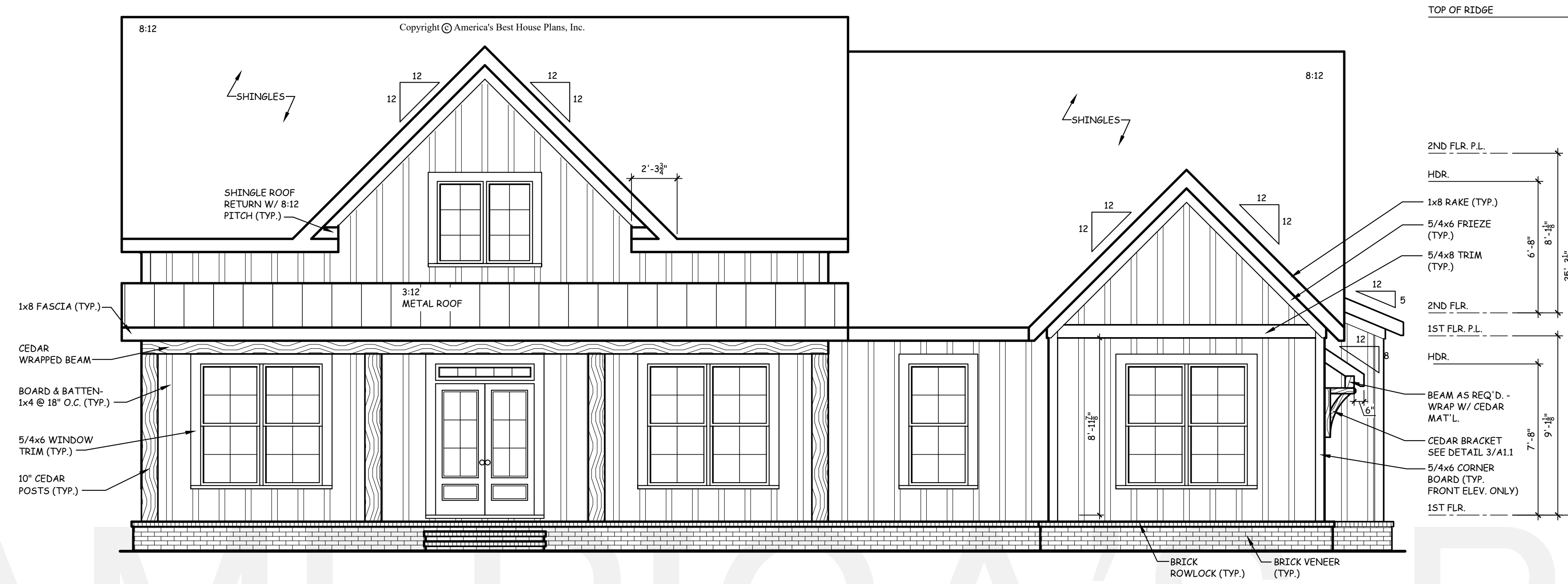


THE GABLES
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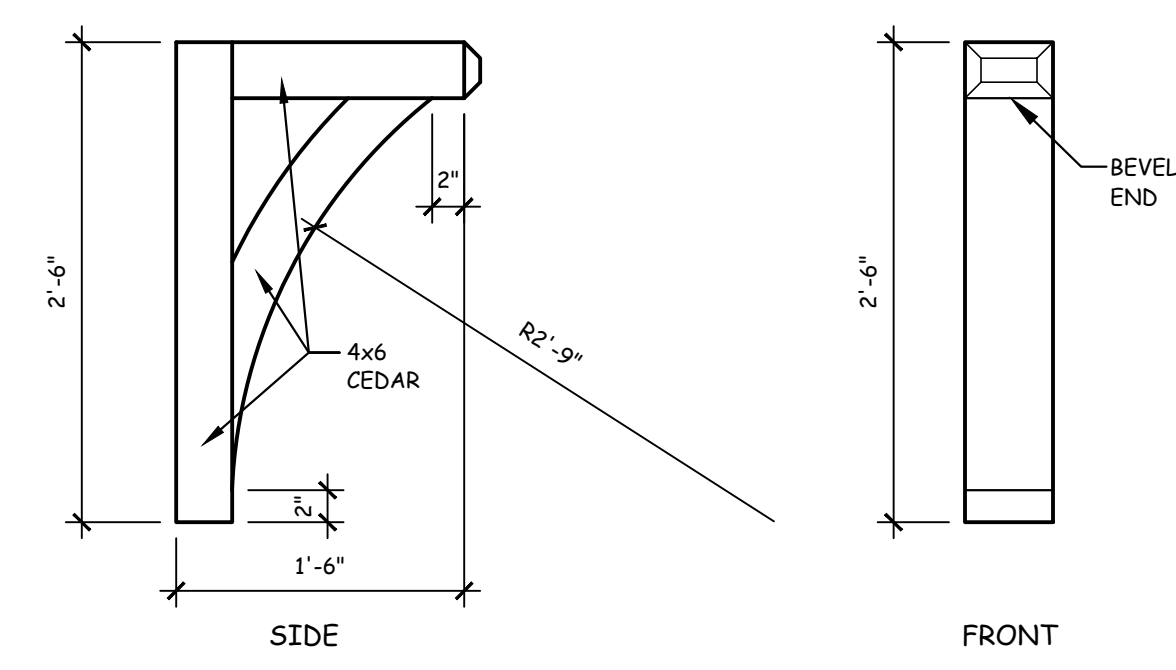


1 FRONT ELEVATION
A1.1 SCALE: 1/4" = 1'-0"

NOTE:
1. WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, ADD BLOCKING TO STEEPER PITCH AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG.
2. ELEVATIONS REFLECT A BASEMENT FOUNDATION IF ANOTHER FOUNDATION IS USED. BUILDER SHOULD DISREGARD FOUNDATION SHOWN.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS.
4. FOUNDATION WALLS, RETAINING WALLS, BASEMENT WINDOWS AND DOORS ARE SUBJECT TO CHANGE DUE TO CHANGING SITE CONDITIONS.



