2980
KINGSLEY
FLORIDA SERIES (TAMPA)
40' X 65'

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	11-18-25	-CREATED NEW MASTER	M.R.

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "A"
02.0	FIRST FLOOR PLAN W/ NOTES "A"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "A"
03.0	SECOND FLOOR PLAN W/ NOTES "A"
03.1	SECOND FLOOR PLAN W/ DIMS "A"
04.0A	EXTERIOR ELEVS.- FRONT/ REAR "A"
04.1A	EXTERIOR ELEVS.- LEFT/ RIGHT "A"
05.0	ROOF PLAN
06.0	STAIR & BUILDING SECTION
E1	FIRST FLOOR UTILITY PLAN "A"
E2	SECOND FLOOR UTILITY PLAN "A"
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "A"
S2	PRECAST LINTEL LAYOUT "A"
S3.A	FIRST FLOOR TRUSS LAYOUT "A"
S4.A	SECOND FLOOR TRUSS LAYOUT "A"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS
D6	TYPICAL STRUCTURAL DETAILS
D7	TYPICAL STRUCTURAL DETAILS
D8	TYPICAL STRUCTURAL DETAILS
D9	TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "B"
02.0	FIRST FLOOR PLAN W/ NOTES "B"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "B"
03.0	SECOND FLOOR PLAN W/ NOTES "B"
03.1	SECOND FLOOR PLAN W/ DIMS "B"
04.0B	EXTERIOR ELEVS.- FRONT/ REAR "B"
04.1B	EXTERIOR ELEVS.- LEFT/ RIGHT "B"
05.0	ROOF PLAN
06.0	STAIR & BUILDING SECTION
E1	FIRST FLOOR UTILITY PLAN "B"
E2	SECOND FLOOR UTILITY PLAN "B"
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "B"
S2	PRECAST LINTEL LAYOUT "B"
S3.B	FIRST FLOOR TRUSS LAYOUT "B"
S4.B	SECOND FLOOR TRUSS LAYOUT "B"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS
D6	TYPICAL STRUCTURAL DETAILS
D7	TYPICAL STRUCTURAL DETAILS
D8	TYPICAL STRUCTURAL DETAILS
D9	TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "C"
02.0	FIRST FLOOR PLAN W/ NOTES "C"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "C"
03.0	SECOND FLOOR PLAN W/ NOTES "C"
03.1	SECOND FLOOR PLAN W/ DIMS "C"
04.0C	EXTERIOR ELEVS.- FRONT/ REAR "C"
04.1C	EXTERIOR ELEVS.- LEFT/ RIGHT "C"
05.0	ROOF PLAN
06.0	STAIR & BUILDING SECTION
E1	FIRST FLOOR UTILITY PLAN "C'
E2	SECOND FLOOR UTILITY PLAN "C'
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "C"
S2	PRECAST LINTEL LAYOUT "C"
S3.C	FIRST FLOOR TRUSS LAYOUT "C"
S4.C	SECOND FLOOR TRUSS LAYOUT "C"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS
D6	TYPICAL STRUCTURAL DETAILS
D7	TYPICAL STRUCTURAL DETAILS
D8	TYPICAL STRUCTURAL DETAILS
D9	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

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COVER SHEET

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 00

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.

ABBREVIATIONS:

A/C	AIR CONDITIONER
A.F.F	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLER UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
BRG.	BEARING
CAB.	CABINET
CANT.	CANTILEVER
℄	CENTER LINE
CLG.	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, MECHANCICAL
FBC(P)	FLORIDA BUILDING CODE, PLUMBING
FBC(R)	FLORIDA BUILDING CODE, RESIDENTIAL
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FIXED GLASS
FLR.	FLOOR
F.R.	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.	GYPSUM
HDR.	HEADER
HGT.	HEIGHT
H.B.	HOSE BIB
HORIZ.	HORIZONTAL
H.S.	HARD SURFACE
I.L.	ICEMAKER LINE
I.L.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
PED.	PEDESTAL SINK
P.L.F.	POUNDS PER LINEAR FOOT
PLT. HGT.	PLATE HEIGHT
P.S.F.	POUNDS PER SQUARE FOOT
P.T.	PRESSURE TREATED
PWR	POWER
REF. SP.	REFRIGERATOR SPACE
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
R/S	ROD AND SHELF
SC	SOLID CORE
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG
SIM.	SIMILAR
S.P.F.	SPRUCE PINE FUR
SQ. FT.	SQUARE FOOT/ FEET
SUB	SUB-CONTRACTOR
S.Y.P.	SOUTHERN YELLOW PINE
TEMP.	TEMPERED
T.O.M.	TOP OF MASONRY
T.O.W.	TOP OF WALL
TRANS.	TRANSOM
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.P.	VAPOR PROOF
V.T.R.	VENT THRU ROOF
W/	WITH
W.C.	WATER CLOSET
W. SP.	WASHER SPACE
W.H.	WATER HEATER
W.P.	WEATHER PROOF
W.S.	WATER SOFTENER

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 27 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20". MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE & RESCUE OPNG. SHALL BE- 5 SQFT
SH25	63" H. X 37" W. WDW SIZE	

THE ANSI STANDARD FOR MEASURING HOUSES:

NATIONAL STANDARD Z765-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING.

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

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

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

MISCELLANEOUS:

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

EXTERIOR WALLS:

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

INTERIOR WALLS:

1. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY & WET AREAS.
2. HIGH HUMIDITY & WET AREAS SHALL HAVE 1/2" DENSSHIELD TILE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILINGS SHALL HAVE PER FBCR 702.3.5 1/2" SAG-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
4. TILE IN TUBS, SHOWERS, & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R702.3.7 / R702.4.2 2023 FBC-R 8TH EDITION.
5. 2023 FBC-R 8TH EDITION TABLE R302.6: 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. ALL PLATES & SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
7. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONC. SLAB TO BE ATTACHED W/ POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
8. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2X4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE, U.N.O.
9. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) "NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.

MEANS OF EGRESS:

1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, & SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR & THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
2. RAMPS SERVING EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3 % SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5% SLOPE)
3. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
4. WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R310.2
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. A.F.F.- R310.2 - FBC-R (2023)
6. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR & GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

TERMITE PROTECTION:

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

DOORS AND WINDOWS:

1. WINDOW & DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH, SHALL HAVE PRECEDENCE OVER THE WINDOW & DOOR SCHEDULES ON PLAN.
2. CONTRACTOR & SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE), HEADER HEIGHTS, & ROUGH OPENINGS PRIOR TO DELIVERY.
3. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R308 OF THE 2023 FBC-R 8TH EDITION.
5. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
6. WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
7. DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
8. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDION OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
9. WINDOW & DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6, SECTION 609. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES & 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
10. BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
11. EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED & COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 OR ANSI/WMA100 OR SECTION R609.5 IN THE 2023 FBC-R.
12. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED & TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.

ROOFING:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS
3. 12" OVERHANG U.N.O./ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES U.N.O.
4. FLASHING SHALL BE INSTALLED AT WALL & ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, & AROUND ROOF OPENINGS.
5. STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
6. ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
7. CLAY & CONCRETE TILE (IF APPLICABLE):
   i. PER FBC-R 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE & CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
   ii. UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE & CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
8. ASPHALT SHINGLES (IF APPLICABLE):
   i. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC-R (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
   ii. 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) & GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
   iii. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 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 R905.1.1.1.

INSULATION:

1. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
2. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
3. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.
4. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND: WINDOW FRAMES, EXTERIOR DOOR FRAMES, GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
5. INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTS.
6. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

CABINETS:

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

PLUMBING:

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

ELECRICAL:

1. IAW NEC 2020- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION- KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
2. IAW NEC 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE (1) OR TYPE (2) SPD.
4. ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES & LAUNDRY ROOM SHALL BE GFCI
5. SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBC-R R314.3 & R314.4.
6. ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2020
7. ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)
8. ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52

MECHANICAL:

1. EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
2. COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1
3. APPLIANCES SHALL BE ACESSIBLE FOR INSPECTION, SERVICE, REPAIR & REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
   A) CHAPTER 13 OF THE FBC-R 2023 8TH EDITION, SECTION M1305.1
4. AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBC-R 2023 8TH EDITION.
5. ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION P2801.7
6. ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION.
7. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M1502.4.5.1 THROUGH M1502.4.5.3

STAIRS:

1. SEE STAIR SECTIONS FOR TREAD & RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
3. HANDRAIL CONTINUITY PER R311.7.8.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL & THE HANDRAIL.

SWIMMING POOLS:

1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R4501.17.1. THROUGH R4051.17.1.14.

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GENERAL NOTES

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: 00.1

FOUNDATION NOTES

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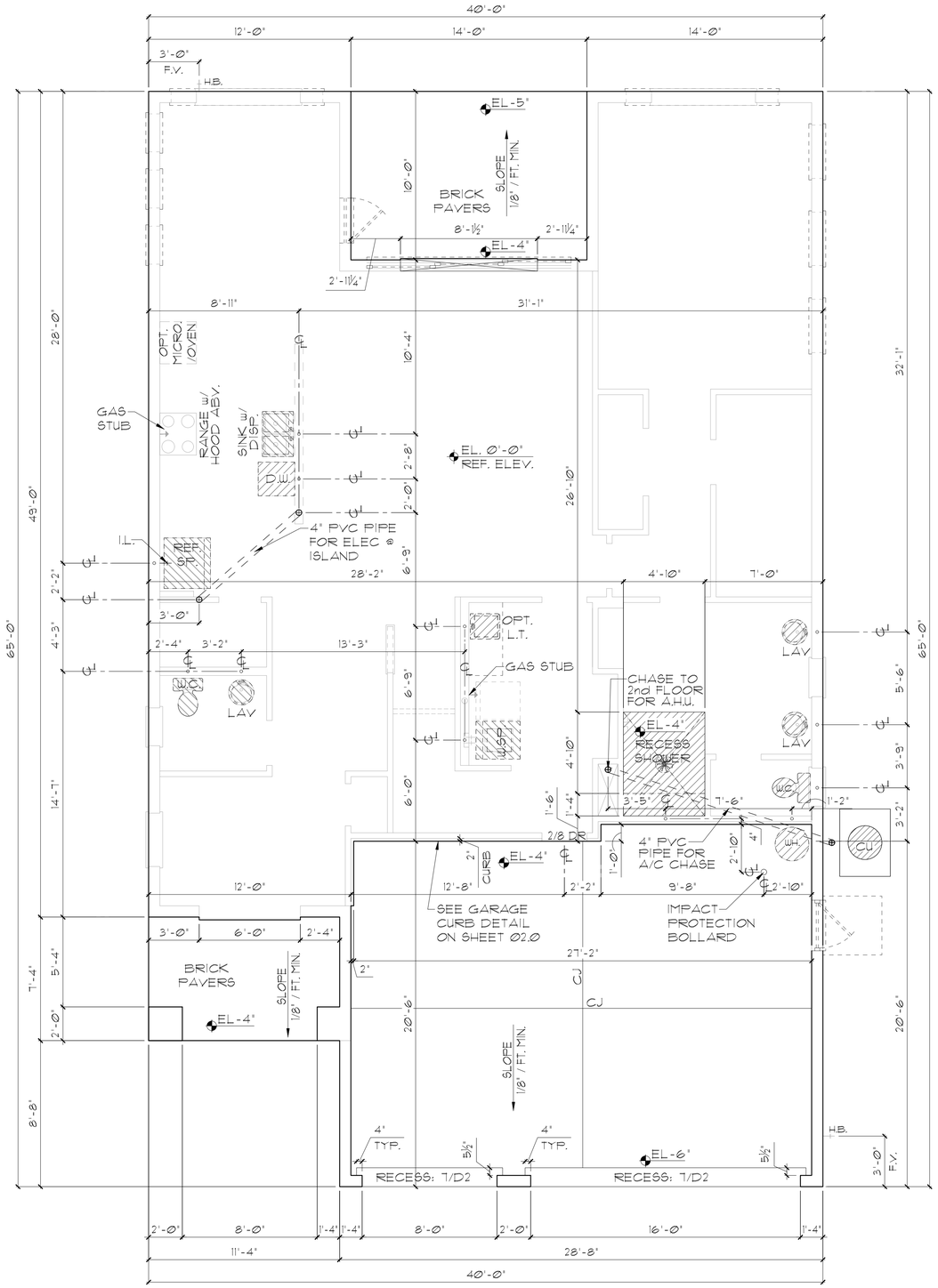

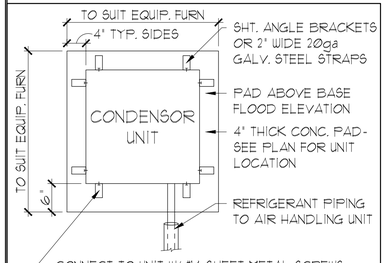

ANCHOR SPACING TABLE	
LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
24" - 36"	THREE / SIDE
36" UP & 5tons & UP	FOUR / SIDE

