

GENERAL NOTES

Exterior joints in the building envelope that are sources of air leakage. Such as around windows and door frames; Between wall cavities and windows or door frames; Between walls and foundations; Between walls and roof/ceiling and between wall panels; Openings at penetrations of utility services through walls, floors and roofs; and all other such openings in the building envelope shall be caulked, gasketed. Weather stripped or otherwise sealed in an approved manner.

Soffit vents and ridge vents equal to 1/150 of total roof area (this factor may be reduced to 1/300 when a vapor barrier of 1 perm or less is installed in attic.) (min 7.4 sq. ft. net vent air is required w/vapor barrier with minimum 1/2 of the total provided with soffit vents and minimum 1/2 of the total provided with ridge vent)

INSTALL 1-1/2" X 26 GA. STEEL STRAP FROM TRUSS TOP CHORD TO TRUSS TOP CHORD WITH 8-15 GA X 1-1/2" STAPLES EACH END OF STRAP ON TRUSSES INSTALLED ABOVE THE ENDWALLS AND 48" O.C. BETWEEN THE ENDWALL TRUSSES ACROSS THE MATE LINE AS SHOWN - TYP EACH MATE LINE (SITE INSTALLED. - FASTEN THROUGH ROOF SHEATHING)

CONT 2X6 SPF #3 RIDGE BEAM OR RIDGE BEAM OVER OPENINGS PER FLOOR PLAN SPECS (TYP EACH HALF)

CONTINUOUS RIDGE VENT SITE INSTALLED
SITE INSTALL #8x4" SCREWS TOE SCREWED 8" O.C.

INSTALL 1/2" THICK X 2-1/2" WIDE CONT. OSB OR PLY BEARING STRIP ON SIDEWALL AND MAR. WALL TOP PLATES (REMOVE CEILING INT. FINISH FOR BEARING STRIPS) TO SUPPORT TRUSSES (TYP) *

SEE DETAIL A

TRUSS DESIGN LOADS:

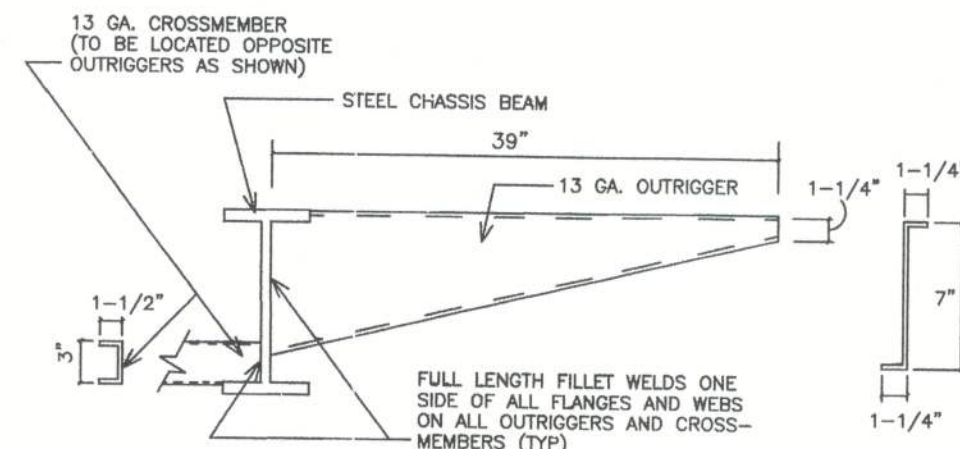
20 PSF ROOF LL ON TOP CHORD
7 PSF ROOF DL ON TOP CHORD
10 PSF ATTIC LL ON BTM CHORD***
7 PSF ROOF DL ON BTM CHORD

*** ATTIC LL NOT TO BE APPLIED CONCURRENTLY WITH OTHER LIVE LOADS

UNIVERSAL TRUSS #M398603

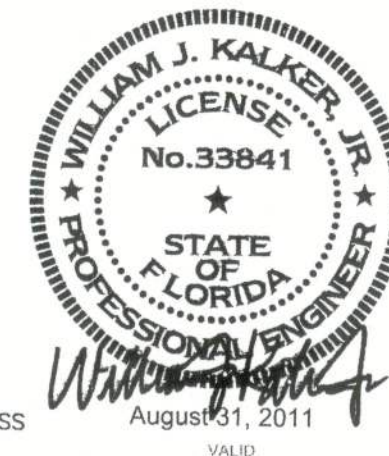
MONOPITCH LISTED TRUSSES 24" O.C. EXCEPT INSTALL TRUSSES 16" O.C. IN END ZONES (TYP EACH MODULE)

