

2681 RANIER PARK SERIES

30' X 75'

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
▲	0X-XX-24	-ENTER DETAILS	XX



SHEET INDEX:

- 00 COVER SHEET
- 00.1 GENERAL NOTES
- 01.0 SLAB INTERFACE PLAN "A"
- 02.0 FLOOR PLAN W/ NOTES "A"
- 02.1 FLOOR PLAN W/ DIMENSIONS "A"
- 03.A EXTERIOR ELEVS.- FRONT/ REAR "A"
- 03.1A EXTERIOR ELEVS.- LEFT/ RIGHT "A"
- 04.0 ROOF PLAN
- 05.0 BLDG SECTION & INTERIOR ELEVATIONS
- E1 UTILITY PLAN "A"
- AD1 DETAILS
- 07.0 FOUNDATION PLAN "A"
- 08A.1 TRUSS LAYOUT "A"
- 09.1 PRECAST LINTEL LAYOUT "A"
- D1 TYPICAL STRUCTURAL DETAILS
- D2 TYPICAL STRUCTURAL DETAILS
- D3 TYPICAL STRUCTURAL DETAILS
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- D5 TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

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- 03.B EXTERIOR ELEVS.- FRONT/ REAR "B"
- 03.1B EXTERIOR ELEVS.- LEFT/ RIGHT "B"
- 04.0 ROOF PLAN
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SHEET INDEX:

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- 03.C EXTERIOR ELEVS.- FRONT/ REAR "C"
- 03.1C EXTERIOR ELEVS.- LEFT/ RIGHT "C"
- 04.0 ROOF PLAN
- 05.0 BLDG SECTION & INTERIOR ELEVATIONS
- E1 UTILITY PLAN "C"
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- D1 TYPICAL STRUCTURAL DETAILS
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- D5 TYPICAL STRUCTURAL DETAILS

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2018 EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

REVISIONS	
DELTA #	DATE
DATE:	12-10-25
SCALE:	AS NOTED
DRAWN:	MW
SHEET:	00

2681 RANIER
PARK SERIES

COVER SHEET

Park Square
HOMES

A DIVISION OF PARK SQUARE
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ABBREVIATIONS:

A/C	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLER UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
BRG.	BEARING
CAB.	CABINET
CANT.	CANTILEVER
C.	CENTER LINE
C.L.G.	CEILING
C.J.	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
CPT.	CARPET
D. SP.	DRYER SPACE
D.H.	DOUBLE HUNG
DIA.	DIAMETER
DISP	DISPOSAL
D.V.	DRYER VENT
DW	DISHWASHER
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
E.O.R.	ENGINEER OF RECORD
E.W.	EACH WAY
FBC	FLORIDA BUILDING CODE
FBC(B)	FLORIDA BUILDING CODE, BUILDING
FBC(E)	FLORIDA BUILDING CODE, ENERGY CONSERVATION
FBC(M)	FLORIDA BUILDING CODE, MECHANICAL
FBC(P)	FLORIDA BUILDING CODE, PLUMBING
FBC(R)	FLORIDA BUILDING CODE, RESIDENTIAL
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FIXED GLASS
FLR.	FLOOR
FR	FIRE RATED
FT	FOOT / FEET
FTG.	FOOTING
F.V.	FIELD VERIFY
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
G.T.	GIRDER TRUSS
GYP	GYP SUM
HDR.	HEADER
HGT.	HEIGHT
H.B.	HOSE BIB
HORIZ.	HORIZONTAL
H.S.	HARD SURFACE
IL.	ICEMAKER LINE
IL.O.	IN LIEU OF
INT.	INTERIOR
L.T.	LAUNDRY TUB
LOC.	LOCATION
MAX.	MAXIMUM
M. CA.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MONO.	MONOLITHIC
M.P.H.	MILES PER HOUR
NO.	NUMBER
N.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.C.	OVERHEAD CABINETS
O.H.G.D.	OVERHEAD GARAGE DOOR
OPT.	OPTIONAL
FED.	PEDESTAL SINK
P.L.F.	POUNDS PER LINEAR FOOT
PLT. HGT.	PLATE HEIGHT
P.S.F.	POUNDS PER SQUARE FOOT
P.T.	PRESSURE TREATED
PWR	POWER
REF. SP.	REFRIGERATOR SPACE
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
R/S	ROD AND SHELF
SC	SOLID CORE
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG
SIM.	SIMILAR
S.P.F.	SPRUCE PINE FUR
SQ. FT.	SQUARE FOOT/ FEET
SUB	SUB-CONTRACTOR
S.Y.P.	SOUTHERN YELLOW PINE
TEMP.	TEMPERED
T.O.M.	TOP OF MASONRY
T.O.W.	TOP OF WALL
TRANS.	TRANSOM
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.P.	VAPOR PROOF
V.T.R.	VENT THRU ROOF
W.	WITH
W.C.	WATER CLOSET
W. SP.	WASHER SPACE
W.H.	WATER HEATER
W.P.	WEATHER PROOF
W.S.	WATER SOFTENER

THE ANSI STANDARD FOR MEASURING HOUSES:

NATIONAL STANDARD Z165-1936 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING.

THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & 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 & CEILINGS THAT ARE LIKE THE REST OF THE MEASUREMENTS MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, & FLOOR AREA MAY BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES & ARE USUALLY LISTED SEPARATELY.

MISCELLANEOUS:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! PLANS ARE TO SCALED AS NOTED, UNLESS SPECIFIED N.T.S. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. PULL ALL DIMENSIONS FROM THE REAR OF PLAN
4. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE UNO.
5. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION & MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF & ANY OTHER AREA AROUND EACH SINGLE FAMILY HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

EXTERIOR WALLS:

1. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
2. SEE STRUCTURAL DRAWINGS FOR CMU WALL REINFORCEMENT LOCATIONS
3. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1X P.T. VERTICAL FURRING BATTS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
4. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
5. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
6. ALL EXTERIOR CEILING (PORCH & PATIOS) SHALL HAVE SAG-RESISTANT GYP SOFFIT BOARD.

INTERIOR WALLS:

1. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY & WET AREAS.
2. HIGH HUMIDITY & WET AREAS SHALL HAVE 1/2" DENS-SHIELD TILE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILINGS SHALL HAVE PER FBCR 102.3.5 1/2" SAG-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
4. TILE IN TUBS, SHOWERS, & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R102.3.7 / R102.4.2 2023 FBC-R 8TH EDITION.
5. 2023 FBC-R 8TH EDITION TABLE R302.6: 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. ALL PLATES & SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
7. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONC. SLAB TO BE ATTACHED W/ POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
8. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2X4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE, UNO.
9. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) "NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.

MEANS OF EGRESS:

1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, & SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR & THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
2. RAMPS SERVING EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3 % SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5% SLOPE)
3. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
4. WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R310.2
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF. - R310.2 - FBC-R (2023)
6. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR & GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

TERMITE PROTECTION:

1. PENETRATION. PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, & BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE & THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2. PROTECTION AGAINST DECAY & TERMITES. - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, & ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 MM) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 MM) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

DOORS AND WINDOWS:

1. WINDOW & DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW & DOOR SCHEDULES ON PLAN.
2. CONTRACTOR & SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE) HEADER HEIGHTS, & ROUGH OPENINGS PRIOR TO DELIVERY.
3. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R308 OF THE 2023 FBC-R 8TH EDITION.
5. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
6. WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
7. DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
8. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDION OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
9. WINDOW & DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6, SECTION 609. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES & 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
10. BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
11. EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED & COMPLY WITH AAMA/WDMA/CSA 1011.9.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 1011.9.2/A440 OR ANSI/UMA100 OR SECTION R609.5 IN THE 2023 FBC-R.
12. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED & TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 15 TIMES THE DESIGN PRESSURE.

ROOFING:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS
3. 12' OVERHANG UNO/ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES UNO.
4. FLASHING SHALL BE INSTALLED AT WALL & ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, & AROUND ROOF OPENINGS.
5. STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
6. ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
7. CLAY & CONCRETE TILE (IF APPLICABLE):
 - i. PER FBC-R 2023 8TH EDITION R305.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE & CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
 - ii. UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE & CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
 - iii. ASPHALT SHINGLES (IF APPLICABLE):
 1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC-R (8TH EDITION), SECTION R305.2.6 AND R305.2.6.1.
 2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) & LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) & GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.1.1.
 3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1910 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S & ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION & CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R305.1.1.1.

INSULATION:

1. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
2. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
3. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R41 FI-FOIL PANELS.
4. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND: WINDOW FRAMES, EXTERIOR DOOR FRAMES, GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
5. INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTS.
6. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

CABINETS:

1. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
2. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETS/MILLWORK & RESTROOM LAYOUTS.

PLUMBING:

1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SIZE, DESIGN, & INSTALL ALL PLUMBING SYSTEM COMPONENTS BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, & PER THE CURRENT EDITION OF THE FBC(P), THE FBC(R), THE FBC, OR AS APPLICABLE.
2. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. VENT DRYER THRU ROOF, NO VENT STACKS SHALL PENETRATE THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES. BUILDER SHALL VERIFY & APPROVE ALL LOCATIONS.

ELECTRICAL:

1. 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.
2. IAW NEC 2020 - 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE (1) OR TYPE (2) SPD.
4. ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES & LAUNDRY ROOM SHALL BE GFCI
5. 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 FBC-R R314.4 & R314.4.
6. ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2020
1. ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)
2. ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52

MECHANICAL:

1. EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
2. COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC1
3. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR & REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
 - A) CHAPTER 13 OF THE FBC-R 2023 8TH EDITION, SECTION M1305.1
4. 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 FBC-R 2023 8TH EDITION.
5. 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 FBC-R 2023 8TH EDITION P280.17
6. 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 FBC-R 2023 8TH EDITION.
7. 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

STAIRS:

1. SEE STAIR SECTIONS FOR TREAD & RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
3. HANDRAIL CONTINUITY PER R311.18.2.- 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 NEUEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL & THE HANDRAIL.

SWIMMING POOLS:

1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R450.11.1. THROUGH R450.11.14.

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" DIAMETER MAX.
EERO- R310.2.1- FBCR2023		
SH25	NET CLEAR OPNG. HEIGHT 32' X NET CLEAR OPNG. WIDTH 21 1/2' = 6.119 SQFT	NET CLEAR OPNG. 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 & RESCUE OPNG. SHALL BE - 5 SQFT
SH25	63' H. X 31' W. UDW SIZE	

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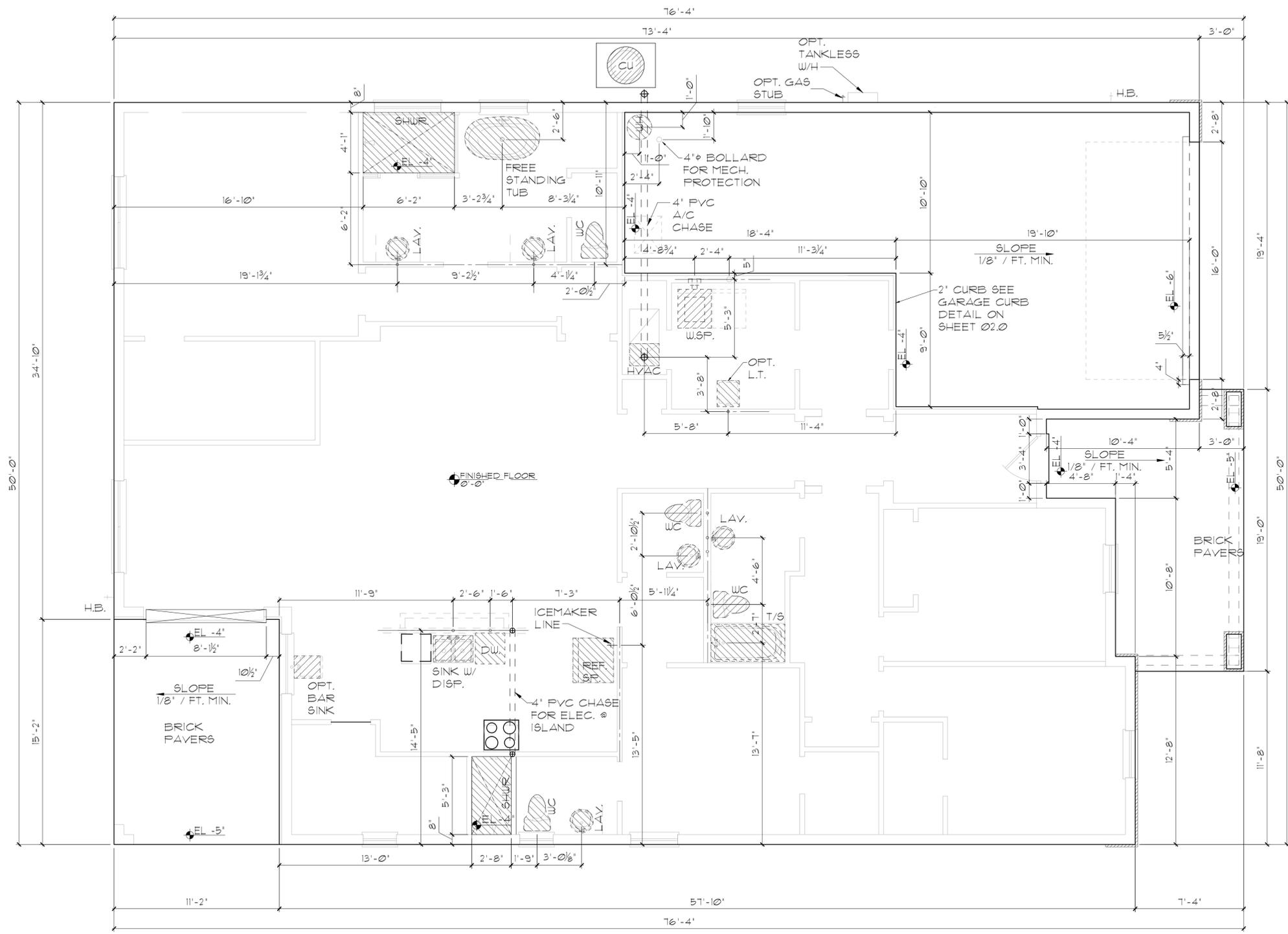
2681 RANIER

PARK SERIES

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

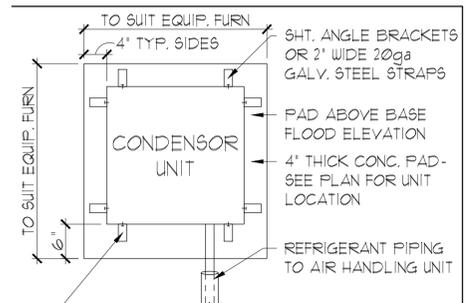
REVISIONS	
DELTA #	DATE

DATE:	12-10-25
SCALE:	AS NOTED
DRAWN:	MW
SHEET:	00.1



FOUNDATION NOTES

1. CONTRACTOR 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 SUPER-VISOR FOR CLARIFICATION.
3. 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.
4. PAVERS MAY BE USED I.O. CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED. VERIFY W/ COMMUNITY SPECIFICATIONS.
5. MECHANICAL EQUIP. LOCATIONS TO BE FIELD VERIFIED & MAY BE DEFENDANT UPON COMMUNITY AND MUNICIPALITY CODES.
6. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
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CONNECT TO UNIT W/ #14 SHEET METAL SCREWS W/ GASKETED WASHERS & CONNECT TO PAD W/ 1/4\"/>

ANCHOR SPACING TABLE	
LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12'	ONE / SIDE
12' - 24'	TWO / SIDE
24' - 36'	THREE / SIDE
36' UP & 5tons & UP	FOUR / SIDE

COND. ANCHOR DET.
N.T.S.

**ELEVATION B STD
SLAB INTERFACE PLAN**
1/8\"/>

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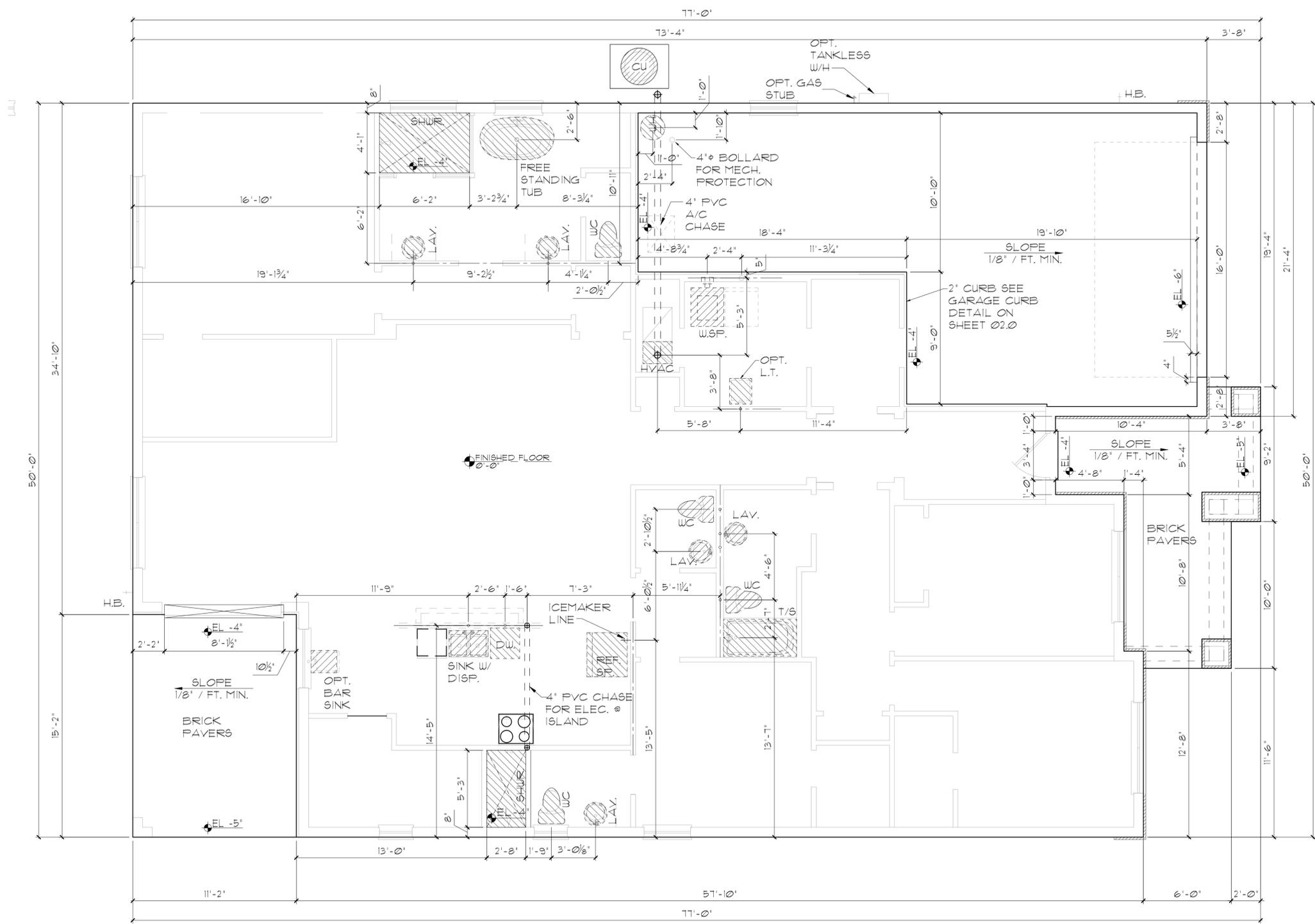
SLAB INTERFACE PLAN

2681 RANIER
PARK SERIES

REVISIONS	
DELTA #	DATE

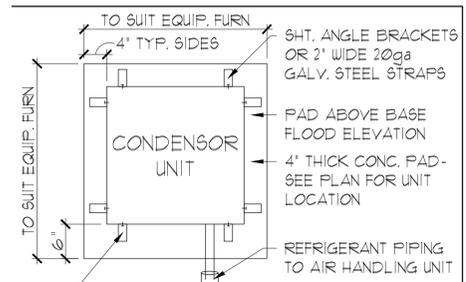
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SCALE: AS NOTED
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SHEET: 01.0

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CONNECT TO UNIT W/ #14 SHEET METAL SCREWS W/ GASKETED WASHERS & CONNECT TO PAD W/ 1/4" X 1-1/4" TAPCON SCREW OR 3/8" BOLT. SEE TABLE FOR QTY. PER SIDE.

ANCHOR SPACING TABLE	
LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12'	ONE / SIDE
12' - 24'	TWO / SIDE
24' - 36'	THREE / SIDE
36' UP & 5tons & UP	FOUR / SIDE

COND. ANCHOR DET.
N.T.S.

**ELEVATION C STD
SLAB INTERFACE PLAN**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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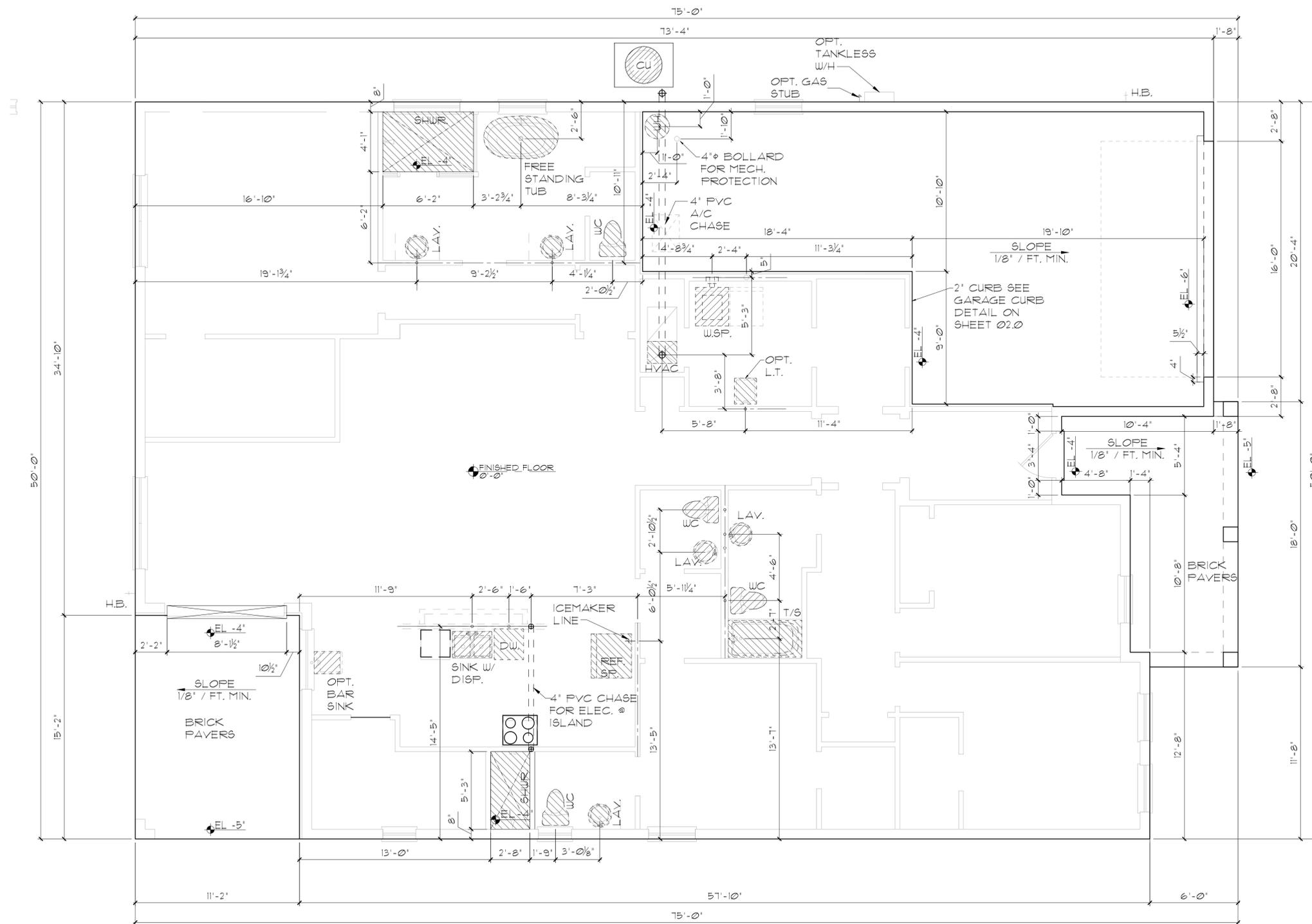
SLAB INTERFACE PLAN

2681 RANIER
 PARK SERIES

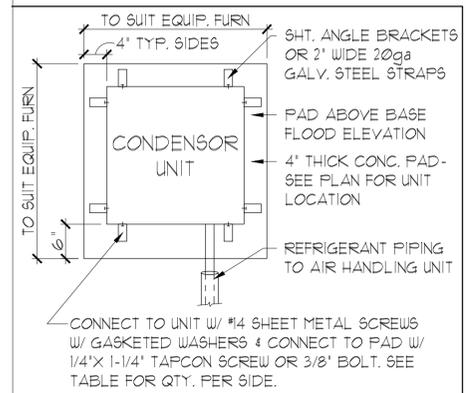
REVISIONS	
DELTA #	DATE

DATE: 12-10-25
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LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12'	ONE / SIDE
12' - 24'	TWO / SIDE
24' - 36'	THREE / SIDE
36' UP & 5tons & UP	FOUR / SIDE

COND. ANCHOR DET.
N.T.S.

ELEVATION D STD SLAB INTERFACE PLAN

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



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SLAB INTERFACE PLAN

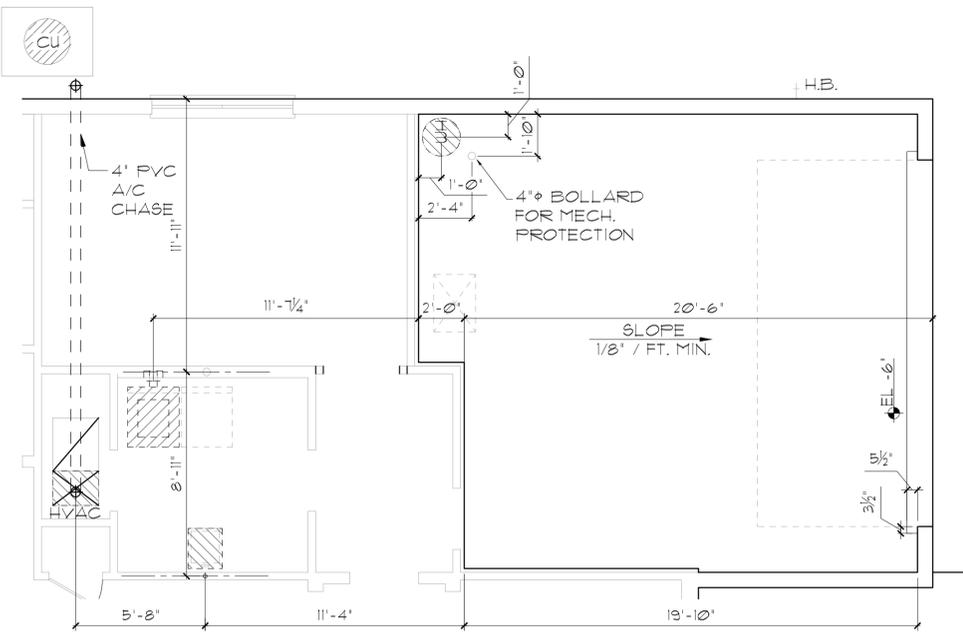
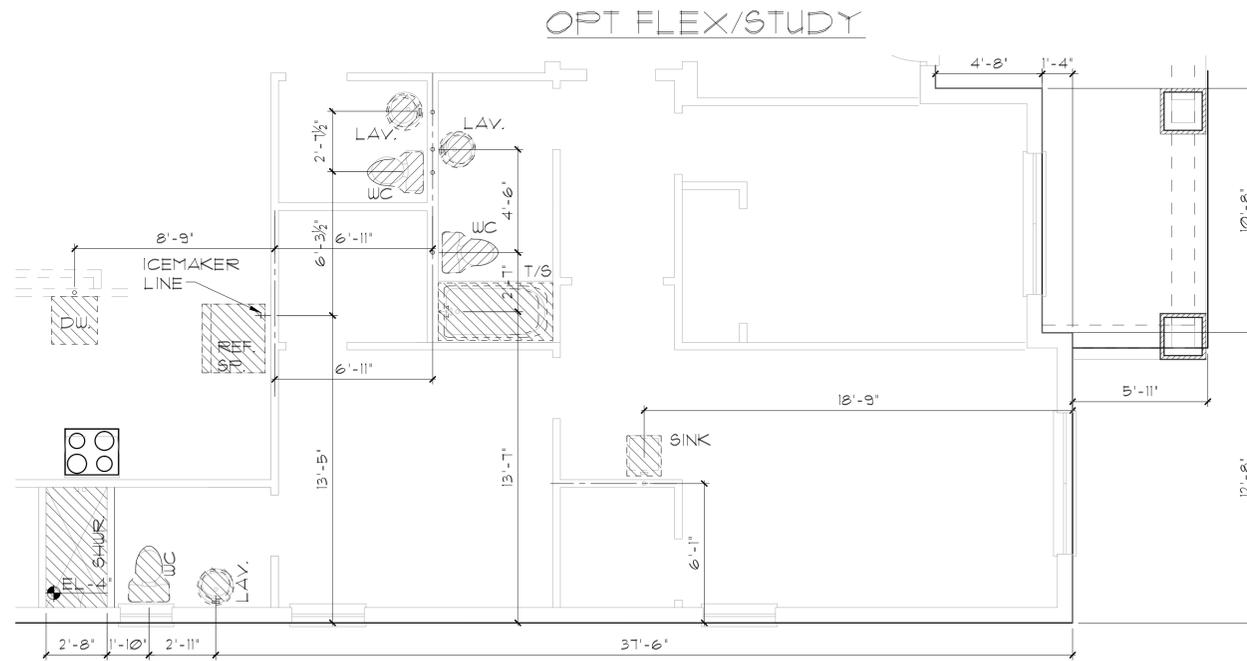
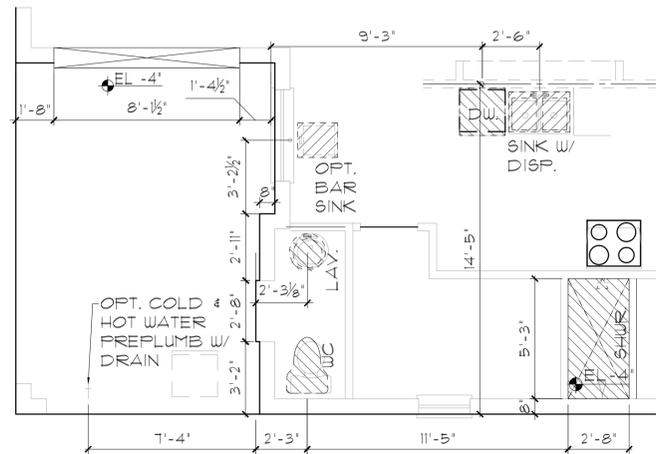
2681 RANIER
PARK SERIES

REVISIONS	
DELTA #	DATE

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: MW
SHEET: 01.0

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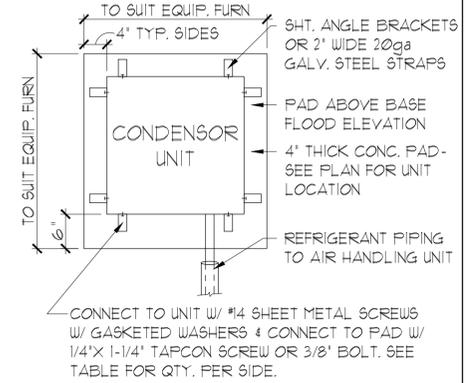
LOT: 0000, COMMUNITY



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

1 COND. ANCHOR DET.
N.T.S.

ANCHOR SPACING TABLE	
LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12'	ONE / SIDE
12' - 24'	TWO / SIDE
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PARK SERIES

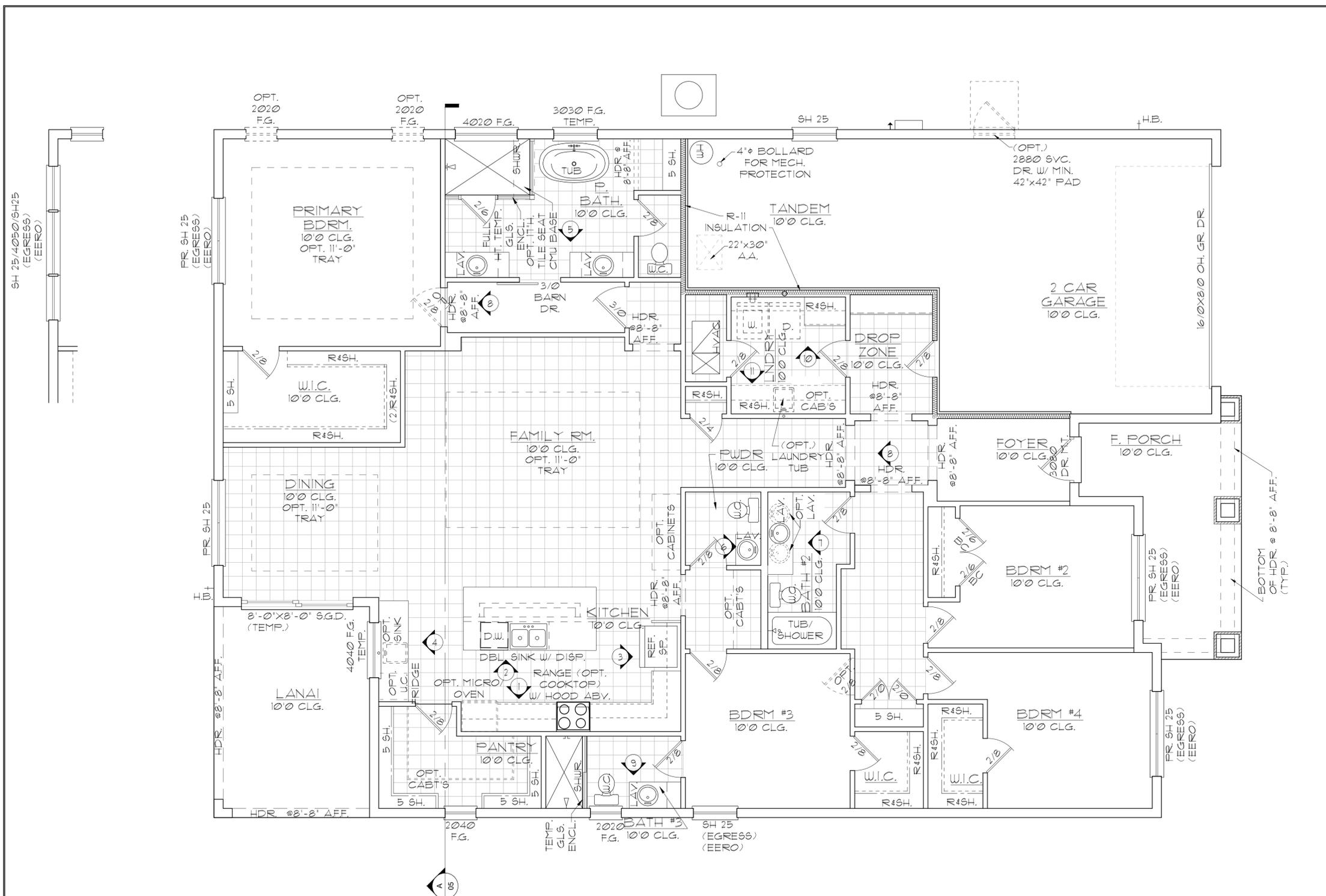
SLAB INTERFACE PLAN

Park Square HOMES

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THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 20th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH



GENERAL NOTES

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3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
5. 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 20 MIN. FIRE RATED (AW R302.5.)
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME.
7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

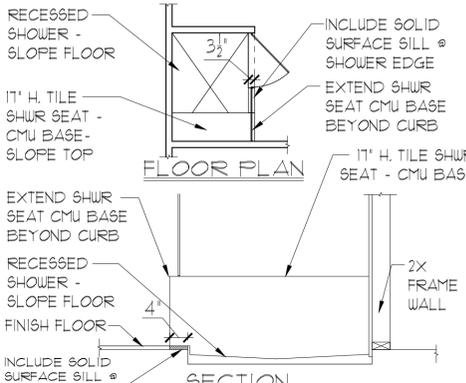
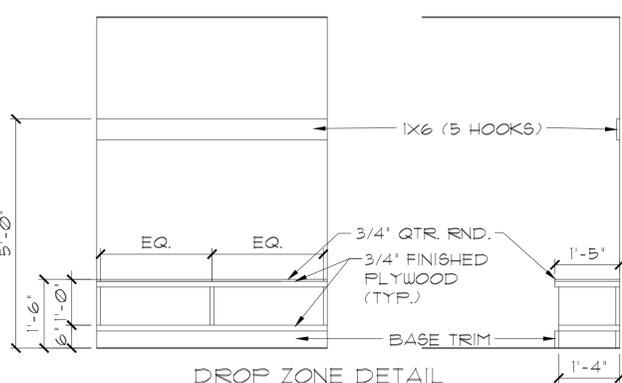
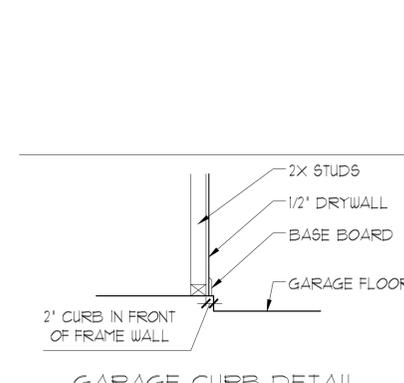
[Symbol: Dotted pattern]	DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
[Symbol: Diagonal lines]	DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
[Symbol: Cross-hatch pattern]	DENOTES 2x INSULATED FRAME WALL

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

AREA CALCULATIONS

TOTAL LIVING	2,681 SF.
GARAGE	648 SF.
ENTRY	149 SF.
LANAI	169 SF.
TOTAL UNDER ROOF	3,647 SF.

