

1966

THE MARGATE II (SIDING)

FLORIDA SERIES

PAD SIZE: 40' X 65'

SHEET INDEX:

- 00 COVER SHEET
- 01AB FOUNDATION PLAN 'A'
- 02AB FLOOR PLAN W/ DIMENSIONS 'A'
- 03AB FLOOR PLAN W/ NOTES 'A'
- 04A EXTER. ELEVATION 'A'- FRONT & REAR
- 05A EXTER. ELEVATION 'A'- LEFT & RIGHT
- 06 CROSS SECTION / INTERIOR ELEVATIONS
- 07AB ELECTRICAL PLAN
- 08A TRUSS LAYOUT 'A'
- 09AB PRE-CAST LINTEL LAYOUT- 'A'
- 10 TYPICAL DETAILS
- 11 TYPICAL DETAILS
- D1 TYPICAL STRUCTURAL DETAILS
- D2 TYPICAL STRUCTURAL DETAILS
- D3 TYPICAL STRUCTURAL DETAILS

* ADD .3 FOR 3-CAR GARAGE OPTION

SHEET INDEX:

- 00 COVER SHEET
- 01AB FOUNDATION PLAN 'B'
- 02AB FLOOR PLAN W/ DIMENSIONS 'B'
- 03AB FLOOR PLAN W/ NOTES 'B'
- 04B EXTER. ELEVATION 'B'- FRONT & REAR
- 05B EXTER. ELEVATION 'B'- LEFT & RIGHT
- 06 CROSS SECTION / INTERIOR ELEVATIONS
- 07AB ELECTRICAL PLAN
- 08B TRUSS LAYOUT 'B'
- 09AB PRE-CAST LINTEL LAYOUT- 'B'
- 10 TYPICAL DETAILS
- 11 TYPICAL DETAILS
- D1 TYPICAL STRUCTURAL DETAILS
- D2 TYPICAL STRUCTURAL DETAILS
- D3 TYPICAL STRUCTURAL DETAILS

* ADD .3 FOR 3-CAR GARAGE OPTION

SHEET INDEX:

- 00 COVER SHEET
- 01C FOUNDATION PLAN 'C'
- 02C FLOOR PLAN W/ DIMENSIONS 'C'
- 03C FLOOR PLAN W/ NOTES 'C'
- 04C EXTER. ELEVATION 'C'- FRONT & REAR
- 05C EXTER. ELEVATION 'C'- LEFT & RIGHT
- 06 CROSS SECTION / INTERIOR ELEVATIONS
- 07C ELECTRICAL PLAN
- 08C TRUSS LAYOUT 'C'
- 09C PRE-CAST LINTEL LAYOUT- 'C'
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- D2 TYPICAL STRUCTURAL DETAILS
- D3 TYPICAL STRUCTURAL DETAILS

* ADD .3 FOR 3-CAR GARAGE OPTION

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	12/22/17	UPDATE TO 2017 CODE	MW
2	05/09/18	-ADDED OPT. GAREGE SERVICE DOOR	AN
3	11/28/18	-DELETE MASTER BR. NICHE & CHANGE ALL INTERIOR ARCHES TO FLAT SOFFITS	MW
4	02/15/19	-ADDED 2019 PLAN FESST CHANGES	MW
5	05-16-19	-ADDED NEW A,B,C SIDING ELEVATIONS	JF
6	07-08-19	-REVISE ENTRY FLOORING	MW
7	01-05-21	-UPDATE TO 2020 CODE	AN
8	06-10-21	-ADD 2x6 WALL IN LAUNDRY ROOM	AN
9	08-05-21	-ADD FRONT ENTRY SECTION	AN

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1th EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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FLORIDA SERIES

1966

MARGATE II

COVER SHEET

Engineering By:
TEG, INC.
MICHAEL A. THOMPSON
PE 47509
PHONE 407-721-2292

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

DATE 04-05-2017

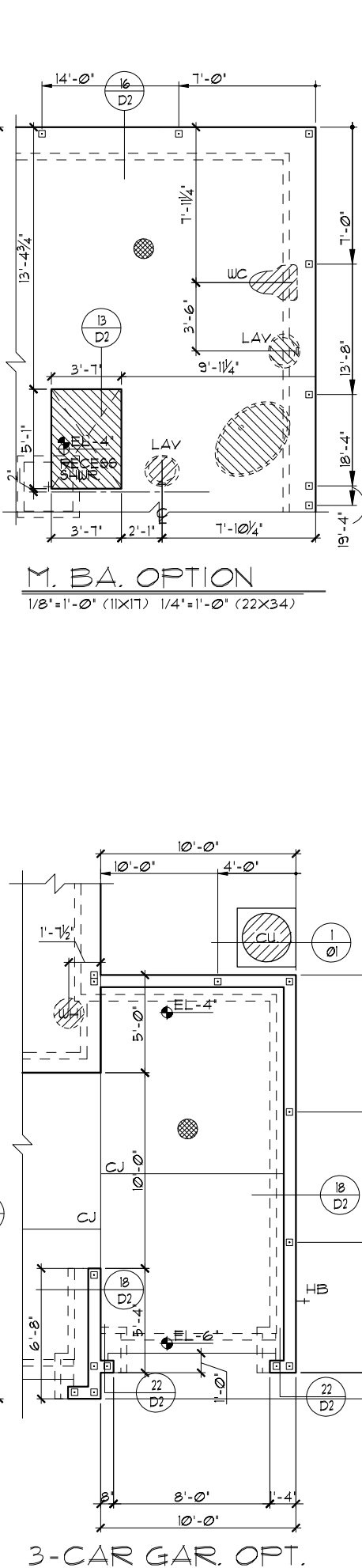
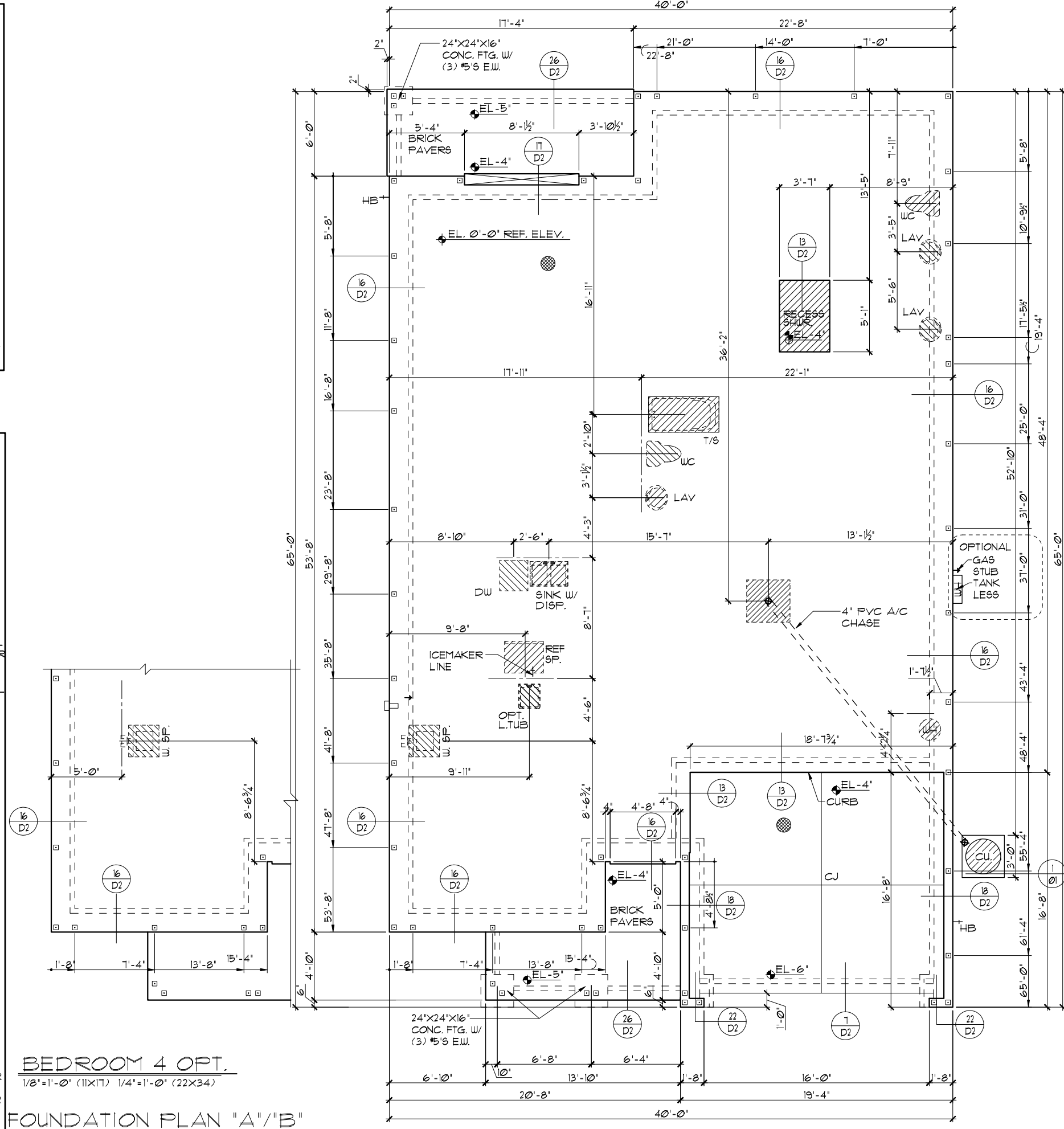
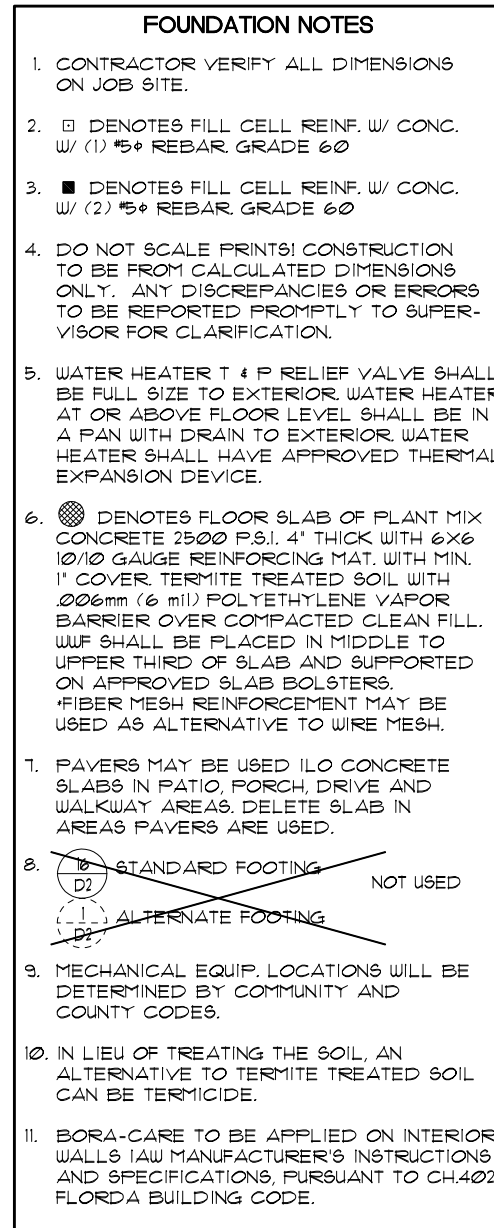
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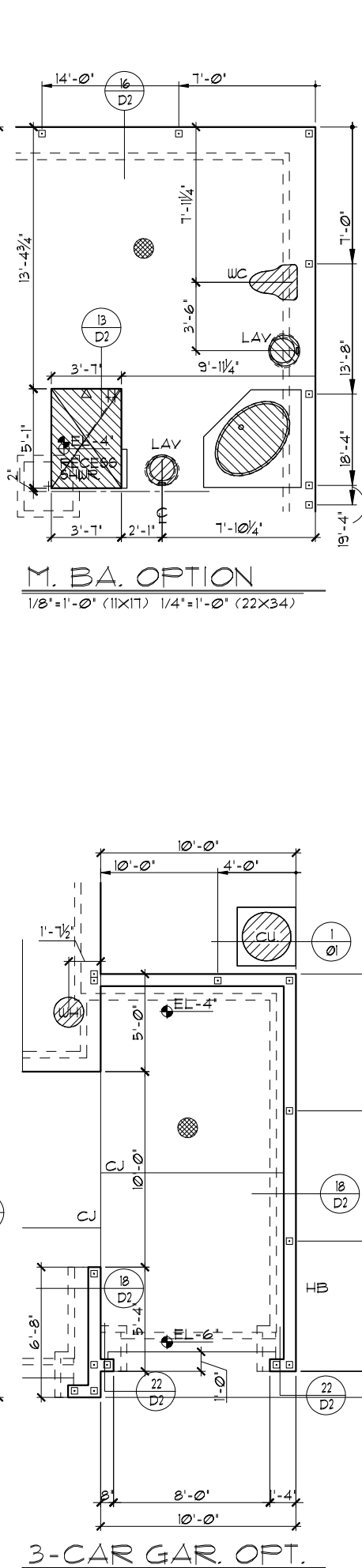
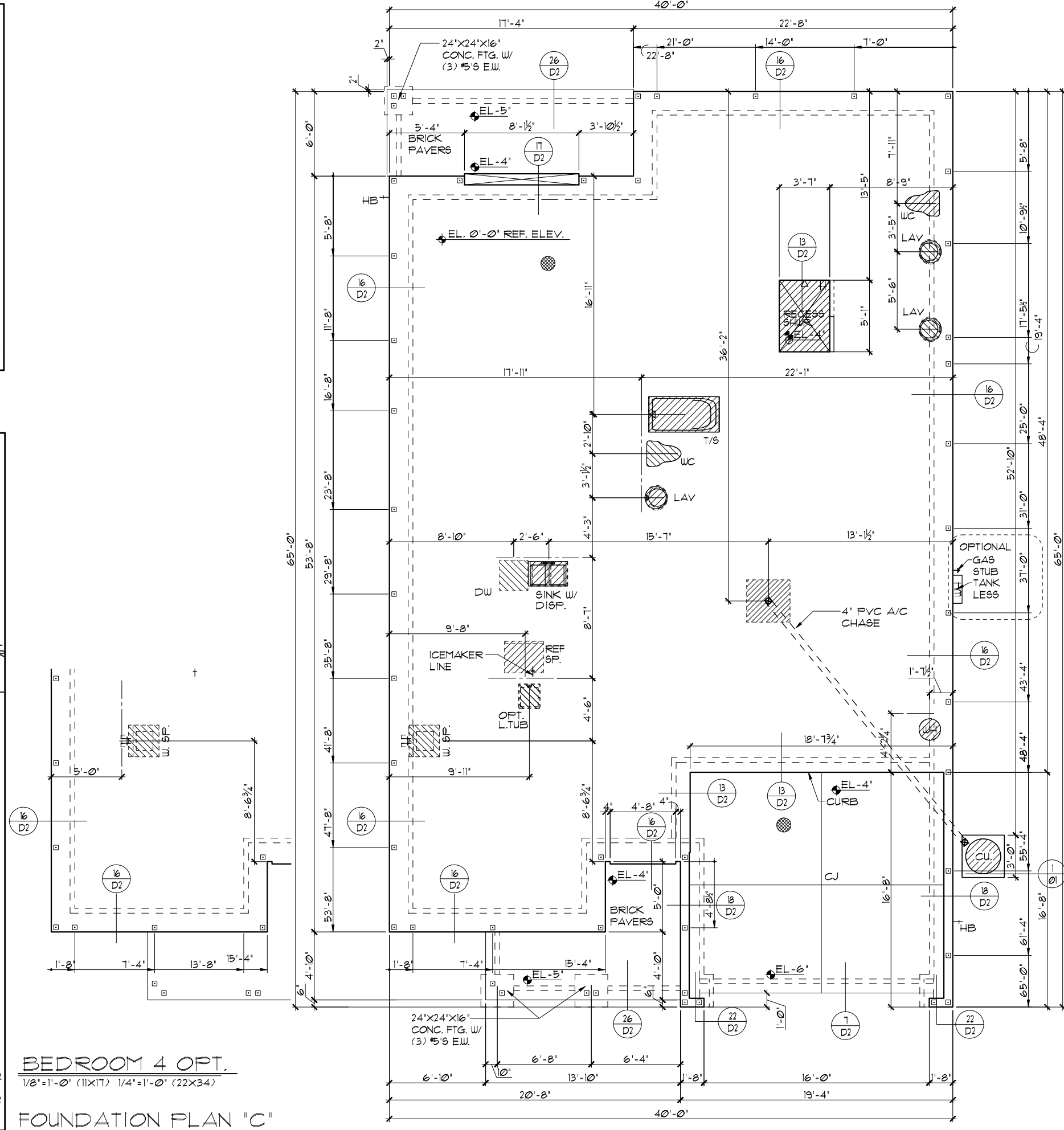
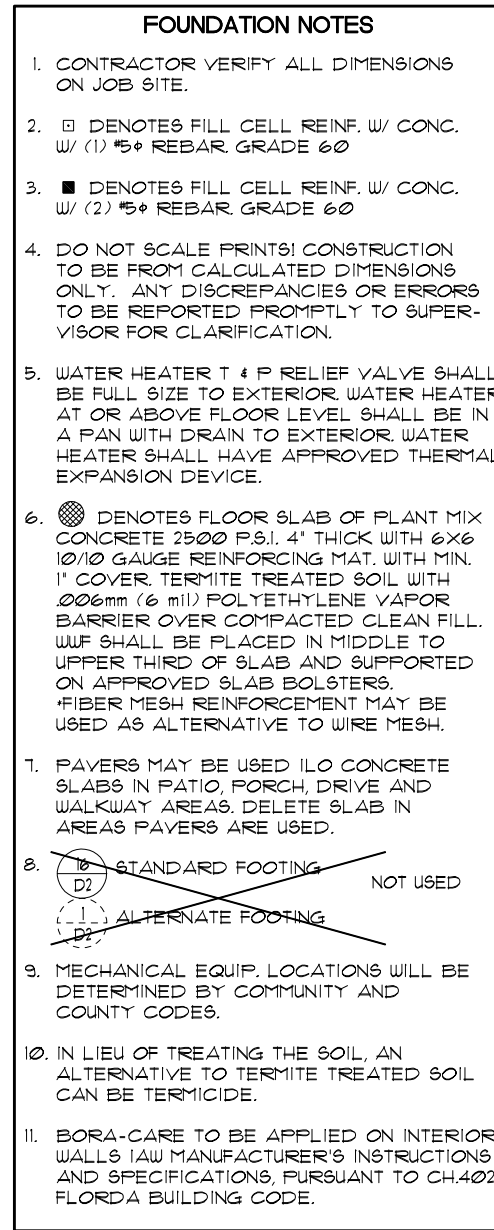
DRAWN RDC

JOB N/A

SHEET

00 OF 00 SHEETS

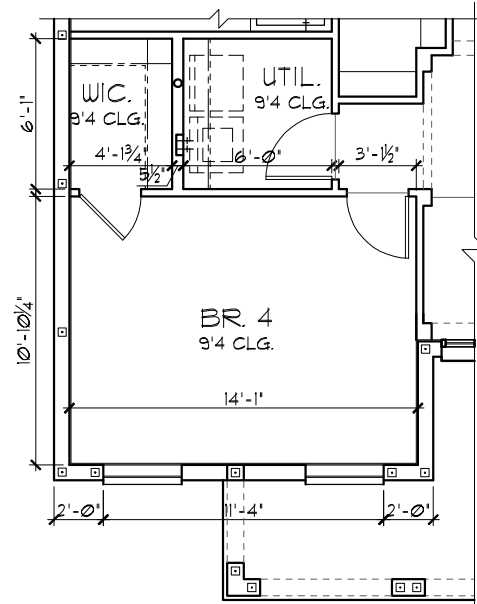




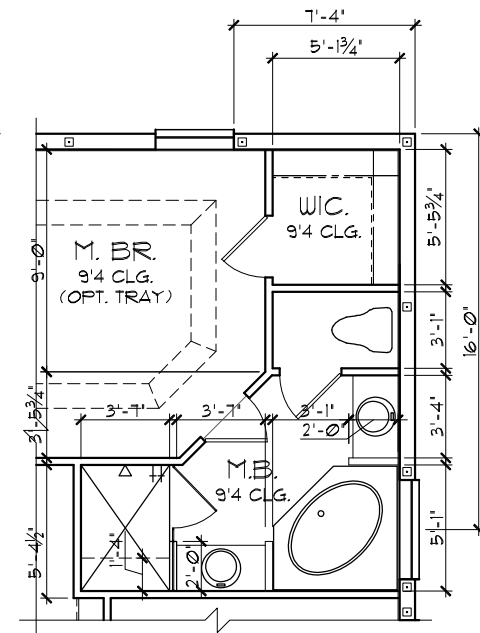
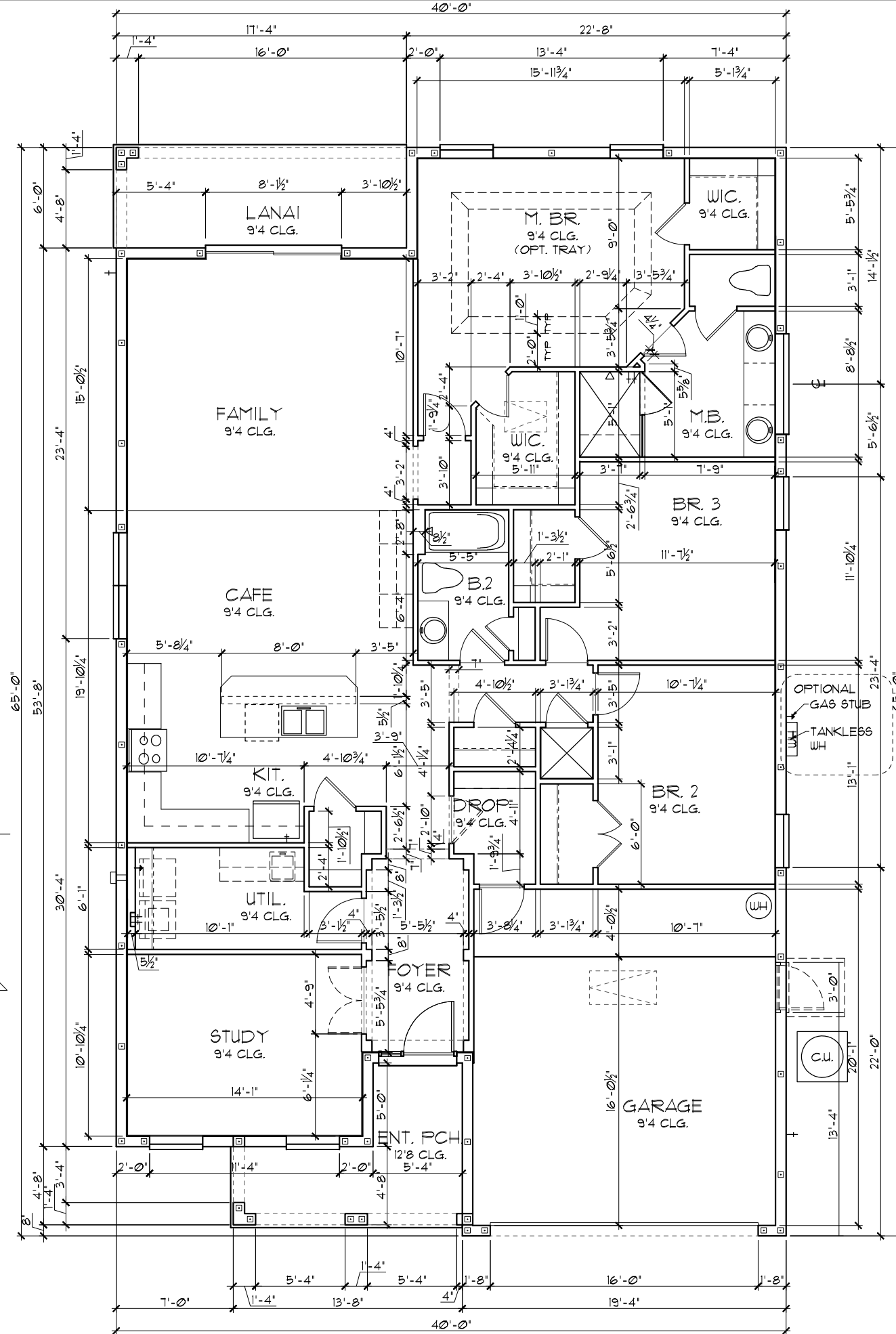
TABULATION	
TOTAL LIVING-----	1,966 SF.
GARAGE-----	393 SF.
ENTRY PORCH-----	90 SF.
LANAI-----	104 SF.
TOTAL UNDER ROOF	2,553 SF.
OPT. 3-CAR GARAGE-----	203 SF.
TOTAL UNDER ROOF	2,756 SF.

GENERAL NOTES

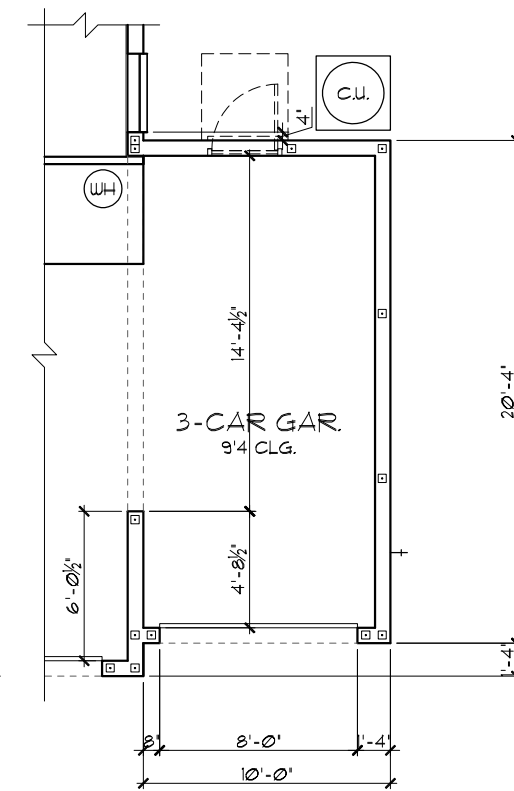
- ### GENERAL NOTES
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE $3\frac{1}{2}"$ UNLESS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



BEDROOM 4 OPT.

$$1/8' = 1' - \emptyset' \quad (11 \times 17) \quad 1/4'' = 1' - \emptyset'' \quad (22 \times 34)$$


M. BA. OPTION

$$1/8'' = 1' - \emptyset'' \quad (11 \times 17) \quad 1/4'' = 1' - \emptyset'' \quad (22 \times 34)$$


3-CAR GAR. OPT.

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: SPECIFIC INFORMATION

FLORIDA SERIES

DATE 04-05-2011	1966	FLOOR PLAN W/ DIMENSIONS		A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vneland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	REVISIONS	BY
SCALE AS NOTED	MARGATE II					05-16-19	JF
DRAWN RDC							
JOB N/A							
SHEET							
02AB.C							
OF 80 SHEETS							

666

MARGATE II

DATE 04-05-2011

SCALE AS NOTED

DRAWN RDC

JOB	N/A
-----	-----

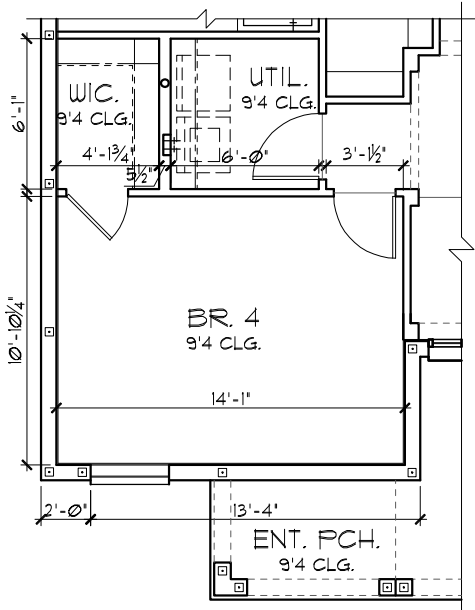
SHEET

02ABC

OF 00 SHEETS

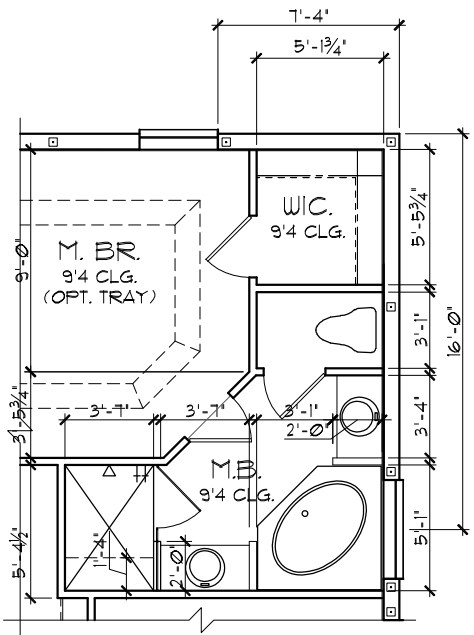
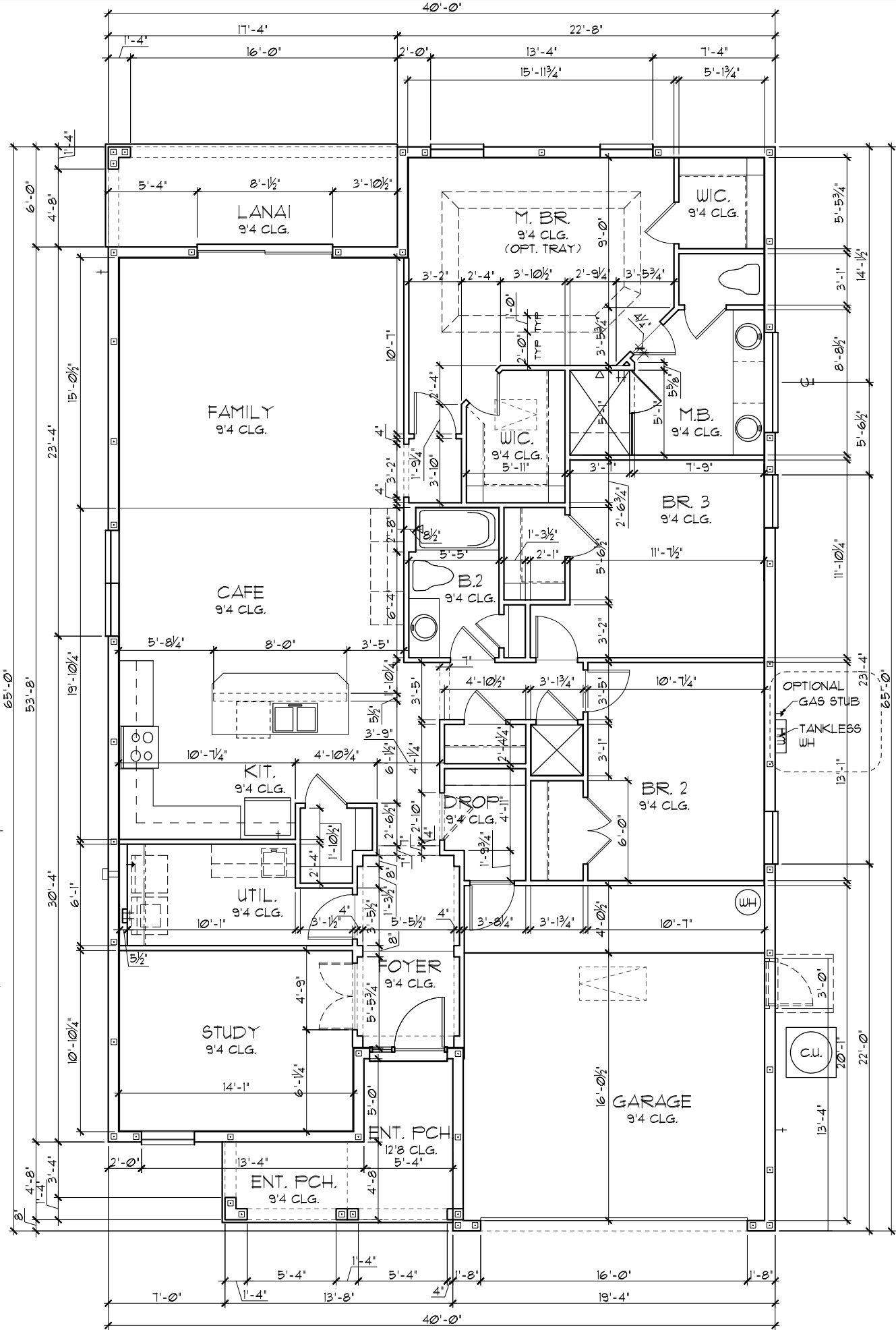
TABULATION	
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TOTAL UNDER ROOF-----	2,553 SF.
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TOTAL UNDER ROOF-----	2,756 SF.

