

PROPOSED NEW RESIDENCE FOR:  
**JOHN & SUE KENNEDY**



**LAKENRIDGE BUILDERS INC**

3718 EDGEWOOD DRIVE  
 GREENSBORO, NORTH CAROLINA 27406

REVISIONS	BY
NEW ELEVATION DESIGN + REVISIONS BY MCRAE + CO., LLC	10-2022

**THE GABLES  
 COLLECTION**  
 BY:  
**AMERICA'S BEST  
 HOUSE PLANS**

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 LAKENRIDGE BUILDERS INC  
 PROPOSED NEW RESIDENCE

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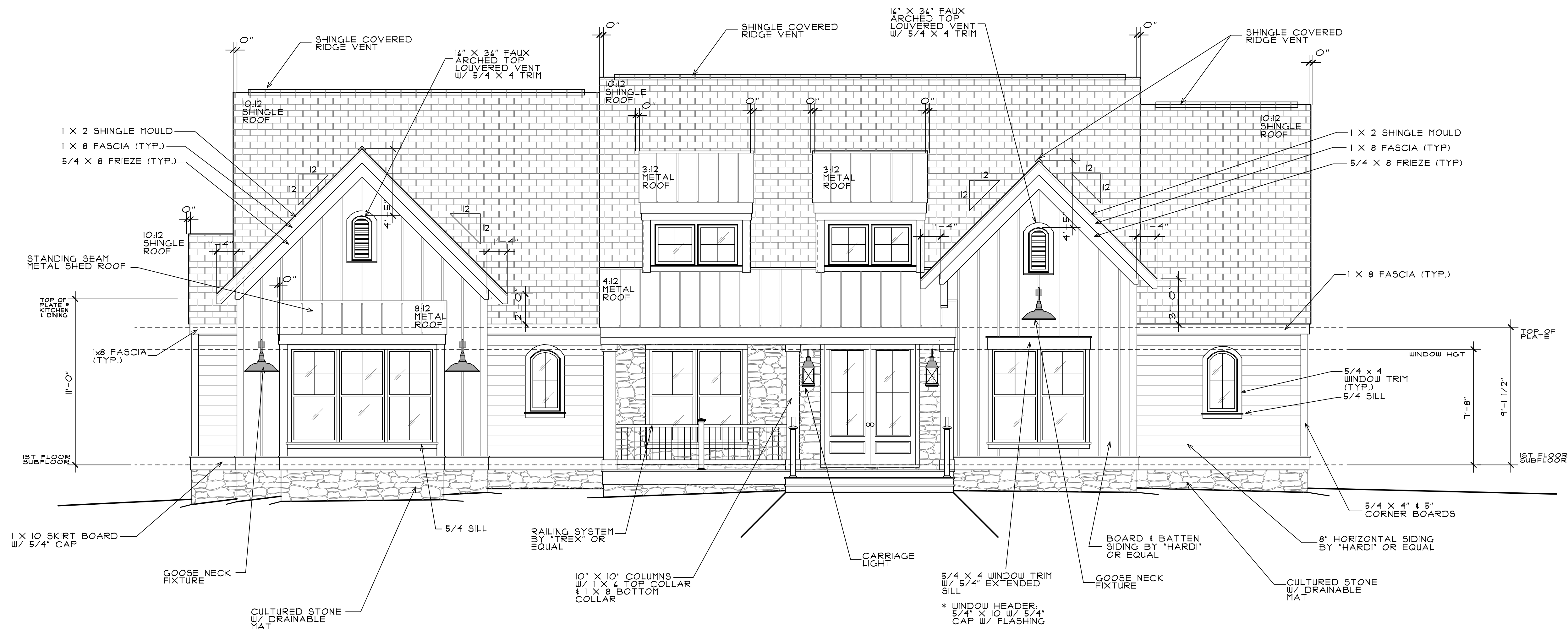
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DATE : 11/22/22	
SCALE : AS SHOWN	
COVER SHEET	
SHEET	

REVISIONS	BY
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PROPOSED NEW RESIDENCE



**FRONT ELEVATION**

1/4" = 1'-0"

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

- 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.

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FRONT ELEVATION	
SHEET	A.11

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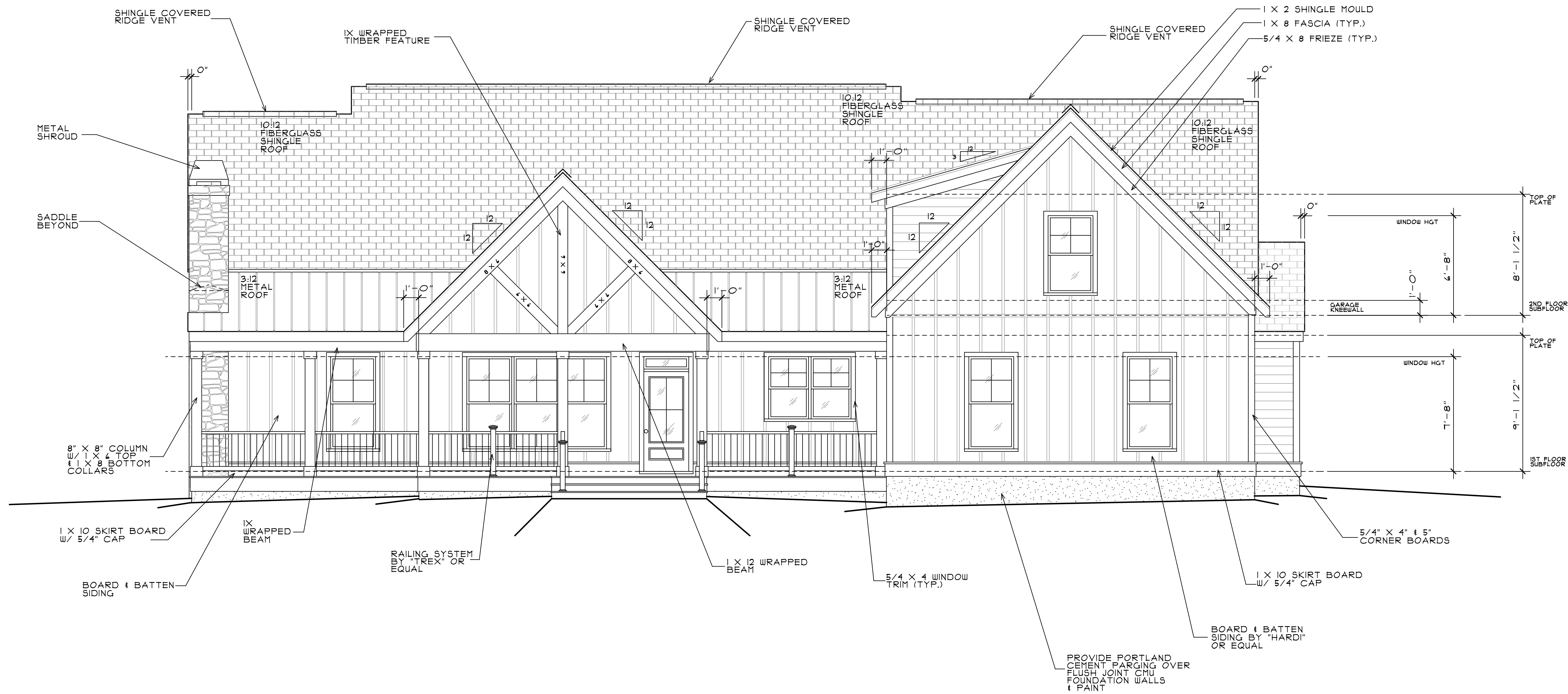
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REAR ELEVATION	
SHEET	A1.2



**REAR ELEVATION**

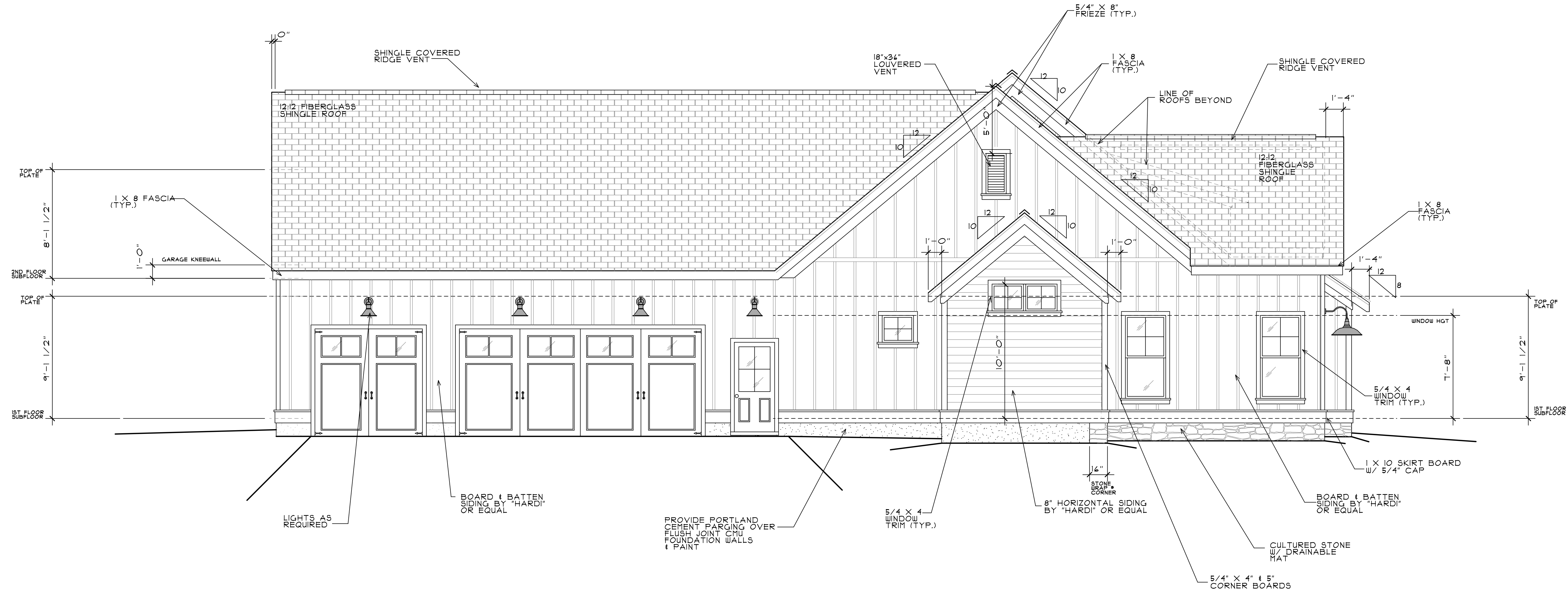
1/4" = 1'-0"

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

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SCALE : AS SHOWN	
LEFT SIDE ELEVATION	
SHEET	A1.3

