

LIST OF DRAWINGS:

DATE	DRAWING NAME
8/14/23	T-1.1 TITLE SHEET
8/10/23	A-1.1 FIRST FLOOR PLAN
8/10/23	A-1.2 SECOND FLOOR PLAN
8/10/23	A-1.3 ROOF PLAN
8/10/23	A-2.1 FRONT AND REAR ELEVATION
8/10/23	A-2.2 LEFT AND RIGHT SIDE ELEVATION
8/10/23	A-3.1 WALL SECTION
8/10/23	A-3.2 WALL SECTION @ GARAGE
8/10/23	A-4.1 KITCHEN INTERIOR ELEVATION
8/10/23	A-4.2 KITCHEN ISLAND ELEVATION
8/10/23	A-5.1 WINDOW SCHEDULE
8/10/23	S-0 STRUCTURAL NOTES
8/10/23	S-1.1 FOUNDATION PLAN
8/10/23	S-1.2 FOUNDATION SECTION DETAIL
8/10/23	S-2.1 SECOND FLOOR FRAMING PLAN
8/10/23	S-2.2 CEILING FRAMING PLAN
8/10/23	S-3.1 SECTION #1
8/10/23	S-3.2 SECTION #2
8/10/23	S-3.3 SECTION #3
8/10/23	S-3.4 SECTION #4

CALCULATIONS:

SF CALCULATIONS:

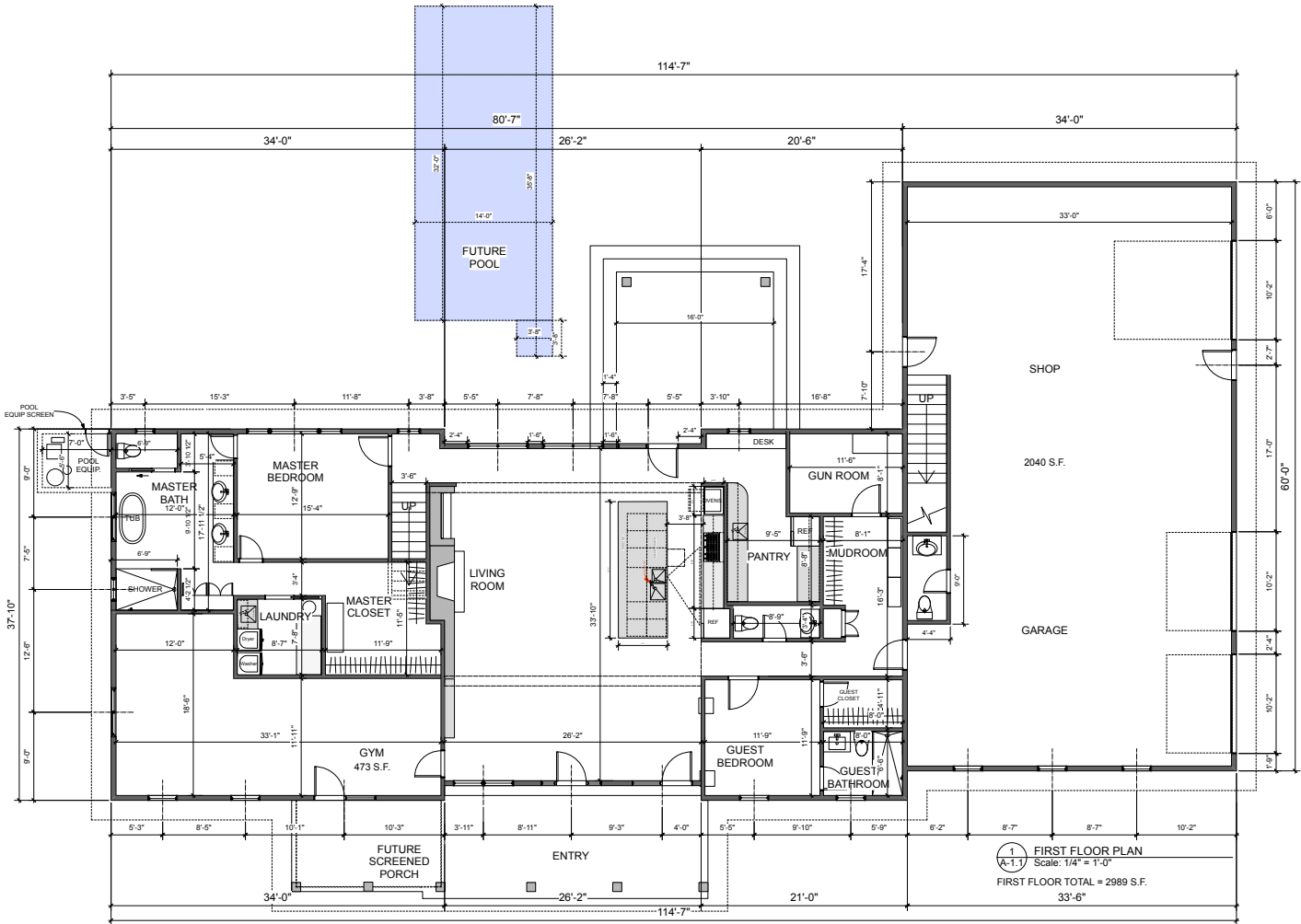
1ST FLOOR	2,989 SF
2ND FLOOR	2,722 SF
TOTAL FINISHED (HEATED)	5,704 SF
GARAGE (UNHEATED)	2,040 SF
FRONT PORCH	454 SF
TOTAL PORCHES	454 SF

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T-1.1
Title Sheet



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Project Number: 2305.1
 Drawn By: JCL
 Date: 10 Aug 2023

