

- PLANS TO BE DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.
- HOUSE DESIGNED FOR 115 MPH 3 SECOND GUST (89 FASTEST WIND) , EXPOSURE B
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE
- ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNER
- WALL BRACING IS REQUIRED . DESIGNER MUST SPECIFY METHOD OF BRACING PER SECTION R602 (NC 2018 RESIDENTIAL BUILDING CODE) AND PROVIDE DETAIL

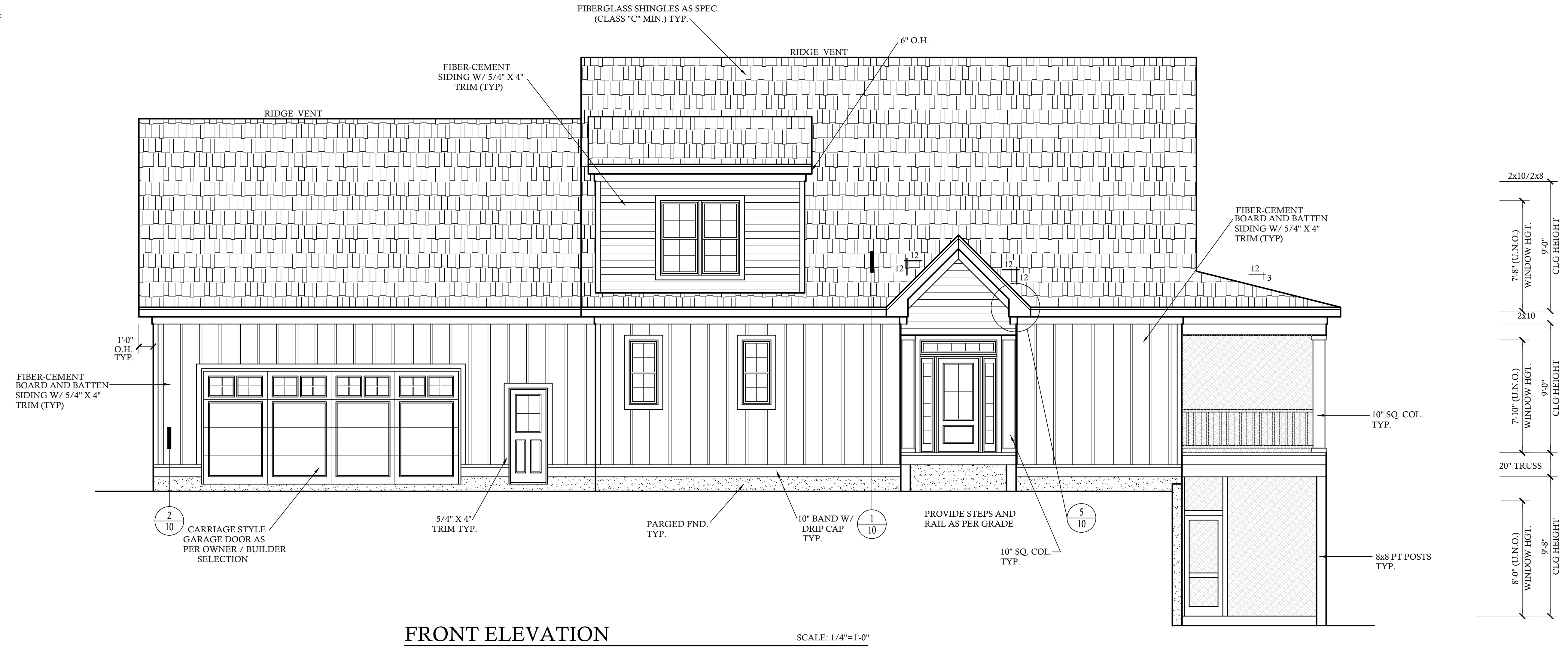
NOTE: PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.

MEAN ROOF HEIGHT = < 30'-0"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

MEAN ROOF HEIGHT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0

MINIMUM VALUES FOR ENERGY COMPLIANCE:
 ZONE 4
 MAX GLAZING U-FACTOR = 0.35
 CEILING R-38 WALLS R-15 FLOORS R-19



RAYNOR BUILDERS
POLLINO RESIDENCE

LIST OF ABBREVIATIONS

CLG. : CEILING	ABV. : ABOVE
HGT. : HEIGHT	C.O. : CASED OPENING
D.O. : DOUBLE OVEN	REFG. : REFRIGERATOR
WD. : WOOD	D.W. : DISHWASHER
CONT. : CONTINUOUS	T.B.D. : TO BE DETERMINED
CONC. : CONCRETE	W.I.C. : WALK IN CLOSET
COL. : COLUMN	W : WASHER
ELLIP. : ELLIPSE	D : DRYER
W/ : WITH	SHWR. : SHOWER
TRANS. : TRANSOM	DN. : DOWN
CANT. : CANTILEVER	K.S. : KNEE SPACE
M.O. : MASONRY OPENING	TYP. : TYPICAL
SS= 5 SHELVES	
1R/1S = 1 ROD AND 1 SHELF	
2R/2S = 2 RODS AND 2 SHELVES	
SD= SMOKE DETECTOR	
CMD= CARBON MONOXIDE DETECTOR	

- GENERAL PLAN NOTES**
- SEE CHAPTER 6 OF 2018 NCRS FOR WALL CONSTRUCTION.
 - TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO 2018 NCRS SECTION R308.4.
 - DWELLING/GARAGE FIRE SEPARATION SHALL PER TABLE 302.6 OF 2018 NCRS.
 - ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN 2018 NCRS SECTIONS R303.1 AND R310
 - ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 - VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURE.
 - LOCATE DORMER FACE TO ALLOW 4" MIN. BELOW WINDOW FRAME.
 - FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
 - ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH OWNER VIA SHOP DRAWINGS FROM CABINET MANUF.
 - ALL FLOOR COVERINGS AND FINISHES BY OWNER/ BLDR. COORDINATE HEIGHTS DUE TO THICKNESS CHANGES.
 - ALL WINDOW GLAZING TO HAVE 0.32 U-FACTOR MIN. SEE TABLE E-4A, E-4B
 - FINISHES OF SCREEN PORCH COLUMNS,RAILS, FLOORS , CEILINGS ;SCREEN DOOR SYSTEM,AND DOOR TO PORCH BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS
 - FINISHES FOR CLOSET SHELVING AND ROD BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS
 - FINISHES OF ALL INTERIOR BASE BOARD , CLG. DETAIL / MOLDING , OPENING DETAILS , PASS-THRU'S , WAINSCOTING DETAILS BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

ACCESSORIES LEGEND

PROVIDE BLOCKING FOR:

TB = TOWEL BAR	MR = MAGAZINE RACK
TP = TOILET PAPER	MC = MEDICINE CABINET
TR = TOWEL RING	

NOTE:
SELECTION BY OWNER PER BUILDER CONTRACT SPECIFICATIONS

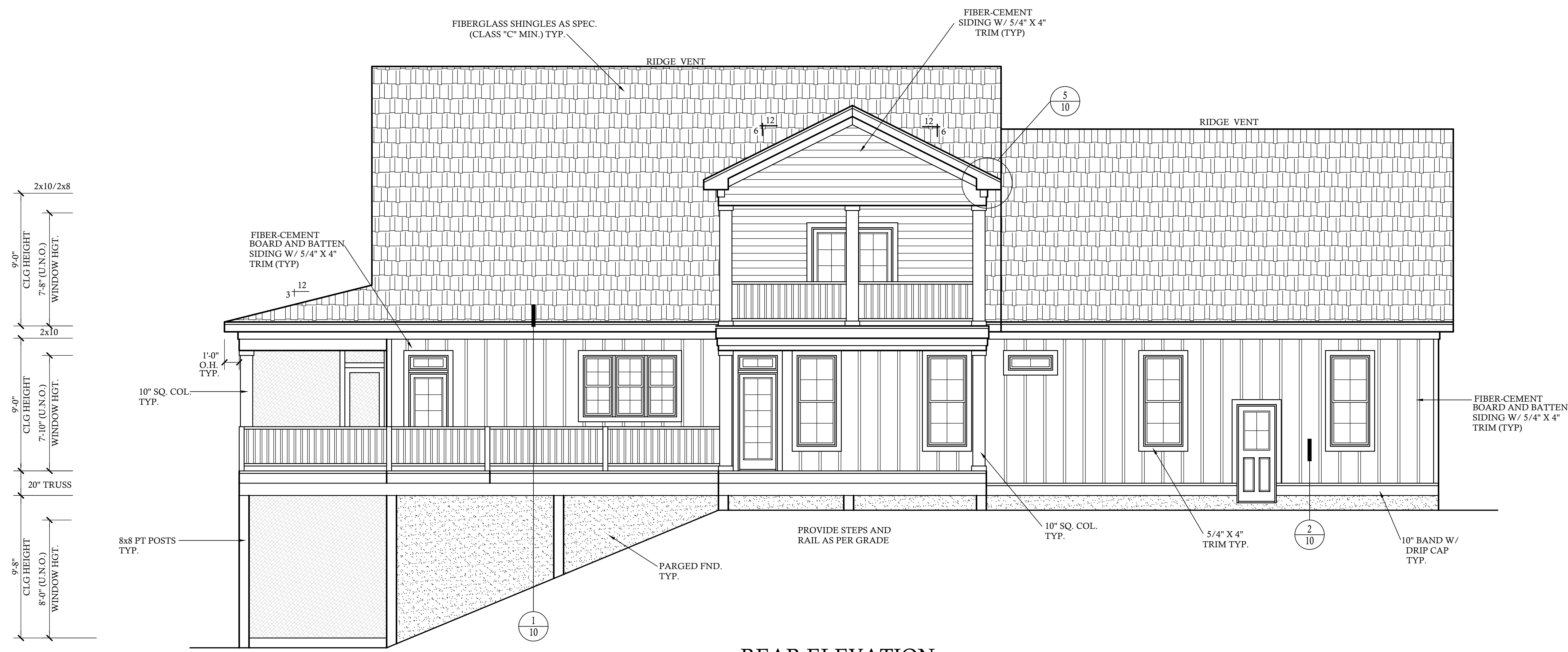
NOTE:
-SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.
-GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.

AREA CALCULATIONS

HEATED (SQ. FT.)		UNHEATED (SQ. FT.)	
BASEMENT:	1248	GARAGE:	628
1ST FLOOR:	1442	COV. PORCH:	145
2ND FLOOR:	544	DECK:	281
REC ROOM:	450	SCR. PORCHES:	490
		PORCH:	48
		BALCONY:	145
		PATIO:	163
TOTAL:	3684	TOTAL:	1900
(HEATED)		(UNHEATED)	
OVERALL DIMENSION		UNFINISHED (SQ. FT.)	
WIDTH:	81'-4"	STOR./MECH:	89
DEPTH:	46'-8"		

NOTE:
SEE ROOF PLAN FOR KNEEWALL
HEIGHTS AND LOCATIONS.

NOTE:
GRADE LINES ARE ASSUMED. VERIFY
WITH FINAL GRADING PLAN.

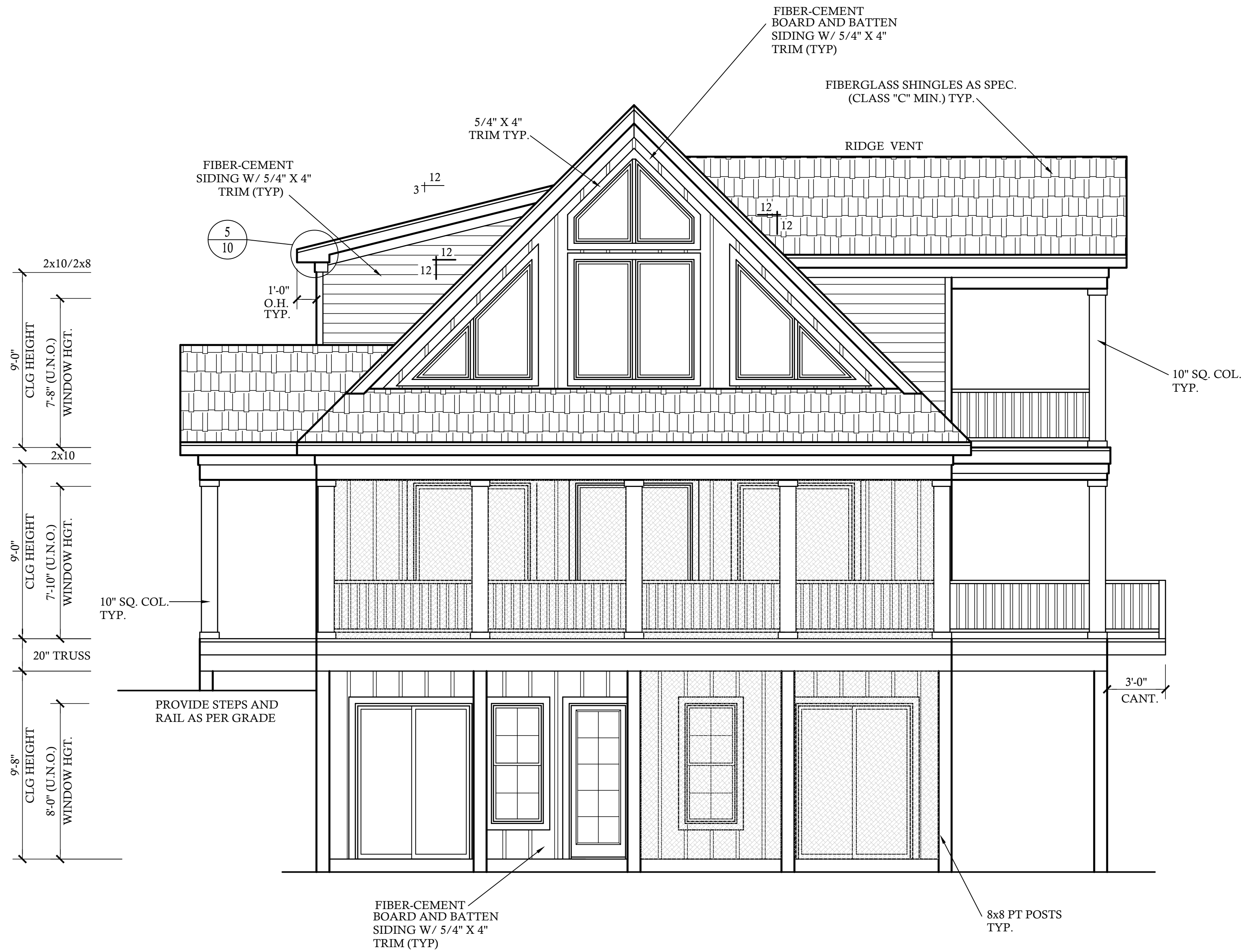


REAR ELEVATION

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

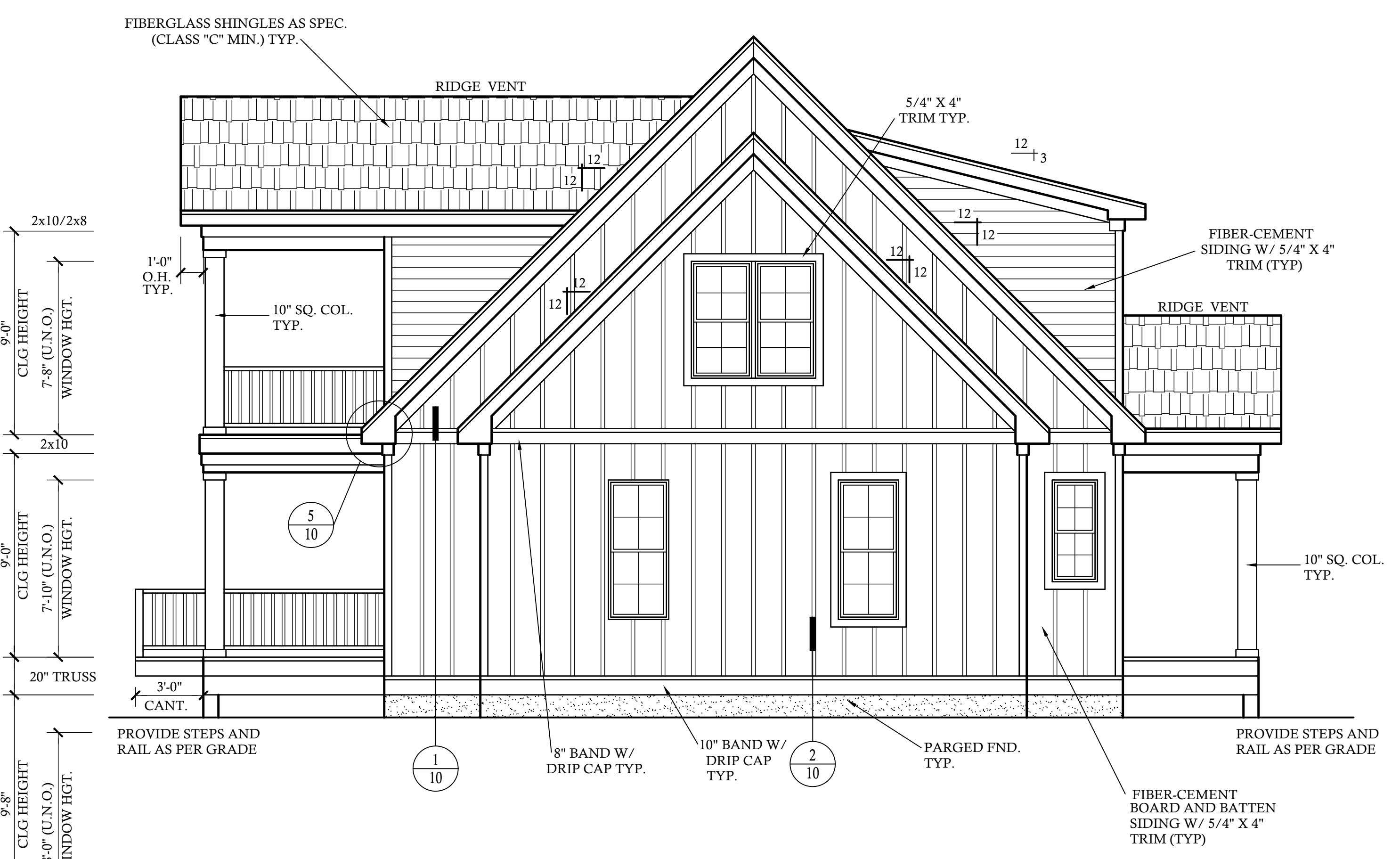
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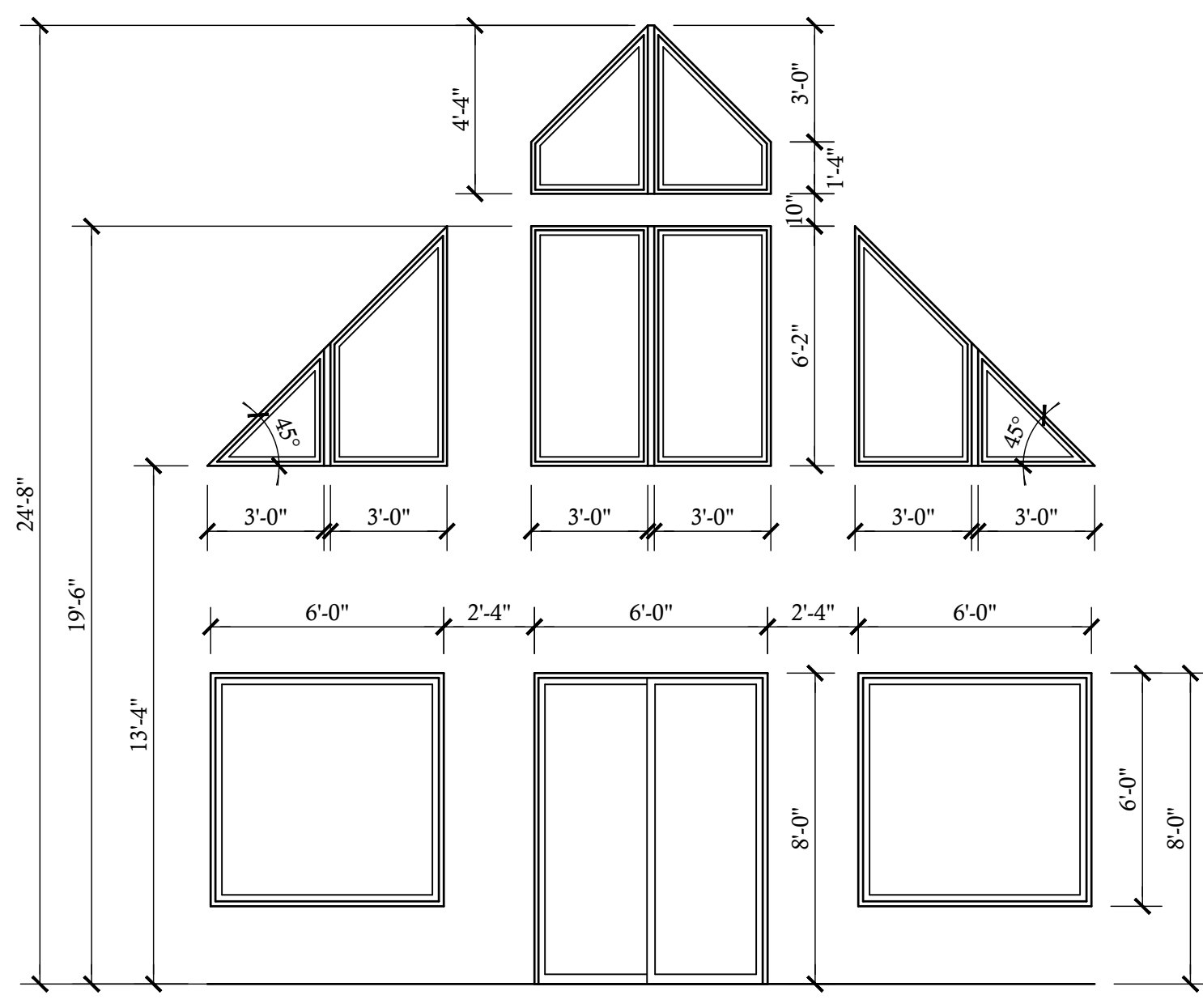
RIGHT ELEVATION