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

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

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SLAB INTERFACE PLAN

2980 KINGSLEY

FLORIDA SERIES

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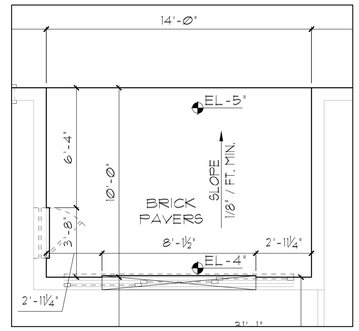
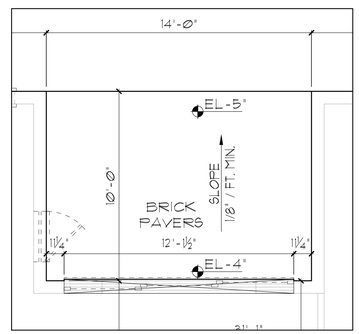
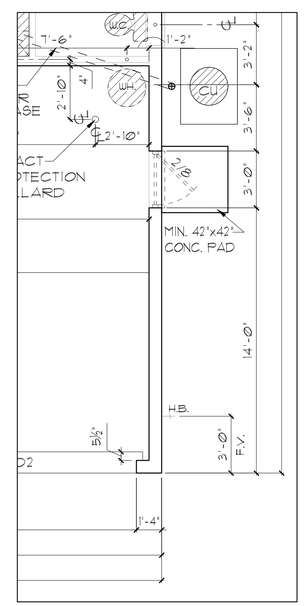


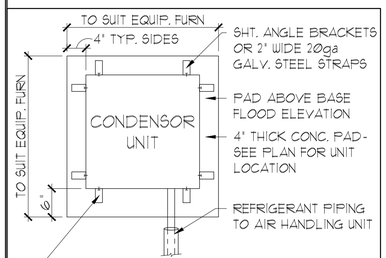
OPT. FRENCH DOOR @ DINING



OPT. 12'-0" SGD



OPT. GAR. SERVICE DOOR



ANCHOR SPACING TABLE	
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1 COND. ANCHOR DET.
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SLAB INTERFACE PLAN

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
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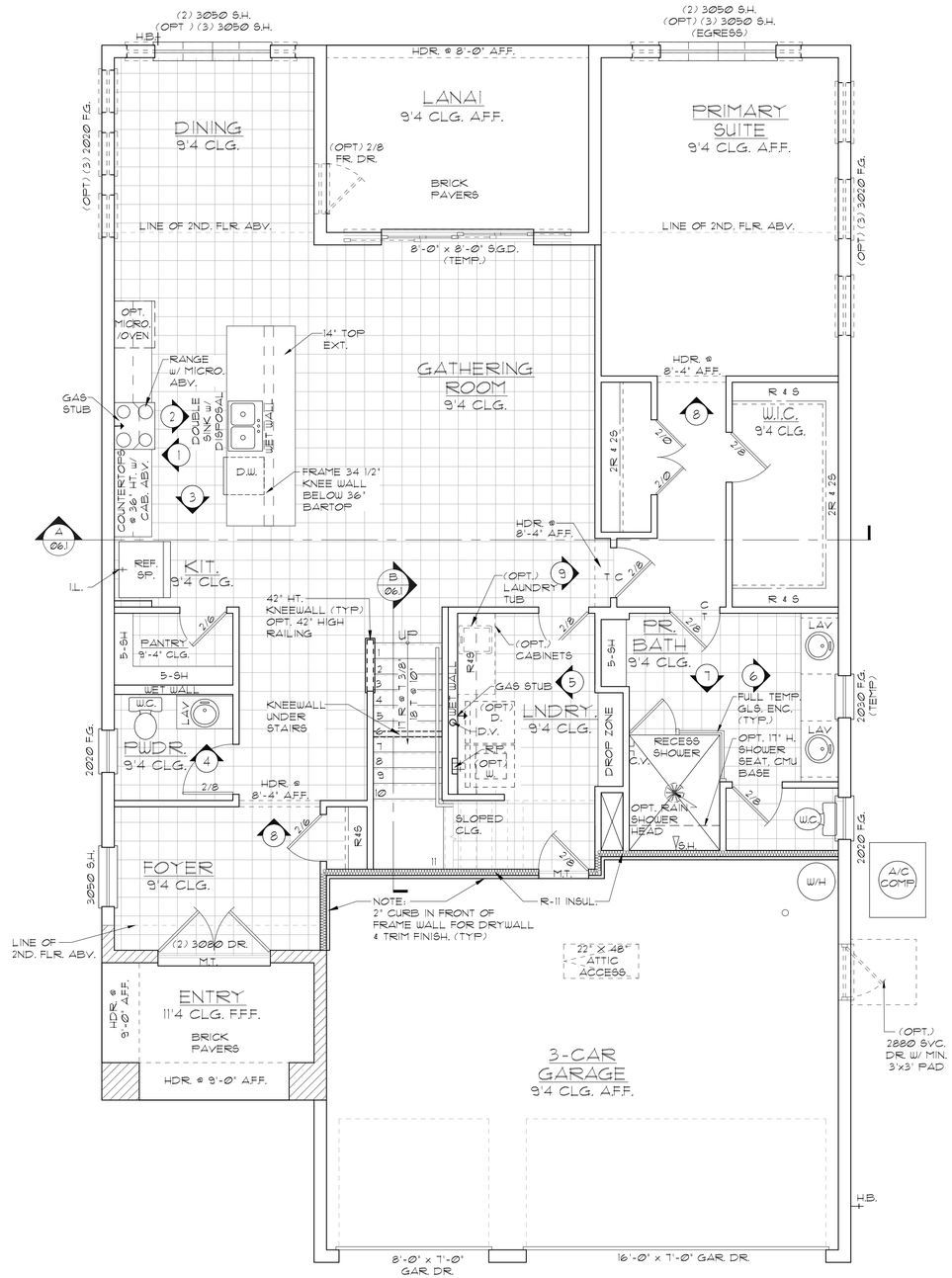
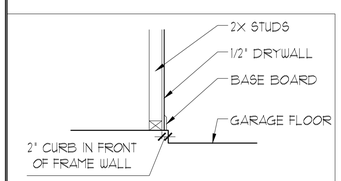
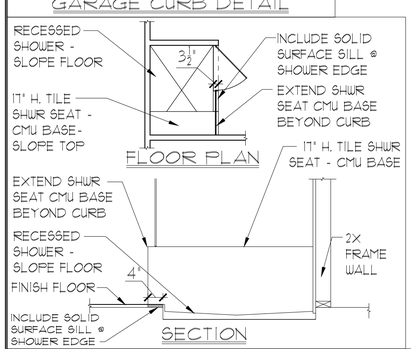
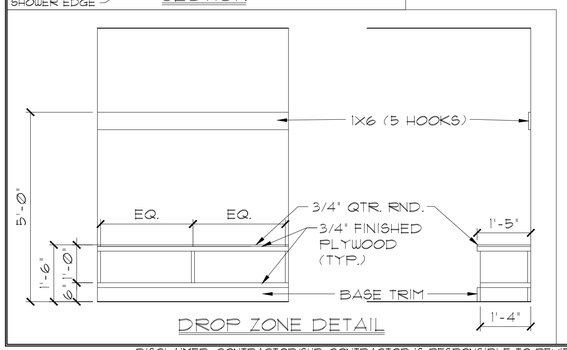




GARAGE CURB DETAIL





DROP ZONE DETAIL

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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
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WALL LEGEND

FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 8'-4" A.F.F.
- DENOTES CONC. BLOCK WALL HGT. @ 11'-4" A.F.F.
- DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

- DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" A.F.F.

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

AREA CALCULATIONS

LIVING:		
FIRST FLOOR	1,676	SF.
SECOND FLOOR	1,304	SF.
TOTAL LIVING	2,980	SF.
GARAGE	604	SF.
ENTRY	83	SF.
LANAI	140	SF.
TOTAL UNDER ROOF	3,807	SF.

ELEVATION A,B,C STD
FIRST FLOOR PLAN
W/ NOTES

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FIRST FLOOR PLAN W/ NOTES

2980 KINGSLEY

FLORIDA SERIES

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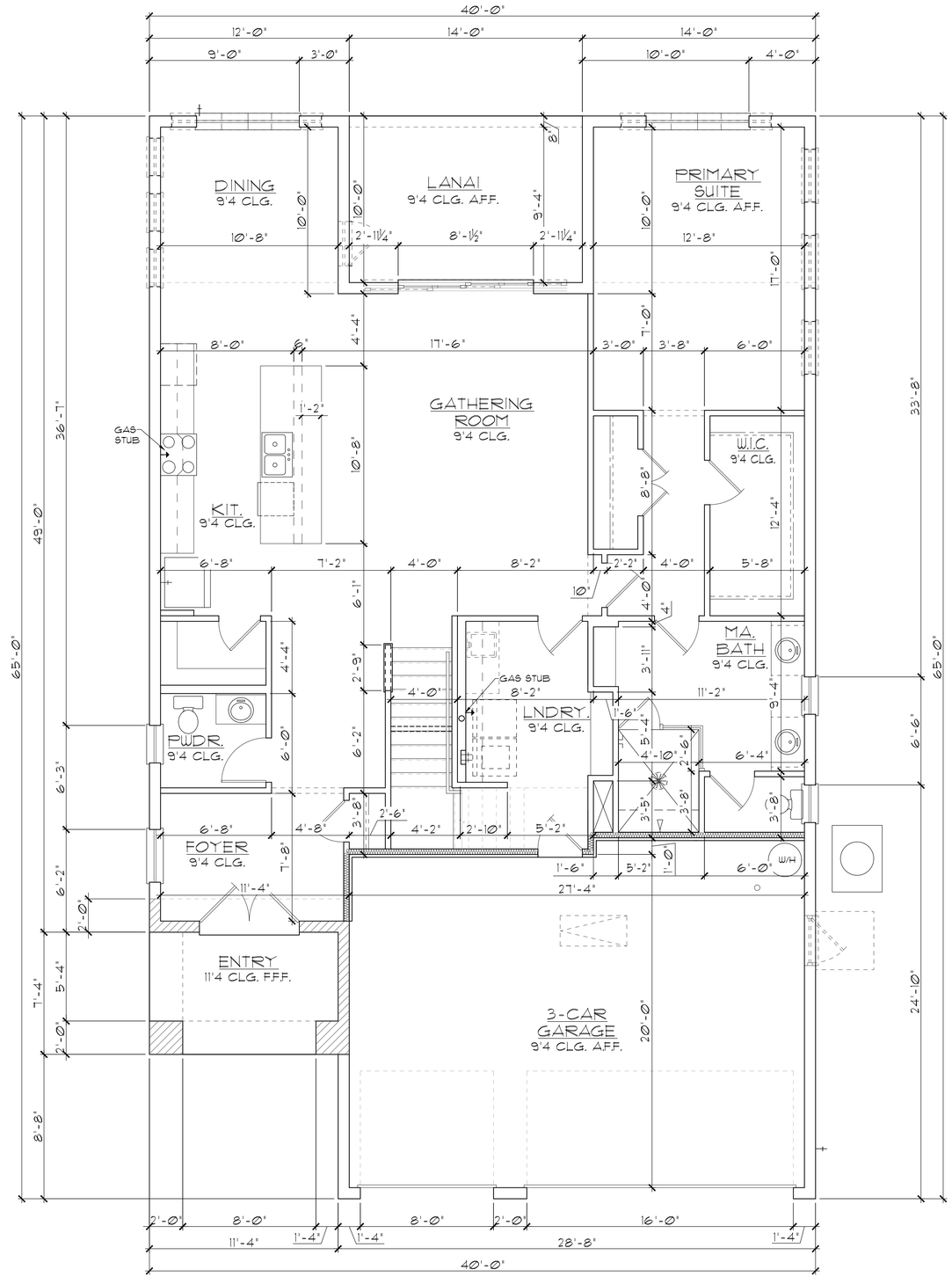
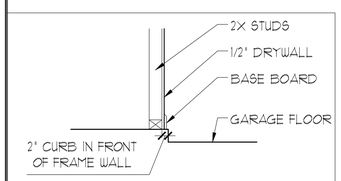
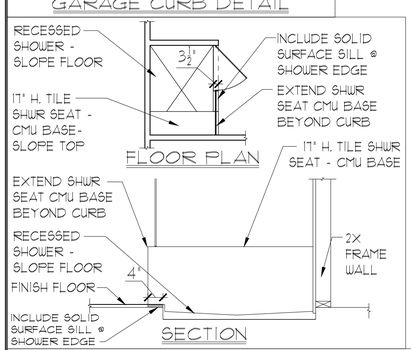


