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BY
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DESIGN SERVICES, LLC

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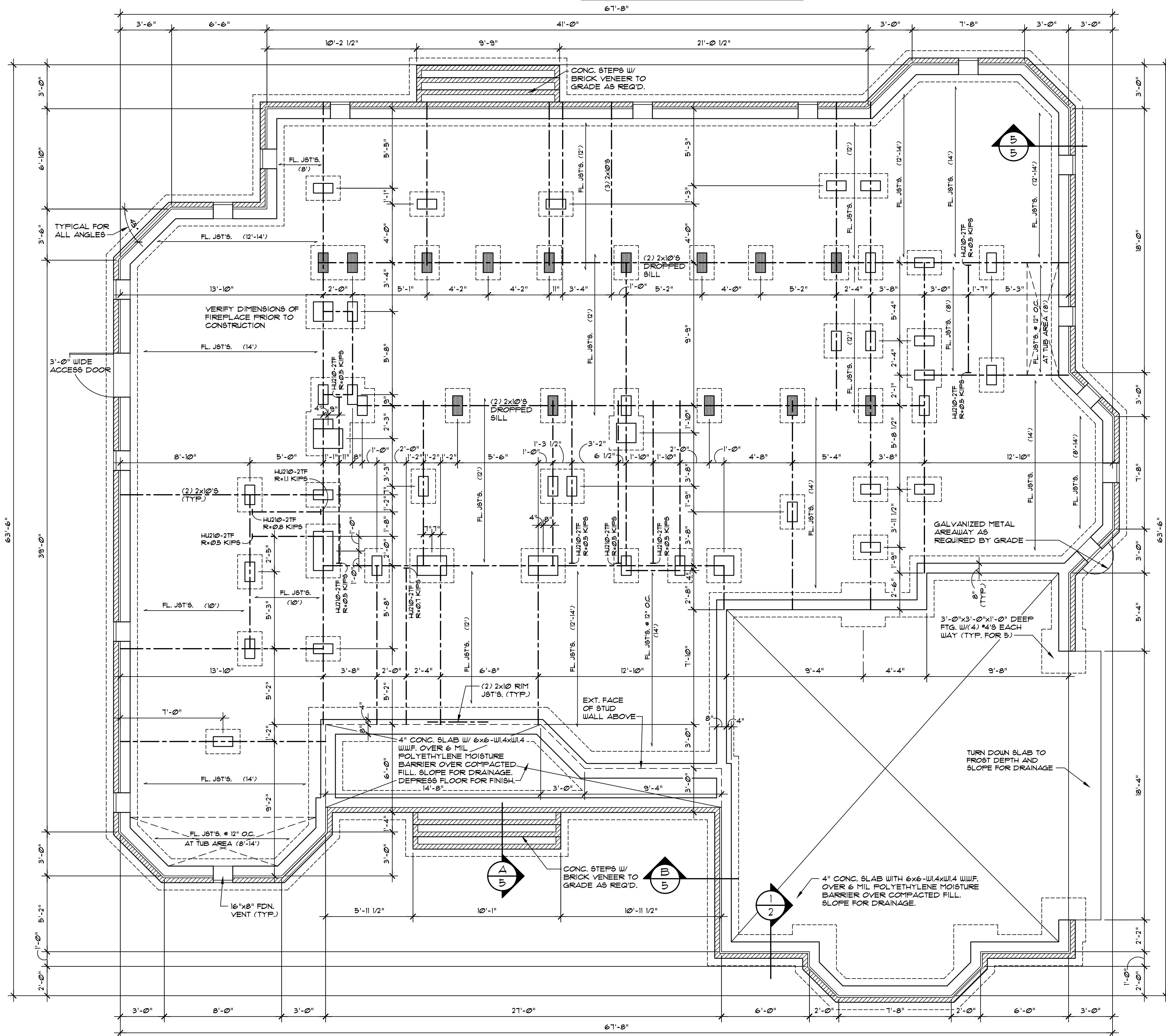
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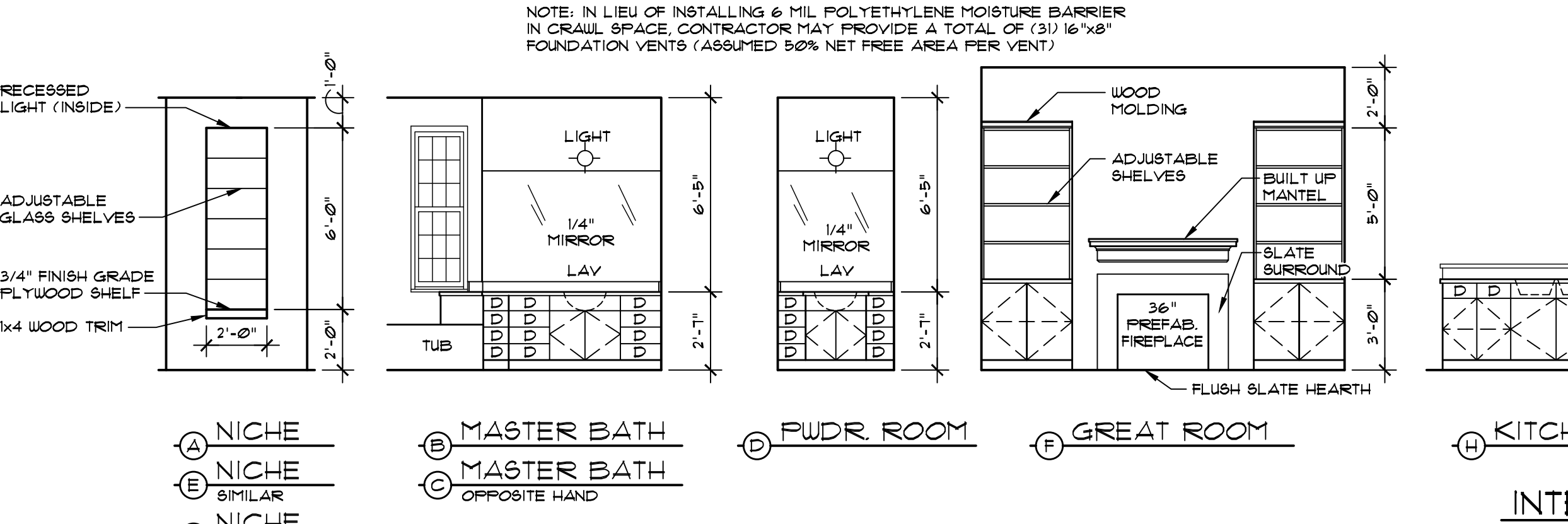
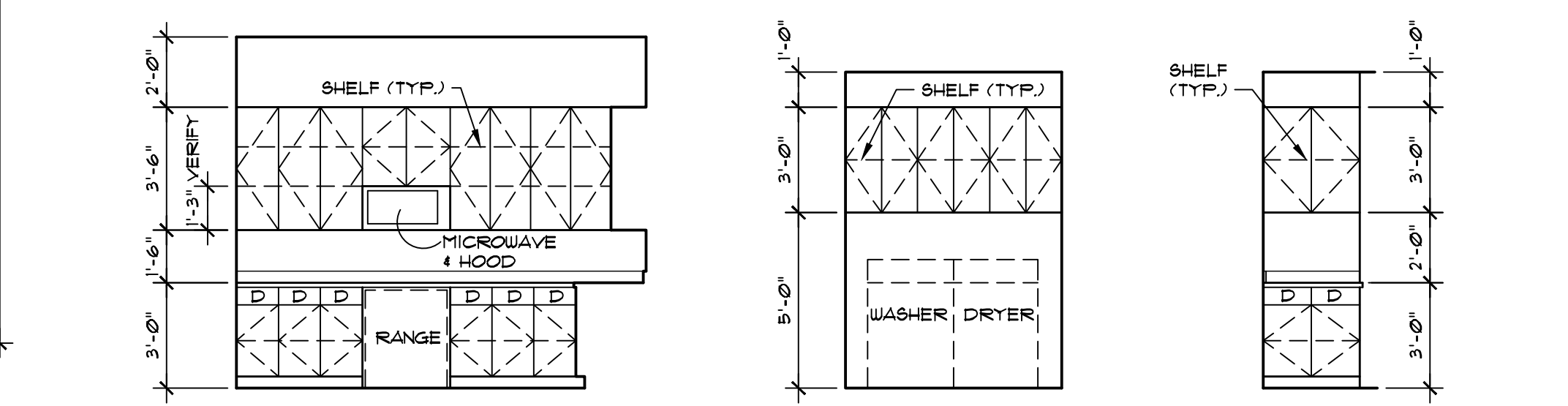
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STONEBRIDGE
DESIGN NO.
M123010-1094
SHEET OF 6 DR SHEET
COVER SHEET



- ### GENERAL NOTES
- A. GENERAL:**
- AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DUELLING CODE," OR THE "INTERNATIONAL RESIDENTIAL CODE," HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
 - CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
 - ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
 - CONTRACTOR SHALL INSTALL GROUND-Fault AND ARC-Fault CIRCUIT-INTERRUPTER OUTLETS AS PER CODE.
 - INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
 - HEARTH DIMENSIONS DETERMINED BY CODE.
 - VERIFY ALL HANDRAIL, STYLES WITH OWNER PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE DETERMINED BY CODE.
 - INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)
- B. FRAMING:**
- JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
 - PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
 - PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
 - SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD).
- C. VENTILATION:**
- PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
 - PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS
- D. FOOTINGS:**
- CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING.
 - A. 16" x 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS
 - B. 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.
- E. PIER FOOTINGS:**
 PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)
- PROVIDE 1'-8"x2'-4"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 8"x16" MASONRY PIERS.
 - PROVIDE 2'-4" SQUARE x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
 - PROVIDE 2'-4"x3'-0"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16"x24" MASONRY PIERS.
 - PROVIDE 2'-4"x3'-8"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16"x32" MASONRY PIERS.
 - FILL PIERS SOLID WITH 2500 P.S.I. CONCRETE, TYPICAL.
 - HEIGHT OF PIERS:
 - A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8"x16" OR AS NOTED ON FOUNDATION PLAN.
 - B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16".
 - C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16" WITH (4) CONTINUOUS #5 BARS.
- F. CHIMNEY CONSTRUCTION:**
- USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
 - SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
 - USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.



FOUNDATION AND FLOOR FRAMING PLAN
 1/4" = 1'-0"
 NOTE: IN LIEU OF INSTALLING 6 MIL POLYETHYLENE MOISTURE BARRIER IN GARAGE SPACE, CONTRACTOR MAY PROVIDE A TOTAL OF (3) 16"x8" FOUNDATION VENTS (ASSUMED 50% NET FREE AREA PER VENT)

INTERIOR ELEVATIONS
 1/4" = 1'-0"

FOUNDATION LEGEND

- FL. JST'S. (X) FLOOR JOISTS, 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
- CENTER LINE INDICATES (2) 2x10'S BEAM UNLESS NOTED OTHERWISE
- 16"x16" MAS. PIER
- 8"x16" MAS. PIER
- 16"x24" MAS. PIER
- 16"x32" MAS. PIER
- 8"x16" MAS. PIER TO RECEIVE DROPPED SILL

TYPICAL PIPE THRU FLOOR
 3/4" = 1'-0"
 PIPE / VENT STACK
 STUD WALL
 FLOOR JOIST EACH SIDE OF PIPE W/ 2x10 BLOCKING @ 16" O.C.

SECTION 1
 3/4" = 1'-0"
 SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

GARAGE
 1/2" GALV. ANCHOR BOLTS @ 32" O.C.
 TRTD. 2x8 FL.
 4" CONC. SLAB W/ 6x6-W4x4 W/4 W/4
 GARAGE FIN. FL. VARIES
 6 MIL POLYETHYLENE MOISTURE BARRIER
 3/8" EXPANSION JOINT FILLER
 FOR FTG. SIZE AND REINFORCING, SEE GENERAL NOTES

SECTION 2
 3/4" = 1'-0"
 16"x8" FDN. VENT (TYP.)
 4" CONC. SLAB WITH 6x6-W4x4 W/4 W/4 OVER 6 MIL POLYETHYLENE MOISTURE BARRIER OVER COMPACTED FILL. SLOPE FOR DRAINAGE.

