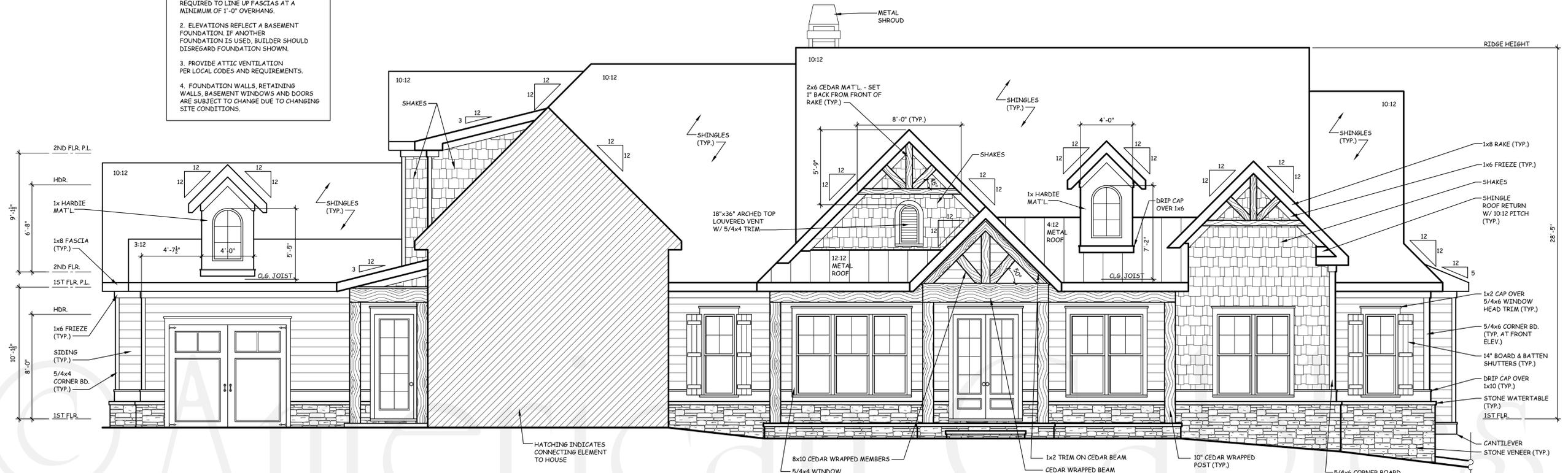
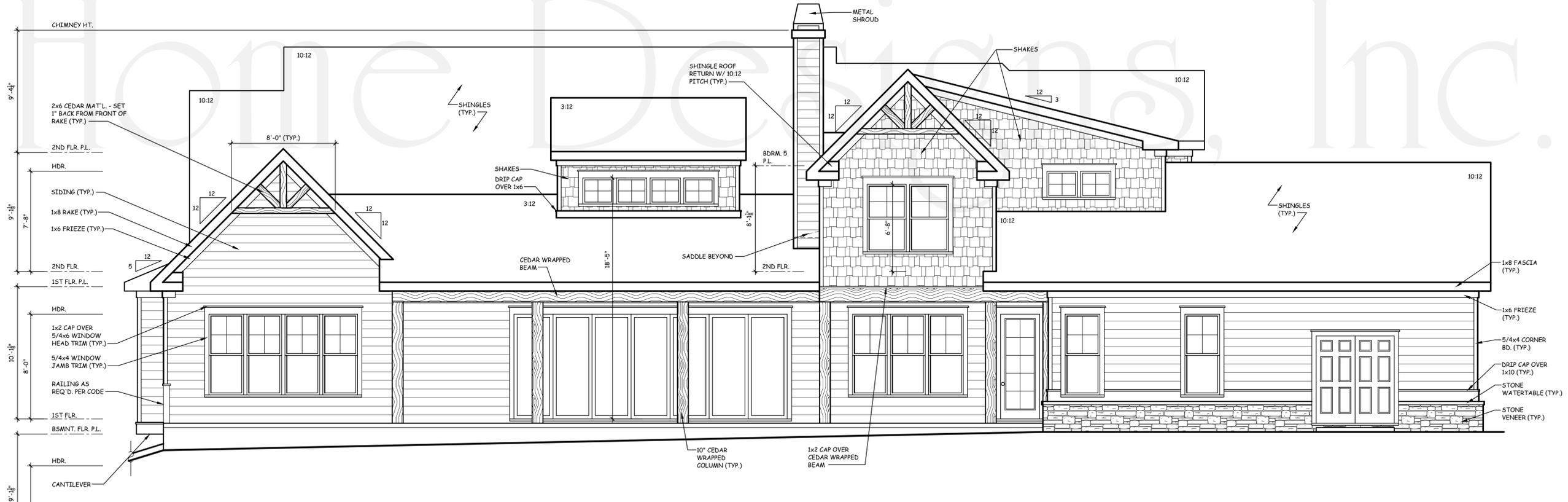


NOTE:  
 1. WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, ADD BLOCKING TO STEEPER PITCH AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG.  
 2. ELEVATIONS REFLECT A BASEMENT FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN.  
 3. PROVIDE ATTIC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



1 FRONT ELEVATION  
 A11 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION  
 A11 SCALE: 1/4" = 1'-0"

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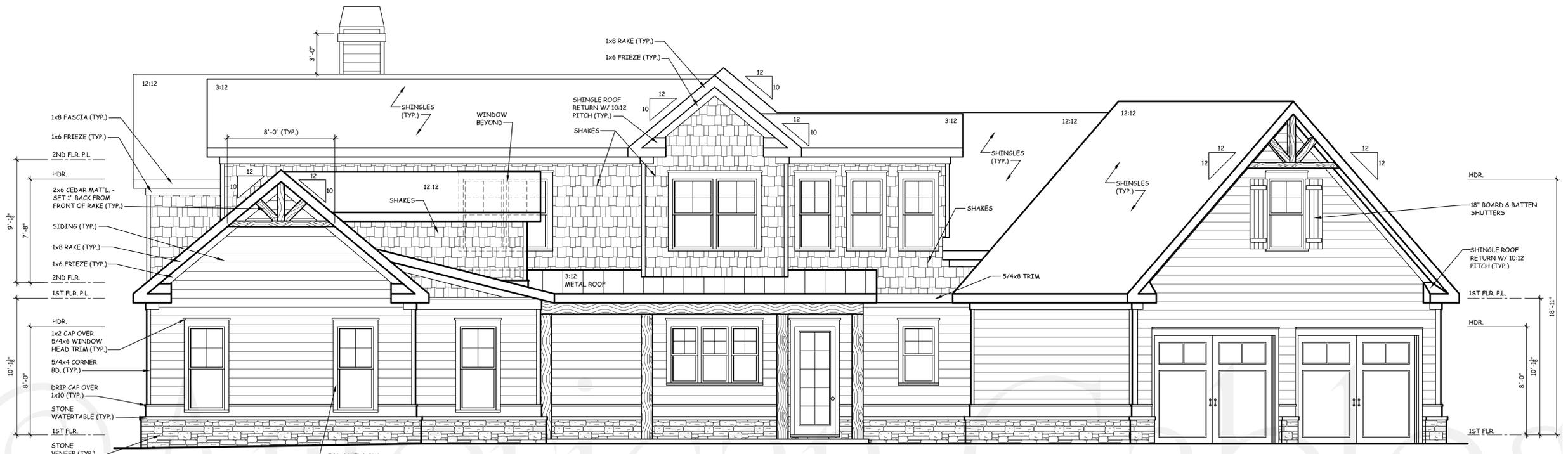
FRONT & REAR ELEVATIONS

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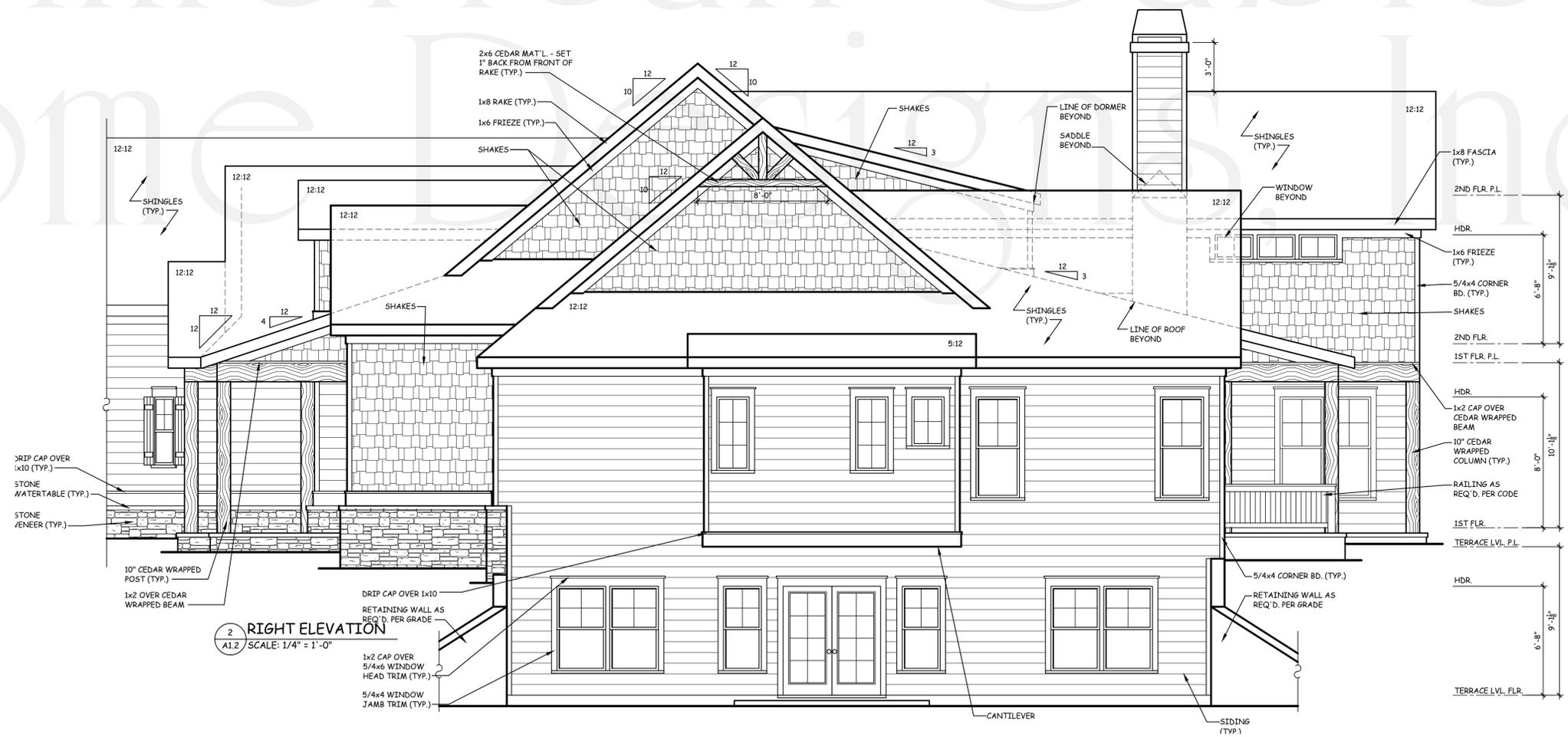
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1 LEFT ELEVATION  
A1.2 SCALE: 1/4" = 1'-0"



