

2980 KINGSLEY FLORIDA SERIES (TAMPA)

40' X 65'



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	11-18-25	-CREATED NEW MASTER	M,R
2	05-06-26	-ADDED SUMMER KITCHEN OPTION TO PLAN SET	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, 2013 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH


LOT: 0000, COMMUNITY

2980 KINGSLEY
FLORIDA SERIES

COVER SHEET



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REVISIONS	
DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	M,R
SHEET:	00

ABBREVIATIONS:

Table with 2 columns: Abbreviation and Description. Includes terms like A/C, AFF, A.H.U., ALT., ALUM., BRG., CAB., CANT., CLG., C.J., CMU, CONT., CPT., D. SP., D.H., DIA., DISP., DRYER VENT, DW, EA, ELEC, ELEV, E.O.R., E.W., FBC, FBC(B), FBC(E), FBC(M), FBC(P), FBC(R), F.F.E., F.G., FLR., FR., FT, FTG., F.V., GAL.V., G.C., GFCI, GFI, G.T., GYP., HDR., HGT., H.B., HORIZ., H.S., IL., I.L.O., INT., L.T., LOC., MAX., M. CA., MECH., MIN., MONO., M.P.H., NO., N.S., O.C., O.H.C., O.H.G.D., OPT., PED., P.L.F., PLT. HGT., P.S.F., P.T., PUR, REF. SP., REQ'D, RM, RO., R/S, SC, S.G.D., S.H., SIM., S.P.F., SQ. FT., SUB., S.Y.P., TEMP., T.O.M., T.O.W., TRANS., TYP., UNO., VERT., V.P., V.T.R., W., W.C., W. SP., W.H., W.P., W.S.

THE ANSI STANDARD FOR MEASURING HOUSES:

NATIONAL STANDARD Z165-1996 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 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. FULL ALL DIMENSIONS FROM THE REAR OF PLAN
4. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE UNO.
5. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 13011 - M13012
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.

GRADING:

- 1. PER FRC R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" INCHES WITHIN THE FIRST 10 FEET (APPROXIMATELY 5%)

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" GYPBD APPLIED TO IX P.T. VERTICAL FURRING BATT'S 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
6. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
7. ALL EXTERIOR CEILING (PORCH & PATIOS) SHALL HAVE SAG-RESISTANT GYP SOFFIT BOARD.

INTERIOR WALLS:

- 1. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
2. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSISHIELD TILE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILING SHALL HAVE PER FBCR 102.3.5 1/2" SAG-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
4. TILE IN TUBS, SHOWERS & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS RT02.3.1 / RT02.4.2 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 AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
7. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONC. SLAB TO BE ATTACHED W/ POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
8. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2X4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE UNO.
9. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.

MEANS OF EGRESS:

- 1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND 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 PERCENT SLOPE) ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5%)
3. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
4. WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R310.2
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF.- R310.2- FBC-R (2023)
6. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12' FINISHED GRADE MUST COMPLY WITH FBC-R 312

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, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2. PROTECTION AGAINST DECAY AND TERMITES. - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND 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 AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
2. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE), HEADER HEIGHTS, AND 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 IX P.T. FRAME ATTACHED TO CMU'S.
7. DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
8. 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
9. 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.
10. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6, SECTION 6.09. INTERIOR FACE OF WINDOW FASTEN BUCK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
11. BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
12. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND 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 R603.5 IN THE 2023 FBC-R
13. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.

ROOFING:

- 1. 12" OVERHANG UNO./ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES UNO.
2. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
3. STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
4. ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
5. CLAY & CONCRETE TILE (IF APPLICABLE):
i. PER FBC-R 2023 8TH EDITION R305.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.1.3.
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 AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.1.3.
6. ASPHALT SHINGLES (IF APPLICABLE):
i. 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.
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) AND 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) AND 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.
iii. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D910 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R305.1.1.

INSULATION:

- 1. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
2. INSULATE ATTIC SPACE WITH R-38. PER FECC TABLE R402.1.2. INACCESSIBLE ATTIC SPACE SHALL RECEIVE BATT INSULATION. IF R-30 - INSTALL OVER 100% OF THE CEILING OR ATTIC AREA AND THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP FLATE AT THE EAVES
3. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R41 FI-FOIL.
4. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND: WINDOW FRAMES, EXTERIOR DOOR FRAMES, GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
5. INSULATE ALL ATTIC CORNER 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.
7. PER FECC R402.2.4, VERTICAL OR HORIZONTAL ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD-FRAMED OR EQUIVALENT BAFFLE, RETAINER OR DAM SHALL BE INSTALLED TO PREVENT LOOSE-FILL INSULATION FROM SPILLING INTO LIVING SPACE.

CABINETS:

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

PLUMBING:

- 1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SIZE, DESIGN, AND INSTALL ALL PLUMBING SYSTEM COMPONENTS BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, AND 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 AND APPROVE ALL LOCATIONS.
5. HOT WATER PIPES FROM WATER HEATER TO RESIDENCE TO COMPLY WITH FBC-R CH29 & R403.5.3

ELECTRICAL:

- 1. IAW NEC 2020- 21012-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 AND 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 NFPA10-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 NFPA10-NEC2020 - ARTICLE 210-52
9. ALL DEVICES AND TRIM PLATES SHALL BE GANGED, WHERE POSSIBLE
10. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FECC R402.4.5. FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT

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 AEC.1
3. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND 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 F280.1
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
8. PER FRC G2439.5.1 WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQUARE INCHES SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS.

STAIRS:

- 1. SEE STAIR SECTIONS FOR TREAD AND RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
3. HANDRAIL CONTINUITY PER R311.7.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.

SWIMMING POOLS:

- 1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R450.11.1. THROUGH R405.11.1.14.

TOWNHOMES:

- 1. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/ CEILING ASSEMBLIES ABOVE & IN LINE W/ THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE & IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBC-R, 8TH EDITION.

COMBUSTABLE CONSTRUCTION:

- 1. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL & HORIZONTAL CONCEALED DRAFT OPENINGS & TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, & BETWEEN A TOP STORY & THE ROOF SPACE PER FBC-R-302.11, 2023 8TH EDITION.

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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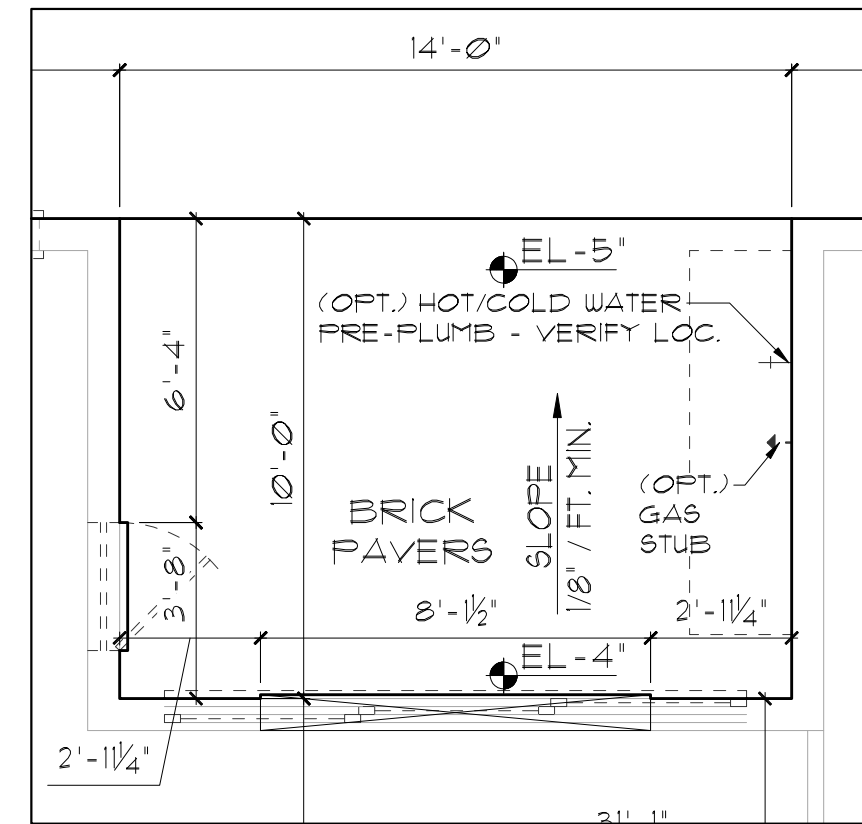
General Notes section containing project information: 2980 KINGSLEY, 2980 KINGSLEY, FLORIDA SERIES, and logos for ITEG and Park Square Homes.

Table with 3 columns: Description, Conc. Load, and Weight. Includes sections for PER FBC R301- TABLE R301.5, PER FBC R312- R312.1.2 & R312.1.3 & R311.7.2.1, and EERO- R310.2.1- FBCR2023.

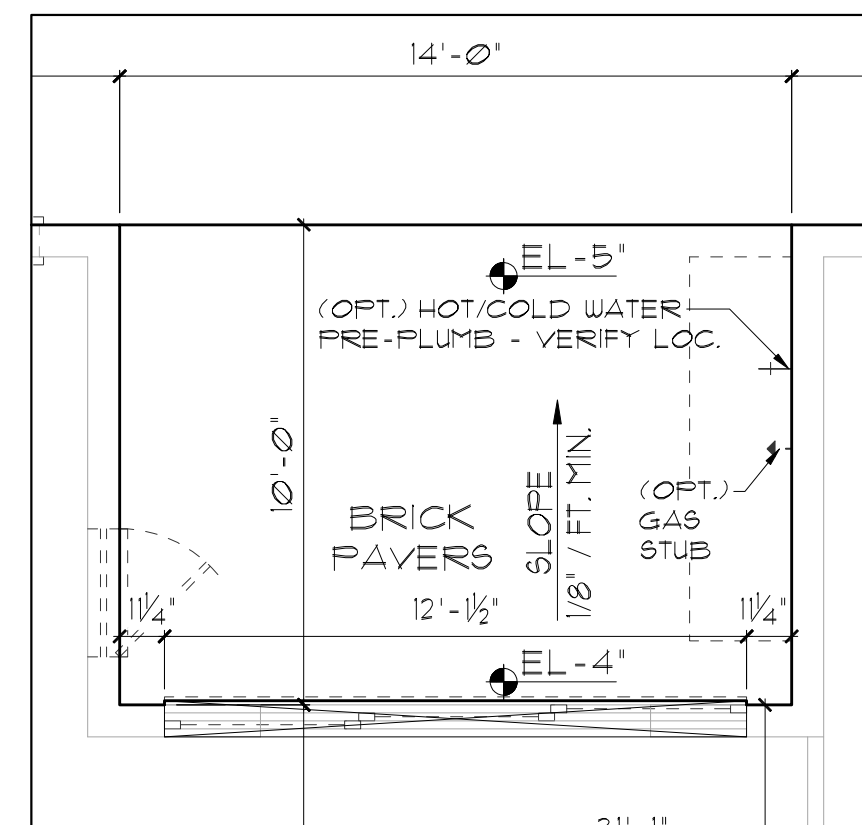
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FOUNDATION NOTES

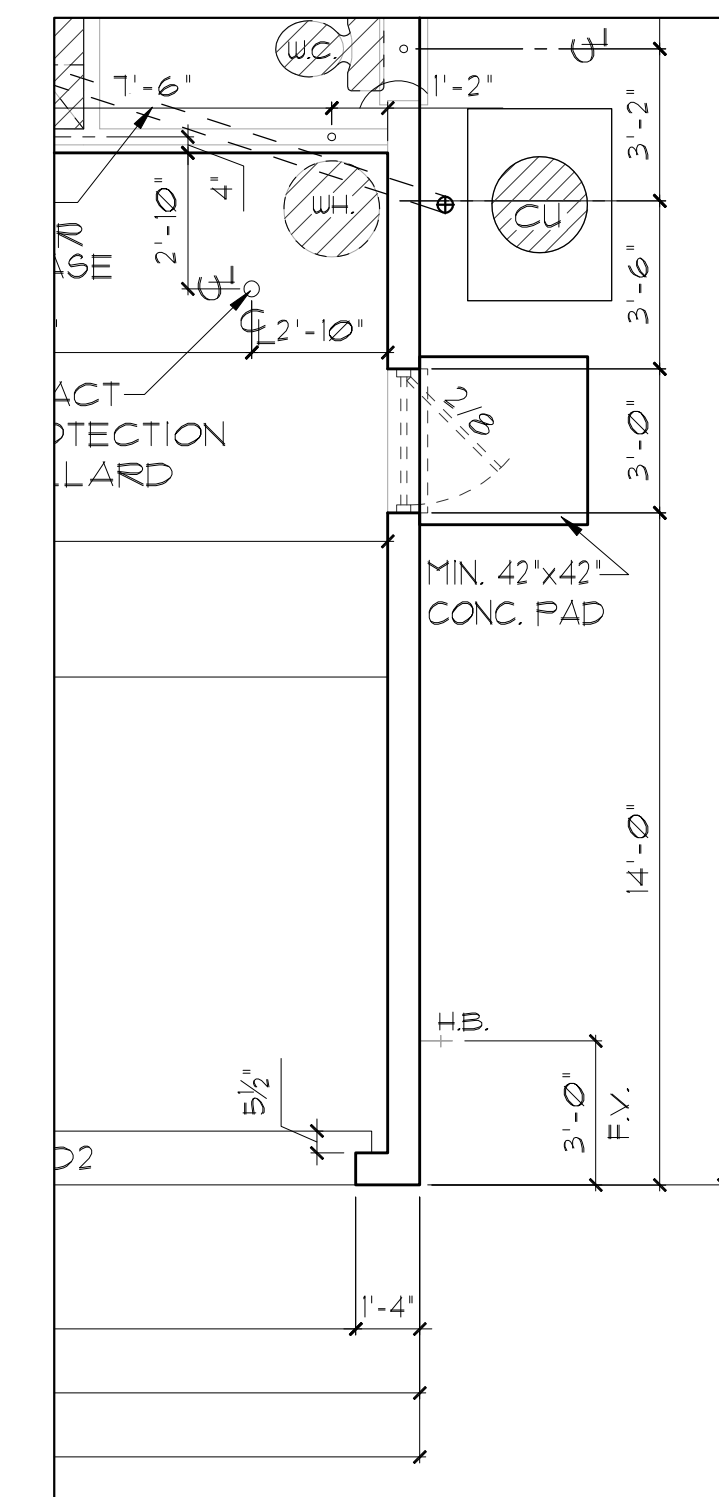
1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
3. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
4. PAVERS MAY BE USED I.L.O. CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED. VERIFY W/ COMMUNITY SPECIFICATIONS
5. MECHANICAL EQUIP. LOCATIONS TO BE FIELD VERIFIED & MAY BE DEPENDANT UPON COMMUNITY AND MUNICIPALITY CODES.
6. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
7. BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, FURSUANT TO FBC-R- CURRENT EDITION.



OPT. FRENCH DOOR @ DINING

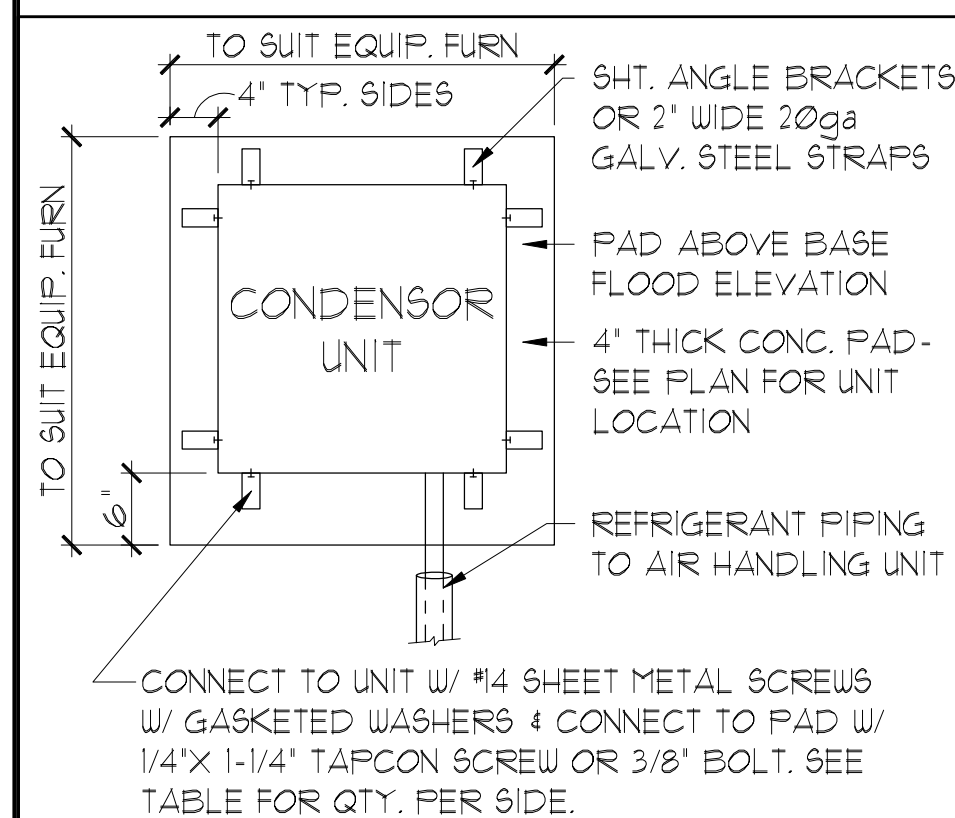


OPT. 12'-0" SGD



OPT. GAR. SERVICE DOOR

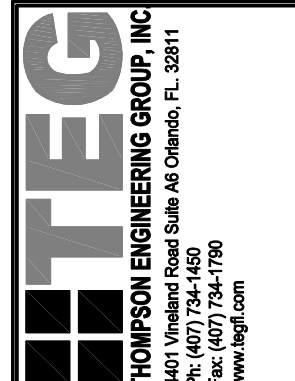
OPTIONS
SLAB INTERFACE PLAN
1/8" = 1'-0" (11X11) 1/4" = 1'-0" (22X34)



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.

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



SLAB INTERFACE PLAN

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	TR
SHEET:	01.0

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WALL LEGEND

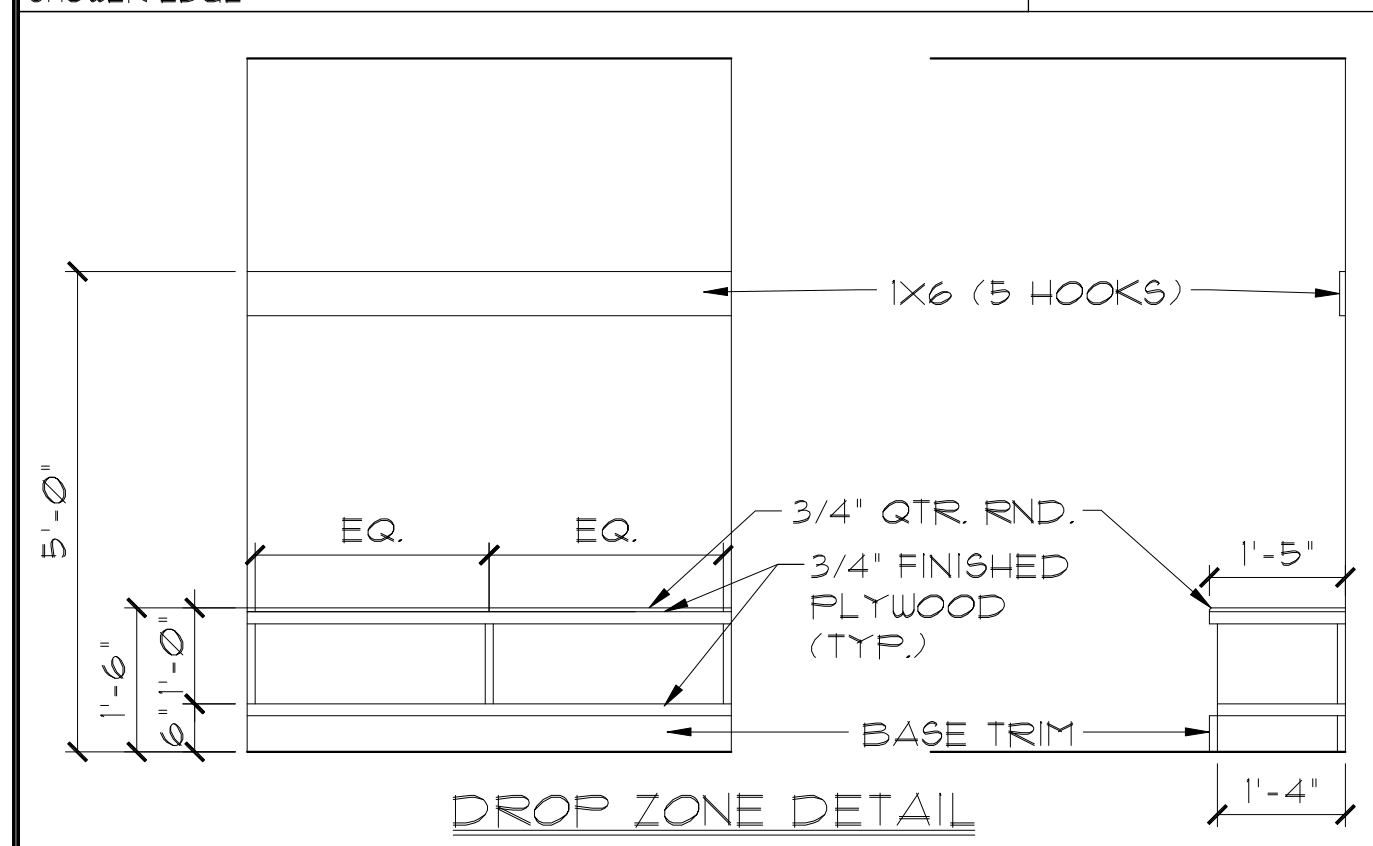
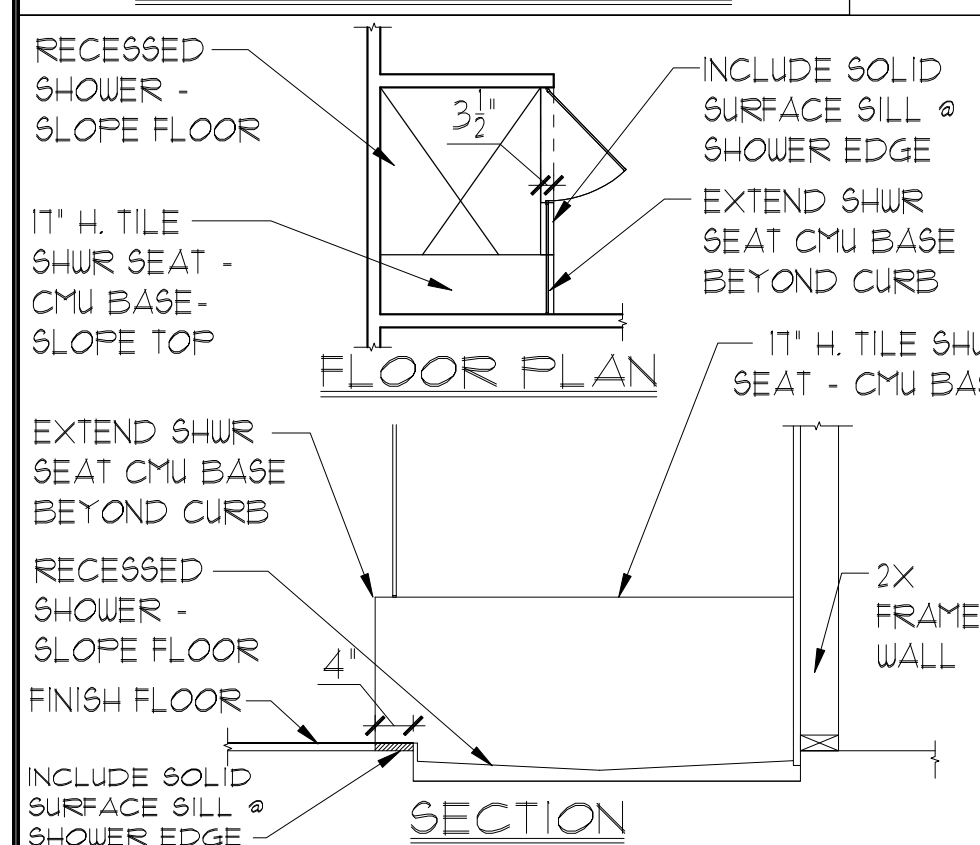
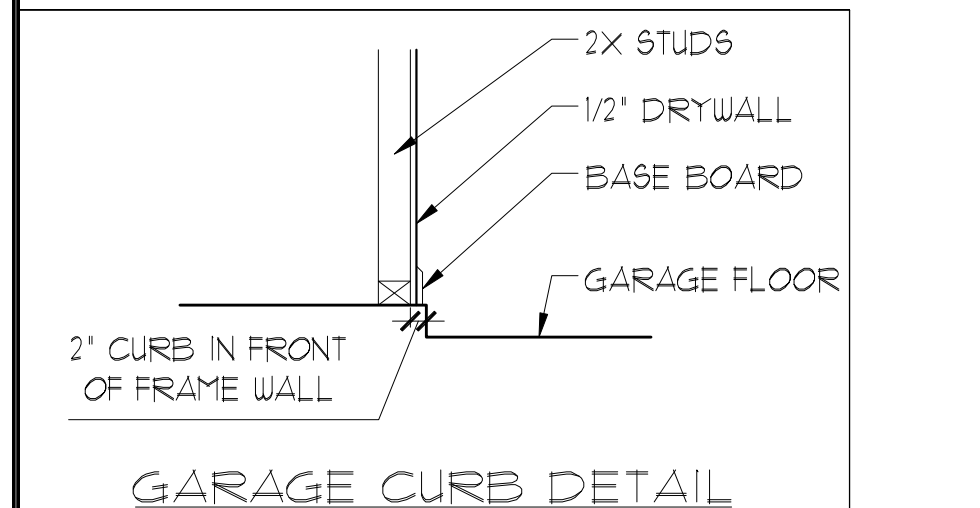
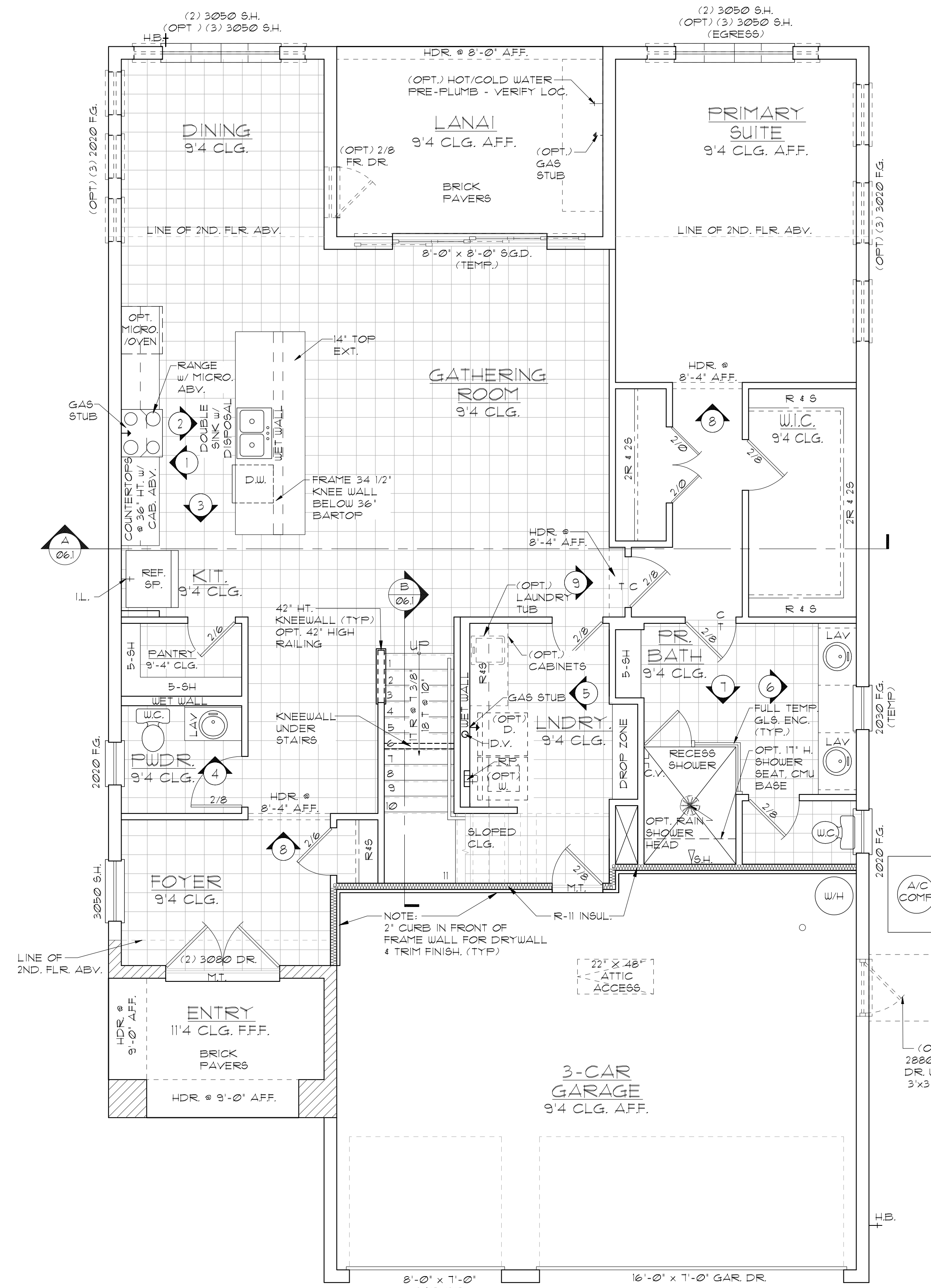
FIRST FLOOR

- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
- [Symbol] DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

- [Symbol] DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

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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2980 KINGSLEY
FLORIDA SERIES

Park Square Homes

W/ NOTES

REVISIONS

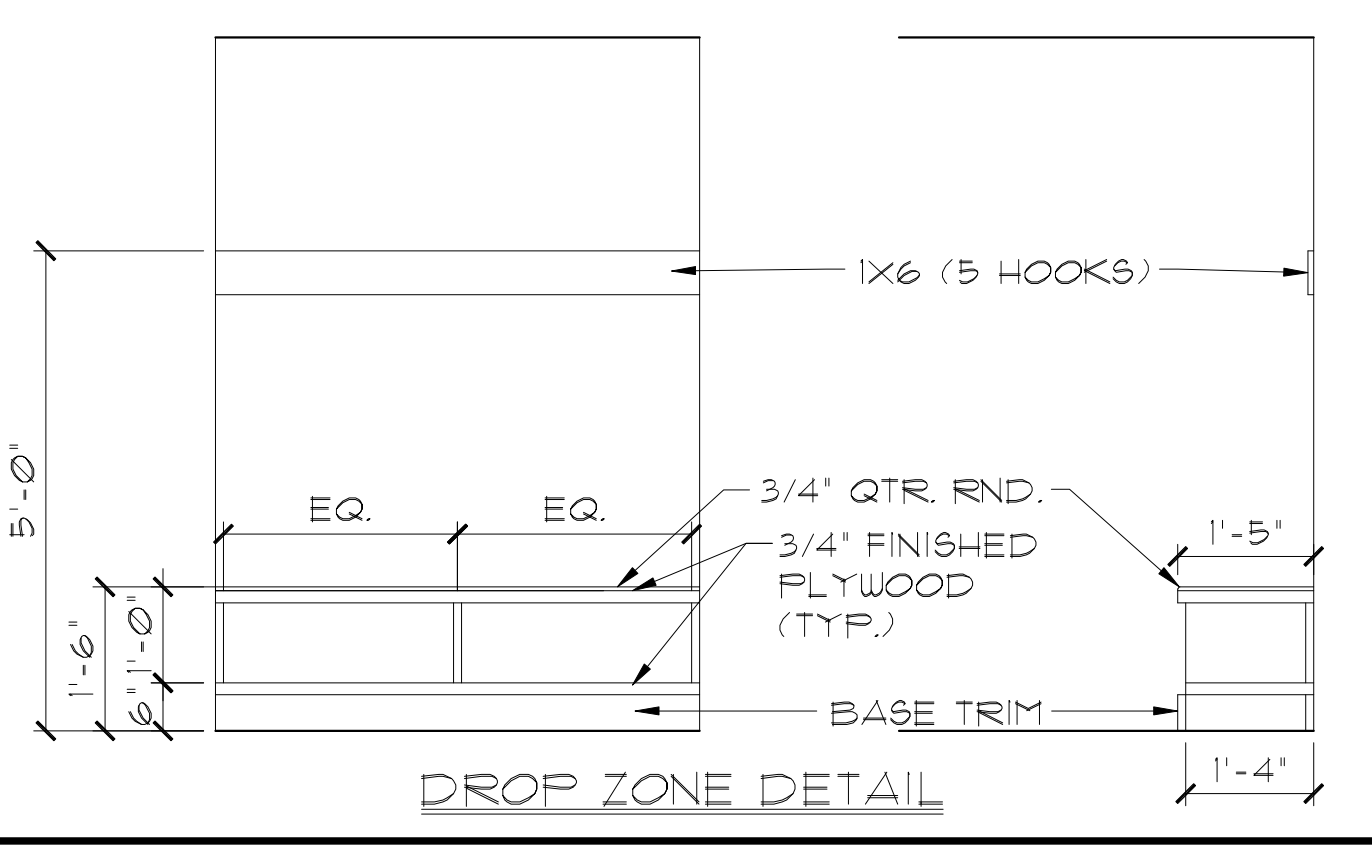
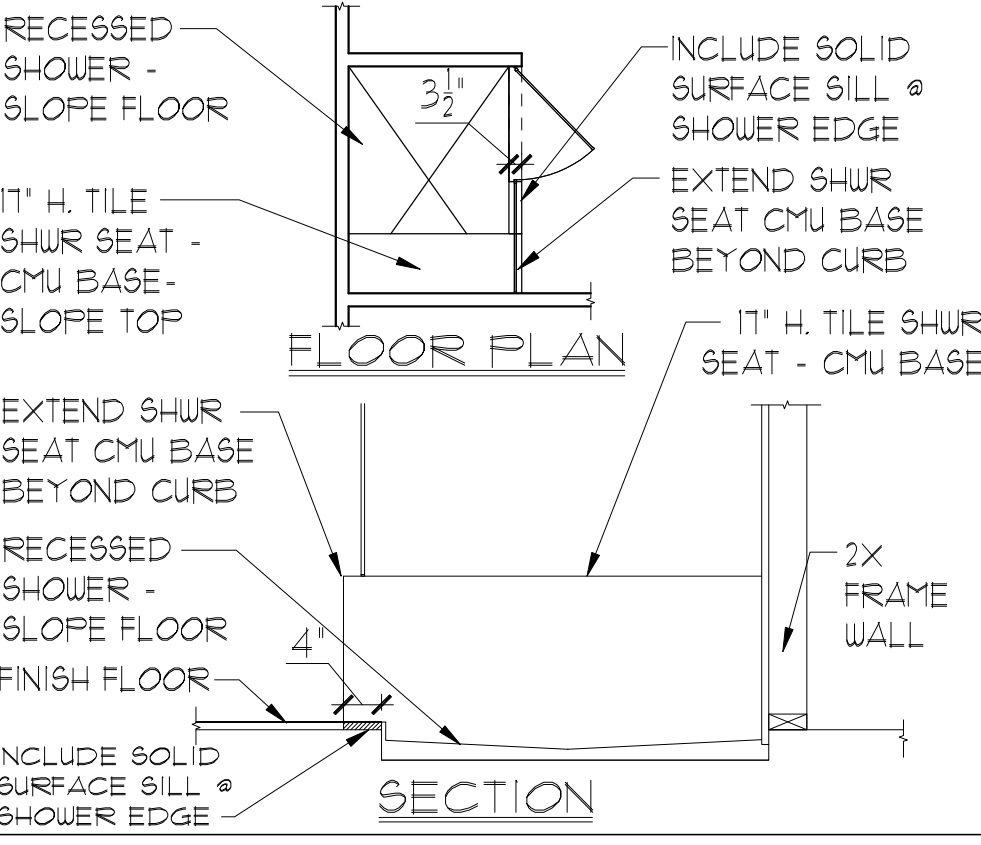
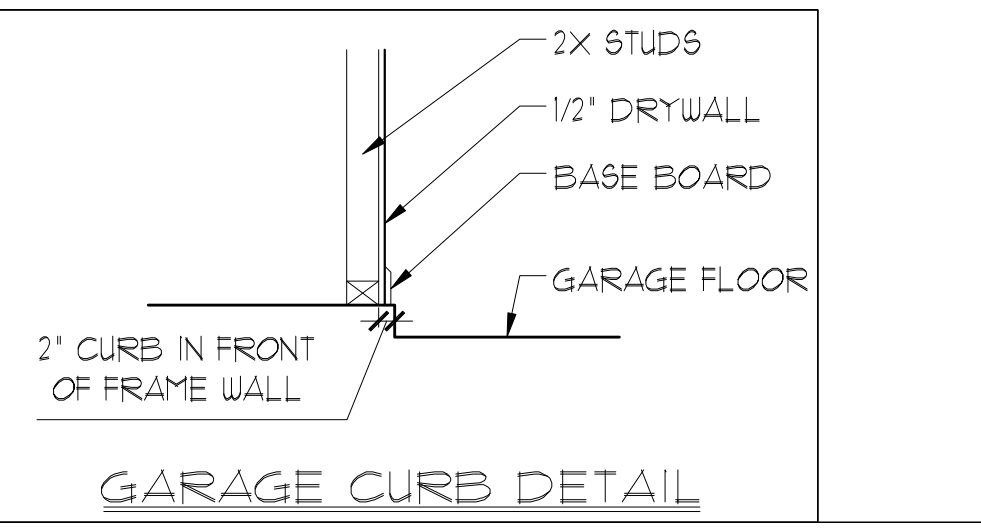
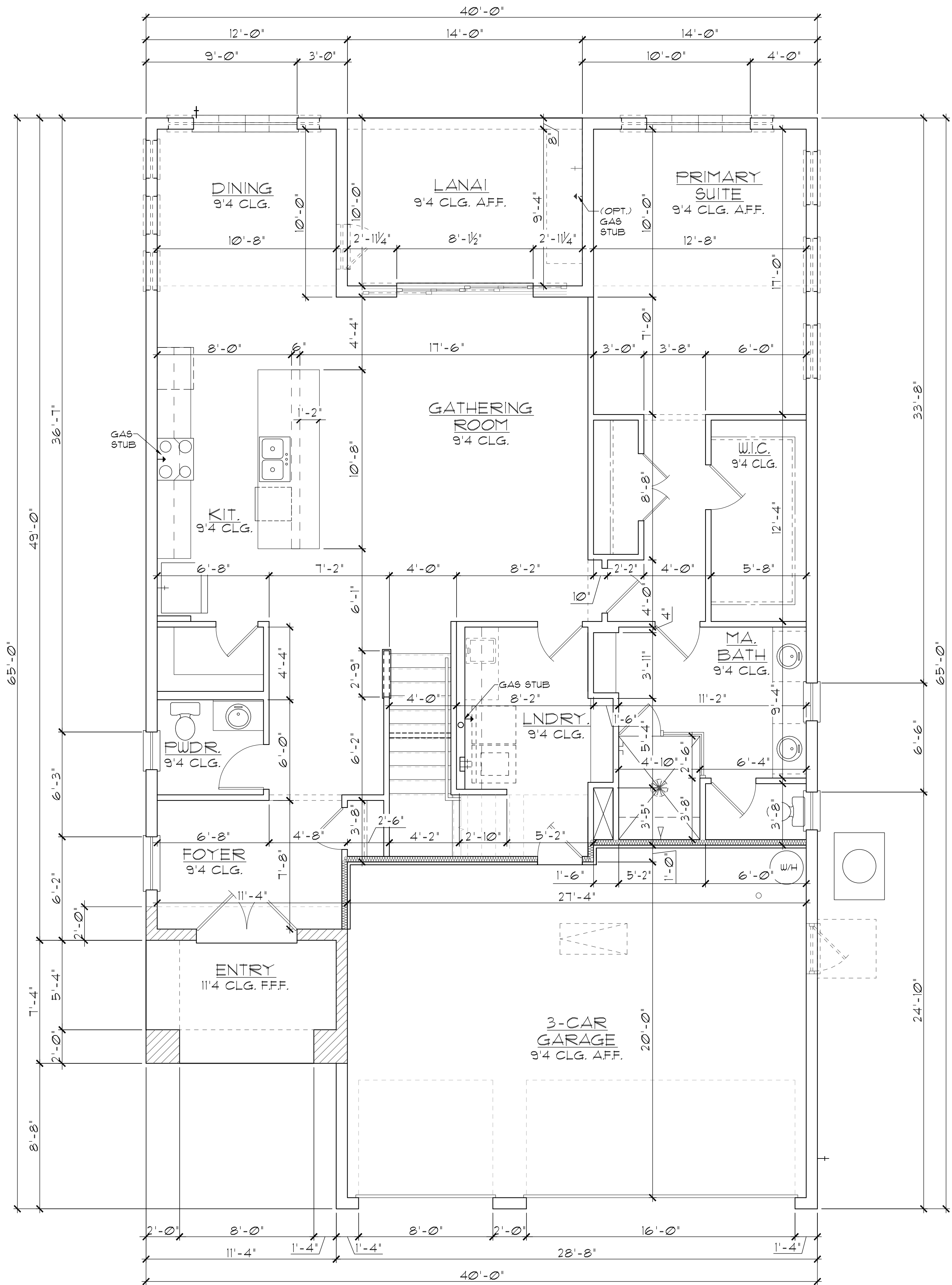
DELTA #	DATE

DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: 02.0

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 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road, Suite A8 Orlando, FL 32811
 Phone: (407) 284-1700
 www.iteg.com

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 5200 Vineland Road, Suite 200 Orlando, Florida 32811
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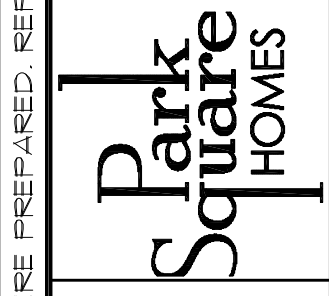
ELEVATION A,B,C STD
FIRST FLOOR PLAN
W/ DIMENSIONS
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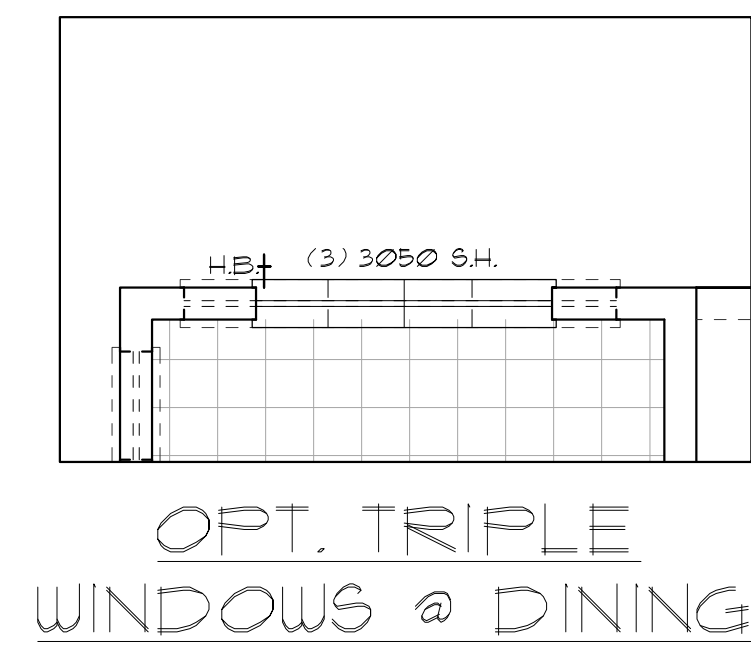
FIRST FLOOR PLAN
W/ DIMENSIONS

