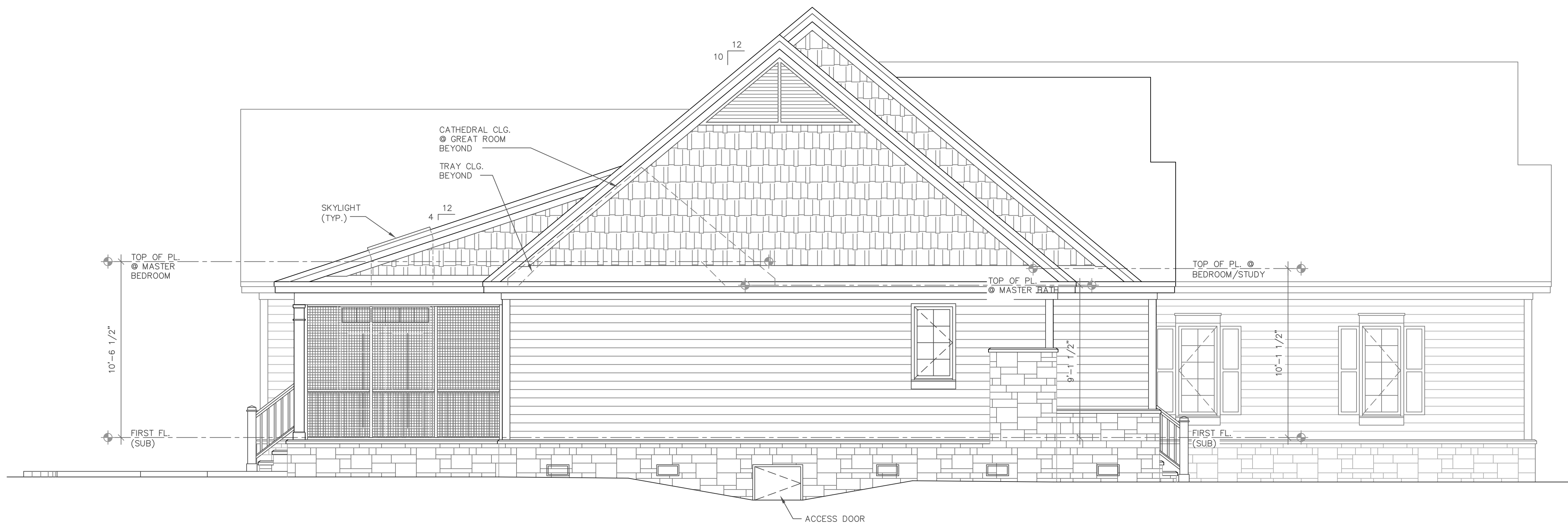
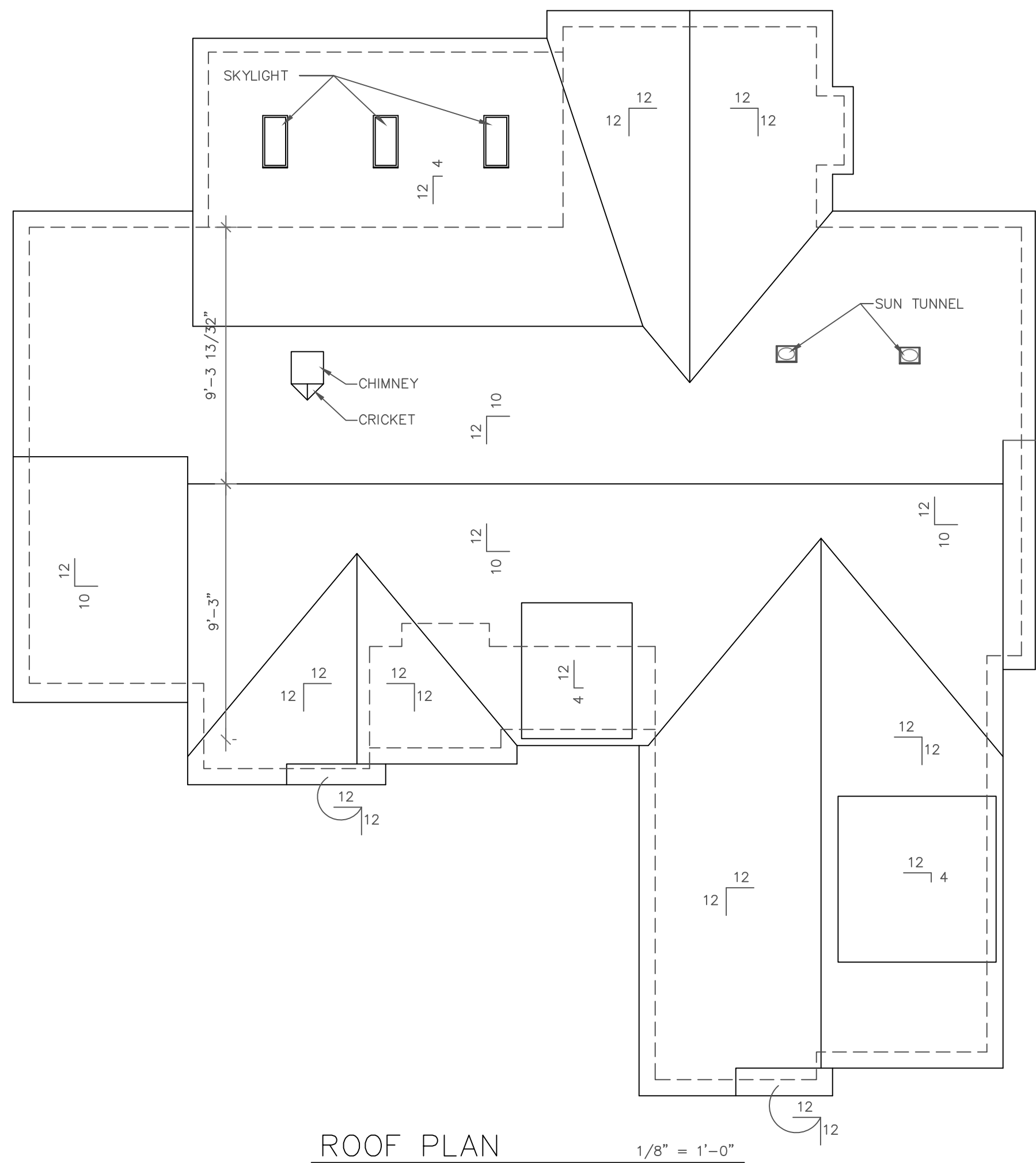


