

REVISIONS	BY

**McRae & Co.**  
RESIDENTIAL & COMMERCIAL DESIGN

Larry D. McRae  
mcraeandcompanyllc@gmail.com

P.O. BOX 2073  
KERNERSVILLE, NC 27285

(733) 996-3824 (733) 996-2826  
WWW.MCRAEANDCOMPANY.COM

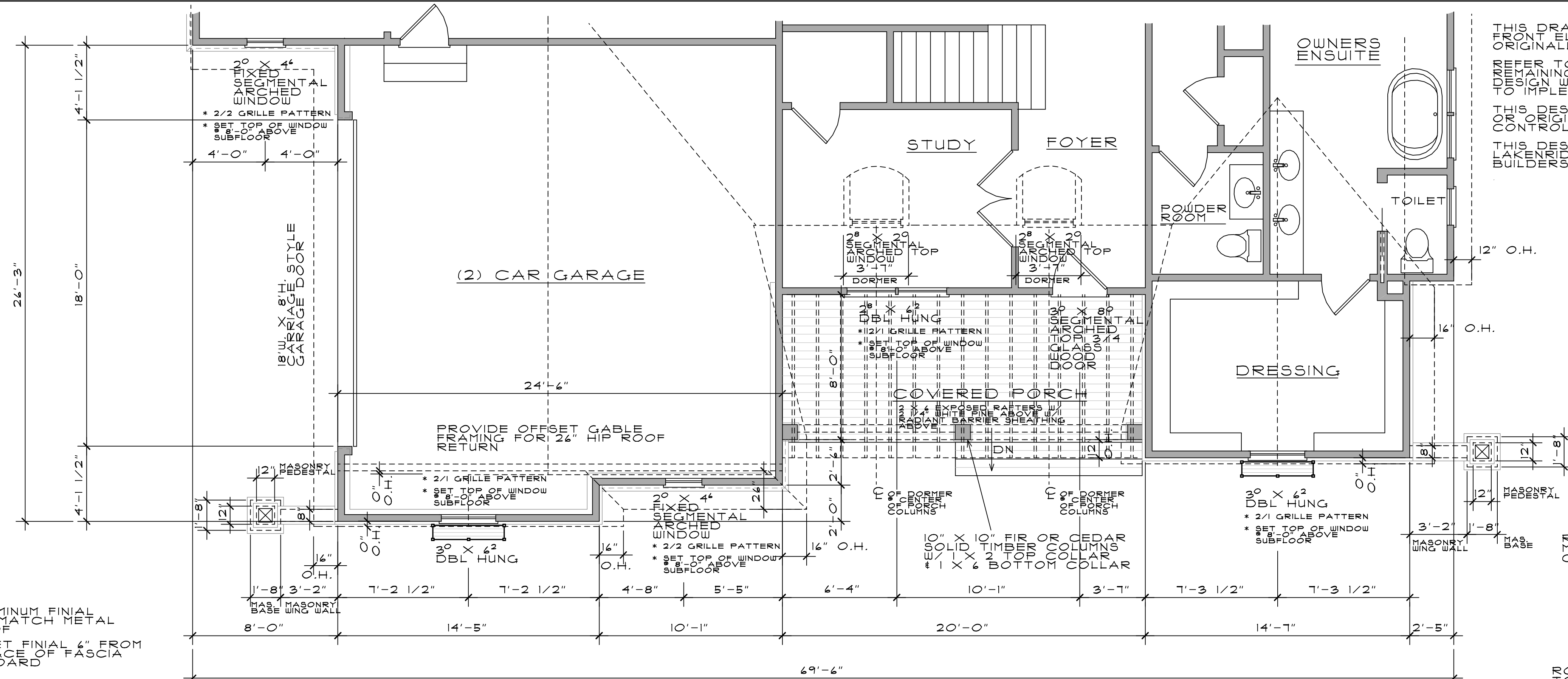
© COPYRIGHT ALL RIGHTS RESERVED  
DESIGNER:  
MCRAE & CO.

THIS DRAWING IS DESIGNED & PROVIDED AS AN ALTERNATE FRONT ELEVATION TO THE EXISTING "GRESHAM" PLANS. ORIGINAL OFFERED BY "AMERICA'S BEST HOUSE PLANS". REFER TO THE ORIGINAL DRAWINGS FOR ALL FLOOR PLANS. THIS DESIGN WILL REQUIRE MODIFICATIONS TO THE EXISTING PLANS TO IMPLEMENT THIS ALTERNATE ELEVATION DESIGN.

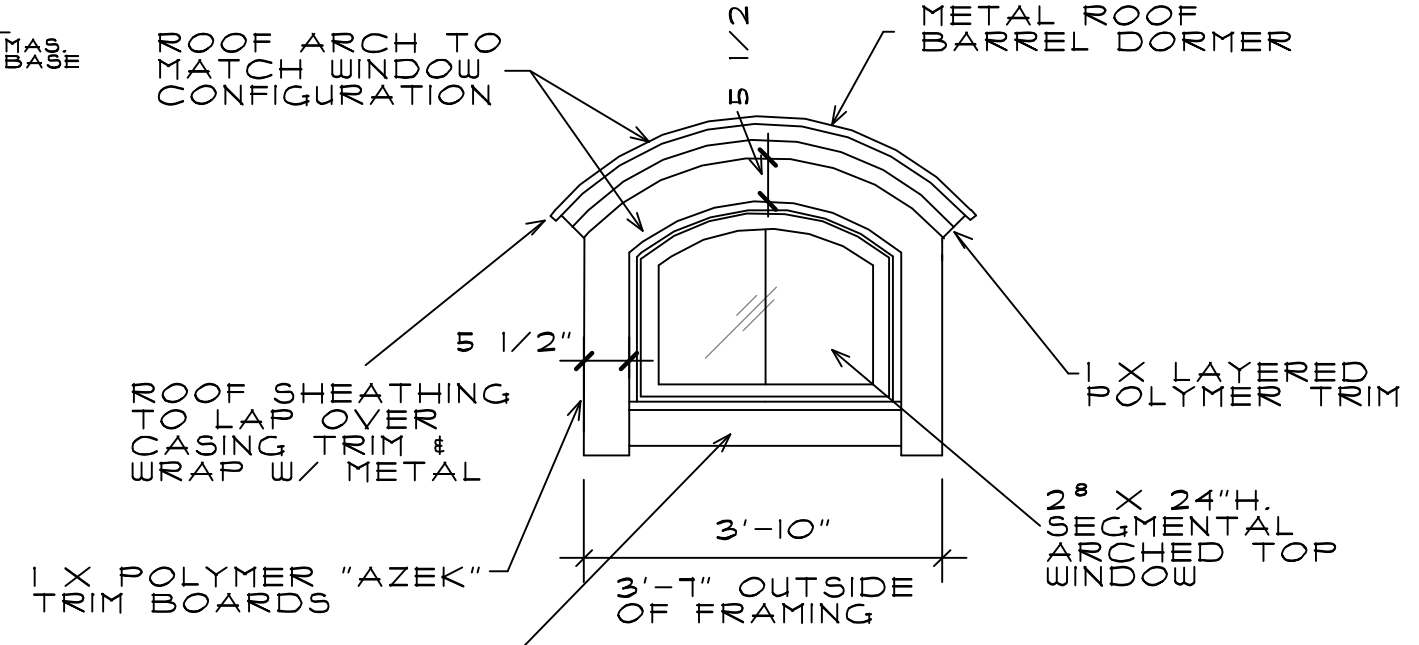
THIS DESIGN DOES NOT INTERFERE WITH THE ORIGINAL DESIGN OR ORIGINAL COPY. HOWEVER, MCRAE & CO. WILL NOT BE RESPONSIBLE FOR ANY REUSE OF THIS DESIGN FOR ANY OTHER PROJECT. THE COPYRIGHT OF THE FRONT ELEVATION ONLY.

THIS DESIGN IS INTENDED ONLY FOR UNLIMITED USE BY BUILDER/S. BUILDERS WILL RESULT IN COPYRIGHT INFRINGEMENT.

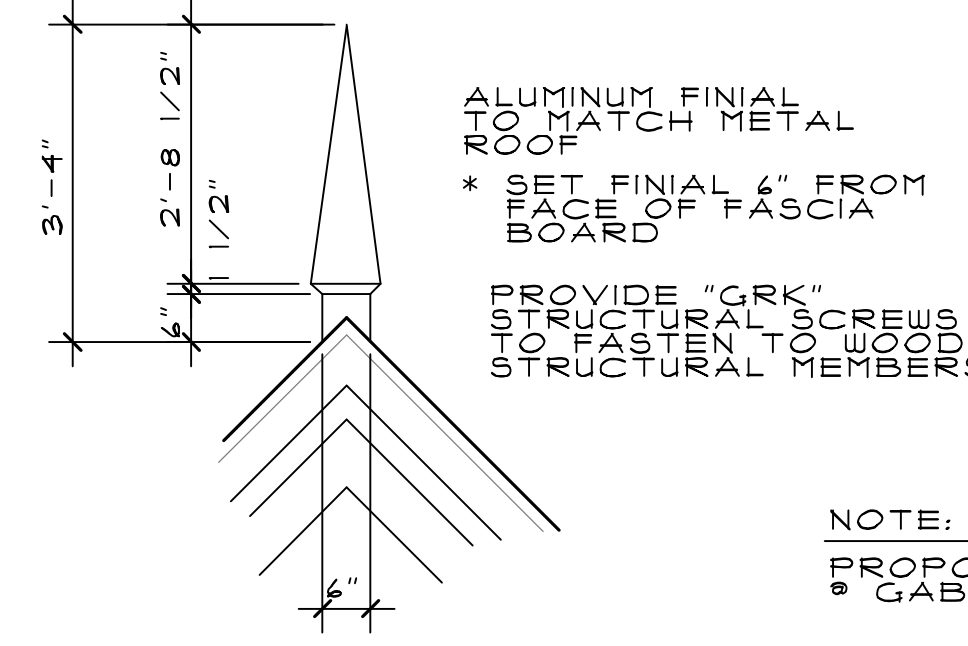
ALL PROJECTS, DRAWINGS AND SPECIFICATIONS ARE TO BE REVIEWED THOROUGHLY BY THE CLIENT PRIOR TO CONSTRUCTION. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE PROJECT.



**PARTIAL FIRST FLOOR PLAN**



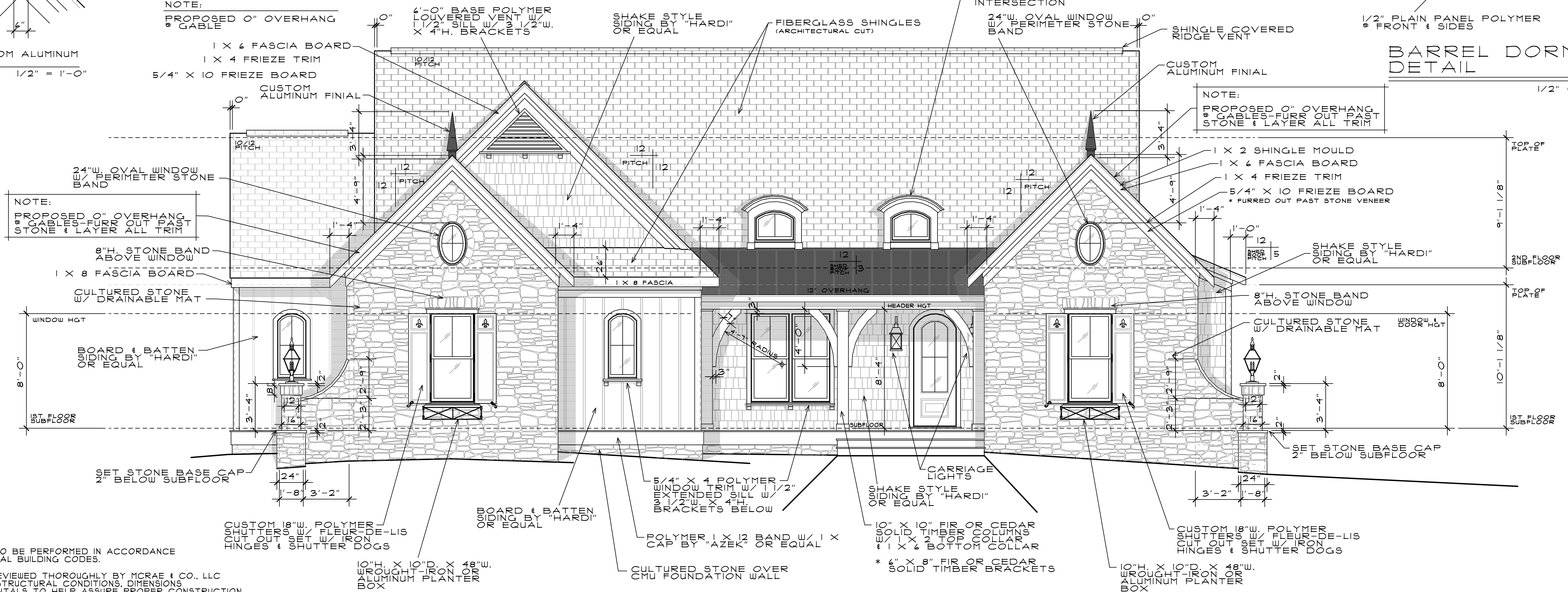
**BARREL DORMER DETAIL**



NOTE:  
PROPOSED 0" OVERHANG  
GABLE

1 X 4 FASCIA BOARD  
1 X 4 FRIEZE TRIM  
5/4" X 10 FRIEZE BOARD  
CUSTOM ALUMINUM FINIAL

NOTE:  
PROPOSED 0" OVERHANG  
GABLES-FURR OUT PAST STONE & LAYER ALL TRIM



**FRONT ELEVATION**

"GRESHAM" ALTERNATE ELEVATION-FRENCH COUNTRY

NOTE:  
ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES.  
PLANS HAVE BEEN REVIEWED THOROUGHLY BY MCRAE & CO., LLC PLEASE VERIFY ALL STRUCTURAL CONDITIONS, DIMENSIONS AND RELATED INCIDENTALS TO HELP ASSURE PROPER CONSTRUCTION.  
NOTIFY MCRAE & CO., LLC OF ANY DISCREPANCIES OR UNFORESEEN CONDITIONS PRIOR TO COMMENCING OR CONTINUING WITH CONSTRUCTION.  
MCRAE & CO., LLC WILL NOT BE LIABLE FOR ERRORS AND OMISSIONS, BUT WILL ASSIST IN CORRECTIVE ACTIONS AND PROVIDE DRAWINGS ACCORDINGLY.  
THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT BE MODIFIED WITHOUT CONSENT OF MCRAE & CO., LLC AND/OR THE ENGINEER OF RECORD.

