



FRONT ELEVATION



REAR ELEVATION

REVISIONS

DESIGN ELEMENTS®
RESIDENTIAL - LIGHT COMMERCIAL DRAFTING
LONE TREE • MOVA • 52755
391-629-4443
WWW.DESIGN-ELEMENTS.NET

 **Navigate** HOMES
THE NILE

SCALE: 1/8" = 1'-0"
DATE: 07/22/2026
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 15R1709

AI

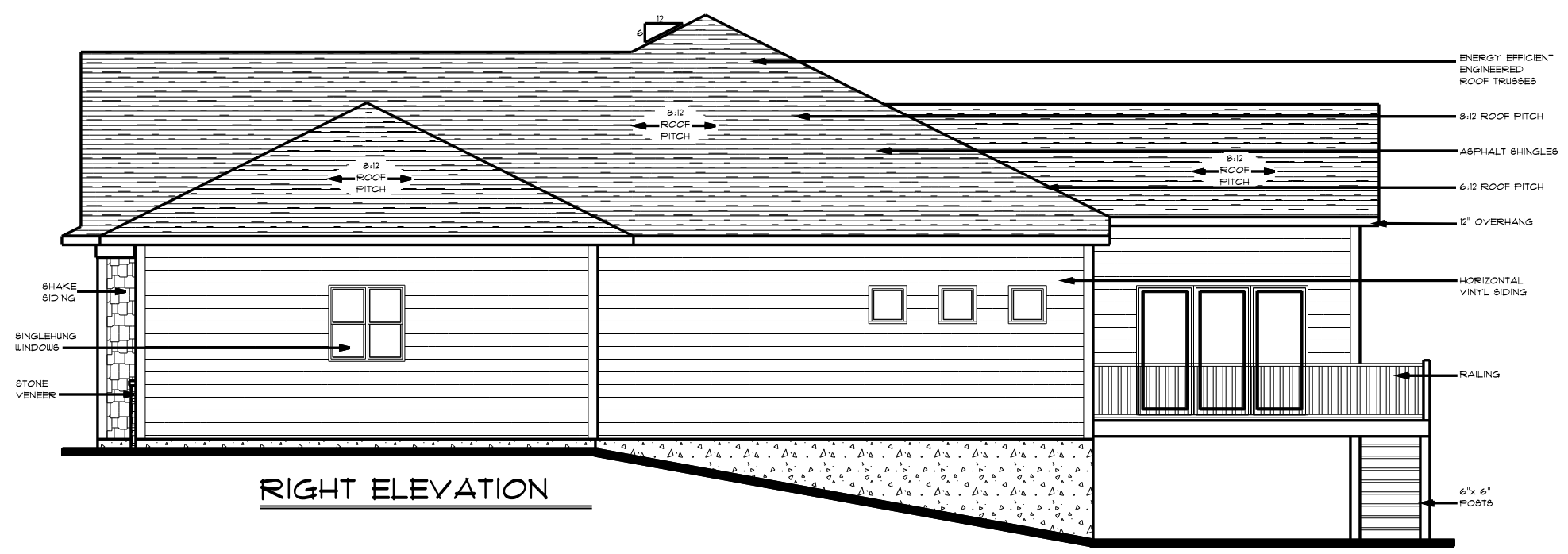
DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD FIRST BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER OF THIS PLAN RELEASES DESIGN ELEMENTS FROM ANY CLAIMS OR LIABILITY THAT COULD ARISE DURING OR AFTER THE CONSTRUCTION OF THIS HOME OR BUILDING. IN CONCLUSION ALL STRUCTURAL MEMBERS DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

9'-1 1/8" TOP OF PLATE
6'-10" TOP OF WINDOW
MAIN LEVEL
9'-0" CONCRETE WALL
HEIGHT ONLY ADD
SINGLE SILL PLATE



LEFT ELEVATION

9'-1 1/8" TOP OF PLATE
6'-10" TOP OF WINDOW
MAIN LEVEL
9'-0" CONCRETE WALL
HEIGHT ONLY ADD
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RIGHT ELEVATION

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NOTES

- 9'-0" CONCRETE WALL HEIGHT UNLESS NOTED
- SINGLEHUNG WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- GARAGE WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 1 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR
- SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL STAIRWELLS PER CODE
- ALL EXTERIOR 4 BEARING WALL OPENINGS TO HAVE 2-PLY 2x12 HEADERS AS REQUIRED UNLESS SPECIFIED BY ENGINEER
- RADON CONTROL METHOD REQUIRED