2980 KINGSLEY
FLORIDA SERIES

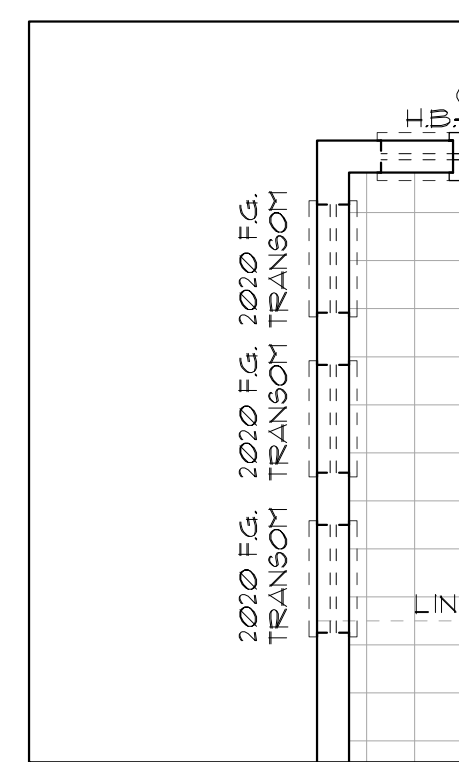
REVISIONS

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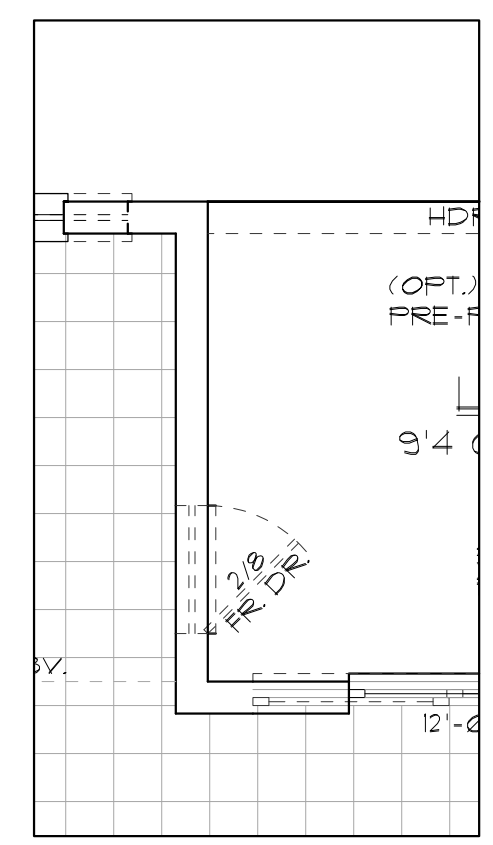
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 SHEET: 02.1



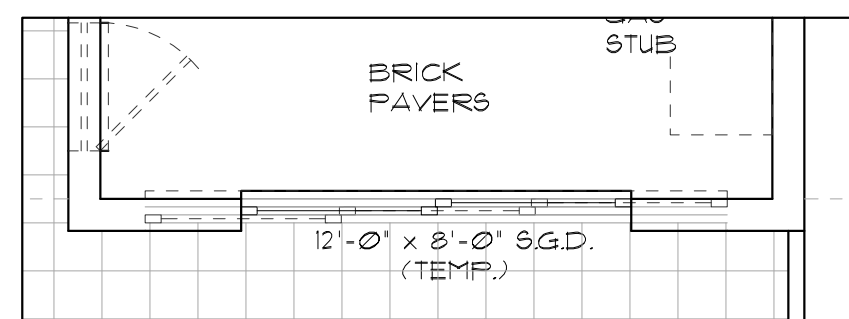
OPT. TRIPLE WINDOWS @ DINING



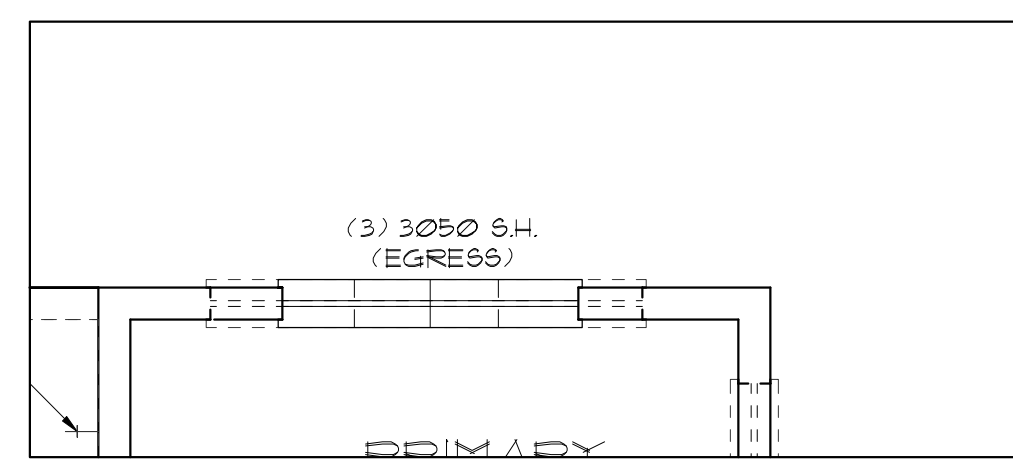
OPT. TRANSOM WINDOWS @ DINING



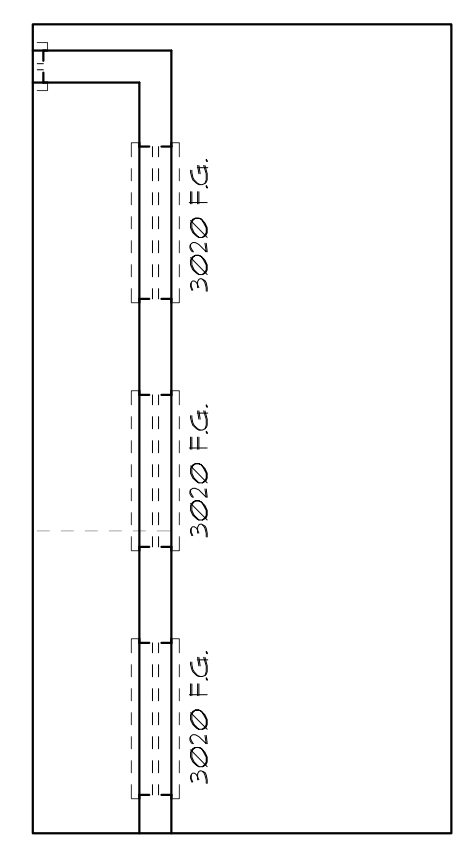
OPT. FRENCH DOOR @ DINING



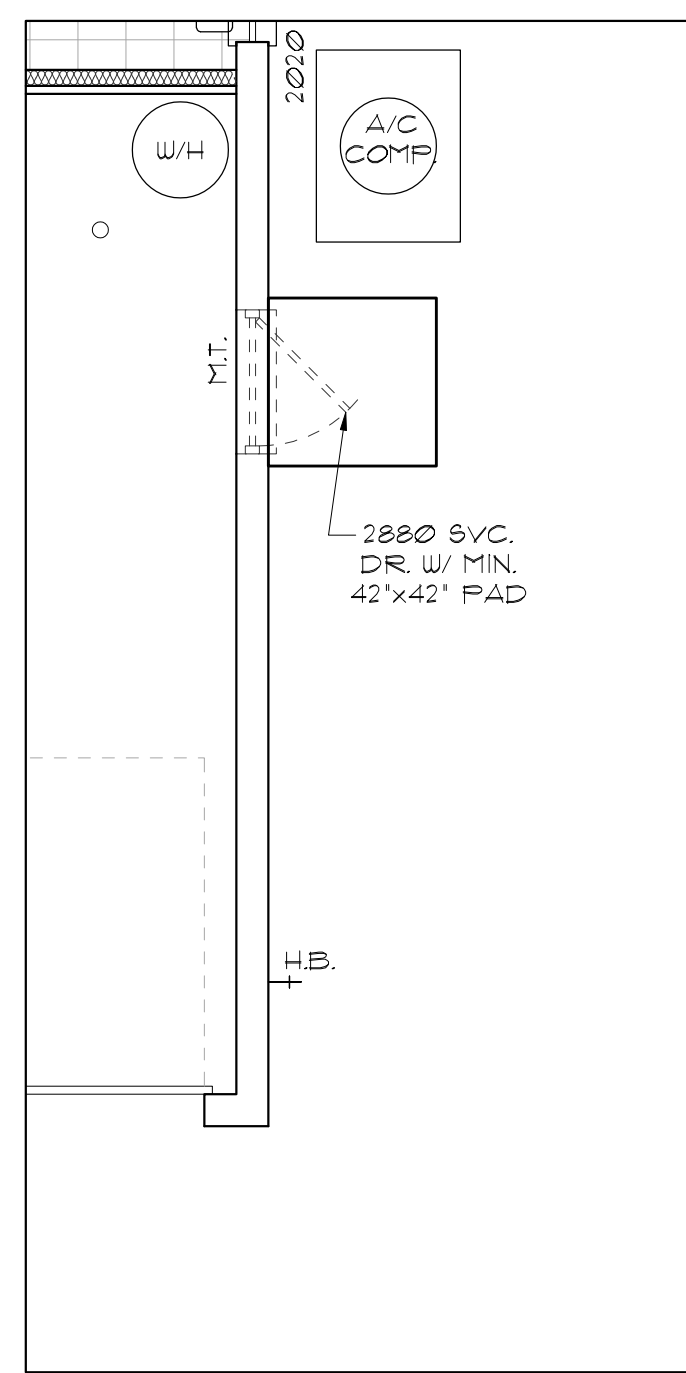
OPT. 12'-0" SGD



OPT. TRIPLE WINDOWS @ MASTER SUITE



OPT. F.G. WINDOWS @ MASTER SUITE



OPT. GARAGE SERVICE DOOR

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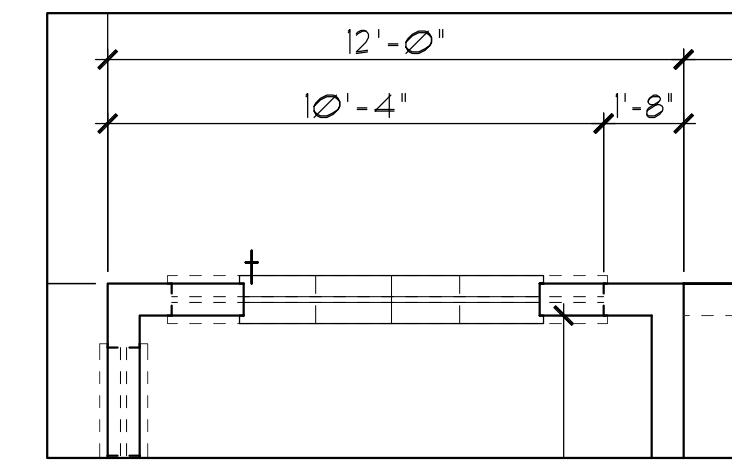
2980 KINGSLEY
FLORIDA SERIES

FIRST FLOOR PLAN
W/ NOTES

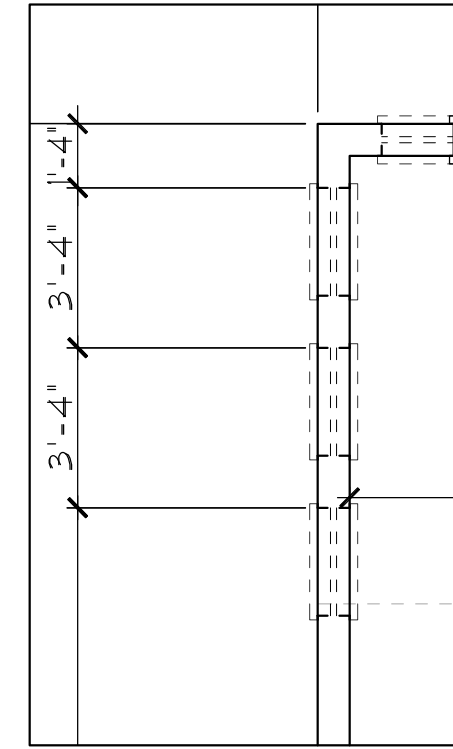
Park Square HOMES

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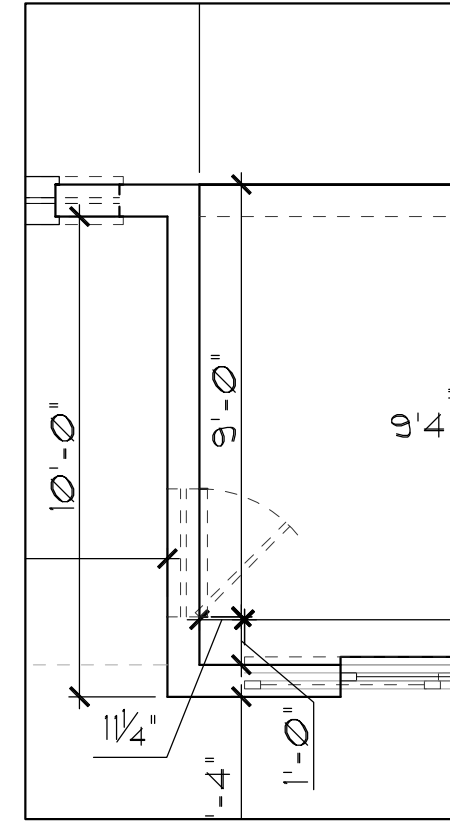




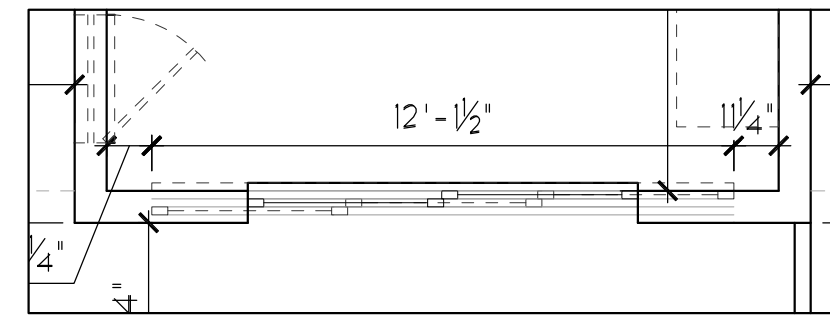
OPT. TRIPLE
WINDOWS @ DINING



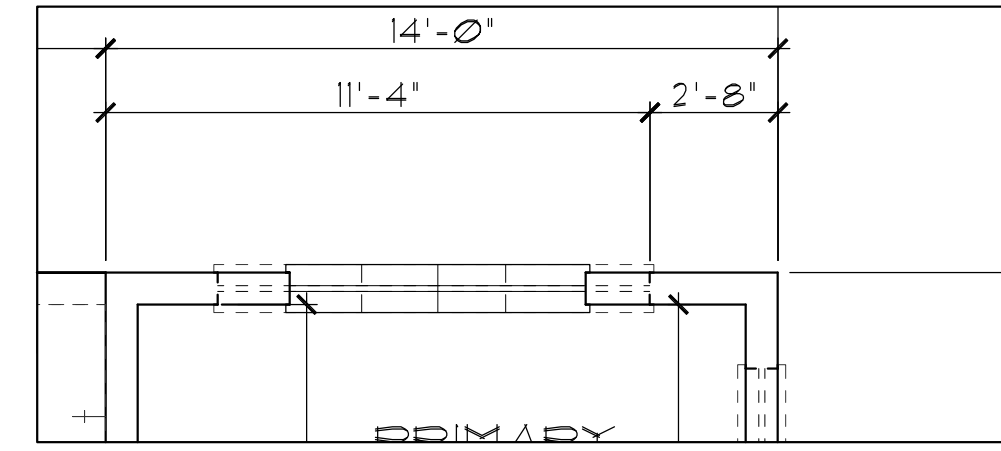
OPT. TRANSOM
WINDOWS @ DINING



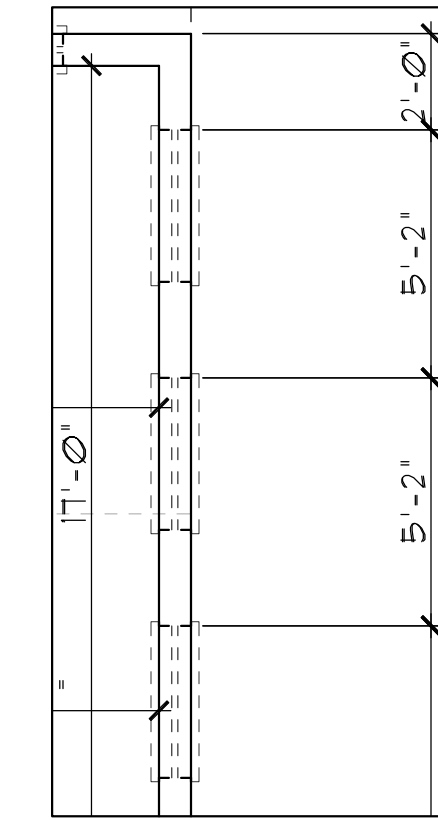
OPT. FRENCH
DOOR @ DINING



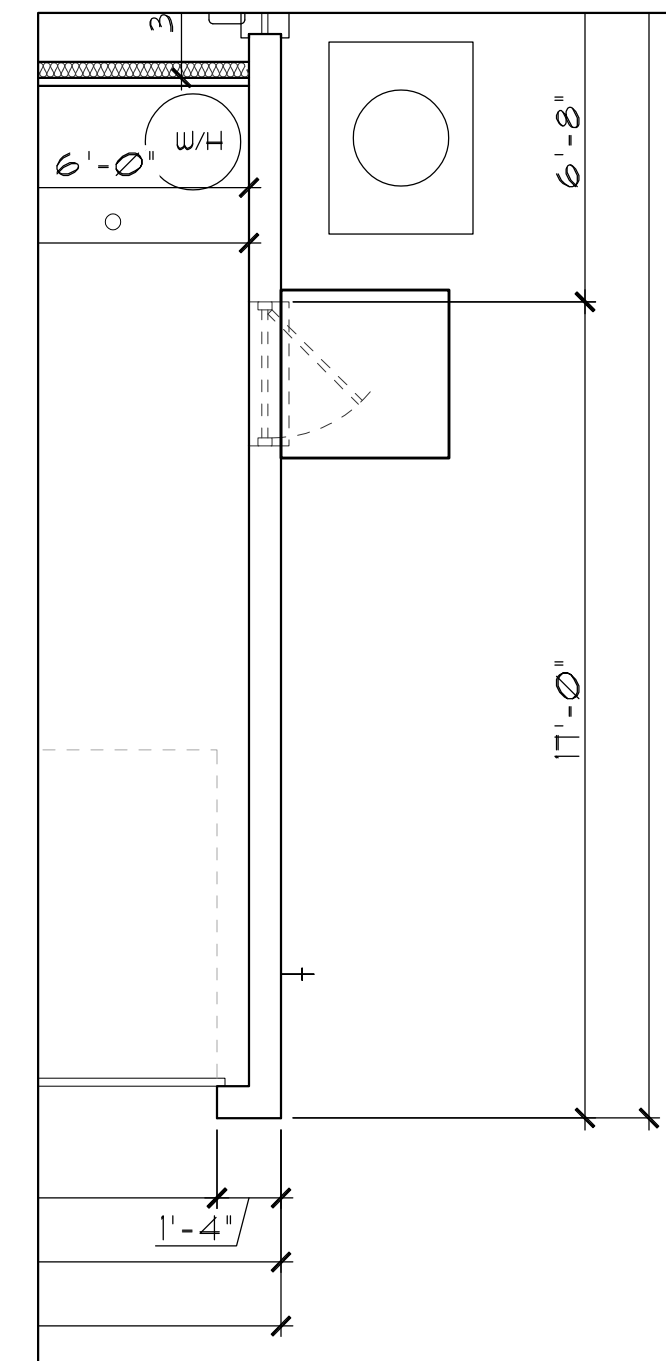
OPT. 12'-0" SGD



OPT. TRIPLE
WINDOWS @
MASTER SUITE



OPT. F.G. WINDOWS
@ MASTER SUITE



OPT. GARAGE SERVICE DOOR

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ENTERPRISES, INC.
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FIRST FLOOR PLAN
W/ DIMENSIONS

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA #	DATE

DATE: 11-10-25

SCALE: AS NOTED

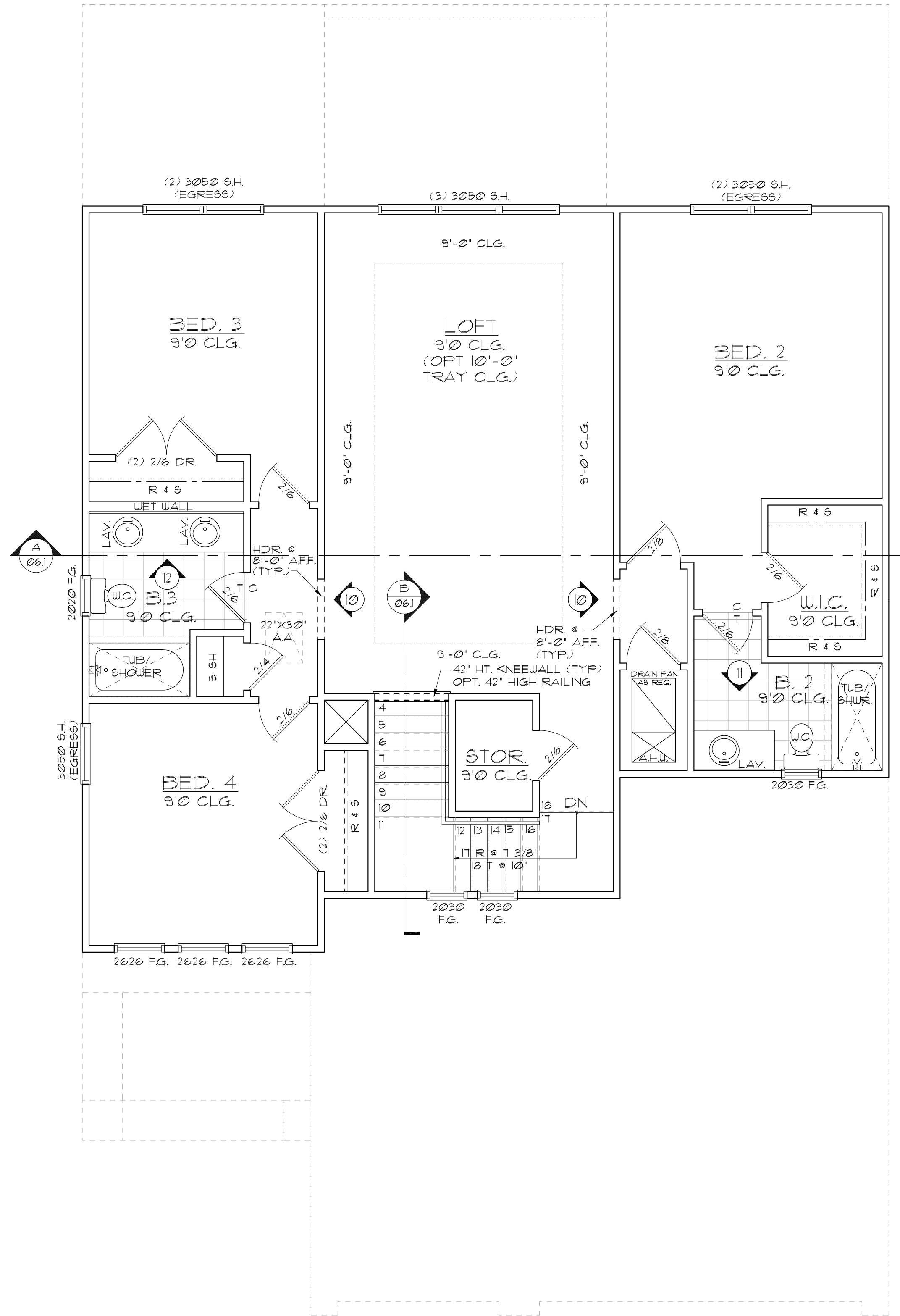
DRAWN: TR

SHEET:

02.1

OPTIONS
FIRST FLOOR PLAN
W/ DIMENSIONS

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

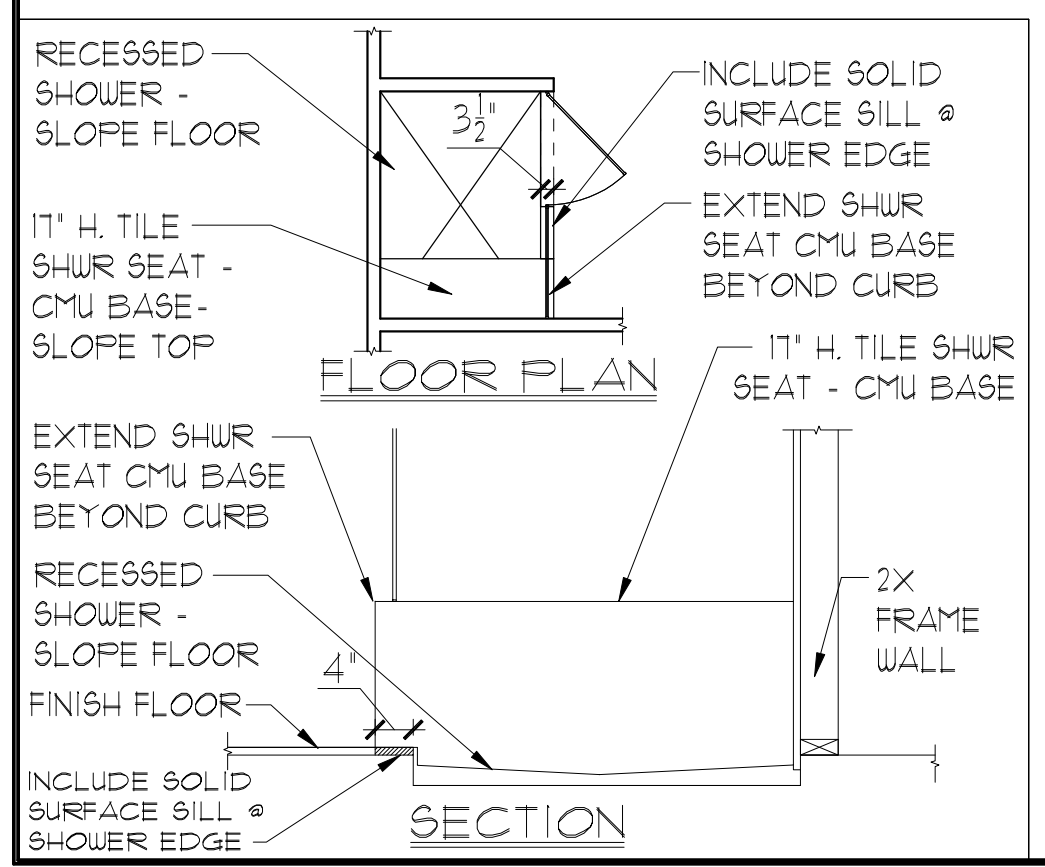


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- ### WALL LEGEND
- #### FIRST FLOOR
- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
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- #### SECOND FLOOR
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AREA CALCULATIONS

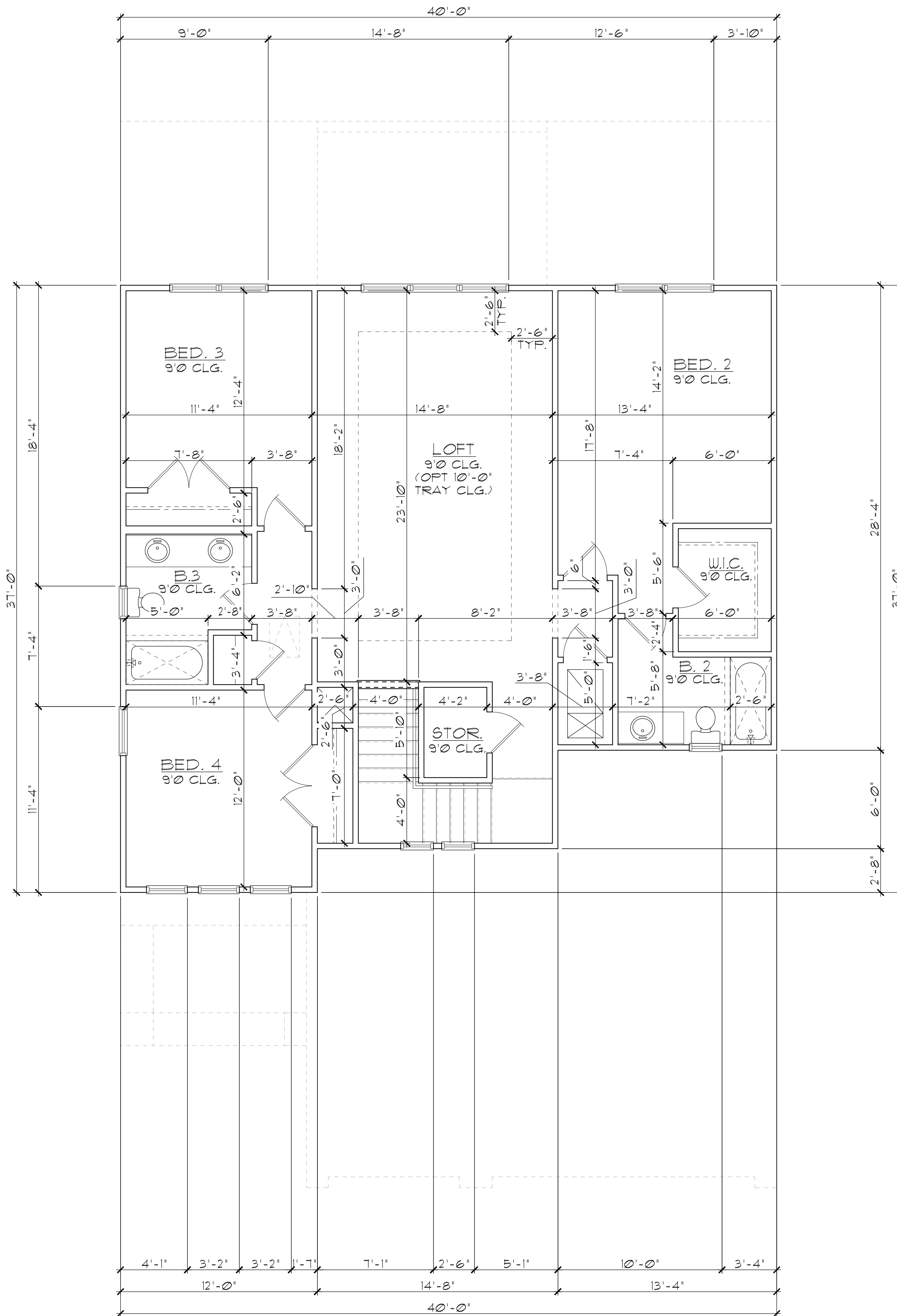
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ELEVATION A STD
 SECOND FLOOR PLAN
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 Tel: (407) 294-1700
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Park Square HOMES
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- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2' UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7-5/8' UNLESS NOTED OTHERWISE.
- 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
- 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 R102.5.5
- FULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
- [Symbol] DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

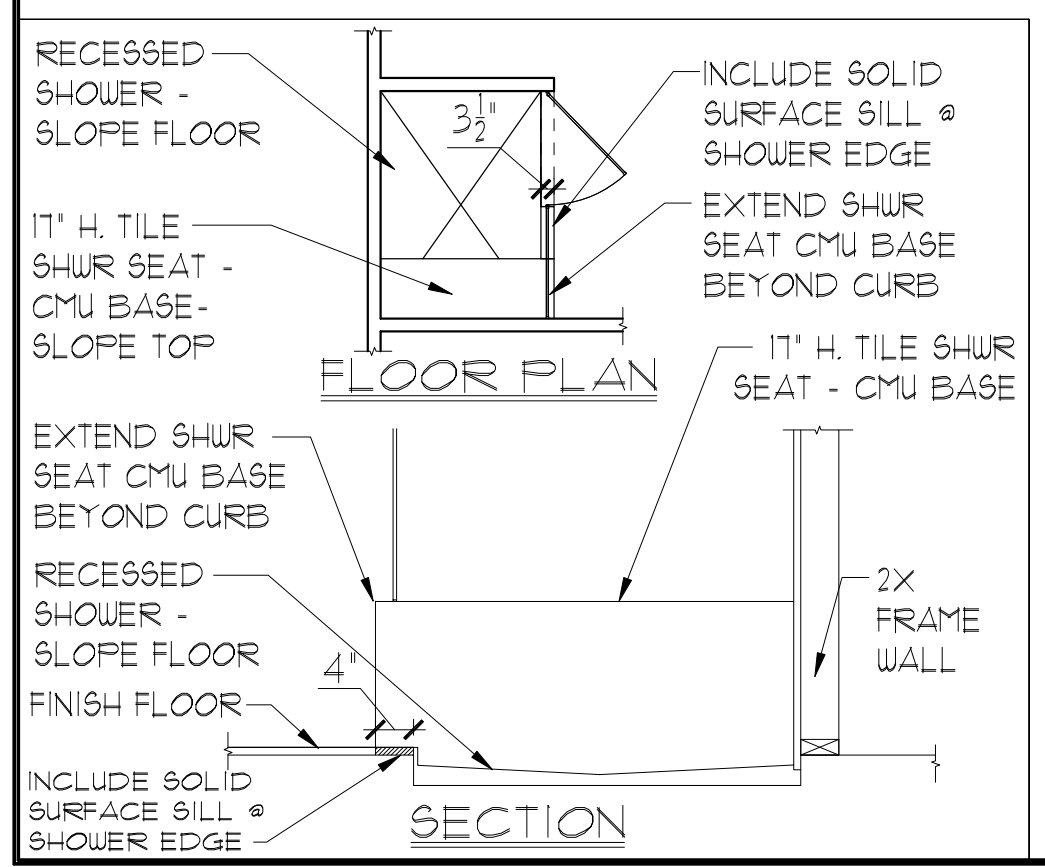
- [Symbol] DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

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

AREA CALCULATIONS

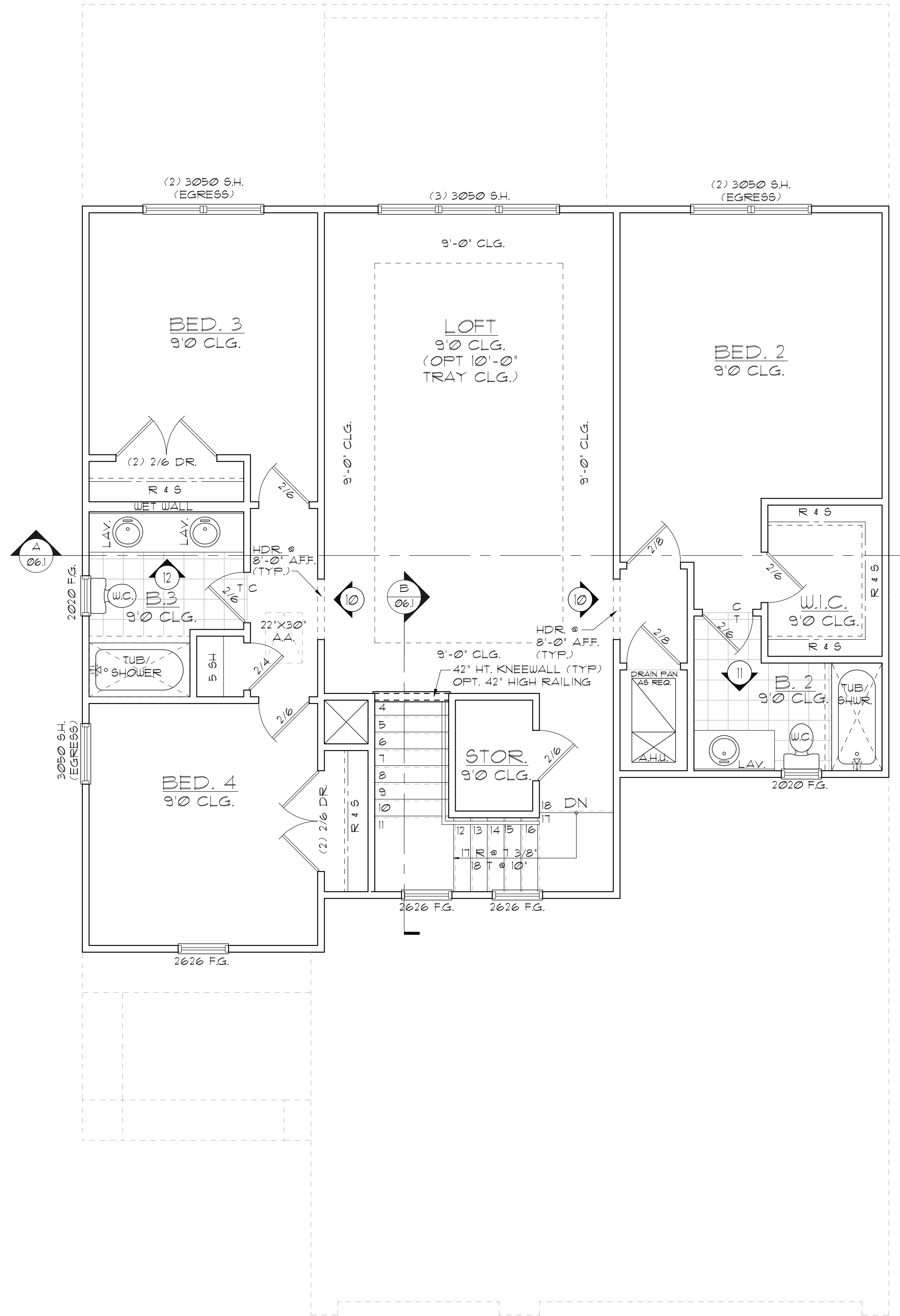
LIVING:	
FIRST FLOOR	1,676 SF.
SECOND FLOOR	1,304 SF.
TOTAL LIVING	2,980 SF.
GARAGE	604 SF.
ENTRY	83 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,807 SF.

