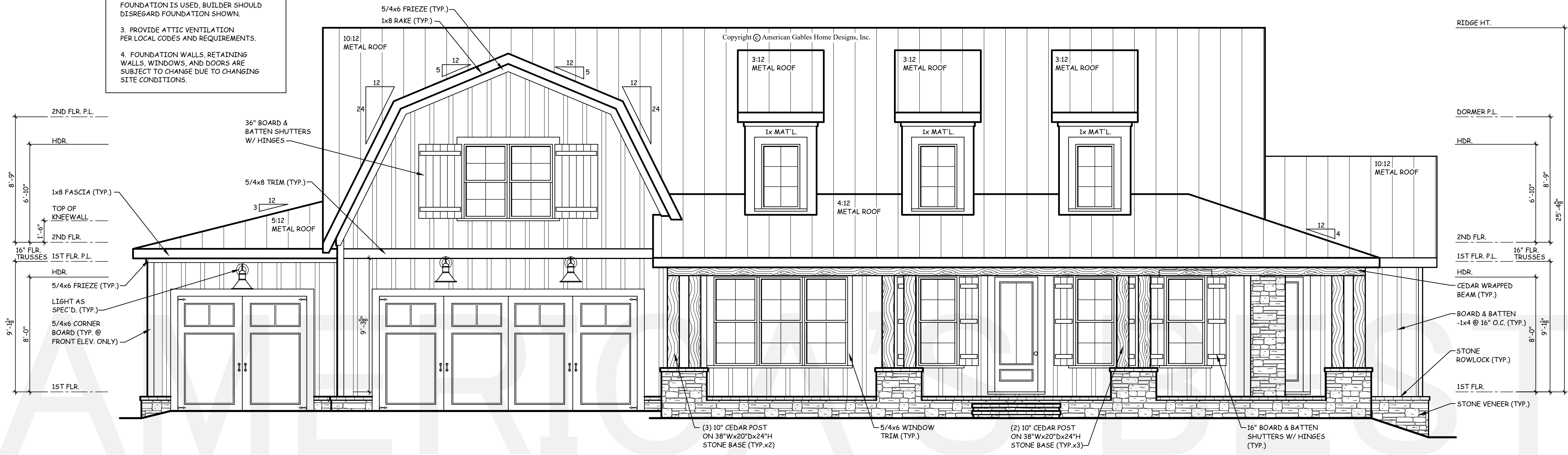


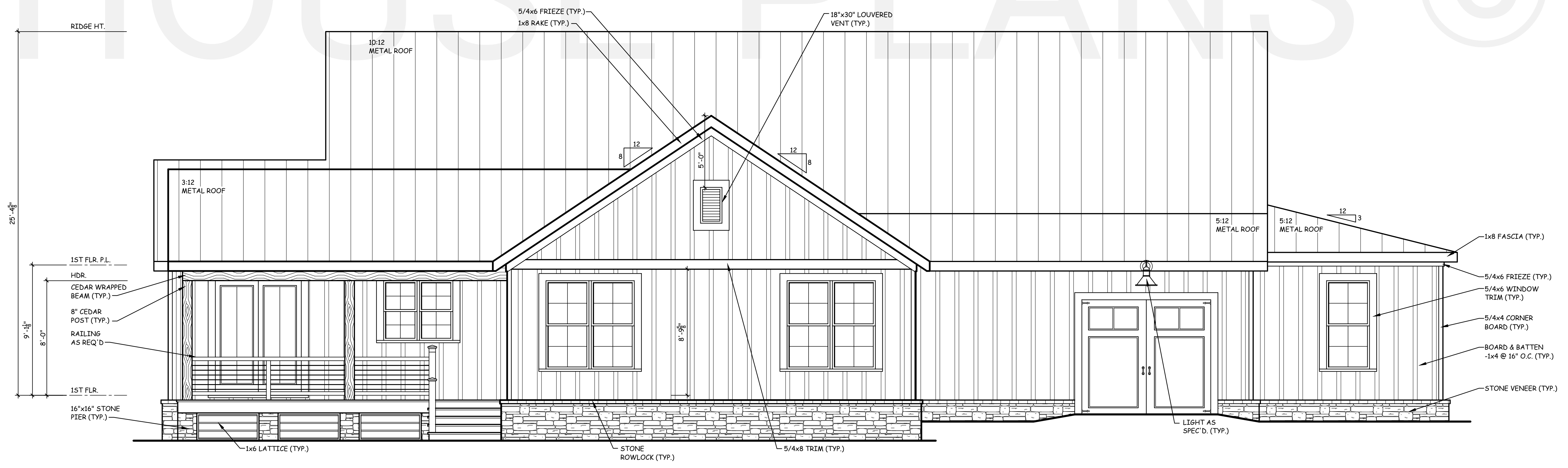
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- NOTE:
1. WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, ADD BLOCKING TO STEEPER PITCH AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG.
  2. ELEVATIONS REFLECT A CRAWL FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD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



