Acknowledgement of
Plans Submittal ONLY!

Date 6/18/2015

Date 8-21-15

Lot 215

WALL STUD REQUIREMENTS	
EXT. WALL HEIGHT (h)	STUD SIZE AND SPACING
h = LESS THAN OR EQUAL TO 10'-0"	2x4 @ 16" O.C.
h = 10'-0" TO 11'-0"	2x4 @ 12" O.C.
h = 11'-0" TO 18'-0"	2x6 @ 16"O.C.
h = GREATER THAN 18'-0"	CONSULT ENGINEER

TYPICAL HANGERS

MEMBER	HANGER
2x6	LUS26
2x10	LUS210
2x12	LUS212
(2) 2x6	HUS26-2
(2) 2x10	HUS210-2
(2) 2x12	HUS212-2
(3) 2x6	LUS26-3
(3) 2x10	MIT274-3
(3) 2x12	MIT314-3
(2) 9 1/4" - (2) 11 7/8" LVL	HGLS925
(2) 14" - (2) 16" LVL	HGLS514
(2) 9 1/4"	HGLS9.5/925
(2) 11 7/8" LVL	HGUS25.5/925
(2) 14" - (2) 16" LVL	HGUS5.5/514
(2) 9 1/4"	HGUS7.25/925
(2) 11 7/8" LVL	HGUS7.25/514
(2) 14" - (2) 16" LVL	HGUS7.25/514

(1) = 2x6 (SPF#2) @ 16" O.C.
(2) = 2x8 (SPF#2) @ 16" O.C.
(3) = 2x10 (SPF#2) @ 16" O.C.
(4) = 11 7/8" PRI-40 I-JOISTS @ 19.2" O.C.
(5) = 11 7/8" PRI-40 I-JOISTS @ 16" O.C.
(6) = 16" PRI-60 I-JOISTS @ 19.2" O.C.

METHOD GB = SHEATH BOTH SIDES W/ 5/8" GYPSUM BOARD ATTACHED W/ 5d COOLER NAILS OR #8 SCREWS @ 7" O.C. ON EDGES @ 7"-0.C. FIELD SPACING

