

# 2681 RANIER PARK SERIES

30' X 75'

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	12-10-25	-CREATED MASTER	ML
2	04-24-26	-UPDATED OPT. WINDOWS @ PRIMARY BEDROOM	ML



**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
- D4 TYPICAL STRUCTURAL DETAILS
- D5 TYPICAL STRUCTURAL DETAILS

**SHEET INDEX:**

- 00 COVER SHEET
- 00.1 GENERAL NOTES
- 01.0 SLAB INTERFACE PLAN "B"
- 02.0 FLOOR PLAN W/ NOTES "B"
- 02.1 FLOOR PLAN W/ DIMENSIONS "B"
- 03.B EXTERIOR ELEVS.- FRONT/ REAR "B"
- 03.1B EXTERIOR ELEVS.- LEFT/ RIGHT "B"
- 04.0 ROOF PLAN
- 05.0 BLDG SECTION & INTERIOR ELEVATIONS
- E1 UTILITY PLAN "B"
- AD1 DETAILS
- 07.0 FOUNDATION PLAN "B"
- 08B.1 TRUSS LAYOUT "B"
- 09.1 PRECAST LINTEL LAYOUT "B"
- D1 TYPICAL STRUCTURAL DETAILS
- D2 TYPICAL STRUCTURAL DETAILS
- D3 TYPICAL STRUCTURAL DETAILS
- D4 TYPICAL STRUCTURAL DETAILS
- D5 TYPICAL STRUCTURAL DETAILS

**SHEET INDEX:**

- 00 COVER SHEET
- 00.1 GENERAL NOTES
- 01.0 SLAB INTERFACE PLAN "C"
- 02.0 FLOOR PLAN W/ NOTES "C"
- 02.1 FLOOR PLAN W/ DIMENSIONS "C"
- 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"
- AD1 DETAILS
- 07.0 FOUNDATION PLAN "C"
- 08C.1 TRUSS LAYOUT "C"
- 09.1 PRECAST LINTEL LAYOUT "C"
- D1 TYPICAL STRUCTURAL DETAILS
- D2 TYPICAL STRUCTURAL DETAILS
- D3 TYPICAL STRUCTURAL DETAILS
- D4 TYPICAL STRUCTURAL DETAILS
- D5 TYPICAL STRUCTURAL DETAILS

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th 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:	ML
SHEET:	00

2681 RANIER  
PARK SERIES

COVER SHEET

Park Square  
HOMES

A DIVISION OF PARK SQUARE  
ENTERPRISES, INC.  
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**ABBREVIATIONS:**

A/C	AIR CONDITIONER
AF	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	GYPSPUM
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
RO.	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

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	

**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:

- AIR-CONDITIONED SPACE
- 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 MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES & ARE USUALLY LISTED SEPARATELY.

**MISCELLANEOUS:**

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- 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.
- PULL ALL DIMENSIONS FROM THE REAR OF PLAN
- ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE UNO.
- ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M [307.1] - M1307.2
- 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:**

- ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
- SEE STRUCTURAL DRAWINGS FOR CMU WALL REINFORCEMENT LOCATIONS
- 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.
- SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
- REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
- REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
- ALL EXTERIOR CEILING (PORCH & PATIOS) SHALL HAVE SAG-RESISTANT GYP SOFFIT BOARD.

**INTERIOR WALLS:**

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

**MEANS OF EGRESS:**

- 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.
- RAMP 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)
- THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
- WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R310.2
- 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)
- 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:**

- 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.
- 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:**

- WINDOW & DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW & DOOR SCHEDULES ON PLAN.
- CONTRACTOR & SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE) HEADER HEIGHTS, & ROUGH OPENINGS PRIOR TO DELIVERY.
- WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
- ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R308 OF THE 2023 FBC-R 8TH EDITION.
- WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
- DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
- 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.
- 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.
- BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
- 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.
- 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:**

- THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
- SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS
- 12' OVERHANG UNO/ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES UNO.
- FLASHING SHALL BE INSTALLED AT WALL & ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, & AROUND ROOF OPENINGS.
- STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
- ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
- CLAY & CONCRETE TILE (IF APPLICABLE):
  - 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.
  - 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.
  - ASPHALT SHINGLES (IF APPLICABLE):
    - 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.
    - 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 R305.11. 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 R305.11.
    - 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 R305.11.1.

**INSULATION:**

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

**CABINETS:**

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

**PLUMBING:**

- 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.
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
- PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
- VENT DRYER THRU ROOF, NO VENT STACKS SHALL PENETRATE THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES. BUILDER SHALL VERIFY & APPROVE ALL LOCATIONS.

**ELECTRICAL:**

- IAU 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.
- IAU NEC 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
- 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.
- ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES & LAUNDRY ROOM SHALL BE GFCI
- 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 IAU FBC-R R314.4 & R314.4.
- ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2020
  - ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)
  - ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52

**MECHANICAL:**

- EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
- COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC1
- APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR & REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
  - CHAPTER 13 OF THE FBC-R 2023 8TH EDITION, SECTION M1305.1
- 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.
- 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. IAU FBC-R 2023 8TH EDITION P2801.7
- 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. IAU FBC-R 2023 8TH EDITION.
  - 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:**

- SEE STAIR SECTIONS FOR TREAD & RISER GENERAL REQUIREMENTS.
- ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSPUM BOARD.
- 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:**

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

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www.hteg.com

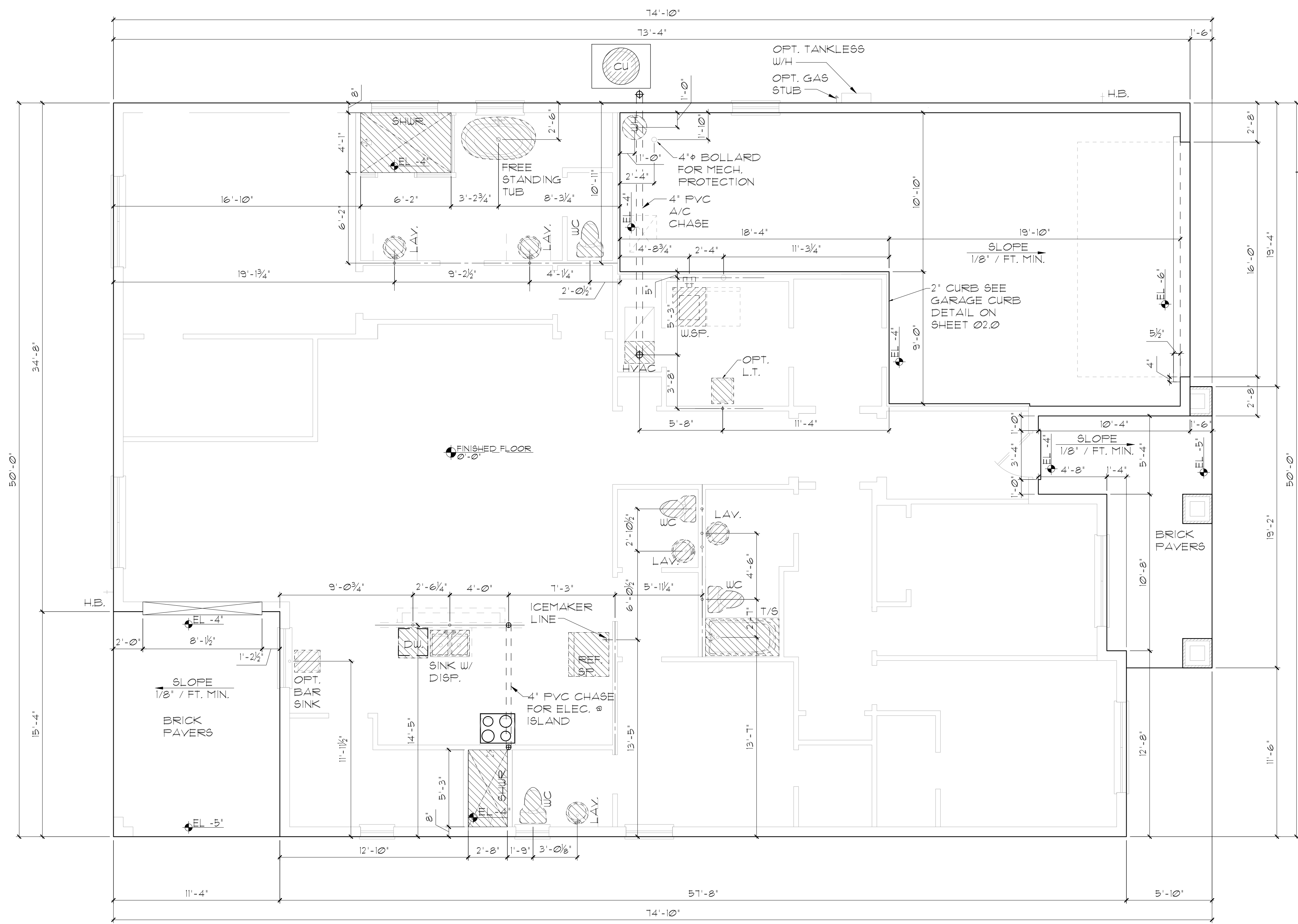
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5200 Vineyard Road, Suite 200 Orlando, Florida 32811  
Phone: (407) 529 - 3000

GENERAL NOTES

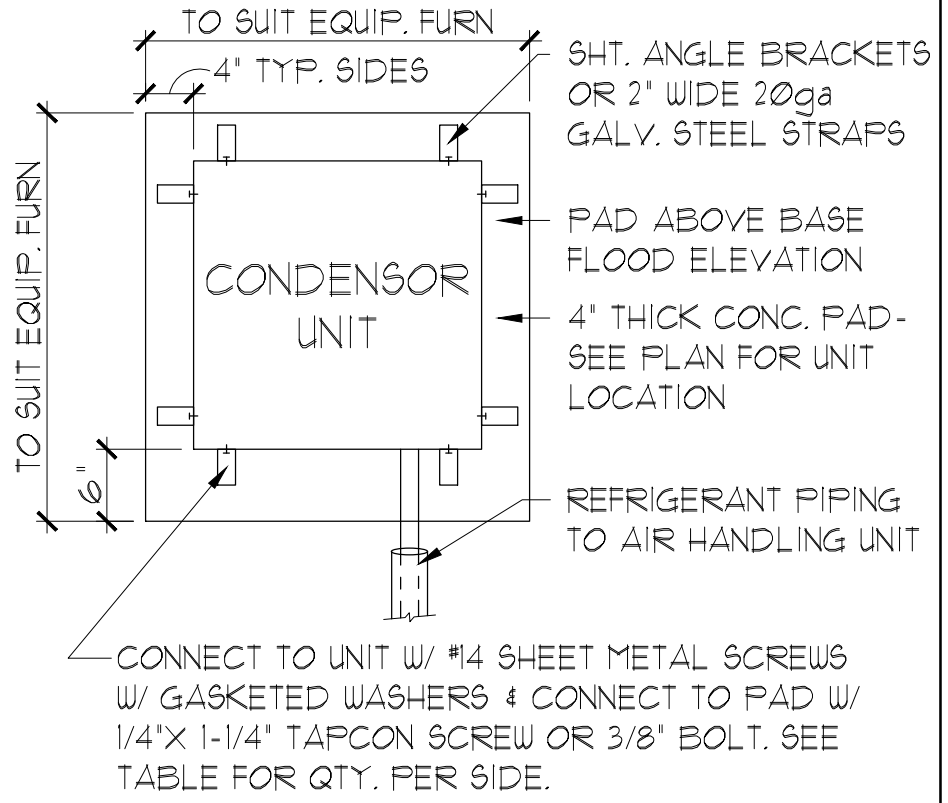
2681 RANIER

PARK SERIES

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



- ### FOUNDATION NOTES
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  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
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  - BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO FBC-R- CURRENT EDITION.



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.

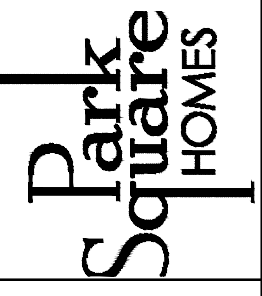
## ELEVATION A STD SLAB INTERFACE PLAN

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

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 Phone: (407) 529-3000

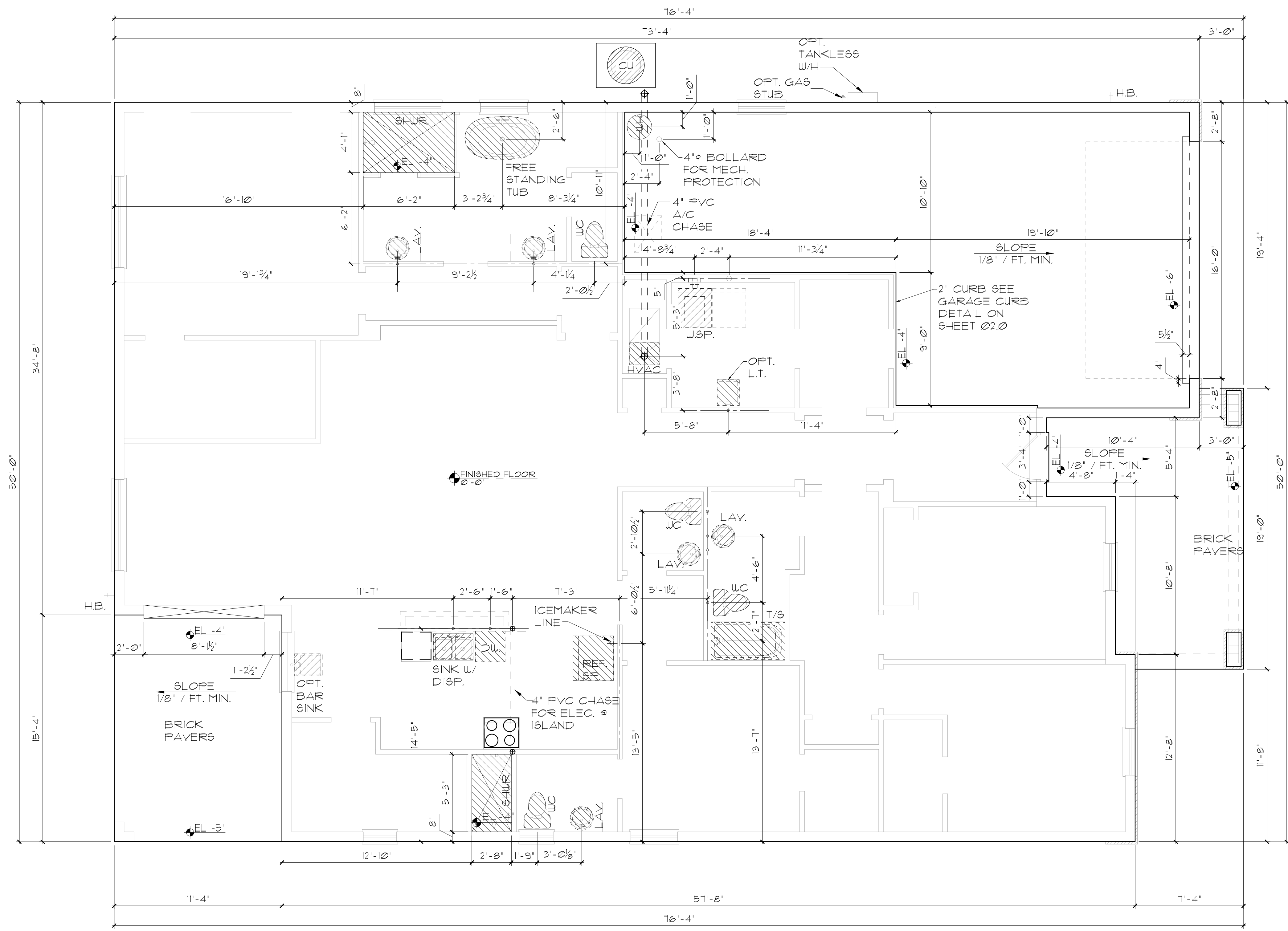


### SLAB INTERFACE PLAN

2681 RANIER  
 PARK SERIES

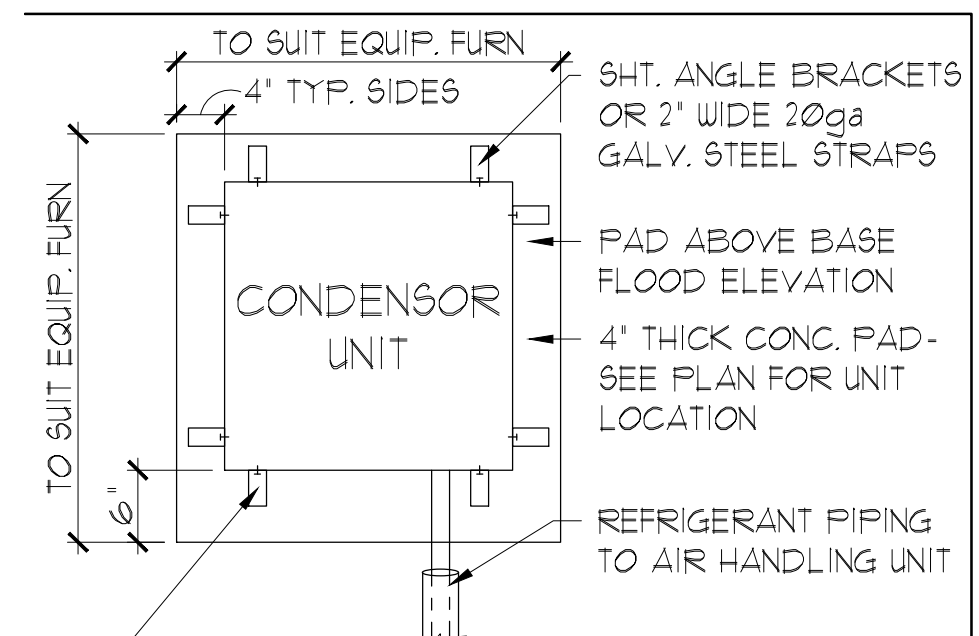
REVISIONS	
DELTA #	DATE
DATE:	12-10-25
SCALE:	AS NOTED
DRAWN:	ML
SHEET:	01.0

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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.

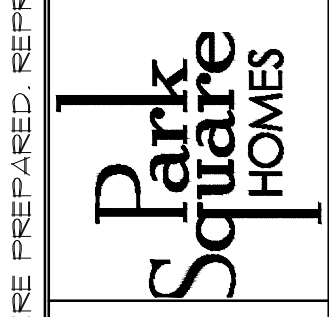
**ELEVATION B STD  
SLAB INTERFACE PLAN**  
1/8\"/>

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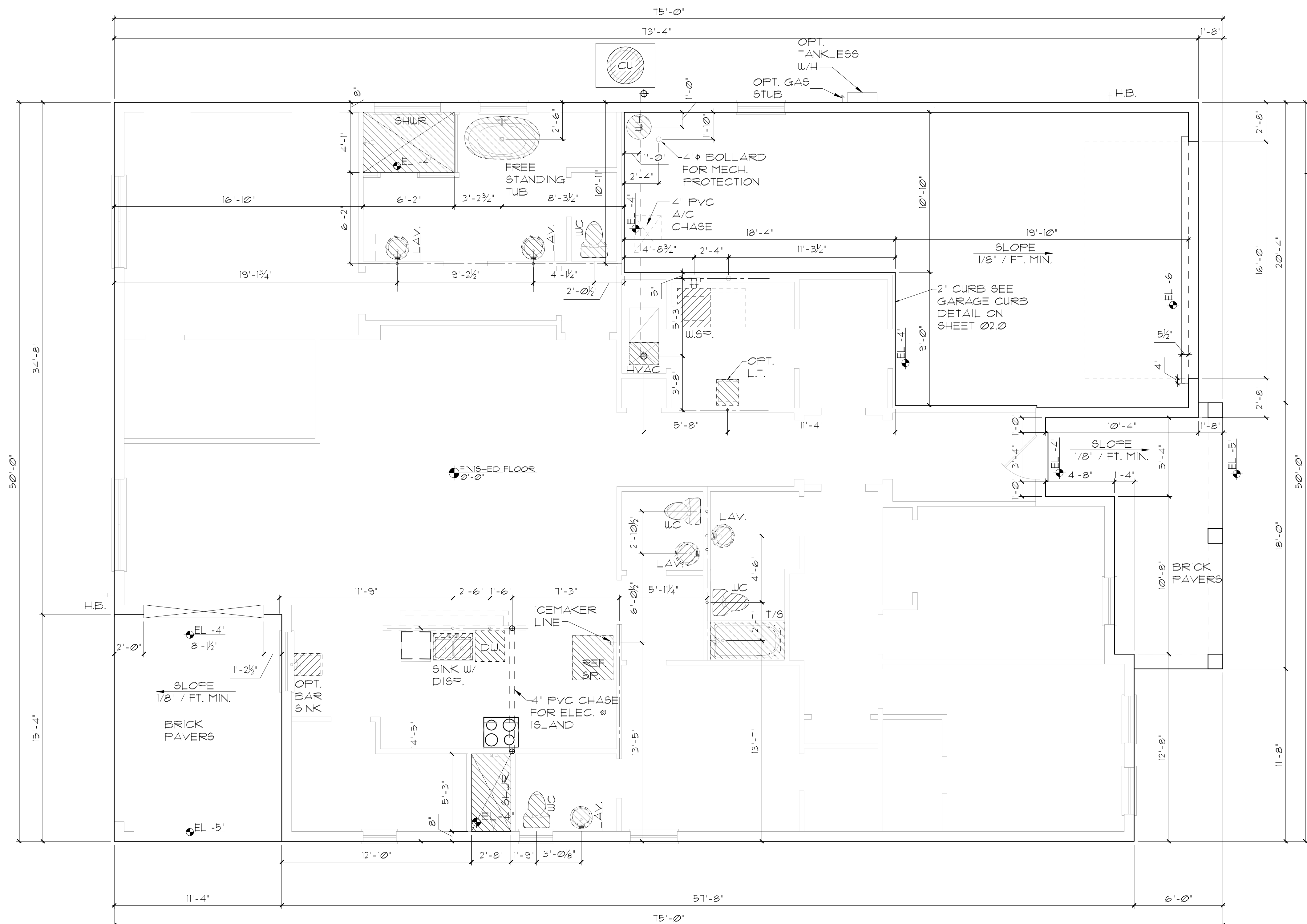
**SLAB INTERFACE PLAN**

**2681 RANIER  
PARK SERIES**

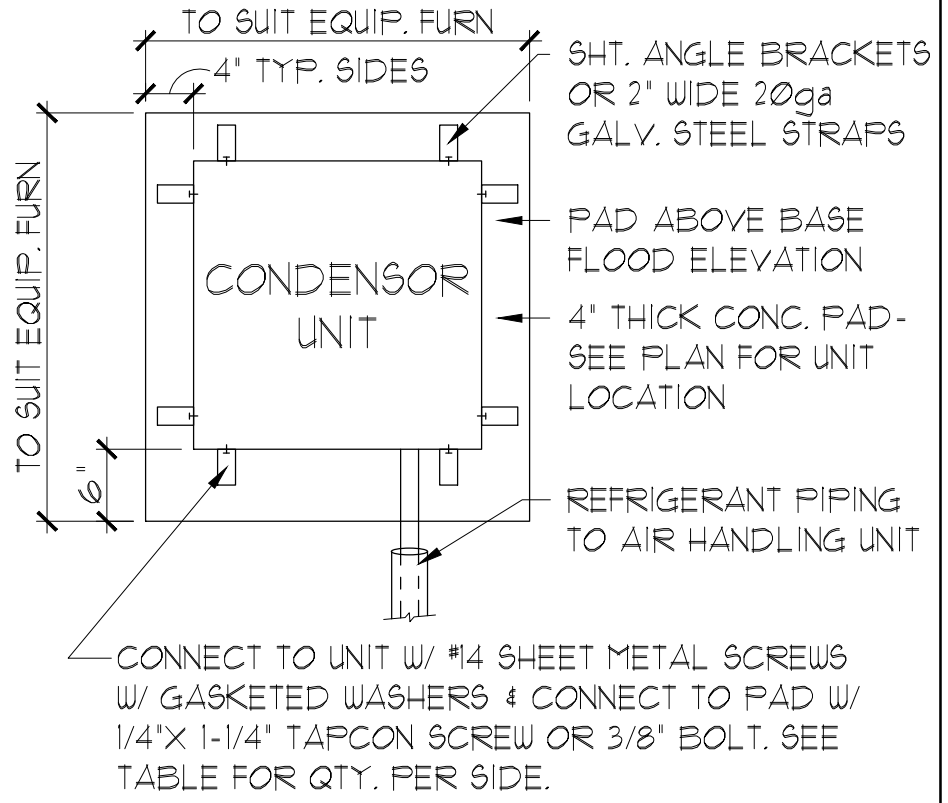
REVISIONS	
DELTA #	DATE
DATE:	12-10-25
SCALE:	AS NOTED
DRAWN:	MW
SHEET:	01.0

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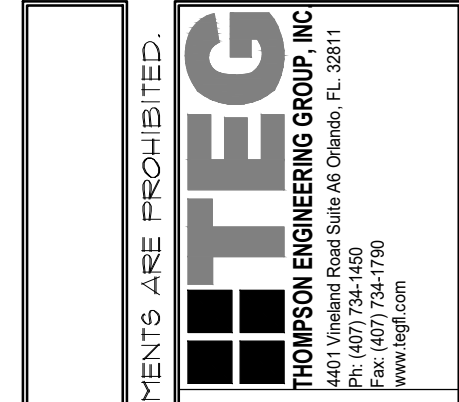


ANCHOR SPACING TABLE	
LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12'	ONE / SIDE
12' - 24'	TWO / SIDE
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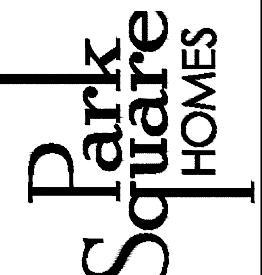
COND. ANCHOR DET.  
N.T.S.

## ELEVATION D STD SLAB INTERFACE PLAN

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



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### SLAB INTERFACE PLAN

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PARK SERIES

REVISIONS	
DELTA #	DATE

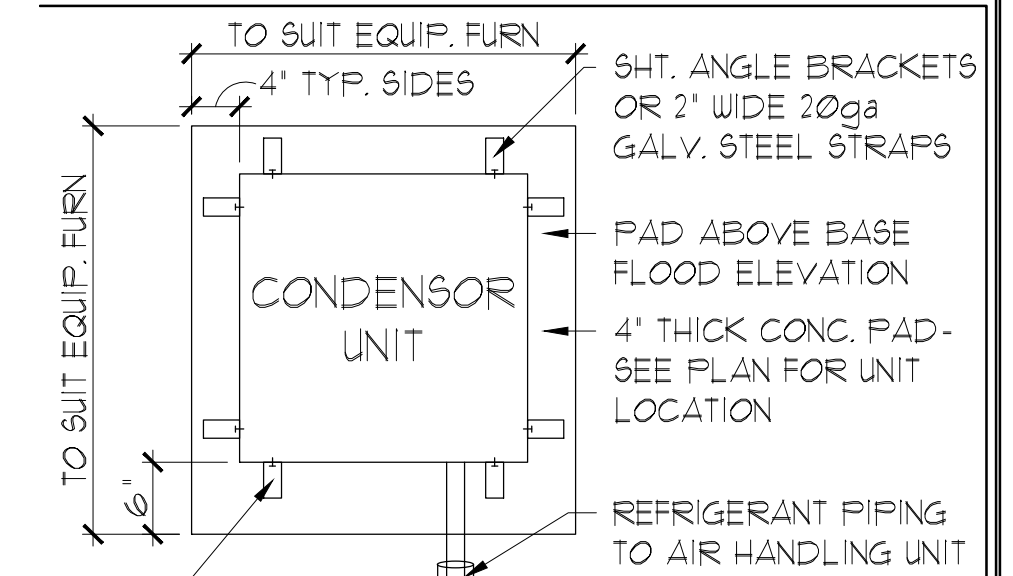
DATE: 12-10-25  
SCALE: AS NOTED  
DRAWN: MW  
SHEET: 01.0

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FOUNDATION NOTES

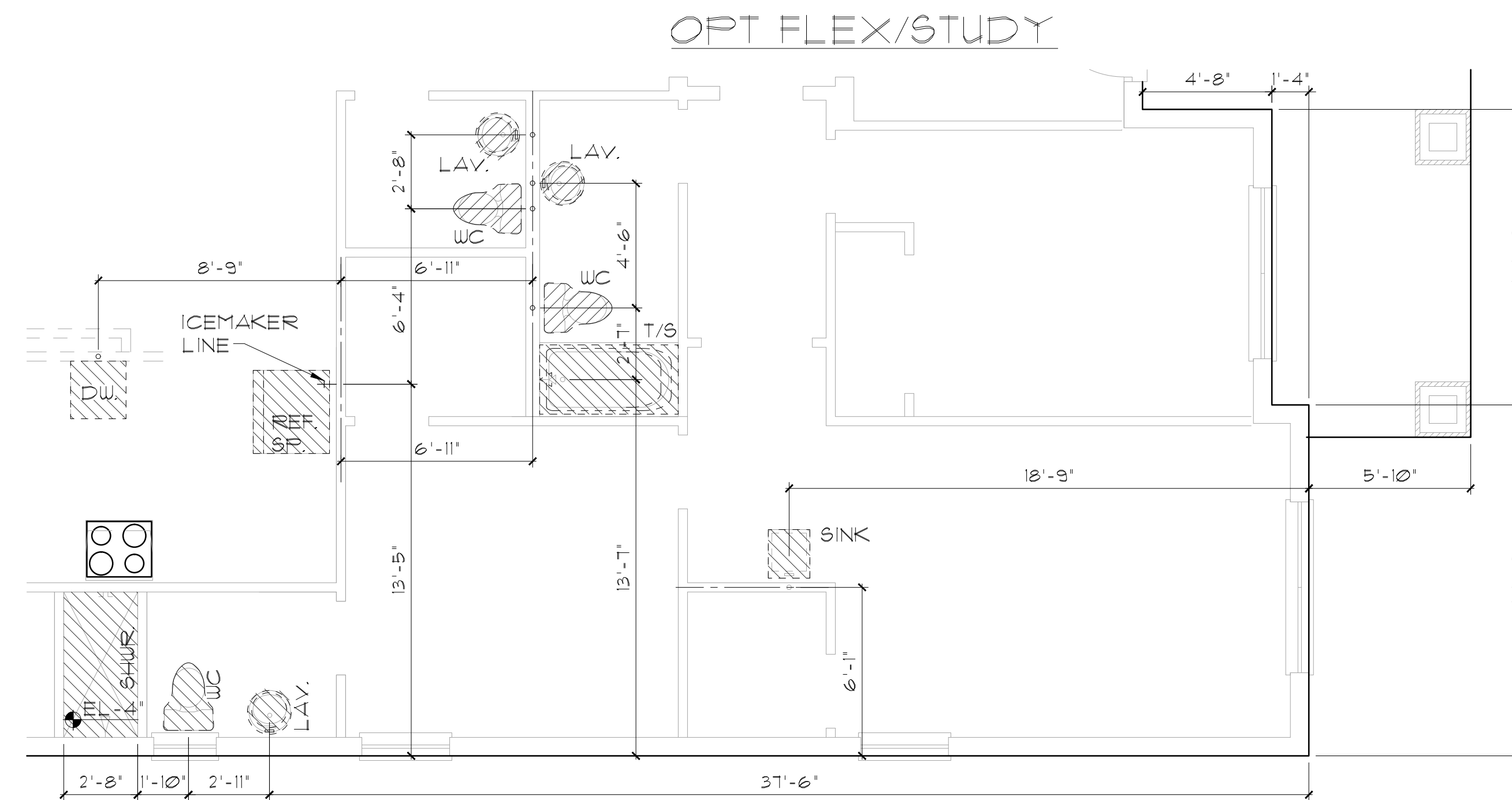
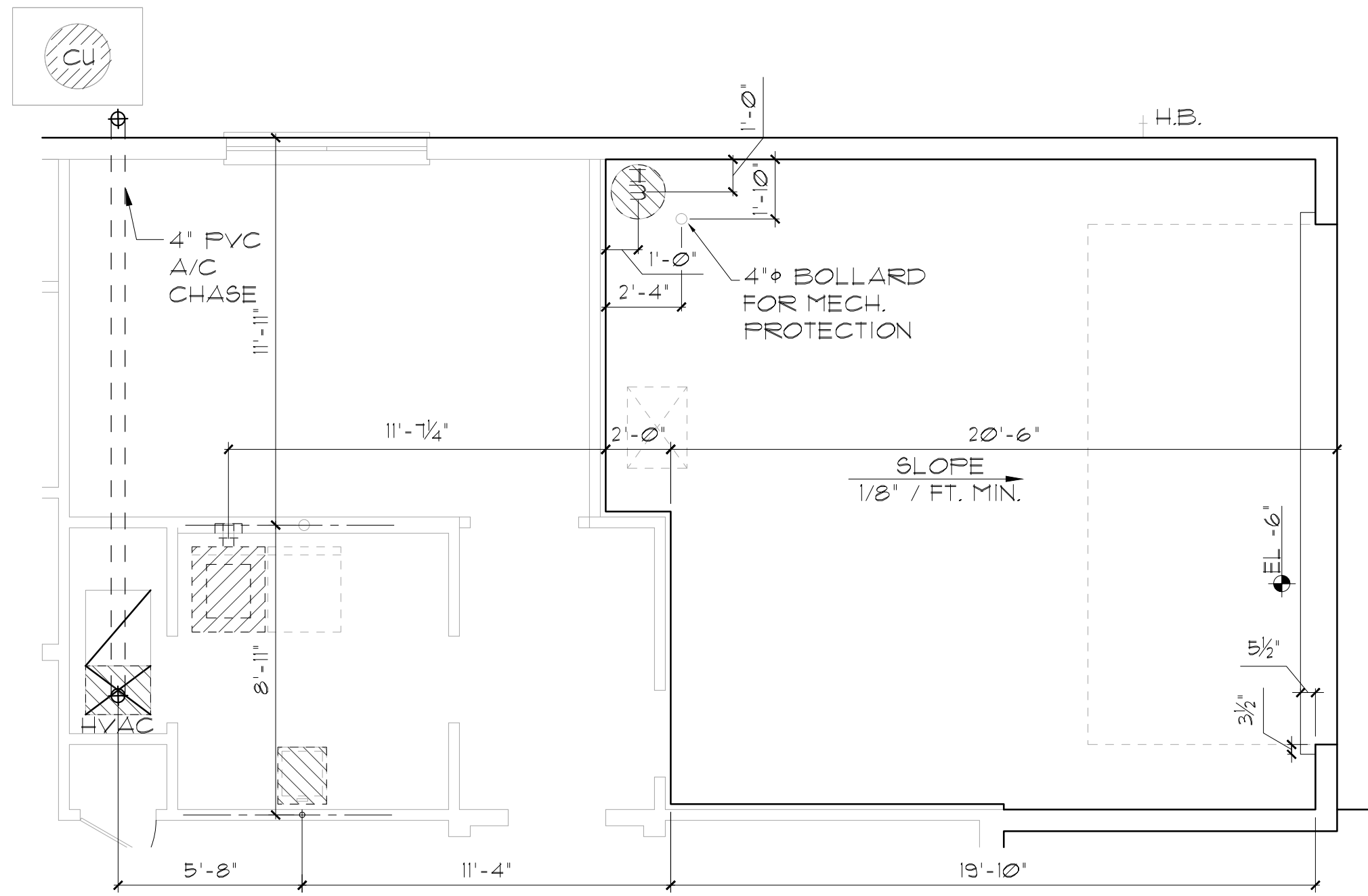
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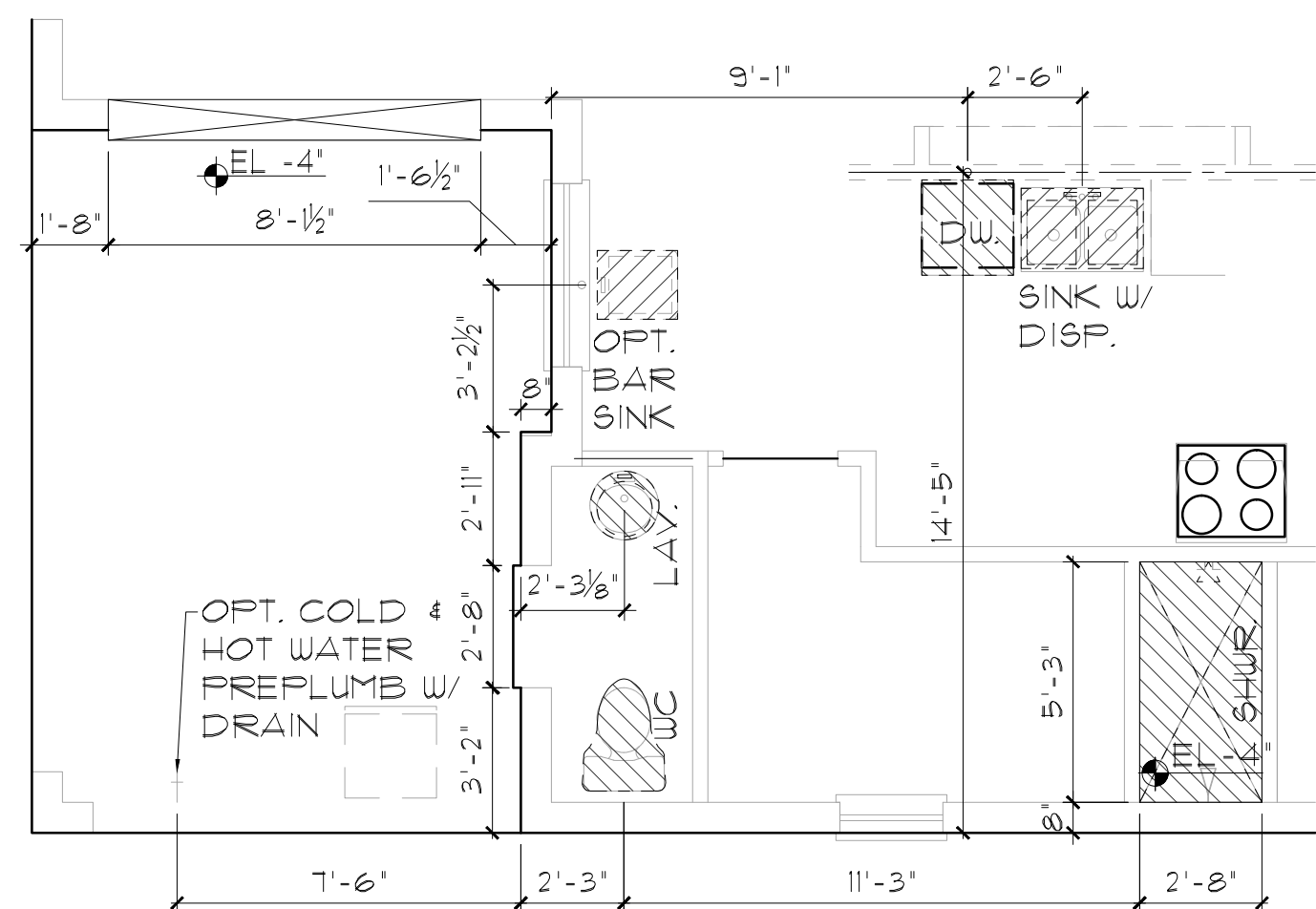
CONNECT TO UNIT W/ #14 SHEET METAL SCREWS W/ GASKETED WASHERS & CONNECT TO PAD W/ 1/4\"/>

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

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



OPT MULTI-GEN SUITE



SLAB INTERFACE PLAN  
1/8\"/>

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PARK SERIES

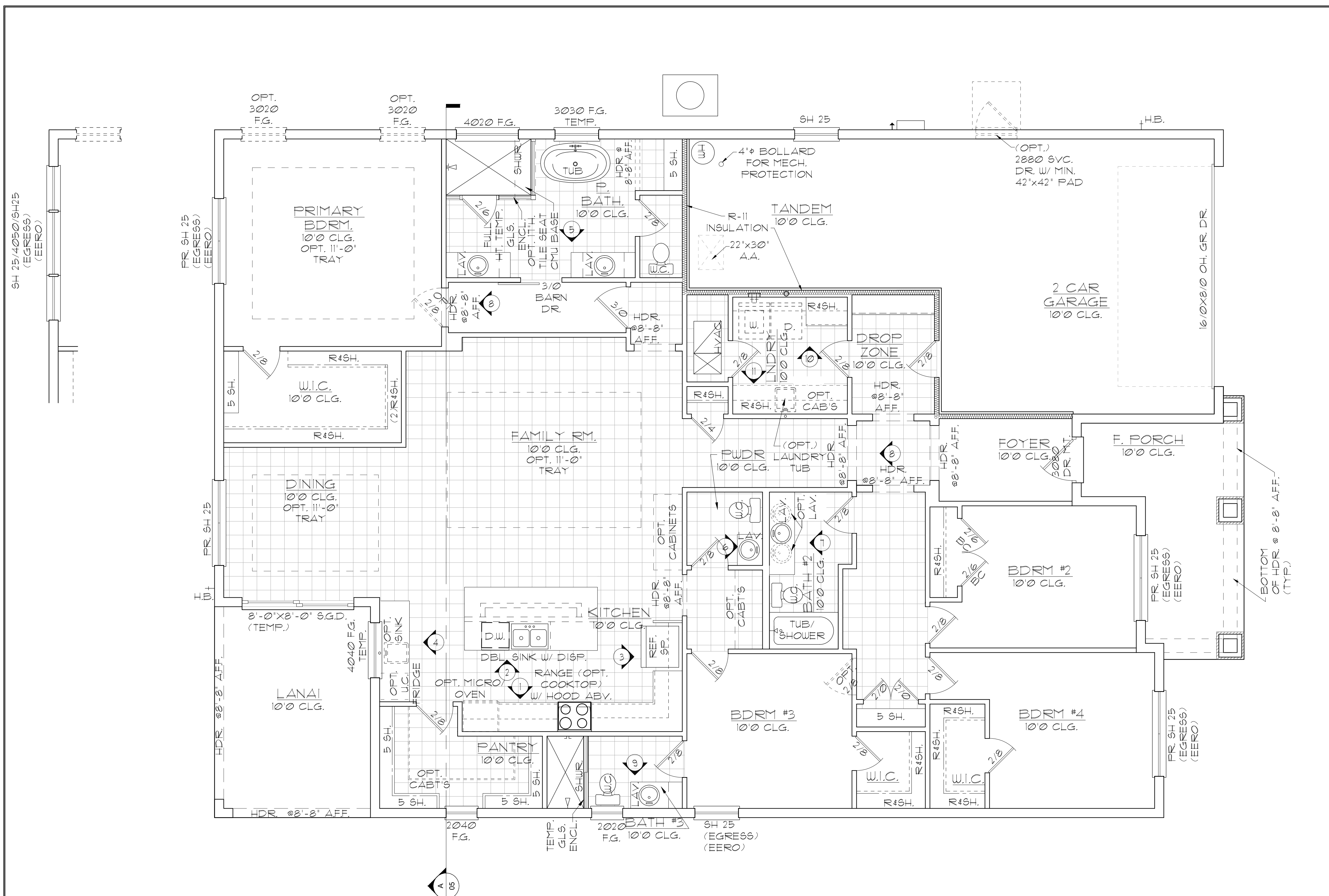
SLAB INTERFACE PLAN

Park Square HOMES

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



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4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
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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**

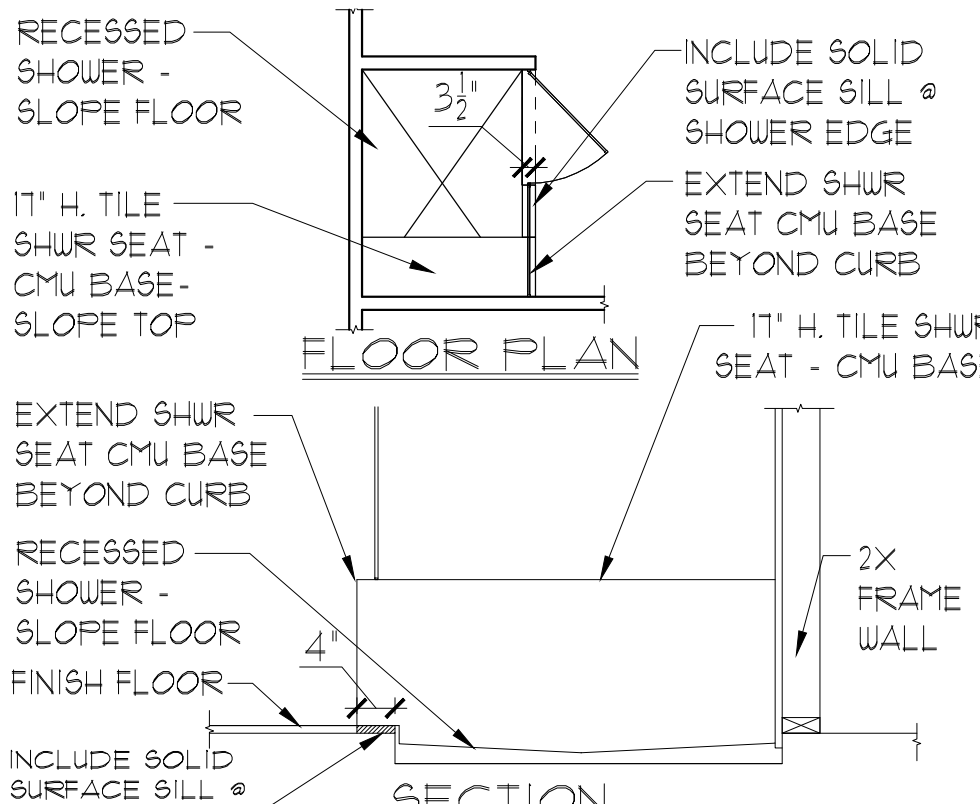
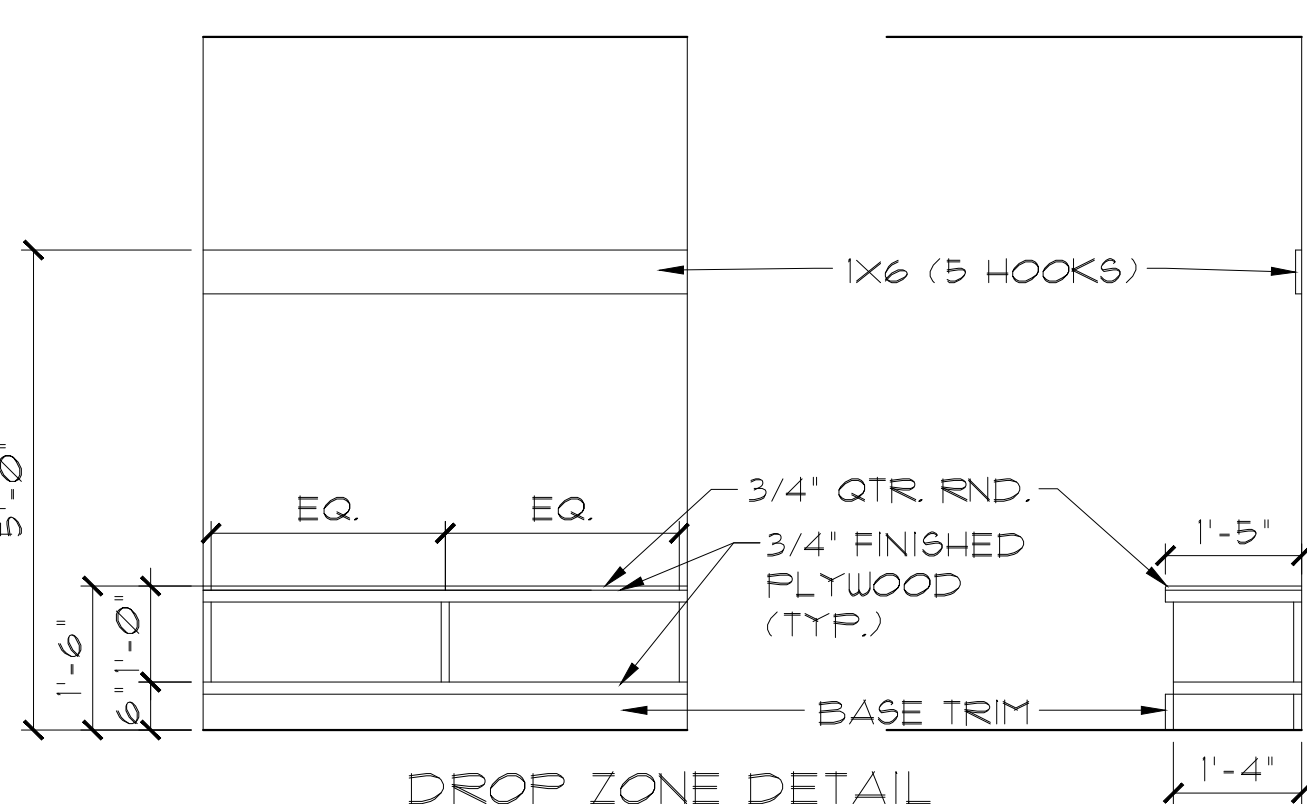
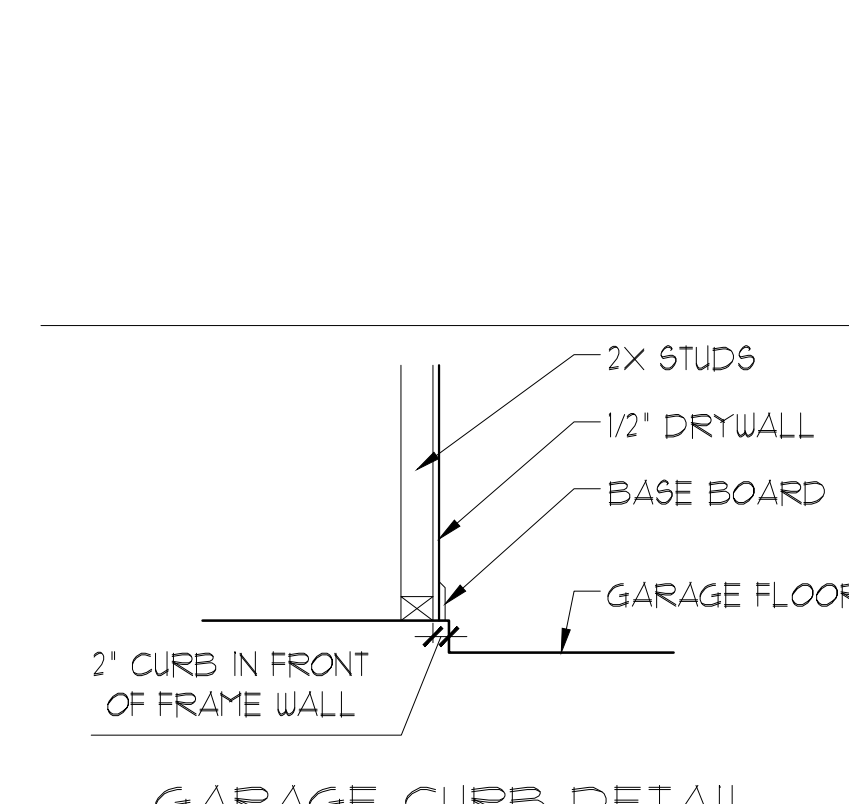
[Symbol]	DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
[Symbol]	DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
[Symbol]	DENOTES 2x INSULATED FRAME WALL

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

**AREA CALCULATIONS**

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

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



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FLOOR PLAN W/ NOTES

2681 RANIER

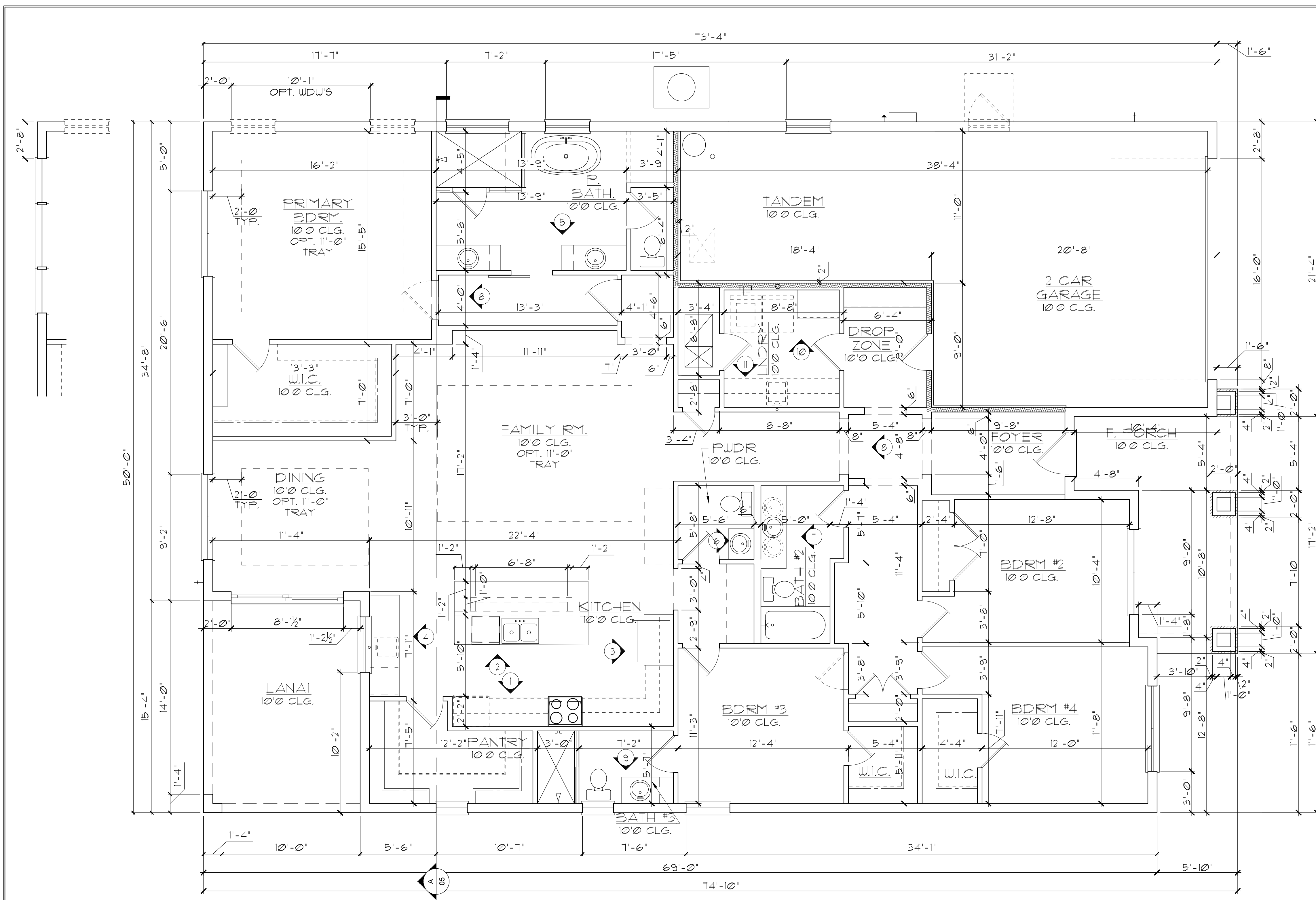
PARK SERIES

REVISIONS	
DELTA #	DATE

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

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**WALL LEGEND**

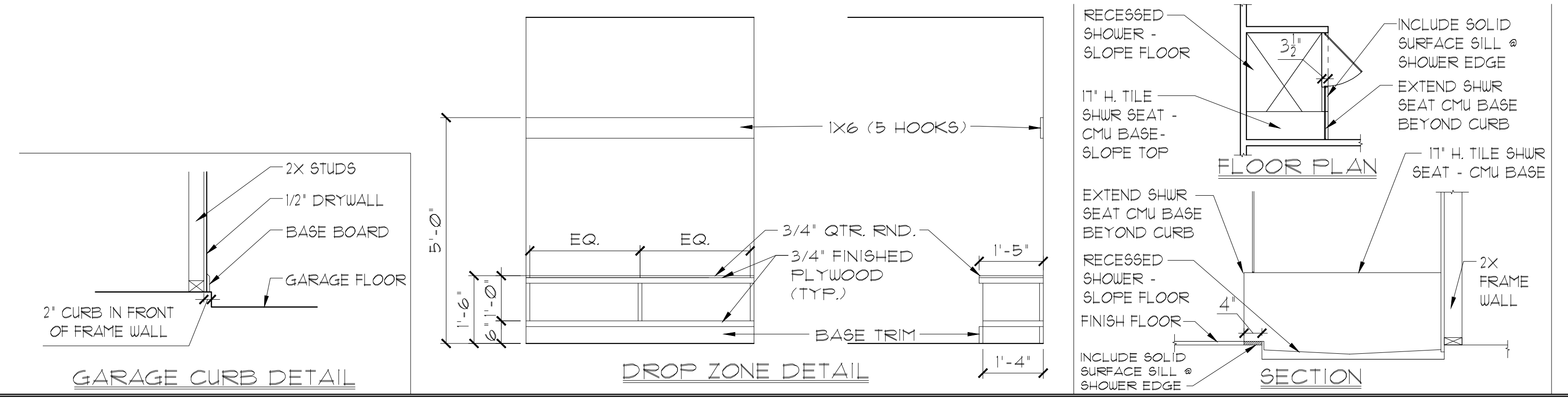
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
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**AREA CALCULATIONS**