"THE GRESHAM" BY AMERICA'S BEST HOUSE PLANS  
LAKENRIDGE BUILDERS INC  
ALTERNATE FRONT ELEVATION

DRAWN : LM/RS	CHECKED :
DATE : JAN 2024	SCALE : AS SHOWN
ALTERNATE FRONT ELEVATION	
SHEET   OF   SHEETS	

THE GABLES  
COLLECTION  
BY:  
AMERICA'S BEST  
HOUSE PLANS

AMERICA'S BEST HOUSE PLANS  
hereby reserves its common law  
copyright and other property rights  
in these plans, designs,  
arrangements and ideas. These  
ideas, plans and designs are not to  
be reproduced, changed or copied  
in any form or manner whatsoever,  
nor are they to be assigned to any  
third party without first obtaining the  
express written permission from  
AMERICA'S BEST HOUSE PLANS

GRESHAM

SIDE  
ELEVATIONS

AMERICA'S BEST  
HOUSE PLANS  
3000 Johnson Ferry Road \* Suite 206  
Marietta, GA 30062 888-501-7526  
www.HousePlans.net

DRAWN BY: RJD

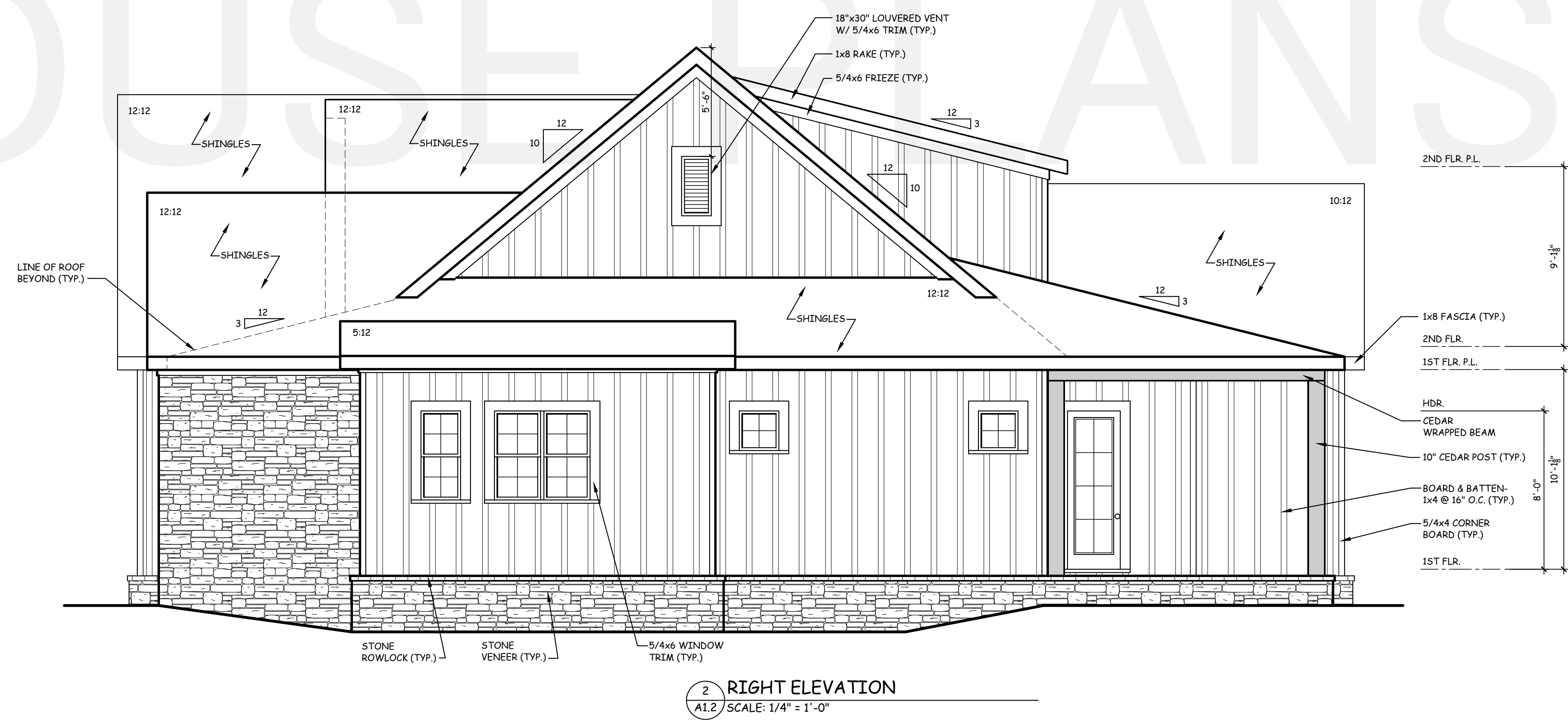
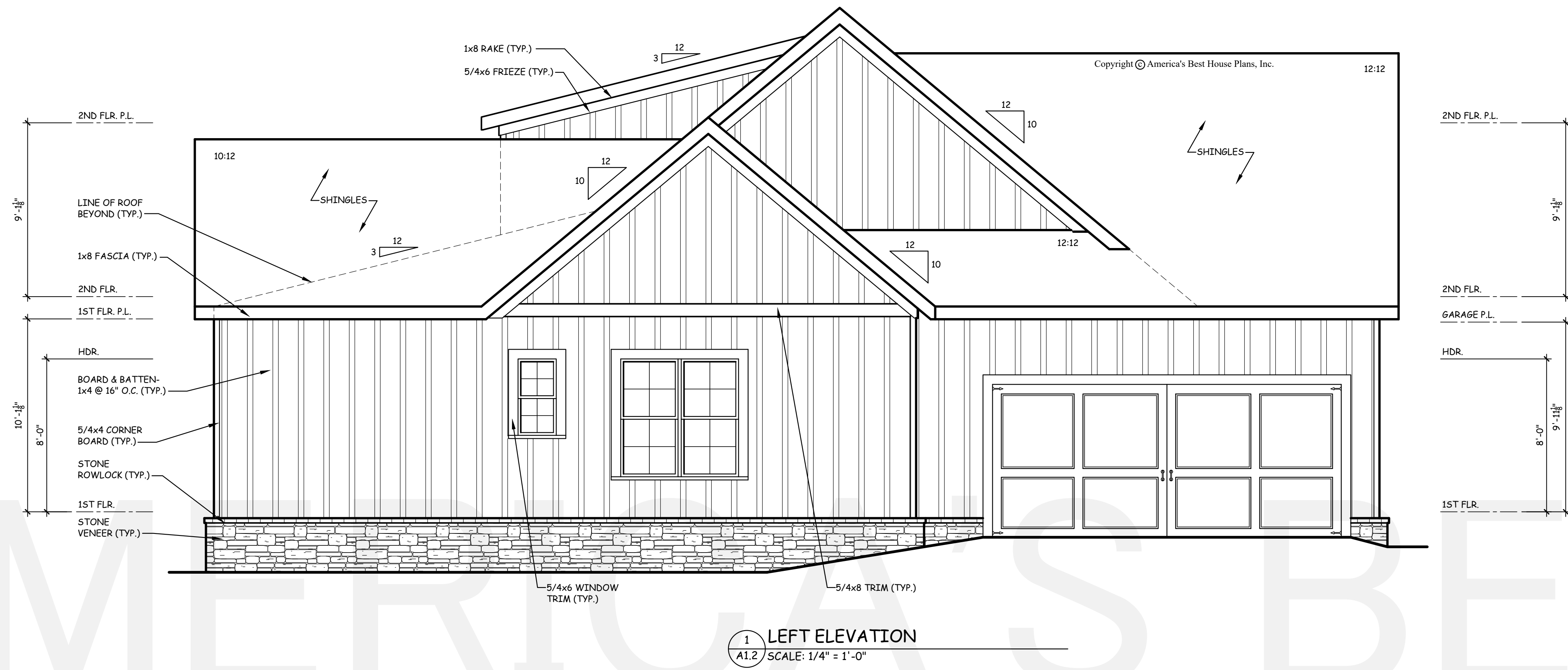
DATE: 10/08/24

REVISIONS:

NO.	DESCRIPTION

SHEET

A1.2



THE GABLES  
COLLECTION  
BY:  
AMERICA'S BEST  
HOUSE PLANS

AMERICA'S BEST HOUSE PLANS hereby reserves its common law copyright and other property rights in these plans, designs, arrangements and ideas. These ideas, plans and designs are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from AMERICA'S BEST HOUSE PLANS

GRESHAM  
ROOF PLAN  
& RAFTER FRAMING DETAILS

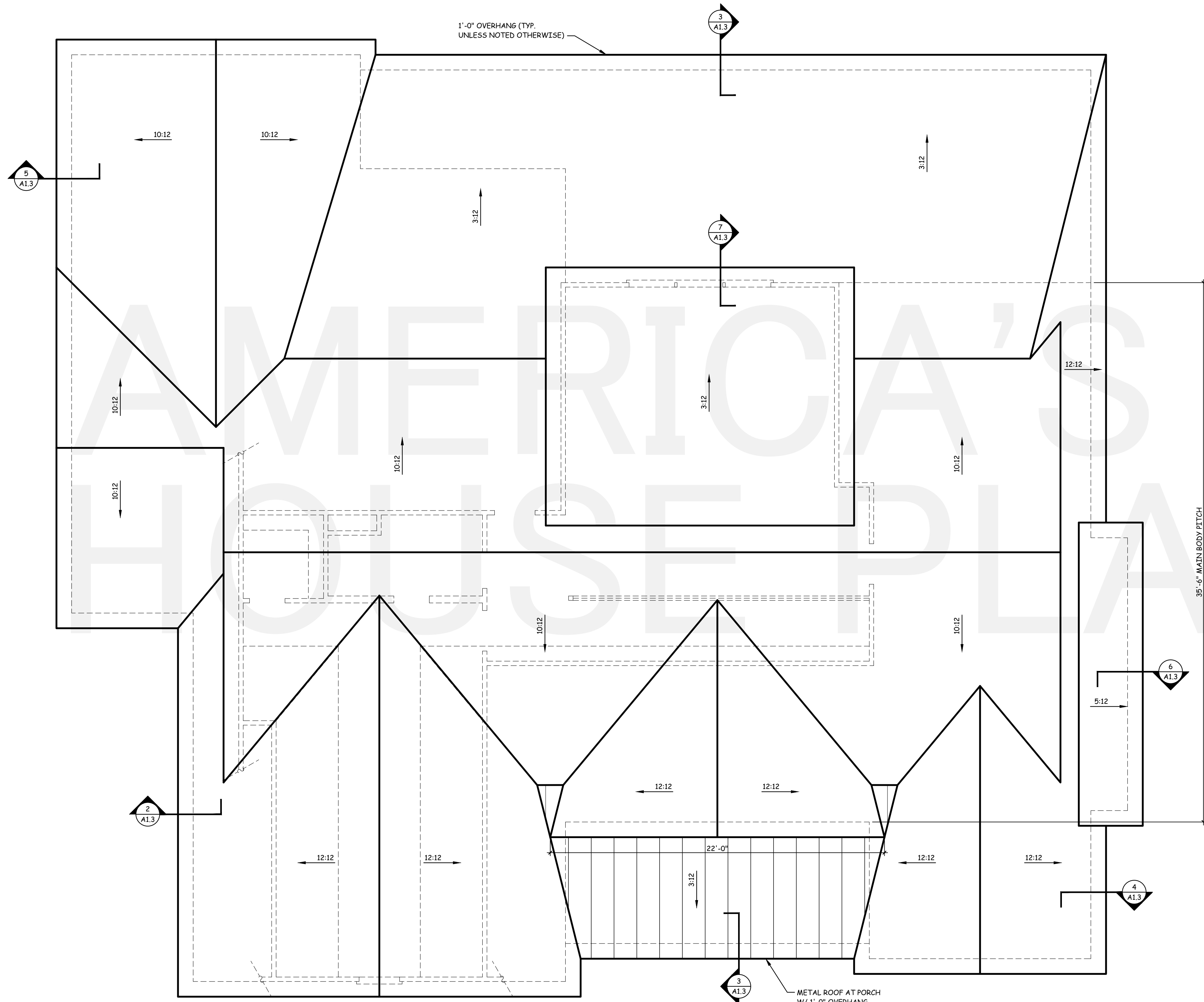
AMERICA'S BEST  
HOUSE PLANS  
3000 Johnson Ferry Road \* Suite 206  
Marietta, GA 30062 888-501-7526  
www.HousePlans.net

