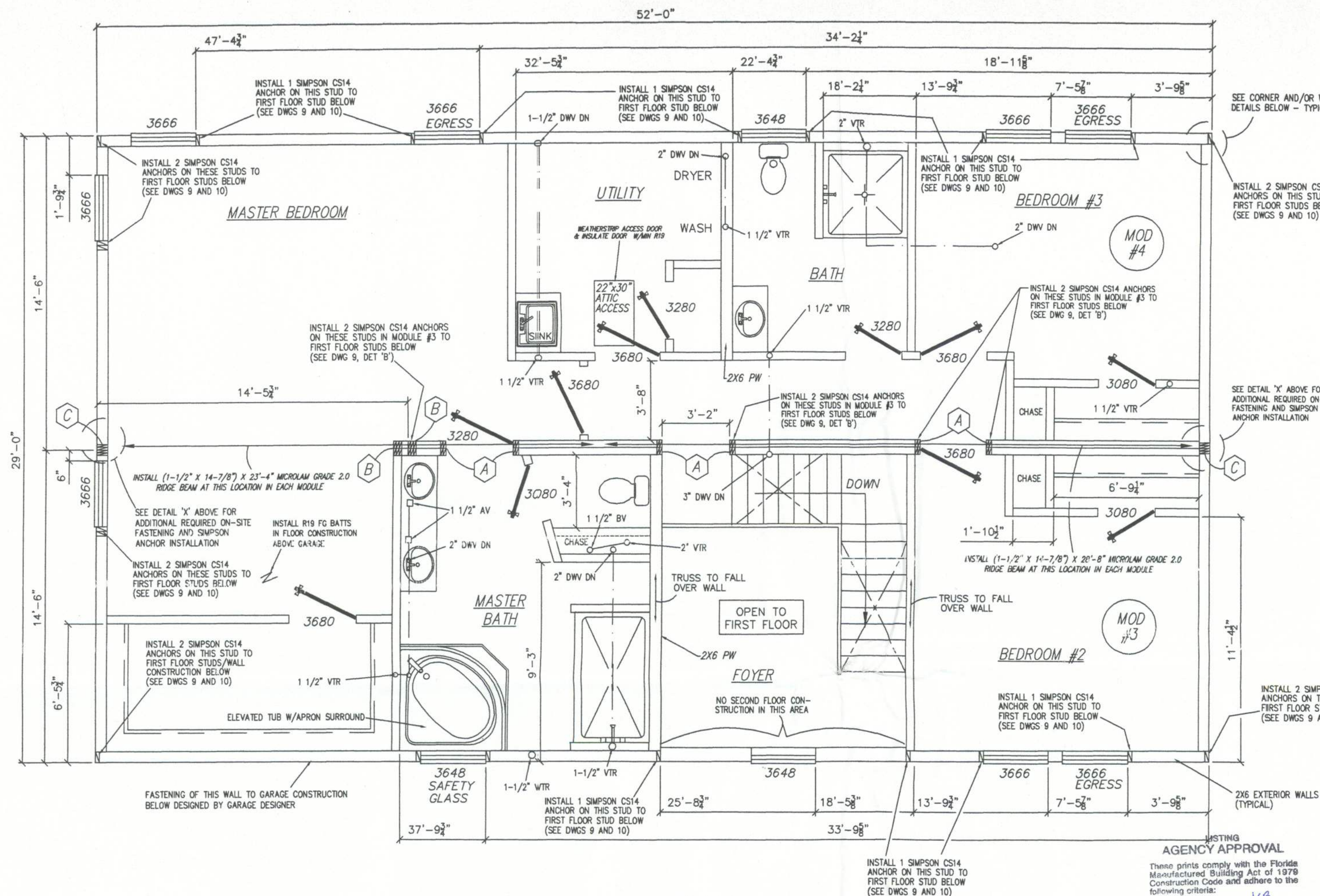
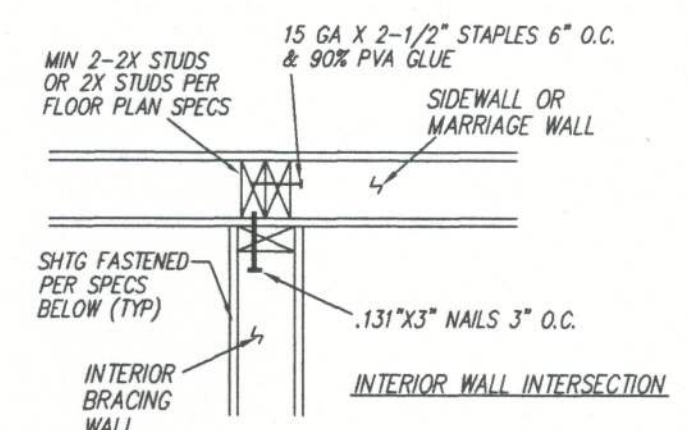
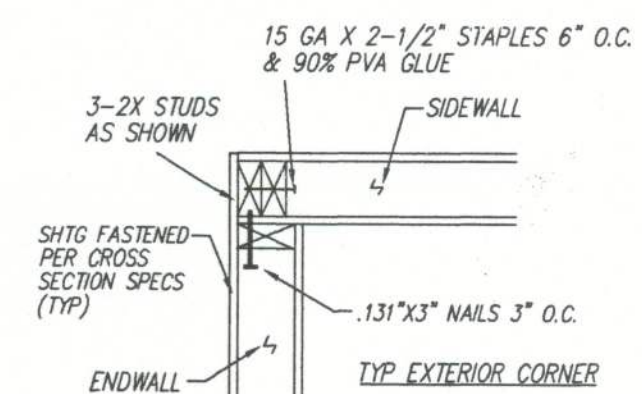
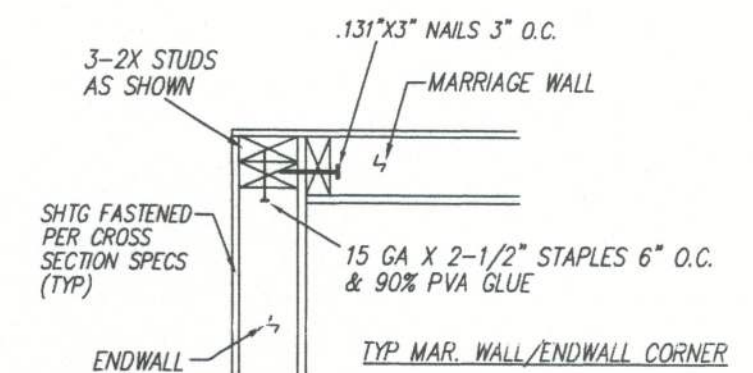
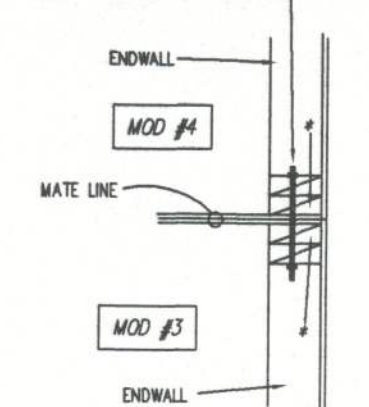