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



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

RIVERBROOKE  
FRONT & REAR  
ELEVATIONS

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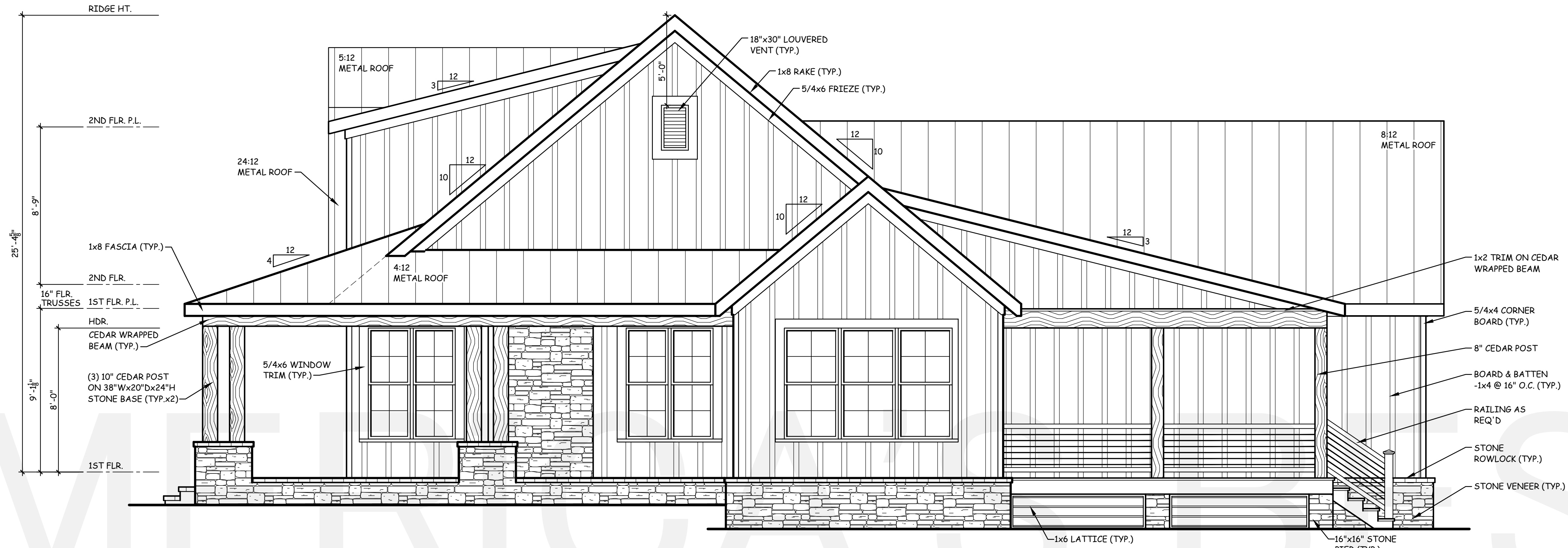
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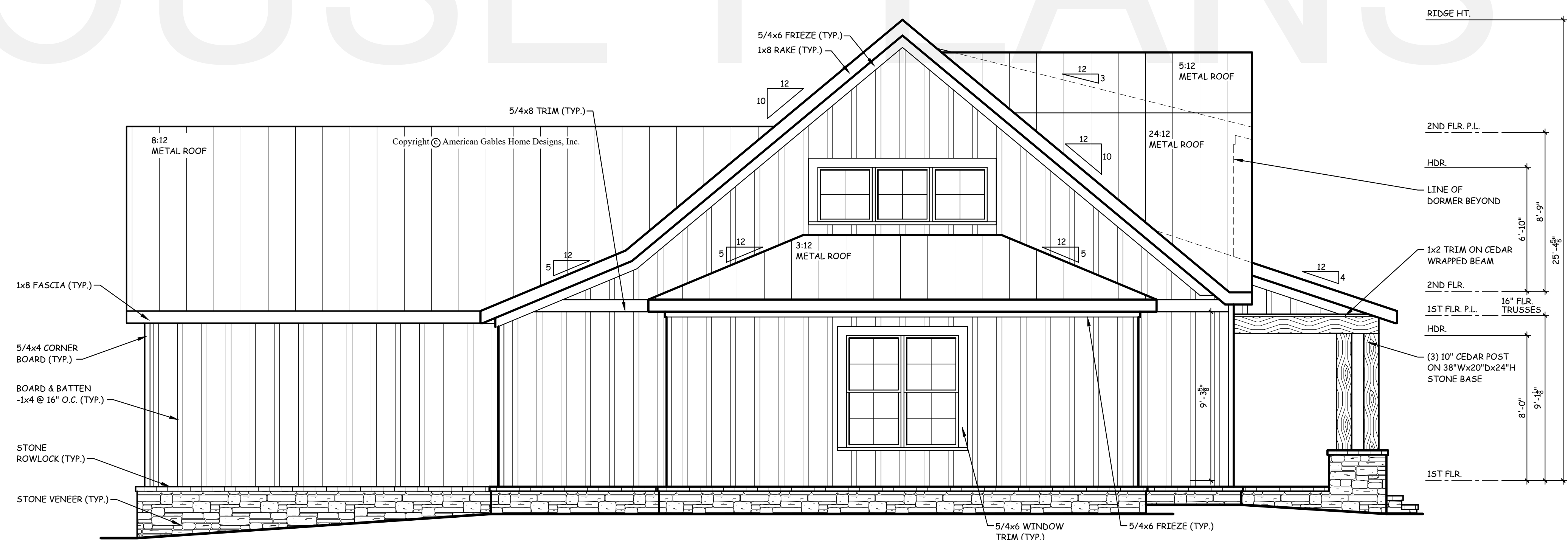
SHEET  
A1.1

