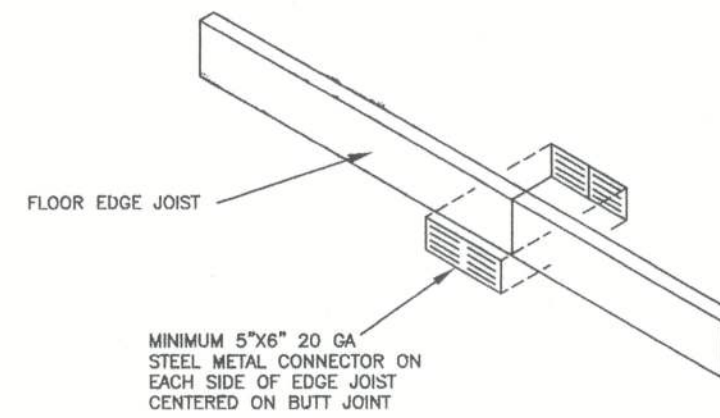


# **SUPPLEMENTAL NOTES:**

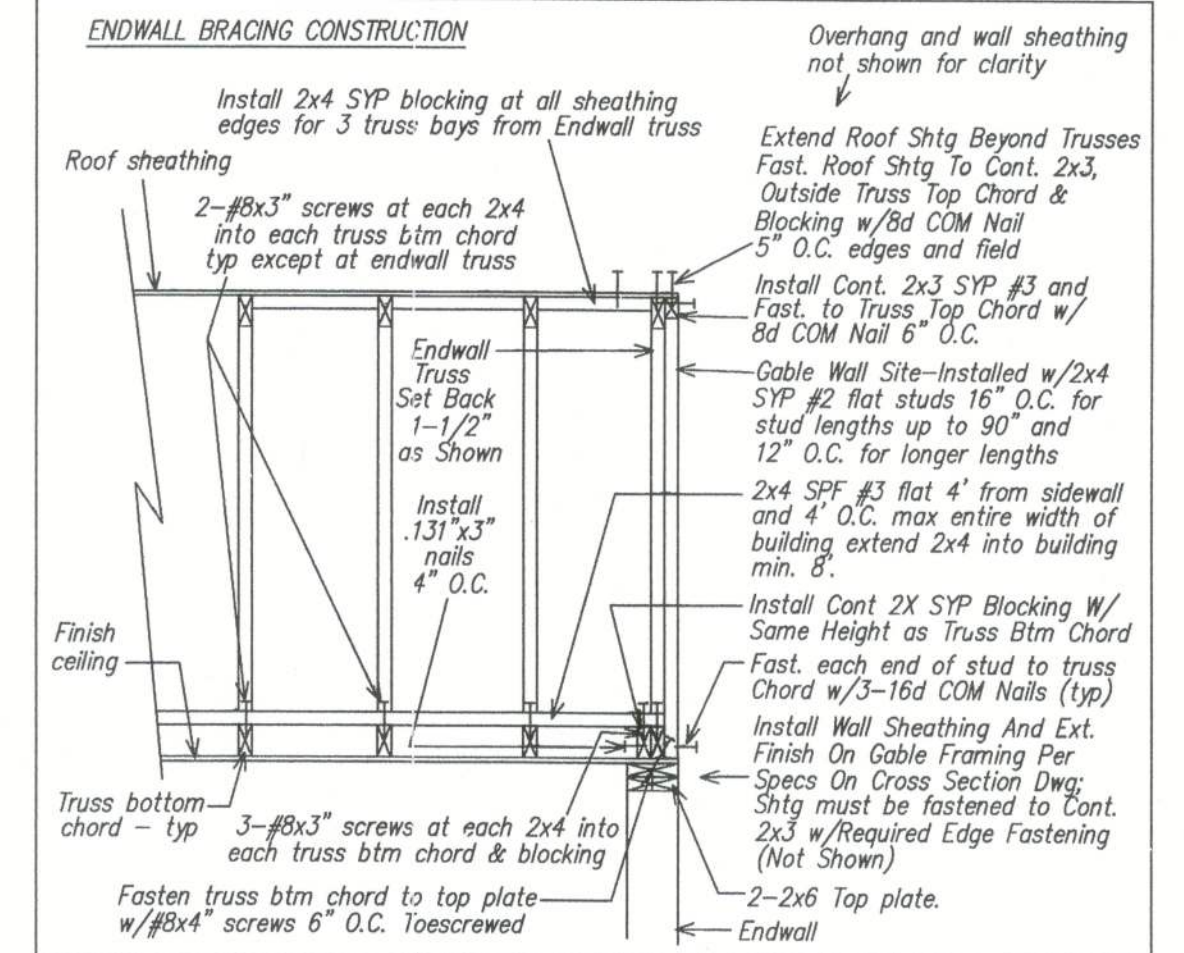
METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO WEATHER OR SUBJECT TO SALT CORROSION IN COASTAL AREAS SHALL BE HOT DIPPED GALVANIZED AFTER THE FASTENER OR CONNECTOR IS FABRICATED TO FORM A ZINC COATING NOT LESS THAN 1 OUNCE PER SQUARE FOOT OR, HOT DIPPED GALVANIZED COATED WITH A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