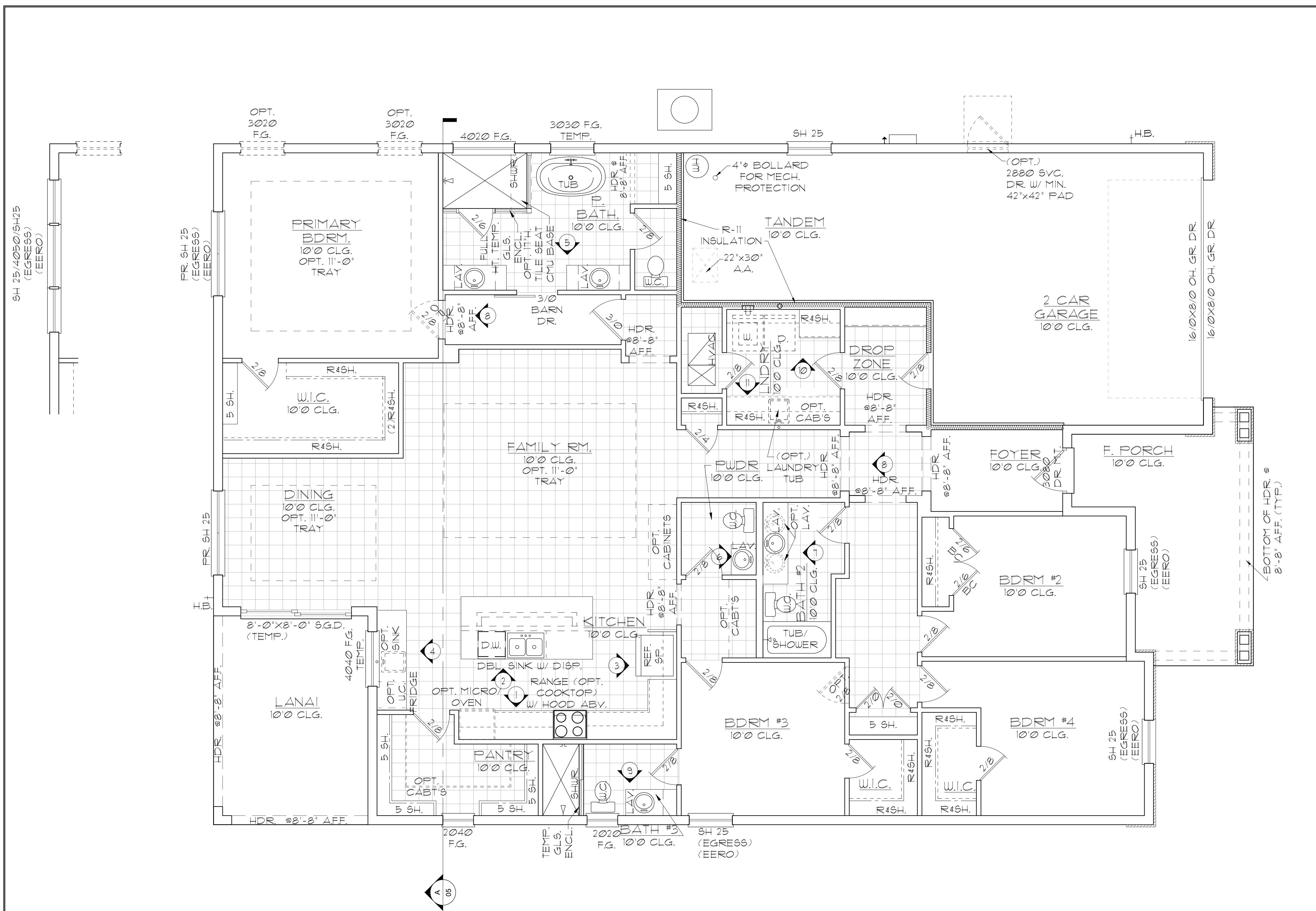
TOTAL LIVING	2,681 SF.
GARAGE	648 SF.
ENTRY	149 SF.
LANAI	169 SF.
<b>TOTAL UNDER ROOF</b>	<b>3,647 SF.</b>

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



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 2681 RANIER  
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 FLOOR PLAN W/ DIMENSIONS  
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 5200 Vineyard Road, Suite 200 Orlando, Florida 32811  
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7. FULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

**WALL LEGEND**

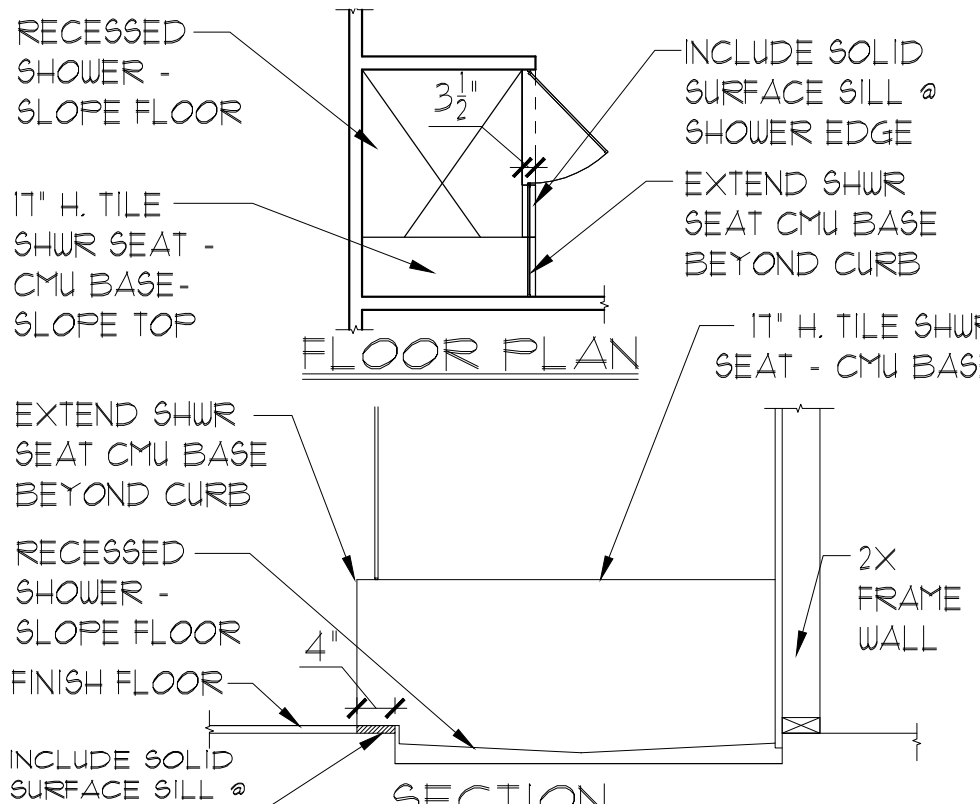
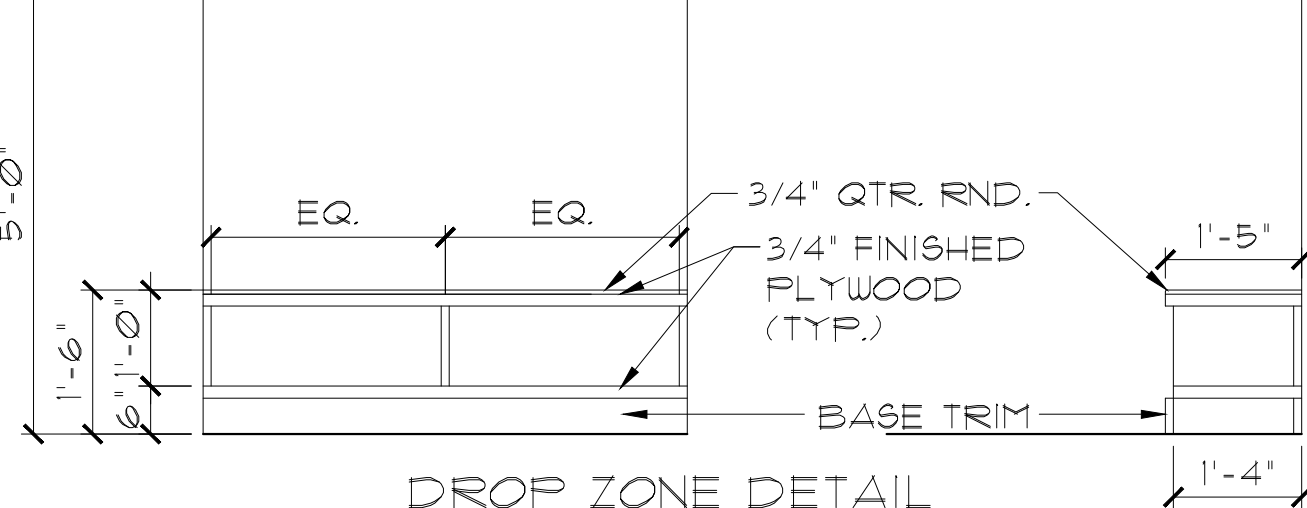
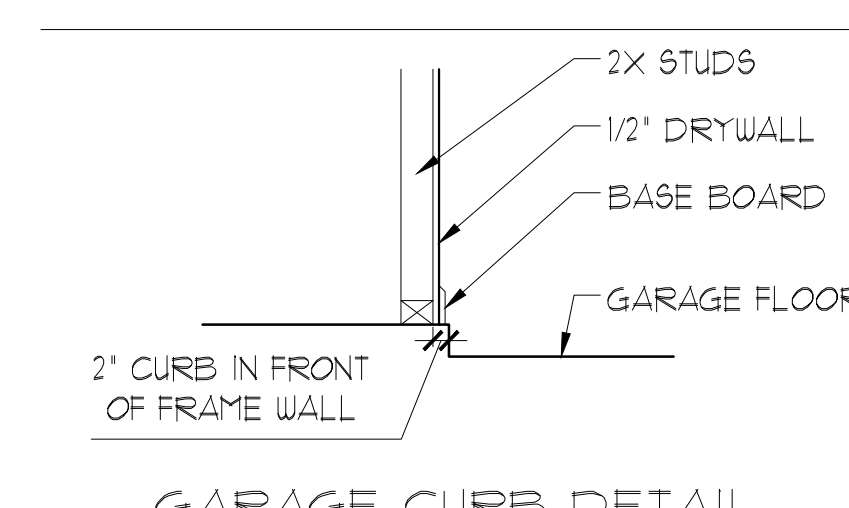
	DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
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	DENOTES 2x INSULATED FRAME WALL

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

**AREA CALCULATIONS**

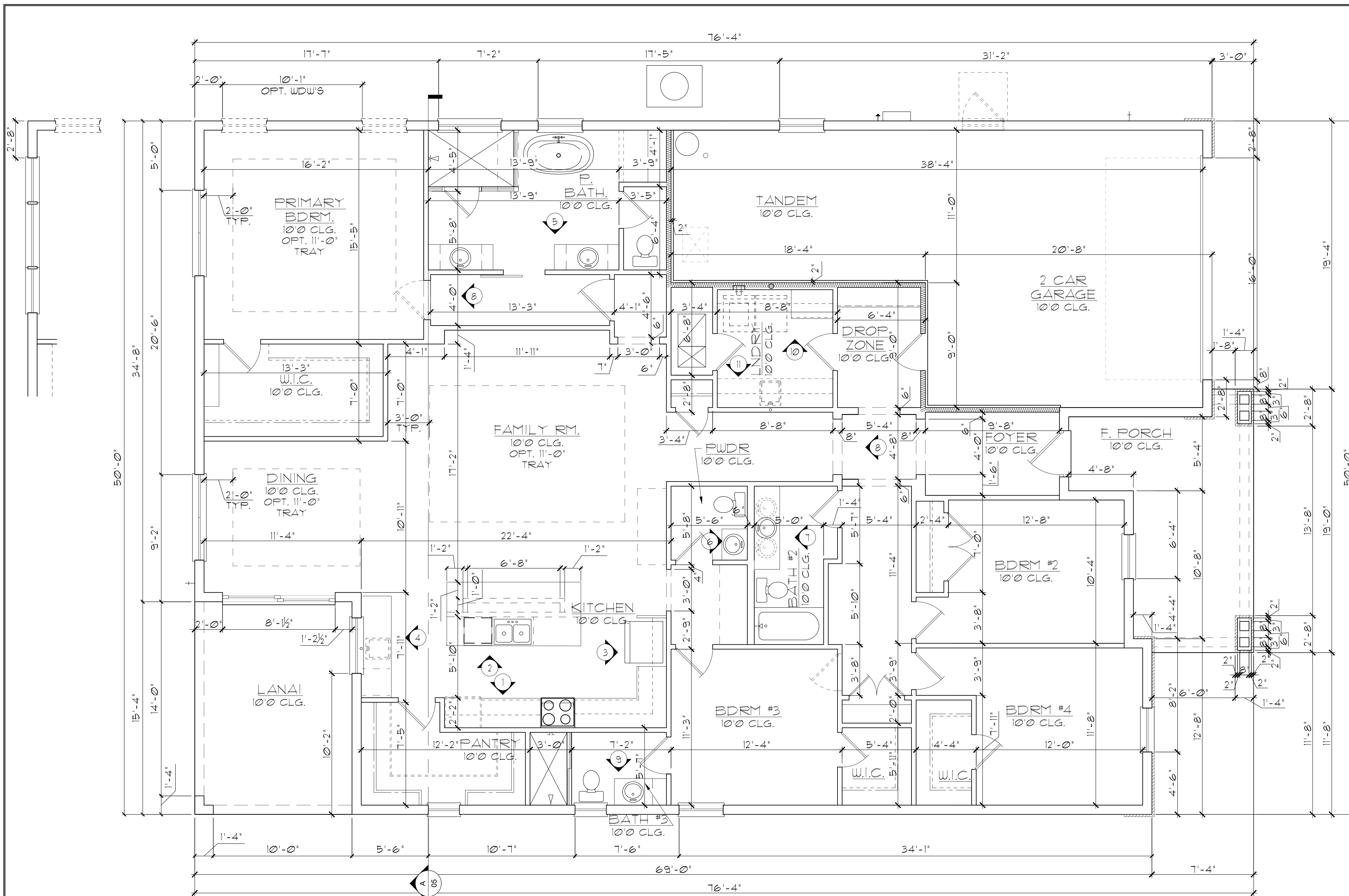
TOTAL LIVING	2,621 SF.
GARAGE	648 SF.
ENTRY	176 SF.
LANAI	169 SF.
<b>TOTAL UNDER ROOF</b>	<b>3,614 SF.</b>

**ELEVATION B STD FLOOR PLAN W/ NOTES**  
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/ NOTES**  
 2681 RANIER  
 PARK SERIES  
 REVISIONS  
 DELTA # DATE  
 DATE: 12-10-25  
 SCALE: AS NOTED  
 DRAWN: MW  
 SHEET:  
**02.0**

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**GENERAL NOTES**

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- PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

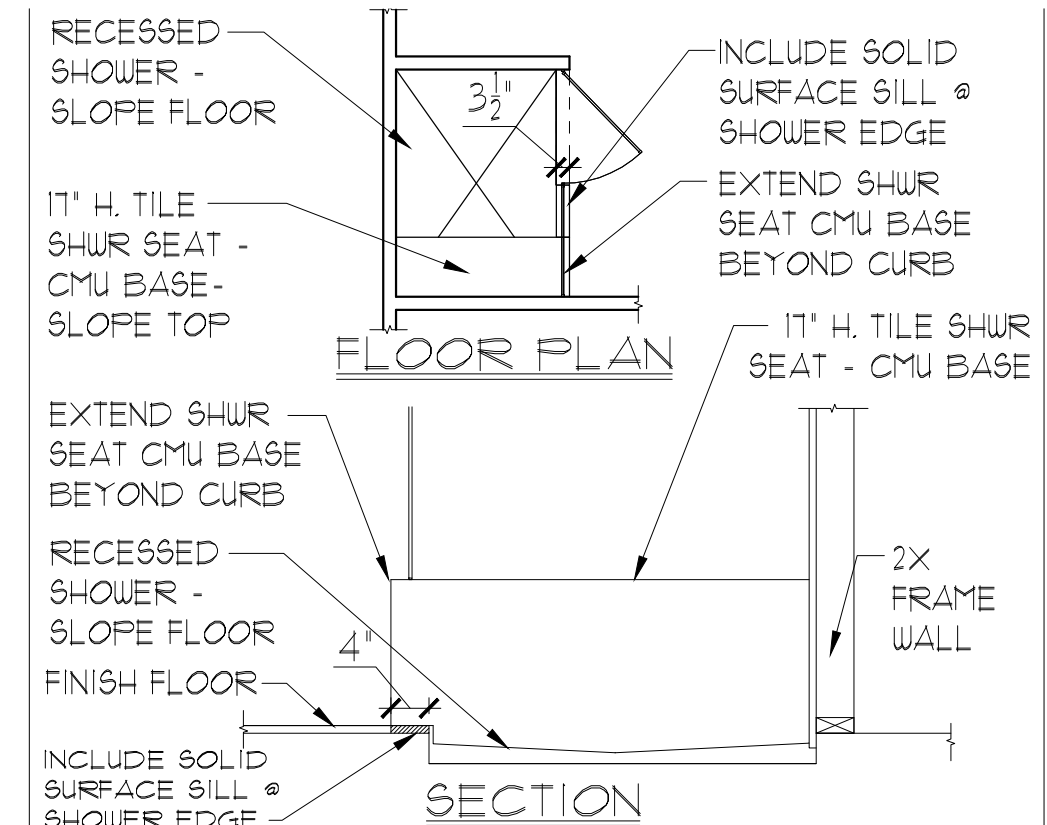
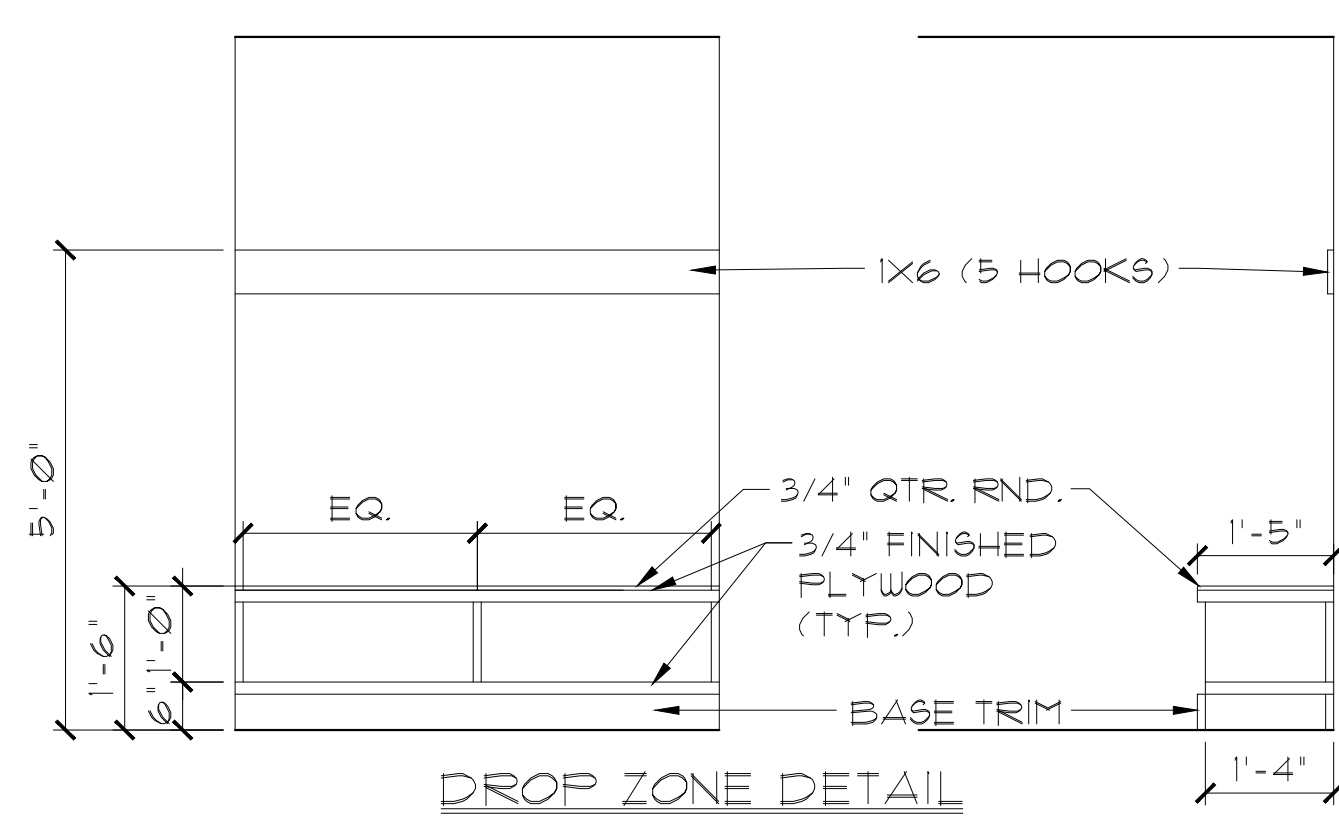
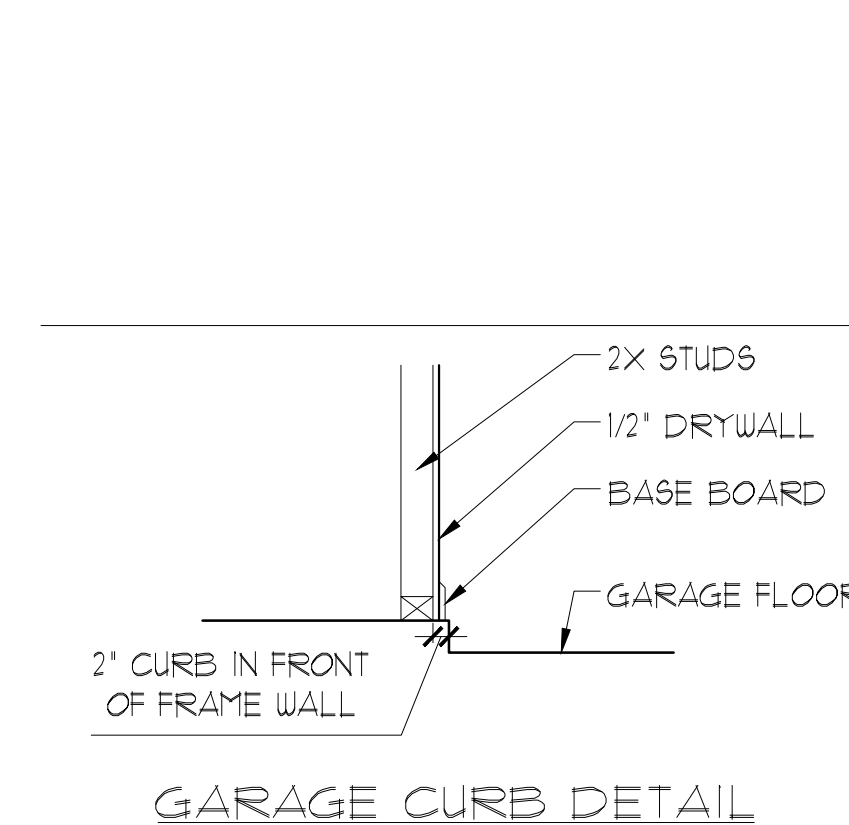
**WALL LEGEND**

- [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	176 SF.
LANAI	169 SF.
<b>TOTAL UNDER ROOF</b>	<b>3,674 SF.</b>



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

LOT: 0000, COMMUNITY

2681 RANIER  
PARK SERIES

**FLOOR PLAN  
W/ DIMENSIONS**

**REVISIONS**

DELTA #	DATE

DATE: 12-10-25  
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SHEET: 02.1

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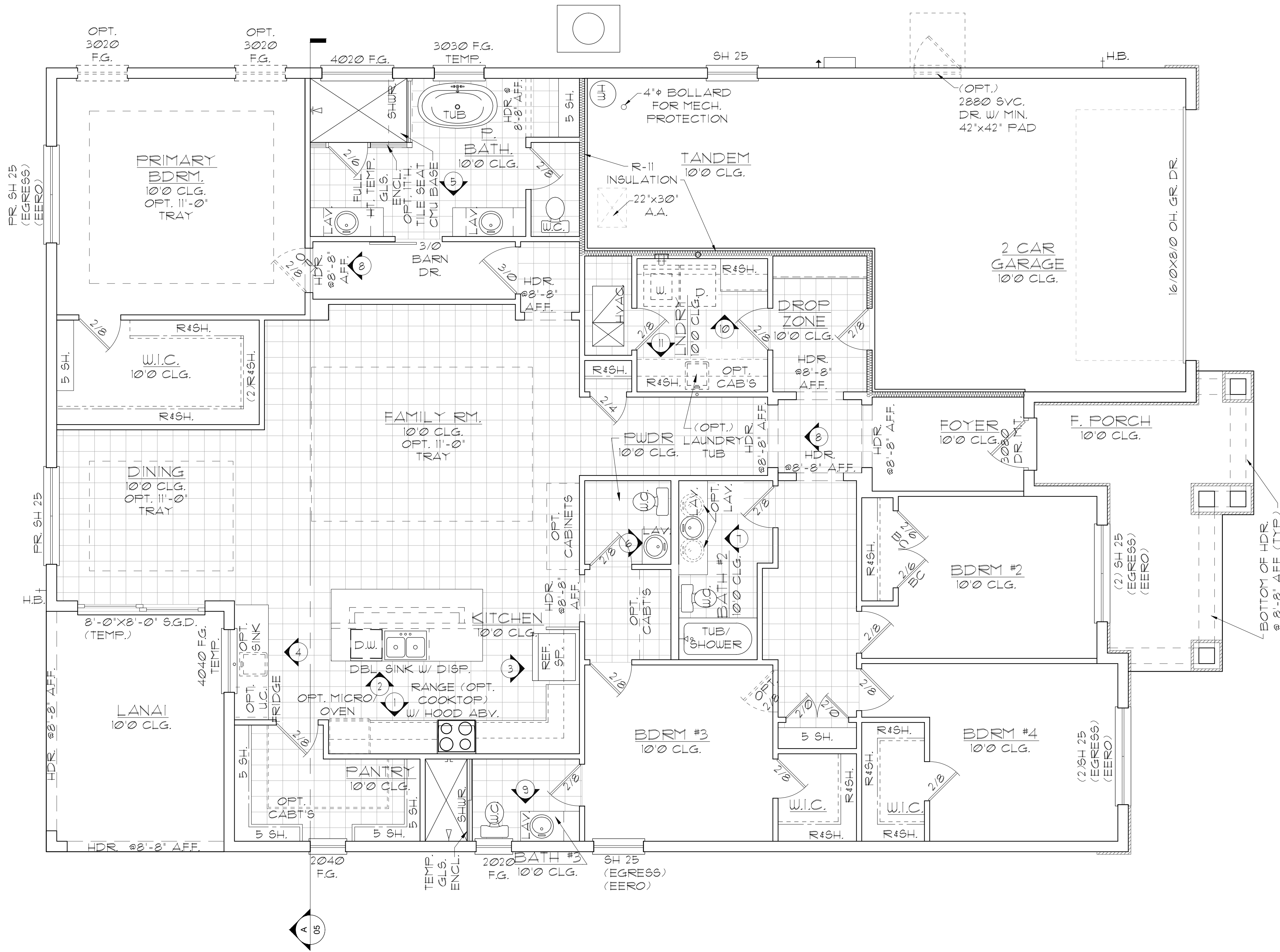
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Orlando, Florida 32811  
Phone: (407) 629 - 3000

**Park Square HOMES**

FLOOR PLAN  
W/ DIMENSIONS

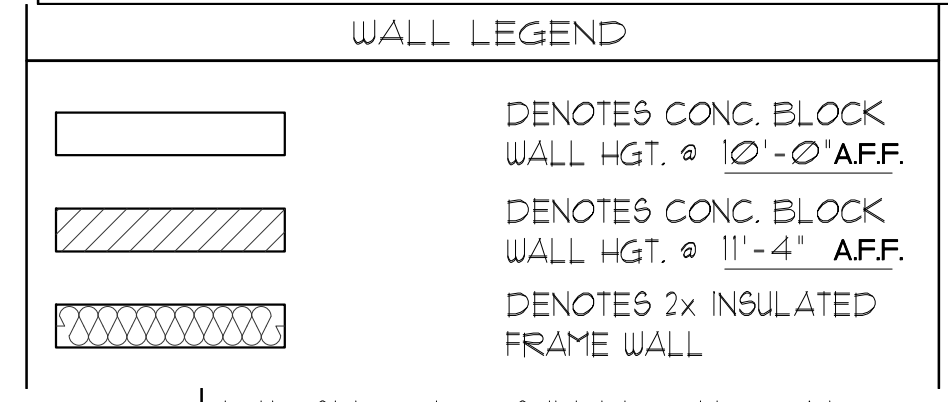
2681 RANIER  
PARK SERIES

SH 25/4050/SH25  
(EGRESS)  
(EERO)



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7. FULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

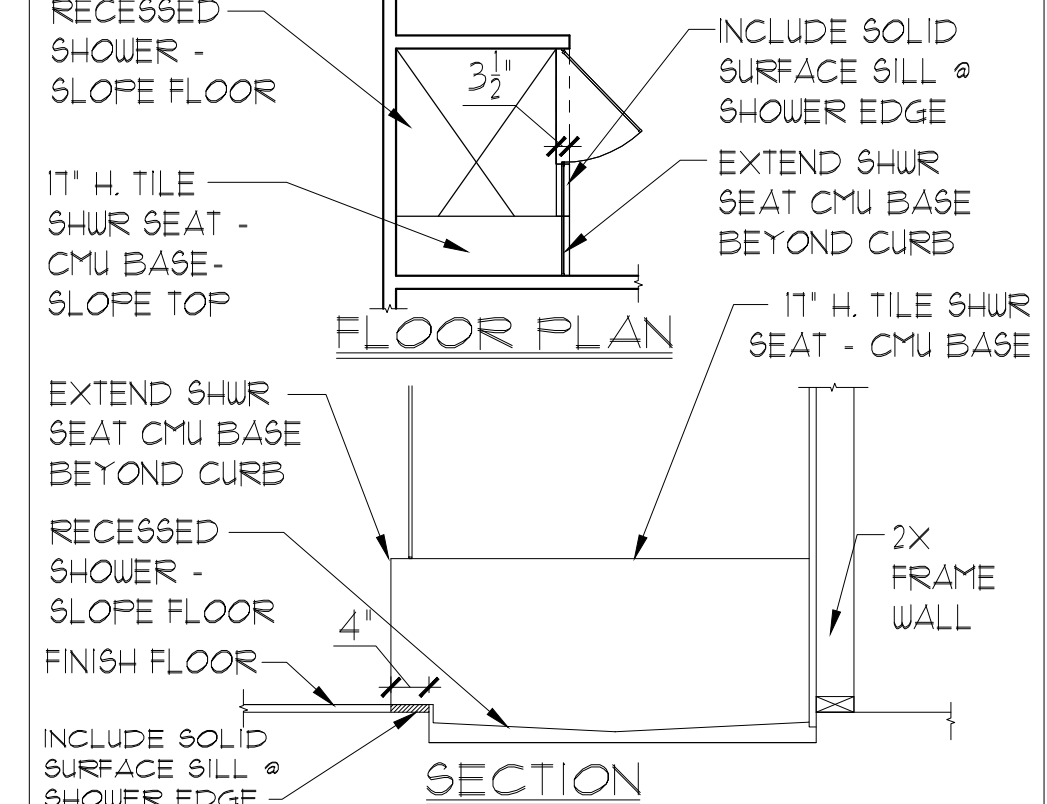
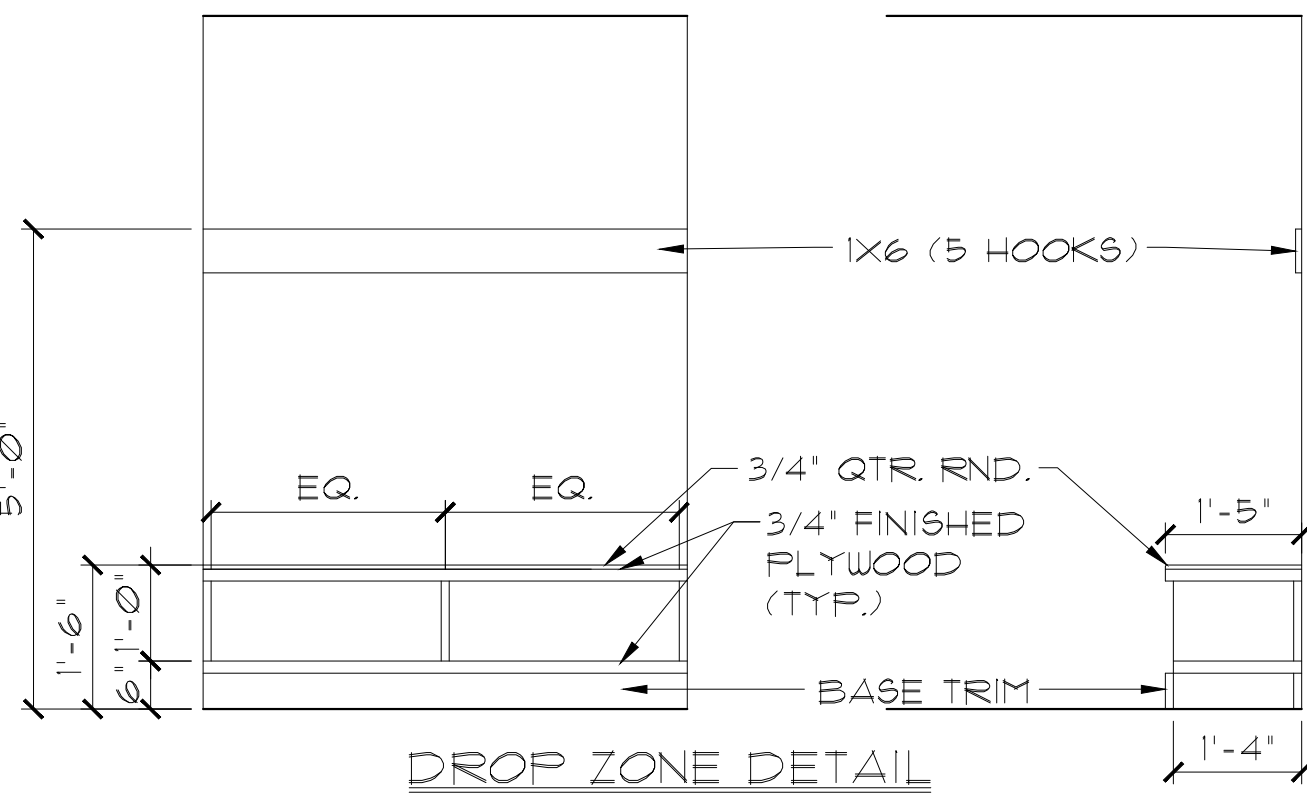
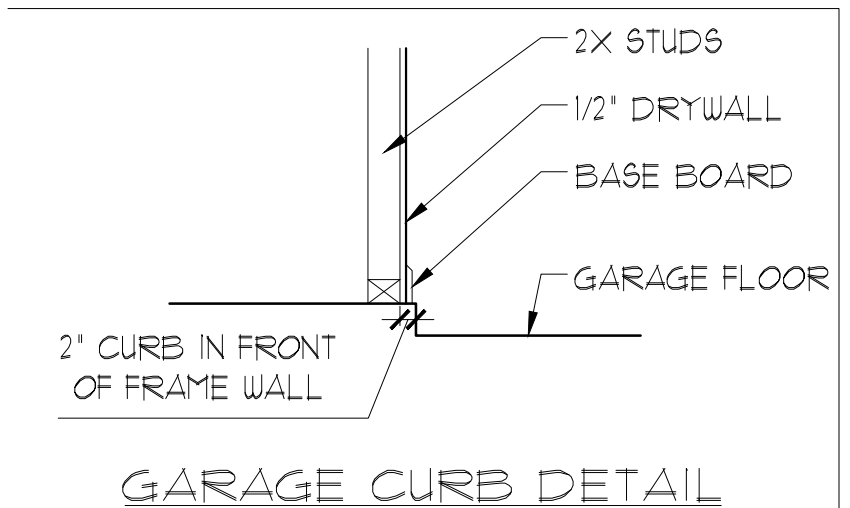


NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

**AREA CALCULATIONS**

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

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



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**Park Square HOMES**

**FLOOR PLAN W/ NOTES**

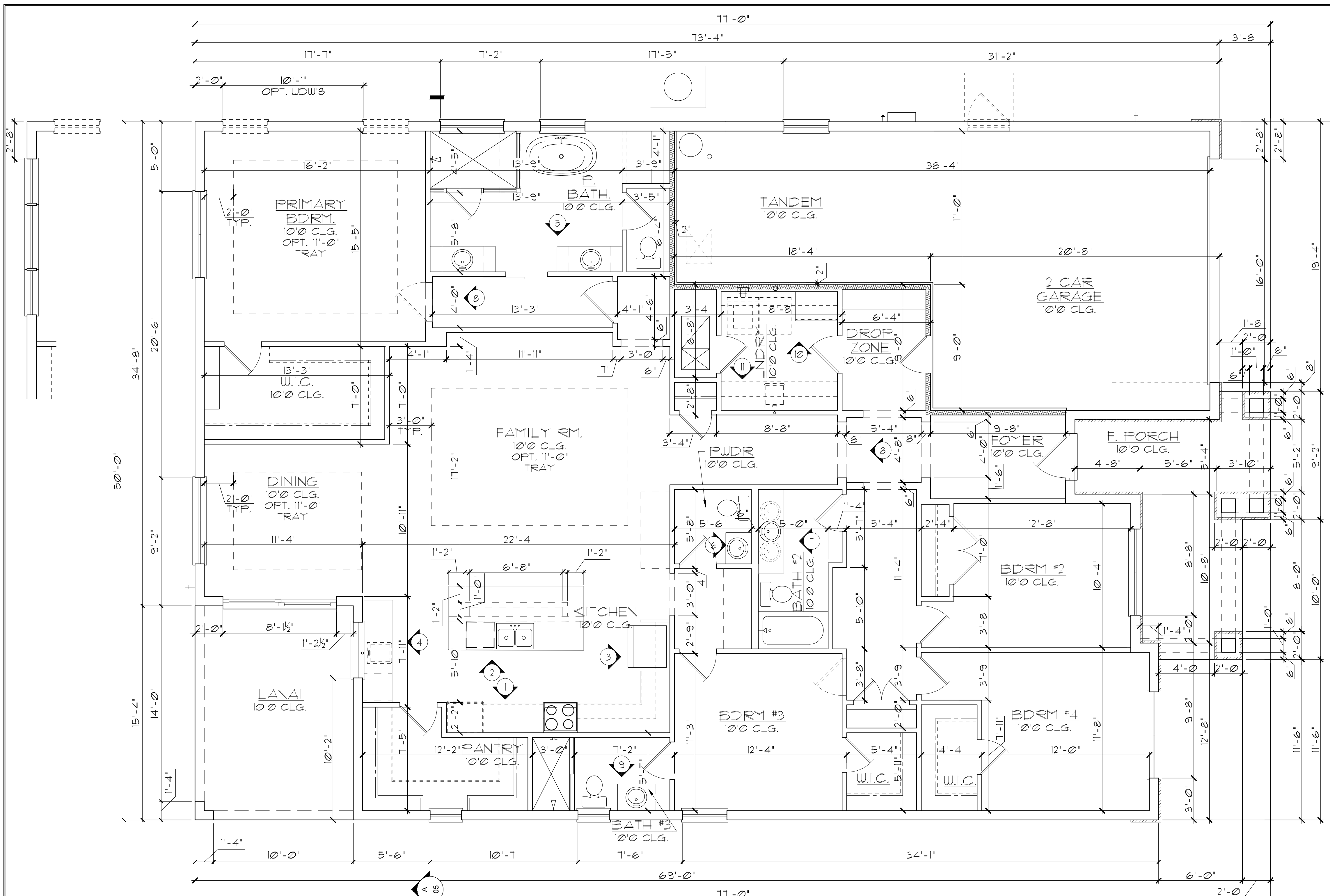
2681 RANIER  
PARK SERIES

**REVISIONS**

DELTA #	DATE

DATE: 12-10-25  
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SHEET: 02.0

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**WALL LEGEND**

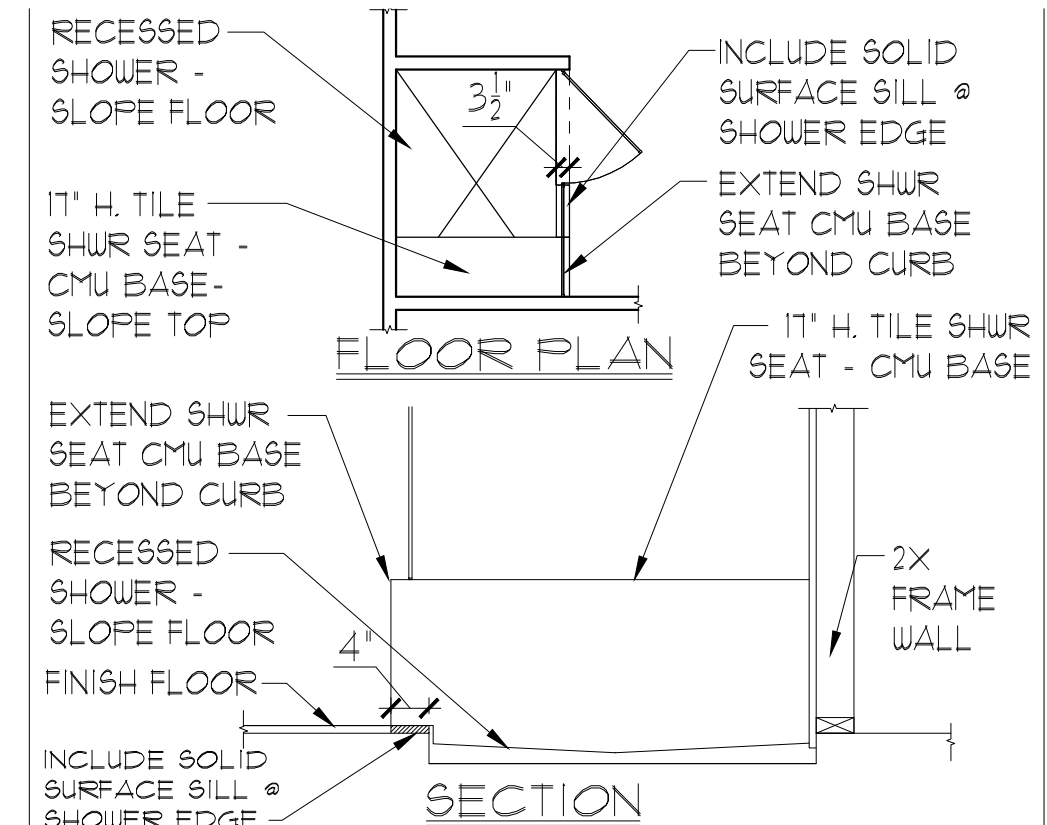
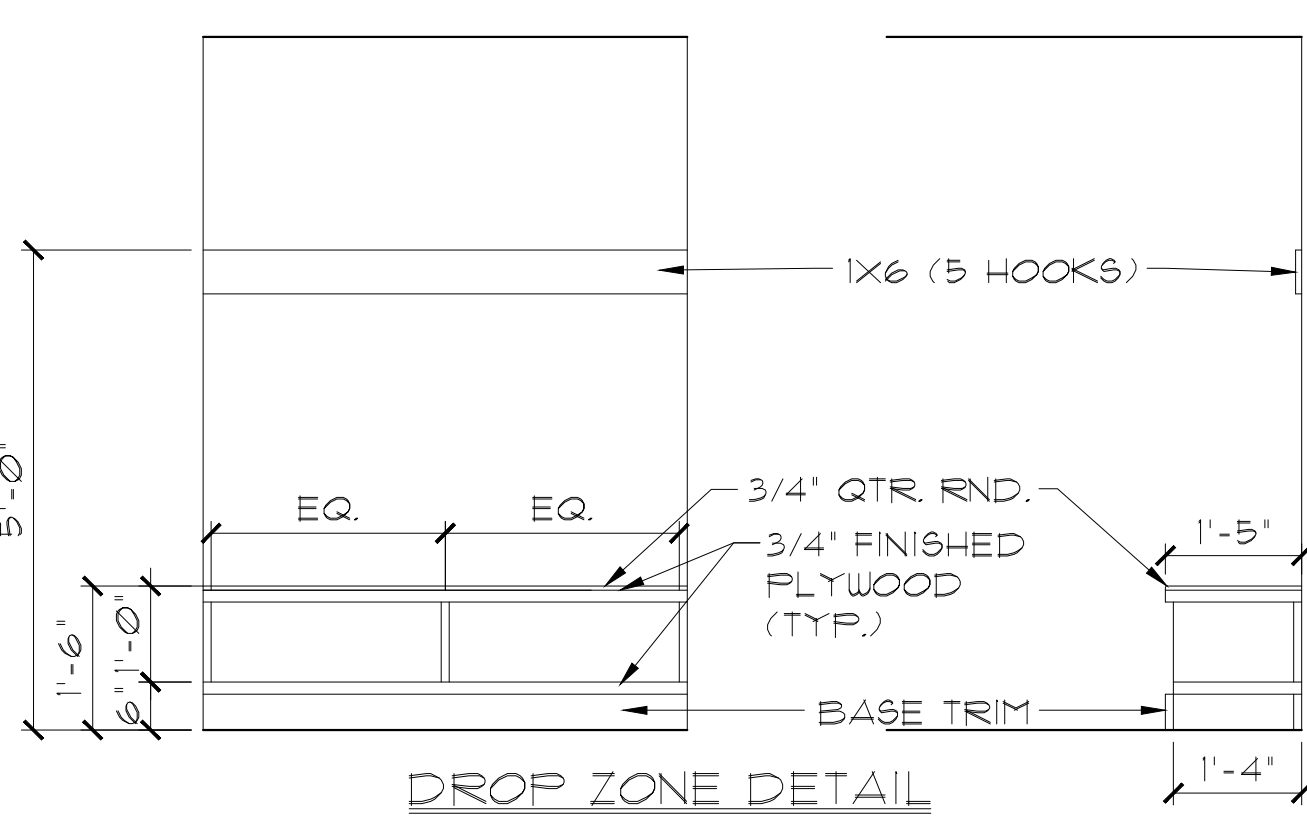
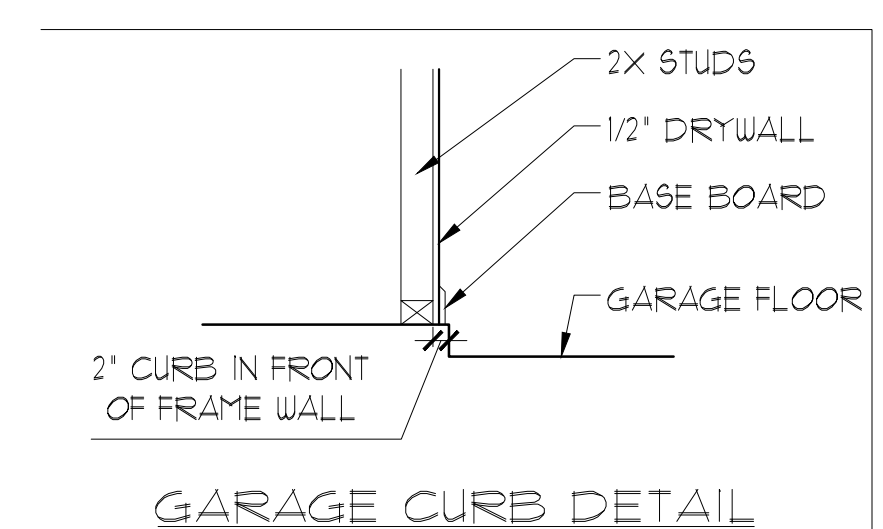
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
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**Park Square  
HOMES**

