6374 (A,B,C,D &E)

WATERFALL

PARADISO GRANDE

60'0 X 72'0

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	BY
0	04-09-21	-THESE PLANS CREATED USING 6275 VALENCIA PLANS DATED 03-04-21 PROVIDED BY PSH	DE
1	07-07-21	-REVISED 2ND FLOOR EXTERIOR FINISH FROM STUCCO TO SMOOTH PANEL BOARD	JA
		-REVISE ALL ARCH SOFFITS TO FLAT	
2	11-16-21	-CHANGED WET BAR TO OPT.	RN
3	04-05-23	-ADD EXTRA RECESS CANS IN DINING & FAM. RM.	MW
4	06-20-23	-UPDATE ALARM PER BUILDER'S REQUEST	MW
5	08-10-23	-CHANGE DOWNSTAIRS POOL BATH TO FULL BATH -ADD (3) RECESS CANS AT GREAT RM & (2) DINING	MW
6	10-02-23	-DELETE ALL INTERIOR DOORS HEIGHTS	MW
7	1-31-24	-EXTEND KITCHEN ISLAND 12"	MW
8	02-28-24	-ADD ELECTRICAL CHANGES REQUESTED NL	MW
9	03-25-24	-2023 CODE UPDATE - ELEV C	MW
10	04-01-24	-DELETE ALL TP, TOWEL BAR & STEP IN GARAGE PER NL	MW
11	05-02-24	-APPLIED FBC 2023 -8TH EDITION CODE UPDATE - ELEV A & B	MR
12	05-30-24	-ADDED ON-Q PANEL	MR
13	12-12-24	-FRAME DOWN CLG IN GAME RM OPT.	MW
14	05-30-25	-RAISE HEADER HT. FOR ELEV. B&C BDRM. #7	MW
15	07-29-25	-ADD FRAME WALK CHANGES: - RELOCATE OWNER'S CLOSET DOOR	MW
		-DELETE DROP DOWN CLG. @ GAME RM, OPT. REPLACE SH WDW IN GAME RM, W/FIXED GLS.	
16	07-29-25	-APPLIED UPDATES FROM FIELD: - RELOCATE SWITCH @ LAUNDRY, ADDED LIGHT	MR
		@ BOTTOM OF STAIRS, ADDED 4-GANG OUTLET BOXES @ KITCHEN ISLAND, ADDED SMOKE DET.	
		OUTSIDE BED. 15, RAISE WINDOW SILL @ BR.7 TO 24" AFF ADDED NOTE TO SMOKE DET. OUTSIDE BR. 7	
17	06-04-26	-APPLIED UPDATES FROM FIELD: - ADD 2X8 WALL UNDER KITCHEN ISLAND	MW
		& BDRM. #5/6 - ADD (4) RECESS CANS IN OPT. OPT. BNS RM - CHG. ISLAND WALL TO 26" LONG	

SHEET INDEX- ELEVATION "A"

00 COVER SHEET
01A.0 FOUNDATION PLAN
02A.0 FLOOR PLAN W/ DIMENSIONS
03A.0 FLOOR PLAN W/ NOTES
04A.0 UPPER FLOOR PLAN W/ DIMENSIONS
05A.0 UPPER FLOOR PLAN W/ NOTES
06A.0 EXTERIOR ELEVATIONS- FRONT/ REAR
07A.0 EXTERIOR ELEVATIONS- LEFT/ RIGHT
08 CROSS SECTION AND INTERIOR ELEVATIONS
08.1 STAIR SECTION
09A.0 ELECTRICAL PLAN
10A.0 UPPER ELECTRICAL PLAN
11A.0 TRUSS LAYOUT
12A.0 UPPER TRUSS LAYOUT
13A.0 PRECAST LINTEL LAYOUT
14 TYPICAL DETAILS/CONNECTOR SCHEDULE
15 TYPICAL DETAILS
16 TYPICAL DETAILS
17 TYPICAL DETAILS
18 TYPICAL DETAILS
D1 TYPICAL STRUCTURAL DETAILS
D2 TYPICAL STRUCTURAL DETAILS
D3 TYPICAL STRUCTURAL DETAILS
D4 TYPICAL STRUCTURAL DETAILS
D5 TYPICAL STRUCTURAL DETAILS
D6 SOFFIT DETAILS
.1 OPTION GAME ROOM

SHEET INDEX- ELEVATION "B"

00 COVER SHEET
01B.0 FOUNDATION PLAN
02B.0 FLOOR PLAN W/ DIMENSIONS
03B.0 FLOOR PLAN W/ NOTES
04B.0 UPPER FLOOR PLAN W/ DIMENSIONS
05B.0 UPPER FLOOR PLAN W/ NOTES
06B.0 EXTERIOR ELEVATIONS- FRONT/ REAR
07B.0 EXTERIOR ELEVATIONS- LEFT/ RIGHT
08 CROSS SECTION AND INTERIOR ELEVATIONS
08.1 STAIR SECTION
09B.0 ELECTRICAL PLAN
10B.0 UPPER ELECTRICAL PLAN
11B.0 TRUSS LAYOUT
12B.0 UPPER TRUSS LAYOUT
13B.0 PRECAST LINTEL LAYOUT
14 TYPICAL DETAILS/CONNECTOR SCHEDULE
15 TYPICAL DETAILS
16 TYPICAL DETAILS
17 TYPICAL DETAILS
18 TYPICAL DETAILS
D1 TYPICAL STRUCTURAL DETAILS
D2 TYPICAL STRUCTURAL DETAILS
D3 TYPICAL STRUCTURAL DETAILS
D4 TYPICAL STRUCTURAL DETAILS
D5 TYPICAL STRUCTURAL DETAILS
D6 SOFFIT DETAILS
.1 OPTION GAME ROOM

INDEX- ELEVATION "C"

00 COVER SHEET
01C.0 FOUNDATION PLAN
02C.0 FLOOR PLAN W/ DIMENSIONS
03C.0 FLOOR PLAN W/ NOTES
04C.0 UPPER FLOOR PLAN W/ DIMENSIONS
05C.0 UPPER FLOOR PLAN W/ NOTES
06C.0 EXTERIOR ELEVATIONS- FRONT/ REAR
07C.0 EXTERIOR ELEVATIONS- LEFT/ RIGHT
08 CROSS SECTION AND INTERIOR ELEVATIONS
08.1 STAIR SECTION
09C.0 ELECTRICAL PLAN
10C.0 UPPER ELECTRICAL PLAN
11C.0 TRUSS LAYOUT
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D3 TYPICAL STRUCTURAL DETAILS
D4 TYPICAL STRUCTURAL DETAILS
D5 TYPICAL STRUCTURAL DETAILS
D6 SOFFIT DETAILS
.1 OPTION GAME ROOM

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

LOT: 0000, PARADISO GRANDE

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PARADISO GRANDE

REVISIONS	BY

TEG
THOMPSON ENGINEERING GROUP, INC
4401 Vineland Road
Suite A9 Orlando, FL 32811
Phone: (407) 734-1770
Fax: (407) 734-1771
www.tegfl.com

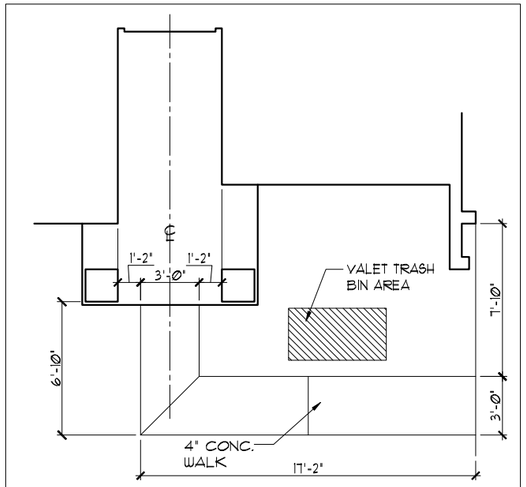
Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

COVER SHEET

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	00
OF	SHEETS

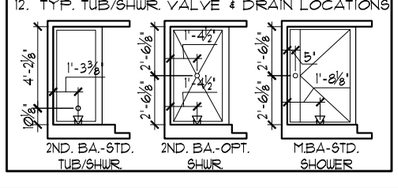


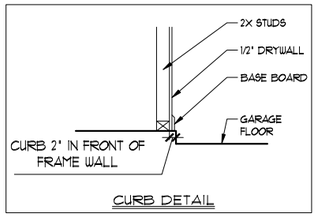
SIDEWALK LAYOUT

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

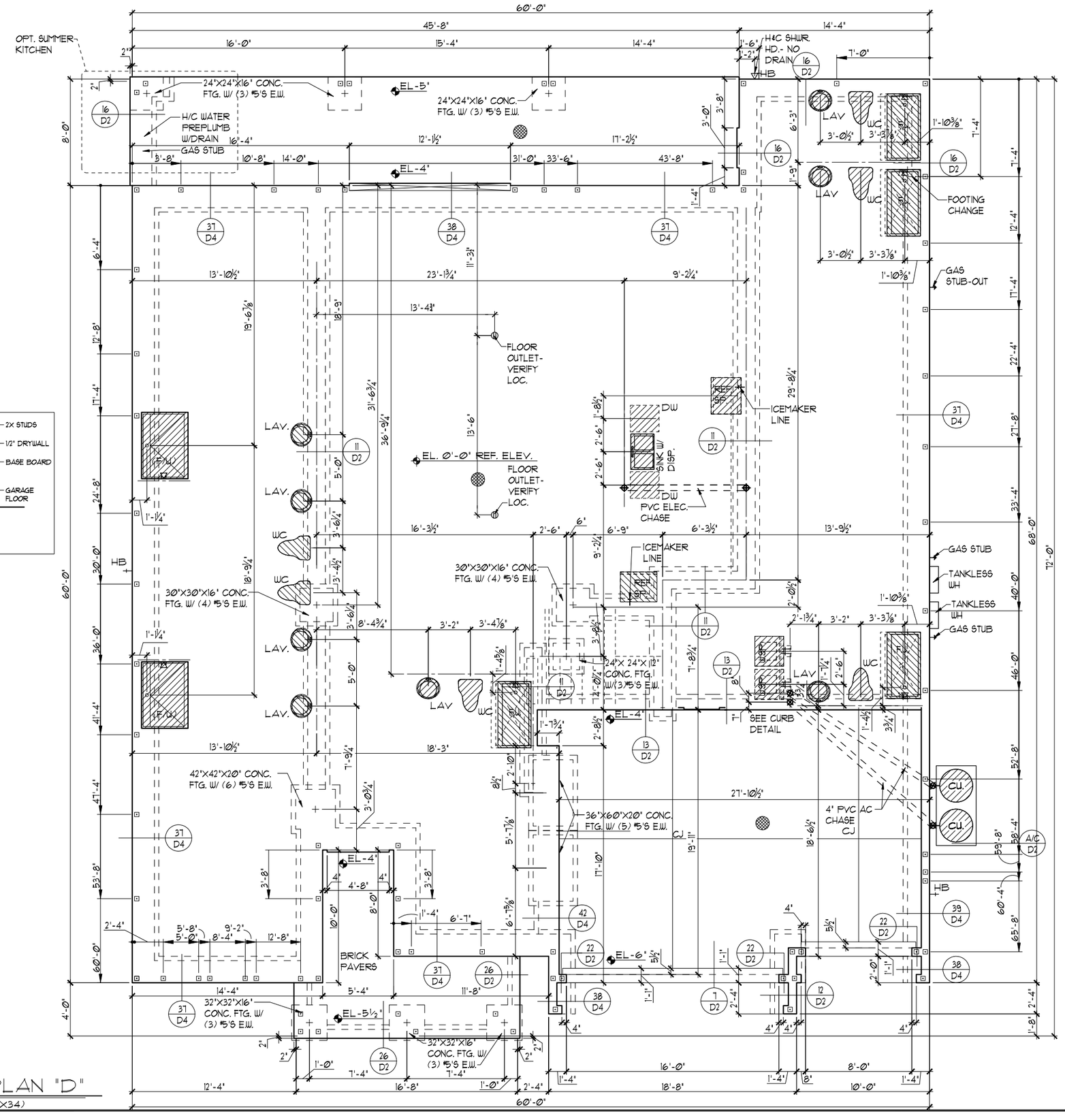
FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ⊡ DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5⊕ REBAR. GRADE 60
3. ■ DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5⊕ REBAR. GRADE 60
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
6. ▩ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. WITH MIN. 1" COVER. TERMITE TREATED SOIL WITH .006mm (6 mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE MESH.
7. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
8. (X/X) STANDARD FOOTING
9. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
10. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
11. BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO CH.402 FLORDA BUILDING CODE.
12. TYP. TUB/SHWR. VALVE & DRAIN LOCATIONS





CURB DETAIL



FOUNDATION PLAN "D"

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PARADISO GRANDE

FOUNDATION PLAN

REVISIONS	BY

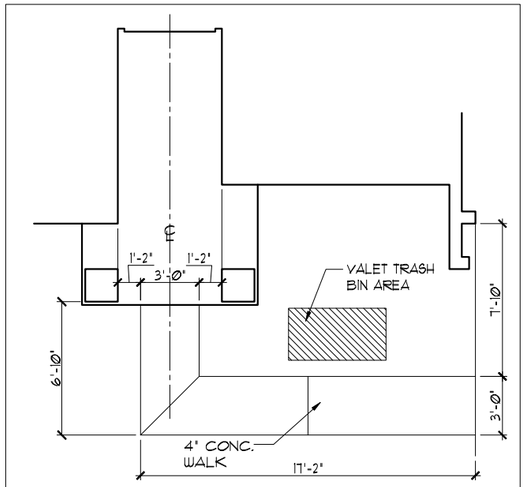
Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Phone: (407) 734-1700
Fax: (407) 734-1710
www.teg1.com

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	01D.0
OF	SHEETS



SIDEWALK LAYOUT

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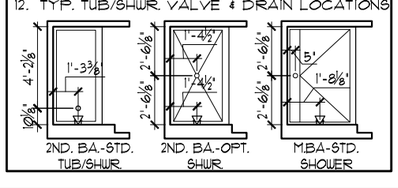

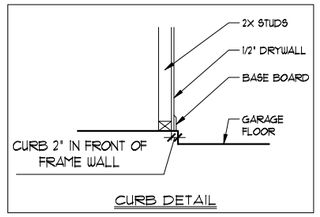

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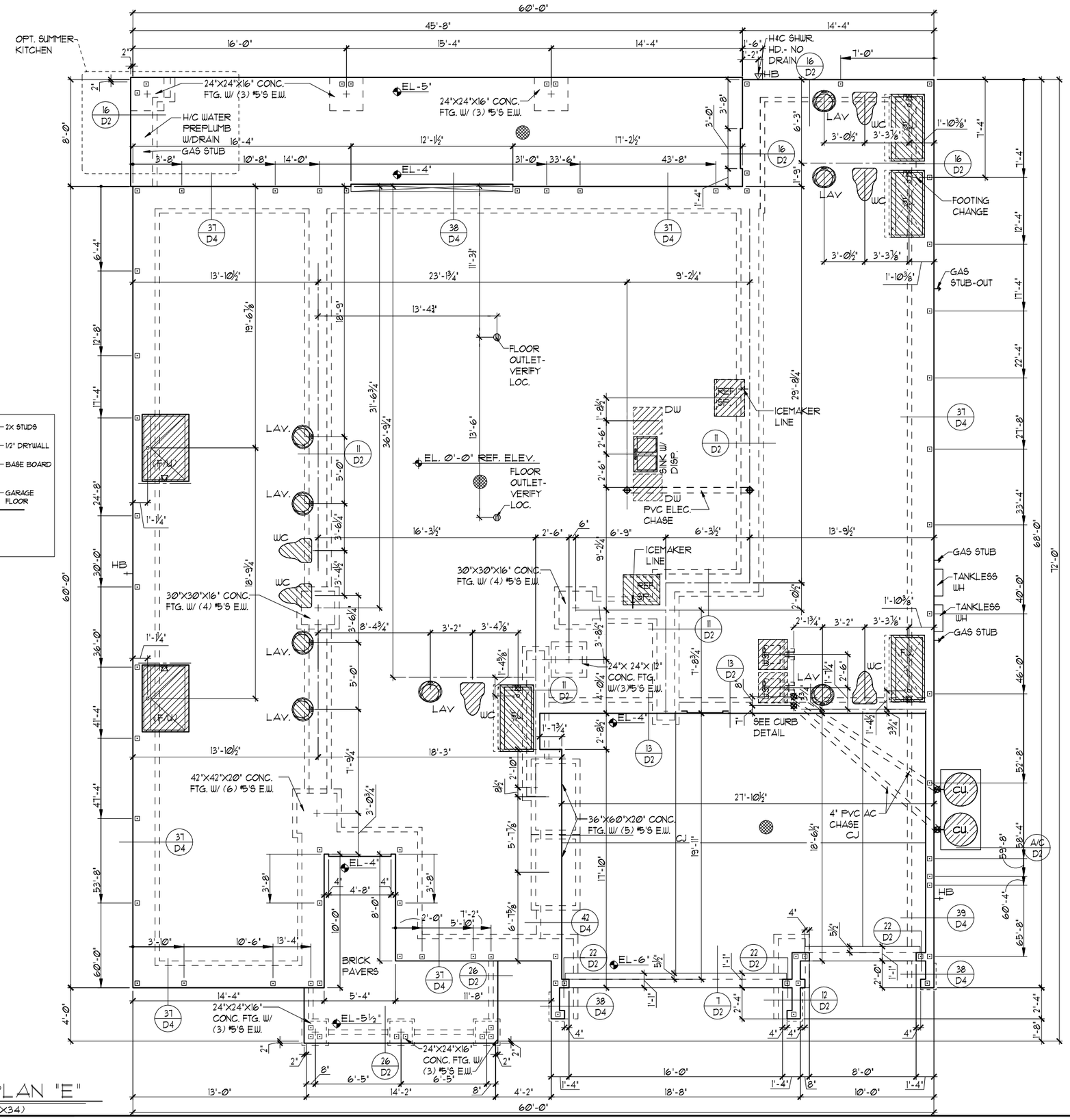