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



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2681 RANIER
PARK SERIES

FLOOR PLAN W/ NOTES

02.0

REVISIONS

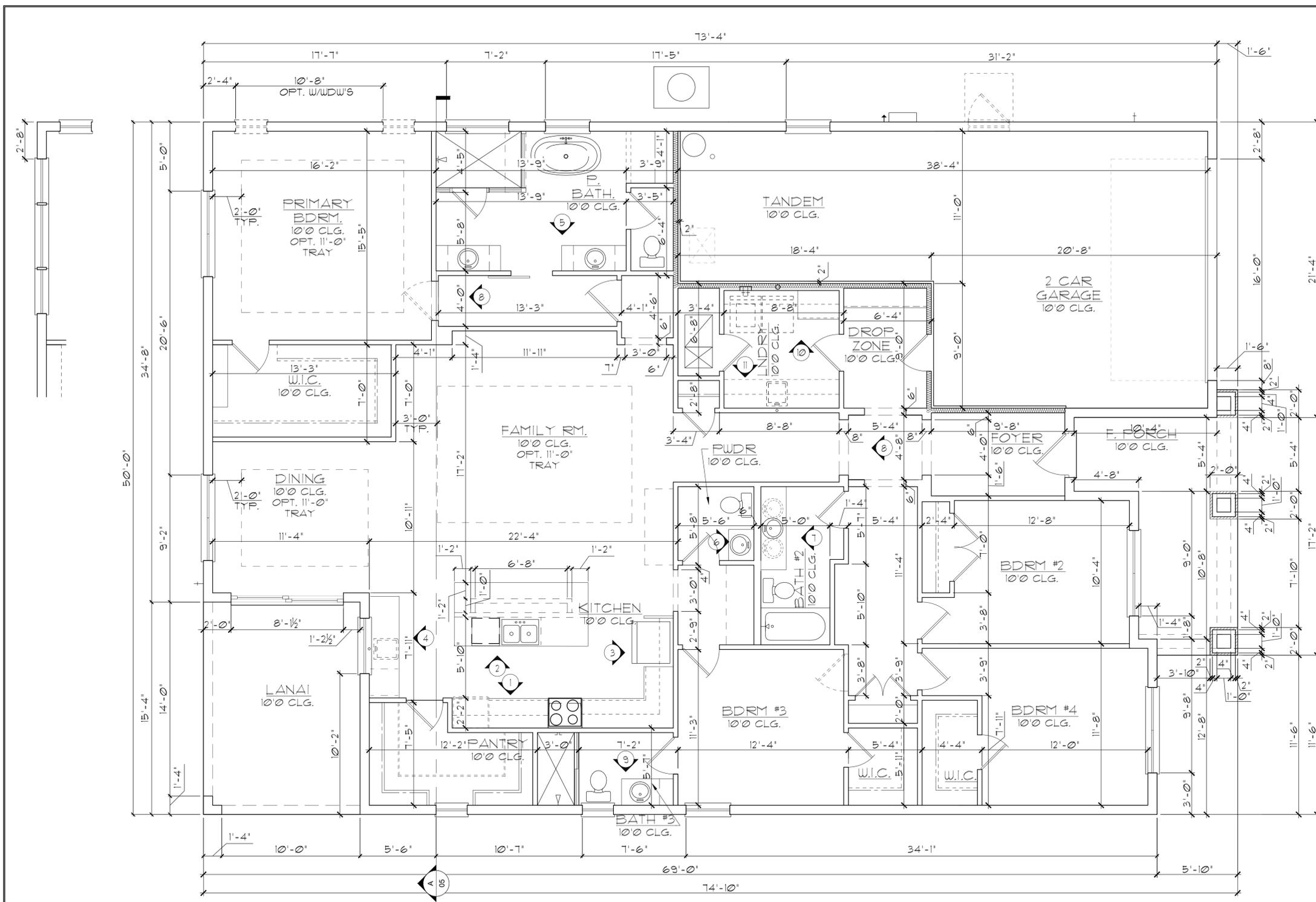
DELTA #	DATE

DATE: 12-10-25
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SHEET: 02.0

HITEC
 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineyard Road Suite #8 Orlando, FL 32811
 Phone: (407) 241-1790
 www.hitec.com

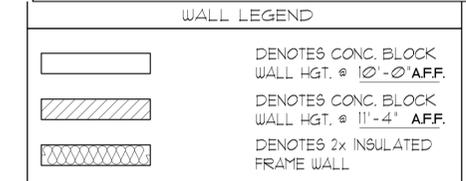
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 5200 Vineyard Road, Suite 200
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7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
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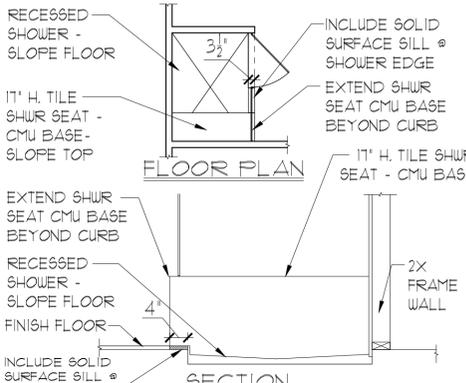
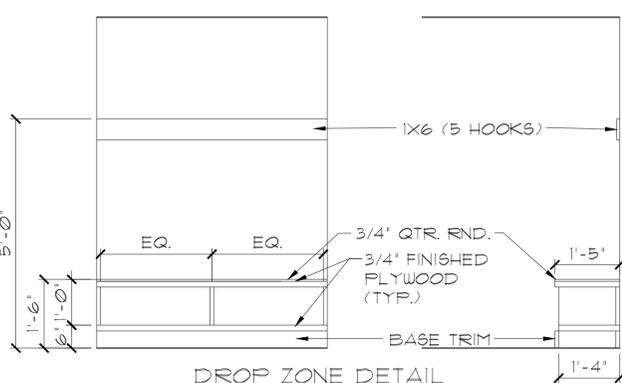
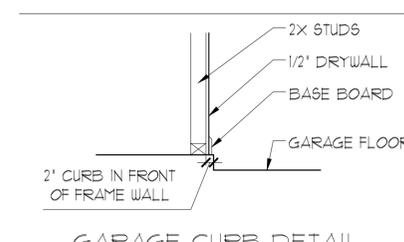


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AREA CALCULATIONS

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GARAGE	648 SF.
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ELEVATION A STD FLOOR PLAN W/ DIMENSIONS
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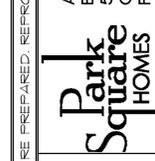


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Orlando, Florida 32811
Phone: (407) 629 - 3000



FLOOR PLAN W/ DIMENSIONS

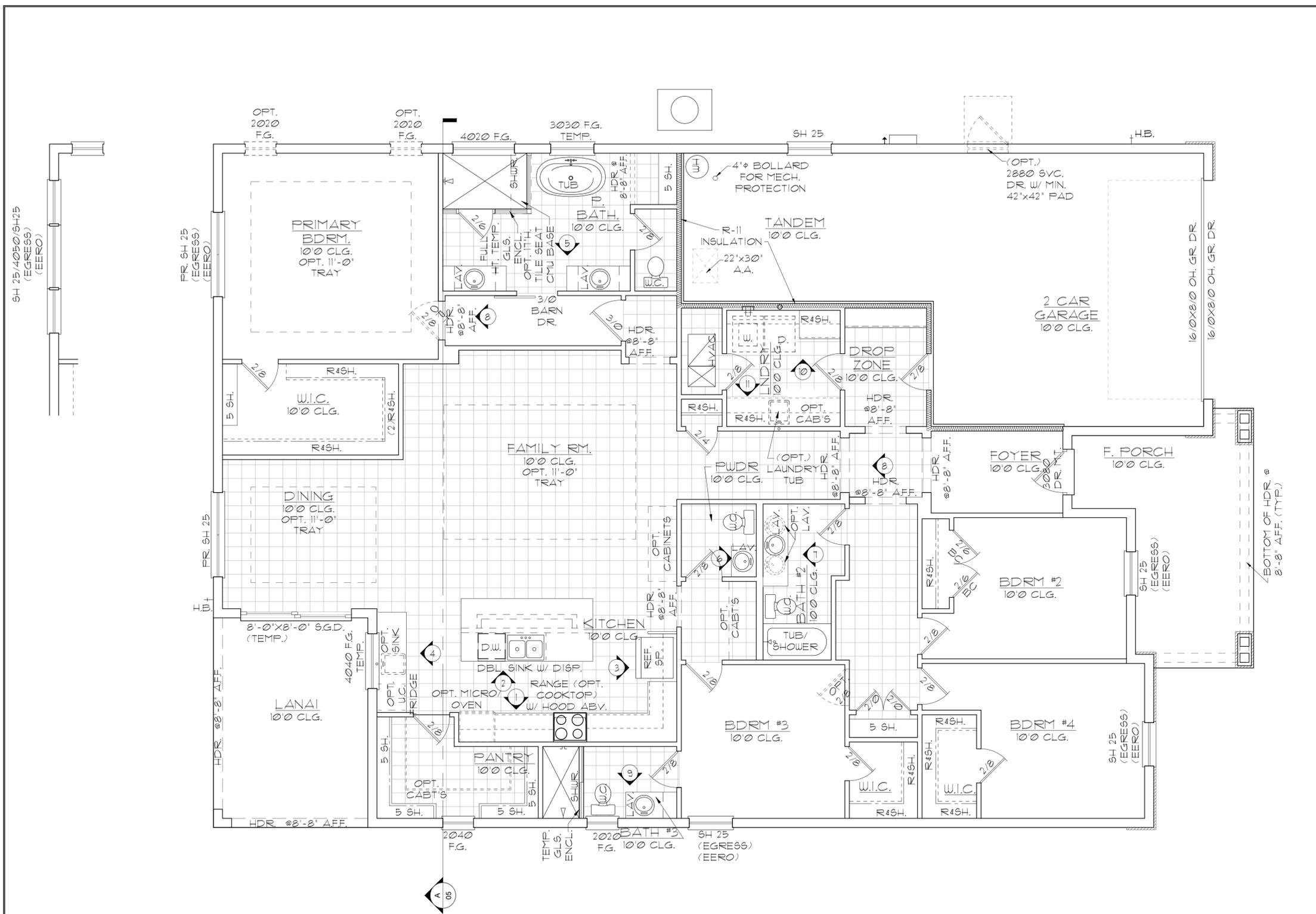
2681 RANIER PARK SERIES

REVISIONS

DELTA #	DATE

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SHEET: 02.1

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WALL LEGEND

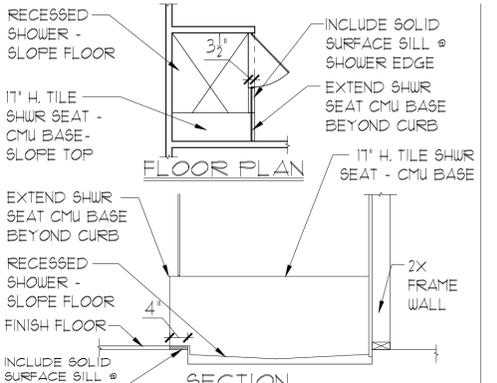
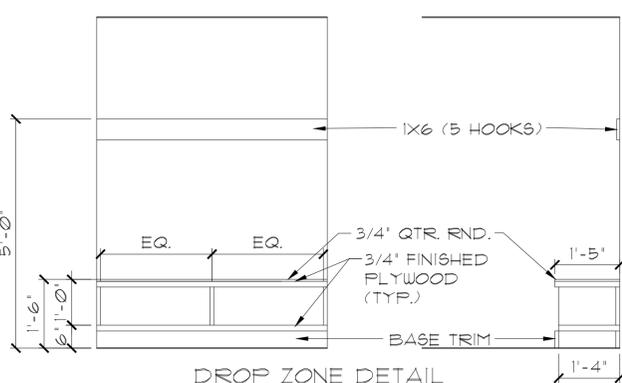
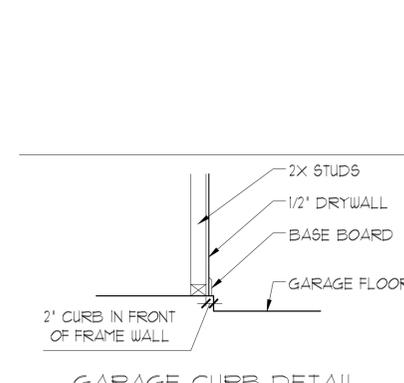
	DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
	DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
	DENOTES 2x INSULATED FRAME WALL

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

AREA CALCULATIONS

TOTAL LIVING	2,621 SF.
GARAGE	648 SF.
ENTRY	176 SF.
LANAI	169 SF.
TOTAL UNDER ROOF	3,614 SF.

ELEVATION B STD FLOOR PLAN W/ NOTES
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Park Square HOMES

FLOOR PLAN W/ NOTES

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PARK SERIES

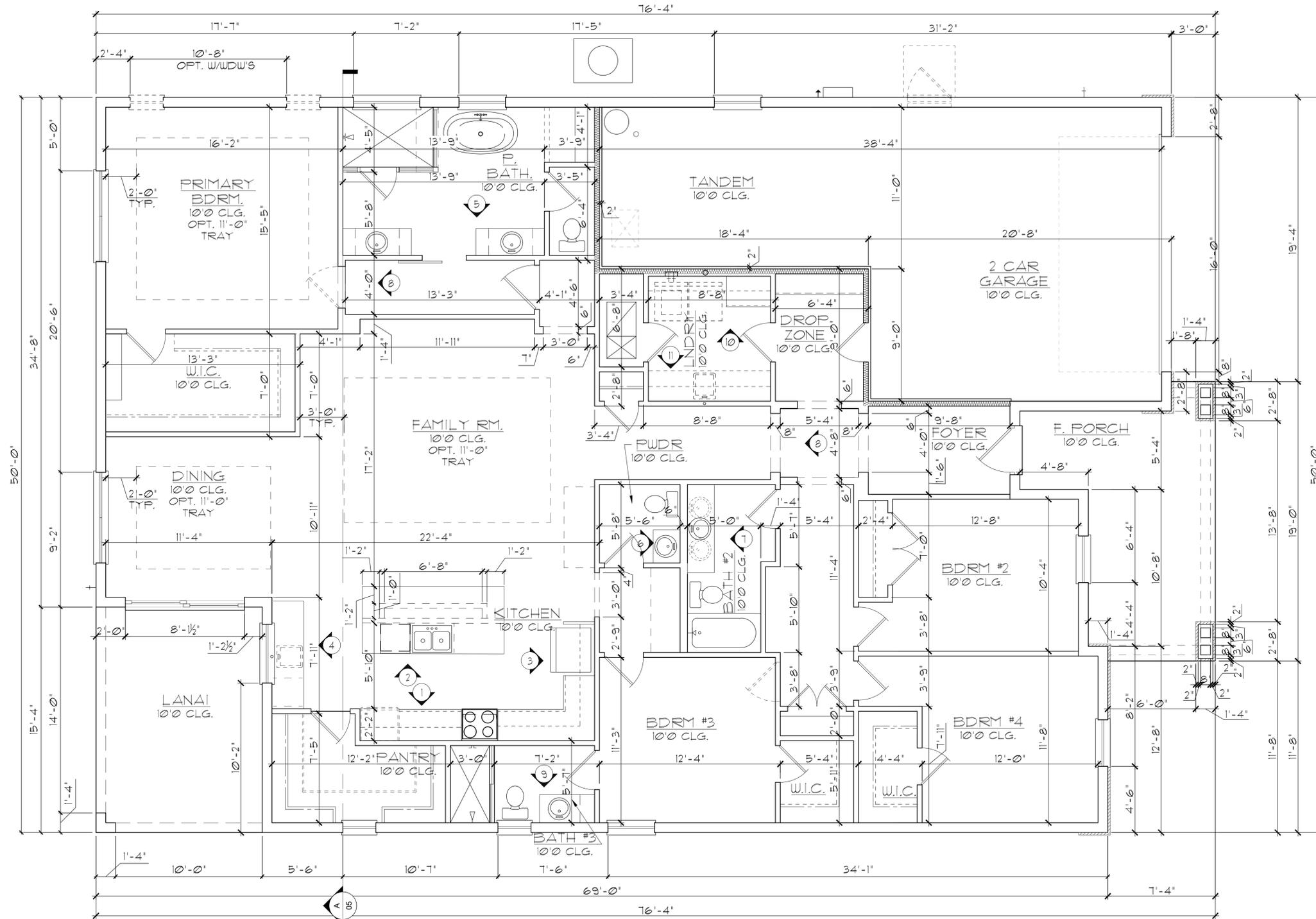
REVISIONS

DELTA #	DATE

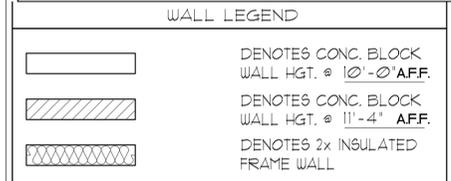
DATE: 12-10-25
SCALE: AS NOTED
DRAWN: MW
SHEET: 02.0

LOT: 0000, COMMUNITY
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- ### GENERAL NOTES
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
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 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7-5/8" UNLESS NOTED OTHERWISE.
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 - PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
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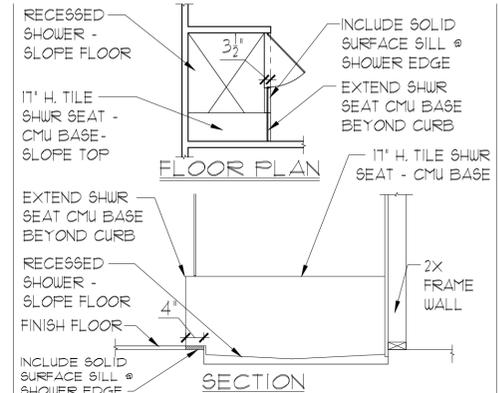
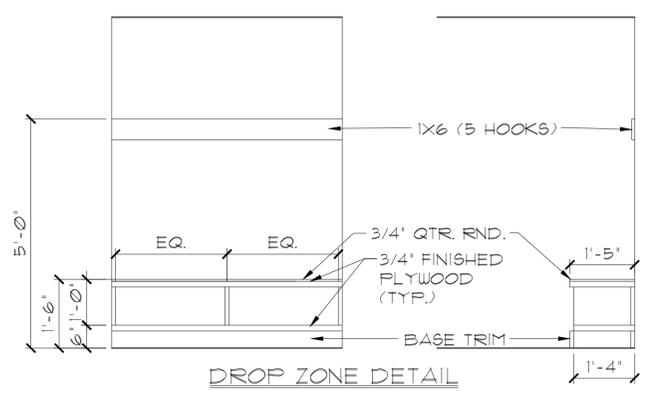
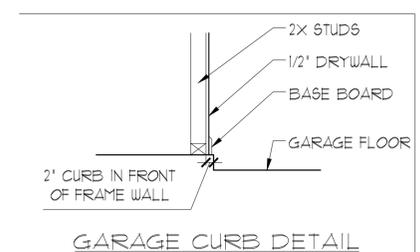
NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

AREA CALCULATIONS

TOTAL LIVING	2,681 SF.
GARAGE	648 SF.
ENTRY	149 SF.
LANAI	169 SF.
TOTAL UNDER ROOF	3,647 SF.

ELEVATION B STD FLOOR PLAN W/ DIMENSIONS

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



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LOT: 0000, COMMUNITY

REVISIONS	
DELTA #	DATE
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DRAWN:	ML
SHEET:	02.1

2681 RANIER
PARK SERIES

FLOOR PLAN
W/ DIMENSIONS

Park Square
HOMES

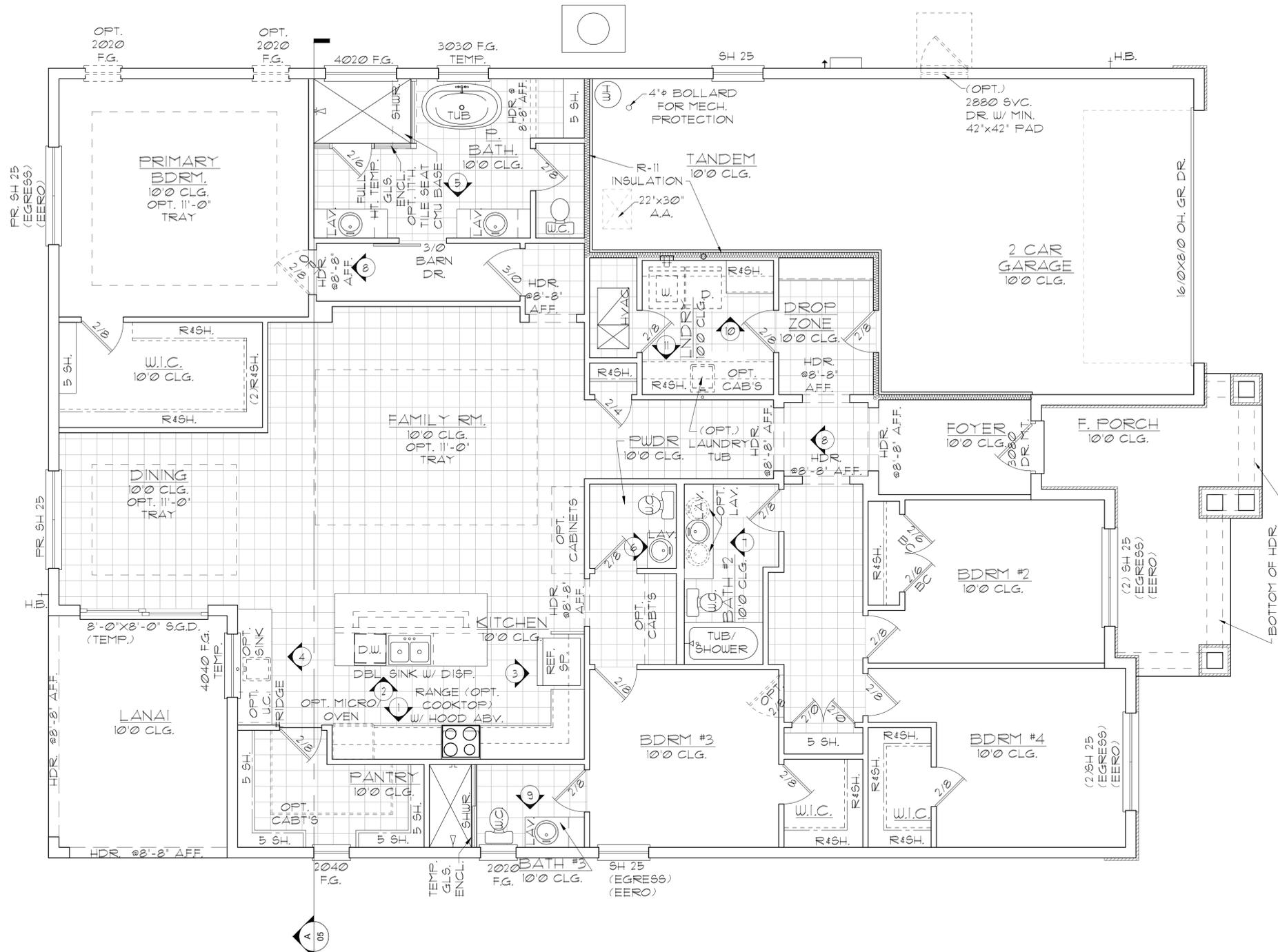
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Orlando, Florida 32811
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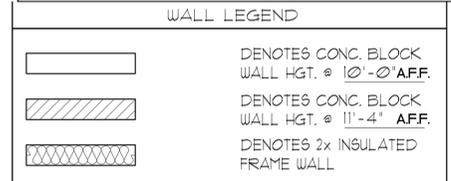
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SH 25/4050/SH25
(EGRESS)
(EERO)



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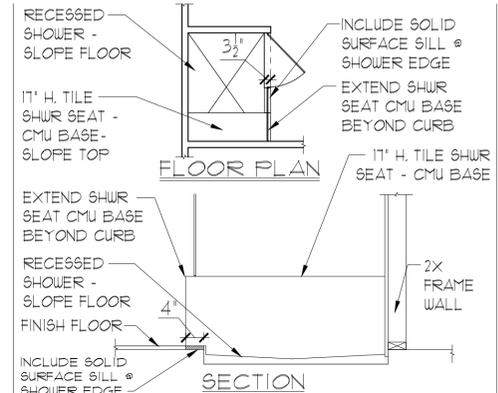
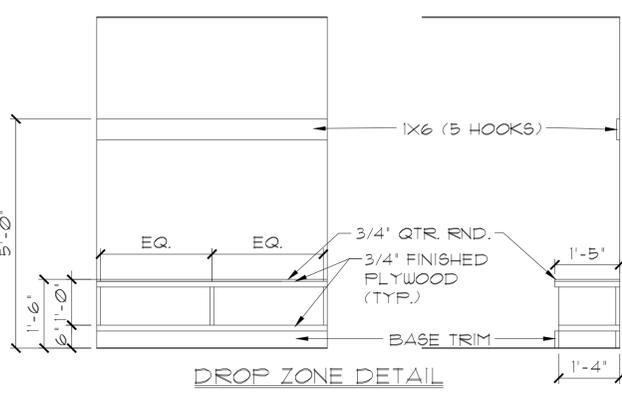
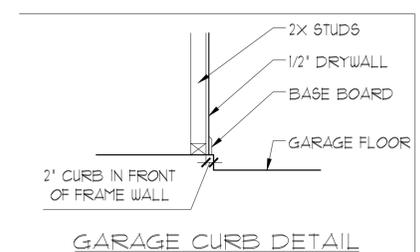


NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

AREA CALCULATIONS

TOTAL LIVING	2,681 SF.
GARAGE	648 SF.
ENTRY	149 SF.
LANAI	169 SF.
TOTAL UNDER ROOF	3,647 SF.

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



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5200 Vineyard Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

Park Square HOMES

FLOOR PLAN W/ NOTES

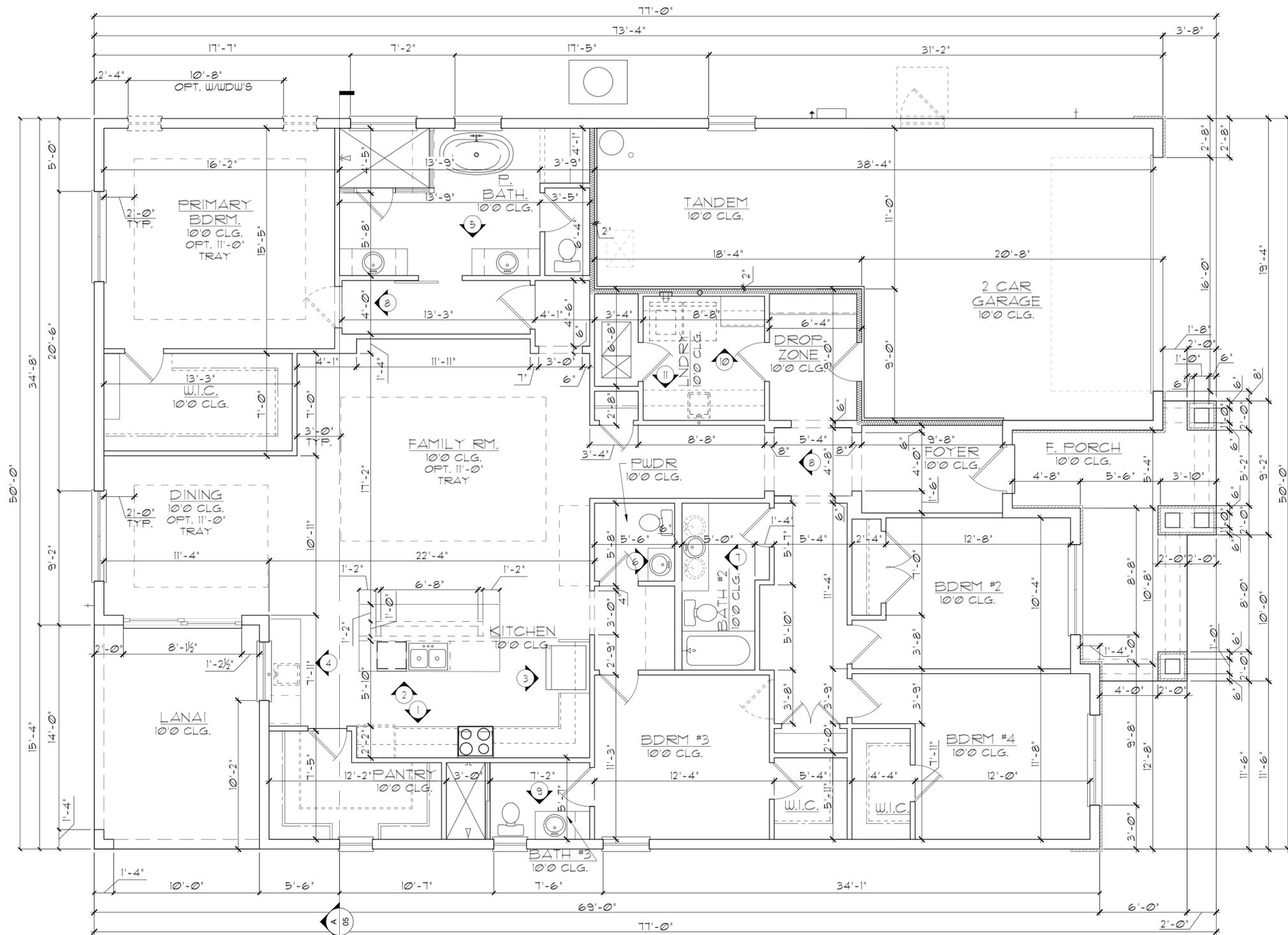
2681 RANIER PARK SERIES

REVISIONS

DELTA #	DATE

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: MW
SHEET: **02.0**

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WALL LEGEND

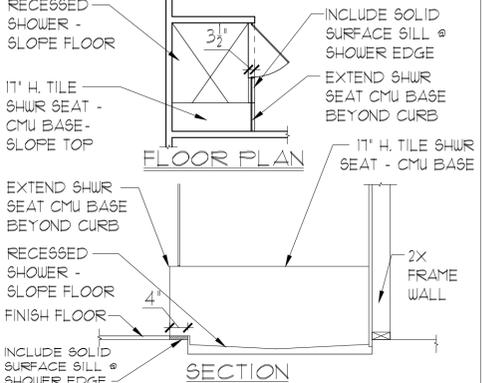
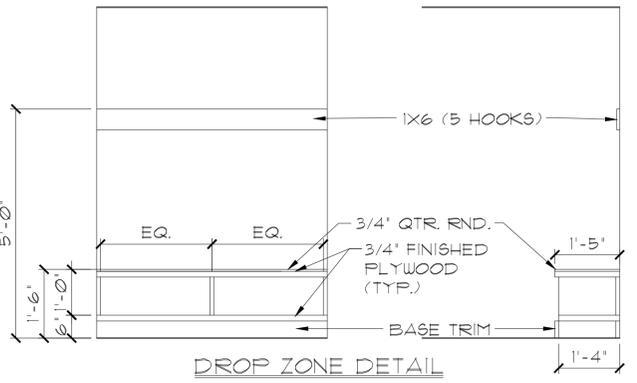
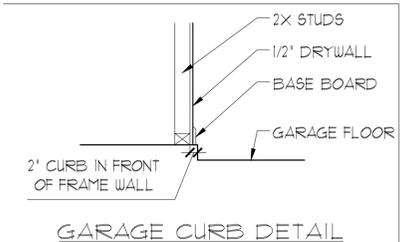
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
- [Symbol] DENOTES 2x INSULATED FRAME WALL

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

AREA CALCULATIONS

TOTAL LIVING	2,681 SF.
GARAGE	648 SF.
ENTRY	171 SF.
LANAI	169 SF.
TOTAL UNDER ROOF	3,669 SF.

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



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

Park Square HOMES

**FLOOR PLAN
W/ DIMENSIONS**

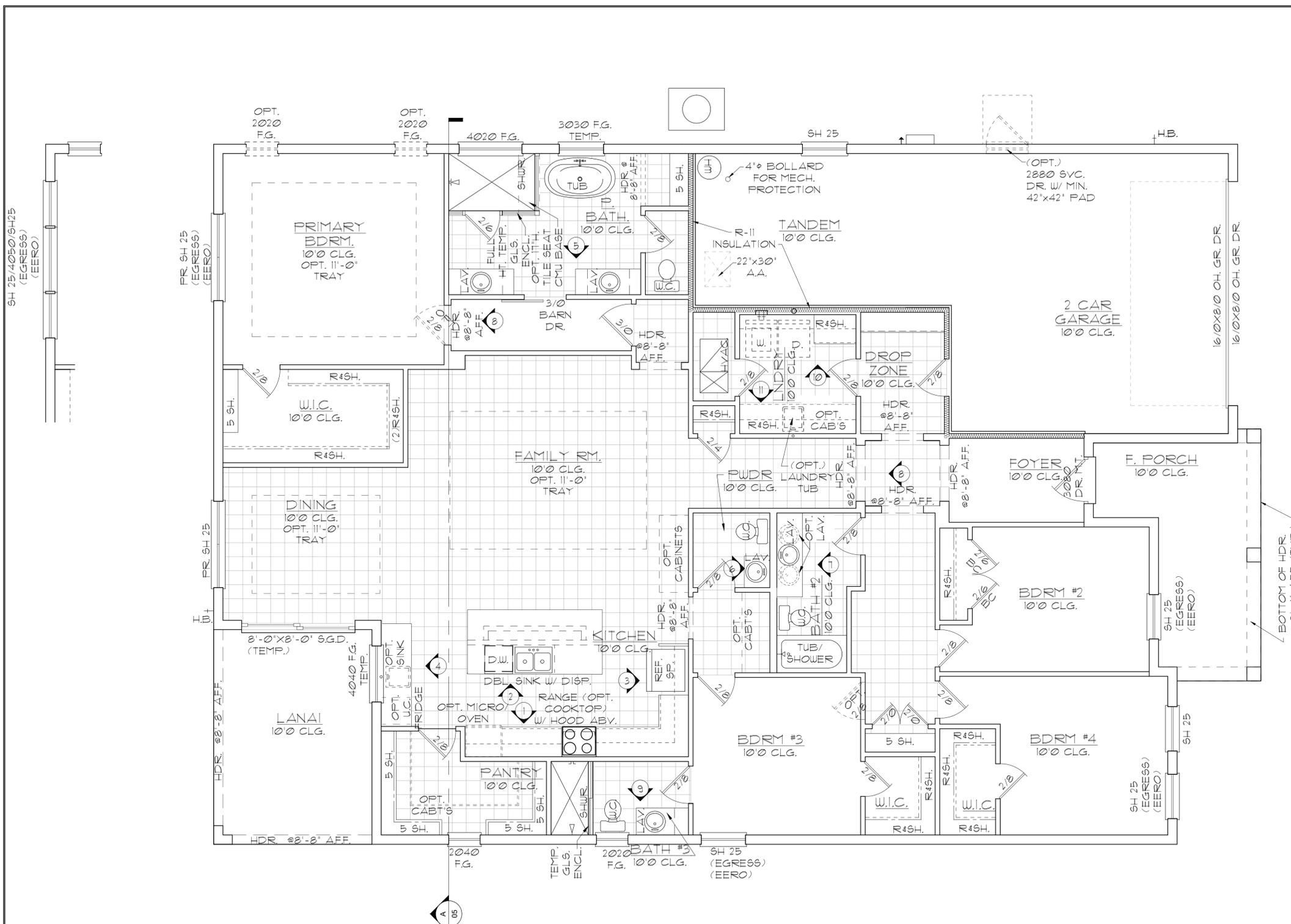
2681 RANIER
PARK SERIES

REVISIONS

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WALL LEGEND

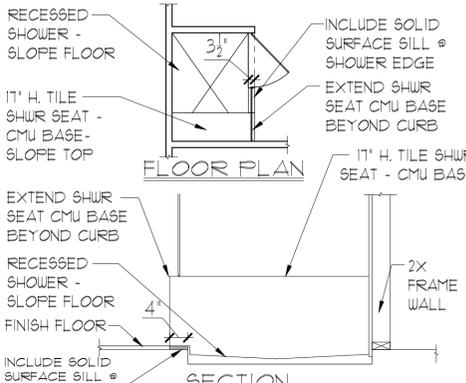
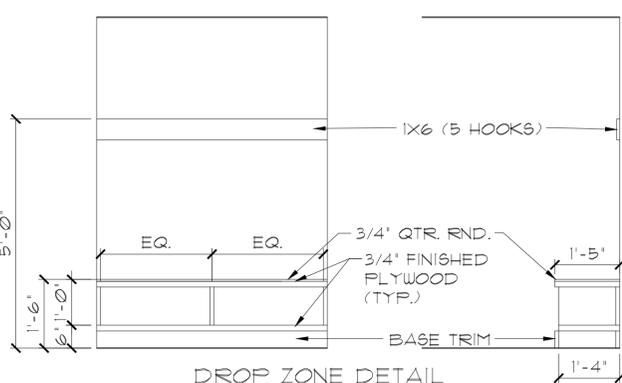
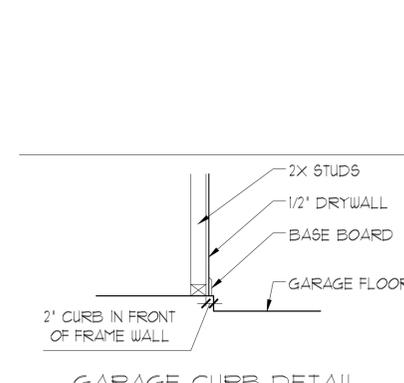
	DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
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AREA CALCULATIONS

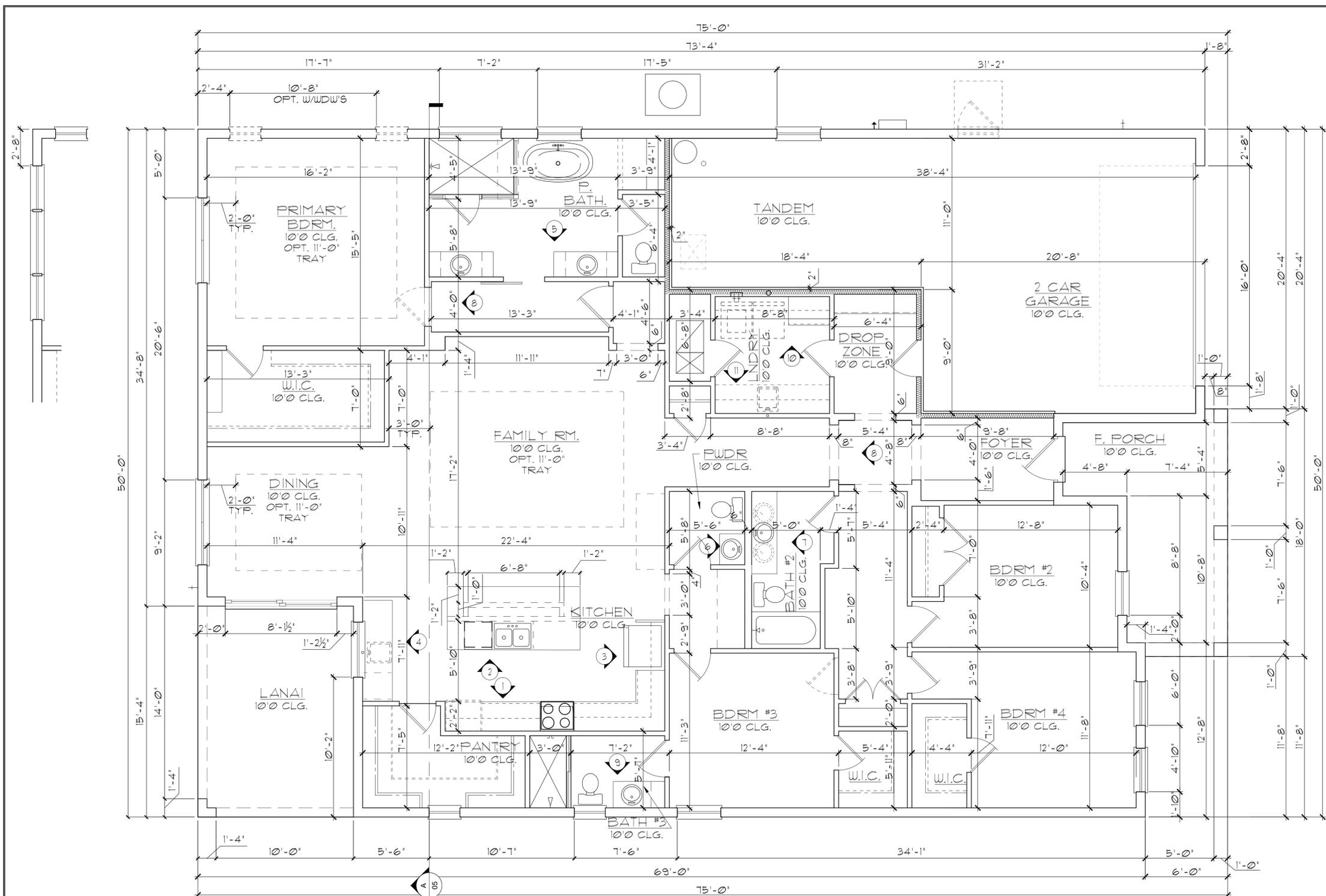
TOTAL LIVING	2,681 SF.
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LANAI	169 SF.
TOTAL UNDER ROOF	3,647 SF.

ELEVATION D STD FLOOR PLAN W/ NOTES
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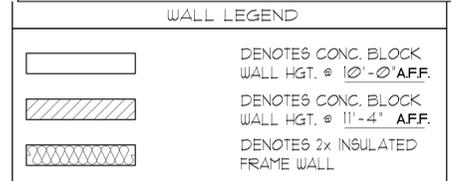
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 2681 RANIER
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 FLOOR PLAN W/ NOTES
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 5200 Vineyard Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 529-3000
 Fax: (407) 244-1790
 www.iteg.com
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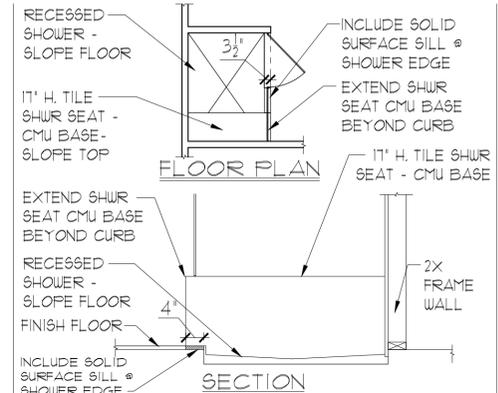
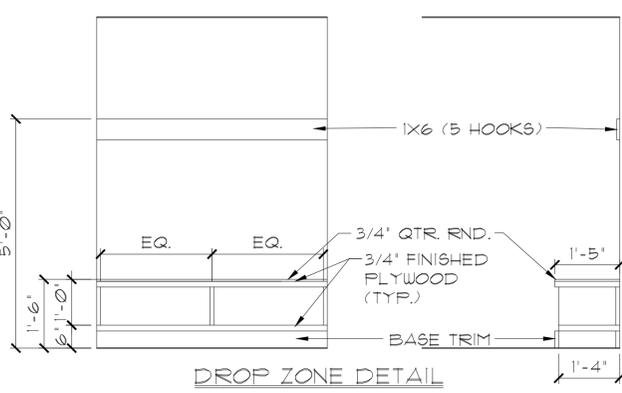
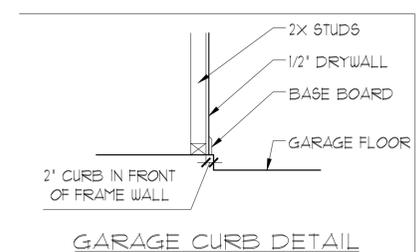


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AREA CALCULATIONS

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GARAGE	648 SF.
ENTRY	149 SF.
LANAI	169 SF.
TOTAL UNDER ROOF	3,647 SF.

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2681 RANIER PARK SERIES

Park Square Homes

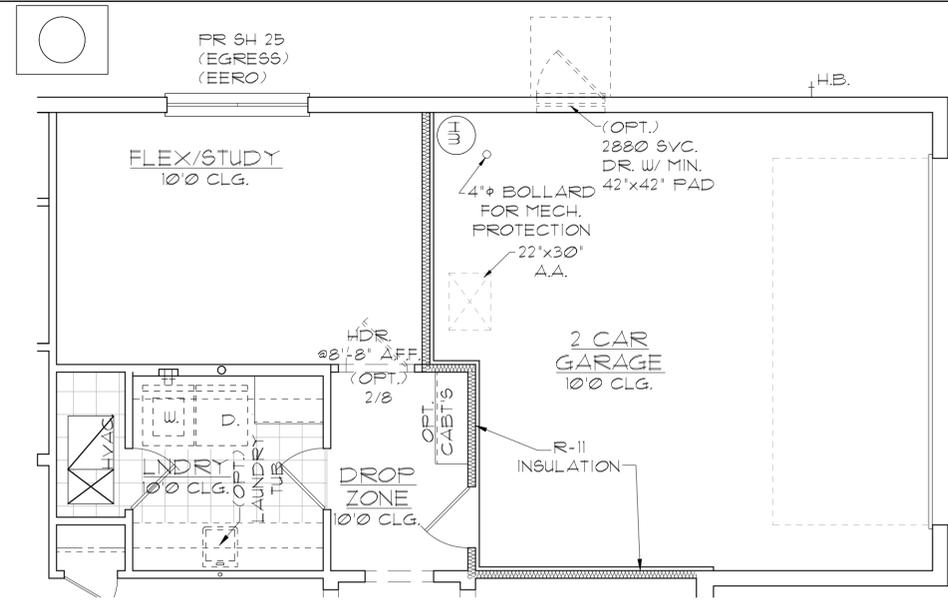
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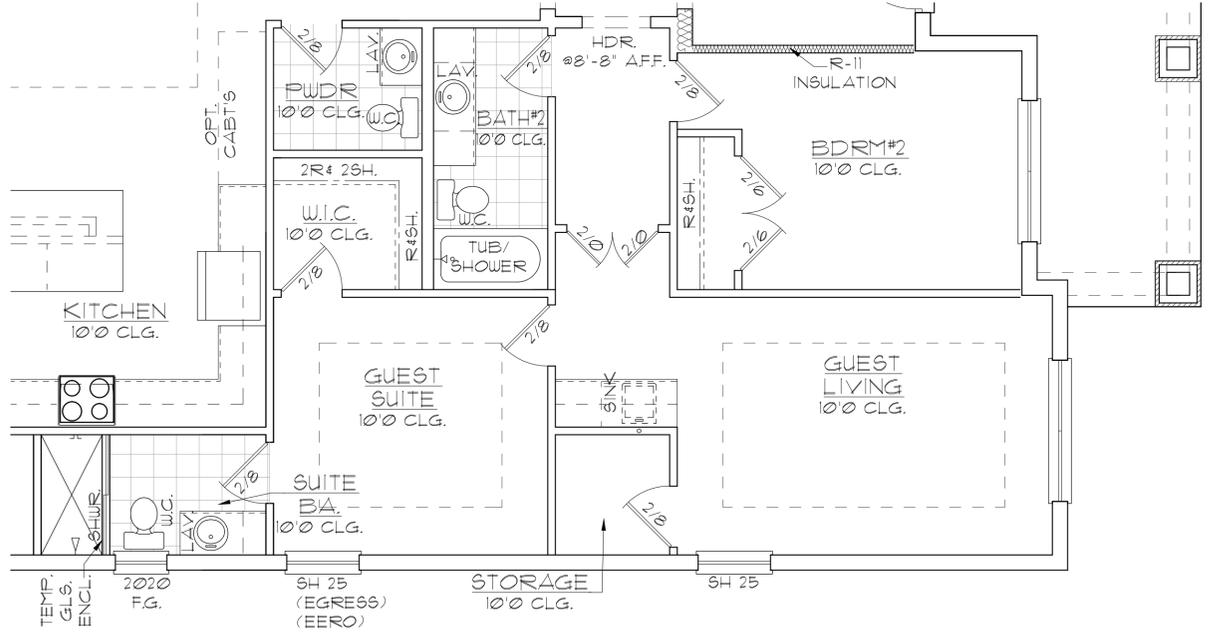
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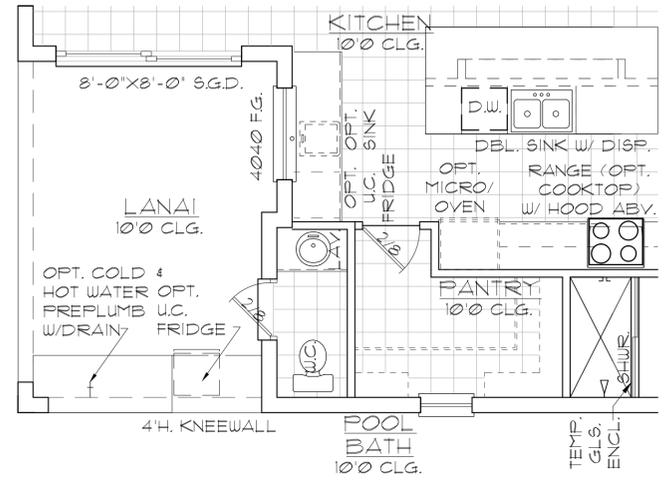
AREA CALCULATIONS	
TOTAL LIVING-----	2,811 SF.
GARAGE-----	458 SF.



