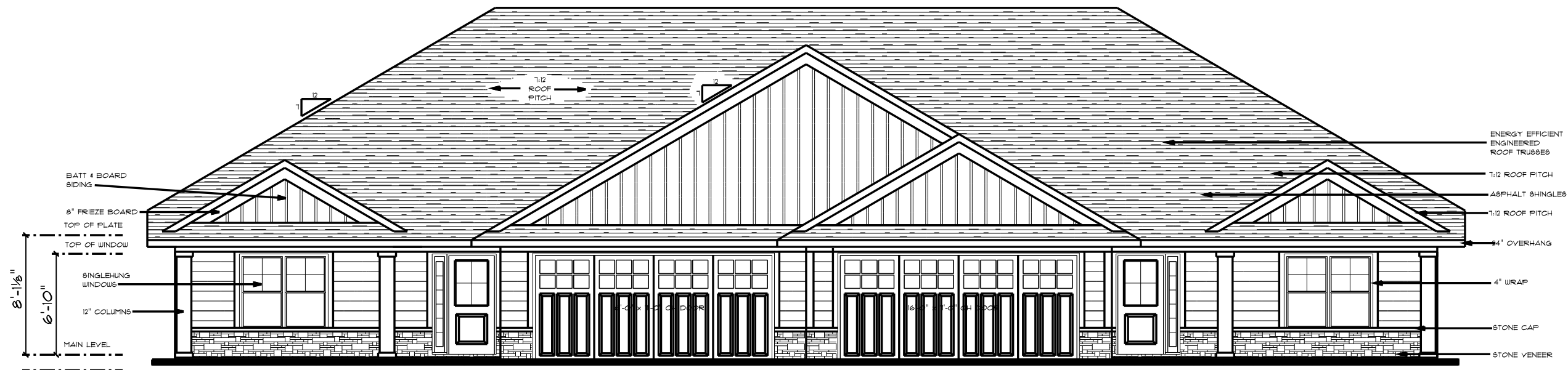
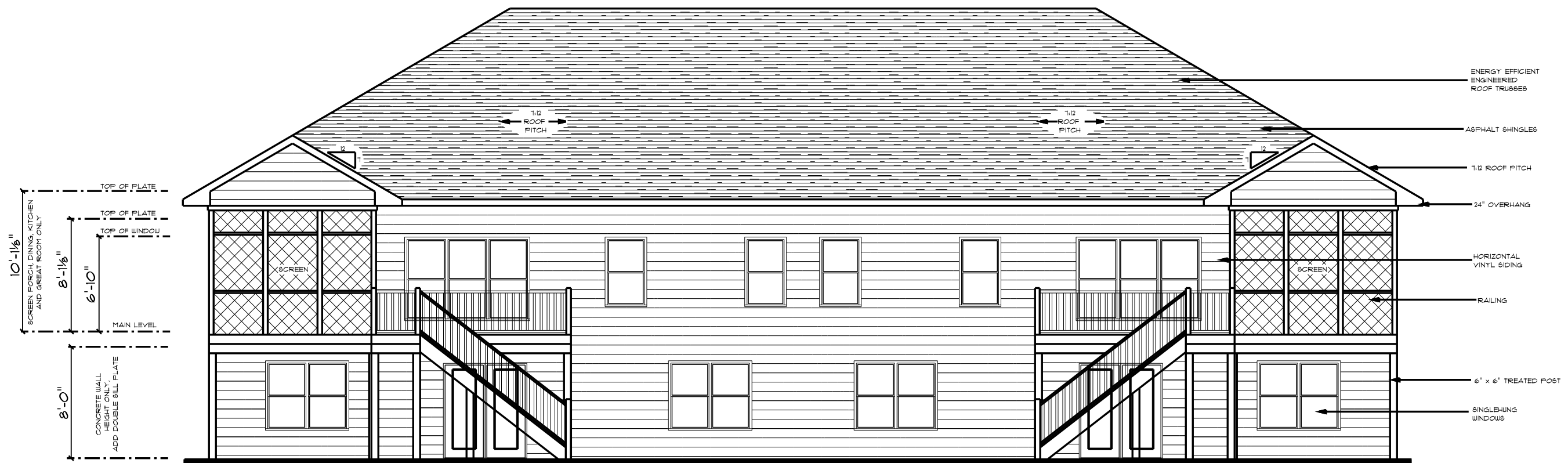