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



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 Phone: (407) 529 - 3000
Park Square HOMES
SECOND FLOOR PLAN
W/ DIMENSIONS
 2980 KINGSLEY
 FLORIDA SERIES
 REVISIONS
 DELTA # DATE
 DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: MTR
 SHEET:
03.1

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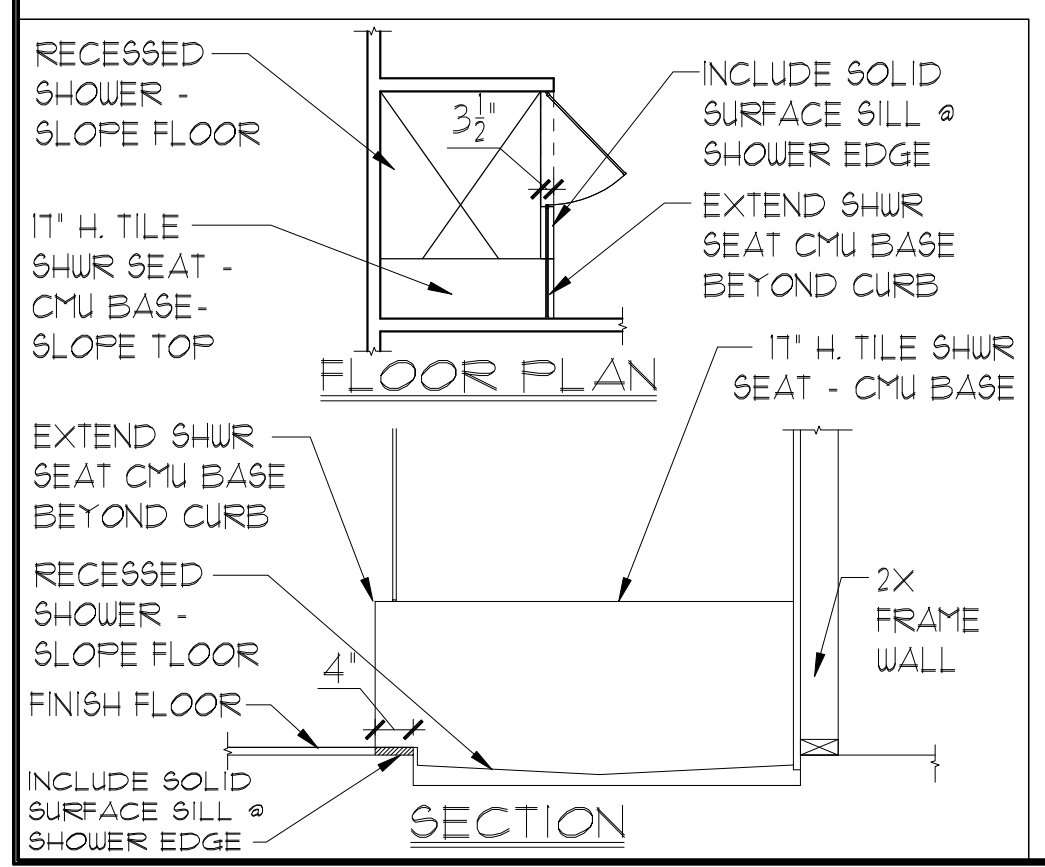
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NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

AREA CALCULATIONS

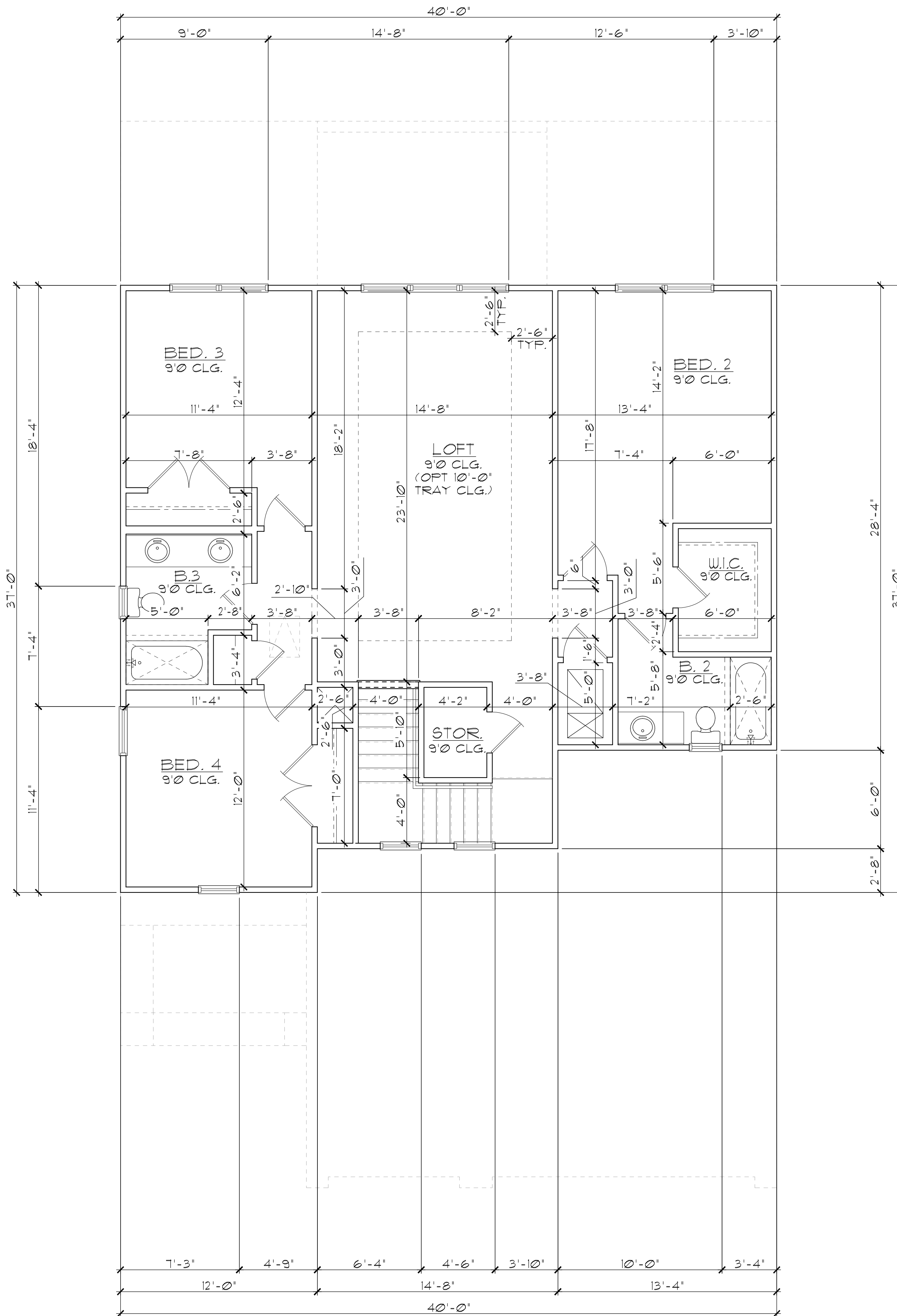
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ELEVATION B STD
SECOND FLOOR PLAN
W/ NOTES
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SECOND FLOOR PLAN
W/ NOTES
2980 KINGSLEY
FLORIDA SERIES
 REVISIONS
 DELTA # DATE
 DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET:
03.0

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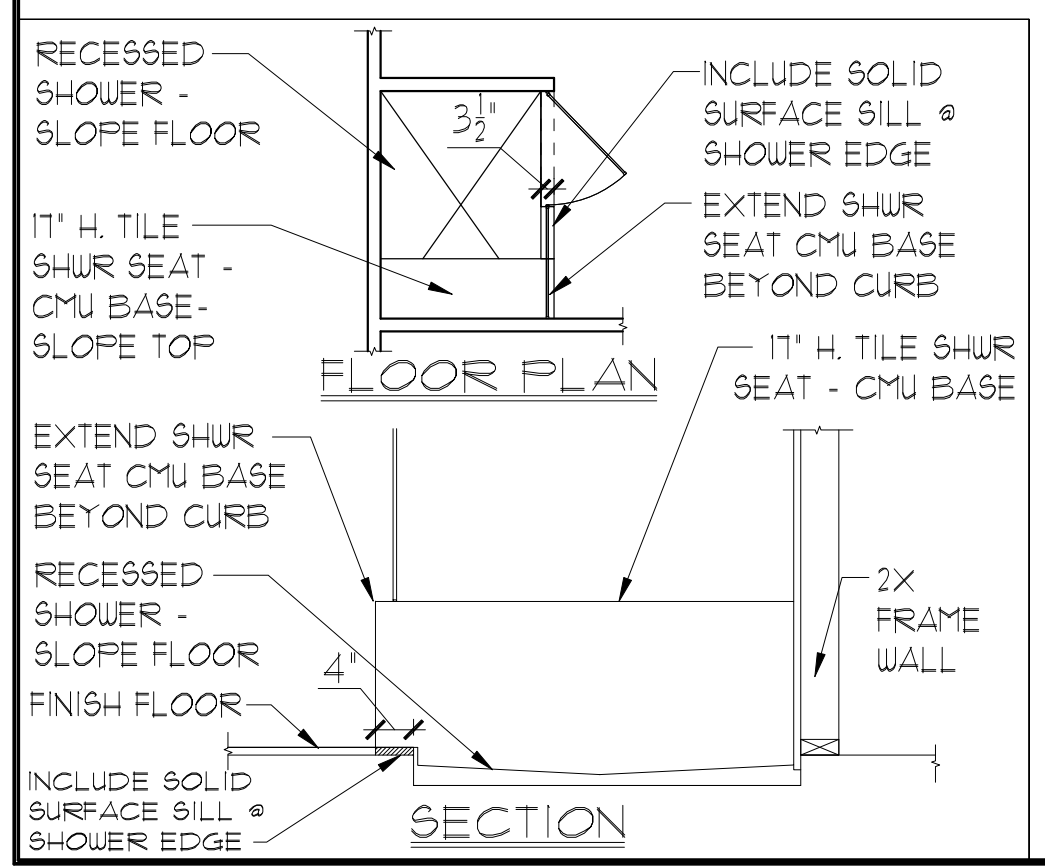


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ELEVATION B STD
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SECOND FLOOR PLAN
W/ DIMENSIONS
 2980 KINGSLEY
 FLORIDA SERIES
 REVISIONS
 DELTA # DATE
 DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: TR
 SHEET:
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- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

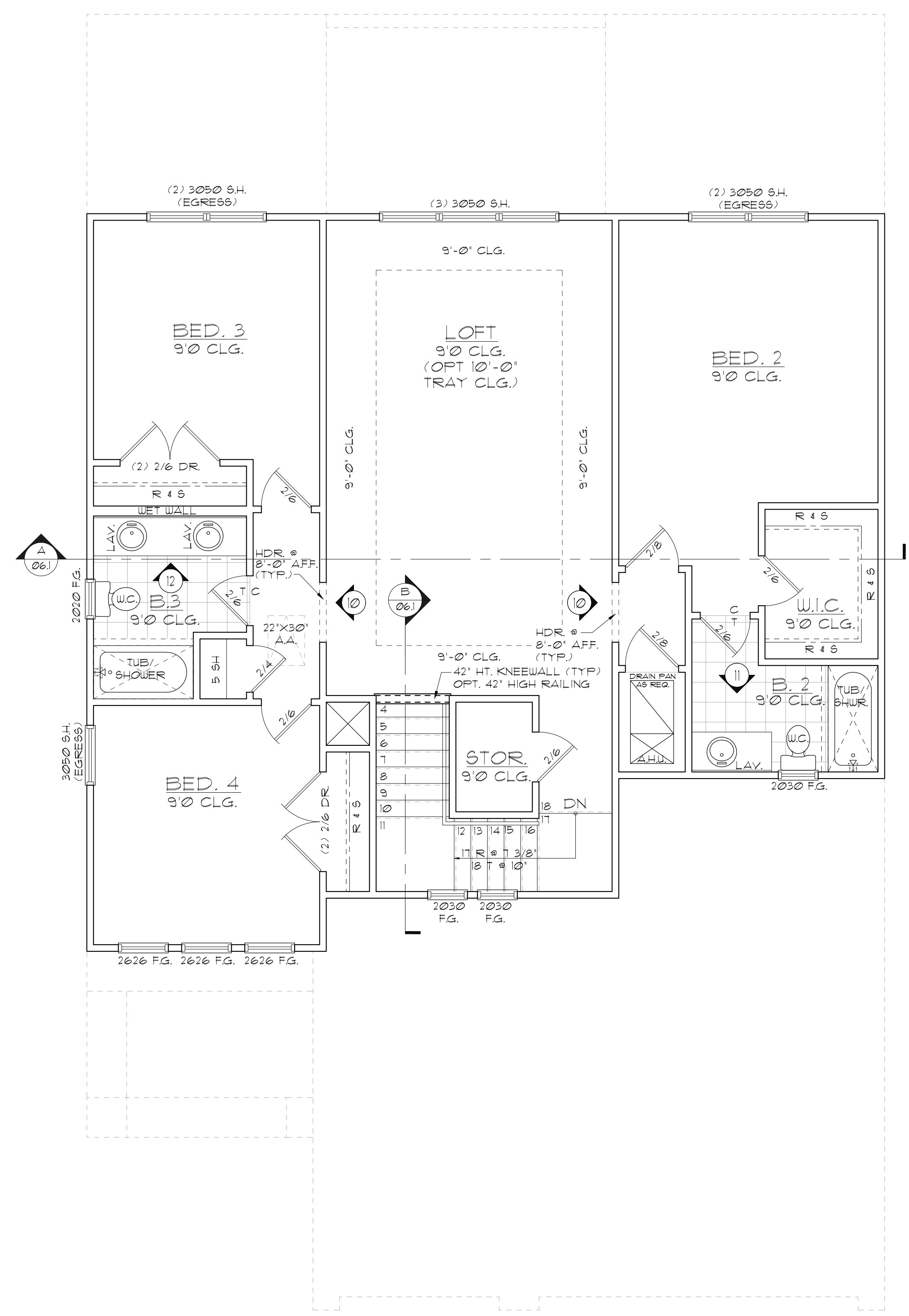
FIRST FLOOR

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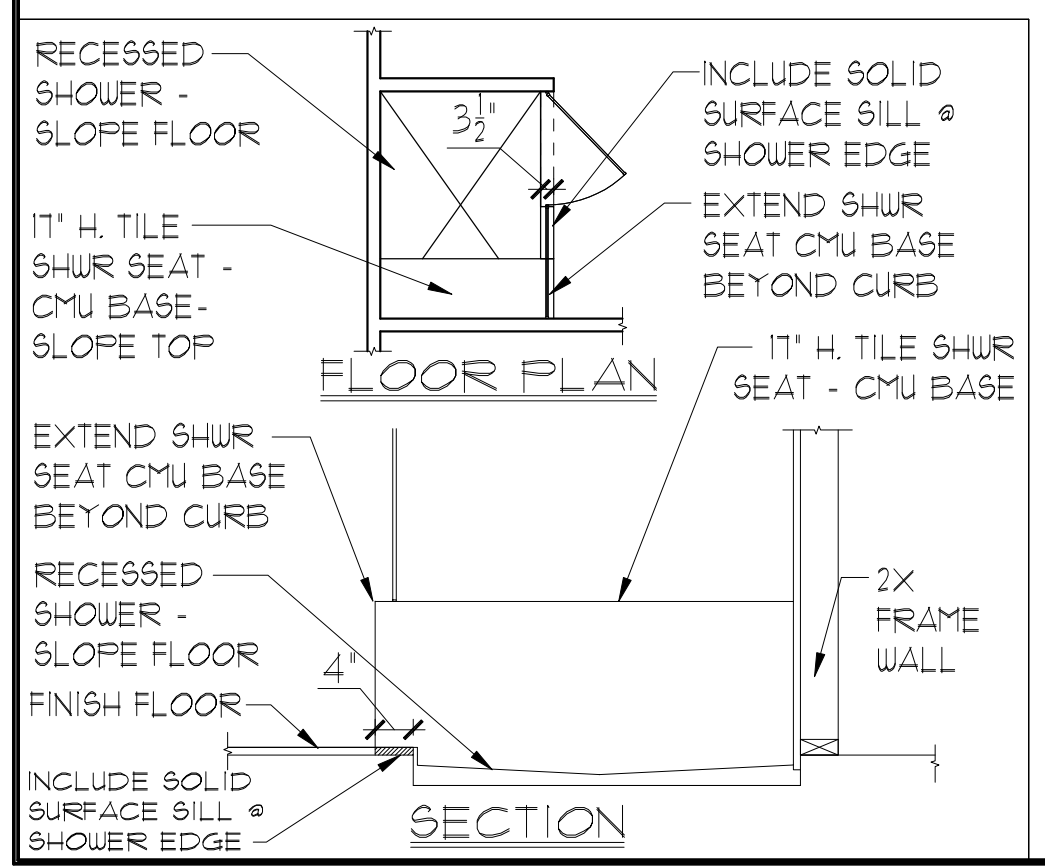
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ELEVATION C STD
SECOND FLOOR PLAN
W/ NOTES
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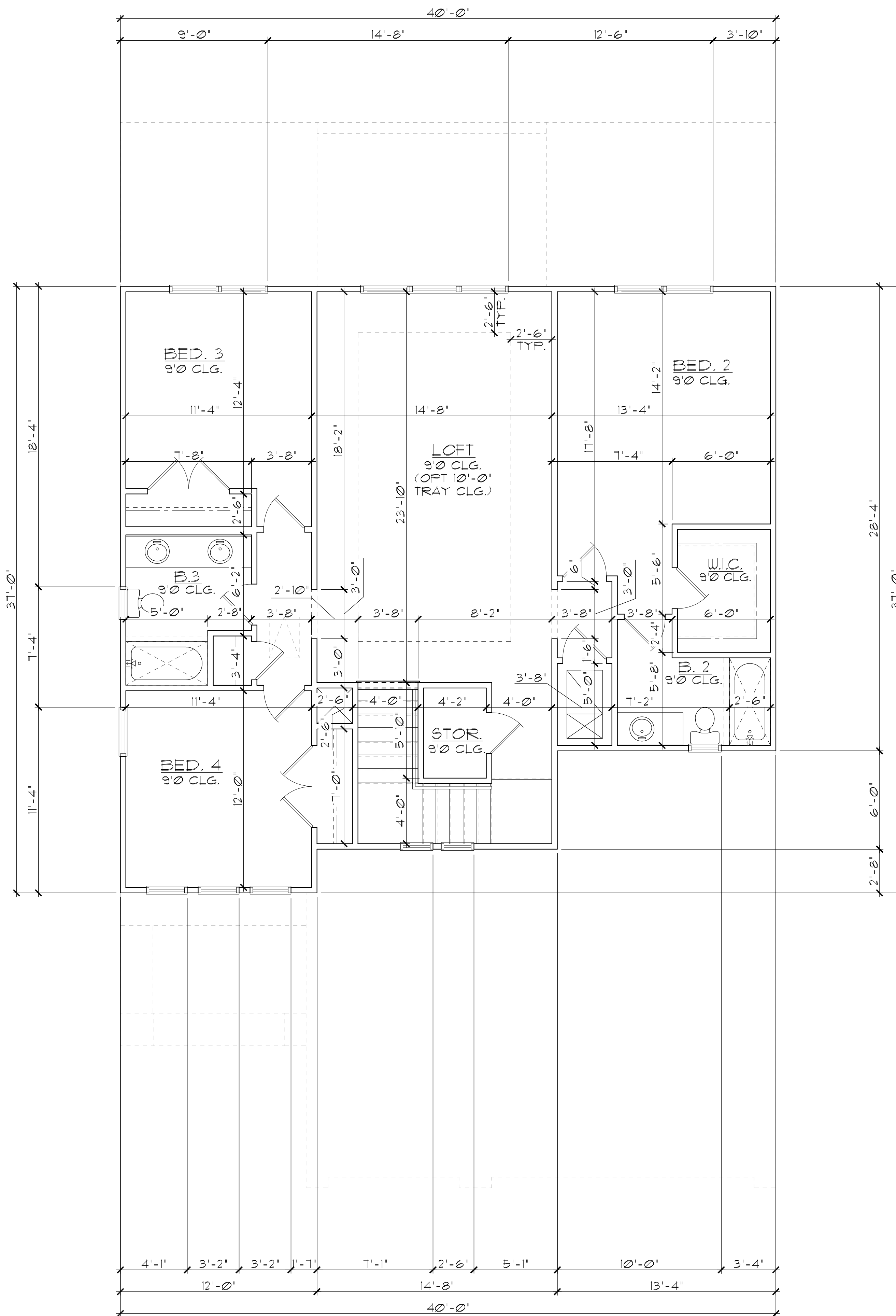
SECOND FLOOR PLAN
W/ NOTES
2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA #	DATE
	11-18-25

DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: 03.0

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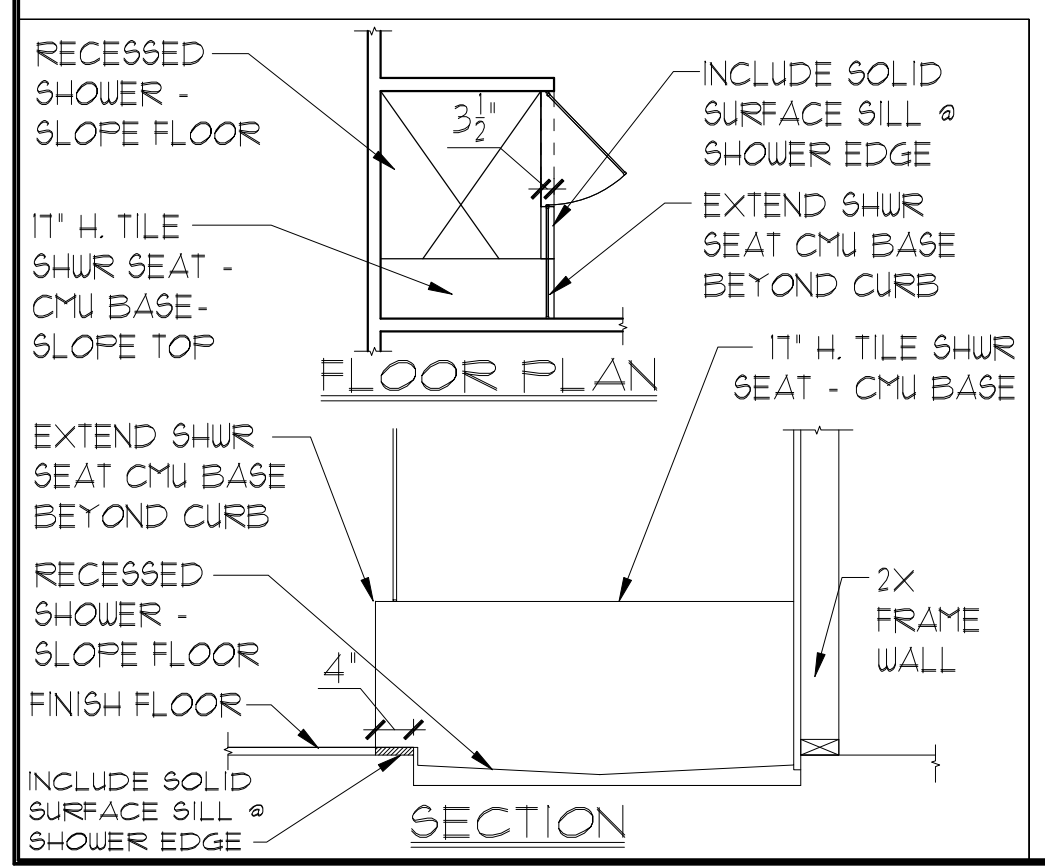


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 - FULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
 - SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.
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- FIRST FLOOR**
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
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AREA CALCULATIONS

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



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Park Square HOMES
SECOND FLOOR PLAN
W/ DIMENSIONS
 2980 KINGSLEY
 FLORIDA SERIES
 REVISIONS
 DELTA # DATE
 DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: TR
 SHEET:
03.1

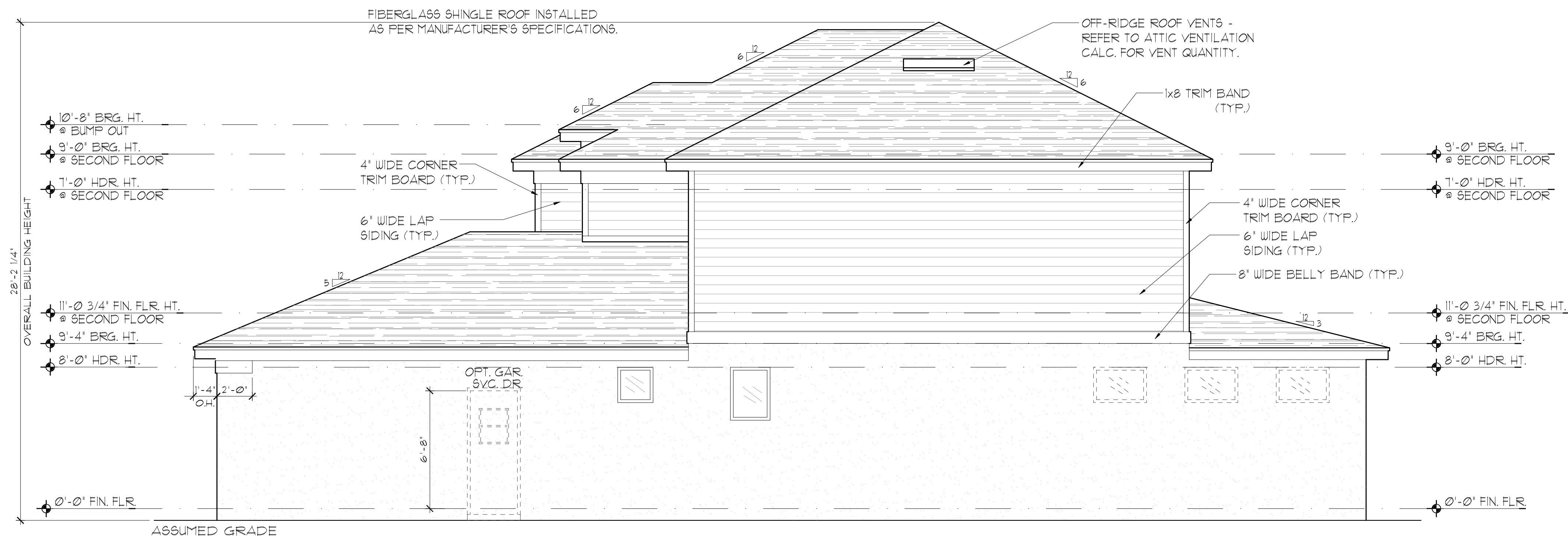
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EXTERIOR FINISH NOTES

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.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 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 R103.1 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 A STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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



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



EXTERIOR ELEVATION
LEFT AND RIGHT

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	11-16-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	04.1A

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LOT: 0000, COMMUNITY

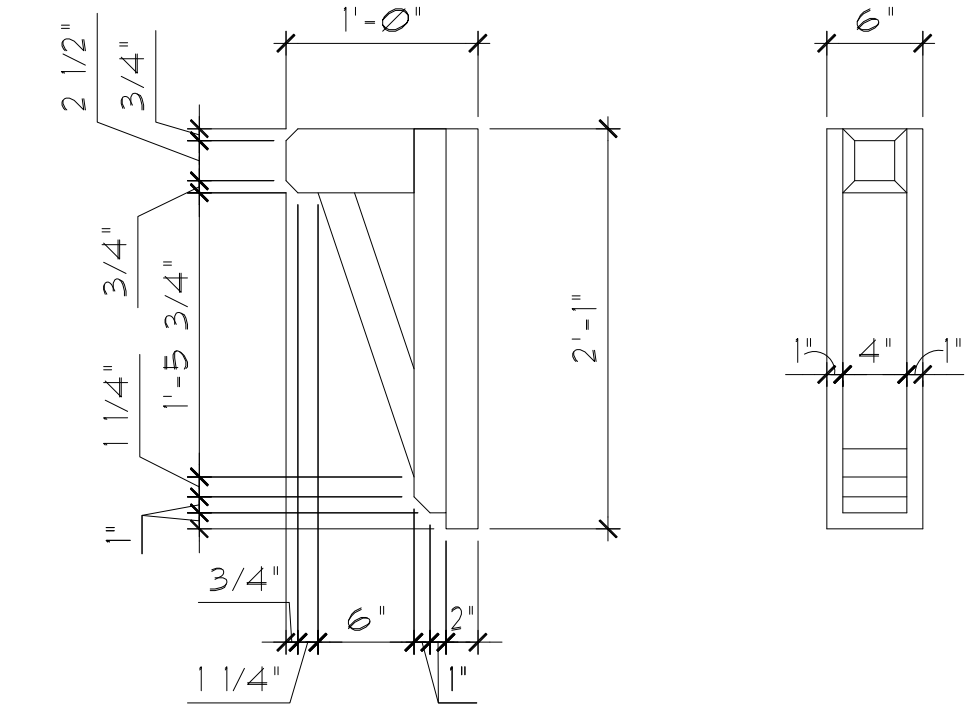
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ELEVATION B STD
FRONT ELEVATION

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

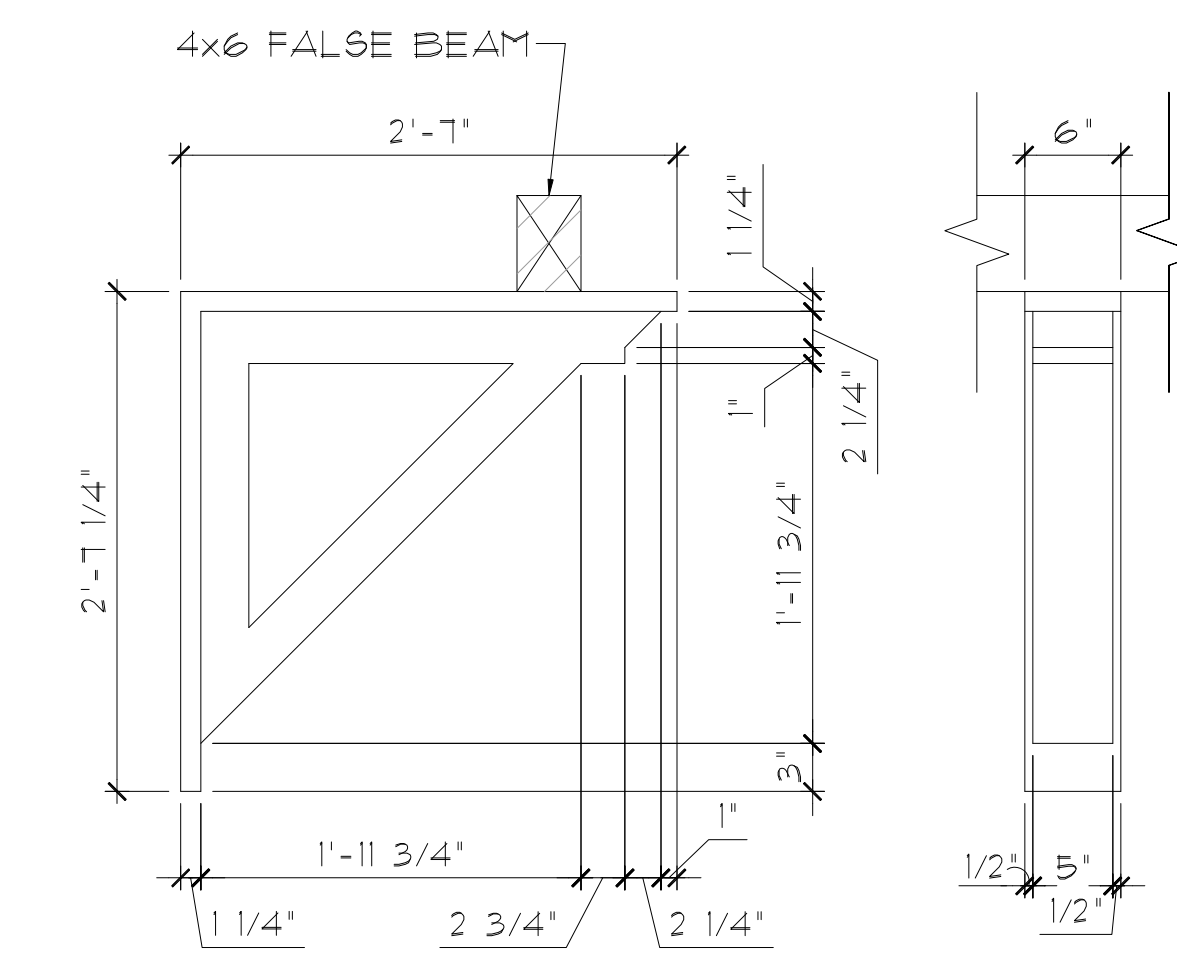


DETAIL #2 -
FOAM BRACKET
SCALE: 1" = 1'-0"



ELEVATION B STD
REAR ELEVATION

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



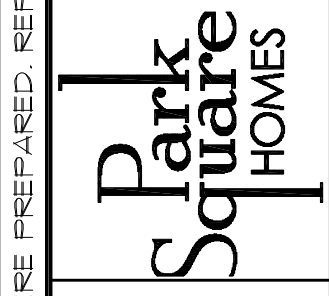
DETAIL #1 - FOAM
BRACKET & FALSE BEAM
SCALE: 1" = 1'-0"

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EXTERIOR ELEVATION
FRONT AND REAR

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	TR
SHEET:	04.0B

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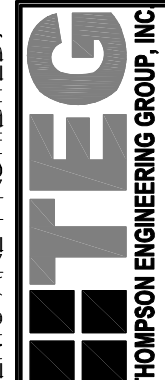


ELEVATION B STD
RIGHT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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

EXTERIOR ELEVATION LEFT AND RIGHT	
2980 KINGSLEY FLORIDA SERIES	
REVISIONS	
DELTA #	DATE
DATE:	11-18-25
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	
04.1B	

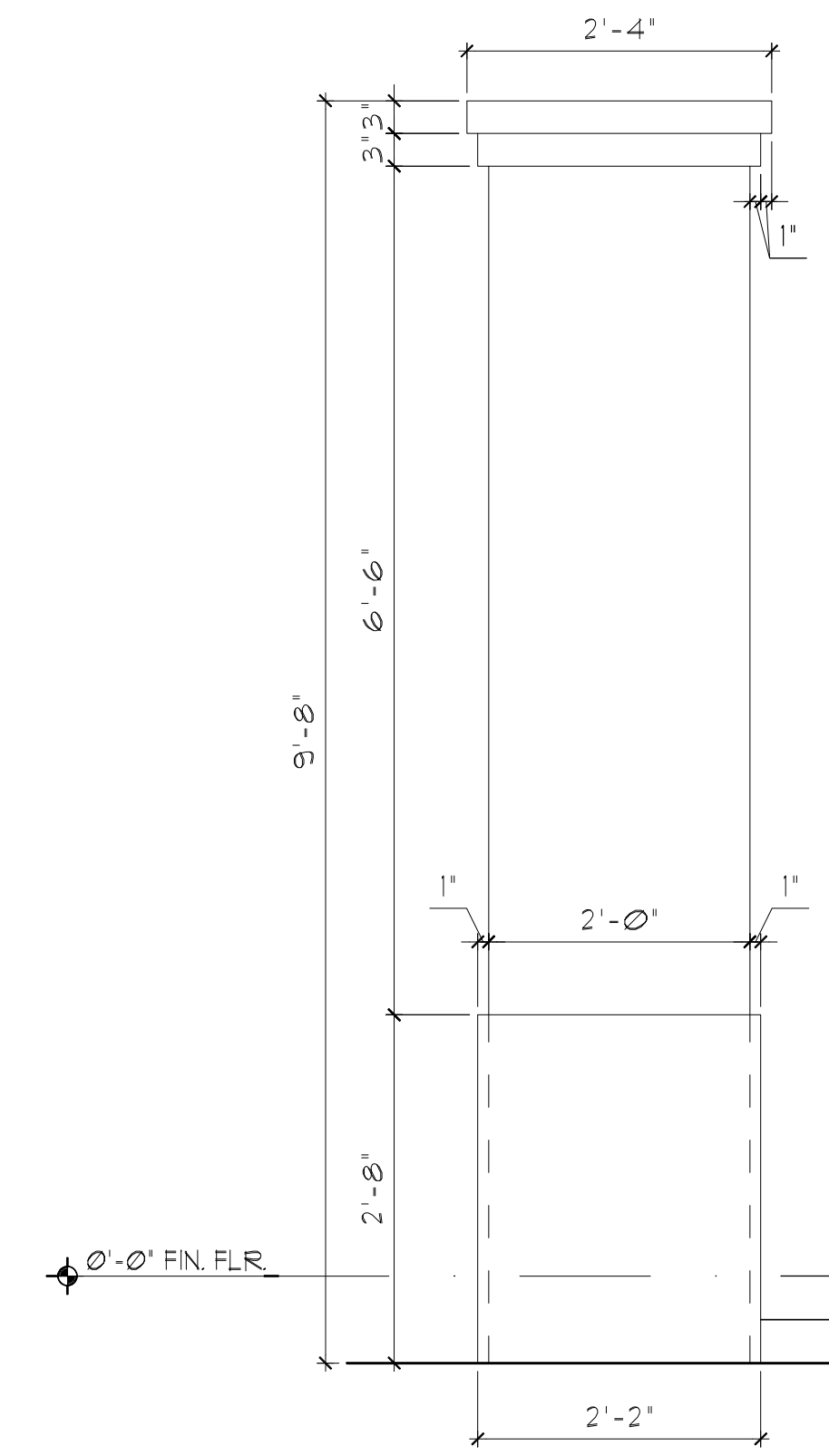
EXTERIOR FINISH NOTES

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.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 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 R103.1 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
FRONT ELEVATION

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

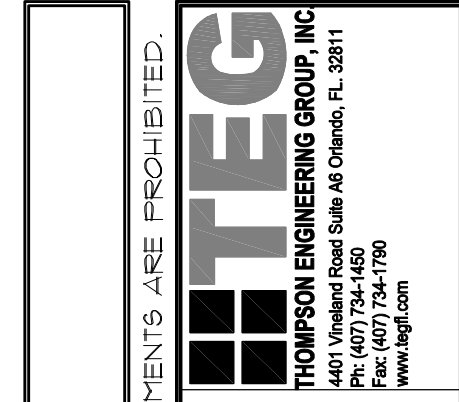


DETAIL #1
3/4"=1'-0"

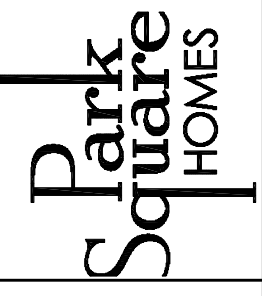


ELEVATION C STD
REAR ELEVATION

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



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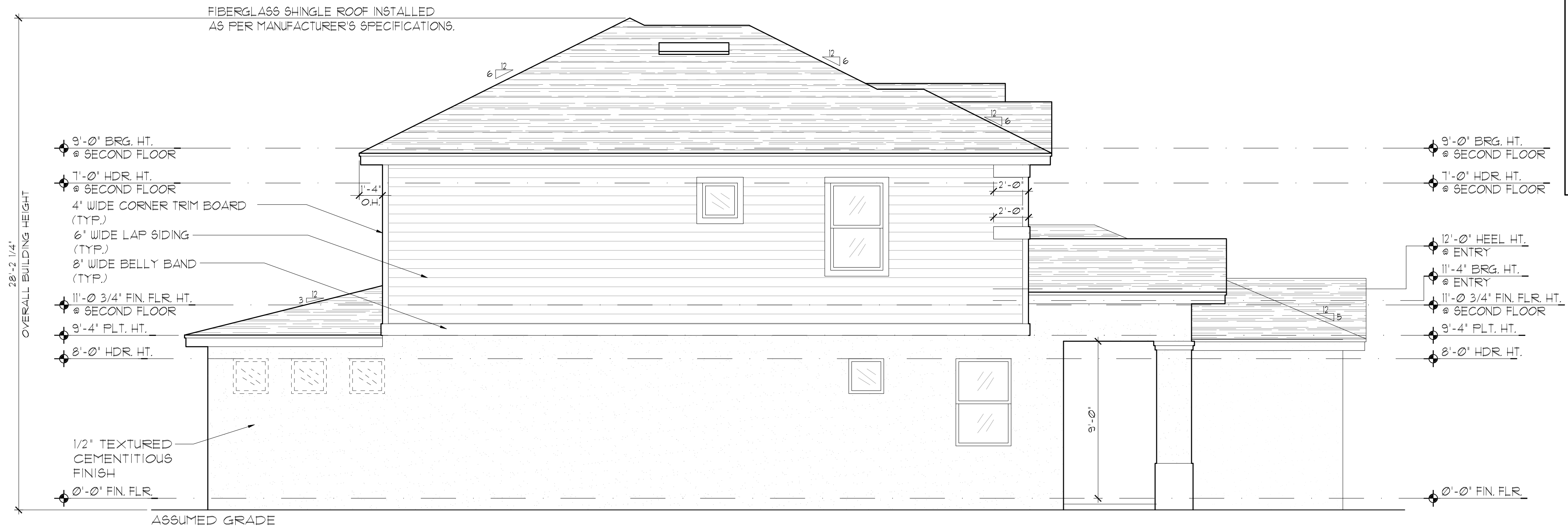
EXTERIOR ELEVATION
FRONT AND REAR

2980 KINGSLEY
FLORIDA SERIES

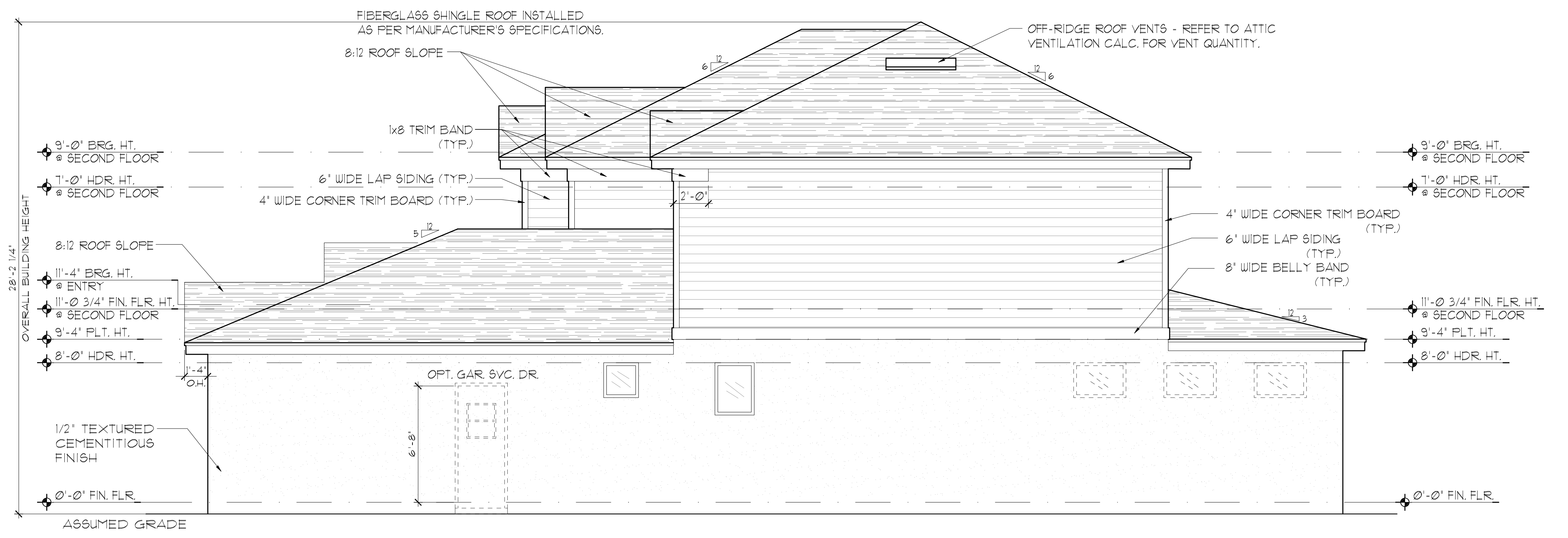
REVISIONS	
DELTA #	DATE
DATE:	11-10-25
SCALE:	AS NOTED
DRAWN:	TR
SHEET:	04.0C

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



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

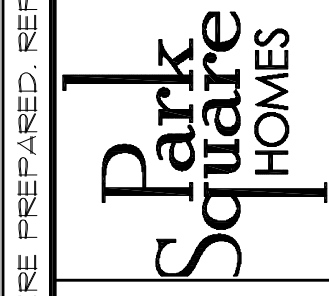
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 - PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
 - WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
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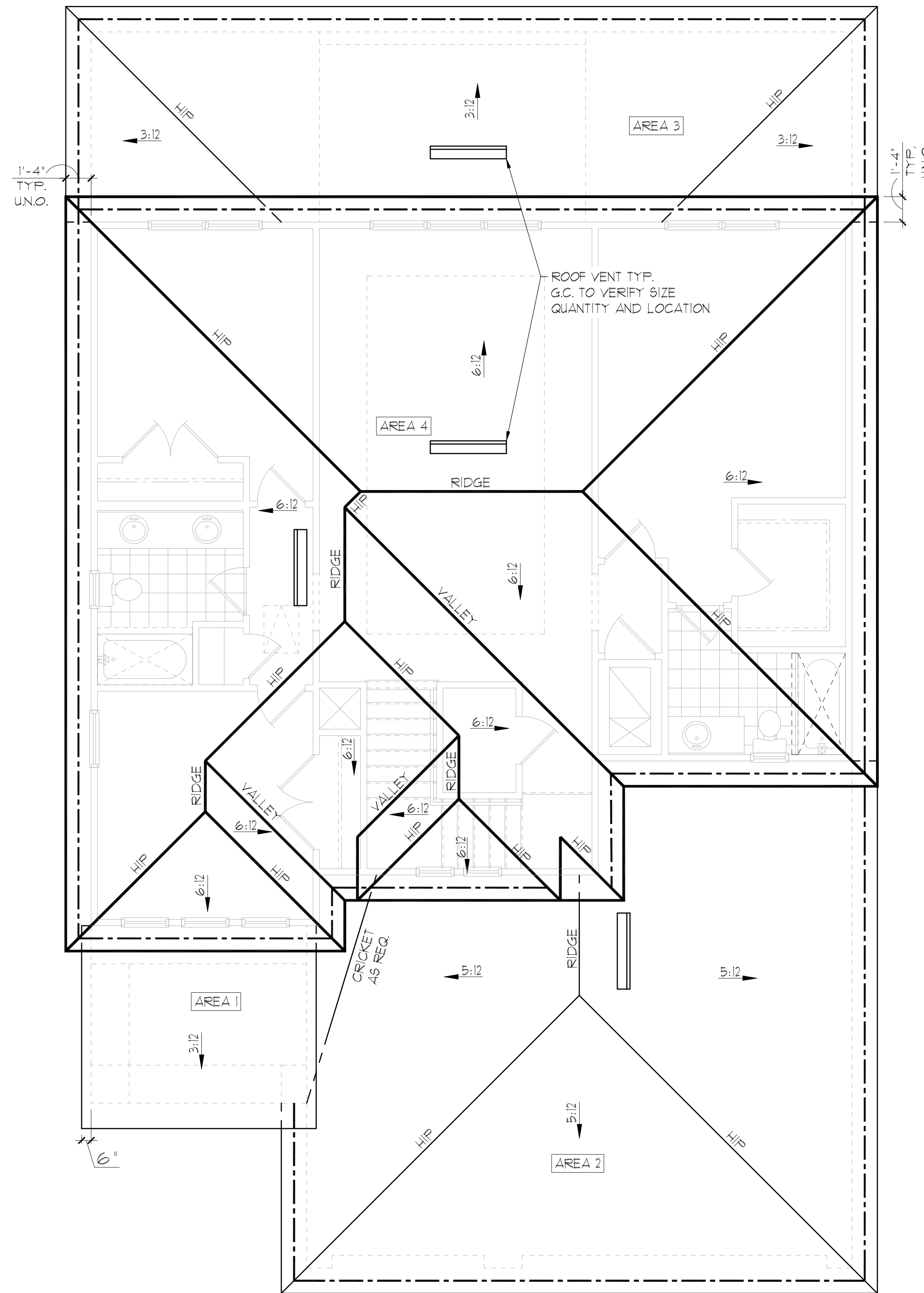
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**EXTERIOR ELEVATION
LEFT AND RIGHT**

**2980 KINGSLEY
FLORIDA SERIES**

REVISIONS	
DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	04.1C



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 CEILING'S 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 1/50 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 R2006 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE Baffles TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS.