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STONEBRIDGE DESIGN NO. 123010-1094 SHEET OF 2 6 5TH FOUNDATION PLAN

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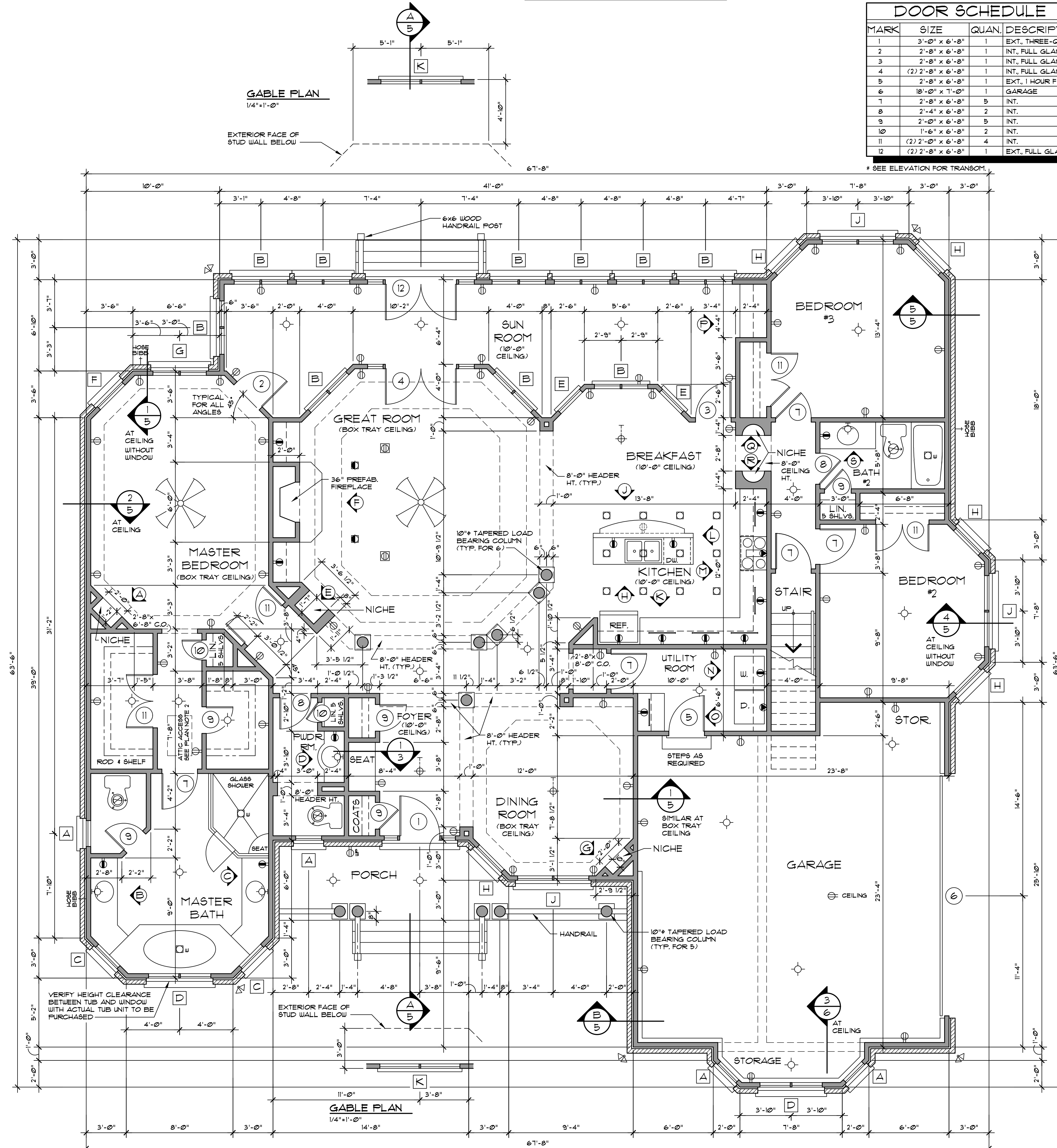
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DOOR SCHEDULE				SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION	
1	3'-0" x 6'-8"	1	EXT. THREE-QUARTER GLASS W/ 12" SIDELITES & ELLIPTICAL TRANSOM #	
2	2'-8" x 6'-8"	1	INT. FULL GLASS W/ 12" TRANSOM #	
3	2'-8" x 6'-8"	1	INT. FULL GLASS W/ 24" TRANSOM #	
4	(2) 2'-8" x 6'-8"	1	INT. FULL GLASS W/ 14" SIDELITES & 24" TRANSOM #	
5	2'-8" x 6'-8"	1	EXT. 1 HOUR FIRE-RATED	
6	18'-0" x 7'-0"	1	GARAGE	
7	2'-8" x 6'-8"	5	INT.	
8	2'-4" x 6'-8"	2	INT.	
9	2'-0" x 6'-8"	2	INT.	
10	1'-6" x 6'-8"	2	INT.	
11	(2) 2'-0" x 6'-8"	4	INT.	
12	(2) 2'-8" x 6'-8"	1	EXT. FULL GLASS W/ 14" SIDELITES & 24" TRANSOM #	

WINDOW SCHEDULE				SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION	
A	2'-0" x 5'-2"	4	D.H.	
B	(2) 2'-0" x 5'-10"	10	D.H. W/ 24" TRANSOM	
C	2'-4" x 5'-2"	2	D.H.	
D	(2) 2'-4" x 5'-2"	2	D.H.	
E	2'-4" x 5'-10"	2	D.H. W/ 24" TRANSOM	
F	2'-8" x 5'-2"	1	D.H.	
G	(2) 2'-8" x 5'-2"	1	D.H.	
H	2'-8" x 5'-10"	5	D.H.	
J	(2) 2'-8" x 5'-10"	3	D.H.	
K	(2) 3'-0" x 3'-0"	2	FIXED	
L	(2) 2'-11" x 2'-11"	1	CASEMENT	

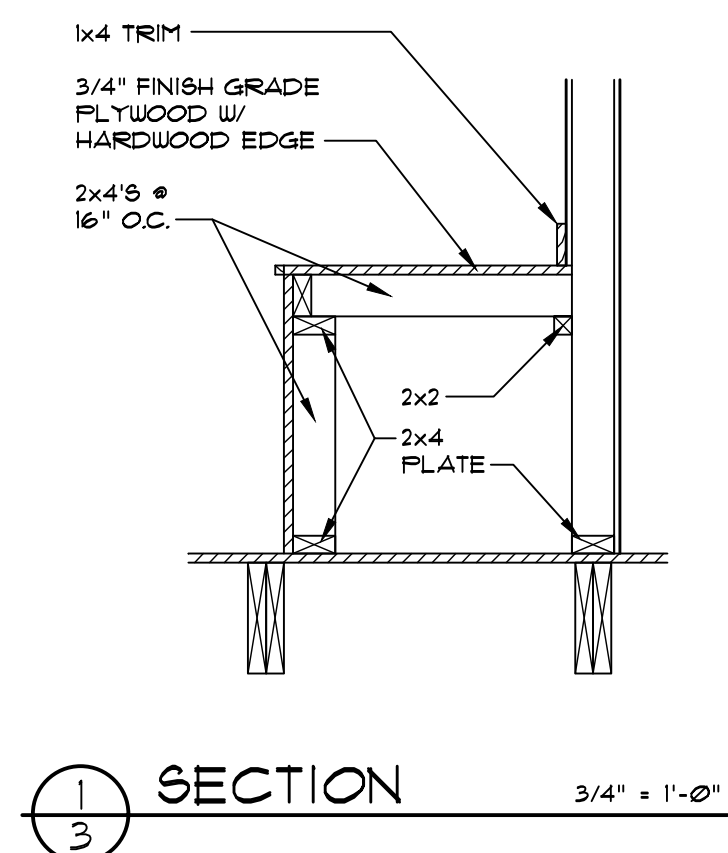
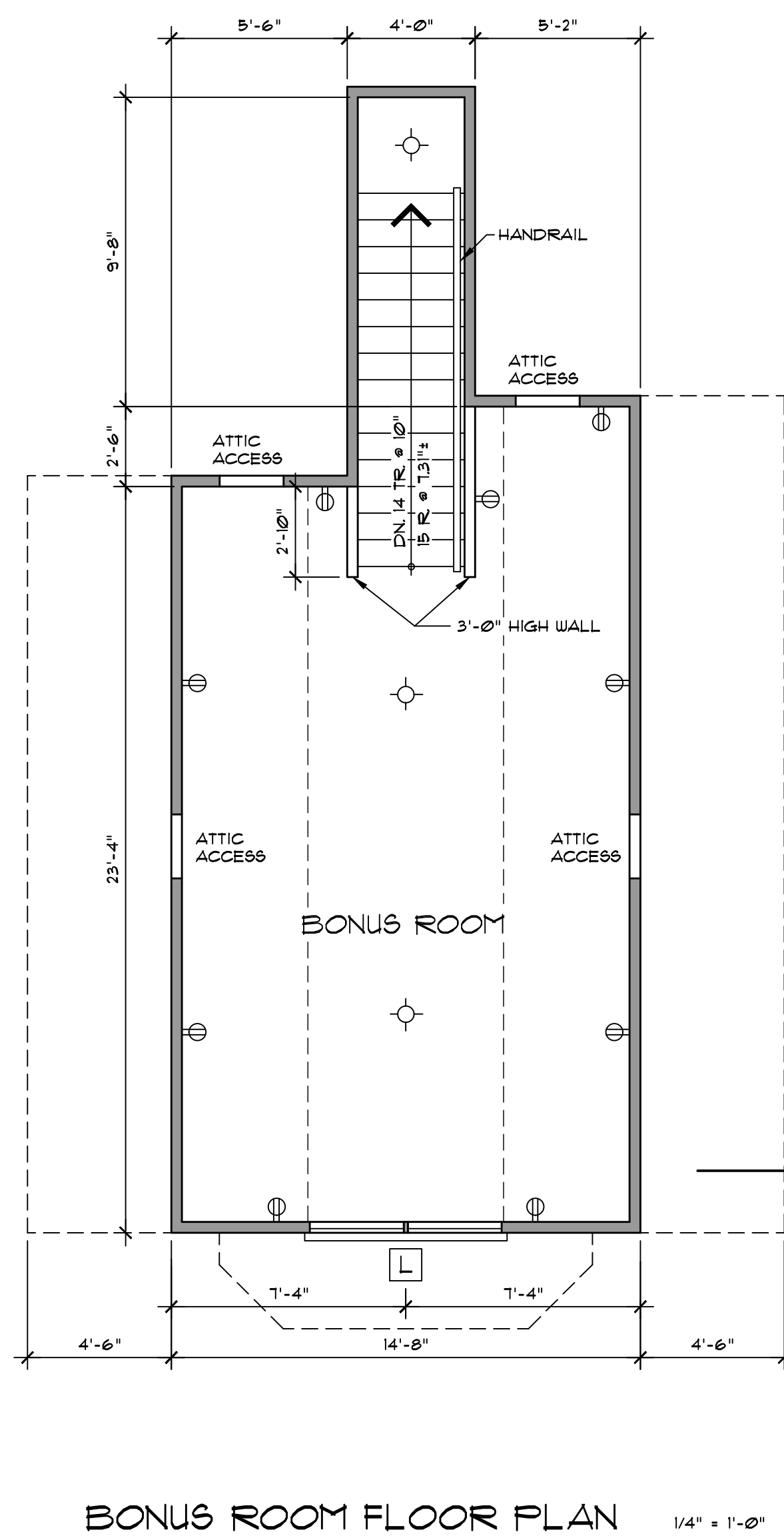
ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED. VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION. WINDOW MANUFACTURER TO PROVIDE TEmPERED GLASS WHERE REQUIRED BY CODE. VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.



- PLAN NOTES:**
- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE.
 - REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION. REVIEW SUB-CONTRACTOR'S LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS. HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
 - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INSULATE AROUND ALL BATHS AND UTILITY ROOM.
 - TYPICAL WALL, 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
 - PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
 - PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET ABOVE COUNTER LOCATION
	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED LIGHT FOR WET AREA
	UNDER CABINET FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN w/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER



REG # 13202 - Progress Expires 12/31/2024
 PROFESSIONAL ENGINEER
 DONALD A. GARDNER, INC.
 GREENVILLE, SOUTH CAROLINA

SEAL
 048256
 ENGINEER
 JAMES J. CRAIGER
 October 12, 2023

FLOOR PLAN 1/4" = 1'-0"
 TOTAL LIVING 2719 sq. ft.
 GARAGE & STORAGE 634 sq. ft.
 BONUS ROOM 391 sq. ft.