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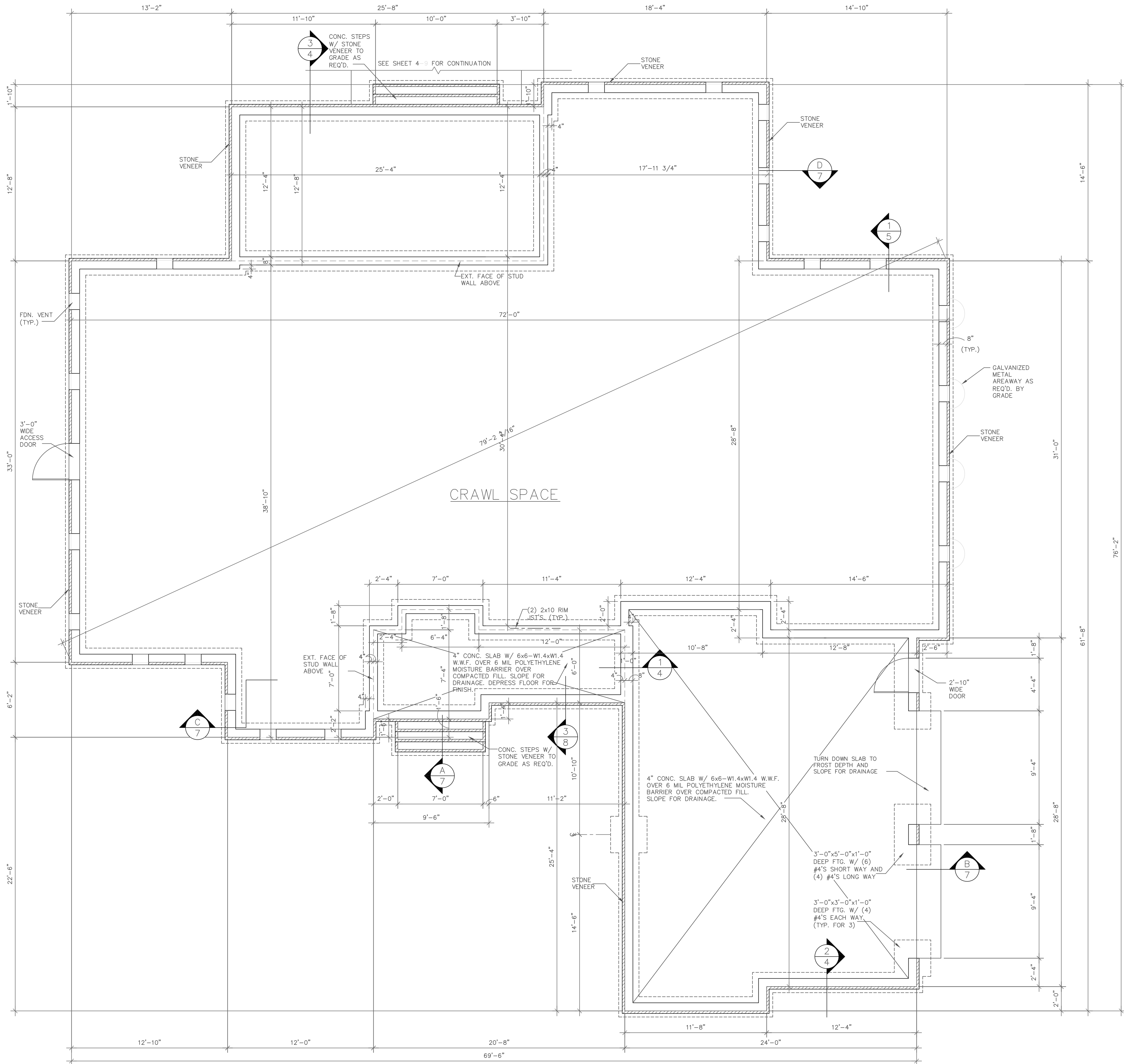
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FOREST GROVE
DESIGN NO. 1377
SHEET OF 26
JAG
ELEVATIONS AND
ROOF PLAN

Donald A. Gardner, INC.
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FOUNDATION AND FLOOR FRAMING PLAN

1/4" = 1'-0"

GENERAL NOTES

A. GENERAL:

1. AT THE TIME OF CREATION, PLANS CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE", HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
5. CONTRACTOR SHALL INSTALL GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER OUTLETS AS PER CODE.
6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE, (INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, DRIP EDGE, AND FASTENING DEVICES)
7. HEARTH DIMENSIONS ARE TO BE DETERMINED BY CODE.
8. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. STUD AND JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
4. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD). USE 8d NAILS SPACED 6" O.C. AT PERIMETER SHEETS AND 12" O.C. AT INTERIOR MEMBERS.

C. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.
3. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR-JOISTS, AND THE EARTH (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EA. 150 SQ. FT. OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 1,500 SQ. FT. OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF THE BUILDING.

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
 - A. 16" x 12" FOOTING FOR 8" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS
 - B. 24" x 12" FOOTING FOR 12" OR 13 1/2" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
2. AT ELEVATED SLABS, PROVIDE #4 REINF. RODS TURNED UP VERTICALLY INTO THE FOUNDATION WALL AT 48" O.C. AND LIMIT UNBALANCED FILL TO 32" IN HEIGHT.

E. PIER FOOTINGS:

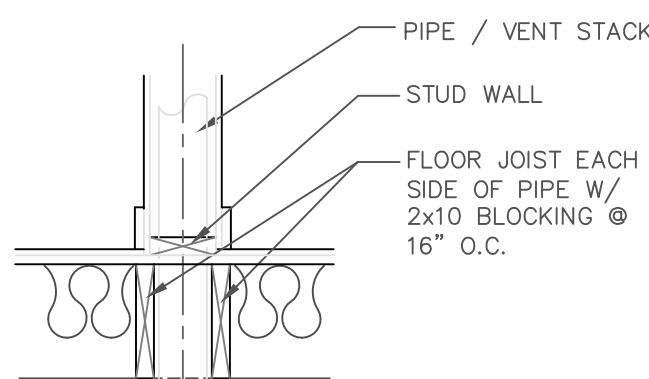
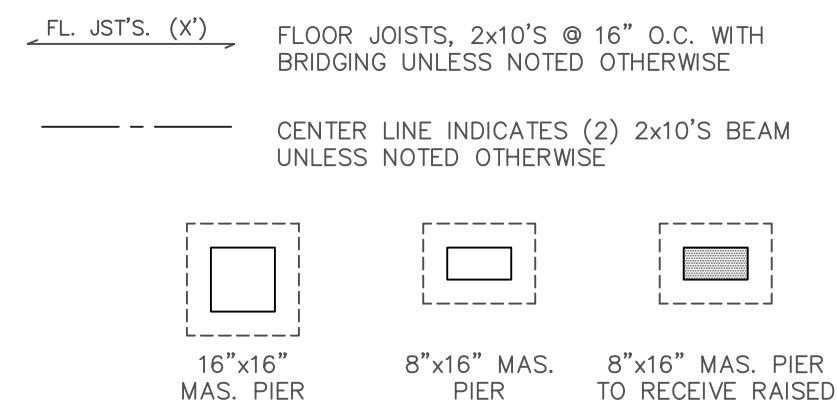
PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

1. PROVIDE 1'-8"x2'-4"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 8"x16" MASONRY PIERS.
2. PROVIDE 2'-4" SQUARE x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
3. FILL PIERS SOLID WITH 2,500 P.S.I. CONCRETE, TYP.
4. HEIGHT OF PIERS:
 - A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8"x16" OR AS NOTED ON FOUNDATION PLAN.
 - B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16".
 - C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16" WITH (4) CONTINUOUS #5 BARS.