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

SIDE ELEVATIONS

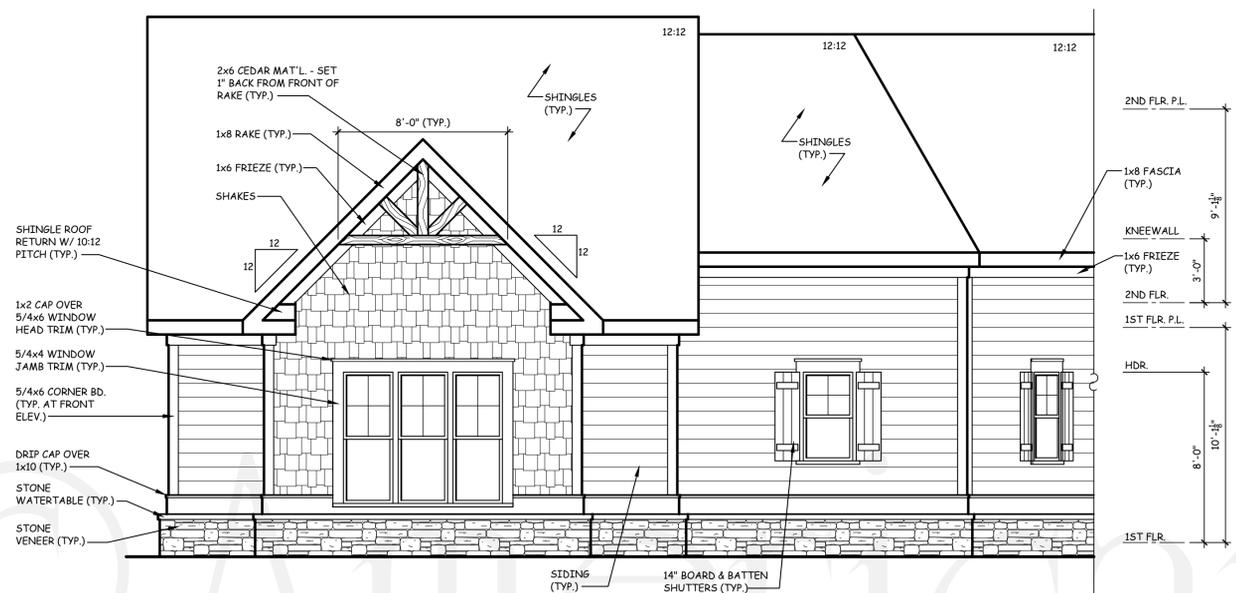


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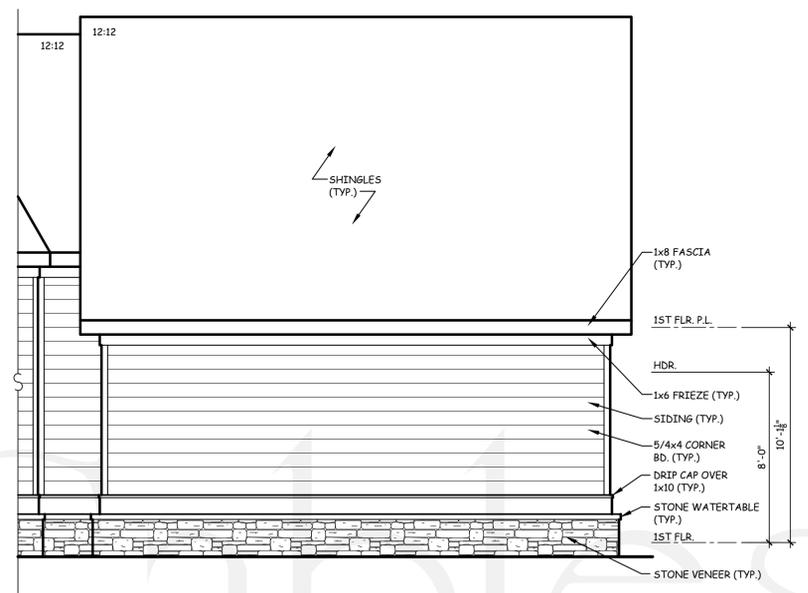
REVISIONS:	

SHEET A1.2

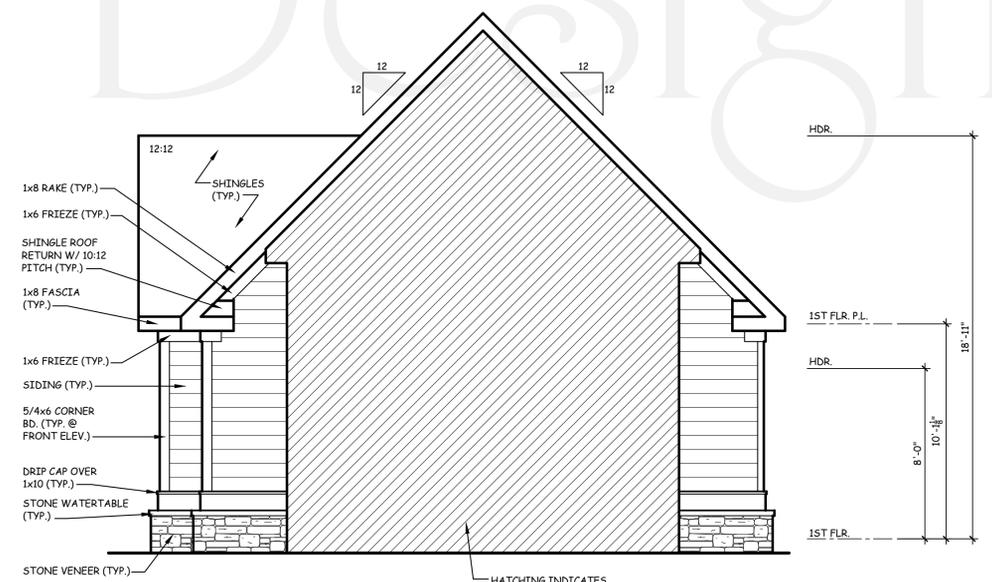
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1 GARAGE RIGHT ELEVATION  
 A1.3 SCALE: 1/4" = 1'-0"