FRONT ELEVATION



REAR ELEVATION

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 **Navigate** HOMES

CHEYENNE

SCALE: 1/8" = 1'-0"

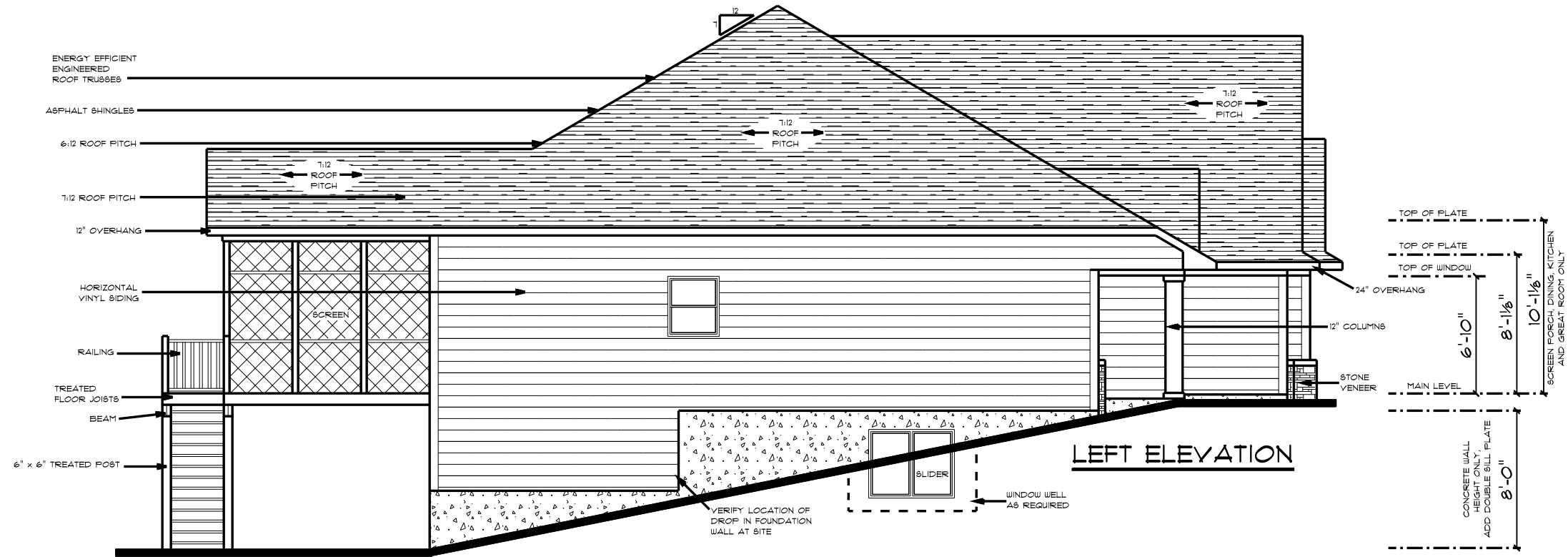
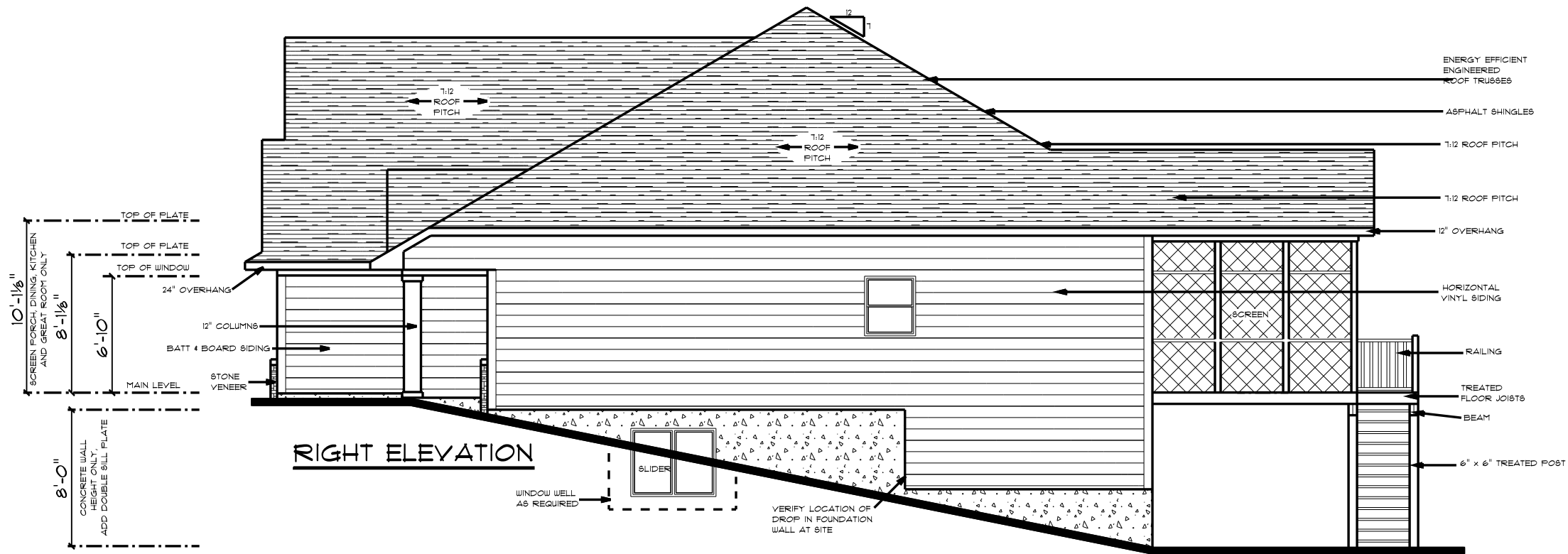
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 **Navigate** HOMES
CHEYENNE

