

# 3170 ASHFORD FLORIDA SERIES

40' X 65'



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	08-24-21	-REVISED ENTRY BEARING CALLOUTS ON THE ELEVATION TO REFLECT A 14'-0" BEARING HEIGHT I/O OF 12'-0" BEARING HT.	C.C.
2	12-03-21	-CHANGED THE EXTENDED ROOF OVER THE GARAGE ON ELEVATION 'C' FROM SHINGLE TO METAL ROOF.	C.C.
3	03-01-22	-ADDED ROOF VENT NOTES TO ELEVATIONS	M.C.
4	08-12-22	-REVISED PLAN TO REMOVE SCONCE LIGHTS, ADJUST DRAIN FOR TUB, RESIZE MASTER CLOSET DOOR	A.M.
5	08-11-22	-REVISE MASTER CLOSET DOOR FROM (2) BARN DOOR TO (2) 4080 DOORS	A.M.
6	03-08-22	-REVISED ENTRY DETAIL FOR ELEV. C	C.C.
7	03-21-23	-REVISED LAUNDRY WET WALL TO 2x6. ADDED HDR. HT. CALLS OUTS TO FLOOR PLAN	C.C.
8	07-21-23	-ADDED BANDING AROUND GARAGE DOOR FOR ELEV. B	C.C.
9	12-04-23	-APPLIED ELEVATION & ELECTRICAL MARKUPS TO PLAN PER MODEL WALK	G.P.
10	07-10-25	-ADDED OPT FLOOR OUTLET FOR OPT STAIR RAILING ON 2ND FLOOR & ADDED OPT. SHOWER SEAT TO OPT. MB.	M.R.

### SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "A"
02.0	FIRST FLOOR PLAN W/ NOTES "A"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "A"
03.0	SECOND FLOOR PLAN W/ NOTES "A"
03.1	SECOND FLOOR PLAN W/ DIMS "A"
04.0	EXTERIOR ELEVS.- FRONT/ REAR "A"
04.1	EXTERIOR ELEVS.- LEFT/ RIGHT "A"
05.0	ROOF PLAN
06.0	STAIR SECTION
07.0	FIRST FLOOR UTILITY PLAN "A"
07.1	SECOND FLOOR UTILITY PLAN "A"
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "A"
S2	PRECAST LINTEL LAYOUT "A"
S3.A	FIRST FLOOR TRUSS LAYOUT "A"
S4.A	SECOND FLOOR TRUSS LAYOUT "A"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
SD5	TYPICAL STRUCTURAL DETAILS
SD6	TYPICAL STRUCTURAL DETAILS
SD7	TYPICAL STRUCTURAL DETAILS
SD8	TYPICAL STRUCTURAL DETAILS

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01.0	SLAB INTERFACE PLAN "B"
02.0	FIRST FLOOR PLAN W/ NOTES "B"
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03.0	SECOND FLOOR PLAN W/ NOTES "B"
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S2	PRECAST LINTEL LAYOUT "B"
S3.B	FIRST FLOOR TRUSS LAYOUT "B"
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01.0	SLAB INTERFACE PLAN "C"
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LOT: 0000, COMMUNITY

**ITC**  
THOMPSON ENGINEERING GROUP, INC.  
4407 Vineland Road, Suite 200  
Orlando, Florida 32811  
Phone: (407) 529-3000  
www.itc.com

**Park Square HOMES**

COVER SHEET

3170 ASHFORD  
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	09-16-24
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	00

**ABBREVIATIONS:**

- A/C AIR CONDITIONER
AFF ABOVE FINISHED FLOOR
A.H.U. AIR HANDLER UNIT
ALT. ALTERNATE
ALUM. ALUMINUM
BRG. BEARING
CAB. CABINET
CANT. CANTILEVER
CL. CENTER LINE
CLG. CEILING
C.J. CONTROL JOINT
CMU CONCRETE MASONRY UNIT
CONT. CONTINUOUS
CFT. CARPET
D. SP. DRYER SPACE
D.H. DOUBLE HUNG
DIA. DIAMETER
DISP DISPOSAL
D.V. DRYER VENT
DW DISHWASHER
EA EACH
ELEC ELECTRICAL
ELEV ELEVATION
E.O.R. ENGINEER OF RECORD
E.W. EACH WAY
FBC FLORIDA BUILDING CODE
FBC(B) FLORIDA BUILDING CODE BUILDING
FBC(E) FLORIDA BUILDING CODE ENERGY CONSERVATION
FBC(M) FLORIDA BUILDING CODE MECHANICAL
FBC(P) FLORIDA BUILDING CODE PLUMBING
FBC(R) FLORIDA BUILDING CODE RESIDENTIAL
FFE FINISHED FLOOR ELEVATION
FG. FIXED GLASS
FLR FLOOR
F.R. FIRE RATED
FT FOOT / FEET
FTG. FOOTING
F.V. FIELD VERIFY
GAL.V. GALVANIZED
G.C. GENERAL CONTRACTOR
GFCI GROUND FAULT CIRCUIT INTERRUPTER
GFI GROUND FAULT INTERRUPTER
G.T. GIRDER TRUSS
GYP. GYPSUM
HDR. HEADER
HGT. HEIGHT
H.B. HOSE BIB
HORIZ. HORIZONTAL
H.S. HARD SURFACE
IL. ICEMAKER LINE
I.L.O. IN LIEU OF
INT. INTERIOR
L.T. LAUNDRY TUB
LOC. LOCATION
MAX. MAXIMUM
M. CA. MEDICINE CABINET
MECH. MECHANICAL
MIN. MINIMUM
MONO. MONOLITHIC
M.P.H. MILES PER HOUR
NO. NUMBER
N.S. NOT TO SCALE
O.C. ON CENTER
O.H.C. OVERHEAD CABINETS
O.H.G.D. OVERHEAD GARAGE DOOR
OPT. OPTIONAL
PED. FEDESTAL SINK
P.L.F. POUNDS PER LINEAR FOOT
PLT. HGT. PLATE HEIGHT
P.S.F. POUNDS PER SQUARE FOOT
P.T. PRESSURE TREATED
PLUR PLUR
REF. SP. REFRIGERATOR SPACE
REQ'D REQUIRED
RM ROOM
R.O. ROUGH OPENING
R/S ROD AND SHELF
SC SOLID CORE
S.G.D. SLIDING GLASS DOOR
S.H. SINGLE HUNG
SIM. SIMILAR
S.P.F. SPRUCE PINE FUR
SQ. FT. SQUARE FOOT/ FEET
SUB. SUB-CONTRACTOR
S.Y.P. SOUTHERN YELLOW PINE
TEMP. TEMPERED
T.O.M. TOP OF MASONRY
T.O.W. TOP OF WALL
TRANS. TRANSOM
TYP. TYPICAL
UNO. UNLESS NOTED OTHERWISE
VERT. VERTICAL
V.P. VAPOR PROOF
V.T.R. VENT THRU ROOF
W. WITH
W.C. WATER CLOSET
W. SP. WASHER SPACE
W.H. WATER HEATER
W.P. WEATHER PROOF
W.S. WATER SOFTENER

Table with columns for Guardrails, Stairs, and Egress. Includes specifications for conc. load, height, and width.

**THE ANSI STANDARD FOR MEASURING HOUSES:**

NATIONAL STANDARD Z165-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS FOR ATTACHED UNITS...

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

THE ANSI STANDARDS DEFINE "FINISHED AREA" AS AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS & CEILINGS THAT ARE LIKE THE REST OF THE MEASUREMENTS...

**MISCELLANEOUS:**

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S.
3. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY.

**EXTERIOR WALLS:**

- 1. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
2. SEE STRUCTURAL DRAWINGS FOR CMU WALL REINFORCEMENT LOCATIONS
3. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1X P.T. VERTICAL FURRING BATT'S SPACED @ 16" O.C.

**INTERIOR WALLS:**

- 1. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY & WET AREAS.
2. HIGH HUMIDITY & WET AREAS SHALL HAVE 1/2" DENSIFIED TILE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILINGS SHALL HAVE PER FBCR 102.35 1/2" SAG-RESISTANT GYP BD.

**MEANS OF EGRESS:**

- 1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, & SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES...
2. RAMPS SERVING EGRESS DOOR REQUIRED BY SECTION R312 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL...

**TERMITE PROTECTION:**

- 1. PENETRATION, PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS.
2. PROTECTION AGAINST DECAY & TERMITES. - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, & ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 MM) AWAY FROM THE STRUCTURE SIDEWALL...

**DOORS AND WINDOWS:**

- 1. WINDOW & DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW & DOOR SCHEDULES ON PLAN.
2. CONTRACTOR & SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE), HEADER HEIGHTS, & ROUGH OPENINGS PRIOR TO DELIVERY.
3. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**ROOFING:**

- 1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS
3. 12' OVERHANG UNO/ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES UNO.
4. FLASHING SHALL BE INSTALLED AT WALL & ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, & AROUND ROOF OPENINGS.

**INSULATION:**

- 1. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
2. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
3. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R41 FI-FOLI PANELS.

**CABINETS:**

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

**PLUMBING:**

- 1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SIZE, DESIGN, & INSTALL ALL PLUMBING SYSTEM COMPONENTS BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, & PER THE CURRENT EDITION OF THE FBC(P), THE FBC(R), THE FBC, OR AS APPLICABLE.
2. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.

**ELECTRICAL:**

- 1. IAW NEC 2020- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION: KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
2. IAW NEC 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

**MECHANICAL:**

- 1. EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
2. COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 6101 ABC1
3. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR & REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.

**STAIRS:**

- 1. SEE STAIR SECTIONS FOR TREAD & RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
3. HANDRAIL CONTINUITY PER R311.2.2- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.

**SWIMMING POOLS:**

- 1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R4501.1.1. THROUGH R4501.1.1.4.

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



GENERAL NOTES

3170 ASHFORD FLORIDA SERIES

REVISIONS

DELTA # DATE

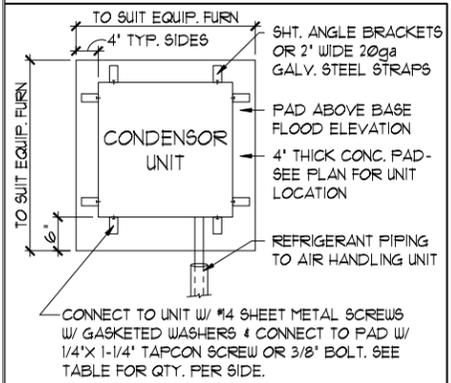
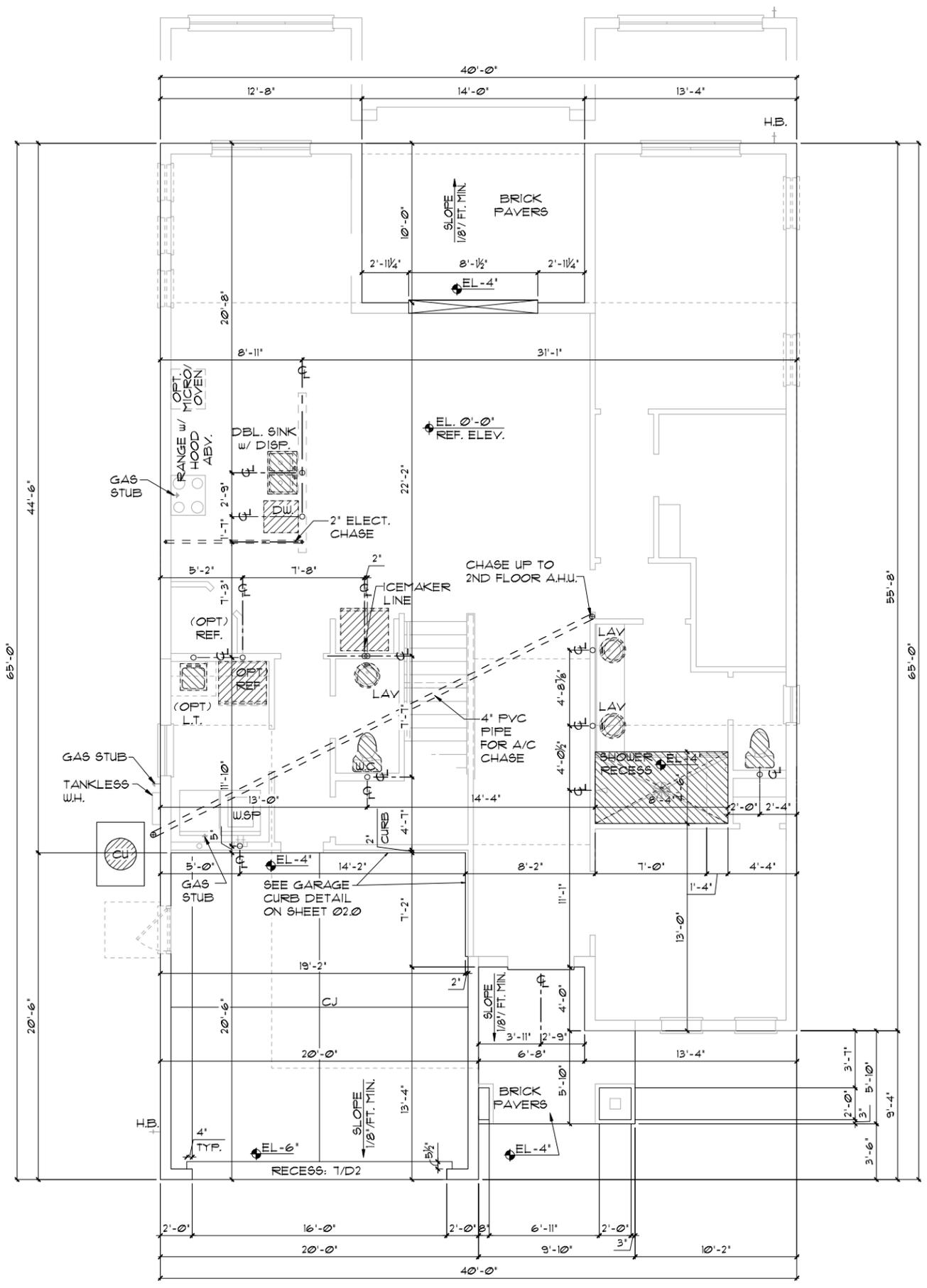
DATE: 09-16-24