**FLOOR PLAN  
W/ DIMENSIONS**

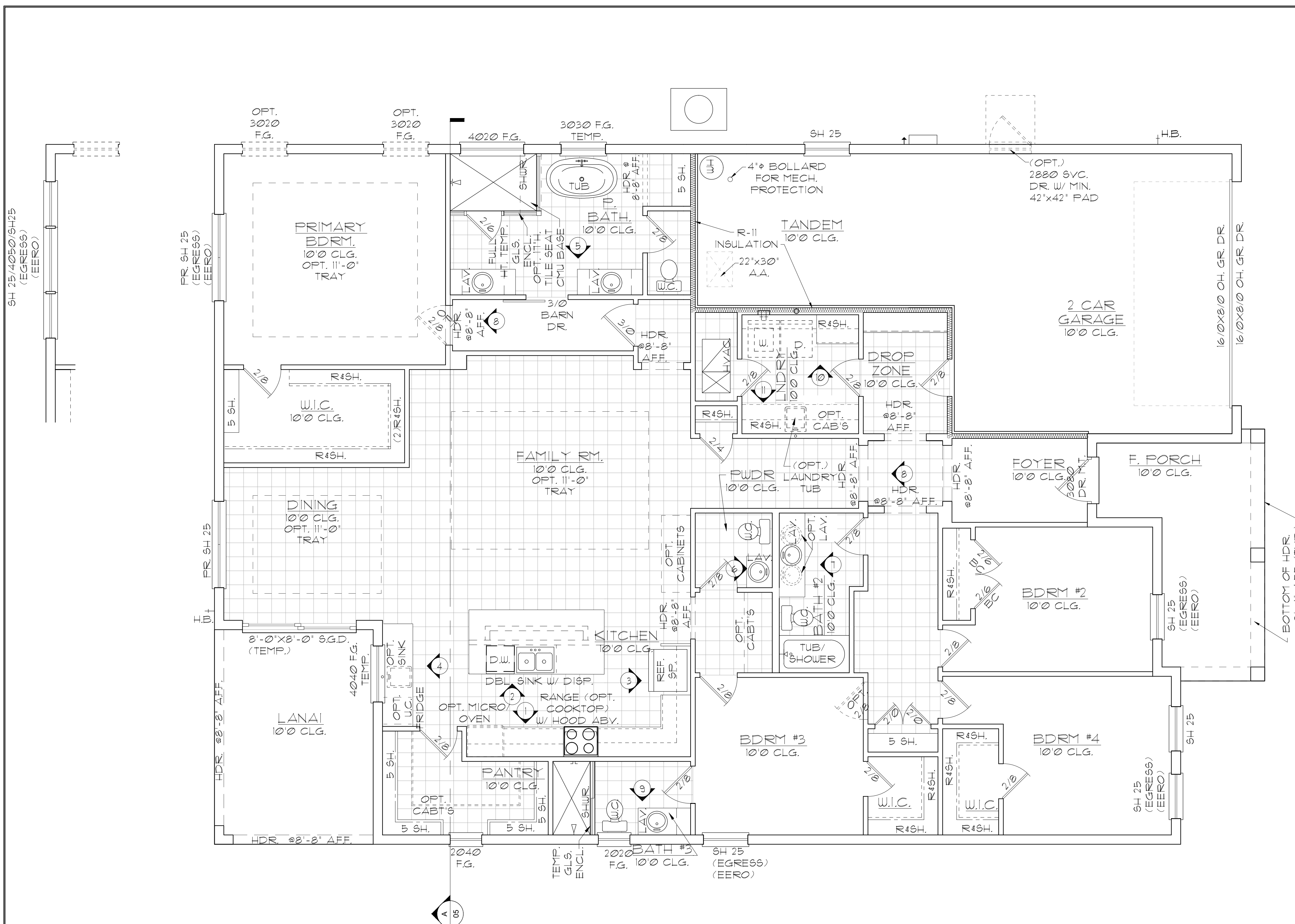
2681 RANIER  
 PARK SERIES

**REVISIONS**

DELTA #	DATE

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**WALL LEGEND**

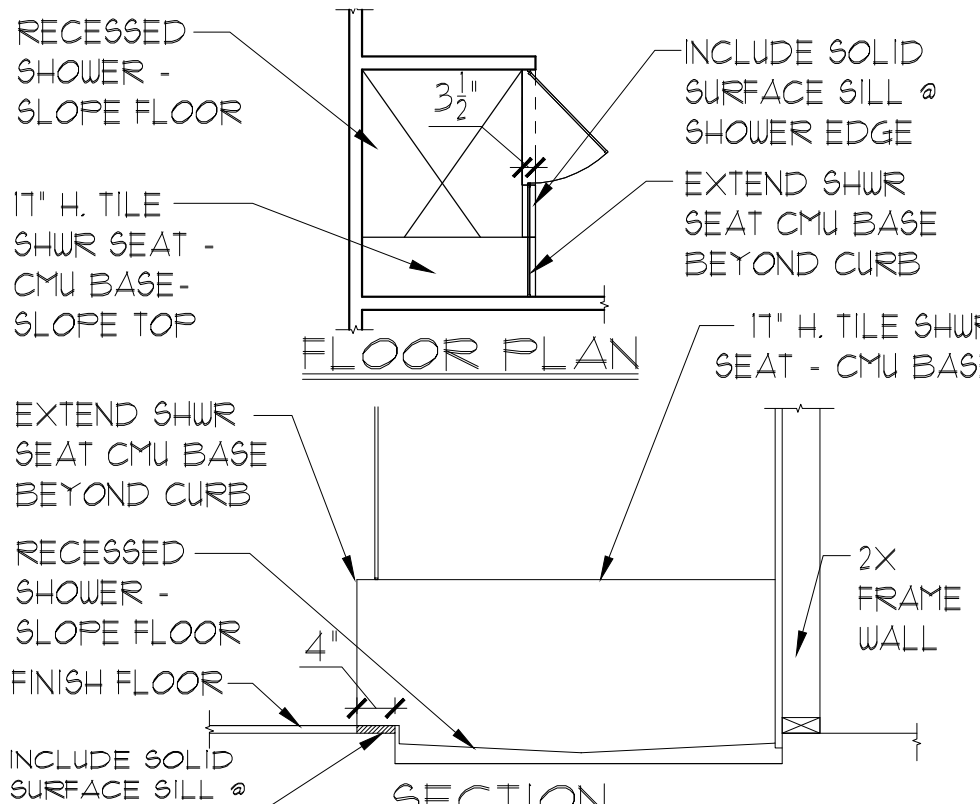
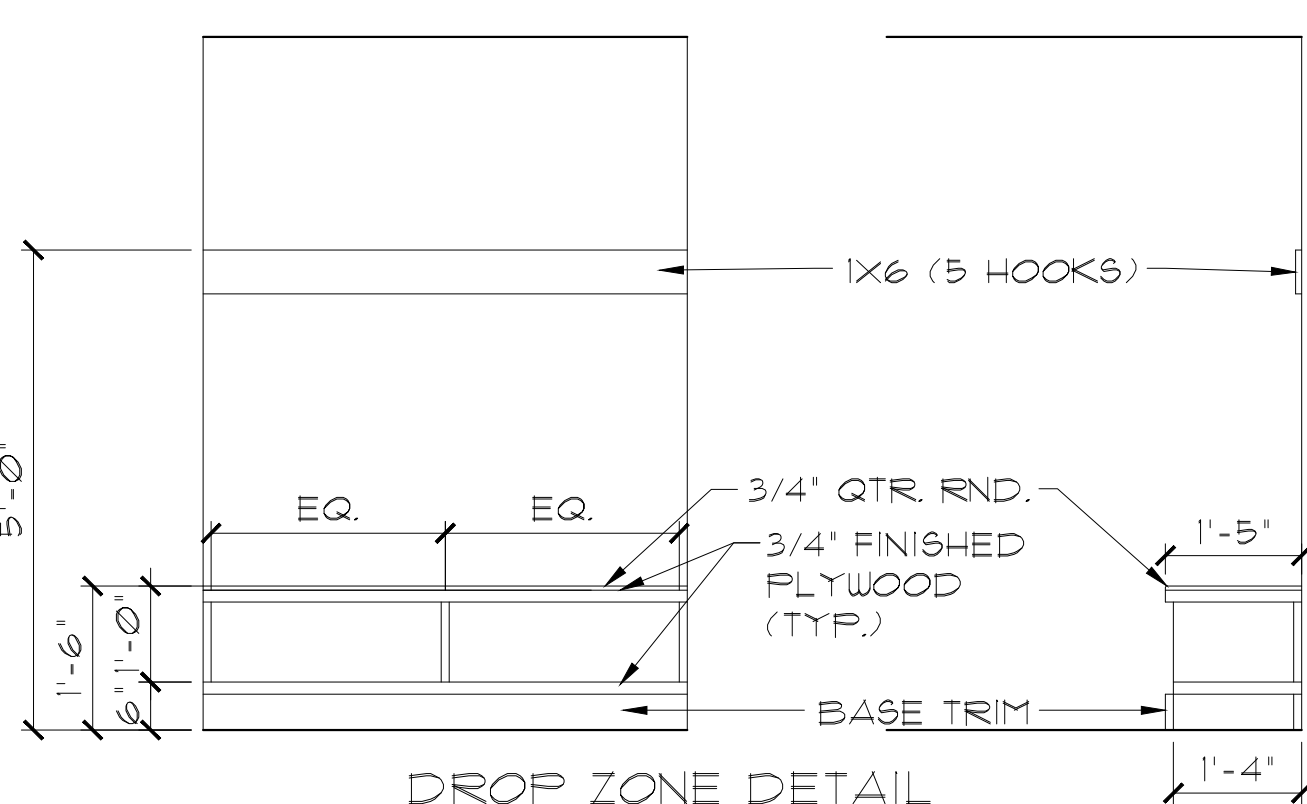
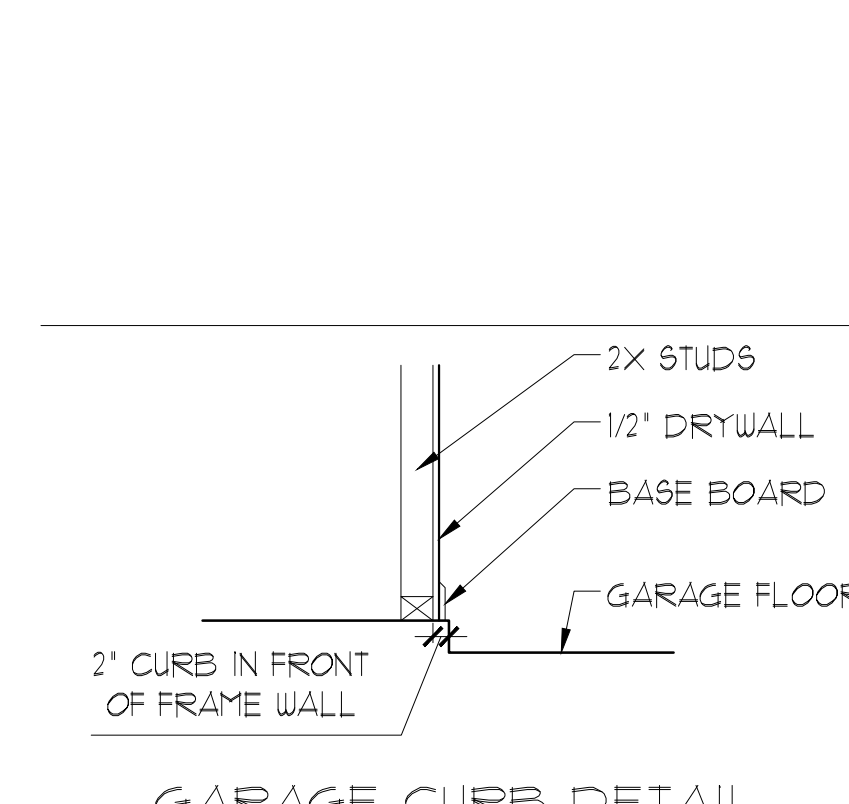
[Symbol: Solid line]	DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
[Symbol: Hatched pattern]	DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
[Symbol: Cross-hatched pattern]	DENOTES 2x INSULATED FRAME WALL

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.
<b>TOTAL UNDER ROOF</b>	<b>3,647 SF.</b>

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



LOT: 0000, COMMUNITY

2681 RANIER PARK SERIES

FLOOR PLAN W/ NOTES

REVISIONS

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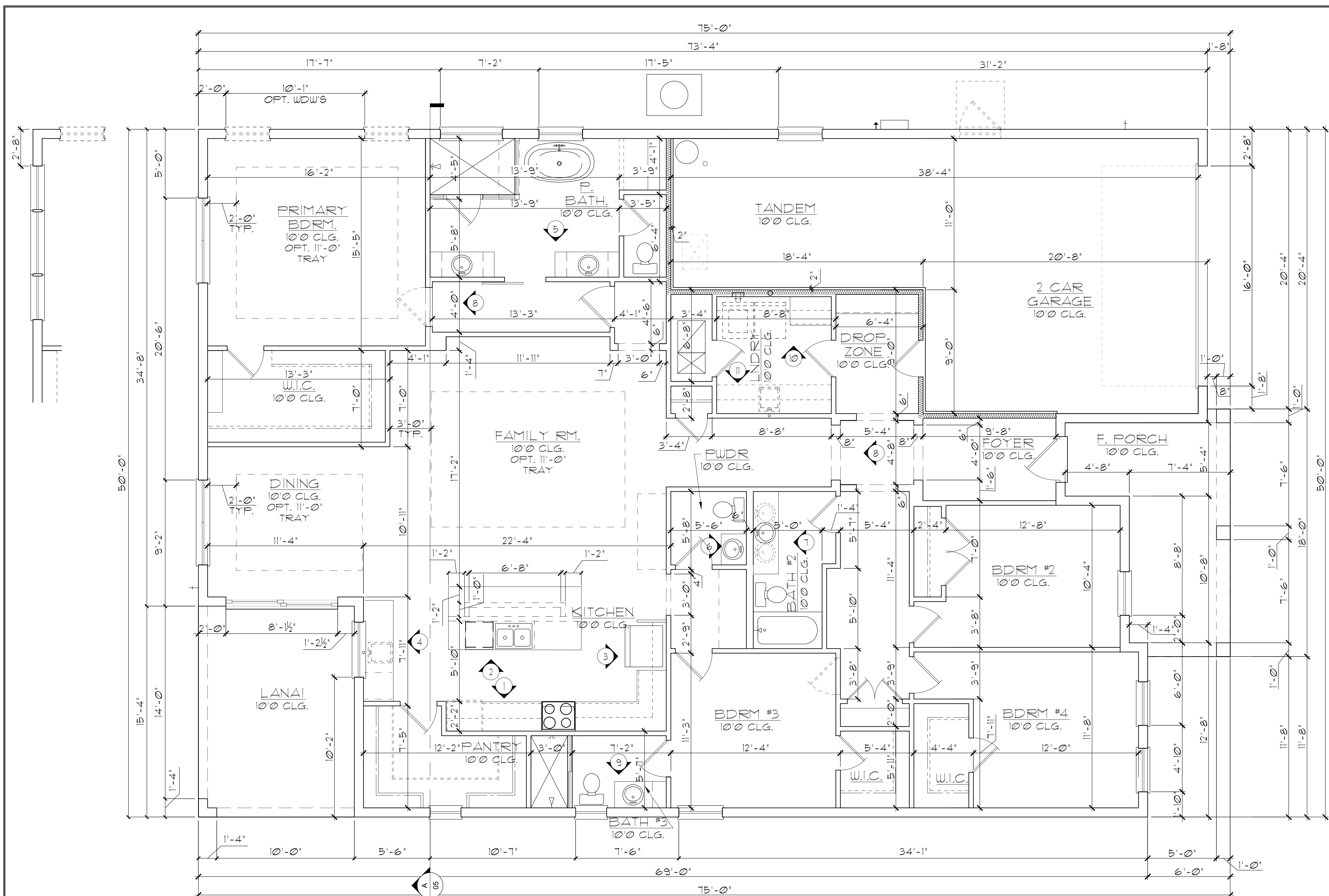
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**Park Square HOMES**

FLOOR PLAN W/ NOTES

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PARK SERIES

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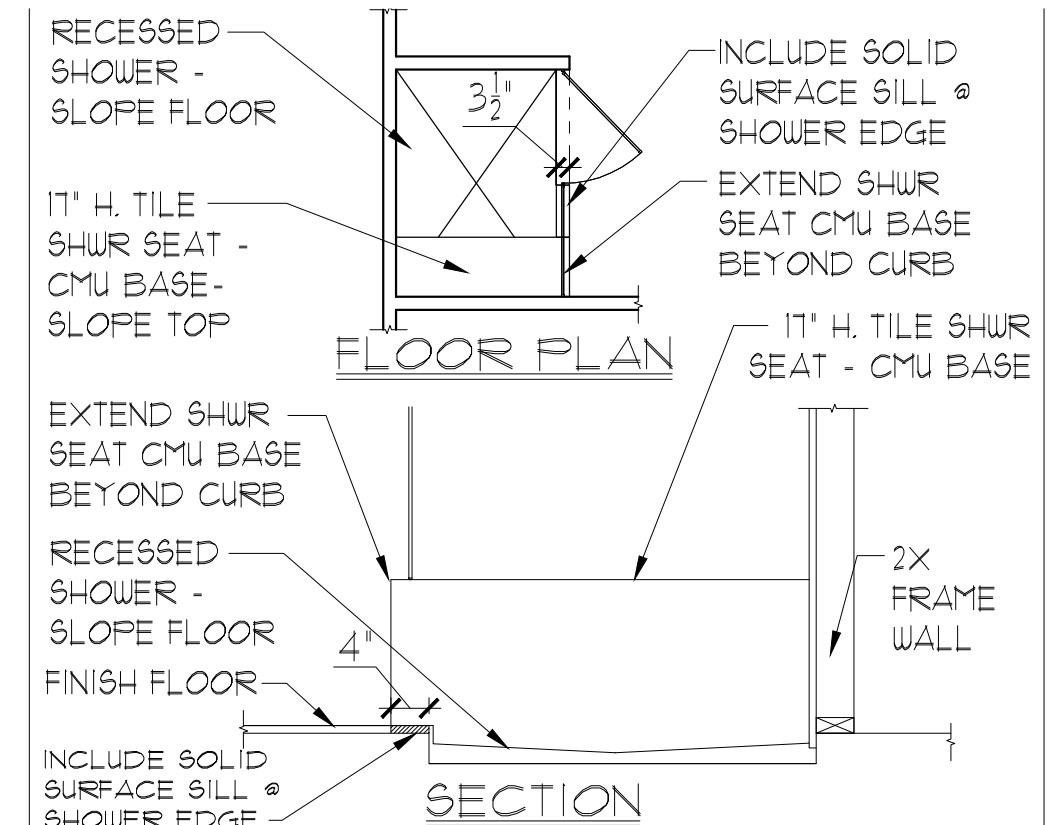
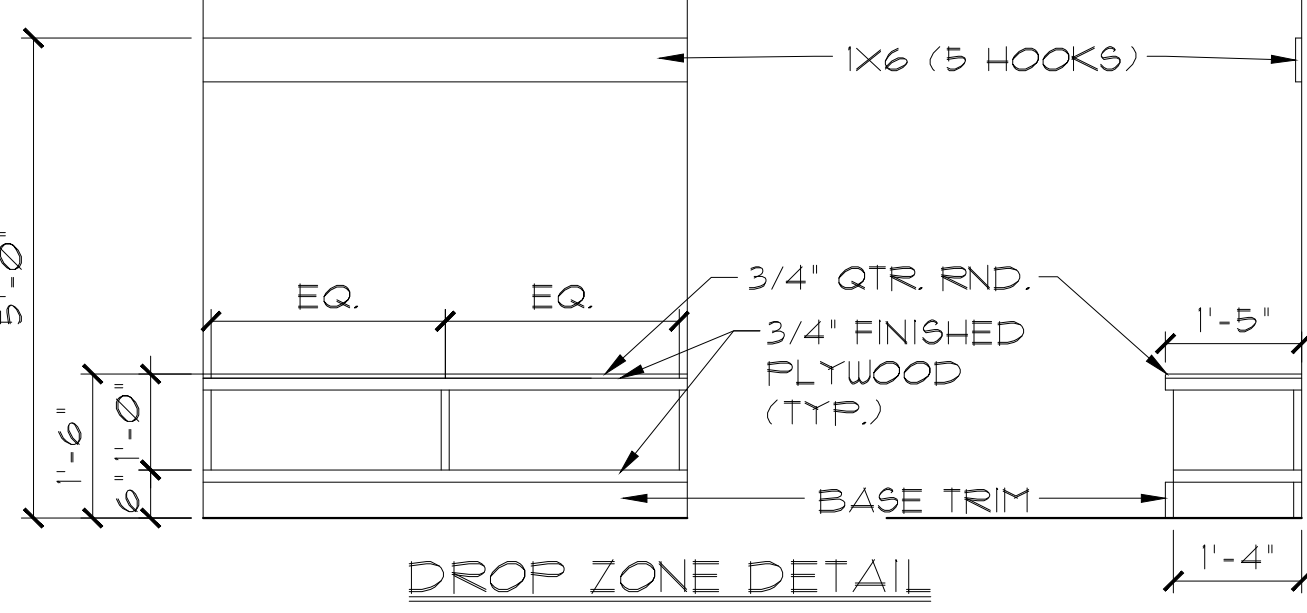
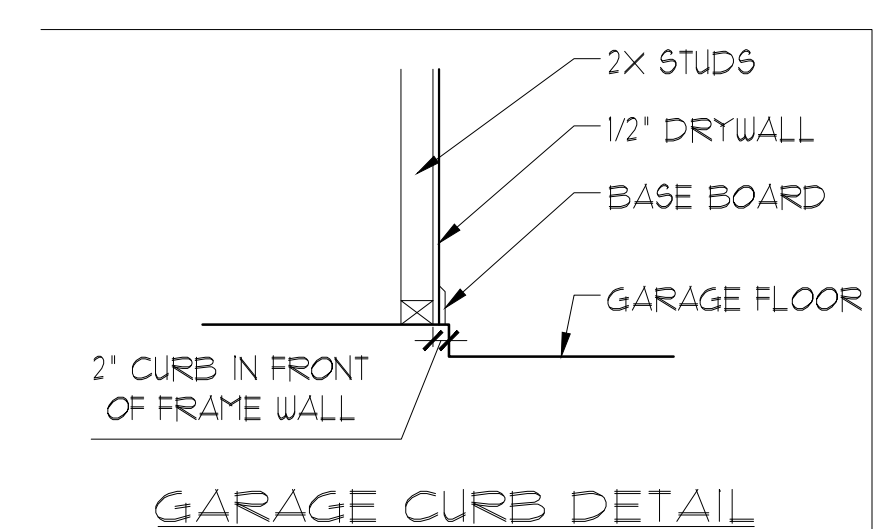
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**2681 RANIER**  
**PARK SERIES**

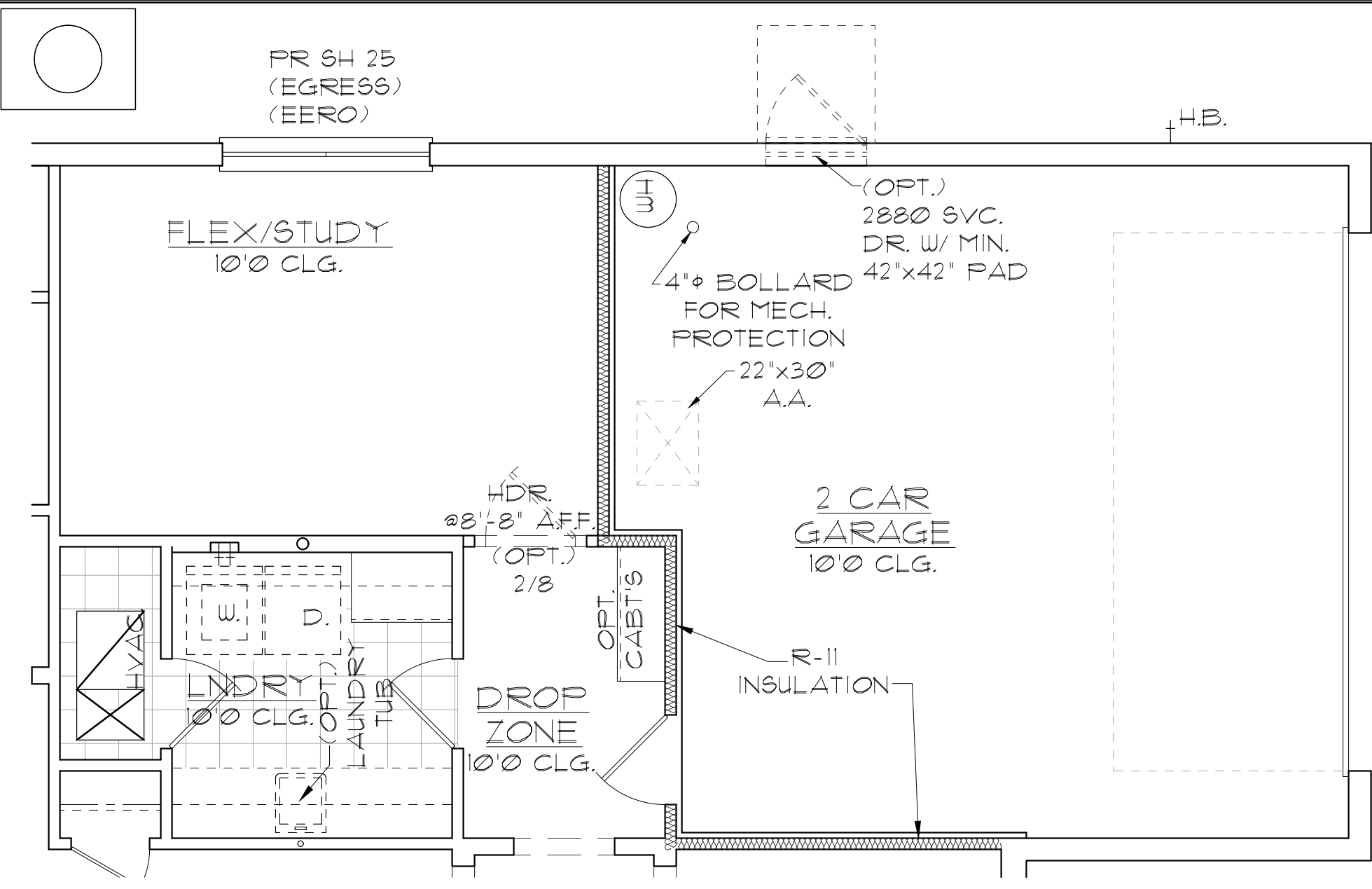
**FLOOR PLAN**  
**W/ DIMENSIONS**

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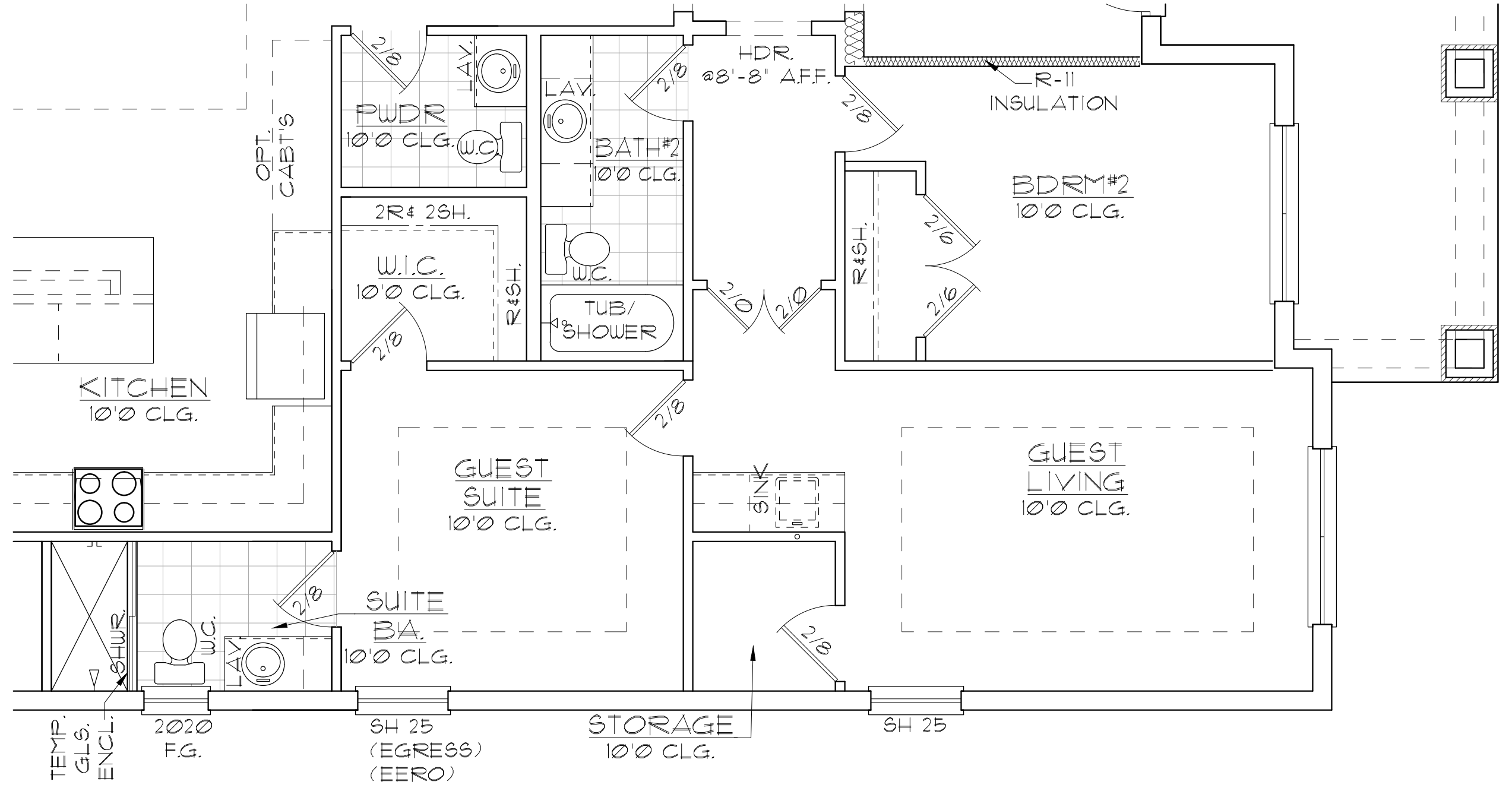
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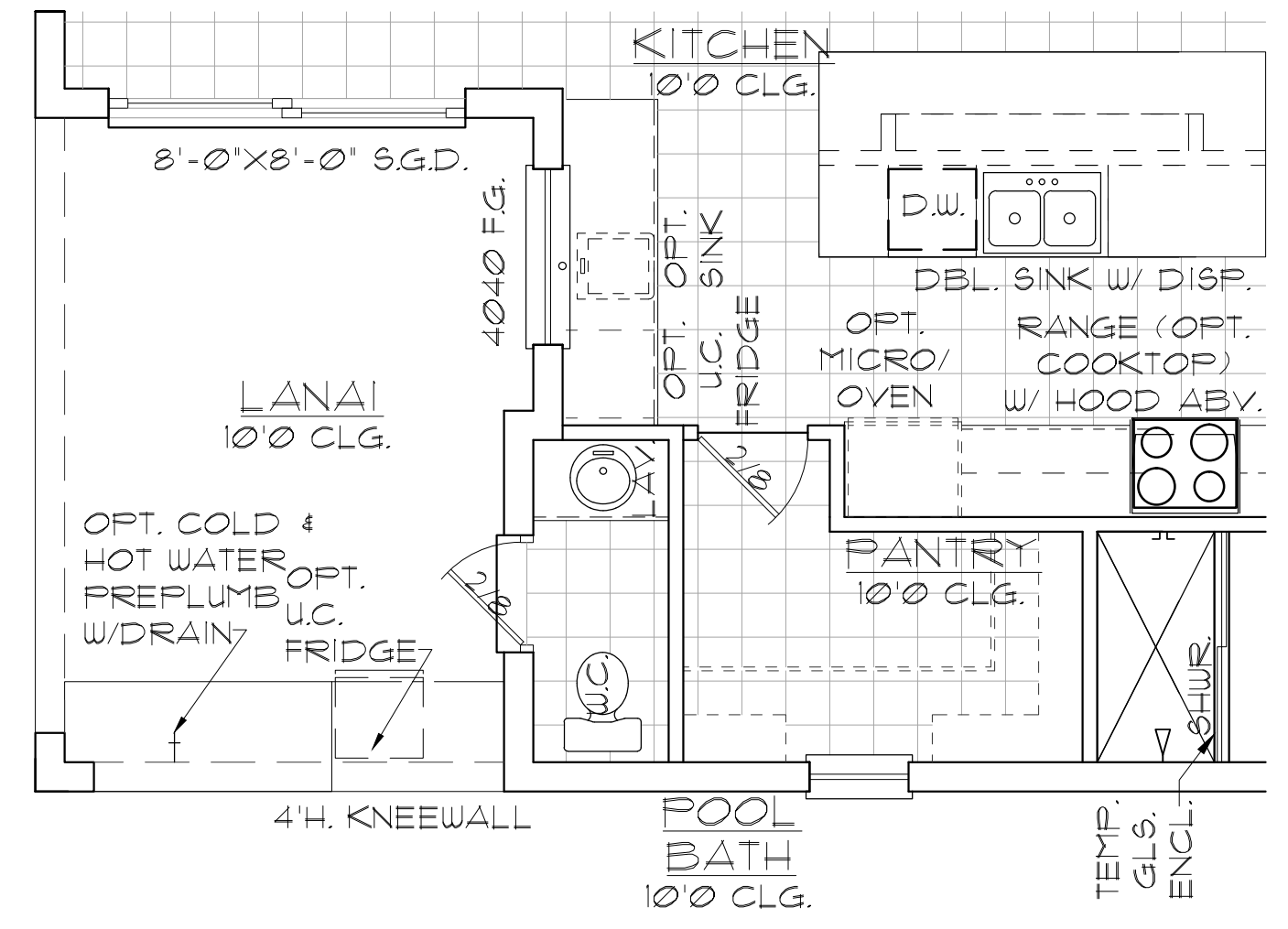
AREA CALCULATIONS	
TOTAL LIVING-----	2,811 SF.
GARAGE-----	458 SF.



OPT FLEX/STUDY



OPT MULTI-GEN SUITE



OPT. POOL BATH/SUMMER KITCHEN

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2681 RANIER  
PARK SERIES

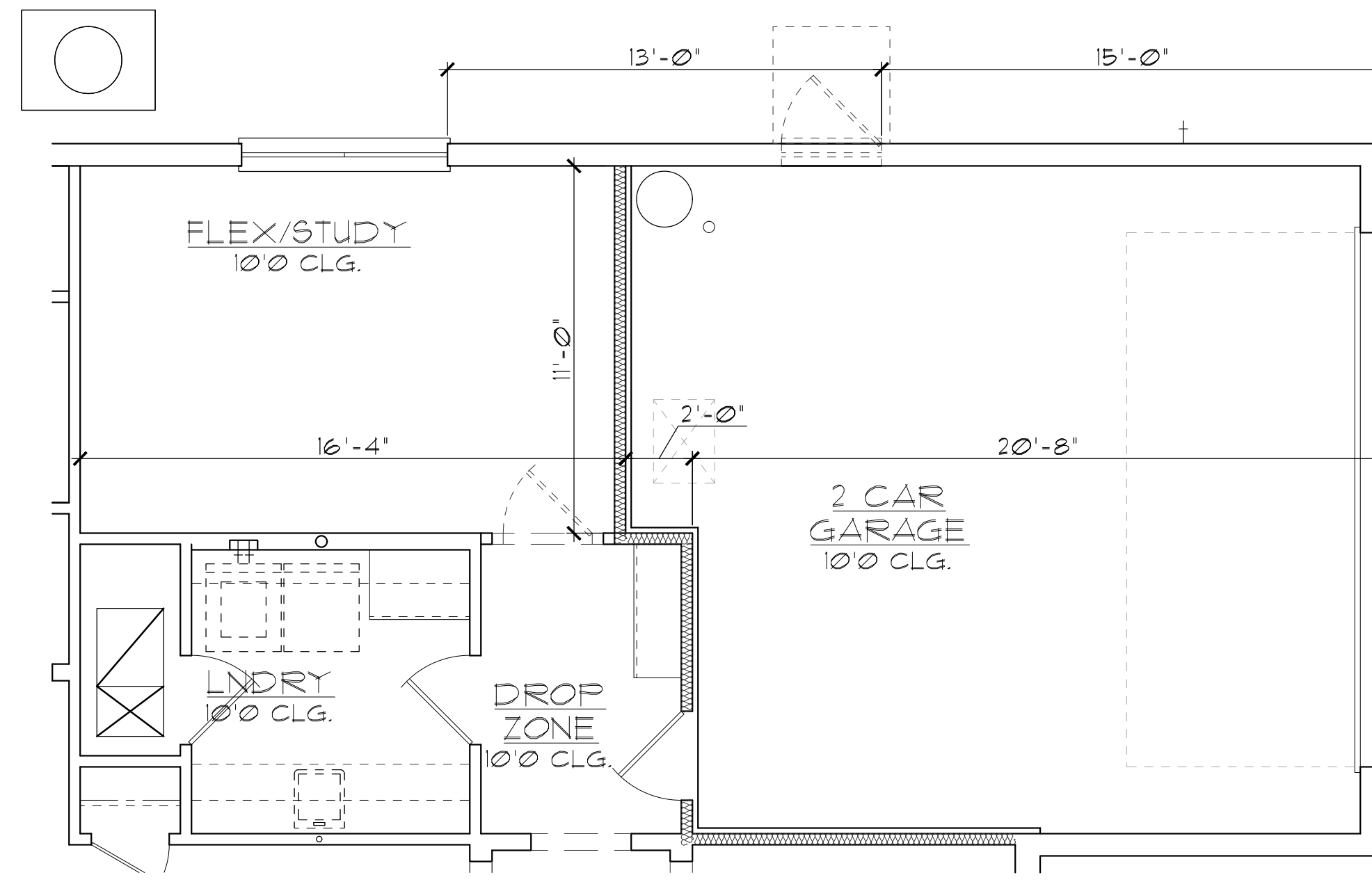
FLOOR PLAN W/ NOTES

Park Square HOMES

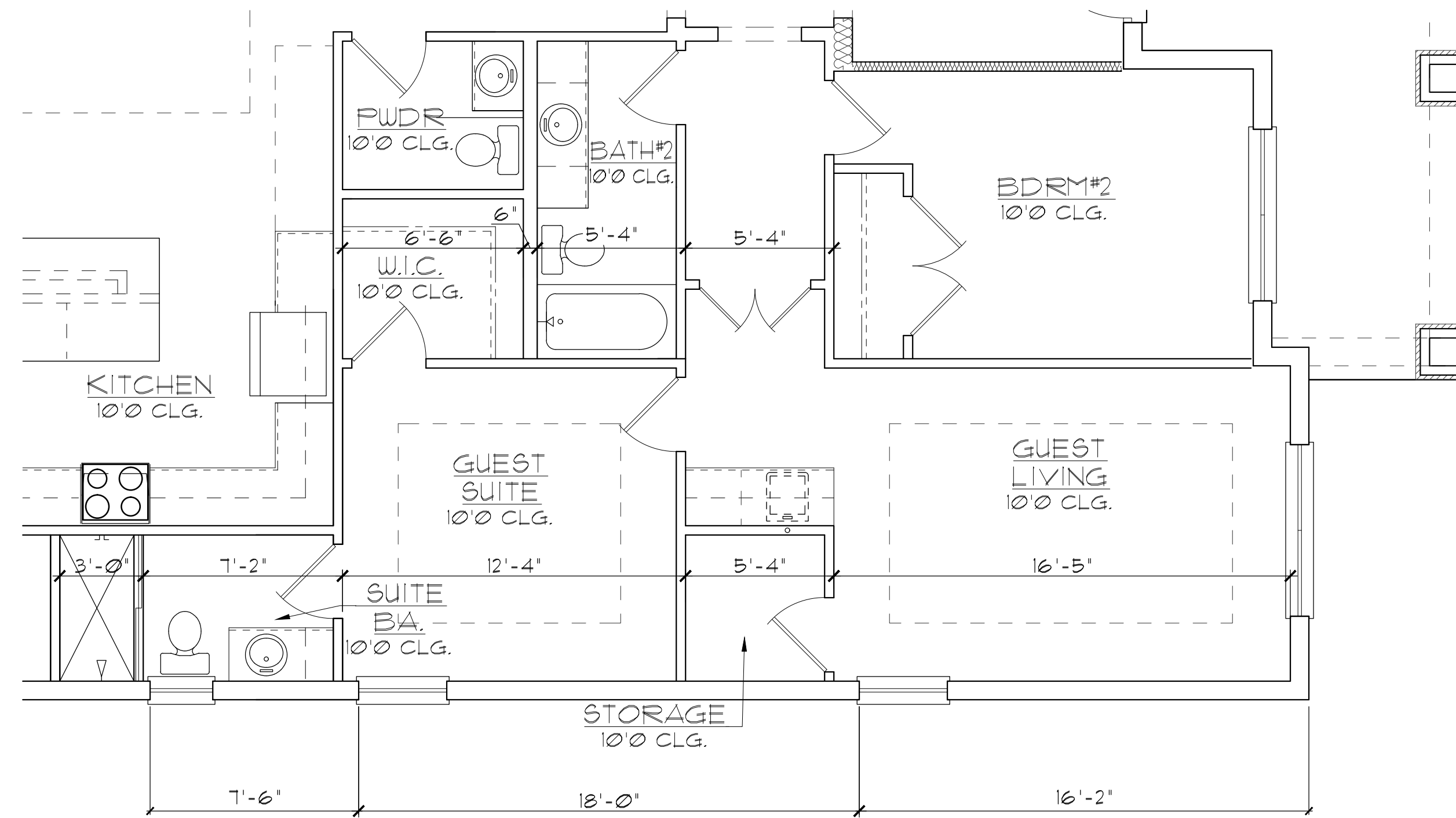
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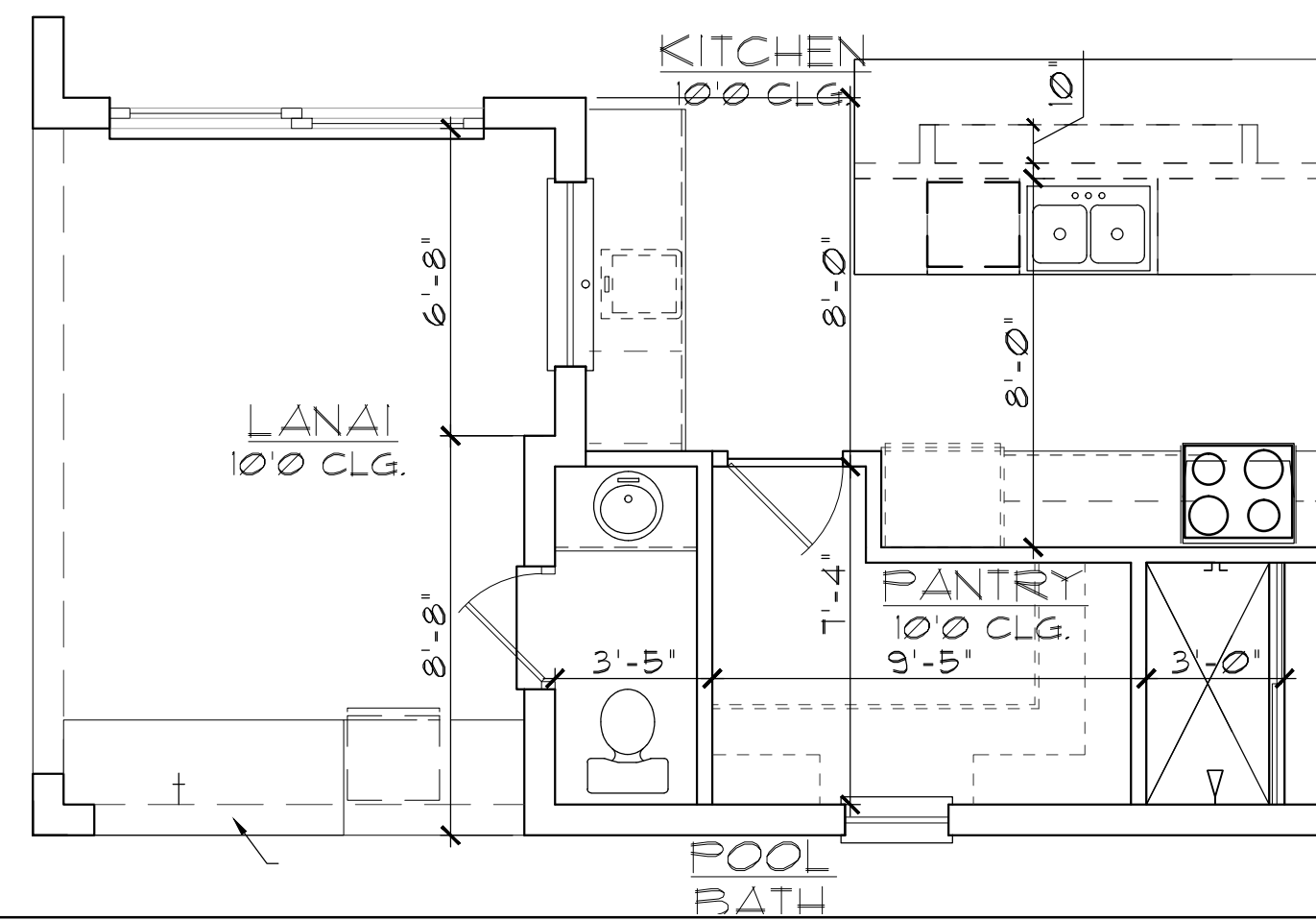
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OPT FLEX/STUDY



OPT MULTI-GEN SUITE



OPT. POOL BATH/SUMMER KITCHEN

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 24th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

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SHEET:	

2681 RANIER  
PARK SERIES

FLOOR PLAN  
W/ DIMENSIONS

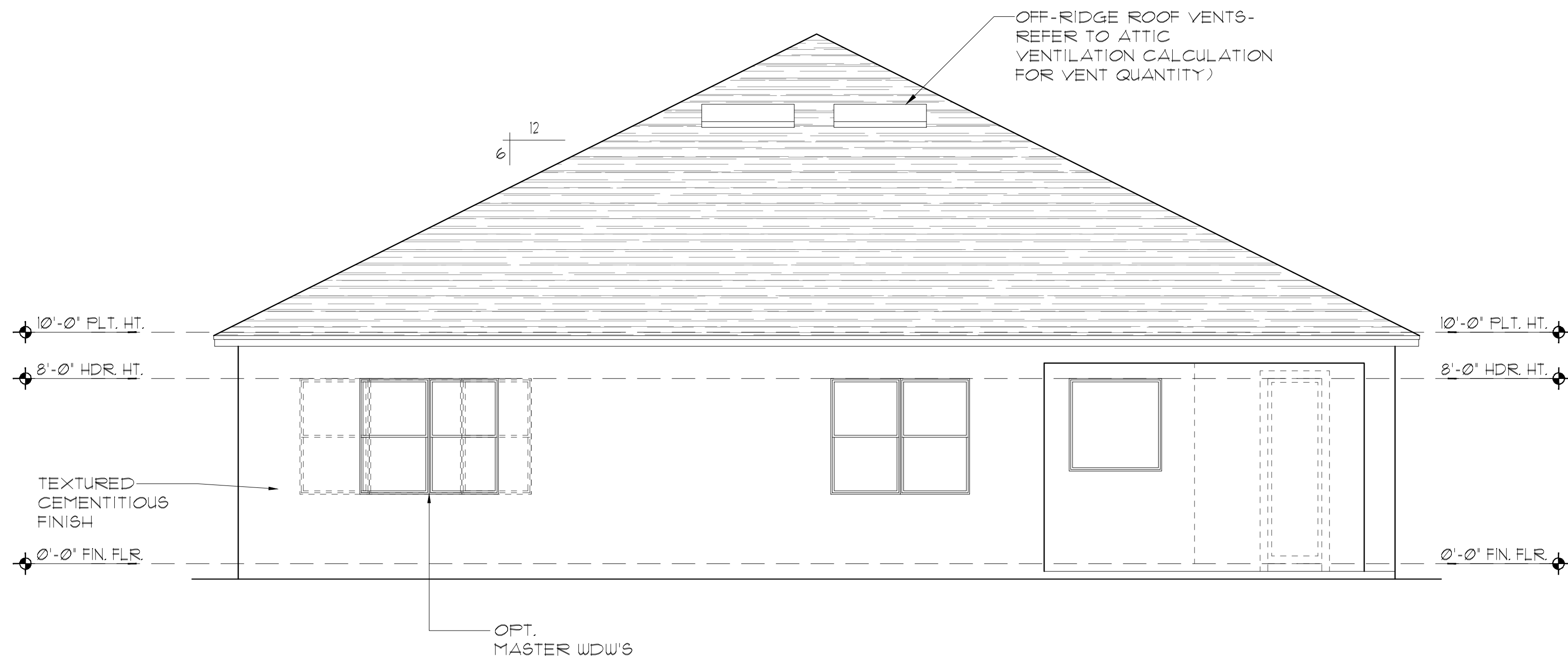
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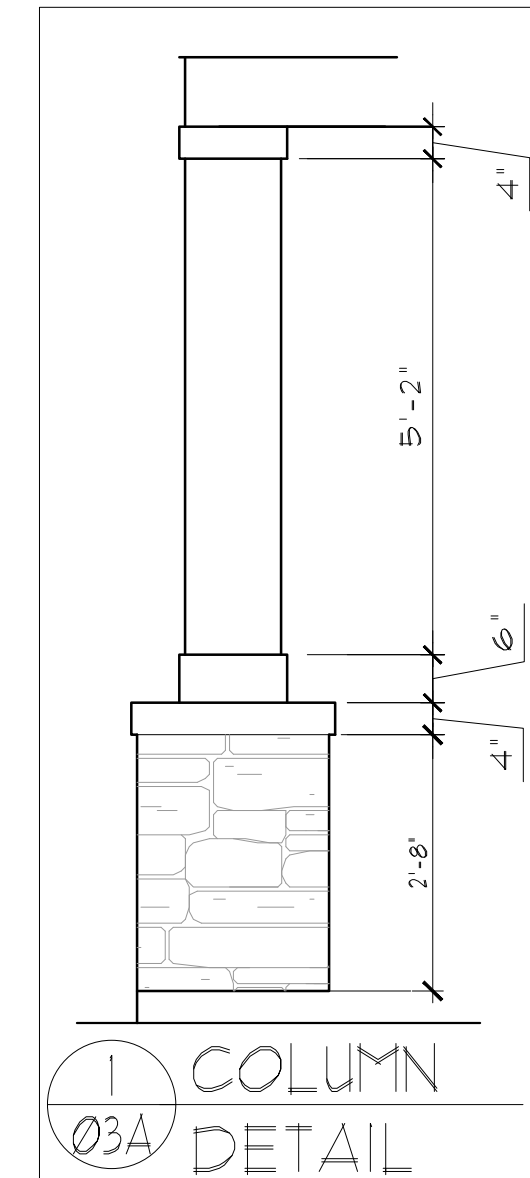
**ELEVATION A STD  
FRONT ELEVATION**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**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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LOT: 0000, COMMUNITY

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 www.itec.com

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 5200 Vineyard Road, Suite 200  
 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

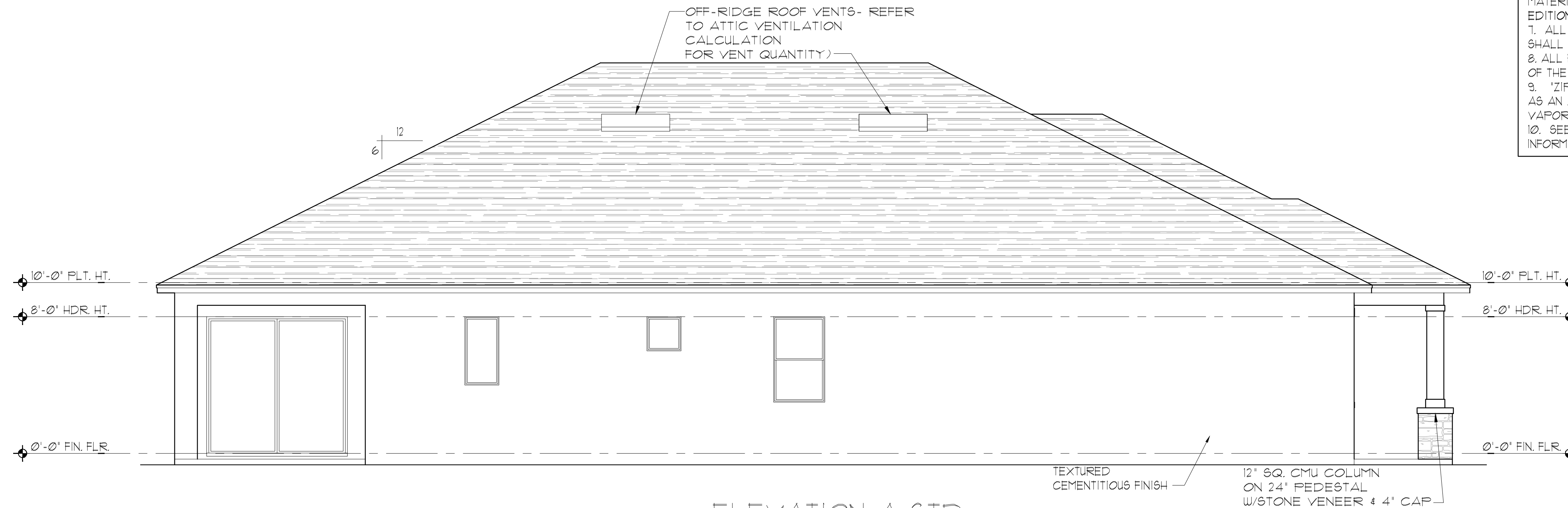
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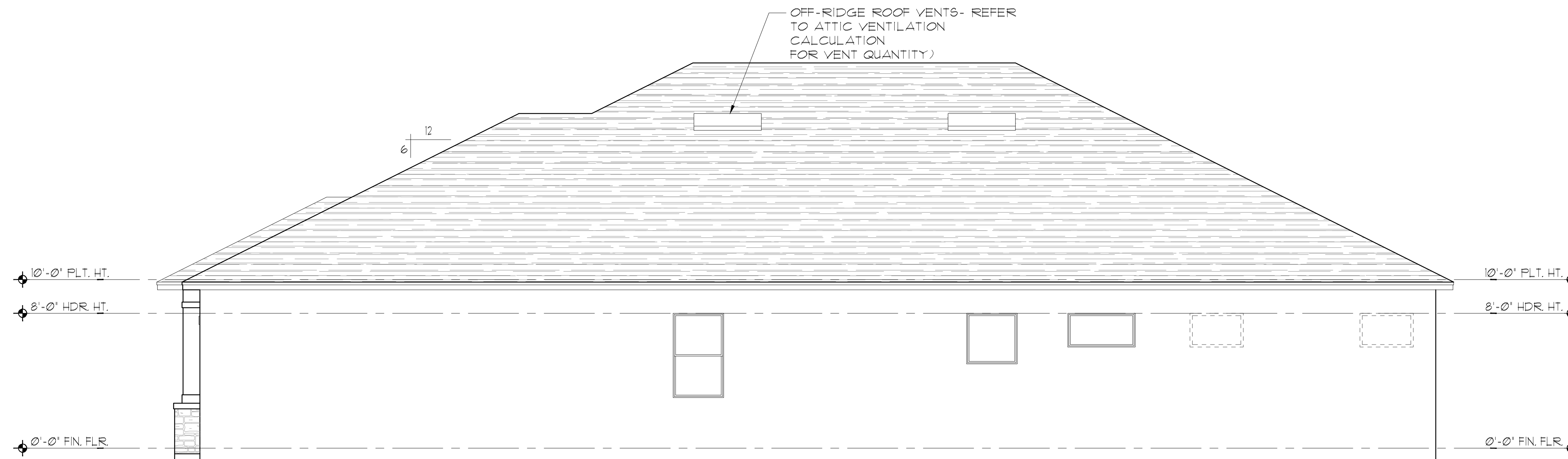
SHEET: 03.A

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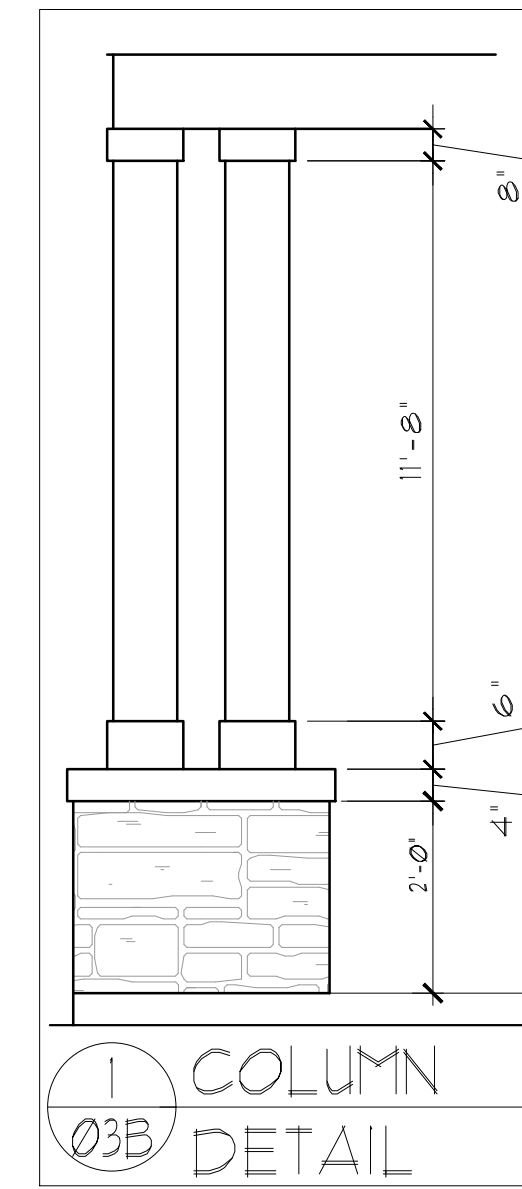
 A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	EXTERIOR ELEVATION LEFT AND RIGHT  2681 RANIER PARK SERIES				
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DELTA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

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FRONT ELEVATION  
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ELEVATION B STD  
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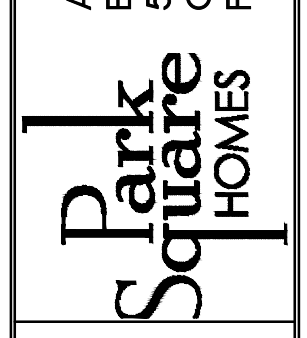
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DRAWN:	MW
SHEET:	

03.B



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EXTERIOR ELEVATION  
FRONT AND REAR

2681 RANIER  
PARK SERIES

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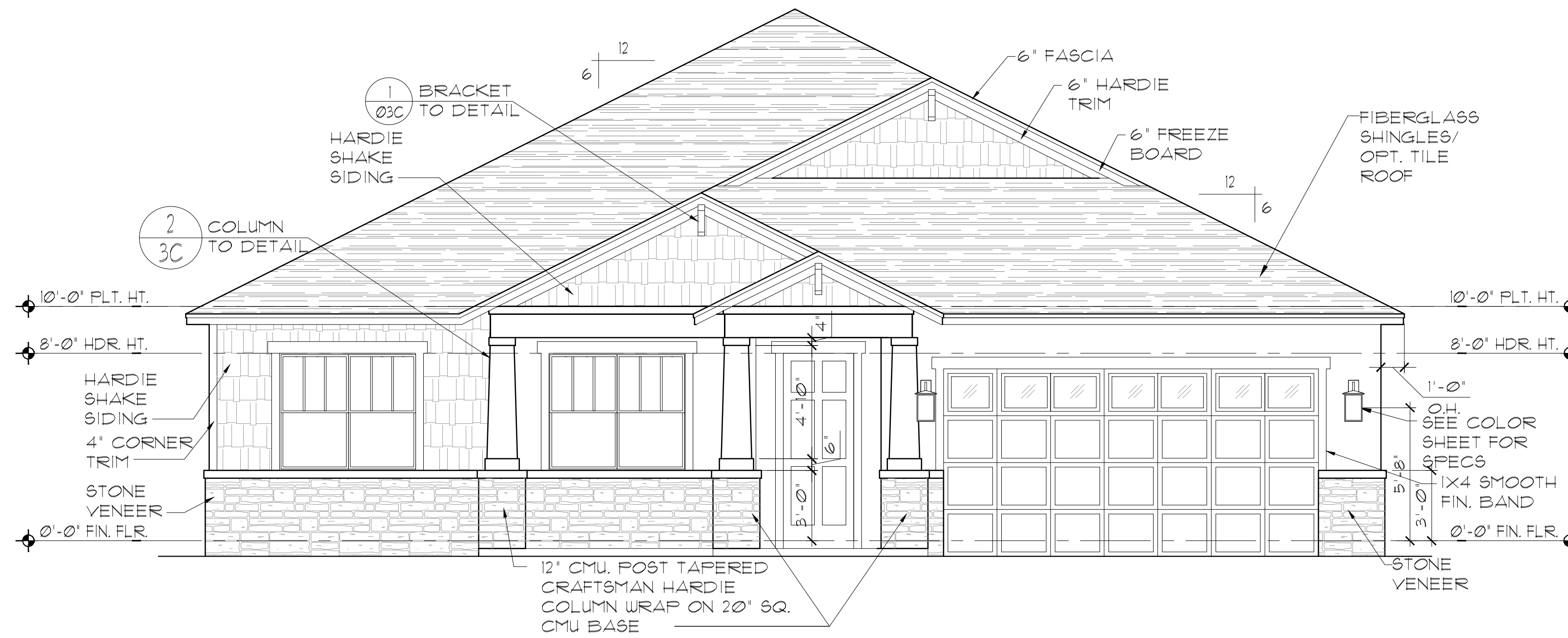
**Park Square HOMES**  
 EXTERIOR ELEVATION  
 LEFT AND RIGHT  
 2681 RANIER  
 PARK SERIES