BONUS ROOM FLOOR PLAN 1/4" = 1'-0"

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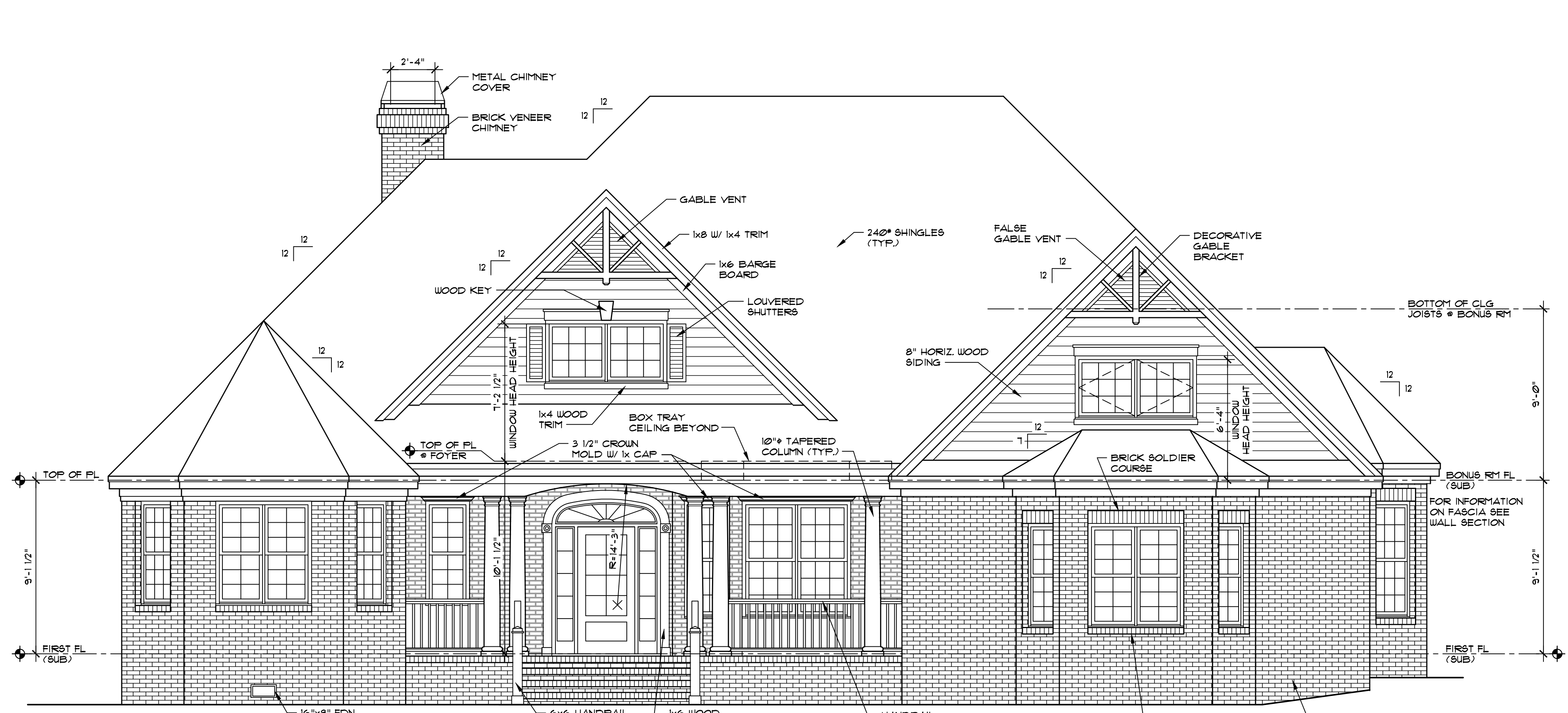
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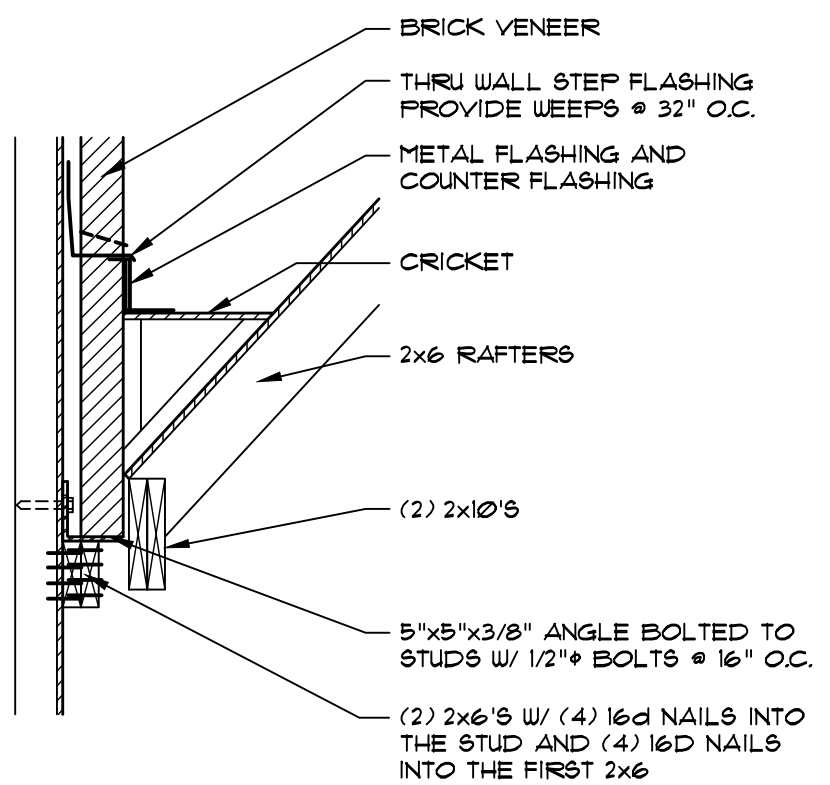
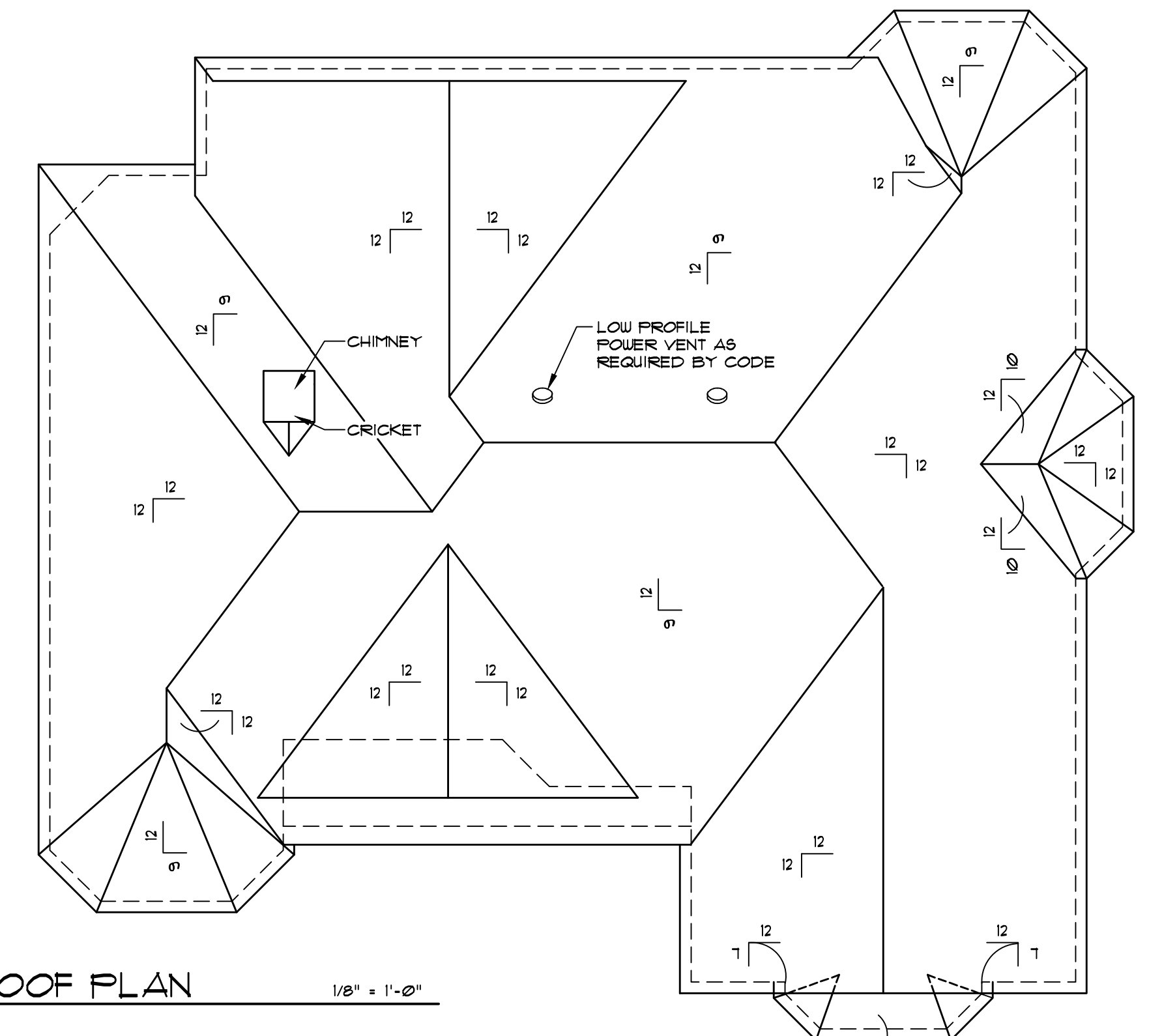
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STONEBRIDGE
 DESIGN NO. M23070-1094
 SHEET OF 3 6 SHEET
 FLOOR PLAN

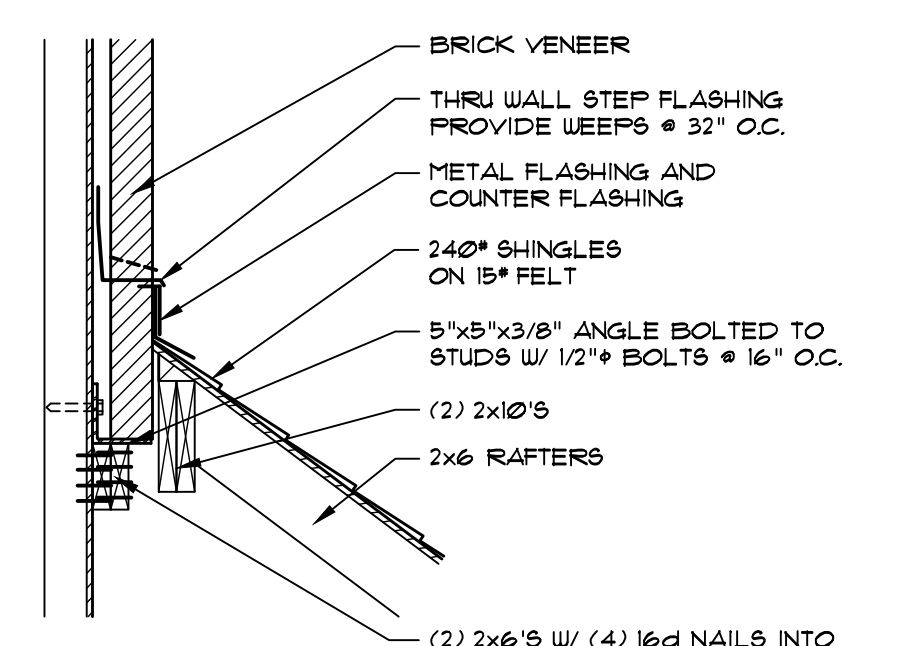


FRONT ELEVATION 1/4" = 1'-0"

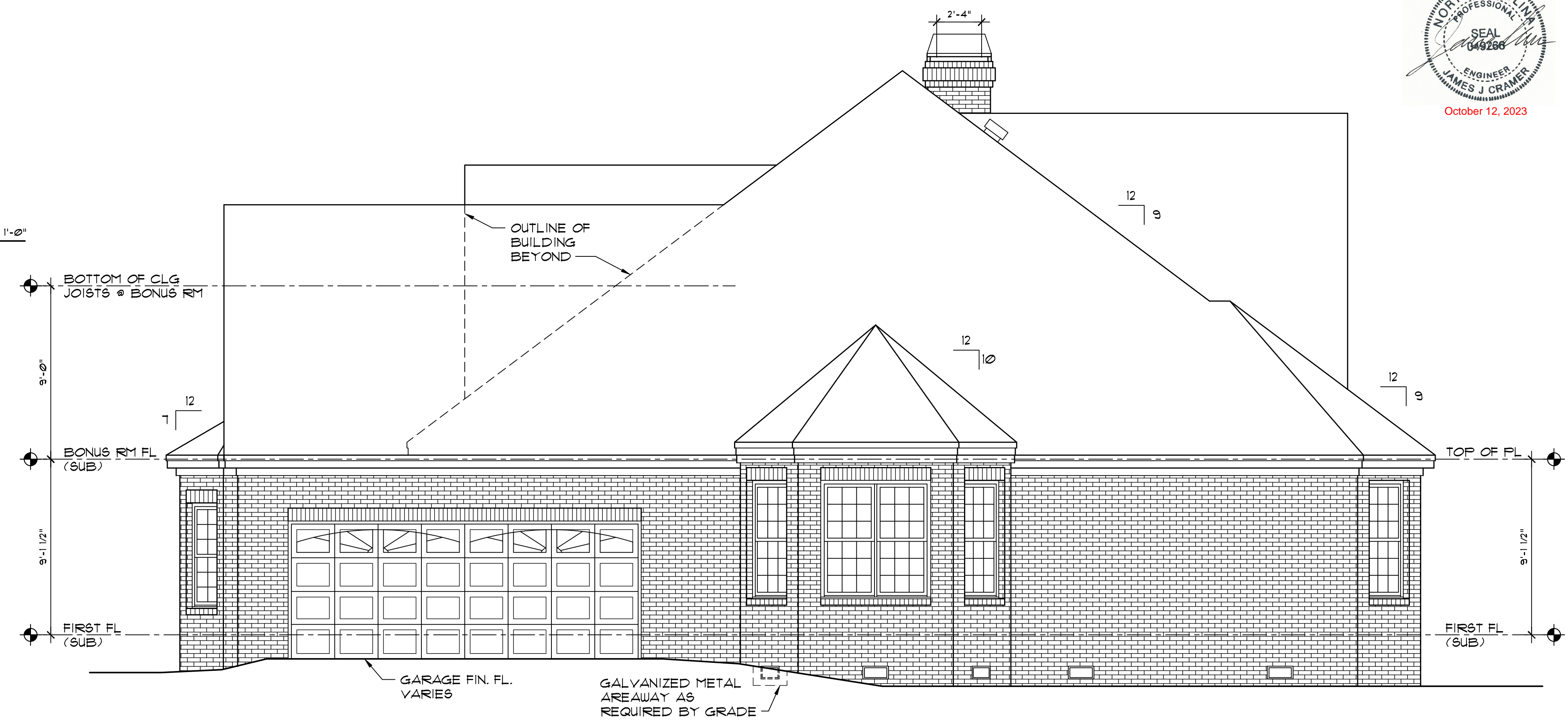
ROOF PLAN 1/8" = 1'-0"



