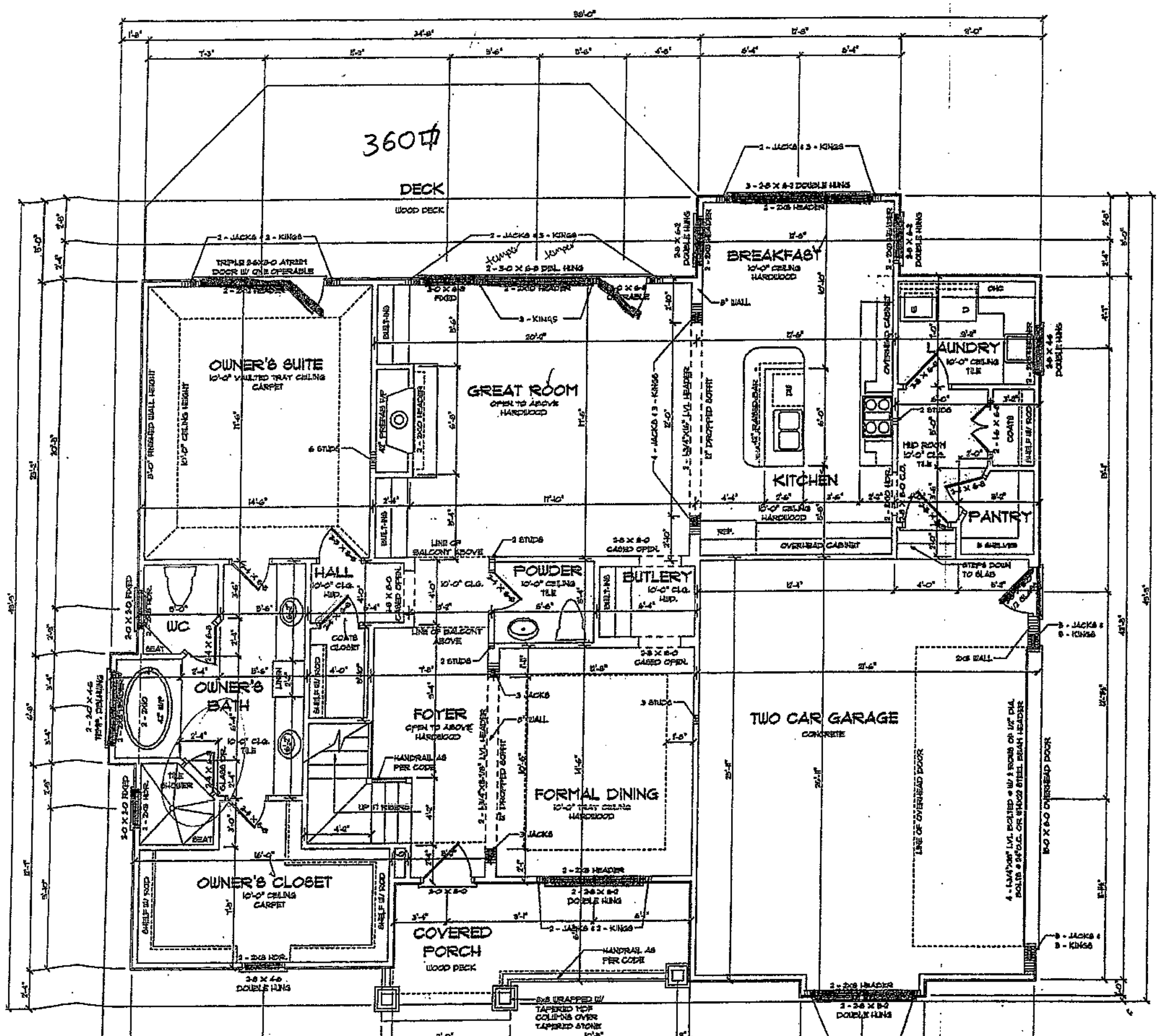