FOUNDATION NOTES

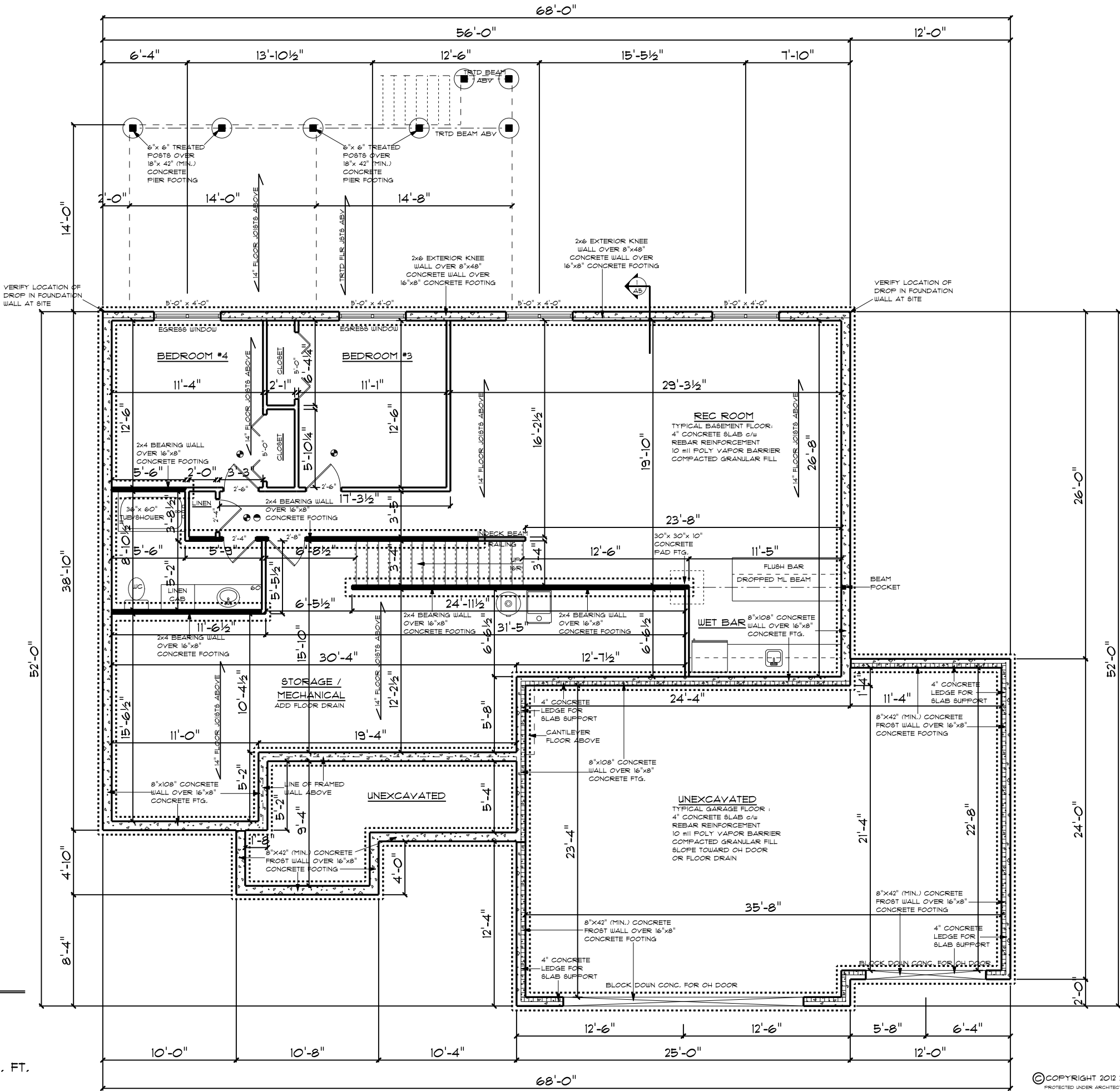
- 1500 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
- 3000 PSI CONCRETE (TYPICAL)
- DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
- FOOTINGS ARE TO MEET LOCAL FROST FOOTING REQUIREMENTS

- - CARBON MONOXIDE DETECTOR
- - SMOKE DETECTOR

LOWER LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.: 1799 SQ. FT.
SUN ROOM SQ. FT.: 196 SQ. FT.
TOTAL FINISHED SQ. FT.: 1995 SQ. FT.