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



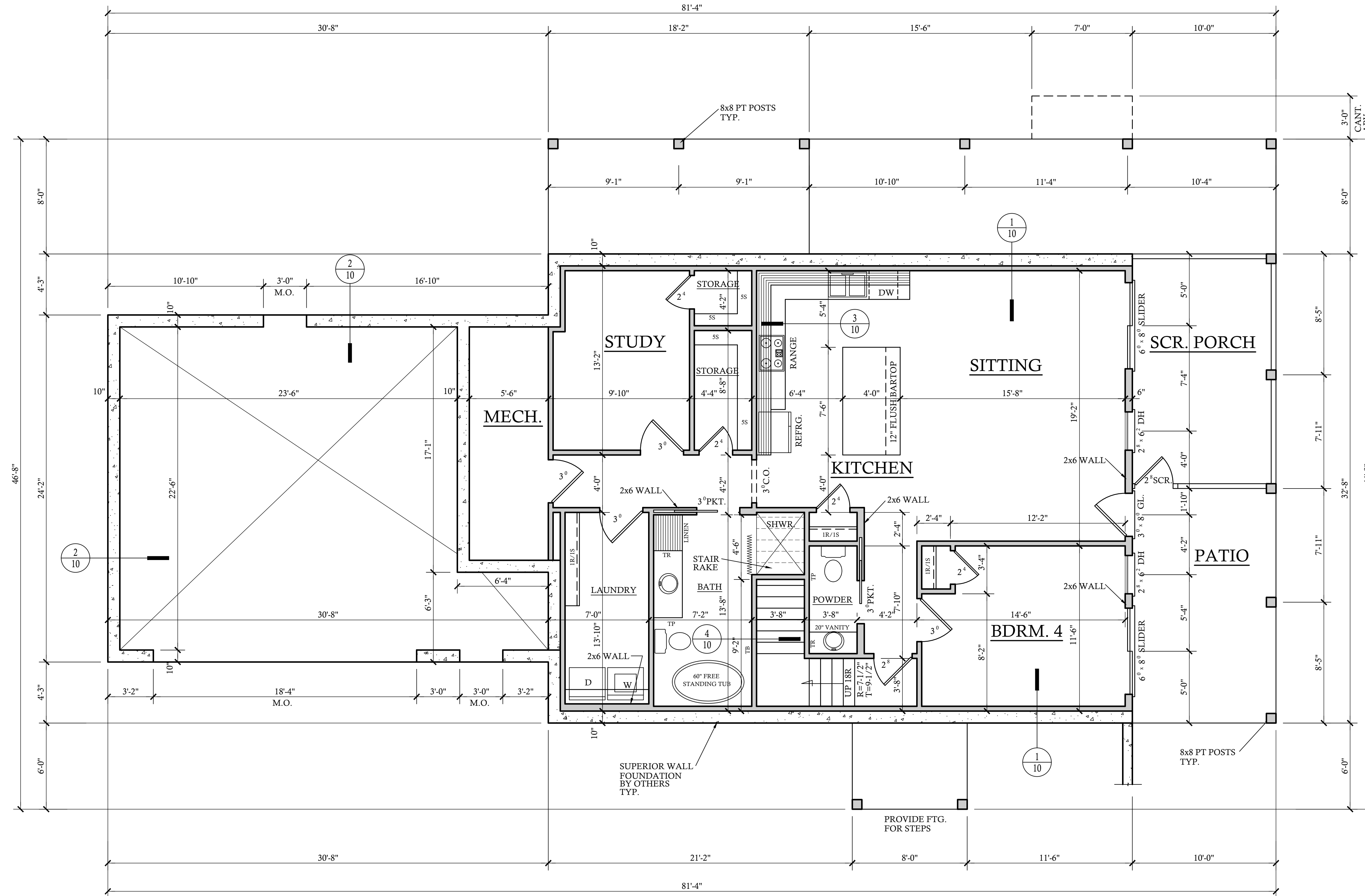
LEFT ELEVATION

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

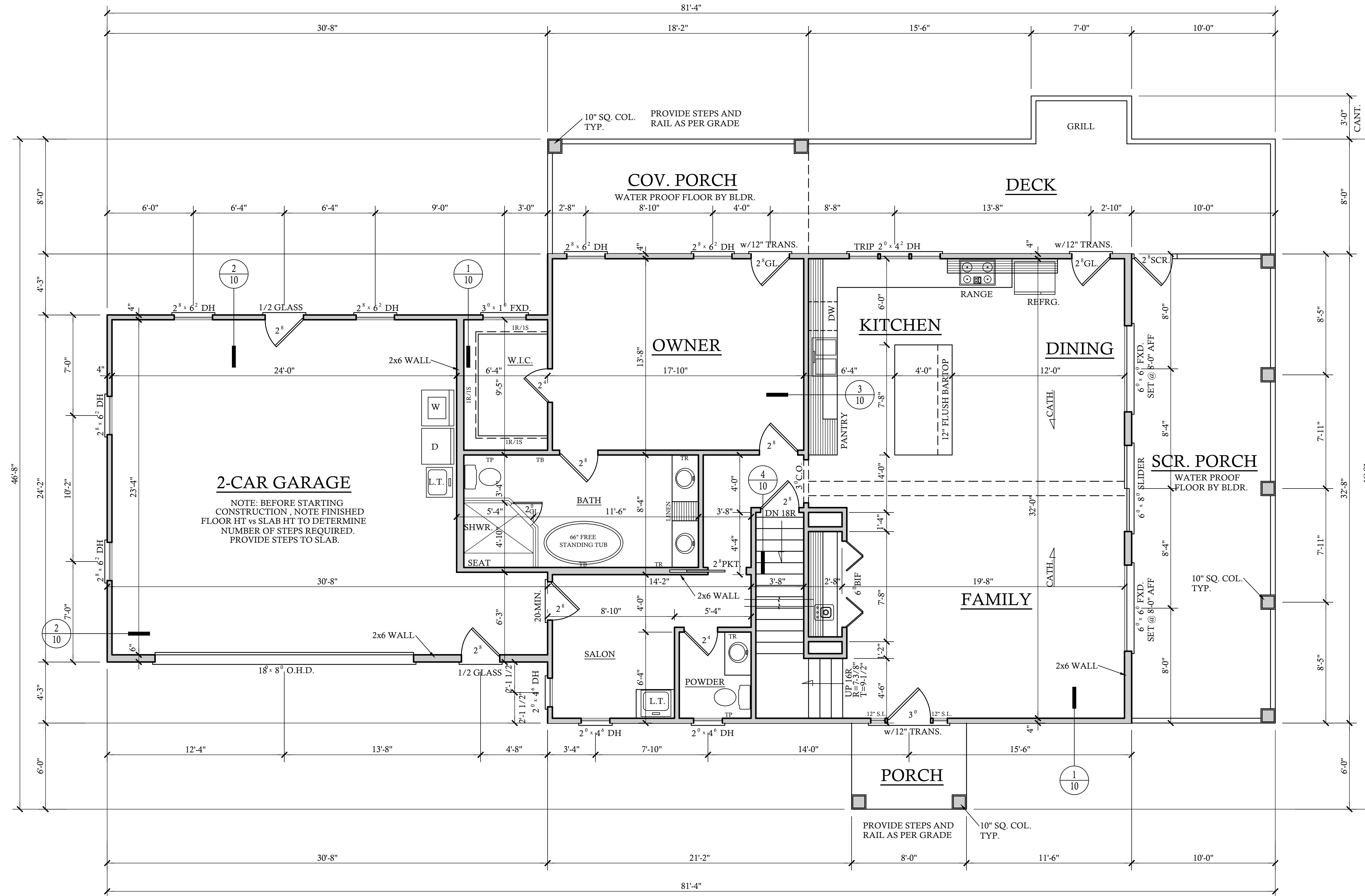


RIGHT WINDOW WALL

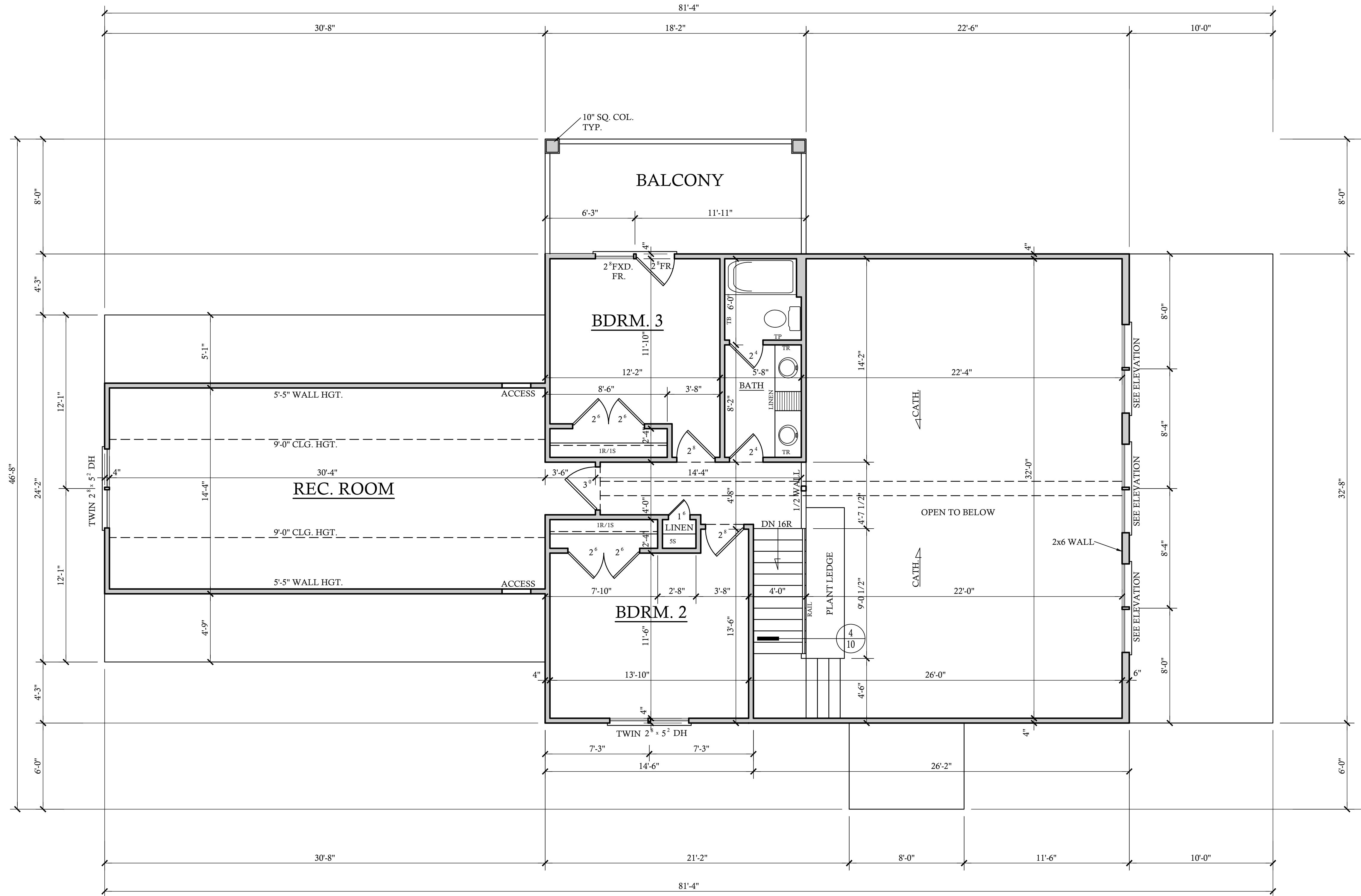
SCALE: 1/4"=1'-0"



BASEMENT PLAN SCALE: 1/4"=1'-0"
 9'-8" CLG. HGT. U.N.O.
 SET WINDOWS @ 8'-0" U.N.O.



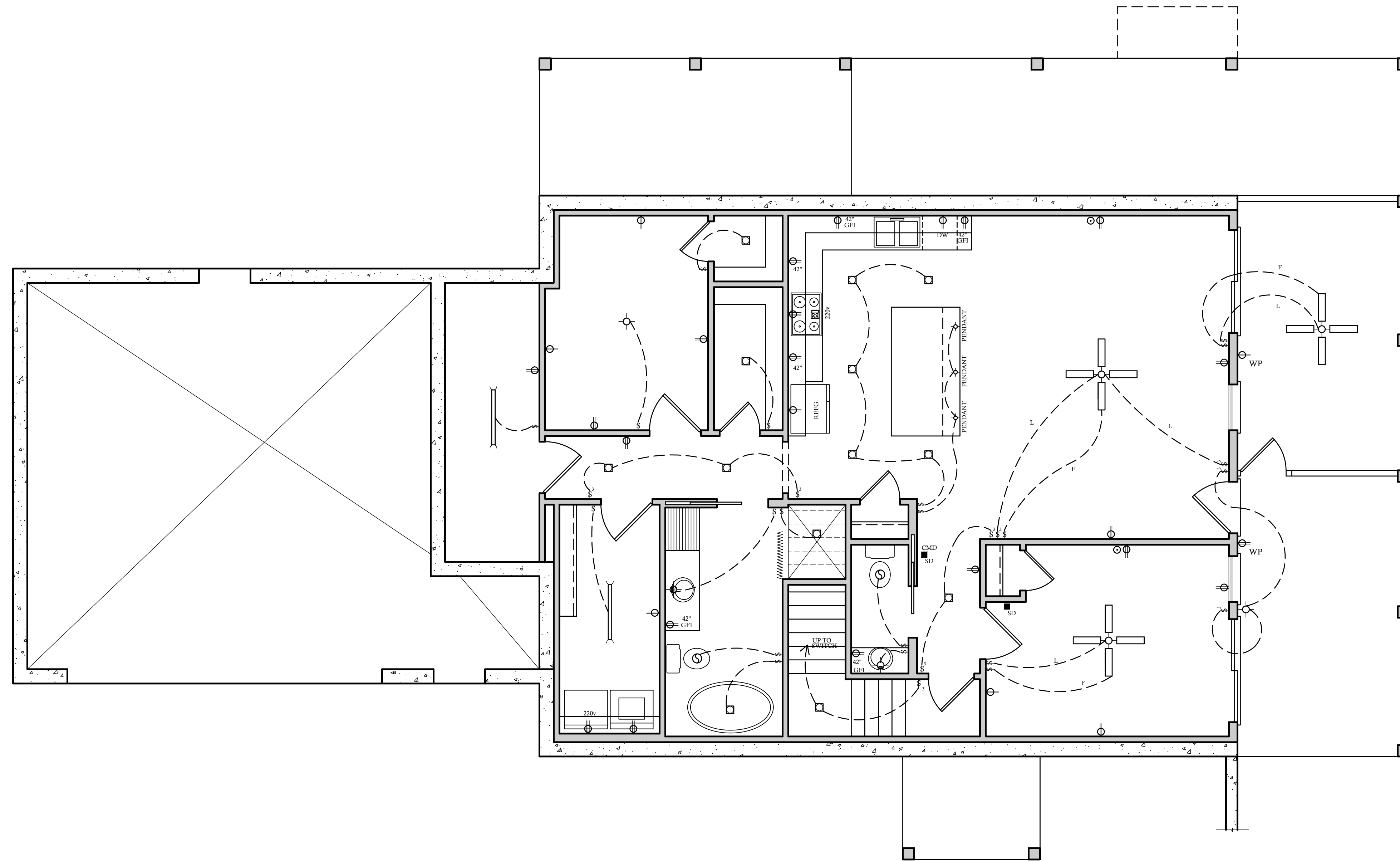
FIRST FLOOR PLAN SCALE: 1/4"=1'-0"
 9'-0" CLG. HGT. U.N.O.
 SET WINDOWS @ 7'-10" U.N.O.



SECOND FLOOR PLAN SCALE: 1/4"=1'-0"
 9'-0" CLG. HGT. U.N.O.
 SET WINDOWS @ 7'-8" U.N.O.

ELECTRICAL NOTES:

1. THE ELECTRICAL DIAGRAMS SHOWN ON THESE PLANS ARE TO BE USED AS A GUIDE. HOME OWNER AND BUILDER ARE REQUIRED TO REVIEW AND CONFIRM WITH LICENSED ELECTRICAL CONTRACTOR THESE CONTENTS PRIOR TO ROUGH-IN FOR CODE COMPLIANCE AND SPECIAL REQUIREMENTS BY THE HOME OWNER. ONCE CONSTRUCTION BEGINS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. SEE ELECTRICIAN, BUILDER, AND OWNER FOR POSSIBLE GENERATOR LOCATION, SWITCHES, RECEPTACLES, AND ATTACHMENTS. COORDINATE SIZE AND MODEL OF GENERATOR TO HANDLE LOADS ADEQUATELY.
3. UNDER-CABINET COUNTER LIGHTING FOR KITCHEN IS OPTIONAL. PLEASE CONFIRM WITH CABINET MAKER AND ELECTRICIAN.
4. ELECTRICAL FOR EXTERIOR LANDSCAPE LIGHTING AND POOL EQUIPMENT BY BUILDER AS PER CODE.
5. IT IS AN OPTION FOR EVERY TOP RECEPTACLE AT FRONT WINDOWS TO BE ON ONE SWITCH LOCATED BY OWNER/BUILDER FOR WINDOW DECORATION LIGHTING.
6. CLOSET LIGHTING TO BE CONTROLLED BY SWITCH AS SHOWN OR IN-JAMB SWITCH WHICH WOULD ILLUMINATE LIGHT WHEN DOOR IS OPENED. SOME ELECTRICAL PLANS MAY OR MAY NOT SHOW CLOSET LIGHTING. SEE OWNER AND CONFIRM WITH BUILDER.
7. EXHAUST FANS ARE REQUIRED IN BATHROOMS WITHOUT NATURAL VENTILATION. OUR PLANS WILL ALWAYS SHOW EXHAUST FAN.
8. NO HEAT LAMPS OR HEATERS MAY BE SHOWN IN THIS DRAWING. PLEASE CONFIRM WITH BUILDER FOR PRESENCE AND LOCATION.
9. ALL SLEEPING AREAS/BEDROOMS SHOULD CONTAIN SMOKE DETECTORS. SOME CORRIDORS ALSO REQUIRE SMOKE DETECTORS. PLEASE SEE LOCAL, STATE, AND FEDERAL BUILDING CODES TO CONFIRM THESE REQUIREMENTS.
10. PANEL BOX LOCATION BY ELECTRICIAN/BUILDER AS PER CODE.