SCALE: AS NOTED

DRAWN: MR

SHEET: 00.1

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  3. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
  4. PAVERS MAY BE USED I.L.O. CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED. VERIFY W/ COMMUNITY SPECIFICATIONS.
  5. MECHANICAL EQUIP. LOCATIONS TO BE FIELD VERIFIED & MAY BE DEPENDANT UPON COMMUNITY AND MUNICIPALITY CODES.
  6. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITTE TREATED SOIL CAN BE TERMITICIDE.
  7. BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO FBC-R- CURRENT EDITION.



**ANCHOR SPACING TABLE**

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

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

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

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SLAB INTERFACE PLAN

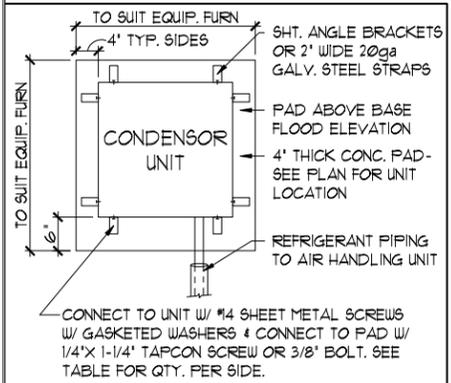
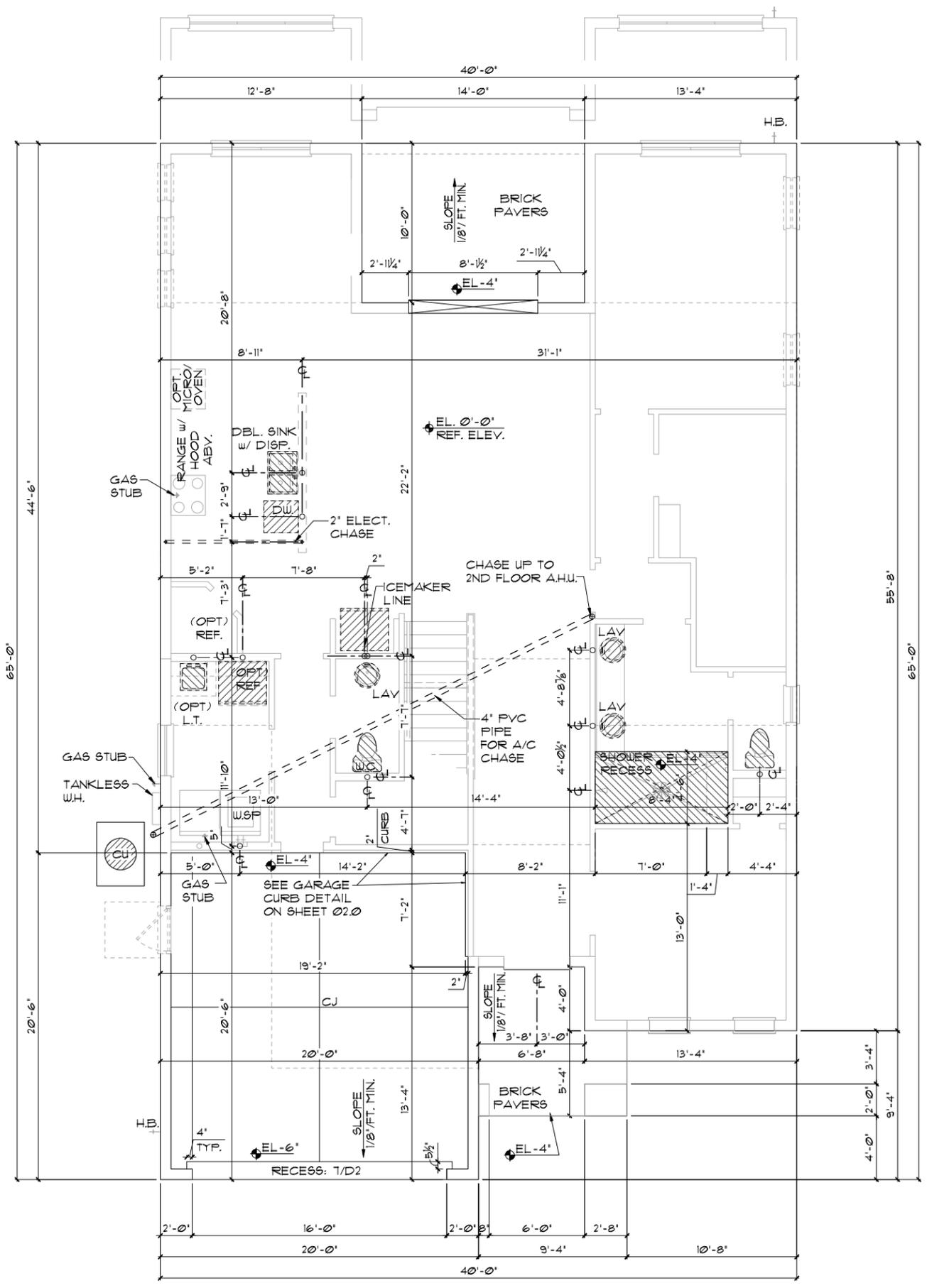
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**SLAB INTERFACE PLAN**

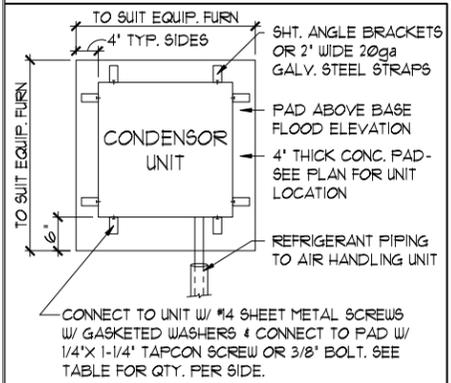
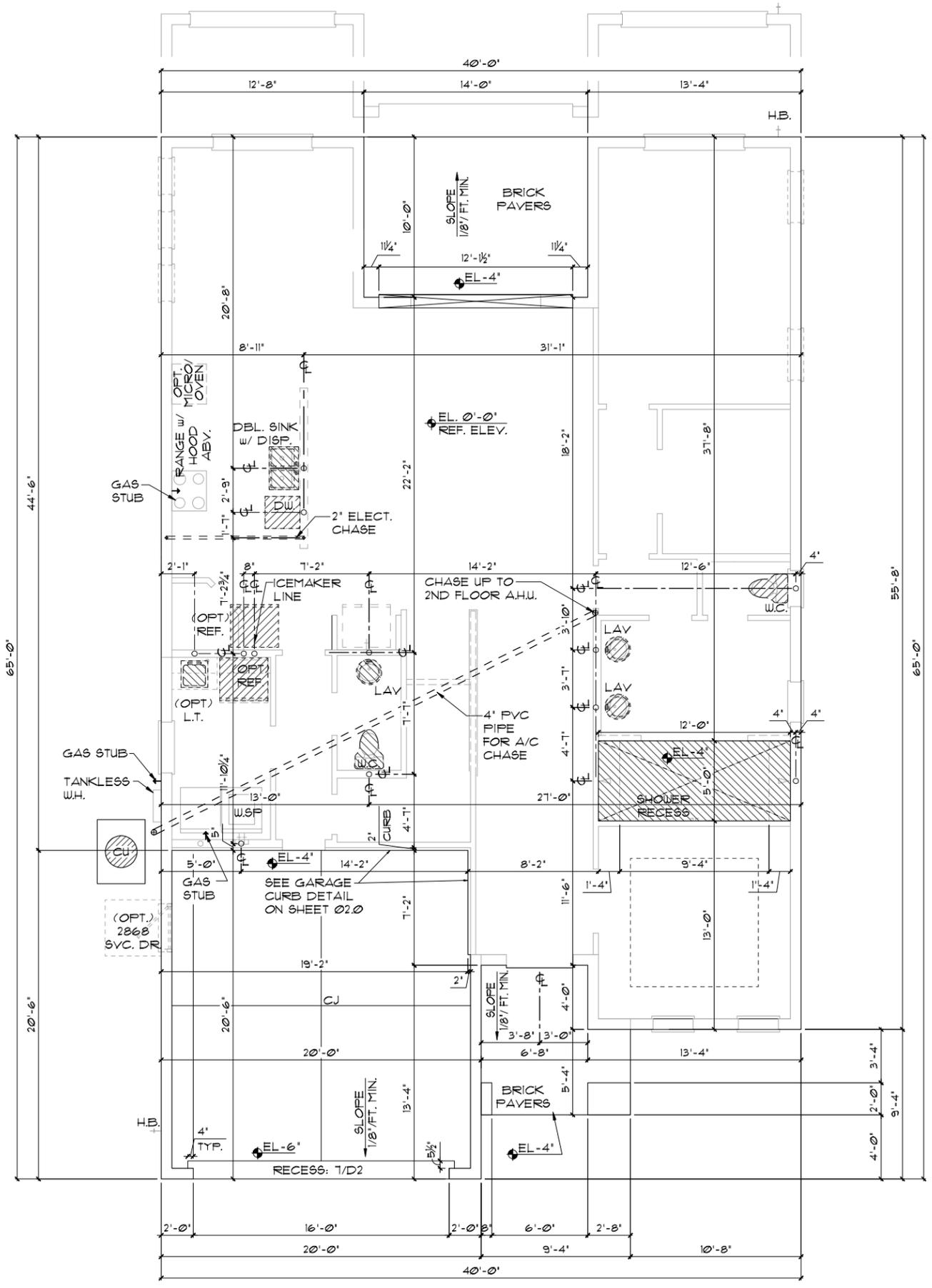
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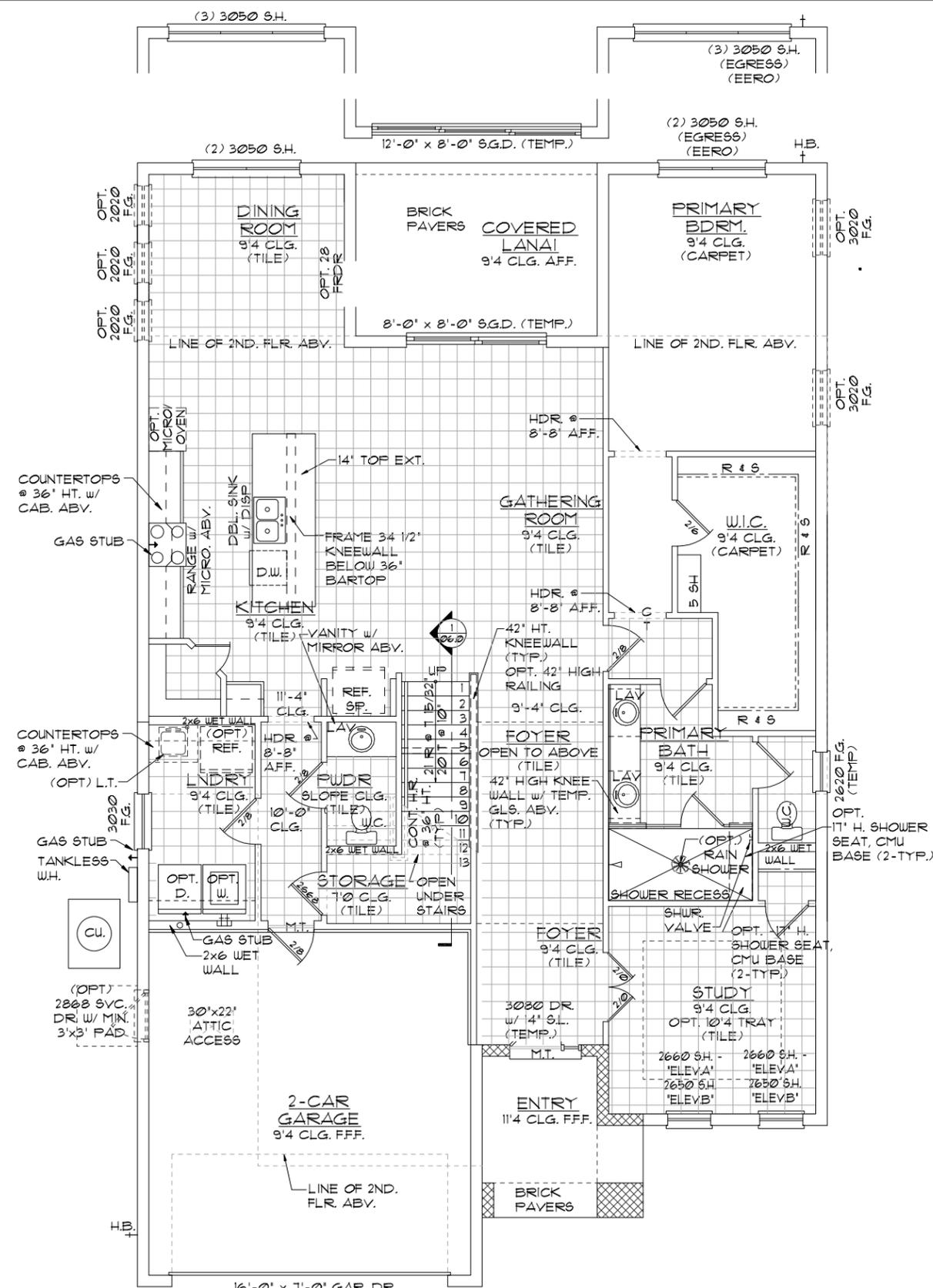
SLAB INTERFACE PLAN