REVISIONS	
DELTA #	DATE

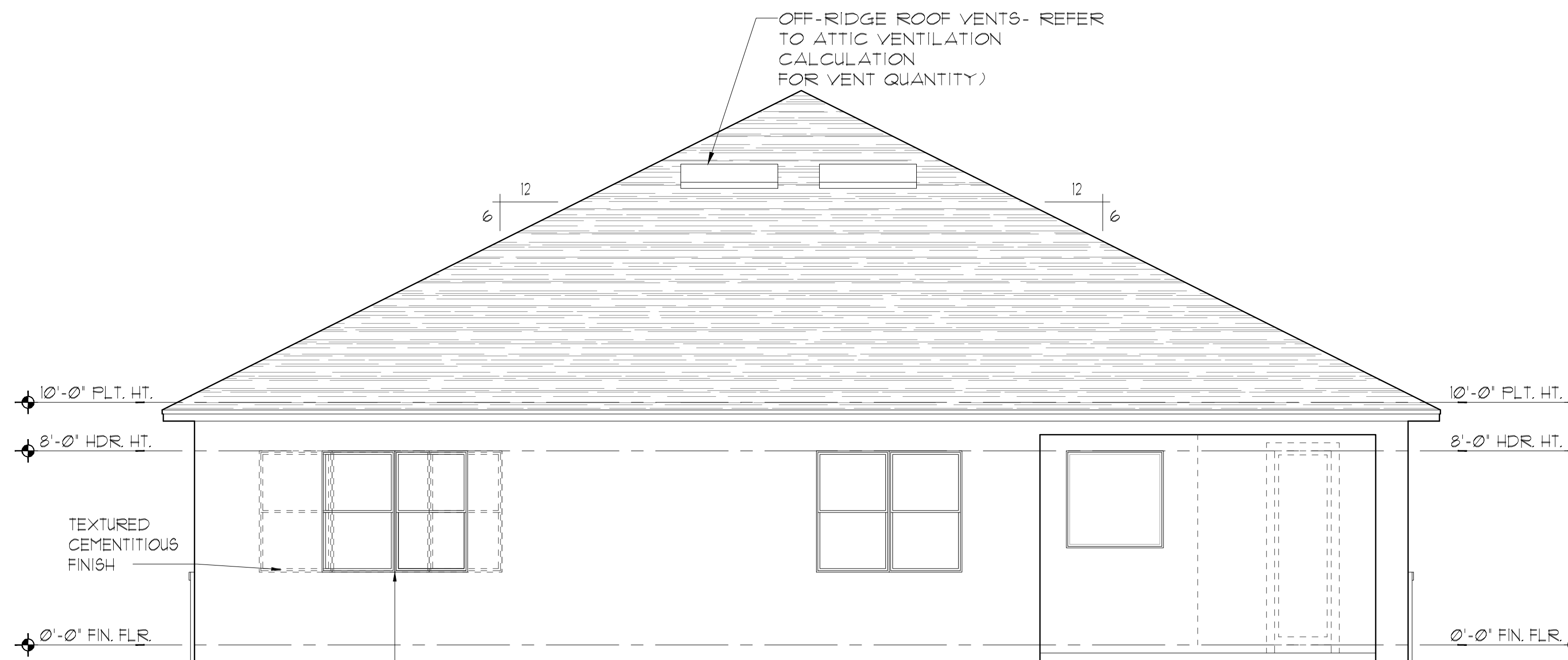
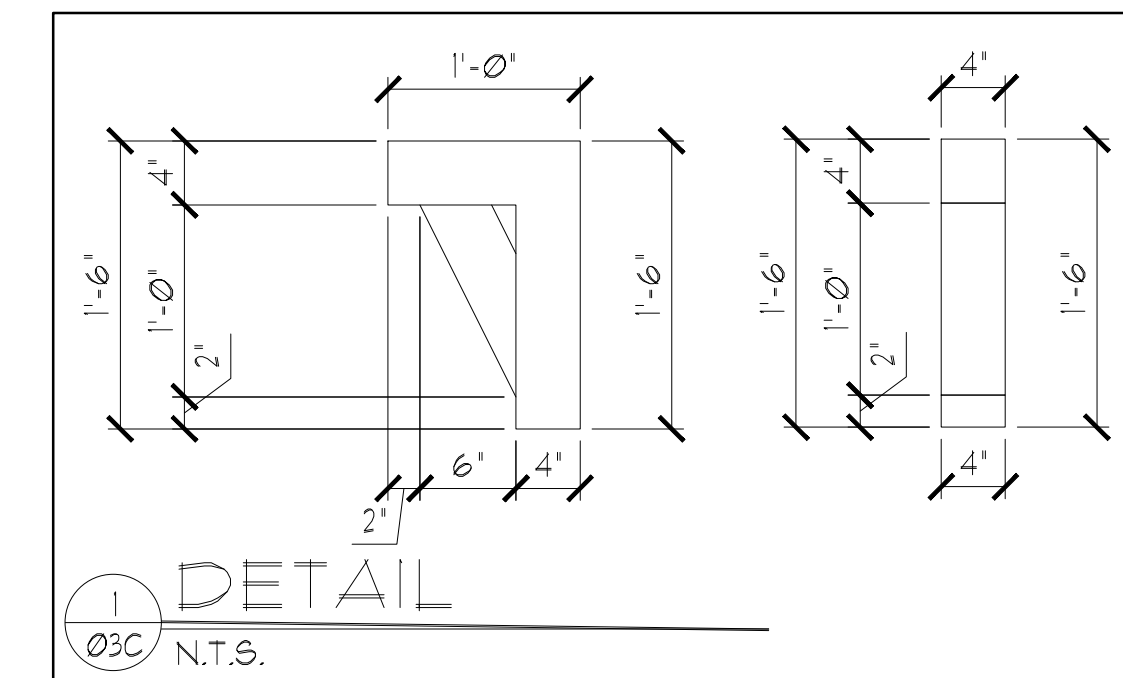
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EXTERIOR FINISH NOTES

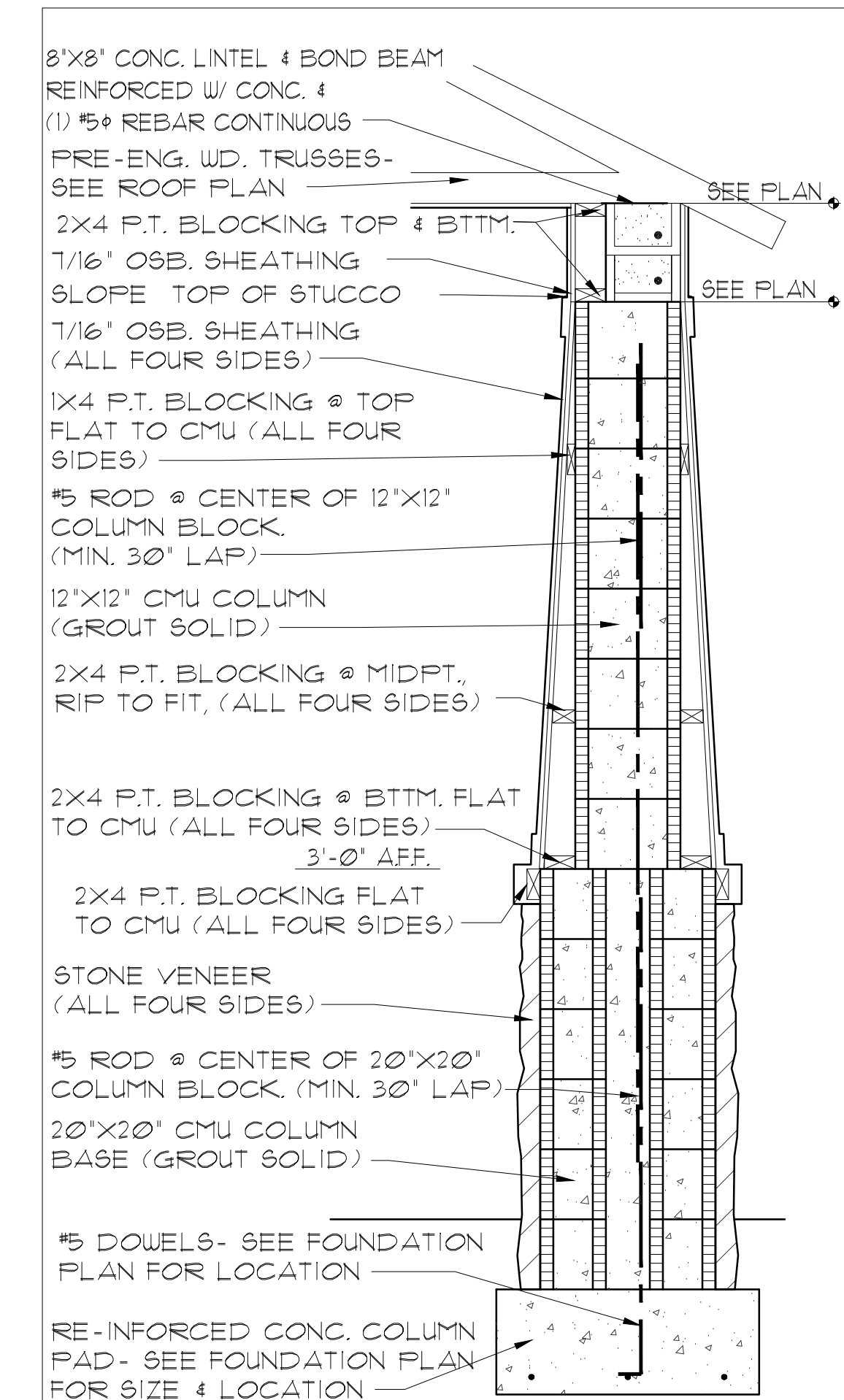
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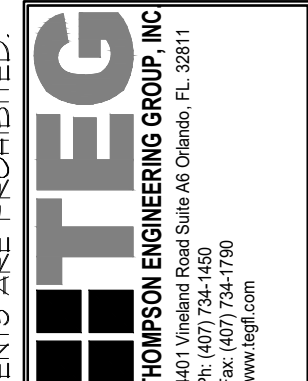
ELEVATION C STD  
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DETAIL  
03C N.T.S.

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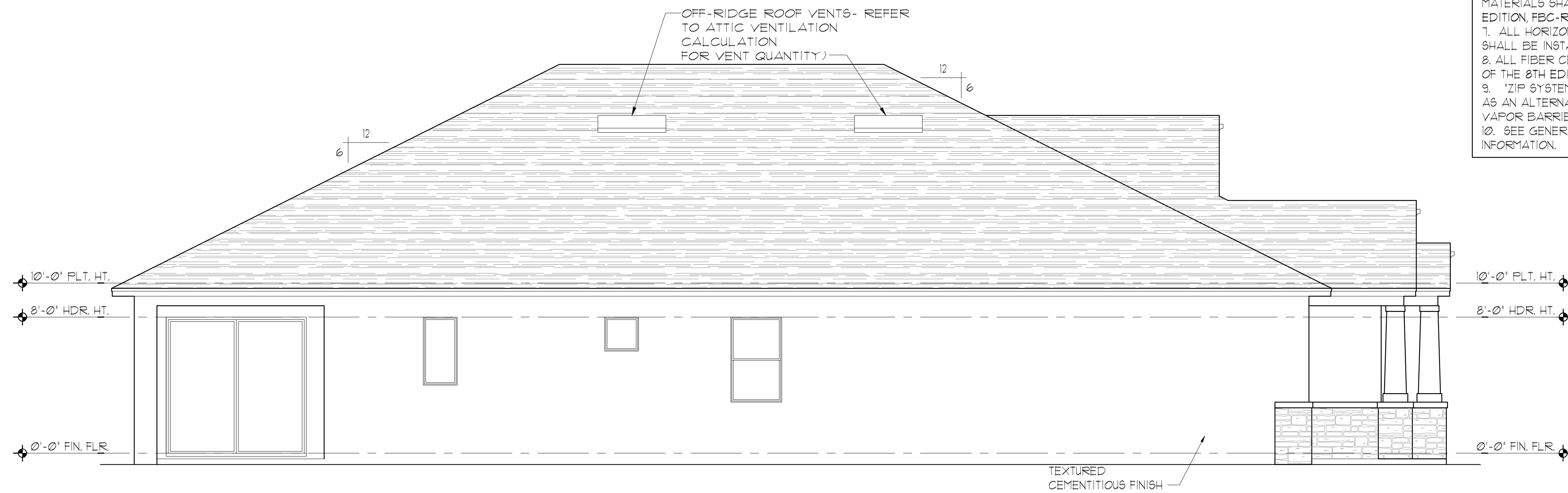
A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
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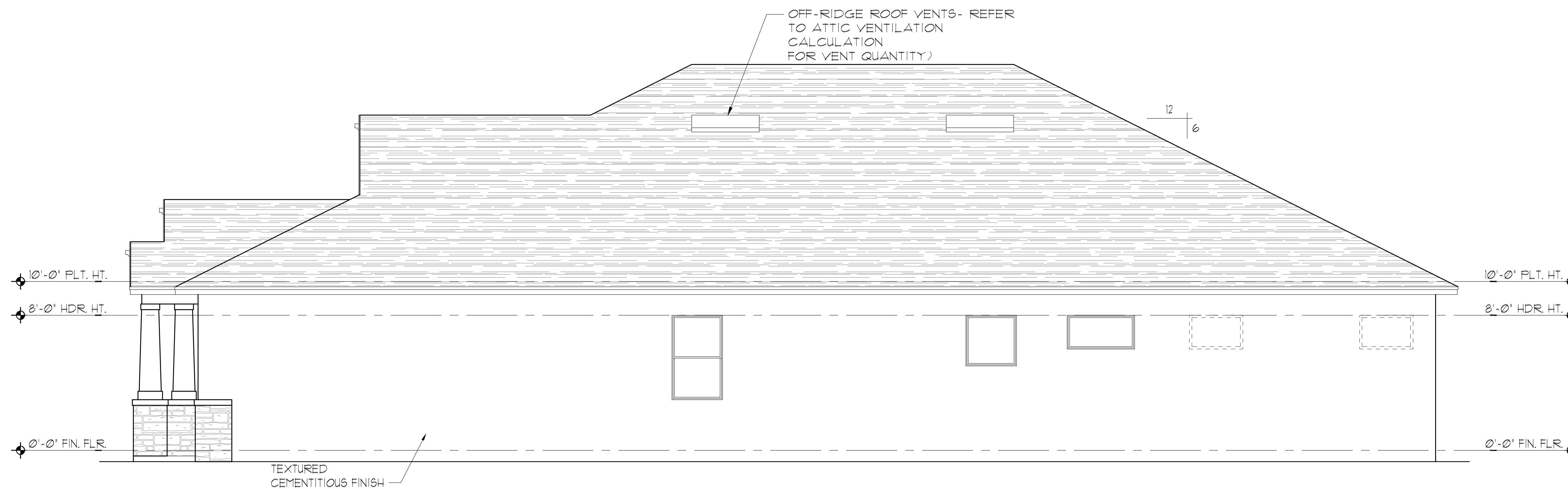
EXTERIOR ELEVATION  
FRONT AND REAR

2681 RANIER  
PARK SERIES

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DRAWN:	ML
SHEET:	03.C



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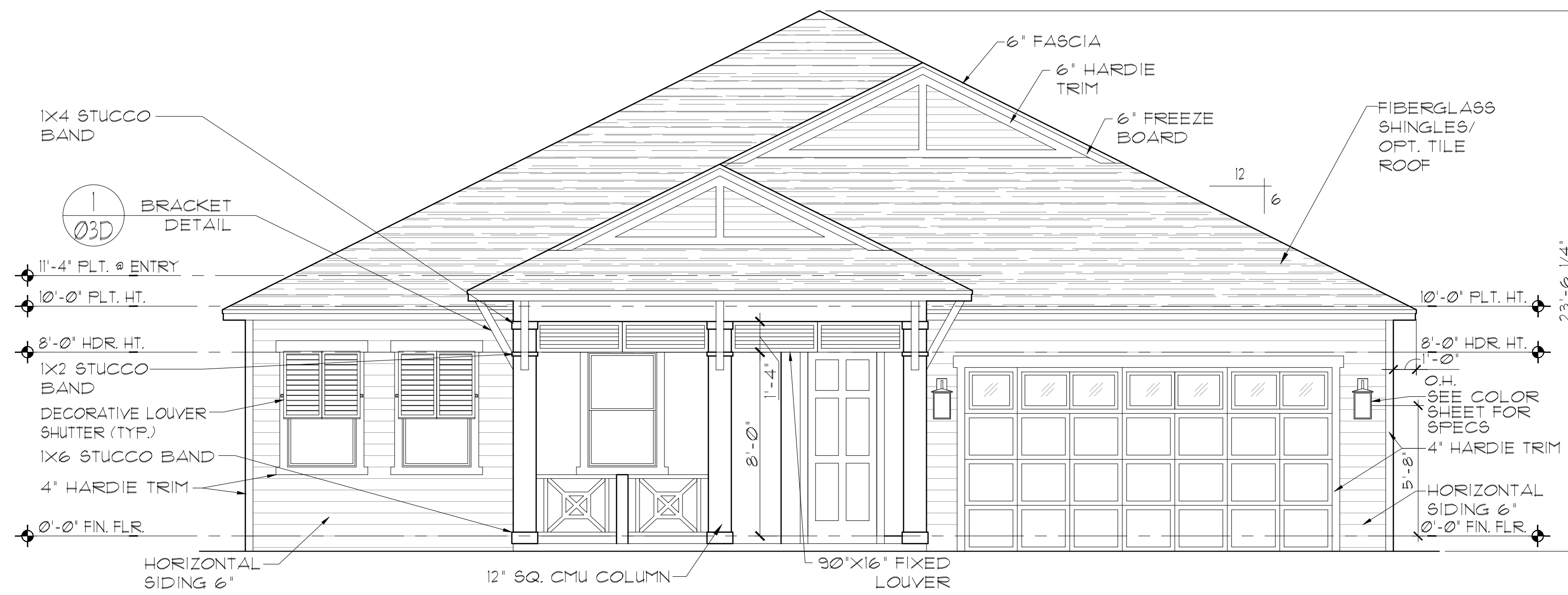
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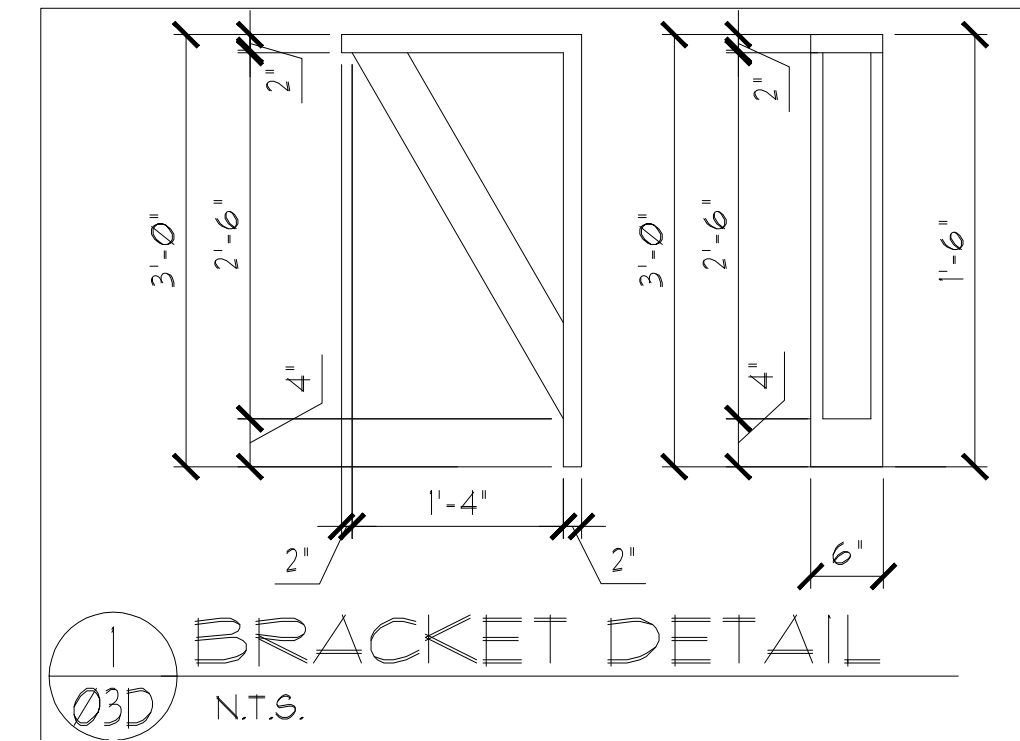
 A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	<b>2681 RANIER</b> <b>PARK SERIES</b> EXTERIOR ELEVATION LEFT AND RIGHT				
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DATE: 12-10-25 SCALE: AS NOTED DRAWN: TW SHEET: 03.1C					

EXTERIOR FINISH NOTES

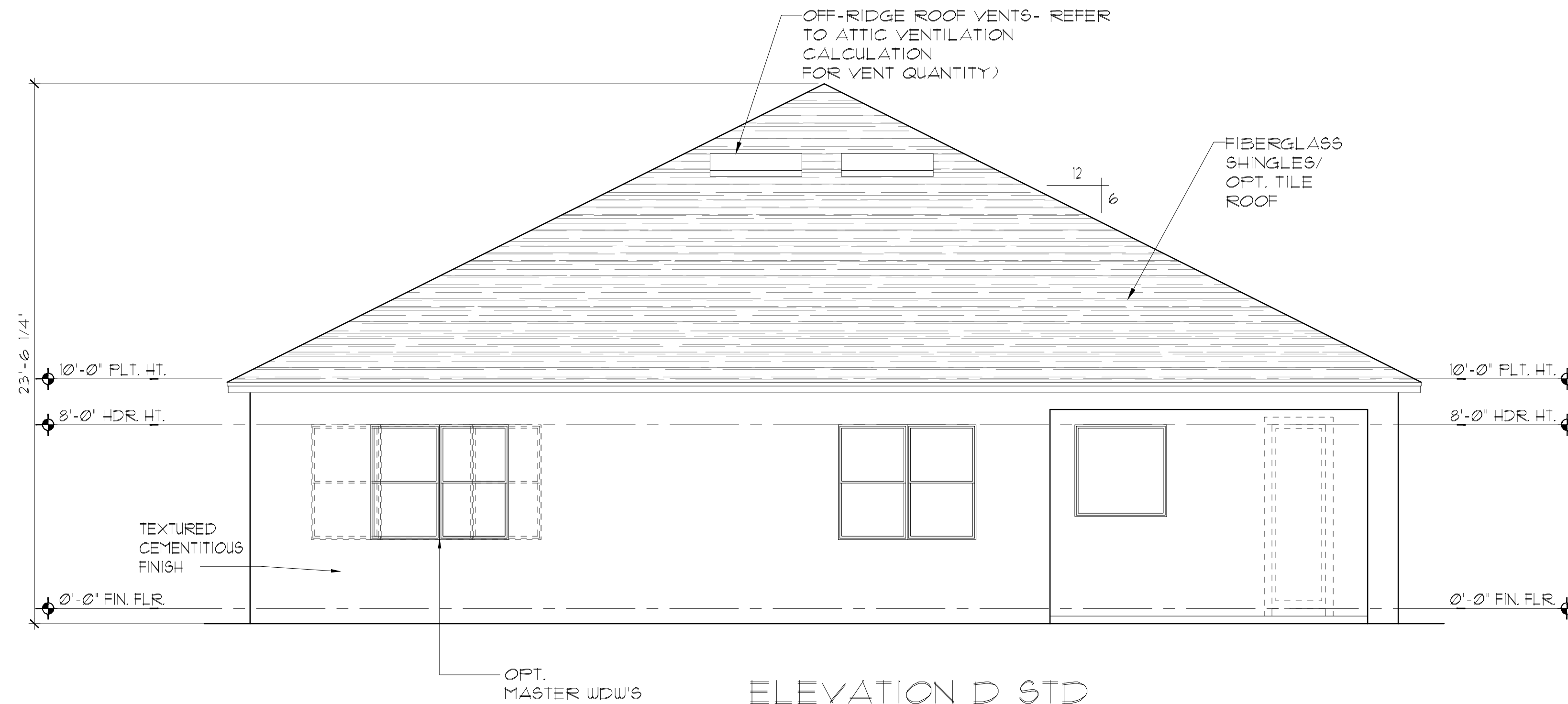
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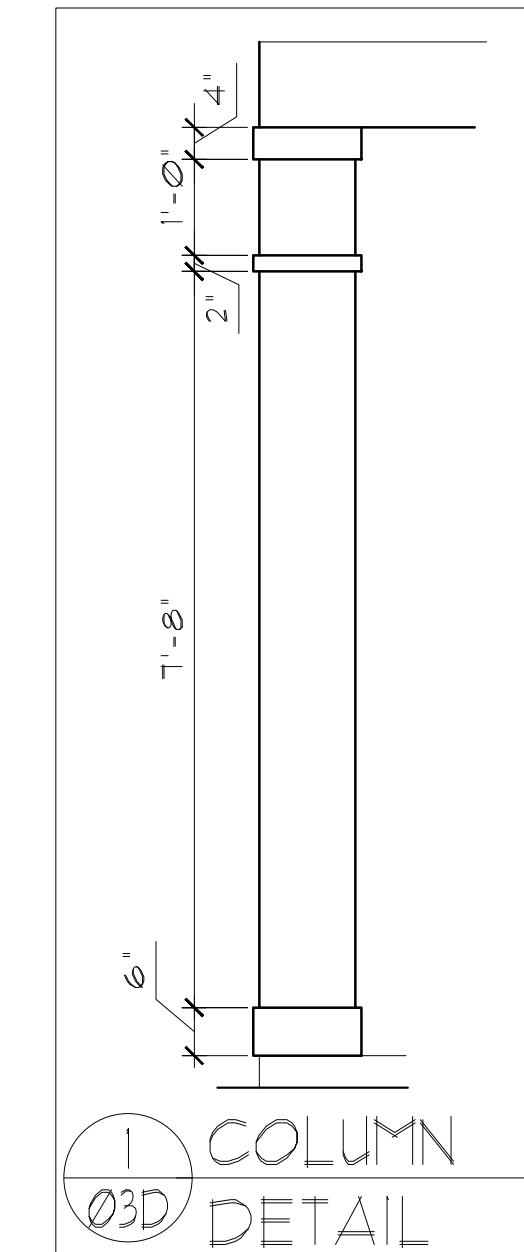
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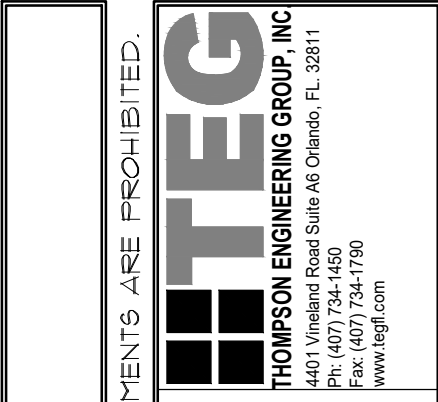
**BRACKET DETAIL**  
N.T.S.



**ELEVATION D STD  
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**COLUMN DETAIL**



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**Park Square HOMES**  
EXTERIOR ELEVATION  
FRONT AND REAR

2681 RANIER  
PARK SERIES

REVISIONS

DELTA #	DATE

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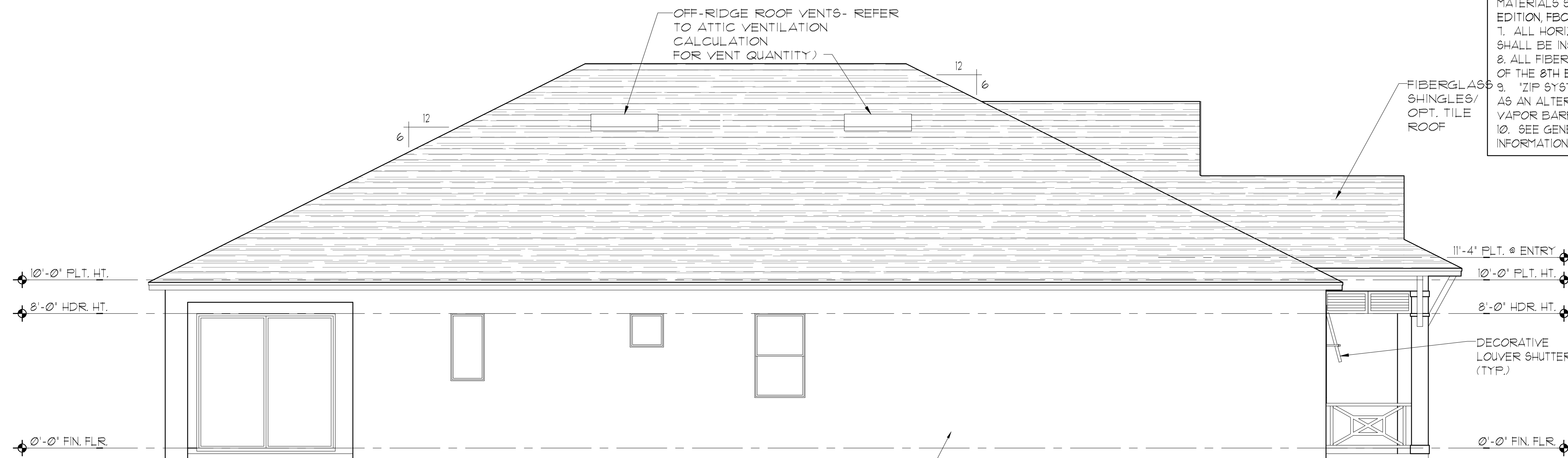
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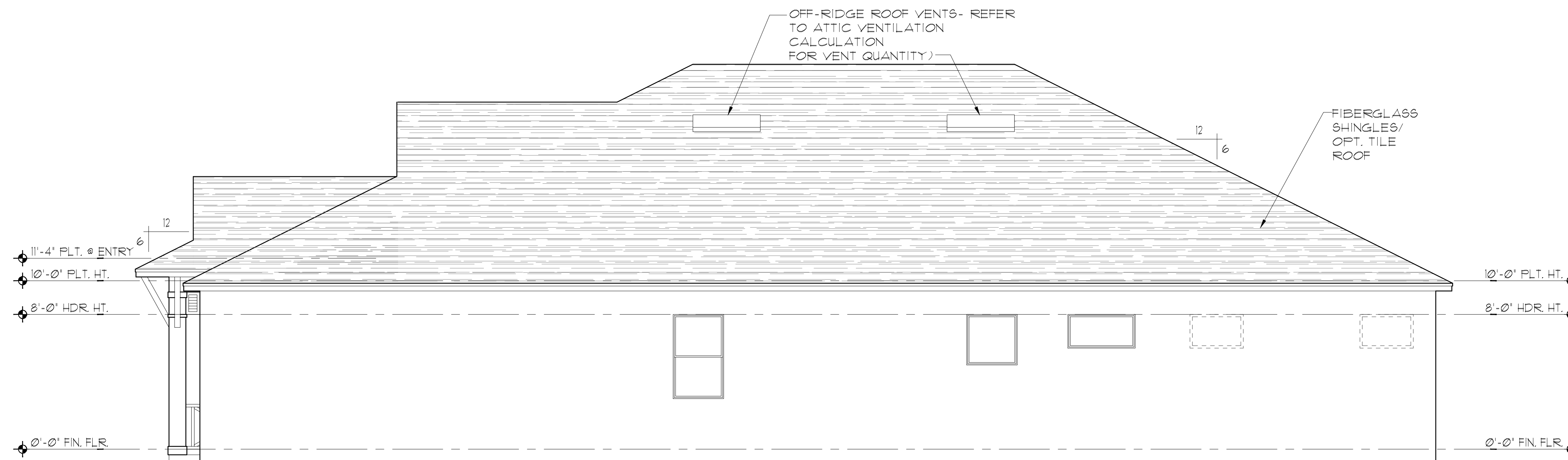
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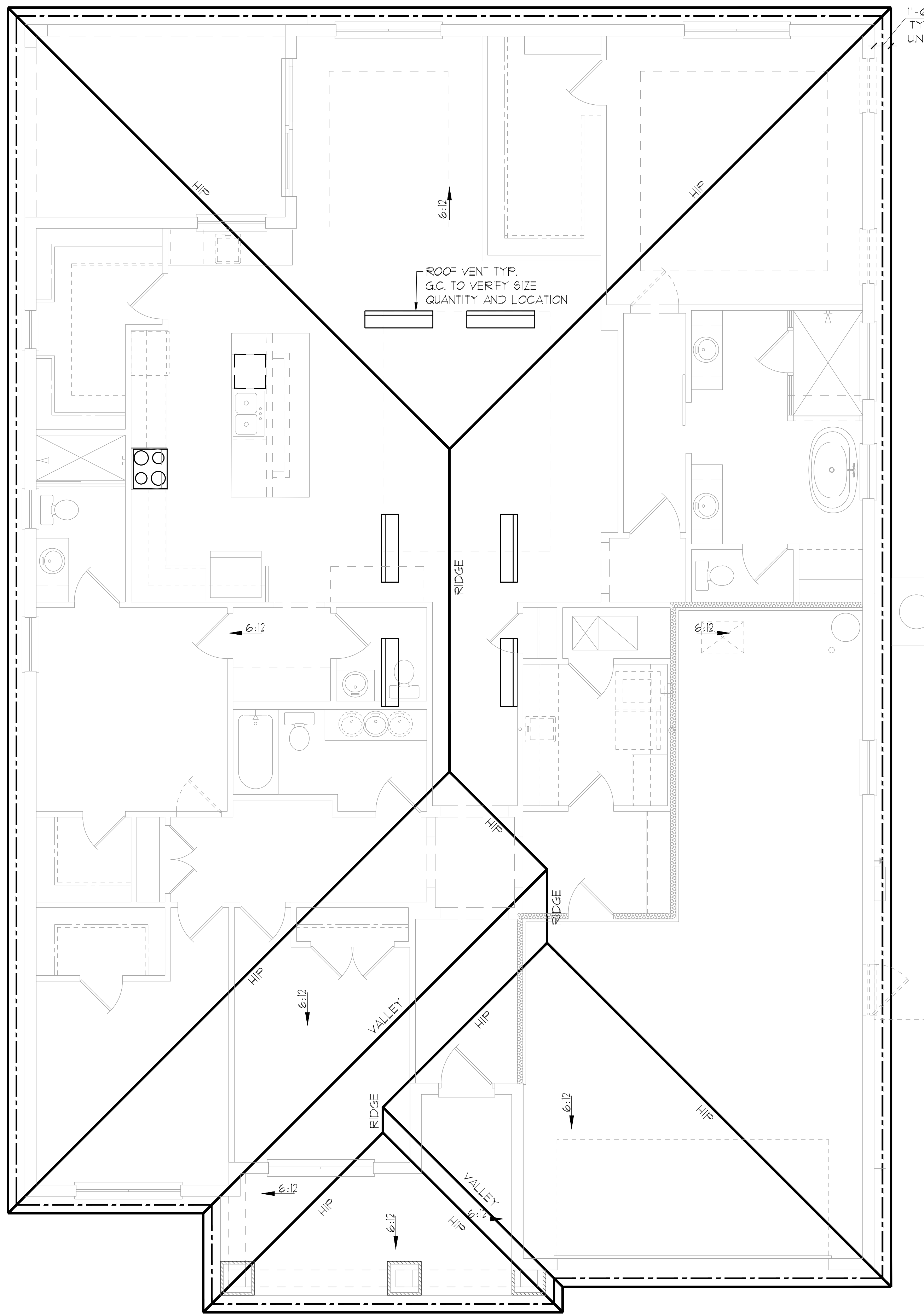
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**GENERAL NOTES**

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.
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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') = 180 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) = 805 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)

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2013 EDITION OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

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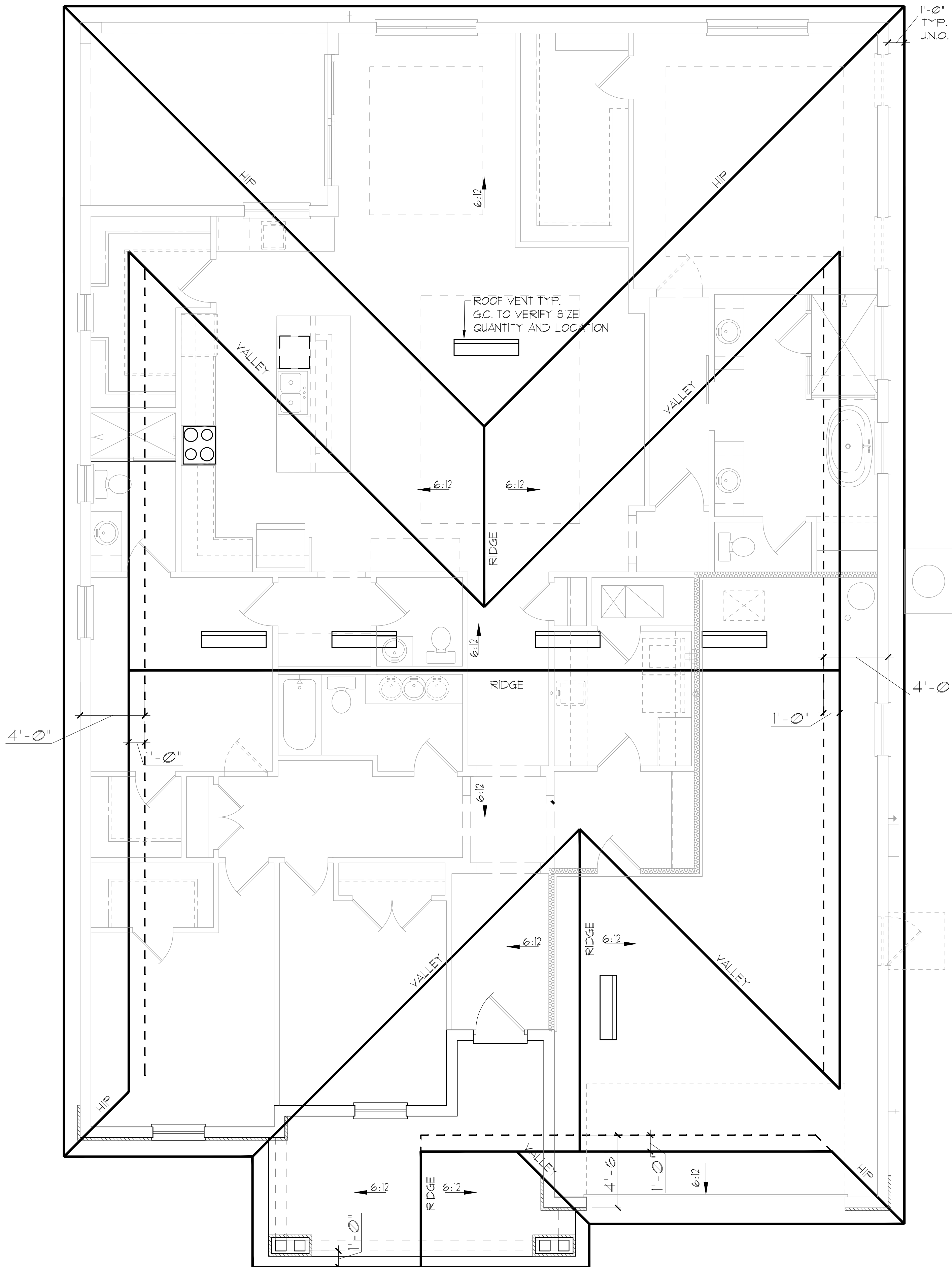
A DIVISION OF PARK SQUARE  
ENTERPRISES, INC.  
5200 Vineyard Road, Suite 200  
Orlando, Florida 32811  
Phone: (407) 529 - 3000

**ROOF PLAN**

2681 RANIER  
PARK SERIES

REVISIONS	
DELTA #	DATE

DATE: 12-10-25  
SCALE: AS NOTED  
DRAWN: TW  
SHEET: 04.0



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.
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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

(MILLENNIUM METALS- MMI-2)  
 NFVA = 3,645 SQ. FT + 144 / 300 = 100-875 SQ. IN. REQUIRED (40%-50%)

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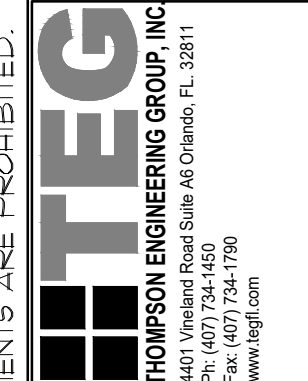
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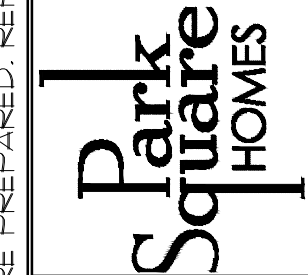
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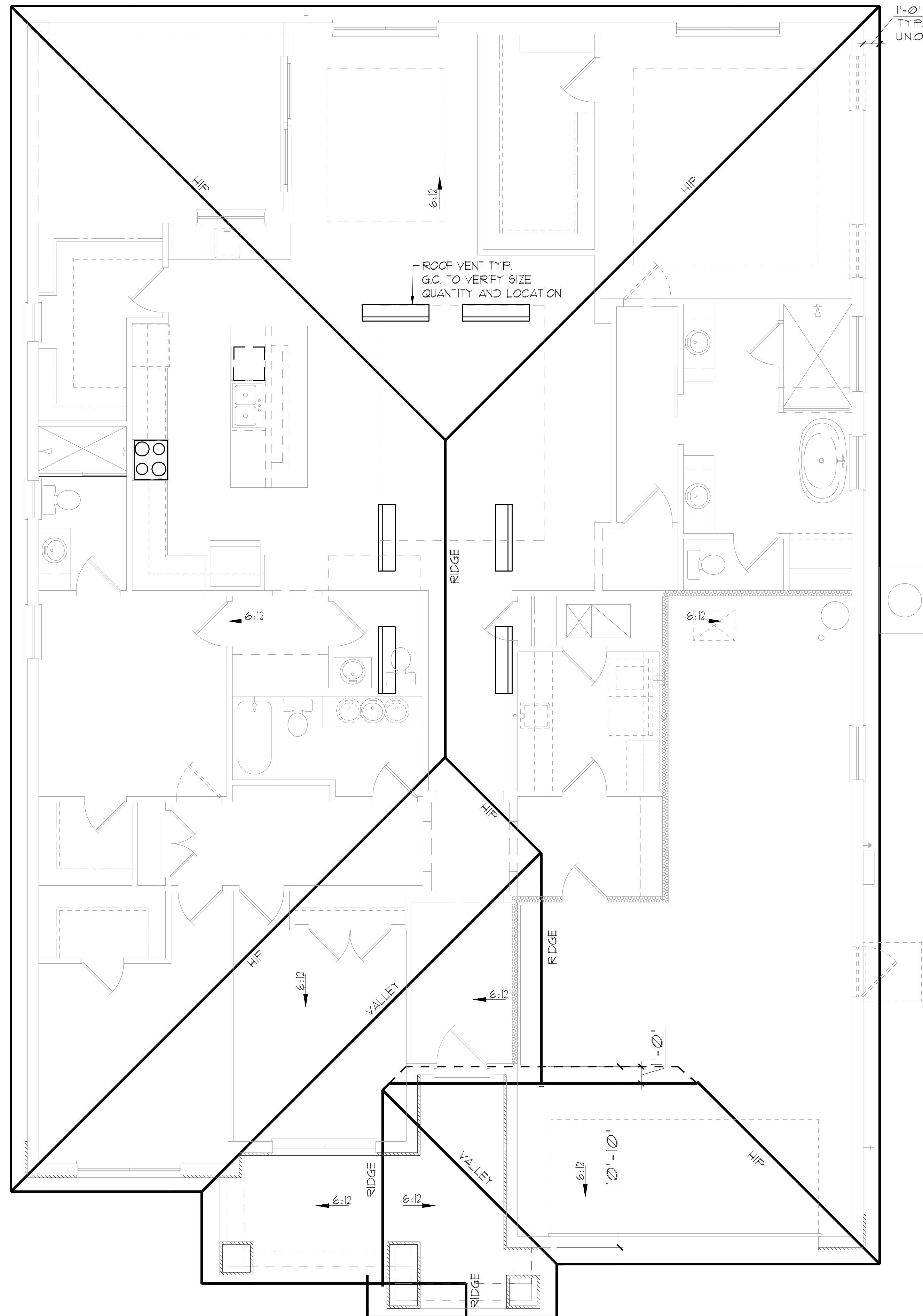


ROOF PLAN

2681 RANIER  
 PARK SERIES

REVISIONS	
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ELEVATION B STD  
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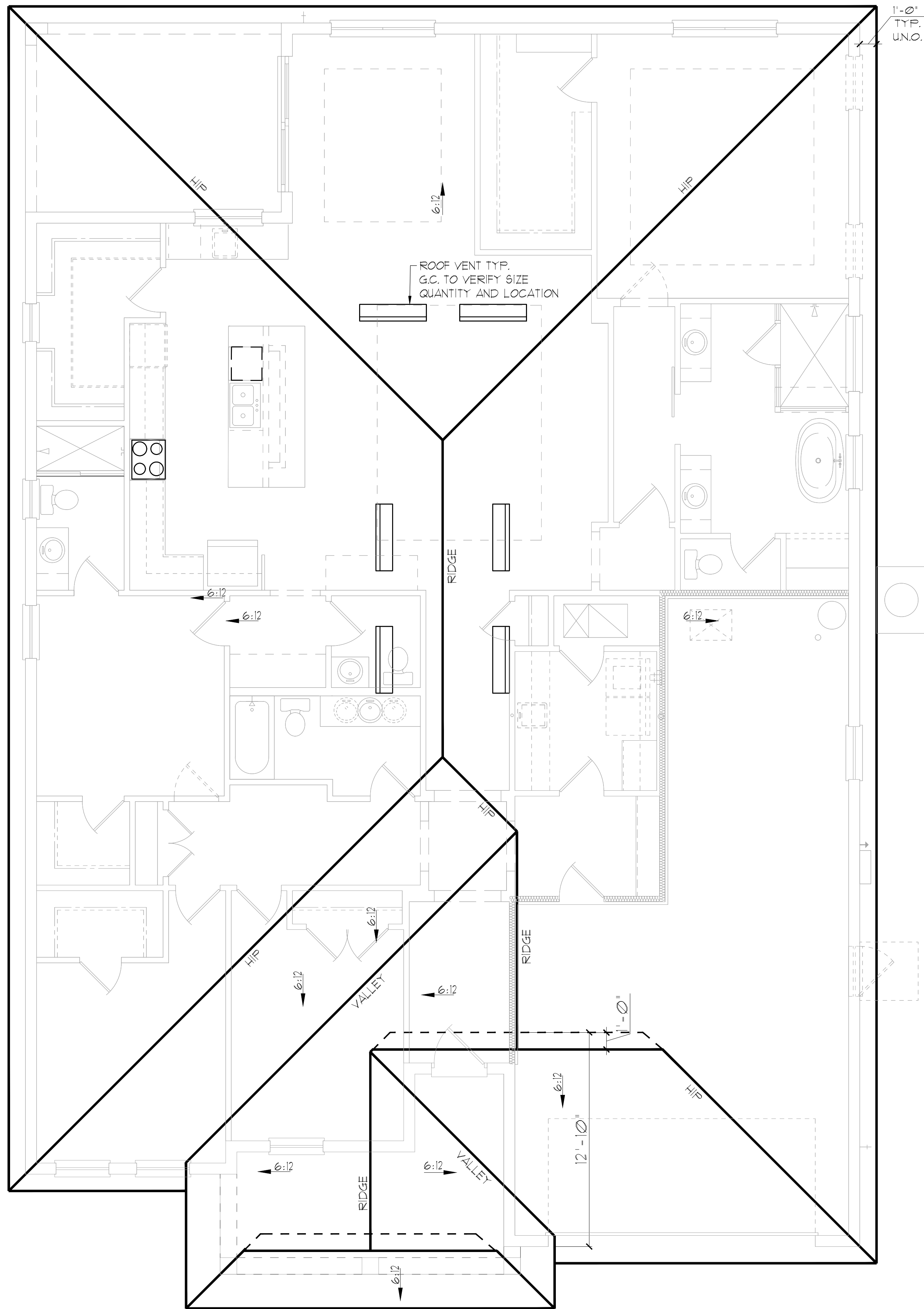
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 THOMPSON ENGINEERING GROUP, INC. 4401 Vineland Road Suite #8 Orlando, FL 32811 Tel: (407) 734-1700 Fax: (407) 734-1750 www.teg.com	A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	Park Square HOMES	ROOF PLAN	2681 RANIER PARK SERIES
REVISIONS				
DELTA #	DATE			
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(LOMANCO-T10D)  
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(6) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 840 SQ. IN. PROVIDED