F. CHIMNEY CONSTRUCTION:

1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
2. SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
3. USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
5. CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

FOUNDATION LEGEND



TYPICAL PIPE THRU FLOOR

3/4" = 1'-0"

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FOREST GROVE
DESIGN NO. 1377
SHEET OF 3
DR JAG
FOUNDATION PLAN

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FLOOR PLAN

TOTAL LIVING 2432 sq. ft.
GARAGE & STORAGE 687 sq. ft.
BONUS ROOM 487 sq. ft.

1/4" = 1'-0"

EXTERIOR/INTERIOR
LOAD BEARING

SECTION

SEE DOOR AND WINDOW SCHEDULES ON SHEET 4.

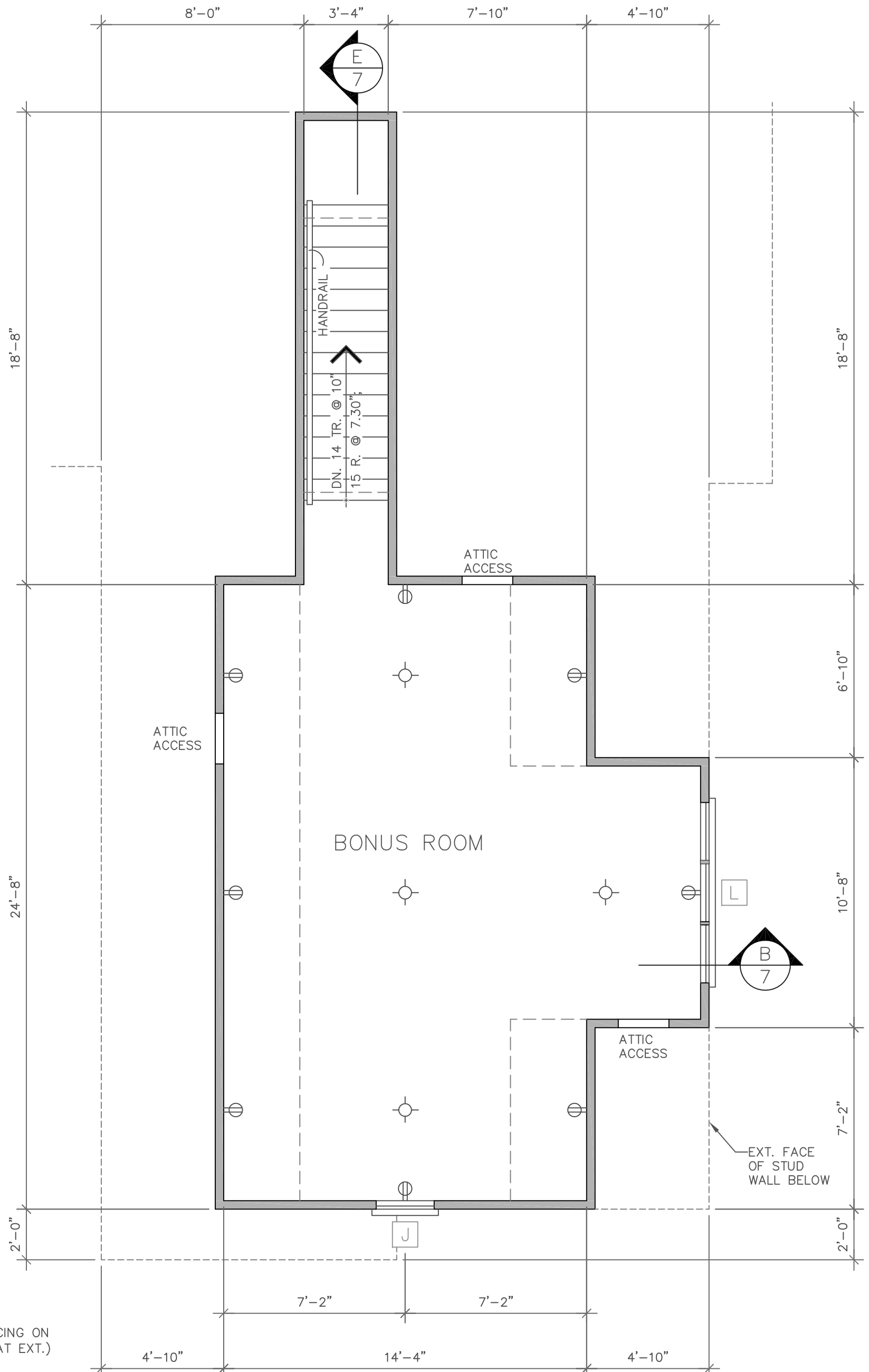
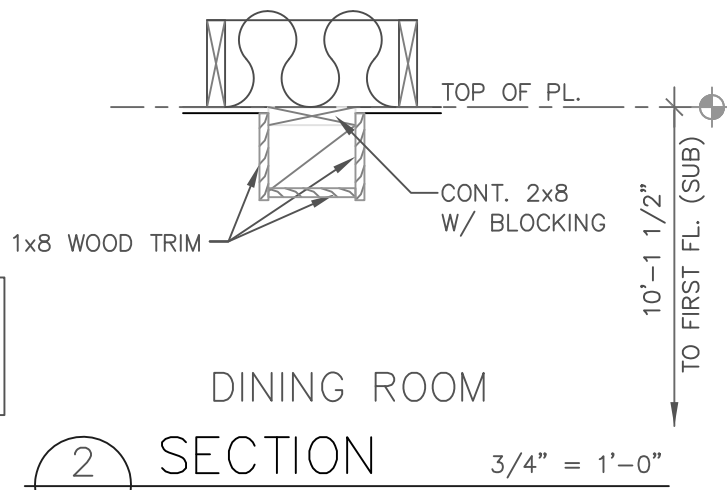
ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET
	ABOVE COUNTER-WATER PROOF DUPLEX OUTLET
	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	SUN TUNNEL W/ LIGHT KIT
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED LIGHT FOR WET AREA
	UNDER CABINET FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN W/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN AND LIGHT

PLAN NOTES:

1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.

REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS.

H.V.A.C. EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5. TYPICAL WALL, 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.



BONUS ROOM FLOOR PLAN

1/4" = 1'-0"

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ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.

VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

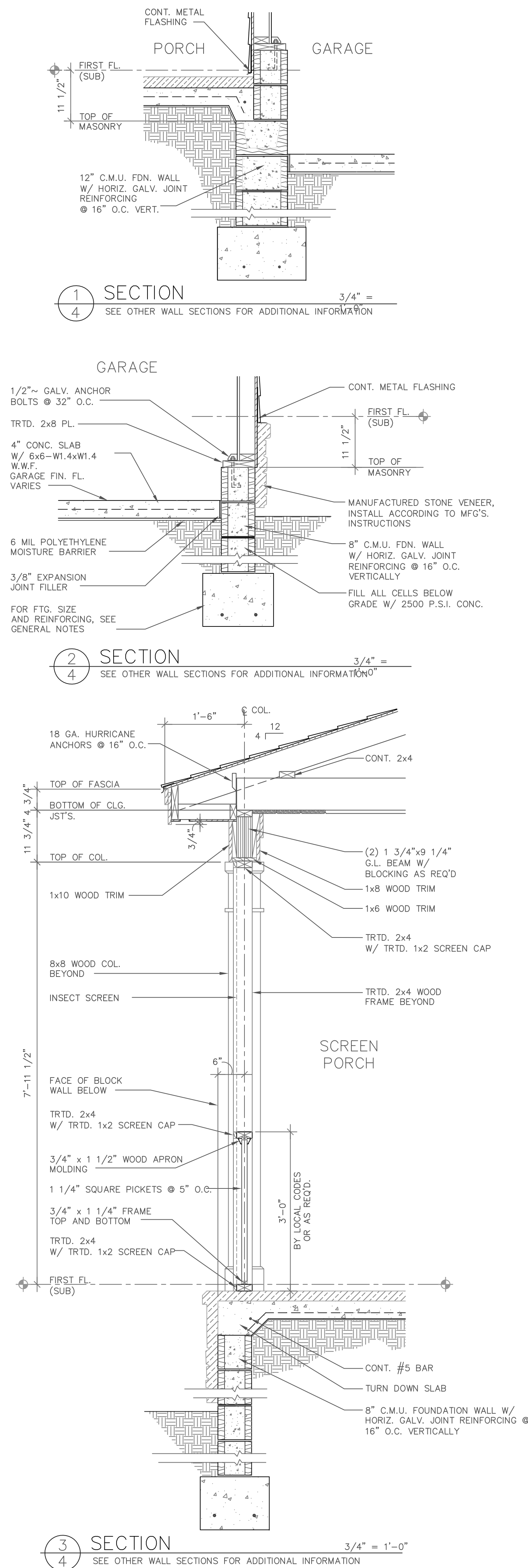
VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

VERIFY WINDOW SILL HEIGHT CLEARANCE ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR TRIM AND/OR BACKSLASH.