FOUNDATION PLAN "E"

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

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PARADISO GRANDE

FOUNDATION PLAN

REVISIONS	BY

TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road, Suite A9 Orlando, FL 32811
Phone: (407) 734-1700
Fax: (407) 734-1703
www.tegfl.com

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WATERFALL

PARADISO GRANDE

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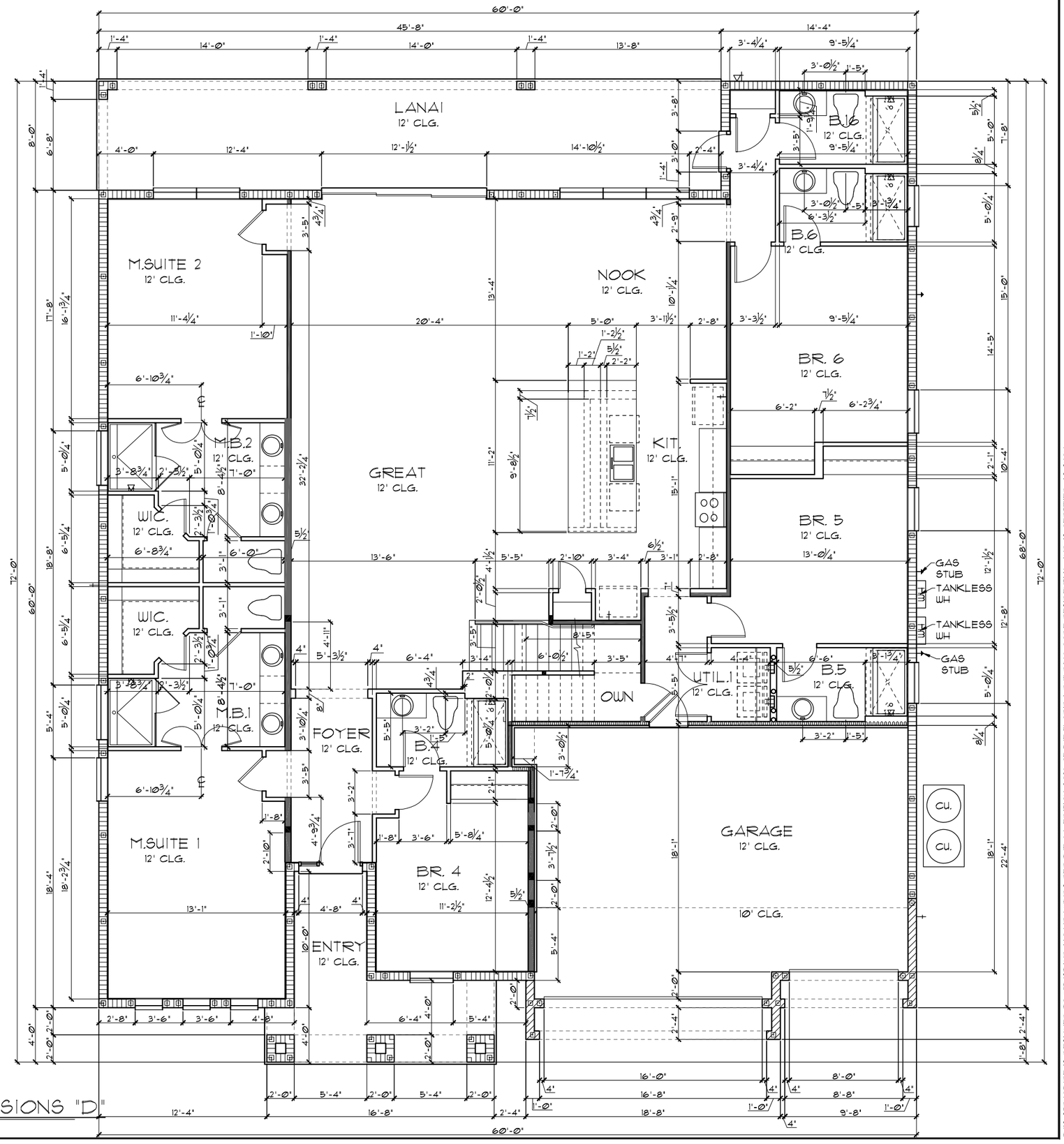

TABULATION		
UPPER LIVING	3,323	SF.
LOWER LIVING	3,051	SF.
TOTAL LIVING	6,374	SF.
GARAGE	567	SF.
ENTRY	203	SF.
LANAI	365	SF.
TOTAL UNDER ROOF	7,509	SF.

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

FLOOR PLAN W/ DIMENSIONS "D"

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

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Park Square HOMES

WATERFALL

PARADISO GRANDE

FLOOR PLAN W/ DIMENSIONS

6374

DATE	04-09-21
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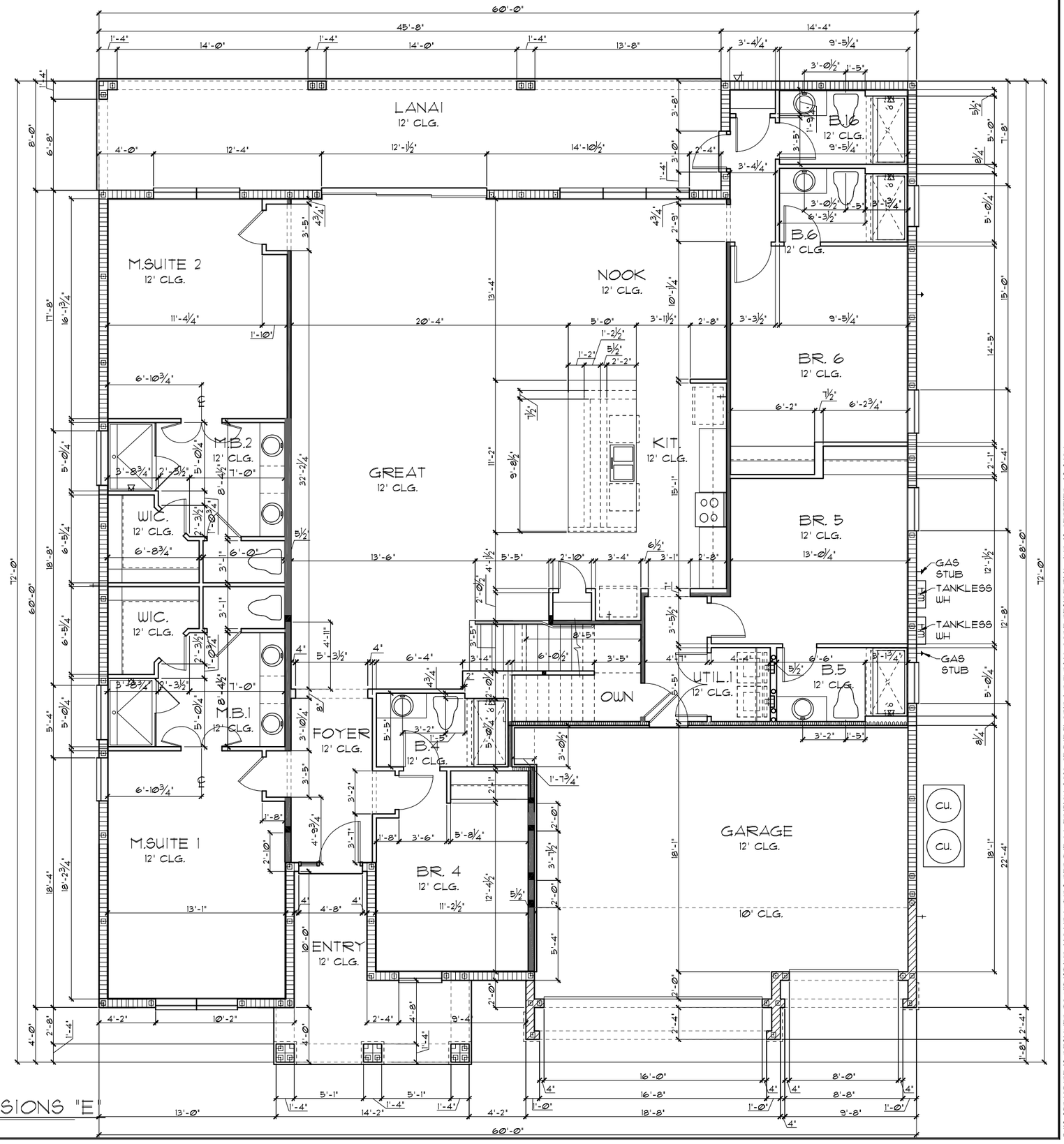
OF	SHEETS



TABULATION		
UPPER LIVING	3,323	SF.
LOWER LIVING	3,051	SF.
TOTAL LIVING	6,374	SF.
GARAGE	567	SF.
ENTRY	188	SF.
LANAI	365	SF.
TOTAL UNDER ROOF	7,494	SF.

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FLOOR PLAN W/ DIMENSIONS "E"

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FLOOR PLAN W/ DIMENSIONS

WATERFALL

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LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

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

ROOF LIVE LOADS

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

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

WIND INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

1. BASIC WIND SPEED: 140 MPH
2. RISK CATEGORY II
3. WIND EXPOSURE: B
4. BUILDING TYPE: V B
5. ENCLOSURE CLASSIFICATION INTERNAL PRESSURE COEFFICIENT: +/-.18, INCLUDED IN NOTE #6
6. COMPONENT / CLADDING DESIGN WIND PRESSURE: SEE PLAN
   - + XXX / - XXX DESIGN WIND PRESSURE IAW FLA RESIDENTIAL CODE, SECTION R301

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

GENERAL NOTES

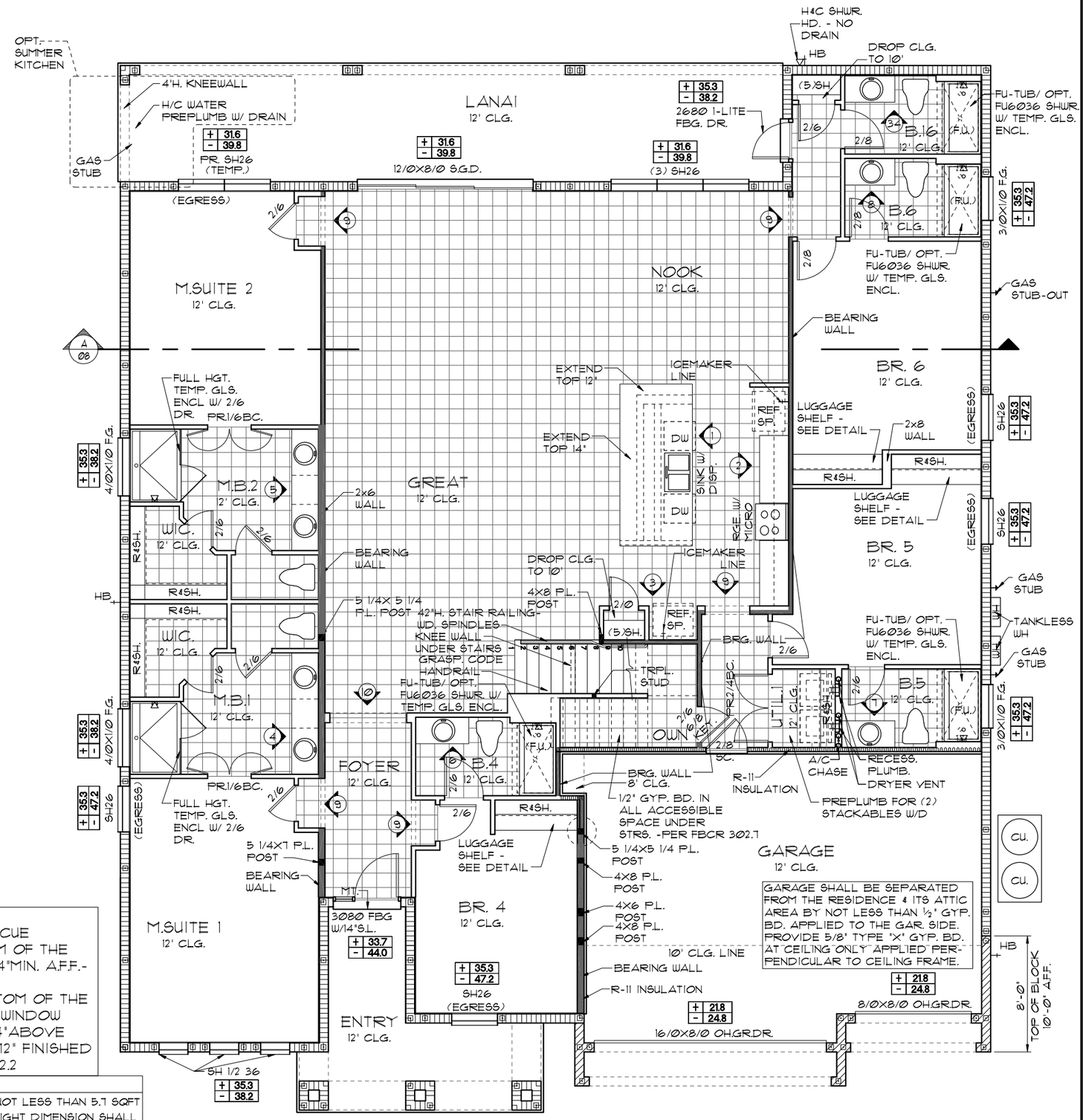
1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU ROOF.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.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

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

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

PER FBC R301- TABLE R301.5		
GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS
PER FBC R312- R312.1.2 & R312.1.3 & R311.7.8.1		
GUARDRAILS HEIGHT		36" MIN.
HANDRAIL HEIGHT		34" MIN. TO 38"MAX.
GUARDRAIL OPENING LIMITATIONS		4" IN DIAMETER MAX.

NOTE: HANDRAIL CONTINUITY PER R311.7.8.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.



NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. A.F.F.- R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

EERO- R310.2.1- FBCR2023		
SH26	NET CLEAR OPNG. HEIGHT 31 1/8" X NET CLEAR OPNG. WIDTH 33 1/4" = 7.19 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20". MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT
SH26	72" H. X 37 3/4" W. WDW SIZE	

FLOOR PLAN W/ NOTES "D"

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

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

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

LOT: 0000, PARADISO GRANDE

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REVISIONS	BY

PARADISO GRANDE

TEG
THOMPSON ENGINEERING GROUP, INC
4401 Vineland Road Suite A6 Orlando, FL 32811
Phone: (407) 734-1700
Fax: (407) 734-1750
www.tegfl.com

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

FLOOR PLAN W/ NOTES

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	03D.0
OF	SHEETS

LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

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

ROOF LIVE LOADS

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

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

WIND INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

1. BASIC WIND SPEED: 140 MPH
2. RISK CATEGORY II
3. WIND EXPOSURE: B
4. BUILDING TYPE: V B
5. ENCLOSURE +/-.18, INCLUDED IN NOTE #6
   CLASSIFICATION INTERNAL PRESSURE COEFFICIENT:
6. COMPONENT / CLADDING SEE PLAN
   DESIGN WIND PRESSURE:
+	XXX	DESIGN WIND PRESSURE IAW FLA
-	XXX	RESIDENTIAL CODE, SECTION R301

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

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU ROOF.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
6. DENOTES CONC. BLOCK WALL HGT. @ **12'-0" A.F.F.**

   DENOTES CONC. BLOCK WALL HGT. @ **10'-0" A.F.F.**
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
10. ALL INTER. FIRST FLOOR CEILINGS AT **12'-0"** UNLESS NOTED OTHERWISE.

    ALL INTER. SECOND FLOOR CEILINGS AT **9'-0"** UNLESS NOTED OTHERWISE.

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

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

PER FBC R301- TABLE R301.5		
GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS
PER FBC R312- R312.1.2 & R312.1.3 & R311.7.8.1		
GUARDRAILS HEIGHT		36" MIN.
HANDRAIL HEIGHT		34" MIN. TO 38"MAX.
GUARDRAIL OPENING LIMITATIONS		4" IN DIAMETER MAX.

NOTE: HANDRAIL CONTINUITY PER R311.7.8.2.- HANDRAILS FOR STAIRS SHALL BE CONTINOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.