ALL CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA M4



**FLOOR EDGE JOIST BUTT JOINT SPLICE DETAIL**

LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA	
CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY(3 SEC)	130
FIRE RATING OF EXT. WALLS	0
PLAN NO.	2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	9-2-11
MANUFACTURER	SMM
HIGH VELOCITY HURRICANE ZONE	No
<b>IWC</b> 004-1025	

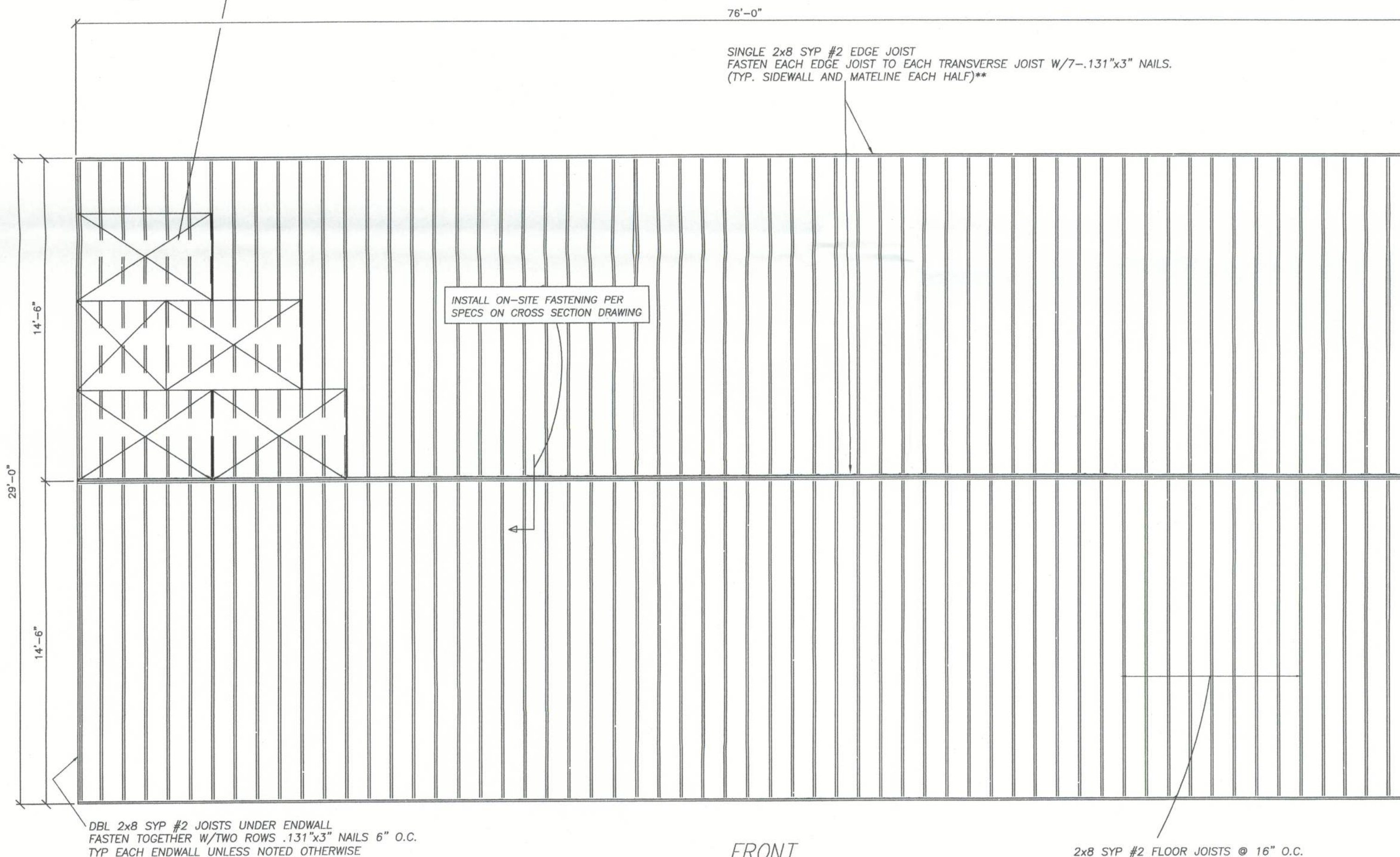


19/32" Plywood sheathing perpendicular to joists w/next row staggered @ MIN 2'-8" (SturdiFloor, EXP1, 20" O.C.) T&G edges fastened w/100% PVA glue and .120" X 2-1/2" nails 6" O.C. edges and field.

OR

19/32" OSB sheathing perpendicular to joists w/next row staggered @ MIN 2'-8" (SturdiFloor, EXP1, 20" O.C.) T&G edges fastened w/100% PVA glue and .120" X 2-1/2" nails 6" O.C. edges and field.

\*\* OPTION: IN LIEU OF THE SINGLE EDGE JOIST SPECIFIED BELOW MAY INSTALL DOUBLE 2X8 SYP #2 EDGE JOIST WITH THE BUTT JOINTS OFFSET MIN 48" WITH RESPECT TO ADJACENT THE EDGE JOIST - FASTEN THE INSIDE EDGE TO EACH TRANSVERSE JOIST WITH 8-.131"x3" NAILS AND FASTEN THE DOUBLE EDGE JOISTS TO EACH OTHER WITH TWO ROWS .131"x3" NAILS 4" O.C. (TYP. ON SIDEWALL AND MATELINE EACH HALF)