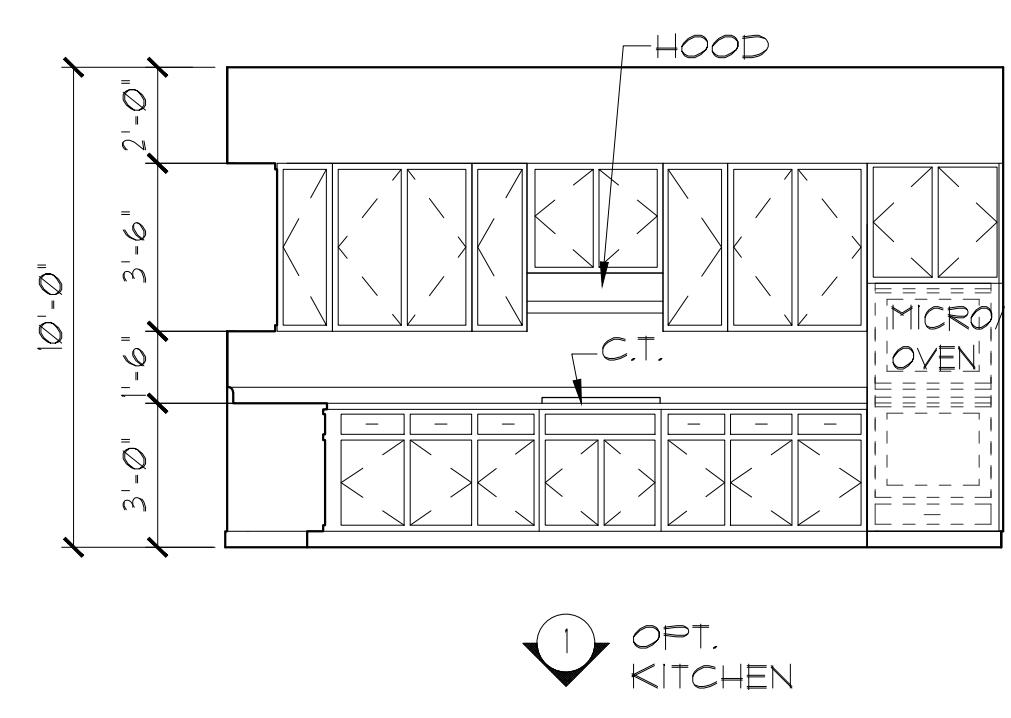
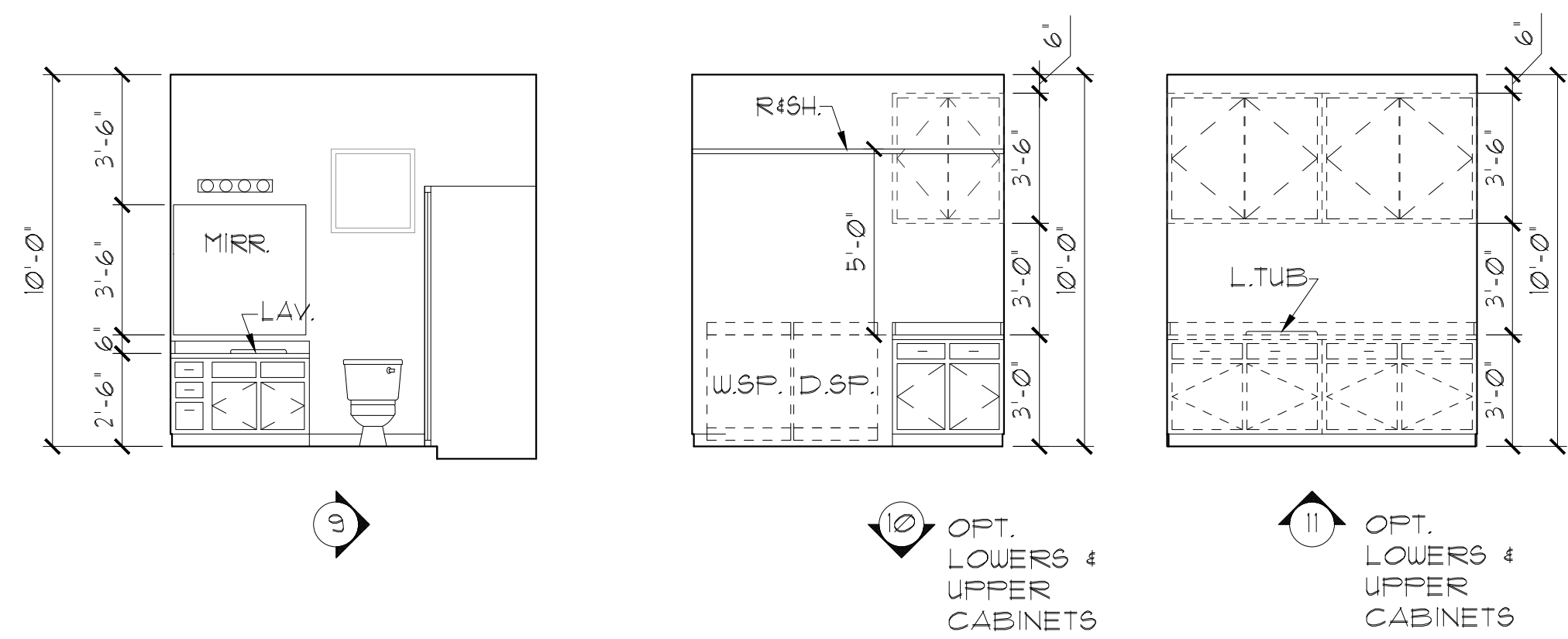
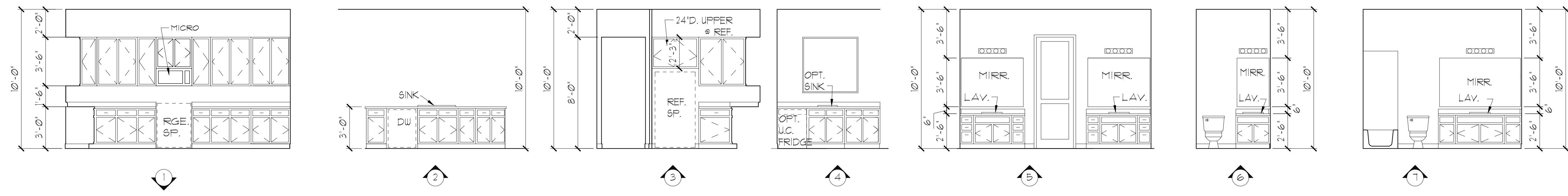
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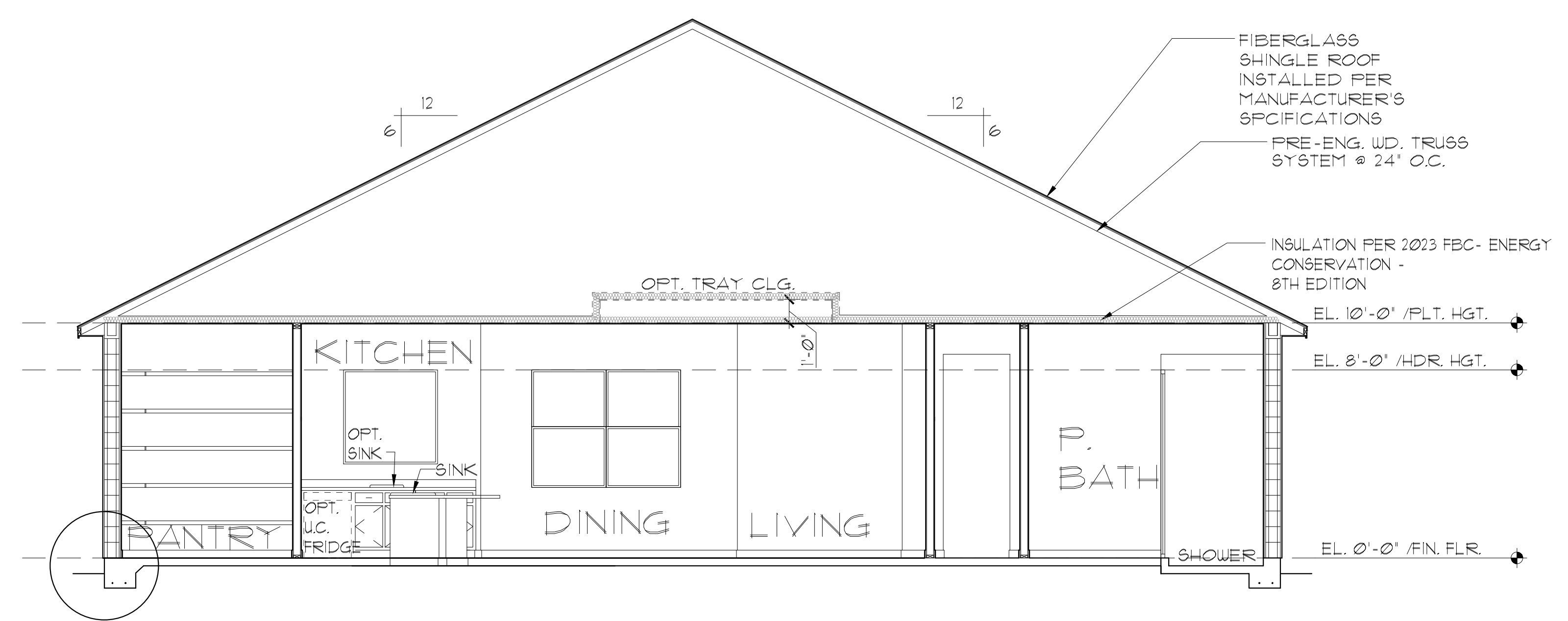
 A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	<b>Park Square HOMES</b> ROOF PLAN				
2681 RANIER PARK SERIES	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DELTA #</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	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**  
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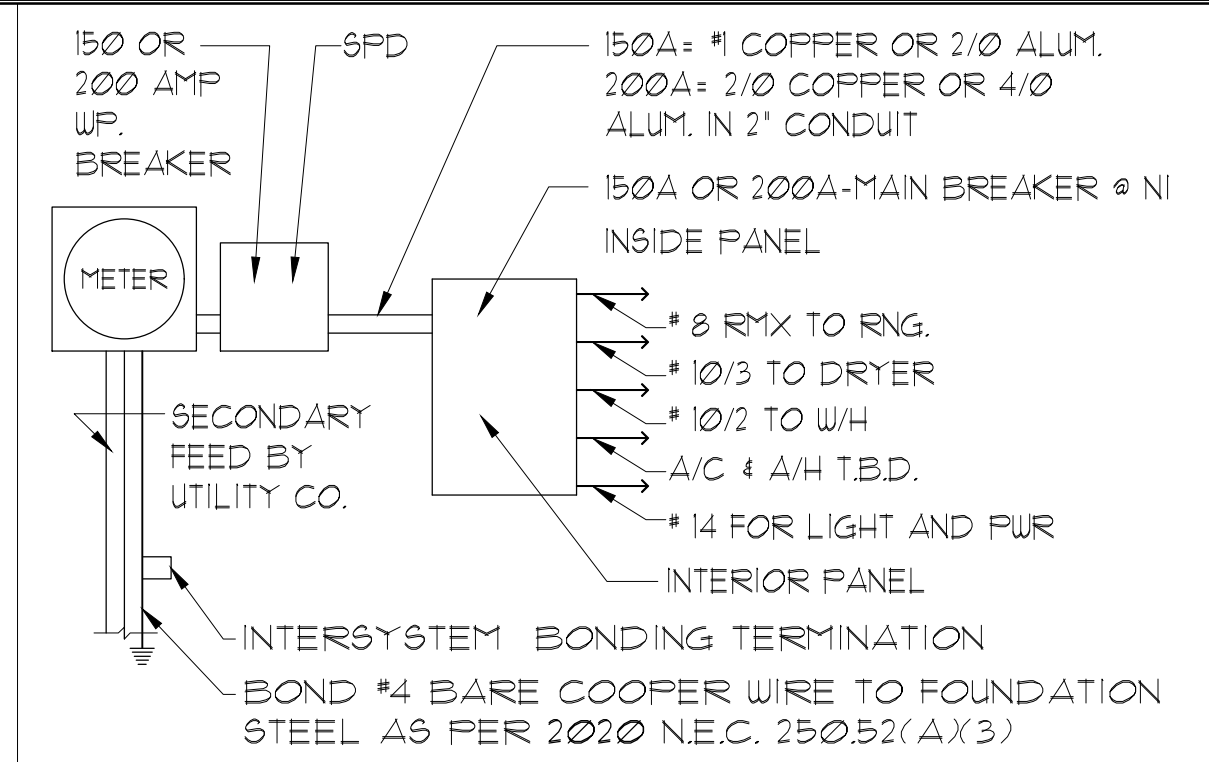
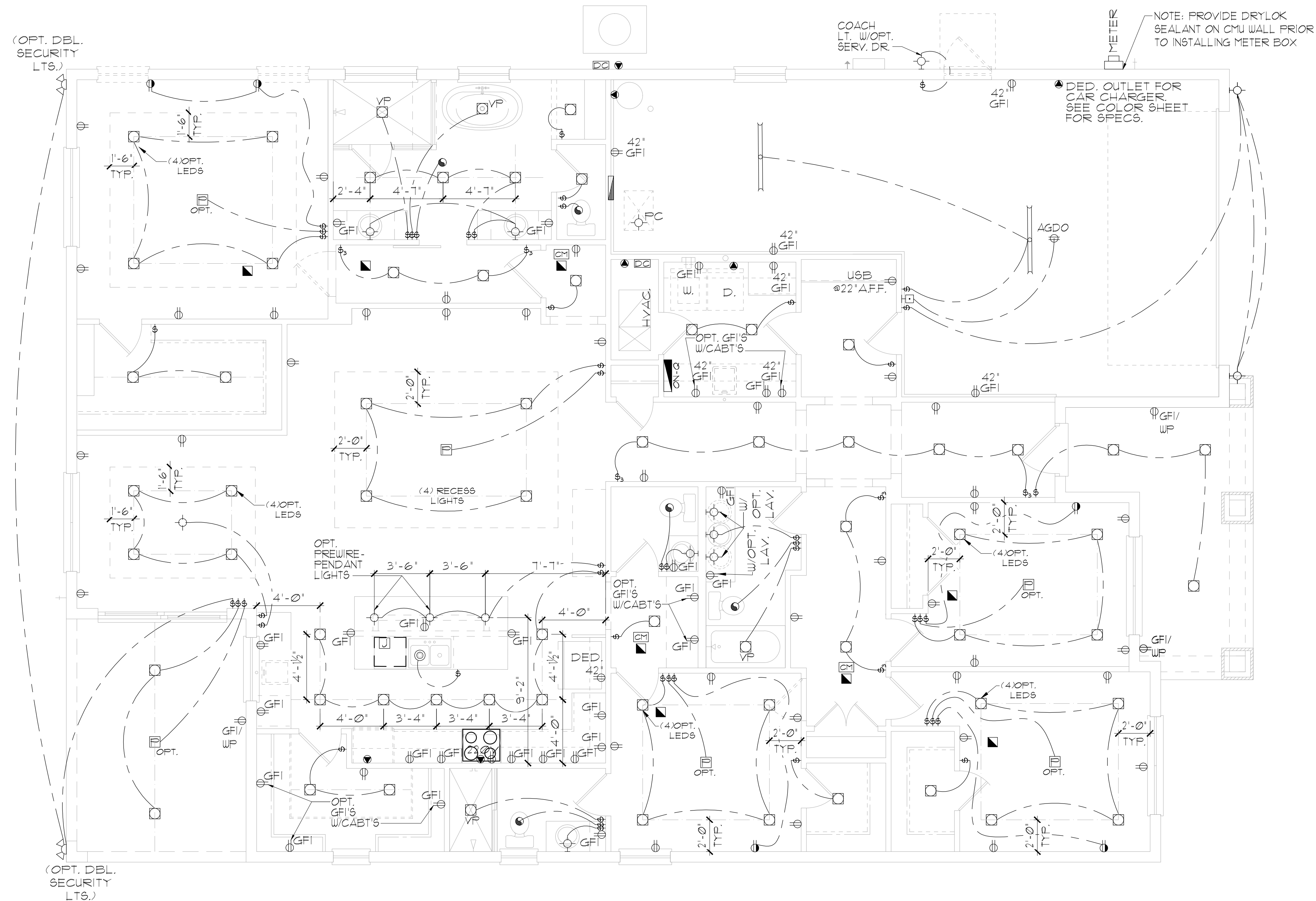
**2681 RANIER  
 PARK SERIES**

**BUILDING SECTION /  
 INTERIOR ELEVATIONS**

**Park  
 Square  
 HOMES**

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 4407 Vineyard Road Suite A8 Orlando, FL 32811  
 Fax: (407) 244-1790  
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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 GFI'S	12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

CL. = CENTER LINE

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

NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS  
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Tel: (407) 241-1790 Fax: (407) 241-1790 www.iteg.com

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

**Park Square HOMES**

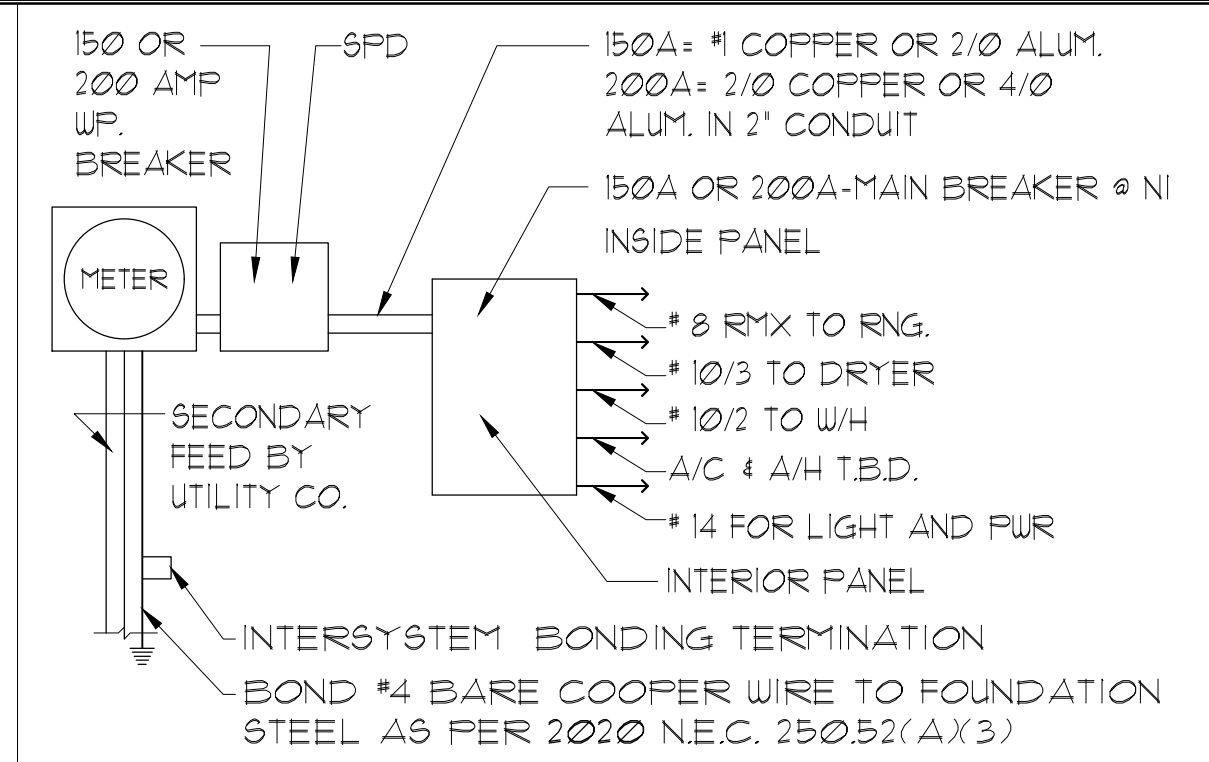
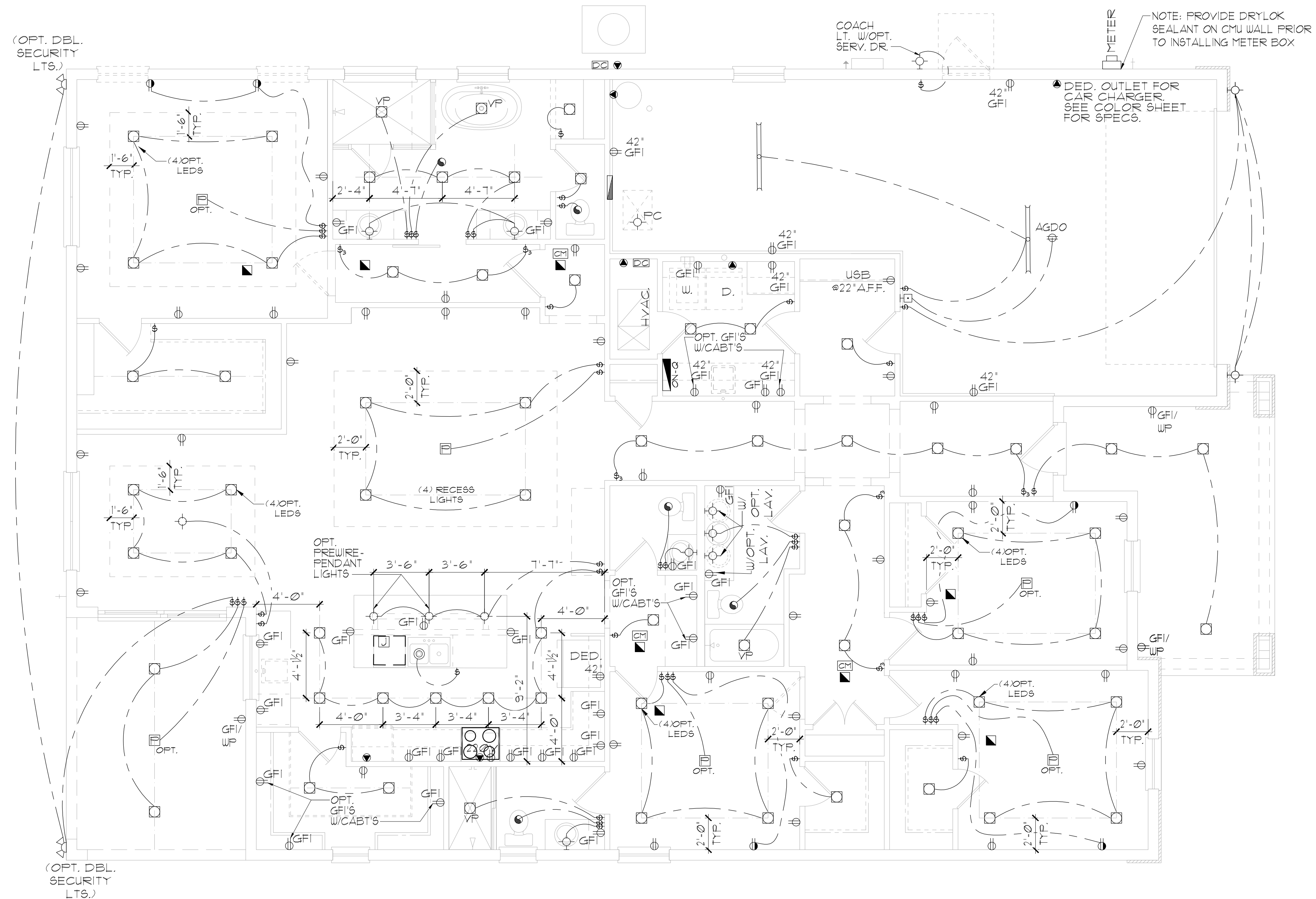
**UTILITY PLAN**

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:  
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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
⊞	SPECIAL PURPOSE 220-240	◻	EXHAUST FAN
⊞	LIGHT FIXTURE, CEILING MOUNTED	◻	EX. FAN/LIGHT COMBO
⊞	LIGHT FIXTURE, WALL MOUNTED	◻	DISPOSAL
⊞	LED LIGHT FIXTURE, RECESSED	◻	ON-O PANEL
⊞	LIGHT FIXTURE, RECESSED ADJUST.	◻	ELECTRICAL PANEL
⊞	LIGHT FIXTURE, FULL CHAIN	◻	CEILING FAN, PREWIRED
⊞	LED LIGHT FIXTURE, FLUORESCENT	◻	CEILING FAN, INSTALL
⊞	LIGHT FIXTURE, EXTERIOR FLOODS	◻	ELEC. JUNCTION BOX
⊞	LIGHT FIXTURE, EMERGENCY EXIT	◻	THERMOSTAT
⊞	LIGHT FIXTURE, EXIT/BACKUP	◻	DISCONNECT SWITCH
⊞	OUTLET, TV/CABLE	◻	ELEC. POWER METER

**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	12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
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**ELEVATION B, STD**  
**UTILITY PLAN**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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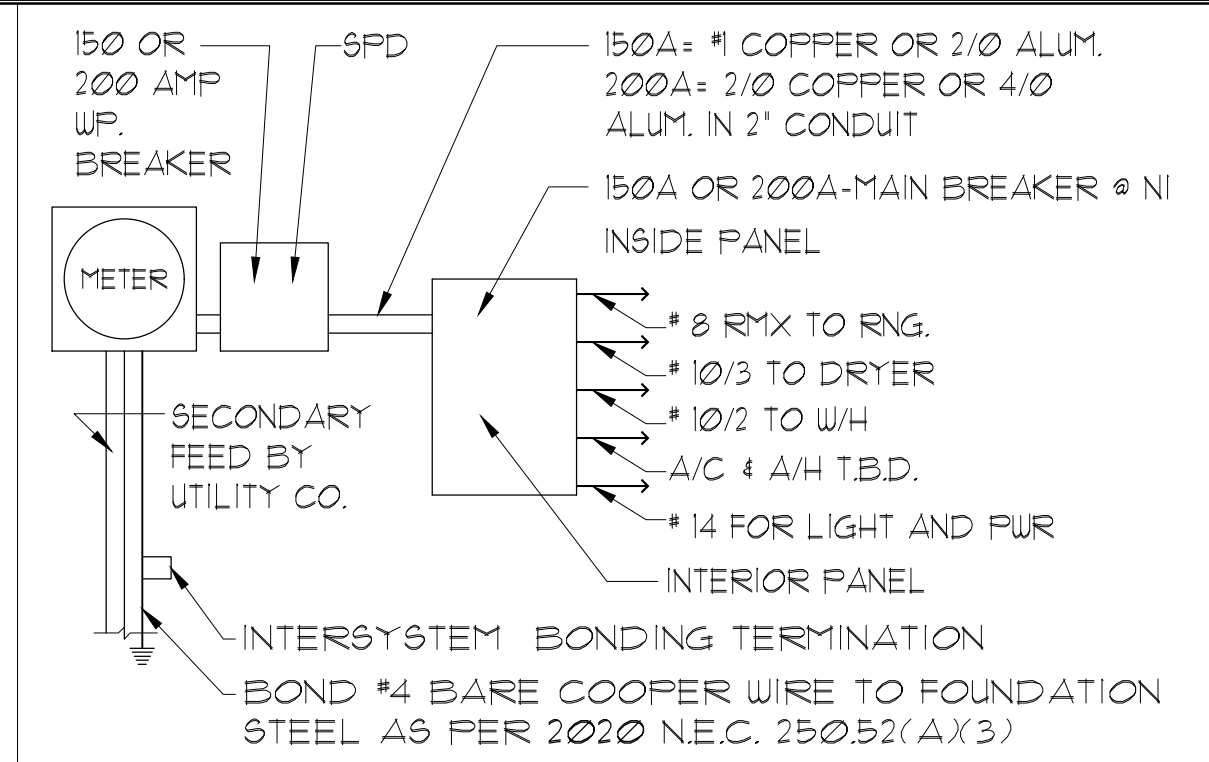
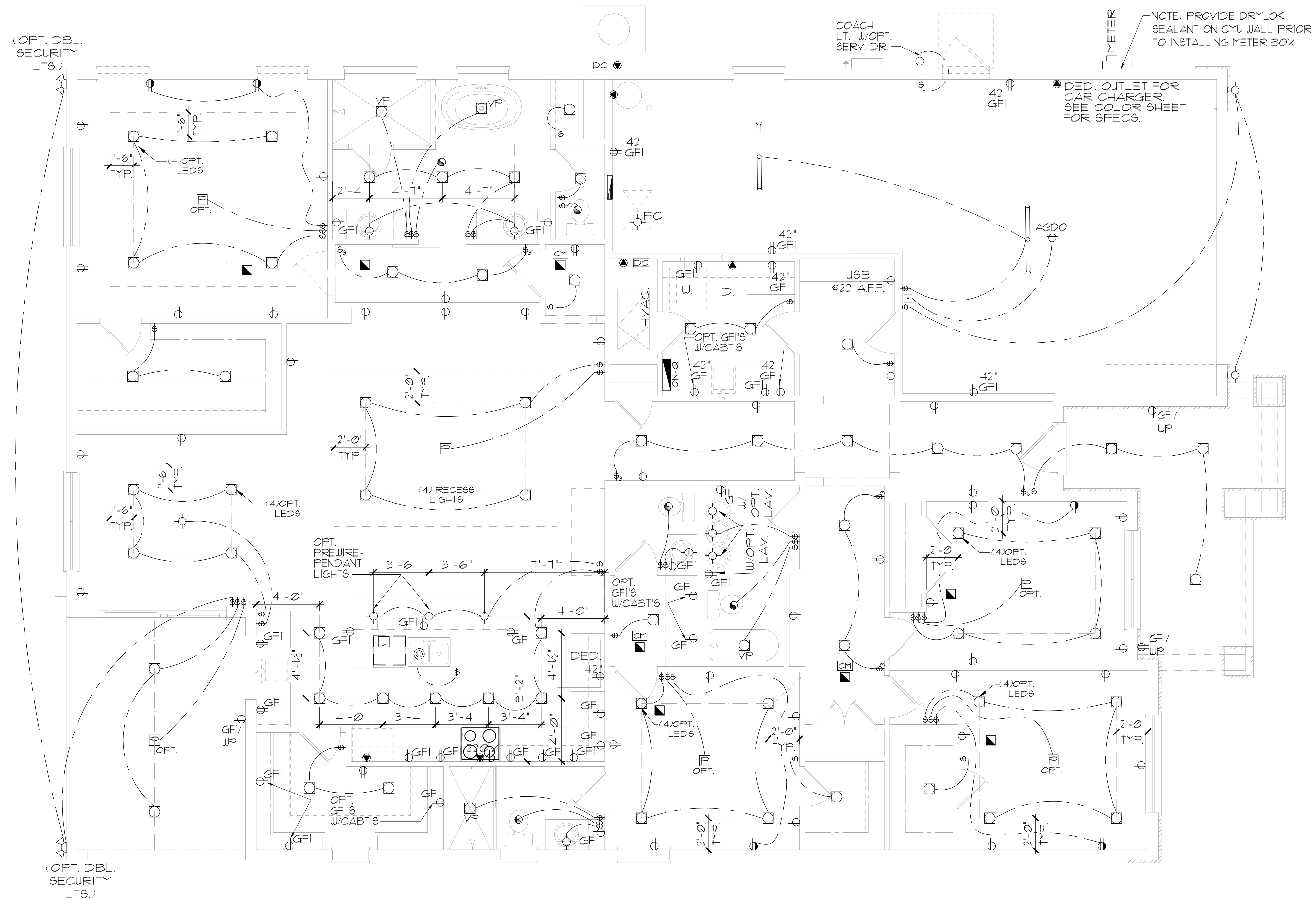
**Park Square HOMES**

**UTILITY PLAN**

2681 RANIER  
PARK SERIES

REVISIONS	
DELTA #	DATE

DATE: 12-10-25  
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N.T.S.

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⊞	LED LIGHT FIXTURE, RECESSED	◻	ON-O PANEL
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⊞	LIGHT FIXTURE, EXIT/BACKUP	◻	DISCONNECT SWITCH
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**ELEVATION C STD**  
**UTILITY PLAN**  
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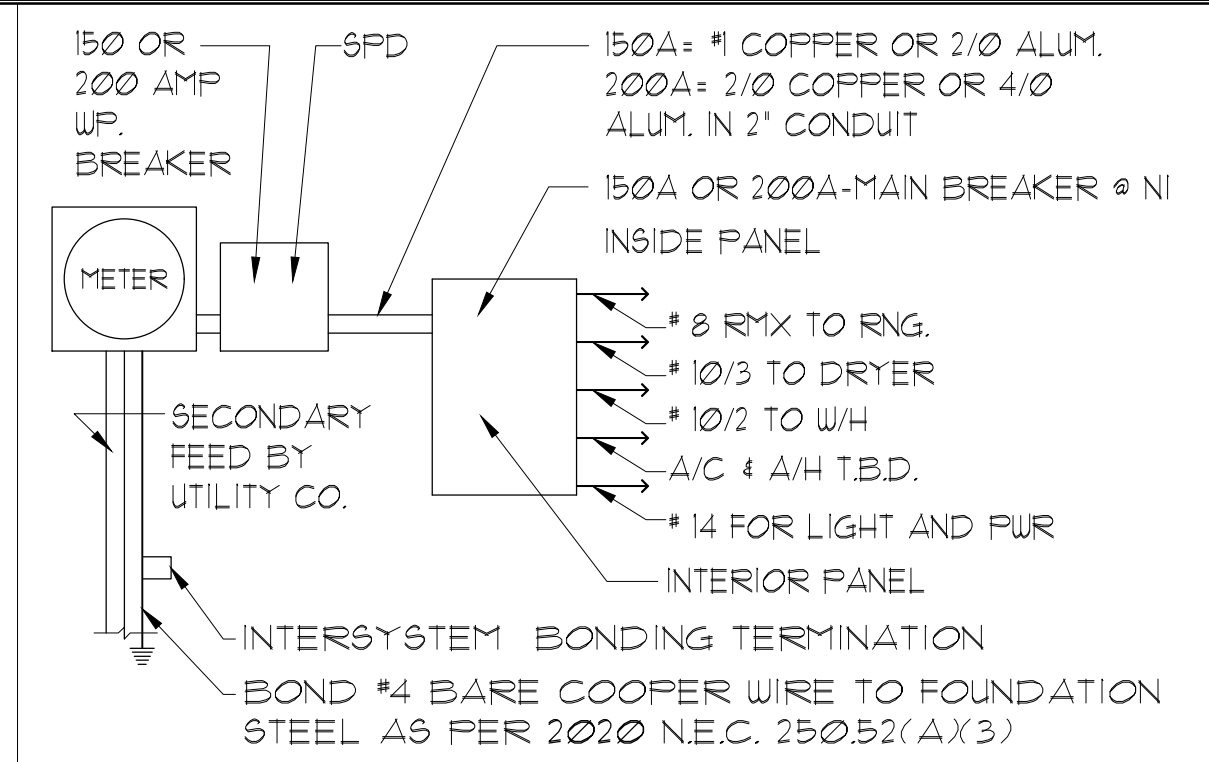
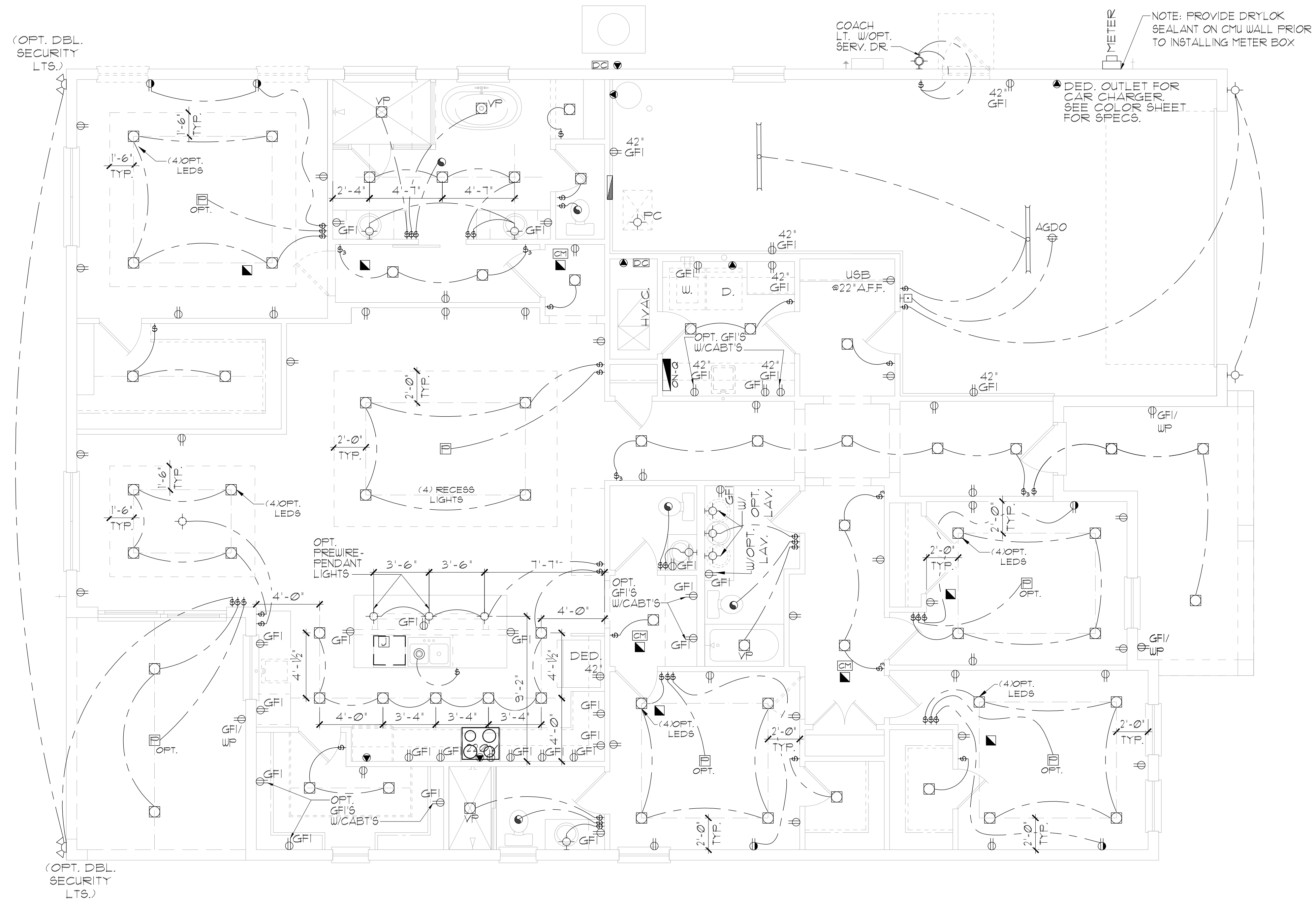
**UTILITY PLAN**

2681 RANIER  
PARK SERIES

REVISIONS

DELTA #	DATE

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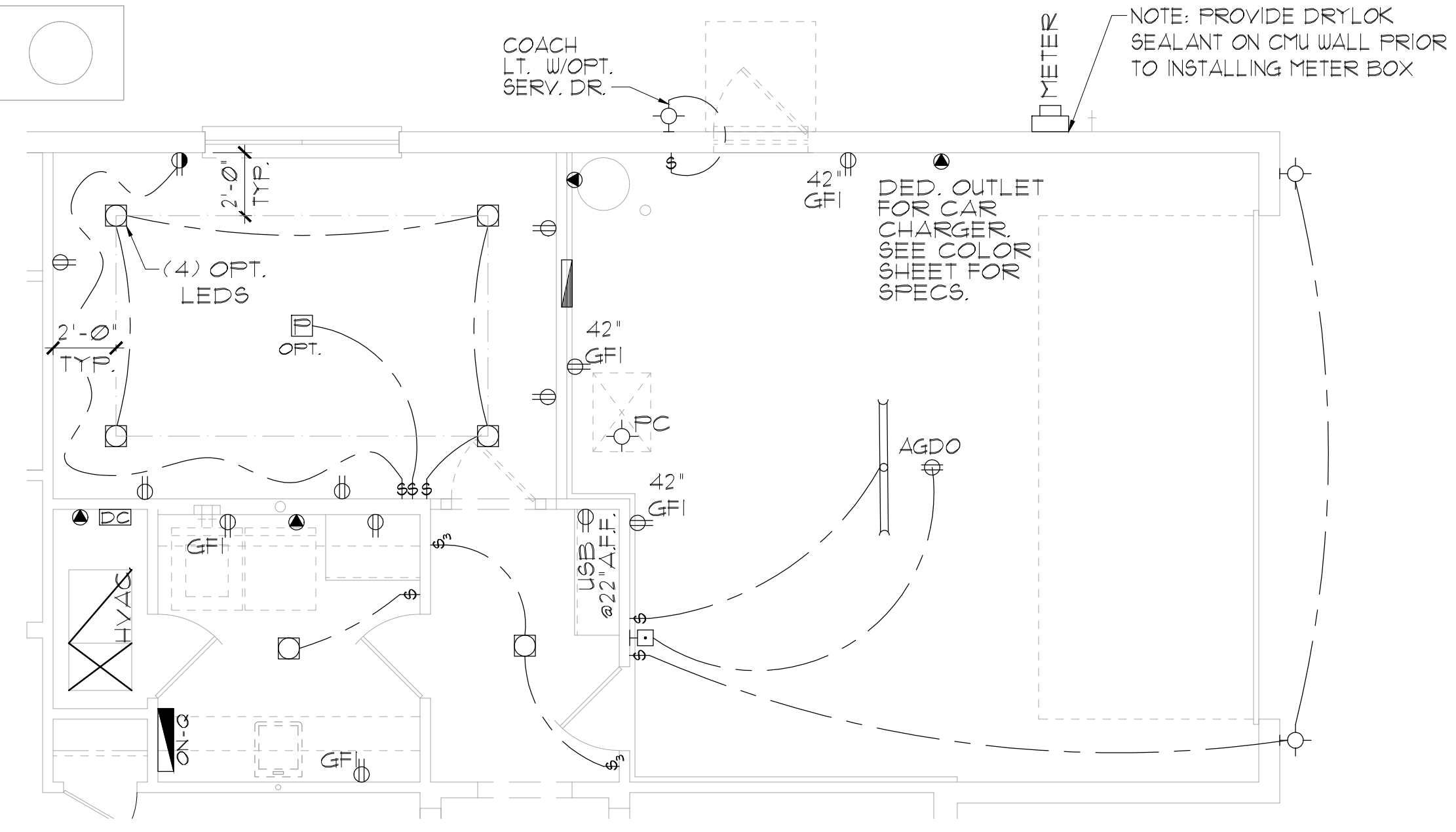
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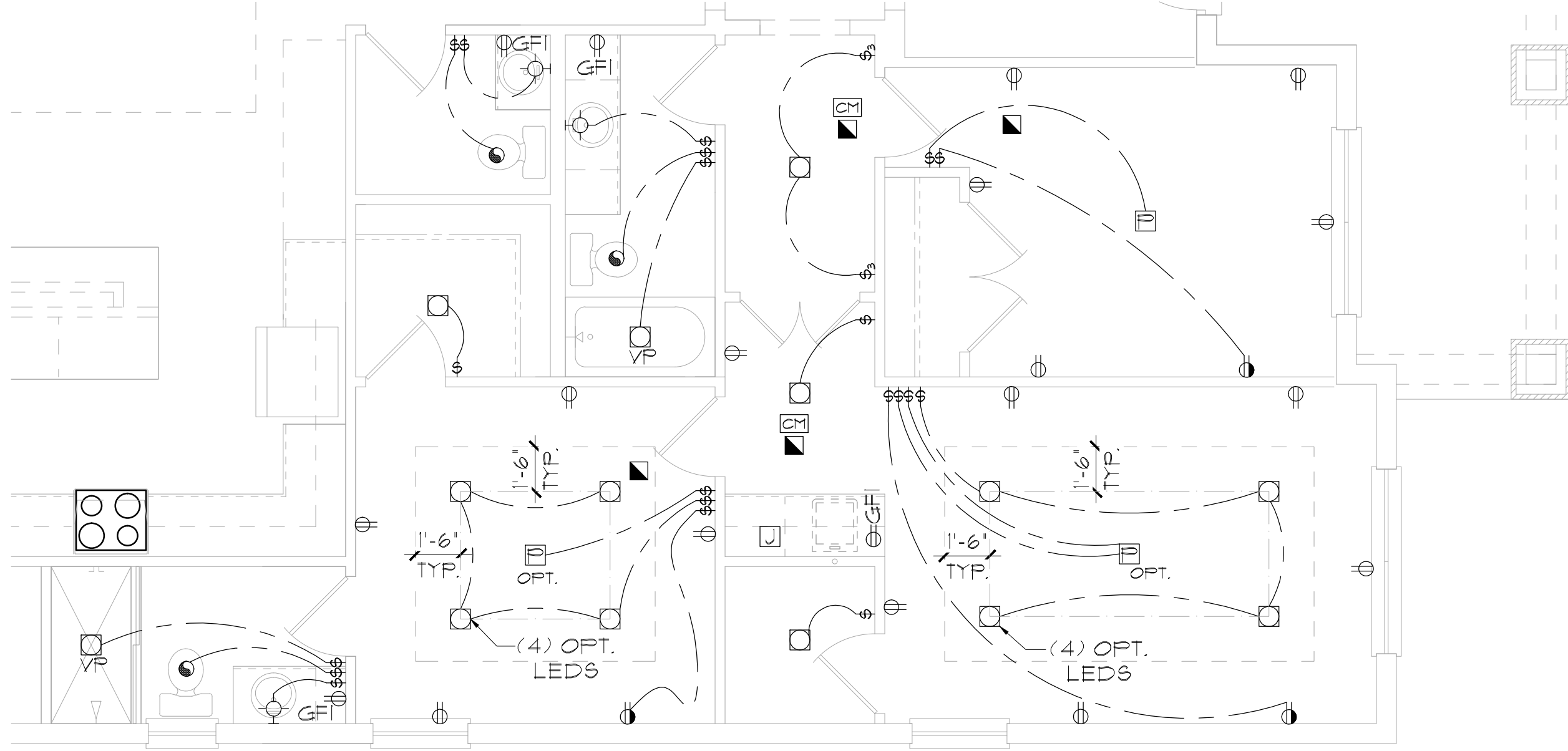
2681 RANIER  
PARK SERIES

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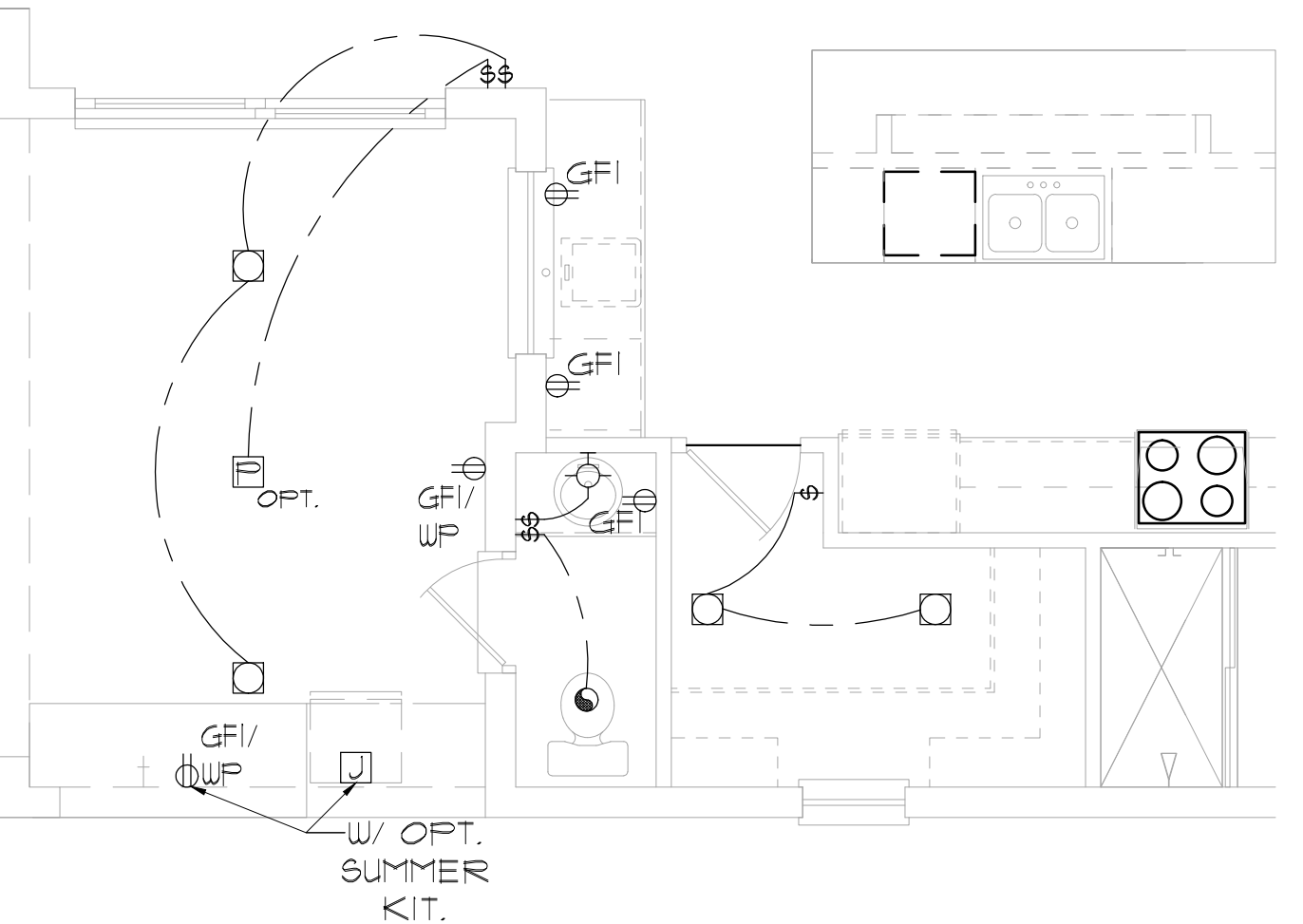
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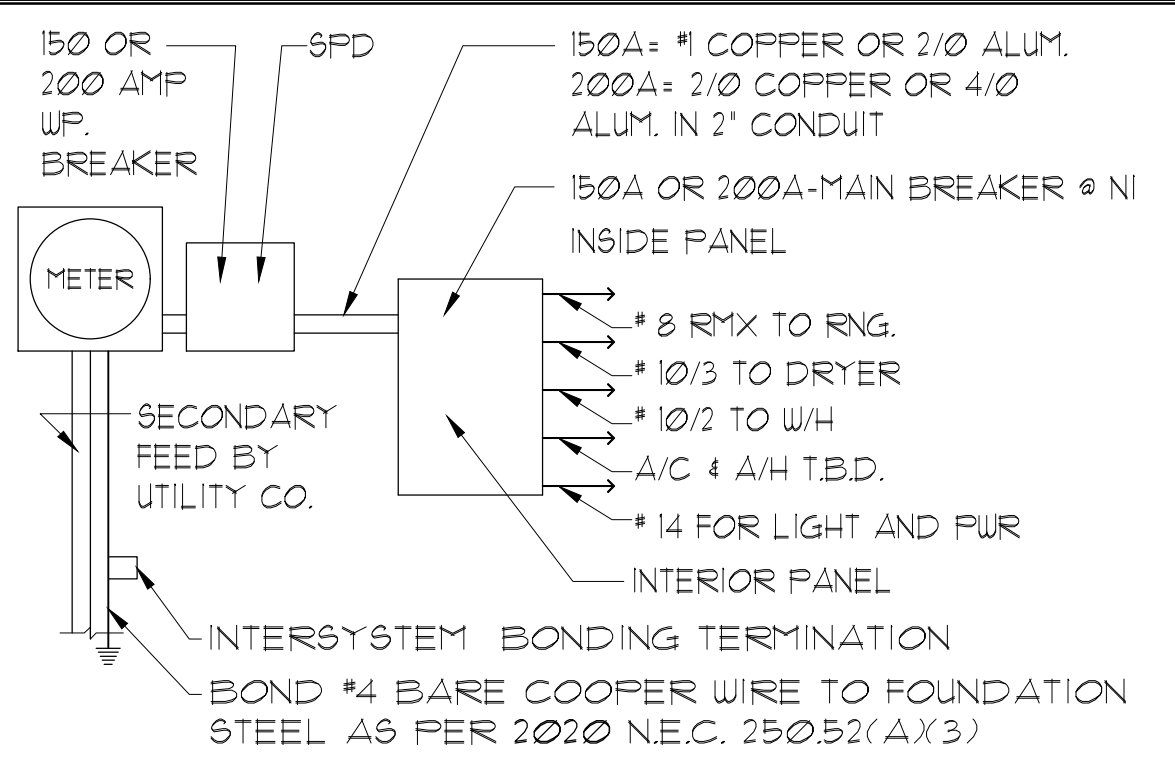
OPT FLEX/STUDY



OPT MULTI-GEN SUITE



OPT. POOL BATH/SUMMER KITCHEN



ELECTRICAL RISER DIAGRAM  
N.T.S.

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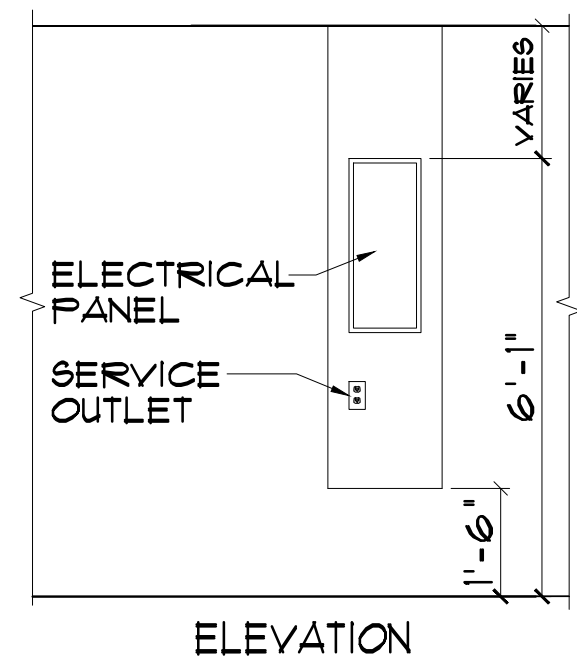
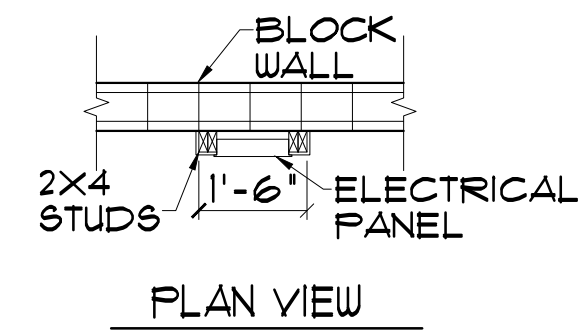


UTILITY PLAN

2681 RANIER  
PARK SERIES

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ELEC. PANEL DETAIL  
N.T.S.

EXT. FINISH ROOF MATERIAL SEE EXT. ELEV.  
INSULATION AS REQUIRED PER ENERGY CALCS  
PRE-ENG. TRUSSES @ 24" O.C. MAX. UNO.

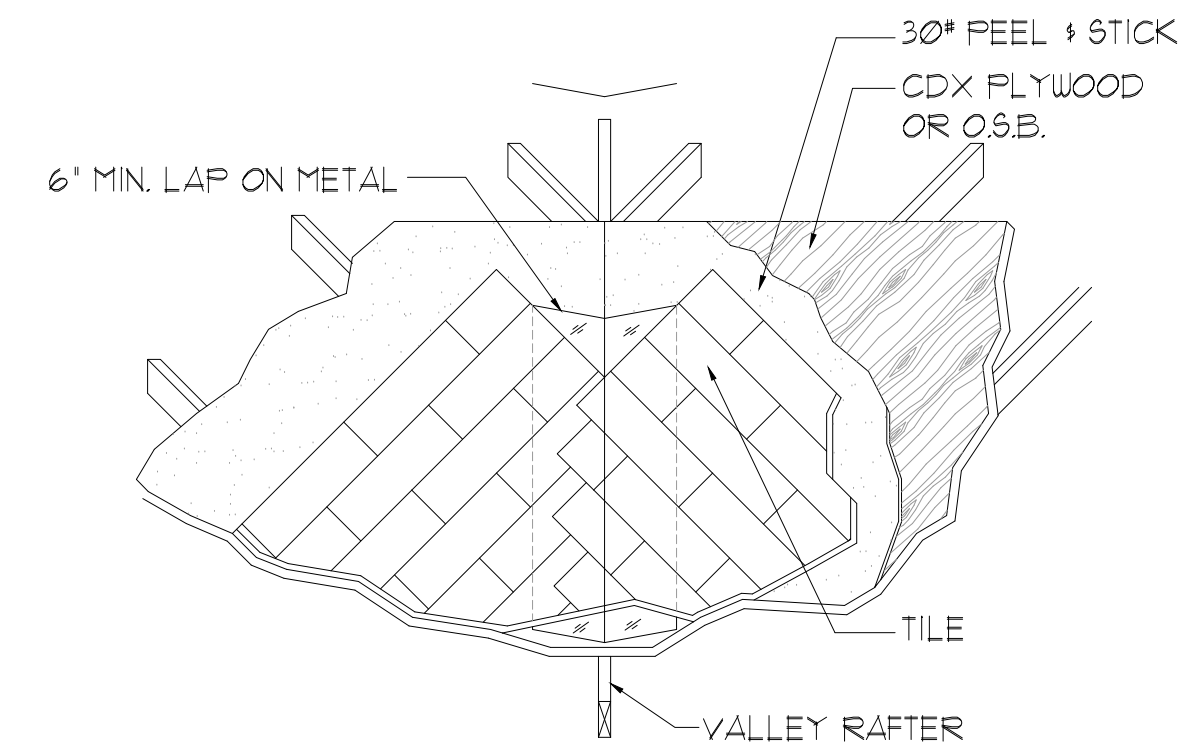
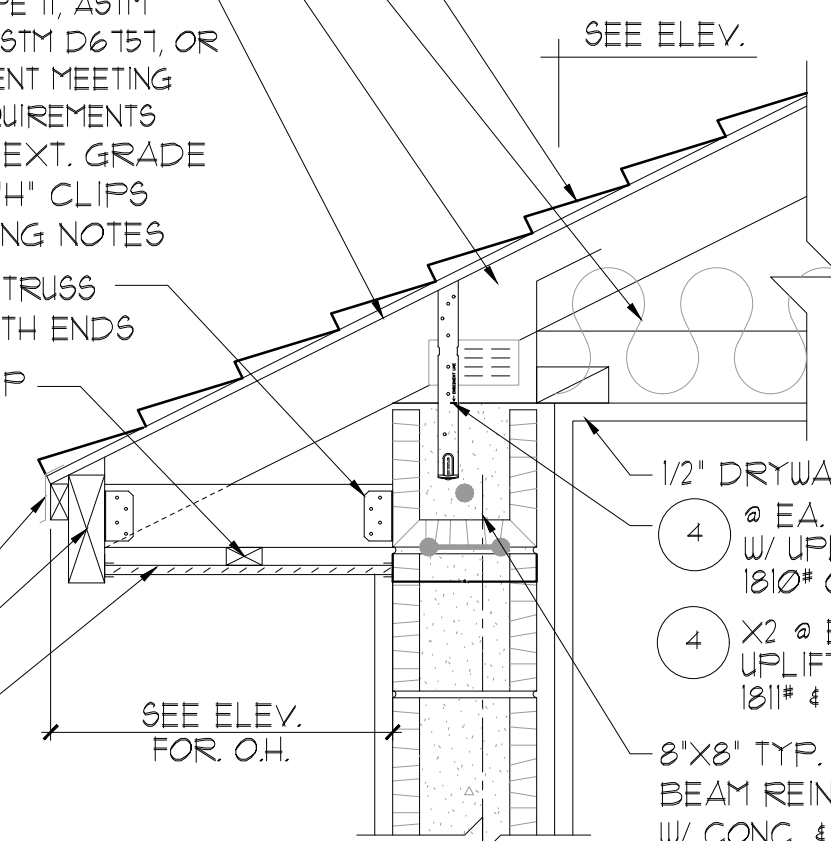
ALL UNDERLAYMENT ARE REQUIRED TO MEET ASTM D226 TYPE II, ASTM D4869 TYPE III OR IV, ASTM D6151, OR SYNTHETIC UNDERLAYMENT MEETING THE PERFORMANCE REQUIREMENTS SPECIFIED OVER 19/32" EXT. GRADE ROOF SHEATHING w/ 1/4" CLIPS SECURED PER FRAMING NOTES

P.T. 2x4 RAFTER @ EA. TRUSS SECURED w/ A23 @ BOTH ENDS  
CONT. 1x2 NAILING STRIP (UNSUPPORTED SPAN LIMITED PER FBC 104.2.1)

METAL DRIP EDGE  
2x6 SUB FASCIA  
VENTED ALUMINUM SOFFIT PANELS SHALL BE INSTALLED PER R104.2 OF FBC 8TH (2023)

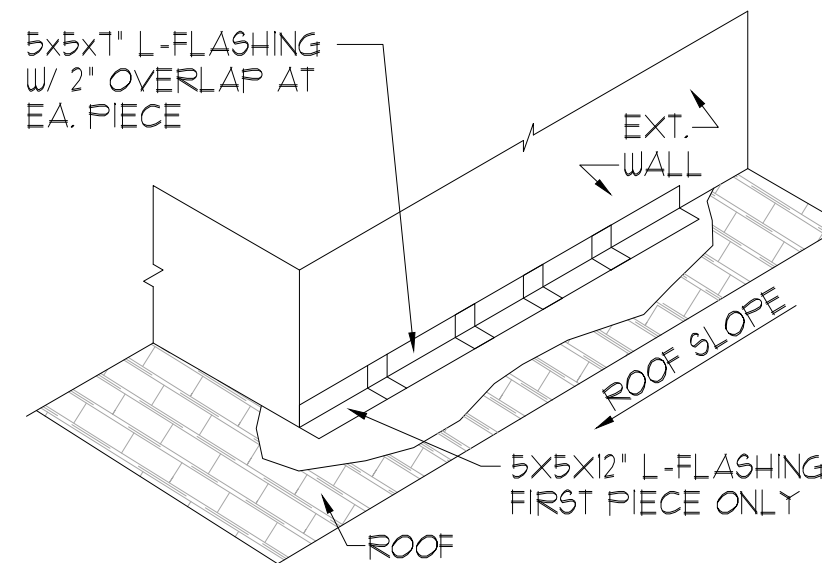
SOFFIT OVERHANG DETAIL - NOMINAL HEEL COND.  
N.T.S.