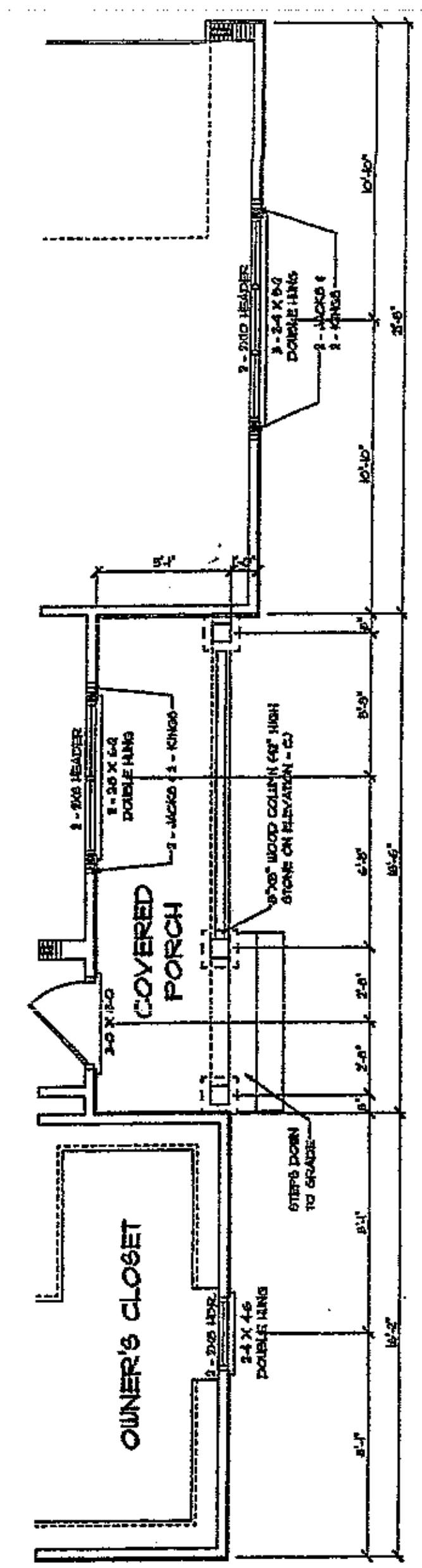


