1966

THE MARGATE II (SIDING)

FLORIDA SERIES

PAD SIZE: 40' X 65'

SHEET INDEX:

* ADD .3 FOR 3-CAR GARAGE OPTION

SHEET INDEX:

* ADD .3 FOR 3-CAR GARAGE OPTION

SHEET INDEX:

* ADD .3 FOR 3-CAR GARAGE OPTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	BY
1	12/22/17	UPDATE TO 2017 CODE	ME
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	ME
4	02/15/19	-ADDED 2019 PLAN FEST CHANGES	ME
5	05-16-19	-ADDED NEW A,B,C SIDING ELEVATIONS	JF
6	07-08-19	-REVISE ENTRY FLOORING	ME
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 A, B & C	ME
12	05/24/24	- ADD ON-Q PANEL	ME
13	06/25/24	- ADD EXTENDED FOYER & MOVE GARAGE WALL 2' FORWARD	ME
13	06/25/24	- ADD MODEL WALK CHANGES - NL - 240628	ME
14	04/03/26	- ADD MODEL WALK CHANGES	ME

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

LOT: 0000 COMMUNITY NAME

FLORIDA SERIES

REVISIONS	BY
05-16-19	JF

TEG
THOMPSON ENGINEERING GROUP, INC
1401 Vineland Road Suite All Orlando, FL. 32811
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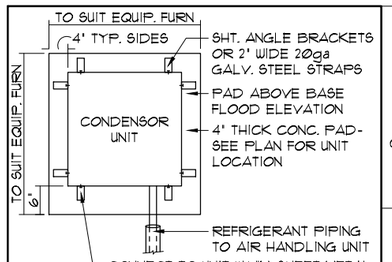
Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone (407) 529 - 3000

COVER SHEET

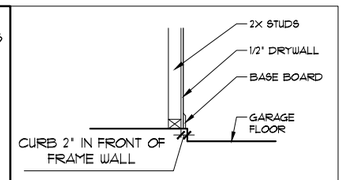
1966 MARGATE II

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



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

1 / Ø1 COND. ANCHOR DET.
N.T.S.

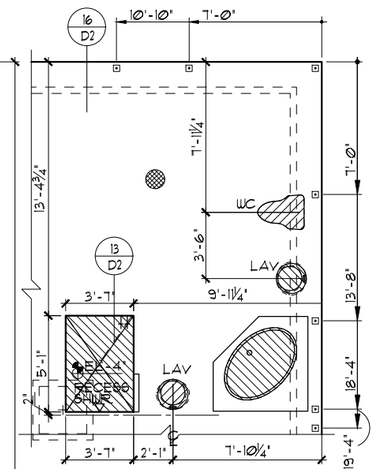


CURB DETAIL

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ⊡ DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5ø REBAR, GRADE 60
3. ■ DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5ø REBAR, GRADE 60
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
6. ▨ 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. WWF 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.
7. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS, DELETE SLAB IN AREAS PAVERS ARE USED.
8. 16 / D2 STANDARD FOOTING — NOT USED; 1 / D2 ALTERNATE FOOTING
9. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
10. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
11. BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO CH.402 FLORDA BUILDING CODE.

FOUNDATION PLAN "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)

FLORIDA SERIES

LOT: 0000, COMMUNITY NAME

REVISIONS	BY
05-16-19	JIF

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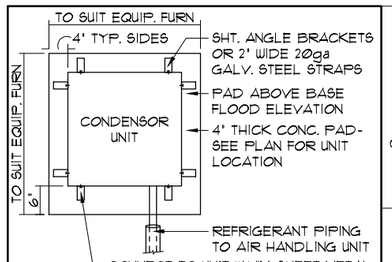
FOUNDATION PLAN
EXTENDED FOYER

1966 MARGATE II

DATE 04-05-2017
SCALE AS NOTED
DRAWN RDC
JOB N/A
SHEET 01AB
OF 00 SHEETS



ANCHOR SPACING TABLE	
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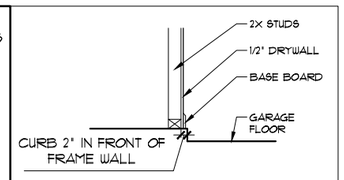

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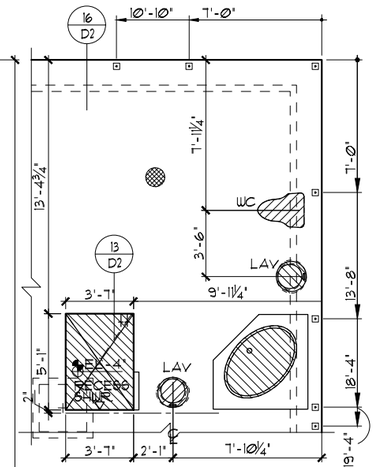

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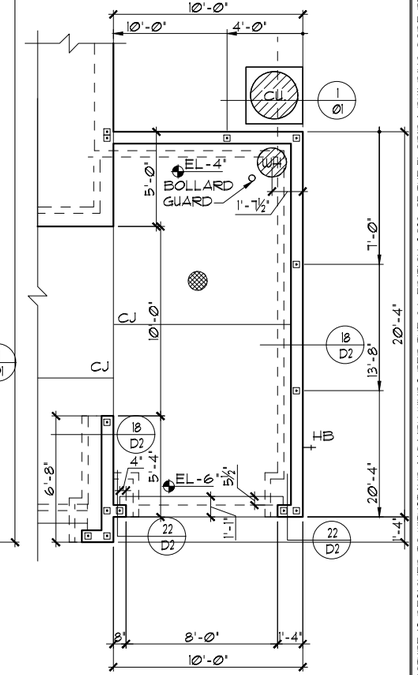

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JOB N/A
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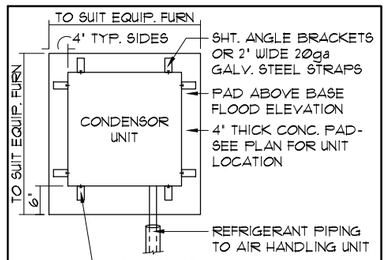

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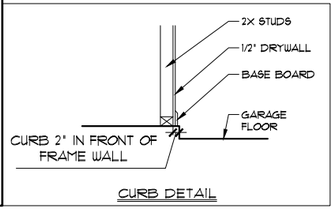

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BEDROOM 4 OPT.
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FOUNDATION PLAN "C"
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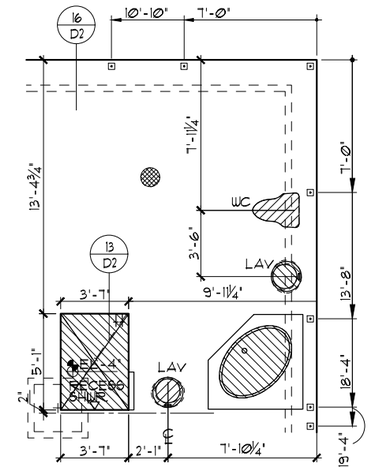

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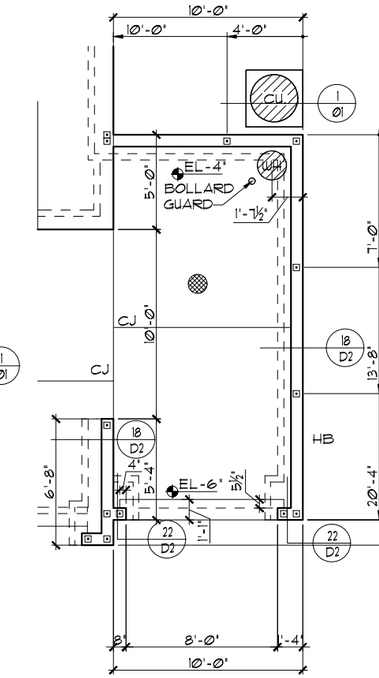

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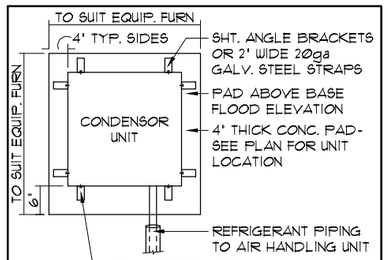
FOUNDATION PLAN
EXTENDED FOYER

1966 MARGATE II

DATE 04-05-2017
SCALE AS NOTED
DRAWN RDC
JOB N/A
SHEET 9/C
OF ØØ SHEETS



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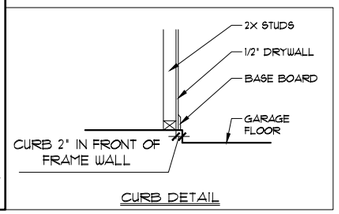

CURB DETAIL

FOUNDATION NOTES

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BEDROOM 4 OPT.
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FOUNDATION PLAN "C"
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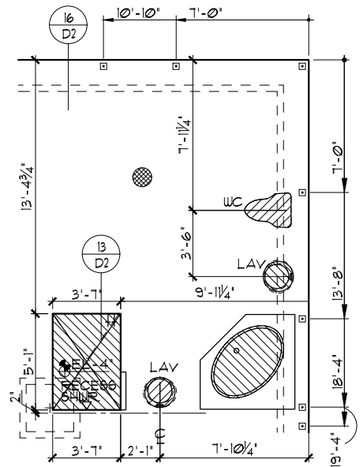

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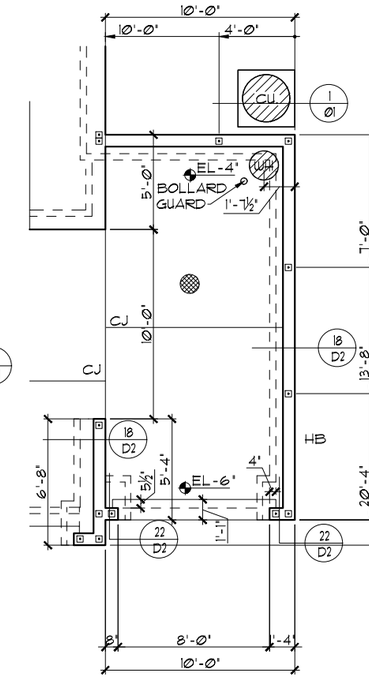

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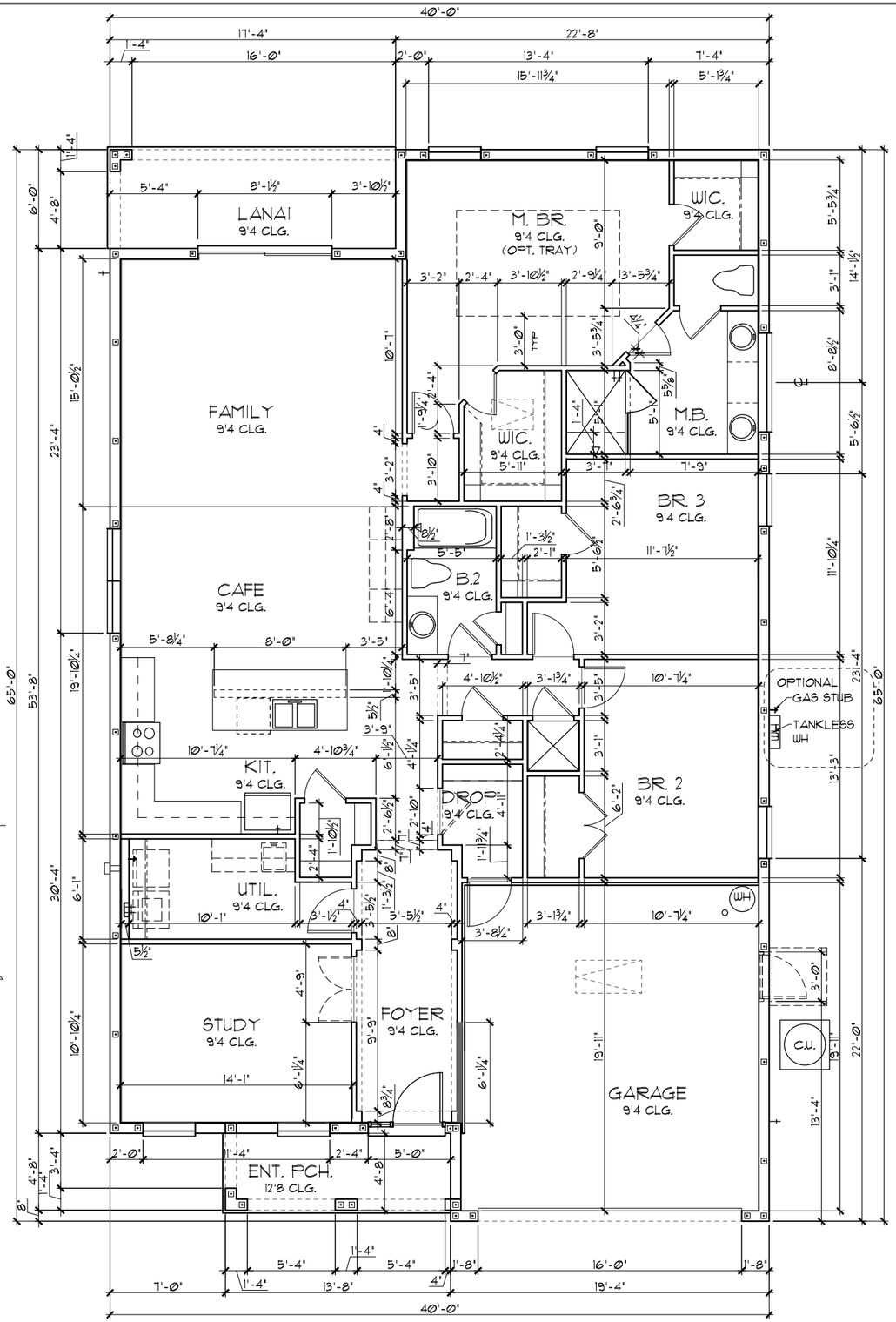
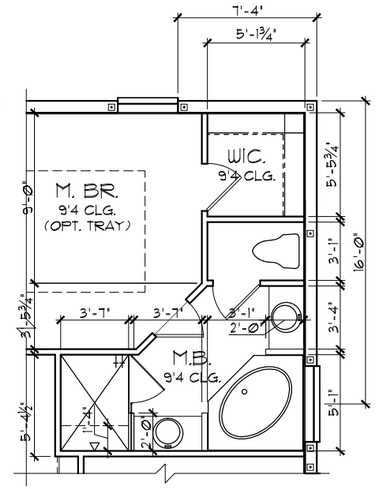
FOUNDATION PLAN

1966 MARGATE II

DATE 04-05-2017
SCALE AS NOTED
DRAWN RDC
JOB N/A
SHEET 01C
OF 00 SHEETS





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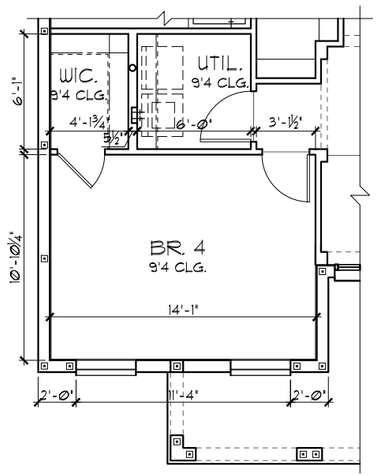

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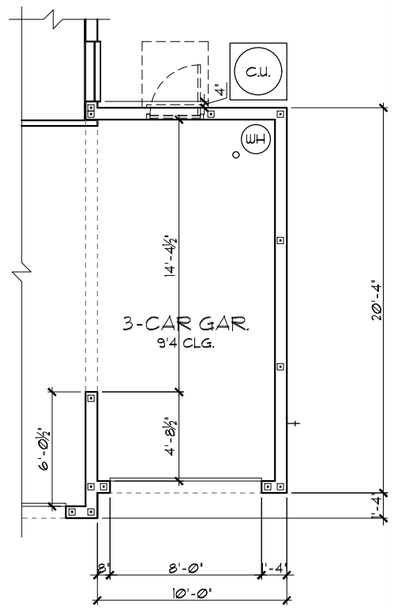

3-CAR GAR. OPT.

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

TABULATION		
TOTAL LIVING	2,000	SF.
GARAGE	385	SF.
ENTRY PORCH	64	SF.
LANAI	104	SF.
TOTAL UNDER ROOF	2,553	SF.
OPT. 3-CAR GARAGE	203	SF.
TOTAL UNDER ROOF	2,756	SF.

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 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

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

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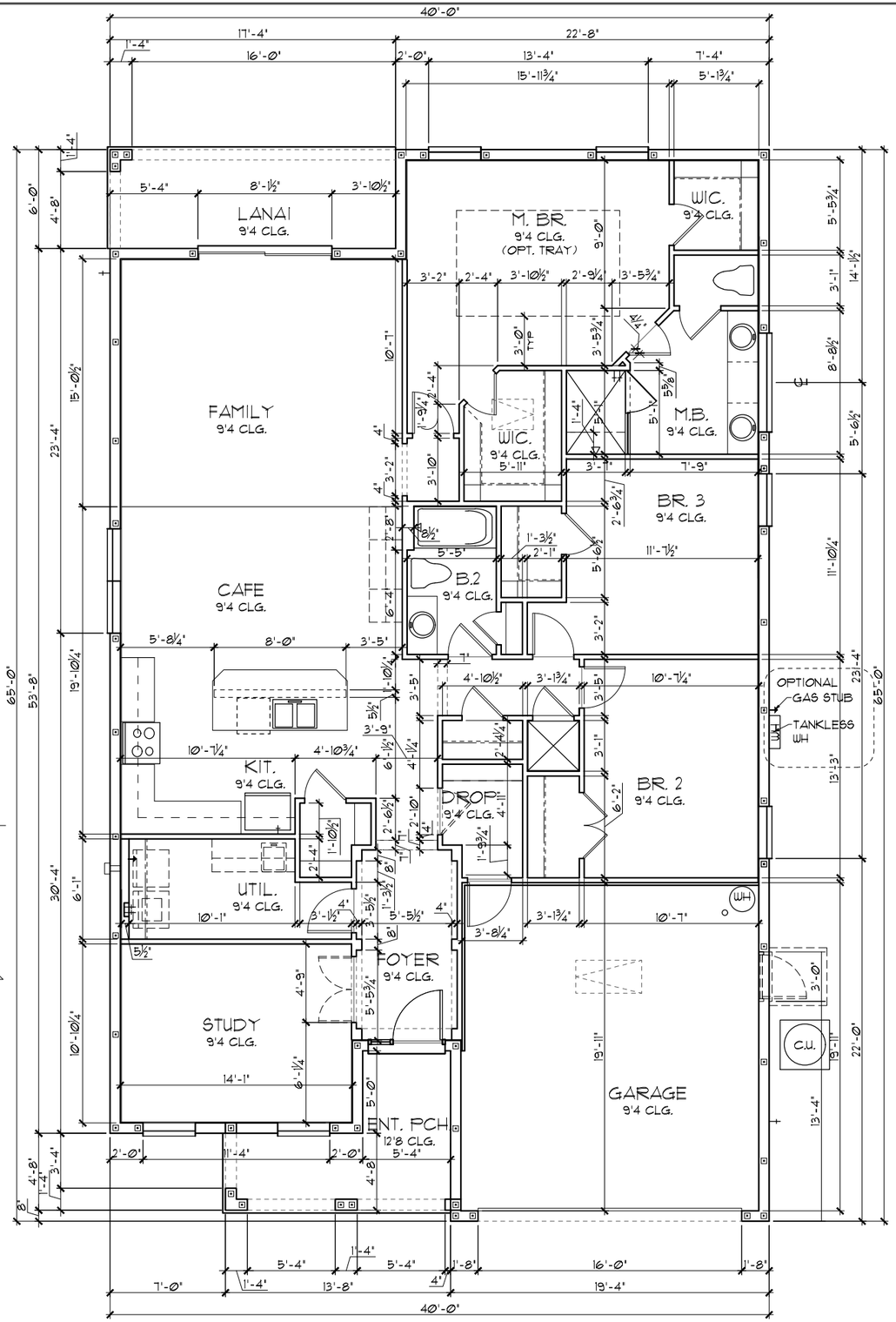
Phone (407) 529 - 3000

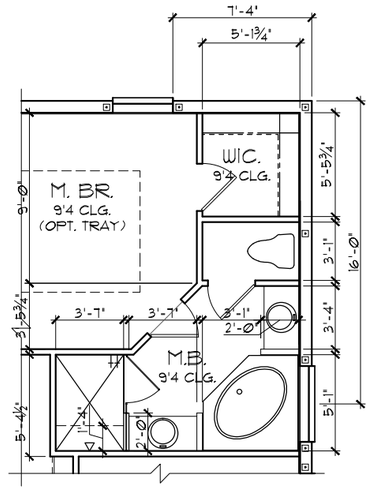
FLOOR PLAN W/ DIMENSIONS
EXTENDED FOYER

1966

MARGATE II

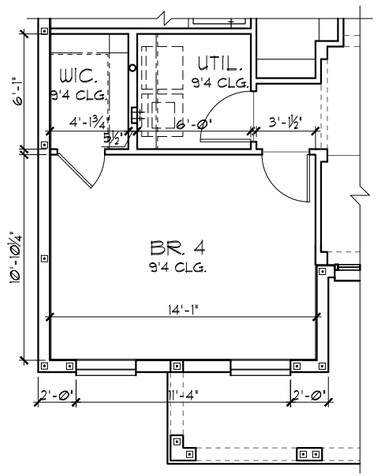
DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	02AB.0
OF	00 SHEETS





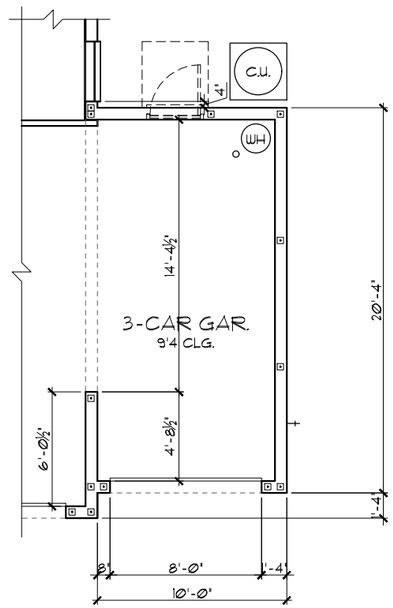
M. BA. OPTION

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



BEDROOM 4 OPT.

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



3-CAR GAR. OPT.

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

TABULATION	
TOTAL LIVING	1,974 SF.
GARAGE	385 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

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 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

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

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 6th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

FLORIDA SERIES

LOT: 0000 COMMUNITY NAME

REVISIONS	BY
05-16-19	JF

TEG
THOMPSON ENGINEERING GROUP, INC
4431 Vineland Road Suite A6 Orlando, FL. 32811
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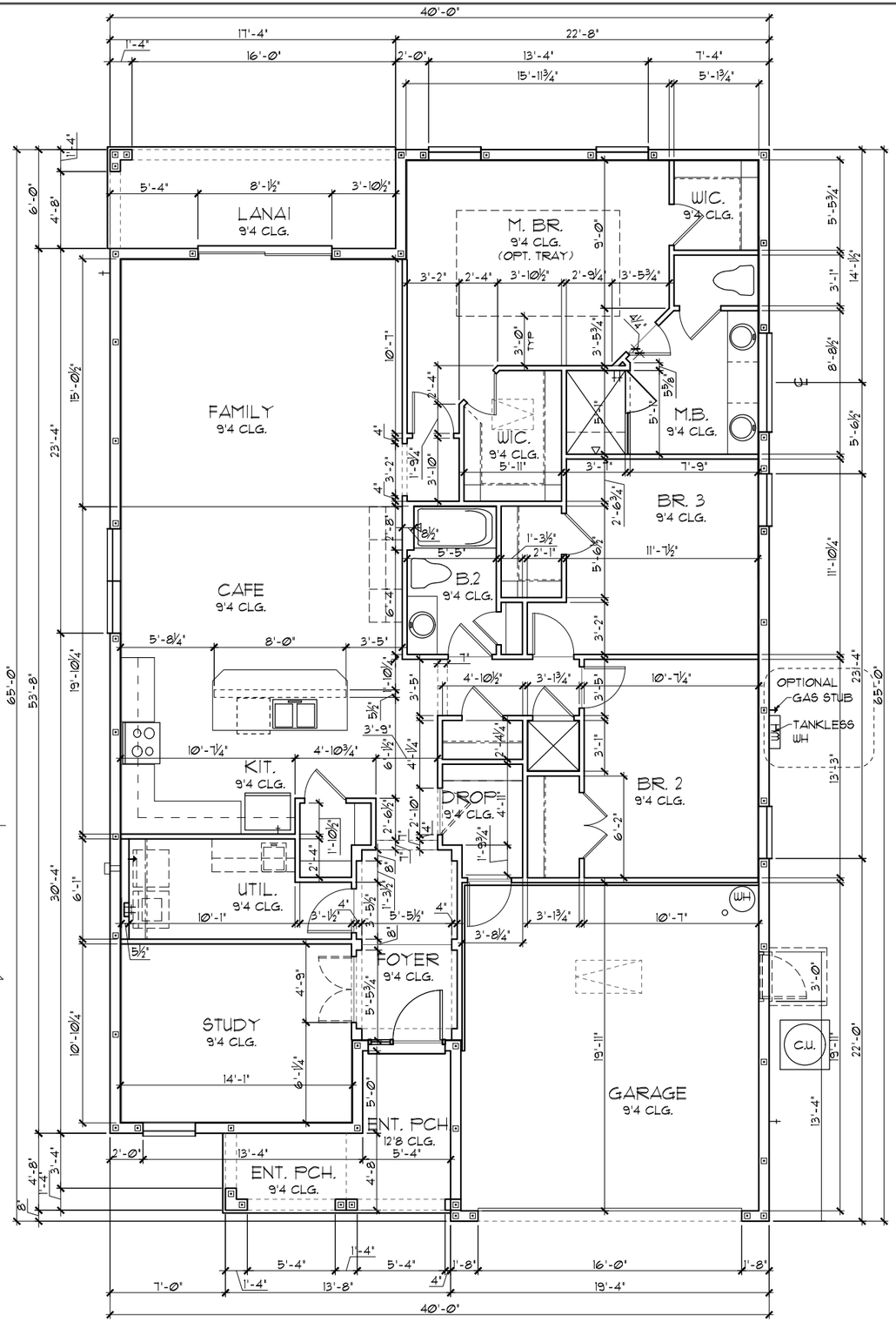
Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone (407) 529 - 3000

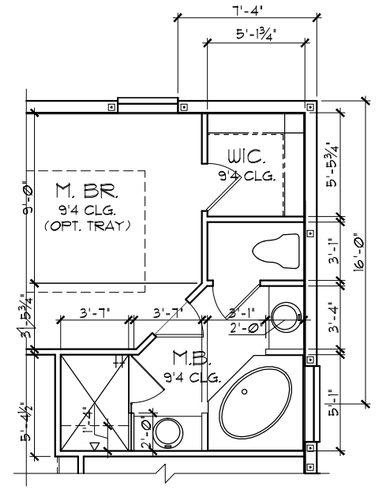
FLOOR PLAN W/ DIMENSIONS

1966

MARGATE II

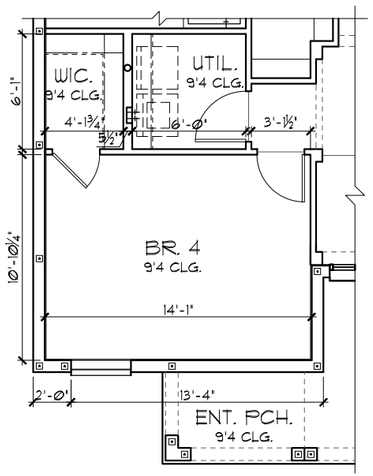
DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	02AB.0
OF	00 SHEETS





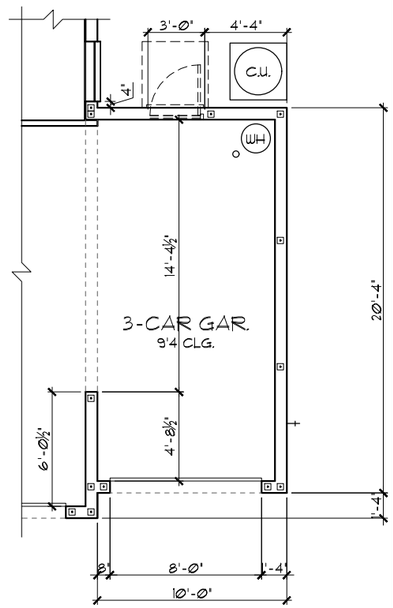
M. BA. OPTION

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



BEDROOM 4 OPT.

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



3-CAR GAR. OPT.

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

TABULATION		
TOTAL LIVING	1,974	SF.
GARAGE	385	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

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 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

FLOOR PLAN W/ DIMENSIONS "C"

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE 6th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

FLORIDA SERIES

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05-16-19	JF

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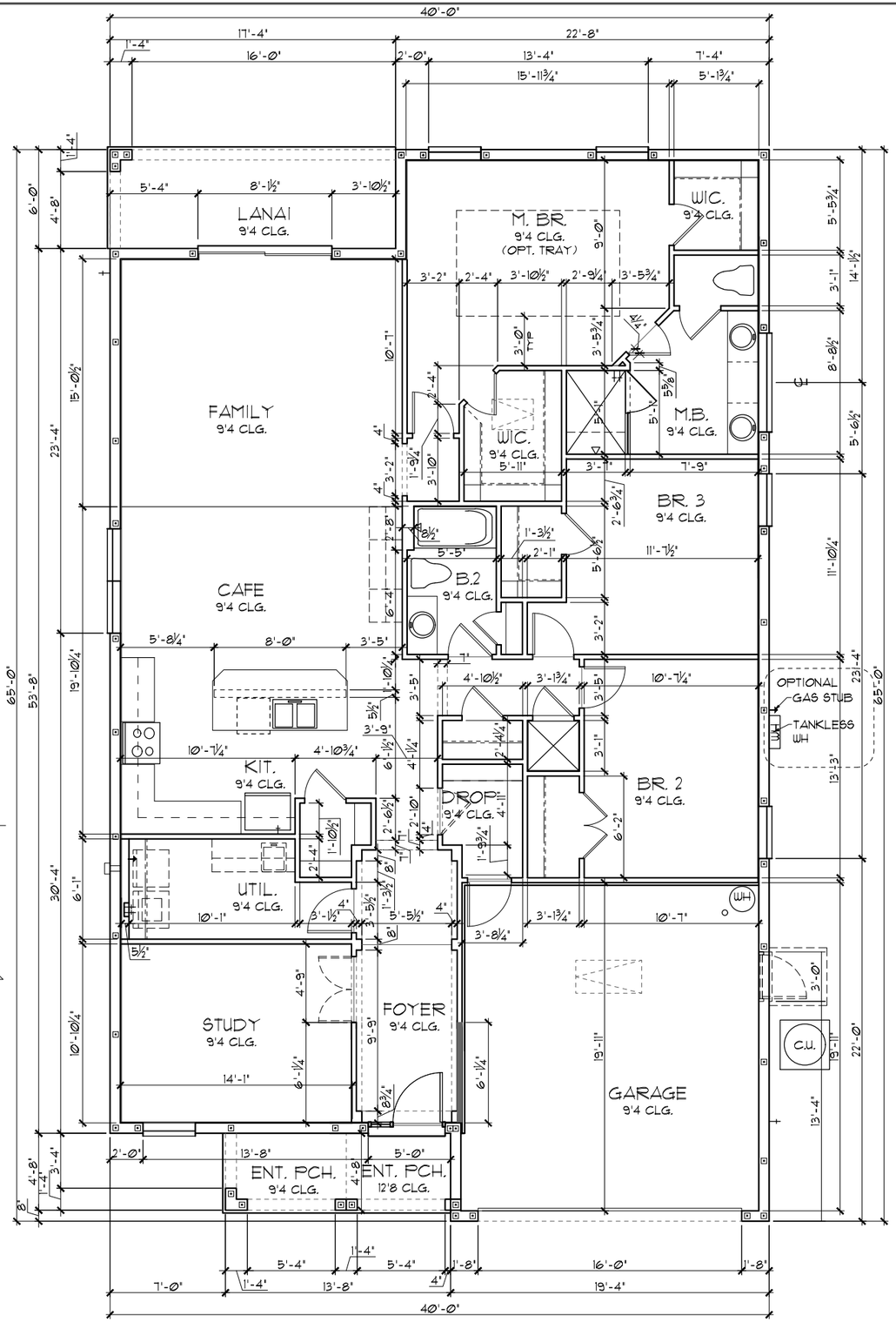
Orlando, Florida 32811
Phone (407) 529 - 3000

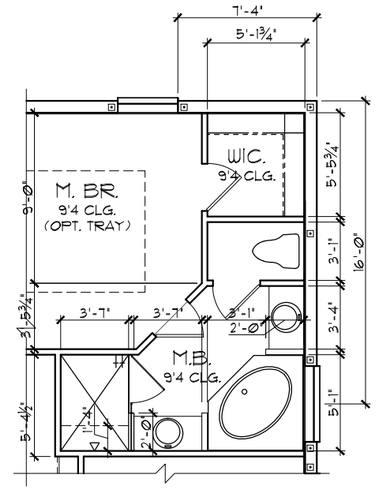
FLOOR PLAN W/ DIMENSIONS

MARGATE II

1966

DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	02C.0
OF	00 SHEETS





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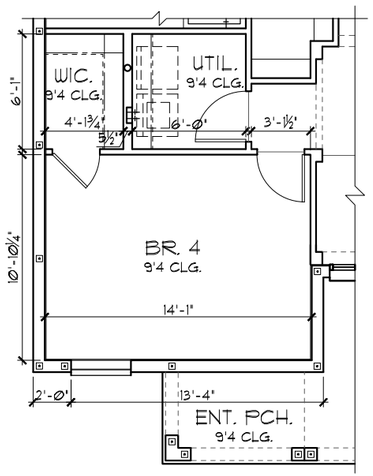
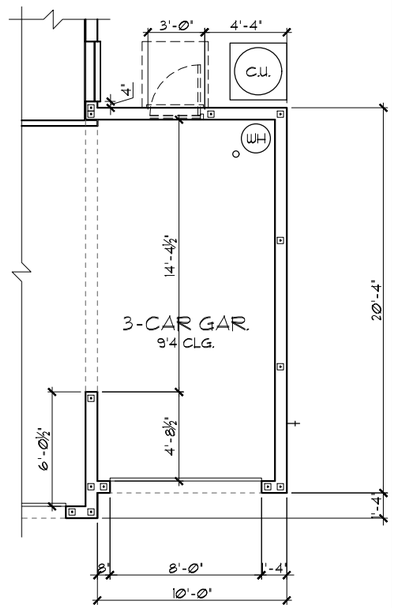
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



BEDROOM 4 OPT.

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



3-CAR GAR. OPT.

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

TABULATION		
TOTAL LIVING	2,000	SF.
GARAGE	385	SF.
ENTRY PORCH	64	SF.
LANAI	104	SF.
TOTAL UNDER ROOF	2,553	SF.
OPT. 3-CAR GARAGE	203	SF.
TOTAL UNDER ROOF	2,756	SF.

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.
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5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

FLOOR PLAN W/ DIMENSIONS "C"

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

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FLOOR PLAN W/ DIMENSIONS
EXTENDED FOYER

1966

MARGATE II

DATE 04-05-2017
SCALE AS NOTED
DRAWN RDC
JOB N/A
SHEET 02C.0
OF 00 SHEETS

LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	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 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

1. BASIC WIND SPEED: 140 MPH
2. RISK CATEGORY II
3. WIND EXPOSURE: B
4. BUILDING TYPE: V B
5. ENCLOSURE CLASSIFICATION +/-.18, INCLUDED INTERNAL PRESSURE IN NOTE #6 COEFFICIENT:
6. COMPONENT / CLADDING ----- SEE PLAN DESIGN WIND PRESSURE:

+ XXX	DESIGN WIND PRESSURE 1AW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU ROOF.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
6. DENOTES CONC. BLOCK WALL HGT. @ **9'-4" A.F.F.**

   DENOTES CONC. BLOCK WALL HGT. @ **12'-8" A.F.F.**
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
10. ALL INTER. FIRST FLOOR CEILINGS AT **9'-4"** UNLESS NOTED OTHERWISE.

    ALL INTER. SECOND FLOOR CEILINGS AT **N/A** UNLESS NOTED OTHERWISE.

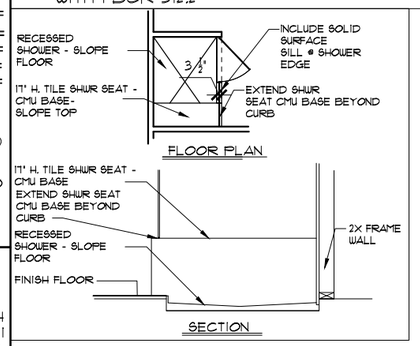
NOTE: 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THEN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED 1AW R302.5.1

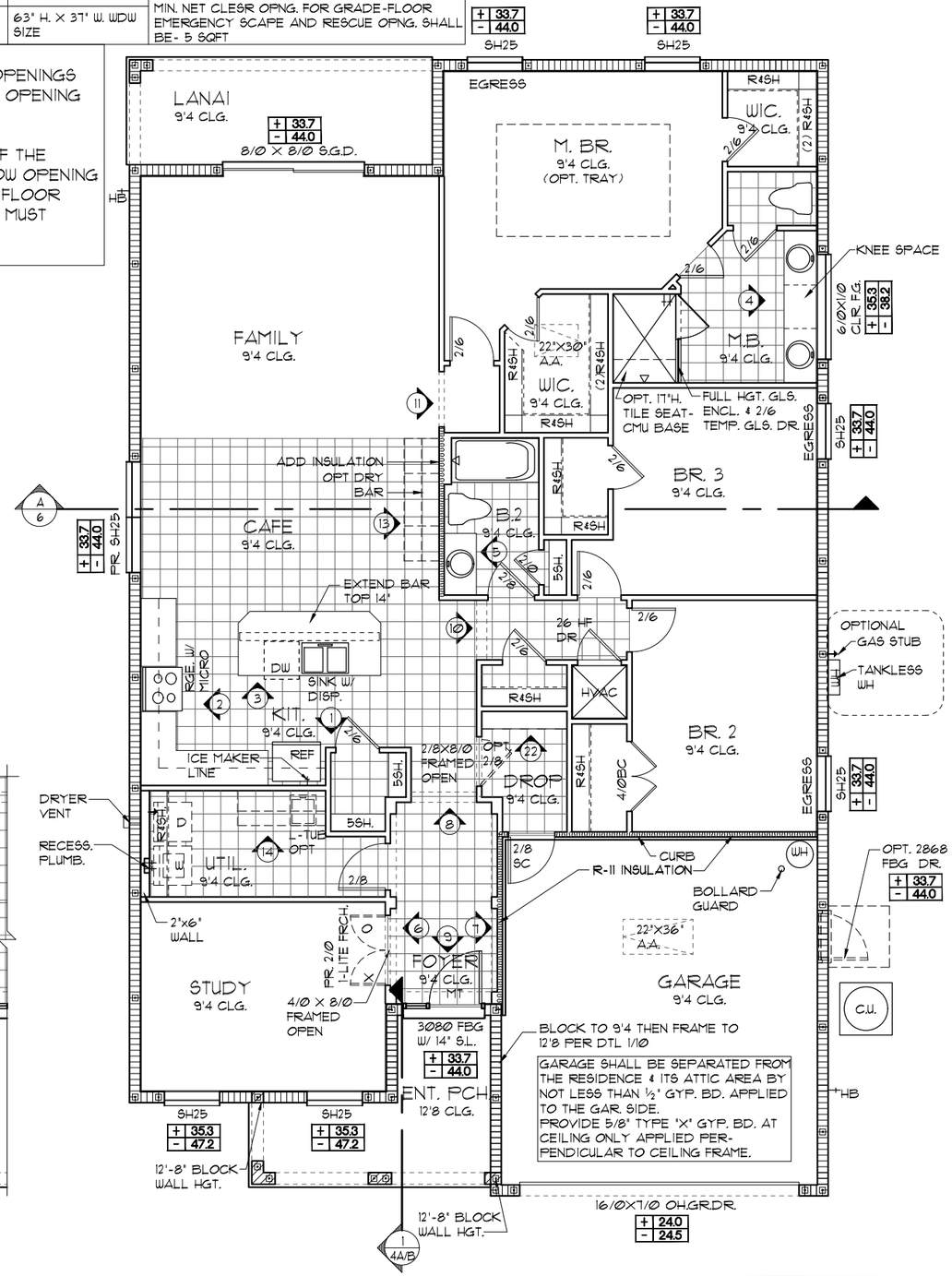
EERO- R310.2.1- FBCR2023

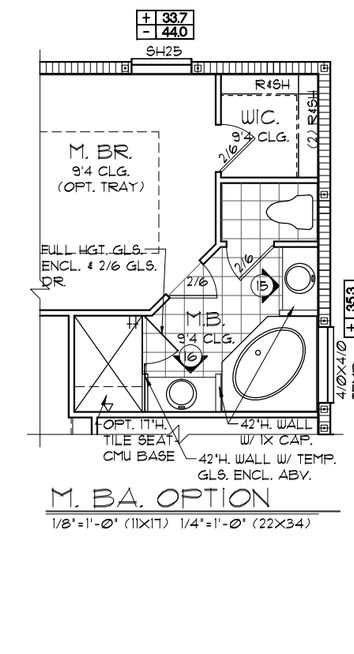
SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 27 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20". MIN. NET CLESR OPNG. FOR GRADE-FLOOR EMERGENCY SCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT
SH25	63" H. X 37" W. WDW SIZE	

NOTE:

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. A.F.F.- R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

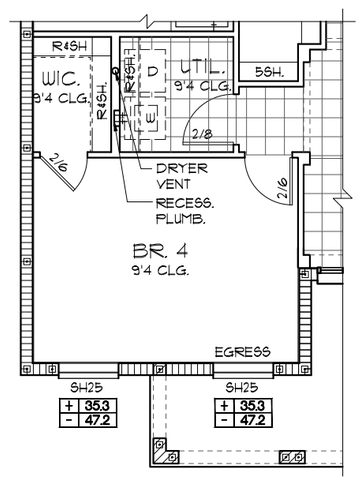






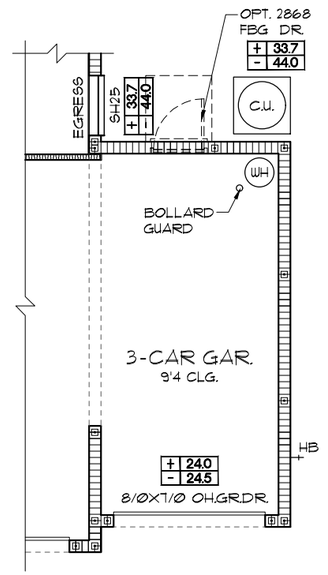
M. BA. OPTION

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



BEDROOM 4 OPT.