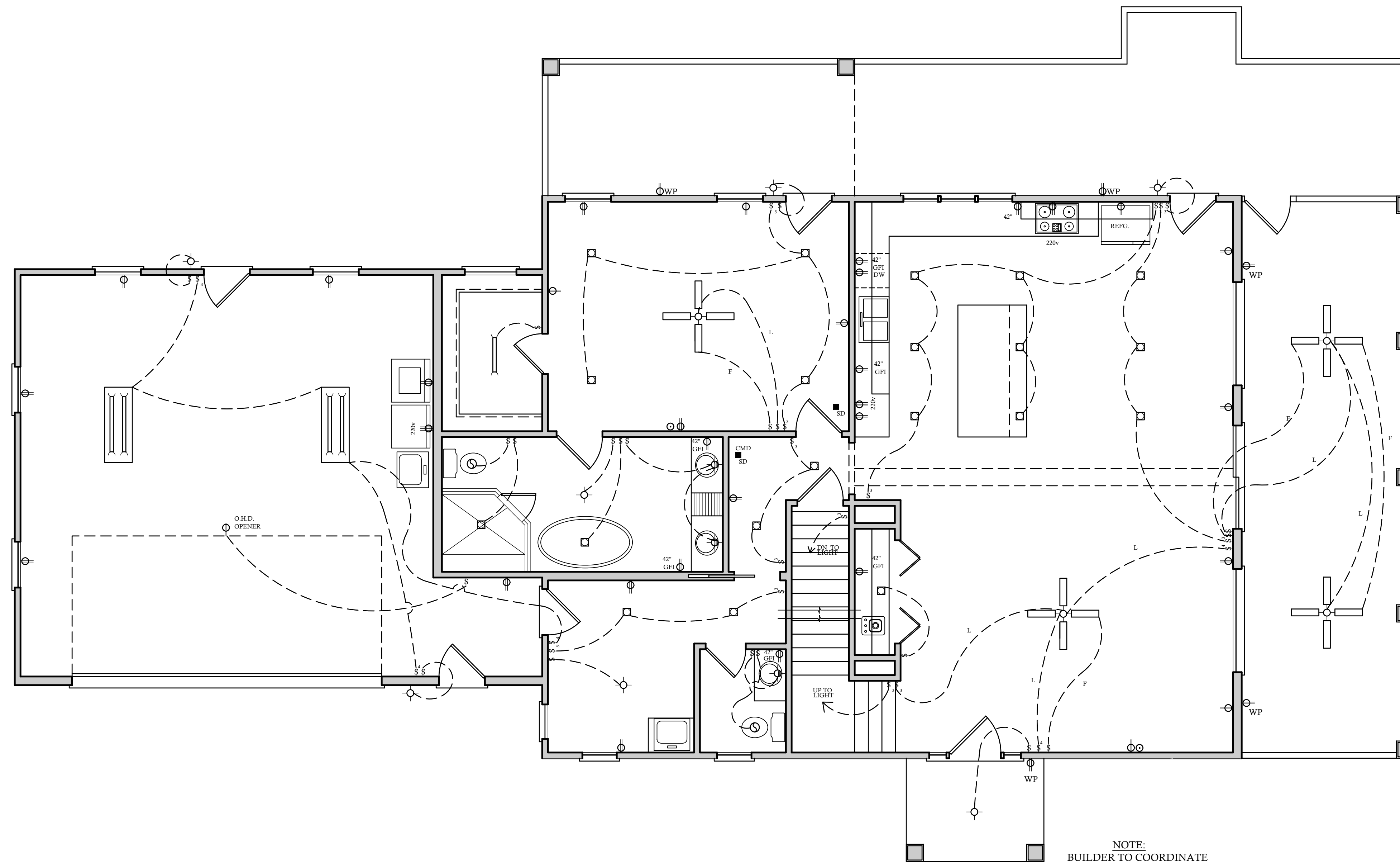
BASEMENT ELECTRICAL PLAN

ELECTRICAL LEGEND

	- LIGHT FIXTURE
	- FAN/LIGHT
	- WATERPROOF OUTLET
	- RECESSED LIGHTING
	- CAN LIGHT W/ FAN
	- SINGLE SWITCH
	- 3-WAY SWITCH
	- 4-WAY SWITCH
	- DIMMER SWITCH
	- CARBON MONOXIDE DETECTOR
	- SMOKE DETECTOR
	- FLOOD LIGHTS
	- EYEBALL SPOTS
	- DUPLEX RECEPTACLE (110V)
	- 220 VOLT RECEPTACLE
	- SWITCHED RECEPTACLE (TOP WIRE ONLY)
	- GROUND FAULT CIRCUIT INTERRUPTOR
	- CLG FAN/LIGHTS
	- TRACK LIGHTS
	- FLUORESCENT/LED LIGHTING
	- CABLE OUTLET
	- TELEPHONE OUTLET
	- COMPUTER DATA OUTLET
	- INTERCOM
NOTE: ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NEC.	

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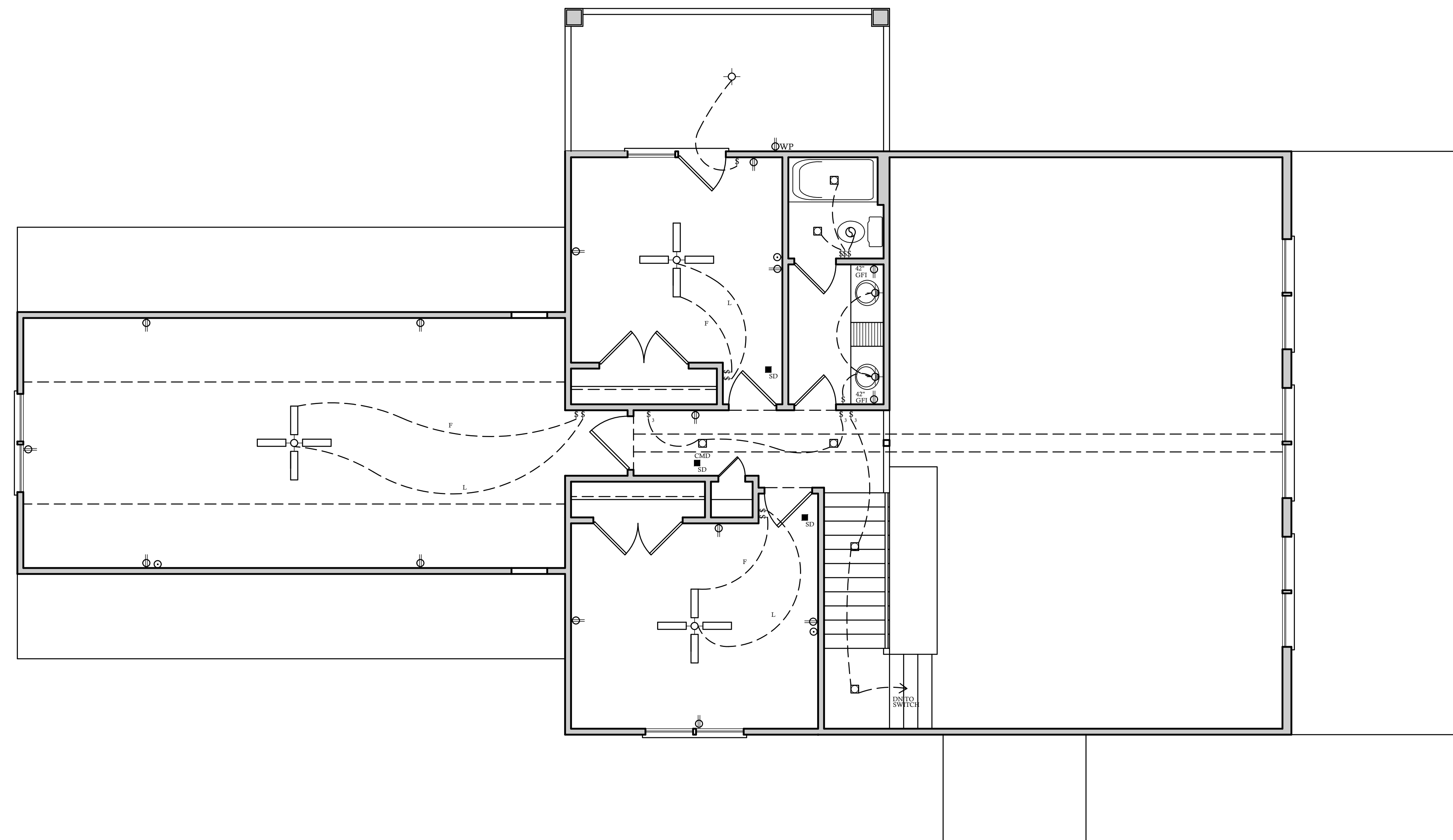
NOTE:
BUILDER TO COORDINATE
FLOOD LIGHT LOCATION
AND SWITCHES ASSOCIATED
WITH THESE LIGHTS

ELECTRICAL LEGEND	
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	- COMPUTER DATA OUTLET
	- INTERCOM
NOTE: ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NEC.	

FIRST FLOOR ELECTRICAL PLAN

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SECOND FLOOR ELECTRICAL PLAN