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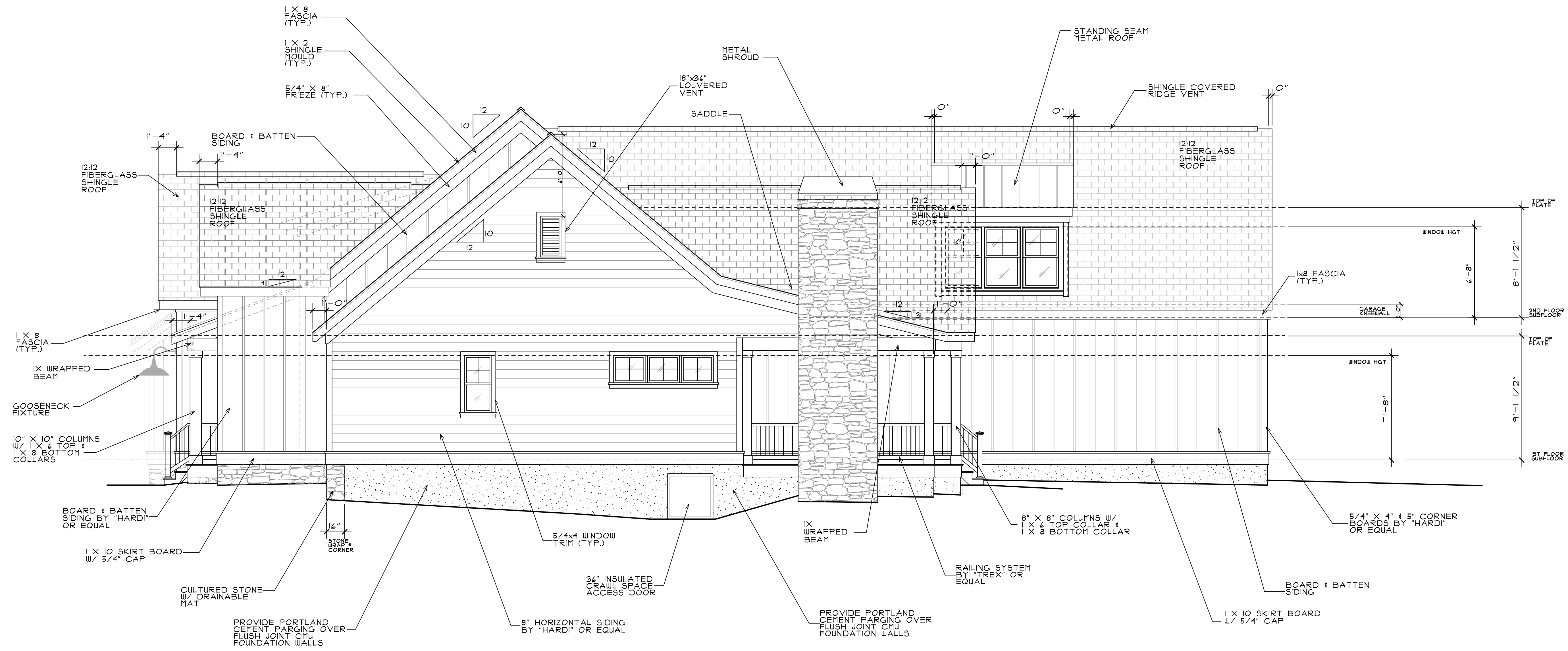
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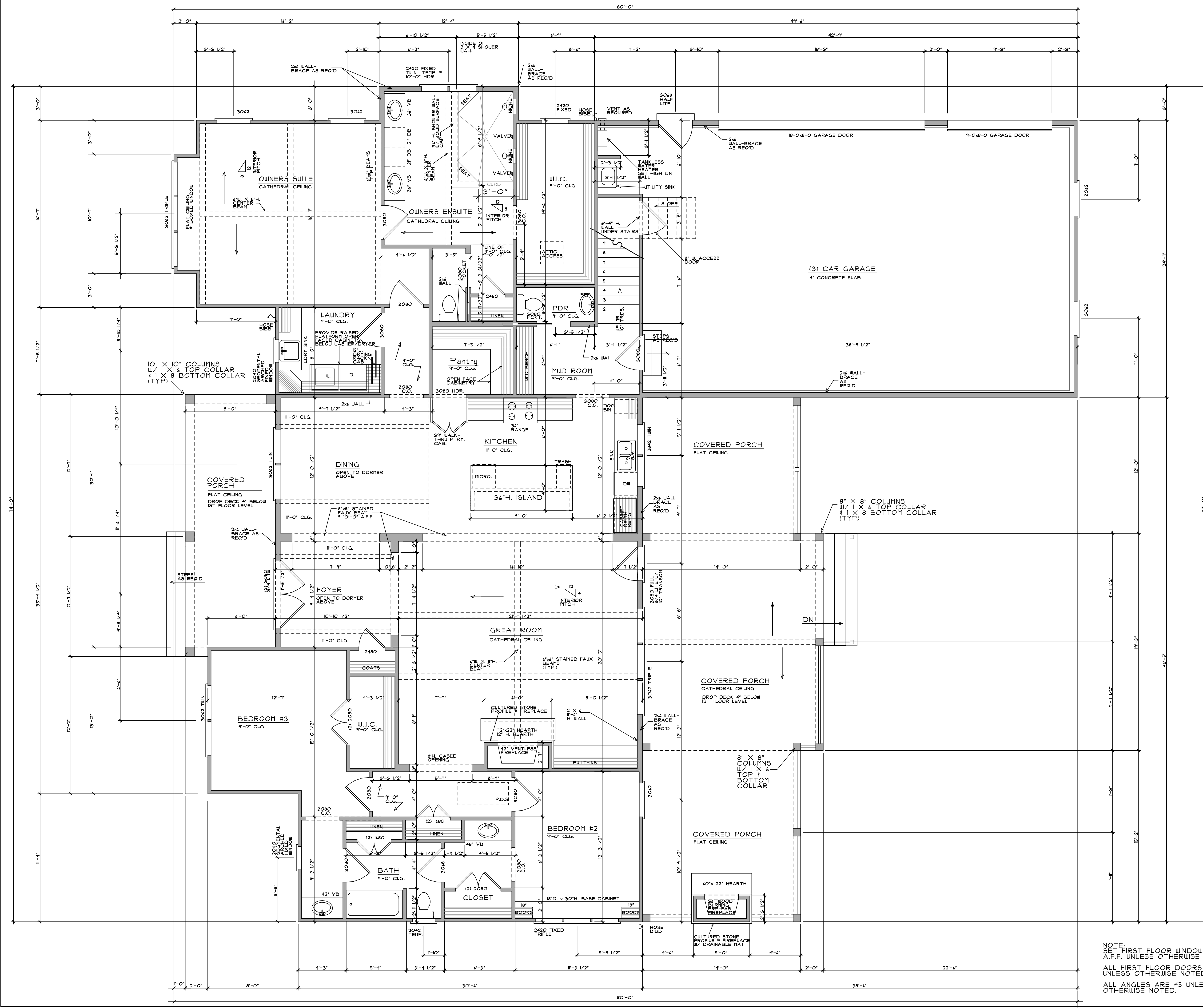
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SCALE : AS SHOWN	
RIGHT SIDE ELEVATION	
SHEET	A1.4



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

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

NOTE:  
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 WITH STATE AND LOCAL BUILDING CODES.

NOTE:  
 SET FIRST FLOOR WINDOW HEADERS AT 1'-8"  
 A.F.F. UNLESS OTHERWISE NOTED.  
 ALL FIRST FLOOR DOORS ARE 8'-0" H.  
 UNLESS OTHERWISE NOTED.  
 ALL ANGLES ARE 45 UNLESS  
 OTHERWISE NOTED.

SQUARE FOOTAGE	
1ST FLOOR	2,512 SQ. FT.
2ND FLOOR	684 SQ. FT.
FRONT PORCH	181 SQ. FT.
REAR PORCH	688 SQ. FT.
GARAGE	912 SQ. FT.

REVISIONS	BY
NEW ELEVATION DESIGN 1	10-2025
REVISIONS BY MCRAE 1	

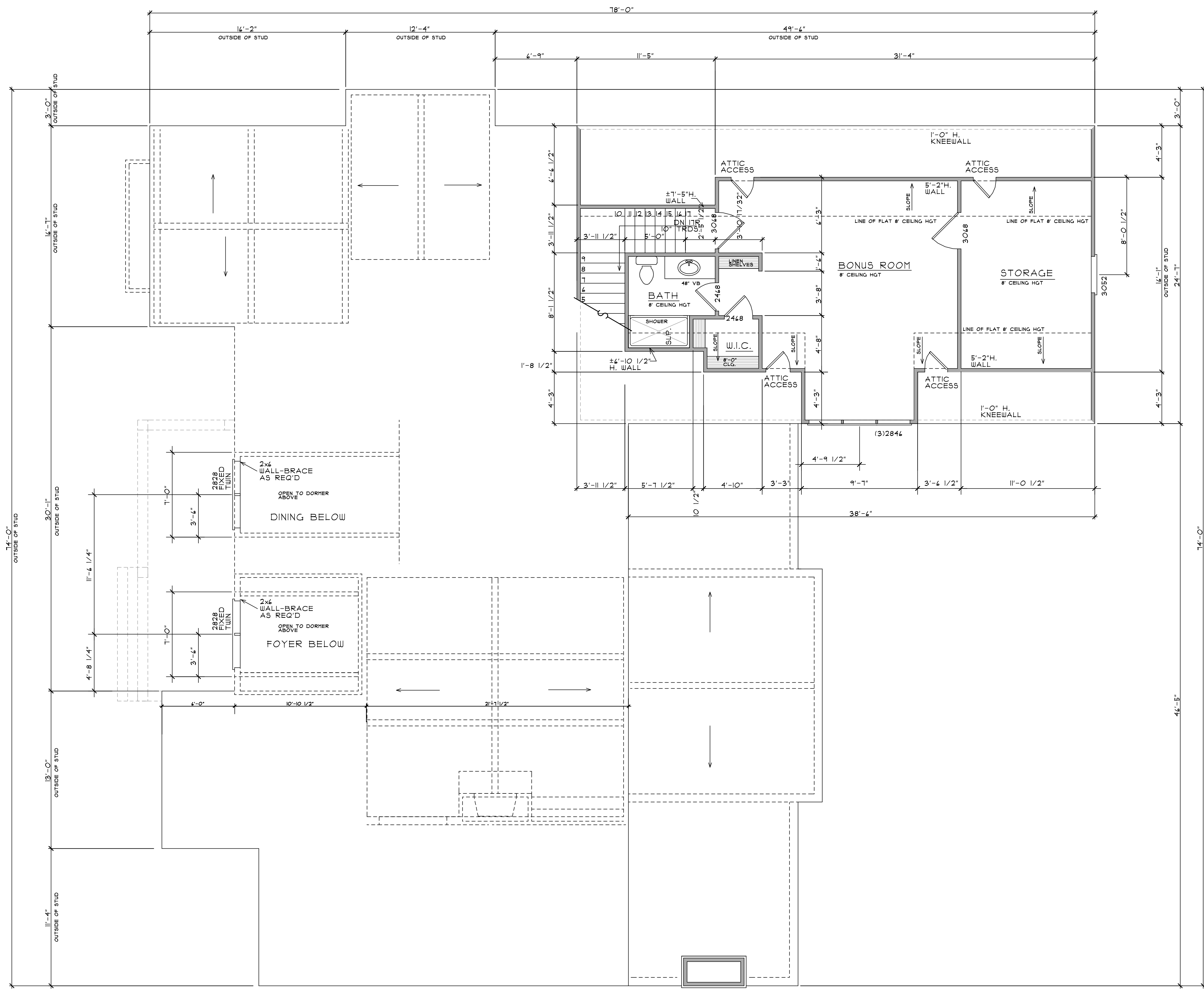
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FIRST FLOOR PLAN	
SHEET	A15



NOTE:  
 SET SECOND FLOOR WINDOW HEADERS AT  
 4'-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.

# SECOND FLOOR PLAN

1/4" = 1'-0"

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SECOND FLOOR PLAN	
SHEET	A1.6