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



3-CAR GAR. 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)

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

NOTE: SEE FINAL COLOR SHEET FOR FLOORING INFO

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

REVISIONS	BY
05-16-19	JF

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Phone (407) 529 - 3000

FLOOR PLAN W/ NOTES

1966

MARGATE II

DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	03AB
OF	00 SHEETS

LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	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 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

1. BASIC WIND SPEED: ------------140 MPH
2. RISK CATEGORY ---------- II
3. WIND EXPOSURE: --------------- B
4. BUILDING TYPE: ------------ V B
5. ENCLOSURE CLASSIFICATION +/-.18, INCLUDED INTERNAL PRESSURE COEFFICIENT: IN NOTE #6
6. 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.

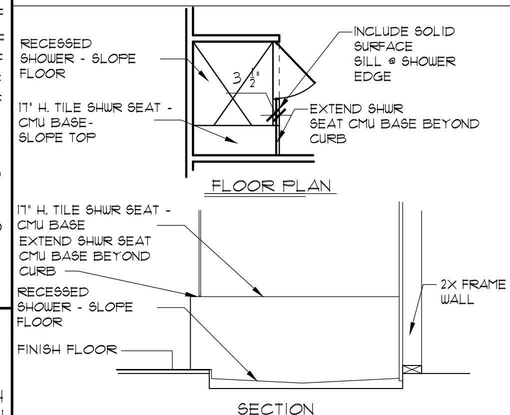
GENERAL NOTES

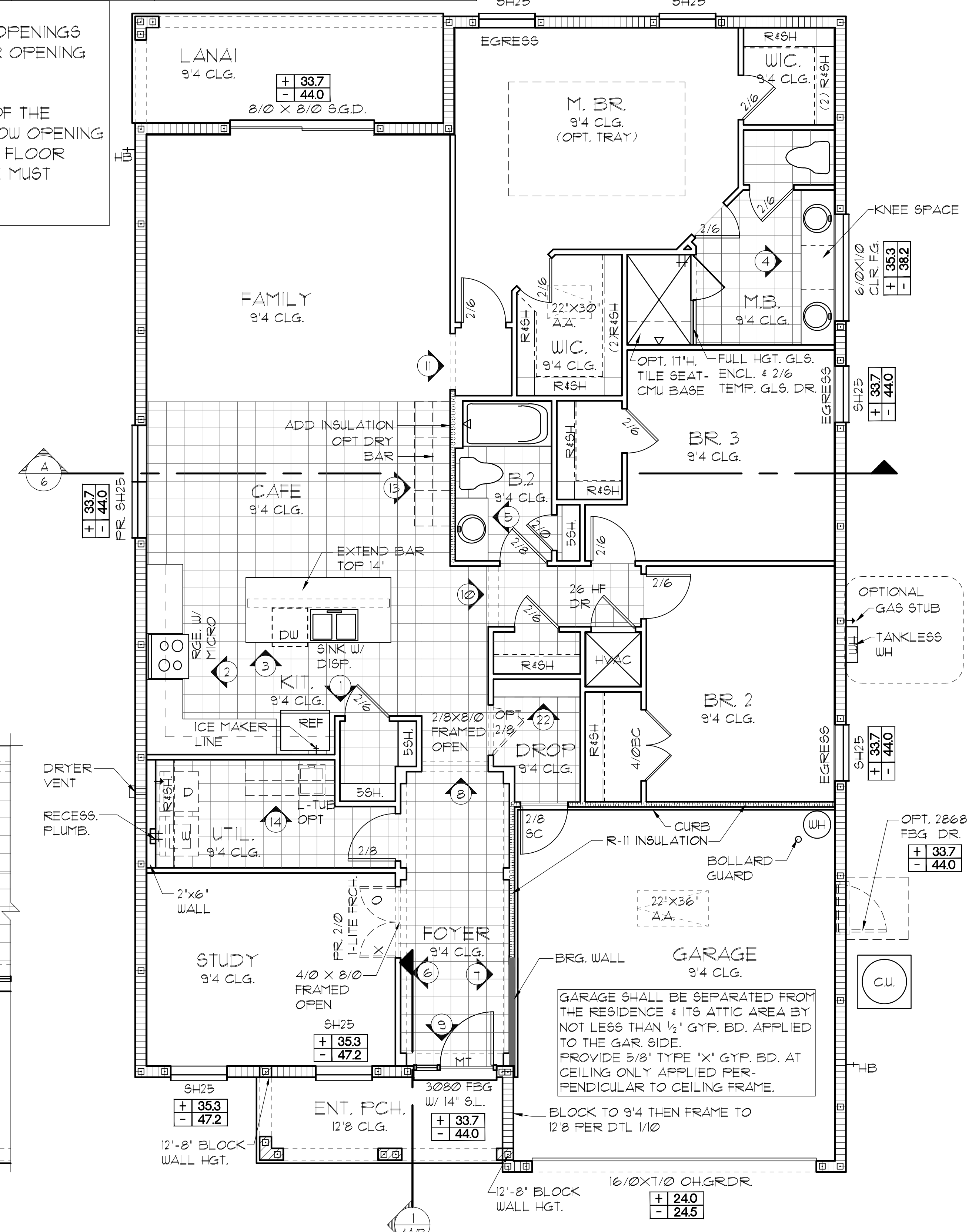
1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU ROOF.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
6. DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
   DENOTES CONC. BLOCK WALL HGT. @ 12'-8" A.F.F.
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
10. ALL INTER. FIRST FLOOR CEILINGS AT 9'-4" UNLESS NOTED OTHERWISE.
    ALL INTER. SECOND FLOOR CEILINGS AT N/A UNLESS NOTED OTHERWISE.

NOTE: 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THEN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED IAW R302.5.1

EERO- R310.2.1- FBCR2023		
SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 27 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20". MIN. NET CLESR OPNG. FOR GRADE-FLOOR EMERGENCY SCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT
SH25	63" H. X 37" W. WDW SIZE	

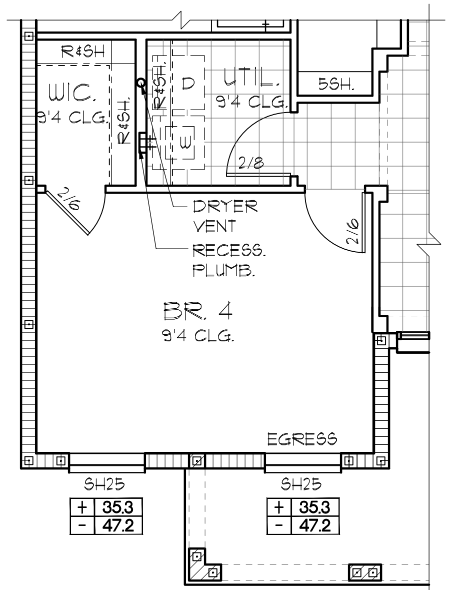
NOTE:
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. A.F.F.- R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2





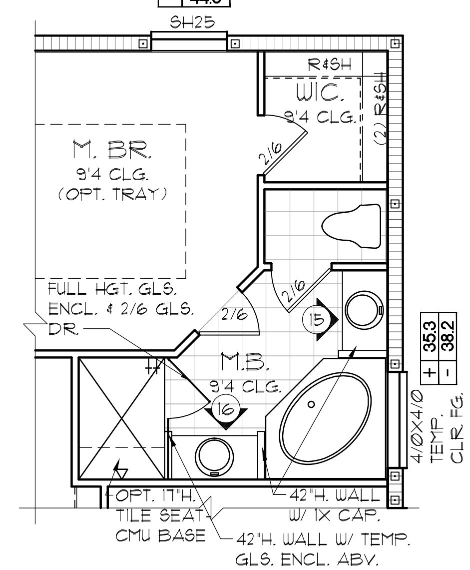
FLOOR PLAN W/ NOTES "A"/"B"

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



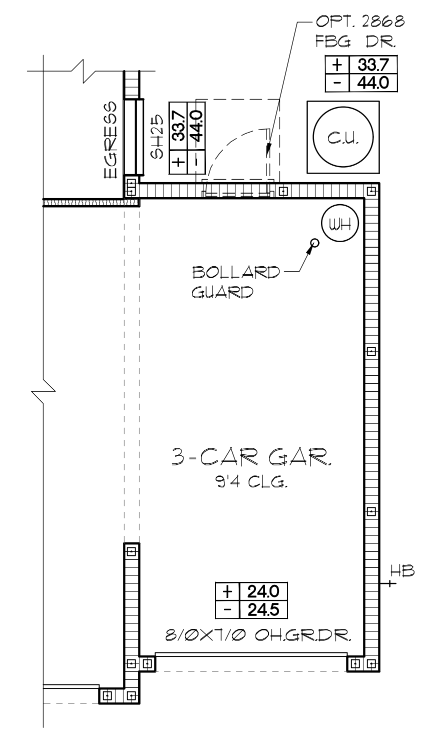
BEDROOM 4 OPT.

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)

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

NOTE: SEE FINAL COLOR SHEET FOR FLOORING INFO

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

REVISIONS	BY
05-16-19	JF

TEG THOMPSON ENGINEERING GROUP, INC. 4401 Vineland Road Suite A6 Orlando, FL. 32811 Ph: (407) 734-1450 Fax: (407) 734-1790 www.tegfl.com

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

FLOOR PLAN W/ NOTES EXTENDED FOYER

1966

MARGATE II

DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	03AB

OF 00 SHEETS

LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	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 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

1. BASIC WIND SPEED: 140 MPH
2. RISK CATEGORY II
3. WIND EXPOSURE: B
4. BUILDING TYPE: V B
5. ENCLOSURE CLASSIFICATION +/-.18, INCLUDED INTERNAL PRESSURE COEFFICIENT: IN NOTE #6
6. 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

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU ROOF.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
6. DENOTES CONC. BLOCK WALL HGT. @ **9'-4" A.F.F.**
   DENOTES CONC. BLOCK WALL HGT. @ **12'-8" A.F.F.**
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
10. ALL INTER. FIRST FLOOR CEILINGS AT **9'-4"** UNLESS NOTED OTHERWISE.
    ALL INTER. SECOND FLOOR CEILINGS AT **N/A** UNLESS NOTED OTHERWISE.

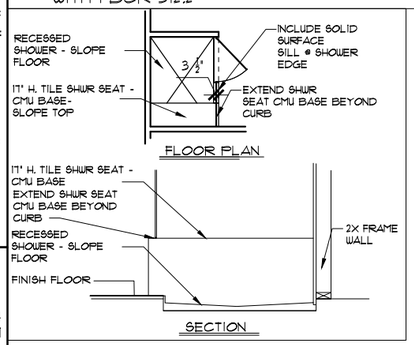
NOTE: 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THEN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED IAW R302.5.1

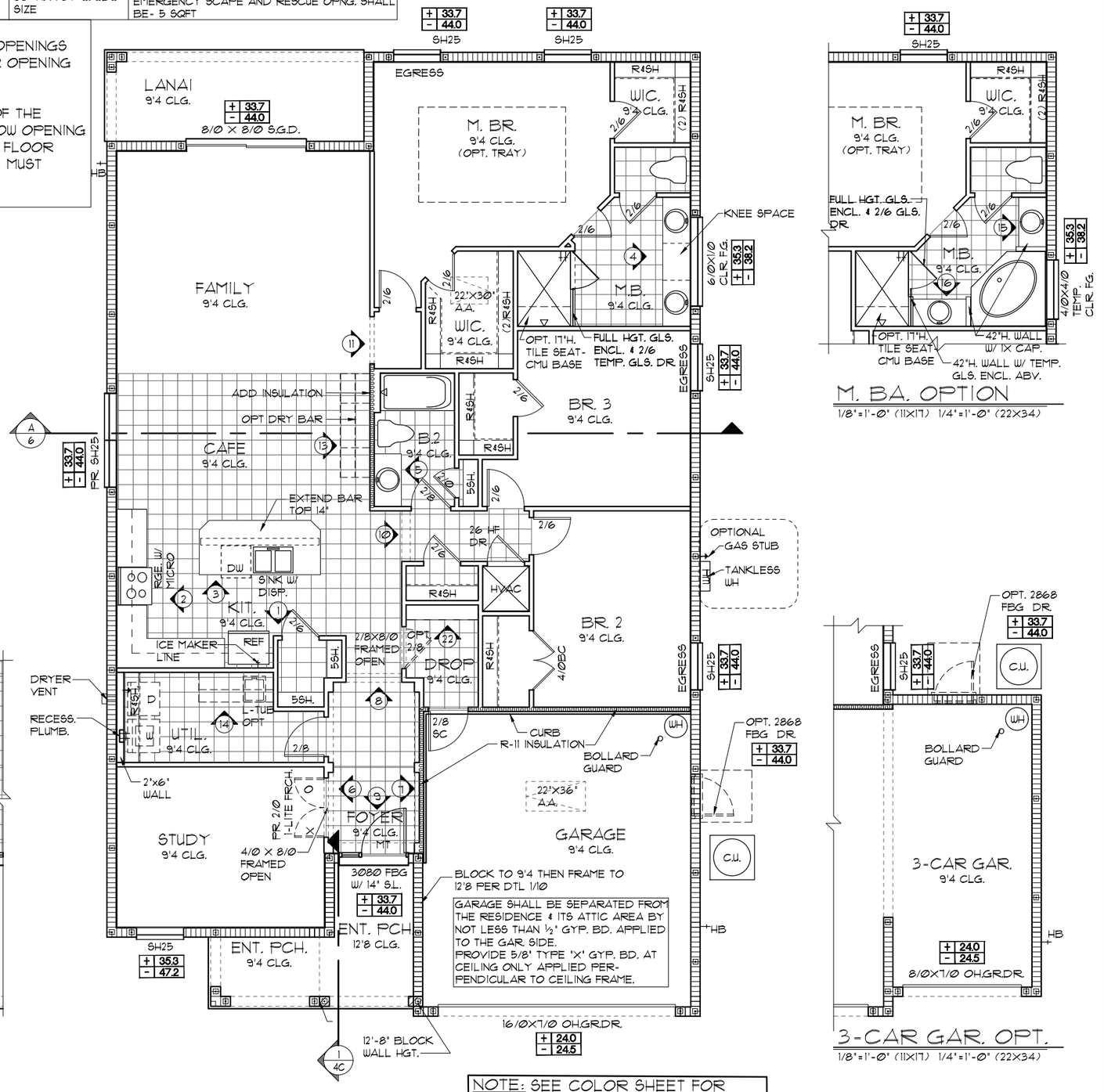
EERO- R310.2.1- FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 27 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20". MIN. NET CLESR OPNG. FOR GRADE-FLOOR EMERGENCY SCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT
SH25	63" H. X 37" W. WDW SIZE	

NOTE:

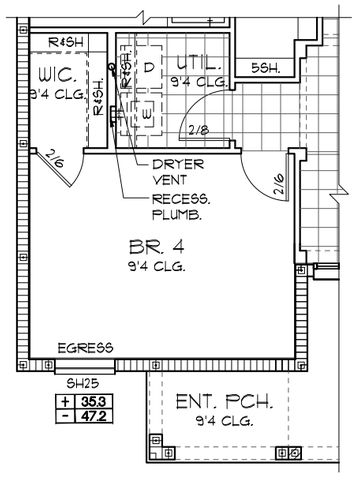
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. A.F.F.- R310.2 - FBCR (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2





M. BA. OPTION

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



BEDROOM 4 OPT.

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

FLOOR PLAN W/ NOTES "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)

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

NOTE: SEE FINAL COLOR SHEET FOR FLOORING INFO

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

REVISIONS	BY
05-16-19	JF

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FLOOR PLAN W/ NOTES

1966

MARGATE II

DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	03C
OF	00 SHEETS

LOAD INFORMATION

PER 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
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	MECH/ELEC	5 PSF
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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
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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 8TH EDITION, 2023 FLORIDA BUILDING RESIDENTAIL CODE

1. BASIC WIND SPEED: 140 MPH
2. RISK CATEGORY II
3. WIND EXPOSURE: B
4. BUILDING TYPE: V B
5. ENCLOSURE CLASSIFICATION +/-.18, INCLUDED INTERNAL PRESSURE COEFFICIENT: IN NOTE #6
6. 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

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6. DENOTES CONC. BLOCK WALL HGT. @ **9'-4" A.F.F.**

   DENOTES CONC. BLOCK WALL HGT. @ **12'-8" A.F.F.**
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8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
10. ALL INTER. FIRST FLOOR CEILINGS AT **9'-4"** UNLESS NOTED OTHERWISE.

    ALL INTER. SECOND FLOOR CEILINGS AT **N/A** UNLESS NOTED OTHERWISE.

NOTE: 1. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THEN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20MIN. FIRE RATED IAW R302.5.1

EERO- R310.2.1- FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 27 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20". MIN. NET CLESR OPNG. FOR GRADE-FLOOR EMERGENCY SCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT
SH25	63" H. X 37" W. WDW SIZE	

NOTE:

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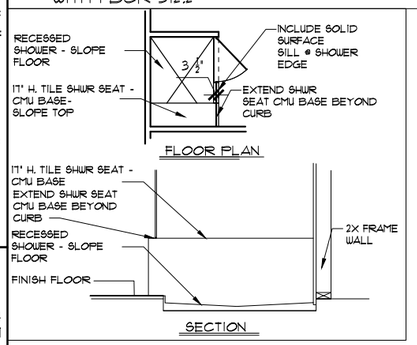
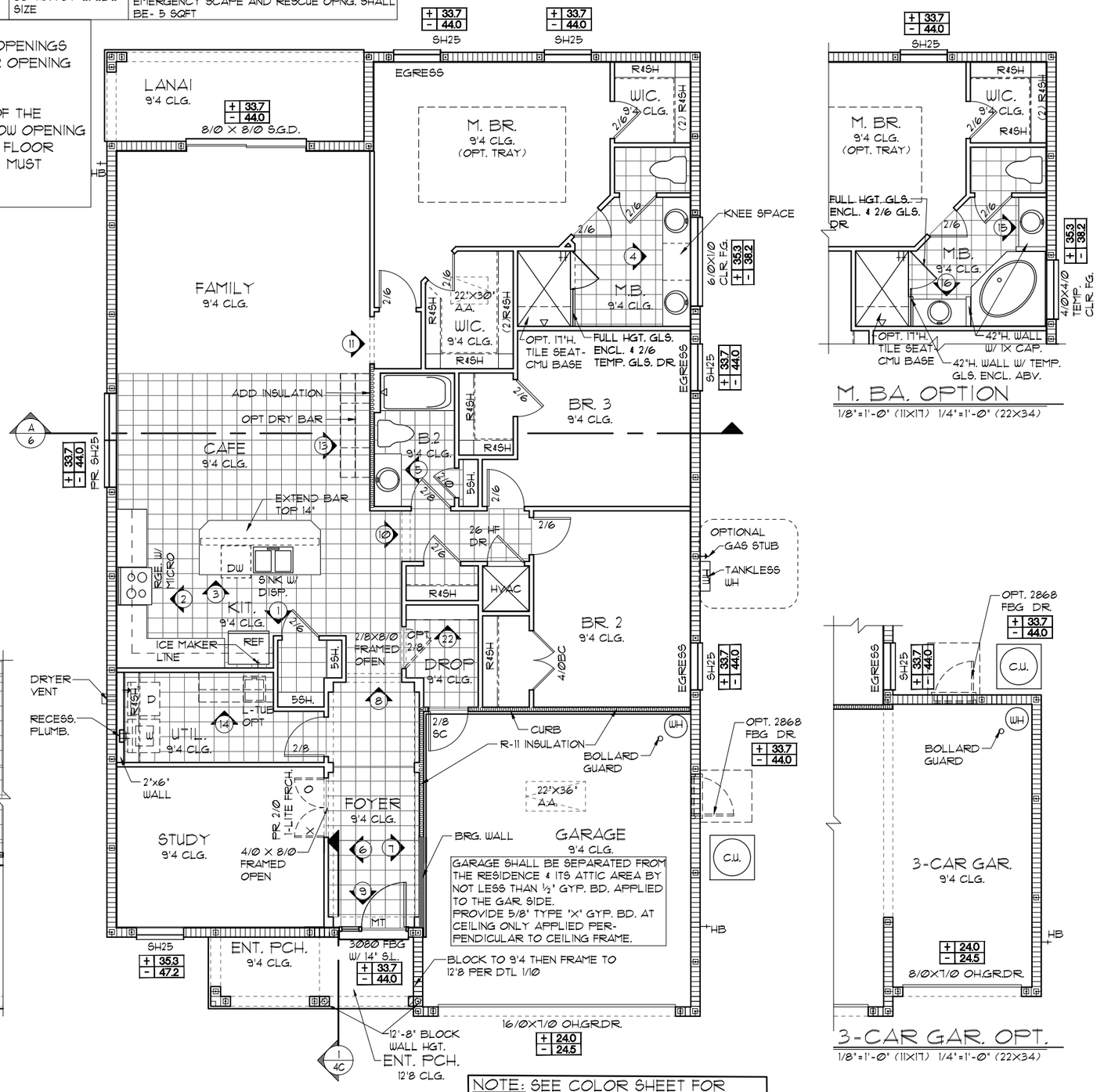
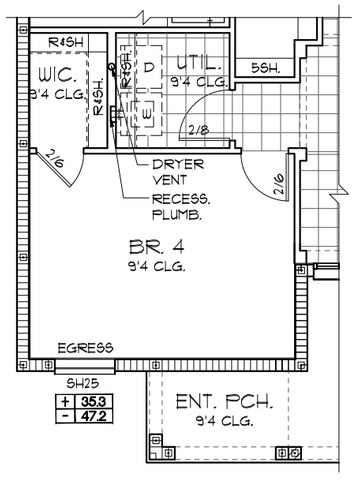
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBCR 312.2





M. BA. OPTION

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



BEDROOM 4 OPT.

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

FLOOR PLAN W/ NOTES "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)

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

NOTE: SEE FINAL COLOR SHEET FOR FLOORING INFO

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05-16-19	JF

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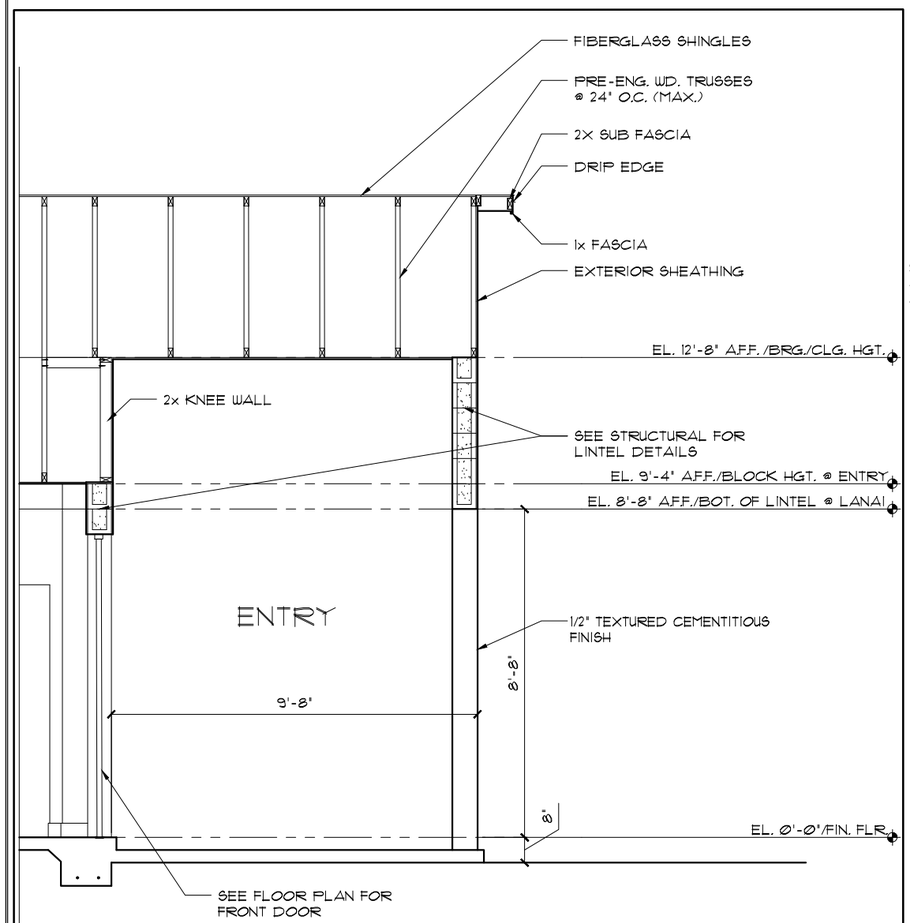
FLOOR PLAN W/ NOTES
EXTENDED FOYER

1966

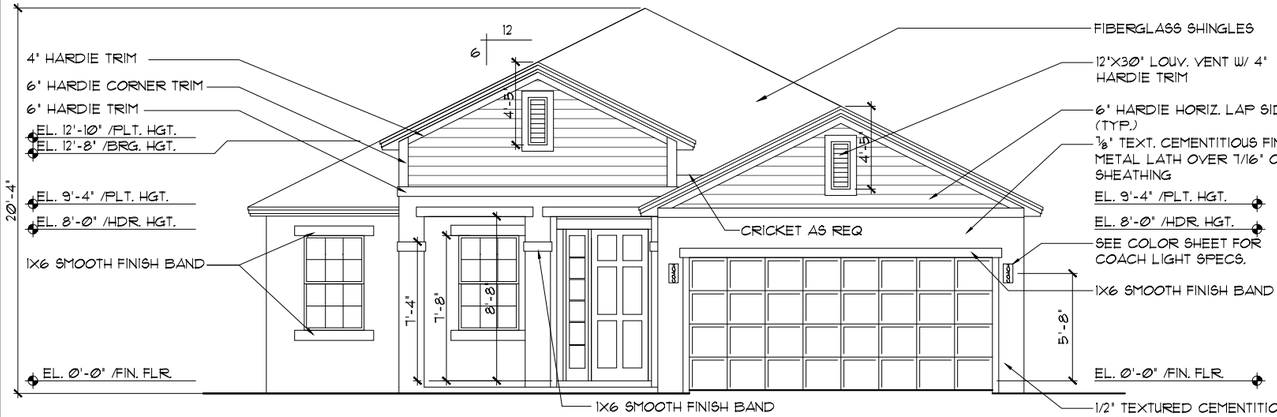
MARGATE II

DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	03C
OF	00 SHEETS



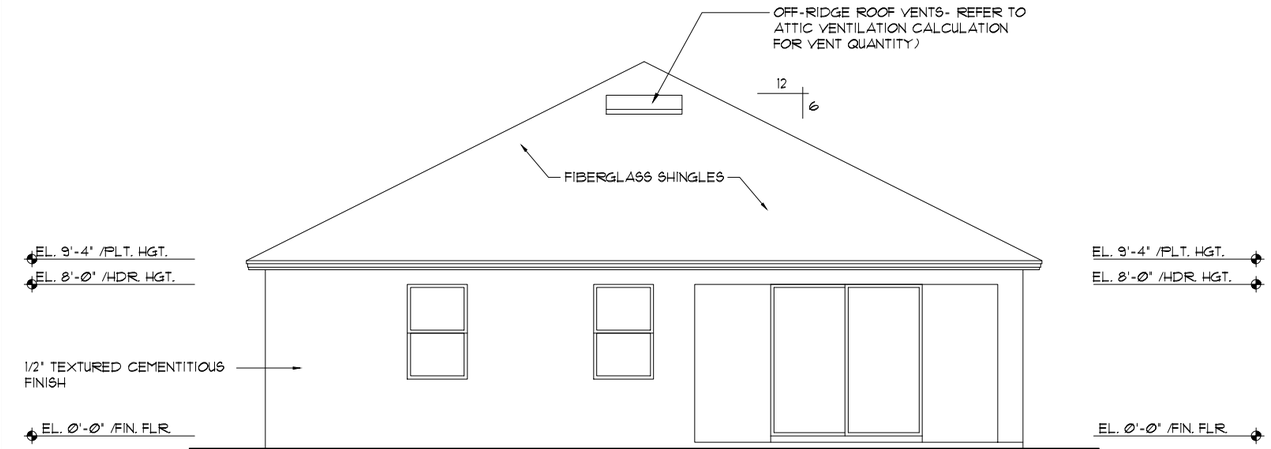
1/4A FRONT ENTRY SECTION

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



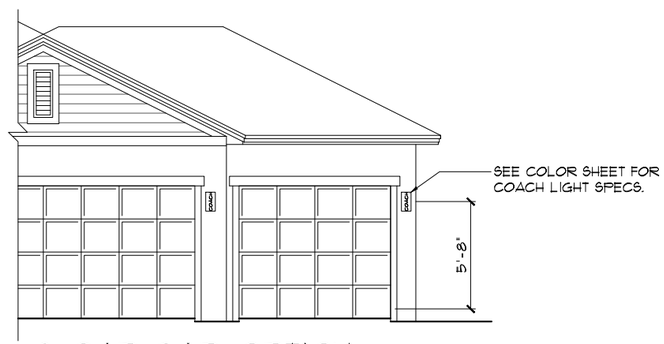
FRONT ELEVATION "A"

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)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 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 C1787 OR AS OTHERWISE APPROVED.
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 8TH EDITION, FBCR. 2023
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 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.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 8TH EDITION, FBCR. 2023- INSTALED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER
5. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
6. STUCCO APPLICATION MUST BE IAW R703.7.4 OF THE 8TH EDITION, FBCR. 2023 OR EXCEPTION : APPLICATION INSTALLED IN ACCORDANCE WITH ASTM C 926
7. UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 8TH EDITION, FBCR 2023 -

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 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 R905.1.1.1, R905.1.1.2 as applicable.

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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05-16-19	JF

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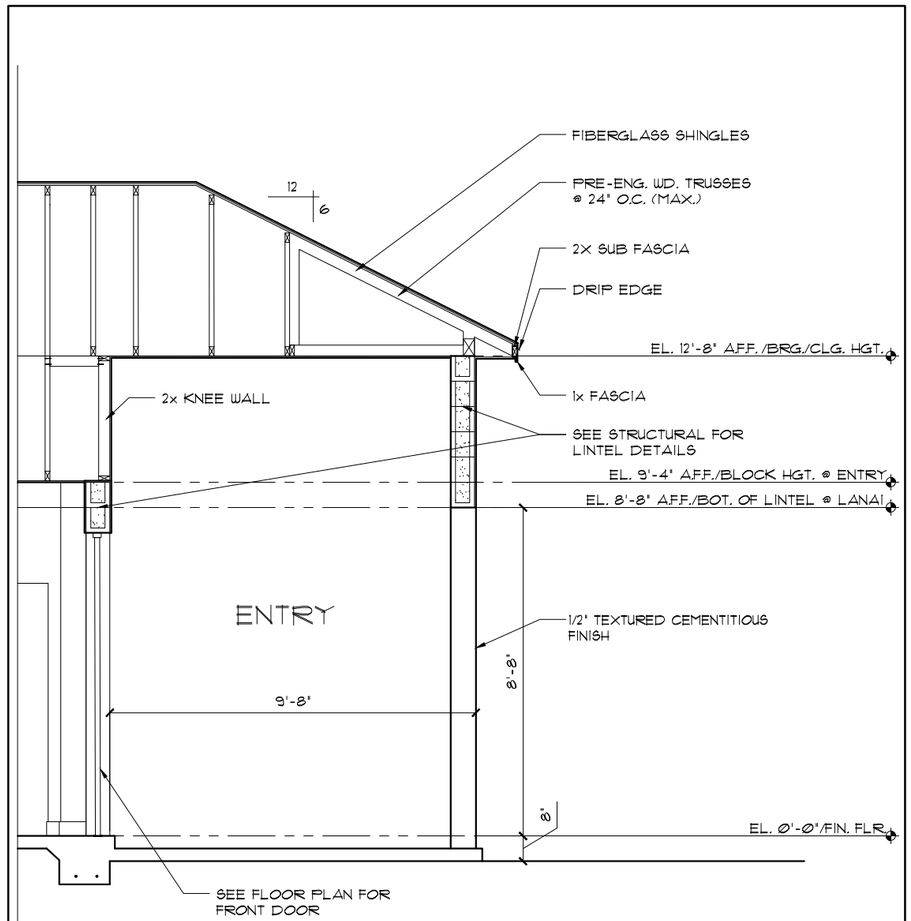
EXTERIOR ELEVATION
FRONT AND REAR

1966

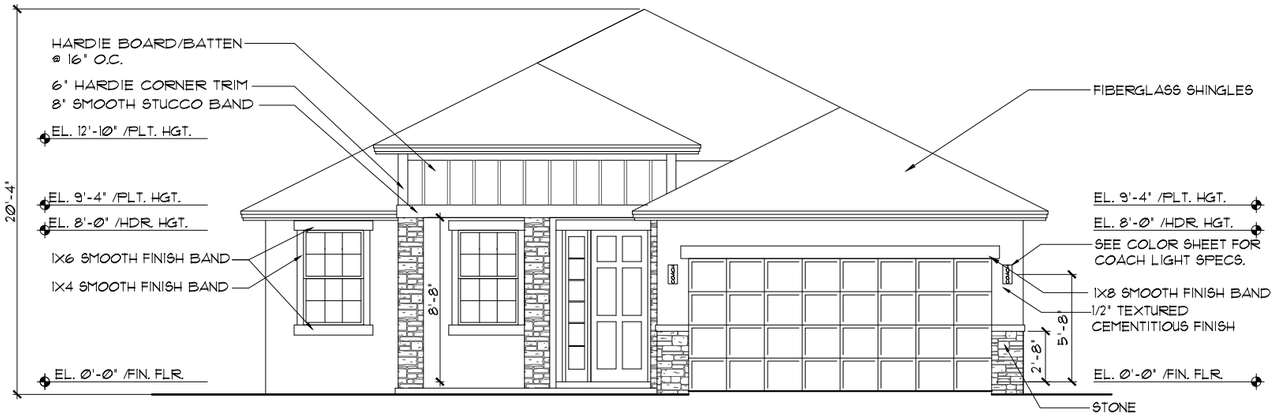
MARGATE II

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



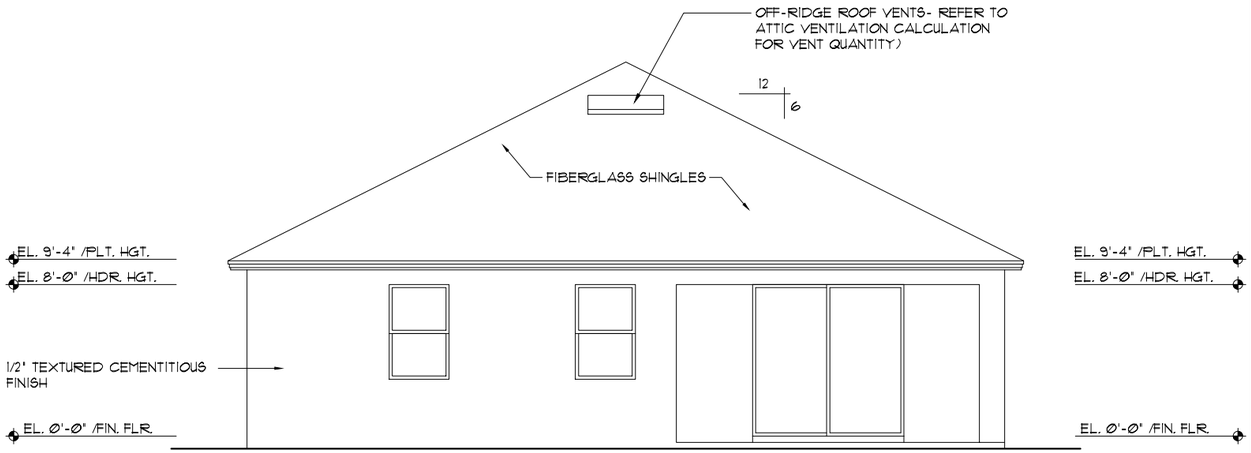
1 / 4B FRONT ENTRY SECTION

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



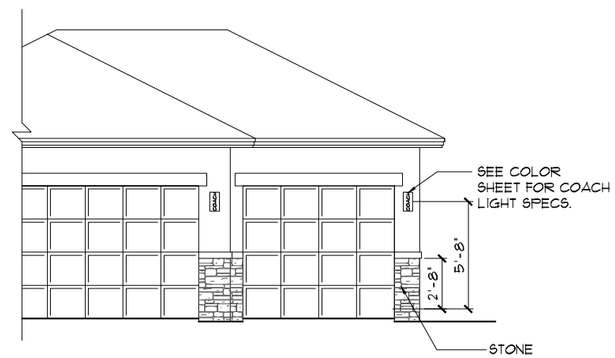
FRONT ELEVATION "B"

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)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 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 C1787 OR AS OTHERWISE APPROVED.
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 8TH EDITION, FBCR. 2023
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 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.
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5. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
6. STUCCO APPLICATION MUST BE IAW R703.7.4 OF THE 8TH EDITION, FBCR. 2023 OR EXCEPTION : APPLICATION INSTALLED IN ACCORDANCE WITH ASTM C 926
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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 R905.1.1.1, R905.1.1.2 as applicable.

