

PROPOSED NEW RESIDENCE FOR:

HUNTER & KRISTEN CREWS



LAKENRIDGE BUILDERS INC

3718 EDGEWOOD DRIVE
GREENSBORO, NORTH CAROLINA 27406

REVISIONS	BY
NEW ELEVATION DESIGN + REVISIONS BY HCKRAE + CO., LLC	LJK/RS 4-2022

THE GABLES
COLLECTION
BY:
AMERICA'S BEST
HOUSE PLANS

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LAKENRIDGE BUILDERS INC
PROPOSED NEW RESIDENCE

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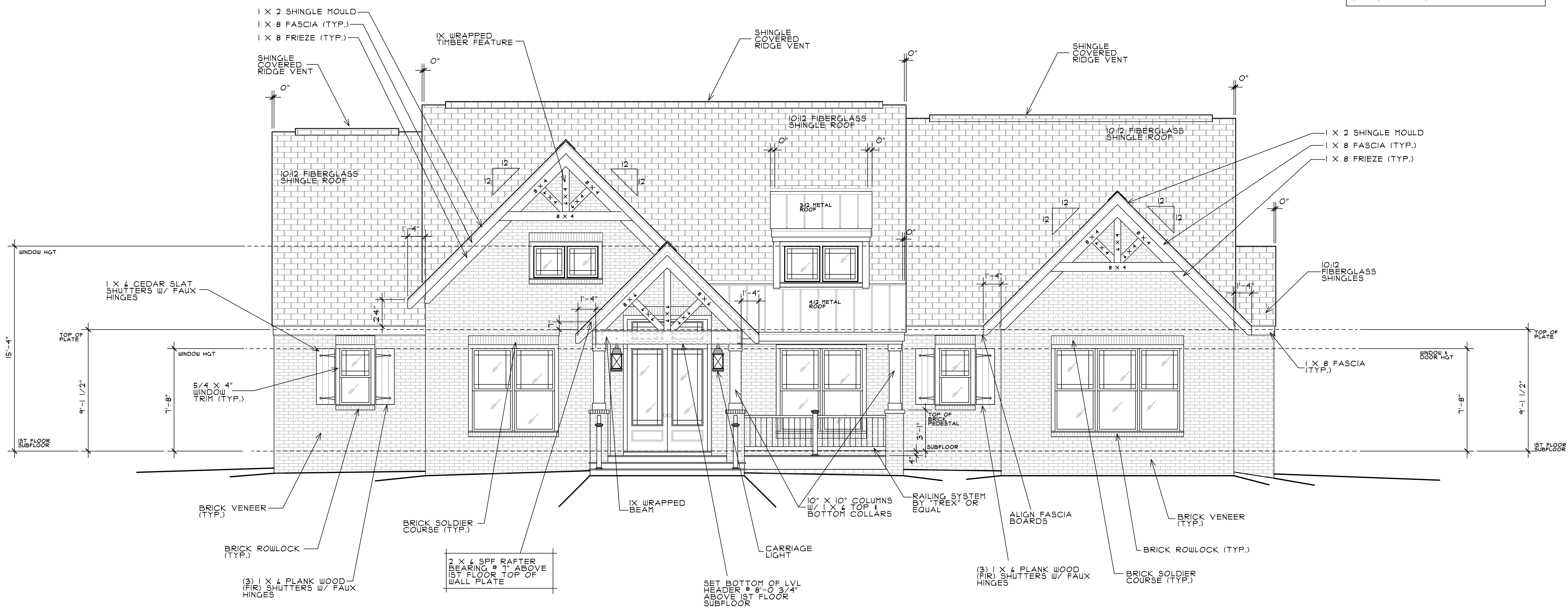
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DATE : 11/22/22	
SCALE : AS SHOWN	
COVER SHEET	
SHEET	

REVISIONS	BY
NEW ELEVATION DESIGN	LJ/RS
REVISED BY	4-2022

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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.



FRONT ELEVATION
 1/4" = 1'-0"

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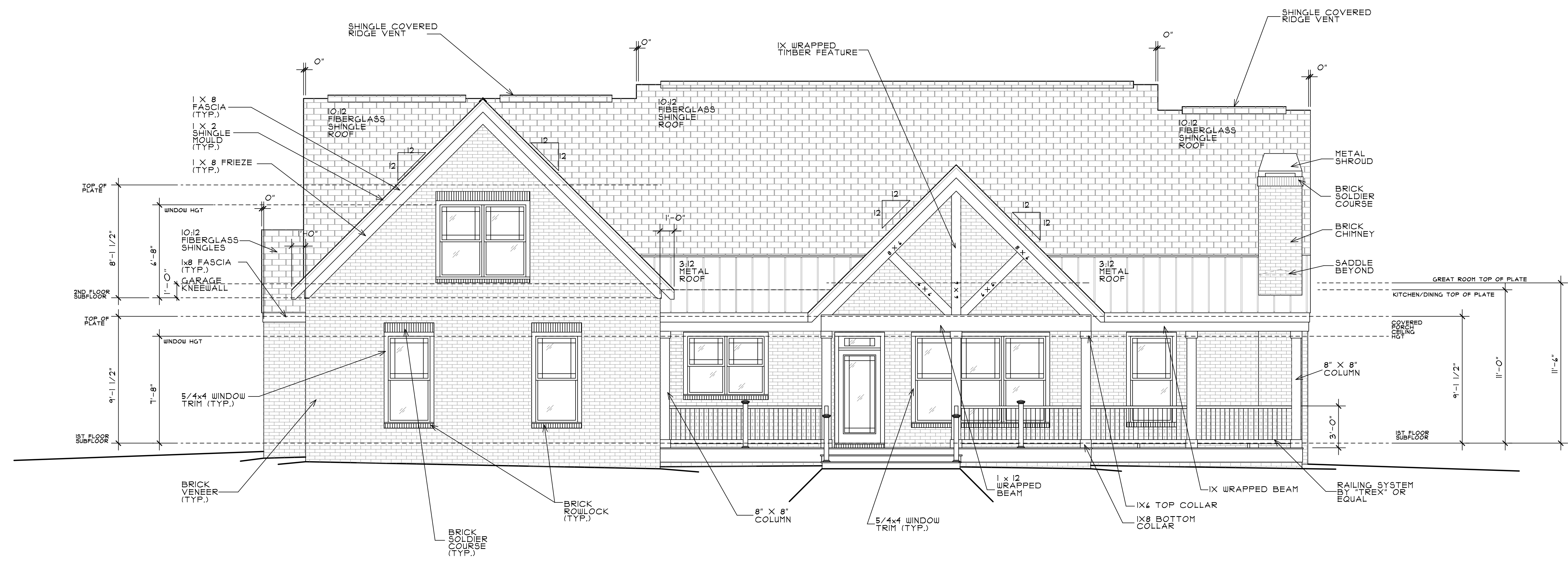
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DATE : 11/22/22	SCALE : AS SHOWN
FRONT ELEVATION	
SHEET	A.11

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NEW ELEVATION DESIGN	LM/RS
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REAR ELEVATION

1/4" = 1'-0"

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REAR ELEVATION	
SHEET	A1.2

REVISIONS	BY
NEW ELEVATION DESIGN REVISIONS BY HCKRAE & CO., LLC	L1/R5 4-2025

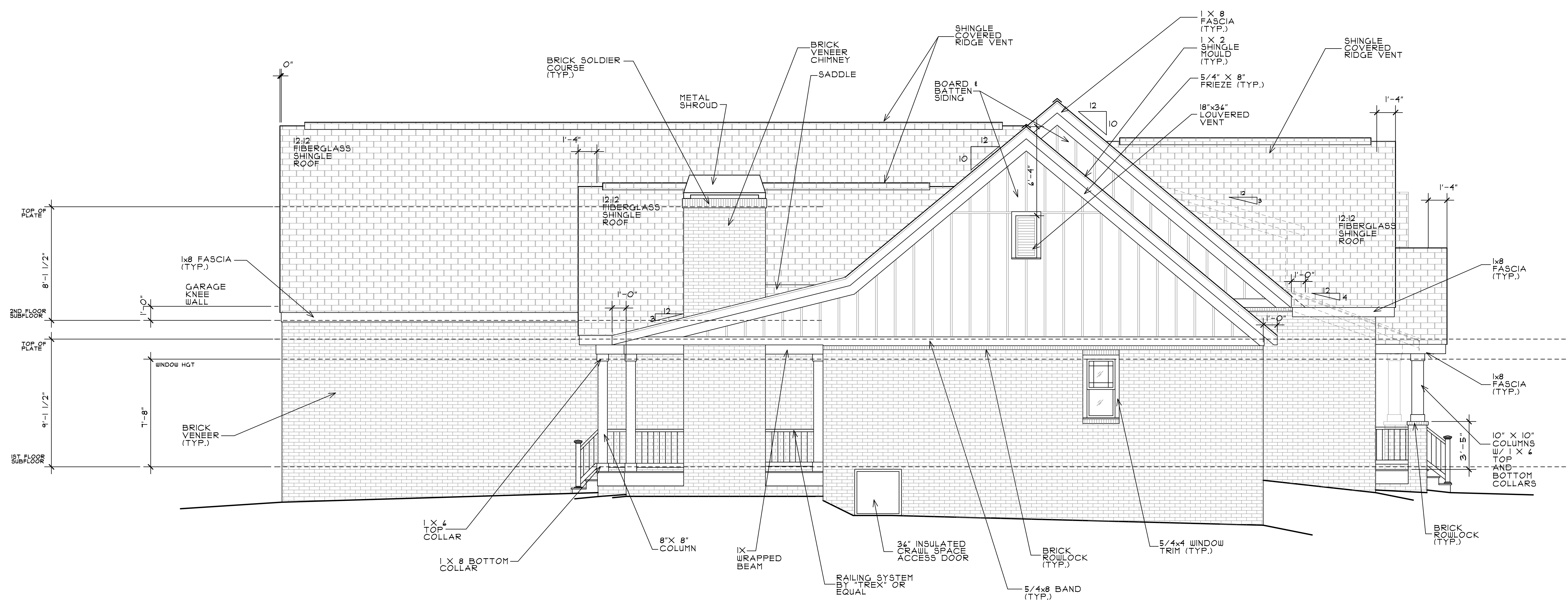
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LEFT SIDE ELEVATION	
SHEET	A1.3

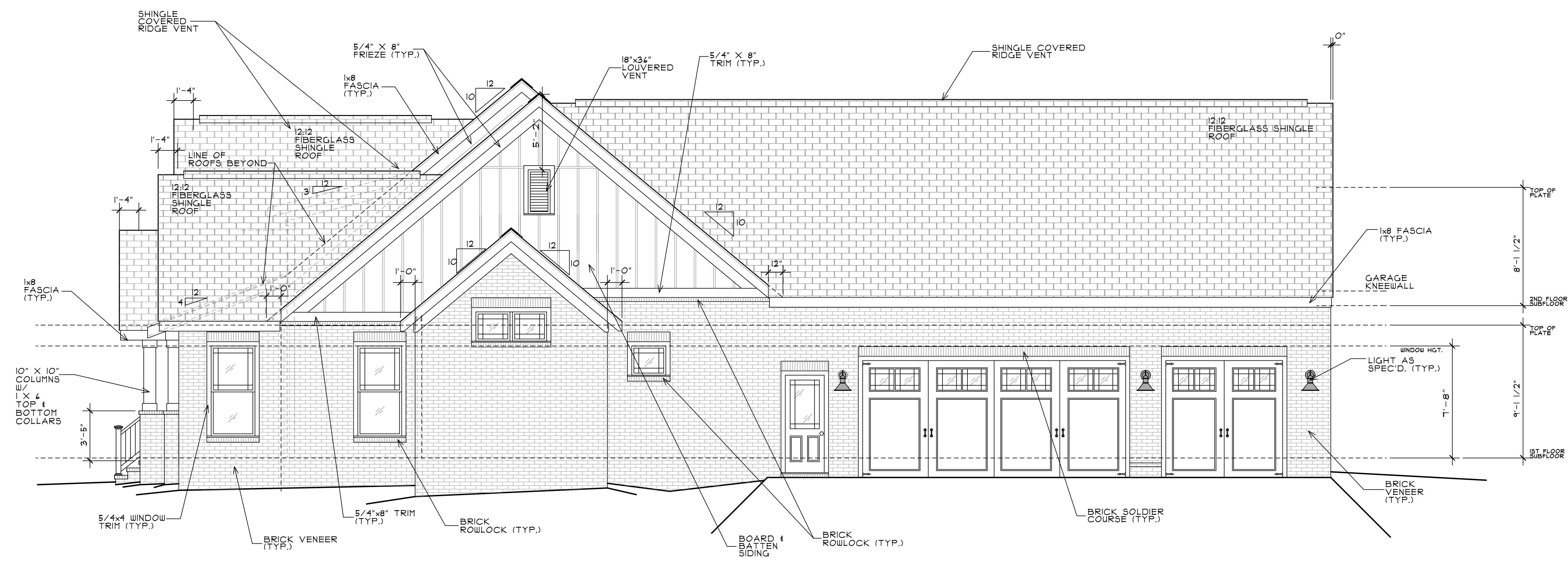


LEFT SIDE ELEVATION
1/4" = 1'-0"

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NEW ELEVATION DESIGN	LM/RS
REVISIONS BY	4-2022

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RIGHT SIDE ELEVATION
1/4" = 1'-0"

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RIGHT SIDE ELEVATION			
SHEET	A1.4		