2 GARAGE LEFT ELEVATION  
 A1.3 SCALE: 1/4" = 1'-0"



3 GARAGE CONNECTING ELEVATION  
 A1.3 SCALE: 1/4" = 1'-0"

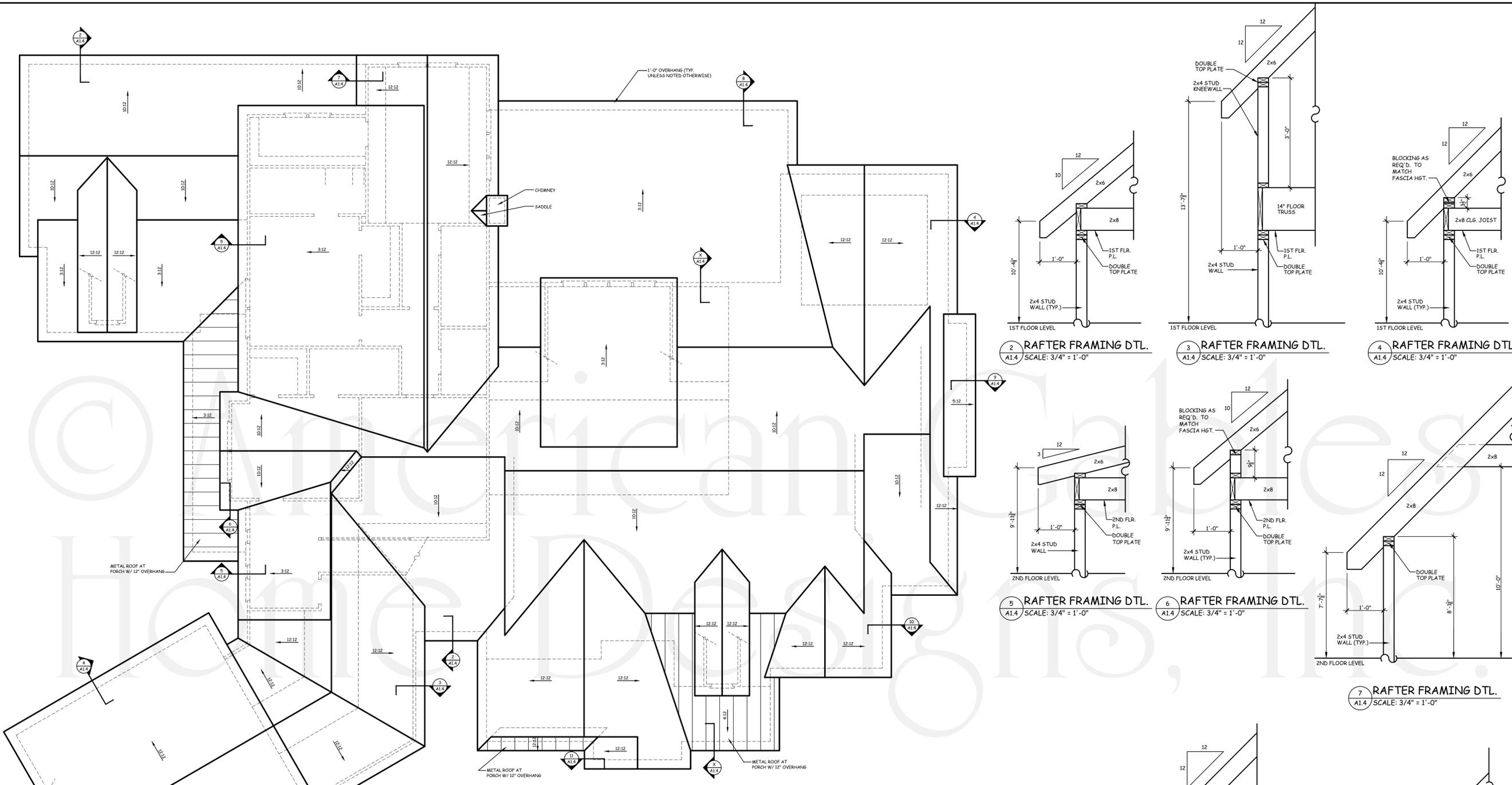
GARAGE ELEVATIONS

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SHEET  
 A1.3



**1 ROOF PLAN**  
A1.4 SCALE: 3/16" = 1'-0"

**2 RAFTER FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**3 RAFTER FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**4 RAFTER FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**5 RAFTER FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**6 RAFTER FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**7 RAFTER FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**8 PORCH FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**9 RAFTER FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**10 RAFTER FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

**11 PORCH FRAMING DTL.**  
A1.4 SCALE: 3/4" = 1'-0"

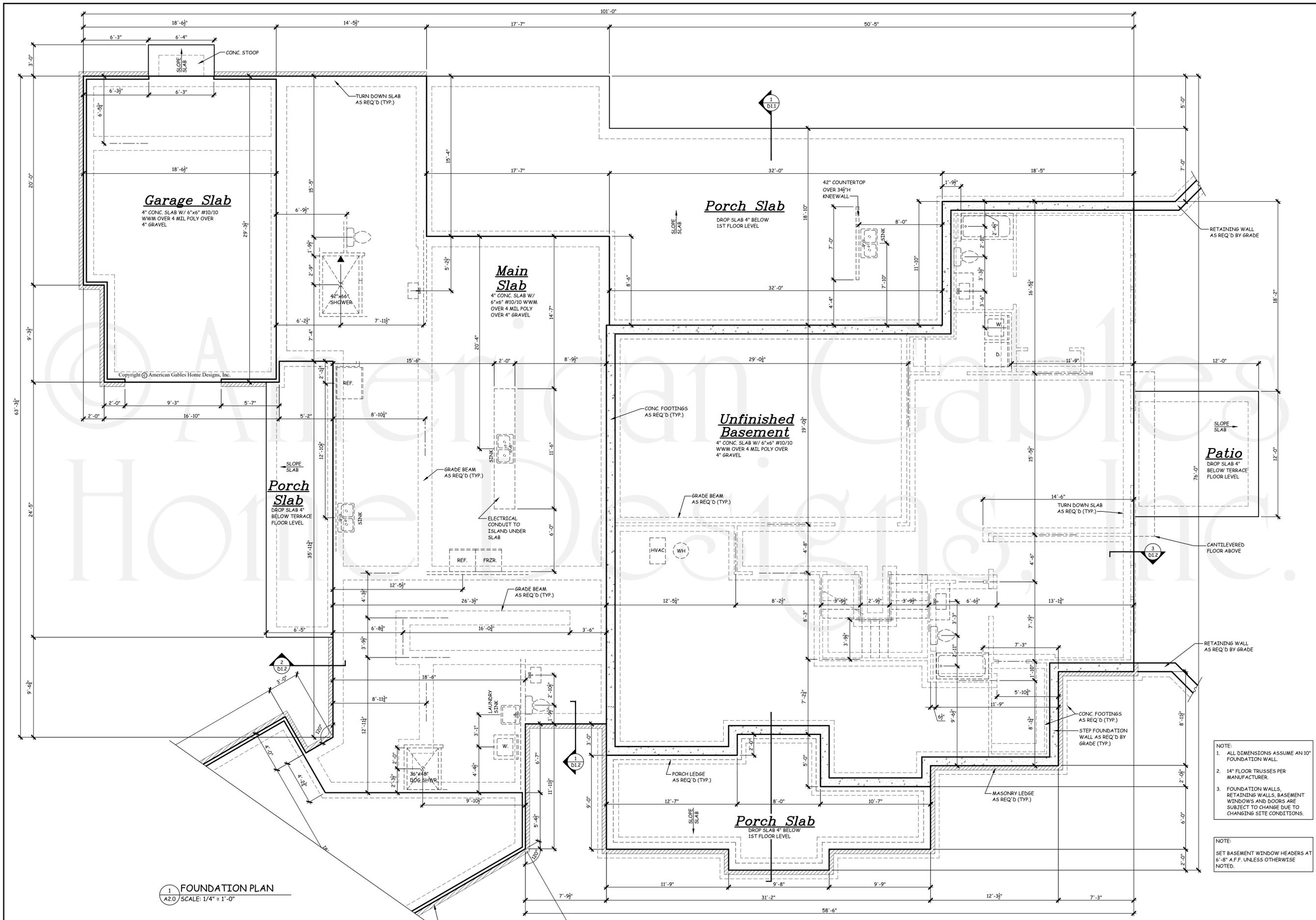
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ROOF PLAN & RAFTER FRAMING DETAILS

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FOUNDATION PLAN


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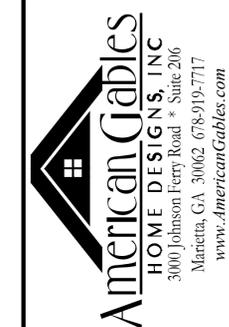
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- NOTE:  
 1. ALL DIMENSIONS ASSUME AN 10' FOUNDATION WALL.  
 2. 14" FLOOR TRUSSES PER MANUFACTURER.  
 3. FOUNDATION WALLS, RETAINING WALLS, BASEMENT WINDOWS AND DOORS ARE SUBJECT TO CHANGE DUE TO CHANGING SITE CONDITIONS.
- NOTE:  
 SET BASEMENT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

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

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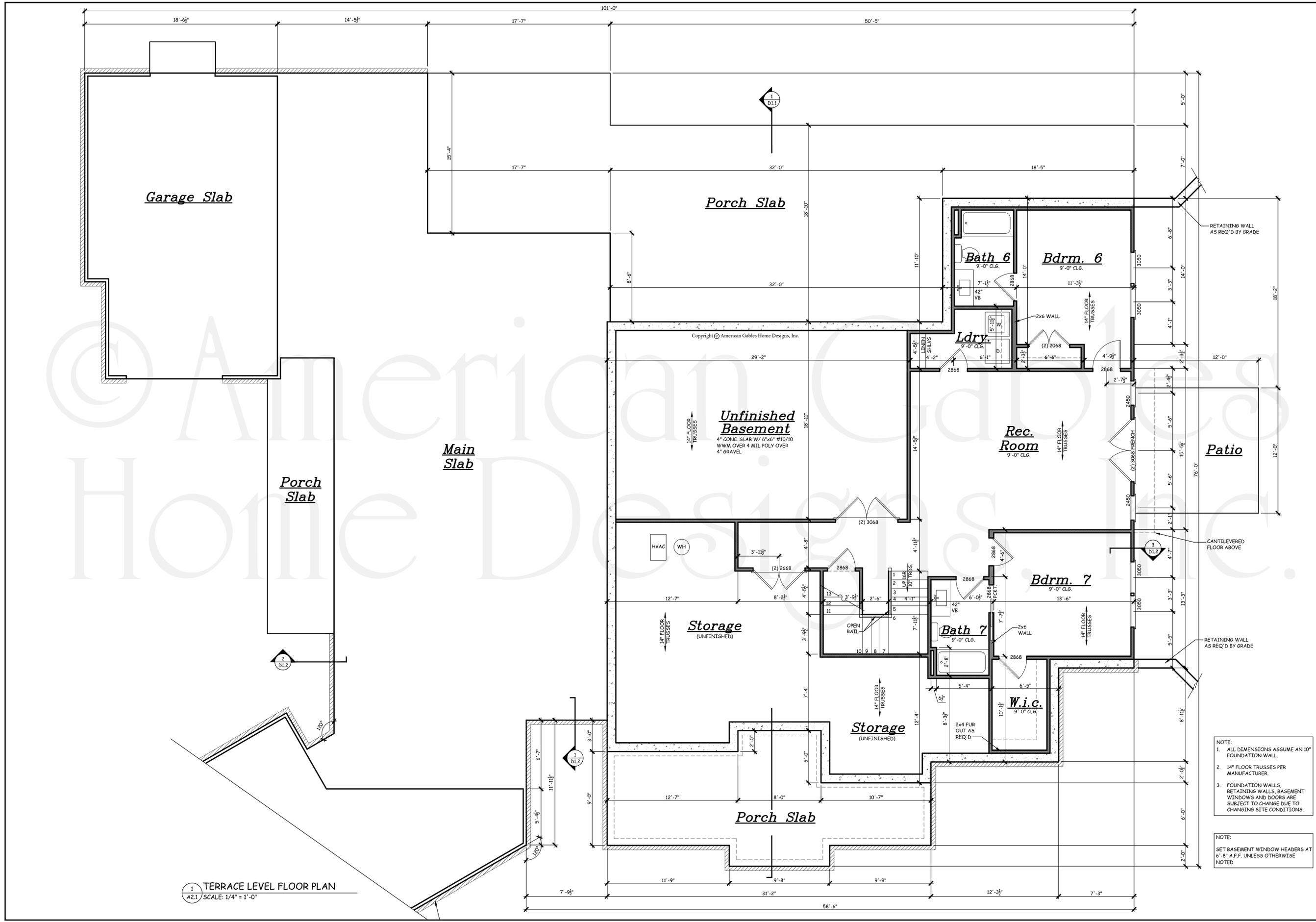
TERRACE LEVEL FLOOR PLAN



