PLANS ARE DESIGNED TO THE FOLLOWING CODES: IRC 2009 NCBC 2012 Plans by: 26'-10" 23'-0" 3'-10" 23'-0" 19'-4" 3'-8" 11'-6" 11'-6" FRAME GARAGE W/6" STUDS 9' HIGH @ 16" O.C. FRAME GARAGE W/ 6" STUDS 2-2x6 HDR 5'0 x 7'0 OHD HVAC 2X4 STUD WALL 2X4 STUD WALL APPROX . 20 TREADS — 21 RISERS 2810 HDR 2810 TRANS uР APPROX . 20 TREADS 21 RISERS 2810 TRANS (2) 2 × 10 4'-3" 6'-11" 11'-10" -2×6 EXTERIOR STUD WALL (TYP.) -2×6 EXTERIOR STUD WALL (TYP.) 2 CAR GARAGE BONUS EXISTING 2810 TRANS (2) 2 x 15 2810 TRANS (2) 2 × 1 2828 FX 2-2x6 HDR 8'0 x 8'0 OHD 8'0 x 8'0 OHD 11'-6" 11'-6" 20'-8" 23'-0" 6'-6" 10'-0" 6'-6" 23'-0" BONUS ROOM PLAN EIRST FLOOR PLAN SCALE : 1/4" = 1'-0" SCALE : 1/4" = 1'-0" EXISTING 29 101 2013

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e Addition for Garag

27526

Howard Ginsbury 32 Oak Bluff Court Fuquay Varina, NC

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

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PLANS ARE DESIGNED TO THE FOLLOWING CODES: IRC 2009
NCBC 2012 SHINGLES BRICK VENEER FOUNDATION SCALE: 1/4" = 1'-0" EXISTING SHINGLES SHINGLES EXISTING SHINGLES FCALE: 1/4" = 1'-0"

Plans by:

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Garage Addition for:

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

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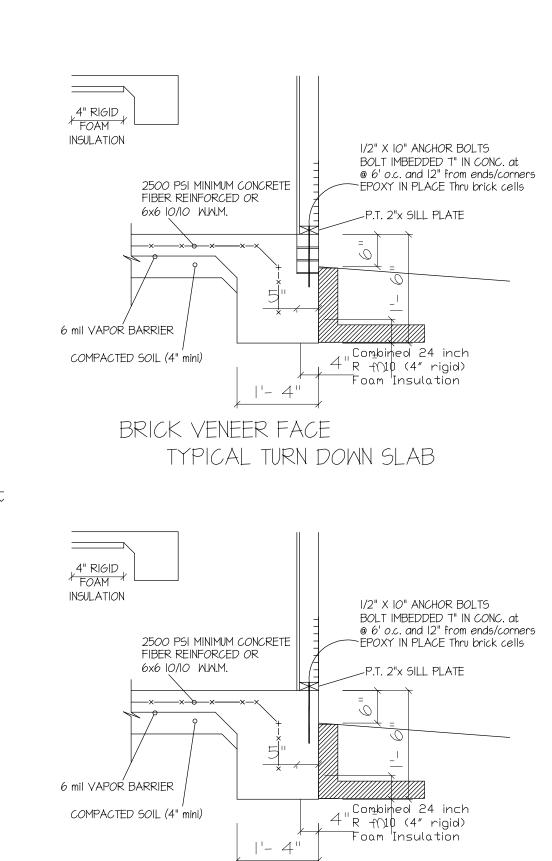
PLANS ARE DESIGNED TO THE FOLLOWING CODES: IRC 2009 NCBC 2012 SHINGLES Plans by: SIDING SIDING BRICK VENEER FOUNDATION LEFT SIDE ELEVATION SCALE : 1/4" = 1'-0" SHINGLES SHINGLES _SIDING_ THE PRICK VENEER FOUNDATION SCALE: 1/4" = 1'-0"

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TYPICAL TURN DOWN SLAB

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Garage Addition for:

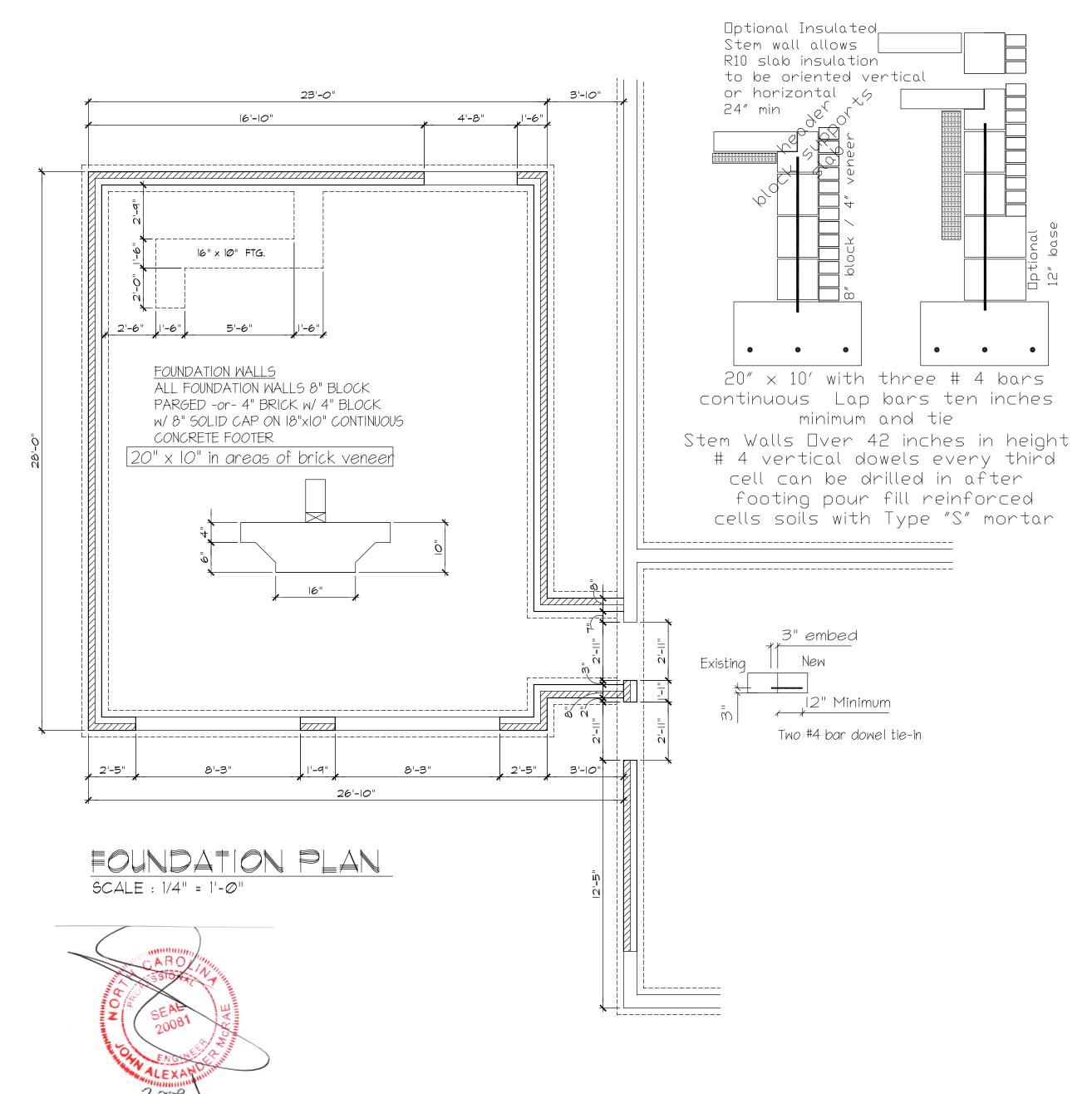
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S1



29 HOV 2018

PLANS ARE DESIGNED TO THE FOLLOWING CODES: IRC 2009 NCBC 2012 ADD horizontal strap across openings to tie all headers to braced wall panels 48" header continuous across both openings 5/8' Type "X" on garage celling 7/16 DSB on exterior wall studs Lap 09B from top plate down full eight foot sheet prior to opening cut-out Provide 18 Ga vertical strap Horiz Purlin at 48" o.c. Nail panel to studs with 8d nails at <u>3</u> inches o.c. at edge and in field OSB and Gypsum Center pillar at double garage doors header continuous across both openings to corner each end Engineered Alternate Design Portal Frame with hold downs PFH method

header continues to corner with purlins nail perpendicular king stud with 6-16d hand drive or 12-12d gun nails 2 x 6 portal Use full 4' x 8' | sheet cut opening after installation wall 48" corner with purlins Lap OSB from top plate down full eight foot sheet prior to opening cut-out Provide 18 Ga vertical strap one jack each side of opening extending one 24" above / below header 4 dowels (2 minimum) to #3 bar in bed Joint
Two 1/2' anchors with
seven inch embed
secure wall plates
Fill ALL Cells Garage Door wing walls and house walls where panel width less than 4'

> Two #4 bars minimum required in stem wall footings Vertical Dowels may be epoxied in place with four inch embed

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.