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



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

RIVERBROOKE

SIDE  
ELEVATIONS

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SHEET  
A1.2

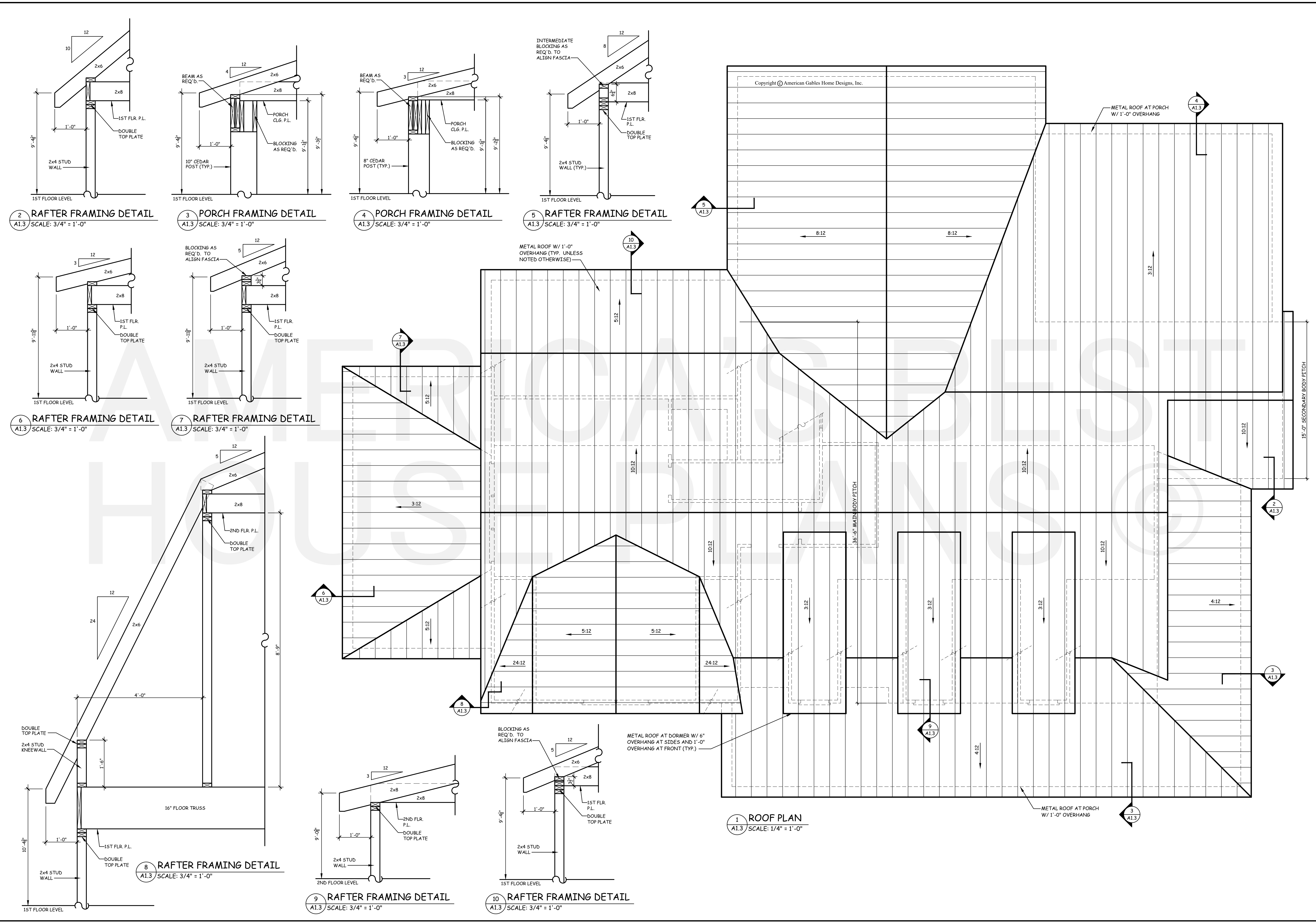
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RIVERBROOKE  
ROOF PLAN  
& RAFTER FRAMING DETAILS

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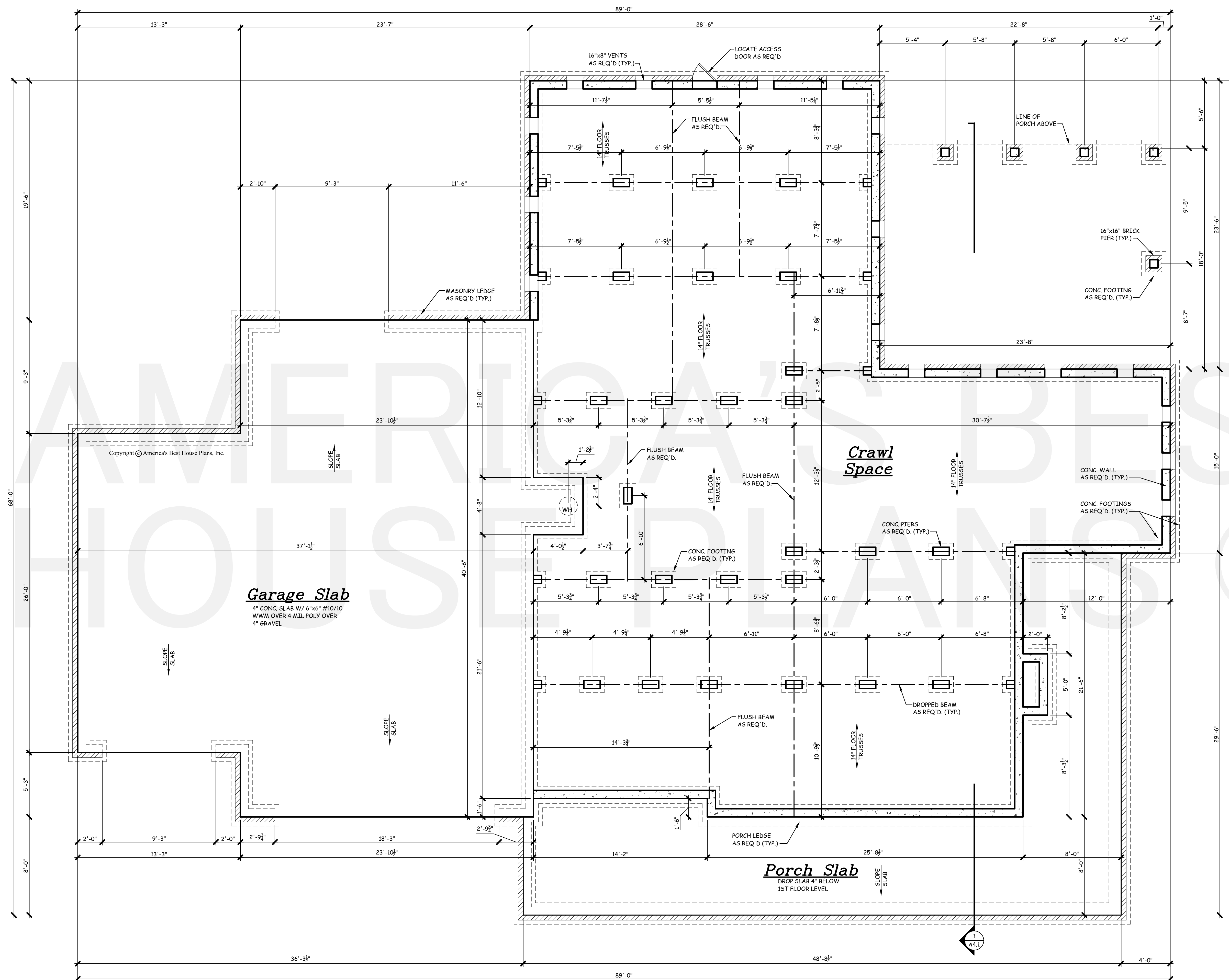
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RIVERBROOKE

CRAWL  
FOUNDATION PLAN



**Garage Slab**

4" CONC. SLAB W/ 6"x6" #10/10  
WWM OVER 4 MIL. POLY OVER  
4" GRAVEL

**Crawl Space**

**Porch Slab**

DROP SLAB 4" BELOW  
1ST FLOOR LEVEL

- NOTE:
1. ALL DIMENSIONS ASSUME AN 8" FOUNDATION WALL.
  2. 14" FLOOR TRUSSES PER MANUFACTURER.
  3. FOUNDATION WALLS AND RETAINING WALLS ARE SUBJECT TO CHANGE DUE TO CHANGING SITE CONDITIONS.
  4. PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODES AND REQUIREMENTS.