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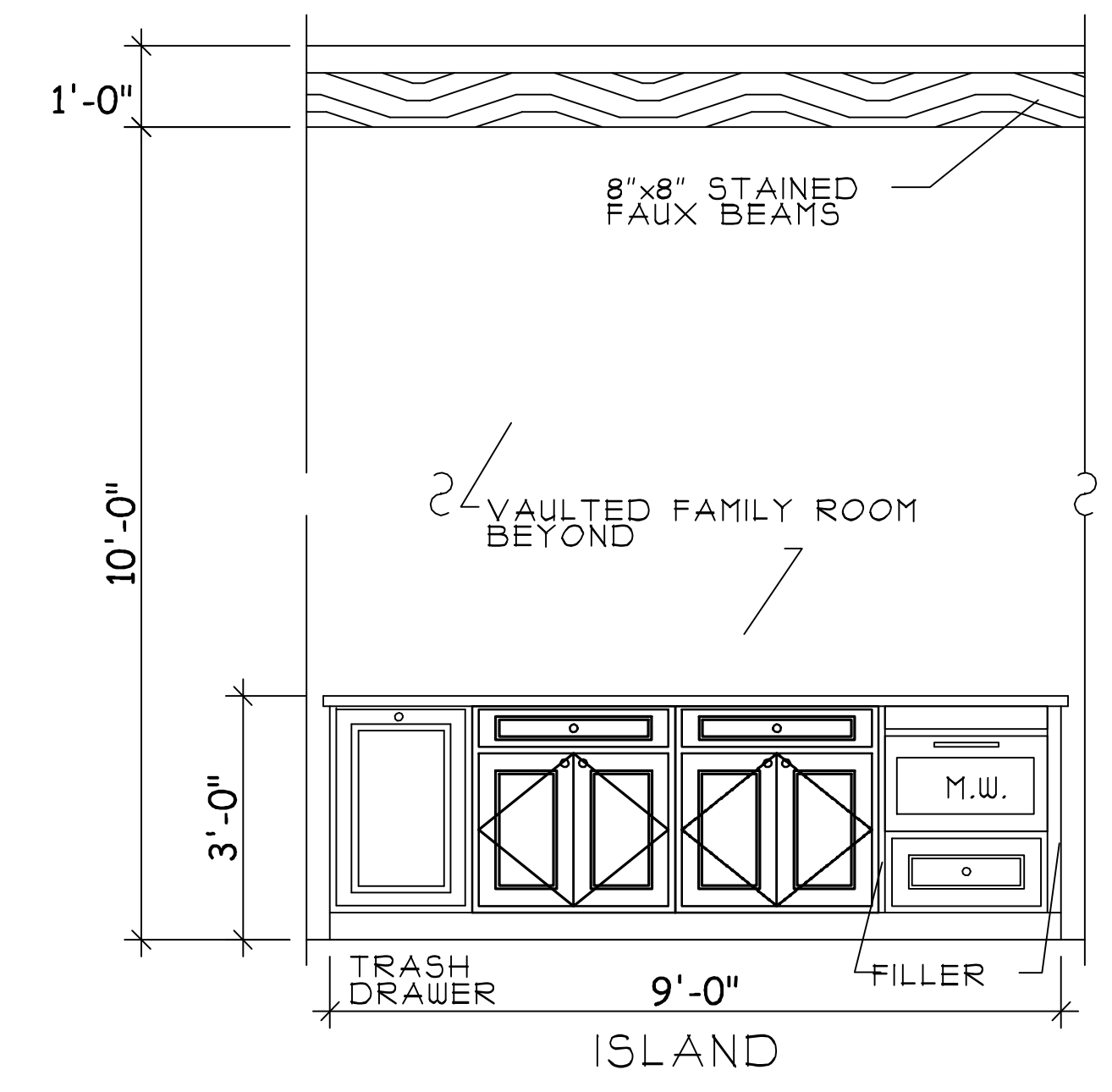
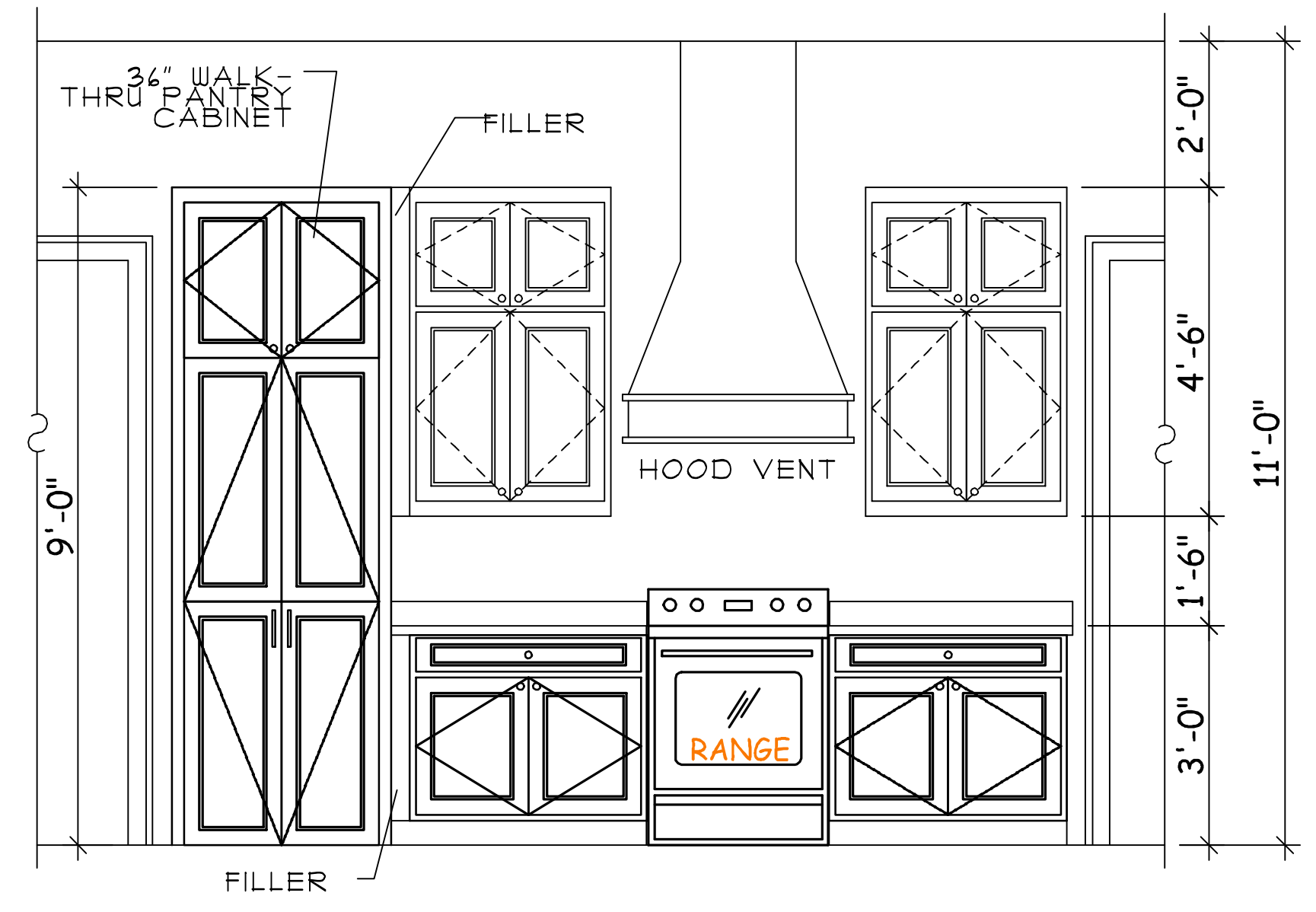
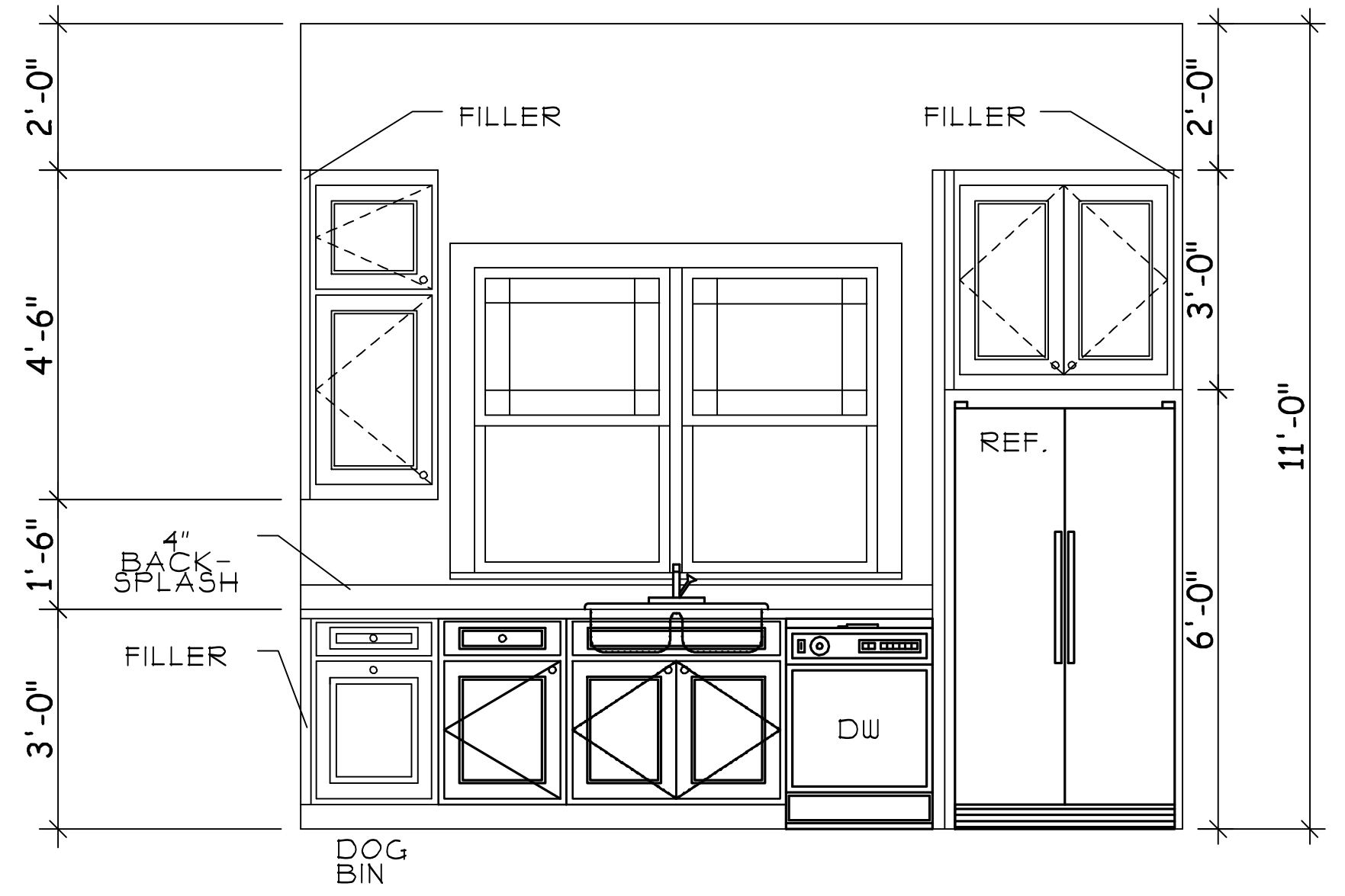
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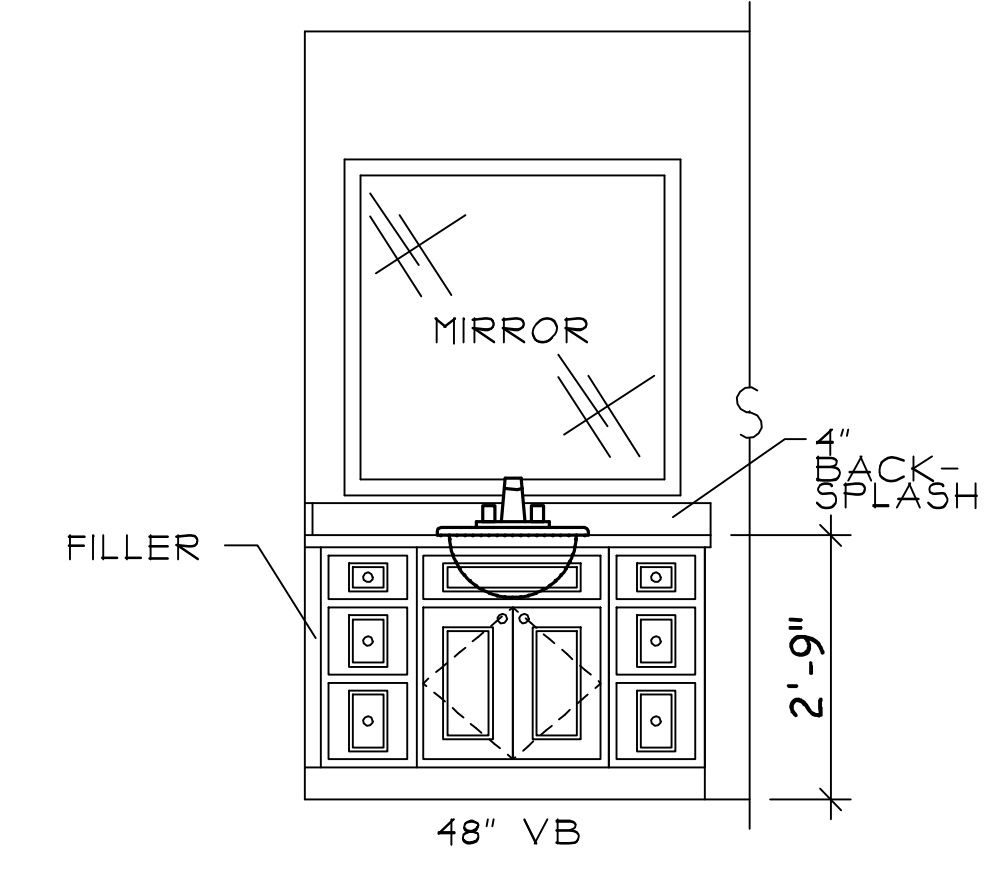
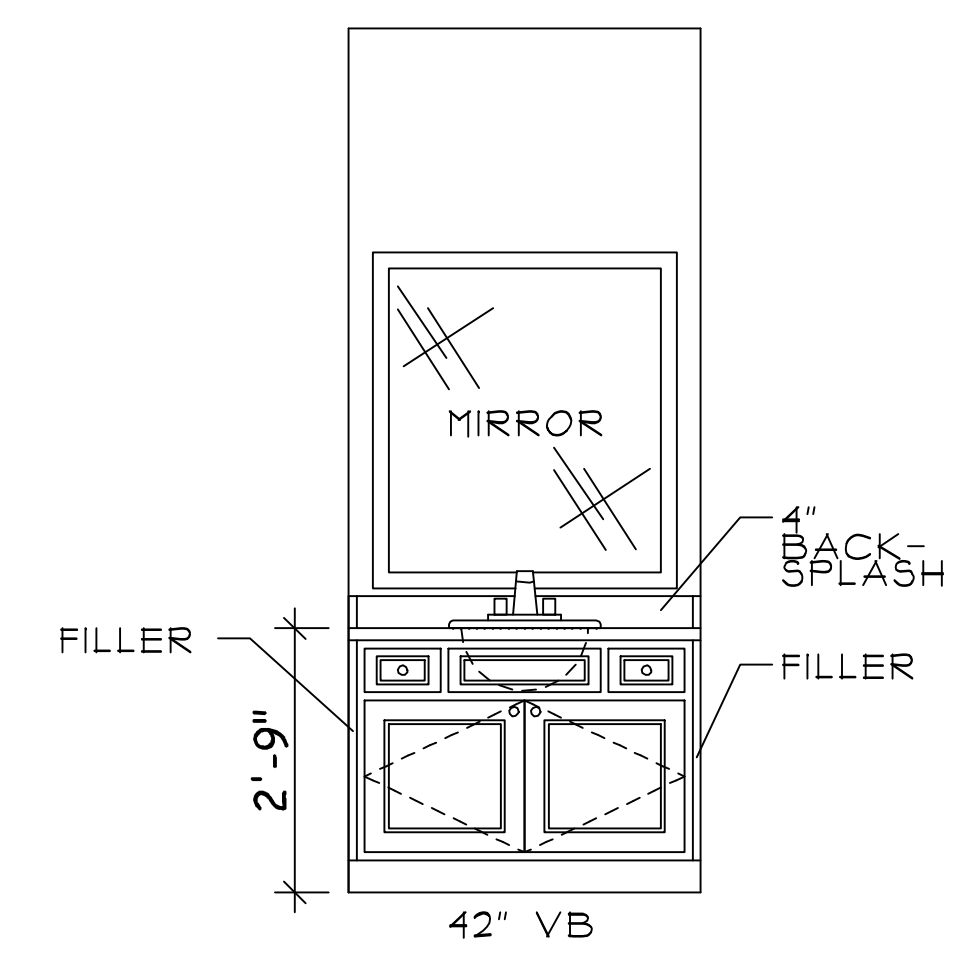