DETAIL AT ROOF TO WALL 3/4" = 1'-0"

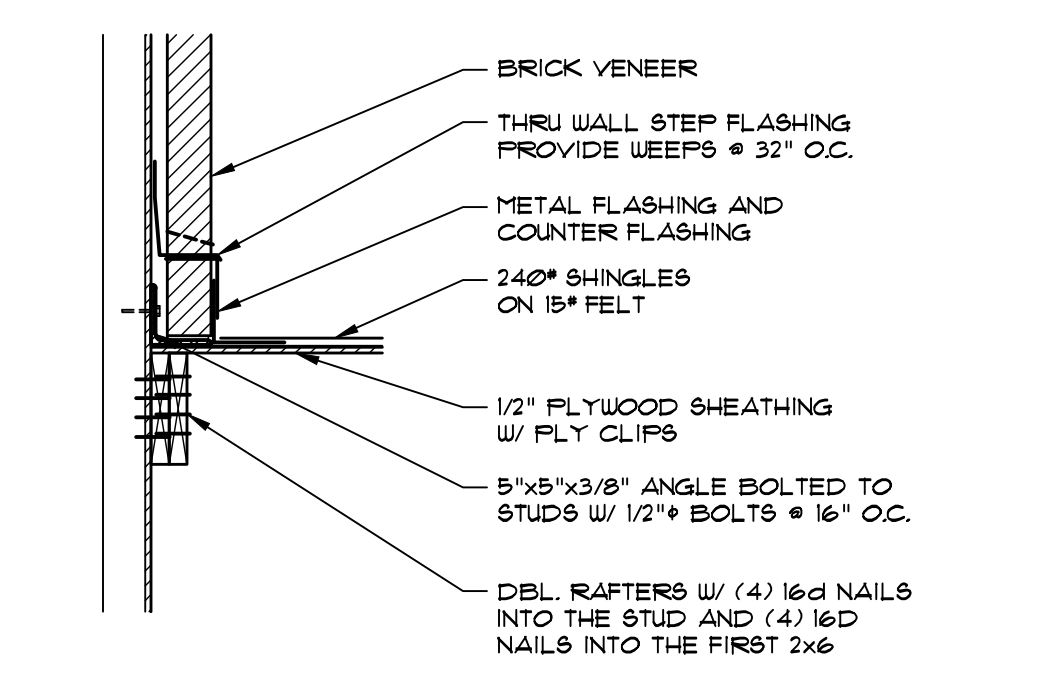
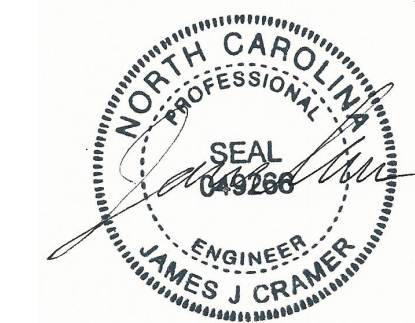


DETAIL AT ROOF TO WALL 3/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"

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DETAIL AT ROOF TO WALL 3/4" = 1'-0"

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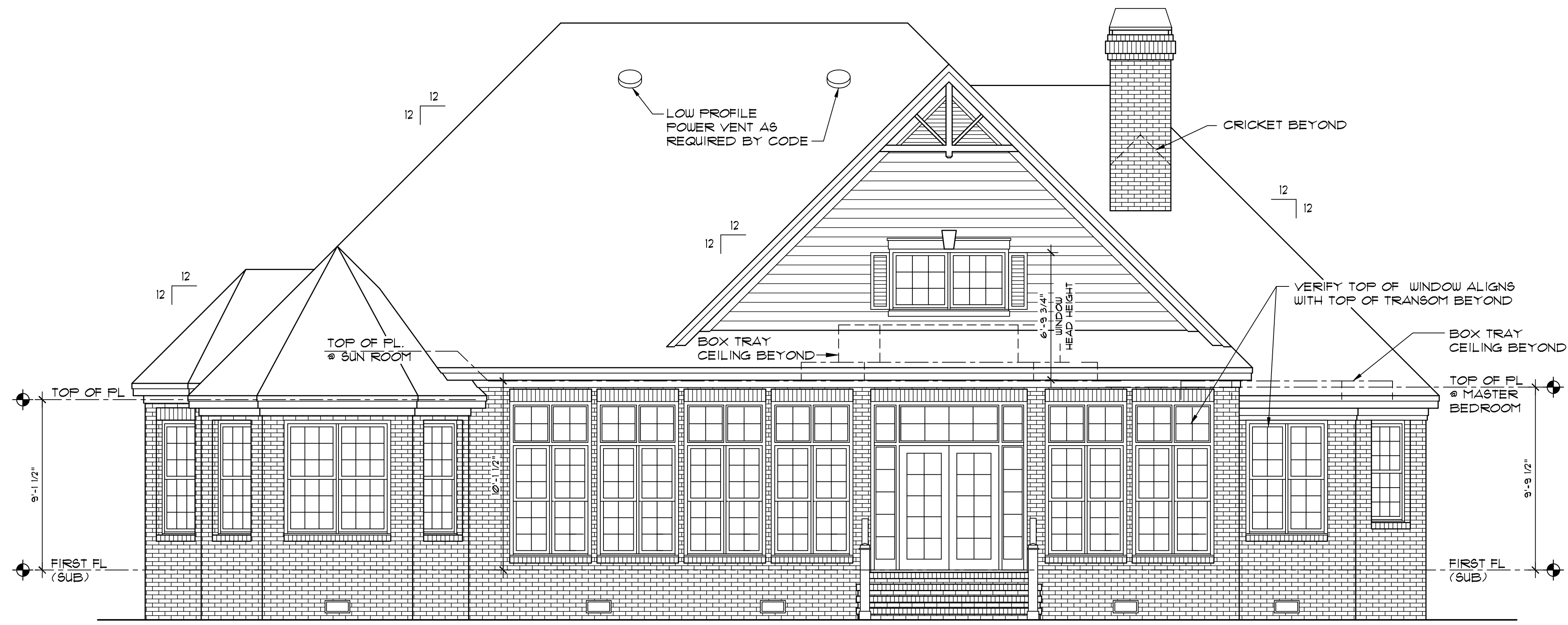
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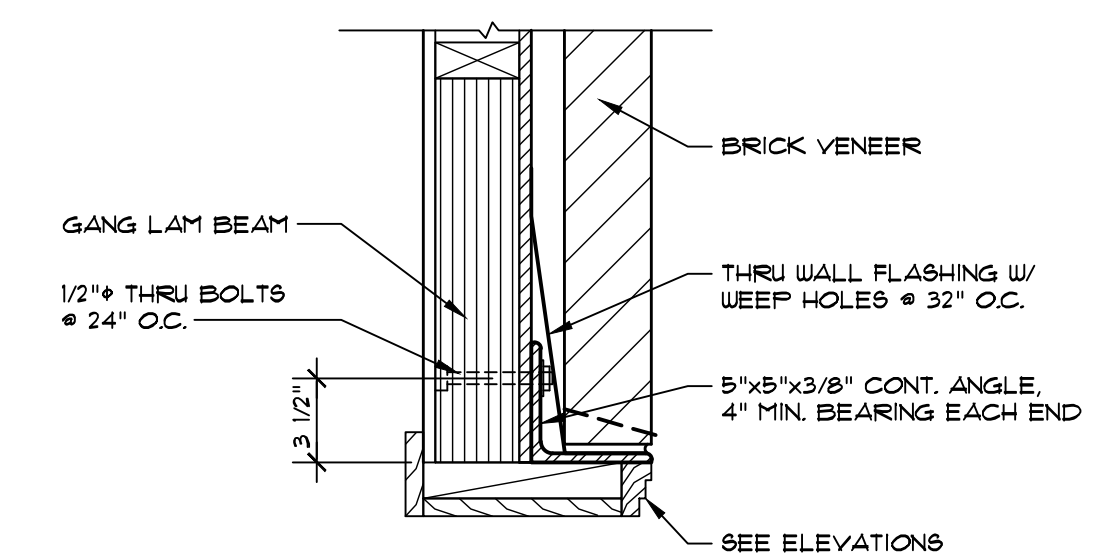
STONEBRIDGE DESIGN NO. 123010-1094 SHEET OF 4 6 5TH ELEVATIONS AND ROOF PLAN

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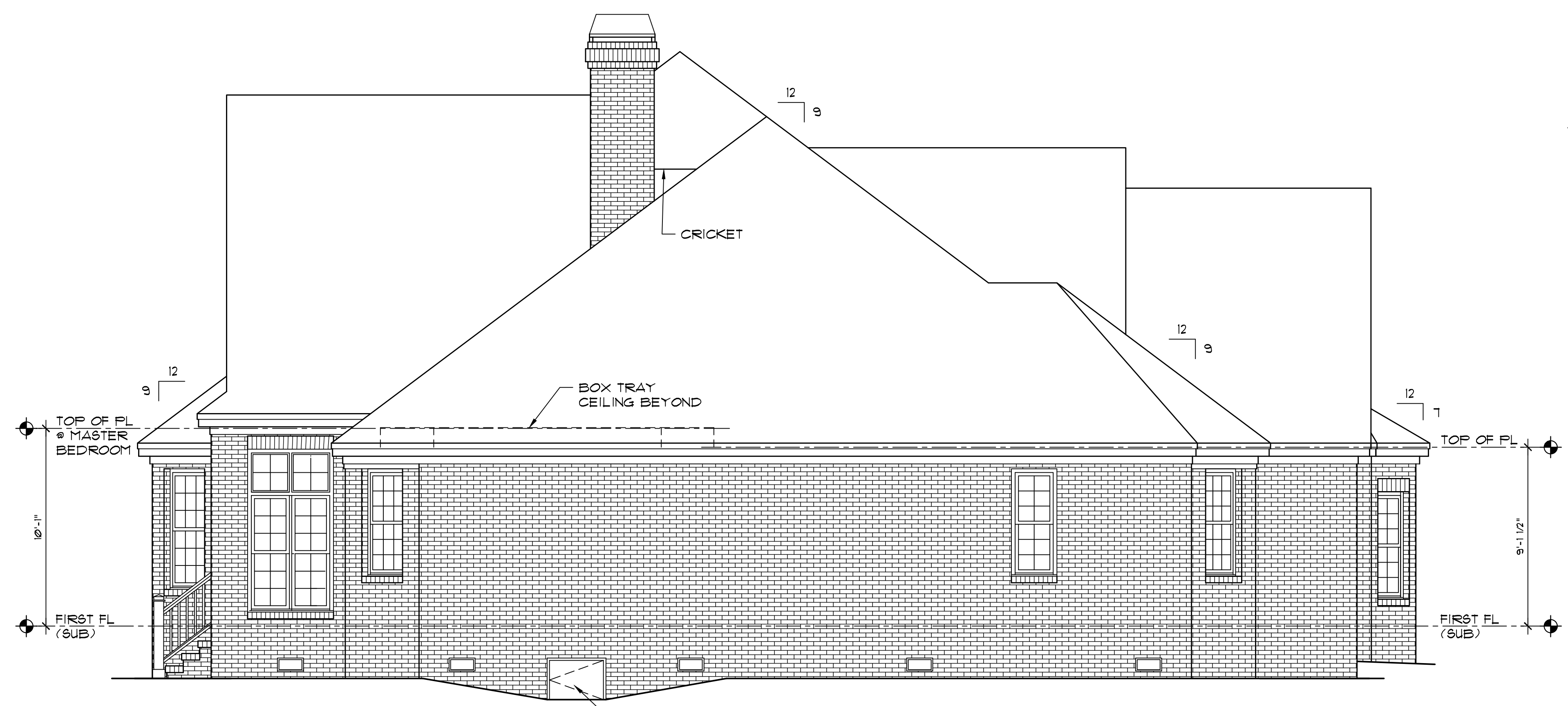
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REAR ELEVATION 1/4" = 1'-0"



SECTION 4a 1 1/2" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



LEFT SIDE ELEVATION 1/4" = 1'-0"