NOTE:
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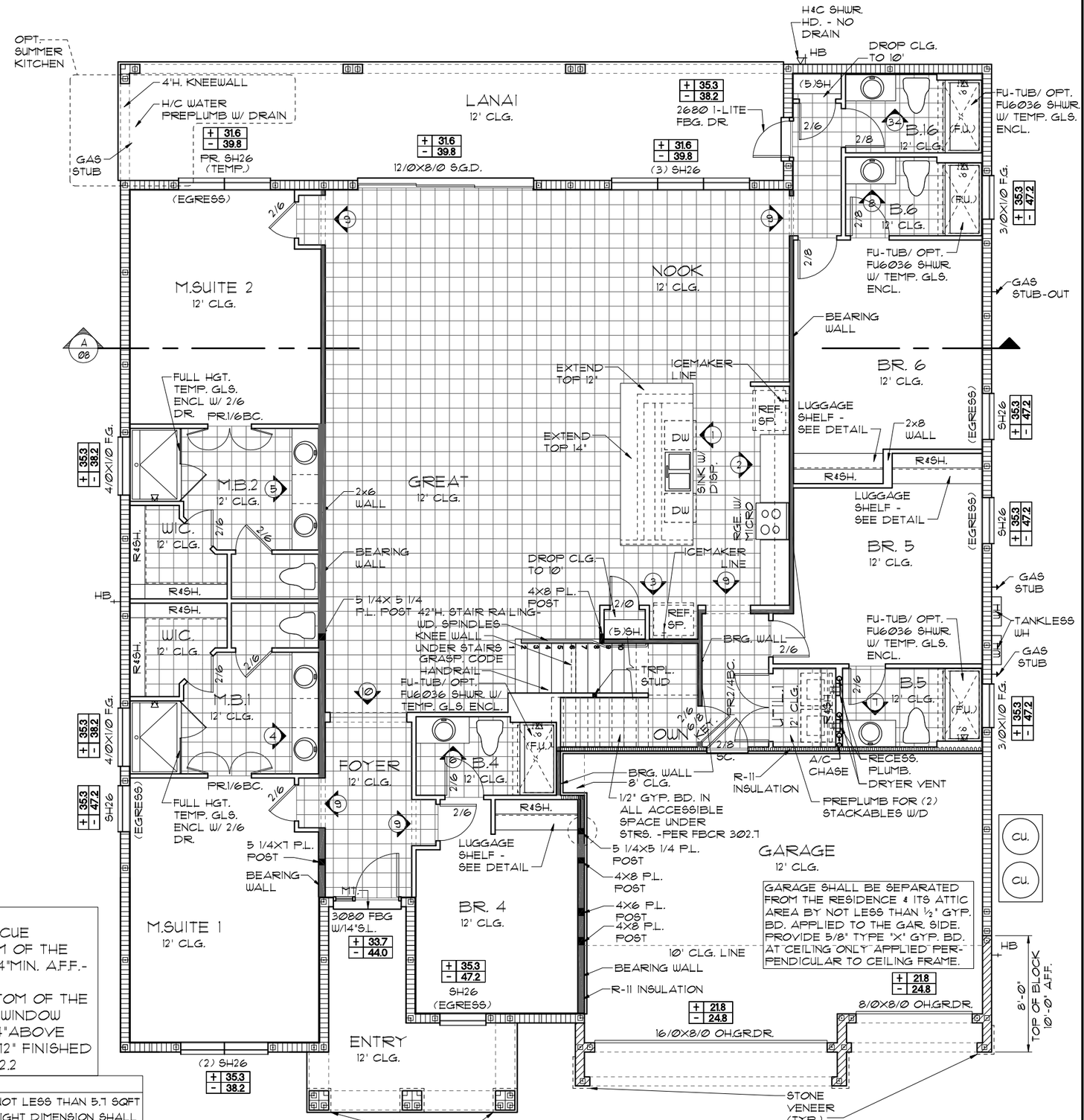
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

EERO- R310.2.1- FBCR2023		
SH26	NET CLEAR OPNG. HEIGHT 31 1/8" X NET CLEAR OPNG. WIDTH 33 1/4" = 7.19 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20". MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT
SH26	72" H. X 37 3/4" W. WDW SIZE	



FLOOR PLAN W/ NOTES "E"

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

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

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

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PARADISO GRANDE

REVISIONS	BY

THOMPSON ENGINEERING GROUP, INC
4401 Vineland Road Suite A6 Orlando, FL 32811
Phone: (407) 734-1700
Fax: (407) 734-1760
www.tegfl.com

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

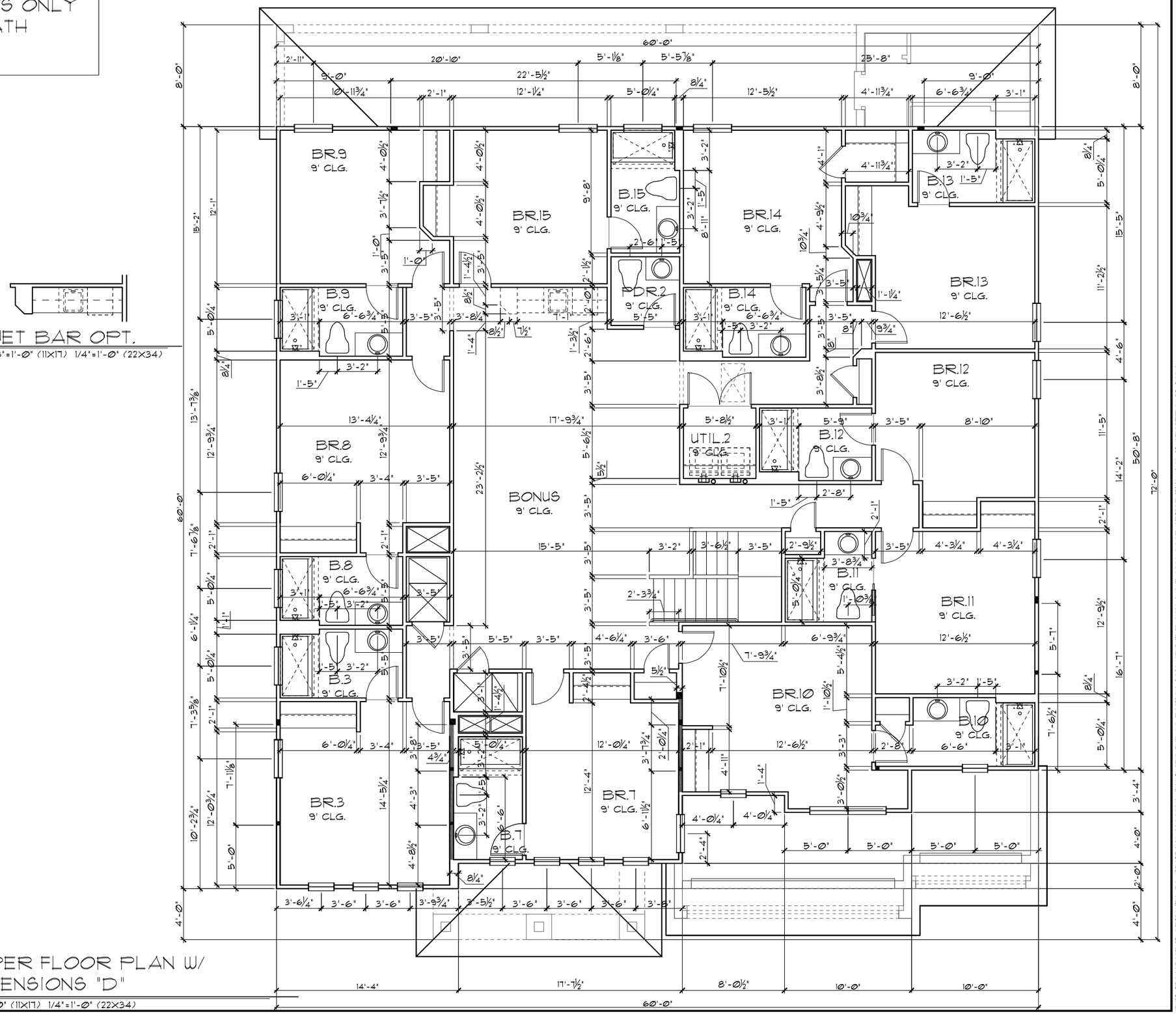
FLOOR PLAN W/ NOTES

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	03E.0
OF	SHEETS

NOTE : THESE PLANS ONLY HAVE 1 POWDER BATH LABELED PDR. #2



WET BAR OPT.

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

UPPER FLOOR PLAN W/ DIMENSIONS "D"

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

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. ALL INTERIOR CEILINGS AT **9'-0"** UNLESS NOTED OTHERWISE.
6. MECHANICAL EQUIPMENT LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.

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TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A8 Orlando, FL 32811
Phone: (407) 734-1700
Fax: (407) 734-1703
www.teg1.com

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

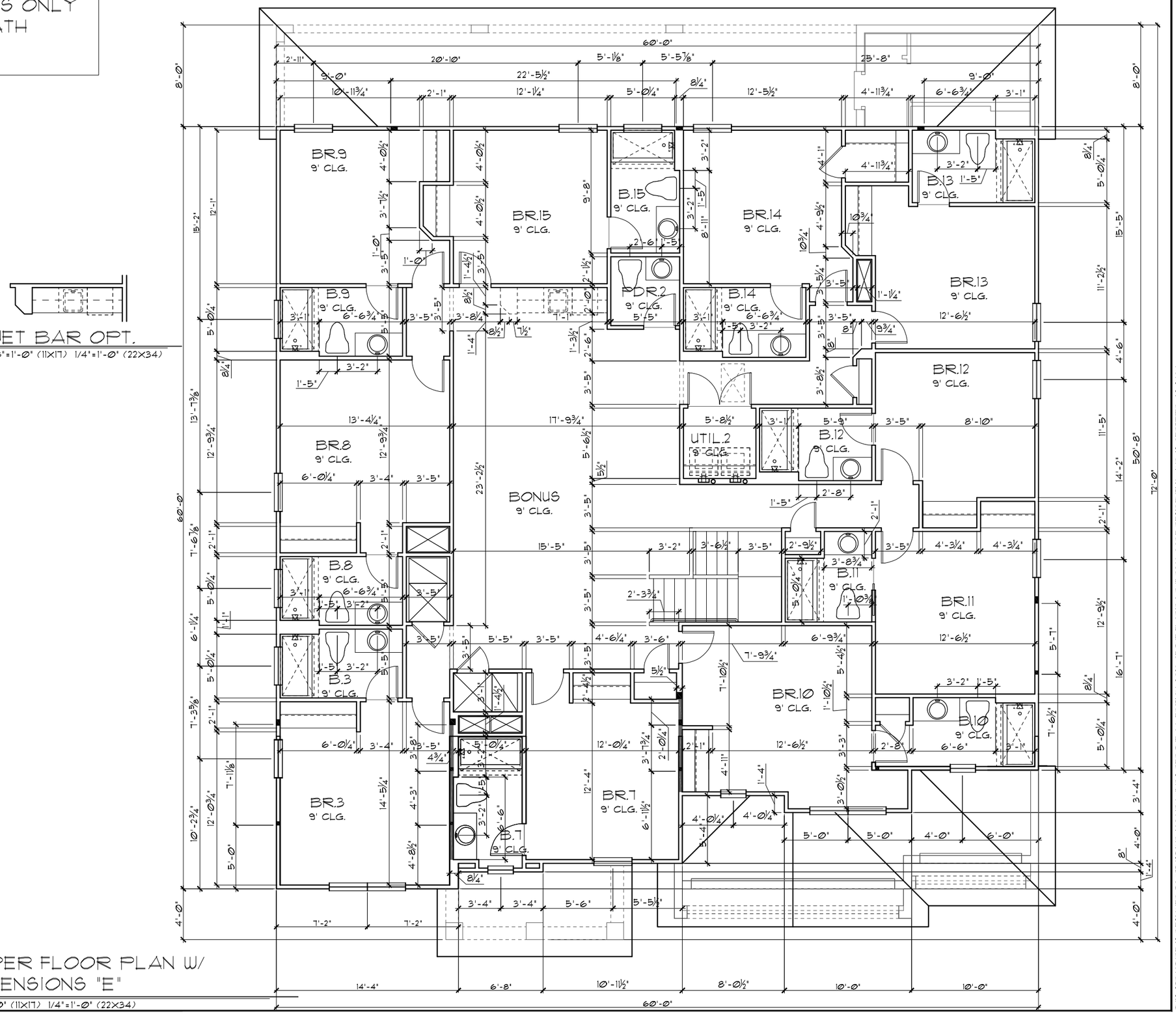
UPPER FLOOR PLAN W/ DIMENSIONS

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	04D.0
OF	SHEETS

NOTE : THESE PLANS ONLY HAVE 1 POWDER BATH LABELED PDR. #2



WET BAR OPT.

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

UPPER FLOOR PLAN W/ DIMENSIONS "E"

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

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
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UPPER FLOOR PLAN W/ DIMENSIONS

WATERFALL

PARADISO GRANDE

6374

DATE	04-09-21
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LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

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

ROOF LIVE LOADS

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

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

WIND INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

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

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

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

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU ROOF.
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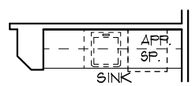
5. MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
6. DENOTES CONC. BLOCK WALL HGT. @ N/A
   DENOTES CONC. BLOCK WALL HGT. @ N/A
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
10. ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.
    ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

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

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

PER FBC R301- TABLE R301.5		
GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS
PER FBC R312- R312.1.2 & R312.1.3 & R311.7.8.1		
GUARDRAILS HEIGHT		36" MIN.
HANDRAIL HEIGHT		34" MIN. TO 38"MAX.
GUARDRAIL OPENING LIMITATIONS		4" IN DIAMETER MAX.

NOTE: HANDRAIL CONTINUITY PER R311.7.8.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.



WET BAR OPT.

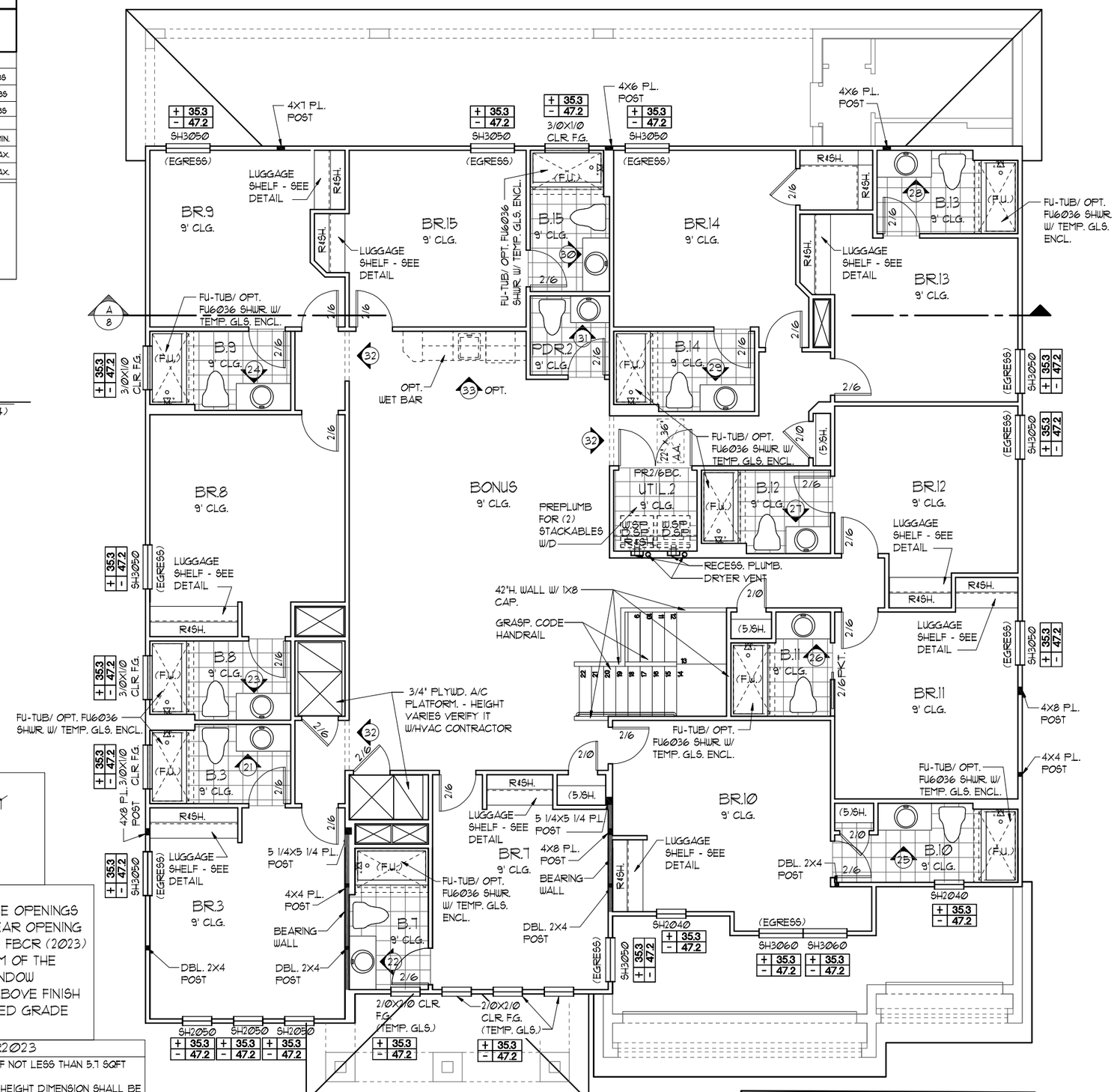
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE : THESE PLANS ONLY HAVE 1 POWDER BATH LABELED PDR. #2

NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. A.F.F.- R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

EERO- R310.2.1- FBCR2023		
SH3050	NET CLEAR OPNG. HEIGHT 33 1/2" X NET CLEAR OPNG. WIDTH 30" = 6.975 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20".
SH3050	60 1/8" H. X 35 3/4" W. WDW SIZE	MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT



UPPER FLOOR PLAN NOTES "D"

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

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

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FLOOR PLAN W/ NOTES

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
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SHEET	05D.0
OF	SHEETS

LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

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

ROOF LIVE LOADS

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

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

WIND INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

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

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

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

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU ROOF.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
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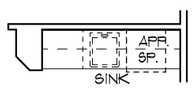
6. DENOTES CONC. BLOCK WALL HGT. @ N/A
   DENOTES CONC. BLOCK WALL HGT. @ N/A
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
10. ALL INTER. FIRST FLOOR CEILINGS AT 12'-0" UNLESS NOTED OTHERWISE.
    ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

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

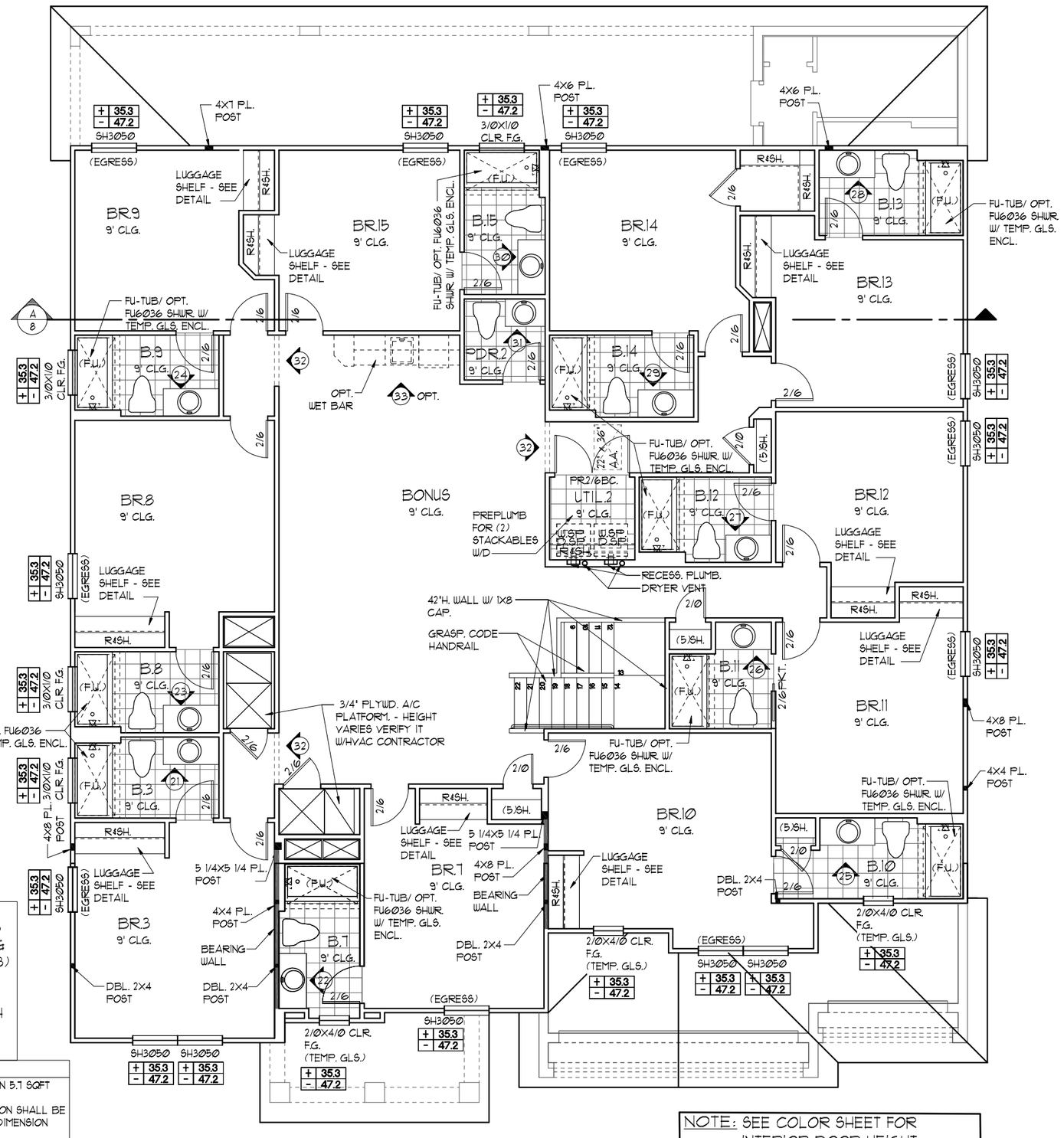
NOTE: TEMPERED GLAZING IS REQUIRED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4

PER FBC R301- TABLE R301.5		
GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS
PER FBC R312- R312.1.2 & R312.1.3 & R311.7.8.1		
GUARDRAILS HEIGHT		36" MIN.
HANDRAIL HEIGHT		34" MIN. TO 38"MAX.
GUARDRAIL OPENING LIMITATIONS		4" IN DIAMETER MAX.

NOTE: HANDRAIL CONTINUITY PER R311.7.8.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.



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



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

NOTE : THESE PLANS ONLY HAVE 1 POWDER BATH LABELED PDR. #2

NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. A.F.F.- R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

EERO- R310.2.1- FBCR2023		
SH3050	NET CLEAR OPNG. HEIGHT 33 1/2" X NET CLEAR OPNG. WIDTH 30" = 6.975 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20".
SH3050	60 1/8" H. X 35 3/4" W. WDW SIZE	MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

PARADISO GRANDE

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

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THOMPSON ENGINEERING GROUP, INC
4401 Vineland Road Suite A6 Orlando, FL 32811
Phone: (407) 734-7700
Fax: (407) 734-7710
www.tegfl.com

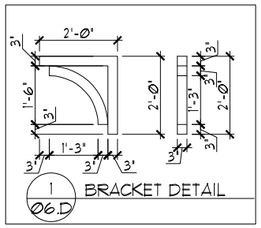
Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

FLOOR PLAN W/ NOTES

WATERFALL
PARADISO GRANDE

6374

DATE	04-08-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	05E.0
OF	SHEETS

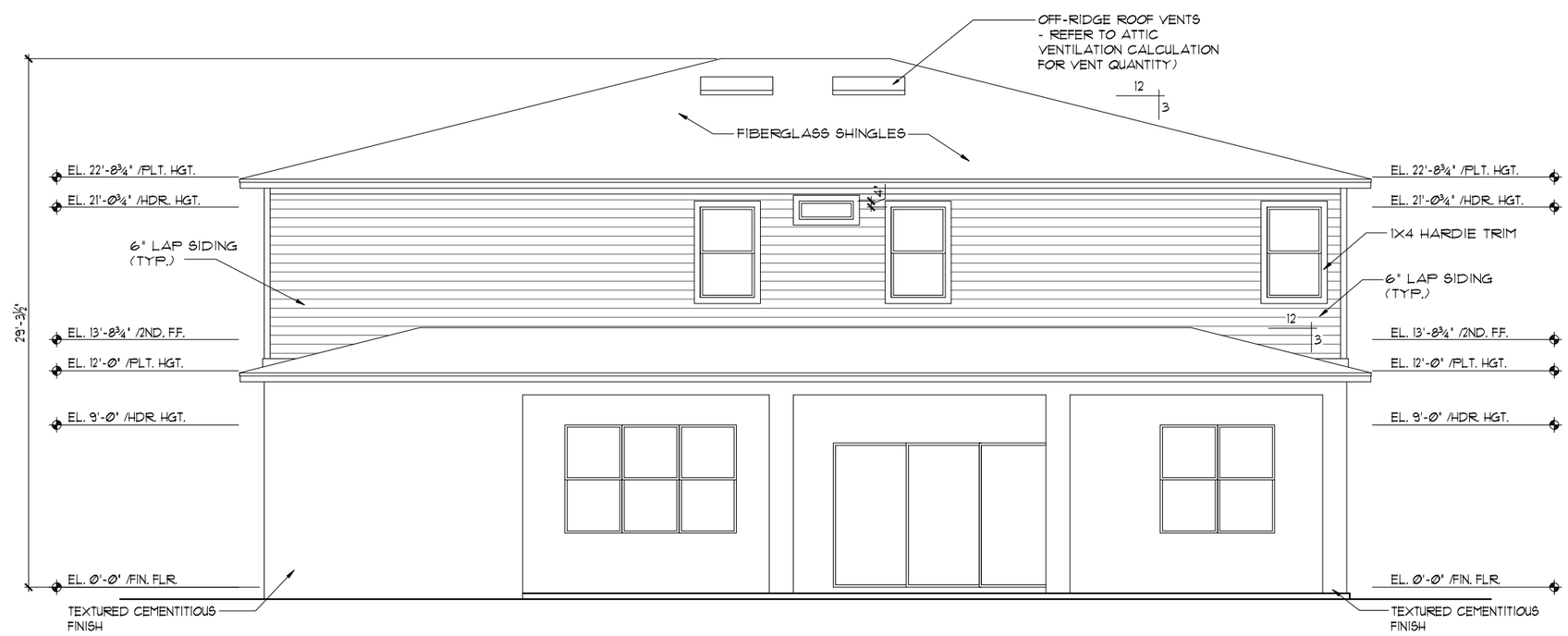


FRONT ELEVATION "D"

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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 8TH EDITION, FBCR. 2023
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 8TH EDITION, FBCR. 2023
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 8TH EDITION, FBCR. 2023
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 8TH EDITION, FBCR. 2023
5. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR WALLS.



REAR ELEVATION

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

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THOMPSON ENGINEERING GROUP, INC
4401 Vineland Road
Suite A-15 Suite 200
Orlando, FL 32811
Phone: (407) 734-1700
Fax: (407) 734-1710
www.teg1.com

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

EXTERIOR ELEVATION "A"
FRONT AND REAR

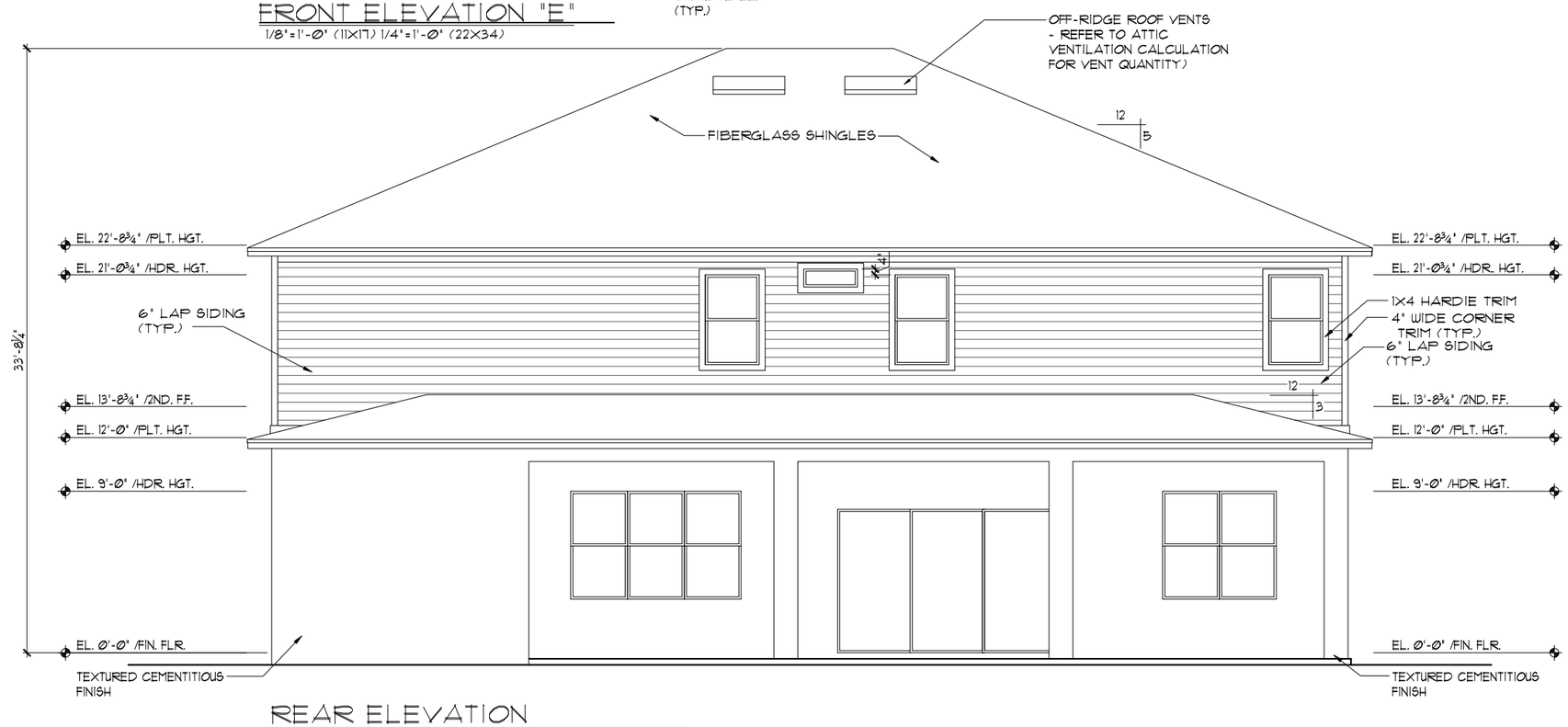
WATERFALL
PARADISO GRANDE

6374

DATE	04-03-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	06D.0
OF	SHEETS

FRONT ELEVATION "E"

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



REAR ELEVATION

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THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
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Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
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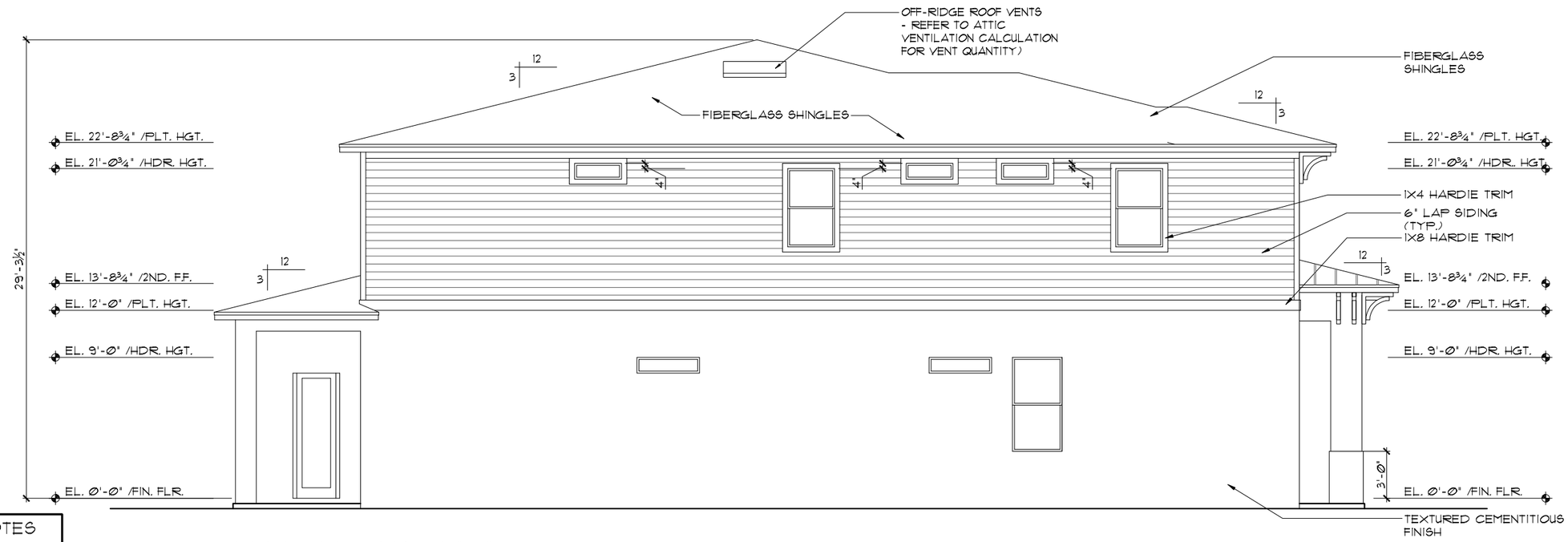
EXTERIOR ELEVATION "A" FRONT AND REAR

WATERFALL

PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	06E.0
OF	SHEETS



LEFT ELEVATION "D"