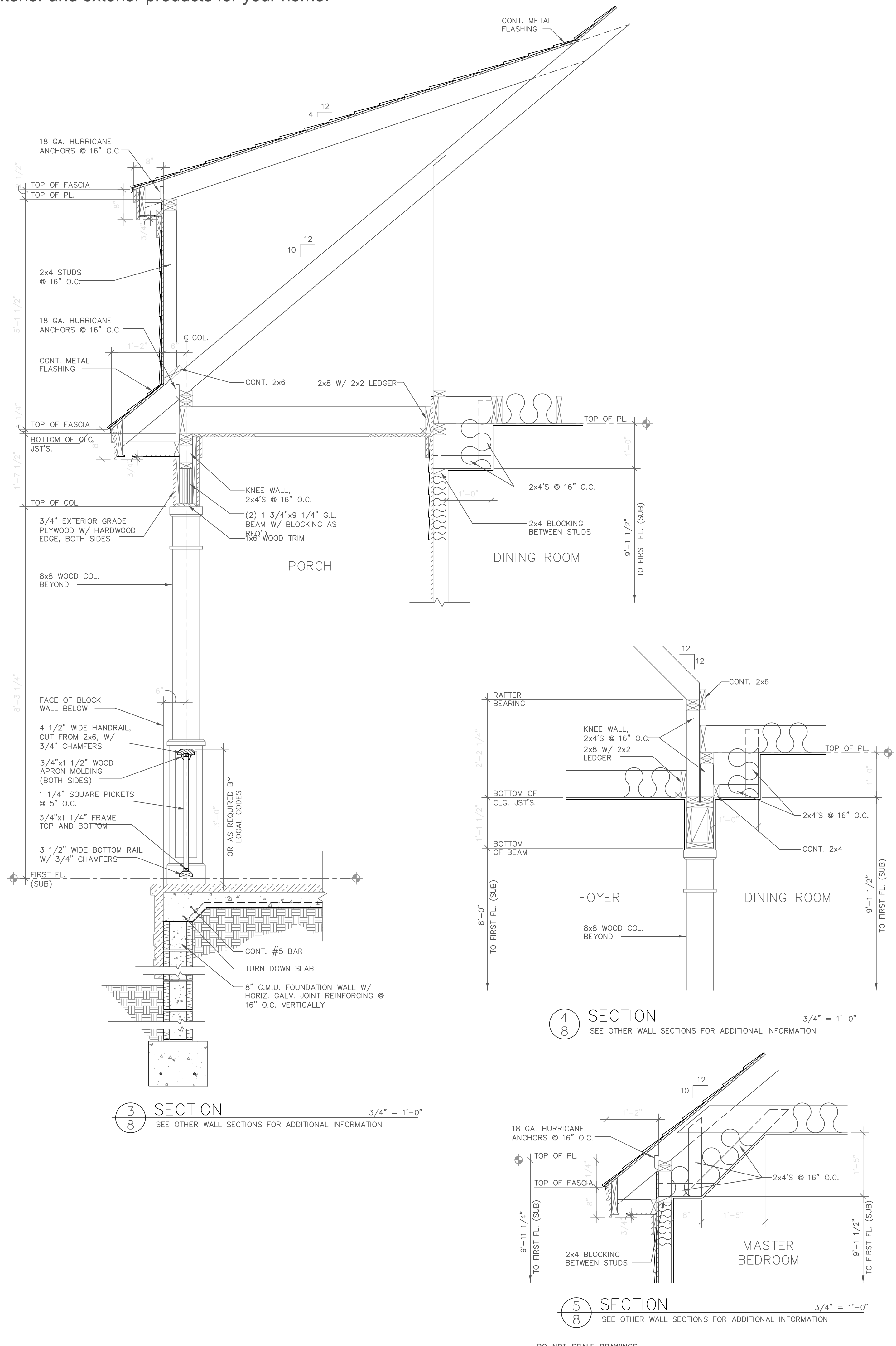
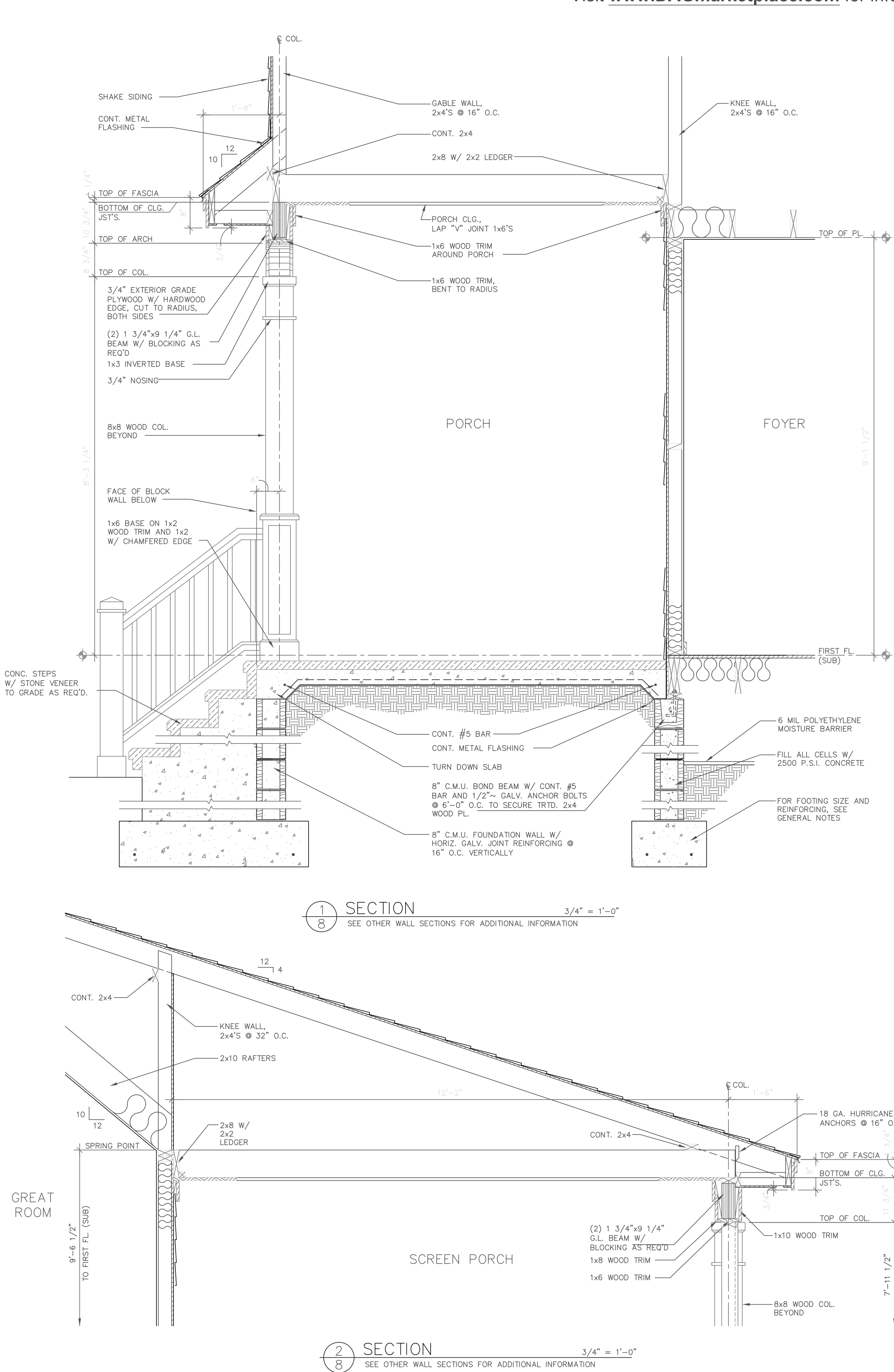
*SEE ELEVATION FOR RADIUS.

*VERIFY SKYLIGHT AND SUN TUNNEL INSTALLATION REQUIREMENTS BEFORE *CONSTRUCTION. IF CURB INSTALLATION IS RECOMMENDED DUE TO CLIMATIC CONDITIONS, MODEL NUMBER AND/OR ROUGH OPENING SIZE MAY VARY.

*SEE ELEVATION FOR RADIUS.
**SEE ELEVATION FOR TRANSOM.