SCALE: 1/8" = 1'-0"
DATE: 04/05/2023
DRAWN BY: JAC
CHECKED BY: CDM
PROJECT NUMBER: 18M1969

• A2 •

NOTES

- 8'-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 7 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 & BEARING WALL OPENINGS TO HAVE 2-PLY 2x12 HEADERS AS REQUIRED UNLESS SPECIFIED BY ENGINEER
- RADON CONTROL METHOD REQUIRED
- ALL WALL SWITCHES, CONTROLLING LIGHT FIXTURES, FANS, TEMPERATURE CONTROL DEVICES AND RECEPTACLES SHALL BE LOCATED IN AN AREA BETWEEN 15" AND 48" ABOVE FINISHED FLOOR
- ELECTRICAL PANELS SHALL BE LOCATED SO THAT THE INDIVIDUAL CIRCUIT BREAKERS ARE LOCATED BETWEEN 15" AND 54" ABOVE THE FLOOR

REBAR DETAIL

- 8" X 16" FOOTINGS - 2 #4 BARS HORIZONTAL
- 4' FOUNDATION WALL - NO REBAR REQUIRED
- 6' FOUNDATION WALL - 32" O.C. - #4 BAR HORIZONTAL
- 8' FOUNDATION WALL - 32" O.C. - #4 BAR VERTICAL
- 24" O.C. - #4 BAR HORIZONTAL
- 9' FOUNDATION WALL - 4 - #4 BAR HORIZONTAL
- 22" O.C. - #6 BAR VERTICAL

