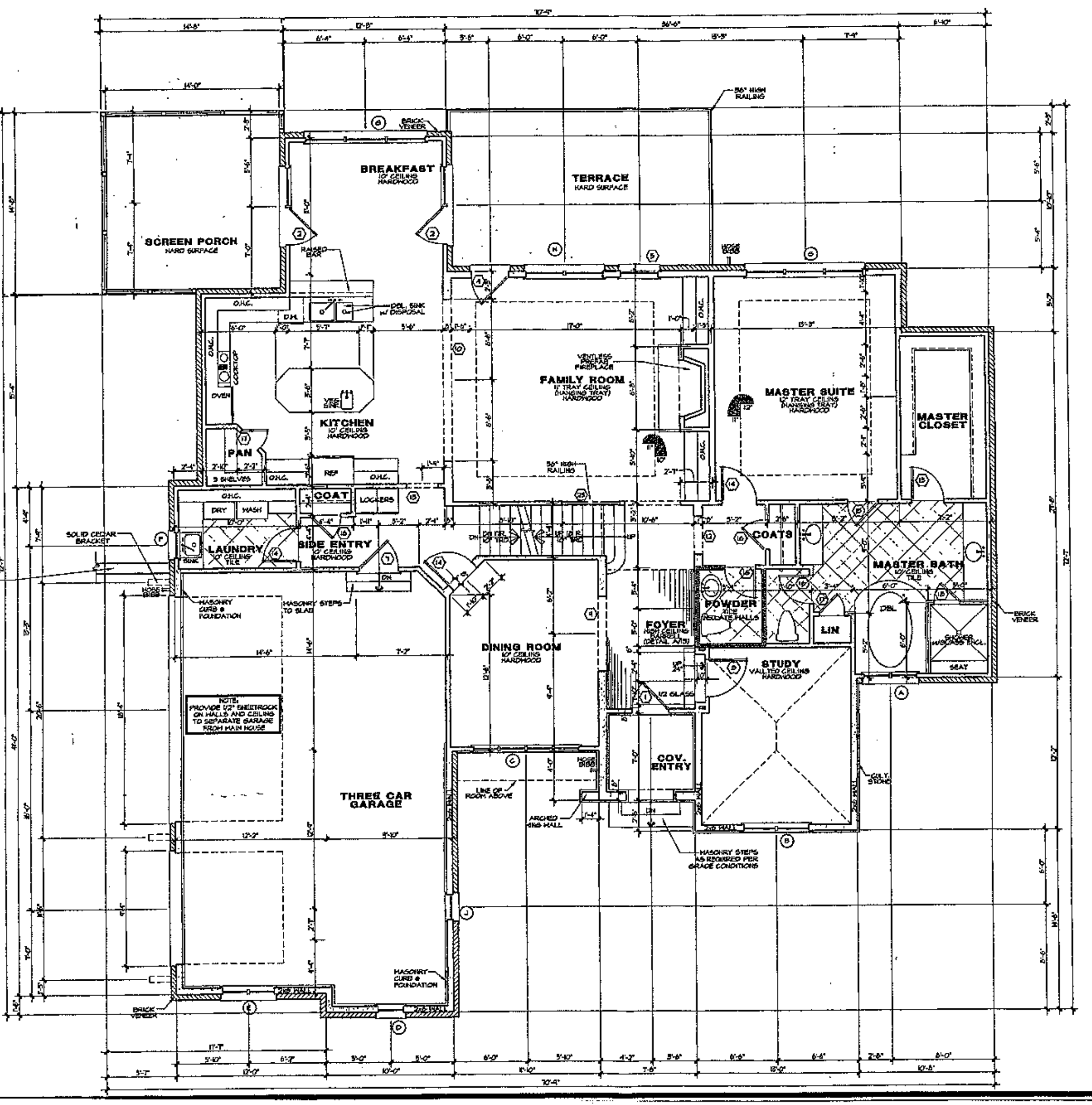
TYPICAL JOIST HANGERS FOR JOISTS AND BEAMS

MEMBER	HANGER	CAPACITY (lbs)
2 x 8	LUS28	1055
2 x 10	LUS210	1275
2 x 12	LUS210	1275
2 - 2 x 8	HUS28-2	1505
2 - 2 x 10	HUS210-2	2040
2 - 2 x 12	HUS212-2	2510
3 - 2 x 8	LUS28-3	1269
3 - 2 x 10	LUS210-3	1165
3 - 2 x 12	HUS212-3 Min/Max	2145
2 - 1 3/4"x 9 1/4" LVL	HHUS410	3140
2 - 1 3/4"x 9 1/2" LVL	HHUS410	3140
2 - 1 3/4"x 11 1/4" LVL	HHUS410	3140
2 - 1 3/4"x 11 7/8" LVL	HHUS410	3140
2 - 1 3/4"x 14" LVL	HHUS410	3140
2 - 1 3/4"x 16" LVL	HHUS414	4145
2 - 1 3/4"x 18" LVL	HHUS414	4145
3 - 1 3/4"x 9 1/4" LVL	HGUS5.50/10	1840
3 - 1 3/4"x 9 1/2" LVL	HGUS5.50/10	1840
3 - 1 3/4"x 11 1/4" LVL	HGUS5.50/12	4205
3 - 1 3/4"x 11 7/8" LVL	HGUS5.50/12	4205
3 - 1 3/4"x 14" LVL	HGUS5.50/14	4145
3 - 1 3/4"x 16" LVL	HGUS5.50/14	4145
3 - 1 3/4"x 18" LVL	HGUS5.50/14	4145
4 - 1 3/4"x 9 1/4" LVL	HGUS7.25/10	1840
4 - 1 3/4"x 9 1/2" LVL	HGUS7.25/10	1840
4 - 1 3/4"x 11 1/4" LVL	HGUS7.25/12	4205
4 - 1 3/4"x 11 7/8" LVL	HGUS7.25/12	4205
4 - 1 3/4"x 14" LVL	HGUS7.25/14	4665
4 - 1 3/4"x 16" LVL	HGUS7.25/14	4665
4 - 1 3/4"x 18" LVL	HGUS7.25/14	4665

