITEM 21-1.1 CONT
BASE LAYER 5/8" TYPE X GYPSUM WALL BOARD APPLIED
@ RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. W/ 1 1/4" TYPE
S OR W DRY WALL SCREW 24" O.C. .
FACE LAYER 5/8" TYPE X GYPSUM WALL BOARD OR VENEER
BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH
BASE LAYER W/ 1 7/8" TYPE S OR W DRY WALL SCREWS @ 12" O.C.
AT JOINTS AND INTERMEDIATE JOISTS OR TRUSS. FACE LAYER TYPE G
DRYWALL SCREWS PLACED 2" BACK ON EITHER SIZE OF FACE LAYER
END JOINTS 12" O.C.

ATTACHMENT CLIPS — ALUMINUM ANGLE, 0.062 IN. THICK, MIN 2 IN. WIDE WITH MIN 2 IN. AND 2-1/2 IN. LEGS. CLIPS SECURED WITH MINIMUM ONE TYPE S SCREW 3/8 IN. LONG TO "H" STUDS AND WITH MINIMUM ONE TYPE W SCREW 1-1/4 IN. LONG TO WOOD FRAMING OR STEEL FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACED A MAX OF 10 FT OC VERTICALLY BETWEEN WOOD OR STEEL FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23 FT HIGH. FOR SEPARATION WALLS UP TO 44 FT HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24 FT. AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5 FT OC VERTICALLY BETWEEN WOOD OR STEEL FRAMING AND "H" STUDS.

NOTE: FIRE RETARDANT SHEATHING SHALL BE INSTALLED FOR A DISTANCE OF 4'-0" ON EACH SIDE OF THE WALL OR WALLS. THERE SHALL BE NO PENETRATIONS IN THE ROOF WITHIN 4 FEET OF EITHER SIDE OF PARTY WALL PER FBC 2023, SECTION 705.6 (TYP.)

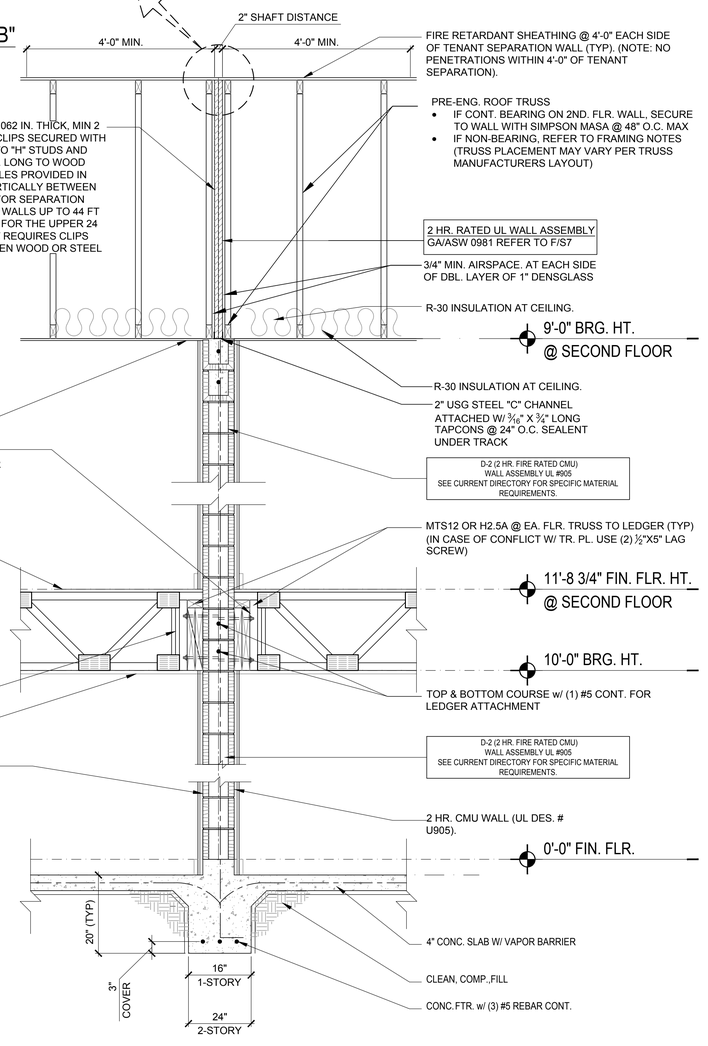


UNIT "A"

A5 / S6 STEPPED ROOF FIRE SEPARATION
N.T.S.

UNIT "B"

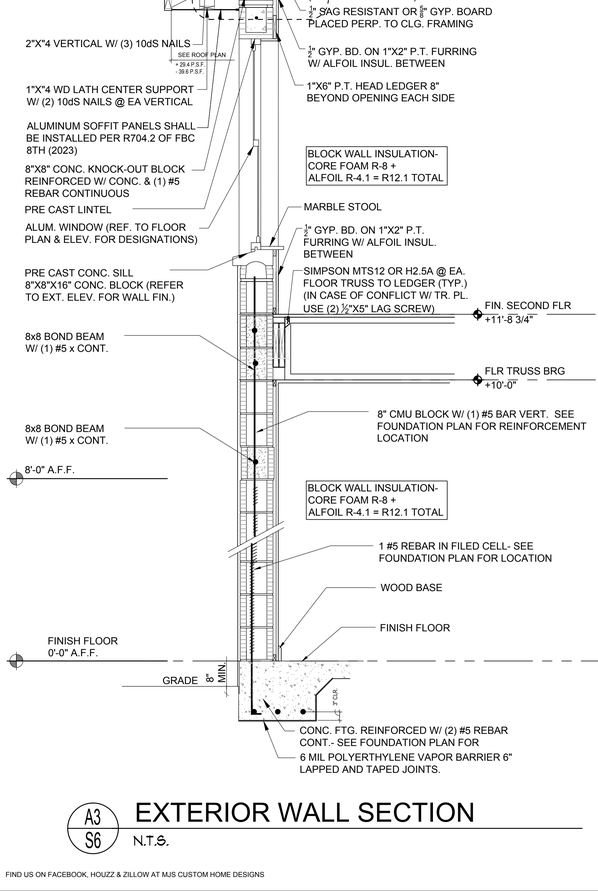
ATTACHMENT CLIPS — ALUMINUM ANGLE, 0.062 IN. THICK, MIN 2 IN. WIDE WITH MIN 2 IN. AND 2-1/2 IN. LEGS. CLIPS SECURED WITH MINIMUM ONE TYPE S SCREW 3/8 IN. LONG TO "H" STUDS AND WITH MINIMUM ONE TYPE W SCREW 1-1/4 IN. LONG TO WOOD FRAMING OR STEEL FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACED A MAX OF 10 FT OC VERTICALLY BETWEEN WOOD OR STEEL FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23 FT HIGH. FOR SEPARATION WALLS UP TO 44 FT HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24 FT. AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5 FT OC VERTICALLY BETWEEN WOOD OR STEEL FRAMING AND "H" STUDS.



A1 / S6 2-STORY FIRE WALL SECTION
N.T.S.

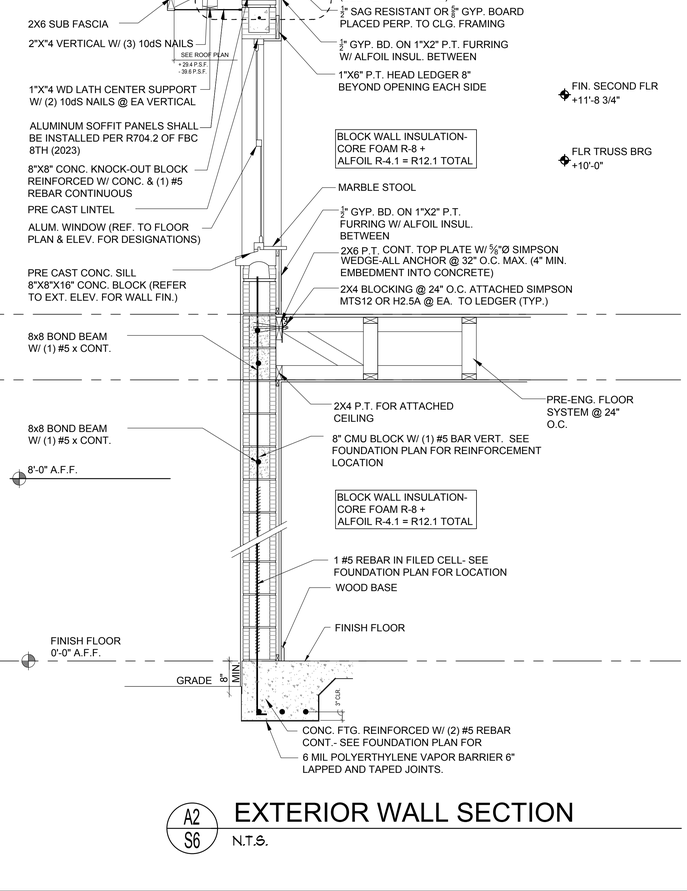
A4 / S6 1-HR FIRE RATED @ GABLE
N.T.S.

NOTE: THE ATTACHMENT OF ASPHALT SHINGLES, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 (MODIFIED TO 140 MPH) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.



A3 / S6 EXTERIOR WALL SECTION
N.T.S.

NOTE: THE ATTACHMENT OF ASPHALT SHINGLES, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 (MODIFIED TO 140 MPH) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.



A2 / S6 EXTERIOR WALL SECTION
N.T.S.