FOUNDATION NOTES

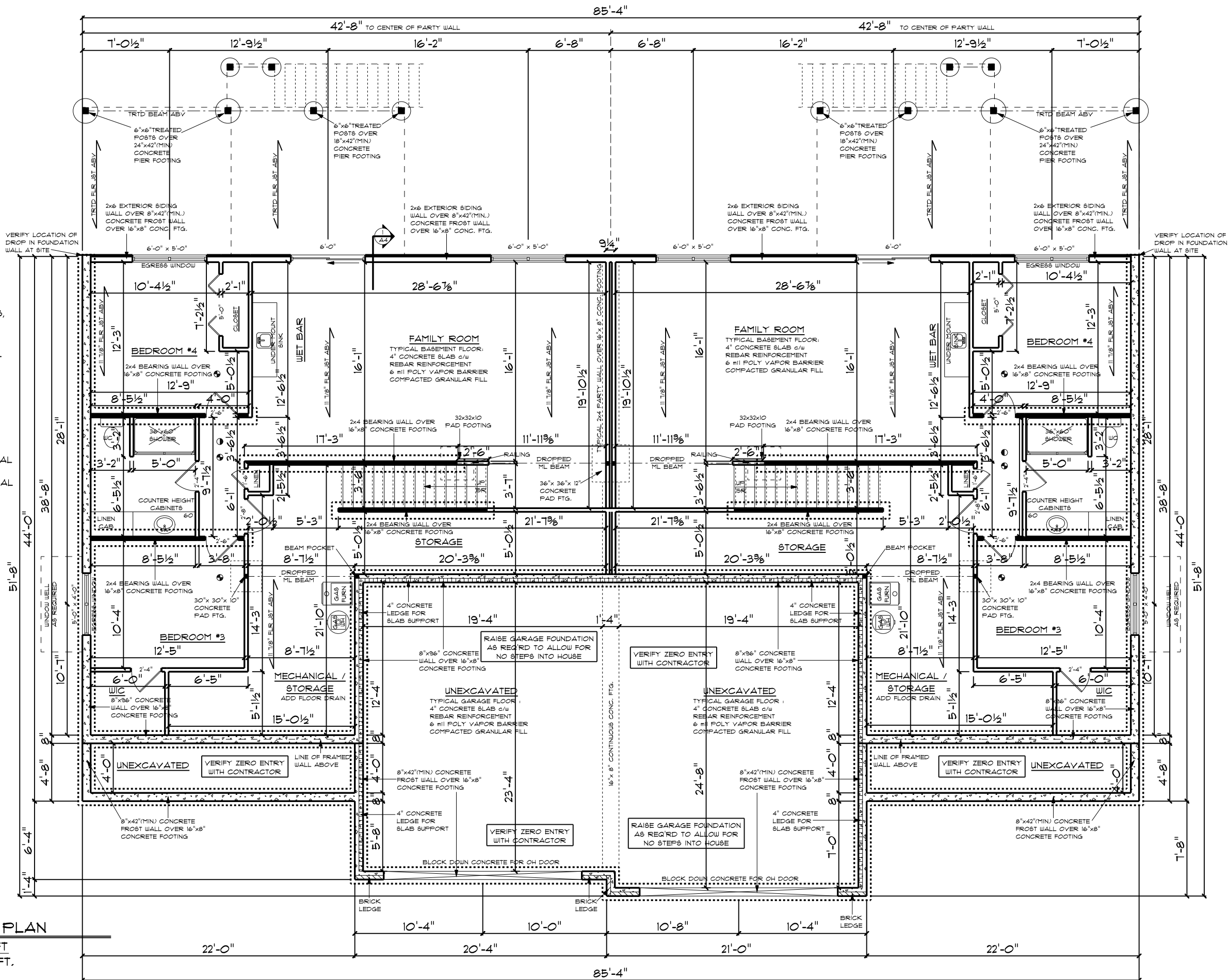
- 1500 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
- 3000 PSI CONCRETE (TYPICAL)
- DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING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

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR

LOWER LEVEL / FOUNDATION PLAN

MAIN LEVEL SQ. FT.: 1398 SQ. FT.
TOTAL FINISHED SQ. FT.: 1398 SQ. FT.

OPTIONAL LOWER LEVEL FINISH: 1020 SQ. FT.