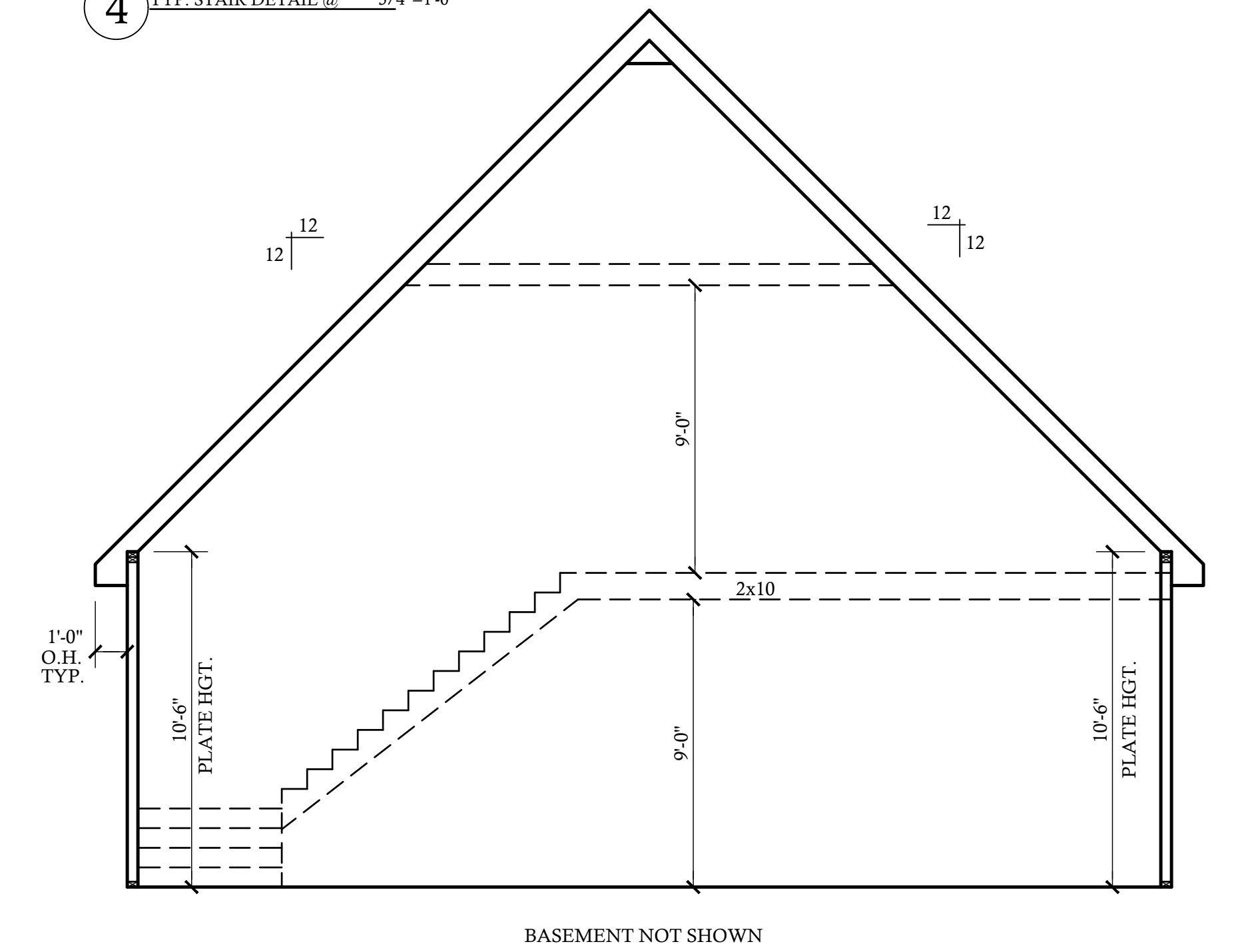
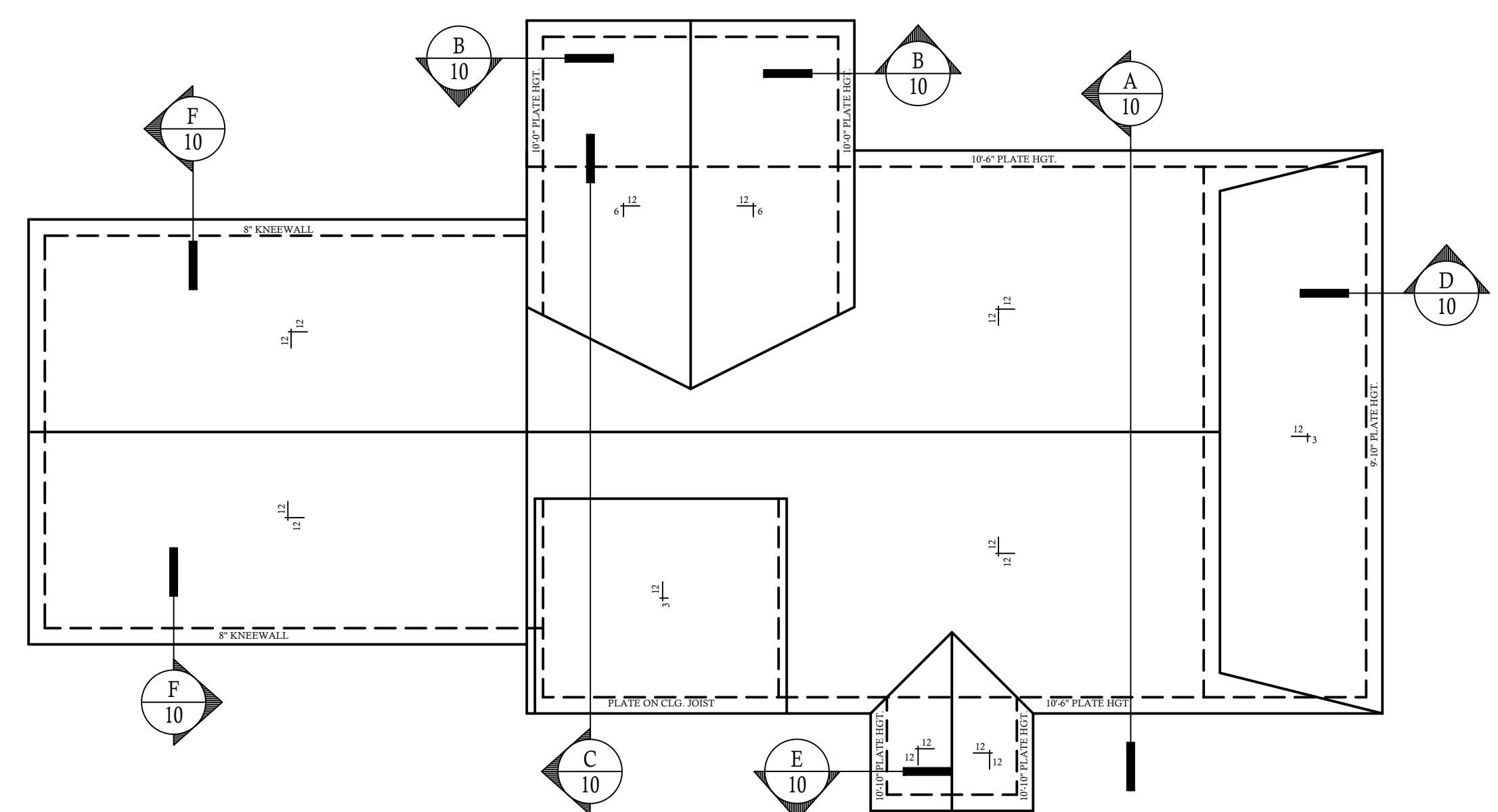
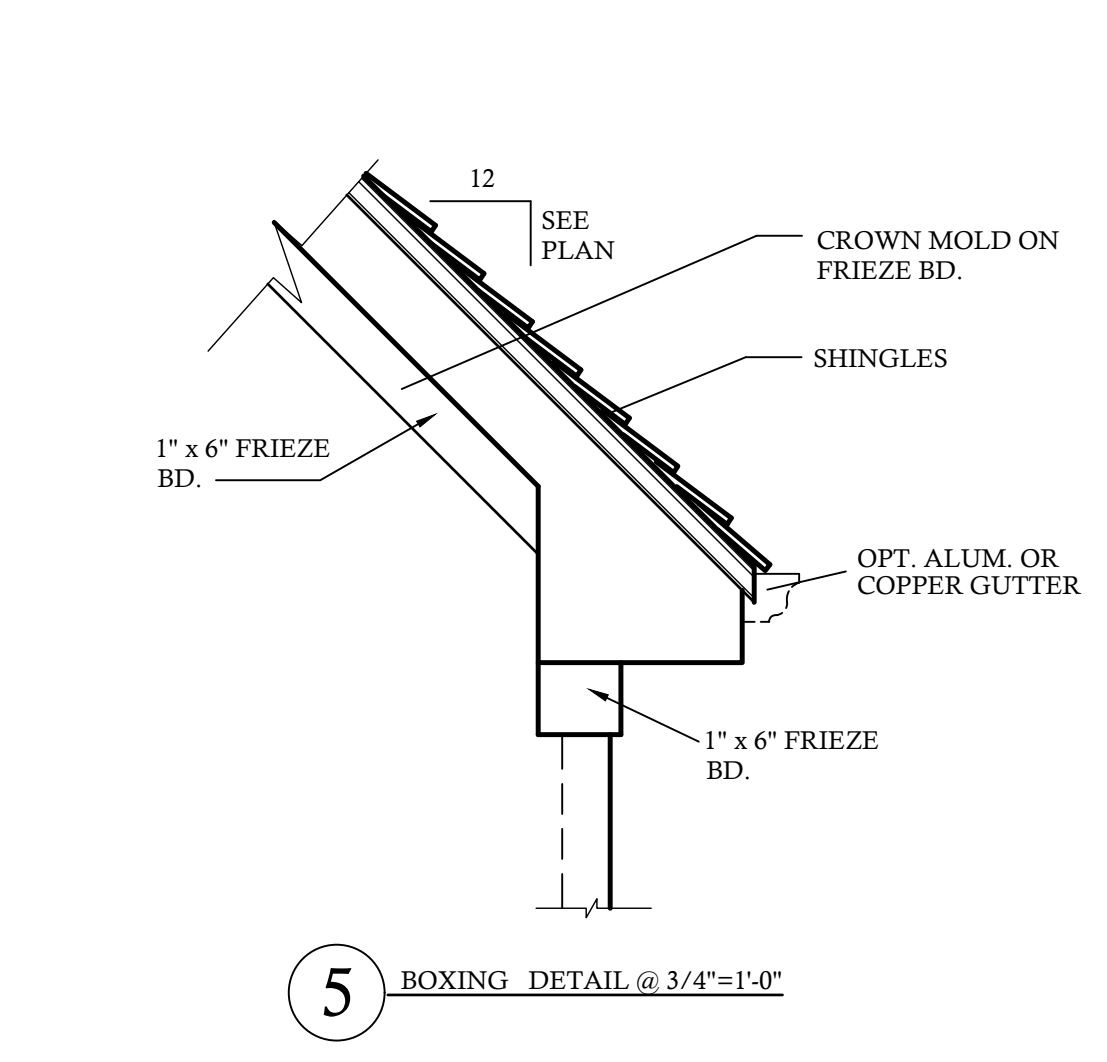
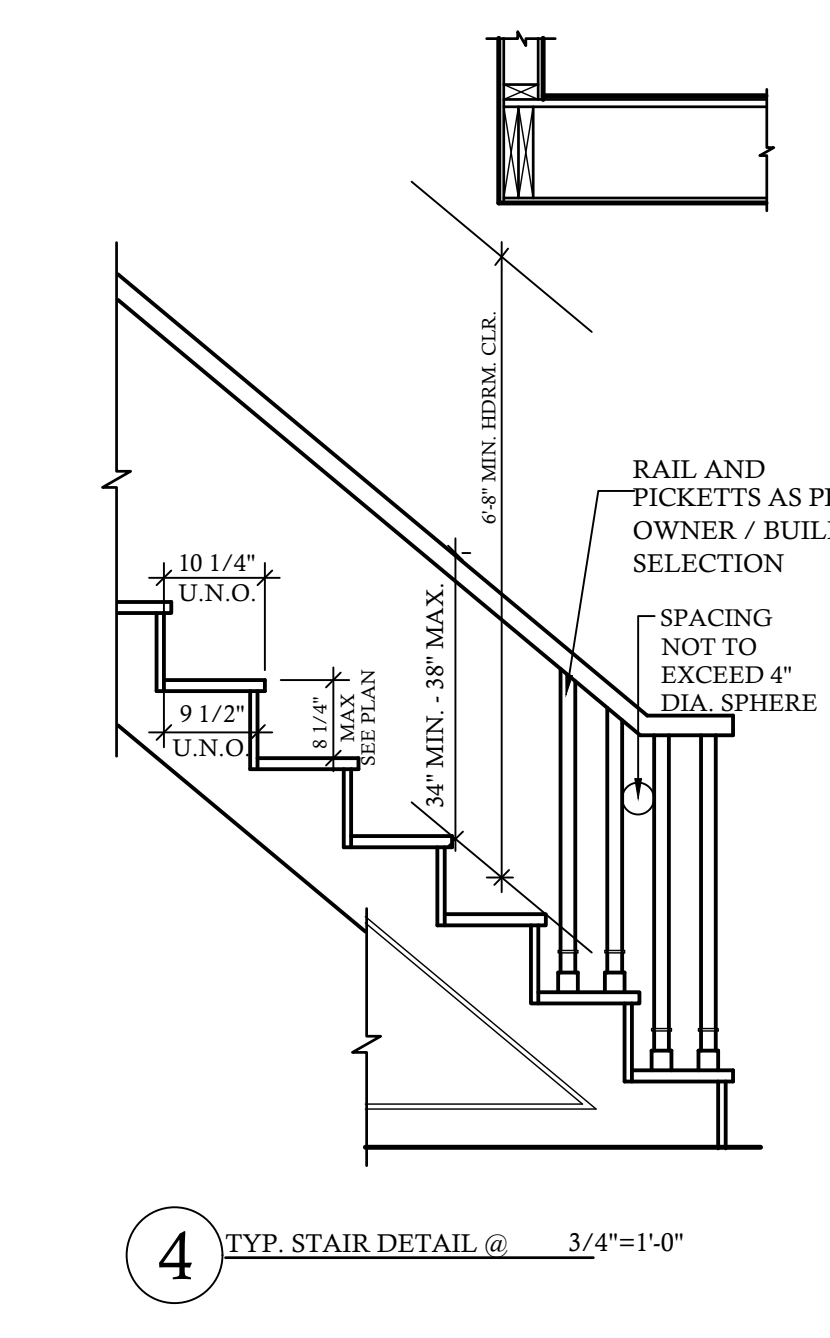
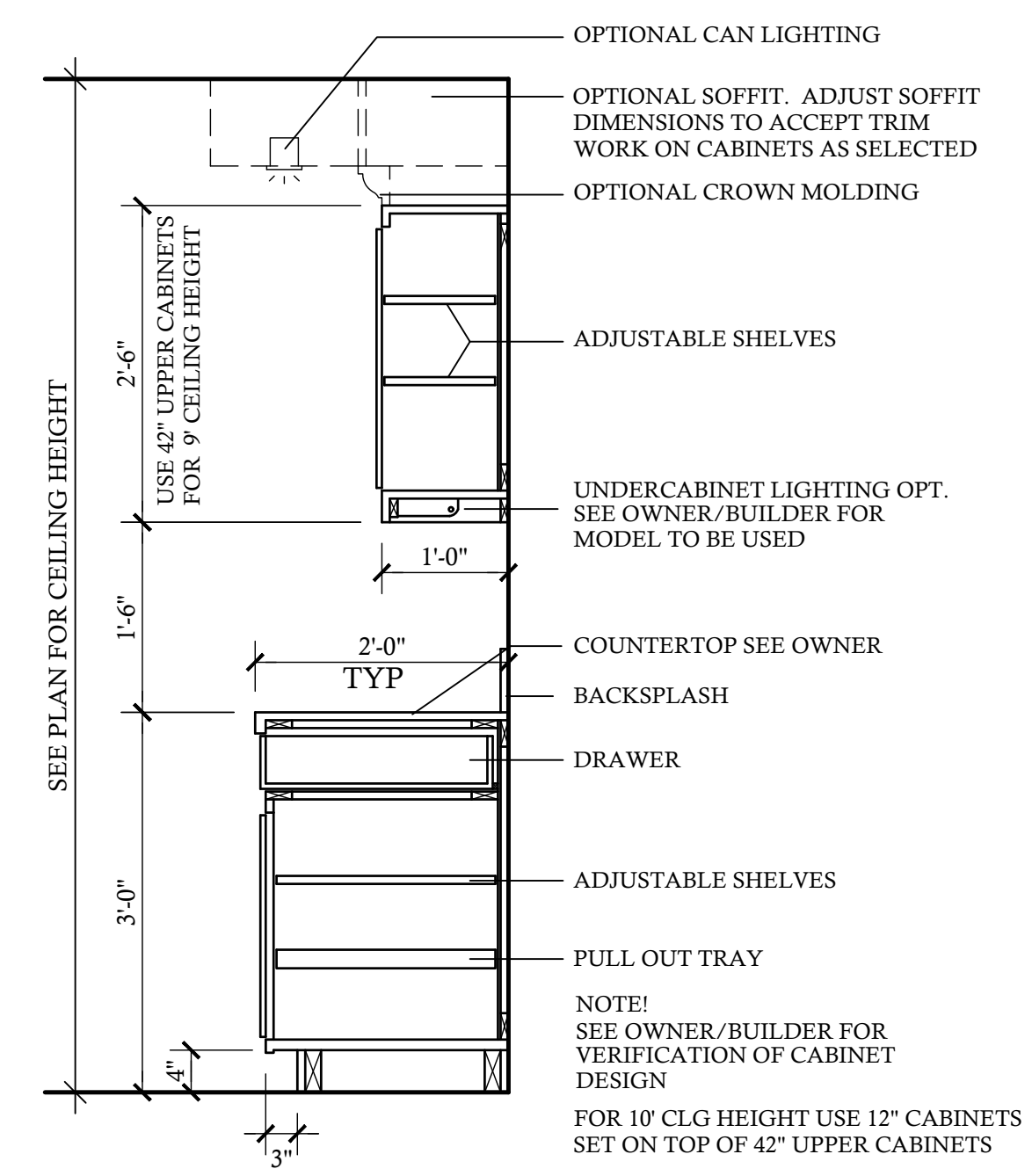
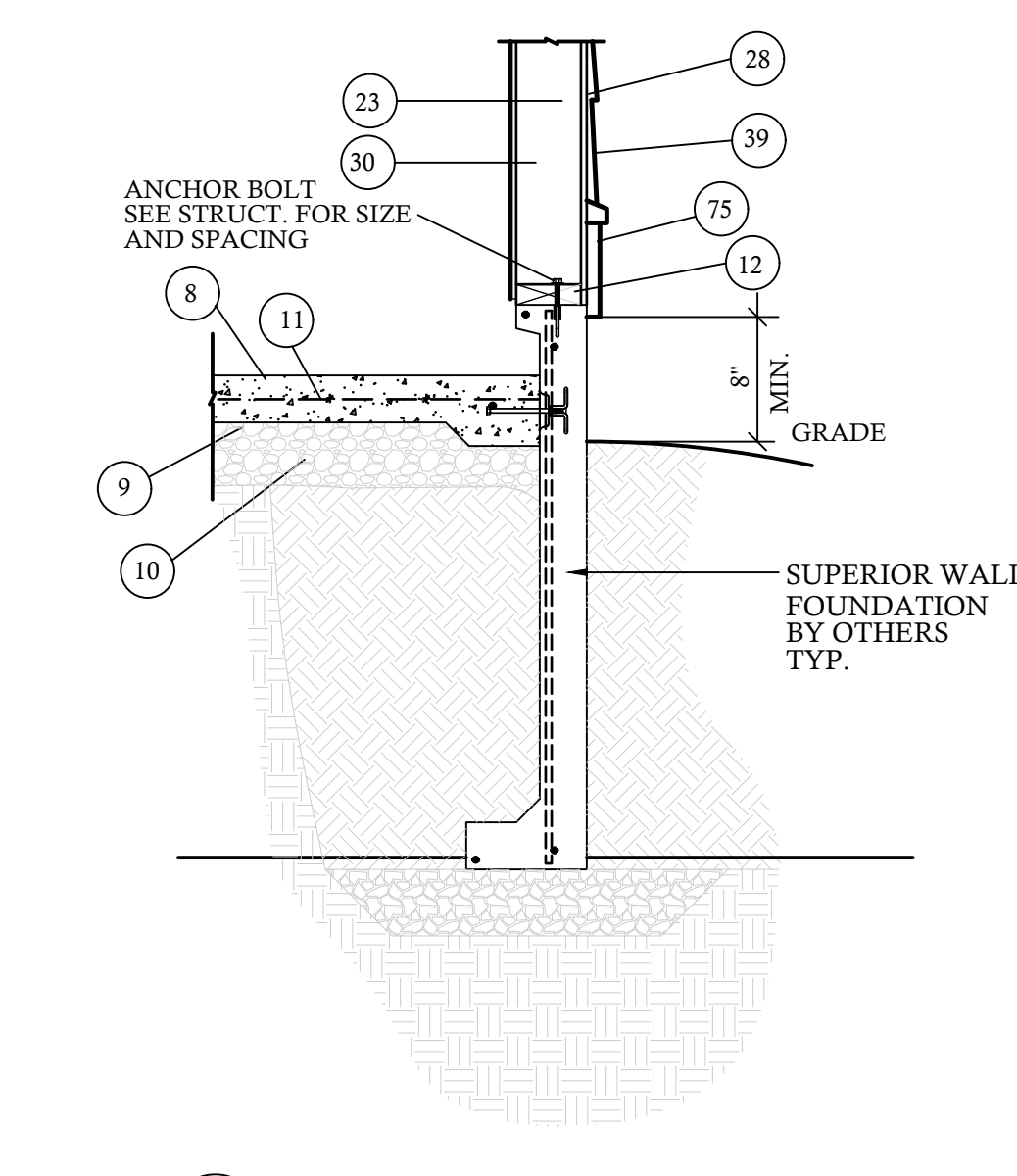
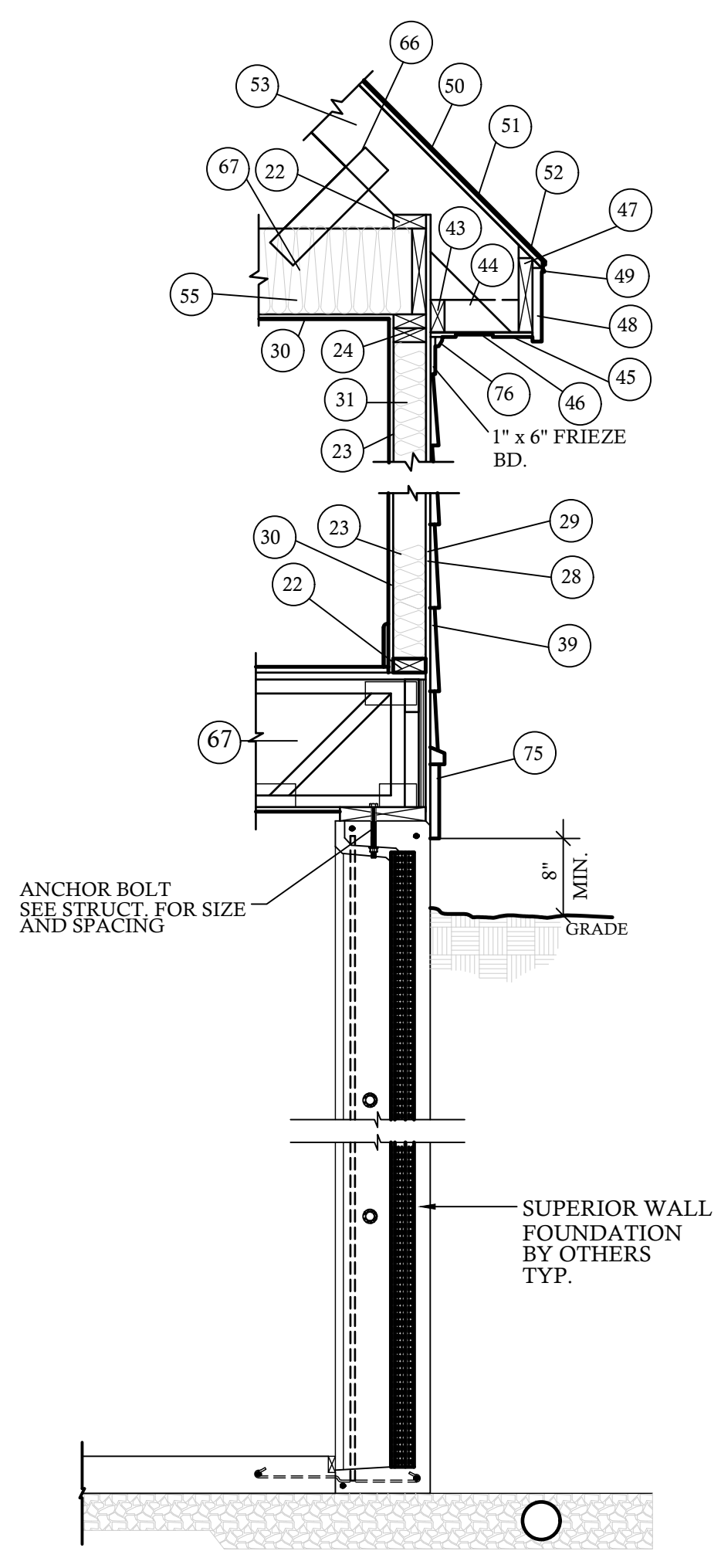
ELECTRICAL LEGEND

- - LIGHT FIXTURE
 - - FAN/LIGHT
 - ⊕ WP - WATERPROOF OUTLET
 - - RECESSED LIGHTING
 - ⊠ - CAN LIGHT W/ FAN
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 - §₃ - 3-WAY SWITCH
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 - §_D - DIMMER SWITCH
 - ⊠^{CMO} - CARBON MONOXIDE DETECTOR
 - ⊠^{SD} - SMOKE DETECTOR
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 - ▽ - EYEBALL SPOTS
 - ⊕ - DUPLEX RECEPTACLE (110V)
 - ⊕ - 220 VOLT RECEPTACLE
 - ⊕ - SWITCHED RECEPTACLE (TOP WIRE ONLY)
 - GFI - GROUND FAULT CIRCUIT INTERRUPTOR
 - ⊕ - CLG FAN/LIGHTS
 - - TRACK LIGHTS
 - - FLUORESCENT/LED LIGHTING
 - - CABLE OUTLET
 - ▲ - TELEPHONE OUTLET
 - △ - COMPUTER DATA OUTLET
 - - INTERCOM
- NOTE:**
ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NEC.

MATERIAL REFERENCE

- | | |
|-----------------------------------|---|
| 1. CONT. Poured CONC. FOOTING | 42. 1 X FRIEZE BOARD |
| 2. 4 X 8 X 16 CMU | 43. NAHLE |
| 3. 6 X 8 X 16 CMU | 44. LOOKOUT |
| 4. 8 X 8 X 16 CMU | 45. 3/4" EXT PLYWOOD SOFFIT |
| 5. 12 X 8 X 16 CMU | 46. SOFFIT VENT |
| 6. BRICK | 47. SUB FASCIA |
| 7. SOLID MASONRY CAP | 48. 1 X FASCIA |
| 8. 4" CONCRETE SLAB | 49. METAL DRIP STRIP |
| 9. 6 MIL VAPOR BARRIER | 50. SHINGLES AS SPECIFIED |
| 10. 4" STONE BASE | 51. 15 LB. FELT PAPER |
| 11. 6" X 6" 10-10 W.W.M. | 52. A.P.A. RATED SHEATHING |
| 12. 2 X 4 TREATED SILL PLATE | 53. 2 X 8 RAFTER |
| 13. 2 X 6 TREATED SILL PLATE | 54. 2 X 6 RAFTER |
| 14. 2 X 4 JOIST | 55. R-38 BATT INSULATION MIN. |
| 15. 2 X 6 BAND | 56. C.M.U. PIER |
| 16. 2 X 8 JOIST | 57. TREATED 2 X 6 SHIM PLATE |
| 17. 2 X 8 BAND | 58. GIRDER SIZE PER PLAN |
| 18. 2 X 10 JOIST | 59. 2 X 2 LEDGER BOARD |
| 19. 2 X 10 BAND | 60. 1/2" EXPANSION JOINT |
| 20. A.P.A. RATED SUB-FLOOR | 61. 1/2" RIGID INSULATION (R 5.0 MIN) |
| 21. A.P.A. RATED UNDERLAYMENT | 62. WATERPROOFING |
| 22. 2 X 4 SOLE PLATE | 63. 4" PERFORATED DRAIN TILE (SLOPE TO DRAIN) |
| 23. 2 X 4 STUD WALL | 64. CRUSHED STONE W/ INFILTRATION BARRIER ABOVE |
| 24. DBL 2 X 4 TOP PLATE | 65. CONC. WASH |
| 25. 2 X 6 SOLE PLATE | 66. 2 X 4 RAFTER TIE BACKS PER ENG SPECS. AT MIN EVERY THIRD RAFTER |
| 26. 2 X 6 STUD WALL | 67. SEE STRUCTURAL SHEETS FOR JOIST DIRECTION & SIZES |
| 27. DBL 2 X 4 TOP PLATE | 68. R-19 BATT INSULATION (MIN) |
| 28. EXTERIOR SHEATHING | 69. Poured CONC. FND. WALL |
| 29. SHEATHING PAPER | 70. OPT. TRIM SEE BLDG. |
| 30. 1/2" DRY WALL | 71. STONE VENEER |
| 31. R-15 BATT INSULATION MIN. | 72. TRUSSES PER MANUFACTURER |
| 32. BRICK VENEER | 73. STUCCO DRIP CAP |
| 33. WALL TIE | 74. STUCCO ON CMU OR CONCRETE WALL |
| 34. WEEP HOLES @ 16" O.C. HORIZ. | 75. BAND W/ DRIP CAP |
| 35. FLASHING AS REQ. PER CODE | 76. SOFFIT RID MOLD TRIM |
| 36. SELF FLURRING GALV METAL LATH | 77. 2 X 8 TREATED SILL PLATE |
| 37. METAL BEAD | 78. 2 X 12 JOIST |
| 38. STUCCO PLASTER | 79. 2 X 12 BAND |
| 39. SIDING AS SPECIFIED | 80. 66 MIL. OF THRU WALL FLASHING |
| 40. TPL 2 X BLOCKING | |
| 41. WOOD FILLER | |

- | | | | |
|--|--------------------|--|------------------|
| | BRICK | | GRAVEL BED |
| | CONC. MASONRY UNIT | | WELDED WIRE MESH |
| | CONCRETE | | DETAIL NUMBER |
| | STEEL | | SHEET NUMBER |
| | EARTH | | INT ELEV LETTER |
| | BATT INSULATION | | INT ELEV NUMBER |
| | RIGID INSULATION | | SECTION NUMBER |
| | STUCCO | | ROOF PITCH RATIO |
| | WOOD | | ROOM NUMBER |
| | STONE | | |