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

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RIVERBROOKE

FIRST  
FLOOR PLAN

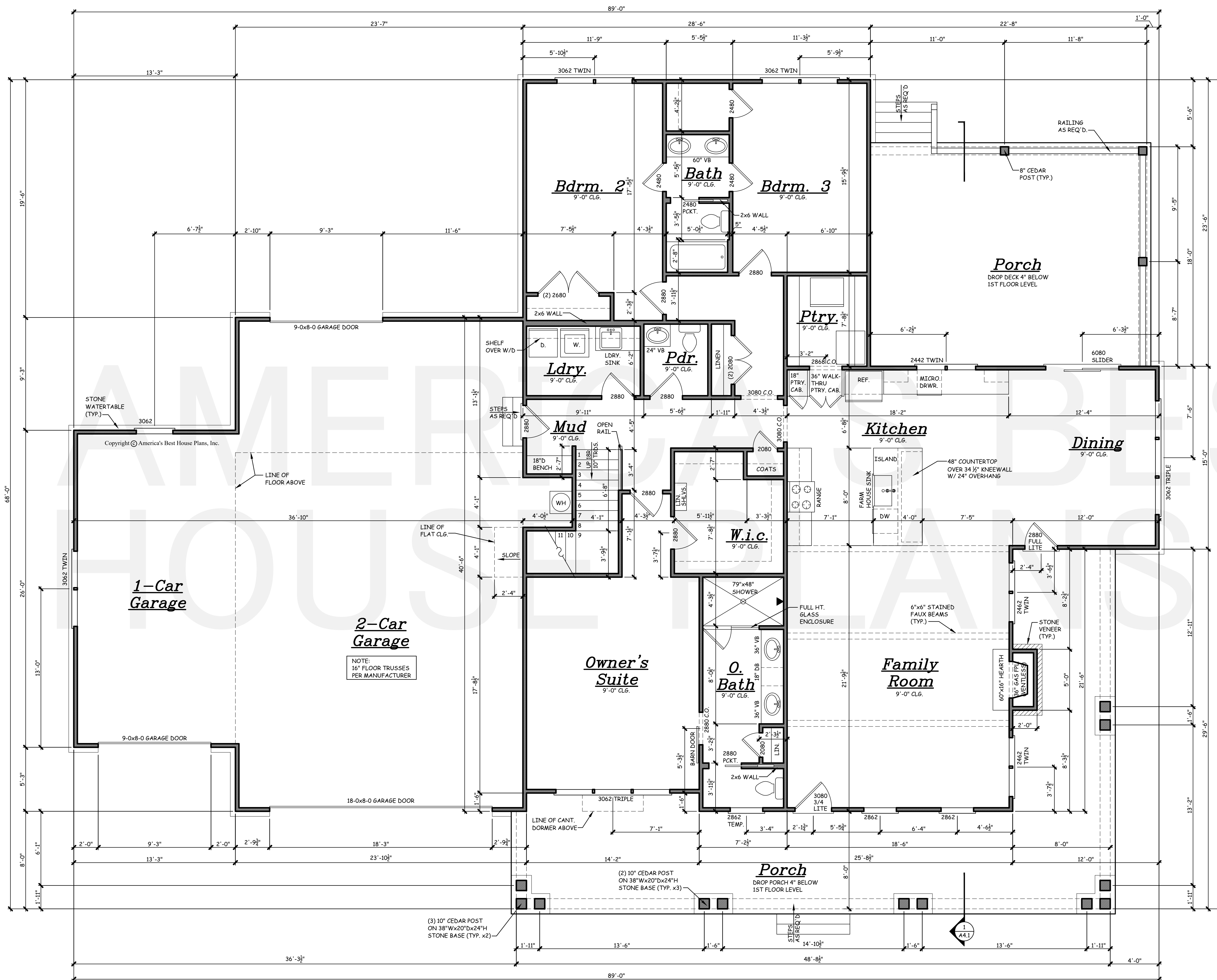
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SHEET  
A2.2



- GENERAL NOTES:
1. THESE PLANS ARE DESIGNED TO MEET THE 2021 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 8'-0" A.F.F. UNLESS OTHERWISE NOTED.  
ALL FIRST FLOOR DOORS ARE 8'-0" H UNLESS OTHERWISE NOTED.  
ALL ANGLES SHOWN ARE 45° UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE

1ST FLOOR	2,278 SQ. FT.
OPT. BONUS	690 SQ. FT.
FRONT PORCH	583 SQ. FT.
REAR PORCH	408 SQ. FT.
GARAGE	1,317 SQ. FT.