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:
OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

TILE:	O'HAGIN- MODEL-'S'	= 91.5 SQ. INCHES PER VENT INSTALLED
SHINGLE:	MILLENNIUM METALS-MMI-2	= 80.5 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 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. x 144 / 300 = 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. x 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 195 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 671 SQ. FT. x 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 161 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 671 SQ. FT. x 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
+/- 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. x 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 91.5 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
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(1) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 81 SQ. IN. PROVIDED
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NFVA = 671 SQ. FT. x 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)
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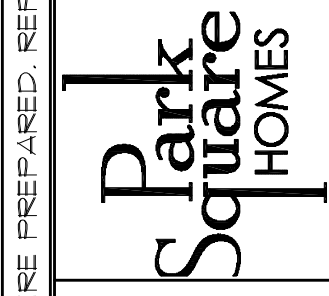
NET FREE VENTILATED AREA(S): AREA 4 (MAIN UPPER ROOF)
(O'HAGIN- MODEL 'S')
NFVA = 1325 SQ. FT. x 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)
(3) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 293 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 1325 SQ. FT. x 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)
(4) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 322 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 1325 SQ. FT. x 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
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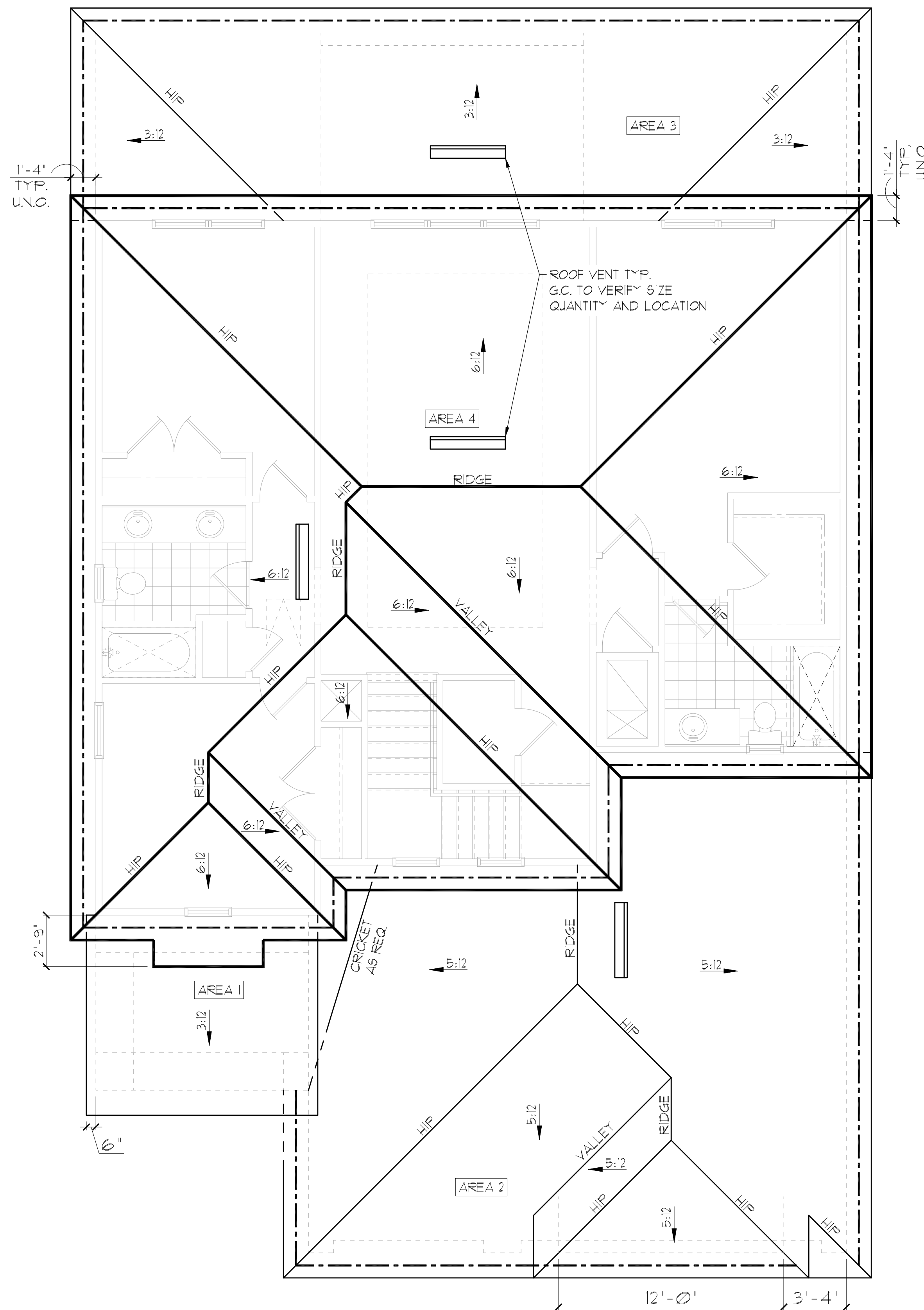


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2980 KINGSLEY
FLORIDA SERIES

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SHEET:	05.0



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

GENERAL NOTES

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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'	= 91.5 SQ. INCHES PER VENT INSTALLED
SHINGLE:	MILLENNIUM METALS-MMI-2	= 80.5 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 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 / 300 = 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 @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 195 SQ. IN. PROVIDED
 (MILLENNIUM METALS- MMI-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 = 11-96 SQ. IN. REQUIRED (40%-50%)
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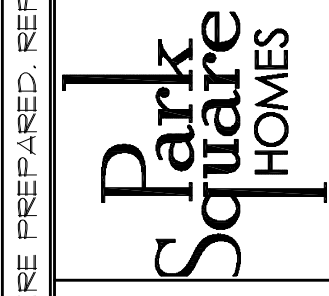
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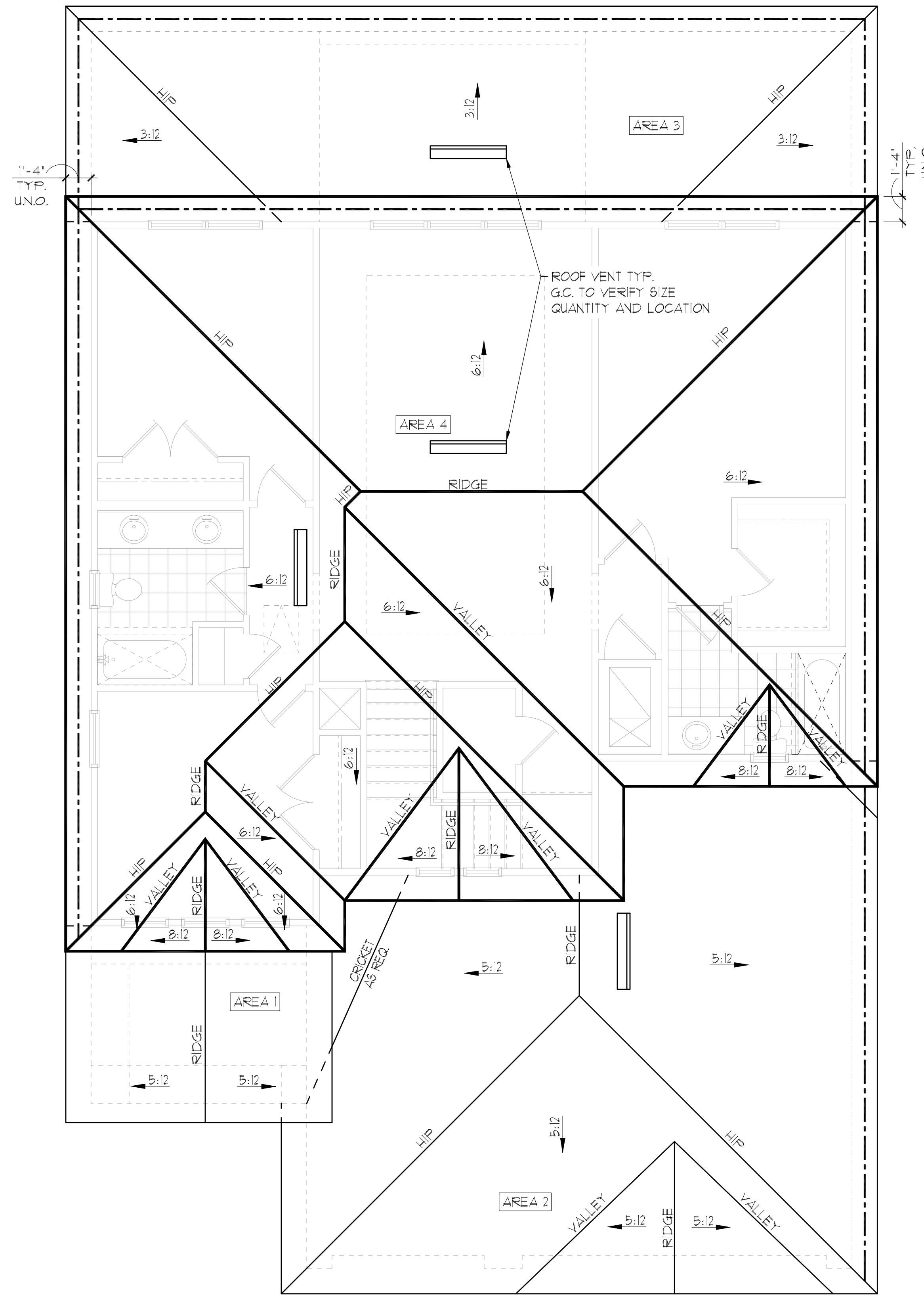


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2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
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DRAWN:	MR
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ELEVATION C STD
ROOF PLAN
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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SHINGLE:	MILLENNIUM METALS-MMI-2	80.5 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 FT.
INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

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NET FREE VENTILATED AREA(S): AREA 2 (LOW ROOF OVER GARAGE)
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(2) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 195 SQ. IN. PROVIDED
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NFVA = 671 SQ. FT + 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
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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 = 11-96 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 91.5 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 671 SQ. FT + 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 81 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 671 SQ. FT + 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 4 (MAIN UPPER ROOF)
(O'HAGIN- MODEL 'S')
NFVA = 1325 SQ. FT + 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)
(3) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 293 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 1325 SQ. FT + 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)
(4) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 322 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 1325 SQ. FT + 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 4 (MAIN UPPER ROOF)
(O'HAGIN- MODEL 'S')
NFVA = 1325 SQ. FT + 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)
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+/- 200 LINEAR FEET OF VENTED SOFFIT.

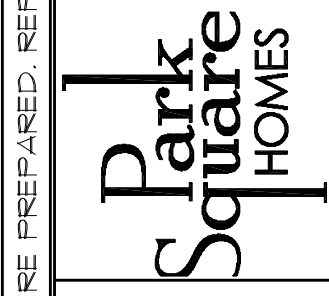
NET FREE VENTILATED AREA(S): AREA 4 (MAIN UPPER ROOF)
(O'HAGIN- MODEL 'S')
NFVA = 1325 SQ. FT + 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)
(3) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 293 SQ. IN. PROVIDED
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+/- 200 LINEAR FEET OF VENTED SOFFIT.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2013 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY



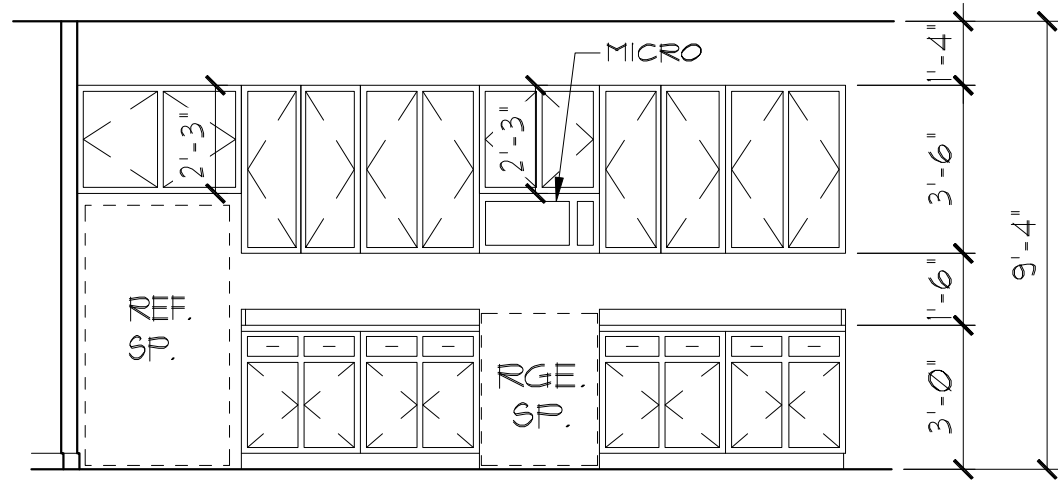
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529-3000



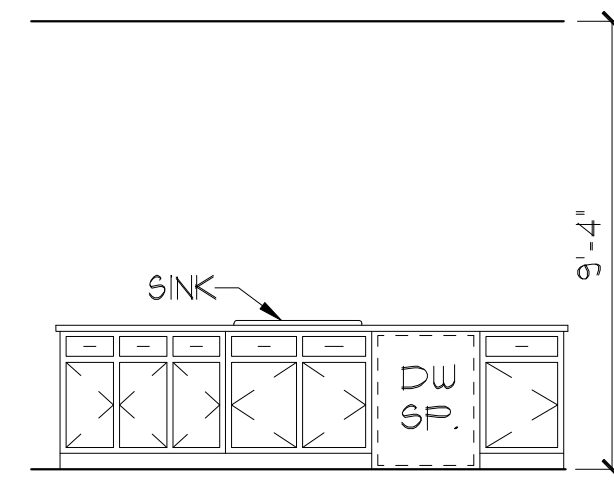
ROOF PLAN

2980 KINGSLEY
FLORIDA SERIES

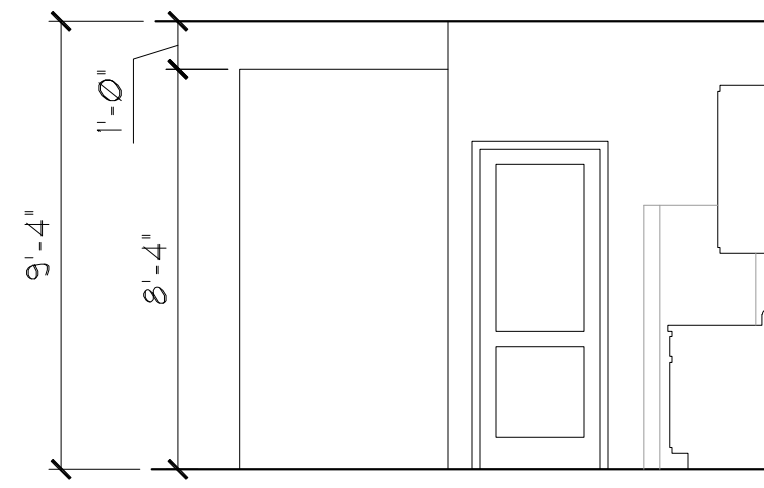
REVISIONS	
DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	05.0



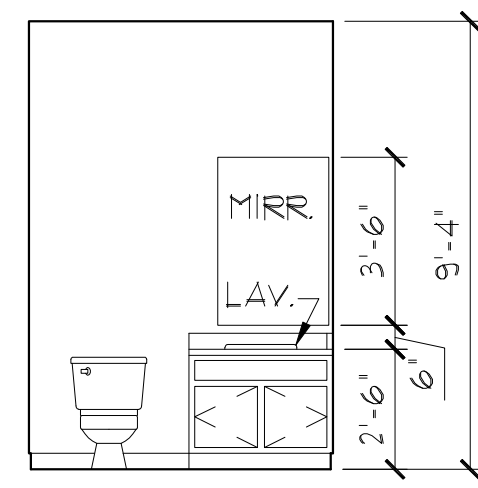
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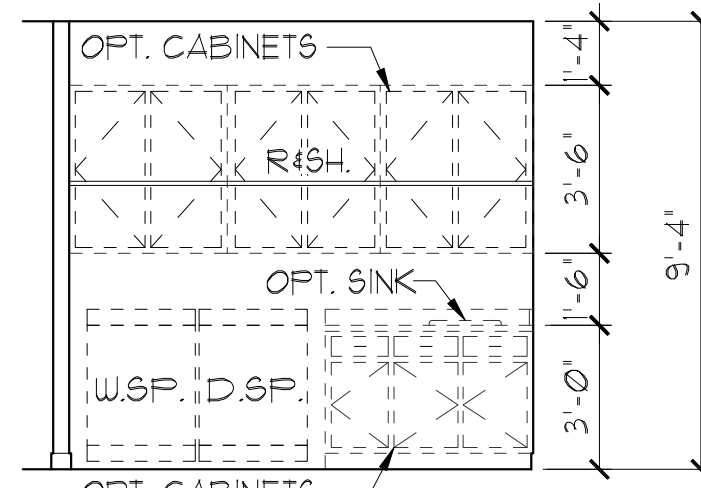
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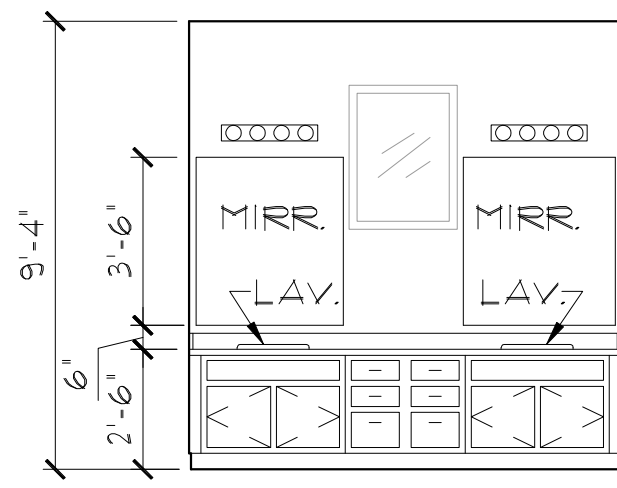
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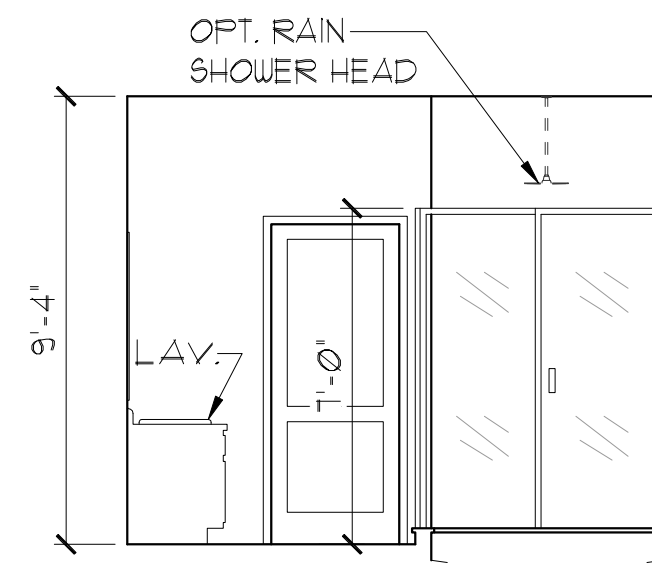
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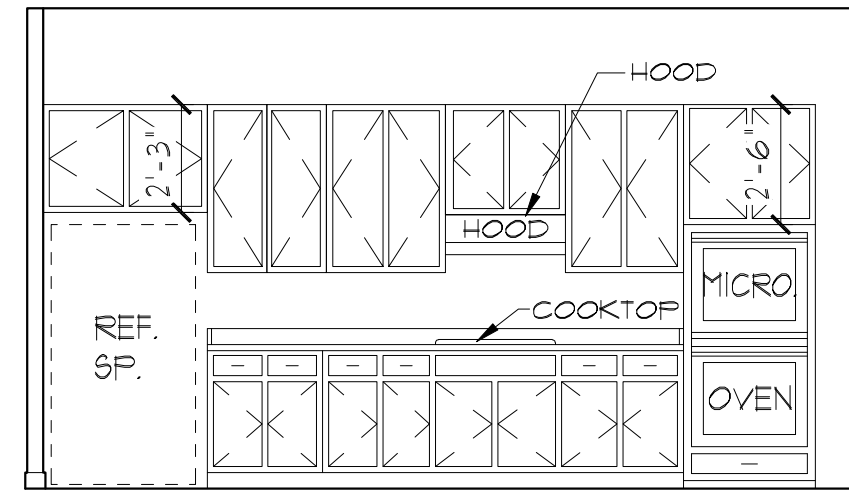
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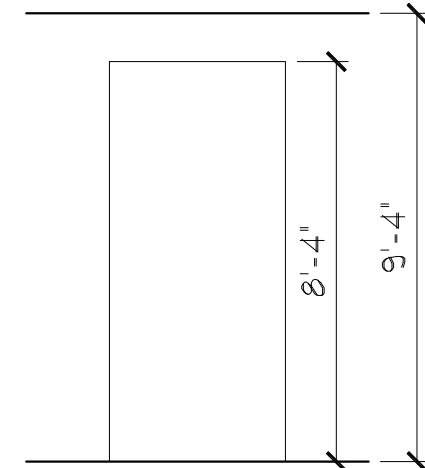
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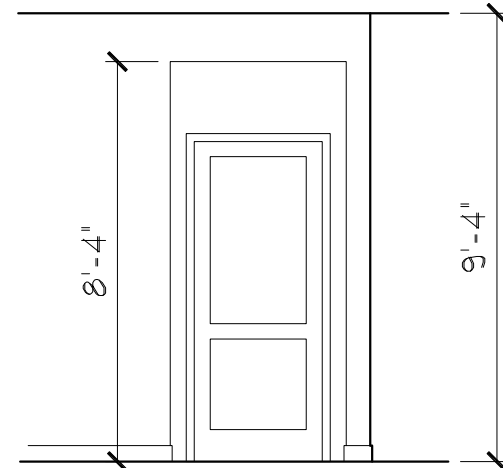
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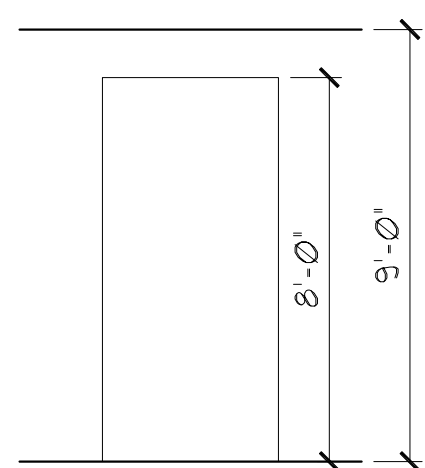
8 OPT. GOURMET KITCHEN



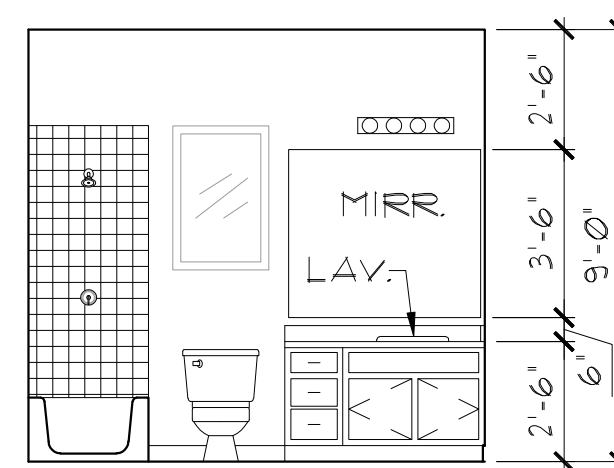
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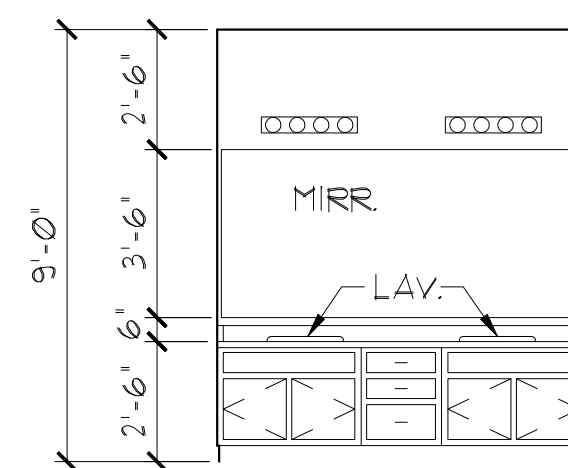
10



11



12



13

INTERIOR ELEVATIONS

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

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

2980 KINGSLEY
FLORIDA SERIES

INTERIOR
ELEVATIONS

Park
Square
HOMES

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

ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road, Suite A8 Orlando, FL 32811
Tel: (407) 724-1700
Fax: (407) 724-1700
www.iteg.com

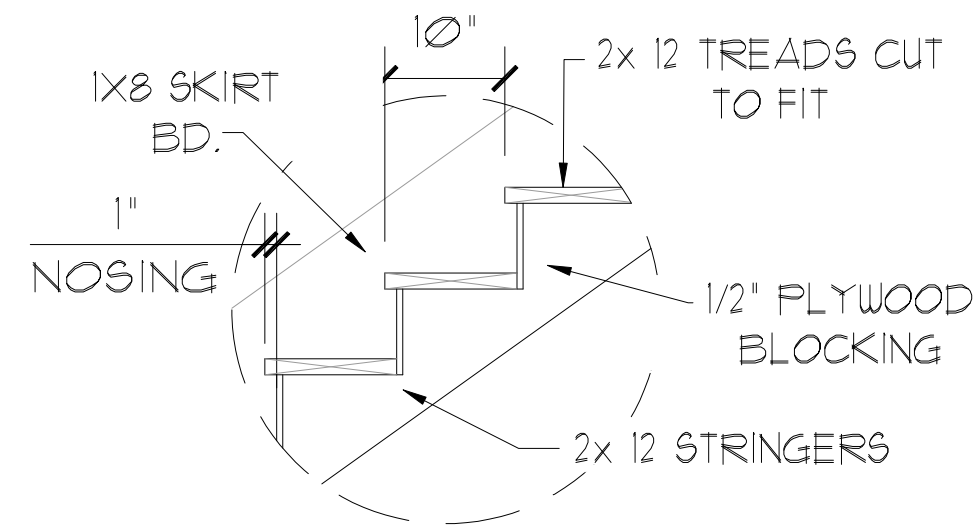
REVISIONS ARE PROHIBITED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

REVISIONS	
DELTA #	DATE
DATE:	11-10-25
SCALE:	AS NOTED
DRAWN:	TR
SHEET:	06.0

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.

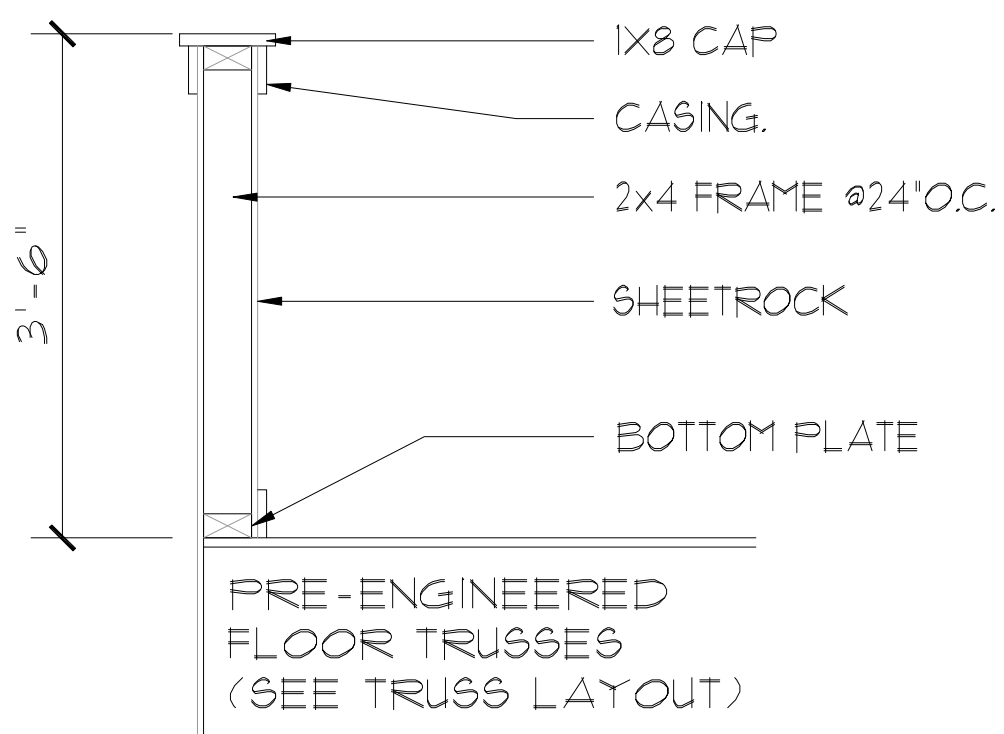
NOTES:

1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 1-3/4".
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. MAXIMUM SPACING OF HANDRAILSUPPORTS BRACKETS TO COMPLY WITH LIVE LOAD RESISTANCE REQUIREMENTS, PER TABLE R301.5
9. HEADROOM CLEARANCE MIN 6'-8".



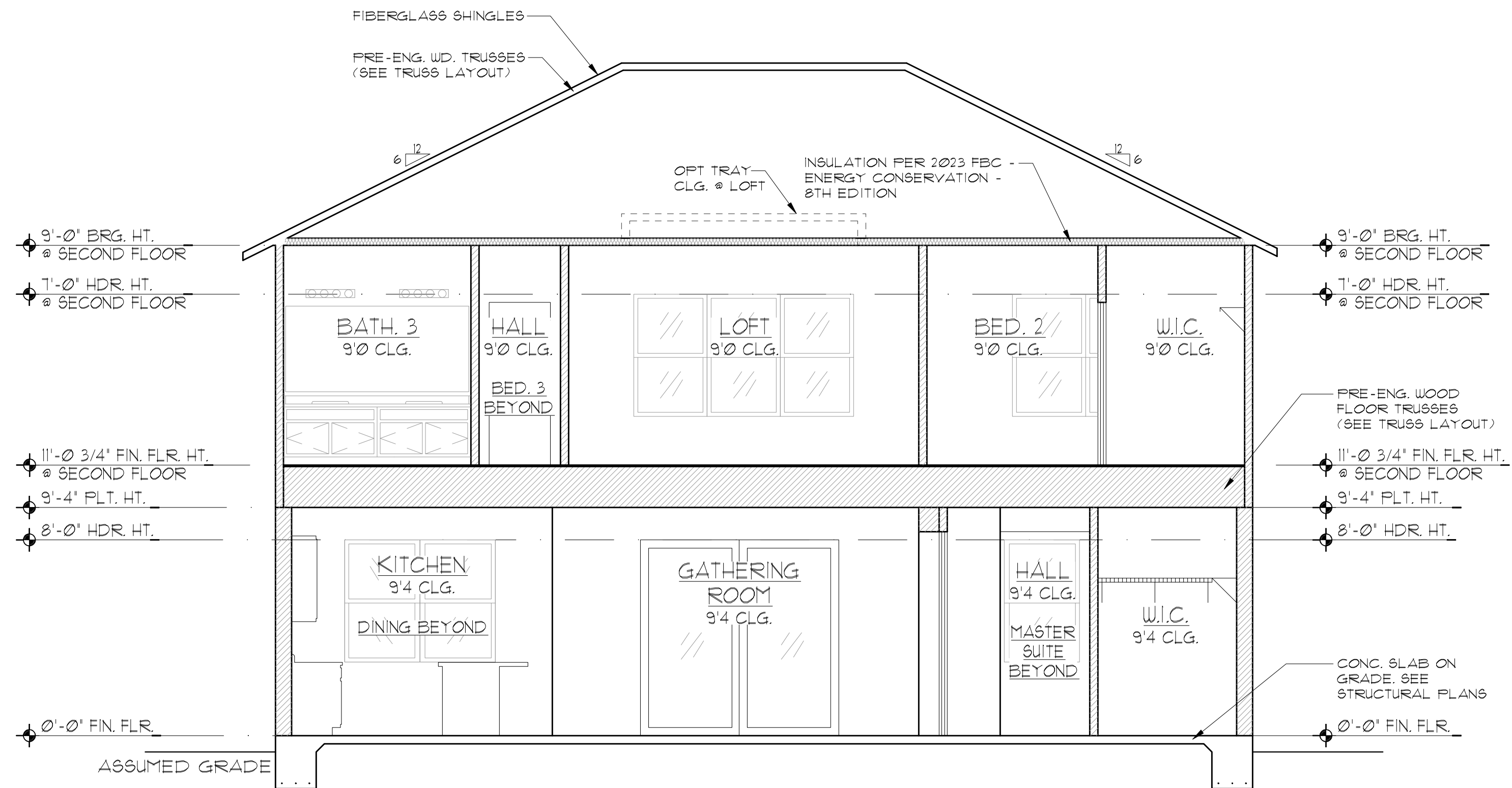
TREAD & RISER DETAIL

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

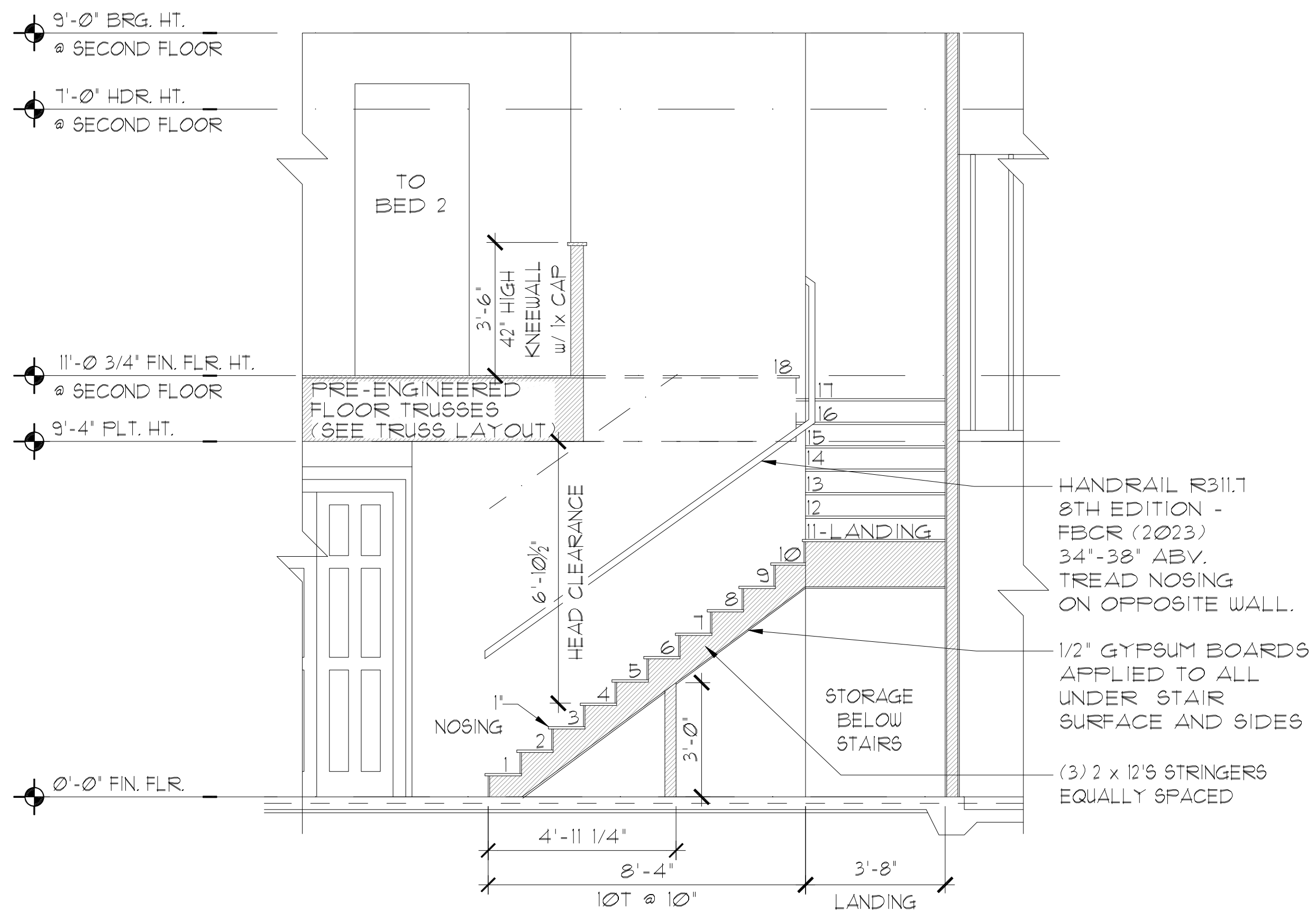


HALF WALL DETAIL

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



A BUILDING SECTION
1/8" = 1'-0" (11x17) | 1/4" = 1'-0" (22x34)



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

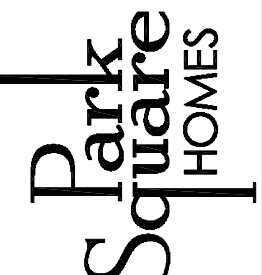
B STAIR SECTION
3/8" = 1'-0" (11x17) | 3/4" = 1'-0" (22x34)

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LOT: 0000, COMMUNITY



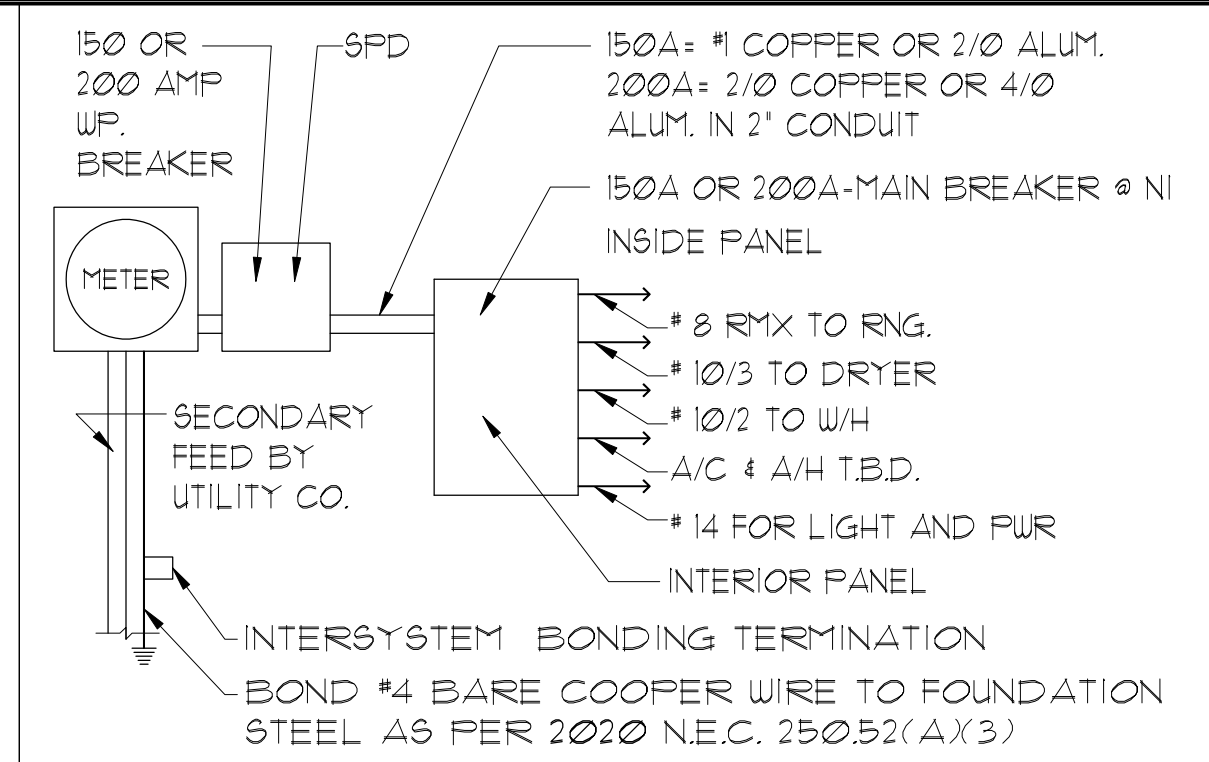
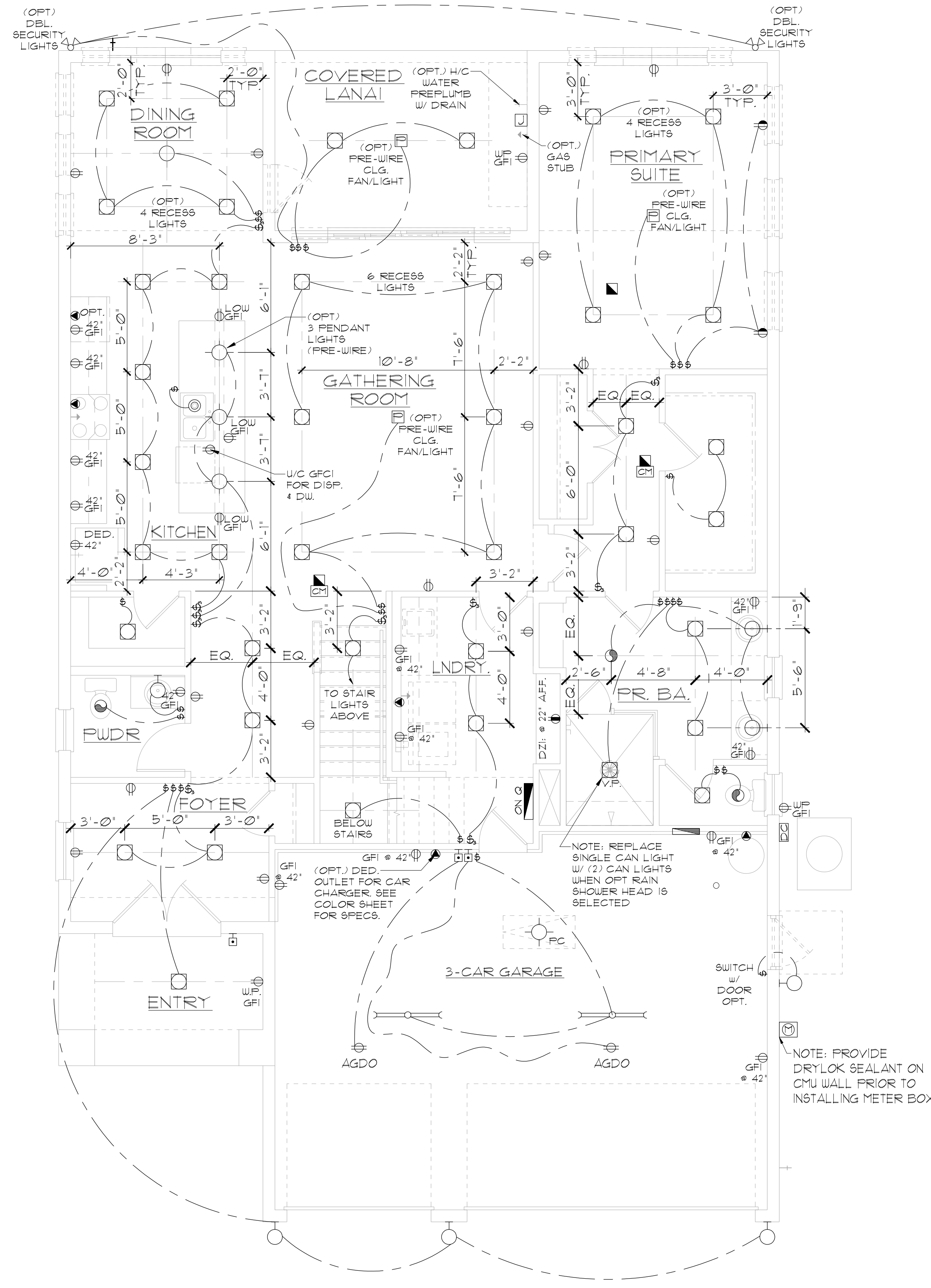
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5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000



STAIR & BUILDING SECTION

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	11-10-25
SCALE:	AS NOTED
DRAWN:	TR
SHEET:	06.1



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	⊞	CARBON MONOXIDE
⊞	OUTLET 110-115, CEILING MOUNTED	⊞	PUSH BUTTON
⊞	OUTLET 110-115, FLOOR MOUNTED	⊞	EXHAUST FAN
⊞	SPECIAL PURPOSE 220-240	⊞	EX. FAN/LIGHT COMBO
⊞	LIGHT FIXTURE, CEILING MOUNTED	⊞	DISPOSAL
⊞	LIGHT FIXTURE, WALL MOUNTED	⊞	ON-Q PANEL
⊞	LED LIGHT FIXTURE, RECESSED	⊞	ELECTRICAL PANEL
⊞	LIGHT FIXTURE, RECESSED ADJUST.	⊞	CEILING FAN, PREWIRE
⊞	LIGHT FIXTURE, FULL CHAIN	⊞	CEILING FAN, INSTALL
⊞	LED LIGHT FIXTURE, FLUORESCENT	⊞	ELEC. JUNCTION BOX
⊞	LIGHT FIXTURE, EXTERIOR FLOODS	⊞	THERMOSTAT
⊞	LIGHT FIXTURE, EMERGENCY EXIT	⊞	DISCONNECT SWITCH
⊞	LIGHT FIXTURE, EXIT/BACKUP	⊞	ELEC. POWER METER
⊞	OUTLET, TV/CABLE		

ELECTRICAL DEVICES

ABOVE FIN. FLR.	LEVEL W/ DOOR HANDLE
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFI'S	12" TO CL.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	18" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.