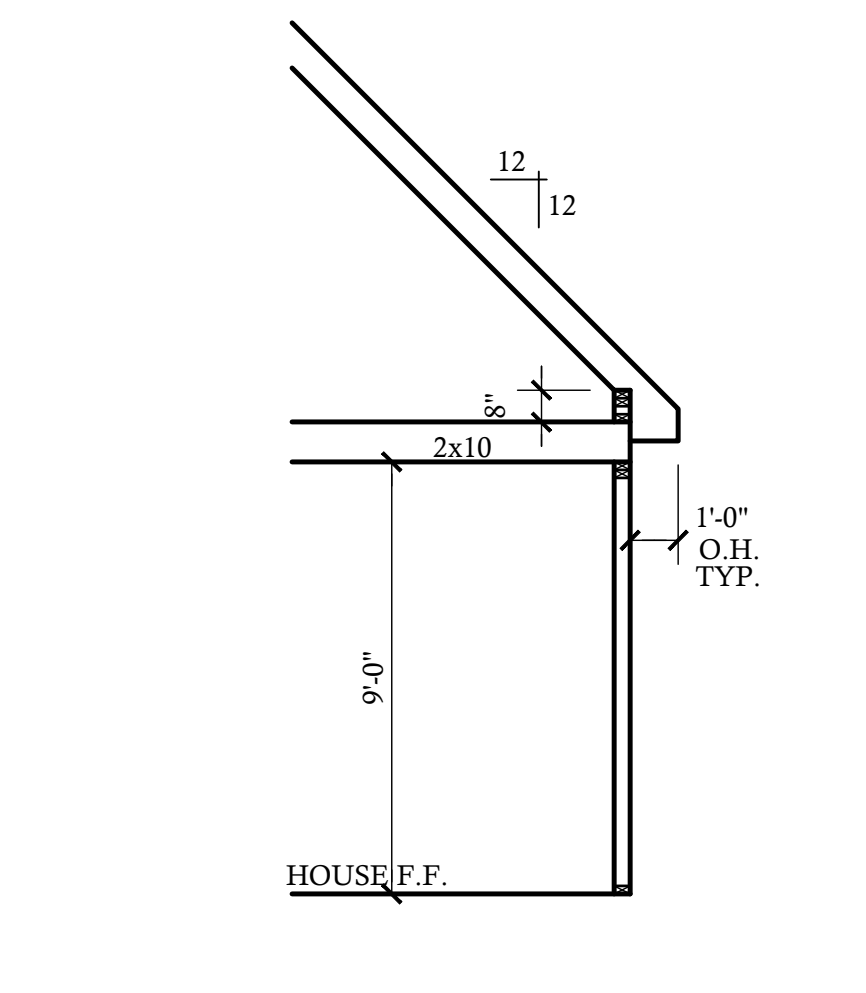
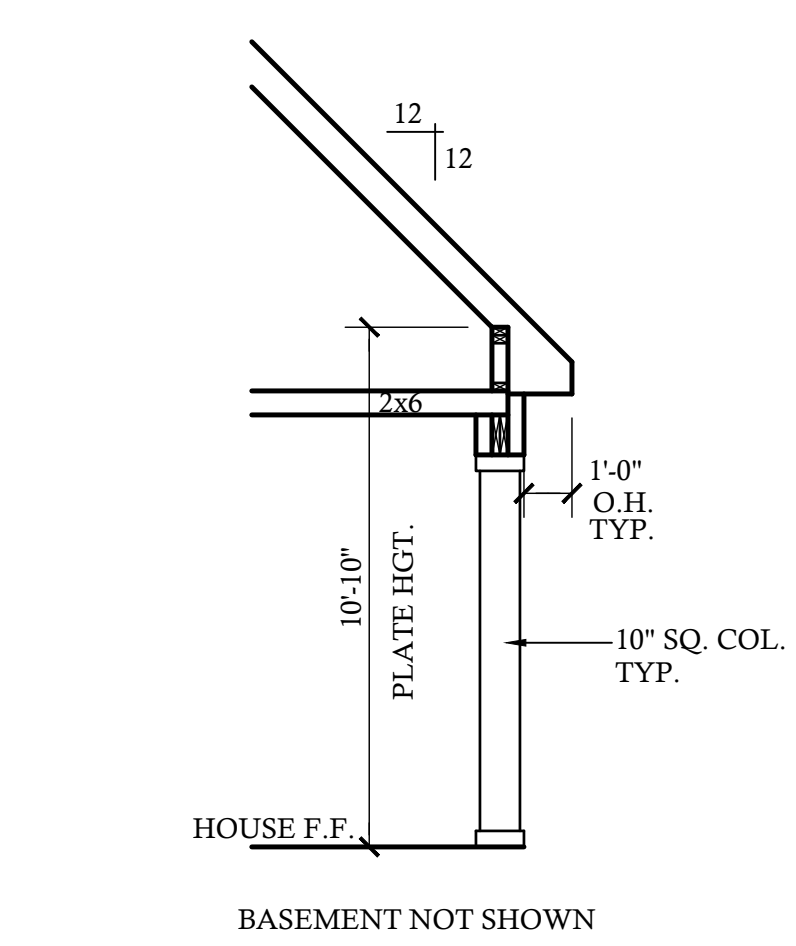
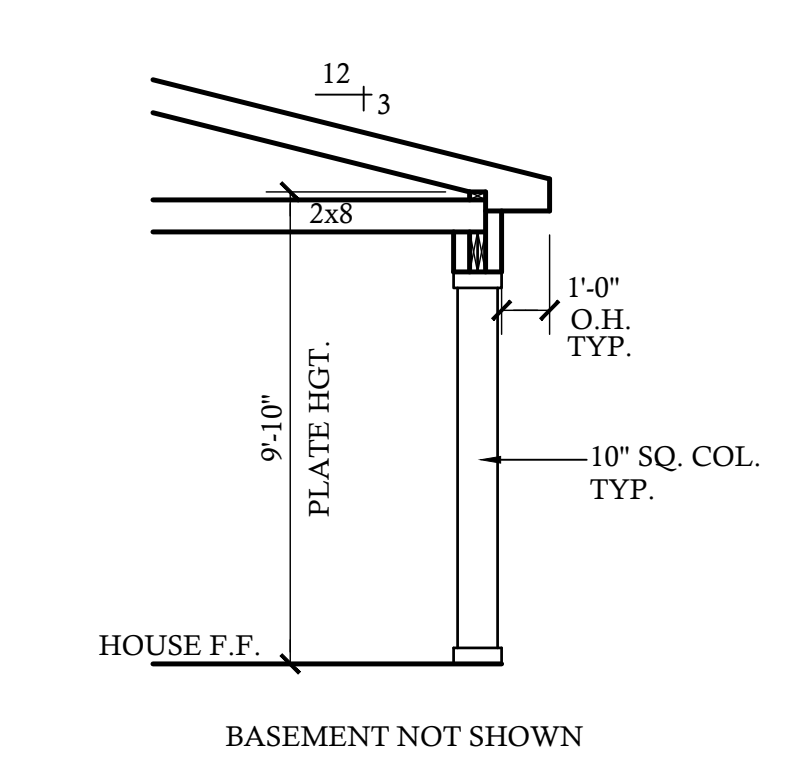
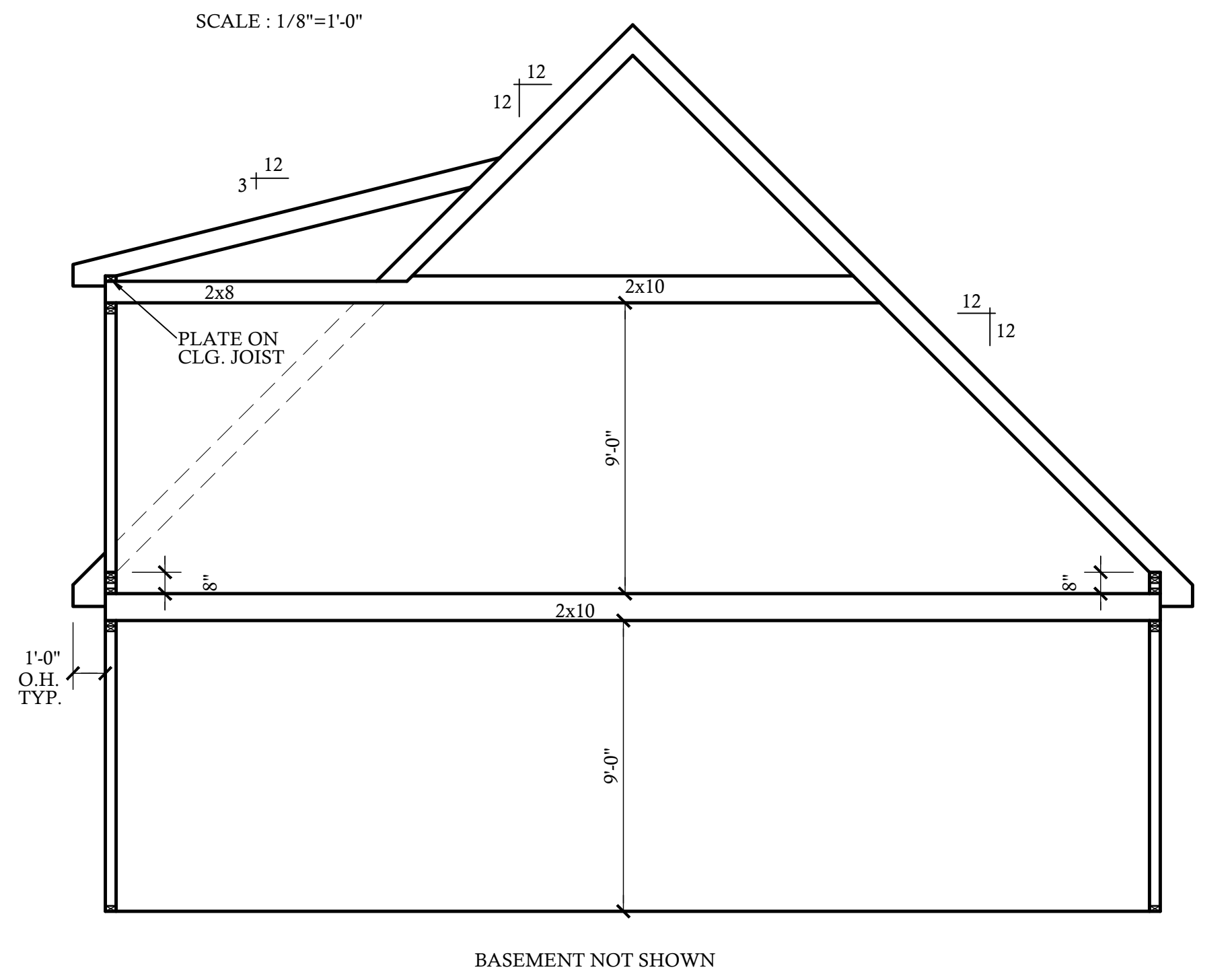
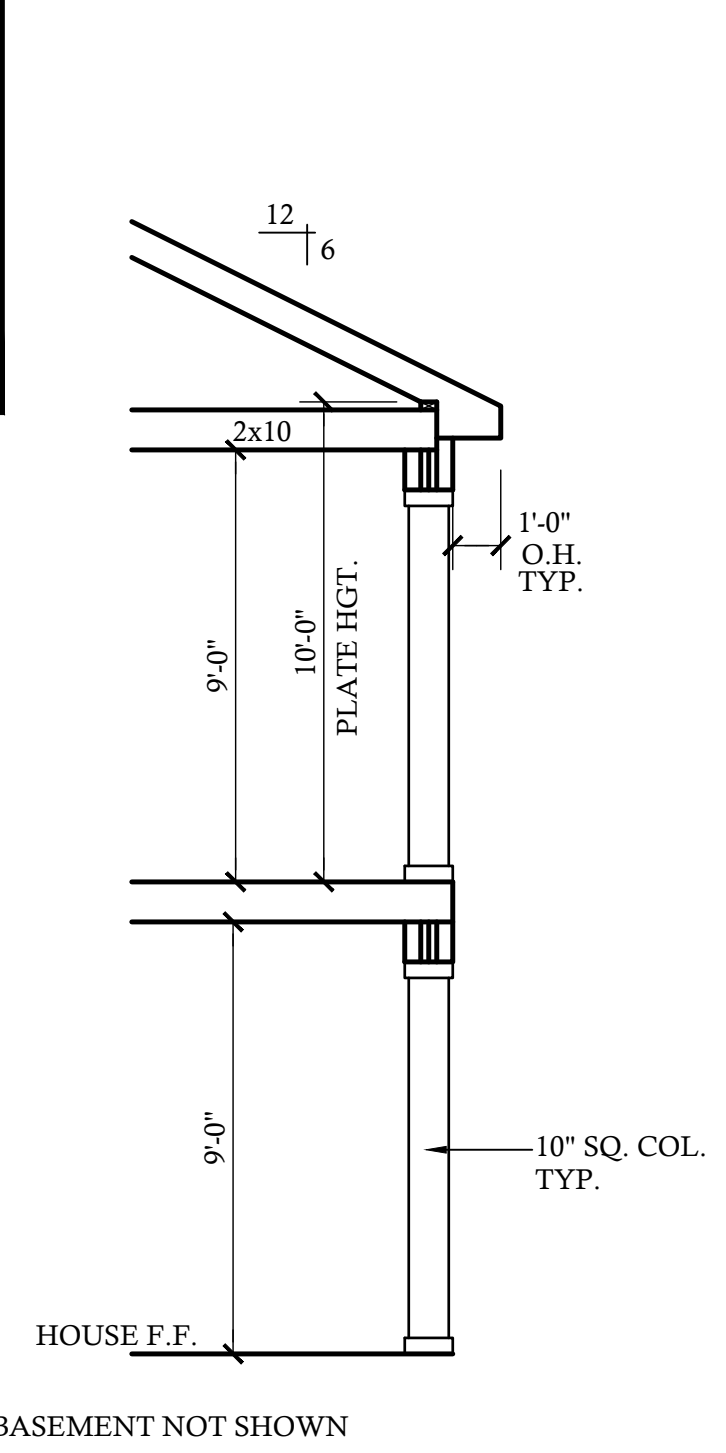
ROOF VENTILATING REQUIREMENTS

SQ.FT. OF AREA VENTILATED $\frac{2590}{150} (144) = 2486.4$ TOTAL SQ. IN. OF ATTIC VENTILATION REQ'D

NOTE: FIGURE BASED ON SECTION R-806.2 OF THE 2018 NCRC.
MINIMUM NET FREE VENTILATING AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 WHEN CONDITIONS ARE MET AS PER SECTION R806.2 OF THE 2018 NCRC

INLET:
 $2486.4 (.5) = 1243.2$ SQ. IN. OF INLET VENTING REQ'D

OUTLET:
 $2486.4 (.5) = 1243.2$ SQ. IN. OF OUTLET VENTING REQ'D



GENERAL STRUCTURAL NOTES

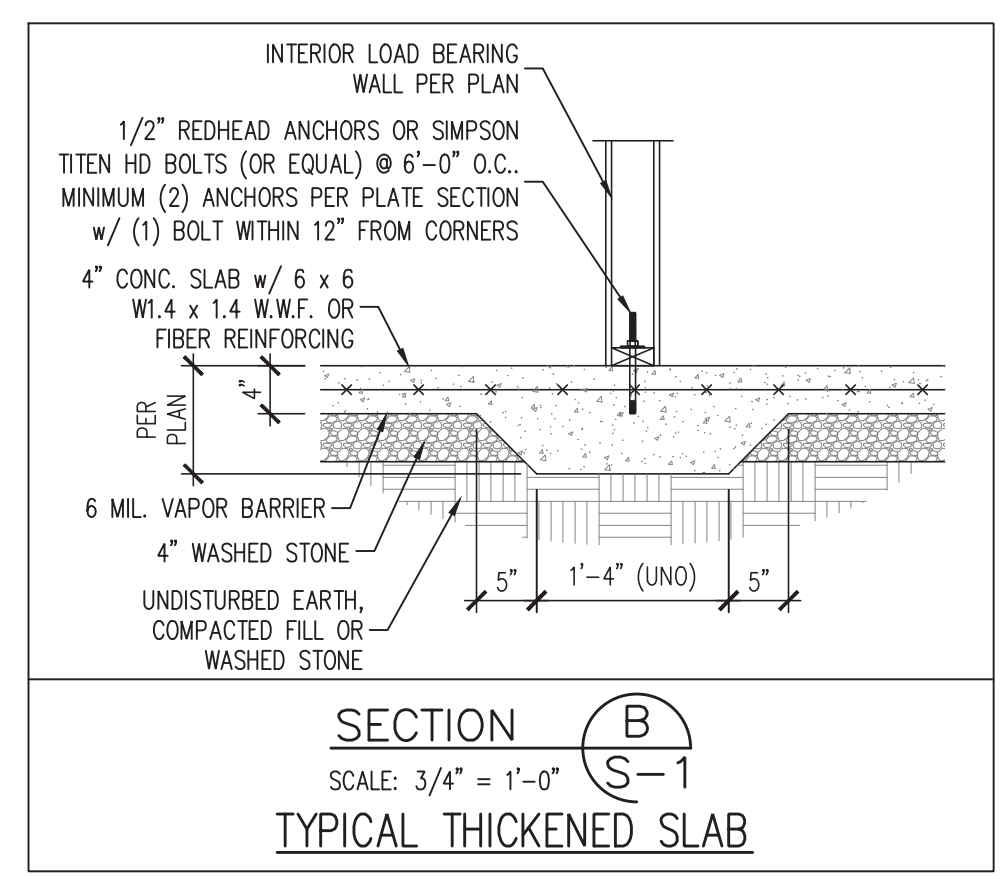
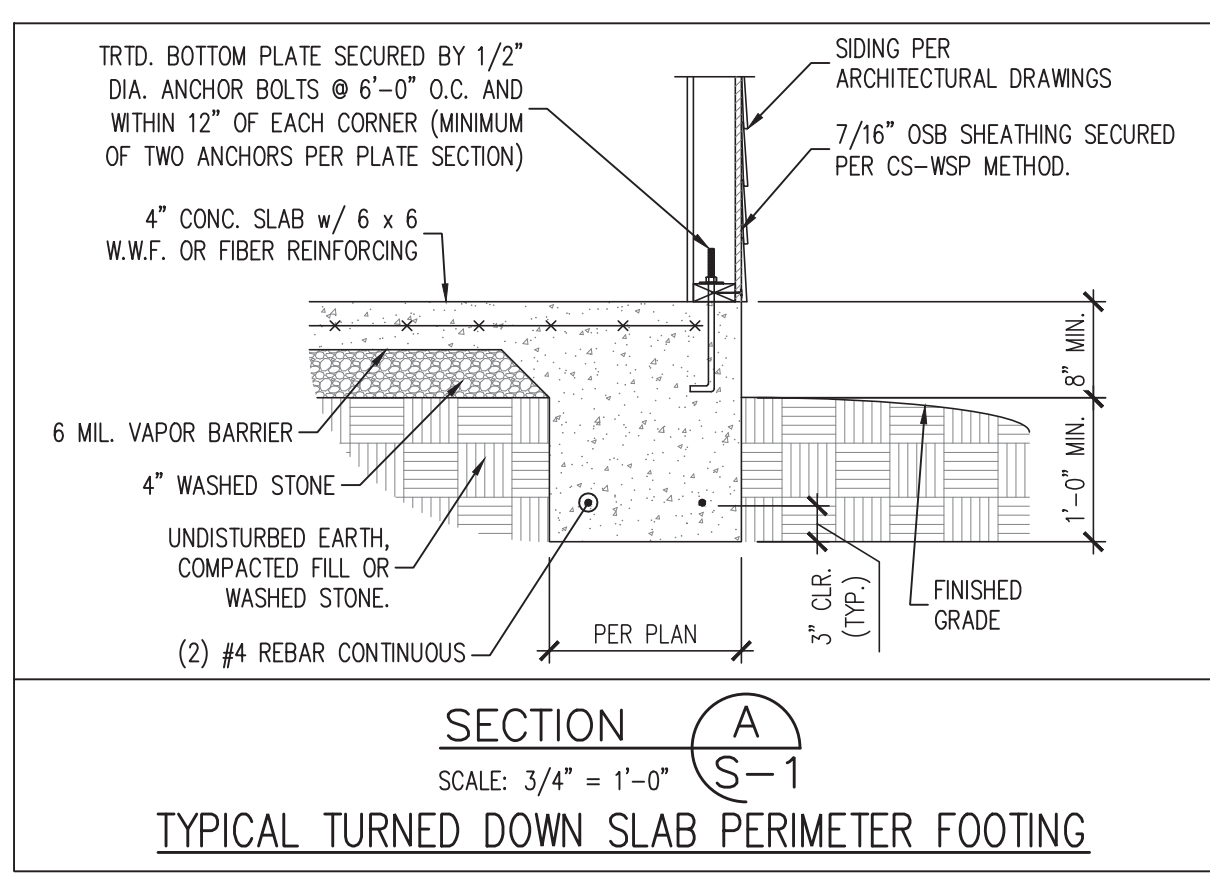
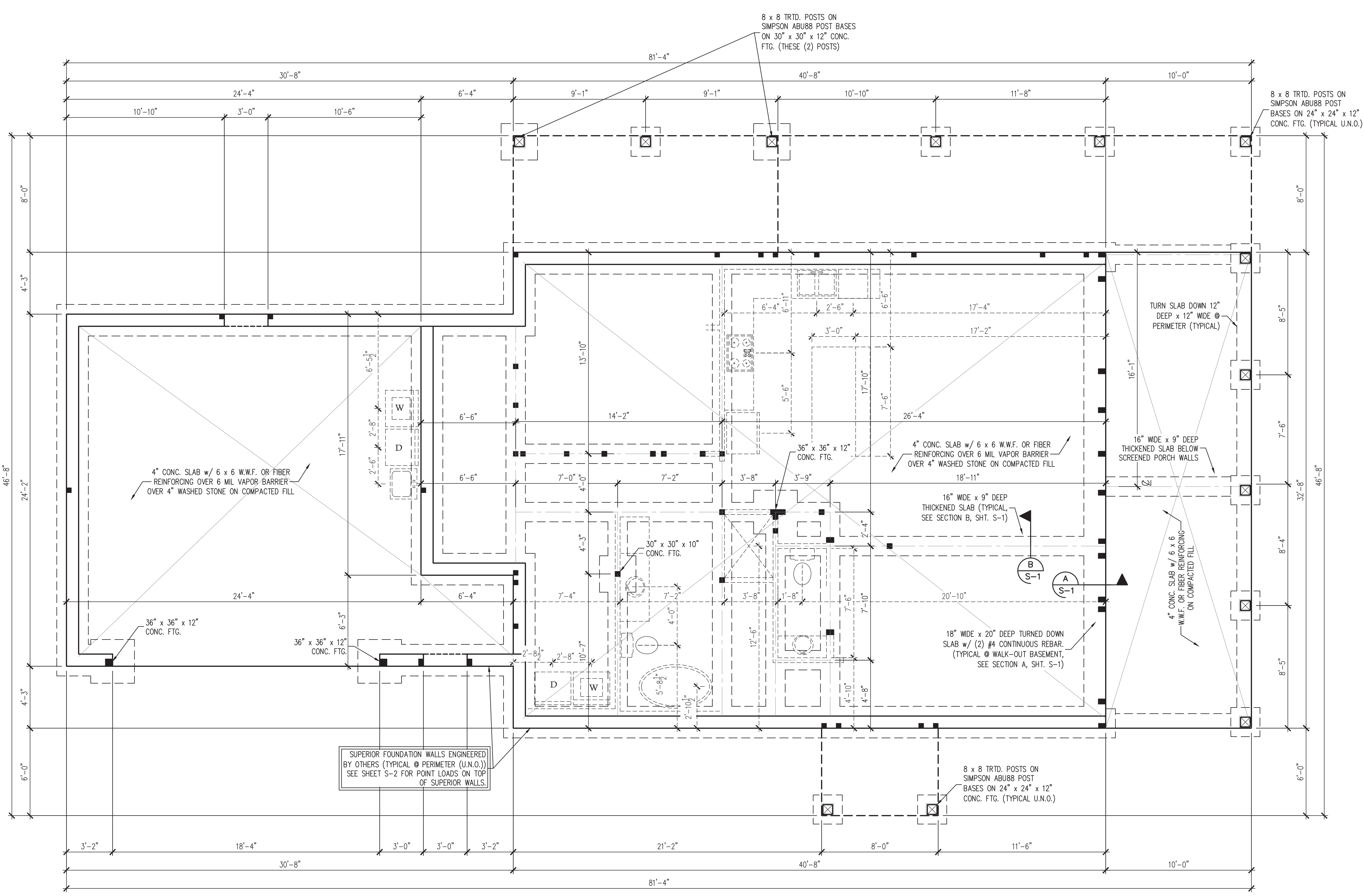
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION AND ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK.
- DESIGN LOADS (R301)

