

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'
- 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

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 FEST 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
10	10/05/23	- DELETE INTERIOR DOORS HT	ME
11	01/04/24	- 2023 CODE UPDATE - ELEV B	ME

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY NAME

FLORIDA SERIES

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00
OF 00 SHEETS

SHEET

JOB N/A

DRAWN RDC

SCALE AS NOTED

DATE 04-05-2017

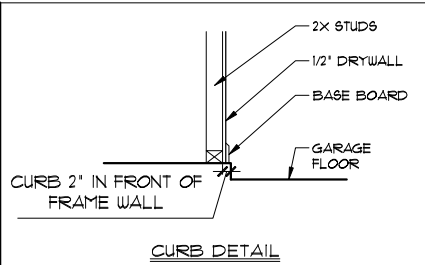
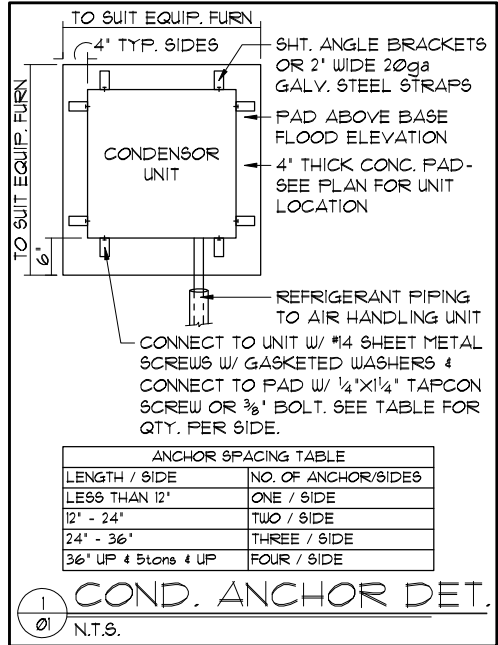
1966
MARGATE II

COVER SHEET

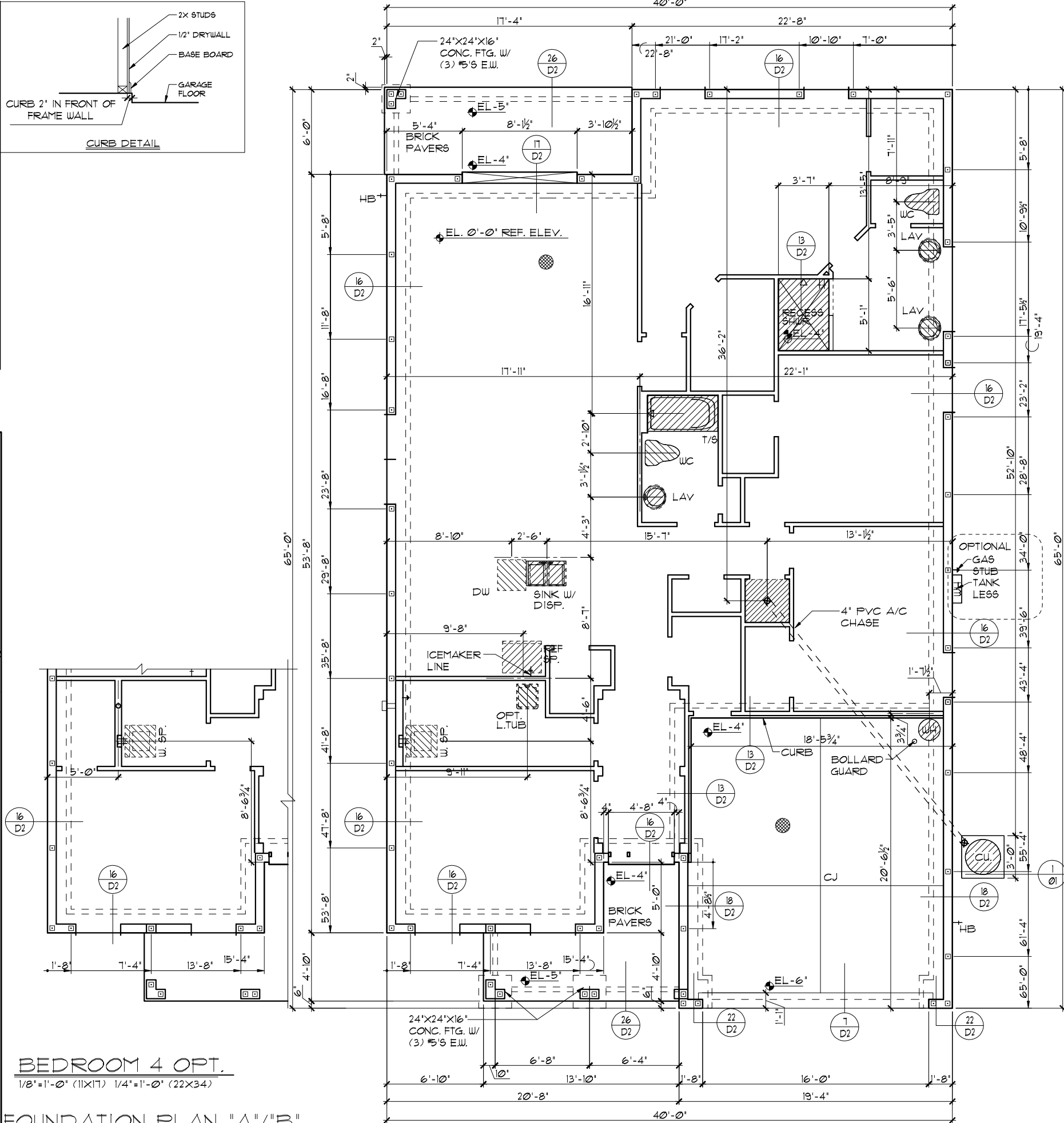
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5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

ITEC
THOMPSON ENGINEERING GROUP, INC.
100

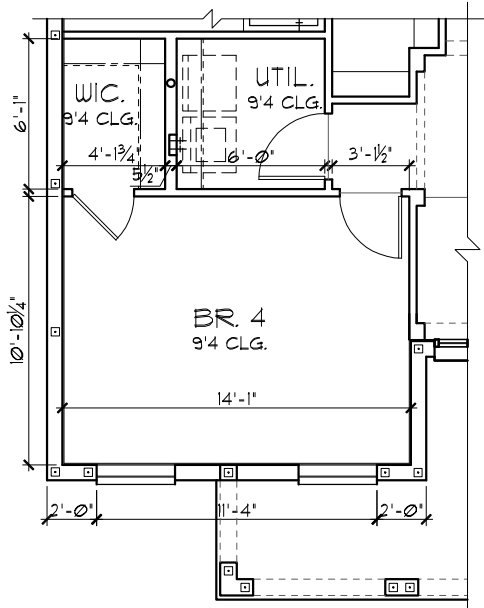


- FOUNDATION NOTES**
- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
 - DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5+ REBAR. GRADE 60
 - DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5+ REBAR. GRADE 60
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
 - DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. WITH MIN. 1" COVER TERMITE TREATED SOIL WITH .006mm (6 mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WVF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE MESH.
 - PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
 - ~~16 D2~~ STANDARD FOOTING NOT USED
~~16 D2~~ ALTERNATE FOOTING
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
 - BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO CH.402 FLORIDA BUILDING CODE.