- GENERAL NOTES
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1½" UNLESS NOTED OTHERWISE.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

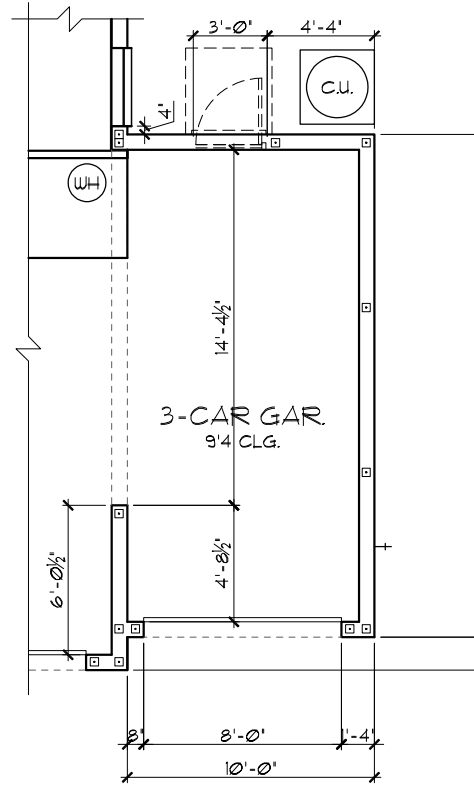


BEDROOM 4 OPT.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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



M. B.A. OPTION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



3-CAR GAR. OPT.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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FLORIDA SERIES

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REVISIONS		BY
05-16-19		JF
Engineering By TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292		
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000		
Park Square HOMES		
FLOOR PLAN W/ DIMENSIONS		
1966		
MARGATE II		
DATE 04-05-2017		
SCALE AS NOTED		
DRAWN	RDC	
JOB	N/A	
SHEET		
02C.0		
OF 00 SHEETS		

LOAD INFORMATION
PER 1TH EDITION, 2020 FLORIDA BUILDING
RESIDENTIAL CODE

DEAD LOADS	
FLOOR: STRUCTURE	1 PSF
CEILINGS	3 PSF
MECH/ELEC	5 PSF
PARTITIONS	5 PSF
TOTAL	20 PSF
FLOOR LIVE LOADS	
RESIDENTIAL FLOOR:	40 PSF
UNINHABITABLE ATTIC WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTIC W/LIMITED STORAGE:	20 PSF
ROOMS OTHER THAN	
SLEEPING ROOM:	40 PSF
SLEEPING ROOM:	30 PSF
STAIR LIVE LOAD:	40 PSF
BALCONIES:	40 PSF
PASSANGER VEHICLE GARAGE:	50 PSF
ROOF LIVE LOADS	
MINIMUM ROOF LIVE LOAD (PSF) TRIBUTARY LOADED AREA (SQ. FT.) FOR ANY STRUCTURAL MEMBER	
ROOF SLOPE	0-200 201-600 OVER 600
0:12 < 4:12	20 16 12
≥ 4:12 < 12:12	16 14 12
≥ 12:12	12 12 12

WIND INFORMATION
PER 1TH EDITION, 2020 FLORIDA BUILDING
RESIDENTIAL CODE

- BASIC WIND SPEED: 140 MPH
- RISK CATEGORY: II
- WIND EXPOSURE: B
- BUILDING TYPE: V B
- ENCLOSURE CLASSIFICATION +/- .18, INCLUDED INTERNAL PRESSURE IN NOTE #6 COEFFICIENT:
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:
+ XXX DESIGN WIND PRESSURE IAW FLA
- XXX RESIDENTIAL CODE, SECTION R301
NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

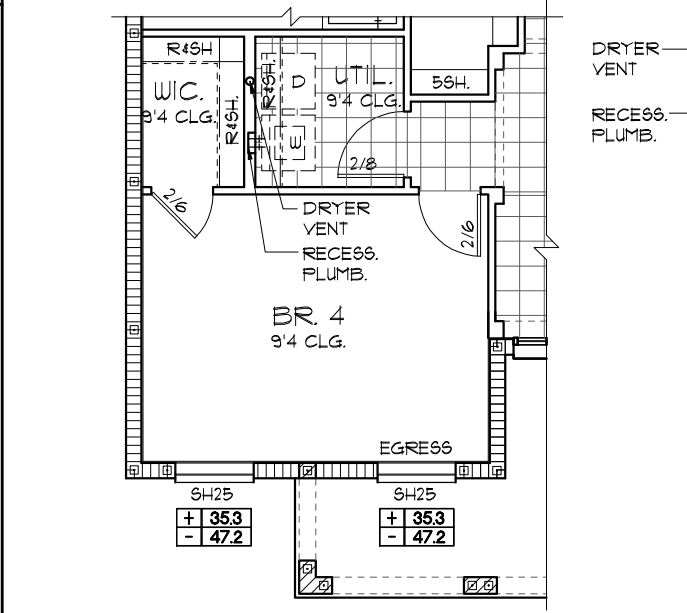
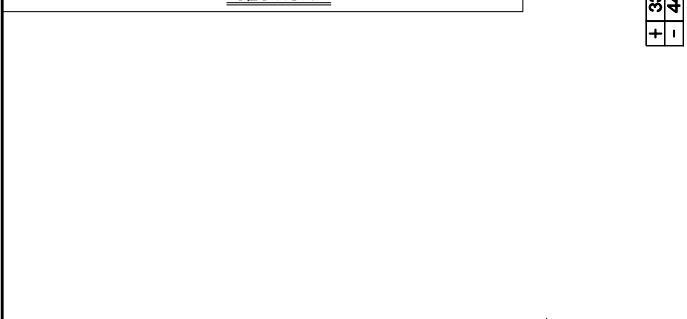
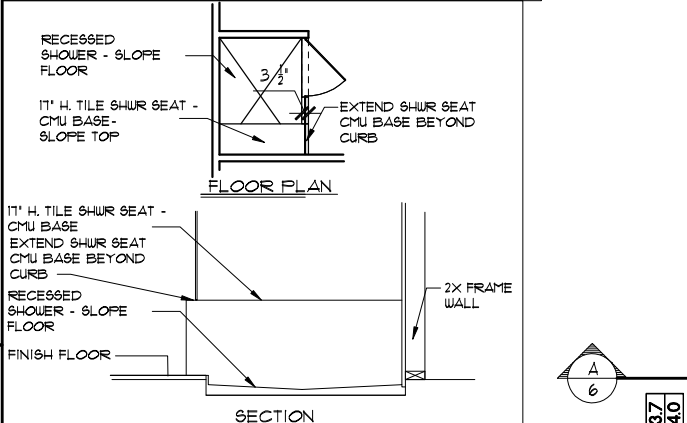
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
- VENT DRYER THRU ROOF.
- PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.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

NOTE: DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOORS NO LESS 1 3/8" IAW R302.5.1

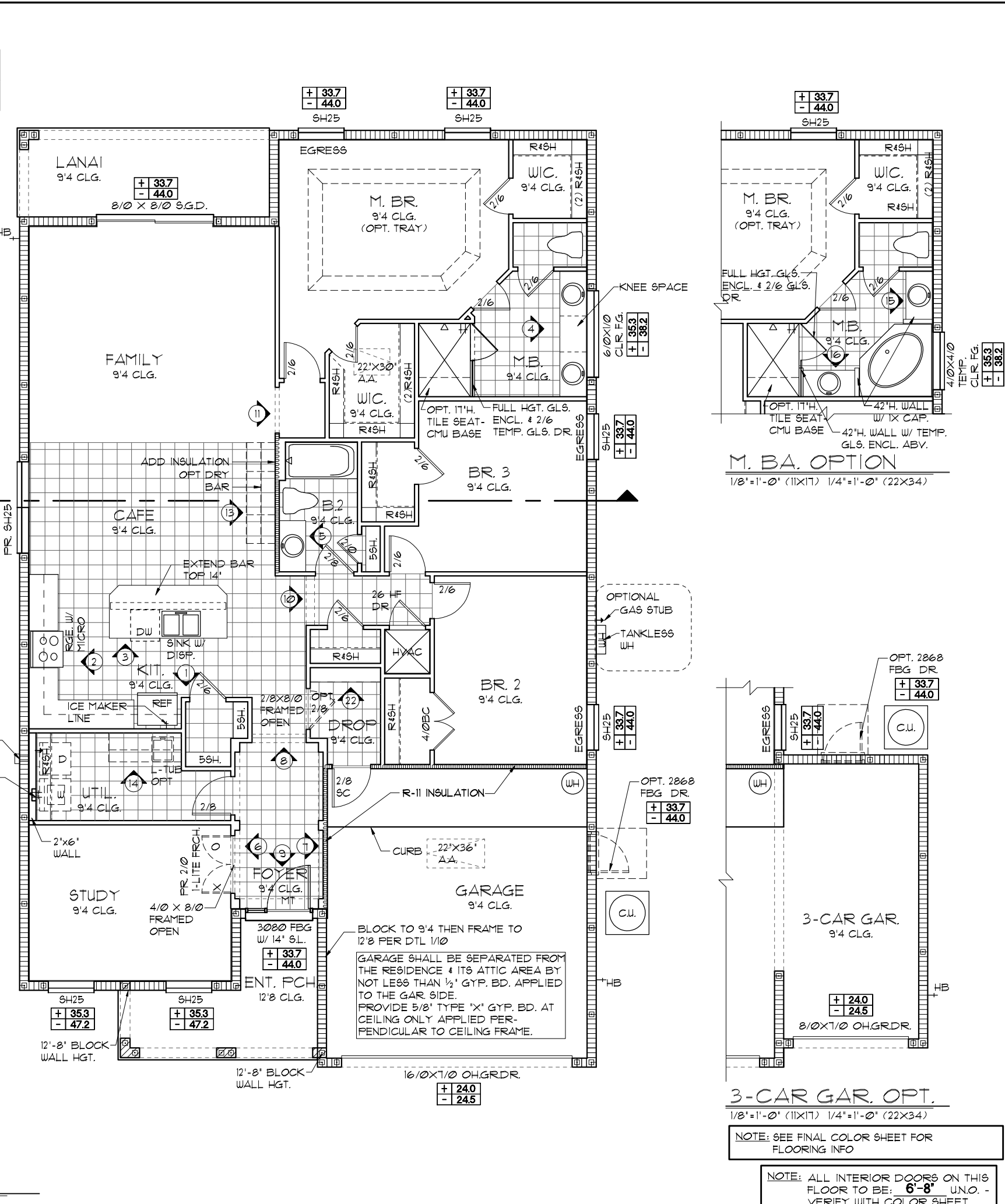
EGRESS WINDOW SCHEDULE - R310.2.1- FBCR2020

SH25	33 1/2" H. X 30" W.	MIN. NET CLEAR OPENING 5.7 SQFT
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- NOTE:
- ALL EMERGENCY ESCAPE WINDOW SILLS TO BE NOT MORE THAN 44" MIN. AFF. - R310.2 - FBCR (2020)
 - WINDOWS SILLS LOCATED LESS THAN 24" ABOVE FINISHED GRADE MUST COMPLY WITH FBCR 312.2



BEDROOM 4 OPT.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)
FLOOR PLAN W/ NOTES "A"/"B"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



FLORIDA SERIES

LOT: SPECIFIC INFORMATION

1966

MARGATE II

Engineering By
TEG, INC.
MICHAEL A. THOMPSON
PE 47509
PHONE 407-721-2292

REVISIONS

BY

05-16-19

JF

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

Park Square HOMES

FLOOR PLAN W/ NOTES

DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

SHEET

03AB

OF 00 SHEETS

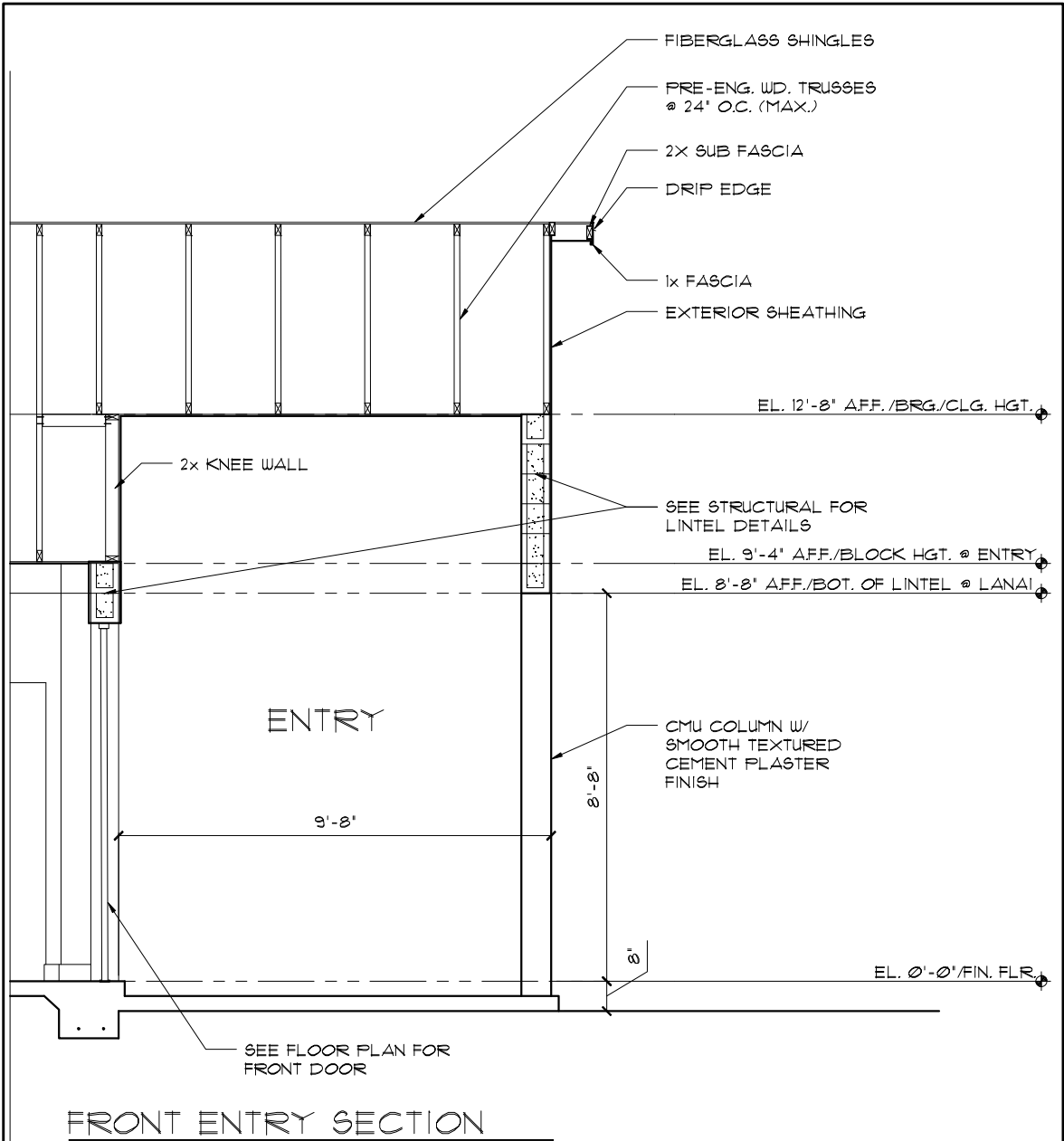
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NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: 6'-8" UNO. - VERIFY WITH COLOR SHEET.

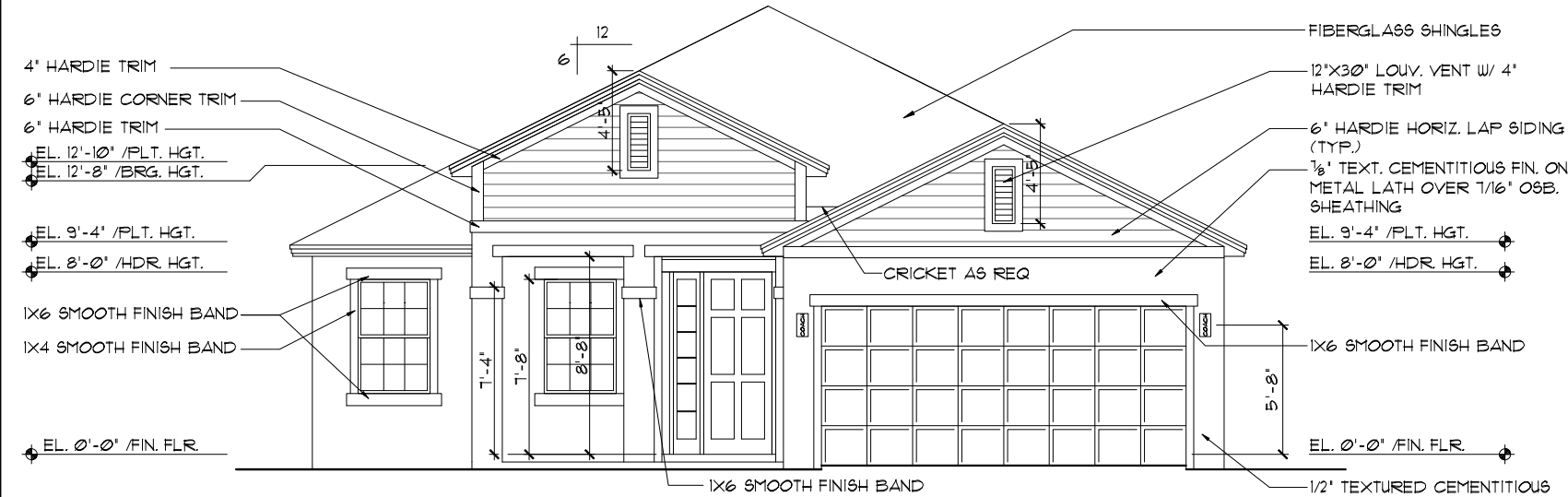


FRONT ENTRY SECTION

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

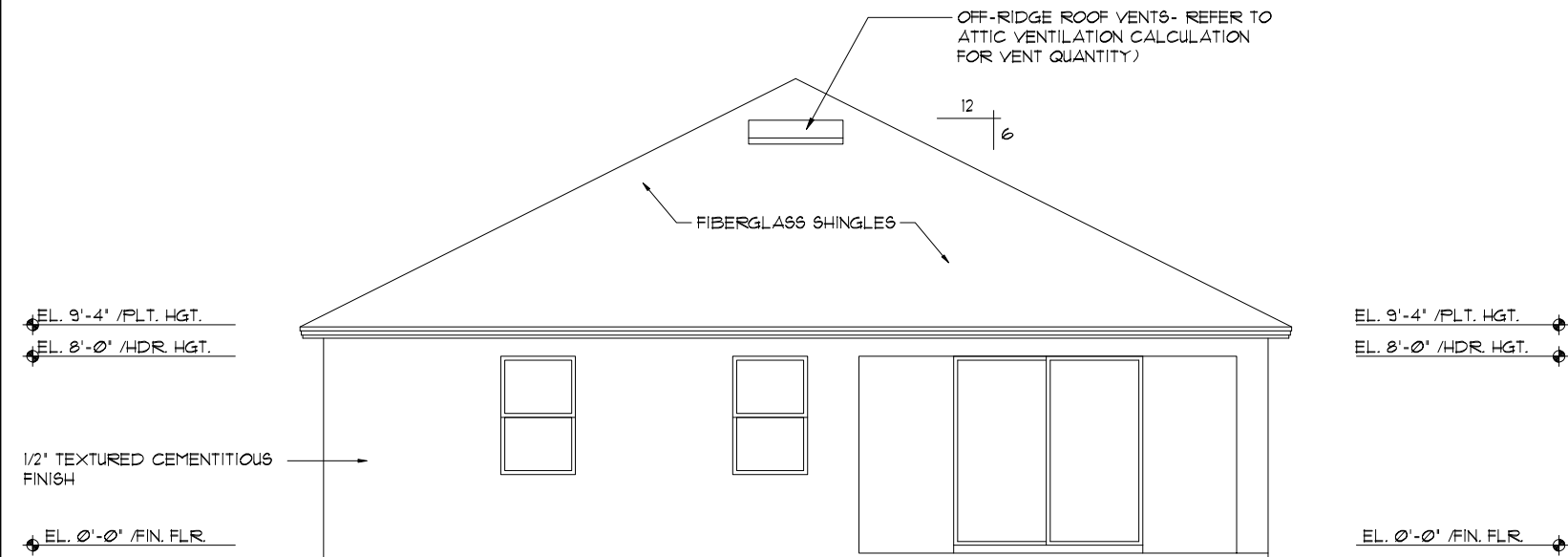
EXTERIOR FINISH NOTES

- LATH TO BE ATTACHED IAW R103.7.1 OF THE 11TH EDITION, FBCR 2020 - ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1-1/2 INCH 11 GAGE NAILS HAVING A 7/16 INCH HEAD, OR 1 1/2 INCH LONG 16 GAGE STAPLES SPACED IN ACCORDANCE WITH ASTM C1063 OR C1181 OR AS OTHERWISE APPROVED.
- PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.7.2 OF THE 11TH EDITION, FBCR 2020
- WEEP SCREED TO BE INSTALLED IAW R103.7.2.1 OF THE 11TH EDITION, FBCR 2020- MINIMUM NO 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.7.3 OF THE 11TH EDITION, FBCR 2020- INSTALED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER
- 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
- STUCCO APPLICATION MUST BE IAW R103.7.4 OF THE 11TH EDITION, FBCR 2020 OR EXCEPTION : APPLICATION INSTALLED IN ACCORDANCE WITH ASTM C 926
- UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 11TH EDITION, FBCR 2020 -
R905.1.1Underlayment.
Underlayment for roof slopes 2:12 and greater shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6751 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated. Underlayment for roof slopes 2:12 and greater shall be applied and attached in accordance with Section R905.1.1.1, R905.1.1.2 or R905.1.1.3, as applicable.



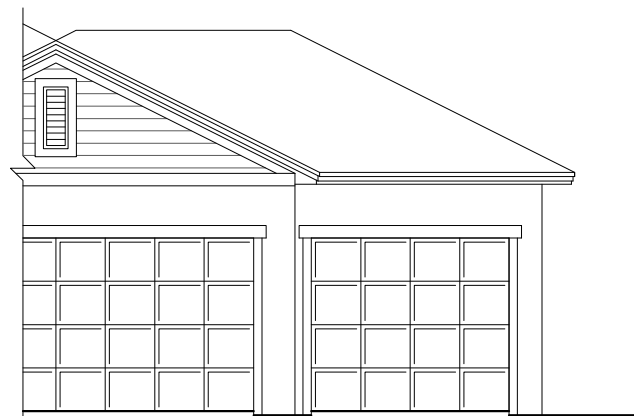
FRONT ELEVATION "A"

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



REAR ELEVATION

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



3-CAR GAR. OPTION

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

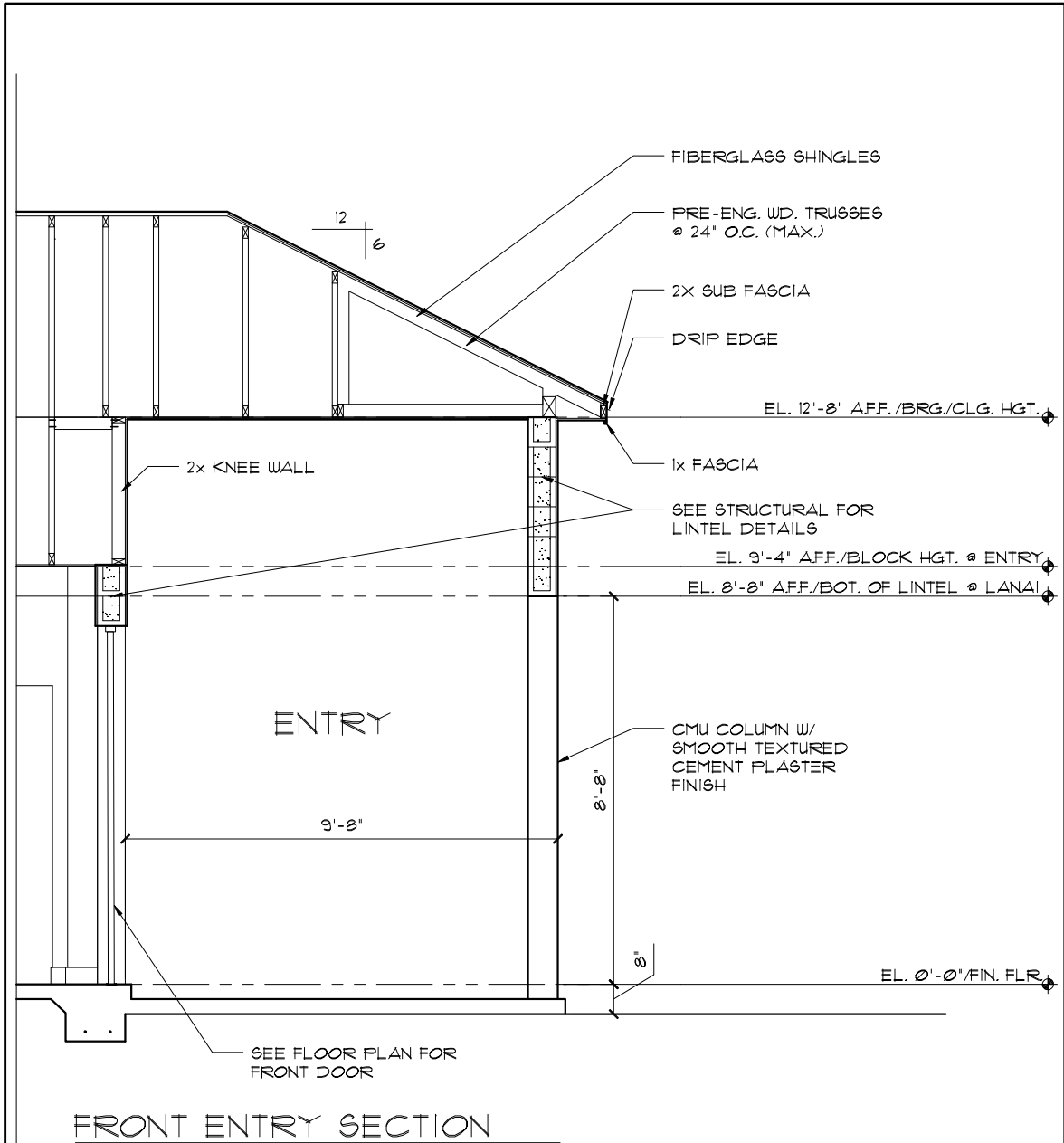
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REVISIONS		BY
05-16-19		JF
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A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000		
EXTERIOR ELEVATION FRONT AND REAR		
1966	MARGATE II	
DATE 04-05-2017		
SCALE AS NOTED		
DRAWN	RDC	
JOB	N/A	
SHEET	04A	
OF 00 SHEETS		

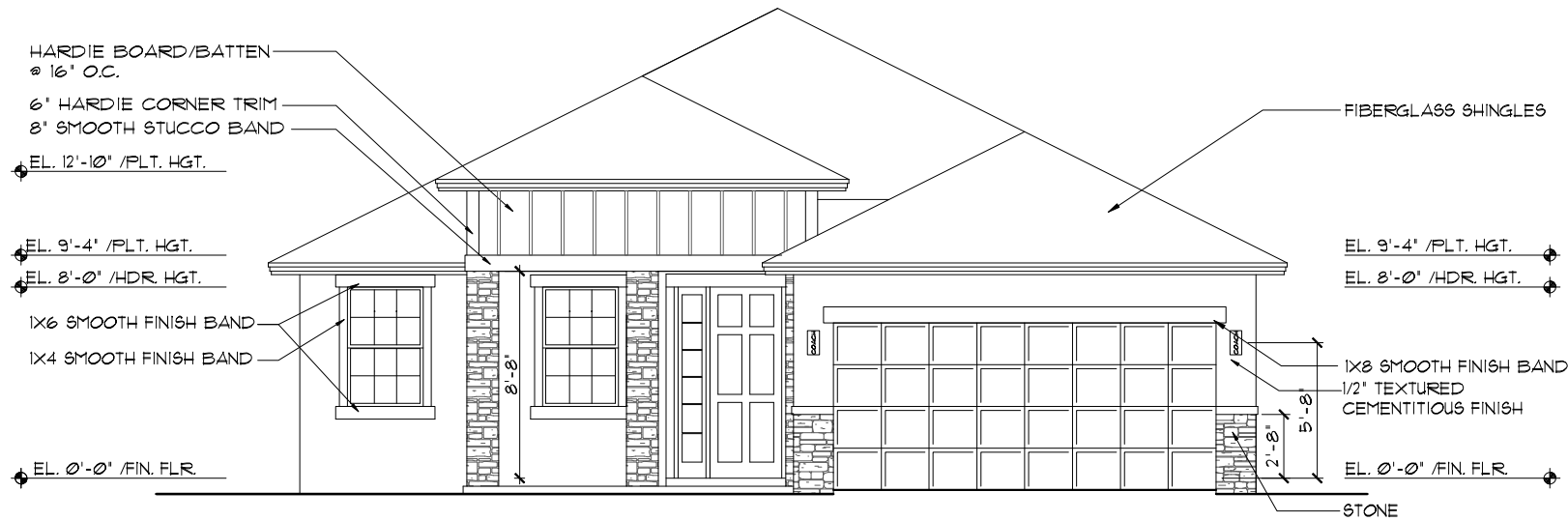


FRONT ENTRY SECTION

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

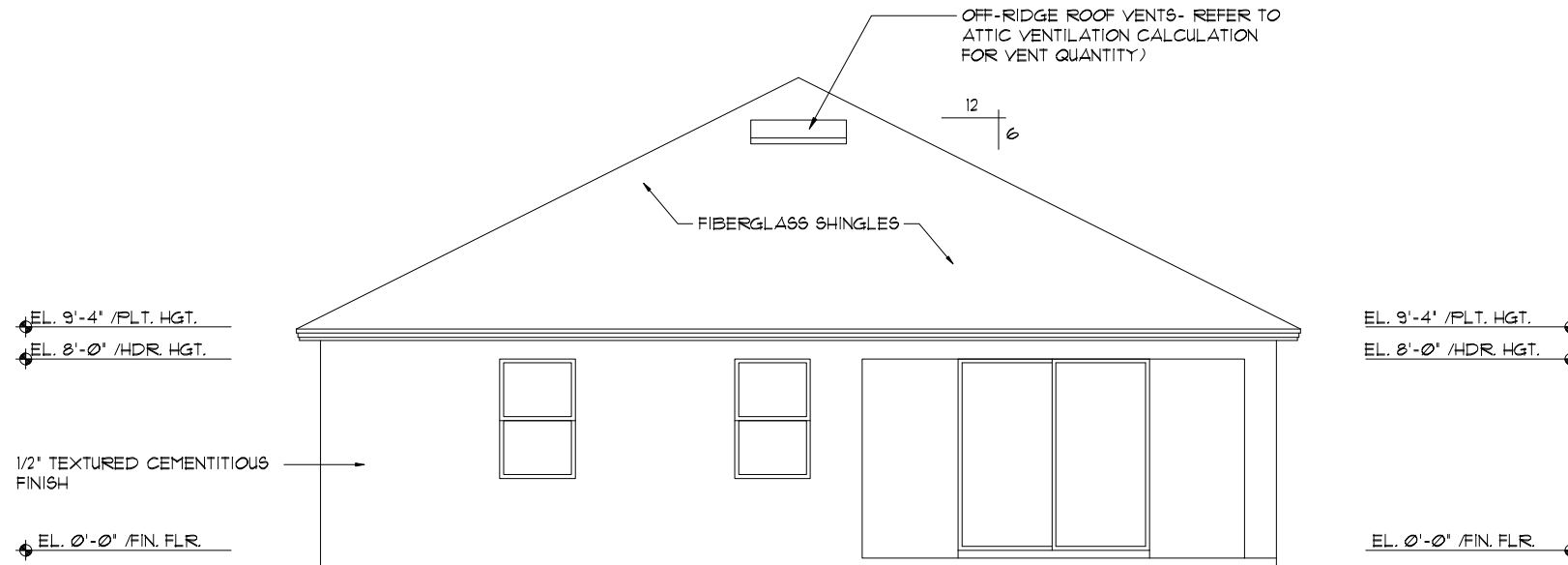
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- PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.7.2 OF THE 11TH EDITION, FBCR 2020
- WEEP SCREED TO BE INSTALLED IAW R103.7.2.1 OF THE 11TH EDITION, FBCR 2020- MINIMUM NO 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.7.3 OF THE 11TH EDITION, FBCR 2020- INSTALED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER
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- STUCCO APPLICATION MUST BE IAW R103.7.4 OF THE 11TH EDITION, FBCR 2020 OR EXCEPTION : APPLICATION INSTALLED IN ACCORDANCE WITH ASTM C 926
- UNDERLAYMENT REQUIREMENTS MUST BE IAW R305.1.1 OF THE 11TH EDITION, FBCR 2020 - R305.1.1 Underlayment. Underlayment for roof slopes 2:12 and greater shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6751 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated. Underlayment for roof slopes 2:12 and greater shall be applied and attached in accordance with Section R305.1.1.1, R305.1.1.2 or R305.1.1.3, as applicable.