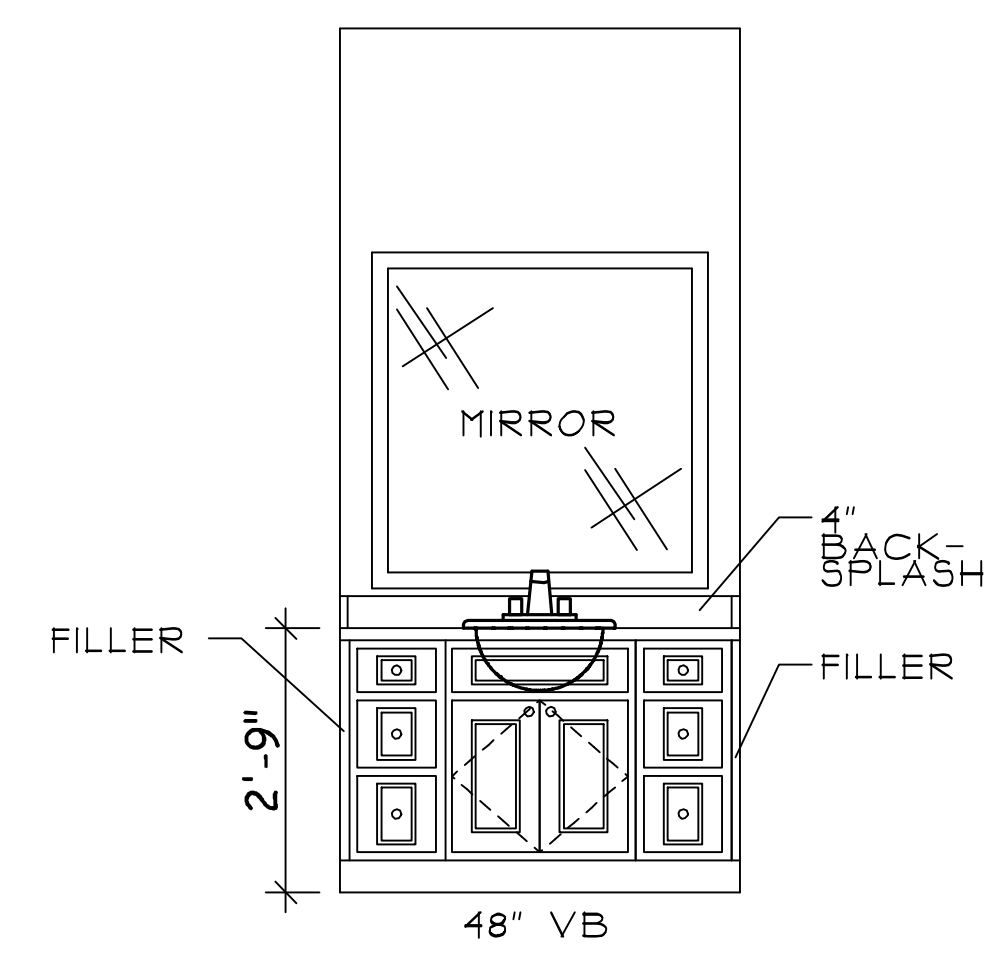
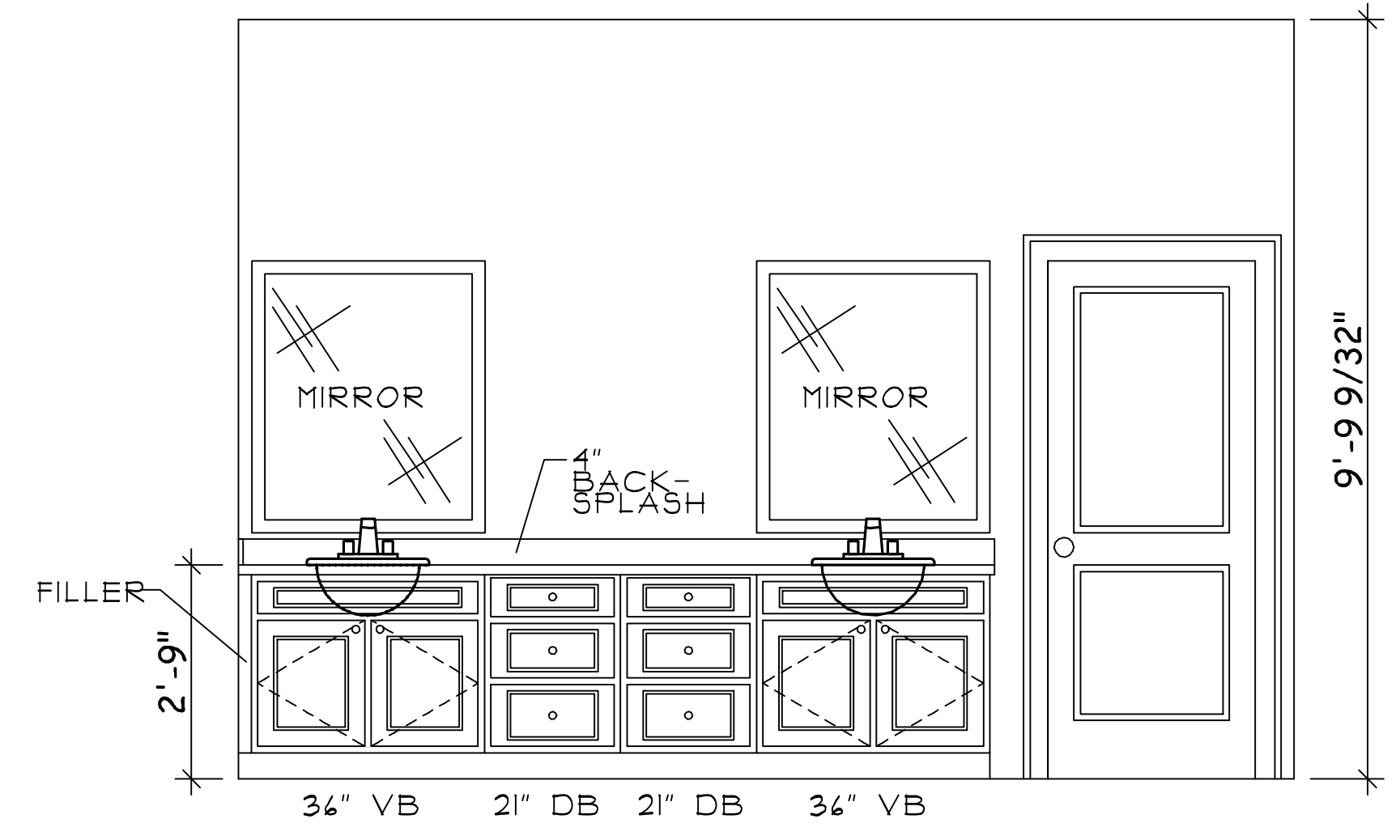
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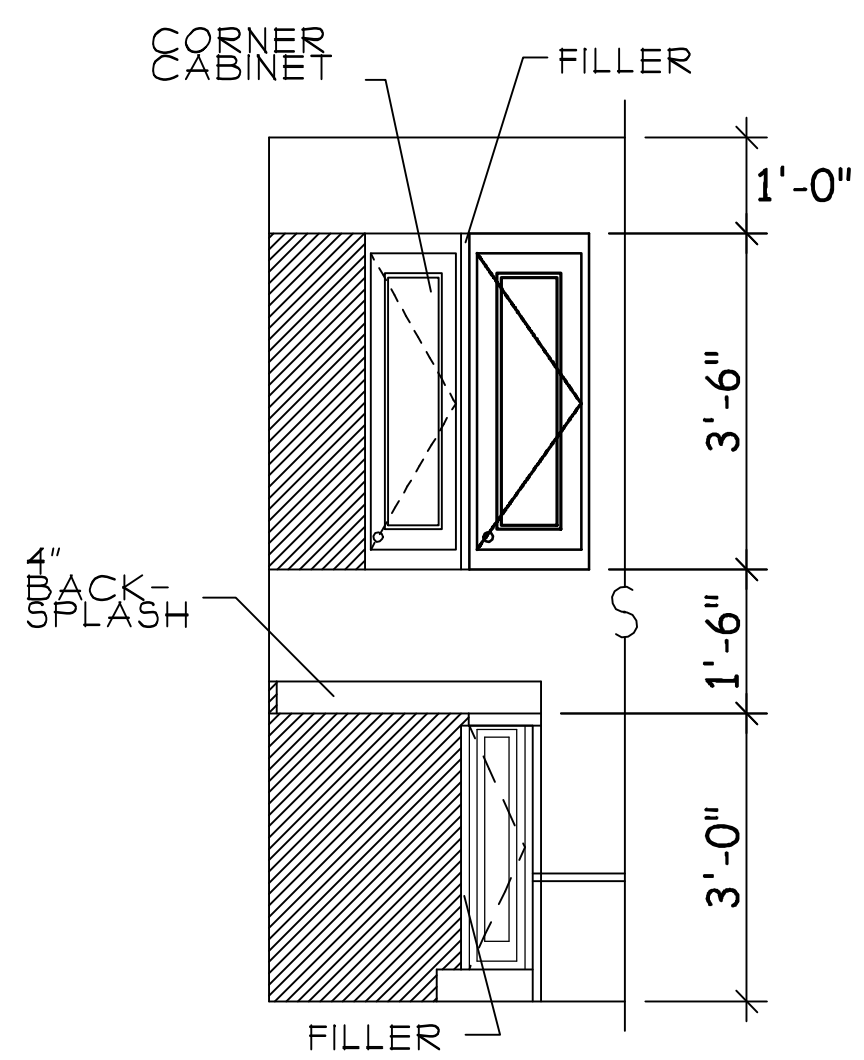
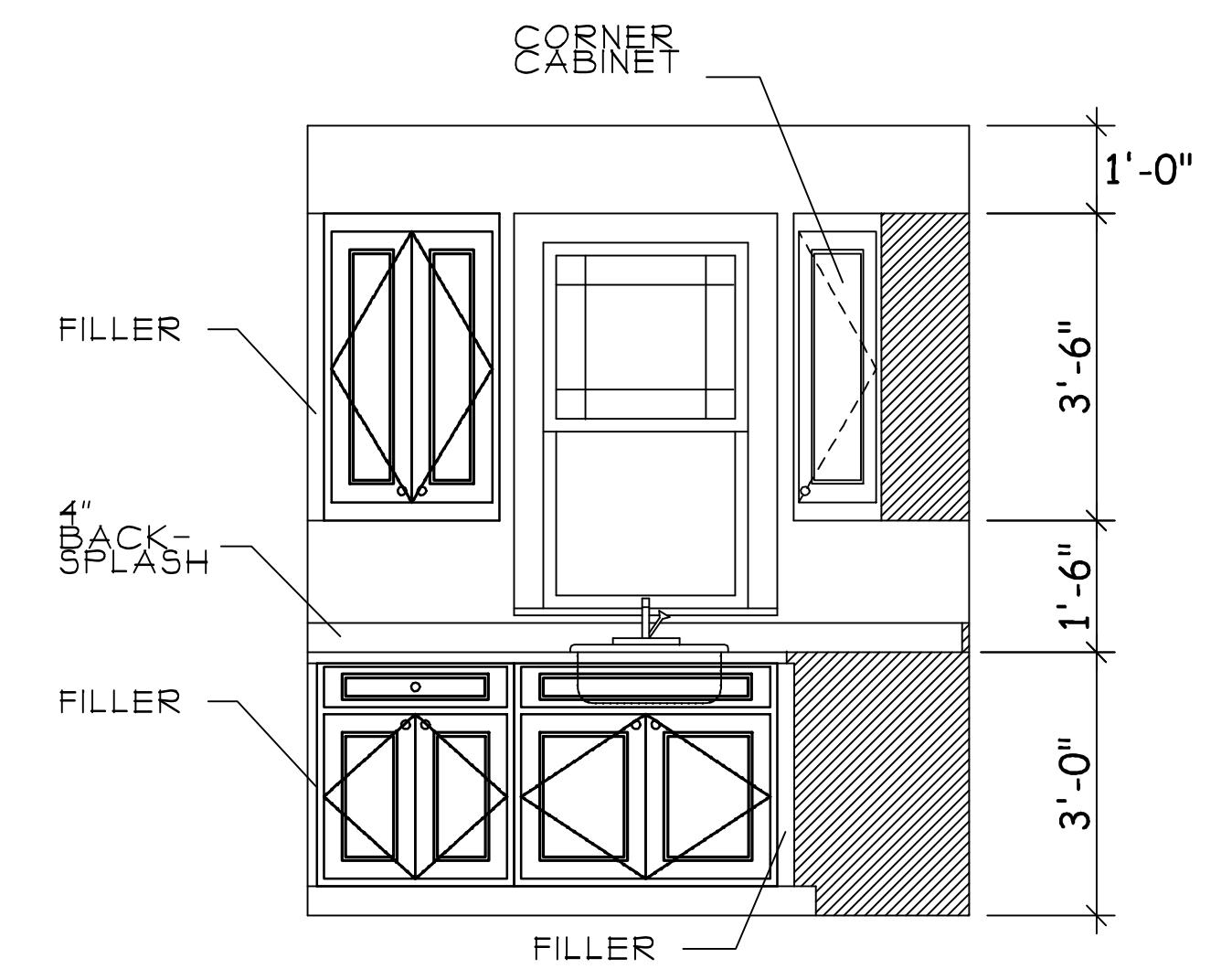
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SCALE : AS SHOWN	
CABINET ELEVATIONS	
SHEET	A1.7