2 REAR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



3 TYP. BRACKET DETAIL
A1.1 SCALE: 1" = 1'-0"

AMBER
FRONT & REAR
ELEVATIONS

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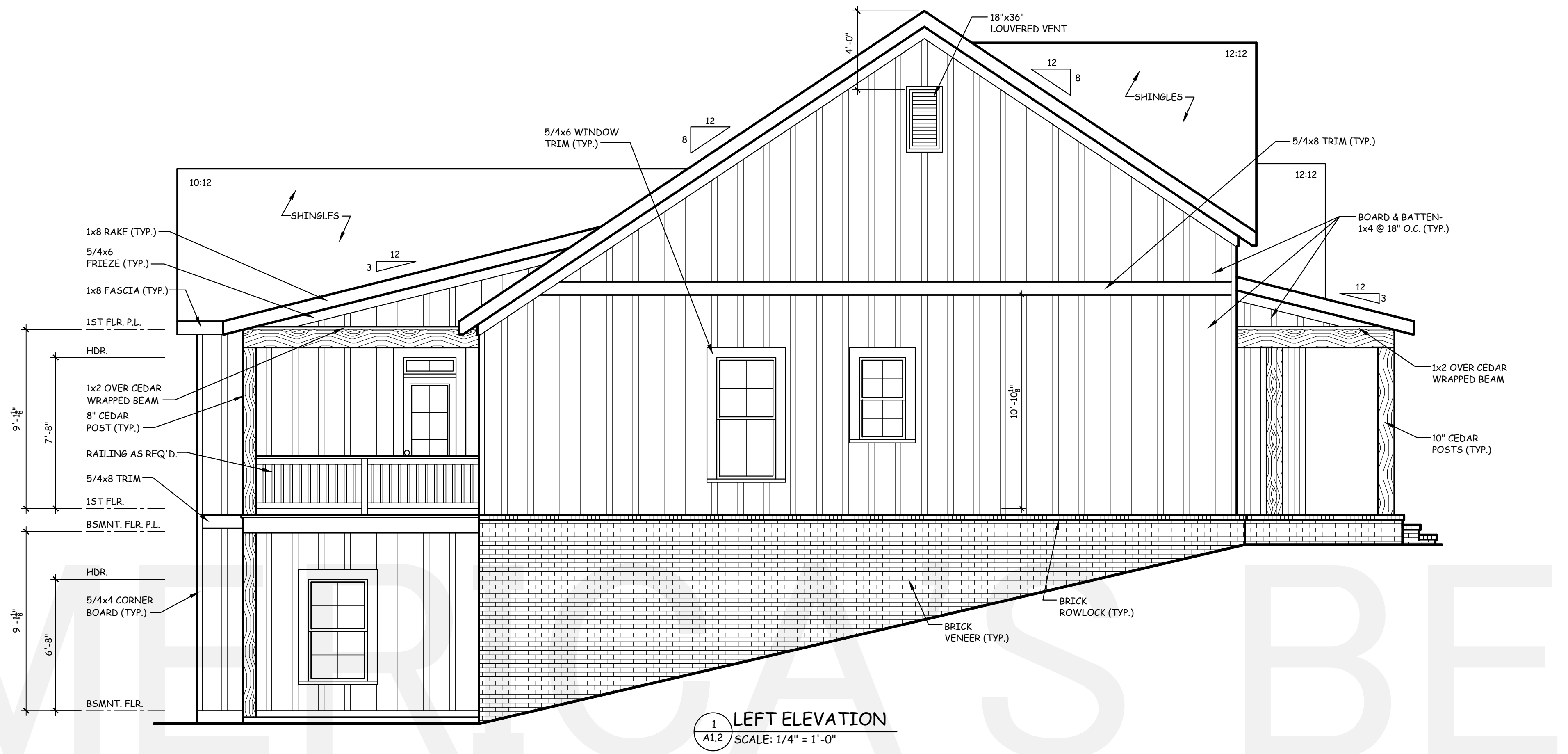
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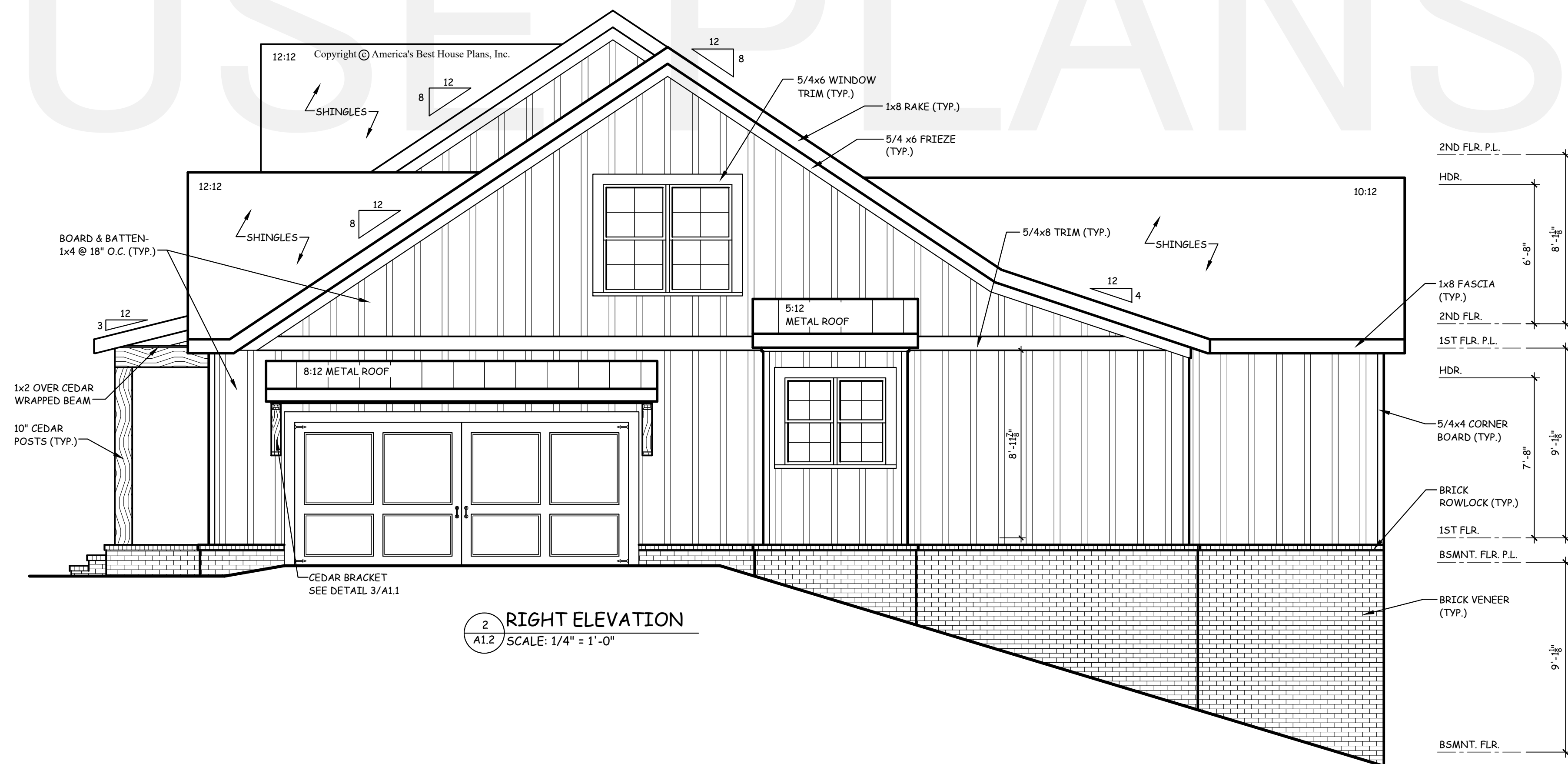
SHEET
A1.1

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1 LEFT ELEVATION
A1.2 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A1.2 SCALE: 1/4" = 1'-0"