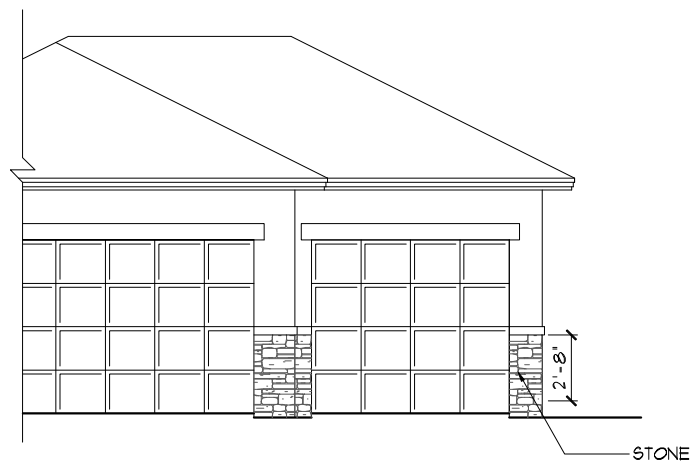
FRONT ELEVATION "B"

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



REAR ELEVATION

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



3-CAR GAR. OPTION

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

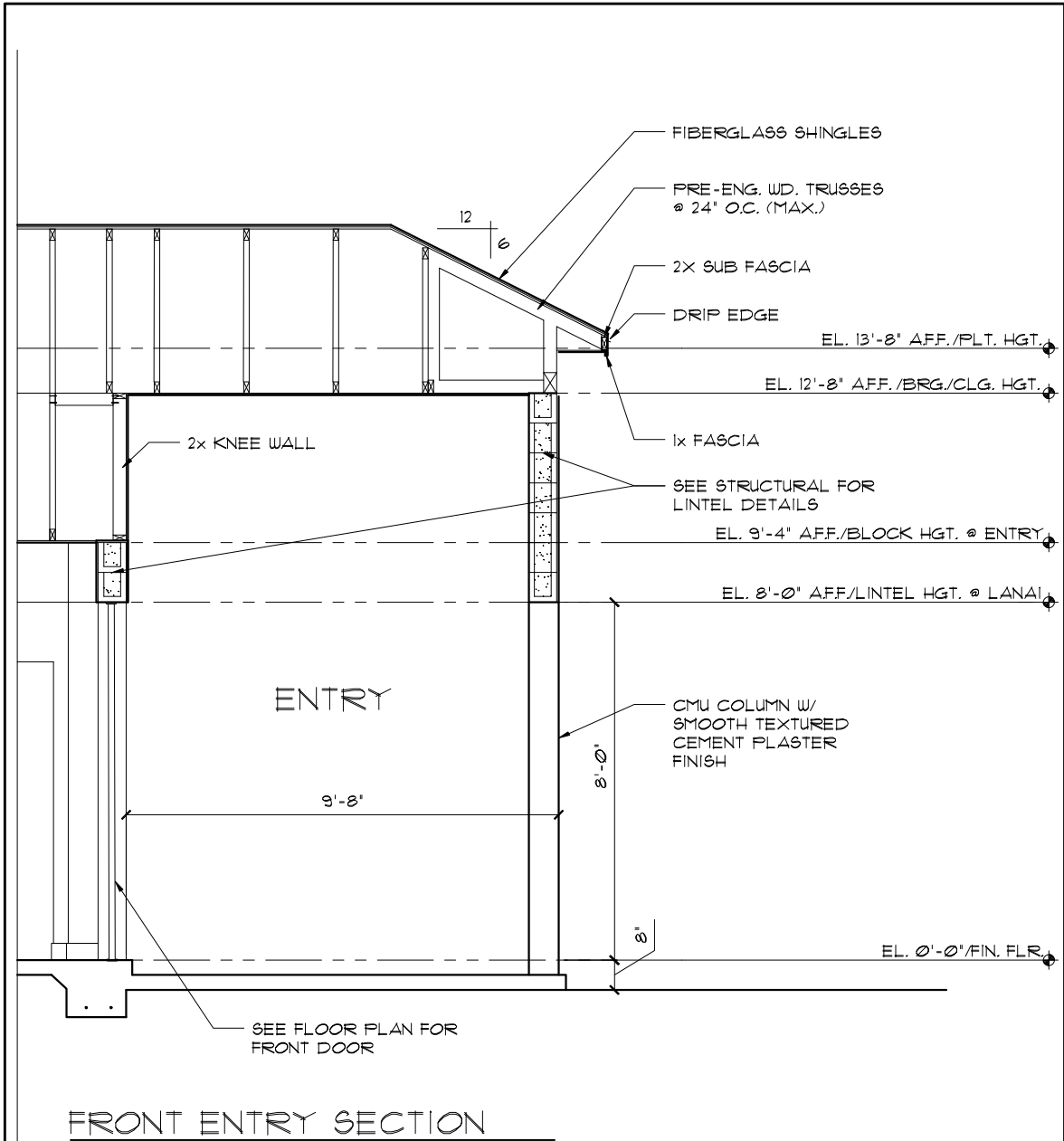
THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11th EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292		
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000		
EXTERIOR ELEVATION FRONT AND REAR		
1966		
MARGATE II		
DATE 04-05-2017		
SCALE AS NOTED		
DRAWN	RDC	
JOB	N/A	
SHEET		
04B		
OF 00 SHEETS		

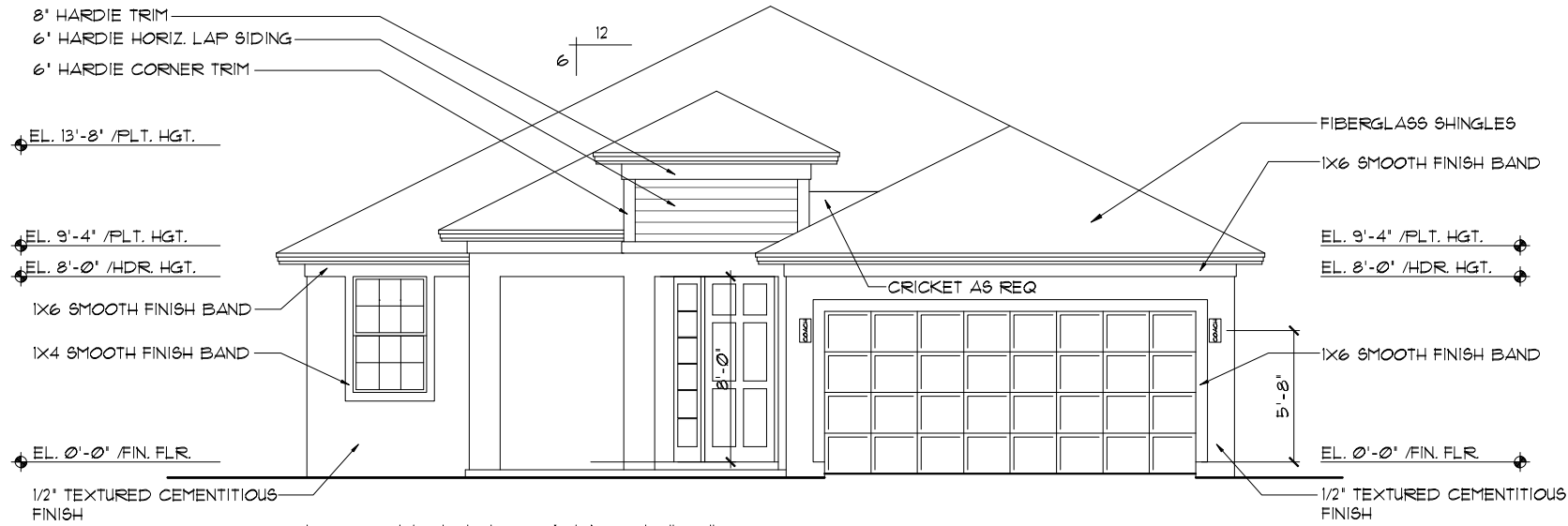


FRONT ENTRY SECTION

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

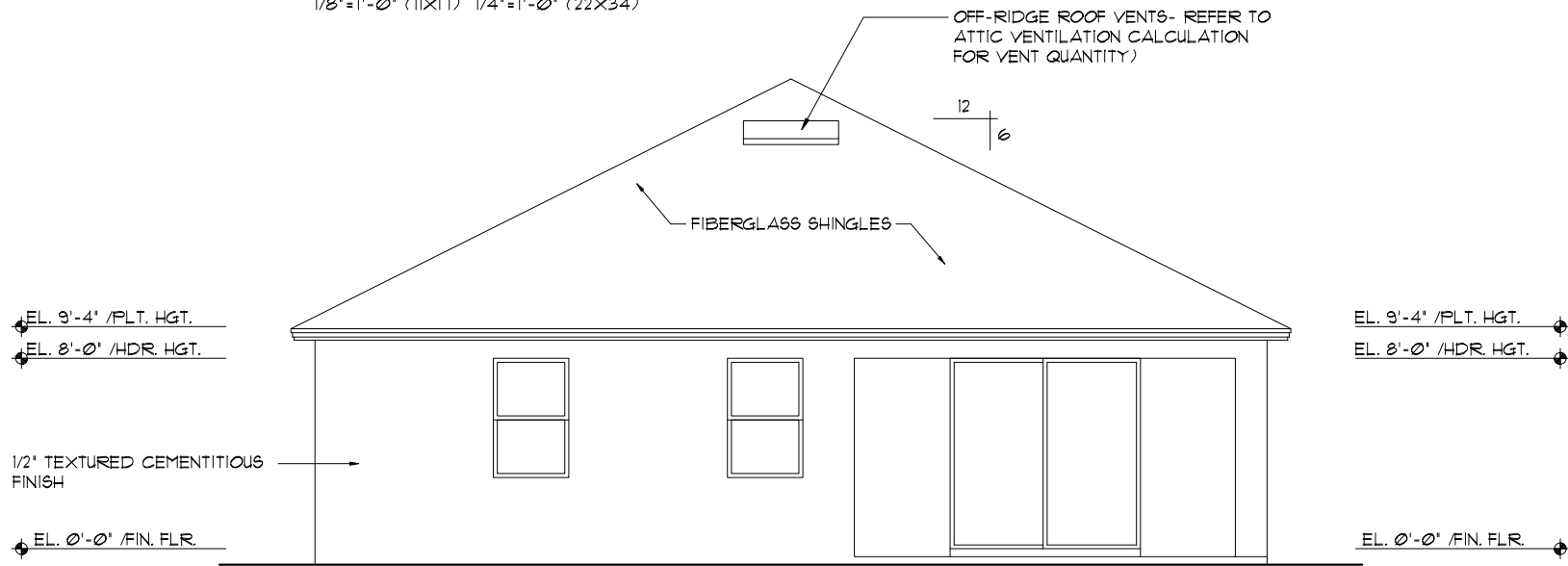
EXTERIOR FINISH NOTES

- LATH TO BE ATTACHED IAW R103.7.1 OF THE 11TH EDITION, FBCR 2020 - ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1-1/2 INCH 11 GAGE NAILS HAVING A 7/16 INCH HEAD, OR 1 1/2 INCH LONG 16 GAGE STAPLES SPACED IN ACCORDANCE WITH ASTM C1063 OR C1181 OR AS OTHERWISE APPROVED.
- PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.7.2 OF THE 11TH EDITION, FBCR 2020
- WEEP SCREED TO BE INSTALLED IAW R103.7.2.1 OF THE 11TH EDITION, FBCR 2020- MINIMUM NO 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.7.3 OF THE 11TH EDITION, FBCR 2020- INSTALLED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER
- 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
- STUCCO APPLICATION MUST BE IAW R103.7.4 OF THE 11TH EDITION, FBCR 2020 OR EXCEPTION : APPLICATION INSTALLED IN ACCORDANCE WITH ASTM C 926
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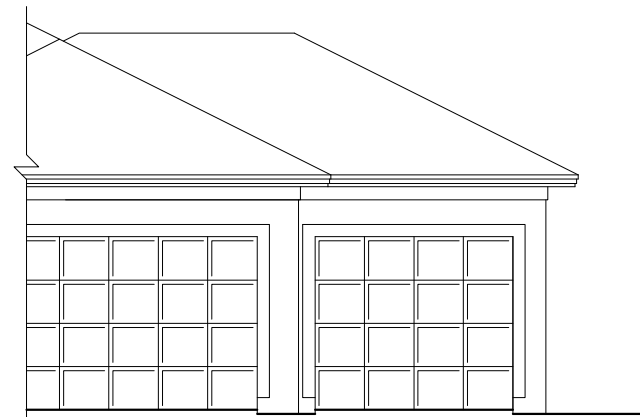
FRONT ELEVATION "C"

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



REAR ELEVATION

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



3-CAR GAR. OPTION

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

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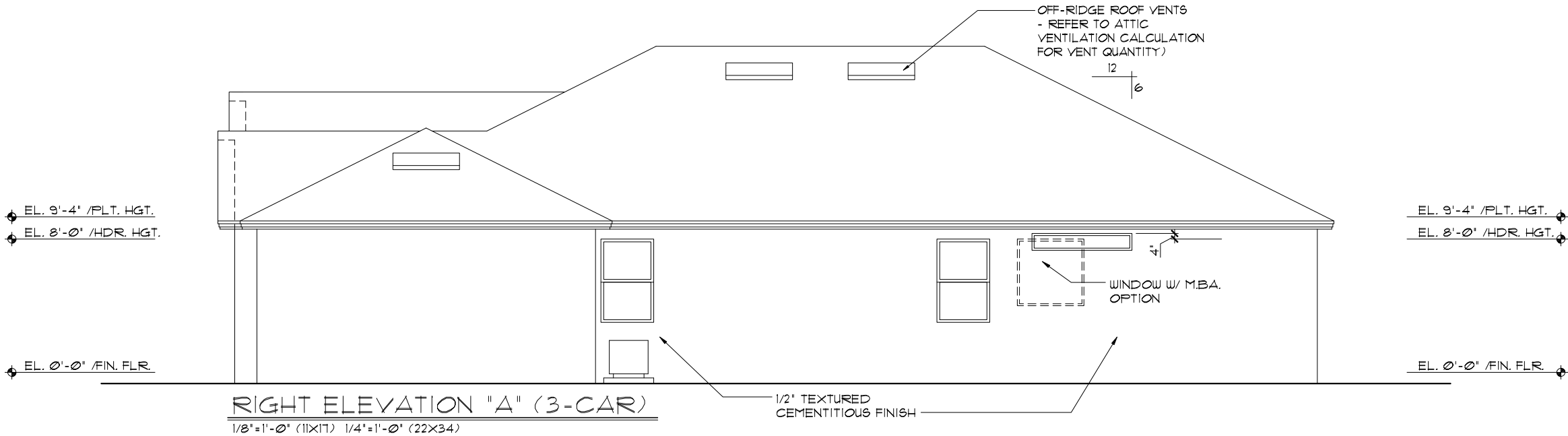
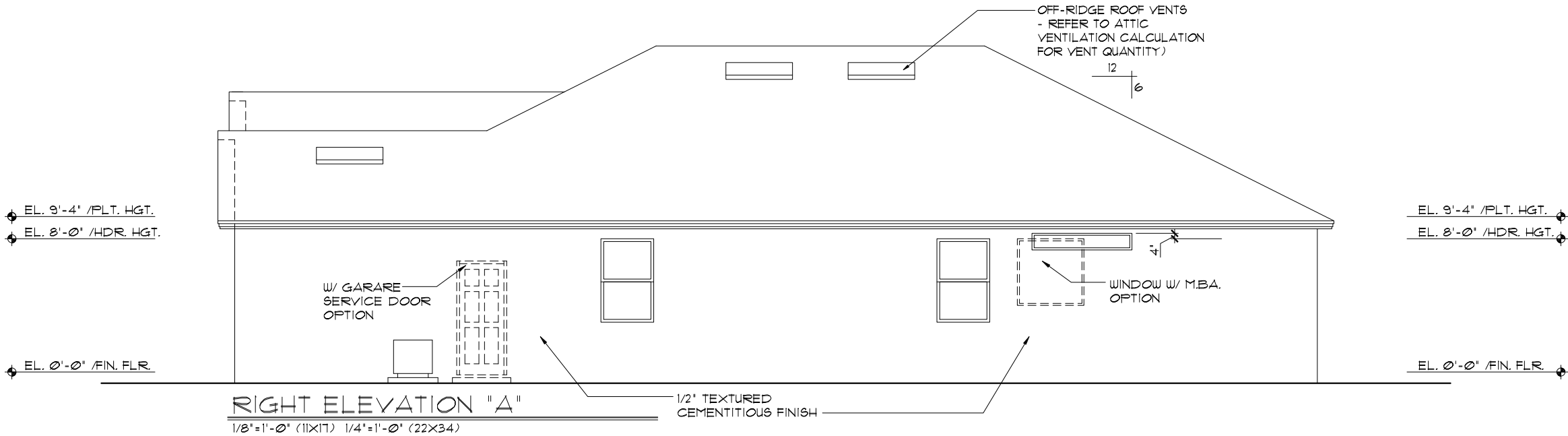
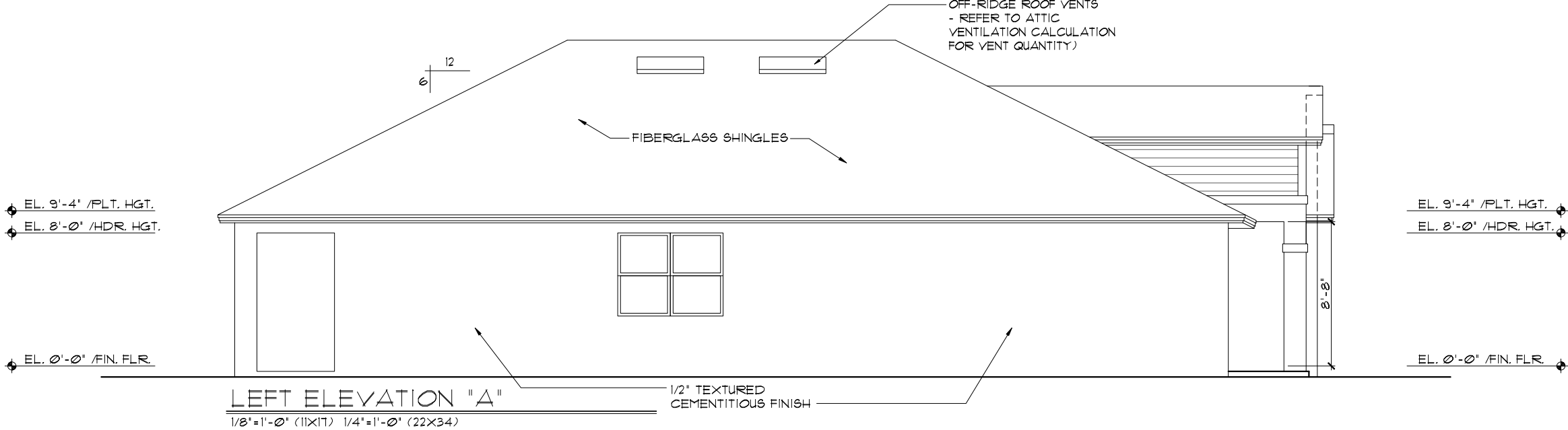
REVISIONS		BY
05-16-19		JF
Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292		
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1966		
DATE 04-05-2017		
SCALE AS NOTED		
DRAWN	RDC	
JOB	N/A	
SHEET		
04C		
OF 00 SHEETS		

EXTERIOR ELEVATION
FRONT AND REAR

MARGATE II

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 11TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 11TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 11TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 11TH EDITION, FBCR. 2020
5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.



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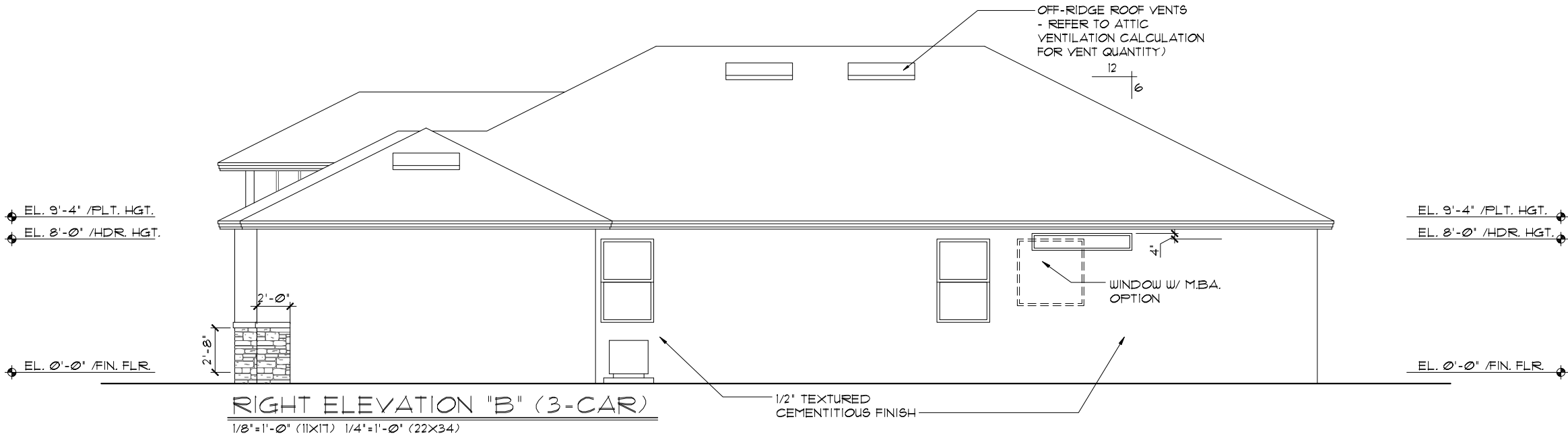
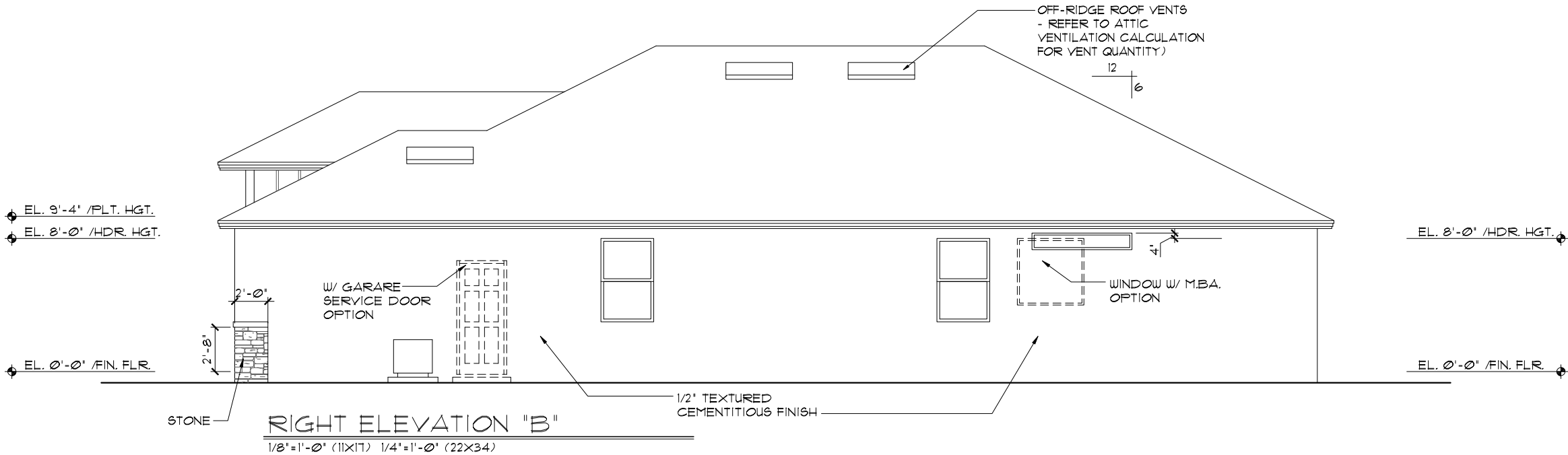
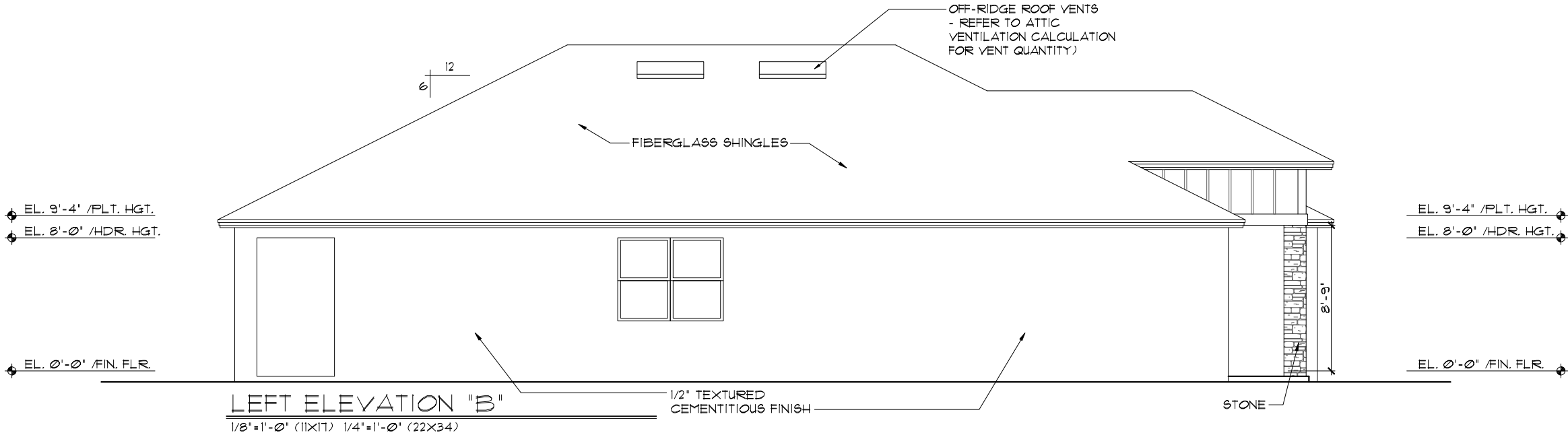
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EXTERIOR ELEVATION LEFT AND RIGHT		
1966		
MARGATE II		
DATE 04-05-2017		
SCALE AS NOTED		
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JOB	N/A	
SHEET		
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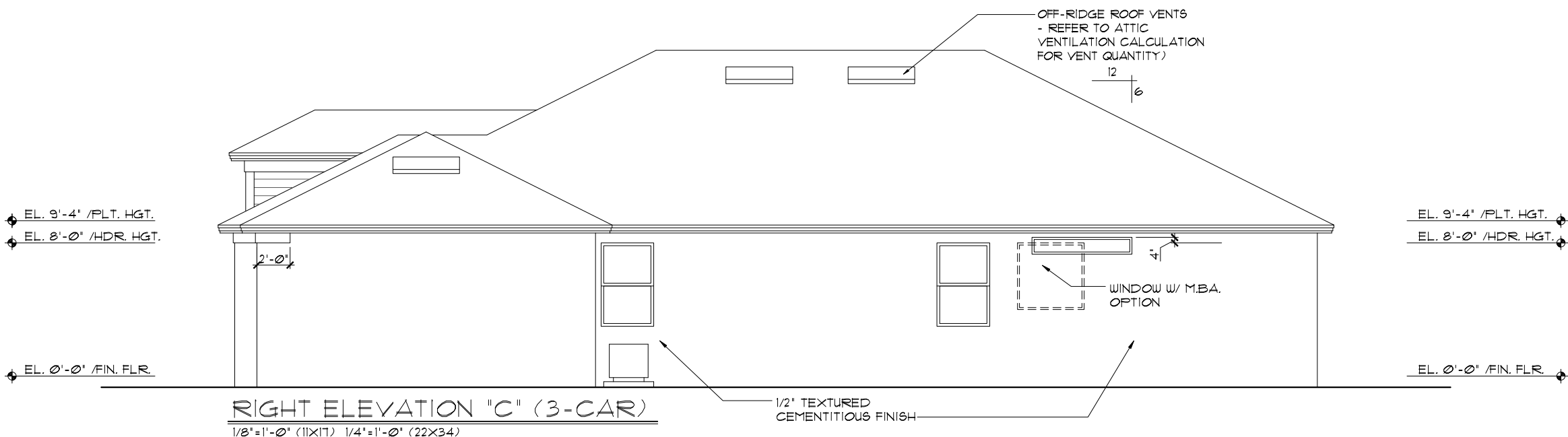
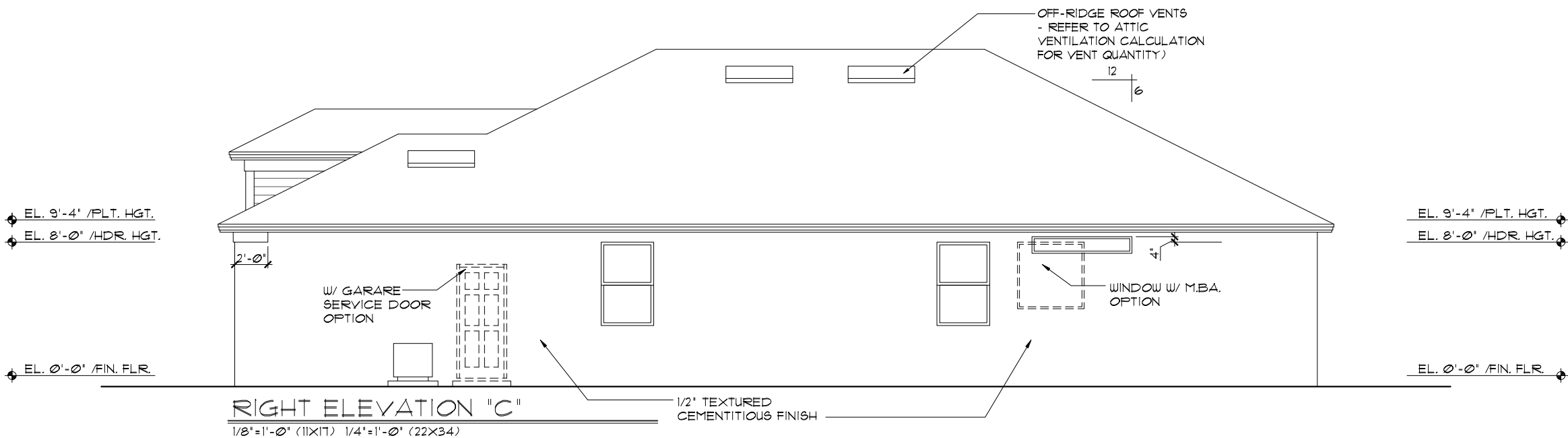
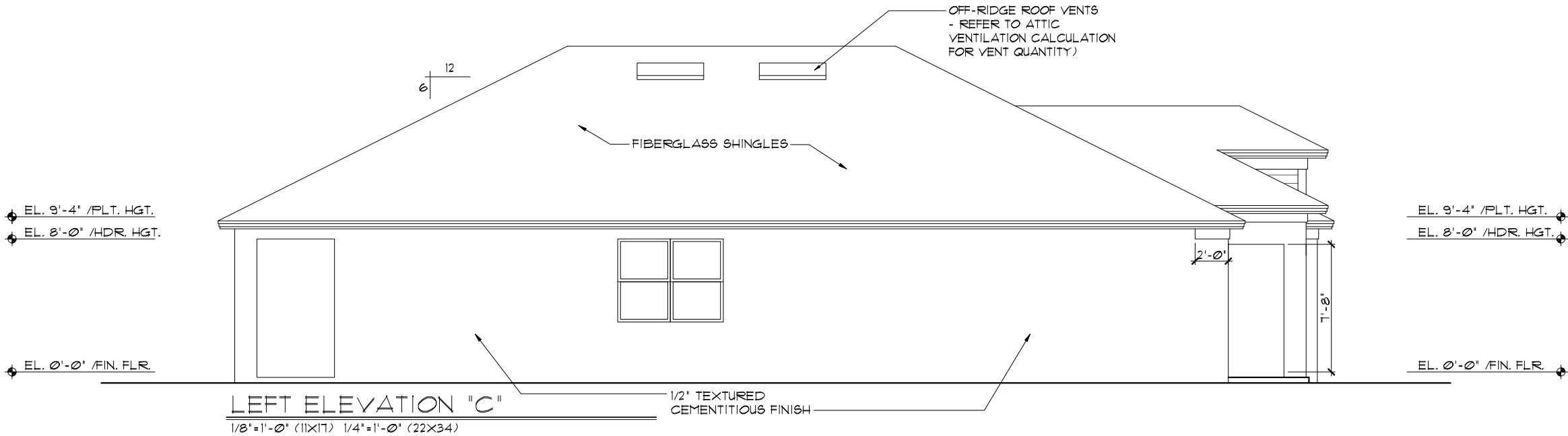
1966

MARGATE II

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Park Square HOMES	
EXTERIOR ELEVATION LEFT AND RIGHT	
DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET 05B OF 00 SHEETS	

EXTERIOR FINISH NOTES

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Orlando, Florida 32811
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1966

MARGATE II

DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

SHEET 05C OF 00 SHEETS

REVISIONS

BY

05-16-19

JF

EXTERIOR ELEVATION LEFT AND RIGHT

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Orlando, Florida 32811
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1966

MARGATE II

DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

SHEET 05C OF 00 SHEETS

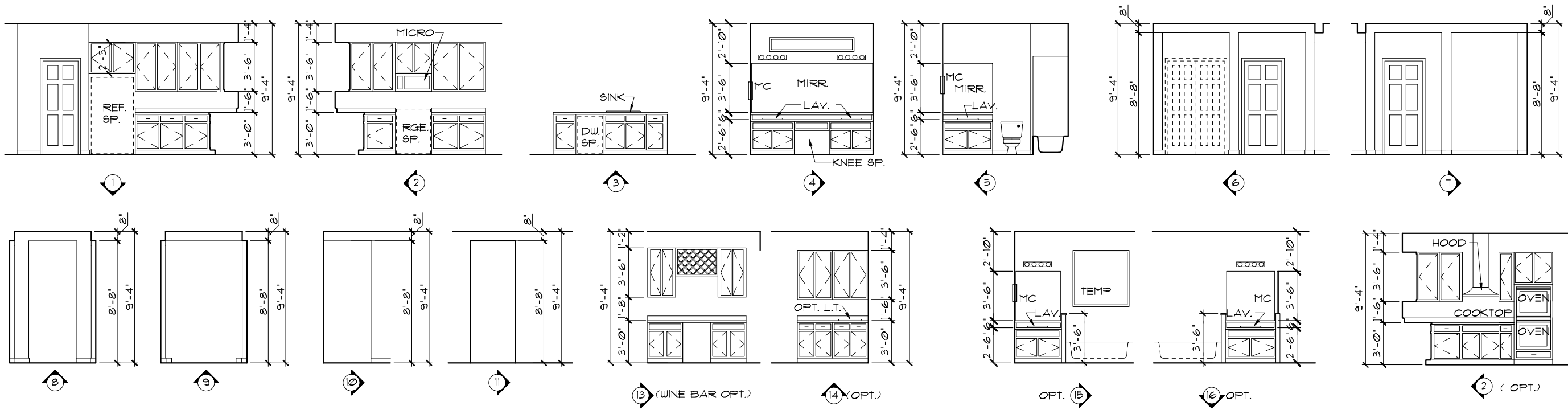
REVISIONS

BY

05-16-19

JF

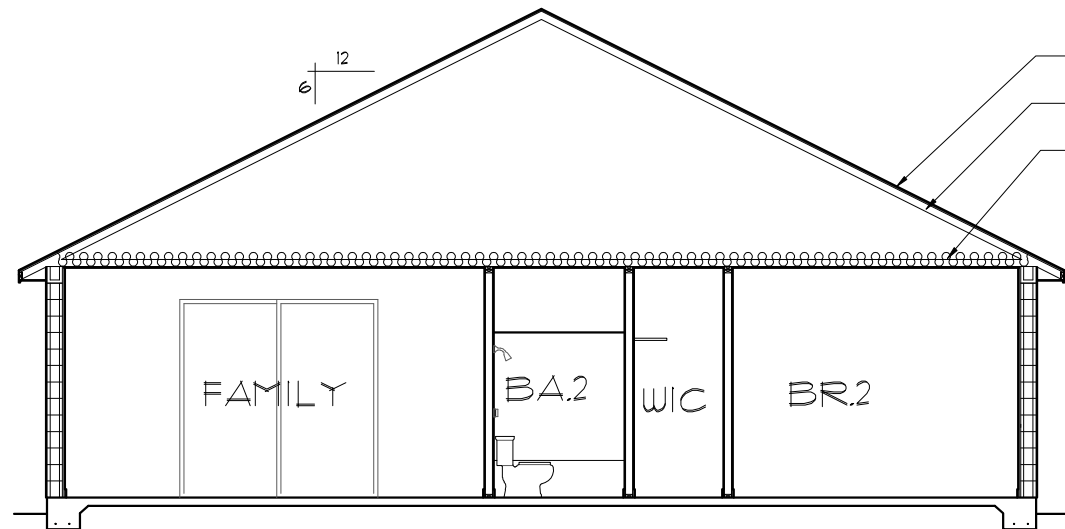
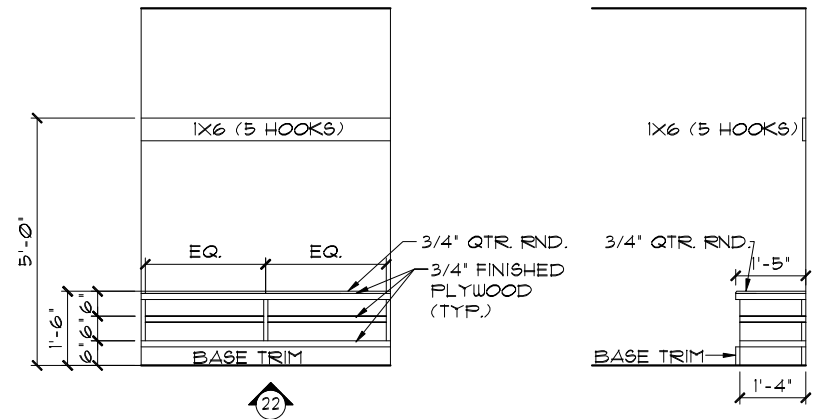
EXTERIOR ELEVATION LEFT AND RIGHT



INTERIOR ELEVATIONS

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

NOTE: INTERIOR ELEVATIONS ARE CONCEPTUAL ONLY.
SEE CABINET SHOP DRAWINGS FOR FINAL VERIFICATION.



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

- FIBERGLASS SHINGLES
- PRE-ENG. WD. TRUSSES @ 24" O.C.
- INSULATION PER 2020 FBC - ENERGY CONSERVATION - 7TH EDITION
- EL. 10'-8 3/4" /PLT. HGT.
- EL. 9'-4" /PLT. HGT.
- EL. 8'-0" /HDR. HGT.
- EL. 0'-0" /FIN. FLR.

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JOB N/A
SHEET

SCALE AS NOTED
DATE 04-05-2021

1966
MARGATE II

INTERIOR ELEVATIONS/
CROSS SECTION

Park Square HOMES

A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
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Engineering By:
TEG, INC.
MICHAEL A. THOMPSON
PE 47509
PHONE 407-721-2292

REVISIONS
05-16-19

BY
JH

MECHANICAL/GENERAL NOTES
PER 11TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE
COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE
FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.)APPLIANCES SHALL BE ACESSSIBLE FOR INSPECTION,
SERVICE, REPAIR AND REPLACEMENT WITHOUT
REMOVING PERMANENT CONSTRUCTION.

A) CHAPTER 13 OF THE FBC-R 2020 11TH SECTION
M1305.1

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY
BALANCED. ALL ROOMS ISOLATED FROM THE RETURN
AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH
SECTION M1602 OF THE FBCR CODE 2020 11TH EDITION.

4.) 1AW NEC 2020- 210.12-ALL 15A OR 20A, 120V BRANCH
CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE
FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION-
KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS,
PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS,
SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR
AREAS SHALL BE PROTECTED BY A LISTED AFCI
DEVICE OF THE COMBINATION TYPE.

