

FOYER EXTERIOR WALL CONSTRUCTION DETAILS

SECTION 'X'
IN FOYER OPENING

2ND FLOOR WALL CONSTRUCTION INSTALLED PER
STANDARD SPECS - UPLIFT STRAPS NOT SHOWN
(SEE DWG 10)

FASTEN 2ND FLOOR WALL BOTTOM PLATE DIRECTLY
TO TOP OF THREE MICROLAM MEMBER EDGE JOISTS
BELOW PER STANDARD SPECIFICATIONS

IN FOYER OPENING INSTALL THREE 1-1/2" X 12-1/2"
MICROLAM GRADE 2.0 2ND FLOOR EDGE JOISTS
FASTENED TOGETHER WITH 100% PVA GLUE AND FOUR
ROWS OF .131" X 3" NAILS 4" O.C. - TYP IN FOYER
OPENING ONLY WITH NO BUTT JOINTS IN OPENING
(STANDARD FLOOR EDGE JOISTS IN OTHER AREAS)

FASTEN MICROLAM FLOOR EDGE JOISTS TO 2X6 AND
CEILING EDGE JOISTS BELOW PER STANDARD FLOOR
EDGE JOIST SPECS - UPLIFT STRAPS NOT SHOWN
(SEE DETAIL 'A' ON DWG 9 - SITE INSTALLED)

INSTALL CONT 2X6 SYP #3 NAILED DIRECTLY TO TOP
OF THREE MICROLAM MEMBER EDGE JOISTS BELOW PER
STANDARD SPECIFICATIONS (SEE DETAIL 'A' ON DWG 9)

IN FOYER OPENING INSTALL THREE 1-1/2" X 6"
MICROLAM GRADE 2.0 CEILING EDGE JOISTS FASTENED
TOGETHER WITH 100% PVA GLUE AND THREE ROWS
.131" X 3" NAILS 4" O.C. - TYP IN FOYER OPENING
ONLY WITH NO BUTT JOINTS IN OPENING (STANDARD
CEILING EDGE JOISTS INSTALLED IN OTHER AREAS)

FASTEN MICROLAM CEILING EDGE JOISTS TO WALL
BELOW PER STANDARD CEILING EDGE JOIST SPECS

INSTALL 1/2" X 4-1/2" PLYWOOD BEARING STRIP
BETWEEN MICROLAM CEILING EDGE JOISTS AND
1ST FLOOR WALL TOP PLATE

1ST FLOOR WALL CONSTRUCTION INSTALLED PER
STANDARD SPECS - UPLIFT STRAPS NOT SHOWN
(SEE DWG 10)

INTERIOR FINISH SITE INSTALLED

SECTION 'X'
EACH END OF FOYER OPENING
ALSO SEE ISOMETRIC BELOW

2ND FLOOR WALL CONSTRUCTION INSTALLED PER
STANDARD SPECS - UPLIFT STRAPS NOT SHOWN
(SEE DWG 10 AND DETAIL 'A' ON DWG 9)

STANDARD 2ND FLOOR FLOOR CONSTRUCTION
AND SUBFLOORING WITH THREE 2ND FLOOR
JOISTS EACH END OF FOYER OPENING

THREE 1-1/2" X 12-1/2" MICROLAM GRADE 2.0 2ND
FLOOR EDGE JOISTS: INSIDE FLOOR EDGE JOIST ENDS AT
AND BUTTS INTO FLOOR JOIST - OUTSIDE TWO JOISTS
TO BE REDUCED IN HEIGHT TO 11-7/8" AND EXTEND
MIN 6 FEET BEYOND FOYER OPENING WITHOUT BUTT JOINTS;
SEE ADDITIONAL STRAP SPECS TO RIGHT REQUIRED AT EACH
END OF FOYER OPENING

INSTALL CONT 2X6 SYP #3 NAILED DIRECTLY TO TOP
OF THREE MICROLAM MEMBER EDGE JOISTS BELOW PER
STANDARD SPECIFICATIONS (SEE DETAIL 'A' ON DWG 9)

THREE 1-1/2" X 6" MICROLAM GRADE 2.0 CEILING
EDGE JOISTS: INSIDE CEILING EDGE JOIST ENDS AT
AND BUTTS INTO CEILING JOIST - OUTSIDE TWO JOISTS
TO BE REDUCED IN HEIGHT TO 5-1/2" AND EXTEND
MIN 6 FEET BEYOND FOYER OPENING WITHOUT BUTT JOINTS;
SEE ADDITIONAL STRAP SPECS TO RIGHT REQUIRED AT EACH
END OF FOYER OPENING