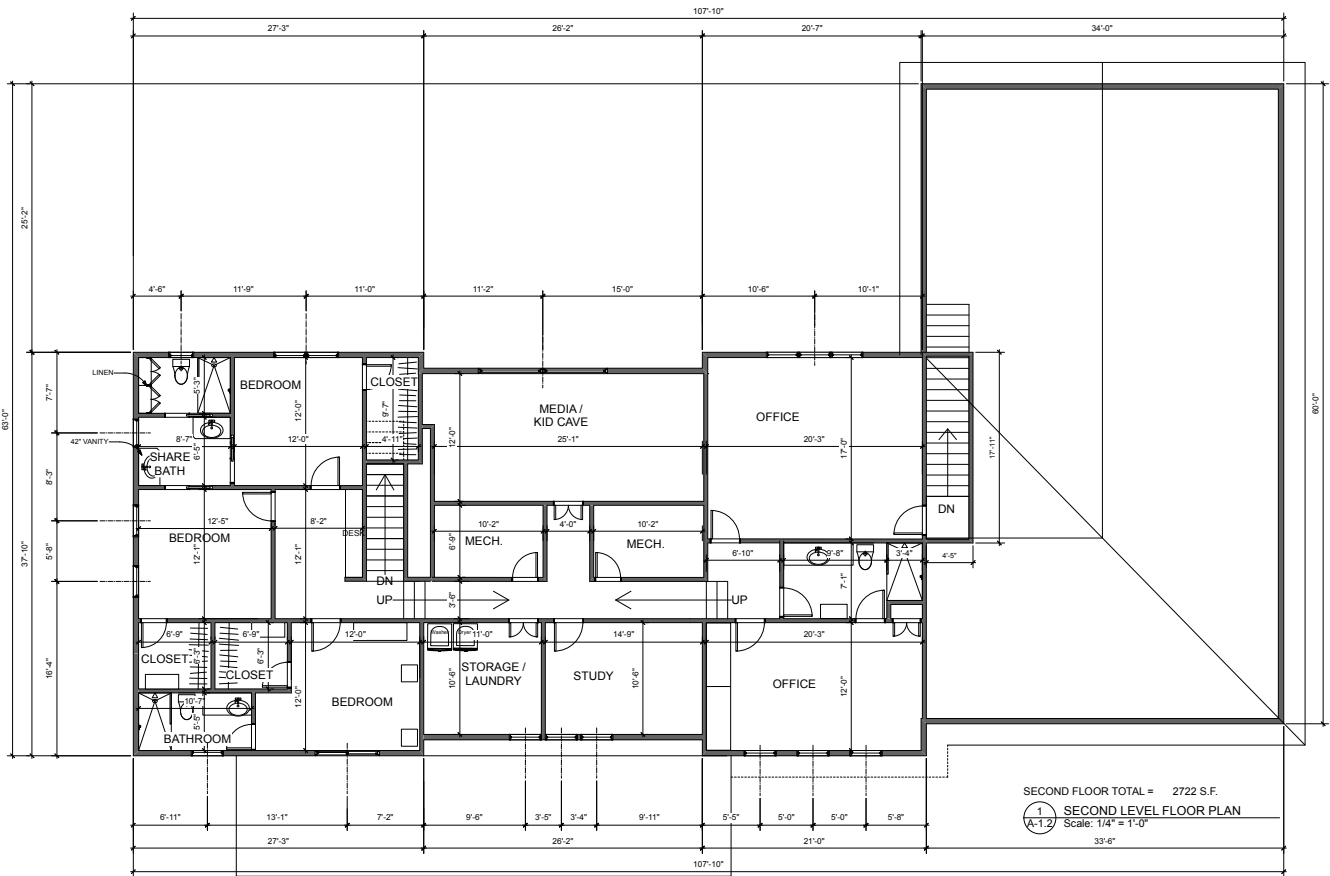
A-1.1
First Floor Plan

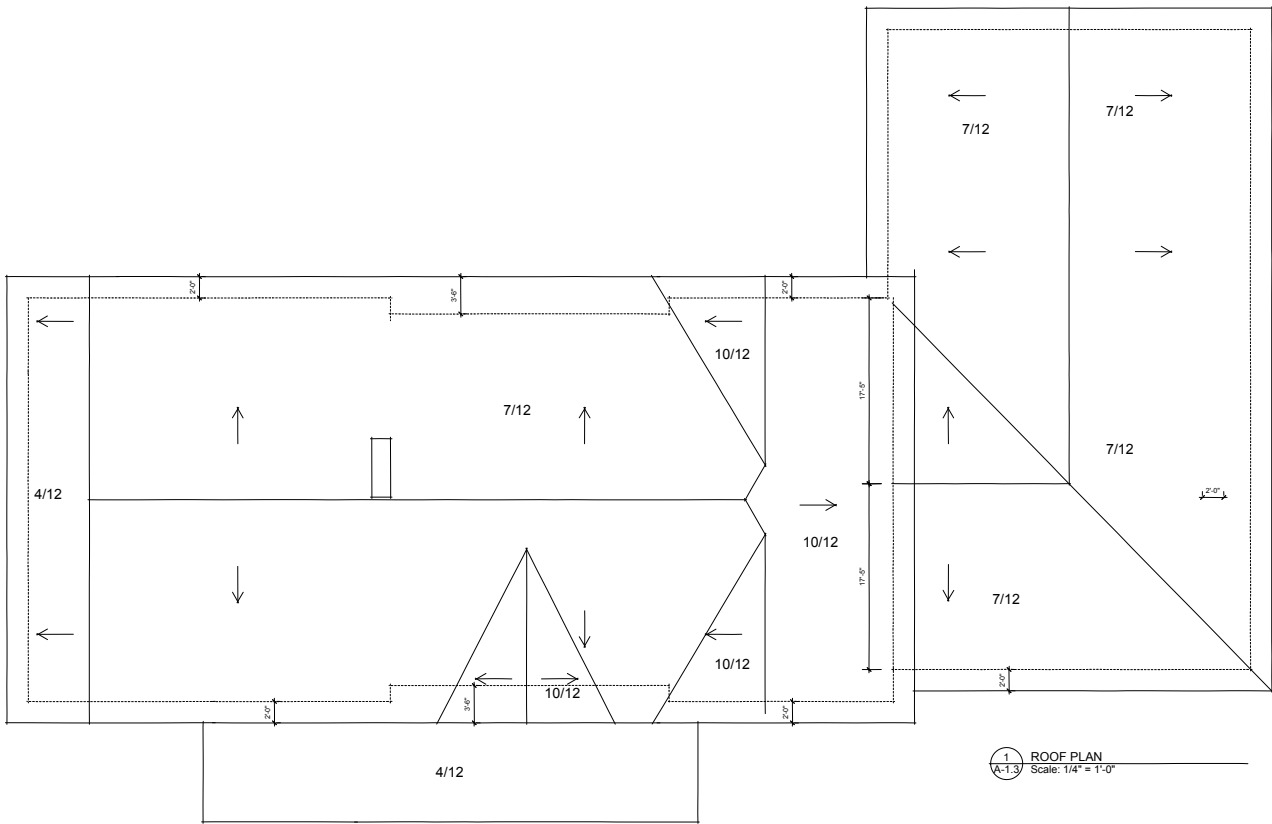
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A-1.2
 Second Level
 Floor Plan





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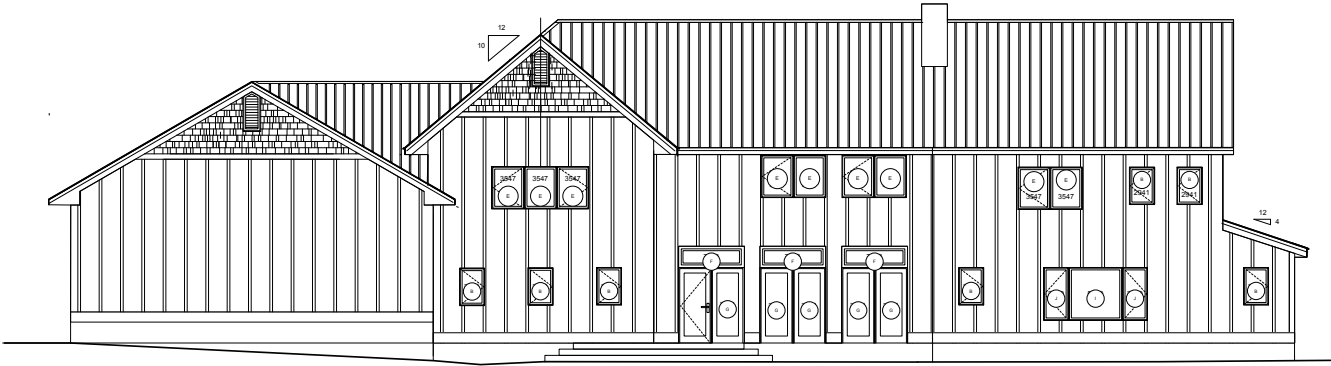
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 210 SW 13th Street, Suite 100, Fort Lauderdale, FL 33301
 P: 954.525.4141 F: 954.525.4142 www.lineberrygroup.com