5.) 1AW NEC 2020- 406.12, ALL 15A AND 20A, 125V
RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS AND LAUNDRY ROOM
SHALL BE GFCI

7.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS,
SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF
PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR-
STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS
MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS
& ALL ALARMS SOUND UPON ACTIVATION 1AW FBCR R314.3
& R314.4. MODEL* TO BE USED ON THIS JOB TO BE:

BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO
BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS
MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER
HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION
RESISTANT. 1AW FBCR 2020,
11TH ED. P2801.1

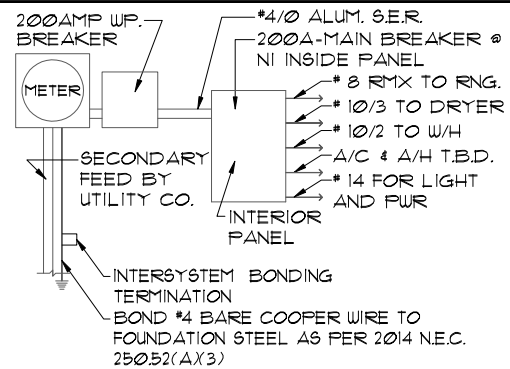
9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER
HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED
SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18"
ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS
FLAMMABLE VAPOR IGNITION RESISTANT. 1AW FBCR 2020,
11TH ED.

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

11.) ALL ELECTRICAL WORK TO BE DONE PER **NEC 2014**

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

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



ELECTRICAL RISER DIAGRAM

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

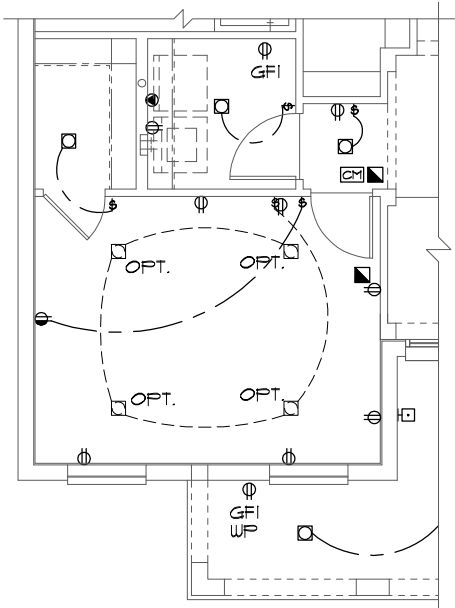
250.52(A)(3) Concrete-Encased Electrode.
Concrete-encased electrodes can be horizontal or
vertical and must be at least 20 ft. long.

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 1/4
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.

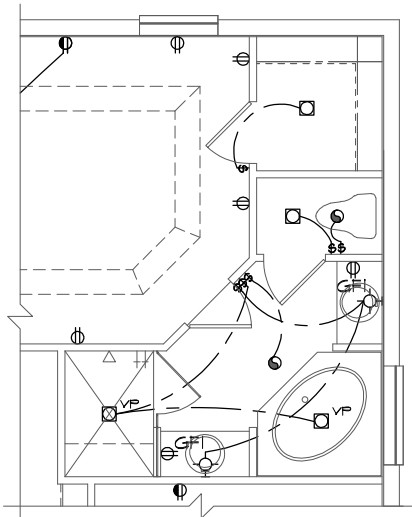
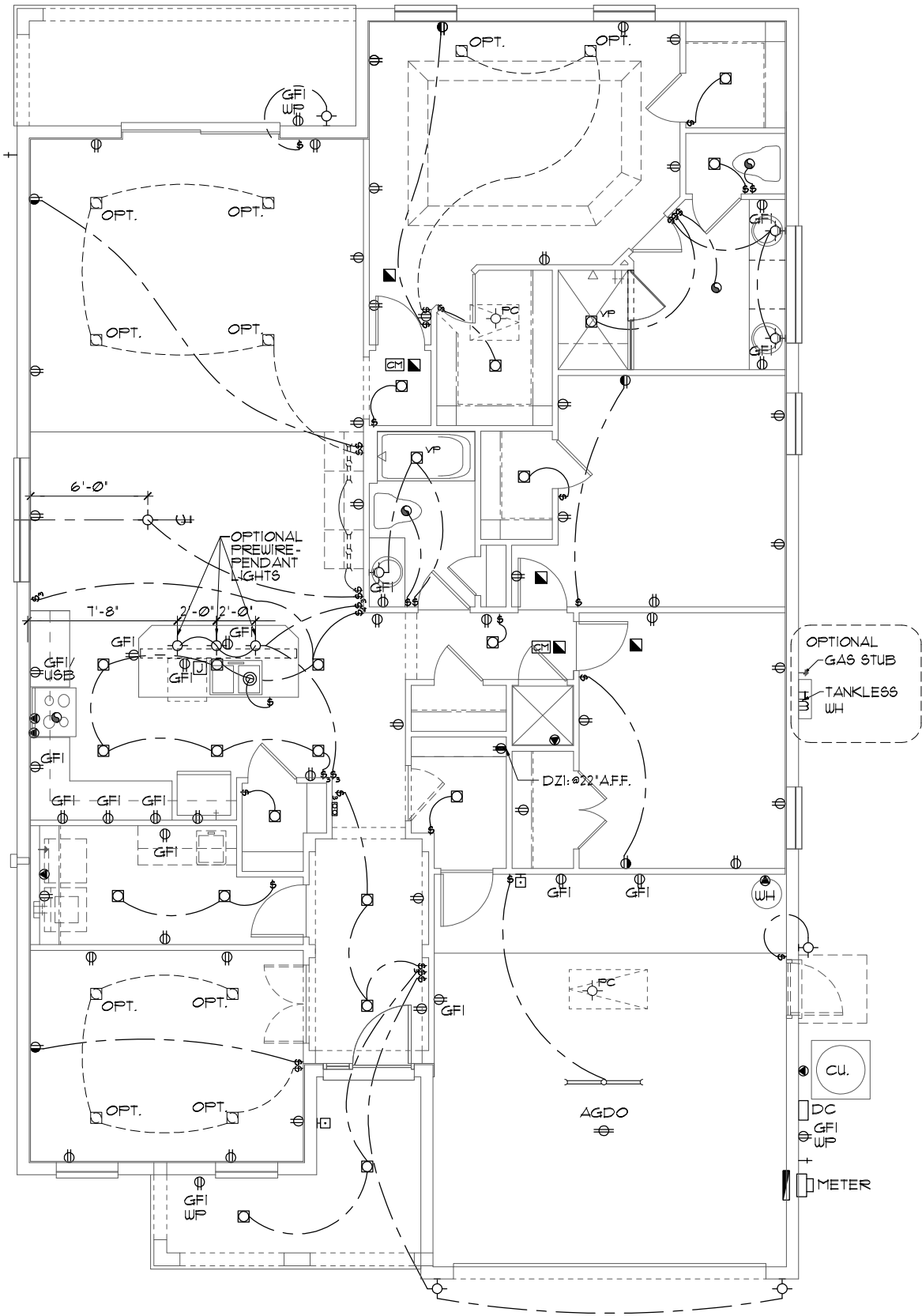


BEDROOM 4 OPT.

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

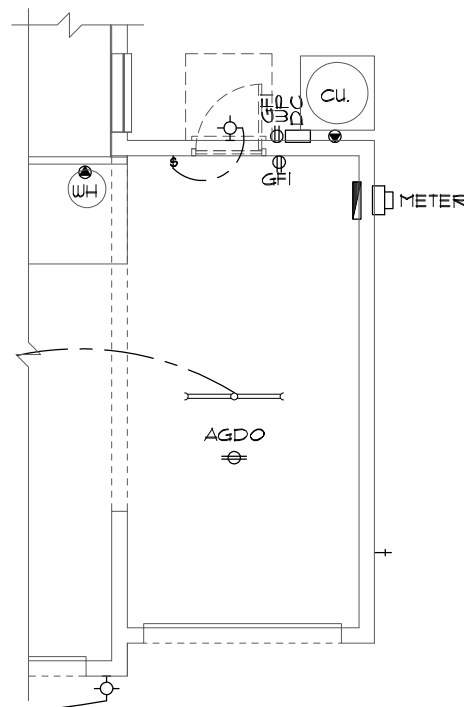
ELECTRICAL PLAN

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



M. B.A. OPTION

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



3-CAR GAR. OPT.

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

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

ELECTRICAL LEGEND

⊕	SINGLE POLE SWITCH	◀	OUTLET, TV/CABLE
⊕	THREE WAY SWITCH	◀	OUTLET, PHONE
⊕	OUTLET 110-115	◻	INTERCOM
⊕	OUT. 110-115, SPLIT WIRED	◻	CHIMES
⊕	OUT. 110-115, W/ USB	◻	SMOKE DETECTOR
⊕	OUT. 110-115, CLG. MOUNT.	◻	CARBON MONOXIDE
⊕	OUT. 110-115, FLR. MOUNT.	◻	PUSH BUTTON
⊕	3PCL. PURPOSE 220-240	◻	EXHAUST FAN
⊕	LIGHT FIXT., CLG. MTD.	◻	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXT., WALL MTD.	◻	DISPOSAL
⊕	LIGHT FIXT., RECESSED	◻	ELECTRICAL PANEL
⊕	LIGHT FIXT., REC. ADJUST.	◻	CEILING FAN, PREWIRE
⊕	LIGHT FIXT., FULL CHAIN	◻	CEILING FAN, INSTALL
⊕	LIGHT FIXT., FLUORESCENT	◻	ELECT. JUNCTION BOX
⊕	LIGHT FIXT., EXT. FLOODS	◻	THERMOSTAT
⊕	LIGHT FIXT., EMERG. EXIT	◻	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	◻	ELEC. POWER METER

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1966	
DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET 07	
OF 00 SHEETS	

ELECTRICAL PLAN

MARGATE II

MECHANICAL/GENERAL NOTES
PER 1TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE
COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE
FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.)APPLIANCES SHALL BE ACESSSIBLE FOR INSPECTION,
SERVICE, REPAIR AND REPLACEMENT WITHOUT
REMOVING PERMANENT CONSTRUCTION.

A) CHAPTER 13 OF THE FBC-R 2020 1TH SECTION
M1305.1

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY
BALANCED. ALL ROOMS ISOLATED FROM THE RETURN
AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH
SECTION M1602 OF THE FBCR CODE 2020 1TH EDITION.

4.) 1AW NEC 2020- 210.12-ALL 15A OR 20A, 120V BRANCH
CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE
FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION-
KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS,
PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS,
SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR
AREAS SHALL BE PROTECTED BY A LISTED AFCI
DEVICE OF THE COMBINATION TYPE.

5.) 1AW NEC 2020- 406.12, ALL 15A AND 20A, 125V
RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS AND LAUNDRY ROOM
SHALL BE GFCI

7.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS,
SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF
PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR-
STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS
MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS
& ALL ALARMS SOUND UPON ACTIVATION 1AW FBCR R314.3
& R314.4. MODEL* TO BE USED ON THIS JOB TO BE:

BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO
BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS
MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER
HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION
RESISTANT. 1AW FBCR 2020,
1TH ED. P.2801.1

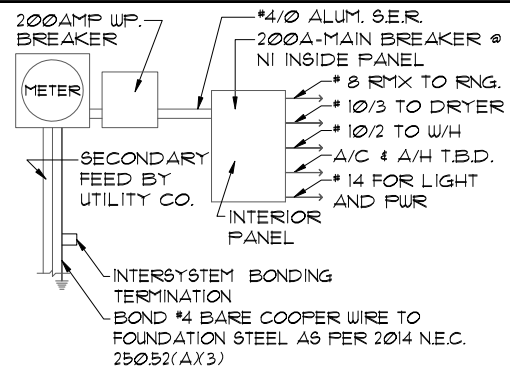
9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER
HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED
SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18"
ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS
FLAMMABLE VAPOR IGNITION RESISTANT. 1AW FBCR 2020,
1TH ED.

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

11.) ALL ELECTRICAL WORK TO BE DONE PER **NEC 2014**

12.) ADDITIONAL ELECTRODE MAY BE REQUIRED IN
ACCORDANCE WITH NEC 250.53(AX2)

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



ELECTRICAL RISER DIAGRAM

NOTE:
N.T.S.
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL
COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL
ELEC. CODE 250.52(AX1) TO (6), LOCAL CODES, AND
THE LOCAL POWER COMPANY.

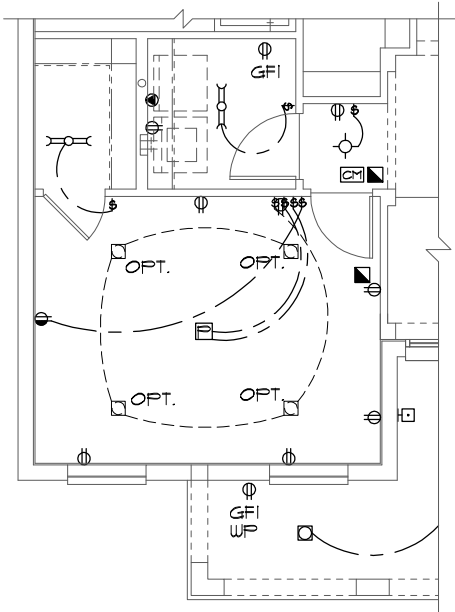
250.52(AX3) Concrete-Encased Electrode.
Concrete-encased electrodes can be horizontal or
vertical and must be at least 20 ft. long.

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 1/4
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.

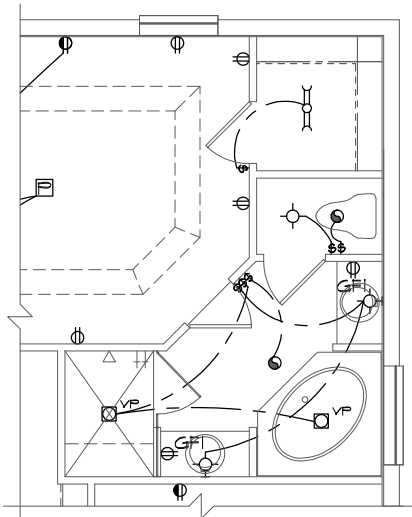
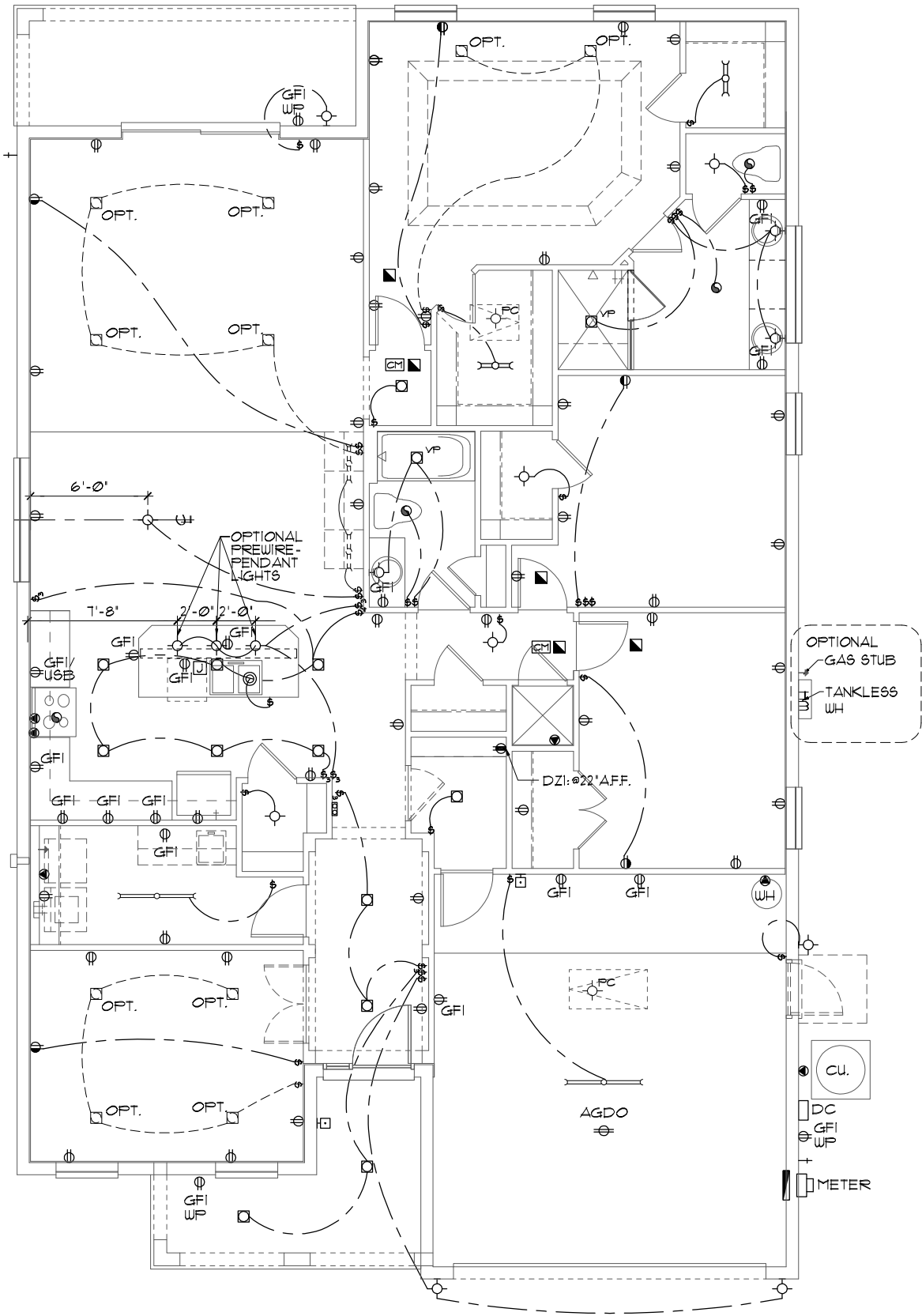
The steel reinforcing rods must be in a location that is in
direct contact with the earth. The reinforcing rods can be
connected with tie wires, and a single length of rod can
be used as the concrete-encased electrode. The
reinforcing rods cannot be coated with non-conductive
material.

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.



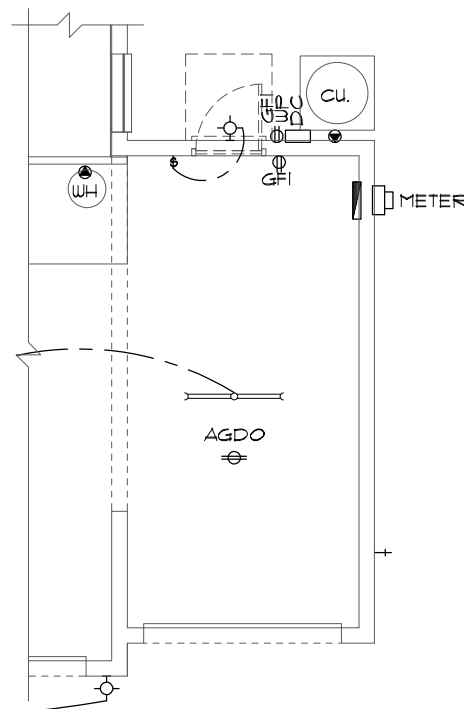
BEDROOM 4 OPT.

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



M. B.A. OPTION

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



3-CAR GAR. OPT.

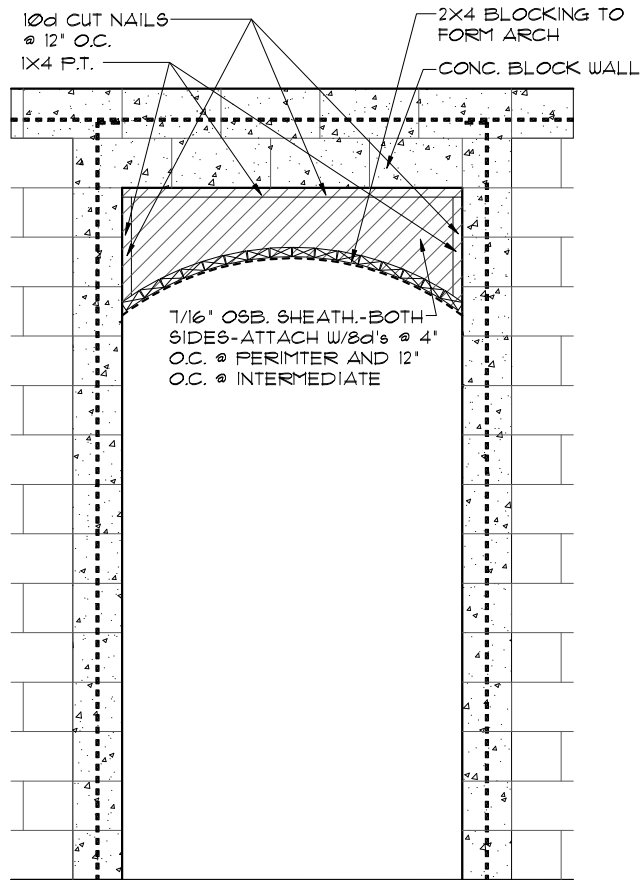
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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

ELECTRICAL LEGEND			
⚡	SINGLE POLE SWITCH	⬅	OUTLET, TV/CABLE
⚡	THREE WAY SWITCH	⬅	OUTLET, PHONE
⊖	OUTLET 110-115	⊠	INTERCOM
⊖	OUT. 110-115, SPLIT WIRED	⊠	CHIMES
⊖	OUT. 110-115, W/ USB	⬛	SMOKE DETECTOR
⊖	OUT. 110-115, CLG. MOUNT.	⬛	CARBON MONOXIDE
⊖	OUT. 110-115, FLR. MOUNT.	⬛	PUSH BUTTON
⊖	3PCL. PURPOSE 220-240	⬛	EXHAUST FAN
⊖	LIGHT FIXT., CLG. MTD.	⬛	EX. FAN/LIGHT COMBO
⊖	LIGHT FIXT., WALL MTD.	⬛	DISPOSAL
⊖	LIGHT FIXT., RECESSED	⬛	ELECTRICAL PANEL
⊖	LIGHT FIXT., REC. ADJUST.	⬛	CEILING FAN, PREWIRE
⊖	LIGHT FIXT., PULL CHAIN	⬛	CEILING FAN, INSTALL
⊖	LIGHT FIXT., FLUORESCENT	⬛	ELECT. JUNCTION BOX
⊖	LIGHT FIXT., EXT. FLOODS	⬛	THERMOSTAT
⊖	LIGHT FIXT., EMERG. EXIT	⬛	DISCONNECT SWITCH
⊖	LIGHT FIXT., EXIT/BACKUP	⬛	ELEC. POWER METER

ELECTRICAL PLAN

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



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

ATTIC VENTILATION CALCULATIONS

PER FBC 2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: $\frac{2,593 \text{ S.F.}}{300} = 8.64 \text{ S.F.}$ NET FREE VENT. REQUIRED

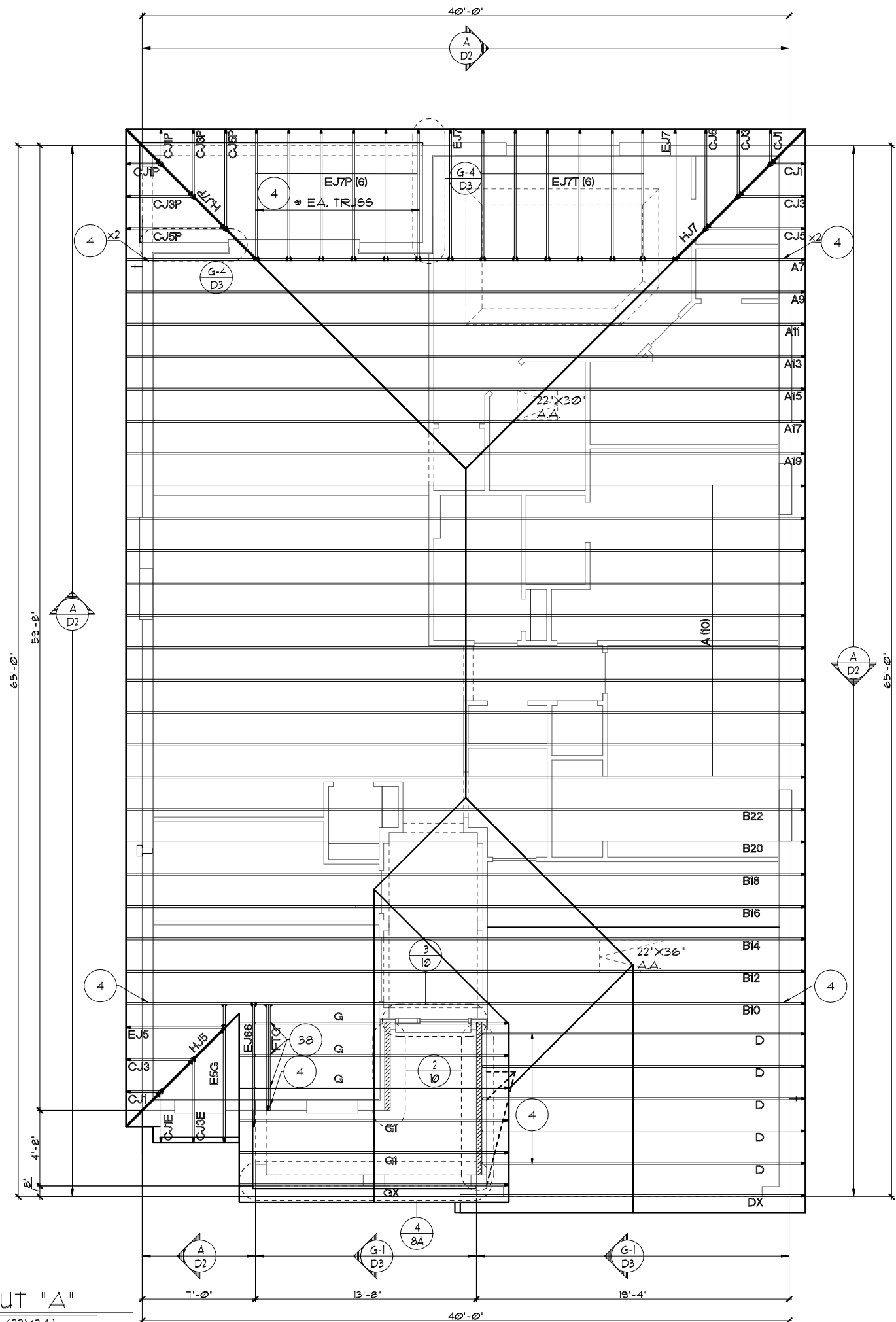
UPPER PORTION VENTILATION TOTAL:----- **4.68 S.F.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 S.F.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- **4.32 S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 L.F.** @ **0.087 S.F.** VENTING PER L.F.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 11TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BC61.1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.1.1 - Underlayment materials required to comply with ASTM D226, D4869 or Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R305.1.1. Underlayment shall be applied and attached in accordance with Table R305.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 9 1/4" DIA. CIRCLES
 - MILLENIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R305.1.1.1



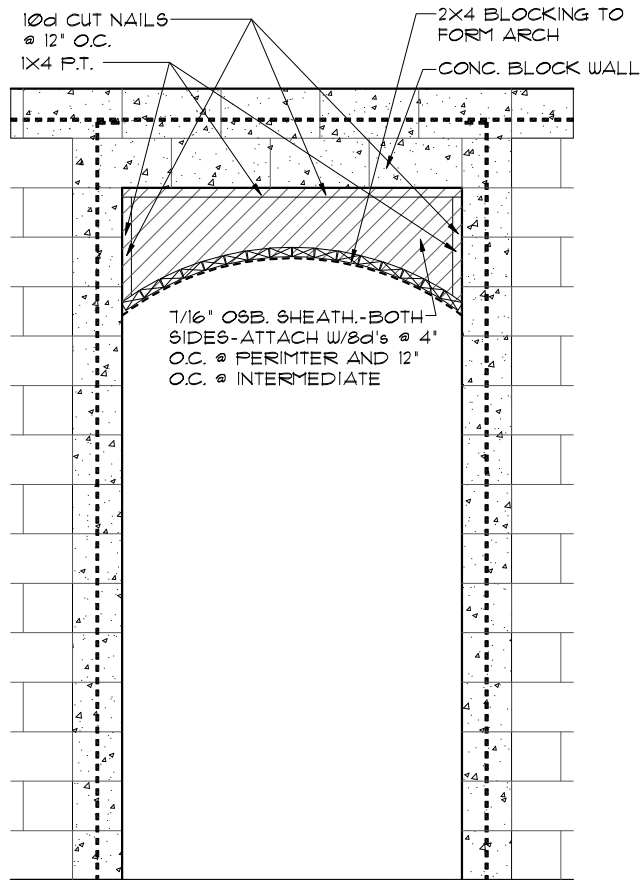
TRUSS LAYOUT "A"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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REVISIONS	BY
05-16-19	JF
Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 528 - 3000	
Park Square HOMES	
TRUSS LAYOUT	
1966 MARGATE II	
DATE 04-05-2017 SCALE AS NOTED DRAWN RDC JOB N/A SHEET 08A OF 00 SHEETS	



4
8A
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: $\frac{2,593 \text{ SF.}}{300} = \underline{8.64 \text{ SF.}}$ NET FREE VENT. REQUIRED

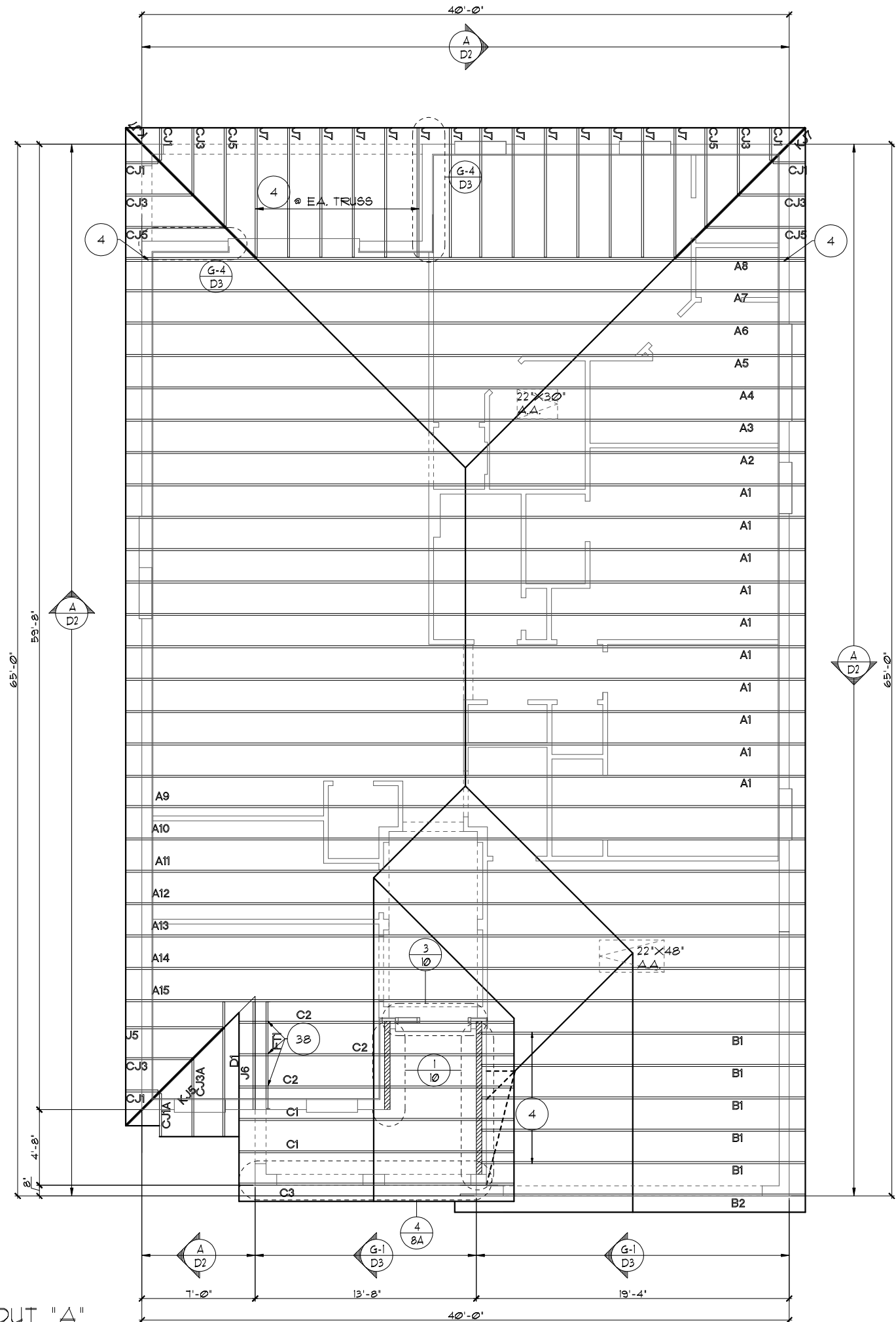
UPPER PORTION VENTILATION TOTAL:----- 4.68 SF.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78 SF. /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- 4.32 SF.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(50 L.F. @ 0.087 SF. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
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3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 11TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
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6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 or Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 3 1/4" DIA. CIRCLES
 - MILLENNIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R905.1.1.1



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

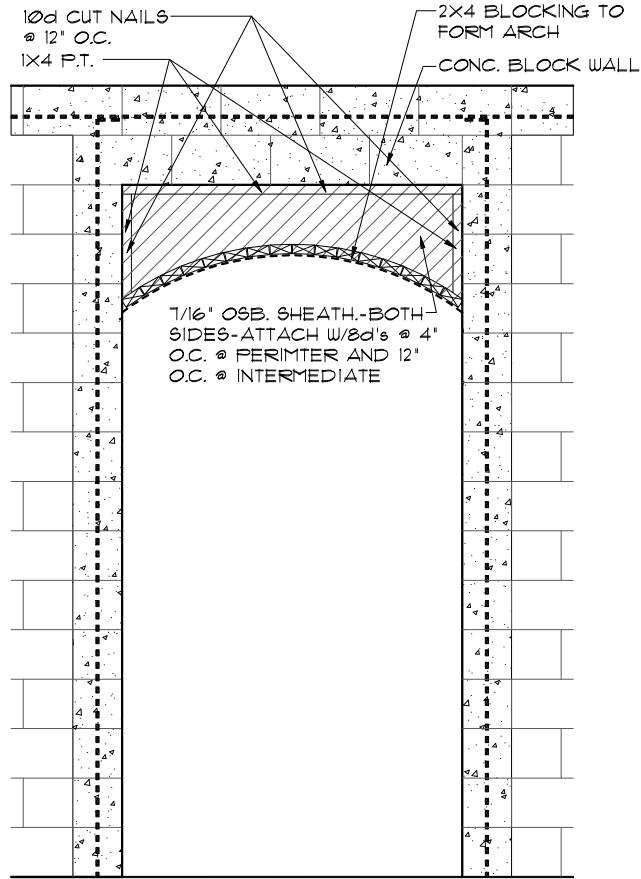
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REVISIONS	BY
05-16-19	JF
Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	
Park Square HOMES	
TRUSS LAYOUT	
1966	
MARGATE II	
DATE 04-05-2017	
SCALE AS NOTED	
DRAWN	RDC
JOB	N/A
SHEET	
08A	
OF 00 SHEETS	



4
8A **DETAIL**
1/2'-1'-0" (11X17) 1'-1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 1TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE: **2,593 S.F.** = **8.64 S.F.** NET FREE VENT.
300 REQUIRED