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (L)
ROOMS OTHER THAN SLEEPING ROOMS	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC WITH LIMITED STORAGE	20	10	L/240
ATTIC WITHOUT STORAGE	10	10	L/360
STAIRS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
DECKS	40	10	L/360
HANDRAILS	200 LB OR 50 PLF	10	L/360
PASSENGER VEHICLE GARAGES	50	10	L/360
GROUND SNOW LOAD	20		

WIND LOAD PER SECTION R301.2. (MEAN ROOF HEIGHT <35 FEET, EXPOSURE B)
 - FLOOR TRUSS FLR. SYSTEMS DESIGNED WITH 15 PSF DL AND L/480 DEFLECTION.
- THE STRUCTURE IS DESIGNED FOR 120 MPH ULTIMATE DESIGN WIND SPEEDS.
- WALL CLADDING DESIGNED FOR +15.5 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
- THE POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS IS 25 PSF.
- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT ENGINEER IF ALLOWABLE BEARING CAPACITY CAN NOT BE ACHIEVED.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION R403.1.6 OF THE 2018 NRC.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO 95% TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI. CONCRETE REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. WELDED WIRE FABRIC SHALL BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS.
- ALL FRAMING LUMBER SHALL BE SPF #2 AND ALL TREATED LUMBER SHALL BE SYP #2 (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MIN. PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS, ANGLES, PLATES, AND BARS:	ASTM A36
C. HOLLOW STRUCTURAL SECTIONS (HSS):	ASTM A500 OR B
- STEEL BEAMS SHALL BEAR FULLY ON THE NUMBER OF JACK STUDS NOTED ON THE PLANS OR ON CONCRETE/MASONRY MIN. 4" (UNO). ANCHOR STEEL BEAMS AT BEARING AS FOLLOWS:

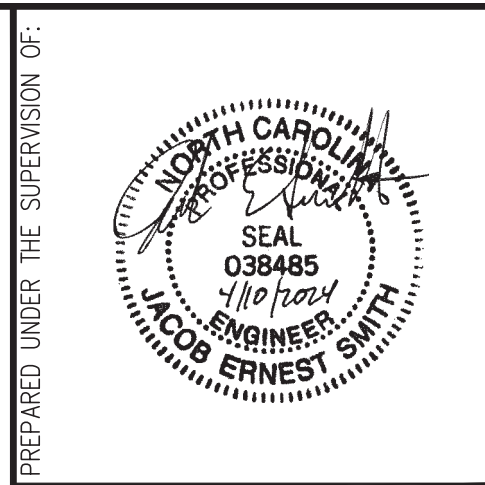
A. WOOD FRAMING:	(2) 1/2" DIA. x 4" LAG SCREWS
B. CONCRETE:	(2) 1/2" DIA. x 4" REDHEAD ANCHORS
C. GROUTED MASONRY:	(2) 1/2" DIA. x 4" TITEN HD ANCHORS (OR EQUAL)
- ALL LOAD BEARING HEADERS SHALL CONFORM TO TABLES R602.7(1) AND R602.7(2) OF THE 2018 NRC UNLESS NOTED OTHERWISE ON THE PLANS. ALL HEADERS SHALL BE SUPPORTED WITH (1) JACK STUD AND (1) KING STUD EACH END (UNO). SECURE THE FIRST KING STUD EACH SIDE OF THE HEADER TO THE HEADER WITH (4) 16d END-NAILS. INSTALL KING STUDS PER SECTION R602.7.5 OF THE 2018 NRC (UNO).
- ALL I-JOIST AND TRUSS LAYOUTS SHALL BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. IF ALTERNATE I-JOISTS ARE USED, THE JOISTS MUST HAVE EQUIVALENT STRUCTURAL PROPERTIES TO THOSE SPECIFIED ON THE PLANS. ALL DEVIATIONS TO I-JOIST OR TRUSS LAYOUTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



SEE SHEET S-2 FOR POINT LOADS ON TOP OF SUPERIOR FOUNDATION WALLS. (ENGINEERED BY OTHERS)

LEGEND

■	STUD COLUMN ON FLOOR ABOVE THAT REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
○	THIS LINE TYPE INDICATES PLUMBING OR APPLIANCES THE SLAB LEVEL. (FOR REFERENCE ONLY, SEE ARCHITECTURAL DRAWINGS)
---	NEW BEAM OR GIRDER AS NOTED
(U.N.O.)	UNLESS NOTED OTHERWISE



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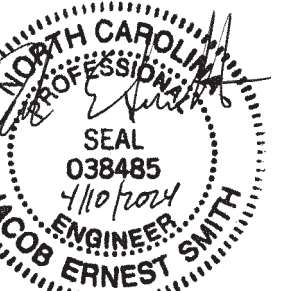
**POLLINO RESIDENCE
 RAYNOR BUILDERS**

REVISIONS:

NO.	DESCRIPTION

DRAWN BY: DEIGN TECH
 ENGINEERED BY: J. SMITH
 SCALE: 1/4" = 1'-0" (UNO)
 DATE: 4-10-2024
 SHEET: 1 OF 6

**S-1
 BASEMENT
 FOUNDATION PLAN**



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**POLLINO RESIDENCE
 RAYNOR BUILDERS**

REVISIONS:

DRAWN BY: DEIGN TECH

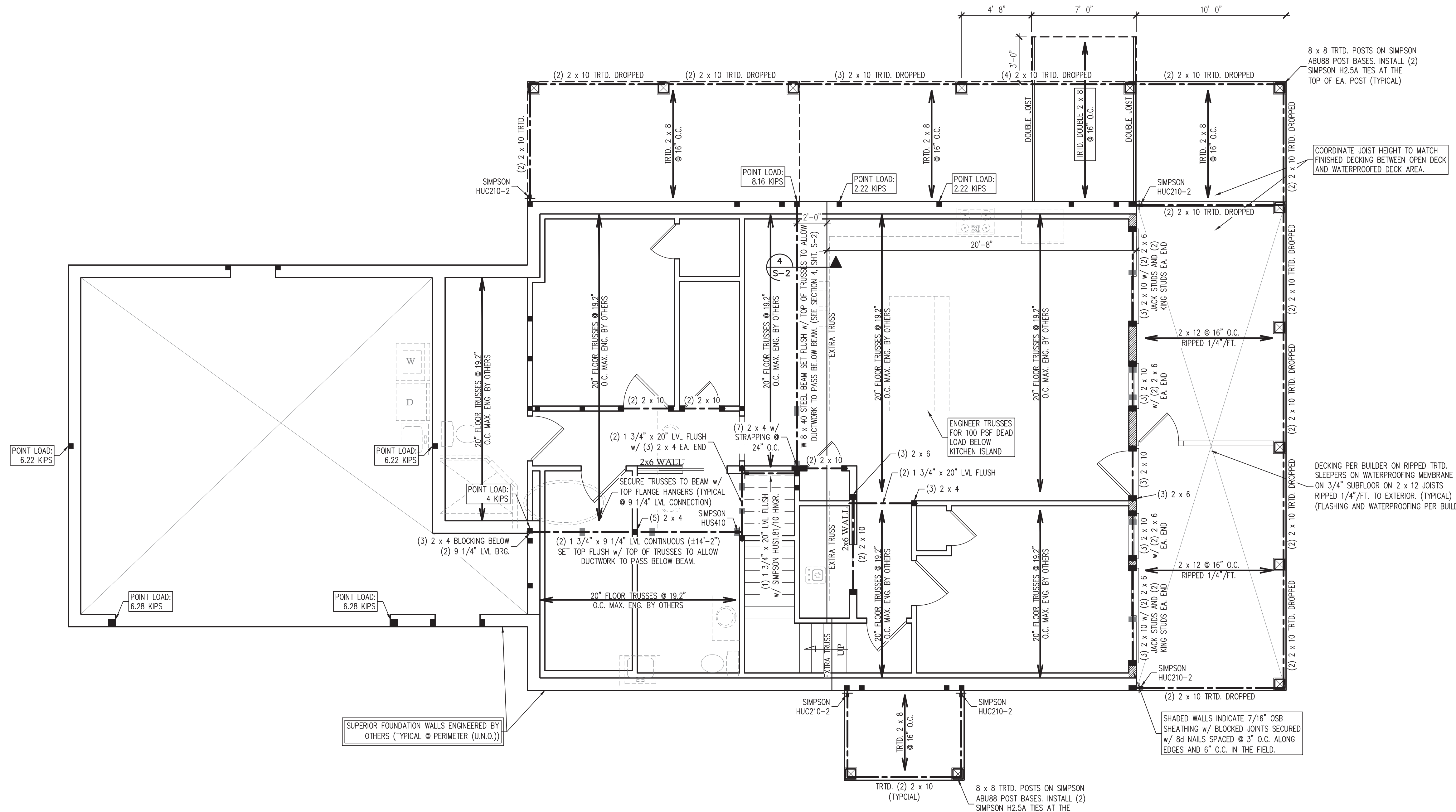
ENGINEERED BY: J. SMITH

SCALE: 1/4" = 1'-0" (UNO)

DATE: 4-10-2024

SHEET: 2 OF: 6

**S-2
 BASEMENT CEILING
 FRAMING PLAN**



POINT LOAD:
6.22 KIPS

POINT LOAD:
4 KIPS

POINT LOAD:
6.28 KIPS

POINT LOAD:
6.22 KIPS

SUPERIOR FOUNDATION WALLS ENGINEERED BY OTHERS (TYPICAL @ PERIMETER (U.N.O.))

8 x 8 TRTD. POSTS ON SIMPSON ABU88 POST BASES. INSTALL (2) SIMPSON H2.5A TIES AT THE TOP OF EA. POST (TYPICAL)

COORDINATE JOIST HEIGHT TO MATCH FINISHED DECKING BETWEEN OPEN DECK AND WATERPROOFED DECK AREA.

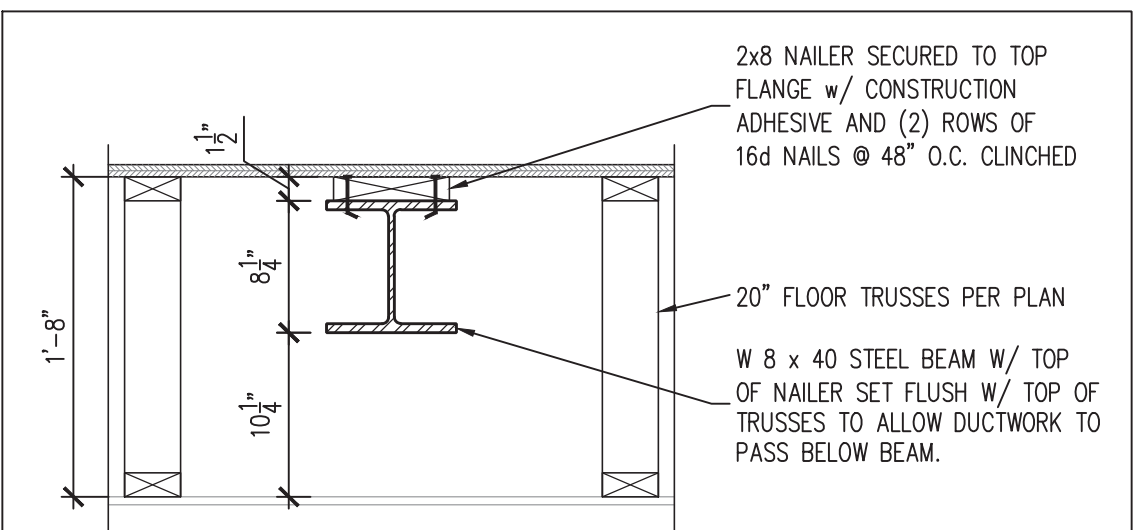
DECKING PER BUILDER ON RIPPED TRTD. SLEEPERS ON WATERPROOFING MEMBRANE ON 3/4" SUBFLOOR ON 2 x 12 JOISTS RIPPED 1/4" FT. TO EXTERIOR. (TYPICAL) (FLASHING AND WATERPROOFING PER BUILDER.)

SHADED WALLS INDICATE 7/16" OSB SHEATHING w/ BLOCKED JOINTS SECURED w/ 8d NAILS SPACED @ 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.

8 x 8 TRTD. POSTS ON SIMPSON ABU88 POST BASES. INSTALL (2) SIMPSON H2.5A TIES AT THE TOP OF EA. POST (TYPICAL)

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
 - PER SECTION R602.10.4.6 OF THE 2018 NRC, THE AMOUNT OF BRACING ON THE WALK OUT BASEMENT WALLS EXCEEDS THE AMOUNT OF BRACING ON THE WALL ABOVE MULTIPLIED BY A FACTOR OF 1.15.
 - CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES OF ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIA.) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

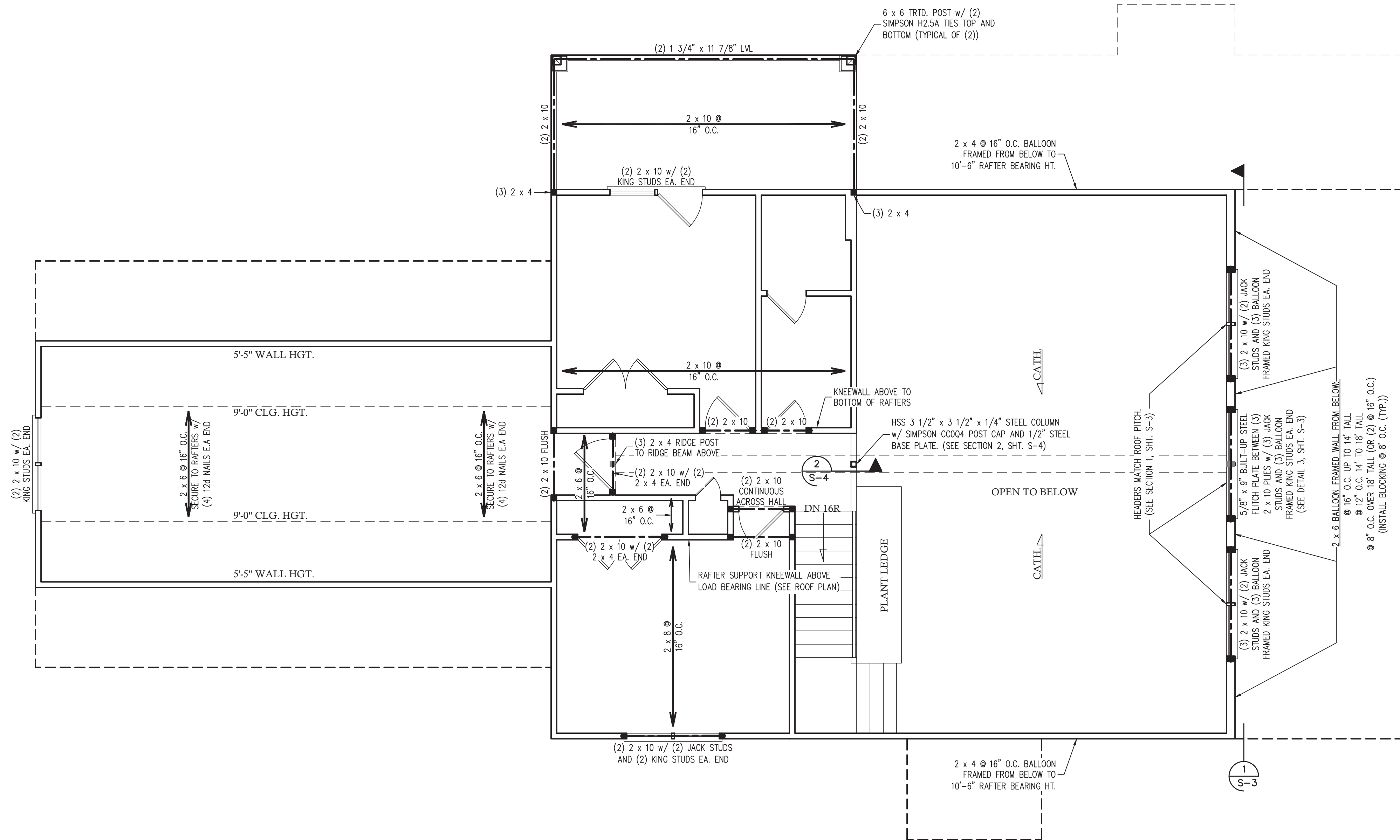
- BASEMENT CEILING FRAMING STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 FOR 2 x 4 WALLS OR (3) 2 x 10 FOR 2 x 6 WALLS (UNO).
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO).
 - INSTALL AN EXTRA TRUSS UNDER WALLS PARALLEL TO THE FLOOR TRUSSES WHERE NOTED ON THE PLANS.
 - ALL LOAD BEARING INTERIOR WALLS SHALL BE 2 x 4 @ 12" O.C. OR 2 x 6 @ 16" O.C. (UNO).
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