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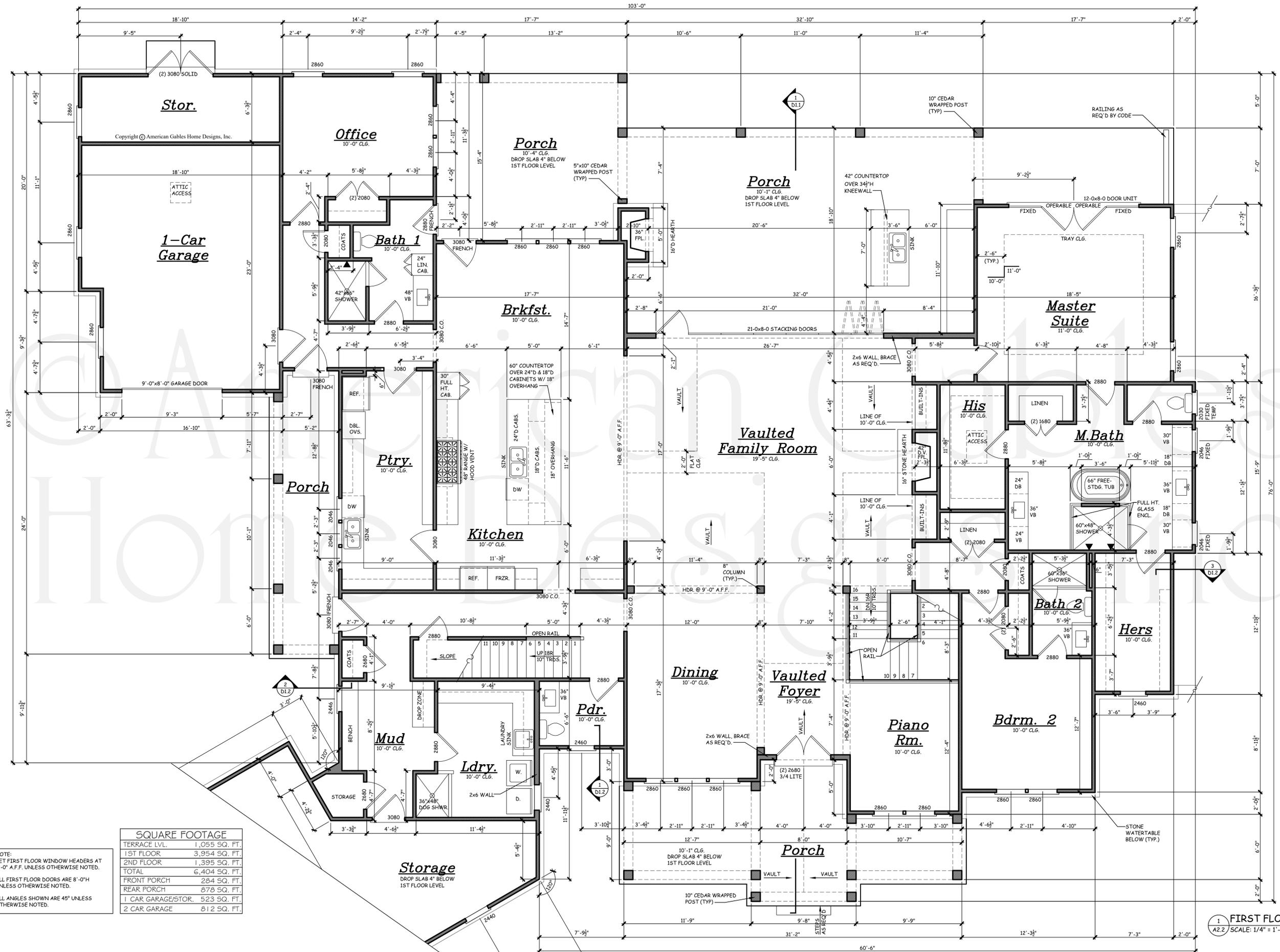
SHEET A2.1



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

- NOTE:
- ALL DIMENSIONS ASSUME AN 10" FOUNDATION WALL
  - 14" FLOOR TRUSSES PER MANUFACTURER.
  - 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.



**SQUARE FOOTAGE**

TERRACE LVL.	1,055 SQ. FT.
1ST FLOOR	3,954 SQ. FT.
2ND FLOOR	1,395 SQ. FT.
TOTAL	6,404 SQ. FT.
FRONT PORCH	284 SQ. FT.
REAR PORCH	878 SQ. FT.
1 CAR GARAGE/STOR.	523 SQ. FT.
2 CAR GARAGE	812 SQ. FT.

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.

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

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FIRST FLOOR PLAN

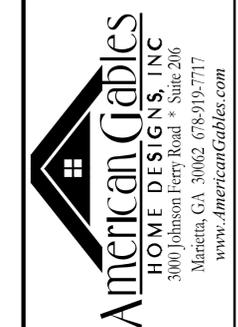
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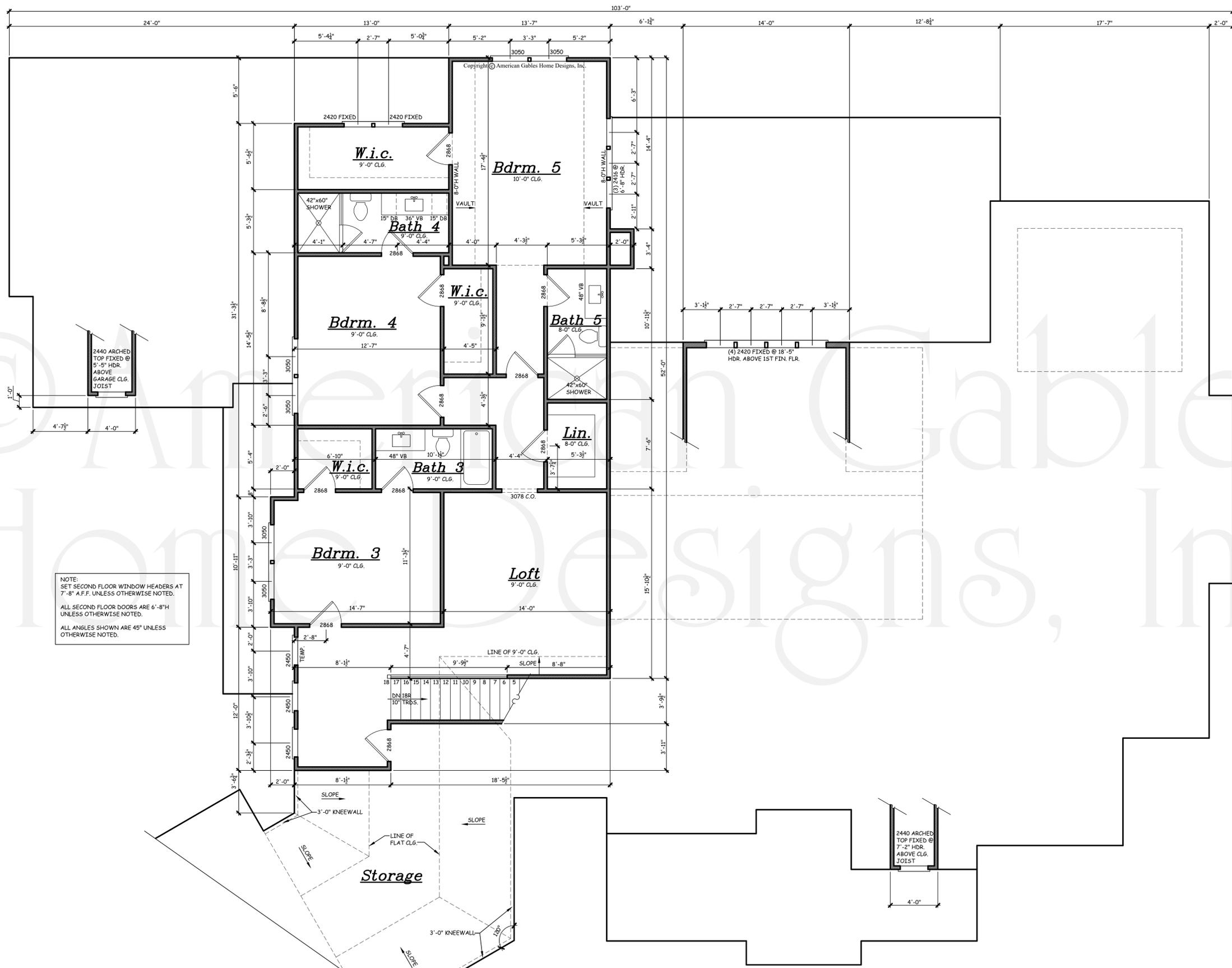
SECOND FLOOR PLAN



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REVISIONS:	