OPTIONAL LOWER LEVEL SQ. FT.: 1183 SQ. FT.



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A3

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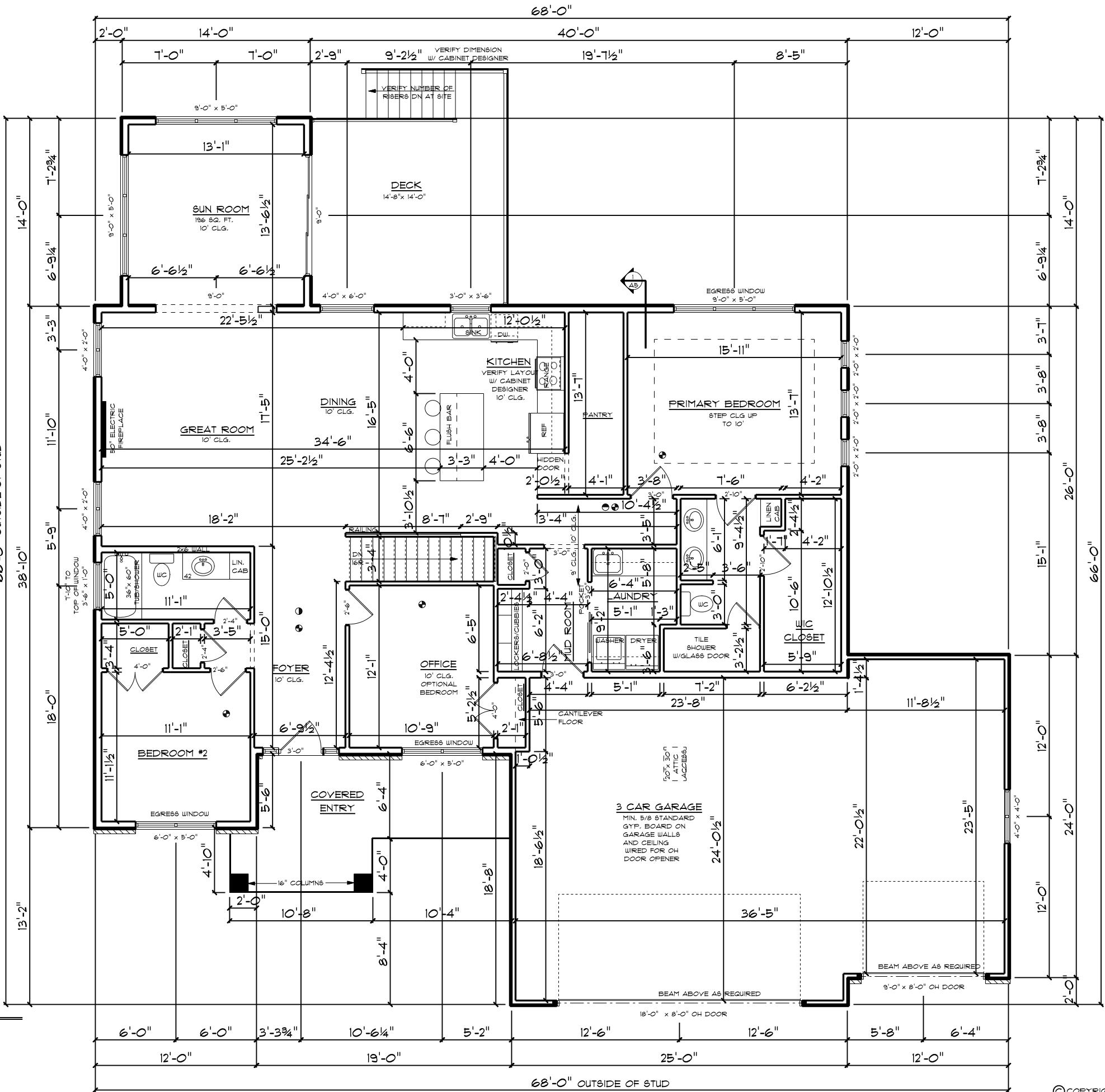
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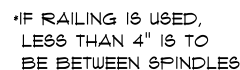
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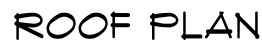
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GUARDRAIL HEIGHTS FOR PORCHES/DECKS MIN. 36"
GUARDRAIL REQUIRED IF FLOOR
(DECK/PORCH) SURFACE IS LOCATED
30" ABOVE THE GRADE/FLOOR.
GUARDRAIL SHALL NOT BE LESS
THAN 36" IN HEIGHT.



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