REVISIONS	BY
NEW ELEVATION DESIGN 1	LH/RB
REVISION 1	4-2025
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	

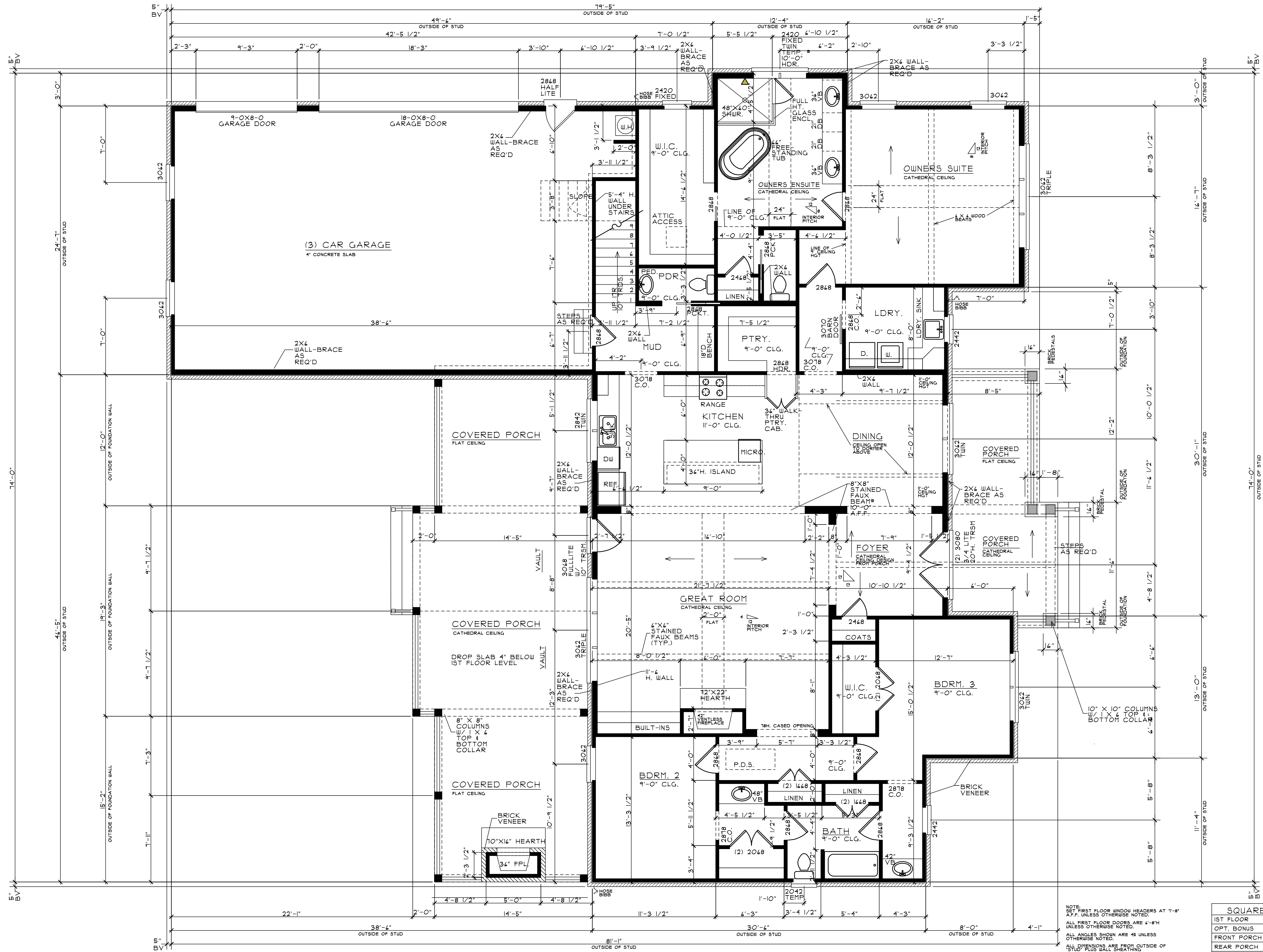
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SCALE :	AS SHOWN
FIRST FLOOR PLAN	
SHEET	A1.5

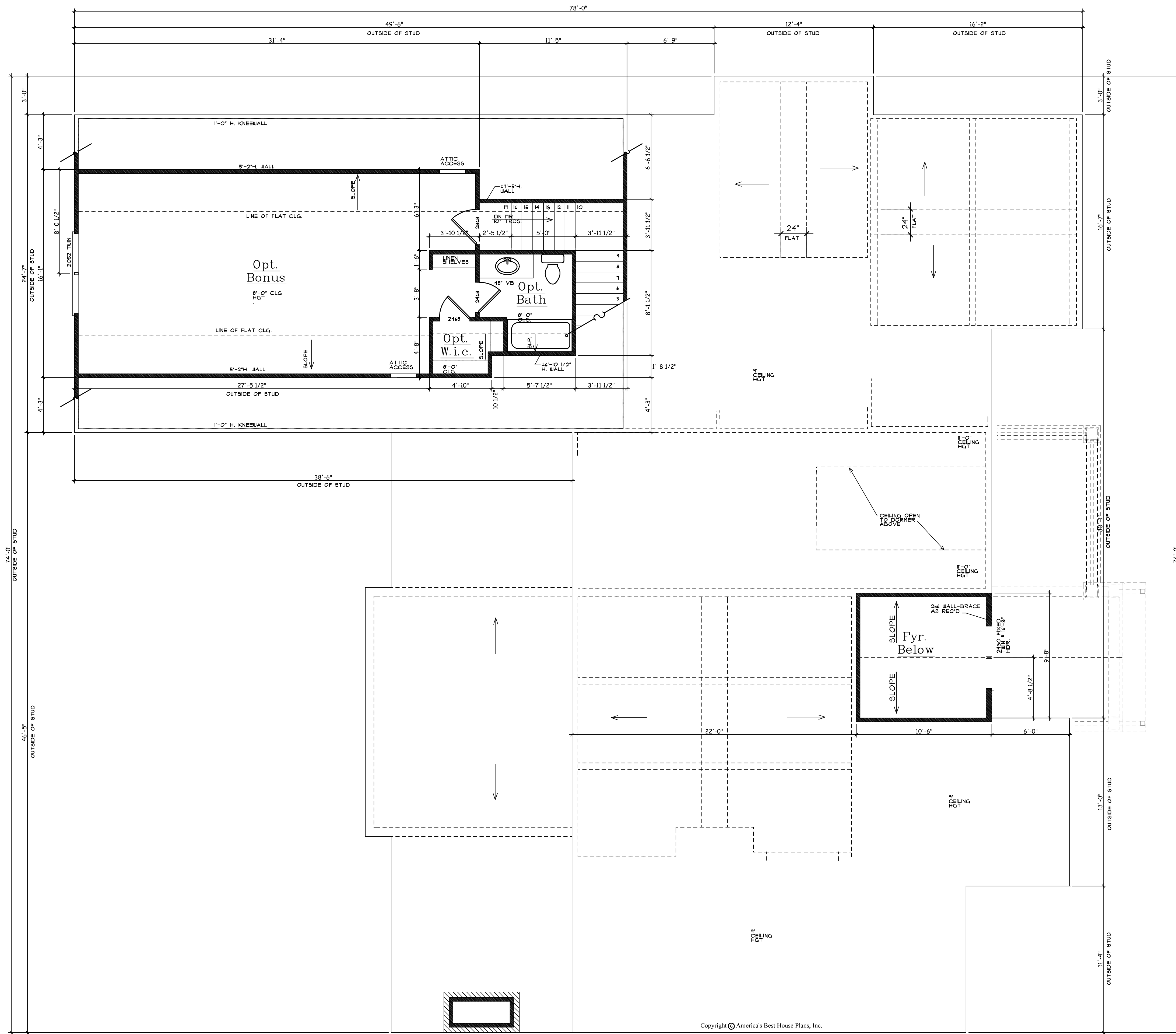


FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE: ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES.

NOTE:
SET FIRST FLOOR WINDOW HEADERS AT 7'-8"
A.F.U. UNLESS OTHERWISE NOTED.
ALL FIRST FLOOR DOORS ARE 4'-8"
UNLESS OTHERWISE NOTED.
ALL ANGLE BRUSHINGS ARE 45 UNLESS
OTHERWISE NOTED.
ALL DIMENSIONS ARE FROM OUTSIDE OF
"STUD" PLUS WALL SHEATHING

SQUARE FOOTAGE	
1ST FLOOR	2,490 SQ. FT.
OPT. BONUS	594 SQ. FT.
FRONT PORCH	382 SQ. FT.
REAR PORCH	488 SQ. FT.
GARAGE	912 SQ. FT.



SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE:
 ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE
 WITH STATE AND LOCAL BUILDING CODES.

NOTE:
 SET SECOND FLOOR WINDOW HEADERS AT
 2'-8" A.F.F. UNLESS OTHERWISE NOTED.
 ALL SECOND FLOOR DOORS ARE 4'-8" H.
 UNLESS OTHERWISE NOTED.
 ALL ANGLES SHOWN ARE 45 UNLESS
 OTHERWISE NOTED.

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SECOND FLOOR PLAN	
SHEET	A1.6