DRAWN BY: RJD

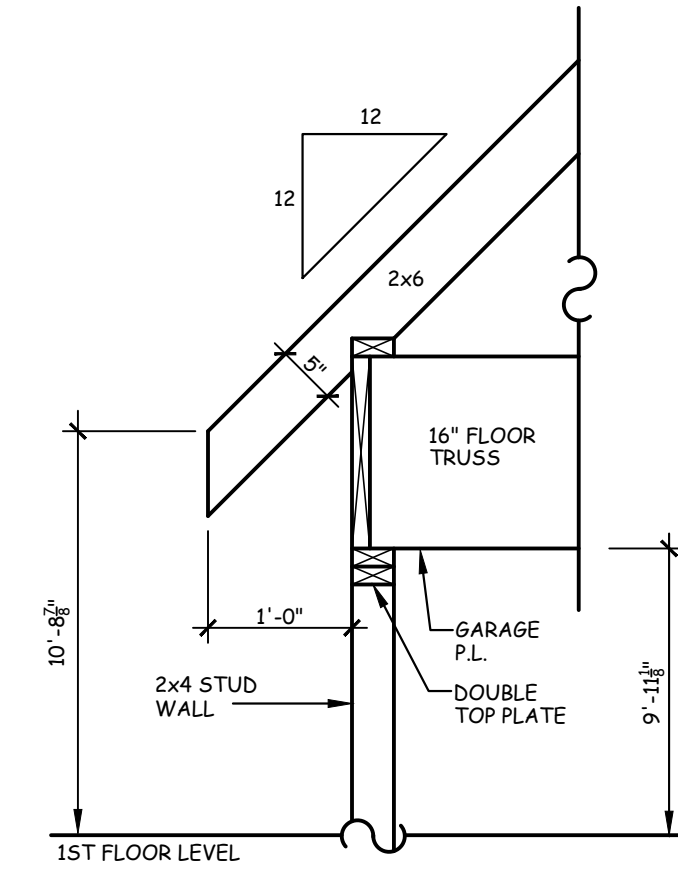
DATE: 10/08/24

REVISIONS:

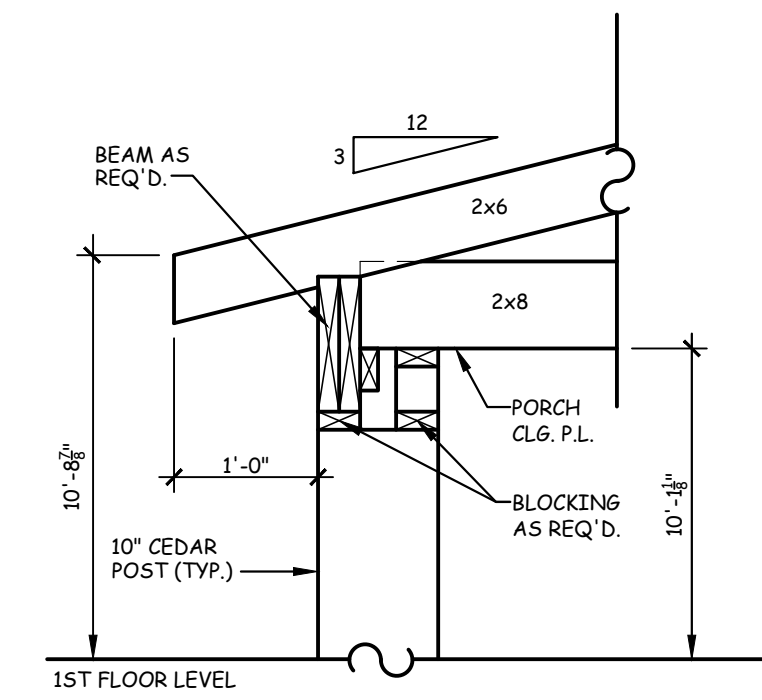

SHEET  
A1.3



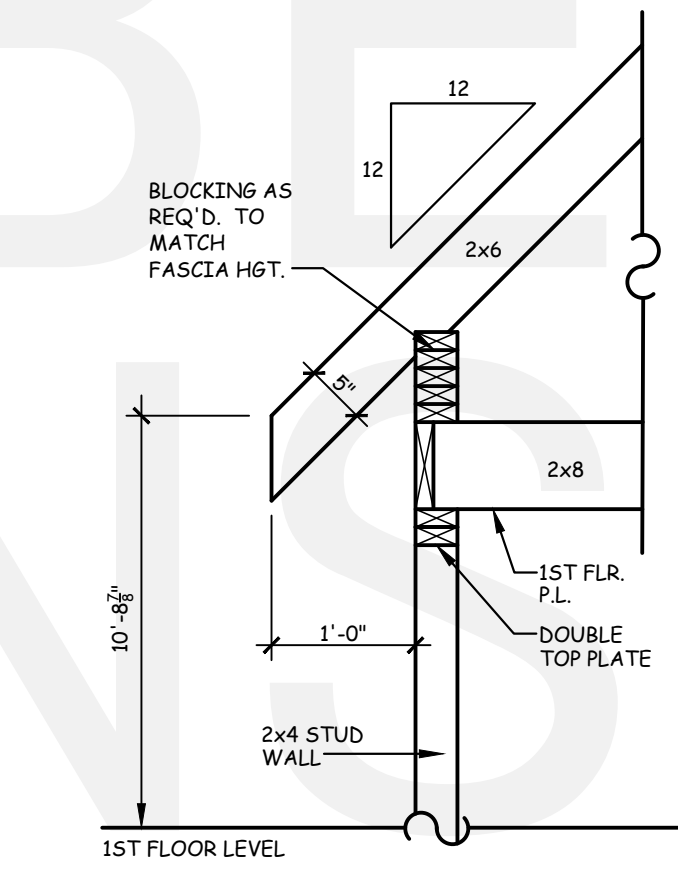
1 ROOF PLAN  
A1.3 SCALE: 1/4" = 1'-0"



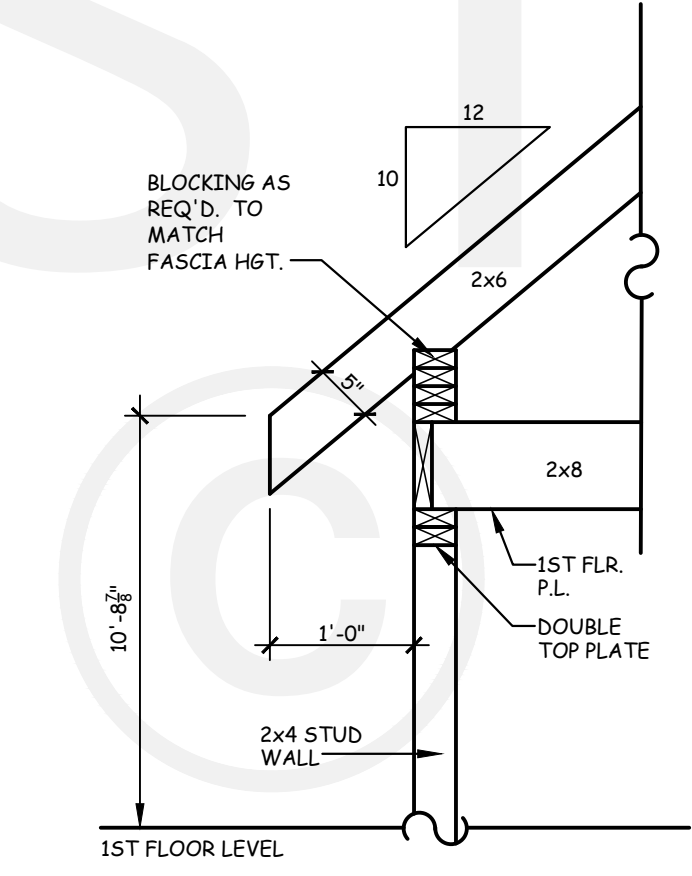
2 RAFTER FRAMING DETAIL  
A1.3 SCALE: 3/4" = 1'-0"



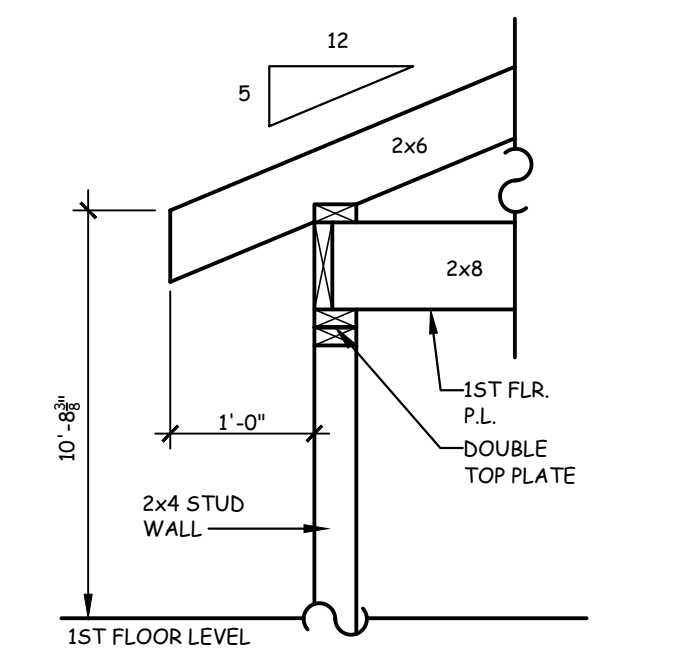
3 PORCH FRAMING DETAIL  
A1.3 SCALE: 3/4" = 1'-0"



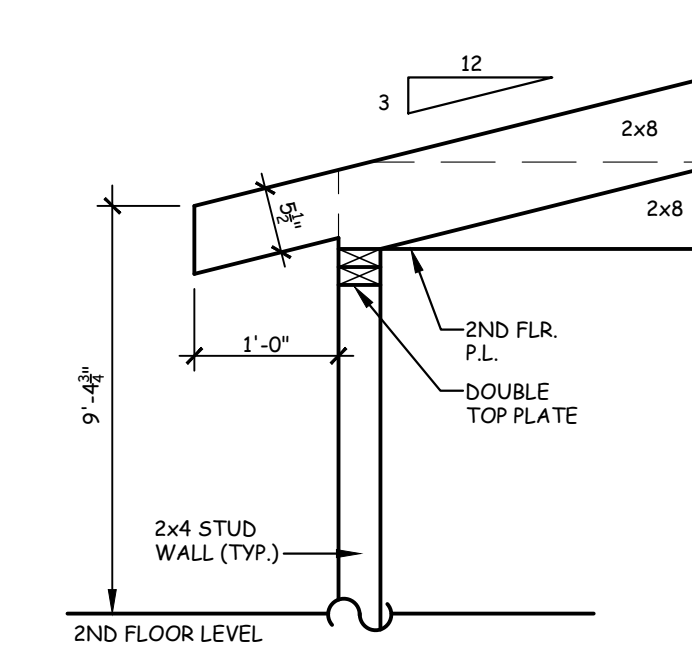
4 RAFTER FRAMING DETAIL  
A1.3 SCALE: 3/4" = 1'-0"