**KITCHEN ELEVATIONS**

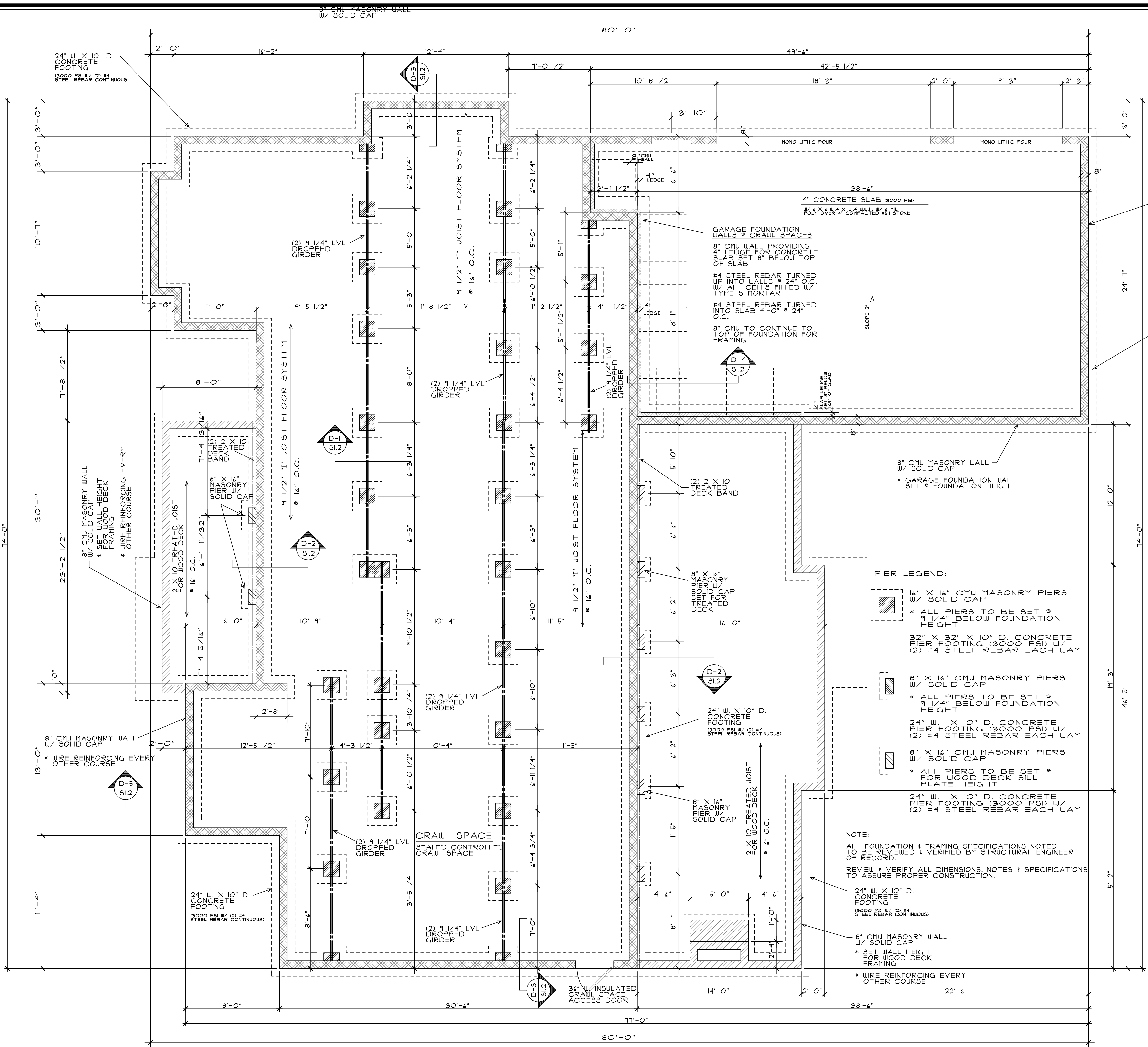


**BATH ELEVATIONS**



\* SEE FLOOR PLAN FOR DRYING RACK CABINET

**LAUNDRY ELEVATIONS**



**FOUNDATION/FRAMING PLAN**  
 1/4" = 1'-0"

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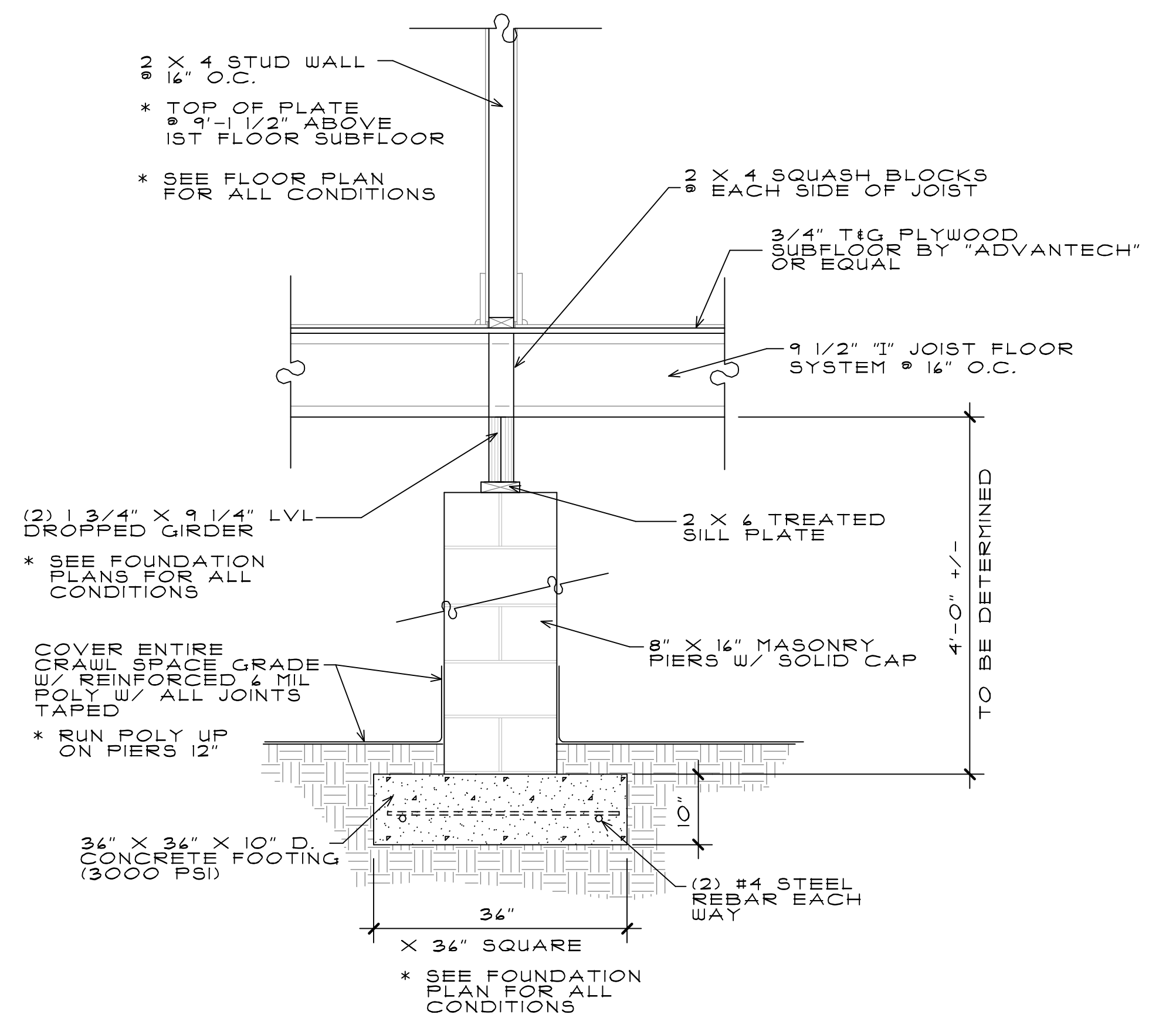
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SCALE : AS SHOWN	
FOUNDATION PLAN	
SHEET	S1.1

- PIER LEGEND:**
- - 
  - 
  - 
  -

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.

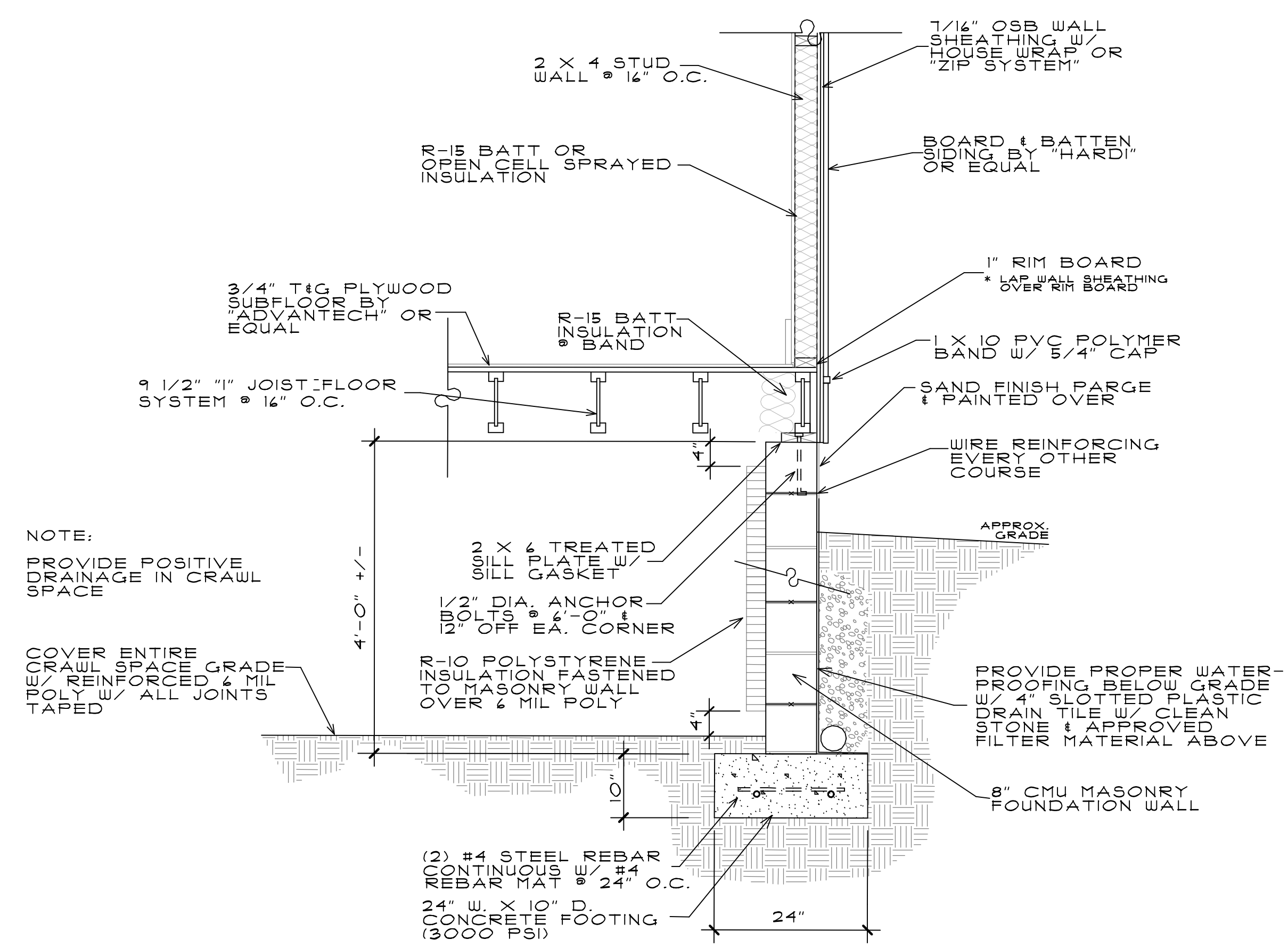
- CONTROLLED CRAWL SPACE SPECIFICATIONS**
- \* INTERIOR PERIMETER OF FOUNDATION TO BE COVERED WITH R-10 POLYSTYRENE INSULATION BOARD BY "BORA FOAM" OR EQUAL FASTENED TO MASONRY WALLS W/ ALL JOINTS & TOP OF BOARDS TAPED WITH POLYETHYLENE TAPE
  - \* INSULATE THE PERIMETER BAND W/ R-15 BATT INSULATION 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 & AND 4" UP FROM SOIL 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 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