Project Number: 22061
 Drawn By: JJJ
 Date: 10 Aug 2022
A-1.3
 Roof Plan



CEDAR
TIMBER

1 FRONT ELEVATION
A-2.1 Scale: 1/4" = 1'-0"



2 REAR ELEVATION
A-2.1 Scale: 1/4" = 1'-0"

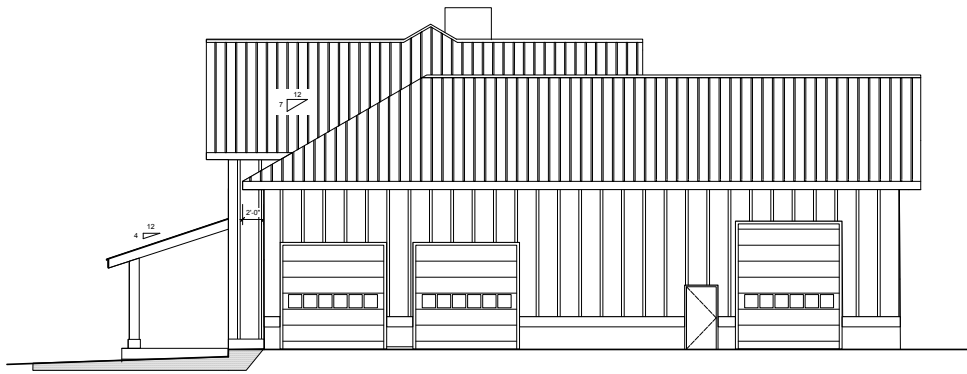
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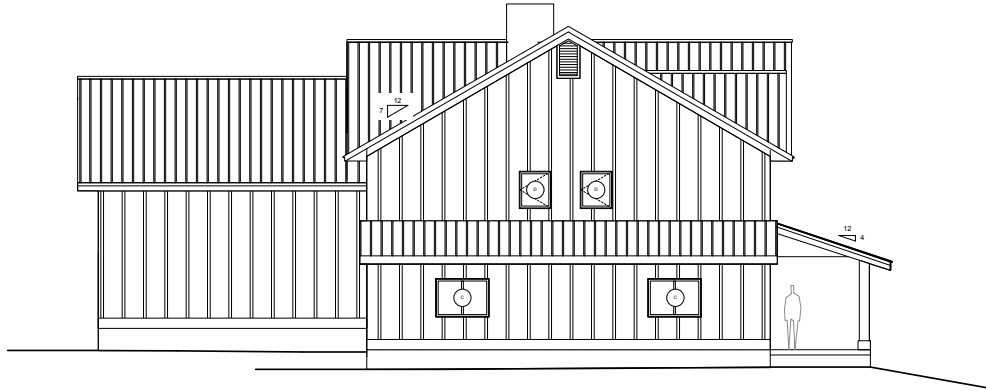
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Project Number: 2005.1
Drawn By: JLD
Date: 10 July 2023

A-2.1
Front and Rear
Elevation



1 RIGHT ELEVATION
A-2.2 Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
A-2.2 Scale: 1/4" = 1'-0"

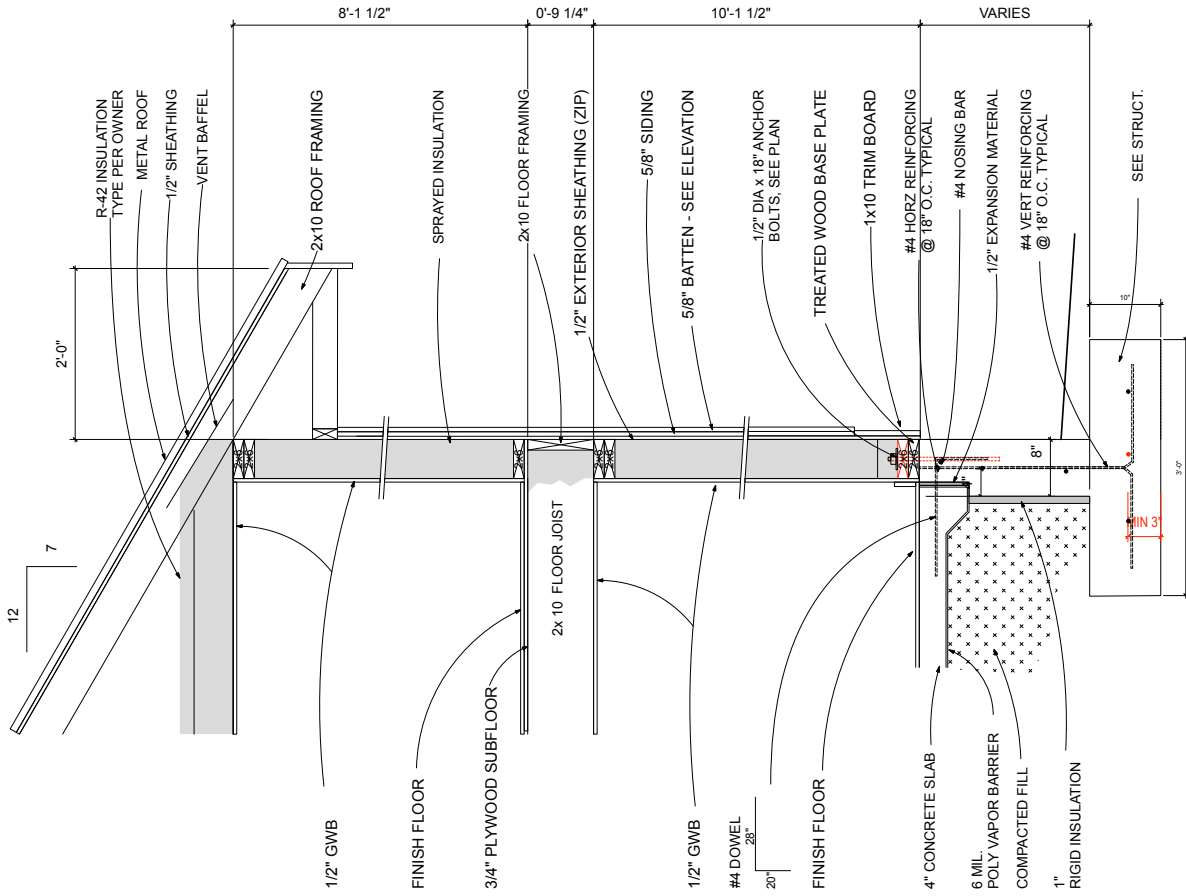
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A-2.2
Left and Right Side
Elevation

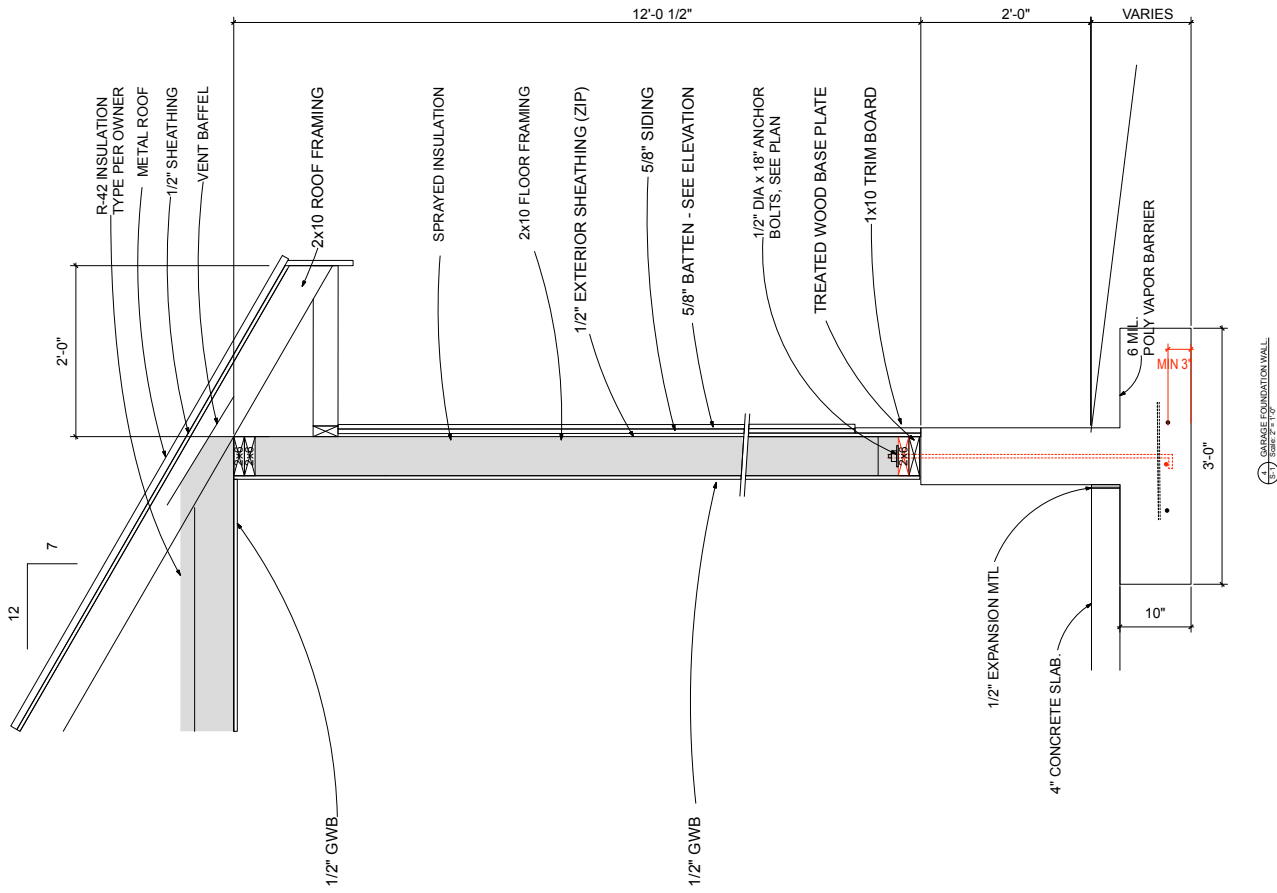


WALL SECTION
SCALE: 3/4" = 1'-0"