OPT FLEX/STUDY



OPT MULTI-GEN SUITE



OPT. POOL BATH/SUMMER KITCHEN

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2681 RANIER
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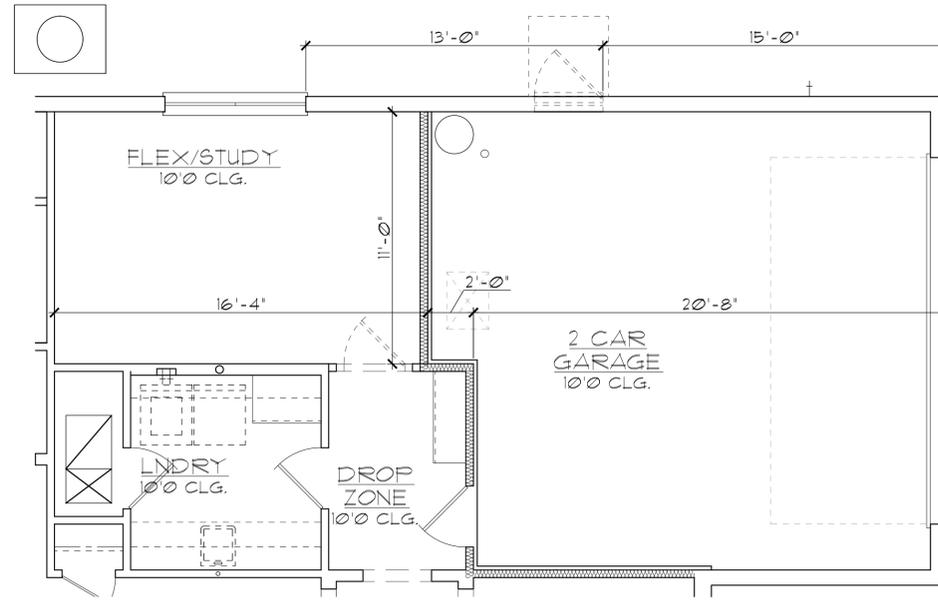
FLOOR PLAN W/ NOTES

Park Square HOMES

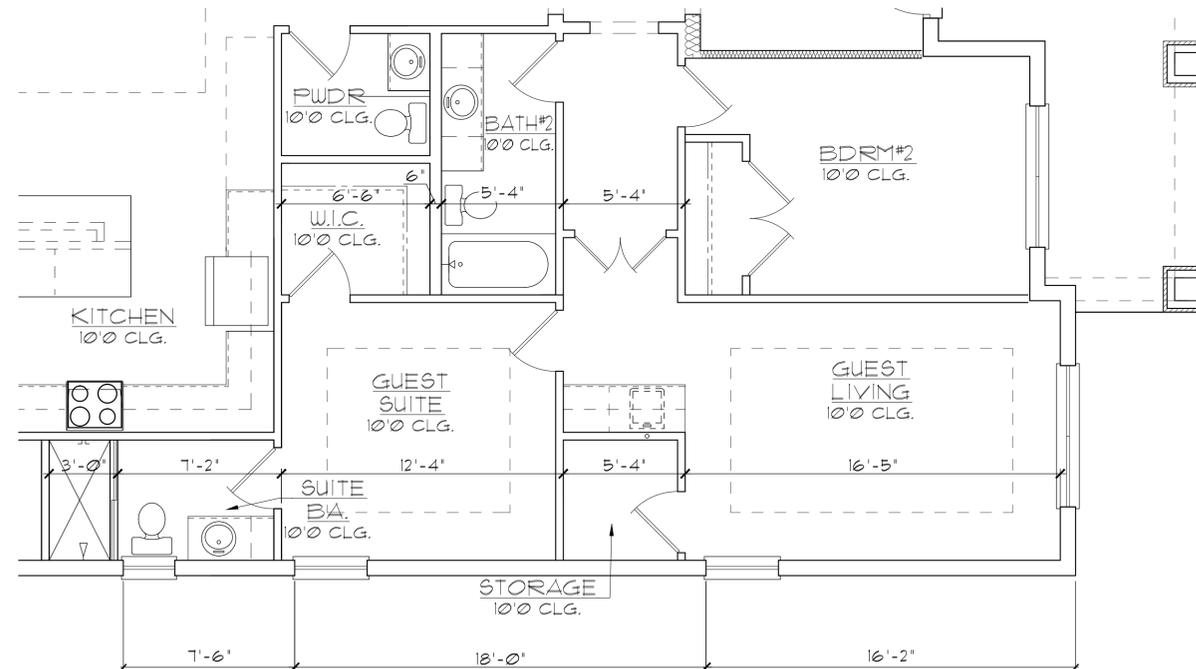
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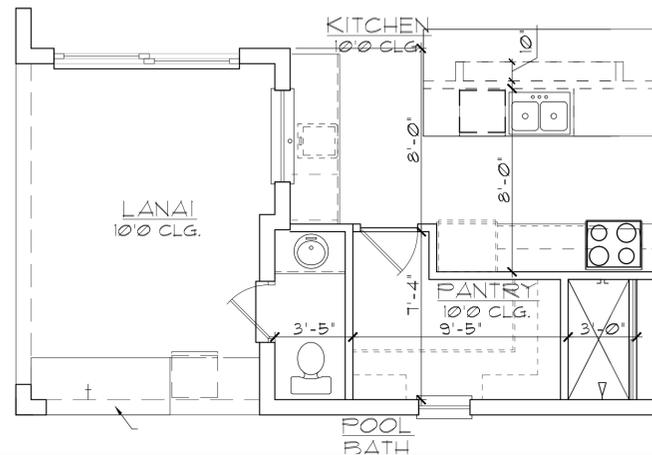
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OPT FLEX/STUDY



OPT MULTI-GEN SUITE



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FLOOR PLAN
W/ DIMENSIONS

2681 RANIER
PARK SERIES

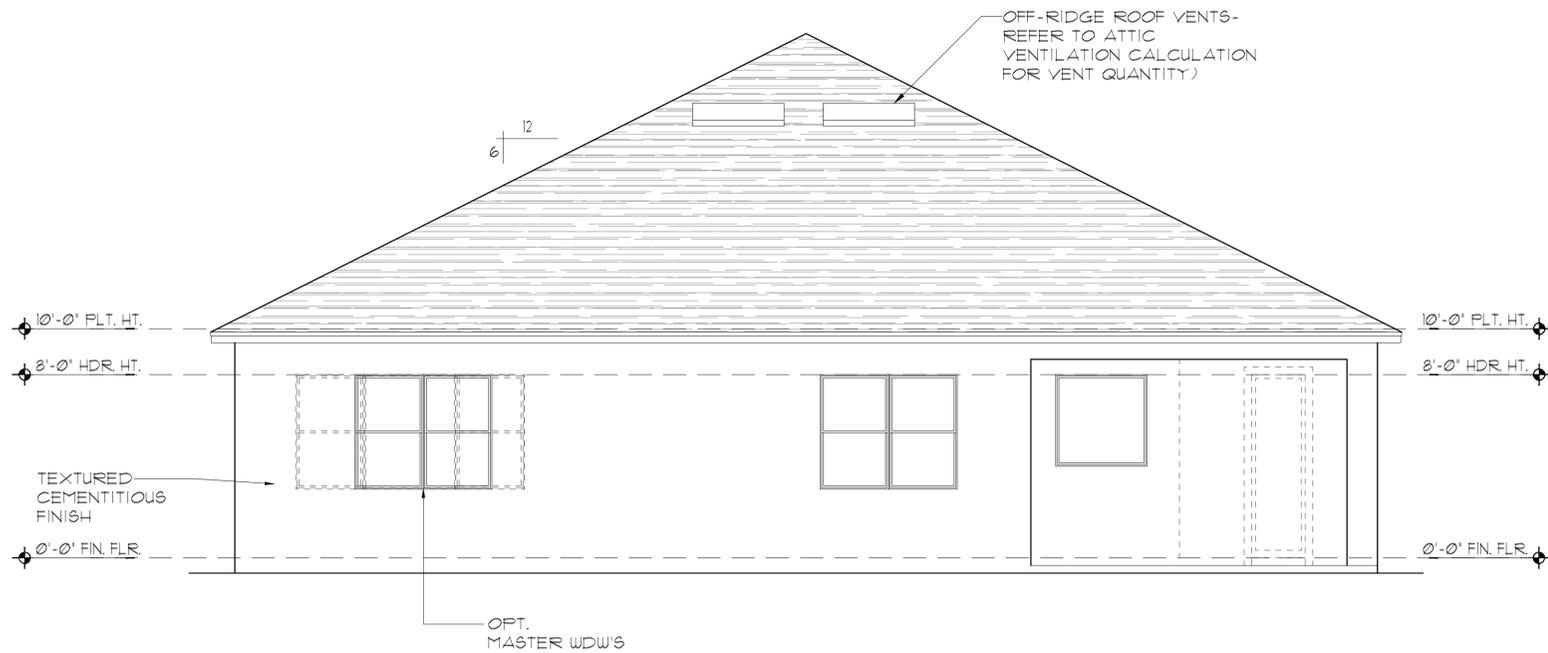
Park Square HOMES

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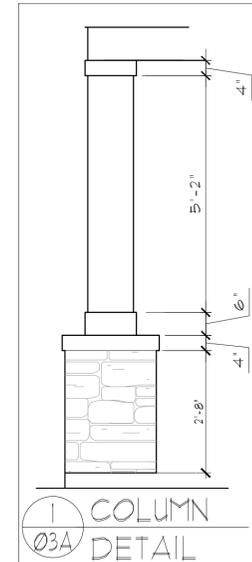
**ELEVATION A STD
FRONT ELEVATION**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**ELEVATION A STD
REAR ELEVATION**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
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10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



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 Orlando, Florida 32811
 Phone: (407) 629 - 3000

Park Square HOMES

EXTERIOR ELEVATION
 FRONT AND REAR

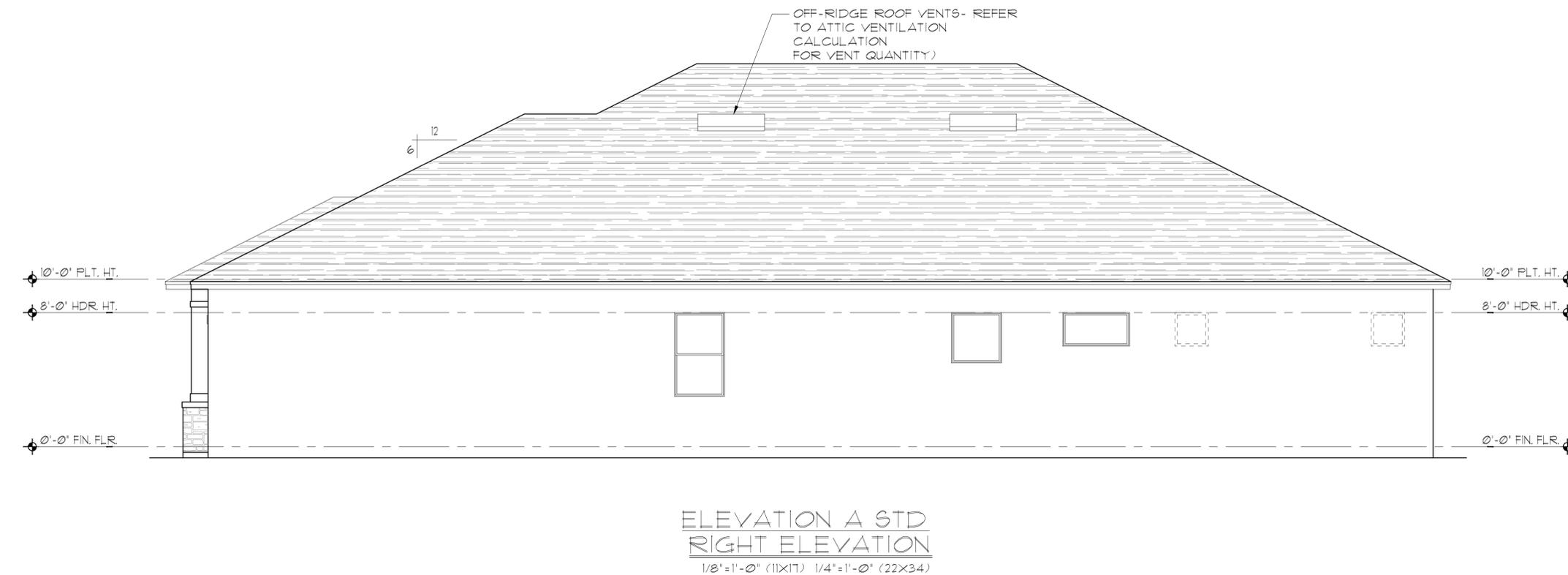
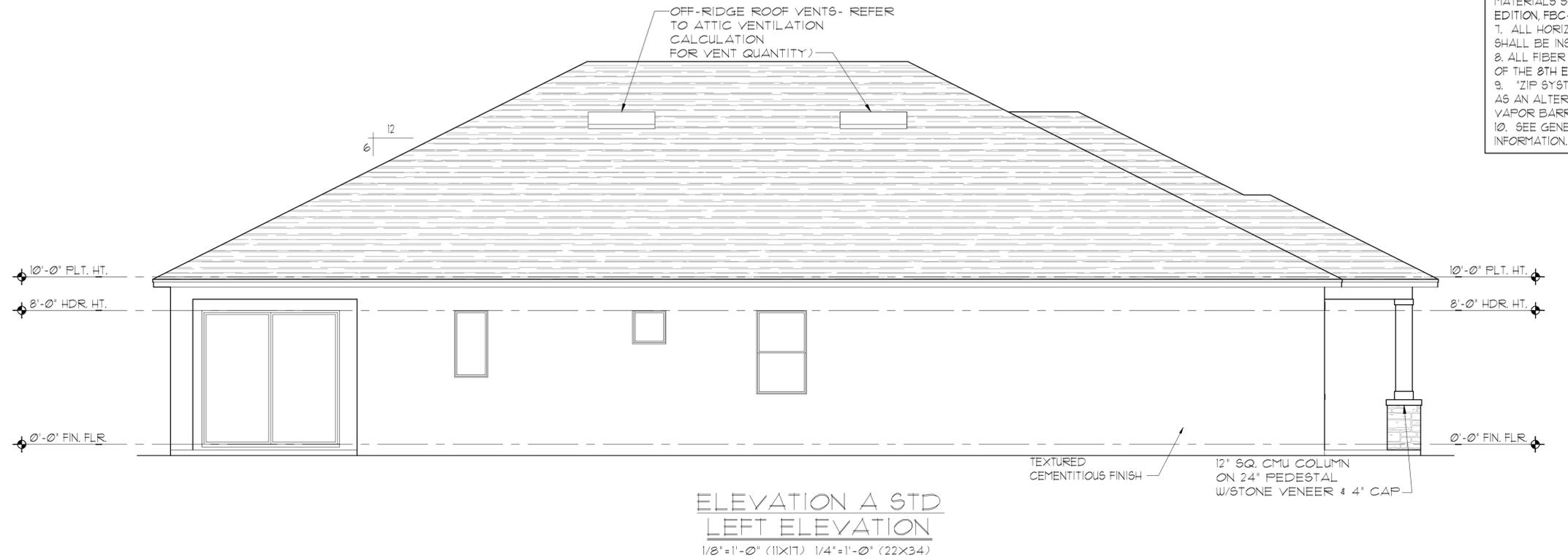
2681 RANIER
 PARK SERIES

REVISIONS	
DELTA #	DATE

DATE: 12-10-25
 SCALE: AS NOTED
 DRAWN: MW
 SHEET: 03.A

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 A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	Park Square HOMES	EXTERIOR ELEVATION LEFT AND RIGHT				
2681 RANIER PARK SERIES	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DELTA #</th> <th style="width: 90%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DELTA #	DATE			DATE: 12-10-25 SCALE: AS NOTED DRAWN: MW SHEET: 03.1A
DELTA #	DATE					

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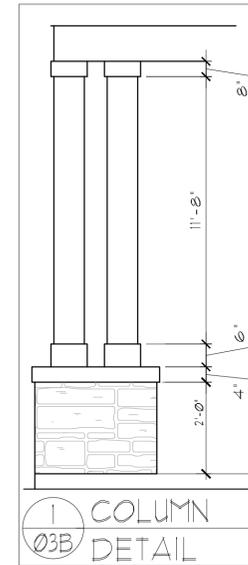
ELEVATION B STD
FRONT ELEVATION

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



ELEVATION B STD
REAR ELEVATION

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



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EXTERIOR ELEVATION
FRONT AND REAR

2681 RANIER
PARK SERIES

REVISIONS

DELTA #	DATE

DATE: 12-10-25

SCALE: AS NOTED

DRAWN: MW

SHEET:

03.B



**ELEVATION B STD
LEFT ELEVATION**
1/8" = 1'-0" (11X17) 1/4" = 1'-0" (22X34)



**ELEVATION B STD
RIGHT ELEVATION**
1/8" = 1'-0" (11X17) 1/4" = 1'-0" (22X34)

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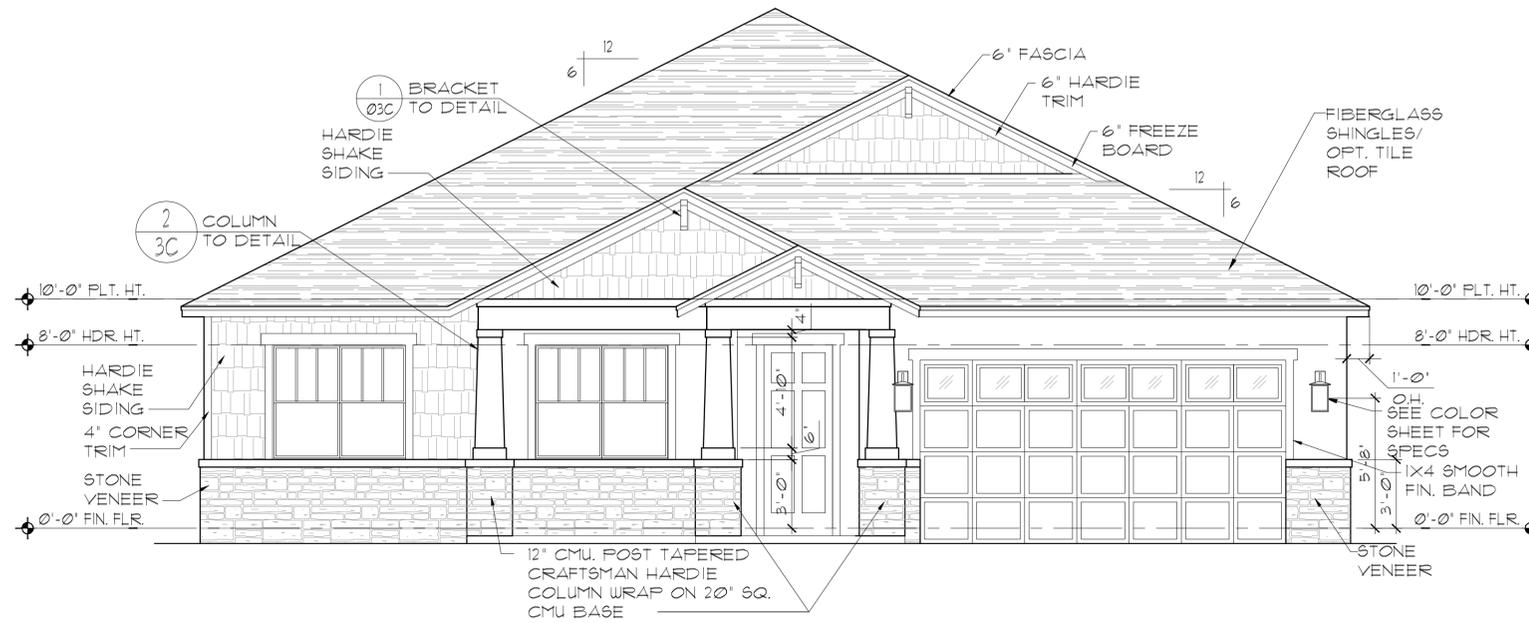
Park Square HOMES
EXTERIOR ELEVATION
LEFT AND RIGHT

2681 RANIER
PARK SERIES

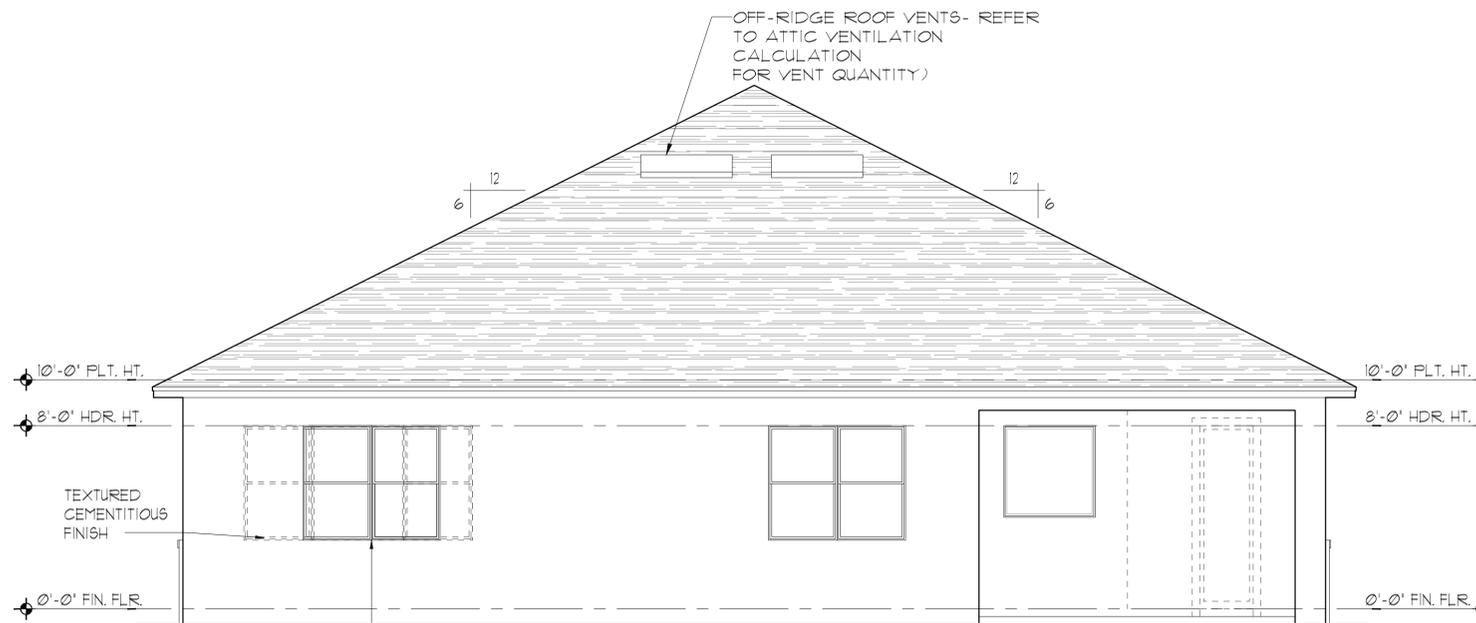
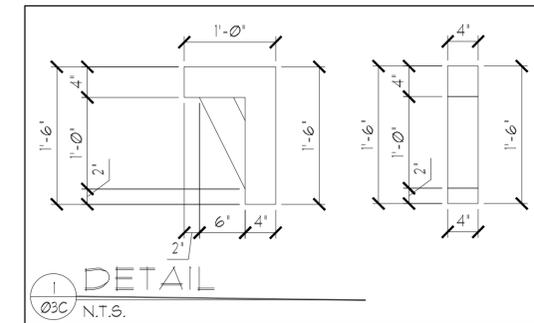
REVISIONS	
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EXTERIOR FINISH NOTES

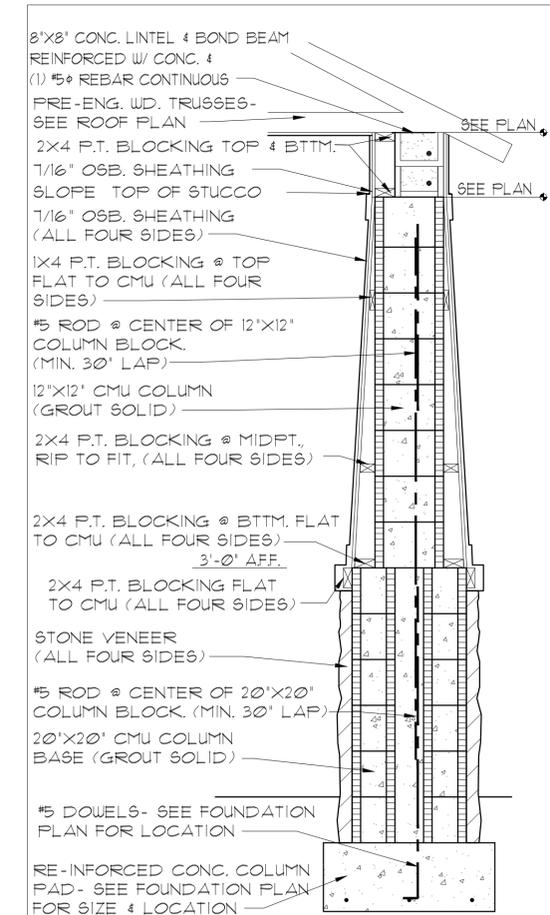
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2
3C
N.T.S.

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EXTERIOR ELEVATION
FRONT AND REAR

2681 RANIER
PARK SERIES

REVISIONS

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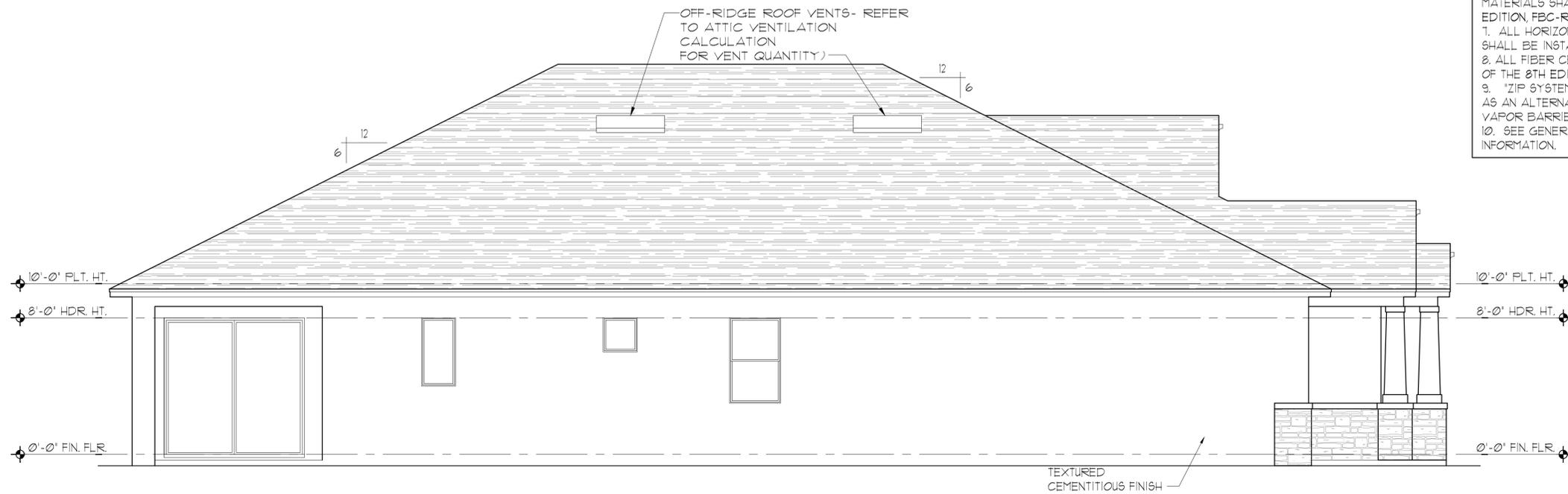
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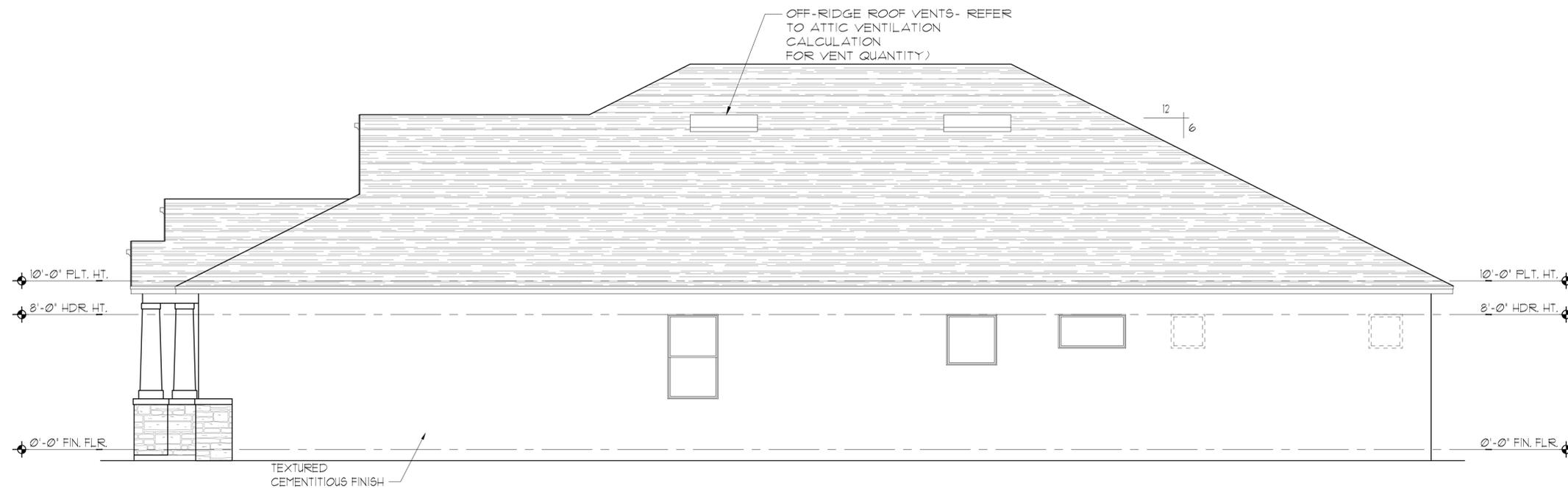
DRAWN: MW

SHEET:

03.C



ELEVATION C STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION C STD
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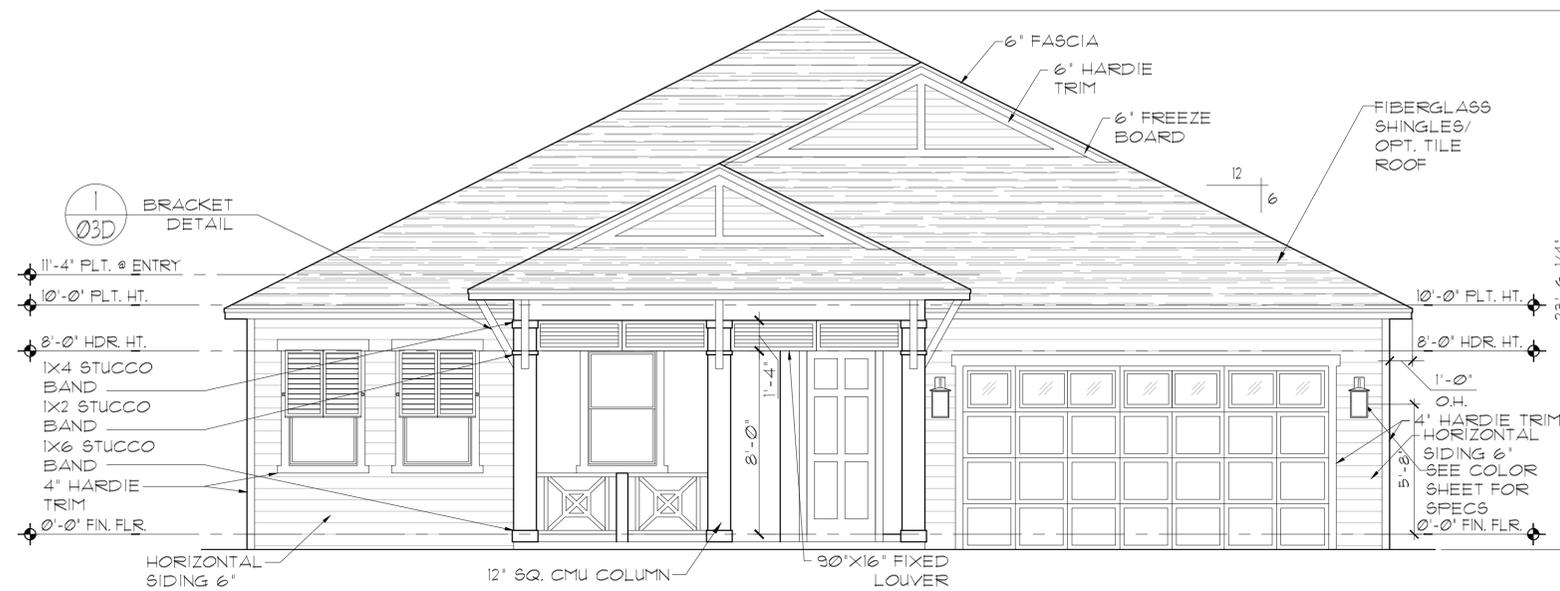
Park Square HOMES
 EXTERIOR ELEVATION LEFT AND RIGHT
 2681 RANIER
 PARK SERIES

REVISIONS	
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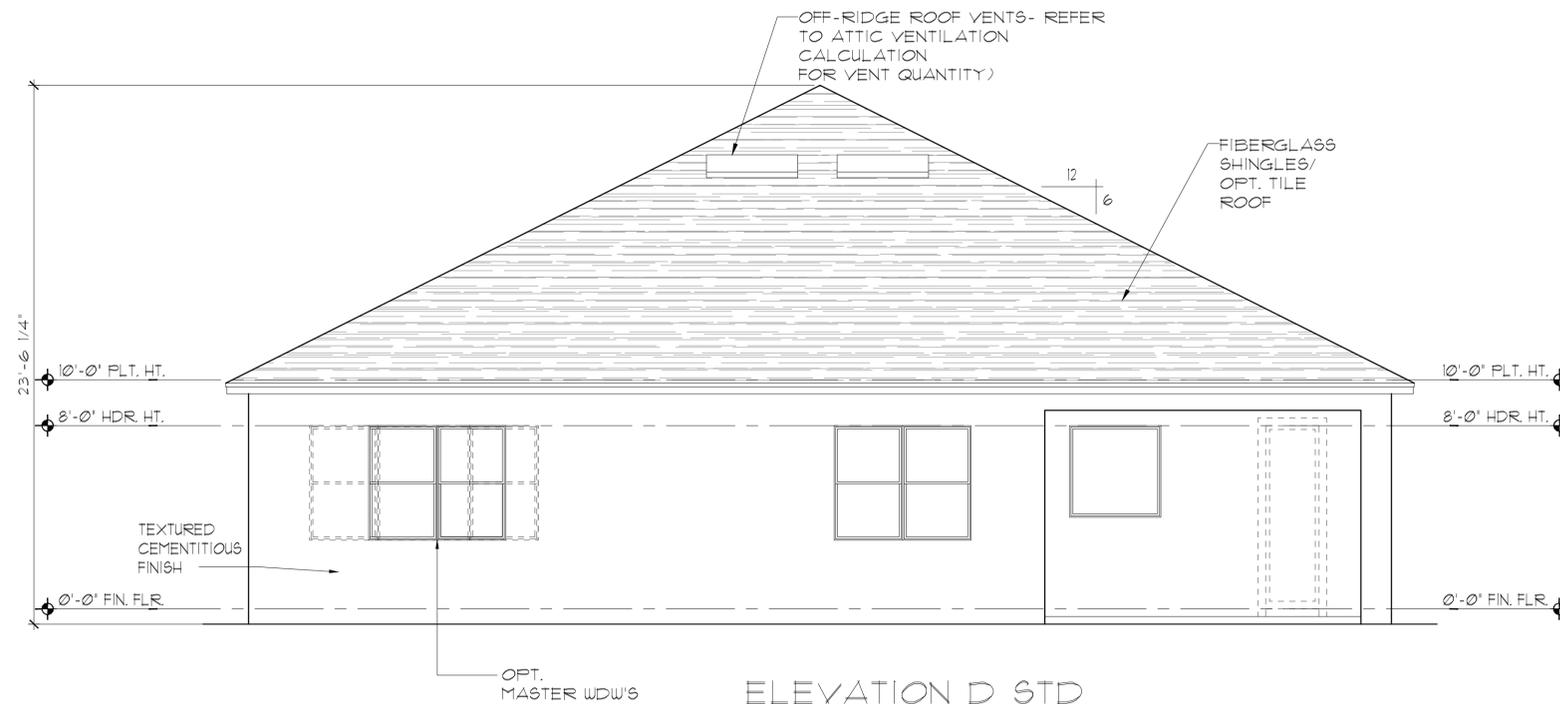
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EXTERIOR FINISH NOTES

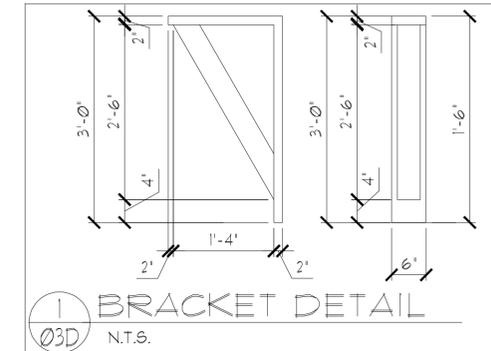
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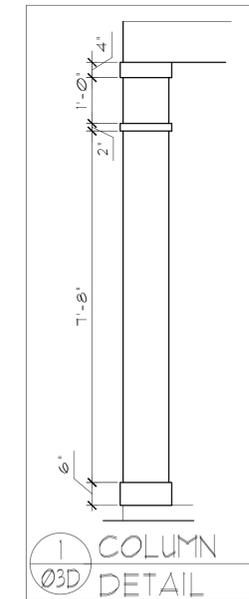
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BRACKET DETAIL
N.T.S.