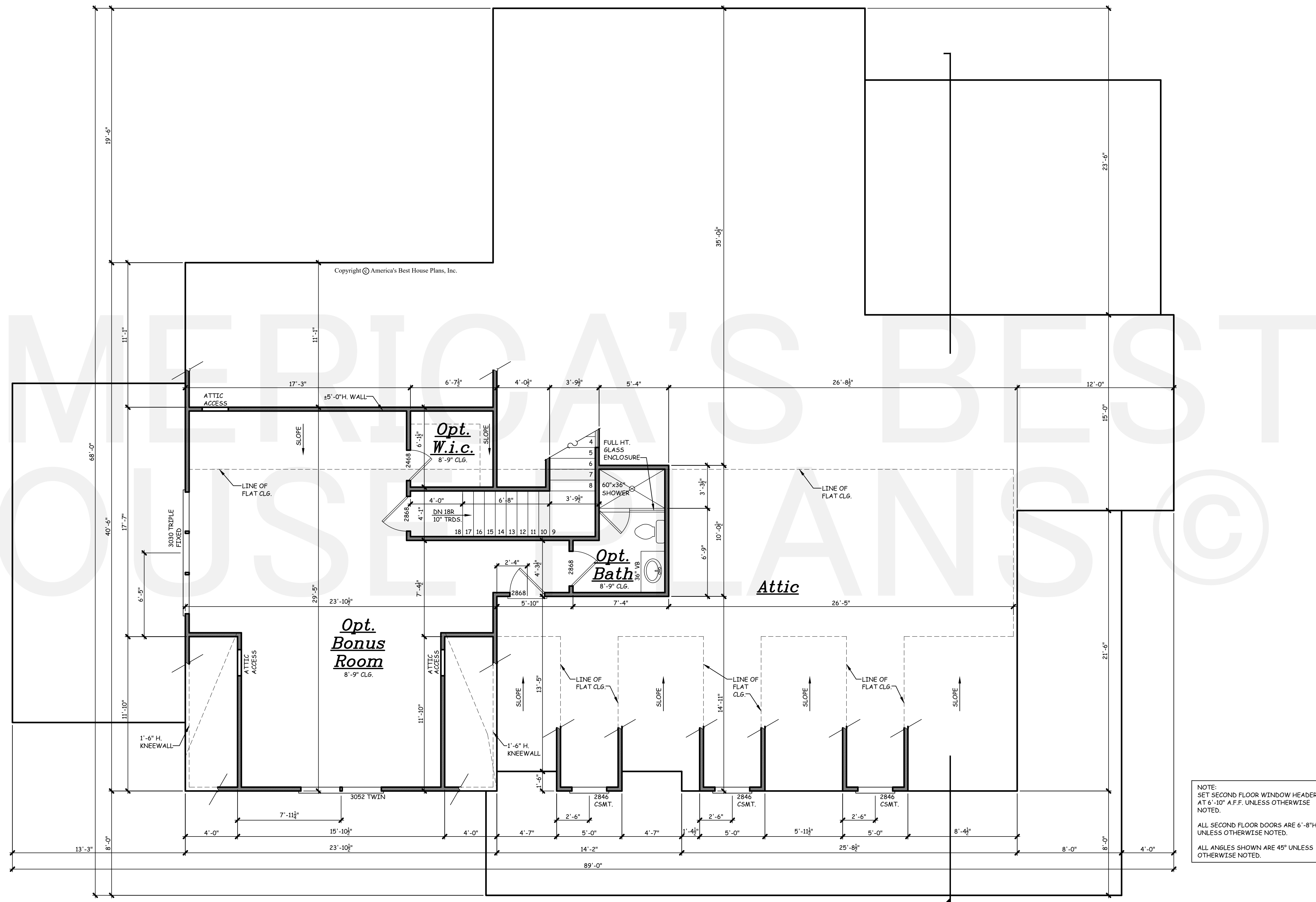
1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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RIVERBROOKE

SECOND  
FLOOR PLAN



NOTE:  
SET SECOND FLOOR WINDOW HEADERS  
AT 6'-10\"/>

ALL SECOND FLOOR DOORS ARE 6'-8\"/>

ALL ANGLES SHOWN ARE 45° UNLESS  
OTHERWISE NOTED.

1 SECOND FLOOR PLAN  
A2.3 SCALE: 1/4" = 1'-0"

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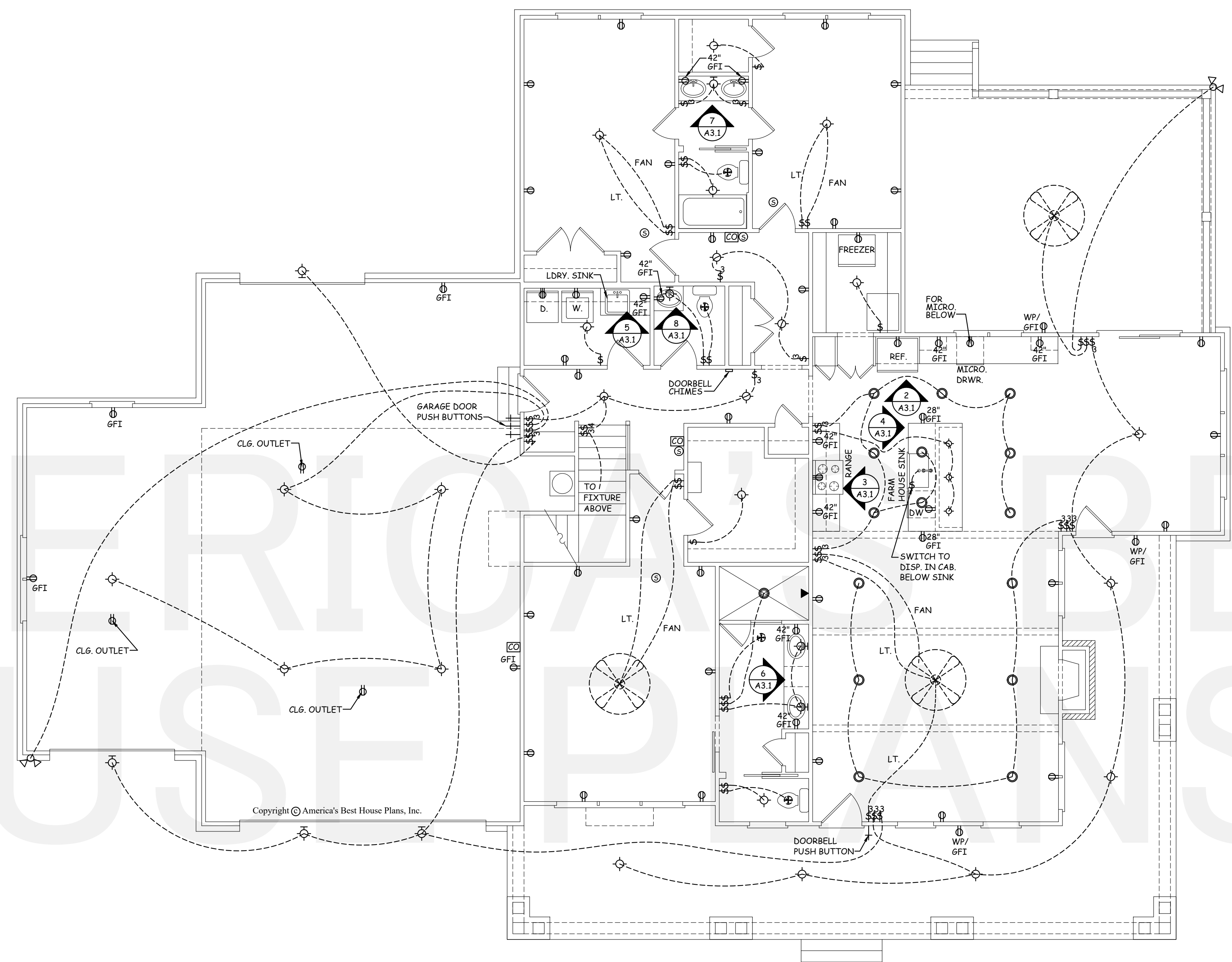
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A2.3