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GARAGE FOUNDATION WALL
Scale: 3/4" = 1'-0"

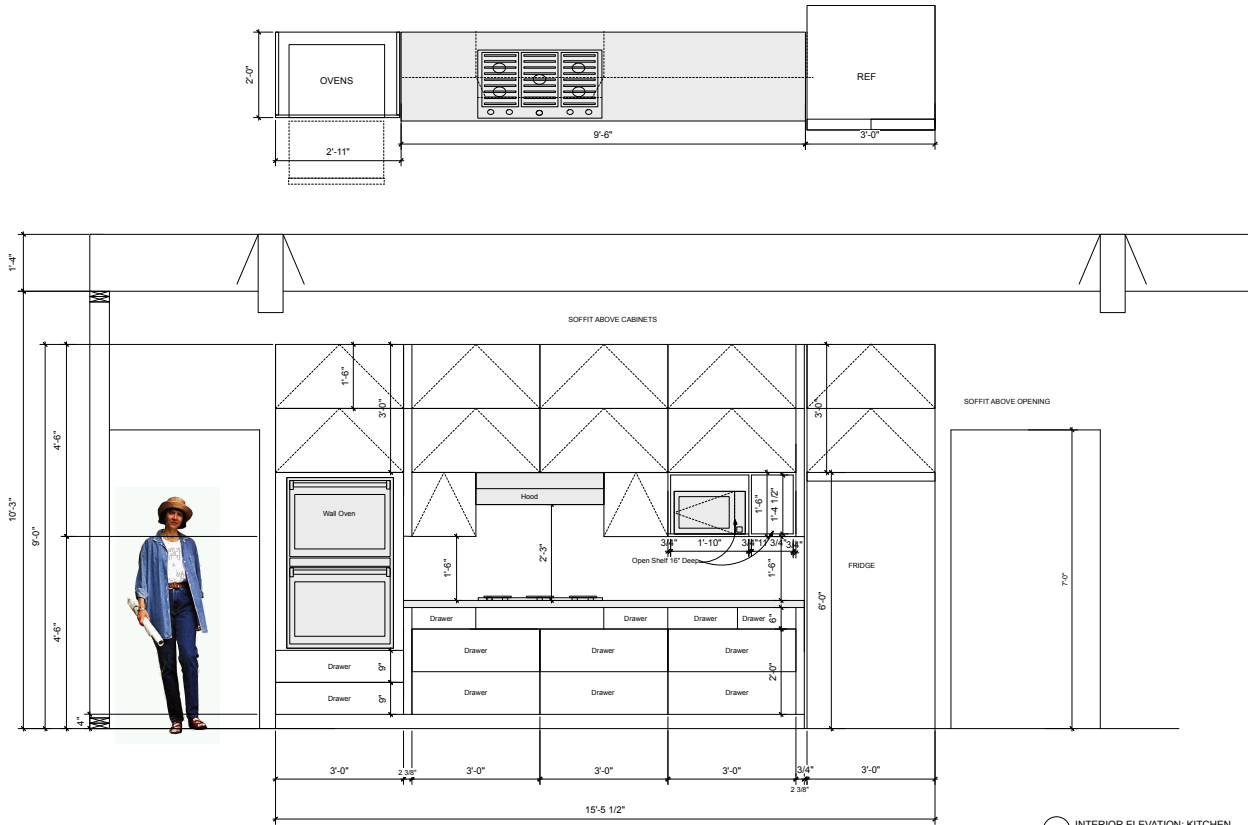
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Project Number: 23051
 Drawn By: AJL
 Date: 14-Aug-2023

A-3.2
SECTION @ GARAGE



1 INTERIOR ELEVATION: KITCHEN
SCALE: 1/4" = 1'-0"

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Project Number: 2305.1
Drawn By: JLL
Date: 16-Aug-2023

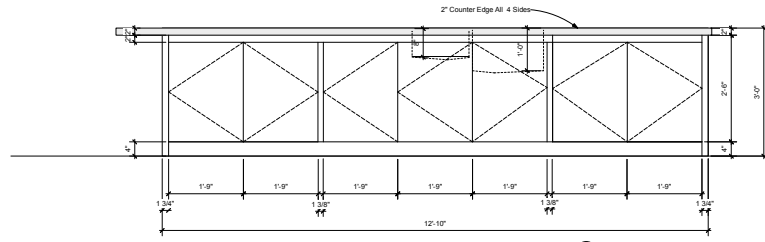
A-4.1
Kitchen Elevation

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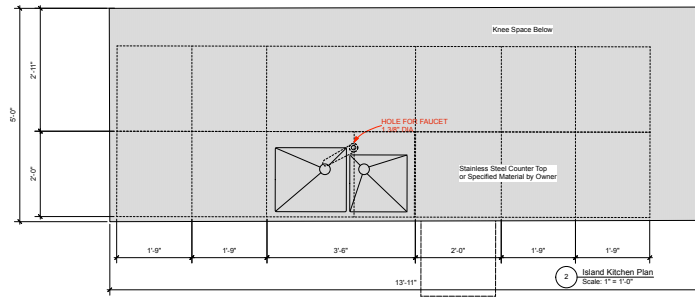


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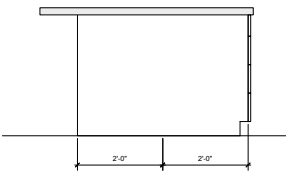
Project Number: 2305.1
 Drawn By: JLD
 Date: 10 Aug 2023
A-4.2
 Kitchen Island
 Elevation



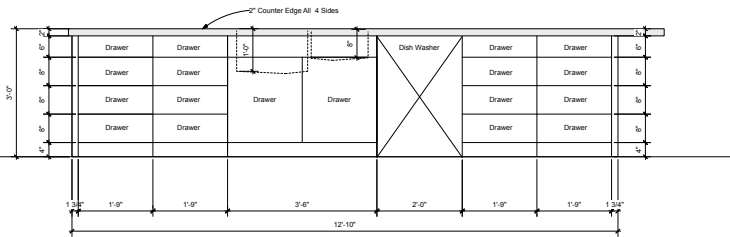
3 Island Kitchen Outward Elevation
Scale: 1" = 1'-0"