NOTE:  
ROOF UNDERLAYMENT SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH R303.33 - FBC 2023 8TH EDITION



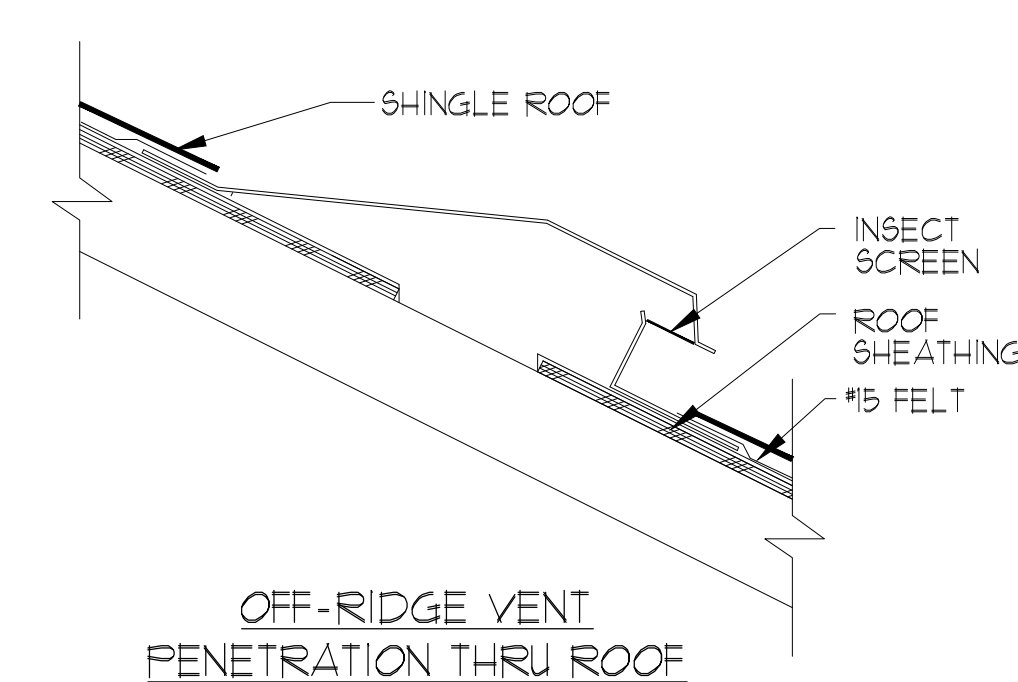
VALLEY FLASHING DETAIL

R303.2 Locations. N.T.S.  
Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than provided in Table R303.2.1. OR IN COMPLIANCE WITH RA6 III.

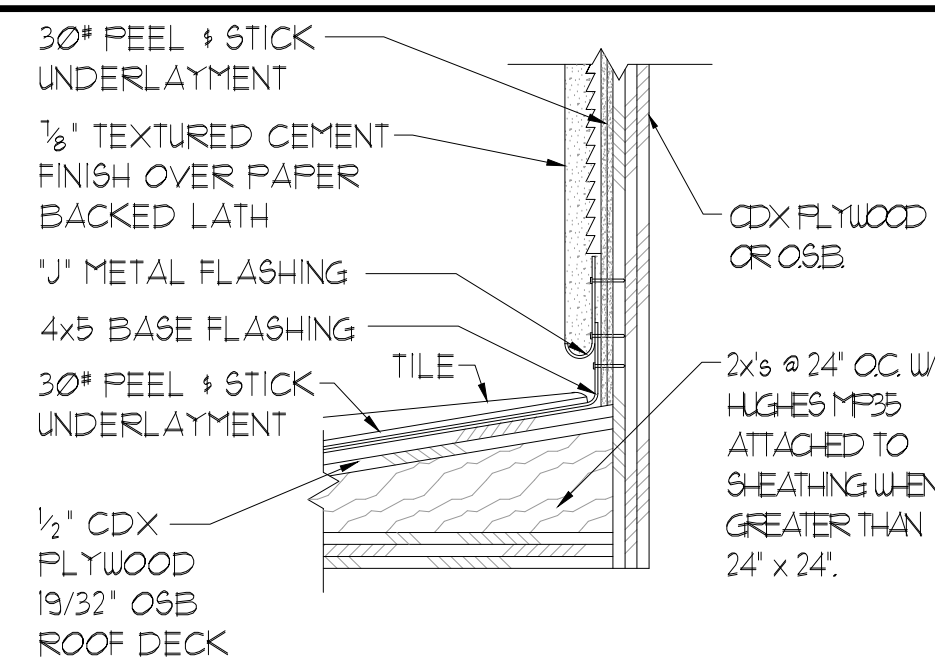


FLASHING DETAIL TO COMPLY WITH R303.2 OF THE FBC 2023 - 8TH ED.

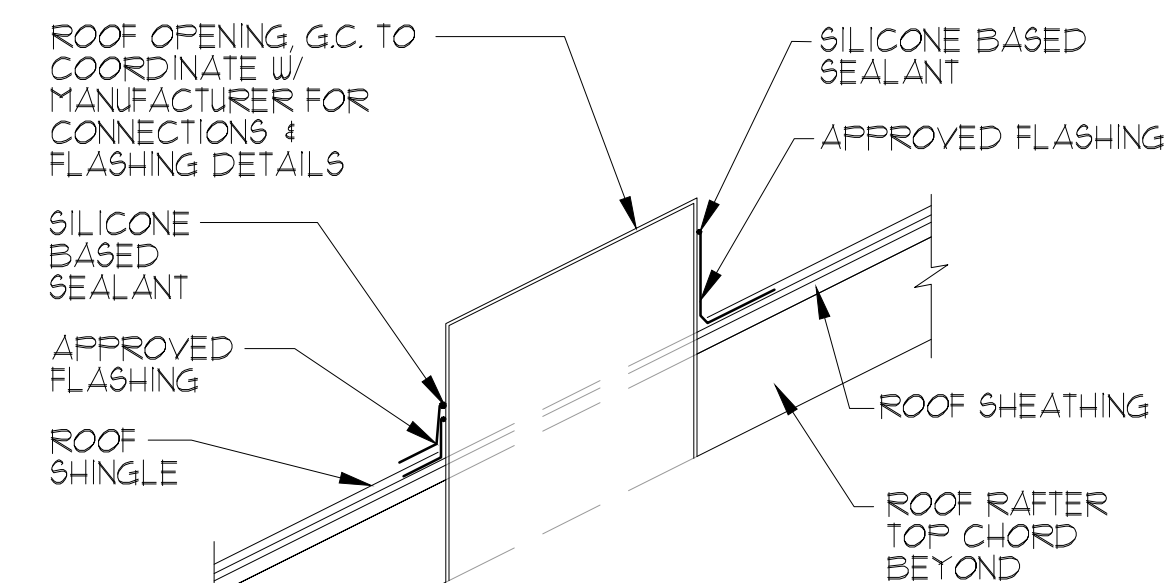
STEP WALL FLASHING  
N.T.S.



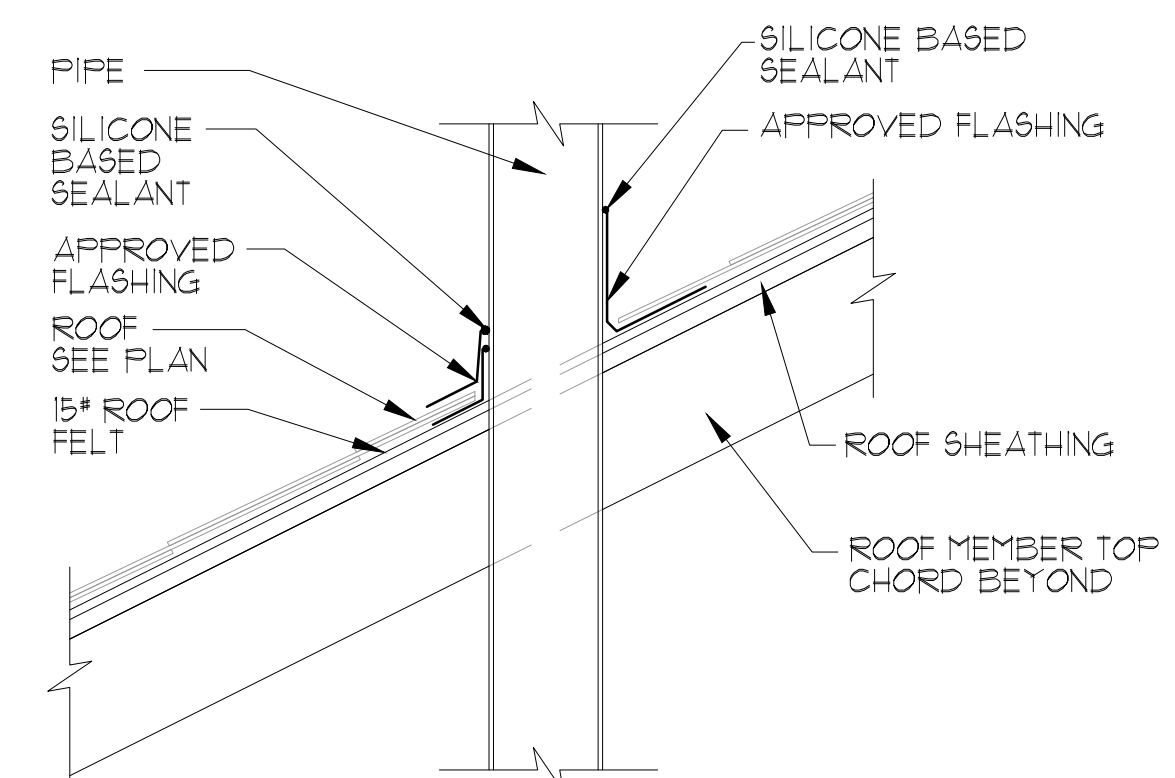
OFF-RIDGE VENT PENETRATION THRU ROOF



ROOF TO WALL FLASHING DETAIL  
N.T.S.



OPENING PENETRATION THRU ROOF



PIPE PENETRATION THRU ROOF

ROOF PENETRATION DETAIL SCALE: N.T.S.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL, AND IS CERTIFIED AS SUCH. LOT: 000, COMMUNITY

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 5200 Vineland Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 734-1800  
 Fax: (407) 734-1790  
 www.teg.com

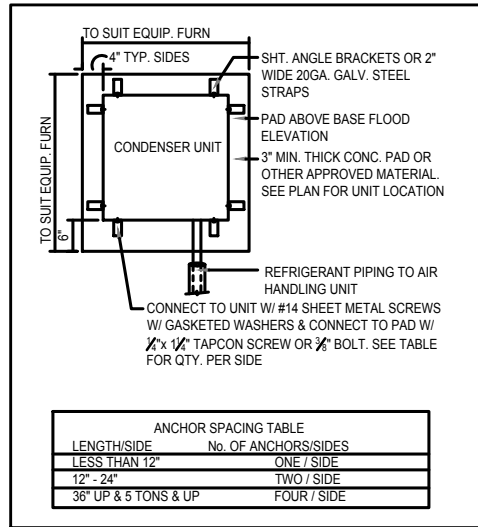
A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
 5200 Vineland Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 529 - 3000

**Park Square HOMES**

DETAILS

REVISIONS	
DELTA #	DATE

DATE: XX-XX-24  
SCALE: AS NOTED  
DRAWN: MR  
SHEET: AD1



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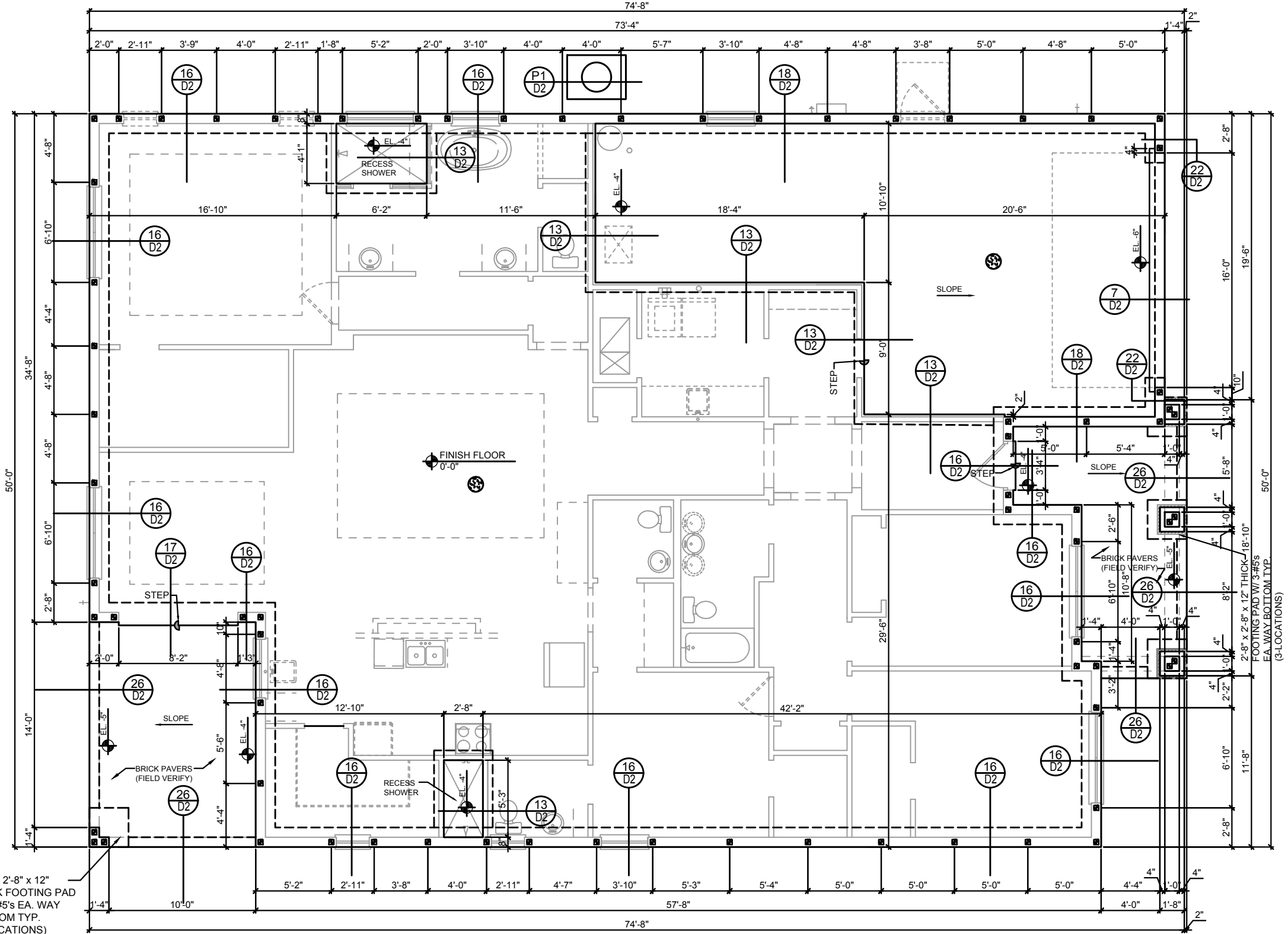
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2'-8" x 2'-8" x 12" THICK FOOTING PAD W/ 3-#5's EA. WAY BOTTOM TYP. (3-LOCATIONS)



**FOUNDATION PLAN**  
A (Standard)  
14'-11-4" (13x7) 14'-11-4" (22x5)

LOT: 0000, COMMUNITY

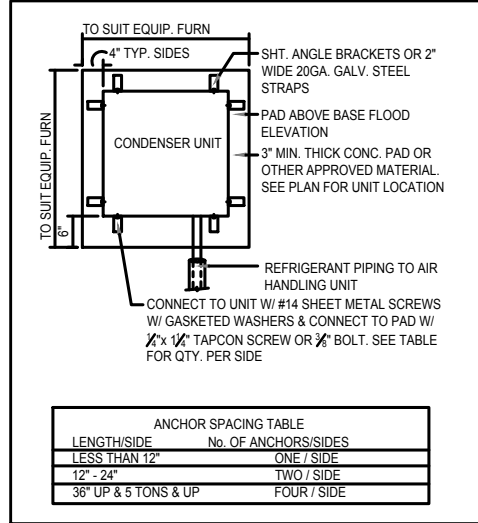
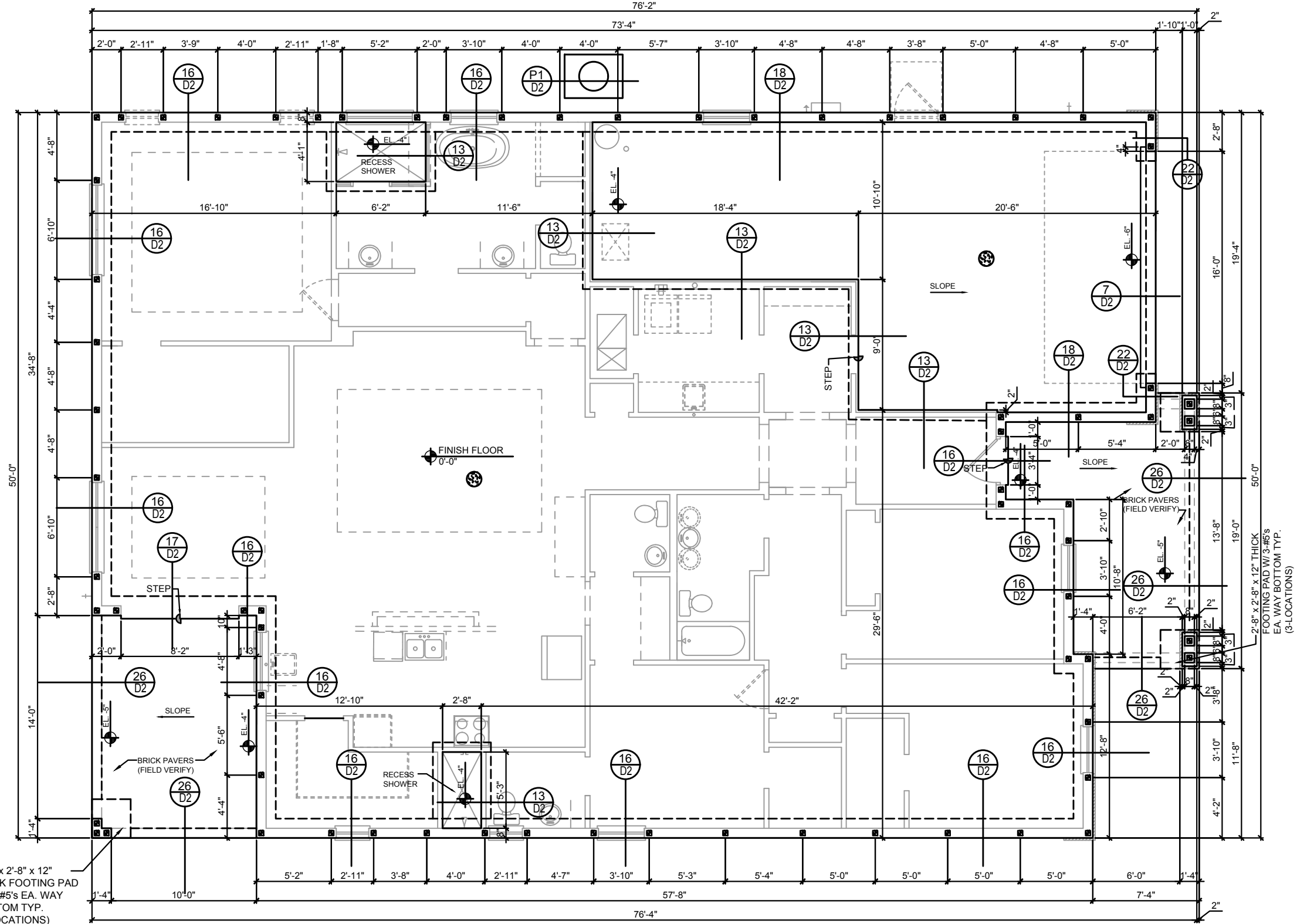
2681 RANIER  
PARK SERIES

**FOUNDATION PLAN**

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

**ITEG**  
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1407 73rd Ave  
Orlando, FL 32811  
Tel: (407) 734-1465  
Fax: (407) 734-1738  
www.iteg.com

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



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

**1 COND. ANCHOR DETAIL**  
N.T.S.

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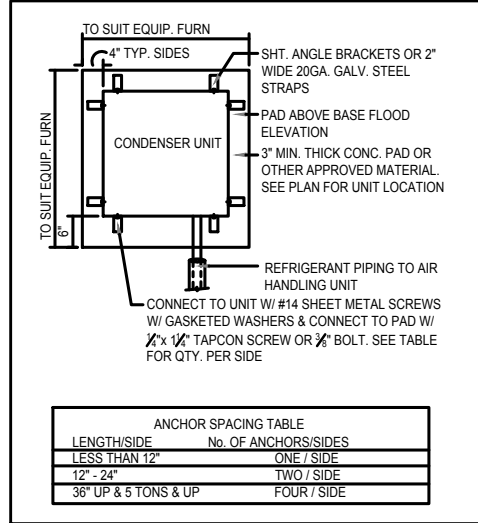
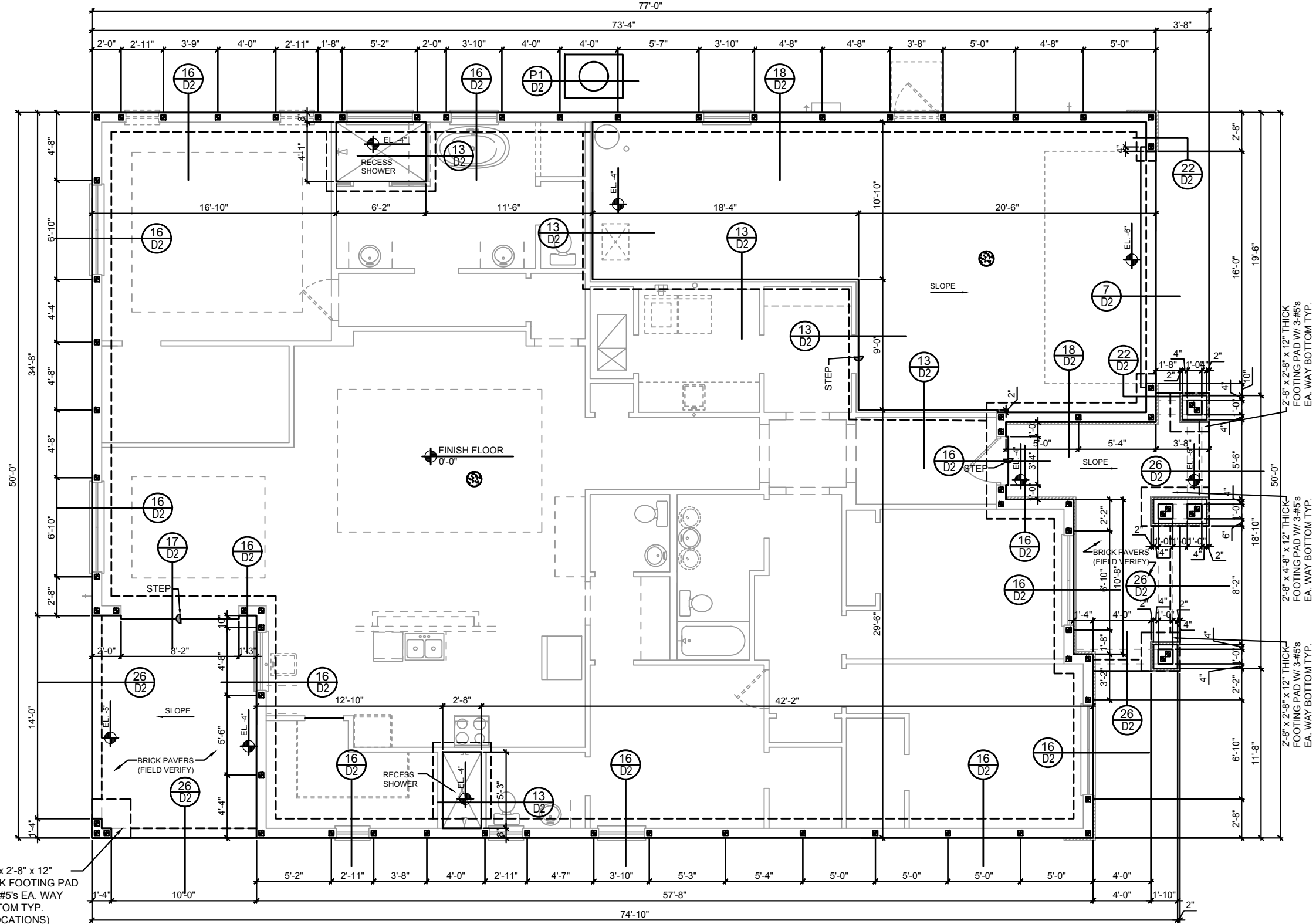
**FOUNDATION PLAN**  
B (Standard)  
14'-11-4" (13x13) 14'-11-4" (22x22)

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 9th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH  
**LOT: 0000, COMMUNITY**  
**2681 RANIER**  
**PARK SERIES**

**ITEG**  
 THOMPSON ENGINEERING GROUP, INC.  
 6200 Vineland Road, Suite 200  
 Orlando, Florida 32811  
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 Fax: (407) 734-1739  
 www.iteg.com

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 6200 Vineland Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 659-3000

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



**1 COND. ANCHOR DETAIL**  
N.T.S.

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**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

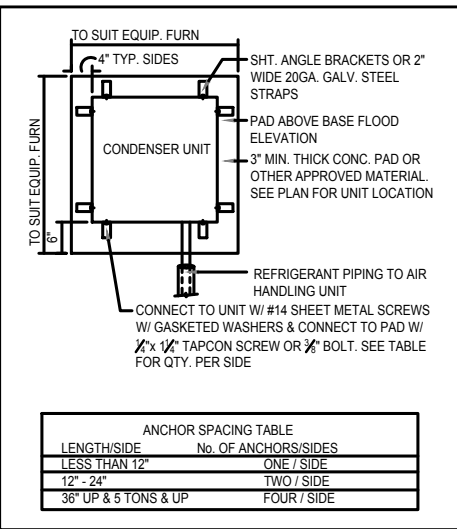
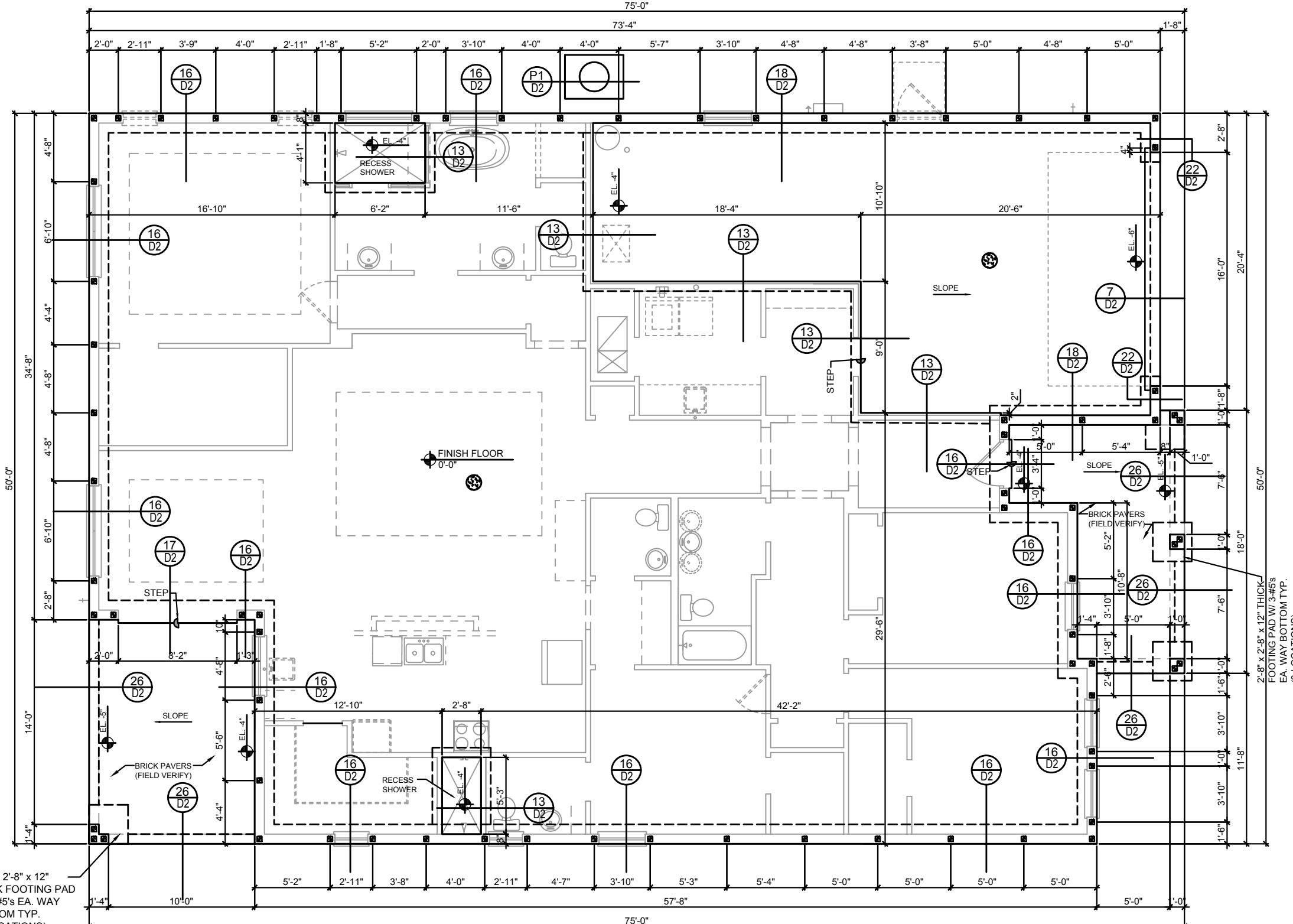
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THOMPSON ENGINEERING GROUP, INC.  
PARK SQUARE HOMES ENTERPRISES, INC.  
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DISCLAIMER: CONTRACTOR/SUB-CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. 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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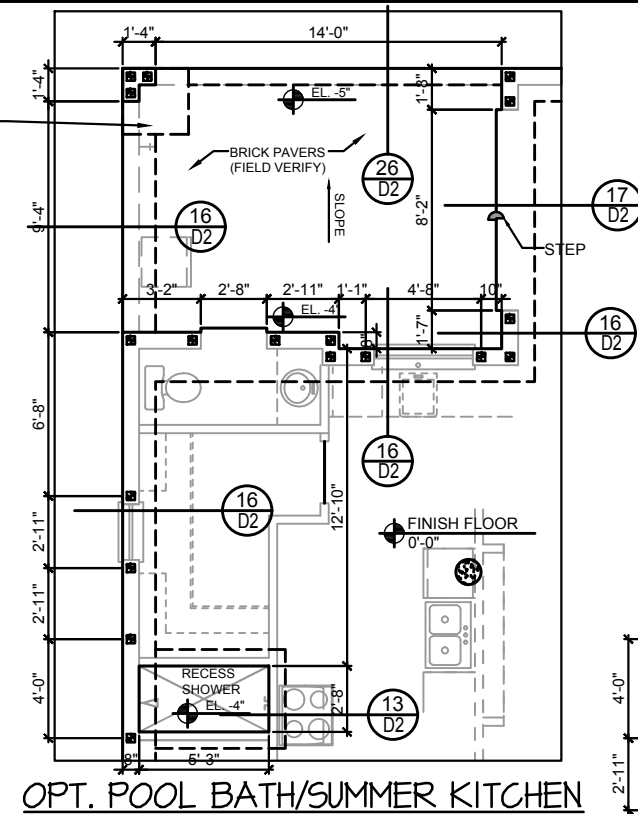
**FOUNDATION PLAN**  
D (Standard)  
14'-11-4" (13x7) 14'-11-4" (12x5)

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**2681 RANIER**  
**PARK SQUARE HOMES**  
**PARK SERIES**

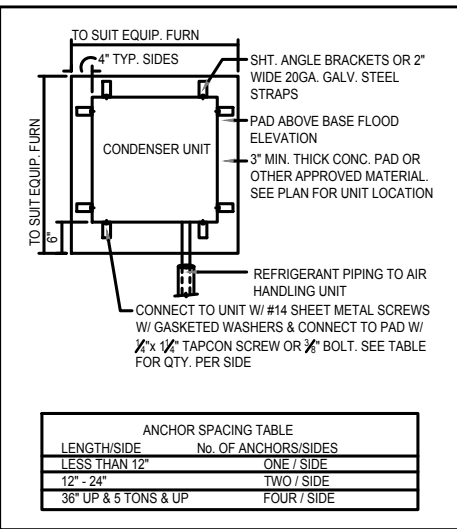
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**FOUNDATION PLAN**  
 REVISIONS  
 DELTA # DATE  
 DATE: 12-10-25  
 SCALE: AS NOTED  
 DRAWN: ME  
 SHEET: **SID.0**

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



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

1 COND. ANCHOR DETAIL  
N.T.S.

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- DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR. GRADE 60.
  - DENOTES FILL CELL RE NE\_ 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 TERMITIC 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 AFFROVED 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 TERMITIC TREATED SOIL CA BE PREMISE 75 WP TERMITICIDE.
- 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

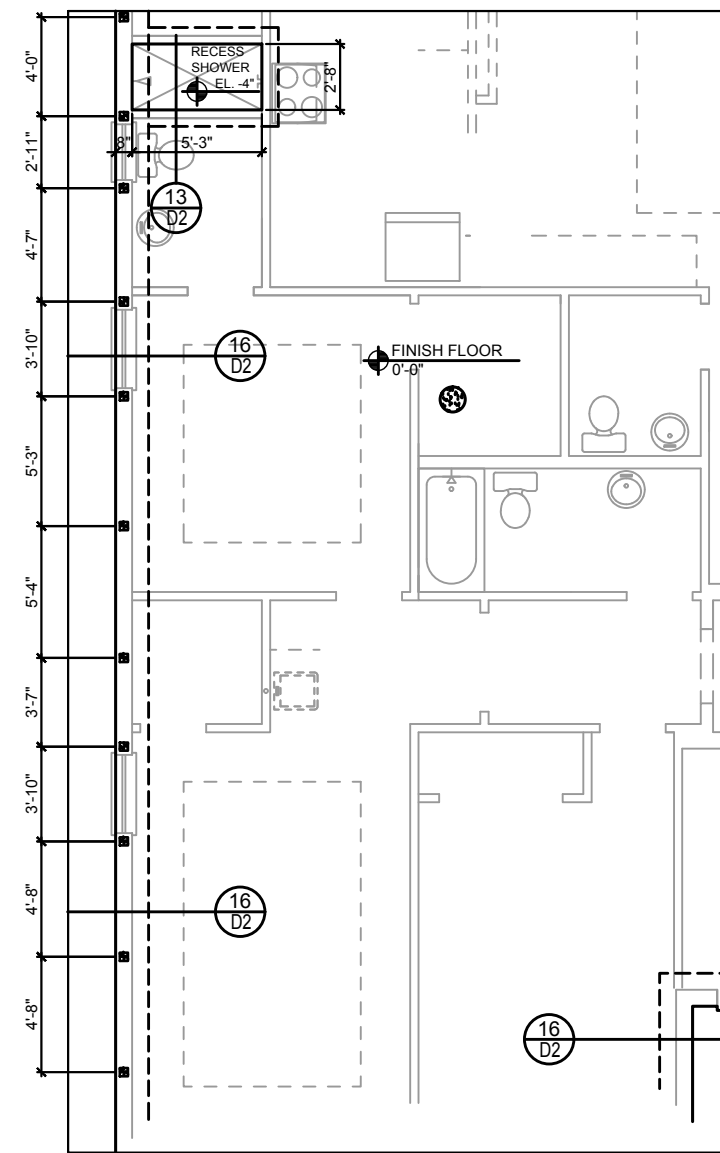
**FOUNDATION PLAN (OPTION)**  
**16'x14'-0" (16x14) 14'x14'-0" (14x14)**

**VERIFICATION OF FIELD CONDITIONS:**

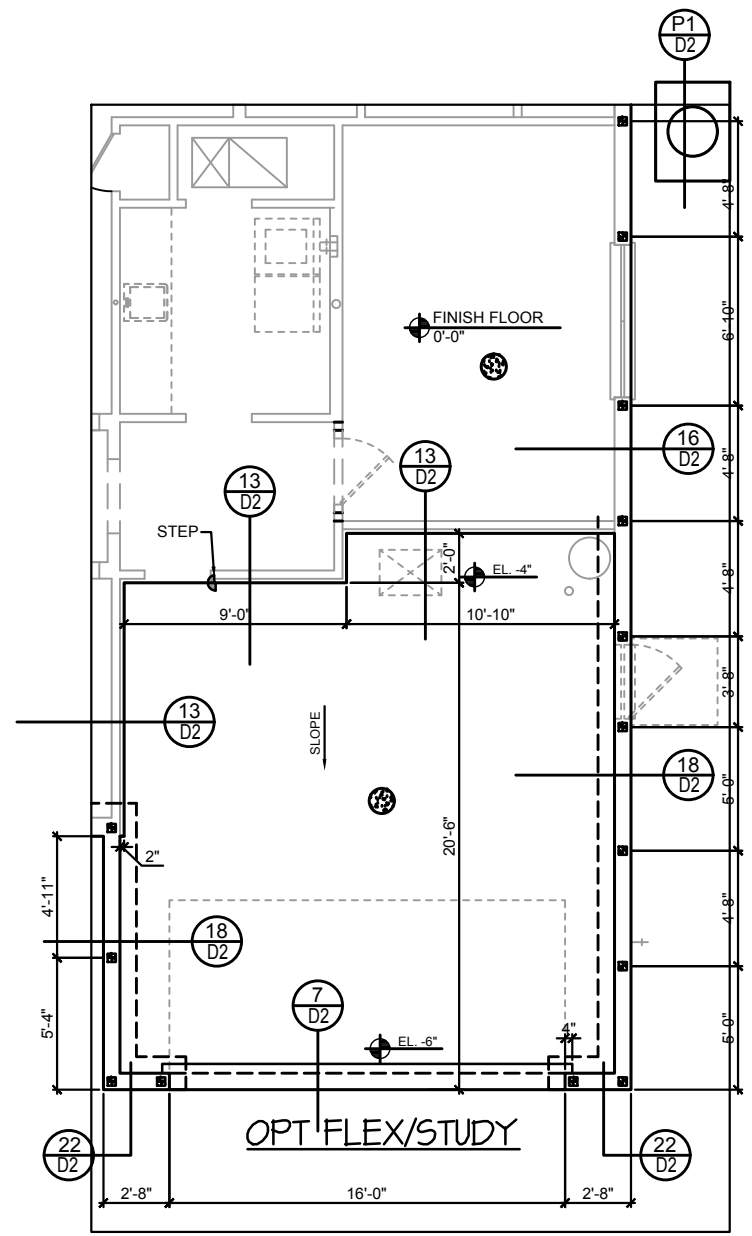
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECTS AND OR TO THE ENGINEER OF RECORD'S (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE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

**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.



OPT MULTI-GEN SUITE



OPT FLEX/STUDY

LOT: 0000, COMMUNITY



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

Park Square HOMES  
**FOUNDATION PLAN**

2681 RANIER  
PARK SERIES

REVISIONS	
DELTA #	DATE
DATE:	12-10-25
SCALE:	AS NOTED
DRAWN:	ME
SHEET:	
<b>SIO.0</b>	

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

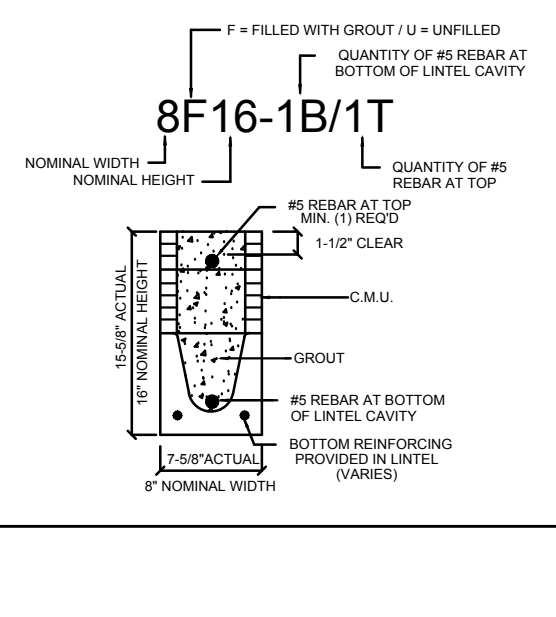
		GRAVITY							
LENGTH	TYPE	8UB	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2646	2496	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	632	1049	1469	1210	1482	1754	2027
10'-6" (126")	PRECAST	456	482	802	1125	915	1122	1328	1535
11'-4" (138")	PRECAST	445	598	935	1365	1854	2355	1793	2075
12'-0" (144")	PRECAST	414	555	864	1254	1693	2211	2832	3590
13'-4" (160")	PRECAST	362	427	726	1028	1331	1635	1224	1418
14'-0" (168")	PRECAST	338	381	648	919	1180	1462	1087	1260
14'-8" (176")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
15'-4" (184")	PRESTRESSED	N.R.	465	765	1370	2045	2610	3185	3765
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
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	1449	2782	2714	3600	4487	5375	6264
5'-8" (68")	PRECAST	785	832	1602	1550	2058	2566	3075	3585
5'-10" (70")	PRECAST	735	779	1500	1449	1924	2400	2876	3352
6'-8" (80")	PRECAST	822	907	1677	2933	2576	3223	3872	4522
7'-6" (90")	PRECAST	665	761	1377	2252	1958	2451	2944	3439
9'-8" (116")	PRECAST	371	420	834	1253	1071	1342	1614	1886

		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	1765	2507	3257	4010	4767	5526	727	727	
5'-4" (64")	PRECAST	1393	1437	2050	2670	3293	3920	4549	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	1122	1466	1907	2351	2797	454	630	
10'-6" (126")	PRECAST	716	716	986	1269	1650	2031	2414	396	493	
11'-4" (138")	PRECAST	666	666	896	1139	1466	1810	2154	363	556	
12'-0" (144")	PRECAST	631	631	806	1001	1269	1586	1906	340	494	
13'-4" (160")	PRECAST	573	573	726	919	1146	1413	1724	302	398	
14'-0" (168")	PRECAST	548	548	682	862	1064	1287	1537	286	360	
14'-8" (176")	PRESTRESSED	243	243	352	452	552	652	752	N.R.	357	
15'-4" (184")	PRESTRESSED	228	228	278	352	426	500	574	N.R.	327	
17'-4" (208")	PRESTRESSED	188	188	236	300	364	428	492	N.R.	255	
19'-4" (232")	PRESTRESSED	165	165	207	261	315	369	423	N.R.	204	
21'-4" (256")	PRESTRESSED	142	142	180	222	264	306	348	N.R.	172	
22'-0" (264")	PRESTRESSED	137	137	175	217	259	301	343	N.R.	161	
24'-0" (288")	PRESTRESSED	124	124	160	202	244	286	328	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	1455	2240	3036	3837	4643	5453	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	956	1468	1987	2509	3035	3563	830	1100
7'-6" (90")	PRECAST	688	849	1302	1762	2225	2690	3157	710	941
9'-8" (116")	PRECAST	533	633	808	1123	1413	1704	1995	516	614

\*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



**MATERIALS**

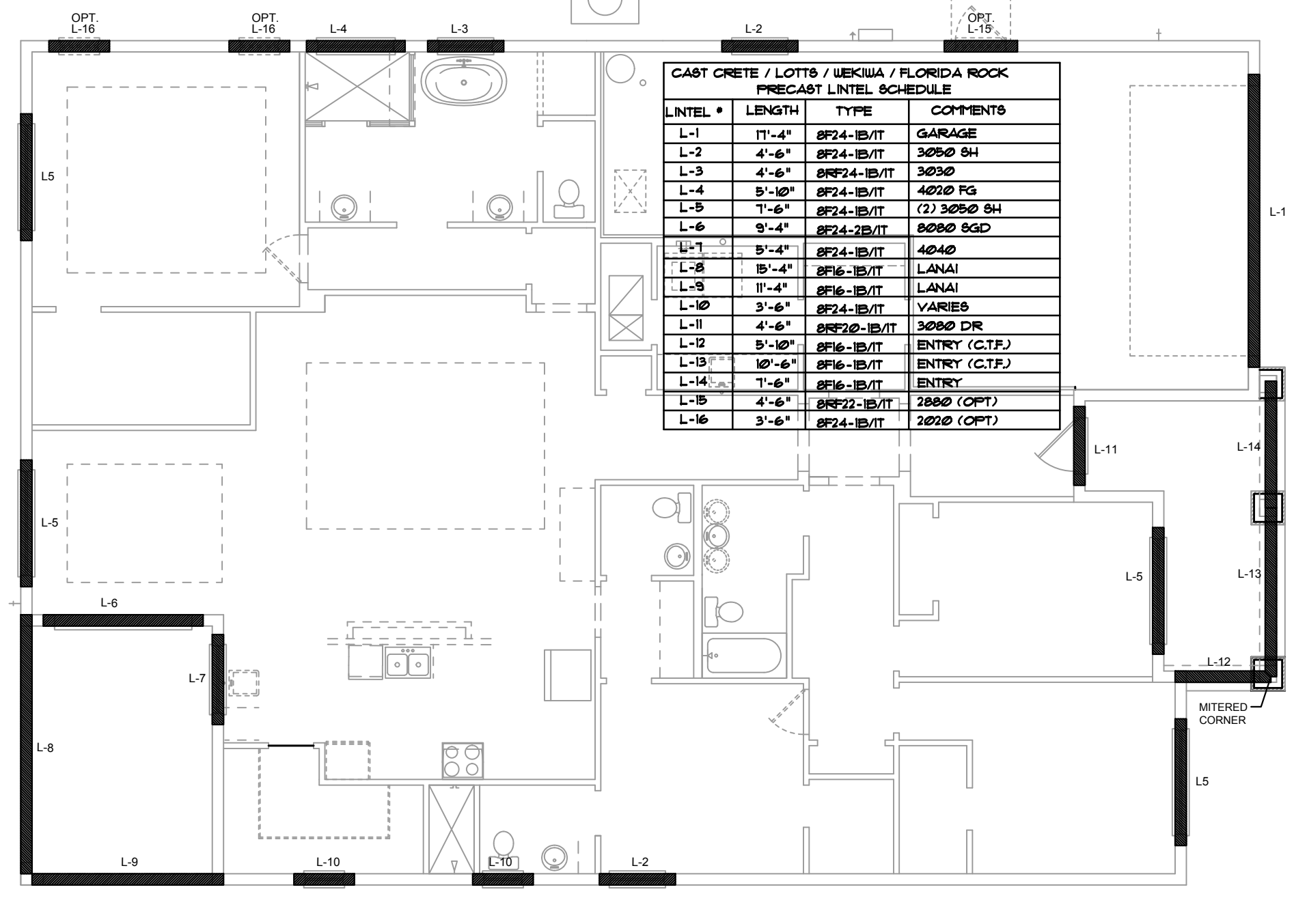
1. Precast lintels = 3500 psi.
2. Precast prestressed lintels = 6000 psi.
3. Grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 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.



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"	8F24-1B/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)

**PRECAST LINTEL PLAN  
A (Standard)**

**LOT: 0000, COMMUNITY**

**2681 RANIER**

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**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
1407 73rd Ave SE  
Orlando, Florida 32811  
Phone: (407) 734-1792  
www.iteg.com

**REVISIONS**

DELTA #	DATE
1	12-10-25

**SCALE: AS NOTED**

**DRAWN: MU**

**SHEET: S2A.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.**

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

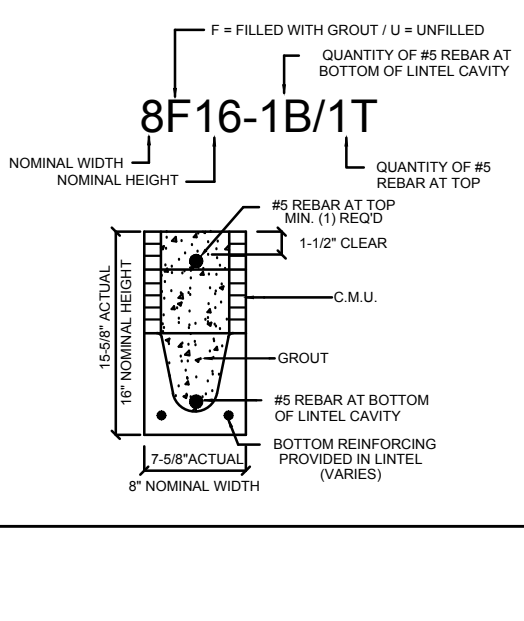
GRAVITY									
LENGTH	TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B	
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2646	2496	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	1265
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	8FU8-1T	8FU12-1T	8FU16-1T	8FU20-1T	8FU24-1T	8FU28-1T	8FU32-1T	8U8	8F8
		8FU8-2T	8FU12-2T	8FU16-2T	8FU20-2T	8FU24-2T	8FU28-2T	8FU32-2T		
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	1272	1315	1875	2441	3010	3583	4157	418
7'-6" (90")	PRECAST	990	1141	1200	1733	2250	2769	3290	3812	707
9'-4" (112")	PRECAST	801	990	1182	1684	2192	2703	3216	3732	591
10'-6" (126")	PRECAST	716	801	912	1475	1914	2354	2797	3240	657
11'-4" (138")	PRECAST	666	716	812	1466	1907	2351	2797	3245	591
12'-0" (144")	PRECAST	637	666	755	1192	1550	1910	2271	2634	454
13'-4" (160")	PRECAST	573	637	498	793	1027	1261	1496	1731	396
14'-0" (168")	PRECAST	566	573	611	1039	1389	1711	2034	2358	493
14'-8" (176")	PRESTRESSED	N.R.	666	439	696	899	1104	1309	1515	363
15'-4" (184")	PRESTRESSED	N.R.	666	535	905	1295	1595	1896	2198	556
17'-4" (208")	PRESTRESSED	N.R.	637	409	631	816	1001	1186	1372	340
19'-4" (232")	PRESTRESSED	N.R.	637	409	631	816	1001	1186	1372	494
21'-4" (256")	PRESTRESSED	N.R.	500	340	480	618	759	900	1041	302
22'-0" (264")	PRESTRESSED	N.R.	500	340	480	618	759	900	1041	398
24'-0" (288")	PRESTRESSED	N.R.	458	318	493	635	778	922	1065	286
			548	378	629	922	1254	1567	1816	360
			243	285	459	591	724	857	990	357
			243	352	682	852	1156	1491	1742	N.R.
			228	278	430	553	677	801	925	327
			228	329	542	791	1072	1381	1676	N.R.
			188	236	361	464	567	670	774	255
			188	276	449	649	874	1121	1389	N.R.
			165	207	313	401	490	578	667	204
			165	239	383	550	736	940	1160	N.R.
			145	186	278	356	433	512	590	172
			140	180	268	343	418	493	568	N.R.
			137	205	322	457	607	771	947	161
			127	165	244	312	380	447	515	N.R.
			124	186	290	408	538	680	833	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	433	808	1123	1413	1704	1995	516	614
			533	527	1009	1389	1728	2088	2450	2888

\*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



**MATERIALS**

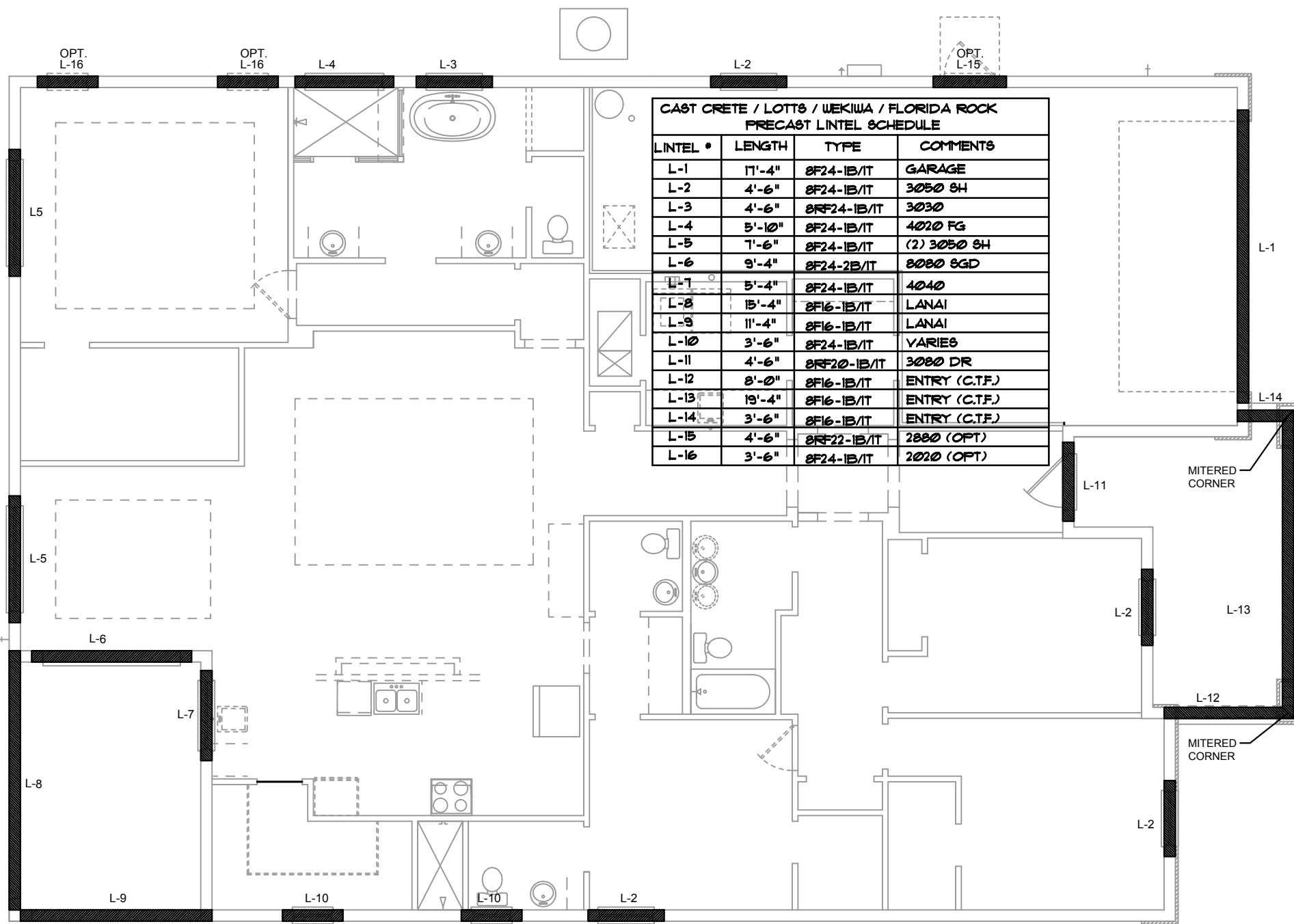
1. Precast lintels = 3500 psi.
2. Prestressed lintels = 6000 psi.
3. Grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or 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.