STANDARD CEILING CONSTRUCTION WITH CEILING FINISH (1/2" GYPSUM
BOARD) ON BOTTOM AND CEILING SHEATHING (7/16" OSB) ON TOP
WITH THREE CEILING JOISTS EACH END OF FOYER OPENING

1ST FLOOR WALL CONSTRUCTION INSTALLED PER
STANDARD SPECS - UPLIFT STRAPS NOT SHOWN
(SEE DWG 10 AND DETAIL 'A' ON DWG 9)

FLOOR SUBFLOORING OR CEILING SHEATHING

STANDARD JOIST (ONE OF THREE INSTALLED
AT EACH END OF FOYER OPENING)

FOYER OPENING

INSIDE FLOOR AND CEILING EDGE JOIST ENDS AT AND BUTTS
INTO STANDARD JOIST WITH SUBFLOORING/SHEATHING

THREE FLOOR OR CEILING EDGE JOISTS IN FOYER OPENING

INSTALL STRAPS AT EACH END OF FOYER OPENING
FROM EDGE JOISTS TO TOP OF STANDARD JOISTS
WITH SUBFLOORING/SHEATHING AND FROM EDGE
JOISTS TO BOTTOM OF STANDARD JOISTS AS SHOWN -
SEE STRAP SPECS IN EXPLODED DETAIL ABOVE
(USE OVERSTRAPPING AS REQUIRED)

TWO OUTSIDE EDGE JOISTS TO EXTEND TO END OF BUILDING -
THESE TWO EDGE JOISTS TO BE NOTCHED/REDUCED IN HEIGHT
AS SHOWN TO PERMIT SUBFLOORING/SHEATHING TO BE INSTALLED
(NO BUTT JOINTS PERMITTED IN TWO OUTSIDE EDGE JOISTS FOR
A MINIMUM OF 6 FEET FROM FOYER OPENING)

END OF FOYER OPENING
ISOMETRIC

SECTION 'X'
ADDITIONAL STRAP SPECS
EACH END OF FOYER OPENING
EXPLODED FOR CLARITY

2ND FLOOR WALL CONSTRUCTION

THREE 2ND FLOOR EDGE JOISTS

THREE JOISTS IN 2ND FLOOR FLOOR CONSTRUCTION
WITH SUBFLOORING EACH END OF FOYER OPENING

INSTALL FOUR 26 GA X 1-1/2" STRAPS W/8-15 GA X 1-3/4" STAPLES
EACH END OF EACH STRAP FROM FACE OF EDGE JOISTS TO TOP OF THREE
FLOOR JOISTS WITH SUBFLOORING - TYP EACH END OF FOYER OPENING;
INSTALL FOUR 26 GA X 1-1/2" STRAPS W/8-15 GA X 1-3/4" STAPLES
EACH END OF EACH STRAP FROM FACE OF EDGE JOISTS TO BOTTOM OF
THREE FLOOR JOISTS - TYP EACH END OF FOYER OPENING

CONT 2X6 SYP #3 NAILER

INSTALL FOUR 26 GA X 1-1/2" STRAPS W/8-15 GA X 1-3/4" STAPLES
EACH END OF EACH STRAP FROM FACE OF EDGE JOISTS TO TOP OF THREE
CEILING JOISTS WITH SHEATHING - TYP EACH END OF FOYER OPENING;
INSTALL FOUR 26 GA X 1-1/2" STRAPS W/8-15 GA X 1-3/4" STAPLES
EACH END OF EACH STRAP FROM FACE OF EDGE JOISTS TO BOTTOM OF
THREE CEILING JOISTS - TYP EACH END OF FOYER OPENING

THREE JOISTS IN CEILING CONSTRUCTION WITH
CEILING SHEATHING EACH END OF FOYER OPENING

THREE CEILING EDGE JOISTS

CEILING FINISH

1ST FLOOR WALL CONSTRUCTION

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

Const. Type VB
Occupancy R-3
Allowable No. of Floors 2
Wind Velocity 150 (3sec.)
Fire Rating of Ext. Walls 0
Plan No. 1R298-0012F
Allow. Floor Load 40/30
Approval Date 12-7-07
Manufacturer Townhomes
Approved for High Velocity Hurricane Zone NO
HWC
COA # 1088

NOTE: PVA GLUE MUST COMPLY WITH CA25-4

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 11/30/07		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY:
SCALE: NTS	11/30/07	C.A. Leblanc
MODEL: 2901-1001	PLAN NO.	SHEET
FOYER CONSTRUCTION DETAILS	TH-2R	
WILLIAM J. KALKER, JR., P.E.	33 ROCKWOOD LANE	12 OF 12
CONSULTING ENGINEER	MONROE, CT 06468	
P.E. LICENSE #33841	(203) 261-1167	