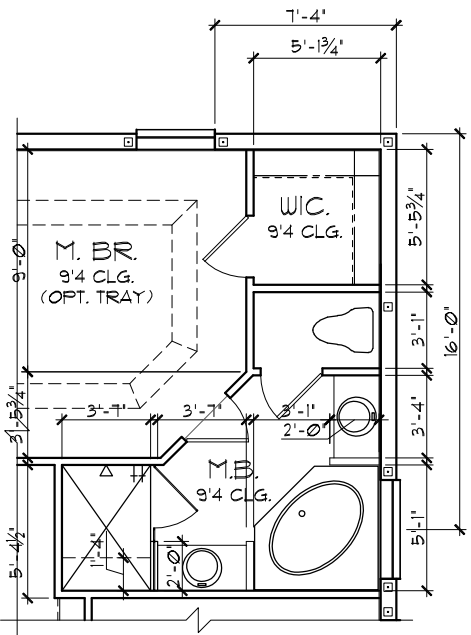
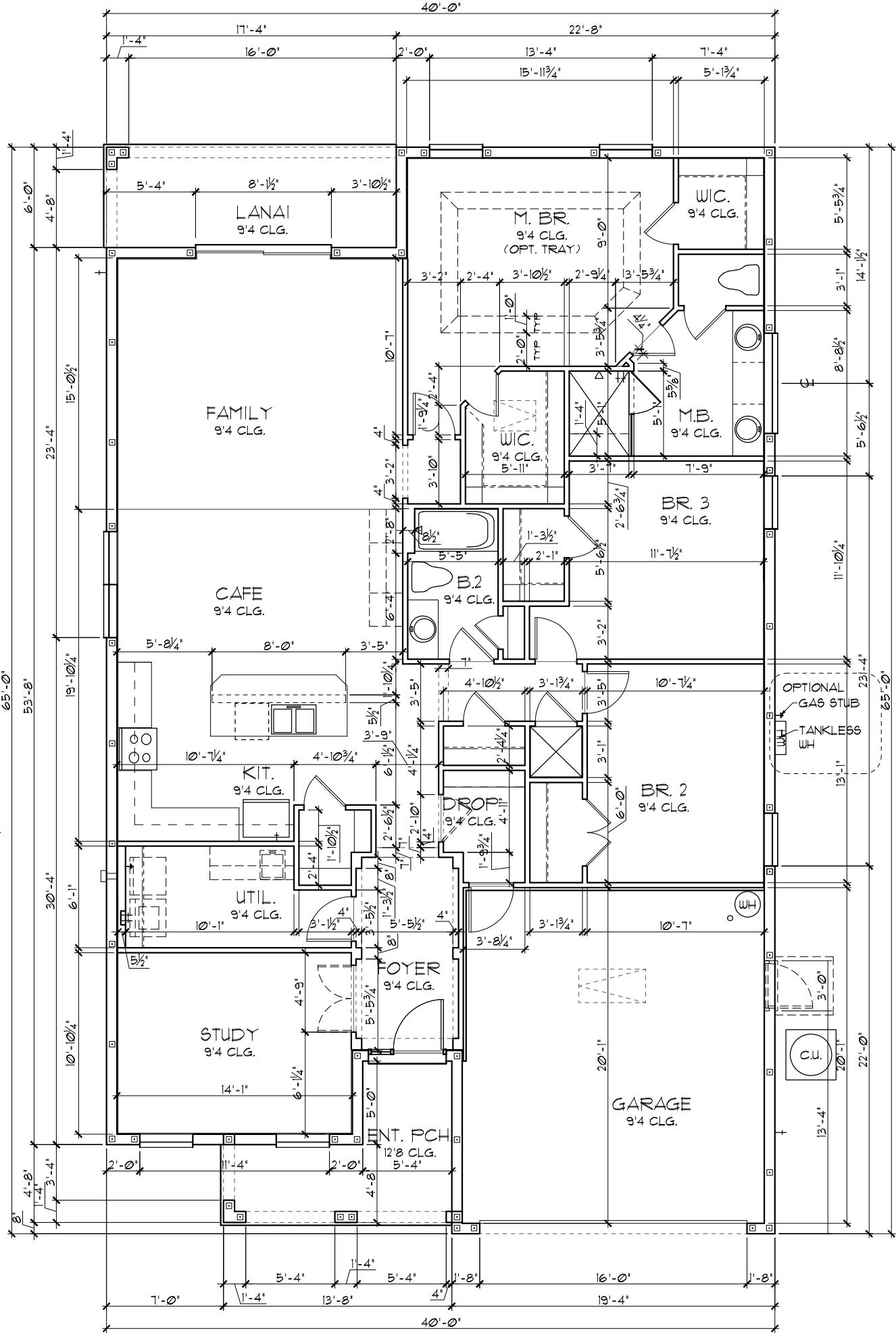
TABULATION	
TOTAL LIVING-----	1,966 SF.
GARAGE-----	393 SF.
ENTRY PORCH-----	90 SF.
LANAI-----	104 SF.
TOTAL UNDER ROOF-----	2,553 SF.
OPT. 3-CAR GARAGE-----	203 SF.
TOTAL UNDER ROOF-----	2,756 SF.

- GENERAL NOTES
- 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.

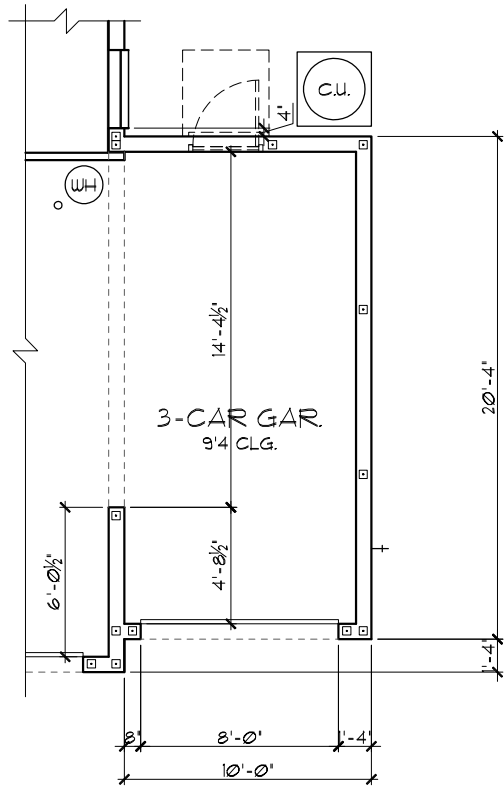


BEDROOM 4 OPT.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

FLOOR PLAN W/ DIMENSIONS "A"/"B"
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)