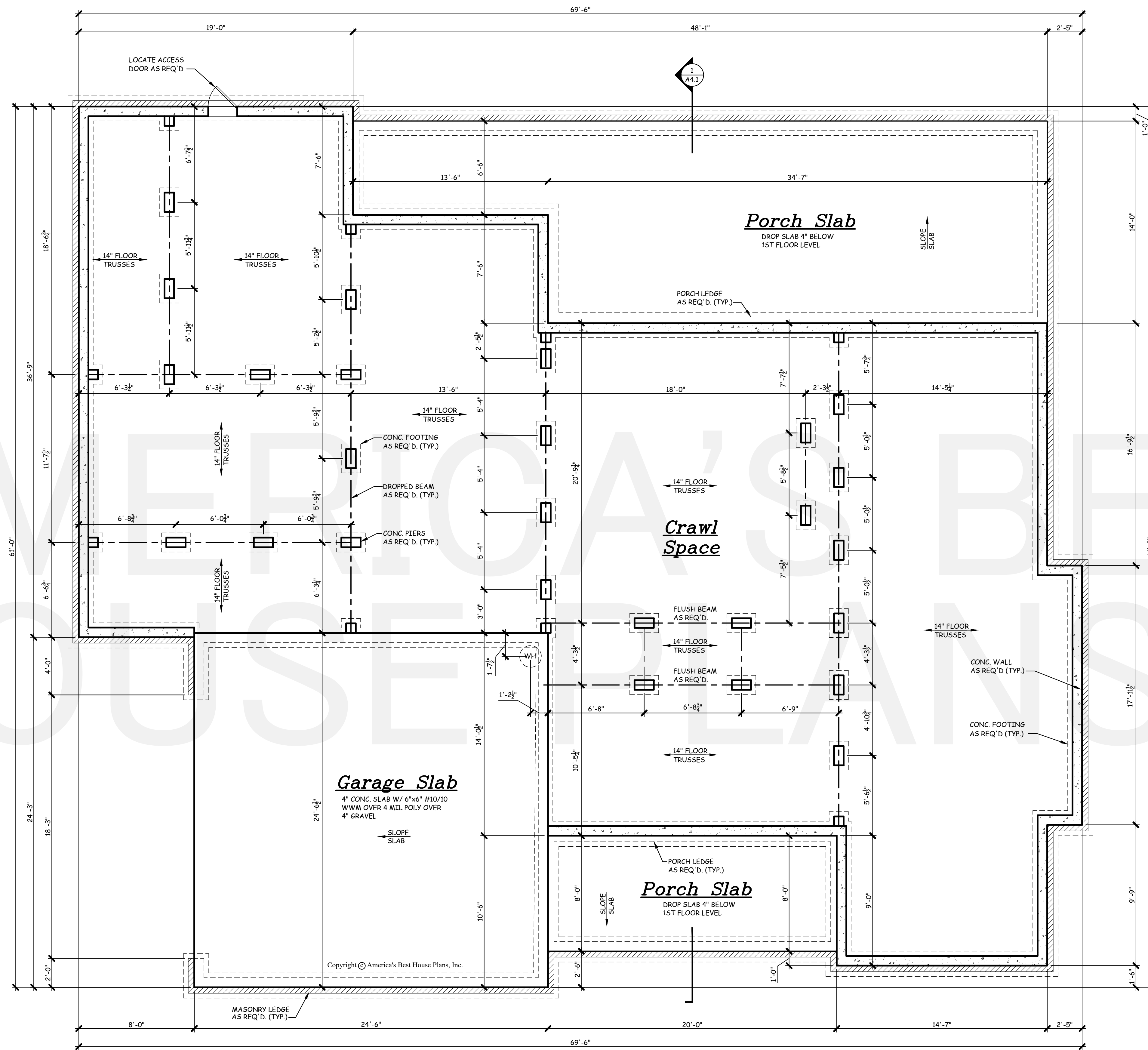
5 RAFTER FRAMING DETAIL  
A1.3 SCALE: 3/4" = 1'-0"



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



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



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

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.

THE GABLES  
 COLLECTION  
 BY:  
 AMERICA'S BEST  
 HOUSE PLANS

AMERICA'S BEST HOUSE PLANS hereby reserves its common law copyright and other property rights in these plans, designs, arrangements and ideas. These ideas, plans and designs are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from AMERICA'S BEST HOUSE PLANS

GRESHAM  
 CRAWL  
 FOUNDATION PLAN

AMERICA'S BEST  
 HOUSE PLANS  
 3000 Johnson Ferry Road \* Suite 206  
 Marietta, GA 30062 888-501-7526  
 www.HousePlans.net

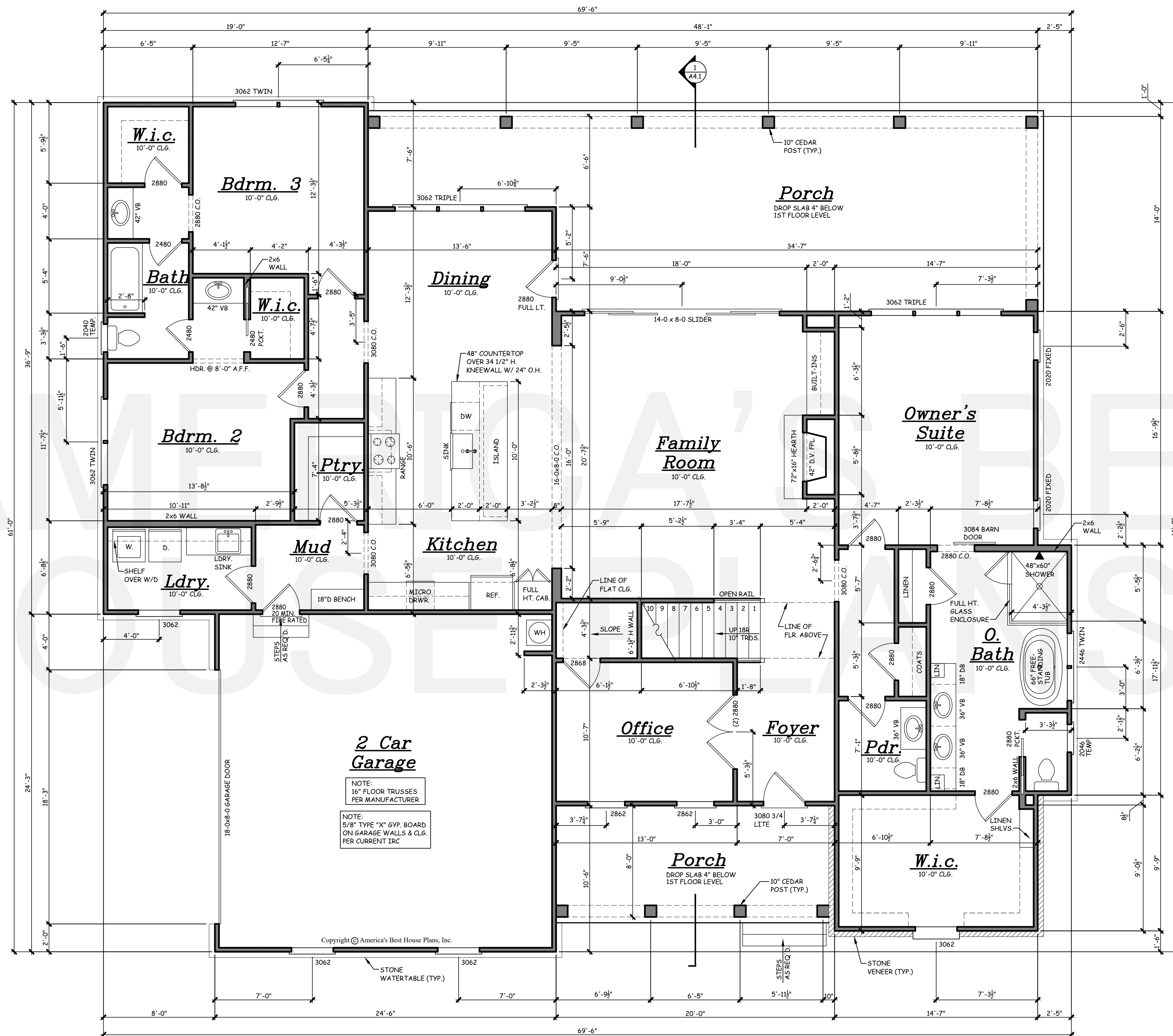
DRAWN BY: RJD  
 DATE: 10/08/24

REVISIONS:	

THE GABLES  
COLLECTION  
BY:  
AMERICA'S BEST  
HOUSE PLANS

AMERICA'S BEST HOUSE PLANS hereby reserves its common law copyright and other property rights in these plans, designs, arrangements and ideas. These ideas, plans and designs are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from AMERICA'S BEST HOUSE PLANS

- 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.
  - ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
  - THESE PLANS ARE NOT TO BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERICA'S BEST HOUSE PLANS, INC.
  - 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.
  - AMERICA'S BEST HOUSE PLANS, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
  - 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.



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

AMERICA'S BEST  
HOUSE PLANS  
3000 Johnson Ferry Road • Suite 206  
Marietta, GA 30062 888-501-7526  
www.HousePlans.net

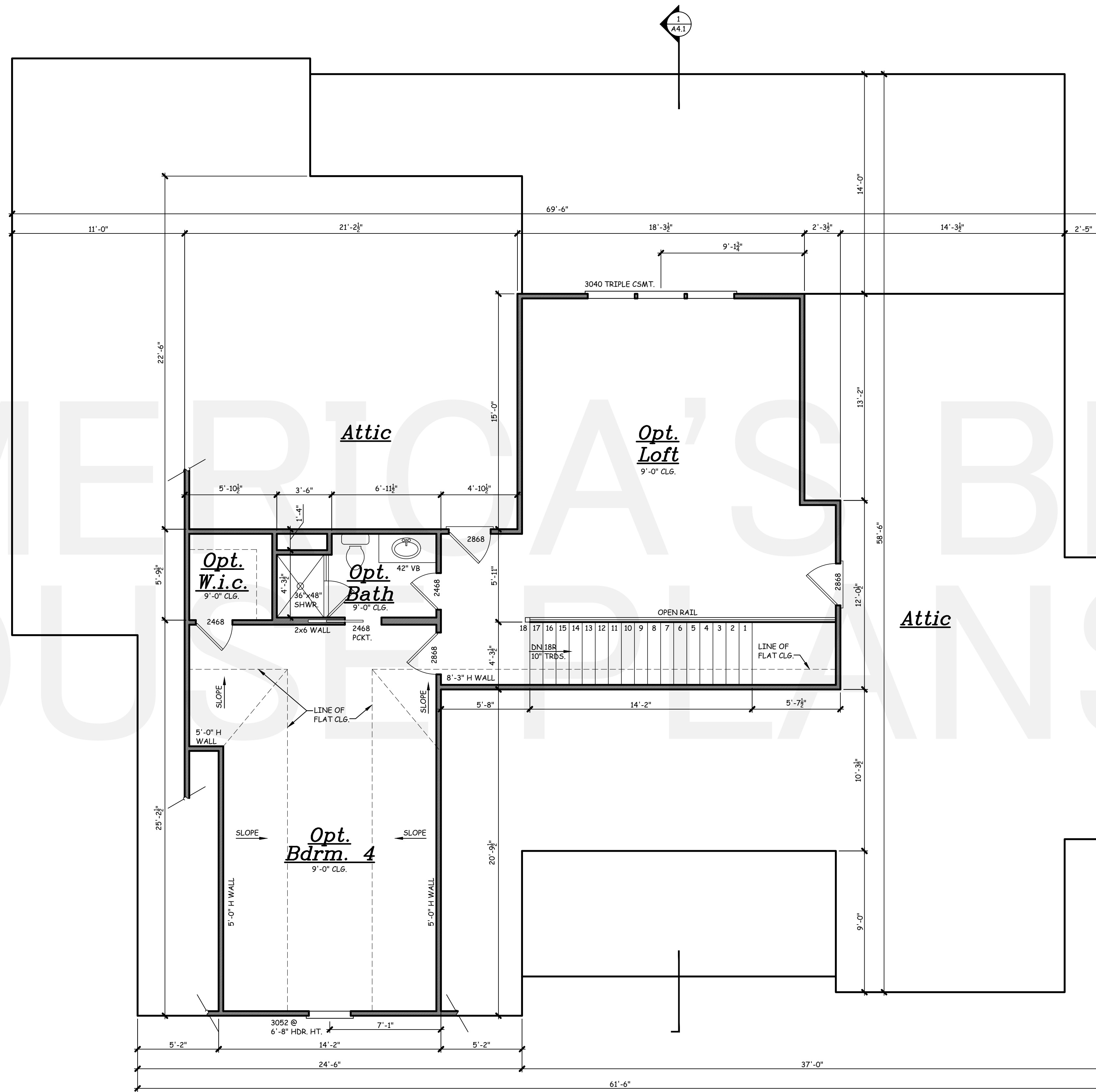
DRAWN BY: RJR  
DATE: 10/08/24

REVISIONS:	

SHEET  
A2.2

AMERICA'S BEST HOUSE PLANS hereby reserves its common law copyright and other property rights in these plans, designs, arrangements and ideas. These ideas, plans and designs are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from AMERICA'S BEST HOUSE PLANS

GRESHAM  
SECOND  
FLOOR PLAN



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

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

AMERICA'S BEST  
HOUSE PLANS  
3000 Johnson Ferry Road \* Suite 206  
Marietta, GA 30062 888-501-7526  
www.HousePlans.net

