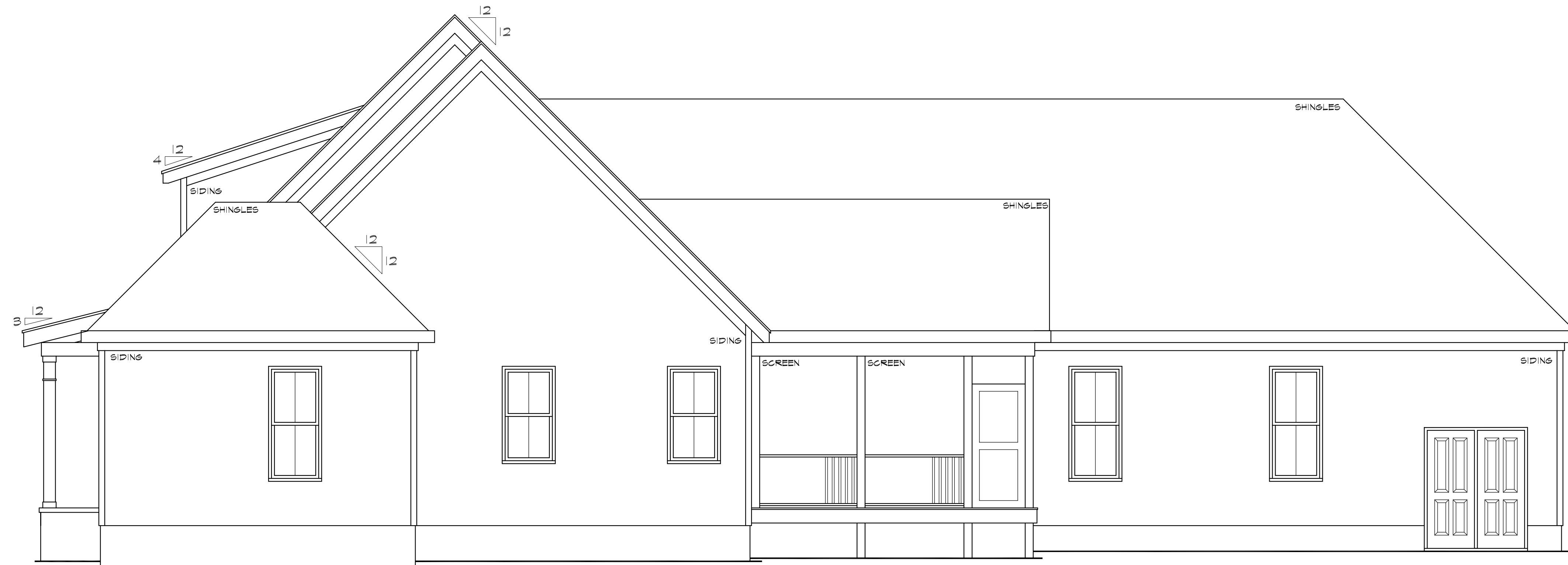


PLANS ARE DESIGNED TO THE FOLLOWING CODES:  
 IRC 2015 WITH AMENDMENTS  
 NCREC 2018

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

ALL DIMENSIONS, SITE  
 CONDITIONS & CODES ARE  
 TO BE VERIFIED BEFORE  
 CONSTR. BEGINS. ONCE  
 CONSTR. HAS HOBBIE CARVER  
 WILL NOT ASSUME ANY  
 LIABILITY FOR ANY  
 EXPENSES ASSOCIATED WITH  
 ERRORS & OMISSIONS.



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



**FRONT ELEVATION**  
 SCALE : 1/4" = 1'-0"

**Plan 3628**  
**Watkins Residence**  
 NC Custom Homes  
 Fuquay Varina, NC

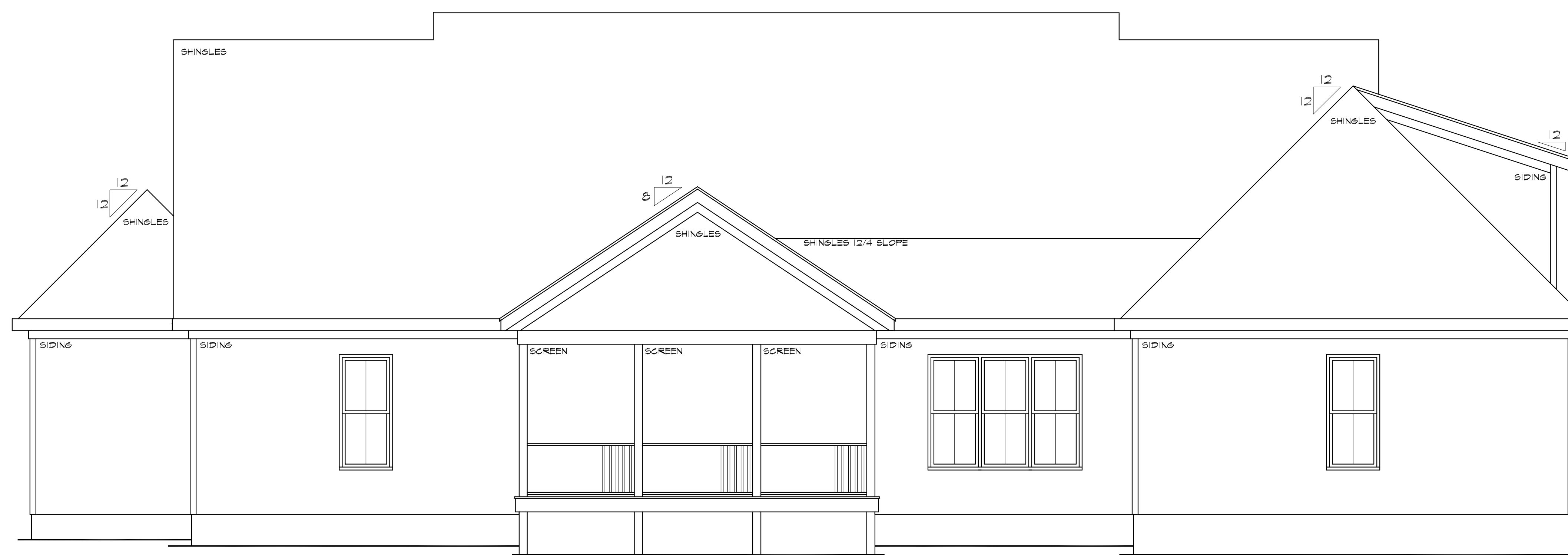
Drawn By : HWC  
 Date: 5/4/2022  
 Revisions :