Simpson Strong-Tie Co., Inc. or brand-name equivalent
*IF THE REQUIRED HANGER CAPACITY SHOWN ON THE PLAN EXCEEDS THE CAPACITY LISTED, A LARGER HANGER THAN LISTED IS REQUIRED. OTHER HANGERS MAY BE USED SO LONG AS THEIR ALLOWABLE CAPACITY EXCEEDS THE REQUIRED CAPACITY SHOWN ON THE PLAN.



NOTES:

*ALL ANGLED WALLS ARE 45° (U.N.O.)

*■ INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS (U.N.O.)

*SEE FRAMING NOTE 18 FOR HEADER SIZES UNLESS NOTED ON PLAN

*ALL DOORS ARE 6" FROM WALL (U.O.D.)

*ALL DOORS SOLID PANEL & HEADER HGTS ARE @ 96" (U.N.O.)

*ALL SUBFLOOR TO BE 3/4" TONGUE & GROOVE PLYWOOD, GLUED & SCREWED OR GLUED & NAILED TO THE FLOOR JOISTS

*ALL JOISTS & BEAMS SET @ 12 1/2" A.S.F. (U.N.O.)

*ALL BEAMS AND BEAM CONDITIONS ARE SHOWN IN SEPARATE DETAILS AS REQ'D

*ALL 3 & 4 PLY LVL OR SAWN LUMBER BEAMS TO BE BOLTED W/ 2 ROWS OF 1/2"Ø BOLTS @ 12" O.C.-2" FROM TOP & BOTTOM

*DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS

EXTERIOR WALL HEIGHT (h)	STUD SIZE/ SPACING
h < 10'	2x4 @ 16" oc
10' ≤ h ≤ 11'	2x4 @ 12" oc
11' ≤ h ≤ 18'	2x6 @ 16" oc
h >18'	CONSULT ENG.

GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT

DOOR SCHEDULE

◯	SIZE	DESCRIPTION
1	3⁰ x 8⁰	ENTRY DOOR w/ ARCHTOP
2	2-3⁰ x 8⁰	FRENCH DOORS ONE FIXED
3	2-3⁰ x 8⁰	FRENCH DOORS FIXED
4	3⁰ x 8⁰	FRENCH DOOR
5	3⁰ x 8⁰	FRENCH DOOR FIXED
6	2-2⁸ x 8⁰	SOLID PANEL DOOR
7	3⁰ x 8⁰	20 MIN. FIRE RATED
8	3⁰ x 8⁰	FRENCH DOOR
9	6⁰ x 8⁰	CASED OPENING
10	13⁰ x 8⁰	CASED OPENING
11	7⁰ x 8⁰	CASED OPENING
12	3⁰ x 8⁰	CASED OPENING
13	2⁸ x 8⁰	CASED OPENING
14	2⁸ x 8⁰	SOLID PANEL DOOR
15	2⁴ x 8⁰	SOLID PANEL DOOR
16	2⁴ x 8⁰	SOLID PANEL DOOR
17	2⁸ x 8⁰	SOLID PANEL DOOR
18	2⁶	TEMP. GLASS DOOR
19	2⁸ x 6⁸	SOLID PANEL DOOR
20	2⁴ x 6⁸	SOLID PANEL DOOR
21	2⁴ x 6⁸	SOLID PANEL DOOR
22	2⁴ x 6⁸	CASED OPENING
23	2-2⁰ x 6⁸	SOLID PANEL DOORS
24	2⁰ x 6⁸	SOLID PANEL DOOR
25	4⁰ x 8⁰	CASED OPENING

WINDOW SCHEDULE

◯	SIZE	DESCRIPTION
A	2-2⁰ x 4⁶	CASEMENT
B	2-2⁶ x 6⁰	CASEMENT w/64" ARCHED TOP
C	4-2⁰ x 6⁰	CASEMENT
D	2⁰ x 6⁰	CASEMENT w/12" ARCHED TOP
E	2-2⁰ x 2⁰	CASEMENT
F	2⁰ x 4⁰	CASEMENT
G	3-3⁰ x 6⁰	CASEMENT
H	3-3⁰ x 6⁰	CASEMENT
J	2⁰ x 6⁰	CASEMENT
K	2-2⁰ x 5⁰	CASEMENT w/55" ARCHED TOP
L	2⁶ x 4⁰	CASEMENT
M	3⁶ x 1⁶	CASEMENT (TEMPERED)
N	2-2⁶ x 4⁶	CASEMENT
P	3⁰ x 3⁶	CASEMENT
Q	2-3⁰ x 3⁶	CASEMENT
R	1⁰ x 3⁰	CASEMENT w/ 4" ARCHED TOP

Square Footage

STE 5/17/05
DIBBLE - LOT 1313 THE POINT

Main Level Heated	2,370 Sq.Ft.
Upper Level Heated	1,589 Sq.Ft.
Total Heated	3,959 Sq.Ft.
Lower Level Unfinished Storage	898 Sq.Ft.
Lower Level Future Expansion	1,426 Sq.Ft.
Three Car Garage	786 Sq.Ft.
Covered Entry	52 Sq.Ft.
Covered Rear Patios	497 Sq.Ft.
Total Under Roof	7,613 Sq.Ft.