COLUMN DETAIL

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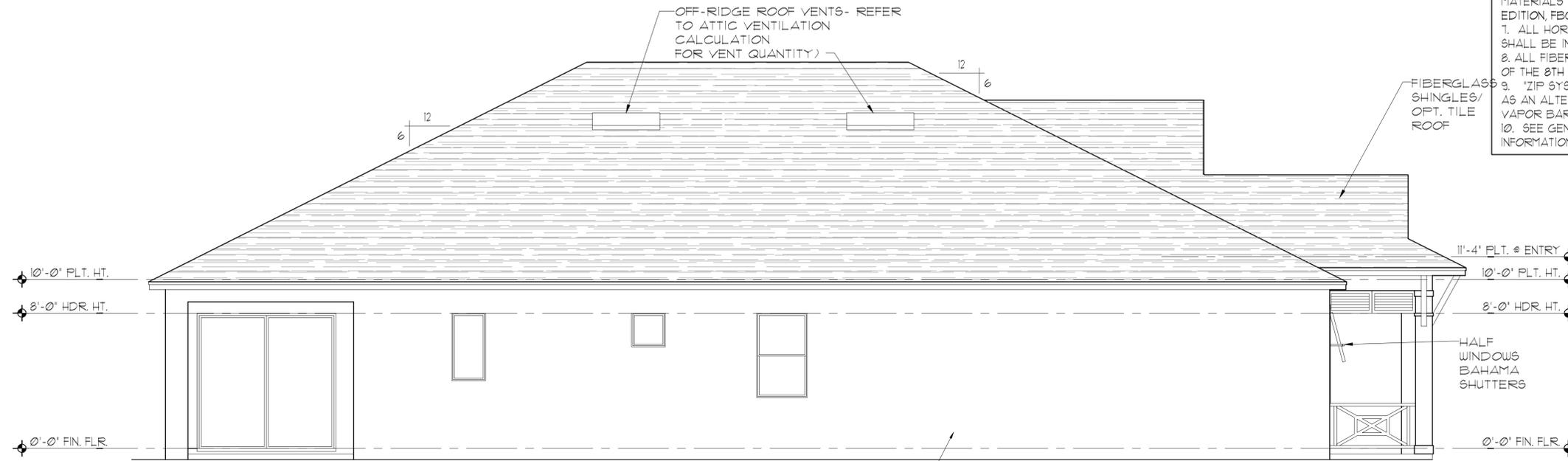
Park Square HOMES
EXTERIOR ELEVATION
FRONT AND REAR

2681 RANIER
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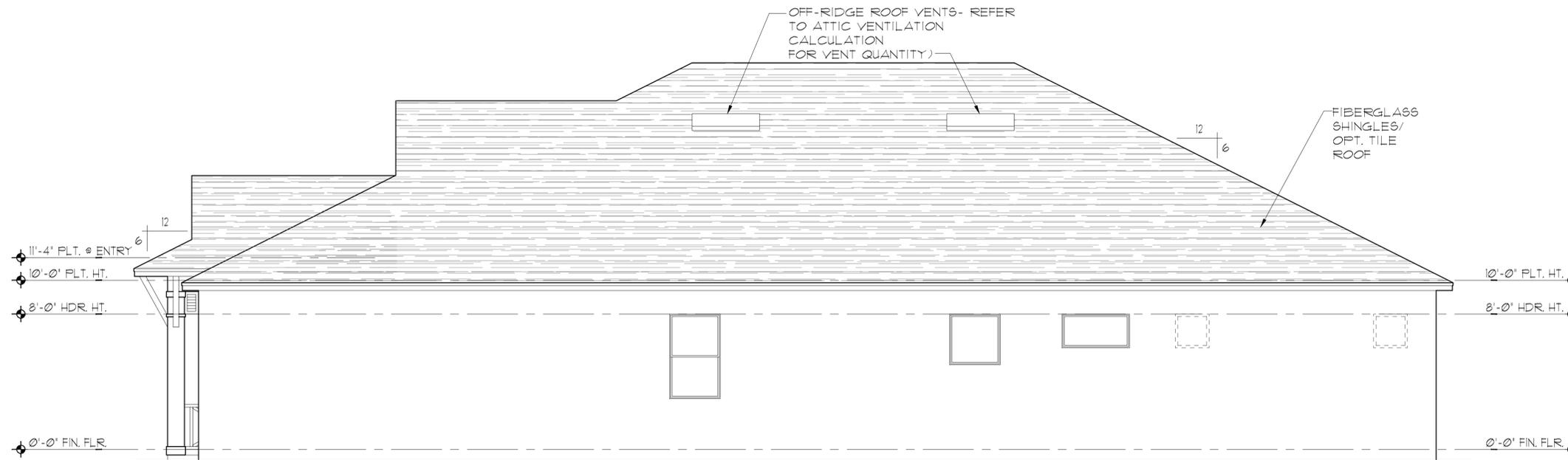
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ELEVATION D STD
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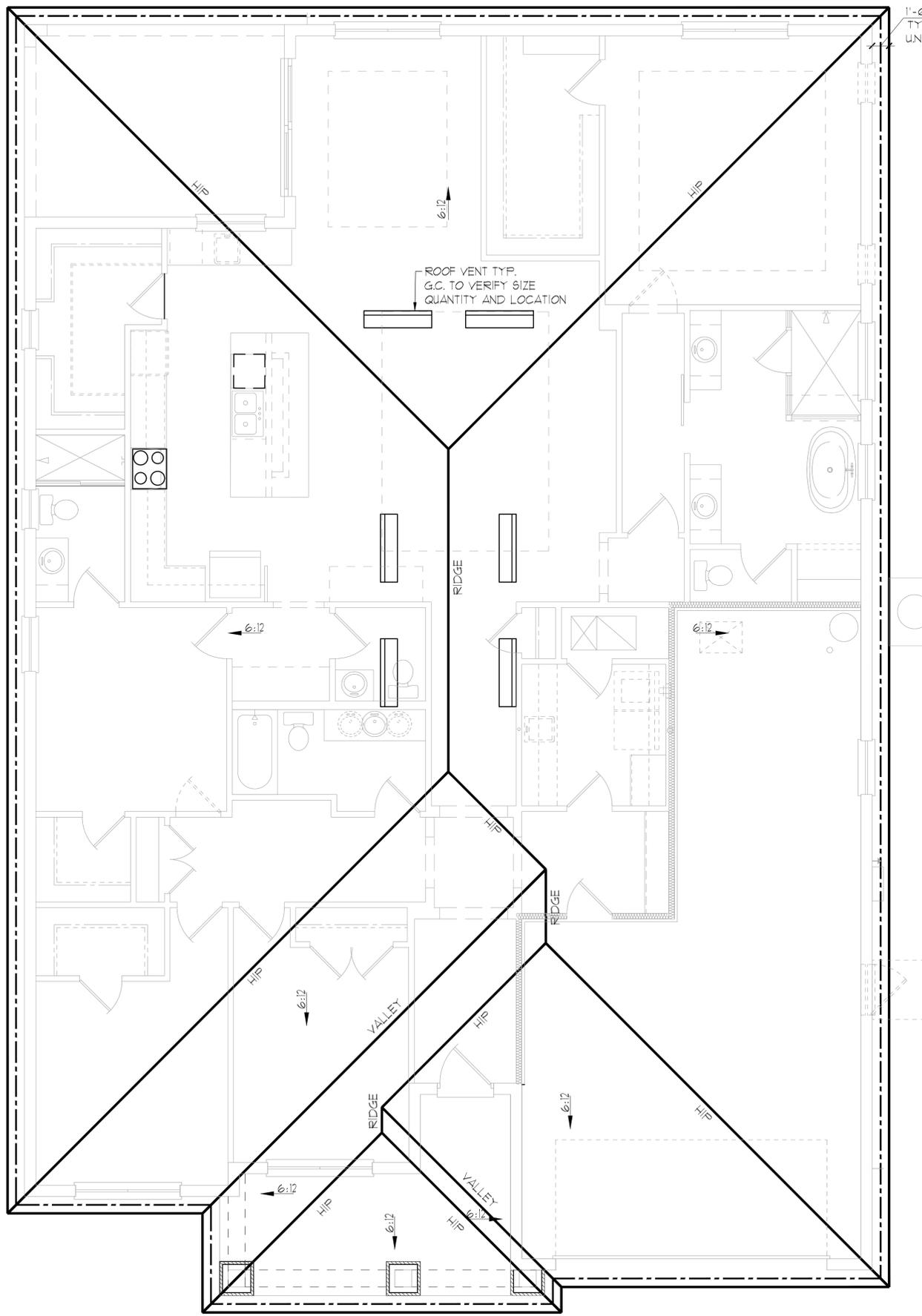
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DRAWN: MW

SHEET: 03.1D



GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE VENTED SPACE, (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R206 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE Baffles TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN
7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

TILE:	O'HAGIN- MODEL-'S':	915 SQ. INCHES PER VENT INSTALLED
SHINGLE:	MILLENNIUM METALS- MMI-2:	805 SQ. INCHES PER VENT INSTALLED
	LOMANCO-T10D :	140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S):
(O'HAGIN- MODEL 'S')
NFVA = 3,645 SQ. FT + 144 / 300 = 100-875 SQ. IN. REQUIRED (40%-50%)
(8) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 7320 SQ. IN. PROVIDED

(MILLENNIUM METALS- MMI-2)
NFVA = 3,645 SQ. FT + 144 / 300 = 100-875 SQ. IN. REQUIRED (40%-50%)
(10) OFF RIDGE VENTS @ 805 SQ. IN. (MILLENNIUM METALS- MMI-2) = 8050 SQ. IN. PROVIDED

(LOMANCO-T10D)
NFVA = 3,645 SQ. FT + 144 / 300 = 100-875 SQ. IN. REQUIRED (40%-50%)
(6) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 840 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

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

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2681 RANIER

PARK SERIES

ROOF PLAN

REVISIONS

DELTA #	DATE

DATE: 12-10-25

SCALE: AS NOTED

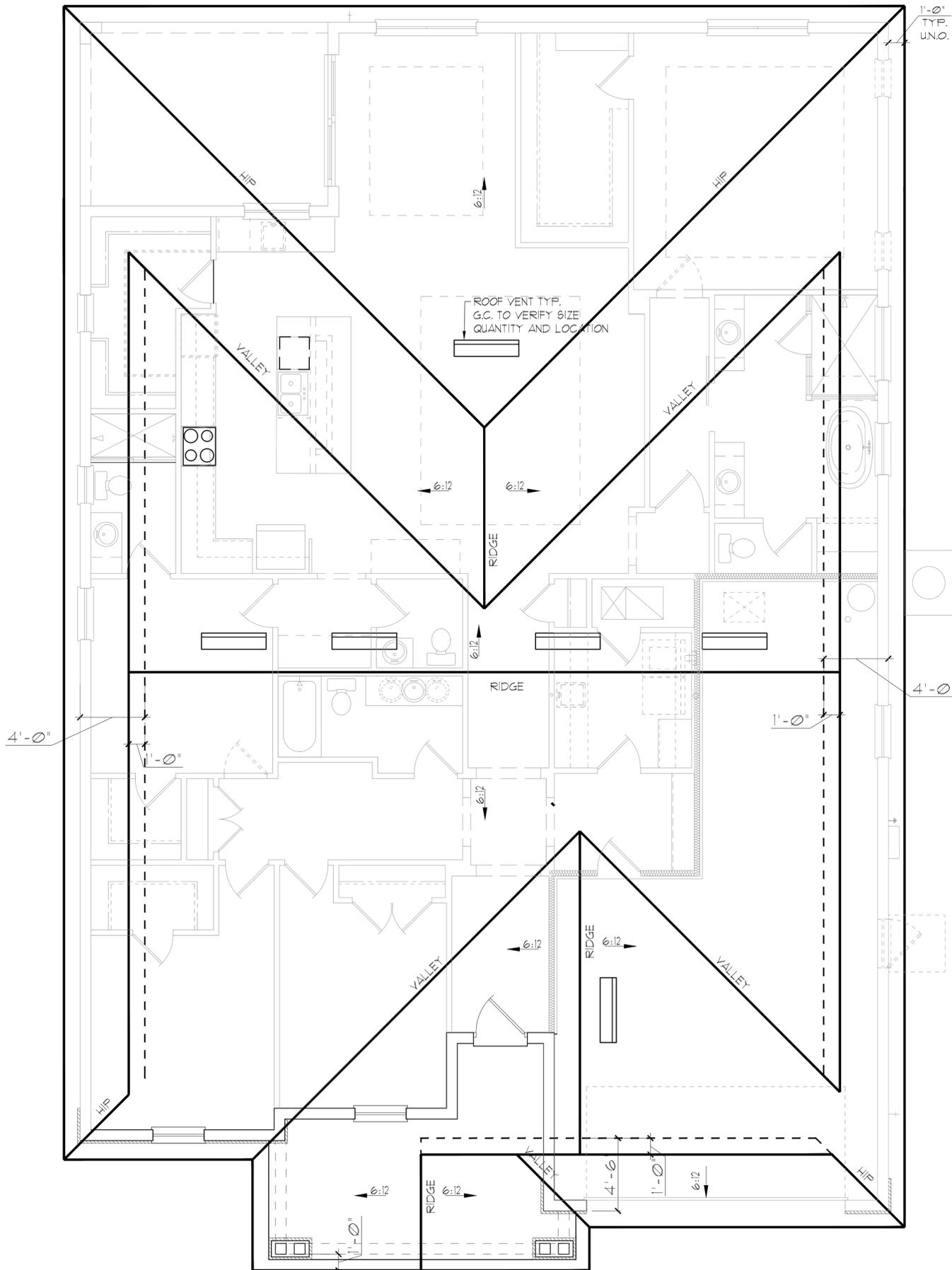
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Tel: (407) 734-1700
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www.teg.com

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



GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE VENTED SPACE, (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

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7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

TILE:	O'HAGIN- MODEL-'S':	915 SQ. INCHES PER VENT INSTALLED
SHINGLE:	MILLENNIUM METALS- MMI-2:	805 SQ. INCHES PER VENT INSTALLED
	LOMANCO-T10D :	140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S):

(O'HAGIN- MODEL 'S')
 NFVA = 3,645 SQ. FT + 144 / 300 = 100-875 SQ. IN. REQUIRED (40%-50%)

(8) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 780 SQ. IN. PROVIDED

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2681 RANIER
PARK SERIES

ROOF PLAN

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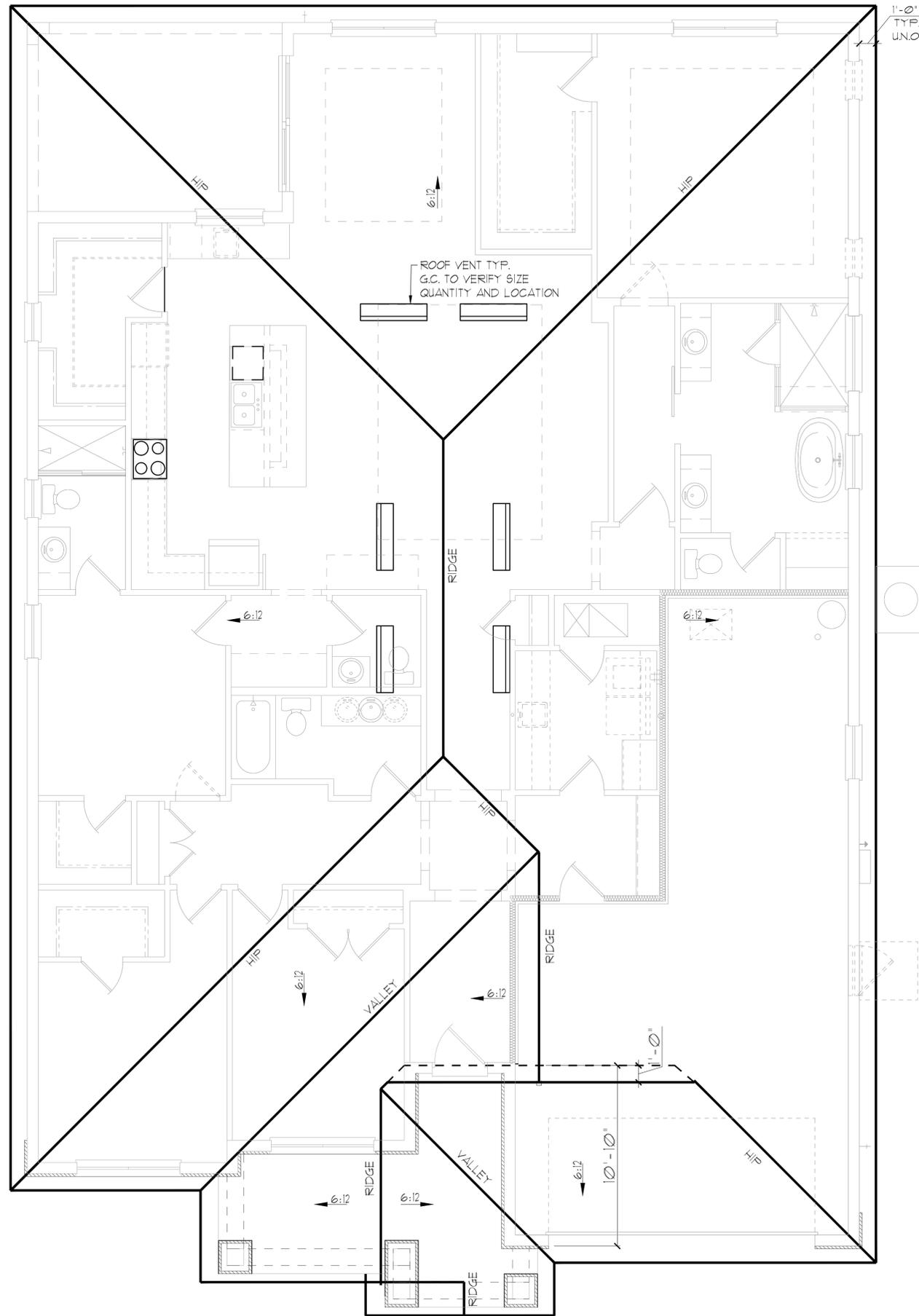
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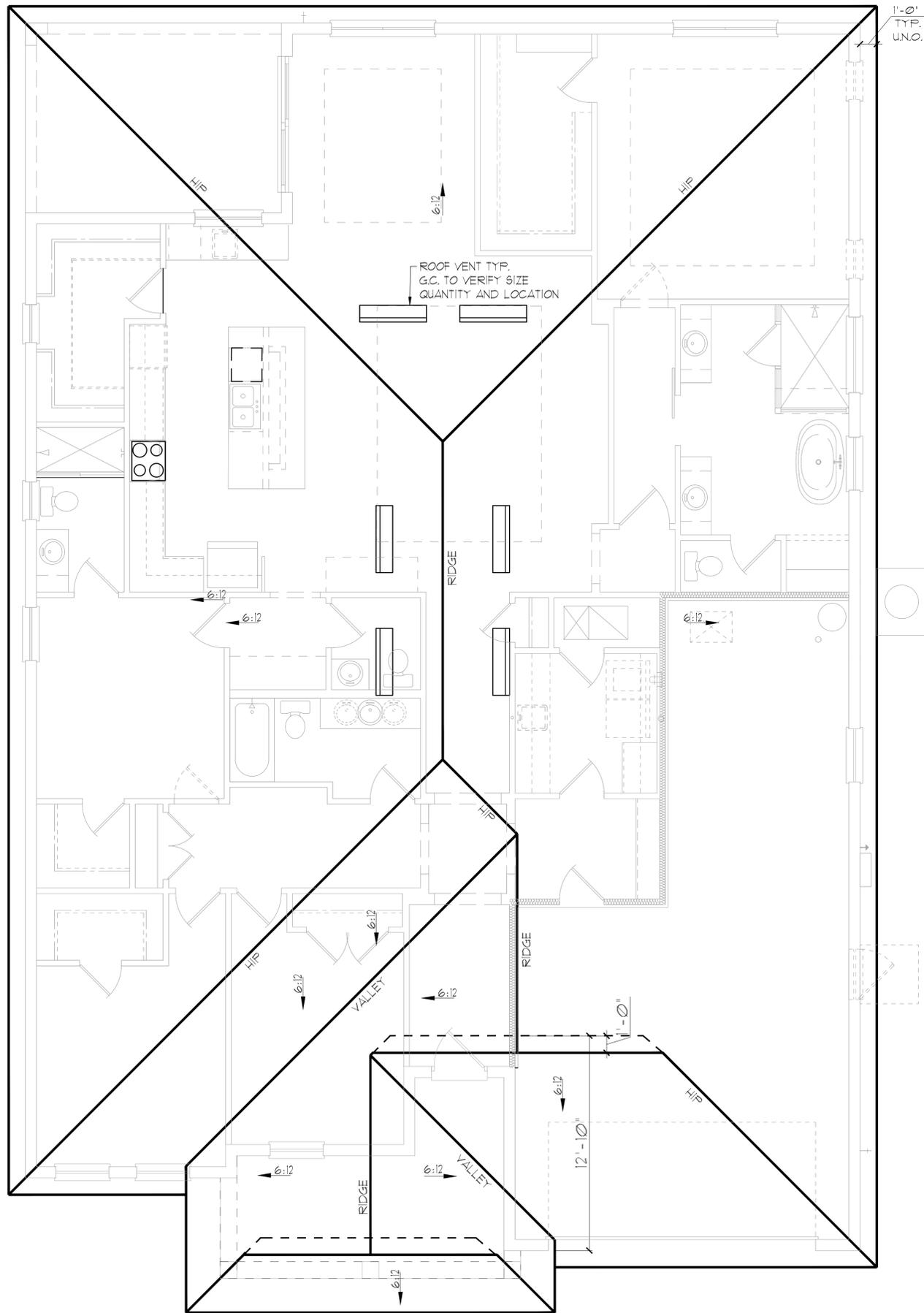
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 THOMPSON ENGINEERING GROUP, INC. 4401 Vineland Road, Suite 40 Orlando, FL 32811 Tel: (407) 734-1700 Fax: (407) 734-1700 www.teg.com	A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	Park Square HOMES	ROOF PLAN				
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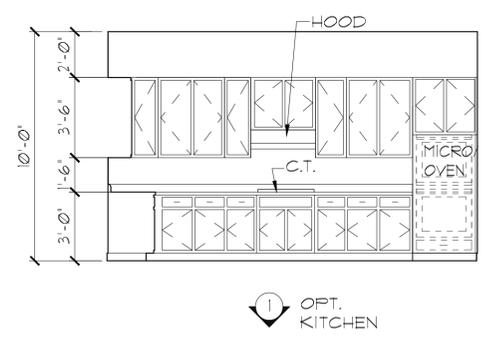
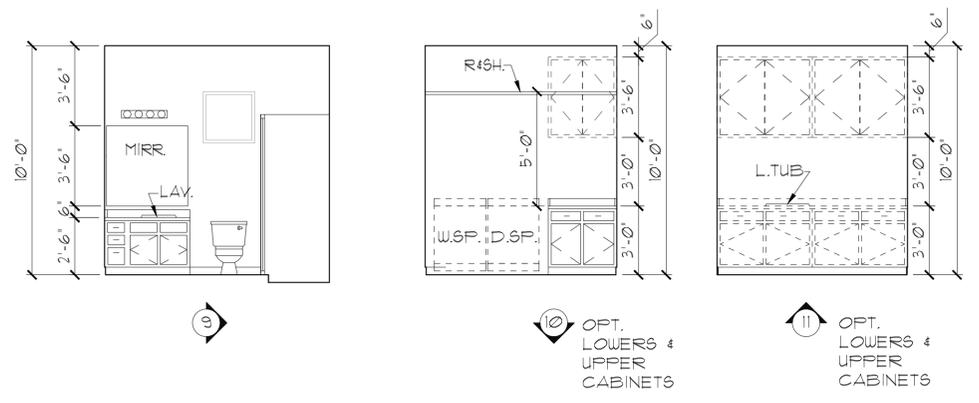
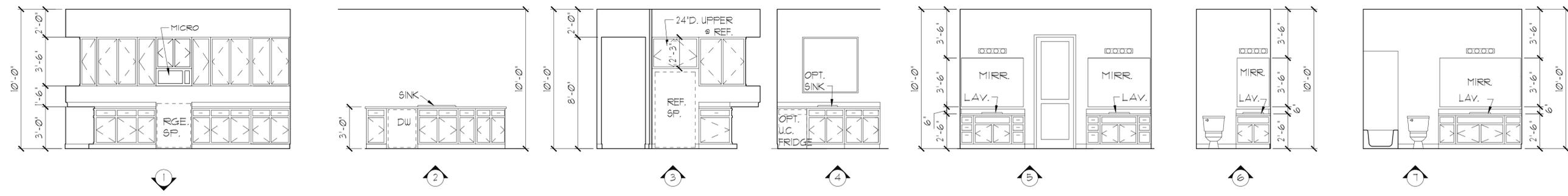
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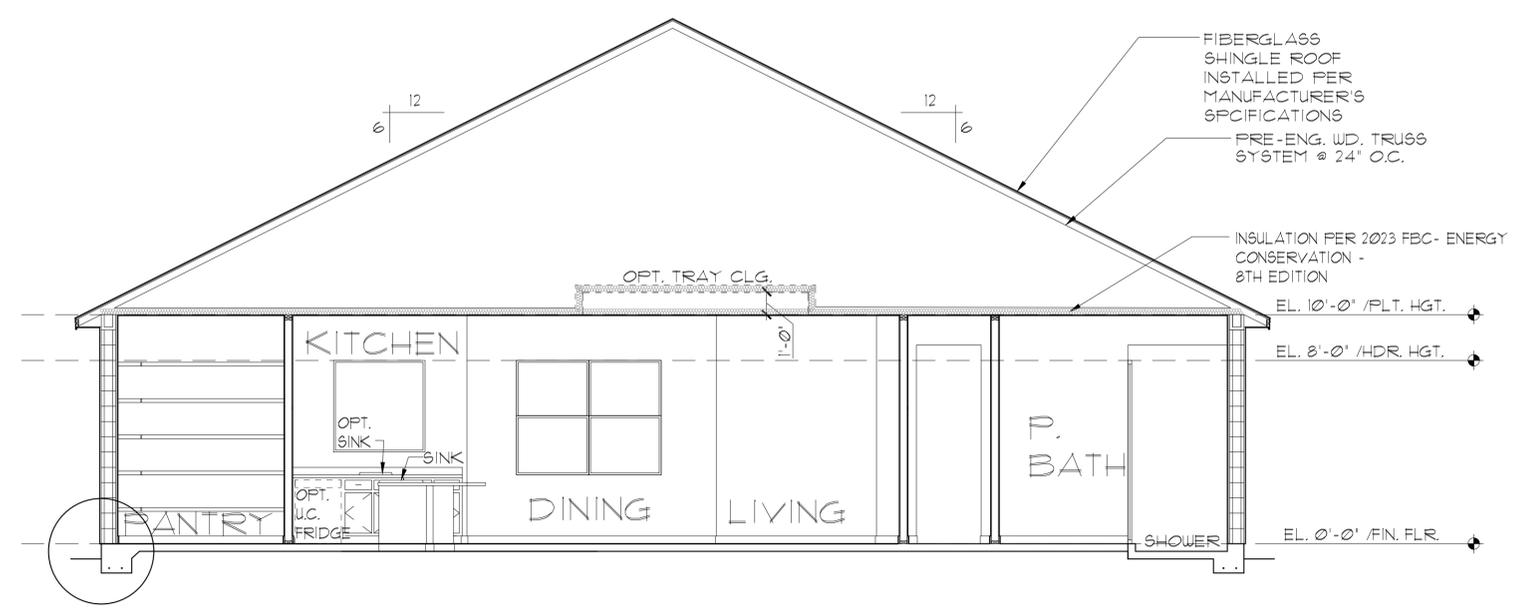
 A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	Park Square HOMES ROOF PLAN	2681 RANIER PARK SERIES	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DELTA #</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> DATE: 12-10-25 SCALE: AS NOTED DRAWN: MW SHEET: 04.0	DELTA #	DATE				
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ELEVATION D STD
 ROOF PLAN
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



INTERIOR ELEVATIONS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)
 NOTE: INTERIOR ELEVATIONS ARE CONCEPTUAL ONLY.
 SEE CABINET SHOP DRAWINGS FOR FINAL VERIFICATION.



**ELEVATION A,B,C STD
 BUILDING SECTION**
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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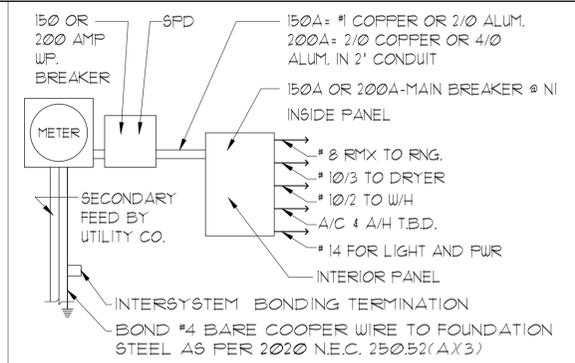
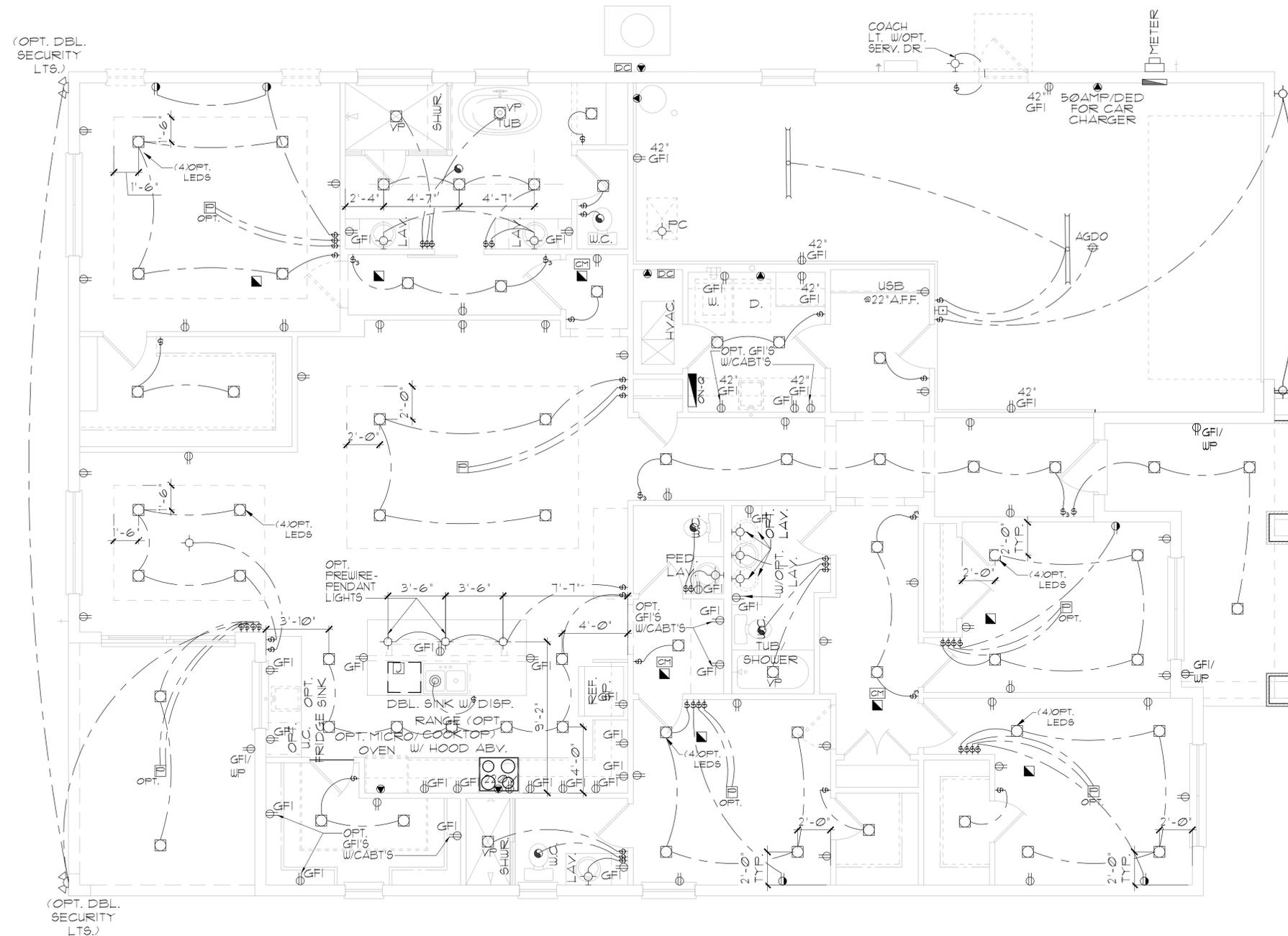
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BUILDING SECTION /
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ELECTRICAL RISER DIAGRAM
N.T.S.

- NOTES:
1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), NFPA 70, LOCAL CODES, AND THE LOCAL POWER/UTILITY COMPANY.
 2. ALL SERVICES SUPPLYING DUELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.
 3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

250.52(A)(3) Concrete-Encased Electrode.
Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material. Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

ELECTRICAL LEGEND

⌘	SINGLE POLE SWITCH	◀	OUTLET, PHONE
⌘	THREE WAY SWITCH	◻	INTERCOM
⊖	OUTLET 110-115	⊞	CHIMES
⊖	OUTLET 110-115, SPLIT WIRED	⊞	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊖	OUTLET 110-115, W/ USB	⊞	CARBON MONOXIDE
⊖	OUTLET 110-115, CEILING MOUNTED	⊞	PUSH BUTTON
⊖	OUTLET 110-115, FLOOR MOUNTED	⊞	EXHAUST FAN
⊖	SPECIAL PURPOSE 220-240	⊞	EX. FAN/LIGHT COMBO
⊖	LIGHT FIXTURE, CEILING MOUNTED	⊞	DISPOSAL
⊖	LIGHT FIXTURE, WALL MOUNTED	⊞	ON-O PANEL
⊖	LED LIGHT FIXTURE, RECESSED	⊞	ELECTRICAL PANEL
⊖	LIGHT FIXTURE, RECESSED ADJUST.	⊞	CEILING FAN, PREWIRED
⊖	LIGHT FIXTURE, FULL CHAIN	⊞	CEILING FAN, INSTALL
⊖	LED LIGHT FIXTURE, FLUORESCENT	⊞	ELEC. JUNCTION BOX
⊖	LIGHT FIXTURE, EXTERIOR FLOODS	⊞	THERMOSTAT
⊖	LIGHT FIXTURE, EMERGENCY EXIT	⊞	DISCONNECT SWITCH
⊖	LIGHT FIXTURE, EXIT/BACKUP	⊞	ELEC. POWER METER
⊖	OUTLET, TV/CABLE		

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFIS	48" TO C.L.
GARAGE GFIS (ABOVE GARAGE FLOOR)	54" TO C.L.
THERMOSTAT	84" TO C.L.
DOOR BELL CHIMES	LEVEL W/ DOOR HANDLE
DOOR BELL BUTTON	66" TO C.L.
KITCHEN HOOD FAN "WHIP"	16" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	UNDER SINK
KITCHEN DISHWASHER RECEPTACLE	24" TO C.L.
KITCHEN RANGE	48" TO C.L.
KITCHEN REFRIGERATOR	36" TO C.L.
WASHER/DRYER OUTLET	84" TO C.L.
HOLLYWOOD LIGHTS	

CL. = CENTER LINE

NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS
NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-O IS NEEDED PER COMMUNITY SPECS.

ELEVATION A STD
UTILITY PLAN
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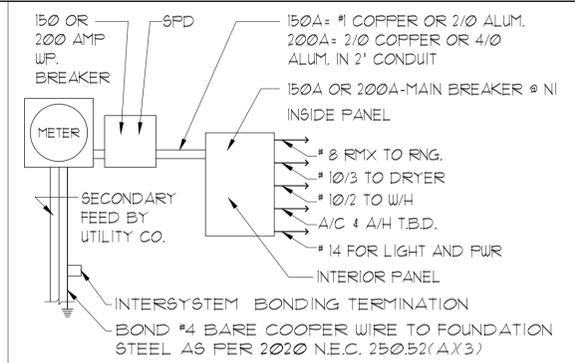
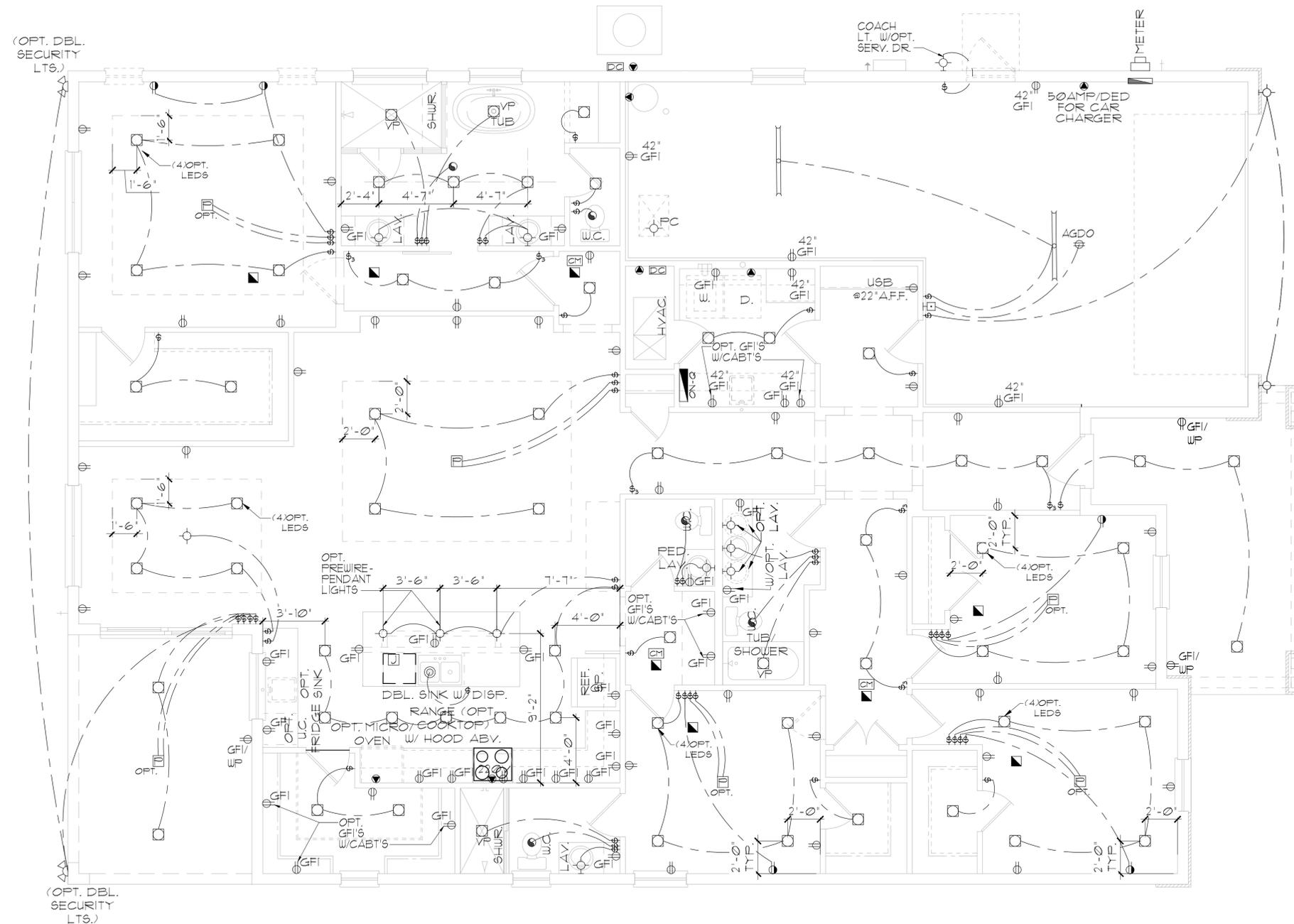
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ELECTRICAL LEGEND

⊠	SINGLE POLE SWITCH	◀	OUTLET, PHONE
⊡	THREE WAY SWITCH	◻	INTERCOM
⊕	OUTLET 110-115	⊠	CHIMES
⊕	OUTLET 110-115, SPLIT WIRED	⊠	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊕	OUTLET 110-115, W/ USB	⊠	CARBON MONOXIDE
⊕	OUTLET 110-115, CEILING MOUNTED	⊠	PUSH BUTTON
⊕	OUTLET 110-115, FLOOR MOUNTED	⊠	EXHAUST FAN
⊕	SPECIAL PURPOSE 220-240	⊠	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXTURE, CEILING MOUNTED	⊠	DISPOSAL
⊕	LIGHT FIXTURE, WALL MOUNTED	⊠	ON-Q PANEL
⊕	LED LIGHT FIXTURE, RECESSED	⊠	ELECTRICAL PANEL
⊕	LIGHT FIXTURE, RECESSED ADJUST.	⊠	CEILING FAN, PREWIRE
⊕	LIGHT FIXTURE, FULL CHAIN	⊠	CEILING FAN, INSTALL
⊕	LED LIGHT FIXTURE, FLUORESCENT	⊠	ELEC. JUNCTION BOX
⊕	LIGHT FIXTURE, EXTERIOR FLOODS	⊠	THERMOSTAT
⊕	LIGHT FIXTURE, EMERGENCY EXIT	⊠	DISCONNECT SWITCH
⊕	LIGHT FIXTURE, EXIT/BACKUP	⊠	ELEC. POWER METER
⊕	OUTLET, TV/CABLE		

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	54" TO C.L.
THERMOSTAT	84" TO C.L.
DOOR BELL CHIMES	LEVEL W/ DOOR HANDLE
DOOR BELL BUTTON	66" TO C.L.
KITCHEN HOOD FAN "WHIP"	16" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	UNDER SINK
KITCHEN DISHWASHER RECEPTACLE	24" TO C.L.
KITCHEN RANGE	48" TO C.L.
KITCHEN REFRIGERATOR	36" TO C.L.
WASHER/DRYER OUTLET	84" TO C.L.
HOLLYWOOD LIGHTS	

CL. = CENTER LINE

NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS
NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q IS NEEDED PER COMMUNITY SPECS.

