

Typical joist hangers for joists and beams

Member	Hanger
2x8	LUS28
2x10	LUS210
2x12	LUS210
2-2x8	HUS28-2
2-2x10	HUS210-2
2-2x12	HUS212-2
3-2x8	LUS28-3
3-2x10	LUS210-3
3-2x12	HU212-3 Min
2-1 3/4" x 9 1/4" LVL	HGUS410
2-1 3/4" x 9 1/2" LVL	HGUS410
2-1 3/4" x 11 1/4" LVL	HGUS412
2-1 3/4" x 11 7/8" LVL	HGUS412
2-1 3/4" x 14" LVL	HGUS414
2-1 3/4" x 16" LVL	HGUS414
2-1 3/4" x 18" LVL	HGUS414
3-1 3/4" x 9 1/4" LVL	HGUS5.50/10
3-1 3/4" x 9 1/2" LVL	HGUS5.50/10
3-1 3/4" x 11 1/4" LVL	HGUS5.50/12
3-1 3/4" x 11 7/8" LVL	HGUS5.50/12
3-1 3/4" x 14" LVL	HGUS5.50/14
3-1 3/4" x 16" LVL	HGUS5.50/14
3-1 3/4" x 18" LVL	HGUS5.50/14
4-1 3/4" x 9 1/4" LVL	HGUS7.25/10
4-1 3/4" x 9 1/2" LVL	HGUS7.25/10
4-1 3/4" x 11 1/4" LVL	HGUS7.25/12
4-1 3/4" x 11 7/8" LVL	HGUS7.25/12
4-1 3/4" x 14" LVL	HGUS7.25/14
4-1 3/4" x 16" LVL	HGUS7.25/14
4-1 3/4" x 18" LVL	HGUS7.25/14

*All hangers by Simpson Strong-Tie Co. Inc. (Brand-Name equivalents acceptable)

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	

- Main Level Framing Notes:**
- All second floor framing to be provided by roof truss manufacturer unless noted otherwise.
 - All first floor load bearing headers to be 2-2x8 unless noted otherwise.
 - Install a minimum of (3) 2x4 studs under all beams, LVL or built-up, at the first floor level unless noted otherwise.
 - Install double joists under all parallel partition walls unless noted otherwise.
 - Garage slab to be 4" thick concrete slab (3000 psi) with 6x6 10' / 10 W.W.M.

- Structural Notes:**
- All Framing shall be designed by others for all applicable loads by an engineer licensed in the state of North Carolina.
 - All concentrated loads generated by the roof trusses shall be noted on all truss drawings.
 - Structure & Framing by others. It is the responsibility of the Builder to see that the structure is built in strict compliance with the governing municipal codes.
 - Builder is responsible for verifying site and soil conditions as it relates to the foundation plan.
 - It is not the responsibility of Isaac Buehler Residential Design for all structural components as it relates to foundation, framing, or truss design.

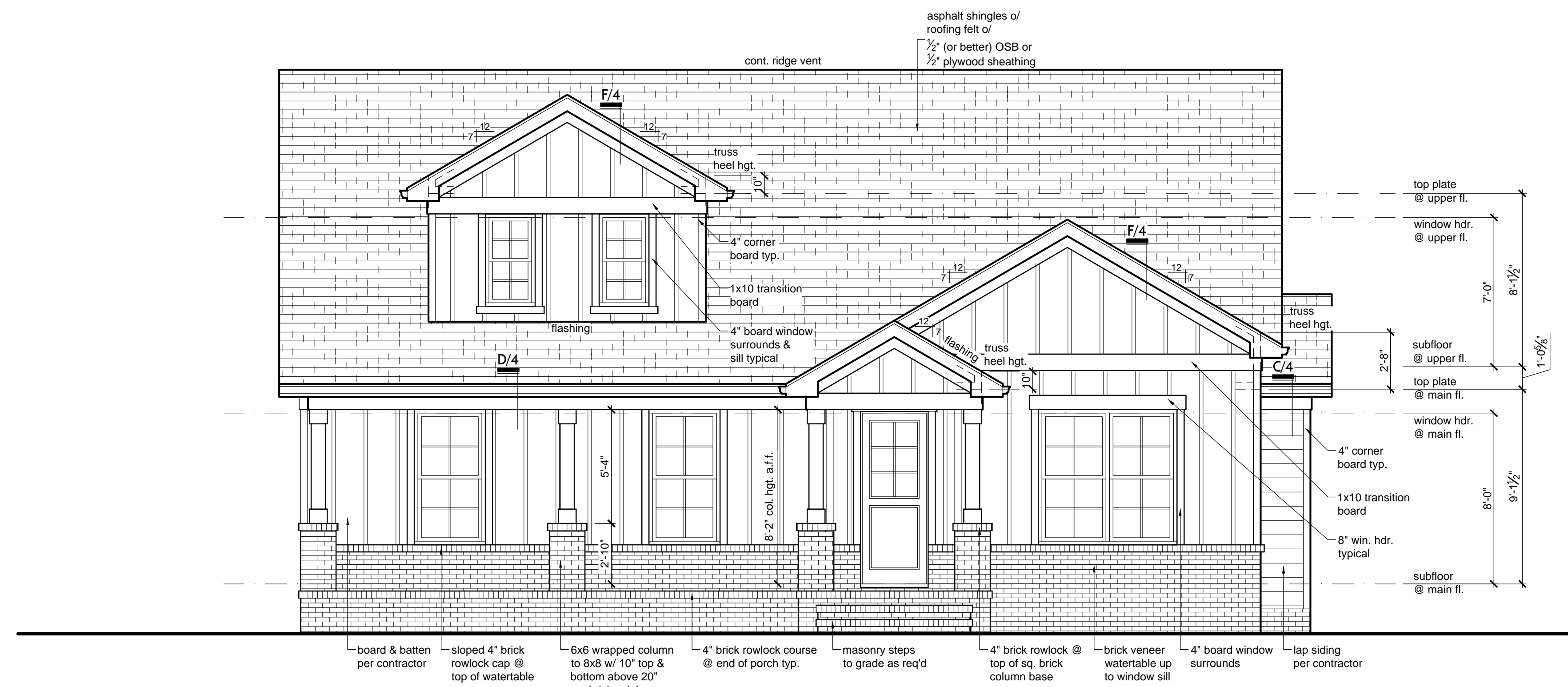
- Main Level Notes:**
- All angled walls are 45° u.n.o.
 - All doors on this level to be 6'-8" tall u.n.o.
 - All casied openings to be 8'-0" tall u.n.o.