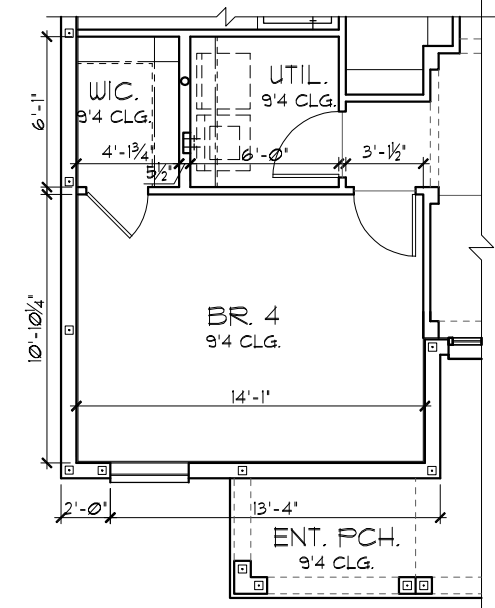
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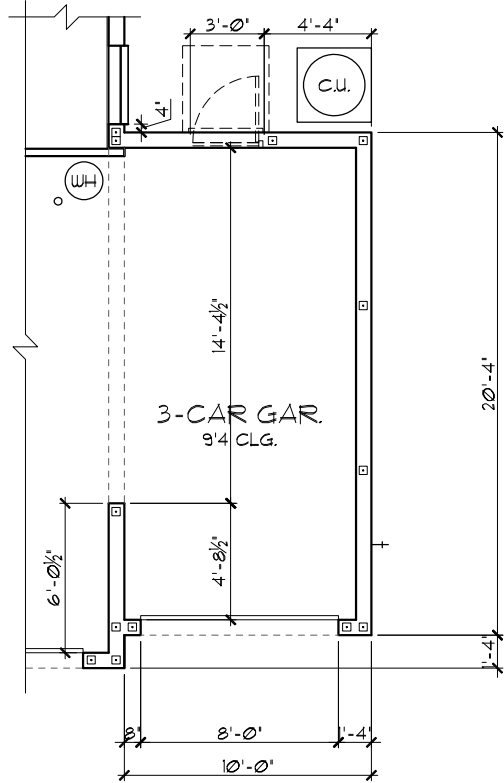
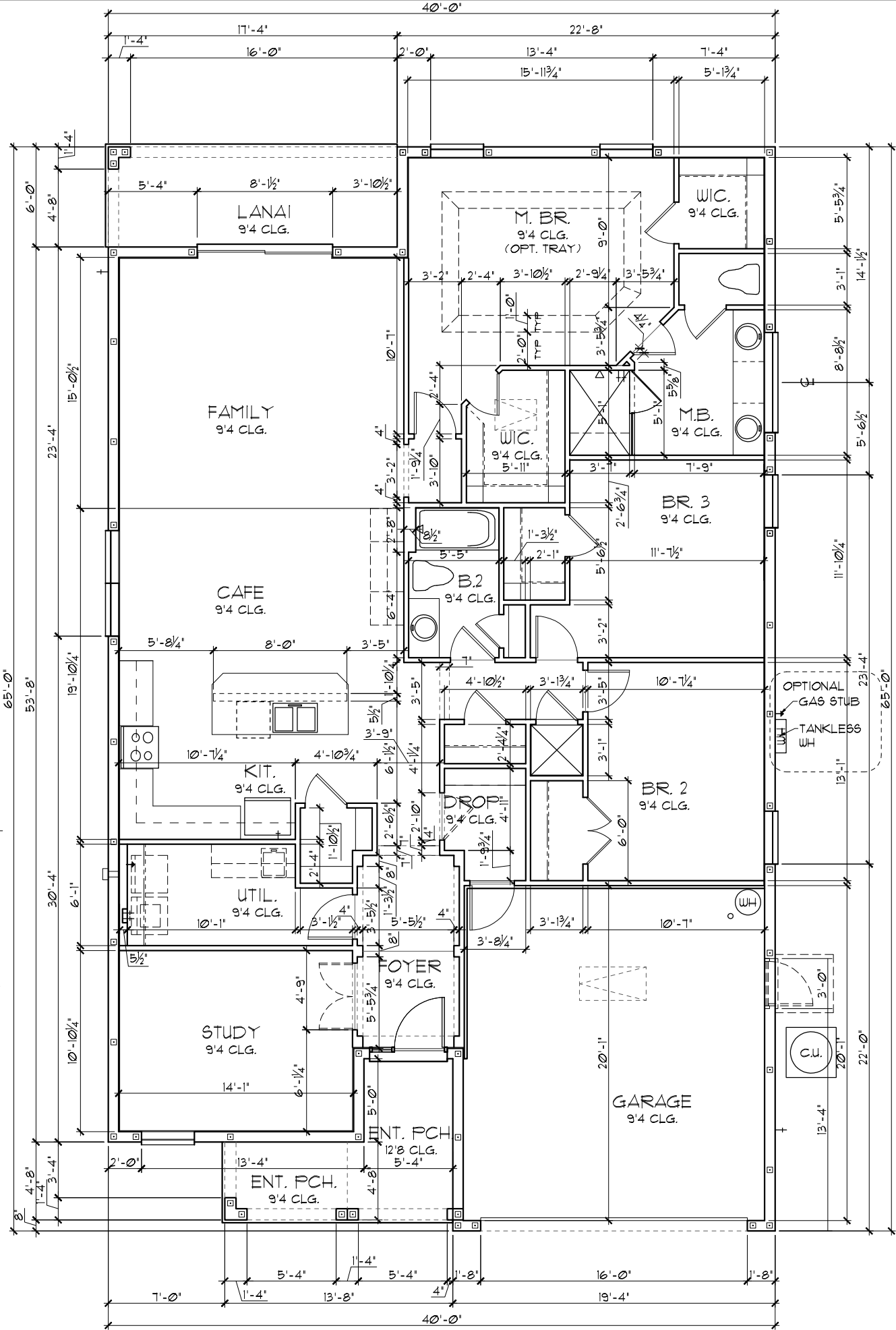
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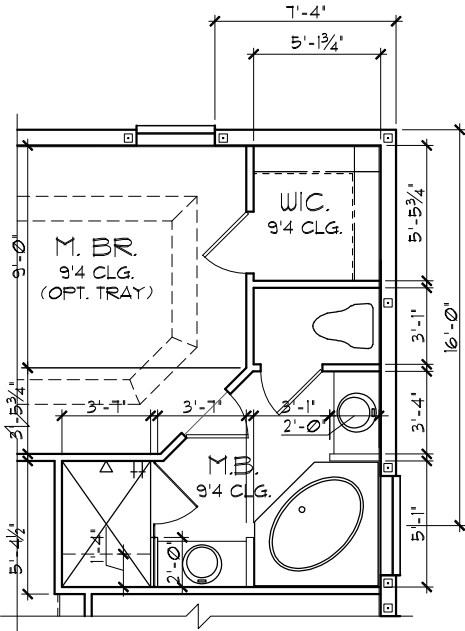


BEDROOM 4 OPT.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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