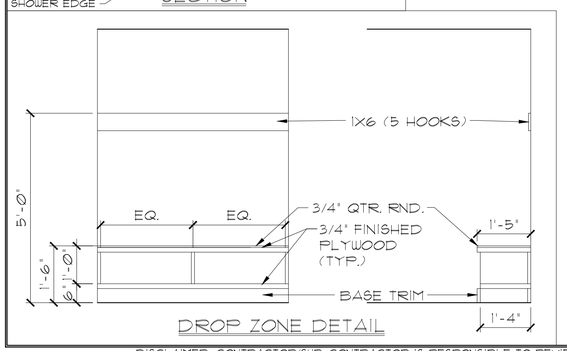


GARAGE CURB DETAIL



FLOOR PLAN

SECTION



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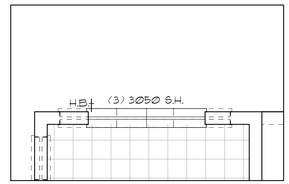
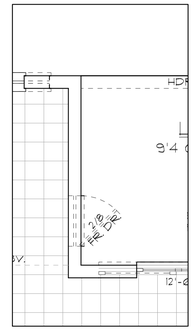
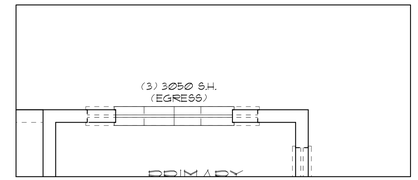


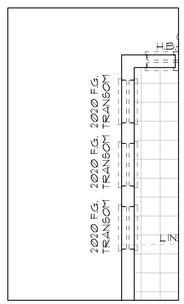
OPT. TRIPLE WINDOWS @ DINING



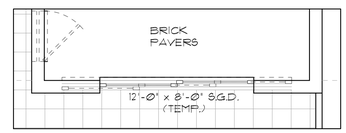
OPT. FRENCH DOOR @ DINING



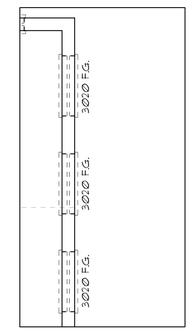
OPT. TRIPLE WINDOWS @ MASTER SUITE



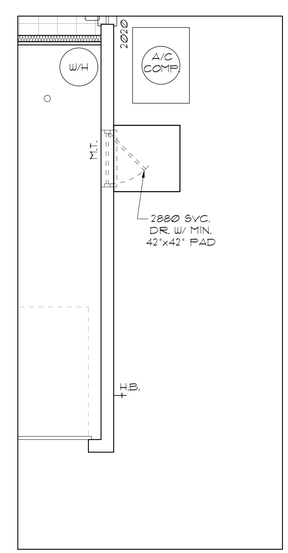
OPT. TRANSOM WINDOWS @ DINING



OPT. 12'-0" SGD



OPT. F.G. WINDOWS @ MASTER SUITE



OPT. GARAGE SERVICE DOOR

GENERAL NOTES

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3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7-5/8" UNLESS NOTED OTHERWISE.
5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW R302.5.1
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.

OPTIONS
FIRST FLOOR
PLAN W/ NOTES
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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FIRST FLOOR PLAN W/ NOTES

2980 KINGSLEY

FLORIDA SERIES

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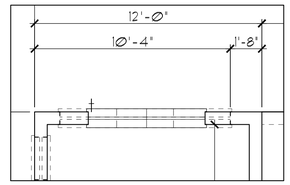
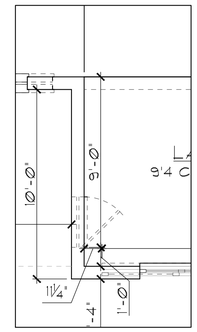
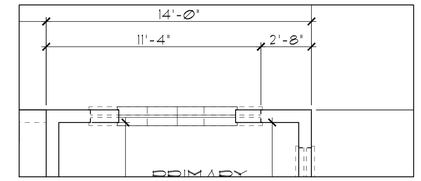


OPT. TRIPLE WINDOWS @ DINING



OPT. FRENCH DOOR @ DINING



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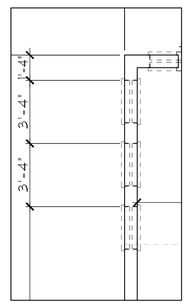
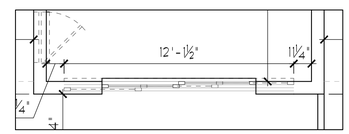


OPT. TRANSOM WINDOWS @ DINING



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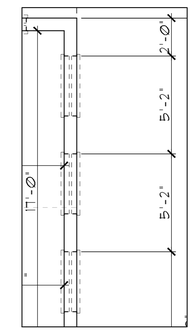

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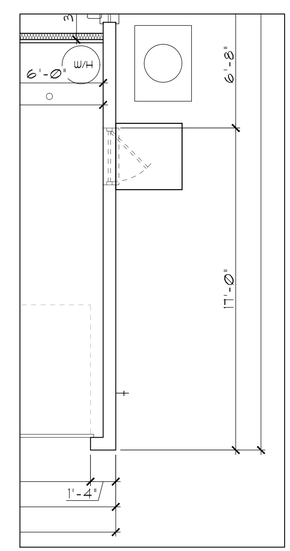

OPT. GARAGE SERVICE DOOR

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OPTIONS
FIRST FLOOR PLAN W/ DIMENSIONS

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FIRST FLOOR PLAN W/ DIMENSIONS

2980 KINGSLEY

FLORIDA SERIES

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DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: 02.1

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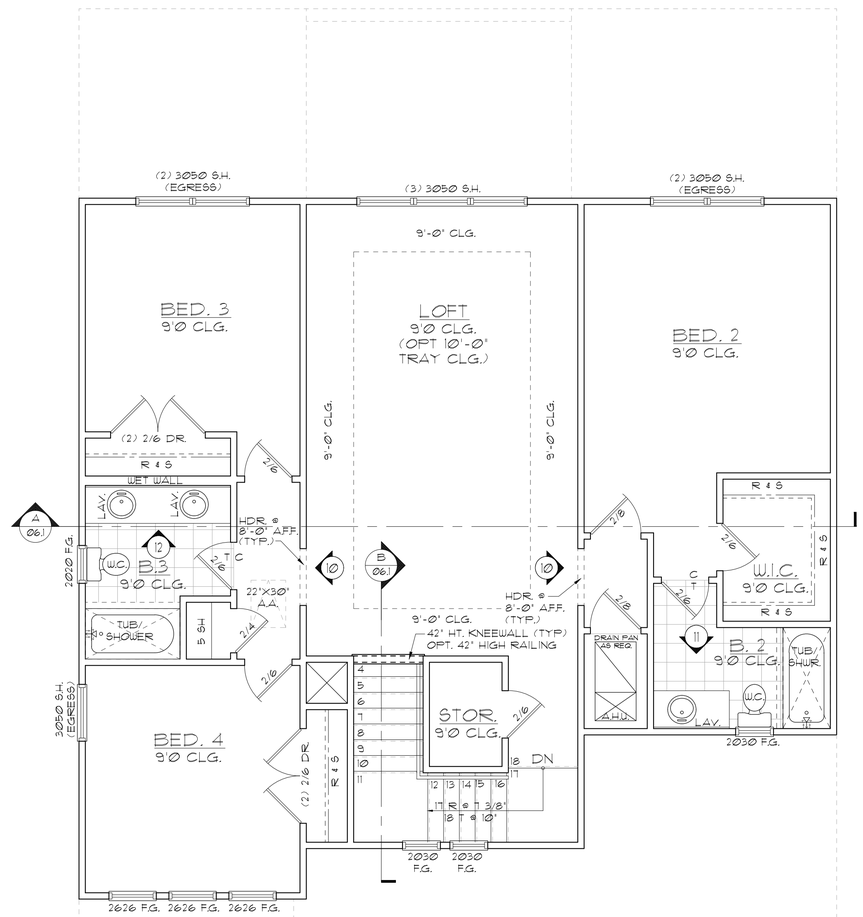

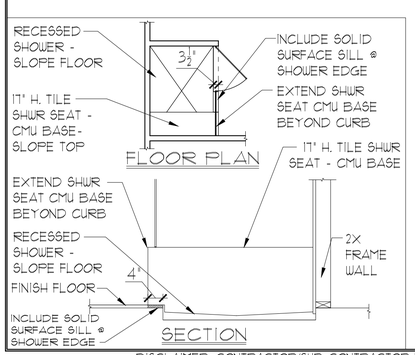

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WALL LEGEND

FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
- DENOTES CONC. BLOCK WALL HGT. @ 11'-4" A.F.F.
- DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

- DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" A.F.F.

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

AREA CALCULATIONS

LIVING:		
FIRST FLOOR	1,676	SF.
SECOND FLOOR	1,304	SF.
TOTAL LIVING	2,980	SF.
GARAGE	604	SF.
ENTRY	83	SF.
LANAI	140	SF.
TOTAL UNDER ROOF	3,807	SF.

ELEVATION A STD
SECOND FLOOR PLAN W/ NOTES

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SECOND FLOOR PLAN W/ NOTES

2980 KINGSLEY

FLORIDA SERIES

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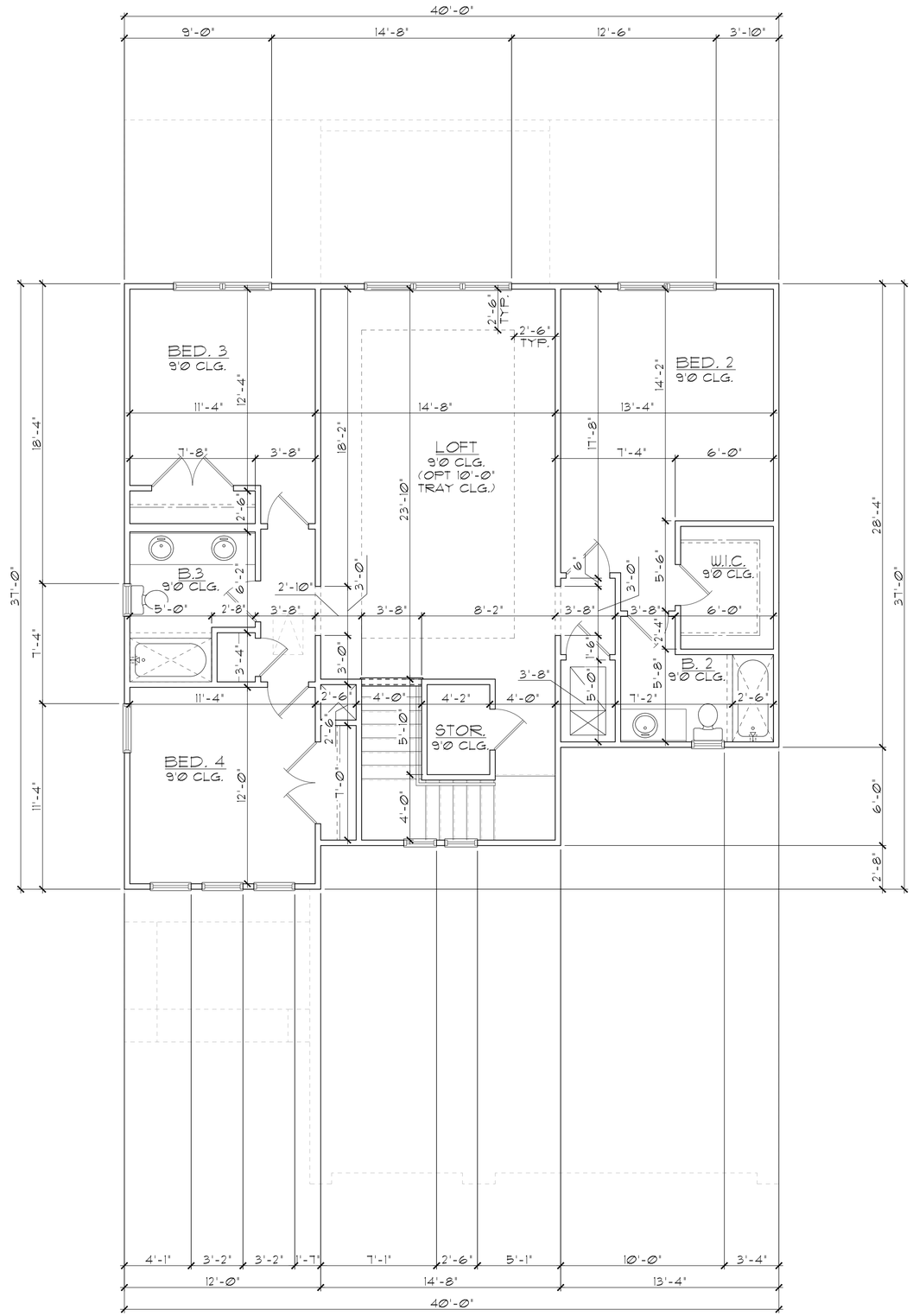