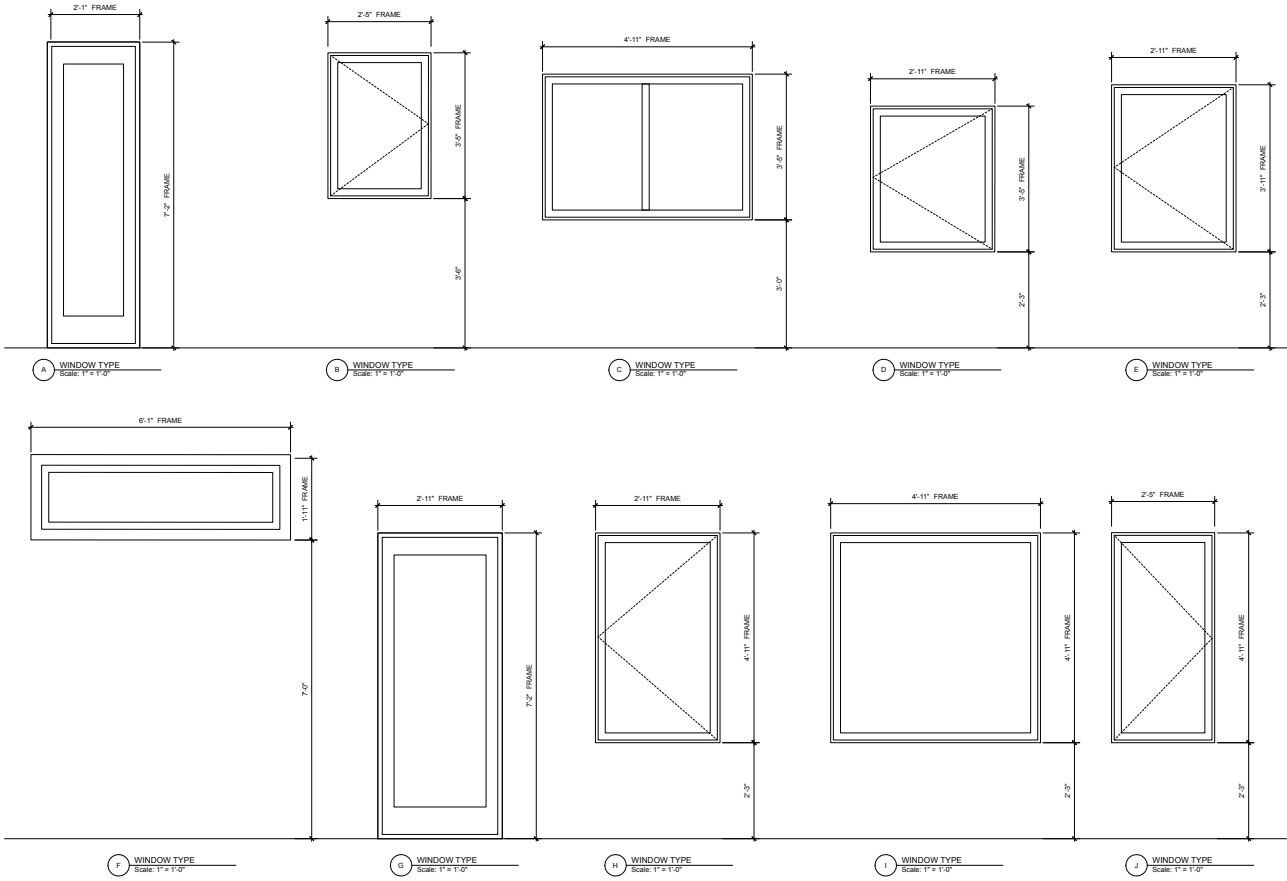
2 Island Kitchen Plan
Scale: 1" = 1'-0"



4 Island Kitchen Side Elevation
Scale: 1" = 1'-0"



1 Island Kitchen Front Elevation
Scale: 1" = 1'-0"



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STRUCTURAL NOTES AND SPECIFICATIONS

a.) DESIGN LOADS:

2018 NC STATE BUILDING CODE	
OCCUPANCY II	
IMPORTANCE FACTORS:	
SEISMIC (Ie)-	1.0
SNOW (Is)-	1.0
SNOW:	
GROUND SNOW LOAD-	15 psf
Ce-	1.0
Ct-	1.0
Pf & Ps-	10.5 psf
ROOF:	
LIVE-	20 psf
DEAD-	
ROOF	3 psf
SHEATHING	2 psf
FRAMING	3 psf
CEILING	3 psf
M & E	3 psf
MISC	1 psf
	15 psf
FLOORS:	
LIVE- 2nd FLOOR	30 psf
DEAD-	
FLOOR	6 psf
FRAMING	3 psf
CEILING	3 psf
M & E	3 psf
MISC	3 psf
	18 psf
SLAB-ON-GRADE: 1st FLOOR	
LIVE-	40 psf

MISCELLANEOUS NOTES

- c.) MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 3000 psf FOR SHALLOW FOUNDATIONS. A GEOTECHNICAL ENGINEER SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO POURING FOOTINGS.
- b.) GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AGAINST WIND AND OTHER SHORT TERM LOADS DURING THE CONSTRUCTION PHASE TO ENSURE SAFE SUPPORT OF THE STRUCTURE.
- c.) THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS ELECTRONICALLY OR MANUALLY. COORDINATE STRUCTURAL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- d.) FOUNDATIONS - GENERAL
 - 1) CONTINUOUS WALL FOOTING SHALL BE POURED MONOLITHICALLY WITH COLUMN FOOTINGS, IF REQUIRED.
 - 2) ALL BACKFILL MATERIALS SHALL BE FREE OF DEBRIS. PLACE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

CONCRETE

- a.) CONCRETE SHALL BE PROPORTIONED, MIXED, PLACED AND TESTED IN ACCORDANCE WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 308, "SPECIFICATION FOR STRUCTURAL CONCRETE" AND COMPLY WITH ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".
- b.) STEEL REINFORCEMENT SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - i. REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED
 - ii. PLAIN WIRE: ASTM A82, DRAWN
 - iii. WELDED WIRE: ASTM A185, DRAWN
- c.) ALL PROPOSED ADMIXTURES SHALL BE SUBMITTED WITH THE MIX DESIGNS AND SHALL INCLUDE CERTIFICATION FROM THE MANUFACTURER THAT THE ADMIXTURE IS COMPATIBLE WITH OTHER ADMIXTURES AND MEETS ACI REQUIREMENTS.
- d.) CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS:

LOCATION	STRENGTH @ 28 DAYS	MAX SLUMP
FOOTINGS	3000 psi	4"
SLABS	3000 psi	4"
- e.) REINFORCING SHALL MEET CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATION, PLACING AND SUPPORTING OF REINFORCEMENT.
- f.) WELDING OF REINFORCING IS NOT PERMITTED.
- g.) FIELD BENDING OF REINFORCING BARS IS NOT PERMITTED.
- h.) CURE CONCRETE FOR AT LEAST SEVEN DAYS BY THE APPROPRIATE METHOD OF MOISTURE CURING, MOISTURE AND COVER CURING, CURING COMPOUND OR OTHER ALLOWED METHOD.

WOOD FRAMING

- a) S-P-F REFERS TO #2 SPRUCE-PINE-FIR. S, PINE OR SP REFERS TO #2 SOUTHERN PINE.
- b) PLYWOOD SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA).
- c) ALL WOOD FRAMING IN CONTACT WITH CONCRETE, MASONRY OR STEEL, OR EXPOSED TO WEATHERING SHALL BE PRESURE-PRESERVATIVE TREATED TO RESIST DECAY. USE PRESERVATIVE TREATMENTS RECOMMENDED BY THE PROCESSOR FOR THE SPECIFIC USE.
- d) FASTENERS FOR TREATED LUMBER SHALL BE AS RECOMMENDED BY PROCESSOR AND HARDWARE MANUFACTURER.
- e) ALL CONNECTORS AND BOLTS SHALL BE HOT-DIPPED GALVANIZED, MINIMUM.
- f) WOOD FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 23, CONVENTIONAL LIGHT-FRAMING CONSTRUCTION IN THE 2012 NORTH CAROLINA STATE BUILDING CODE.