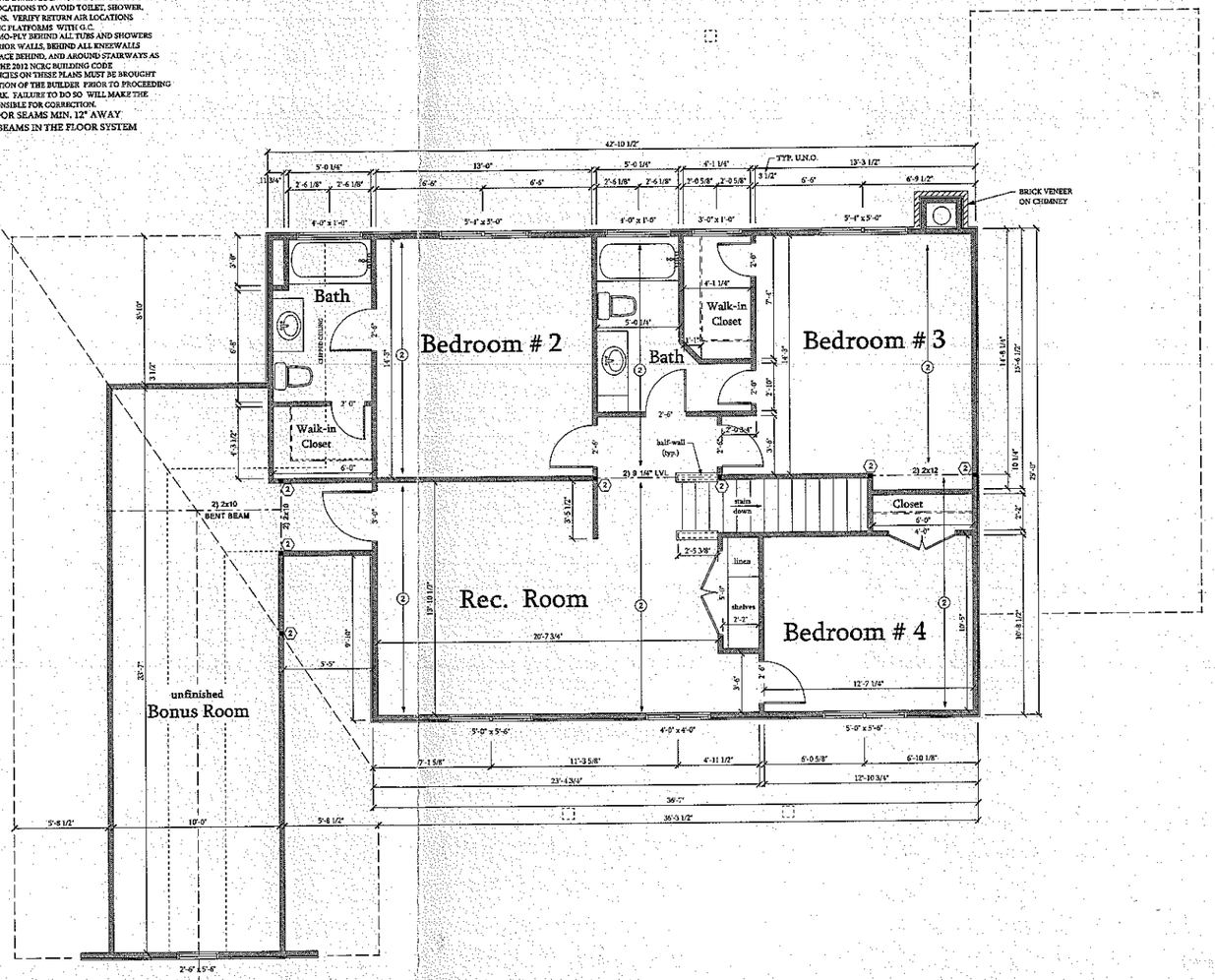
UPPER FLOOR CEILNG FRAMING NOTES

1. ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" O.S.B. ATTACHED TO FRAMING W/ 8d NAILS AT 4" O.C. EDGE AND 8" O.C. FIELD. PROVIDE BLOCKING AT ALL PANEL SPLICES.
2. ALL UPPER FLOOR LOAD BEARING HEADERS TO BE 2) 2x8'S U.N.O. W/ (1) JACK @ EACH END U.N.O.
3. ALL EXTERIOR WALL HEADERS TO HAVE (1) KING PER EVERY 3 FEET OF OPENING @ E.E. U.N.O.
4. AT CLIP LINES, CEILING JOISTS TO BE NAILED TO RAFTERS W/ 5) 16d NAILS U.N.O.
5. TRANSFER ALL POINT LOADS FROM ABOVE THROUGH THE UPPER FLOOR W/ AN EQUAL AMOUNT OF OF STUD MATERIAL OR AS NOTED

(#) = NUMBER OF STUDS. STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS

FRAMING NOTES

1) VERIFY PLUMBING DRAIN LOCATIONS DURING LAYOUT. ADJUST JOIST LOCATIONS TO AVOID TOILET, SHOWER, AND SINK DRAINS. VERIFY RETURN AIR LOCATIONS AND HVAC ATTIC PLATFORMS WITH G.C.
2) PROVIDE THERMO-PLY BEHIND ALL TUBS AND SHOWERS AGAINST EXTERIOR WALLS, BEHIND ALL KNEEWALLS WITH ATTIC SPACE BEHIND, AND AROUND STAIRWAYS AS REQUIRED BY THE 2012 NCRC BUILDING CODE
3) ANY DISCREPANCIES ON THESE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL MAKE THE VENDOR RESPONSIBLE FOR CORRECTION.
4) LAP SUBFLOOR SEAMS MIN. 12" AWAY FROM LVL BEAMS IN THE FLOOR SYSTEM



1 / A-2 UPPER FLOOR PLAN

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

U.S. HOME DESIGNS, INC.
P.O. Box 3933, Mooresville, NC 28117 Phone: 704-309-0762
Designer: Stephen W. Turley
www.ushomedesigns.com