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

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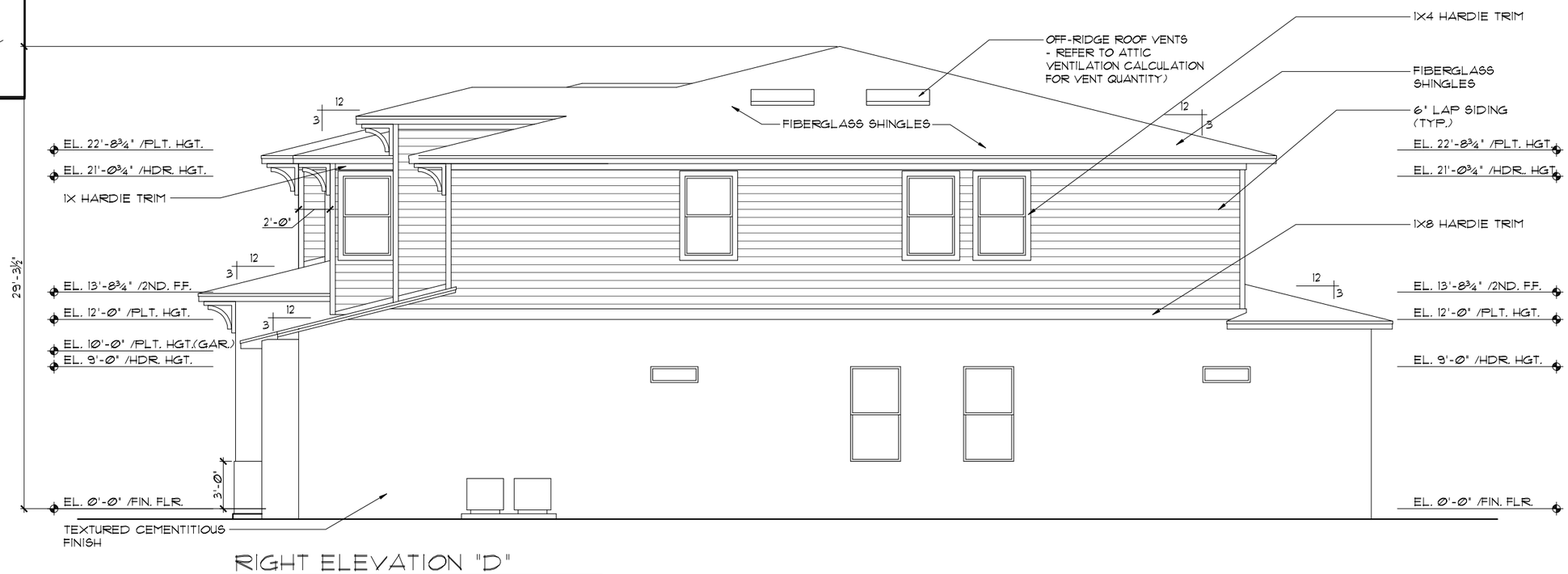

RIGHT ELEVATION "D"

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Phone: (407) 734-1760
Fax: (407) 734-1760
www.teg1.com

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

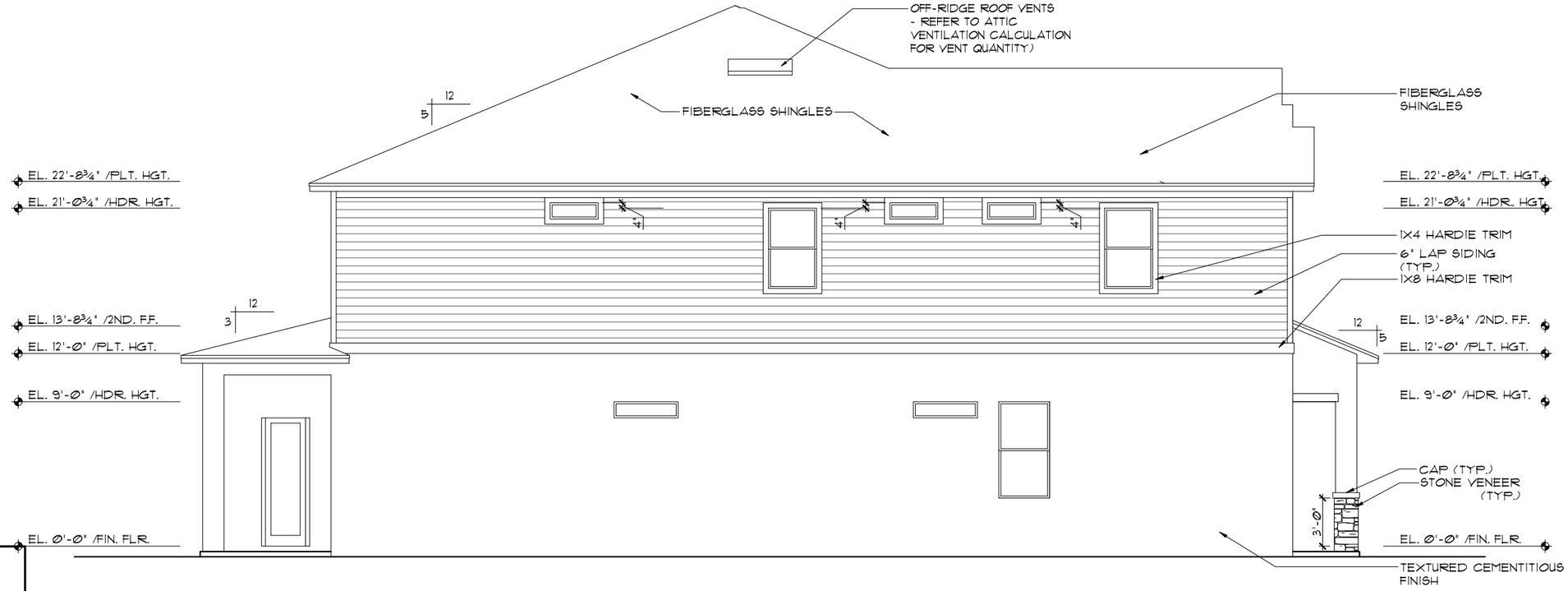
EXTERIOR ELEVATIONS "A" LEFT AND RIGHT

WATERFALL

PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	07D.0
OF	SHEETS



LEFT ELEVATION "E"

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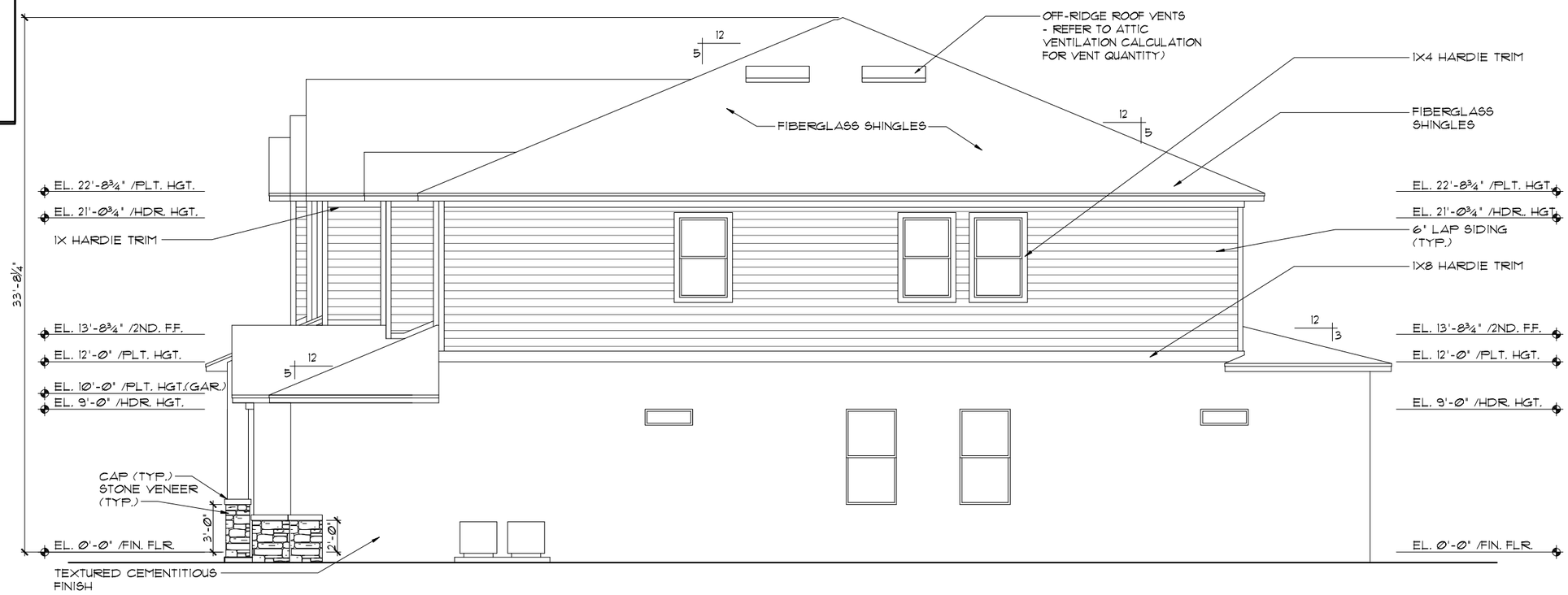

RIGHT ELEVATION "E"

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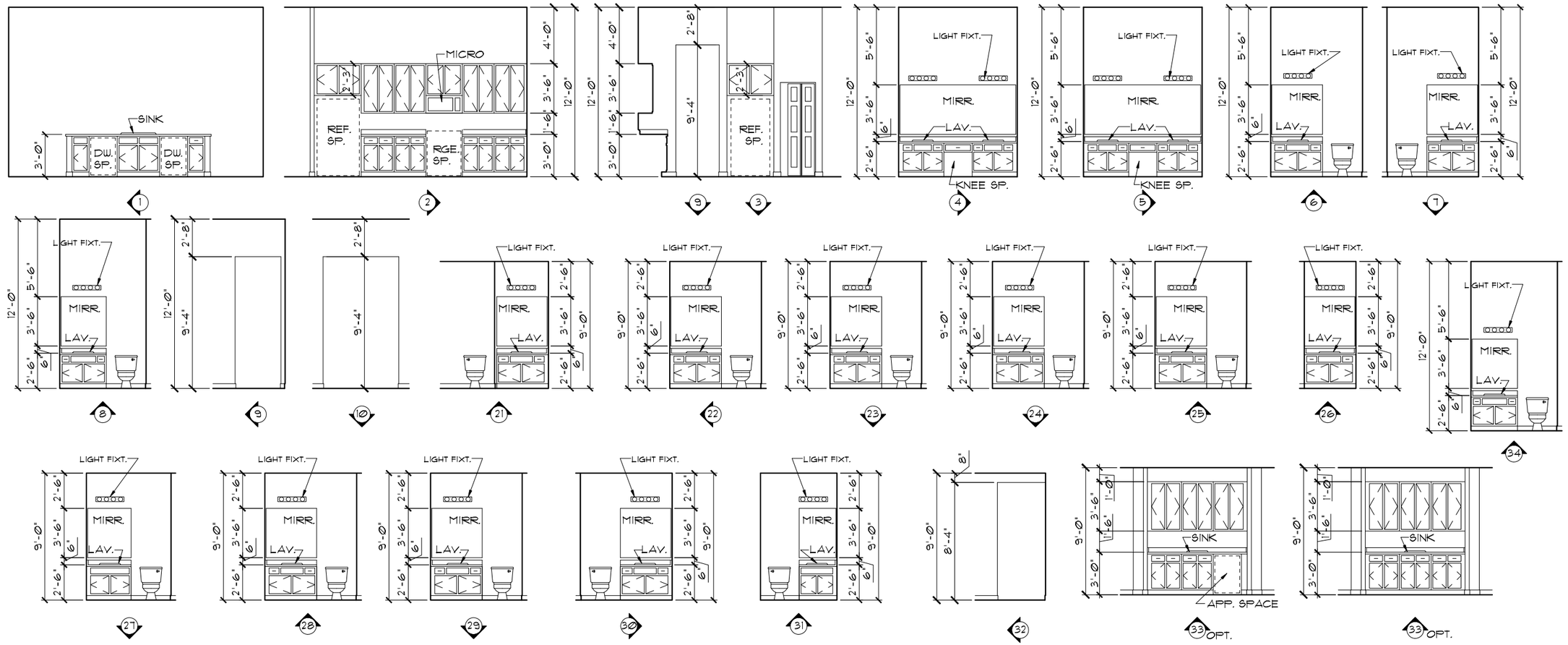
Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

EXTERIOR ELEVATIONS "A"
LEFT AND RIGHT

WATERFALL
PARADISO GRANDE

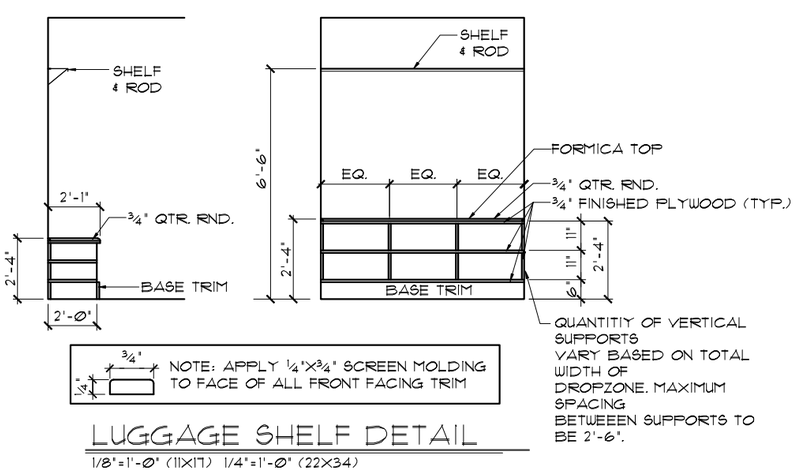
6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	07E.0
OF	SHEETS



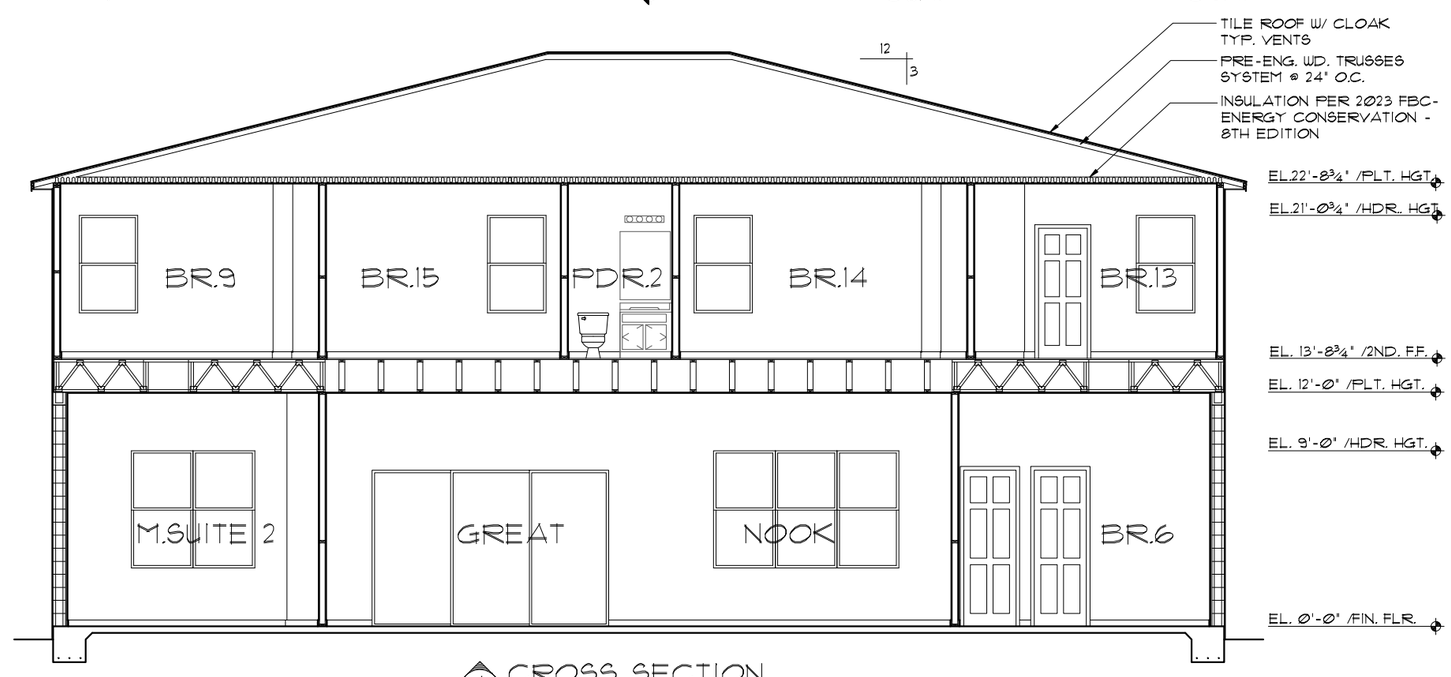
INTERIOR ELEVATIONS

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



LUGGAGE SHELF DETAIL

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



A/08 CROSS SECTION

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

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Phone: (407) 843-1403
Fax: (407) 734-1700
www.tegfl.com

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

CROSS SECTION / INTERIOR ELEVATIONS

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	08
OF	SHEETS

STAIR SECTION

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

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TEG
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4401 Vineland Road Suite A6 Orlando, FL 32811
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STAIR SECTION

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	08.1
OF	SHEETS

MECHANICAL/GENERAL NOTES

PER 8TH ED. 2023 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE PER MECHANICAL/H-VAC LICENSED CONTRACTOR

2.)APPLIANCES SHALL BE ACESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
A) CHAPTER 13 OF THE FBC-R 2023 8TH SECTION M1305.1

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2023 8TH EDITION.