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



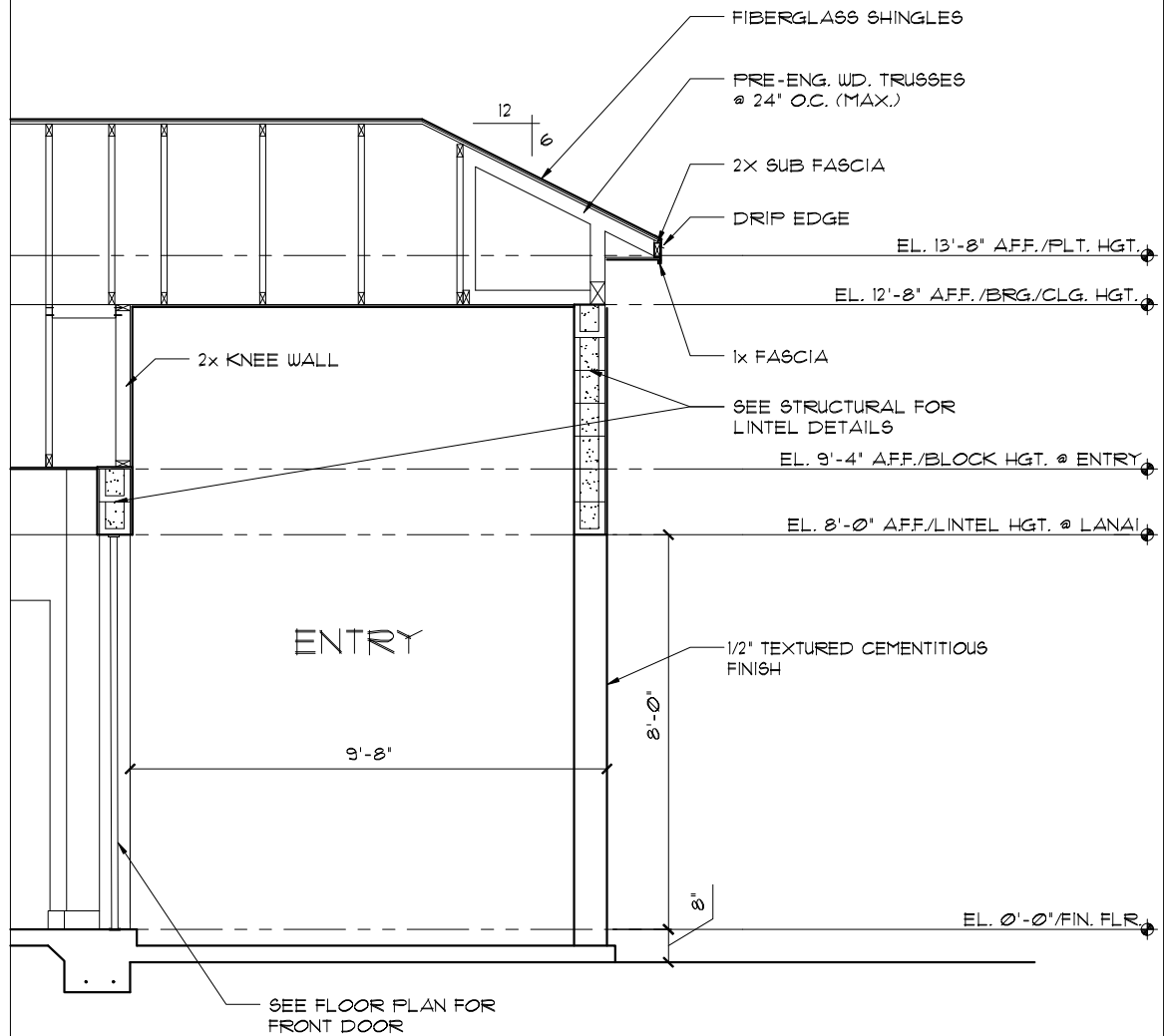
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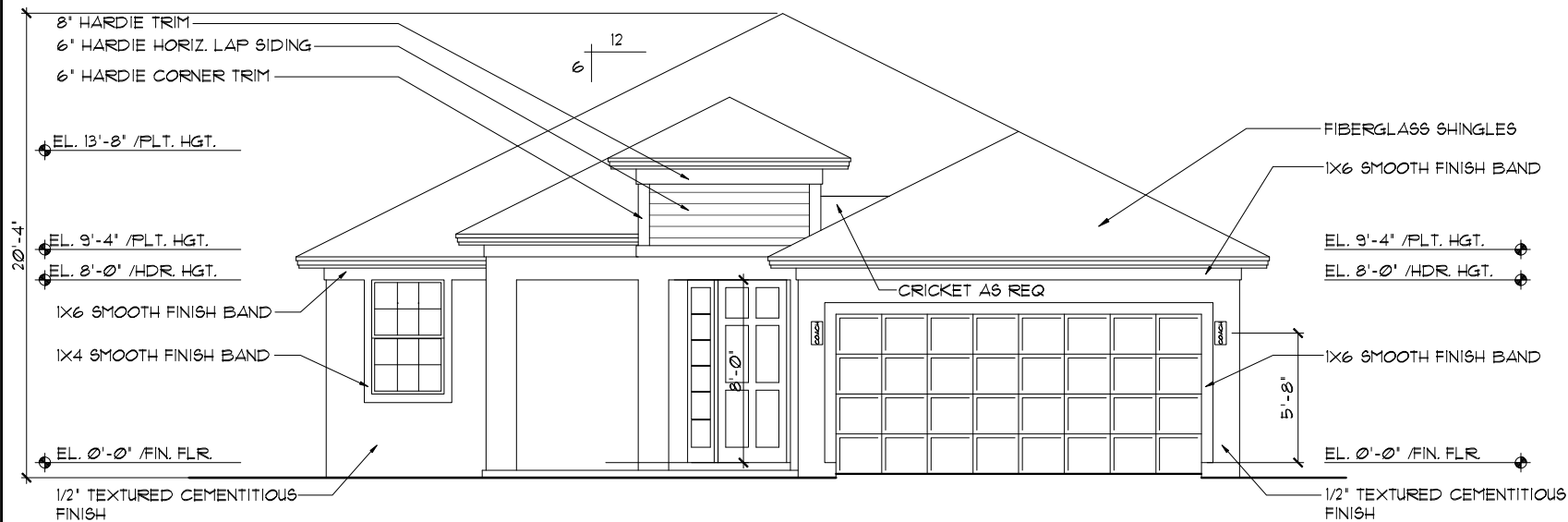
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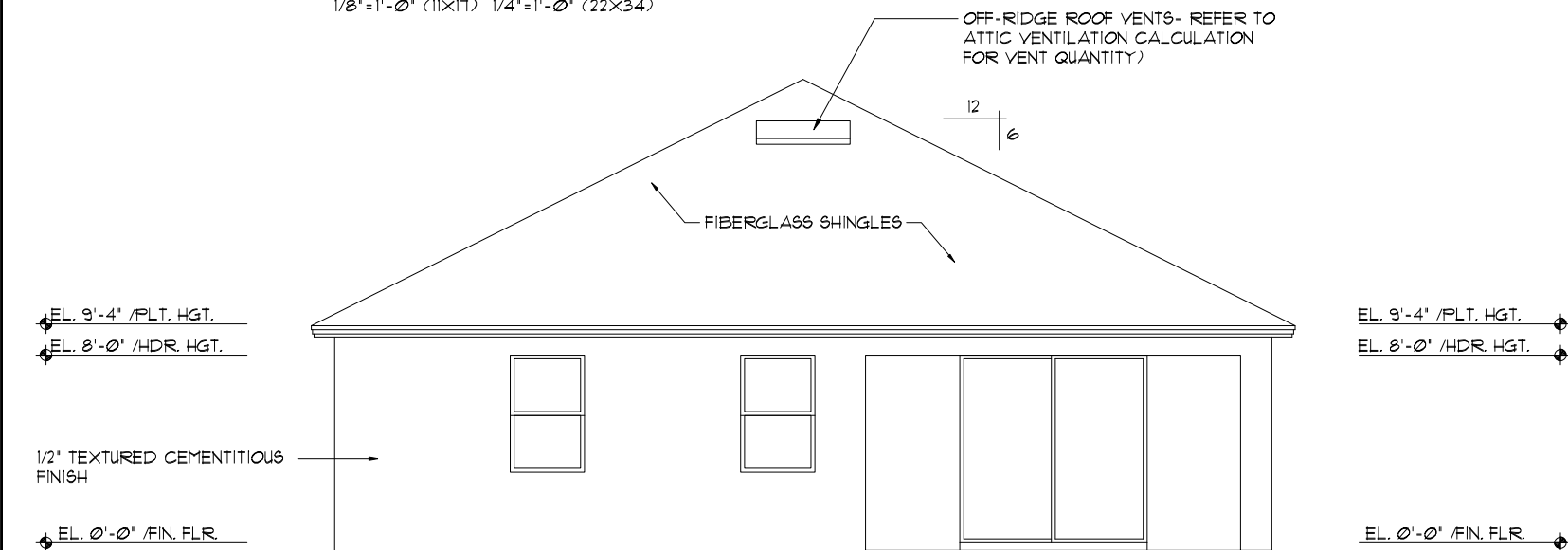
REVISIONS		BY
05-16-19	</	