FLORIDA SERIES

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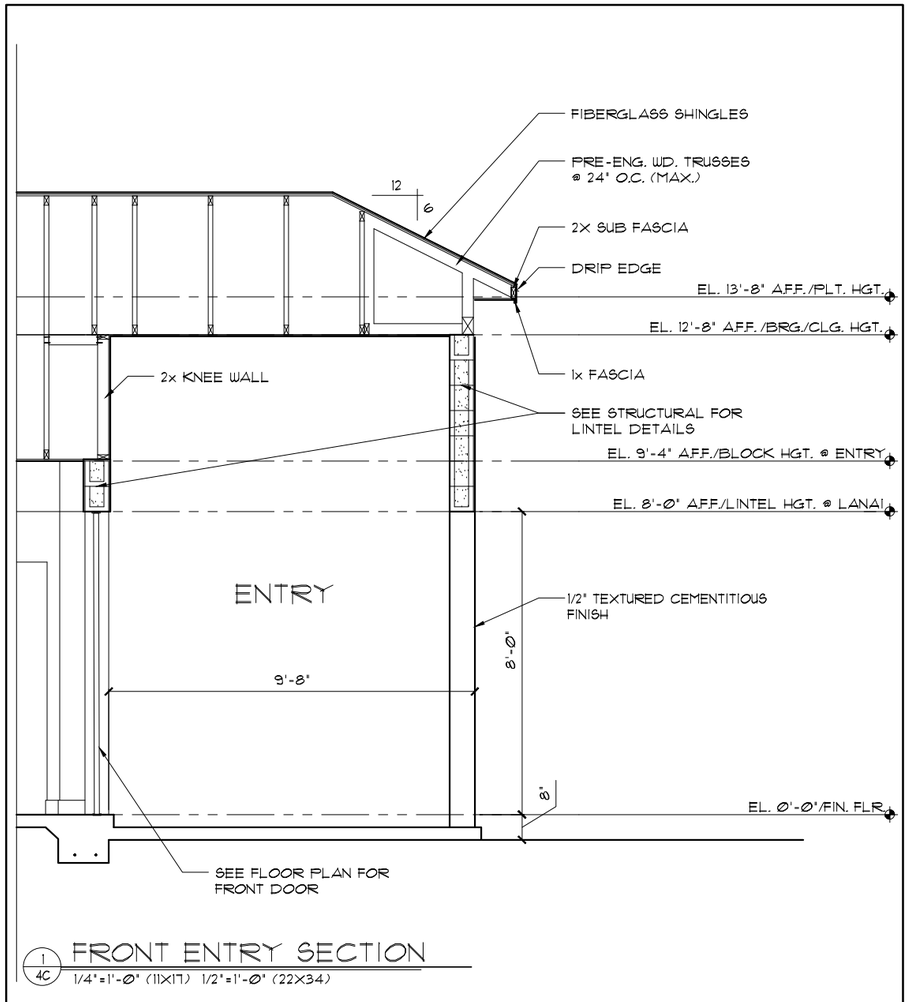
EXTERIOR ELEVATION
FRONT AND REAR

1966

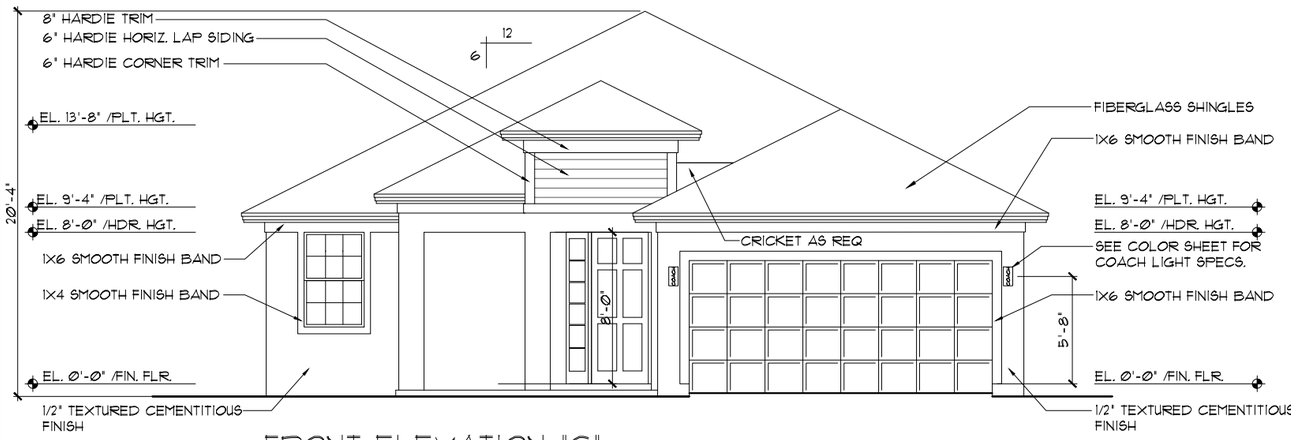
MARGATE II

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



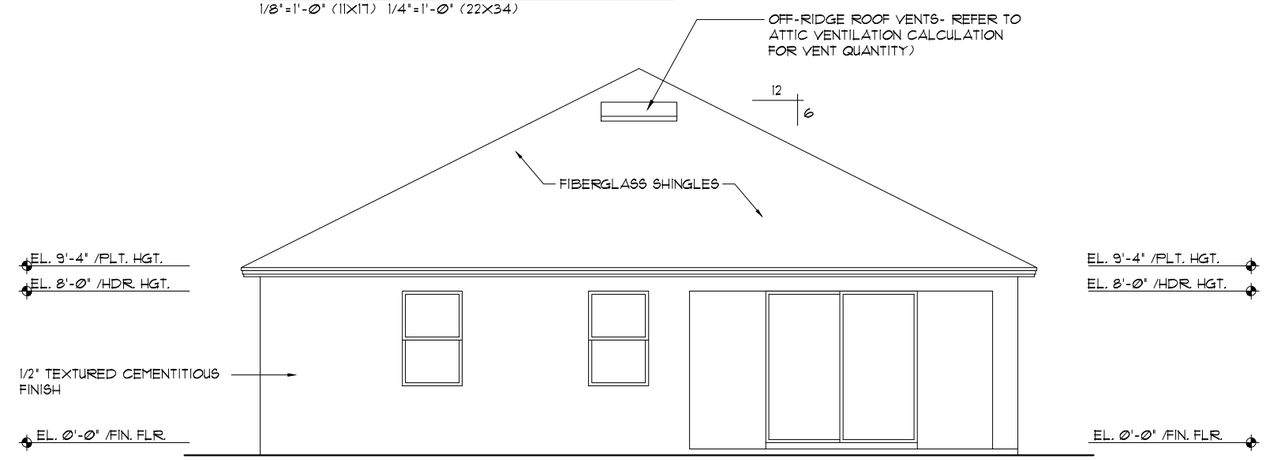
1 4C FRONT ENTRY SECTION

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



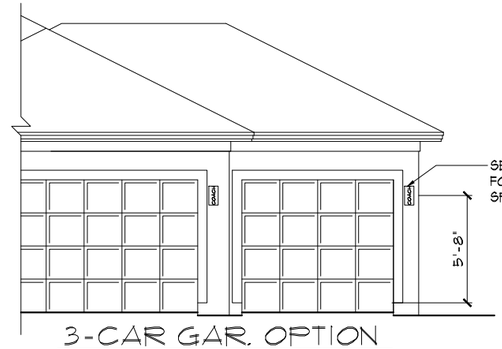
FRONT ELEVATION "C"

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)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 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 C1787 OR AS OTHERWISE APPROVED.
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 8TH EDITION, FBCR. 2023
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 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.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 8TH EDITION, FBCR. 2023- INSTALED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER
5. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
6. STUCCO APPLICATION MUST BE IAW R703.7.4 OF THE 8TH EDITION, FBCR. 2023 OR EXCEPTION : APPLICATION INSTALLED IN ACCORDANCE WITH ASTM C 926
7. UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 8TH EDITION, FBCR 2023 -

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 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 R905.1.1.1, R905.1.1.2 as applicable.

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

FLORIDA SERIES

LOT: 0000, COMMUNITY NAME

REVISIONS	BY
05-16-19	JF

TEG
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EXTERIOR ELEVATION
FRONT AND REAR

1966

MARGATE II

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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 8TH EDITION, FBCR. 2023
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 8TH EDITION, FBCR. 2023
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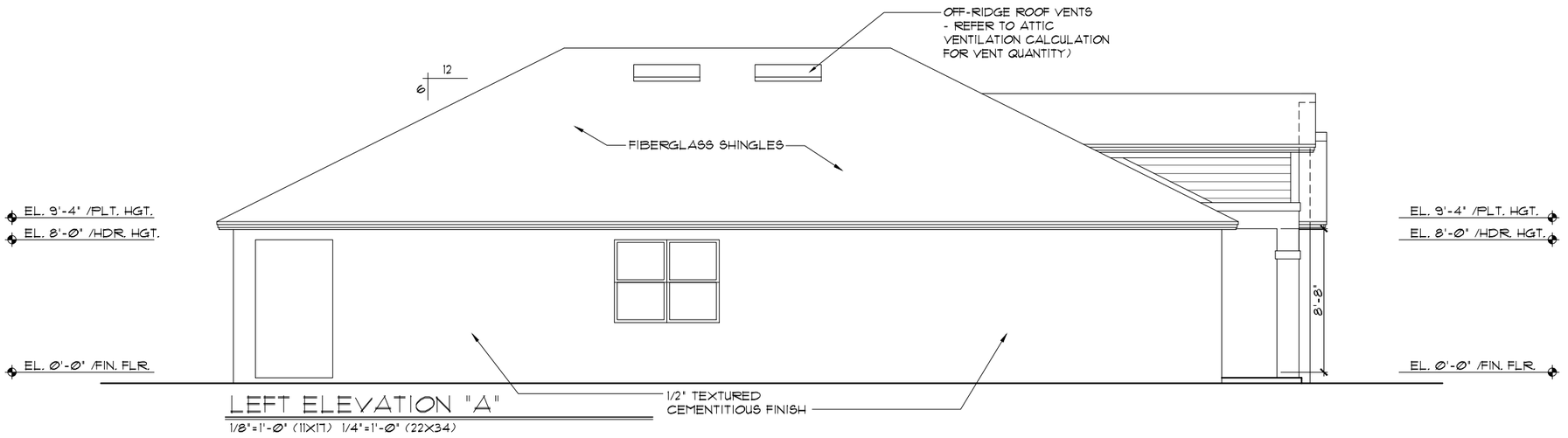
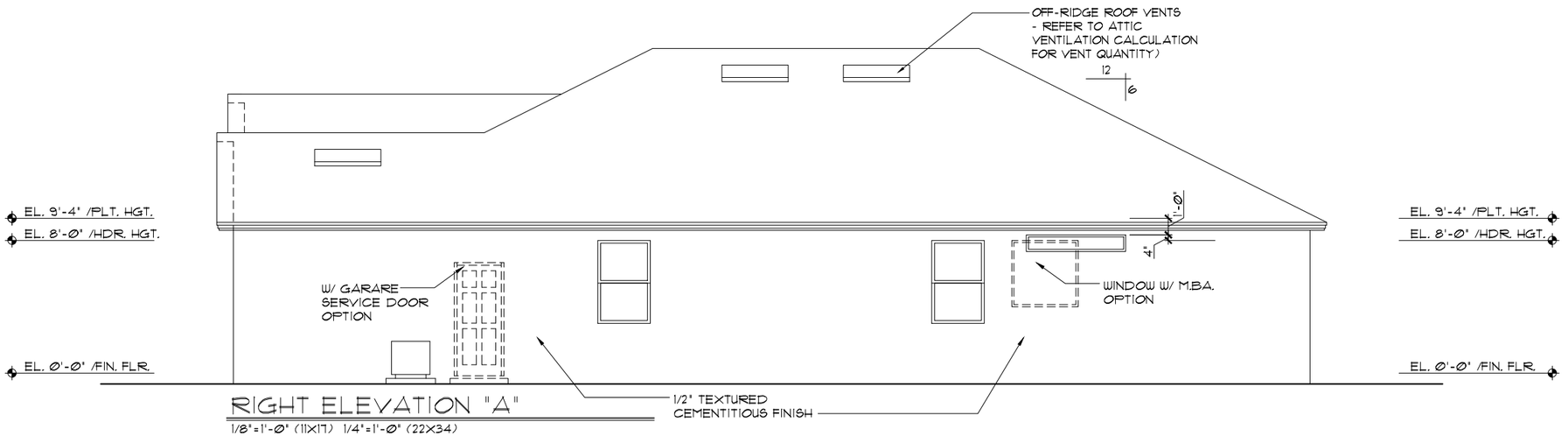


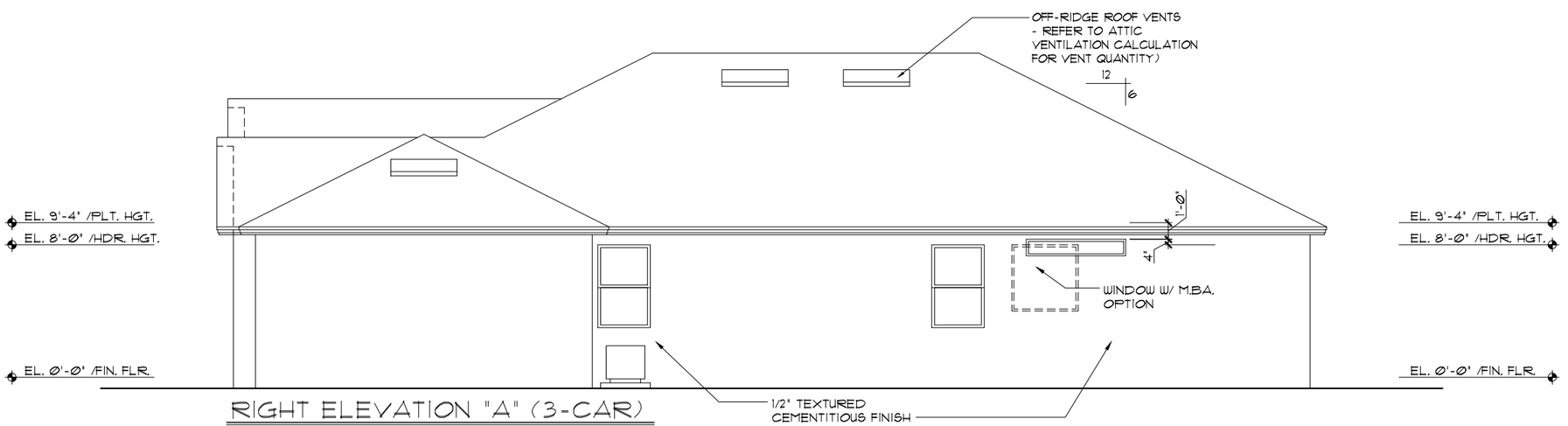
LEFT ELEVATION "A"

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



RIGHT ELEVATION "A"

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



RIGHT ELEVATION "A" (3-CAR)

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

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Orlando, Florida 32811
Phone (407) 529 - 3000

EXTERIOR ELEVATION
LEFT AND RIGHT

1966

MARGATE II

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

EXTERIOR FINISH NOTES

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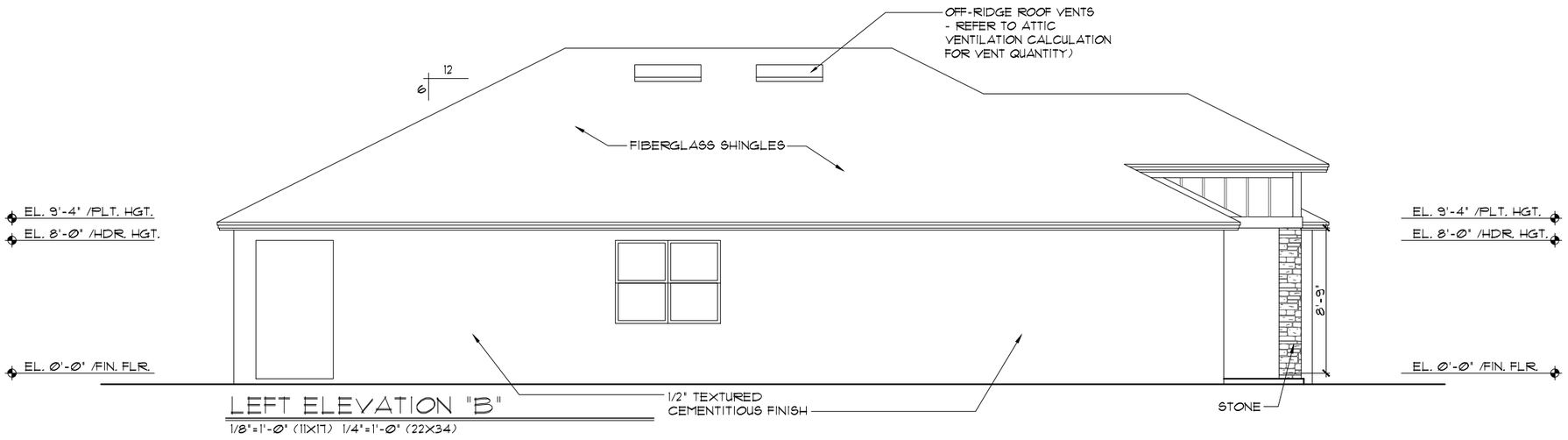
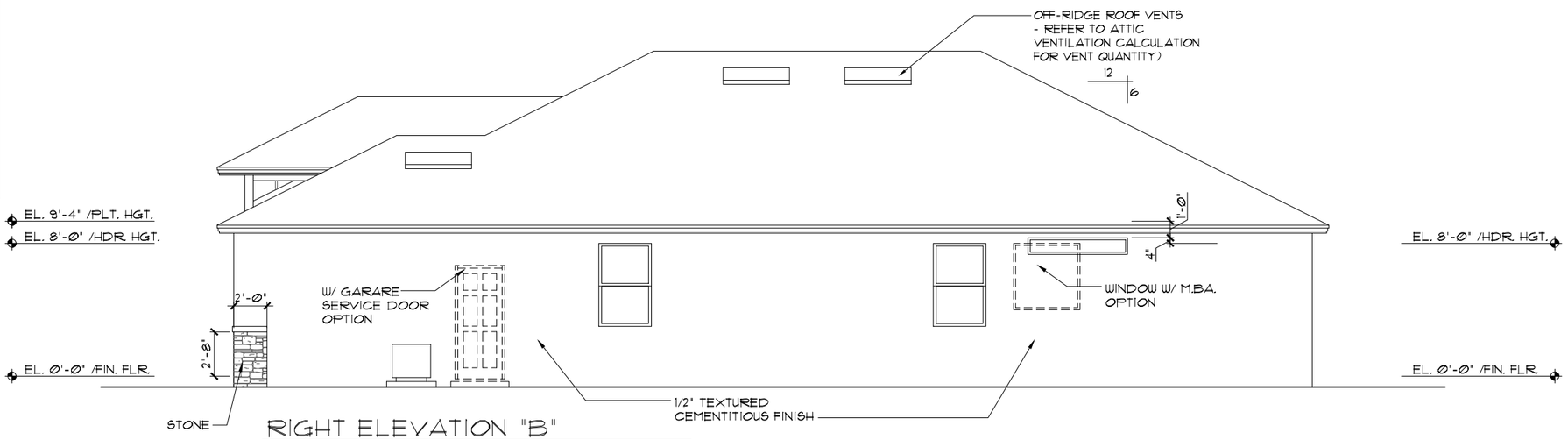


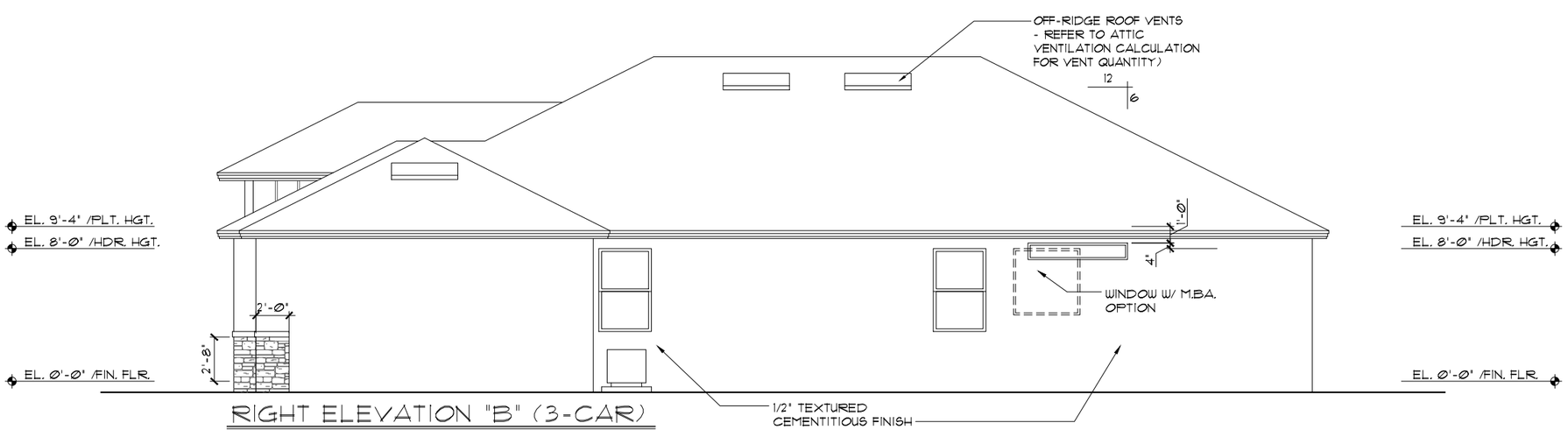
LEFT ELEVATION "B"

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



RIGHT ELEVATION "B"

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



RIGHT ELEVATION "B" (3-CAR)

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

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EXTERIOR ELEVATION
LEFT AND RIGHT

1966

MARGATE II

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

EXTERIOR FINISH NOTES

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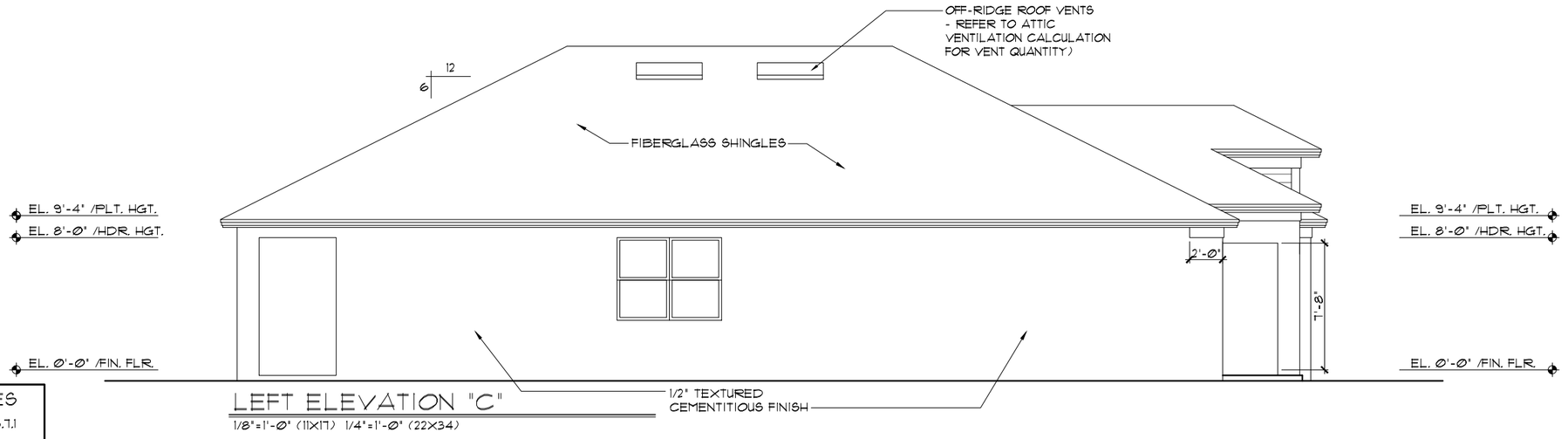
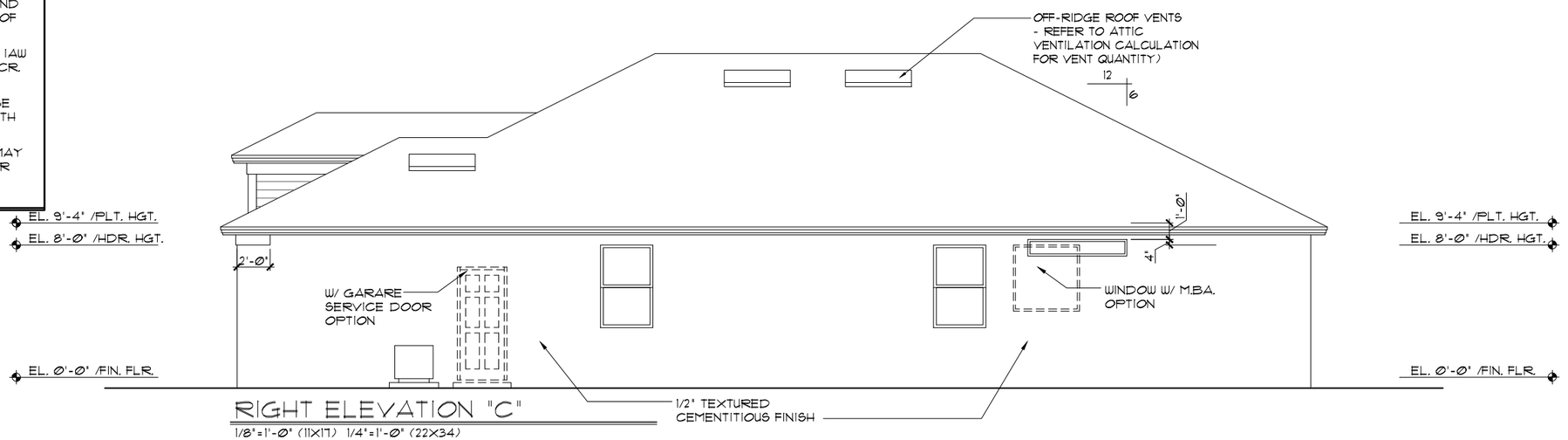


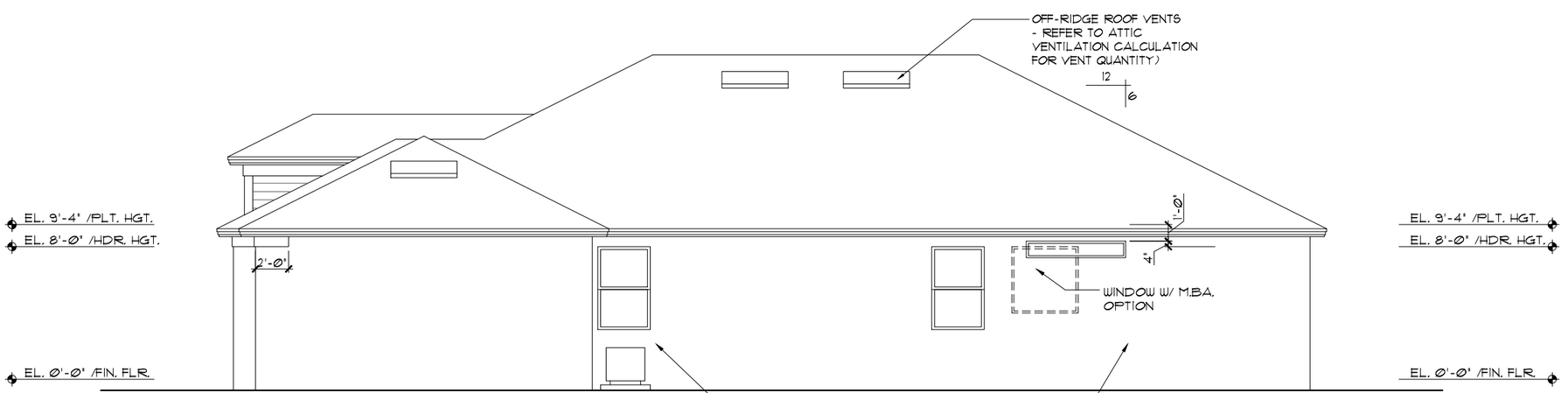
LEFT ELEVATION "C"

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



RIGHT ELEVATION "C"

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



RIGHT ELEVATION "C" (3-CAR)

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

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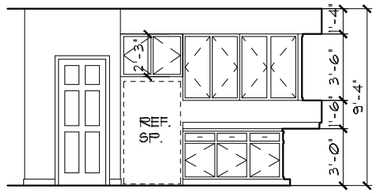
EXTERIOR ELEVATION
LEFT AND RIGHT

1966

MARGATE II

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



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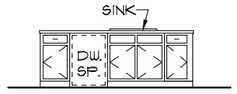

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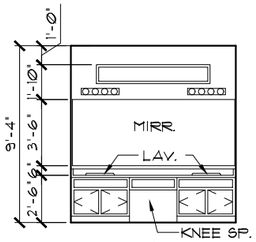

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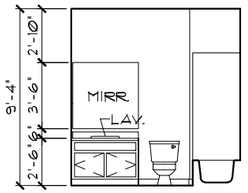

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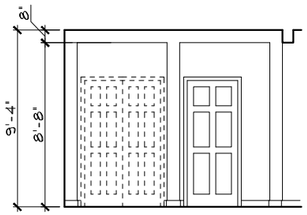

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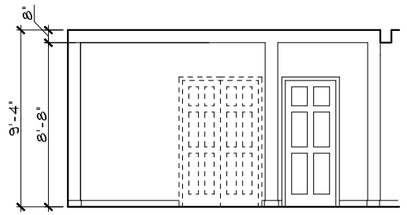
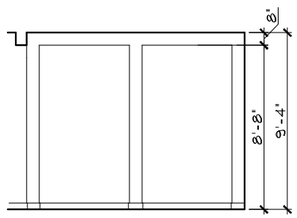


6 (EXT. FOYER)



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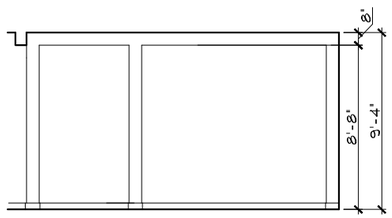

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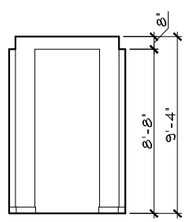

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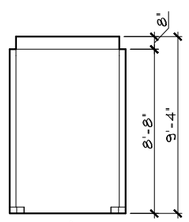

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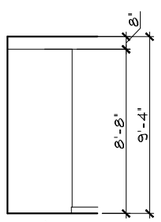

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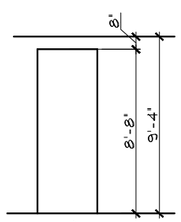

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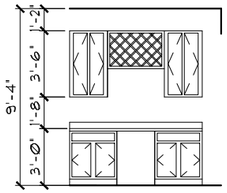
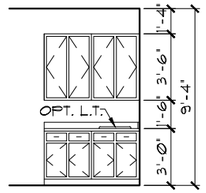
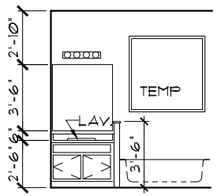


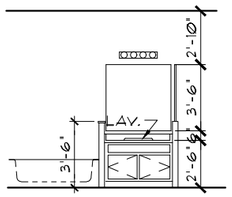
13 (WINE BAR OPT.)



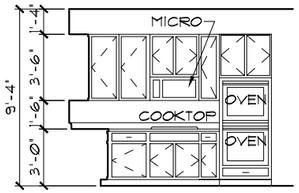
14 (OPT.)



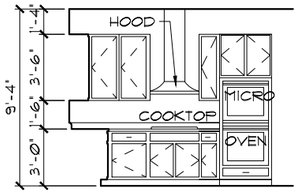
OPT. 15



16 OPT.



2 OPT. DBL OVEN



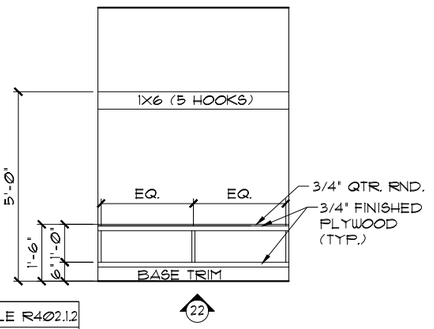
2 OPT. MICRO/ OVEN

INTERIOR ELEVATIONS

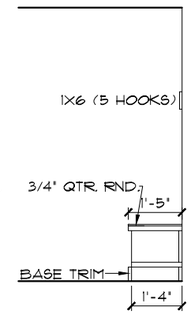
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

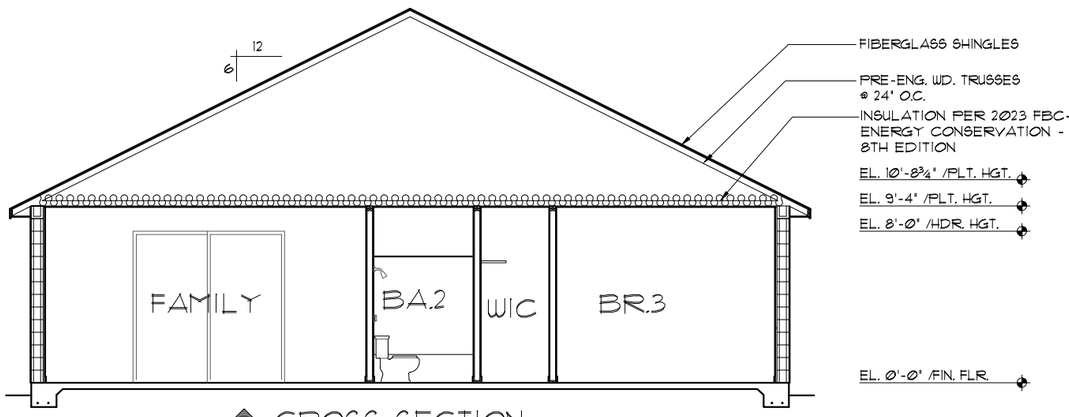
NOTE: INTERIOR ELEVATIONS ARE CONCEPTUAL ONLY. SEE CABINET SHOP DRAWINGS FOR FINAL VERIFICATION.

INSULATION INFORMATION- FBC- ENERGY R402, TABLE R402.1.2	
WALL TYPES	INSULATION
1. CONCRETE BLOCK - INT INSULATION, EXTERIOR 2. FRAME- WOOD EXTERIOR 3. FRAME -WOOD, ADJACENT	R= 4.0 R= 13.0 R= 13.0
CEILING TYPES	
1. UNDER ATTIC (VENTED)	R= 30.0



22





A/6 CROSS SECTION

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

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FLORIDA SERIES

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05-16-19	JF

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INTERIOR ELEVATIONS/ CROSS SECTION

1966

MARGATE II

DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

SHEET 06 OF 00 SHEETS

MECHANICAL/GENERAL NOTES

PER 8TH ED. 2023 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 ACESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
A) CHAPTER 13 OF THE FBC-R 2023 8TH 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 2023 8TH 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, KITCHEN, GARAGES 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 2023, 8TH ED. F2801.7

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 2023, 8TH ED.

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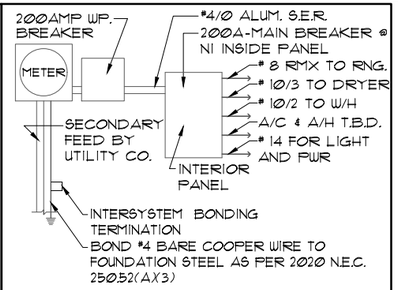
11.) ALL ELECTRICAL WORK TO BE DONE PER NFPA70-**NEC 2020**

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

12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52



ELECTRICAL RISER DIAGRAM

N.T.S.

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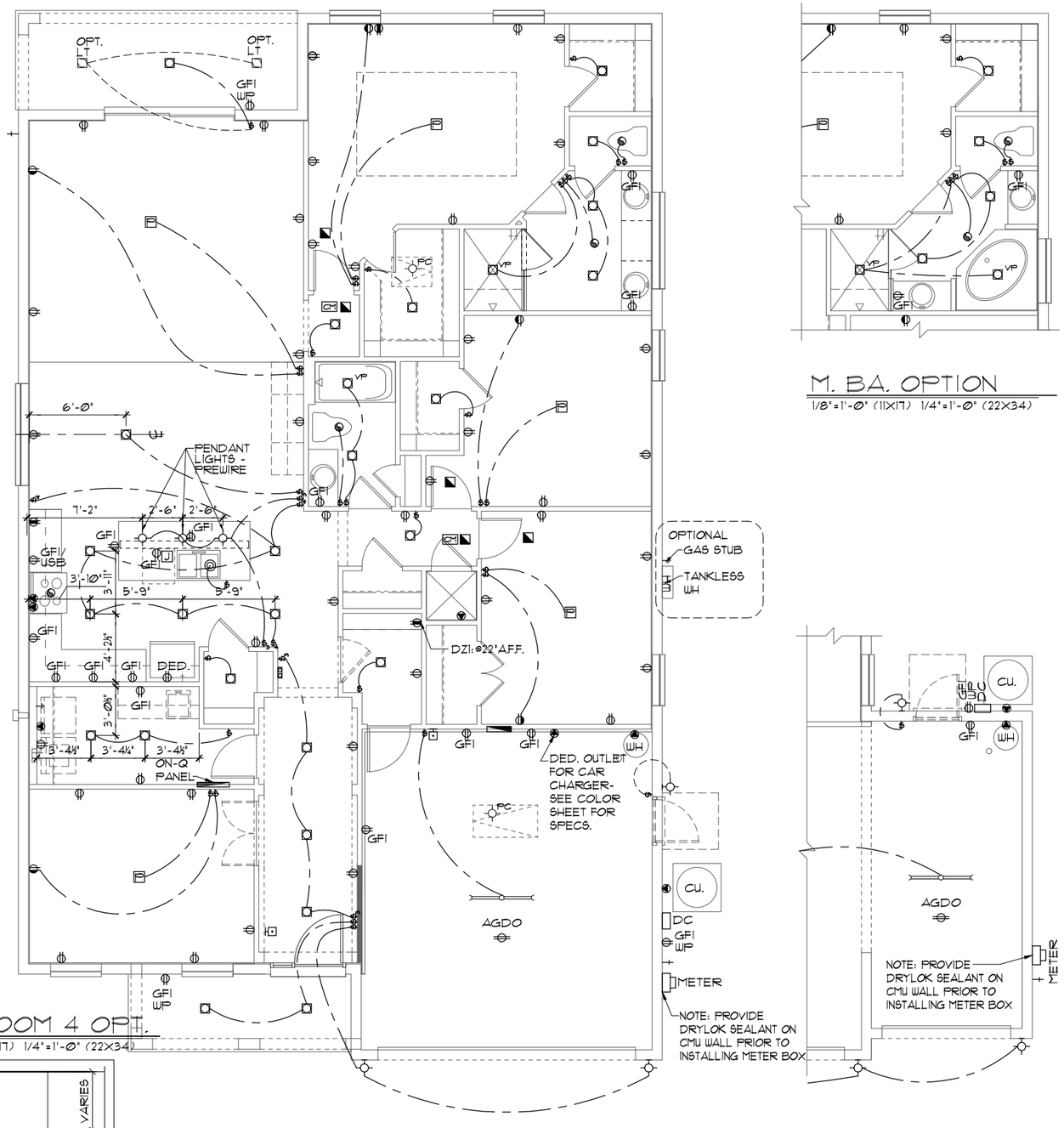
250.52(A)(3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

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 ½ 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)

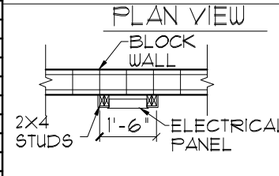
M. BA. OPTION

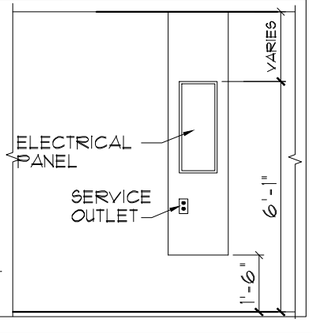
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		OUTLET, TV/CABLE
$3	THREE WAY SWITCH		OUTLET, PHONE
	OUTLET 110-115		INTERCOM
	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR/SMOKE
	OUT. 110-115, CLG. MOUNT.	CM	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
	LED LIGHT FIXT., RECESSED		ELECTRICAL PANEL
	LIGHT FIXT., REC. ADJUST.		CEILING FAN, PREWIRE
FC	LIGHT FIXT., PULL CHAIN	F	CEILING FAN, INSTALL
	LED LIGHT FIXT,FLUORESCENT	J	ELECT. JUNCTION BOX
	LIGHT FIXT., EXT. FLOODS	T	THERMOSTAT
EXIT	LIGHT FIXT., EMERG. EXIT	DC	DISCONNECT SWITCH
	LIGHT FIXT., EXIT/BACKUP		ELEC. POWER METER

PLAN VIEW





ELEVATION

N.T.S.

ELECTRICAL PLAN

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

NOTE: ON-Q BOX TO BE INSTALLED PER COMMUNITY SPECS

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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05-16-19	JF

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A DIVISION OF PARK SQUARE ENTERPRISES, INC.
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Orlando, Florida 32811
Phone (407) 529 - 3000

ELECTRICAL PLAN
EXTENDED FOYER

1966

MARGATE II

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

MECHANICAL/GENERAL NOTES

PER 8TH ED. 2023 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 ACESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
A) CHAPTER 13 OF THE FBC-R 2023 8TH 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 2023 8TH 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.