4.) IAW NEC 2020- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION- KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.

5.) IAW NEC 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
6.) ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES AND LAUNDRY ROOM SHALL BE GFCI

7.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4. MODEL# TO BE USED ON THIS JOB TO BE:
BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2023, 8TH ED. P2801.7

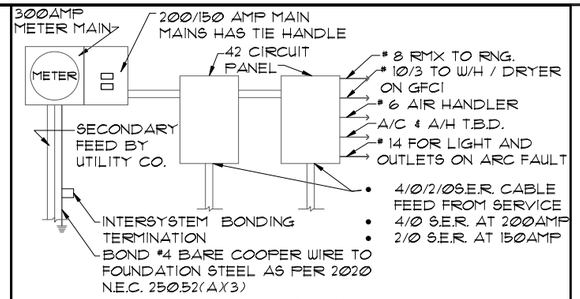
9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2023, 8TH ED.

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

11.) ALL ELECTRICAL WORK TO BE DONE PER NFPA70-**NEC 2020**

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

12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52



ELECTRICAL RISER DIAGRAM
N.T.S.

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

MAINS HAVE A TIE HANDLE TO MEET NEC 2020 CODE

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

There are two types of concrete-encased electrodes:
(1) steel reinforcing bars or rods which are not less than ½ inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete.

The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material.
Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

NOTE: THE FIRE ALARM SYSTEM WILL CONSIST OF (1) FIRE ALARM CONTROL PANEL - 32 ZONE GEMC-FW32CONVKT WITH (1) SMOKE DETECTOR OVER FIRE ALARM CONTROL PANEL. ALL INSTALLATION FOR THIS MACURCO CARBON MONOXIDE DETECTOR CM-E1&CONVENTIONAL SMOKE DETECTION FIREWOLF FW2-S SHALL BE INSTALLED PURSUANT THE MANUFACTURE REQUIREMENTS AND NEC 2020 CODE REQUIREMENTS

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		OUTLET, TV/CABLE
$3	THREE WAY SWITCH		OUTLET, PHONE
	OUTLET 110-115		INTERCOM
	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR/SMOKE
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO
	LIGHT FIXT., WALL MTD.		DISPOSAL
	LED LIGHT FIXT., RECESSED		ELECTRICAL PANEL
E	LIGHT FIXT., REC. ADJUST.	P	CEILING FAN, PREWIRE
PC	LIGHT FIXT., PULL CHAIN	F	CEILING FAN, INSTALL
	LED LIGHT FIXT,FLUORESCENT	J	ELECT. JUNCTION BOX
	LIGHT FIXT., EXT. FLOODS	T	THERMOSTAT
EXIT	LIGHT FIXT., EMERG. EXIT	DC	DISCONNECT SWITCH
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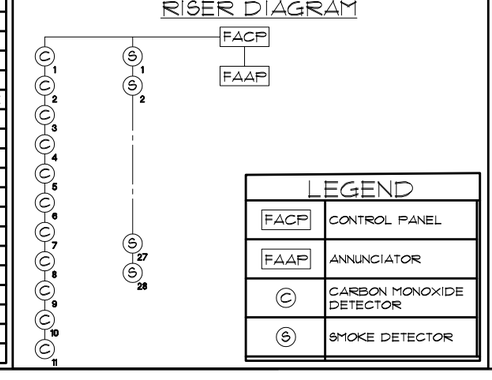
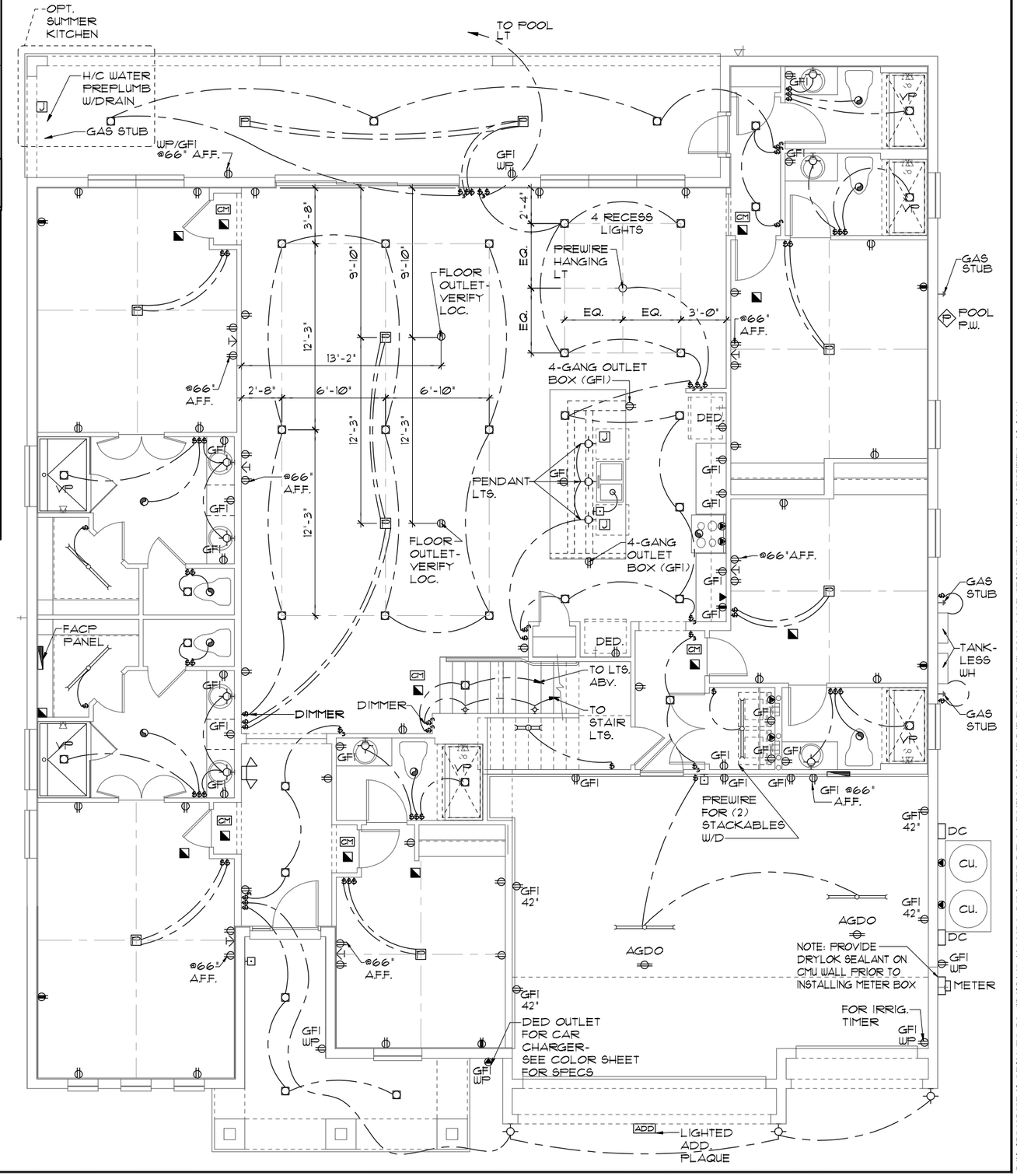
RISER DIAGRAM



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

ELECTRICAL PLAN "D"

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



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PARADISO GRANDE

ELECTRICAL PLAN

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	09D.0
OF	SHEETS

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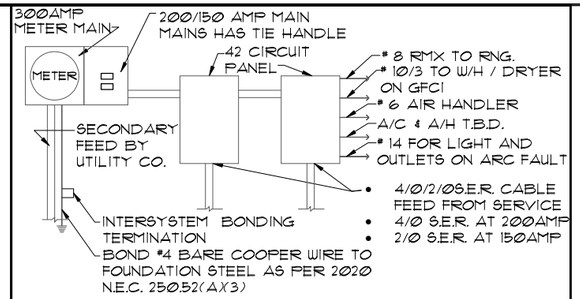

ELECTRICAL RISER DIAGRAM
N.T.S.

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ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		OUTLET, TV/CABLE
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	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR/SMOKE
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO
	LIGHT FIXT., WALL MTD.		DISPOSAL
	LED LIGHT FIXT., RECESSED		ELECTRICAL PANEL
E	LIGHT FIXT., REC. ADJUST.	F	CEILING FAN, PREWIRE
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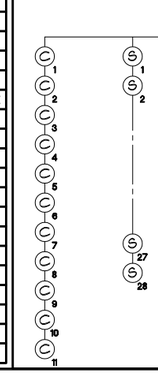

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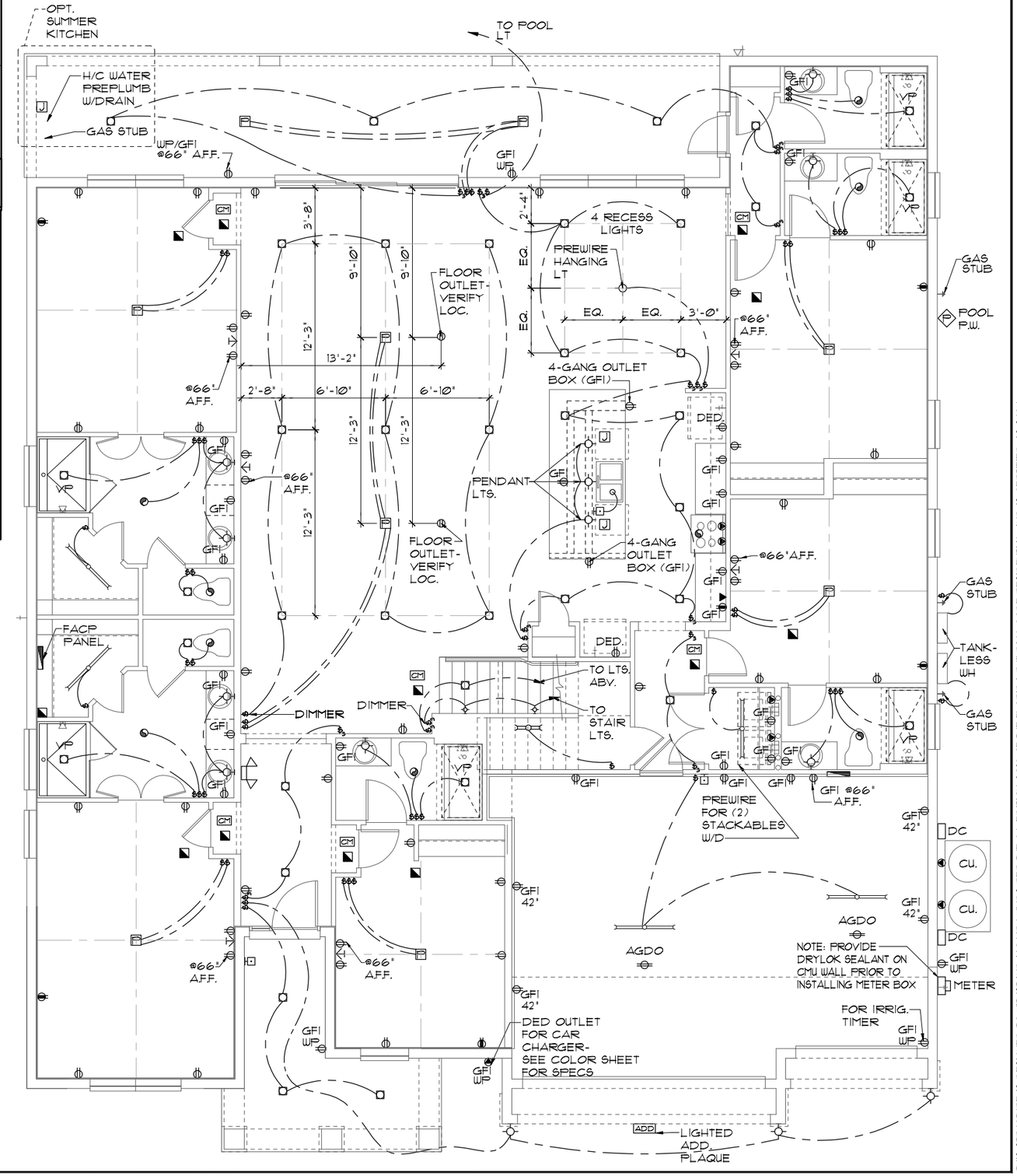

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ELECTRICAL PLAN

WATERFALL

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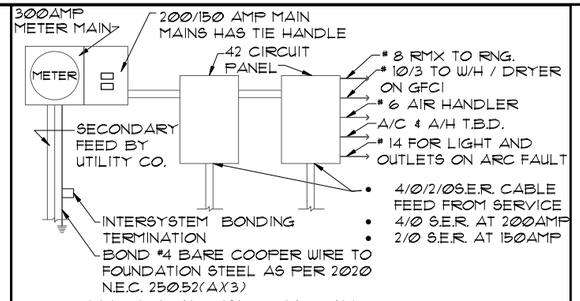

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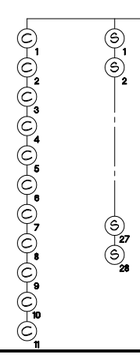

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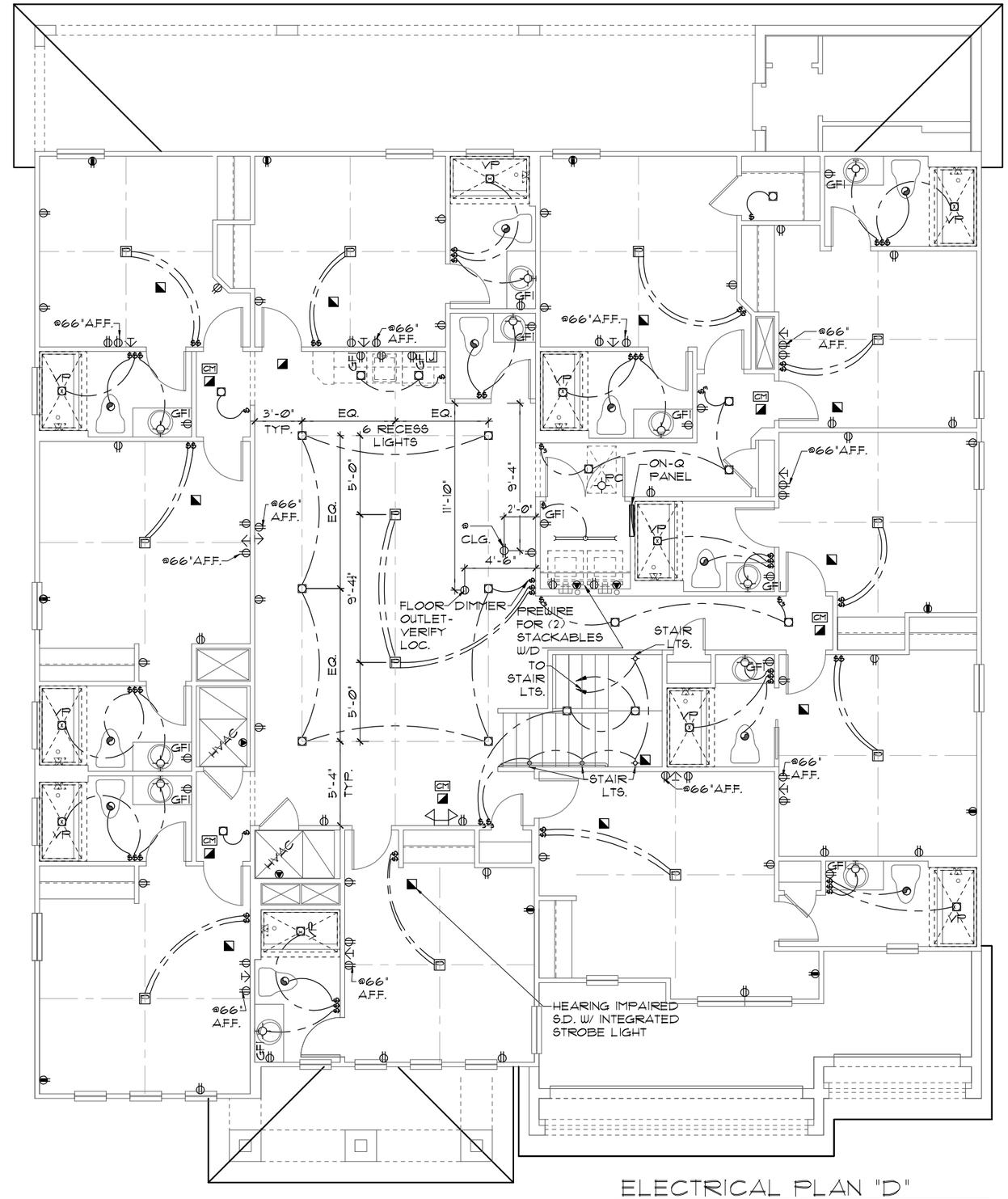