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

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

LOT: 0000, COMMUNITY

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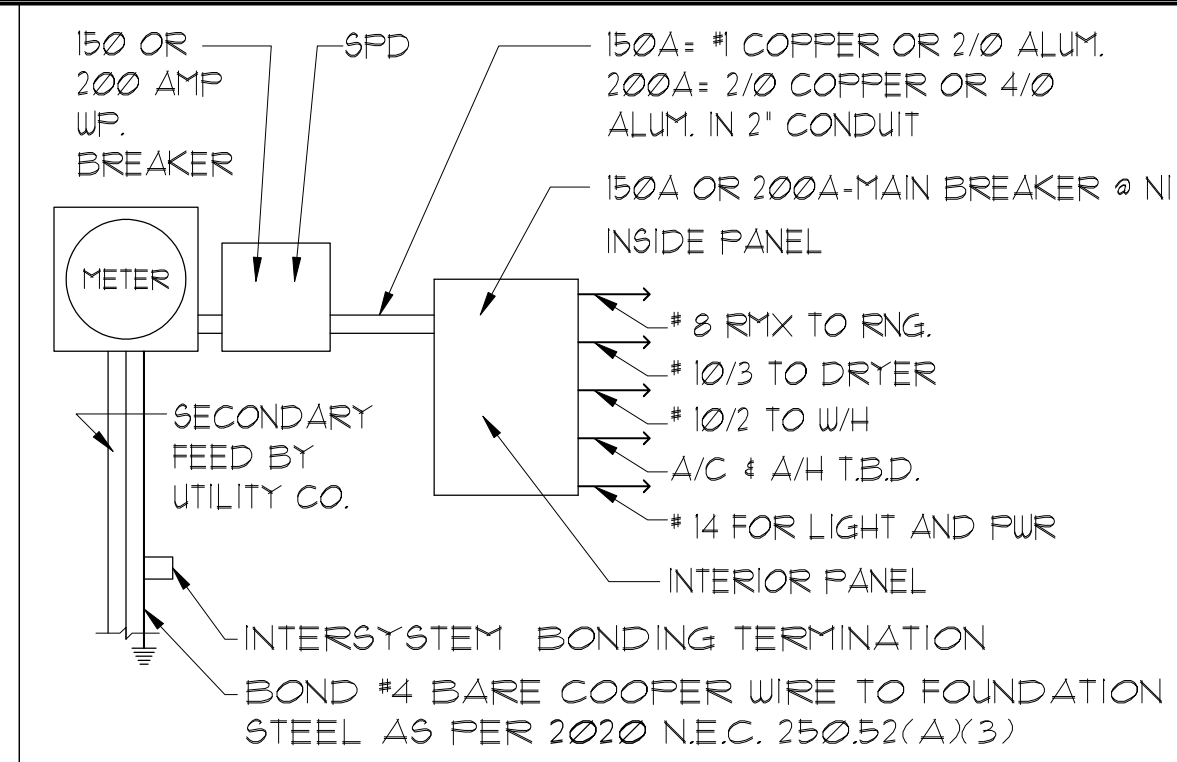
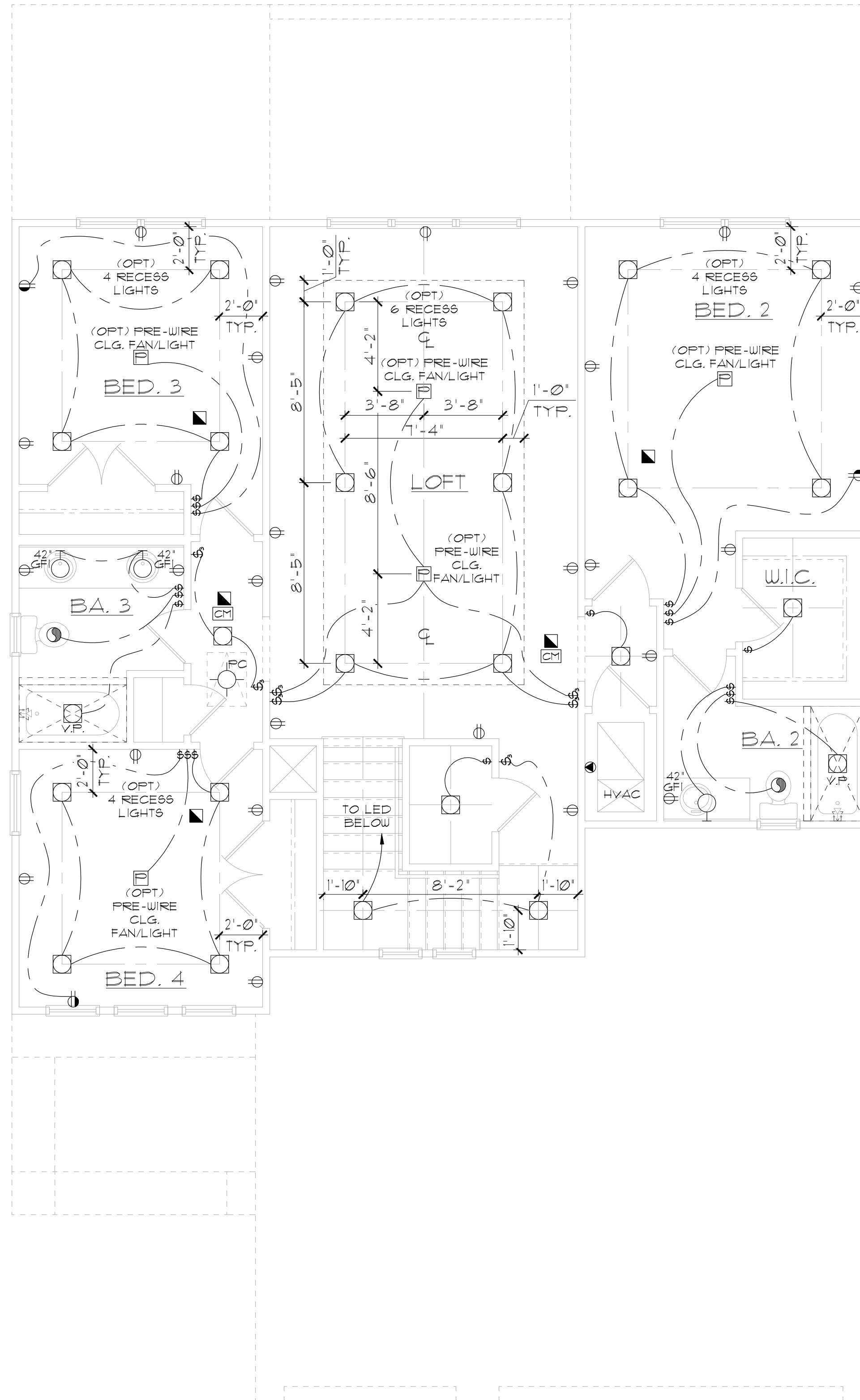
FIRST FLOOR
UTILITY PLAN

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

REVISIONS

DELTA #	DATE

DATE: 11-18-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 1



ELECTRICAL RISER DIAGRAM
 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.
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ELECTRICAL LEGEND

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⊞	THREE WAY SWITCH	◻	INTERCOM
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⊞	OUTLET 110-115, W/ USB	◻	CARBON MONOXIDE
⊞	OUTLET 110-115, CEILING MOUNTED	◻	PUSH BUTTON
⊞	OUTLET 110-115, FLOOR MOUNTED	◻	EXHAUST FAN
⊞	SPECIAL PURPOSE 220-240	◻	EX. FAN/LIGHT COMBO
⊞	LIGHT FIXTURE, CEILING MOUNTED	◻	DISPOSAL
⊞	LIGHT FIXTURE, WALL MOUNTED	◻	ON-Q PANEL
⊞	LED LIGHT FIXTURE, RECESSED	◻	ELECTRICAL PANEL
⊞	LIGHT FIXTURE, RECESSED ADJUST.	◻	CEILING FAN, PREWIRE
⊞	LIGHT FIXTURE, FULL CHAIN	◻	CEILING FAN, INSTALL
⊞	LED LIGHT FIXTURE, FLUORESCENT	◻	ELEC. JUNCTION BOX
⊞	LIGHT FIXTURE, EXTERIOR FLOODS	◻	THERMOSTAT
⊞	LIGHT FIXTURE, EMERGENCY EXIT	◻	DISCONNECT SWITCH
⊞	LIGHT FIXTURE, EXIT/BACKUP	◻	ELEC. POWER METER
⊞	OUTLET, TV/CABLE		

ELECTRICAL DEVICES

	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
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KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
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KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

CL. = CENTER LINE

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

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

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 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road, Suite A8 Orlando, FL 32811
 Tel: (407) 234-1700
 Fax: (407) 234-1700
 www.iteg.com

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

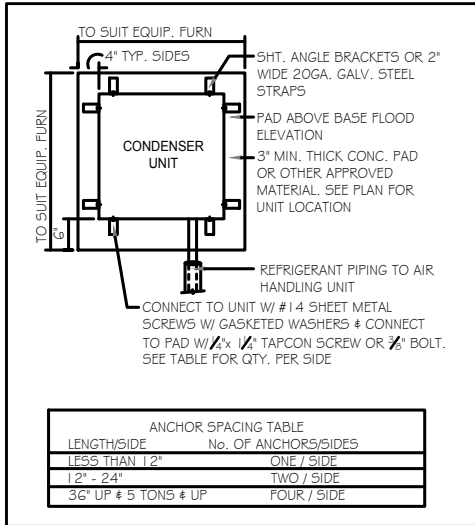
Park Square HOMES

SECOND FLOOR UTILITY PLAN

2980 KINGSLEY
 FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: E2



1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX FROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" + - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

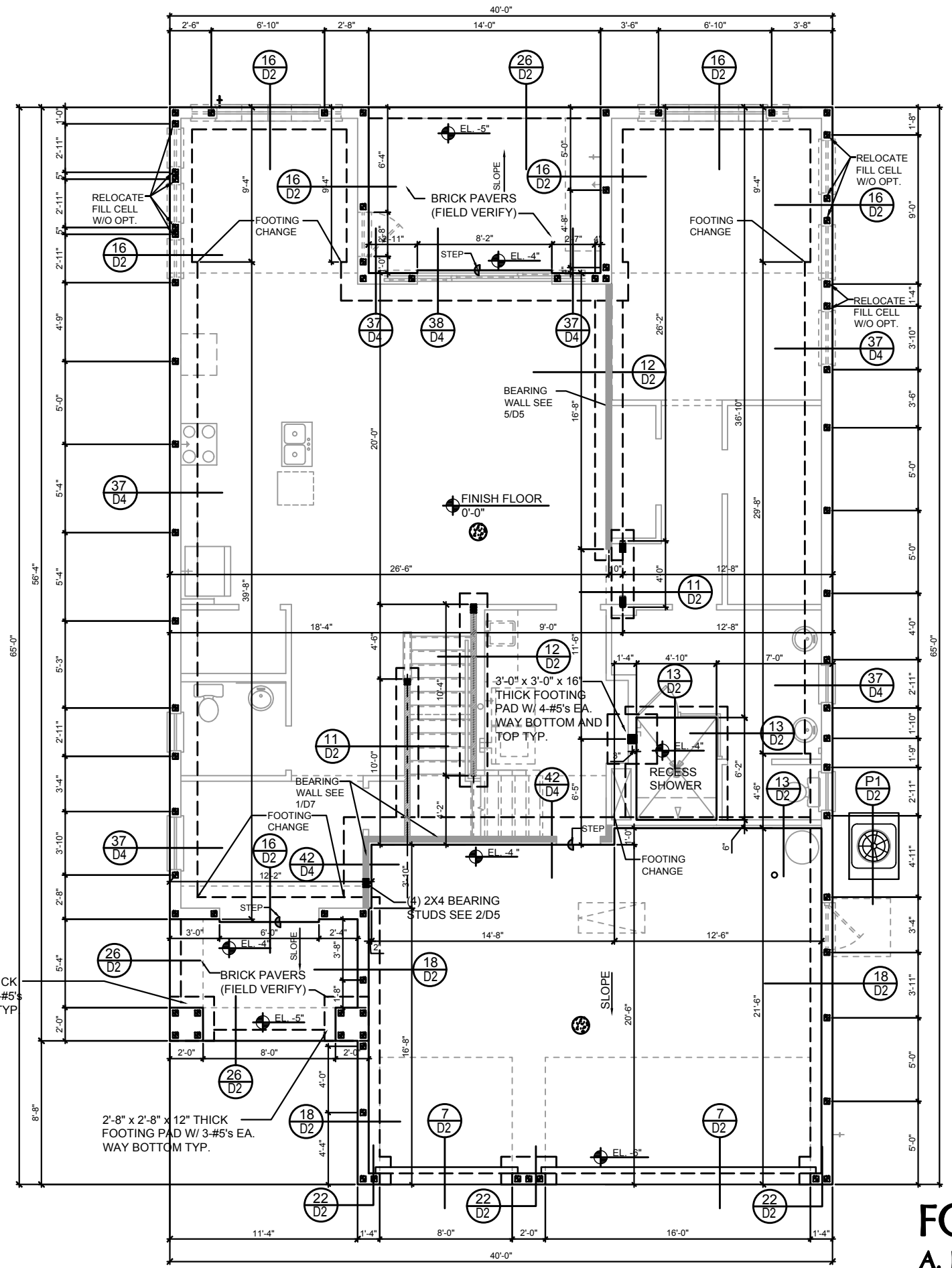
VERIFICATION OF FIELD CONDITIONS:

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

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE GO.
● DENOTES FILL CELL REIN. W/ CONC. W/ 2-#5 REBAR. GRADE GO
3. Ⓢ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITED TREATED SOIL WITH 0.006mm (6ml) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WMF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. * FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 61-FALL IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITED TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.

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



FOUNDATION PLAN
A, B & C (STANDARD)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

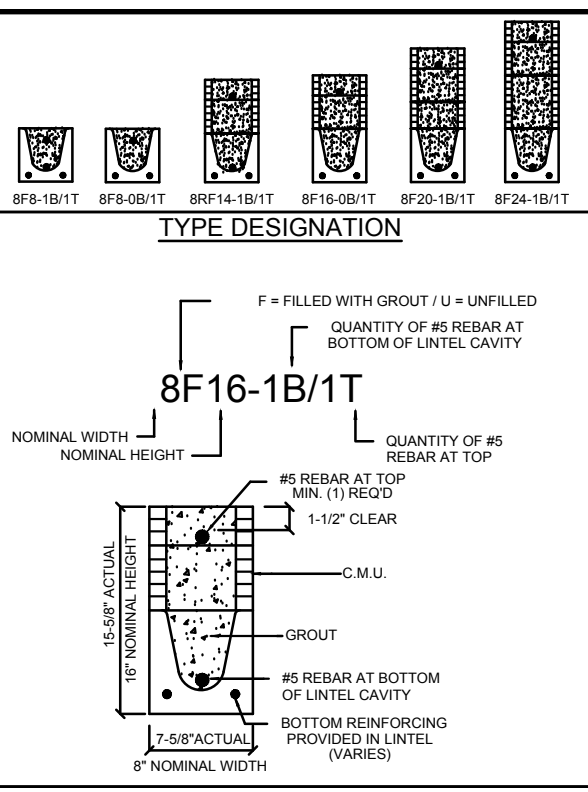
THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH
LOT: 0000, COMMUNITY
2980 KINGSLEY
FLORIDA SERIES
FOUNDATION PLAN
Park Square Homes
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.
 6200 Vineland Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 829-3000
 THOMPSON ENGINEERING GROUP, INC.
 1101 W. Colonial Blvd., Suite 400
 Orlando, FL 32811
 Phone: (407) 734-4455
 Fax: (407) 734-1792
 www.teg.com
 REVISIONS
 DELTA # DATE
 DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: 51.0

SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS									
GRAVITY									
LENGTH	TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
2'-10" (34")	PRECAST	2302	3186	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3186	4473	6039	7526	9004	10472	11936
4'-0" (48")	PRECAST	2029	2325	2496	2657	2818	2979	3140	3301
4'-6" (54")	PRECAST	1651	1787	1913	2039	2165	2291	2417	2543
5'-4" (64")	PRECAST	1184	1223	1301	1380	1459	1538	1617	1696
5'-10" (70")	PRECAST	972	1000	1059	1118	1177	1236	1295	1354
6'-6" (78")	PRECAST	937	1255	2101	3263	4425	5587	6749	7911
7'-6" (90")	PRECAST	767	1029	1675	2321	2967	3613	4259	4905
8'-0" (96")	PRECAST	670	830	1362	1927	2492	3057	3622	4187
8'-8" (104")	PRECAST	618	767	1257	1779	2301	2823	3345	3867
9'-4" (112")	PRECAST	573	632	1049	1469	1889	2309	2729	3149
10'-6" (126")	PRECAST	456	482	802	1125	1448	1771	2094	2417
11'-4" (136")	PRECAST	445	598	935	1365	1795	2225	2655	3085
12'-0" (144")	PRECAST	414	555	864	1254	1644	2034	2424	2814
13'-4" (160")	PRECAST	362	427	728	1028	1328	1628	1928	2228
14'-0" (168")	PRECAST	338	381	648	919	1190	1461	1732	2003
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
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

8" PRECAST W/ 2" RECESS DOOR U-LINTELS									
GRAVITY									
LENGTH	TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
4'-4" (52")	PRECAST	1489	1591	2053	2515	2977	3439	3901	4363
4'-6" (54")	PRECAST	1357	1449	1872	2295	2718	3141	3564	3987
5'-8" (68")	PRECAST	785	832	1103	1474	1845	2216	2587	2958
5'-10" (70")	PRECAST	735	907	1265	1636	2007	2378	2749	3120
6'-8" (80")	PRECAST	822	761	1032	1403	1774	2145	2516	2887
7'-6" (90")	PRECAST	665	764	1037	1408	1779	2150	2521	2892
9'-8" (116")	PRECAST	371	420	614	808	1002	1196	1390	1584

8" PRECAST & PRESTRESSED U-LINTELS									
UPLIFT									
LENGTH	TYPE	8U8	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T
2'-10" (34")	PRECAST	2021	2727	2878	3029	3180	3331	3482	3633
3'-6" (42")	PRECAST	1257	2165	2215	2265	2315	2365	2415	2465
4'-0" (48")	PRECAST	938	1878	1925	1972	2019	2066	2113	2160
4'-6" (54")	PRECAST	727	1660	1705	1750	1795	1840	1885	1930
5'-4" (64")	PRECAST	505	1393	1437	1481	1525	1569	1613	1657
5'-10" (70")	PRECAST	418	1272	1315	1358	1401	1444	1487	1530
6'-6" (78")	PRECAST	707	1141	1182	1223	1264	1305	1346	1387
7'-6" (90")	PRECAST	657	959	912	865	818	771	724	677
9'-4" (112")	PRECAST	630	801	755	709	662	615	568	521
10'-6" (126")	PRECAST	493	716	671	624	577	530	483	436
11'-4" (136")	PRECAST	363	666	635	605	575	545	515	485
12'-0" (144")	PRECAST	340	607	581	555	529	503	477	451
13'-4" (160")	PRECAST	398	573	549	525	501	477	453	429
14'-0" (168")	PRECAST	360	458	438	418	398	378	358	338
14'-8" (176")	PRESTRESSED	N.R.	243	235	227	219	211	203	195
15'-4" (184")	PRESTRESSED	N.R.	228	228	228	228	228	228	228
17'-4" (208")	PRESTRESSED	N.R.	188	188	188	188	188	188	188
19'-4" (232")	PRESTRESSED	N.R.	165	165	165	165	165	165	165
21'-4" (256")	PRESTRESSED	N.R.	145	145	145	145	145	145	145
22'-0" (264")	PRESTRESSED	N.R.	137	137	137	137	137	137	137
24'-0" (288")	PRESTRESSED	N.R.	124	124	124	124	124	124	124



MATERIALS

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

GENERAL NOTES

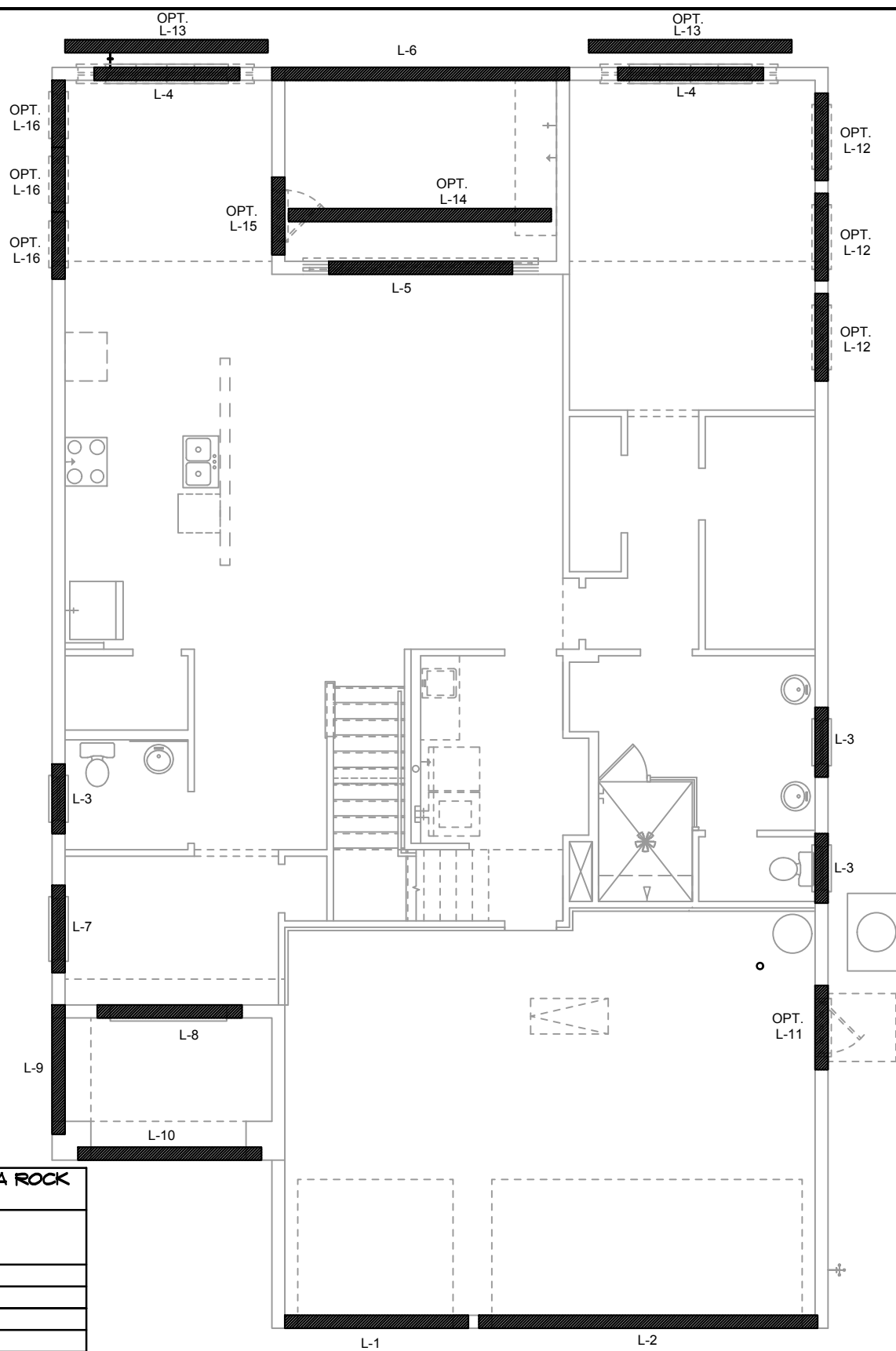
- Provide full mortar head and bed joints.
- Shore filled lintels as required.
- Installation of lintel must comply with the architectural and/or structural drawings.
- Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
- All lintels meet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

SAFE LOAD TABLE NOTES

- 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.
- N.R. = Not Rated.
- Safe loads are total superimposed allowable load on the section specified.
- Safe loads based on grade 40 or grade 60 field rebar.
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
- One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
- 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.
- For composite lintel heights not shown, use safe load from next lower height.
- All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2" RECESS DOOR U-LINTELS									
UPLIFT									
LENGTH	TYPE	8RU6	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T
4'-4" (52")	PRECAST	932	1244	1573	2413	3260	4112	4967	5825
4'-6" (54")	PRECAST	853	1244	1519	2339	3170	4008	4850	5696
5'-8" (68")	PRECAST	501	1192	1507	2311	3121	3937	4756	5577
5'-10" (70")	PRECAST	469	1192	1455	2240	3036	3837	4643	5453
6'-8" (80")	PRECAST	830	924	1172	1795	2423	3055	3689	4325
7'-6" (90")	PRECAST	710	924	1132	1741	2357	2978	3603	4230
9'-8" (116")	PRECAST	516	896	1138	1742	2352	2965	3581	4198
			896	1099	1690	2288	2891	3497	4106
			778	882	1513	2042	2573	3107	3642
			778	956	1468	1987	2509	3035	3563
			688	697	1325	1810	2280	2753	3227
			688	849	1302	1762	2225	2690	3157
			533	433	808	1123	1413	1704	1995
			533	527	1009	1369	1728	2088	2450

CAST CRETE / LOTT'S / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	9'-4"	8F32-1B/1T	GARAGE
L-2	17'-4"	8F32-1B/1T	GARAGE
L-3	3'-6"	8F16-1B/1T	2020 F.G.
L-4	7'-6"	8F16-1B/1T	(2) 3050 SH
L-5	9'-4"	8F16-1B/1T	8'-0" X 8'-0" SGD
L-6	15'-4"	8F16-1B/1T	LANAI
L-7	4'-6"	8F16-1B/1T	3050 SH
L-8	7'-6"	8RF36-1B/1T	(2) 3080 DR
L-9	6'-8"	8F28-1B/1T	ENTRY
L-10	9'-6"	8F28-1B/1T	ENTRY
L-11	4'-6"	8RF28-1B/1T	OPT. GAR DR
L-12	4'-6"	8F16-1B/1T	OPT. 3020 F.G.
L-13	10'-6"	8F16-1B/1T	OPT. (3) 3050 SH
L-14	13'-4"	8F16-1B/1T	OPT. 12'-0" X 8'-0" SGD
L-15	4'-0"	8RF14-1B/1T	OPT. 2/8 DR
L-16	3'-6"	8F16-1B/1T	OPT. 2020 F.G.



PRECAST LINTEL PLAN A, B, & C (STANDARD)

LOT: 0000, COMMUNITY

2980 KINGSLEY

FLORIDA SERIES

PRECAST LINTEL PLAN

Park Square Homes

REVISIONS

DELTA #	DATE
	11-18-25

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

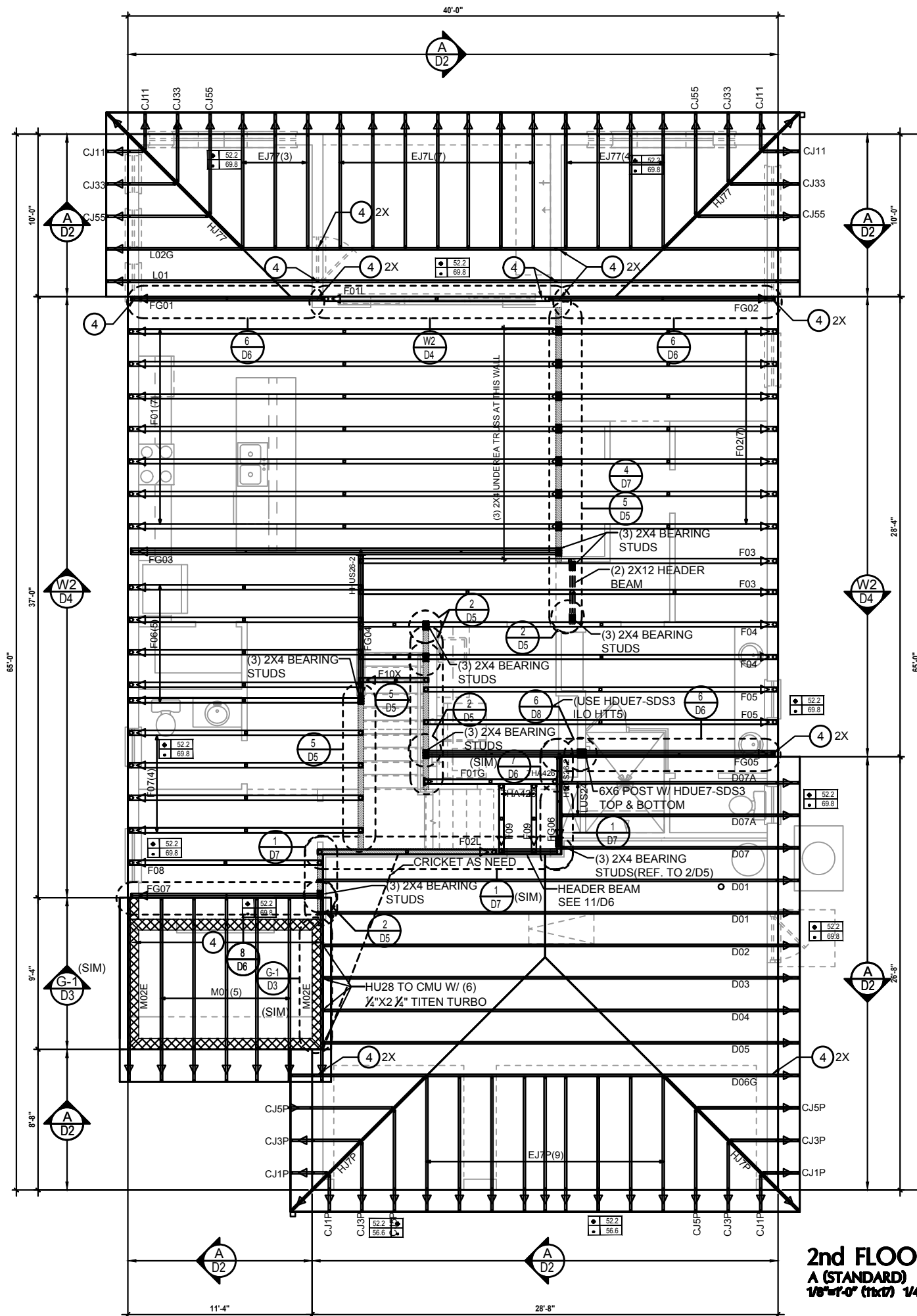
SHEET: S2.0

ITEG
THOMPSON ENGINEERING GROUP, INC.
1500 W. US HWY 90, SUITE 400
ORLANDO, FLORIDA 32811
TEL: (407) 734-4450
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A DIVISION OF PARK SQUARE ENTERPRISES, INC.
6200 Vineyard Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529-3000

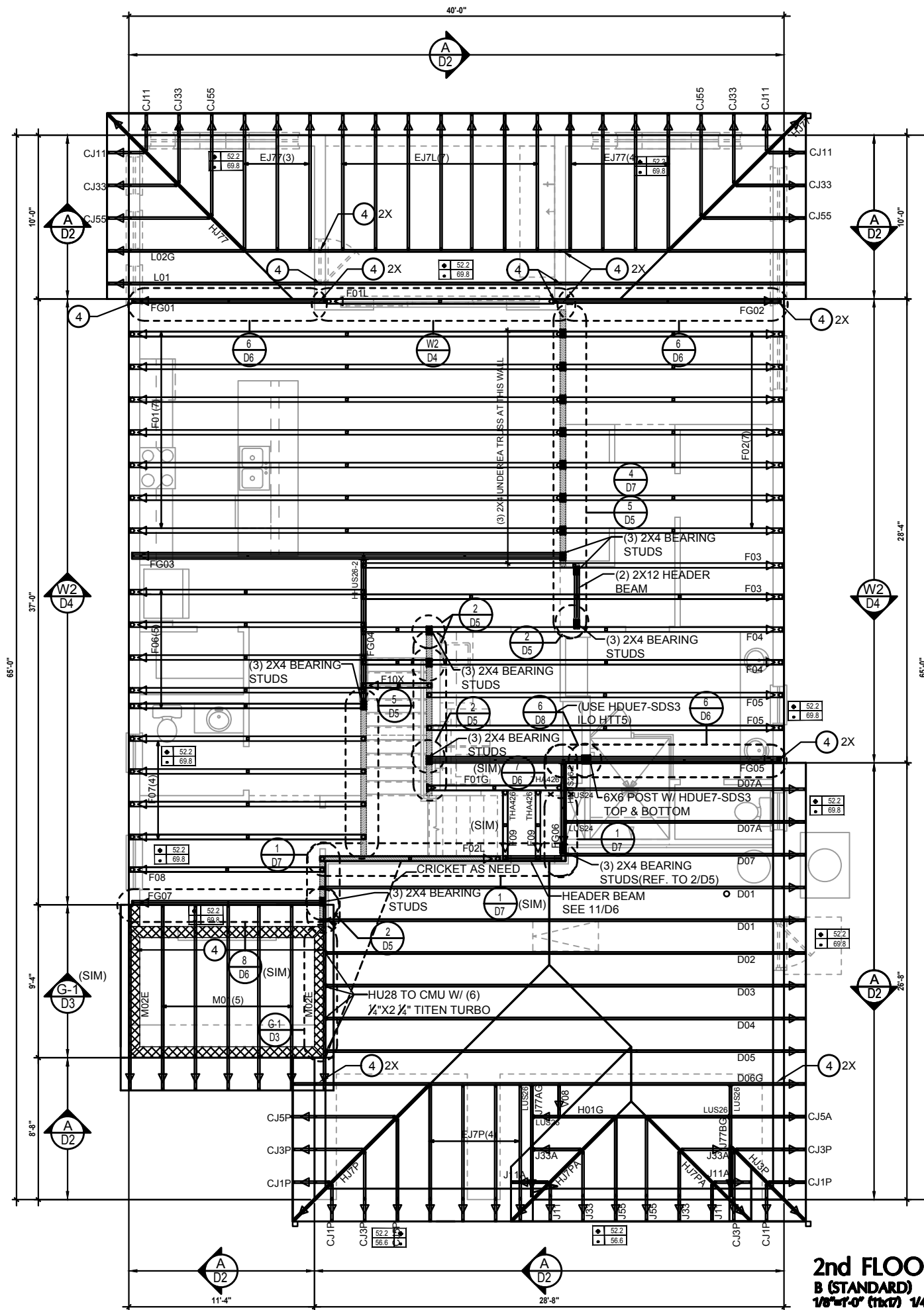
CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
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
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6,8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/4"x2 1/4" TC JOIST: 7-10d	860	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
103	VGTRL	32-SDS 1/4"x3" / (2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT / (13)-SDS 1/4"x3"	7,015	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS" J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2"/P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
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
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/4"x2 1/4" TC JOIST: 7-10d	860	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
103	VGTR/L	32-SDS 1/4"x3" / (2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT / (13)-SDS 1/4"x3"	7,015	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS" J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2"/P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



2nd FLOOR & LOW ROOF FRAMING PLAN B (STANDARD)
 1/8"=1'-0" (1x12) 1/4"=1'-0" (2x12)

WALL KEY

- T.O WALL 9'-4"
- INTERIOR BRG T.O WALL 9'-4"
- T.O WALL 11'-4"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

- ULTIMATE DESIGNED POSITIVE PRESSURE
- ULTIMATE DESIGNED NEGATIVE PRESSURE

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

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK 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

NOTES

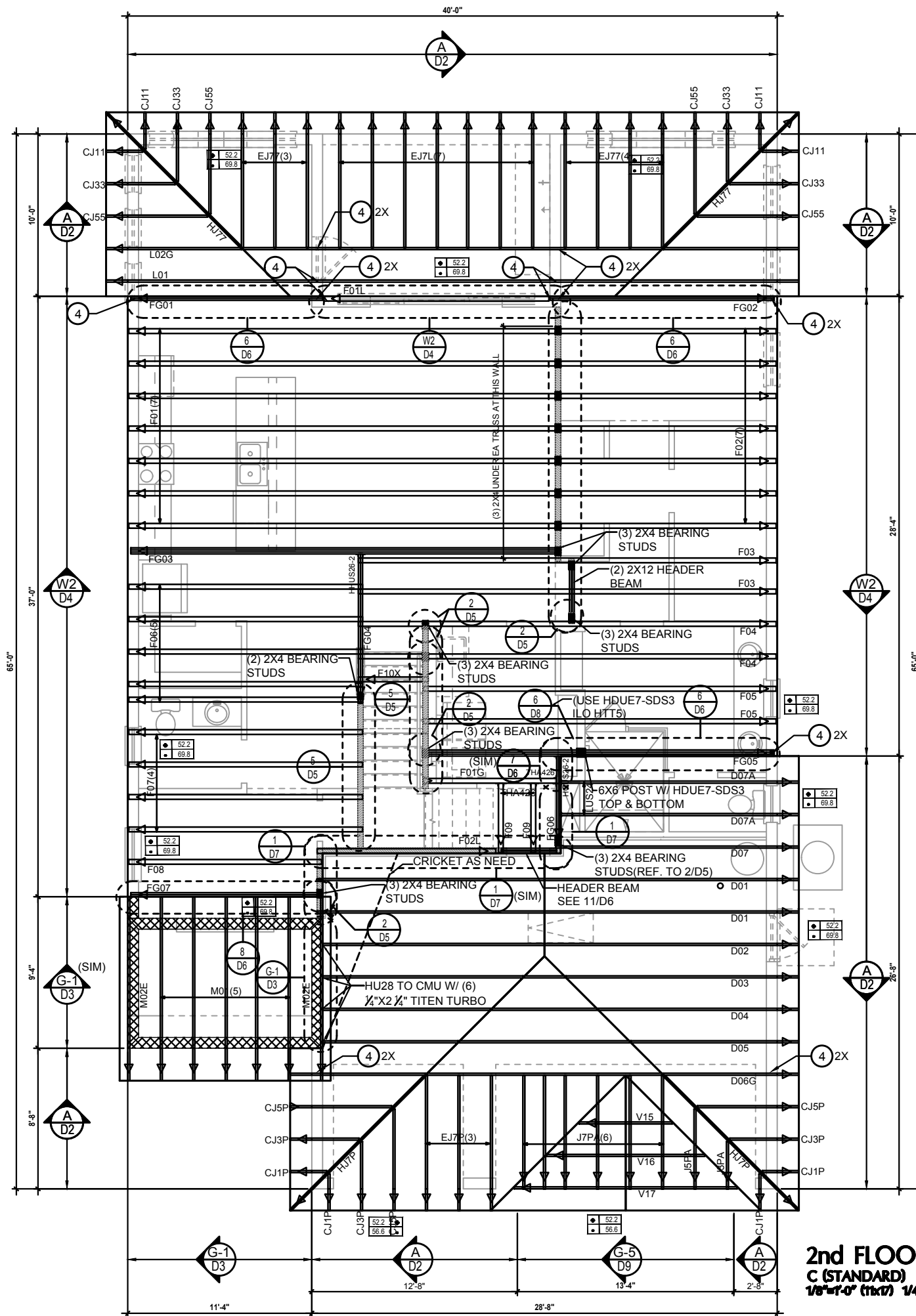
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- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
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- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
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- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

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ITEG
 THOMPSON ENGINEERING GROUP, INC.
 6200 Vineland Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 629-3000
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.
Park Square HOMES
 FLOOR TRUSS LAYOUT

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
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
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6,8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/4"x2 1/4" TC JOIST: 7-10d	860	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
103	VGTRL	32-SDS 1/4"x3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT / (13)-SDS 1/4"x3"	7,015	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS" J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
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219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
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303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



2nd FLOOR & LOW ROOF FRAMING PLAN C (STANDARD)
 1/8"=1'-0" (1x17) 1/4"=1'-0" (2x3)