ELEVATION B, STD
UTILITY PLAN
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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Park Square HOMES

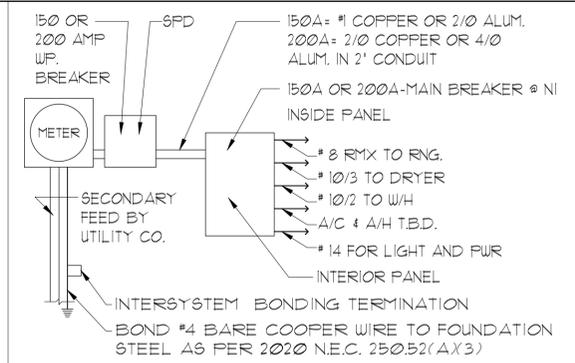
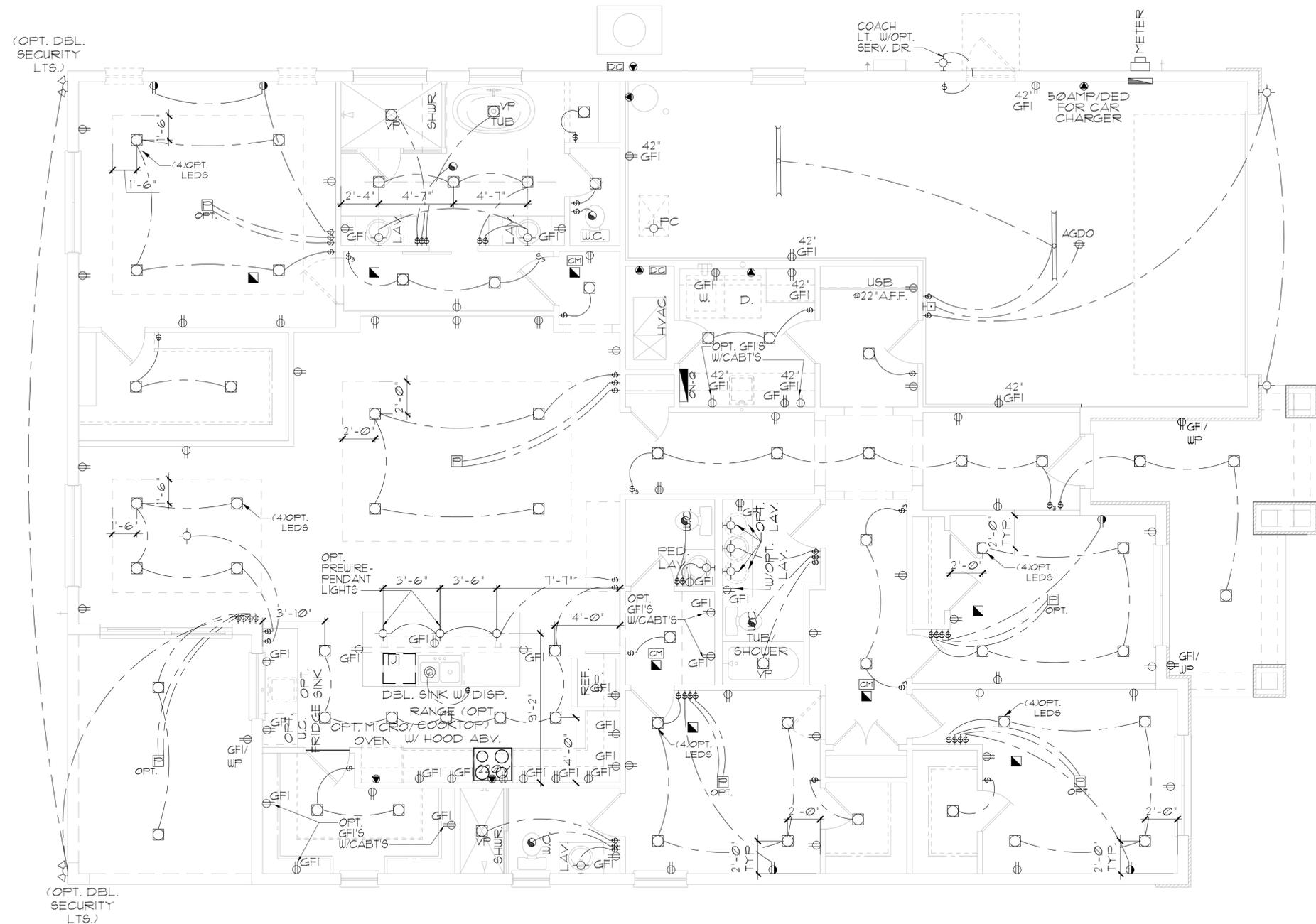
UTILITY PLAN

2681 RANIER

PARK SERIES

REVISIONS	
DELTA #	DATE

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: MW
SHEET: 01



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTES:
 1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), NFPA 70, LOCAL CODES, AND THE LOCAL POWER/UTILITY COMPANY.
 2. ALL SERVICES SUPPLYING DUELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.
 3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

250.52(A)(3) Concrete-Encased Electrode.
 Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material. Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

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⊙	THREE WAY SWITCH	◻	INTERCOM
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⊙	OUTLET 110-115, CEILING MOUNTED	◻	PUSH BUTTON
⊙	OUTLET 110-115, FLOOR MOUNTED	◻	EXHAUST FAN
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⊙	LIGHT FIXTURE, CEILING MOUNTED	◻	DISPOSAL
⊙	LIGHT FIXTURE, WALL MOUNTED	◻	ON-O PANEL
⊙	LED LIGHT FIXTURE, RECESSED	◻	ELECTRICAL PANEL
⊙	LIGHT FIXTURE, RECESSED ADJUST.	◻	CEILING FAN, PREWIRED
⊙	LIGHT FIXTURE, FULL CHAIN	◻	CEILING FAN, INSTALL
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⊙	LIGHT FIXTURE, EXTERIOR FLOODS	◻	THERMOSTAT
⊙	LIGHT FIXTURE, EMERGENCY EXIT	◻	DISCONNECT SWITCH
⊙	LIGHT FIXTURE, EXIT/BACKUP	◻	ELEC. POWER METER
⊙	OUTLET, TV/CABLE		

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
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HOLLYWOOD LIGHTS	

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ELEVATION C STD
UTILITY PLAN

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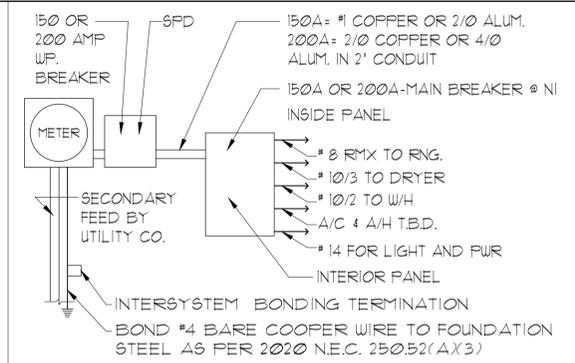
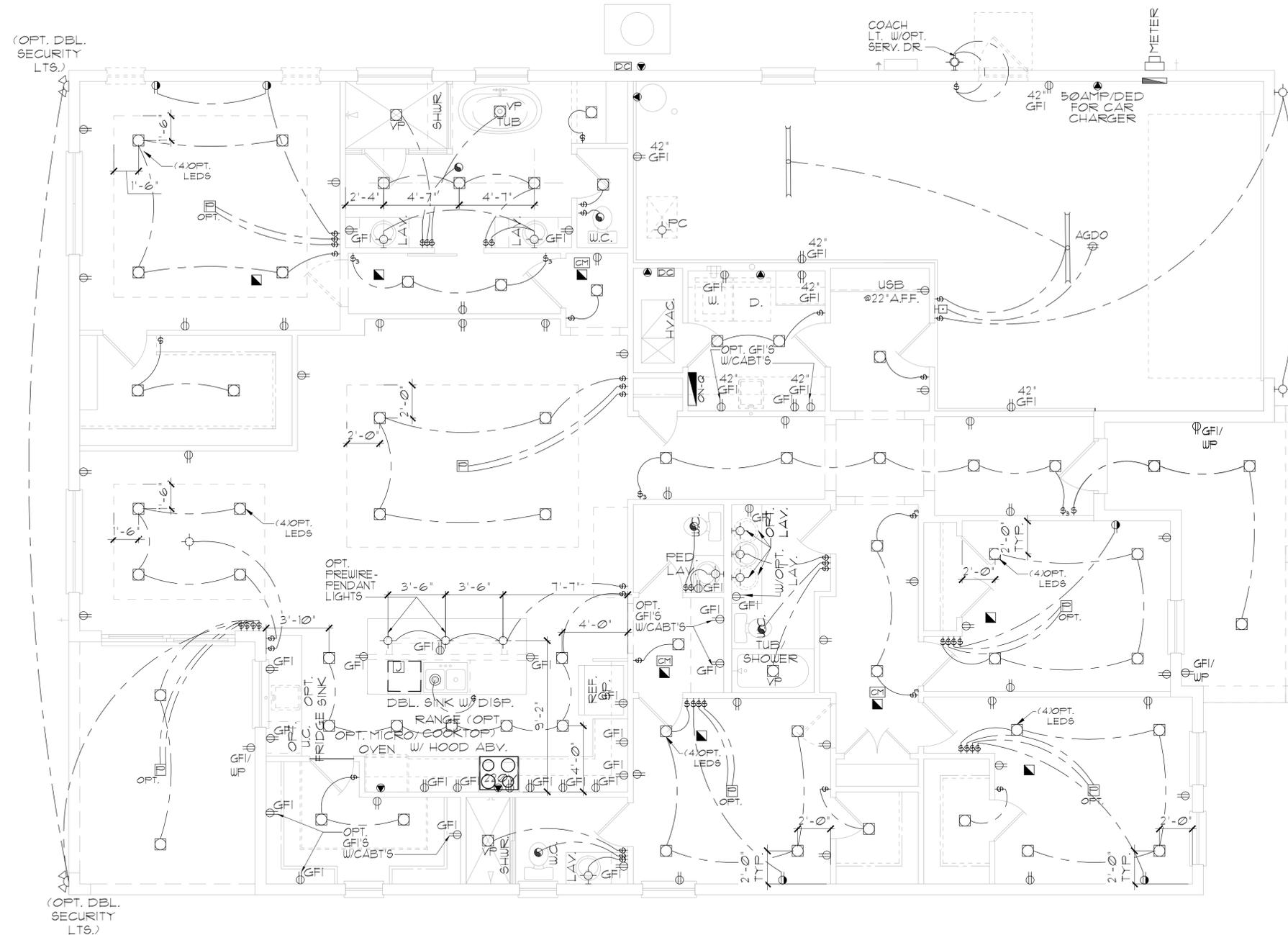
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 Orlando, Florida 32811
 Phone: (407) 529 - 3000



UTILITY PLAN

2681 RANIER
 PARK SERIES

REVISIONS	
DELTA #	DATE
DATE:	12-10-25
SCALE:	AS NOTED
DRAWN:	MW
SHEET:	E1



ELECTRICAL RISER DIAGRAM
N.T.S.

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HOLLYWOOD LIGHTS	

CL. = CENTER LINE

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ELEVATION D STD
UTILITY PLAN
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Park Square HOMES

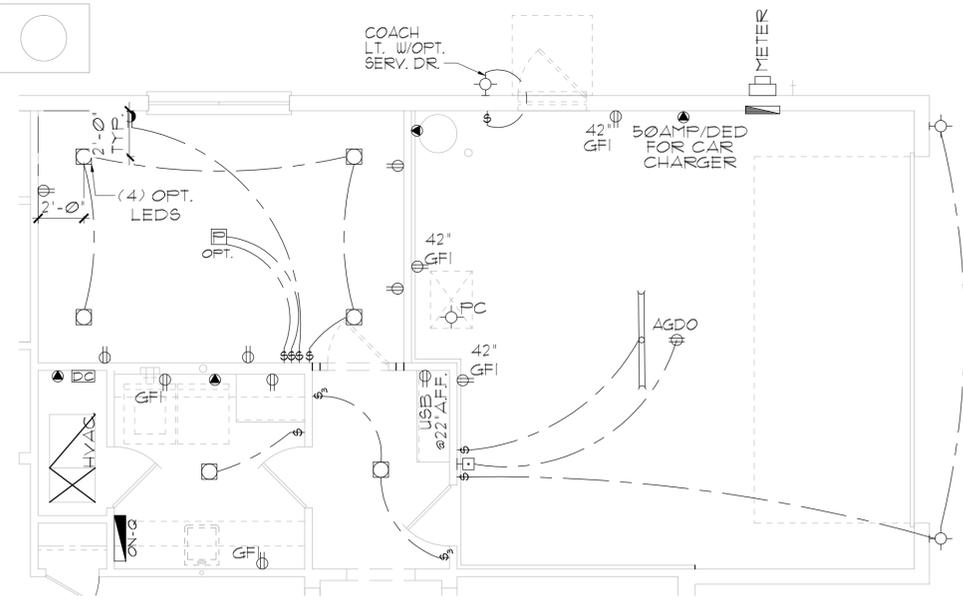
UTILITY PLAN

2681 RANIER

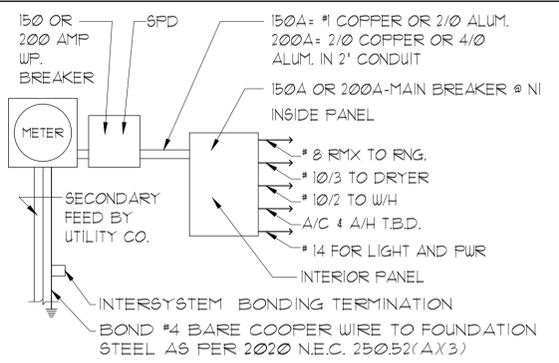
PARK SERIES

REVISIONS	
DELTA #	DATE

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: MW
SHEET: 01



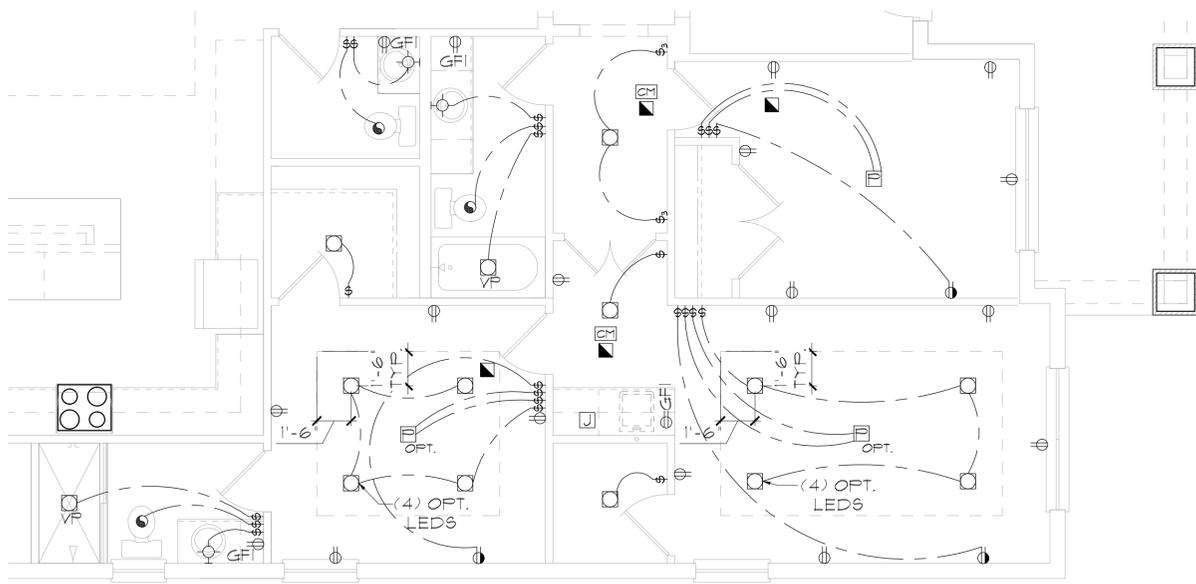
OPT FLEX/STUDY



ELECTRICAL RISER DIAGRAM
N.T.S.

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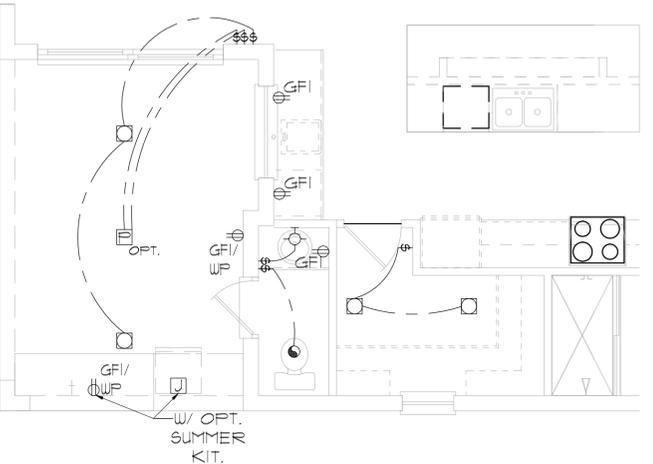
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OPT MULTI-GEN SUITE

ELECTRICAL LEGEND			
⊞	SINGLE POLE SWITCH	◀	OUTLET, PHONE
⊞	THREE WAY SWITCH	◻	INTERCOM
⊞	OUTLET 110-115	⊞	CHIMES
⊞	OUTLET 110-115, SPLIT WIRED	⊞	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
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⊞	LIGHT FIXTURE, CEILING MOUNTED	⊞	DISPOSAL
⊞	LIGHT FIXTURE, WALL MOUNTED	⊞	ON-O PANEL
⊞	LED LIGHT FIXTURE, RECESSED	⊞	ELECTRICAL PANEL
⊞	LIGHT FIXTURE, RECESSED ADJUST.	⊞	CEILING FAN, PREWIRED
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⊞	OUTLET, TV/CABLE		

ELECTRICAL DEVICES		ABOVE FIN. FLR.	
SWITCHES AND WALL	OUTLETS OVER COUNTERS	48"	TO CL.
REMAINING SWITCHES	WALL OUTLETS	48"	TO CL.
TELEPHONE OUTLETS	TELEVISION OUTLETS	12"	TO CL.
EXTERIOR GFI'S	GARAGE GFI'S (ABOVE GARAGE FLOOR)	12"	TO CL.
THERMOSTAT	DOOR BELL CHIMES	48"	TO CL.
DOOR BELL CHIMES	DOOR BELL BUTTON	54"	TO CL.
KITCHEN HOOD FAN "WHIP"	KITCHEN WALL HUNG MICROWAVE RECEPTACLE	84"	TO CL.
KITCHEN DISHWASHER RECEPTACLE	KITCHEN RANGE	66"	TO CL.
KITCHEN REFRIGERATOR	WASHER/DRYER OUTLET	16"	TO CL.
HOLLYWOOD LIGHTS		24"	TO CL.
		48"	TO CL.
		36"	TO CL.
		84"	TO CL.



OPT. POOL BATH/SUMMER KITCHEN

NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS
NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q IS NEEDED PER COMMUNITY SPECS.

UTILITY PLAN
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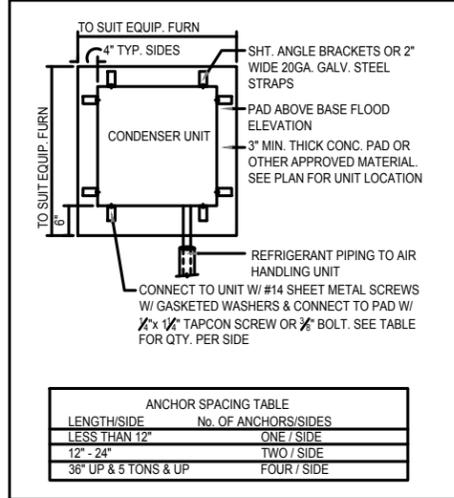
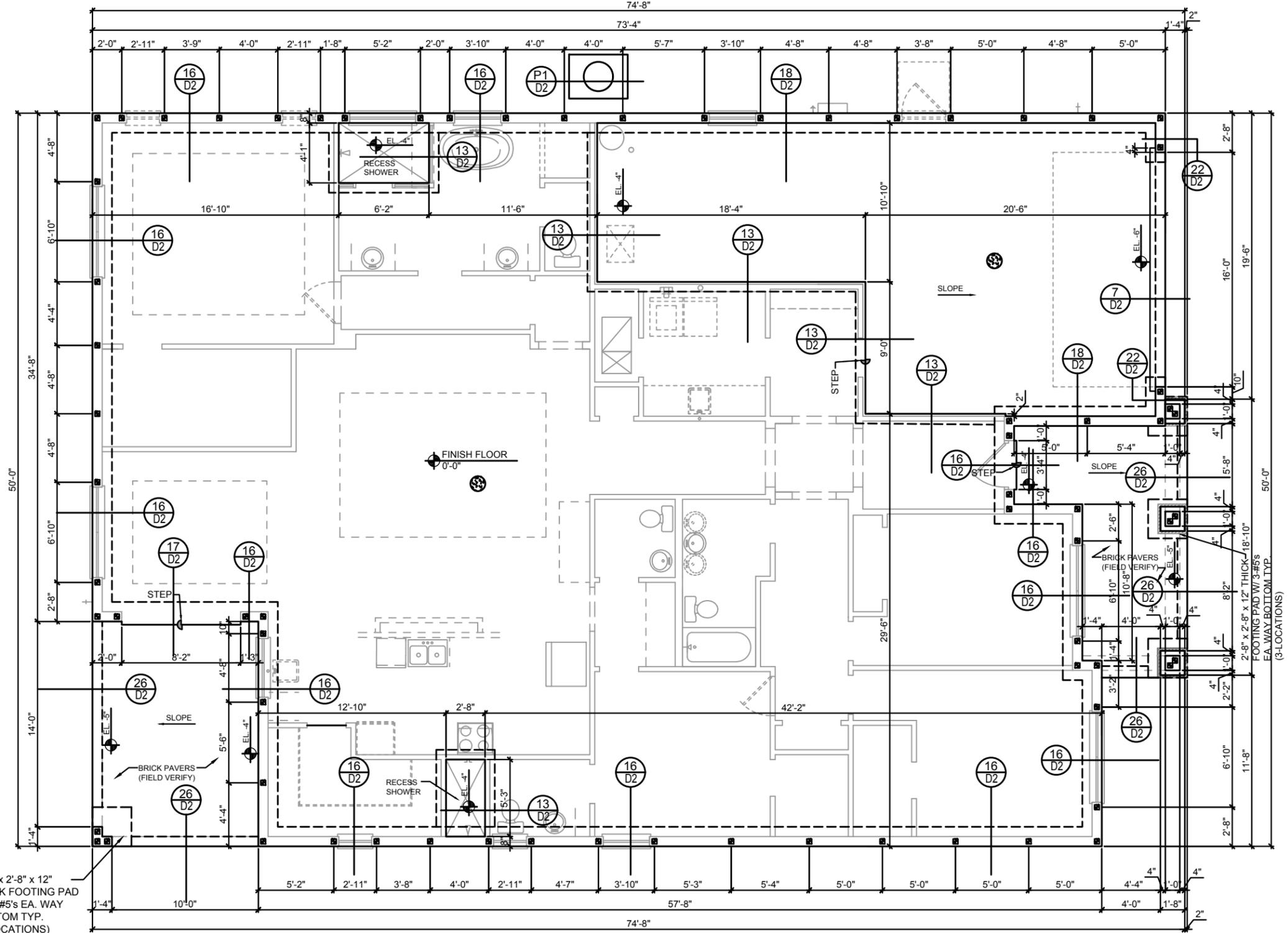
Park Square HOMES

UTILITY PLAN

2681 RANIER
PARK SERIES

REVISIONS	
DELTA #	DATE

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: MW
SHEET: 01



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.

FOUNDATION NOTES

- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR, GRADE 60.
● DENOTES FILL CELL REIN. W/ CONC. W/ 2-#5 REBAR, GRADE 60
- ⊕ 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.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
- WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 61-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
- PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
- BORA-CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
- WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1

2'-8" x 2'-8" x 12" THICK FOOTING PAD W/ 3-#5's EA. WAY BOTTOM TYP. (3-LOCATIONS)

FIELD REPAIR NOTES

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

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 9th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH
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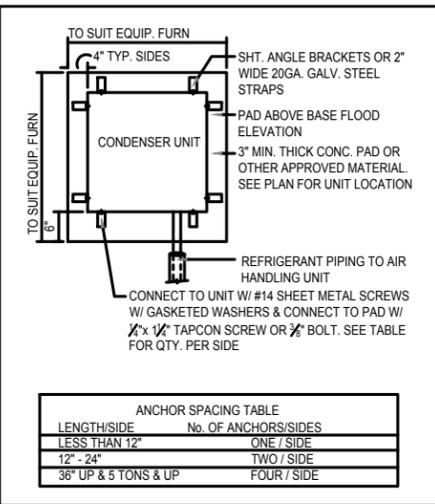
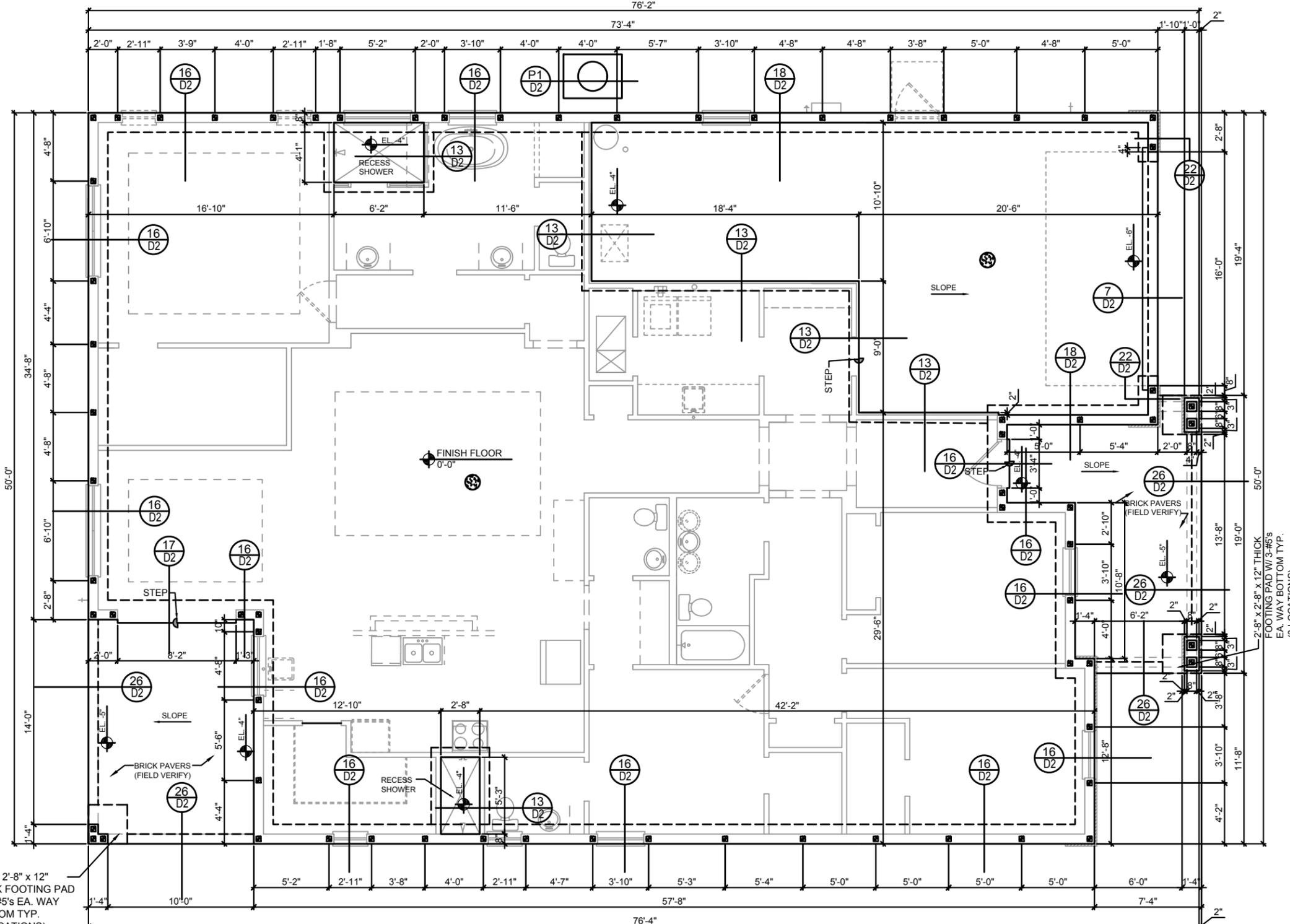


FOUNDATION PLAN

2681 RANIER
PARK SERIES

REVISIONS	
DELTA #	DATE
DATE:	12-10-25
SCALE:	AS NOTED
DRAWN:	ME
SHEET:	S1A.0

FOUNDATION PLAN
 A (Standard)
 14'-11-4" (13x7) 14'-11-4" (12x5)



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.

- FOUNDATION NOTES**
- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
 - DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR, GRADE 60.
● DENOTES FILL CELL REIN. W/ CONC. W/ 2-#5 REBAR, GRADE 60
 - ⊙ 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.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
 - WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 61-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
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 - WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1

2'-8" x 2'-8" x 12" THICK FOOTING PAD W/ 3-#5's EA. WAY BOTTOM TYP. (3-LOCATIONS)

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

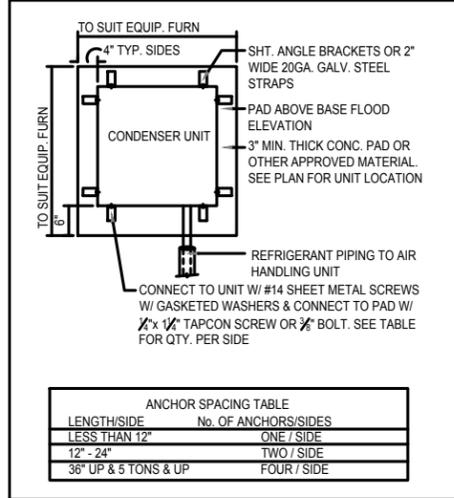
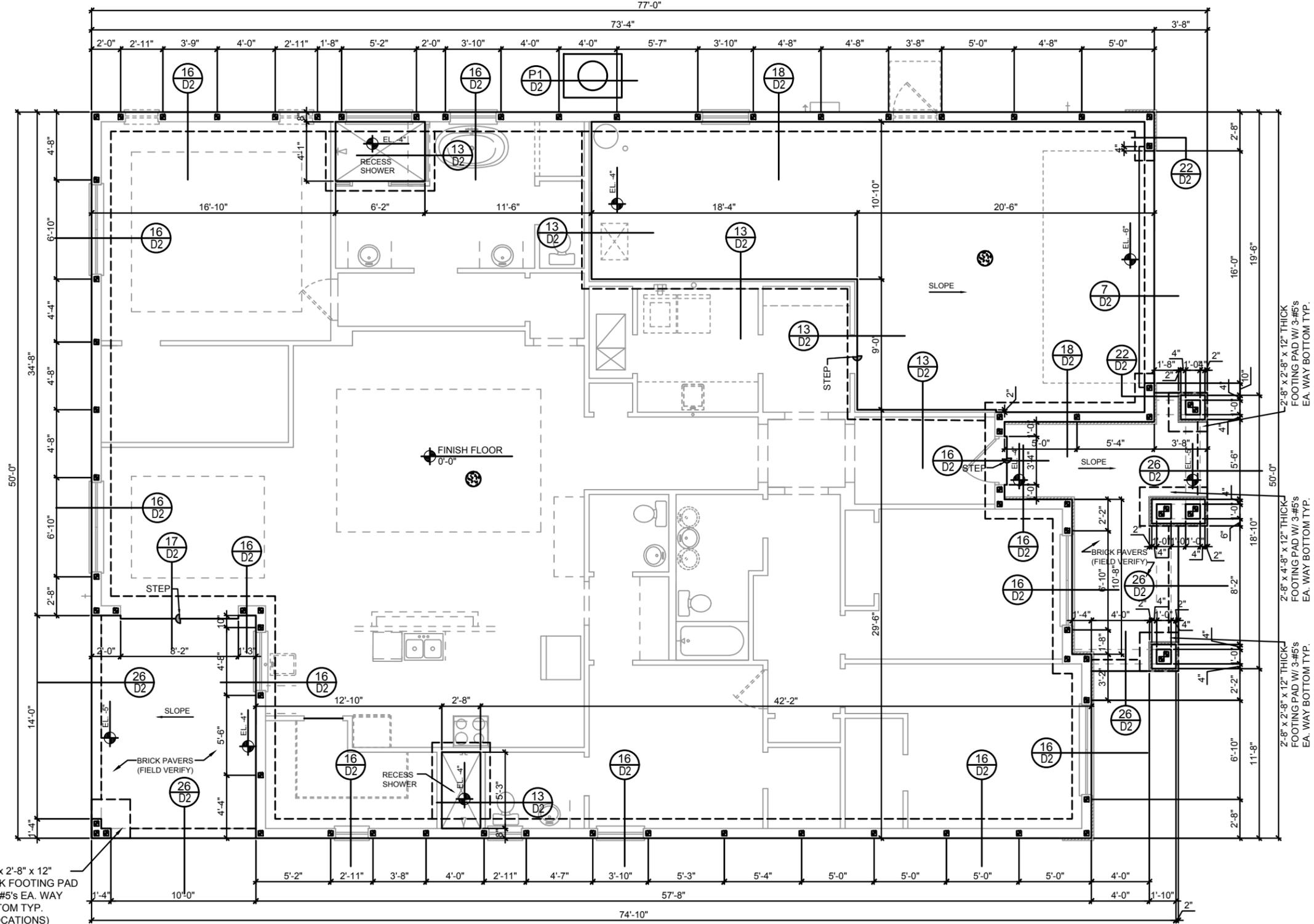
FOUNDATION PLAN
B (Standard)
14'-11-4" (13x13) 14'-11-4" (22x22)

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 9th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH
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2681 RANIER
PARK SERIES

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 Phone: (407) 659-3000

Park Square HOMES
FOUNDATION PLAN
 REVISIONS
 DELTA # DATE
 DATE: 12-10-25
 SCALE: AS NOTED
 DRAWN: ME
 SHEET: **S1B.0**



- FOUNDATION NOTES**
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 - DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR, GRADE 60.
● DENOTES FILL CELL REIN. W/ CONC. W/ 2-#5 REBAR, GRADE 60
 - ⊙ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.1. 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.
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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 PLAN
C (Standard)
14'-11-4" (13x17) 14'-11-4" (12x17)

LOT: 0000, COMMUNITY

2681 RANIER PARK SERIES

FOUNDATION PLAN

REVISIONS

DELTA #	DATE
1	12-10-25

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: ME
SHEET: 51C.0

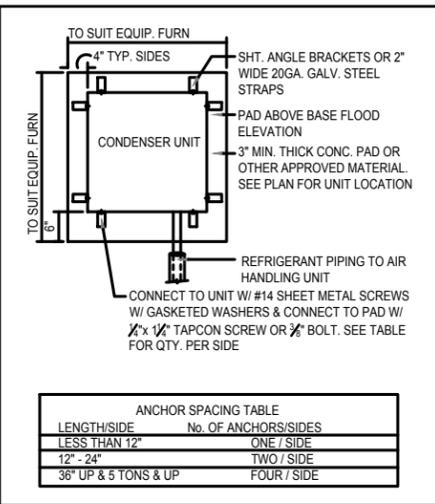
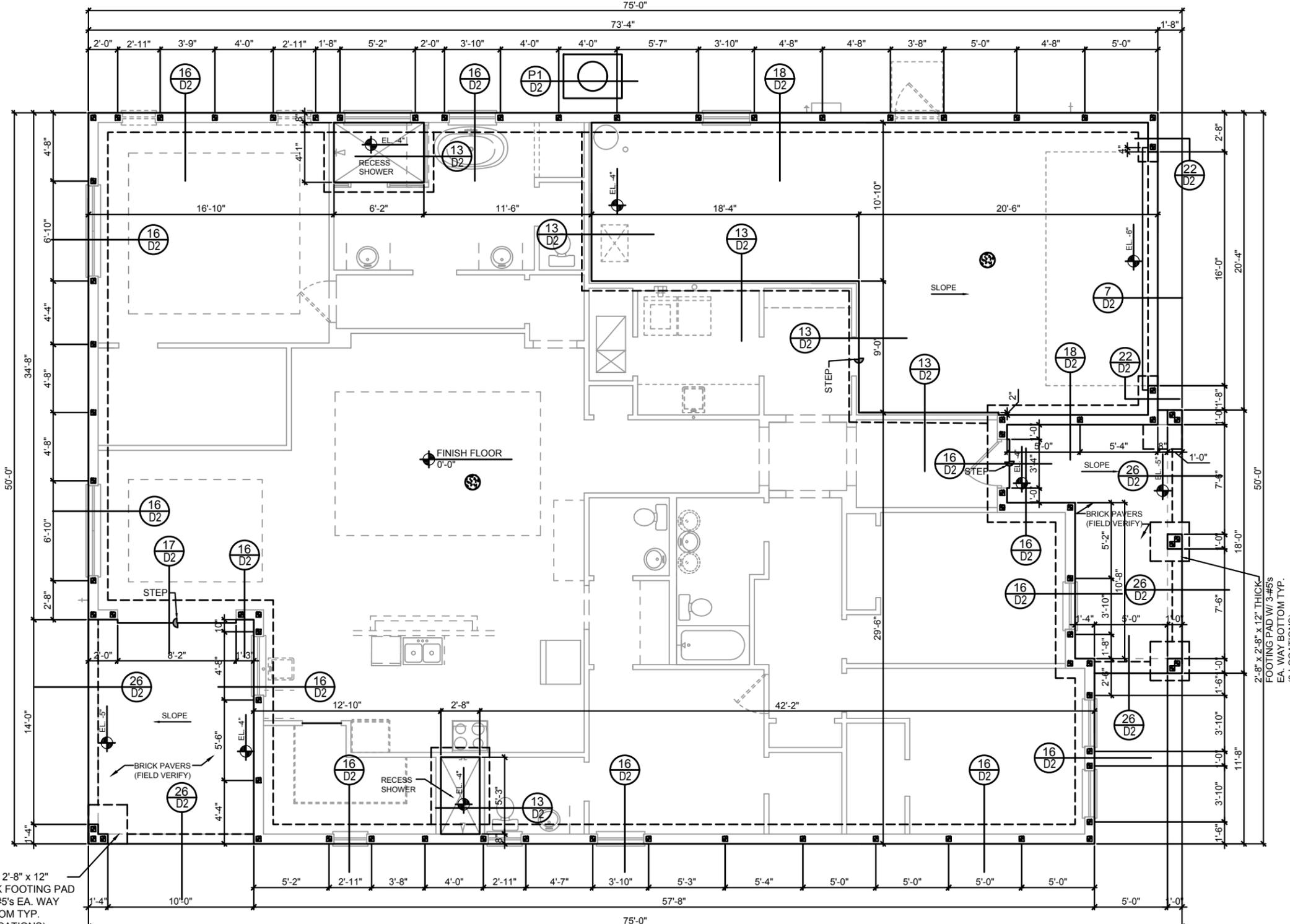
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Park Square HOMES

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Phone: (407) 659-3000

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DISCLAIMER: CONTRACTOR/SUB-CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. PARK SQUARE HOMES IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



1 COND. ANCHOR DETAIL
N.T.S.

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2'-8" x 2'-8" x 12" THICK FOOTING PAD W/ 3-#5's EA. WAY BOTTOM TYP. (3-LOCATIONS)

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FOUNDATION PLAN
D (Standard)
14'-11-4" (13x7) 14'-11-4" (2x5)

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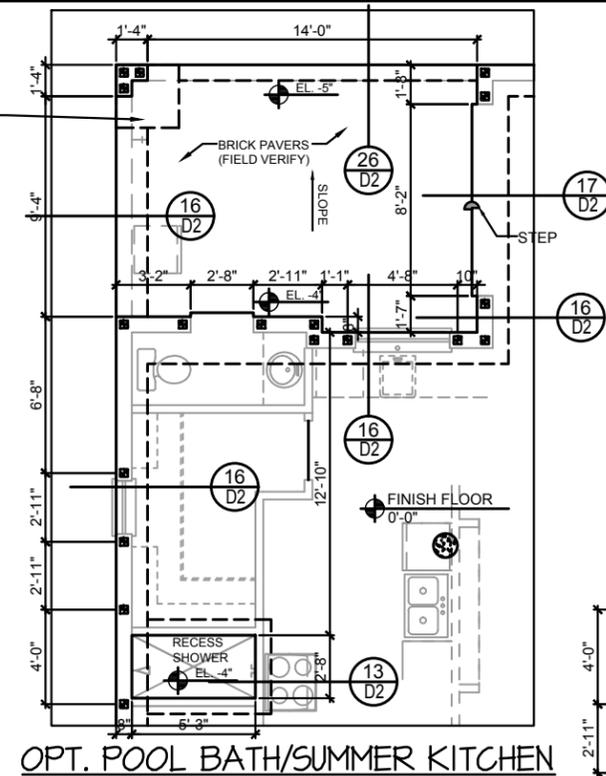
A DIVISION OF PARK SQUARE
Park Square HOMES ENTERPRISES, INC.
 6200 Vineland Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 529-3000

FOUNDATION PLAN
 2681 RANIER
 PARK SERIES

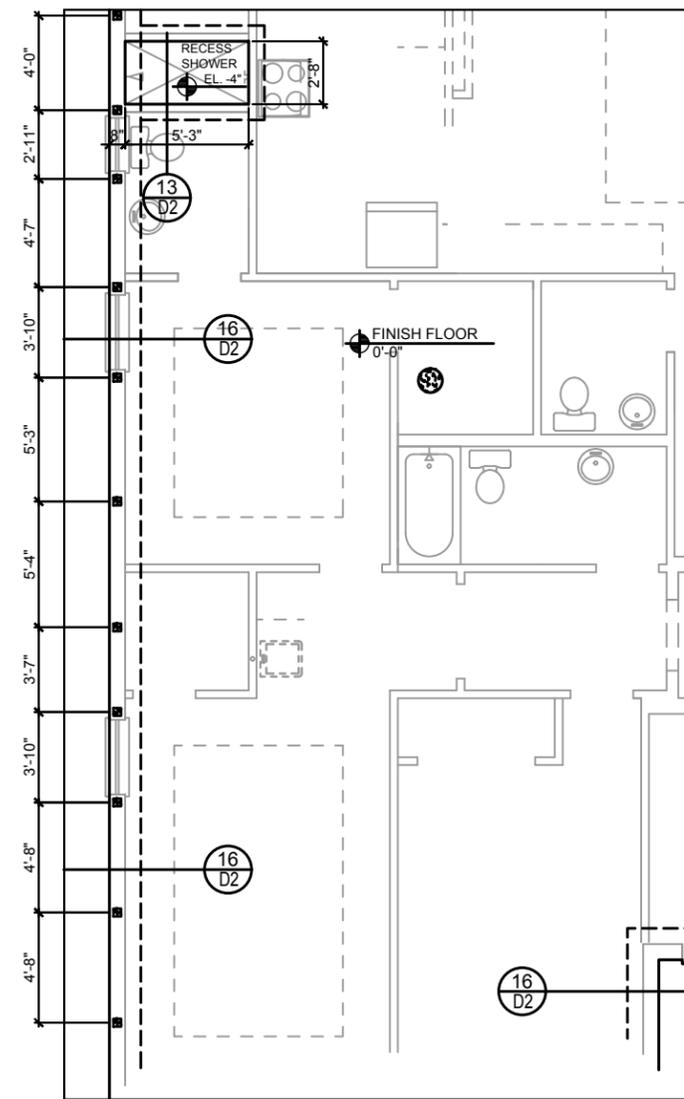
REVISIONS	
DELTA #	DATE

DATE: 12-10-25
 SCALE: AS NOTED
 DRAWN: ME
 SHEET: **SID.0**

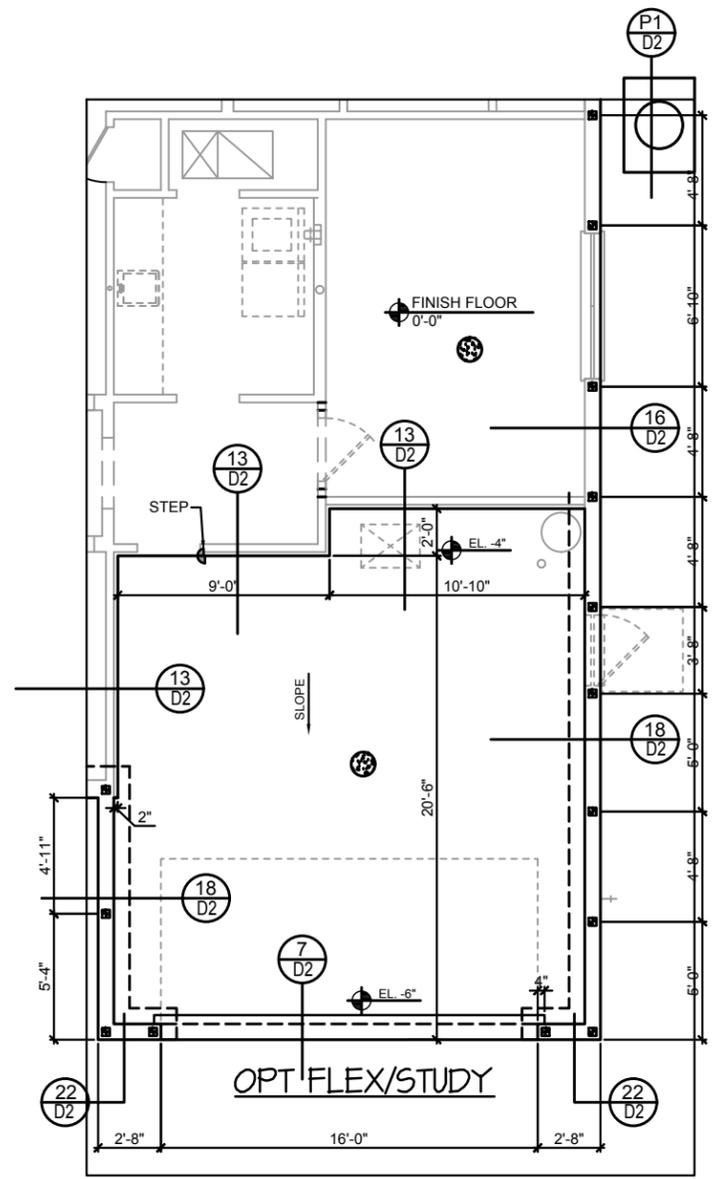
2'-8" x 2'-8" x 12"
THICK FOOTING PAD
W/ 3-#5's EA. WAY
BOTTOM TYP.
(3-LOCATIONS)



