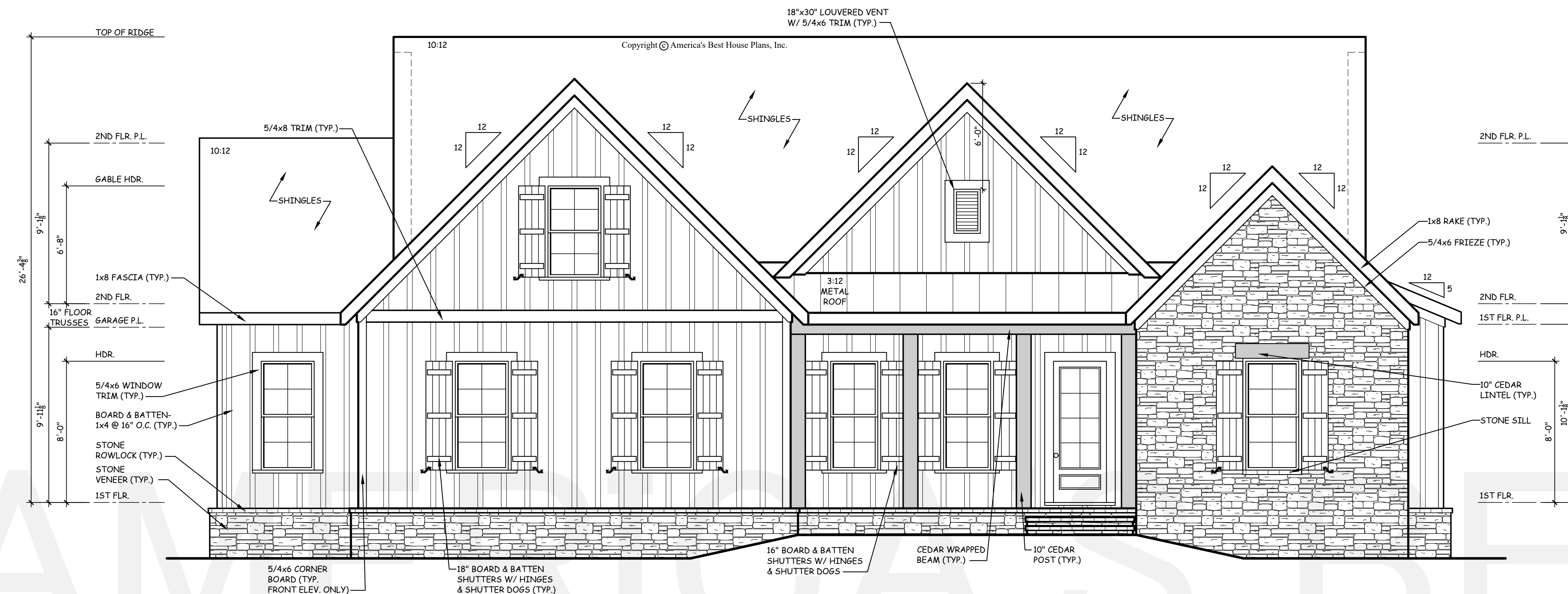


THE GABLES
COLLECTION
BY:
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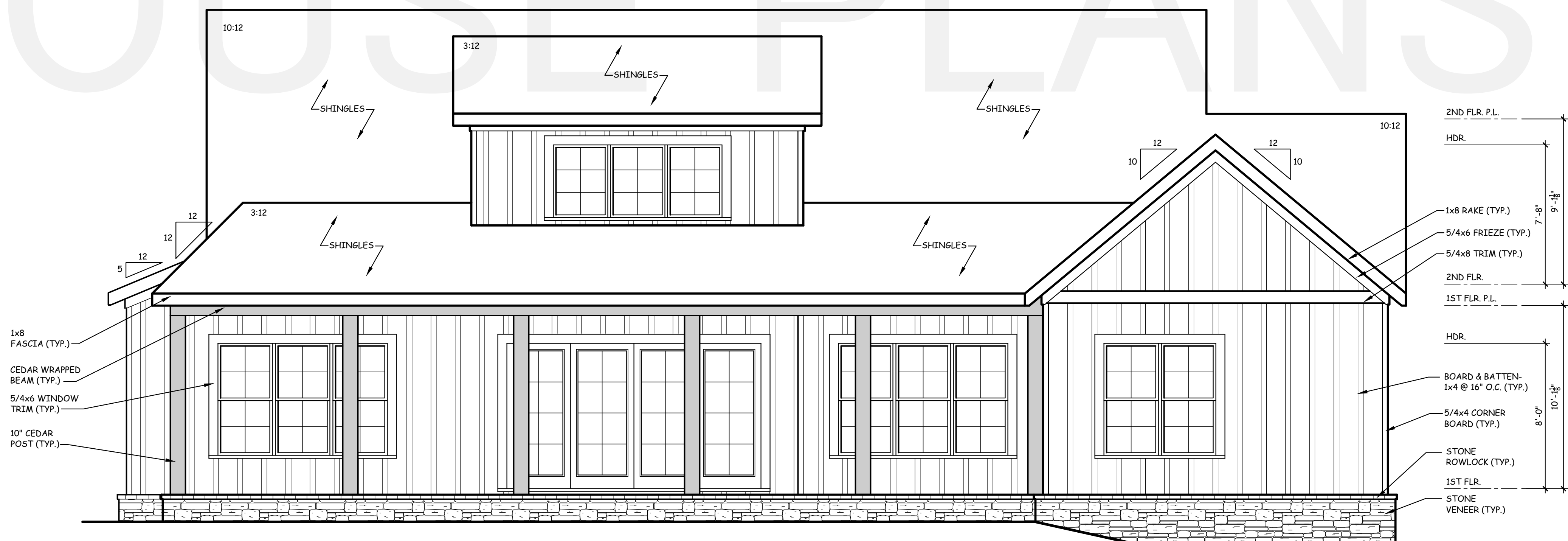
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NOTE:

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"

GRESHAM
FRONT & REAR
ELEVATIONS

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DRAWN BY: RJD
DATE: 10/08/24

REVISIONS:

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A1.1

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SIDE
ELEVATIONS

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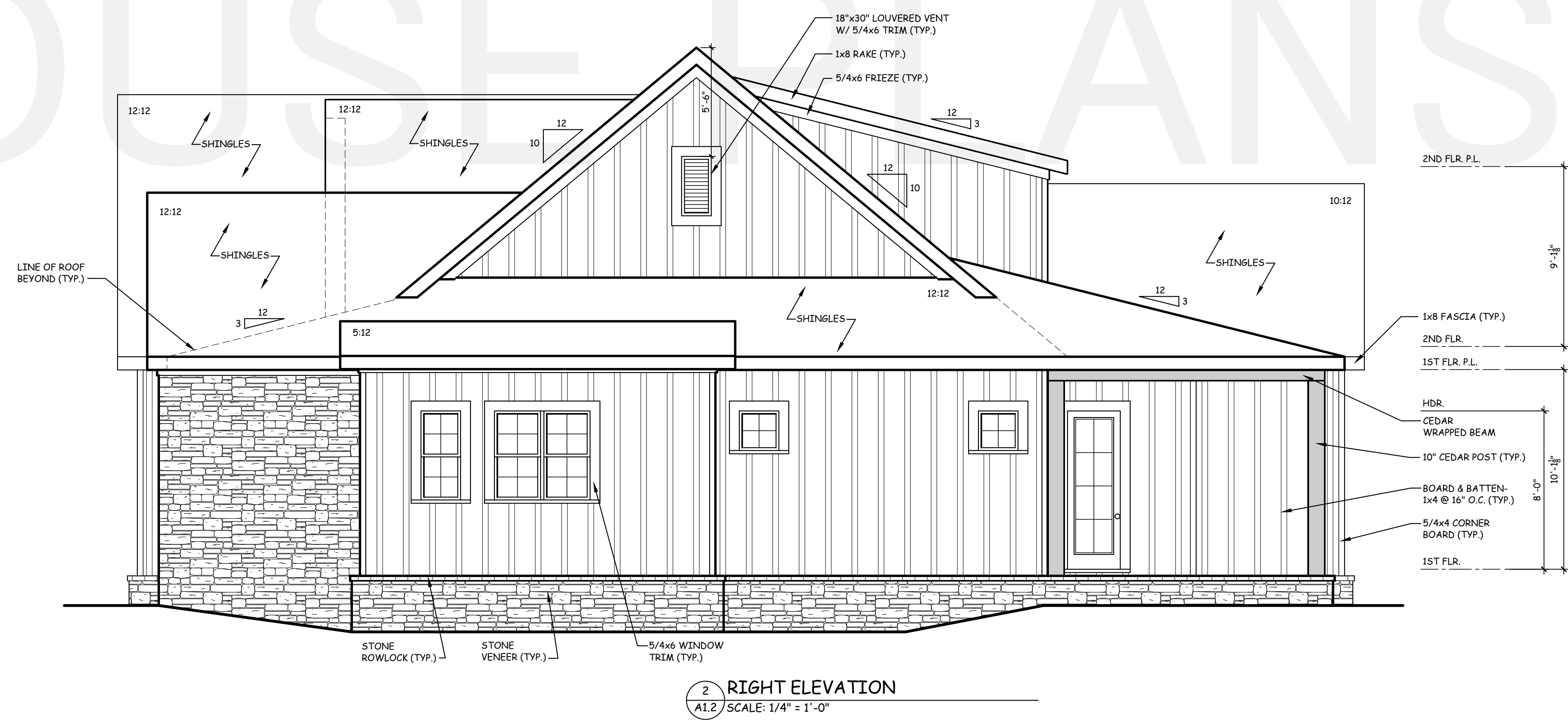
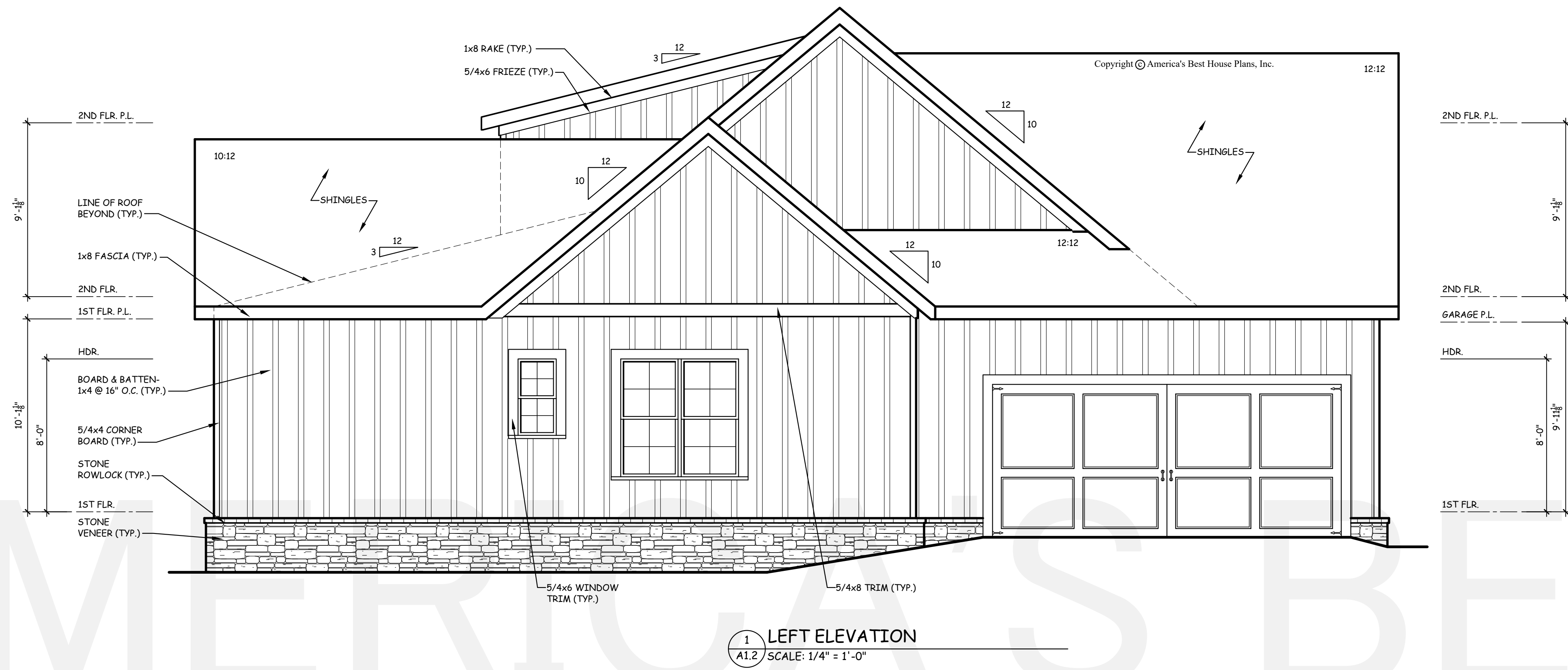
DATE: 10/08/24