**FRONT**

**TYPICAL FLOOR FRAMING PLAN**

2x8 SYP #2 FLOOR JOISTS @ 16" O.C. (TYP. EACH MOD.)



SINGLE 2x8 SYP #2 JOIST UNDER THIS ENDWALL INSTALLED OVER A FULL DEPTH STEEL CROSSMEMBER FASTENED TO JOIST WITH 5- 3MMX3" FASTEC FRAMELOC LAG SCREWS PER THE APPROVED STRUCTURAL PACKAGE

**TOWN HOMES LLC**

P.O. BOX 1059  
LAKE CITY, FLORIDA 32056

DATE: 08/11/11		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2945-1084	PLAN NO. TH-71FL	SHEET 4 OF 6
FLOOR FRAMING		
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #333841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	

NOTE: THE FOUNDATION DESIGNER MUST ADJUST THE FLOOR FRAMING DIMENSIONS SPECIFIED ABOVE TO ACCOMMODATE FOR THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP.

DBL 2x8 SYP #2 JOISTS UNDER ENDWALL FASTEN TOGETHER W/TWO ROWS .131"x3" NAILS 6" O.C. TYP EACH ENDWALL UNLESS NOTED OTHERWISE

INSTALL ON-SITE FASTENING PER SPECS ON CROSS SECTION DRAWING