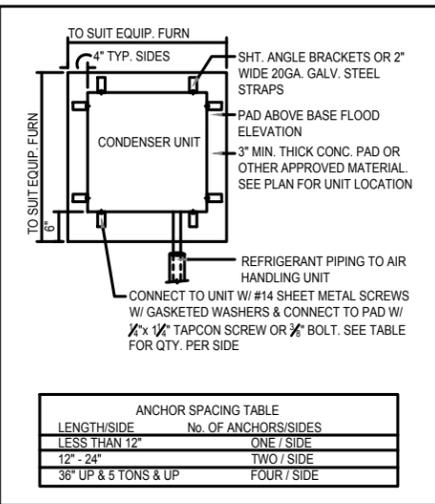
OPT. POOL BATH/SUMMER KITCHEN



OPT MULTI-GEN SUITE



OPT FLEX/STUDY



1 COND. ANCHOR DETAIL
N.T.S.

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

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FOUNDATION PLAN (OPTION)
16'-0" (16'-0") 14'-0" (22'-0")

VERIFICATION OF FIELD CONDITIONS:

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FIELD REPAIR NOTES

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LOT: 0000, COMMUNITY

FOUNDATION PLAN

2681 RANIER
PARK SERIES

REVISIONS

DELTA #	DATE
	12-10-25

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: ME
SHEET: 510.0

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Orlando, Florida 32811
Phone: (407) 659-3000

**SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS**

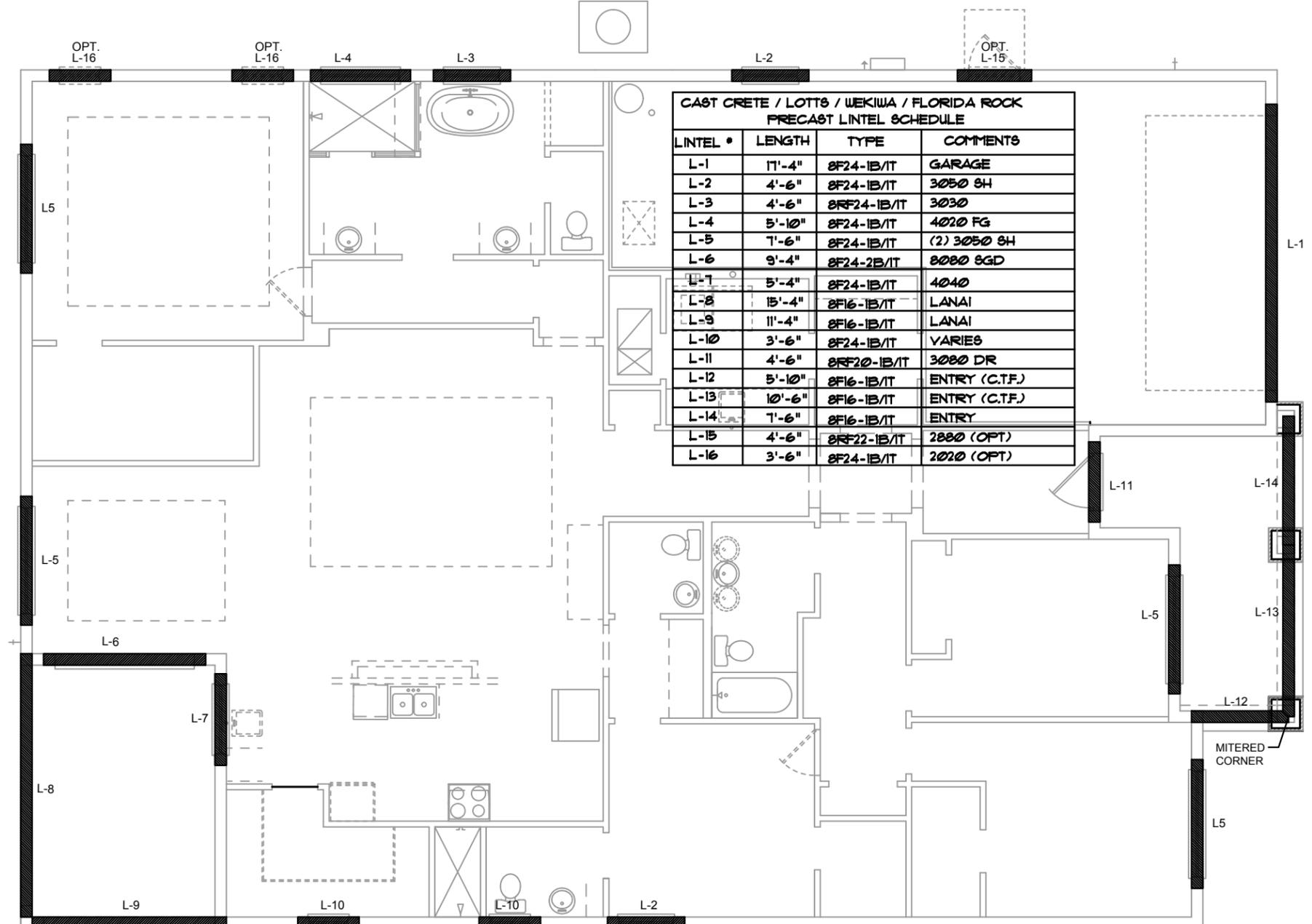
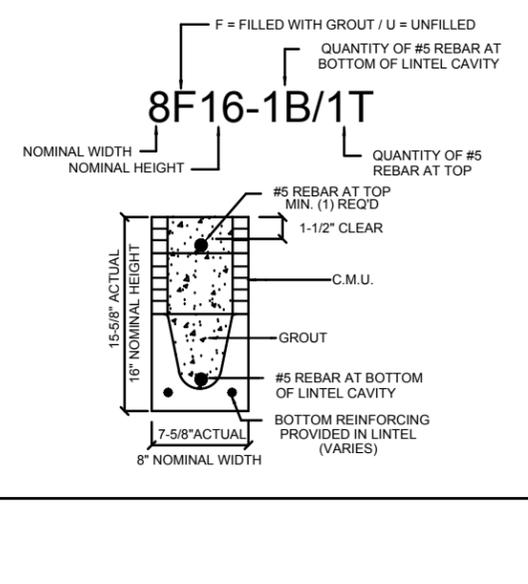
		GRAVITY							
LENGTH	TYPE	8UB	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2646	2496	3467	4438	5410	6384	7358
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137
6'-6" (78")	PRECAST	937	1255	2101	3263	2746	3358	3971	4585
7'-6" (90")	PRECAST	767	1029	1675	2385	1994	2439	2886	3333
8'-0" (96")	PRECAST	670	899	1445	2214	3192	4533	6513	4087
8'-8" (104")	PRECAST	618	767	1257	1779	1479	1810	2142	2474
9'-4" (112")	PRECAST	573	829	1332	2044	2946	4184	6012	3773
10'-6" (126")	PRECAST	456	632	1049	1469	1210	1482	1754	2027
11'-4" (138")	PRECAST	445	768	1212	1818	2544	3469	4030	3127
12'-0" (144")	PRECAST	414	482	802	1125	915	1122	1328	1535
13'-4" (160")	PRECAST	362	598	935	1365	1854	2355	1793	2075
14'-0" (168")	PRECAST	338	598	935	1365	1854	2441	3155	4044
14'-8" (176")	PRESTRESSED	N.R.	427	726	1028	1331	1635	1224	1418
15'-4" (184")	PRESTRESSED	N.R.	485	748	1076	1438	1855	2343	2920
17'-4" (208")	PRESTRESSED	N.R.	381	648	919	1180	1462	1087	1260
19'-4" (232")	PRESTRESSED	N.R.	451	700	1003	1335	1714	2153	2665
21'-4" (256")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
22'-0" (264")	PRESTRESSED	N.R.	465	765	1370	2045	2610	3185	3765
24'-0" (288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.

		GRAVITY							
LENGTH	TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B	
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878
5'-8" (68")	PRECAST	785	1449	2782	2714	3600	4487	5375	6264
5'-10" (70")	PRECAST	735	832	1602	1550	2058	2566	3075	3585
6'-8" (80")	PRECAST	822	1153	2162	4074	6472	6516	5814	6839
7'-6" (90")	PRECAST	665	779	1500	1449	1924	2400	2876	3352
9'-8" (116")	PRECAST	371	1103	2051	3811	6472	6516	5450	6411
			907	1677	2933	2576	3223	3872	4522
			761	1377	2252	1958	2451	2944	3439
			764	1377	2329	3609	5492	6624	5132
			420	834	1253	1071	1342	1614	1886
			535	928	1497	2179	2618	3595	2875

		UPLIFT								LATERAL	
LENGTH	TYPE	8UF8-1T	8UF12-1T	8UF16-1T	8UF20-1T	8UF24-1T	8UF28-1T	8UF32-1T	8UB	8F8	
		8UF8-2T	8UF12-2T	8UF16-2T	8UF20-2T	8UF24-2T	8UF28-2T	8UF32-2T			
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021	
3'-6" (42")	PRECAST	2185	2289	3260	4237	5219	6204	7192	1257	1257	
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938	
4'-6" (54")	PRECAST	1660	1765	2507	3257	4010	4767	5526	727	727	
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	505	505	
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665	4247	418	418	
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216	3732	707	887	
7'-6" (90")	PRECAST	959	990	1475	1914	2354	2797	3240	591	657	
9'-4" (112")	PRECAST	801	801	1125	1466	1907	2351	2797	454	630	
10'-6" (126")	PRECAST	716	716	986	1269	1560	1852	2144	396	493	
11'-4" (138")	PRECAST	666	666	909	1189	1476	1762	2048	363	556	
12'-0" (144")	PRECAST	631	631	840	1081	1366	1651	1936	340	494	
13'-4" (160")	PRECAST	573	573	762	1004	1287	1570	1853	302	398	
14'-0" (168")	PRECAST	548	548	729	922	1204	1487	1770	286	360	
14'-8" (176")	PRESTRESSED	243	243	352	462	572	682	792	N.R.	357	
15'-4" (184")	PRESTRESSED	228	228	329	439	549	659	769	N.R.	327	
17'-4" (208")	PRESTRESSED	188	188	276	366	456	546	636	N.R.	255	
19'-4" (232")	PRESTRESSED	165	165	239	313	387	461	535	N.R.	204	
21'-4" (256")	PRESTRESSED	145	145	186	248	310	372	434	N.R.	172	
22'-0" (264")	PRESTRESSED	137	137	186	248	310	372	434	N.R.	161	
24'-0" (288")	PRESTRESSED	124	124	166	216	278	340	402	N.R.	135	

		UPLIFT						LATERAL		
LENGTH	TYPE	8UF8-1T	8UF10-1T	8UF14-1T	8UF18-1T	8UF22-1T	8UF26-1T	8UF30-1T	8RU6	8RF6
		8UF8-2T	8UF10-2T	8UF14-2T	8UF18-2T	8UF22-2T	8UF26-2T	8UF30-2T		
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
4'-6" (54")	PRECAST	1192	1607	2311	3121	3937	4756	5577	853	853
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	501	501
5'-10" (70")	PRECAST	896	1138	1741	2352	2965	3581	4198	469	469
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	941
9'-8" (116")	PRECAST	533	533	802	1123	1413	1704	1995	516	614

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



CAST CRETE / LOTT'S / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F24-1B/1T	GARAGE
L-2	4'-6"	8F24-1B/1T	3050 SH
L-3	4'-6"	8RF24-1B/1T	3030
L-4	5'-10"	8F24-1B/1T	4020 FG
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	9'-4"	8F24-2B/1T	8080 SGD
L-7	5'-4"	8F24-1B/1T	4040
L-8	15'-4"	8F16-1B/1T	LANAI
L-9	11'-4"	8F16-1B/1T	LANAI
L-10	3'-6"	8F24-1B/1T	VARIES
L-11	4'-6"	8RF20-1B/1T	3080 DR
L-12	5'-10"	8F16-1B/1T	ENTRY (C.T.F.)
L-13	10'-6"	8F16-1B/1T	ENTRY (C.T.F.)
L-14	7'-6"	8F16-1B/1T	ENTRY
L-15	4'-6"	8RF22-1B/1T	2880 (OPT)
L-16	3'-6"	8F24-1B/1T	2020 (OPT)

- MATERIALS**
1. Precast lintels = 3500 psi.
 2. Precast prestressed lintels = 6000 psi.
 3. 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.
- SAFE LOAD TABLE NOTES**
1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6'-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
 2. N.R. = Not Rated.
 3. Safe loads are total superimposed allowable load on the section specified.
 4. Safe loads based on grade 40 or grade 60 field rebar.
 5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
 6. One #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.
- 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.

**PRECAST LINTEL PLAN
A (Standard)
14'-10" (14'-0") 14'-10" (12'-0")**

DISCLAIMER: CONTRACTOR/SUB-CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. PARK SQUARE HOMES IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

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Park Square Homes

PRECAST LINTEL PLAN

2681 RANIER PARK SERIES

LOT: 0000, COMMUNITY

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH.

REVISIONS

DELTA #	DATE
	12-10-25

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: MU
SHEET: S2A.0

**SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS**

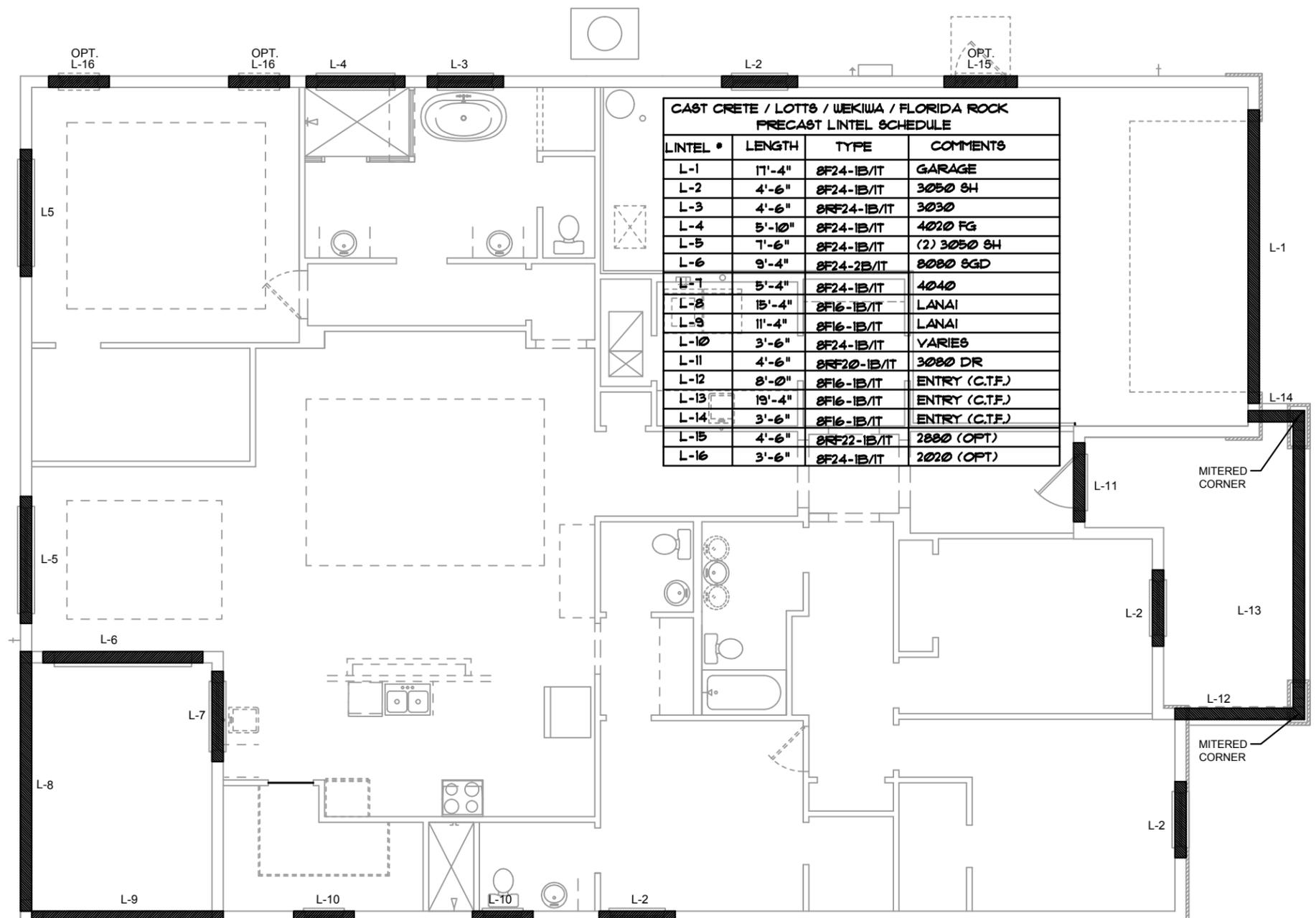
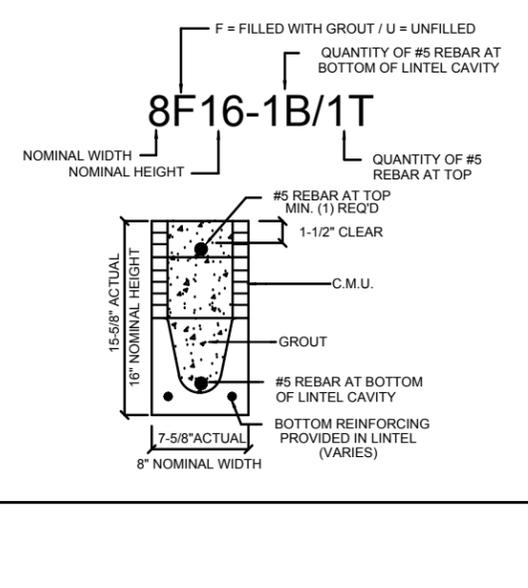
		GRAVITY							
LENGTH	TYPE	8UB	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2646	2496	3467	4438	5410	6384	7358
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137
6'-6" (78")	PRECAST	937	1255	2101	3263	2746	3358	3971	4585
7'-6" (90")	PRECAST	767	1029	1675	2385	1994	2439	2886	3333
8'-0" (96")	PRECAST	670	899	1445	2214	3192	4533	6513	4087
8'-8" (104")	PRECAST	618	767	1257	1779	1479	1810	2142	2474
9'-4" (112")	PRECAST	573	829	1332	2044	2946	4184	6012	3773
10'-6" (126")	PRECAST	456	632	1049	1469	1210	1482	1754	2027
11'-4" (138")	PRECAST	445	768	1212	1818	2544	3469	4030	3127
12'-0" (144")	PRECAST	414	482	802	1125	915	1122	1328	1535
13'-4" (160")	PRECAST	362	598	935	1365	1854	2355	1793	2075
14'-0" (168")	PRECAST	338	598	935	1365	1854	2441	3155	4044
14'-8" (176")	PRESTRESSED	N.R.	427	726	1028	1331	1635	1224	1418
15'-4" (184")	PRESTRESSED	N.R.	485	748	1076	1438	1855	2343	2920
17'-4" (208")	PRESTRESSED	N.R.	381	648	919	1190	1462	1087	1260
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR

		GRAVITY							
LENGTH	TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B	
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878
5'-8" (68")	PRECAST	785	1449	2782	2714	3600	4487	5375	6264
5'-10" (70")	PRECAST	735	832	1602	1550	2058	2566	3075	3585
6'-8" (80")	PRECAST	822	1153	2162	4074	6472	6516	5814	6839
7'-6" (90")	PRECAST	665	779	1500	1449	1924	2400	2876	3352
9'-8" (116")	PRECAST	371	1103	2051	3811	6472	6516	5450	6411
			907	1677	2933	2576	3223	3872	4522
			761	1377	2252	1958	2451	2944	3439
			764	1377	2329	3609	5492	6624	5132
			420	834	1253	1071	1342	1614	1886
			535	928	1497	2179	2618	3595	2875

		UPLIFT								LATERAL	
LENGTH	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8UB	8F8	
		8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T			
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021	
3'-6" (42")	PRECAST	2185	2289	3260	4237	5219	6204	7192	1257	1257	
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938	
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767	5526	727	727	
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	505	505	
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665	4247	418	418	
6'-6" (78")	PRECAST	1141	1207	1733	2250	2769	3290	3812	707	887	
7'-6" (90")	PRECAST	990	1029	1466	1907	2351	2797	3245	591	657	
9'-4" (112")	PRECAST	801	812	960	1269	1560	1852	2144	454	630	
10'-6" (126")	PRECAST	716	716	898	1027	1261	1496	1731	396	493	
11'-4" (138")	PRECAST	666	666	839	996	1104	1309	1515	363	556	
12'-0" (144")	PRECAST	631	631	800	957	1065	1271	1477	340	494	
13'-4" (160")	PRECAST	573	573	740	897	1004	1209	1415	302	398	
14'-0" (168")	PRECAST	548	548	716	872	979	1184	1389	286	360	
14'-8" (176")	PRESTRESSED	243	243	352	462	572	682	792	N.R.	357	
15'-4" (184")	PRESTRESSED	228	228	329	439	549	659	769	N.R.	327	
17'-4" (208")	PRESTRESSED	188	188	276	364	452	540	628	N.R.	255	
19'-4" (232")	PRESTRESSED	165	165	239	313	387	461	535	N.R.	204	
21'-4" (256")	PRESTRESSED	145	145	186	248	310	372	434	N.R.	172	
22'-0" (264")	PRESTRESSED	137	137	205	267	329	391	453	N.R.	161	
24'-0" (288")	PRESTRESSED	124	124	186	248	310	372	434	N.R.	135	

		UPLIFT						LATERAL		
LENGTH	TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RU6	8RF6
		8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T		
4'-4" (52")	PRECAST	1244	1519	2339	3170	4008	4850	5696	932	932
4'-6" (54")	PRECAST	1192	1607	2311	3121	3937	4756	5577	853	853
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	501	501
5'-10" (70")	PRECAST	896	1138	1741	2352	2965	3581	4198	469	469
6'-8" (80")	PRECAST	778	882	1510	2042	2573	3107	3642	830	1100
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	941
9'-8" (116")	PRECAST	533	533	802	1123	1413	1704	1995	516	614

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



CAST CRETE / LOTT'S / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F24-1B/1T	GARAGE
L-2	4'-6"	8F24-1B/1T	3050 SH
L-3	4'-6"	8RF24-1B/1T	3030
L-4	5'-10"	8F24-1B/1T	4020 FG
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	9'-4"	8F24-2B/1T	8080 SGD
L-7	5'-4"	8F24-1B/1T	4040
L-8	15'-4"	8F16-1B/1T	LANAI
L-9	11'-4"	8F16-1B/1T	LANAI
L-10	3'-6"	8F24-1B/1T	VARIES
L-11	4'-6"	8RF20-1B/1T	3080 DR
L-12	8'-0"	8F16-1B/1T	ENTRY (C.T.F.)
L-13	19'-4"	8F16-1B/1T	ENTRY (C.T.F.)
L-14	3'-6"	8F16-1B/1T	ENTRY (C.T.F.)
L-15	4'-6"	8RF22-1B/1T	2880 (OPT)
L-16	3'-6"	8F24-1B/1T	2020 (OPT)

- MATERIALS**
1. Precast lintels = 3500 psi.
 2. Precast prestressed lintels = 6000 psi.
 3. 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 additional 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.

**PRECAST LINTEL PLAN
S2B.0**

LOT: 0000, COMMUNITY

2681 RANIER PARK SQUARE HOMES

PRECAST LINTEL PLAN

REVISIONS

DELTA #	DATE
	12-10-25

SCALE: AS NOTED

DRAWN: MU

SHEET: S2B.0

2681 RANIER PARK SQUARE HOMES

PRECAST LINTEL PLAN

REVISIONS

DATE: 12-10-25

SCALE: AS NOTED

DRAWN: MU

SHEET: S2B.0

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**SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS**

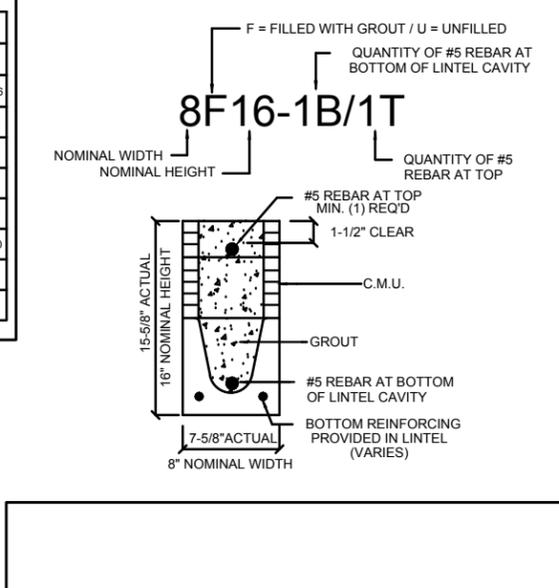
		GRAVITY							
LENGTH	TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B	
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2646	2496	3467	4438	5410	6384	7358
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137
6'-6" (78")	PRECAST	937	1255	2101	3263	2746	3358	3971	4585
7'-6" (90")	PRECAST	767	1029	1675	2385	1994	2439	2886	3333
8'-0" (96")	PRECAST	670	899	1445	2214	3192	4533	6513	4087
8'-8" (104")	PRECAST	618	767	1257	1779	1479	1810	2142	2474
9'-4" (112")	PRECAST	573	829	1332	2044	2946	4184	6012	3773
10'-6" (126")	PRECAST	456	632	1049	1469	1210	1482	1754	2027
11'-4" (138")	PRECAST	445	768	1212	1818	2544	3469	4030	3127
12'-0" (144")	PRECAST	414	482	802	1125	915	1122	1328	1535
13'-4" (160")	PRECAST	362	598	935	1365	1854	2355	1793	2075
14'-0" (168")	PRECAST	338	598	935	1365	1854	2441	3155	4044
14'-8" (176")	PRESTRESSED	N.R.	427	726	1028	1331	1635	1224	1418
15'-4" (184")	PRESTRESSED	N.R.	485	748	1076	1438	1855	2343	2920
17'-4" (208")	PRESTRESSED	N.R.	381	648	919	1190	1462	1087	1285
19'-4" (232")	PRESTRESSED	N.R.	451	700	1033	1335	1714	2153	2665
21'-4" (256")	PRESTRESSED	N.R.							
22'-0" (264")	PRESTRESSED	N.R.	465	765	1370	2045	2610	3185	3765
24'-0" (288")	PRESTRESSED	N.R.							

		GRAVITY							
LENGTH	TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B	
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878
5'-8" (68")	PRECAST	785	1449	2782	2714	3600	4487	5375	6264
5'-10" (70")	PRECAST	735	832	1602	1550	2058	2566	3075	3585
6'-8" (80")	PRECAST	822	1153	2162	4074	6472	6516	5814	6839
7'-6" (90")	PRECAST	665	779	1500	1449	1924	2400	2876	3352
9'-8" (116")	PRECAST	371	1103	2051	3811	6472	6516	5450	6411
			907	1677	2933	2576	3223	3872	4522
			907	1677	2933	4100	6730	8177	6707
			761	1377	2252	1958	2451	2944	3439
			764	1377	2329	3609	5492	6624	5132
			420	834	1253	1071	1342	1614	1886
			535	928	1497	2179	2618	3595	2875

		UPLIFT							LATERAL	
LENGTH	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8U8	8F8
		8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T		
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
3'-6" (42")	PRECAST	2185	2289	3260	4237	5219	6204	7192	1257	1257
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
4'-6" (54")	PRECAST	1660	1765	2507	3257	4010	4767	5526	727	727
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	505	505
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665	4247	418	418
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216	3732	707	887
7'-6" (90")	PRECAST	959	990	1475	1914	2354	2797	3240	591	657
9'-4" (112")	PRECAST	801	801	1260	1650	2040	2430	2820	454	630
10'-6" (126")	PRECAST	716	716	1039	1389	1711	2034	2358	396	493
11'-4" (138")	PRECAST	666	666	939	1259	1581	1904	2227	363	556
12'-0" (144")	PRECAST	631	631	881	1191	1513	1836	2159	340	494
13'-4" (160")	PRECAST	573	573	802	1094	1417	1740	2063	302	398
14'-0" (168")	PRECAST	548	548	778	1068	1391	1714	2037	286	360
14'-8" (176")	PRESTRESSED	243	243	352	462	572	682	792	N.R.	357
15'-4" (184")	PRESTRESSED	228	228	329	439	549	659	769	N.R.	327
17'-4" (208")	PRESTRESSED	188	188	276	366	456	546	636	N.R.	255
19'-4" (232")	PRESTRESSED	165	165	239	313	387	461	535	N.R.	204
21'-4" (256")	PRESTRESSED	142	142	186	248	310	372	434	N.R.	172
22'-0" (264")	PRESTRESSED	137	137	205	267	329	391	453	N.R.	161
24'-0" (288")	PRESTRESSED	124	124	186	240	294	348	402	N.R.	135

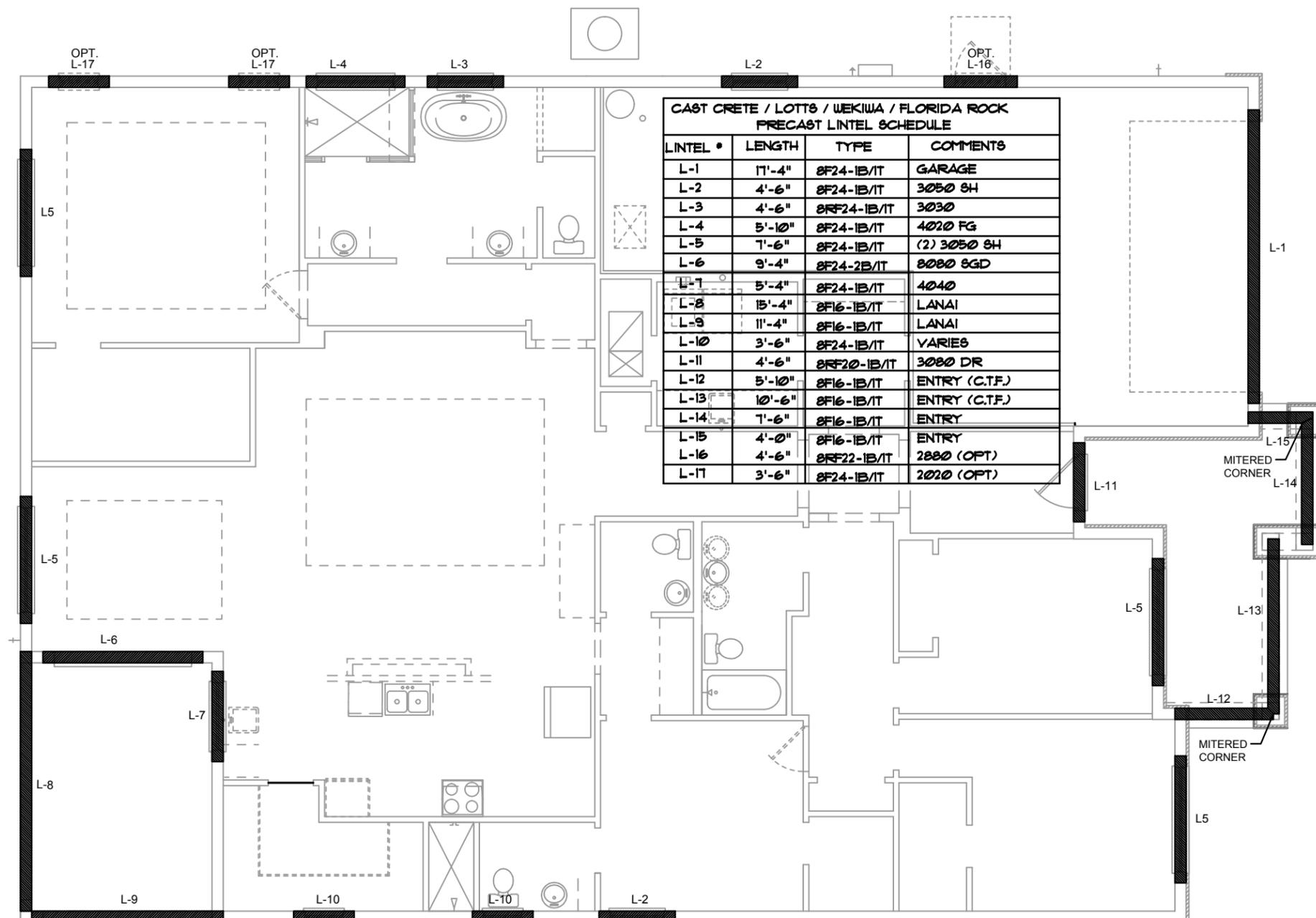
		UPLIFT							LATERAL	
LENGTH	TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RU6	8RF6
		8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T		
4'-4" (52")	PRECAST	1244	1519	2339	3170	4008	4850	5696	932	932
4'-6" (54")	PRECAST	1192	1607	2311	3121	3937	4756	5577	853	853
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	501	501
5'-10" (70")	PRECAST	896	1138	1741	2352	2965	3581	4198	469	469
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
7'-6" (90")	PRECAST	688	688	1302	1762	2225	2690	3157	710	941
9'-8" (116")	PRECAST	533	533	802	1123	1413	1704	1995	516	614

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION

8F8-1B/1T 8F8-0B/1T 8RF14-1B/1T 8F16-0B/1T 8F20-1B/1T 8F24-1B/1T



CAST CRETE / LOTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F24-1B/1T	GARAGE
L-2	4'-6"	8F24-1B/1T	3050 SH
L-3	4'-6"	8RF24-1B/1T	3030
L-4	5'-10"	8F24-1B/1T	4020 FG
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	9'-4"	8F24-2B/1T	8080 8GD
L-7	5'-4"	8F24-1B/1T	4040
L-8	15'-4"	8F16-1B/1T	LANAI
L-9	11'-4"	8F16-1B/1T	LANAI
L-10	3'-6"	8F24-1B/1T	VARIES
L-11	4'-6"	8RF20-1B/1T	3080 DR
L-12	5'-10"	8F16-1B/1T	ENTRY (C.T.F.)
L-13	10'-6"	8F16-1B/1T	ENTRY (C.T.F.)
L-14	7'-6"	8F16-1B/1T	ENTRY
L-15	4'-0"	8F16-1B/1T	ENTRY
L-16	4'-6"	8RF22-1B/1T	2880 (OPT)
L-17	3'-6"	8F24-1B/1T	2020 (OPT)

- MATERIALS**
1. Precast lintels = 3500 psi.
 2. Precast prestressed lintels = 6000 psi.
 3. 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. Prestressing strand per ASTM A416 grade 270 low relaxation.
 6. Mortar per ASTM A510.
 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 additional 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.

PRECAST LINTEL PLAN C (Standard)
14'-0" (14'-0") 14'-0" (14'-0")

DISCLAIMER: CONTRACTOR/SUB-CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. PARK SQUARE HOMES IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LOT: 0000, COMMUNITY

2681 RANIER PARK SQUARE HOMES PRECAST LINTEL PLAN PARK SERIES

DATE: 12-10-25

SCALE: AS NOTED

DRAWN: MU

SHEET: S2C.0

REVISIONS

DATE

DATE: 12-10-25

SCALE: AS NOTED

DRAWN: MU

SHEET: S2C.0

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH.

LOT: 0000, COMMUNITY

2681 RANIER PARK SQUARE HOMES PRECAST LINTEL PLAN PARK SERIES

DATE: 12-10-25

SCALE: AS NOTED

DRAWN: MU

SHEET: S2C.0

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH.