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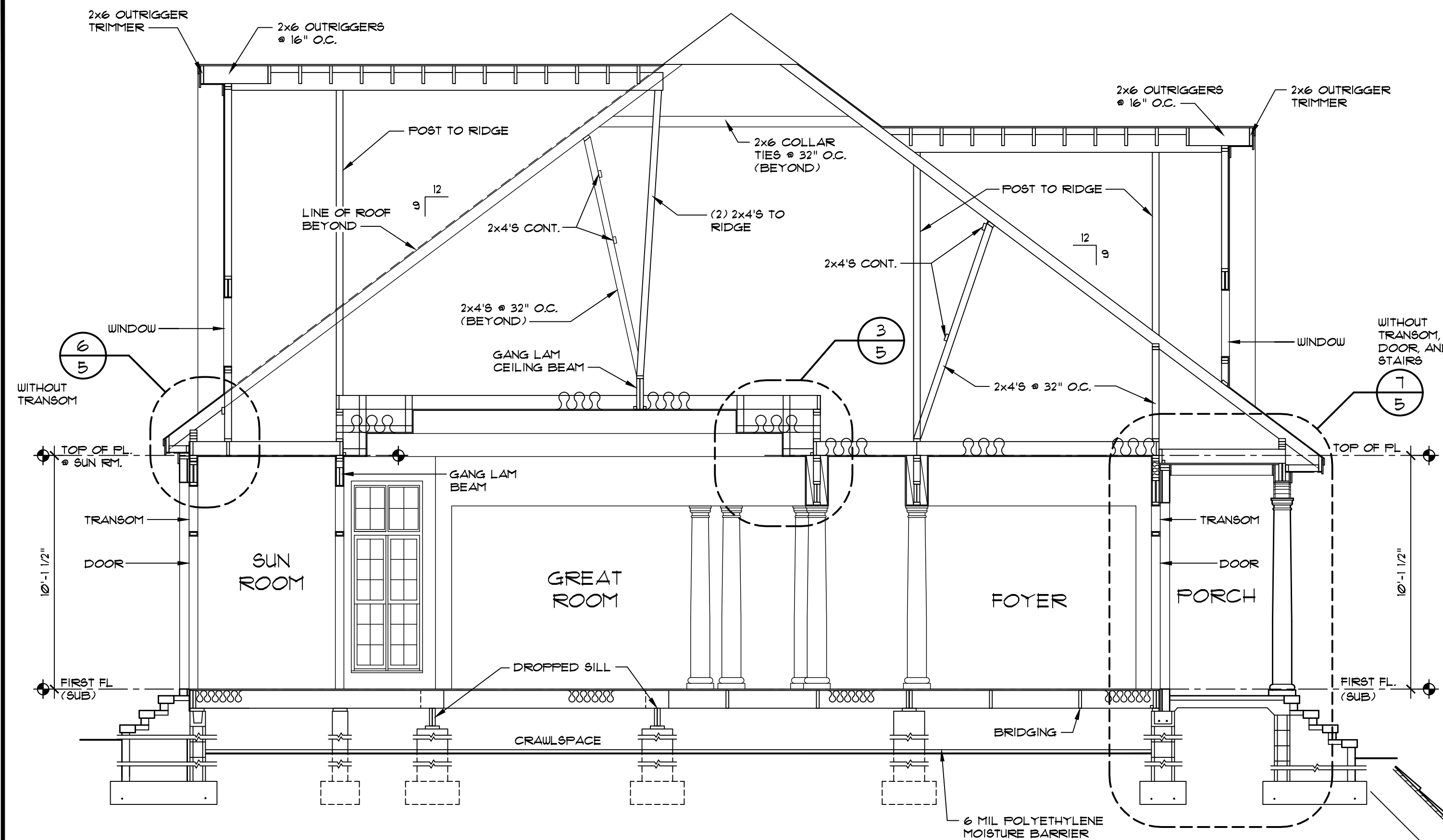
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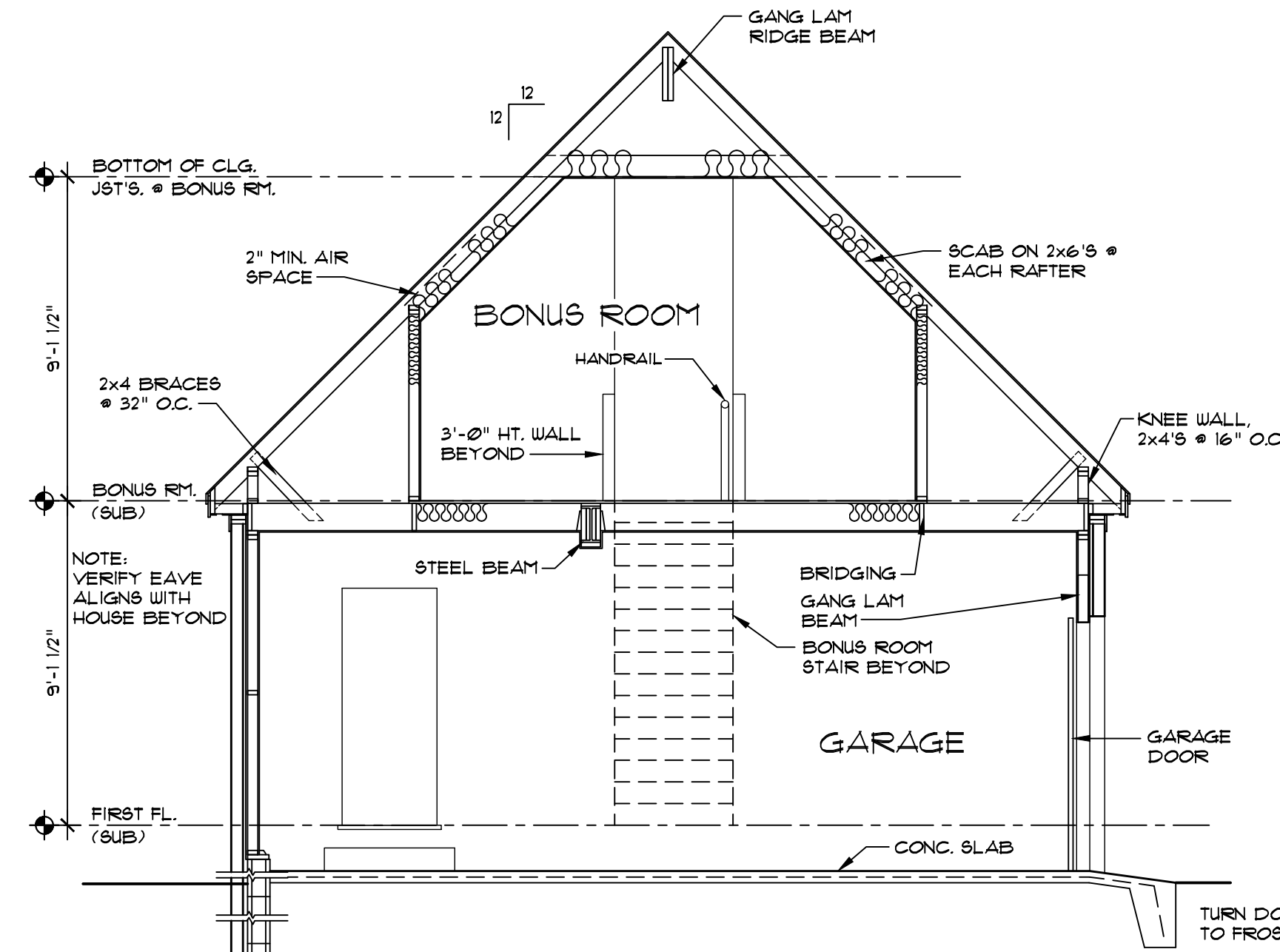
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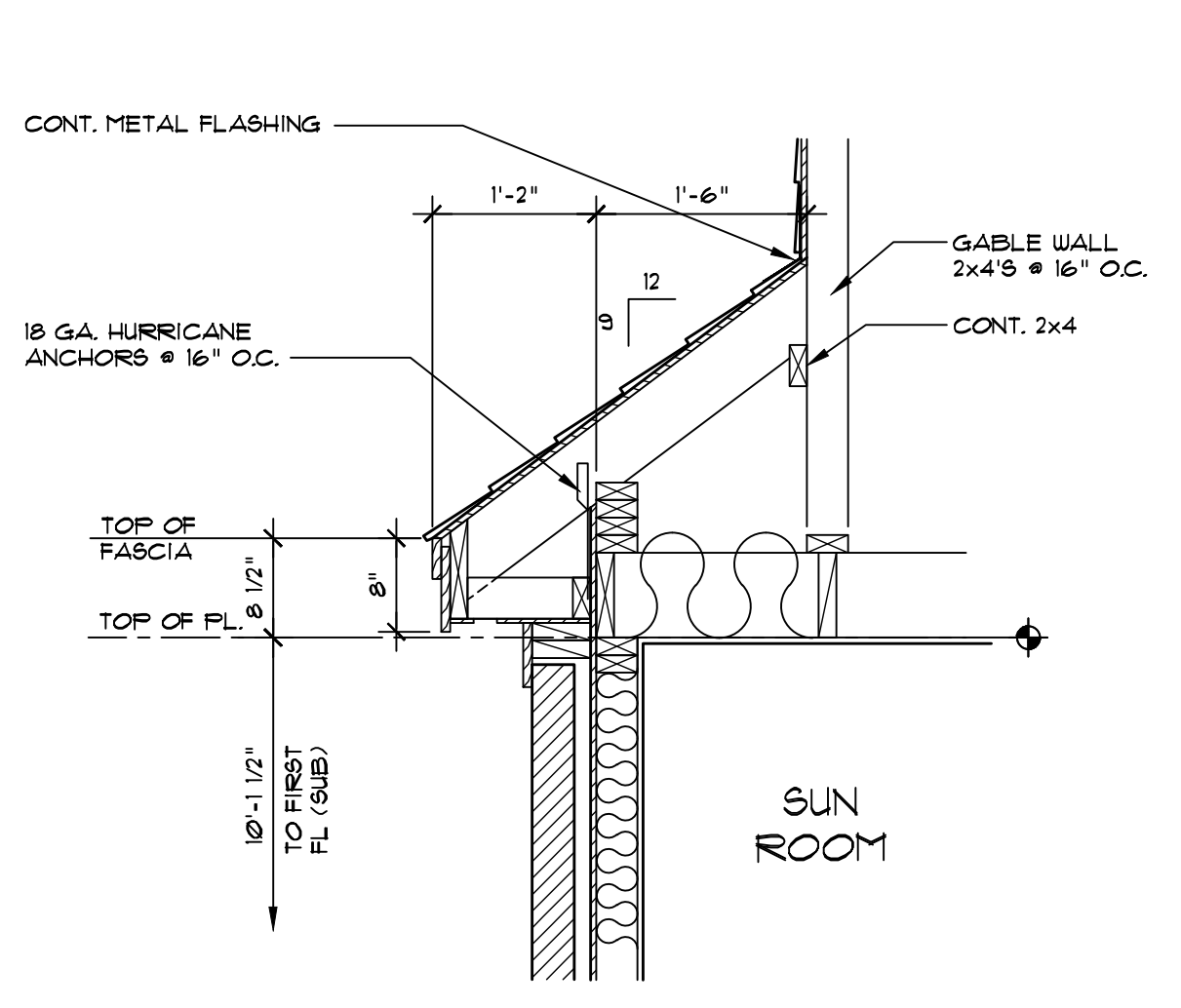
STONEBRIDGE
DESIGN NO.
M30370-1094
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ELEVATIONS



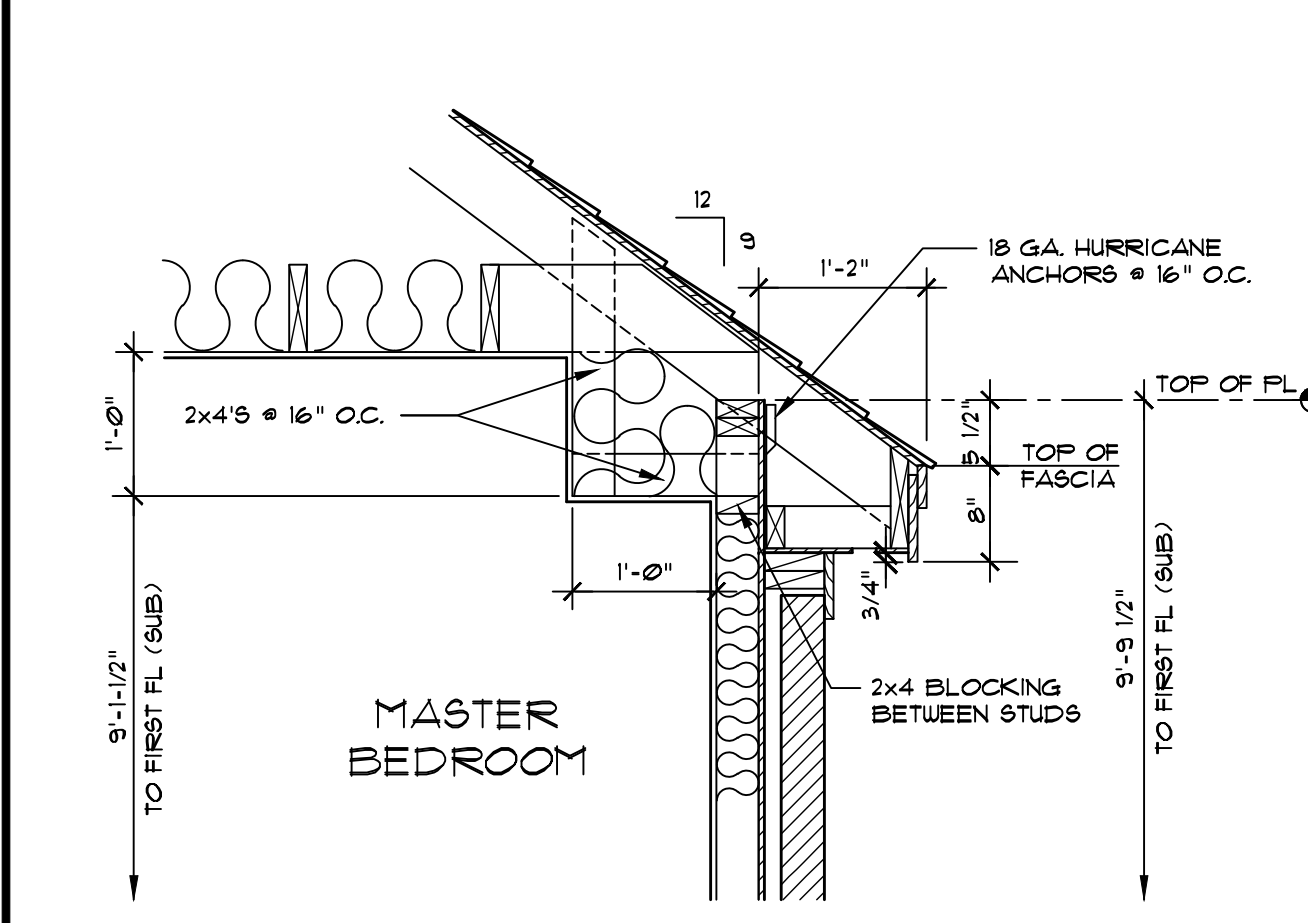
SECTION A-B
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