**SHEET**  
**A1**

PLANS ARE DESIGNED TO THE FOLLOWING CODES:  
IRC 2015 WITH AMENDMENTS  
NCREC 2018



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



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

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

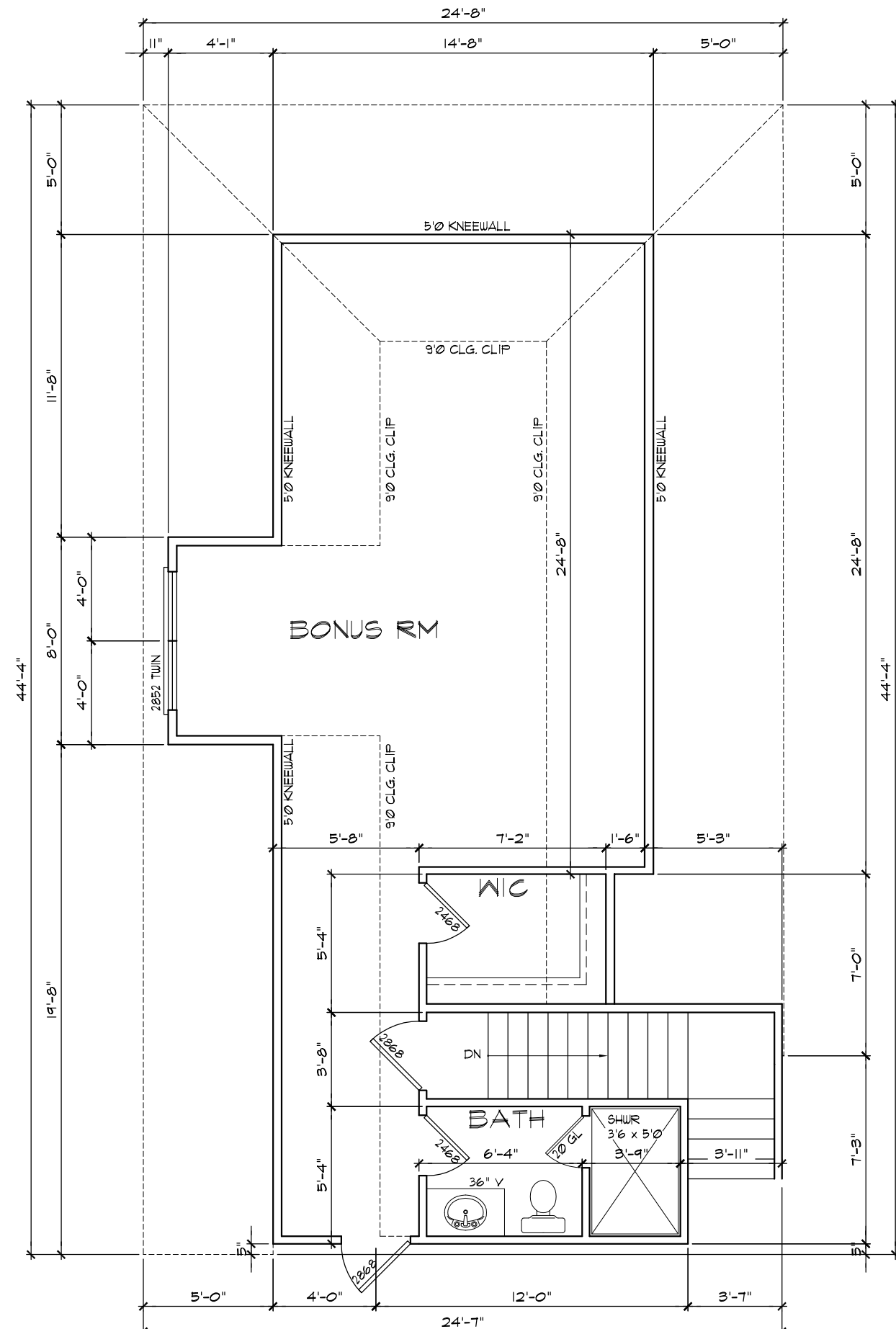
ALL DIMENSIONS, SITE  
CONDITIONS & CODES ARE  
TO BE VERIFIED BEFORE  
CONSTR. BEGINS. ONCE  
CONSTR. HAS HOBBIE CARVER  
WILL NOT ASSUME ANY  
LIABILITY FOR ANY  
EXPENSES ASSOCIATED WITH  
ERRORS & OMISSIONS.