INSTALL CONT 1X4 SPF BRACE AT C OF TRUSS DIAGONAL WEB MEMBER AS SHOWN - FASTEN BRACE TO EACH TRUSS WITH 2-15 GA X 1-3/4" STAPLES (TYP EACH TRUSS IN EACH HALF)



OUTRIGGER AND CROSSMEMBER SECTIONS

ALL STRAPS REFERENCED IN THESE DRAWINGS ARE MINIMUM 26 GA X WIDTH SPECIFIED WITH A MINIMUM YIELD STRENGTH = 44 KSI
ALL PVA GLUE TO COMPLY WITH CA25-4



INSTALL 1-1/2" X 26 GA STRAP WITH 7-15 GA X 1" STAPLES EACH END FROM TOP PLATE TO STUD OR HEADER 16" O.C. (TYP EACH SIDEWALL)

INSTALL TRUSS ANCHOR FROM EACH TRUSS TO WALL FRAMING WITH MIN 500# UPLIFT LOAD CAPACITY; FASTEN EACH TRUSS TO TOP PLATE WITH 3-#8x3" SCREWS TOED (TYP)

GALV. STEEL EAVE DRIP EDGE (TYP)

DBL TOP PLATE 2X6 SYP #2 OFFSET BUTT JOINTS 48" MIN AND FASTEN TOGETHER WITH .131"X3" NAILS 4" O.C. (TYP AT EXT. WALLS)

EXTERIOR WALL CONSTRUCTION AND UPLIFT STRAPPING AT OPENINGS PER THE APPROVED STRUCTURAL CONST. PACKAGE

R19 FIBERGLASS BATT INSULATION BETWEEN STUDS WITH KRAFTBACK ON INSIDE (TYP)

1-1/2" X 26 GA UPLIFT STRAP WITH 10-15 GA X 1" STAPLES EACH END 16" O.C. MAX AND AT OPENINGS FROM THE STUDS TO EDGE JOIST(S) PER THE APPROVED STRUCTURAL CONSTRUCTION PACKAGE (TYP ALL EXTERIOR WALLS)

INSTALL 1-9 MM X 3" FASTEC FRAMELOC LAG SCREW THROUGH FLANGE INTO EDGE JOIST AT OUTRIGGER (TYP)

INSTALL 1-9 MM X 3" FASTEC FRAMELOC LAG SCREW W/FLANGE CLIP ON OUTSIDE OF STEEL BEAM FLANGE ON EACH JOIST BETWEEN THE OUTRIGGERS (TYP EACH STEEL BEAM)

OUTRIGGER AND CROSSMEMBER SPACING 96" O.C. MAX. (TYP) INSTALL FIRST OUTRIGGER WITHIN 16" OF END OF FLOOR (TYP) SEE FOUNDATION DRAWING FOR FOUNDATION, FOOTING AND PIER SPECS (TYP)

INTERIOR CEILING FINISH 1/2" GYPSUM BOARD INSTALLED PER MFG. SPECS (CLASS A) (TYP)

DBL 2X4 SPF #3 TOP PLATE - OFFSET BUTT JOINTS 48" MIN (TYP AT MATE LINES)

INTERIOR WALL FINISH 1/2" GYPSUM BOARD INSTALLED PER MFG. SPECS (CLASS C MIN) (TYP)

MAR. WALL STUDS 2X4 SPF #3 16" O.C. MAX WITH STUDS AT OPENINGS PER FLOOR PLAN SPECS (TYP EA HALF)

FINISH FLOORING INSTALLED OVER SUBFLOORING (TYP)

2X4 SPF #3 BOTTOM PLATE (TYP AT MATE LINES)

2X8 SYP #2 JOISTS 16" O.C. (SEE FLOOR CONST. DWG FOR SPECS)
INSTALL 2X8 SYP #2 MIN. BEARING BLOCK BETWEEN FLOOR JOISTS GLUE/NAILED TO EDGE JOIST W/100% PVA GLUE BELOW ALL SUPPORT STUDS HAVING A TRIBUTARY DISTANCE GREATER THAN 10 FEET (TYP) EACH MODULE

R30 FIBERGLASS INSULATION W/KRAFTBACK ON BOTTOM OR R30 BLOWN INSULATION WITH POLYETHYLENE (MAX. 1 PERM) VAPOR BARRIER ON BOTTOM; USE BAFFLES AS REQUIRED AT SOFFITS TO MAINTAIN MINIMUM 1 INCH AIR PASSAGE FROM INSULATION TO ROOF SHEATHING (TYP)

1-1/2" X 26 GA UPLIFT STRAP WITH 10-15 GA X 1" STAPLES EACH END 16" O.C. MAX AND IN END ZONES AND AT OPENINGS PER APPROVED STRUCT. PACKAGE AND PER FLOOR PLAN SPECS FROM RIDGE BEAM TO STUD AND STUD TO EDGE JOIST(S) (TYP EACH HALF)

2X8 SYP #2 EDGE JOIST (TYP)

SEE FLOOR CONST. DRAWING FOR SUBFLOORING AND FLOOR CONST. SPECS

14'-6" (Typ.)