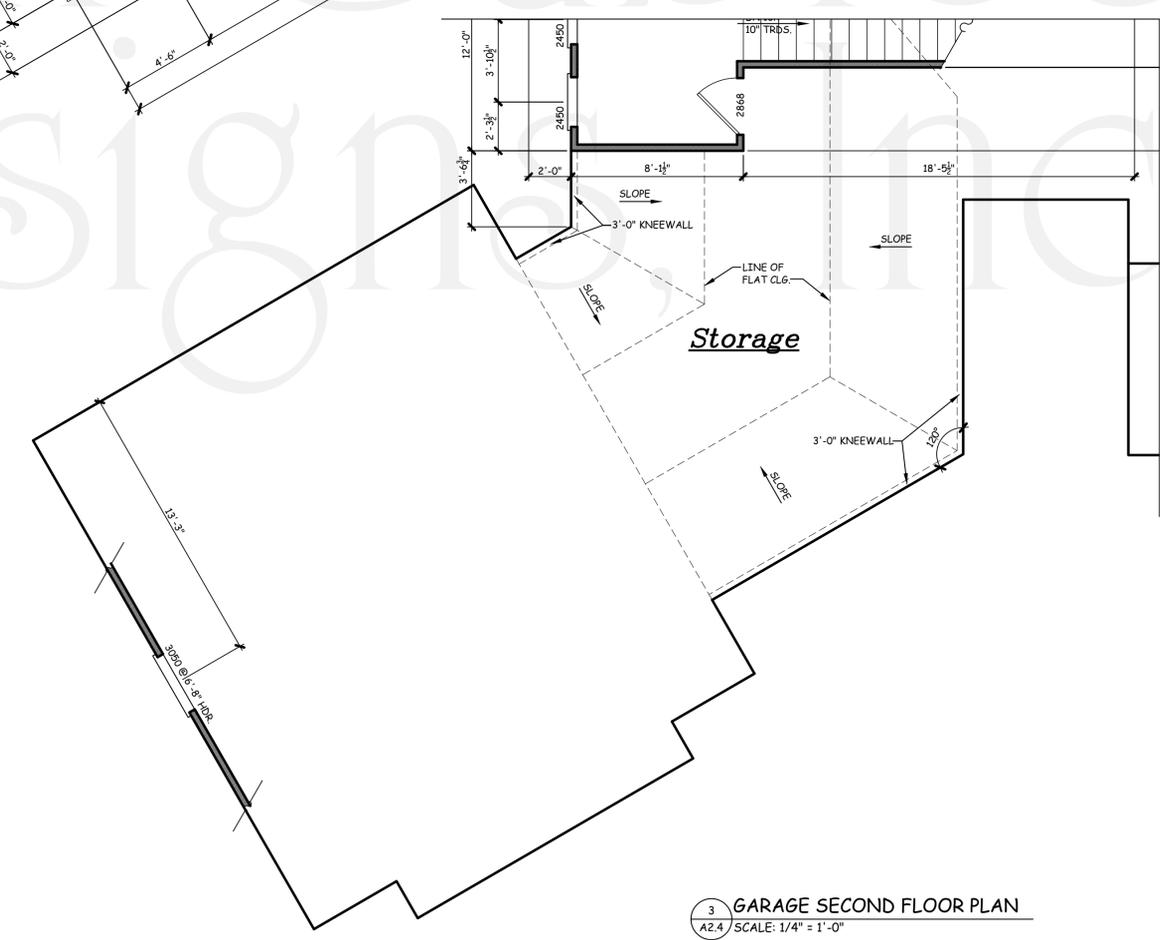
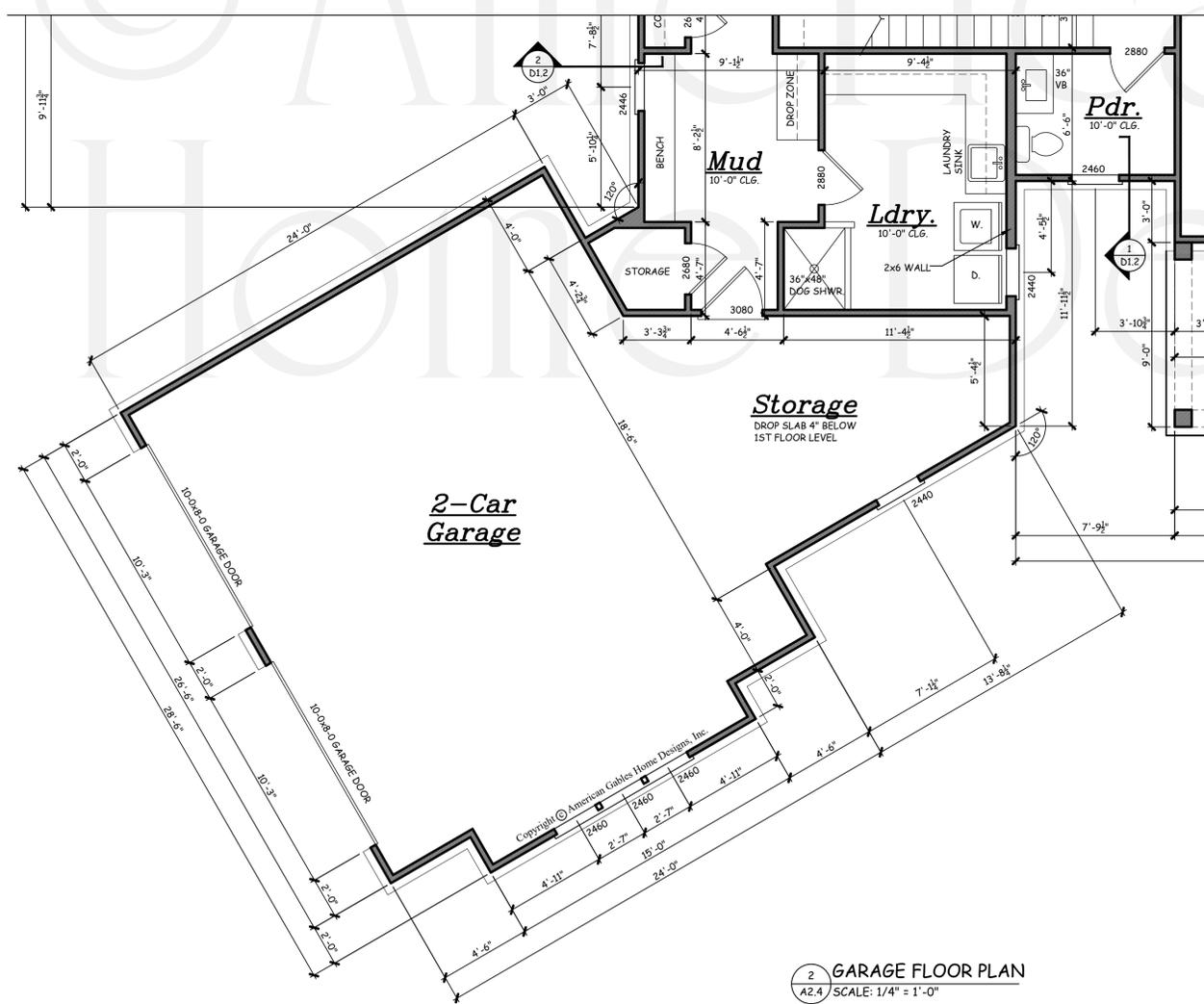
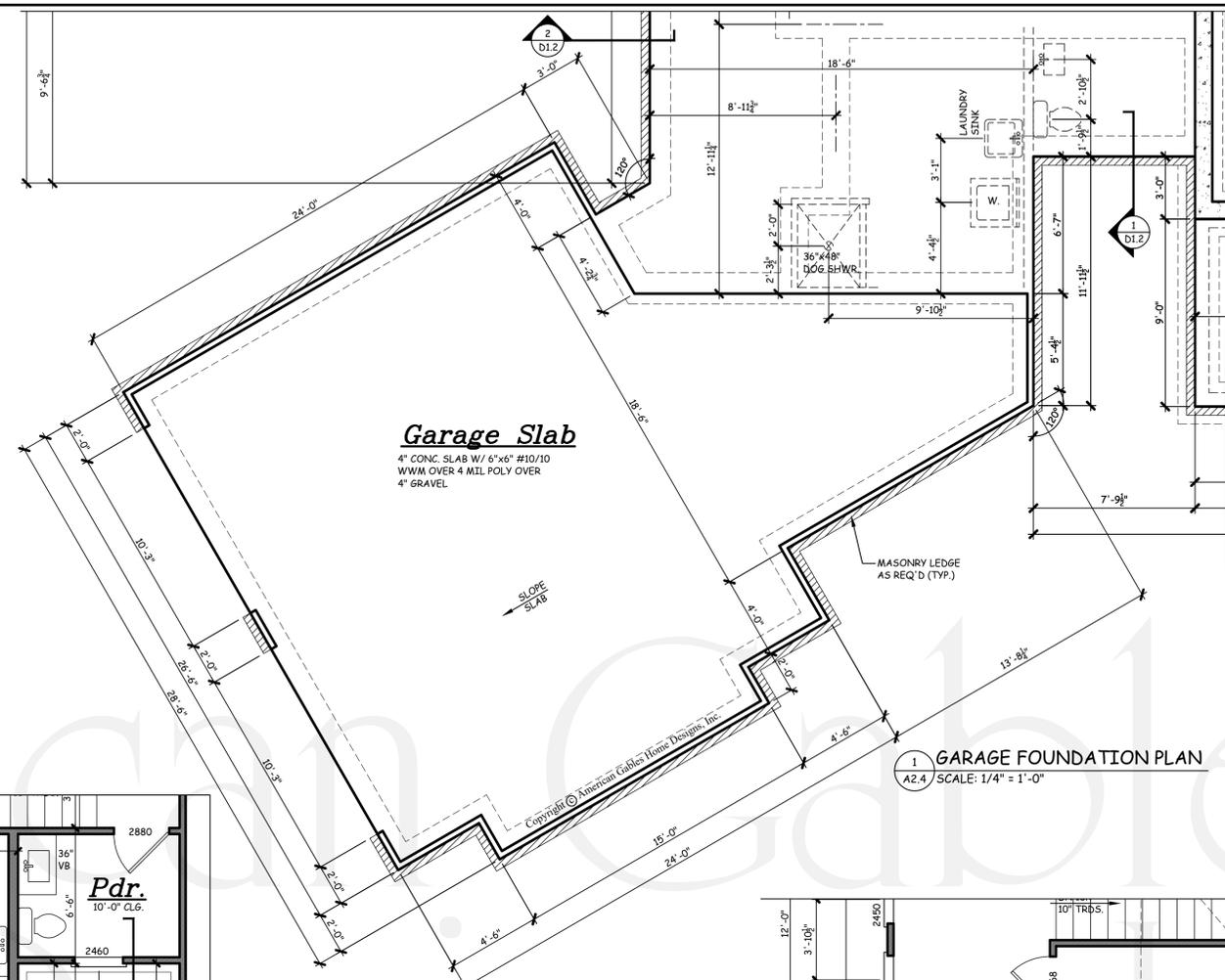
SHEET A2.3



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

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

- 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 AMERICAN GABLES HOME DESIGNS, 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 AMERICAN GABLES HOME DESIGNS, 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, PLUMBERS 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. AMERICAN GABLES HOME DESIGNS, 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 AMERICAN GABLES HOME DESIGNS, INC. IS STRICTLY PROHIBITED.