Square Footage

	Framed
Main Level Heated	2,190 Sq.Ft.
Total Heated	2,190 Sq.Ft.
Two Car Garage	644 Sq.Ft.
Front Entry Porch	258 Sq.Ft.
Covered Veranda	251 Sq.Ft.
Total Unheated	1,153 Sq.Ft.
Total Under Roof	3,343 Sq.Ft.

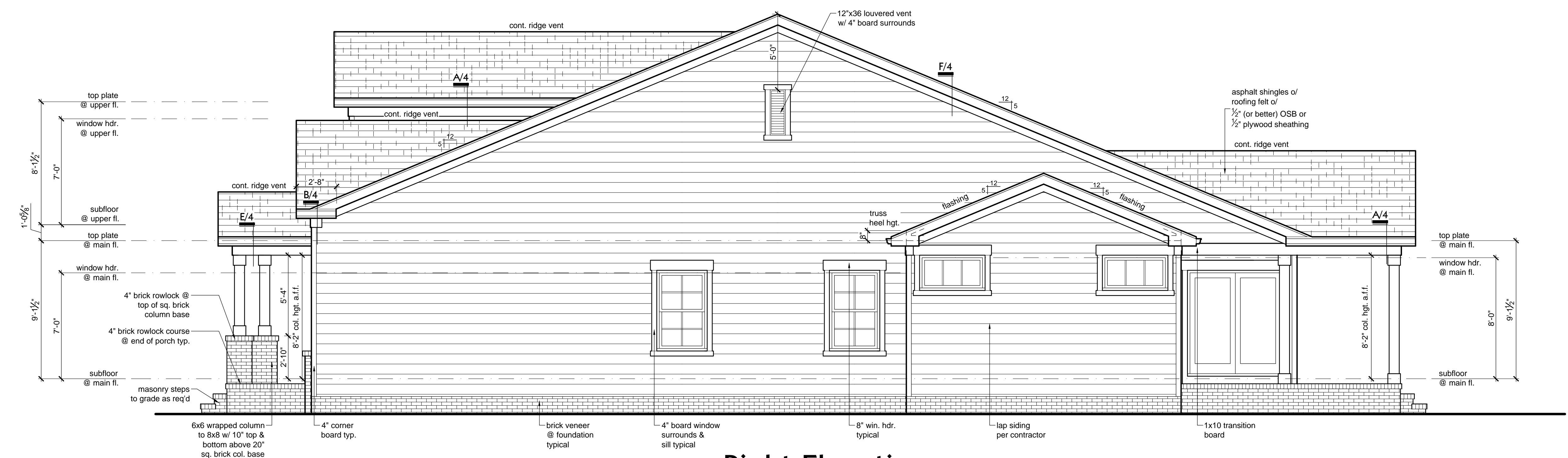
Main Level Floor Plan

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