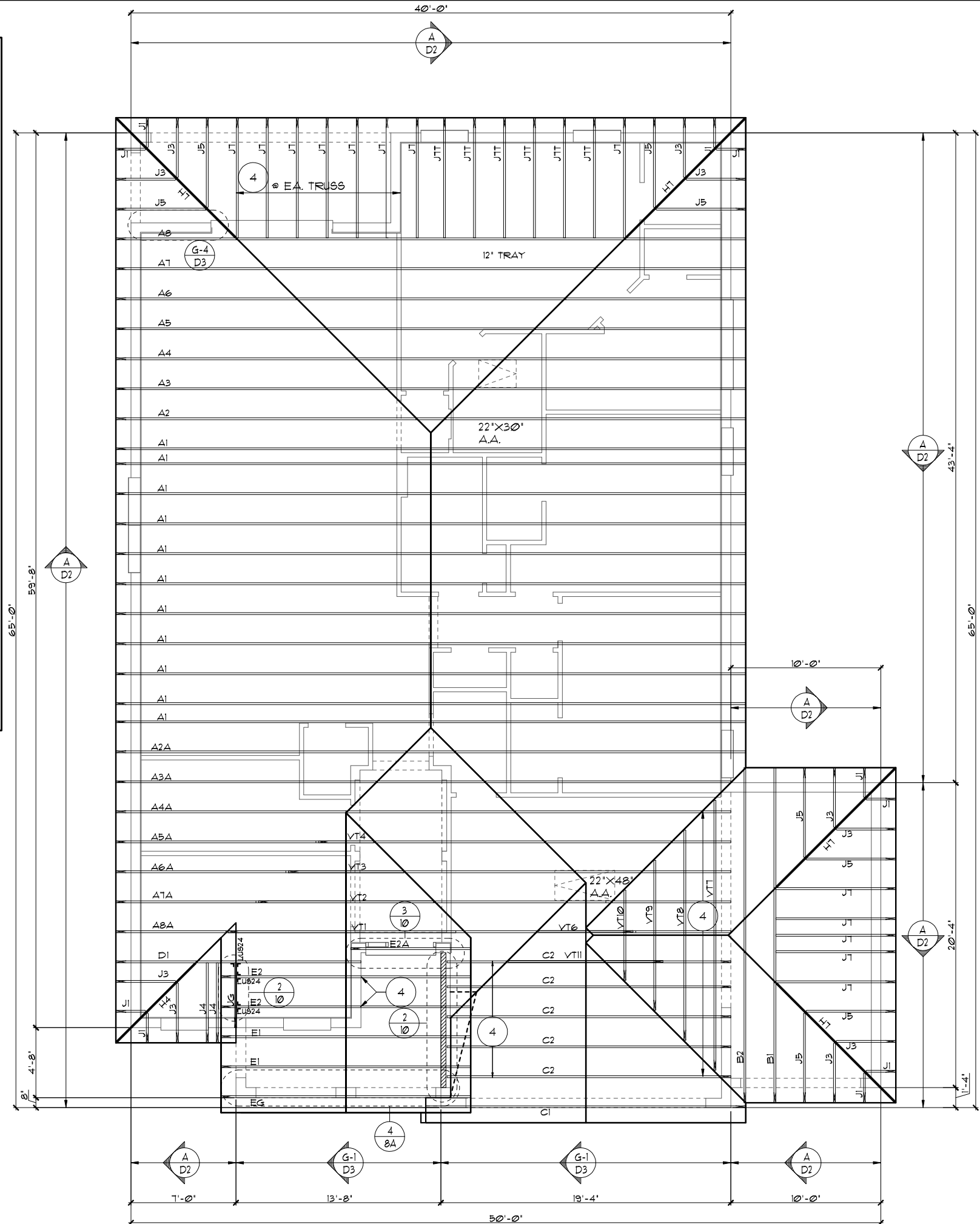
UPPER PORTION VENTILATION TOTAL: ----- **468 S.F.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 S.F.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL: ----- **432 S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 L.F.** @ **0.087 S.F.** VENTING PER L.F.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 1TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BC51.1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 1TH EDITION R305.1.1 - Underlayment materials required to comply with ASTM D226, D4869 of Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R305.1.1. Underlayment shall be applied and attached in accordance with Table R305.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 9 1/4" DIA. CIRCLES
 - MILLENNIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R305.1.1.1



TRUSS LAYOUT "A"
1/8'-1'-0" (11X17) 1/4'-1'-0" (22X34)

3-CAR GARAGE OPTION

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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REVISIONS	BY
05-16-19	JF

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---	--

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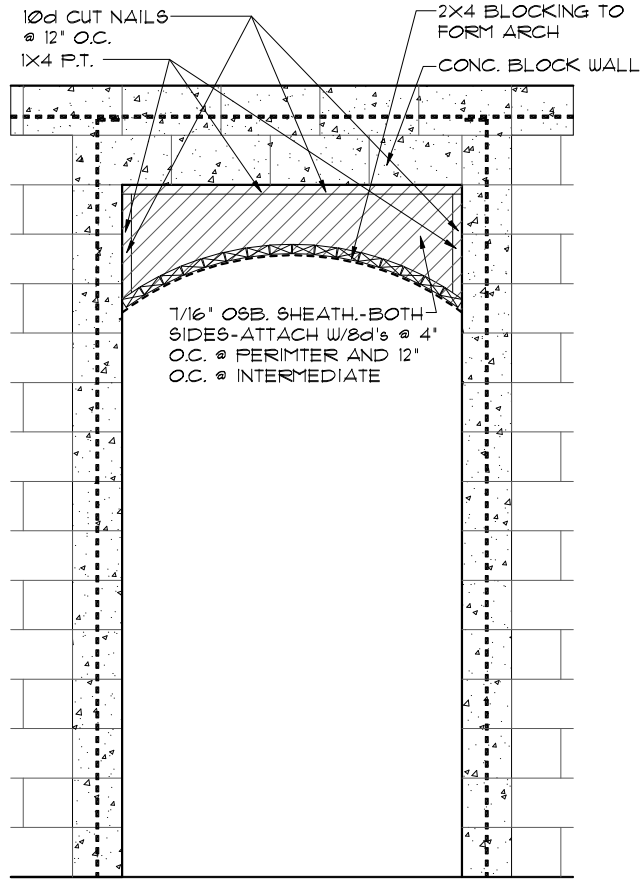
1966	MARGATE II
------	------------

DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	

Park Square HOMES

TRUSS LAYOUT

08A.3
OF 00 SHEETS



4
8A 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 1TH EDITION R306: MIN. 40% - MAX. 50%
OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF
ATTIC SPACE AND THE BALANCE TO BE IN LOWER
PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF
VENTED SPACE:

TOTAL VENTED SPACE: **2,593 S.F.** = **8.64 S.F.** NET FREE VENT.
300 REQUIRED

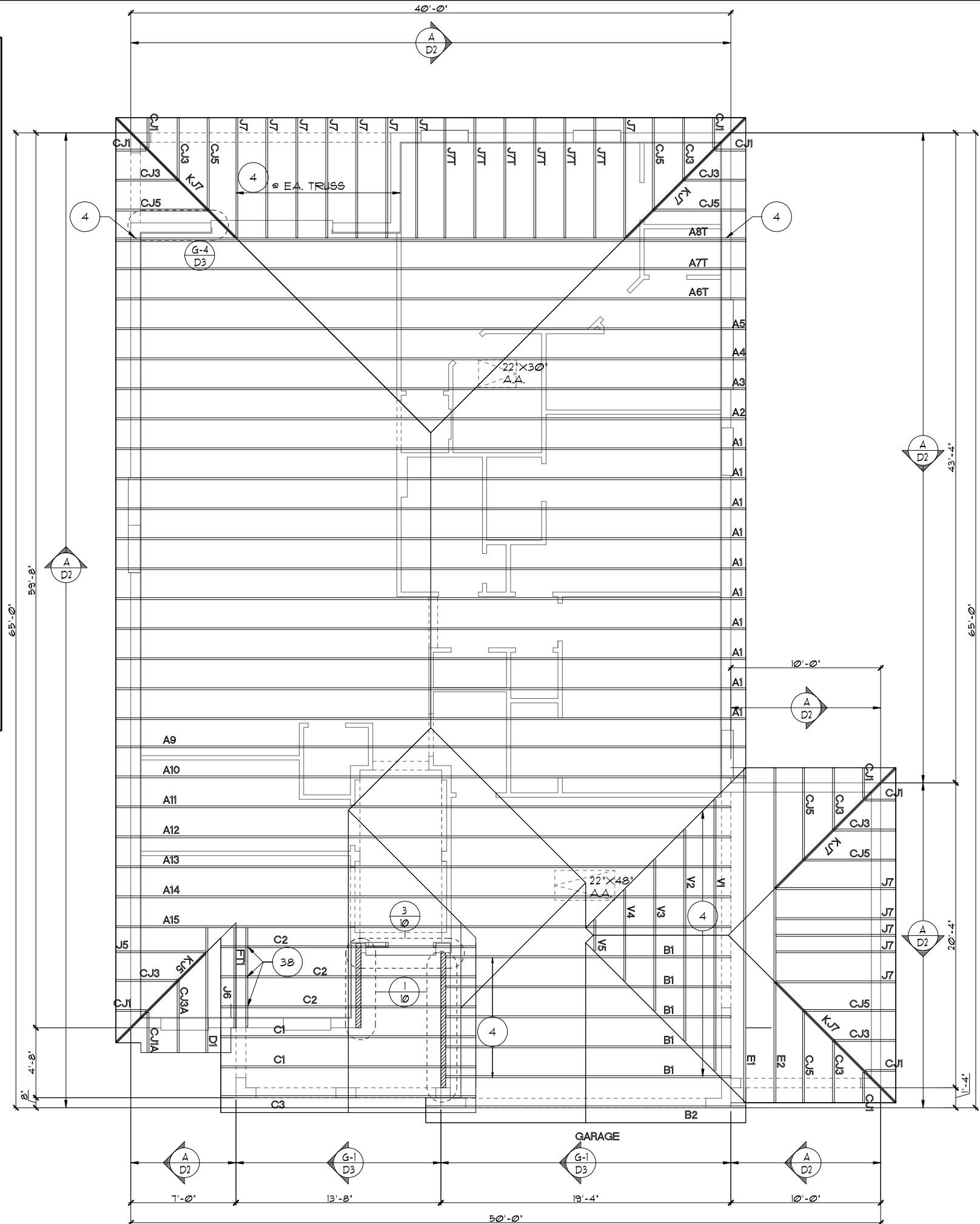
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PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 S.F.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL: ----- **432 S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 L.F.** @ **0.087 S.F.** VENTING PER L.F.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

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TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG
TO BE **12"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND
ROOFING AS PER NATIONAL ROOFING
AND SHEET METAL ASSOC. STANDARDS
AND/ OR ACCEPTABLE INDUSTRY
PRACTICE AND IN ACCORDANCE WITH
THE 1TH EDITION (2020) FLORIDA
RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS,
HEADERS, ETC. TO BE SIZED BY TRUSS
MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PRE-
VENT ROTATION & PROVIDE LATERAL
STABILITY IN ACCORDANCE WITH THE
REQUIREMENTS SPECIFIED IN THE
CONSTRUCTION DOCUMENTS FOR
BUILDING & ON THE INDIVIDUAL TRUSS
DESIGN DRAWINGS. IN THE ABSENCE OF
SPECIFIC BRACING REQUIREMENTS,
TRUSSES SHALL BE BRACED IN
ACCORDANCE WITH TPI/WTCA BC51 I.
6. REFER TO TRUSS MANUFACTURER'S
DRAWINGS FOR TRUSS PLACEMENT &
TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE
INSTALLED IAW FBCR 2020, 1TH
EDITION R305.1.1 -
Underlayment materials required to
comply with ASTM D226, D4869 of Type
IV shall bear a label indicating
compliance to the standard designation
and, if applicable, type classification
indicated in Table R305.1.1. Underlayment
shall be applied and attached in
accordance with Table R305.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING
SIZES :
• LOMANCO : (2) 9 1/4" DIA. CIRCLES
• MILLENNIUM METAL : 2 1/2" X 46"
HOLE
9. ROOF UNDERLAYMENT TO BE USED IS
2 LAYERS OF 30 LBS. SYNTHETIC FELT
OR ANY OTHER METHOD LISTED PER
FBC R305.1.1.1



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

3-CAR GARAGE OPTION

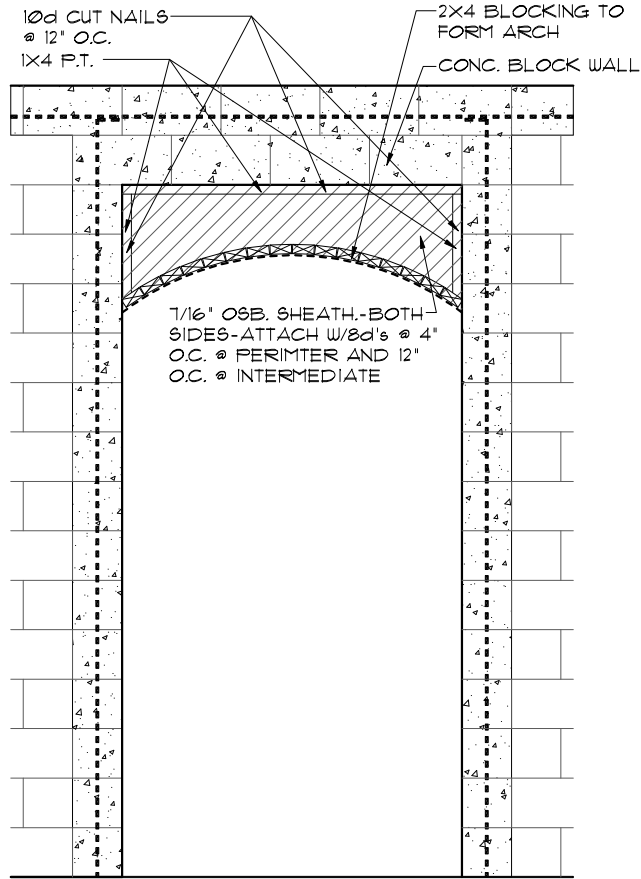
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Park Square HOMES	
TRUSS LAYOUT	
1966	MARGATE II
DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	
08A.3	
OF 00 SHEETS	



4
8B
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: $\frac{2,593 \text{ SF.}}{300} = \underline{8.64 \text{ SF.}}$ NET FREE VENT. REQUIRED

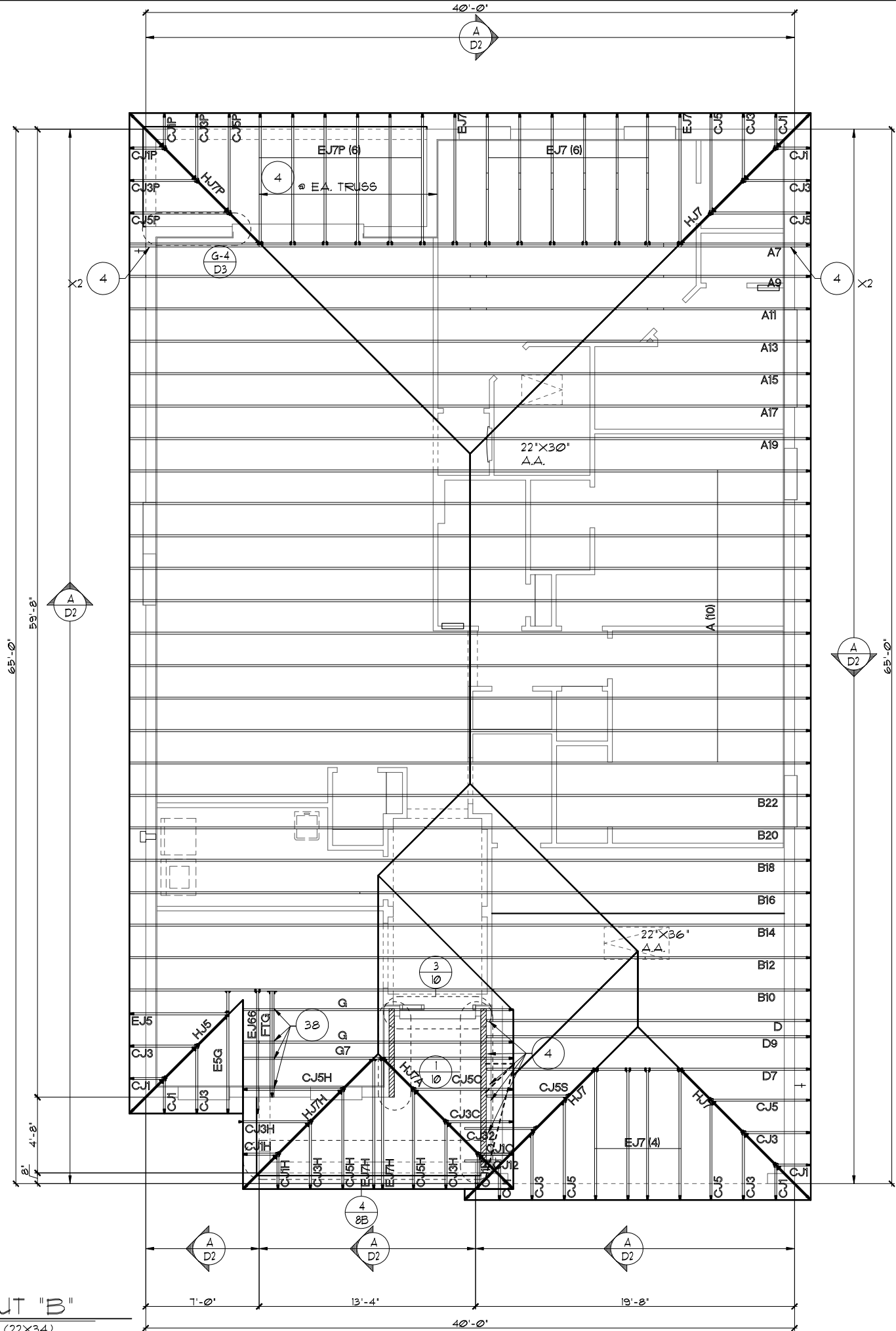
UPPER PORTION VENTILATION TOTAL:----- 4.68 SF.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78 SF. /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- 4.32 SF.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(50 L.F. @ 0.087 SF. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 11TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BC61.1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 or Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 9 1/8" DIA. CIRCLES
 - MILLINIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R905.1.1.



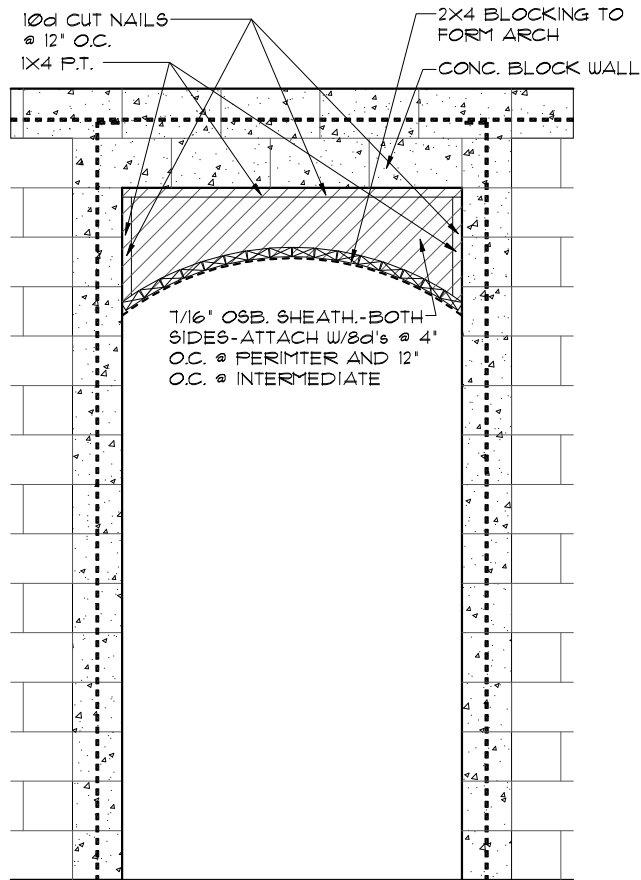
TRUSS LAYOUT "B"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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REVISIONS	BY
05-16-19	JF
Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	
TRUSS LAYOUT	
1966	MARGATE II
DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	
08B	
OF 00 SHEETS	



4
8B
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 1TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: $\frac{2,593 \text{ SF.}}{300} = 8.64 \text{ SF.}$ NET FREE VENT. REQUIRED

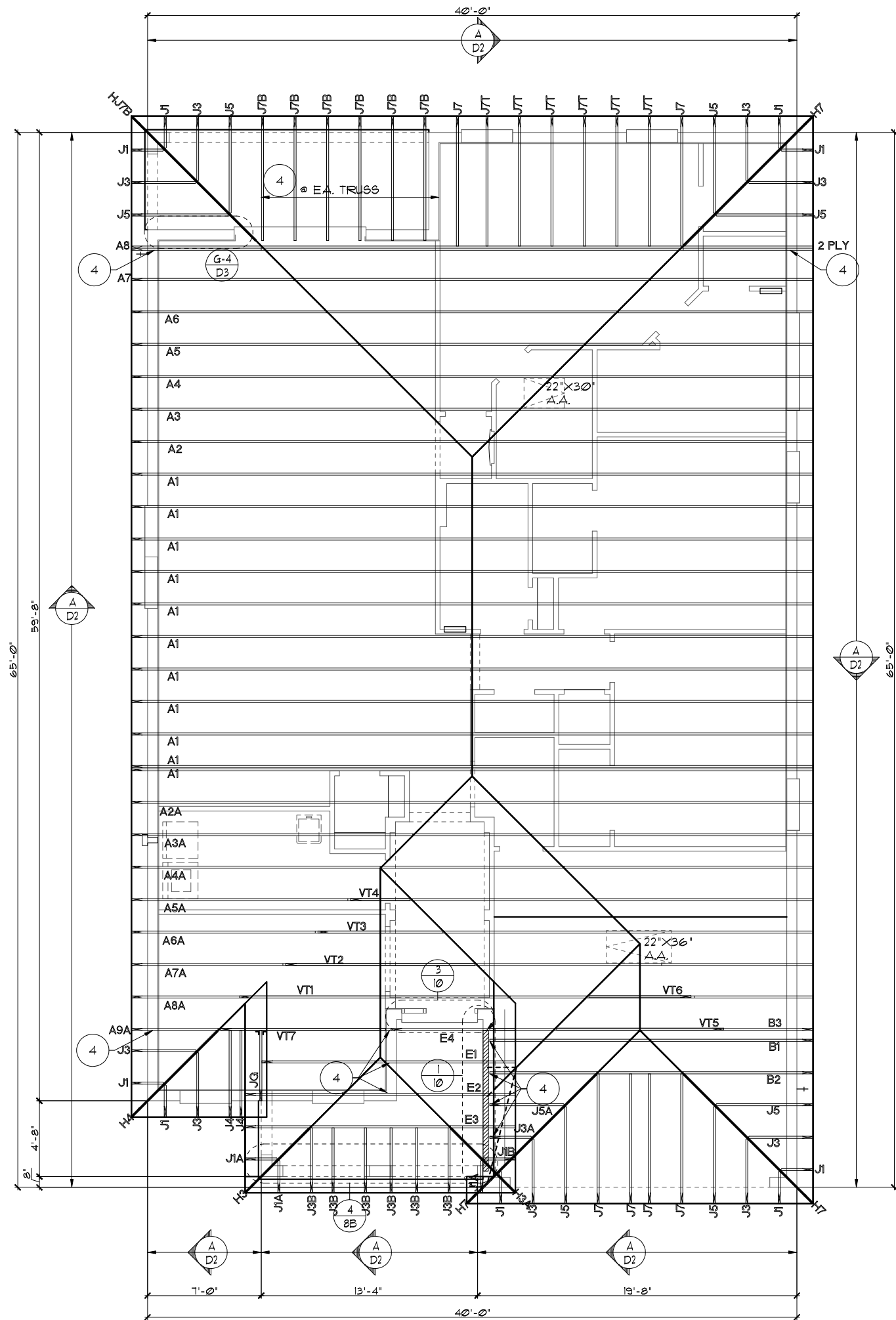
UPPER PORTION VENTILATION TOTAL:----- 468 SF.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78 SF./VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- 432 SF.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(.50 LF. @ 0.087 SF. VENTING PER LF.)

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 1TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
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6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 1TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 or Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 3 1/4" DIA. CIRCLES
 - MILLENIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R905.1.1.1



TRUSS LAYOUT "B"

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

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FLORIDA SERIES

LOT: SPECIFIC INFORMATION

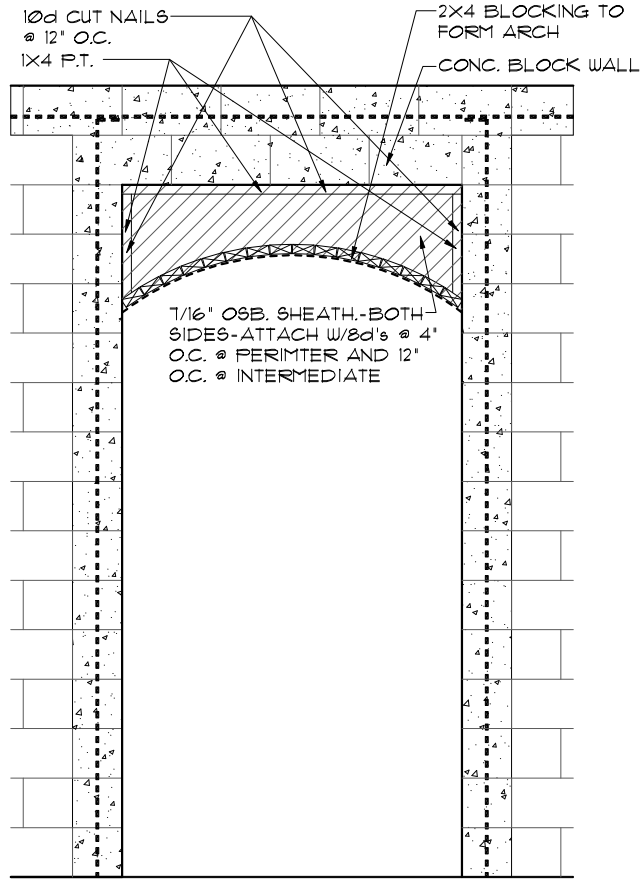
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REVISIONS	BY
05-16-19	JF

Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 528 - 3000
---	--

1966	MARGATE II
------	------------

DATE 04-05-2017	SCALE AS NOTED
DRAWN RDC	JOB N/A
SHEET 08B	OF 00 SHEETS



4
8B **DETAIL**
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 7TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: $\frac{2,593 \text{ SF.}}{300} = \frac{8.64 \text{ SF.}}{\text{REQUIRED}}$

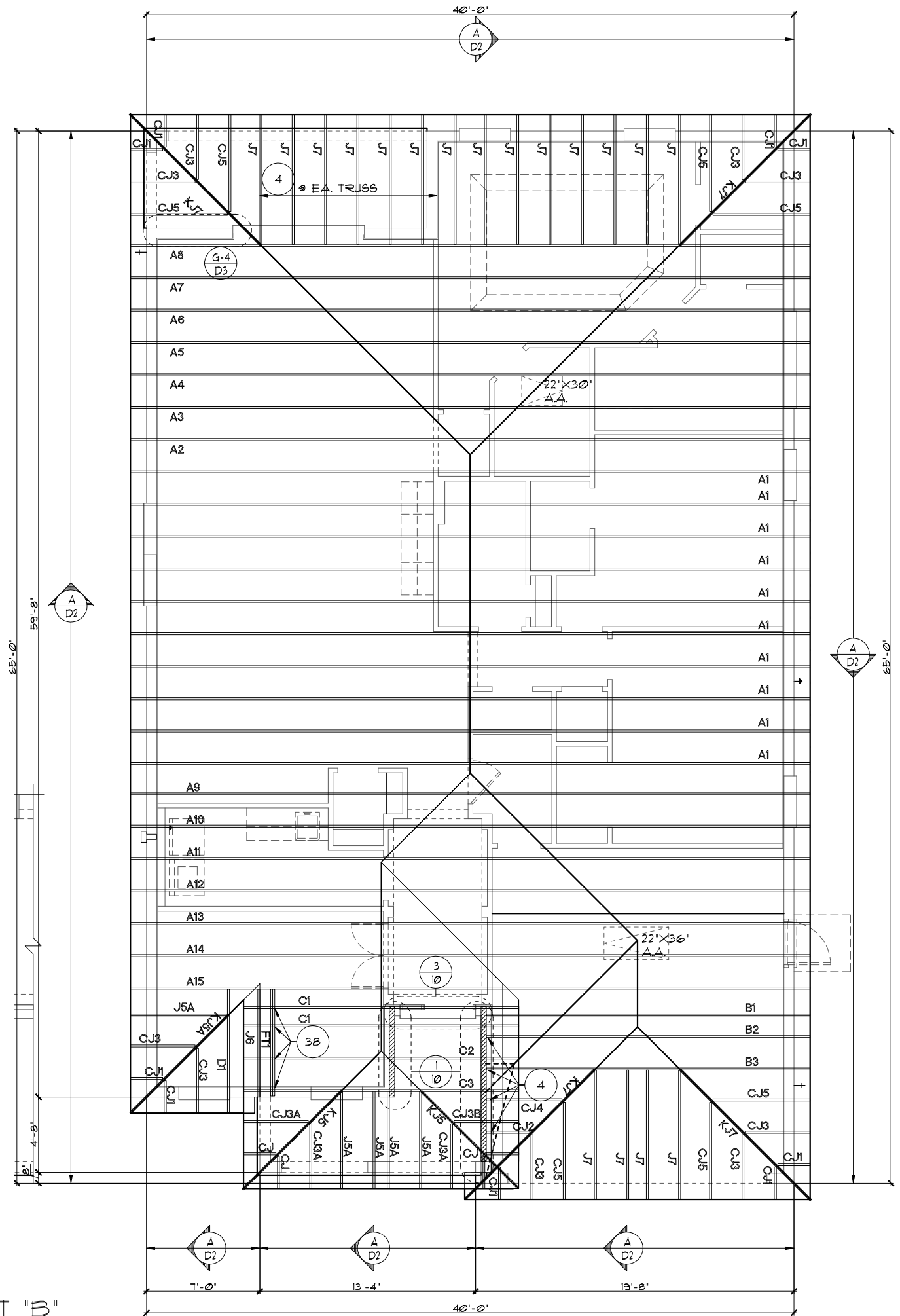
UPPER PORTION VENTILATION TOTAL: ----- **4.68 SF.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 SF.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL: ----- **4.32 SF.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 LF.** @ **0.087 SF.** VENTING PER LF.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 1TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
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6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH EDITION R305.1.1 - Underlayment materials required to comply with ASTM D226, D4869 or Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R305.1.1. Underlayment shall be applied and attached in accordance with Table R305.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 3 1/4" DIA. CIRCLES
 - MILLENNIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R305.1.1.1



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

FLORIDA SERIES

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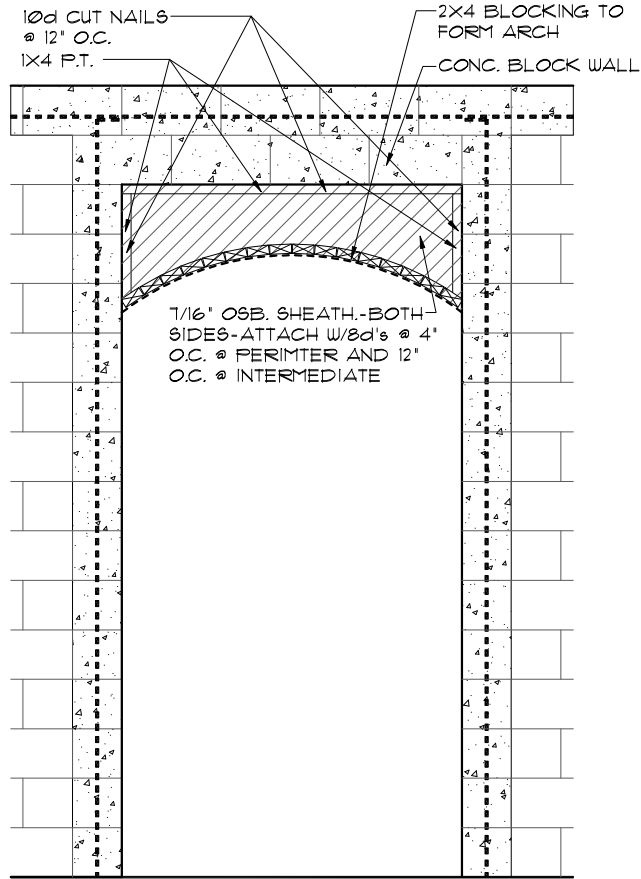
REVISIONS	BY
05-16-19	JF

Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
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A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	
---	--

1966	MARGATE II
------	------------

DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	
08B	
OF 00 SHEETS	



- NOTES**
1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
 2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
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4
8B **DETAIL**
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

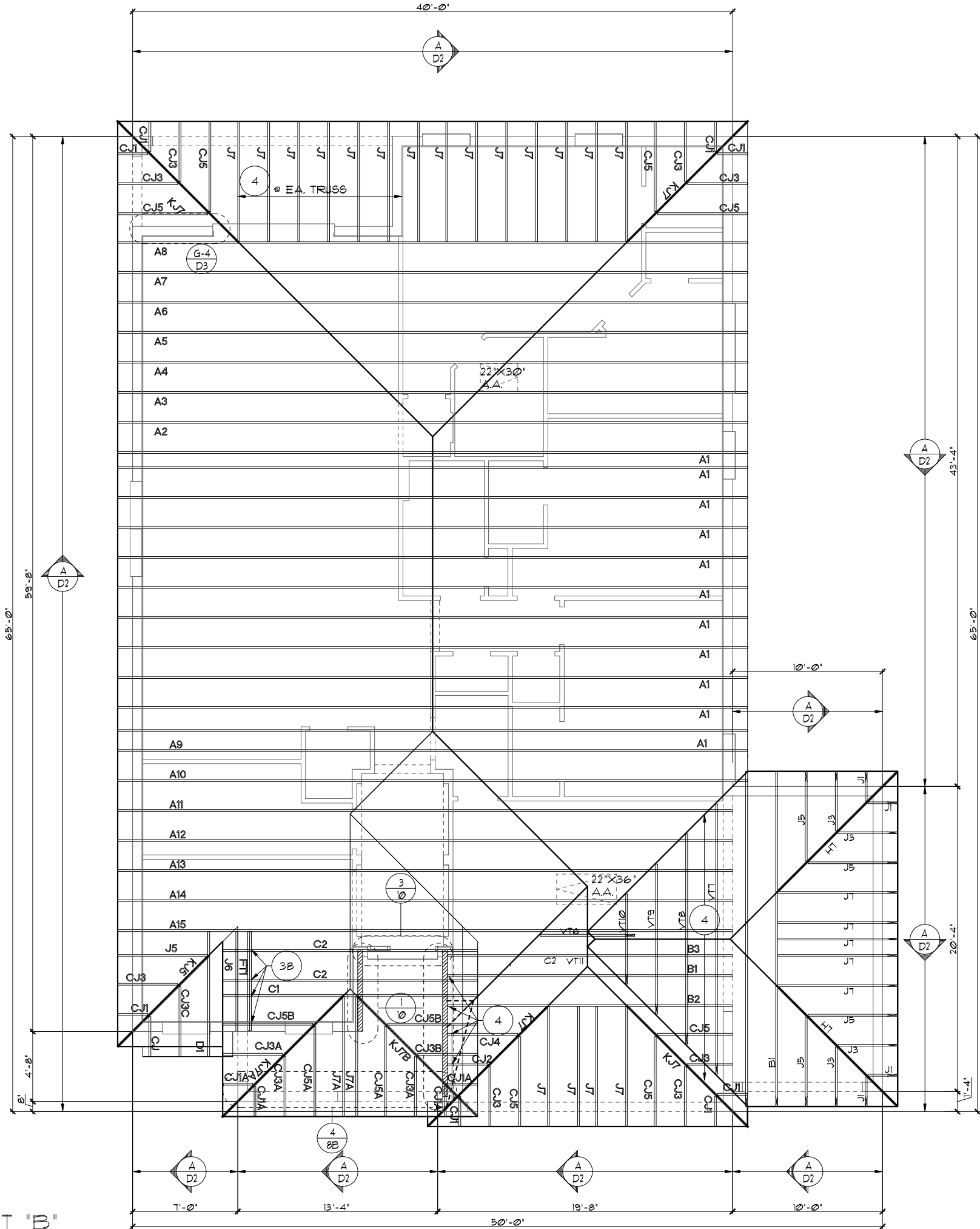
TOTAL VENTED SPACE: **2,593 SF.** = **8.64 SF.** NET FREE VENT. REQUIRED
300

UPPER PORTION VENTILATION TOTAL:----- **4.68 SF.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 SF.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- **4.32 SF.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 LF.** @ **0.087 SF.** VENTING PER LF.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