WALL KEY

- T.O WALL 9'-4"
- INTERIOR BRG T.O WALL 9'-4"
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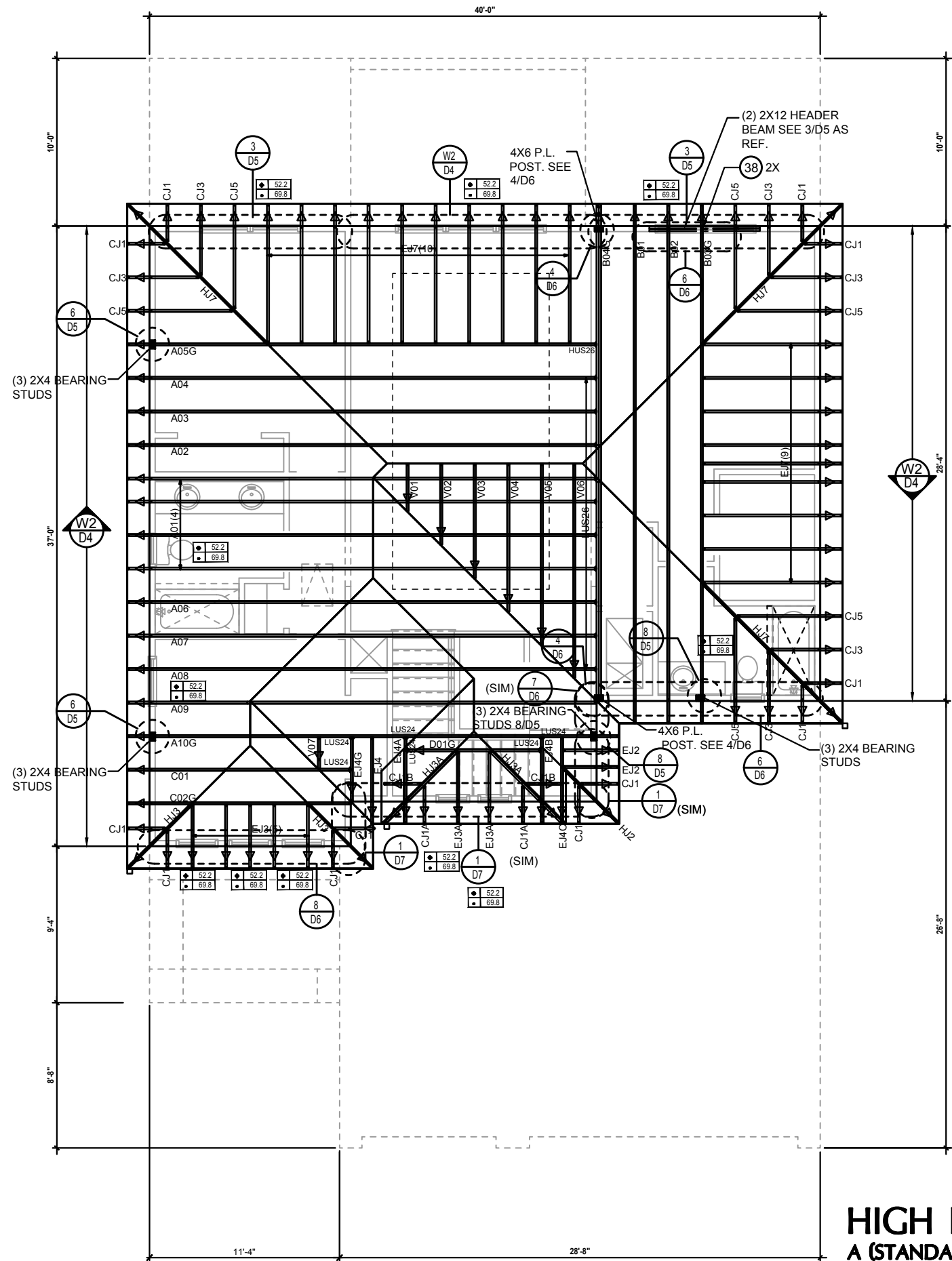
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2980 KINGSLEY
FLORIDA SERIES
REVISIONS
 DELTA # DATE
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ITEG
 THOMPSON ENGINEERING GROUP, INC.
 6200 Vineyard Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 829-3000
 www.iteg.com
Park Square HOMES

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
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: 6-8d	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	HTS16	16-10d	1,415	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/4" TC JOIST: 7-10d	860	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
103	VGTR/L	32-SDS 1/2"x3"/(2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT/20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: 12-1/4"x2-1/2" SDS J: 6-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2 SDS	CMU: 18-1/4"x2-1/2" TITEN T." J: 10-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410	CMU: (18)-1/4"x2-1/4" TITEN T." J: (10) 0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
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241	LGT2	30-16d-sinker	2,000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4"BLTS./GIR: 8-10d	6,485	N/A
303	HGT-4	LTL: 3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



HIGH ROOF FRAMING PLAN A (STANDARD) 1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

WALL KEY

TO WALL 9'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

ULTIMATE DESIGNED POSITIVE PRESSURE
ULTIMATE DESIGNED NEGATIVE PRESSURE

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NOTES

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WWW.ITEG.COM

Park Square HOMES

ROOF TRUSS LAYOUT

2980 KINGSLEY

FLORIDA SERIES

LOT: 0000, COMMUNITY

REVISIONS

DELTA #	DATE
	11-18-25

DATE: 11-18-25
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DRAWN: MR
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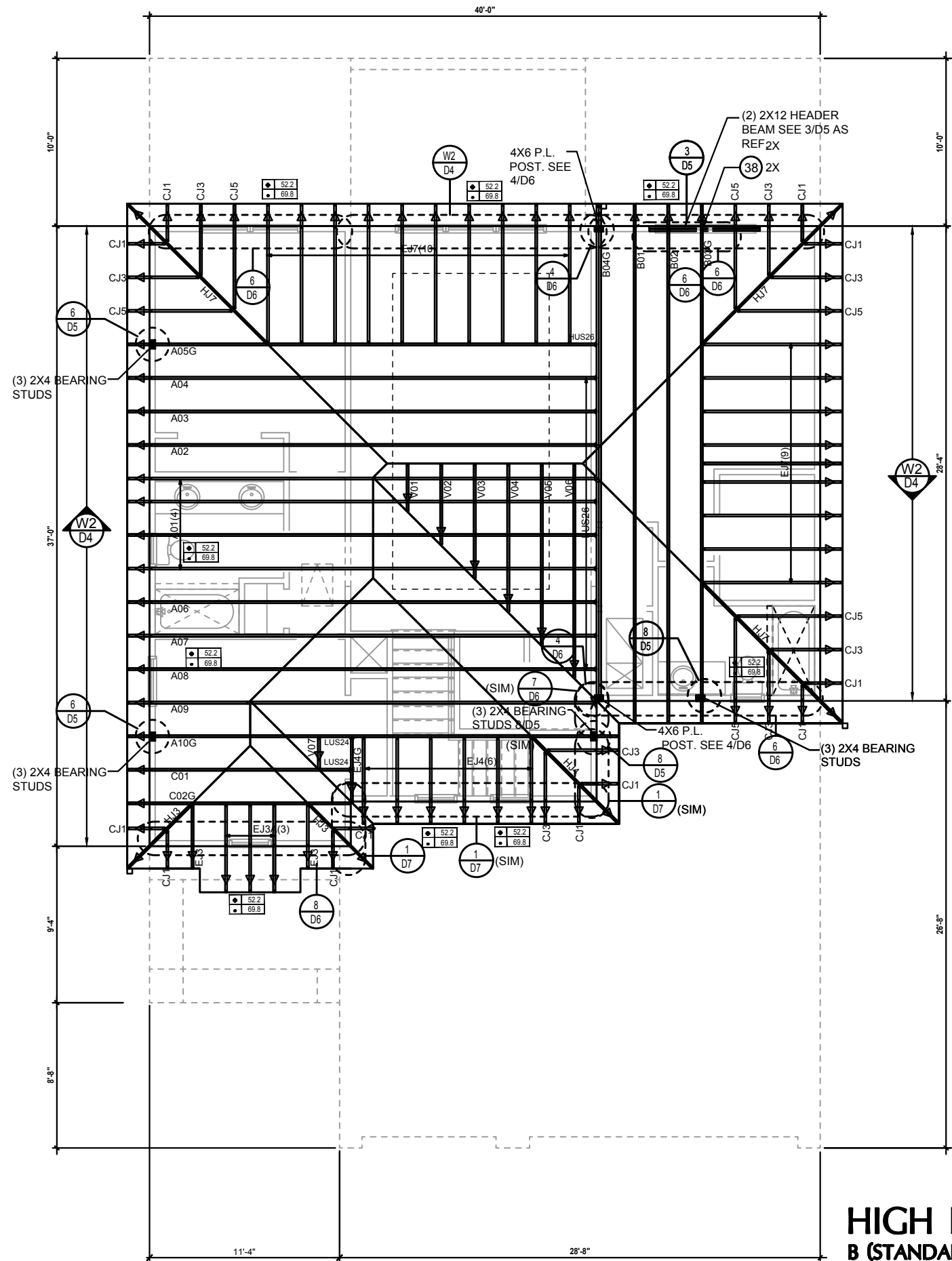
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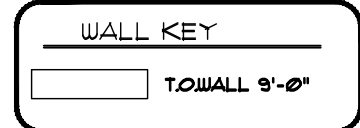
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
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: 6-8d	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	HTS16	16-10d	1,415	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/4"x2 1/4" TC JOIST: 7-10d	860	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
103	VGTR/L	32-SDS 1/4"x3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: 12-1/4"x2-1/2" SDS J: 6-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2 SDS	CMU: 18-1/4"x2-1/2" TITEN T." J: 10-0.148x3"	1,800 U. 5,095 D.	N/A
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217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
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302	HGT-2 or 3	LTL: 3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



HIGH ROOF FRAMING PLAN B (STANDARD) 1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)



COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ XXXX ULTIMATE DESIGNED POSITIVE PRESSURE
- XXXX 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

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NOTES

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- TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
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- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
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2980 KINGSLEY

FLORIDA SERIES

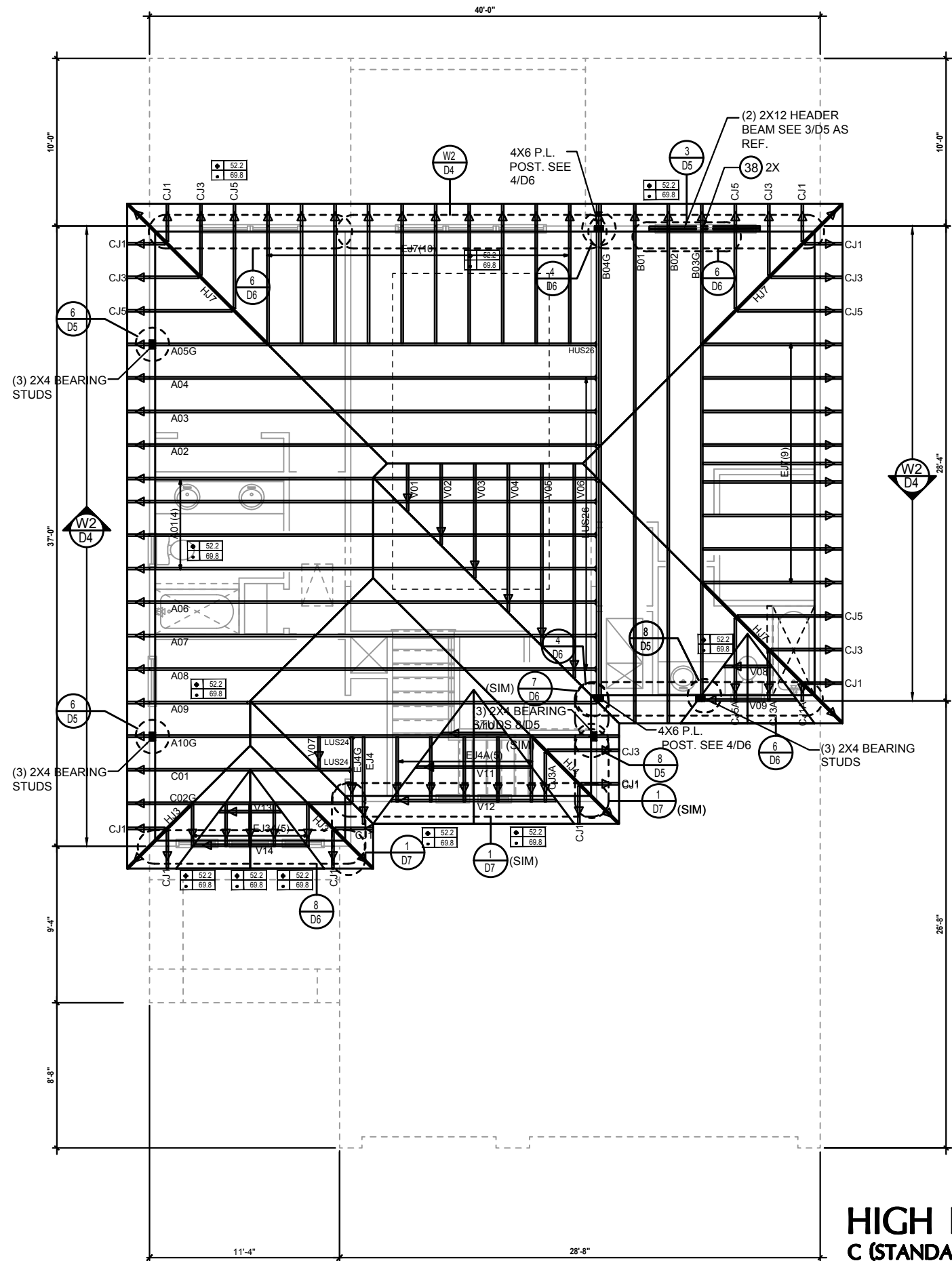
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22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 6-8d	415	150 / 150
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35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
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301	MGT	(1) 5/8" BLTS. / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS. / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS. / GIR: 16-10d	9,250	N/A
401	SURL414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



HIGH ROOF FRAMING PLAN C (STANDARD) 1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

WALL KEY

TO WALL 9'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

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+ XXXX ULTIMATE DESIGNED POSITIVE PRESSURE
- XXXX ULTIMATE DESIGNED NEGATIVE PRESSURE

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

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NOTES

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- TILE 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
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 SHEET:

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STRUCTURAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 145 MPH.)
LIVE LOAD ROOF: 20 PSF.
FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
OCCUPANCY= 1.0
BUILDING CATEGORY R3, WIND EXPOSURE C
INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 4" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
- CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
- MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
- MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
- REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
- GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @ 8" O.C. WITH 5d NAILS
- UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
- EPOXY ANCHOR ALTERNATIVE:
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
THE FOLLOWING CRITERIA MUST BE MET:

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
1/2"	-3/4"	7"
-5/8"	-7/8"	7"
-3/4"	1"	8"
-7/8"	1-1/8"	9"

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

- SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

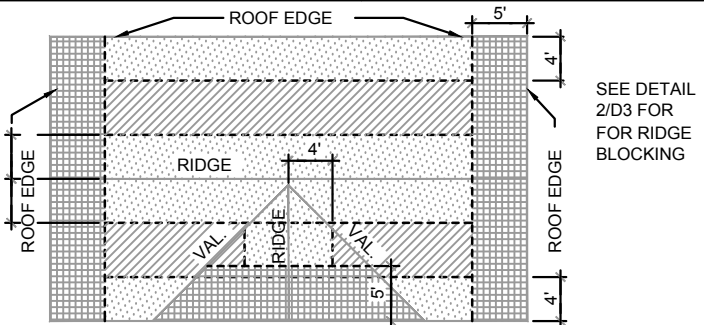
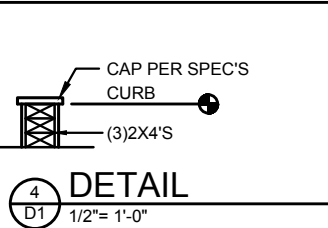
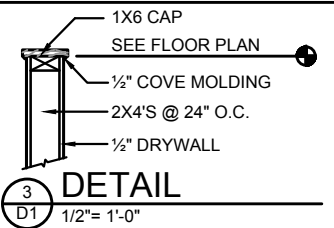
- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C..
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- NAIL PATTERN
-DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 4)
-DOUBLE STUDS @ 12" O.C..
-DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C., INTERMEDIATE.
-HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.
-STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
- ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED (10d RING SHANK NAILS) TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
-ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS) TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY
- NON BEARING WALL: 2X4 SPACED AT 24" O.C. UP TO 12'-0" HEIGHT WITH 2 ROWS OF HORIZONTAL 2X4 BLOCKING SPACE AT 4'-0" O.C.

GENERAL CONTRACTOR:

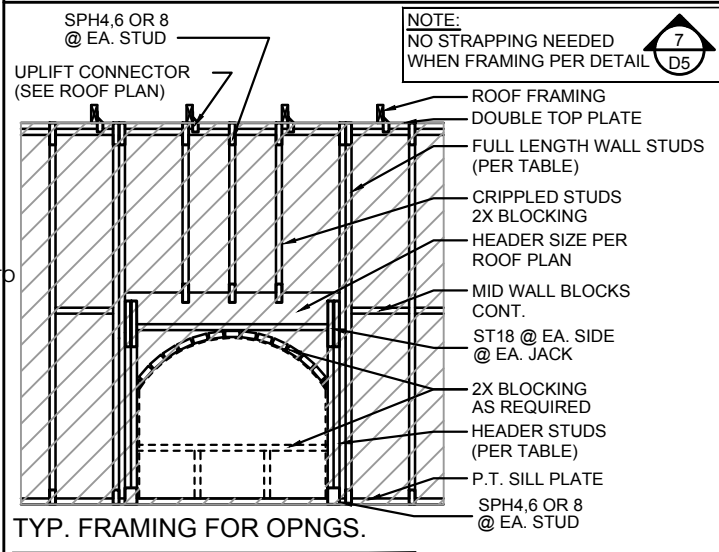
IT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

FIELD REPAIR NOTES

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

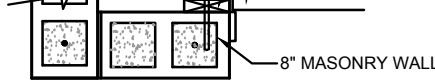


ROOF NAILING PATTERN	
ZONE: [Pattern]	10d RING SHANK NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE: [Pattern]	10d RING SHANK NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE: [Pattern]	10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



TYP. FRAMING FOR OPNGS.

1/2"X6" (4/2" EMB.) HILTI KWIK BOLT WITH 2" WASHERS LOCATED @ 1'.4.&7" (WITHIN 6" OF SUPPORT BRACKET FOR GARAGE DOOR) FROM THE BOTTOM & MIN. EDGE DISTANCE.

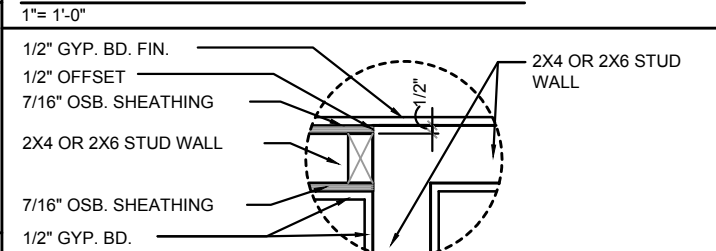


- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS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

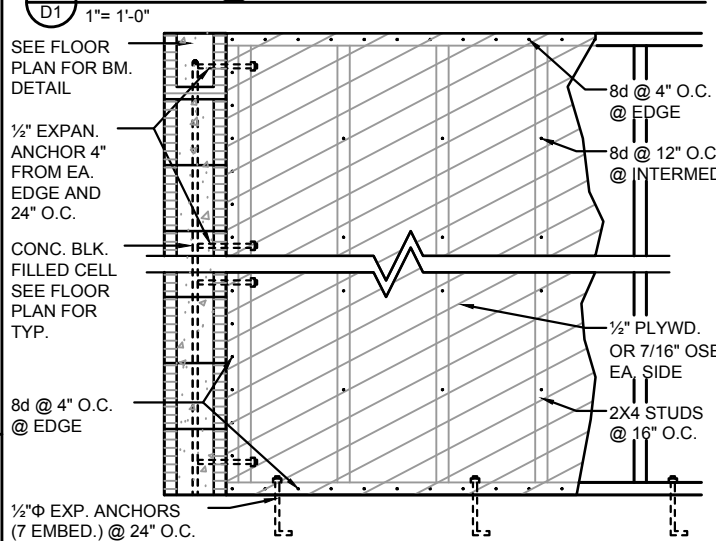
- THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

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

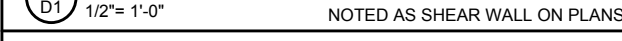
GARAGE BUCK DETAIL



DETAIL @ CONN. TO REG. WALL

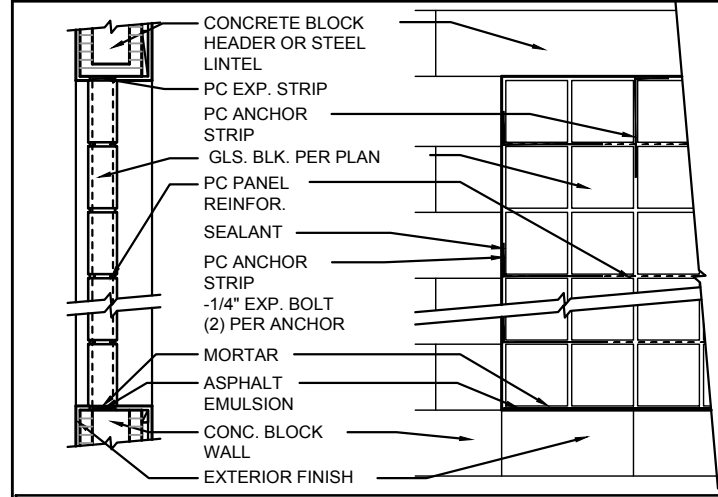
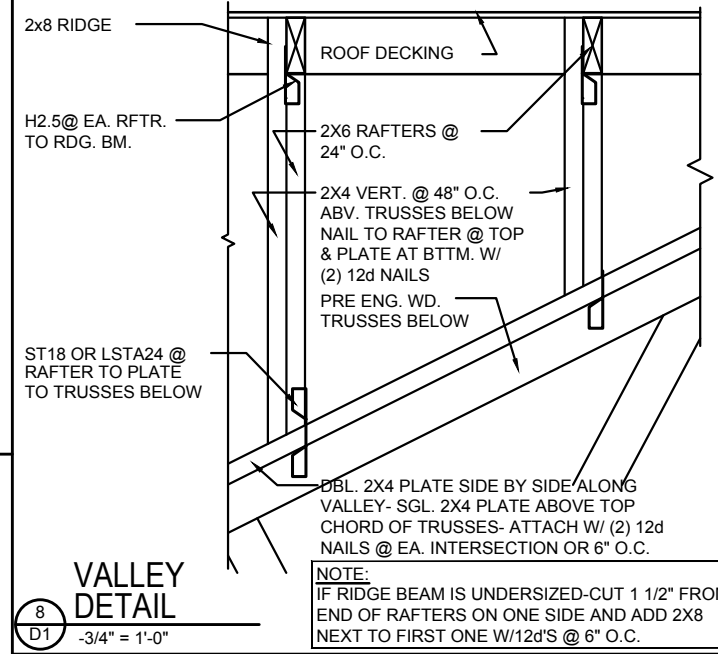
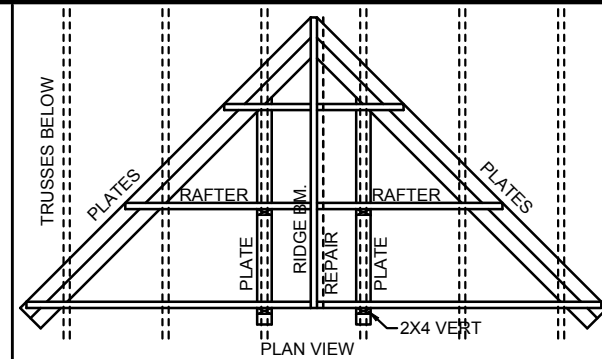


SHEAR WALL DETAIL



MIN. WALL AND HEADER REQUIREMENTS

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



PANEL ANCHOR CONSTRUCTION

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

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

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

GLASS BLOCK DETAIL



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Park Square HOMES

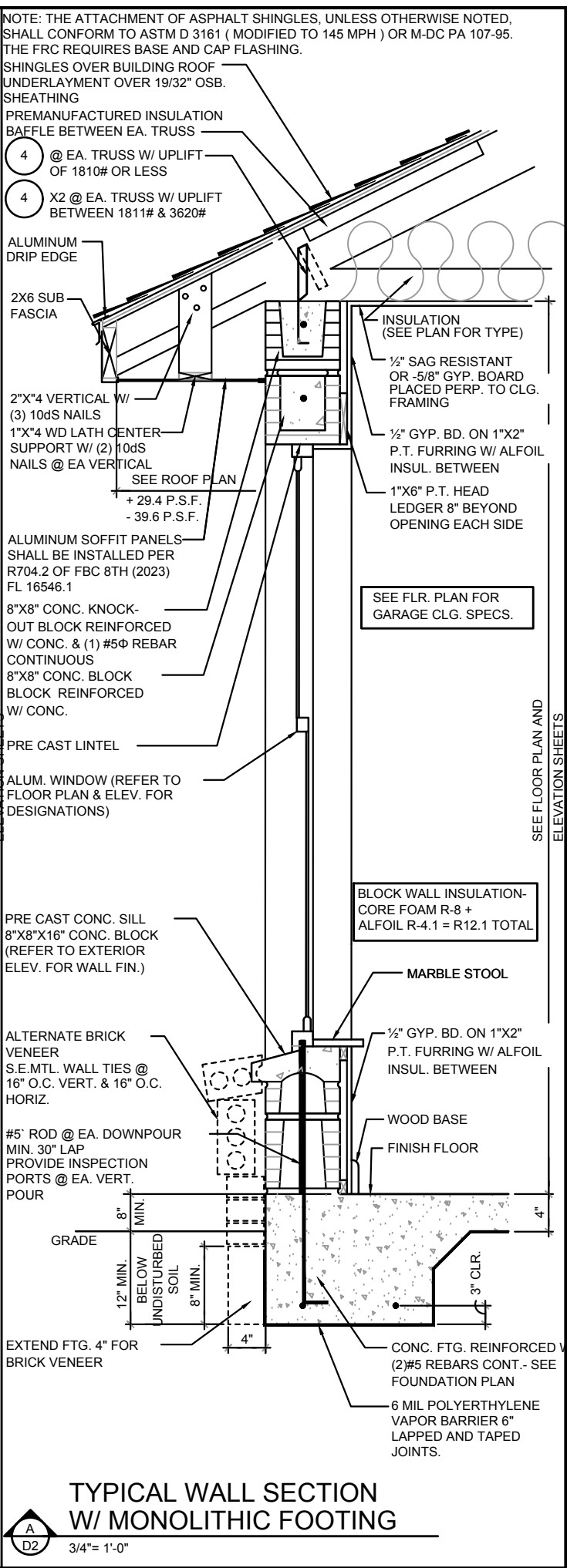
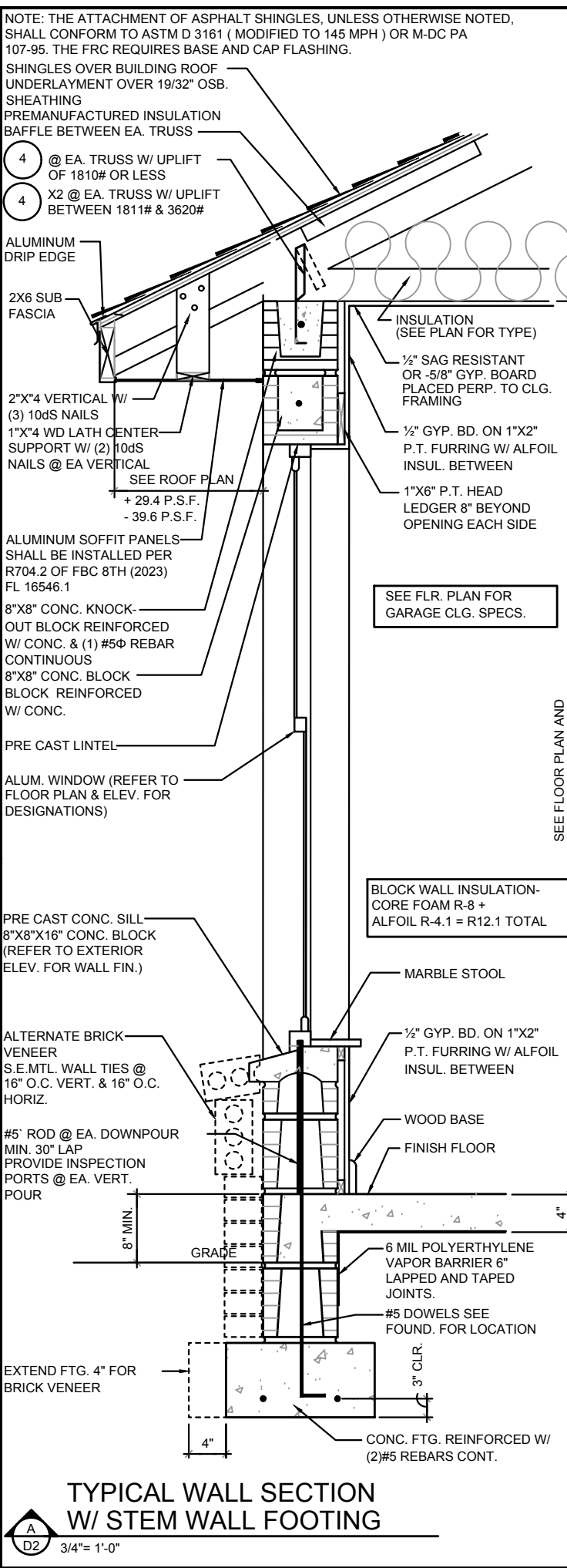
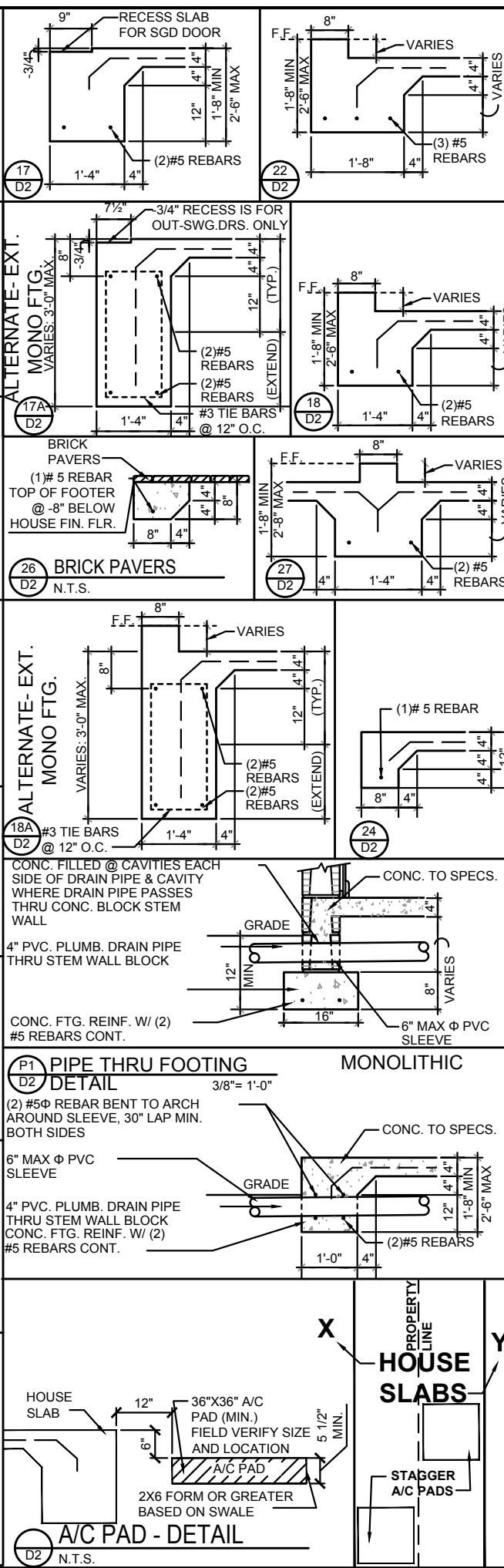
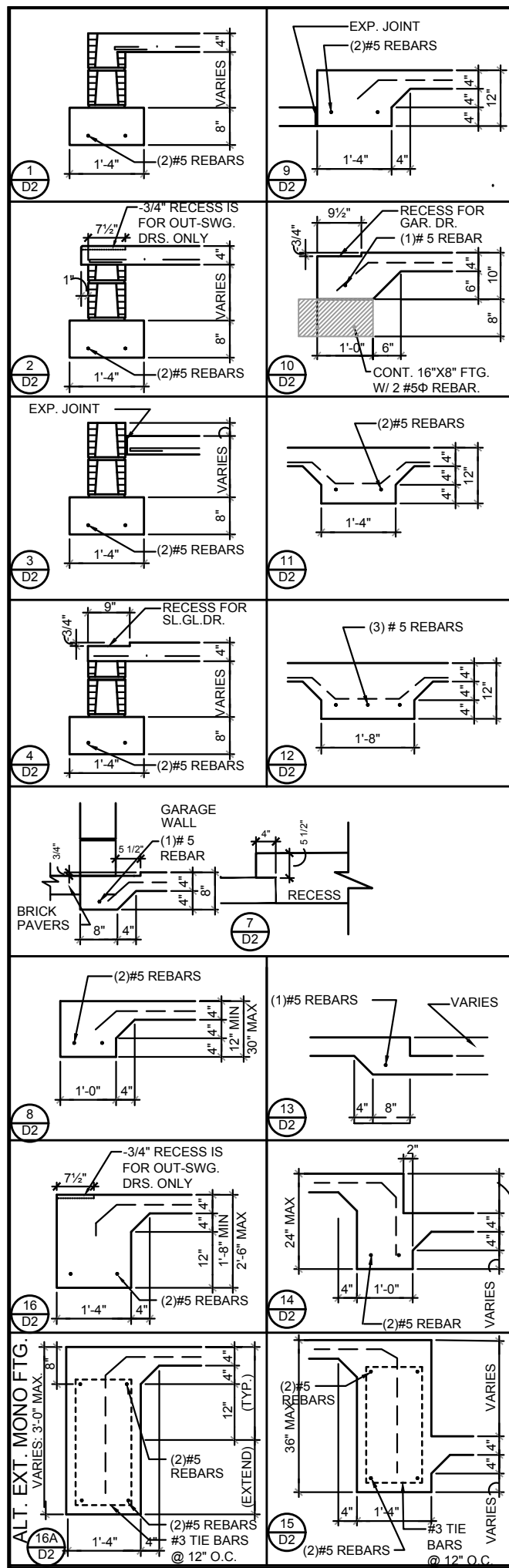
STRUCTURAL NOTE & DETAILS

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE
	11-18-25

SCALE: AS NOTED
DRAWN: MR
SHEET: D1



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2980 KINGSLEY FLORIDA SERIES

REVISIONS

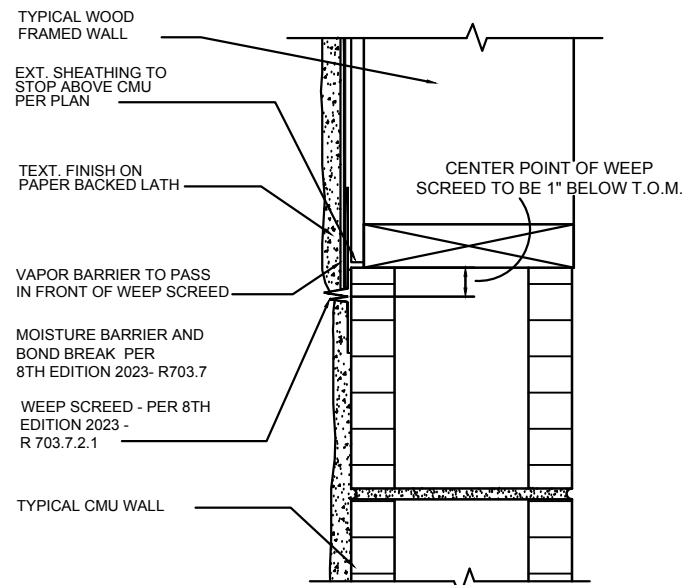
DELTA	DATE
	11-18-25

SCALE: AS NOTED

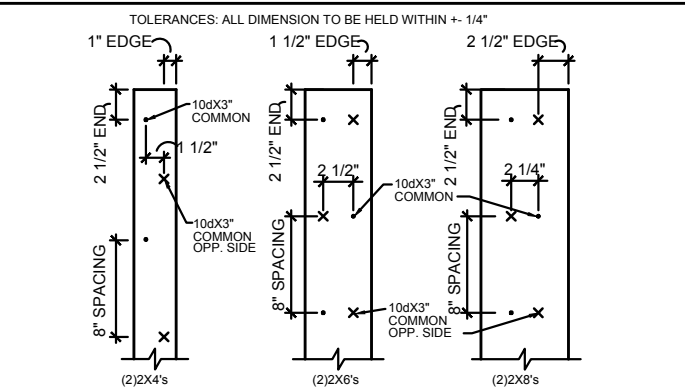
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SHEET: D2

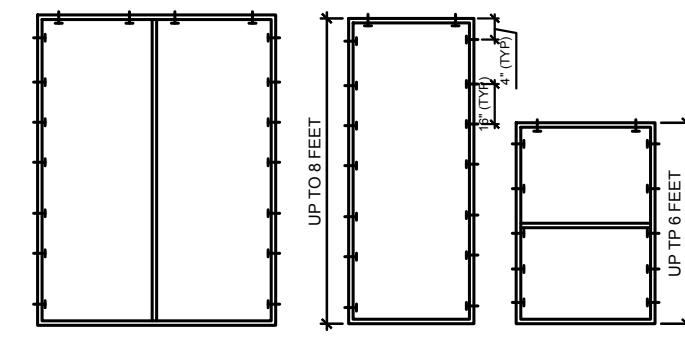
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A
D3
FLASHING DETAIL



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.

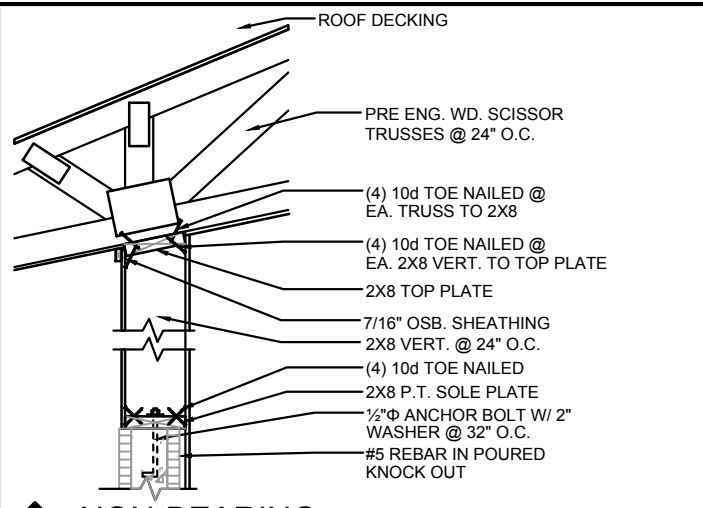
BUCK ATTACHMENT DATA

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.

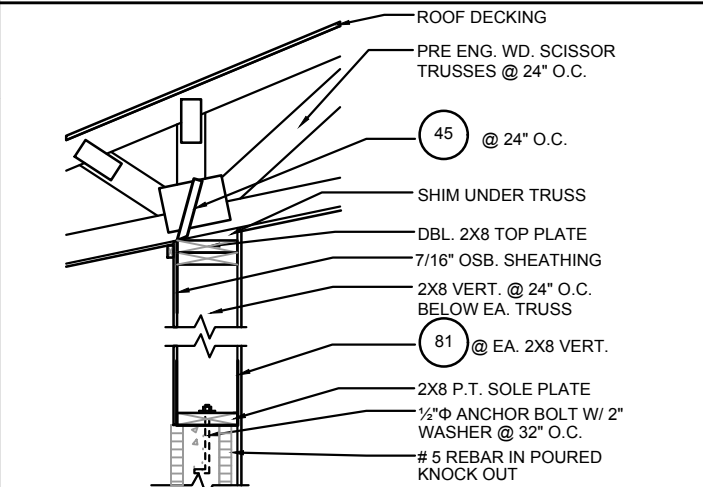
USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 4" OF CORNERS AND 16" ON CENTER MAXIMUM.
FOR FRAME ANCHORING USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 14" ON CENTER MAXIMUM.

NOTE

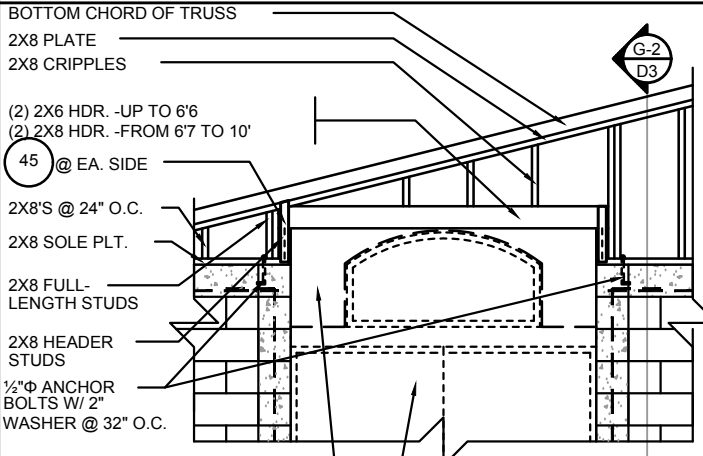
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" X 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"X1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



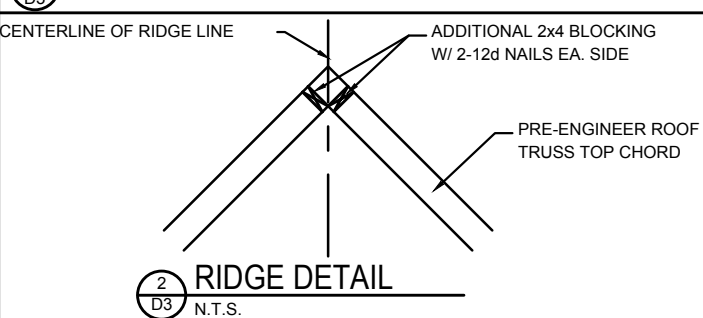
G-6
D3
NON-BEARING



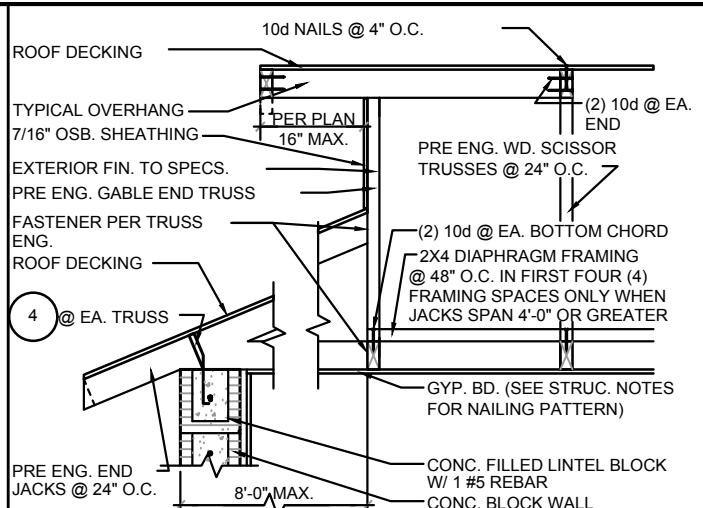
G-7
D3
BEARING



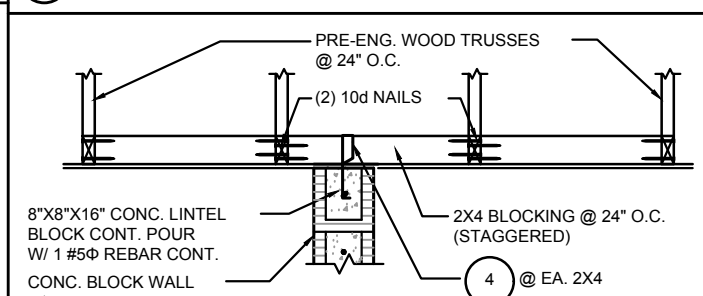
B
D3
GABLE END



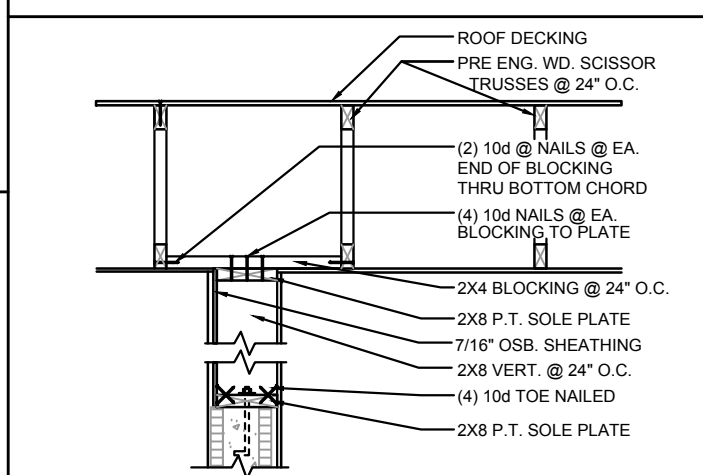
2
D3
RIDGE DETAIL
N.T.S.