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SIDE
ELEVATIONS

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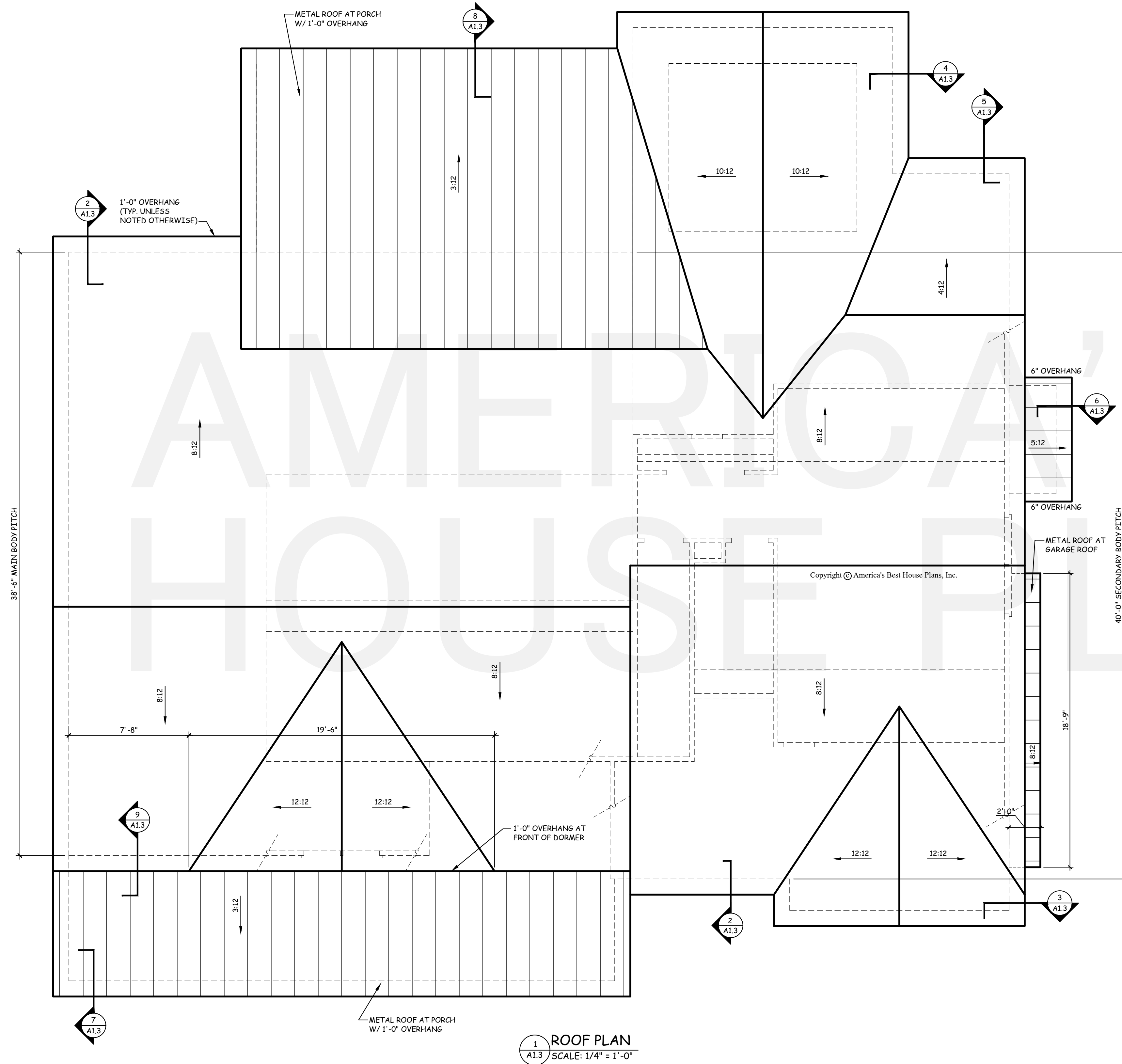
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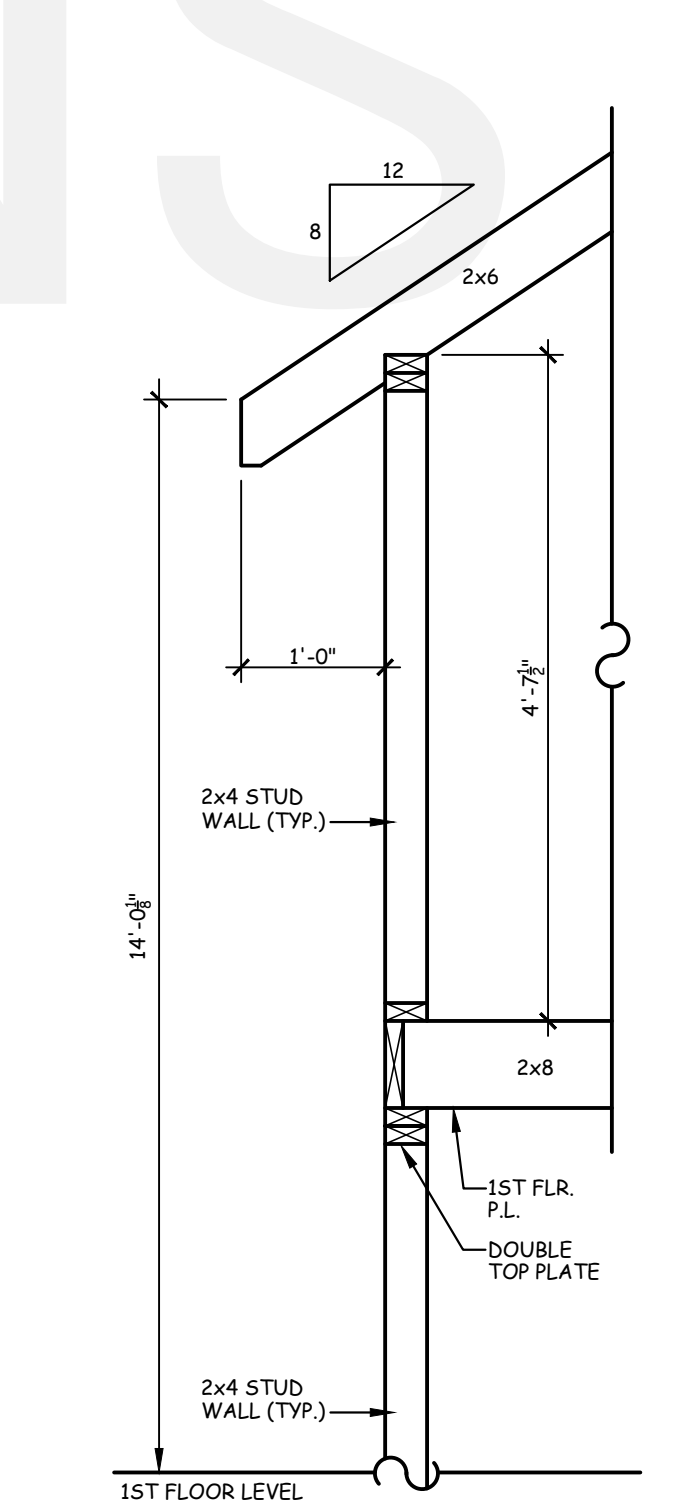
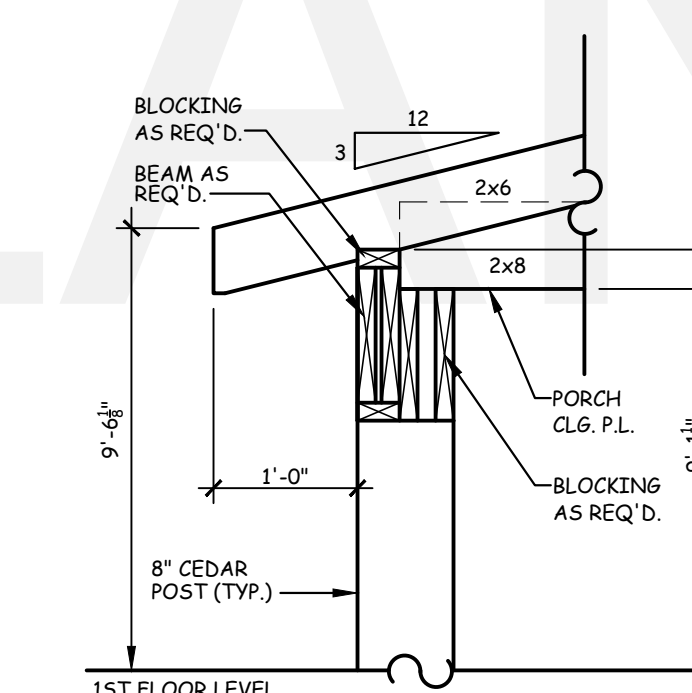
