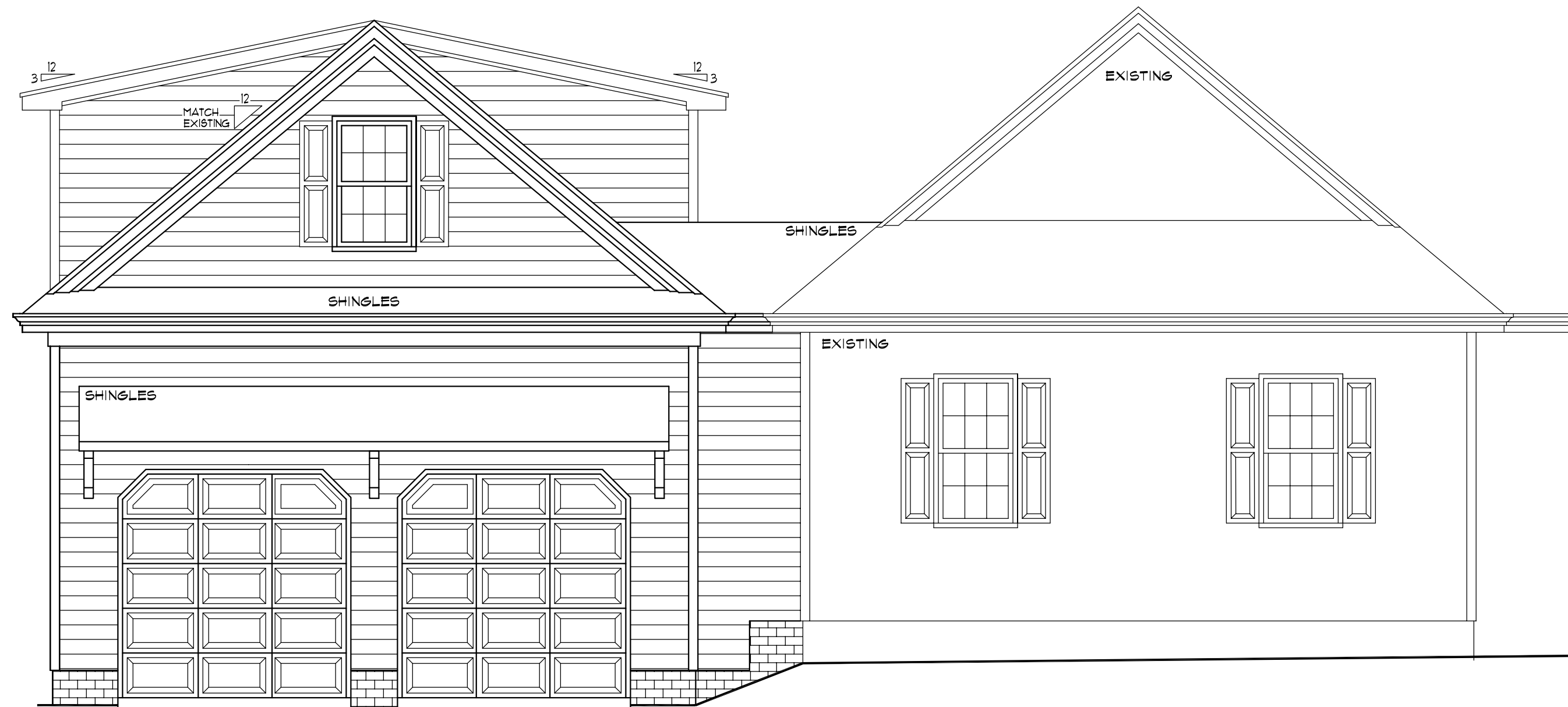


PLANS ARE DESIGNED TO THE FOLLOWING CODES:
IRC 2009
NCBC 2012



REAR ELEVATION

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



FRONT ELEVATION

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

Plans by:

Hobie Carver
320 Westgrove Court
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Telephone 919-906-6457

Garage Addition for:

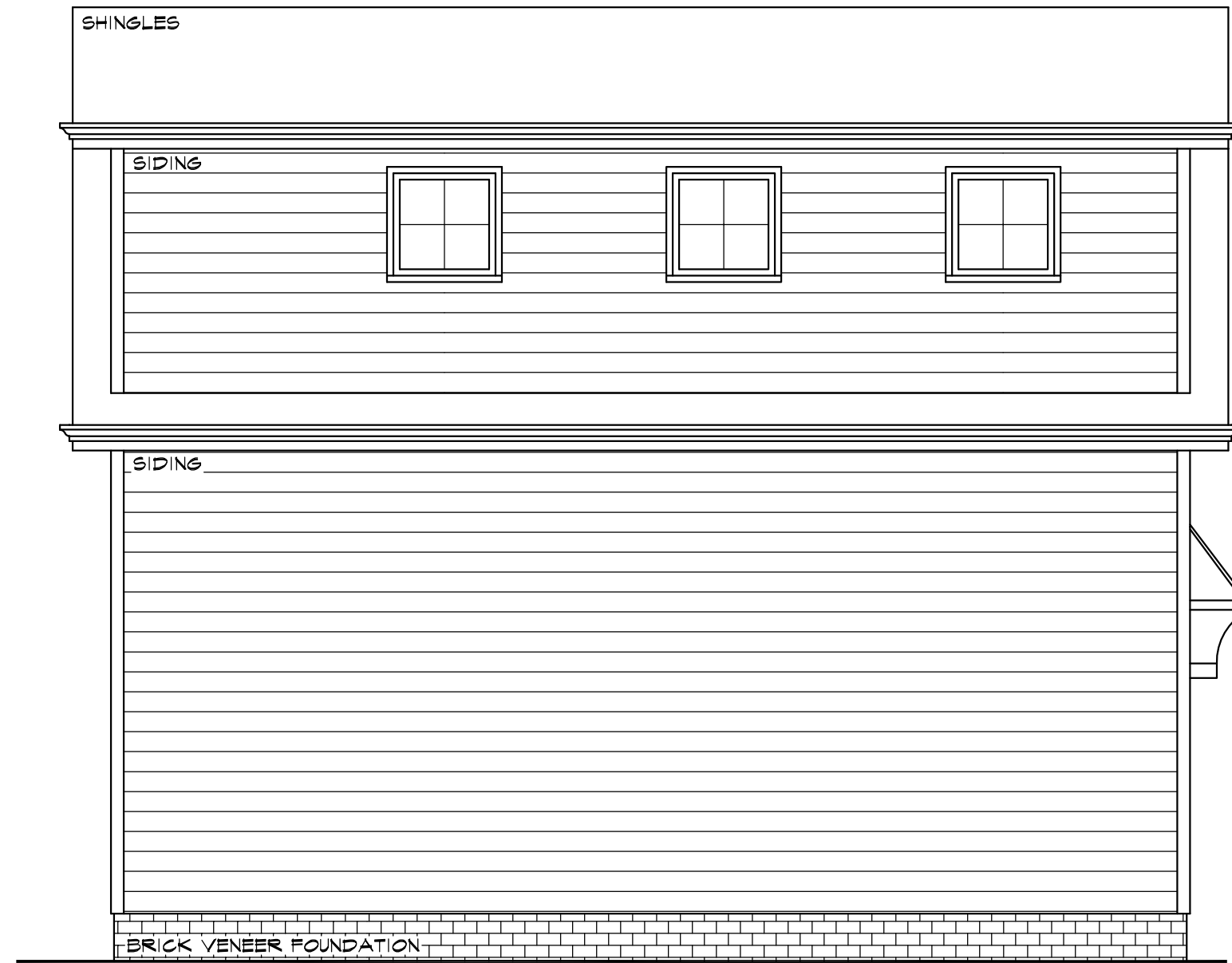
Howard Ginsbury
32 Oak Bluff Court
Fuquay Varina, NC 27526

