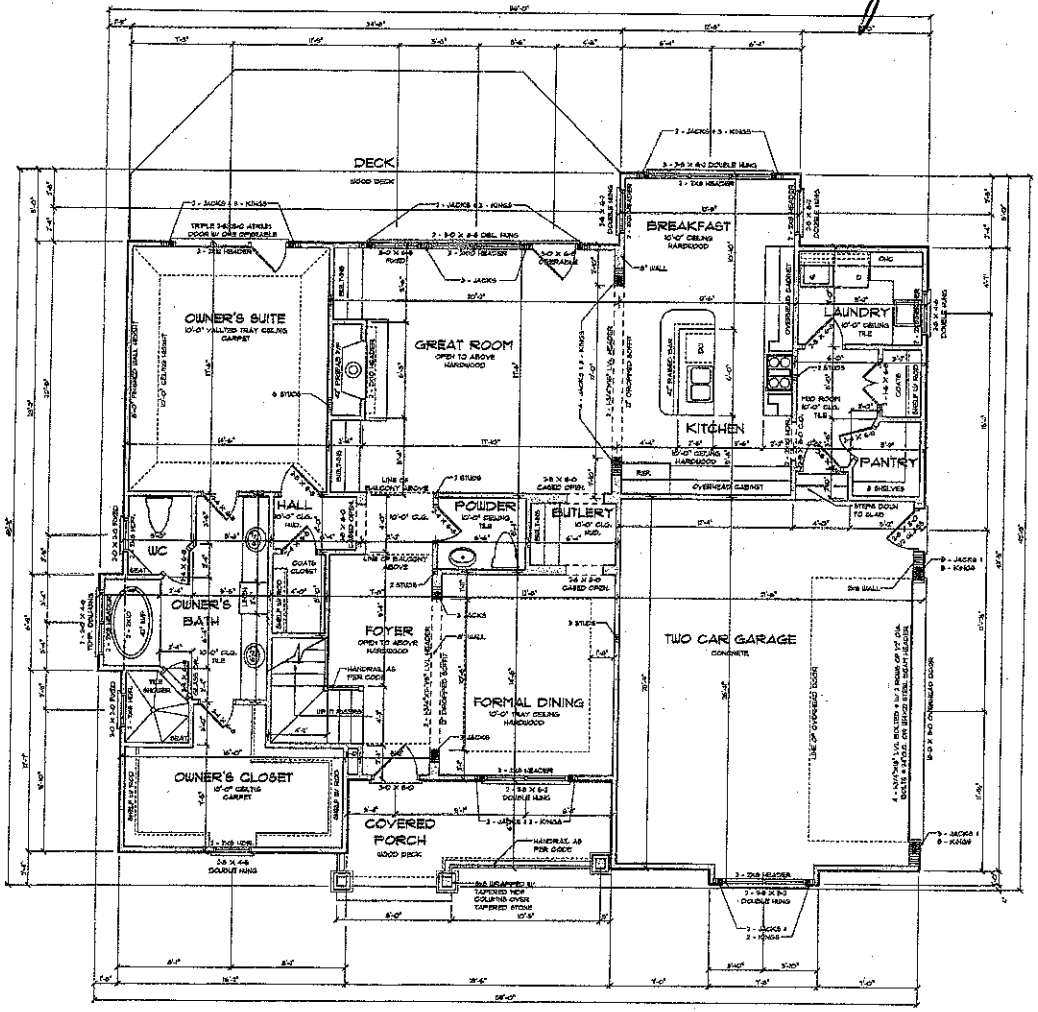
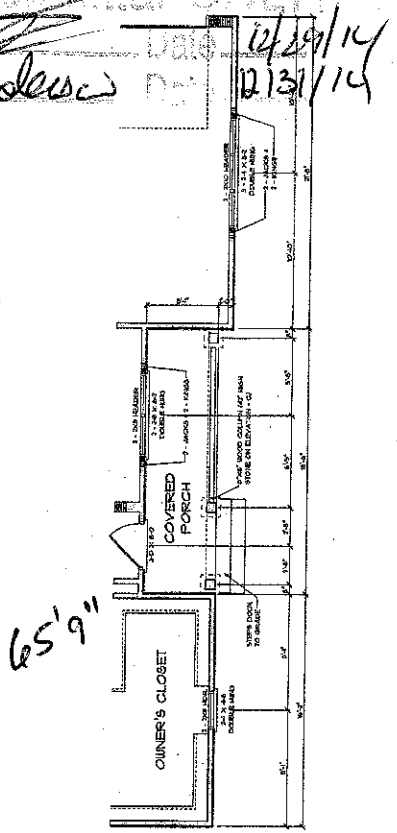
Acknowledgment of
Plans Submitted ONLY
Date
Date

58'

12/29/14
12/31/14



FIRST FLOOR PLAN – OPTION A



65'9"

ELEVATION B & C OPTION

49'9"
6' DECK
10' 3CAR
65'9"

TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER
2x6	LUS26
2x8	LUS28
2x10	LUS210
2x12	LUS212
(2) 2x6	HUS26-2
(2) 2x8	HUS28-2
(2) 2x10	HUS210-2
(2) 2x12	HUS212-2
(2) 2x6	LUS26-2
(2) 2x10	LUS210-2
(2) 2x12	HUS212-2FP6
(2) 1 3/4" x 9 1/4" LVL	HGLS442
(2) 1 3/4" x 9 1/2" LVL	HGLS442
(2) 1 3/4" x 11 7/8" LVL	HGLS462
(2) 1 3/4" x 11 7/8" LVL	HGLS462
(2) 1 3/4" x 14" LVL	HGLS462
(2) 1 3/4" x 16" LVL	HGLS462
(2) 1 3/4" x 18" LVL	HGLS462
(2) 1 3/4" x 9 1/4" LVL	HGLS5.50/10
(2) 1 3/4" x 9 1/2" LVL	HGLS5.50/10
(2) 1 3/4" x 11 7/8" LVL	HGLS5.50/12
(2) 1 3/4" x 11 7/8" LVL	HGLS5.50/12
(2) 1 3/4" x 14" LVL	HGLS5.50/14
(2) 1 3/4" x 16" LVL	HGLS7.50/14
(2) 1 3/4" x 18" LVL	HGLS7.50/14
(3) 1 3/4" x 9 1/4" LVL	HGLS5.50/10
(3) 1 3/4" x 9 1/2" LVL	HGLS5.50/10
(3) 1 3/4" x 11 7/8" LVL	HGLS5.50/12
(3) 1 3/4" x 11 7/8" LVL	HGLS5.50/12
(3) 1 3/4" x 14" LVL	HGLS5.50/14
(3) 1 3/4" x 16" LVL	HGLS7.50/14
(3) 1 3/4" x 18" LVL	HGLS7.50/14
(4) 1 3/4" x 9 1/4" LVL	HGLS7.50/10
(4) 1 3/4" x 9 1/2" LVL	HGLS7.50/10
(4) 1 3/4" x 11 7/8" LVL	HGLS7.50/12
(4) 1 3/4" x 11 7/8" LVL	HGLS7.50/12
(4) 1 3/4" x 14" LVL	HGLS7.50/14
(4) 1 3/4" x 16" LVL	HGLS7.50/14
(4) 1 3/4" x 18" LVL	HGLS7.50/14

NOTE: ALL HANGERS BY SIMPSON STRONG-TIE CO., INC. OR EAR - NAME EQUIVALENTS ACCEPTABLE

FIRST FLOOR NOTES

- ALL FIRST FLOOR LOAD BEARING HEADERS ARE TO BE 2 - 2x10 #2 OR HIGHER (U.N.O.)
- INSTALL A MIN. OF 3 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 THROUGHOUT 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 ≤ 10'-10"	2x4 @ 12" O.C.
10'-0"< H ≤ 14'-0"	2x6 @ 16" O.C.
H > 14'-0"	CONSULT ENGINEER

SQUARE FOOTAGE

The Sequoia - A	2 Car	3 Car	The Sequoia - B	2 Car	3 Car	The Sequoia - C	2 Car	3 Car
First Floor Heated	1,846	1,846	First Floor Heated	1,846	1,846	First Floor Heated	1,846	1,846
Second Floor Heated	1,280	1,419	Second Floor Heated	1,280	1,280	Second Floor Heated	1,290	1,280
Total Heated Space	3,126	3,265	Total Heated Space	3,126	3,126	Total Heated Space	3,126	3,126
Garage	571	765	Garage	563	767	Garage	563	767
Front Porch	119	119	Front Porch	92	92	Front Porch	92	92
Total Under Roof	3,816	4,179	Total Under Roof	3,781	4,005	Total Under Roof	3,781	4,005