REVISIONS:

NO.	DESCRIPTION

SHEET

A1.2



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ROOF PLAN
& RAFTER FRAMING DETAILS

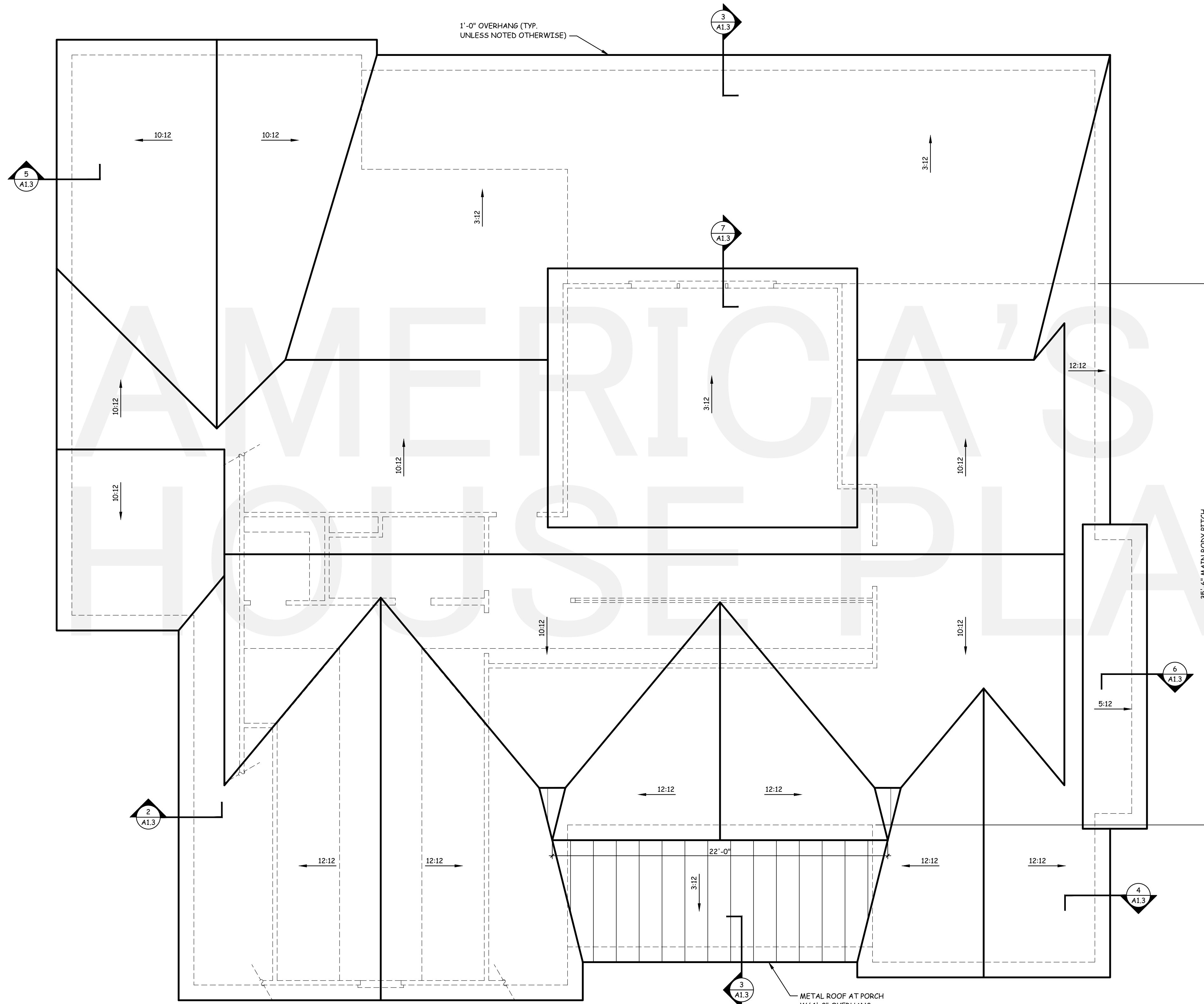
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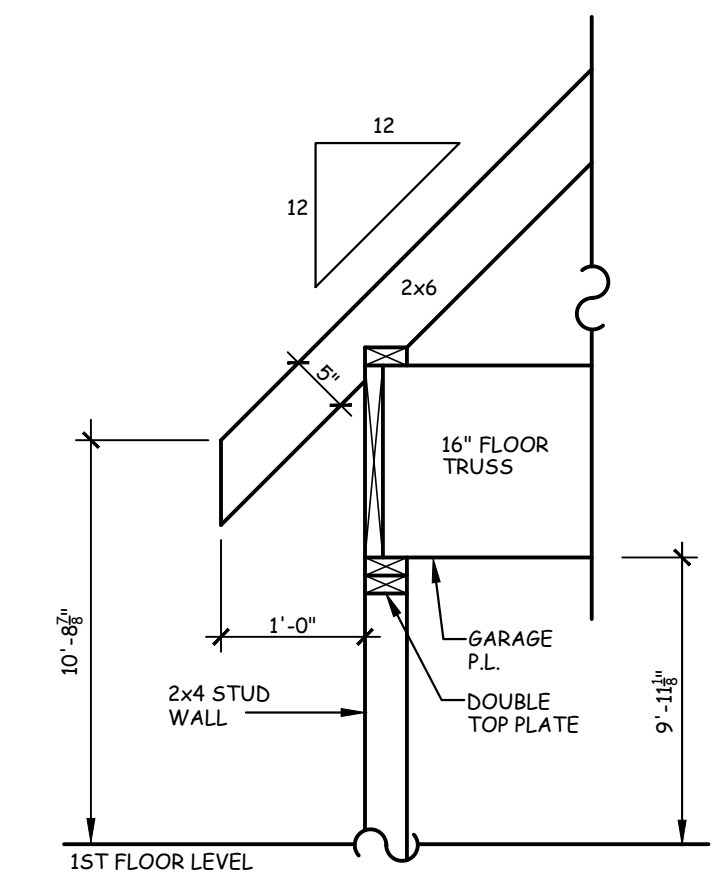
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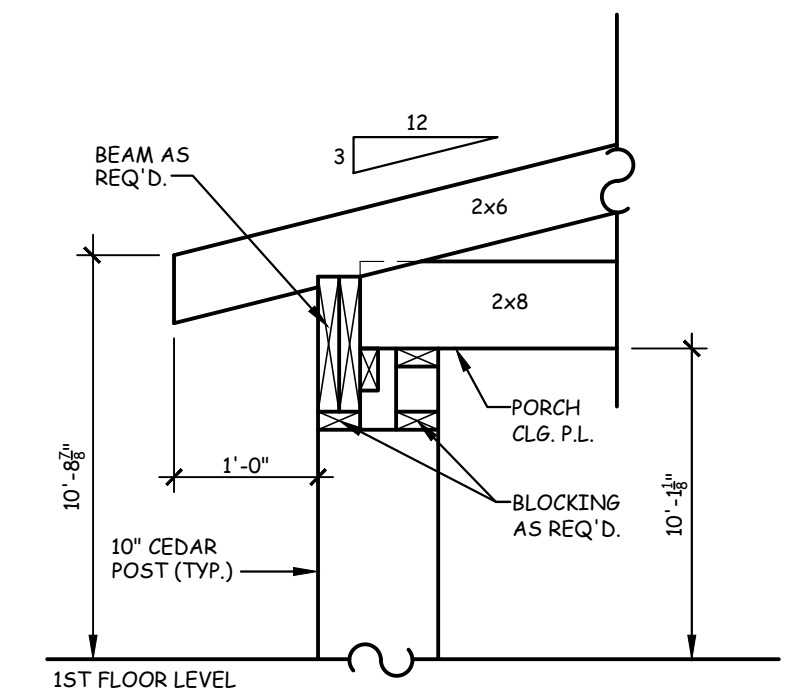
SHEET
A1.3



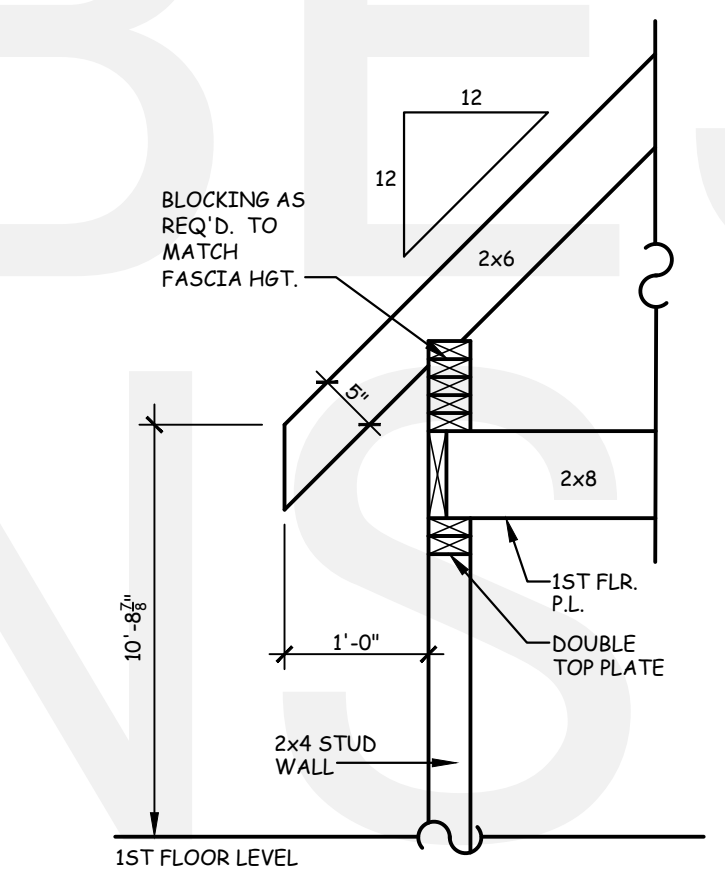
1 ROOF PLAN
A1.3 SCALE: 1/4" = 1'-0"