Plan 3628  
Watkins Residence  
NC Custom Homes  
Fuquay Varina, NC

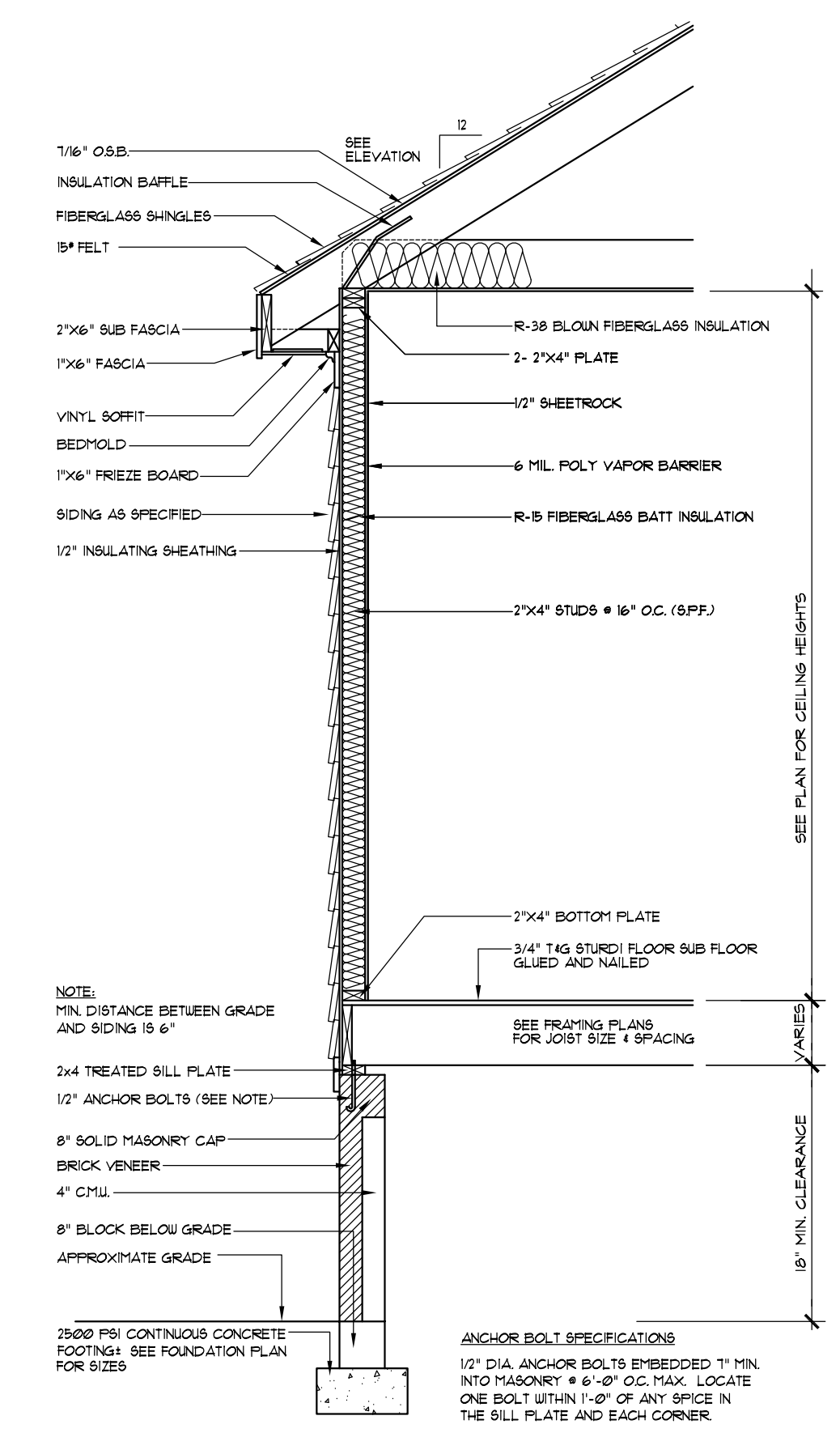
Drawn By : HWC  
Date: 5/4/2022  
Revisions :

SHEET  
A2

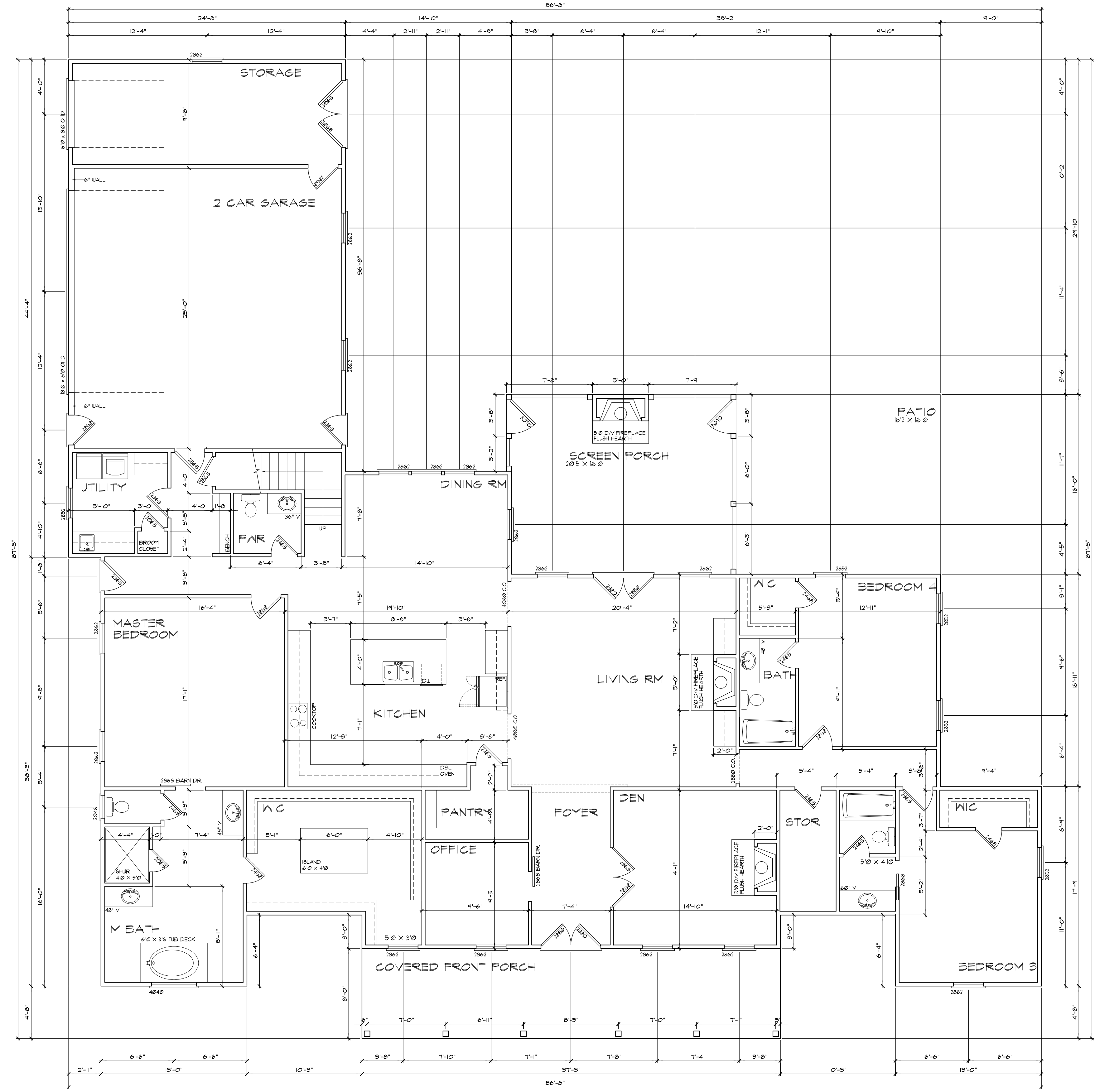
PLANS ARE DESIGNED TO THE FOLLOWING CODES:  
IRC 2015 WITH AMENDMENTS  
NCRCC 2018