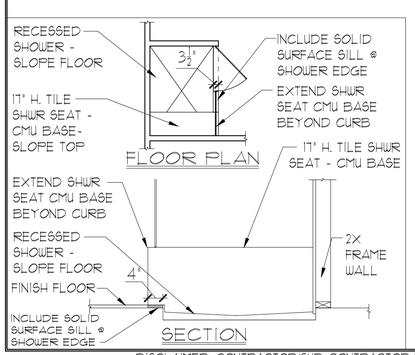

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SECOND FLOOR PLAN W/ DIMENSIONS

2980 KINGSLEY

FLORIDA SERIES

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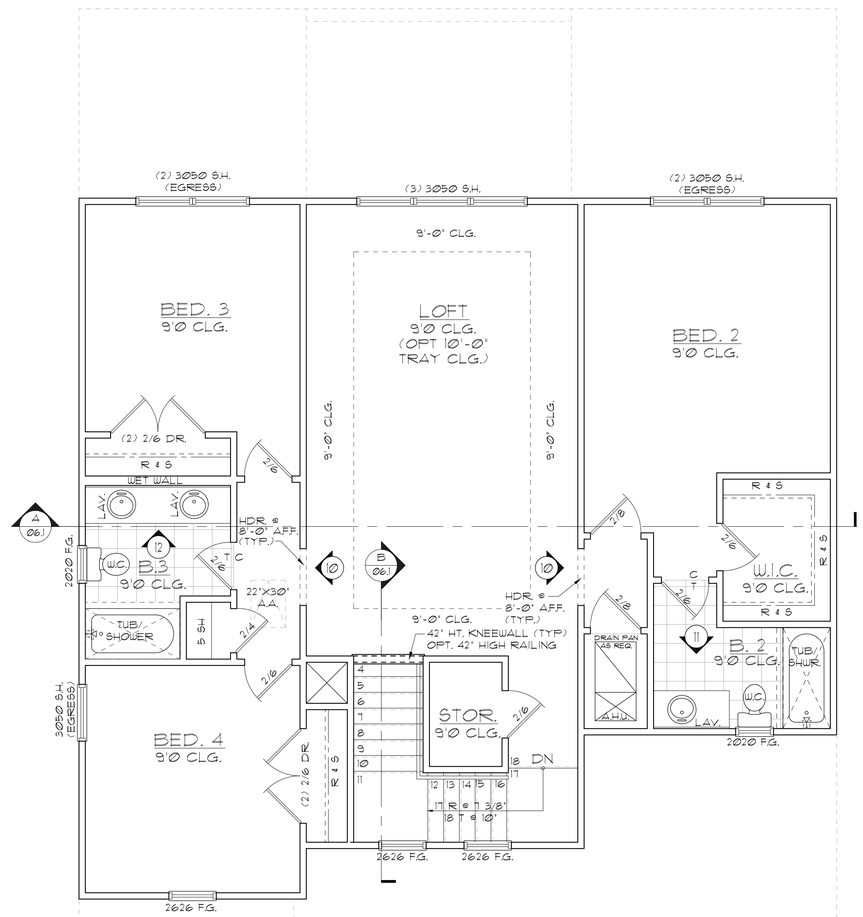

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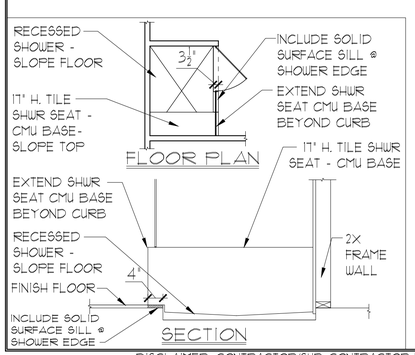

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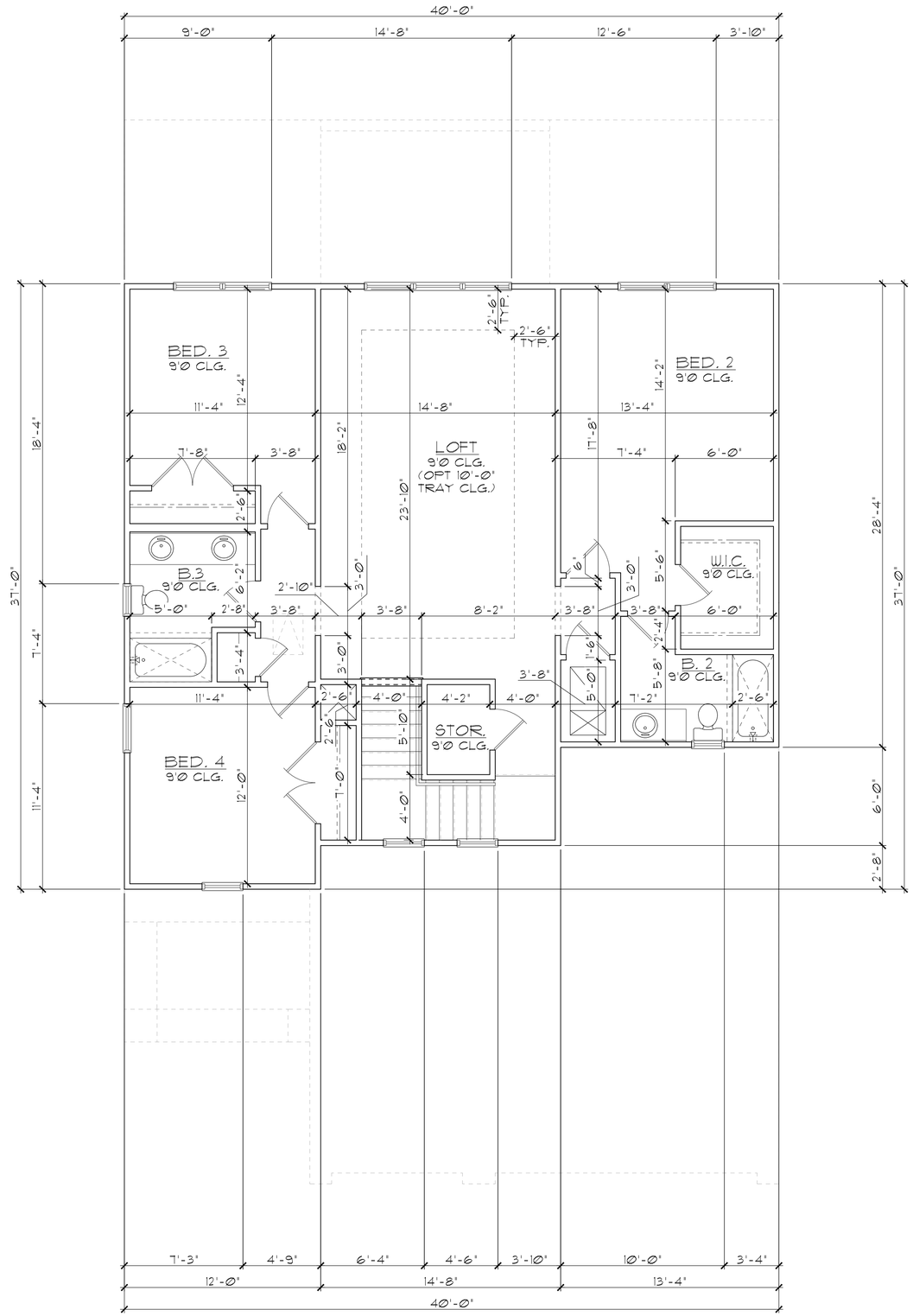

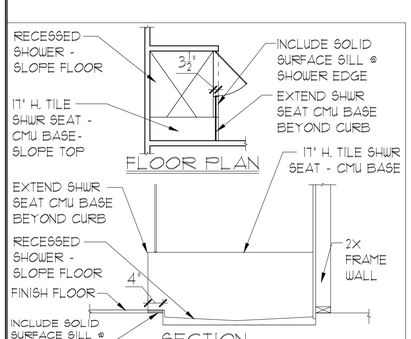

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Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

SECOND FLOOR PLAN
W/ DIMENSIONS

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: 03.1

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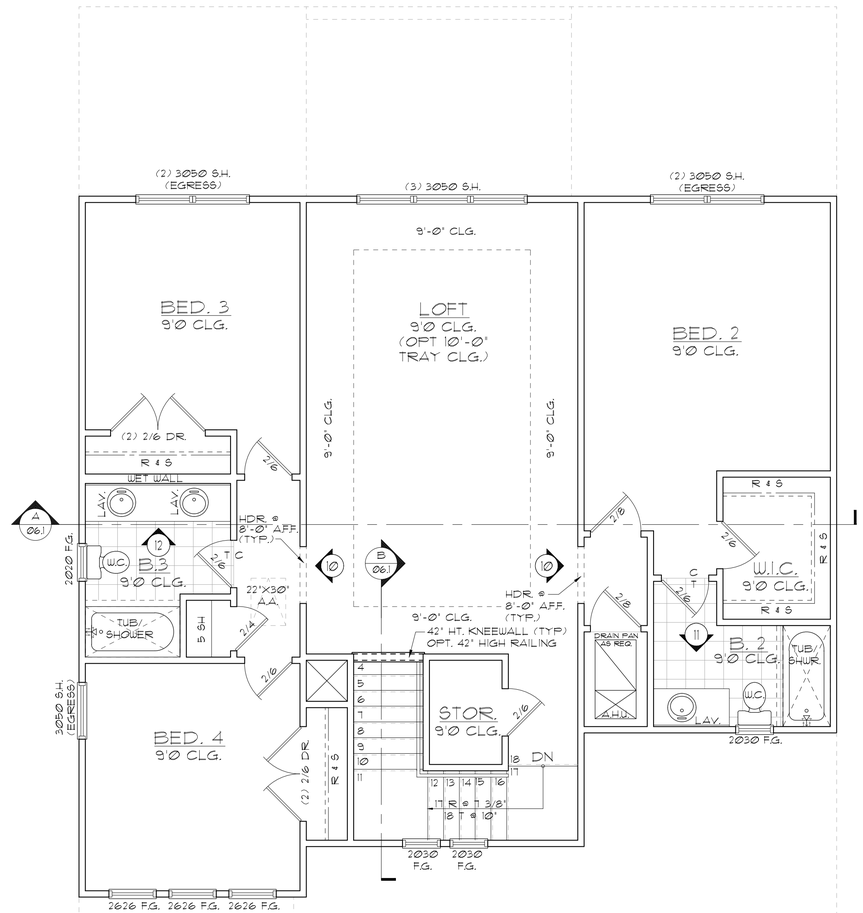


GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7-5/8" UNLESS NOTED OTHERWISE.
5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW R302.5.1
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

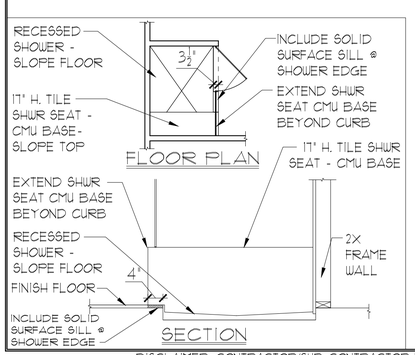
FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
- DENOTES CONC. BLOCK WALL HGT. @ 11'-4" A.F.F.
- DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

- DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" A.F.F.

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



AREA CALCULATIONS

LIVING:		
FIRST FLOOR	1,676	SF.
SECOND FLOOR	1,304	SF.
TOTAL LIVING	2,980	SF.
GARAGE	604	SF.
ENTRY	83	SF.
LANAI	140	SF.
TOTAL UNDER ROOF	3,807	SF.