SECTION 4
 SCALE: 1" = 1'-0"
 S-2

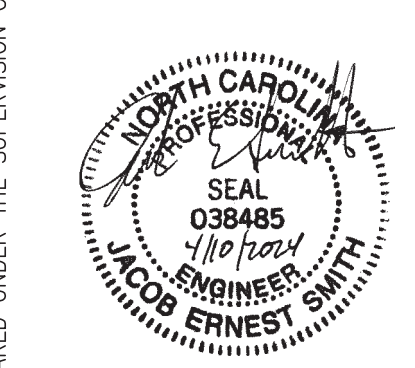
LEGEND

■	STUD COLUMN AT POINT LOADS THAT REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION.
■	AT_DROPPED HEADERS: (1) JACK STUD AND (1) KING STUD (UNO).
■	AT_FLUSH BEAMS AND (UNO): (2) STUDS (UNO)
■	OFFSET POINT LOAD FROM FLOOR ABOVE. MUST BE SUPPORTED BY BEAM, JOIST, OR BLOCKING AS NOTED ON THE PLANS.
---	BEAM OR HEADER AS NOTED
○	THIS LINE TYPE INDICATES PLUMBING OR APPLIANCES ON THE FLOOR ABOVE. TO HELP ELIMINATE FRAMING CONFLICTS WITH UTILITIES. (FOR REFERENCE ONLY, SEE ARCHITECTURAL DRAWINGS)
(UNO)	UNLESS NOTED OTHERWISE



- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
 - PER SECTION R602.10.3.2 OF THE 2018 NRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
 - CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES OF ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIA.) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- SECOND FLOOR CEILING FRAMING STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 (UNO).
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO).
 - INSTALL BLOCKING BETWEEN ALL BALLOON FRAMED STUDS @ 8' O.C. MAX.
 - INSTALL 2 x 4 COLLAR TIES @ 48" O.C. MAX. IN ALL ATTIC SPACES.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



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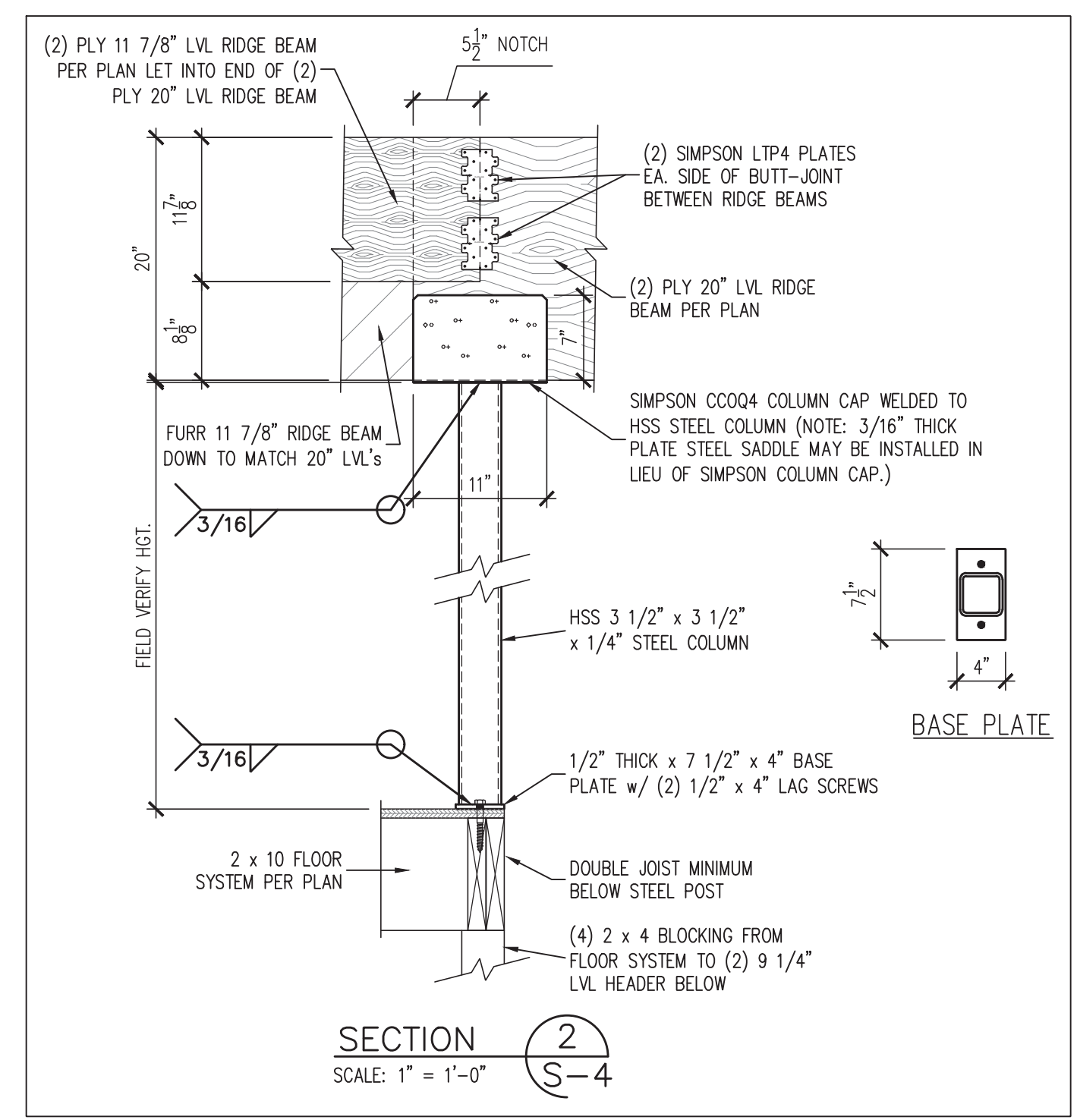


**POLLINO RESIDENCE
 RAYNOR BUILDERS**

REVISIONS:

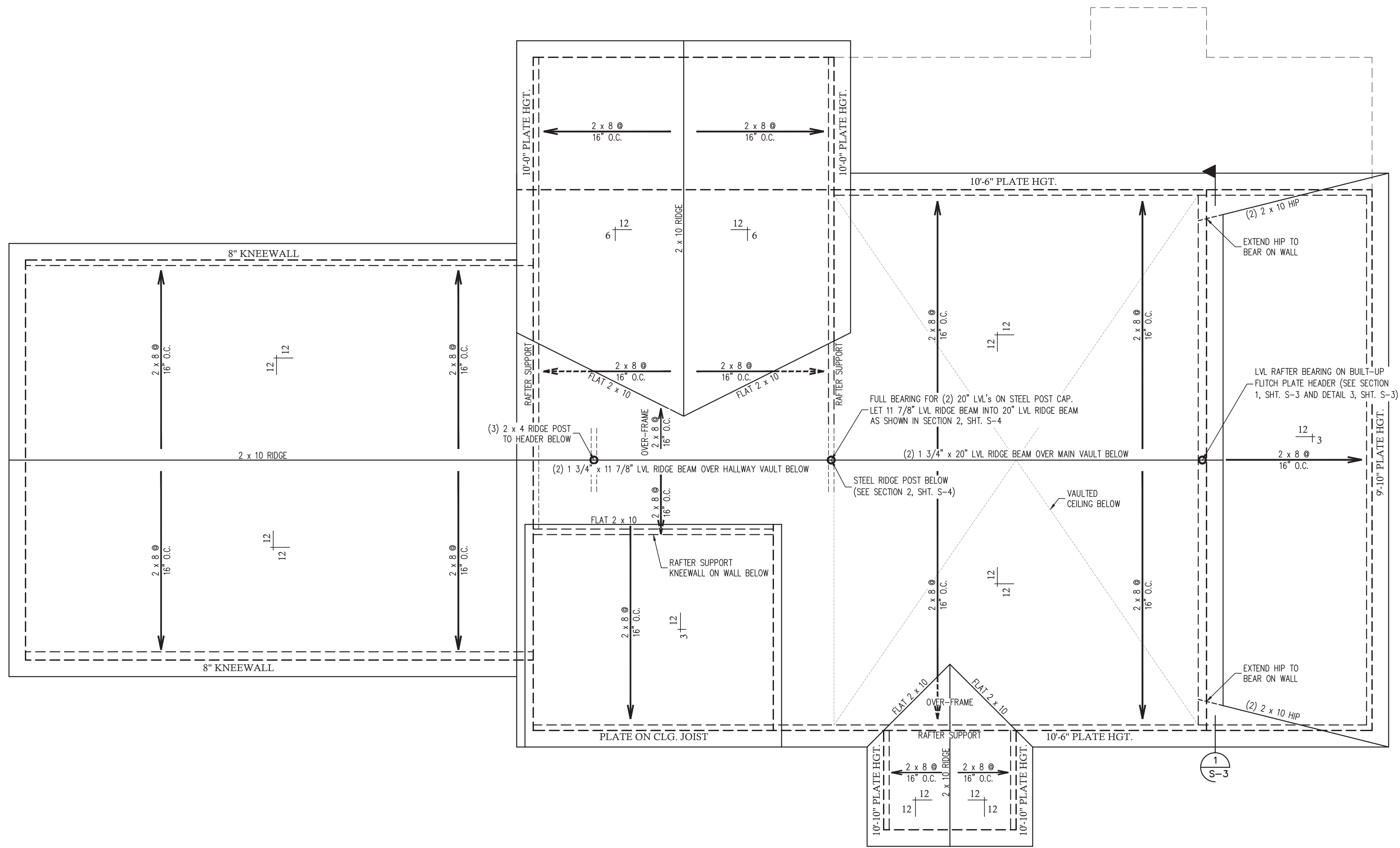
DRAWN BY: DEIGN TECH
 ENGINEERED BY: J. SMITH
 SCALE: 1/4" = 1'-0" (UNO)
 DATE: 4-10-2024
 SHEET: 4 OF: 6

**S-4
 SECOND FLOOR
 CEILING FRAMING
 PLAN**



LEGEND

■	STUD COLUMN AT POINT LOADS THAT REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
—	AT DROPPED HEADERS: (1) JACK STUD AND (1) KING STUD (UNO).
---	AT FLUSH BEAMS AND (UNO): (2) STUDS (UNO)
---	BEAM OR HEADER AS NOTED
(UNO)	UNLESS NOTED OTHERWISE



- ROOF FRAMING STRUCTURAL NOTES:
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 2. SHEATH ROOF w/ 7/16" OSB SHEATHING SECURED w/ 8d NAILS @ 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD.
 3. CIRCLES DENOTE POSTS FOR ROOF SUPPORT AS NOTED.
 4. STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS.
 5. HIP SPLICES ARE TO BE SPACED 8'-0" O.C. MINIMUM. FASTEN MEMBERS WITH (3) ROWS OF 12d NAILS @ 16" O.C.
 6. FASTEN FLAT VALLEYS TO RAFTERS WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING IF REQUIRED. SECURE RAFTERS TO FLAT VALLEYS WITH A MIN. OF (6) 12d TOE NAILS.
 7. INSTALL (1) SIMPSON H2.5A HURRICANE TIE (OR EQUAL) @ EA. RAFTER BEARING.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



PREPARED UNDER THE SUPERVISION OF:

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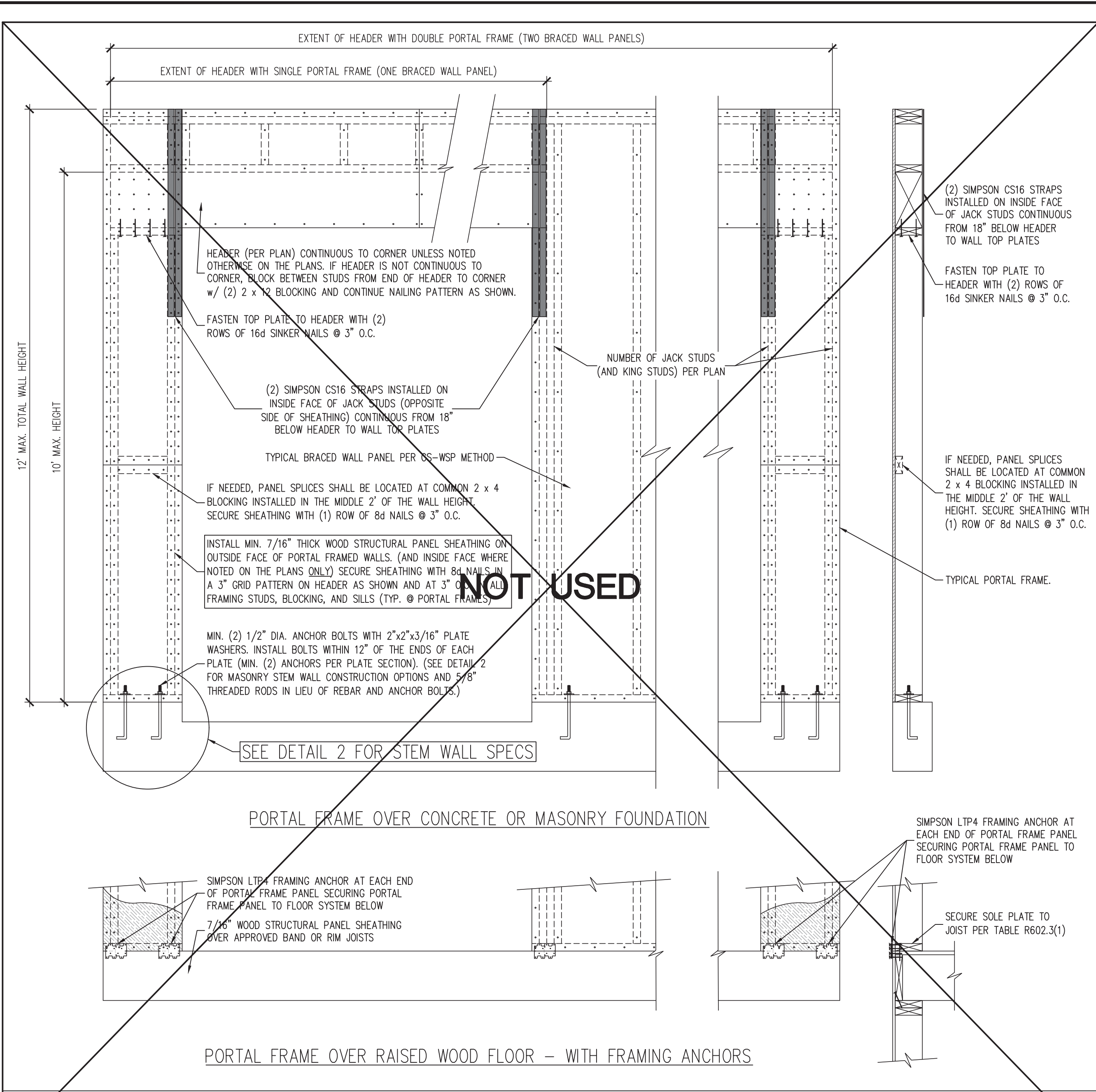


**POLLINO RESIDENCE
 RAYNOR BUILDERS**

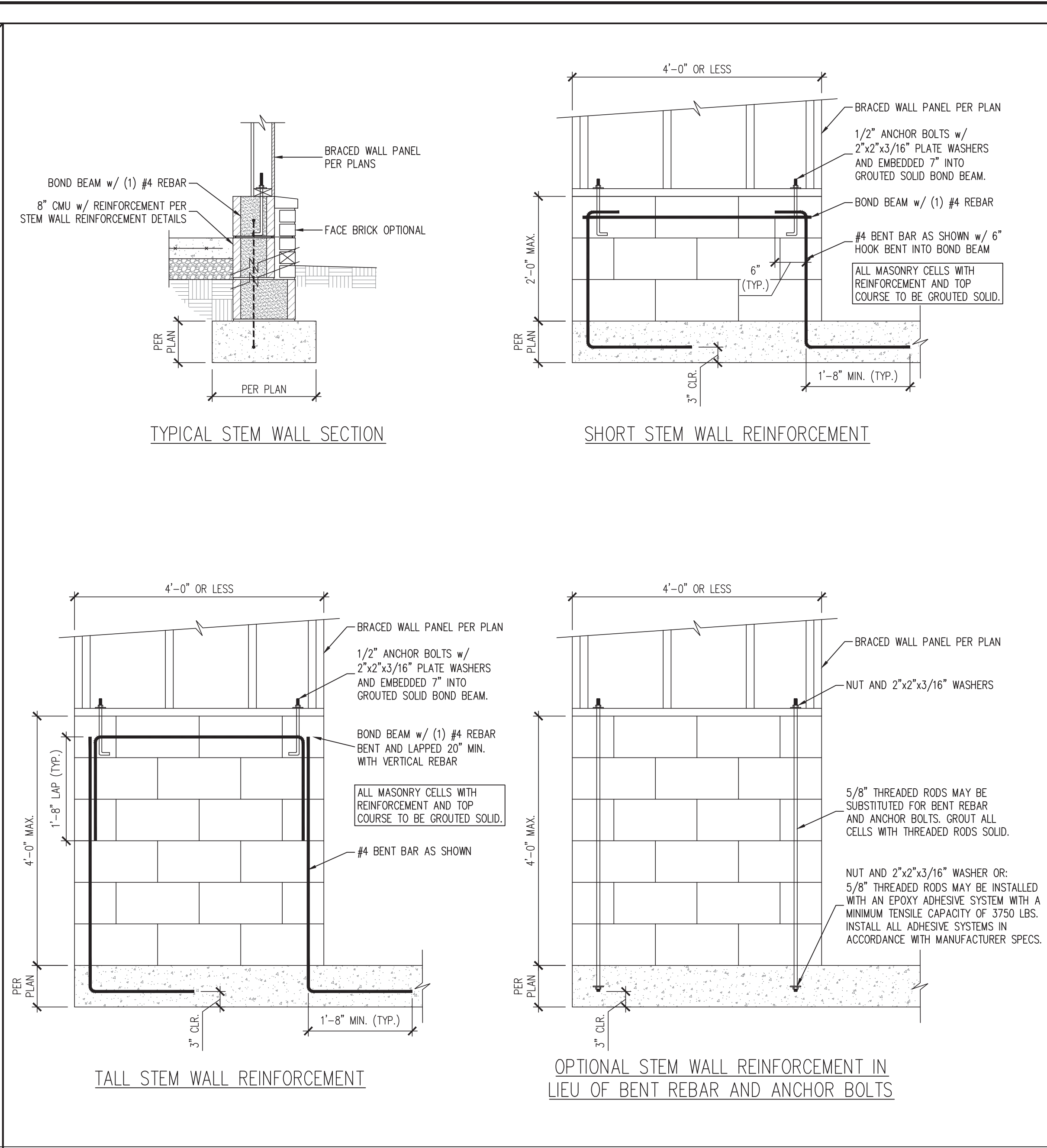
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 SCALE: 1/4" = 1'-0" (UNO)
 DATE: 4-10-2024
 SHEET: 5 OF: 6