95-1/2" (TYP)

47-3/4" (TYP)

MODULE FLOOR Q

R11 FIBERGLASS ROLL INSULATION WITH KRAFTBACK ON TOP (TYP)
STEEL BEAM M12X10.8 OR M10X8 (TYP)

SITE INSTALL 3/8" DIAMETER LAG SCREWS STAGGERED FROM SIDE TO SIDE AT 24 INCHES O.C. LAG SCREWS MUST PENETRATE 1-3/4" MINIMUM INTO ADJACENT MODULE

2X6 SYP #3 SUB-FASCIA (TYP)

VINYL FASCIA AND VENTED SOFFIT INSTALLED WITH RECEIVERS FASTENED TO THE SIDEWALL AND 2X6 SUB-FASCIA IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS

VINYL SIDING INSTALLED PER MANUFACTURERS INSTRUCTIONS OVER AN APPROVED MOISTURE BARRIER INSTALLED OVER 7/16" RATED SHEATHING. EXP1, 24/16 FASTENED WITH 8d COM NAILS 6" O.C. EDGES AND 8" O.C. FIELD (TYP ON ALL EXTERIOR WALLS, SHGT TO SPAN MIN 2 STUD BAYS); ON ENDWALLS SHEATHING SHALL EXTEND CONTINUOUSLY FROM TOP OF TRUSS TOP CHORD TO BOTTOM OF EDGE JOIST(S) WITH 2X SYP BLOCKING BEHIND ALL HORIZONTAL SEAMS ON SIDEWALLS SHEATHING SHALL EXTEND CONTINUOUSLY FROM TOP OF TOP PLATE TO BOTTOM OF EDGE JOIST(S) WITH ALL EDGES SUPPORTED BY 2X SYP BLOCKING (TYP)

EXTERIOR WALL STUDS 2X6 SYP #2 MAX. 16" O.C. (SEE THE APPROVED STRUCTURAL PACKAGE FOR THE LOCATIONS AND WALL HEIGHTS WHICH WILL REQUIRE CLOSER SPACINGS AND/OR DOUBLE STUDS)

FASTEN EXTERIOR WALLS TO EDGE JOIST(S) WITH #8x3" SCREW 8" O.C. IN INTERIOR ZONE AND 6" O.C. IN END ZONE OR FASTEN EXTERIOR WALLS TO EDGE JOIST(S) WITH .131"X3" NAILS 8" O.C. IN INTERIOR ZONE AND 6" O.C. IN END ZONE (TYP EACH SIDEWALL AND ENDWALL)

VERMIN BARRIER (TYP)

PRESSURE TREATED SILL PLATE (TYP)

TRUSS TOP CHORD

TRUSS KING POST

FASTEN RIDGE BEAM TO EACH TRUSS W/ 7-131" X 3" NAILS WITH NOT MORE THAN 3 NAILS INTO END GRAIN (TYP)

FASTEN RIDGE BEAM TO MAR. WALL TOP PLATE WITH #8x3" SCREW TOED 12" O.C. (TYP)

TYP. MARRIAGE WALL

DETAIL A

SUPPLEMENTAL NOTES:

ATTIC VENTILATION OPENINGS MUST BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW AND PROVIDED WITH CORROSION-RESISTANT WIRE MESH WITH 1/8 INCH MINIMUM AND 1/4 INCH MAXIMUM OPENINGS.

ASPHALT SHINGLES MUST BE CLASSIFIED IN ACCORDANCE WITH ASTM D 3161, TAS 107 OR ASTM D 7158. SHINGLES CLASSIFIED AS ASTM D 3161 CLASS D OR AS ASTM D 7158 CLASS G ARE ACCEPTABLE FOR USE IN AREAS WITH WIND SPEEDS UP TO 100 MPH. SHINGLES CLASSIFIED AS ASTM D 3161 CLASS F, TAS 107 OR AS ASTM 7158 CLASS H ARE ACCEPTABLE FOR USE IN ALL WIND SPEEDS.