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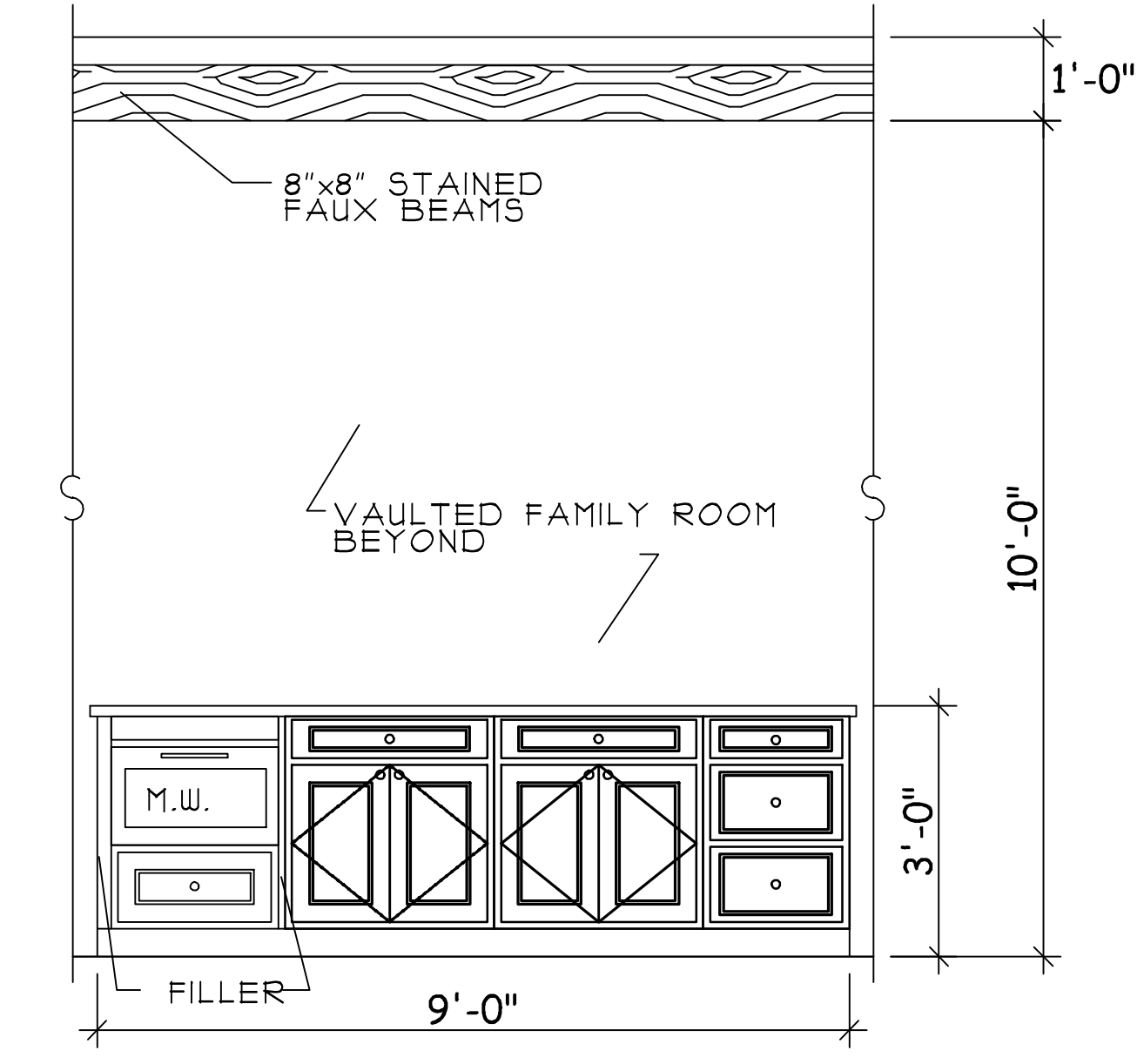
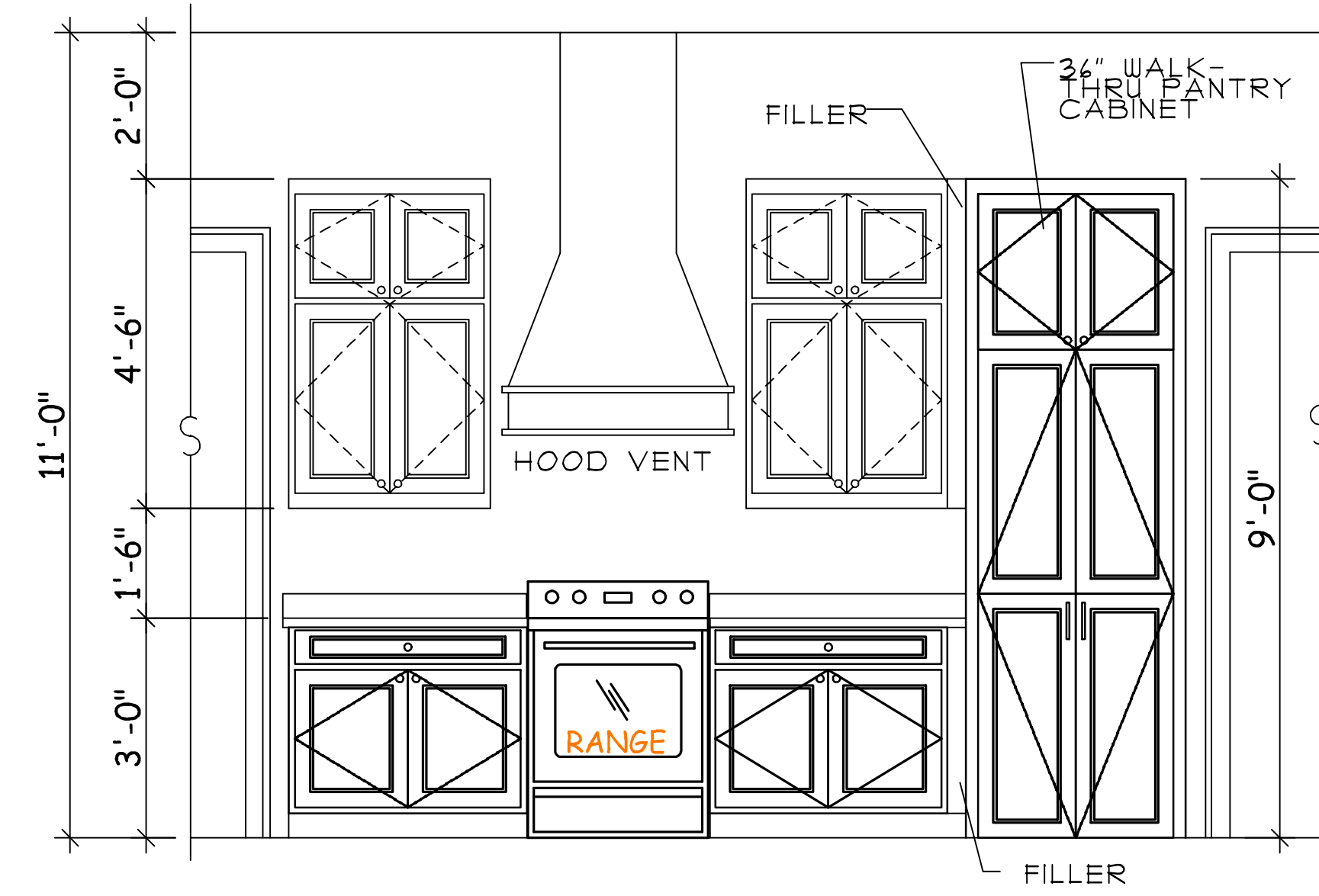
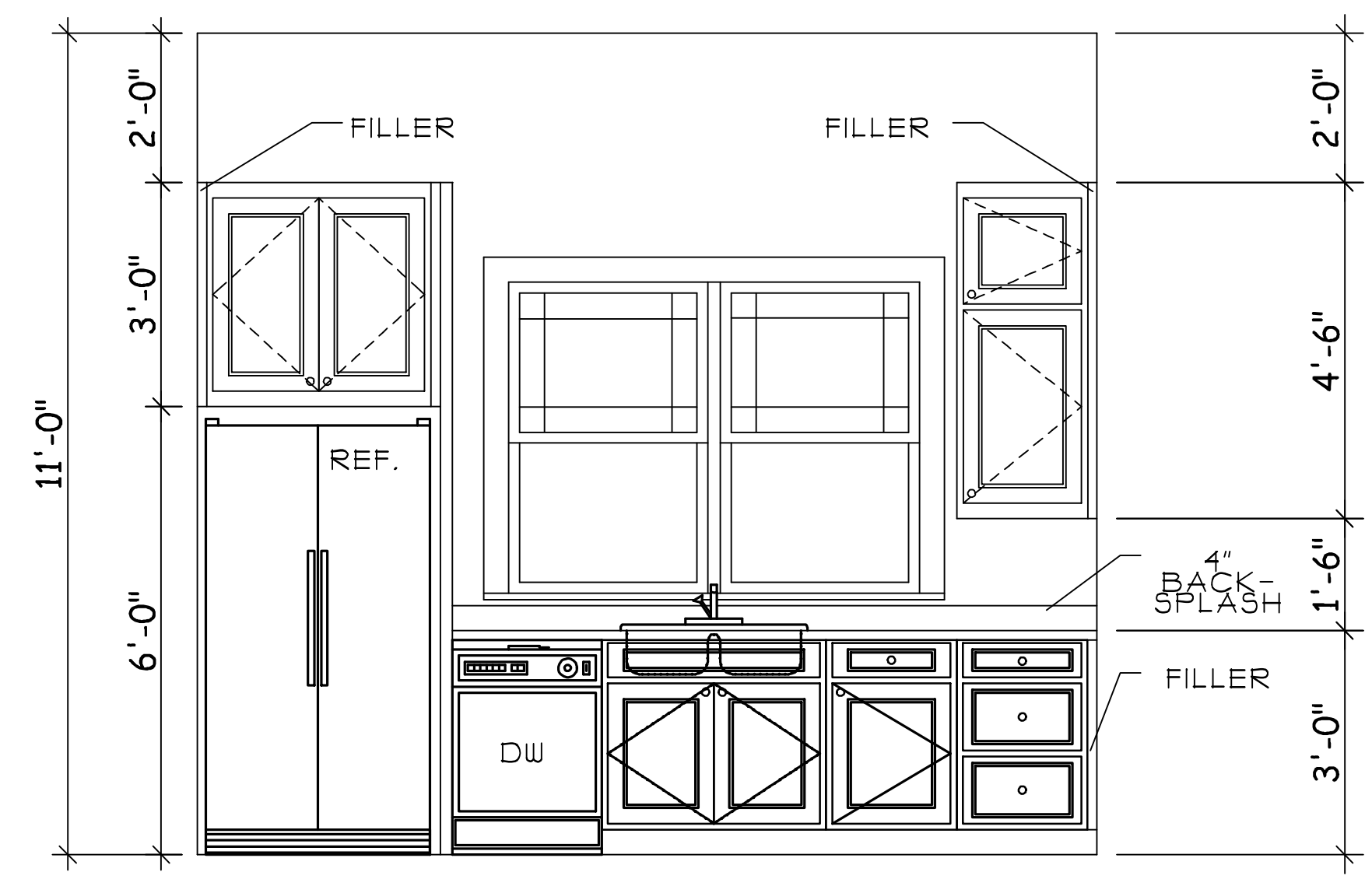
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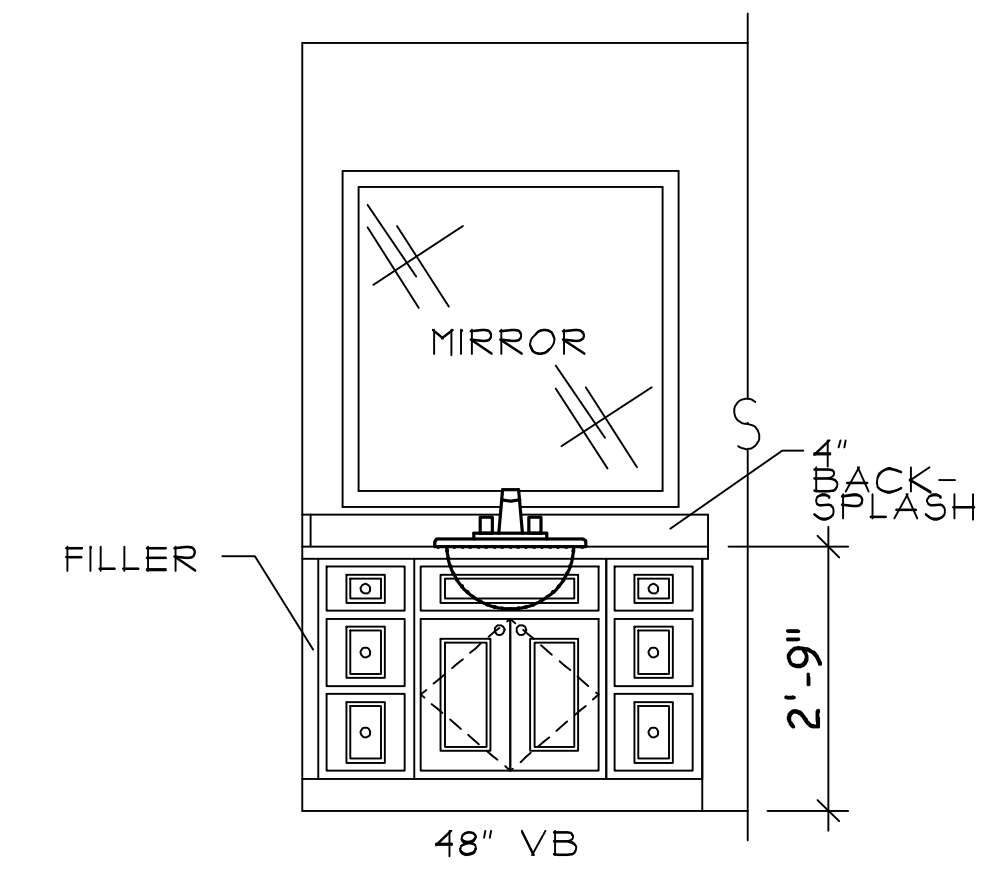
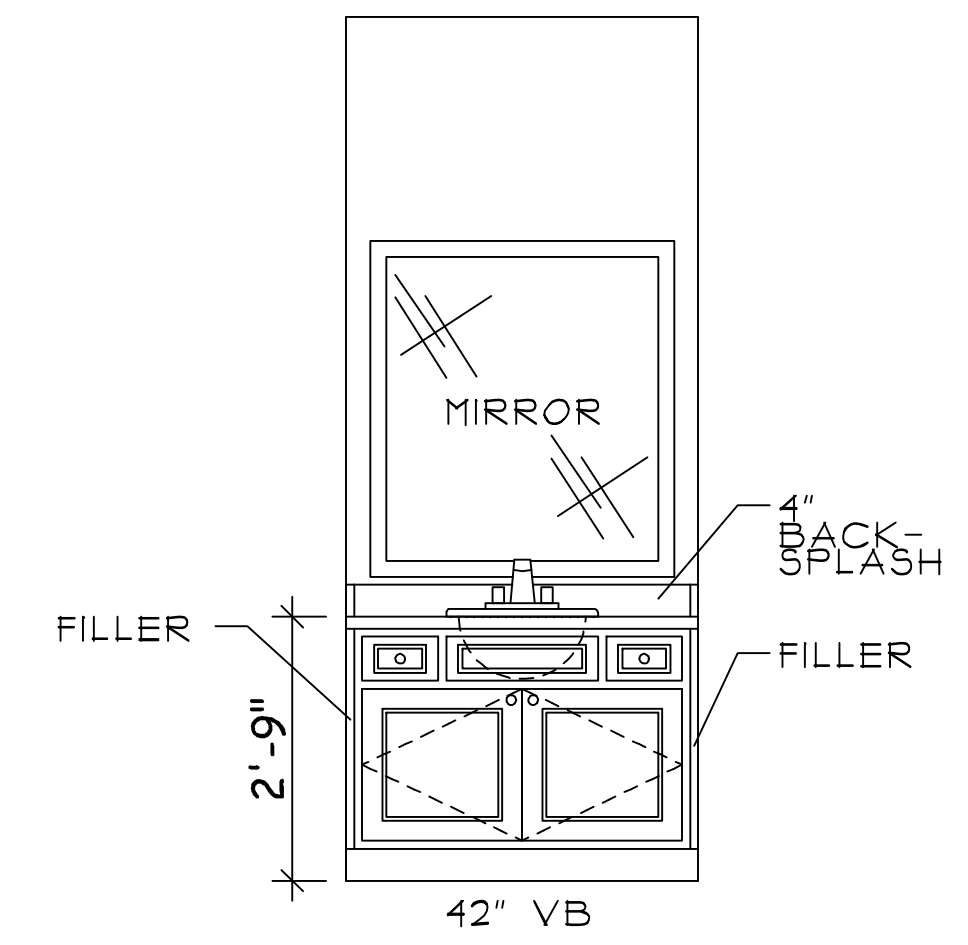
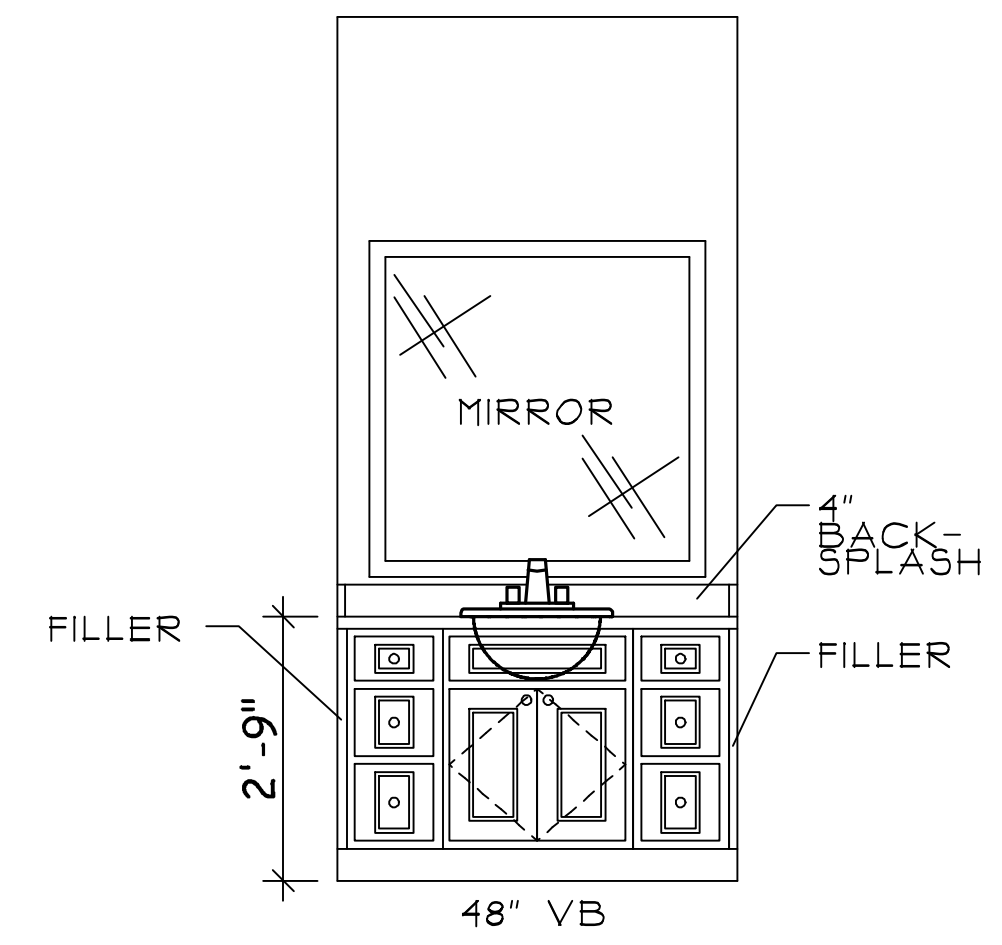
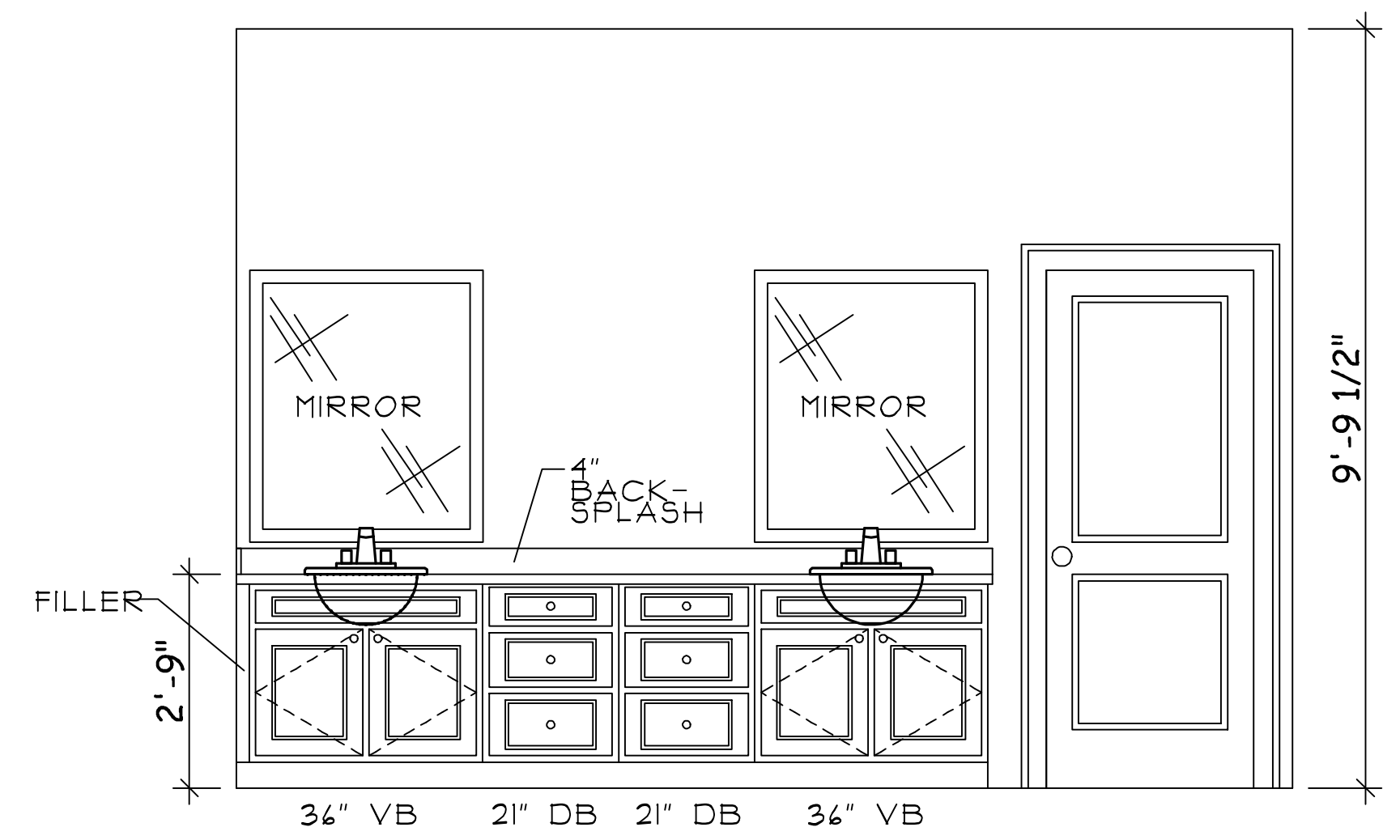
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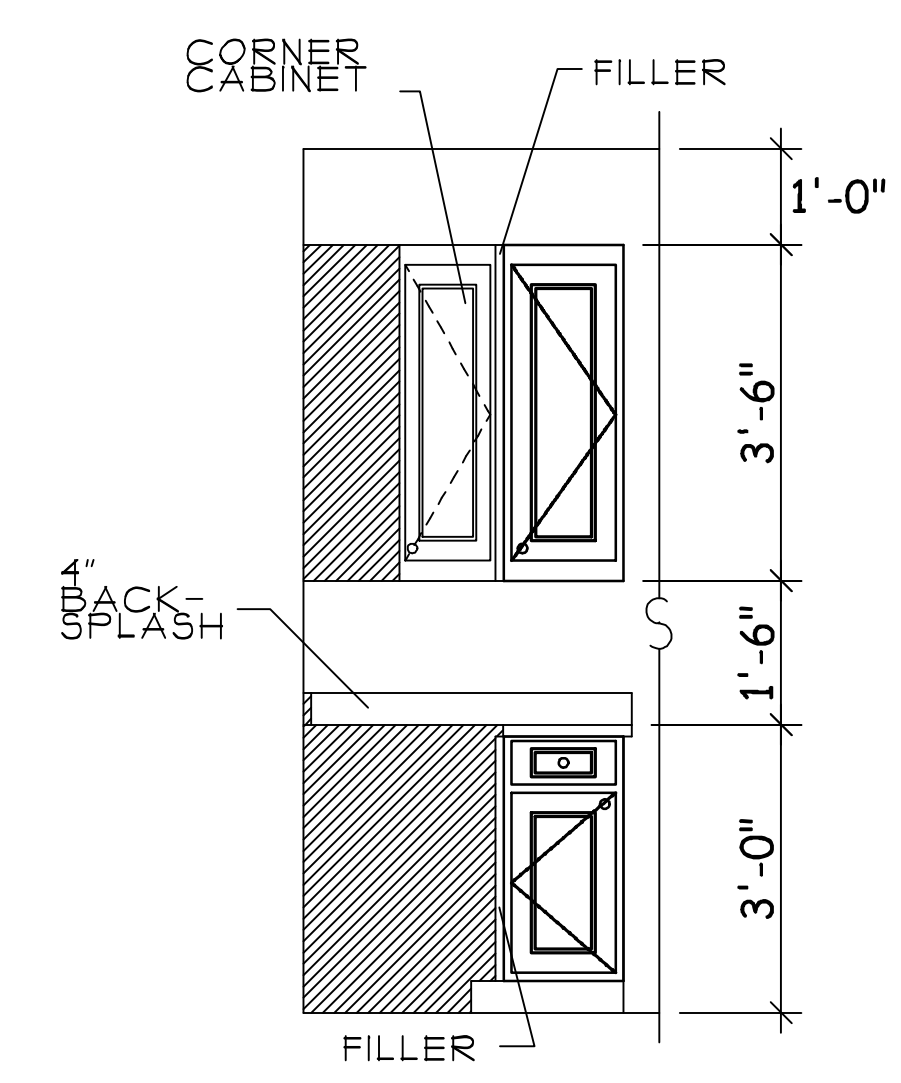
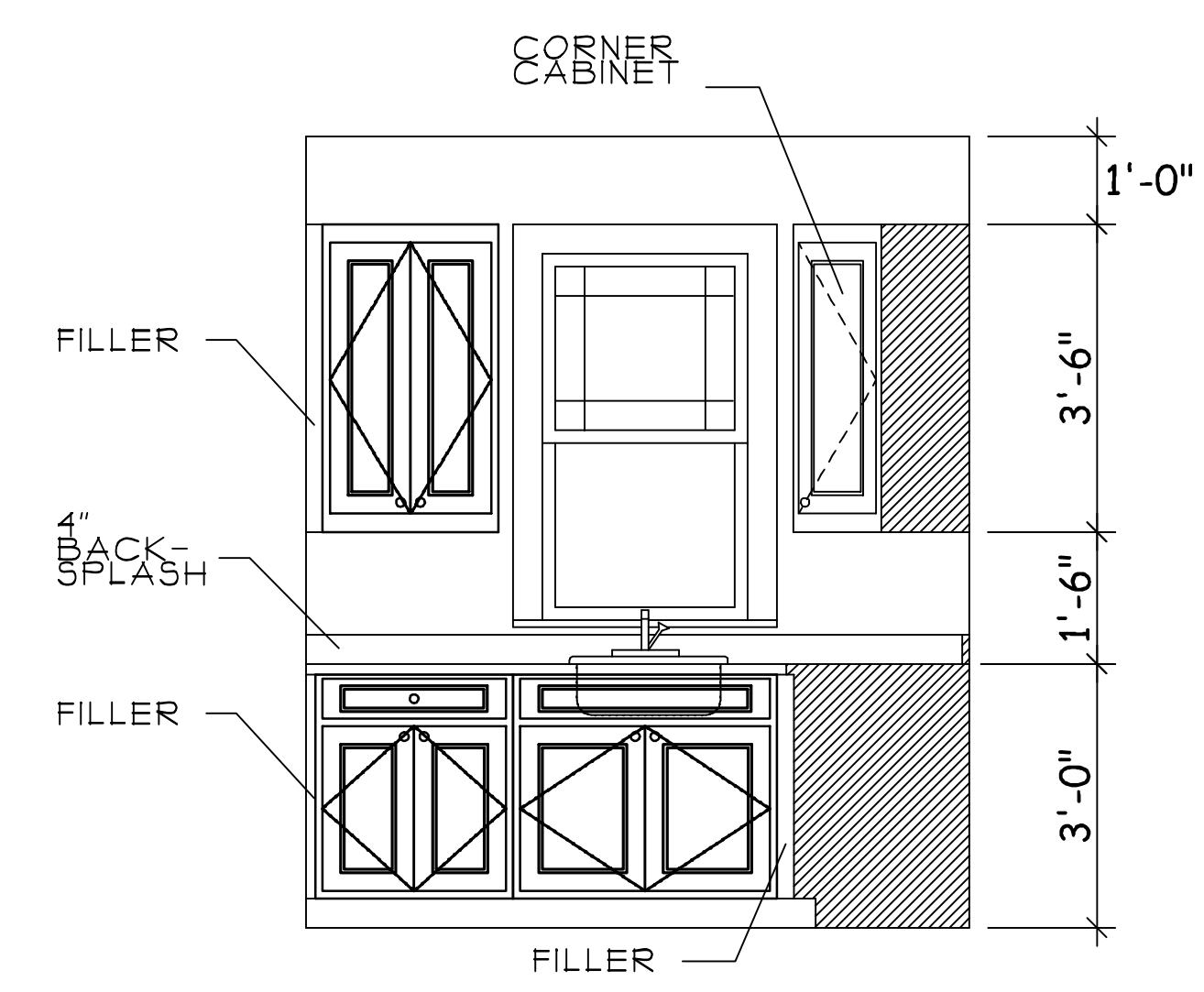
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CABINET ELEVATIONS	
SHEET	A1.1