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PROJECT:
PLAN # 3126

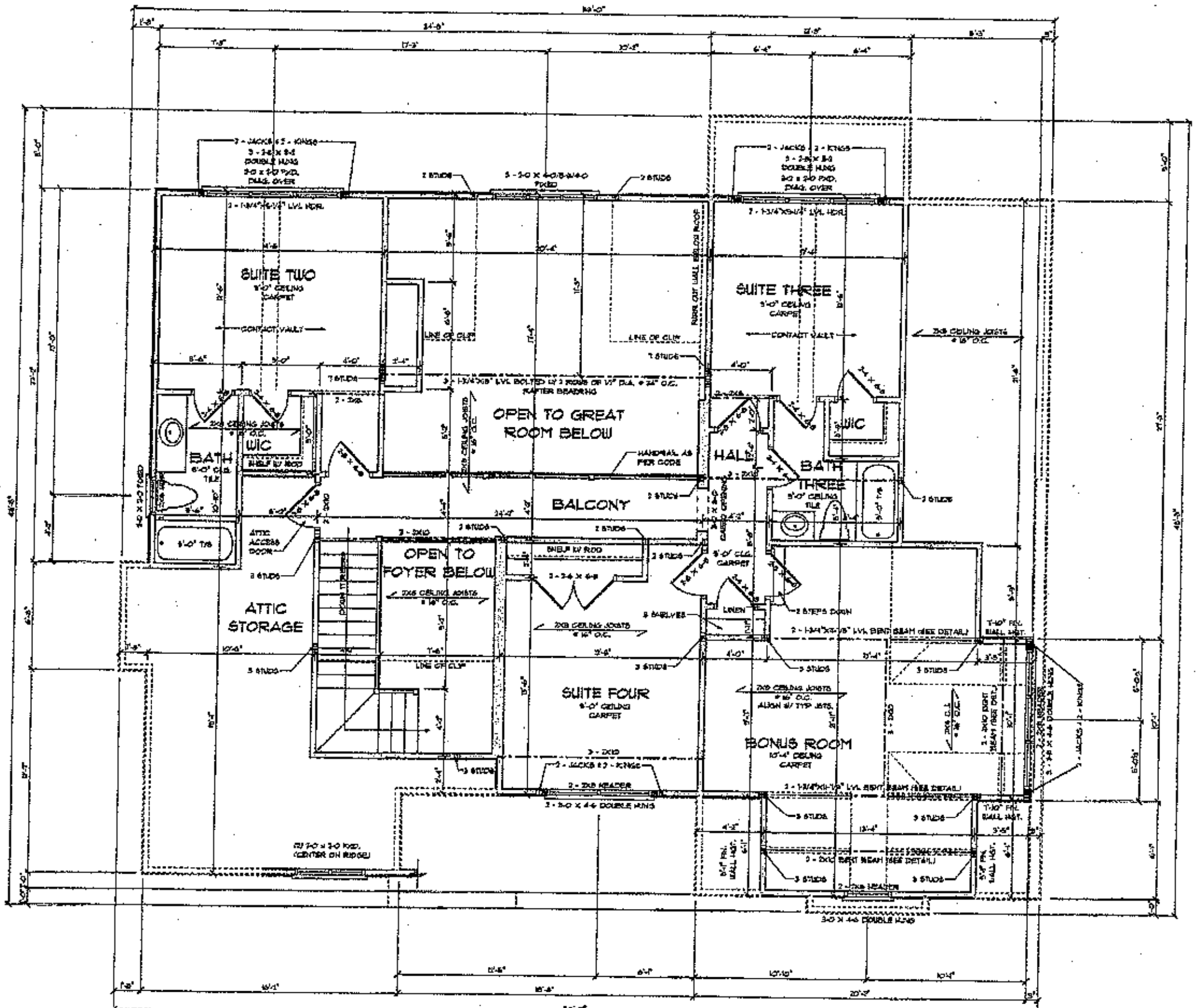
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AUGUST 2, 2007

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OF 15

12/29/14
12/31/14



SECOND FLOOR PLAN - OPTION A

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	[illegible]
(3) 2X8	[illegible]
(3) 2X10	[illegible]
(3) 2X12	[illegible] MIN.
(2) 1 3/4" X 9 1/4" LVL	[illegible]
(2) 1 3/4" X 9 1/2" LVL	[illegible]
(2) 1 3/4" X 11 1/4" LVL	[illegible]
(2) 1 3/4" X 11 7/8" LVL	[illegible]
(2) 1 3/4" X 14" LVL	[illegible]
(2) 1 3/4" X 16" LVL	[illegible]
(2) 1 3/4" X 18" LVL	[illegible]
(3) 1 3/4" X 9 1/4" LVL	[illegible]
(3) 1 3/4" X 9 1/2" LVL	[illegible]
(3) 1 3/4" X 11 1/4" LVL	[illegible]
(3) 1 3/4" X 11 7/8" LVL	[illegible]
(3) 1 3/4" X 14" LVL	[illegible]
(3) 1 3/4" X 16" LVL	[illegible]
(3) 1 3/4" X 18" LVL	[illegible]
(4) 1 3/4" X 9 1/4" LVL	[illegible]
(4) 1 3/4" X 9 1/2" LVL	[illegible]
(4) 1 3/4" X 11 1/4" LVL	[illegible]
(4) 1 3/4" X 11 7/8" LVL	[illegible]
(4) 1 3/4" X 14" LVL	[illegible]
(4) 1 3/4" X 16" LVL	[illegible]
(4) 1 3/4" X 18" LVL	[illegible]

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

SECOND FLOOR NOTES

- 9' CEILINGS TYPICAL THROUGHOUT SECOND FLOOR UNLESS NOTED OTHERWISE
- ALL WINDOWS & GLASS DOORS TO BE TEMPERED IN ACCORDANCE WITH CODE
- ALL CEILING JOISTS TO BE 2X8'S @ 16" ON CENTER UNLESS NOTED OTHERWISE
- ALL SECOND FLOOR HEADERS TO BE 2 - 2X8'S UNLESS NOTED OTHERWISE
- ALL ANGLES ARE 45 OR 90 UNLESS NOTED OTHERWISE
- T.T.R. = TIED TO RAFTERS

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

ELITE DESIGN GROUP
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PROJECT:
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