FIRST FLOOR PLAN - OPTION A



ELEVATIONS & C OPTION
SCALE: 1/4" = 1'-0"

TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER
2x8	LUS28
2x10	LUS210
2x12	LUS210
(2) 2x8	HUS28-2
(2) 2x10	HUS210-2
(2) 2x12	HUS210-2
(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

NOTE: ALL HANGERS BY SIMPSON STRONG TIE CO., INC. (BRAND - NAME EQUIVALENTS ACCEPTABLE)

FIRST FLOOR NOTES

- ALL FIRST FLOOR LOAD BEARING HEADERS ARE TO BE 2 - 2x10 TYP UNLESS O.N.O.
- INSTALL A MIN. OF 2 STUDS UNDER ALL BEAMS, LVL OR BUILT UP AT THE FIRST FLOOR LEVEL U.N.O.
- ALL POINT LOADS FROM THE SECOND FLOOR MUST BE TRANSFERRED DOWN THROUGH TO THE FIRST FLOOR WITH THE SAME AMOUNT OF STUDS
- 10' CEILINGS TYPICAL THRU-OUT FIRST FLOOR UNLESS NOTED OTHERWISE
- ALL WINDOWS & GLASS DOORS TO BE TEMPERED IN ACCORDANCE WITH CODE

WALL STUD REQUIREMENTS

EXT. WALL HT.	STUD SIZE & SPACING
h≤10'-0"	2x4 @ 16" O.C.
10'-0"<h≤11'-0"	2x4 @ 12" O.C.
11'-0"<h≤18'-0"	2x6 @ 16" O.C.
h>18'-0"	CONSULT ENGINEER