**BONUS ROOM PLAN**  
SCALE : 3/16" = 1'-0"



**TYPICAL WALL SECTION**  
SCALE : 1/2" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE : 3/16" = 1'-0"

FIRST FLOOR	3055 SF
BONUS RM	573 SF
GARAGE / STOR	855 SF
FRONT PORCH	297 SF
SCREEN PORCH	322 SF
<b>TOTAL UNDER ROOF</b>	<b>5102 SF</b>

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

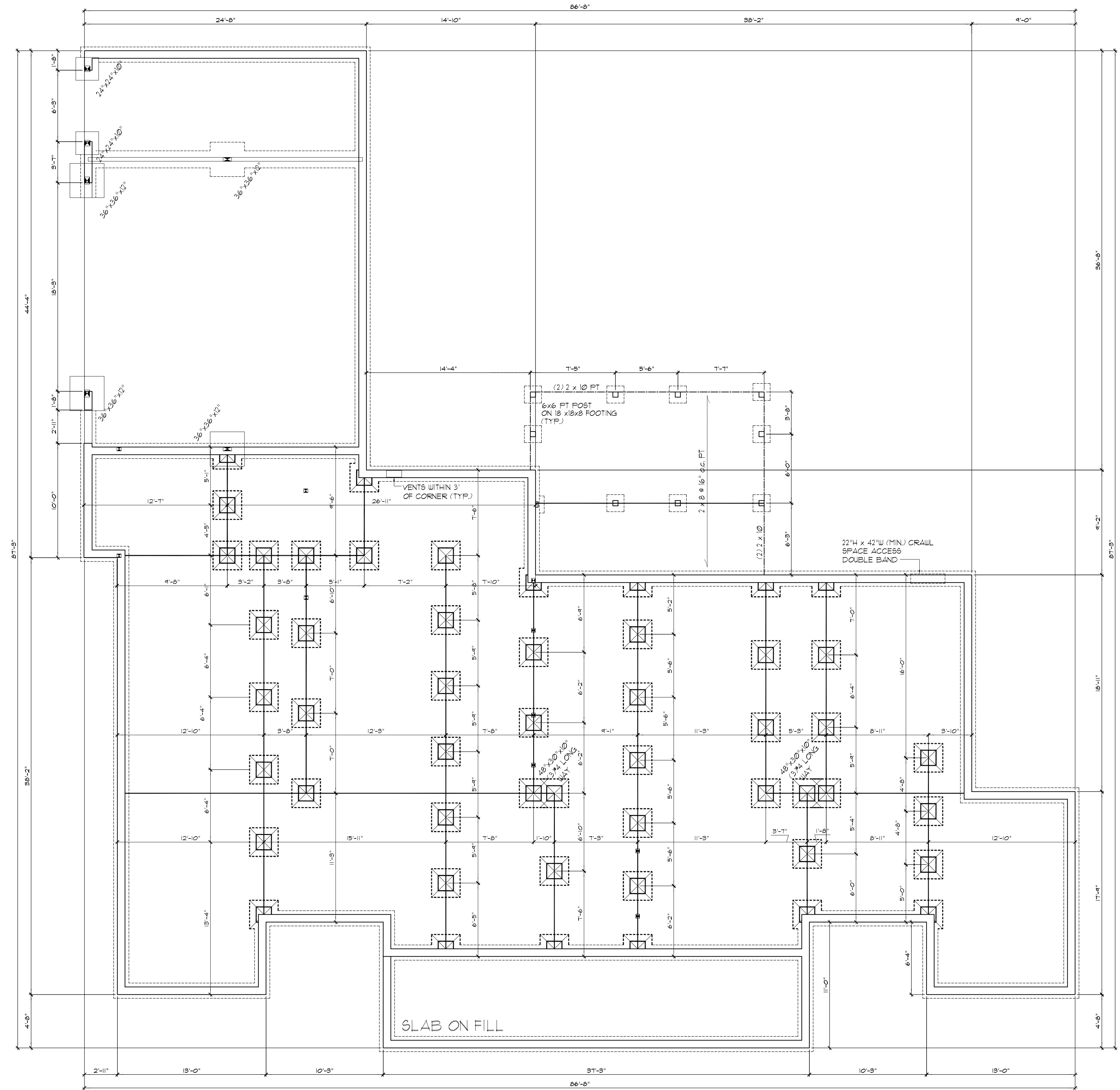
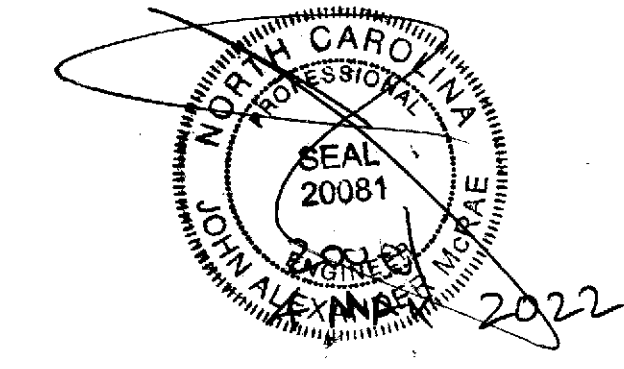
ALL DIMENSIONS, SITE CONDITIONS & CODES ARE TO BE VERIFIED BEFORE CONSTR. BEGINS. ONCE CONSTR. HAS HOBBIE CARVER WILL NOT ASSUME ANY LIABILITY FOR ANY EXPENSES ASSOCIATED WITH ERRORS & OMISSIONS.