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

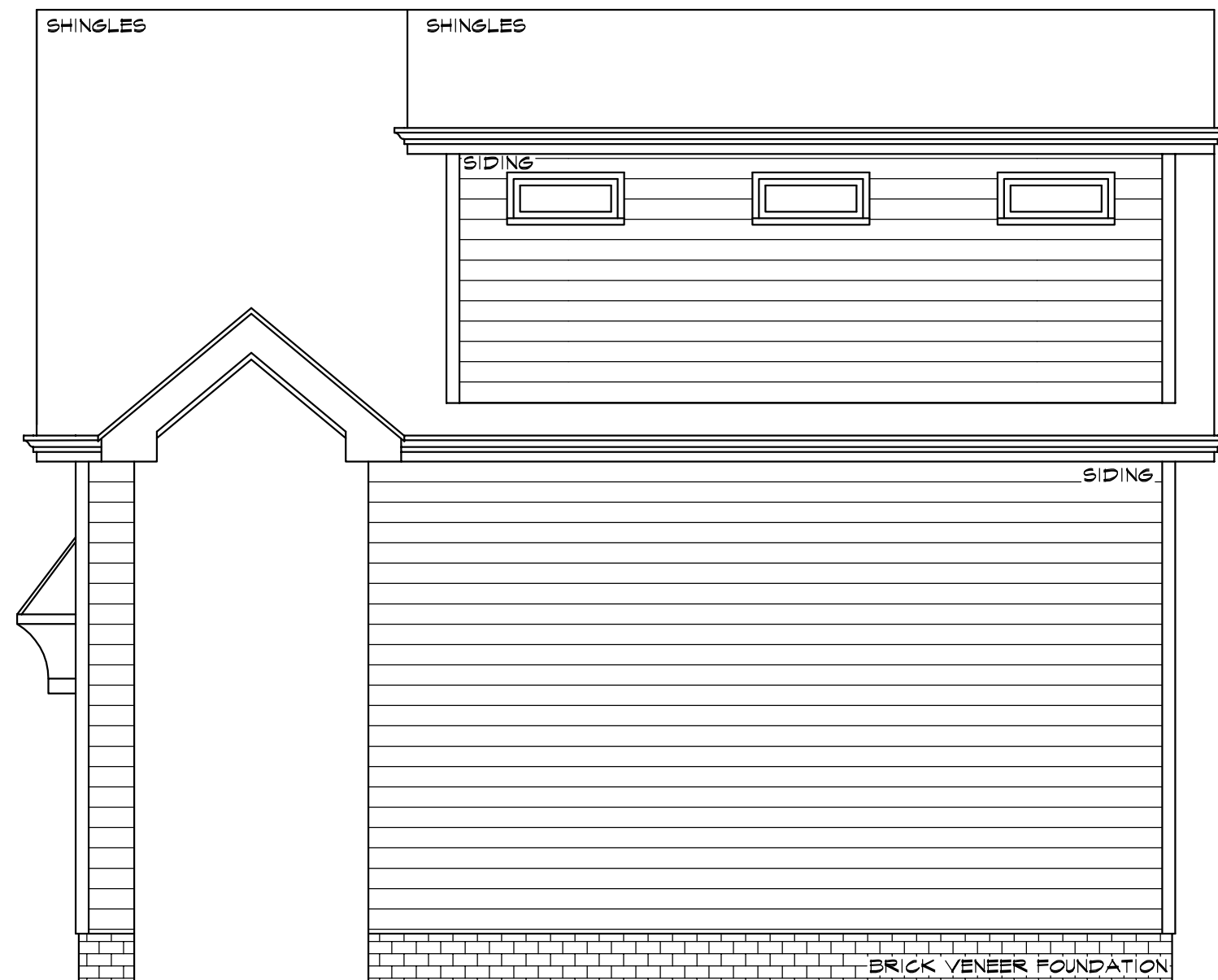
SHEET

A2

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



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



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

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Garage Addition for:

Howard Ginsbury
32 Oak Bluff Court
Fuquay Varina, NC 27526

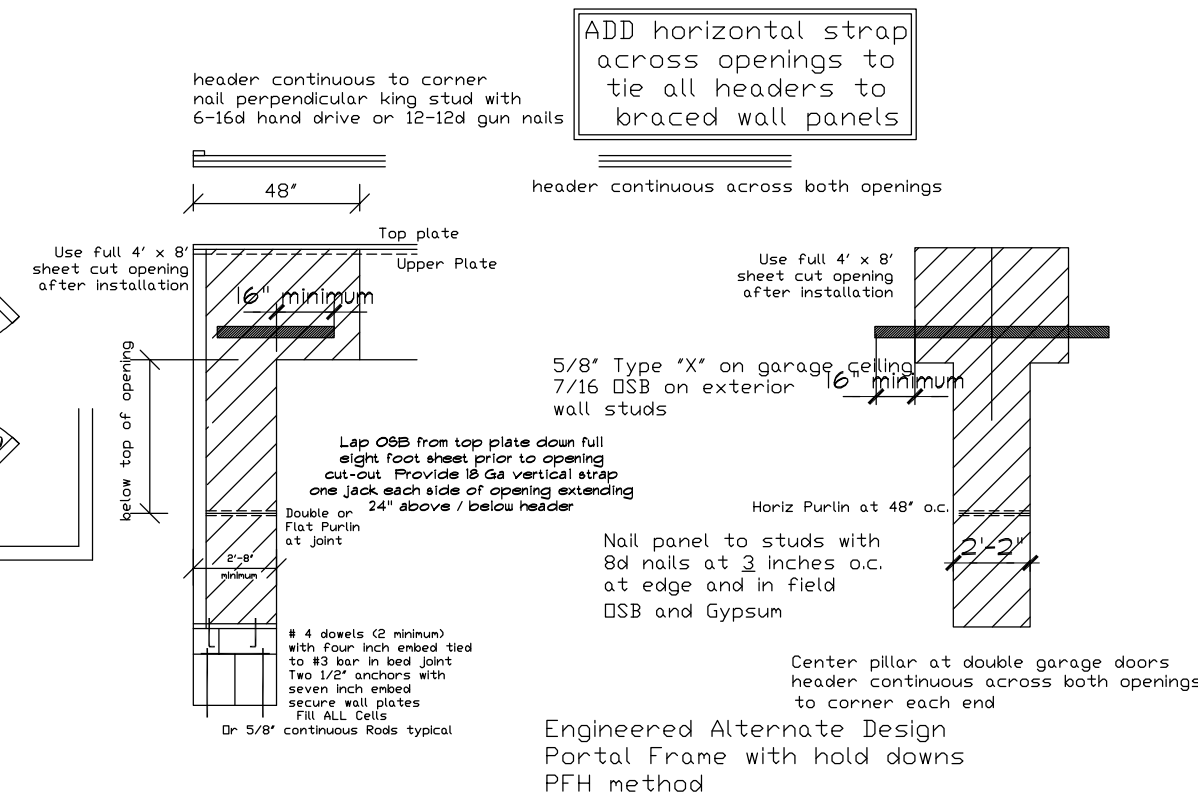
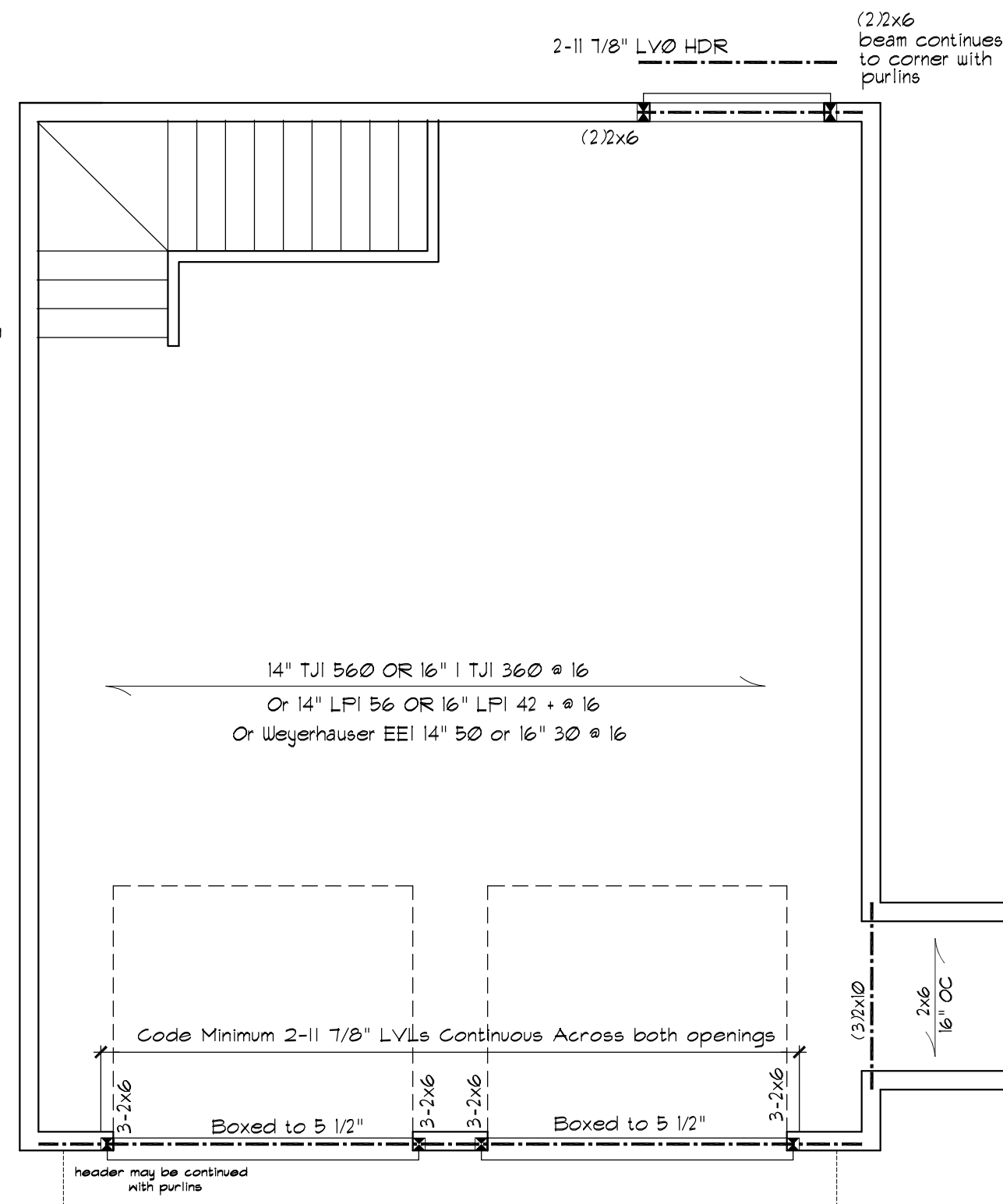