ENGINEERED WOOD PRODUCTS

- a) LAMINATED VENEER LUMBER (LVL) (BC, VERSALAM 3100) MANUFACTURERS PRODUCT DATA, INCLUDING DESCRIPTIONS OF MATERIALS, DIMENSIONS OF PRODUCT, DESIGN PROPERTIES, ALLOWABLE SPANS AND CONSTRUCTION DETAILS SHALL BE SUBMITTED FOR REVIEW.
- b) SUBMIT DRAWINGS INDICATING MEMBER SIZES, TYPES, LOCATIONS AND CONNECTION DETAILS.
- c) HANDLE AND STORE LVL'S IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN REQUIREMENTS.
- d) LVL'S SHALL BE 1-3/4" THICK, (BC, VERSALAM 3100) WITH PLES AS REQUIRED ON THE PLANS.
- e) INSTALLATION SHALL COMPLY WITH MANUFACTURERS PRODUCT DATA, INCLUDING TECHNICAL BULLETINS, PRODUCT CATALOG WRITTEN INSTALLATION INSTRUCTIONS AND PRODUCT CARTON INSTRUCTIONS.

PREFABRICATED WOOD TRUSSES

- a) ALL LUMBER AND CONNECTIONS SHALL CONFORM TO "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (LATEST EDITION) AND TR "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" (LATEST EDITION).
- b) ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS, AT A MINIMUM:
 - TOP CHORD DL= 15 psf PLUS OVERFRAME WEIGHT LL= 20 psf
 - BOTTOM CHORD DL= 10 psf PLUS MECHANICAL LOADS
- c) UPLIFT LOADS SHALL BE DETERMINED BASED ON THE CRITERIA GIVEN IN THE WIND LOAD NOTES.
- d) SHOP DRAWINGS SHALL BE SUBMITTED AND SHALL INDICATE TYPE, SIZE, QUANTITY, SPACING, BRACING, SPLICES, ACCESSORIES AND DETAILS REQUIRED FOR INSTALLATION.
- e) CALCULATIONS SHALL BE SUBMITTED AND SHALL BE PREPARED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA. CALCULATIONS SHALL INCLUDE GRAVITY AND UPLIFT REACTIONS FOR COORDINATION WITH THE OTHER STRUCTURAL FRAMING DESIGN.
- f) ALL TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE TRUSS ENGINEER.
- g) TRUSS HURRICANE TIES TO BE SIMPSON H2.5A TYPE. ONE SHALL BE USED AT EACH TRUSS ON TRUSS END BEARING CONDITION AND ONE EACH SIDE OF INTERIOR GIRDER LINE TRUSS BEARING CONDITION.
- h) KEEL BLOCKING, X-BRACING OR OTHER METHODS SHALL BE UTILIZED AND DESIGNED BY THE TRUSS MANUFACTURERE TO DISTRIBUTE 160 PLF ROOF WIND DIAPHRAM LOADS AT TRUSS BEARING.

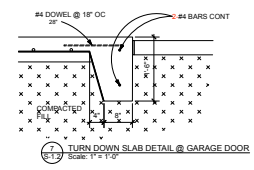
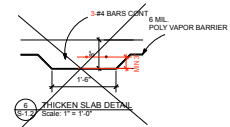
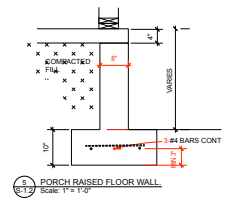
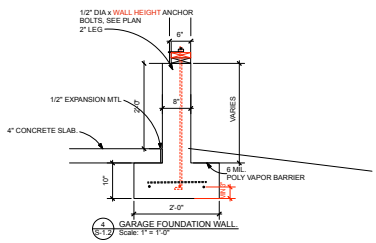
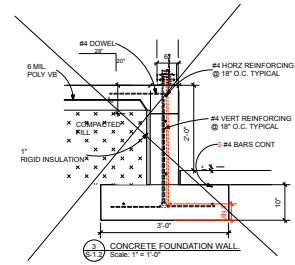
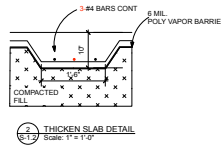
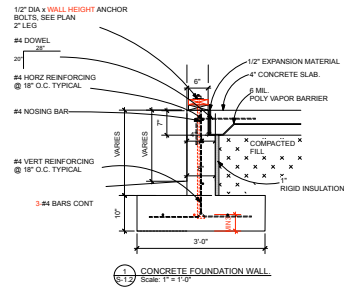
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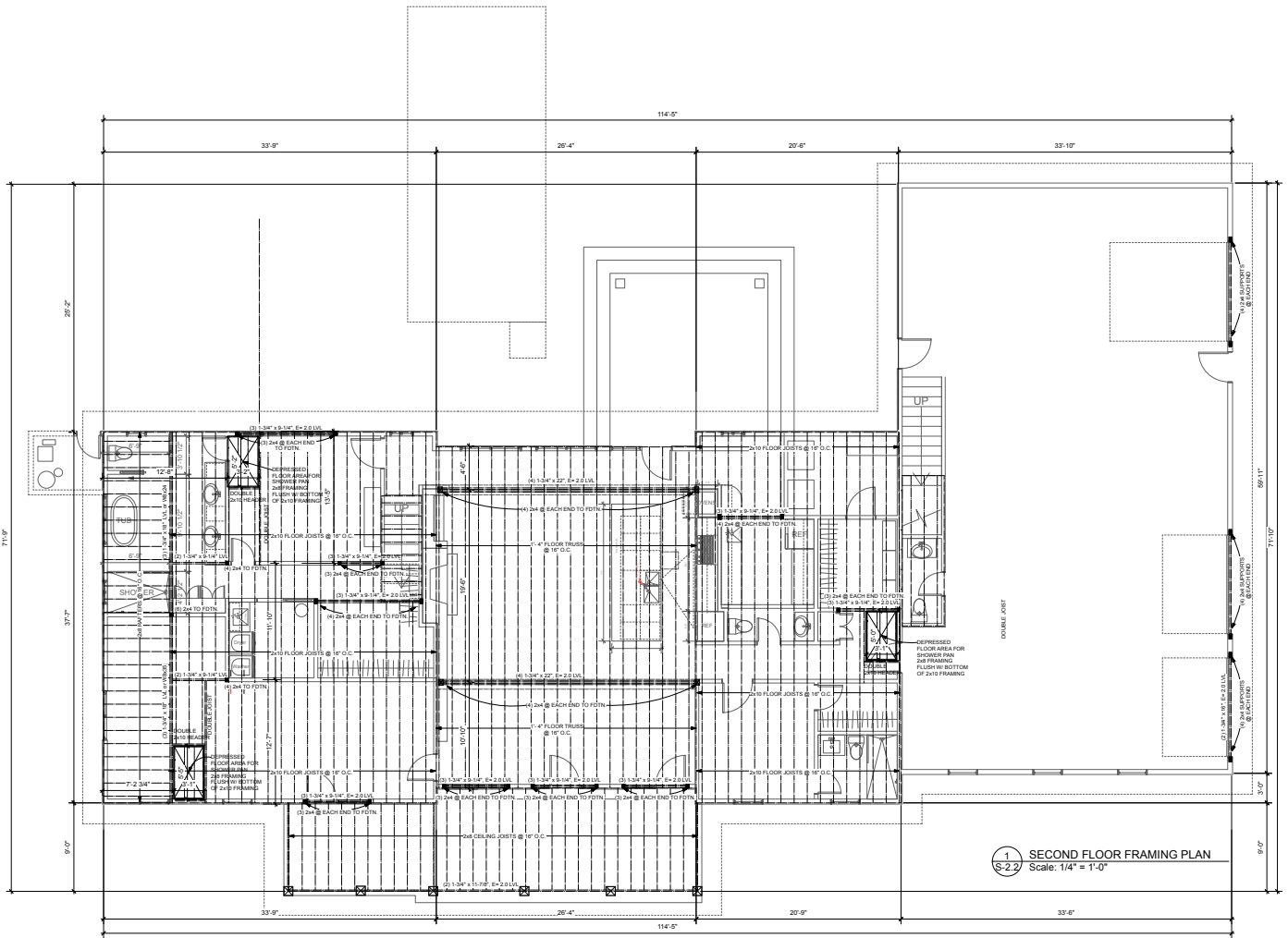