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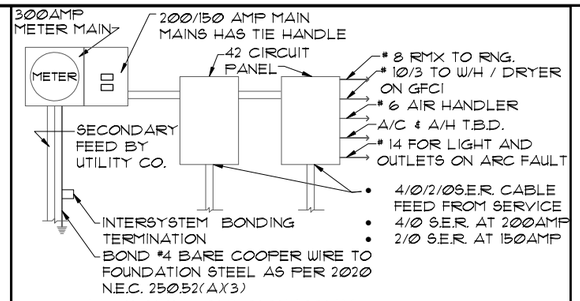

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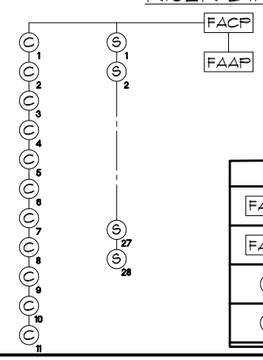
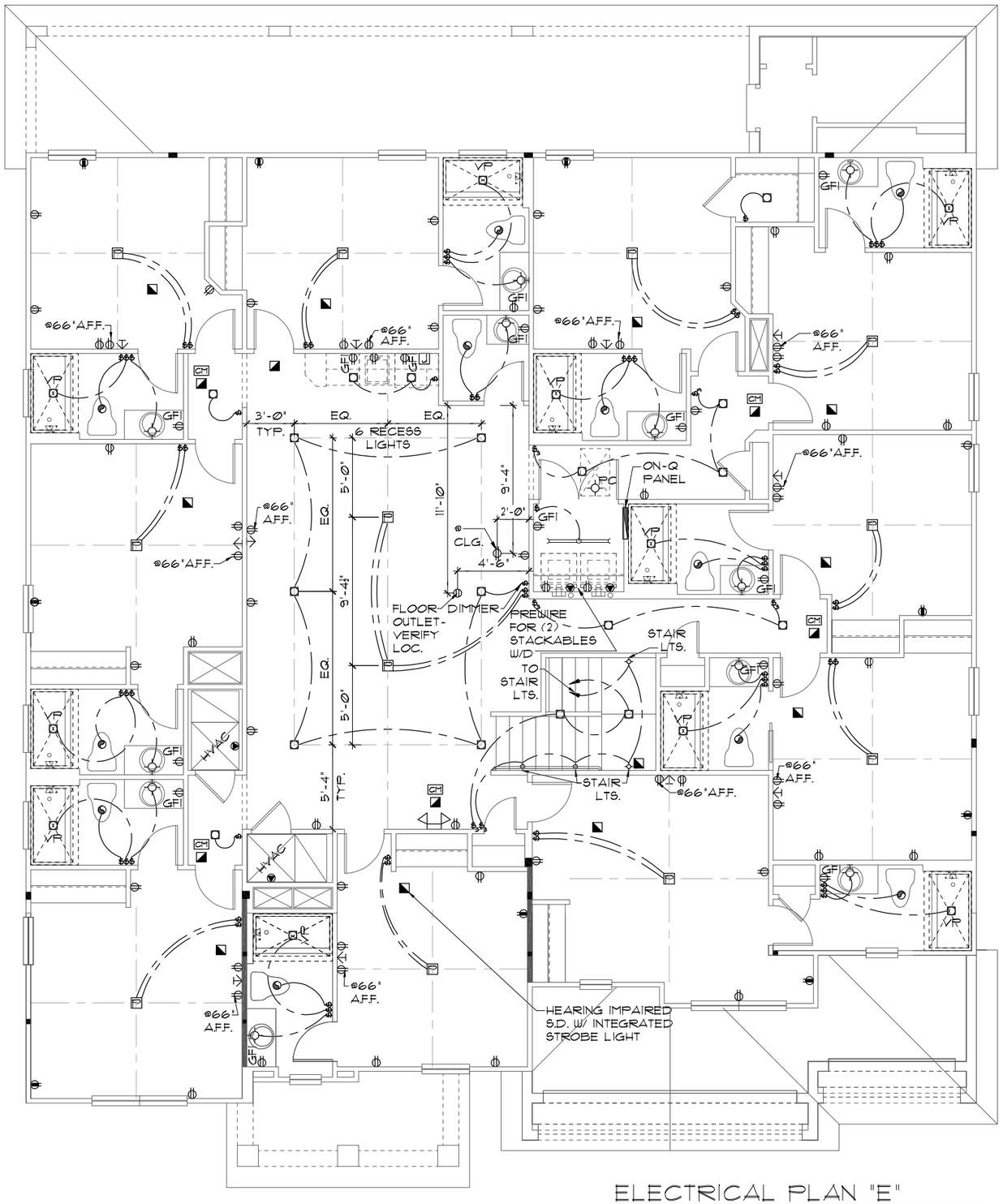
	LIGHT FIXT., EXIT/BACKUP		ELEC. POWER METER

RISER DIAGRAM



LEGEND

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



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

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

LOT: 0000, PARADISO GRANDE

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PARADISO GRANDE

REVISIONS	BY

TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Phone: (407) 734-1700
Fax: (407) 734-1700
www.tegfl.com

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

ELECTRICAL PLAN

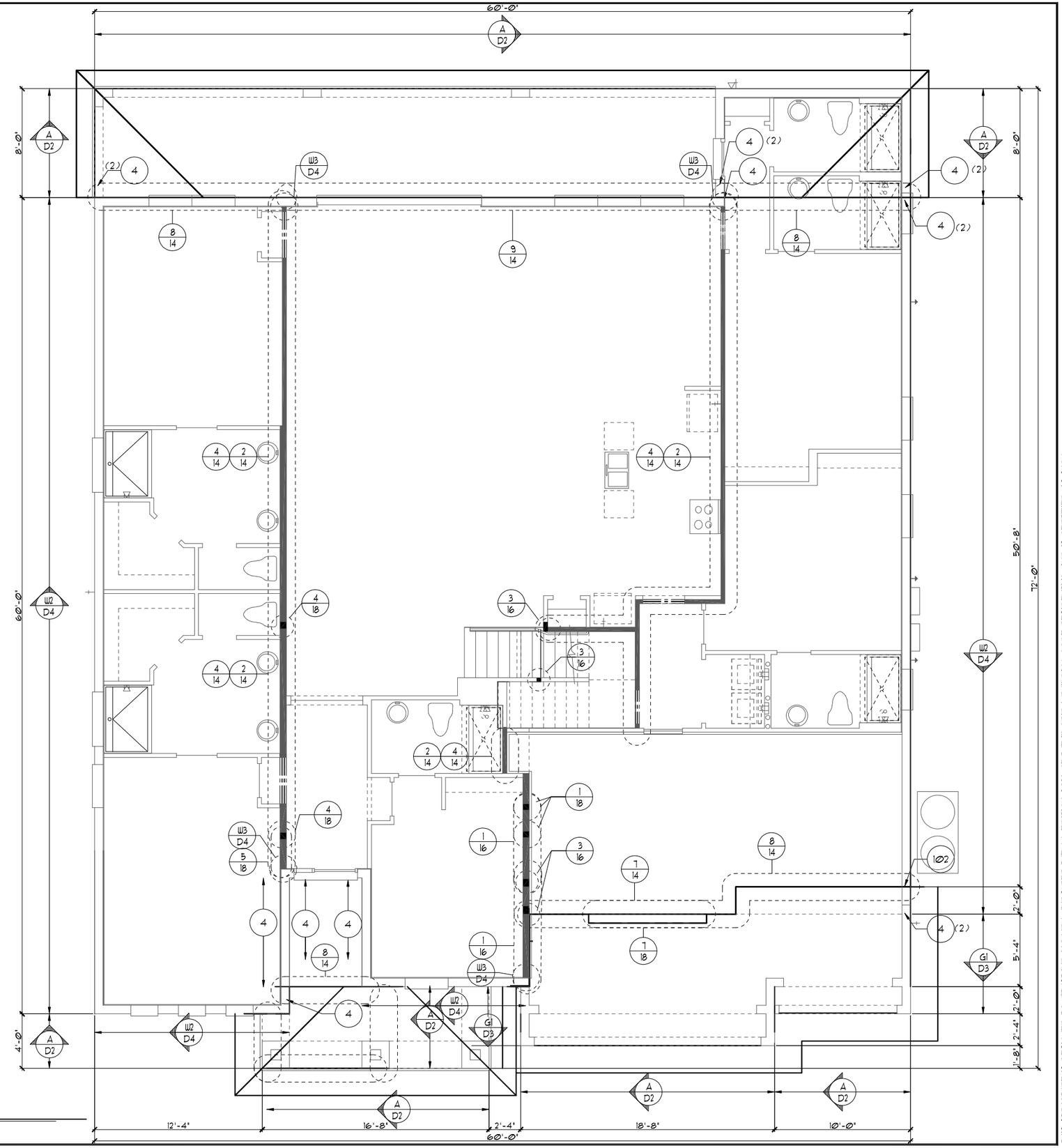
WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	10E.0
OF	SHEETS

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. **SHINGLE ROOF: UNDERLAYMENT TO BE** INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 ot Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
   - LOMANCO : (2) 9 1/" DIA. CIRCLES
   - MILLENIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R905.1.1.1



TRUSS LAYOUT "D"

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

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TRUSS LAYOUT "A"

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	11D.0
OF	SHEETS

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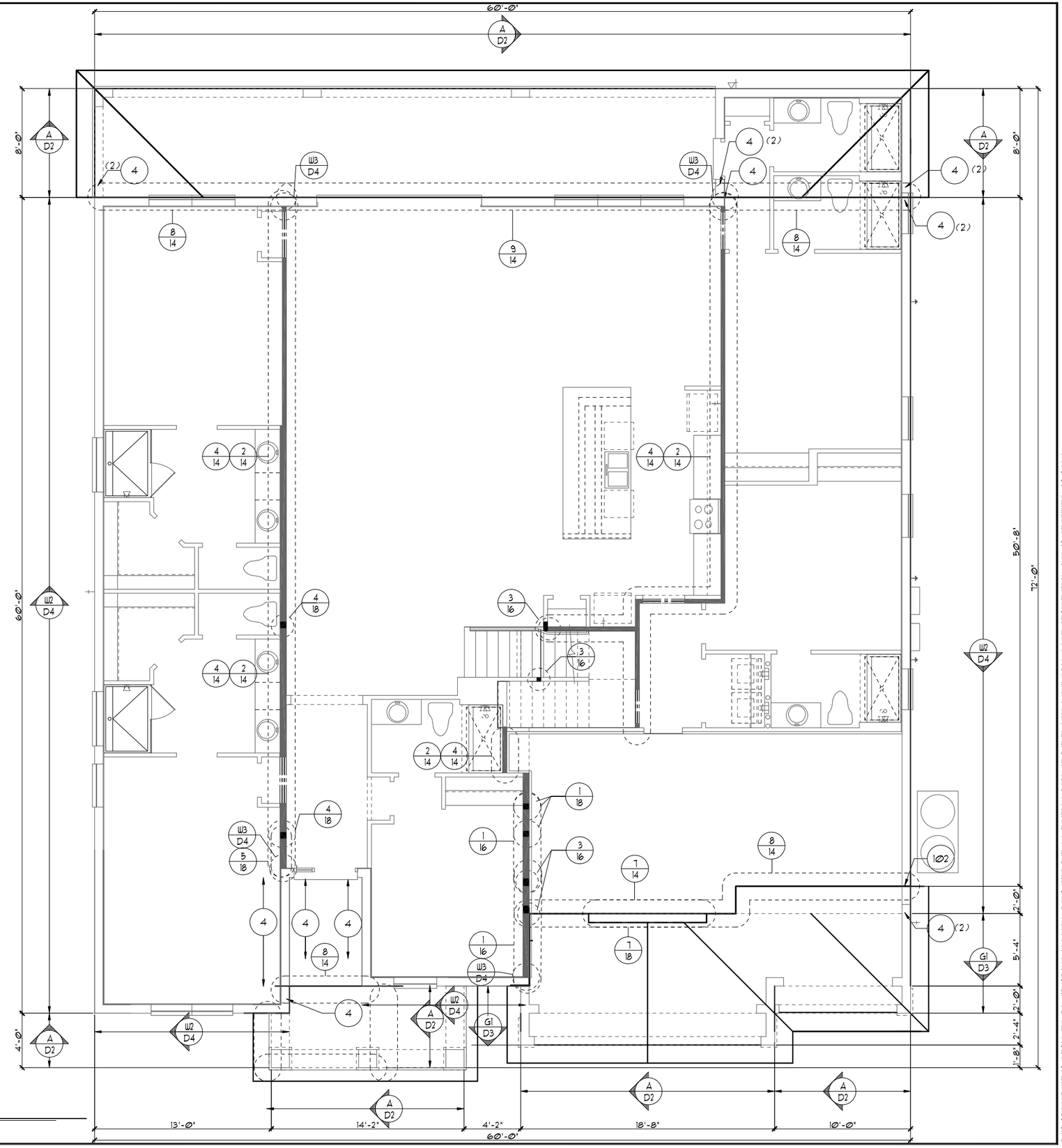

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TEG
THOMPSON ENGINEERING GROUP, INC.
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TRUSS LAYOUT "A"

WATERFALL

PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	11E.0
OF	SHEETS

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: 3,559 S.F. / 300 = 11.87 S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:-------- 4.85 S.F.
PROVIDED W/OFF RIDGE VENTS: 5 VENTS @ .97 S.F. /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:-------- 25.83 S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(297 L.F. @ 0.087 S.F. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 41%
LOWER PORTION PERCENTAGE: 59%

NOTES

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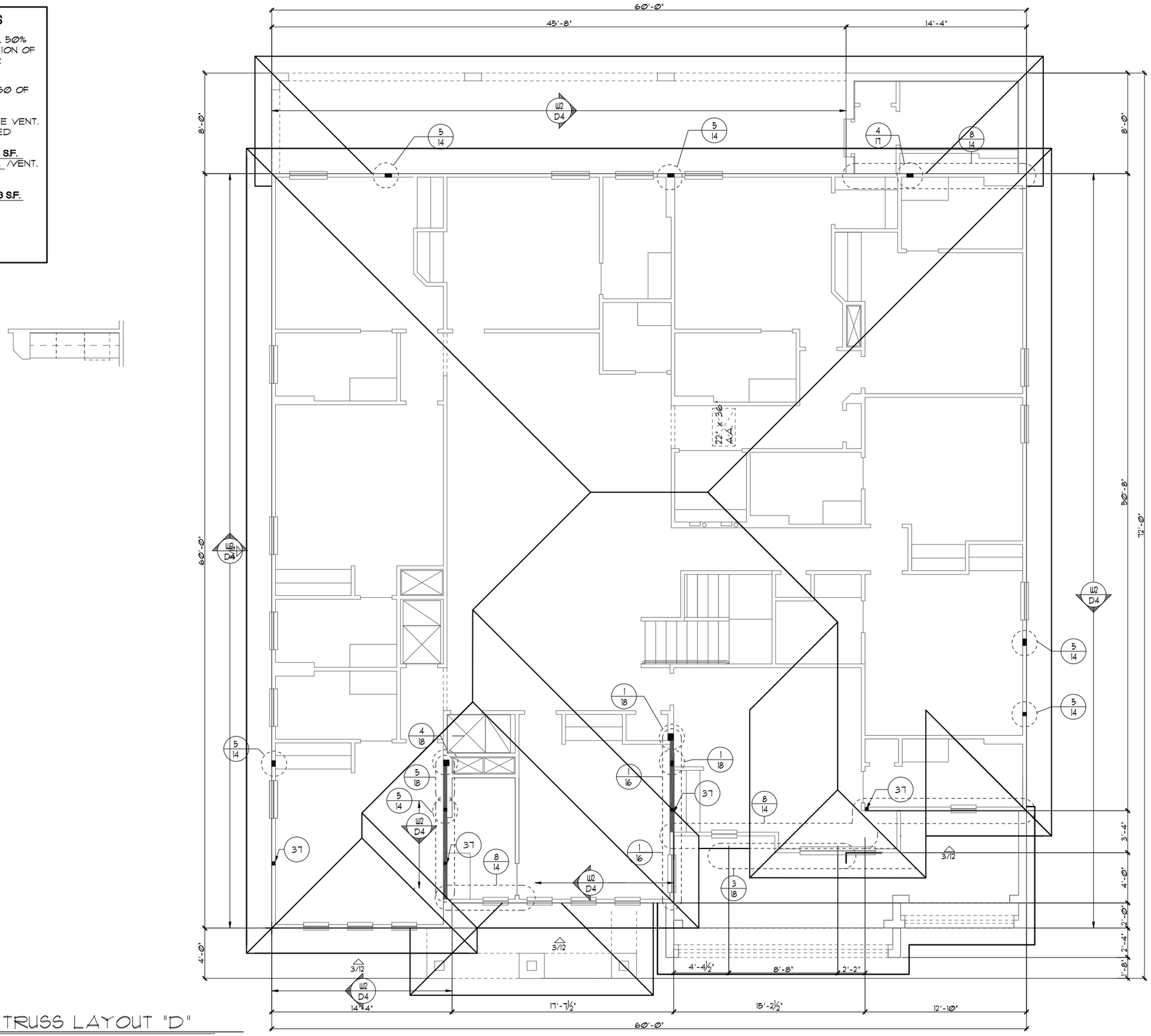