3170 ASHFORD  
FLORIDA SERIES

**REVISIONS**

DELTA #	DATE

DATE: 09-16-24  
SCALE: AS NOTED  
DRAWN: MR  
SHEET: 01.0



**GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW R302.5.1
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME.
7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

**WALL LEGEND**

**FIRST FLOOR**

- DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
- DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
- DENOTES CONC. BLOCK WALL HGT. @ 12'-0" AFF.
- DENOTES 2x INSULATED FRAME WALL

**SECOND FLOOR**

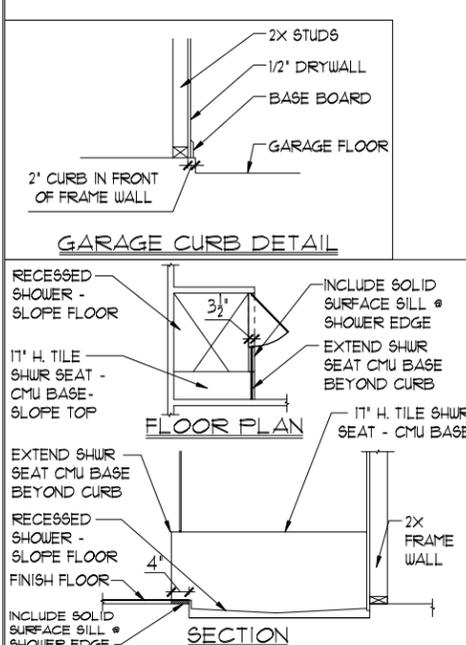
- DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

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

**AREA CALCULATIONS**

LIVING:	
FIRST FLOOR	1,838 SF.
SECOND FLOOR	1,332 SF.
TOTAL LIVING	3,170 SF.
GARAGE	408 SF.
ENTRY	11 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,715 SF.

ELEVATION A & B STD  
**FIRST FLOOR PLAN**  
 W/ NOTES  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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LOT: 0000, COMMUNITY

3170 ASHFORD  
 FLORIDA SERIES

**Park Square HOMES**

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

**ITTEG**  
 THOMPSON ENGINEERING GROUP, INC.  
 4401 Vineland Road, Suite 400  
 Orlando, FL 32811  
 Phone: (407) 794-1000  
 www.itteg.com

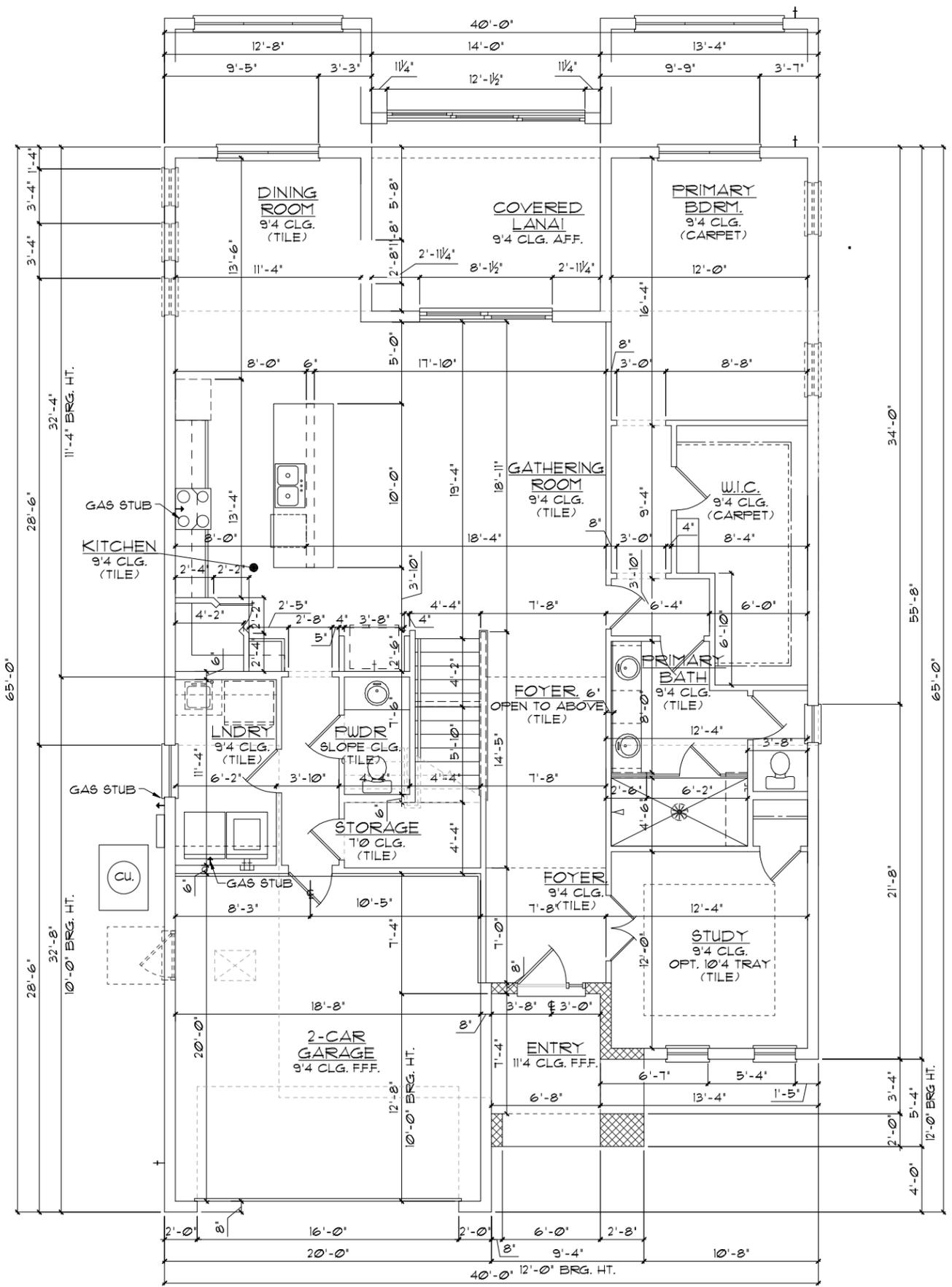
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**WALL LEGEND**

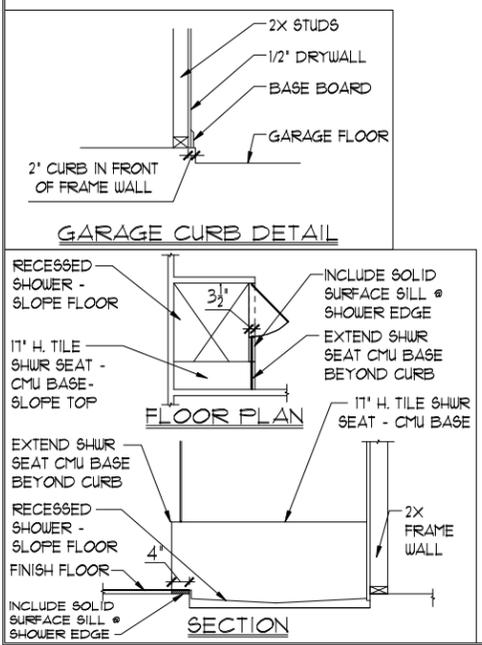
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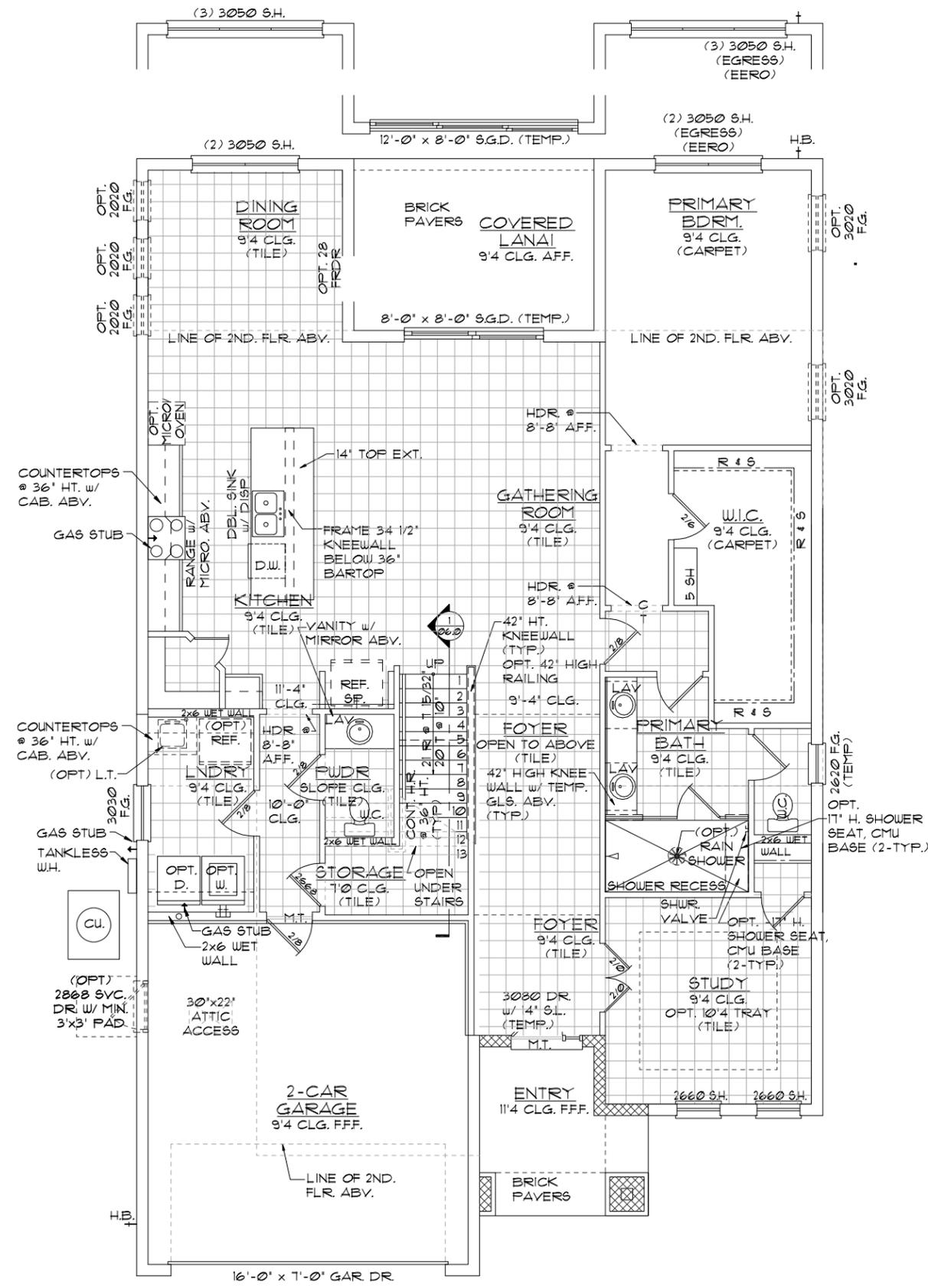