Acknowledgement Of Plans Submittal ONLY!
Date
[signature] Date 2/14/07

SQUARE FOOTAGE

The Sequoia A	2 Car	3 Car
First Floor Heated	1846	1846
Second	1280	1419
Total Heated	3126	3265
Garage	[illegible]	795
Front Porch	119	119
Total Und	3816	4179

The Seq	2 Car	3 Car
First Floor Heated	1,846	1,846
Second Floor Heated	1,280	1,419
Total Heated Space	3,126	3,265
Garage	563	787
Front Porch	92	92
Total Under Roof	3,781	4,144

The Seq C	2 Car	3 Car
First Floor Heated	1,846	1,846
Second Floor Heated	1,280	1,419
Total Heated Space	3,126	3,265.
Garage	563	787
Front Porch	92	92
Total Under Roof	3,781	4,144

DRAWN BY:
JASON FLYNN
KINGSTOWNE CONSTRUCTION SERVICES, LLC.
843-442-8443

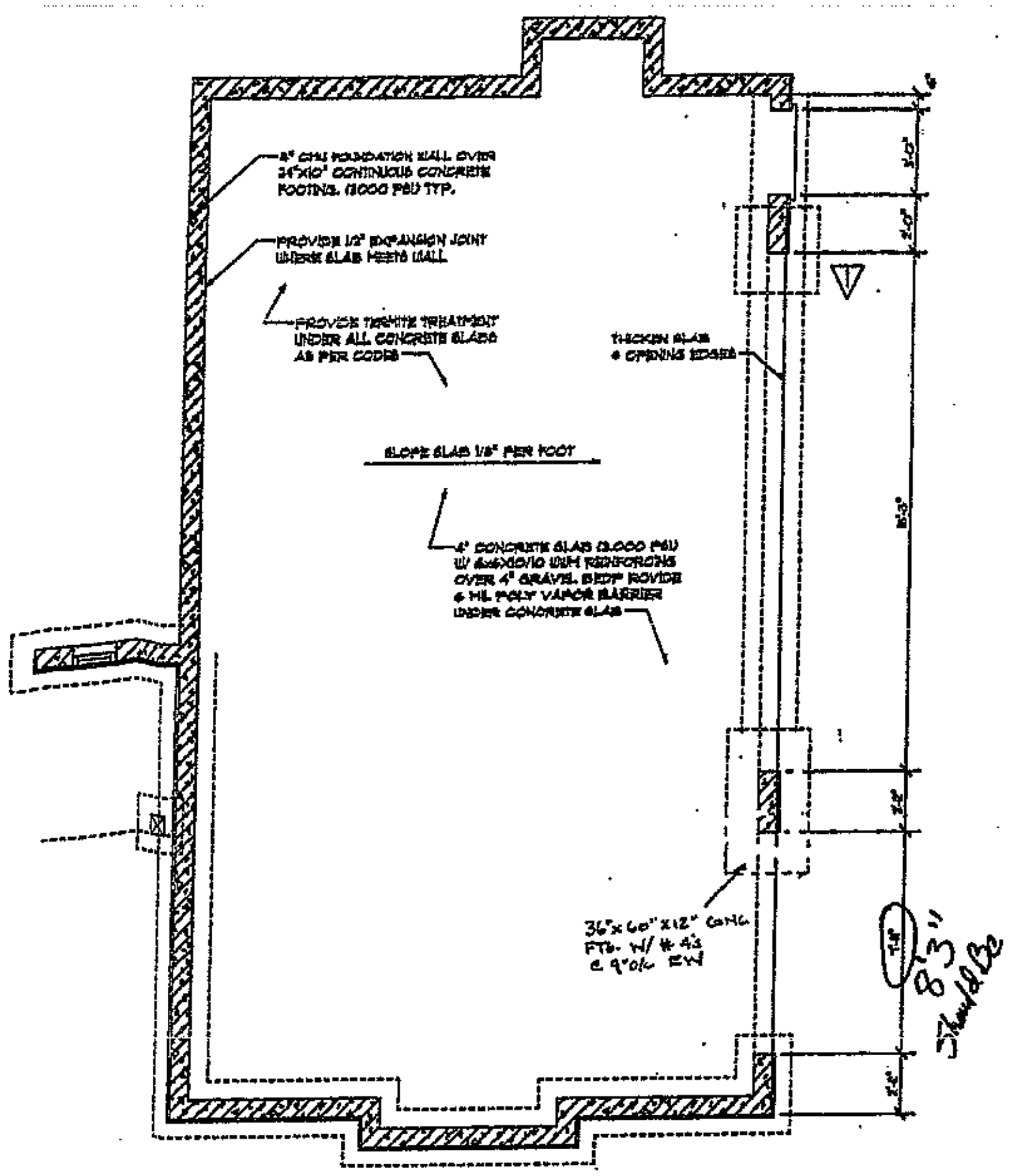
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 28263 LANDON T. EFIRD
11/08/04
SEAL FOR STRUCTURAL ONLY