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

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

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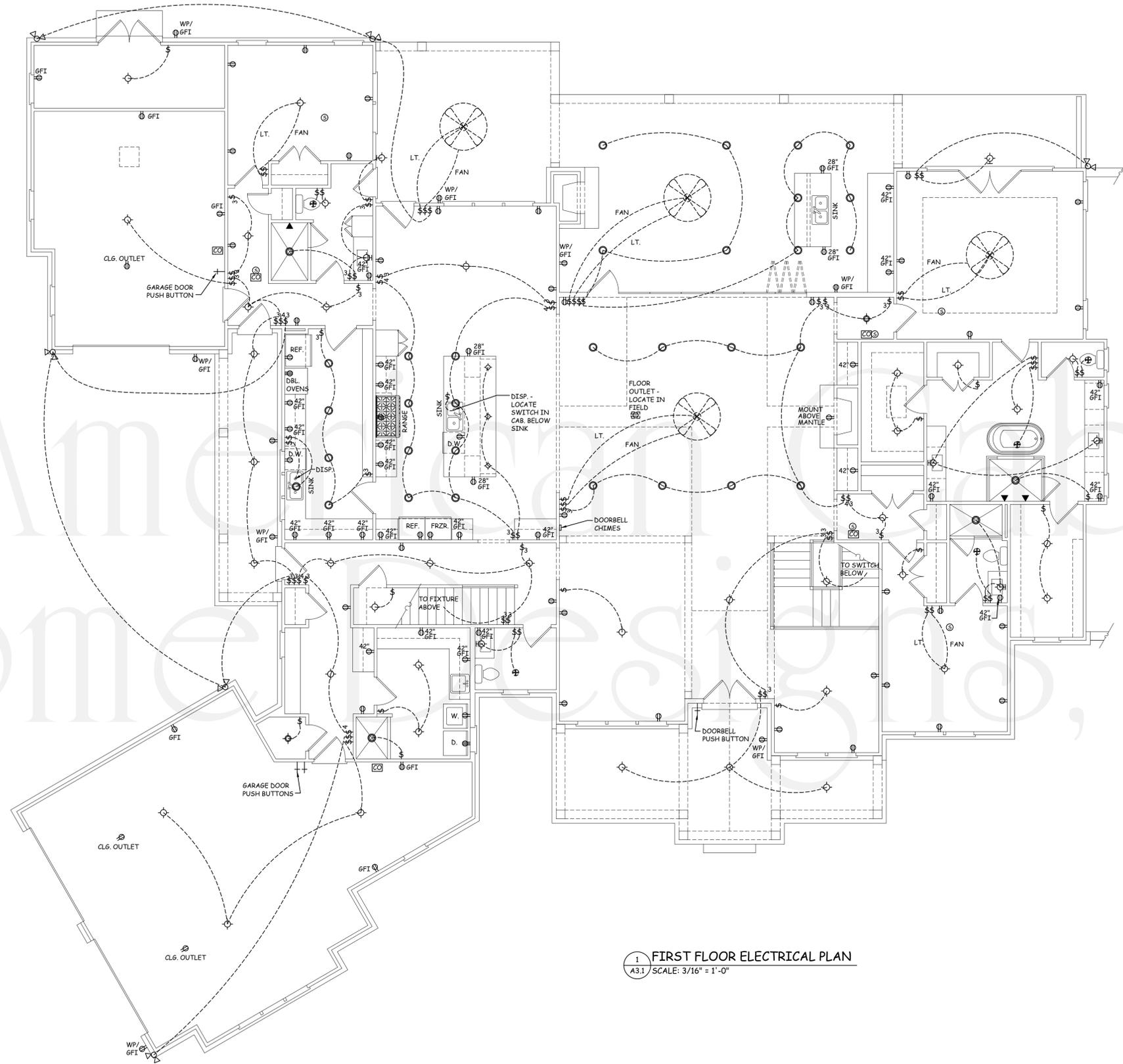
GARAGE FLOOR PLANS



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SHEET A2.4



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
⊙	WEATHER PROOF 110 OUTLET
⊙	QUAD OUTLET
⊙	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.

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

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FIRST FLOOR ELECTRICAL PLAN

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SHEET A3.1

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SECOND FLOOR & TERRACE LEVEL ELECTRICAL PLANS

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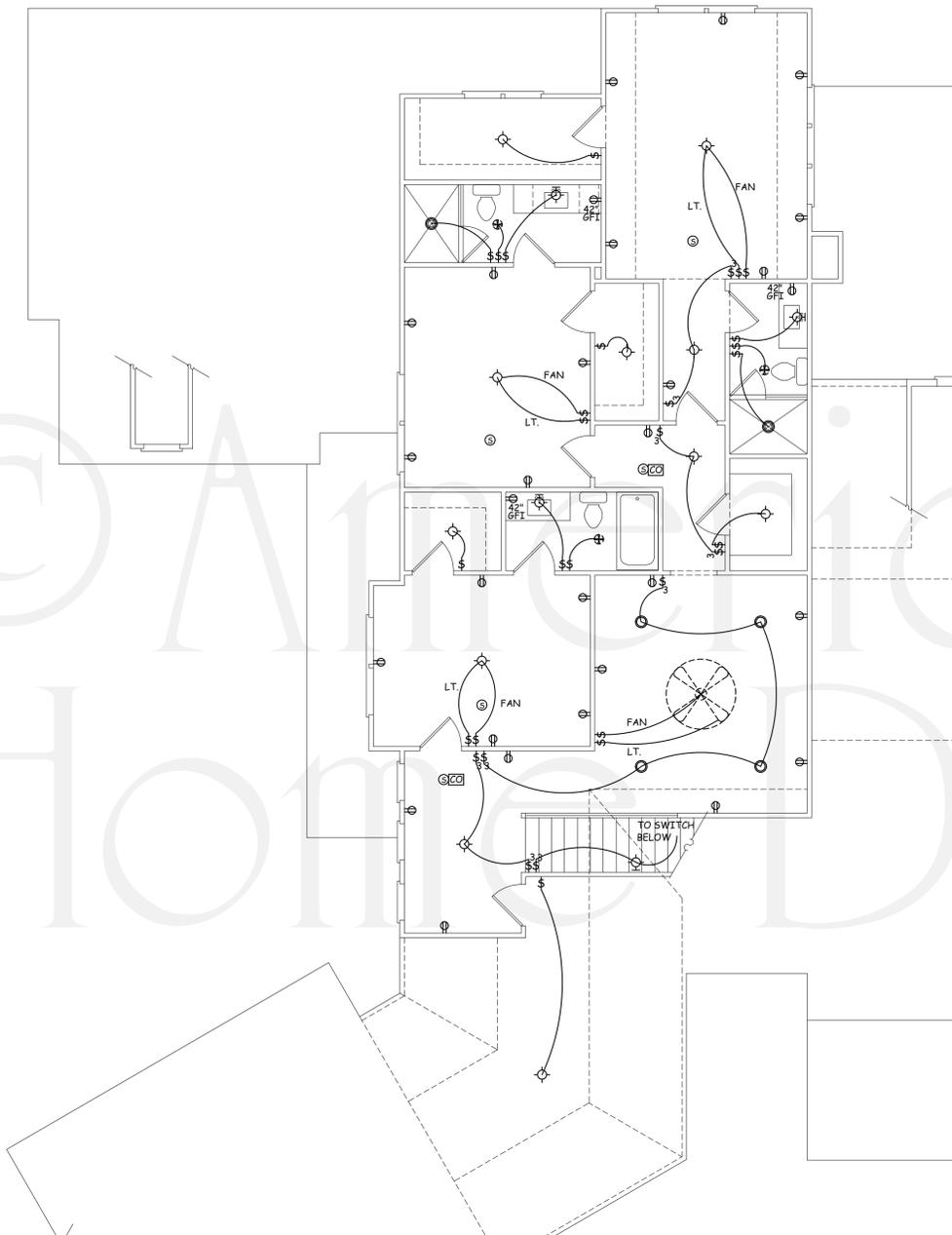
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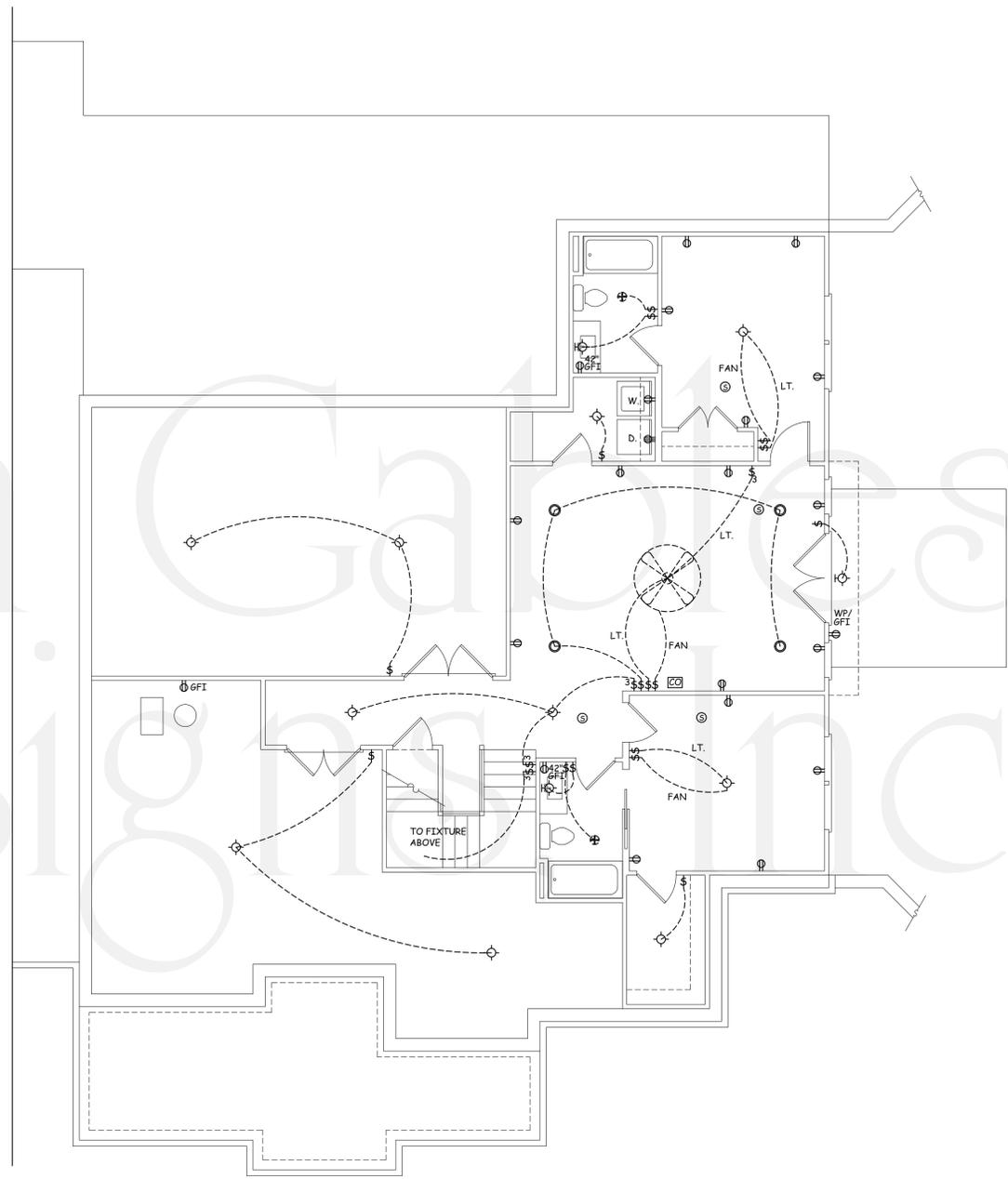