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



THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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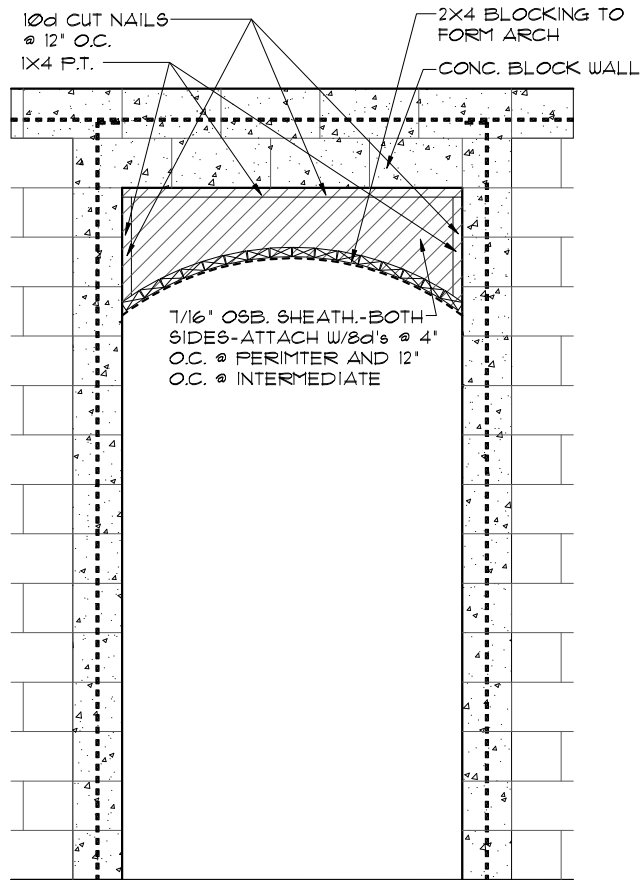
REVISIONS	BY
05-16-19	JF

Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	

1966	MARGATE II
------	------------

DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	
08B.3	
OF 00 SHEETS	

TRUSS LAYOUT



4
8B
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE: **2,593 SF.** = **8.64 SF.** NET FREE VENT. REQUIRED
300

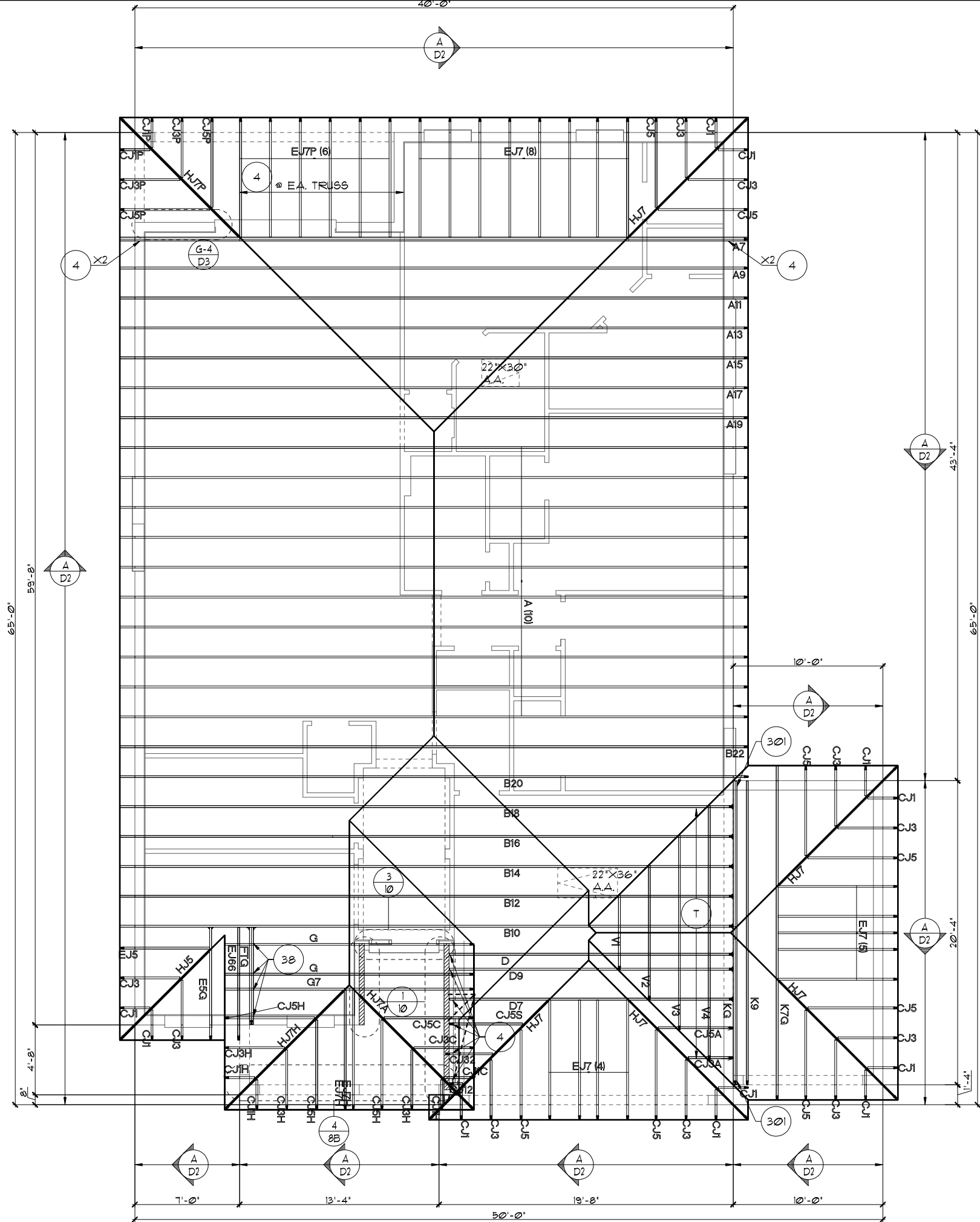
UPPER PORTION VENTILATION TOTAL:----- **468 SF.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 SF.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- **432 SF.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 LF.** @ **0.087 SF.** VENTING PER LF.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
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6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.1.1 - Underlayment materials required to comply with ASTM D226, D4869 or Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R305.1.1. Underlayment shall be applied and attached in accordance with Table R305.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 3 1/4" DIA. CIRCLES
 - MILLENNIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R305.1.1.



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

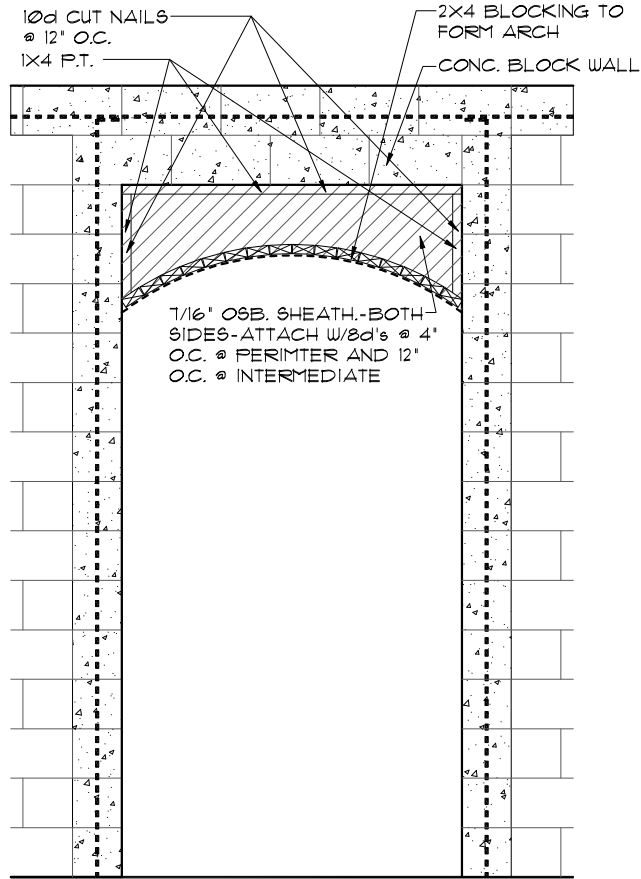
FLORIDA SERIES

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REVISIONS	BY
05-16-19	JF
Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	
Park Square HOMES	
TRUSS LAYOUT	
1966	
MARGATE II	
DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	
08B.3	
OF 00 SHEETS	



4
8B DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 1TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/50 OF VENTED SPACE:

TOTAL VENTED SPACE: **2,593 SF.** = **8.64 SF.** NET FREE VENT. REQUIRED
300

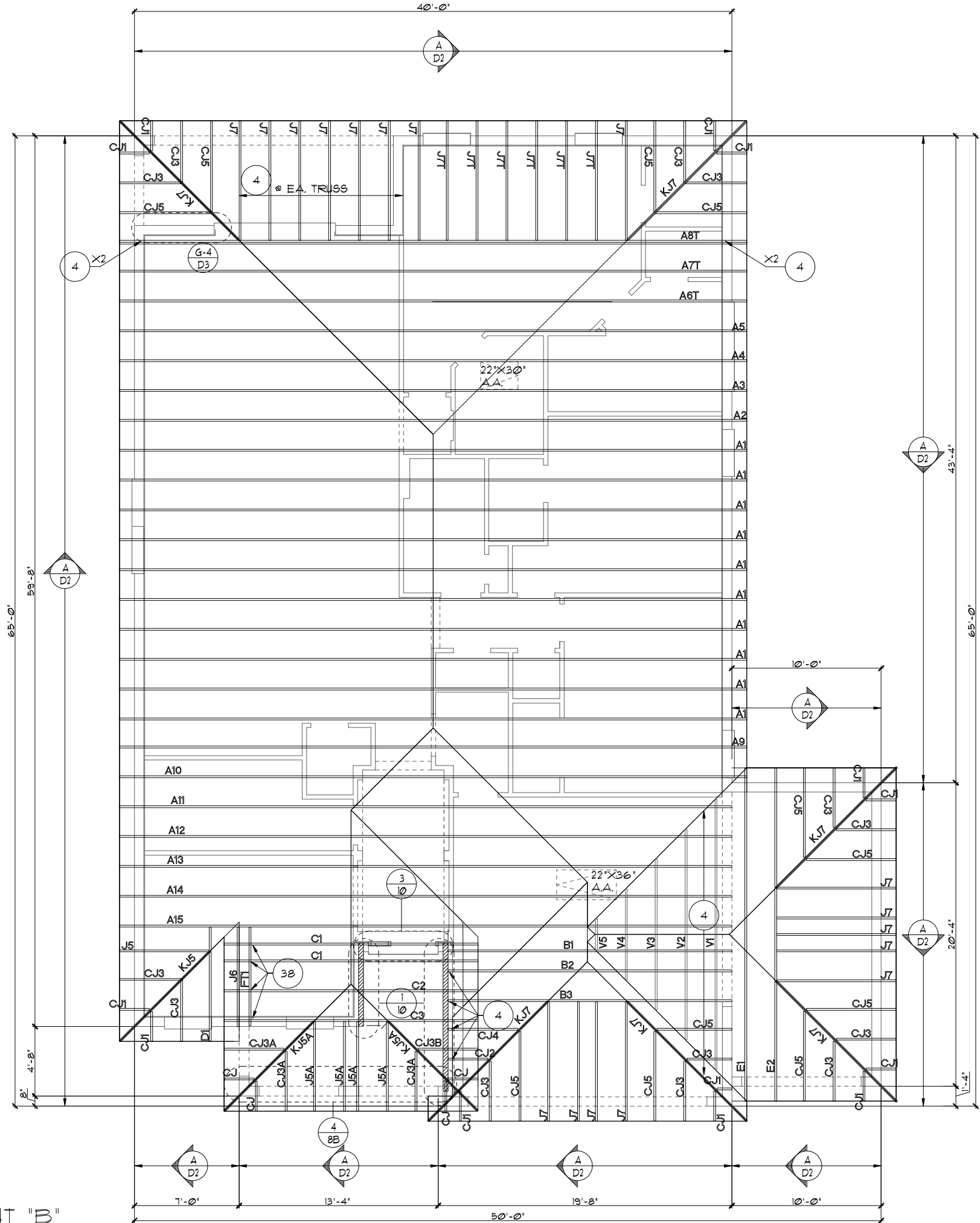
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PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 SF.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- **4.32 SF.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 L.F.** @ **0.087 SF.** VENTING PER L.F.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
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6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 1TH EDITION R305.1.1 - Underlayment materials required to comply with ASTM D226, D4869 of Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R305.1.1. Underlayment shall be applied and attached in accordance with Table R305.1.1.
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TRUSS LAYOUT "B"

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

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05-16-19	JF

Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
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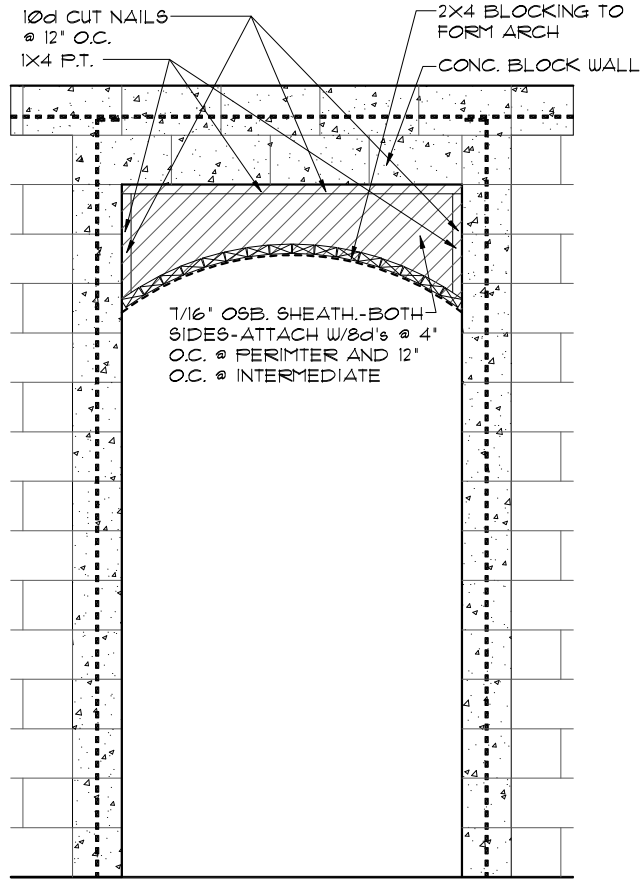
Park Square HOMES	
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TRUSS LAYOUT	
--------------	--

1966	
MARGATE II	

DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	

08B.3
OF 00 SHEETS



4
8C
DETAIL
1/2\"/>

ATTIC VENTILATION CALCULATIONS

PER FBC2020 1TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: **2,593 S.F.** = **8.64 S.F.** NET FREE VENT. REQUIRED
300

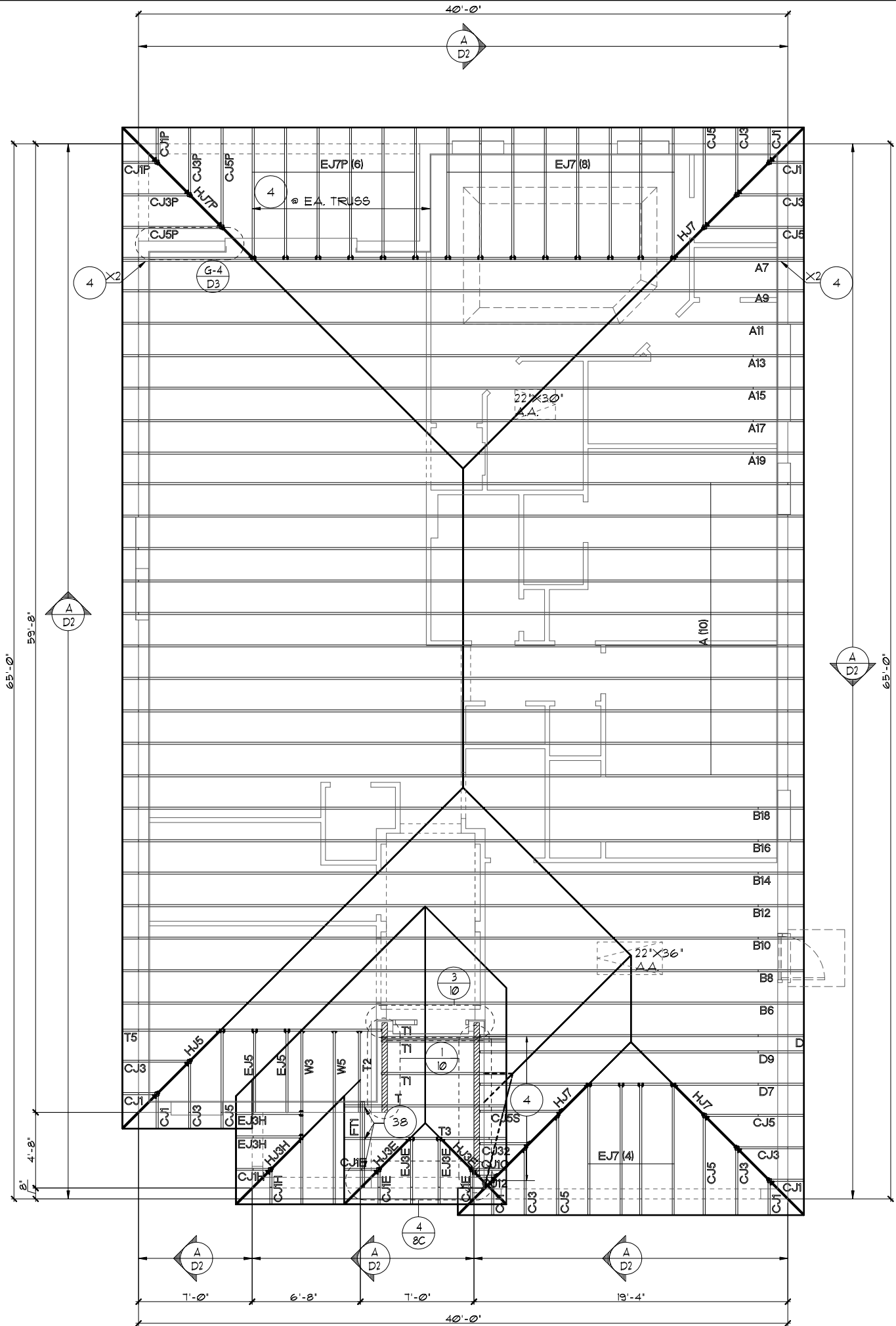
UPPER PORTION VENTILATION TOTAL:----- **4.68 S.F.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 S.F.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- **4.32 S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 L.F.** @ **0.087 S.F.** VENTING PER L.F.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 1TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCS1.1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 1TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 of Type IV shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 9 1/4" DIA. CIRCLES
 - MILLENNIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R905.1.1.1



TRUSS LAYOUT "C"
1/8\"/>

FLORIDA SERIES

Park Square HOMES

TRUSS LAYOUT

1966

MARGATE II

REVISIONS	BY
05-16-19	JF

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

DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

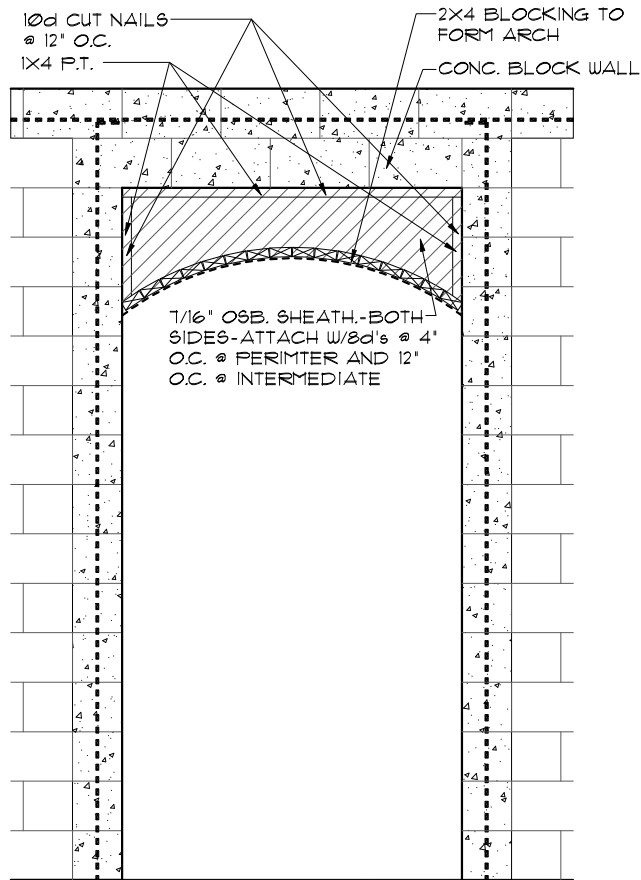
SHEET

08C
OF 00 SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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4
8C

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

ATTIC VENTILATION CALCULATIONS

PER FBC2020 1TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: $\frac{2,593 \text{ SF.}}{300} = \frac{8.64 \text{ SF.}}{\text{REQUIRED}}$

UPPER PORTION VENTILATION TOTAL:----- 4.68 SF.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78 SF./VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

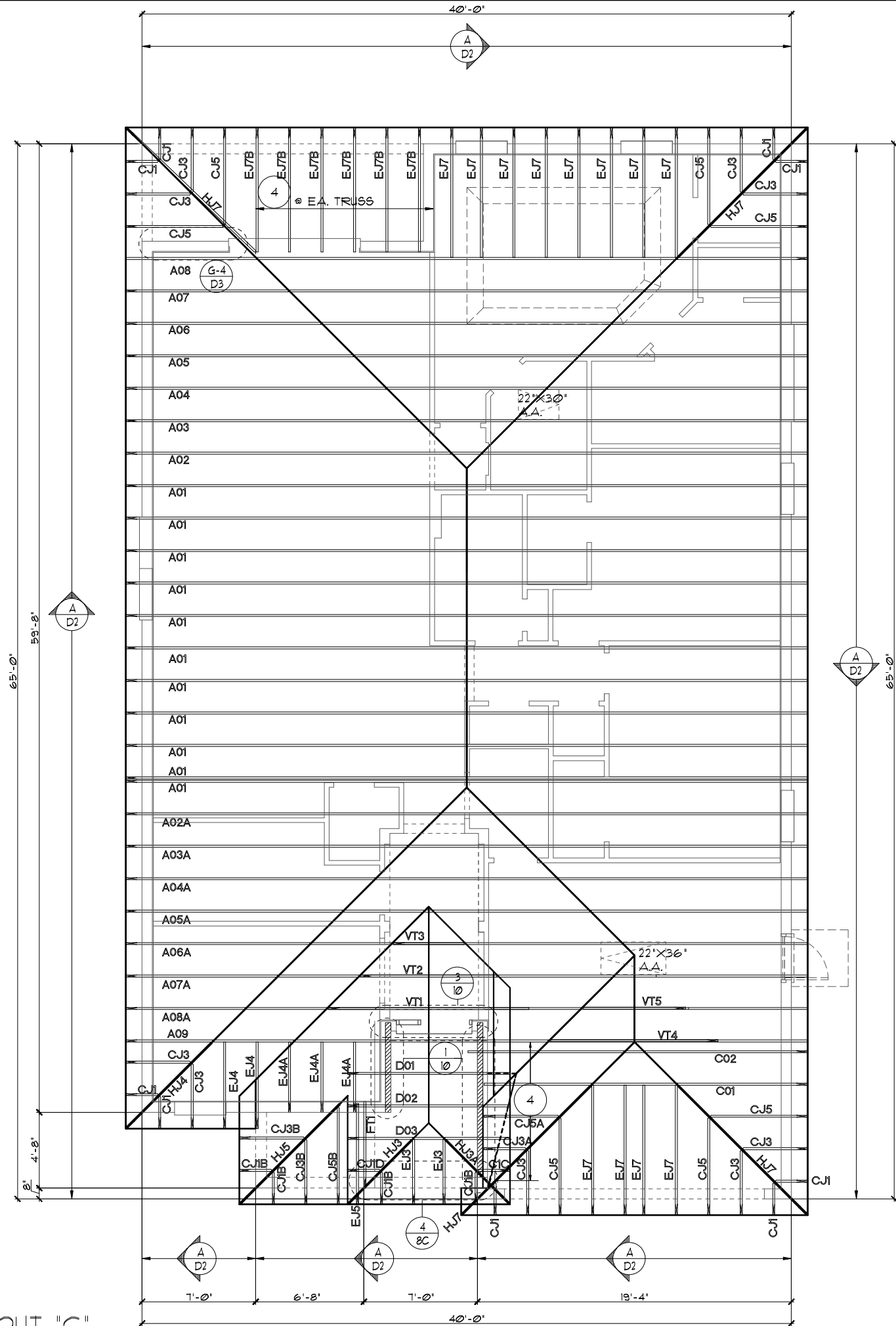
LOWER PORTION VENTILATION TOTAL:----- 4.32 SF.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(.50 L.F. @ 0.087 SF. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 1TH EDITION (2020) FLORIDA RESIDENTIAL CODE.
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 - LOMANCO : (2) 9 1/4" DIA. CIRCLES
 - MILLENNIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R905.1.1.

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



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LOT: SPECIFIC INFORMATION

1966
MARGATE II

DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

SHEET

08C

OF 00 SHEETS

FLORIDA SERIES

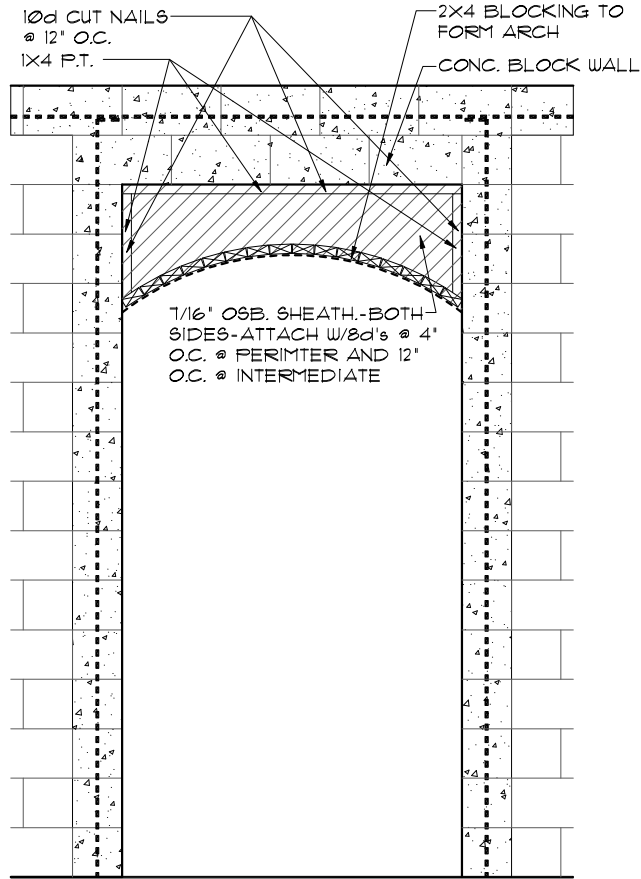
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TRUSS LAYOUT

REVISIONS BY 05-16-19 JF



4
8C DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: $\frac{2,593 \text{ S.F.}}{300} = \underline{8.64 \text{ S.F.}}$ NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:----- 4.68 S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78 S.F. /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

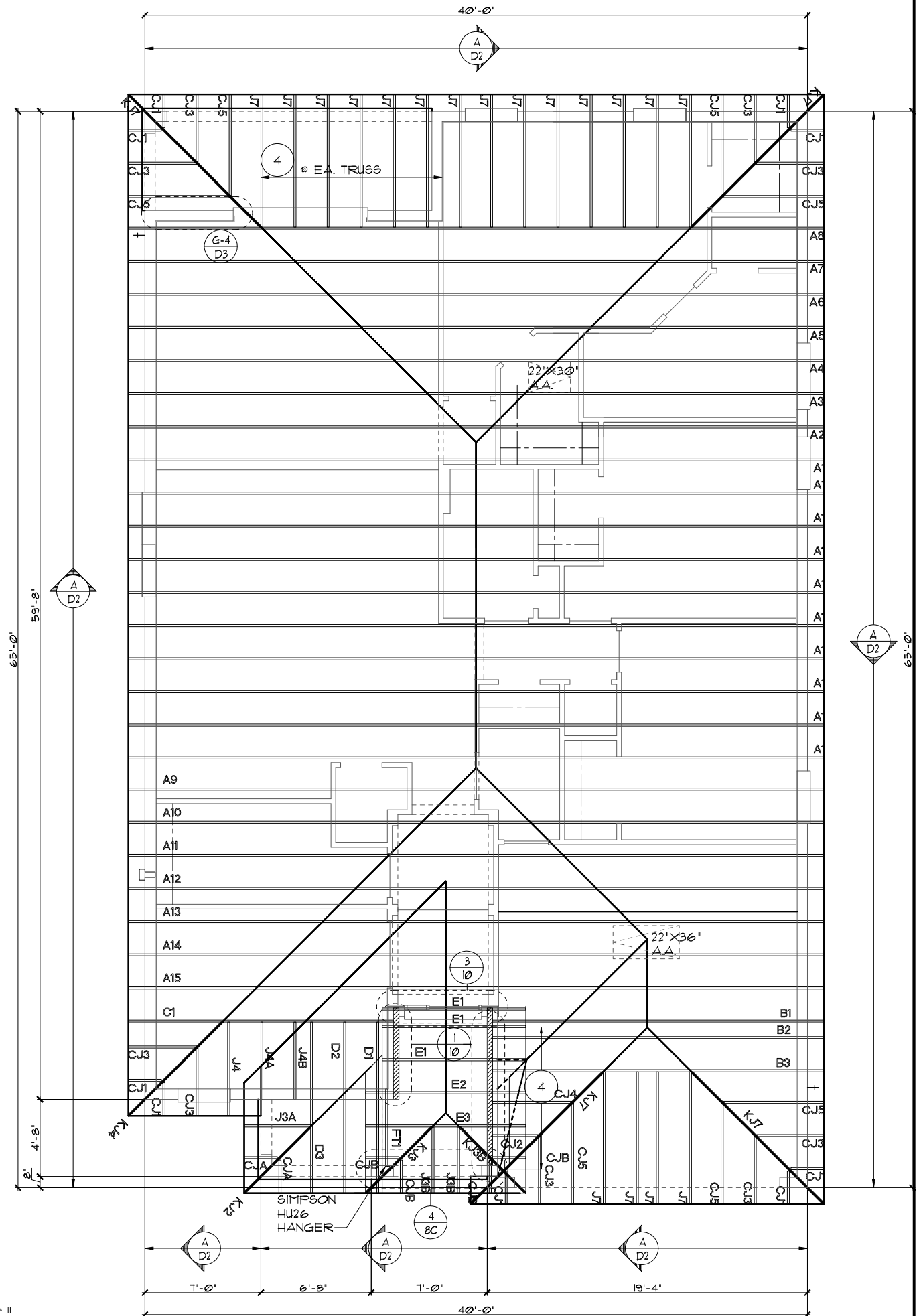
LOWER PORTION VENTILATION TOTAL:----- 4.32 S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(50 L.F. @ 0.087 S.F. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
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2. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
 - LOMANCO : (2) 3 1/4" DIA. CIRCLES
 - MILLENNIUM METAL : 2 1/2" X 46" HOLE
3. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R305.1.1.1



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

FLORIDA SERIES

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 11TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

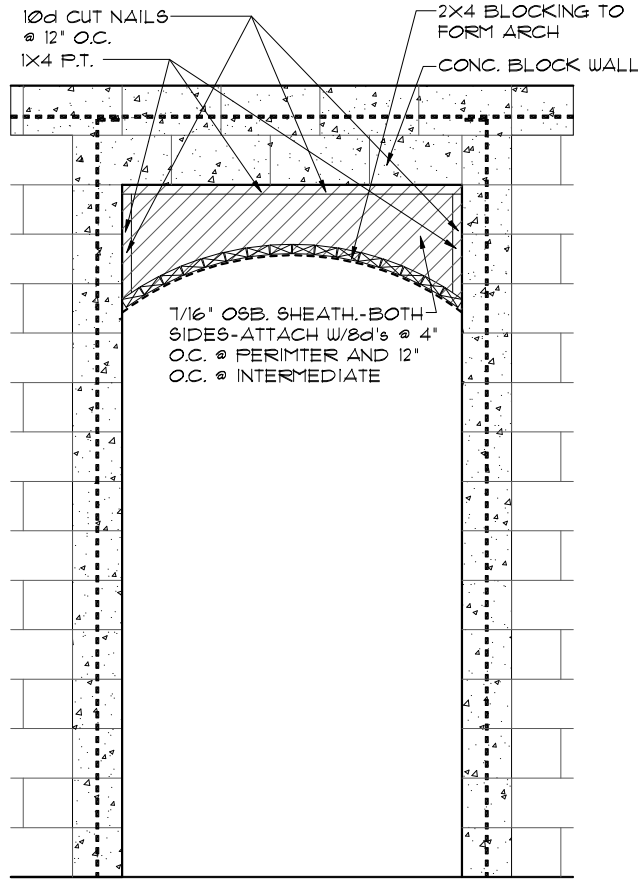
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TRUSS LAYOUT

1966
MARGATE II

DATE 04-05-2017
SCALE AS NOTED
DRAWN RDC
JOB N/A
SHEET
08C
OF 00 SHEETS



4
8C
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 1TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: **2,593 SF.** = **8.64 SF.** NET FREE VENT. REQUIRED
300