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

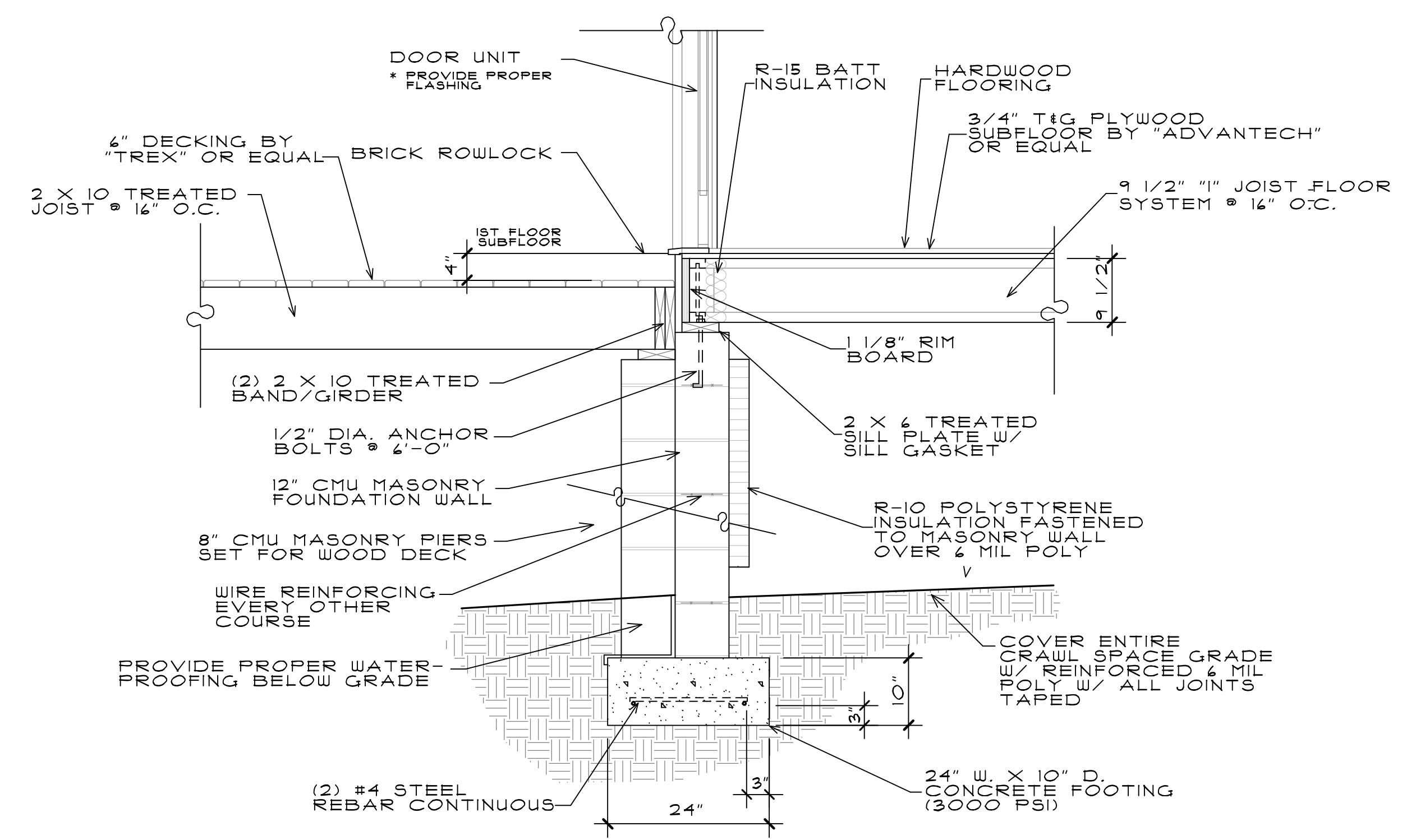
**CONTROLLED CRAWL SPACE SPECIFICATIONS**

- \* 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 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
- \* NC RESIDENTIAL CODE SECTION R409

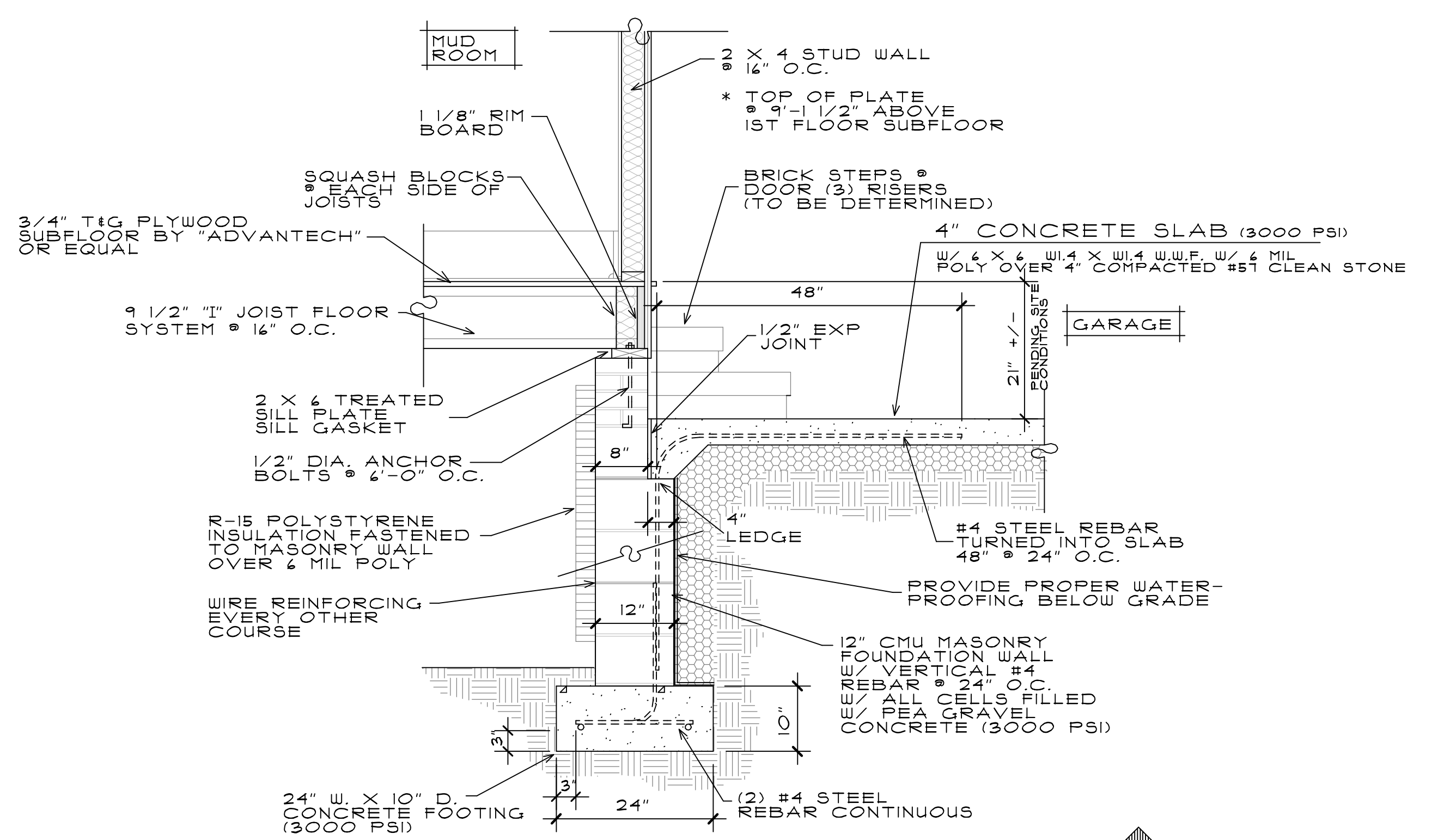


**FOUNDATION WALL SECTION D-3**  
 TYPICAL FOUNDATION WALL - PERIMETER WITHOUT STONE  
 SI.2 3/4" = 1'-0"

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



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

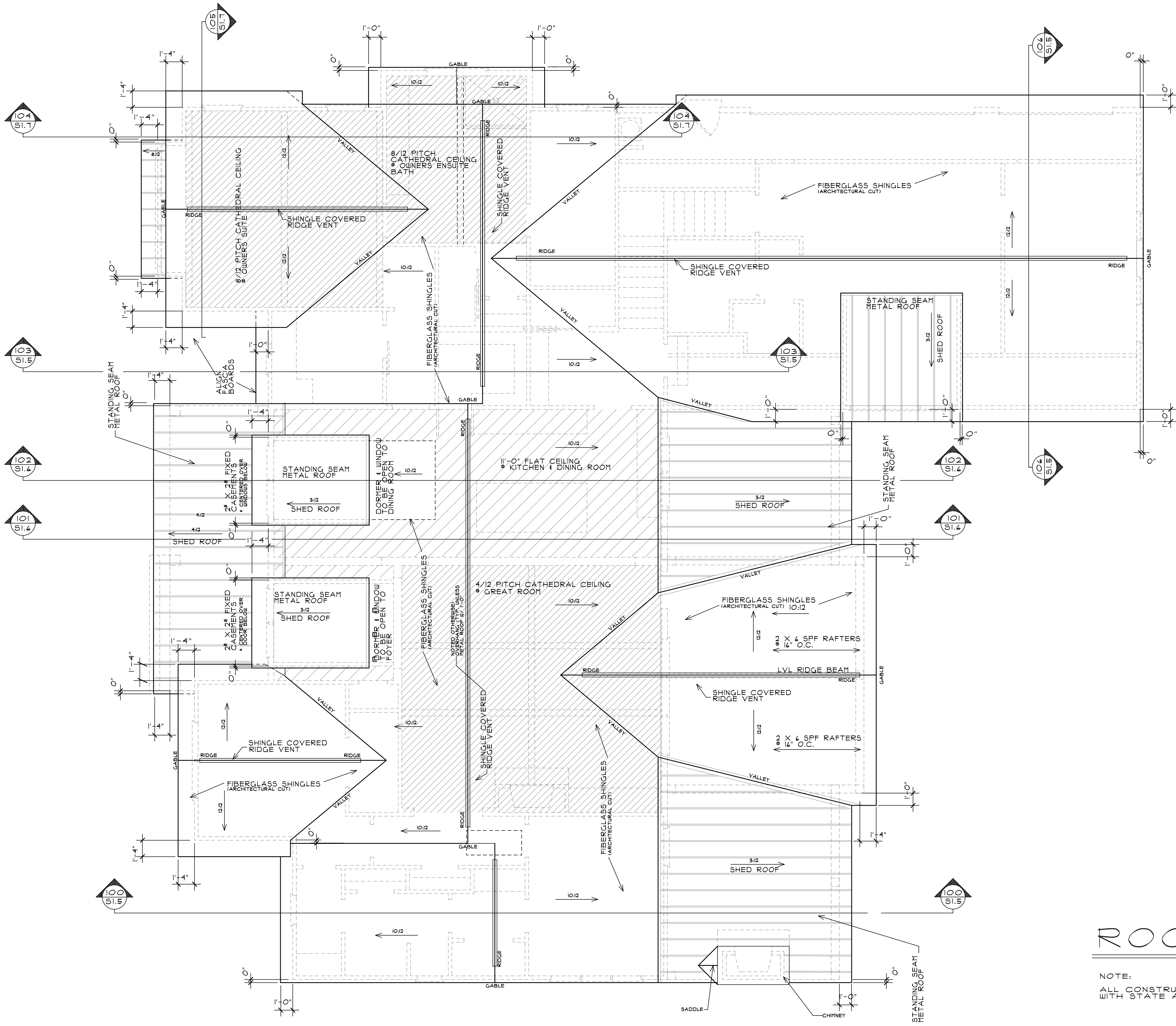
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FOUNDATION SECTIONS	
SHEET	SI.2



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

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REVISIONS BY MCRAE 1	
CO., LLC	

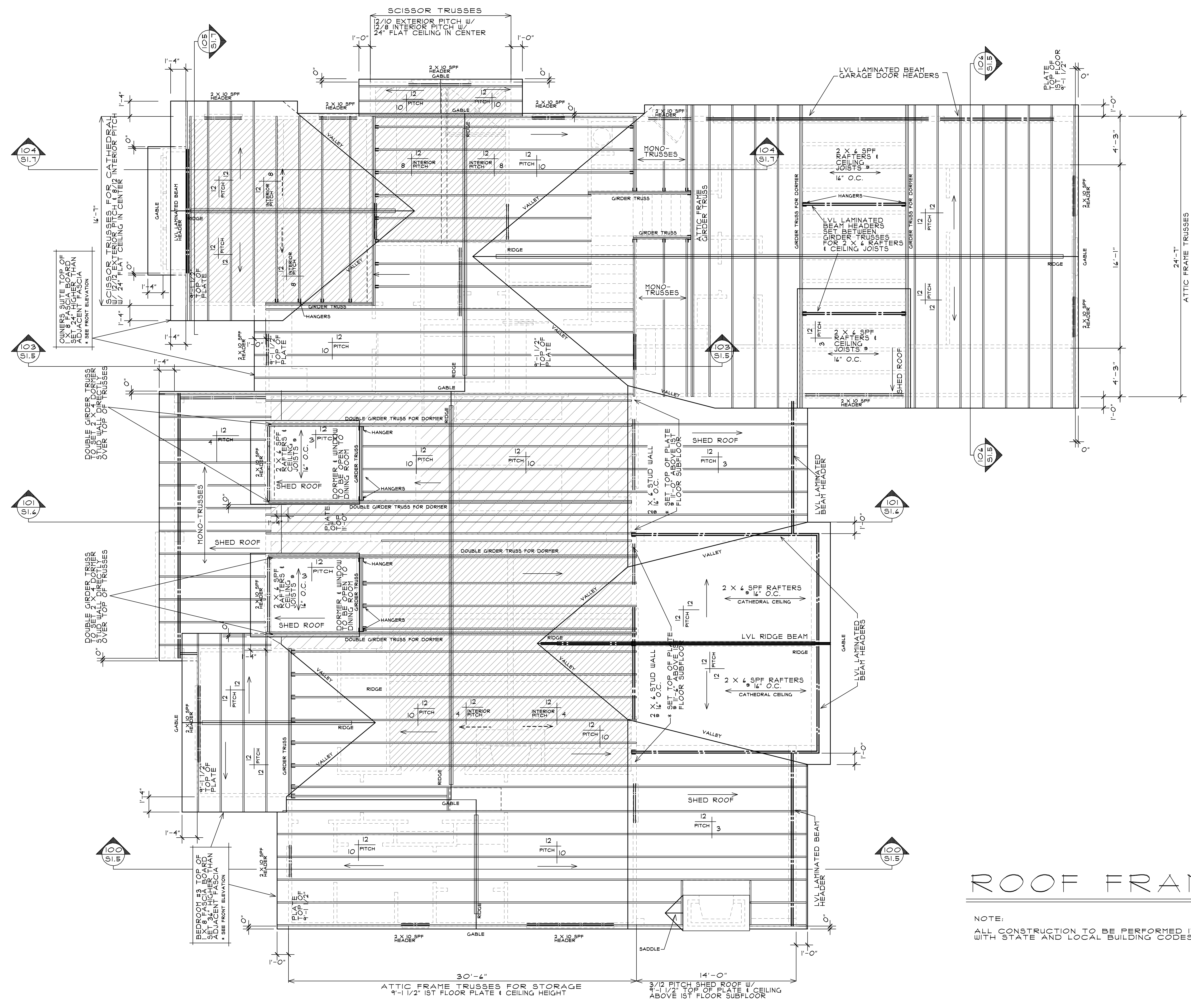
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ROOF PLAN	
SHEET	S1.3