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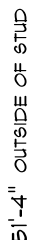
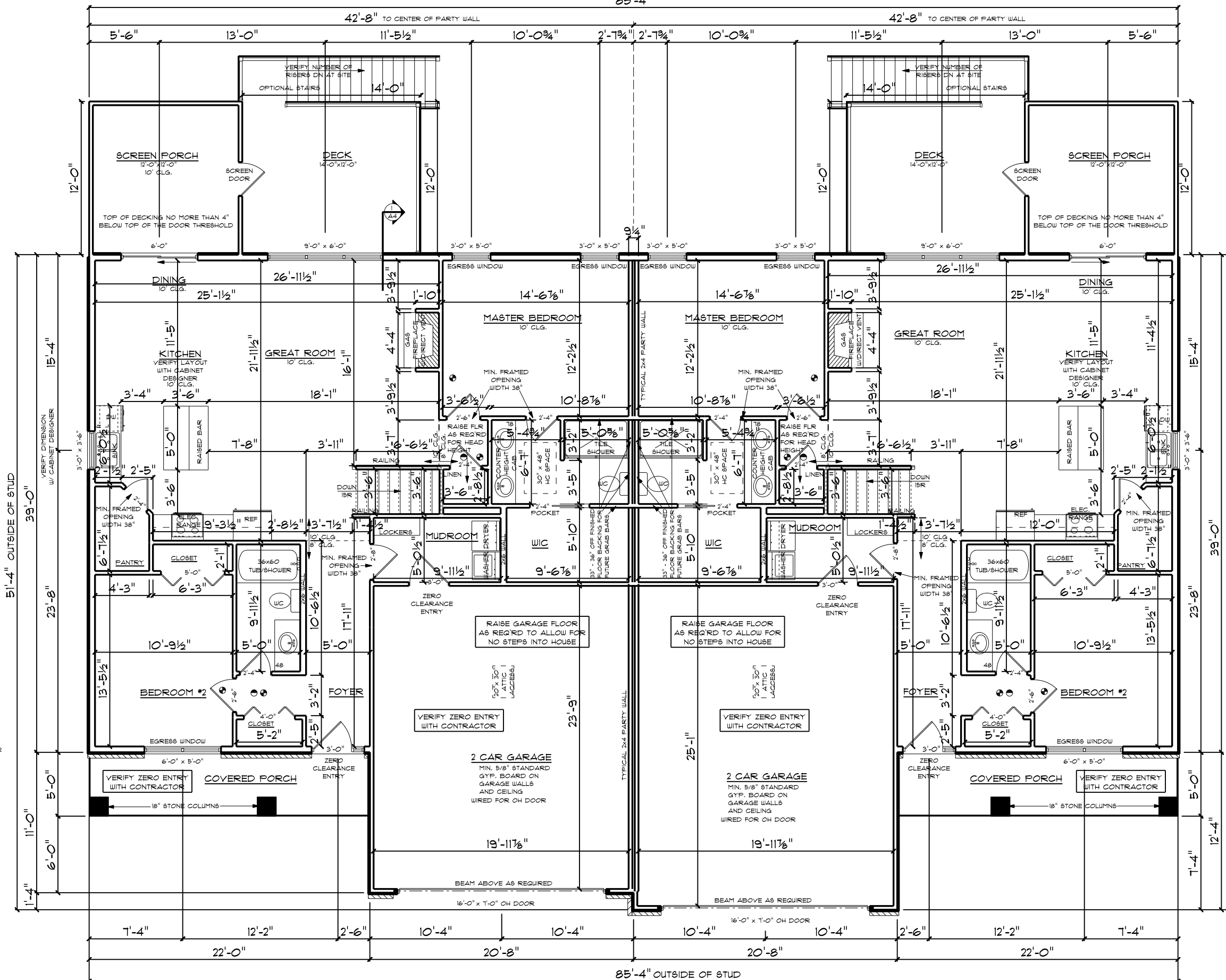
CHEYENNE

SCALE: 1/8" = 1'-0"
DATE: 04/05/2023
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• A3 •

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHALL BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER OF THIS PLAN RELEASES DESIGN ELEMENTS FROM ANY CLAIMS OR LAWSUITS 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.

- 8'-1 1/8" WALL HEIGHT UNLESS NOTED
- SINGLEHUNG WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
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- 21" CLEARANCE IN FRONT OF WATER CLOSET
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- SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL STAIRWELLS PER CODE
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- ELECTRICAL PANELS SHALL BE LOCATED SO THAT THE INDIVIDUAL CIRCUIT BREAKERS ARE LOCATED BETWEEN 15" AND 54" ABOVE THE FLOOR



MAIN LEVEL SQ. FT.:	1398	SQ. FT.
TOTAL FINISHED SQ. FT.:	1398	SQ. FT.

- - CARBON MONOXIDE DETECTOR
● - SMOKE DETECTOR

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DATE: 04/05/2023

DRAWN BY: JAC

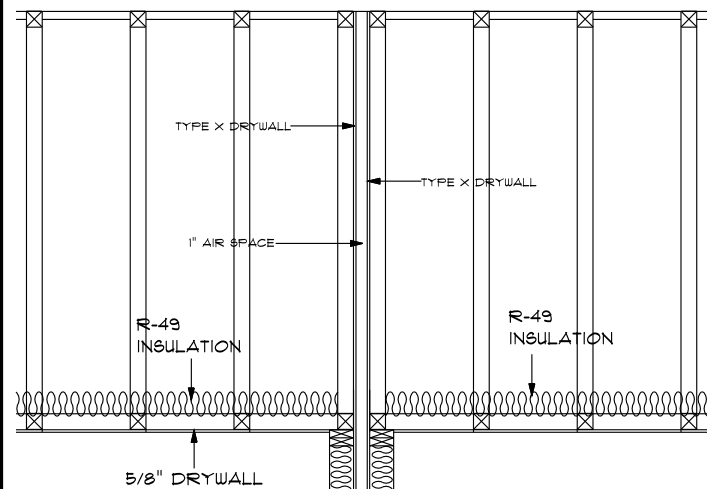
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PROJECT NUMBER: 18M 1969