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David Dibble
Custom Homes, Inc.
Lot 1313 The Point

SEAL

Varna Engineering, P.C.
426 E. 4th St. Suite 300
Charlotte, NC 28202

DRAWN BY	DATE
STE	5/17/05

DRAWING TITLE: MAIN LEVEL FLOOR PLAN

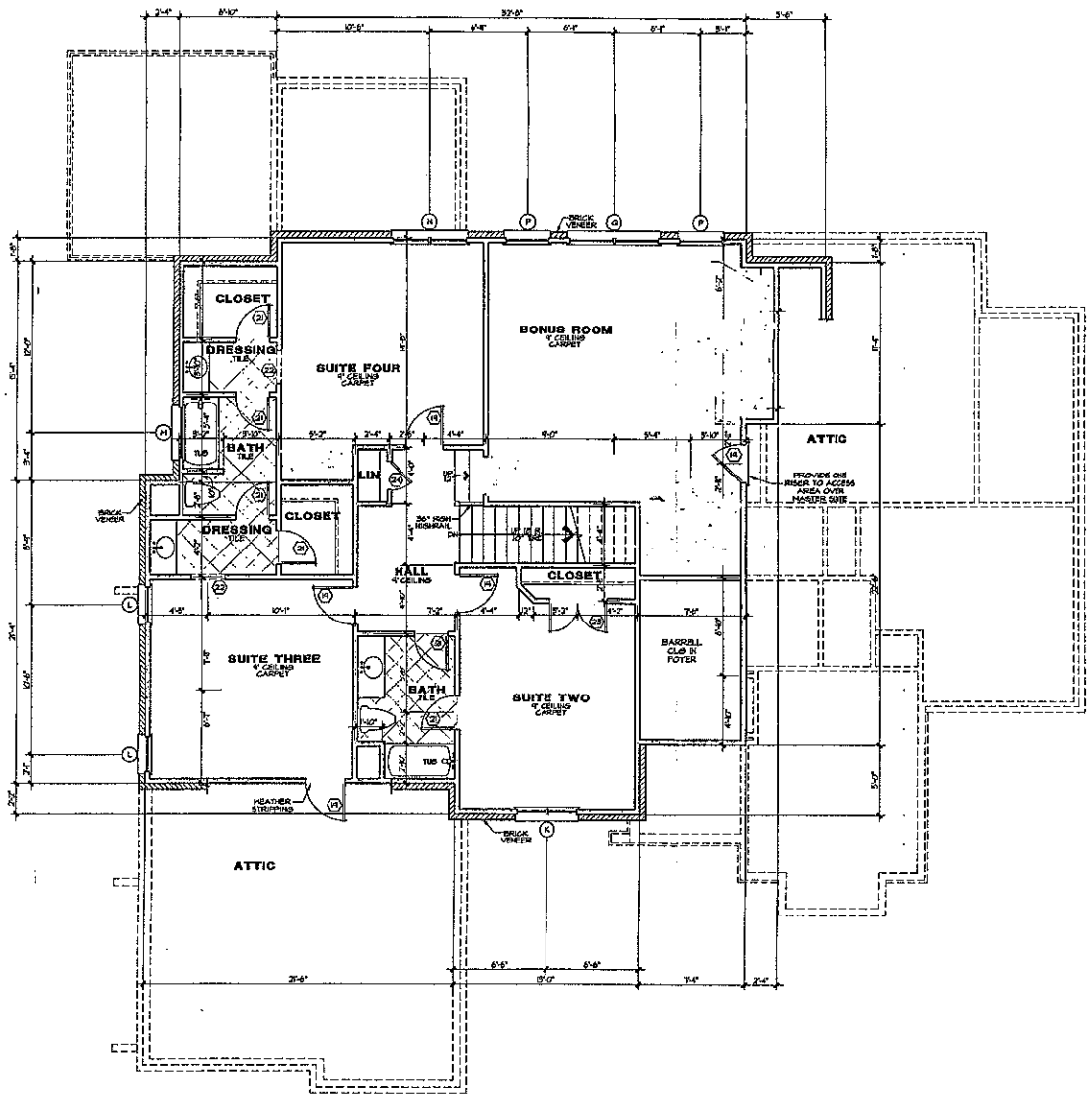
SCALE: 1/4" = 1'-0"