**FIRST FLOOR PLAN  
W/ DIMENSIONS**

**3170 ASHFORD  
FLORIDA SERIES**

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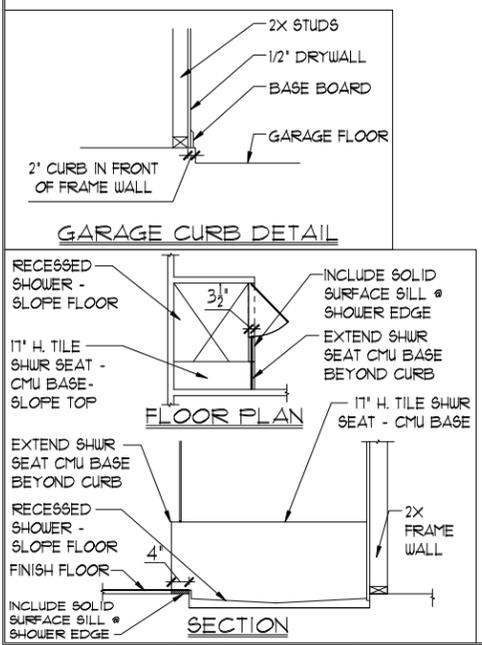
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TOTAL UNDER ROOF	3,802 SF.

**ELEVATION C STD**  
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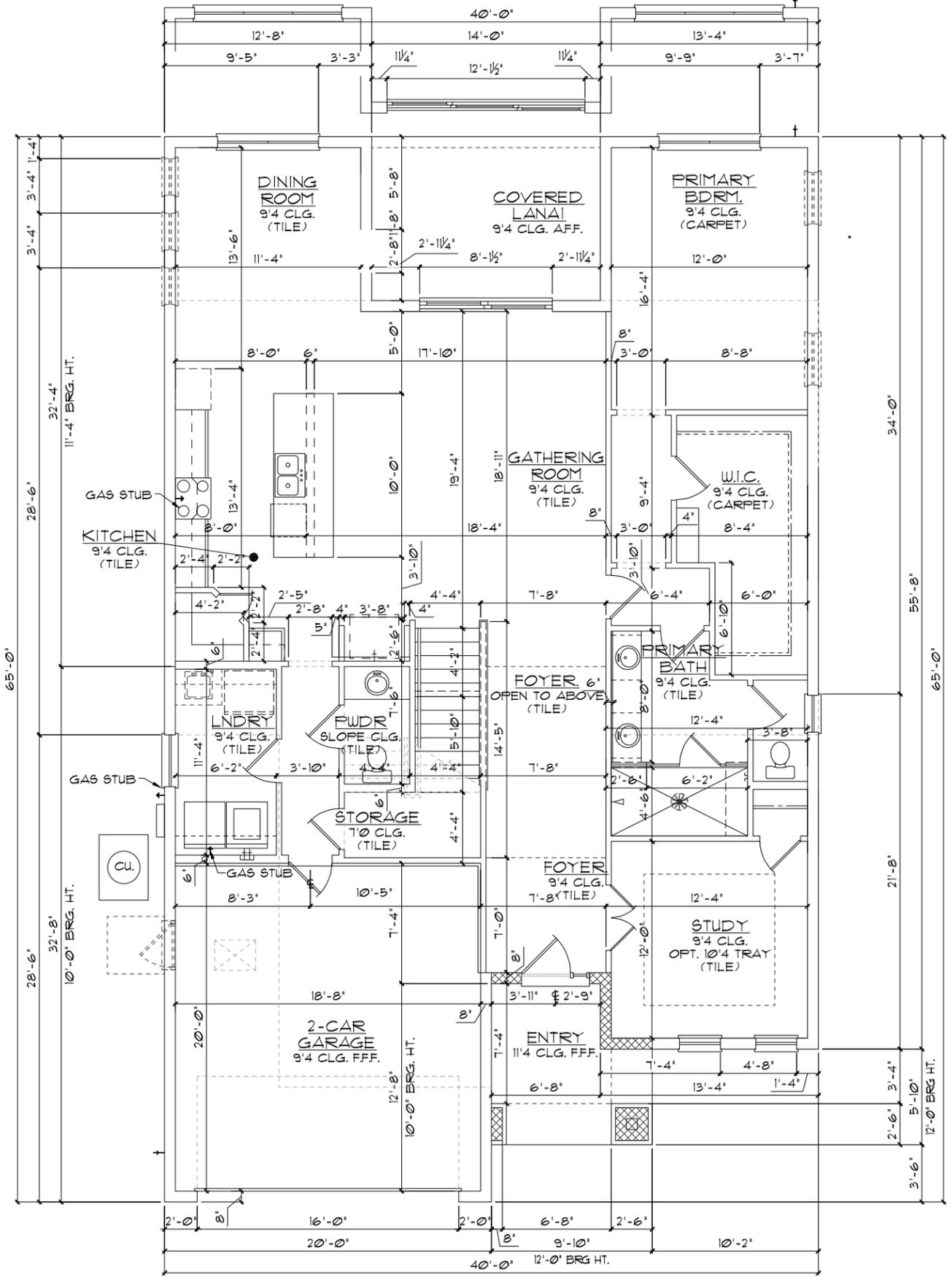
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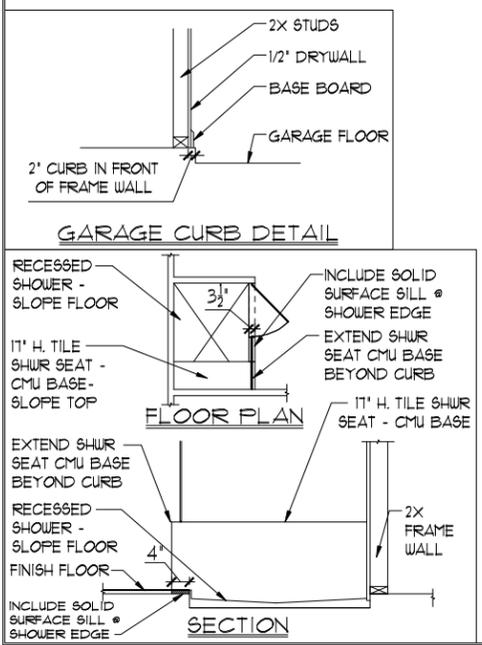
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**FIRST FLOOR PLAN  
W/ DIMENSIONS**

**3170 ASHFORD  
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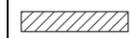
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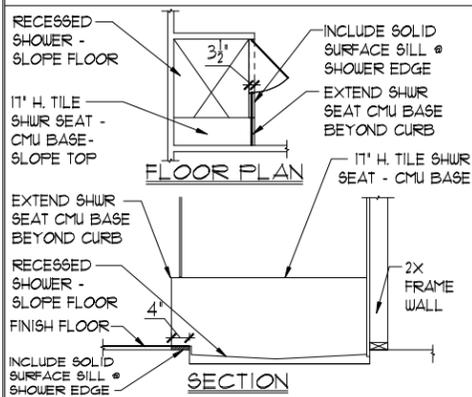
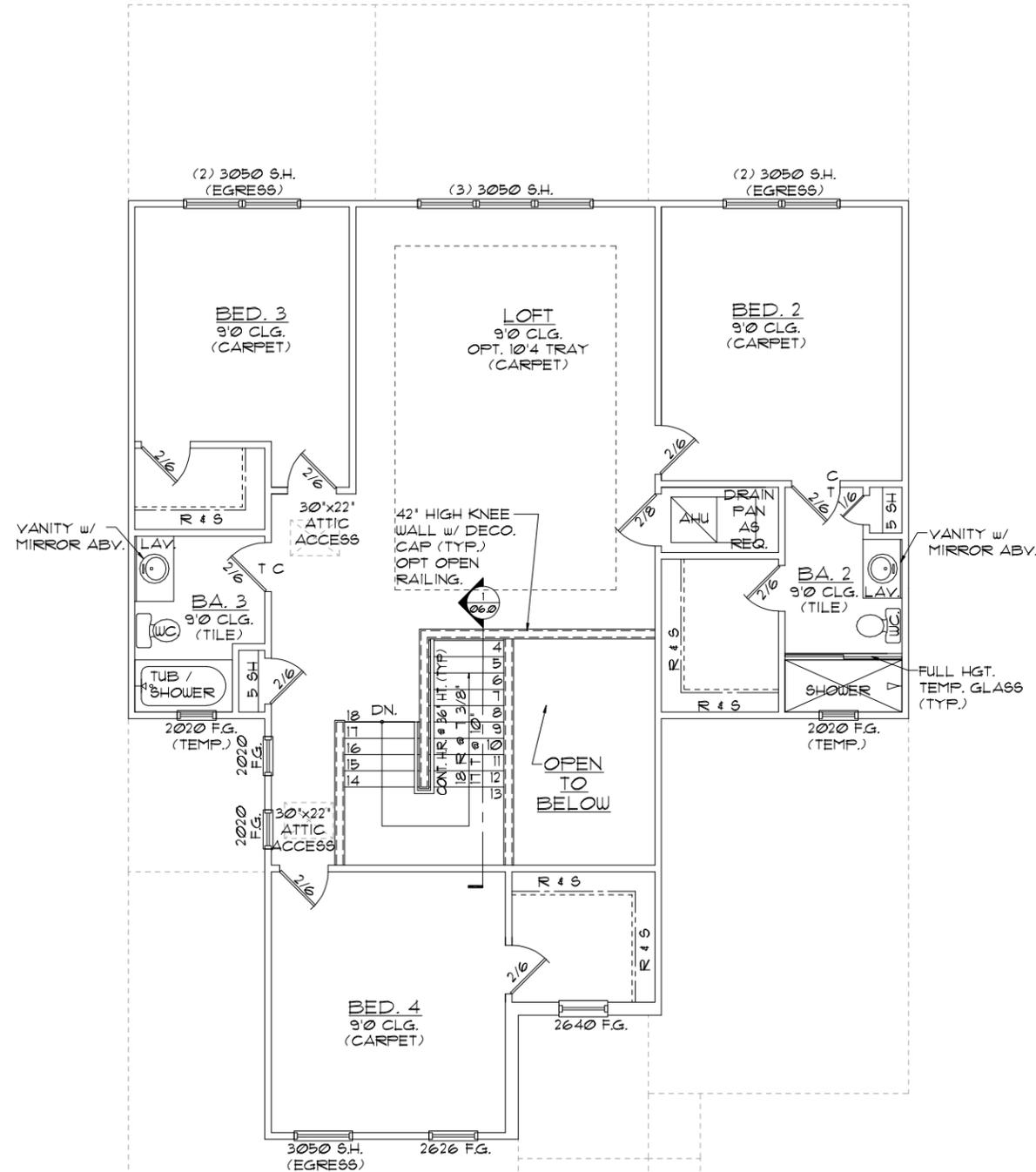
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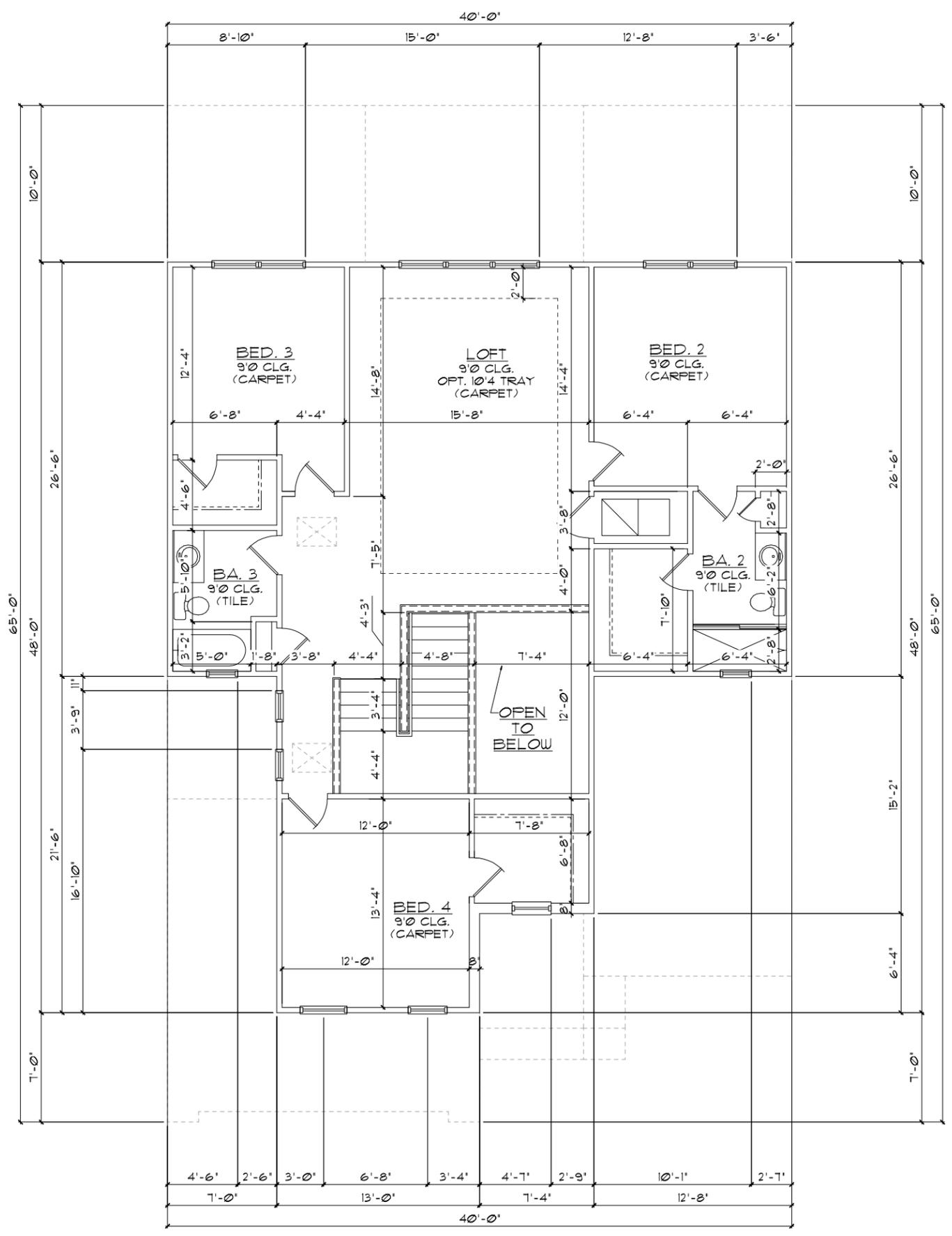


