

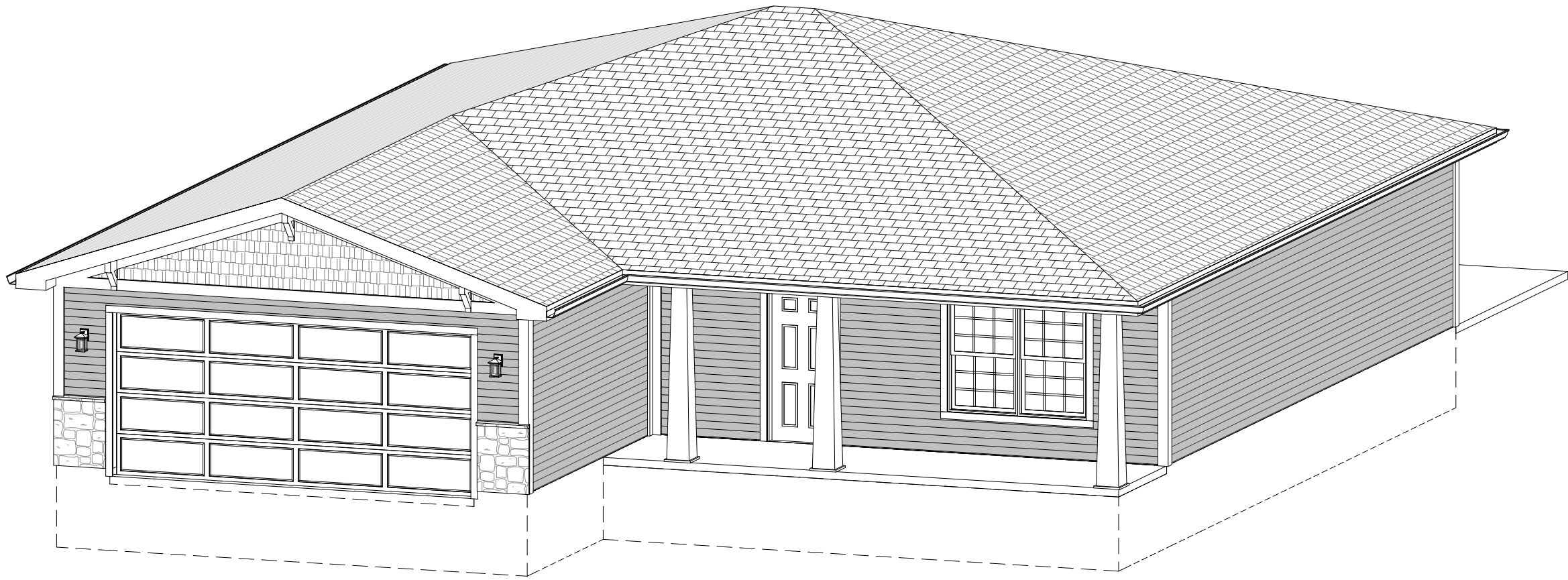


VIRTUACTIVE

PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

HOMESTEAD COMMUNITIES - RANCH #3 - CRAFTSMAN

Client Name
ADDRESS



GENERAL PLAN NOTES

These working drawings have been prepared by VirtuActive, LLC to meet building conditions and were designed under standard interpretation of the 2018 International Residential Code (IRC 2018) and the amendments adopted by the local jurisdictions. Because codes and requirements can change and may vary from jurisdiction, VirtuActive, LLC cannot warrant compliance with any specific codes or regulations. Therefore, each individual contractor, sub-contractor, and supplier on the jobsite should consult their local building official to determine the appropriateness between the plan and actual jobsite conditions and applications.

CONCRETE and FOUNDATIONS:

Footing design assumes 1500 PSF allowable bearing pressure. Foundation wall designs assume 30 PSF equivalent hydrostatic pressure. Concrete contractor to verify soil conditions prior to concrete placement.

Re-enforcing footing as follows:

- Spread footings - as noted on plan
- Deck piers - as noted on plan

Anchor bolts must be spaced no more that 6' on center.

Once anchor bolt must be located not more than 12" from each end of the plate section

Contractors, sub-contractors, and suppliers shall be aware of and responsible for, but not limited to, the following:

- Contractors, sub-contractors, and suppliers shall verify all conditions and dimensions prior to construction and be solely responsible for any changes necessary as a result of conditional or dimensional differences.
- Contractors, sub-contractors, and suppliers shall verify all dimensions and elevations against the plan and actual site conditions.
- Calculated dimensions take precedence over scaled dimensions.
- All dimensions are from framing edge, unless otherwise noted.