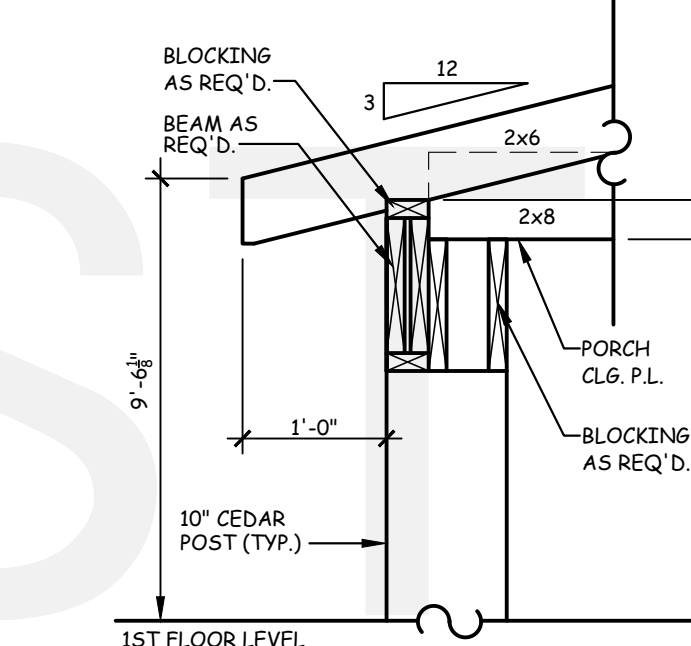
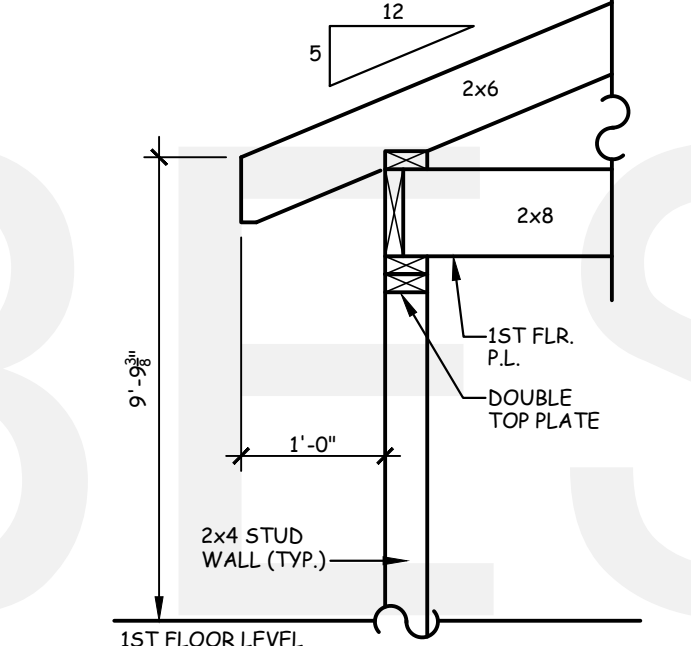
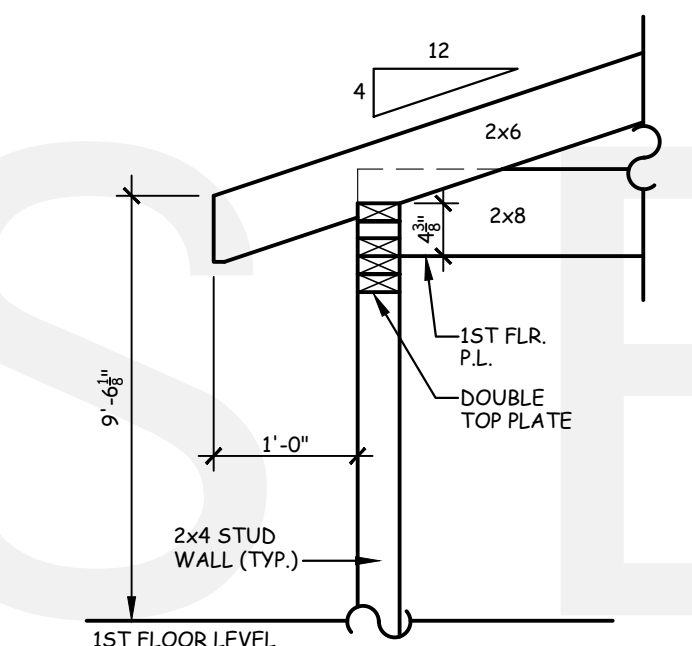
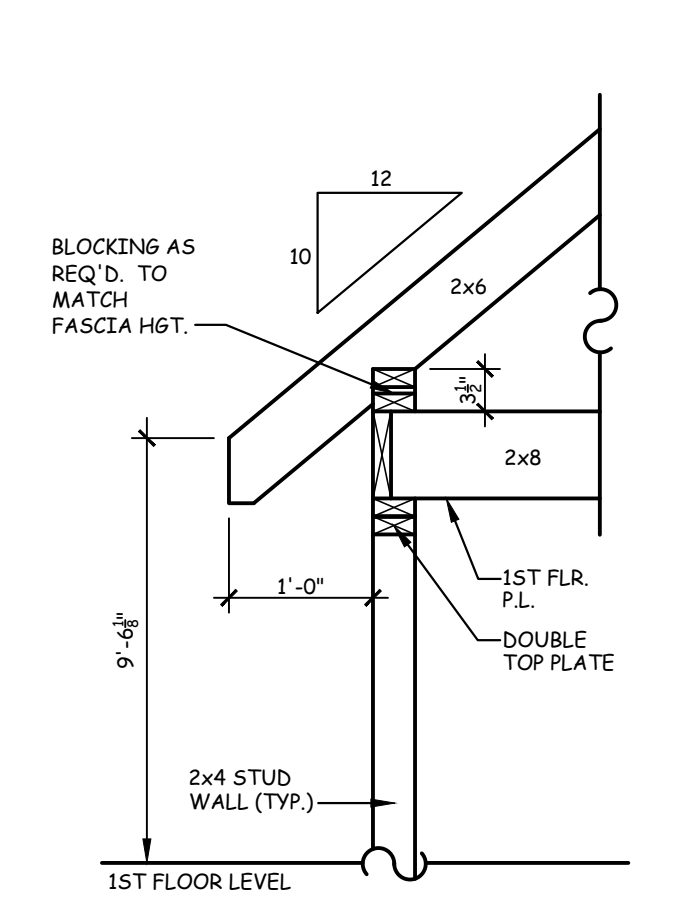
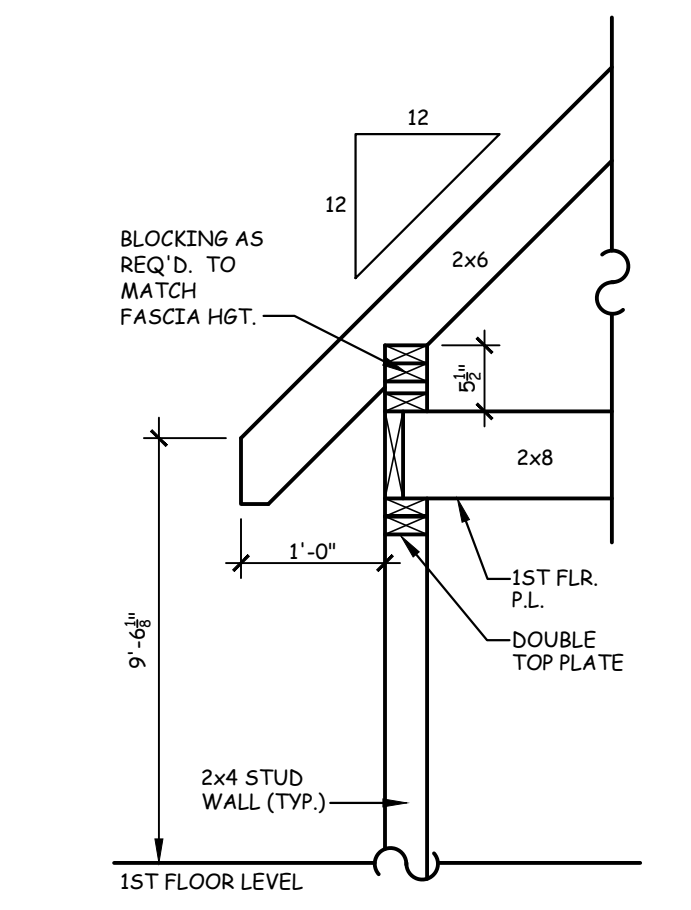
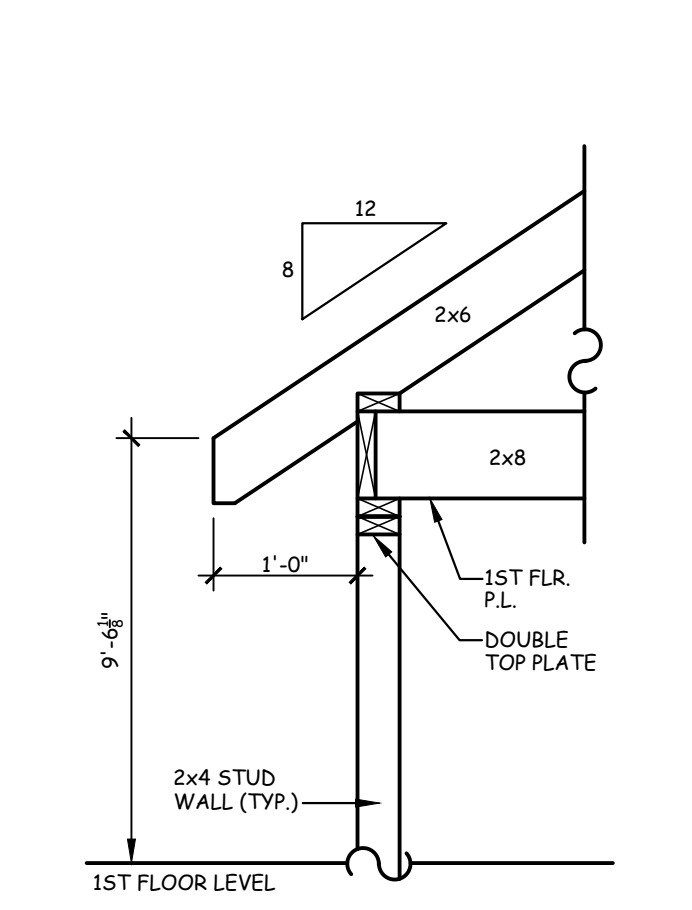
NO.	DESCRIPTION