1 FRONT ENTRY SECTION
4C 1/4\"/>



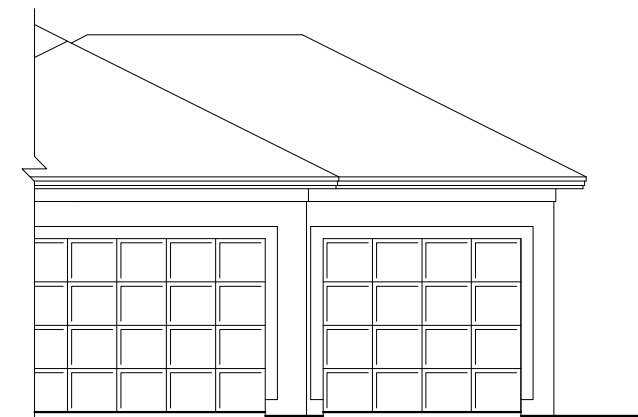
FRONT ELEVATION "C"
1/8\"/>



REAR ELEVATION
1/8\"/>

EXTERIOR FINISH NOTES

- LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBCR 2023 - 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 R103.1.2 OF THE 8TH EDITION, FBCR 2023
- WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBCR 2023- 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 R103.1.3 OF THE 8TH EDITION, FBCR 2023- 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 R103.1.4 OF THE 8TH EDITION, FBCR 2023 OR EXCEPTION : APPLICATION INSTALLED IN ACCORDANCE WITH ASTM C 926
- UNDERLAYMENT REQUIREMENTS MUST BE IAW R305.1.1 OF THE 8TH EDITION, FBCR 2023 -
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 D6757, OR ASTM D8257 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 as applicable.



3-CAR GAR. OPTION
1/8\"/>

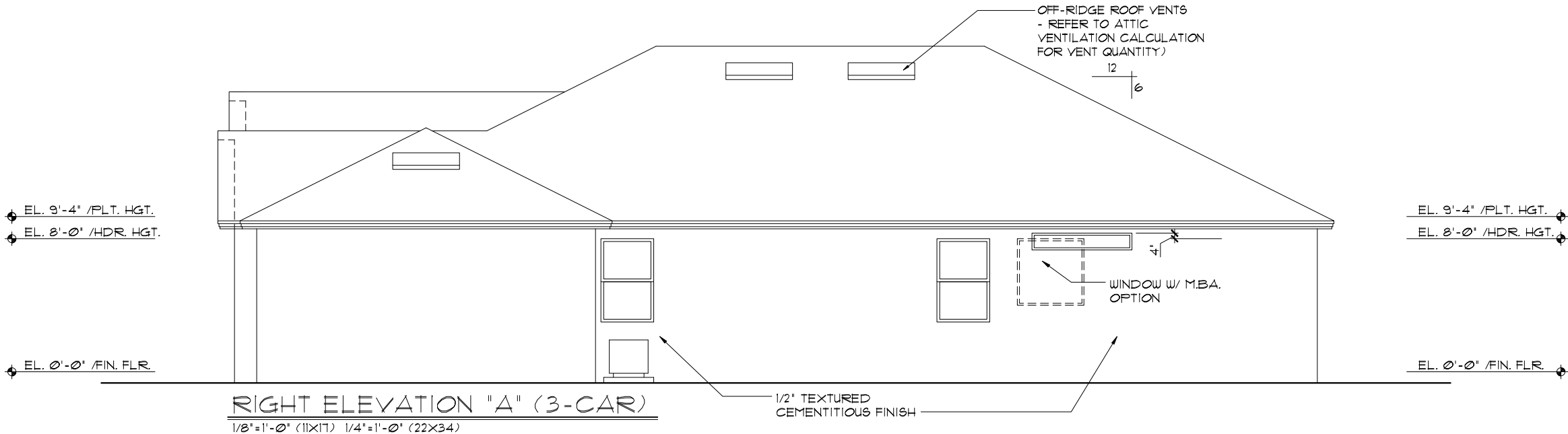
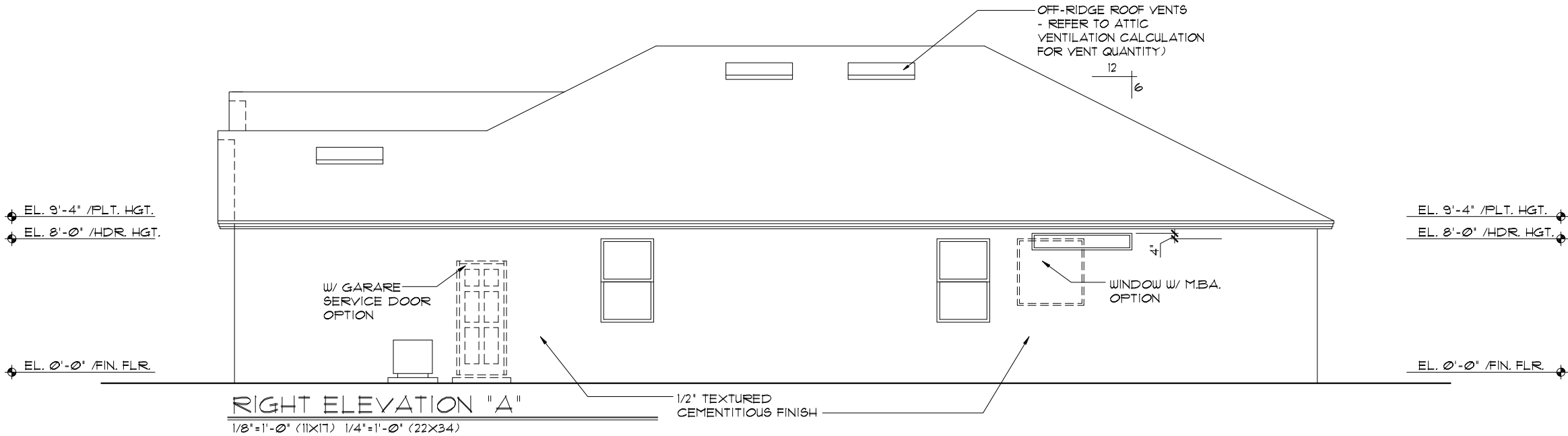
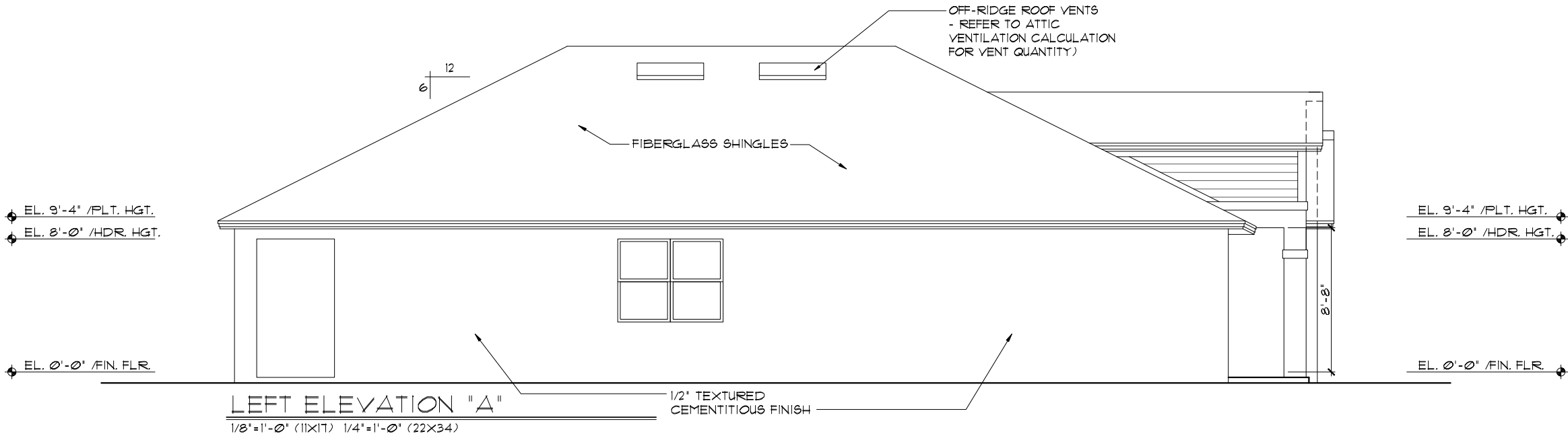
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FLORIDA SERIES

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBCR. 2023
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 8TH EDITION, FBCR. 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBCR. 2023
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 8TH EDITION, FBCR. 2023
5. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.