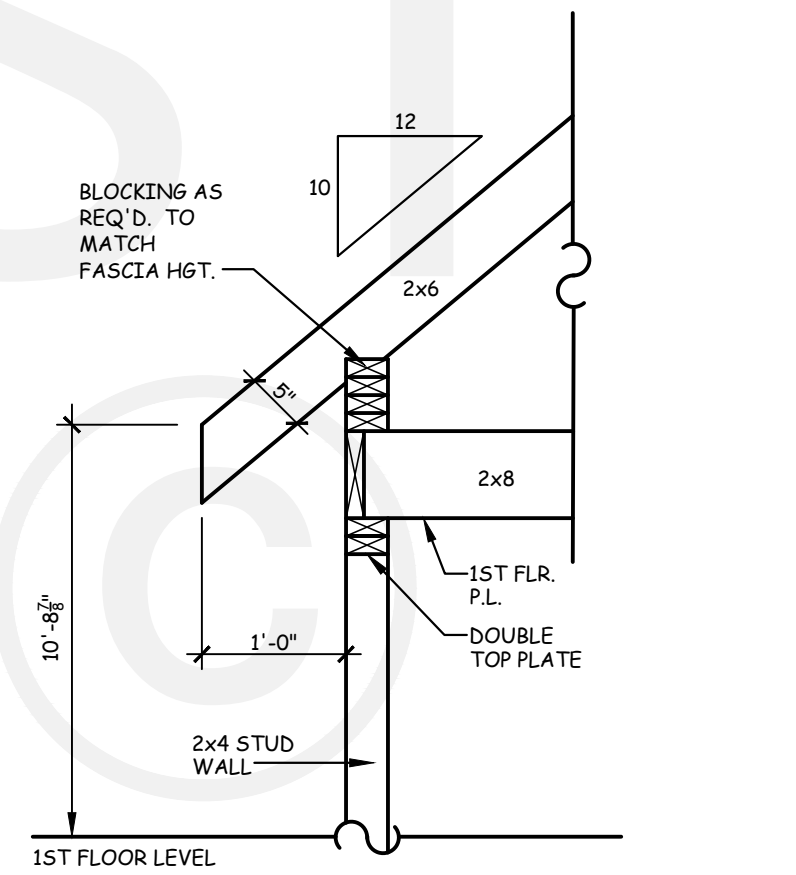
2 RAFTER FRAMING DETAIL
A1.3 SCALE: 3/4" = 1'-0"



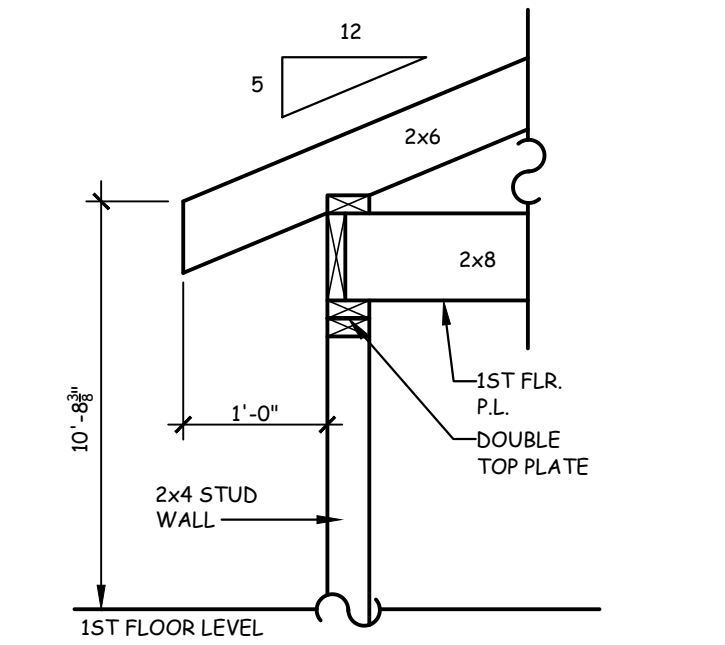
3 PORCH FRAMING DETAIL
A1.3 SCALE: 3/4" = 1'-0"



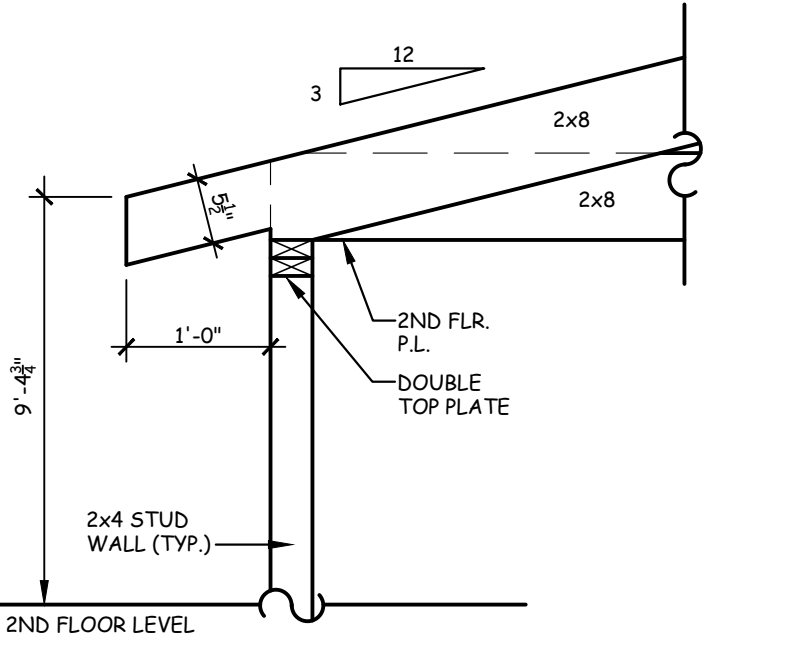
4 RAFTER FRAMING DETAIL
A1.3 SCALE: 3/4" = 1'-0"



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



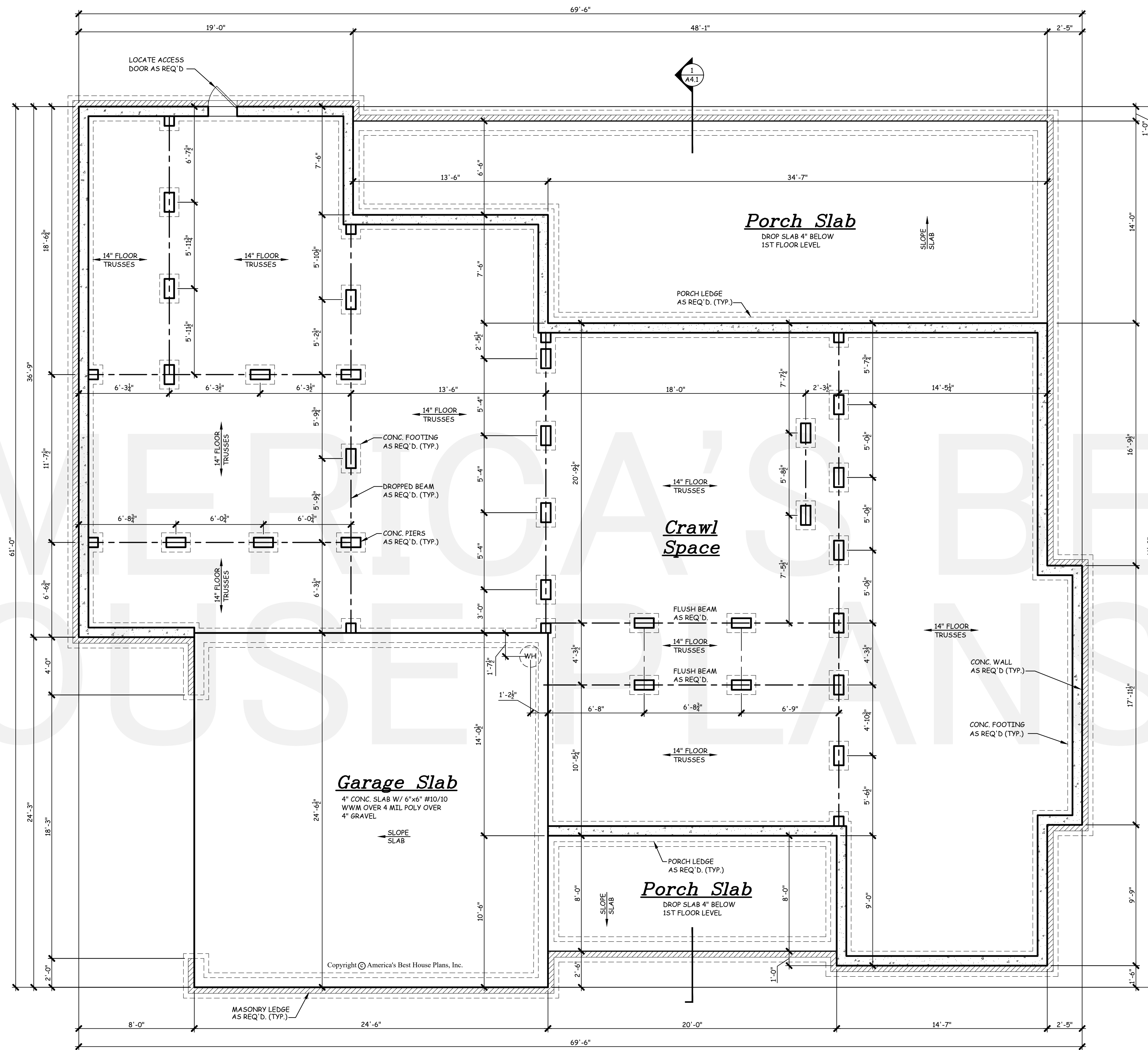
6 RAFTER FRAMING DETAIL
A1.3 SCALE: 3/4" = 1'-0"



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

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GRESHAM
CRAWL
FOUNDATION PLAN



NOTE:
1. ALL DIMENSIONS ASSUME A 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 CURRENT IRC.