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 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)

**LOT: 0000, COMMUNITY**

**2681 RANIER PARK SQUARE HOMES**

**PRECAST LINTEL PLAN**

**PARK SERIES**

**S2B.0**

**REVISIONS**

DELTA #	DATE
	12-10-25

**SCALE: AS NOTED**

**DRAWN: MU**

**SHEET: S2B.0**

**DATE: 12-10-25**

**SCALE: AS NOTED**

**DRAWN: MU**

**SHEET: S2B.0**

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

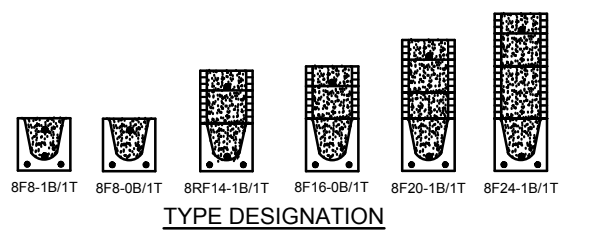
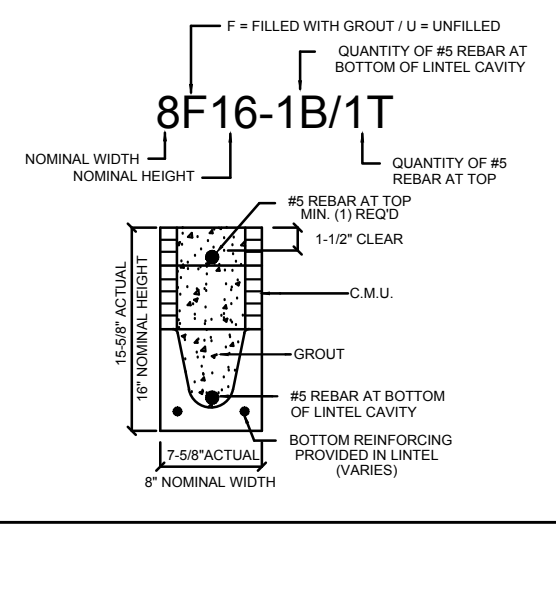
		GRAVITY							
LENGTH	TYPE	8UB	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2646	2496	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	1285
19'-4" (232")	PRESTRESSED	N.R.	451	700	1033	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	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	2165	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	1182	1684	2192	2703	3216	3732	707	887	
7'-6" (90")	PRECAST	959	990	1278	1475	1914	2354	2797	591	657	
9'-4" (112")	PRECAST	801	811	1029	1466	1907	2351	2797	454	630	
10'-6" (126")	PRECAST	716	716	898	1269	1560	1852	2144	396	493	
11'-4" (138")	PRECAST	666	666	839	1104	1309	1515	1721	363	556	
12'-0" (144")	PRECAST	631	631	788	1001	1186	1372	1558	340	494	
13'-4" (160")	PRECAST	573	573	729	922	1084	1267	1453	302	398	
14'-0" (168")	PRECAST	548	548	682	852	1024	1207	1391	286	360	
14'-8" (176")	PRESTRESSED	243	243	352	462	572	682	792	N.R.	357	
15'-4" (184")	PRESTRESSED	228	228	278	430	553	677	801	N.R.	327	
17'-4" (208")	PRESTRESSED	188	188	236	361	464	567	670	N.R.	255	
19'-4" (232")	PRESTRESSED	165	165	207	313	401	490	578	N.R.	204	
21'-4" (256")	PRESTRESSED	145	145	186	278	356	433	512	N.R.	172	
22'-0" (264")	PRESTRESSED	137	137	180	268	343	418	493	N.R.	161	
24'-0" (288")	PRESTRESSED	124	124	166	244	312	380	447	N.R.	135	

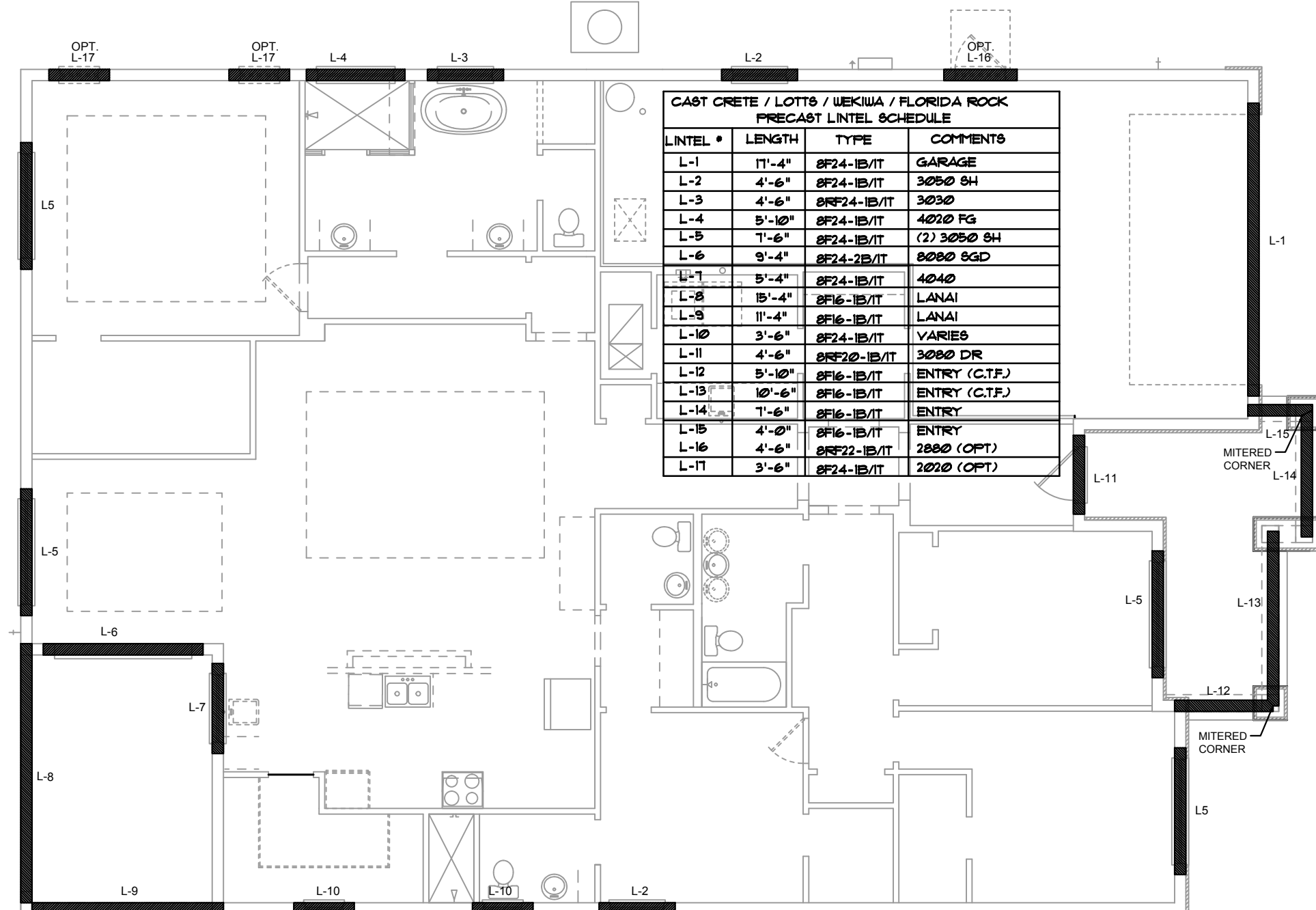
		UPLIFT								LATERAL	
LENGTH	TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RU6	8RF6	
		8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T			
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932	
4'-6" (54")	PRECAST	1192	1607	2311	3121	3937	4756	5577	853	853	
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 / 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 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'-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.
  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  
C (Standard)**

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
1407 73rd Ave SE  
Ocala, Florida 32811  
Phone: (407) 734-1792  
www.iteg.com

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

**PRECAST LINTEL PLAN  
PARK SERIES**

**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: 52C.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.**

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

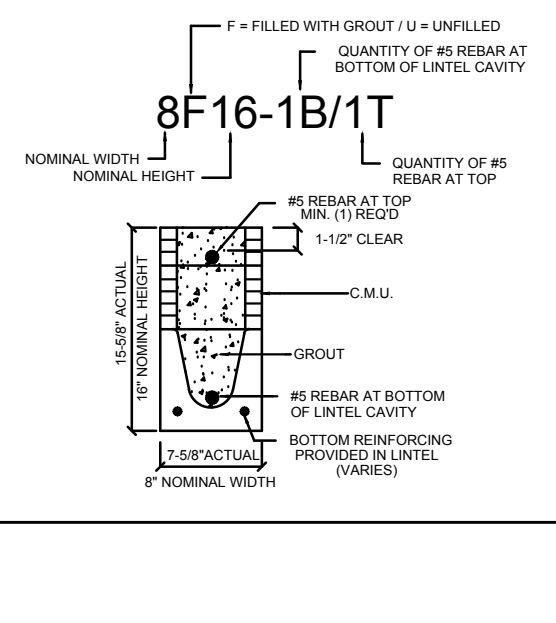
		GRAVITY							
LENGTH	TYPE	8UB	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2646	2496	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	1285
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	1765	2507	3257	4010	4767	5526	727	727	
5'-4" (64")	PRECAST	1393	1437	2050	2670	3293	3920	4549	505	505	
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665	4247	418	418	
6'-6" (78")	PRECAST	1141	1200	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	1496	1791	2086	396	493	
11'-4" (138")	PRECAST	666	666	839	1089	1389	1689	1989	363	556	
12'-0" (144")	PRECAST	631	631	800	1039	1339	1639	1939	340	494	
13'-4" (160")	PRECAST	573	573	749	982	1274	1566	1858	302	398	
14'-0" (168")	PRECAST	548	548	729	962	1254	1546	1838	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	186	248	310	372	434	N.R.	161	
24'-0" (288")	PRESTRESSED	124	124	166	216	276	336	396	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	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	1009	1389	1728	2088	2450	516	614	

\*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



**MATERIALS**

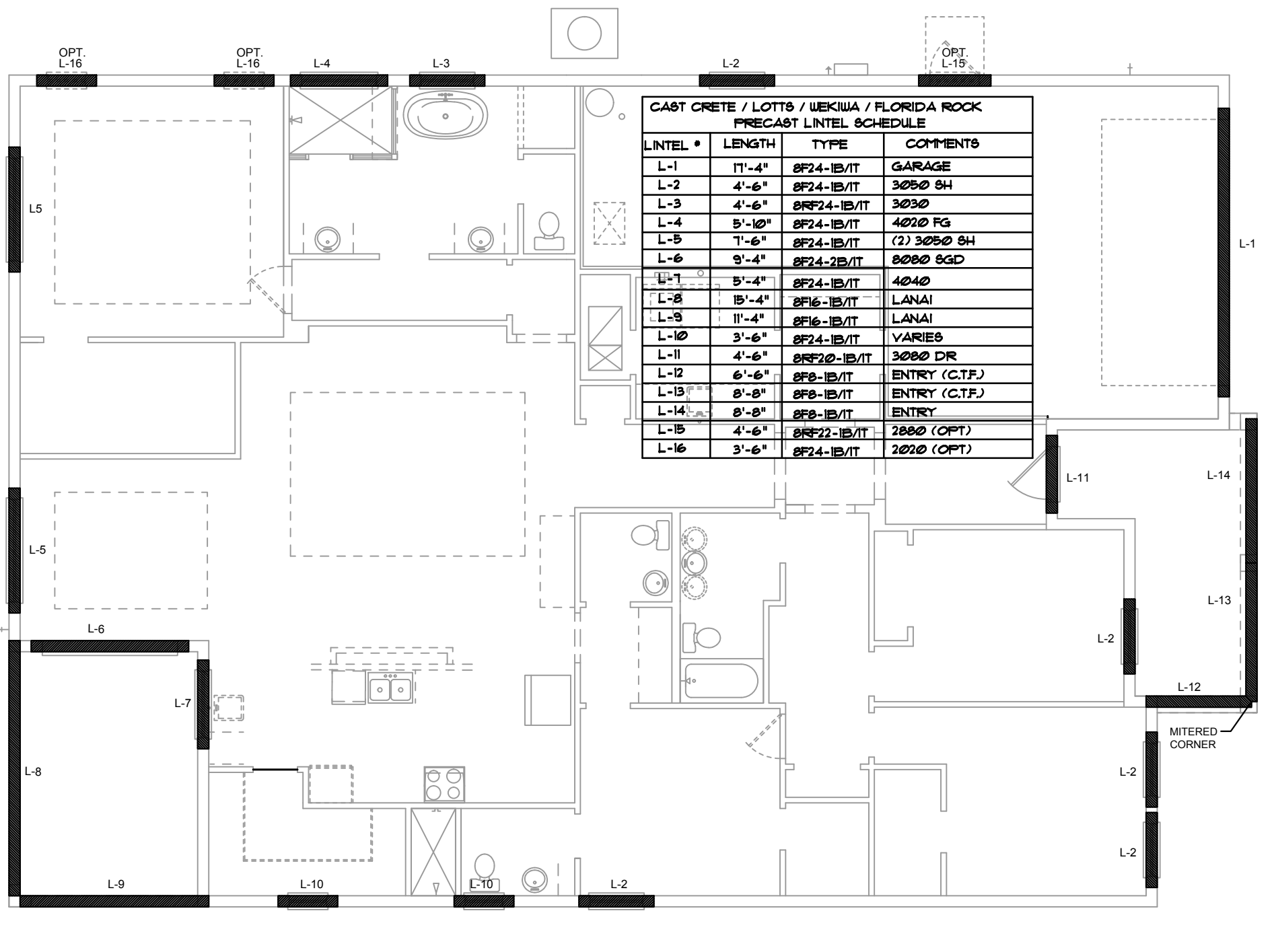
1. Precast lintels = 3500 psi.
2. Prestressed lintels = 6000 psi.
3. Grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or 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.



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 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)

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LOT: 0000, COMMUNITY  
 PRECAST LINTEL PLAN  
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**HITEC**  
 THOMPSON ENGINEERING GROUP, INC.  
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 Orlando, Florida 32811  
 Phone: (407) 734-1450  
 Fax: (407) 734-1790  
 www.hitec.com

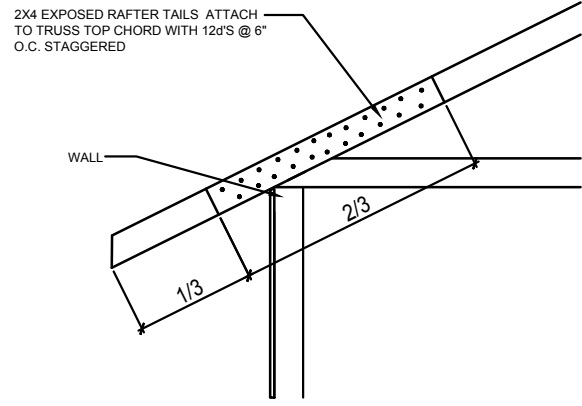
**Park Square HOMES**  
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
 6200 Vineyard Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 689 - 3000

**2681 RANIER PARK SERIES**

**PRECASST LINTEL PLAN**  
**D (Standard)**  
**17'-4" (172") 17'-4" (172")**

**S2D.0**

**REVISIONS**  
 DELTA # DATE  
 DATE: 12-10-25  
 SCALE: AS NOTED  
 DRAWN: MU  
 SHEET:



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

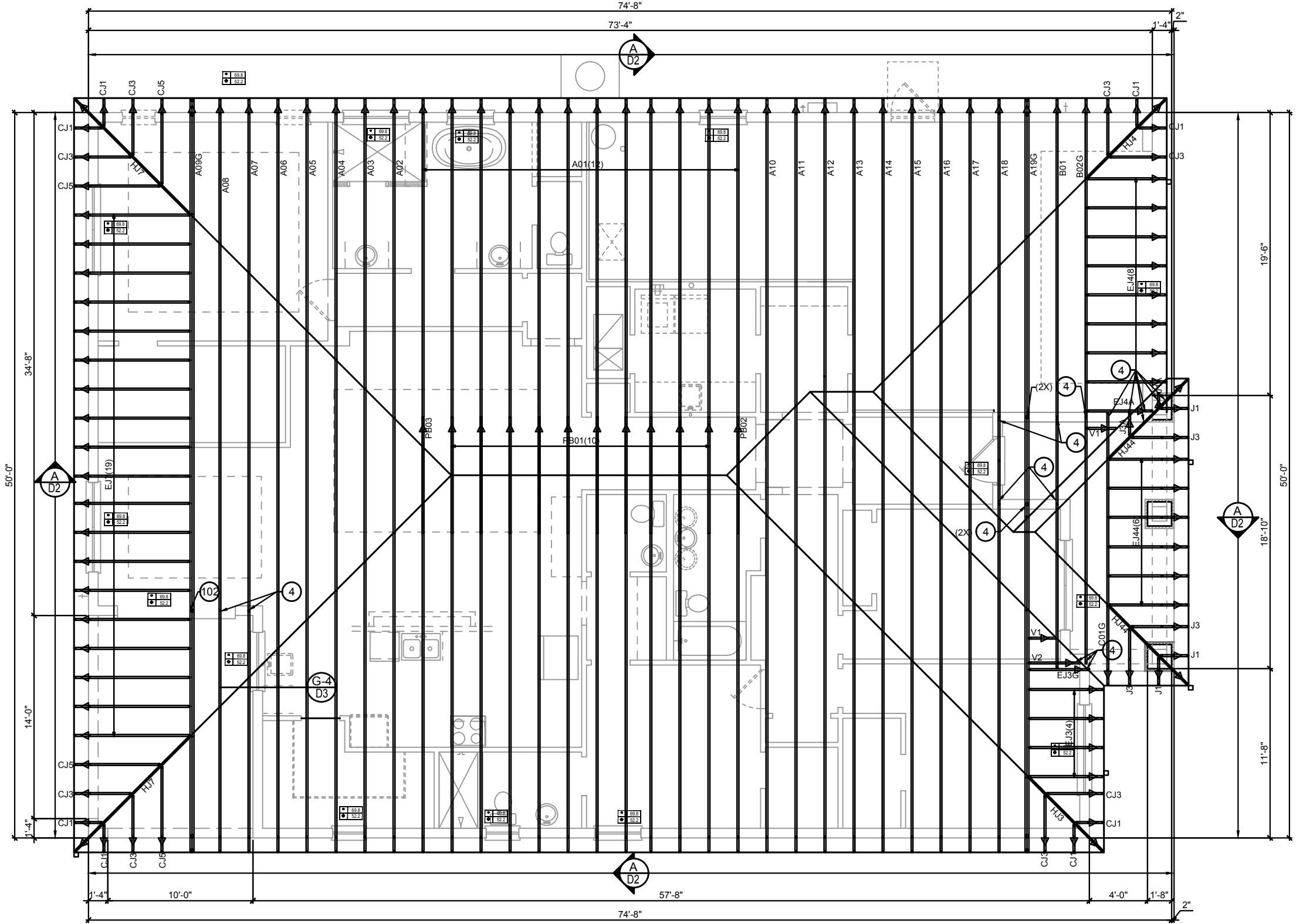
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  - TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
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  - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
  - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TP/W/TC/BCSI 1.
  - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
  - ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
  - SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
  - 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

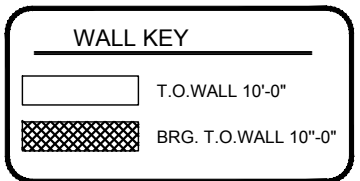
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6



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

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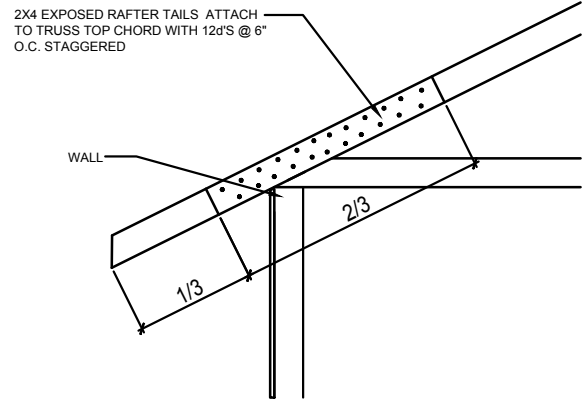
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THOMPSON ENGINEERING GROUP, INC.  
1407 73rd Ave SE, Palm Bay, FL 32909  
Tel: (407) 734-1400 Fax: (407) 734-1790 www.iteg.com

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

**FLOOR FRAMING PLAN**  
2681 RANIER  
PARK SERIES

REVISIONS  
DATE: 12-10-25  
SCALE: AS NOTED  
DRAWN: ME  
SHEET: S3A.0



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

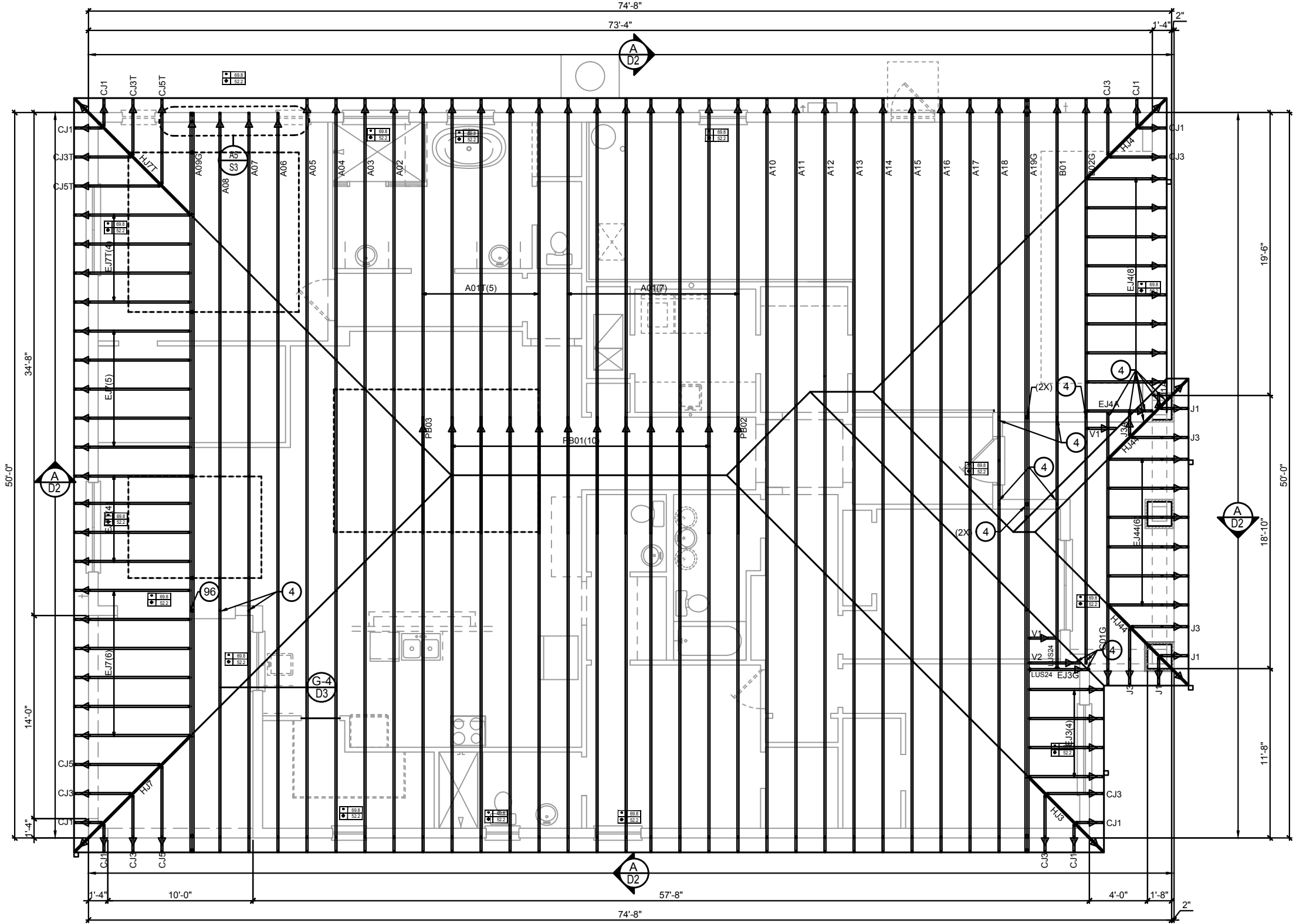
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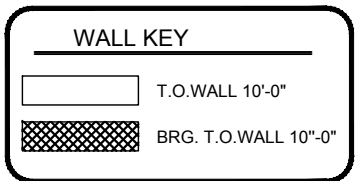
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20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	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 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 / JST: 10-16d	2,720	N/A
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95	HTS20	20-10d	1,450	N/A	220	N/A	N/A	1,620	N/A
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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 (Tray Ceiling)  
1/4"=1'-0" (11x17) 1/4"=1'-0" (22x34)

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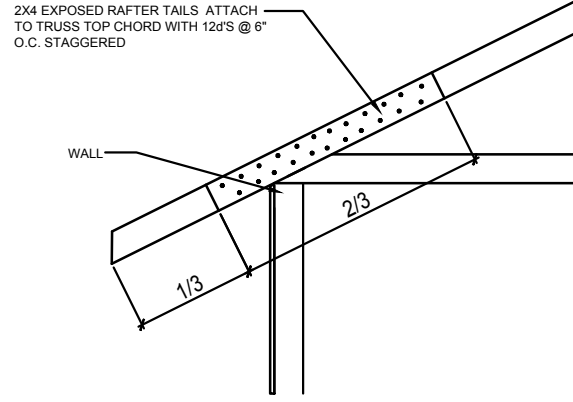
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Phone: (407) 659-3000

**FLOOR FRAMING PLAN**  
**2681 RANIER**  
**PARK SERIES**

REVISIONS  
DATE: 12-10-25  
SCALE: AS NOTED  
DRAWN: MW  
SHEET: S3A.0



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

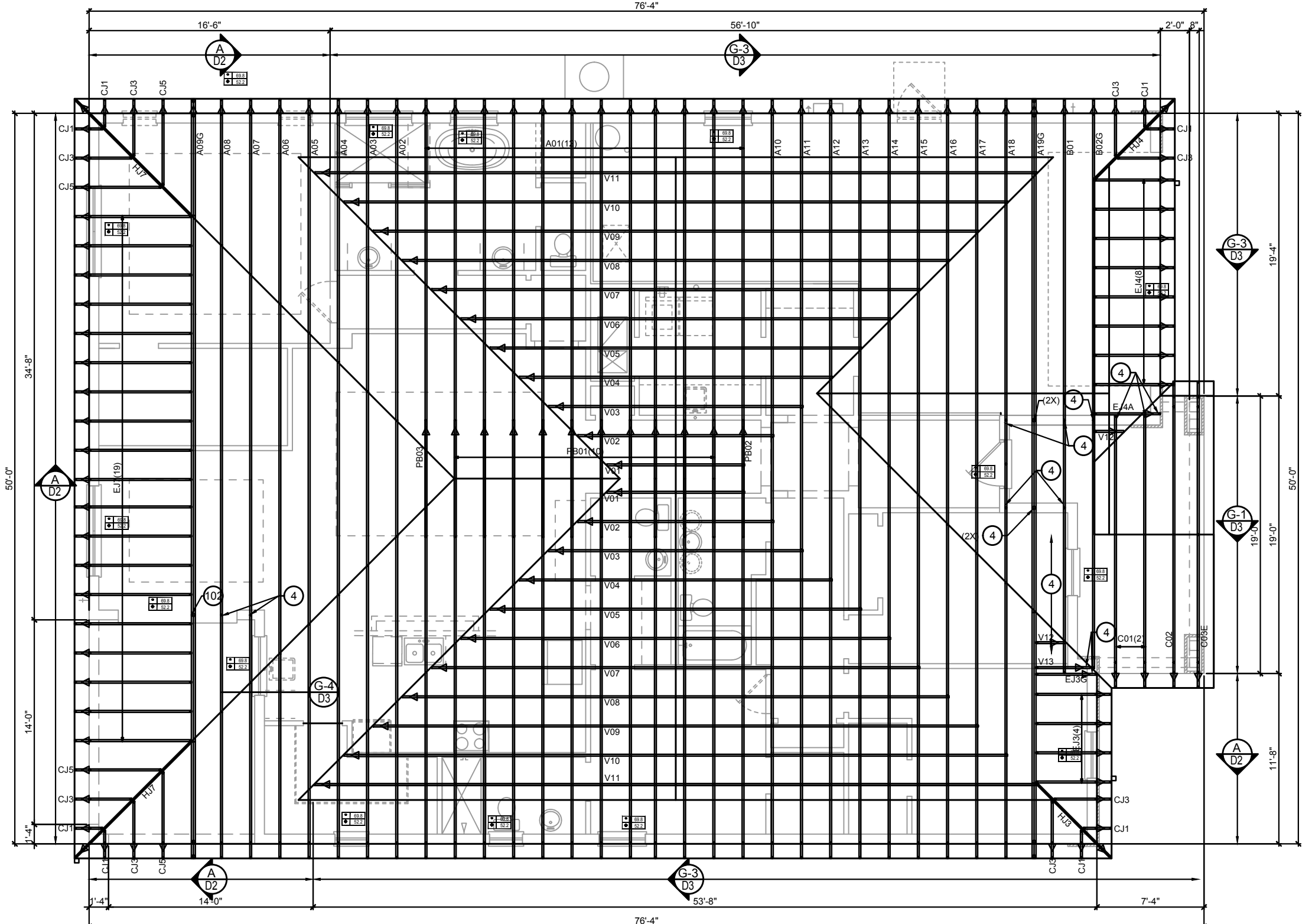
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  - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
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**COMPONENT & CLADDING DESIGN WIND PRESSURES**

SEE PLAN DESIGN WIND PRESSURE

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

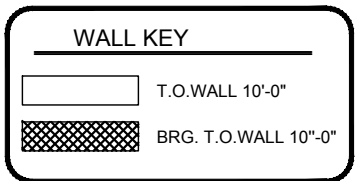
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**CONNECTOR SCHEDULE**

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-1/2"x3"(2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HUE7-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
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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
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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**  
B (Standard)  
1/4"=1'-0" (11x17) 1/4"=1'-0" (22x34)

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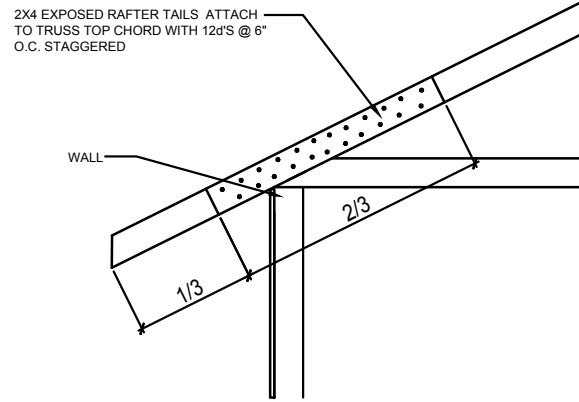
**2681 RANIER**  
**PARK SERIES**

REVISIONS

DELTA #	DATE
	12-10-25

DATE: 12-10-25  
SCALE: AS NOTED  
DRAWN: ME  
SHEET: S3B.0

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

**NOTES**

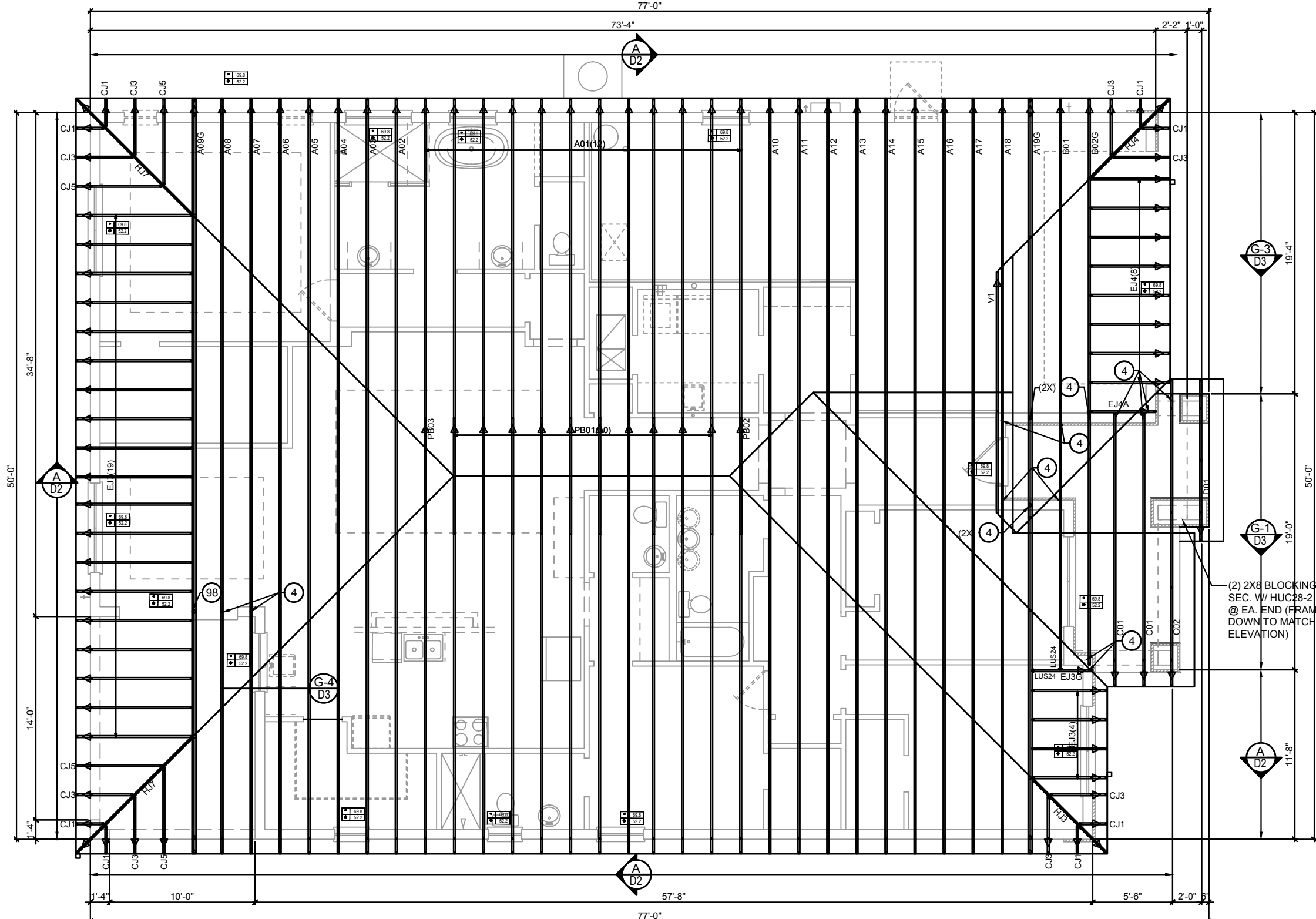
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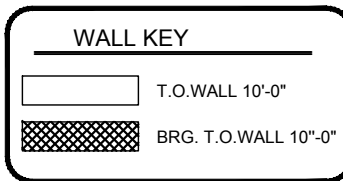
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**2681 RANIER**

**PARK SERIES**

**FLOOR FRAMING PLAN**

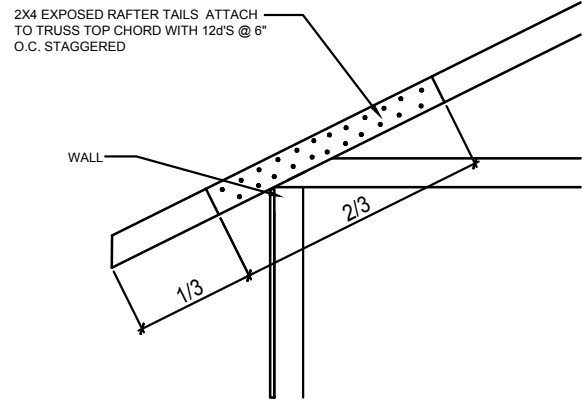
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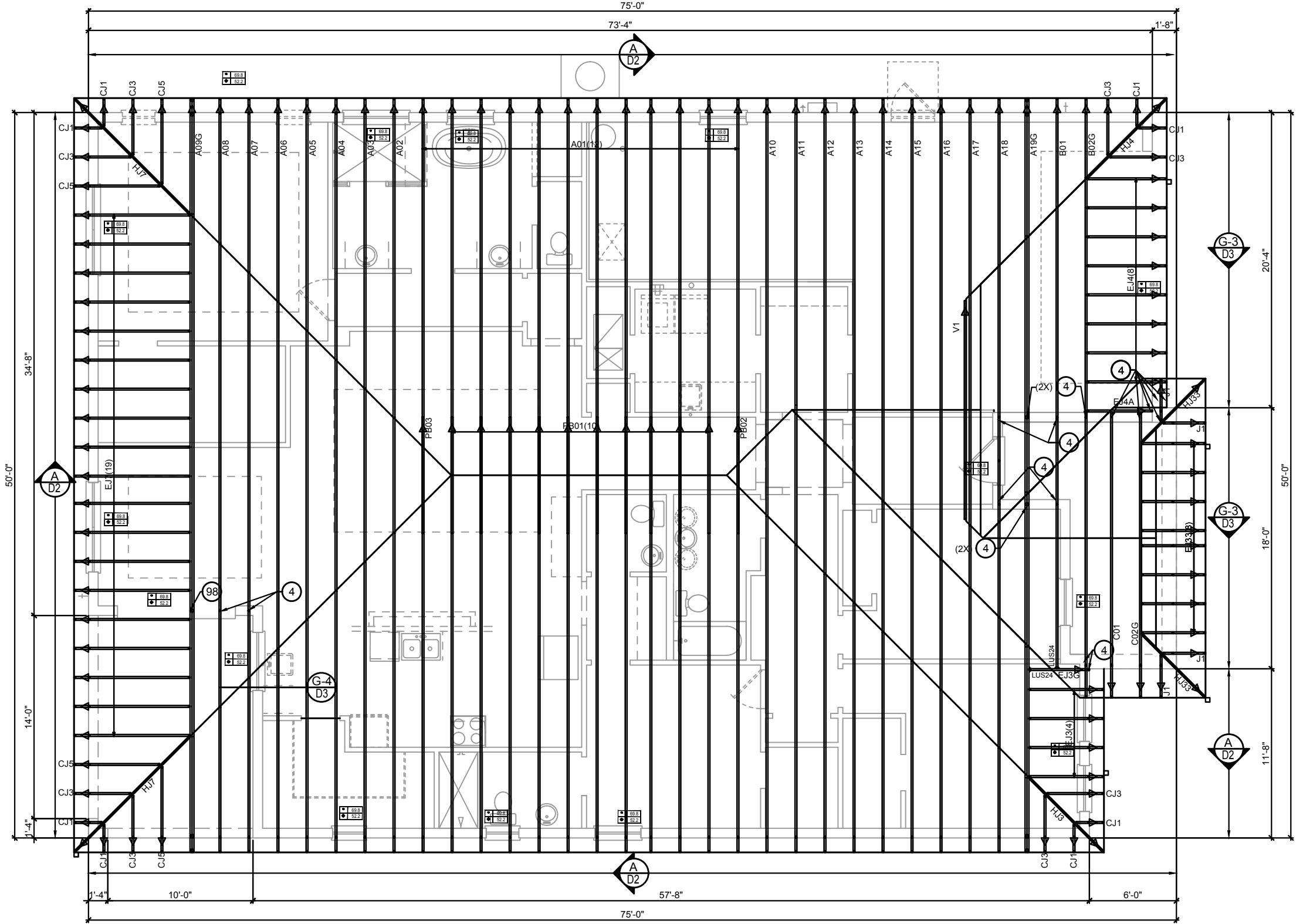
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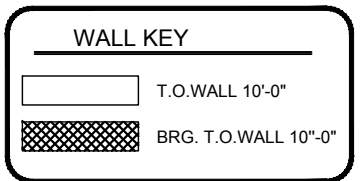
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94	AC4 (MAX)	28-16d	1,815	1,070	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
95	HTS20	20-10d	1,450	N/A	220	N/A	N/A	1,620	N/A
96	HD7B	SILL: 7/8" BOLT STUD: (3) 7/8"X5 1/2" BOLTS	6,645	N/A	226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	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**  
C (Standard)  
1/4"=1'-0" (11x17) 1/4"=1'-0" (22x34)

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**2681 RANIER PARK SERIES**

**FLOOR FRAMING PLAN**

REVISIONS

DELTA #	DATE
1	12-10-25

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.

## WOOD STRUCTURAL NOTES

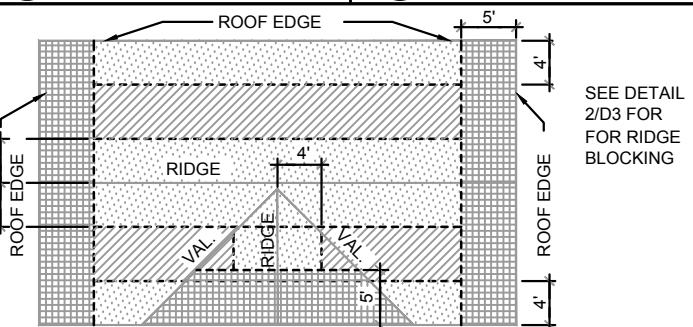
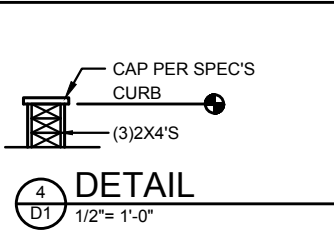
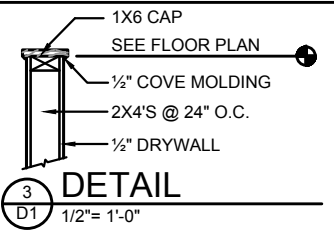
- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES 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:

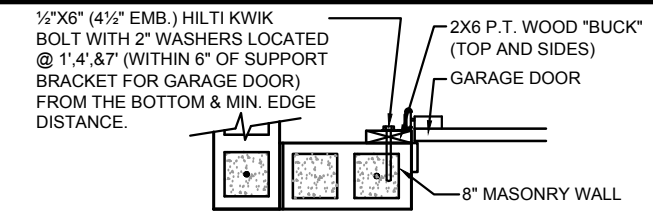
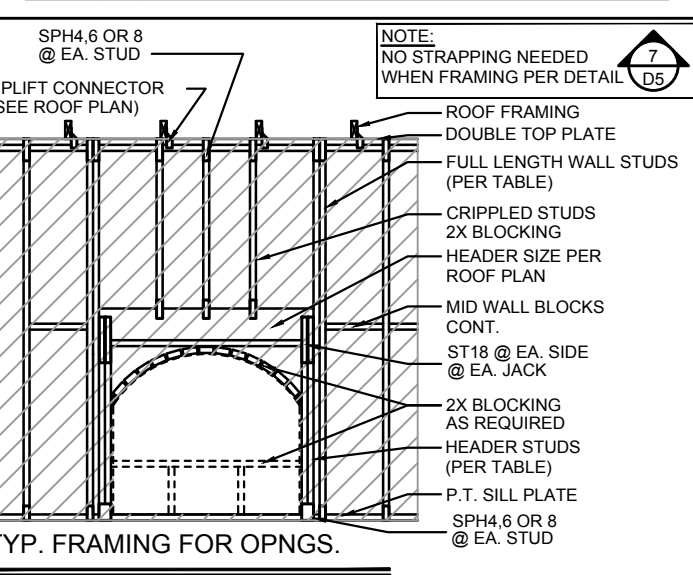
IT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

## 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.

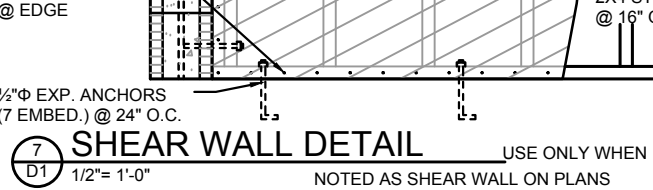
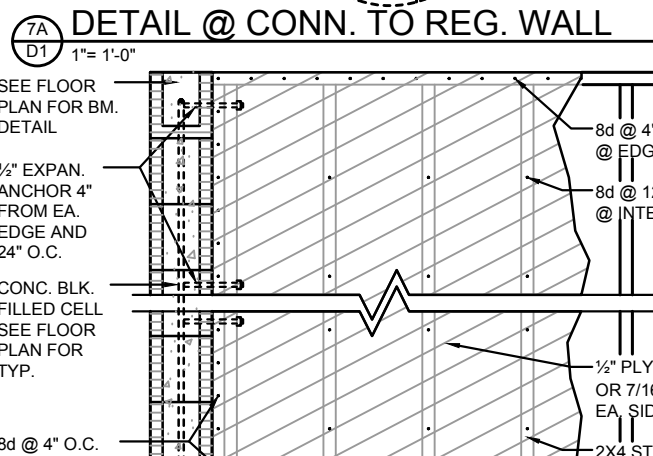
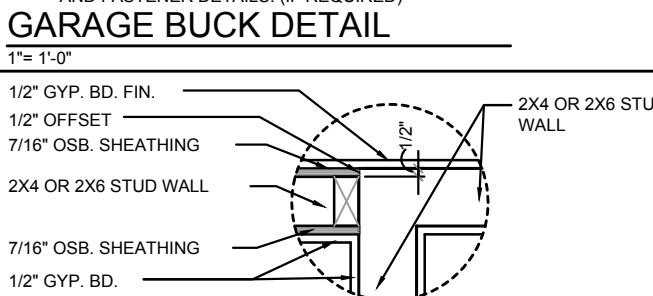
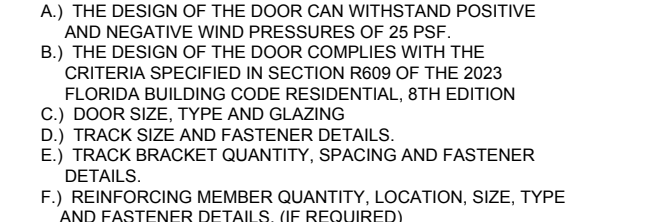


ZONE:	10d RING SHANK NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	10d RING SHANK NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD

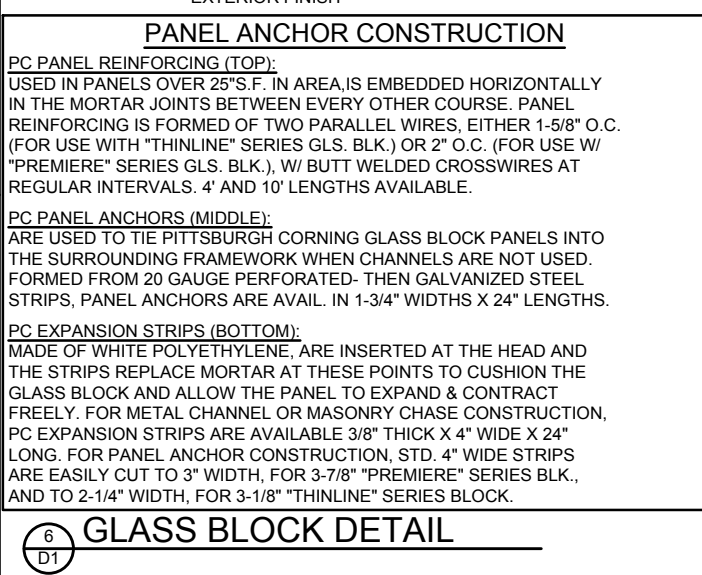
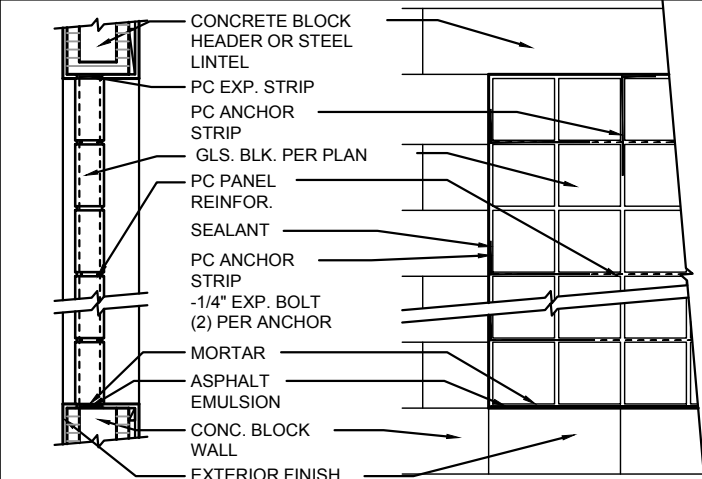
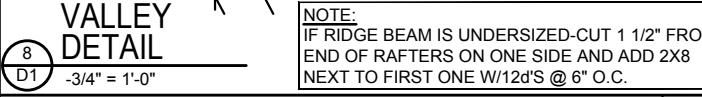
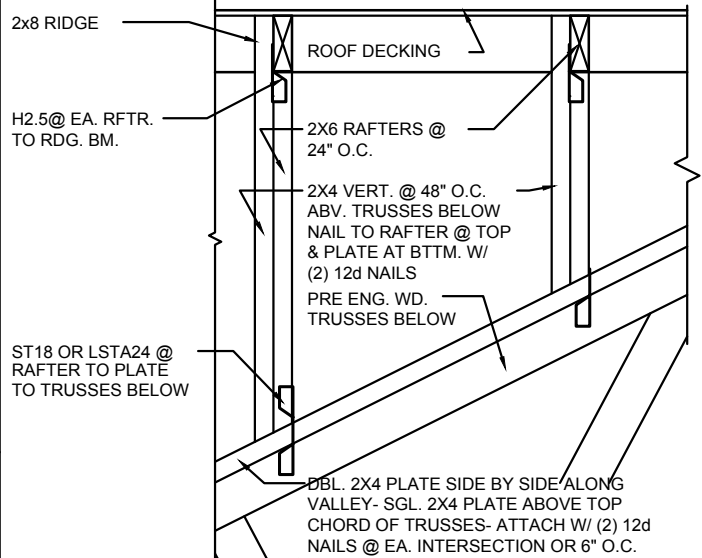
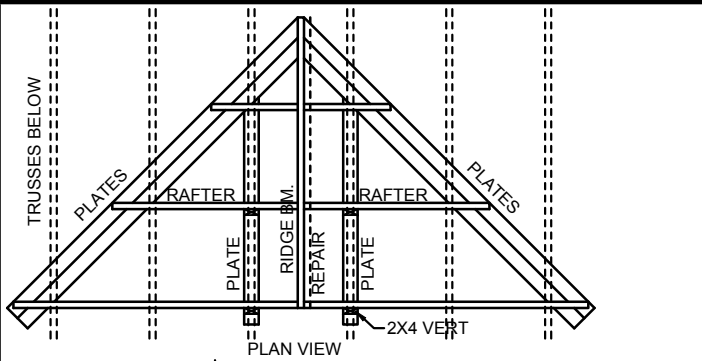


- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS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