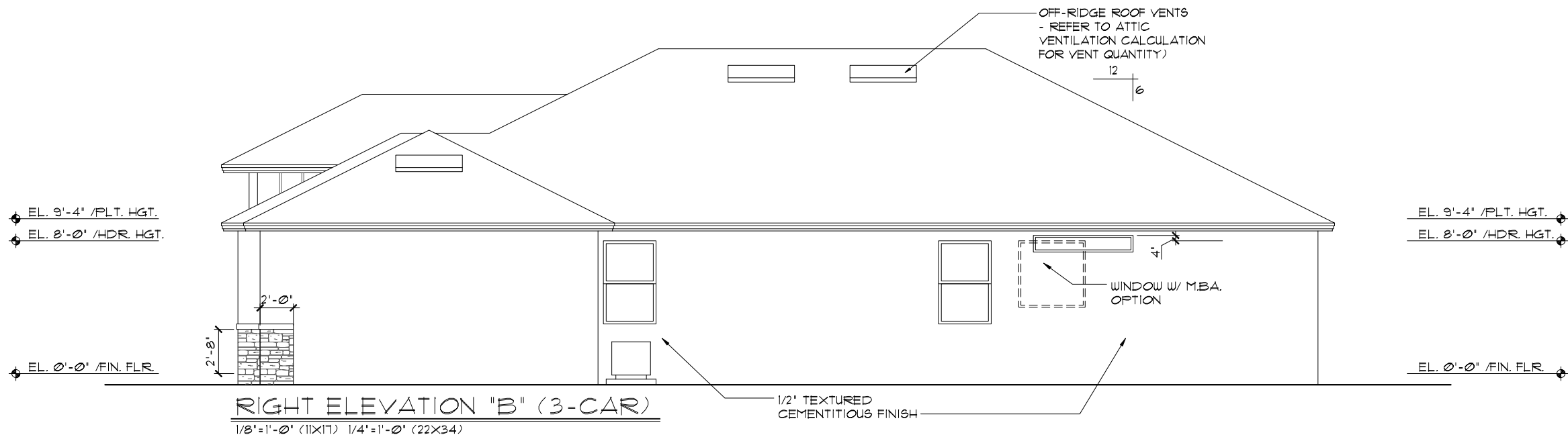
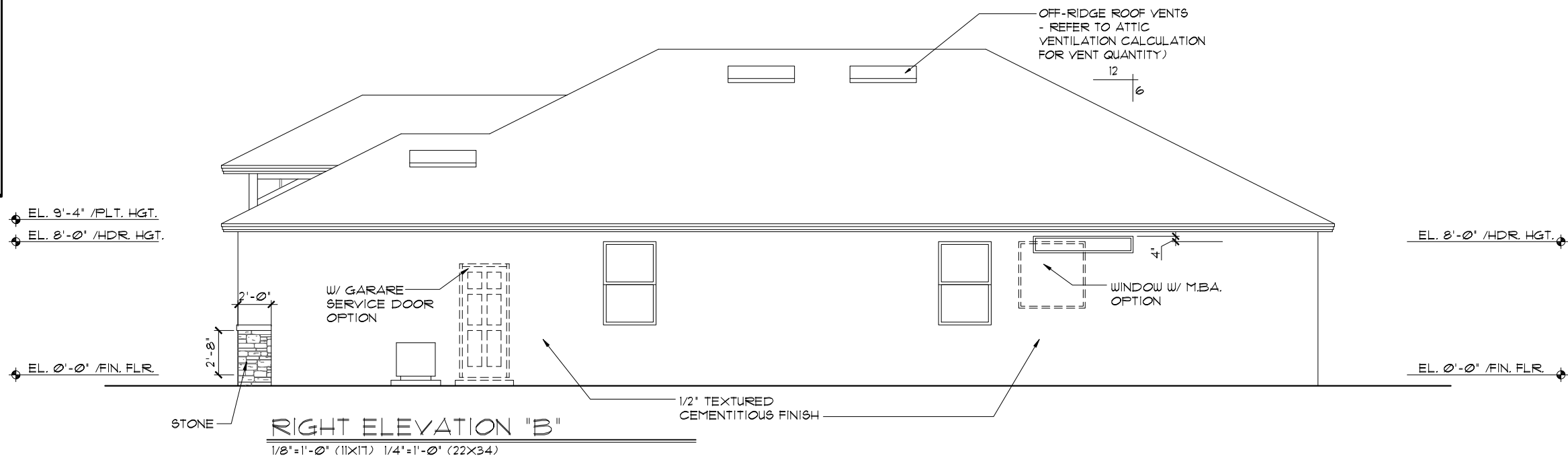
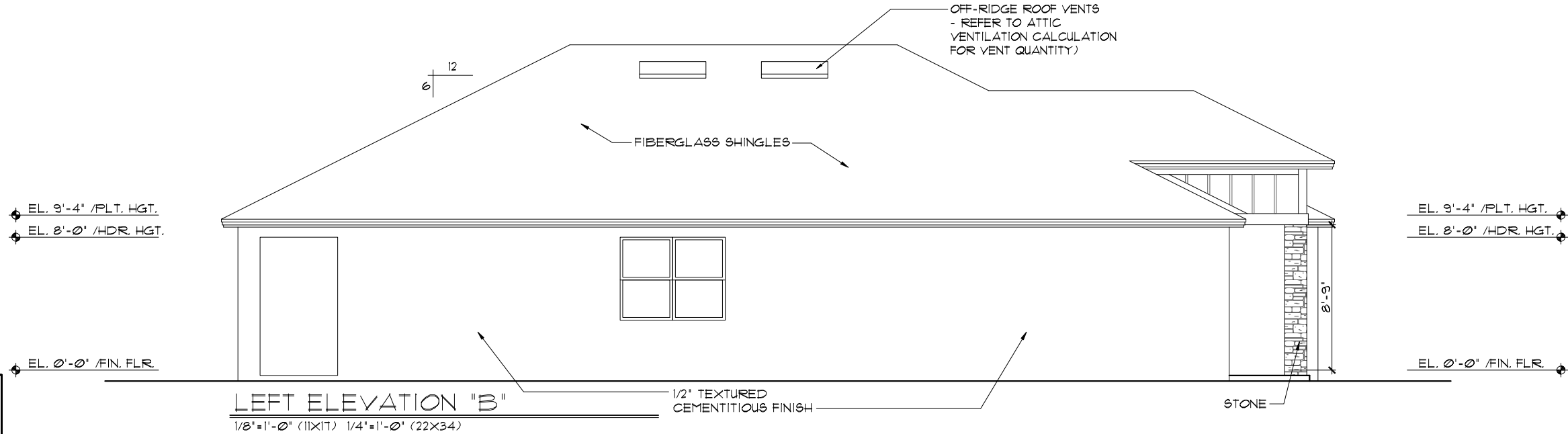
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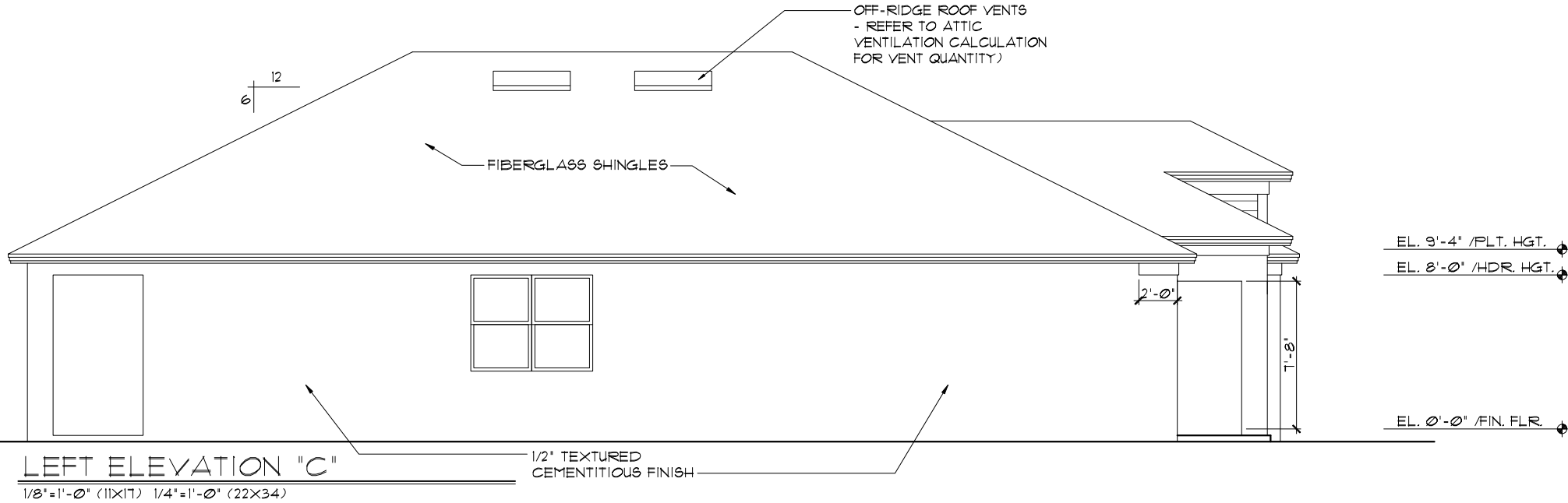
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 2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 8TH EDITION, FBCR. 2023
 3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBCR. 2023
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EL. 9'-4" /PLT. HGT.
EL. 8'-0" /HDR. HGT.