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

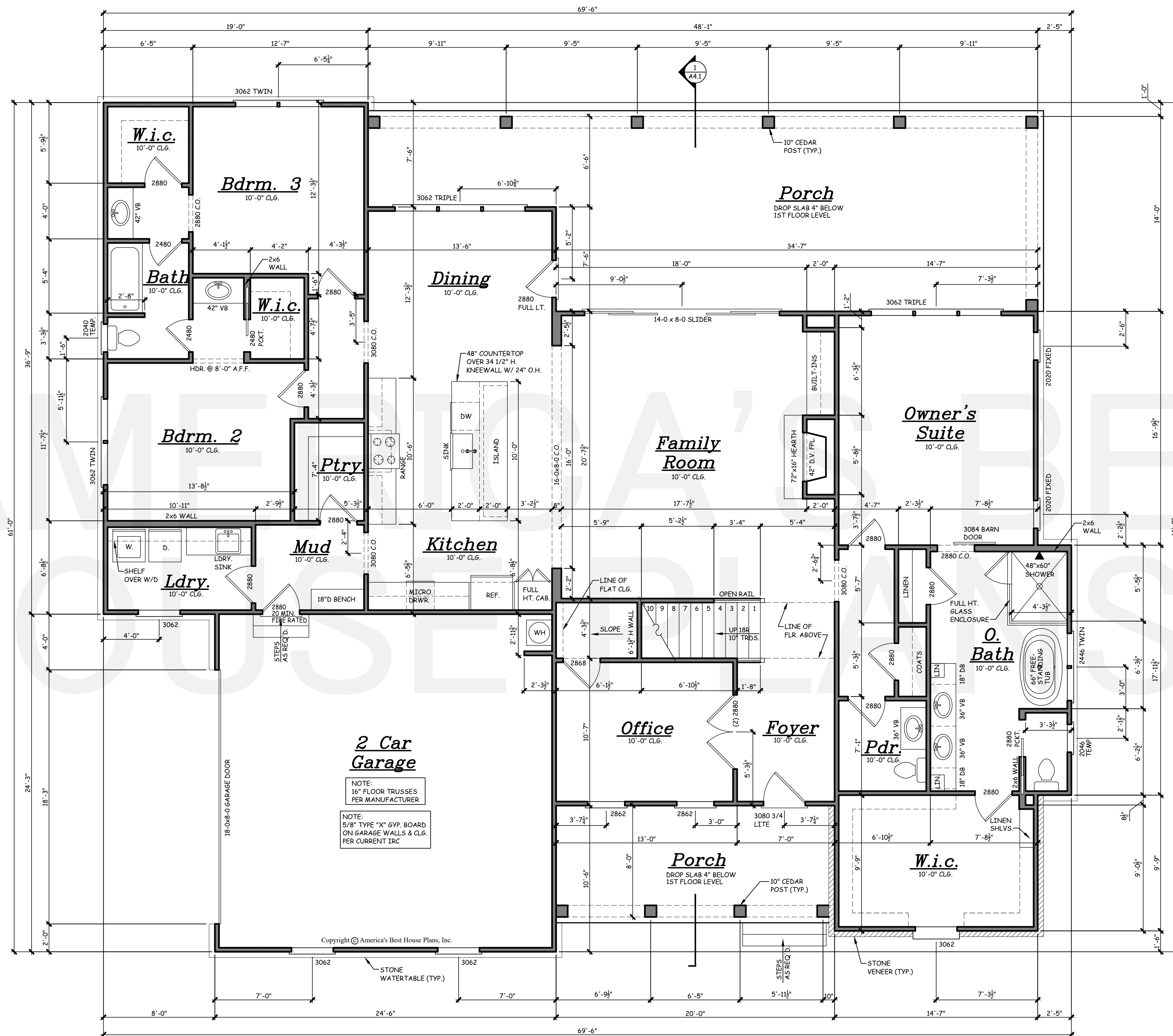
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- GENERAL NOTES:
- THESE PLANS ARE DESIGNED TO MEET THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
 - 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.
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 - 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.
 - ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 - ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 - FLOOR AND ROOF TRUSS DRAWINGS MUST BE PROVIDED BY TRUSS MANUFACTURER. PLUMBING AND HVAC PLANS SHOULD BE PROVIDED BY A LOCAL CONTRACTOR.
 - 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.
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1 FIRST FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"

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	2499 SQ. FT.
OPT. LOFT	454 SQ. FT.
OPT. BEDROOM 4	470 SQ. FT.
FRONT PORCH	160 SQ. FT.
REAR PORCH	572 SQ. FT.
GARAGE	590 SQ. FT.

GRESHAM
FIRST FLOOR PLAN

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A2.2

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SECOND
FLOOR PLAN

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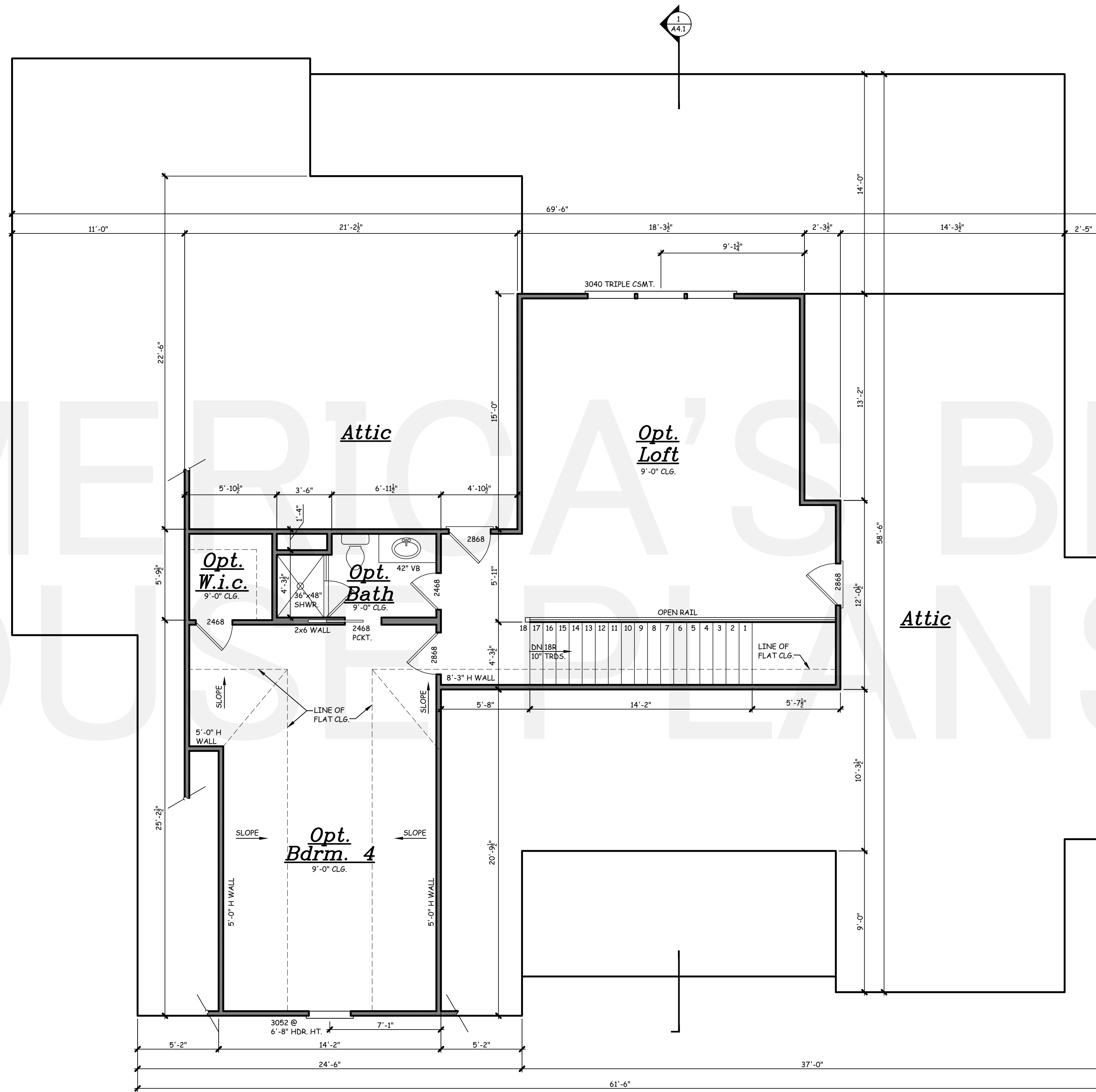
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REVISIONS:

NO.	DESCRIPTION

SHEET

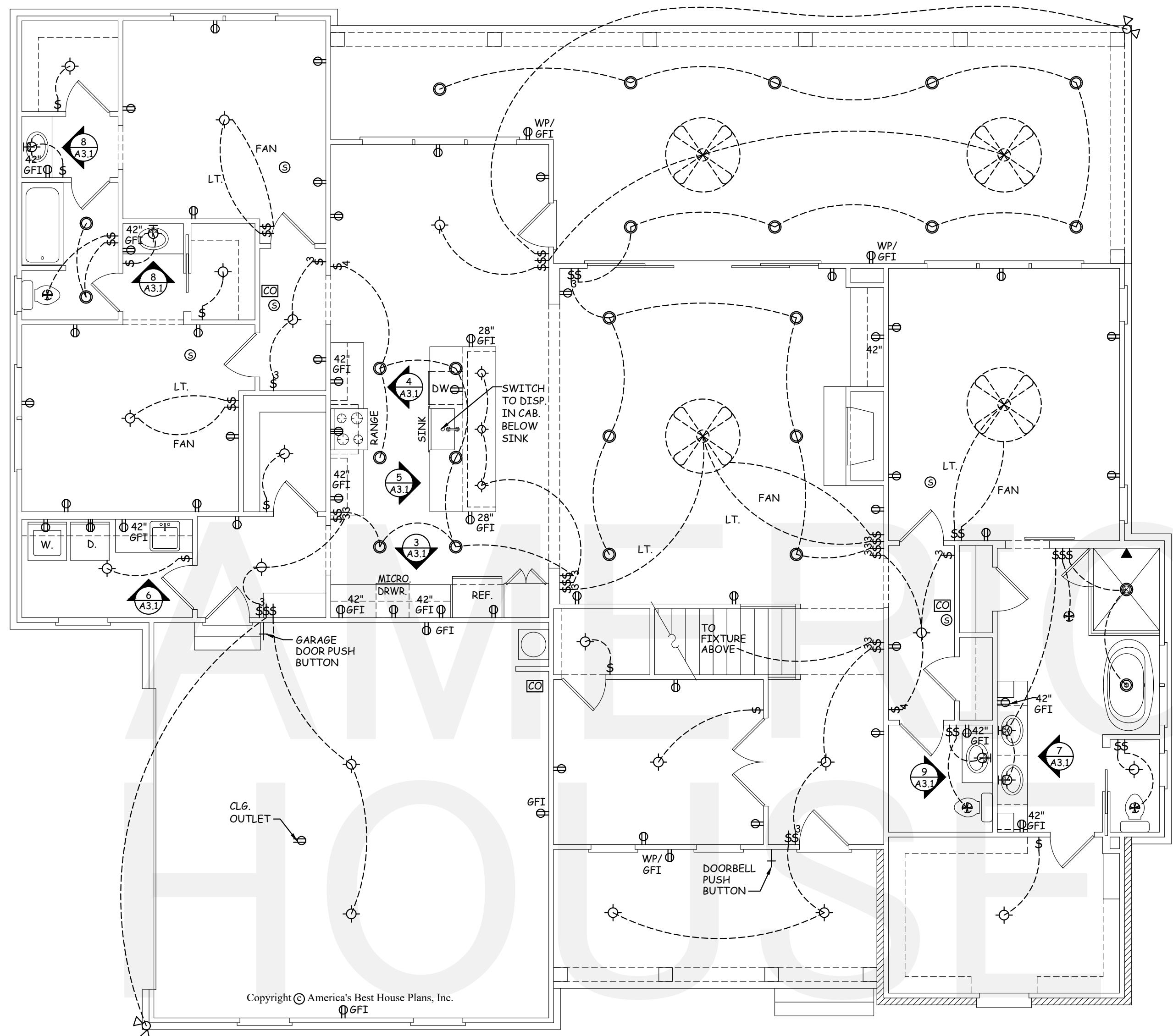
A2.3



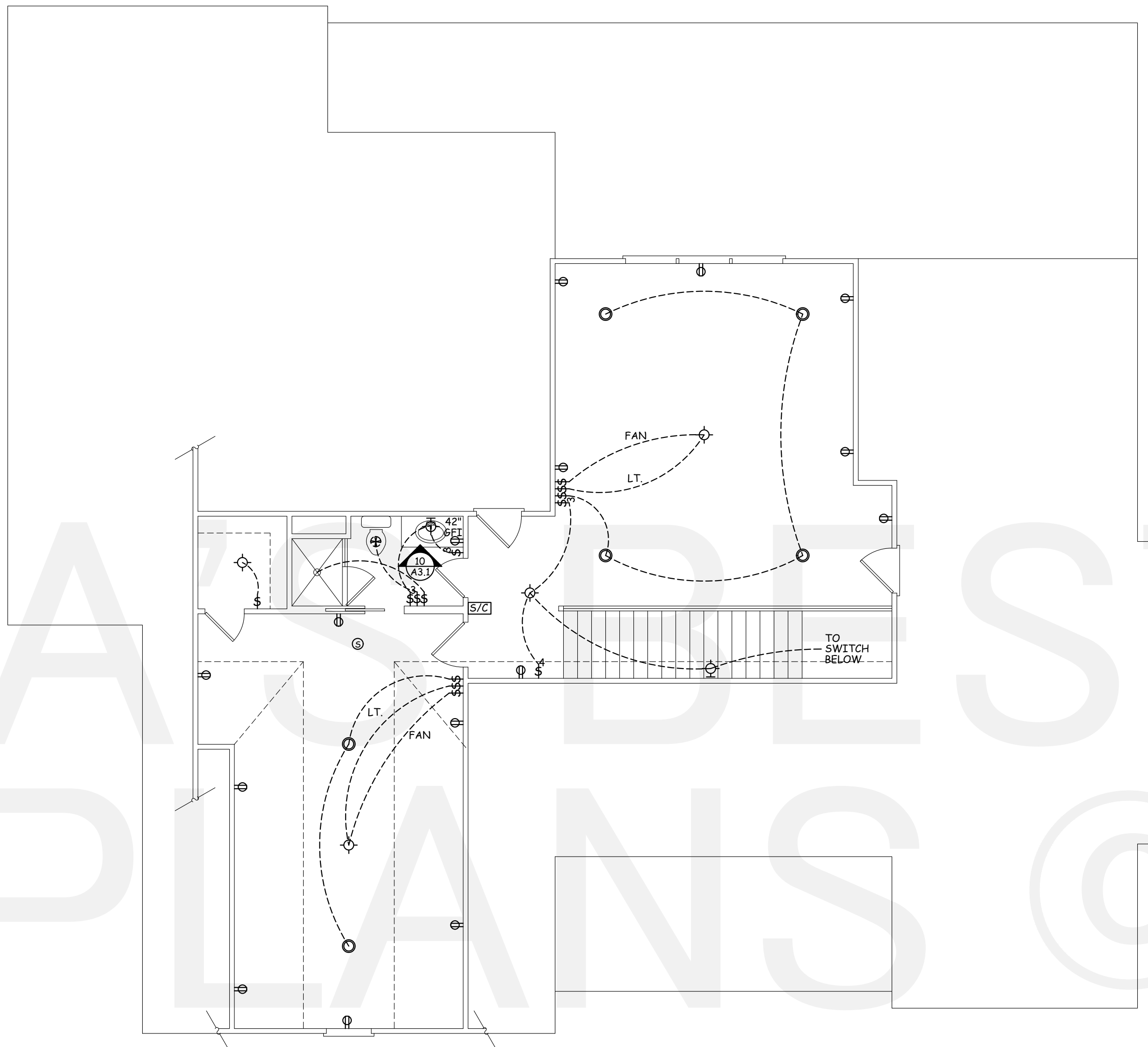
1 SECOND FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"

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

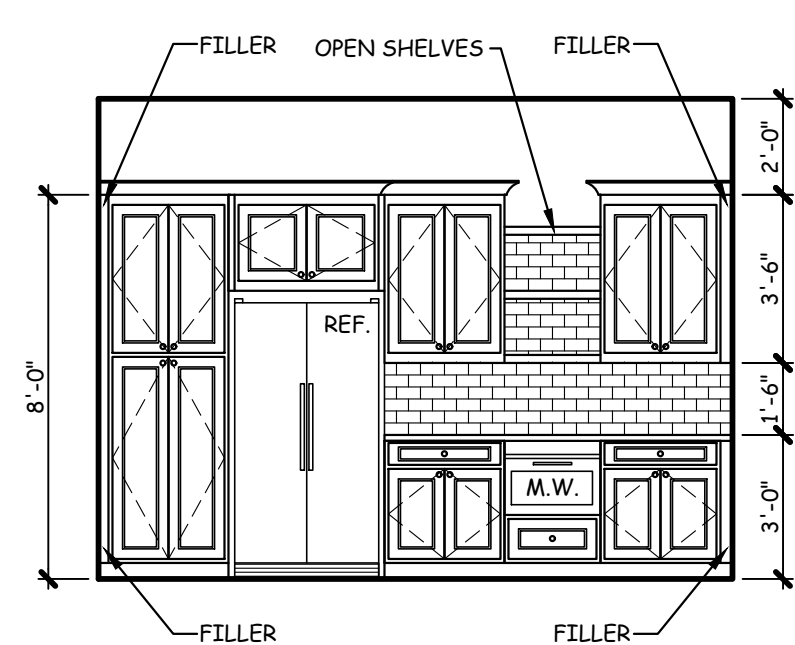


2 SECOND FLOOR ELECTRICAL PLAN
A3.1 SCALE: 3/16" = 1'-0"

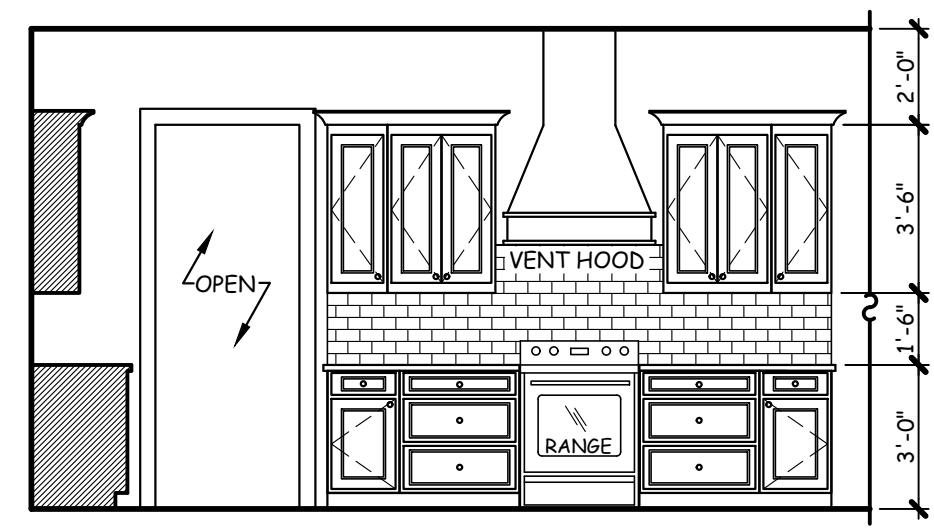
ELECTRICAL LEGEND	
⊠	SINGLE POLE SWITCH
⊠	THREE-WAY SWITCH
⊠	FOUR-WAY SWITCH
⊠	CEILING MTD. LIGHT FIXTURE
⊠	WALL MTD. LIGHT FIXTURE
⊠	RECESSED CAN LIGHT
⊠	RECESSED EYEBALL FIXTURE
⊠	FLOOD LIGHT
⊠	FLUORESCENT LIGHT
⊠	OUTAKE FAN * SEE NOTE
⊠	FAN / LIGHT COMBO
⊠	110 OUTLET
⊠	GFCI PROTECTED 110 OUTLET
⊠	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 2020 NEC REQUIREMENTS.

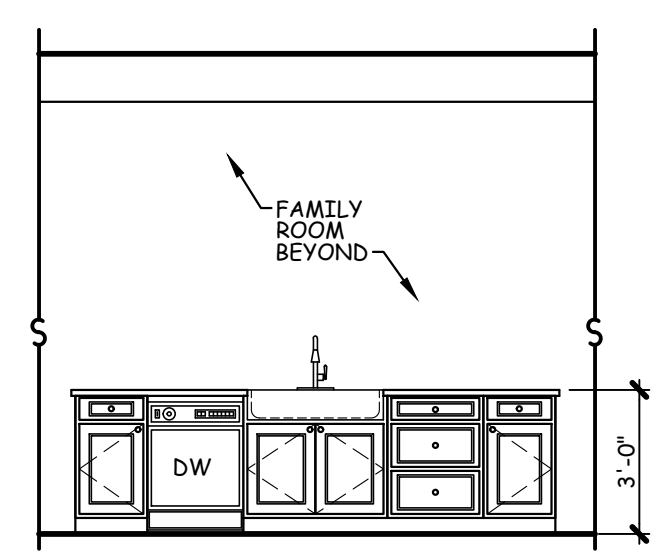
GRESHAM
ELECTRICAL PLANS &
INTERIOR DETAILS



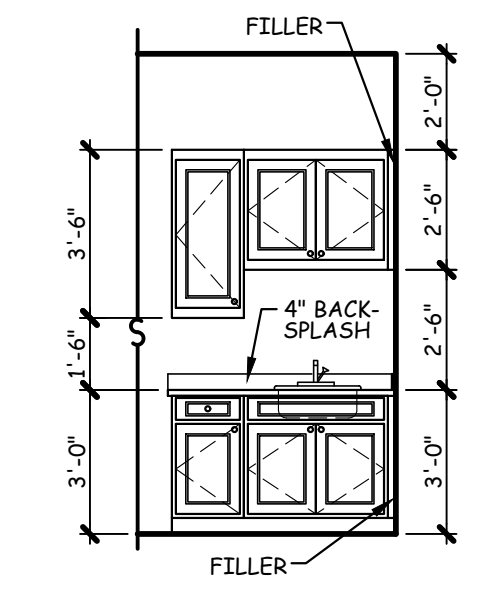
3 KITCHEN CABINETS
A3.1 SCALE: 1/4" = 1'-0"



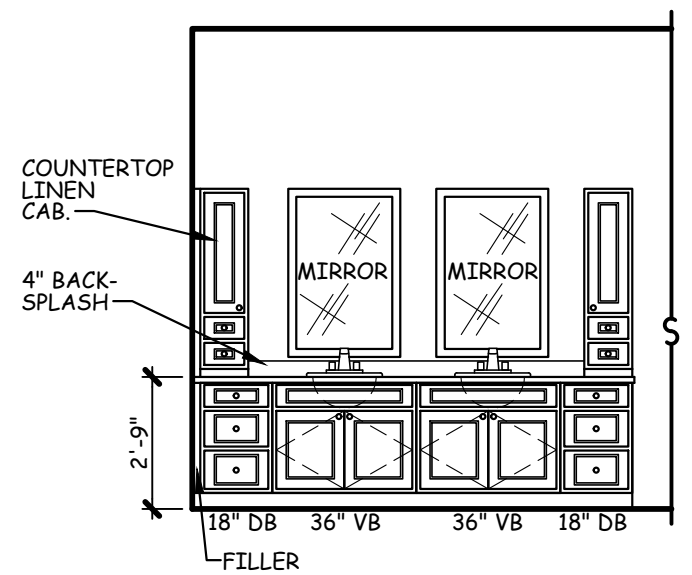
4 KITCHEN CABINETS
A3.1 SCALE: 1/4" = 1'-0"



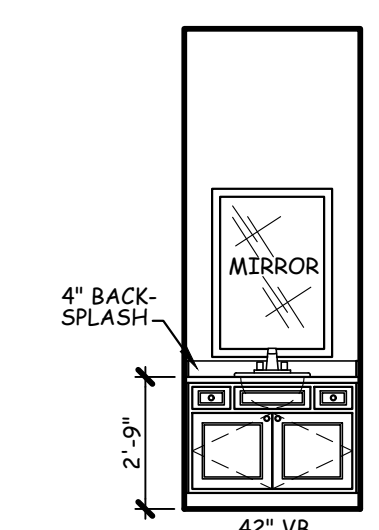
5 KITCHEN CABINETS
A3.1 SCALE: 1/4" = 1'-0"