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AIBD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State: Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

DETAILS
S6

May 20, 2025 11:43am ArtedlyNetos\ArtedlyNeto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)- 5 Unit\dwg Files\S6 Details.dwg

GA FILE NO. ASW 0981	PROPRIETARY*	2 HOUR FIRE	60 to 64 STC SOUND

GYPSUM WALLBOARD, STEEL H STUDS

Fire Design:

Two layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels.

A 3/4" minimum air space must be maintained between steel components and adjacent framing (indicated by dashed lines in sketch). As an alternate, the steel components may be covered with 6" wide battens or full sheets of 1/2" type X gypsum wallboard.

Height limitation 66 feet. **(NLB)**

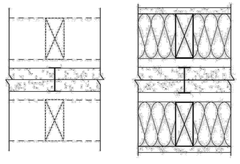
Refer to the manufacturer for the thermal protection of the framing.

Sound Design:

Sound tested with 2 x 4 stud wall faced with 1/2" regular gypsum wallboard each side of assembly and 3-1/2" glass fiber in stud space on both sides.

PROPRIETARY GYPSUM PANEL PRODUCTS

National Gypsum Company.....1" Gold Bond® Brand eXP® FIRE SHIELD® Shaftliner



Thickness: 3-1/2" (Fire)
11-3/4" (Sound)

Approx. Weight: 9 psf (Fire and Sound)

Fire Test: UL R3501, 92NK28896, 6-7-93,
UL Design U347;
WHI 694-200.6, 10-21 & 24-85

Sound Test: RAL TL05-199, 11-17-05

Gold Bond® eXP® Shaftliner

TECHNICAL DATA

Physical Properties	eXP Shaftliner
Thickness[1], Nominal	1" (25.4 mm)
Width[1], Nominal	2' (610 mm)
Length[1-4], Standard	8' – 12' (2,438 mm – 3,658 mm)
Weight, Nominal	3.75 lbs./sq. ft. (18.31 k/m²)
Edges[1]	Double Beveled
Flexural Strength[1], Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength[1], Parallel	≥ 80 lbf. (356 N)
Humidified Deflection[1]	N/A
Nail Pull Resistance[1]	≥ 80 lbf. (356 N)
Hardness[1] – Core, Edges and Ends	≥ 15 lbf. (67 N)
Thermal Resistance[2]	R = .65
Water Absorption[1] (% of Weight)	≤ 5%
Linear Expansion with Change Moisture	6.25 x 10^{-6} in./in./%RH
Coefficient of Thermal Expansion	9.26 x 10^{-6} in./in./°F
Mold Resistance[6], ASTM D3273	Score of 10
Product Standard Compliance	ASTM C1658
Fire-Resistance Characteristics	
Core Type	Type X
UL Type Designation	FSW-7
Combustibility[2]	Non-combustible Core
Surface Burning Characteristics[3]	Class A
Flame Spread[3]	0
Smoke Development[3]	0
Applicable Standards and References	
ASTM C473 *Standard Test Methods for Physical Testing of Gypsum Panel Products*	
ASTM C518 *Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus*	
ASTM C840 *Standard Specification for Application and Finishing of Gypsum Board*	
ASTM C1658 *Standard Specification for Glass Mat Gypsum Panels*	
ASTM D3273 *Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber*	
ASTM E84 *Standard Test Method for Surface Burning Characteristics of Building Materials*	
ASTM E96 *Standard Test Methods for Water Vapor Transmission of Materials*	
ASTM E119 *Standard Test Methods for Fire Tests of Building Construction and Materials*	
ASTM E136 *Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C*	
Gypsum Association, GA-216, *Application and Finishing of Gypsum Panel Products*	
Gypsum Association, GA-238, *Guidelines for Prevention of Mold Growth on Gypsum Board*	
Gold Bond Building Products, LLC Manufacturer Standards, *NGC Construction Guide*	

1. ASTM C1658, tested in accordance with ASTM C473.
2. Tested in accordance with ASTM E136.
3. Tested in accordance with ASTM E84.
4. Please contact your local sales representative for all non-standard lengths and widths. Minimum order requirements may apply.
5. Tested in accordance with ASTM C518.
6. Tested in accordance with ASTM D3273 and rated in accordance with ASTM D3274.

Fig 2 – Framing Components

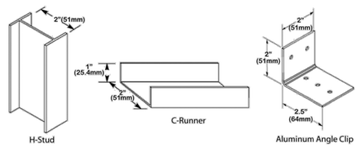


Fig 3 – Primary Components of Gypsum Area Separation Firewall (Aluminum Clips Not Shown)

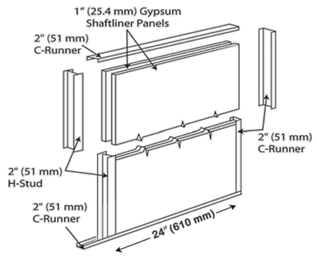
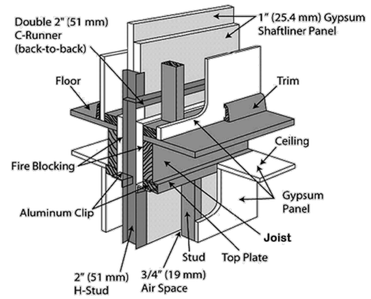


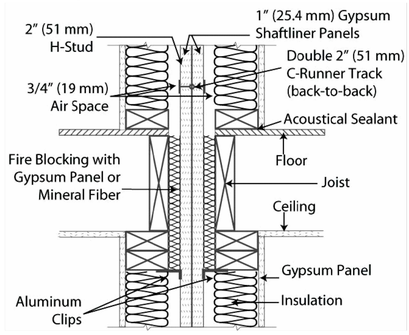
Fig 5 – Typical Floor/Ceiling Juncture



3. Attach the 2" (51 mm) C-runner to the foundation floor or to the top of the footing with power-driven fasteners spaced 24" (610 mm) o.c. and apply acoustical sealant along edges of C-runner to seal the juncture between the C-runner and foundation or footing.

4. Install a vertical C-runner to the wall at one end of the Gypsum Area Separation Firewall where the wall abuts either a foundation wall or an exterior wall.

Fig 9 – Intermediate Floor Intersection



Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

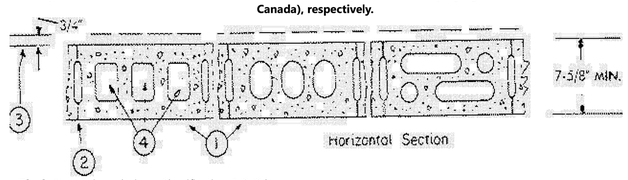
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **U905**

April 14, 2023

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Concrete Blocks* —** Various designs. Classification D-2 (2 hr).
See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar —** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster —** Add 1/2 hr to classification if used. Where combustible members are framed in wall,

4. **Loose Masonry Fill —** If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic* —** (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — EnergyShield Pro Wall Insulation, EnergyShield Pro 2 Wall Insulation, EnergyShield CGF Pro, EnergyShield Ply Pro, EnergyShield® CGF, EnergyShield® PanelCast, EnergyShield® and "EnergyShield® XR

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath"

JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

5A. **Building Units* —** As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

ATLAS ROOFING CORP — EnergyShield® Ply

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2023-04-14

F | 2HR. EXT. FIREWALL ASSEMBLY GA/ASW 0981–22ND ED. GA–600–2018 | ANSI/UL 263 DESIGN U905

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AIBD
GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State. Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

FIRE SEPARATION
S7

May 19, 2025, 4:31pm Arteli0 Notes:\Arteli0\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)-5 Unit\dwg Files\ST Fire Separation Details.dwg

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STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 140 MPH.)
   LIVE LOAD ROOF: 20 PSF.
   FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
   OCCUPANCY= 1.0
   BUILDING CATEGORY R3, WIND EXPOSURE C
   INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. ALL FLOOR SLABS TO BE OF 2500 PSI CONC. PLANT MIX MIN. 5" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE "M" OR "S", GROUT - 2500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
8. GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
9. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. EPOXY ANCHOR ALTERNATIVE:
    THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
    THE FOLLOWING CRITERIA MUST BE MET:

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
½"	-3/4"	7"
-5/8"	-7/8"	7"
-3/4"	1"	8"
-7/8"	1-1/8"	9"

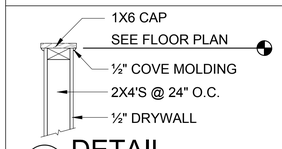
    AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.
11. SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

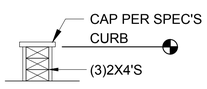
1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.K..
4. PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
5. NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
6. MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
7. DBL. STUDS @ EA. END OF SHEAR WALL.
8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
9. NAIL PATTERN
   -DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 4)
   -DOUBLE STUDS @ 12" O.C..
   -DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE.
   -HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.
   -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
10. -ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
    -ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
11. FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
12. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
13. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
14. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
15. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
16. 2000 PSF MINIMUM SOIL BEARING CAPACITY

FIELD REPAIR NOTES

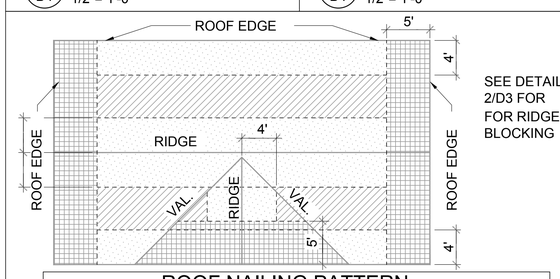
1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRGER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBTITUTION
2. MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 7" LONG WEDGE ANCHORS (REDHEADS).
3. MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
4. BLOCK WALL OVERHANGING SLAB CONDITION:
   UP TO -7/8" - NO REPAIR NECESSARY
   -7/8" TO 1-1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
   1-1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER
5. PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



