CONT. RIDGE VENT SITE INSTALLED ***

INSTALL 1-1/2" X 26 GA. STEEL STRAP FROM TRUSS TO TRUSS WITH (8) 8D COM GALV NAILS EACH END OF STRAP 16 " O.C. ACROSS MATE LINE - TYP EACH MODULE (SITE INSTALLED - FASTEN THROUGH ROOF SHEATHING)

FASTEN RIDGE BOARDS TOGETHER W/#10X4" SCREWS TOED 6" O.C. (SITE INSTALLED)

CONT. 2x6 SYP #3 RIDGE BOARD IN EACH HALF FASTENED TO EACH TRUSS TOP CHORD W/5-.131" x 3" NAILS

*** Sum of req'd vent areas at ridge and soffits must equal or exceed 10.1 ft² (net free area) w/not less than 5.1 ft² at soffit vents and 5.1 ft² at ridge vent.

SEE DETAIL 'A' FOR REQUIRED TRUSS FASTENING SPECIFICATIONS TYPICAL IN EACH MODULE

CONT. 1-1/2" x 14-7/8" MICROLAM GRADE 2.0 RIDGE BEAM PER FLOOR PLAN SPECS - TYPICAL EACH HALF

NOTE 'A': FASTEN RIDGE BEAMS TOGETHER IN FIELD (SITE INSTALLED) W/ 1/2" CAR. BOLTS, NUTS AND 2" DIA. WASHERS EACH END 32" O.C.; FILL ALL GAPS BETWEEN BEAMS AT MATE LINE W/SOLID SPF OR PLYWOOD BLOCKING BEFORE NUTS ARE TIGHTENED.

LISTED HINGED TRUSSES 16" O.C. EXCEPT DBL. TRUSSES 16" O.C. IN END ZONE; SEE UFP TRUSS #HM584503 EXCEPT TRUSS TO BE MANUFACTURED W/SYP #2 TOP CHORD IN LIEU OF GRADE SPECIFIED ON APPROVED DRAWING (TRUSSES MUST FALL OVER SIDEWALL STUDS)

ASPHALT SHINGLES INSTALLER OVER TWO LAYERS #15 FELT PER MFRS. INSTRUCTIONS OVER 5/8" ROOF SHTG. (SEE ROOF SHTG. SPECS ON ROOF FRAMING DWG #6) (WIND RESISTANT SHINGLES MUST COMPLY W/ASTM D3161 CLASS F OR ASTM D7158 CLASS H)

NOTE: ASPHALT SHINGLES NUST BE INSTALLED W/HOT DIPPED MIN 12 GA GALV ROOFING NAILS WITH MIN 3/8" DIA HEAD NOT LESS THAN 6 NAILS PER STRIP; THE 15# FELT MUST HAVE A MIN 19" LAP AT HORIZONTAL SEAMS AND A MINIMUM 6" LAP AT END SEAMS WITH END SEAMS OFFSET A MINIMUM OF 6' AND FELT FASTENED W/GALV NAILS SPACED 36" O.C. MAX

Truss Anchors Must be of Type to Wrap Over Top Of Truss - TYP

12
6 | TYP

2 - 2x6 SYP #2 top plate - offset butt joints 48" min and fasten together w/.131" x 3" nails 4" oc & 100% PVA glue - typ all exterior walls (trusses must fall over studs on sidewalls; butt joints not permitted in foyer area)

SEE NOTE 'A'

CONT. 1x3 SPF BRACE AT ℄ OF WEB - FAST TO EACH TRUSS w/3-15 GA.x2.1/2" STAPLES (TYP. EACH HALF)

ALUMINUM or GALVANIZED STEEL DRIP EDGE

Cont. 2x6 SYP #2 Fascia (typ.)