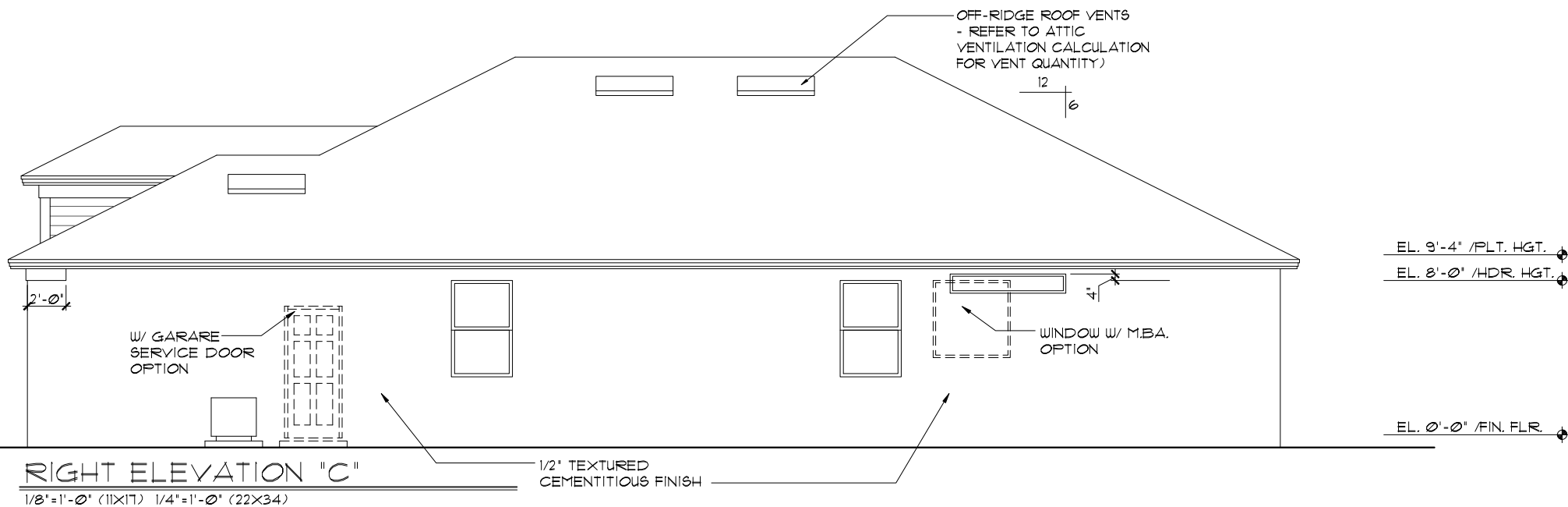
EL. 0'-0" /FIN. FLR.



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

EL. 9'-4" /PLT. HGT.
EL. 8'-0" /HDR. HGT.

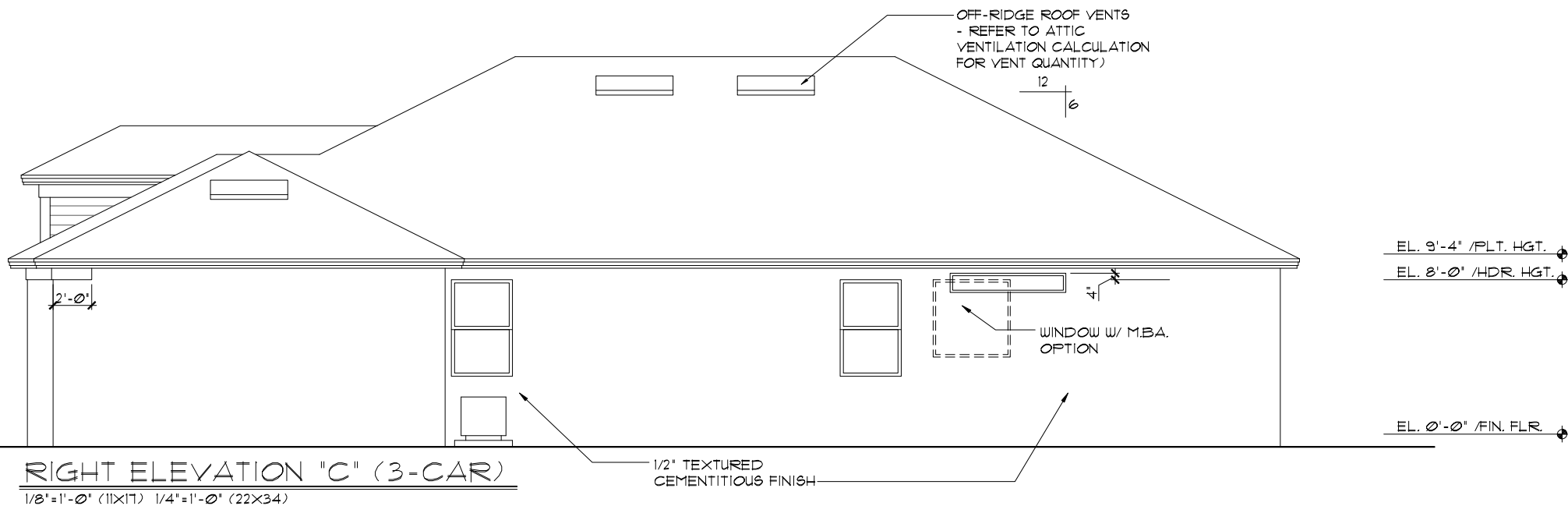
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RIGHT ELEVATION "C"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EL. 9'-4" /PLT. HGT.
EL. 8'-0" /HDR. HGT.