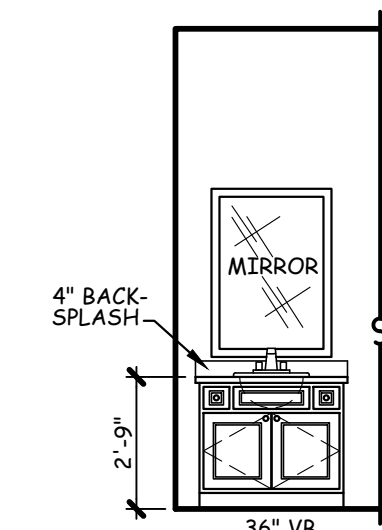
6 LDRY. CABINETS
A3.1 SCALE: 1/4" = 1'-0"



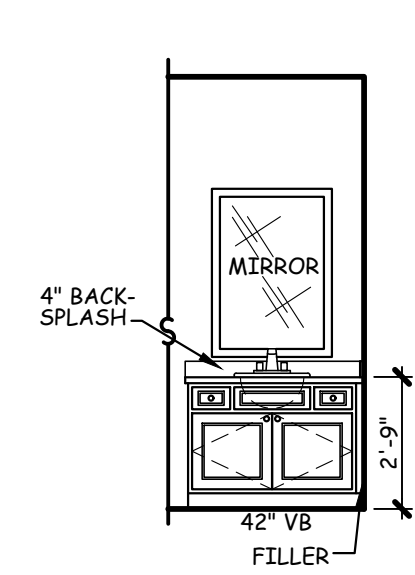
7 O. BATH CABINETS
A3.1 SCALE: 1/4" = 1'-0"



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



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



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

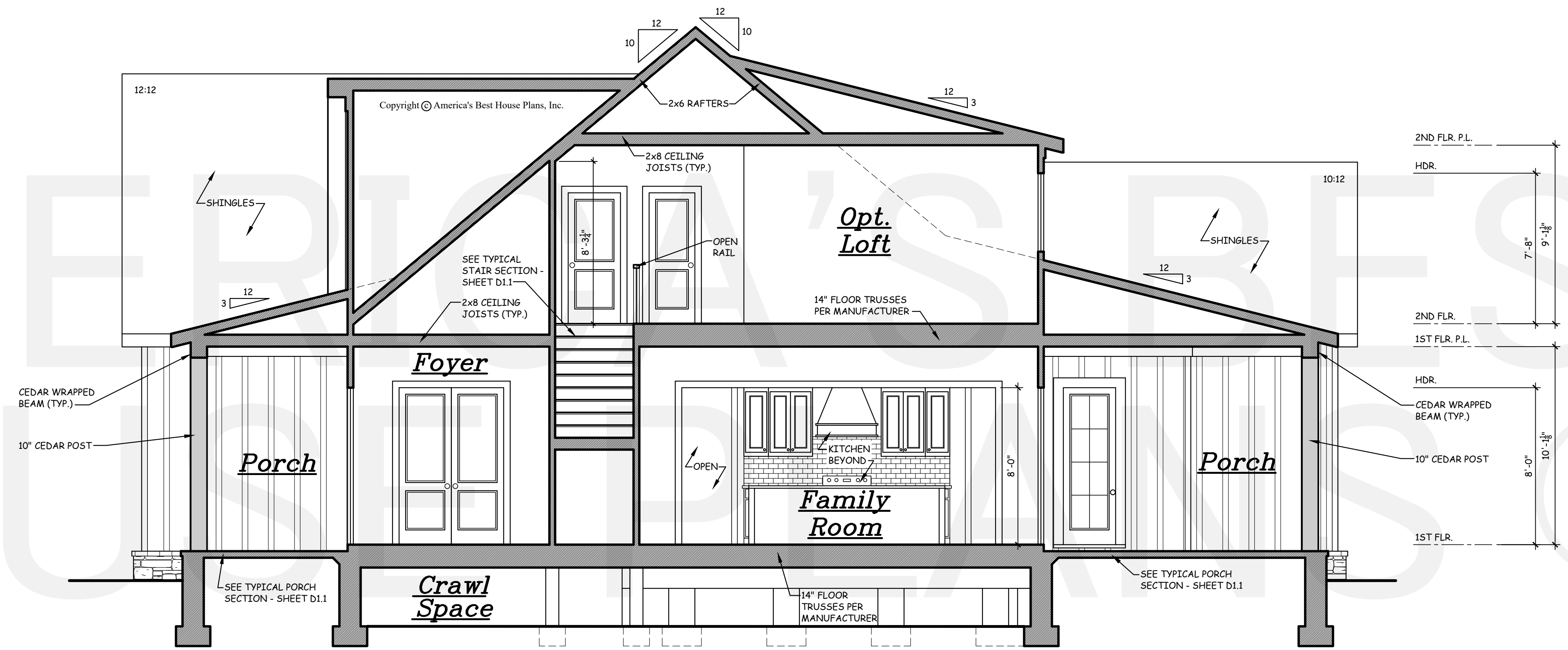
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1 BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"

GRESHAM

BUILDING SECTION

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DETAIL SHEET

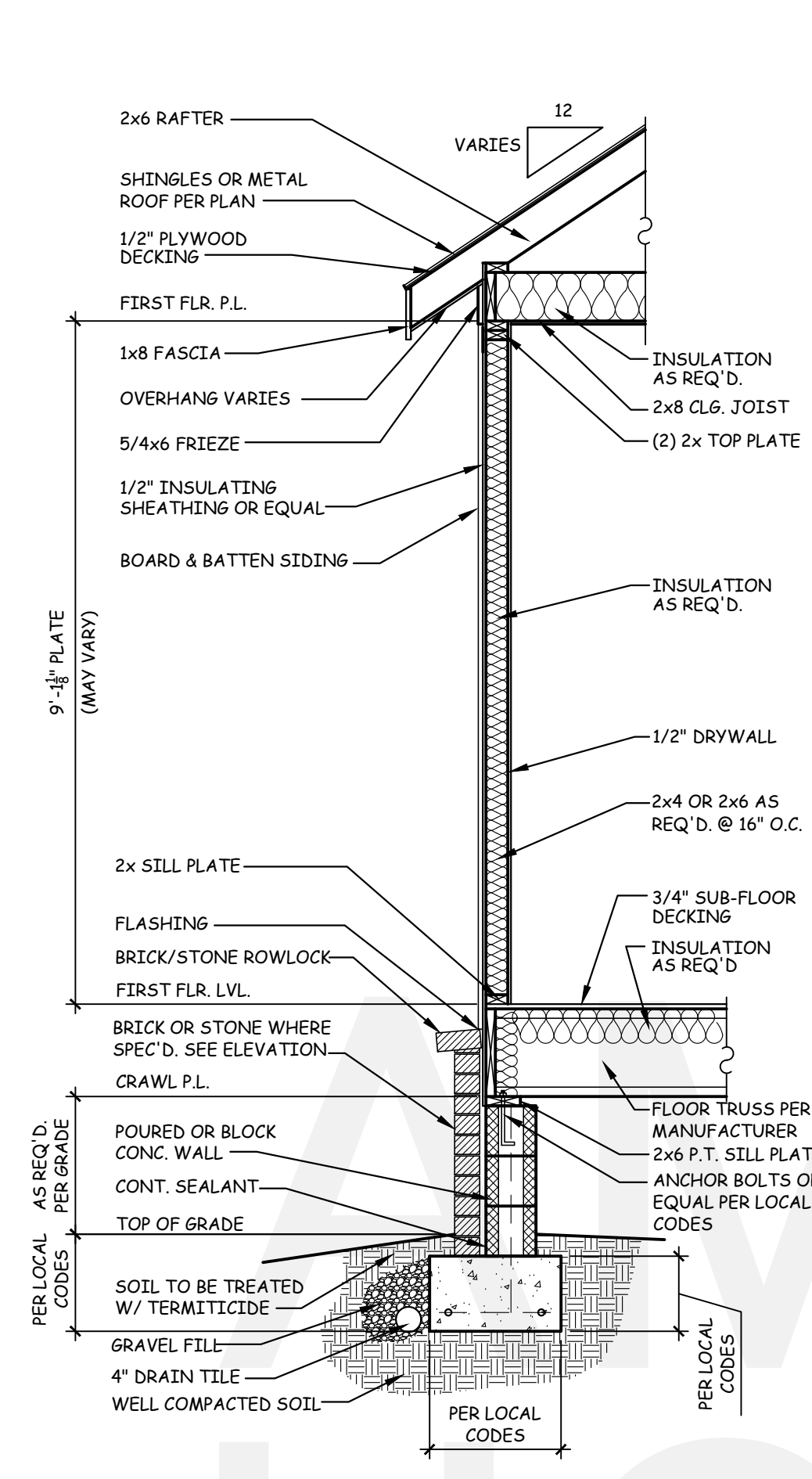
TYPICAL CRAWL
DETAILS

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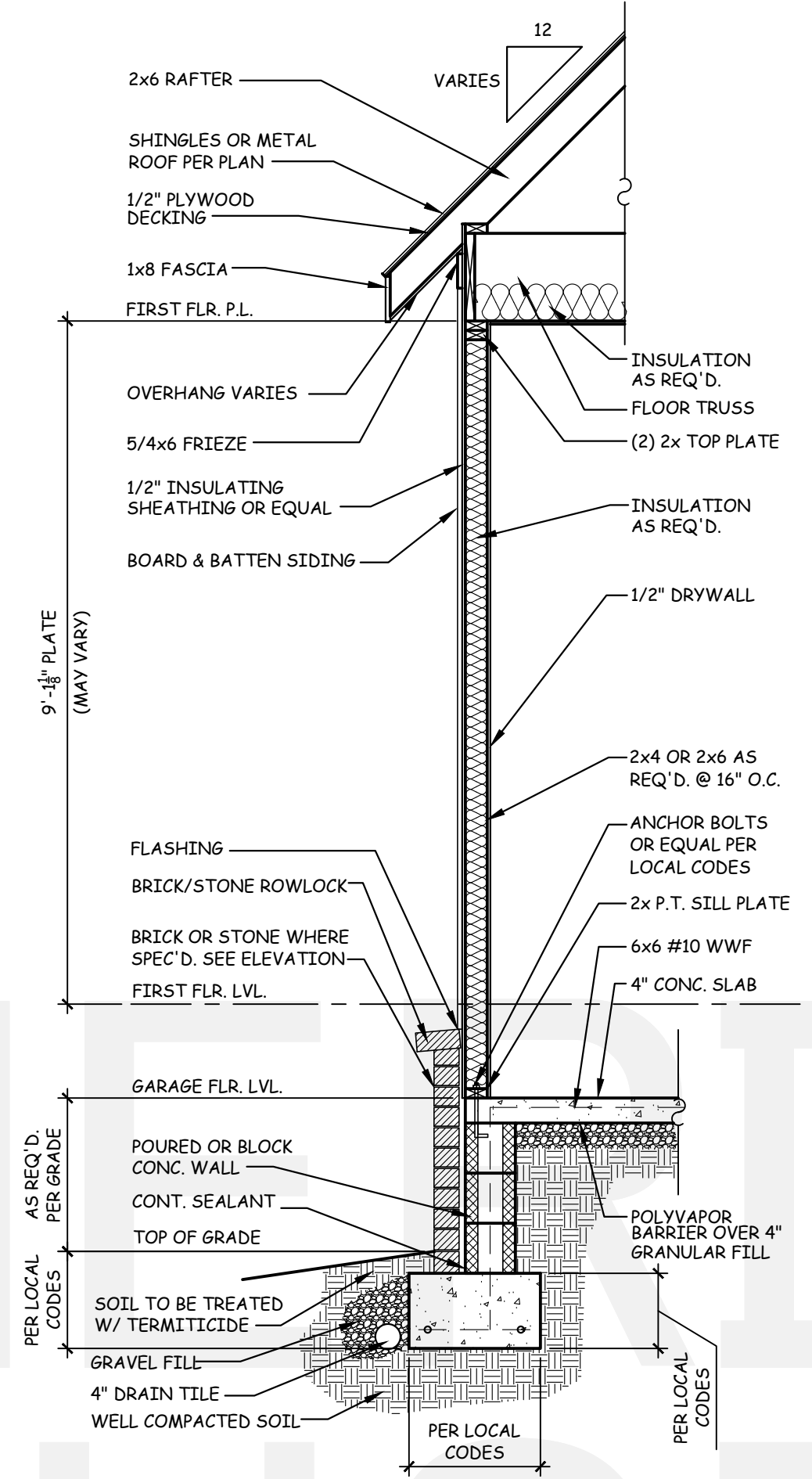
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DATE: 07/09/21