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Project Number: 2305.1
Drawn By: JCC
Date: 10 July 2023

S-1.2
Foundation Section
Detail





1 SECOND FLOOR FRAMING PLAN
 S-2.2
 Scale: 1/4" = 1'-0"

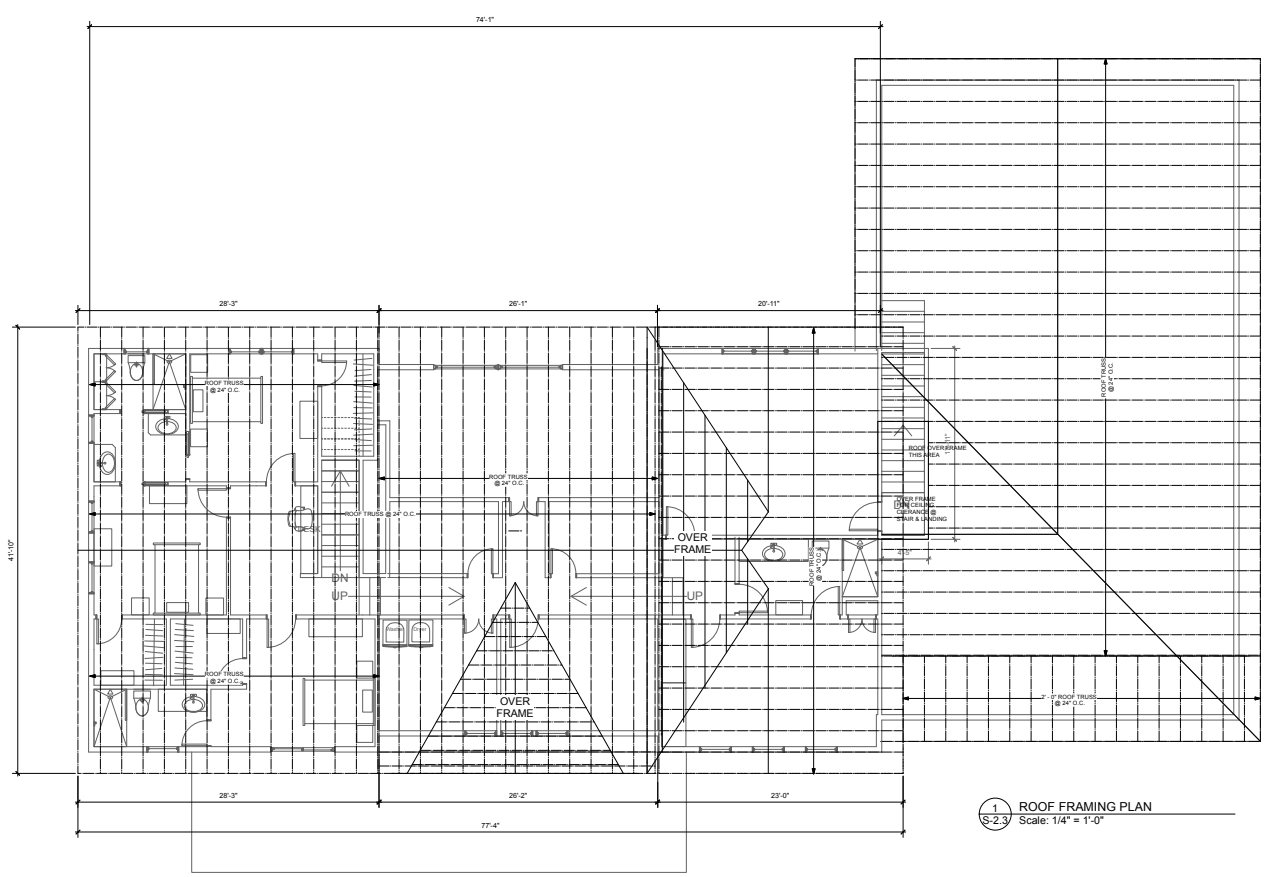
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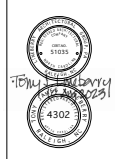
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 215.562.1234 FAX 215.562.1235
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Project Number: 2305.1
 Drawn By: JLD
 Date: 10 Aug 2023

S-2.2
 Second Floor
 Framing Plan



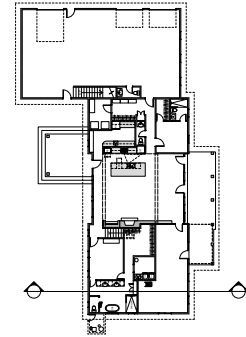
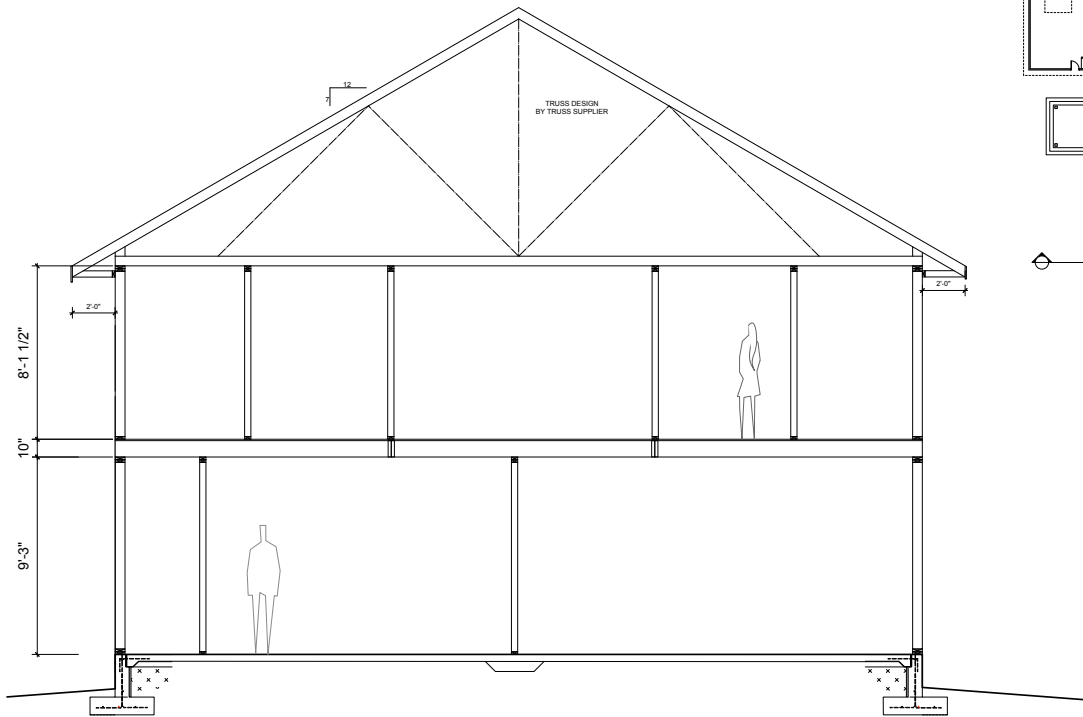
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Project Number: 2305.1
Drawn By: JLD
Date: 15 Aug 2023