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SECOND FLOOR PLAN  
W/ NOTES

3170 ASHFORD  
FLORIDA SERIES

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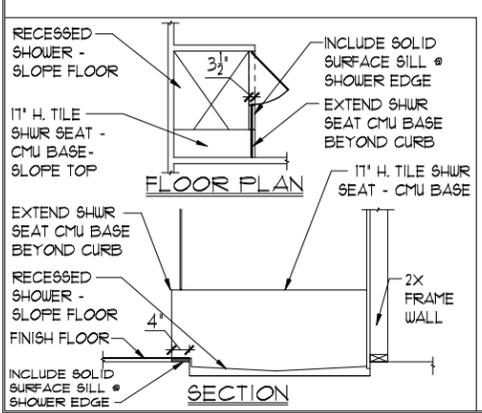
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SECOND FLOOR PLAN  
W/ DIMENSIONS

3170 ASHFORD  
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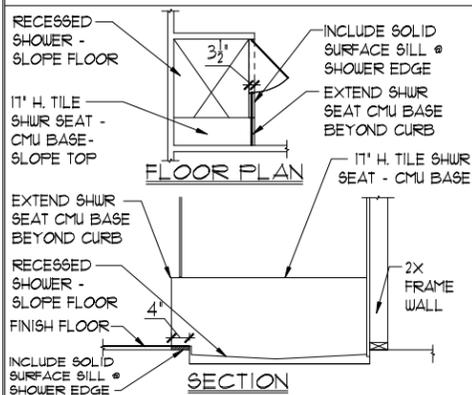
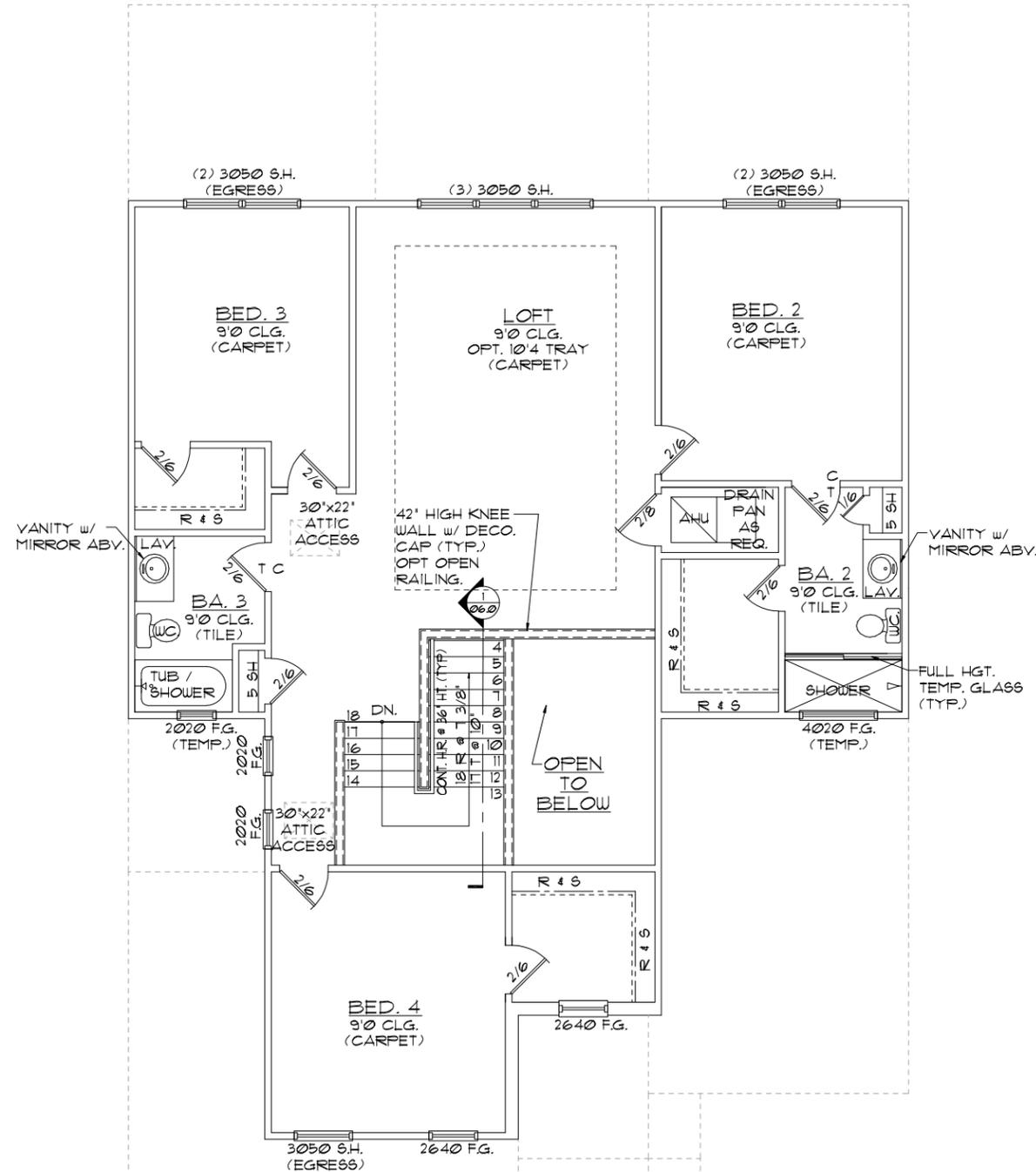
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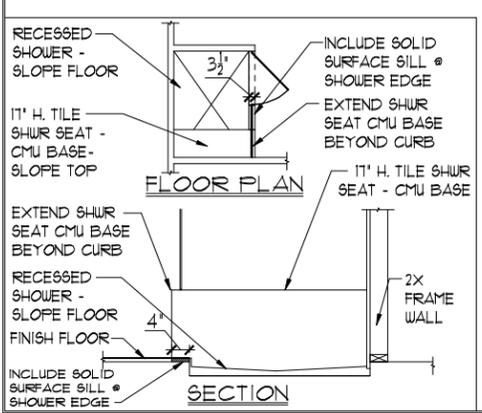
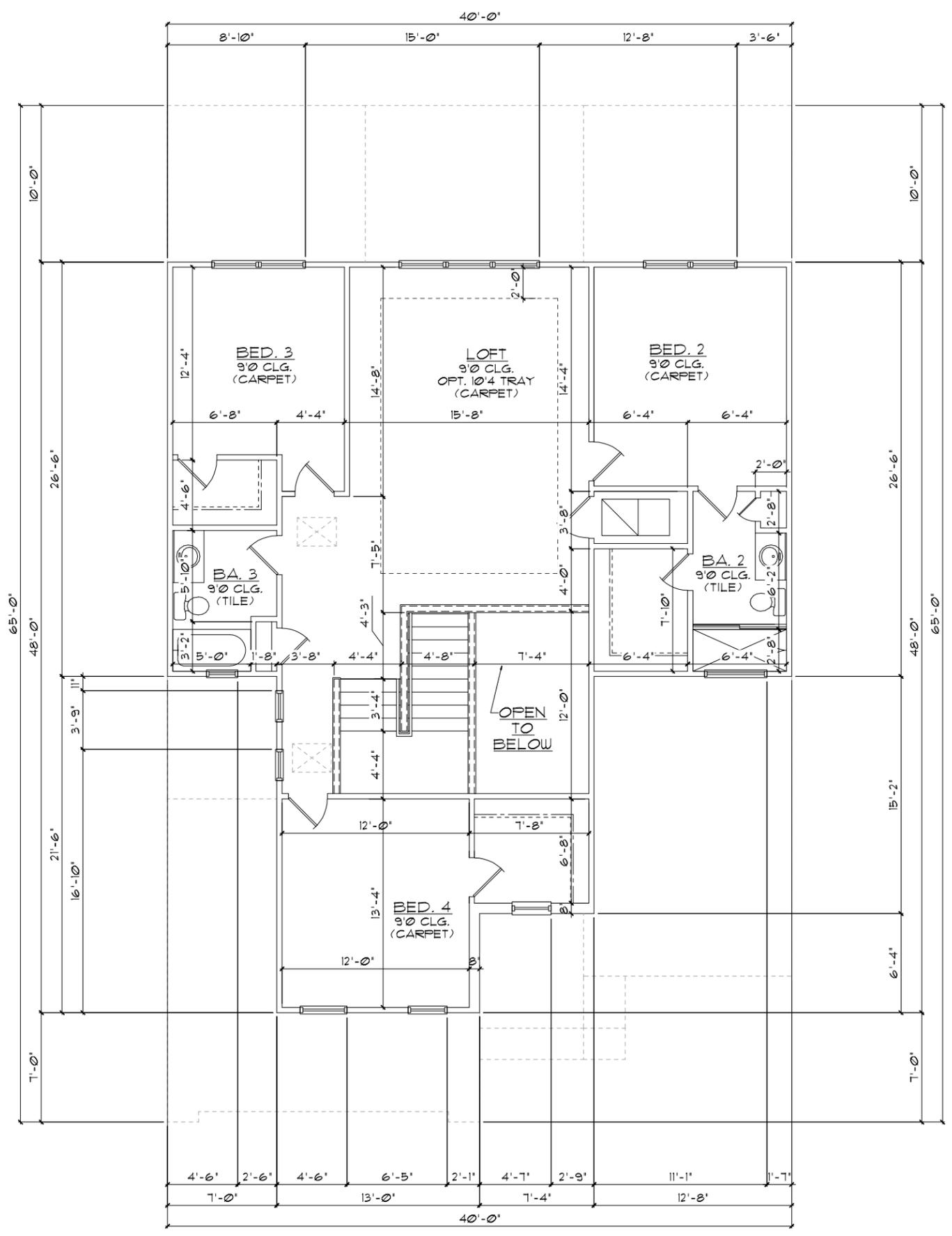


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Phone: (407) 529 - 3000

SECOND FLOOR PLAN  
W/ NOTES

3170 ASHFORD  
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	09-16-24
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	03.0



**GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW R302.5.1
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME.
7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

**WALL LEGEND**

**FIRST FLOOR**

- [Hatched pattern] DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
- [White box] DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
- [Cross-hatched pattern] DENOTES CONC. BLOCK WALL HGT. @ 12'-0" AFF.
- [Wavy pattern] DENOTES 2x INSULATED FRAME WALL

**SECOND FLOOR**

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

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

**AREA CALCULATIONS**

LIVING:	
FIRST FLOOR	1,838 SF.
SECOND FLOOR	1,332 SF.
TOTAL LIVING	3,170 SF.
GARAGE	408 SF.
ENTRY	11 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,795 SF.