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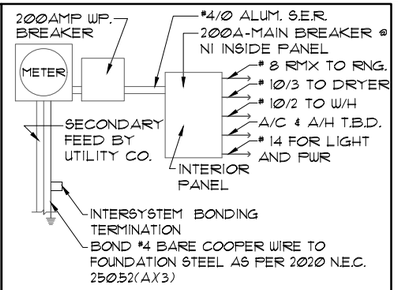

ELECTRICAL RISER DIAGRAM

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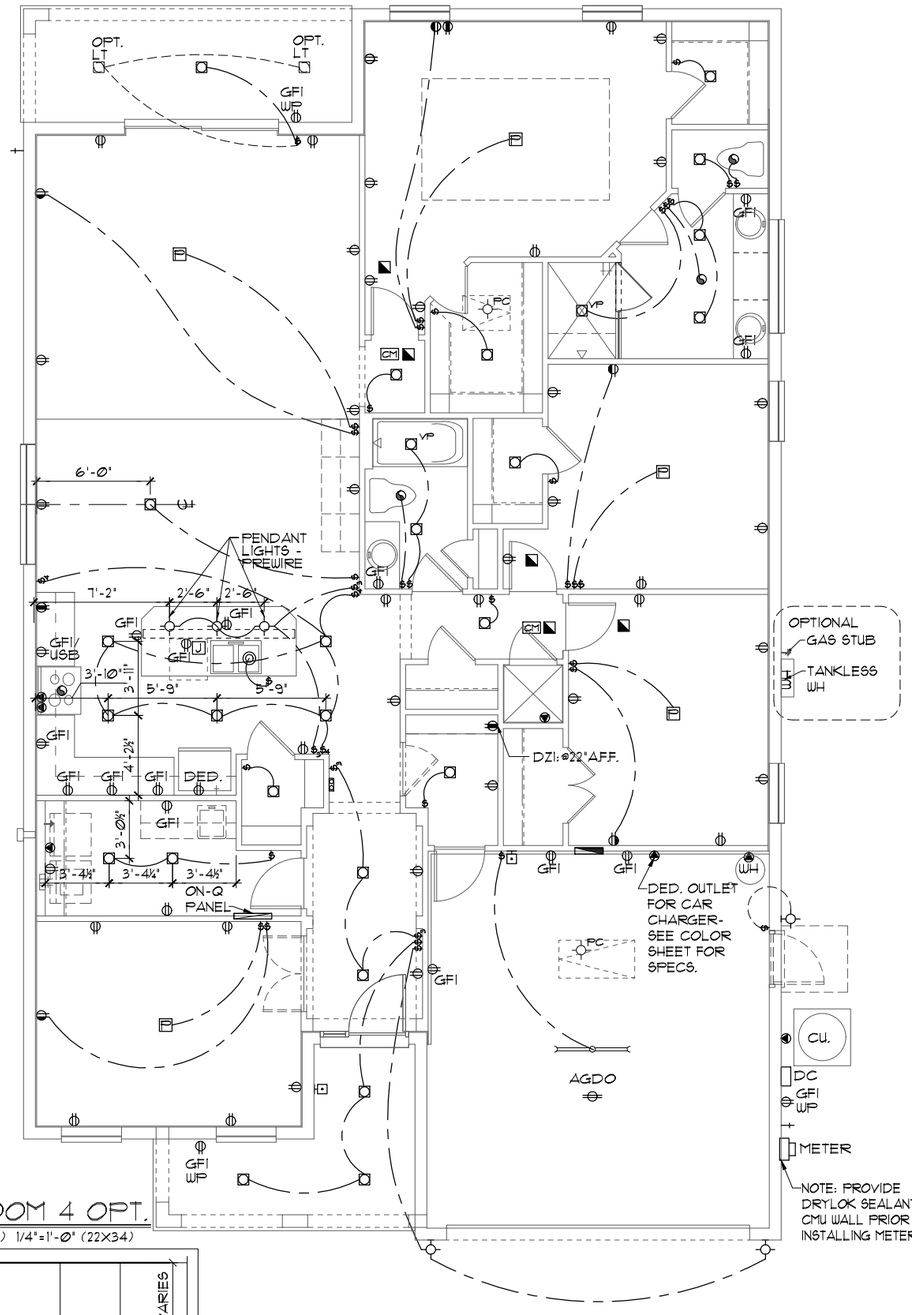

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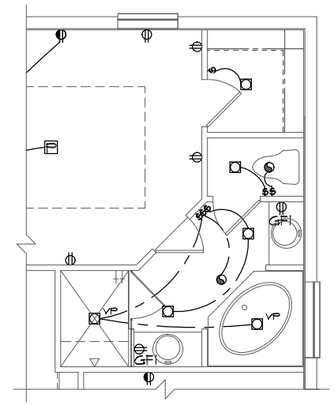

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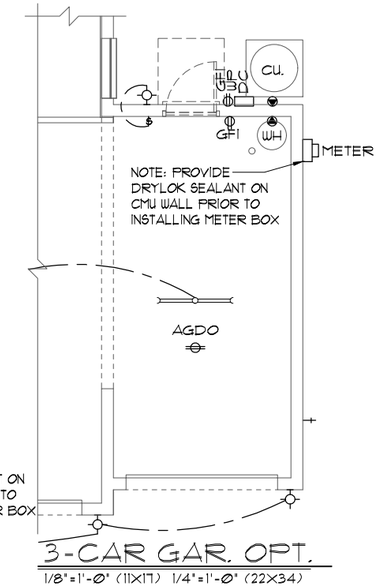

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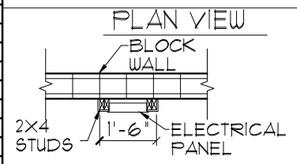
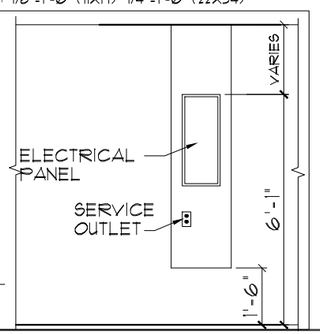
PLAN VIEW



ELEVATION

N.T.S.



ELECTRICAL PLAN

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ELECTRICAL PLAN

1966 | MARGATE II

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

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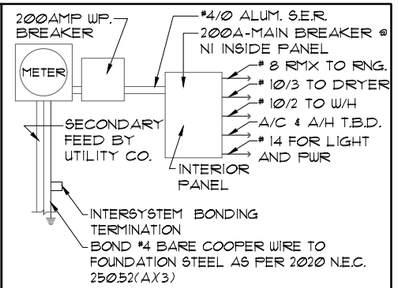

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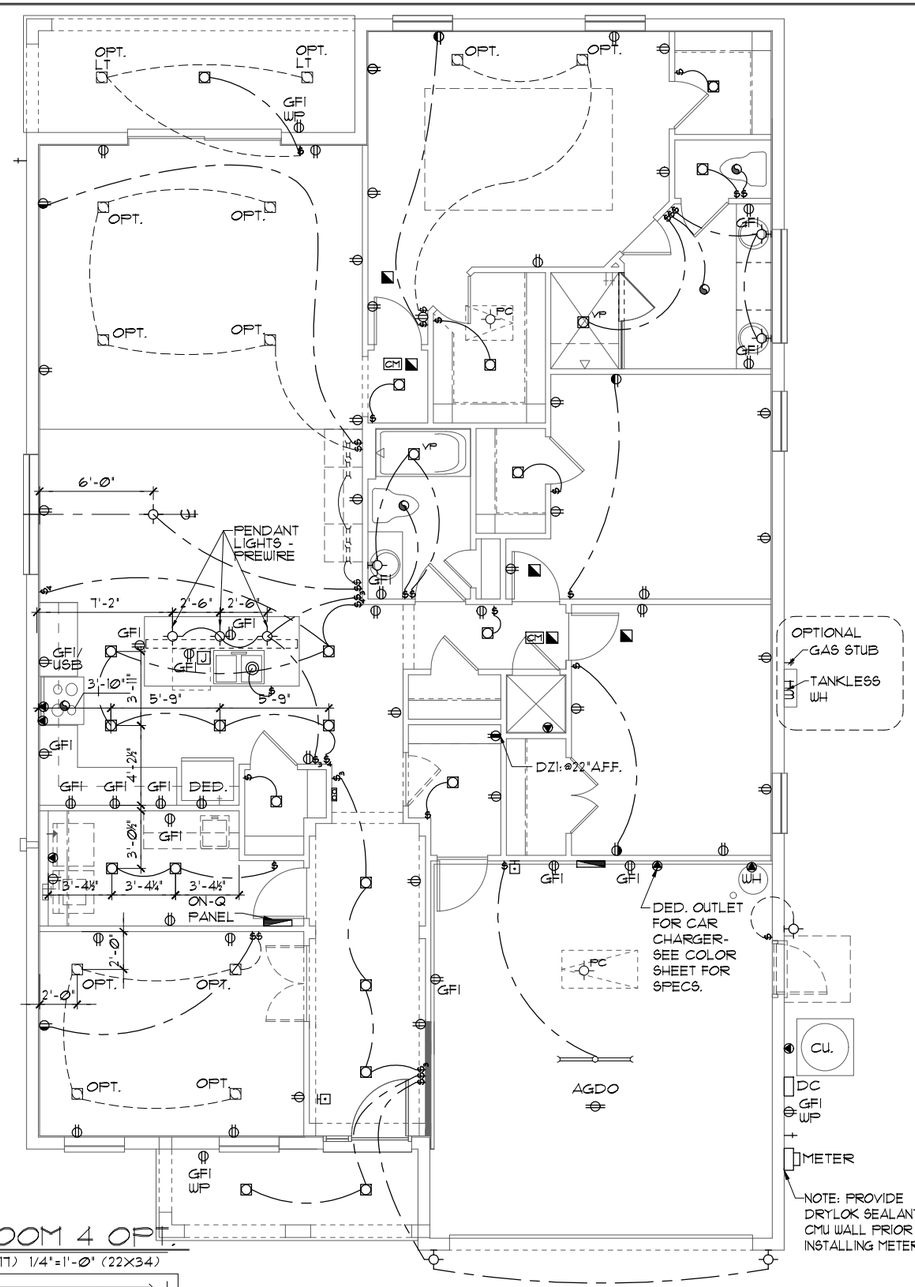

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ELECTRICAL PLAN

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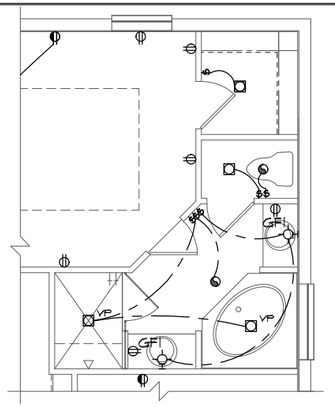

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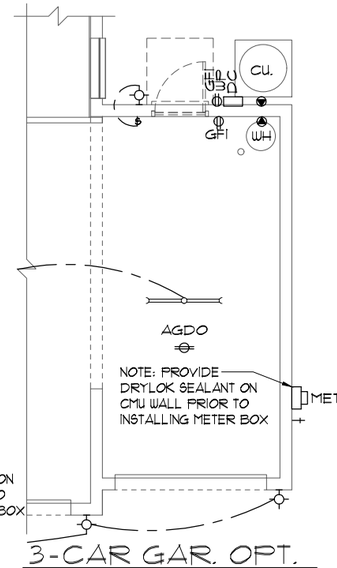

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	OUT. 110-115, W/ USB	CM	SMOKE DETECTOR/SMOKE
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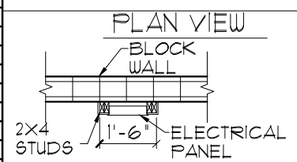

ELEVATION

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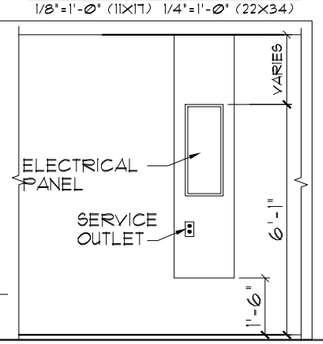

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Park Square HOMES

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

ELECTRICAL PLAN
EXTNDED FOYER

1966 MARGATE II

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

MECHANICAL/GENERAL NOTES

PER 8TH ED. 2023 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 ACESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
A.) CHAPTER 13 OF THE FBC-R 2023 8TH 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 2023 8TH 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, KITCHEN, GARAGES 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 2023, 8TH ED. F2801.7

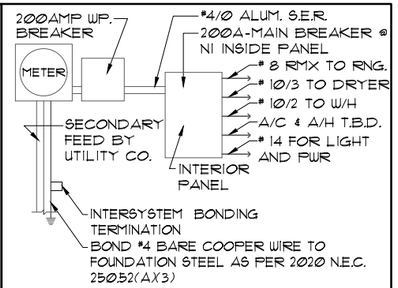
9.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. 1AW FBCR 2023, 8TH ED.

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 NFPA70-**NEC 2020**

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

12.) ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-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.

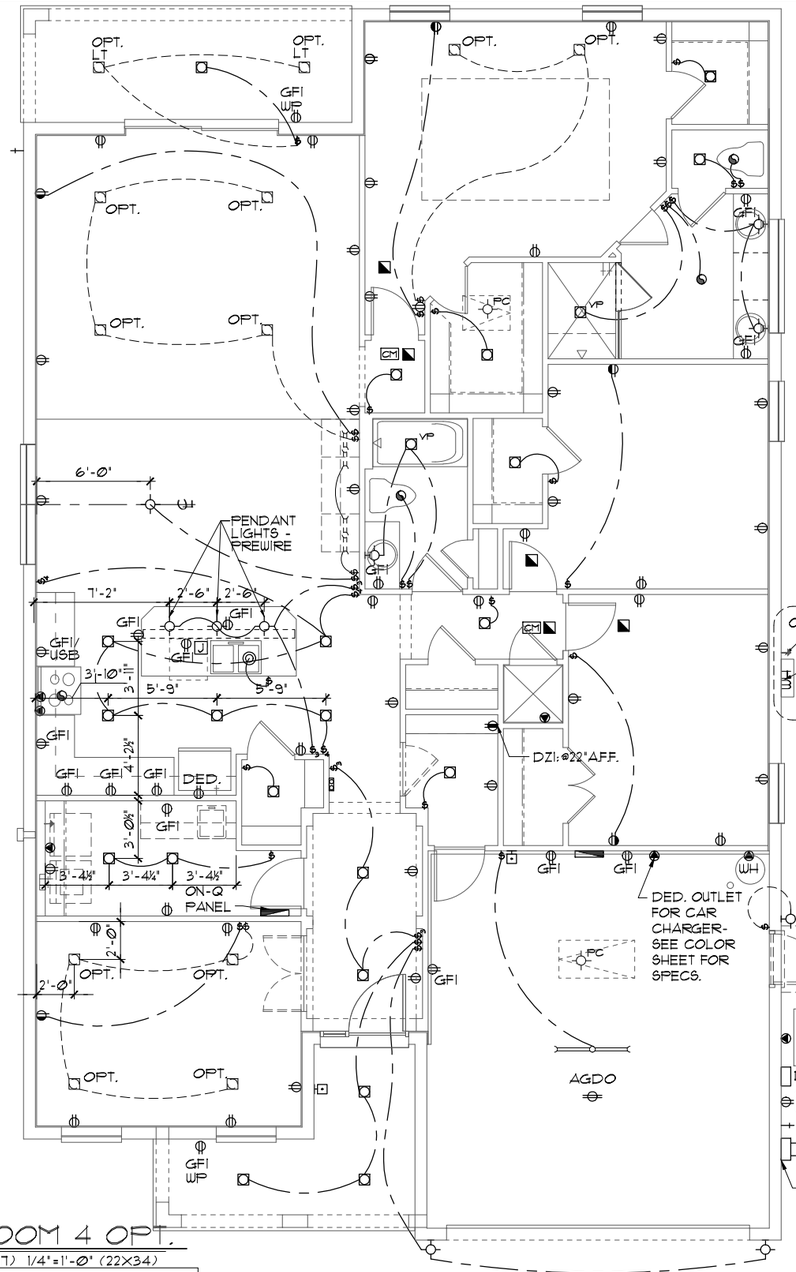
250.52(A)(3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long.

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 ½ 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.

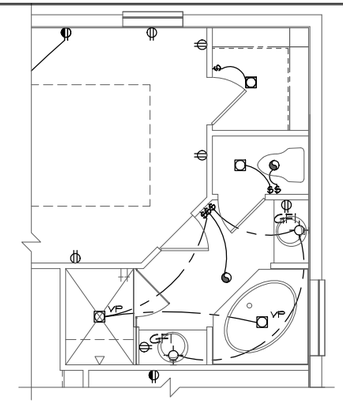
The steel reinforcing rods must be in a location that is in direct contact with the earth.
The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material.

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)



M. BA. OPTION

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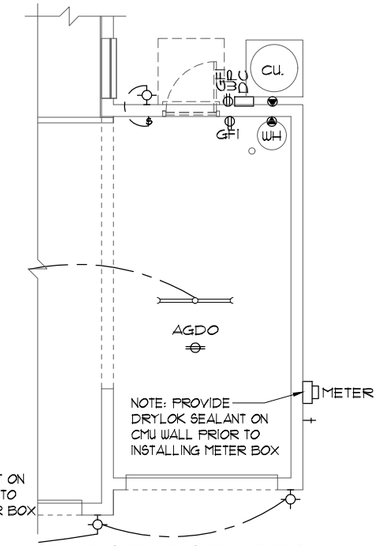

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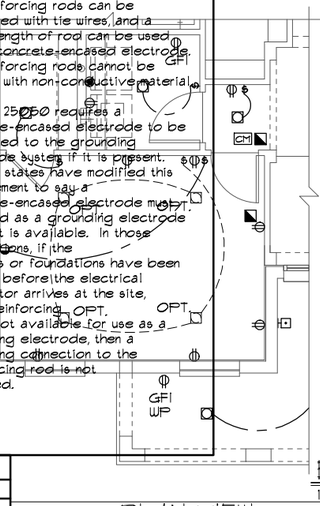


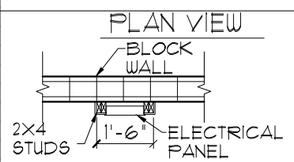
BEDROOM 4 OPT.

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

ELECTRICAL LEGEND

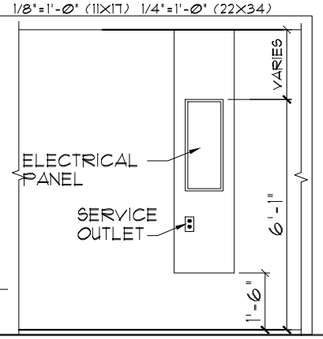
$	SINGLE POLE SWITCH		OUTLET, TV/CABLE
$3	THREE WAY SWITCH		OUTLET, PHONE
	OUTLET 110-115		INTERCOM
	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR/SMOKE
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN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

PLAN VIEW



ELEVATION

N.T.S.



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

NOTE: ON-Q BOX TO BE INSTALLED PER COMMUNITY SPECS

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LOT: 0000 COMMUNITY NAME

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ELECTRICAL PLAN

1966 MARGATE II

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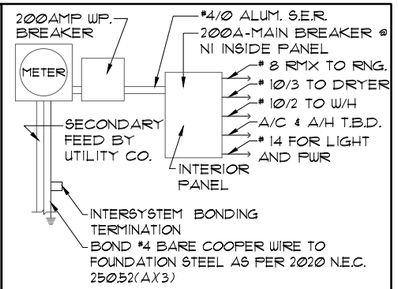

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	OUT. 110-115, W/ USB	CM	SMOKE DETECTOR/SMOKE
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO
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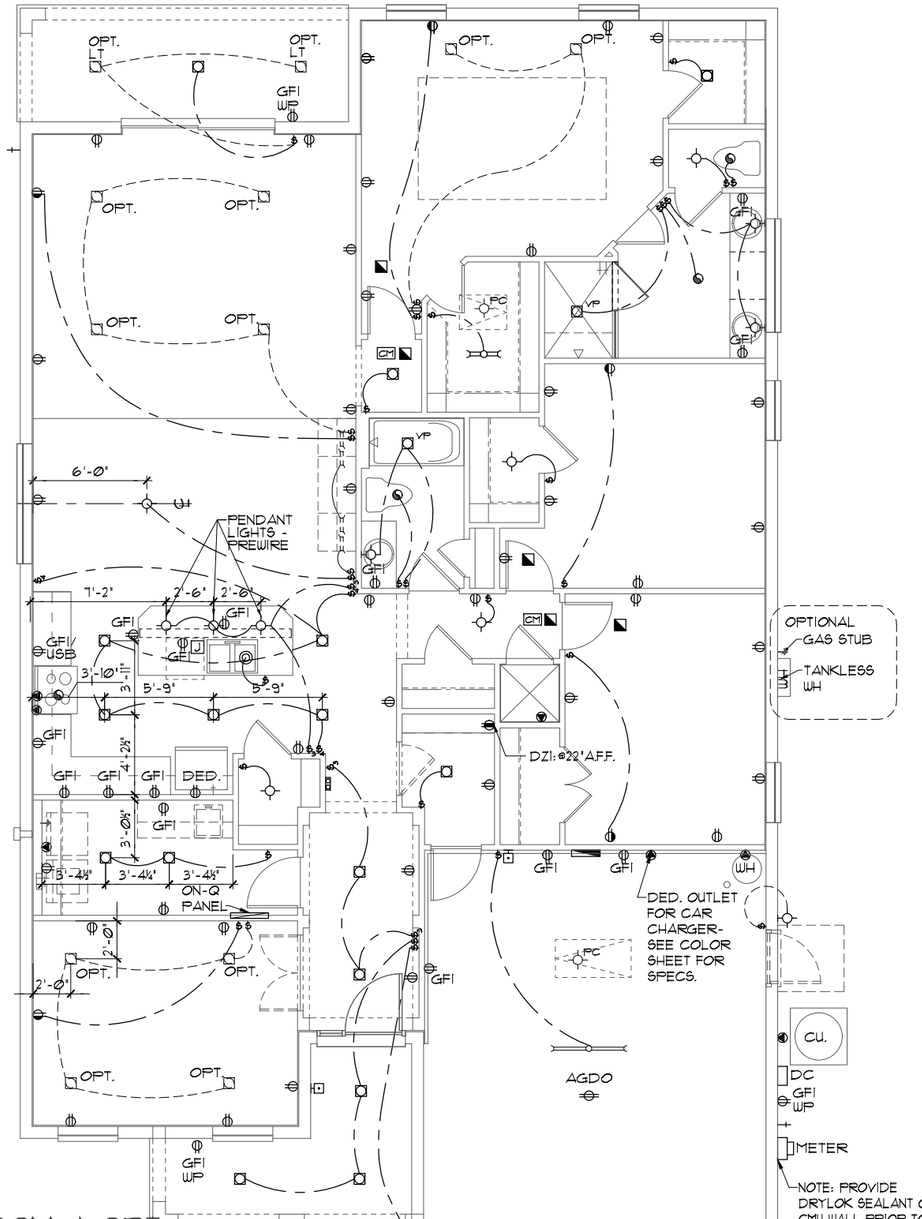
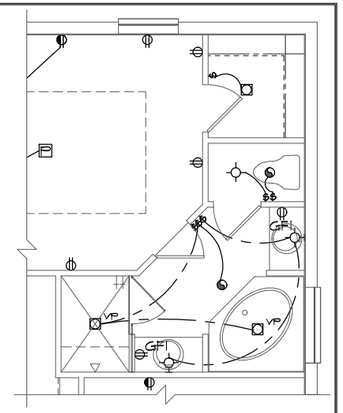
	LED LIGHT FIXT., RECESSED		ELECTRICAL PANEL
E	LIGHT FIXT., REC. ADJUST.		CEILING FAN, PREWIRE
PC	LIGHT FIXT., PULL CHAIN	F	CEILING FAN, INSTALL
	LED LIGHT FIXT.,FLUORESCENT	J	ELECT. JUNCTION BOX
	LIGHT FIXT., EXT. FLOODS	T	THERMOSTAT
EXIT	LIGHT FIXT., EMERG. EXIT	DC	DISCONNECT SWITCH
	LIGHT FIXT., EXIT/BACKUP		ELEC. POWER METER



ELECTRICAL PLAN

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



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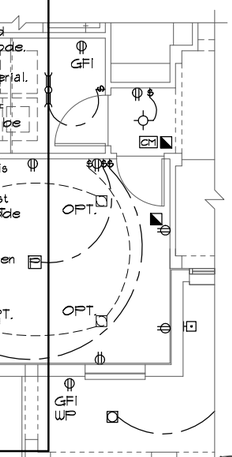

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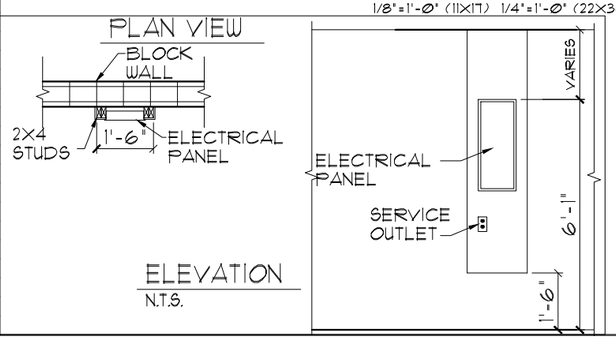

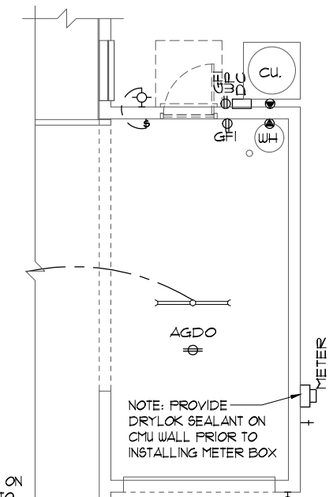

3-CAR GAR. OPT.

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NOTE: ON-Q BOX TO BE INSTALLED PER COMMUNITY SPECS

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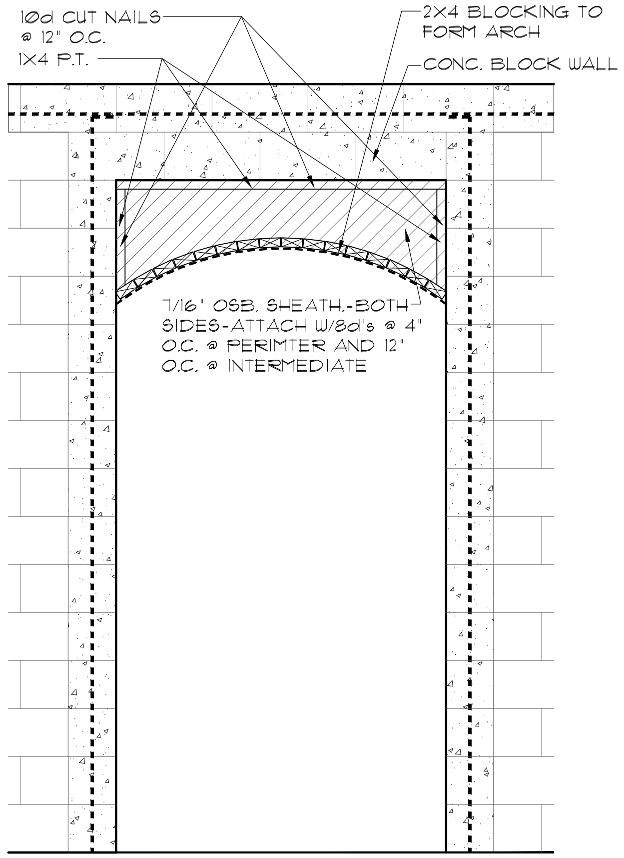

4/8A DETAIL

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

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH 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 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH 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. / 300 = 8.64S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .87S.F. /VENT.
(VENT TYPE: O'HAGIN MODEL 'S")

LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(50L.F. @ 0.087S.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 8TH EDITION (2023) 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 BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 ot 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 1/2" DIA. CIRCLES
   - MILLENIUM METAL : 2 1/2" X 46"
9. ROOF UNDERLAYMENT TO BE USED IS 2 LAYERS OF 30 LBS. SYNTHETIC FELT OR ANY OTHER METHOD LISTED PER FBC R905.1.1

NOTES

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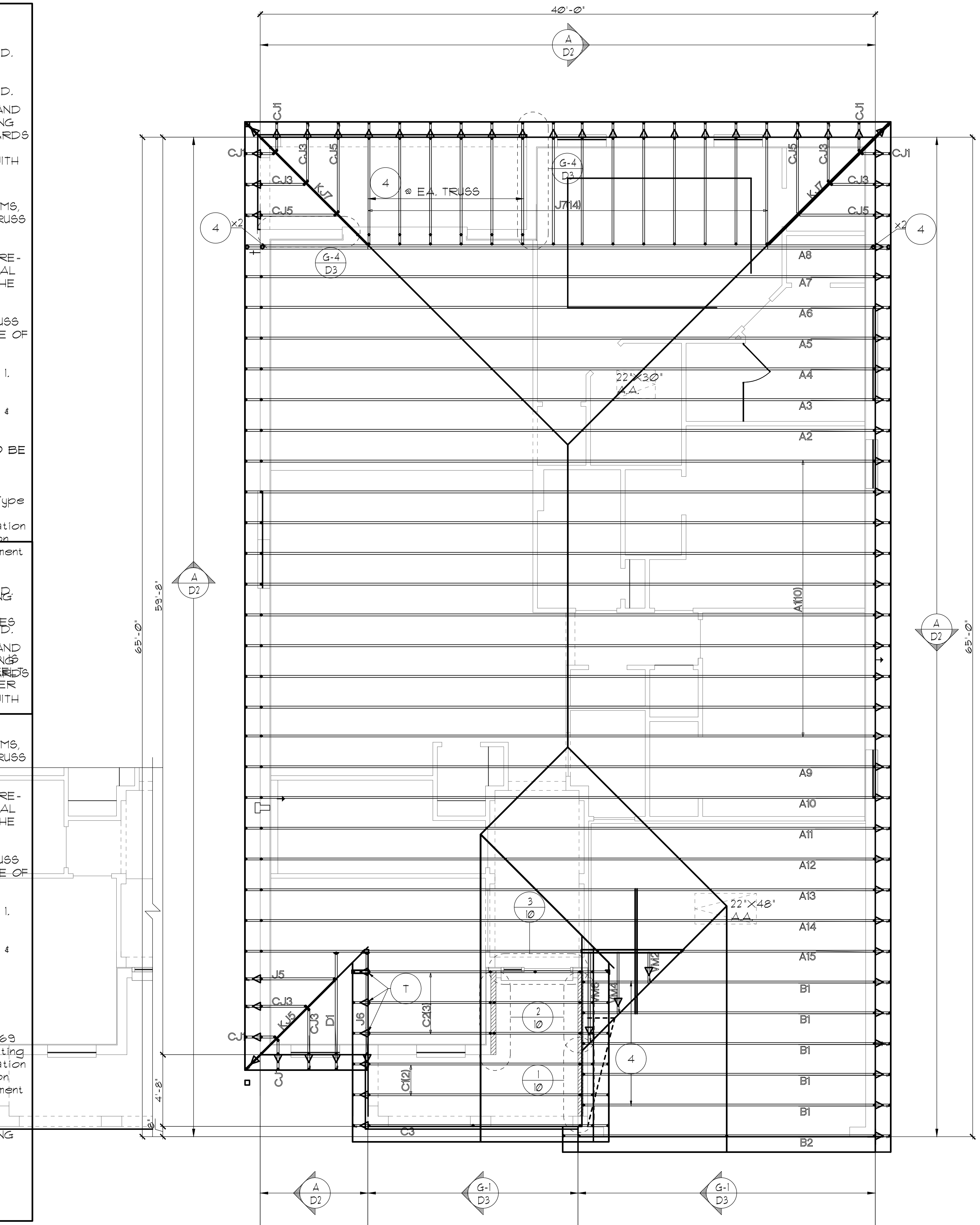
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.3.3. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
   - O-HAGIN - 7" X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2023, 8TH EDITION ASTM C1492-R905.3.5



TRUSS LAYOUT "A"

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

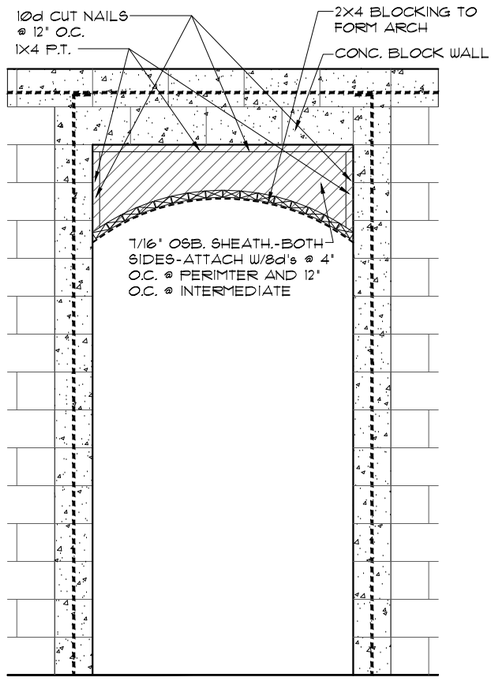
Park Square HOMES

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 FBC2023 8TH 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 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH 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. / 300 = 8.64S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .87S.F. /VENT.
(VENT TYPE: O'HAGIN MODEL 'S")

LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(50L.F. @ 0.087S.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 8TH EDITION (2023) 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 BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 ot 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 :
   - O-HAGIN - 7" X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2023, 8TH EDITION ASTM C1492-R905.3.5

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
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7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.3.3. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
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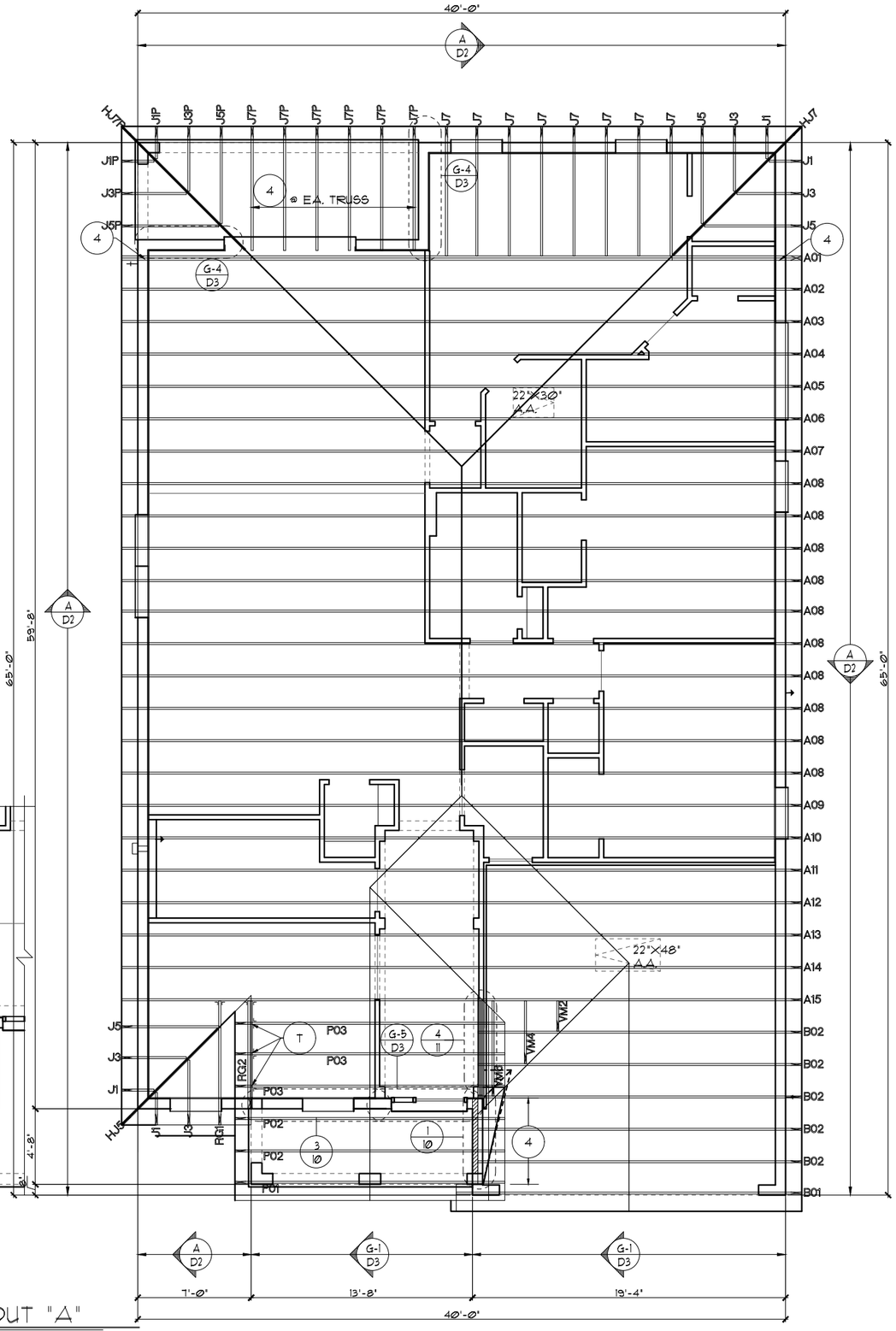

TRUSS LAYOUT "A"

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

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: 00000 / COMMUNITY NAME

FLORIDA SERIES

REVISIONS	BY
05-16-19	JL

TEG
THOMPSON ENGINEERING GROUP, INC.
4431 Vineland Road, Suite A9 Orlando, FL. 32811
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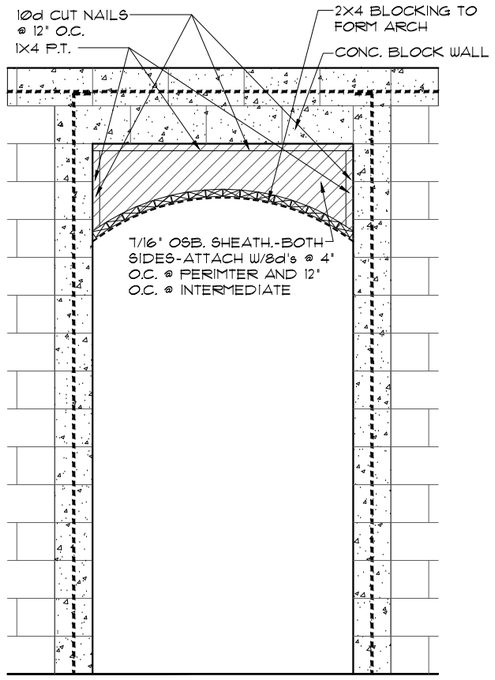
Park Square HOMES

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

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)

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8. OFF RIDGE VENTS MAXIMUN 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 R905.1.1.1