INSTALL 1/2" CARRIAGE BOLTS W/ NUTS AND WASHERS EACH END 12" O.C. ALONG STUD LENGTH AS SHOWN BEFORE ENCLOSING ENDWALLS WITH SHEATHING/ INTERIOR FINISH



2ND FLOOR ENDWALL/BRACING WALL INTERSECTION DETAILS

AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1978 Construction Code and adhere to the following criteria:

Const. Type: VP
 Occupancy: R-3
 Allowable No. of Floors: 2
 Wind Velocity: 150 (3 sec.)
 Fire Rating of Ext. Walls: 0
 Plan No.: 1R-2198-0012F
 Allow. Floor Load: 40/30
 Approval Date: 12-7-07
 Manufacturer: Townhomes
 Approved for High Velocity Hurricane Zone: NO

HWC
COA # 1006

NOTE: ALL DIMENSIONS NEGLECT THE OSB OR PLWOOD SHEATHING ON THE EXTERIOR WALLS AND MARRIAGE WALLS
 ALSO SEE NOTES ON DRAWING #2

LIGHT & VENT CHART	FLOOR AREA SQ. FT.	LIGHT	VENT
		REQUIRED	REQUIRED
MASTER BEDROOM	361.8	28.54	14.47
BEDROOM #2	182.2	42.54	23.68
BEDROOM #3	199.6	14.58	7.29
		21.32	11.84
		15.97	7.98
		21.32	11.84
* ART. LIGHT AND MECH. VENTILATION PROVIDED			

WINDOW & DOOR SCHEDULE					
WIDTH	HEIGHT	TYPE	LIGHT SQ FT	VENT SQ FT	
36"	66"	Single hung	10.66	5.92	
34"	80"	Door			
36"	80"	Door			

NOTE: All windows to be double hung w/insulated glazing
 All egress windows must comply w/FBC-R Section R310 (U=.34 max w/SHGC = .27; PGT Industries Series DH-560)

All Exterior doors to be insulated (U=.52) except Sliding Glass Doors and/or Patio Doors to have U=.38 max

All Interior partitions 2x4 studs @ 16" O.C. SPF #3 min. unless otherwise noted.

All straps referenced on the floor plan are 1-1/2" x 26 GA steel with 8-15 GA x 1" staples each end from ridge beam to stud and stud to edge joist(s) or from header to stud and stud to edge joist(s) (STRAP Fy=44 KSI MIN)

COLUMN AND STRAPPING SCHEDULE	
A	2-2x4 SYP #2 STUDS AND 2 STRAPS EA. HALF **
B	3-2x4 SYP #2 STUDS AND 3 STRAPS EA. HALF **
C	2-2x6 SYP #2 STUDS AND 4 STRAPS EA. HALF **
D	

** GLUE/NAIL STUDS TOGETHER IN EACH HALF W/90% PVA GLUE AND 15 GA X 1" PENET STA 6" O.C.

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 11/21/06
 CODES: FBC
 LABELS: FL
 SCALE: 1/4" = 1'-0"

REVISIONS: 11/30/07
 MODEL: 2901-1001
 2ND FLOOR FLOOR PLAN
 PLAN NO. TH-2R
 SHEET 3 OF 12

WILLIAM J. KALKER, JR., P.E.
 CONSULTING ENGINEER
 P.E. LICENSE #33841

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