REVISIONS:

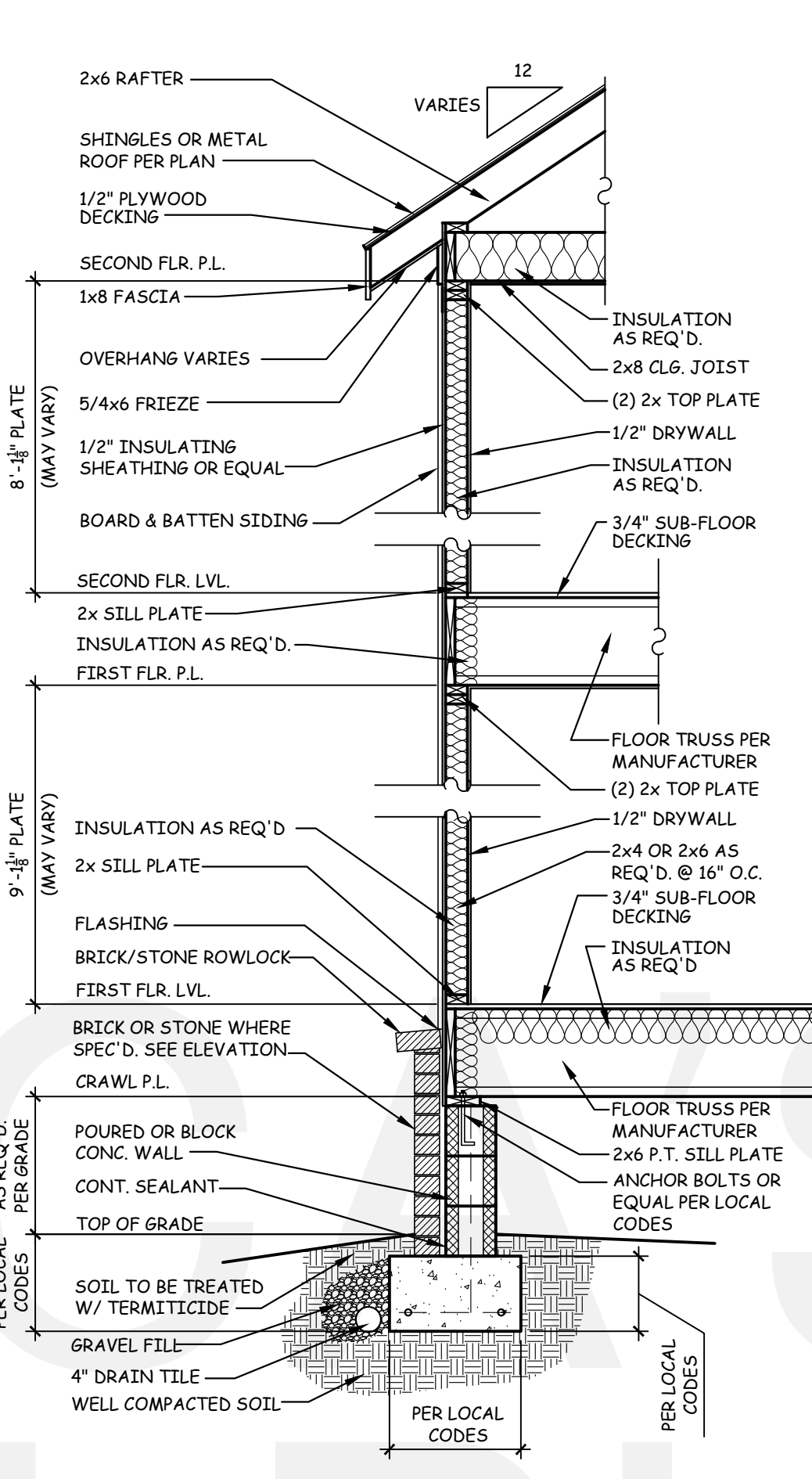
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4. CONCRETE REINFORCEMENT SHOWN TO BE SIZED PER LOCAL CODE REQUIREMENTS OR CONTACT A STRUCTURAL ENGINEER FOR PROPER SPECIFICATIONS.



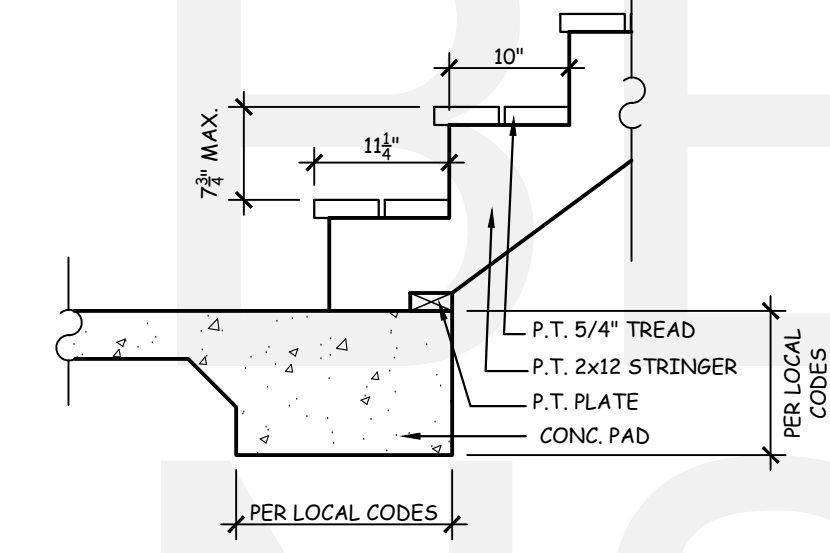
1 TYPICAL WALL SECTION
D1.1 SCALE: 1/2" = 1'-0"



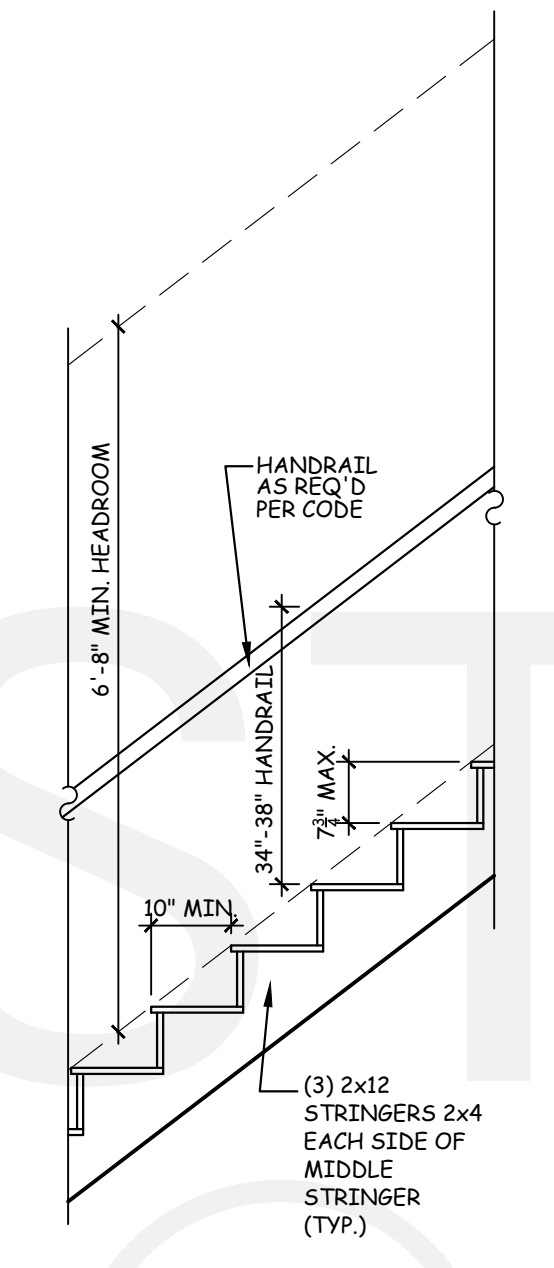
2 TYP. WALL SECTION W/ BONUS
D1.1 SCALE: 1/2" = 1'-0"



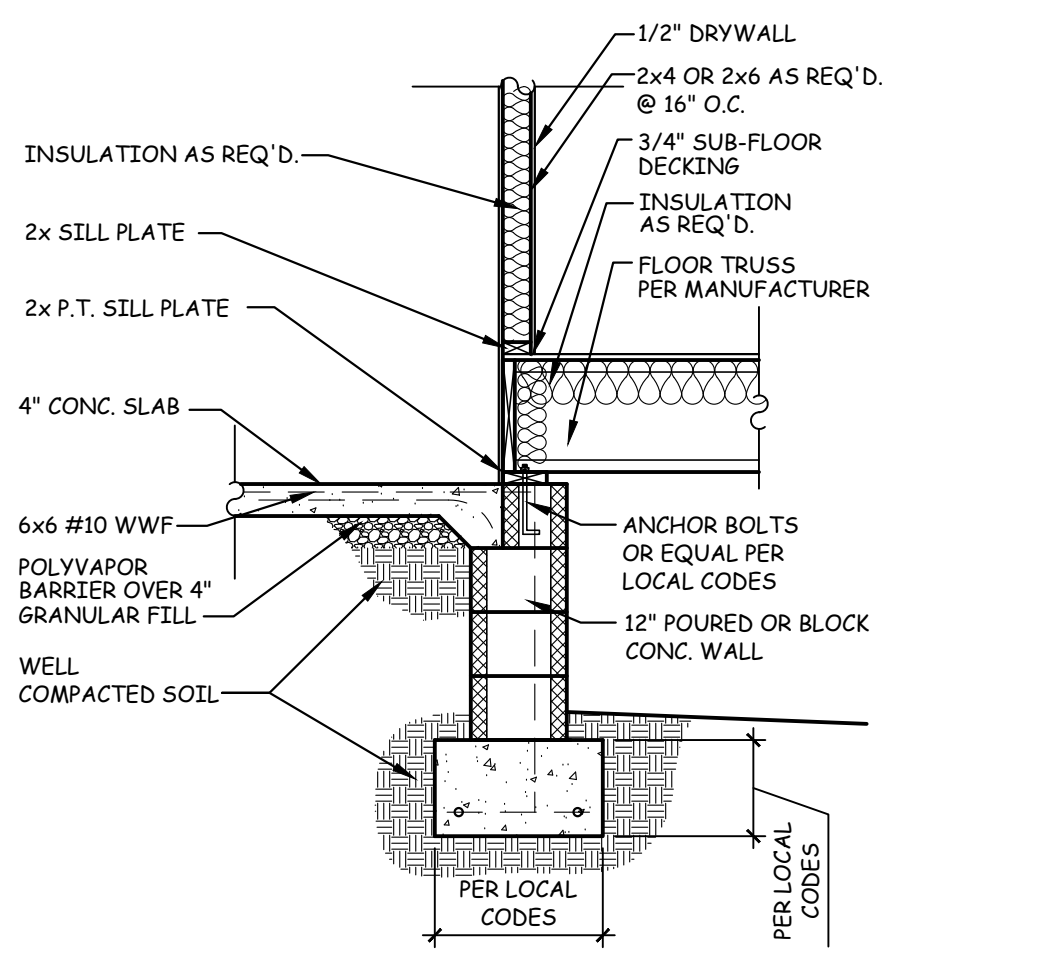
3 TYP. 2-STORY WALL SECTION
D1.1 SCALE: 1/2" = 1'-0"