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THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A8 Orlando, FL 32811
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Fax: (407) 734-1700
www.tegfl.com

Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
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UPPER TRUSS LAYOUT "A"

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	12D.0
OF	SHEETS

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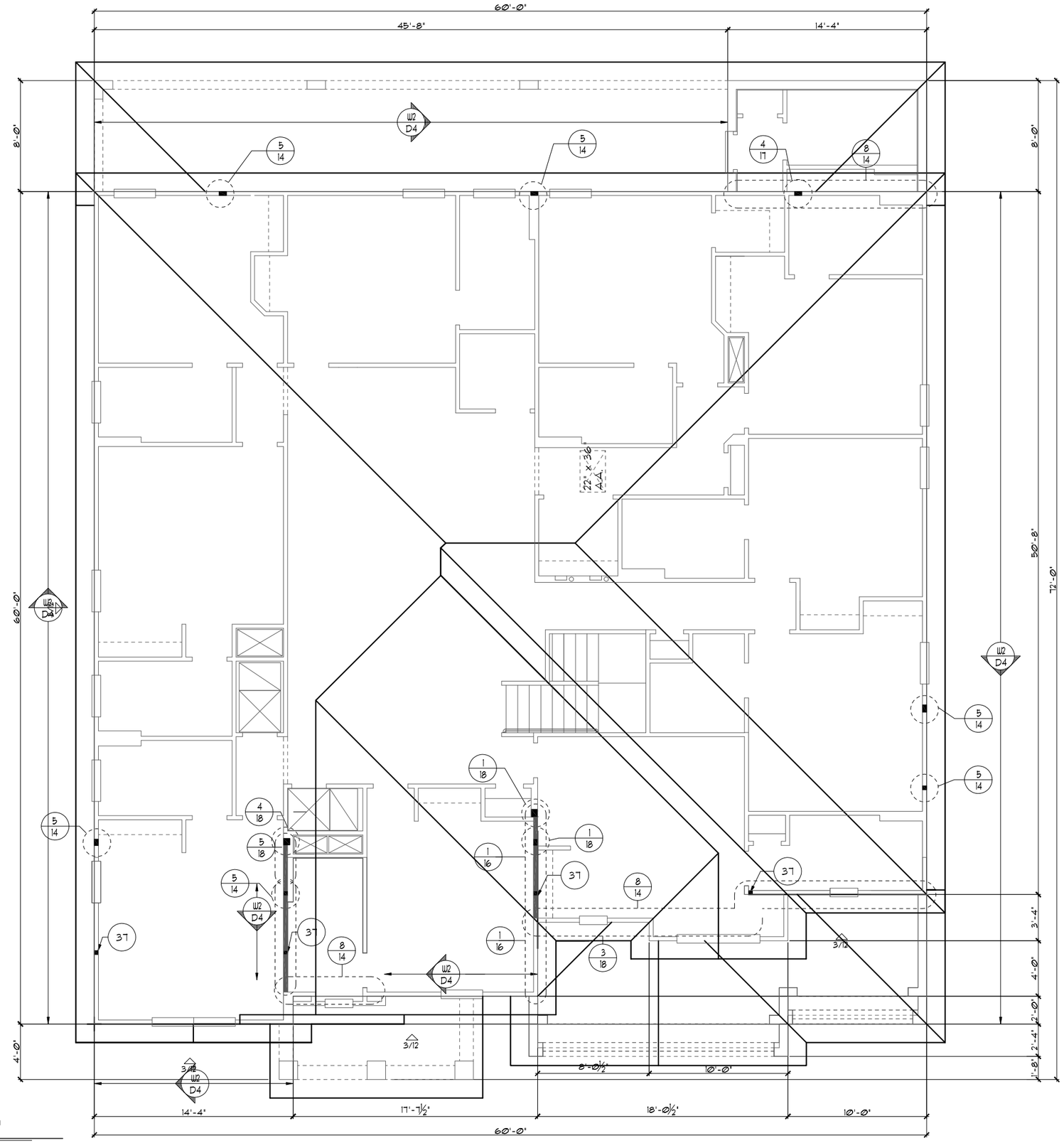

UPPER TRUSS LAYOUT "E"
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UPPER TRUSS LAYOUT "A"

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
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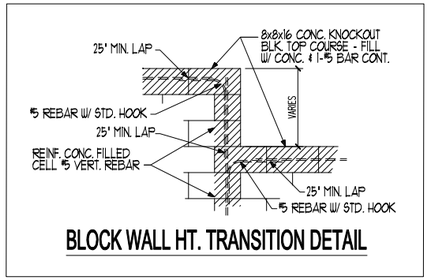
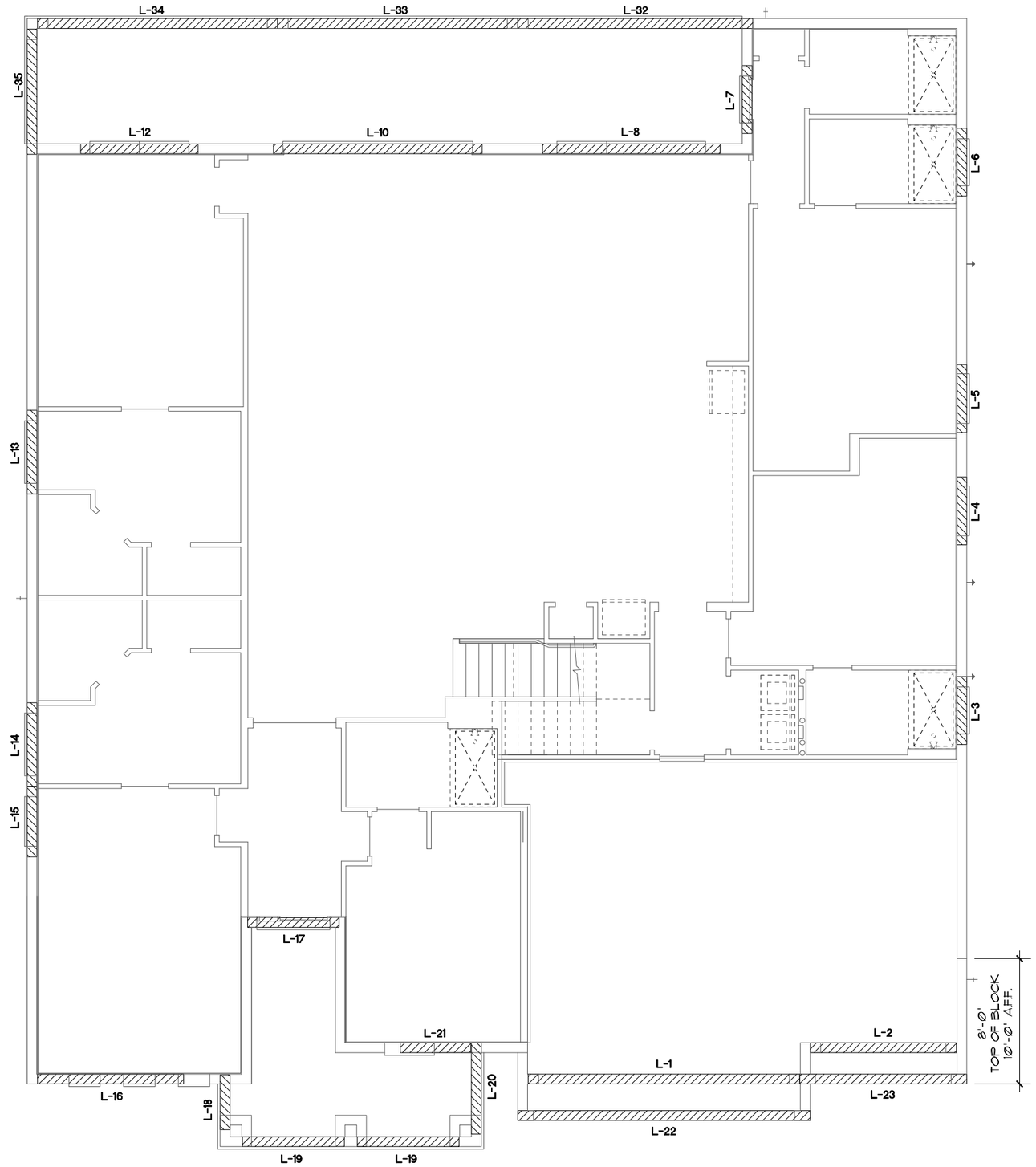


BLOCK WALL HT. TRANSITION DETAIL

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRE CAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F30-1B/IT	GARAGE DOOR
L-2	9'-4"	8F30-1B/IT	GARAGE DOOR
L-3	4'-6"	8F36-0B/IT	3/0X1/0 F.G.
L-4	4'-6"	8F36-0B/IT	SH26
L-5	4'-6"	8F36-0B/IT	SH26
L-6	4'-6"	8F36-0B/IT	3/0X1/0 F.G.
L-7	4'-4"	8RF44-0B/IT	2680 1-LITE DR.
L-8	11'-4"	8F36-0B/IT	(3) SH26
L-9			
L-10	13'-4"	8F48-0B/IT	12/0X8/0 S.G.D.
L-11			
L-12	7'-6"	8F36-0B/IT	PR. SH26
L-13	5'-4"	8F36-0B/IT	4/0X1/0 F.G.
L-14	5'-4"	8F36-0B/IT	4/0X1/0 F.G.
L-15	4'-6"	8F36-0B/IT	SH26
L-16	9'-4"	8F36-0B/IT	(3) 3/0X6/0 F.G.
L-17	5'-10"	8RF44-0B/IT	FRONT DOOR
L-18	3'-6"	8F8-0B/IT	FRONT ENTRY
L-19	6'-6"	8F8-0B/IT	FRONT ENTRY
L-20	5'-10"	8F8-0B/IT	FRONT ENTRY
L-21	4'-6"	8F36-0B/IT	SH26
L-22	18'-8"	8F24-1B/IT	GARAGE ENTRY
L-23	10'-6"	8F24-0B/IT	GARAGE ENTRY
L-24			
L-25			
L-26			
L-27			
L-28			
L-29			
L-30			
L-31			
L-32	15'-0"	8F16-1B/IT	REAR LANAI
L-33	15'-4"	8F16-1B/IT	REAR LANAI
L-34	15'-4"	8F16-1B/IT	REAR LANAI
L-35	8'-0"	8F16-1B/IT	REAR LANAI
L-36			
L-37			
L-38			
L-39			
L-40			



PRE CAST LINTEL LAYOUT "D"

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PRE CAST LINTEL LAYOUT

WATERFALL

PARADISO GRANDE

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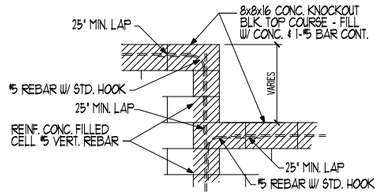
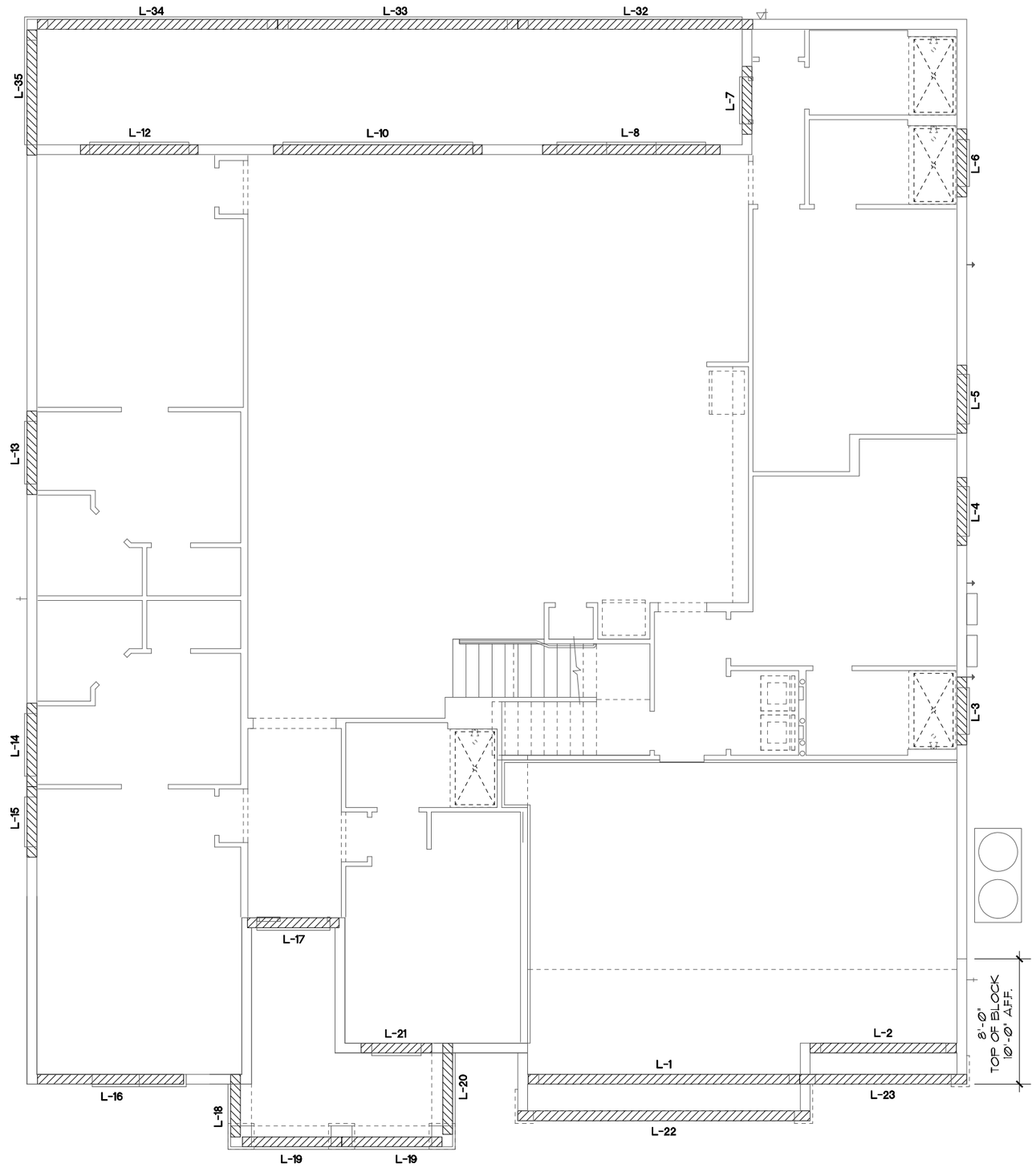


BLOCK WALL HT. TRANSITION DETAIL



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L-4	4'-6"	8F36-0B/IT	SH26
L-5	4'-6"	8F36-0B/IT	SH26
L-6	4'-6"	8F36-0B/IT	3/0X1/0 F.G.
L-7	4'-4"	8RF44-0B/IT	2680 1-LITE DR.
L-8	11'-4"	8F36-0B/IT	(3) SH26
L-9			
L-10	13'-4"	8F48-0B/IT	12/0X8/0 S.G.D.
L-11			
L-12	7'-6"	8F36-0B/IT	PR. SH26
L-13	5'-4"	8F36-0B/IT	4/0X1/0 F.G.
L-14	5'-4"	8F36-0B/IT	4/0X1/0 F.G.
L-15	4'-6"	8F36-0B/IT	SH26
L-16	9'-4"	8F36-0B/IT	(3) 3/0X6/0 F.G.
L-17	5'-10"	8RF44-0B/IT	FRONT DOOR
L-18	4'-0"	8F36-0B/IT	FRONT ENTRY
L-19	6'-6"	8F36-0B/IT	FRONT ENTRY
L-20	5'-10"	8F36-0B/IT	FRONT ENTRY
L-21	4'-6"	8F48-0B/IT	SH26
L-22	18'-8"	8F24-1B/IT	GARAGE ENTRY
L-23	10'-6"	8F24-0B/IT	GARAGE ENTRY
L-24			
L-25			
L-26			
L-27			
L-28			
L-29			
L-30			
L-31			
L-32	15'-0"	8F16-1B/IT	REAR LANAI
L-33	15'-4"	8F16-1B/IT	REAR LANAI
L-34	15'-4"	8F16-1B/IT	REAR LANAI
L-35	8'-0"	8F16-1B/IT	REAR LANAI
L-36			
L-37			
L-38			
L-39			
L-40			

PRE CAST LINTEL LAYOUT "E"

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

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

LOT: 0000, PARADISO GRANDE

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PARADISO GRANDE

REVISIONS	BY

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

TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A8 Orlando, FL 32811
Ph: (407) 734-1770
Fax: (407) 734-1780
www.tegfl.com

PRE CAST LINTEL LAYOUT

WATERFALL
PARADISO GRANDE

6374

DATE	04-09-21
SCALE	AS NOTED
DRAWN	RDC
JOB	6374
SHEET	13E.0
OF	SHEETS