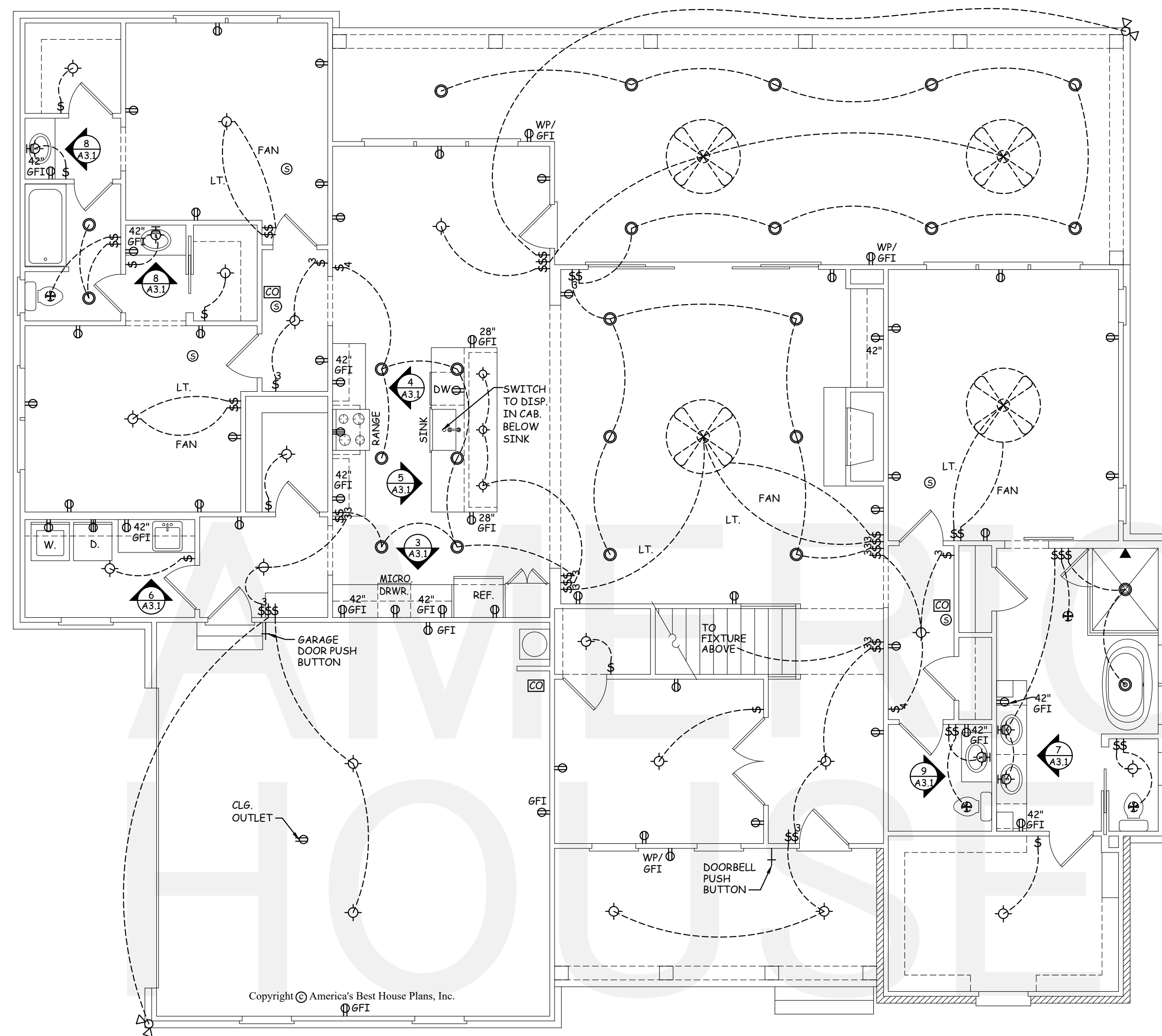
DRAWN BY: RJR

DATE: 10/08/24

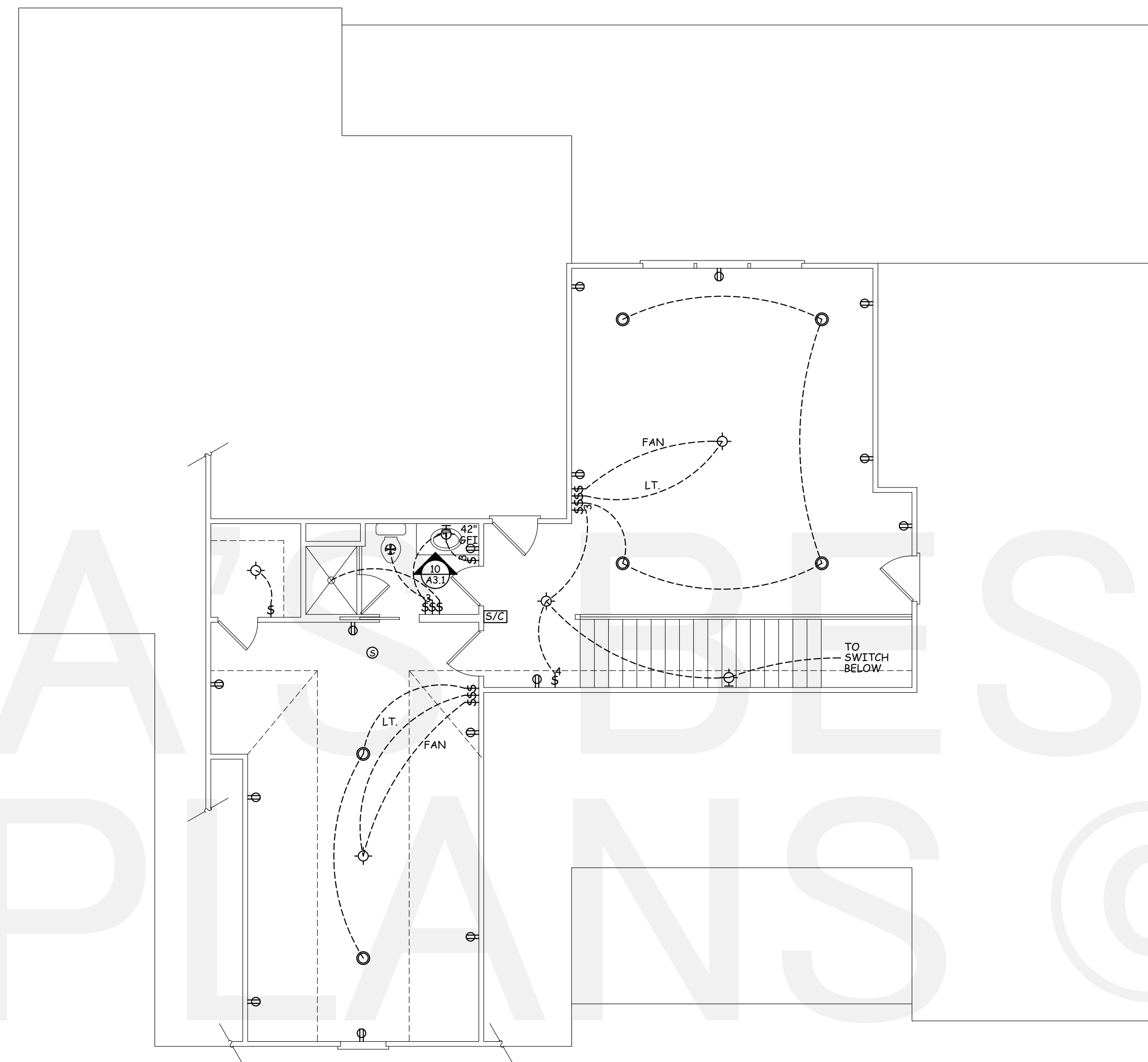
REVISIONS:


SHEET  
A2.3

AMERICA'S BEST HOUSE PLANS  
hereby reserves its common law  
copyright and other property rights  
in these plans, designs,  
arrangements and ideas. These  
ideas, plans and designs are not to  
be reproduced, changed or copied  
in any form or manner whatsoever,  
nor are they to be assigned to any  
third party without first obtaining the  
express written permission from  
AMERICA'S BEST HOUSE PLANS



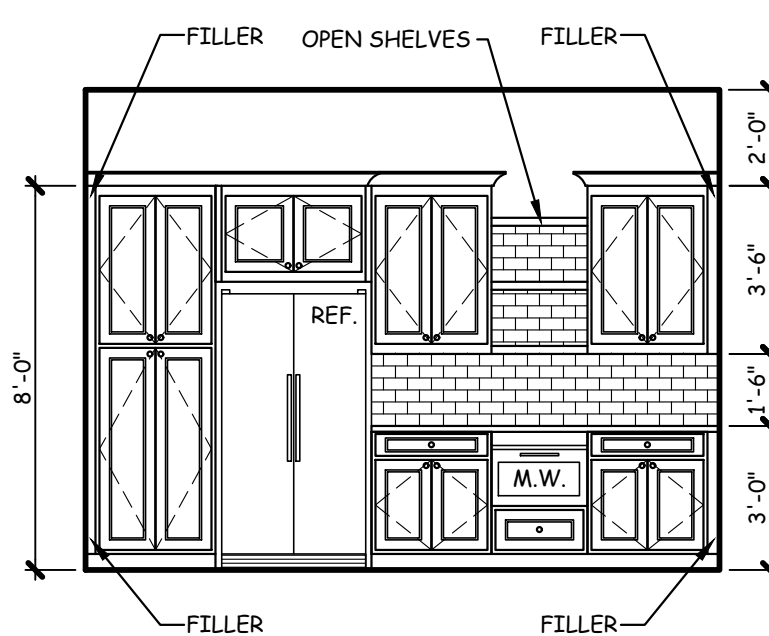
1 FIRST FLOOR ELECTRICAL PLAN  
A3.1 SCALE: 3/16" = 1'-0"



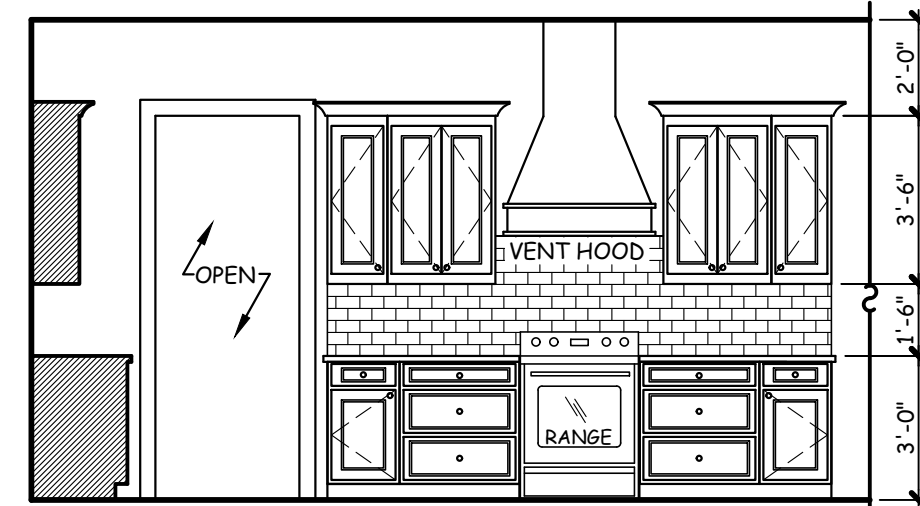
2 SECOND FLOOR ELECTRICAL PLAN  
A3.1 SCALE: 3/16" = 1'-0"

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

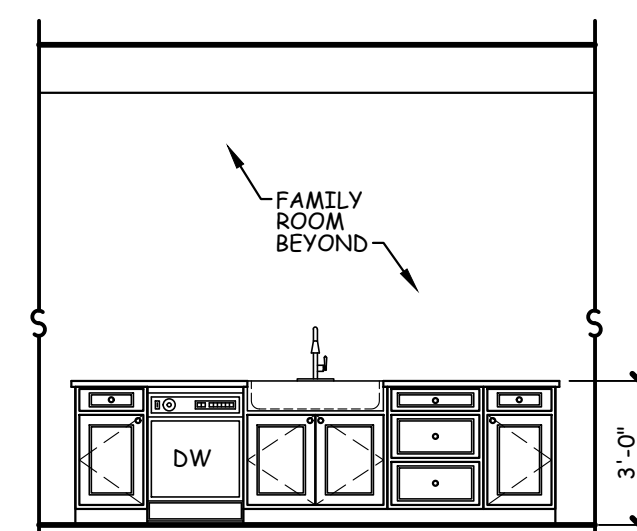
NOTES:  
1. VENT FANS TO COMPLY WITH IRC R303.3  
EXCEPTION  
2. ALL AFCI CIRCUIT BREAKERS TO BE  
INSTALLED AS PER 2020 NEC REQUIREMENTS.