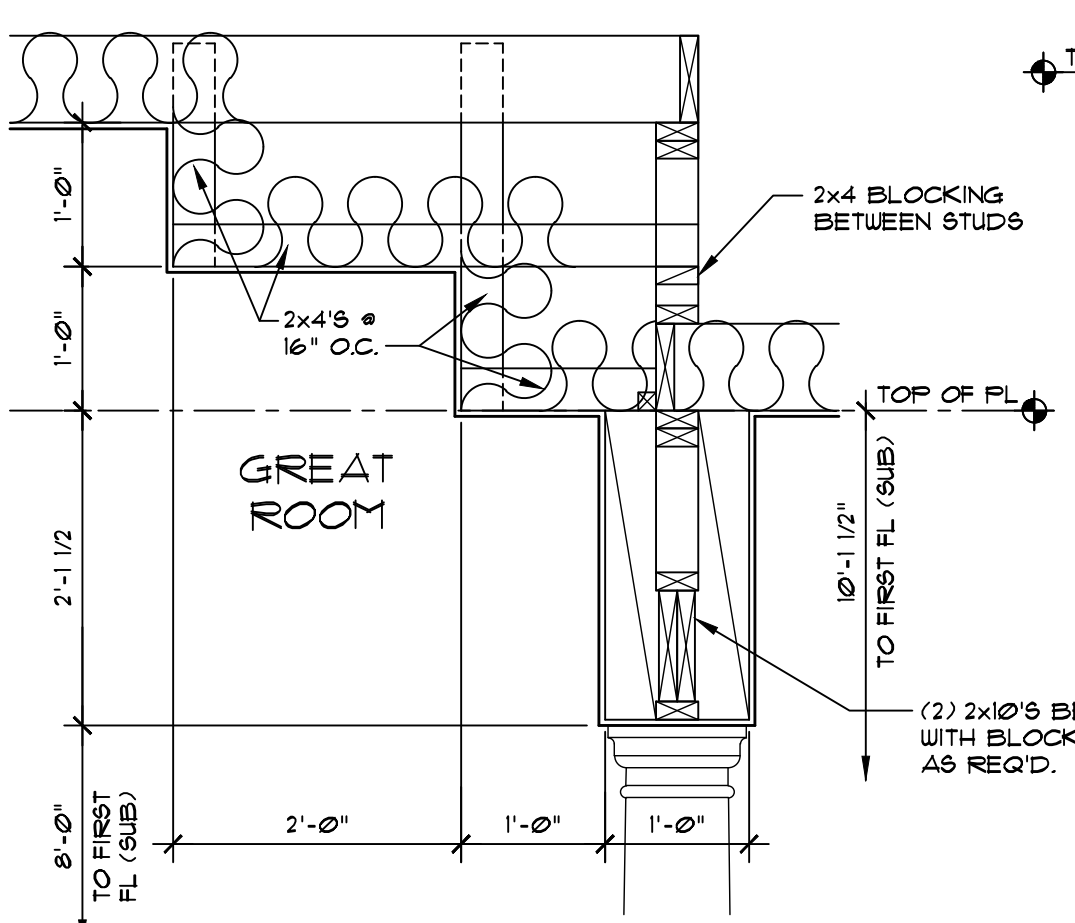
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1/4" = 1'-0"



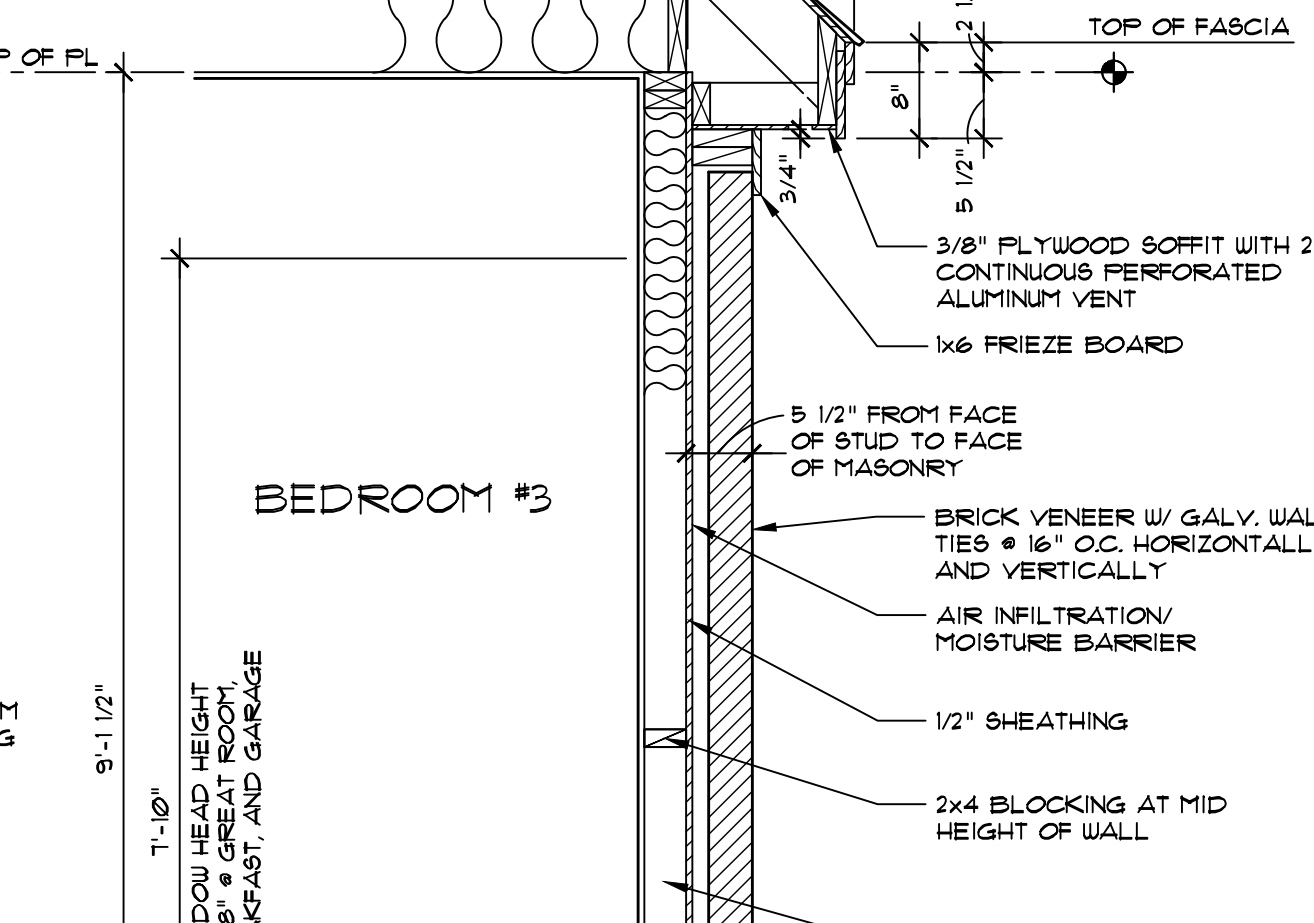
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SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



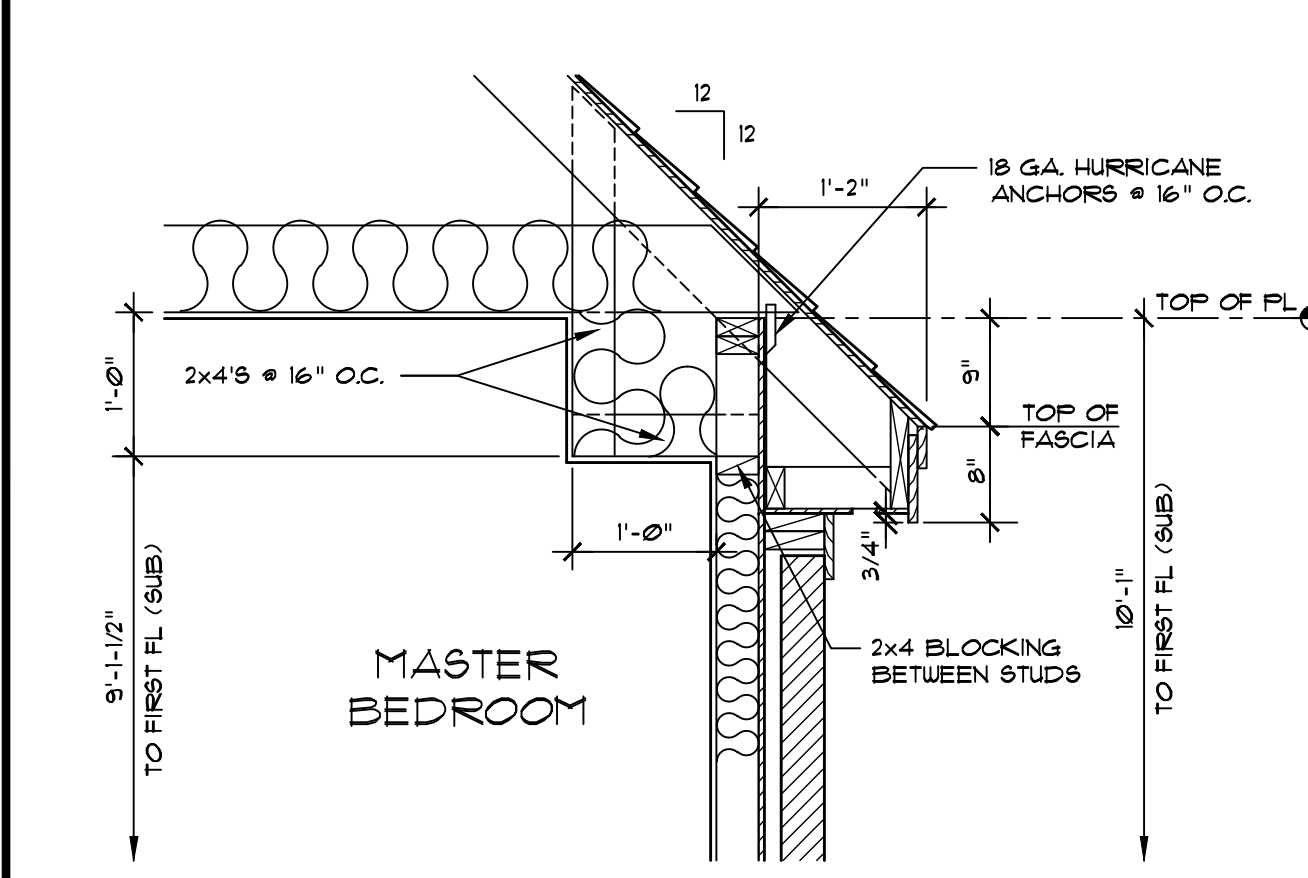
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SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



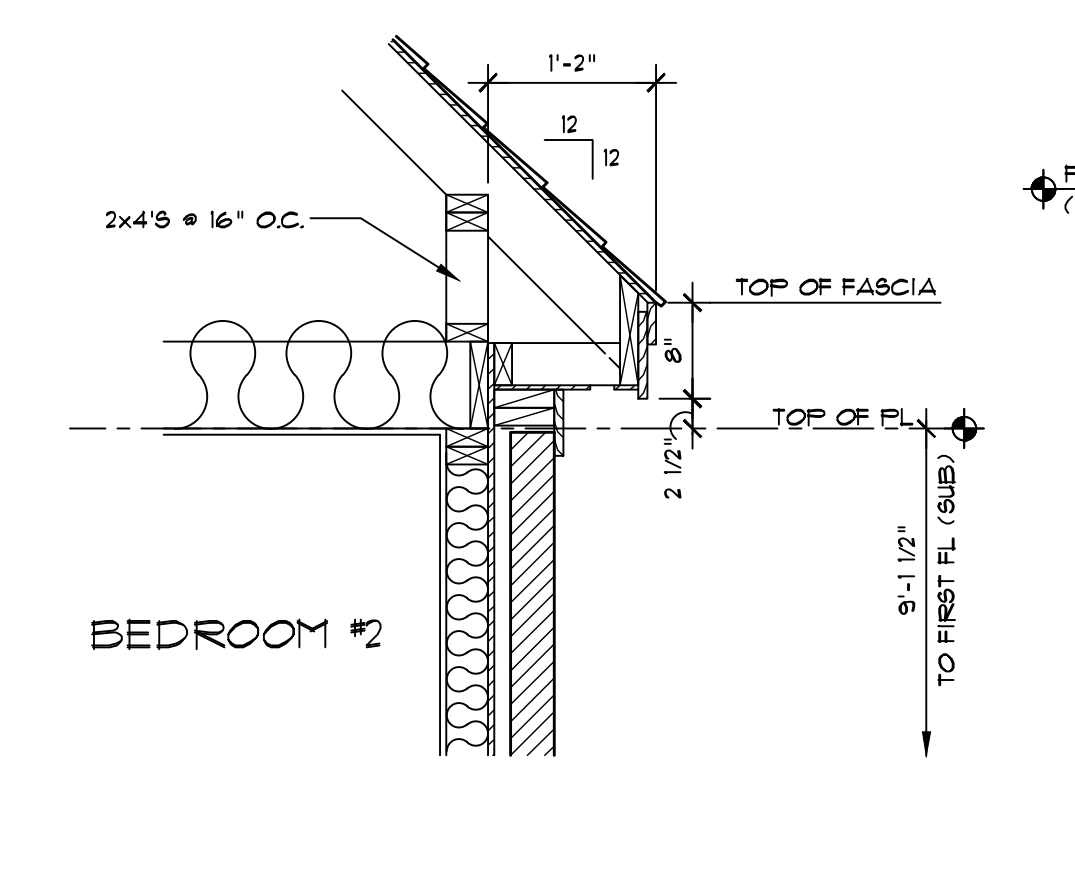
SECTION 3-4
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