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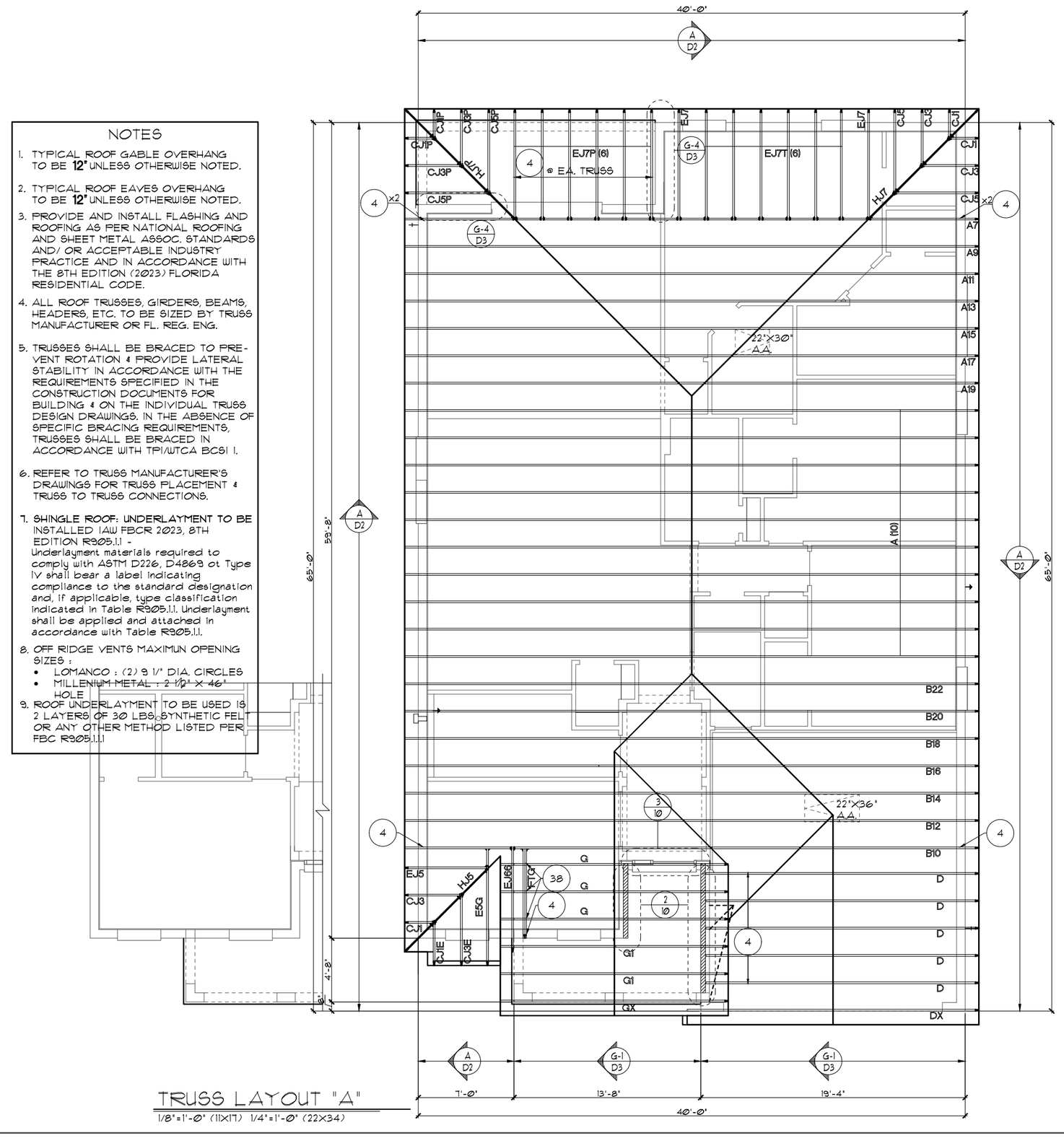

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LOT: 0000 COMMUNITY NAME

FLORIDA SERIES

REVISIONS	BY
05-16-19	JF

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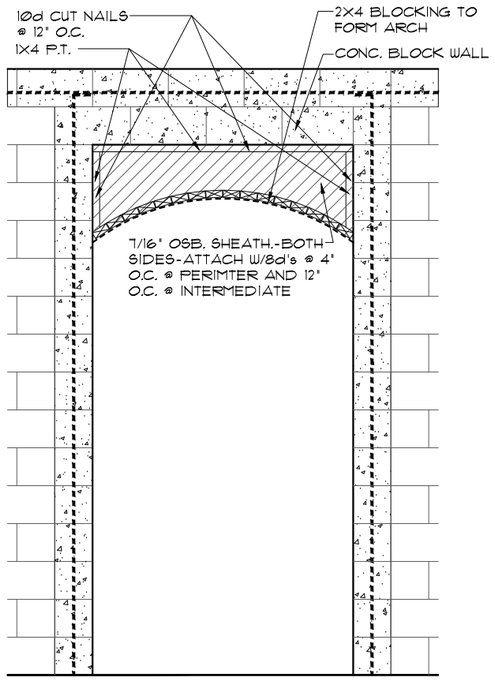
Phone (407) 529 - 3000

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

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8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
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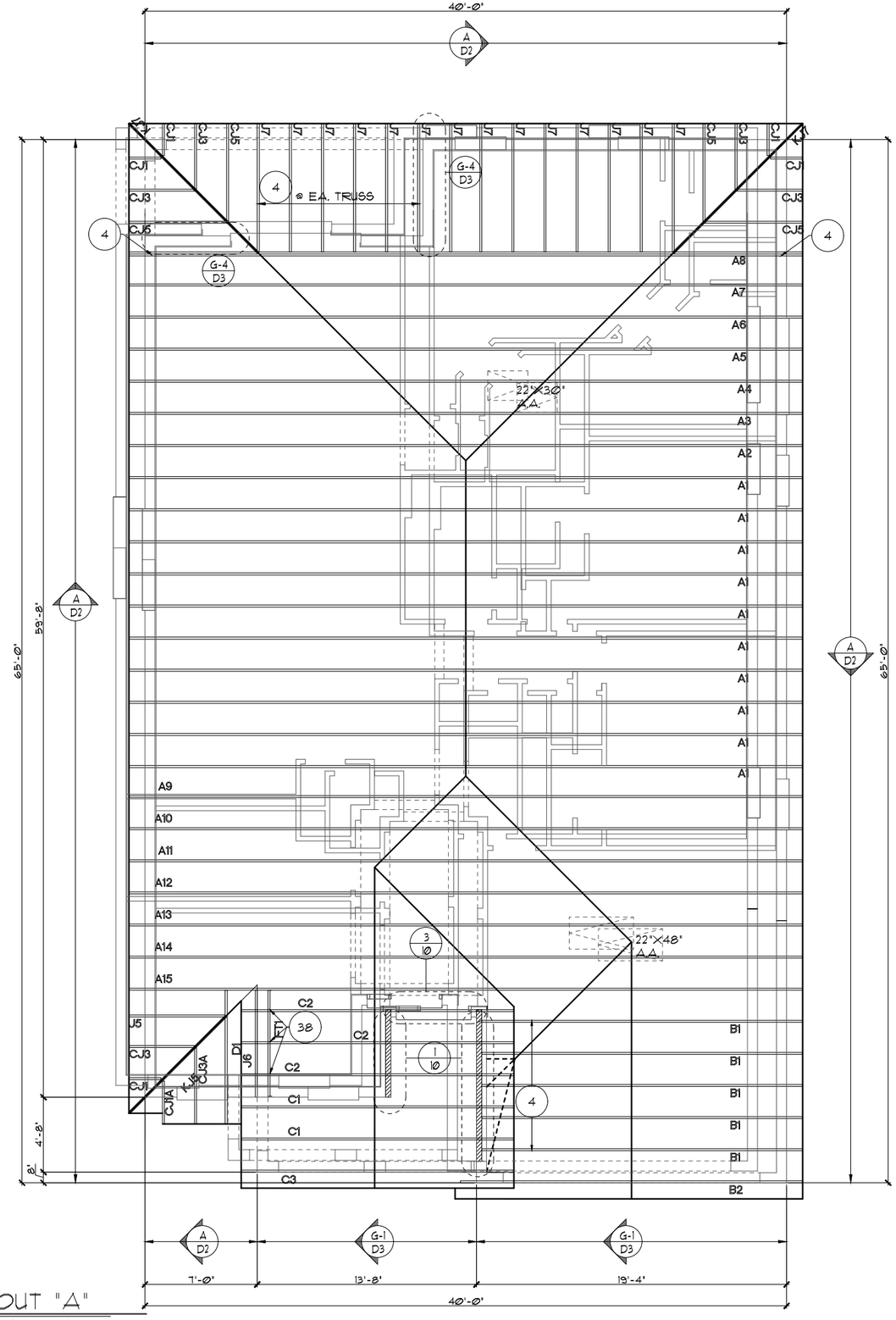

TRUSS LAYOUT "A"

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

FLORIDA SERIES

LOT: 0000 COMMUNITY NAME

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

REVISIONS	BY
05-16-19	JF

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TRUSS LAYOUT

1966 MARGATE II

DATE 04-05-2017
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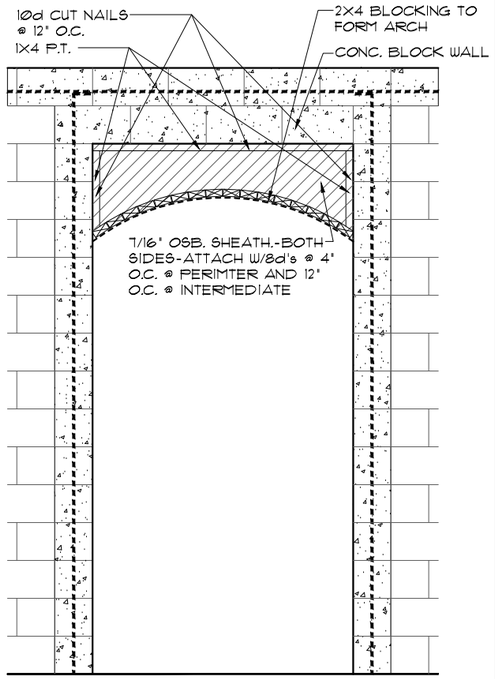
SHEET 08A OF 00 SHEETS



4/8A DETAIL

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

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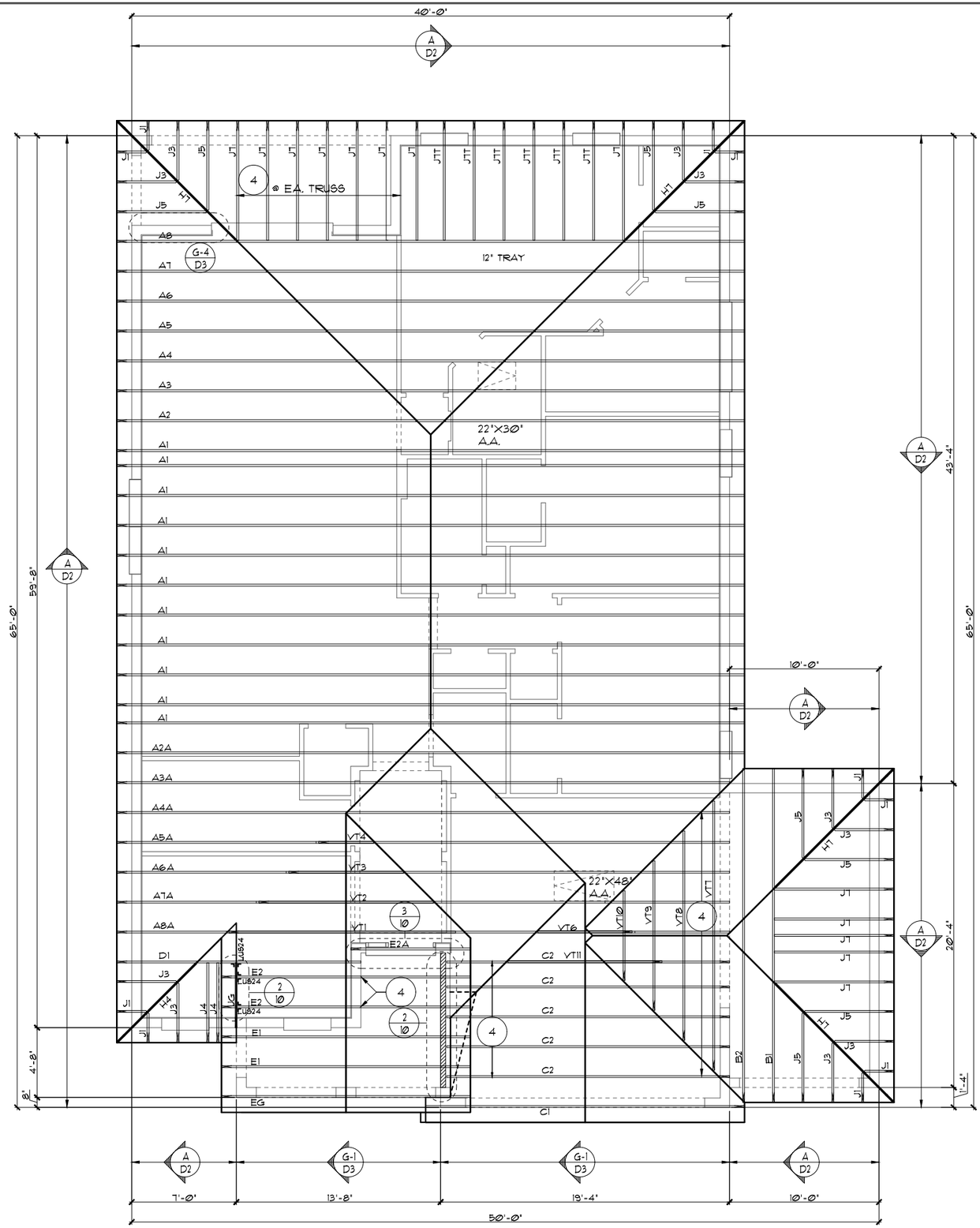

TRUSS LAYOUT "A"

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

3-CAR GARAGE OPTION

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LOT: 0000 COMMUNITY NAME

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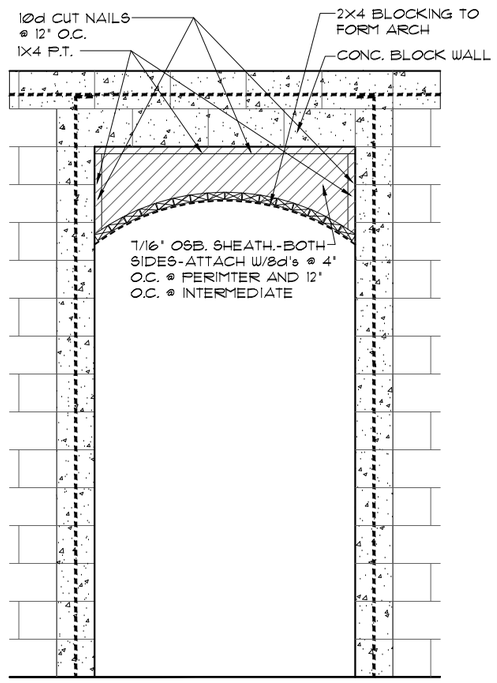

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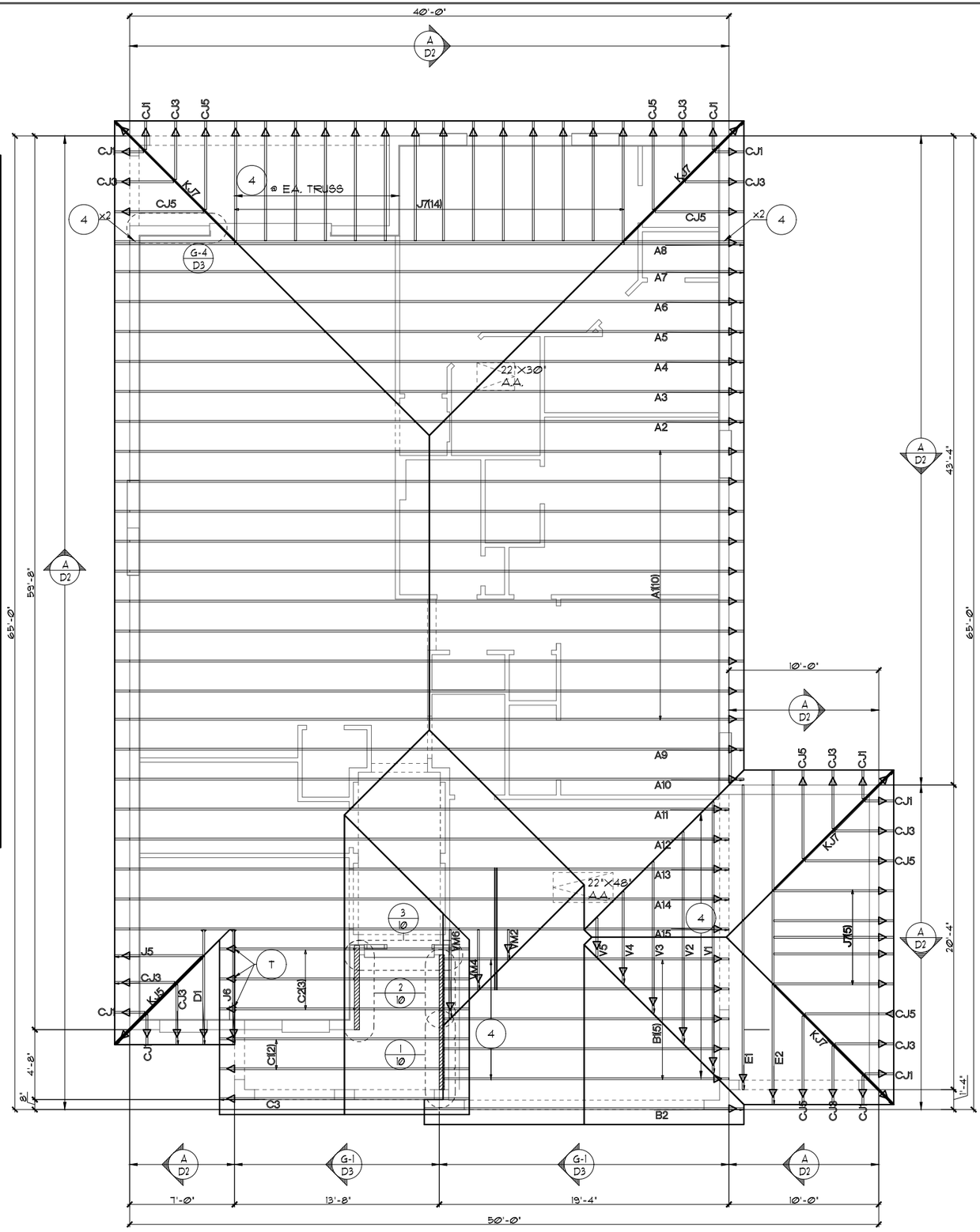
TOTAL VENTED SPACE: 2,593S.F. / 300 = **8.64S.F.** NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:------- **4.68S.F.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78S.F.** /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:------- **4.32S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(**50 L.F.** @ **0.087S.F.** VENTING PER L.F.)

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



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 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AS SUCH

LOT: 0000, COMMUNITY NAME

FLORIDA SERIES

REVISIONS	BY
05-16-19	JF

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Park Square HOMES

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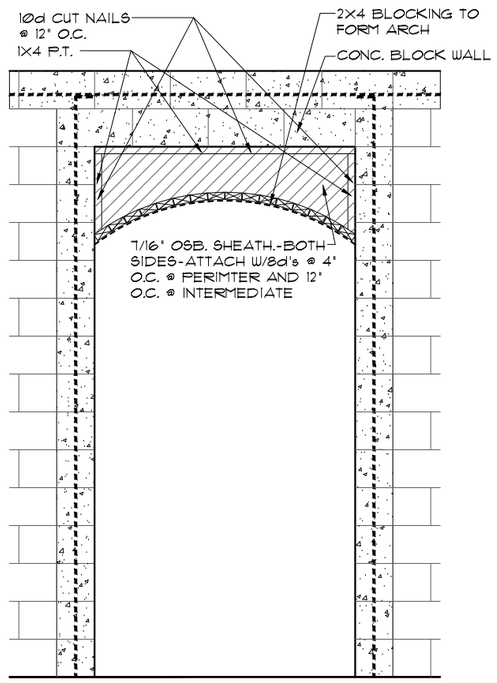
Orlando, Florida 32811
Phone (407) 529 - 3000

TRUSS LAYOUT

1966 MARGATE II

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



4/8A DETAIL

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

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 8TH EDITION (2023) 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 BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 ot 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 MAXIMUN OPENING SIZES :
   - LOMANCO : (2) 9 1/" 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

ATTIC VENTILATION CALCULATIONS

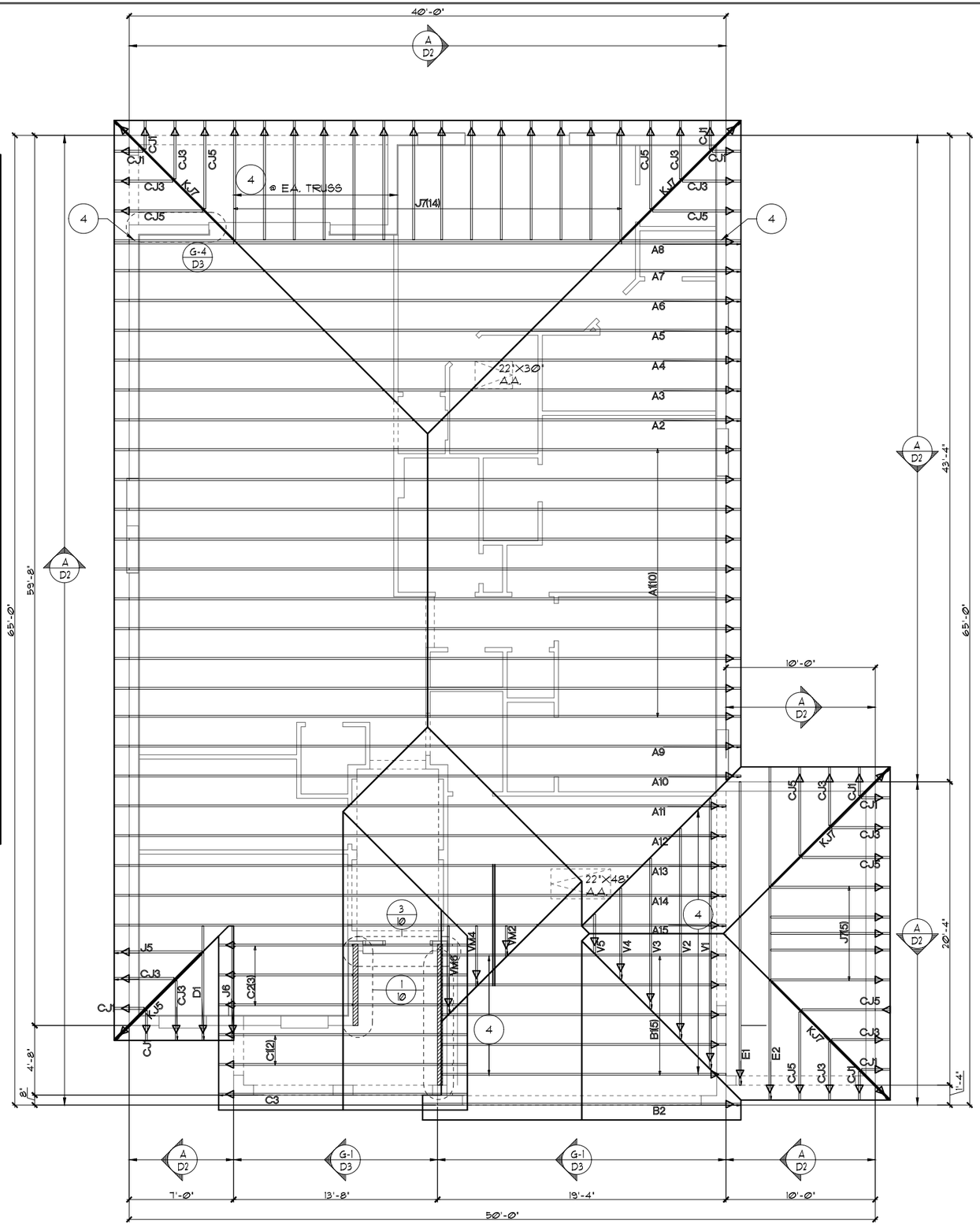
PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- **4.68S.F.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78S.F.** /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- **4.32S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(**50 L.F.** @ **0.087S.F.** VENTING PER L.F.)

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



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 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY NAME

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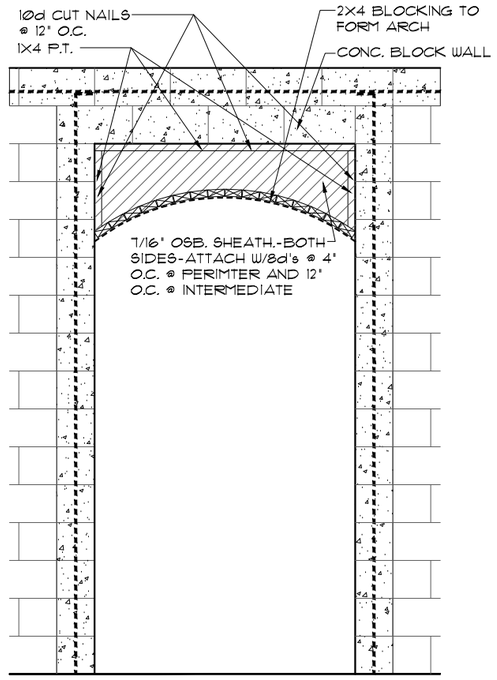
Phone (407) 529 - 3000

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)

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 8TH EDITION (2023) 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 BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 ot 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 MAXIMUN OPENING SIZES :
   - LOMANCO : (2) 9 1/" 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

ATTIC VENTILATION CALCULATIONS

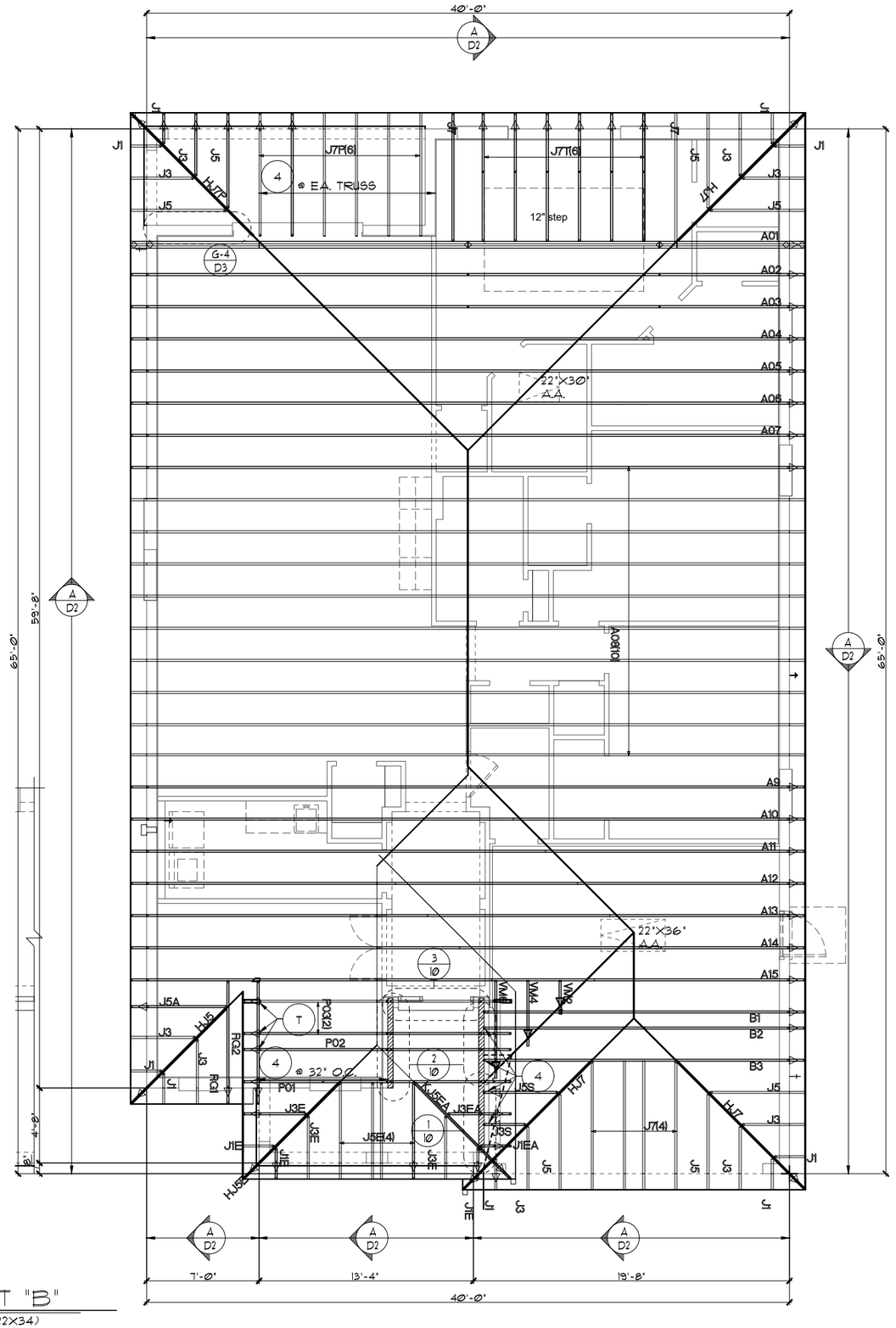
PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL 77Ø-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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



TRUSS LAYOUT "B"

1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)

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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05-16-19	JF

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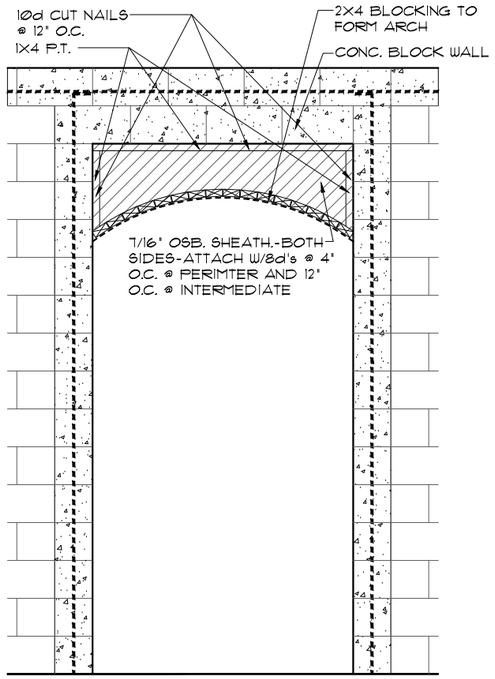
TRUSS LAYOUT

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)

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 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
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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 BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.3.3. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUN OPENING SIZES :
   - O-HAGIN - 7" X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2023, 8TH EDITION ASTM C1492-R905.3.5

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH 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).

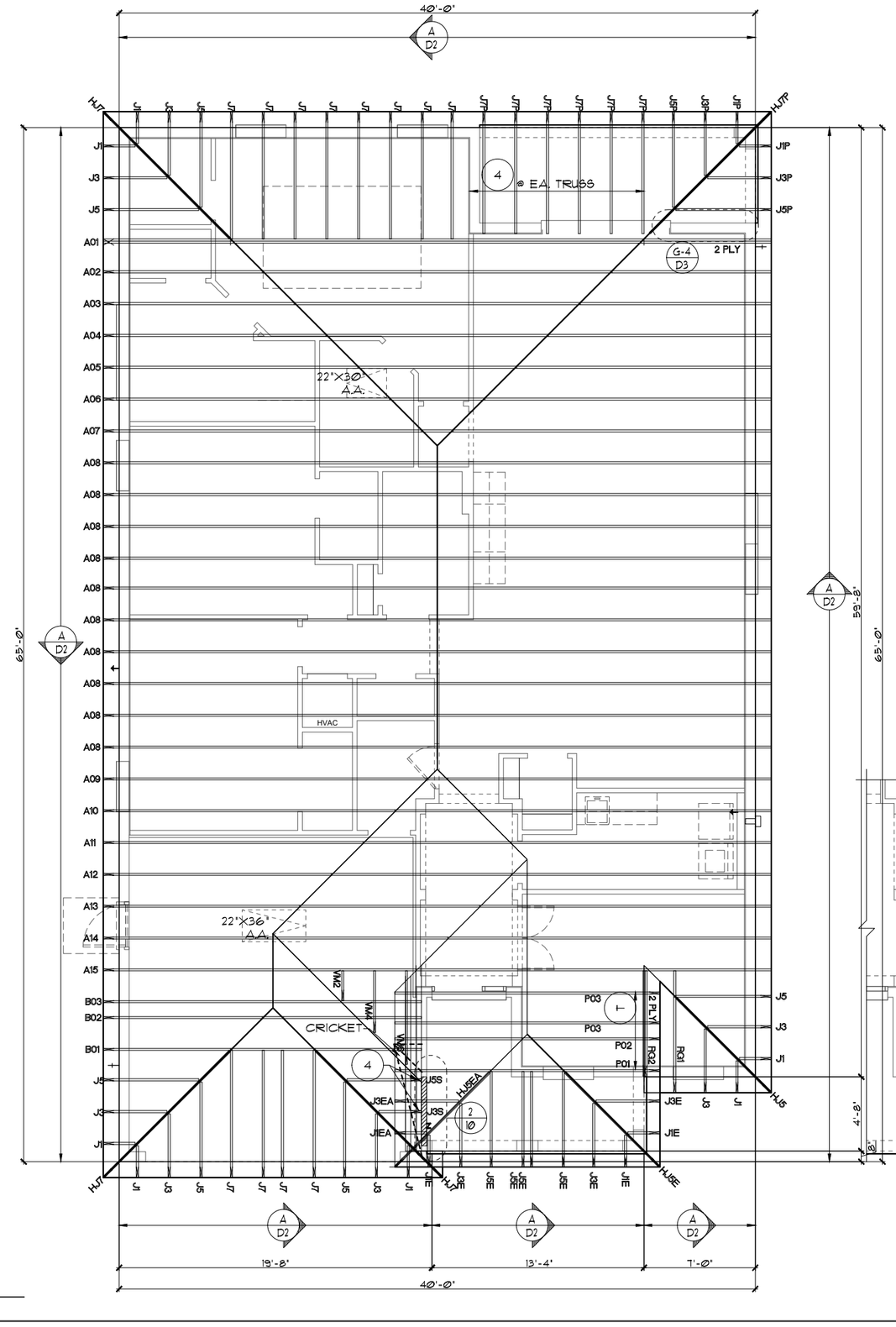
THE MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- **4.68S.F.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.975S.F.** /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:-------- **4.32S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(**50LF.** @ **.087S.F.** VENTING PER L.F.)

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 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

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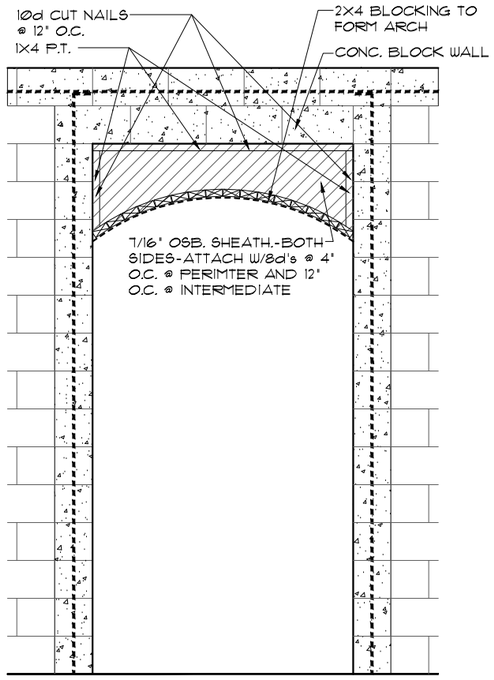
TRUSS LAYOUT

1966 MARGATE II

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



4/8B DETAIL

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

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 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
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8. OFF RIDGE VENTS MAXIMUN OPENING SIZES :
   - LOMANCO : (2) @ 1" 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

ATTIC VENTILATION CALCULATIONS

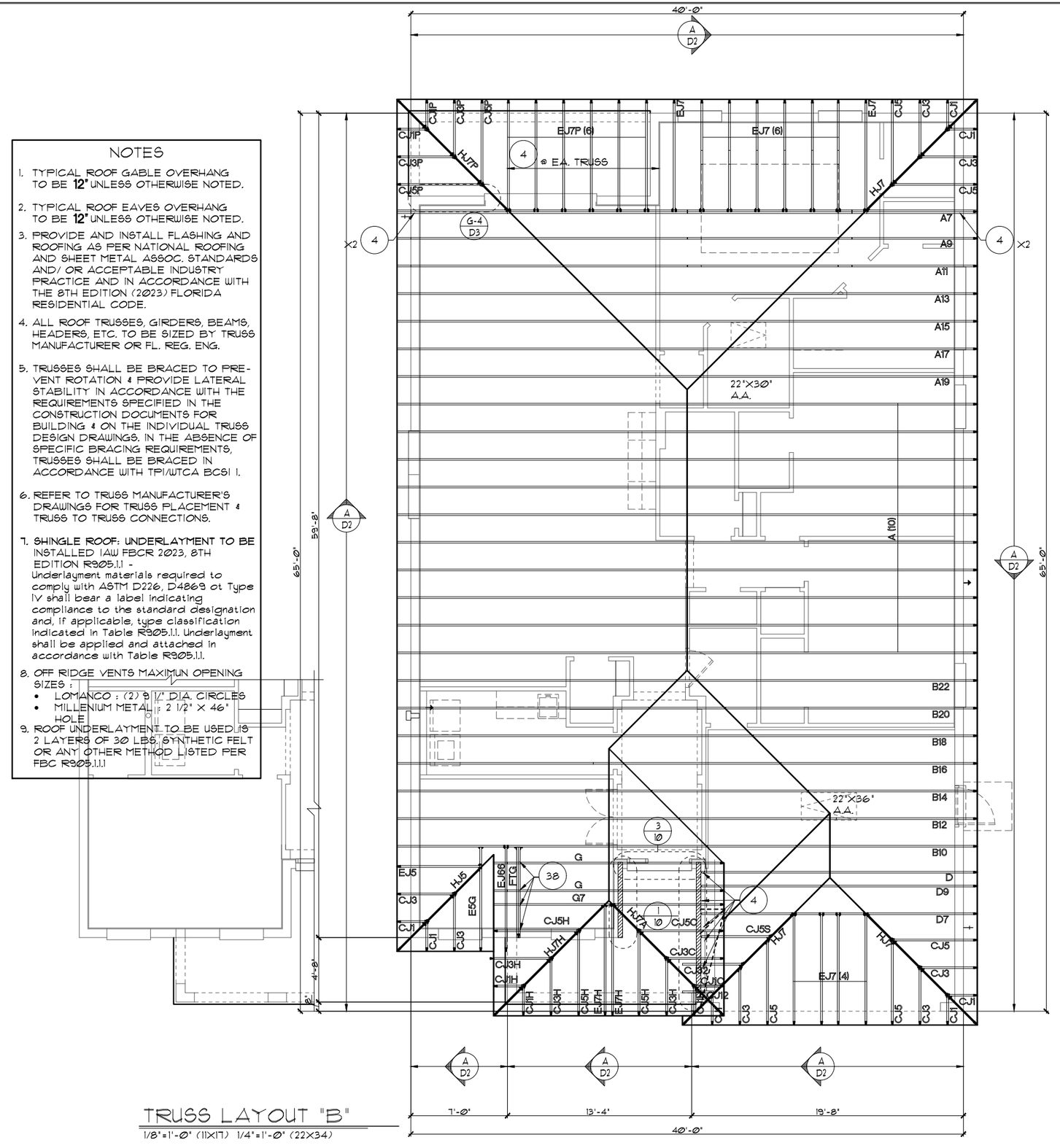
PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL TT0-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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



TRUSS LAYOUT "B"

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

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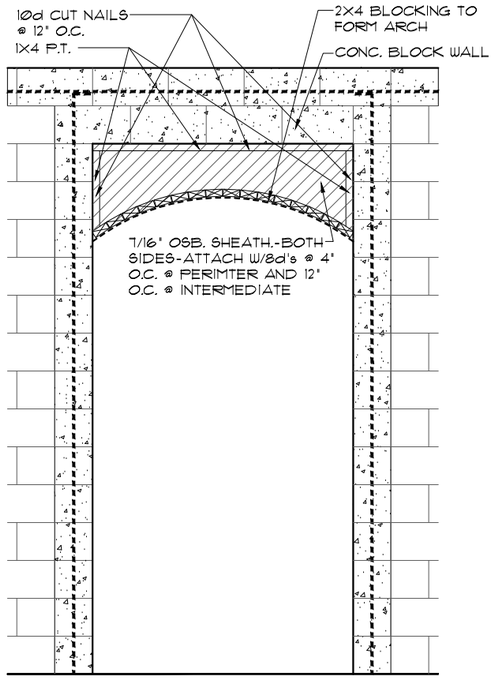
TRUSS LAYOUT

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)

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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8. OFF RIDGE VENTS MAXIMUN 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