• A4 •

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MASTER BEDROOM

ALL FIREWALLS WILL EXTEND OUT TO BACK SIDE OF FASCIA & CONTINUE TO BACK SIDE OF EXTERIOR SHEATHING

FAMILY ROOM

MASTER BEDROOM

TYPICAL 1-HOUR AREA SEPARATION PARTY WALL CONSTRUCTION:
TYPE X DRYWALL
2X4 WOOD STUDS @ 16" O.C.
SOUND BLANKET BATT INSULATION
(1) TYPE X DRYWALL
1" SOUND CHANNEL
(1) TYPE X DRYWALL
2X4 WOOD STUDS @ 16" O.C.
SOUND BLANKET BATT INSULATION
TYPE X DRYWALL

FAMILY ROOM

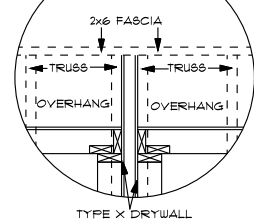
4" CONCRETE SLAB W/ VAPOR BARRIER OVER 4" COMPACT FILL

16"x8" CONCRETE FOOTING

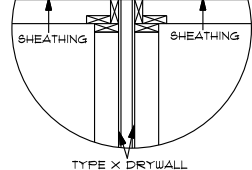
CROSS SECTION THRU TYPICAL 1 HOUR SEPARATION PARTY WALL

UL LISTING: U314

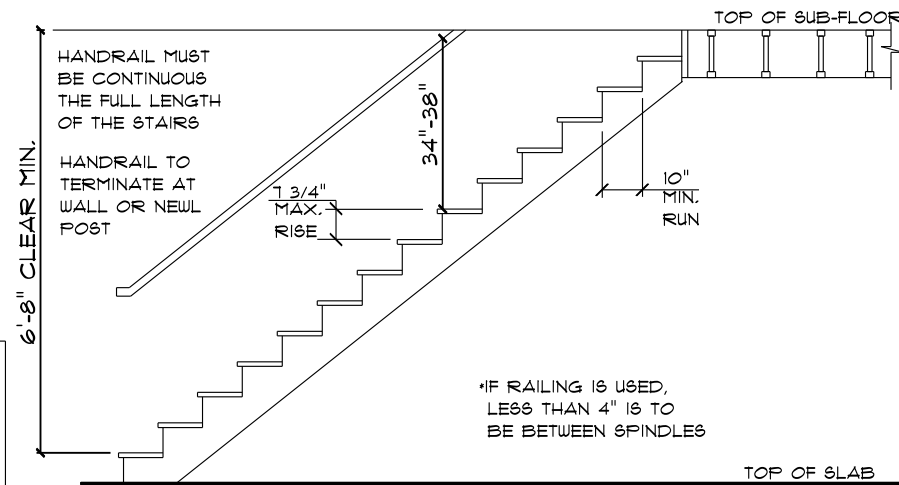
FIREWALL TO CONTINUE TO BACK SIDE OF FASCIA



FIREWALL TO CONTINUE TO BACK SIDE OF EXTERIOR SHEATHING



FIRE WALL DETAILS



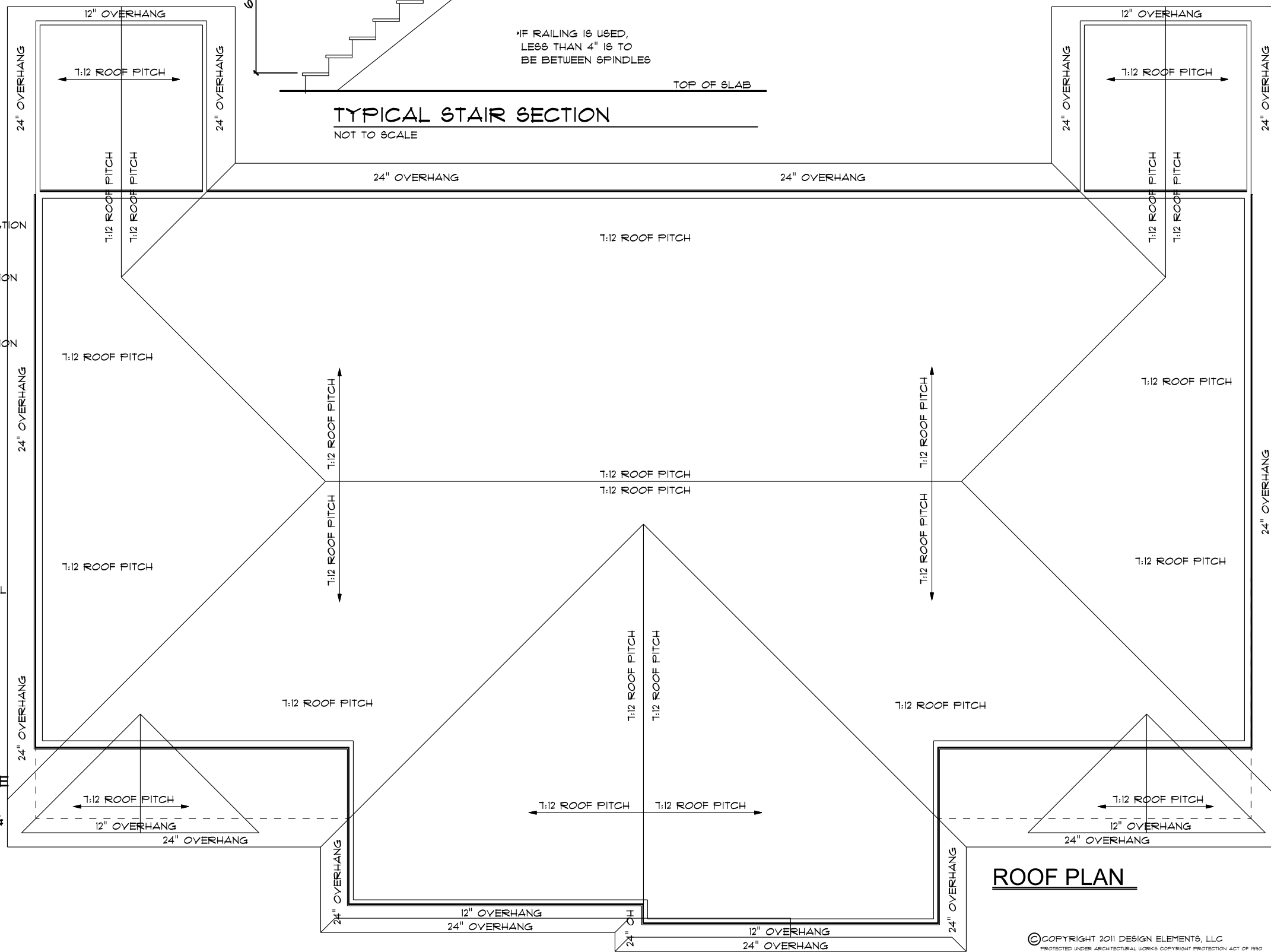
TYPICAL STAIR SECTION

NOT TO SCALE

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.

HANDRAIL HEIGHTS 34"-38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4-1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2-5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

STAIR NOTES:
MIN. RUN 0'-10"
MAX. RISE 0'-1 3/4"
MIN. HEADROOM 6'-8"