S-2.3
Roof Framing Plan



1 SECTION #1
S-3.1 Scale: 1/2" = 1'-0"

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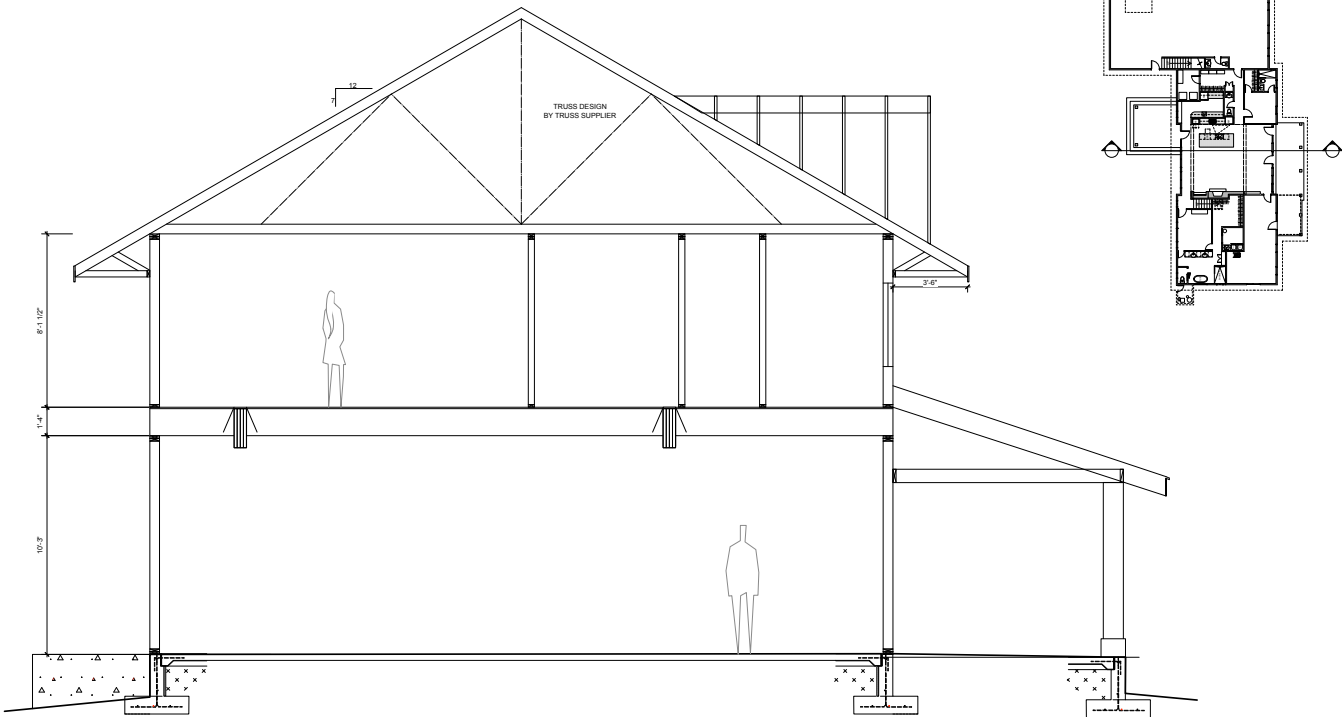


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Project Number: 2205.1
Drawn By: JAJ
Date: 10 Aug 2023

S-3.1
Section #1



1 SECTION #2
 S-3.2 Scale: 1/2" = 1'-0"

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 RESIDENCE

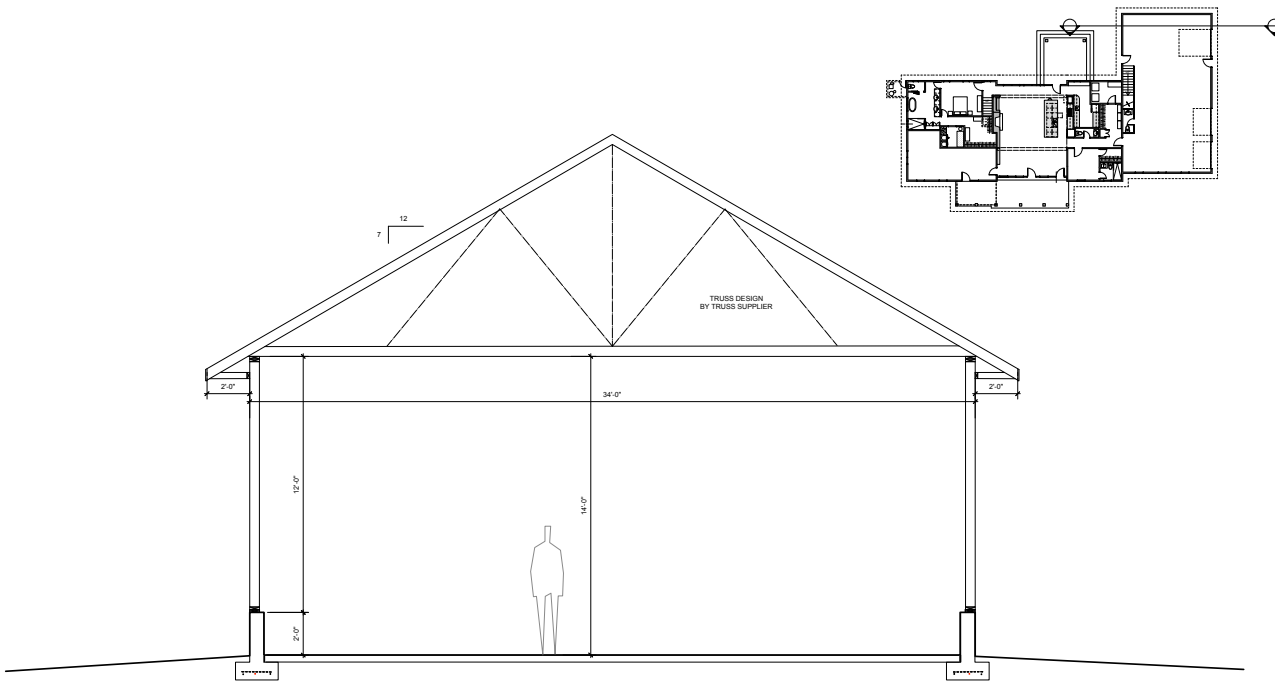


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Project Number: 2305.1
 Drawn By: JAG
 Date: 10 Aug 2023

S-3.2
 Section #2



1 SECTION #3
S-3.3 Scale: 1/2" = 1'-0"

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Project Number: 2306.1
Drawn By: JJJ
Date: 10 Aug 2023

S-3.3
Section #3

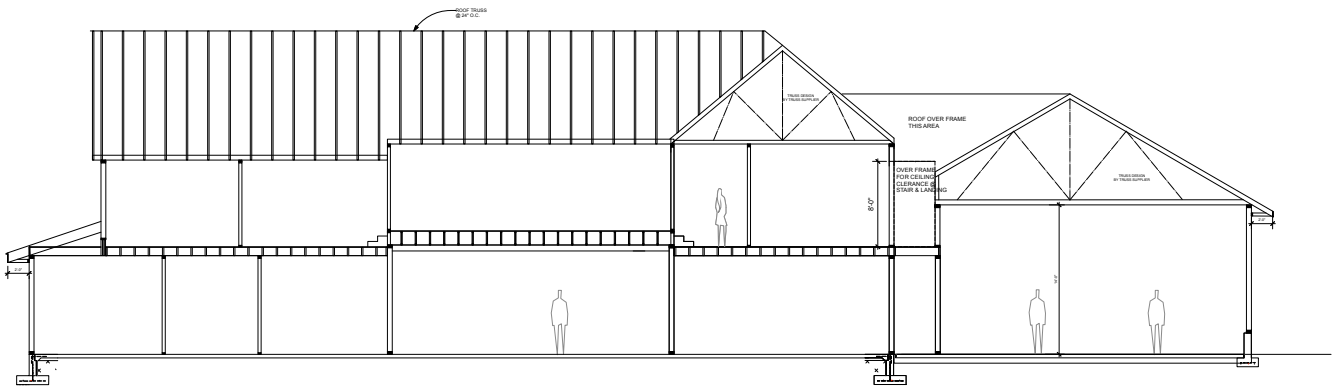
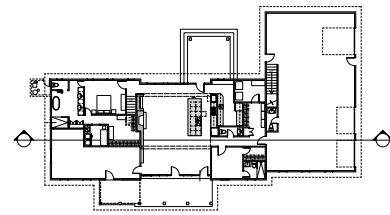
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Project Number: 2305.1
Drawn By: JAJ
Date: 10 Aug 2023

S-3.4
Section #4



1 SECTION #4
S-3.4 Scale: 1/4" = 1'-0"