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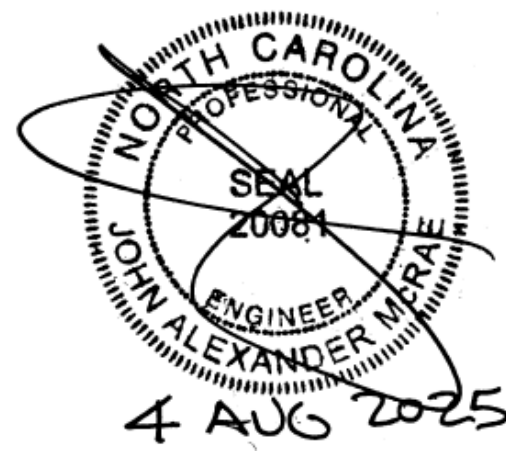
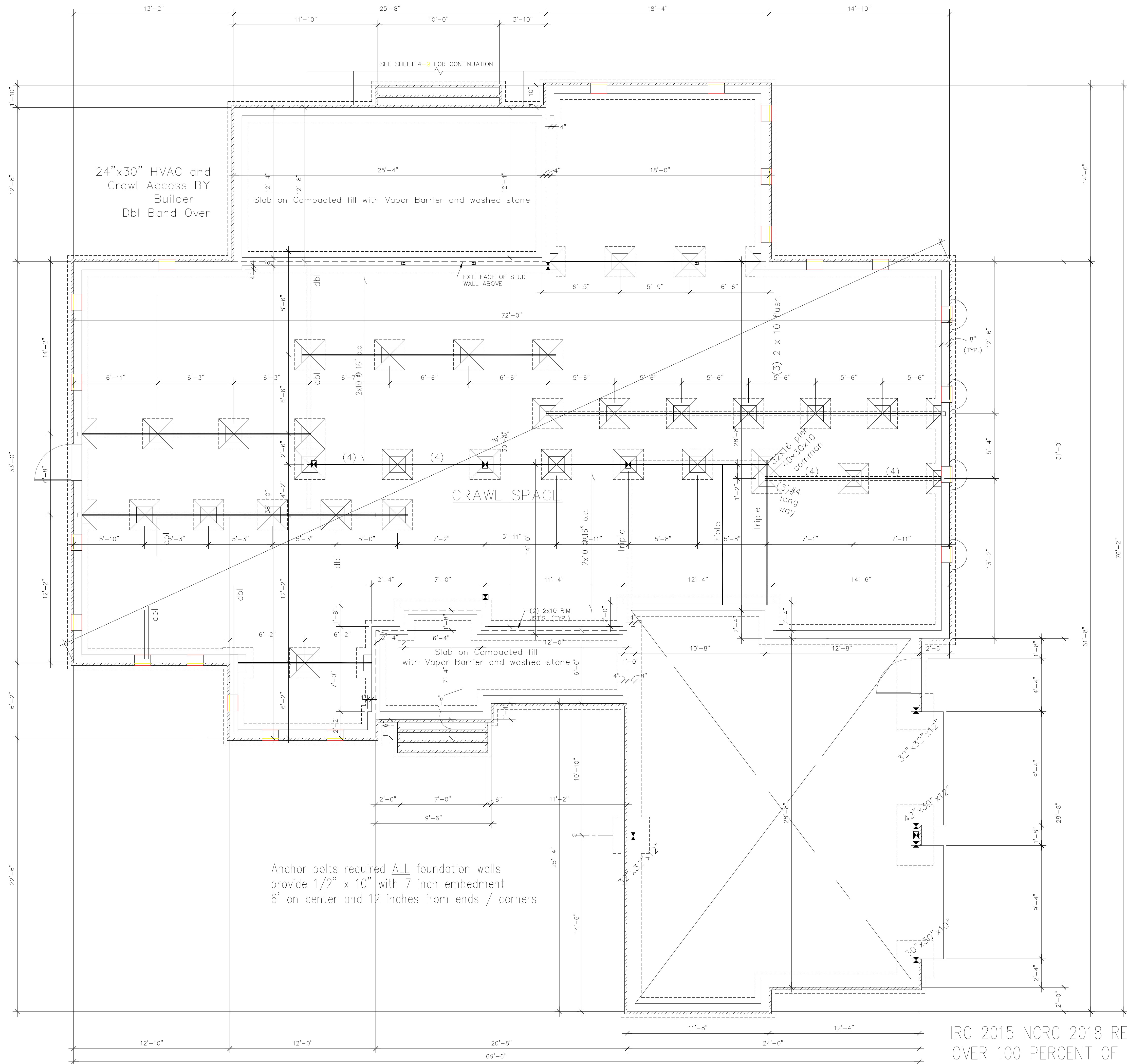
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FOREST GROVE
DESIGN NO. 1377
SHEET OF JAG
SECTIONS

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the north carolina building
code (IRC) and to understand
every part of these plans herein.



recommended spans for added stiffness

SAWN LUMBER 40 PSF Floor Loads	SAWN LUMBER (20 + 10) Ceiling Loads
2 X 10 @ 16 UP TO 14'-2"	2 X 6 @ 16 UP TO 11'-4"
2 X 10 @ 16 DOUBLE EVERY THIRD 15'-4"	2 X 8 @ 16 up to 15'-6"
2 X 10 @ 16 DOUBLE EVERY OTHER 16'-5"	2 X 10 @ 16 Up to 17'-4"
(2) 2 X 10 @ 16 DOUBLE ALL UP TO 17'-6"	ALL #2 SPF or Better

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 FRONT TO REAR

DENOTES 12"x16" -or- 16"x16"
CMU PIER WITH 8" SOLID CAP
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	Up to 9'-0" High
16"x16"	Up to 64" High	Up to 12'-0" High	Up to 12'-0" High

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

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

CRAWL SPACE VENTILATION
2875 SQ. FT. OF CRAWL / 150=19.17 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 NCRC 2018 REQUIRES VAPOR BARRIER OVER 100 PERCENT OF CRAWL AREA REDUCING VENTING
2875 SQ. FT. OF CRAWL / 300 = 9.58 SQ. FT. OF FREE VENT REQUIRED

IRC 2015 NCRC 2018 REQUIRES VAPOR BARRIER OVER 100 PERCENT OF CRAWL AREA

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FOUNDATION AND FLOOR FRAMING PLAN

Design to IRC 2015 NCRC Residential Code 2018

1/4" = 1'-0"

date: 31 July 2025
drawn by: J A McRae

John Alexander McRae, P.E., Inc.
Residential and Commercial Engineering (NC C-2298)
218 Coley Farm Road Fuquay-Varina NC 27526
P O Box 1466 Apex, NC 27502
Cell 919.210.5749 jampe@nc.rr.com