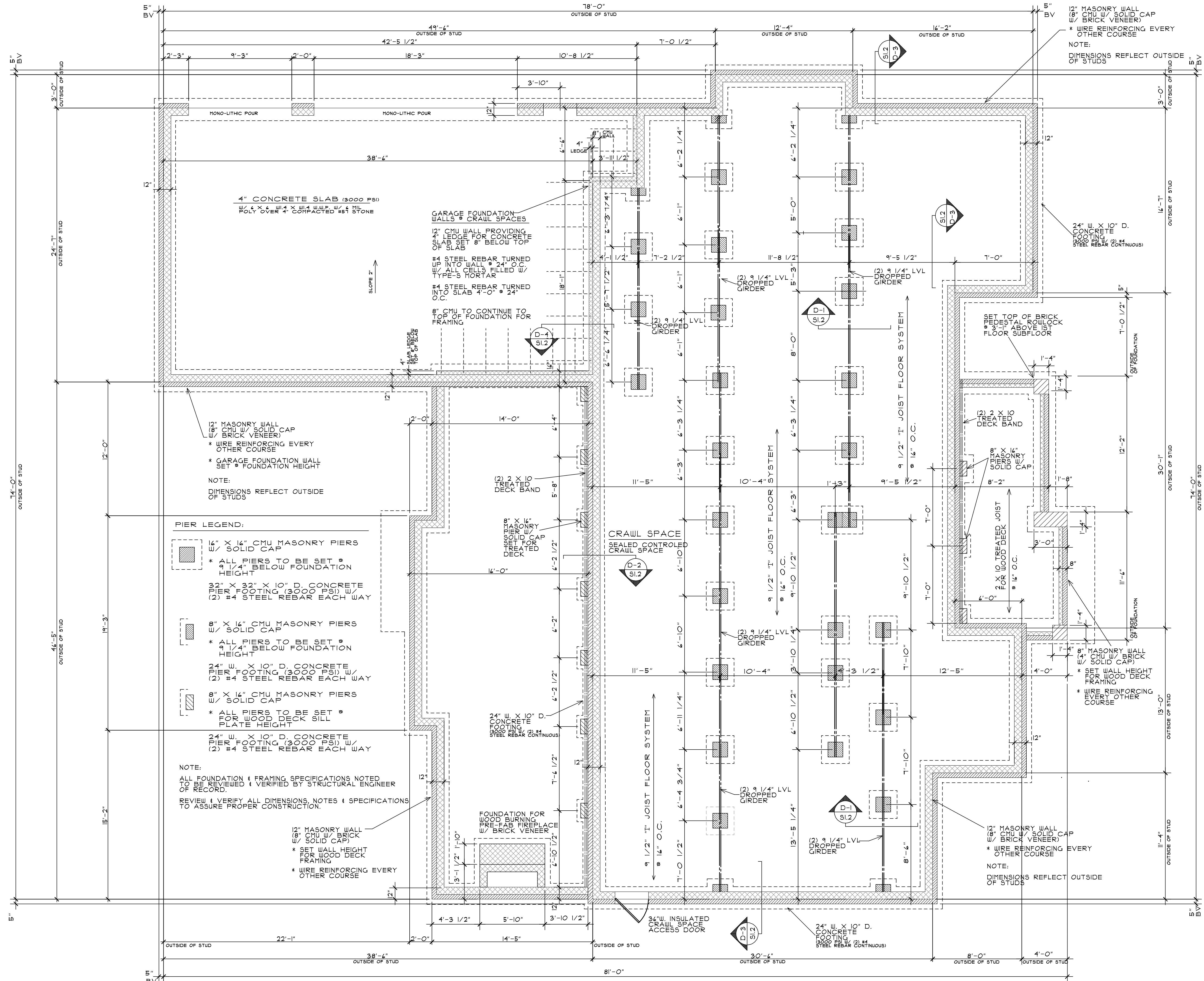
KITCHEN ELEVATIONS



BATH ELEVATIONS



LAUNDRY ELEVATIONS



- PIER LEGEND:**
- 1/4" X 1/4" CMU MASONRY PIERS W/ SOLID CAP
 - * ALL PIERS TO BE SET 9/16" BELOW FOUNDATION HEIGHT
 - 3/2" X 3/2" X 10" D. CONCRETE PIER FOOTING (3000 PSI) W/ (2) #4 STEEL REBAR EACH WAY
 - 8" X 1/4" CMU MASONRY PIERS W/ SOLID CAP
 - * ALL PIERS TO BE SET 9/16" BELOW FOUNDATION HEIGHT
 - 24" W. X 10" D. CONCRETE PIER FOOTING (3000 PSI) W/ (2) #4 STEEL REBAR EACH WAY
 - 8" X 1/4" CMU MASONRY PIERS W/ SOLID CAP
 - * ALL PIERS TO BE SET 9/16" BELOW FOUNDATION HEIGHT
 - 24" W. X 10" D. CONCRETE PIER FOOTING (3000 PSI) W/ (2) #4 STEEL REBAR EACH WAY

NOTE:
 ALL FOUNDATION & FRAMING SPECIFICATIONS NOTED TO BE REVIEWED & VERIFIED BY STRUCTURAL ENGINEER OF RECORD.
 REVIEW & VERIFY ALL DIMENSIONS, NOTES & SPECIFICATIONS TO ASSURE PROPER CONSTRUCTION.

- CONTROLLED CRAWL SPACE SPECIFICATIONS**
- * INTERIOR PERIMETER OF FOUNDATION TO BE COVERED WITH R-10 POLYSTYRENE INSULATION BOARD BY "BORA FOAM" OR EQUAL FASTENED TO MASONRY WALLS W/ ALL JOINTS & TOP OF BOARDS TAPED WITH POLYETHYLENE TAPE
 - * INSULATE THE PERIMETER BAND W/ R-15 BATT INSULATION. IT IS NOT NECESSARY TO INSULATE THE FLOOR AREA ABOVE THE CRAWL SPACE
 - * ENTIRE CRAWL SPACE GROUND AREA TO BE COVERED W/ 6 MIL MIN "REINFORCED" POLY PERIMETER & ALL JOINTS LAPPED 12" AND TAPPED
 - * WALL INSULATION TO BE HELD DOWN BELOW MASONRY WALL 4" AND 4" UP FROM SOIL AT BOTTOM FOR TERMITE INSPECTION
 - * PROVIDE (1) SUPPLY AIR DROP INTO CRAWL SPACE W/ BACKFLOW DAMPER (NO RETURN AIR)
 - * FOUNDATION TO BE PROPERLY WATER PROOFED W/ DRAINAGE. INTERIOR OF CRAWL SPACE TO SLOPE TO ONE DIRECTION W/ DRAINAGE TO THE EXTERIOR
 - * WHERE EXTERIOR GRADE IS ABOVE INTERIOR CRAWL SPACE GRADE, PROVIDE WALL SEALER AT INSIDE OF WALL
 - * NO RESIDENTIAL CODE SECTION R404

FOUNDATION/FRAMING PLAN

NOTE: ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES.