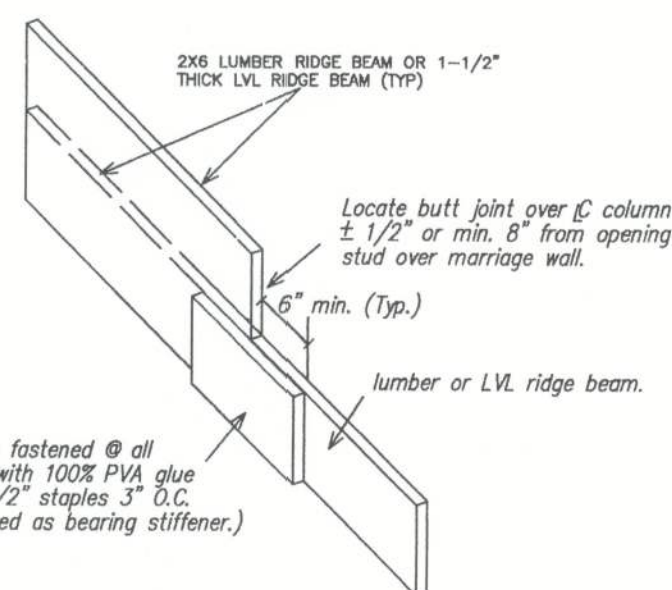
ALL WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE WINDOW MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS

ALL EXTERIOR WALL OPENINGS, PROJECTING WOOD TRIM AND ALL CONNECTIONS OF DECKS, STAIRS OR PORCHES TO MODULAR BUILDING LUMBER CONSTRUCTION MUST BE PROTECTED WITH APPROVED CORROSION-RESISTANT FLASHING INSTALLED IN 'SHINGLE-FASHION' TO PREVENT ENTRY OF WATER INTO THE BUILDING FRAMING CAVITIES. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

ALL EXPOSED INSULATION INSTALLED IN ATTICS MUST HAVE A CRITICAL RADIANT FLUX NOT LESS THAN .12 WATT PER SQUARE CENTIMETER

METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO WEATHER OR SUBJECT TO SALT CORROSION IN COASTAL AREAS SHALL BE HOT DIPPED GALVANIZED AFTER THE FASTENER OR CONNECTOR IS FABRICATED TO FORM A ZINC COATING NOT LESS THAN 1 OUNCE PER SQUARE FOOT, OR HOT DIPPED GALVANIZED COATED WITH A MINIMUM OF 1.8 OUNCES PER SQUARE FOOT OF STEEL

*IF RIDGE BEAM BEARS DIRECTLY ON TOP PLATE OR STUD THE BEARING STRIP MAY BE OMITTED.



2x6 SPF #2 splice plate fastened @ all ridge beam butt joints with 100% PVA glue and 3-rows 15 ga x 1/2" staples 3" O.C. (Splice plate may be used as bearing stiffener.)

LUMBER AND/OR LVL RIDGE BEAM SPLICE DETAIL

CROSS SECTION

W/STEEL FRAME NTS

FASTEN ROOF SHGT TO OUTSIDE TRUSS, WALL TOP PLATE AND BLOCKING WITH 8D COM NAILS 5" O.C. EDGES AND FIELD (TYP EACH ENDWALL) (SEE ENDWALL BRACING DETAILS ON DWGS 4)

FASTEN SHGT TO EACH TRUSS WITHIN 3" OF RIDGE AND WITHIN 3" OF GABLE END OF ROOF WITH 8D COM NAILS 5" O.C. EDGES AND FIELD (TYP)

Ridge Vent (Ridge)

Stagger joints 32" O.C. MIN (TYP)

FASTEN SHGT TO TRUSSES WITH 8D COM NAILS 6" O.C. EDGES AND 6" O.C. FIELD WITHIN 3" OF EAVES, GABLES AND RIDGES AND 6" O.C. EDGES AND 8" O.C. FIELD IN OTHER AREAS TYP UNLESS OTHER. NOTED

Sidewall (Eave)

ROOF SHEATHING DETAIL

NOTE: ALL ROOF SHGT PANELS MUST SPAN A MIN. OF TWO TRUSS BAYS W/LONG DIMENSION PERPENDICULAR TO TRUSSES

TOWN HOMES LLC

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DATE: 08/11/11	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC		
LABELS: FL		
SCALE: NTS		
MODEL: 2945-1084	PLAN NO. TH-71FL	SHEET 6 OF 6
CROSS SECTION W/STEEL FRAME		
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	