3/D1 DETAIL 1/2"= 1'-0"

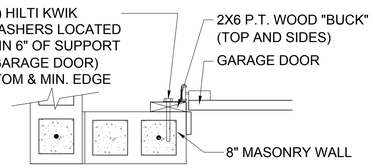


4/D1 DETAIL 1/2"= 1'-0"



ROOF NAILING PATTERN

ZONE:		10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD
ZONE:		10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD
ZONE:		10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



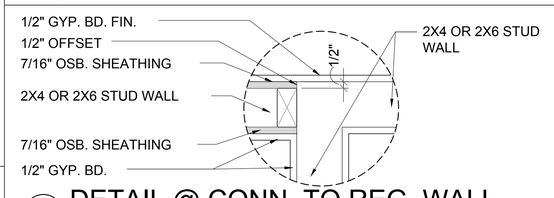
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

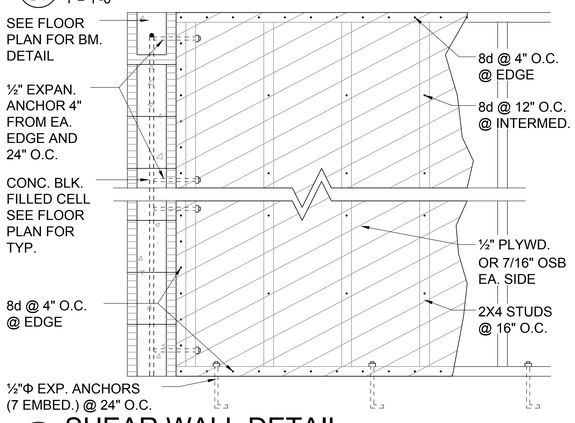
A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION
C.) DOOR SIZE, TYPE AND GLAZING
D.) TRACK SIZE AND FASTENER DETAILS.
E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL

1"= 1'-0"



7A/D1 DETAIL @ CONN. TO REG. WALL 1"= 1'-0"

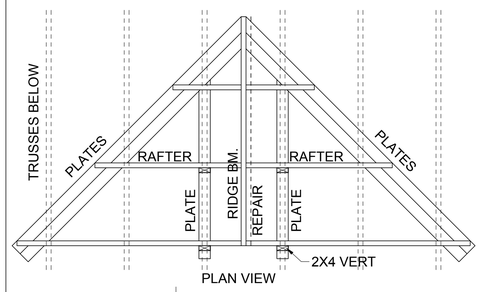


7/D1 SHEAR WALL DETAIL 1/2"= 1'-0"

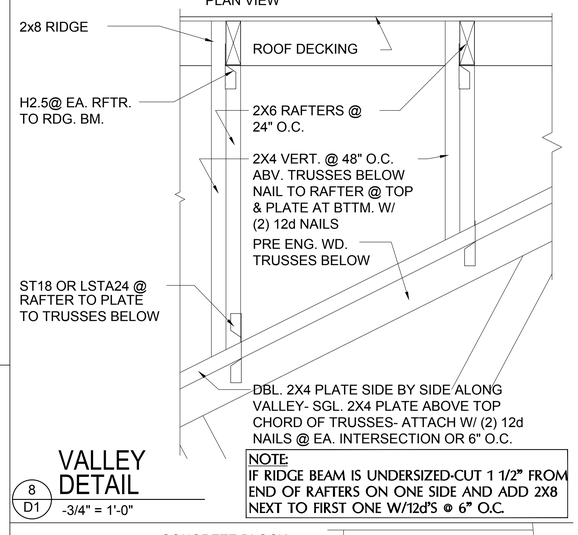
USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

MIN. WALL AND HEADER REQUIREMENTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
10' OR LESS		2	2	3	3	3	3
GREATER THAN 10'		2	2	3	4	5	5

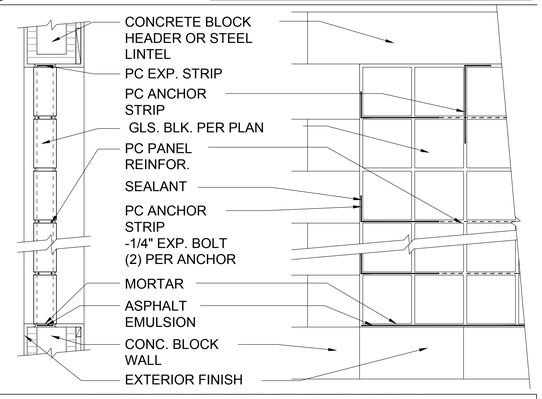


PLAN VIEW



8/D1 VALLEY DETAIL -3/4" = 1'-0"

NOTE:
IF RIDGE BEAM IS UNDERSIZED-CUT 1 1/2" FROM END OF RAFTERS ON ONE SIDE AND ADD 2X8 NEXT TO FIRST ONE W/12d'S @ 6" O.C.



PANEL ANCHOR CONSTRUCTION

PC PANEL REINFORCING (TOP):
USED IN PANELS OVER 25"S.F. IN AREA,IS EMBEDDED HORIZONTALLY IN THE MORTAR JOINTS BETWEEN EVERY OTHER COURSE. PANEL REINFORCING IS FORMED OF TWO PARALLEL WIRES, EITHER 1-5/8" O.C. (FOR USE WITH "THINLINE" SERIES GLS. BLK.) OR 2" O.C. (FOR USE W/ "PREMIERE" SERIES GLS. BLK.), W/ BUTT WELDED CROSSWIRES AT REGULAR INTERVALS. 4' AND 10' LENGTHS AVAILABLE.

PC PANEL ANCHORS (MIDDLE):
ARE USED TO TIE PITTSBURGH CORNING GLASS BLOCK PANELS INTO THE SURROUNDING FRAMEWORK WHEN CHANNELS ARE NOT USED. FORMED FROM 20 GAUGE PERFORATED- THEN GALVANIZED STEEL STRIPS, PANEL ANCHORS ARE AVAIL. IN 1-3/4" WIDTHS X 24" LENGTHS.

PC EXPANSION STRIPS (BOTTOM):
MADE OF WHITE POLYETHYLENE, ARE INSERTED AT THE HEAD AND THE STRIPS REPLACE MORTAR AT THESE POINTS TO CUSHION THE GLASS BLOCK AND ALLOW THE PANEL TO EXPAND & CONTRACT FREELY. FOR METAL CHANNEL OR MASONRY CHASE CONSTRUCTION, PC EXPANSION STRIPS ARE AVAILABLE 3/8" THICK X 4" WIDE X 24" LONG. FOR PANEL ANCHOR CONSTRUCTION, STD. 4" WIDE STRIPS ARE EASILY CUT TO 3" WIDTH, FOR 3-7/8" "PREMIERE" SERIES BLK., AND TO 2-1/4" WIDTH, FOR 3-1/8" "THINLINE" SERIES BLOCK.

6/D1 GLASS BLOCK DETAIL

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STRUCTURAL NOTES & DETAILS
D1

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.

May 19 2025,4:31pm AnedyVieites/Desktop/Paradiso Townhomes/Paradiso Grande (Raised Heel)- 5 Unit/dwg Files/SD1 Structural Details.dwg

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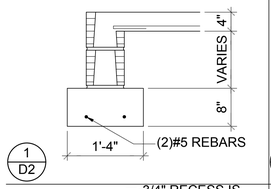
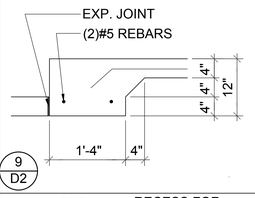


1 / D2



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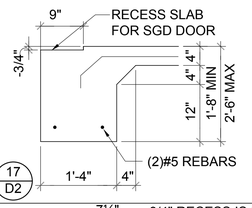

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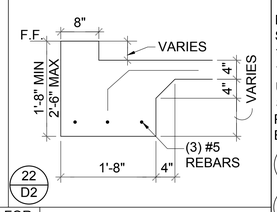

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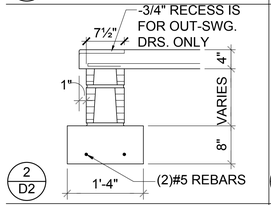

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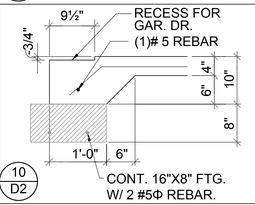

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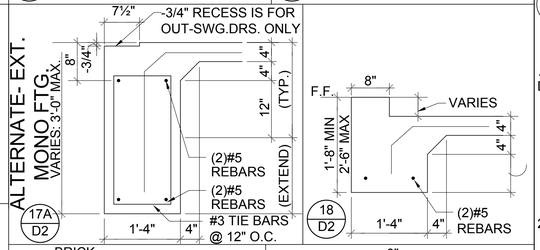
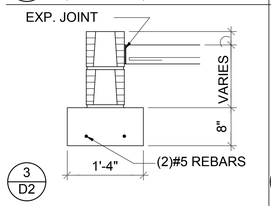
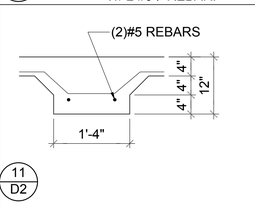