ROOF PLAN

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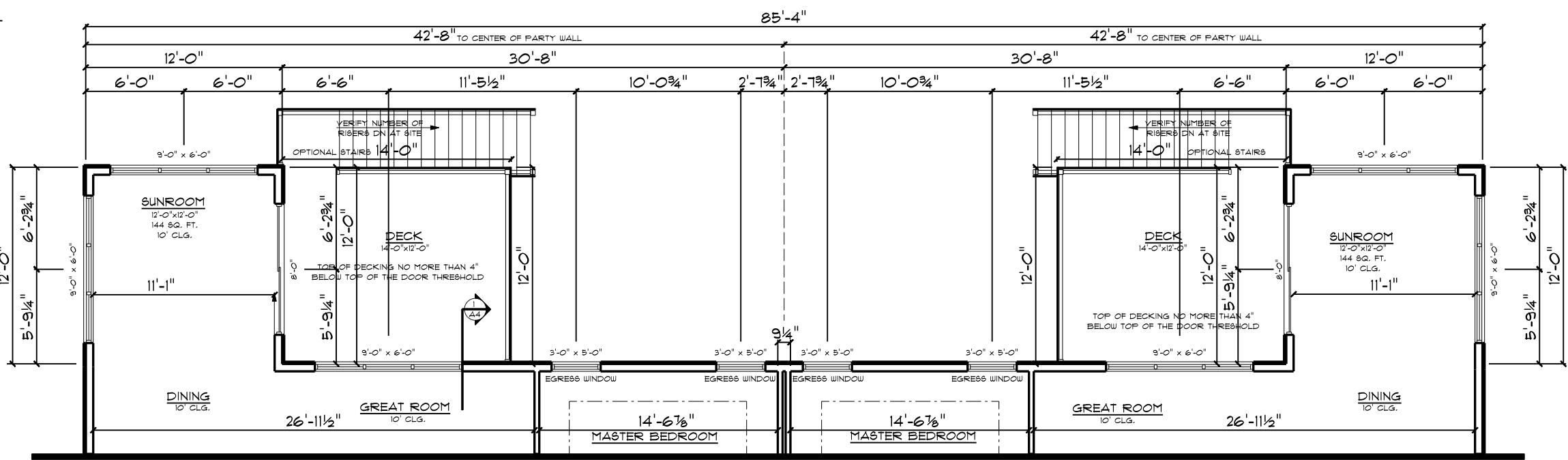
SCALE: 1/8" = 1'-0"
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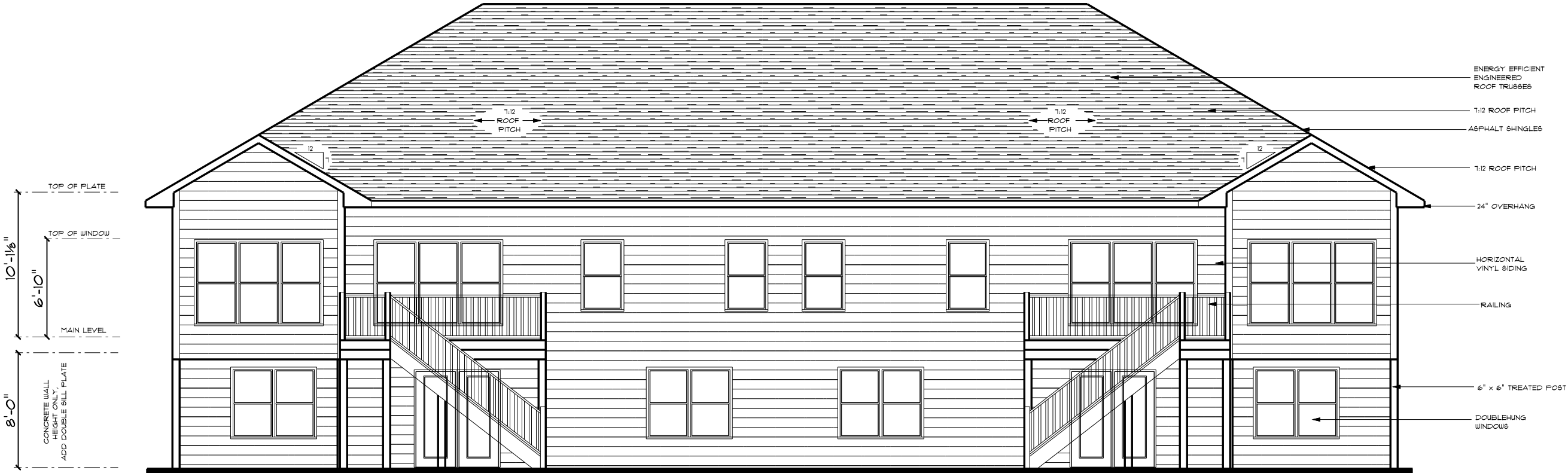
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- NOTES
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MAIN LEVEL FLOOR PLAN
MAIN LEVEL SQ. FT.: 1398 SQ. FT.
SUNROOM SQ. FT.: 144 SQ. FT.
TOTAL FINISHED SQ. FT.: 1542 SQ. FT.



REAR ELEVATION

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CHECKED BY: CDM
PROJECT NUMBER: 18M 1969

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