# ROOF FRAMING PLAN

1/4" = 1'-0"

NOTE:  
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REVISIONS BY MCRAE 1	
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ROOF FRAMING PLAN	
SHEET	S1.4



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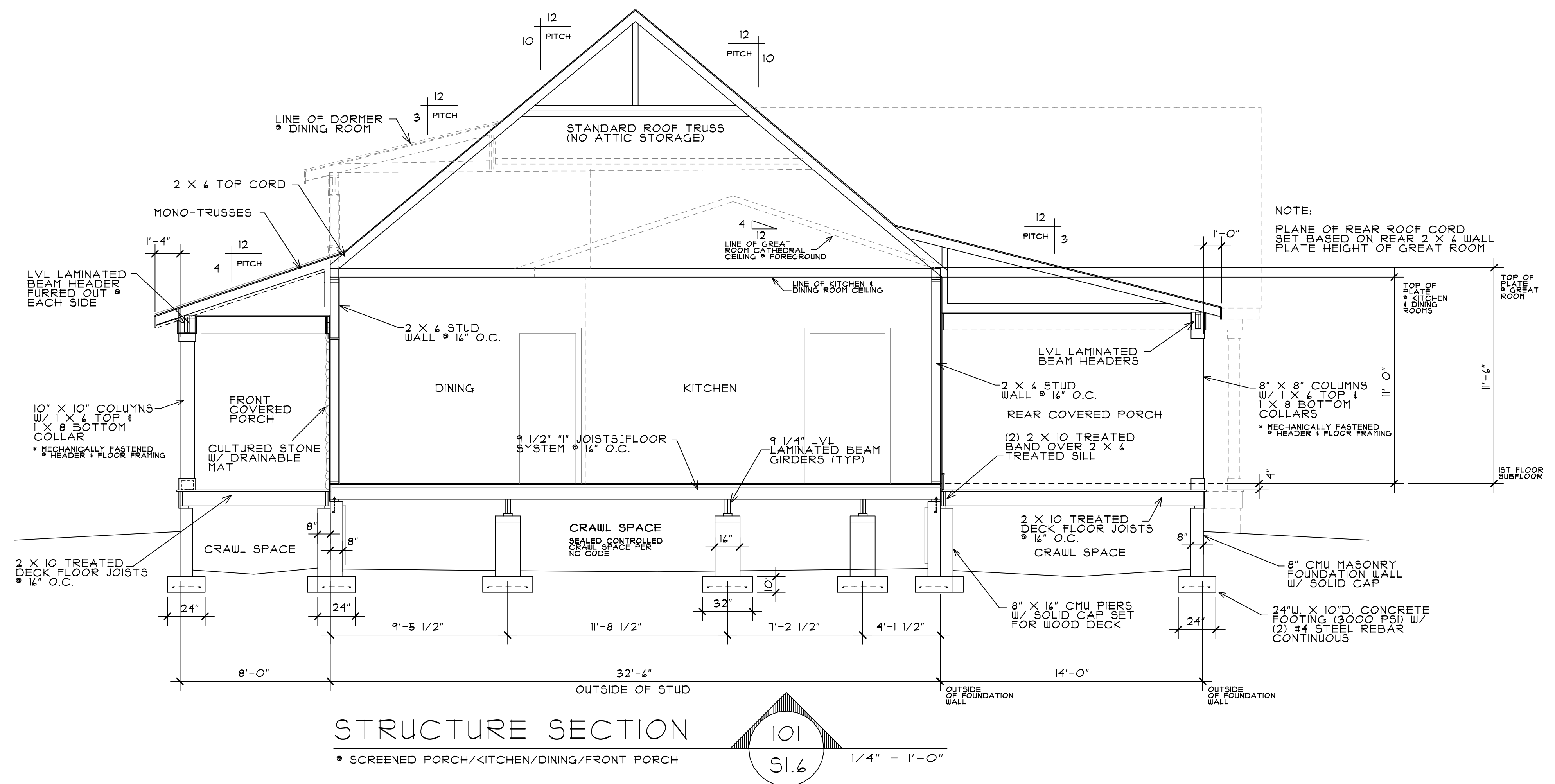
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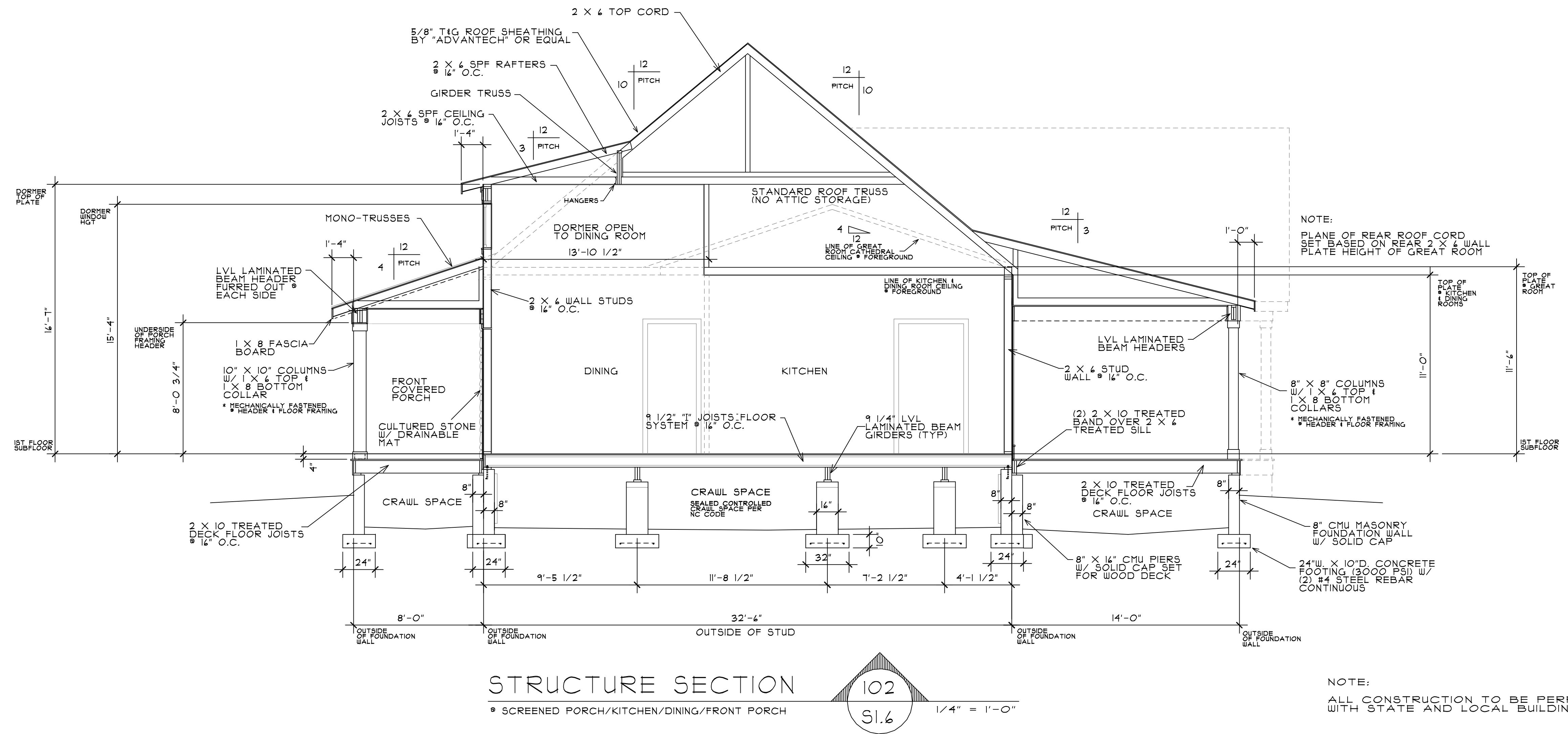
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SCALE :	AS SHOWN
STRUCTURE SECTIONS 101-102	
SHEET	SI.6



**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:  
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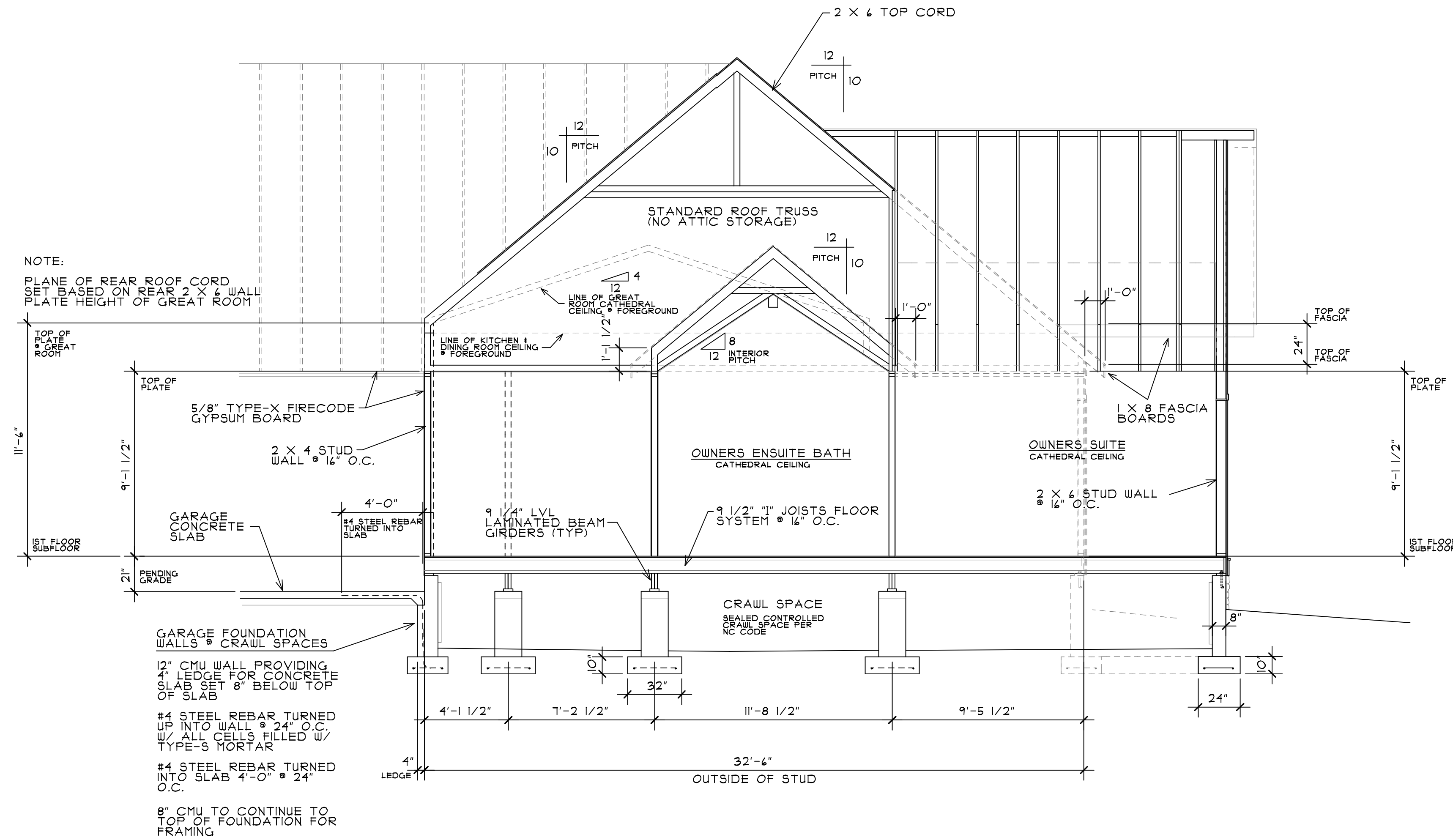
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**JOHN & SUE KENNEDY**  
LAKENRIDGE BUILDERS INC  
PROPOSED NEW RESIDENCE