**Plan 3628**  
**Watkins Residence**  
NC Custom Homes  
Fuquay Varina, NC

Drawn By : HWC  
Date : 5/4/2022  
Revisions :

**SHEET**  
**A3**

PLANS ARE DESIGNED TO THE FOLLOWING CODES:  
 IRC 2015 WITH AMENDMENTS  
 NCRCC 2018



IRC 2015 NCRCC 2018 REQUIRES VAPOR BARRIER  
 OVER 100 PERCENT OF CRAWL AREA  
 ALL FLOOR JOISTS  
 11 7/8 BCI 5000 @ 19.2  
 11 7/8 LPI 20 @ 19.2  
 or 2 x 10 @ 16 # 2 SPF or Better

ORIENTED Left to Right

☒ DENOTES 12"x16" -or- 16"x16"  
 CMU PIER WITH 8" SOLID GAP  
 ON 30"x30"x10" CONC. FTR.

CONCRETE PIER SIZES  
 Size Hollow Masonry Solid Masonry  
 12"x16" Up to 48" High Up to 9'-0" High  
 16"x16" Up to 64" High Up to 12'-0" High

FOUNDATION WALLS  
 ALL FOUNDATION WALLS 8" BLOCK  
 PARGEF -or- 4" BRICK w/ 4" BLOCK  
 w/ 8" SOLID GAP ON 18"x18" CONTINUOUS  
 CONCRETE FOOTER

20" x 10" in areas of brick veneer

GIRDERS  
 (3) 2"x10" #2 SYP -or-  
 NEW SFPA 5YP Values Used  
 (4) 2x 10 # 2 SPF or Better

Anchor bolts required ALL foundation walls  
 provide 1/2" x 10" with 7 inch embedment  
 6' on center and 12 inches from ends / corners

DESIGN TO IRC 2015 NCRCC 2018

CRAWL SPACE VENTILATION  
 2866 SQ. FT. OF CRAWL / 1504 SQ. FT. OF FREE  
 VENT REQUIRED  
 NOTE:  
 REFER TO SECTION 409.1 (CRAWL SPACE VENTILATION)  
 IN THE NORTH CAROLINA STATE BUILDING CODE (IRC)

IRC 2015 NCRCC 2018 REQUIRES VAPOR BARRIER OVER  
 100 PERCENT OF CRAWL AREA REDUCING VENTING  
 2866 SQ. FT. OF CRAWL / 300 = 9552 FT. OF FREE  
 VENT REQUIRED  
 955 / 0.44 = 22 = 8 x 16 vents (64 SQ IN FREE)

Structural Design By:  
 John Alexander McRae, P.E., Inc  
 218 Coley Farm Road  
 Fuquay-Varina North Carolina 27526  
 jampe@mc.rae.com (919) 210-5749  
 P O Box 1466 Apex, NC 27502  
 Report deficiencies immediately  
 2204-68  
 (NC C-2298)

FOUNDATION PLAN  
 SCALE : 3/16" = 1'-0"

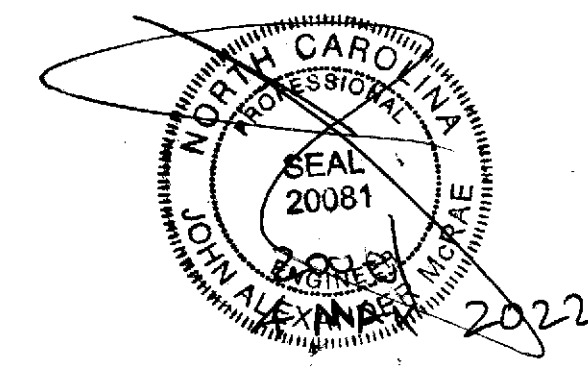
Plans by:  
 Hobbie Carver  
 320 Westgrove Court  
 Durham, NC 27703  
 Telephone 919-906-5457

ALL DIMENSIONS, SITE  
 CONDITIONS & CODES ARE  
 TO BE VERIFIED BEFORE  
 CONSTR. BEGINS ONCE  
 CONSTR. HAS HOBBIE CARVER  
 WILL NOT ASSUME ANY  
 LIABILITY FOR ANY  
 EXPENSES ASSOCIATED WITH  
 ERRORS & OMISSIONS.

Plan 3628  
 Watkins Residence  
 NC Custom Homes  
 Fuquay Varina, NC

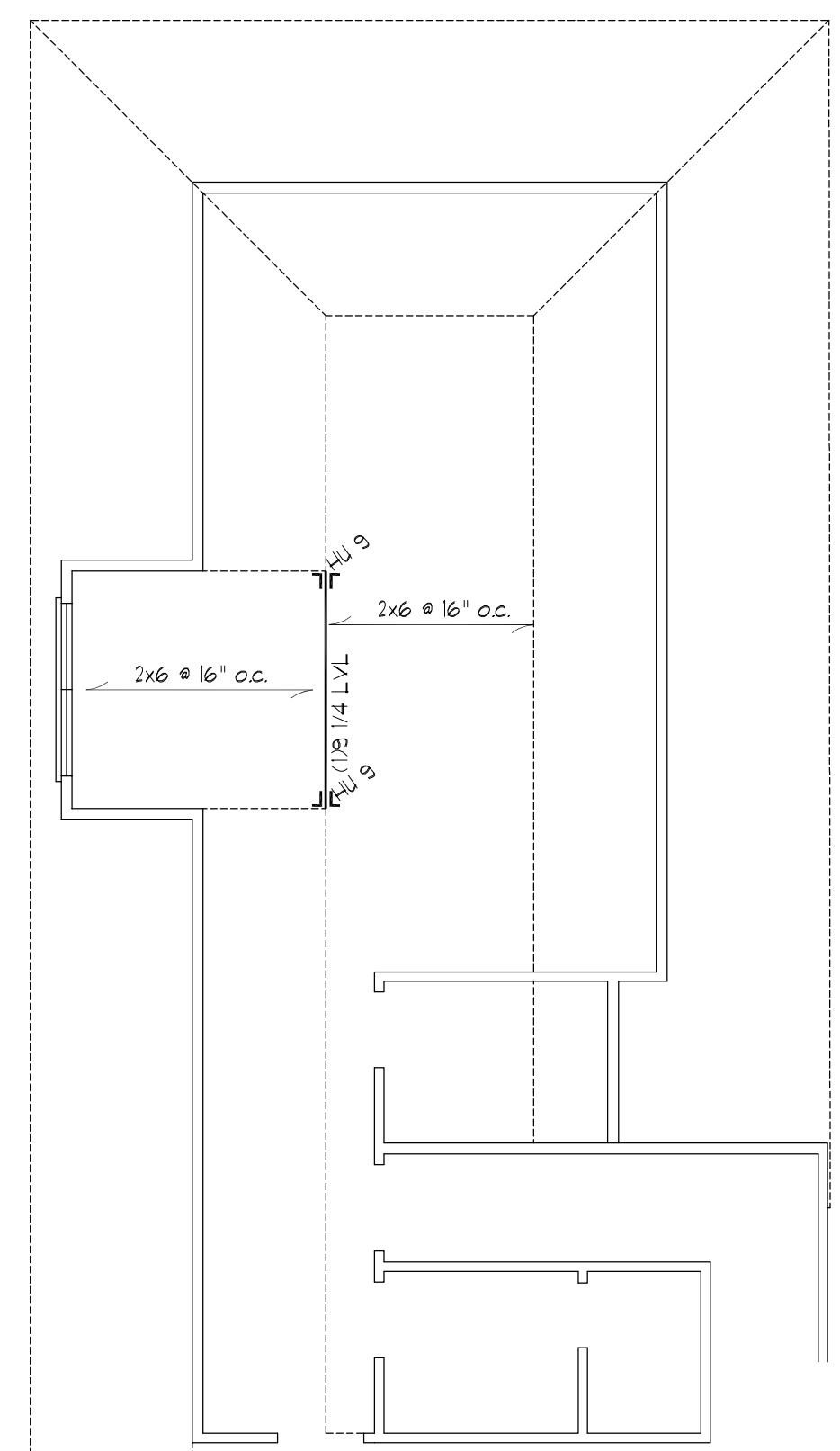
Drawn By : HWC  
 Date: 5/4/2022  
 Revisions :