SHEET **A3.2**

- 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
  - ⊙ GFI 6FTI 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.

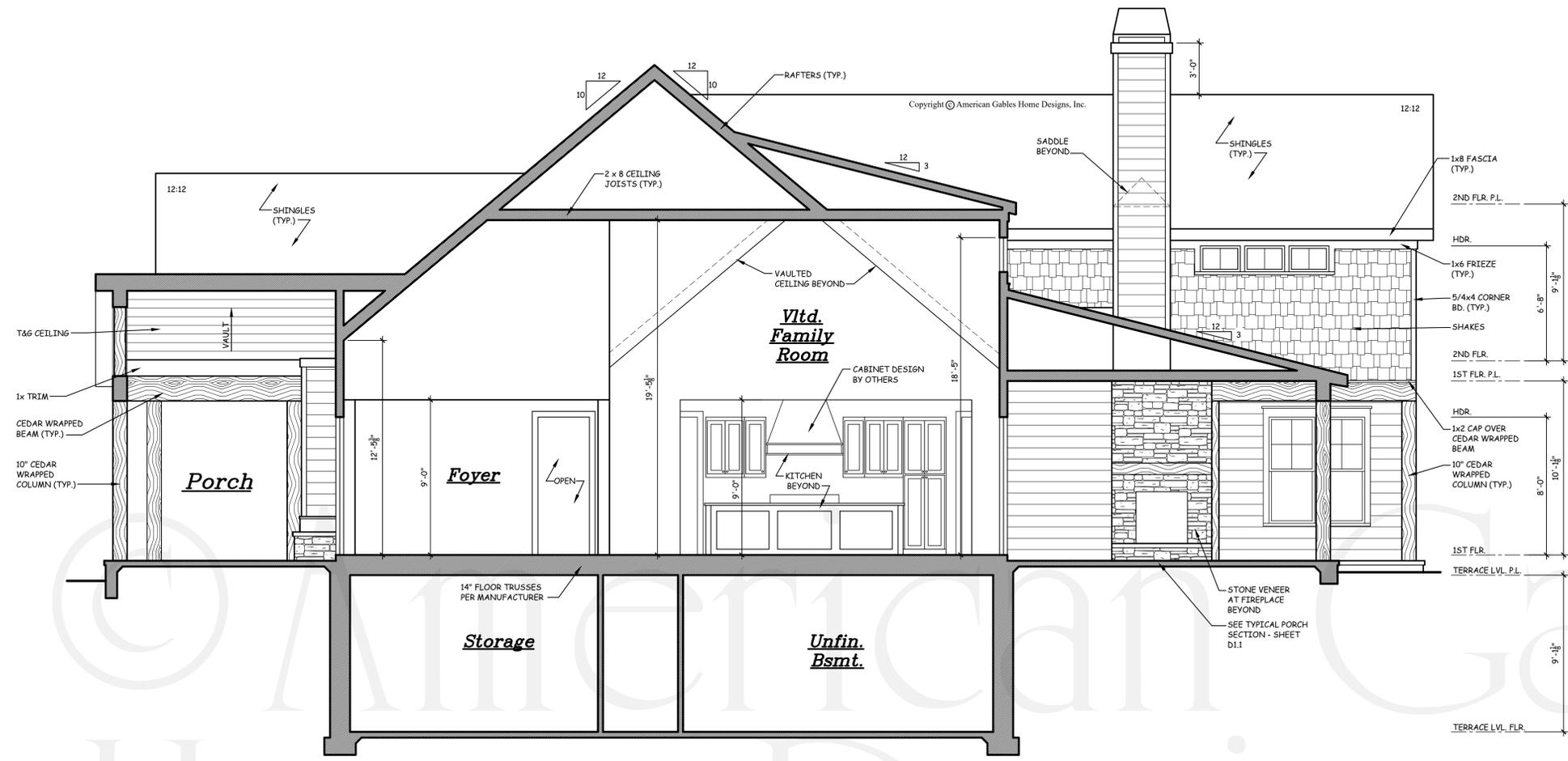


1 SECOND FLOOR ELECTRICAL PLAN  
 A3.2 SCALE: 3/16" = 1'-0"



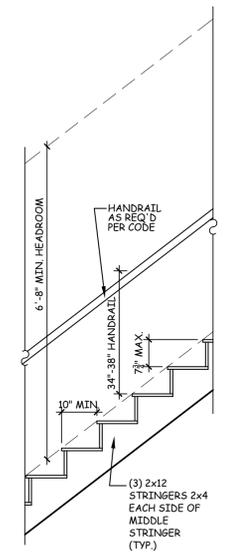
2 TERRACE LEVEL ELECTRICAL PLAN  
 A3.2 SCALE: 3/16" = 1'-0"

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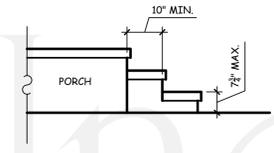


D1.1 BUILDING SECTION  
A1.3 SCALE: 1/4" = 1'-0"

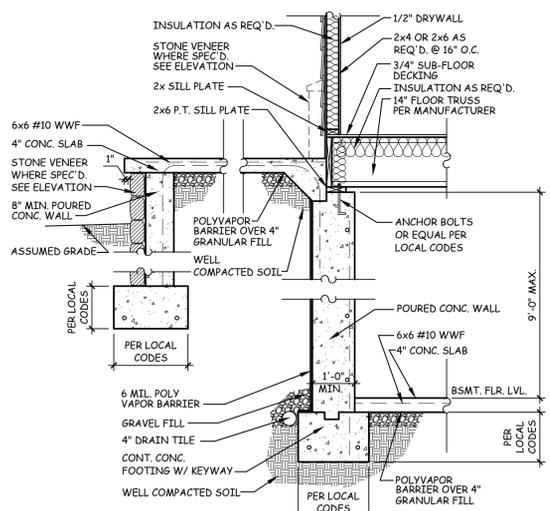
7 TYPICAL STAIR SECTION  
D1.1 SCALE: 1/2" = 1'-0"



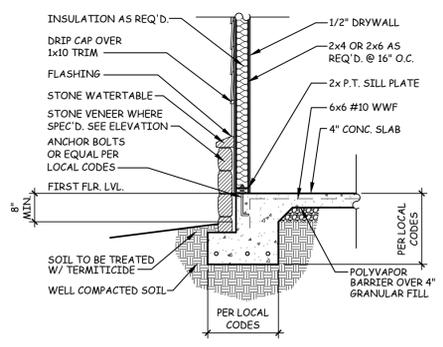
8 EXTERIOR STAIR SECTION  
D1.1 SCALE: 1/2" = 1'-0"