ELEVATION C STD
SECOND FLOOR PLAN W/ NOTES

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

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SECOND FLOOR PLAN W/ NOTES

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

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SHEET: 03.0

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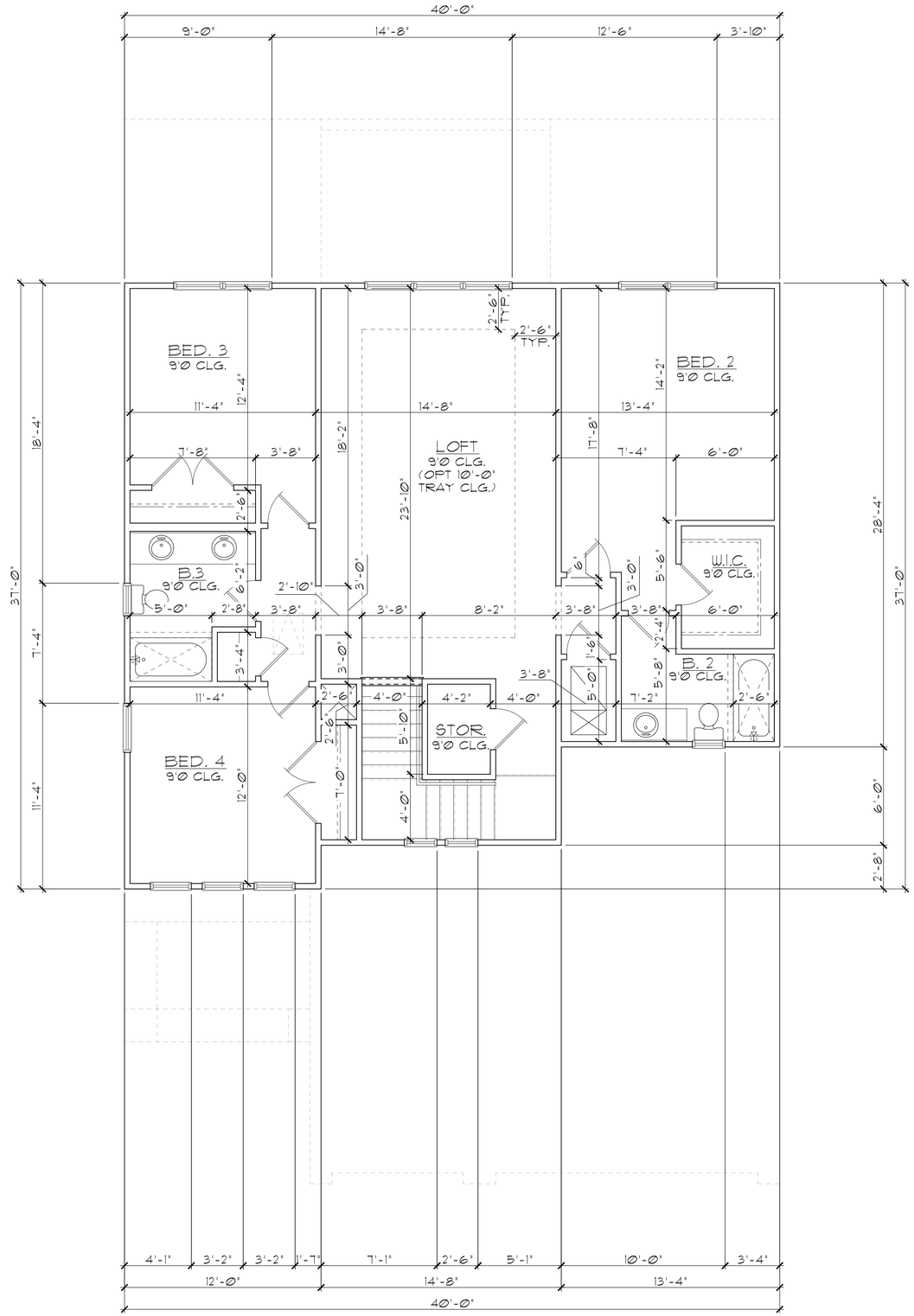

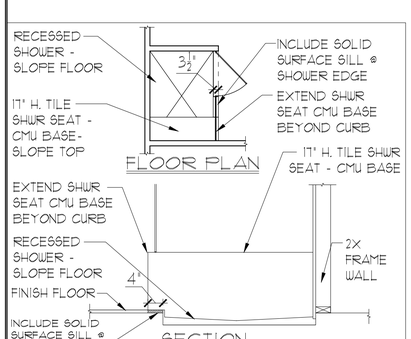

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SECOND FLOOR PLAN W/ DIMENSIONS

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: 03.1

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10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

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)

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EXTERIOR ELEVATION
FRONT AND REAR

2980 KINGSLEY

FLORIDA SERIES

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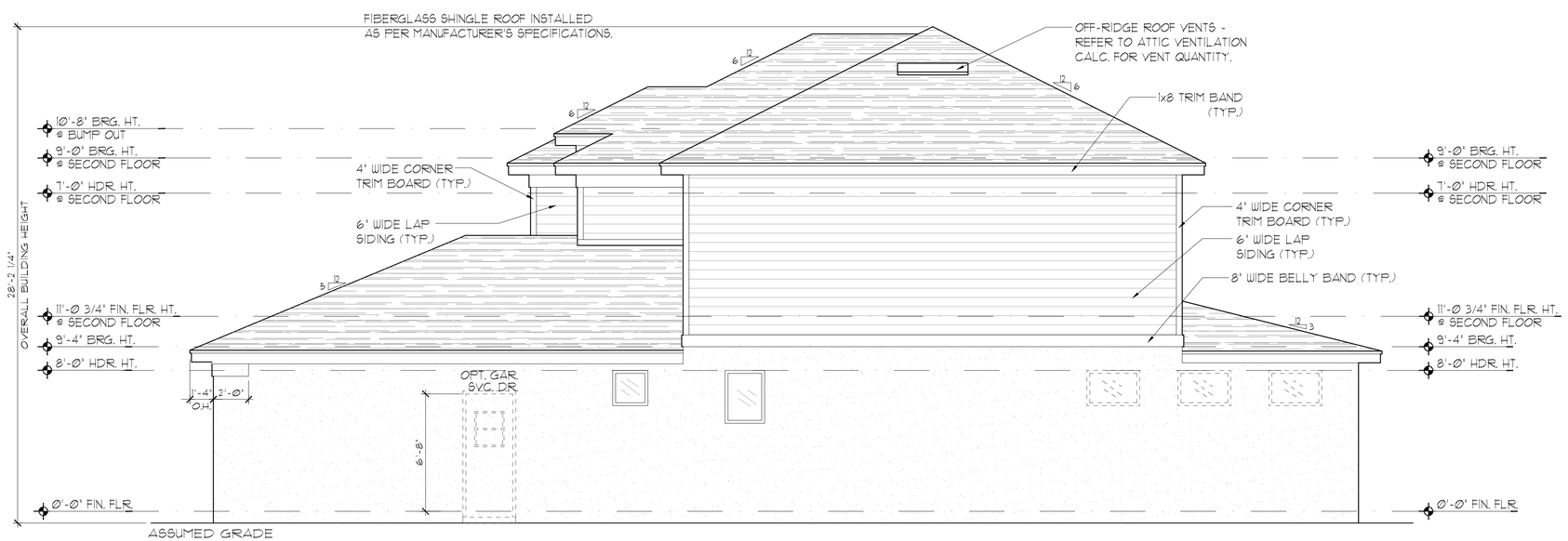
ELEVATION A STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION A STD
RIGHT ELEVATION
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EXTERIOR ELEVATION
LEFT AND RIGHT

2980 KINGSLEY
FLORIDA SERIES

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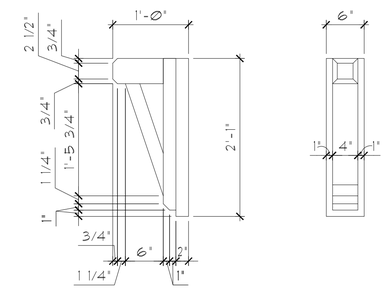
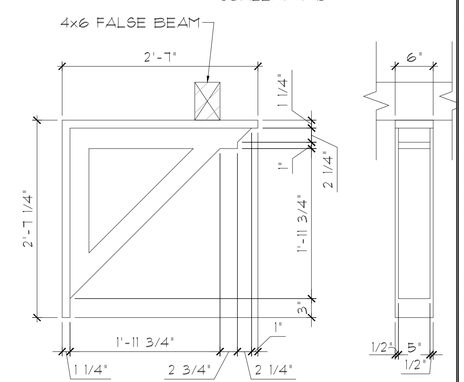
ELEVATION B STD
FRONT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



DETAIL #2 -
FOAM BRACKET
SCALE: 1"=1'-0"

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



DETAIL #1 - FOAM
BRACKET & FALSE BEAM
SCALE: 1"=1'-0"

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EXTERIOR ELEVATION
FRONT AND REAR

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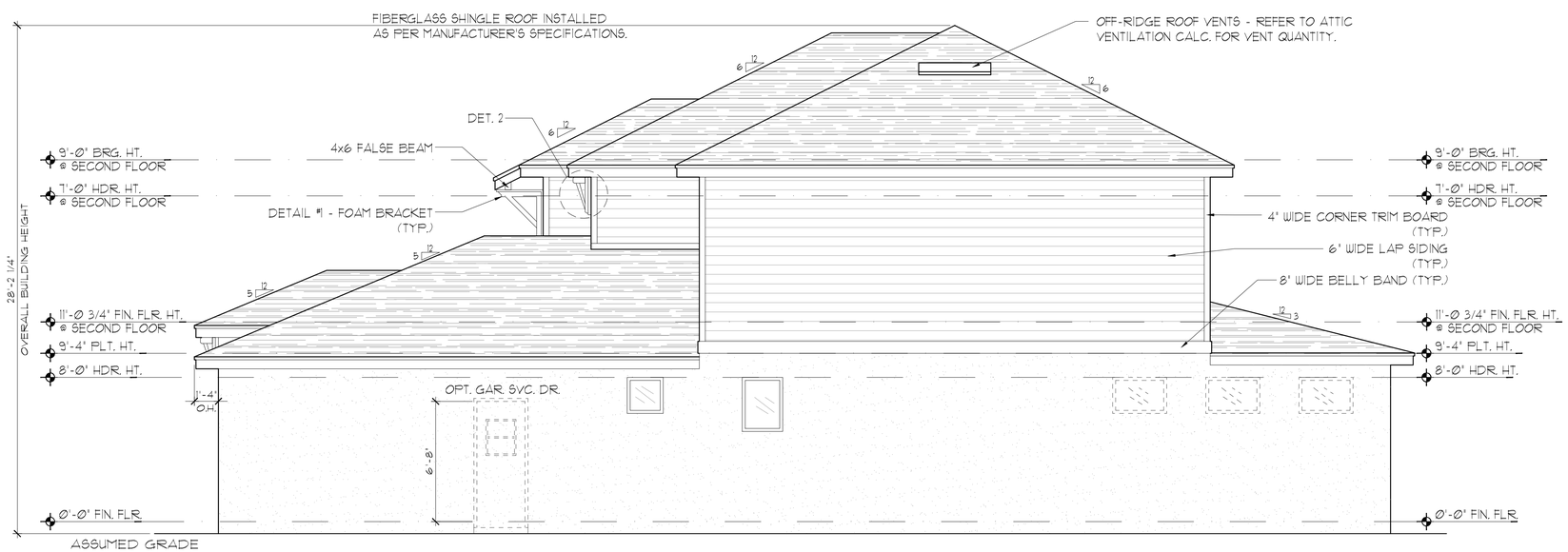

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EXTERIOR ELEVATION
LEFT AND RIGHT

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
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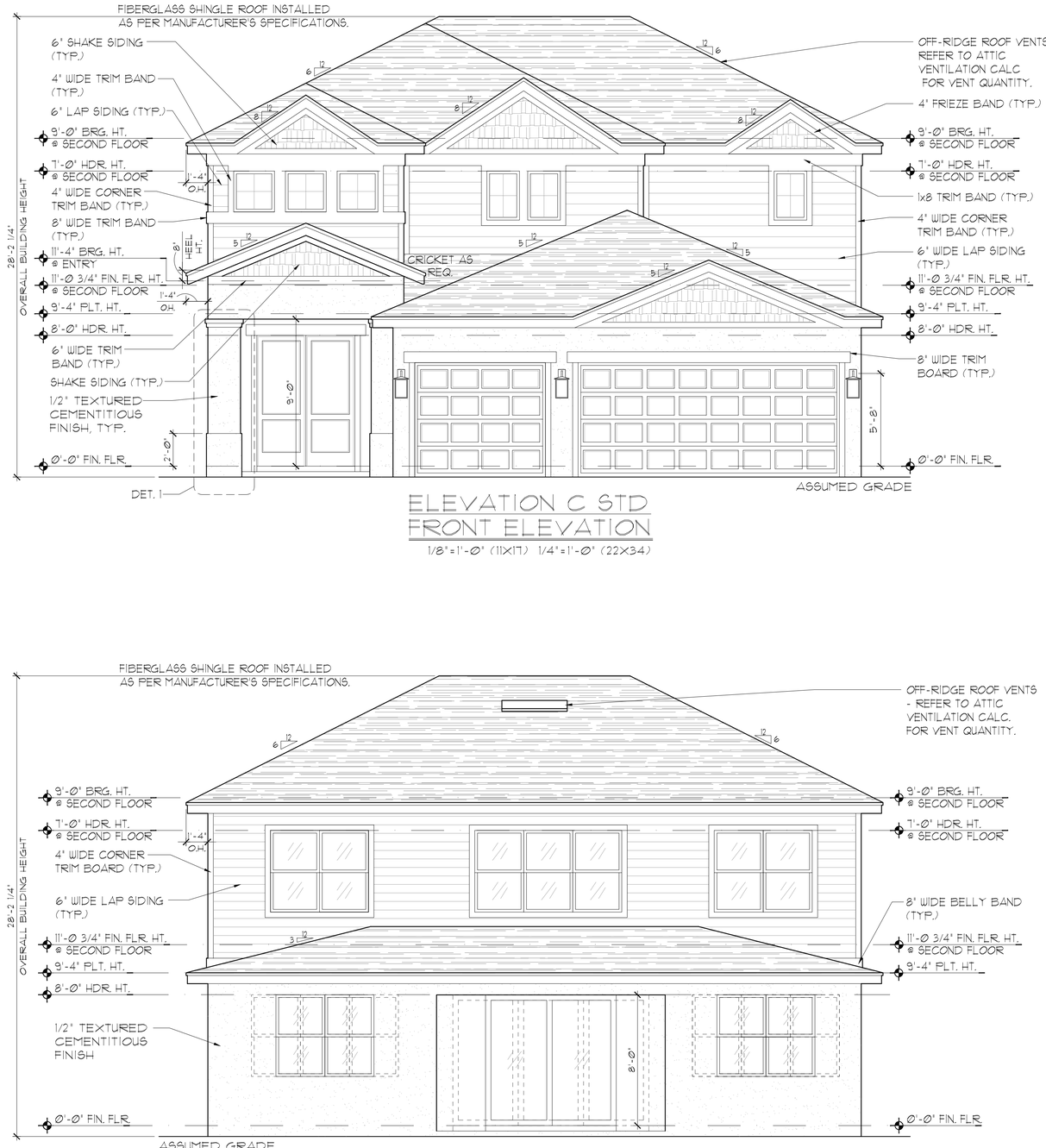