SHEET  
 S1

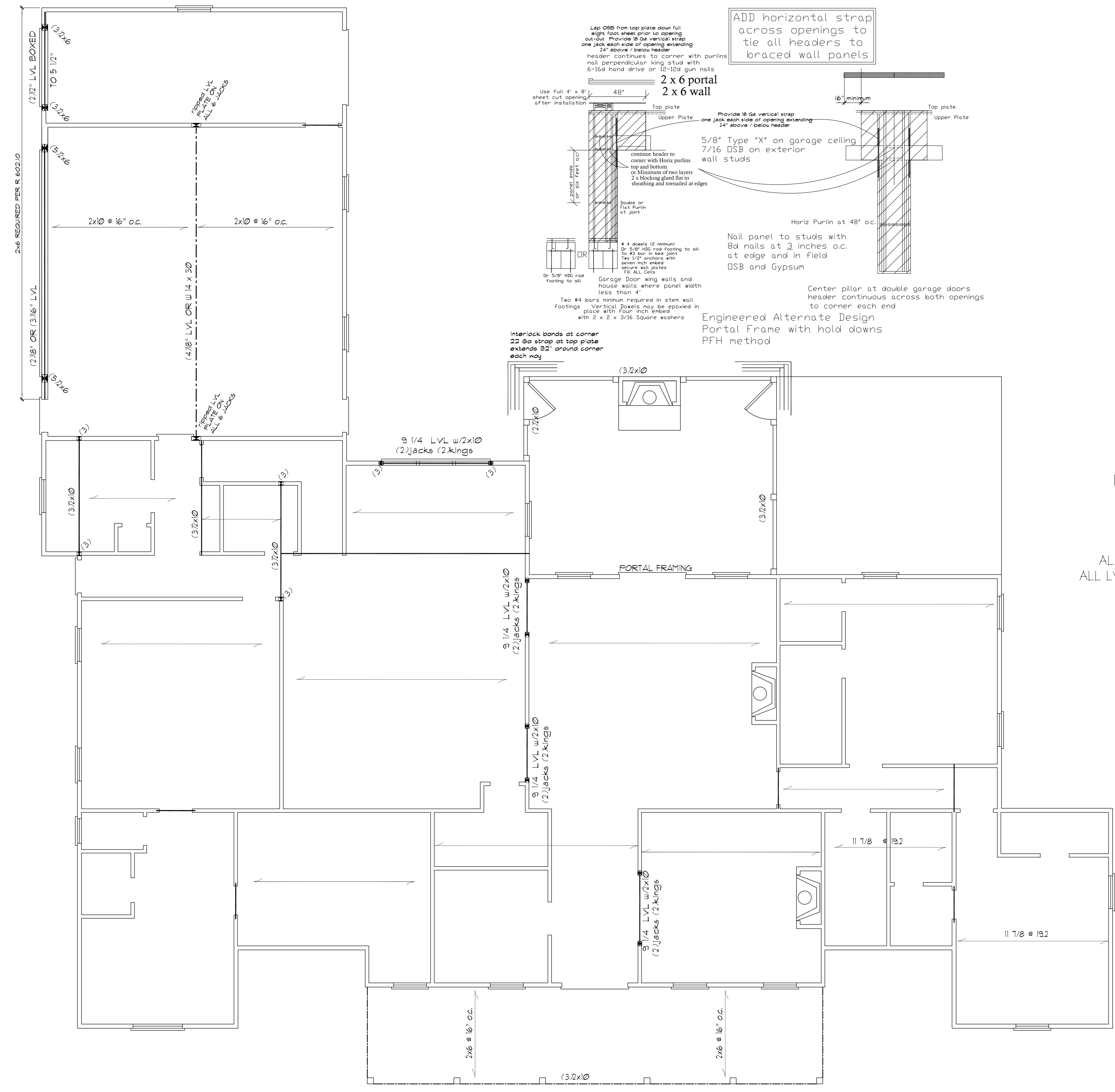


Plans by:  
Hobie Carver  
320 Westgrove Court  
Durham, NC 27703  
Telephone 919-906-5457