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Park Square HOMES
PRECAST LINTEL PLAN PARK SERIES

REVISIONS

DATE

DATE: 12-10-25

SCALE: AS NOTED

DRAWN: MU

SHEET: S2C.0

**SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS**

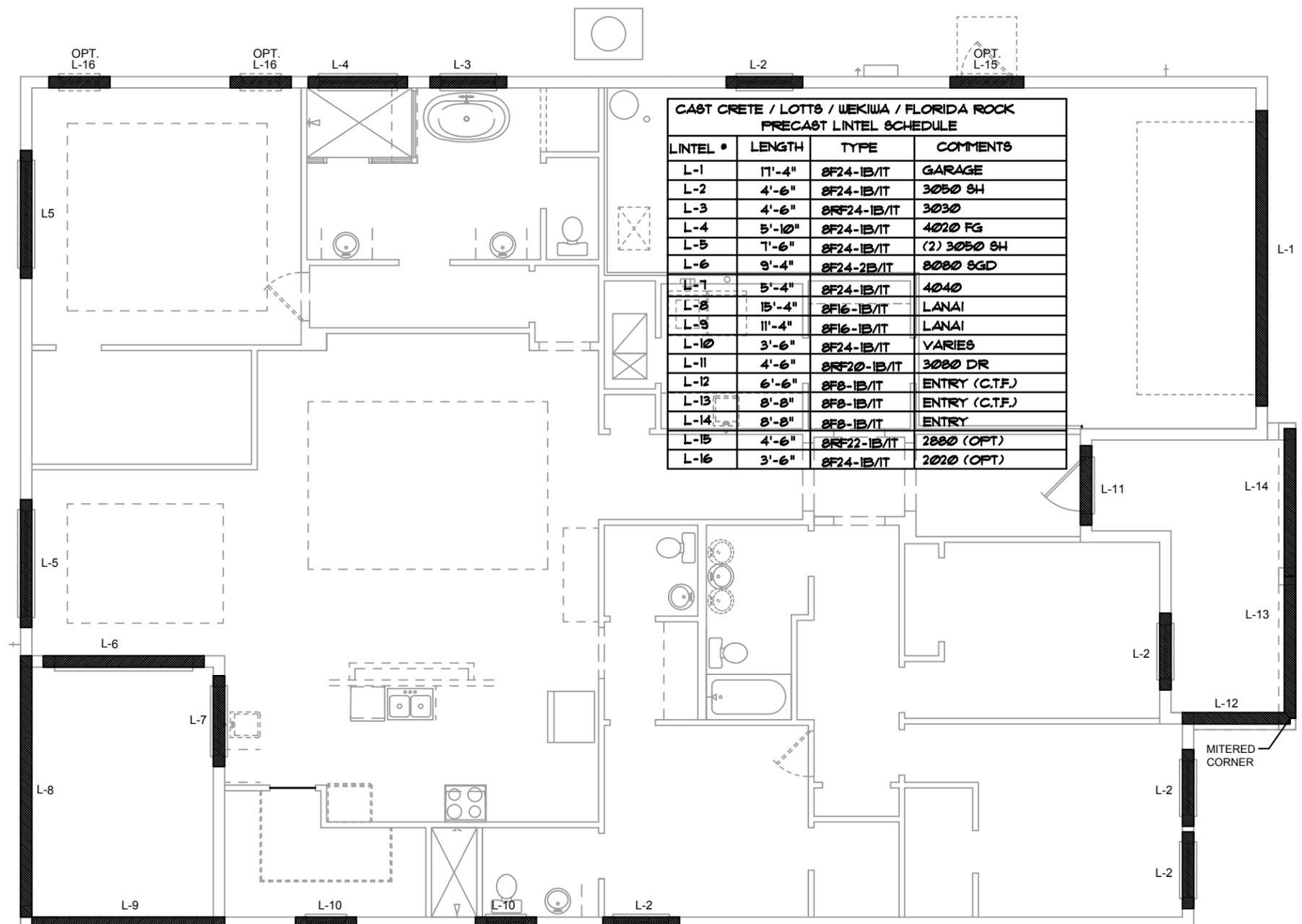
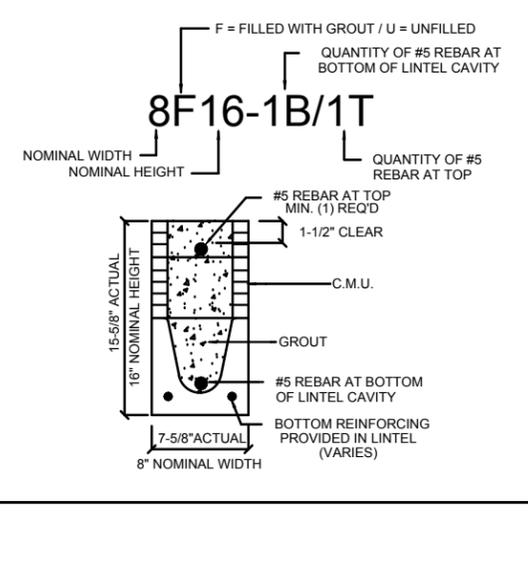
		GRAVITY							
LENGTH	TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B	
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2646	2496	3467	4438	5410	6384	7358
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137
6'-6" (78")	PRECAST	937	1255	2101	3263	2746	3358	3971	4585
7'-6" (90")	PRECAST	767	1029	1675	2385	1994	2439	2886	3333
8'-0" (96")	PRECAST	670	899	1445	2214	3192	4533	6513	4087
8'-8" (104")	PRECAST	618	767	1257	1779	1479	1810	2142	2474
9'-4" (112")	PRECAST	573	829	1332	2044	2946	4184	6012	3773
10'-6" (126")	PRECAST	456	632	1049	1469	1210	1482	1754	2027
11'-4" (138")	PRECAST	445	768	1212	1818	2544	3469	4030	3127
12'-0" (144")	PRECAST	414	482	802	1125	915	1122	1328	1535
13'-4" (160")	PRECAST	362	598	935	1365	1854	2355	1793	2075
14'-0" (168")	PRECAST	338	598	935	1365	1854	2441	3155	4044
14'-8" (176")	PRESTRESSED	N.R.	427	726	1028	1331	1635	1224	1418
15'-4" (184")	PRESTRESSED	N.R.	485	748	1076	1438	1855	2343	2920
17'-4" (208")	PRESTRESSED	N.R.	381	648	919	1180	1462	1087	1280
19'-4" (232")	PRESTRESSED	N.R.	NR						
21'-4" (256")	PRESTRESSED	N.R.	NR						
22'-0" (264")	PRESTRESSED	N.R.	NR						
24'-0" (288")	PRESTRESSED	N.R.	NR						

		GRAVITY							
LENGTH	TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B	
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878
5'-8" (68")	PRECAST	785	1449	2782	2714	3600	4487	5375	6264
5'-10" (70")	PRECAST	735	832	1602	1550	2058	2566	3075	3585
6'-8" (80")	PRECAST	822	1153	2162	4074	6472	6516	5814	6839
7'-6" (90")	PRECAST	665	779	1500	1449	1924	2400	2876	3352
9'-8" (116")	PRECAST	371	1103	2051	3811	6472	6516	5450	6411
			907	1677	2933	2576	3223	3872	4522
			761	1377	2252	1958	2451	2944	3439
			764	1377	2329	3609	5492	6624	5132
			420	834	1253	1071	1342	1614	1886
			535	928	1497	2179	2618	3595	2875

		UPLIFT							LATERAL	
LENGTH	TYPE	8UF8-1T	8UF12-1T	8UF16-1T	8UF20-1T	8UF24-1T	8UF28-1T	8UF32-1T	8U8	8F8
		8UF8-2T	8UF12-2T	8UF16-2T	8UF20-2T	8UF24-2T	8UF28-2T	8UF32-2T		
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
3'-6" (42")	PRECAST	2185	2289	3260	4237	5219	6204	7192	1257	1257
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
4'-6" (54")	PRECAST	1660	1765	2507	3257	4010	4767	5526	727	727
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	505	505
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665	4247	418	418
6'-6" (78")	PRECAST	1141	1207	1733	2250	2769	3290	3812	707	887
7'-6" (90")	PRECAST	990	1029	1466	1907	2351	2797	3245	591	657
9'-4" (112")	PRECAST	801	812	960	1269	1560	1852	2144	454	630
10'-6" (126")	PRECAST	716	716	898	1192	1491	1791	2091	396	493
11'-4" (138")	PRECAST	666	666	839	1099	1389	1679	1969	363	556
12'-0" (144")	PRECAST	637	637	811	1059	1349	1639	1929	340	494
13'-4" (160")	PRECAST	573	573	743	982	1272	1562	1852	302	398
14'-0" (168")	PRECAST	548	548	718	957	1247	1537	1827	286	360
14'-8" (176")	PRESTRESSED	243	243	352	462	572	682	792	N.R.	357
15'-4" (184")	PRESTRESSED	228	228	329	439	549	659	769	N.R.	327
17'-4" (208")	PRESTRESSED	188	188	276	366	456	546	636	N.R.	255
19'-4" (232")	PRESTRESSED	165	165	239	313	387	461	535	N.R.	204
21'-4" (256")	PRESTRESSED	145	145	186	248	310	372	434	N.R.	172
22'-0" (264")	PRESTRESSED	137	137	205	270	332	394	456	N.R.	161
24'-0" (288")	PRESTRESSED	124	124	186	240	294	348	402	N.R.	135

		UPLIFT						LATERAL		
LENGTH	TYPE	8UF6-1T	8UF10-1T	8UF14-1T	8UF18-1T	8UF22-1T	8UF26-1T	8UF30-1T	8RU6	8RF6
		8UF6-2T	8UF10-2T	8UF14-2T	8UF18-2T	8UF22-2T	8UF26-2T	8UF30-2T		
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
4'-6" (54")	PRECAST	1192	1607	2311	3121	3937	4756	5577	853	853
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	501	501
5'-10" (70")	PRECAST	896	1138	1741	2352	2965	3581	4198	469	469
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	941
9'-8" (116")	PRECAST	533	533	802	1123	1413	1704	1995	516	614

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



CAST CRETE / LOTT'S / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F24-1B/1T	GARAGE
L-2	4'-6"	8F24-1B/1T	3050 SH
L-3	4'-6"	8RF24-1B/1T	3030
L-4	5'-10"	8F24-1B/1T	4020 FG
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	9'-4"	8F24-2B/1T	8080 SGD
L-7	5'-4"	8F24-1B/1T	4040
L-8	15'-4"	8F16-1B/1T	LANAI
L-9	11'-4"	8F16-1B/1T	LANAI
L-10	3'-6"	8F24-1B/1T	VARIES
L-11	4'-6"	8RF20-1B/1T	3080 DR
L-12	6'-6"	8F8-1B/1T	ENTRY (C.T.F.)
L-13	8'-8"	8F8-1B/1T	ENTRY (C.T.F.)
L-14	8'-8"	8F8-1B/1T	ENTRY
L-15	4'-6"	8RF22-1B/1T	2880 (OPT)
L-16	3'-6"	8F24-1B/1T	2020 (OPT)

- MATERIALS**
1. Precast lintels = 3500 psi.
 2. Precast prestressed lintels = 6000 psi.
 3. 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 additional 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.

**PRECAST LINTEL PLAN
D (Standard)
14'-4" (142") 14'-4" (142")**

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Orlando, Florida 32811
Phone: (407) 659-3000

Park Square HOMES

PRECAST LINTEL PLAN

2681 RANIER PARK SERIES

LOT: 0000, COMMUNITY

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH.

REVISIONS

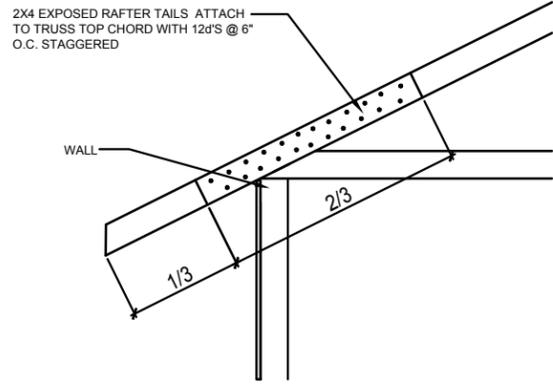
DELTA #	DATE
	12-10-25

DATE: 12-10-25

SCALE: AS NOTED

DRAWN: MU

SHEET: S2D.0



A5
S3
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

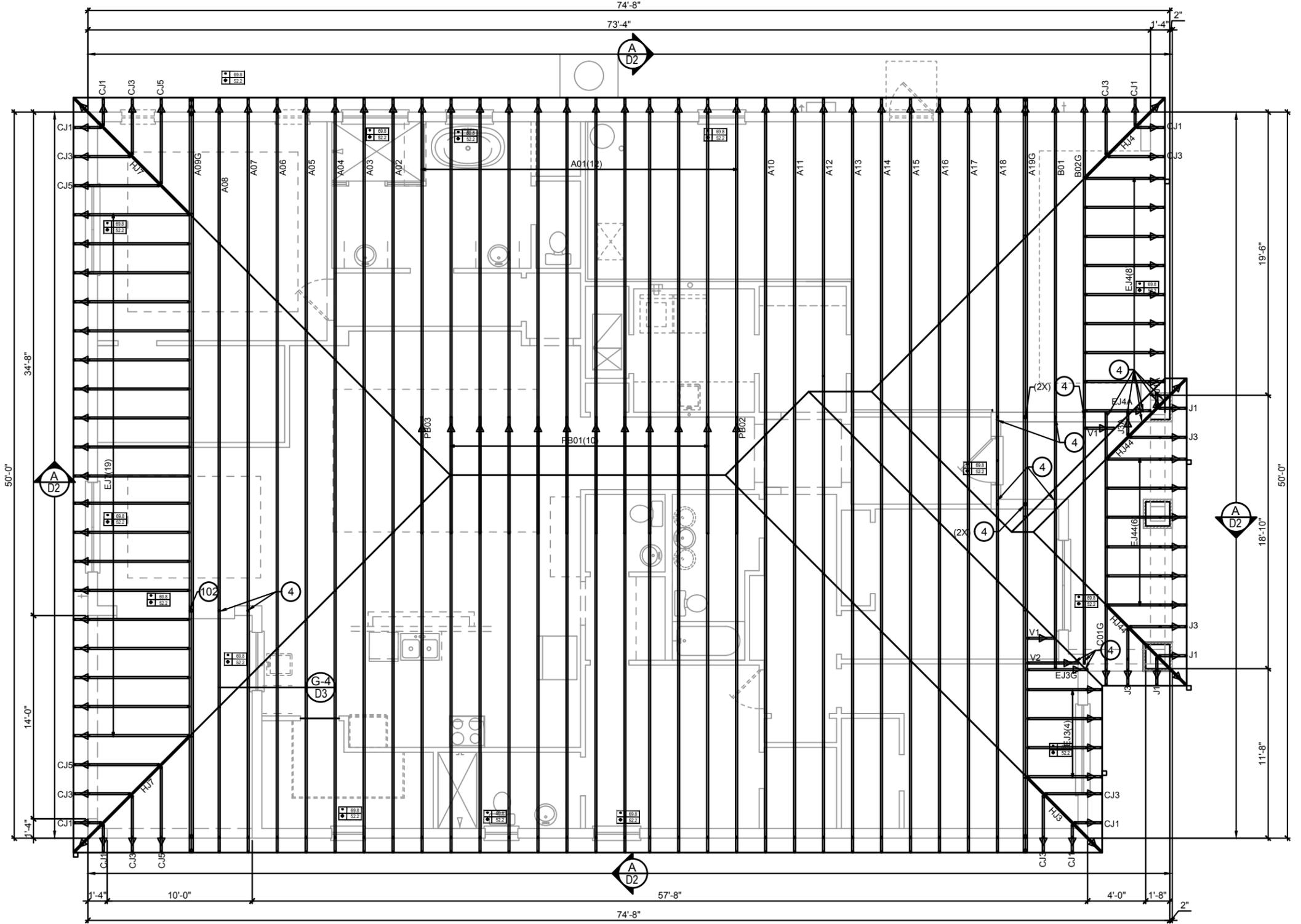
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COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

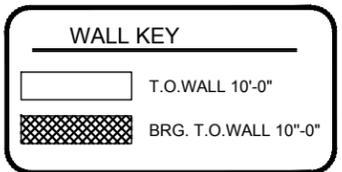
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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	103	VGTR/L	32-SDS/2"X3"/(2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"X 3"	7,015	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260	168	U46	H: 8-10d / J: 4-10d	710	N/A
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4,6,8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162"X3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985	215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
92	ABU44	12-16d	2,200	N/A	216	HUS412	BLOCK: 10-1/2"X1 1/2" TC JOIST: 10-16d	3,240	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	217	HUS212-2	BLOCK: 10-1/2"X1 1/2" TC JOIST: 10-16d	2,630	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
95	HTS20	20-10d	1,450	N/A	220	N/A	N/A	1,620	N/A
96	HD7B	SILL: 7/8" BOLT STUD: (3) 7/8"X5 1/2" BOLTS	6,645	N/A	226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
97	MTSM16	BLOCK: 4-1/2"X2 1/4" TC JOIST: 7-10d	860	N/A	231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A					
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A					
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A					



FLOOR FRAMING PLAN
A (Standard)
1/4"=1'-0" (11x17) 1/4"=1'-0" (22x34)

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Park Square HOMES

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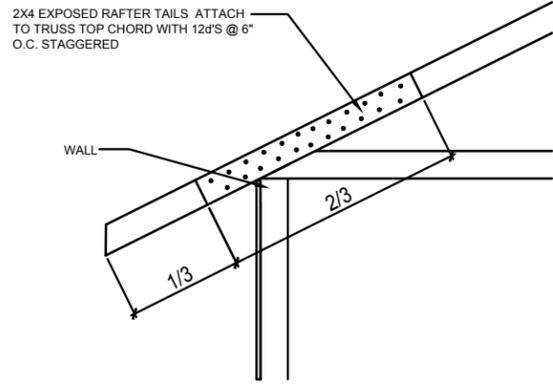
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PARK SERIES

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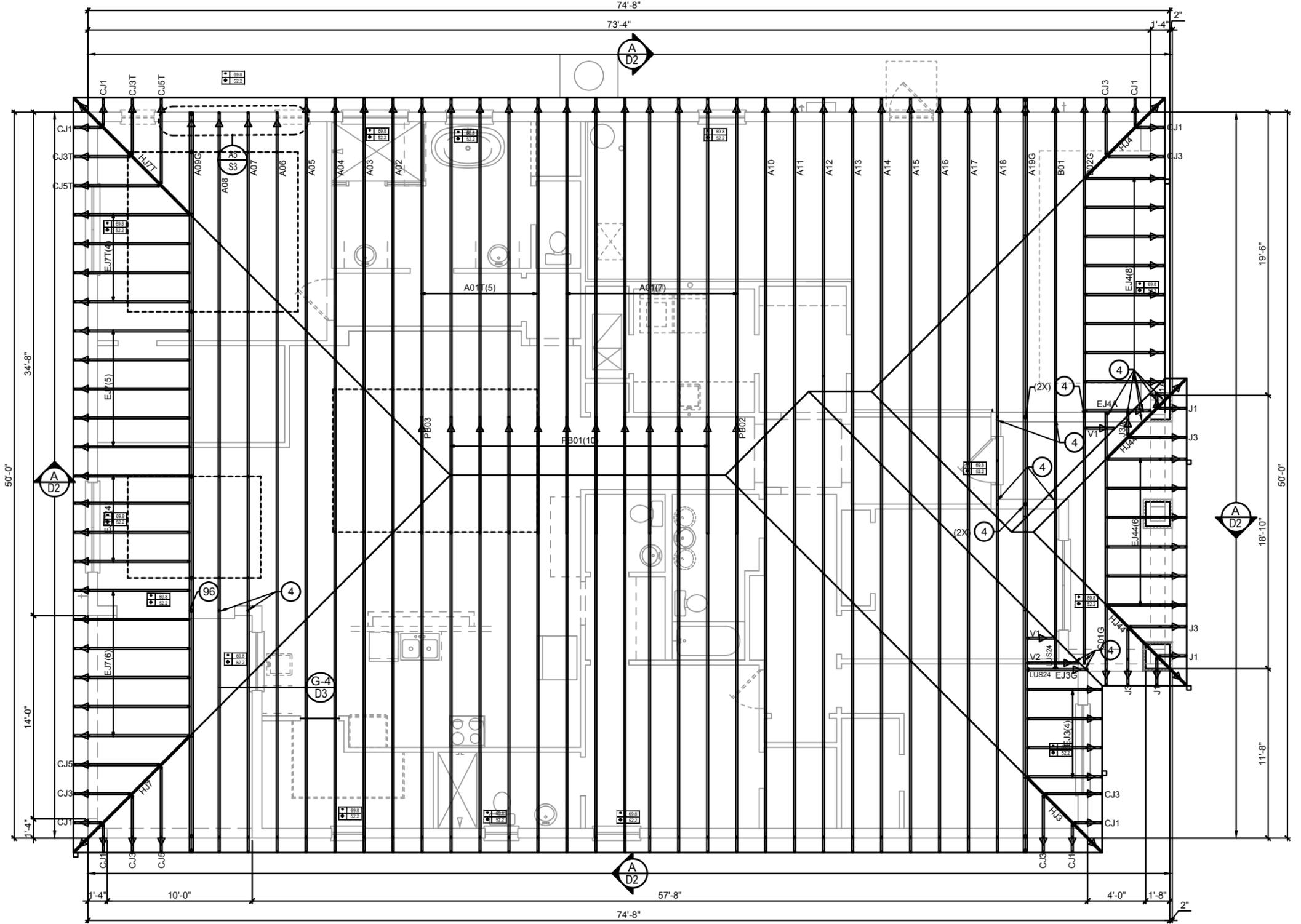
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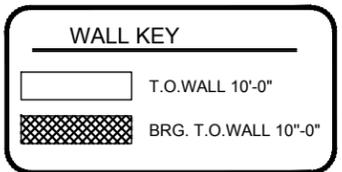
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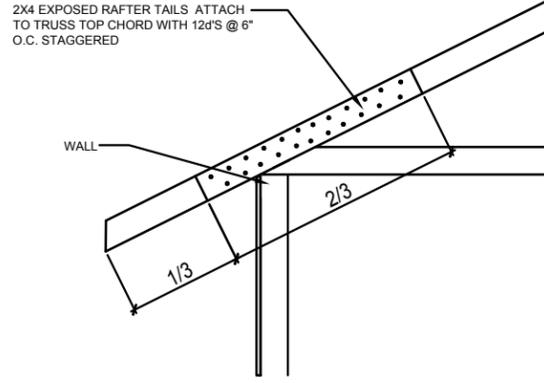
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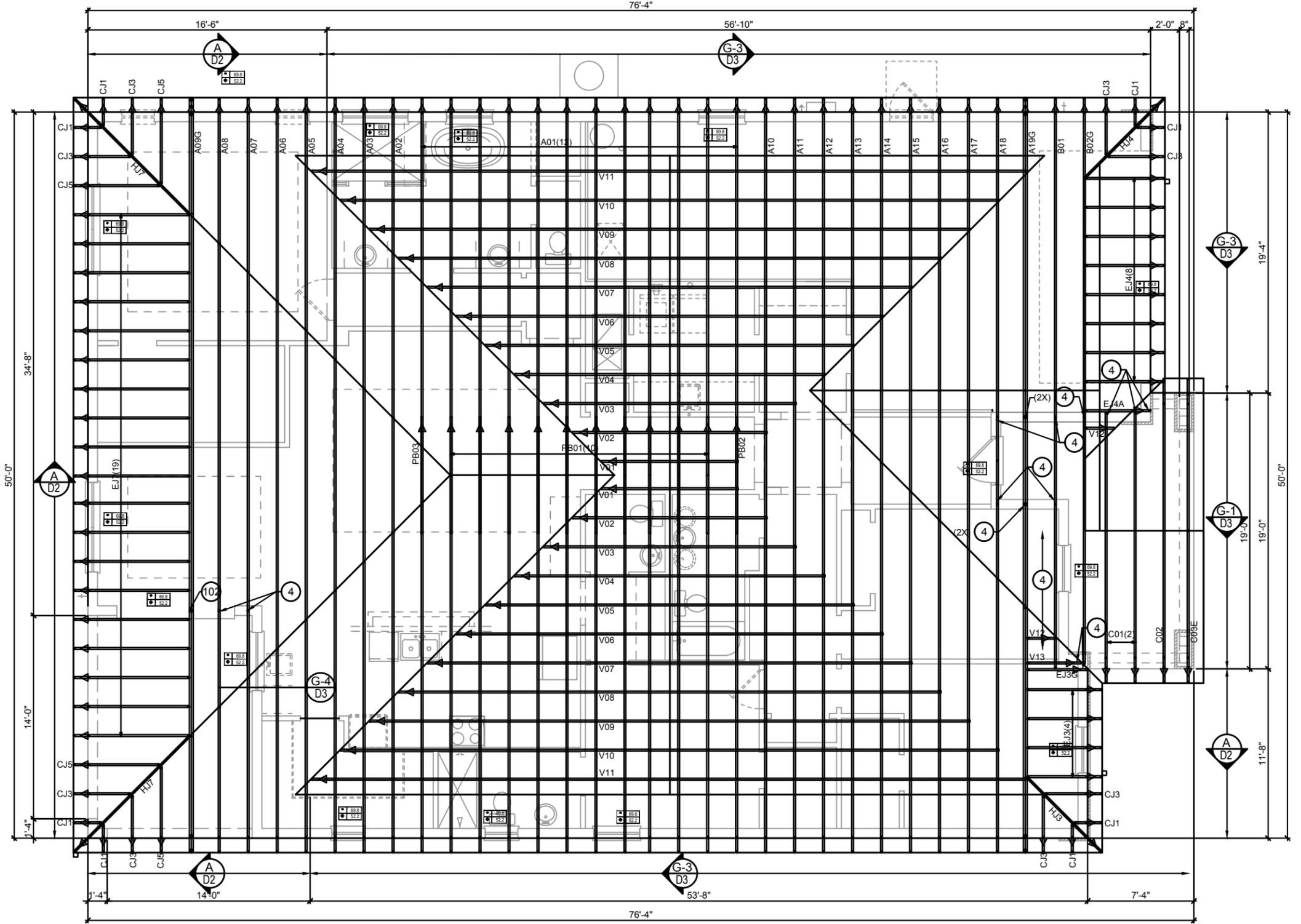
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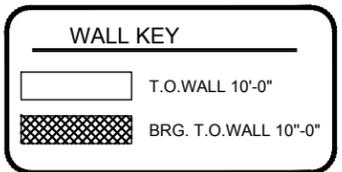
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REVISIONS

DELTA #	DATE
	12-10-25

SCALE: AS NOTED
DRAWN: ME
SHEET: S3B.0

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1407 73rd Ave SE, Palm Bay, FL 32909
Tel: (407) 734-1400 Fax: (407) 734-1790 www.iteg.com

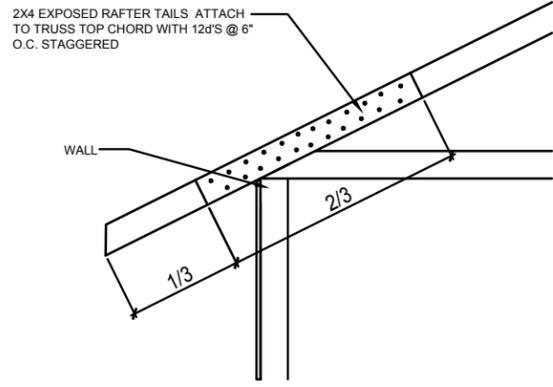
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
6200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 659-3000

Park Square HOMES

FLOOR FRAMING PLAN

2681 RANIER
PARK SERIES

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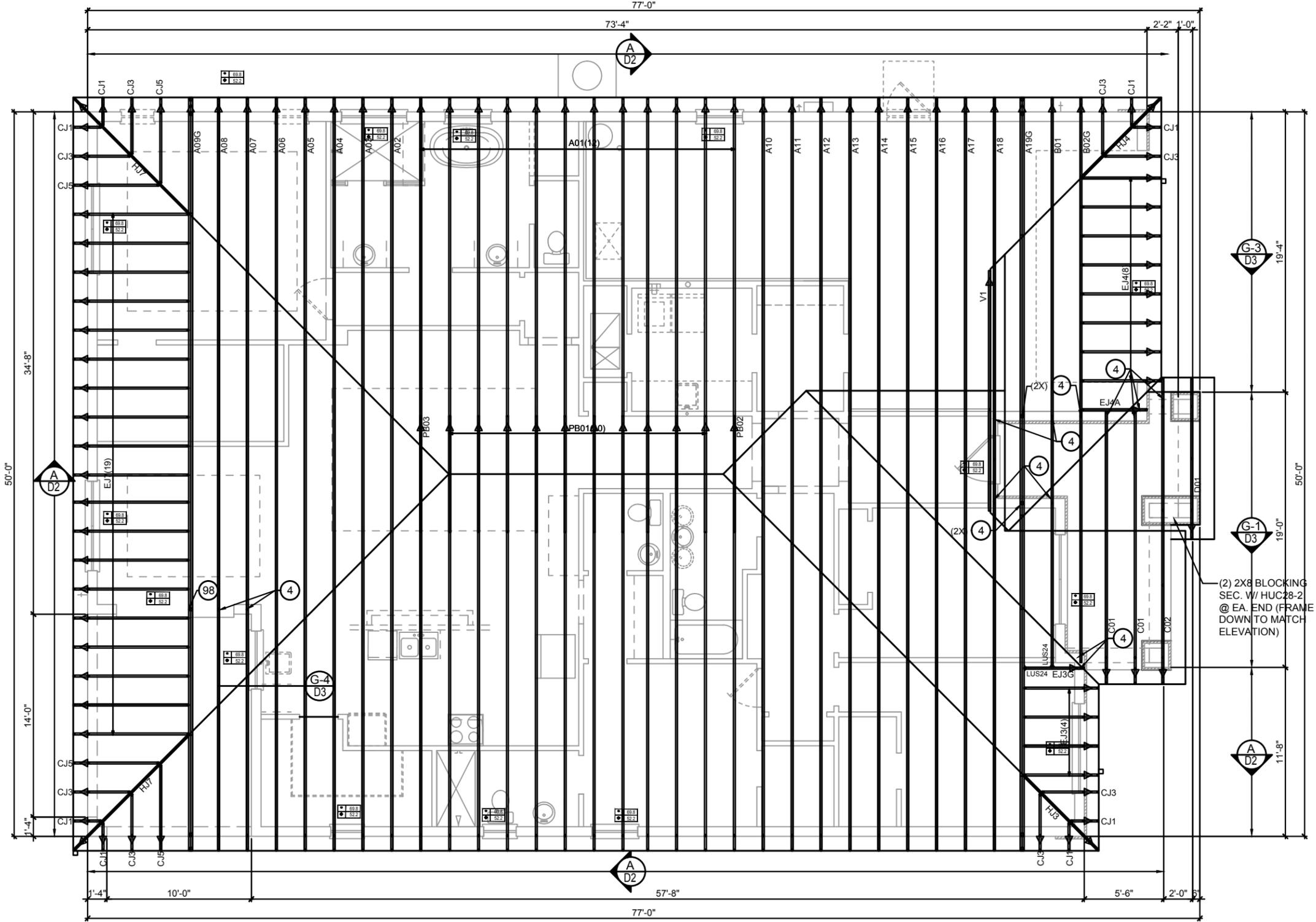
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 - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

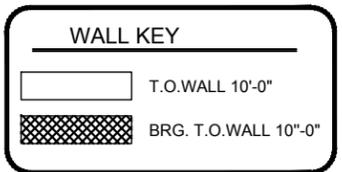
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JUST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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	103	VGTR/L	32-SDS 1/2" X 3" / (2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HDUE7-SDS3	5/8" BLT / (13)-SDS 1/4" X 3"	7,015	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260	168	U46	H: 8-10d / J: 4-10d	710	N/A
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162" X 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985	215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A
92	ABU44	12-16d	2,200	N/A	216	HUS412	BLOCK: 10-1/2" X 1 1/2" TC JOIST: 10-16d	3,240	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	217	HUS212-2	BLOCK: 10-1/2" X 1 1/2" TC JOIST: 10-16d	2,630	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
95	HTS20	20-10d	1,450	N/A	220	N/A	N/A	1,620	N/A
96	HD7B	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	6,645	N/A	226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
97	MTSM16	BLOCK: 4-1/2" X 2 1/4" TC JOIST: 7-10d	860	N/A	231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A					
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A					
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A					



FLOOR FRAMING PLAN
C (Standard)
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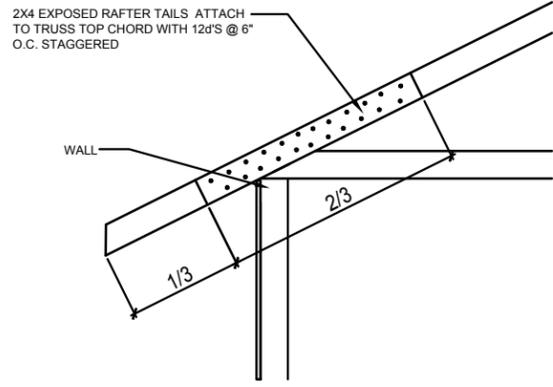
2681 RANIER
PARK SERIES

FLOOR FRAMING PLAN

S3C.0

DATE: 12-10-25
SCALE: AS NOTED
DRAWN: MW
SHEET:

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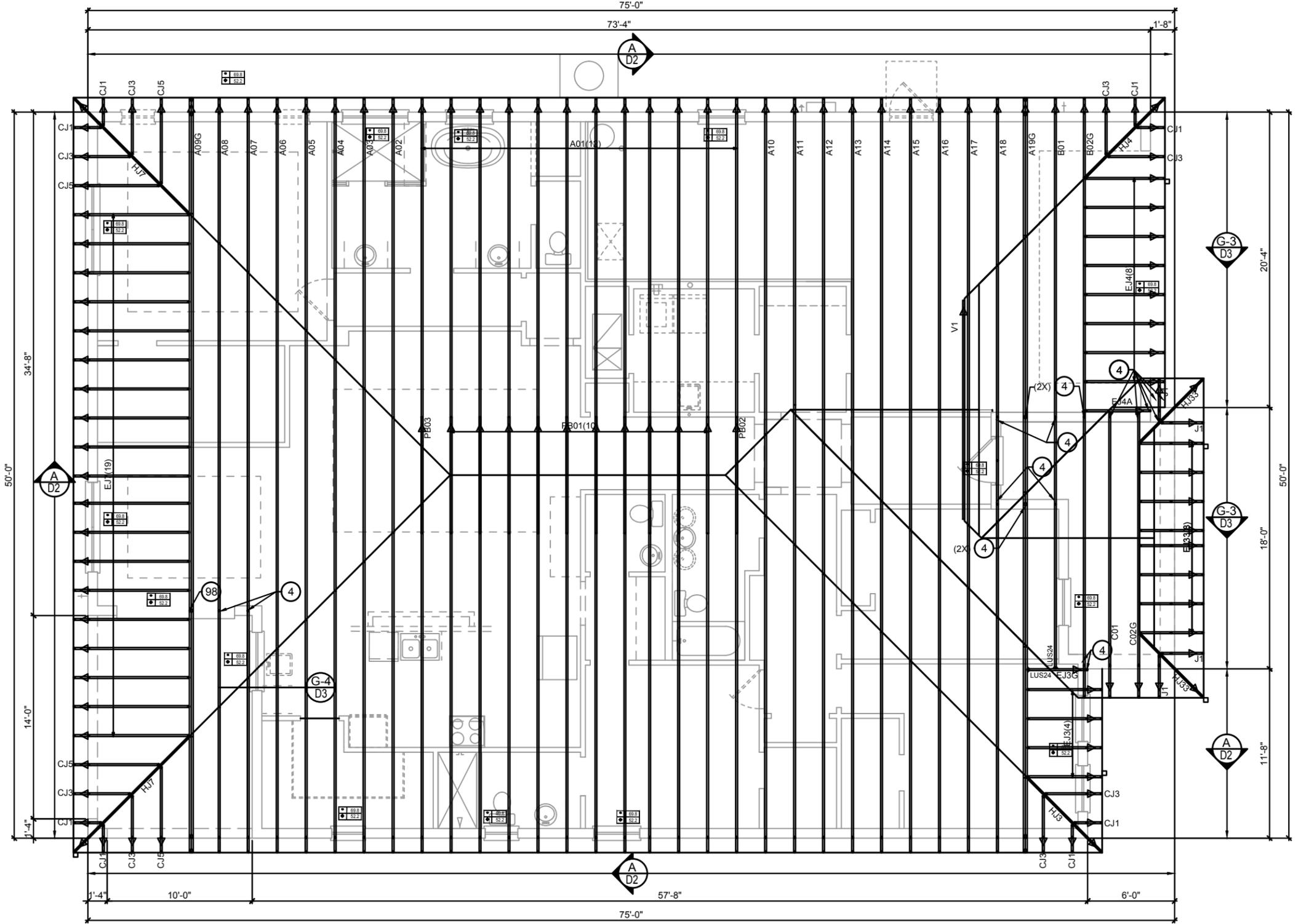
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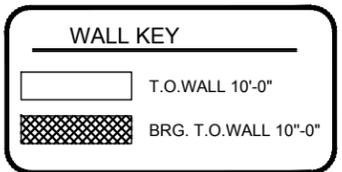
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2681 RANIER
PARK SERIES

REVISIONS
DATE: 12-10-25
SCALE: AS NOTED
DRAWN: ME
SHEET: S3C.0

STRUCTURAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 145 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
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 4" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
- CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
- MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
- MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
- 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"
- 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
- UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
- 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
1/2"	-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.

- SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

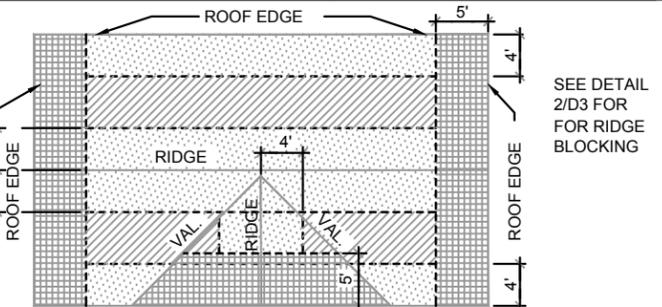
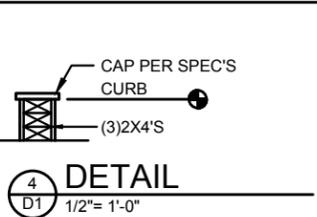
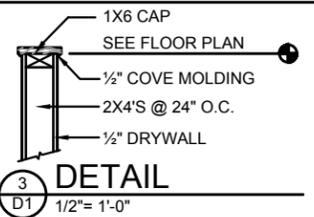
- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C..
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- 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.
- ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED (10d RING SHANK NAILS) 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 (10d RING SHANK NAILS) TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY
- NON BEARING WALL: 2X4 SPACED AT 24" O.C. UP TO 12'-0" HEIGHT WITH 2 ROWS OF HORIZONTAL 2X4 BLOCKING SPACE AT 4'-0" O.C.

GENERAL CONTRACTOR:

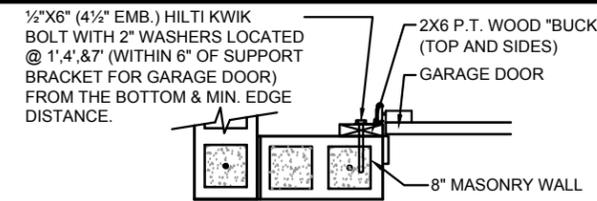
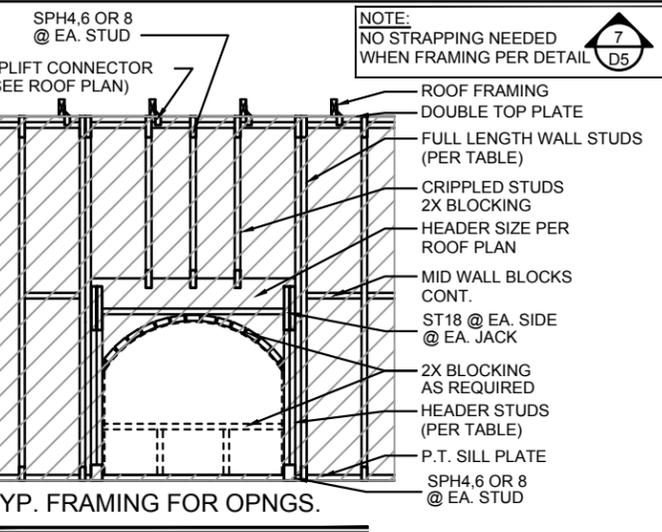
IT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

FIELD REPAIR NOTES

- 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 SUBSTITUTION.
- MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. X 7" LONG WEDGE ANCHORS (REDHEADS).
- 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.
- 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.
- 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.



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

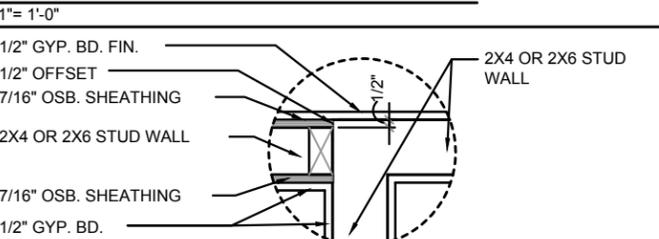


- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

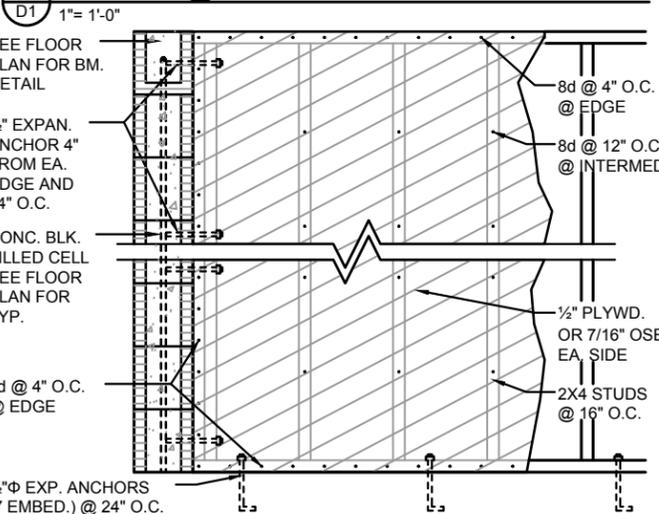
- THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

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

GARAGE BUCK DETAIL



DETAIL @ CONN. TO REG. WALL

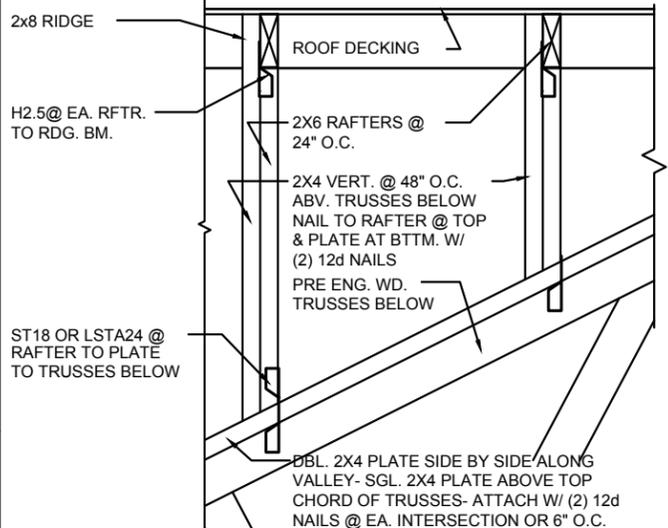
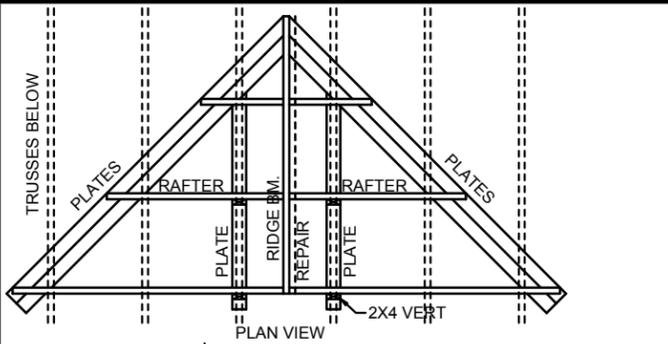


SHEAR WALL DETAIL

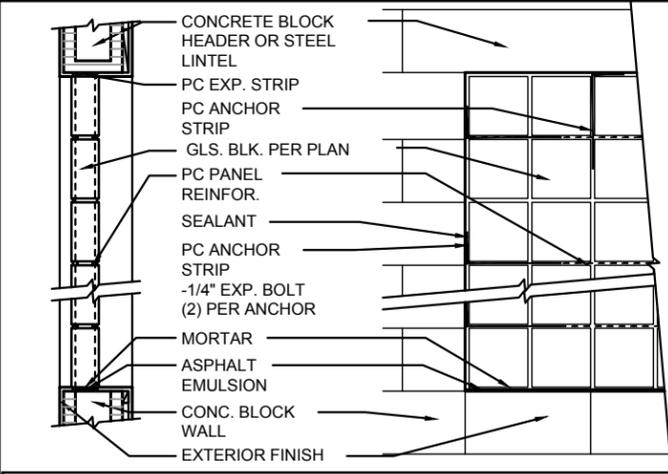
USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

MIN. WALL AND HEADER REQUIREMENTS

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



VALLEY DETAIL



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.