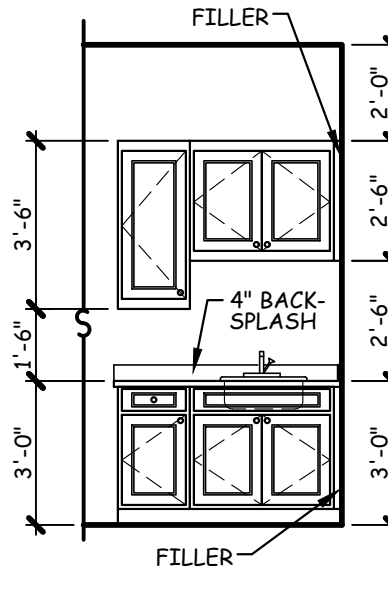
3 KITCHEN CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



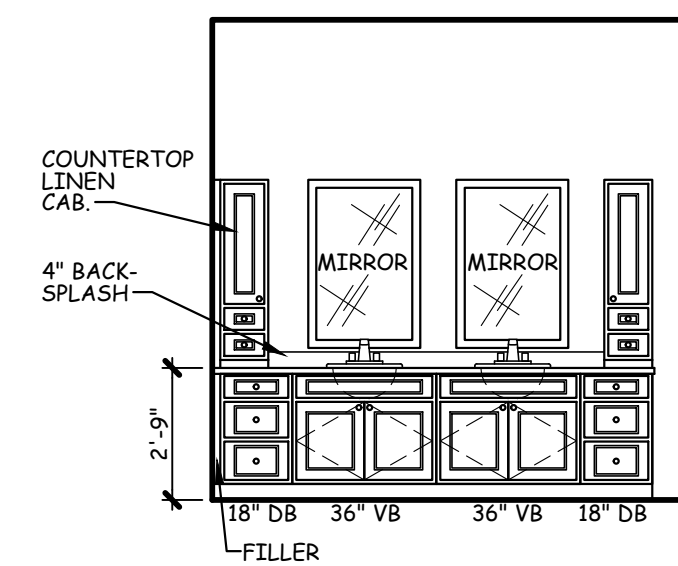
4 KITCHEN CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



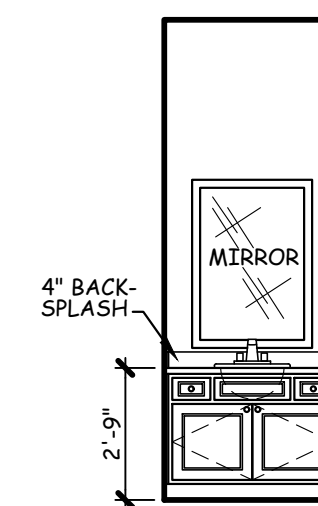
5 KITCHEN CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



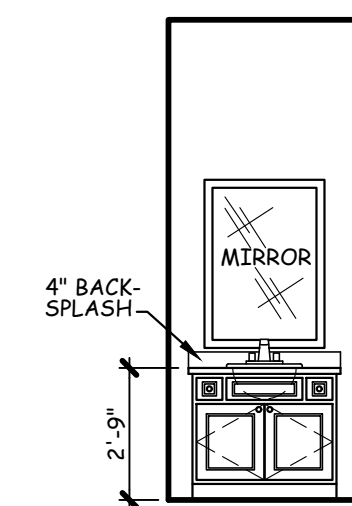
6 LDRY. CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



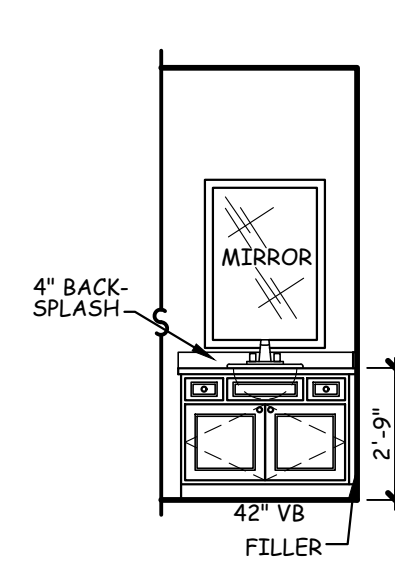
7 O. BATH CABINETS  
A3.1 SCALE: 1/4" = 1'-0"



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"

GRESHAM  
ELECTRICAL PLANS &  
INTERIOR DETAILS

AMERICA'S BEST  
HOUSE PLANS  
3000 Johnson Ferry Road \* Suite 206  
Marietta, GA 30062 888-501-7526  
www.HousePlans.net

DRAWN BY: RJR  
DATE: 10/08/24

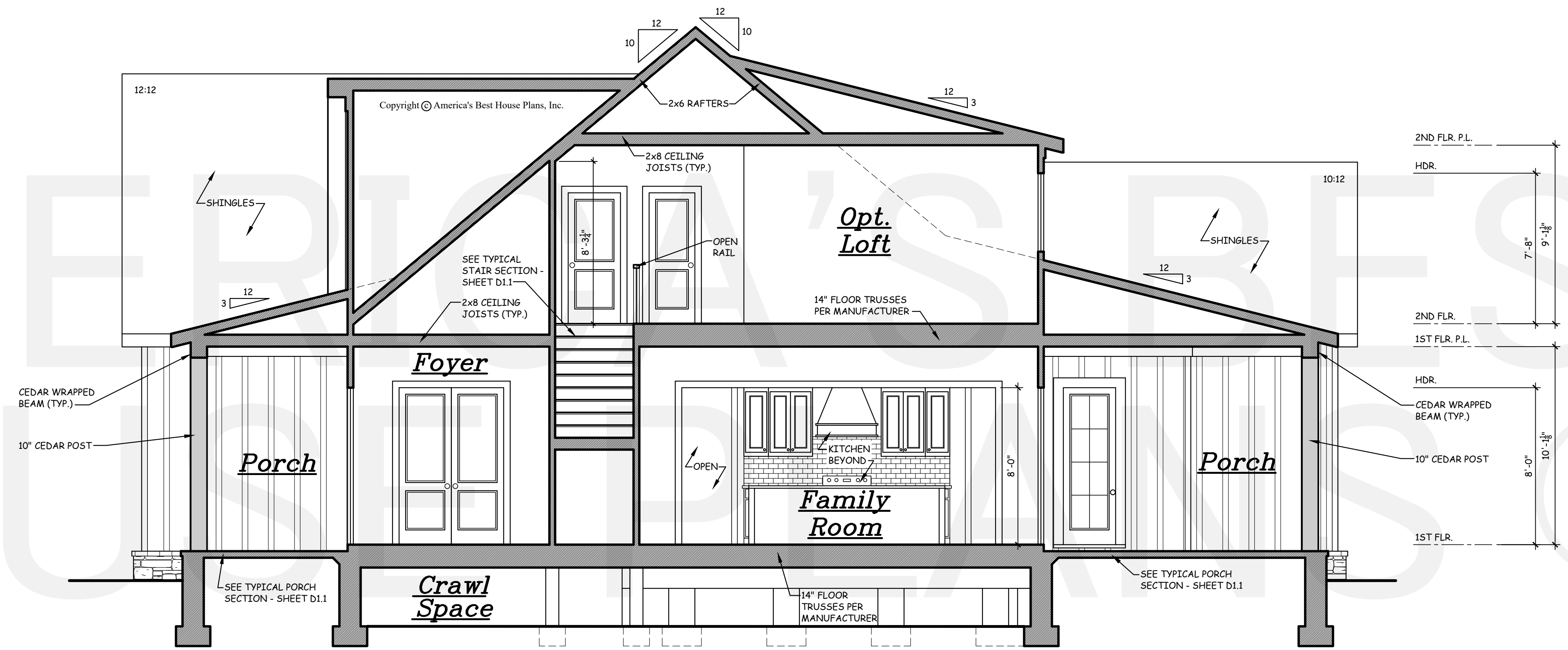
REVISIONS:	

SHEET

A3.1

THE GABLES  
COLLECTION  
BY:  
AMERICA'S BEST  
HOUSE PLANS

AMERICA'S BEST HOUSE PLANS hereby reserves its common law copyright and other property rights in these plans, designs, arrangements and ideas. These ideas, plans and designs are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from AMERICA'S BEST HOUSE PLANS



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

GRESHAM

BUILDING SECTION

AMERICA'S BEST  
HOUSE PLANS  
3000 Johnson Ferry Road \* Suite 206  
Marietta, GA 30062 888-501-7526  
www.HousePlans.net

DRAWN BY: RJD

DATE: 10/08/24

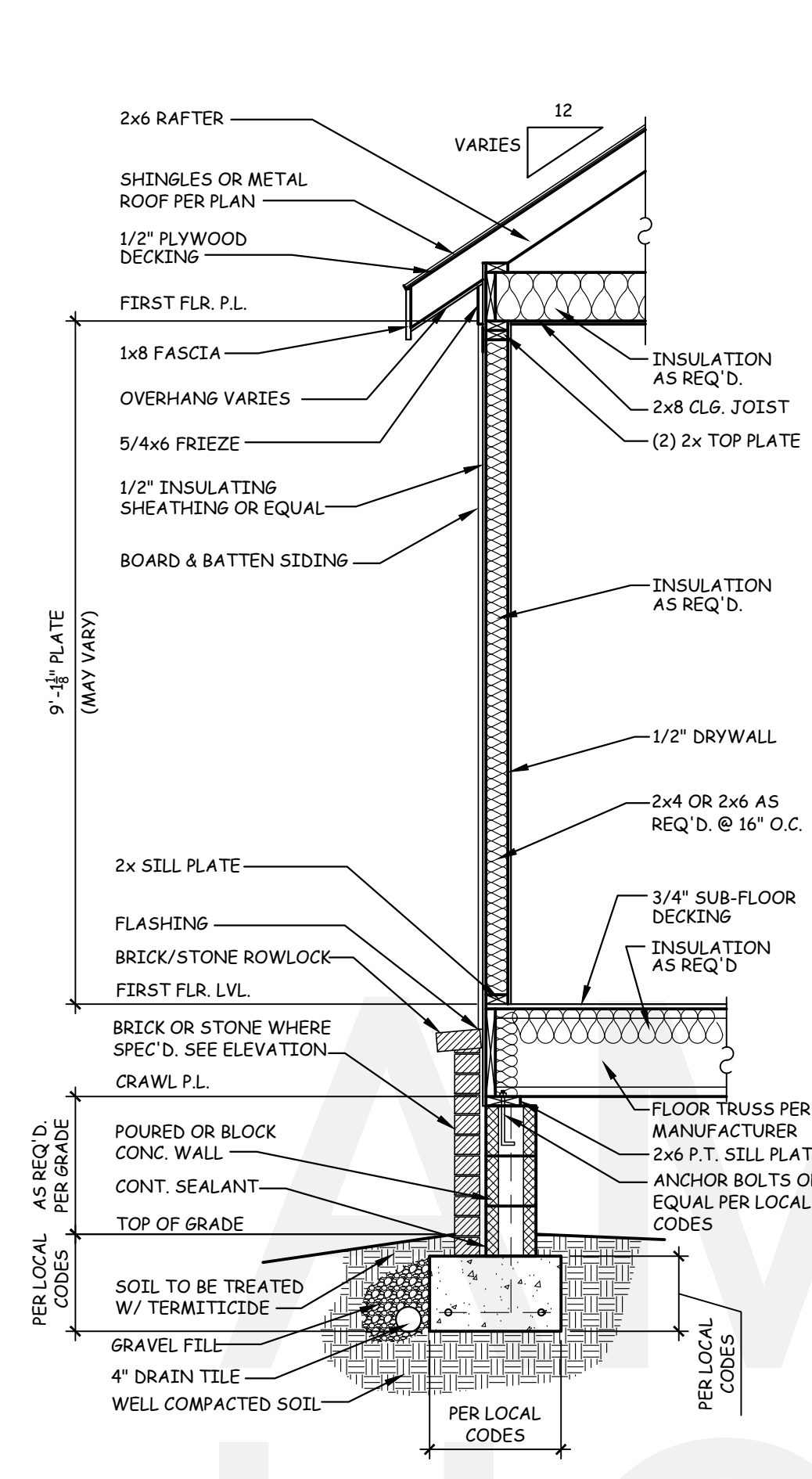
REVISIONS:


SHEET A4.1

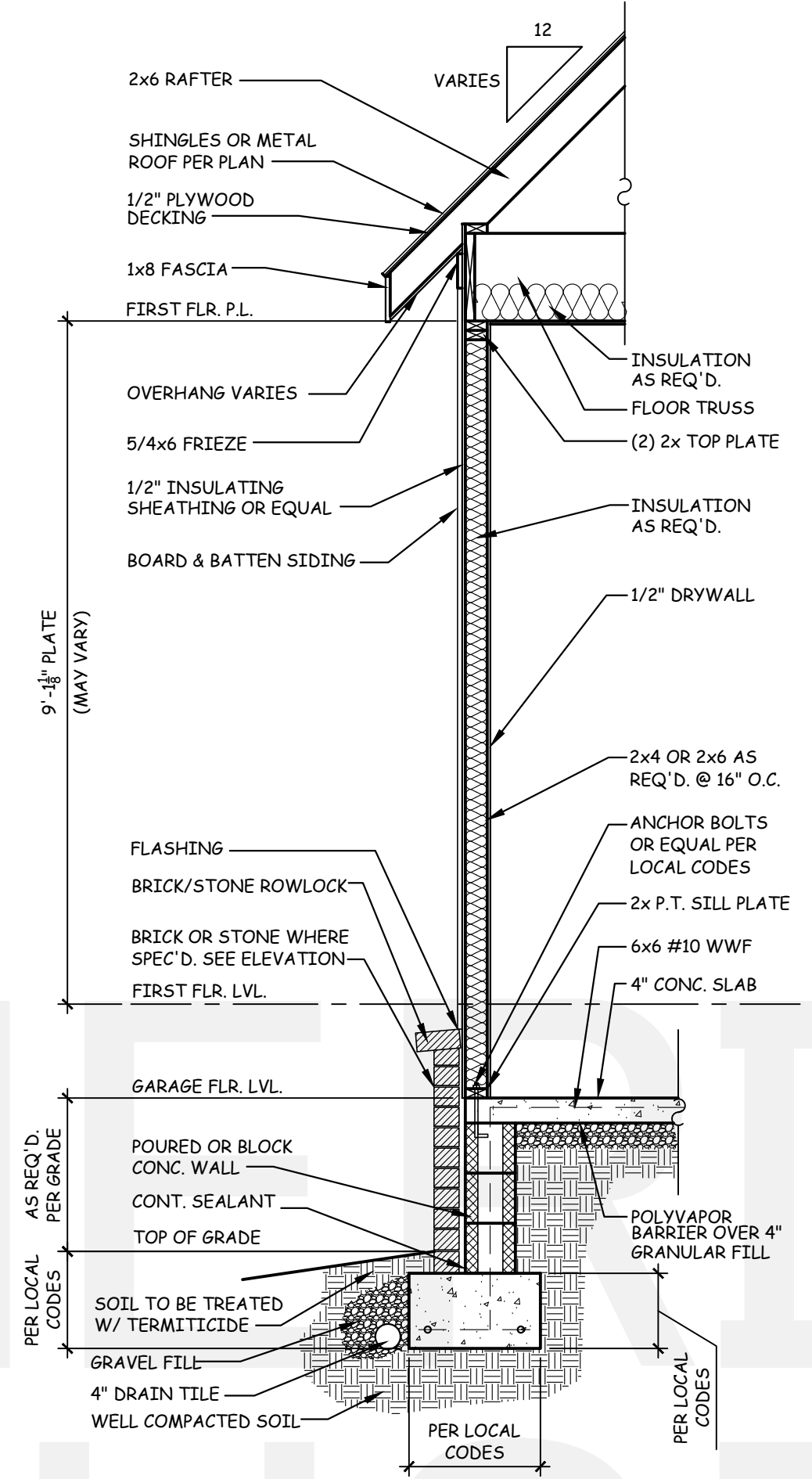
AMERICA'S BEST HOUSE PLANS  
hereby reserves its common law  
copyright and other property rights  
in these plans, designs,  
arrangements and ideas. These  
ideas, plans and designs are not to  
be reproduced, changed or copied  
in any form or manner whatsoever,  
nor are they to be assigned to any  
third party without first obtaining the  
express written permission from  
AMERICA'S BEST HOUSE PLANS

DETAIL SHEET  
TYPICAL CRAWL  
DETAILS

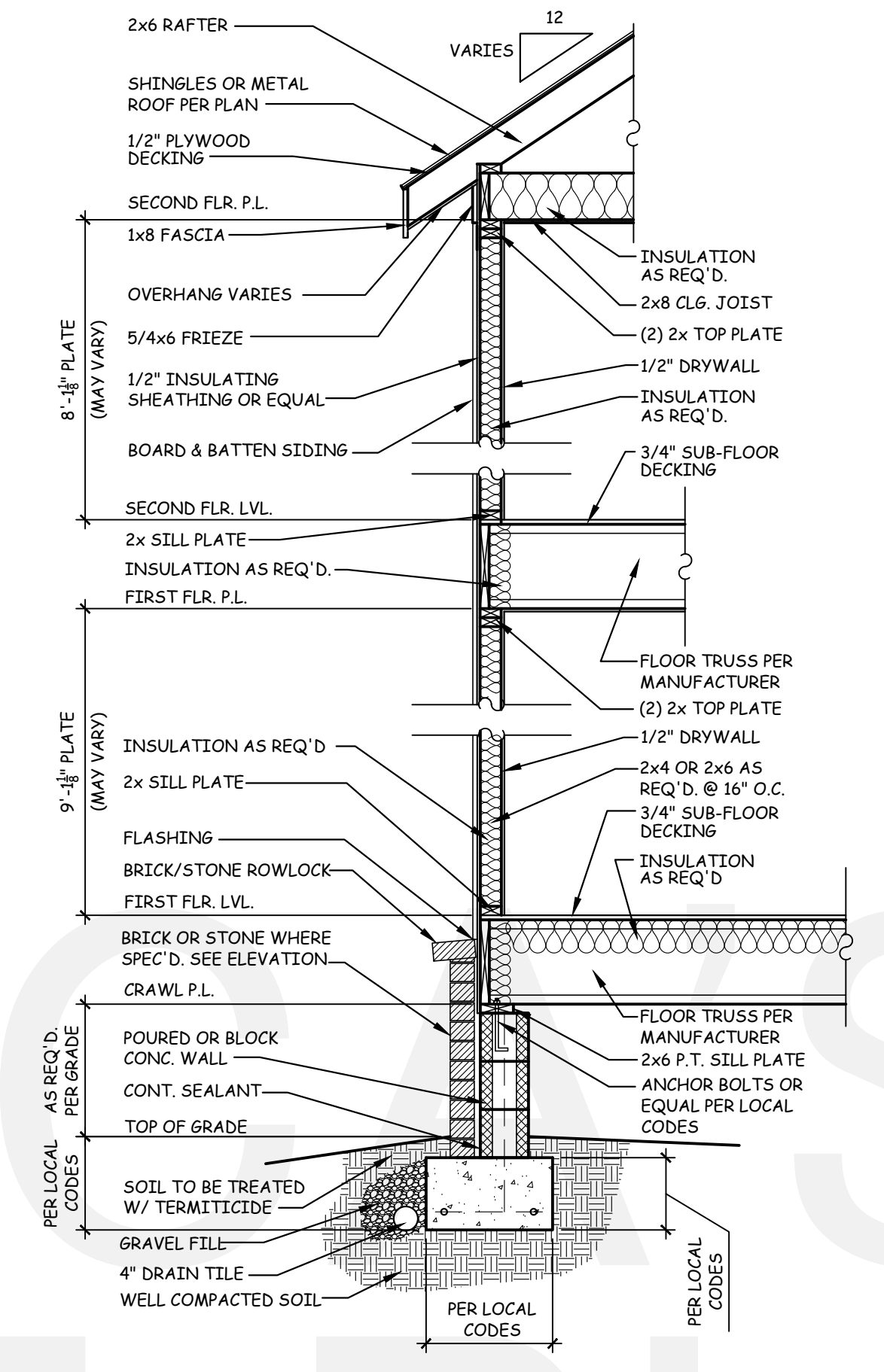
GENERAL NOTES:  
1. THESE PLANS ARE DESIGNED TO MEET THE 2021  
INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO  
FAMILY DWELLINGS.  
2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT  
IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND  
FEDERAL CODES IN THE AREA THE HOUSE IS TO BE  
CONSTRUCTED.  
3. AMERICA'S BEST HOUSE PLANS, INC. ASSUMES NO  
LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO  
THESE PLANS BY OTHERS.  
4. CONCRETE REINFORCEMENT SHOWN TO BE SIZED PER LOCAL  
CODE REQUIREMENTS OR CONTACT A STRUCTURAL ENGINEER  
FOR PROPER SPECIFICATIONS.



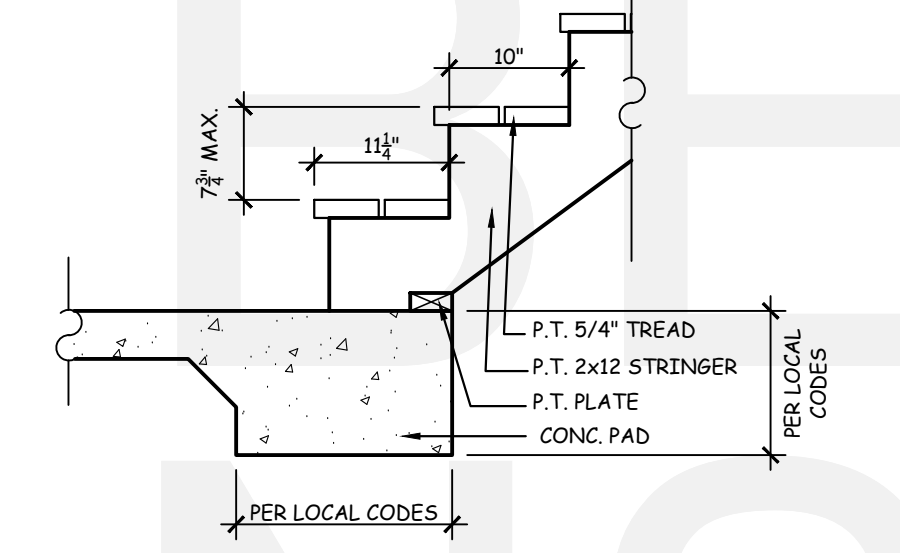
1 TYPICAL WALL SECTION  
D1.1 SCALE: 1/2" = 1'-0"



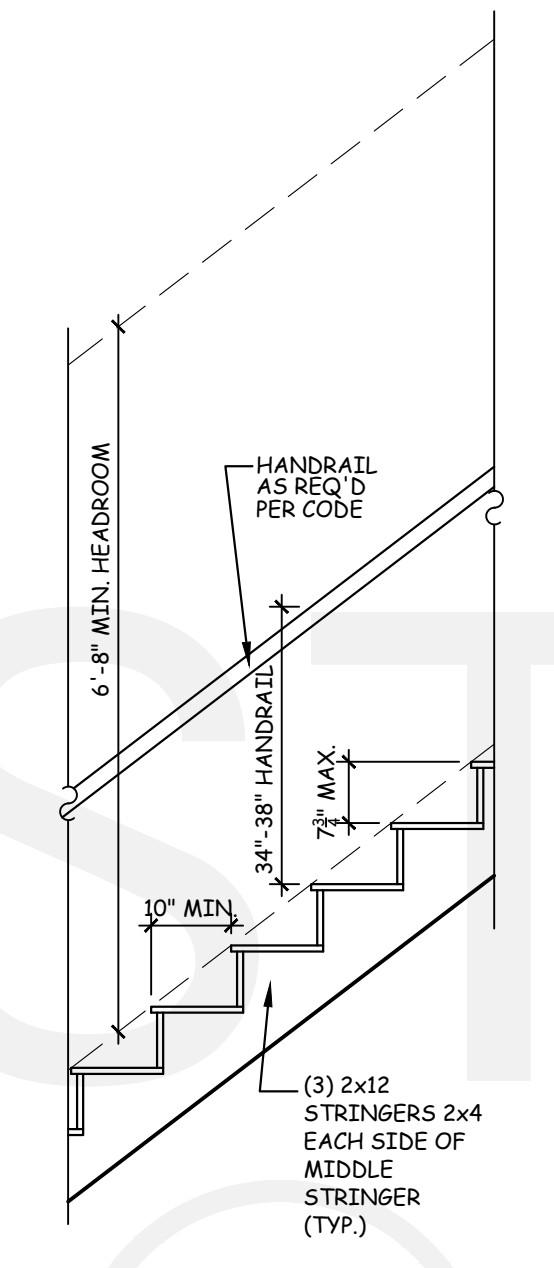
2 TYP. WALL SECTION W/ BONUS  
D1.1 SCALE: 1/2" = 1'-0"