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH 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 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
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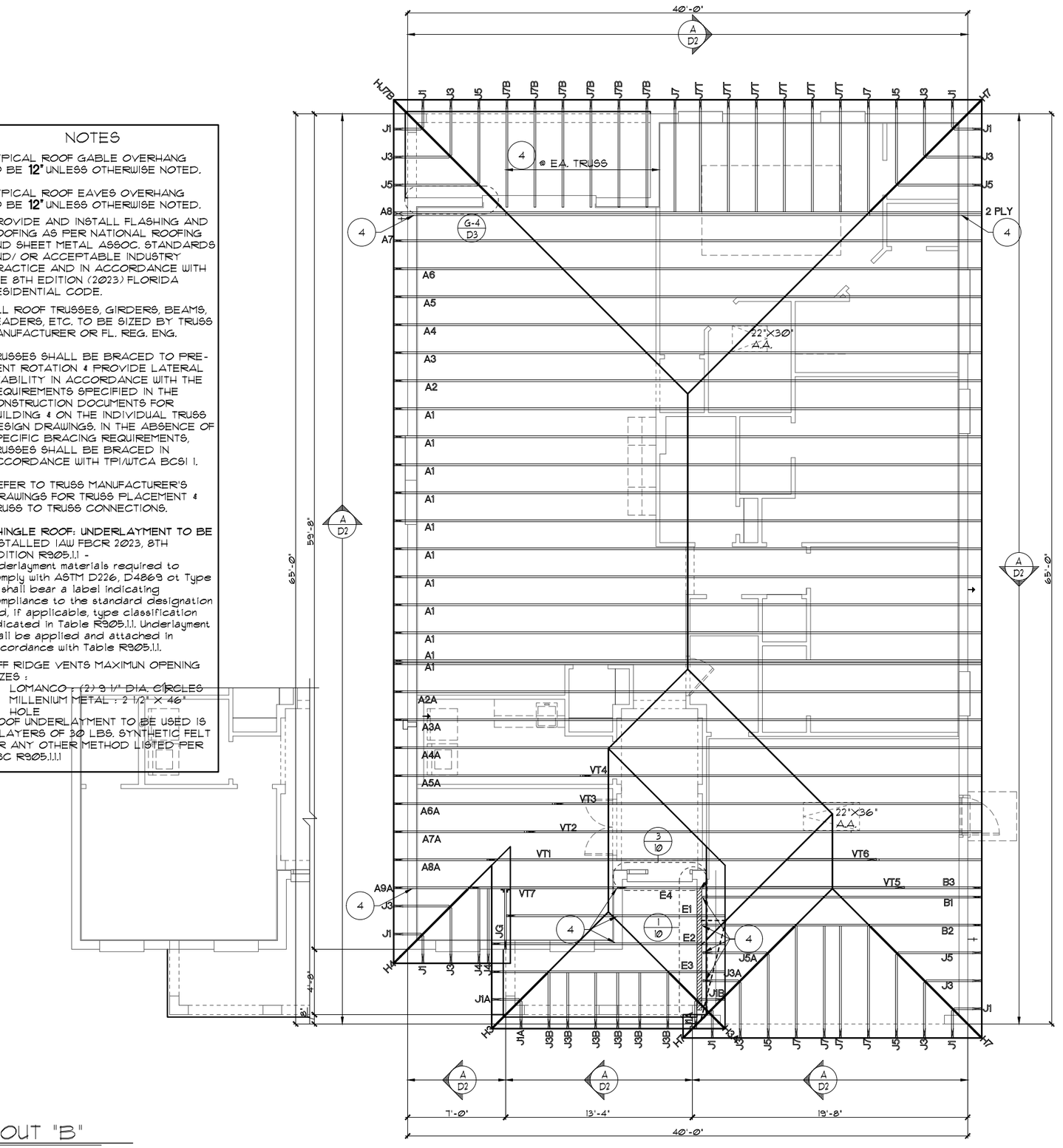
(VENT TYPE: LOMANCO MODEL TTØ-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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



TRUSS LAYOUT "B"

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

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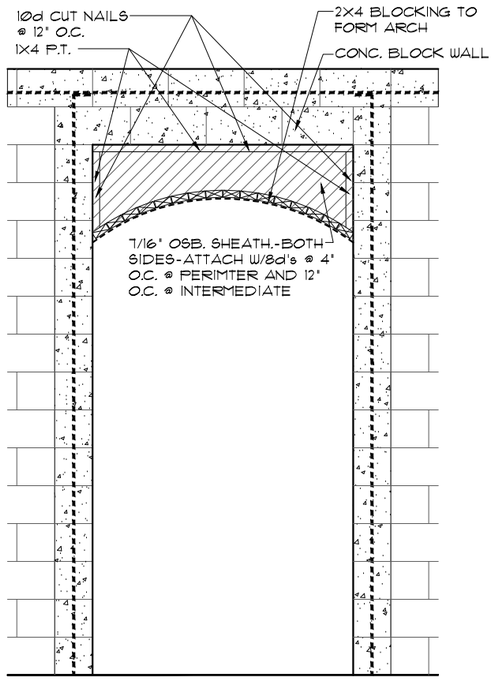
TRUSS LAYOUT

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

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PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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

ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH 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. / 300 = 8.64S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .87S.F. /VENT.
(VENT TYPE: O'HAGIN MODEL 'S')

LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(50L.F. @ 0.087S.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 8TH EDITION (2023) 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 BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 ot 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 :
   - O-HAGIN - 7" X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2023, 8TH EDITION ASTM C1492-R905.3.5

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 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
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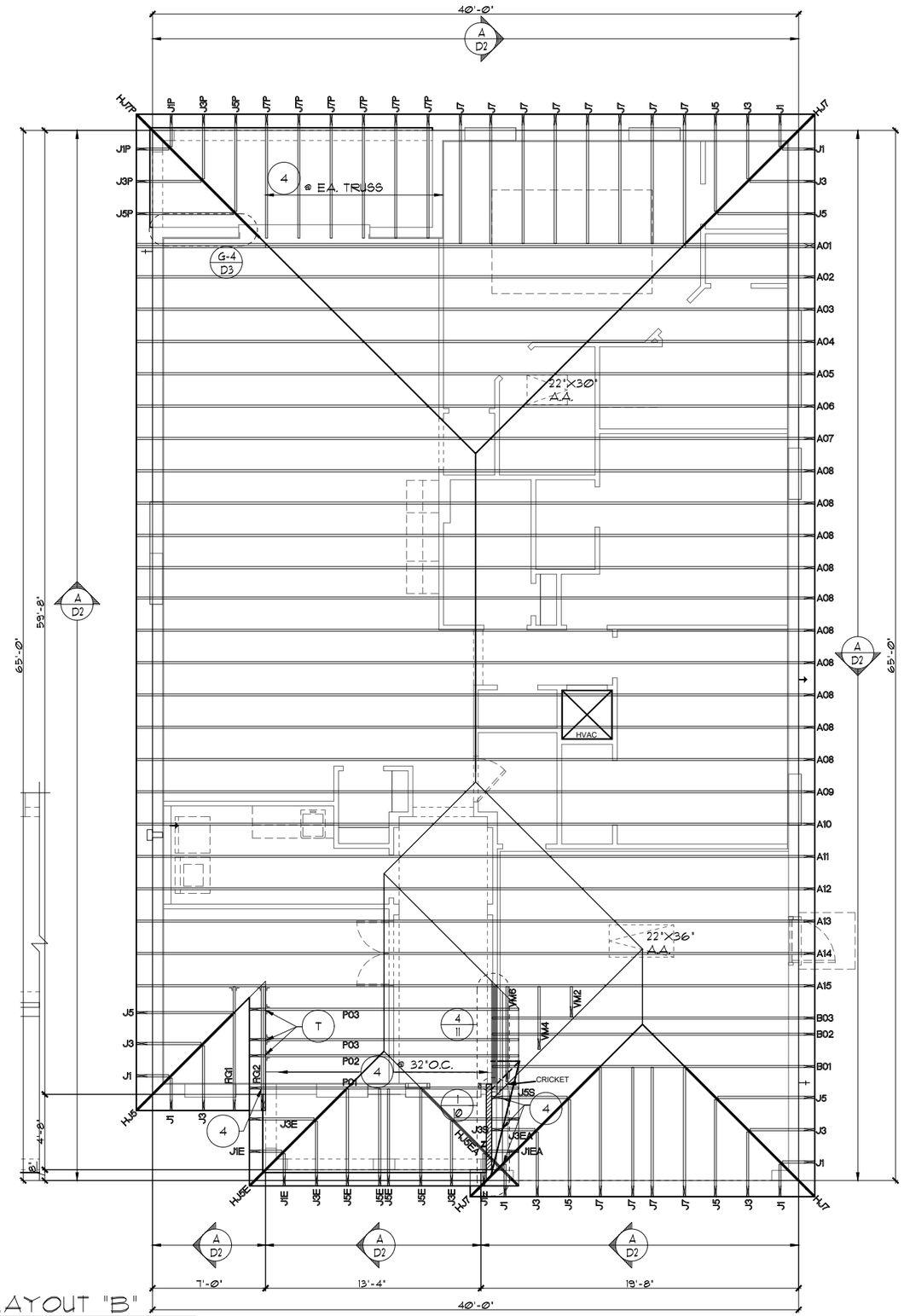
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.3.3. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1. Underlayment shall be applied and attached in accordance with Table R905.1.1.
8. OFF RIDGE VENTS MAXIMUM OPENING SIZES :
   - O-HAGIN - 7" X 19" HOLE
9. TILE ROOF TO BE INSTALLED IAW FBCR 2023, 8TH EDITION ASTM C1492-R905.3.5



TRUSS LAYOUT "B"

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

FLORIDA SERIES

REVISIONS	BY
05-16-19	JF

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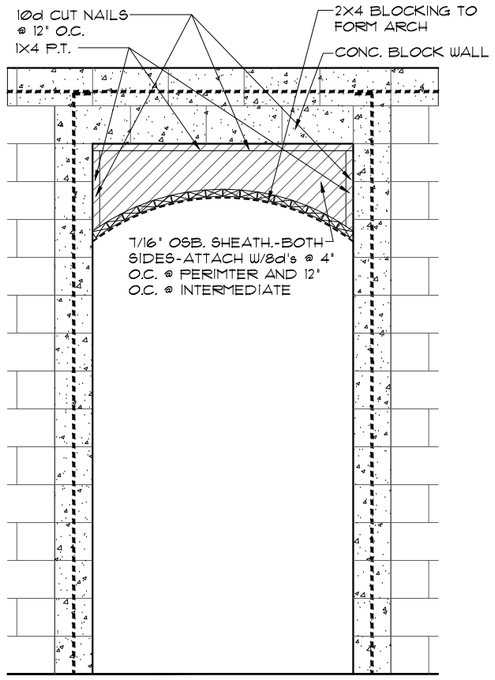
TRUSS LAYOUT

1966 MARGATE II

LOT: 0000 COMMUNITY NAME

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

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)

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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8. OFF RIDGE VENTS MAXIMUN OPENING SIZES :
   - LOMANCO : (2) 9 1/" 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

ATTIC VENTILATION CALCULATIONS

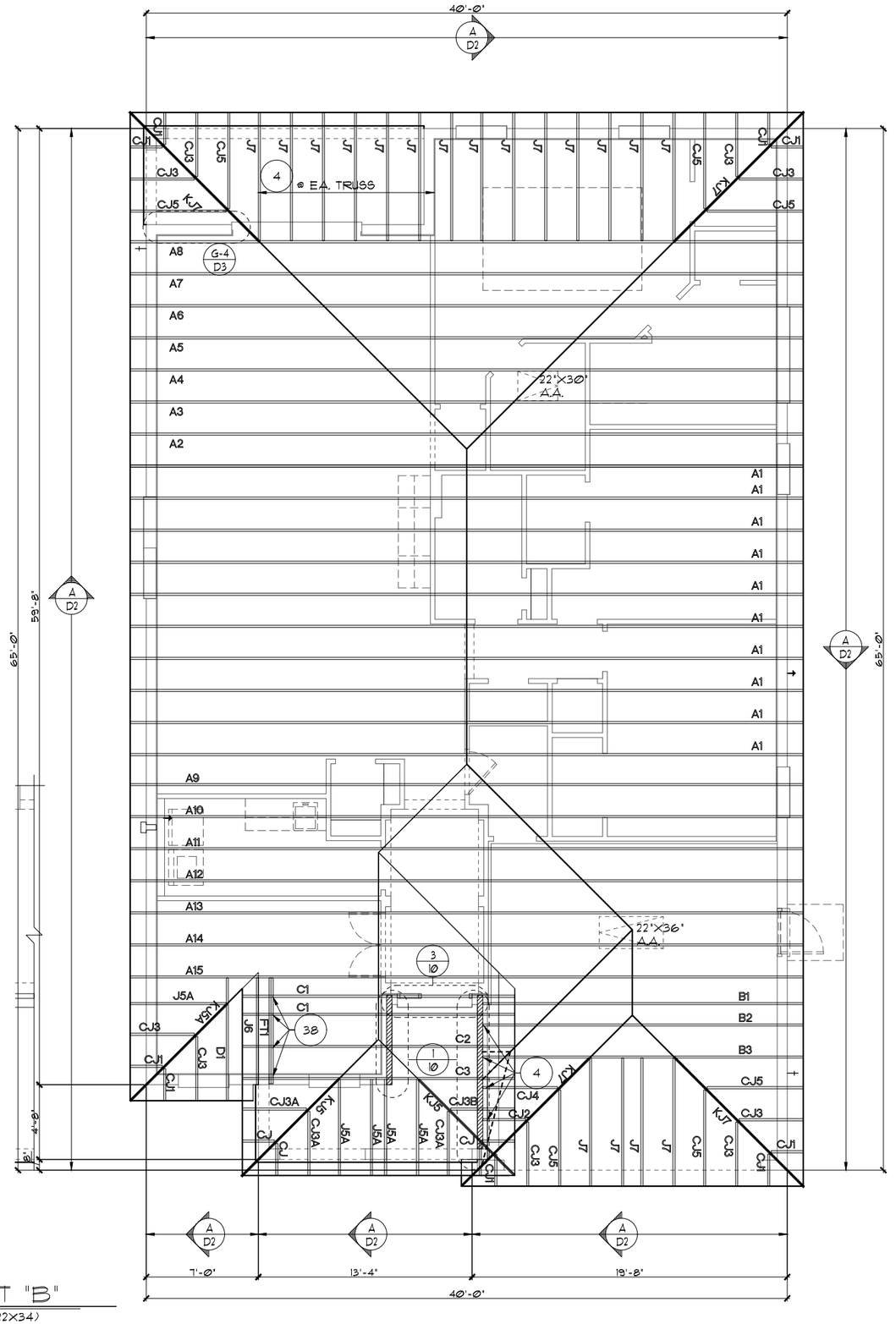
PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL 7TØ-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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



TRUSS LAYOUT "B"

1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)

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LOT: ØØØØ, COMMUNITY NAME

FLORIDA SERIES

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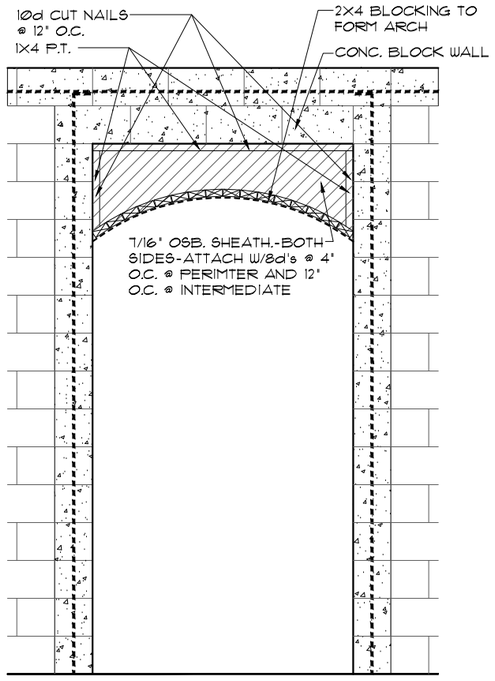
TRUSS LAYOUT

1966 MARGATE II

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



4/8B DETAIL

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

NOTES

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2. TYPICAL ROOF EAVES OVERHANG TO BE **12"** UNLESS OTHERWISE NOTED.
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8. OFF RIDGE VENTS MAXIMUN OPENING SIZES :
   - LOMANCO : (2) 9 1/" 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

ATTIC VENTILATION CALCULATIONS

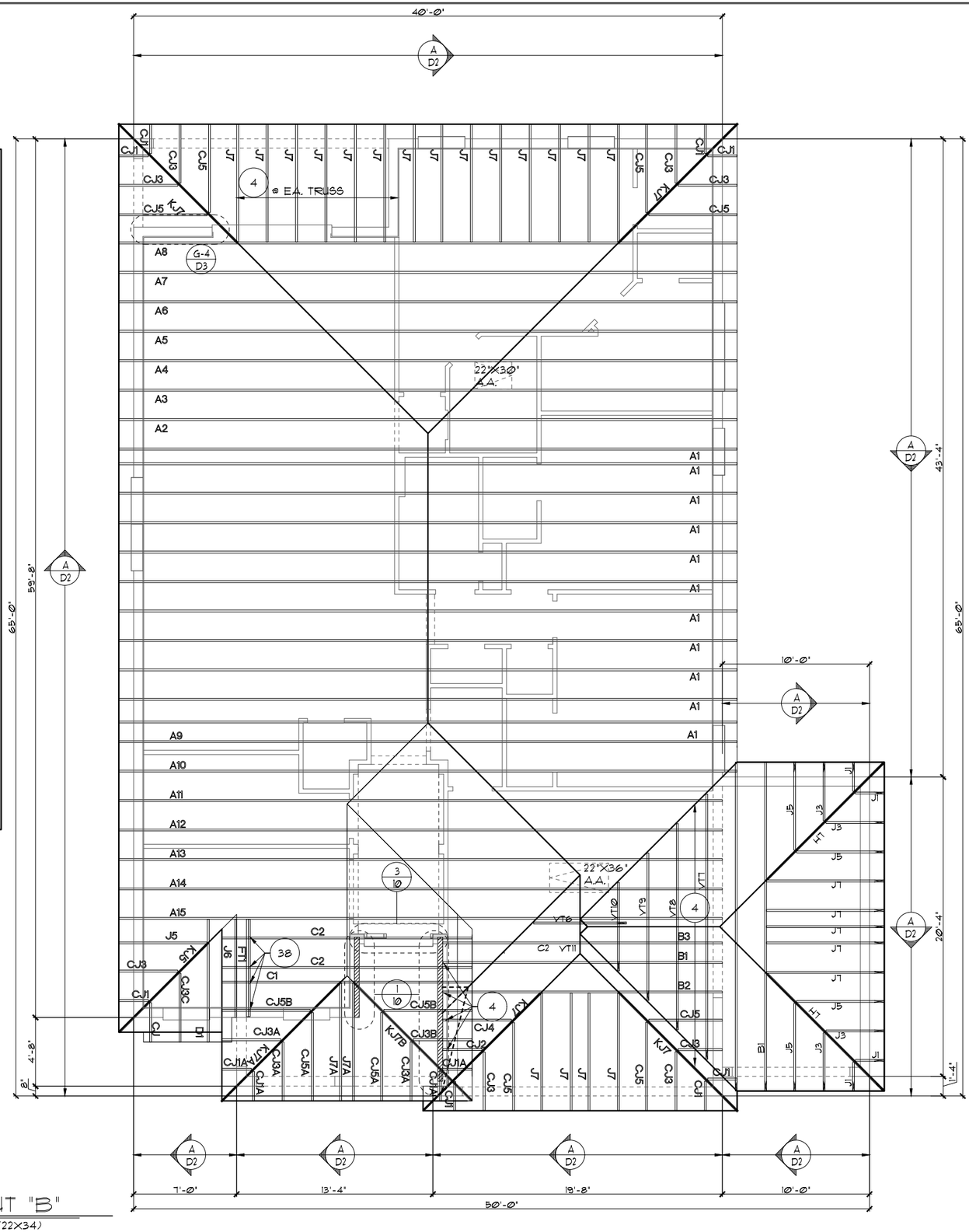
PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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



TRUSS LAYOUT "B"

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

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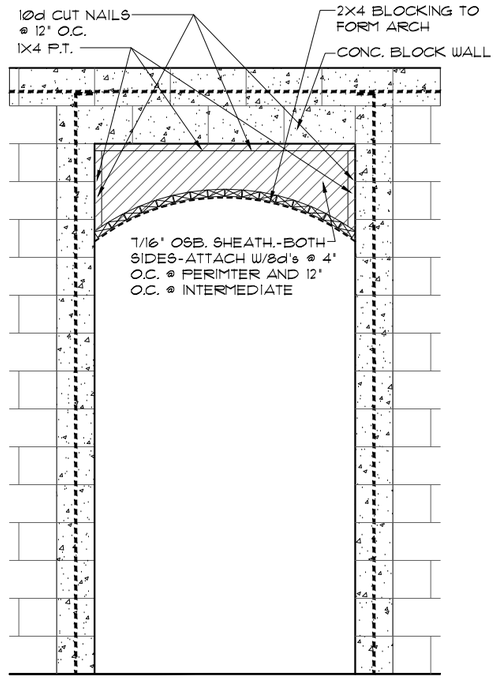
LOT: 0000, COMMUNITY NAME

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)

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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8. OFF RIDGE VENTS MAXIMUN OPENING SIZES :
   - LOMANCO : (2) 9 1/" 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

ATTIC VENTILATION CALCULATIONS

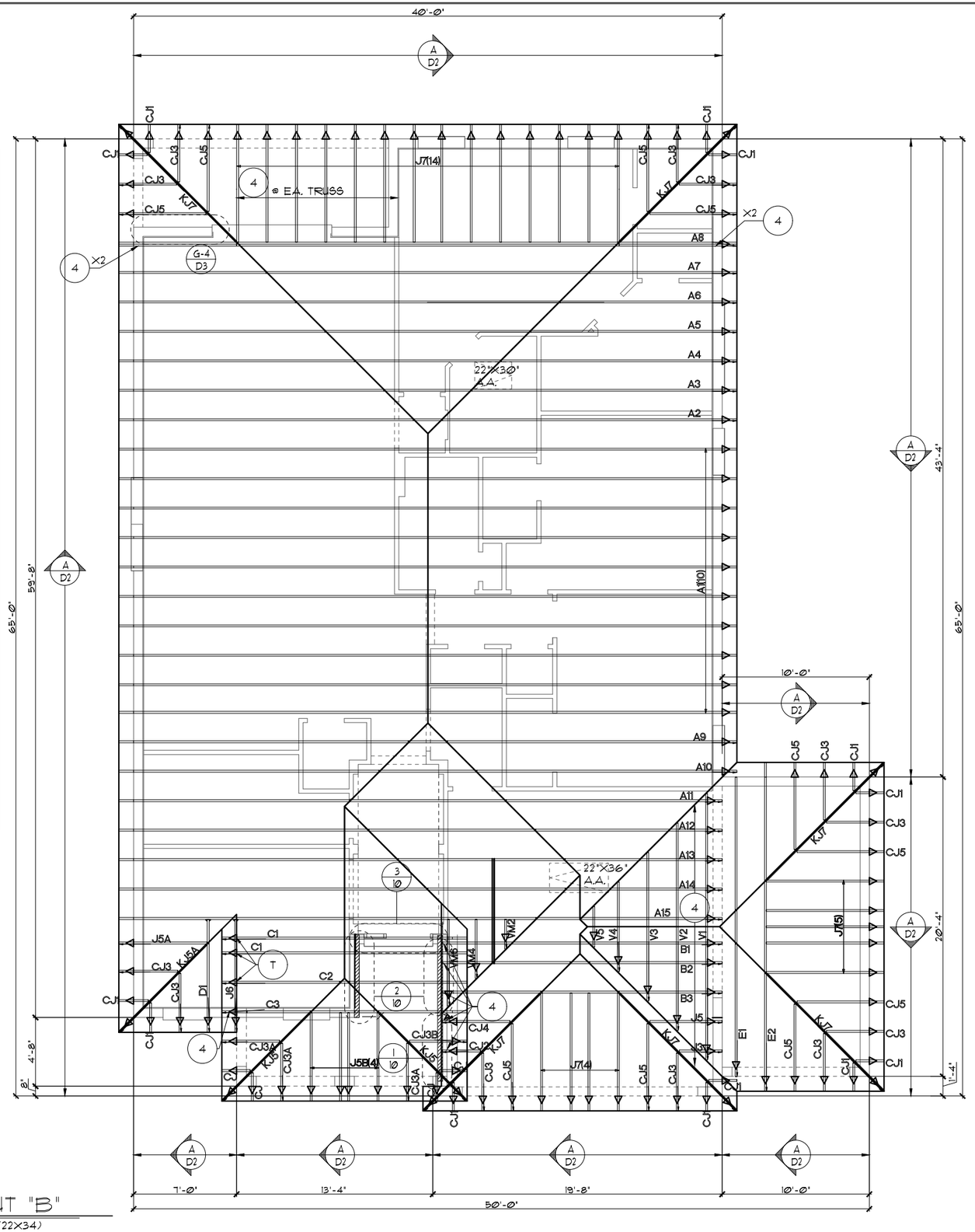
PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- **4.68S.F.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78S.F.** /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- **4.32S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(**50 L.F.** @ **0.087S.F.** VENTING PER L.F.)

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



TRUSS LAYOUT "B"

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

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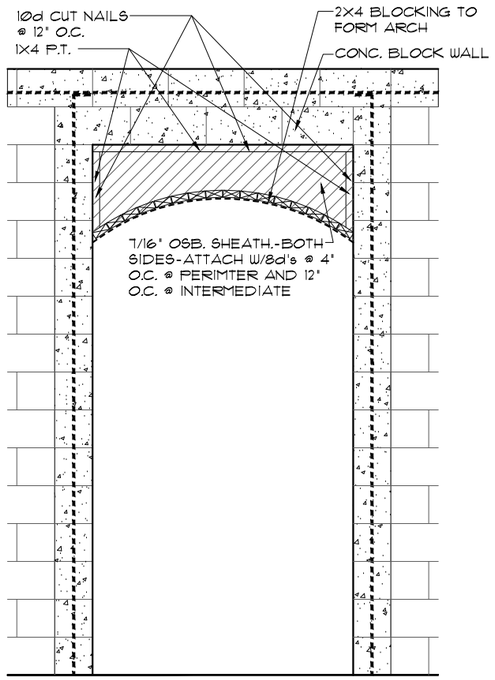
TRUSS LAYOUT

1966

MARGATE II

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



4/8B DETAIL

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

NOTES

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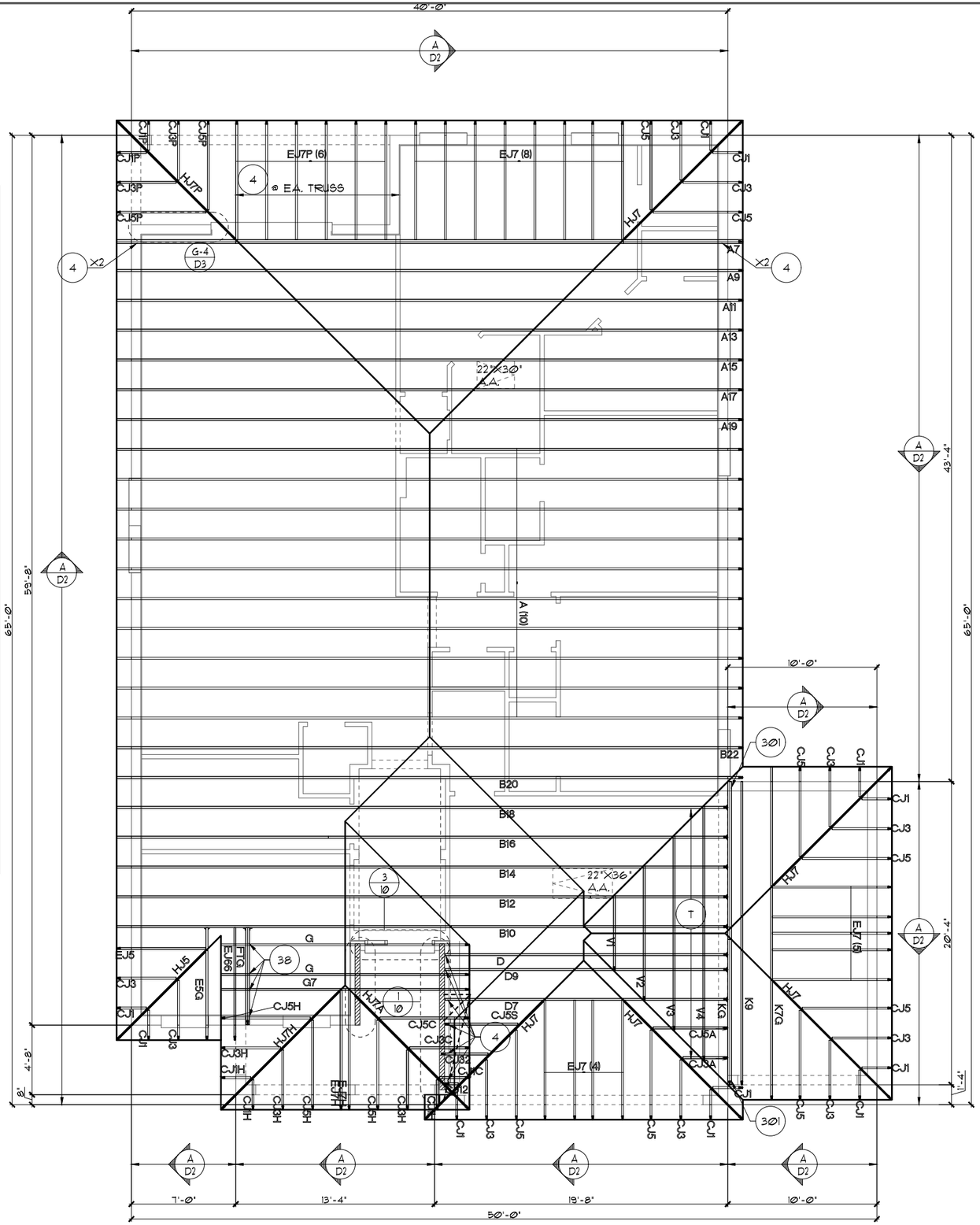

TRUSS LAYOUT "B"

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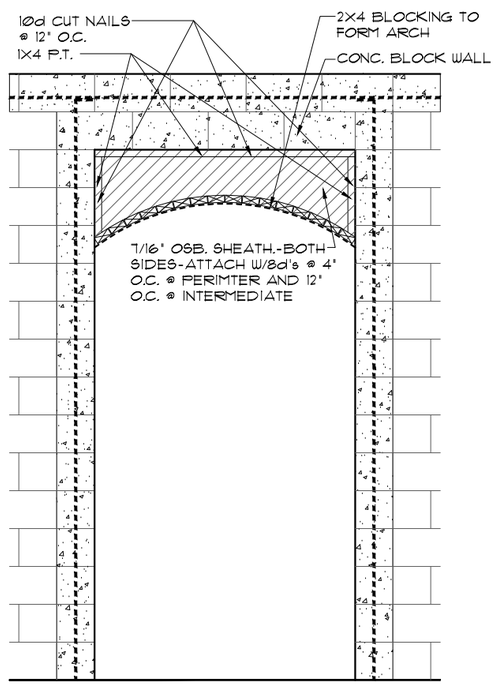
TRUSS LAYOUT

1966 MARGATE II

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



4/8B DETAIL

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7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 ot 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 MAXIMUN OPENING SIZES :
   - LOMANCO : (2) 9 1/" 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

ATTIC VENTILATION CALCULATIONS

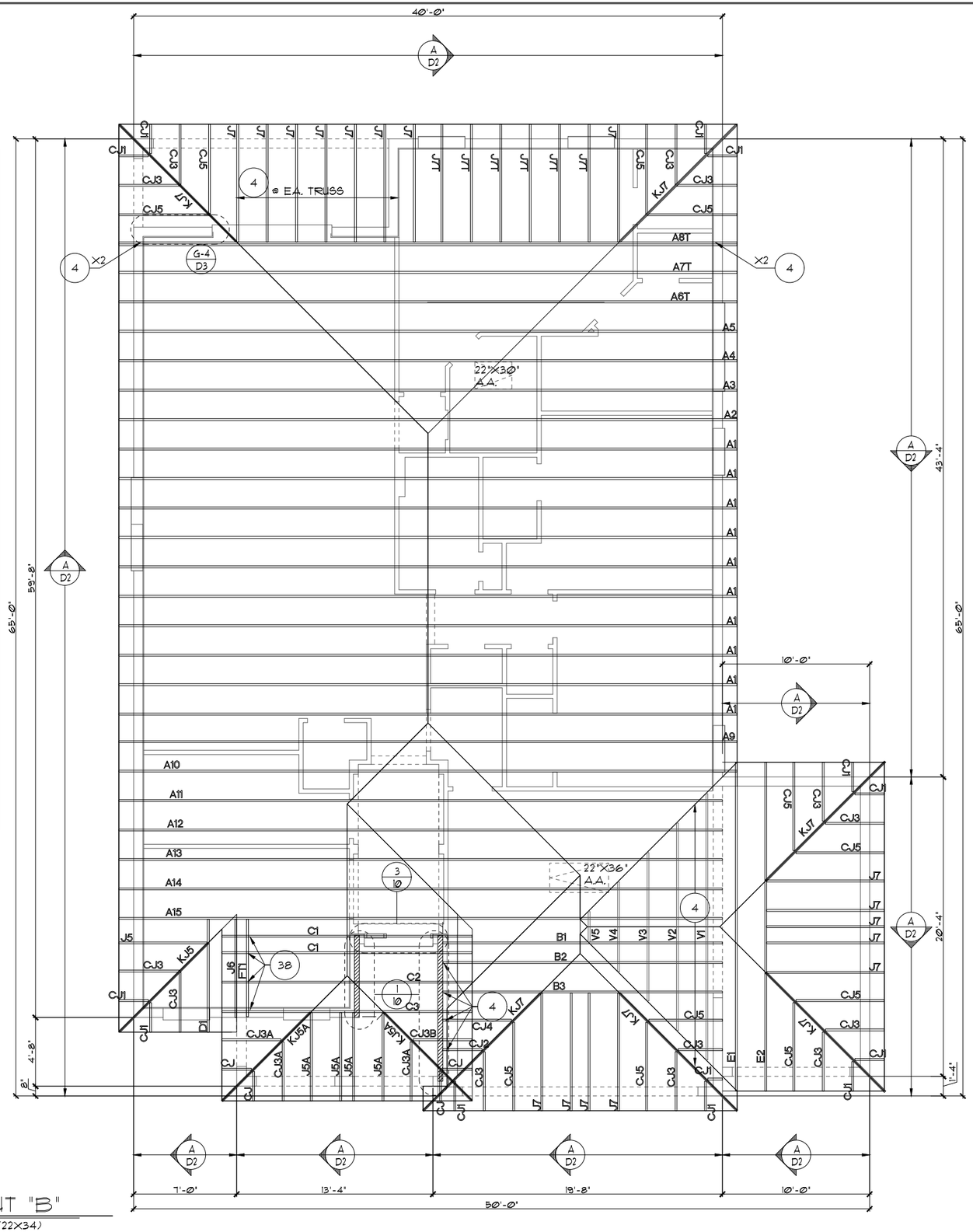
PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- **4.68S.F.**
PROVIDED W/OFF RIDGE VENTS: **6** VENTS @ **.78S.F.** /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- **4.32S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(**50 L.F.** @ **0.087S.F.** VENTING PER L.F.)