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

DISCLAIMER: CONTRACTOR/SUB-CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. PARK SQUARE HOMES IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

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FLORIDA SERIES

SECOND FLOOR PLAN  
W/ DIMENSIONS

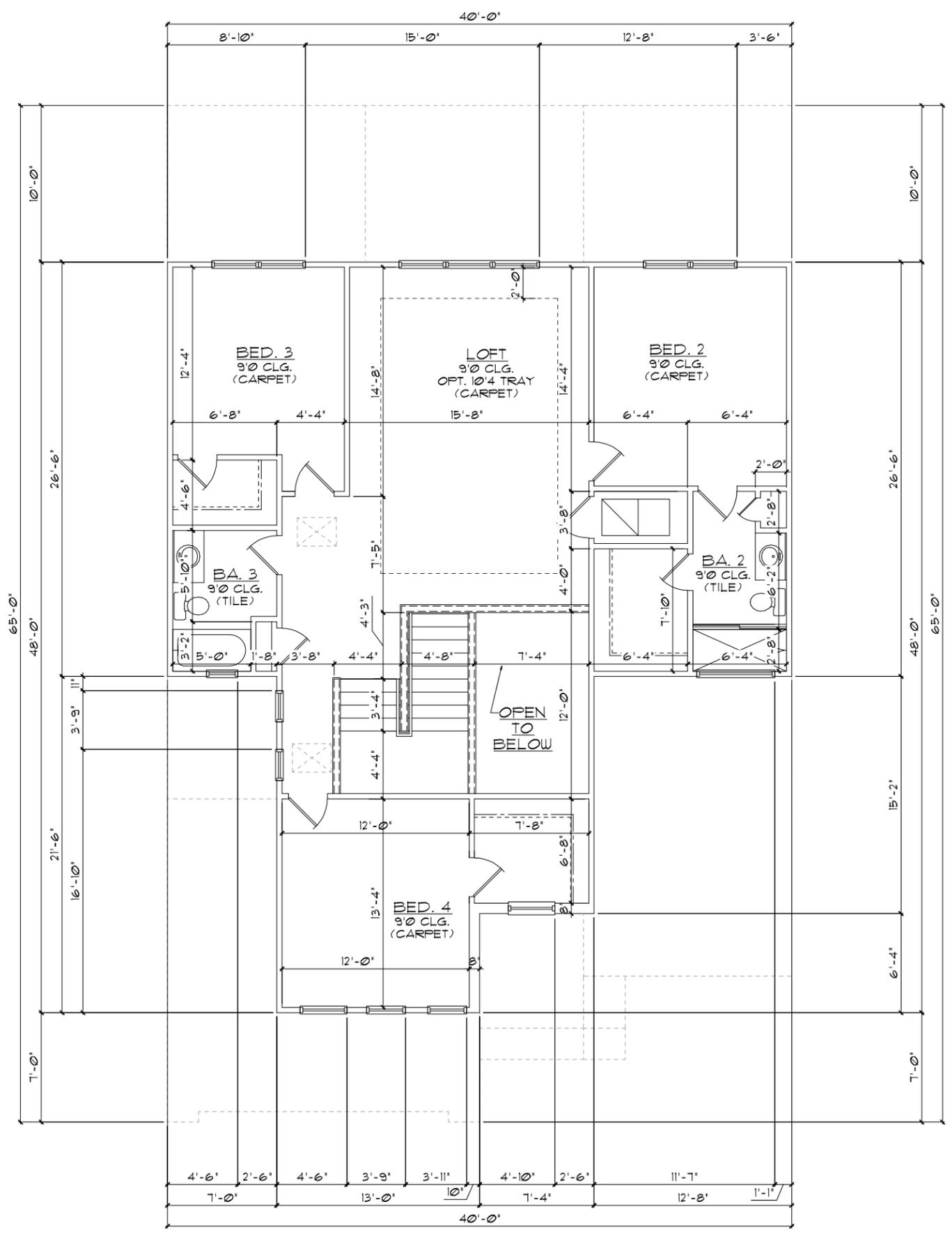
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Orlando, Florida 32811  
Tel: (407) 754-1100  
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REVISIONS	
DELTA #	DATE

DATE: 09-16-24  
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 SHEET: 03.1





**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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7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

**WALL LEGEND**

**FIRST FLOOR**

- DENOTES CONC. BLOCK WALL HGT. @ 10'-0" AFF.
- DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
- DENOTES CONC. BLOCK WALL HGT. @ 12'-0" AFF.
- DENOTES 2x INSULATED FRAME WALL

**SECOND FLOOR**

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

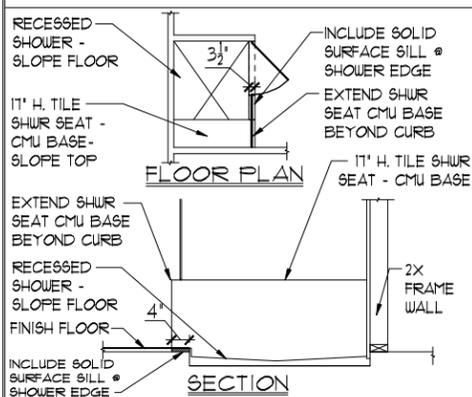
NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

**AREA CALCULATIONS**

LIVING:	
FIRST FLOOR	1,838 SF.
SECOND FLOOR	1,332 SF.
TOTAL LIVING	3,170 SF.
GARAGE	408 SF.
ENTRY	84 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,802 SF.

**ELEVATION C STD  
SECOND FLOOR PLAN  
W/ DIMENSIONS**

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



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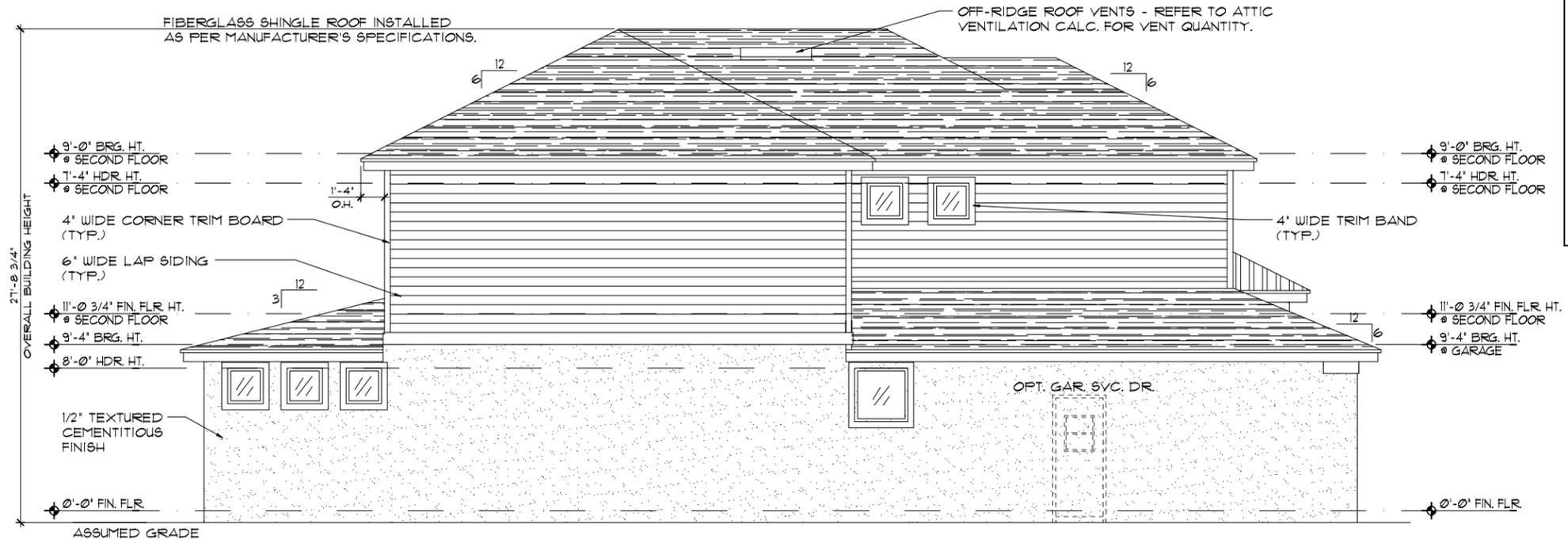


SECOND FLOOR PLAN  
W/ DIMENSIONS

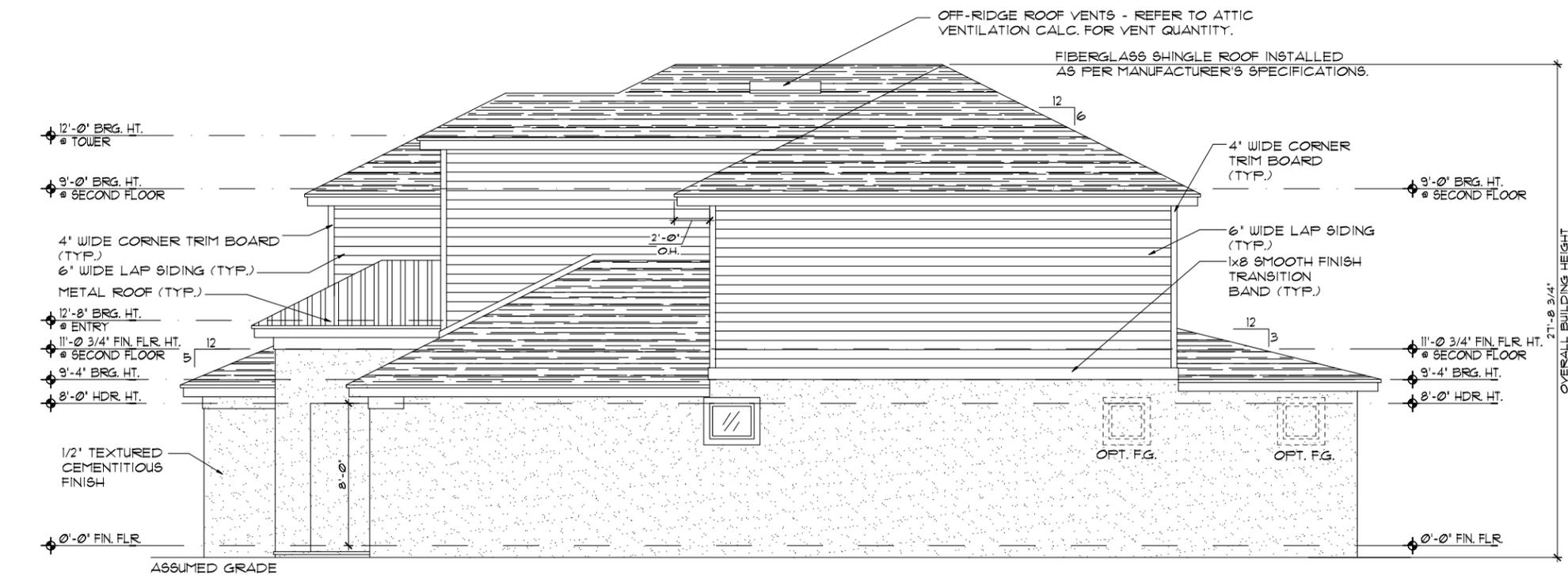
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FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	09-16-24
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DRAWN:	MR
SHEET:	03.1