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AMBER
ROOF PLAN
& RAFTER FRAMING DETAILS



1 ROOF PLAN
A1.3 SCALE: 1/4" = 1'-0"



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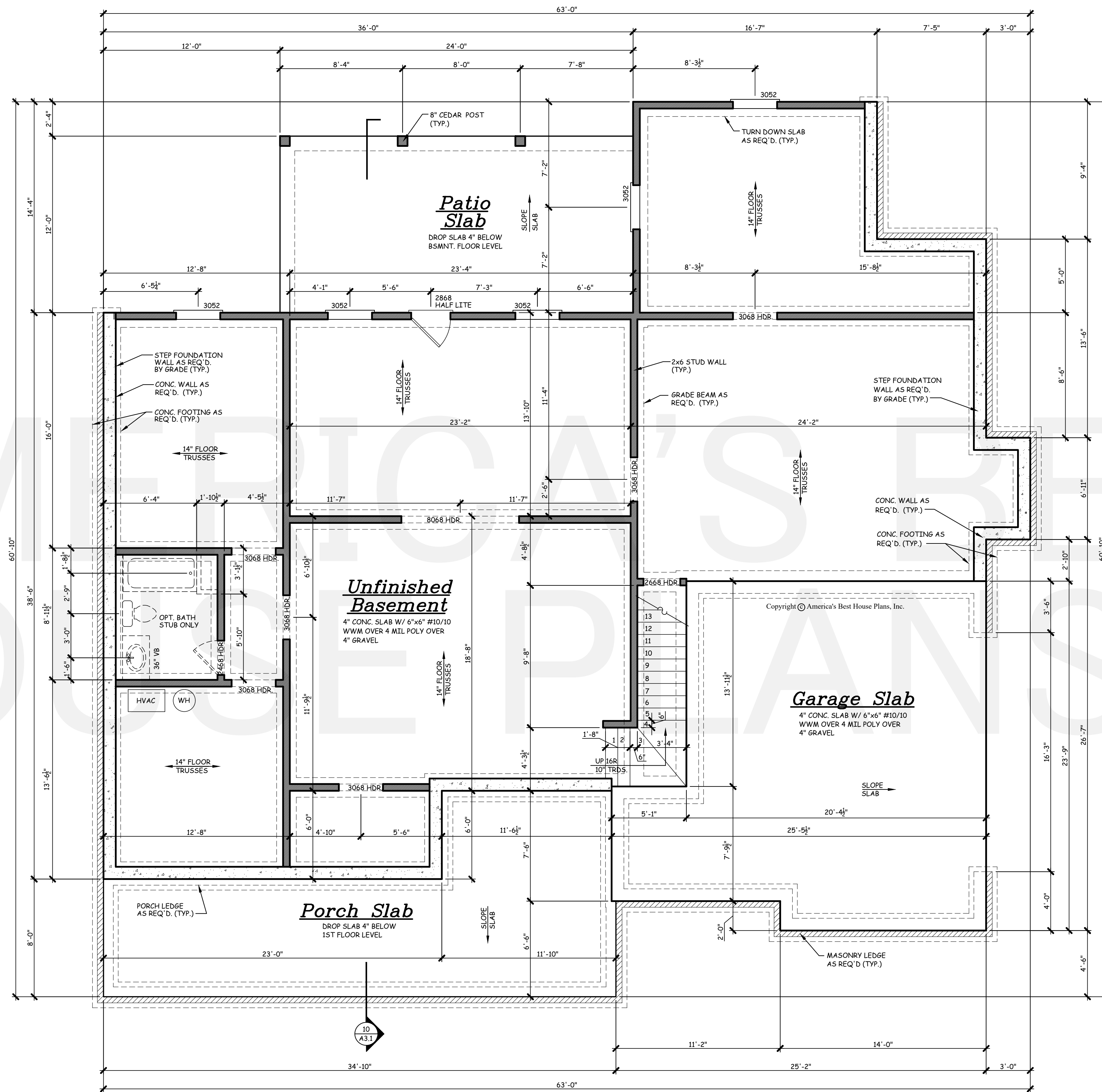
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AMBER
BASEMENT
FOUNDATION PLAN



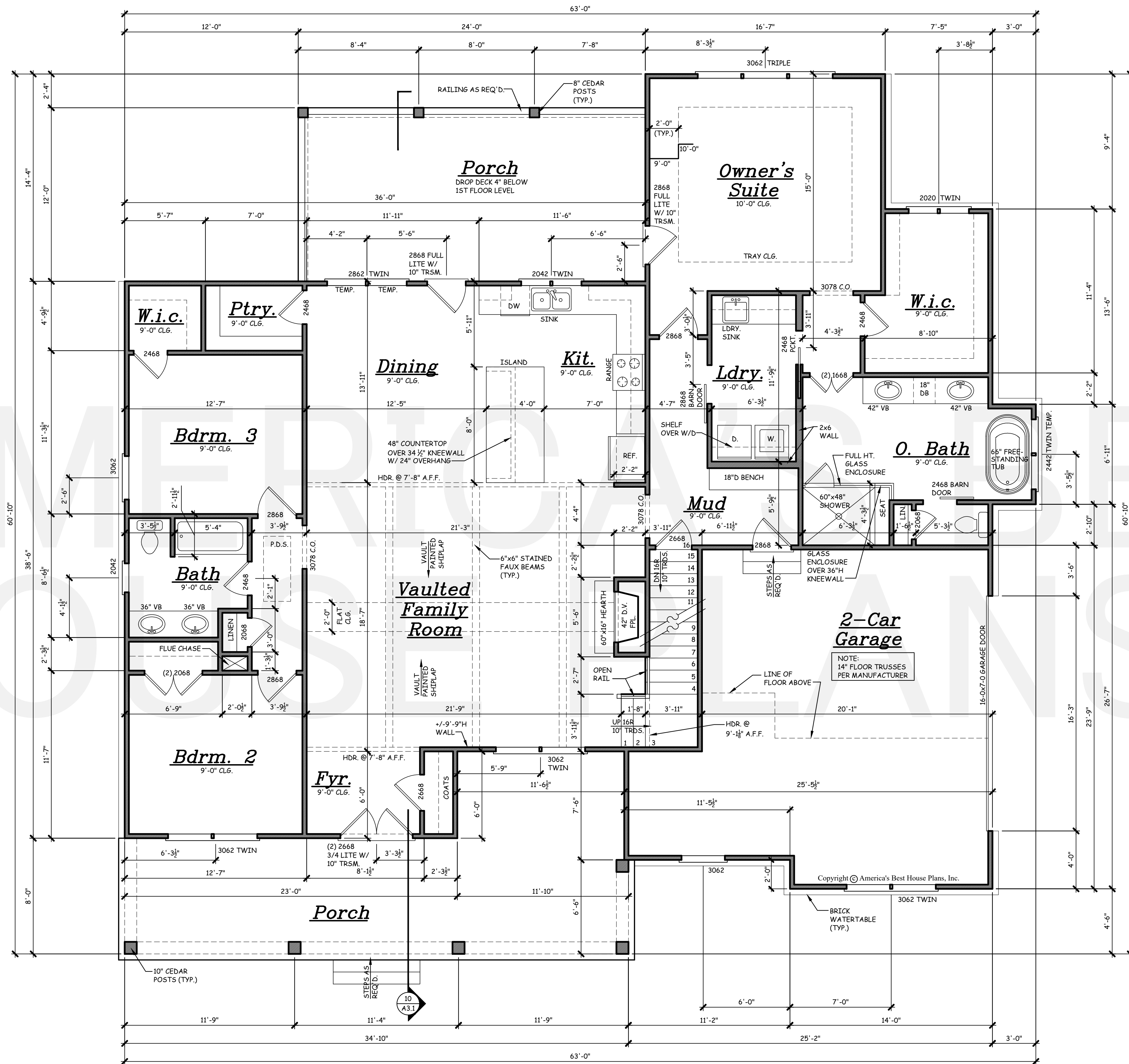
- NOTE:
1. ALL DIMENSIONS ASSUME AN 10" FOUNDATION WALL.
 2. 14" FLOOR TRUSSES PER MANUFACTURER.
 3. FOUNDATION WALLS, RETAINING WALLS, BASEMENT WINDOWS AND DOORS ARE SUBJECT TO CHANGE DUE TO CHANGING SITE CONDITIONS.
- NOTE:
- SET BASEMENT WINDOW HEADERS AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED.

1 BASEMENT FOUNDATION PLAN
A2.1 SCALE: 1/4" = 1'-0"

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- GENERAL NOTES:
1. THESE PLANS ARE DESIGNED TO MEET THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
 3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO AMERICA'S BEST HOUSE PLANS, INC. FOR JUSTIFICATION AND/OR CORRECTIONS. BUILDER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
 4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 5. THESE PLANS ARE NOT TO BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERICA'S BEST HOUSE PLANS, INC.
 6. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.
 7. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 8. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 9. FLOOR AND ROOF TRUSS DRAWINGS MUST BE PROVIDED BY TRUSS MANUFACTURER. PLUMBING AND HVAC PLANS SHOULD BE PROVIDED BY A LOCAL CONTRACTOR.
 10. SQUARE FOOTAGE CALCULATIONS ARE MADE FROM OUTSIDE OF EXTERIOR FRAME WALL AND INCLUDE FINISHED AREAS ONLY. AREAS NOT INCLUDED ARE DECKS, PORCHES, GARAGES, BASEMENTS, ATTICS, FIREPLACES, ETC. TWO STORY, VAULTED AREAS AND STAIRS ARE COUNTED ONCE IN THE FIRST FLOOR SQUARE FOOTAGE CALCULATIONS. BRICK IS NOT COUNTED IN OUR SQUARE FOOTAGE CALCULATIONS.
 11. AMERICA'S BEST HOUSE PLANS, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
 12. THESE PLANS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OF THE HOUSE PLANS, EITHER IN WHOLE OR PART, INCLUDING ANY FORM OF COPYING AND/OR PREPARATION OF DERIVATIVE WORKS THERE OF, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION BY AMERICA'S BEST HOUSE PLANS, INC. IS STRICTLY PROHIBITED.

NOTE:
SET FIRST FLOOR WINDOW HEADERS AT 7'-8" A.F.F. UNLESS OTHERWISE NOTED.
ALL FIRST FLOOR DOORS ARE 6'-8" UNLESS OTHERWISE NOTED.
ALL ANGLES SHOWN ARE 45° UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE	
1ST FLOOR	2,103 SQ. FT.
OPT. BEDROOM 4	463 SQ. FT.
PORCHES	635 SQ. FT.
GARAGE	499 SQ. FT.