1/4" = 1'-0"

REVISIONS	BY
NEW ELEVATION DESIGN & REVISIONS	LH/RS 4-2025

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FOUNDATION PLAN	
SHEET	S1.1

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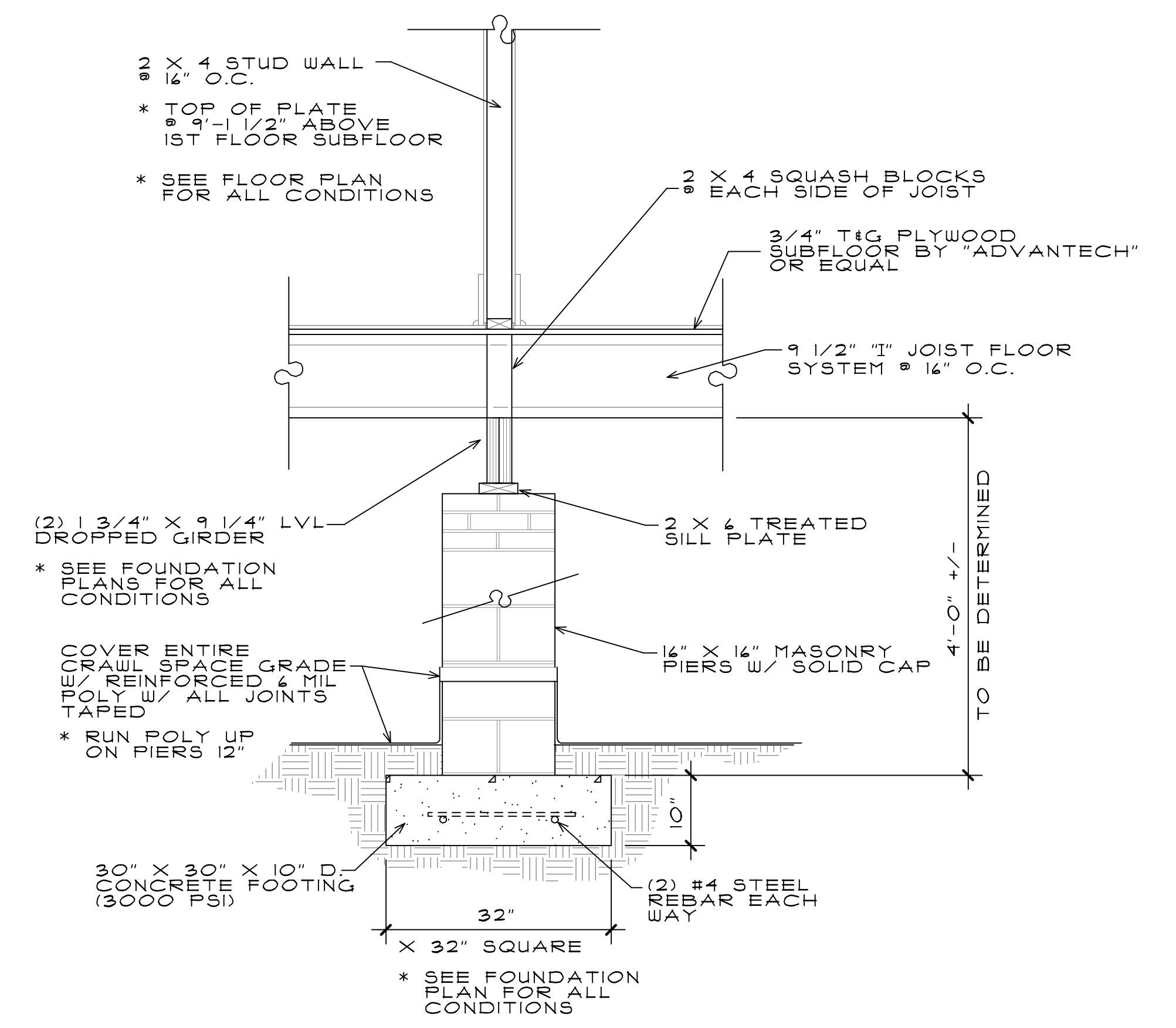
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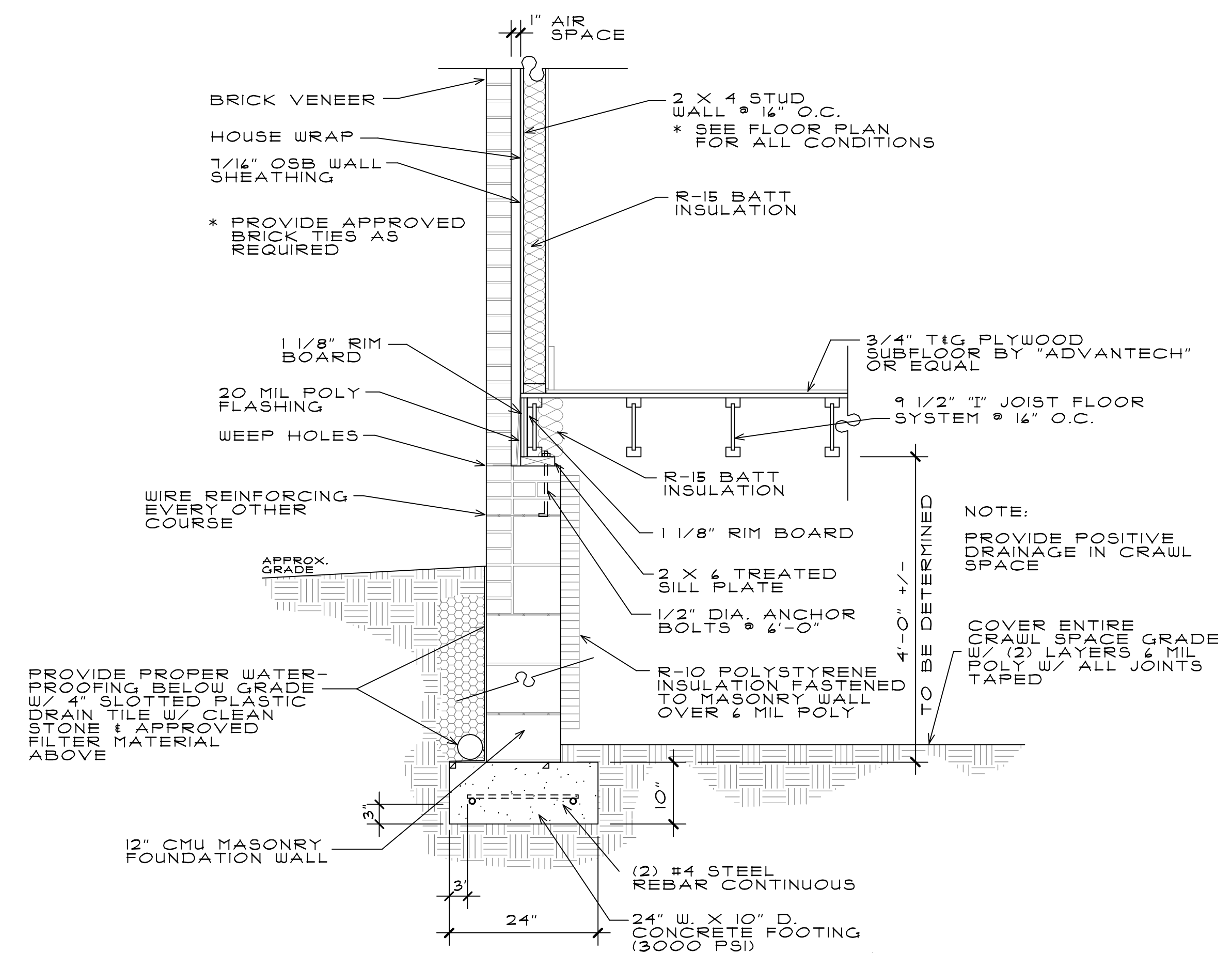
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FOUNDATION DETAILS	
SHEET	SI.2



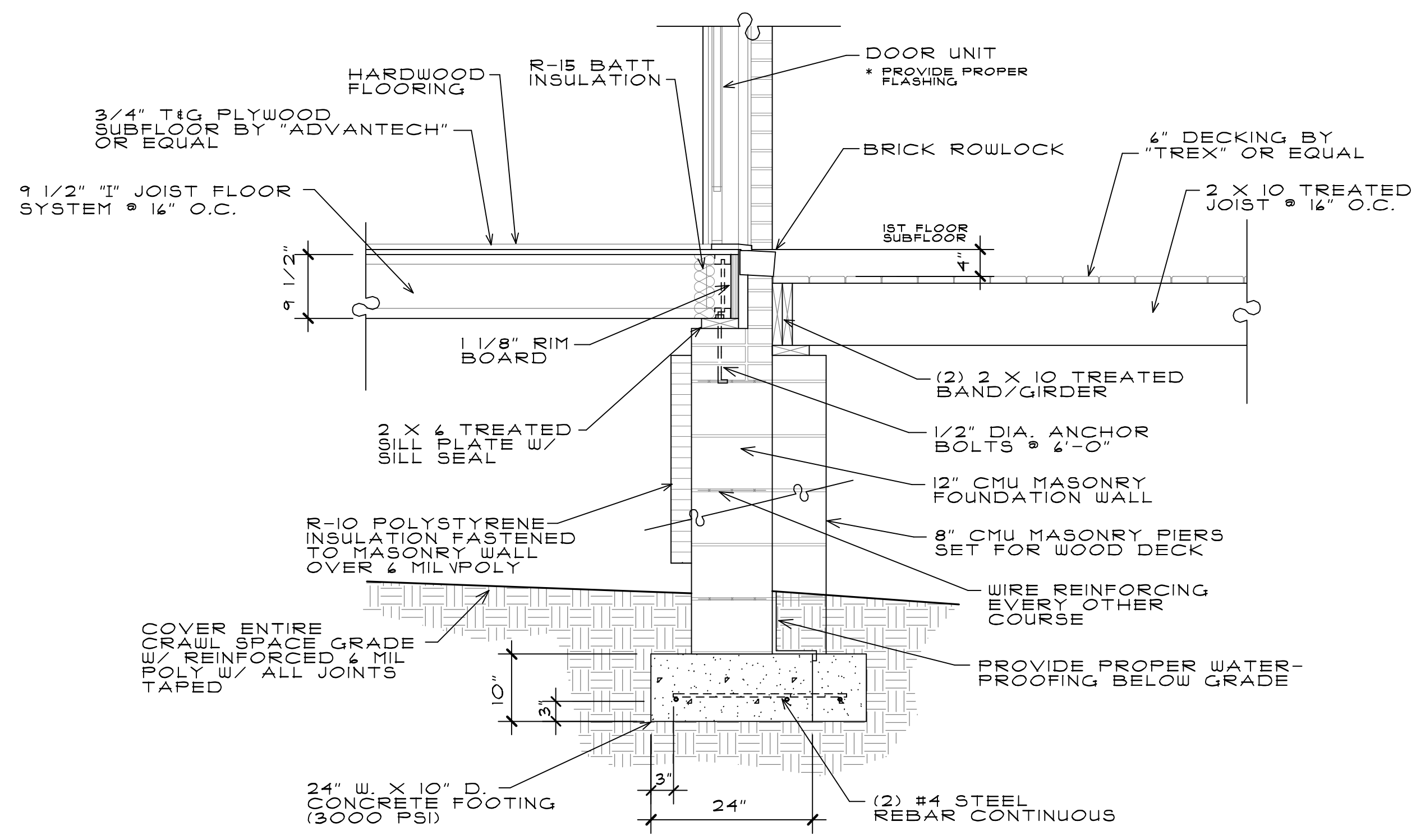
DROPPED GIRDER DETAIL D-1
TYPICAL - SEE FOUNDATION PLANS FOR ALL CONDITIONS
SI.2 3/4" = 1'-0"

- CONTROLLED CRAWL SPACE SPECIFICATIONS**
- * INTERIOR PERIMETER OF FOUNDATION TO BE COVERED WITH R-10 POLYSTYRENE INSULATION BOARD BY "BORA FOAM" OR EQUAL FASTENED TO MASONRY WALLS W/ ALL JOINTS & TOP OF BOARDS TAPED WITH POLYETHYLENE TAPE
 - * INSULATE THE PERIMETER BAND W/ R-15 BATT INSULATION. IT IS NOT NECESSARY TO INSULATE THE FLOOR AREA ABOVE THE CRAWL SPACE
 - * ENTIRE CRAWL SPACE GROUND AREA TO BE COVERED W/ 4 MIL MIN. "REINFORCED" POLY PERIMETER & ALL JOINTS LAPPED 12" AND TAPED
 - * WALL INSULATION TO BE HELD DOWN BELOW MASONRY WALL 4" AND 4" UP FROM SOIL AT BOTTOM FOR TERMITE INSPECTION
 - * PROVIDE (1) SUPPLY AIR DROP INTO CRAWL SPACE W/ BACKFLOW DAMPER (NO RETURN AIR)
 - * FOUNDATION TO BE PROPERLY WATER-PROOFED W/ DRAINAGE. INTERIOR OF CRAWL SPACE TO SLOPE TO ONE DIRECTION W/ DRAINAGE TO THE EXTERIOR
 - * WHERE EXTERIOR GRADE IS ABOVE INTERIOR CRAWL SPACE GRADE, PROVIDE WALL SEALER AT INSIDE OF WALL
 - * NC RESIDENTIAL CODE SECTION R409

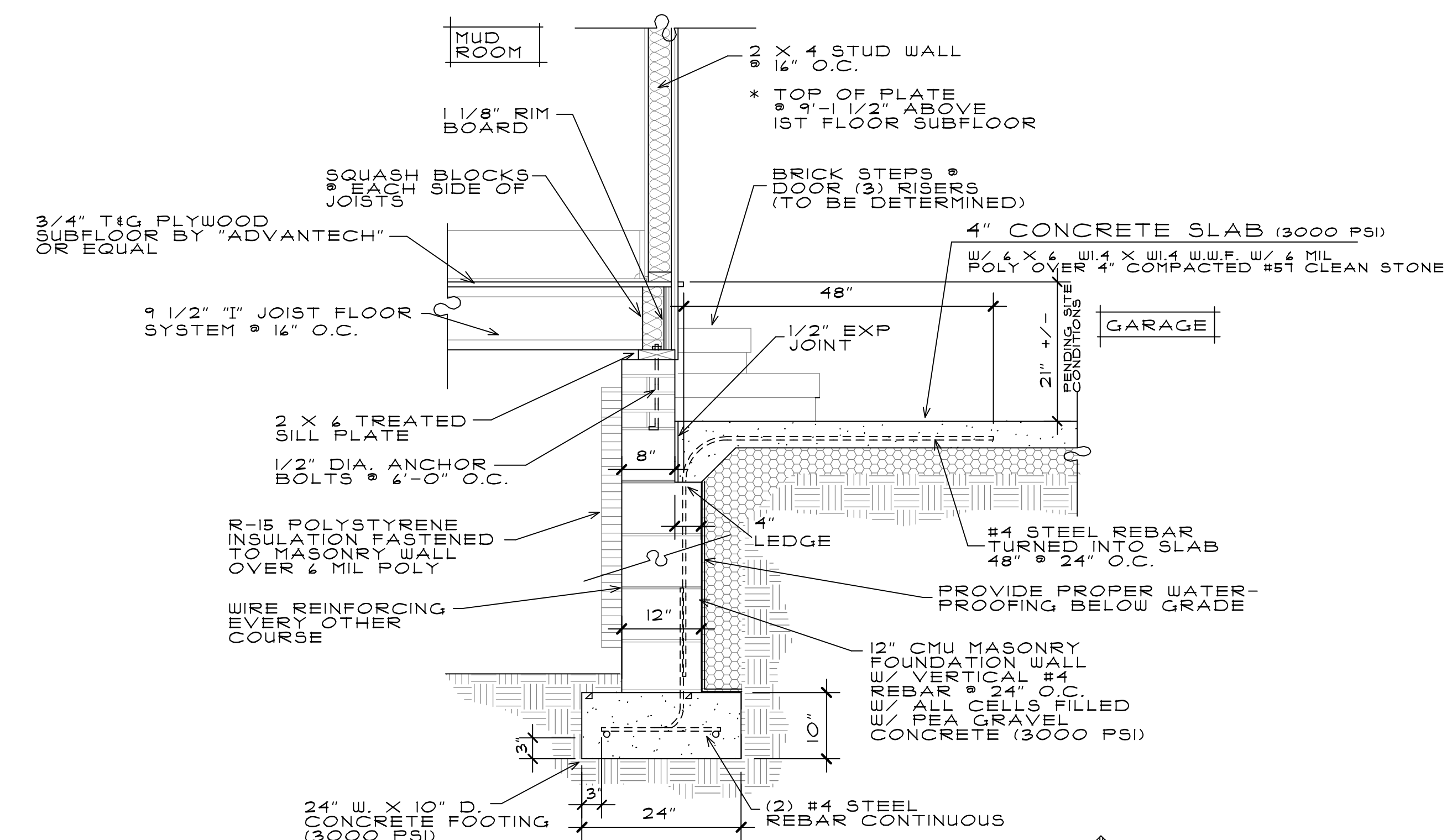


FOUNDATION WALL DETAIL D-3
TYPICAL FOUNDATION WALL - PERIMETER
SI.2 3/4" = 1'-0"