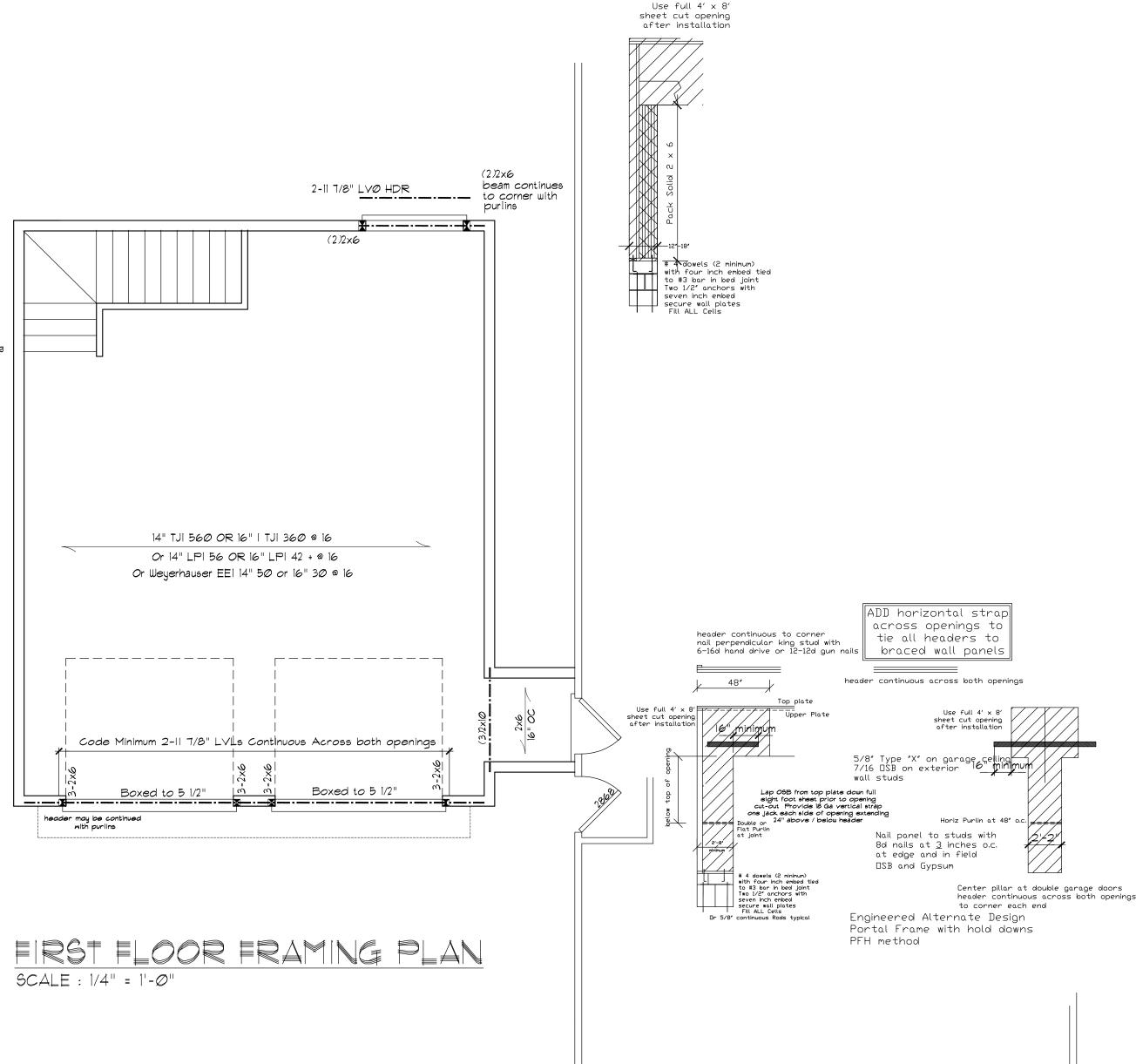
Wall Bracing 7/16" OSB Lap OSB from top plate down full eight foot sheet Minimum Panel Width 48" u.n.o. prior to opening cut-out. Nail with 8d nails at THREE inches on center edges/ends six inches in field. Purlins at panel

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"XIO" u.n.o. ALL LYL BEAMS/HEADERS 3 STUD COLUMNS EACH END u.n.o. ALL FRAMING #2 SPF OR BETTER v.n.o.

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





Plans by

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Addition Φ Garag

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Howard Ginsbury 32 Oak Bluff Court Fuquay Varina, NC

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

2x6@16 18" splice

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
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jampe@nc.rr.com
P O Box 1466 Apex, NC 27502

(919) 210-5749 (276) 632-0309 Report deficiencies immediately 1811-35

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



2x3 @ |6" oc.

2x6@16 18" splice

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

Hobie Carver 320 Westgrove (

Garage Addition fe

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