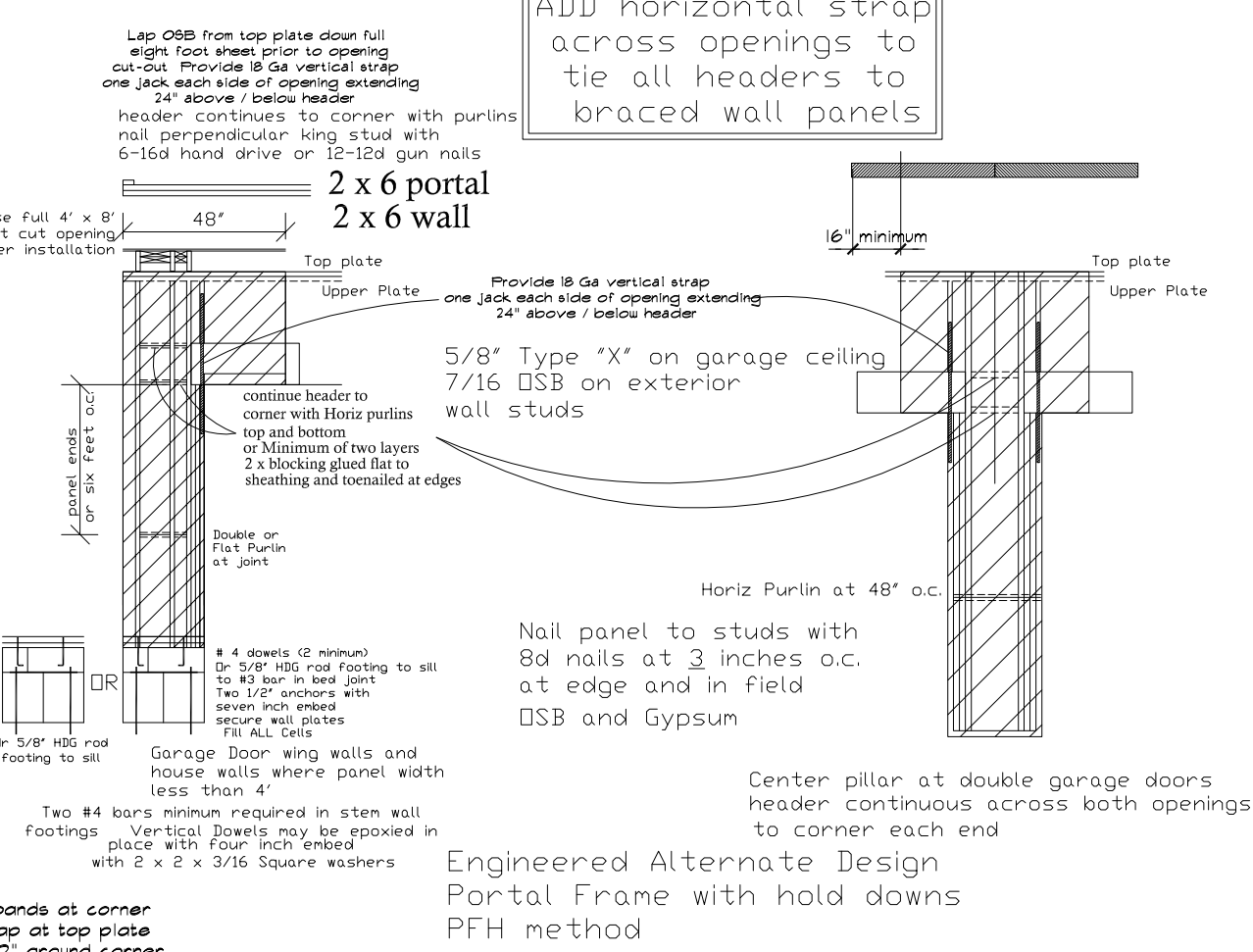
ALL DIMENSIONS, SITE CONDITIONS & CODES ARE TO BE VERIFIED BEFORE CONSTR. BEGINS. ONCE CONSTR. HAS HOBBIE CARVER WILL NOT ASSUME ANY LIABILITY FOR ANY EXPENSES ASSOCIATED WITH ERRORS & OMISSIONS.



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



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



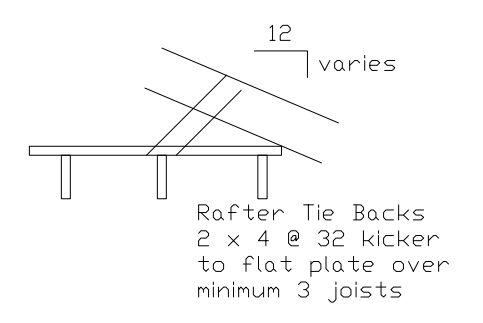
Engineered Alternate Design  
Portal Frame with hold downs  
PFH method

ALL CEILING JOIST  
11 7/8 Joists at 16" or 19.2" By MFR  
ORIENTED Left to Right

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

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. Partins at panel

The number of kings shall equal half the cripple studs above or below the opening.



Structural Design By:  
Joan Alexander McRae, PE, Inc  
218 Coley Farm Road  
Fuquay-Varina North Carolina 27526  
jampe@nc.rr.com (919) 210-5749  
P O Box 1466 Apex, NC 27502  
Report deficiencies immediately  
2204-68  
(NC C-2298)

BONUS RM CEILING FRAMING PLAN  
SCALE : 3/16" = 1'-0"