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



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

- EXTERIOR FINISH NOTES**
1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1181.
  2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.12 OF THE 8TH EDITION, FBC-R 2023
  3. WEEP SCREED TO BE INSTALLED IAW R103.12.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
  4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R 2023.
  5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R 2023.
  6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R 2023
  7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
  8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R 2023.
  9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
  10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

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 4407 Vineland Road Suite A4 Orlando, FL 32811  
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EXTERIOR ELEVATION  
LEFT AND RIGHT

3170 ASHFORD  
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24

SCALE: AS NOTED

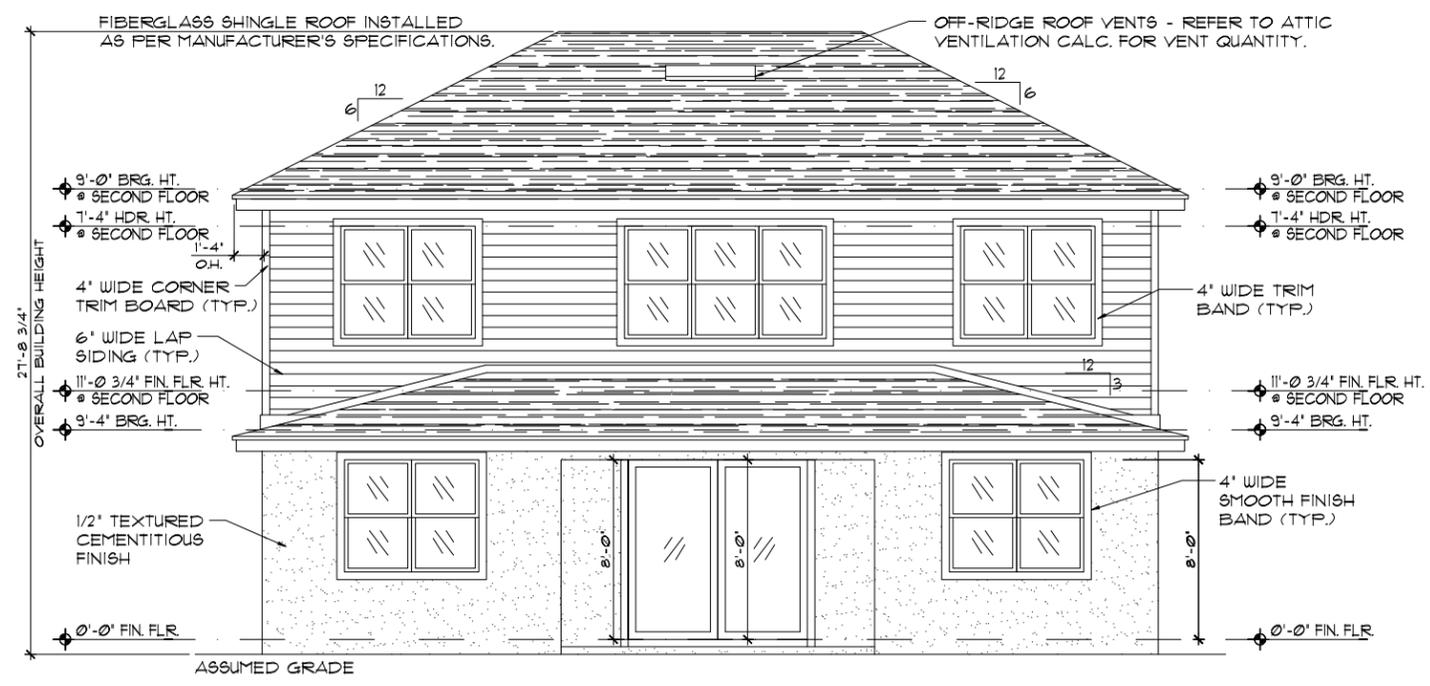
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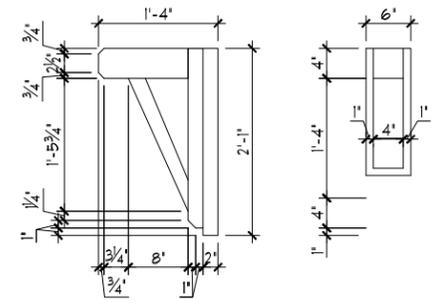
**ELEVATION B STD  
FRONT ELEVATION**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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

**EXTERIOR FINISH NOTES**

1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1101.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.12 OF THE 8TH EDITION, FBC-R 2023.
3. WEEP SCREED TO BE INSTALLED IAW R103.12.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C326.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



**DETAIL #1**  
3/4"=1'-0" (22X34)

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**EXTERIOR ELEVATION  
FRONT AND REAR**

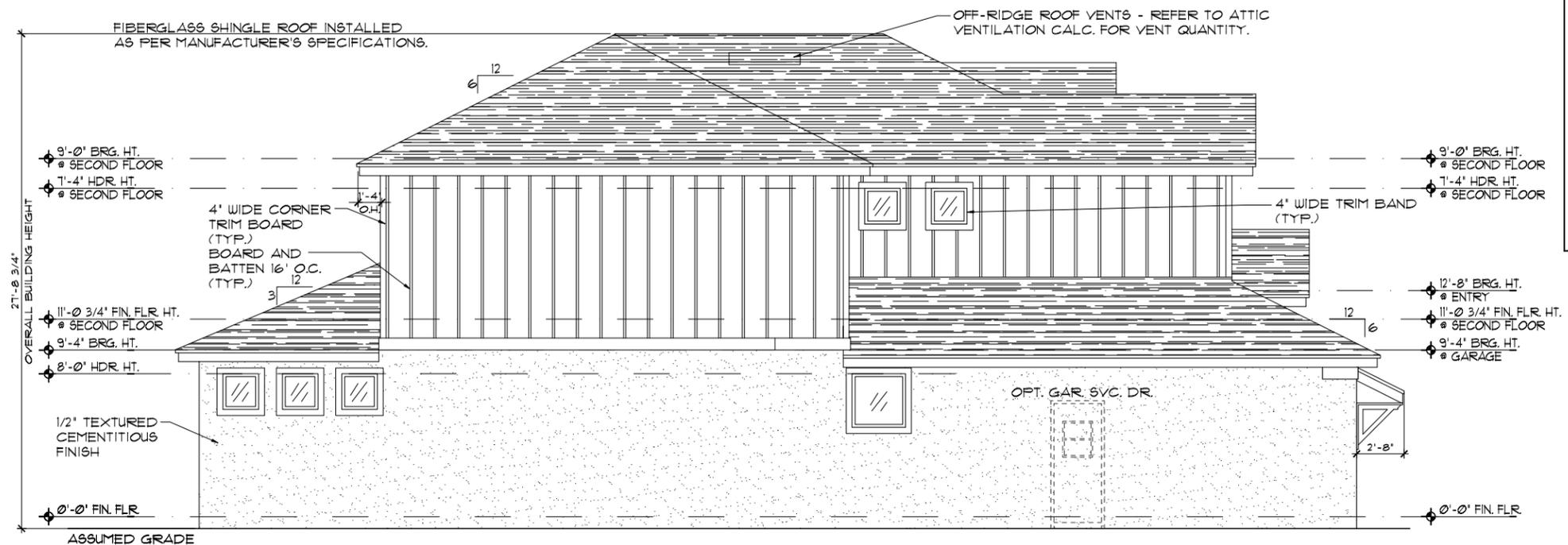
**3170 ASHFORD  
FLORIDA SERIES**

REVISIONS	
DELTA #	DATE

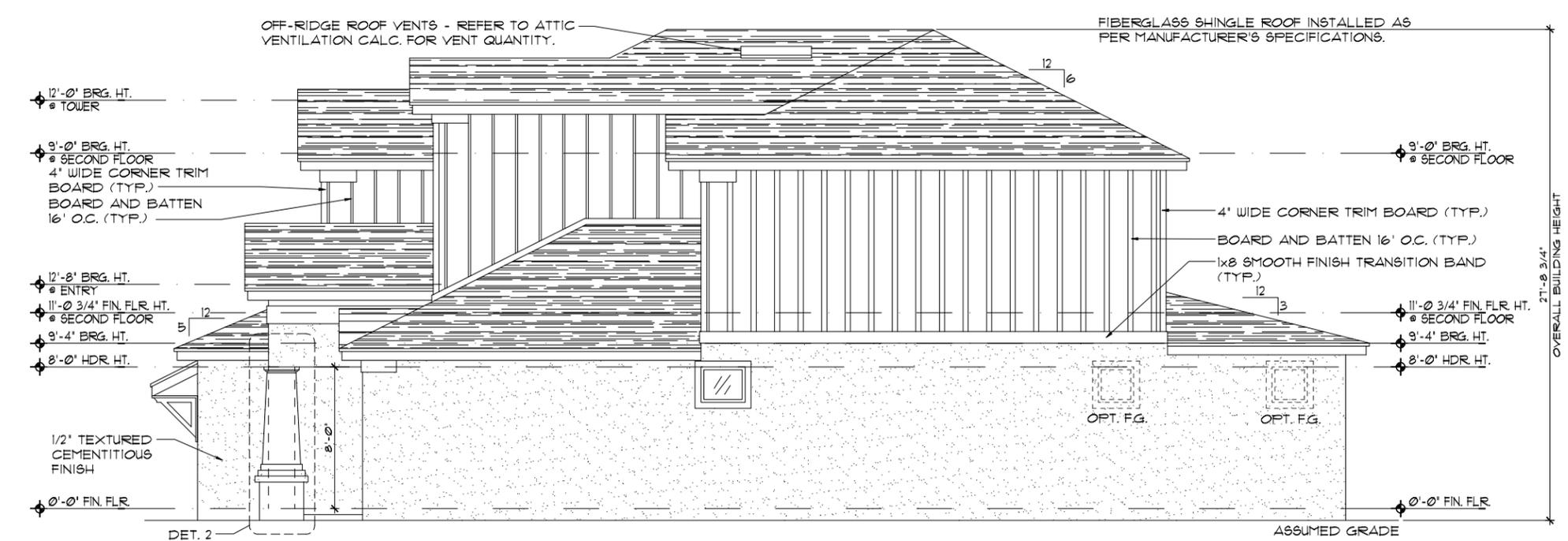
DATE: 09-16-24  
SCALE: AS NOTED  
DRAWN: MR  
SHEET: 04.0







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



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

- EXTERIOR FINISH NOTES**
1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1181.
  2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.12 OF THE 8TH EDITION, FBC-R 2023
  3. WEEP SCREED TO BE INSTALLED IAW R103.12.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
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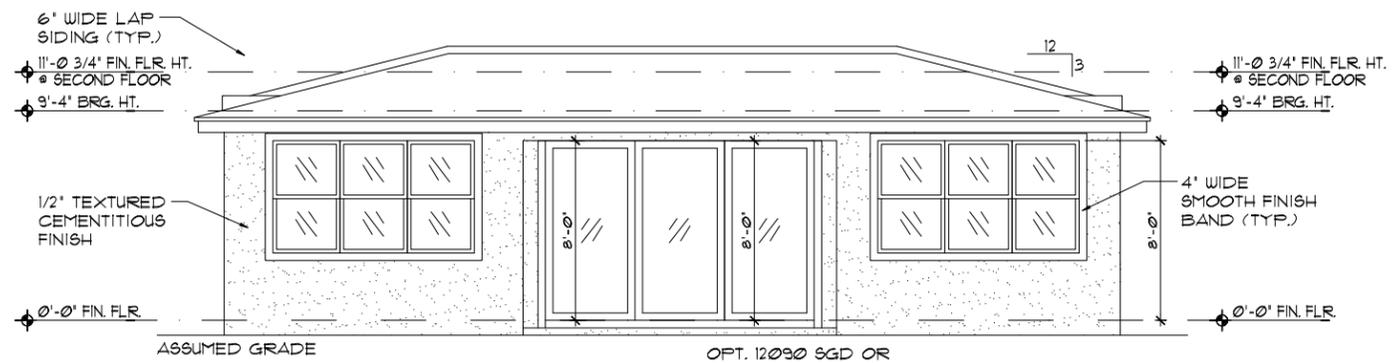
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EXTERIOR ELEVATION  
LEFT AND RIGHT