STRUCTURAL and FRAMING:

All structural member types, sizes, and spans shall be verified by the contractor, sub-contractor, and/or supplier.

All additional structural members required for specific framing techniques shall be sized by the contractor, sub-contractor, and/or supplier.

All steel pipe columns shall be 3.5", unless otherwise noted.

Ceiling joists, rafters and /or roof trusses shown per plan. Sizing, spans reinforcement locations, and depth to be verified by the contractor, sub-contractor, and/or supplier.

Provide bridging as required by code.

All perimeter headers over openings to be (2) 2x12, unless otherwise noted.

Provide double cripple studs under all LVL headers.

Wind bracing to be CS-WSP unless specified otherwise.

Penetrations though any structural member must be verified by engineer and/or structural supplier.

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PAGE 8	MAIN ELECTRICAL PLAN
PAGE 9	MAIN LEVEL AREA PLAN

FINISHED SQ. FT.

MAIN LEVEL	1502 SF
TOTALS	1502 SF

UNFINISHED SQ. FT.

COVERED STOOP	138 SF
GARAGE	414 SF
PATIO	140 SF
TOTALS	692 SF

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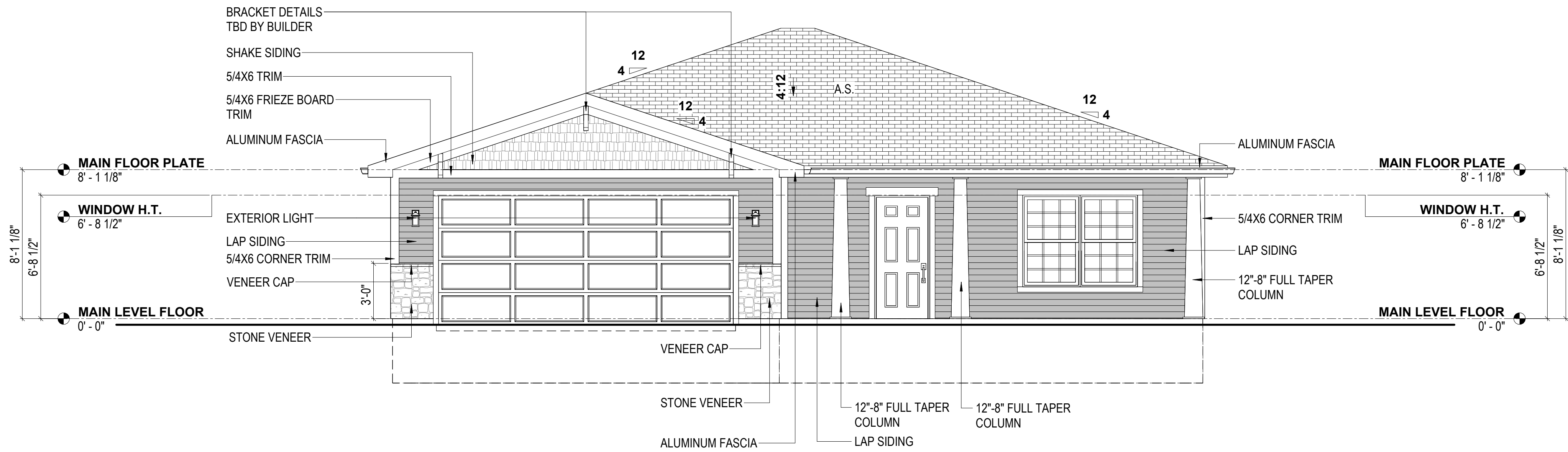
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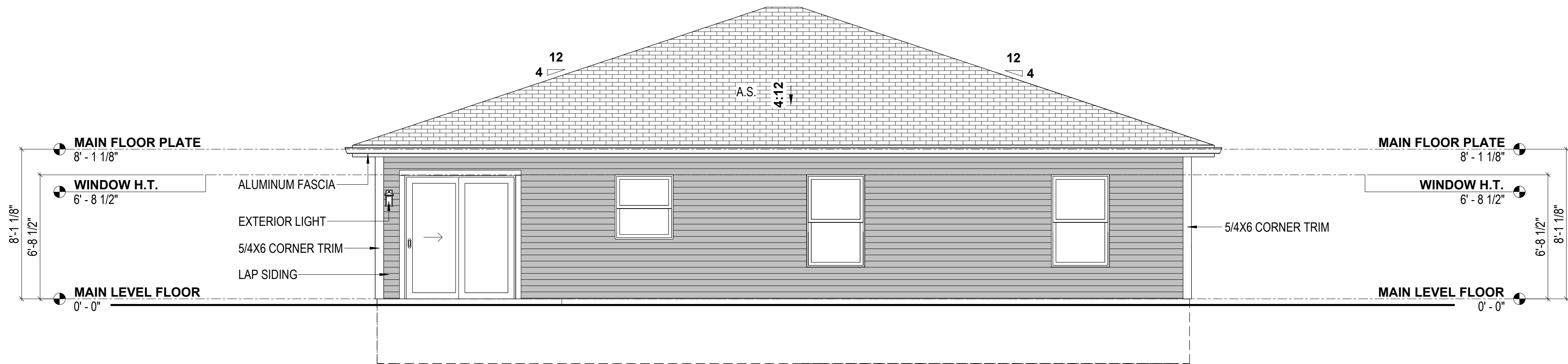