17A / D2

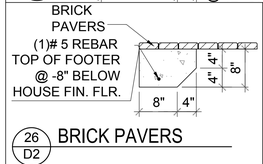
18 / D2



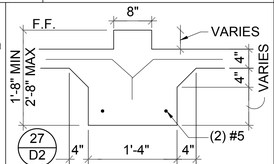
3 / D2



11 / D2



26 / D2 BRICK PAVERS



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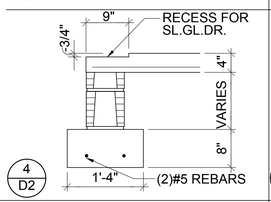

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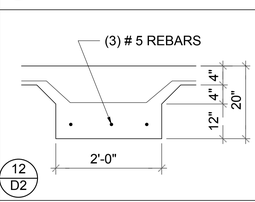

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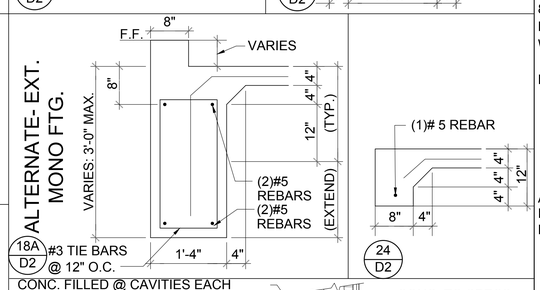
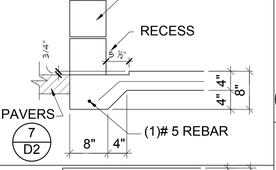


18A / D2

24 / D2

GARAGE



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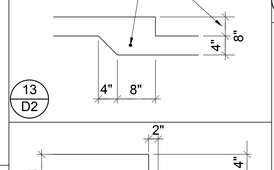

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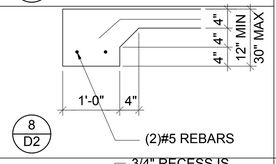
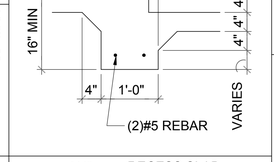
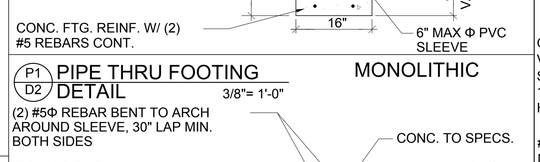


8 / D2

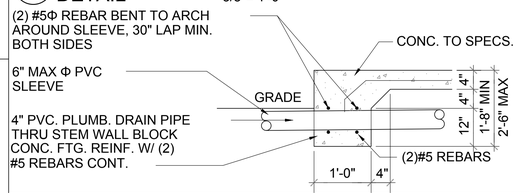


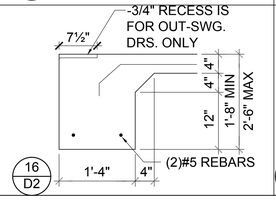


P1 / D2 PIPE THRU FOOTING DETAIL

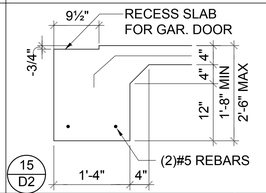
MONOLITHIC

3/8"= 1'-0"

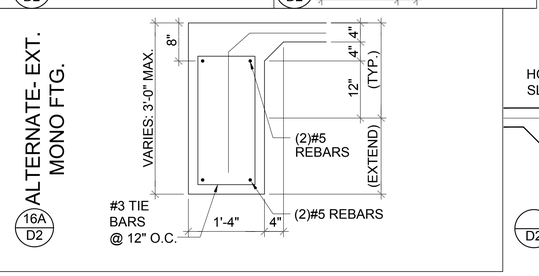




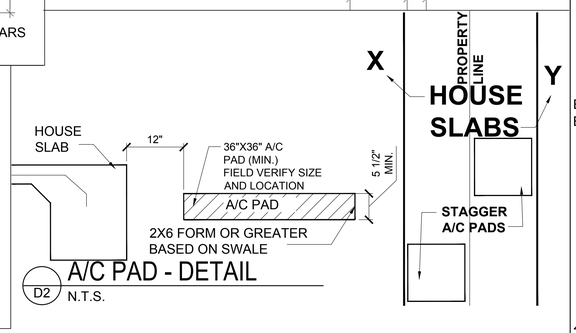
16 / D2



15 / D2

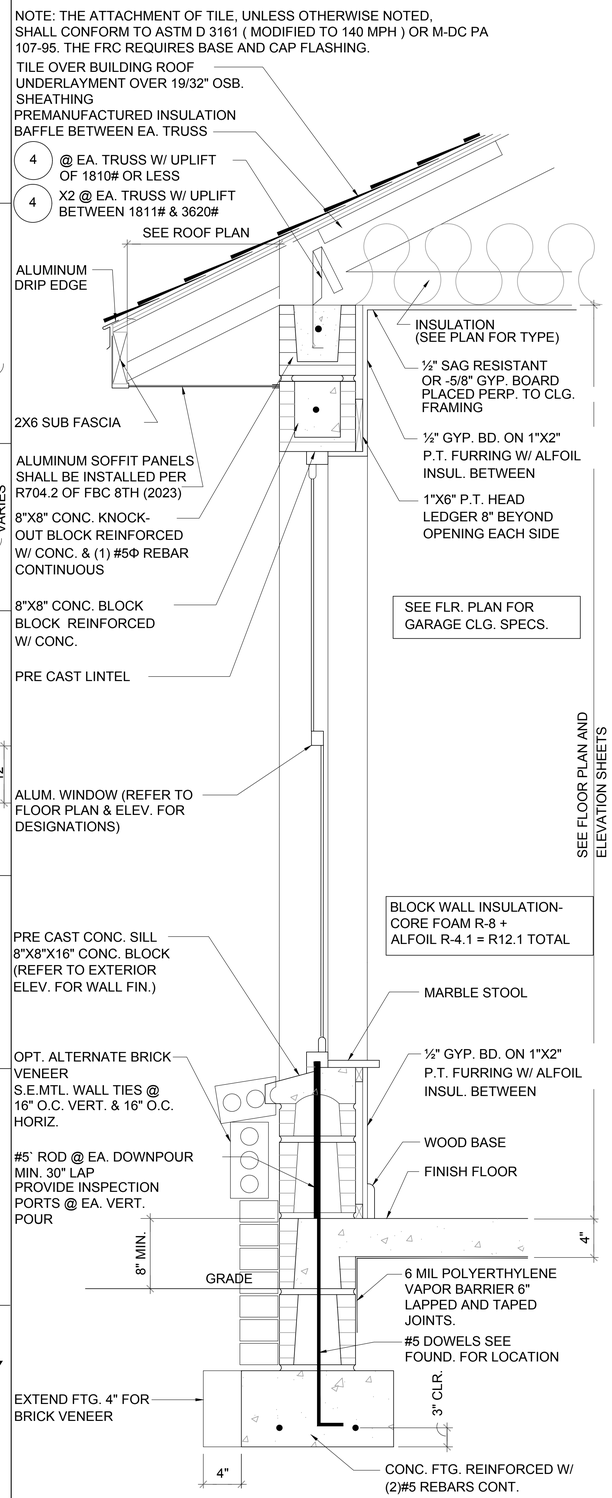


16A / D2



D2 A/C PAD - DETAIL N.T.S.

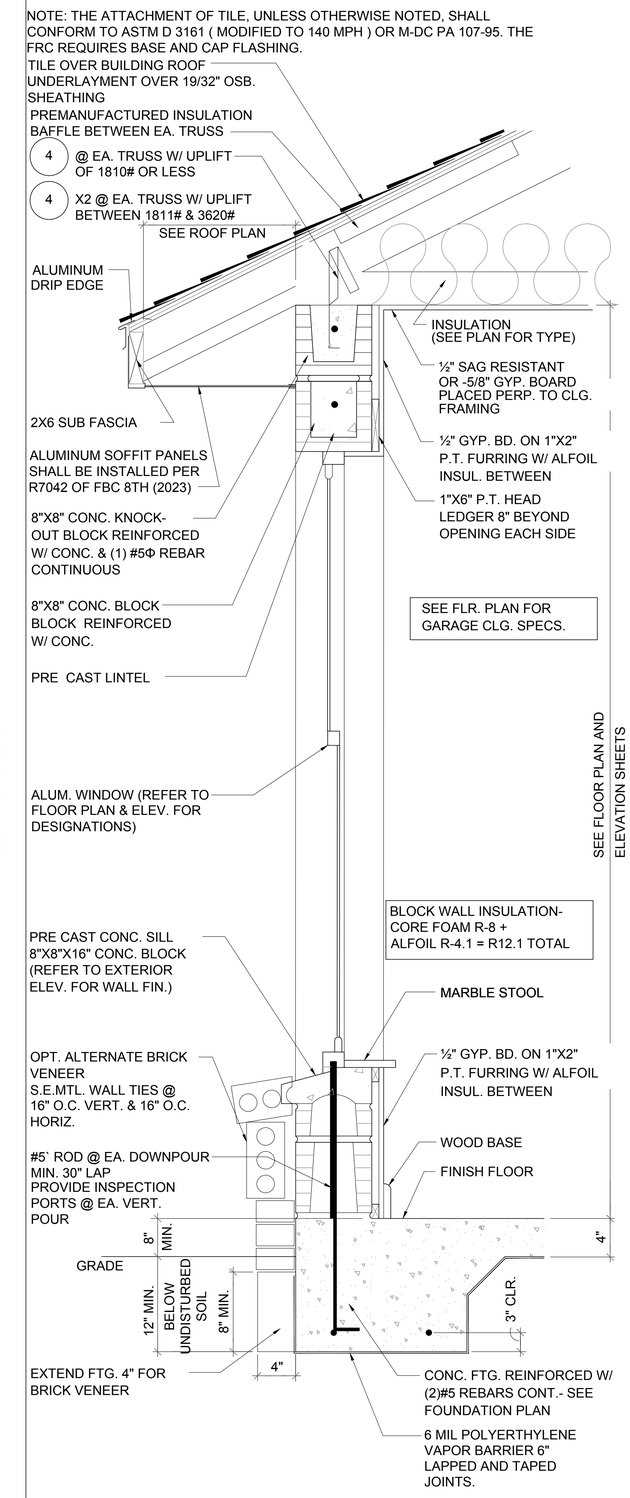
NOTE: THE ATTACHMENT OF TILE, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 (MODIFIED TO 140 MPH) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.