ENGINEERED BY:
STRUCTURAL INTEGRITY ENGINEERING, P.A.
315 E. MAIN ST., SUITE A
PINEVILLE, NC 28134
(704) 889-7112

ELITE DESIGN GROUP
custom residential designs
DESIGNED BY: J.J. BARJA

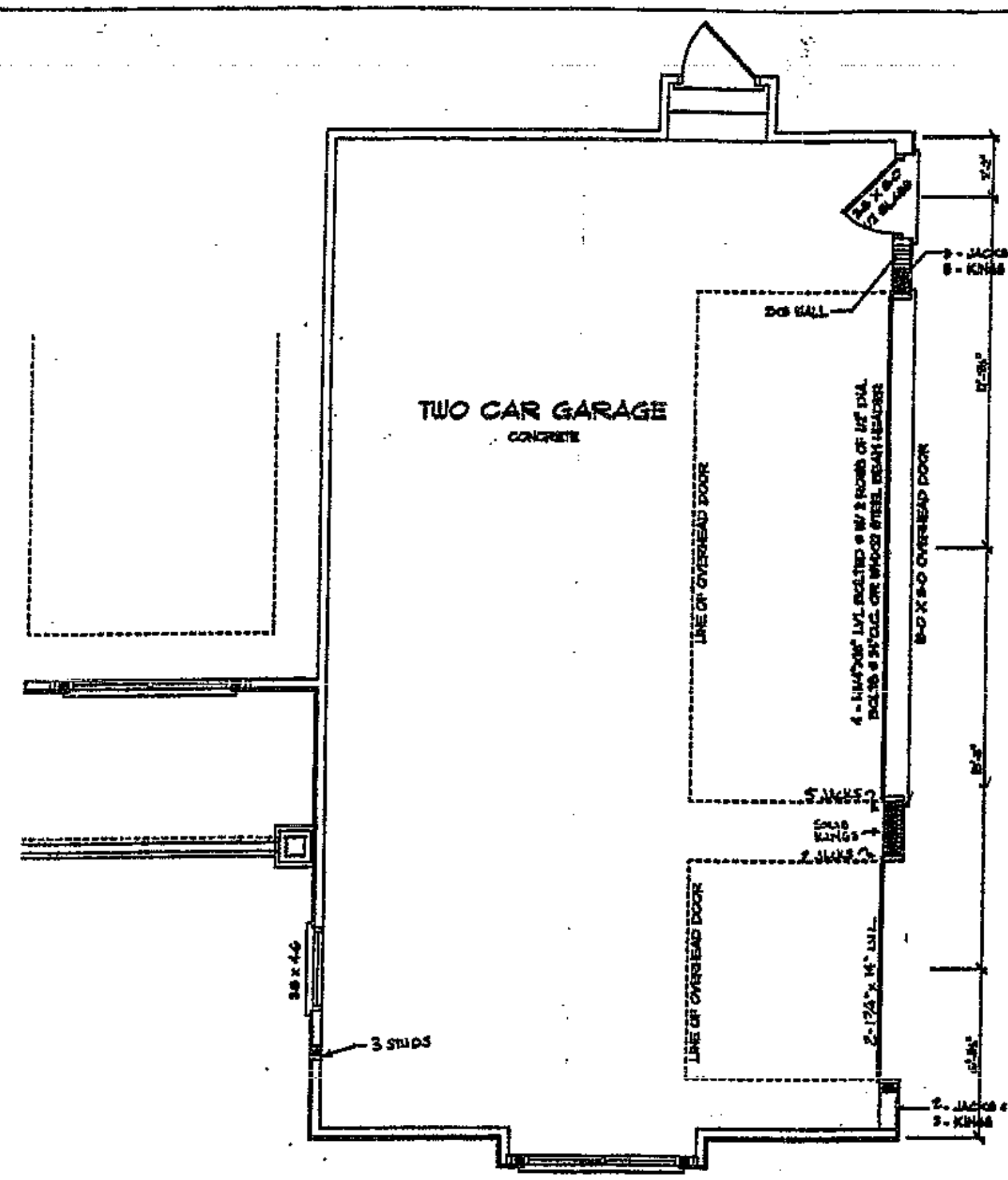
PROJECT:
TUSKARORA POINT
The Sequoia
LOT 20
KENNETH BEALER HOMES