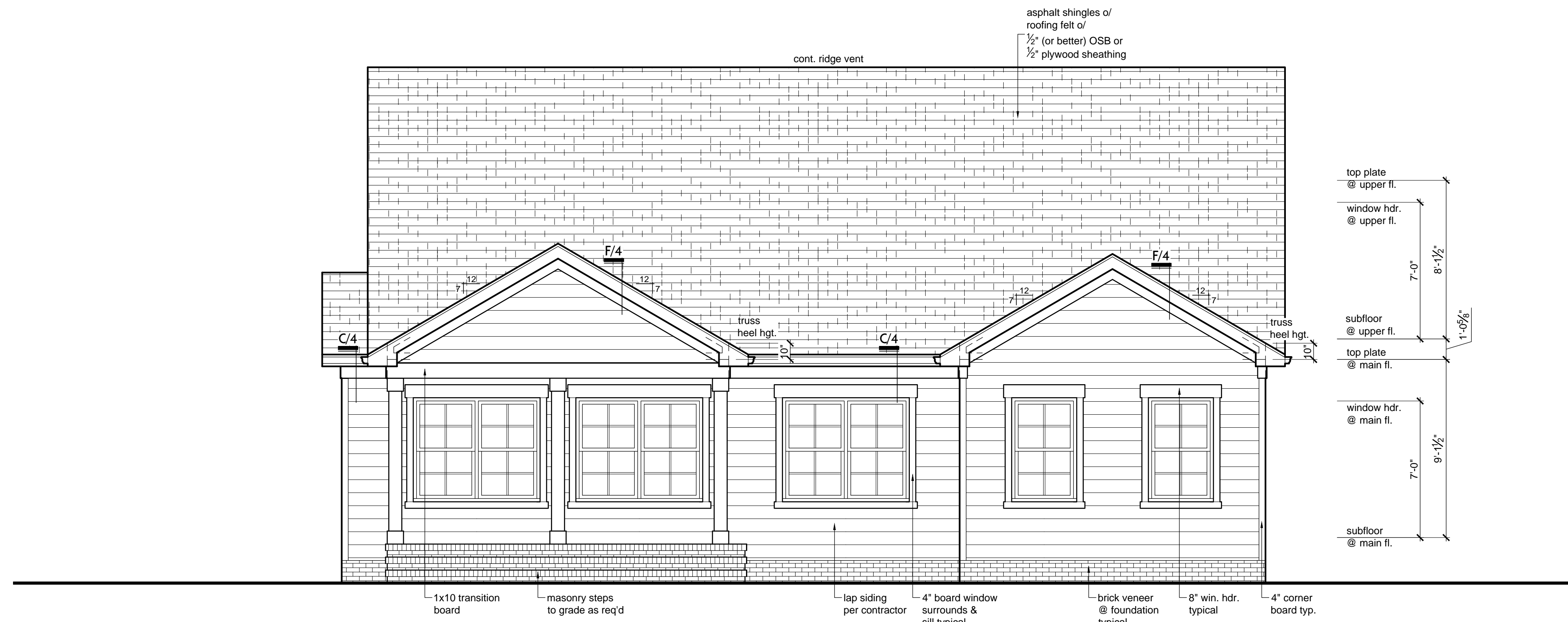
Front Elevation

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



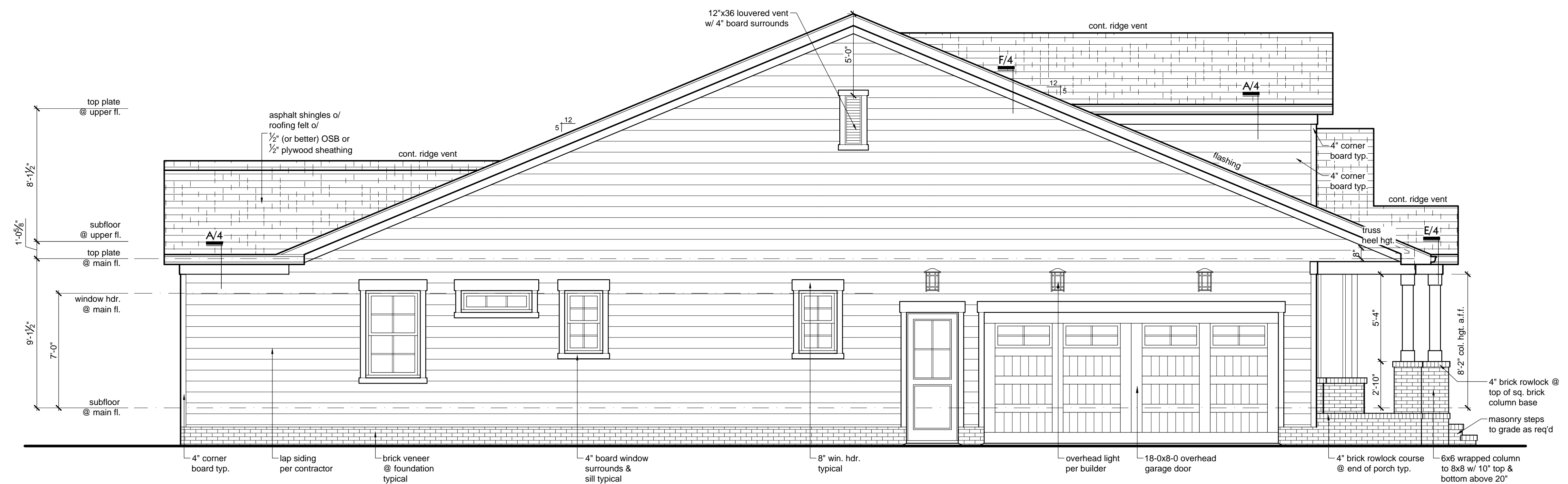
Right Elevation

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



Rear Elevation

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



Left Elevation

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