3170 ASHFORD  
FLORIDA SERIES

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DELTA #	DATE
DATE:	09-16-24
SCALE:	AS NOTED
DRAWN:	MJR
SHEET:	04.1



OPT. 12090 S.G.D. OR  
OPT 120100 S.G.D.  
**OPT. WDW'S & S.G.D.**  
**REAR ELEVATION**  
1/8" = 1'-0" (11X11) 1/4" = 1'-0" (22X34)

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SHEET:

04.0

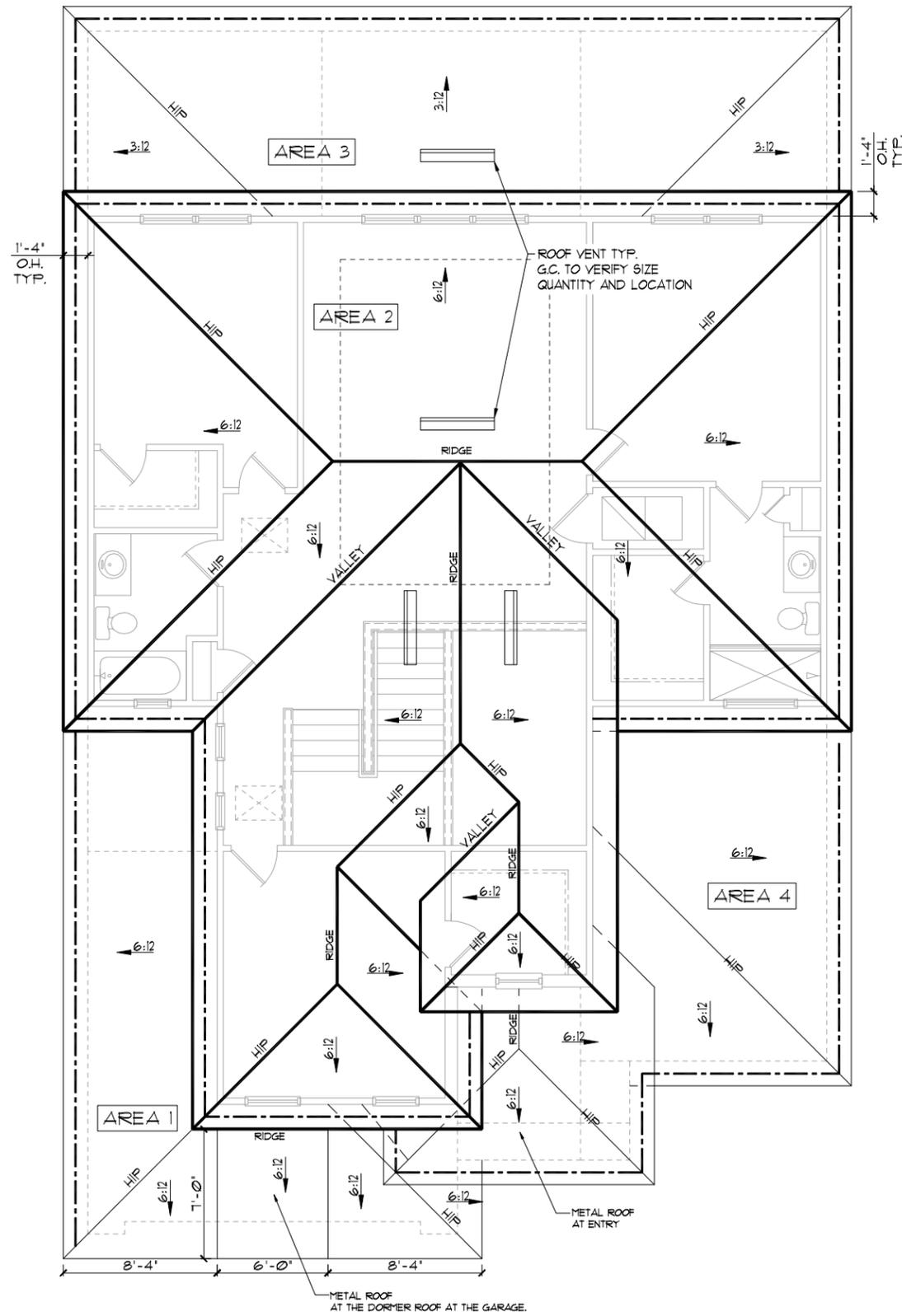
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FLORIDA SERIES

EXTERIOR ELEVATION  
FRONT AND REAR

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

**GENERAL NOTES**

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE VENTED SPACE, (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R006 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE BAFFLES TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN
7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

- TILE: O'HAGIN- MODEL 'S' = 915 SQ. INCHES PER VENT INSTALLED
- SHINGLE: MILLENNIUM METALS- MMI-2 = 805 SQ. INCHES PER VENT INSTALLED
- LOMANCO-T10D = 140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

**ATTIC VENTILATION CALCULATIONS**

NET FREE VENTILATED AREA(S): AREA 1

AREA #1 = 291 SQ. FT \* 144 / 150 = 279 SQ. IN. REQUIRED  
280 SQ. IN. PROVIDED

28 LINEAR FEET OF VENTED SOFFIT  
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 280 SQ. IN.

NET FREE VENTILATED AREA(S): AREA 2

(O'HAGIN- MODEL 'S')  
NFVA = 1,451 SQ. FT \* 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 292.5 SQ. IN. PROVIDED

(MILLENNIUM METALS- MMI-2)  
NFVA = 1,451 SQ. FT \* 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(4) OFF RIDGE VENTS @ 805 SQ. IN. (MILLENNIUM METALS- MMI-2) = 322 SQ. IN. PROVIDED

(LOMANCO-T10D)  
NFVA = 1,451 SQ. FT \* 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 3

(O'HAGIN- MODEL 'S')  
NFVA = 400 SQ. FT \* 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 91.5 SQ. IN. PROVIDED

(MILLENNIUM METALS- MMI-2)  
NFVA = 400 SQ. FT \* 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 805 SQ. IN. (MILLENNIUM METALS- MMI-2) = 80.5 SQ. IN. PROVIDED

(LOMANCO-T10D)  
NFVA = 400 SQ. FT \* 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 4

AREA #4 = 330 SQ. FT \* 144 / 150 = 317 SQ. IN. REQUIRED  
320 SQ. IN. PROVIDED

32 LINEAR FEET OF VENTED SOFFIT  
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 320 SQ. IN.

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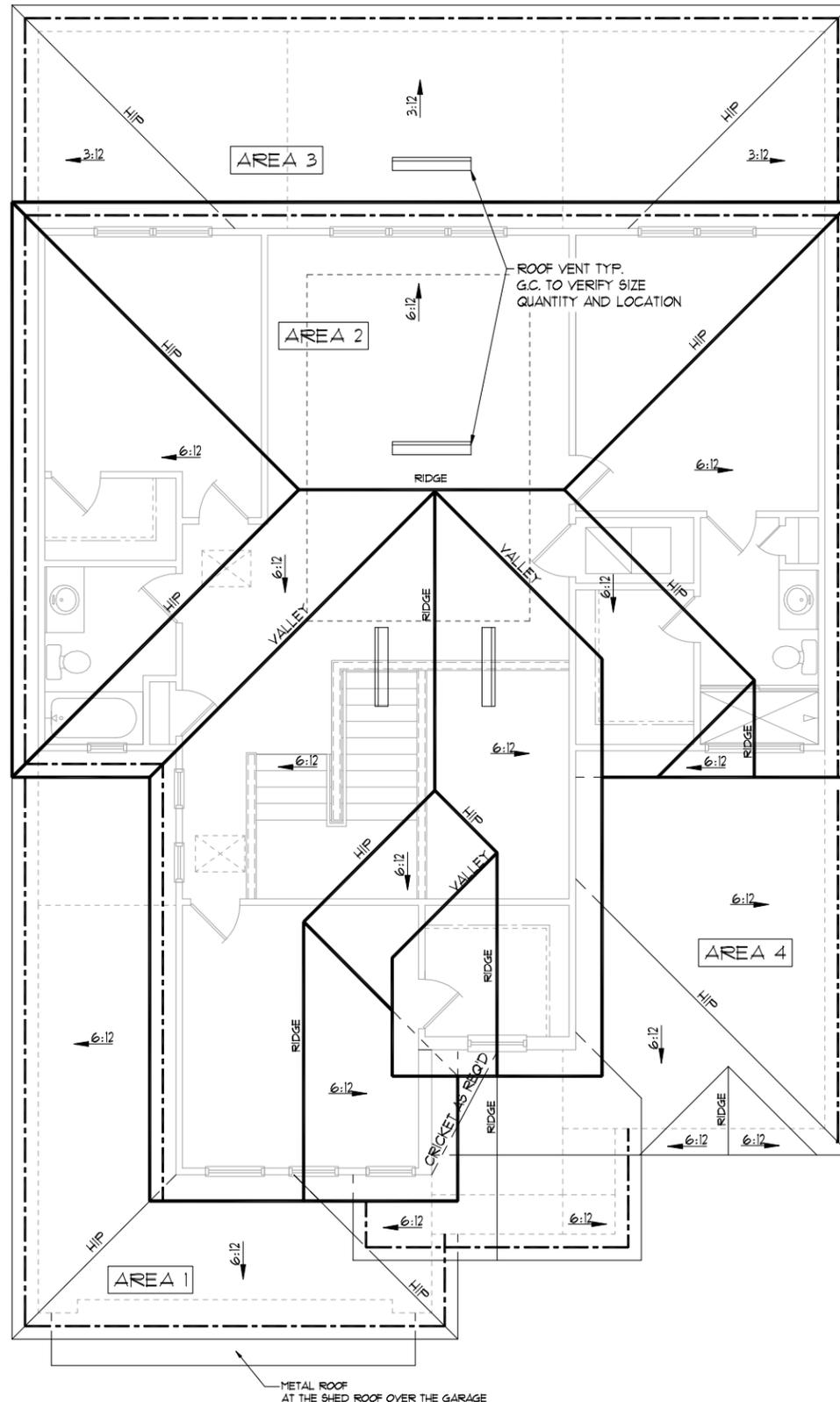
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Phone: (407) 529 - 3000



ROOF PLAN

3170 ASHFORD  
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	09-16-24
SCALE:	AS NOTED
DRAWN:	MJR
SHEET:	05.0



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

**GENERAL NOTES**

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE VENTED SPACE, (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R006 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE BAFFLES TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN
7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

- TILE: O'HAGIN- MODEL 'S' = 91.5 SQ. INCHES PER VENT INSTALLED
- SHINGLE: MILLENNIUM METALS- MMI-2 = 80.5 SQ. INCHES PER VENT INSTALLED
- LOMANCO-T10D = 140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

**ATTIC VENTILATION CALCULATIONS**

NET FREE VENTILATED AREA(S): AREA 1  
 AREA #1 = 291 SQ. FT \* 144 / 150 = 279 SQ. IN. REQUIRED  
 280 SQ. IN. PROVIDED

28 LINEAR FEET OF VENTED SOFFIT  
 @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 280 SQ. IN.

NET FREE VENTILATED AREA(S): AREA 2  
 (O'HAGIN- MODEL 'S')  
 NFVA = 1,451 SQ. FT \* 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 292.5 SQ. IN. PROVIDED  
 (MILLENNIUM METALS- MMI-2)  
 NFVA = 1,451 SQ. FT \* 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(4) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 322 SQ. IN. PROVIDED  
 (LOMANCO-T10D)  
 NFVA = 1,451 SQ. FT \* 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED  
 +/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 3  
 (O'HAGIN- MODEL 'S')  
 NFVA = 400 SQ. FT \* 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 91.5 SQ. IN. PROVIDED  
 (MILLENNIUM METALS- MMI-2)  
 NFVA = 400 SQ. FT \* 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 80.5 SQ. IN. PROVIDED  
 (LOMANCO-T10D)  
 NFVA = 400 SQ. FT \* 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED  
 +/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 4  
 AREA #4 = 330 SQ. FT \* 144 / 150 = 317 SQ. IN. REQUIRED  
 320 SQ. IN. PROVIDED

32 LINEAR FEET OF VENTED SOFFIT  
 @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 320 SQ. IN.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

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**ITEG**  
 THOMPSON ENGINEERING GROUP, INC.  
 4407 Vineland Road, Suite 200  
 Orlando, Florida 32811  
 Phone: (407) 529-3000  
 www.iteg.com

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

**Park Square HOMES**  
 ROOF PLAN  
 3170 ASHFORD  
 FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24  
 SCALE: AS NOTED  
 DRAWN: MFR  
 SHEET: 05.0