ELEVATION C STD
FRONT ELEVATION
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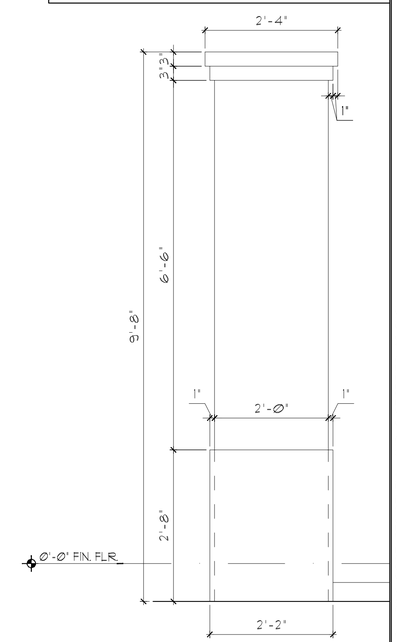

DETAIL #1
3/4"=1'-0"

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

EXTERIOR ELEVATION
FRONT AND REAR

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 04.0C

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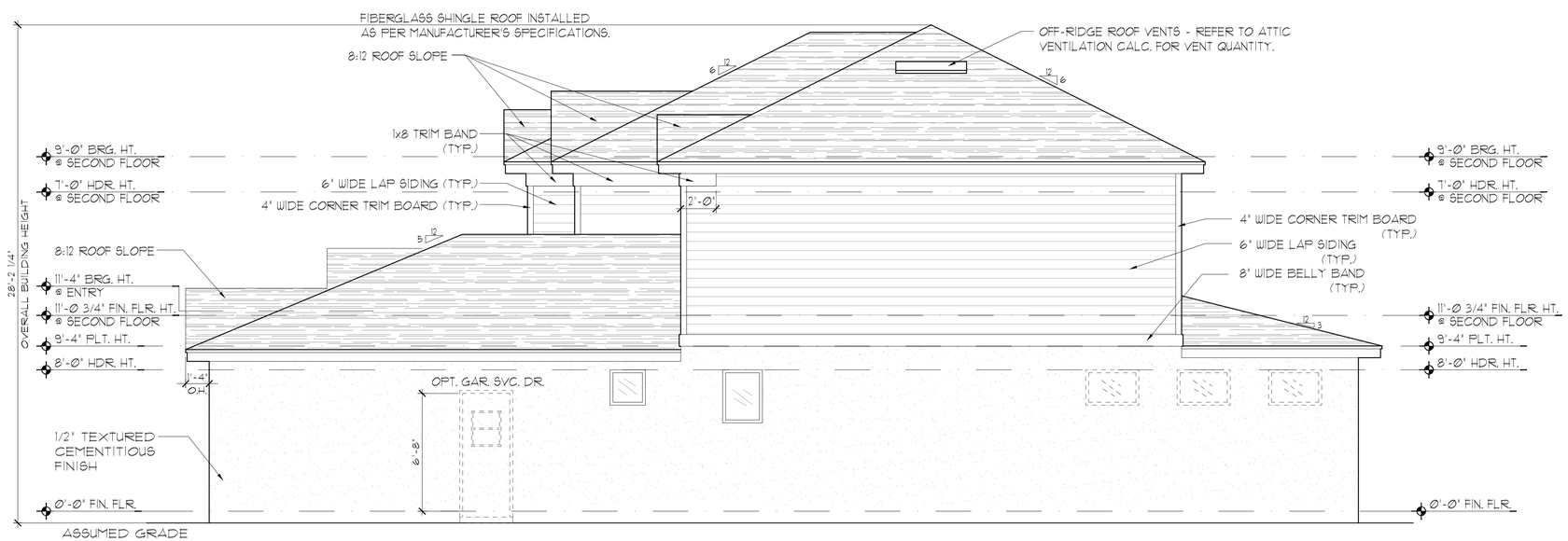
EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1787.
2. PLASTERING TO BE INSTALLED IAW R703.7 & R703.7.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.2 & R703.7.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R703.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R703.1.2 OF THE 8TH EDITION, FBC-R, 2023
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R703.1 OF THE 8TH EDITION, FBC-R, 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

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



ELEVATION C STD
RIGHT ELEVATION
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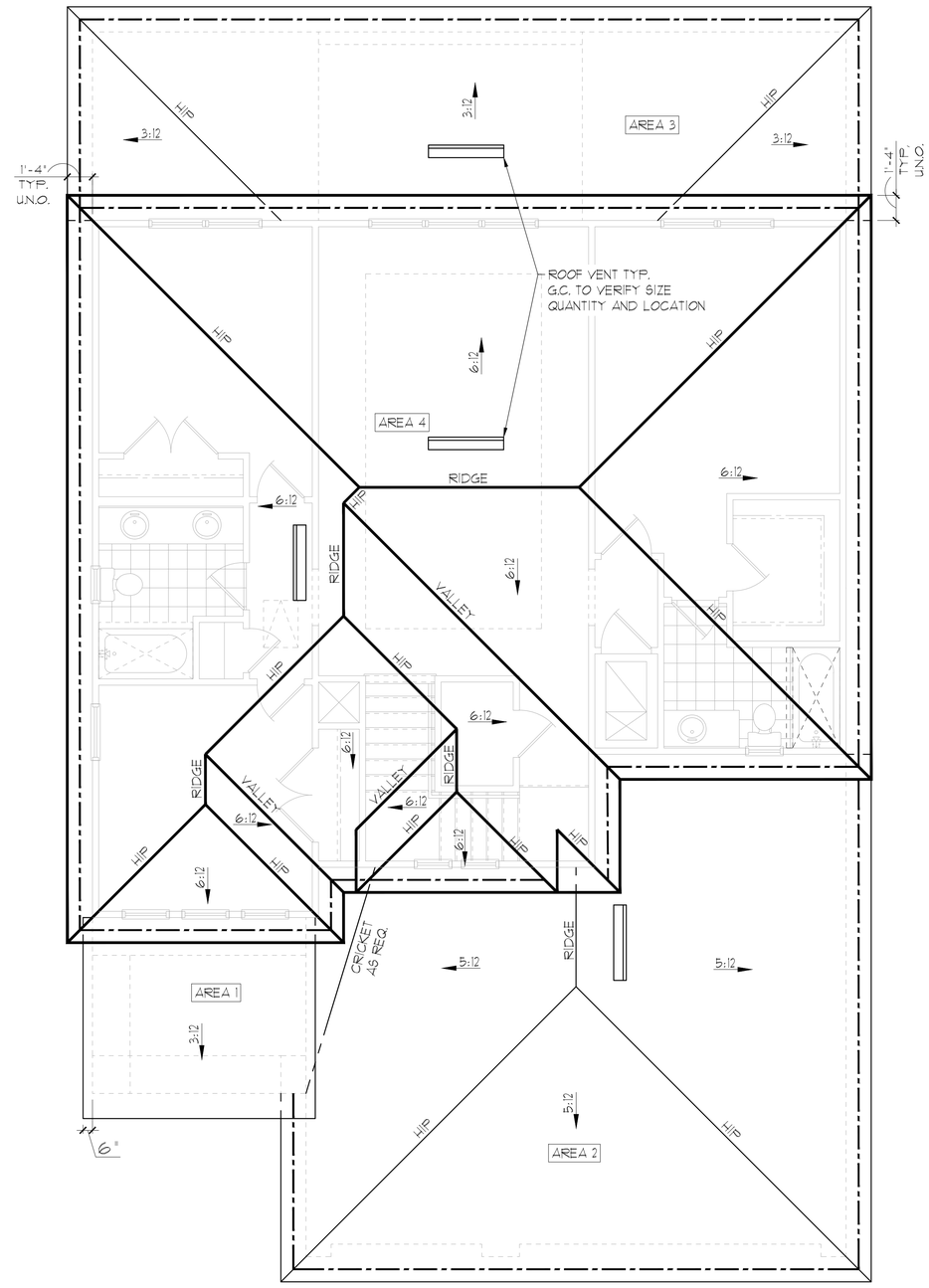

ELEVATION A STD
ROOF PLAN

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

GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS 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 R806 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'= 97.5 SQ. INCHES PER VENT INSTALLED

SHINGLE: MILLENIUM METALS-MM1-2= 80.5 SQ. INCHES PER VENT INSTALLED
LOMANCO-770D = 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 FT.

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S): AREA 1 (FRONT PORCH LOW ROOF)

AREA #1 = 106 SQ. FT * 144 / 150 = 102 SQ. IN. REQUIRED
110 SQ. IN. PROVIDED

11 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 110 SQ. IN.

NET FREE VENTILATED AREA(S): AREA 2 (LOW ROOF OVER GARAGE)

(O'HAGIN- MODEL 'S')
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL 'S') = 195 SQ. IN. PROVIDED

(MILLENIUM METALS- MM1-2)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENIUM METALS- MM1-2) = 161 SQ. IN. PROVIDED

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+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 3 (LOW ROOF OVER REAR LANAI)

(O'HAGIN- MODEL 'S')
NFVA = 400 SQ. FT * 144 / 300 = 77-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL 'S') = 97.5 SQ. IN. PROVIDED

(MILLENIUM METALS- MM1-2)
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(1) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENIUM METALS- MM1-2) = 81 SQ. IN. PROVIDED

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NET FREE VENTILATED AREA(S): AREA 4 (MAIN UPPER ROOF)

(O'HAGIN- MODEL 'S')
NFVA = 1,325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL 'S') = 293 SQ. IN. PROVIDED

(MILLENIUM METALS- MM1-2)
NFVA = 1,325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(4) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENIUM METALS- MM1-2) = 322 SQ. IN. PROVIDED

(LOMANCO-770D)
NFVA = 1,325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-770D) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