S-5
 ROOF FRAMING
 PLAN

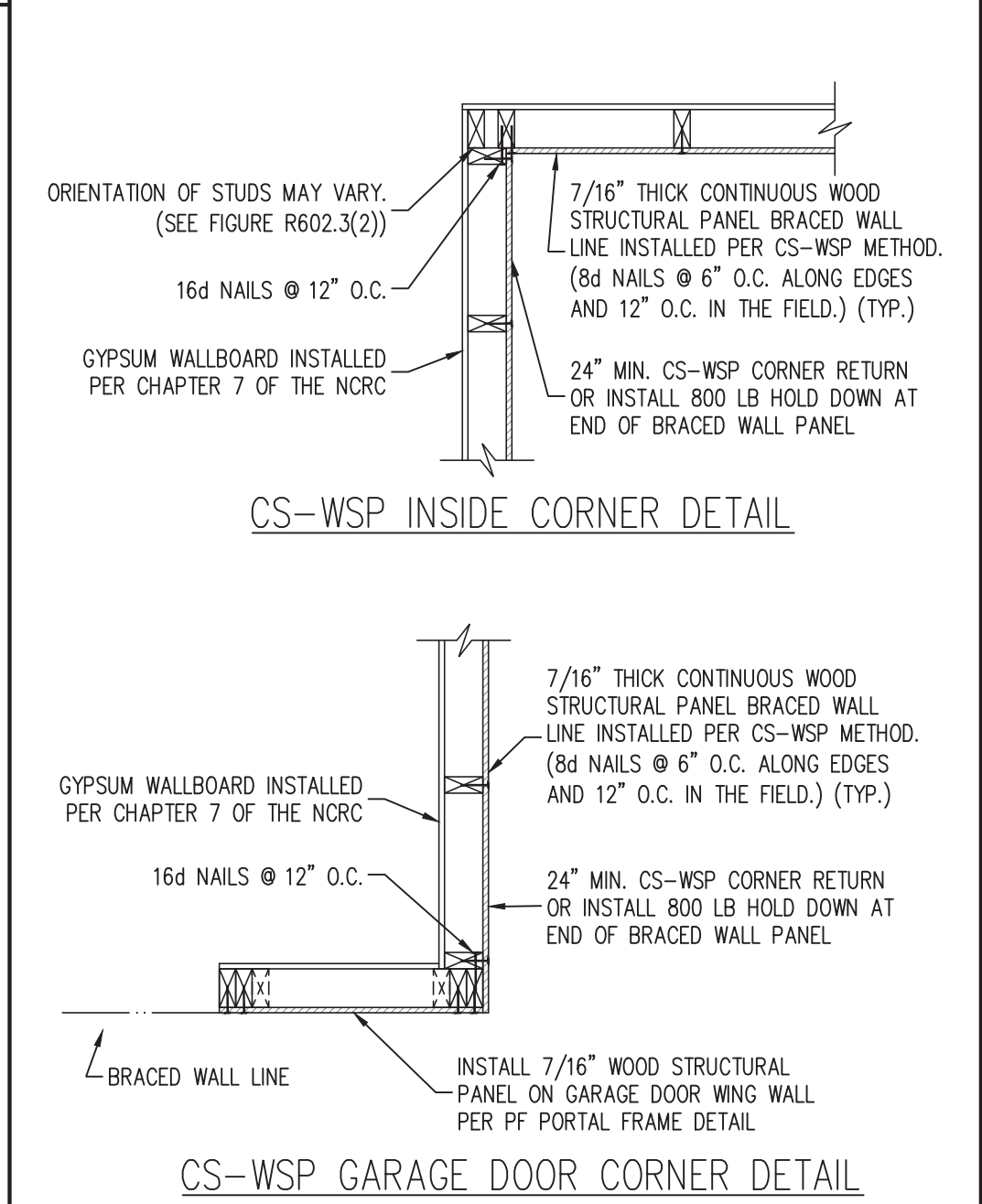
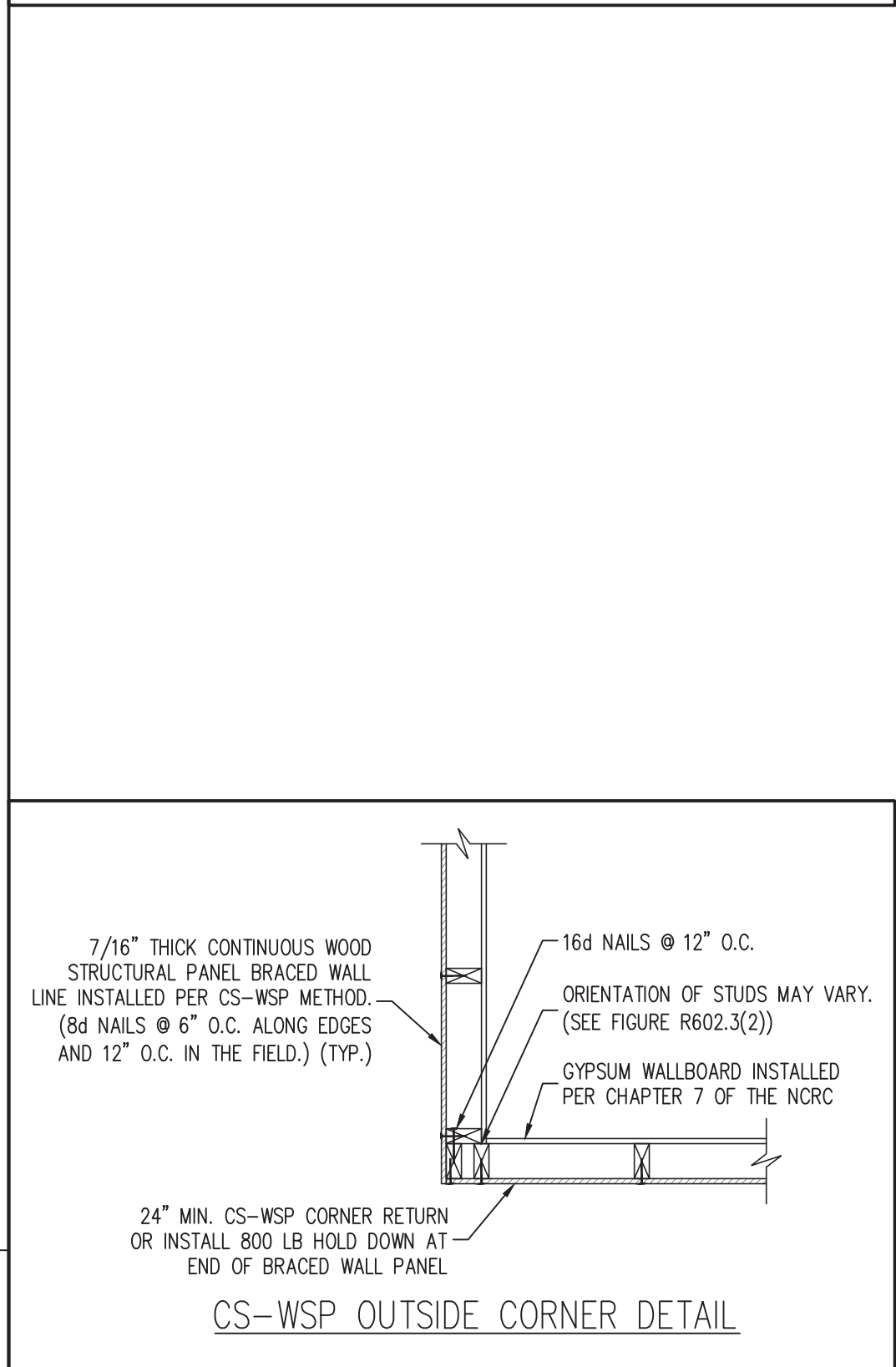


1 PF PORTAL FRAME DETAIL
SCALE: 3/4" = 1'-0" (REFERENCE FIGURE R602.10.1)

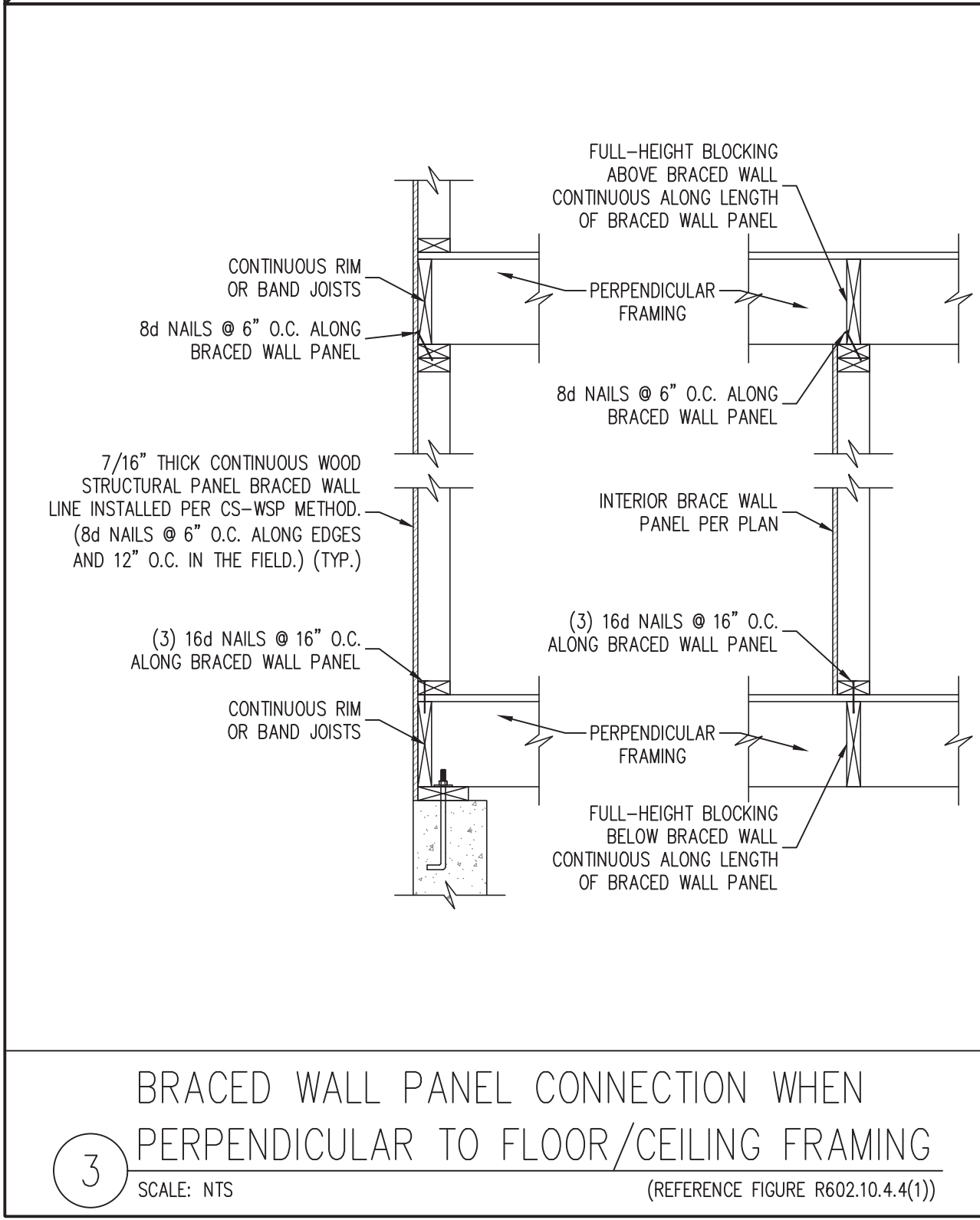


2 MASONRY STEM WALL DETAILS FOR WALLS 48\"/>

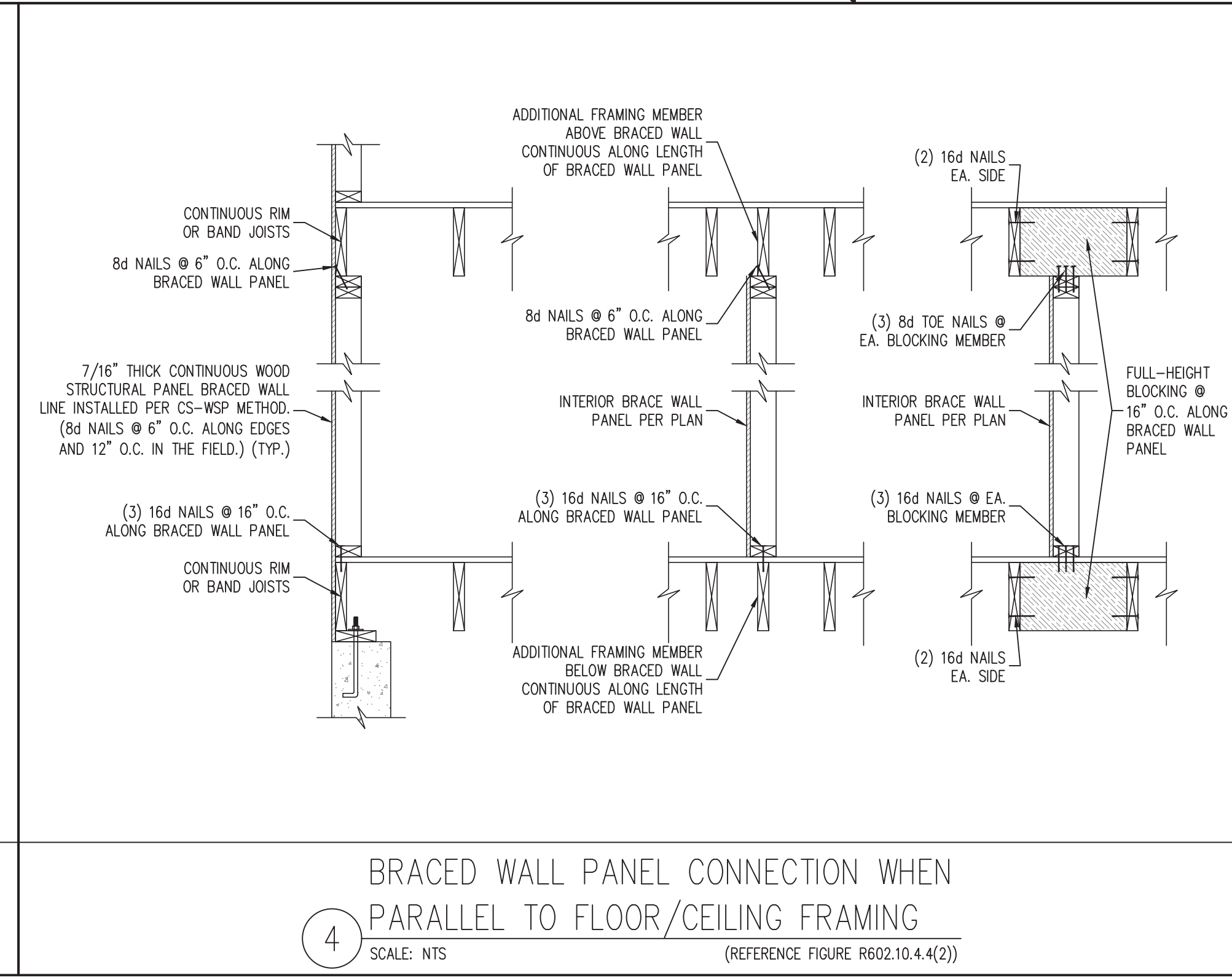
- GENERAL WALL BRACING NOTES:**
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
 2. SEE STRUCTURAL SHEETS FOR THE BRACED WALL DESIGN SUMMARY WHICH SPECIFIES THE TOTAL AMOUNT OF BRACING REQUIRED AND PROVIDED EACH BRACED WALL LINE ON EACH FLOOR (WHERE REQUIRED), THE LENGTH AND LOCATION OF BRACED WALLS, HOLD DOWN(S) TYPE AND LOCATIONS, AND ANY SPECIAL NOTES OR REQUIREMENTS DETERMINED BY ENGINEERED DESIGN ARE INCLUDED ON EACH STRUCTURAL FLOOR PLAN (WHERE REQUIRED).
 3. ALL EXTERIOR WALLS ARE TO BE SHEATHED ON THE EXTERIOR FACE WITH 7/16\"/>



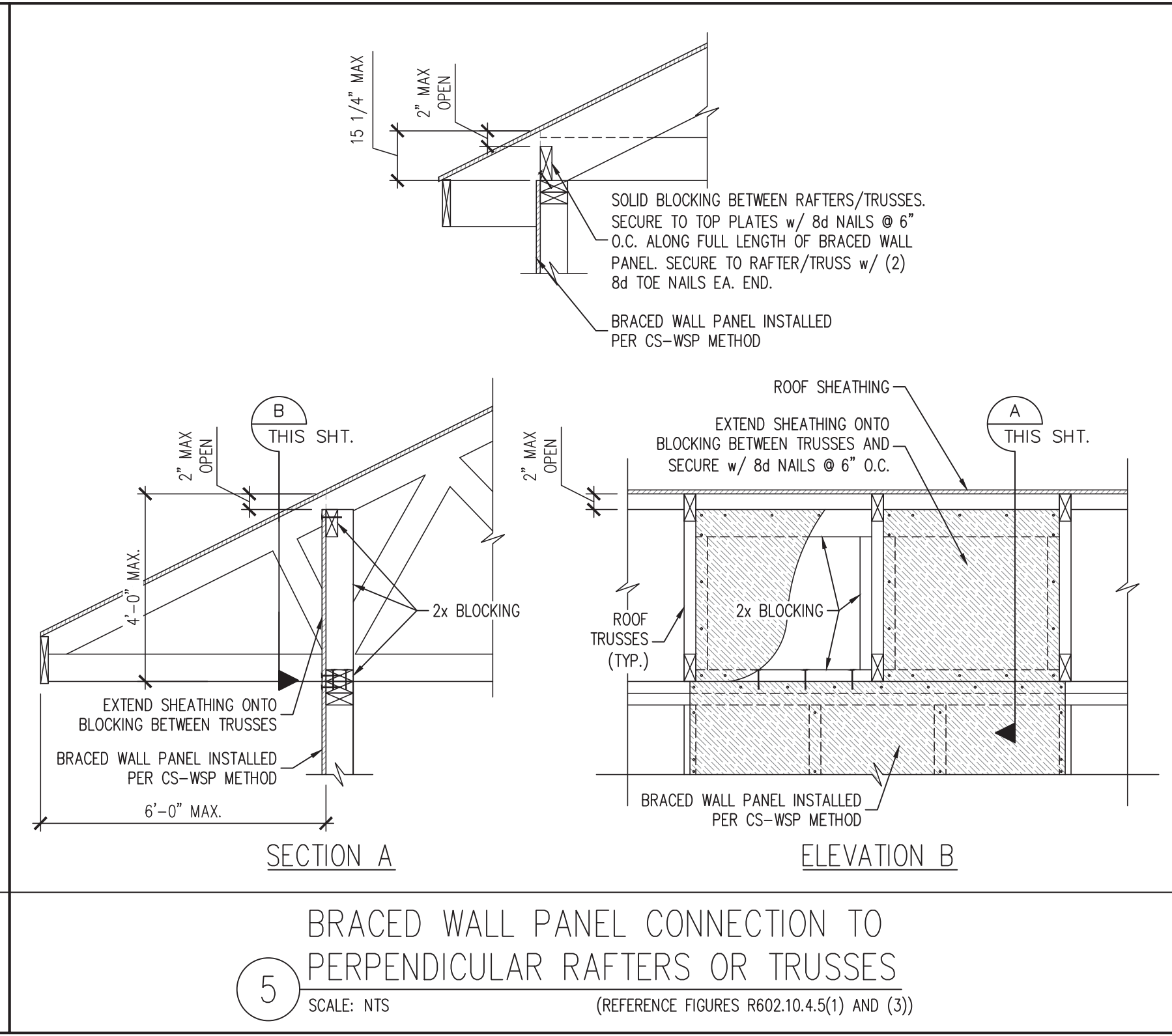
6 TYPICAL EXTERIOR CORNER FRAMING DETAILS
SCALE: 3/4" = 1'-0" (REFERENCE FIGURES R602.10.3(4) AND (5))



3 BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING
SCALE: NTS (REFERENCE FIGURE R602.10.4.1(1))



4 BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING
SCALE: NTS (REFERENCE FIGURE R602.10.4.2)



5 BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS OR TRUSSES
SCALE: NTS (REFERENCE FIGURES R602.10.4.5(1) AND (3))

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N.C. CERTIFICATE NUMBER: P-2212

POLLINO RESIDENCE RAYNOR BUILDERS

REVISIONS:	

DRAWN BY: DEIGN TECH
ENGINEERED BY: J. SMITH
SCALE: 1/4" = 1'-0" (UNO)
DATE: 4-10-2024
SHEET: 6 OF 6

S-6
WALL BRACING
DETAILS AND NOTES