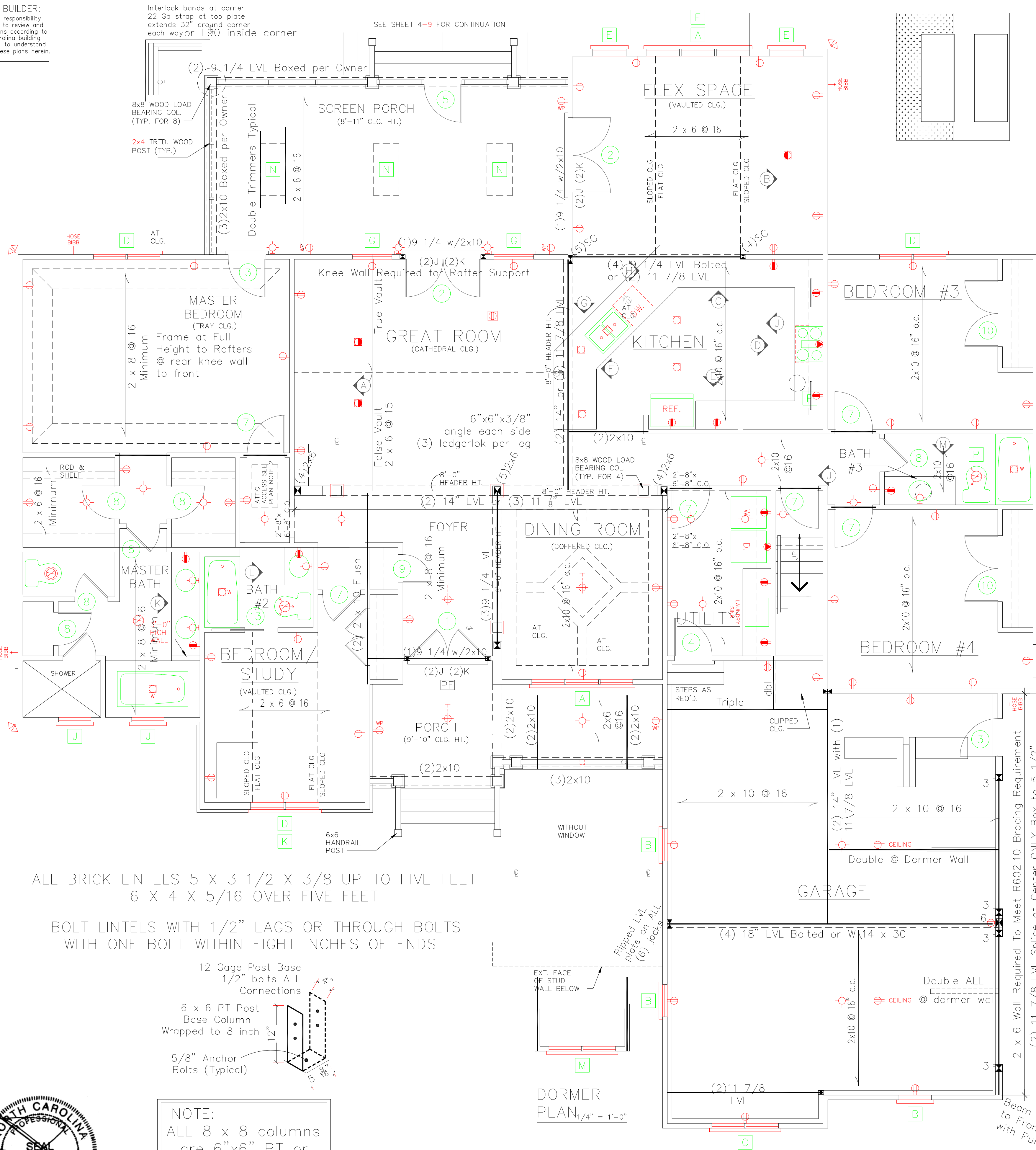
Anderson Builders
Forest Grove From Donald Gardner

sheet no. **S1** of **S3**
plan no. **2507-48**

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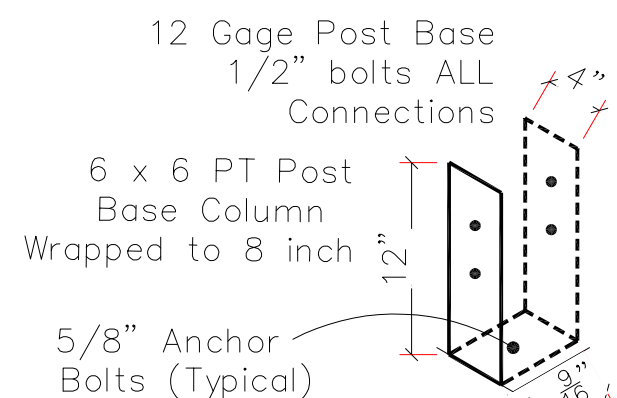
Interlock bonds at corner
22 Ga strap at top plate
extends 32" around corner
each way or L90 inside corner

SEE SHEET 4-9 FOR CONTINUATION



ALL BRICK LINTELS 5 X 3 1/2 X 3/8 UP TO FIVE FEET
6 X 4 X 5/16 OVER FIVE FEET

BOLT LINTELS WITH 1/2" LAGS OR THROUGH BOLTS
WITH ONE BOLT WITHIN EIGHT INCHES OF ENDS



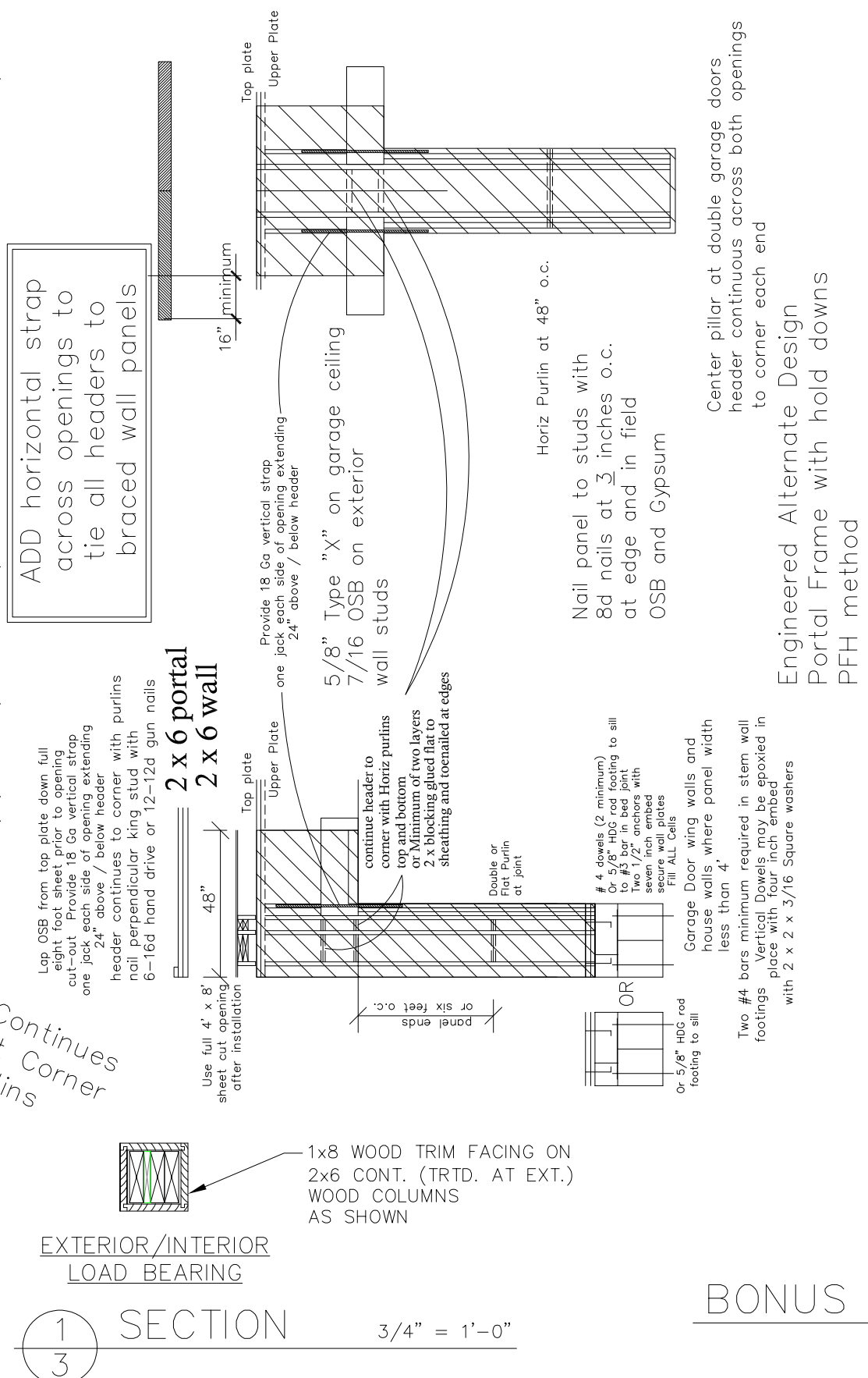
NOTE:
ALL 8 x 8 columns
are 6"x6" PT or
PT "COX" Columns
Wrapped to 8"x8"