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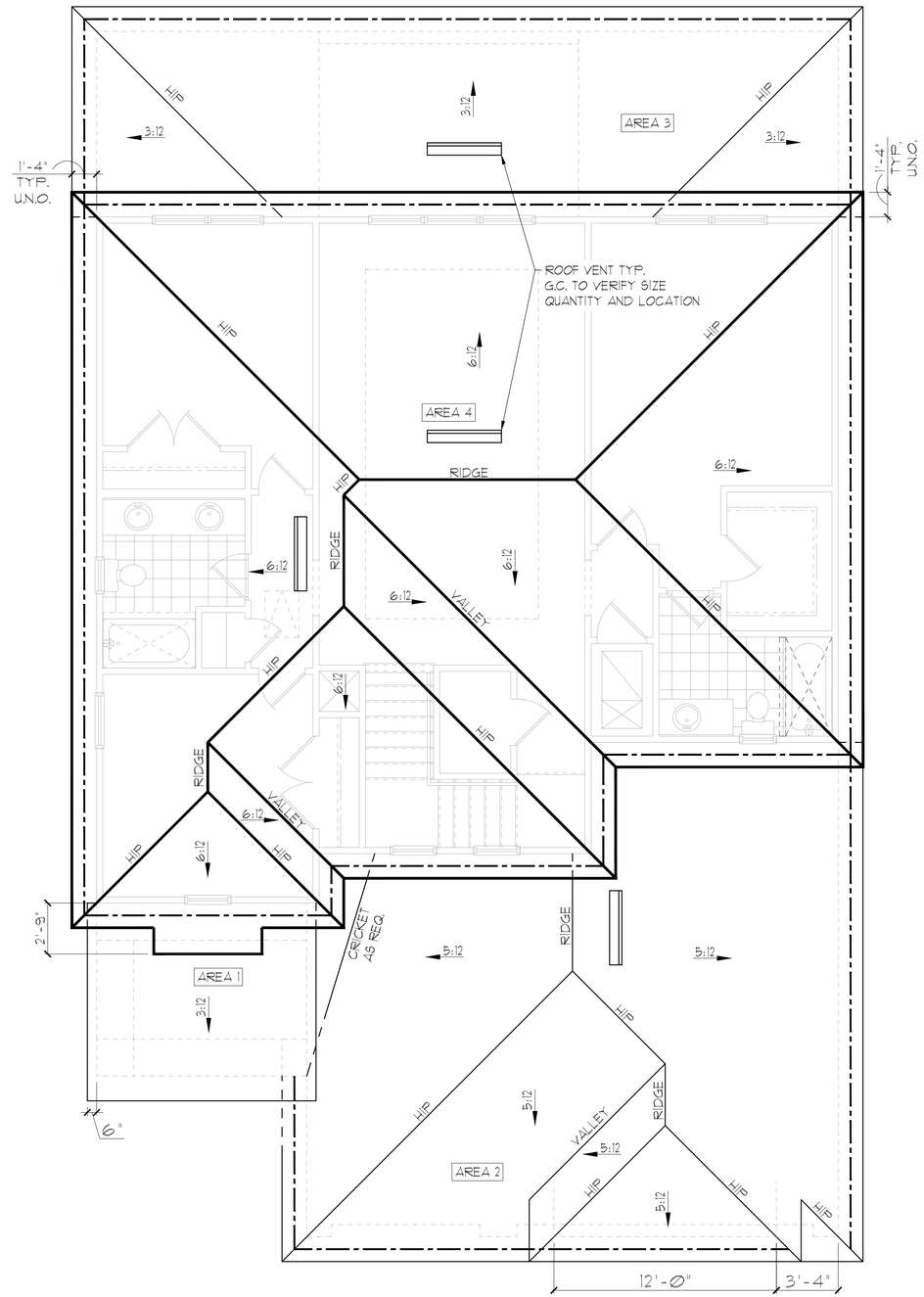

ELEVATION B STD
ROOF PLAN

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SHINGLE: MILLENIUM METALS-MM1-2= 80.5 SQ. INCHES PER VENT INSTALLED
LOMANCO-770D = 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 FT.

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S): AREA 1 (FRONT PORCH LOW ROOF)

AREA #1 = 106 SQ. FT * 144 / 150 = 102 SQ. IN. REQUIRED
110 SQ. IN. PROVIDED

11 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 110 SQ. IN.

NET FREE VENTILATED AREA(S): AREA 2 (LOW ROOF OVER GARAGE)
(O'HAGIN- MODEL 'S')
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL 'S') = 195 SQ. IN. PROVIDED
(MILLENIUM METALS- MM1-2)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

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NET FREE VENTILATED AREA(S): AREA 3 (LOW ROOF OVER REAR LANAI)
(O'HAGIN- MODEL 'S')
NFVA = 400 SQ. FT * 144 / 300 = 77-96 SQ. IN. REQUIRED (40%-50%)

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NET FREE VENTILATED AREA(S): AREA 4 (MAIN UPPER ROOF)
(O'HAGIN- MODEL 'S')
NFVA = 1,325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL 'S') = 293 SQ. IN. PROVIDED
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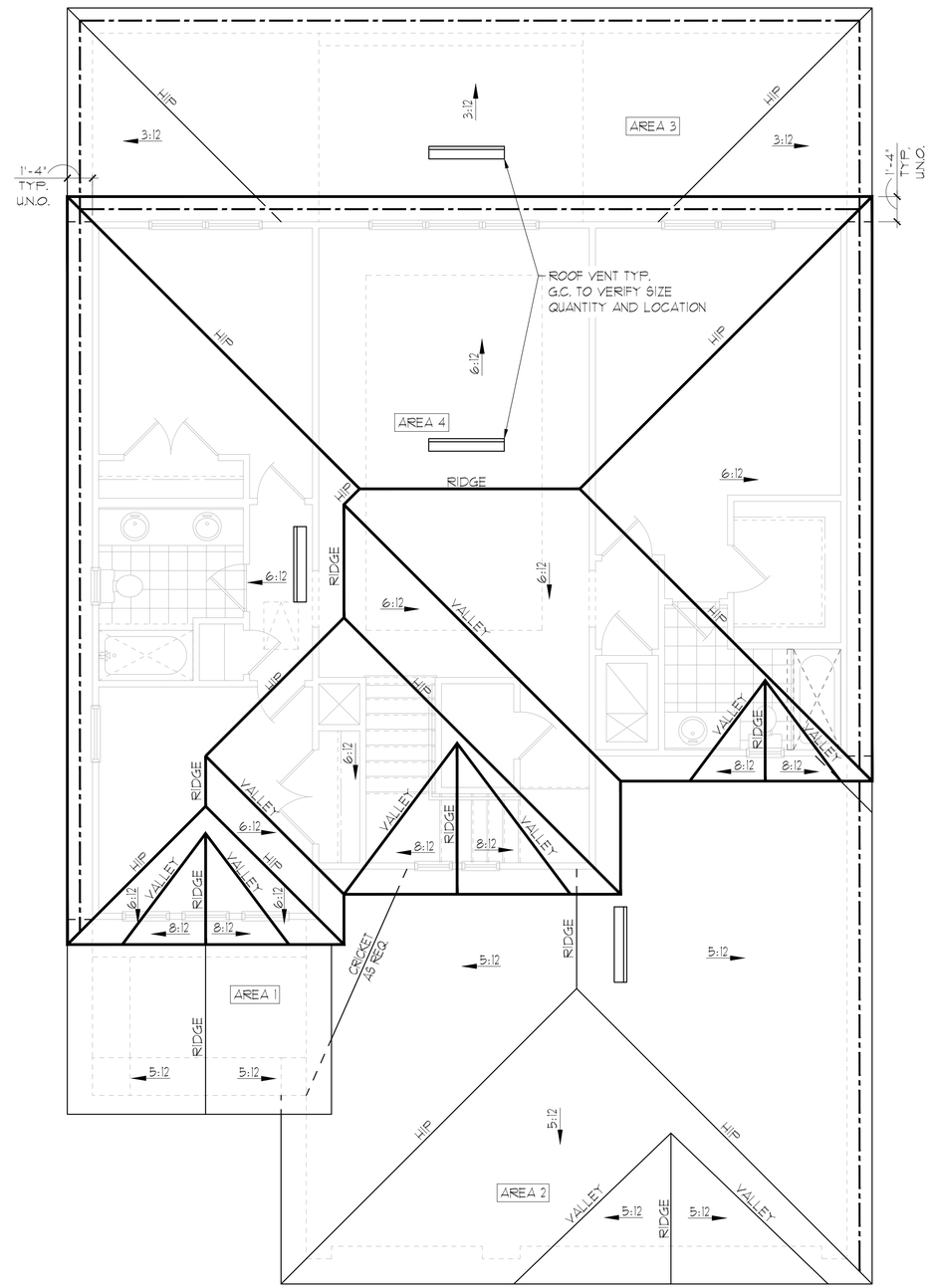

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(LOMANCO-770D)
NFVA = 1,325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-770D) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

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LOT: 0000, COMMUNITY

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ROOF PLAN

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 05.0

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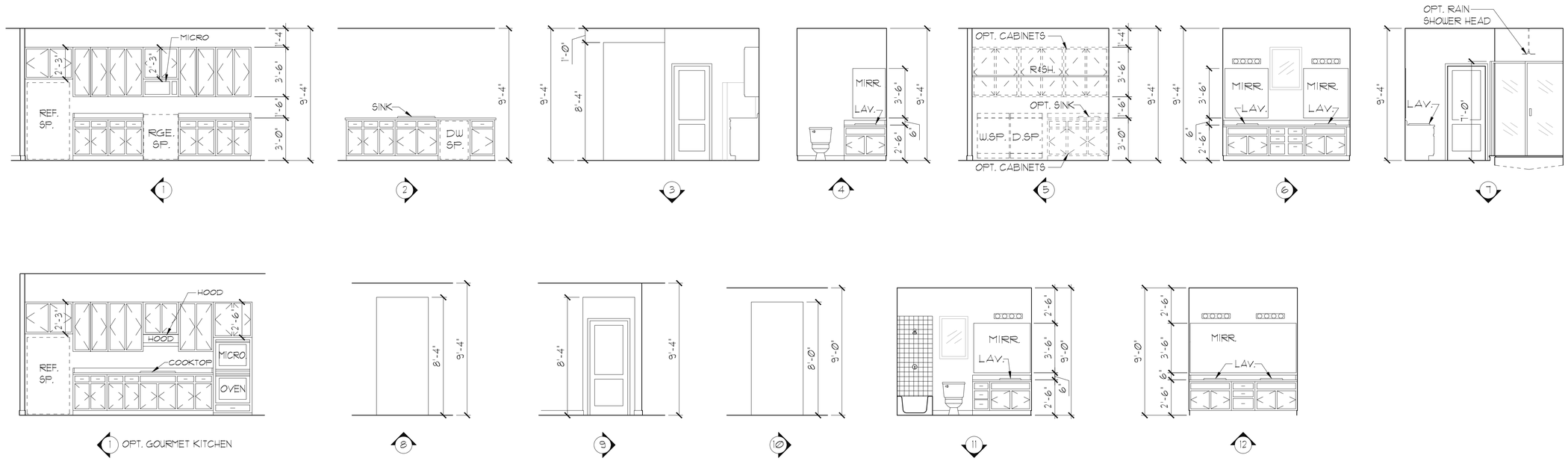

INTERIOR ELEVATIONS

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

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INTERIOR ELEVATIONS

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: 06.0

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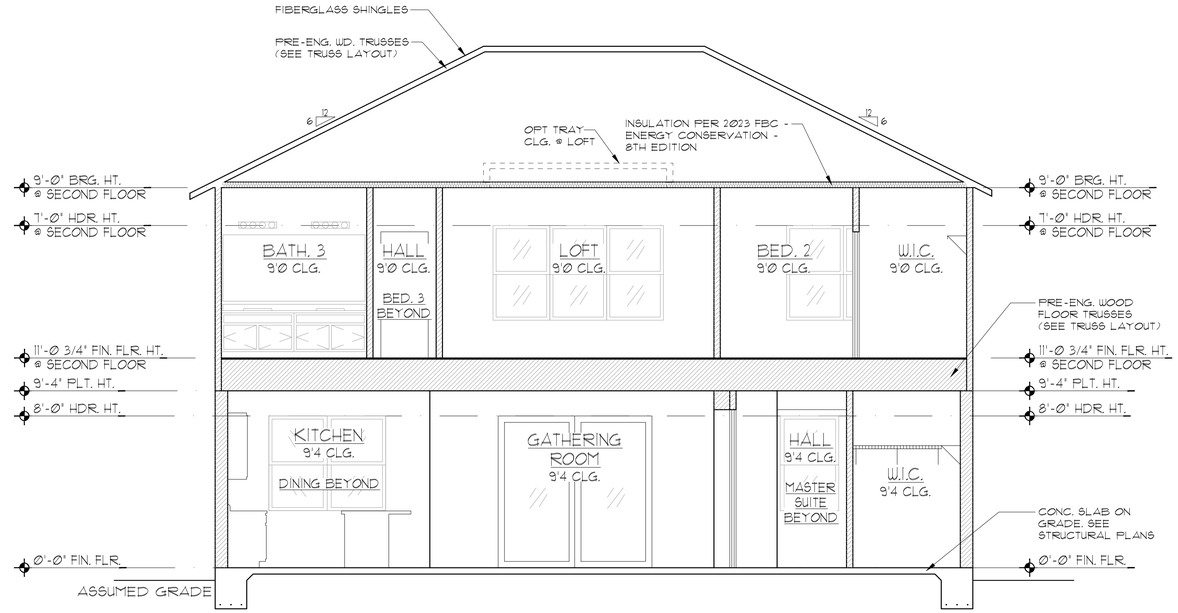
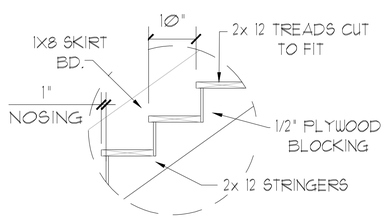
NOTES:

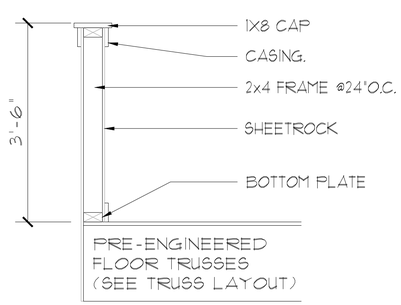
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7-3/4".
3. MIN. WIDTH OF TREAD TO BE 10" (EXCLUSIVE OF 1" NOSING).
4. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
5. 3/8" MAX VARIATION IN ANY STAIR RUN.
6. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1-1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
7. 34'-38" HANDRAIL HT.
8. HEADROOM CLEARANCE MIN 6'-8".