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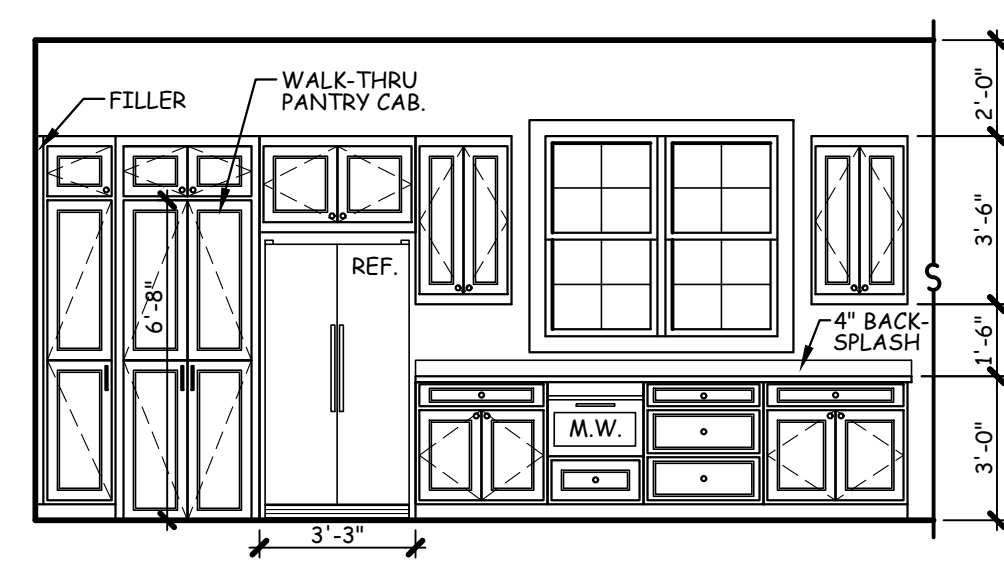
RIVERBROOKE  
FIRST FLOOR ELECTRICAL PLAN &  
INTERIOR DETAILS



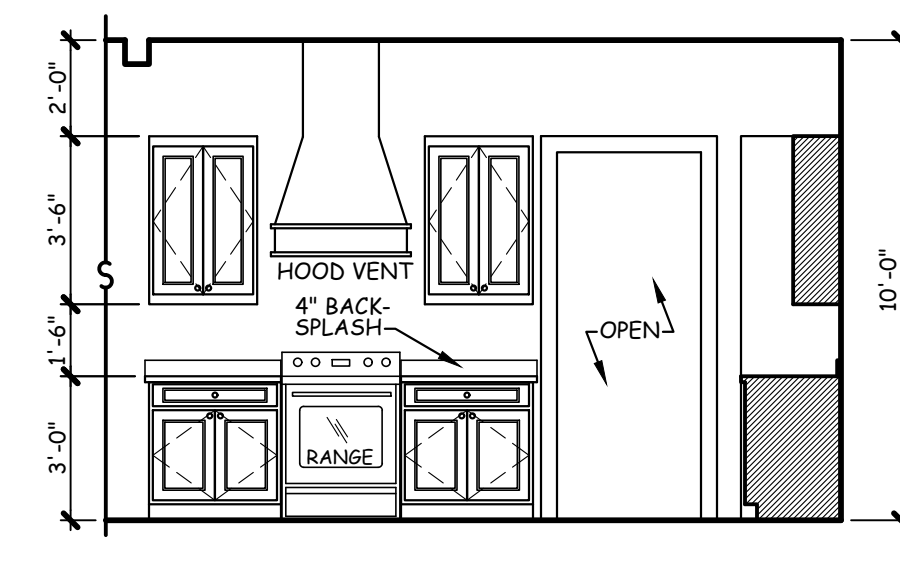
ELECTRICAL LEGEND	
⊞	SINGLE POLE SWITCH
⊞ <sub>3</sub>	THREE-WAY SWITCH
⊞ <sub>4</sub>	FOUR-WAY SWITCH
⊞	CEILING MTD. LIGHT FIXTURE
⊞	WALL MTD. LIGHT FIXTURE
⊞	RECESSED CAN LIGHT
⊞	RECESSED EYEBALL FIXTURE
⊞	FLOOD LIGHT
⊞	FLUORESCENT LIGHT
⊞	OUTAKE FAN * SEE NOTE
⊞	FAN / LIGHT COMBO
⊞	110 OUTLET
⊞ <sub>GFI</sub>	GFCI PROTECTED 110 OUTLET
⊞ <sub>WP</sub>	WEATHER PROOF 110 OUTLET
⊞	QUAD OUTLET
⊞ <sub>1/2</sub>	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 2020 NEC REQUIREMENTS.

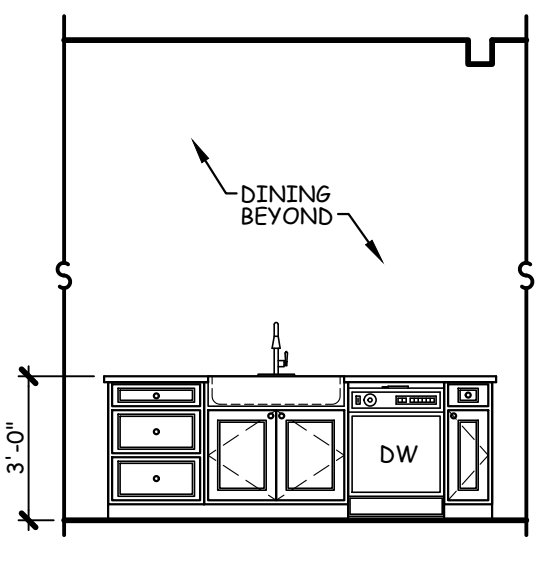
1 FIRST FLOOR ELECTRICAL PLAN  
A3.1 SCALE: 3/16" = 1'-0"