FLOOR PLAN

1/4" = 1'-0"

TOTAL LIVING 2432 sq. ft.
GARAGE & STORAGE 687 sq. ft.
BONUS ROOM 487 sq. ft.

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



EXTERIOR/INTERIOR
LOAD BEARING

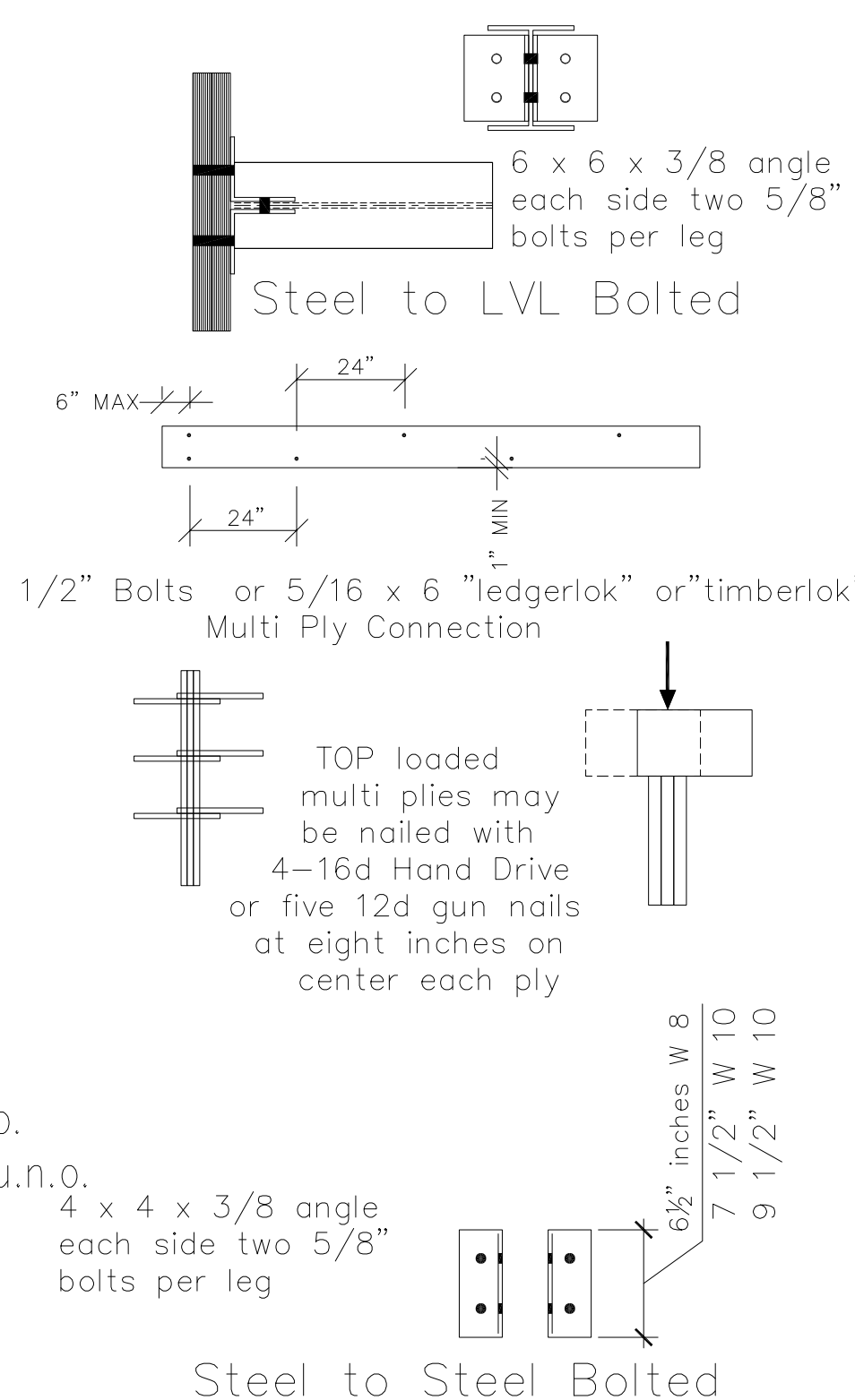
SECTION 1

3/4" = 1'-0"

BONUS ROOM FLOOR PLAN

1/4" = 1'-0"

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Standard Details
Steel / Steel and LVL / Steel

Anderson Builders Forest Grove From Donald Gardner

John Alexander McRae, P.E., Inc.

Residential and Commercial Engineering (NC C-2298)
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P O Box 1466 Apex, NC 27502
Cell 919.210.5749 jampe@nc.rr.com

date:

31 July 2025

drawn by:

J A McRae

sheet no.

S2 of S3

plan no.

2507-48

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date:
31 July 2025

drawn by:
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Anderson Builders

Forest Grove From Donald Gardner

sheet no.
S3 of S3
plan no.
2507-48

Design to IRC 2015 NCRC Residential Code 2018

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

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 / NCRC 2018 Increases
Attic / Ceiling Insulation to R-38

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

ATTIC VENTILATION
 $\frac{2948}{150}$ SQ. FT. OF CEILING / 150 = 19.7 SQ. FT. OF FREE
 VENT REQUIRED = 9.83 SQ. FT. IN/ 9.83 SQ. FT. OUT
NOTE:
 REFER TO SECTION 806 (ROOF VENTILATION)
 IN THE NORTH CAROLINA STATE CODE (IRC)
 All framing #2 SPF or better

Lower Roof Pitches below 4:12 require alternate underlayment 30 # felt half lapped or EPDM or Ice Dam and increase in live load to 30 psf