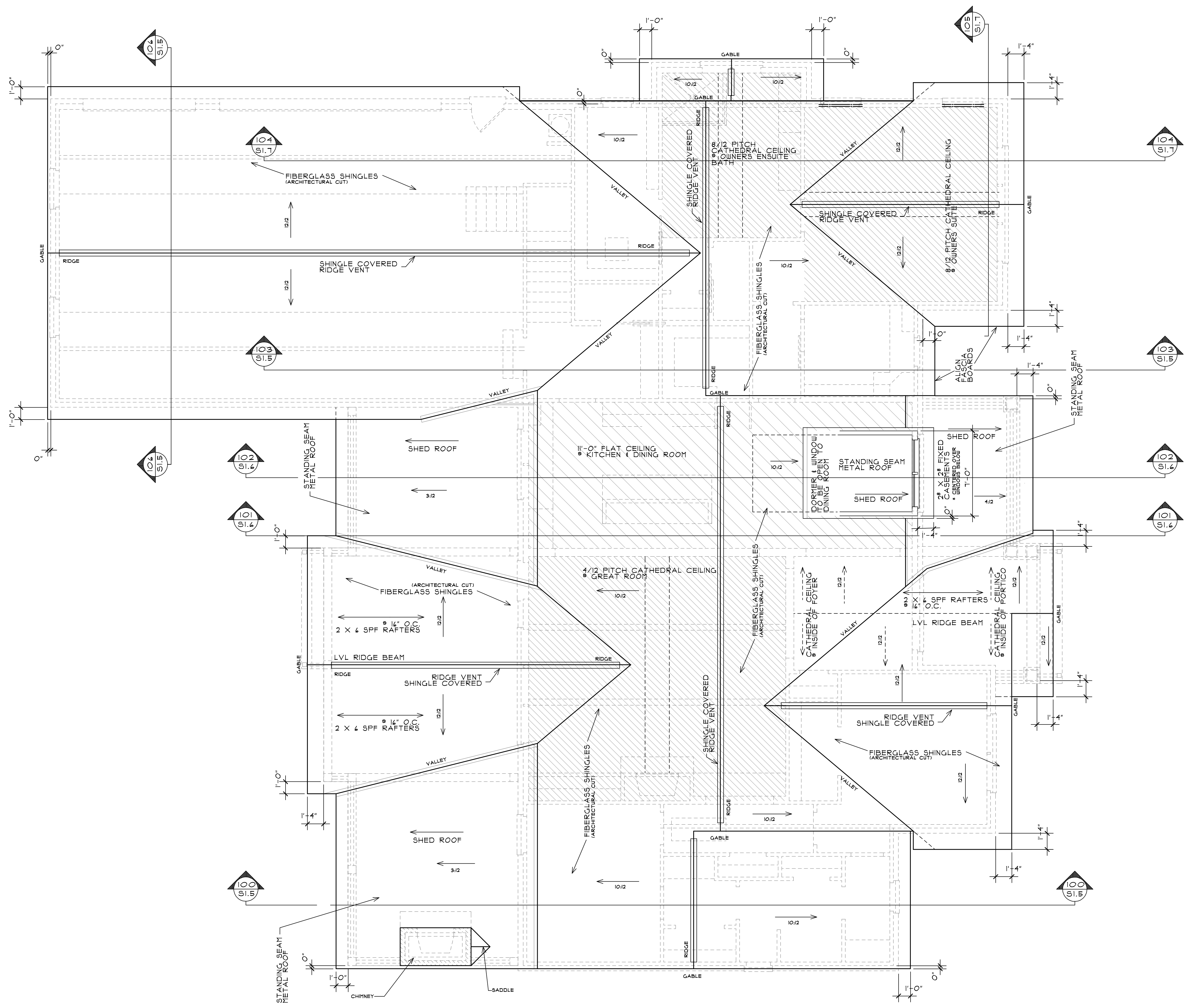
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FOUNDATION WALL DETAIL D-2
REAR GREAT ROOM/COVERED PORCH WOOD DECK
SI.2 3/4" = 1'-0"



FOUNDATION WALL DETAIL D-4
MUD ROOM & GARAGE
SI.2 3/4" = 1'-0"



ROOF PLAN 1/4" = 1'-0"

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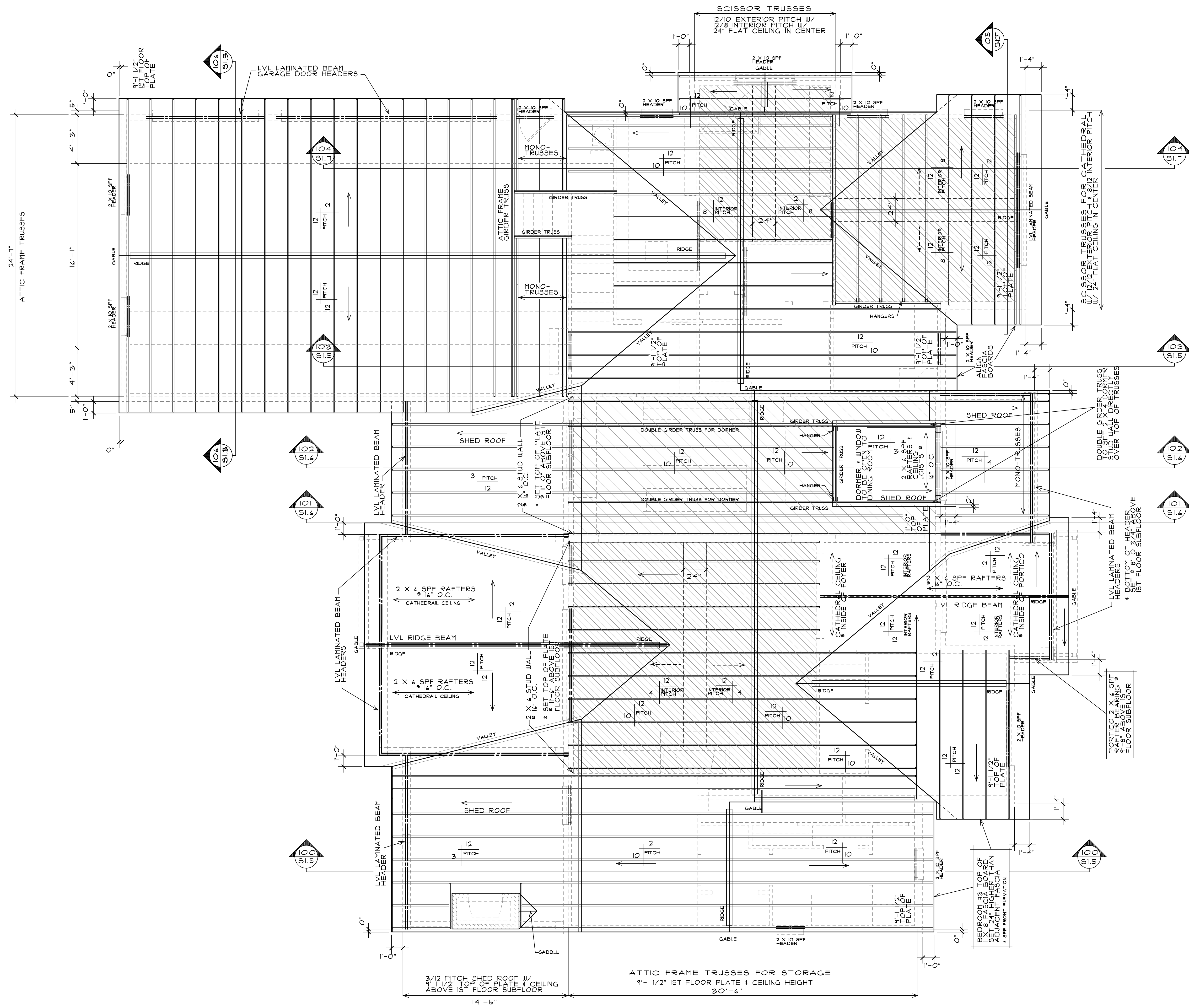
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ROOF PLAN	
SHEET S1.3	



ROOF FRAMING PLAN

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ROOF FRAMING PLAN	
SHEET 51.4	

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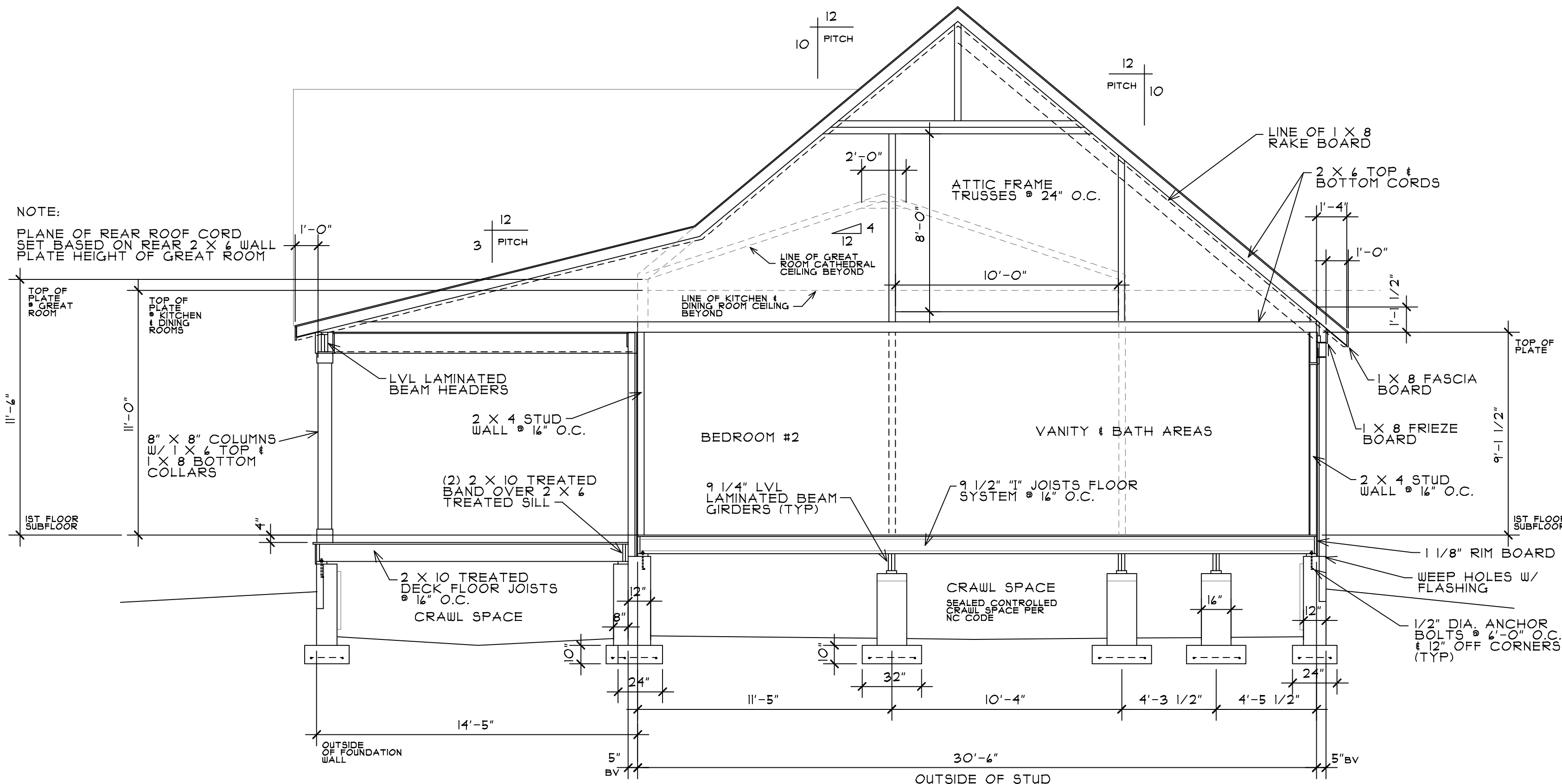
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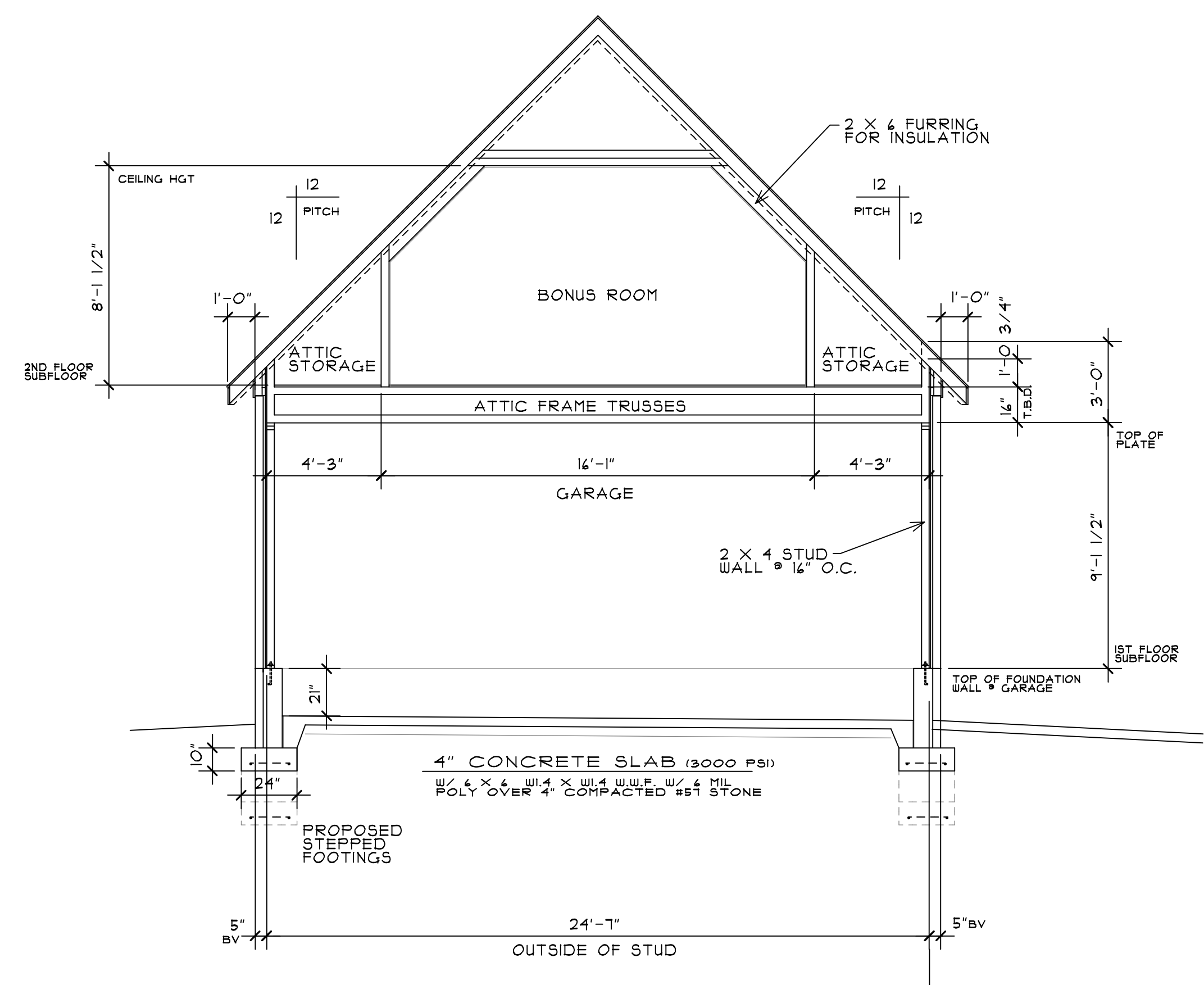
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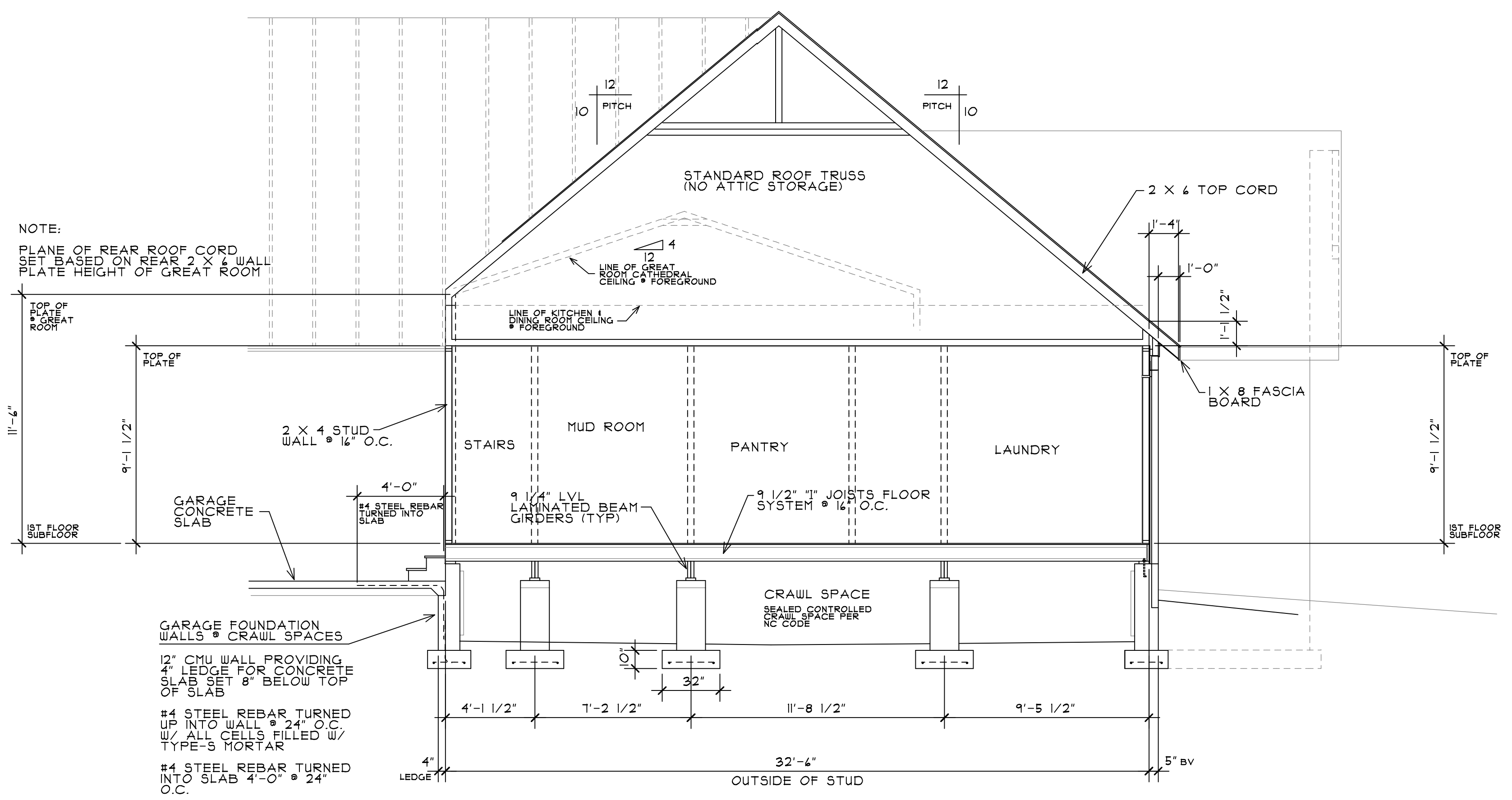
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STRUCTURE SECTIONS 100-103-106	
SHEET	S1.5