DATE: Dec. 20, 2004
REV: NOVEMBER 02, 2004



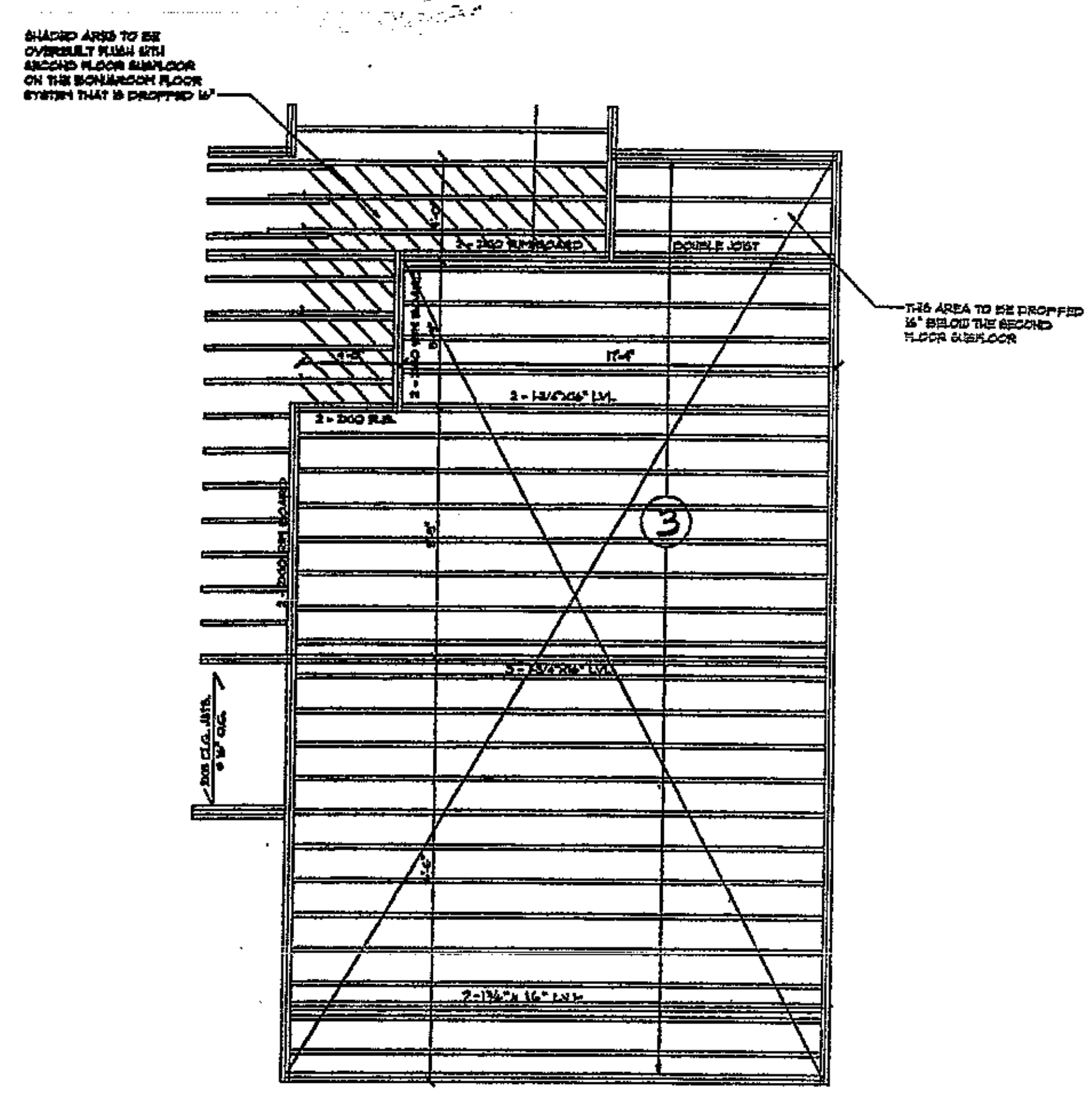
FOUNDATION PLAN

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