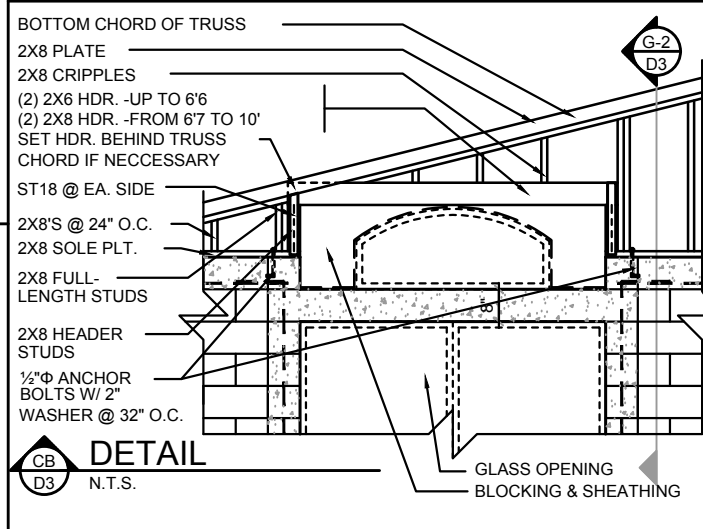
G-3
D3
GABLE END



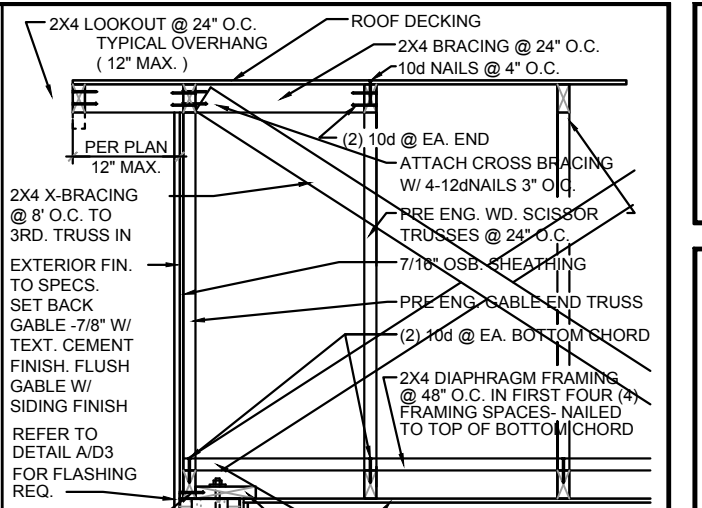
G-4
D3
DETAIL



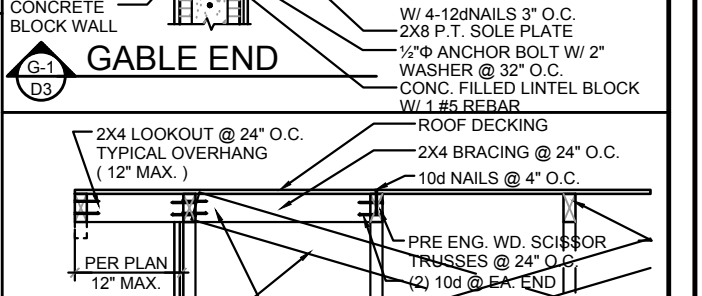
G-5
D3
GABLE END



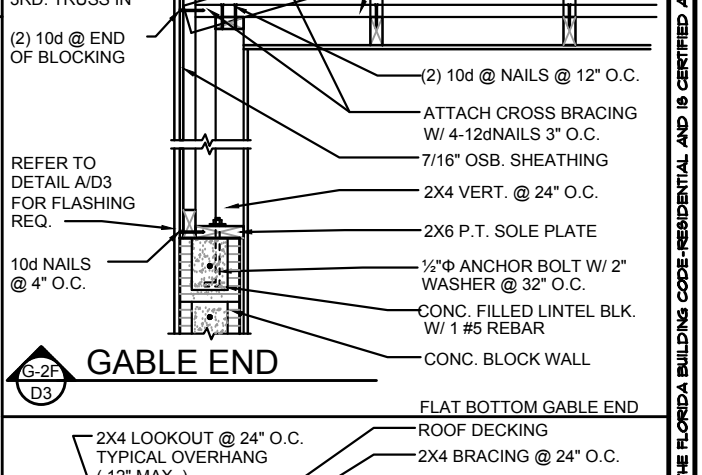
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D3
DETAIL
N.T.S.



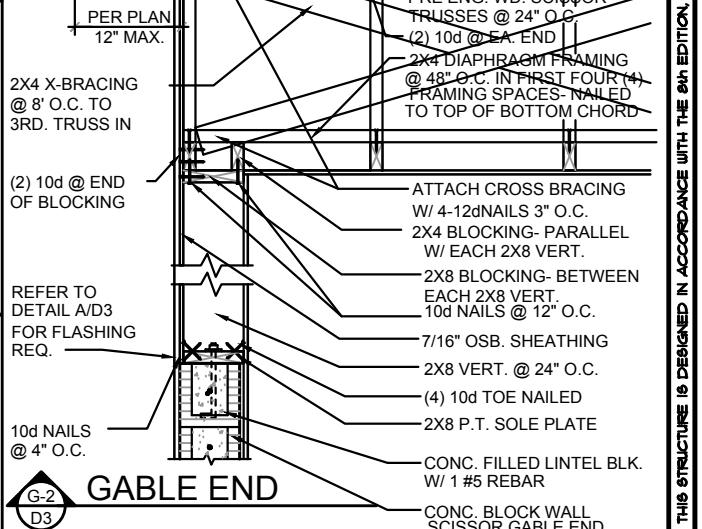
G-1
D3
GABLE END



G-2F
D3
GABLE END



G-2
D3
GABLE END



G-2
D3
GABLE END

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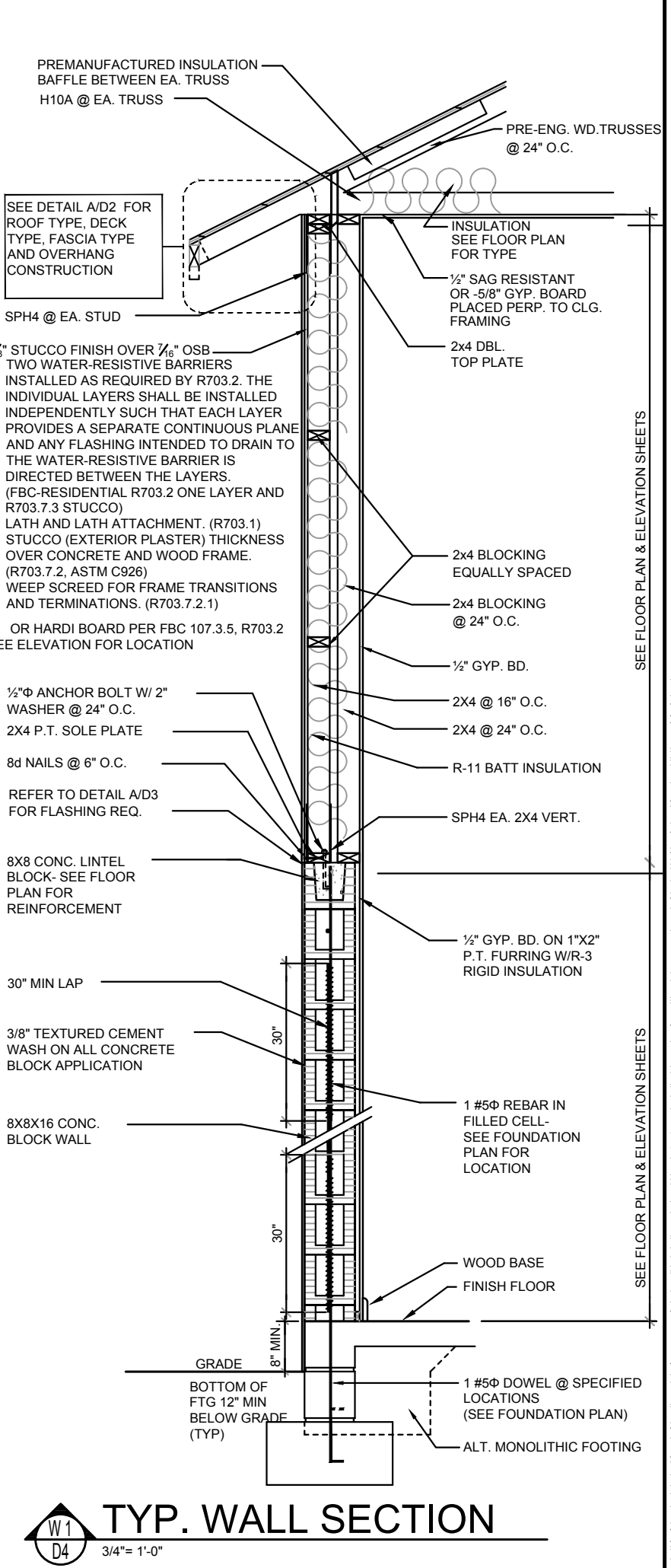
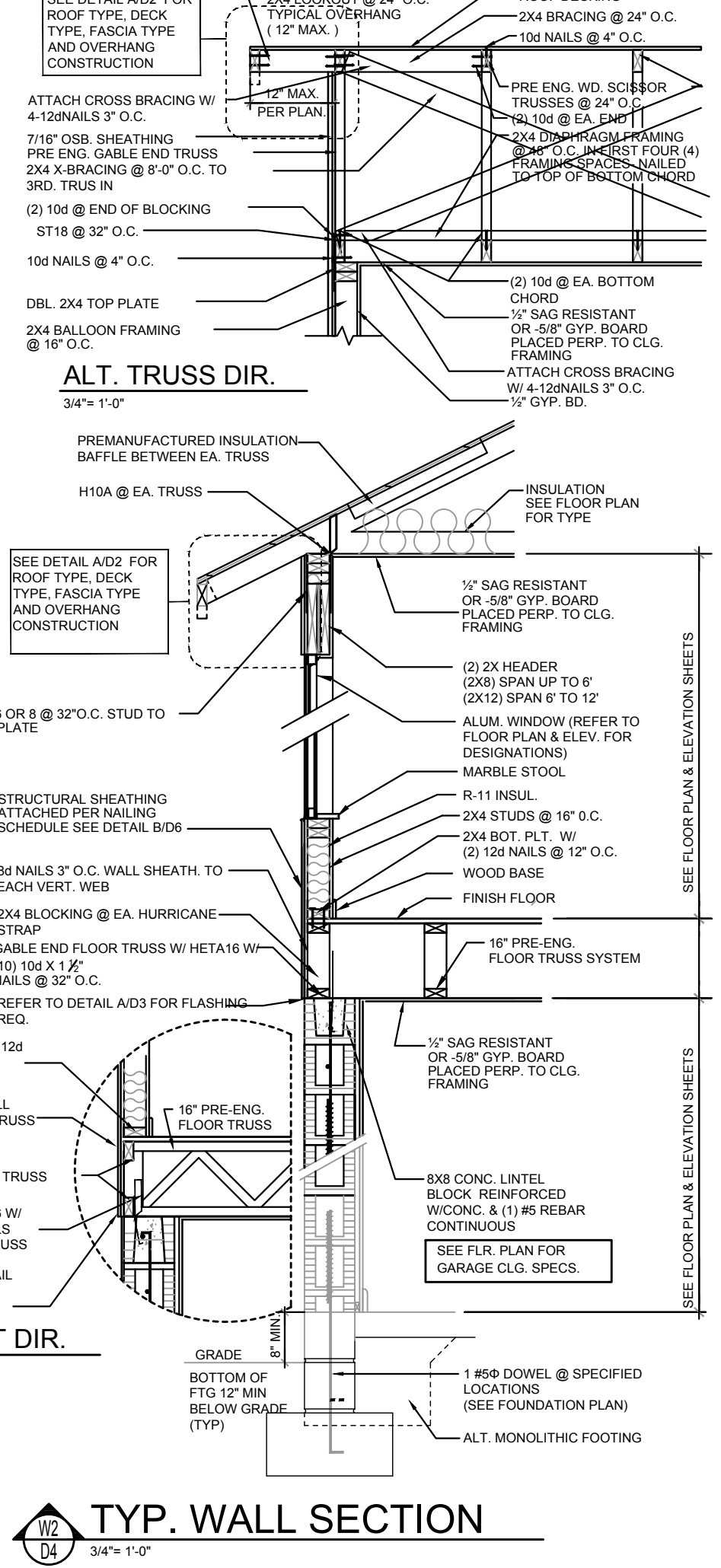
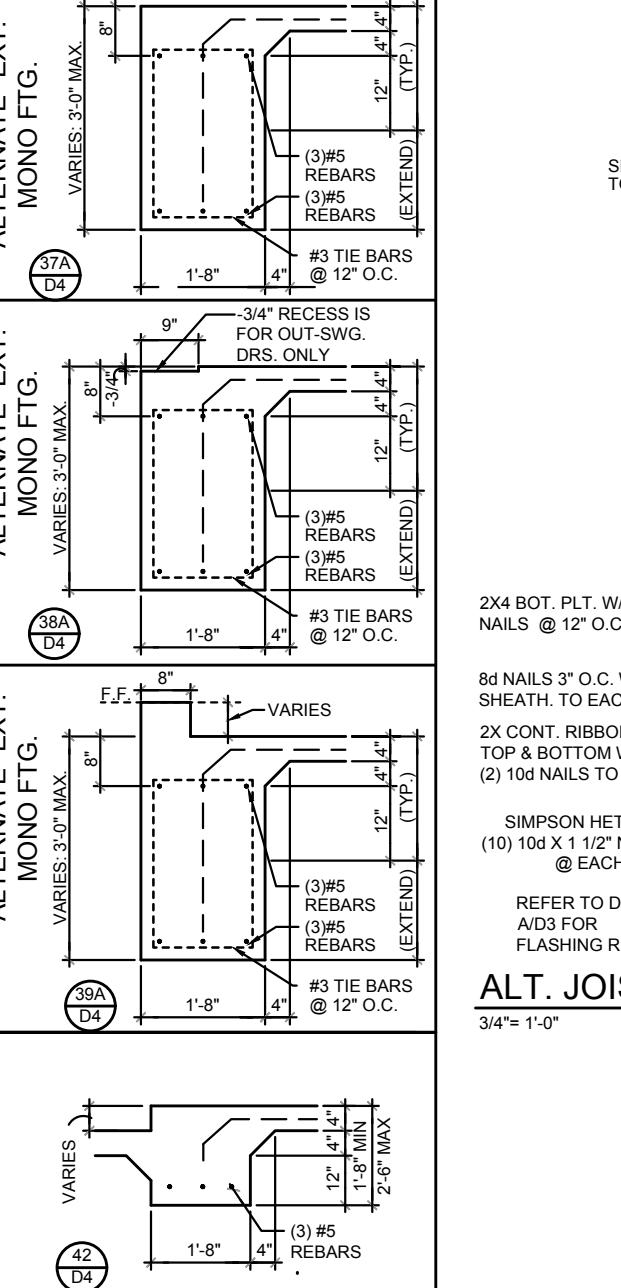
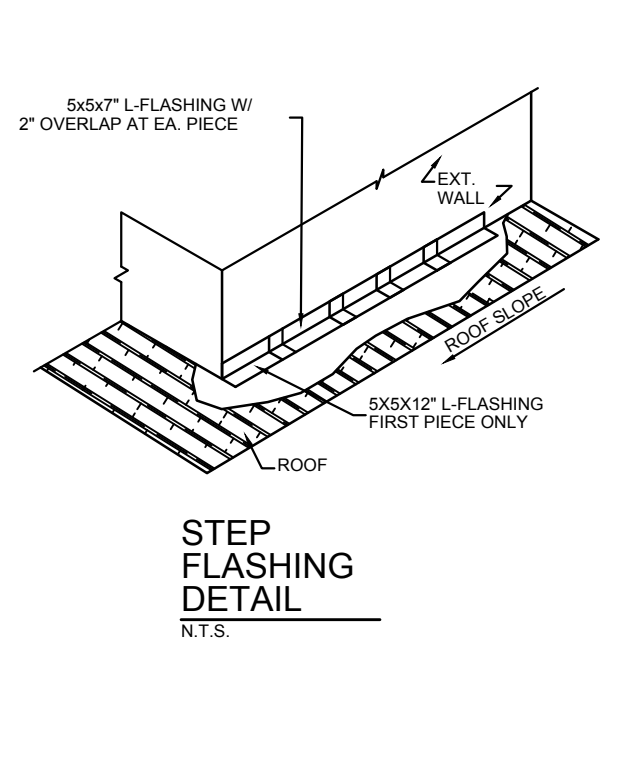
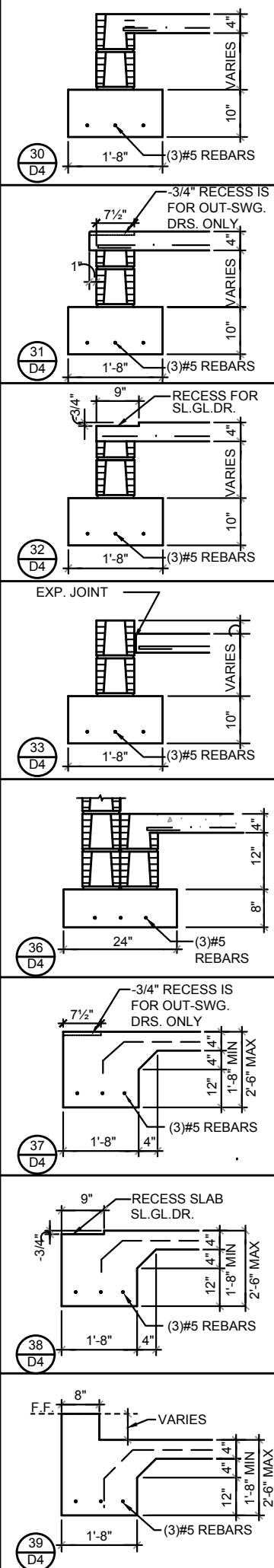
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STRUCTURAL DETAILS

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TYP. WALL SECTION
3/4" = 1'-0"

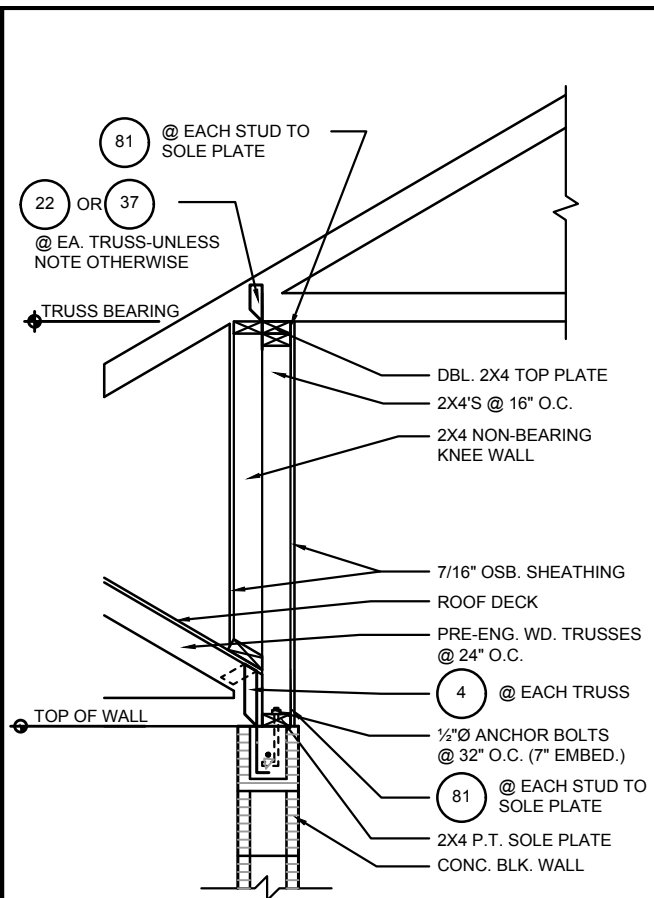
TYP. WALL SECTION
3/4" = 1'-0"

ALT. TRUSS DIR.
3/4" = 1'-0"

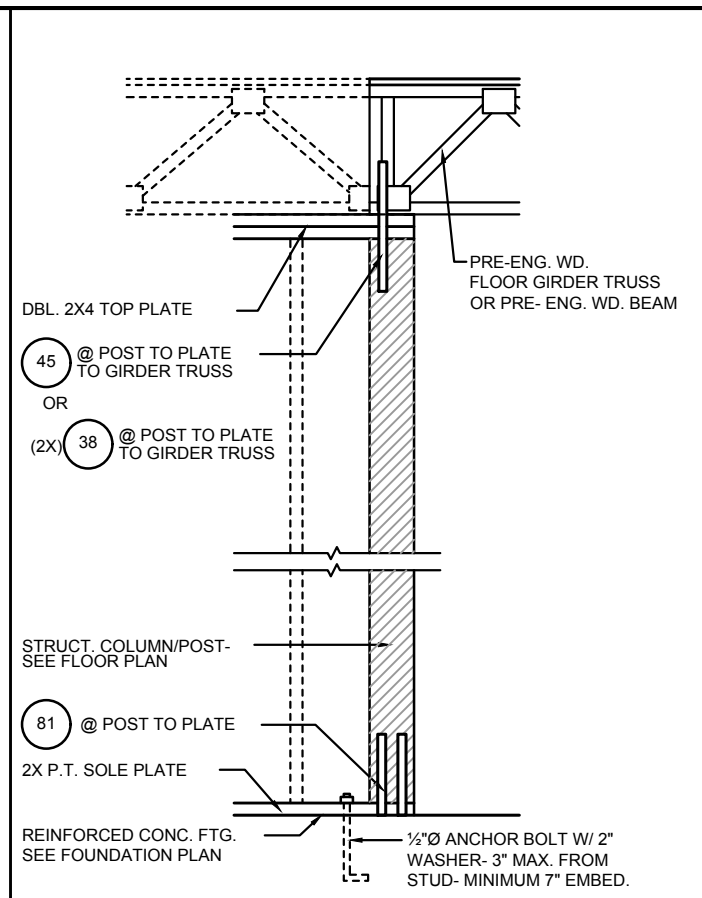
ALT. JOIST DIR.
3/4" = 1'-0"

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 DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: D4

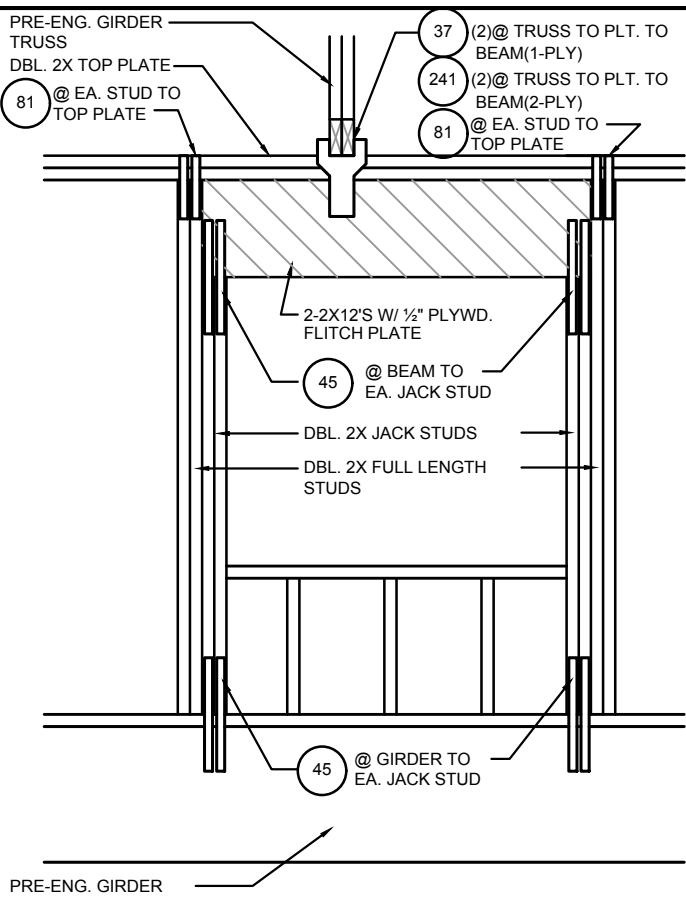
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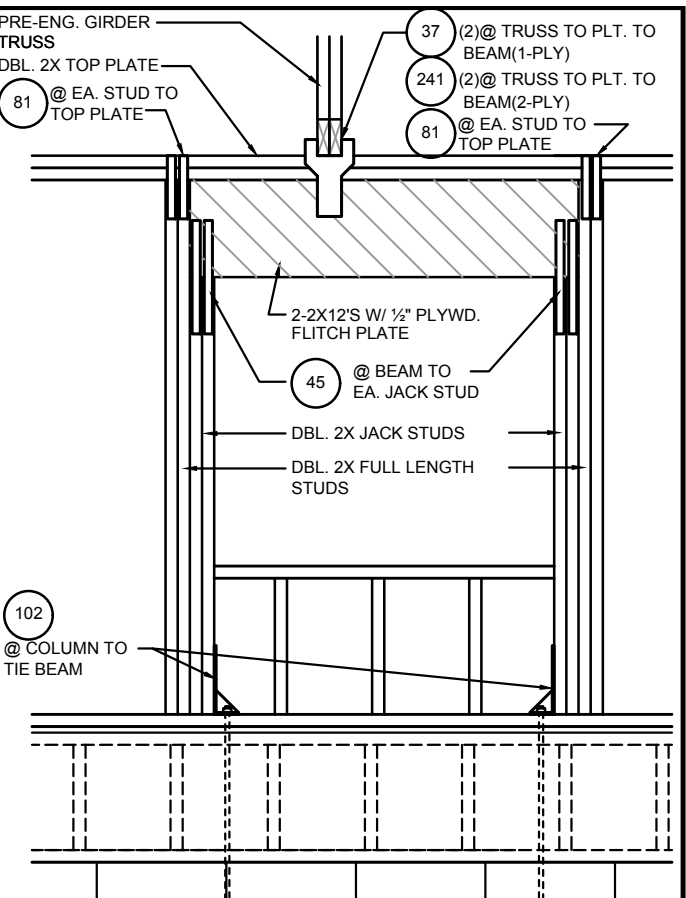
1
D5
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



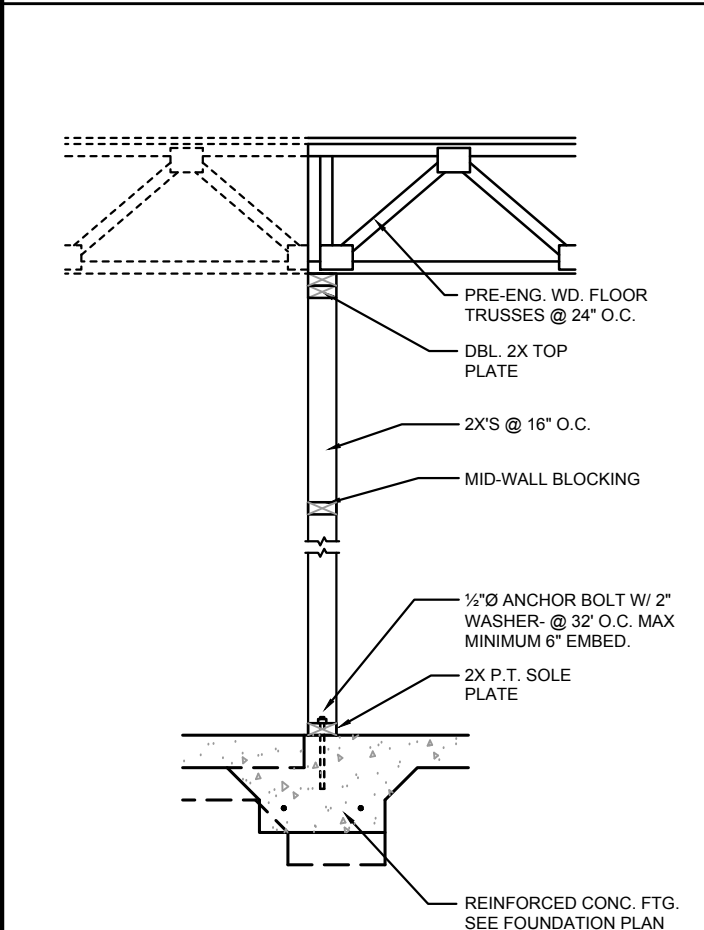
2
D5
DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



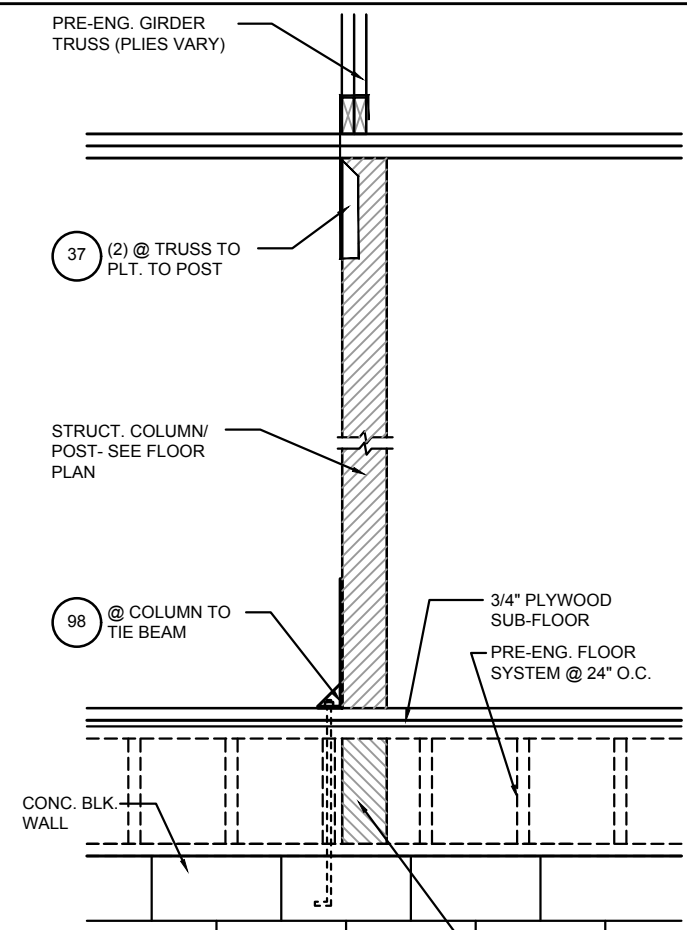
3
D5
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



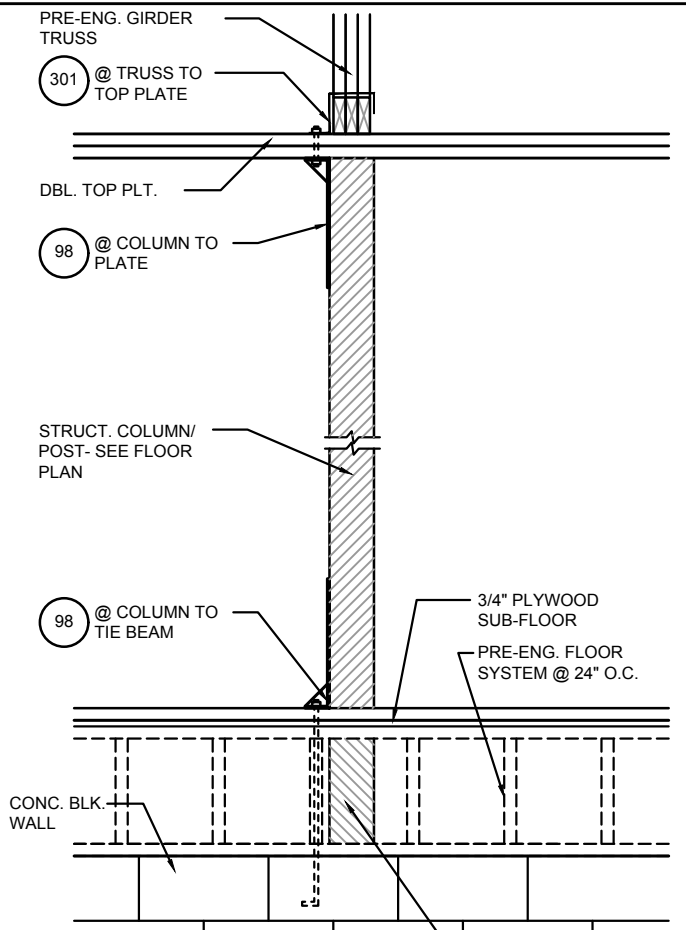
4
D5
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



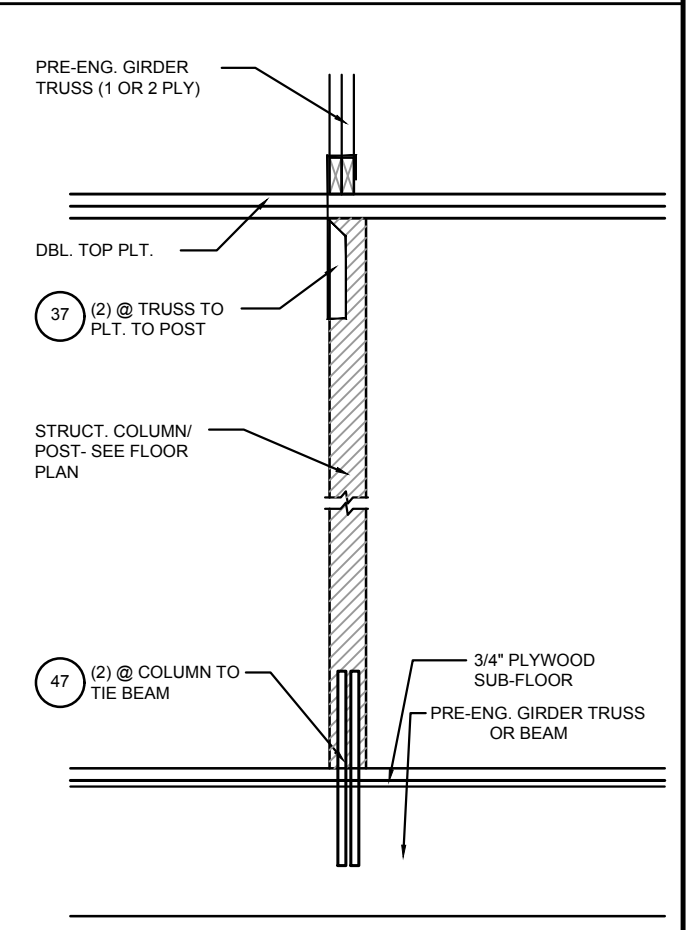
5
D5
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



7
D5
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



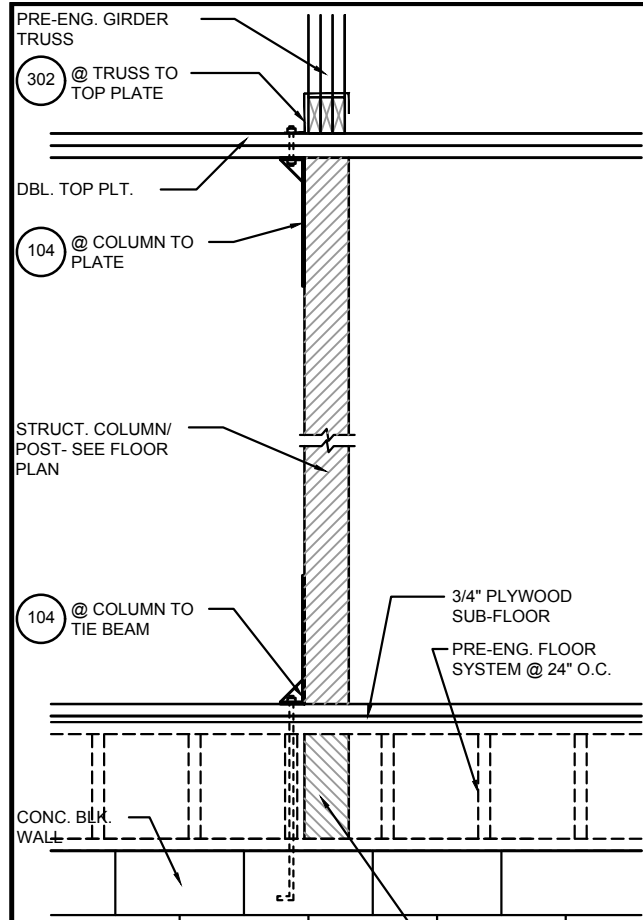
8
D5
DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")

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LOT: 0000, COMMUNITY
2980 KINGSLEY
FLORIDA SERIES
REVISIONS

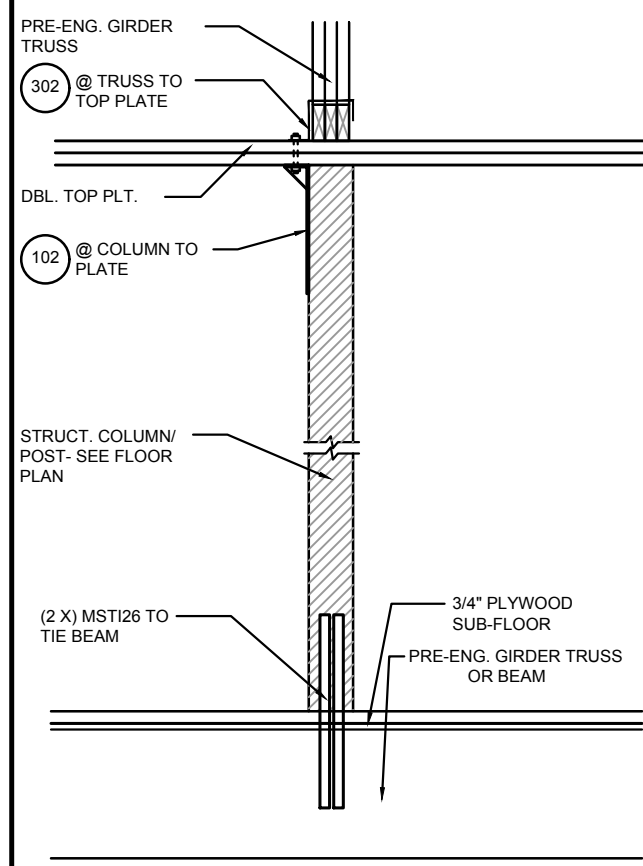
DELTA #	DATE
	11-18-25

 DATE: 11-18-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: **D5**
ITEG
 THOMPSON ENGINEERING GROUP, INC.
 5200 W. WINDLAND ROAD, SUITE 200
 ORLANDO, FLORIDA 32811
 PHONE: (407) 734-1700
 FAX: (407) 734-1700
 www.iteg.com
Park Square HOMES
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.
 5200 W. WINDLAND ROAD, SUITE 200
 ORLANDO, FLORIDA 32811
 PHONE: (407) 529-9000



3 DETAIL

D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

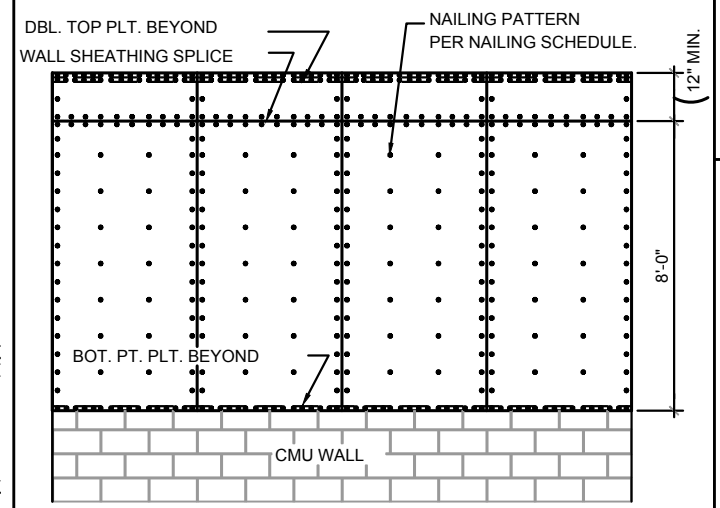


4 DETAIL

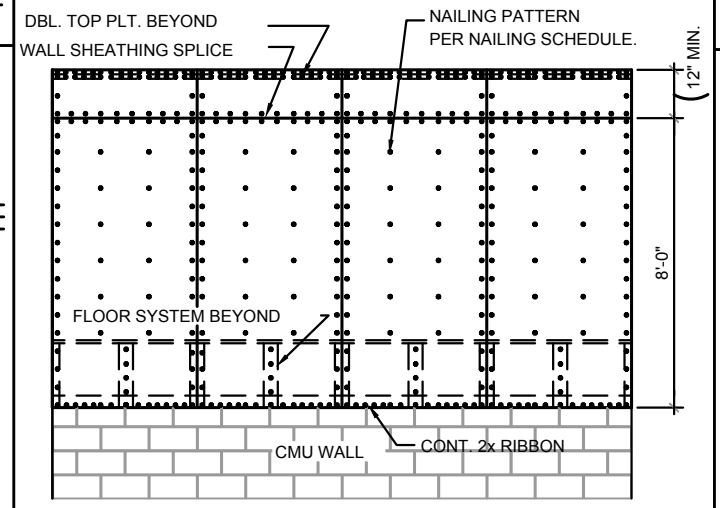
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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.