EL. 0'-0" /FIN. FLR.



RIGHT ELEVATION "C" (3-CAR)
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

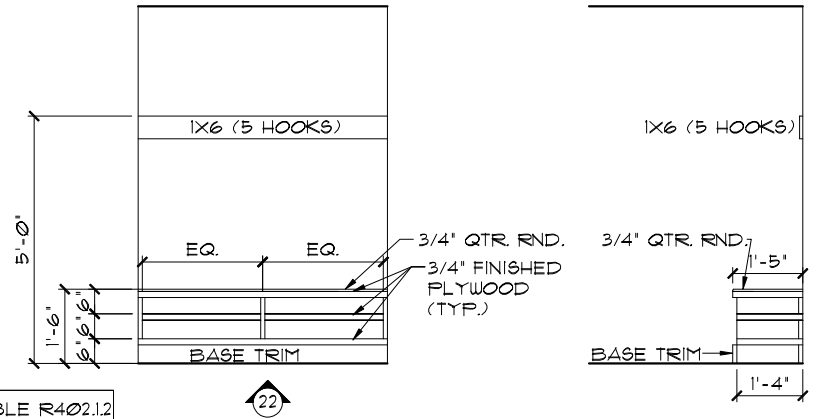
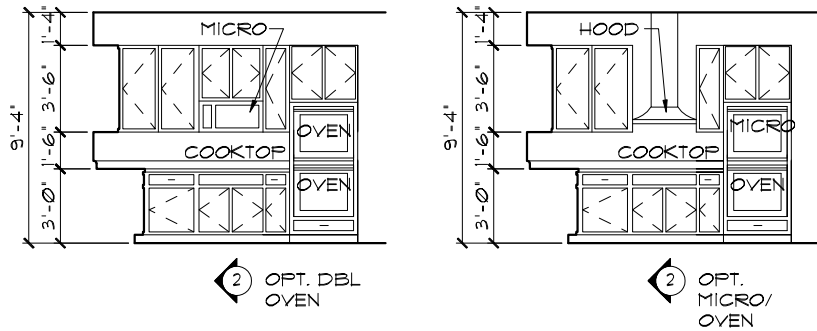
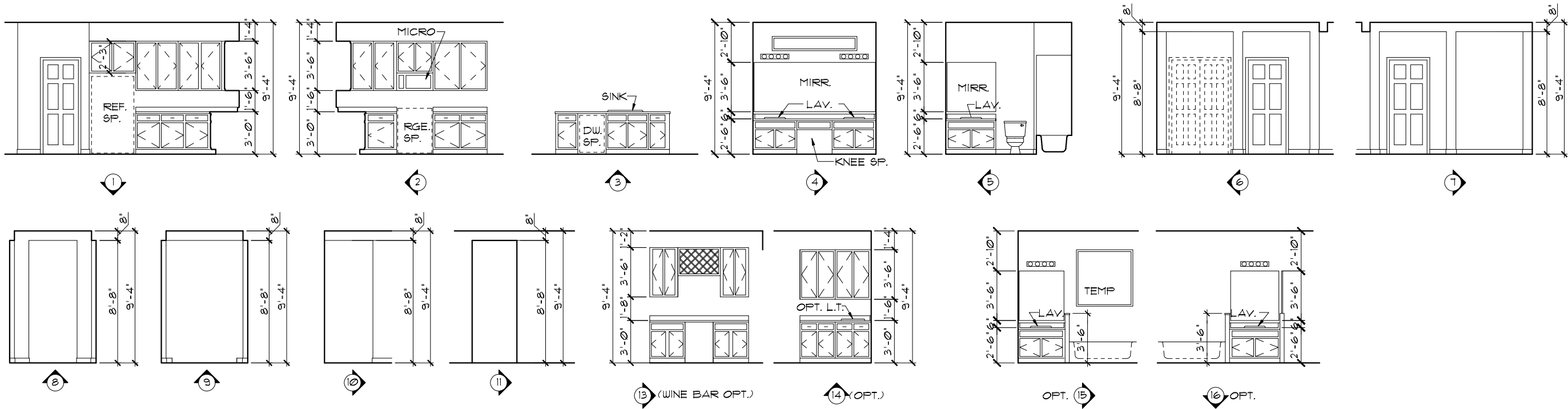
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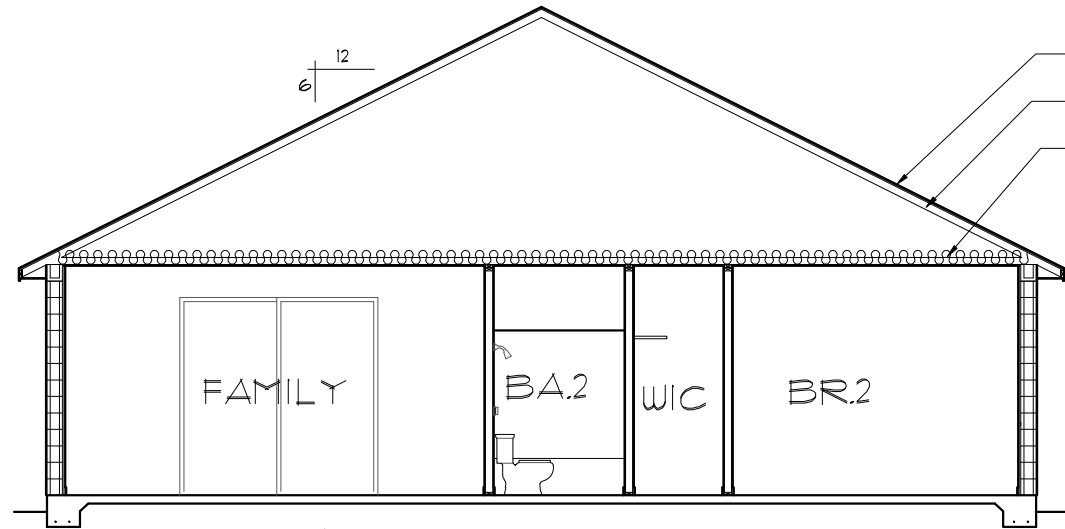
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INTERIOR ELEVATIONS

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

INSULATION INFORMATION- FBC- ENERGY R402, TABLE R402.12	
WALL TYPES	INSULATION
1. CONCRETE BLOCK - INT INSULATION, EXTERIOR	R= 4.0
2. FRAME- WOOD EXTERIOR	R= 13.0
3. FRAME -WOOD, ADJACENT	R= 13.0
CEILING TYPES	
1. UNDER ATTIC (VENTED)	R= 30.0



- FIBERGLASS SHINGLES
- PRE-ENG. WD. TRUSSES @ 24" O.C.
- INSULATION PER 2023 FBC- ENERGY CONSERVATION - 8TH EDITION
- EL. 10'-8 3/4" /PLT. HGT.
- EL. 9'-4" /PLT. HGT.
- EL. 8'-0" /HDR. HGT.
- EL. 0'-0" /FIN. FLR.

CROSS SECTION
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INTERIOR ELEVATIONS/ CROSS SECTION		REVISIONS		BY
1966		05-16-19		JF
MARGATE II		DATE 04-05-2017		
		SCALE AS NOTED		