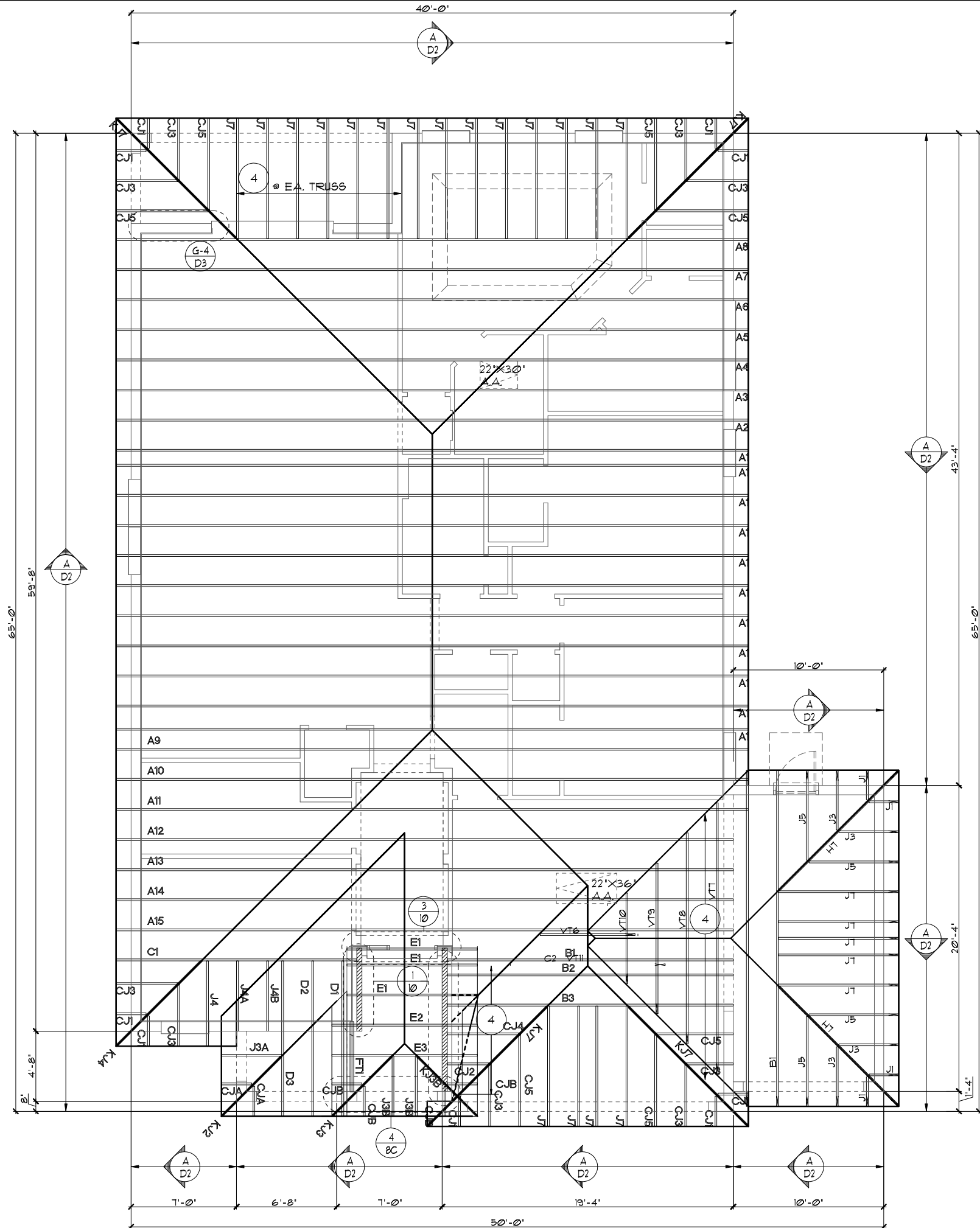
UPPER PORTION VENTILATION TOTAL:----- **4.68 SF.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 SF.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- **4.32 SF.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 LF.** @ **0.087 SF.** VENTING PER LF.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

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

3-CAR GARAGE OPTION

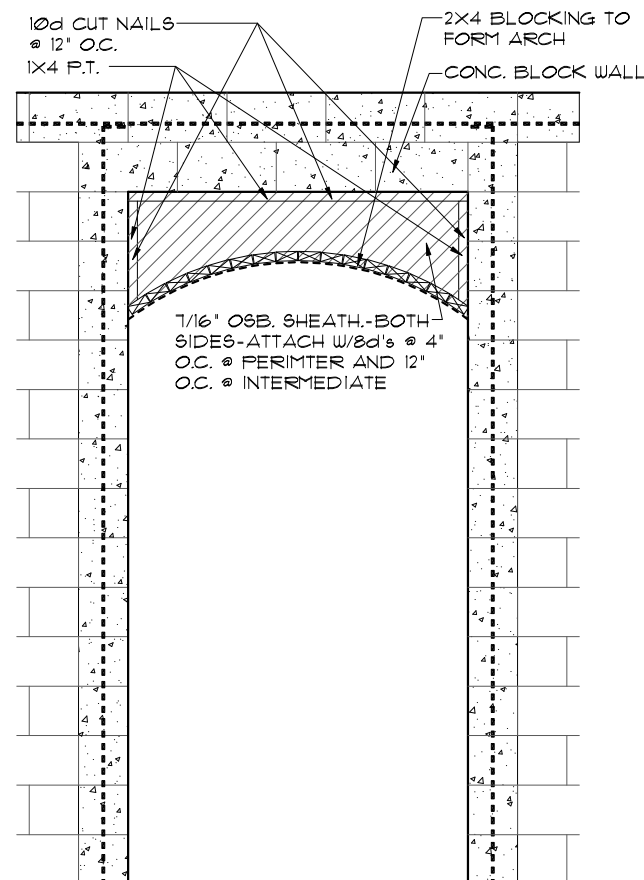
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		PE 47509
		PHONE 407-721-2292
A DIVISION OF PARK SQUARE ENTERPRISES, INC.		5200 Vineland Road, Suite 200
		Orlando, Florida 32811
		Phone: (407) 529 - 3000
Park Square HOMES		
TRUSS LAYOUT		
1966		
MARGATE II		
DATE 04-05-2017		
SCALE AS NOTED		
DRAWN RDC		
JOB N/A		
SHEET		
08C.3		
OF 00 SHEETS		

FLORIDA SERIES



NOTES

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 - LOMANCO : (2) 9 1/4" DIA. CIRCLES
 - MILLENNIUM METAL : 2 1/2" X 46" HOLE
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R305.1.1

4
8C

DETAIL

1/2" = 1' - 0" (11x17) 1" = 1' -

ATTIC VENTILATION CALCULATIONS

PER FBC2020 1TH EDITION R806: MIN. 40% - MAX. 50%
OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF
ATTIC SPACE AND THE BALANCE TO BE IN LOWER
PORTION (EAVES).

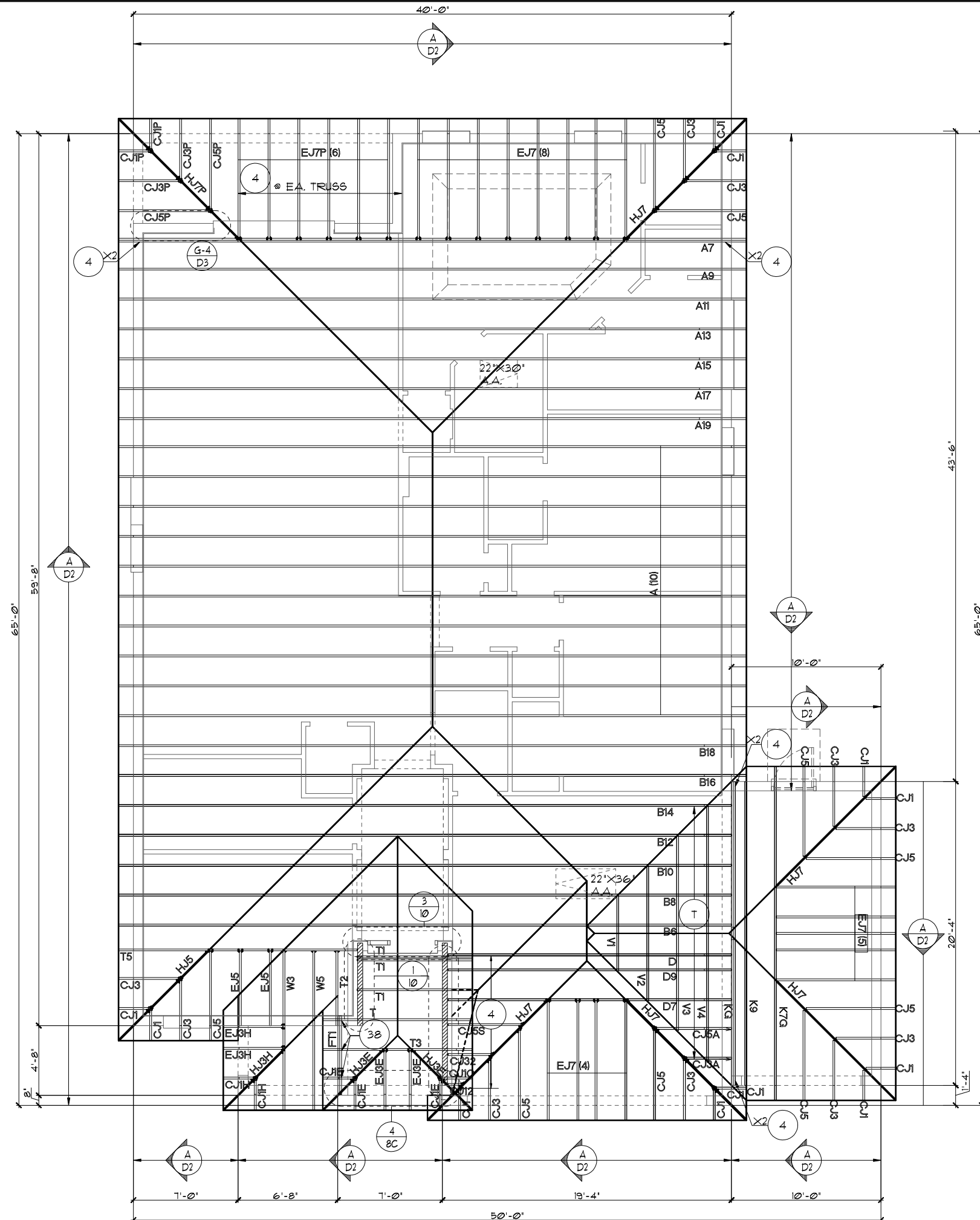
THE MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE:

TOTAL VENTED SPACE: $\frac{2,593 \text{ S.F.}}{300} = \underline{8.64 \text{ S.F.}}$ NET FREE VENT.
REQUIRED

UPPER PORTION VENTILATION TOTAL:----- 4.68 SF.
 PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78 SF. /VENT.
 (VENT TYPE: Q'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:----- 4.32 S.F.
 PROVIDED W/ VENTILATED SOFFITS @ EAVE:
 (50 L.F. @ 0.087 S.F. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%



TRUSS LAYOUT "C"

$$1/8'' = 1' - 0'' \quad (11 \times 17) \quad 1/4'' = 1' - 0'' \quad (22 \times 34)$$

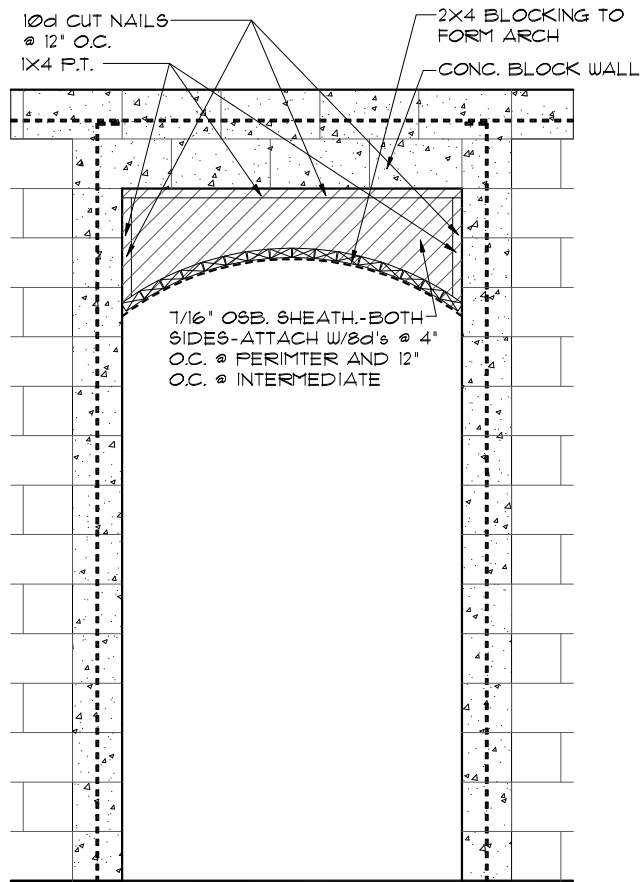
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FLORIDA SERIES

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Park Square HOMES	
TRUSS LAYOUT	
1966	
MARGATE II	
DATE 04-05-2019	
SCALE AS NOTED	
DRAWN RD	
JOB N/A	
SHEET	
08C	
OF 8 SHEETS	



4
8C
1/2"=1'-0" (11X17) 1/4"=1'-0" (22X34)

ATTIC VENTILATION CALCULATIONS

PER FBC2020 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: **2,593 SF.** = **8.64 SF.** NET FREE VENT.
300 REQUIRED

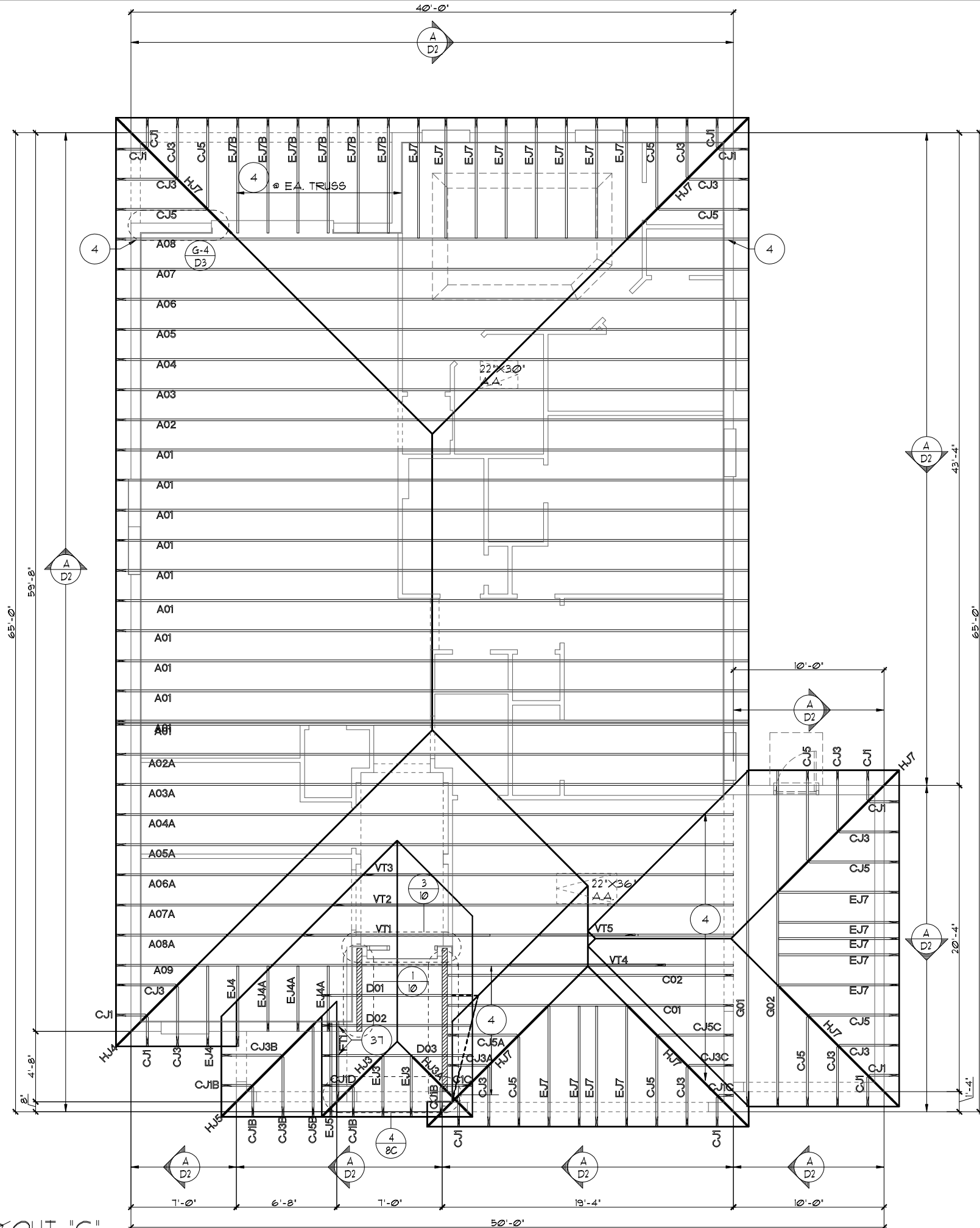
UPPER PORTION VENTILATION TOTAL:----- **468 SF.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78 SF.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

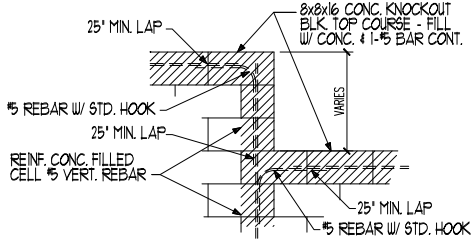
LOWER PORTION VENTILATION TOTAL:----- **432 SF.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50 LF.** @ **0.087 SF.** VENTING PER LF.)

UPPER PORTION PERCENTAGE: **50%**
LOWER PORTION PERCENTAGE: **50%**

NOTES

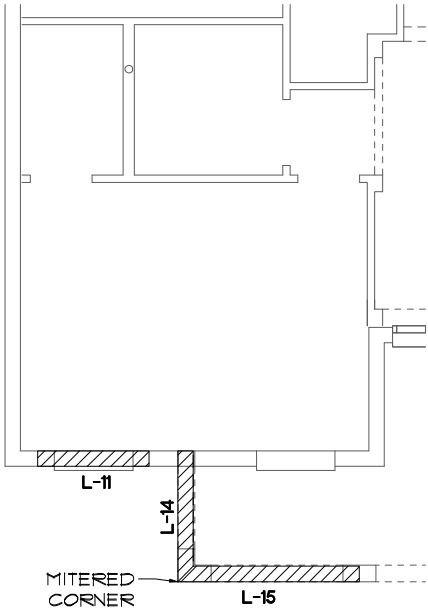
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9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R305.1.1.





BLOCK WALL HT. TRANSITION DETAIL

CAST CRETE LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L 1	17'-4"	8F32-1B/1T	GARAGE DOOR
L 2	4'-6"	8F16-0B/1T	SH25
L 3	4'-6"	8F16-0B/1T	SH25
L 4	7'-6"	8F12-0B/1T	6/0X1/0 F.G.
L 5	4'-6"	8F16-0B/1T	SH25
L 6	4'-6"	8F16-0B/1T	SH25
L 7	17'-4"	8F16-0B/1T	REAR LANAI
L 8	5'-10"	8F16-0B/1T	REAR LANAI
L 9	9'-4"	8F16-0B/1T	8/0X8/0 S.G.D.
L 10	7'-6"	8F16-0B/1T	FR. SH25
L 11	4'-6"	8F16-0B/1T	SH25
L 12	4'-6"	8F16-0B/1T	SH25
L 13	5'-10"	8RF12-0B/1T	FRONT DOOR
L 14	5'-4"	8F48-0B/1T	FRONT ENTRY
L 15	6'-6"	8F48-0B/1T	FRONT ENTRY
L 16	6'-6"	8F48-0B/1T	FRONT ENTRY
L 17			
L 18			
L 19			
L 20	5'-4"	8F16-0B/1T	4040 OPT MASTER BATH
L 21	9'-4"	8F32-1B/1T	GARAGE DOOR
L 22	16'-0"	8F16-1B/1T	GARAGE
L 23			
L 24			
L 25			
L 26	4'-6"	8RF16-0B/1T	OPT. GAR. SERVICE DOOR
L 27	4'-6"	8RF16-0B/1T	OPT. GAR. SERVICE DOOR
L 28			
L 29			
L 30			
L 31			
L 32			
L 33			
L 34			
L 35			
L 36			
L 37			
L 38			
L 39			

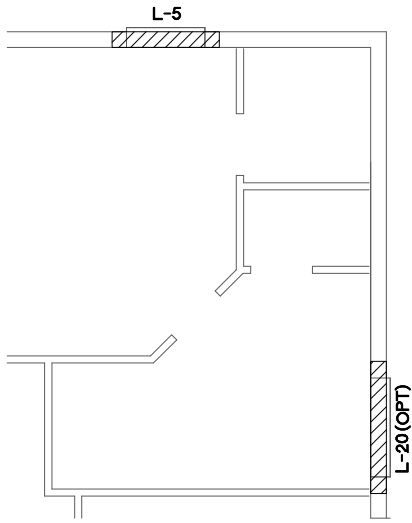
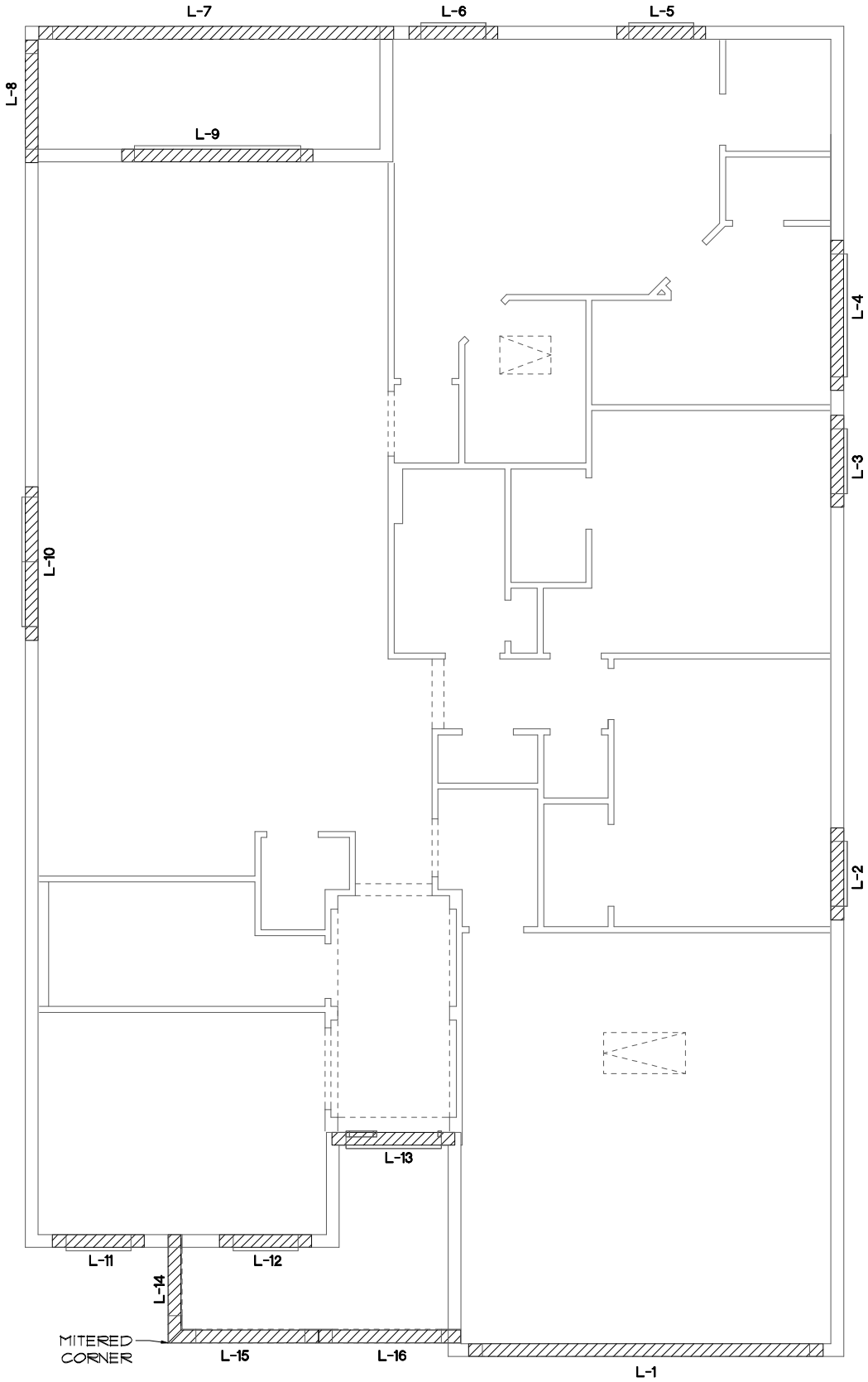


BEDROOM 4 OPT.

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

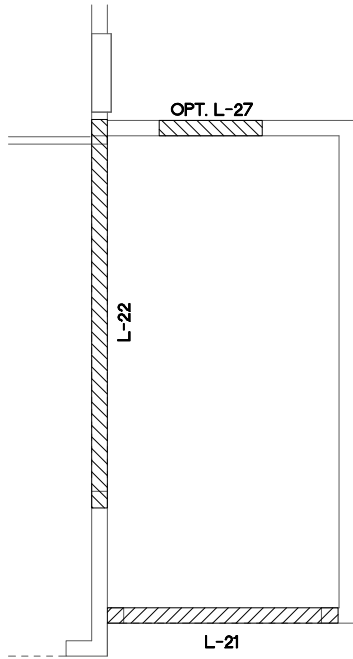
PRE CAST LINTEL LAYOUT A & "B"

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



M. BA. OPTION

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



3-CAR GAR. OPT.

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

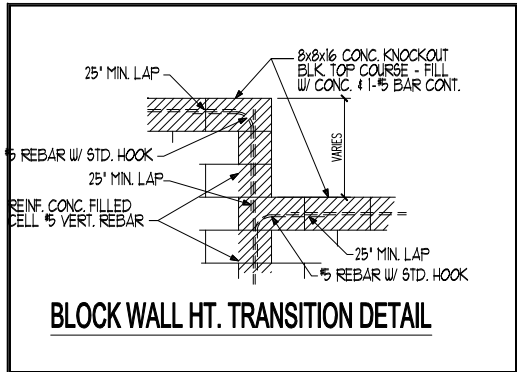
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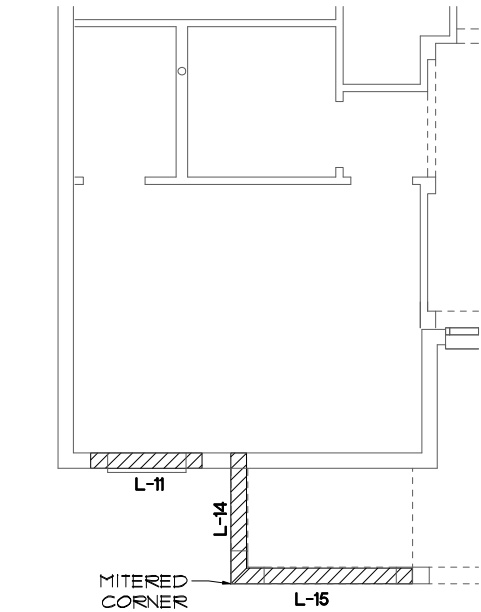
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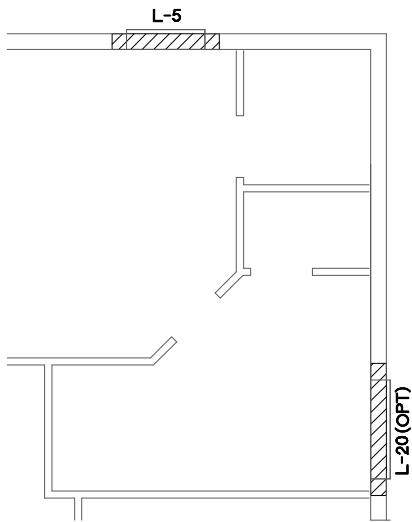
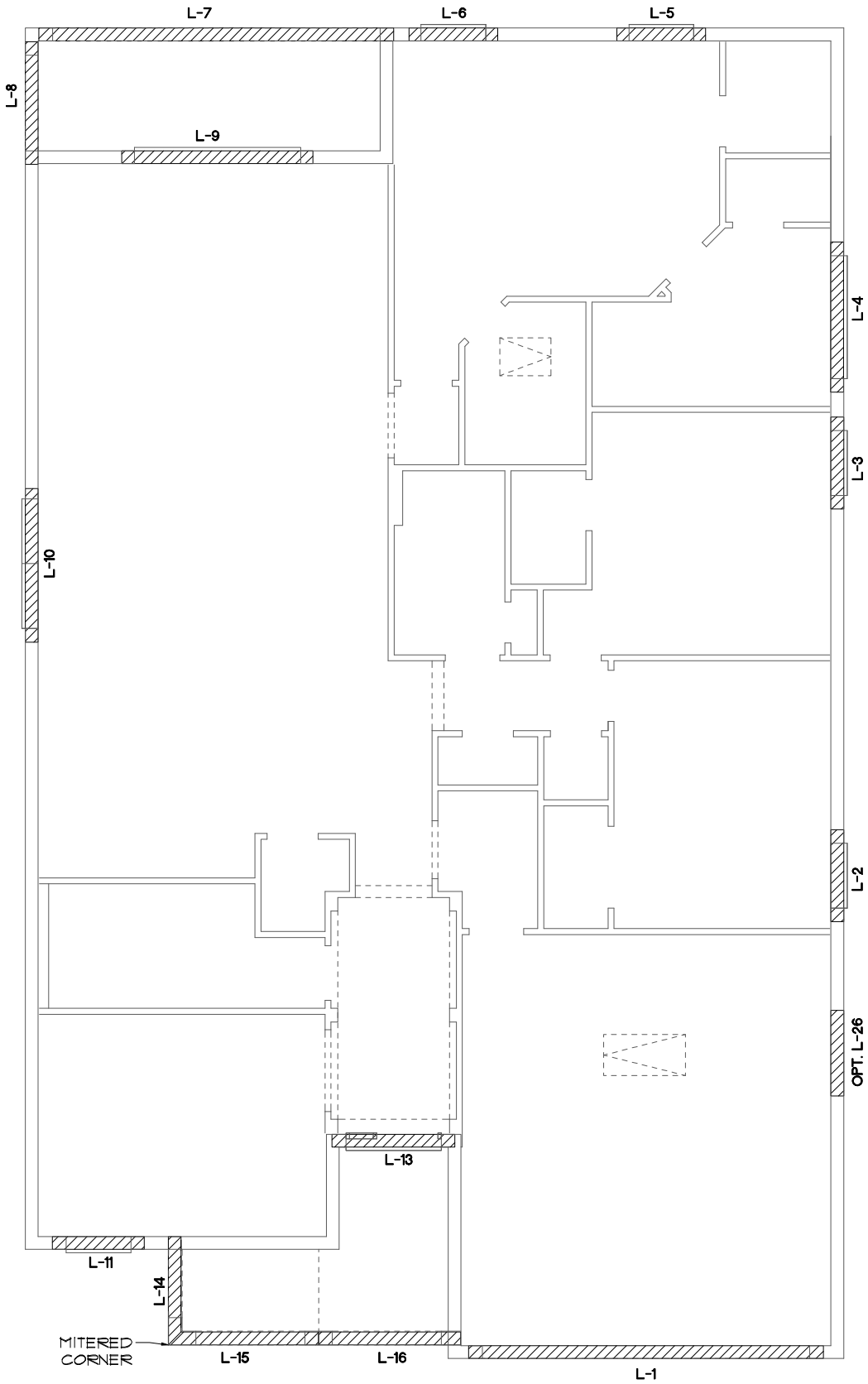
REVISIONS		BY
05-16-19		JF
Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292		
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000		
PRE CAST LINTEL LAYOUT		
1966		
MARGATE II		
DATE 04-05-2017		
SCALE AS NOTED		
DRAWN RDC		
JOB N/A		
SHEET		
09AB		
OF 00 SHEETS		



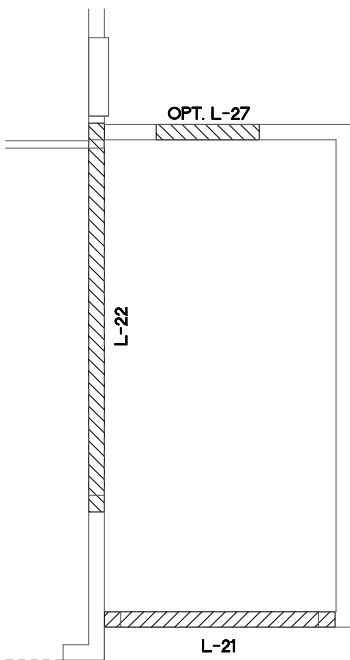
CAST CRETE LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L 1	11'-4"	8F32-1B/1T	GARAGE DOOR
L 2	4'-6"	8F16-0B/1T	SH25
L 3	4'-6"	8F16-0B/1T	SH25
L 4	1'-6"	8F12-0B/1T	6/0X1/0 F.G.
L 5	4'-6"	8F16-0B/1T	SH25
L 6	4'-6"	8F16-0B/1T	SH25
L 7	11'-4"	8F16-0B/1T	REAR LANAI
L 8	5'-10"	8F16-0B/1T	REAR LANAI
L 9	9'-4"	8F16-0B/1T	8/0X8/0 S.G.D.
L 10	1'-6"	8F16-0B/1T	FR SH25
L 11	4'-6"	8F16-0B/1T	SH25
L 12			
L 13	5'-10"	8RF12-0B/1T	FRONT DOOR
L 14	5'-4"	8F16-0B/1T	FRONT ENTRY
L 15	6'-6"	8F16-0B/1T	FRONT ENTRY
L 16	6'-6"	8F56-0B/1T	FRONT ENTRY
L 17			
L 18			
L 19			
L 20	5'-4"	8F16-0B/1T	4040 OPT MASTER BATH
L 21	9'-4"	8F32-1B/1T	GARAGE DOOR
L 22	16'-0"	8F16-1B/1T	GARAGE
L 23			
L 24			
L 25			
L 26	4'-6"	8RF16-0B/1T	OPT. GAR. SERVICE DOOR
L 27	4'-6"	8RF16-0B/1T	OPT. GAR. SERVICE DOOR
L 28			
L 29			
L 30			
L 31			
L 32			
L 33			
L 34			
L 35			
L 36			
L 37			
L 38			
L 39			



PRE CAST LINTEL LAYOUT "C"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



M. B.A. OPTION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



3-CAR GAR. OPT.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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Engineering By: TEG, INC. MICHAEL A. THOMPSON PE 47509 PHONE 407-721-2292	
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	
Park Square HOMES	
PRE CAST LINTEL LAYOUT	
1966	MARGATE II
DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	
09C	OF 00 SHEETS

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

LENGTH \ TYPE		GRAVITY									
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B	8F36-1B	8F40-1B	8F44-1B
2'-10" (34')	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936	13400	14864
3'-6" (42')	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936	13400	14864
4'-0" (48')	PRECAST	2029	2646	4473	6039	7526	9004	10472	11936	13400	14864
4'-6" (54')	PRECAST	1651	1781	1913	2045	2177	2309	2441	2573	2705	2837
5'-4" (64')	PRECAST	1184	1223	1301	1380	1459	1538	1617	1696	1775	1854
5'-10" (70')	PRECAST	972	1459	2464	4144	5458	6772	8086	9400	10714	12028
6'-6" (78')	PRECAST	931	1255	2101	3396	5260	7124	8988	10852	12716	14580
7'-6" (90')	PRECAST	161	1029	1675	2385	3095	3805	4515	5225	5935	6645
9'-4" (112')	PRECAST	913	632	1045	1468	1891	2314	2737	3160	3583	4006
10'-6" (126')	PRECAST	456	658	1025	1514	2081	2714	3347	3980	4613	5246
11'-4" (136')	PRECAST	445	598	935	1365	1854	2343	2832	3321	3810	4299
12'-0" (144')	PRECAST	414	545	864	1254	1643	2032	2421	2810	3199	3588
13'-4" (160')	PRECAST	362	427	716	1028	1331	1634	1937	2240	2543	2846
14'-0" (168')	PRECAST	338	381	648	919	1190	1461	1732	2003	2274	2545
14'-8" (176')	PRESTRESSED	NR	455	700	1003	1335	1714	2153	2666	3179	3692
15'-4" (184')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
17'-4" (208')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
19'-4" (232')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
21'-4" (256')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
22'-0" (264')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
24'-0" (288')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