Install Truss Anchor Rated 550# Uplift From Each Truss To Wall Stud/Cripple or Wall Header; fasten each truss to top plate w/4 - #8x4" screws toescrewed - TYP

1/2" GYPSUM BOARD TYPICAL (CLASS A)

INSTALL CONT. 1/2"x3" PLY BEARING STRIP ON TOP EACH EXT. WALL AND MARRIAGE WALL (TYP. UNLESS OTHERWISE NOTED)

R-30 FG INSULATION W/KRAFTBACK ON BOTTOM (INSTALL BAFFLES AT EAVES AS REQUIRED)(TYP) ****

*Cont. vented vinyl soffit installed w/recievers fastened to fascia and wall per mfrs instructions (typ) *** (Soffits must be approved for applied design wind pressures)*

Dbl. 2x4 top plate SYP #2 (Offset butt joints 48" min and fasten together w/15 Ga.x2-1/2" staples 6" O.C. (TYPICAL EACH MARRIAGE WALL)

SYP #2 HEADER PER APPROVED STRUCTURE PACKAGE

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

MARRIAGE WALL STUDS 2x4 SYP #2 (MIN.) AT 16"O.C. & STUDS AT OPNGS. PER FLOOR PLAN SPECS - TYP. EACH HALF & EACH FLOOR

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 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.	IR-2198-0012F
Allow. Floor Load	40/30
Approval Date	12-7-07
Manufacturer	Townhomes
Approved for High Velocity Hurricane Zone	NO

HWC
COA # 1025

8'-0"

R-19 FG INSULATION W/KRAFTBACK ON INSIDE (TYP) ****

2x6 SYP #2 SILL PER APPROVED STRUCTURE PACKAGE

1/2" GYPSUM BOARD TYPICAL (CLASS A)

B/9

2nd floor framing see dwg. #5 for specs

2 - 2x6 SYP #2 top plate - offset butt joints 48" min and fasten together w/.131" X 3" nails 4" oc & 100% PVA glue - typ all exterior walls

A/9

Dbl. 2x4 top plate SYP #2 (Offset butt joints 48" min and fasten together w/15 Ga.x2-1/2" staples 6" O.C. (TYPICAL EACH MARRIAGE WALL))

1/2" GYPSUM BOARD TYPICAL (CLASS A)

1st floor ceiling framing see dwg. #6 for specs

*Install 1-1/2"x26 Ga. straps w/8-15 Ga. x 1" staples per strap end 16" O.C. in Interior Zone and Double Straps 16" o.c. in End Zone and at opening studs per the specifications on the floor plan drawings from ridge beam to studs, studs to to floor edge joists and ceiling edge joists to studs (typ. each half at marriage walls) ***

*** Add studs or use overstrapping as required.*

*Vinyl siding installed over an approved moisture barrier over wall shtg. per the mfrs specs (typ) * (Min .035" thick Vinyl Req'd)*

Install 7/16" OSB shtg. on marriage walls fasten w/8d nails 4" o.c. edges & 10" o.c. field - see Detail B & C on dwg. 9 (typ. each half all mate lines)

9'-6"

2x6 SYP #2 studs @ max 16" o.c. - typ all ext. walls (see struct. specs for specs at openings or for locations which require closer spacings)

C/9

1/2" GYPSUM BOARD TYPICAL (CLASS A)

2x4 bottom plate continuous SYP #3 (Typ of all interior walls.)

2x6 bottom plate continuous SYP #3 (Typ of all exterior walls.)

1st floor framing see Dwg. #5 for specs

D/9

*R-19 insulation w/kraft-back on top (typ) ****

Foundation designed by others subject to local building offical review and approval

2X4 SYP #2 TRUSS UPPER TOP CHORD TO ALIGN WITH EACH LOWER TOP CHORD *

1-1/2" X 26 GA STRAP WITH 5-15 GA X 1" STA EACH END INSTALLED ON EACH TRUSS *

FAST CONT 2X4 TO CONT 2X6 W/#8X3" SCREW 7" O.C. IN INTERIOR ZONE AND 4" O.C. IN END ZONE *

TRUSS LOWER TOP CHORD

CONT 2X4 SYP #3 FASTEN TO UPPER TRUSS TOP CHORD 4-15 GA X 2-1/2" STA

CONT 2X6 SYP #3 FASTEN TO LOWER TRUSS TOP CHORD 4-15 GA X 2-1/2" STA

TRUSS UPPER KING POST

#8X3 SCREW 10" O.C. IN INTERIOR ZONE & 5" O.C. IN END ZONE (TYP EACH HALF) *

1-3/4" X 26 GA STRAP WITH 9-15 GA X 1" STA EACH END INSTALLED ON EACH TRUSS *

CONT 2X4 SYP #3 FASTEN TO UPPER KING POST WITH 6-15 GA X 2-1/2" STA (TYP)