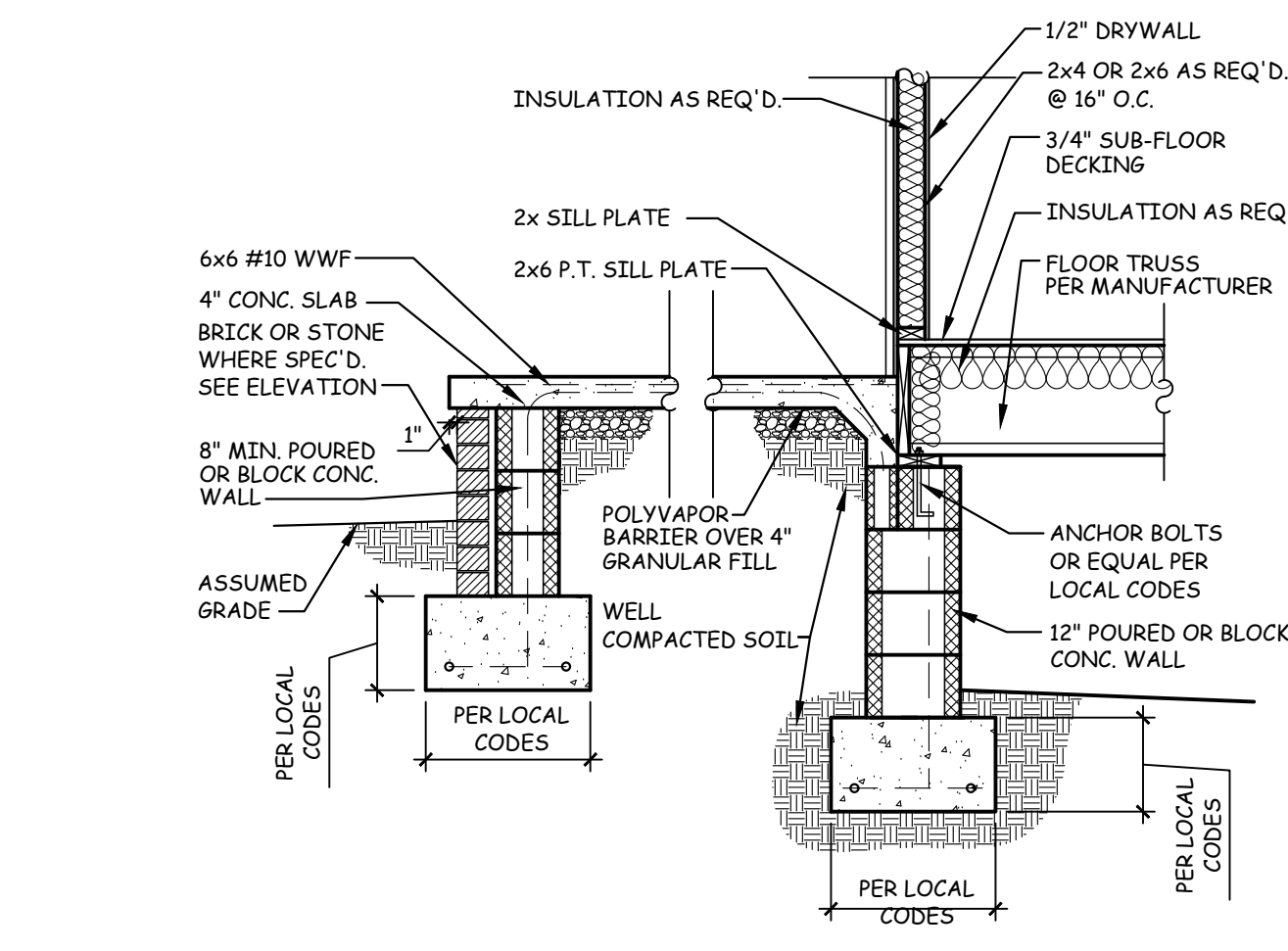
4 TYP. DECK STAIR DETAIL
D1.1 SCALE: 3/4" = 1'-0"



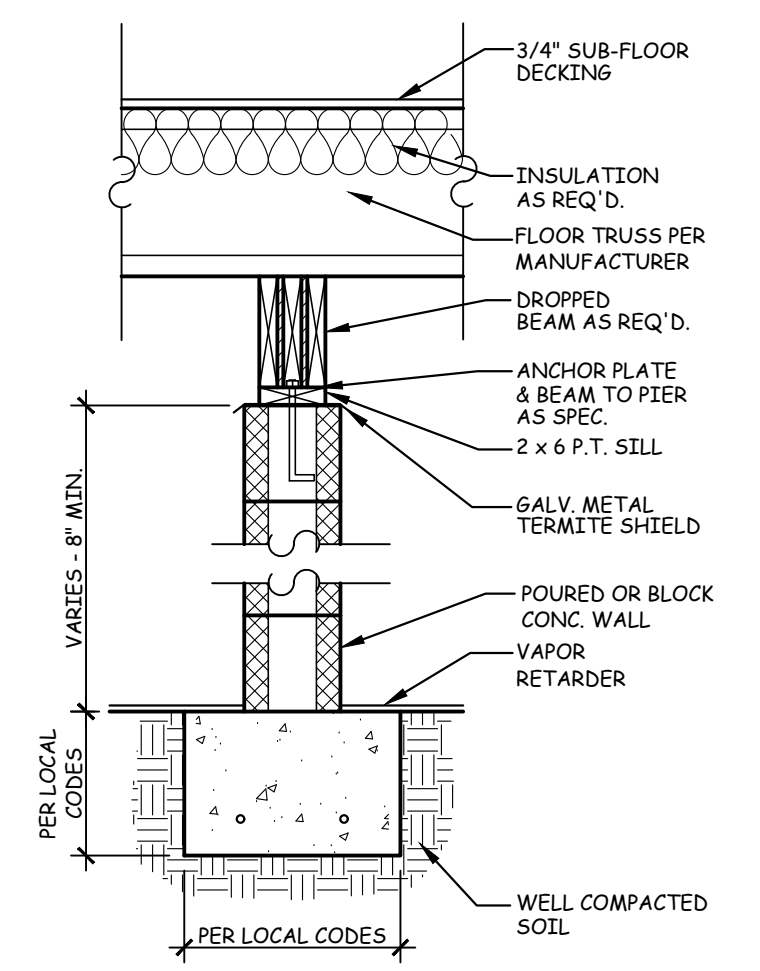
5 TYPICAL STAIR SECTION
D1.1 SCALE: 1/2" = 1'-0"



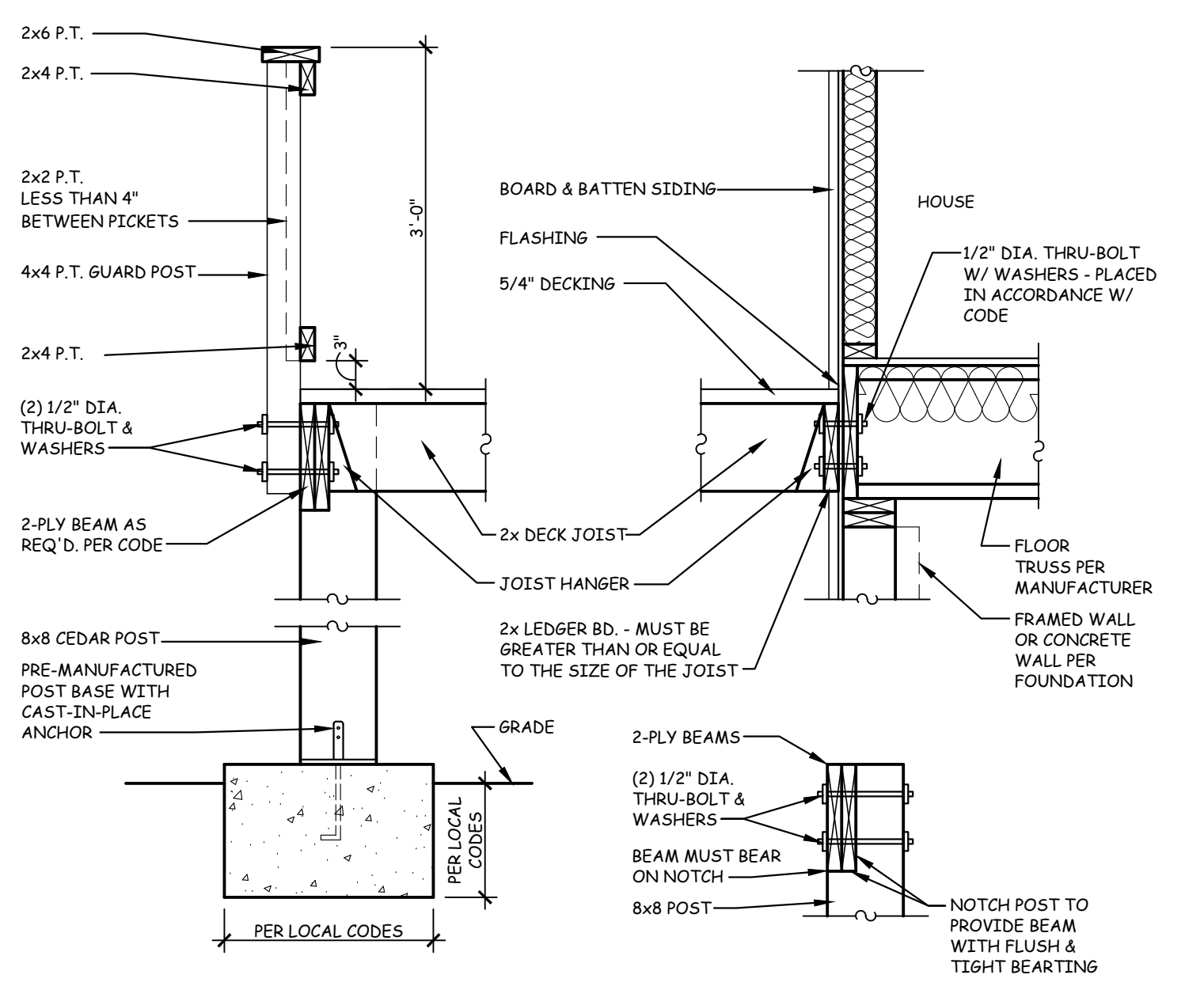
6 GARAGE FOUNDATION WALL DETAIL
D1.1 SCALE: 1/2" = 1'-0"



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



8 PIER DETAIL
D1.1 SCALE: 3/4" = 1'-0"



9 TYPICAL DECK SECTION
D1.1 SCALE: 3/4" = 1'-0"

POST-TO-BEAM CONNECTION