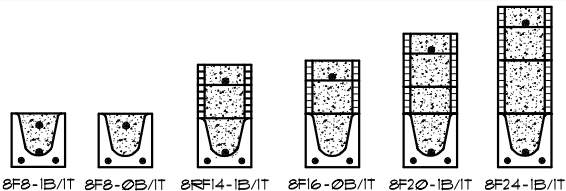
8" PRECAST W/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE		GRAVITY									
		8RF8-1B	8RF12-1B	8RF16-1B	8RF20-1B	8RF24-1B	8RF28-1B	8RF32-1B	8RF36-1B	8RF40-1B	8RF44-1B
4'-4" (52')	PRECAST	1489	1951	3053	4262	5471	6680	7889	9098	10307	11516
4'-6" (54')	PRECAST	1351	1821	2782	3743	4704	5665	6626	7587	8548	9509
5'-8" (68')	PRECAST	785	832	1602	2560	3518	4476	5434	6392	7350	8308
5'-10" (70')	PRECAST	735	779	1500	2449	3398	4347	5296	6245	7194	8143
6'-8" (80')	PRECAST	822	907	1671	2633	3595	4557	5519	6481	7443	8405
7'-6" (90')	PRECAST	665	764	1371	2329	3287	4245	5203	6161	7119	8077
9'-8" (116')	PRECAST	371	420	834	1253	1671	2090	2509	2928	3347	3766

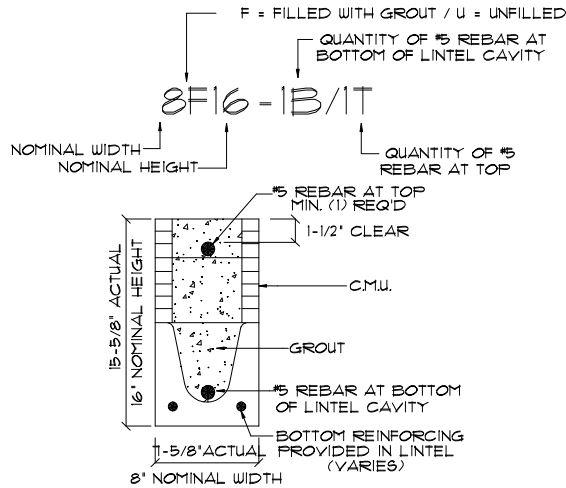
8" PRECAST & PRESTRESSED U-LINTELS

LENGTH \ TYPE		UPLIFT										LATERAL	
		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8F36-1T	8F40-1T	8F44-1T	8F8-1L	8F8-1R
2'-10" (34')	PRECAST	2121	2818	4101	5332	6563	7794	9025	10256	11487	12718	2021	2021
3'-6" (42')	PRECAST	2165	2784	3981	5178	6375	7572	8769	9966	11163	12360	1251	1251
4'-0" (48')	PRECAST	2165	2784	3981	5178	6375	7572	8769	9966	11163	12360	938	938
4'-6" (54')	PRECAST	1660	1762	1864	1966	2068	2170	2272	2374	2476	2578	121	121
5'-4" (64')	PRECAST	1393	1431	1469	1507	1545	1583	1621	1659	1697	1735	505	505
5'-10" (70')	PRECAST	1272	1351	1430	1509	1588	1667	1746	1825	1904	1983	418	418
6'-6" (78')	PRECAST	1141	1200	1259	1318	1377	1436	1495	1554	1613	1672	107	107
7'-6" (90')	PRECAST	959	1029	1099	1169	1239	1309	1379	1449	1519	1589	591	591
9'-4" (112')	PRECAST	801	850	899	948	997	1046	1095	1144	1193	1242	454	454
10'-6" (126')	PRECAST	716	765	814	863	912	961	1010	1059	1108	1157	396	396
11'-4" (136')	PRECAST	666	715	764	813	862	911	960	1009	1058	1107	363	363
12'-0" (144')	PRECAST	607	656	705	754	803	852	901	950	999	1048	340	340
13'-4" (160')	PRECAST	500	549	598	647	696	745	794	843	892	941	302	302
14'-0" (168')	PRECAST	458	507	556	605	654	703	752	801	850	899	286	286
14'-8" (176')	PRESTRESSED	243	292	341	390	439	488	537	586	635	684	NR	351
15'-4" (184')	PRESTRESSED	228	277	326	375	424	473	522	571	620	669	NR	321
17'-4" (208')	PRESTRESSED	188	237	286	335	384	433	482	531	580	629	NR	255
19'-4" (232')	PRESTRESSED	165	214	263	312	361	410	459	508	557	606	NR	204
21'-4" (256')	PRESTRESSED	145	194	243	292	341	390	439	488	537	586	NR	172
22'-0" (264')	PRESTRESSED	131	180	229	278	327	376	425	474	523	572	NR	161
24'-0" (288')	PRESTRESSED	121	170	219	268	317	366	415	464	513	562	NR	135

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 1/32" wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

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

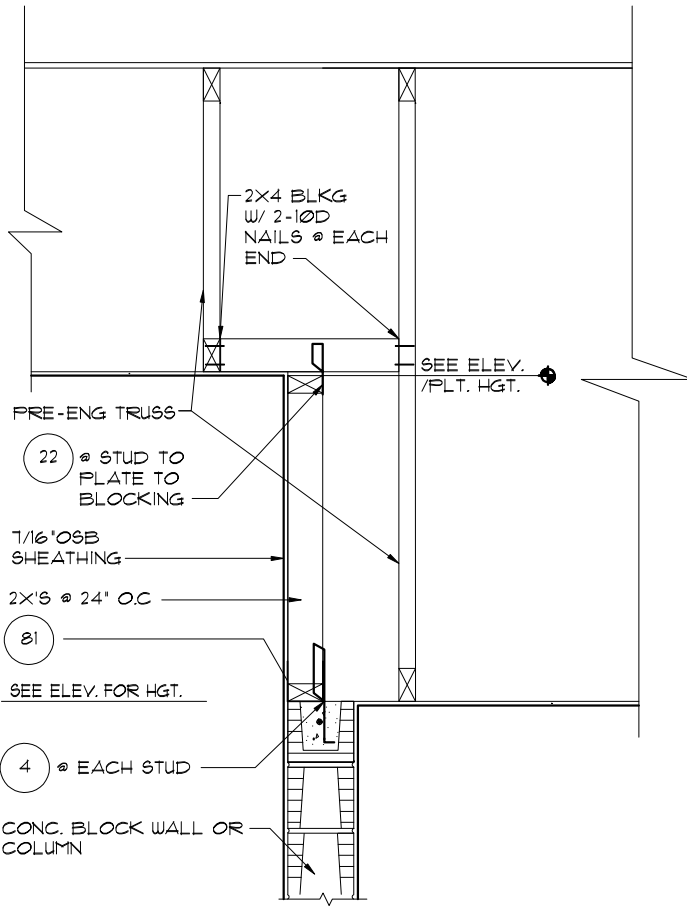
SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
6. One #1 rebar may be substituted for two #5 rebars in 8' lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

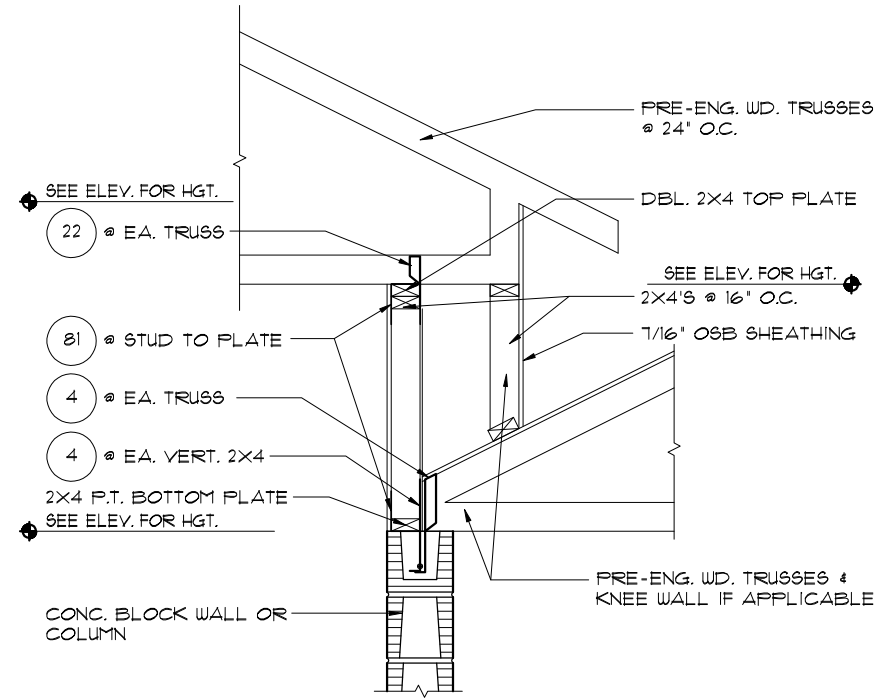
8" PRECAST W/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE		UPLIFT										LATERAL	
		8RF8-1T	8RF12-1T	8RF16-1T	8RF20-1T	8RF24-1T	8RF28-1T	8RF32-1T	8RF36-1T	8RF40-1T	8RF44-1T	8RF8-1L	8RF8-1R
4'-4" (52')	PRECAST	1244	1513	2413	3360	4307	5254	6201	7148	8095	9042	932	932
4'-6" (54')	PRECAST	1192	1461	2361	3308	4255	5202	6149	7096	8043	8990	853	853
5'-8" (68')	PRECAST	924	1172	1935	2882	3829	4776	5723	6670	7617	8564	501	501
5'-10" (70')	PRECAST	836	1084	1847	2794	3741	4688	5635	6582	7529	8476	469	469
6'-8" (80')	PRECAST	718	966	1633	2580	3527	4474	5421	6368	7315	8262	830	1000
7'-6" (90')	PRECAST	688	936	1603	2550	3497	4444	5391	6338	7285	8232	710	941
9'-8" (116')	PRECAST	533	781	1448	2395	3342	4289	5236	6183	7130	8077	516	614

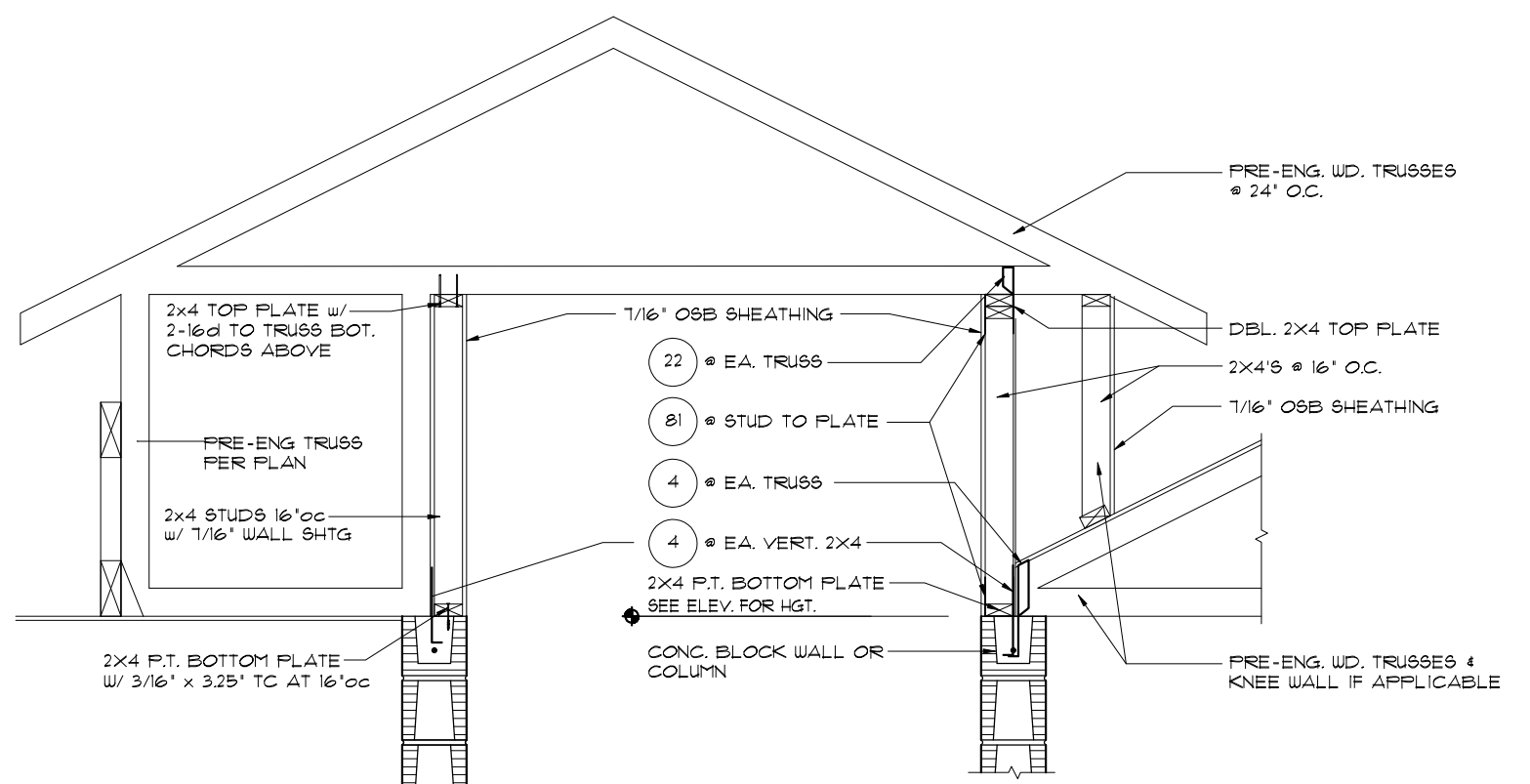
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



3
10
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



1
10
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



2
10
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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FLORIDA SERIES

1966

MARGATE II

DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

SHEET 10 OF 20 SHEETS

Engineering By
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MICHAEL A. THOMPSON
PE 47509
PHONE 407-721-2292

A DIVISION OF PARK SQUARE
ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
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Park Square
HOMES

REVISIONS

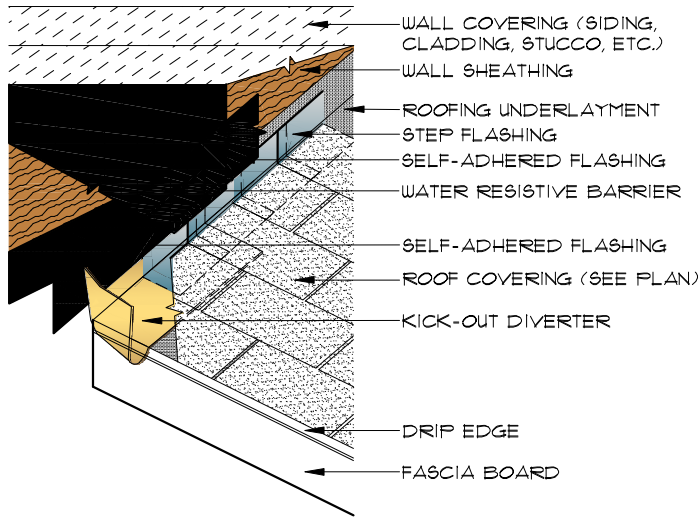
BY

05-16-19

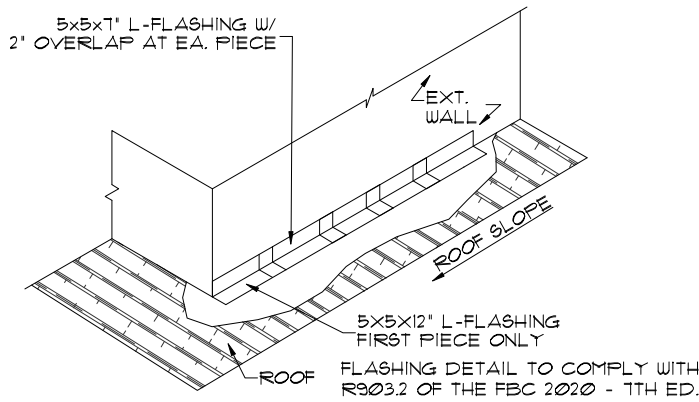
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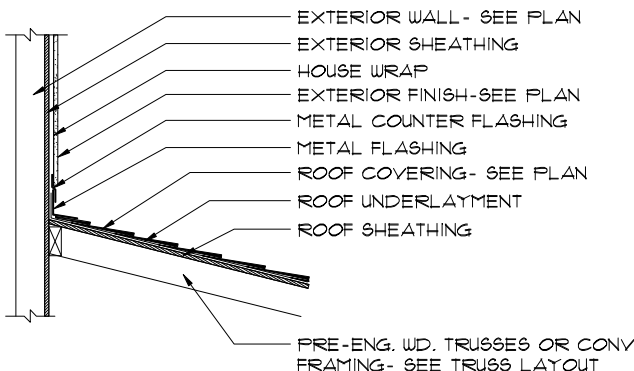
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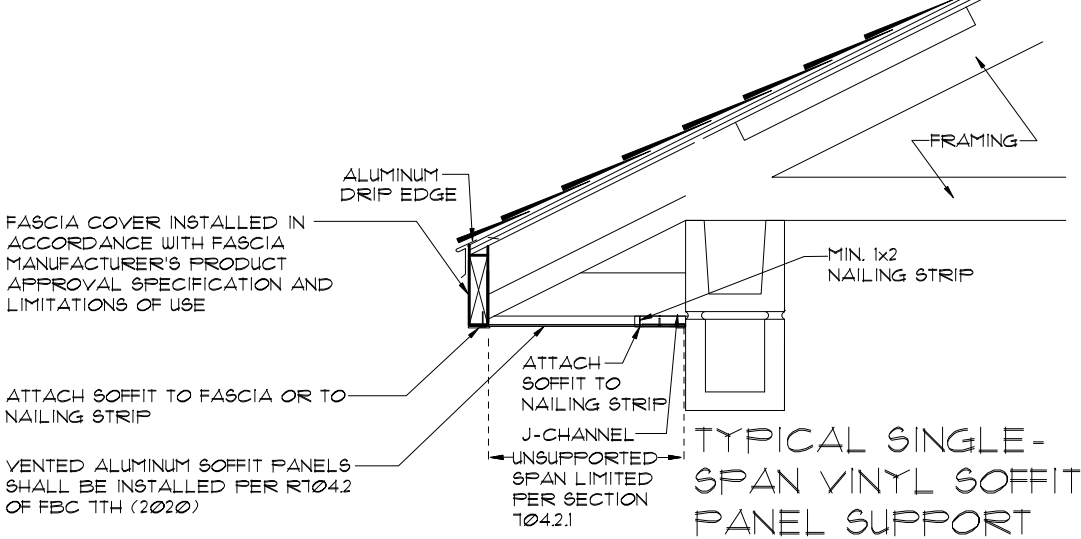
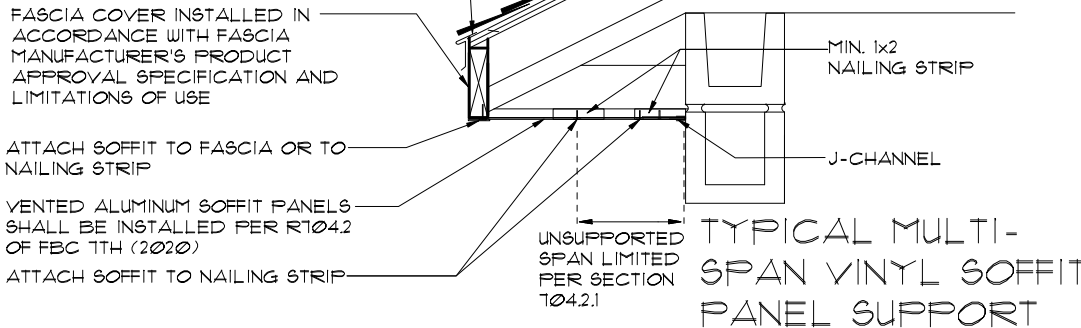
3 KICK-OUT FLASHING
N.T.S.



1 HEAD WALL FLASHING
N.T.S.



2 HEAD WALL FLASHING
N.T.S.



CONNECTOR SCHEDULE						
CONNECT. TYPE	SIMPSON		USP		MAX. UPLIFT	LAT. LDS. FI / F2
	DESCRIPTION	FASTENERS PER CONNECTOR	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1 1/2"	ETA20	14-10d	1810	65 / 960
5	DETAL20	18-10d x 1 1/2"	N/A	N/A	2480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	RT3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	RT15	RFT: 5-8dx1 1/2" / PLT: 5-8d	475	485 / 165
22	H10A	RFT: (9)10d x 1 1/2" PLT: (9)10d x 1 1/2"	RT16	RFT: 8-8d x 1 1/2" PLT: 8-8d	990	585 / 525
23	LUS26	HDR: 4-10d / JST: 4-10d RFT / TRS: (4)8d	JUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H1Z	PLT / STD: (2)8dx1 1/2" (8)8d	RT20	RFT / TRS: 9-10d PLT / STD: 13-10d	985	400 / N/A
26	H2.5A	RFT: 5-8d / PLT: 5-8d	RT1	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	MP34	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"	MPAIF	H: 6-8dx1 1/2" / P: 6-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	MTW12	14-10d	1,000	N/A
38	MTS16	14-10d	MTW16	14-10d	1,000	N/A
43	LSTA12	10-10d	LSTA12	10-10d	905	N/A
45	ST18	14-16d	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	N/A	N/A	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	SPT22	STD: 4-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	SPT224	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	TP4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	PAU66	12-16d	2,240	N/A
93	CB66	(2) 3/8" BOLTS	PA8X8	4-10d	2,300	985
92	ABU44	12-16d	PAU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	PB866	24-16d	1,815	1,070
94	AC4 (MAX)	28-16d	PB844	24-16d	1,815	1,070
95	HTS20	20-10d	HTW20	20-10d	1,450	N/A
96	HD8A	SILL: 1/8" BOLT STUD: (3) 3/8"x5 1/2" BOLTS	HHD8A	SILL: 1/8" BOLT STUD: (3) 3/8"x5 1/2" BOLTS	7,910	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	MPAI	H: 6-8dx1 1/2" / P: 6-8dx1 1/2"	440	440 / N/A
98-101	HTT4	3/8" BOLT / 18-16dx2 1/2"	N/A	N/A	3,640	N/A
97-100-102	HTT5	3/8" BOLT / 26-10d	N/A	N/A	4,275	N/A
103	VGTR/L	32-SDS 1/4"x3" / (2) 3/8" BLT	N/A	N/A	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	N/A	N/A	5,020	N/A
110	HCP2	12-10d x 1 1/2"	HHCP2	20-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	THD46	H: 8-18d / J: 12-10d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	SUH46	H: 8-16d / J: 4-16d	710	N/A
181	HUS26	20-16d	THD26	H: 20-16d / J: 10-10d	1,550	N/A
184	HHUS28-2	G: 28-16d / T: 8-16d	EHUH28-2	12-16d	2,000	N/A
214	HUC212-3TF	HD: 16-3/16"x1 1/2" TAPCON BM: 6-16d	HDO212-3	HD: 18-3/16"x1 1/2" TAPCON BM: 6-10d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	EHUH210-2	HDR: 40-16d / JST: 16-10d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	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	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR 3/4"x8 TOP FACE JOIST: 18-10d	NFM35x12U	H: 1-1/2" J-BOLT J: 5-1/2" BOLTS	3,145	N/A
220	N/A	N/A	NFM13x12	BLK: 1/2" x J / JST: 14-10d	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM145U	HDR: MIN. 1/2" x J-BOLT JOIST: (5) 1/2" x BOLTS	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM13.5x16U	HDR: MIN. 1/2" x J-BOLTS JOIST: (5) 1/2" x BOLTS	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM15.5x16U	HDR: MIN. 1/2" x J-BOLTS JOIST: (5) 1/2" x BOLTS	3,450	N/A
240	H15	R: 4-10dx1 1/2" / P: 4-10dx1 1/2"	N/A	N/A	1,300	480 / N/A
241	LGT2	30-16d-sinker	LUGT2	32-10d	2,000	1015 / 440
301	MGT	(1) 3/4" BOLTS / GIR: 22-10d	N/A	N/A	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BOLTS / GIR: 8-10d	USC63	LTL: 3/4" BOLTS / GIR: 8-16d	6,485	N/A
303	HGT-4	LTL: 3/4" BOLTS / GIR: 16-10d	N/A	N/A	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	N/A	N/A	1,700	N/A
T	CONNECTORS TO BE SPECIFIED AND PROVIDED BY TRUSS MANUFACTURERS					

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 1TH EDITION, 2020 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0051, AVIANA PHASE 2

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DETAILS/ CONNECTOR SCHEDULE

1966

MARGATE II

DATE 04-05-2017
SCALE AS NOTED
DRAWN RDC
JOB N/A
SHEET 11 OF 00 SHEETS

MECHANICAL/GENERAL NOTES
PER 6TH ED. 2017 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE
COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE
FOR BUILDING CONSTRUCTION 610.1 ABC1

2.)APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION,
SERVICE, REPAIR AND REPLACEMENT WITHOUT
REMOVING PERMANENT CONSTRUCTION.

A) CHAPTER 13 OF THE FBC-R 2017 6TH SECTION
M1305.1

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY
BALANCED. ALL ROOMS ISOLATED FROM THE RETURN
AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH
SECTION M1602 OF THE FBCR CODE 2017 6TH EDITION.

4.) IAW NEC 2014- 210.12-ALL 15A OR 20A, 120V BRANCH
CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE
FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION-
KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS,
PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS,
SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR
AREAS SHALL BE PROTECTED BY A LISTED AFCI
DEVICE OF THE COMBINATION TYPE.

5.) IAW NEC 2014- 406.12, ALL 15A AND 20A, 125V
RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) ALL OUTLETS IN BATHROOMS AND LAUNDRY ROOM
SHALL BE GFCI

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

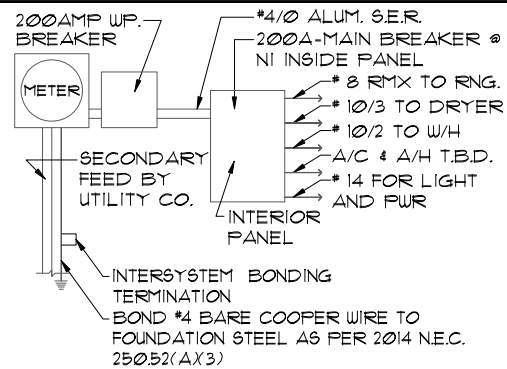
BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO
BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS
MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER
HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION
RESISTANT. IAW FBCR 2017,
6TH ED. P280.1

9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER
HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED
SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18"
ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS
FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2017,
6TH ED.

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

11.) ALL ELECTRICAL WORK TO BE DONE PER NEC 2014
12.) ADDITIONAL ELECTRODE MAY BE REQUIRED IN
ACCORDANCE WITH NEC 250.53(AX2)



ELECTRICAL RISER DIAGRAM

NOTE:
N.T.S.
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL
COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL
ELEC. CODE 250.52(AX1) TO (6), LOCAL CODES, AND
THE LOCAL POWER COMPANY.

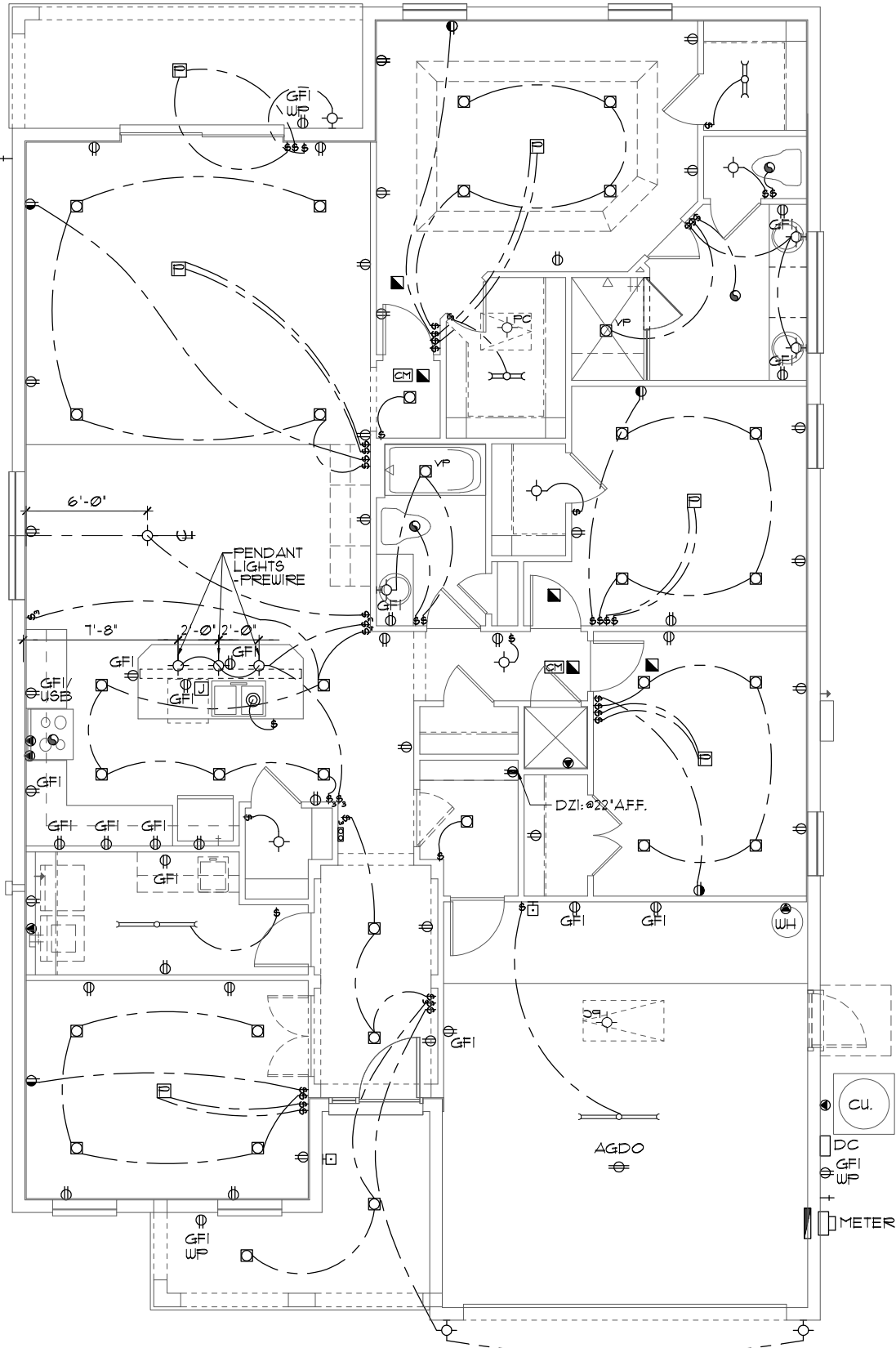
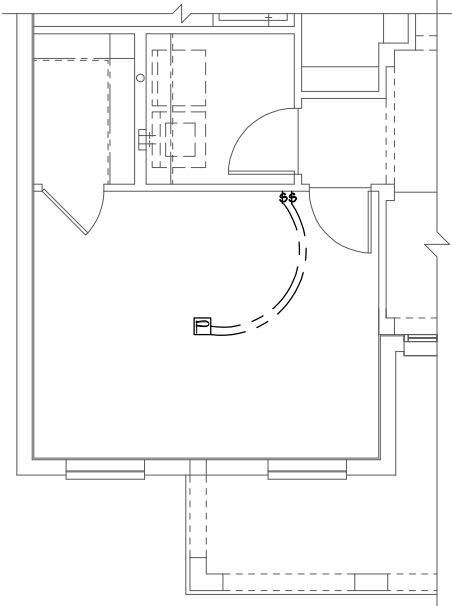
250.52(AX3) Concrete-Encased Electrode.
Concrete-encased electrodes can be horizontal or
vertical and must be at least 20 ft. long.

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 1/4
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.

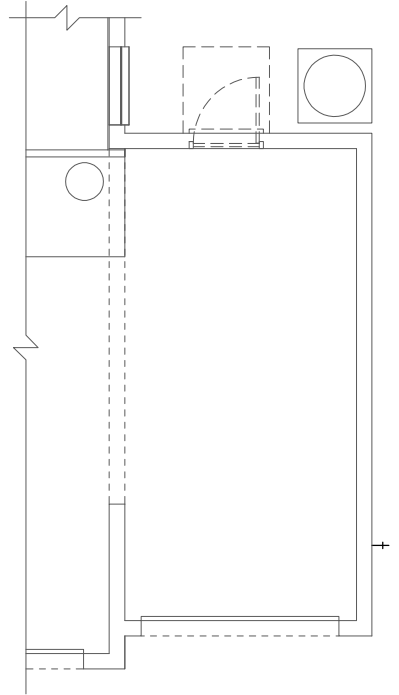
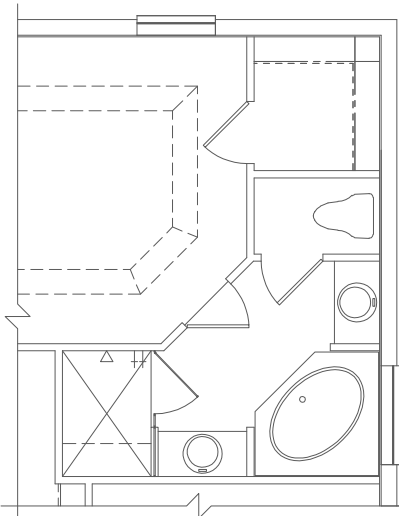
The steel reinforcing rods must be in a location that is in
direct contact with the earth. The reinforcing rods can be
connected with tie wires, and a single length of rod can
be used as the concrete-encased electrode. The
reinforcing rods cannot be coated with non-conductive
material.

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 PLAN

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



ELECTRICAL LEGEND

⚡	SINGLE POLE SWITCH	⬅	OUTLET, TV/CABLE
⚡	THREE WAY SWITCH	⬅	OUTLET, PHONE
⊕	OUTLET 110-115	⊕	INTERCOM
⊕	OUT. 110-115, SPLIT WIRED	⊕	CHIMES
⊕	OUT. 110-115, W/ USB	⊕	SMOKE DETECTOR
⊕	OUT. 110-115, CLG. MOUNT.	⊕	CARBON MONOXIDE
⊕	OUT. 110-115, FLR. MOUNT.	⊕	PUSH BUTTON
⊕	SPCL. PURPOSE 220-240	⊕	EXHAUST FAN
⊕	LIGHT FIXT., CLG. MTD.	⊕	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXT., WALL MTD.	⊕	DISPOSAL
⊕	LIGHT FIXT., RECESSED	⊕	ELECTRICAL PANEL
⊕	LIGHT FIXT., REC. ADJUST.	⊕	CEILING FAN, PREWIRE
⊕	LIGHT FIXT., PULL CHAIN	⊕	CEILING FAN, INSTALL
⊕	LIGHT FIXT., FLUORESCENT	⊕	ELECT. JUNCTION BOX
⊕	LIGHT FIXT., EXT. FLOODS	⊕	THERMOSTAT
⊕	LIGHT FIXT., EMERG. EXIT	⊕	DISCONNECT SWITCH
⊕	LIGHT FIXT., EXIT/BACKUP	⊕	ELEC. POWER METER

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LOT: SPECIFIC INFORMATION

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Park Square HOMES	
ELECTRICAL PLAN OPTIONS	
1966	MARGATE II
DATE 04-05-2017	
SCALE AS NOTED	
DRAWN RDC	
JOB N/A	
SHEET	
OF 00 SHEETS	