CONT 2X6 SYP #3 FASTEN TO LOWER KING POST WITH 6-15 GA X 2-1/2" STA (TYP)

FASTEN RIDGE BEAM TO EACH TRUSS W/ 9-.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)

TRUSS LOWER KING POST

* SITE INSTALLED

TYP. MARRIAGE WALL

DETAIL A
(TYP EACH HALF)

*Install 1-1/2"x26 Ga. straps w/8-15 Ga. x 1" staples per strap end 16" O.C. in Interior Zone and Double Straps 16" o.c. in End Zone and at opening studs per the approved structural package from studs to floor edge joists and from studs to ceiling edge joists (typ. at sidewalls and endwalls)***

All nails & screws to be galvanized or corrosion resistant when building is to be located within one mile of coastline. (roofing nails must always be galvanized as note above)

NOTE: ALL SPECIFICATIONS NOT PROVIDED ON THESE DRAWINGS MUST BE PER THE THIRD PARTY APPROVED STRUCTURAL PACKAGE.

**** In lieu of using fiberglass insulation, may use Icynene Insulation (NER-420) with an R Value = 3.5/inch with the maximum thickness not to exceed 5-1/2 inches (R19). Fiberglass insulation may also be installed with the Icynene Insulation to achieve the required R Vallue. Polyethylene or Spray-On Vapor Barrrers may be used as a substitute for the Kraftback specified above. (5-1/2" of Icynene = 5-1/2" of Fiberglass insulation; 5-1/2" of Icynene may replace 5-1/2" of Fiberglass in Specs listed above)*

NOTE: When Icynene insulation is used in the attic or floor construction it must be covered/protected by minimum 1-1/2" thick mineral fiber insulation, 1/4" thick plywood or 3/8" gypsum board in all areas that are accessible from the attic access or crawl space access.

* *Ext. wall sheathing specifications:*
Install Sheathing With Long Dimension Perpindicular to Studs - 1/2" Rated Shtg (EXP1, 32/16) installed on ext. side of studs shall extend cont. from top of truss top chord on endwalls & top of top plate on sidewalls to bottom of 1st floor edge joists w/all edges supported by 2X SYP blocking in accordance w/the following schedule - TYP unless noted otherwise:

1. *Second floor sidewalls: ⟶ 8d COM nail 4" o.c. edges & 6" o.c. field*
2. *Second floor endwalls: ⟶ 8d COM nail 3" o.c. edges & 6" o.c. field*
3. *First floor sidewalls: ⟶ 8d COM nail 3" o.c. edges & 6" o.c. field*
4. *First floor right endwall: ⟶ 8d COM nail 3" o.c. edges & 6" o.c. field*
5. *First floor left endwall: ⟶ left endwall is at garage end of building: 8d COM nail 2" o.c. edges & 6" o.c. field with double studs at all vertical seams and 3" wide SYP blocking at all horizontal seams with the double studs fastened together w/90% PVA glue and .131"x3" nails 2" o.c. (stagger nails to avoid splitting of lumber)*

ALL STRAPS REFERENCED IN THESE DRAWINGS ARE MINIMUM 26 GA X WIDTH SPECIFIED WITH A MINIMUM YIELD STRENGTH = 44 KSI

TOWN HOMES LLC

P.O. BOX 1059
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DATE: 11/21/06		
CODES: FBC		
LABELS: FL	REVISIONS: 11/30/07	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2901-1001 CROSS SECTION	PLAN NO. TH-2R	SHEET 10 OF 12

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