

NOTE:

SUB FLOORING SHALL BE 3/4" APA RATE OSB T & G SHEETING, NAILED & GLUED W/ 8d NAILS @ 6" O.C. @ DIAPHRAGM BOUNDARIES & PANEL SUPPORTED EDGES. FIELD NAIL W/ 8d NAILS @ 12" O.C.. NAILING SHALL BE SPACED 3/8" (MIN.) FROM EDGE OF PANEL

LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GAP ALL WAFFER BOARD 1/8". (SEE SHEATHING DETAIL)

ALL GLU-LAM BEAMS SHALL BE COMB. 24F-V4 DF/DF (UNLESS OTHERWISE NOTED)

PLACE (2) STUDS MINIMUM UNDER ALL BEARING POINTS FOR BEAMS AND HEADERS (UNLESS OTHERWISE NOTED)

USE SIMPSON H5 CLIPS @ 32" O.C. FOR ALL CANT. JOISTS TO SILL PLATE CONNECTIONS.

NOTE:
USE SIMPSON A35 TIES
16" O.C. CANT JOISTS
TO BEARING WALL PLATE

INSTALL JOIST HANGERS AS PER MANUFACTURE SPECIFICATIONS

DOUBLE CANT. JOIST UNDER WINDOW AND DOOR TRIMMERS

INSTALL WEB STIFFENERS AS PER MANUF. SPECS.

NOTE:
USE SIMPSON CS16 STRAPS
36" LONG 32" O.C. BETWEEN FLOORS CTR ON RIM JOIST OR DROP SHEATHING DOWN OVER RIM JOIST AND NAIL TO LOWER PLATE AS PER SCHEDULE. BLOCK ALL EDGES. EXTEND WAFFER ACROSS GABLE END/WALL FRAMING JOINT

NOTE:
ALL INTERIOR BRG HEADERS (2) 2X10 UNO
ALL EXTERIOR BRG HEADERS (3) 2X10 UNO
ALL TRIMMERS FOR HEADERS ARE (1) 2X UNLESS NOTED OTHERWISE

NOTE:
ALL HOLDDOWNS ARE SHOWN ON FOUNDATION DRAWING
SHEAR WALL NOTES FOR MAIN FLOOR SHOWN ON UPPER FLOOR

COMMON NAILS		EQUIVALENT SPACING IN STAPLES			NAILS/T-NAILS	
		16 GA.	15 GA.	14 GA.	113	131
8d @	3"	2"	3"	3.5"	1.25"	2 1/2"
	4"	2.5"	3.5"	4"	2.5"	3"
	6"	4"	5"	6"	3.5"	4"
	8"	5.5"	6.5"	8"	5"	6"
	10"	6.5"	8"	10"	6.5"	8"
10d @	12"	8"	10"	12"	9.5"	12"
	3"	1.5"	2"	2"	2"	2.5"
	4"	2"	2.5"	3"	2.5"	3.5"
	6"	3.5"	4"	5"	4"	5"
	8"	4.5"	5.5"	6.5"	5.5"	7"
	10"	5.5"	7"	8"	6.5"	8.5"
	12"	6.5"	8"	9.5"	8.5"	10"

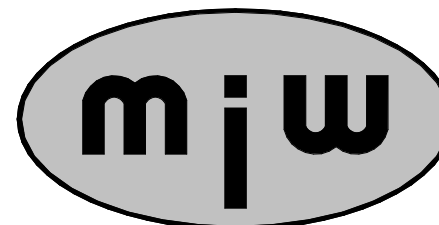
NOTE:

8' TALL WALLS FRAMED WITH 2 X 4 STUDS @ 16" O.C.
8' TALL WALLS FRAMED WITH 2 X 6 STUDS @ 16" O.C.
10' AND TALLER WALLS SEE ENGINEERING.

DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

2 X 4 STUD WALLS ASSUMED TO BE 3 1/2" WIDE.

2 X 6 STUD WALLS ASSUMED TO BE 5 1/2" WIDE.



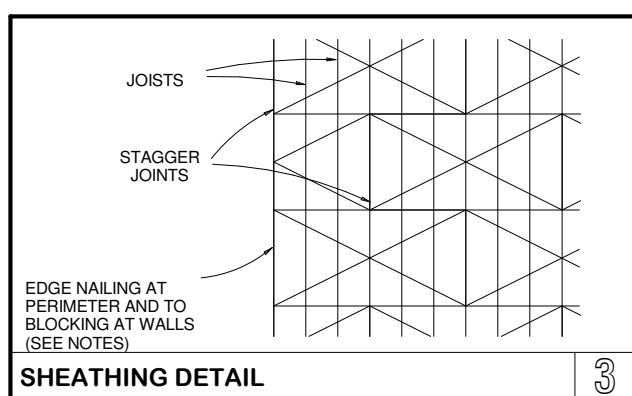
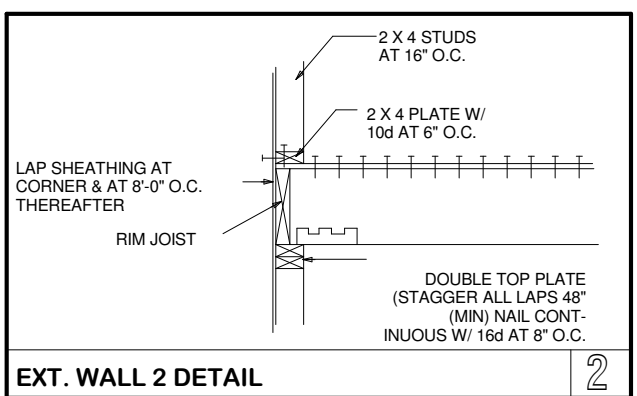
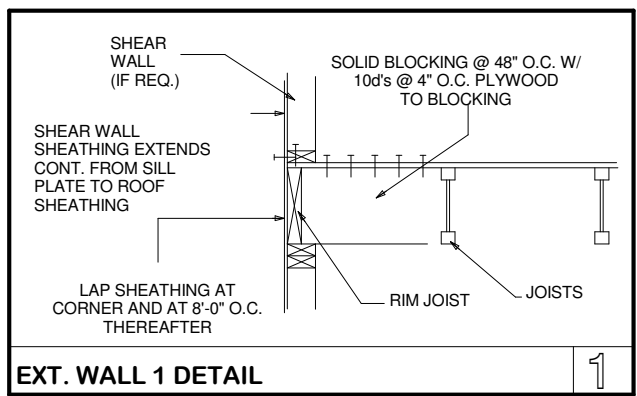
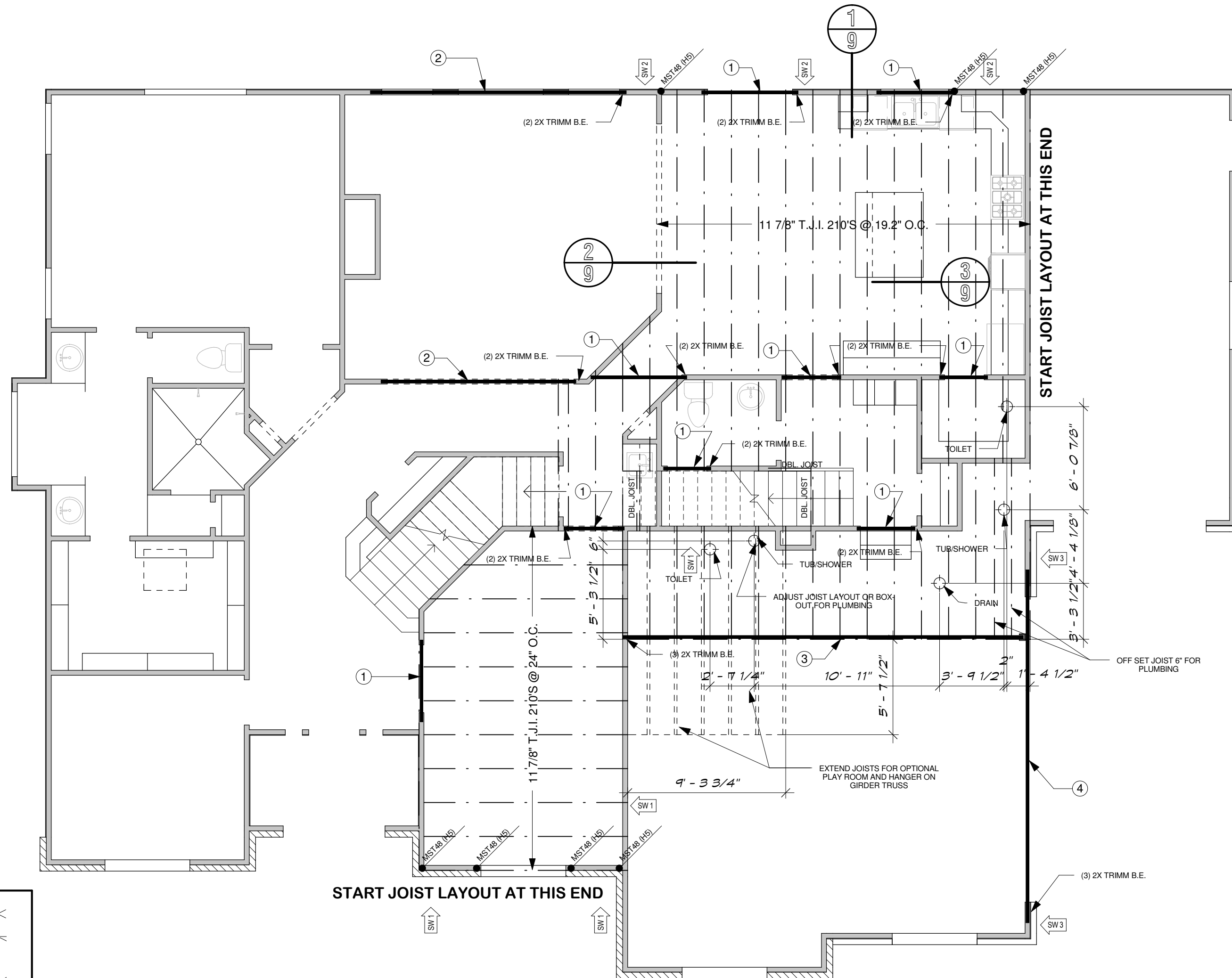
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KEYNOTES

- 1. F1. (2) 2 X 10'S INTERIOR
or. (3) 2 X 10'S EXTERIOR
- F2. (2) 1 3/4" X 9 1/2" LVL'S
- F3. 5 1/8 X 16 1/2
OR W 12 X 26 (50 KSI) STEEL
- F4. 5 1/8 X 18
OR W 12 X 30 (50 KSI) STEEL



UPPER LEVEL FLOOR FRAMING

Scale: 3/16" = 1' - 0"

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BRECKENRIDGE

Designed for
**WRIGHT
CUSTOM
HOMES**

Plan # 3126
Date FEB. 2006
Drawn by WHD

PRINTED: 3/16/2006 5:32:38 PM
Sheet 9 of 22
OPT. STORAGE: 569
FRUIT ROOM: 49
UPPER LEVEL: 1,020
LOWER LEVEL: 1,970
MAIN LEVEL: 2,106
TOTAL: 5,714