A / D2 TYPICAL WALL SECTION W/ STEM WALL FOOTING

3/4"= 1'-0"

NOTE: THE ATTACHMENT OF TILE, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 (MODIFIED TO 140 MPH) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.



A / D2 TYPICAL WALL SECTION W/ MONOLITHIC FOOTING

3/4"= 1'-0"

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A BD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State: Zip Code

Park Square HOMES

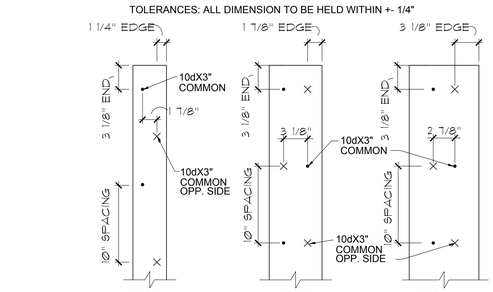
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

STRUCTURAL DETAILS
D2

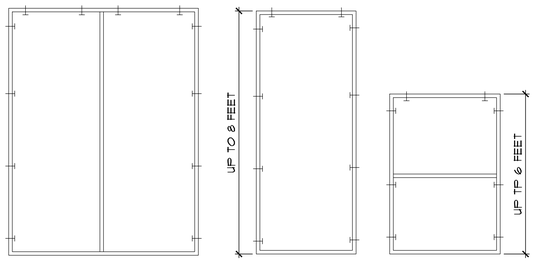
All dimensions, conditions and specifications appearing on these plans, WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications.

May 19, 2025 4:31pm AHeadyNiebars AHeadyNiebOneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)- 5 Unit\dwg Files\SD2 Structural Details.dwg



B 2X BUILT-UP STUD COLUMN DETAILS

1?" = 1'-0"



FOR MULTIPLE WINDOWS AND DOORS USE 2 TAPCONS PER WINDOW AT THE HEAD AND 4 TAPCONS AT THE JAMB.

BUCK ATTACHMENT DATA

BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE. CENTER.

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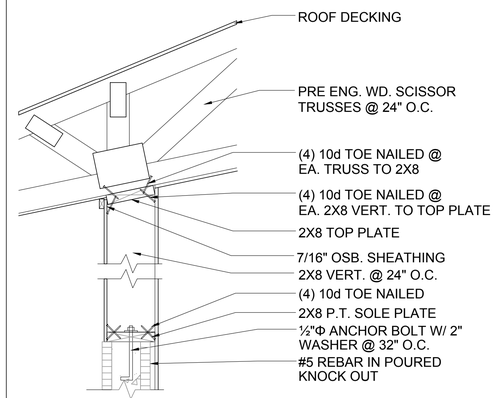
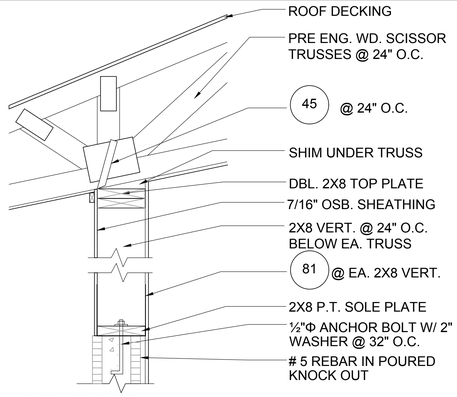
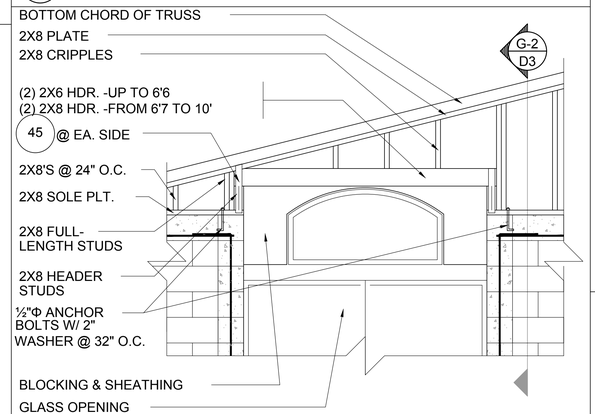


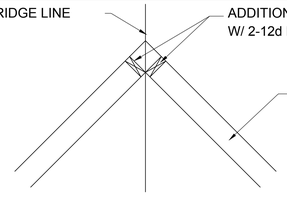
G-6 D3 NON-BEARING



G-7 D3 BEARING

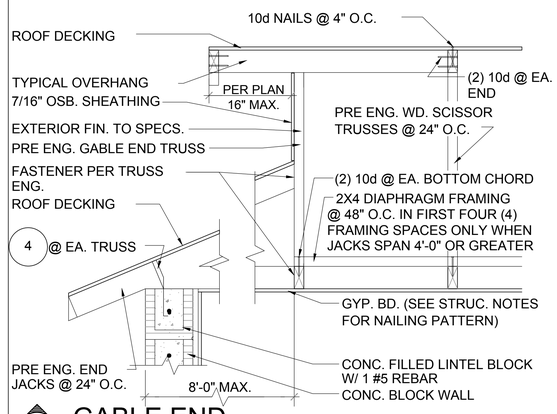


B D3 GABLE END

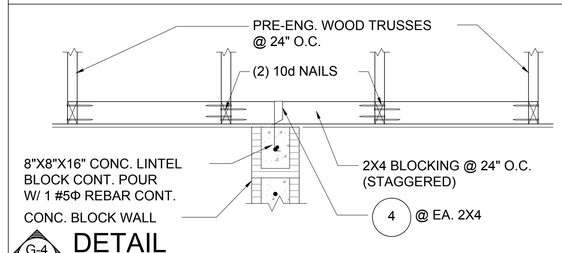


2 D3 RIDGE DETAIL

N.T.S.



G-3 D3 GABLE END



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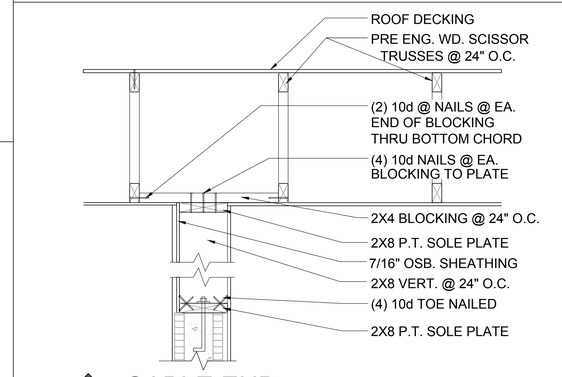
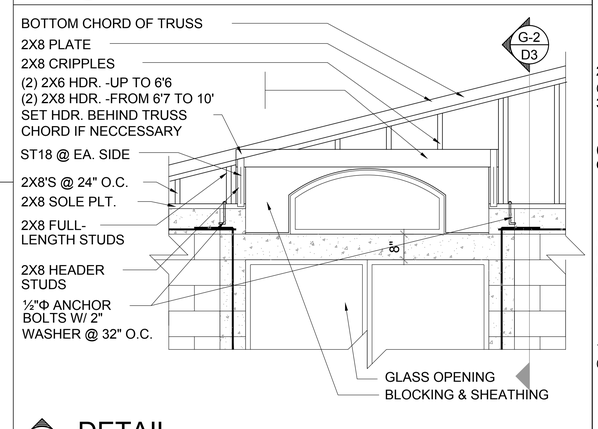
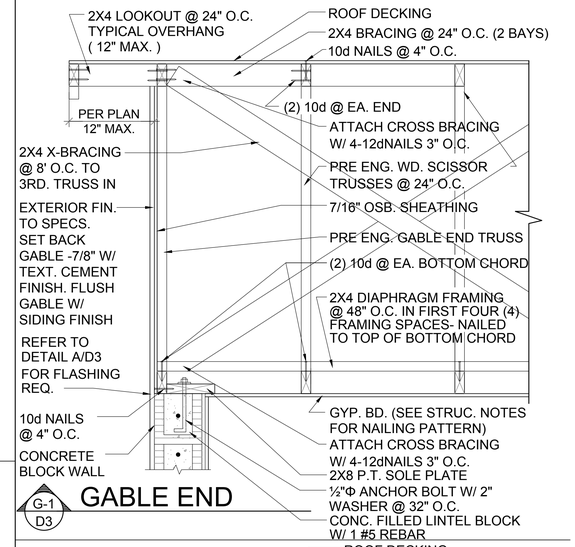


G-5 D3 GABLE END

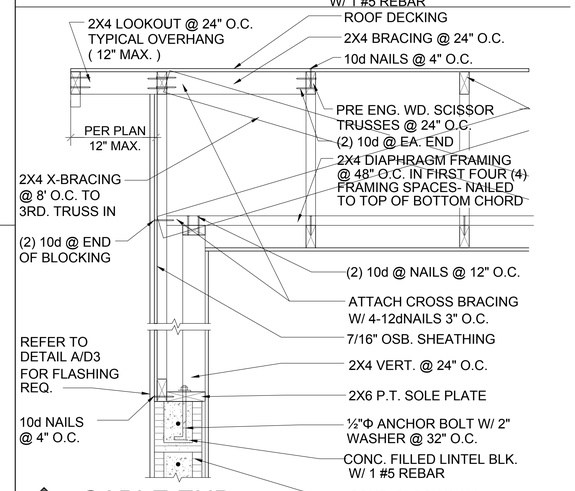


CB D3 DETAIL

N.T.S.