SHEET NO. 5 OF 13 SHEETS

TYPICAL JOIST HANGERS FOR JOISTS AND BEAMS

MEMBER	HANGER	CAPACITY *(lbs)
2 x 6	LUS26	1055
2 x 10	LUS210	1775
2 x 12	LUS210	1775
3 - 2 x 8	HUS2-3	1909
3 - 2 x 10	HUS210-3	2640
3 - 2 x 12	HUS212-3	2640
4 - 2 x 8	LUS28-3	1360
4 - 2 x 10	LUS210-3	1760
3 - 2 x 12	HUS12-3 FRAME	2415
2 - 1 3/4"x 4 1/2" LVL	HUS46Q	3460
2 - 1 3/4"x 7 1/4" LVL	HUS46Q	3460
2 - 1 3/4"x 9 1/4" LVL	HUS410	3460
2 - 1 3/4"x 11 7/8" LVL	HUS412	2460
3 - 1 3/4"x 11 7/8" LVL	HUS412	3410
2 - 1 3/4"x 14" LVL	HUS414	4110
3 - 1 3/4"x 14" LVL	HUS414	4145
3 - 1 3/4"x 4 1/4" LVL	HUS26.50/10	1940
3 - 1 3/4"x 5 1/2" LVL	HUS26.50/10	1940
3 - 1 3/4"x 9 1/4" LVL	HUS26.50/12	4305
3 - 1 3/4"x 11 7/8" LVL	HUS26.50/12	4305
3 - 1 3/4"x 14" LVL	HUS26.50/14	4740
3 - 1 3/4"x 16" LVL	HUS26.50/14	4740
3 - 1 3/4"x 18" LVL	HUS26.50/14	4740
4 - 1 3/4"x 9 1/4" LVL	HUS1.25/10	1940
4 - 1 3/4"x 11 1/2" LVL	HUS1.25/10	1940
4 - 1 3/4"x 11 7/8" LVL	HUS1.25/12	4305
4 - 1 3/4"x 14" LVL	HUS1.25/12	4305
4 - 1 3/4"x 16" LVL	HUS1.25/14	4740
4 - 1 3/4"x 18" LVL	HUS1.25/14	4740

SIMPSON STRONG-TIE CO., INC. OR WOODHOPPER EQUIVALENT
*IF THE ASSIGNED HANGER CAPACITY SHOWN ON THE PLAN EXCEEDS THE CAPACITY LISTED, A LARGER HANGER THAN LISTED IS REQUIRED. OTHER HANGERS MAY BE USED SO LONG AS THEIR ALLOWABLE CAPACITY EXCEEDS THE REQUIRED CAPACITY SHOWN ON THE PLAN.



NOTES:

*ALL ANGLED WALLS ARE 45° (U.N.O.)

* IB INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS (U.N.O.)

*SEE FRAMING NOTE 18 FOR HEADER SIZES UNLESS NOTED ON PLAN

*ALL DOORS ARE 6" FROM WALL (U.O.O.)

*ALL DOORS SOLID PANEL & HEADER HEIGHTS ARE @ 80" (U.N.O.)

*ALL SUBFLOOR TO BE 3/4" TONGUE & GROOVE PLYWOOD, GLUED & SCREWED OR GLUED & NAILED TO THE FLOOR JOISTS

*ALL JOISTS & BEAMS SET @ (2) 1/2" A.B.F. (U.N.O.)