STRUCTURE SECTION 100
• SCREENED PORCH/BEDROOM #2/BATH
1/4" = 1'-0"



STRUCTURE SECTION 106
• SCREENED PORCH/BEDROOM #2/BATH
1/4" = 1'-0"



STRUCTURE SECTION 103
• SCREENED PORCH/BEDROOM #2/BATH
1/4" = 1'-0"

NOTE:
PLANE OF REAR ROOF CORD SET BASED ON REAR 2 X 4 WALL PLATE HEIGHT OF GREAT ROOM

NOTE:
PLANE OF REAR ROOF CORD SET BASED ON REAR 2 X 4 WALL PLATE HEIGHT OF GREAT ROOM

12" CMU WALL PROVIDING 4" LEDGE FOR CONCRETE SLAB SET 8" BELOW TOP OF SLAB
#4 STEEL REBAR TURNED UP INTO WALL @ 24" O.C. W/ ALL CELLS FILLED W/ TYPE-S MORTAR
#4 STEEL REBAR TURNED INTO SLAB 4'-0" @ 24" O.C.
8" CMU TO CONTINUE TO TOP OF FOUNDATION FOR FRAMING

REVISIONS	BY
NEW ELEVATION DESIGN & REVISIONS BY HCRABE LLC	LM/RB 4-2025

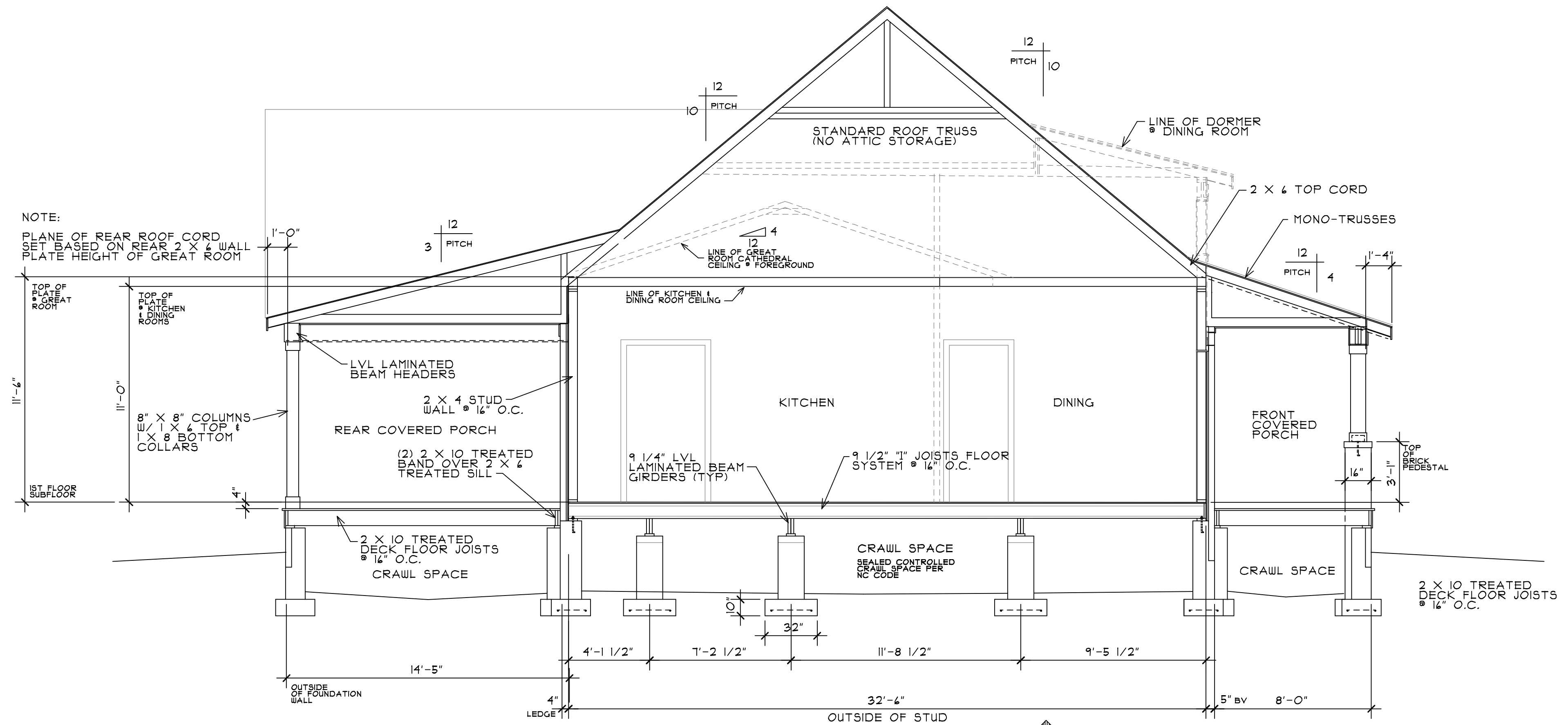
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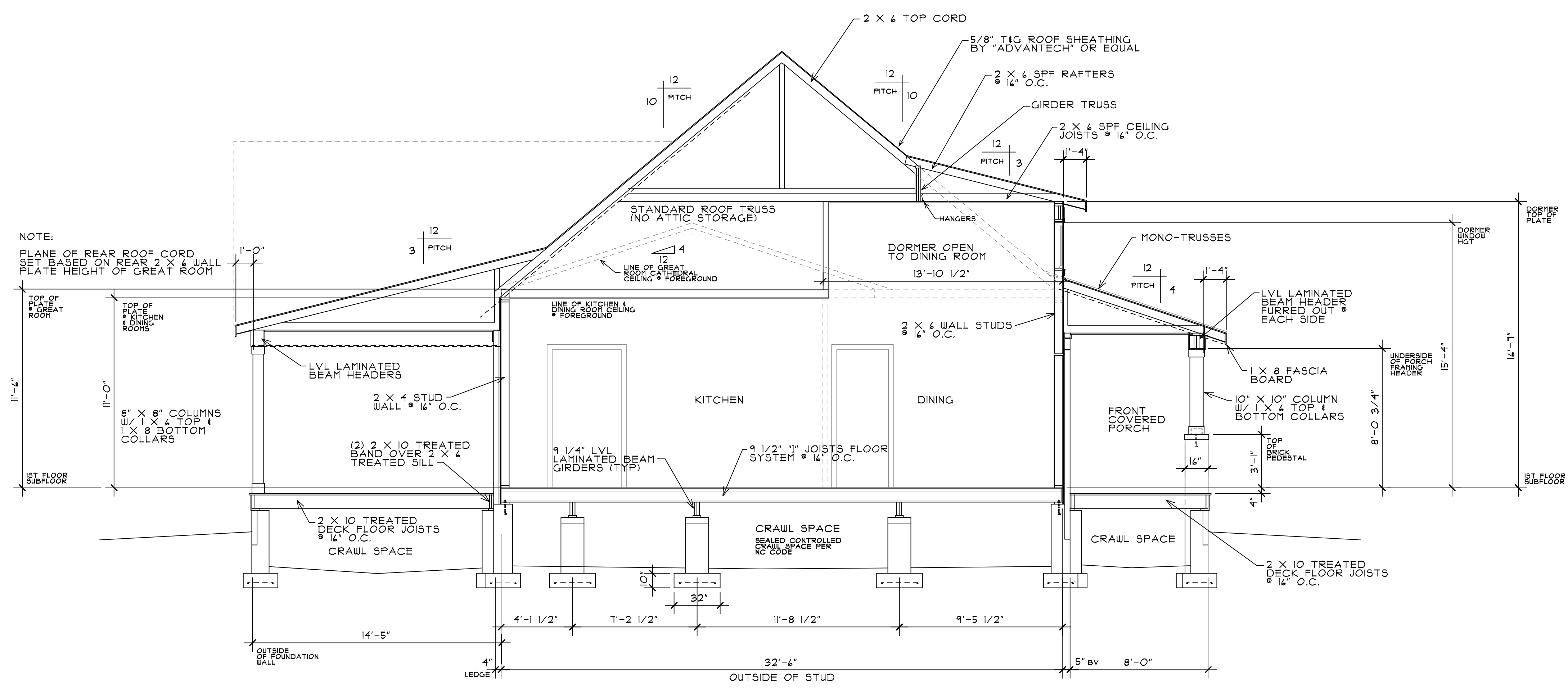
HUNTER & KRISTEN CREWS
LAKENRIDGE BUILDERS INC
PROPOSED NEW RESIDENCE

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Marietta, GA 30062 888-501-7526
www.HousePlans.net

DRAWN : JLS	CHECKED :
DATE : 11/22/22	
SCALE : AS SHOWN	
STRUCTURE SECTIONS 101-102	
SHEET	Sl.6



STRUCTURE SECTION 101
SCREENED PORCH/KITCHEN/DINING/FRONT PORCH
1/4" = 1'-0"



STRUCTURE SECTION 102
SCREENED PORCH/KITCHEN/DINING/FRONT PORCH
1/4" = 1'-0"

NOTE:
ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES.

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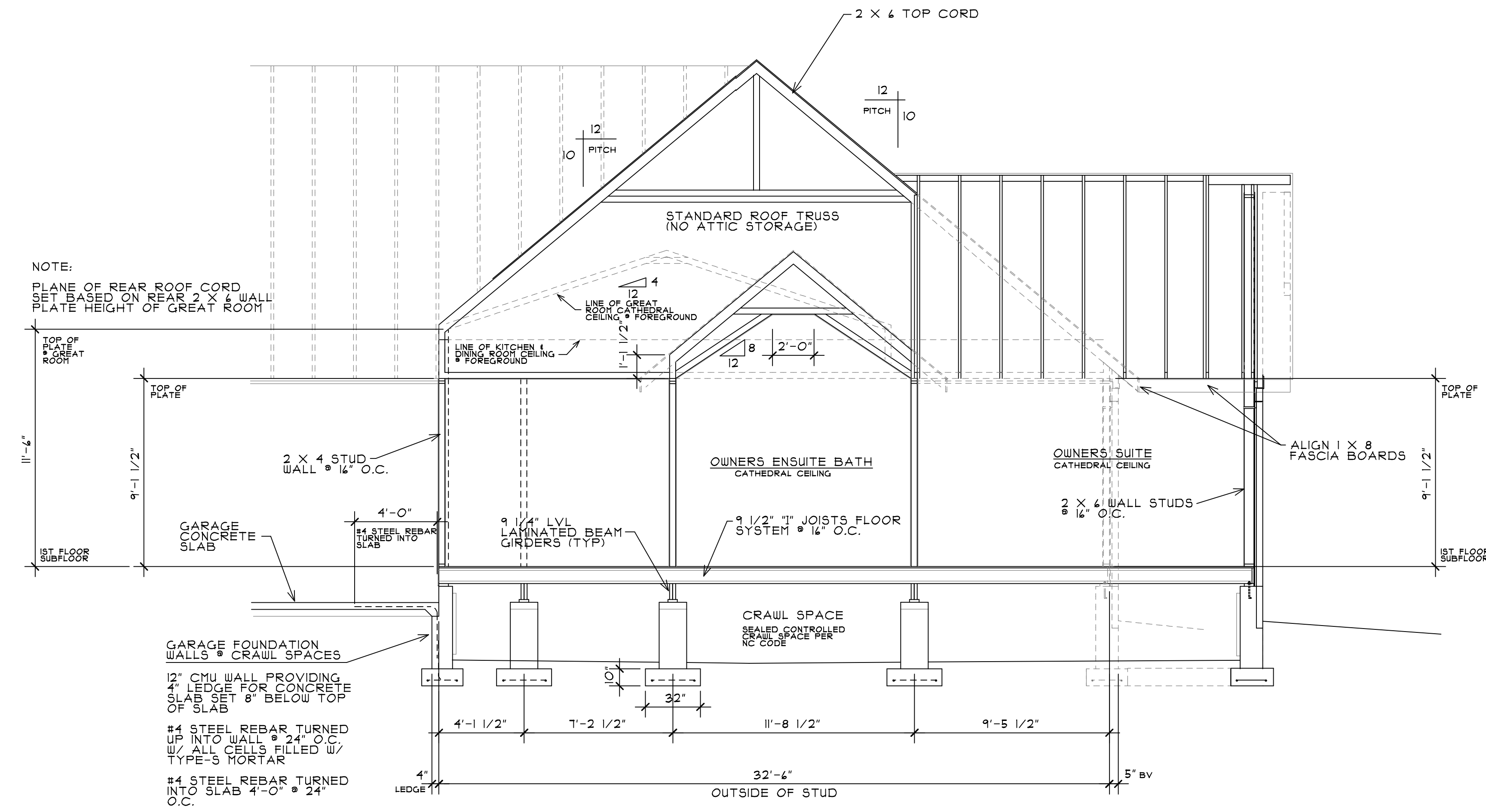
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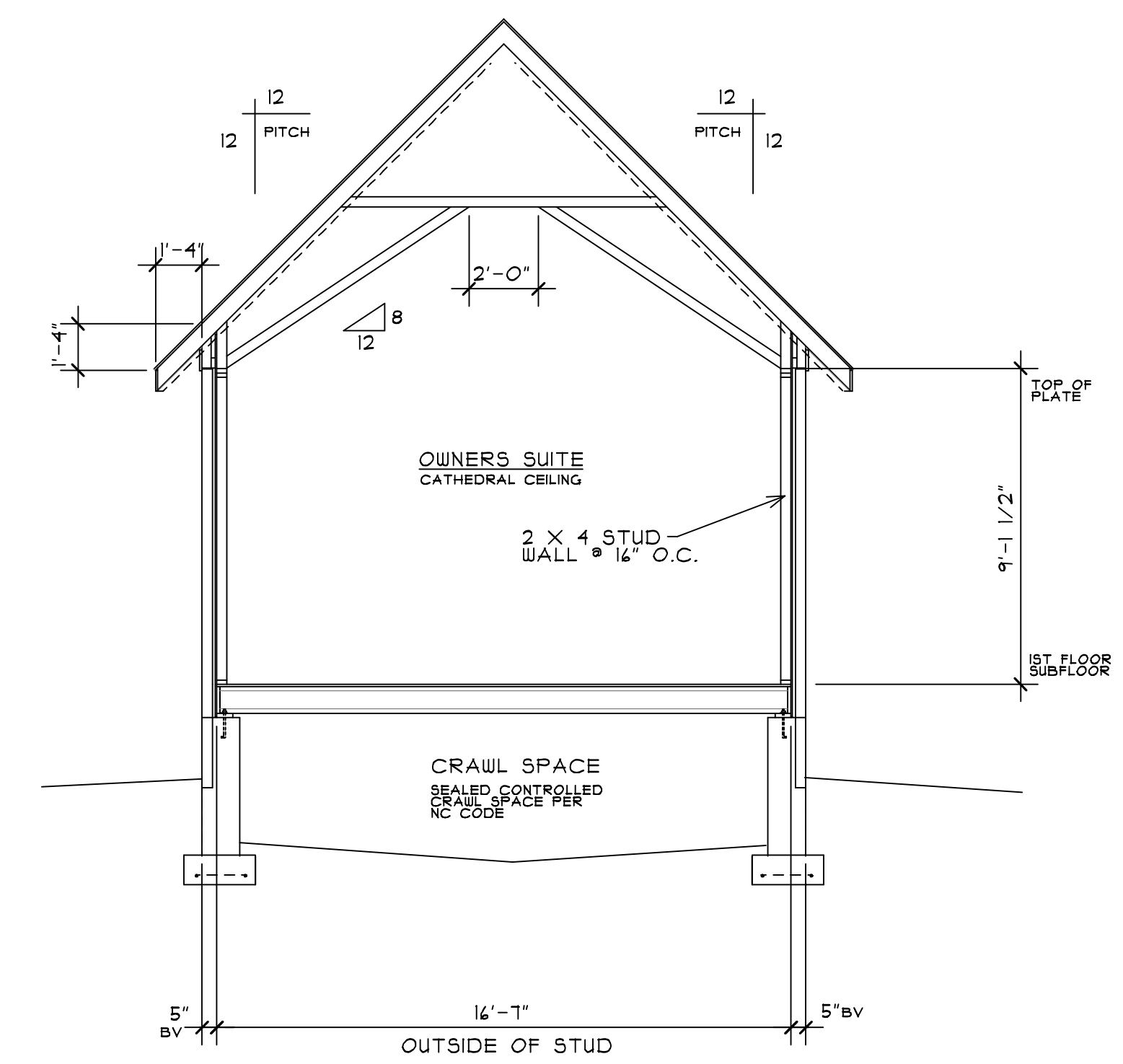
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JLS	
DATE : 11/22/22	
SCALE : AS SHOWN	
STRUCTURE SECTIONS 104-105	
SHEET	SI.7



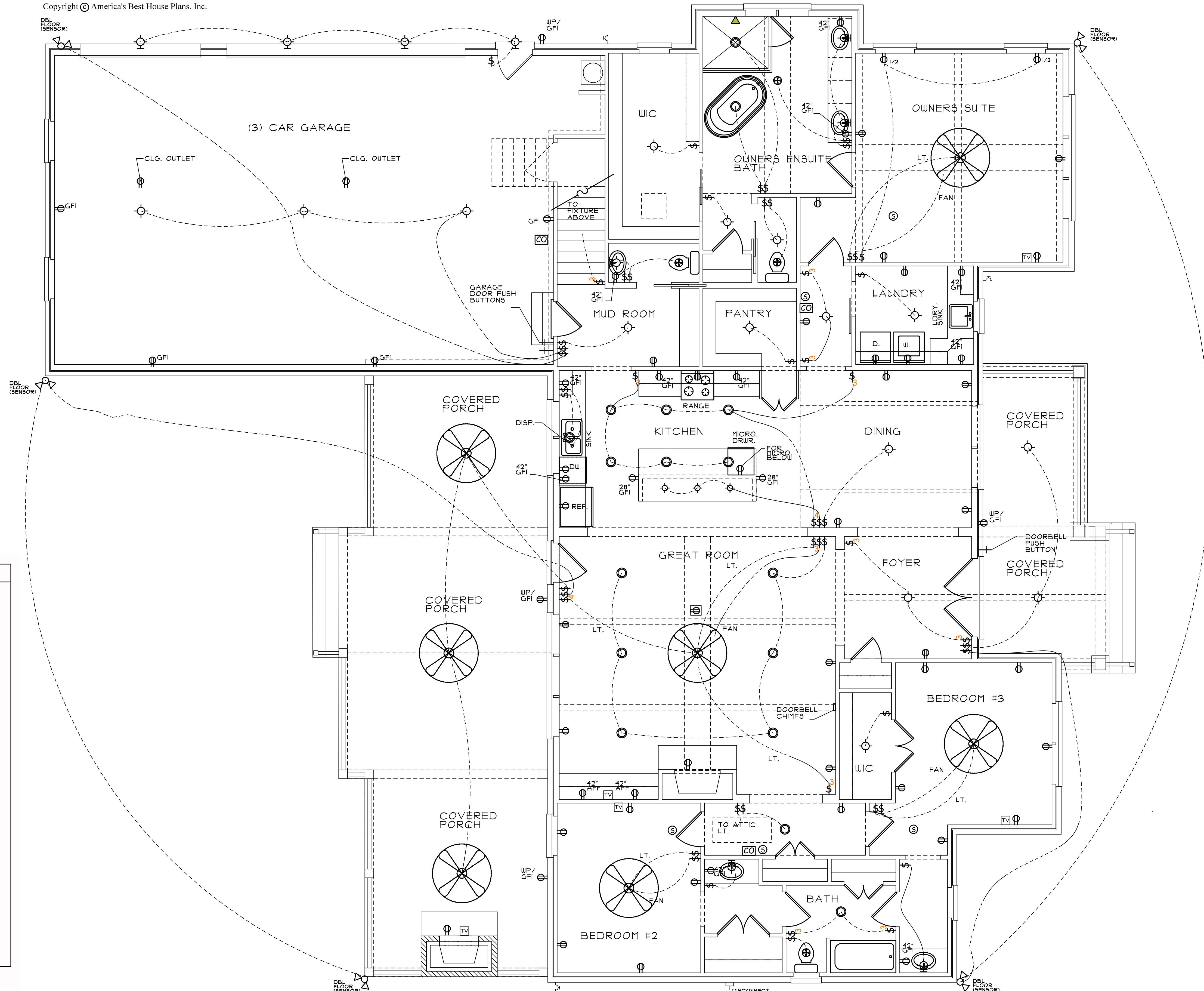
STRUCTURE SECTION 104
OWNERS SUITE
1/4" = 1'-0"



STRUCTURE SECTION 105
OWNERS SUITE
1/4" = 1'-0"

NOTE:
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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
⊙	CABLE OUTLET
⊙	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.

NOTE:
 ALL FIXTURES & LOCATIONS TO BE REVIEWED & APPROVED BY OWNER PRIOR TO ALL ELECTRICAL INSTALLATIONS.

NOTE:
 HVAC SYSTEM INTENDED TO BE SET IN CRAWL SPACE

FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

NOTE:
 ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES.

REVISIONS	BY
NEW ELEVATION DESIGN & REVISIONS BY HUNTER & KRISTEN CREWS	LM/RB 4-2025

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DATE : 11/22/22	
SCALE : AS SHOWN	
1ST FLOOR ELECTRICAL PLAN	
SHEET	E1.1

REVISIONS	BY
NEW ELEVATION DESIGN & REVISIONS BY HCRABE LLC	LM/RS 4-2025

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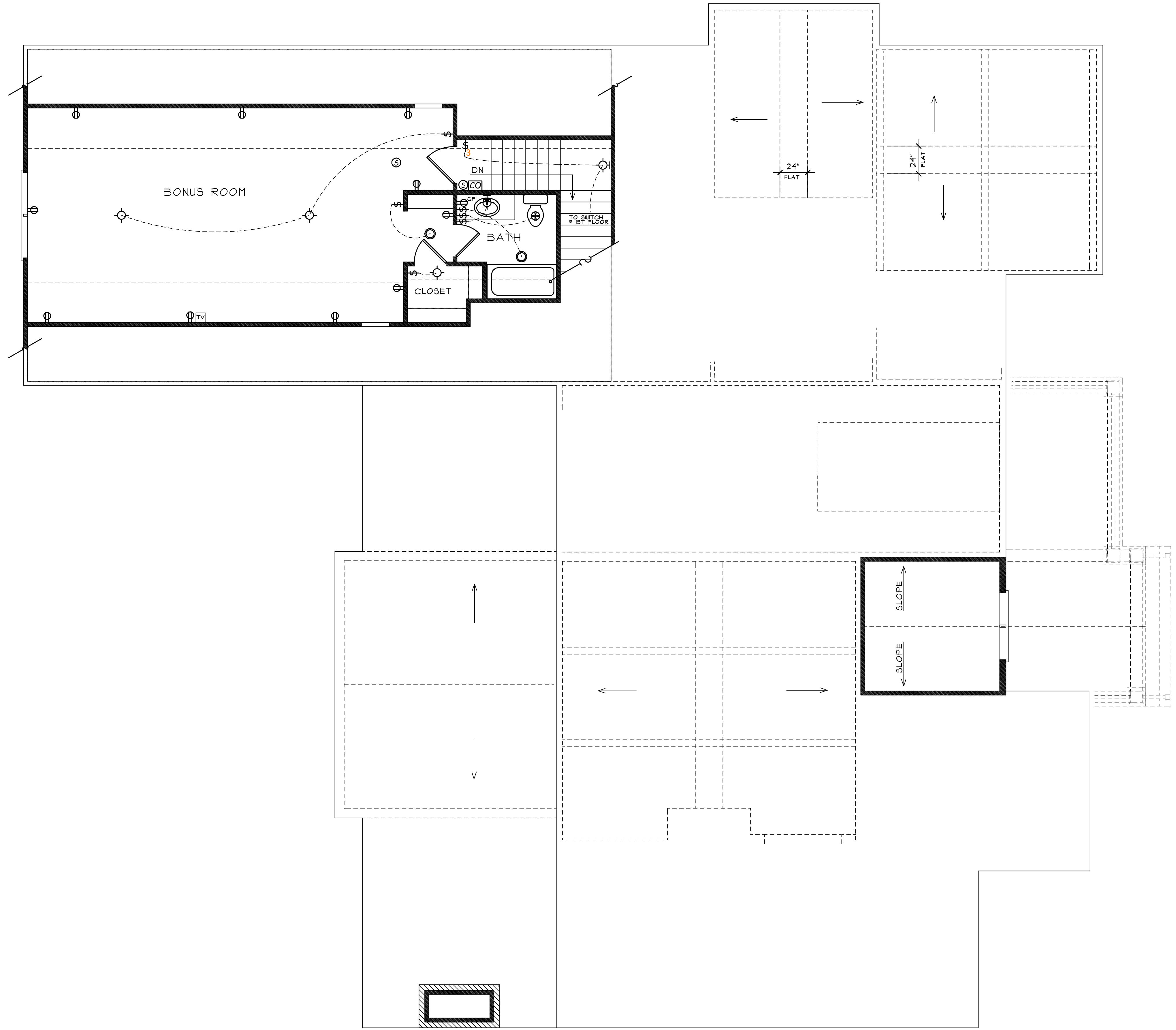
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DRAWN :	CHECKED :
JLS	
DATE :	11/22/22
SCALE :	AS SHOWN
SECOND FLOOR PLAN	
SHEET	E1.2

SECOND FLOOR ELECTRICAL PLAN
 1/4" = 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
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Ⓢ	FLOOR OUTLET
Ⓢ	220 OUTLET
Ⓢ	GAS CONNECTION
Ⓢ	DOORBELL CHIMES
Ⓢ	SMOKE DETECTOR
Ⓢ	CARBON MONOXIDE ALARM
Ⓢ	SMOKE/CO2 COMBO.
Ⓢ	PUSH BUTTTON
Ⓢ	CABLE OUTLET
Ⓢ	CEILING FAN

NOTES:
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 2. ALL AFCI CIRCUIT BREAKERS TO BE INSTALLED AS PER 2020 NEC REQUIREMENTS.

NOTE:
 ALL FIXTURES & LOCATIONS TO BE REVIEWED & APPROVED BY OWNER PRIOR TO ALL