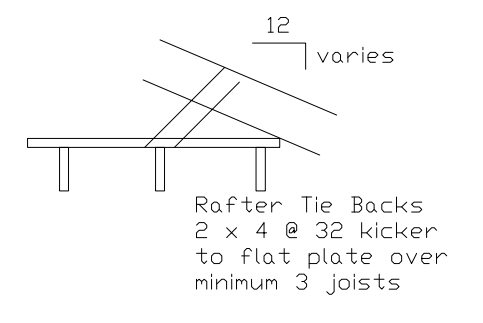
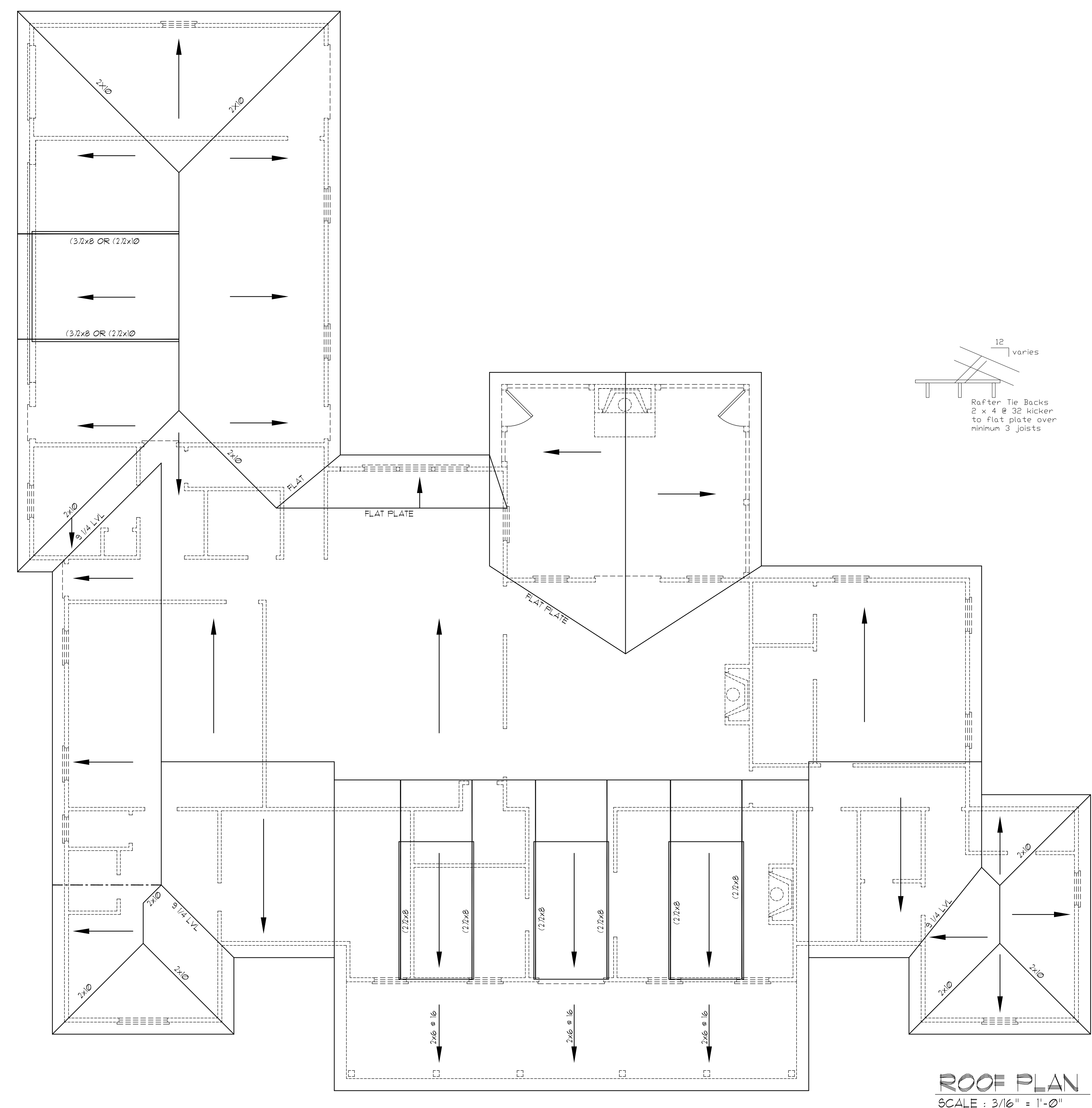
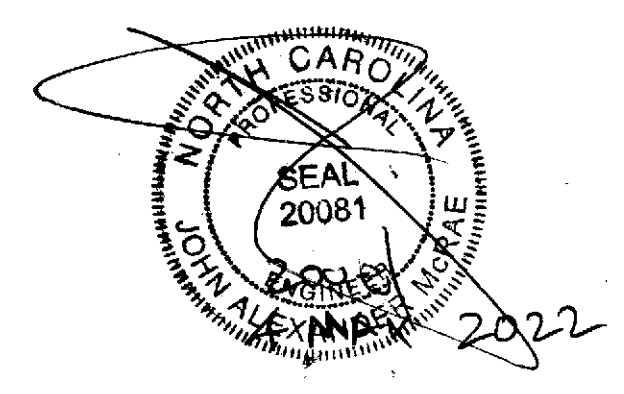
FIRST FLOOR CEILING FRAMING PLAN  
SCALE : 3/16" = 1'-0"

Plan 3628  
Watkins Residence  
NC Custom Homes  
Fuquay Varina, NC

Drawn By : HWC  
Date : 5/4/2022  
Revisions :

SHEET  
S2

PLANS ARE DESIGNED TO THE FOLLOWING CODES:  
 IRC 2015 WITH AMENDMENTS  
 NCREC 2018



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 2015 / NCR 2018 Increases  
 Attic / Ceiling Insulation to R-38

Hips May Be Spliced with six feet  
 between opposing splices  
 NO Valley Splices

2 x 4 x 48  
 @ 32 Collar Ties  
 (115 mph zones)

**ATTIC VENTILATION**  
 3000 SQ. FT. OF CEILING / 50 + 104 SQ. FT. OF FREE  
 VENT REQUIRED = 102 SQ. FT. IN / 102 SQ. FT. OUT  
 NOTE:  
 REFER TO SECTION 808 (ROOF VENTILATION)  
 IN THE NORTH CAROLINA STATE BUILDING CODE (IRC)  
 All framing #2 SPF or better

Structural Design By:  
 Jon Alexander McRae, PE, Inc  
 218 Coley Farm Road  
 Fuquay-Varina North Carolina 27526  
 jamp@ncrr.com (919) 210-5749  
 P O Box 1466 Apex, NC 27502  
 Report deficiencies immediately  
 2204-68  
 (NC C-2298)

**ROOF PLAN**  
 SCALE : 3/16" = 1'-0"

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

ALL DIMENSIONS, SITE  
 CONDITIONS & CODES ARE  
 TO BE VERIFIED BEFORE  
 CONSTR BEGINS ONCE  
 CONSTR HAS HOBBIE CARVER  
 WILL NOT ASSUME ANY  
 LIABILITY FOR ANY  
 EXPENSES ASSOCIATED WITH  
 ERRORS & OMISSIONS.

**Plan 3628**  
**Watkins Residence**  
 NC Custom Homes  
 Fuquay Varina, NC

Drawn By : HWC  
 Date: 5/4/2022  
 Revisions :

**SHEET**  
**S2**