FIRST FLOOR PLAN

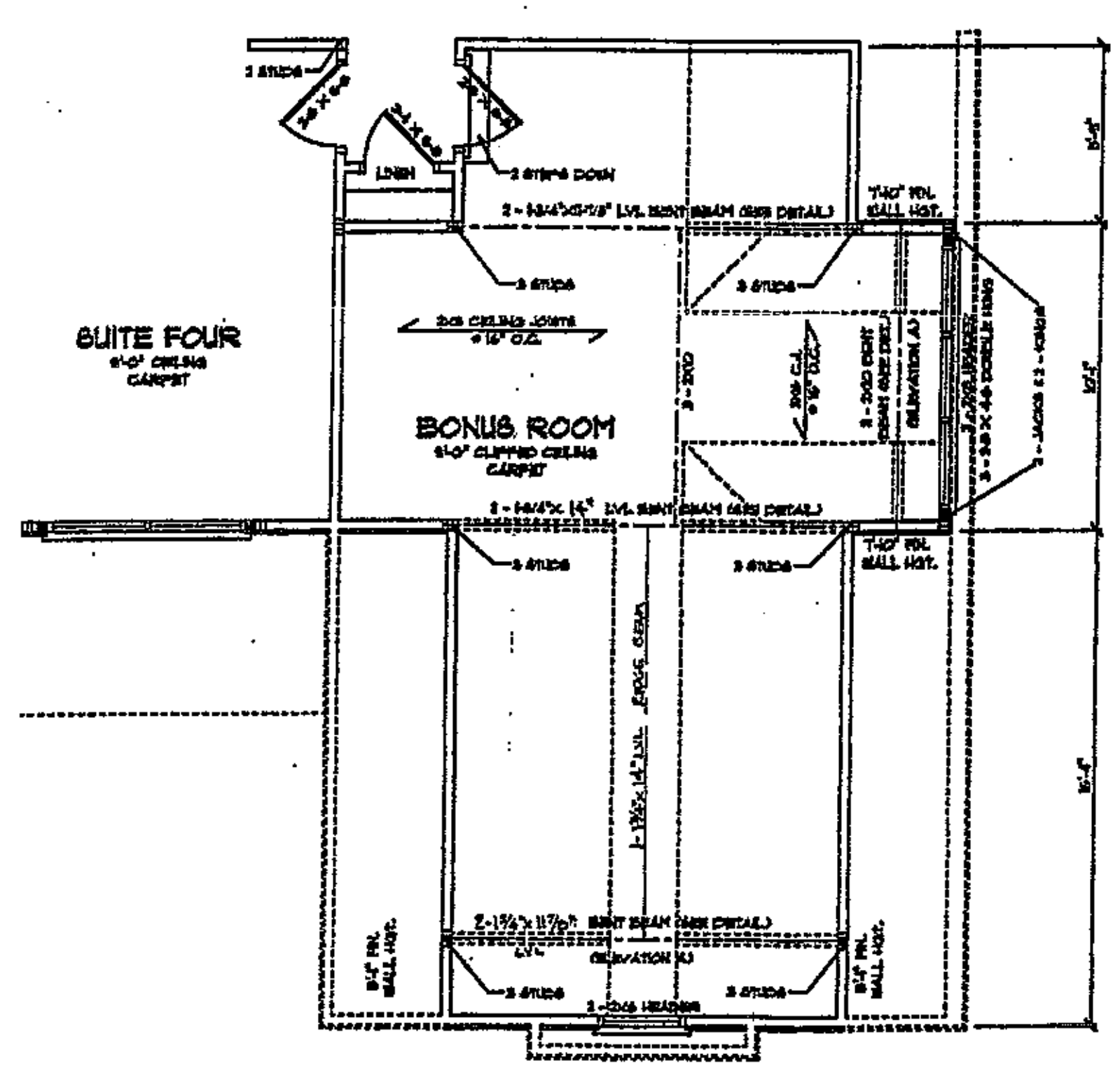
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN

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

(3) - 16" TJI PRO 360's @ 16" o/c w/ WEB STIFFENERS



SECOND FLOOR PLAN

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

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Plans Submittal ONLY
Date ______
Date 2/14/07

SQUARE FOOTAGE

3-CAR GARAGE

FIRST FLOOR HEATED	1846
SECOND FLOOR HEATED	1420
TOTAL HEATED SPACE	3266
THREE CAR GARAGE	794
FRONT PORCH	119
TOTAL UNDER ROOF	4179

DRAWN BY:
JASON FLYNN
KINGSTOWNE CONSTRUCTION SERVICES, LLC.
843-443-8443

NORTH CAROLINA PROFESSIONAL SEAL 28263 ENGINEER LANDON T. EFIRD
09/20/04

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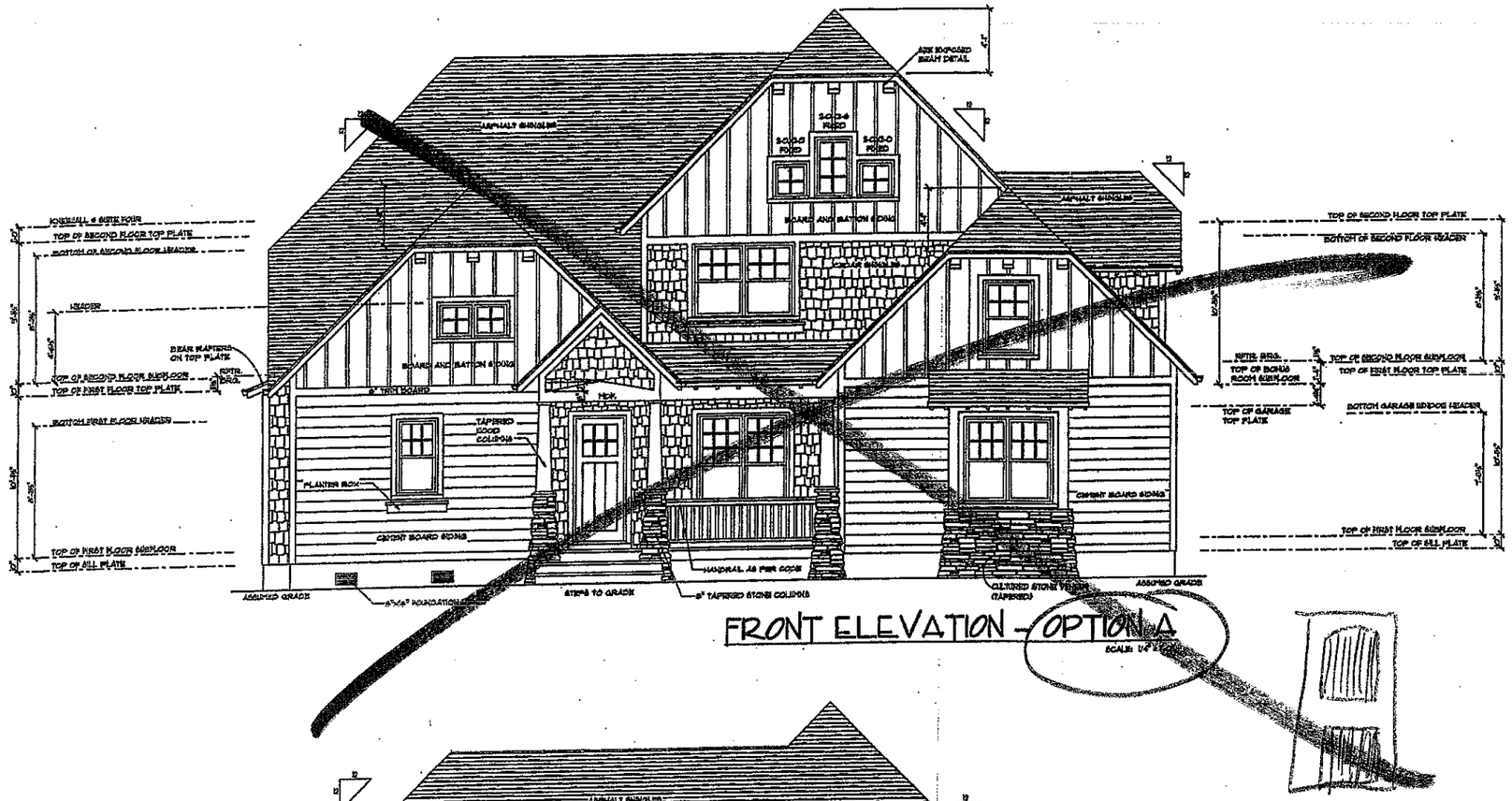
DESIGNED BY: J.J. BARJA

PROJECT:

TUSKARORA POINT
The Sequoia
LOT 20
KENNETH BEALER HOMES

DATE:
09-20-2004

15 OF 15



FRONT ELEVATION - OPTION A

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

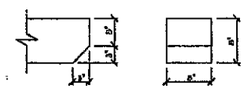


REAR ELEVATION - OPTION A

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

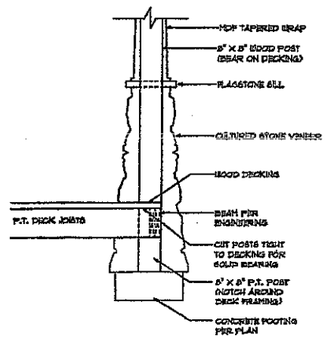
O.K

NOTE:
BRACKETS TO BE SHAPED FROM TIMBER MATERIAL. 4 INSTALLED W/ 1/2" DIA. LAG SCREWS. PROJECT 4" FROM ROOF OVERHANG



EXPOSED BEAM DETAIL

SCALE 1" = 1'-0"



COLUMN DETAIL

SCALE 1/2" = 1'-0"

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Date

Date 2/14/07

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ELITE DESIGN GROUP
custom residential designs
DESIGNED BY: J.J. BARJA

PROJECT:

TUSKARORA POINT
The Sequoia
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KENNETH BEALER HOMES

DATE:
09-24-2004

11 OF 15