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



TRUSS LAYOUT "B"

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

FLORIDA SERIES

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

REVISIONS	BY
05-16-19	JF

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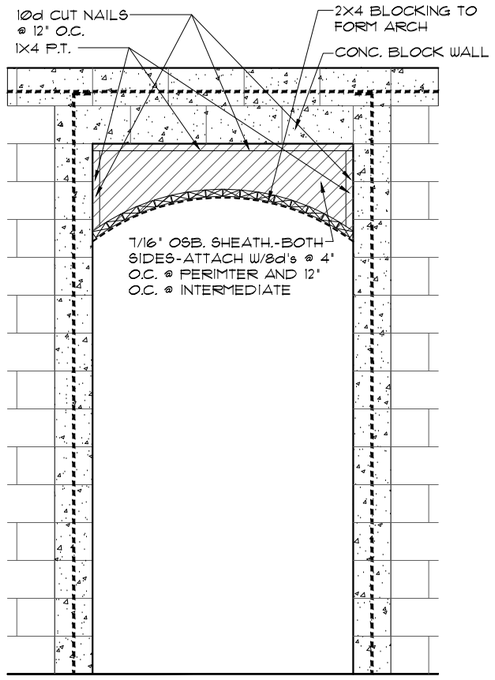
Phone (407) 529 - 3000

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

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 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
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8. OFF RIDGE VENTS MAXIMUN OPENING SIZES :
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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 R905.1.1.1

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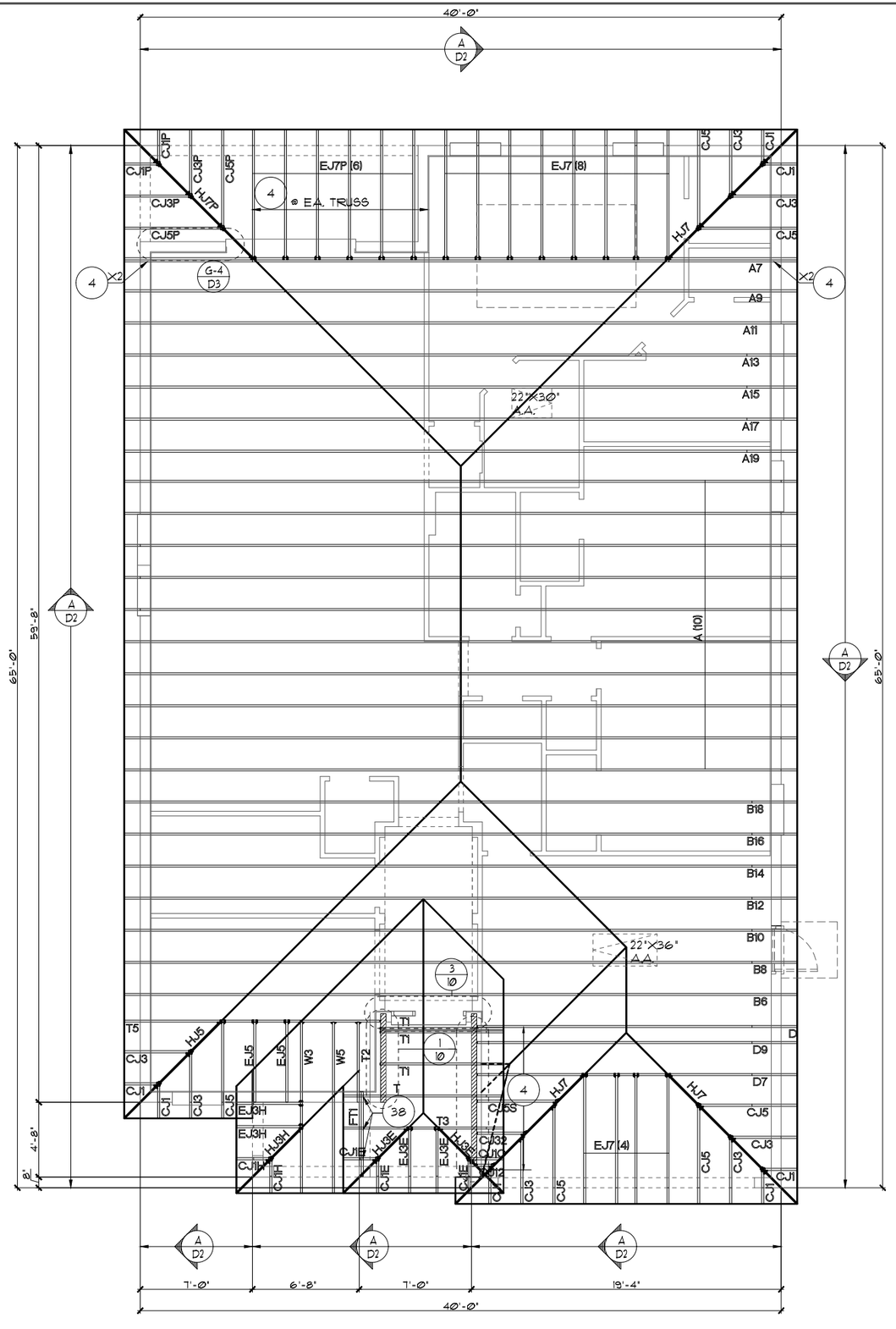
TOTAL VENTED SPACE: 2,593S.F. / 300 = 8.64S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL T10-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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



TRUSS LAYOUT "C"

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

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LOT: 0000, COMMUNITY NAME

FLORIDA SERIES

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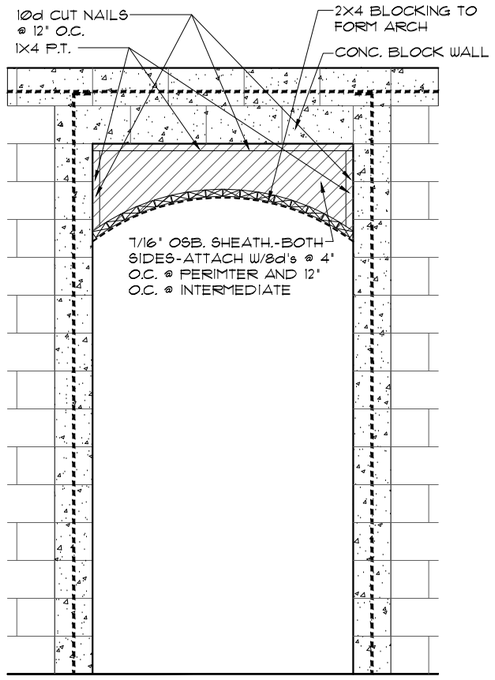
TRUSS LAYOUT

1966 MARGATE II

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



4/8C DETAIL

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

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 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
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8. OFF RIDGE VENTS MAXIMUN OPENING SIZES :
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ATTIC VENTILATION CALCULATIONS

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

UPPER PORTION PERCENTAGE: 50%
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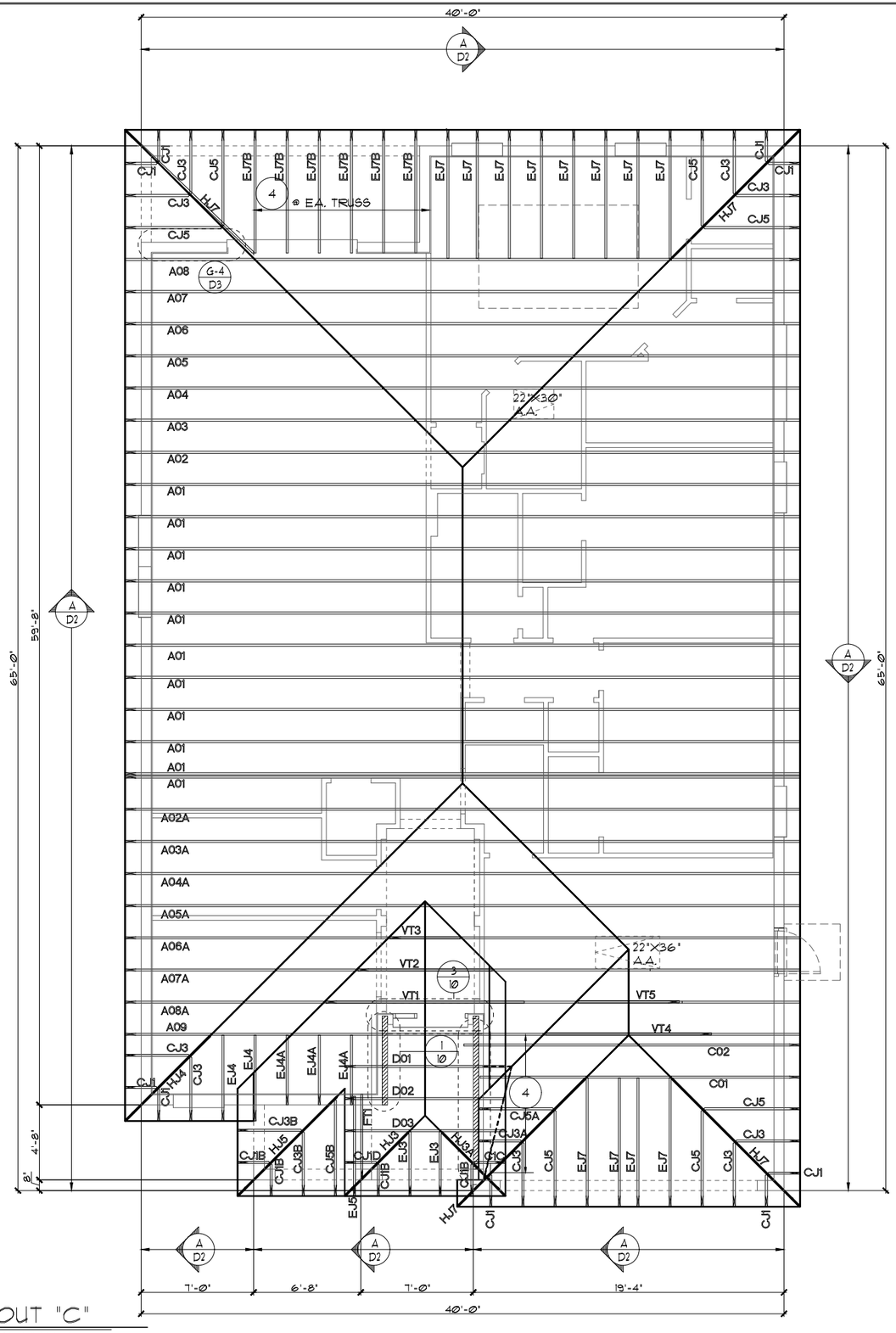

TRUSS LAYOUT "C"

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

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LOT: 0000, COMMUNITY NAME

FLORIDA SERIES

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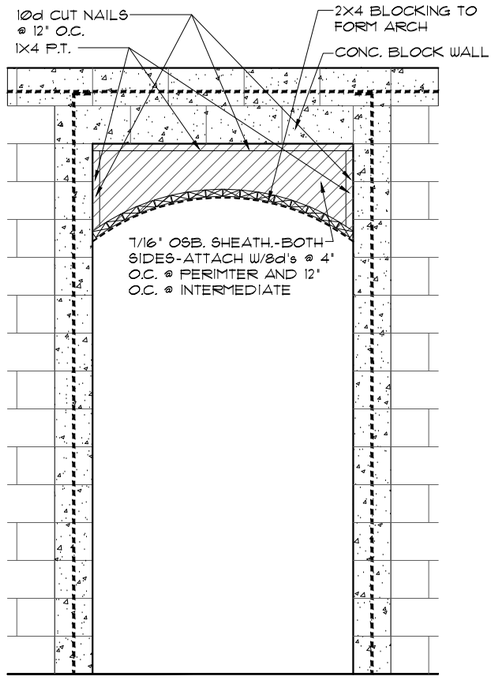
TRUSS LAYOUT

1966 MARGATE II

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



4/8C DETAIL

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

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8. OFF RIDGE VENTS MAXIMUN OPENING SIZES :
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ATTIC VENTILATION CALCULATIONS

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(VENT TYPE: LOMANCO MODEL TTØ-D OR MILLENNIUM METAL)
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PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 50%
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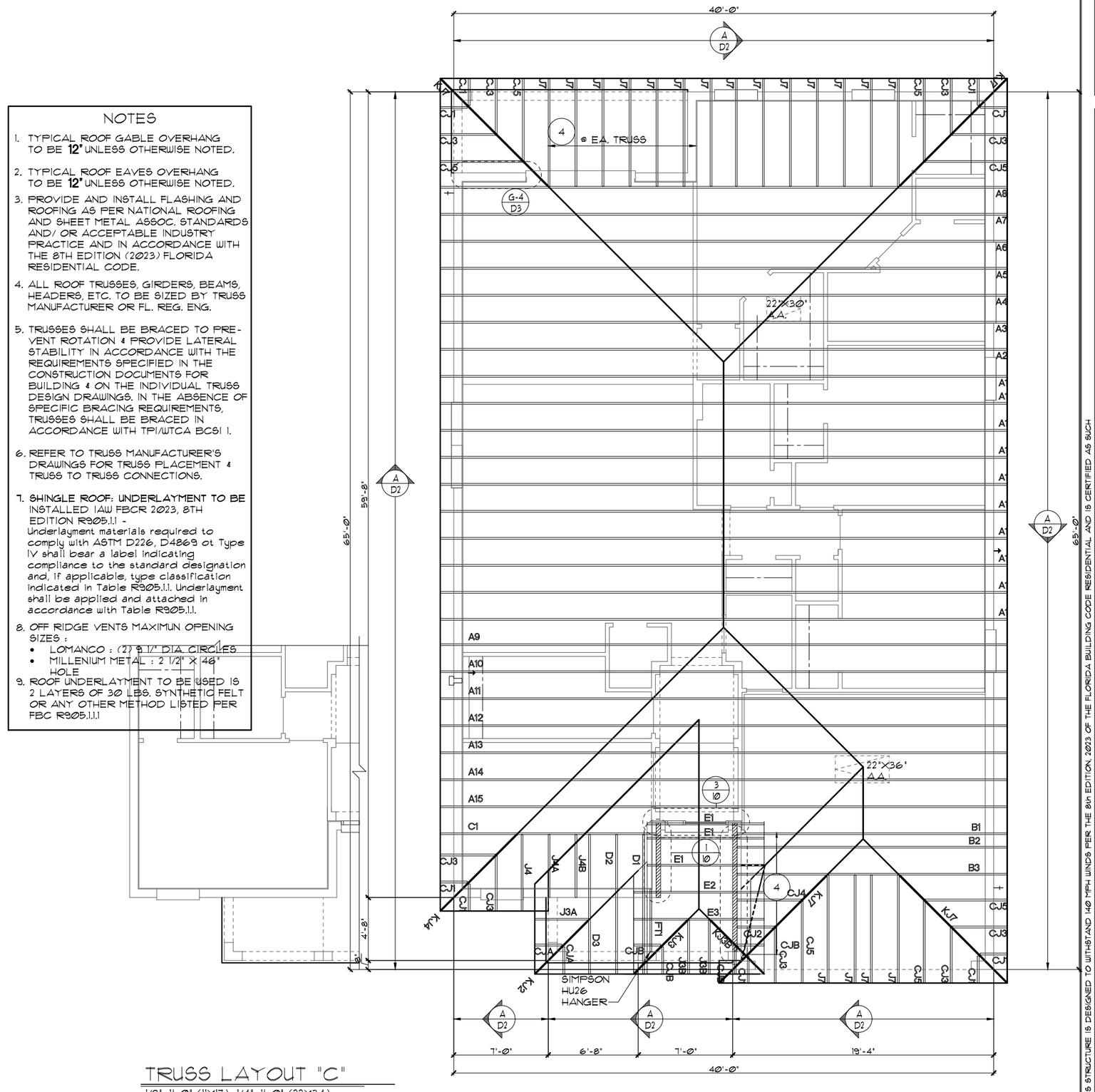

TRUSS LAYOUT "C"

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

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LOT: 0000 COMMUNITY NAME

FLORIDA SERIES

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05-16-19	JF

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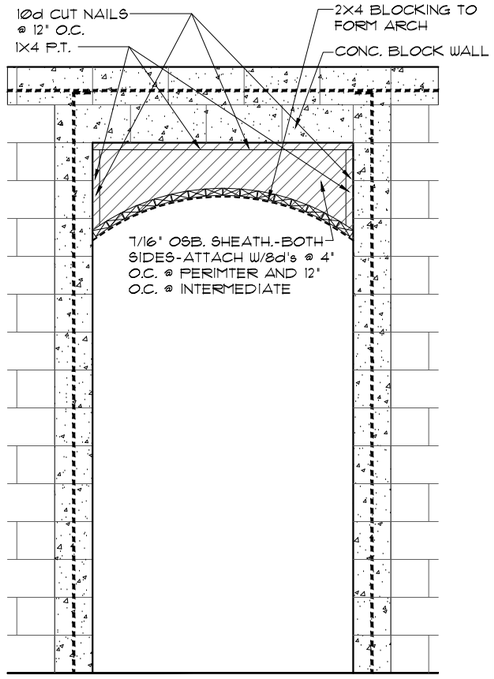
Phone (407) 529 - 3000

1966 MARGATE II

TRUSS LAYOUT

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



4/8C DETAIL

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

NOTES

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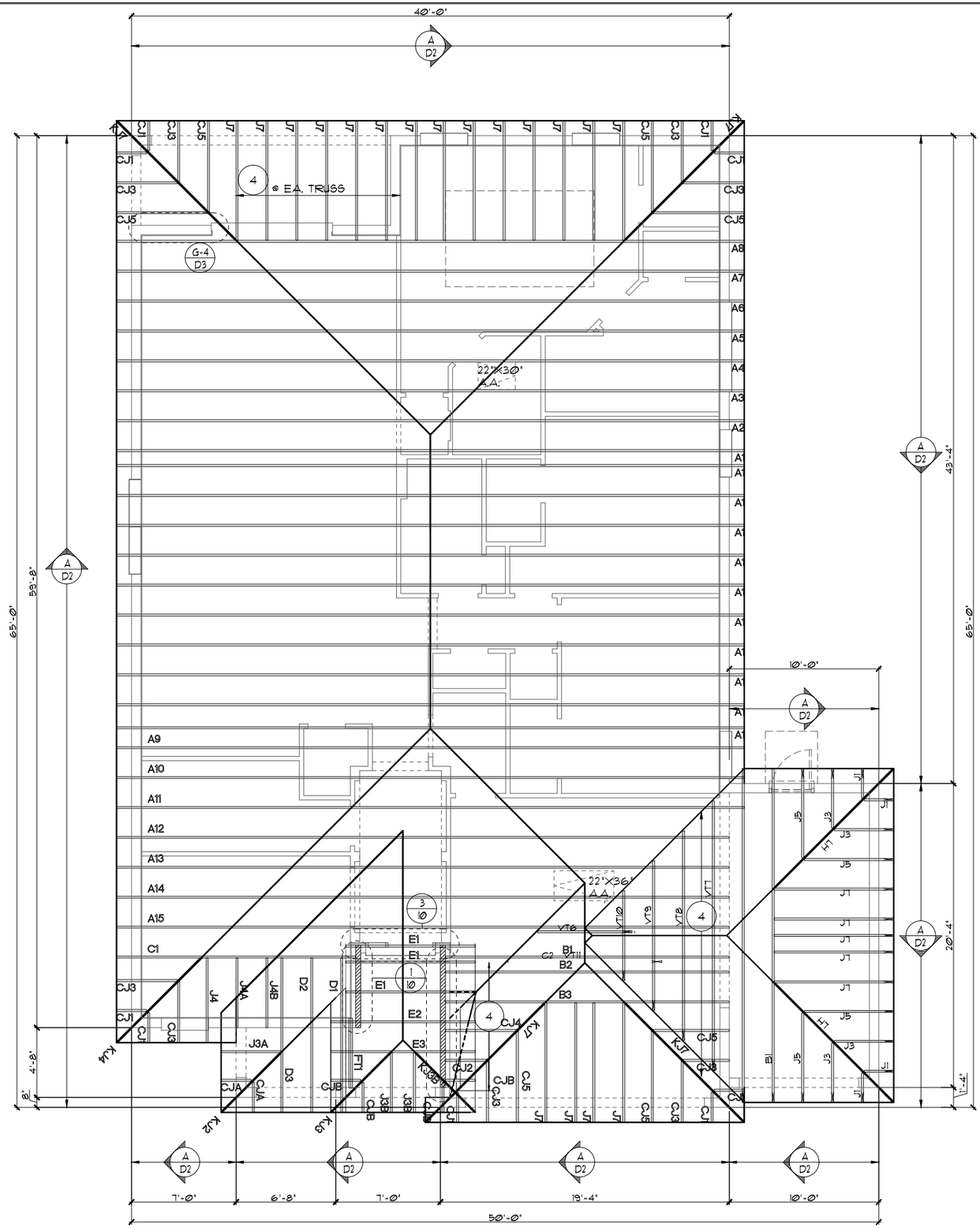

TRUSS LAYOUT "C"

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

3-CAR GARAGE OPTION

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LOT: 0000, COMMUNITY NAME

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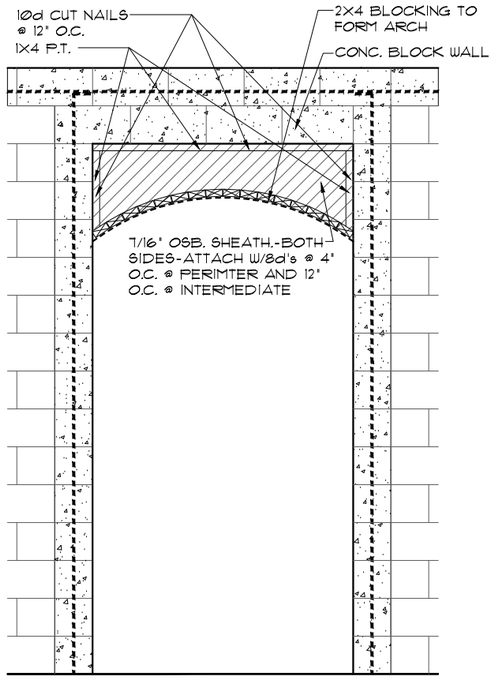
TRUSS LAYOUT

1966 MARGATE II

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



4/8C DETAIL

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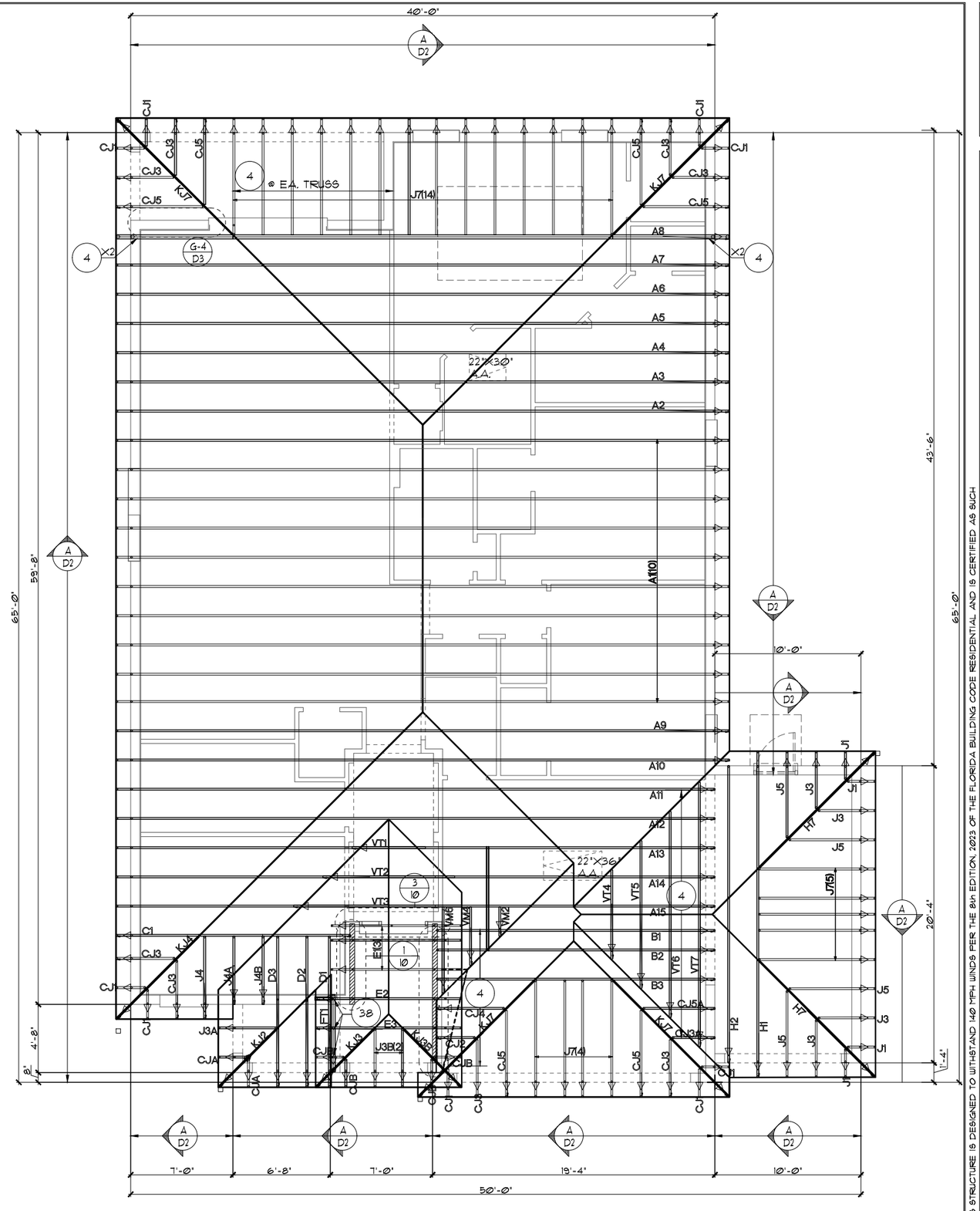

TRUSS LAYOUT "C"

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

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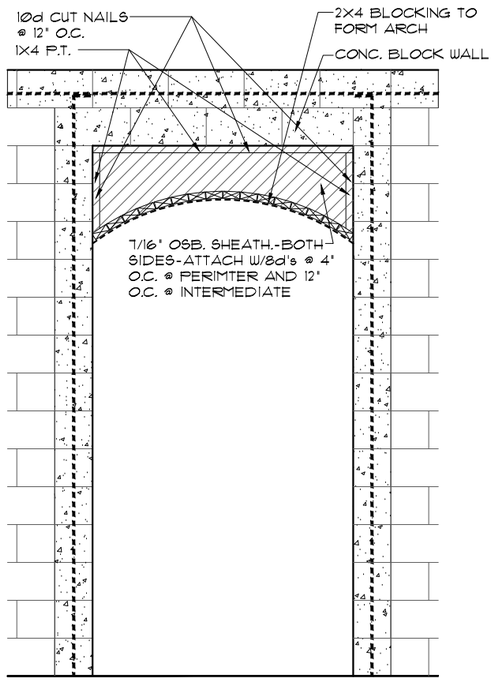
TRUSS LAYOUT

1966

MARGATE II

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



4/8C DETAIL

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

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 8TH EDITION (2023) 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 BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 - Underlayment materials required to comply with ASTM D226, D4869 ot 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 MAXIMUN OPENING SIZES :
   - LOMANCO : (2) 9 1/" 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

ATTIC VENTILATION CALCULATIONS

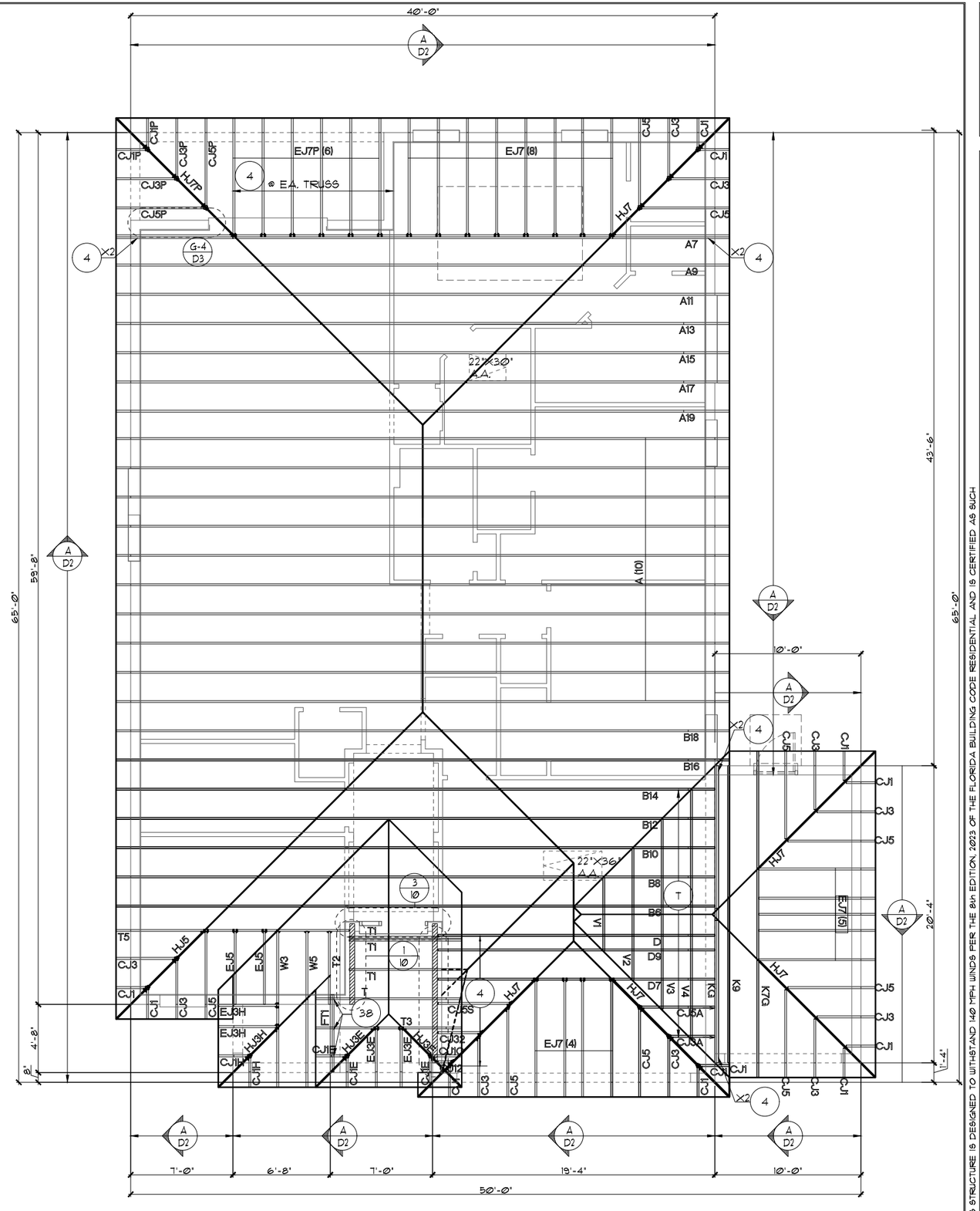
PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

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

UPPER PORTION VENTILATION TOTAL:-------- 4.68S.F.
PROVIDED W/OFF RIDGE VENTS: 6 VENTS @ .78S.F. /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 4.32S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(50 L.F. @ 0.087S.F. VENTING PER L.F.)

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



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 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY NAME

REVISIONS	BY
05-16-19	JF

TEG
THOMPSON ENGINEERING GROUP, INC
4431 Vineland Road Suite A6 Orlando, FL. 32811
Ph: (407) 734-1420
Fax: (407) 734-1769
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Park Square HOMES

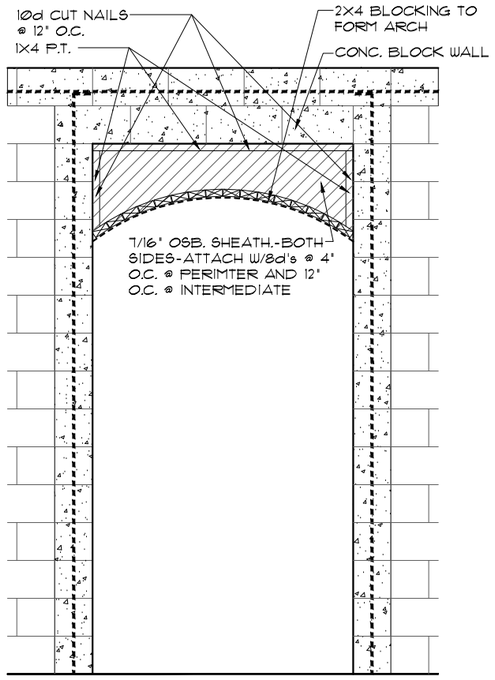
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone (407) 529 - 3000

TRUSS LAYOUT

1966

MARGATE II

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



4/8C DETAIL

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NOTES

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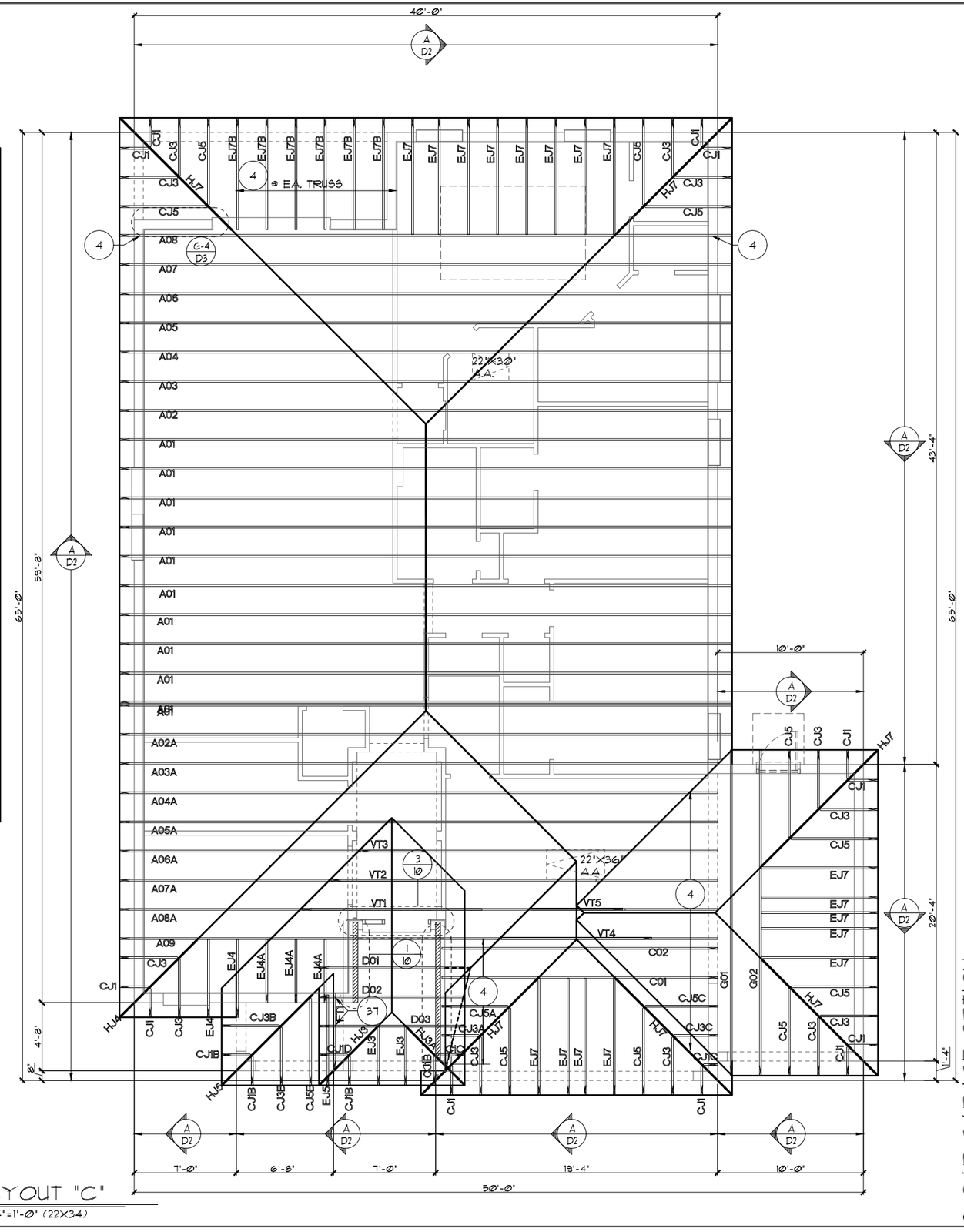

TRUSS LAYOUT "C"

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 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY NAME

FLORIDA SERIES

REVISIONS	BY
05-16-19	JF

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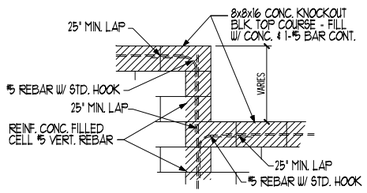
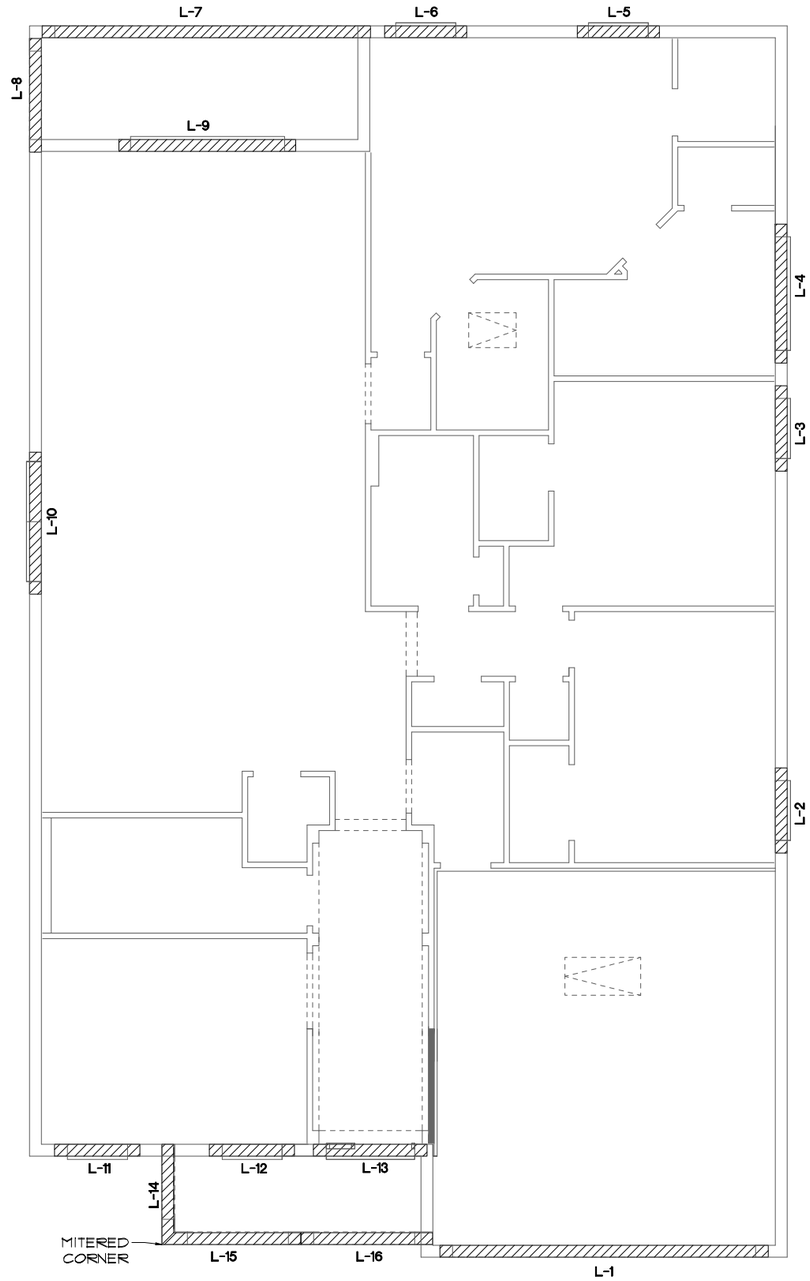
TRUSS LAYOUT

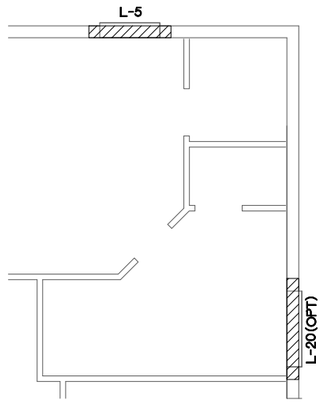
1966 MARGATE II

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



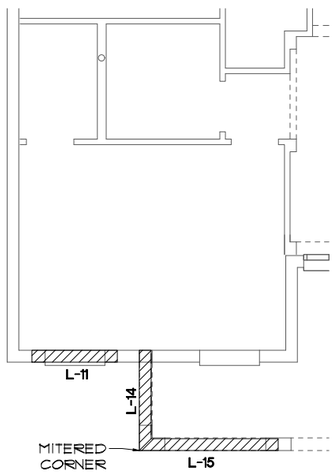
BLOCK WALL HT. TRANSITION DETAIL





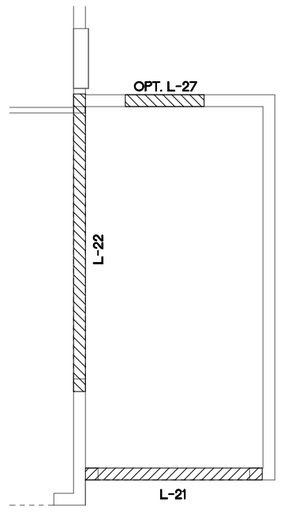
M. BA. OPTION

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



BEDROOM 4 OPT.

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



3-CAR GAR. OPT.

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

CAST CRETE
LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L 1	17'-4"	8F32-1B/IT	GARAGE DOOR
L 2	4'-6"	8F16-0B/IT	SH25
L 3	4'-6"	8F16-0B/IT	SH25
L 4	7'-6"	8F12-0B/IT	6/0X1/0 F.G.
L 5	4'-6"	8F16-0B/IT	SH25
L 6	4'-6"	8F16-0B/IT	SH25
L 7	17'-4"	8F16-1B/IT	REAR LANAI
L 8	5'-10"	8F16-0B/IT	REAR LANAI
L 9	9'-4"	8F16-0B/IT	8/0X8/0 S.G.D.
L 10	7'-6"	8F16-0B/IT	FIR. SH25
L 11	4'-6"	8F16-0B/IT	SH25
L 12	4'-6"	8F16-0B/IT	SH25
L 13	5'-10"	8RF12-0B/IT	FRONT DOOR
L 14	5'-4"	8F48-0B/IT	FRONT ENTRY
L 15	6'-6"	8F48-0B/IT	FRONT ENTRY
L 16	6'-6"	8F48-0B/IT	FRONT ENTRY
L 17			
L 18			
L 19			
L 20	5'-4"	8F16-0B/IT	4040 OPT MASTER BATH
L 21	9'-4"	8F32-1B/IT	GARAGE DOOR
L 22	16'-0"	8F16-1B/IT	GARAGE
L 23			
L 24			
L 25			
L 26	4'-6"	8RF16-0B/IT	OPT. GAR. SERVICE DOOR
L 27	4'-6"	8RF16-0B/IT	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 A & "B"

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

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05-16-19	JIF

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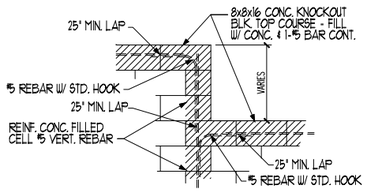
PRE CAST LINTEL LAYOUT
EXTENDED FOYER

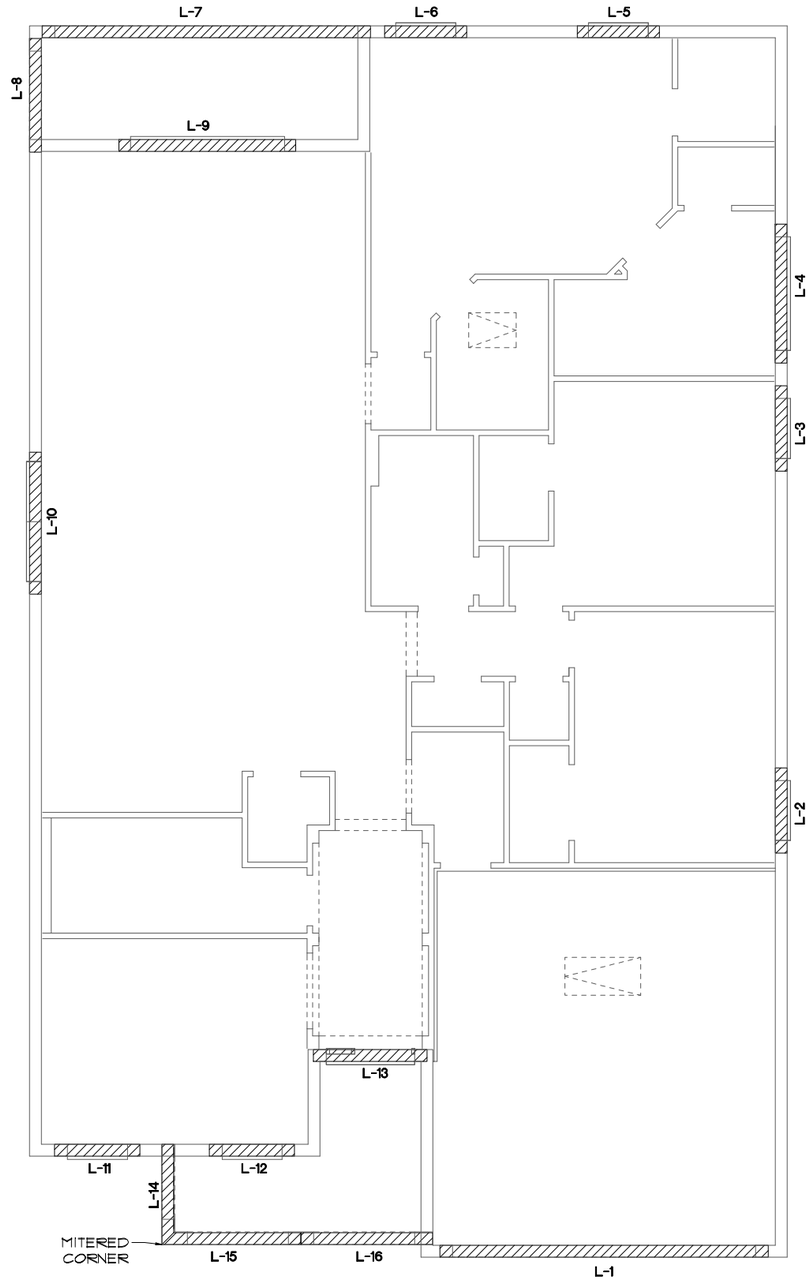
1966

MARGATE II

DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	09AB
OF	00 SHEETS

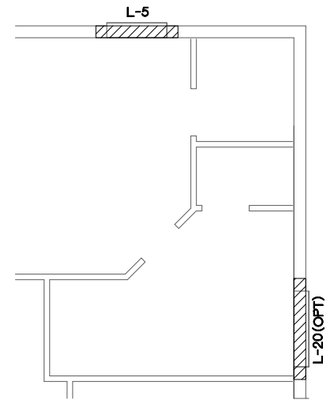


BLOCK WALL HT. TRANSITION DETAIL



M. BA. OPTION

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



CAST CRETE LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L 1	17'-4"	8F32-1B/IT	GARAGE DOOR
L 2	4'-6"	8F16-0B/IT	SH25
L 3	4'-6"	8F16-0B/IT	SH25
L 4	7'-6"	8F12-0B/IT	6/0X1/0 F.G.
L 5	4'-6"	8F16-0B/IT	SH25
L 6	4'-6"	8F16-0B/IT	SH25
L 7	17'-4"	8F16-1B/IT	REAR LANAI
L 8	5'-10"	8F16-0B/IT	REAR LANAI
L 9	9'-4"	8F16-0B/IT	8/0X8/0 S.G.D.
L 10	7'-6"	8F16-0B/IT	FIR. SH25
L 11	4'-6"	8F16-0B/IT	SH25
L 12	4'-6"	8F16-0B/IT	SH25
L 13	5'-10"	8RF12-0B/IT	FRONT DOOR
L 14	5'-4"	8F48-0B/IT	FRONT ENTRY
L 15	6'-6"	8F48-0B/IT	FRONT ENTRY
L 16	6'-6"	8F48-0B/IT	FRONT ENTRY
L 17			
L 18			
L 19			
L 20	5'-4"	8F16-0B/IT	4040 OPT MASTER BATH
L 21	9'-4"	8F32-1B/IT	GARAGE DOOR
L 22	16'-0"	8F16-1B/IT	GARAGE
L 23			
L 24			
L 25			
L 26	4'-6"	8RF16-0B/IT	OPT. GAR. SERVICE DOOR
L 27	4'-6"	8RF16-0B/IT	OPT. GAR. SERVICE DOOR
L 28			
L 29			
L 30			
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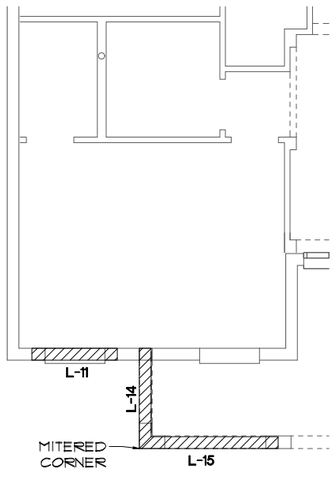
L 33			
L 34			
L 35			
L 36			
L 37			
L 38			
L 39			

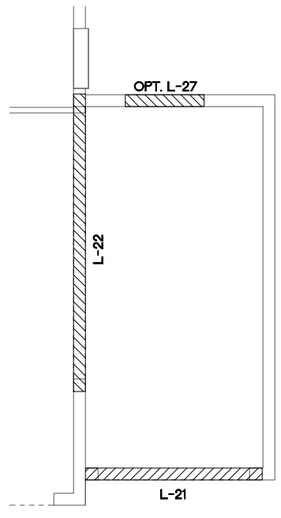


BEDROOM 4 OPT.