Titan
Custom Builders

Upper Floor Plan
Tanner Residence

SHEET No. A-2 OF 7

Acknowledgement of
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Lot 215

Date 6/8/2015

Date 8-21-15

AREA CALCULATIONS:	
MAIN FLOOR HEATED	1,790 S.F.
UPPER FLOOR HEATED	1,148 S.F.
TOTAL HEATED	2,938 S.F.
FRONT STOOP	32 S.F.
COVERED PORCH	168 S.F.
UNFINISHED STORAGE	386 S.F.
GARAGE	755 S.F.
TOTAL UNDER ROOF	4,279 S.F.
CONSTRUCTION SQUARE FOOTAGE	

WALL STUD REQUIREMENTS	
EXT. WALL HEIGHT (h)	STUD SIZE AND SPACING
h = LESS THAN OR EQUAL TO 10'-0"	2x6 @ 16" O.C.
h = 10'-0" TO 14'-0"	2x6 @ 12" O.C.
h = 11'-0" TO 18'-0"	2x6 @ 16"O.C.
h = GREATER THAN 18'-0"	CONSULT ENGINEER

TYPICAL HANGERS	
MEMBER	HANGER
2x6	LUS26
2x8	LUS28
2x10	LUS210
(2) 2x8	HHUS28-2
(3) 2x10	HUS210-3
(2) 2x12	HUS212-2
(3) 2x8	LUS28-3
(2) 2x10	LUS210-2
(3) 2x12	HGUS-5
(2) 9 1/4" - (2) 11 7/8" LVL	HGUS410
(3) 14" - (2) 18" LVL	HGUS414
(3) 9 1/4"	(2)IUS29.5/9.5
(2) 11 7/8" LVL	HGUS255.5/12
(3) 14" - (2) 18" LVL	HHUS55.25/14
(4) 9 1/4"	HGUC7.25/9.5
(4) 11 7/8" LVL	HGUS7.25/12
(4) 14" - (4) 18" LVL	HGUS7.25/14

FRAMING NOTES

1) VERIFY PLUMBING DRAIN LOCATIONS DURING LAYOUT. ADJUST JOIST LOCATIONS TO AVOID TOILET, SHOWER, AND SINK DRAINS. VERIFY RETURN AIR LOCATIONS AND HVAC ATTIC PLATFORMS WITH G.C.
2) PROVIDE THERMO-PLY BEHIND ALL TUBS AND SHOWERS AGAINST EXTERIOR WALLS, BEHIND ALL KNEEWALLS WITH ATTIC SPACE BEHIND, AND AROUND STAIRWAYS AS REQUIRED BY THE 2012 NCRC BUILDING CODE.
3) ANY DISCREPANCIES ON THESE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL MAKE THE VENDOR RESPONSIBLE FOR CORRECTION.
4) LAP SUBFLOOR SEAMS MIN. 12" AWAY FROM LVL BEAMS IN THE FLOOR SYSTEM.