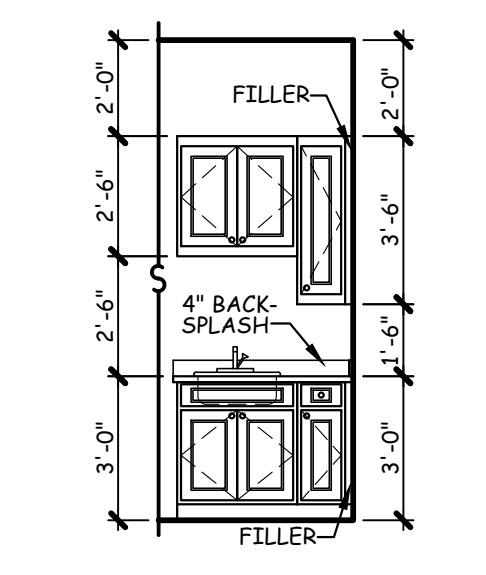
2 KITCHEN CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



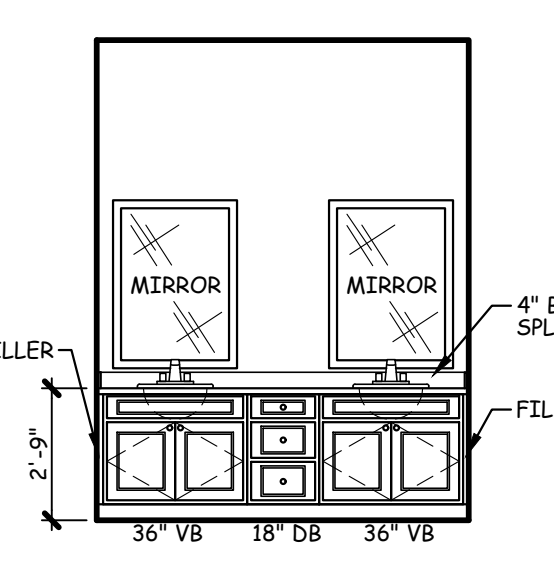
3 KITCHEN CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



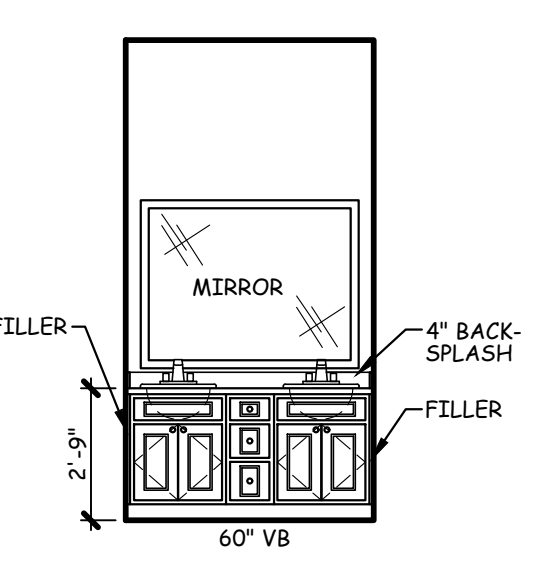
4 KITCHEN CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



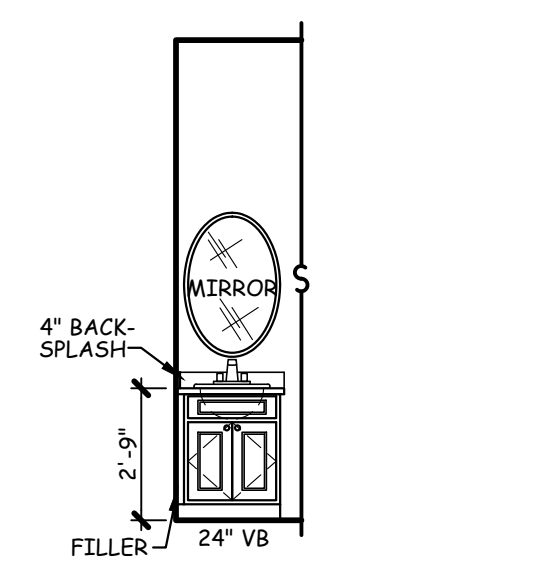
5 LDY. CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