*ALL BEAMS AND BEAM CONDITIONS ARE SHOWN IN SEPARATE DETAILS AS REQ'D

*ALL 3/4 PLY LVL OR SAWN LUMBER BEAMS TO BE BOLTED W/ 2 ROWS OF 1/2"ø BOLTS @ 12" O.C.-3" FROM TOP & BOTTOM

*DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS

EXTERIOR WALL HEIGHT (h)	STUD SIZE/ SPACING
h ≤ 10'	2x4 @ 16" oc
10' ≤ h ≤ 11'	2x4 @ 12" oc
11' ≤ h ≤ 13'	2x6 @ 16" oc
h ≥ 13'	CONSULT ENG.

GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT

DOOR SCHEDULE

	SIZE	DESCRIPTION
1	3'0" x 8'0"	ENTRY DOOR W/ ARCHTOP
2	2-5'0" x 6'8"	FRENCH DOORS ONE FIXED
3	2-5'0" x 6'8"	FRENCH DOORS FIXED
4	5'0" x 6'8"	FRENCH DOOR
5	5'0" x 6'0"	FRENCH DOOR FIXED
6	2-2'8" x 8'0"	SOLID PANEL DOOR
7	3'0" x 6'8"	20 M HR. FIRE RATED
8	3'0" x 6'8"	FRENCH DOOR
9	6'0" x 8'0"	CASED OPENING
10	10'0" x 8'0"	CASED OPENING
11	7'0" x 8'0"	CASED OPENING
12	5'0" x 8'0"	CASED OPENING
13	2'8" x 6'8"	CASED OPENING
14	2'8" x 8'0"	SOLID PANEL DOOR
15	2'8" x 8'0"	SOLID PANEL DOOR
16	2'1" x 8'0"	SOLID PANEL DOOR
17	2'8" x 8'0"	SOLID PANEL DOOR
18	2'8"	TEMP. GLASS DOOR
19	2'8" x 6'8"	SOLID PANEL DOOR
20	2'8" x 6'8"	SOLID PANEL DOOR
21	2'8" x 6'8"	SOLID PANEL DOOR
22	2'8" x 6'8"	CASED OPENING
23	2-2'8" x 6'8"	SOLID PANEL DOORS
24	2'8" x 6'8"	SOLID PANEL DOOR
25	6'0" x 8'0"	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	2-2'0" x 4'8"	CASEMENT
B	2-2'8" x 6'0"	CASEMENT w/24" ARCHED TOP
C	4-2'0" x 6'0"	CASEMENT
D	2'0" x 6'0"	CASEMENT w/12" ARCHED TOP
E	2-2'0" x 2'0"	CASEMENT
F	2'0" x 4'0"	CASEMENT
G	5-3'0" x 6'0"	CASEMENT
H	2-3'0" x 6'0"	CASEMENT
J	2'0" x 6'0"	CASEMENT
K	2-2'0" x 5'0"	CASEMENT w/22" ARCHED TOP
L	2'0" x 4'0"	CASEMENT
M	8'0" x 8'0"	CASEMENT (TEMPERED)
N	2-2'0" x 4'0"	CASEMENT
P	3'0" x 5'0"	CASEMENT
Q	2-3'0" x 3'0"	CASEMENT
R	1'0" x 3'0"	CASEMENT w/ 4" ARCHED TOP

Square Footage

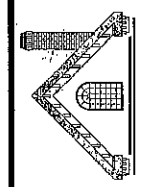
SITE 5/17/05
DIBBLE - LOT 1313 THE POINT

Main Level Heated	2,370 Sq.Ft.
Upper Level Heated	1,589 Sq.Ft.
Total Heated	3,959 Sq.Ft.
Lower Level Unfinished Storage	893 Sq.Ft.
Lower Level Future Expansion	1,426 Sq.Ft.
Three Car Garage	786 Sq.Ft.
Covered Entry	52 Sq.Ft.
Covered Rear Patios	497 Sq.Ft.
Total Under Roof	7,613 Sq.Ft.

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Lot 1313 The Point



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DRAWN BY	DATE
STE	5/17/05

DRAWING TITLE:
UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NO:
7
OF 13 SHEETS