1 FIRST FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"

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FIRST
FLOOR PLAN

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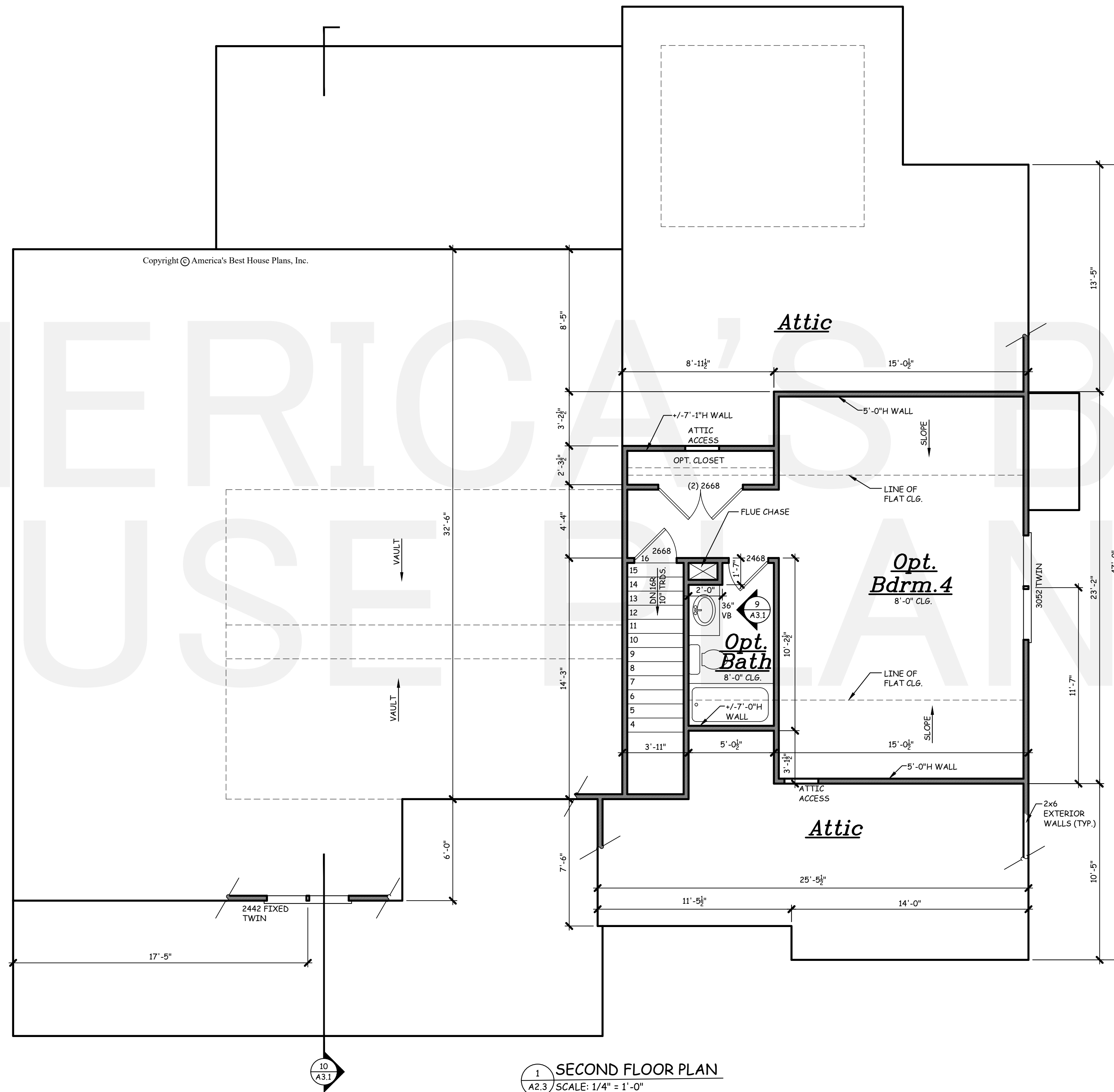
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AMBER
SECOND
FLOOR PLAN



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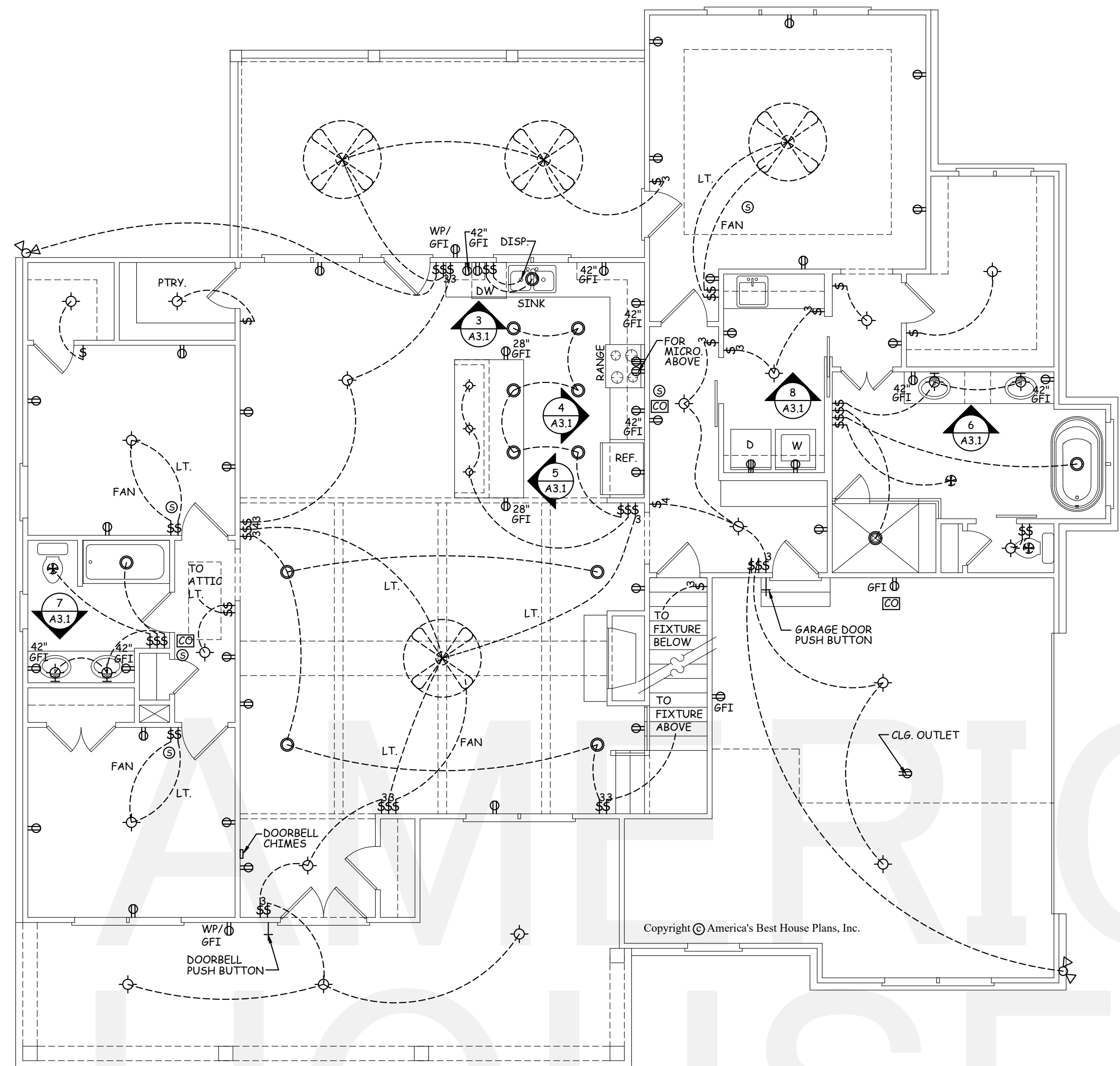
NO.	DESCRIPTION