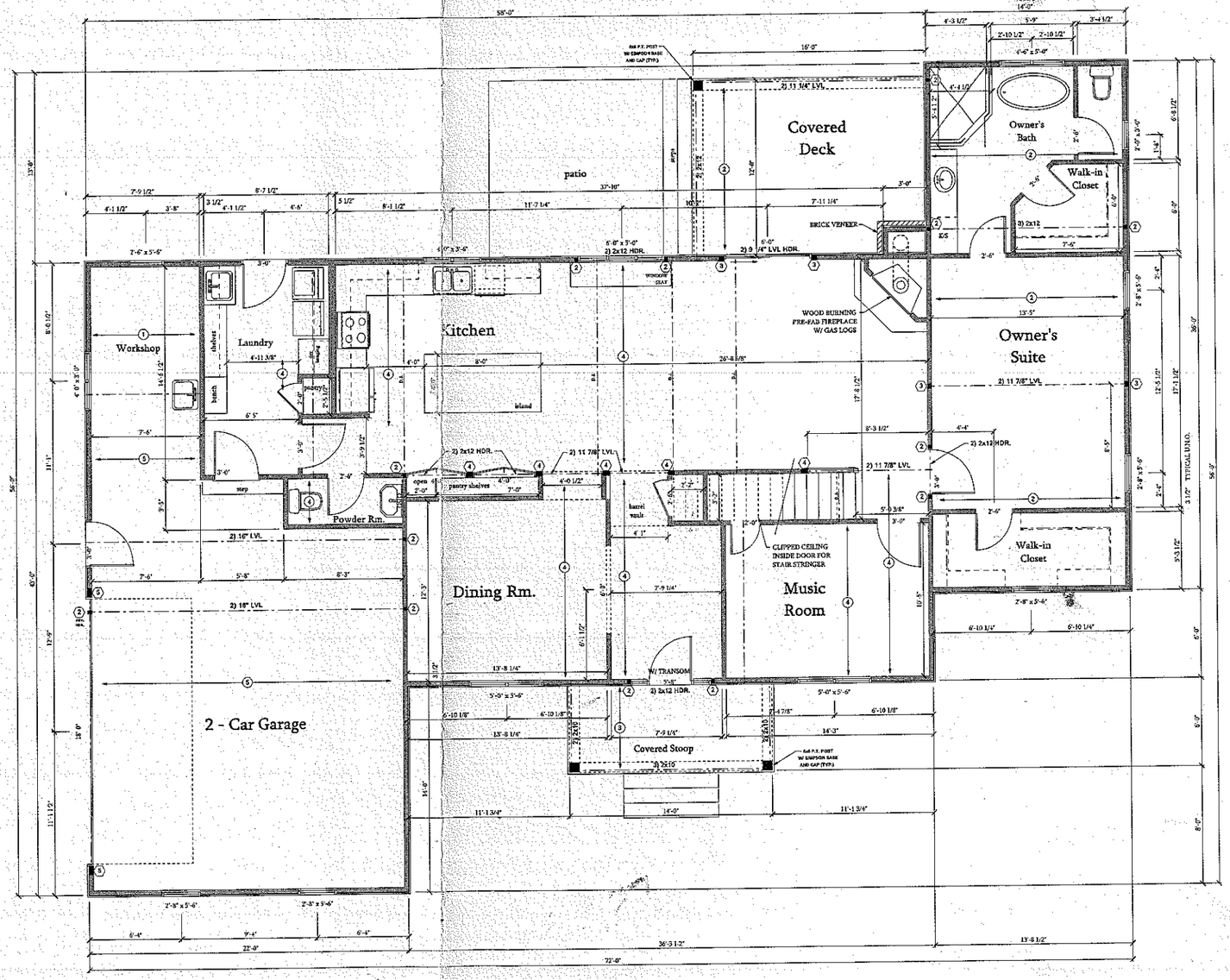
SECOND FLOOR / FIRST FLOOR CEILING FRAMING NOTES:

1. ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" O.S.B. ATTACHED TO FRAMING W/ 8d NAILS AT 4" O.C. EDGE AND 8" O.C. FIELD. PROVIDE BLOCKING AT ALL PANEL SPLICES.
2. ALL FIRST FLOOR LOAD BEARING HEADERS TO BE 2) 2x10'S U.N.O. W/ (1) JACK @ EACH END U.N.O.
3. ALL EXTERIOR WALL HEADERS TO HAVE (1) KING PER EVERY 3 FEET OF OPENING @ E.E. U.N.O.
4. ADD AN EXTRA JOIST/TRUSS UNDER ALL PARALLEL PARTITION WALLS
5. TRANSFER ALL POINT LOADS FROM ABOVE THROUGH THE FIRST FLOOR W/ AN EQUAL AMOUNT OF OF STUD MATERIAL

* = CUT TOP PLATE. BEAM TO BEAR DIRECTLY ON COLUMN/STUDS

(#) = NUMBER OF STUDS. STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS

① = 2x6 (SPF#2) @ 16" O.C.
② = 2x8 (SPF#2) @ 16" O.C.
③ = 2x10 (SPF#2) @ 16" O.C.
④ = 11 7/8" PRI-40 I-JOISTS @ 19.2" O.C.
⑤ = 16" PRI-60 I-JOISTS @ 16" O.C.



1 / A-1 LOWER FLOOR PLAN

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

5-29-15

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Titan Custom Builders

Lower Floor Plan
Tanner Residence

SHEET No. A-1