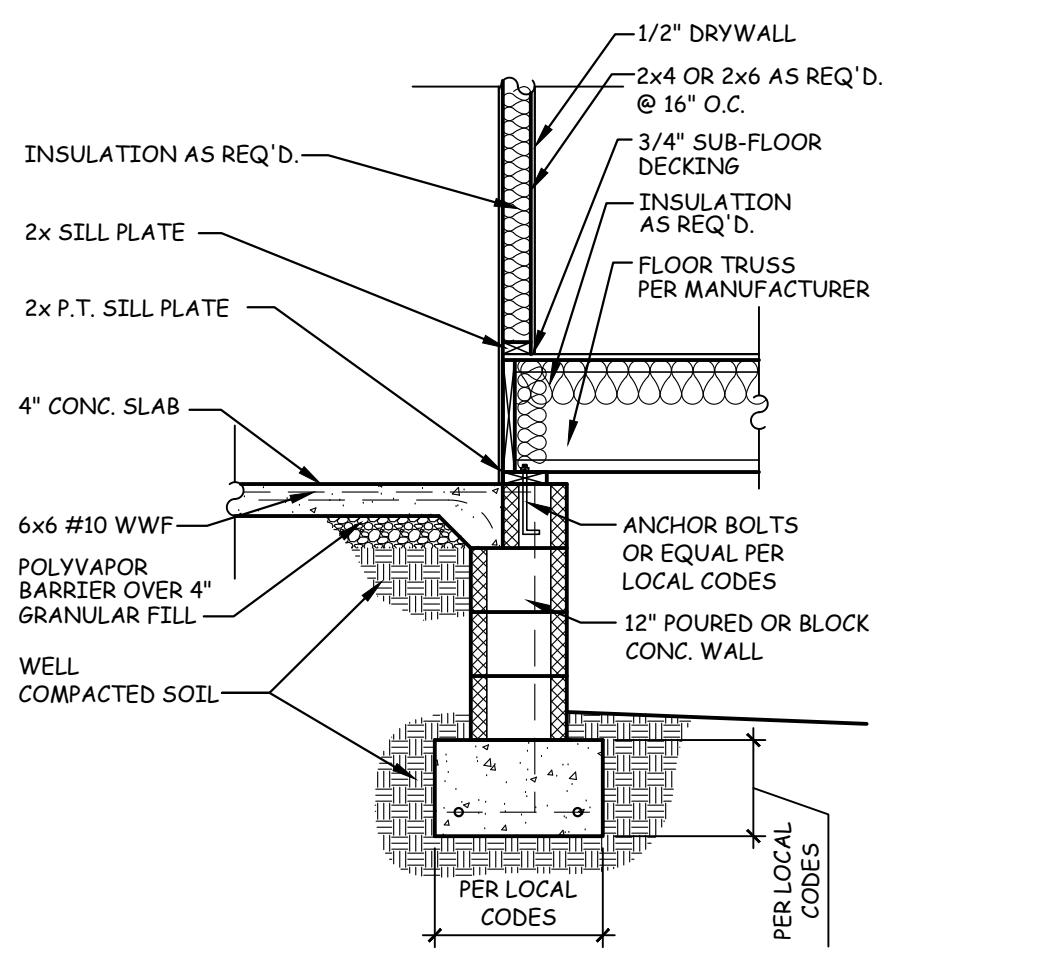
3 TYP. 2-STORY WALL SECTION  
D1.1 SCALE: 1/2" = 1'-0"



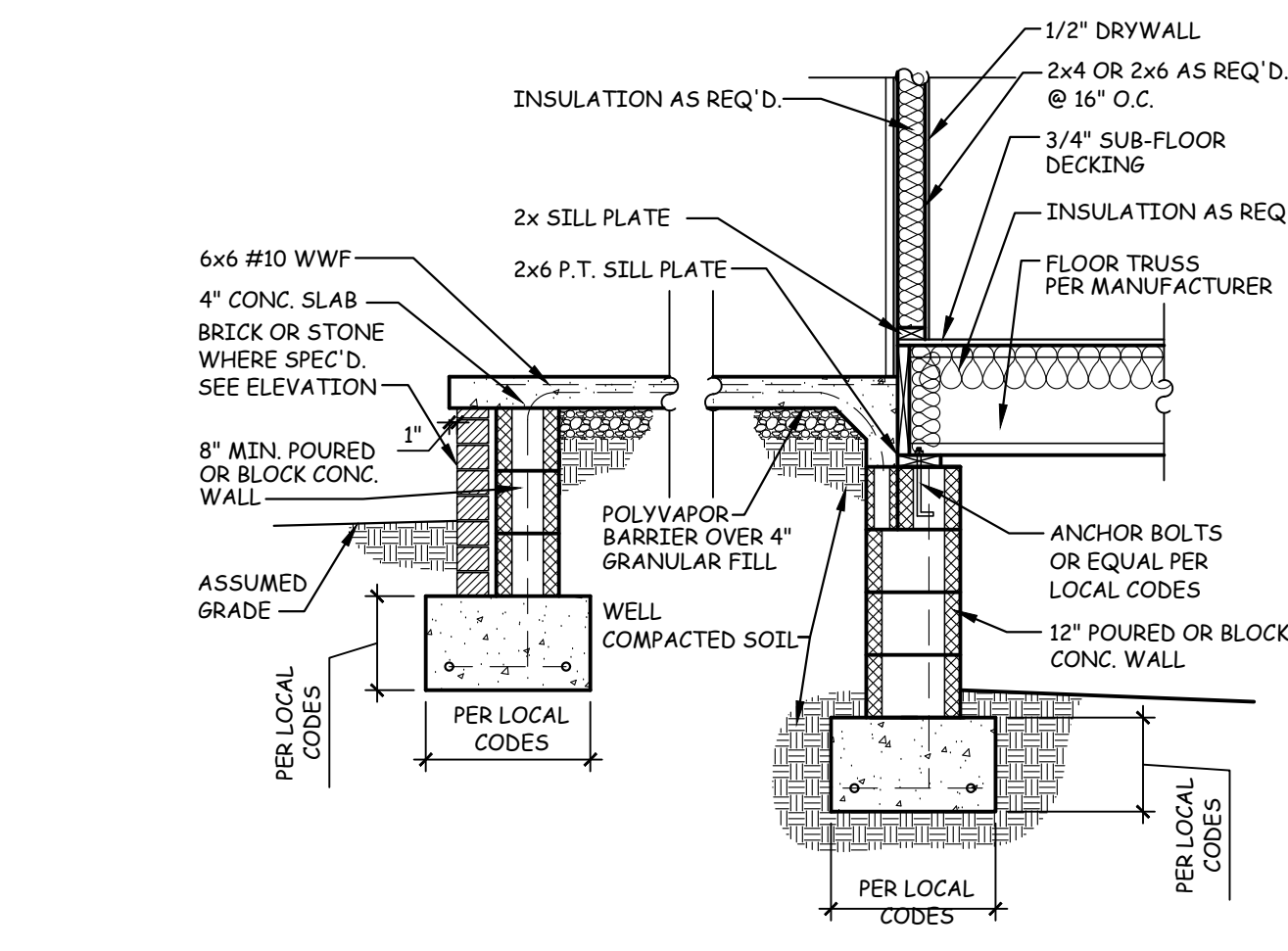
4 TYP. DECK STAIR DETAIL  
D1.1 SCALE: 3/4" = 1'-0"



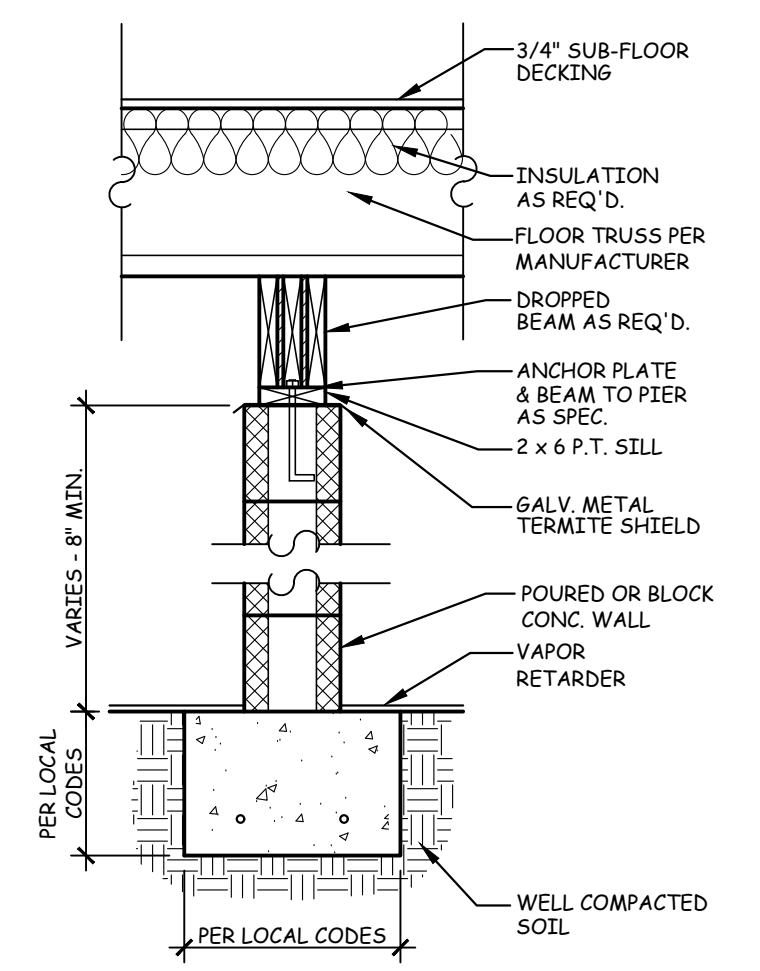
5 TYPICAL STAIR SECTION  
D1.1 SCALE: 1/2" = 1'-0"



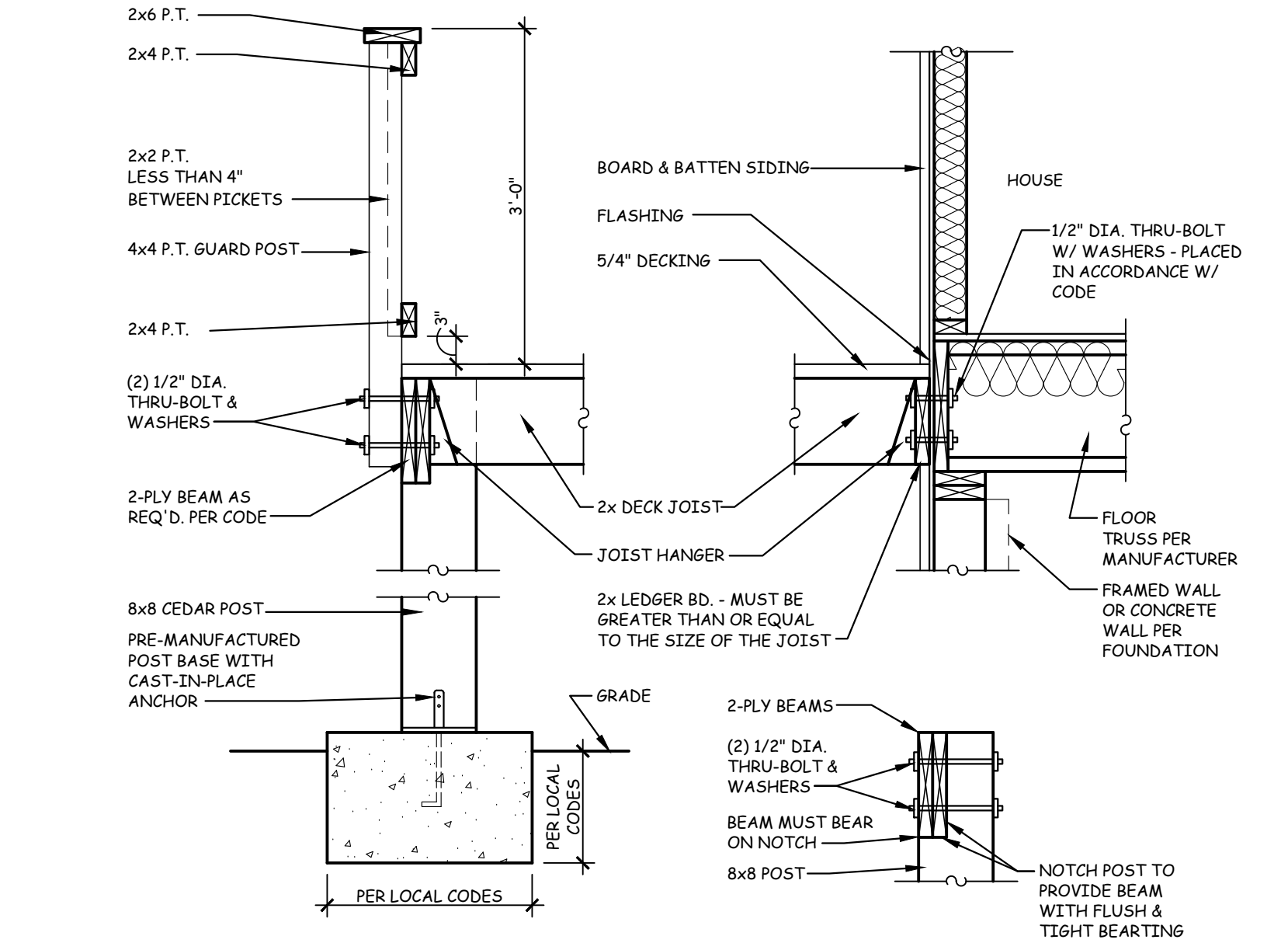
6 GARAGE FOUNDATION WALL DETAIL  
D1.1 SCALE: 1/2" = 1'-0"



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

AMERICA'S BEST  
HOUSE PLANS  
3000 Johnson Ferry Road \* Suite 206  
Marietta, GA 30062 888-501-7526  
www.HousePlans.net

DRAWN BY: AMH  
DATE: 07/09/21

REVISIONS:
