

NOTICE TO CONTRACTOR
 All construction must comply with current NC Building Codes and is subject to field inspection and verification.

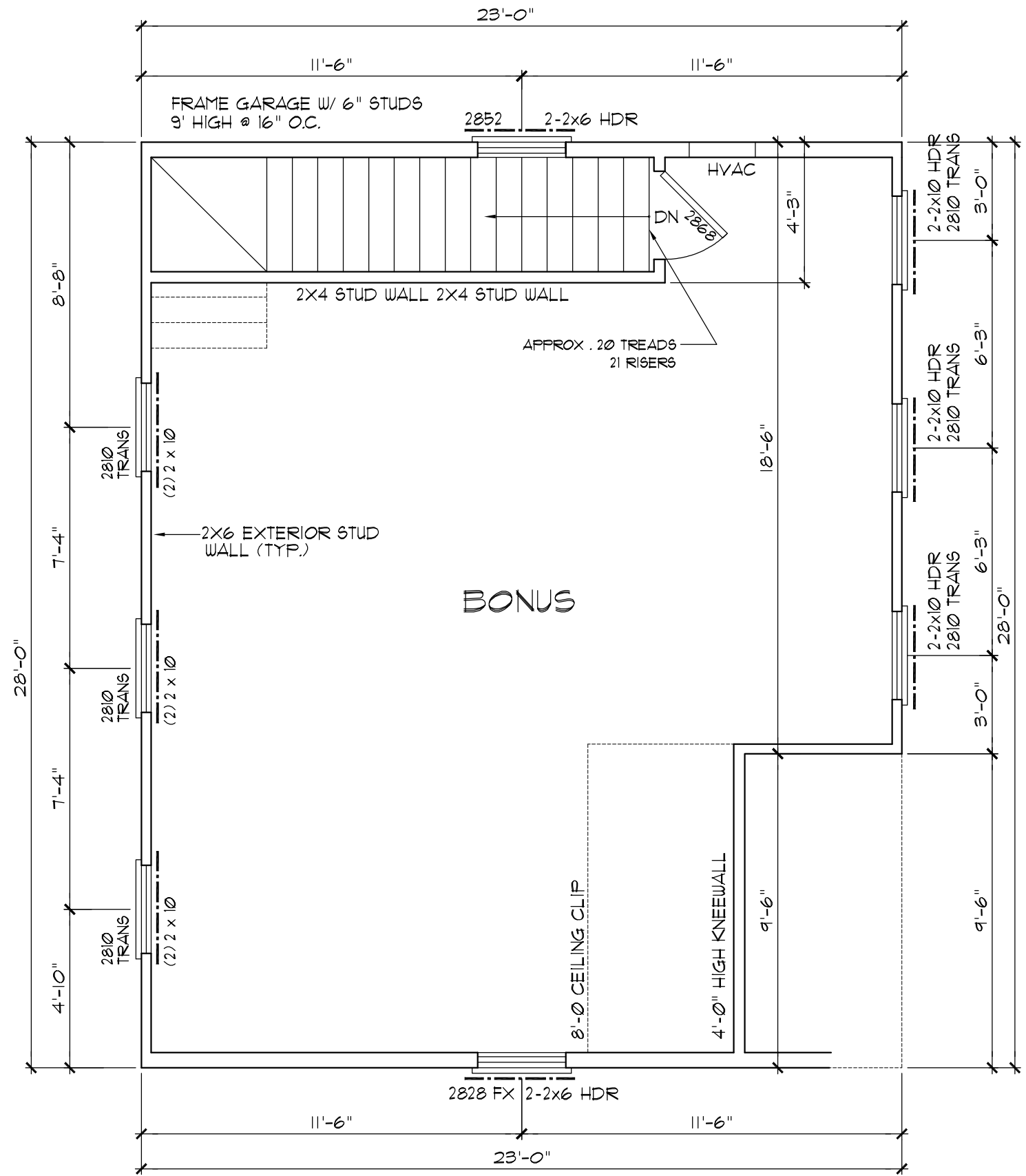
APPROVED
 Limited building only review
 Permit holder responsible for full compliance with the code

09/04/2020

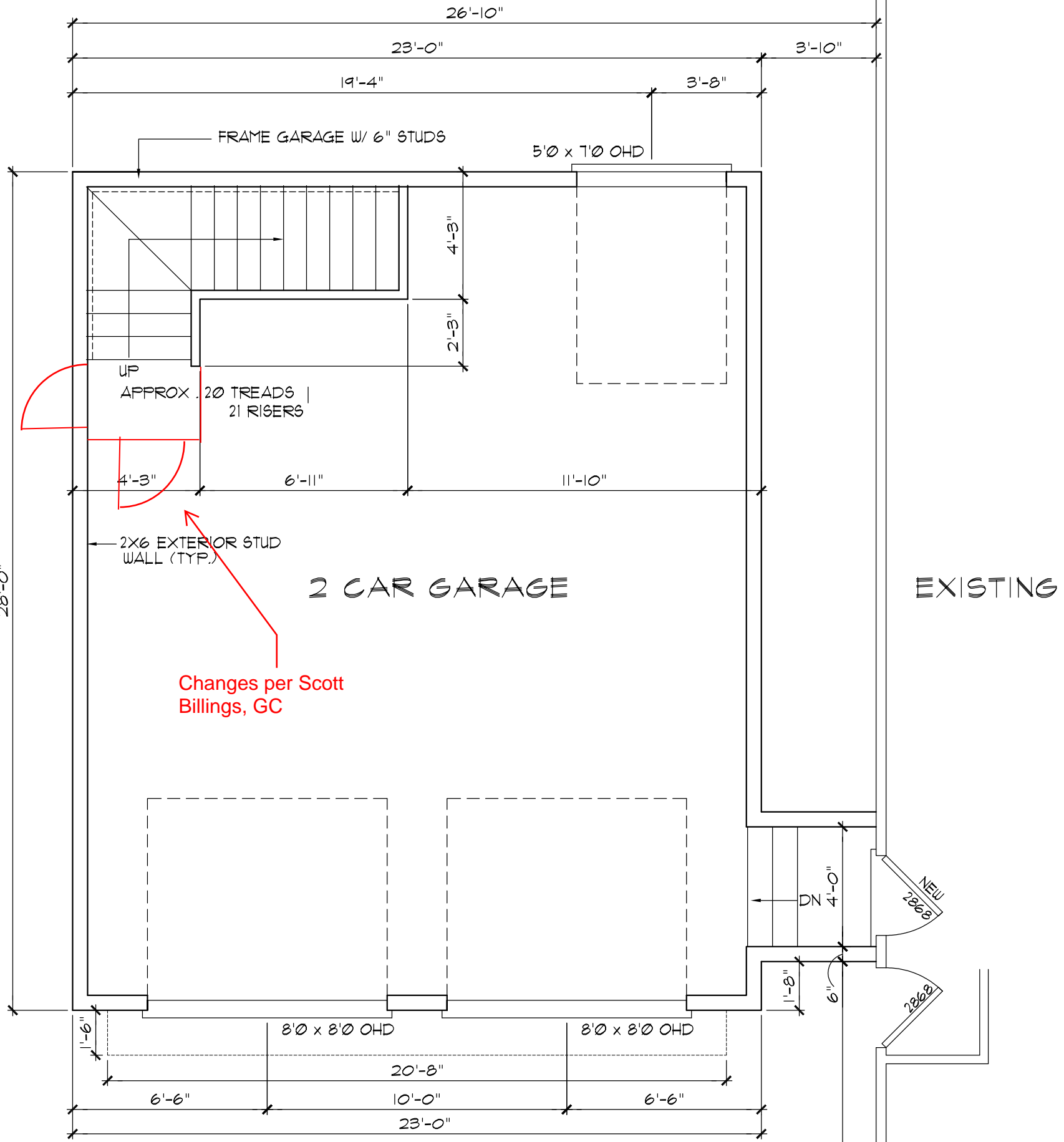



PLANS ARE DESIGNED TO THE FOLLOWING CODES:
 IRC 2009
 NCBC 2012

Plans by:
 Hobie Carver
 320 Westgrove Court
 Durham, NC 27703
 Telephone 919-906-5457



BONUS ROOM PLAN
 SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN
 SCALE : 1/4" = 1'-0"



Garage Addition for:

Howard Ginsbury
 32 Oak Bluff Court
 Fuquay Varina, NC 27526

Drawn By : HWC
 Date: 11/29/2018
 Revisions :

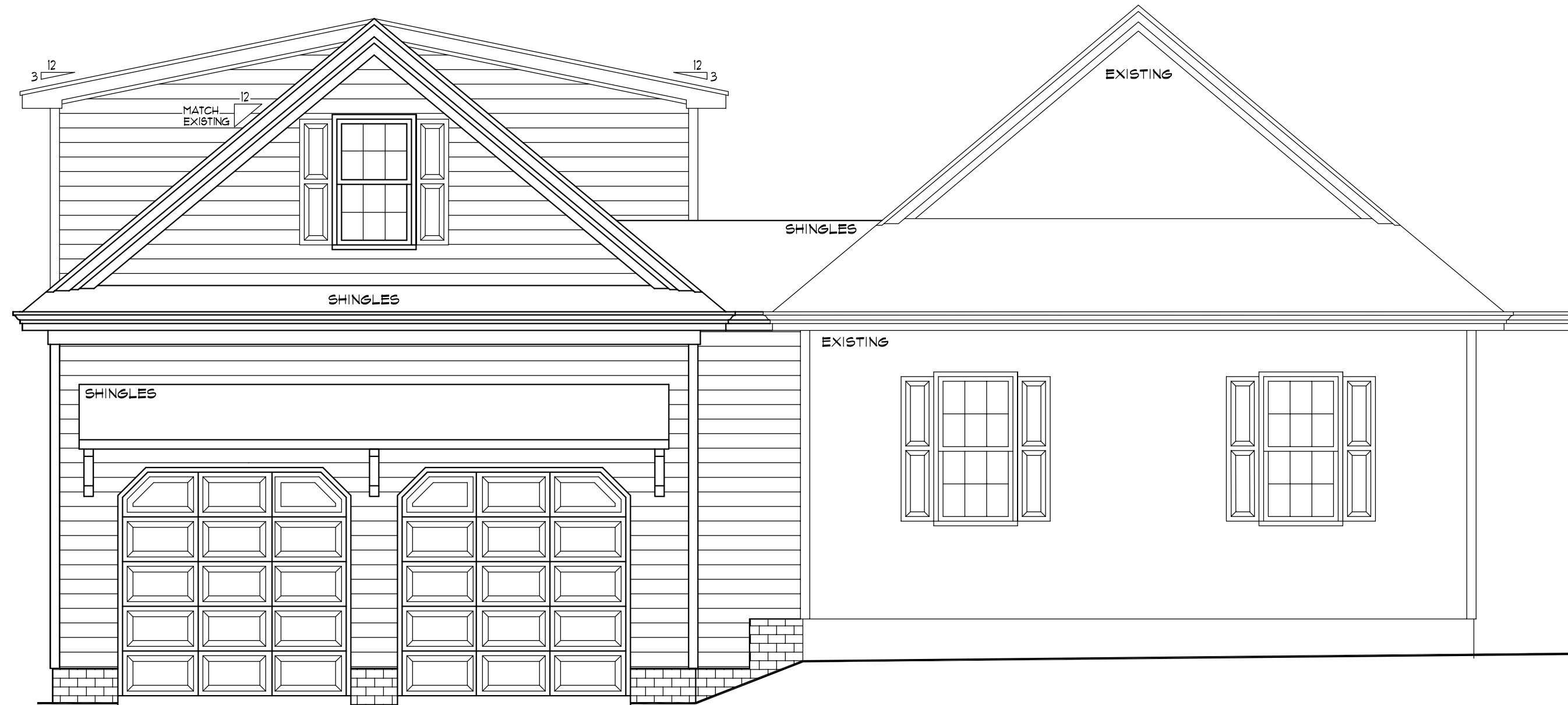
SHEET
A1

PLANS ARE DESIGNED TO THE FOLLOWING CODES:
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REAR ELEVATION

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



FRONT ELEVATION

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

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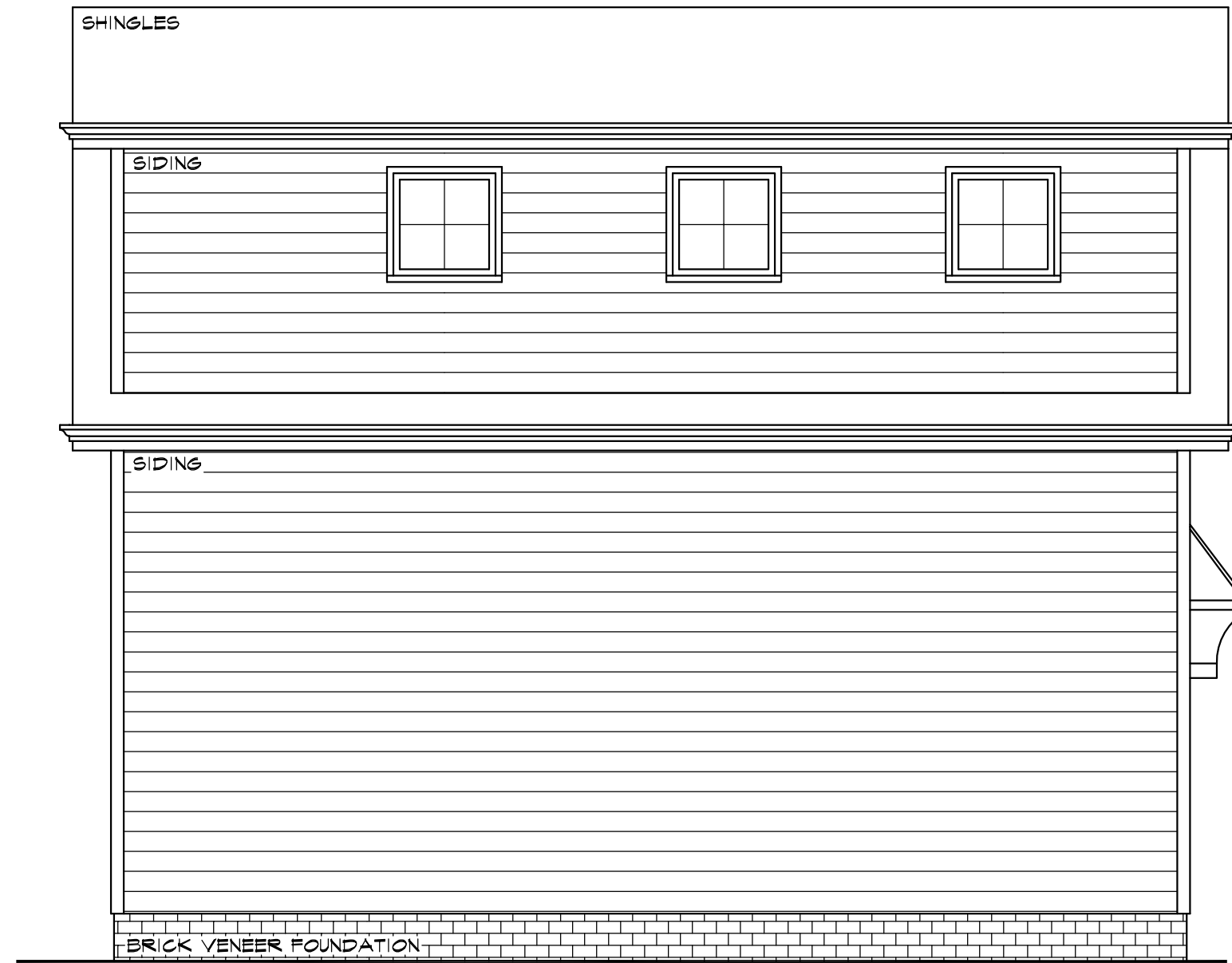
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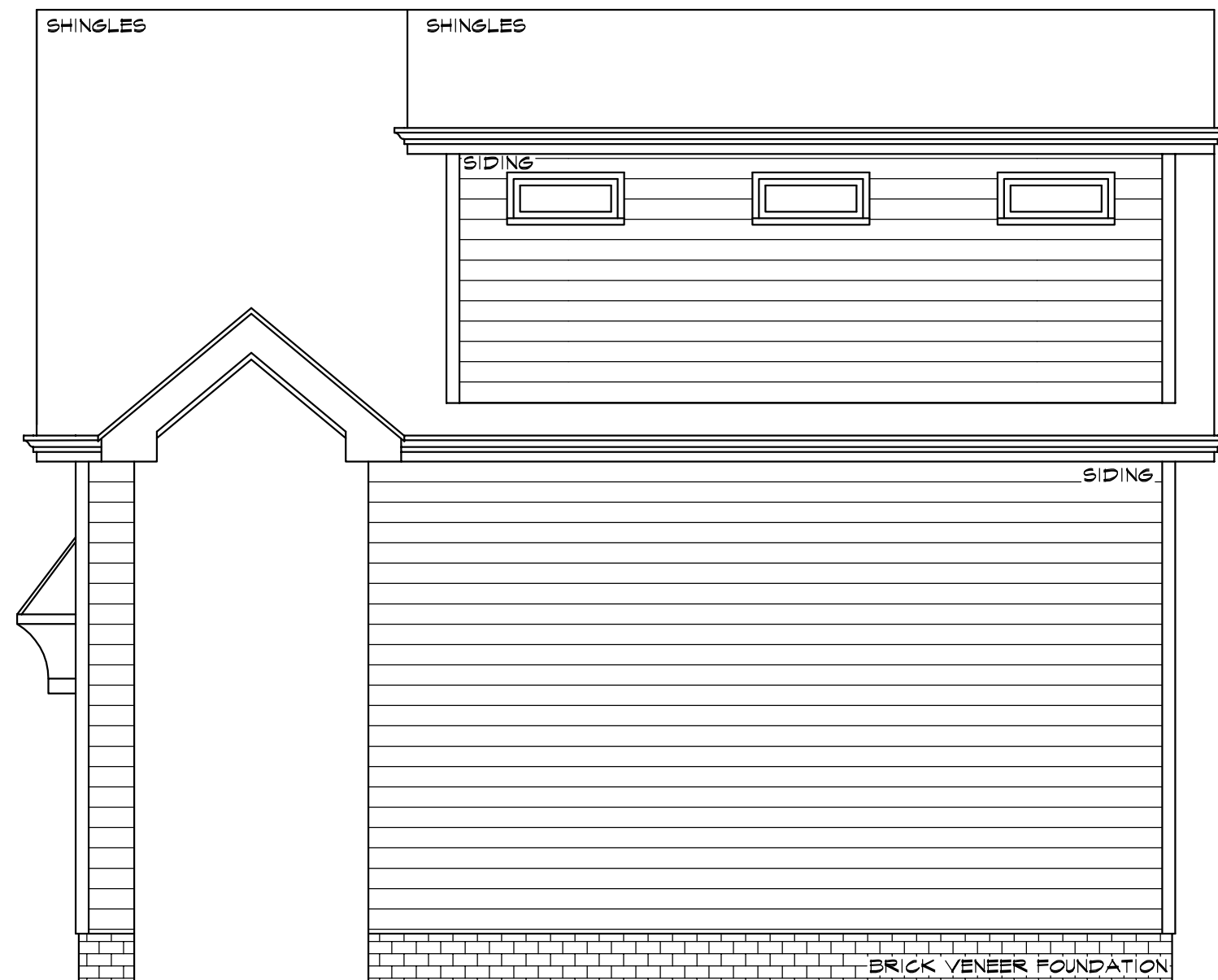
SHEET

A2

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



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

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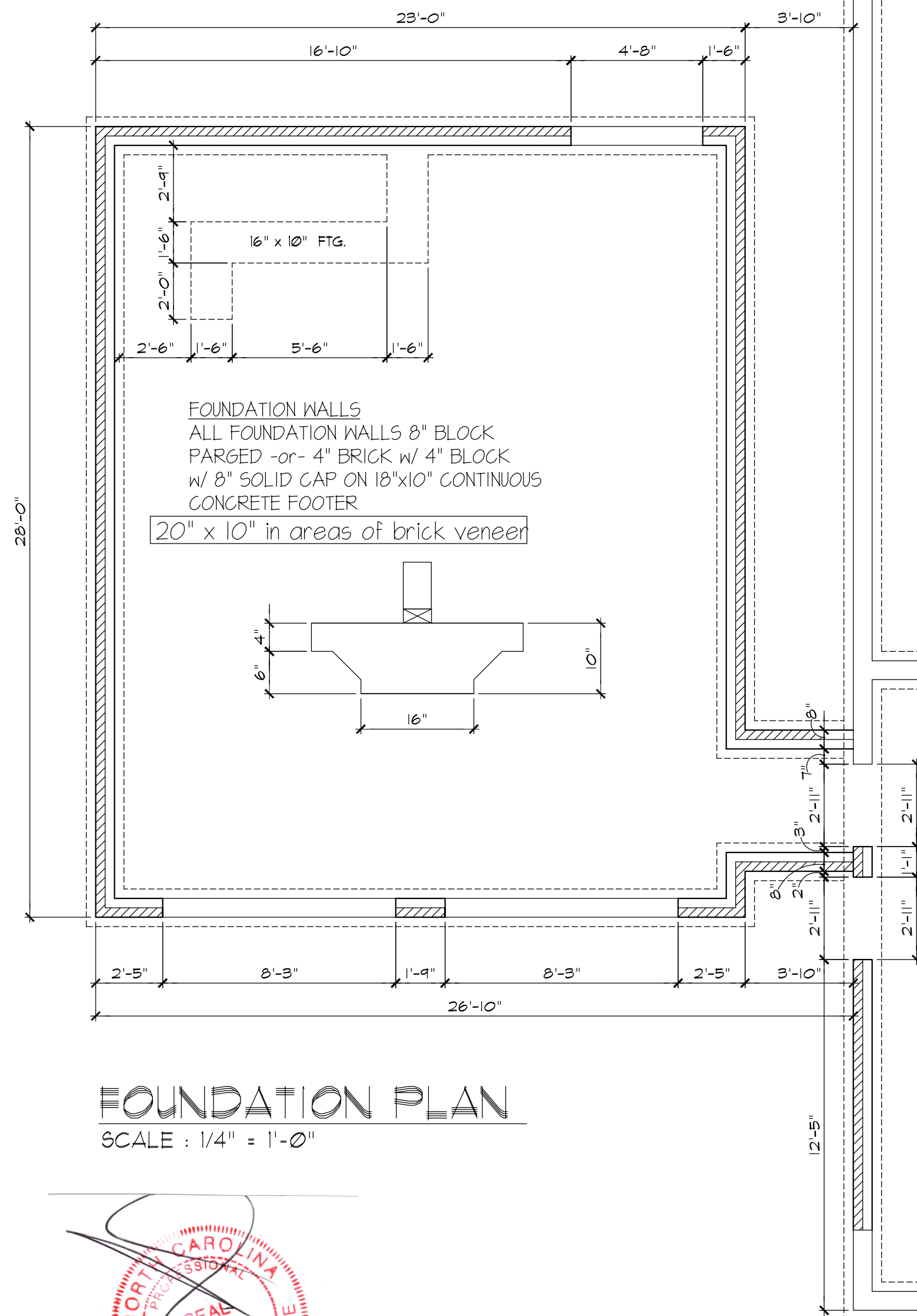
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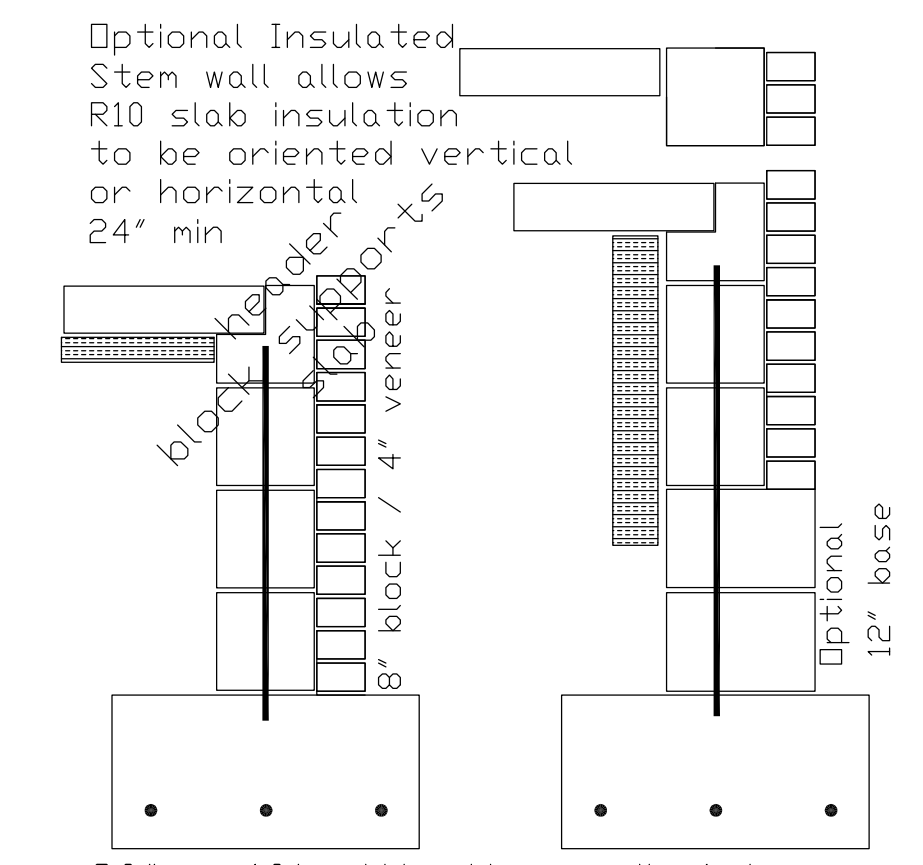
A3

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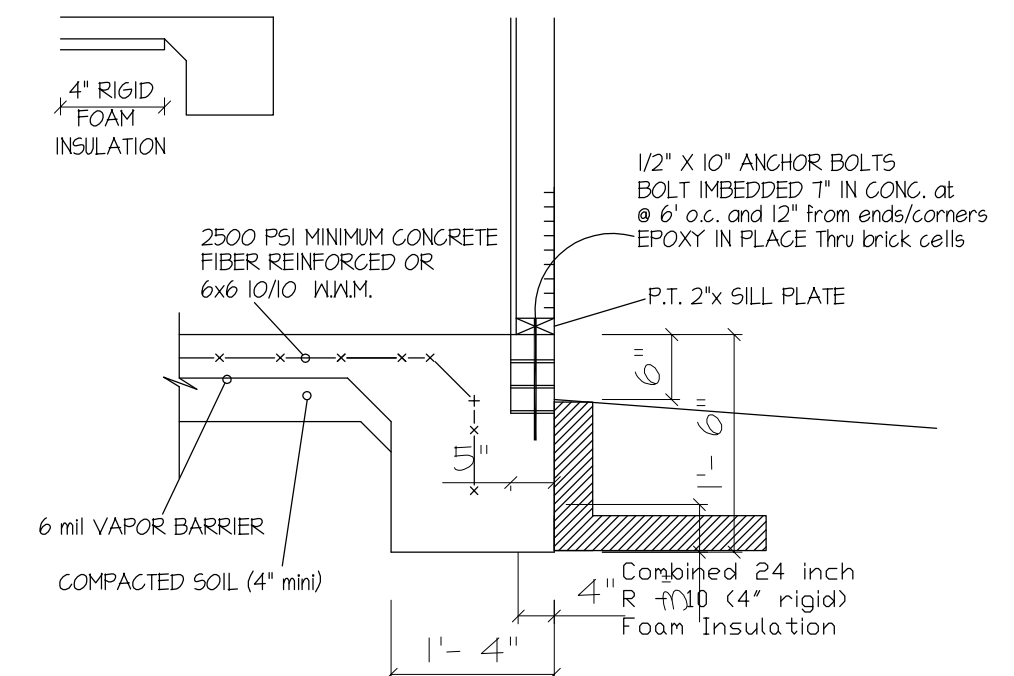
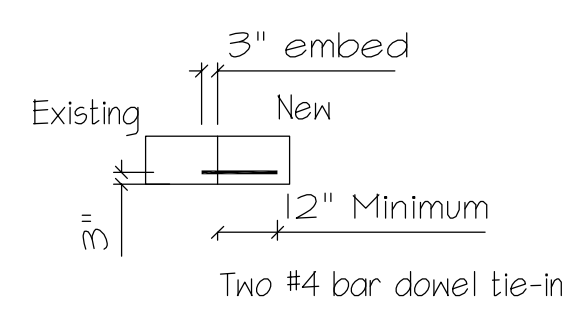


FOUNDATION WALLS
 ALL FOUNDATION WALLS 8" BLOCK
 PARGED -or- 4" BRICK w/ 4" BLOCK
 w/ 8" SOLID CAP ON 18"x10" CONTINUOUS
 CONCRETE FOOTER
 20" x 10" in areas of brick veneer

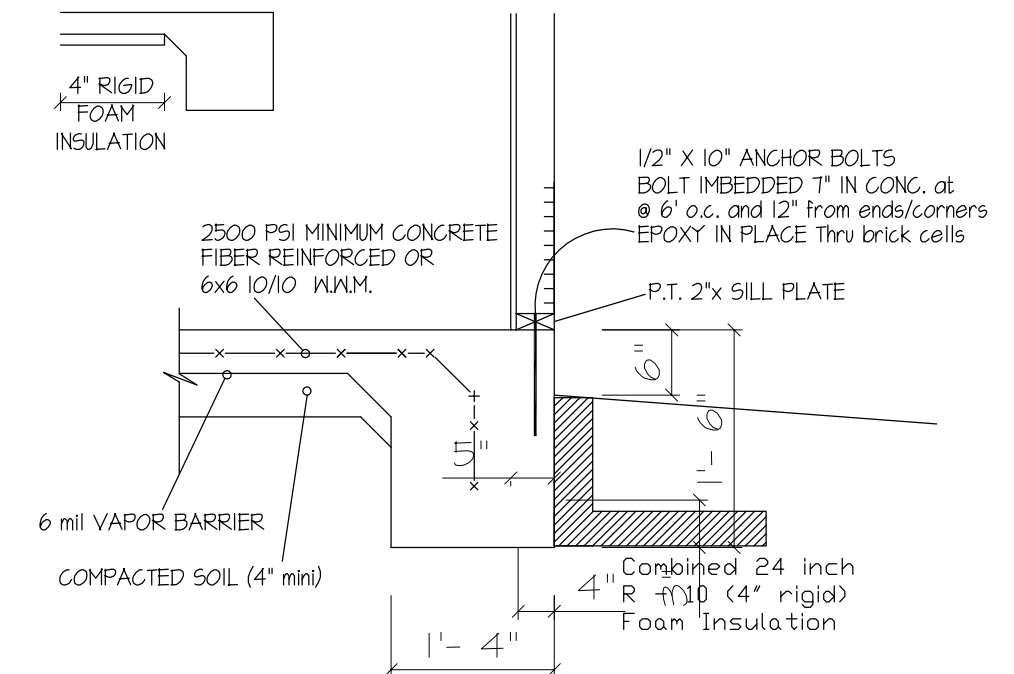


Optional Insulated
 Stem wall allows
 R10 slab insulation
 to be oriented vertical
 or horizontal
 24" min

20" x 10' with three # 4 bars
 continuous Lap bars ten inches
 minimum and tie
 Stem Walls Over 42 inches in height
 # 4 vertical dowels every third
 cell can be drilled in after
 footing pour fill reinforced
 cells soils with Type "S" mortar



BRICK VENEER FACE
 TYPICAL TURN DOWN SLAB



TYPICAL TURN DOWN SLAB

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



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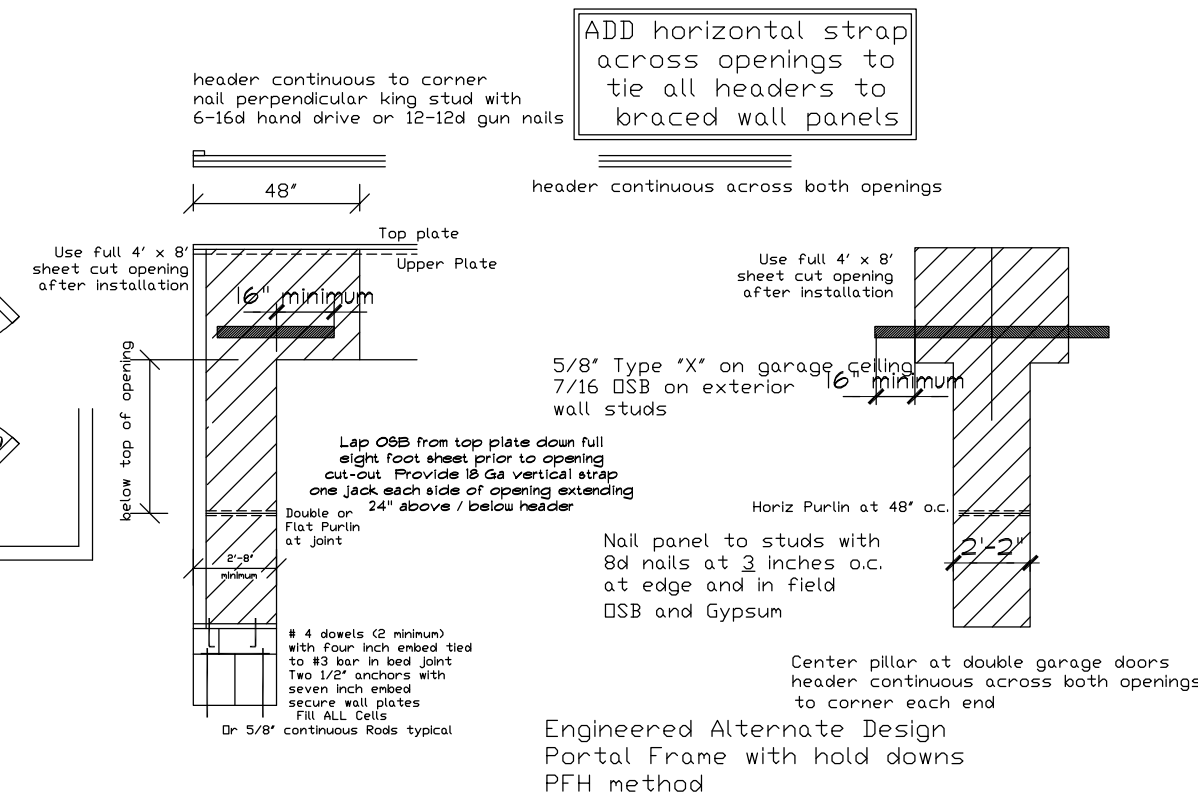
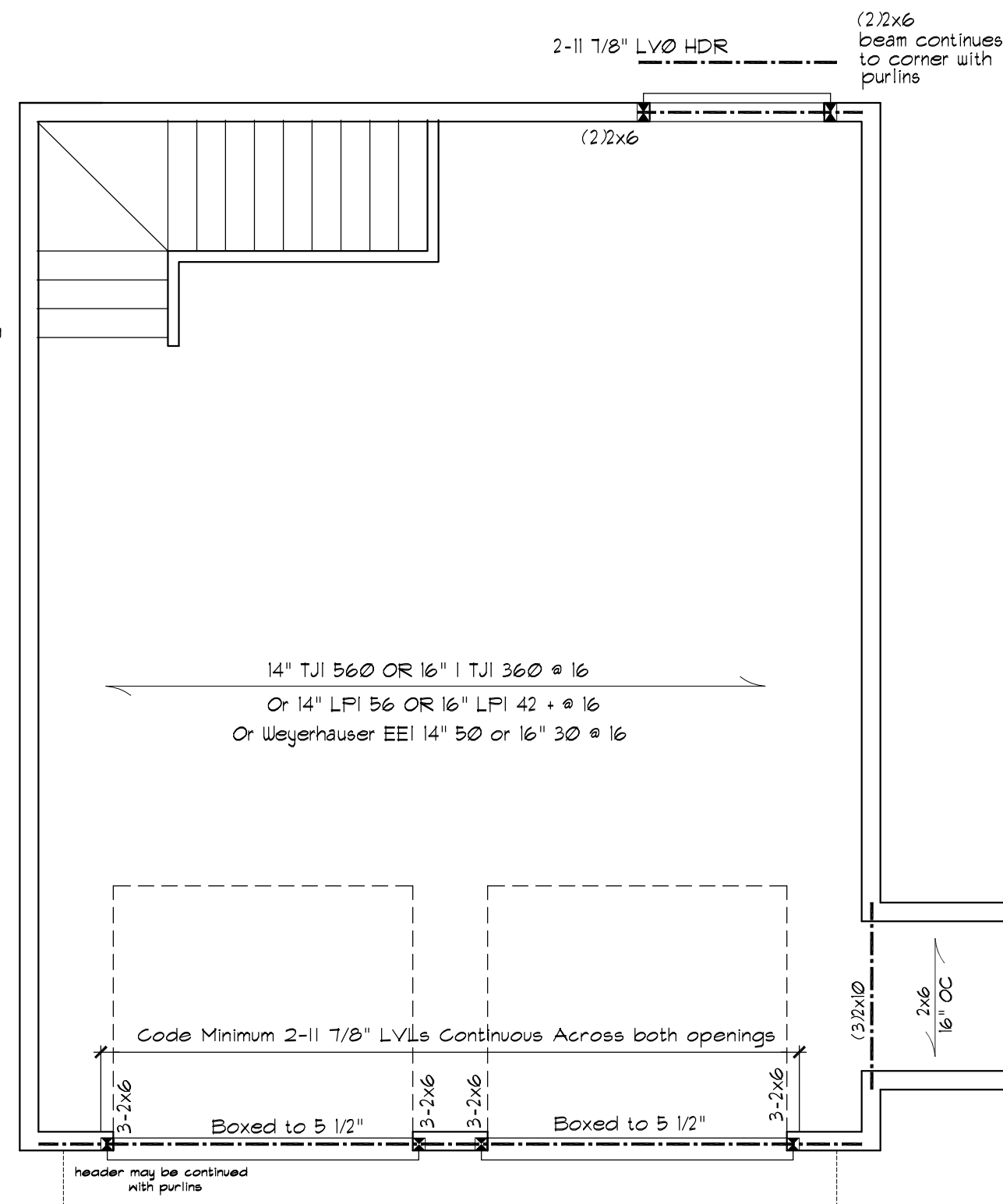
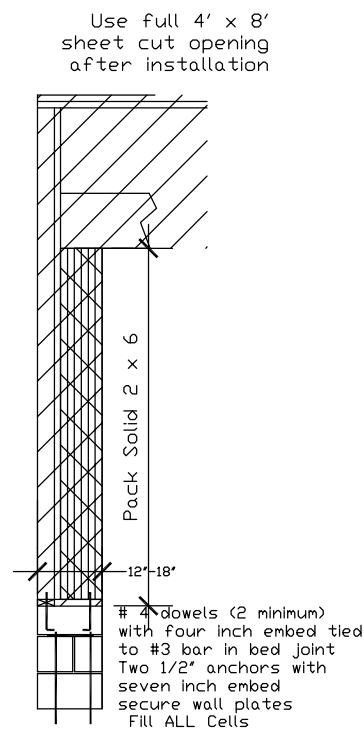
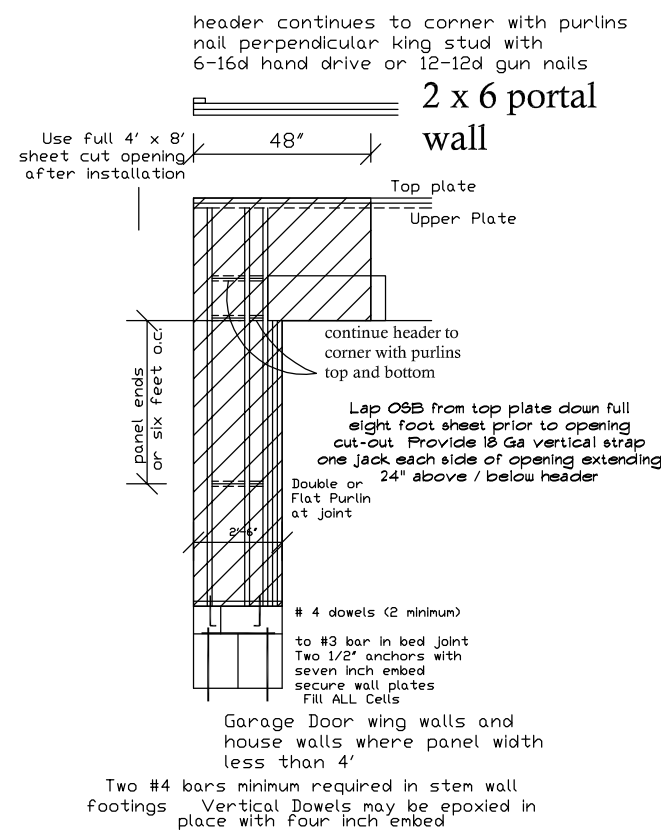
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All stories to be sheathed with 7/16" OSB nailed @ six inches on center edges and ends with additional nailing of "braced" panels as noted below:

ALL EXTERIOR BEARING AND NON LOAD BEARING WALLS Four Foot Panel at Corners and Maximum 12' o.c.

Wall Bracing 7/16" OSB Lap OSB from top plate down full eight foot sheet prior to opening cut-out. Nail with 8d nails at THREE inches on center edges/ends six inches in field. Purlins at panel Minimum Panel Width 48" u.n.o.

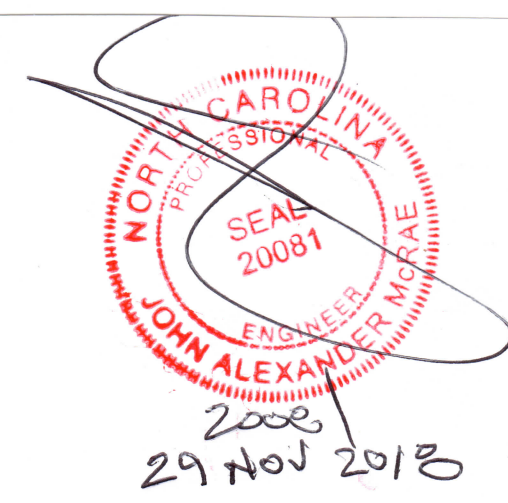
ALL FLOOR JOISTS 2 X 10 @ 16 #2 SPF OR BETTER

ALL CEILING JOIST 2 X 8 @ 16 Up To 15' 2 X 6 @ 16 Up To 11'

ALL EXTERIOR AND BEARING HEADER (2) 2"x10" u.n.o. ALL LVL BEAMS/HEADERS 3 STUD COLUMN EACH END u.n.o. ALL FRAMING #2 SPF OR BETTER u.n.o.

LIMITED LENGTH OF WING WALLS WILL REQUIRE 7/16 osb SHEATHING BOTH SIDES OF WALL LAP osb FROM TOP PLATE DOWN FULL EIGHT FOOT SHEET PRIOR TO OPENING CUT-OUT

FIRST FLOOR FRAMING PLAN
 SCALE : 1/4" = 1'-0"