SHEET
A2.3

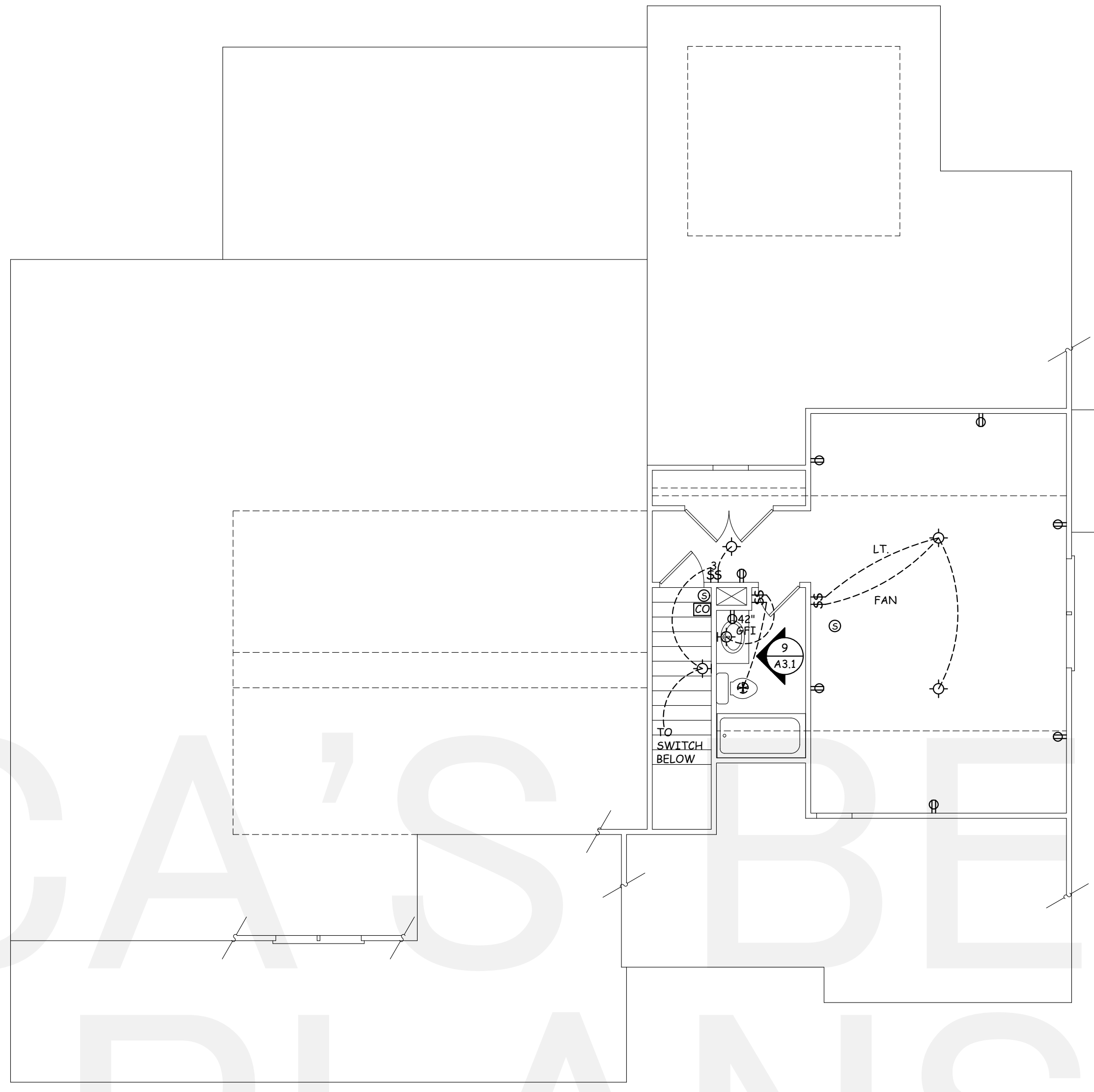
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AMBER
ELECTRICAL PLANS, & BUILDING SECTION
INTERIOR DETAILS, & BUILDING SECTION



1 FIRST FLOOR ELECTRICAL PLAN
A3.1 SCALE: 3/16" = 1'-0"

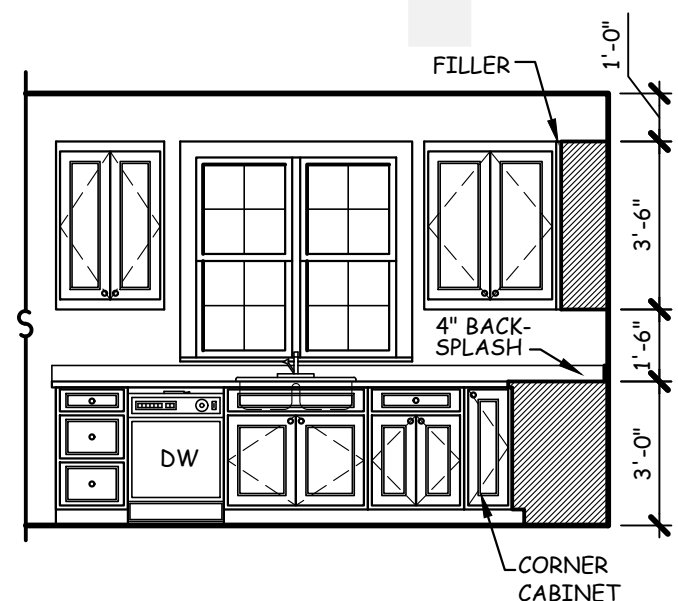


2 SECOND FLOOR ELECTRICAL PLAN
A3.1 SCALE: 3/16" = 1'-0"

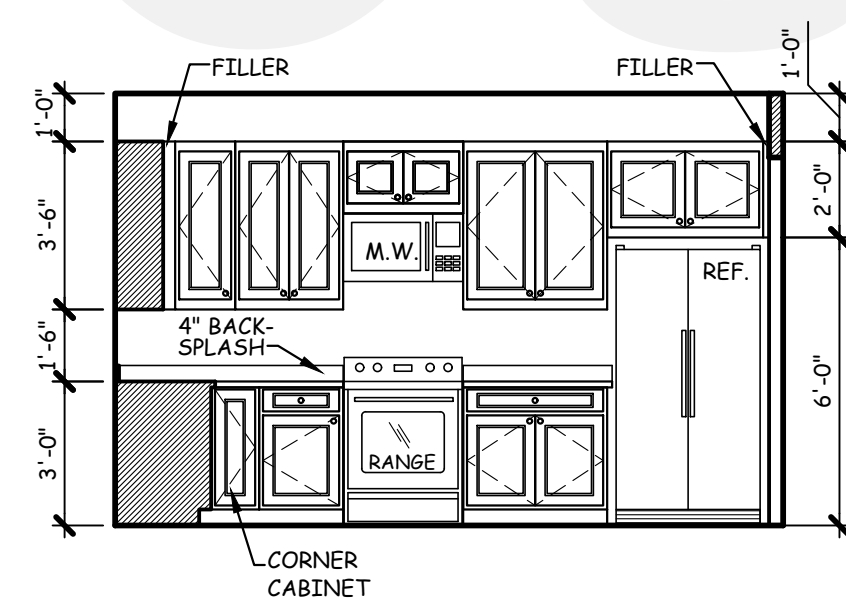
ELECTRICAL LEGEND

- ⊥ SINGLE POLE SWITCH
- ⊥ THREE-WAY SWITCH
- ⊥ FOUR-WAY SWITCH
- ⊙ CEILING MTD. LIGHT FIXTURE
- ⊙ WALL MTD. LIGHT FIXTURE
- ⊙ RECESSED CAN LIGHT
- ⊙ RECESSED EYEBALL FIXTURE
- ⊙ FLOOD LIGHT
- ⊙ FLUORESCENT LIGHT
- ⊙ OUTAKE FAN * SEE NOTE
- ⊙ FAN / LIGHT COMBO
- ⊙ 110 OUTLET
- ⊙ GFCI PROTECTED 110 OUTLET
- ⊙ WP WEATHER PROOF 110 OUTLET
- ⊙ QUAD OUTLET
- ⊙ 1/2 HALF SWITCHED OUTLET
- ⊙ FLOOR OUTLET
- ⊙ 220 OUTLET
- ⊙ GAS CONNECTION
- ⊙ DOORBELL CHIMES
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE ALARM
- ⊙ SMOKE/CO2 COMBO.
- ⊙ PUSH BUTTON
- ⊙ TELEPHONE OUTLET
- ⊙ CABLE OUTLET
- ⊙ CAT 5 INTERNET
- ⊙ CEILING FAN

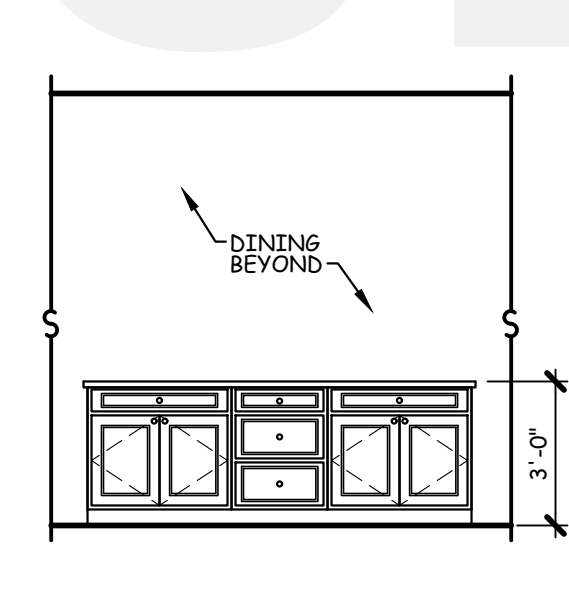
NOTES:
1. VENT FANS TO COMPLY WITH IRC R303.3 EXCEPTION
2. ALL AFCI CIRCUIT BREAKERS TO BE INSTALLED AS PER 2017 NEC REQUIREMENTS.