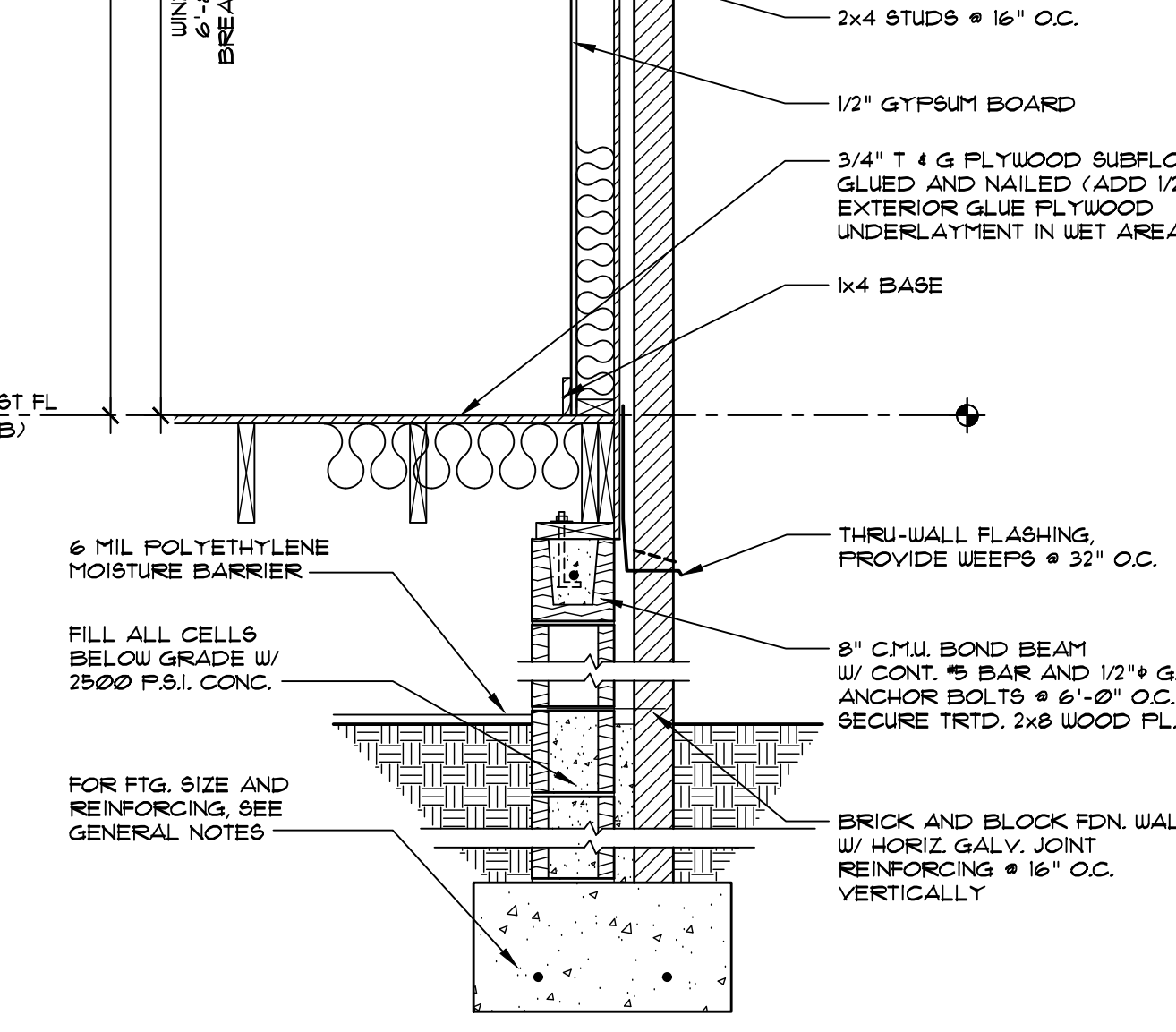
SECTION 5-6
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



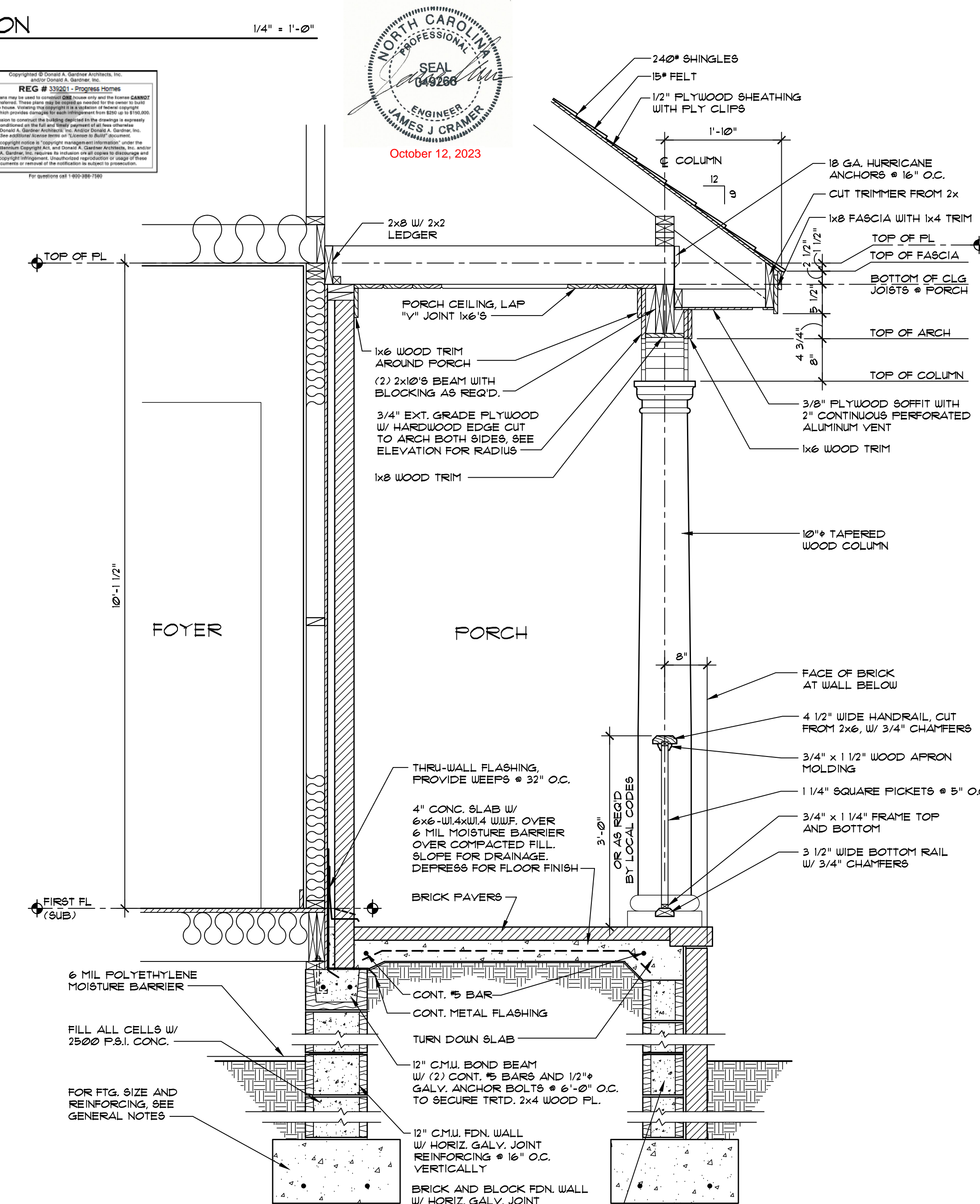
SECTION 2-3
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