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



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



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

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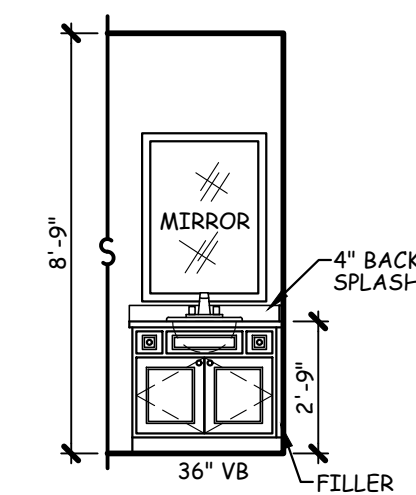
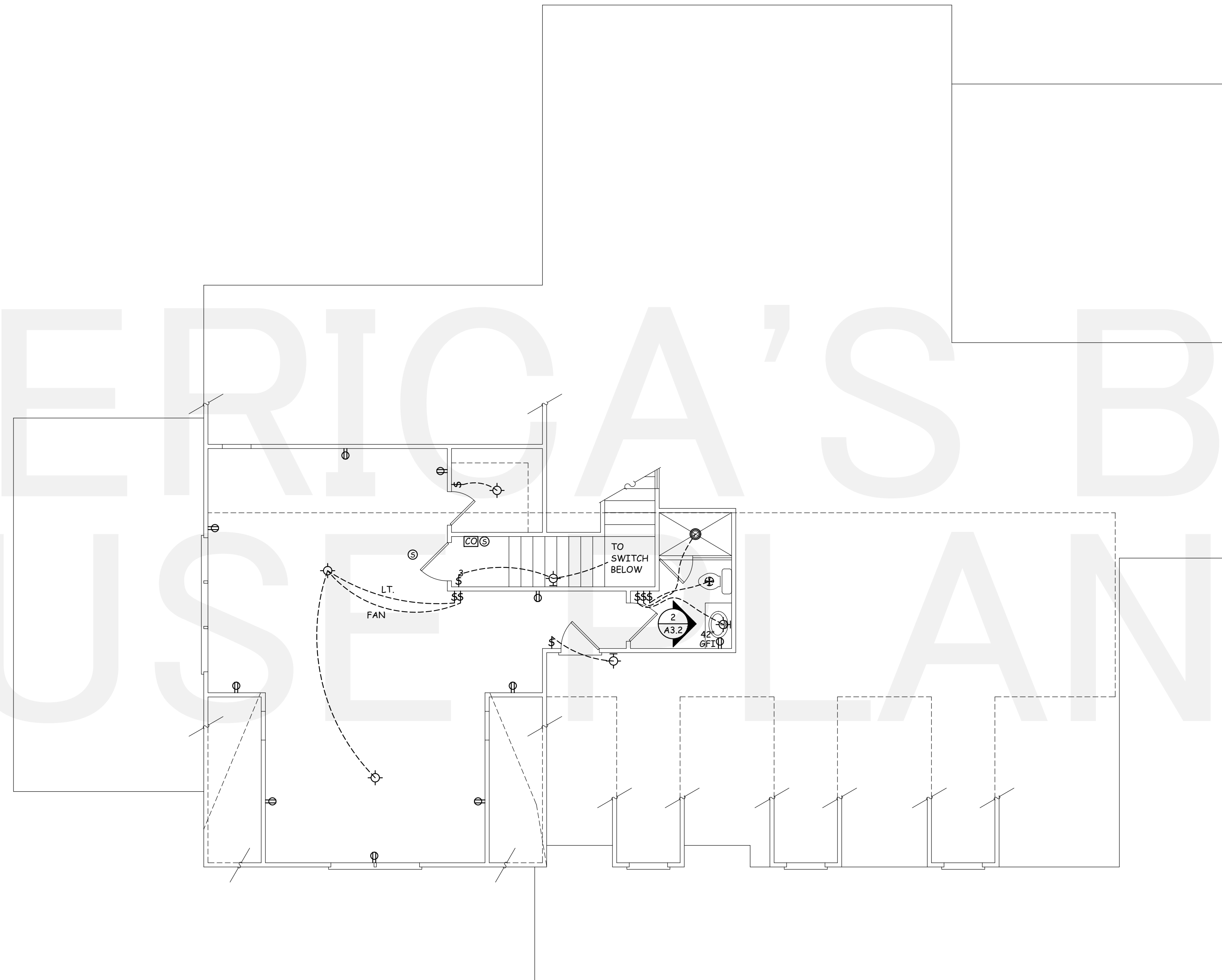
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RIVERBROOKE  
SECOND FLOOR ELECTRICAL PLAN &  
INTERIOR DETAIL

ELECTRICAL LEGEND	
⌚	SINGLE POLE SWITCH
⌚ <sub>3</sub>	THREE-WAY SWITCH
⌚ <sub>4</sub>	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
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⊙	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 2020 NEC REQUIREMENTS.



2 BATH CABINETS  
A3.2 SCALE: 1/4" = 1'-0"

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

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NO.	DESCRIPTION

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A3.2

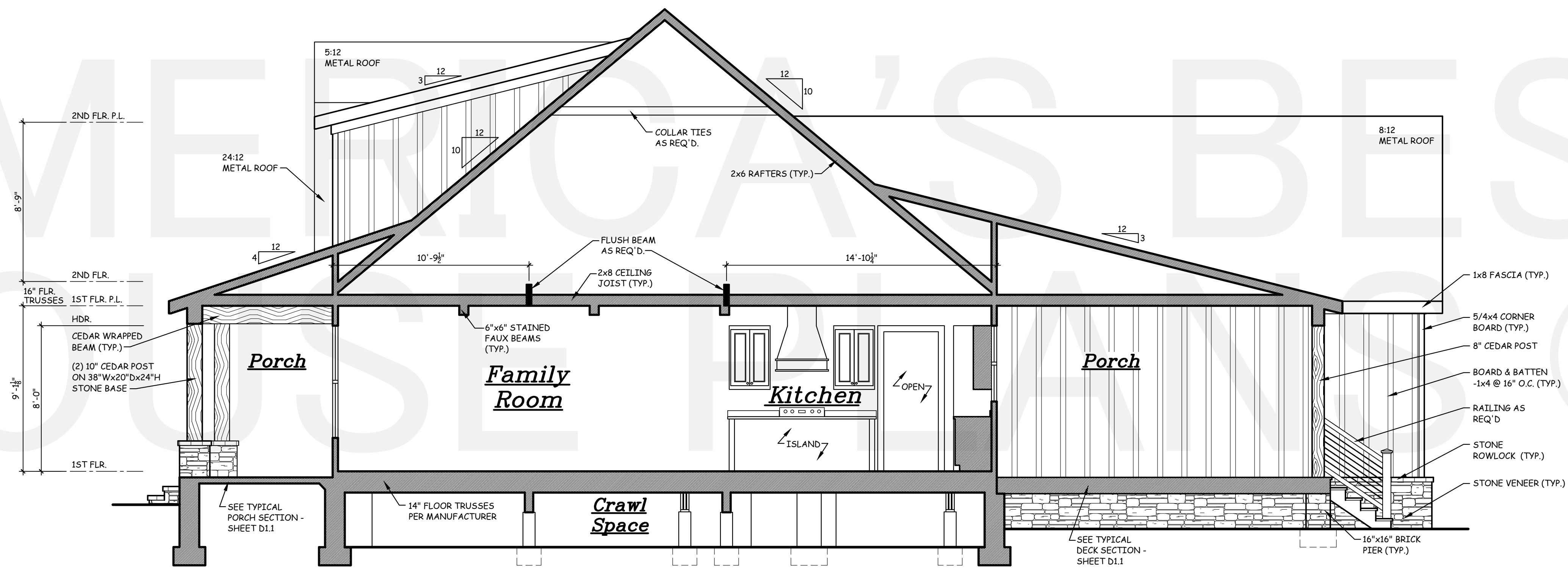


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RIVERBROOKE

BUILDING SECTION



1 BUILDING SECTION  
A4.1 SCALE: 1/4" = 1'-0"

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