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



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**LOT: 0000, COMMUNITY**

**2681 RANIER PARK SERIES**

**STRUCTURAL NOTE & DETAILS**

**REVISIONS**

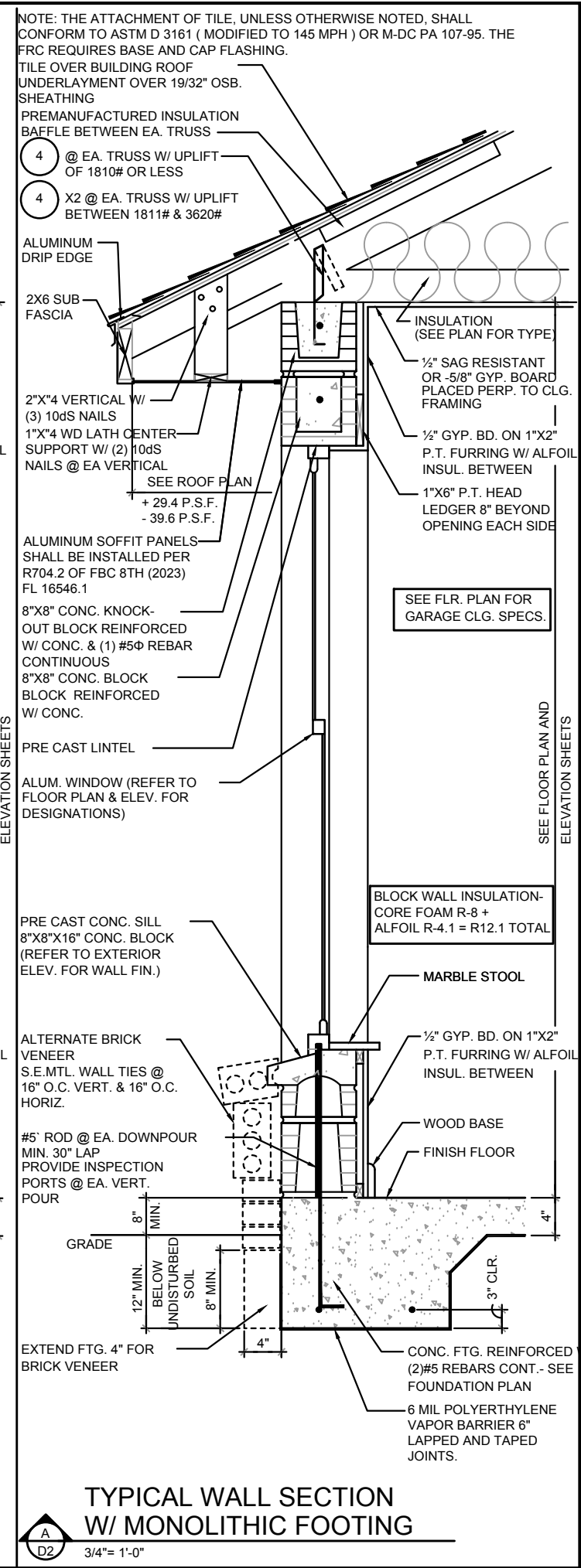
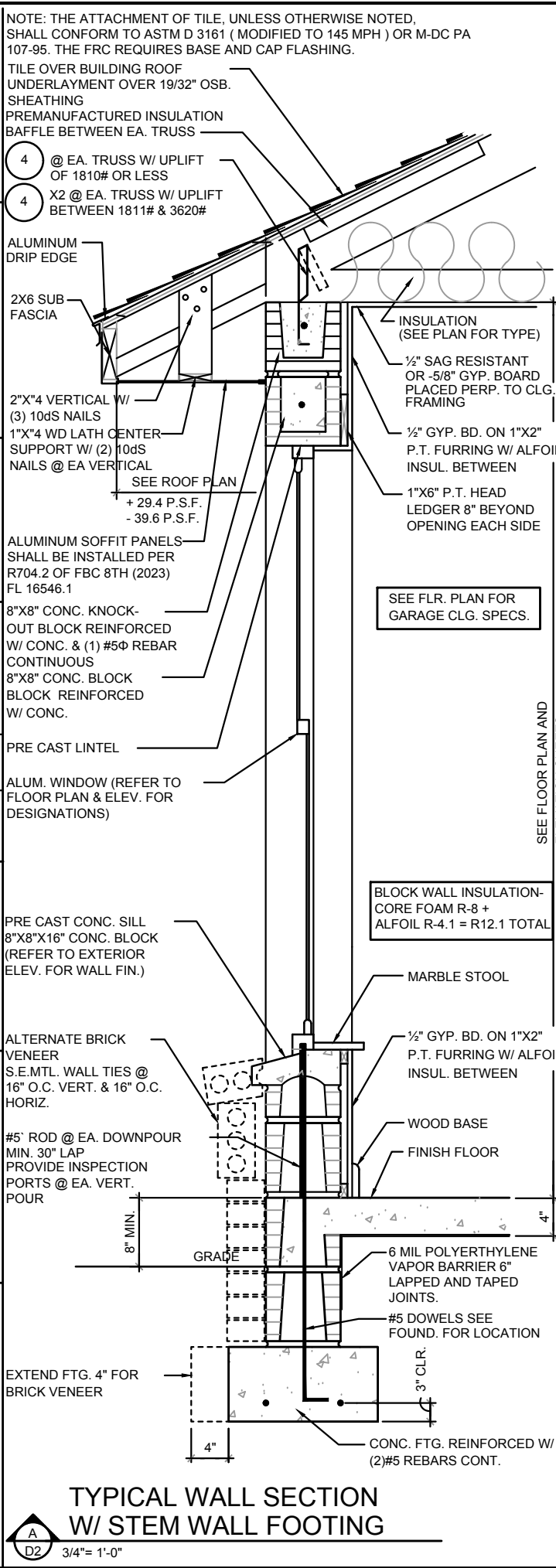
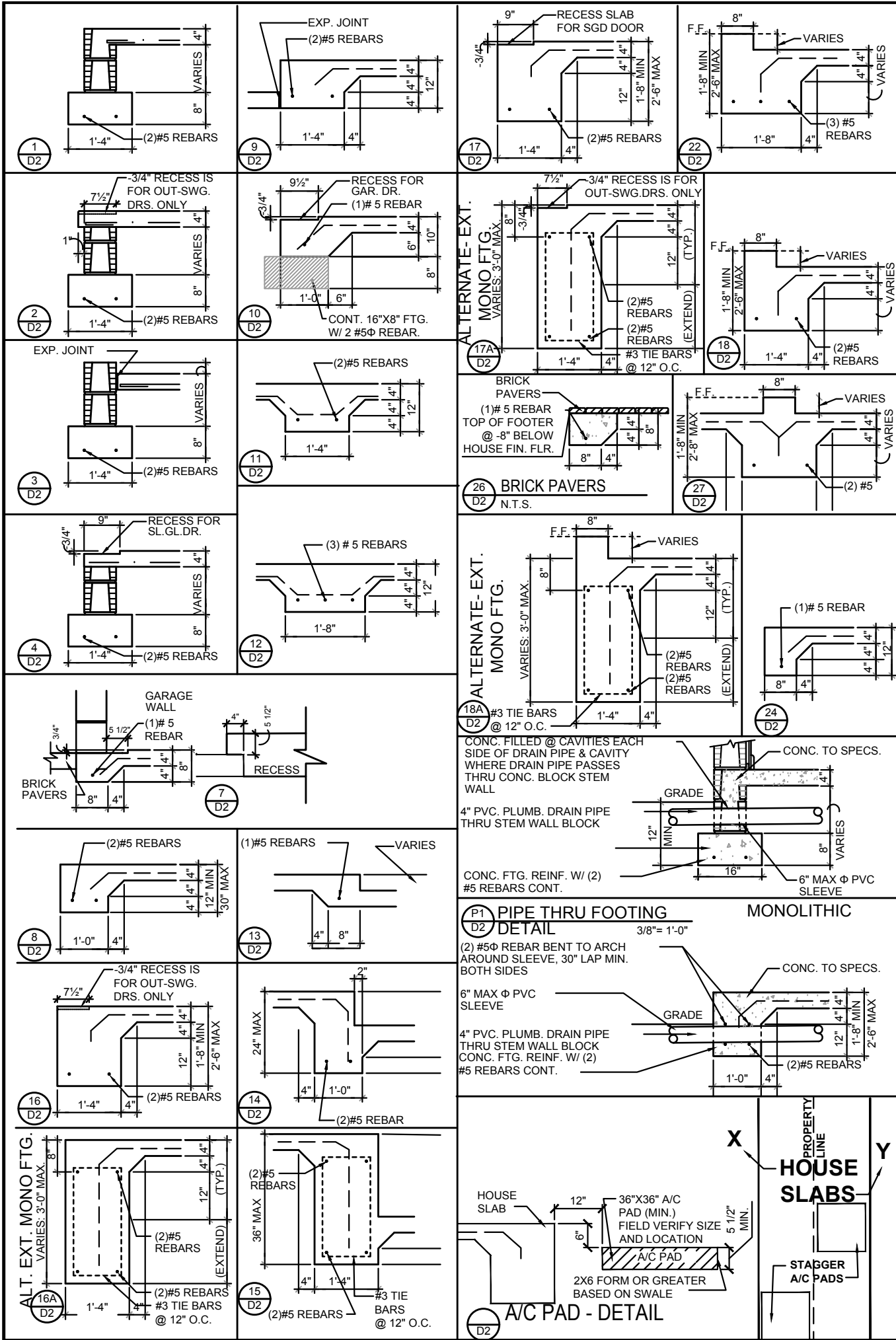
DELTA #	DATE
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DATE: 12-10-25  
SCALE: AS NOTED  
DRAWN: MU  
SHEET: D1

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**STRUCTURAL DETAILS**

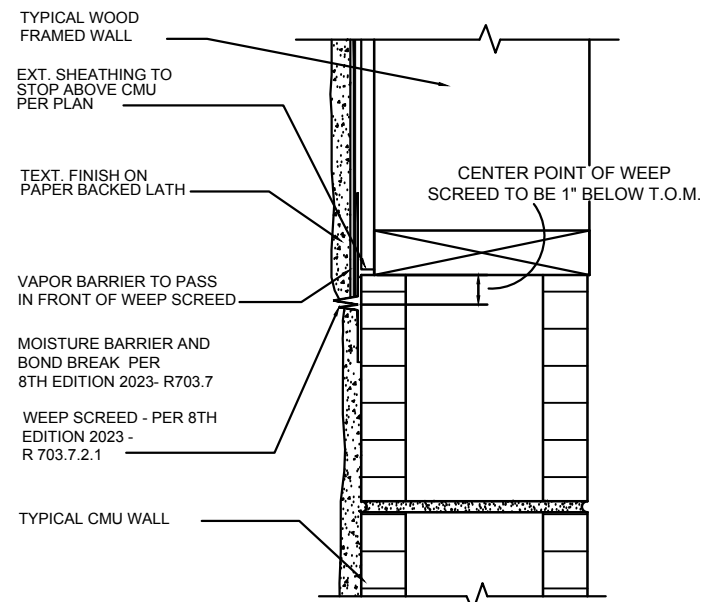
**2681 RANIER PARK SERIES**

**LOT: 0000, COMMUNITY**

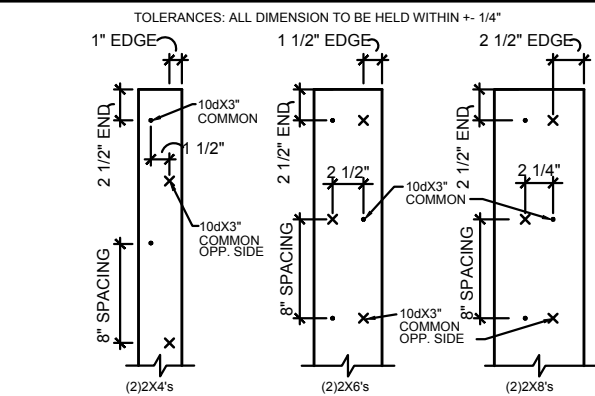
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REVISIONS	DATE
DELTA	12-10-25

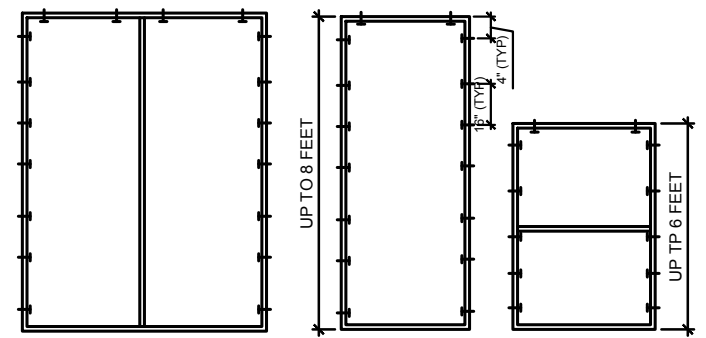
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**A** FLASHING DETAIL



**B** 2X BUILT-UP STUD COLUMN DETAILS  
1 1/2"=1'-0"



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

**BUCK ATTACHMENT DATA**

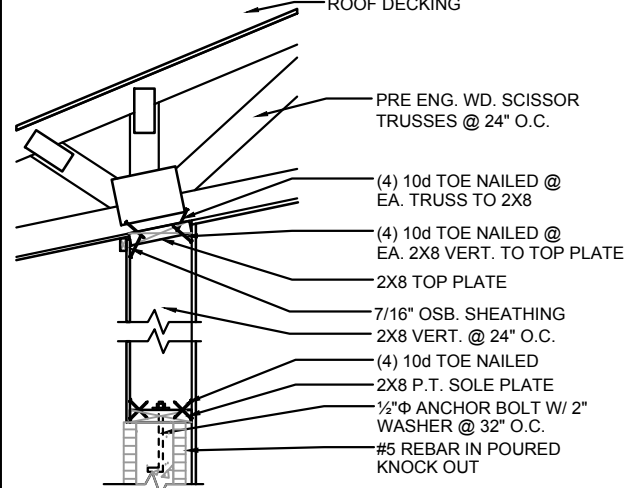
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 4" OF CORNERS AND 16" ON CENTER MAXIMUM.

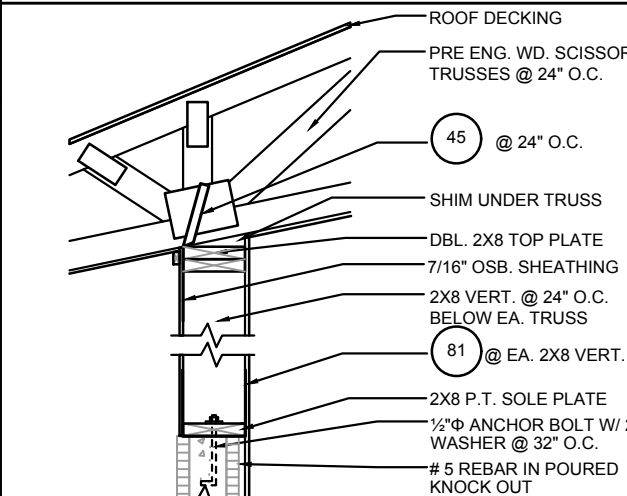
FOR FRAME ANCHORING USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 14" ON CENTER MAXIMUM.

**NOTE**

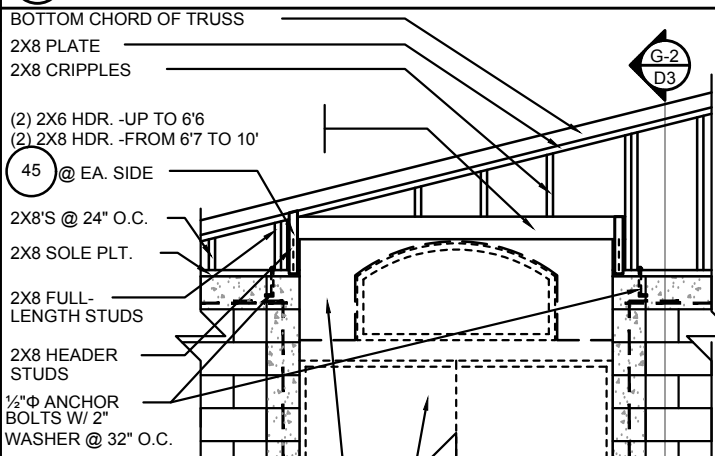
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



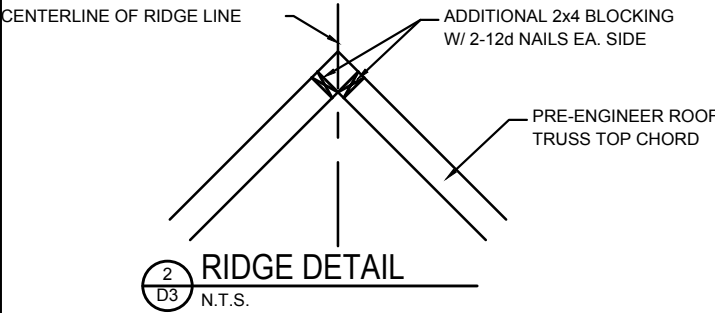
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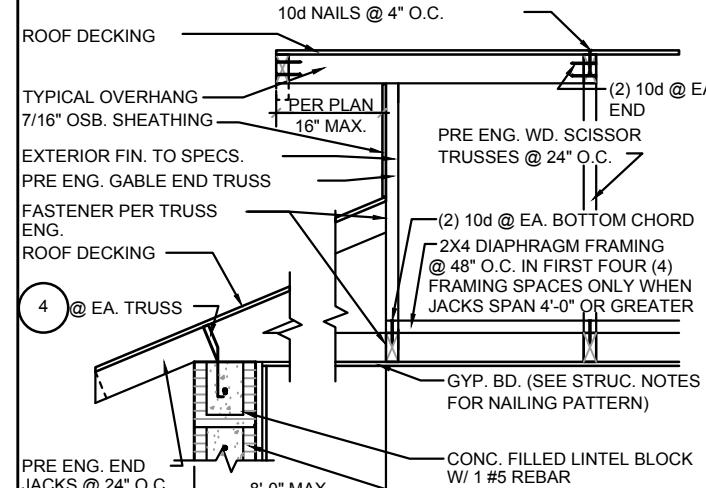
**G-7** BEARING



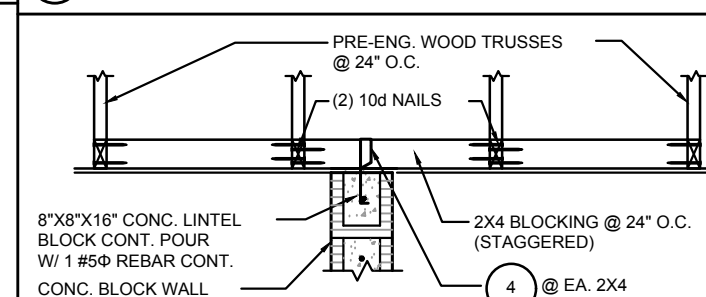
**B** GABLE END



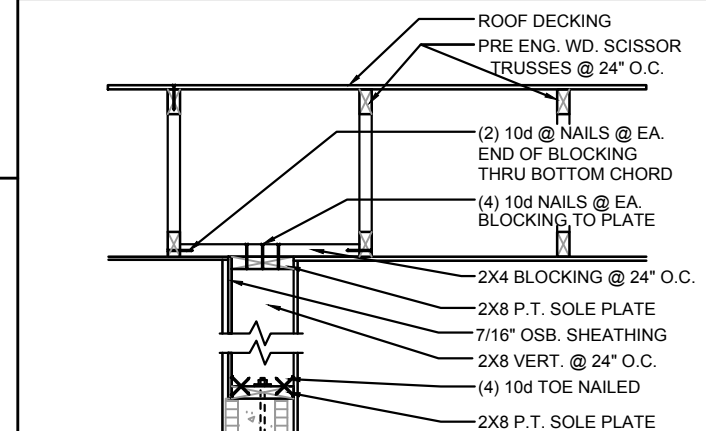
**2** RIDGE DETAIL



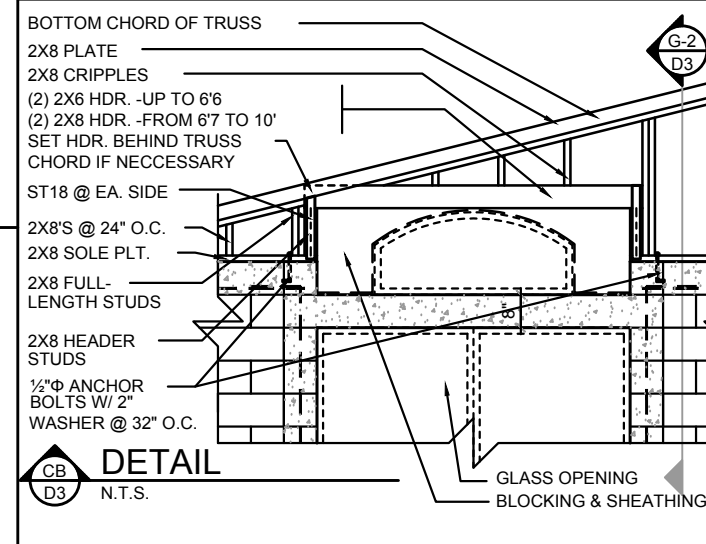
**G-3** GABLE END



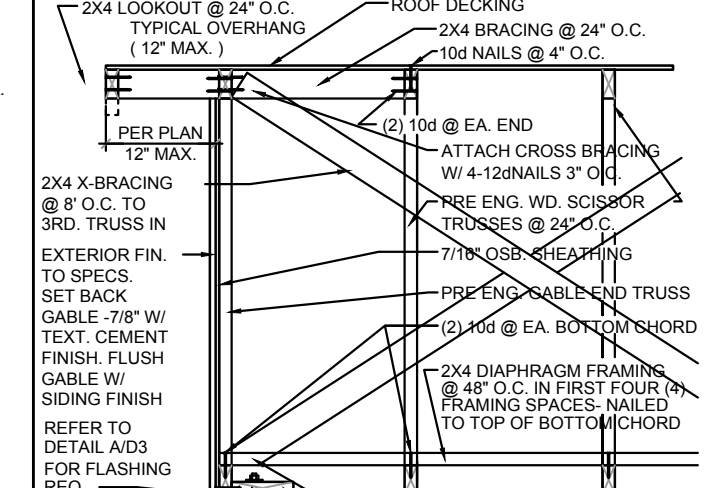
**G-4** DETAIL



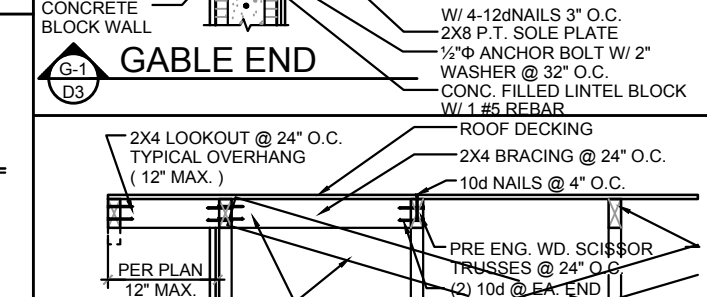
**G-5** GABLE END



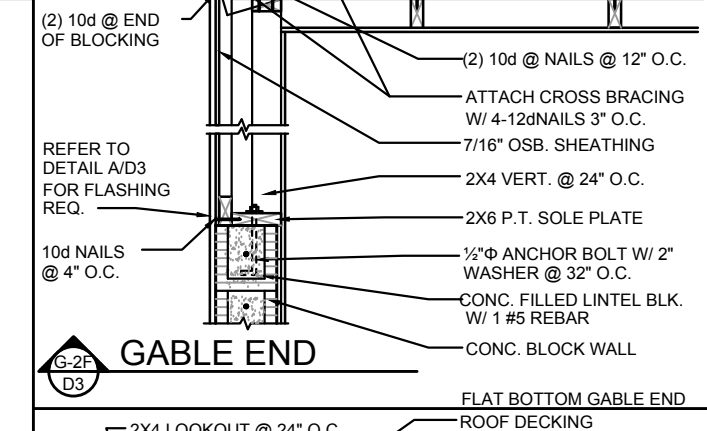
**CB** DETAIL



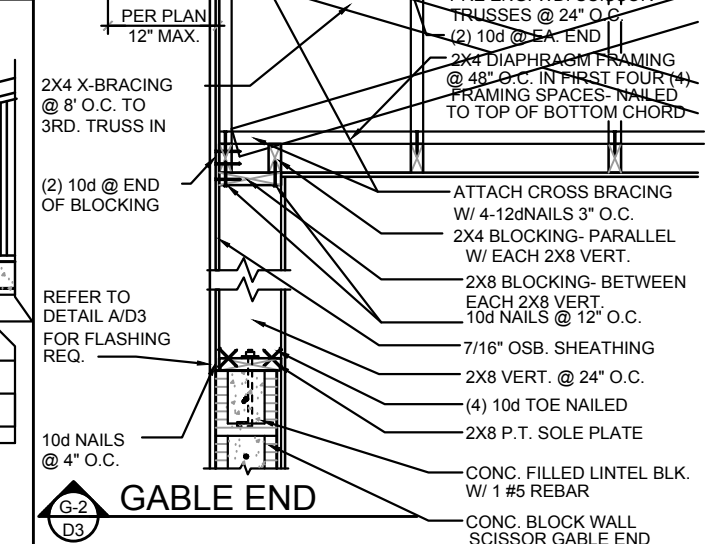
**G-1** GABLE END



**G-2F** GABLE END



**G-2** GABLE END



**G-2** GABLE END

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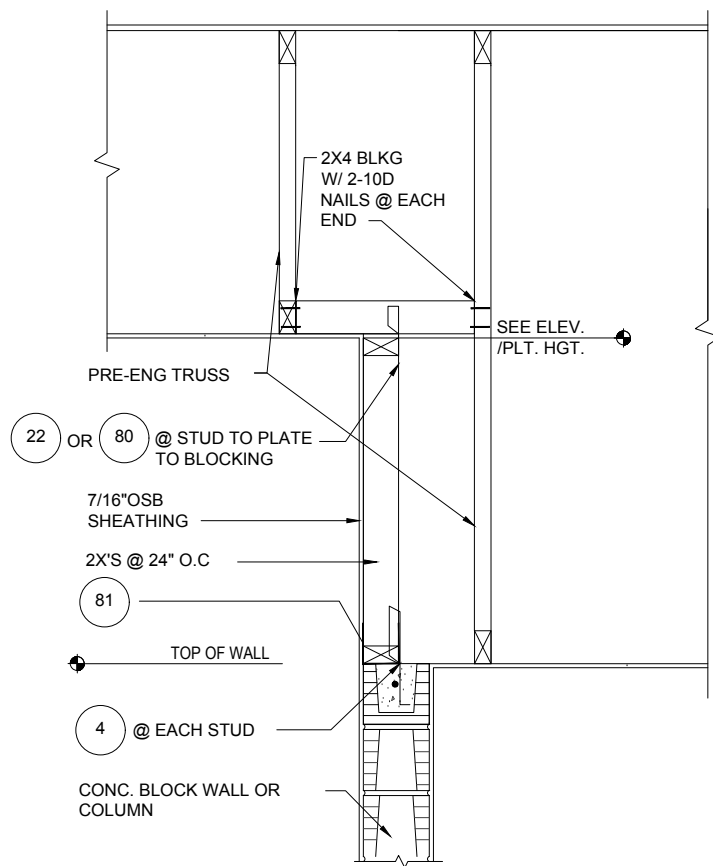
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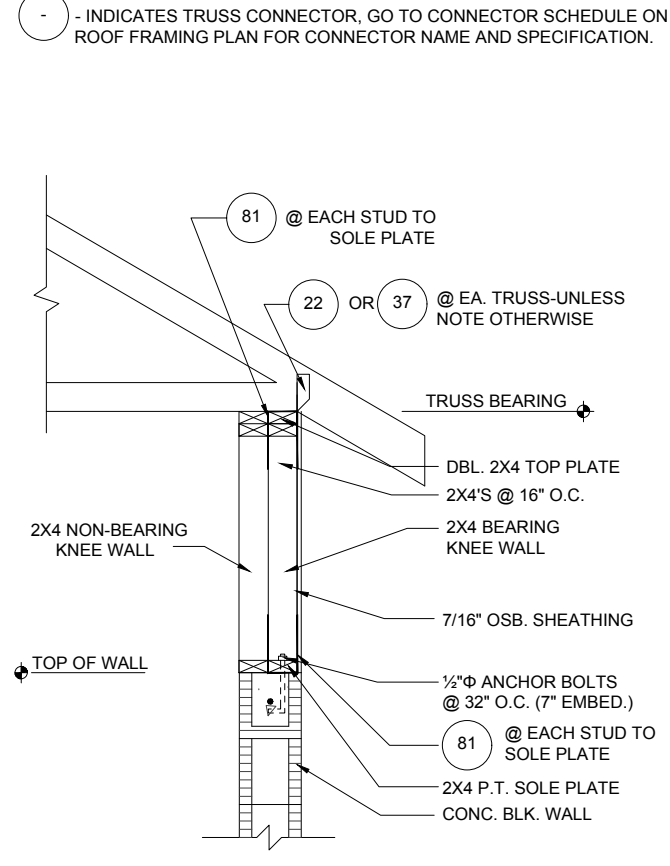
**Park Square HOMES**  
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6200 Vineland Road, Suite 200 Orlando, Florida 32811  
Phone: (407) 829 - 3000

**STRUCTURAL DETAILS**

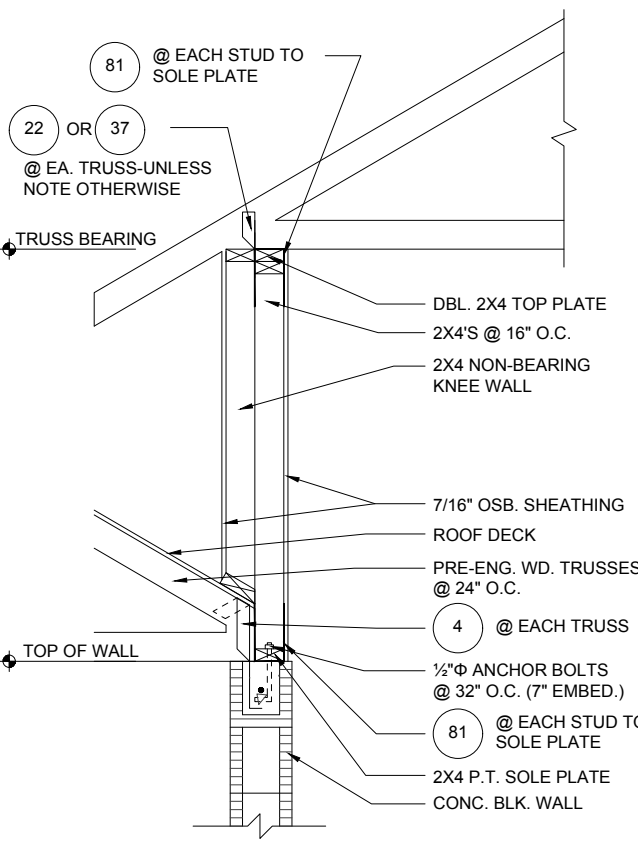
**2681 RANIER PARK SERIES**



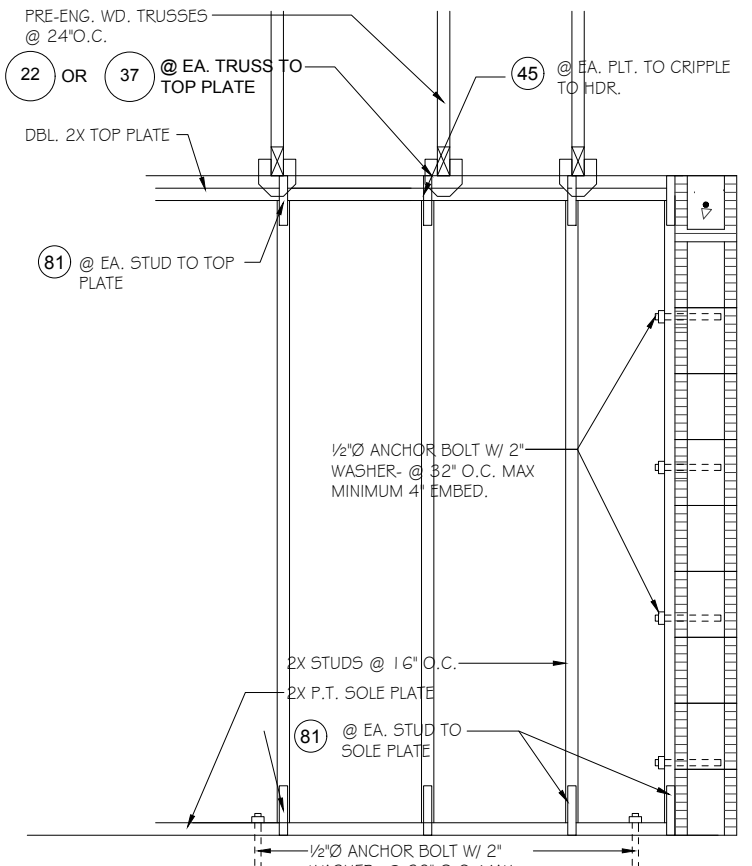
**1**  
D4  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



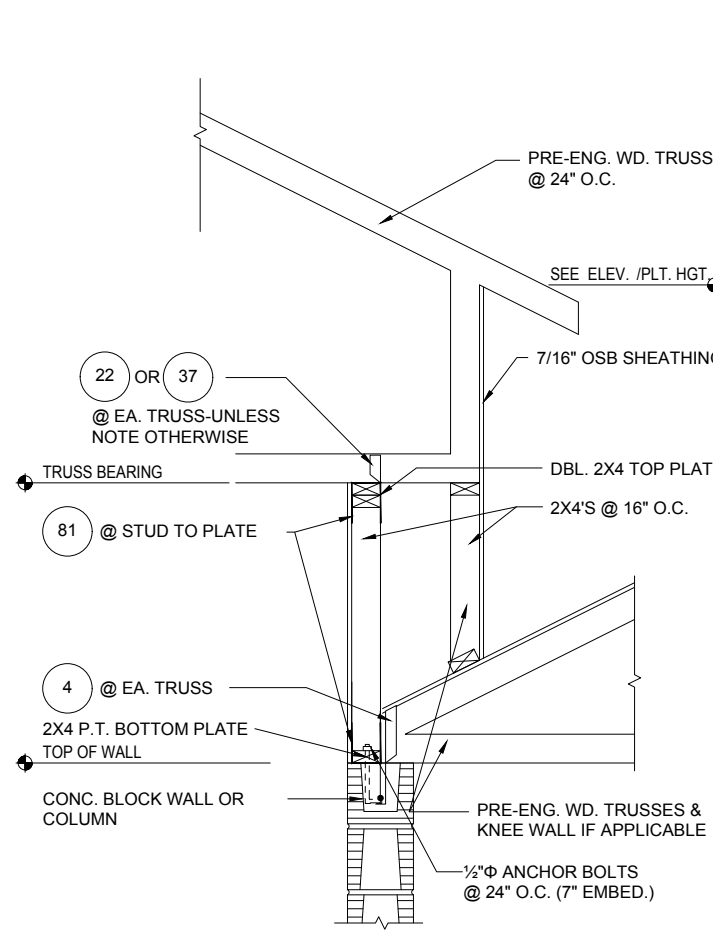
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D4  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



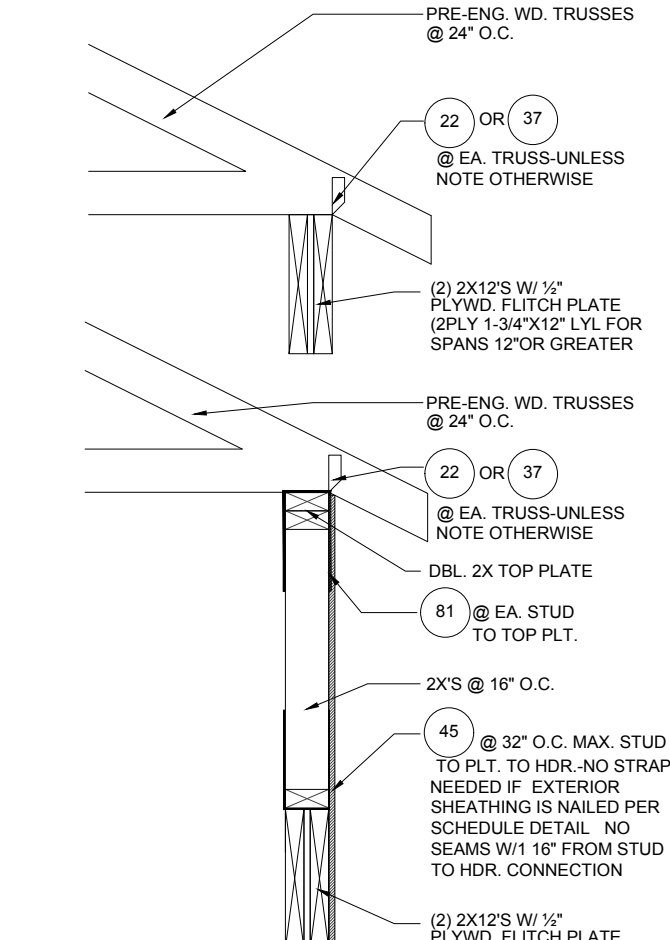
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D4  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



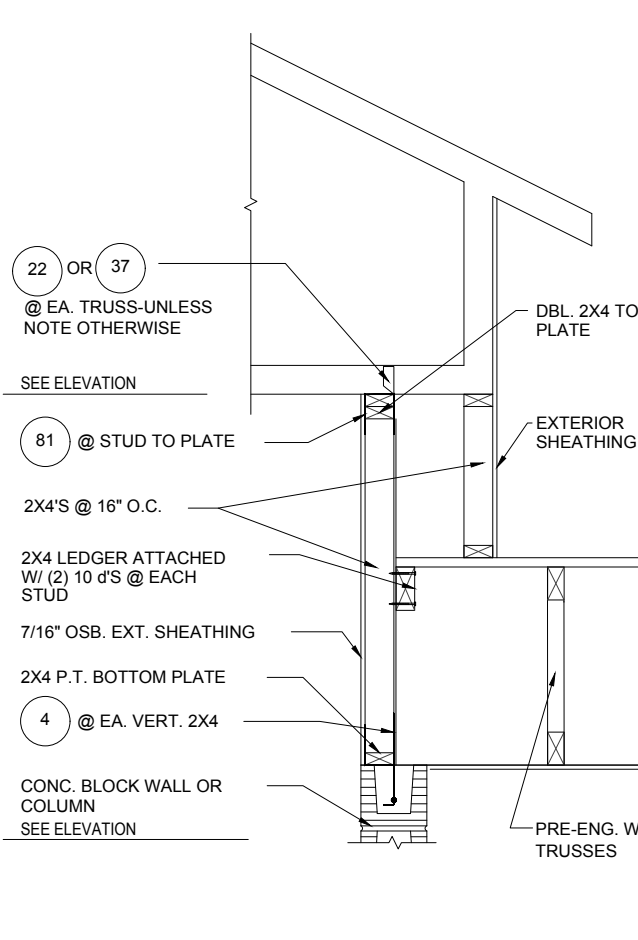
**7**  
D4  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



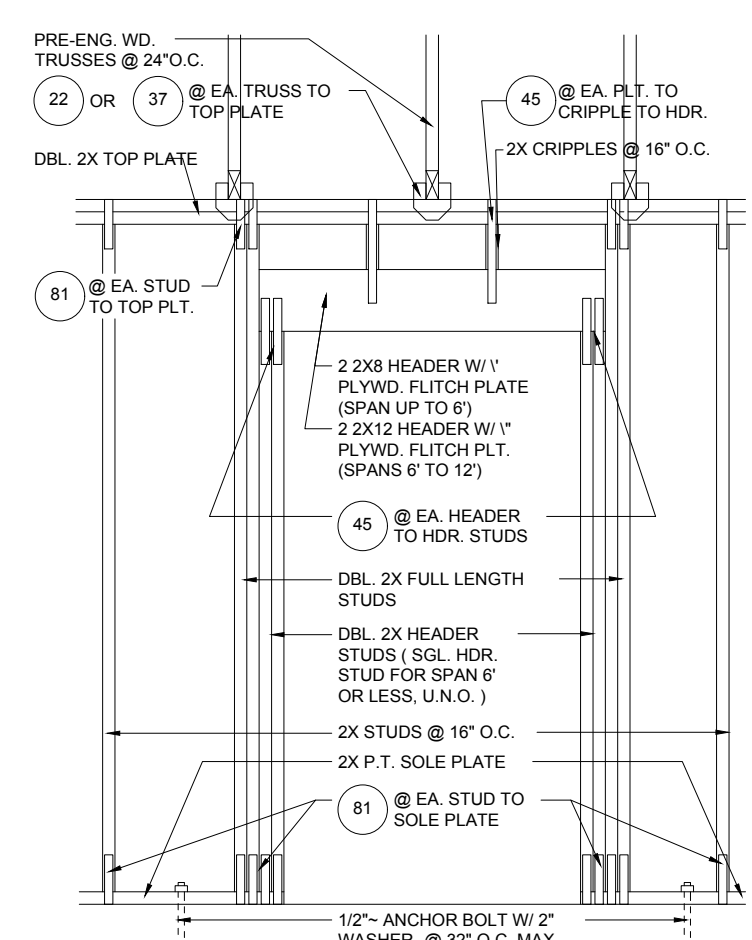
**4**  
D4  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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

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

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH  
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 Phone: (407) 529-3000

STRUCTURAL DETAILS

2681 RANIER

PARK SERIES

REVISIONS

DELTA #	DATE

DATE:

12-10-25

SCALE:

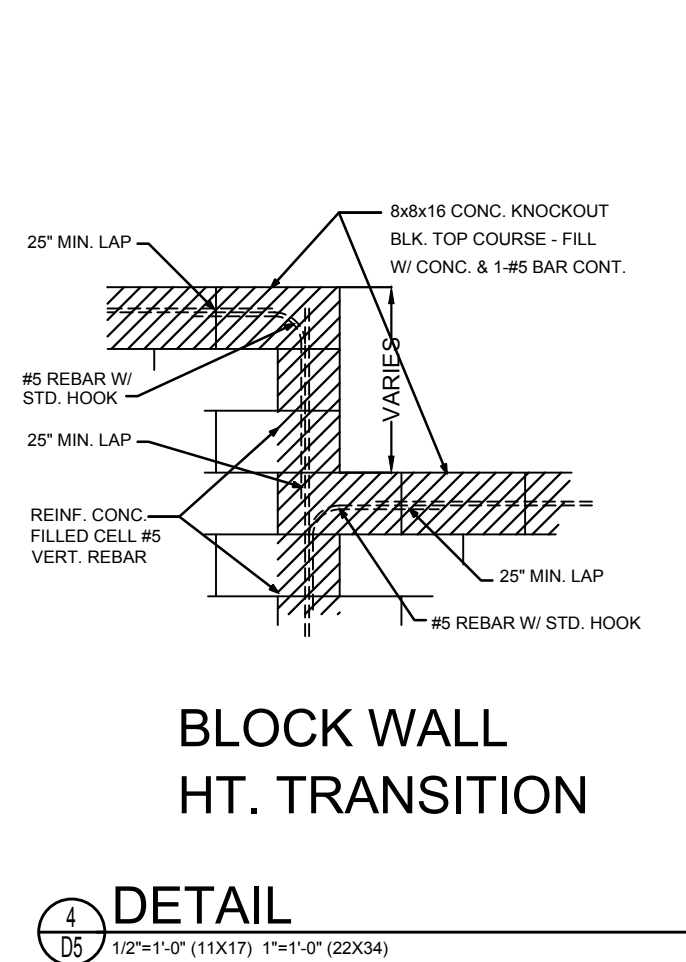
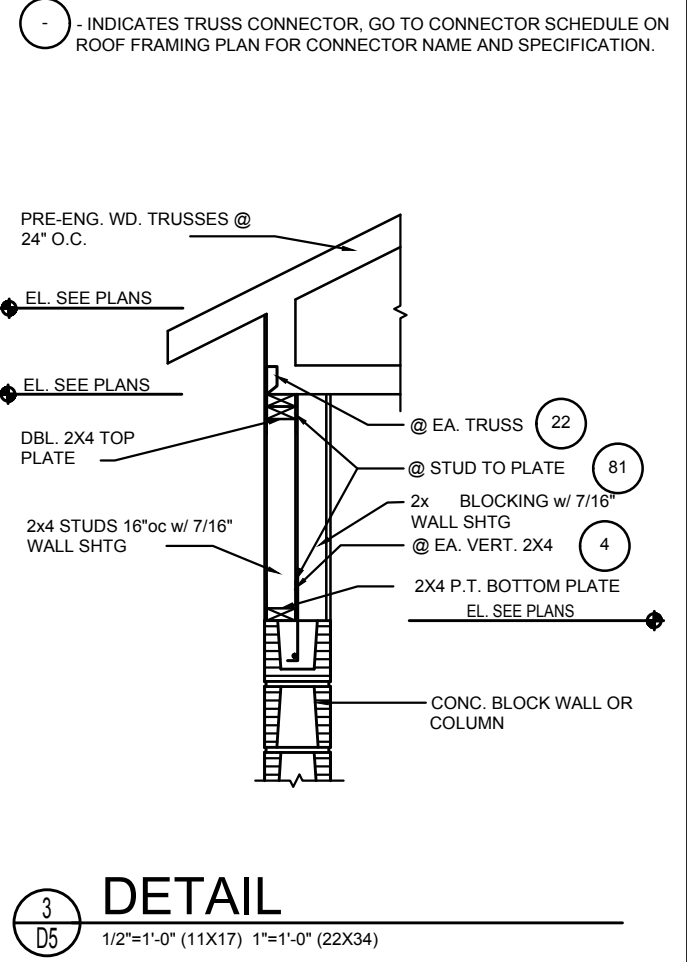
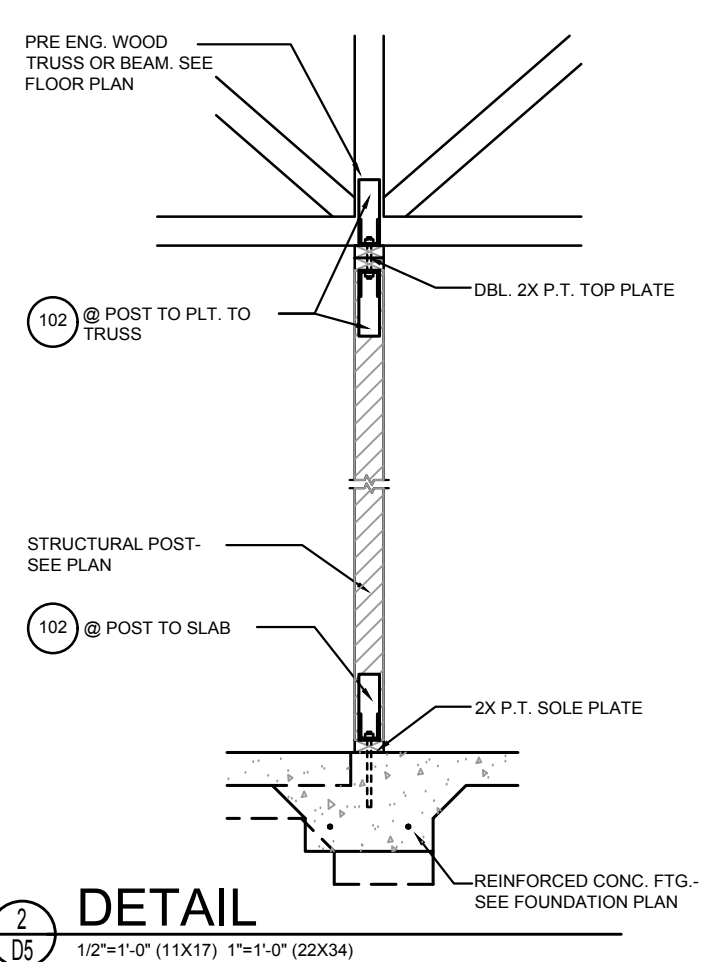
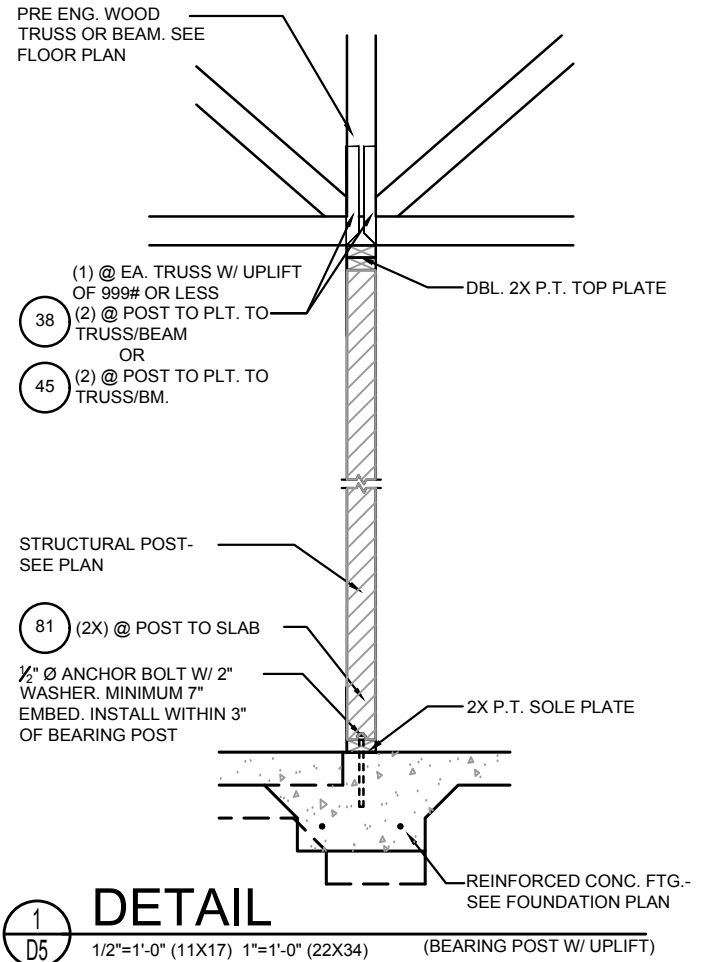
AS NOTED

DRAWN:

MU

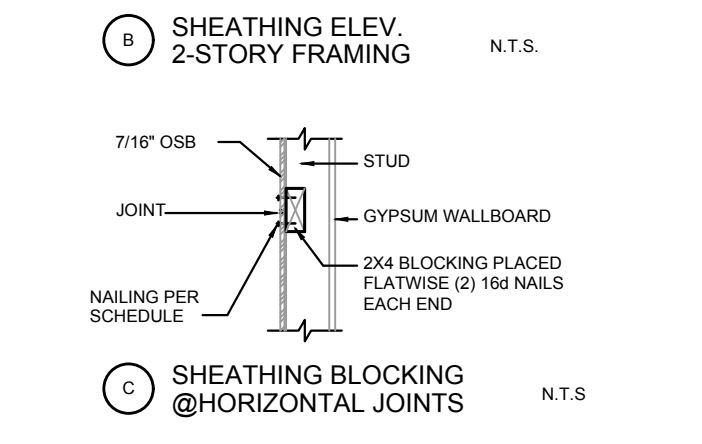
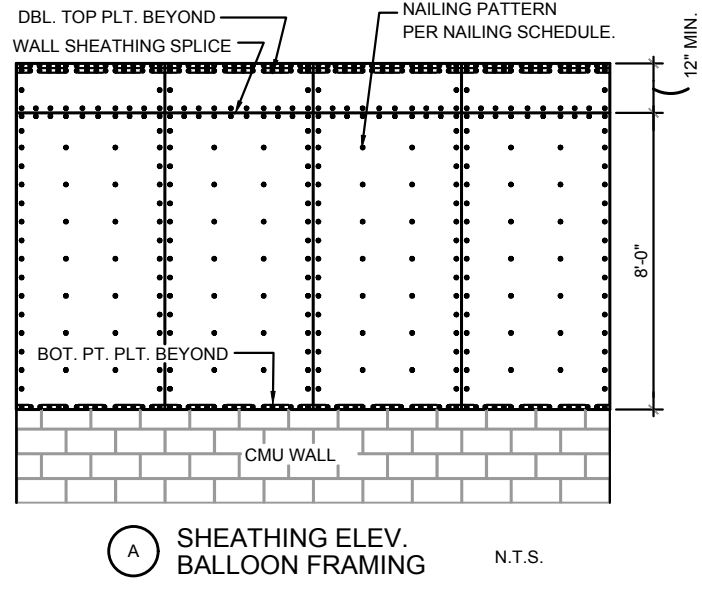
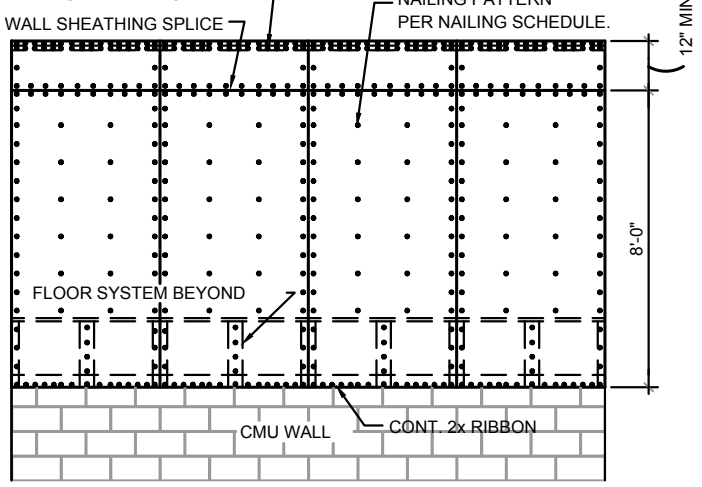
SHEET:

D4

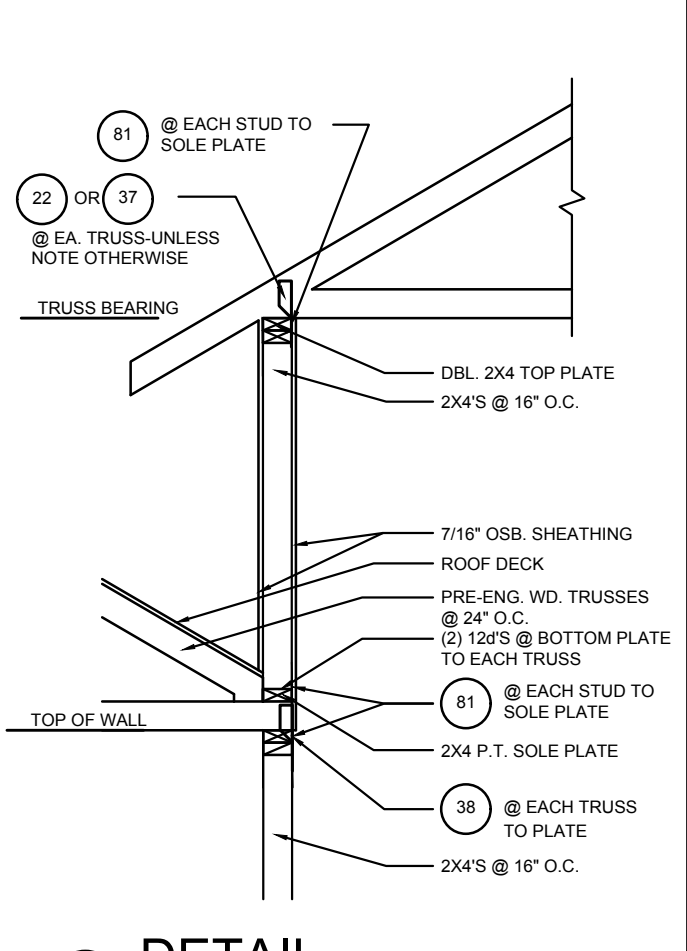


**NOTE:**  
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. AT STUD/FLOOR TRUSS, EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

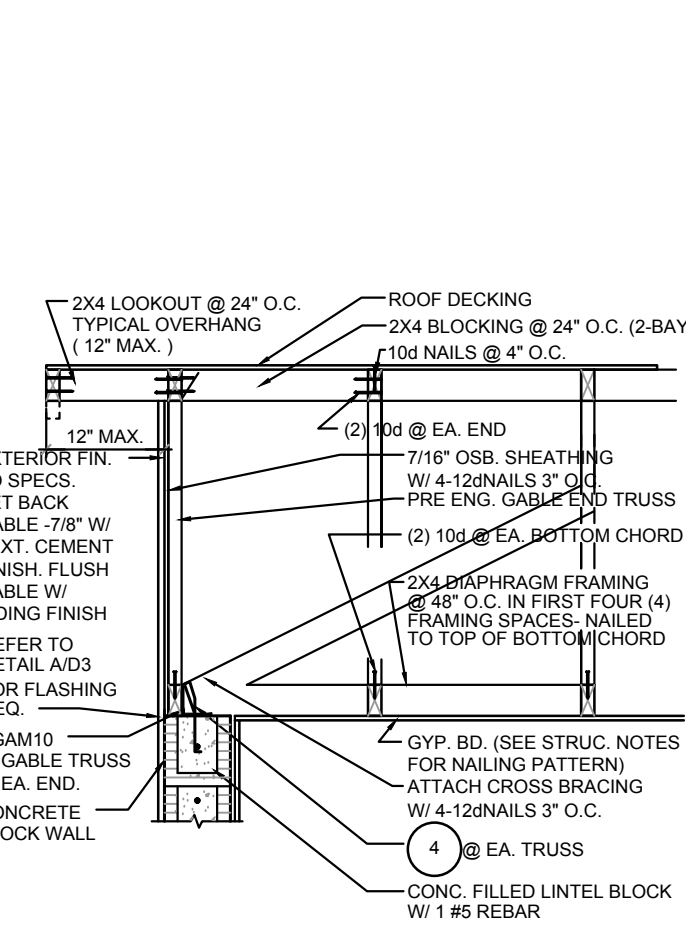
**NAILING SCHEDULE:**  
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



**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)

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 SERIES**  
**STRUCUTURAL DETAILS**  
**REVISIONS**  

DELTA #	DATE

 DATE: 12-10-25  
 SCALE: AS NOTED  
 DRAWN: MU  
 SHEET: D5  
**ITEG**  
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