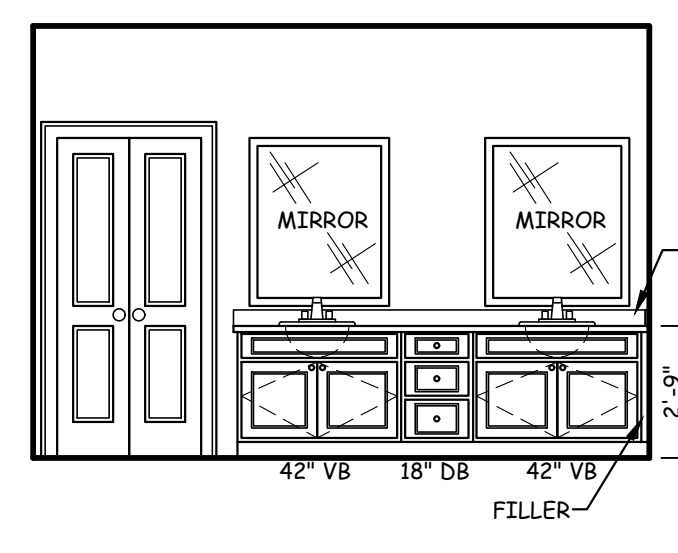
3 KITCHEN CABINETS
A3.1 SCALE: 1/4" = 1'-0"



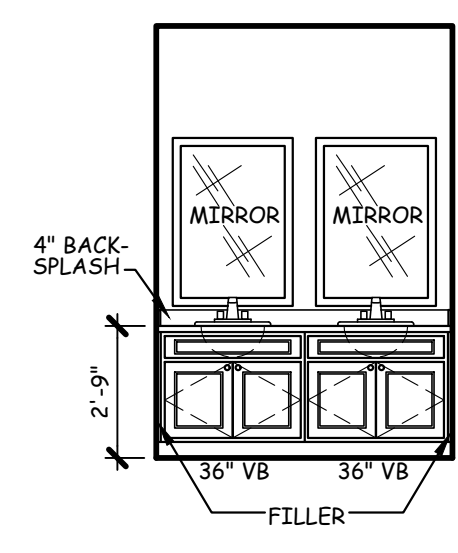
4 KITCHEN CABINETS
A3.1 SCALE: 1/4" = 1'-0"



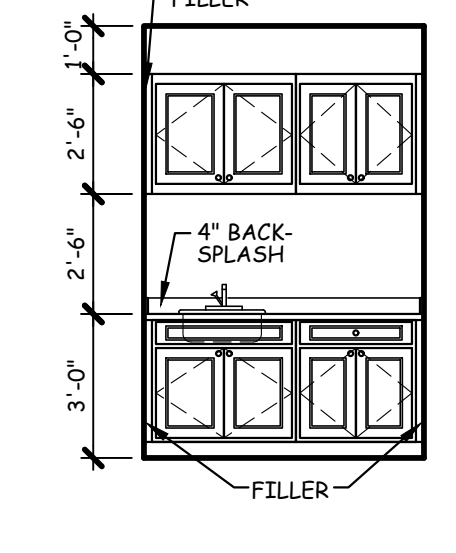
5 KITCHEN CABINETS
A3.1 SCALE: 1/4" = 1'-0"



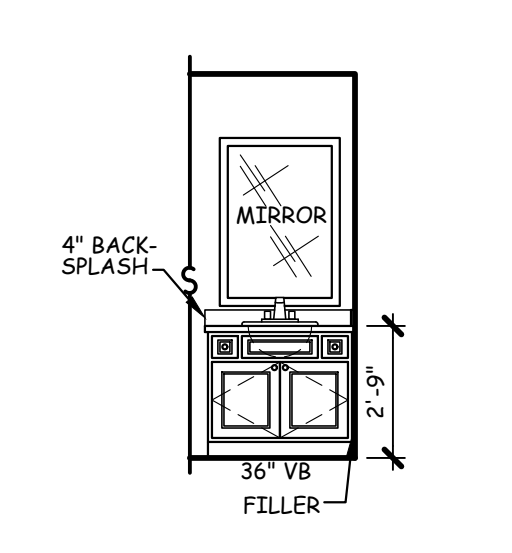
6 O. BATH CABINETS
A3.1 SCALE: 1/4" = 1'-0"



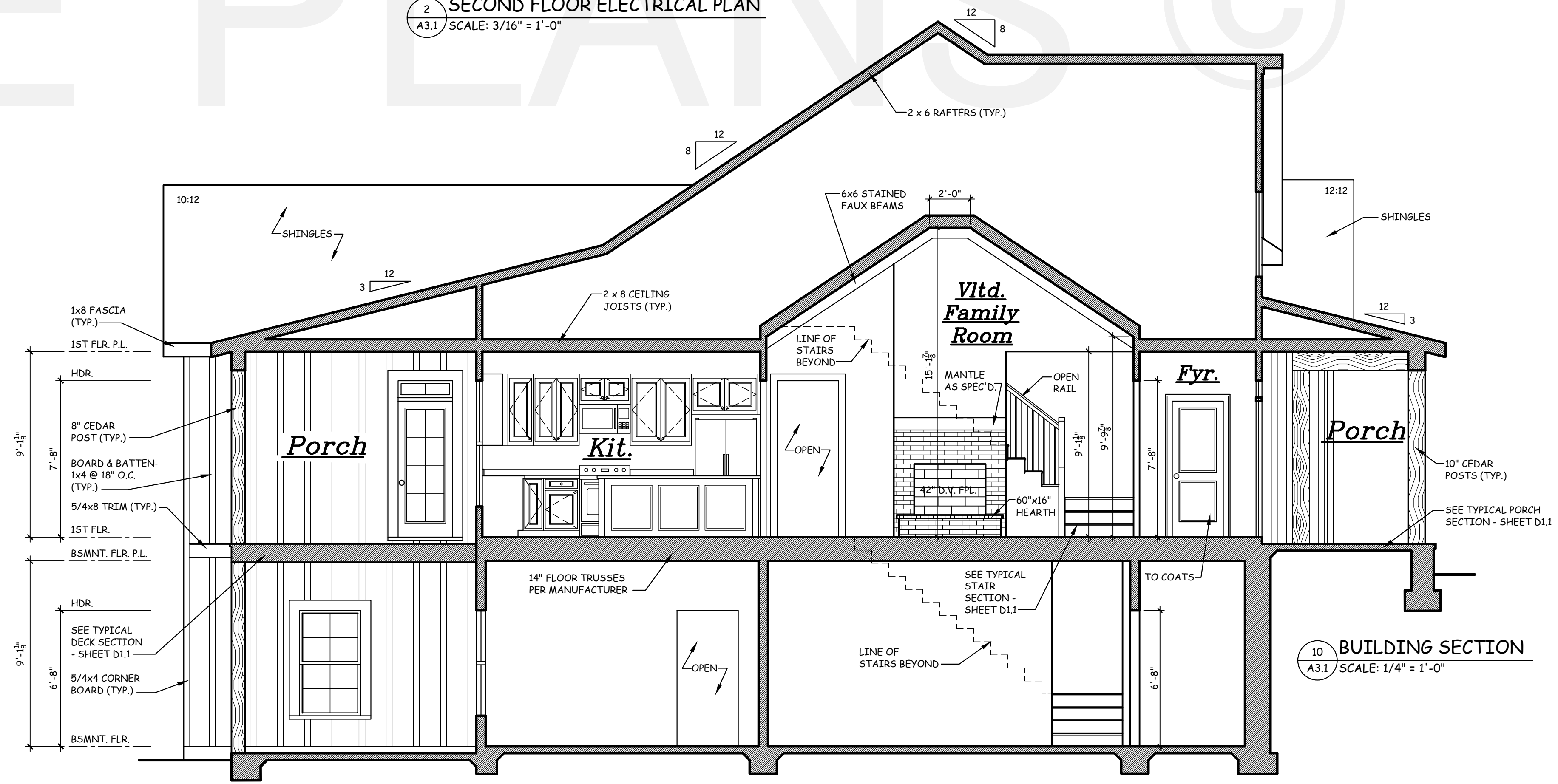
7 BATH CABINETS
A3.1 SCALE: 1/4" = 1'-0"



8 LDY. CABINETS
A3.1 SCALE: 1/4" = 1'-0"



9 BATH CABINETS
A3.1 SCALE: 1/4" = 1'-0"



10 BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"

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A3.1