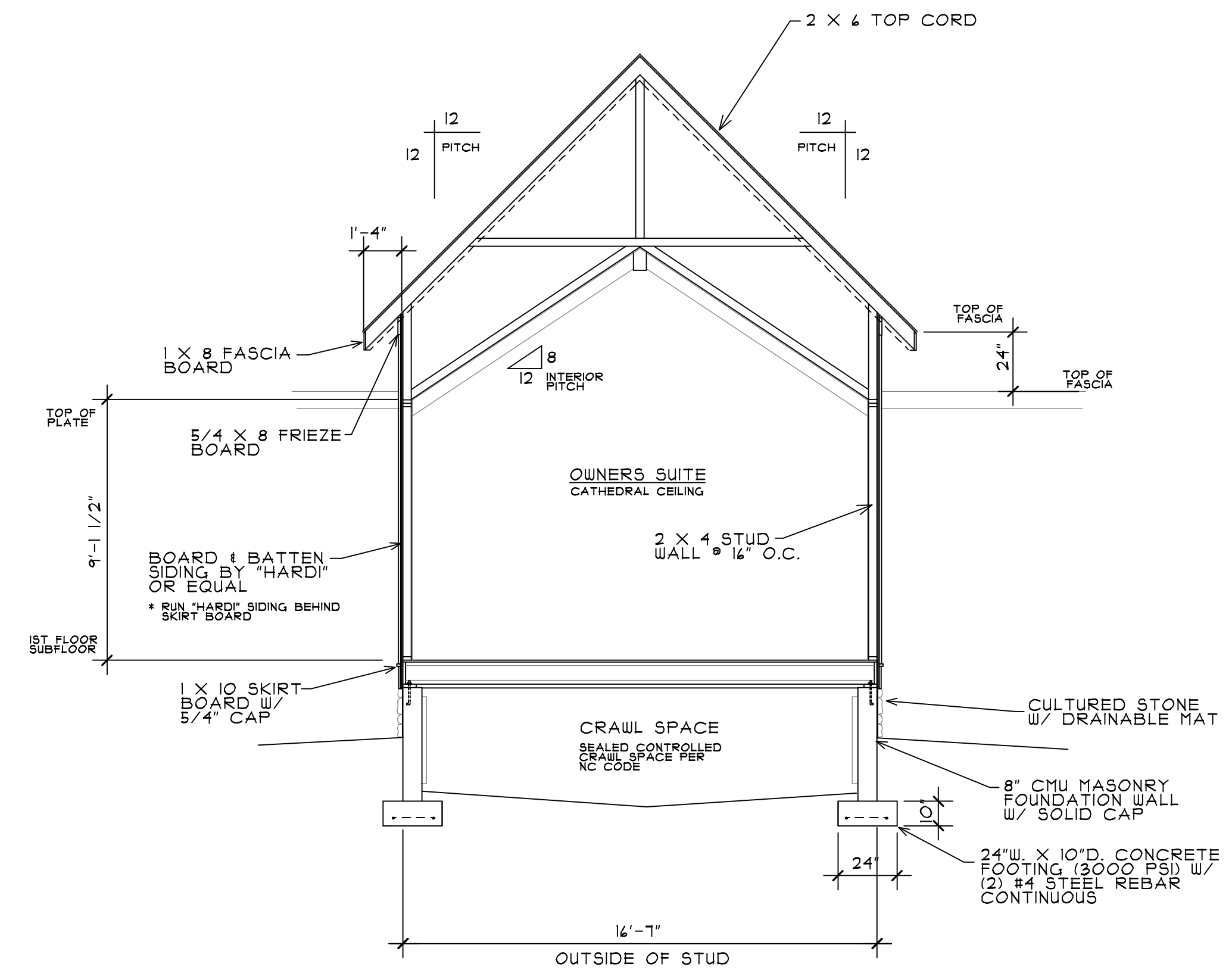
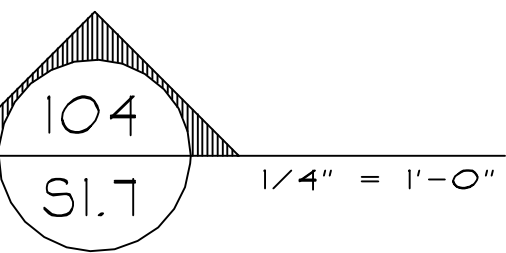
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Marietta, GA 30062 888-501-7526  
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DRAWN :	CHECKED :
DATE :	11/22/22
SCALE :	AS SHOWN
STRUCTURE SECTIONS 104-105	
SHEET	SI.7



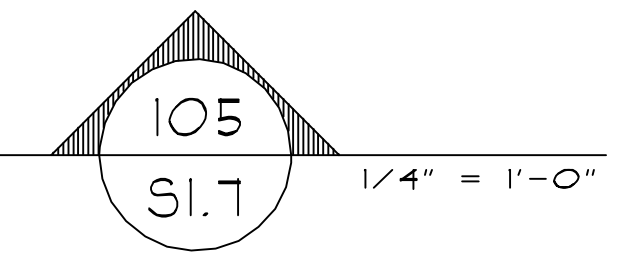
STRUCTURE SECTION 104

OWNERS SUITE/OWNERS ENSUITE BATH



STRUCTURE SECTION 105

OWNERS SUITE



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

REVISIONS	BY
NEW ELEVATION DESIGN 1	0-2025
REVISIONS BY MCRAE 1	
CO., LLC	

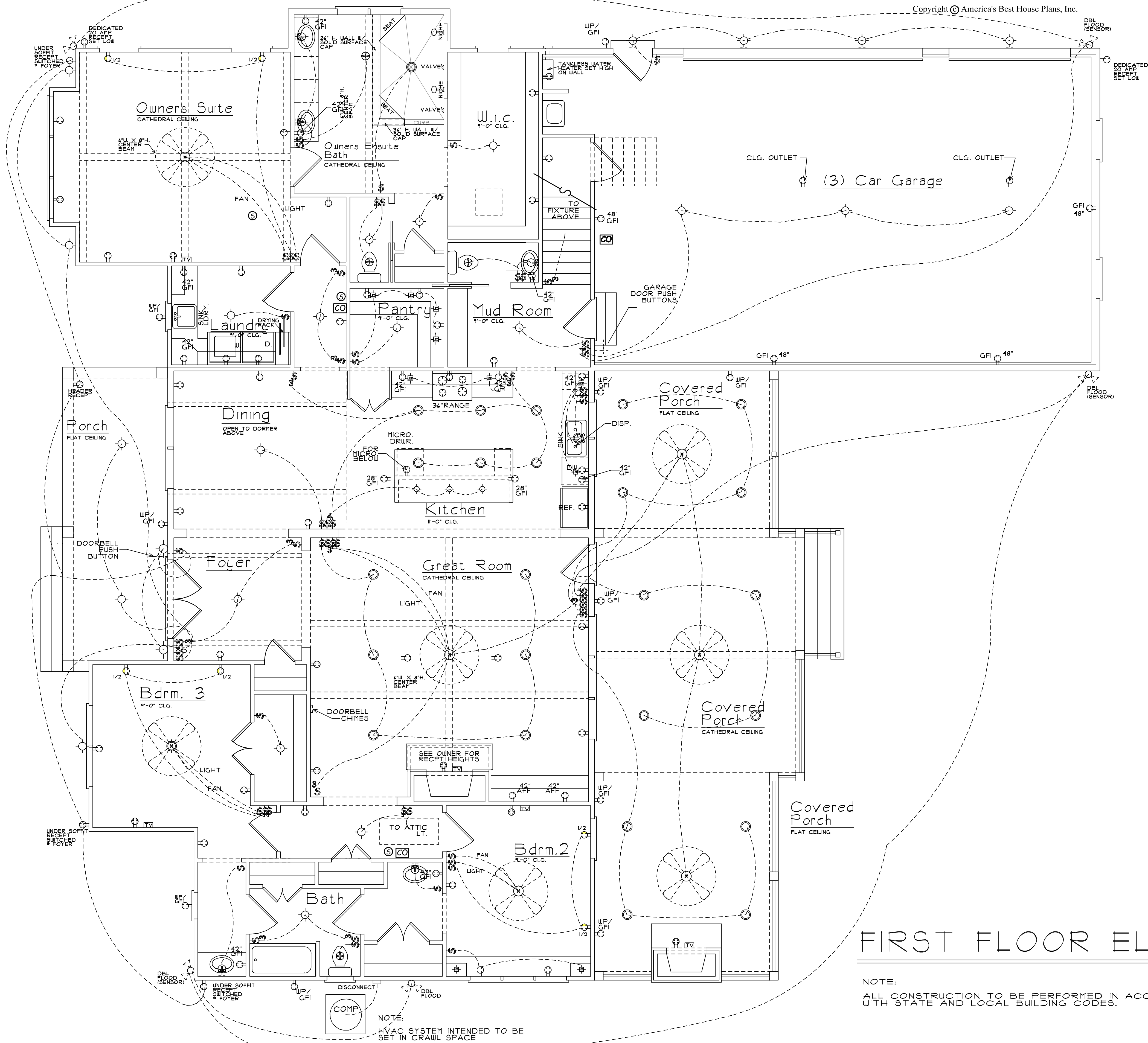
**THE GABLES  
COLLECTION**  
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DATE : 11/22/22	
SCALE : AS SHOWN	
1ST FLOOR ELECTRICAL PLAN	
SHEET	E1.1



**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
⊕	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.

**FIRST FLOOR ELECTRICAL 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 BY MCRAE & CO., LLC	10-2025

**THE GABLES COLLECTION**  
BY:  
**AMERICA'S BEST HOUSE PLANS**

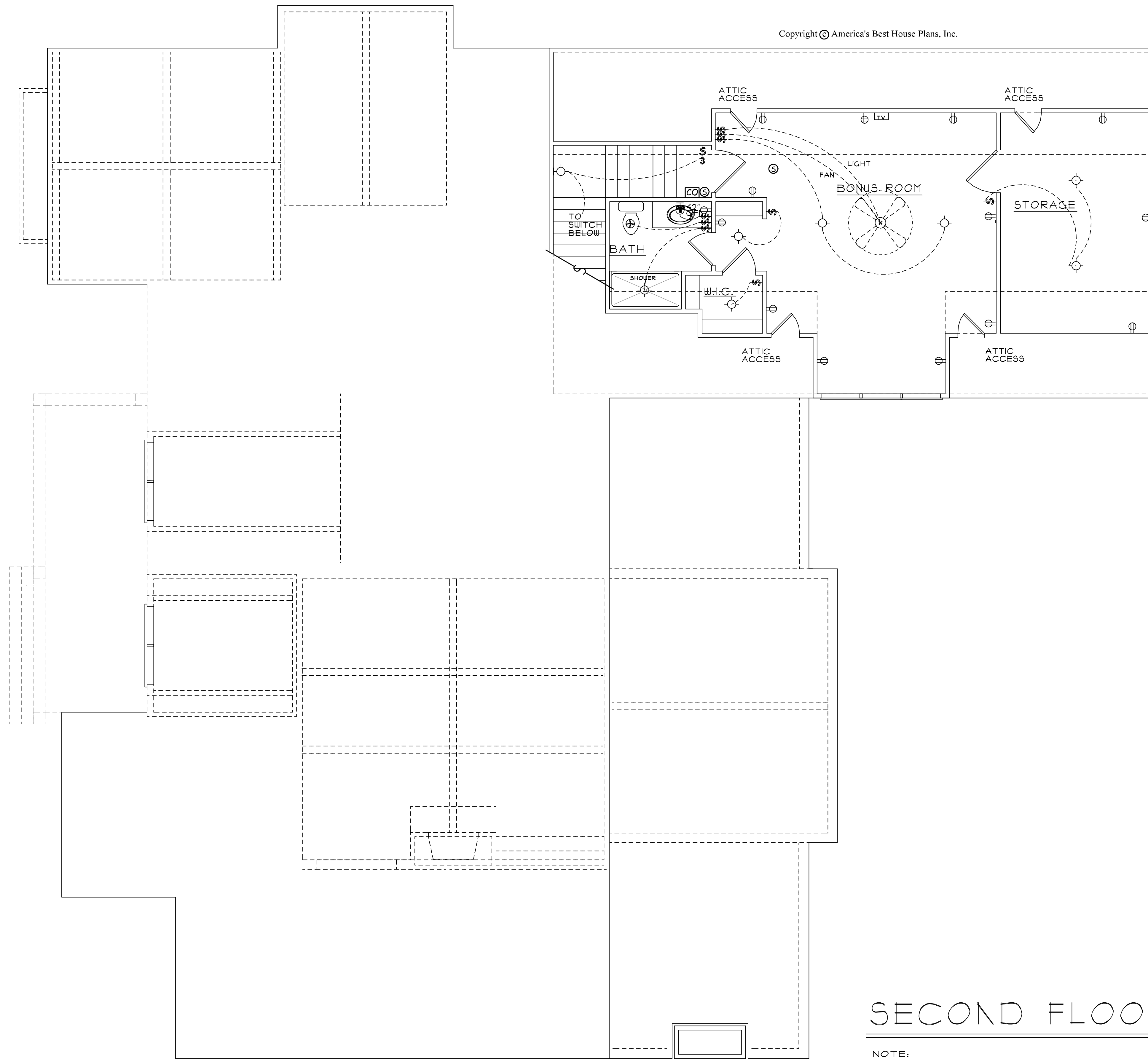
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SCALE :	AS SHOWN
2ND FLOOR ELECTRICAL PLAN	
SHEET	E1.2

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ELECTRICAL LEGEND	
⌚	SINGLE POLE SWITCH
⌚₃	THREE-WAY SWITCH
⌚₄	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
⊙	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.

**SECOND FLOOR ELECTRICAL PLAN**

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

1/4" = 1'-0"