G-1 D3 GABLE END



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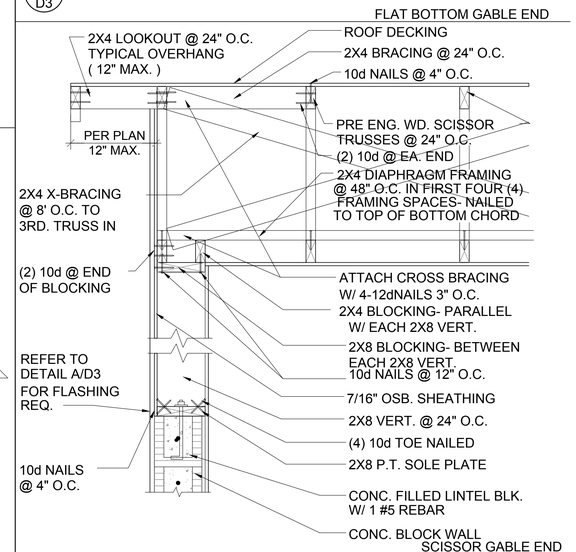

G-2 D3 GABLE END

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5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

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Lot# XX-XX, Subdivision
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City, State, Zip Code

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Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

STRUCTURAL DETAILS

D3

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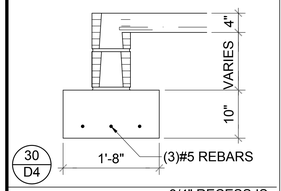
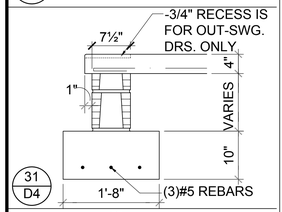
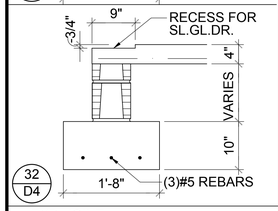
May 19, 2025 4:31pm Arteudy/Desktop/MJS Work/Arteudy/Netx/OneDrive - Thompson Engineering Group/Desktop/Paradiso Townhomes/Paradiso Grande (Raised Heel)-5 Unit/Dwg Files/SD3 Structural Details.dwg



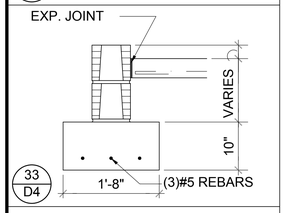
30 / D4



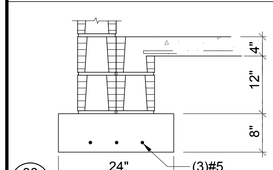
31 / D4



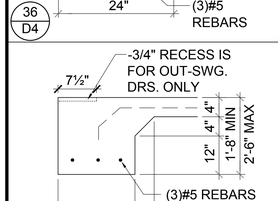
32 / D4



33 / D4



36 / D4



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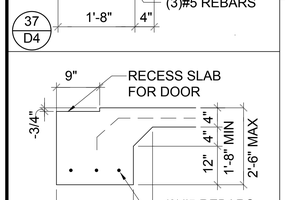
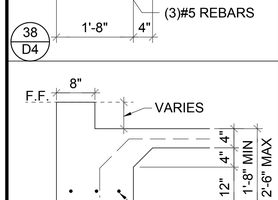


38 / D4



39 / D4

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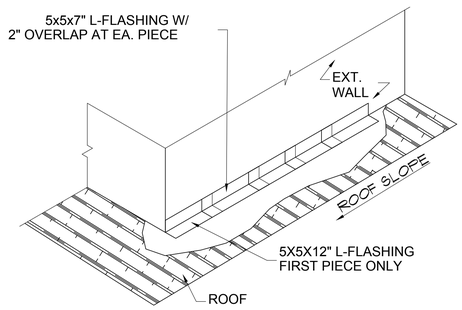
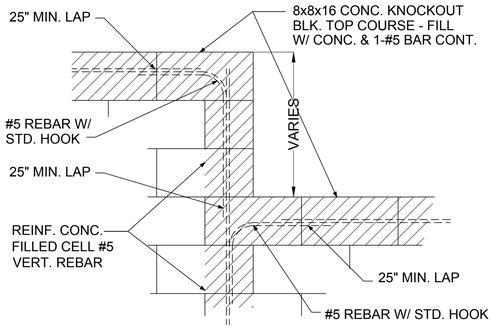


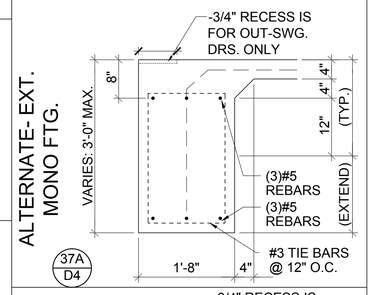
STEP FLASHING DETAIL

N.T.S.

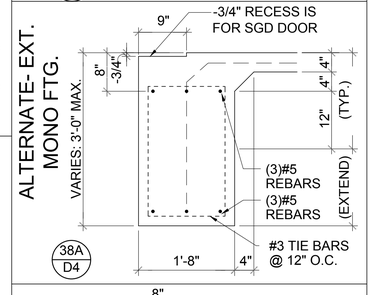


1 / D4 BLOCK WALL HT. TRANSITION

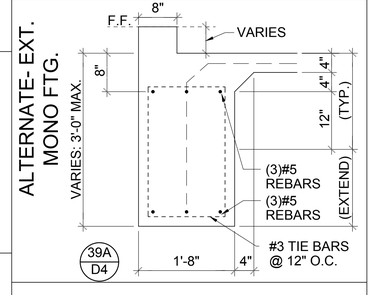
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



37A / D4 ALTERNATE- EXT. MONO FTG.



38A / D4 ALTERNATE- EXT. MONO FTG.



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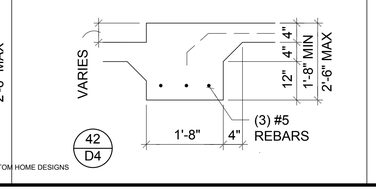
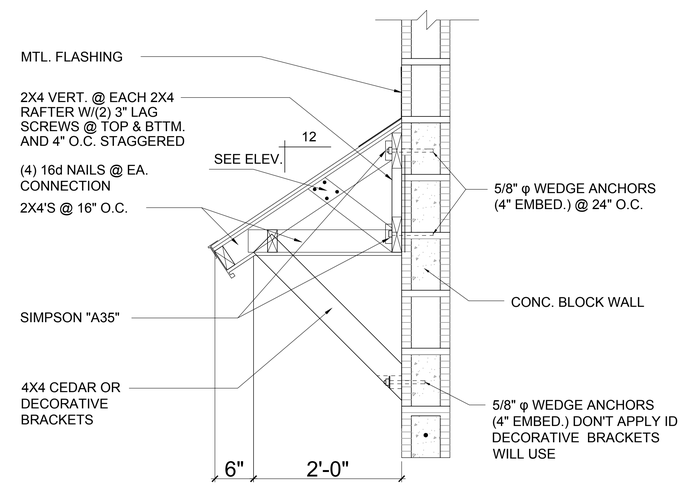


42 / D4



2 / D4 SHED ROOF DETAIL

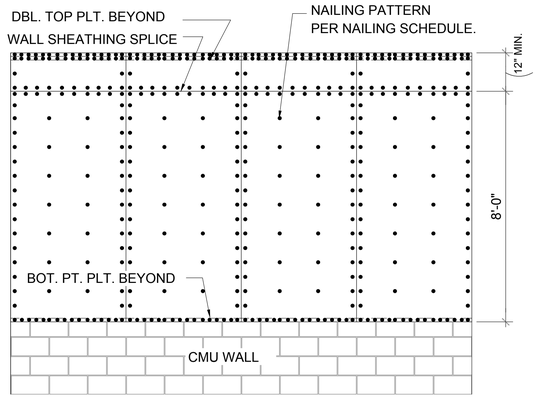
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")

NOTE:

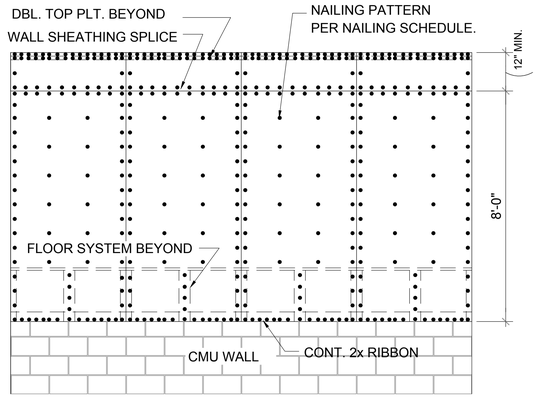
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

NAILING SCHEDULE:

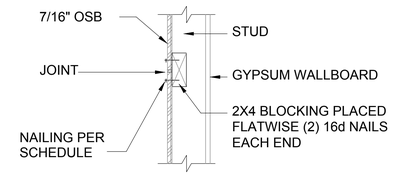
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



A SHEATHING ELEV. BALLOON FRAMING N.T.S.



B SHEATHING ELEV. 2-STORY FRAMING N.T.S.



C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

3 / D4 SHEATHING UPLIFT DETAILS

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GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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ISSUE DATE	04/13/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

STRUCTURAL DETAILS
D4

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.

May 19, 2025 4:31pm AHeudyNieto C:\Users\AHeudyNieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)- 5 Unit\dwg Files\SD+ Structural Details.dwg

STRUCTURAL ALUMINUM:

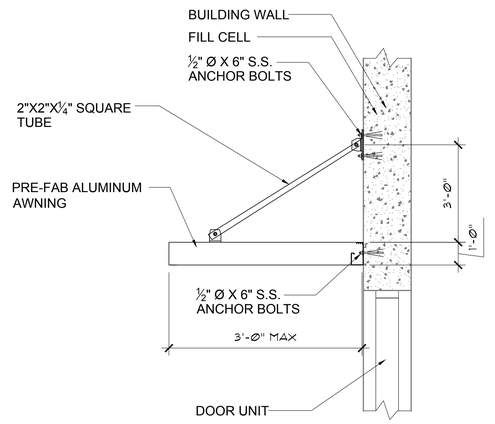
1. Conform to latest edition of Aluminum Association of Florida standard practice for aluminum design.
2. All aluminum shall be 6061-T6 (E= 10,000 ksi; Fy = 35 ksi)

STRUCTURAL STEEL:

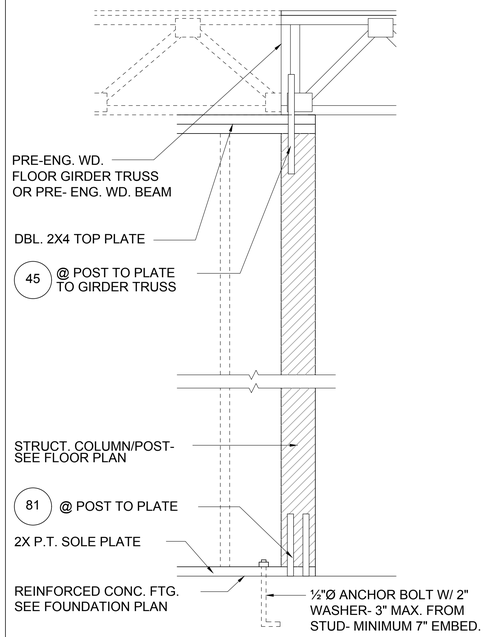
1. Conform to latest edition of AISC "Specification for structural steel building" and AISC "Code of
2. standard practice for steel buildings and bridges".
3. All structural steel shall be ASTM A36, (E= 29,000 ksi; Fy = 36 ksi)
4. Splicing prohibited without prior approval as to location and type.
5. Burning of holes in steel members is prohibited. Any member with burned holes must be replaced.

WELDING:

1. Conformed to "Code for welding in building construction" by the American Welding Society, latest edition.
2. Steel Weld IAW AWS D1.1 (latest edition) -E70XX electrodes
3. Aluminum Weld IAW AWS D1.2 (lasts edition)-Filler Alloy 5356 or equal.
4. Connection welds to be sized for forces and reactions indicated.
5. All steel welds shall be E70XX low hydrogen, 250 degrees min. oven temp.
6. Welds shall be full penetration welds at all points of contact ($\frac{3}{16}$" min. unless otherwise noted.

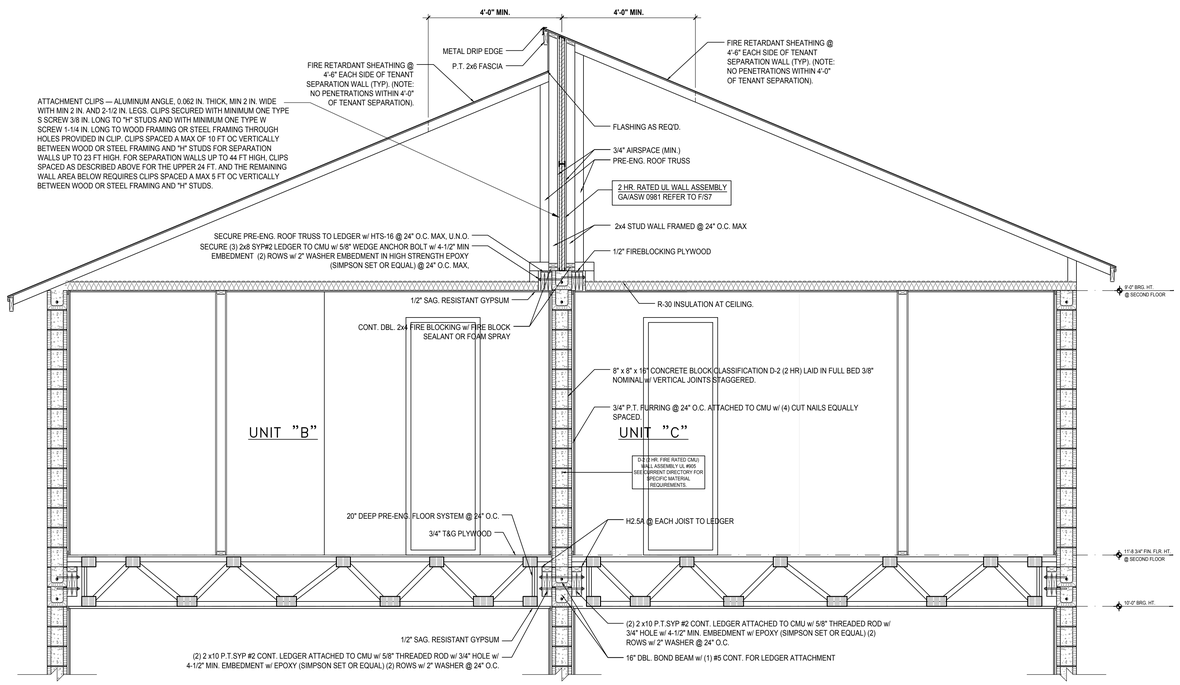


4/D5 AWNING DETAIL
N.T.S.

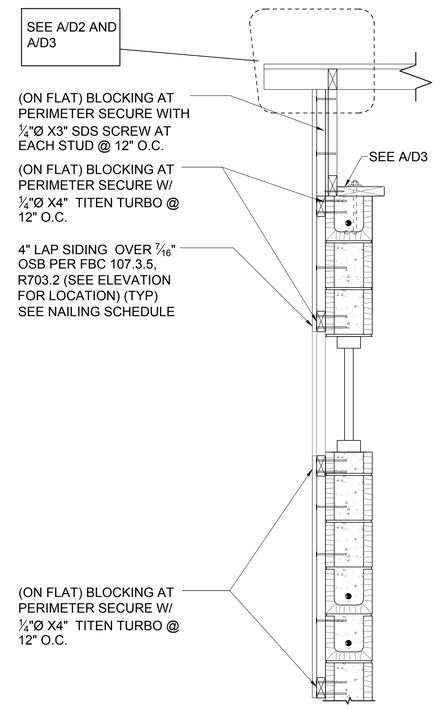


2/D5 DETAIL

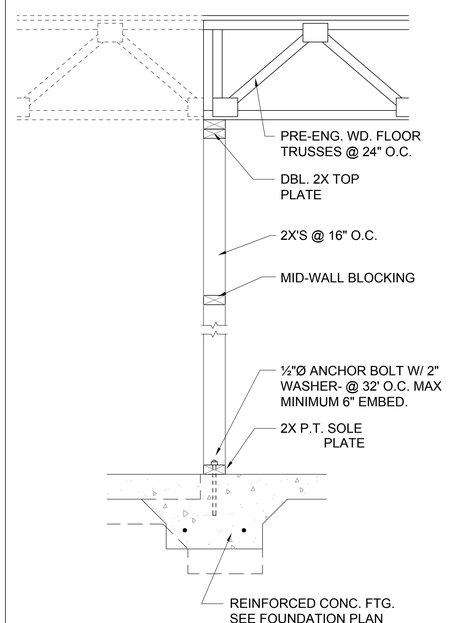
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



A/D5 BUILDING SECTION
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



3/D5 FRAME BUMP OUT DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



1/D5 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

5-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #'XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

ISSUE DATE 04/13/2023

REVISIONS

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SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

STRUCTURAL DETAILS
D5

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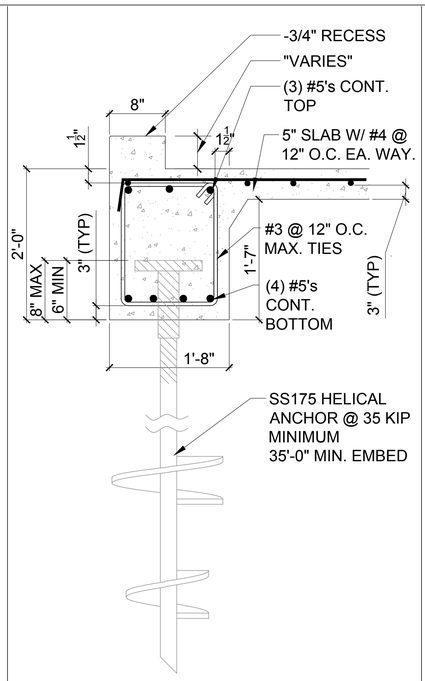
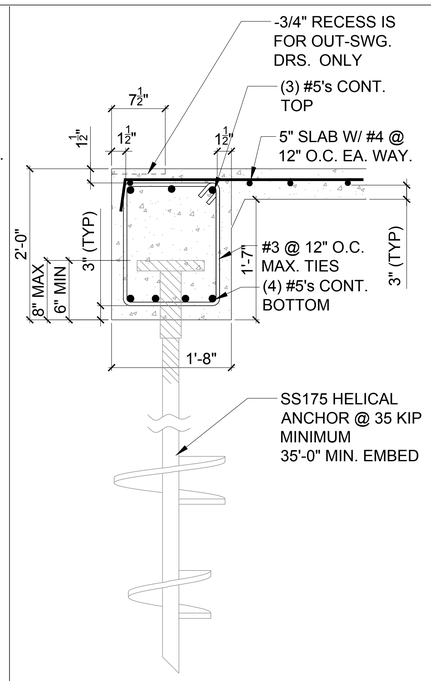
May 19, 2025 4:32pm Aneudy Nieto C:\Users\Aneudy\Nieto\OneDrive - Thompson Engineering Group\Desktop\Paradiso Townhomes\Paradiso Grande (Raised Heel)- 5 Unit\Dwg Files\SD5 Structural Details.dwg



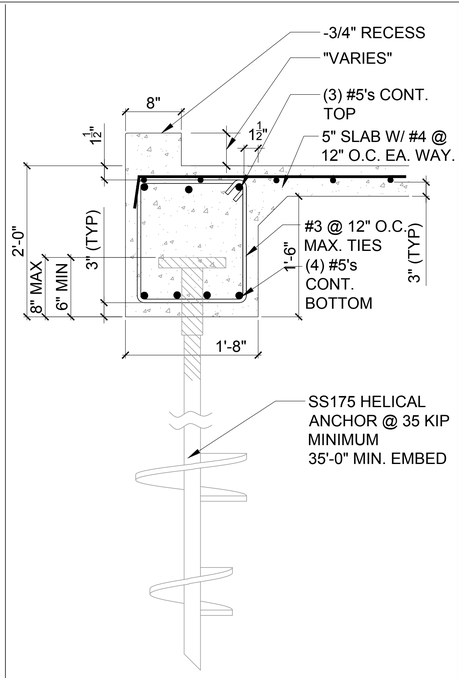
BEARING FOOTER @ CONCRETE CURB SECTION TWO-STORY

8 / D6 N.T.S.



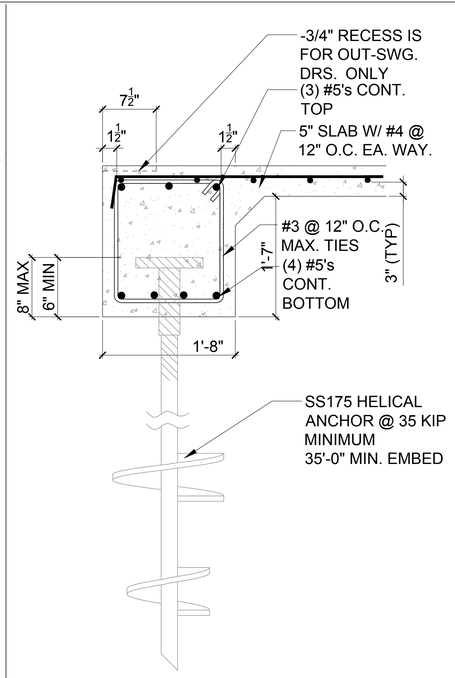
CONT. BEARING FOOTER TWO-STORY DETAIL

6 / D6 N.T.S.



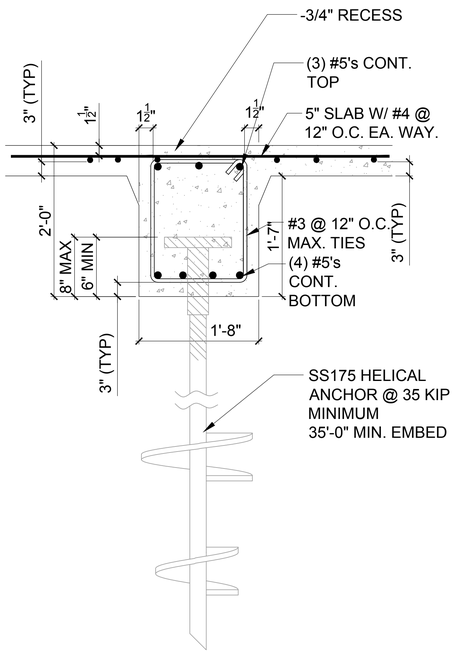
BEARING FOOTER @ CONCRETE CURB SECTION ONE-STORY

4 / D6 N.T.S.



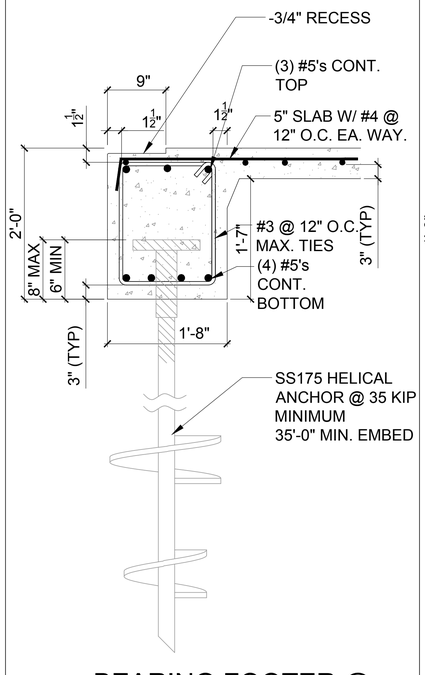
CONT. BEARING FOOTER ONE-STORY DETAIL

2 / D6 N.T.S.



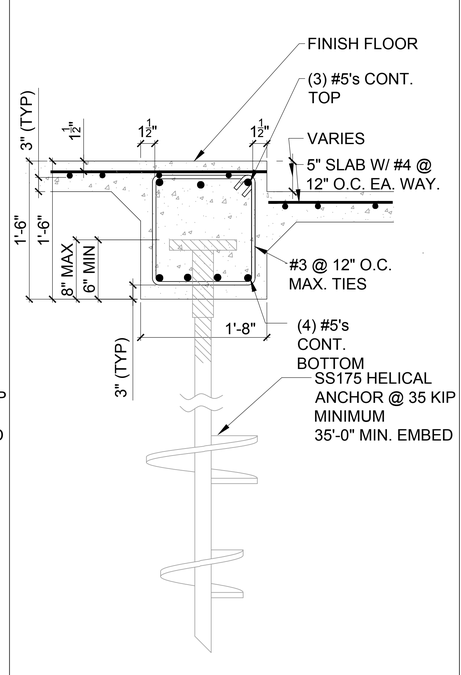
INTERIOR BEARING FOOTER @ TWO-STORY

9 / D6 N.T.S.



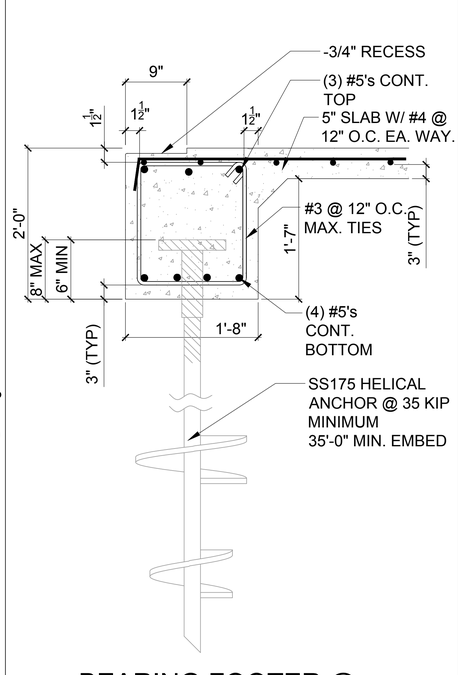
BEARING FOOTER @ CONCRETE RECESS SECTION TWO-STORY

7 / D6 N.T.S.



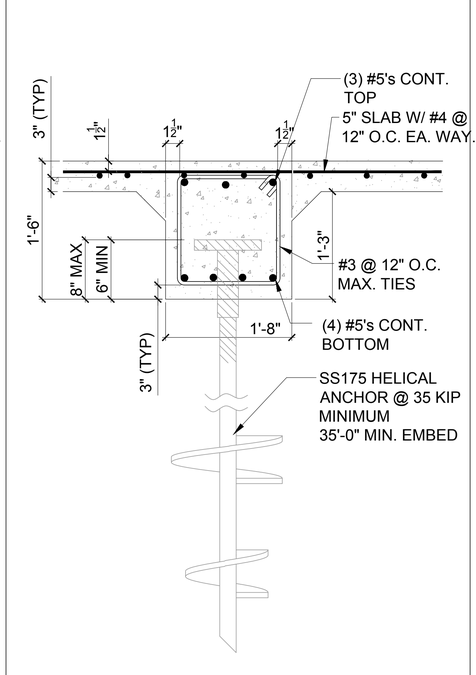
BEARING FOOTER @ STEPPED SLAB SECTION

5 / D6 N.T.S.



BEARING FOOTER @ CONCRETE RECESS SECTION ONE-STORY DET.

3 / D6 N.T.S.



GRADE BEAM GB-20"X18" SECTION

1 / D6 N.T.S.

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AIBD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State. Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	04/13/2023
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