ADD horizontal strap across openings to tie all headers to braced wall panels

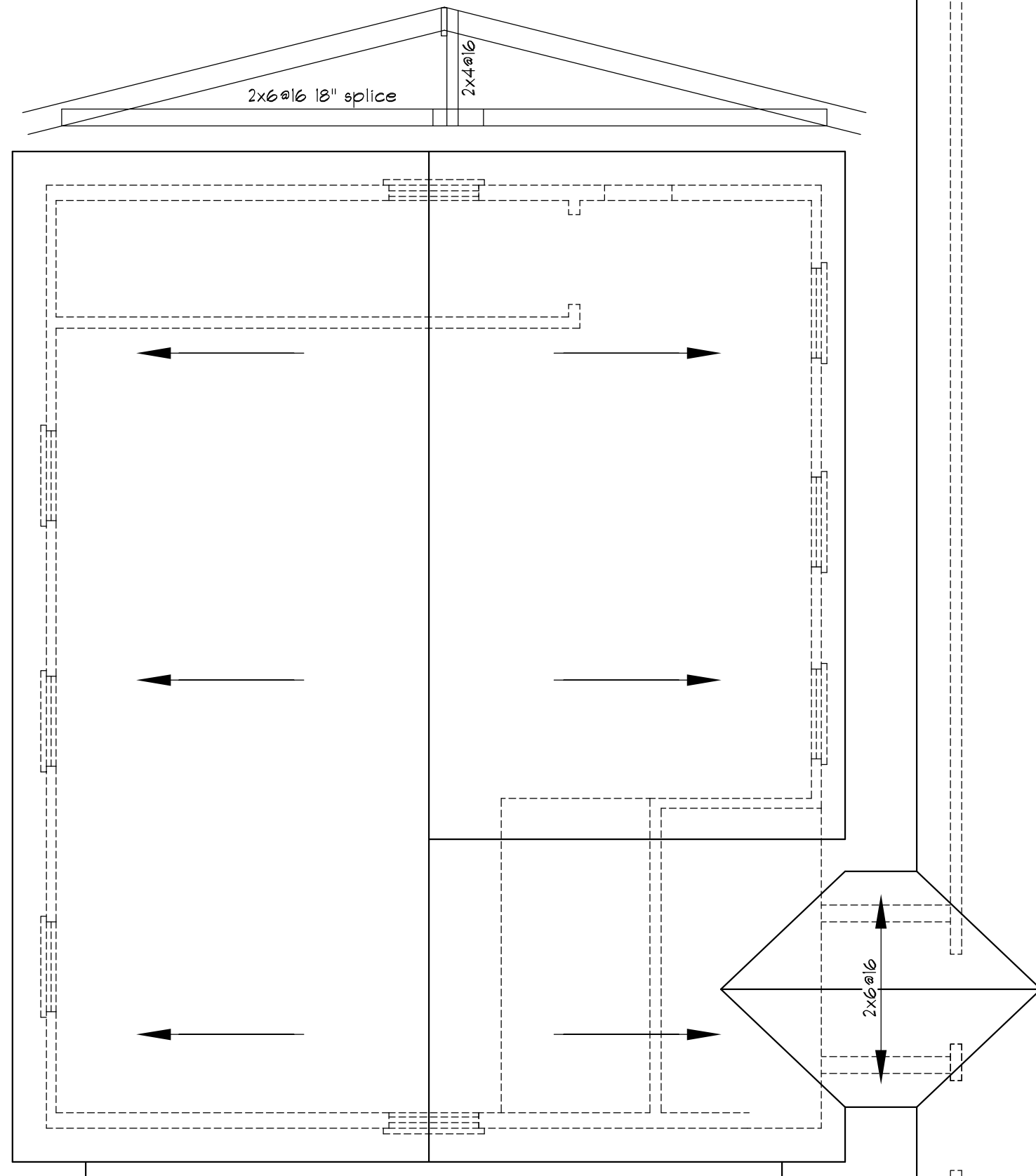
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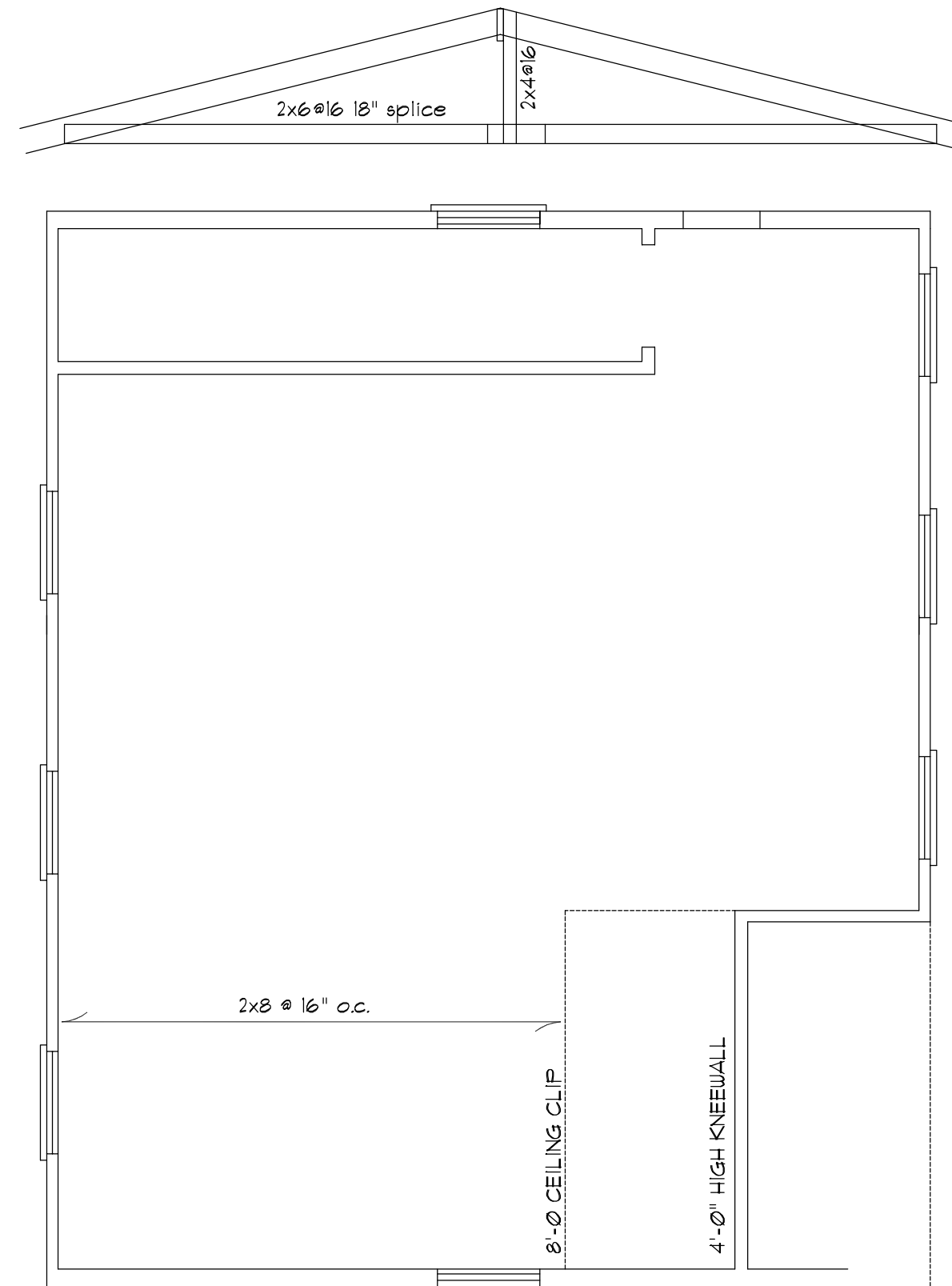
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all rafters
 2 x 8 @ 16 #2
 spf or better
 all ridges 2 x 10 u.n.o.
 fur ridge as required to
 provide full rafter contact
 fur rafters as required to
 meet insulation code
 lap all rafters at kneewall splices
 18" minimum nail with 5-12d
 nails from each side
 IRC 2009 / NCBC 2012 Increases
 Attic / Ceiling Insulation to R-38

Structural Design By:
 John Alexander McRae, PE, Inc
 2629 Coopers Mountain Road
 Martinsville Virginia 24112
 jampe@nc.rr.com
 P O Box 1466 Apex, NC 27502
 (919) 210-5749 (276) 632-0309
 Report deficiencies immediately
 1811-35

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



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SECOND FLOOR FRAMING PLAN
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