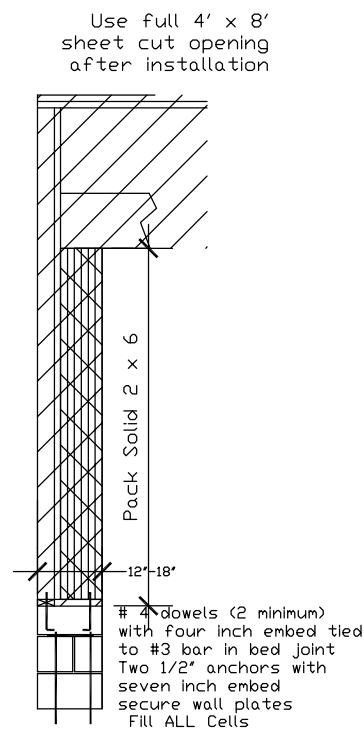
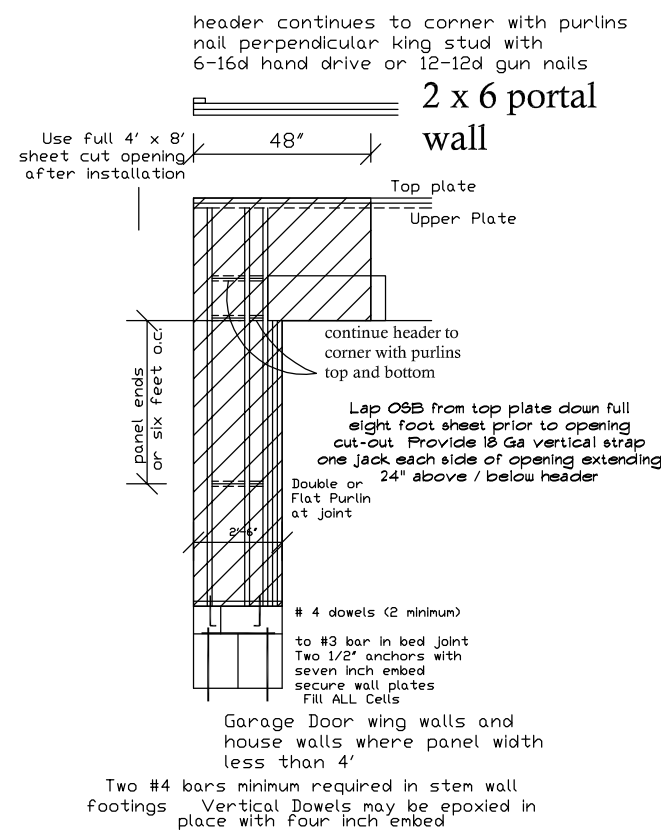
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Revisions :