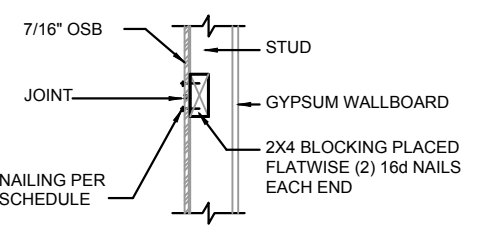
NAILING SCHEDULE:
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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



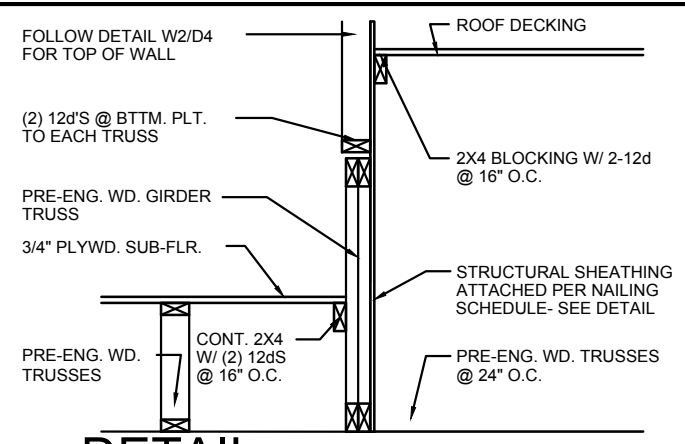
(B) SHEATHING ELEV. 2-STORY FRAMING N.T.S.



(C) SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.

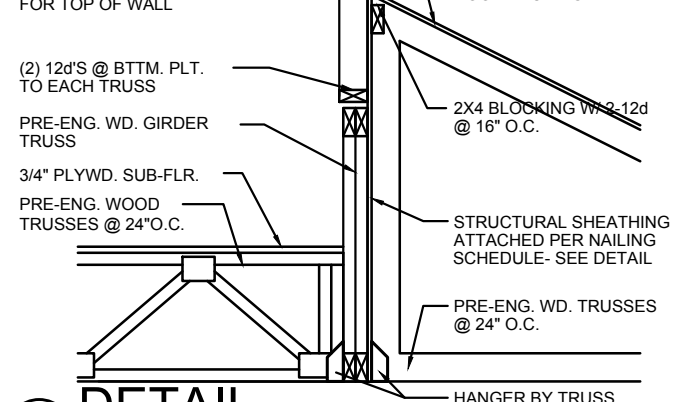
5 SHEATHING UPLIFT DETAILS

D6



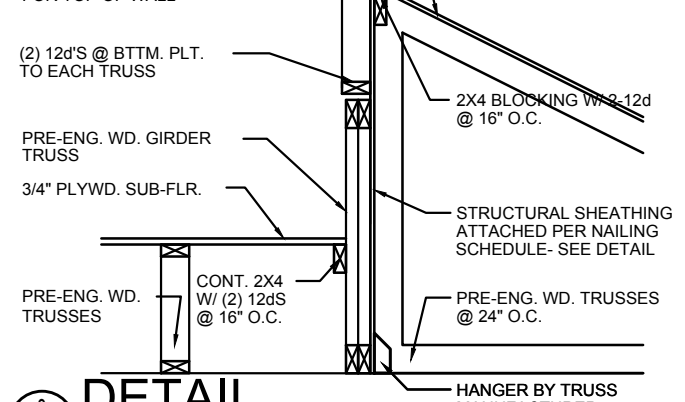
6 DETAIL

D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



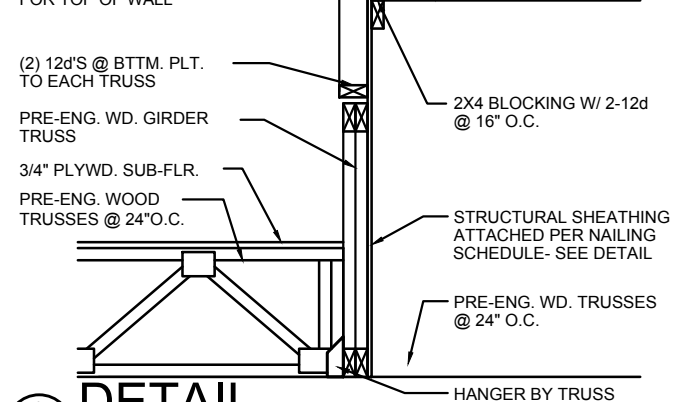
7 DETAIL

D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



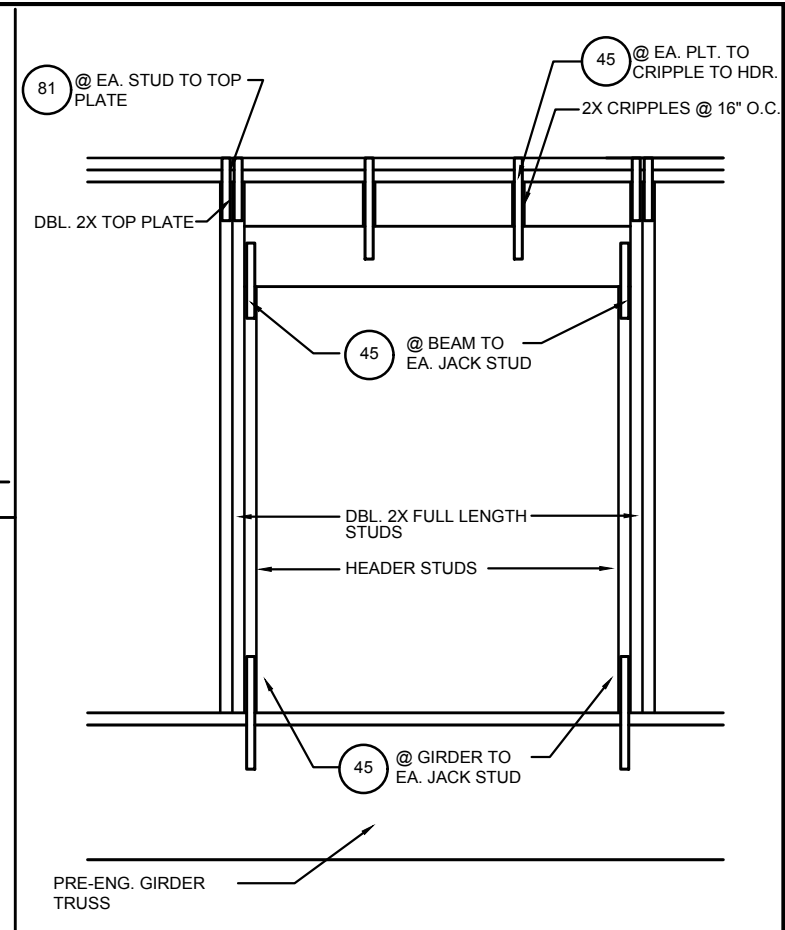
8 DETAIL

D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



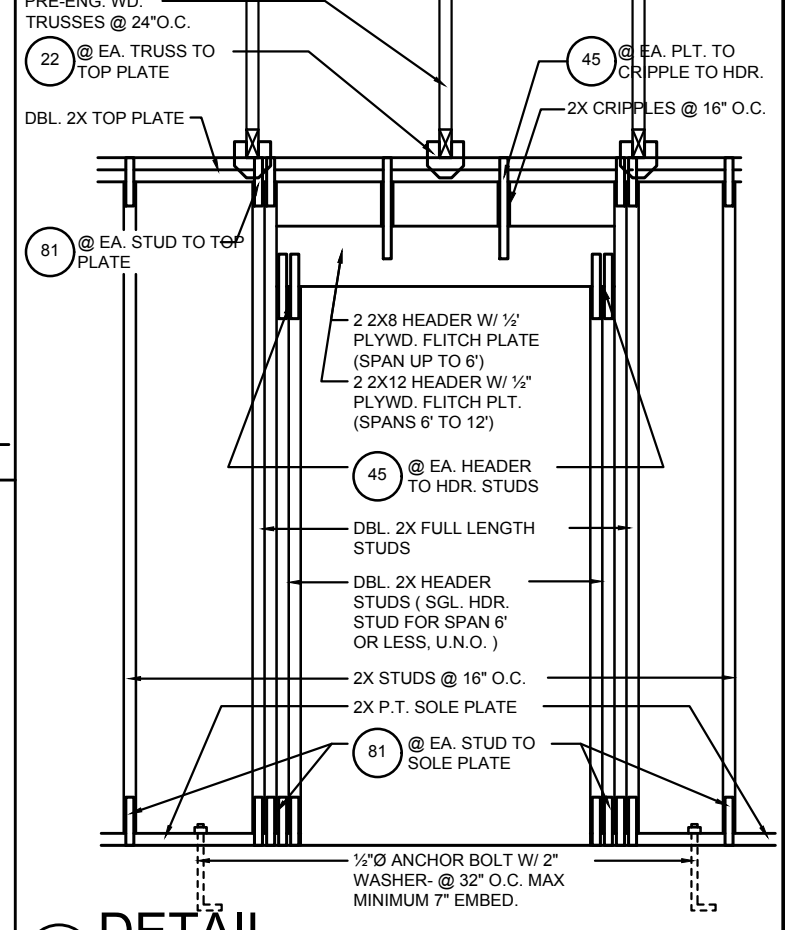
9 DETAIL

D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



10 DETAIL

D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



11 DETAIL

D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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REVISIONS

DELTA #	DATE
	11-18-25

SCALE: AS NOTED
DRAWN: MR
SHEET: D6

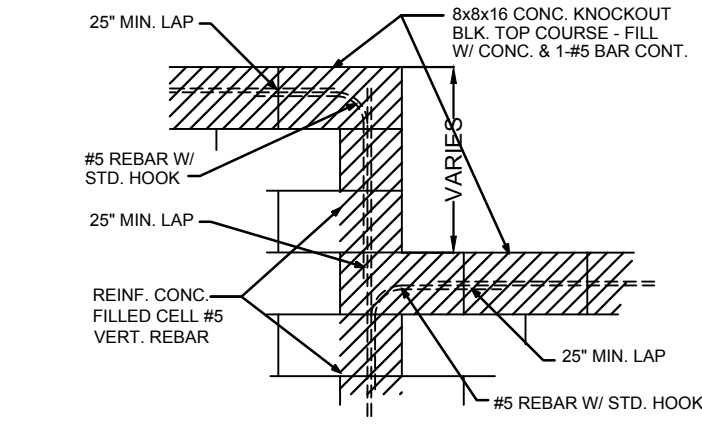
2980 KINGSLEY FLORIDA SERIES

STRUCTURAL DETAILS

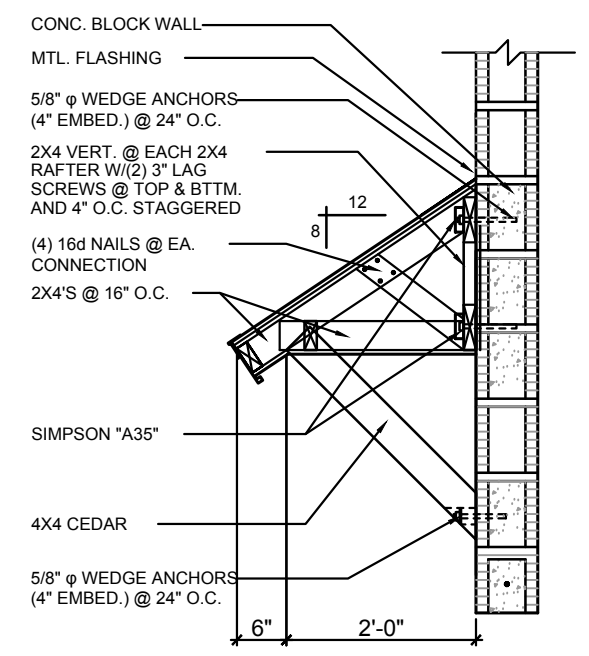
Park Square Homes

ITEG
THOMPSON ENGINEERING GROUP, INC.
1407 24th Ave. S. Suite 200
Orlando, Florida 32811
Phone: (407) 734-1790
www.iteg.com

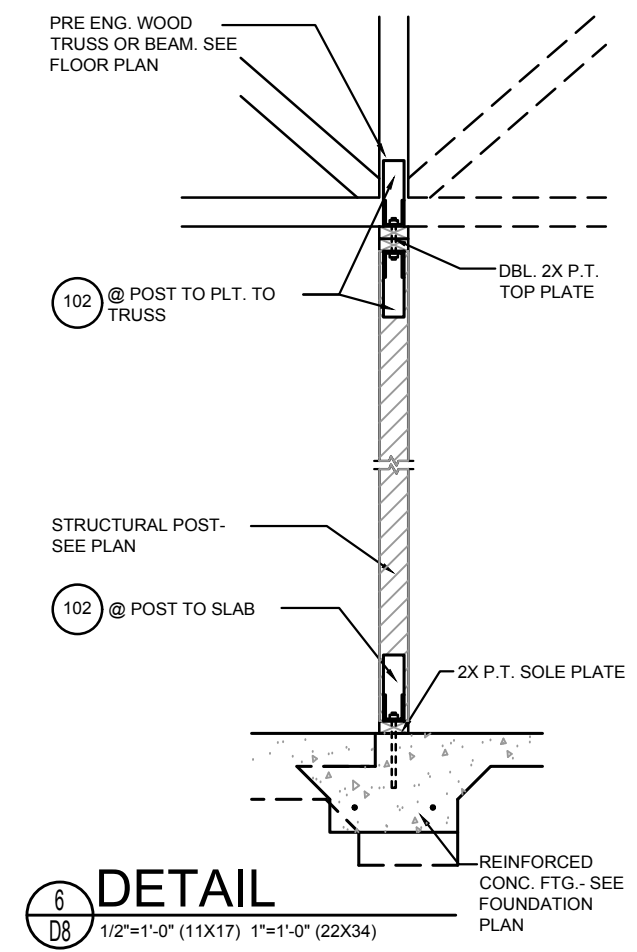
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 699-3000



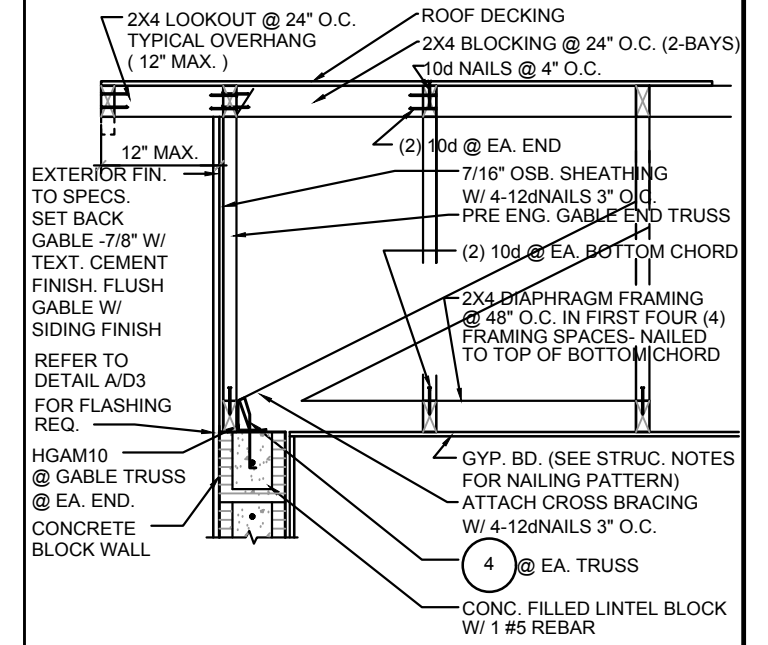
1 BLOCK WALL HT. TRANSITION
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



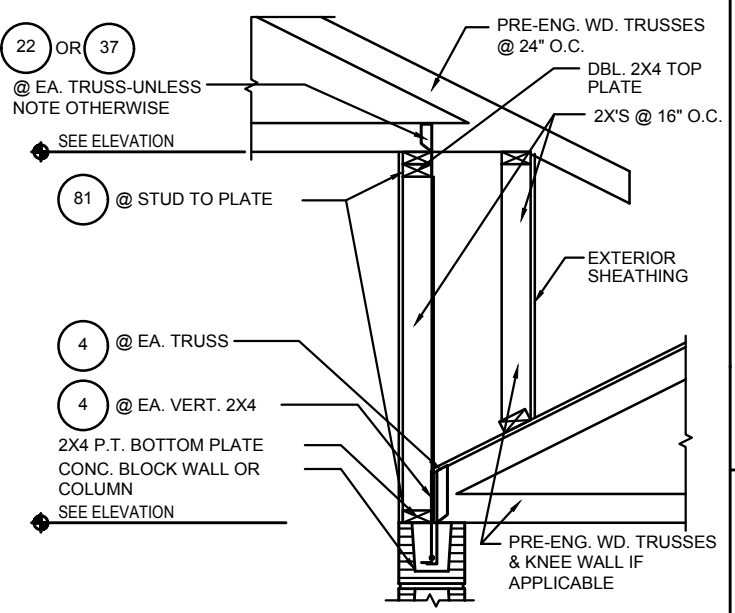
4 SHED ROOF DETAIL
 1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



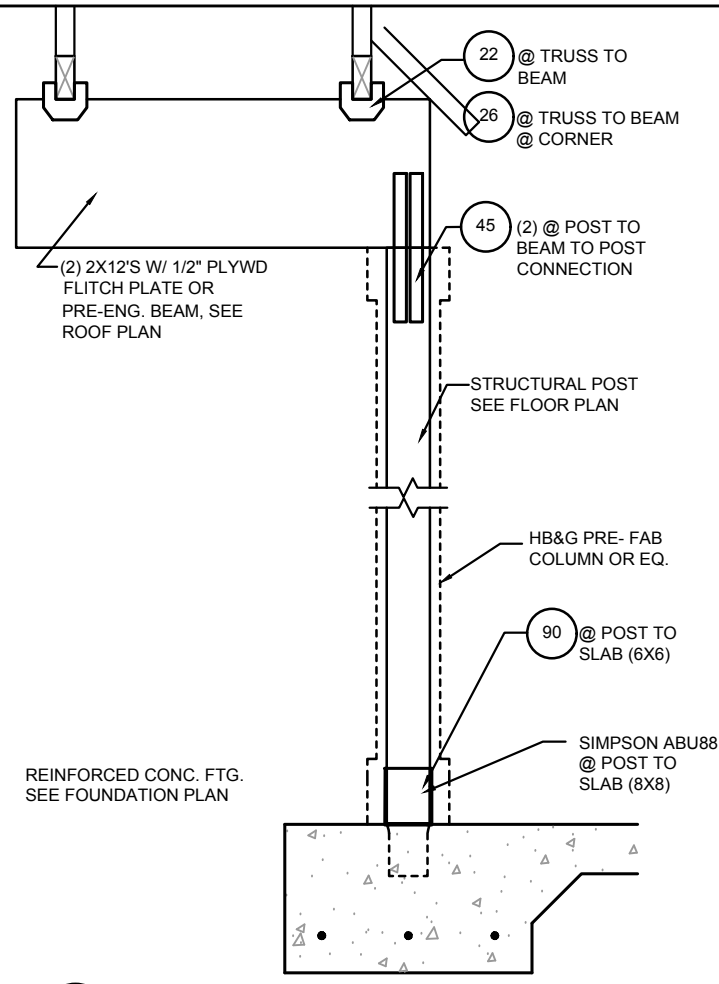
6 DETAIL
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



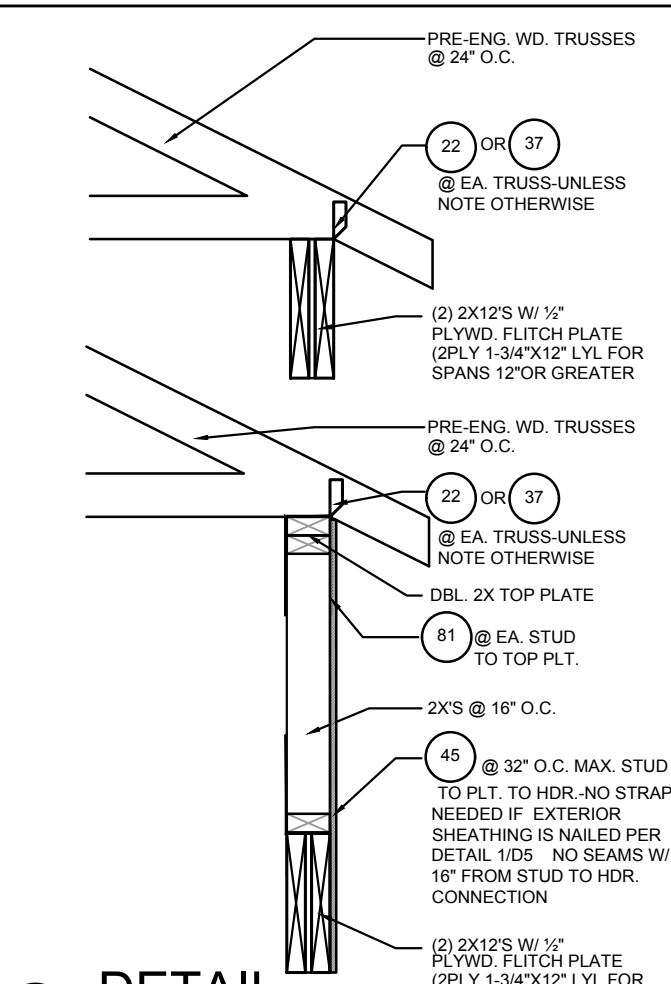
G-5 GABLE END
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



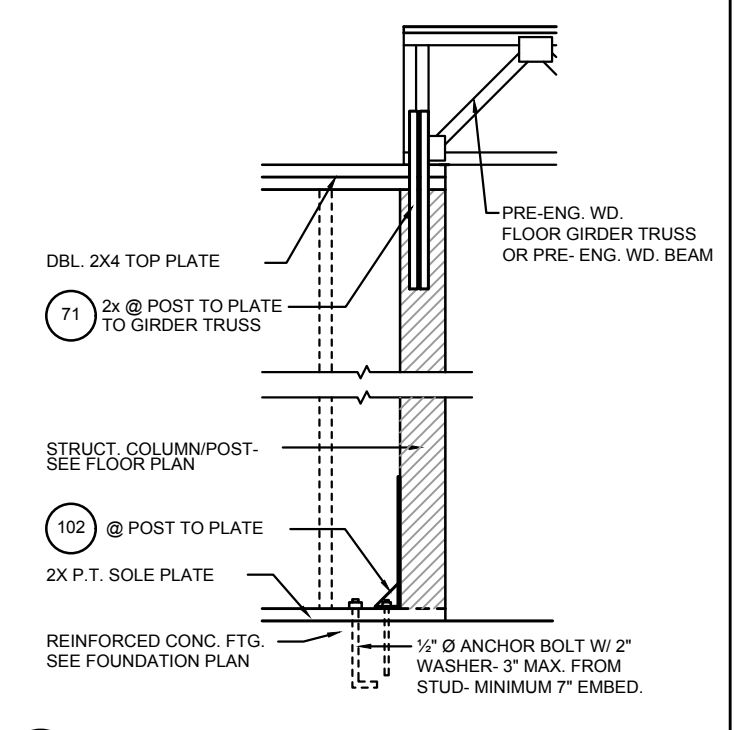
2 DETAIL
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



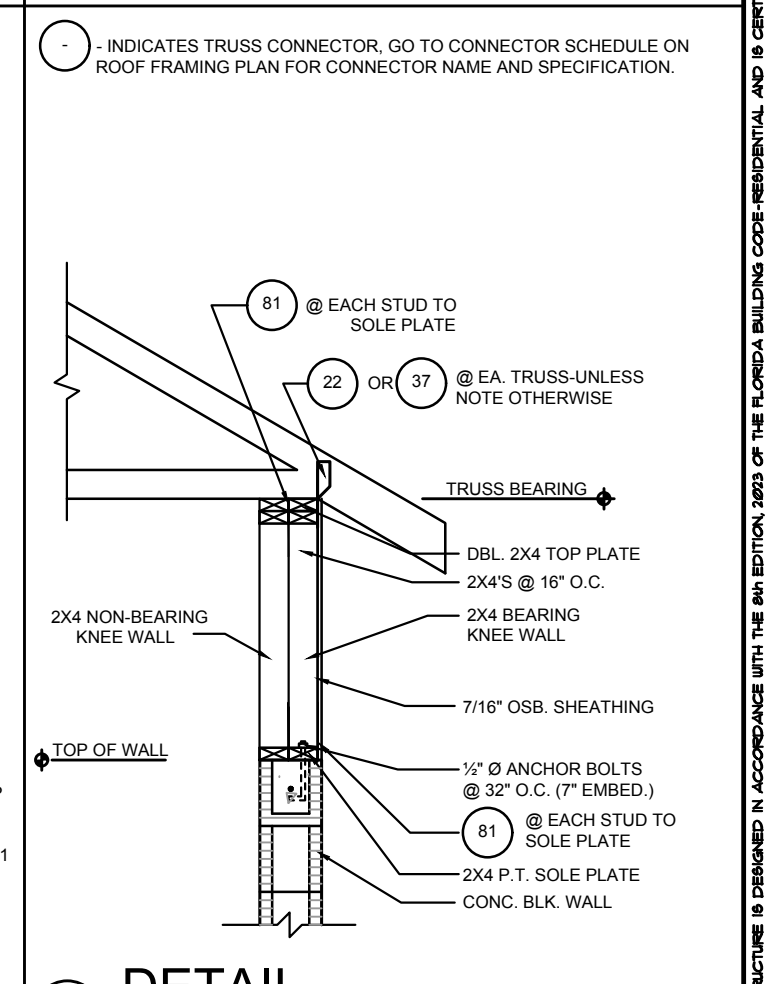
5 DETAIL
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



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



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

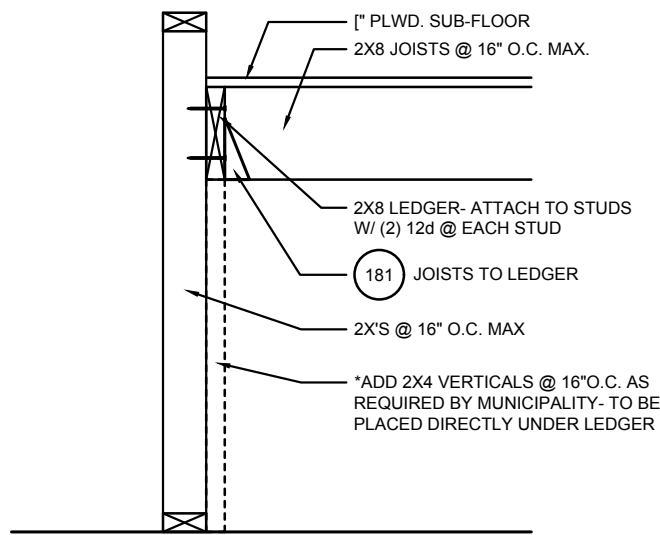
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2980 KINGSLEY
FLORIDA SERIES

ITTEG
 THOMPSON ENGINEERING GROUP, INC.
 6200 Vineland Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 659-3000

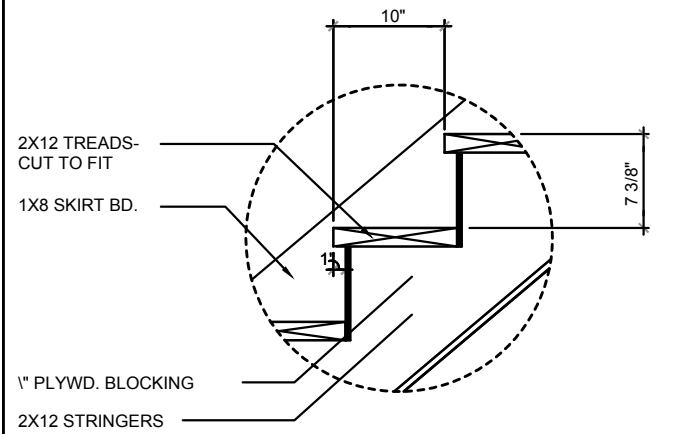
Park Square Homes
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.

REVISIONS	
DELTA #	DATE

DATE: 11-18-25
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 DRAWN: MR
 SHEET: **D8**

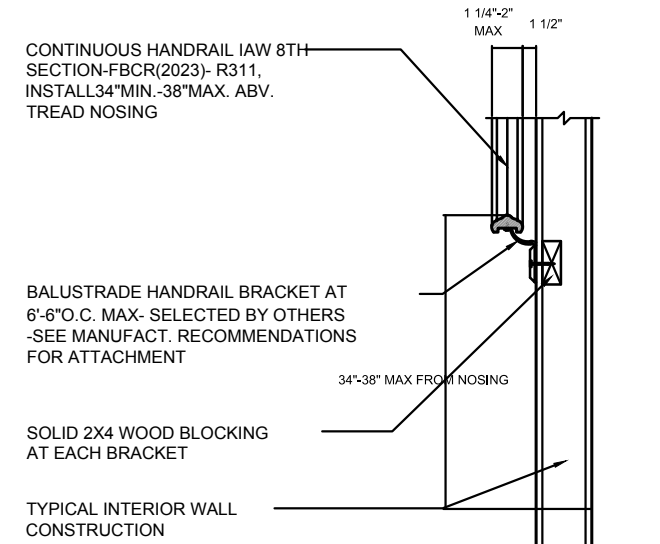


4 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1/4"= 1'-0" (22"X34") PLATFORM FRAMING

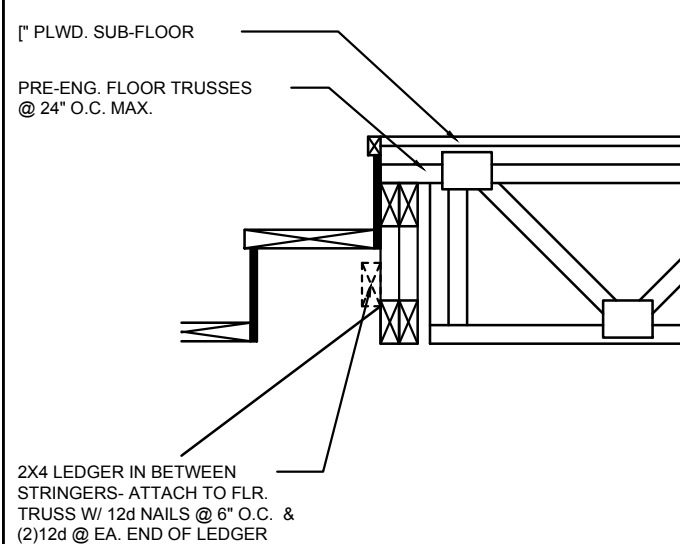


1 STAIR DETAIL
3/4"= 1'-0" (11X17) 1/4"= 1'-0" (22"X34") STAIR DATA

DATA: TOTAL RISE: 11'-0 3/4" (18 RISERS @ 7 3/8" EA.)
TOTAL RUN: 14'-2" (17 TREADS @ 10" EA.)

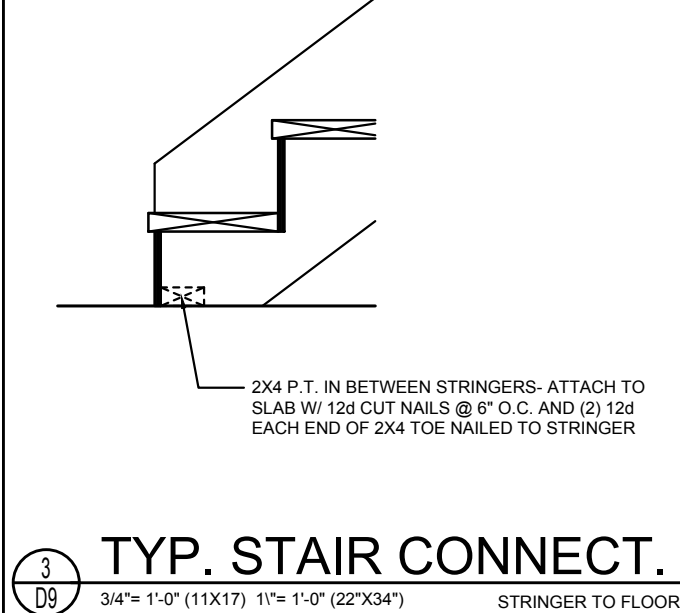


5 TYP. HANDRAIL DET.
3/4"= 1'-0" (11X17) 1/4"= 1'-0" (22"X34")

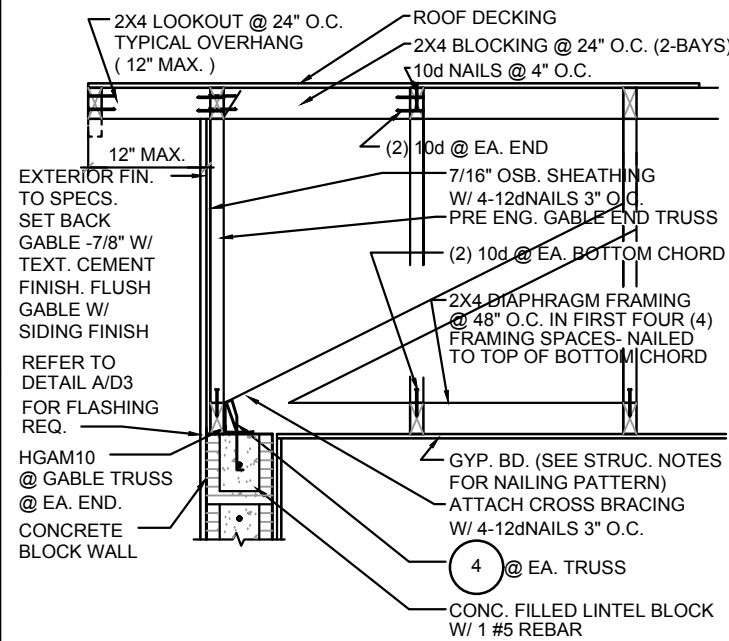


2 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1/4"= 1'-0" (22"X34") STRINGER TO FLOOR TRUSS

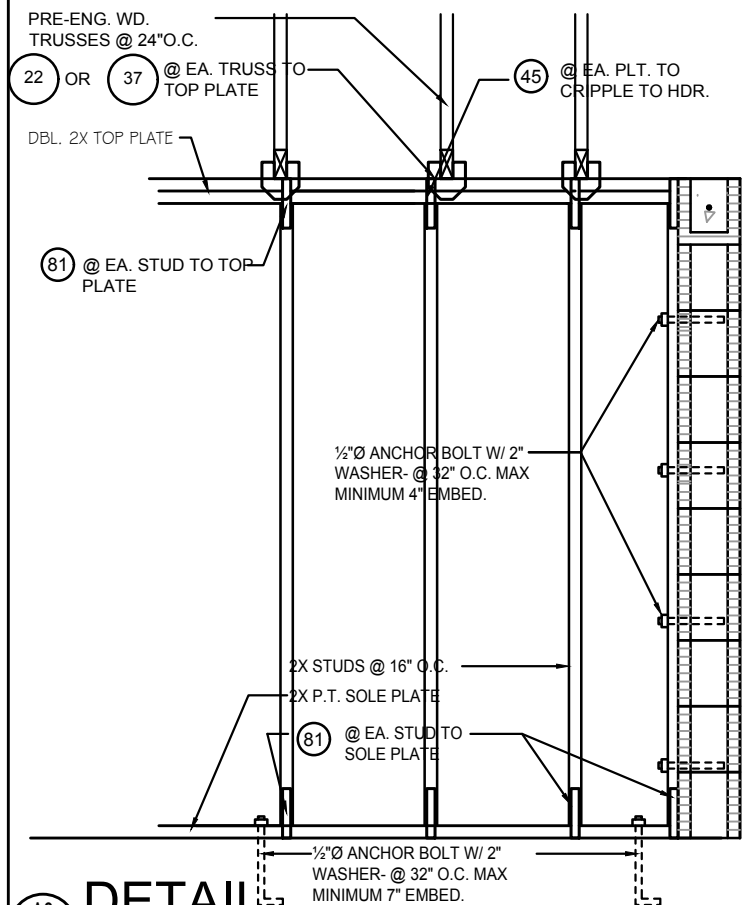
NOTES:
STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2023, 8 TH EDITION SECTION R311.7
MAX. HGT. OF RISER TO BE NOT MORE 7". WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING) ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING 3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER 3/8" MAX. VARIATION IN ANY RISER/TREAD HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY. WINDERS: MIN. 6" WIDE @ NARROW END 34" MIN.-38" MAX., HANDRAIL HGT. HEADROOM CLEARANCE MIN. 6'-8"



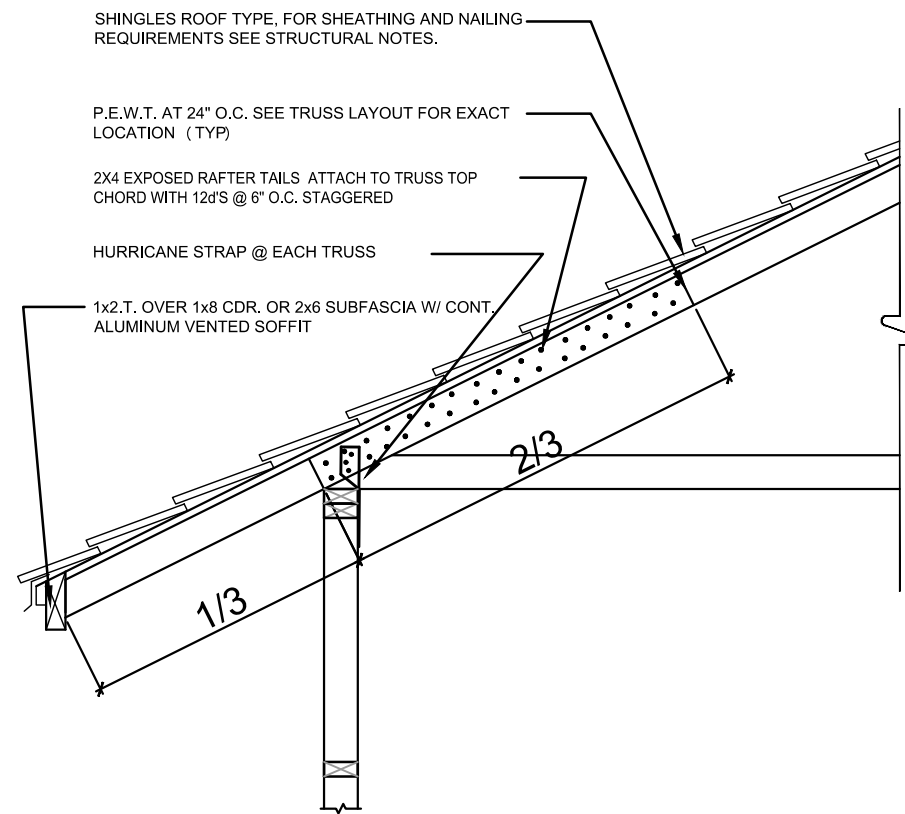
3 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1/4"= 1'-0" (22"X34") STRINGER TO FLOOR



G-5 GABLE END
1/2"= 1'-0" (11X17) 1/4"= 1'-0" (22X34)



A2 D9 DETAIL
1/2"= 1'-0" (11X17) 1/4"= 1'-0" (22X34)



A1 D9 EXPOSED RAFTER DETAIL
N.T.S.

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STAIRS DATA

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DELTA #	DATE
	11-18-25

DATE: 11-18-25
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DRAWN: MR
SHEET: D9

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THOMPSON ENGINEERING GROUP, INC.
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
6200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 734-1792
Fax: (407) 734-1793
www.iteg.com

Park Square HOMES

16" ALUMINUM SOFFIT- SOLID AND VENTED
3105 H28 ALUMINUM .012" THICK
VENTED VERSION VENTED AREA: 20.25 IN²/LINEAR FOOT

DESIGN PRESSURE RATING	IMPACT RATING	DESIGN PRESSURE RATING	IMPACT RATING	DESIGN PRESSURE RATING	IMPACT RATING
±54.2PSF	NONE	±38.4PSF	NONE	±31.1PSF	NONE

WHEN INSTALLED IN 12" OVERHANG WHEN INSTALLED IN 16" OVERHANG WHEN INSTALLED IN 24" OVERHANG

② F CHANNEL
3105-H28 ALUMINUM .012" THICK

③ J CHANNEL
3105-H28 ALUMINUM .012" THICK

TABLE OF CONTENTS	
SHEET NO.	DESCRIPTION
1	PROFILES AND NOTES
2 - 4	INSTALLATION DETAILS AND COMPONENTS

12" OVERHANG INSTALLATION DETAIL

16" OVERHANG INSTALLATION DETAIL

24" OVERHANG INSTALLATION DETAIL

SIGNED: 01/28/2020

ALPHA ALUMINUM INC. 1710 PREMIER ROW ORLANDO, FL 32809		
16" ALUMINUM SOFFIT INSTALLATION DETAILS		
DRAWN: V.L.	DWG NO: 08-02198	REV: B
SCALE: NTS	DATE: 08/05/13	SHEET: 3 OF 4
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0609 rlomas@homaspe.com		Luis R. Lomas P.E. FL No.: 62514

BILL OF MATERIALS				
ITEM NO.	PART NUMBER	DESCRIPTION	MANUFACTURER	MATERIAL
1		SOFFIT	ALPHA ALUMINUM INC	ALUMINUM 3105-H28
2		F CHANNEL	ALPHA ALUMINUM INC	ALUMINUM 3105-H28
3		J CHANNEL	ALPHA ALUMINUM INC	ALUMINUM 3105-H28

12" OVERHANG INSTALLATION DETAIL

16" OVERHANG INSTALLATION DETAIL

24" OVERHANG INSTALLATION DETAIL

SIGNED: 01/28/2020

ALPHA ALUMINUM INC. 1710 PREMIER ROW ORLANDO, FL 32809		
16" ALUMINUM SOFFIT INSTALLATION DETAILS		
DRAWN: V.L.	DWG NO: 08-02198	REV: B
SCALE: NTS	DATE: 08/05/13	SHEET: 2 OF 4
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0609 rlomas@homaspe.com		Luis R. Lomas P.E. FL No.: 62514

DETAIL A
WOOD FRAMING INSTALLATION
W/ F CHANNEL AND NAILS

DETAIL B
WOOD FRAMING INSTALLATION
W/ F CHANNEL AND STAPLES

DETAIL C
MASONRY/CONCRETE INSTALLATION
W/ F CHANNEL AND NAILS

DETAIL D
FURRING STRIP INSTALLATION
24" OVERHANG

DETAIL E
WOOD FRAMING INSTALLATION
FASCIA SIDE

DETAIL F
STAPLE DIAMOND PATTERN

DETAIL G
WOOD FRAMING INSTALLATION
WITH J-CHANNEL

SIGNED: 01/28/2020

ALPHA ALUMINUM INC. 1710 PREMIER ROW ORLANDO, FL 32809		
16" ALUMINUM SOFFIT INSTALLATION DETAILS		
DRAWN: V.L.	DWG NO: 08-02198	REV: B
SCALE: NTS	DATE: 08/05/13	SHEET: 4 OF 4
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0609 rlomas@homaspe.com		Luis R. Lomas P.E. FL No.: 62514

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 6200 Vineyard Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 829-3000

Park Square HOMES

REVISIONS	
DELTA #	DATE

DATE: 11-18-25
SCALE: AS NOTED
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SHEET: D10