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)



3-CAR GAR. OPT.

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

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LOT: 0000, COMMUNITY NAME

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05-16-19	JIF

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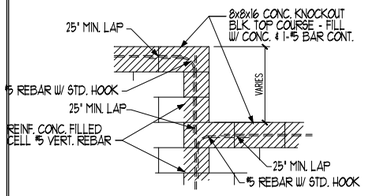
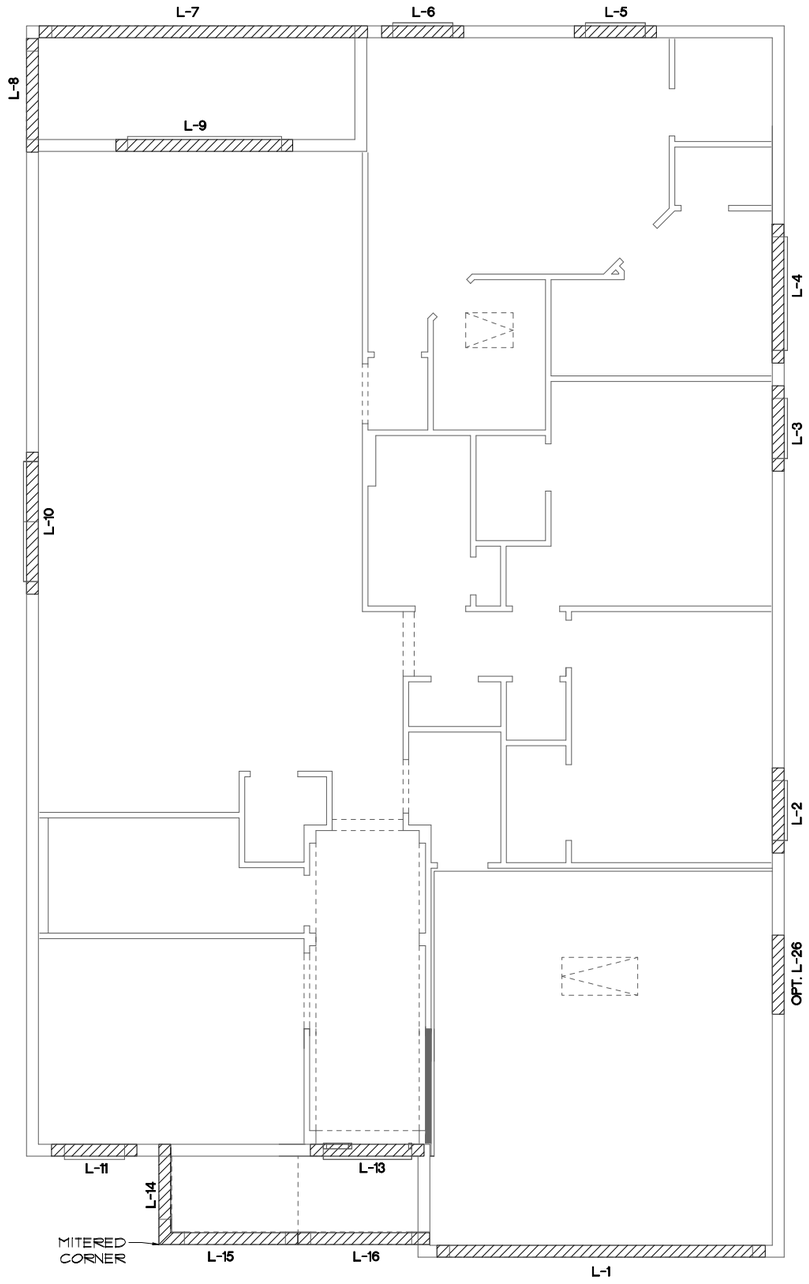
PRE CAST LINTEL LAYOUT

1966 MARGATE II

DATE	04-05-2017
SCALE	AS NOTED
DRAWN	RDC
JOB	N/A
SHEET	09AB
OF	00 SHEETS



BLOCK WALL HT. TRANSITION DETAIL



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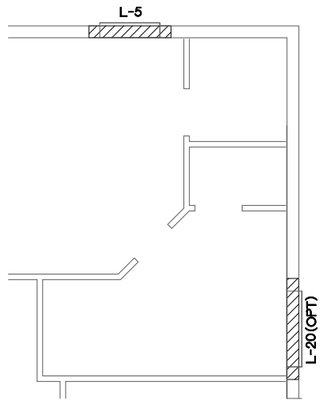

CAST CRETE LINTEL SCHEDULE			
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L 1	17'-4"	8F32-1B/IT	GARAGE DOOR
L 2	4'-6"	8F16-0B/IT	SH25
L 3	4'-6"	8F16-0B/IT	SH25
L 4	7'-6"	8F12-0B/IT	6/0X1/0 F.G.
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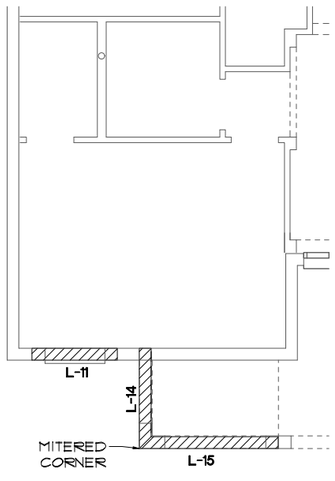
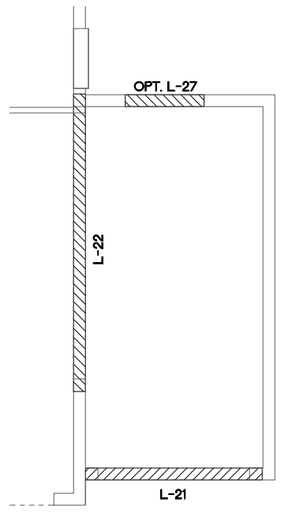


BEDROOM 4 OPT.

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

PRE CAST LINTEL LAYOUT "C"

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



3-CAR GAR. OPT.

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LOT: 0000, COMMUNITY NAME

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PRE CAST LINTEL LAYOUT EXTENDED FOYER

1966

MARGATE II

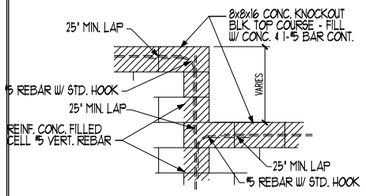
DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

SHEET 09C OF 00 SHEETS

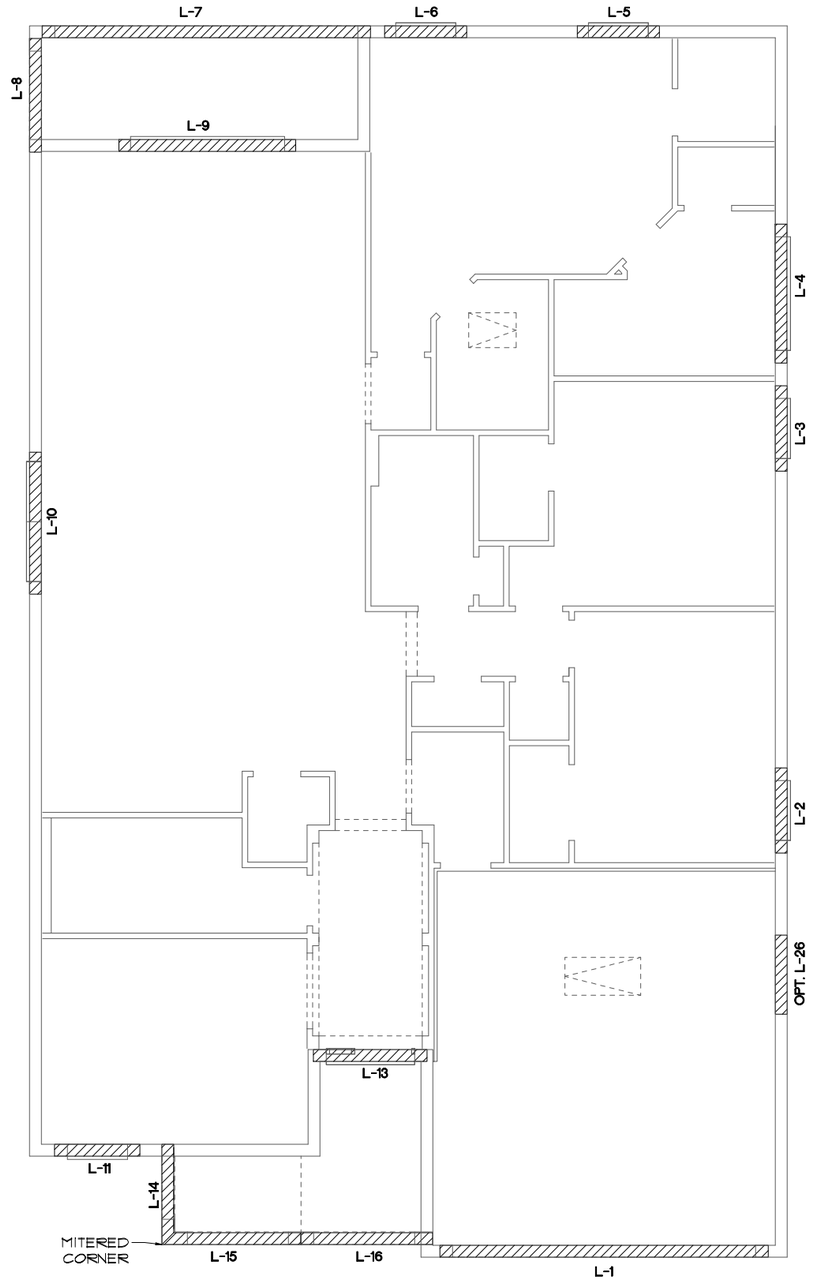


BLOCK WALL HT. TRANSITION DETAIL

CAST CRETE LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L 1	17'-4"	8F32-1B/IT	GARAGE DOOR
L 2	4'-6"	8F16-0B/IT	SH25
L 3	4'-6"	8F16-0B/IT	SH25
L 4	7'-6"	8F12-0B/IT	6/0X1/0 F.G.
L 5	4'-6"	8F16-0B/IT	SH25
L 6	4'-6"	8F16-0B/IT	SH25
L 7	17'-4"	8F16-1B/IT	REAR LANAI
L 8	5'-10"	8F16-0B/IT	REAR LANAI
L 9	9'-4"	8F16-0B/IT	8/0X8/0 S.G.D.
L 10	7'-6"	8F16-0B/IT	FIR. SH25
L 11	4'-6"	8F16-0B/IT	SH25
L 12			
L 13	5'-10"	8RF12-0B/IT	FRONT DOOR
L 14	5'-4"	8F16-0B/IT	FRONT ENTRY
L 15	6'-6"	8F16-0B/IT	FRONT ENTRY
L 16	6'-6"	8F56-0B/IT	FRONT ENTRY
L 17			
L 18			
L 19			
L 20	5'-4"	8F16-0B/IT	4040 OPT MASTER BATH
L 21	9'-4"	8F32-1B/IT	GARAGE DOOR
L 22	16'-0"	8F16-1B/IT	GARAGE
L 23			
L 24			
L 25			
L 26	4'-6"	8RF16-0B/IT	OPT. GAR. SERVICE DOOR
L 27	4'-6"	8RF16-0B/IT	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			

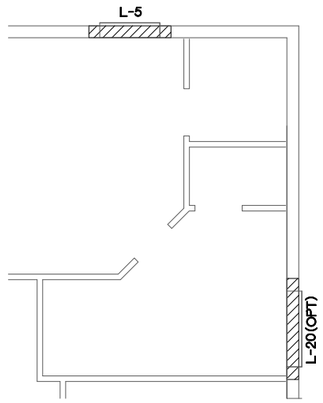
BEDROOM 4 OPT.

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



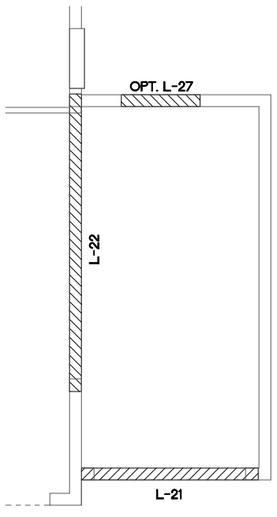
PRE CAST LINTEL LAYOUT "C"

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)

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

REVISIONS	BY
05-16-19	JF

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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

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3371	4689	6001	7315	8630	9941
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
4'-6" (54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
		2710	4027	6039	7526	9004	10472	9668
5'-4" (64") PRECAST	1384	1223	1301	1809	2317	2826	3336	3846
		1665	2888	5057	6056	5400	6424	7450
5'-10" (70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137
		1459	2464	4144	5458	4431	5280	6122
6'-6" (78") PRECAST	937	1255	2101	3263	2146	3358	3911	4585
		1255	2101	3396	5260	7134	8995	6850
7'-6" (90") PRECAST	767	1029	1675	2388	1934	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5041
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3121
10'-6"(126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2714	3150	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1783	2075
		598	935	1365	1854	2441	3155	4044
12'-0"(144") PRECAST	414	549	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1008	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0"(168") PRECAST	338	381	648	918	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		340	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0"(288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

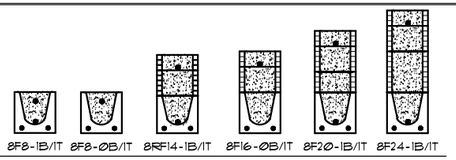
GRAVITY

LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4" (52") PRECAST	1488	1981	3093	2982	3954	4925	5904	6882
		1827	3412	4982	6472	7941	9416	10878
4'-6" (54") PRECAST	1351	1449	2782	2114	3600	4481	5375	6264
		1702	3412	4982	6472	7941	9416	10878
5'-8" (68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10" (70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
		1103	2051	3811	6472	6516	5450	6411
6'-8" (80") PRECAST	622	1207	1671	2933	2516	3223	3812	4522
		1207	1671	2933	4100	6130	8171	6707
7'-6" (90") PRECAST	665	761	1371	2252	1958	2451	2944	3439
		764	1371	2329	3609	5492	6624	5132
9'-8" (116") PRECAST	311	420	834	1253	1671	1342	1614	1886
		535	928	1497	2119	2618	3535	2875

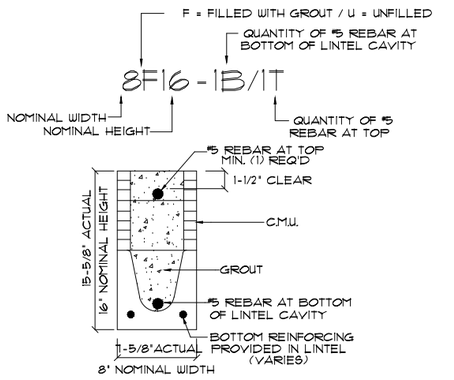
8" PRECAST & PRESTRESSED U-LINTELS

LENGTH \ TYPE	UPLIFT 8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6563	7811	9055	2021	2021
	2727	2784	3981	5790	6407	7630	8851		
3'-6" (42") PRECAST	2169	2289	3260	4231	5278	6284	7292	1257	1257
	2169	2215	3165	4128	5090	6061	7036		
4'-0" (48") PRECAST	1818	1889	2832	3680	4532	5387	6245	938	938
	1818	1825	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3251	4010	4761	5525	721	721
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4241	418	418
	1272	1319	1875	2441	3010	3583	4151		
6'-6" (78") PRECAST	1141	1220	1733	2250	2769	3290	3812	701	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1415	1914	2384	2797	3240	591	657
	959	1029	1466	1907	2351	2797	3245		
9'-4" (112") PRECAST	801*	612	980	1263	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6"(126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	898	1094	1305	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0"(144") PRECAST	601*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	405	682	1004	1367	1631	1897		
14'-0"(168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	321
	228	329	542	791	1072	1381	1616		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	163	207	313	401	490	578	667	N.R.	204
	163	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	131	205	322	457	607	771	947		
24'-0"(288") PRESTRESSED	121	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*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 ACT 530

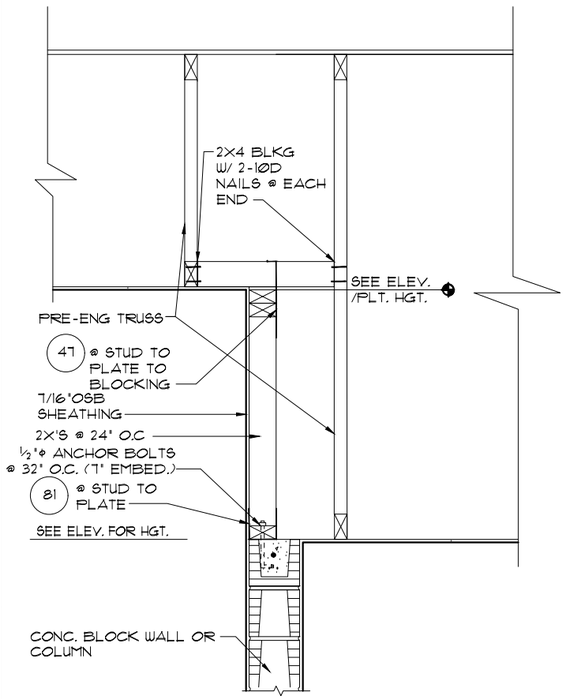
SAFE LOAD TABLE NOTES

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 addional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

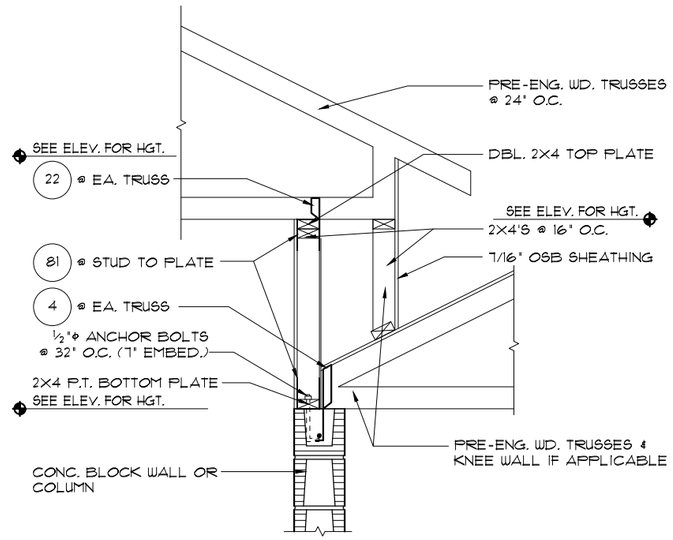
8" PRECAST W/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	UPLIFT 8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T	LATERAL 8RU6	LATERAL 8RF6
4'-4" (52") PRECAST	1244	1513	2413	3260	4112	4967	5825	932	932
	1244	1518	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1182	1507	2281	3121	3937	4756	5571	853	853
	1182	1455	2240	3036	3837	4643	5453		
5'-8" (68") PRECAST	924*	1172	1795	2423	3055	3688	4325	501	501
	924	1132	1741	2357	2978	3603	4230		
5'-10" (70") PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
	896	1099	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	856	1468	1987	2509	3033	3563		
7'-6" (90") PRECAST	688	691	1325	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116") PRECAST	533*	433	1009	1369	1728	2088	2450	516	614
	533	527	1009	1369	1728	2088	2450		

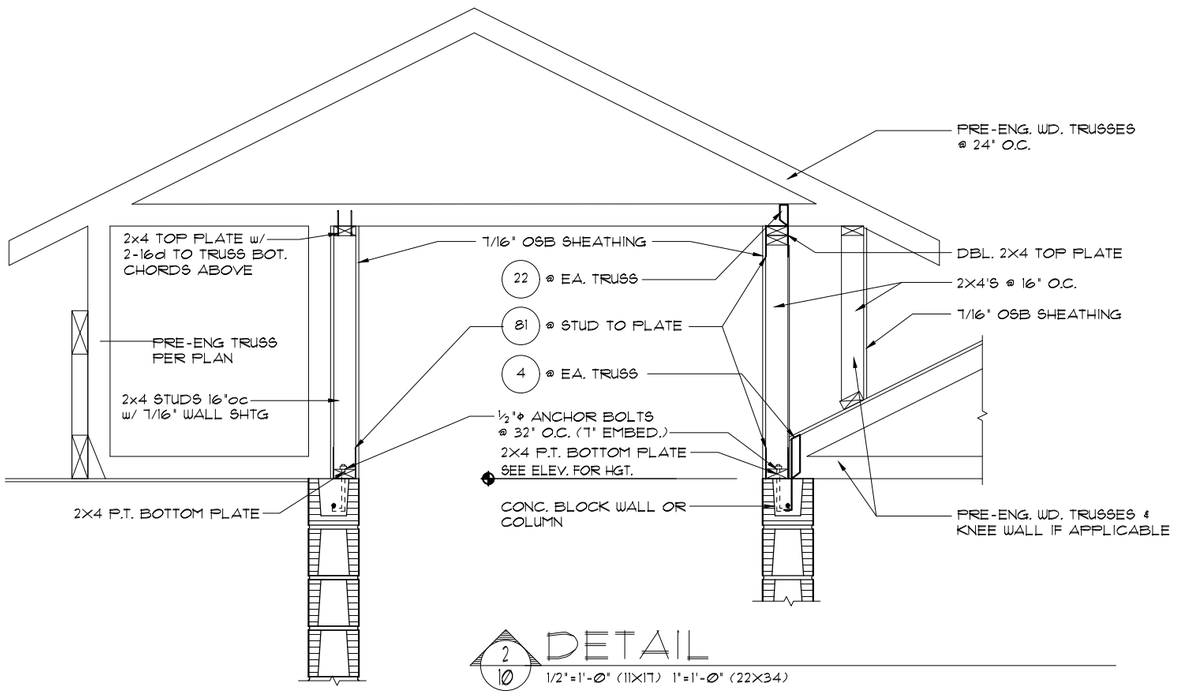
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



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



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



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

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

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05-16-19	JF

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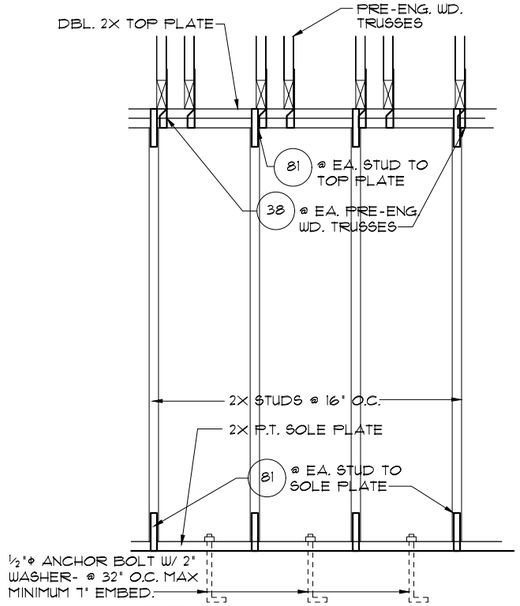
LINTEL DATA/ DETAILS

1966
MARGATE II

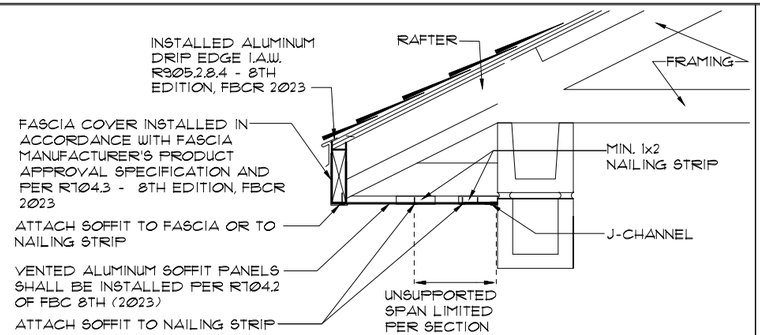
DATE 04-05-2017
SCALE AS NOTED
DRAWN RDC
JOB N/A

SHEET 10 OF 00 SHEETS

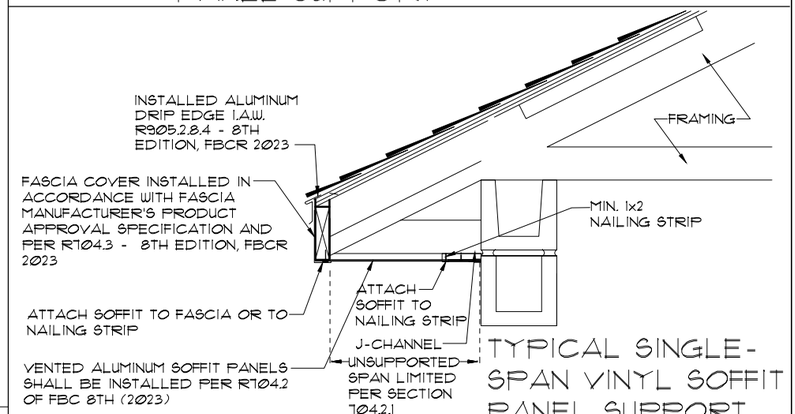


4/11 DETAIL (BRG. W/ UPLIFT)

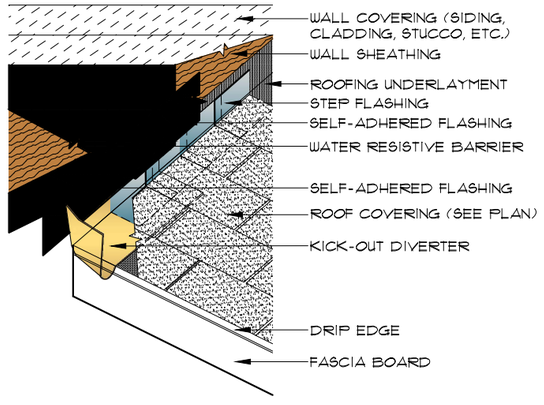
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



TYPICAL MULTI-SPAN VINYL SOFFIT PANEL SUPPORT

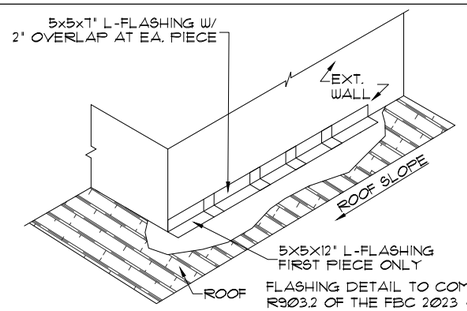


TYPICAL SINGLE-SPAN VINYL SOFFIT PANEL SUPPORT



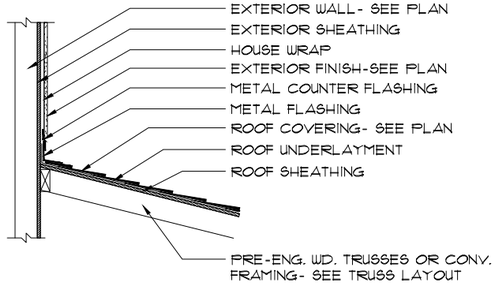
2/11 KICK-OUT FLASHING

N.T.S.



1/11 STEP WALL FLASHING

N.T.S.



3/11 HEAD WALL FLASHING

N.T.S.

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	USP DESCRIPTION	USP FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	ETA20	14-10d	1,810	65 / 960
5	DETAL20	18-10d x 1½"	N/A	N/A	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	RT3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	RT15	RFT:5-8dx1½"/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 1½" PLT: 8-8d	990	585/525
23	LUS26	HDR: 4-10d/JST: 4-10d	JUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7Z	RFT / TRS: (4)8d PLT / STD: (2)8dX 1 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	RT7	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	MP34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	MPA1F	H:6-8dx1½"/P:6-8dx1½"	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 1½"	TP4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	PAU66	12-16d	2,240	N/A
89	CB66	(2) ⅝" BOLTS	PA8X8	4-10d	2,300	985
92	ABU44	12-16d	PAU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	PBS66	24-16d	1,815	1,070
94	AC4 (MAX)	28-16d	PBS44	24-16d	1,815	1,070
95	HTS20	20-10d	HTW20	20-10d	1,450	N/A
96	HD8A	SILL: ⅞" BOLT STUD:(3) ⅞"X5½" BOLTS	HHD8A	SILL: ⅞" BOLT STUD:(3) ⅞"X5½" BOLTS	7,910	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	MPA1	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
98-101	HTT4	⅝" BOLT/ 18-16dX2½"	N/A	N/A	3,640	N/A
97-100-102	HTT5	⅝" BOLT/ 26-10d	N/A	N/A	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) ⅝" BLT	N/A	N/A	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	N/A	N/A	5,020	N/A
110	HCP2	12-10d x 1½"	HHCP2	20-10d x 1½"	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"X1½" TAPCON BM: 6-16d	HDO212-3	HD:18-3/16"X1½" 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: 10-¼"X1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR¾X8 TOP FACE JOIST: 18-10d	NFM35X12U	H:1-½" J-BOLT J:5-½" BOLTS	3,145	N/A
220	N/A	N/A	NFM 3X12	BLK:½"ø J /JST:14-10d	1,620	N/A
226	MBHA4,75/12	HDR : (2) ¾"ø x 8" JOIST : 18-10d	NFM45U	HDR : MIN. ½"ø "J" BOLT JOIST : (5) ½"ø BOLTS	2,160	N/A
231	MBHA3.56/16	HDR : (2) ¾"ø x 8" JOIST : 18-10d	NFM3.5X16U	HDR :MIN. ½"øXJ-BOLTS JOIST : (5) ½"ø BOLTS	3,450	N/A
232	MBHA5.50/16	HDR : (2) ¾"ø x 8" JOIST : 18-10d	NFM5.5X16U	HDR :MIN. ½"øXJ-BOLTS JOIST : (5) ½"ø BOLTS	3,450	N/A
240	H15	R:4-10dx1½"/P:4-10dx1½"	N/A	N/A	1,300	480 / N/A
241	LGT2	30-16d sinker	LUGT2	32-10d	2000	1015 / 440
301	MGT	(1) ¾"BLTS./GIR: 22-10d	N/A	N/A	3,965	N/A
302	HGT-2 or 3	LTL:¾"BLTS./GIR: 8-10d	USC63	LTL:¾"BLTS./GIR: 8-16d	6485	N/A
303	HGT-4	LTL:¾"BLTS./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 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY NAME

FLORIDA SERIES

REVISIONS	BY
05-16-19	JF

TEG THOMPSON ENGINEERING GROUP, INC 4431 Vineland Road Suite A6 Orlando, FL 32811 Ph: (407) 734-1420 Fax: (407) 734-1799 www.tegfl.com

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

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 ABC.1

2.)APPLIANCES SHALL BE ACESSIBLE 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.) 1AW 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.) 1AW 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 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

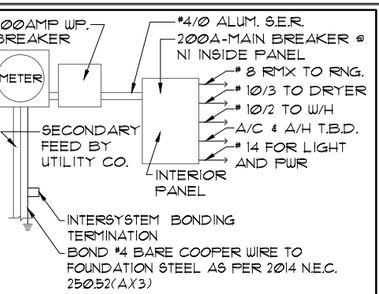
8.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. 1AW FBCR 2017, 6TH ED. P2801.7

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 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(A)(2)



ELECTRICAL RISER DIAGRAM

N.T.S.

NOTE:
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.

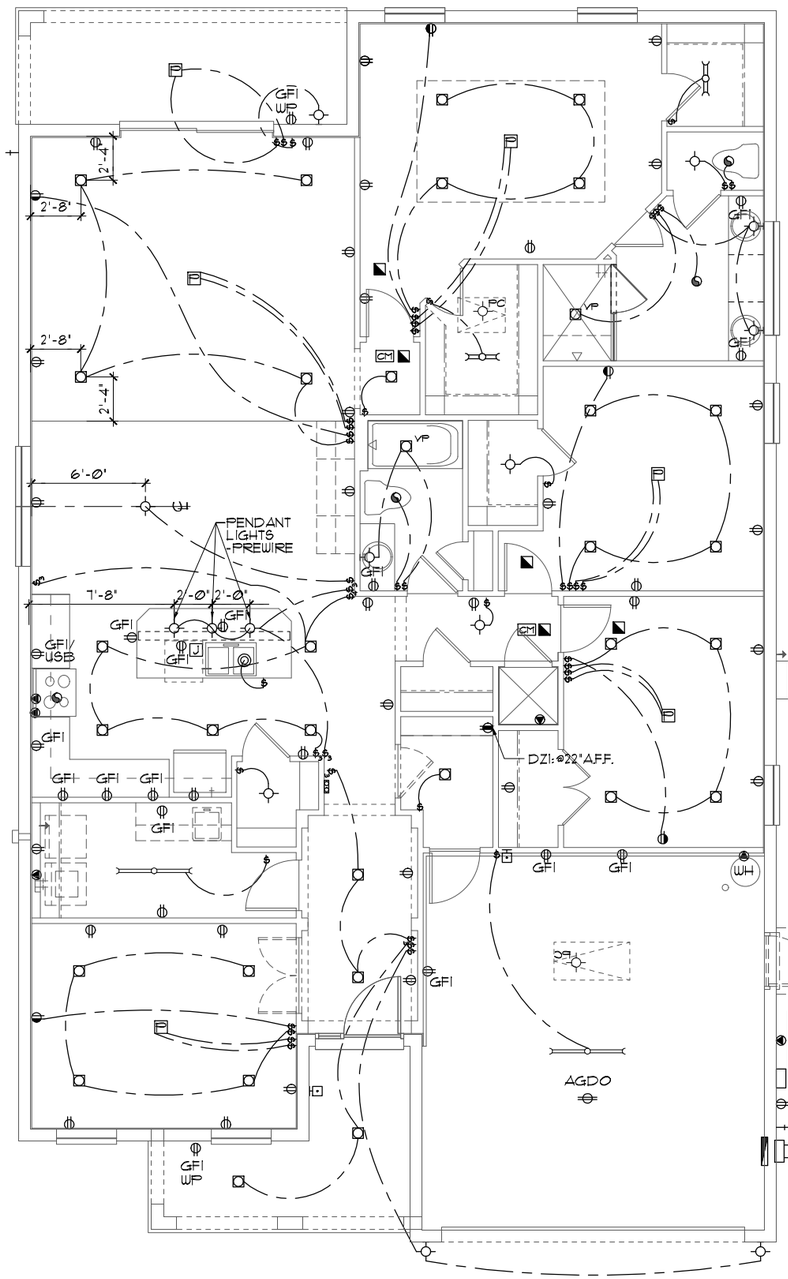
There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than ½ inch in diameter and at least 20 ft. long, encased in 2 inches of concrete‡ (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete.

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

Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

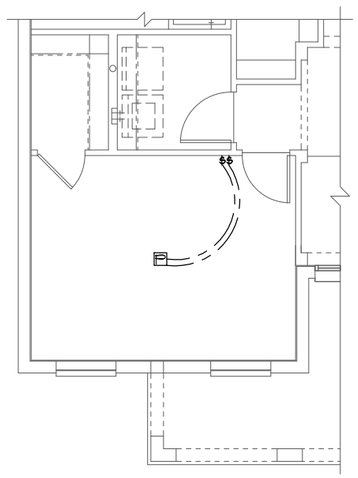
ELECTRICAL LEGEND

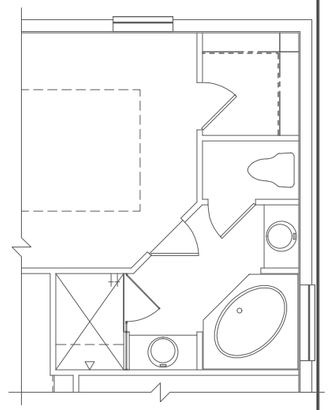
$	SINGLE POLE SWITCH		OUTLET, TV/CABLE
$3	THREE WAY SWITCH		OUTLET, PHONE
	OUTLET 110-115		INTERCOM
	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN
	LIGHT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

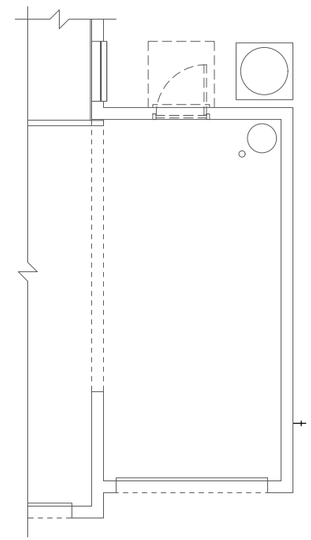


ELECTRICAL PLAN

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







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Phone (407) 529 - 3000

ELECTRICAL PLAN OPTIONS

1966

MARGATE II

DATE 04-05-2017

SCALE AS NOTED

DRAWN RDC

JOB N/A

SHEET E0

OF 00 SHEETS