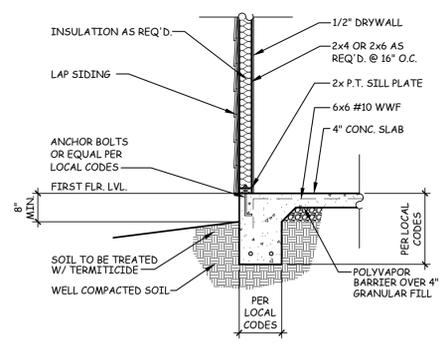
2 PORCH/STOOP WALL SECTION  
D1.1 SCALE: 1/2" = 1'-0"



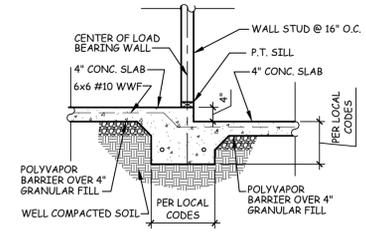
3 TURN DOWN SLAB DETAIL  
D1.1 SCALE: 1/2" = 1'-0"



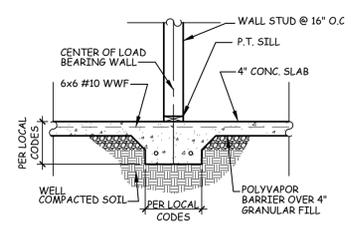
4 TURN DOWN SLAB DETAIL  
D1.1 SCALE: 1/2" = 1'-0"



5 STEPPED SLAB DETAIL  
D1.1 SCALE: 1/2" = 1'-0"



6 GRADE BEAM DETAIL  
D1.1 SCALE: 1/2" = 1'-0"



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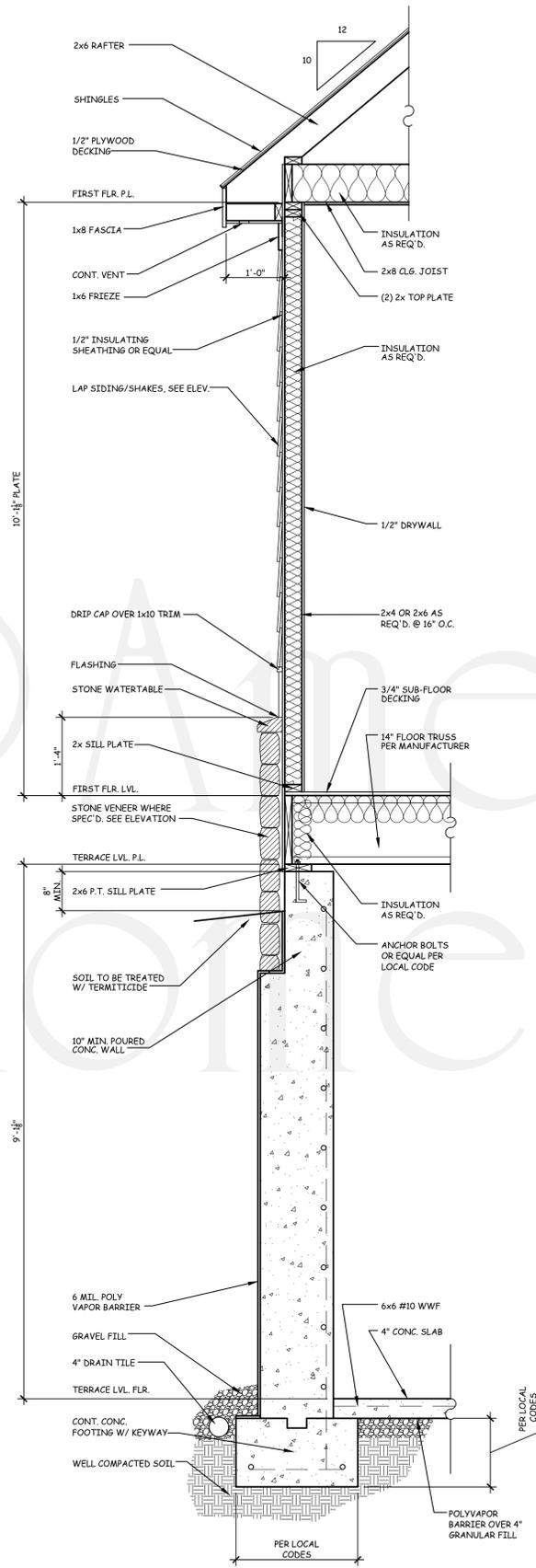
BUILDING SECTION & DETAILS

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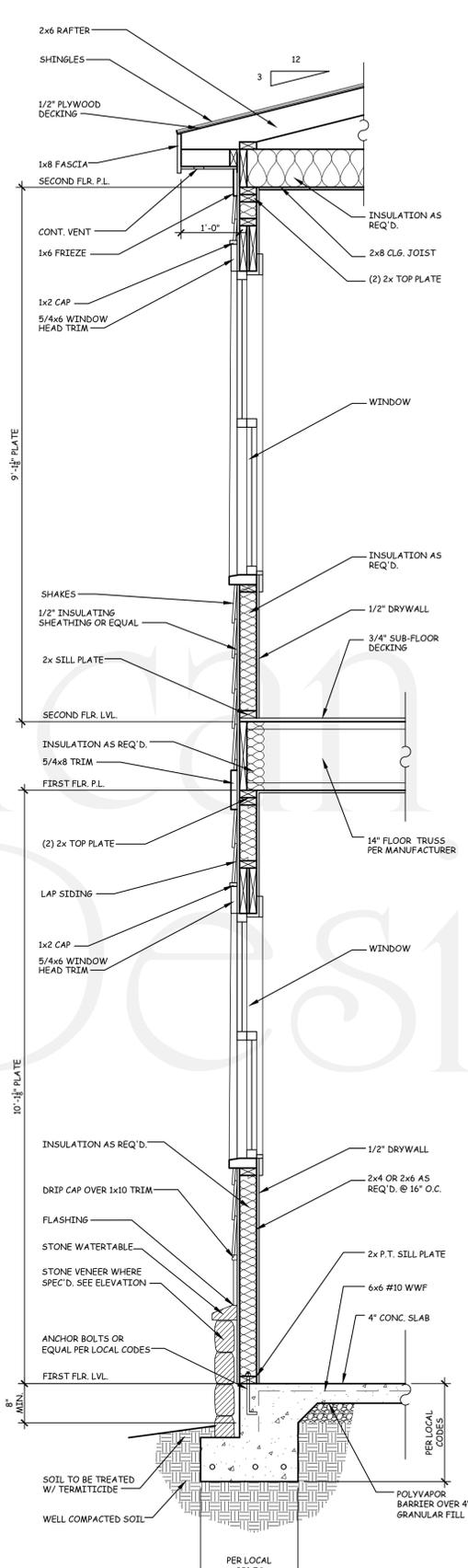
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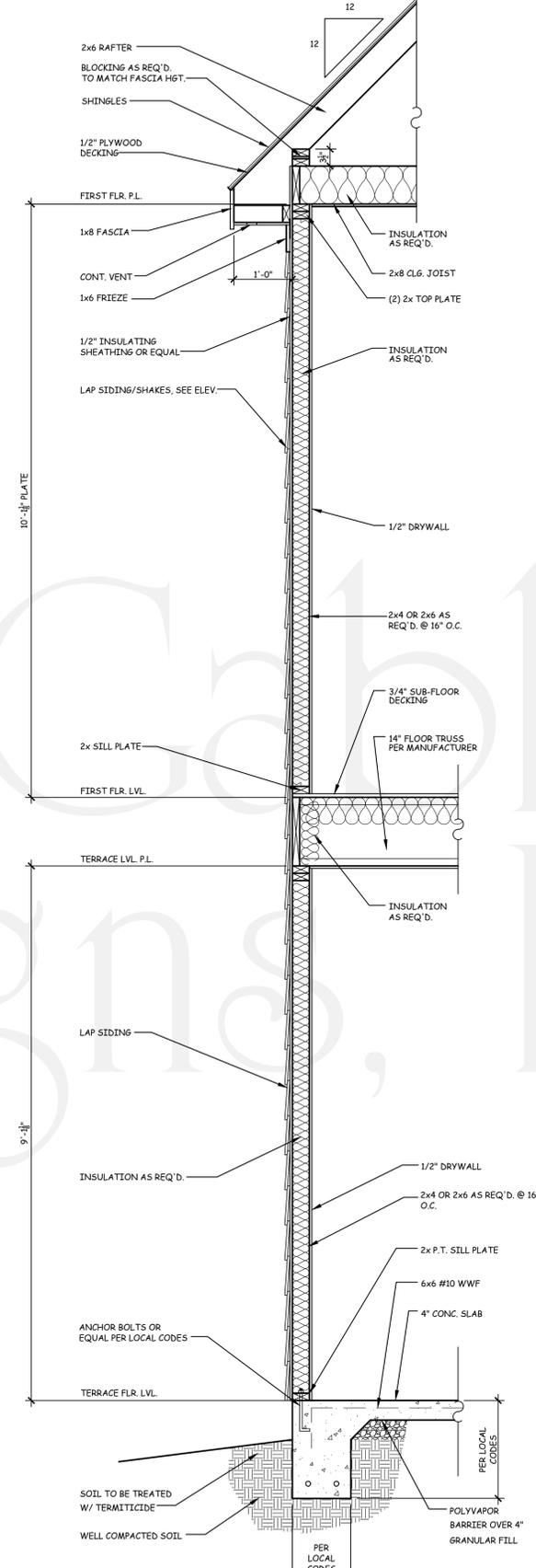
SHEET D1.1



1 WALL SECTION  
D1.2 SCALE: 3/4" = 1'-0"



2 WALL SECTION  
D1.2 SCALE: 3/4" = 1'-0"



3 WALL SECTION  
D1.2 SCALE: 3/4" = 1'-0"

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WALL SECTIONS

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DRAWN BY: AMH  
DATE: 07/21/22

REVISIONS:	

SHEET D1.2