GLASS BLOCK DETAIL

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2681 RANIER PARK SERIES

STRUCTURAL NOTE & DETAILS

REVISIONS

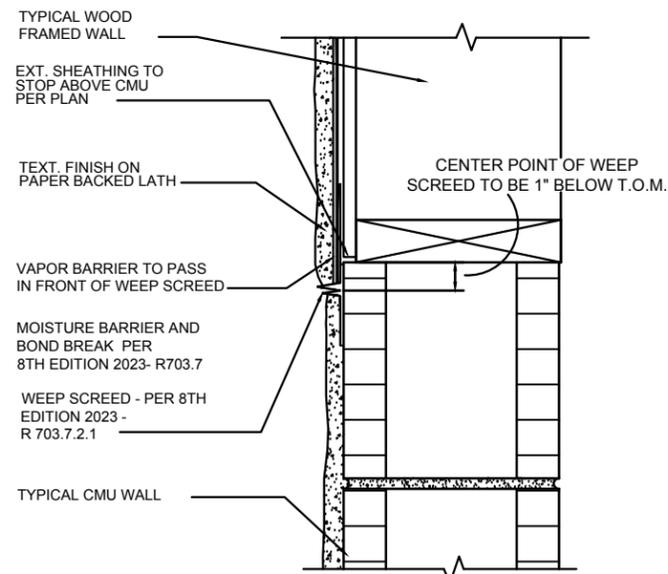
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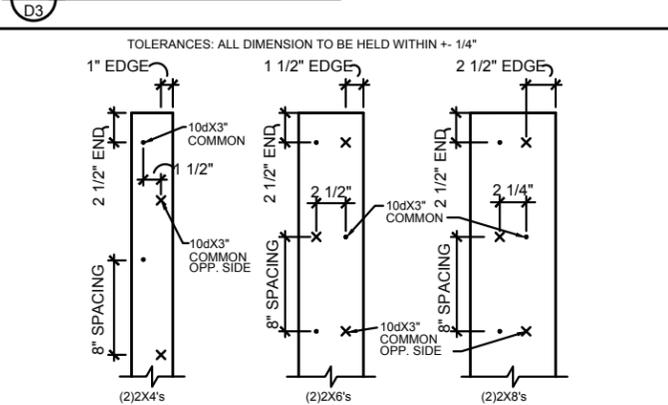
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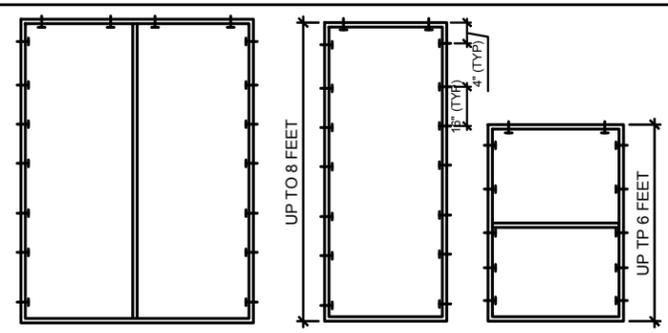
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FLASHING DETAIL



2X BUILT-UP STUD COLUMN DETAILS



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

BUCK ATTACHMENT DATA

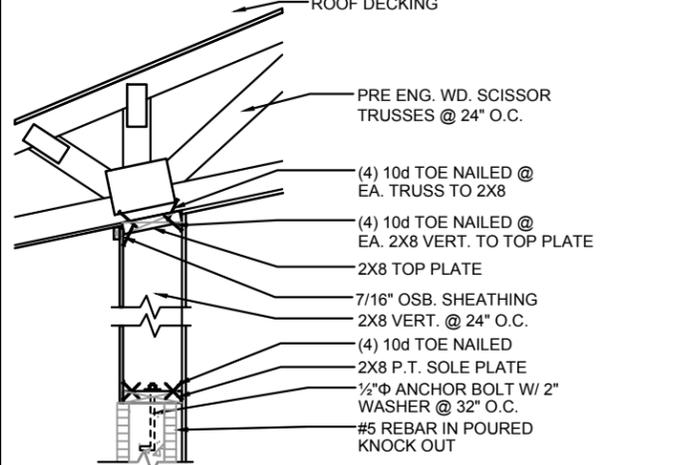
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8\"/>

USE MIN. 2-1/4\"/>

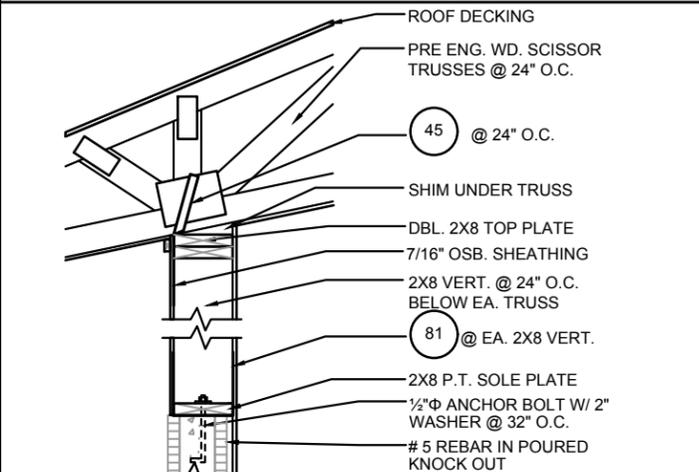
FOR FRAME ANCHORING USE MIN. 2-1/4\"/>

NOTE

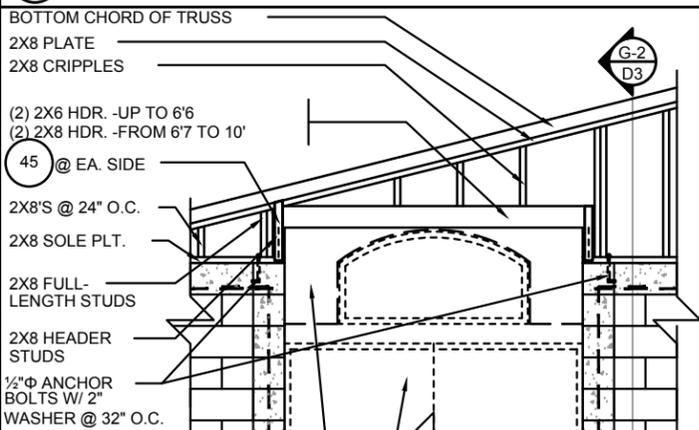
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4\"/>



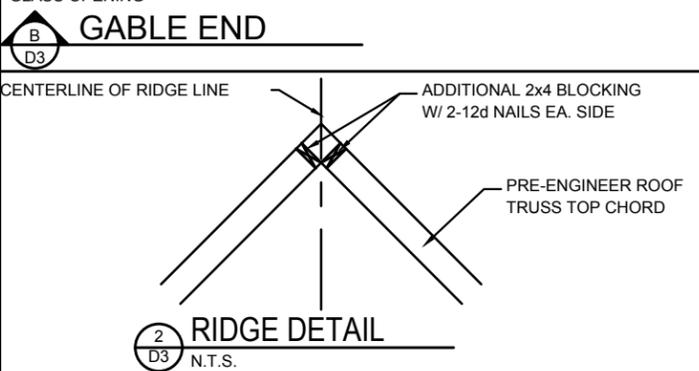
NON-BEARING



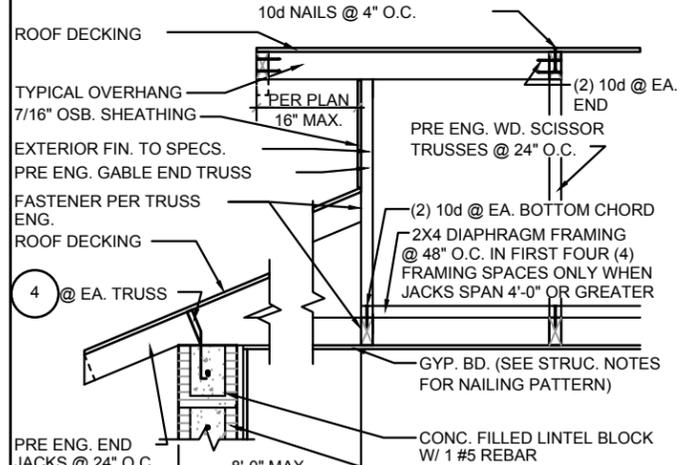
BEARING



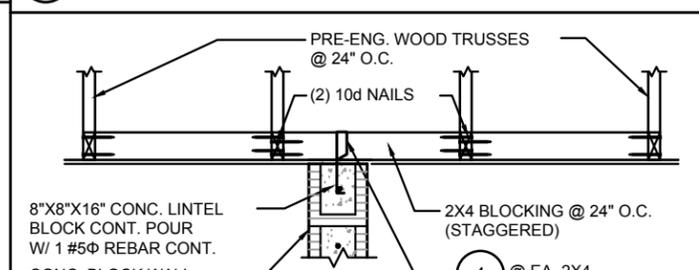
GABLE END



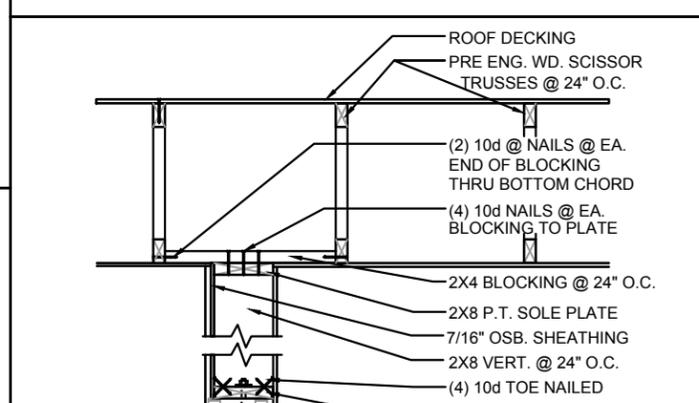
RIDGE DETAIL



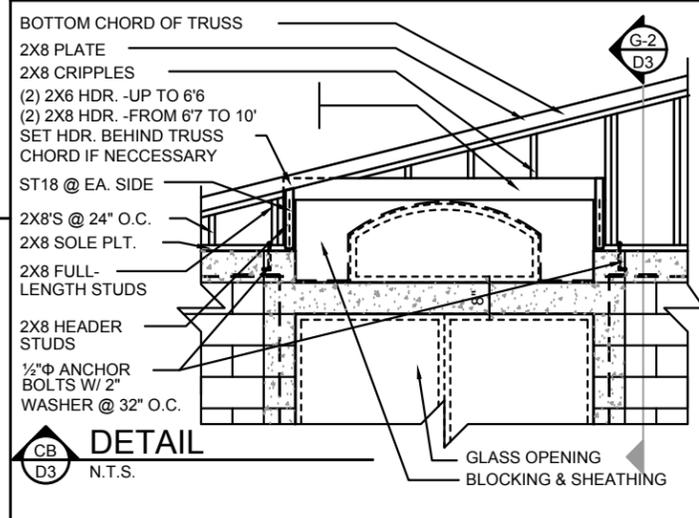
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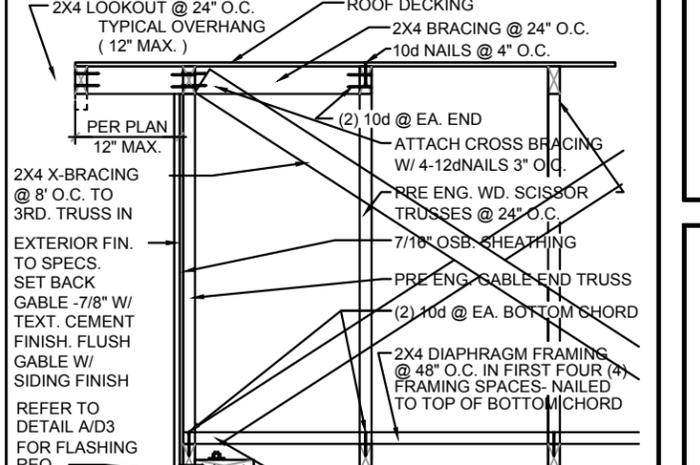
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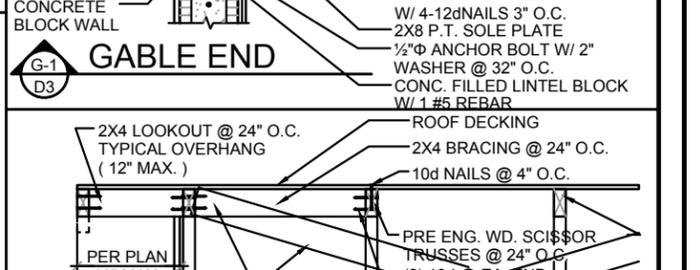
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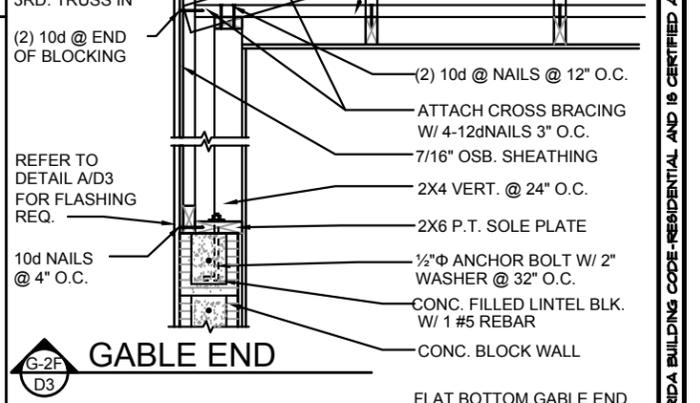
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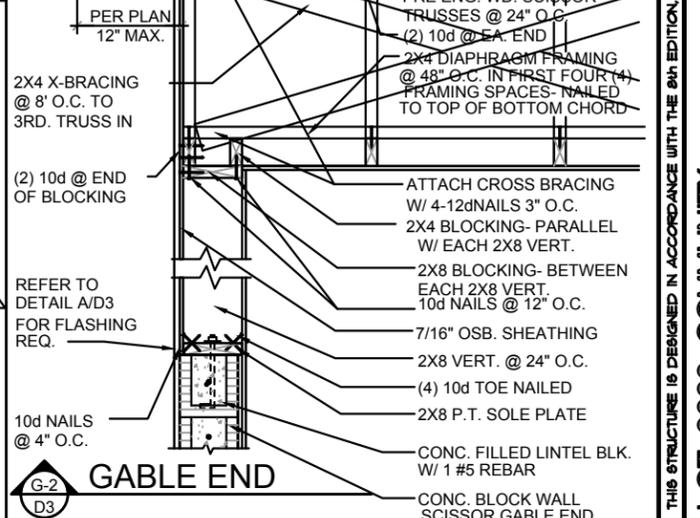
GABLE END



GABLE END



GABLE END



GABLE END

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DATE: 12-10-25
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D3

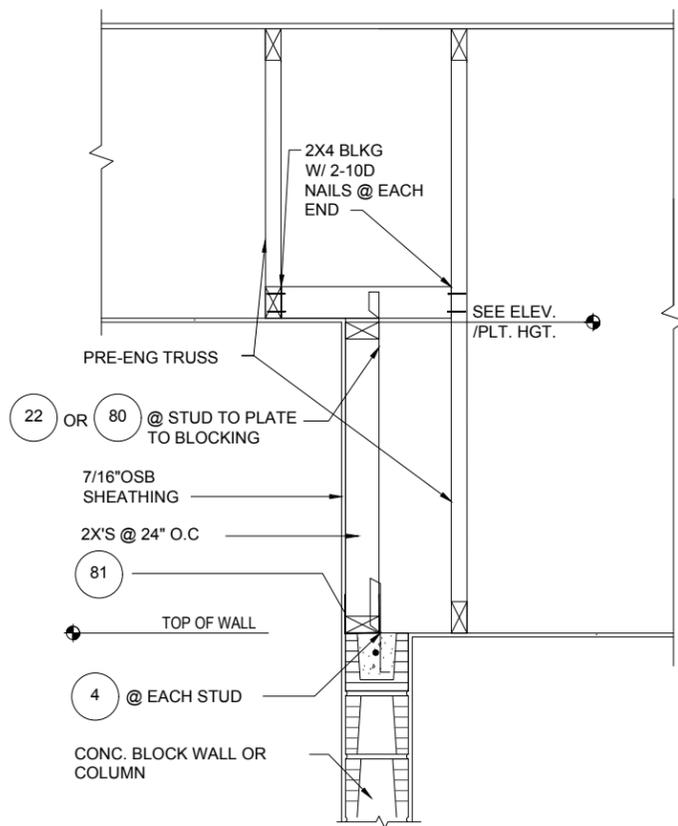
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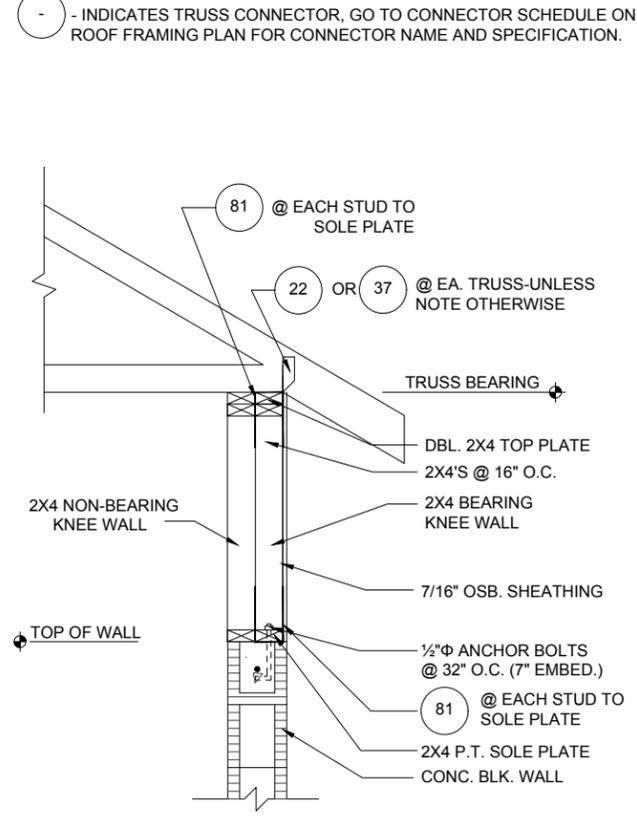
Park Square HOMES

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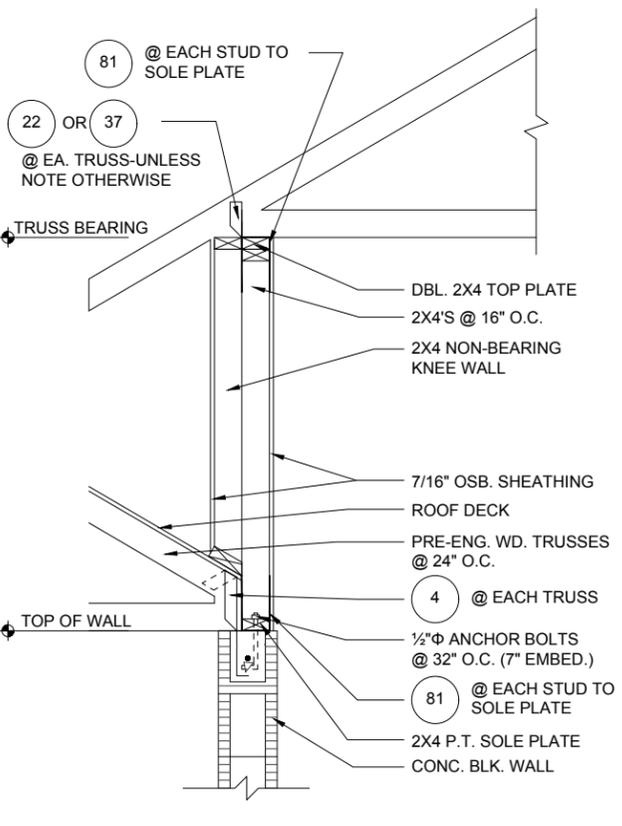
2681 RANIER
PARK SERIES



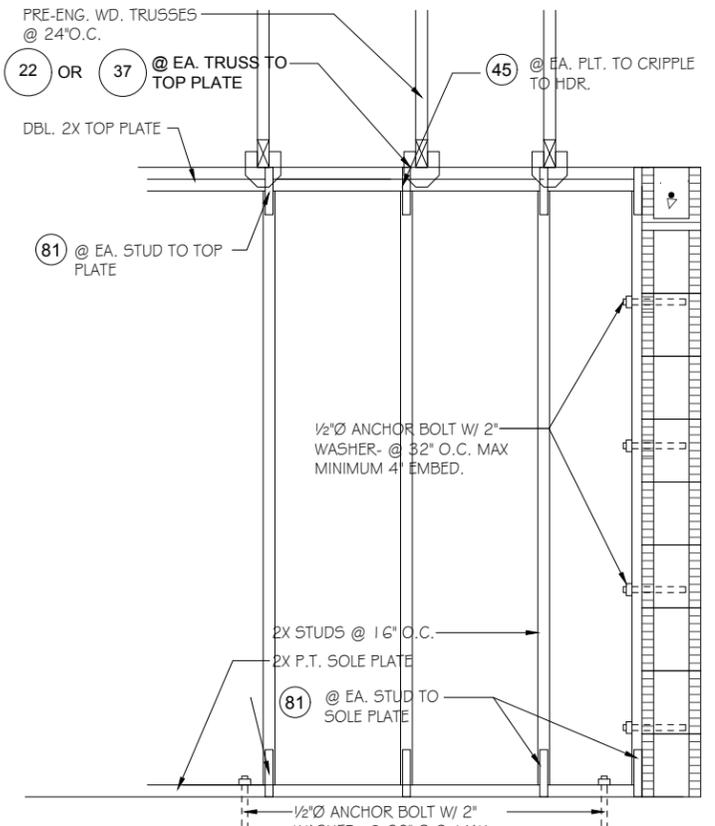
1
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



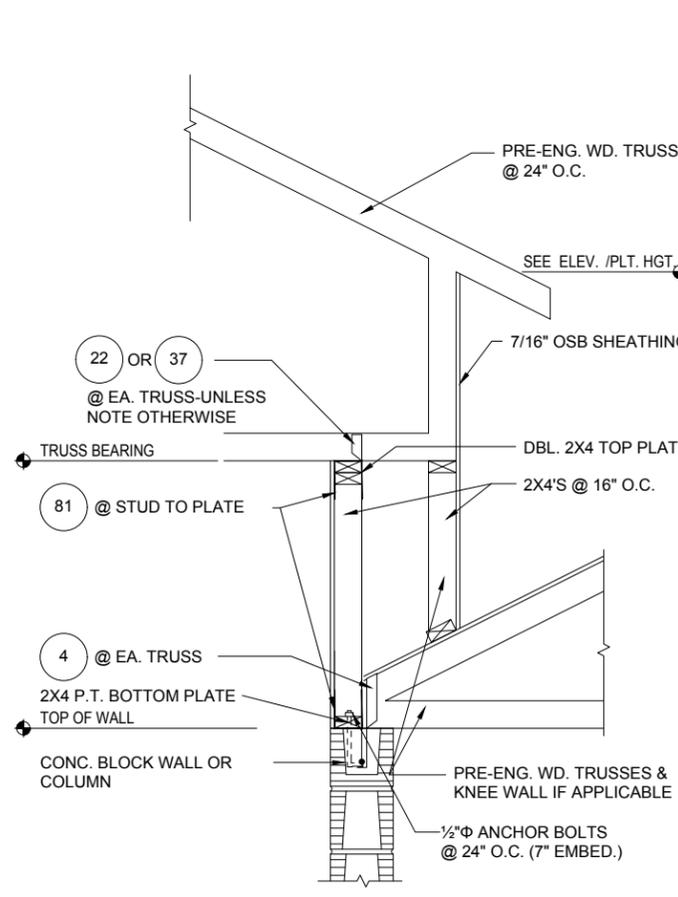
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D4
DETAIL
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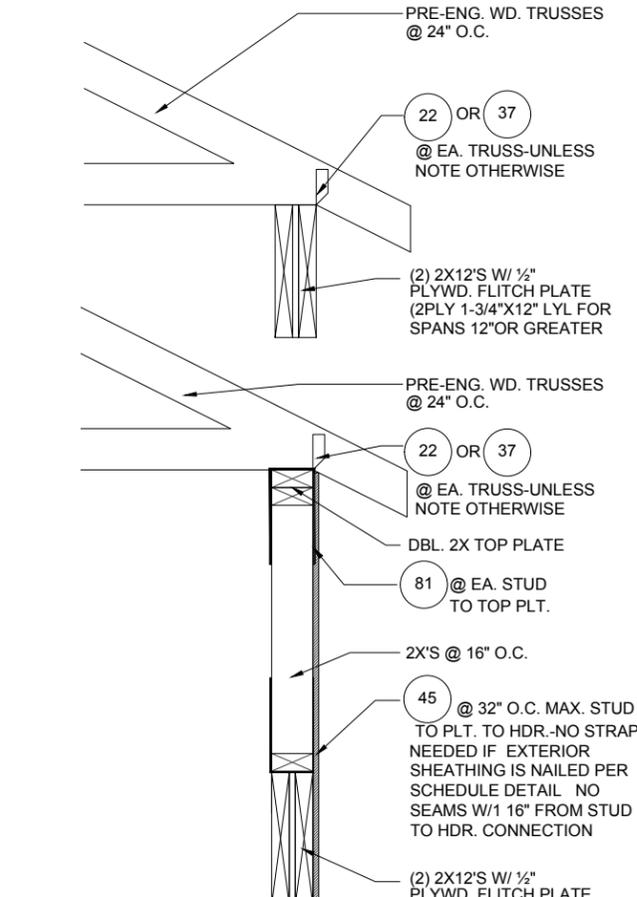
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D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



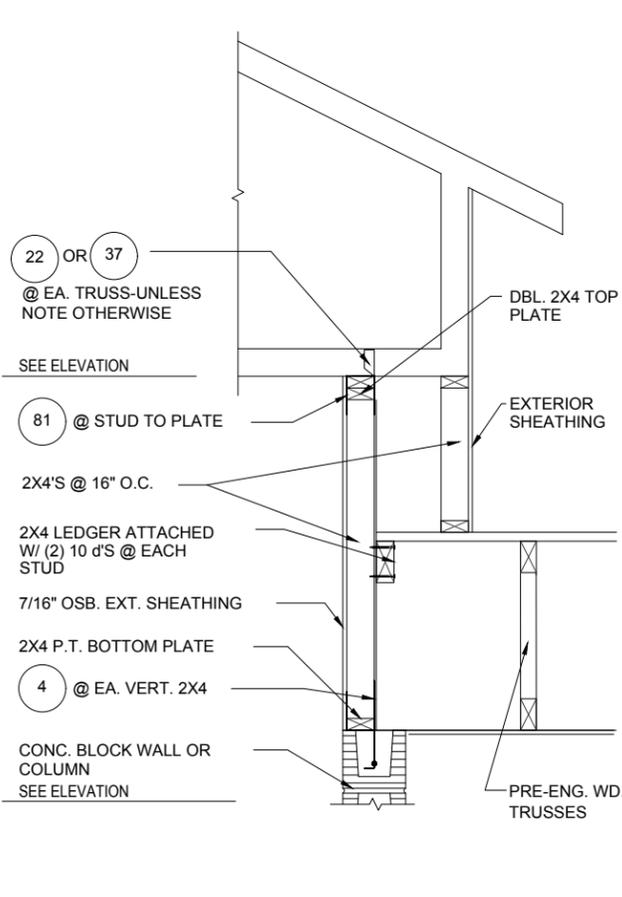
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D4
DETAIL
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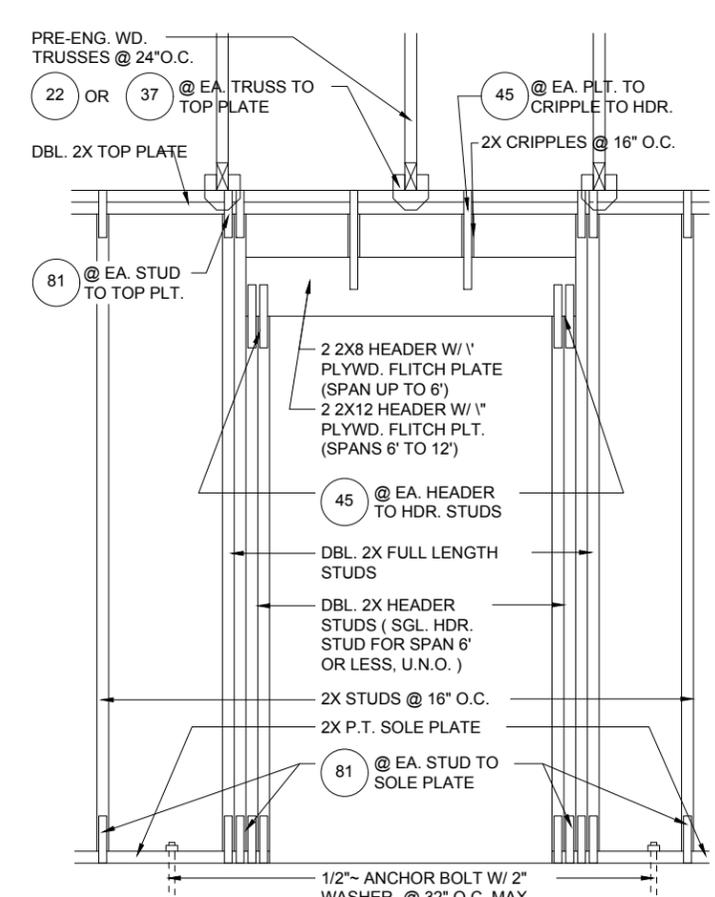
4
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



5
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



6
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



8
D4
DETAIL
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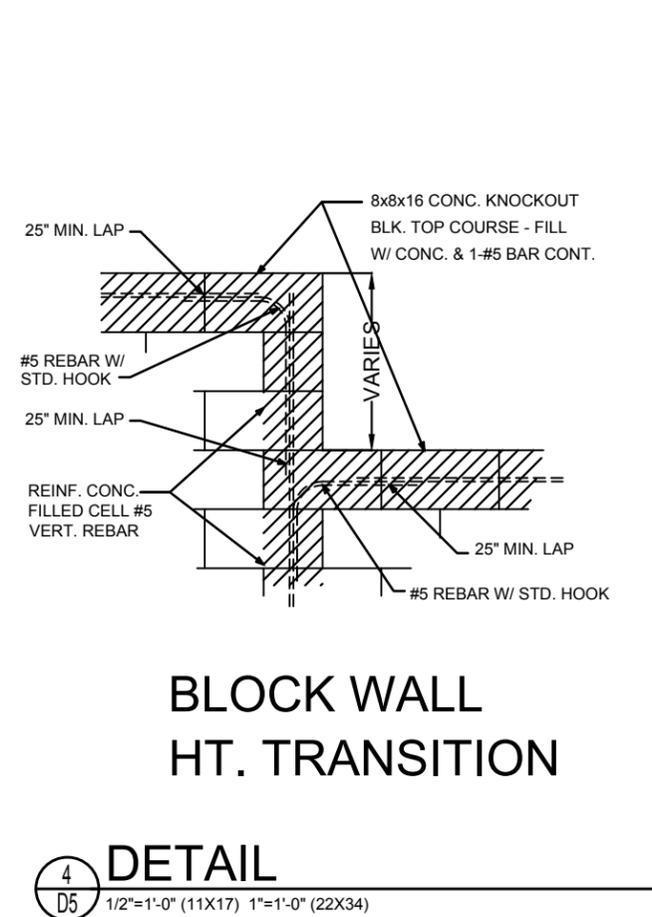
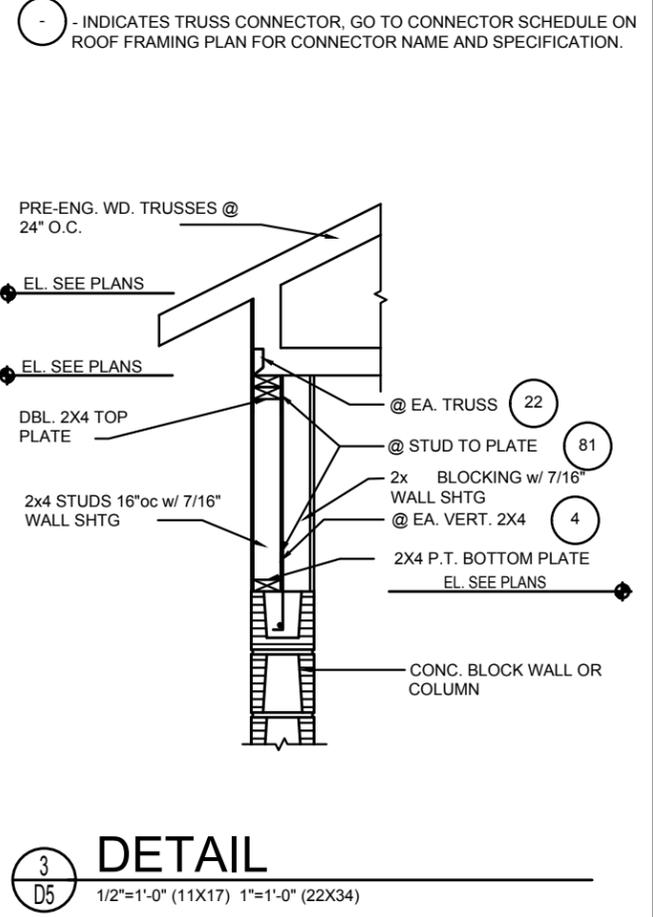
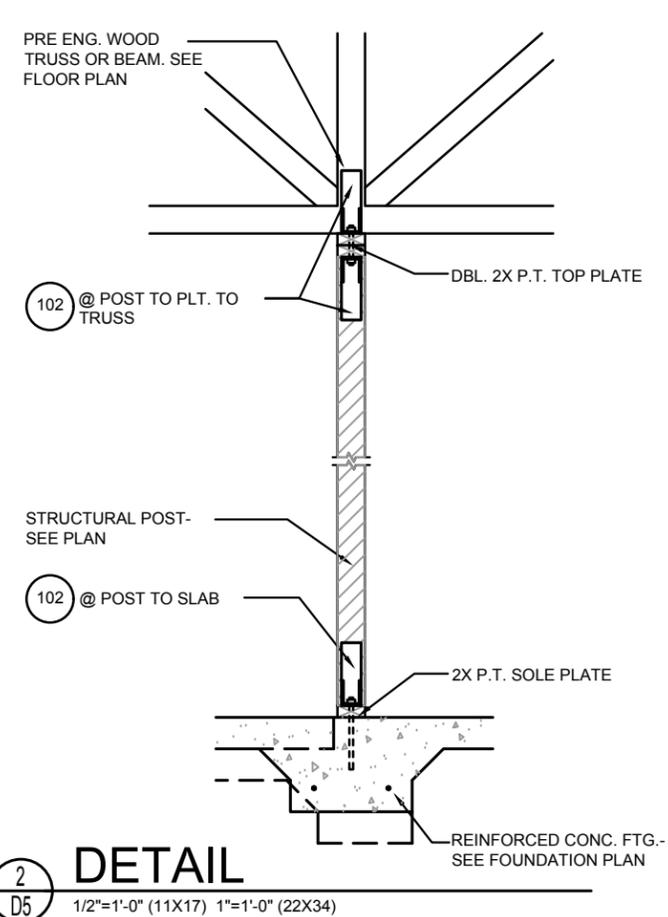
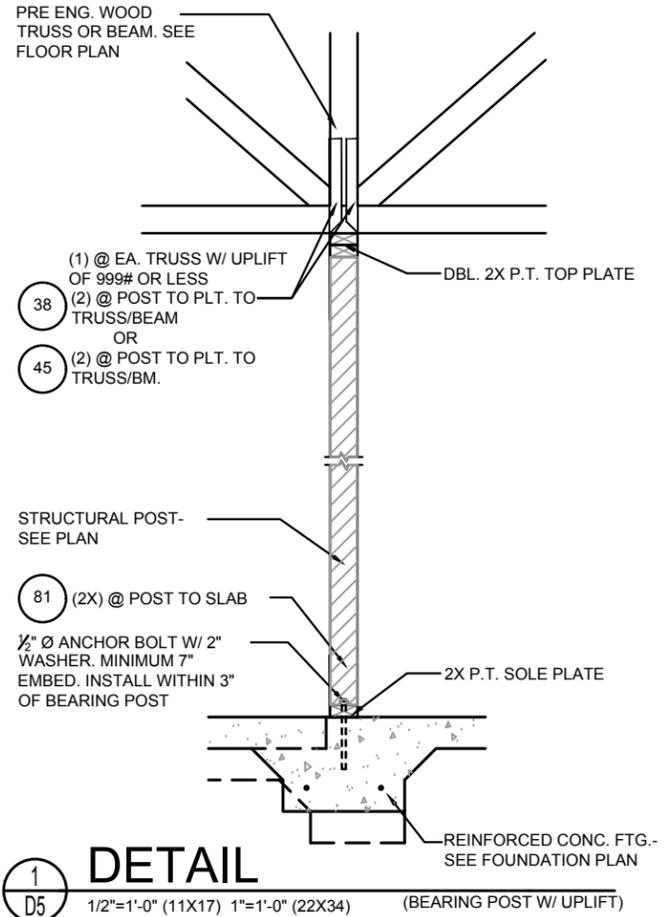
- INDICATES TRUSS CONNECTOR, GO TO CONNECTOR SCHEDULE ON ROOF FRAMING PLAN FOR CONNECTOR NAME AND SPECIFICATION.

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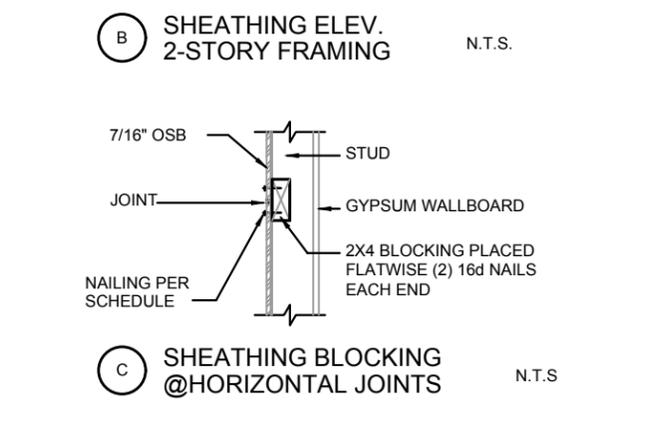
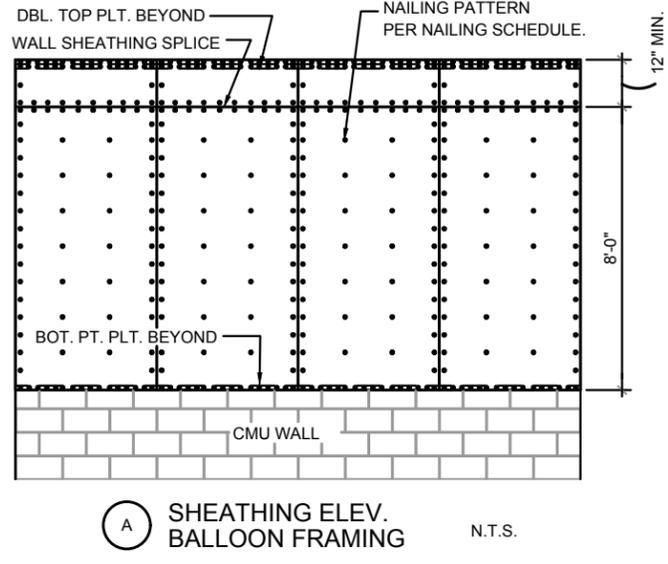
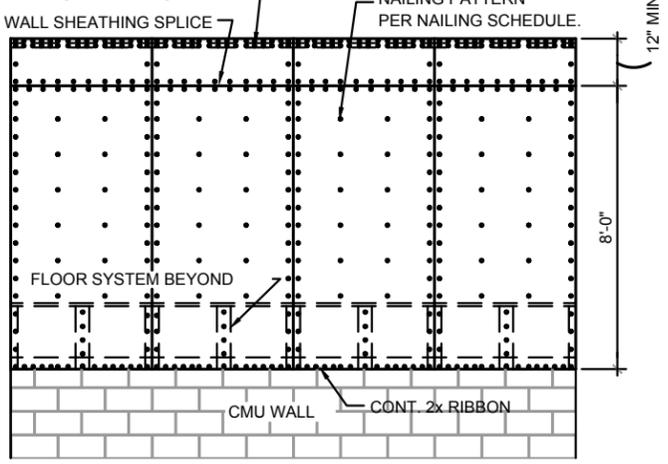
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STRUCTURAL DETAILS
2681 RANIER PARK SERIES
 REVISIONS
 DELTA # DATE
 DATE: 12-10-25
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 DRAWN: MU
 SHEET:
D4

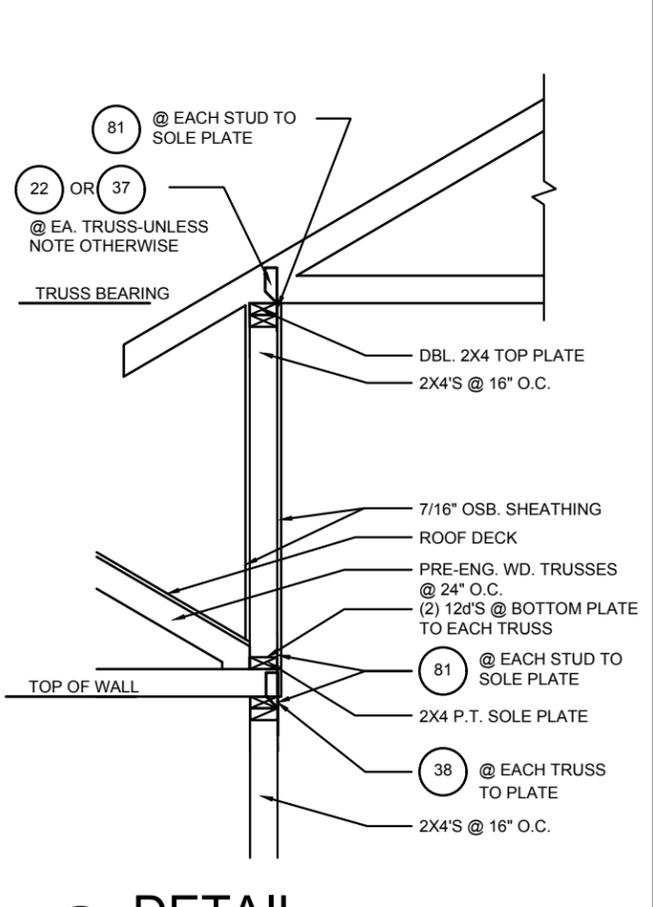


NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. AT STUD/FLOOR TRUSS, EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

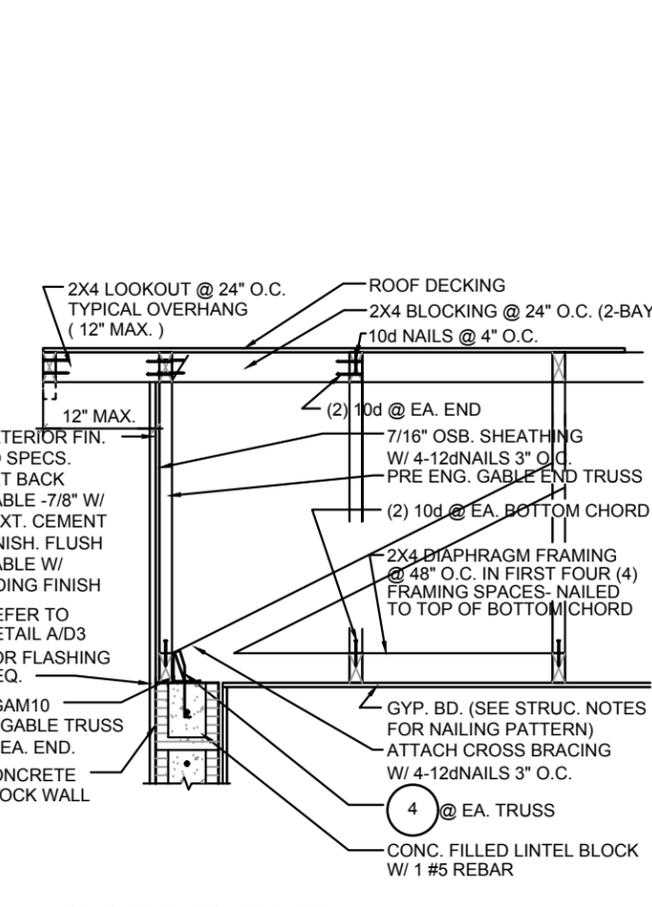
NAILING SCHEDULE:
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



7 D5 SHEATHING UPLIFT DETAILS



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



G-5 D5 GABLE END
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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