SECTION 4-5
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



SECTION 5-6
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



SECTION 7-8
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



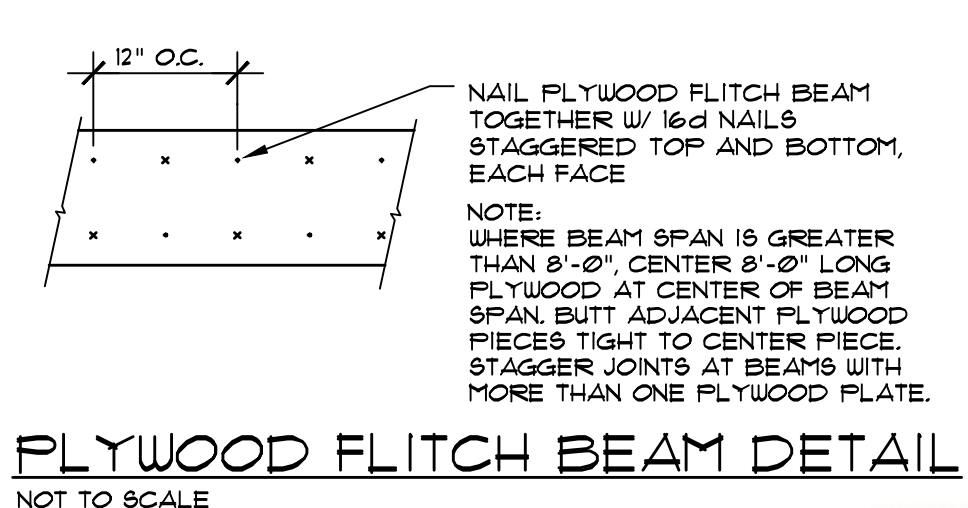
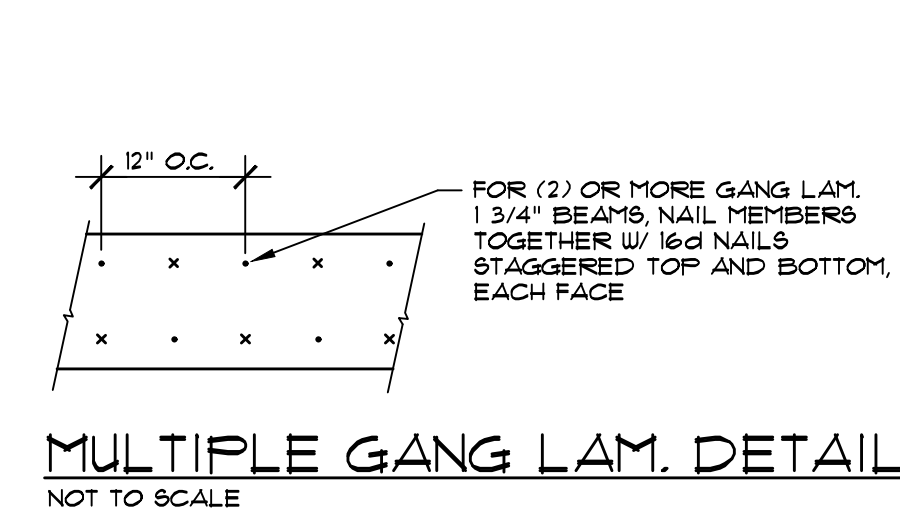
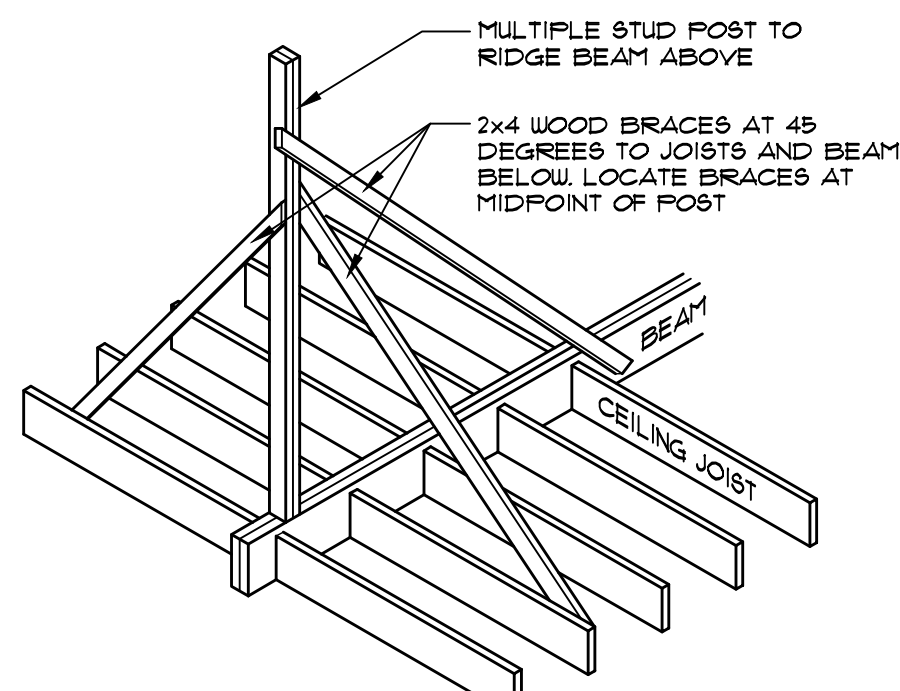
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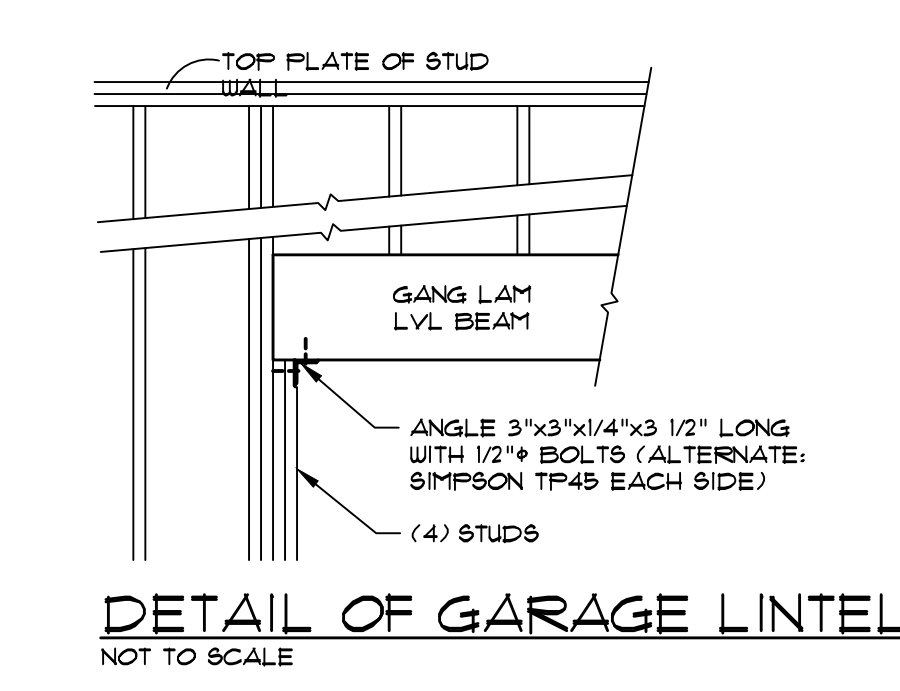
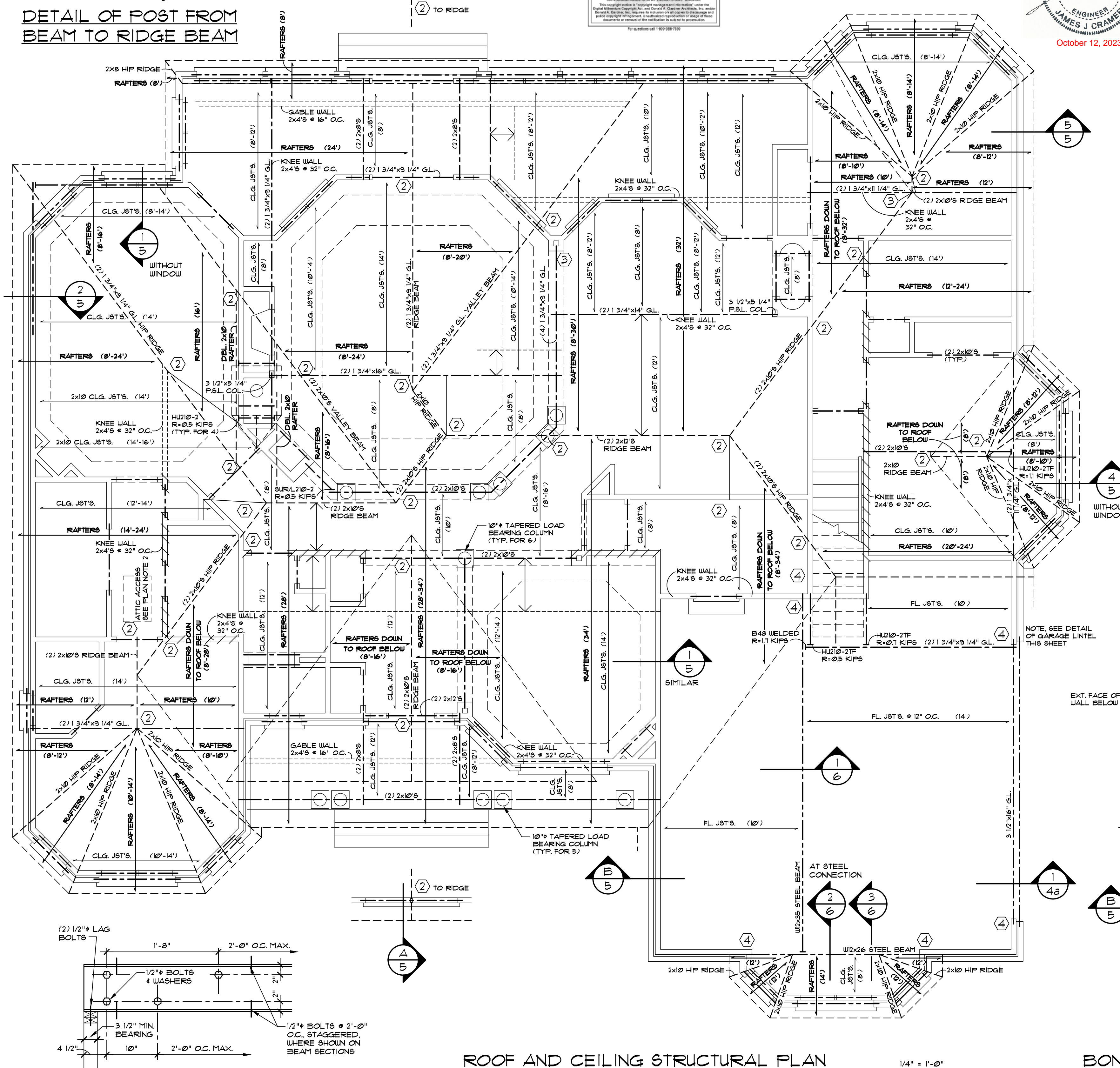
STONEBRIDGE
DESIGN NO. M23070-1094
SHEET OF 5 6 SHEET SECTIONS



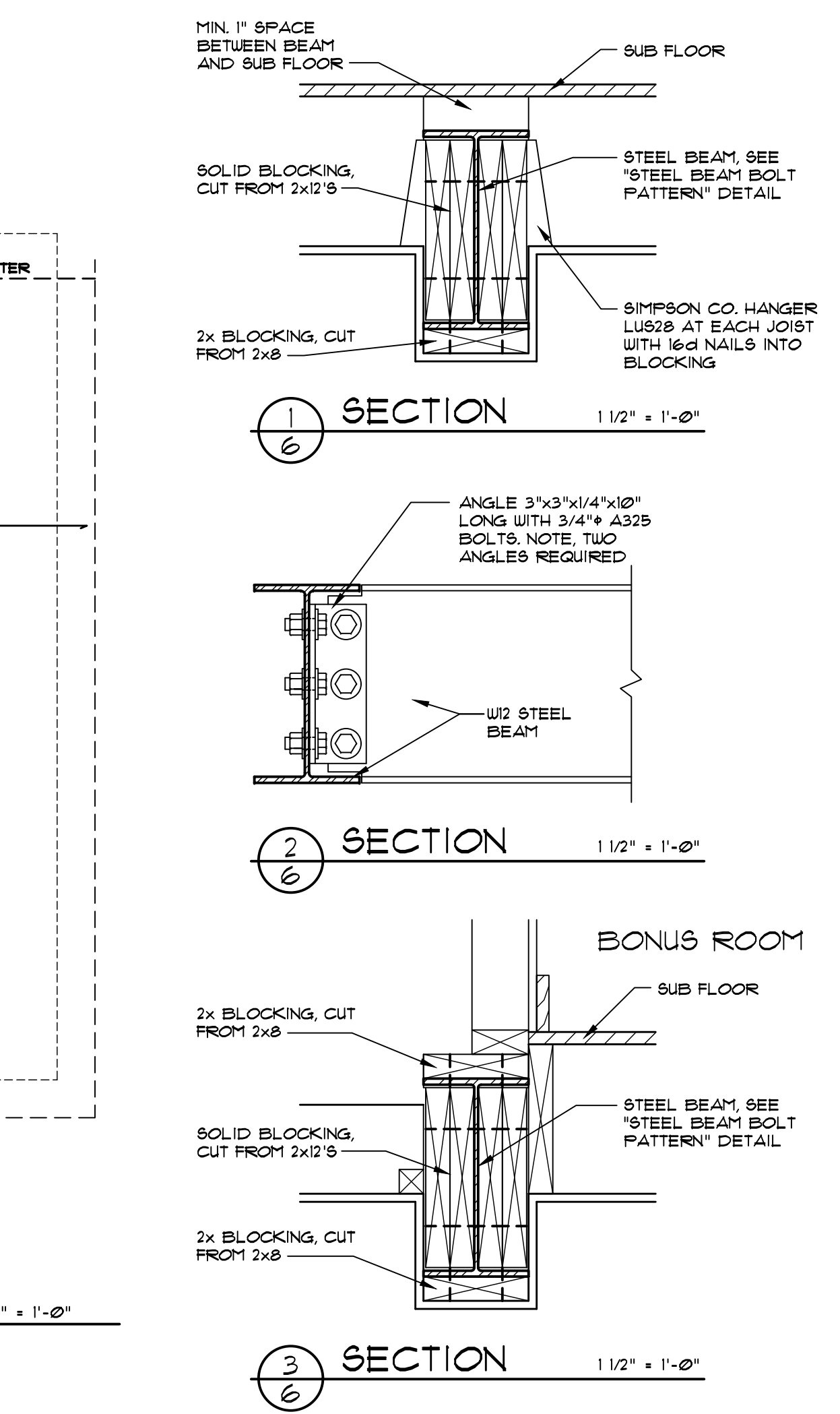
STRUCTURAL LEGEND

RAFTERS (X)	RAFTERS, 2x6'S @ 16" O.C. UNLESS NOTED OTHERWISE
FL. JST'S. (X)	FLOOR JOISTS, 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
CLG. JST'S. (X)	CEILING JOISTS, 2x8'S @ 16" O.C. UNLESS NOTED OTHERWISE
---	PHANTOM LINE INDICATES STEEL BEAM
////	THIS SYMBOL INDICATES LOAD BEARING INTERIOR WALLS. ALL EXTERIOR WALLS ARE LOAD BEARING
- - - -	DASH LINE INDICATES ROOF FRAMING
---	CENTER LINE INDICATES (2) 2x10'S BEAM BELOW ROOF UNLESS NOTED OTHERWISE. (SEE STUD NOTE 3) BELOW
(3)	INDICATES THE NUMBER OF STUDS UNDER BEAM ABOVE. NOTE: IF NUMBER OF STUDS AT BEAM ENDS ARE NOT INDICATED, USE (2) STUDS
←	BRACE ROOF TO WALL OR BEAM BELOW WITH 2x4'S @ 32" O.C.

- ### DESIGN CRITERIA
- (NOTE: ACTUAL DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THESE.)
- FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
 - ROOF & FLOOR DEAD LOADS - 15 P.S.F.
 - ROOF LIVE LOAD - 20 P.S.F.
 - FLOOR LIVE LOAD - 40 P.S.F.
 - MAXIMUM WIND SPEED - 120 M.P.H.
 - VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
 - SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 P.S.F. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR.
 - INSULATION:
 - CEILING - R-30
 - WALL - R-13
 - FLOOR - R-15
 - GL. MATERIAL SPECS:
 - LAMINATED VENEER LUMBER GANG LAM LVL SHALL BE BY LOUISIANA-PACIFIC OF WILMINGTON, NC (800-999-9105) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
 - F_b = 2350 PSI
 - E = 2,000,000 PSI
 - GANG LAM 1" LVL'S ARE INDICATED. GANG LAM 1" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED



- ### STRUCTURAL NOTES
- ROOF FRAMING DESIGN IS CONVENTIONAL (STICK) FRAMING. FOR CONVERSION TO PRE-ENGINEERED TRUSS FRAMING, CONSULT A LOCAL TRUSS MANUFACTURER.
 - PROVIDE 2x6 COLLAR TIES @ 32" O.C. IN TOP THIRD OR TOP 3'-0" OF ATTIC SPACE IN ACCORDANCE WITH LOCAL BUILDING CODE.
 - UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WALL OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2x10'S LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL).
 - UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL HAVE (2) 2x10'S WITH 1/2" PLYWOOD FLITCH LINTEL. USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES WITH 4" MIN. BEARING WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.
 - AT ALL BUILDING CORNERS USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH. USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.
 - CONNECTORS INDICATED ARE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INC. SAN LEANDRO, CALIFORNIA 94511 (800-999-5099)



ROOF AND CEILING STRUCTURAL PLAN 1/4" = 1'-0"

BONUS ROOM STRUCTURAL PLAN 1/4" = 1'-0"

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STONEBRIDGE
 DESIGN NO. M23070-1094
 SHEET OF 6 SHEETS
 STRUCTURAL PLAN