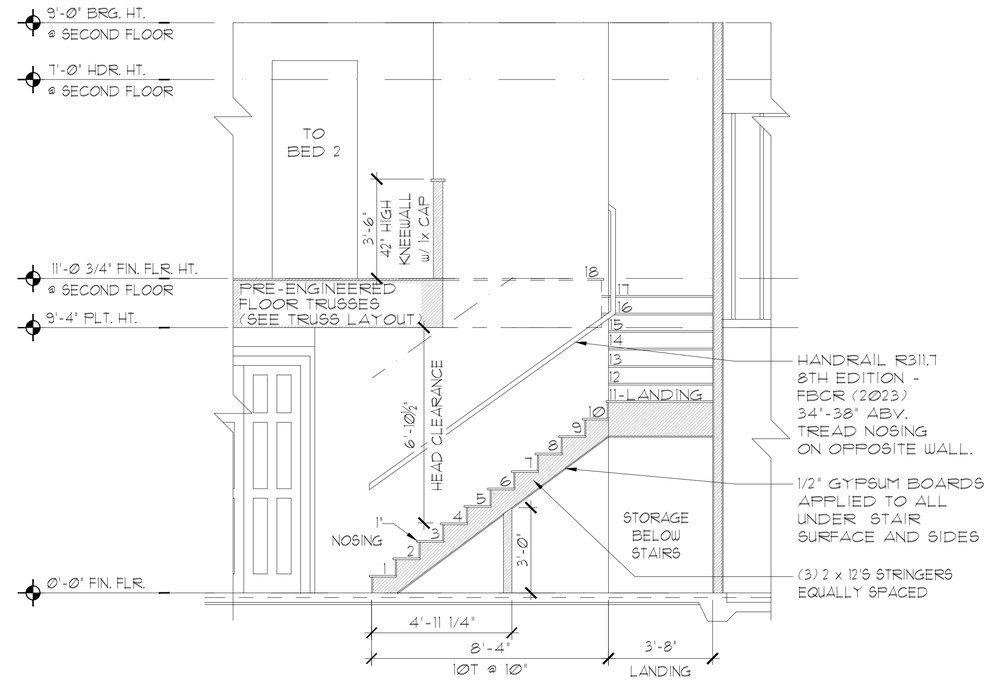
A BUILDING SECTION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



TREAD & RISER DETAIL
SCALE: 3/4"= 1'-0"(11x17) 1 1/2"= 1'-0"(22x34)



HALF WALL DETAIL
SCALE: 3/4"= 1'-0"(11x17) 1 1/2"= 1'-0"(22x34)



DATA: TOTAL RISE: 11-0 3/4" (18 RISERS @ 7 3/8" EA.)
TOTAL RUN: 17 (17 TREADS @ 10" EA.)

B STAIR SECTION
3/8"=1'-0" (11X17) 3/4"=1'-0" (22X34)

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STAIR & BUILDING SECTION

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

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SHEET: 06.1

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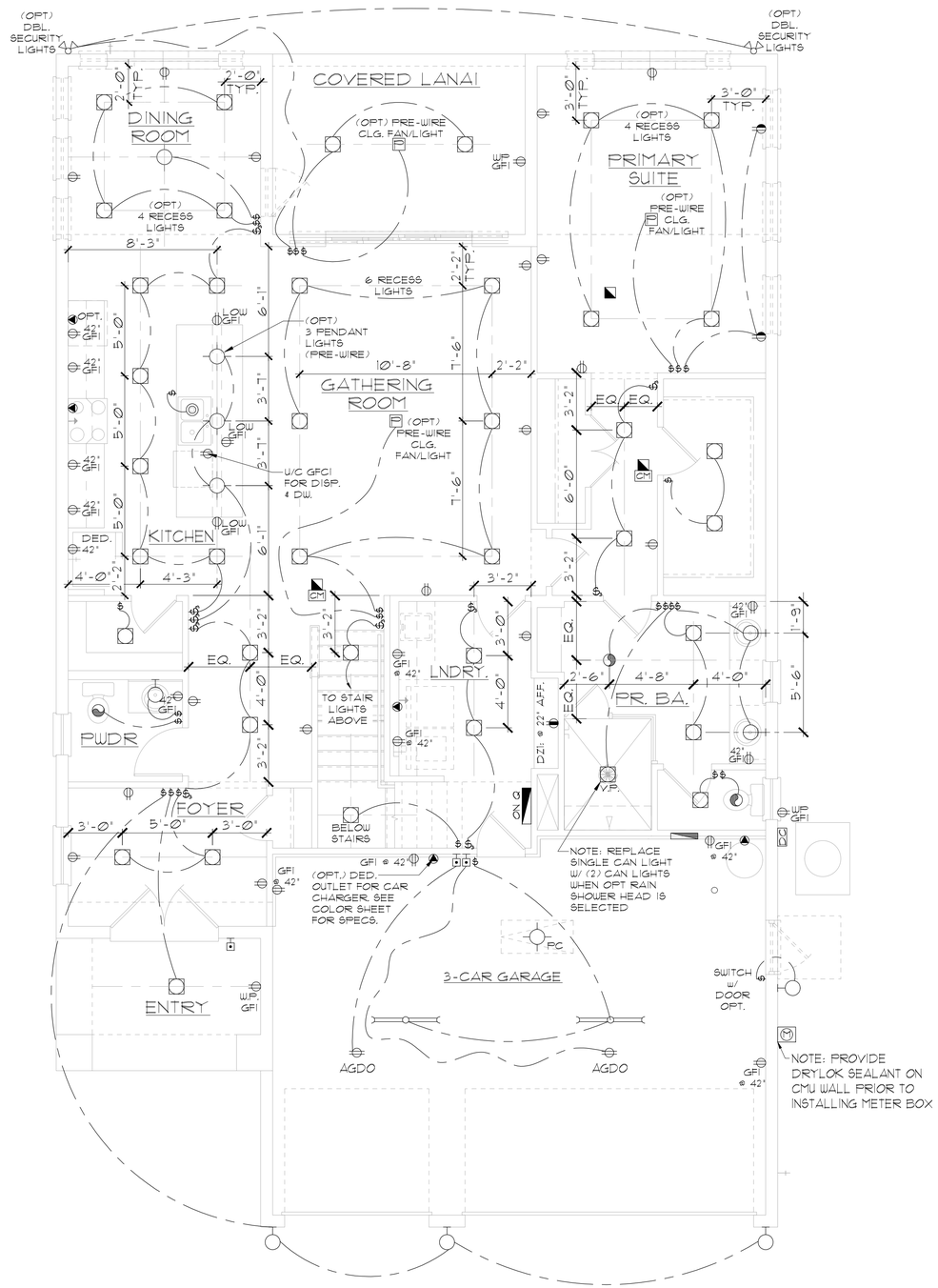
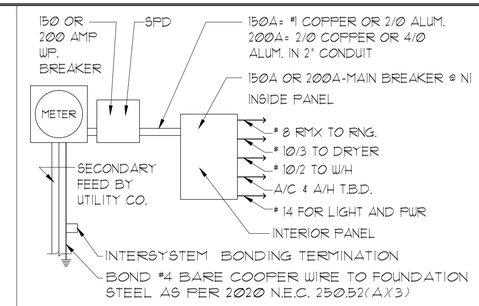


NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS

NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q IS NEEDED PER COMMUNITY SPECS.



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 DWELLING 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		
	OUTLET 110-115, CEILING MOUNTED	CM	CARBON MONOXIDE
	OUTLET 110-115, FLOOR 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-Q PANEL
E	LIGHT FIXTURE, RECESSED ADJUST.		ELECTRICAL PANEL
PC	LIGHT FIXTURE, PULL CHAIN		CEILING FAN, PREWIRE
	LED LIGHT FIXTURE, FLUORESCENT	F	CEILING FAN, INSTALL
	LIGHT FIXTURE, EXTERIOR FLOODS	J	ELEC. JUNCTION BOX
EXIT	LIGHT FIXTURE, EMERGENCY EXIT	T	THERMOSTAT
	LIGHT FIXTURE, EXIT/BACKUP	DC	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	76" 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.

C.L. = CENTER LINE

ELEVATION A,B,C STD
FIRST FLOOR UTILITY PLAN

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

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FIRST FLOOR UTILITY PLAN

2980 KINGSLEY

FLORIDA SERIES

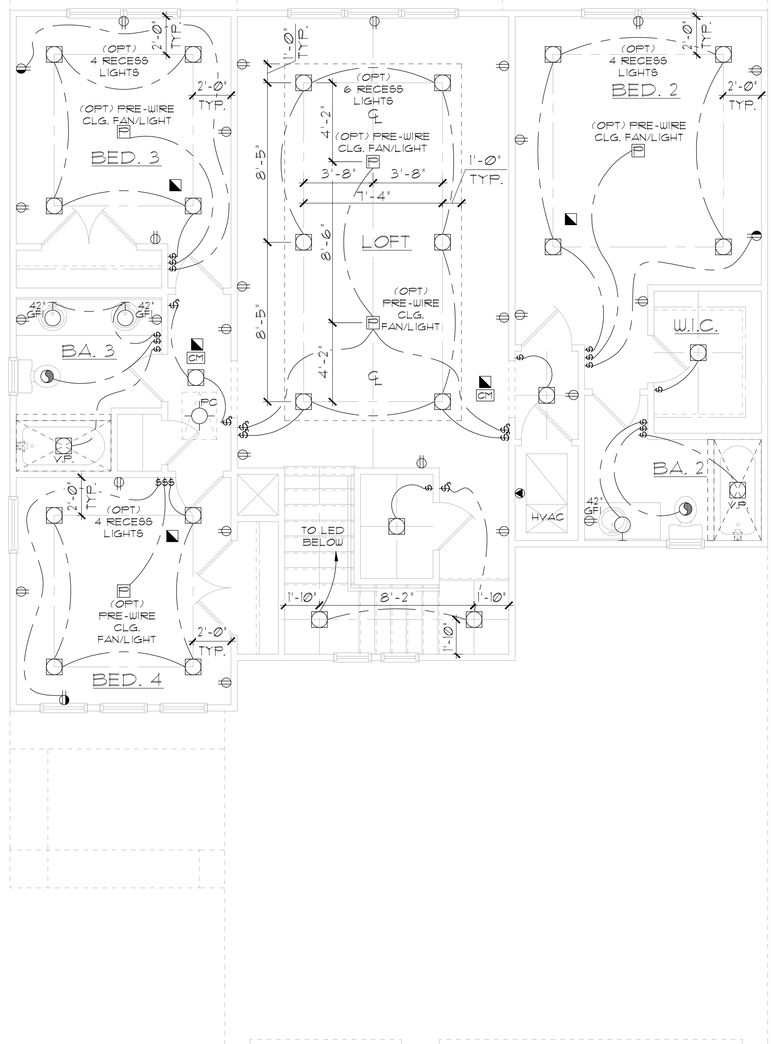
REVISIONS	
DELTA #	DATE

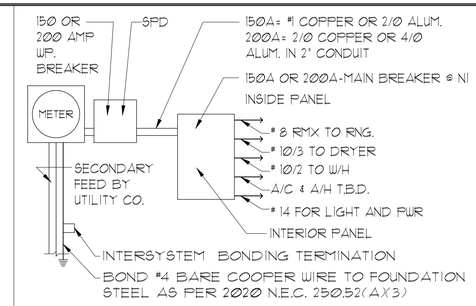
DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: E1





ELECTRICAL RISER DIAGRAM

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	OUTLET 110-115, CEILING MOUNTED	CM	CARBON MONOXIDE
	OUTLET 110-115, FLOOR 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-Q PANEL
E	LIGHT FIXTURE, RECESSED ADJUST.		ELECTRICAL PANEL
PC	LIGHT FIXTURE, PULL CHAIN		CEILING FAN, PREWIRE
	LED LIGHT FIXTURE, FLUORESCENT	F	CEILING FAN, INSTALL
	LIGHT FIXTURE, EXTERIOR FLOODS	J	ELEC. JUNCTION BOX
EXIT	LIGHT FIXTURE, EMERGENCY EXIT		THERMOSTAT
	LIGHT FIXTURE, EXIT/BACKUP		DISCONNECT SWITCH
	OUTLET, TV/CABLE		ELEC. POWER METER

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ELEVATION A,B,C STD
SECOND FLOOR UTILITY PLAN

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SECOND FLOOR UTILITY PLAN

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: E2

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