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A3

PLANS ARE DESIGNED TO THE FOLLOWING CODES:
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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

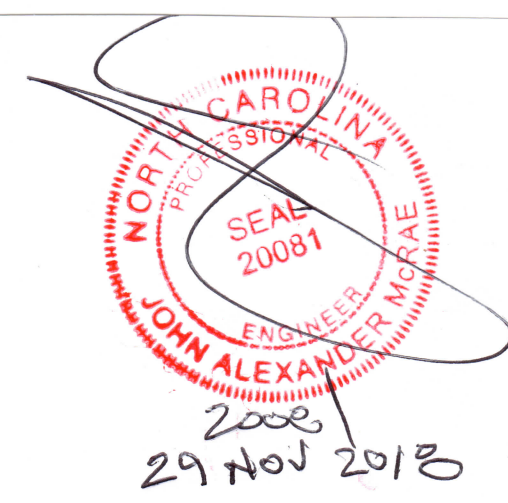
ALL FLOOR JOISTS 2 X 10 @ 16 #2 SPF OR BETTER

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"



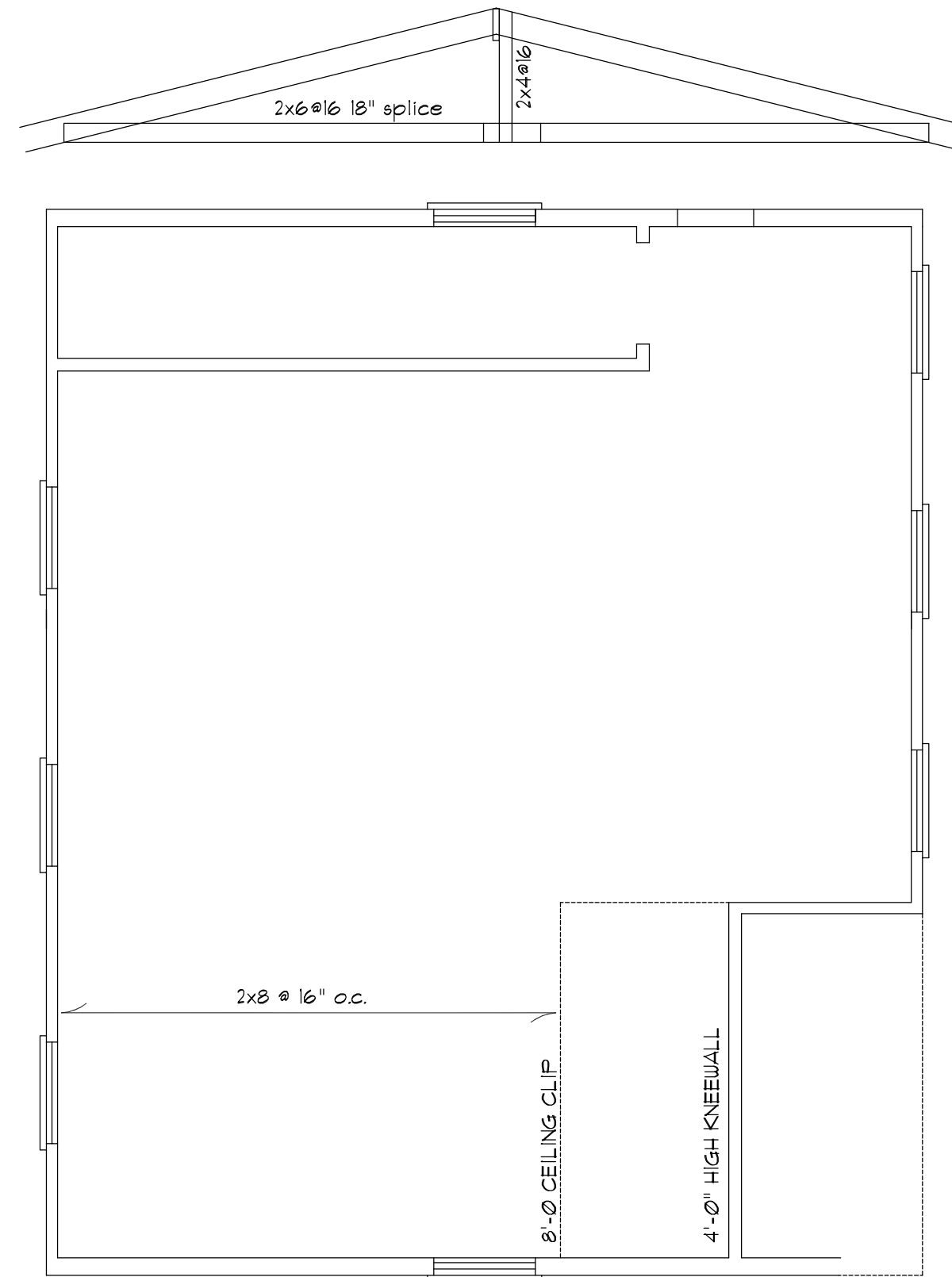
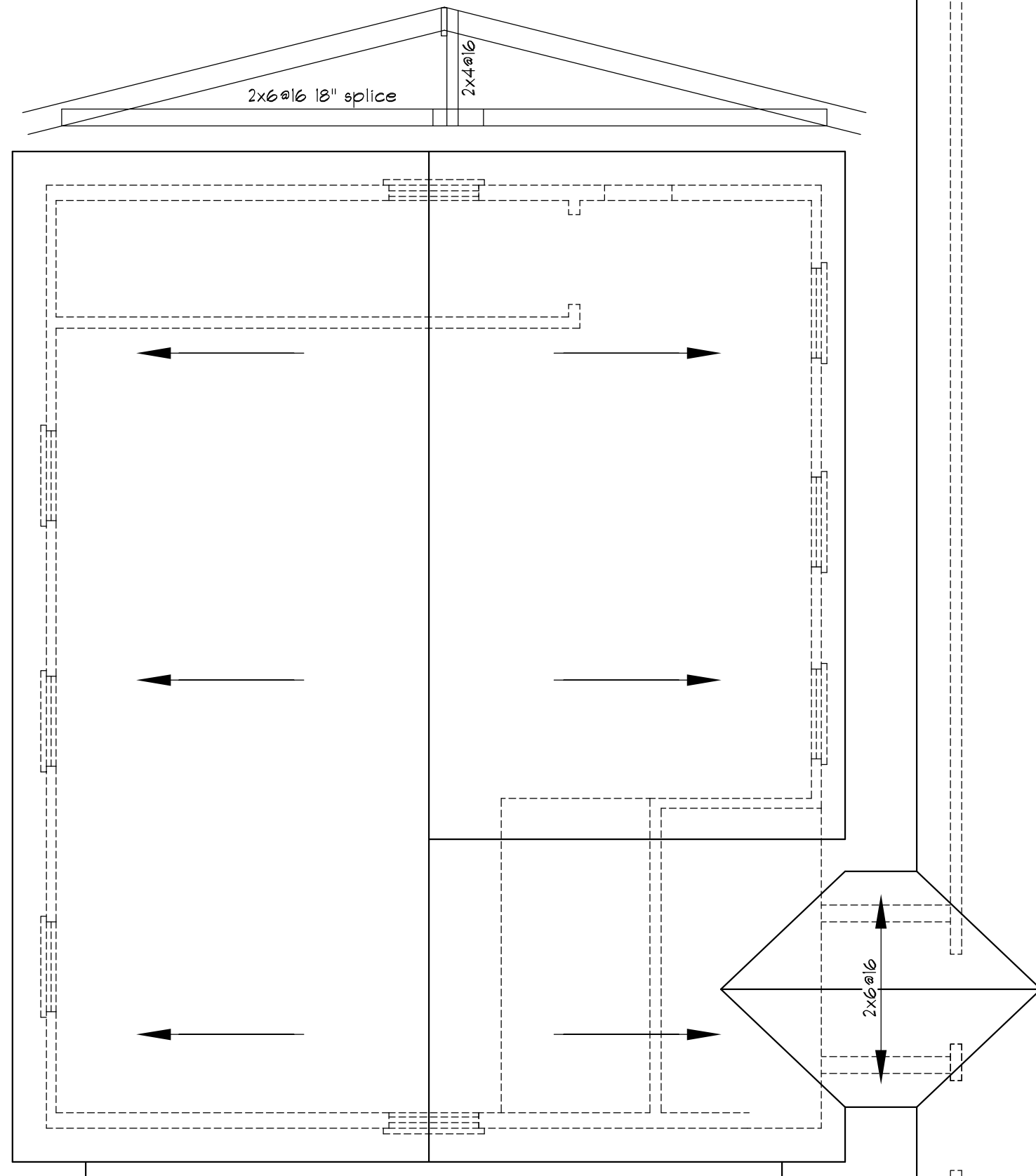
ADD horizontal strap across openings to tie all headers to braced wall panels

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S2

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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:
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 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

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

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



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 Revisions :

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