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PRELIMINARY PLANS,
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1 CRAFTSMAN
FRONT VIEW
1/4" = 1'-0"



2 CRAFTSMAN
REAR VIEW
1/4" = 1'-0"



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

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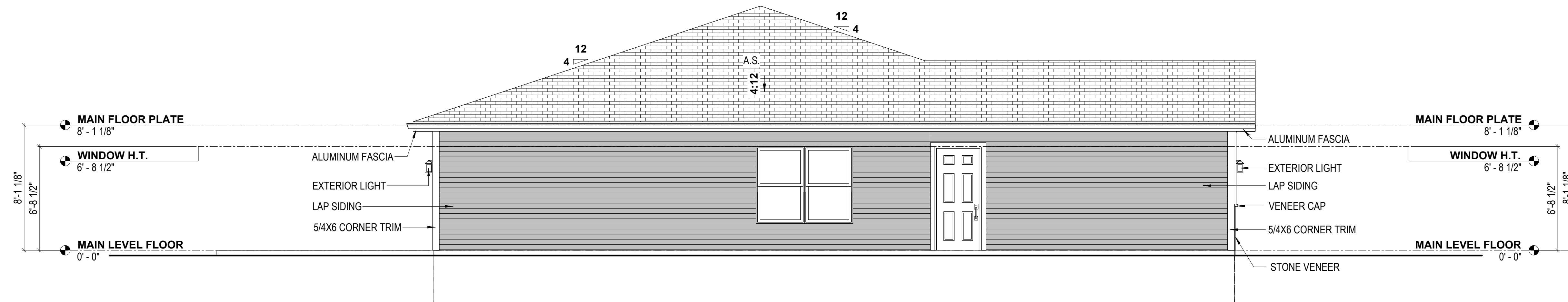
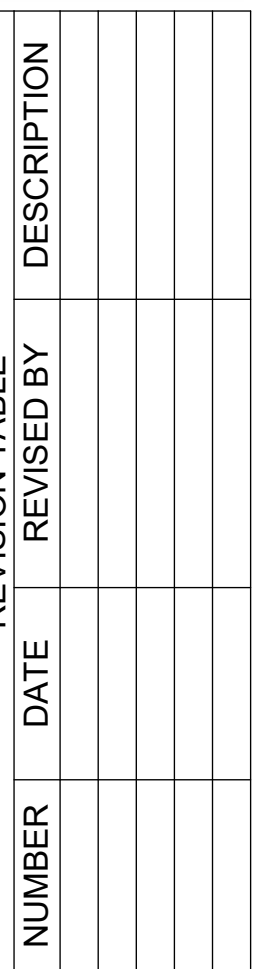
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Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a 12/4 pitch. The main floor plate is 8' - 1 1/8" high, and the window height is 6' - 8 1/2". The main level floor is at 0' - 0". The facade features aluminum fascia, exterior light, lap siding, veneer cap, stone veneer, and 5/4x6 corner trim. The drawing includes dimensions for the main floor plate (8' - 1 1/8"), window height (6' - 8 1/2"), and main level floor (0' - 0").

$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$


The contractor, sub-contractors, suppliers, and for procurement staff verify all the enclosed drawings. Each individual contractor, sub-contractor and supplier on the job must check all dimensions and other details prior to construction and be solely responsible for these dimensions. Contractors and suppliers are responsible for all code requirements and specifications. Contractors and suppliers are responsible for all local building codes and building permits. Contractors and suppliers are responsible for all local building codes and building permits. Contractors and suppliers are responsible for all local building codes and building permits.

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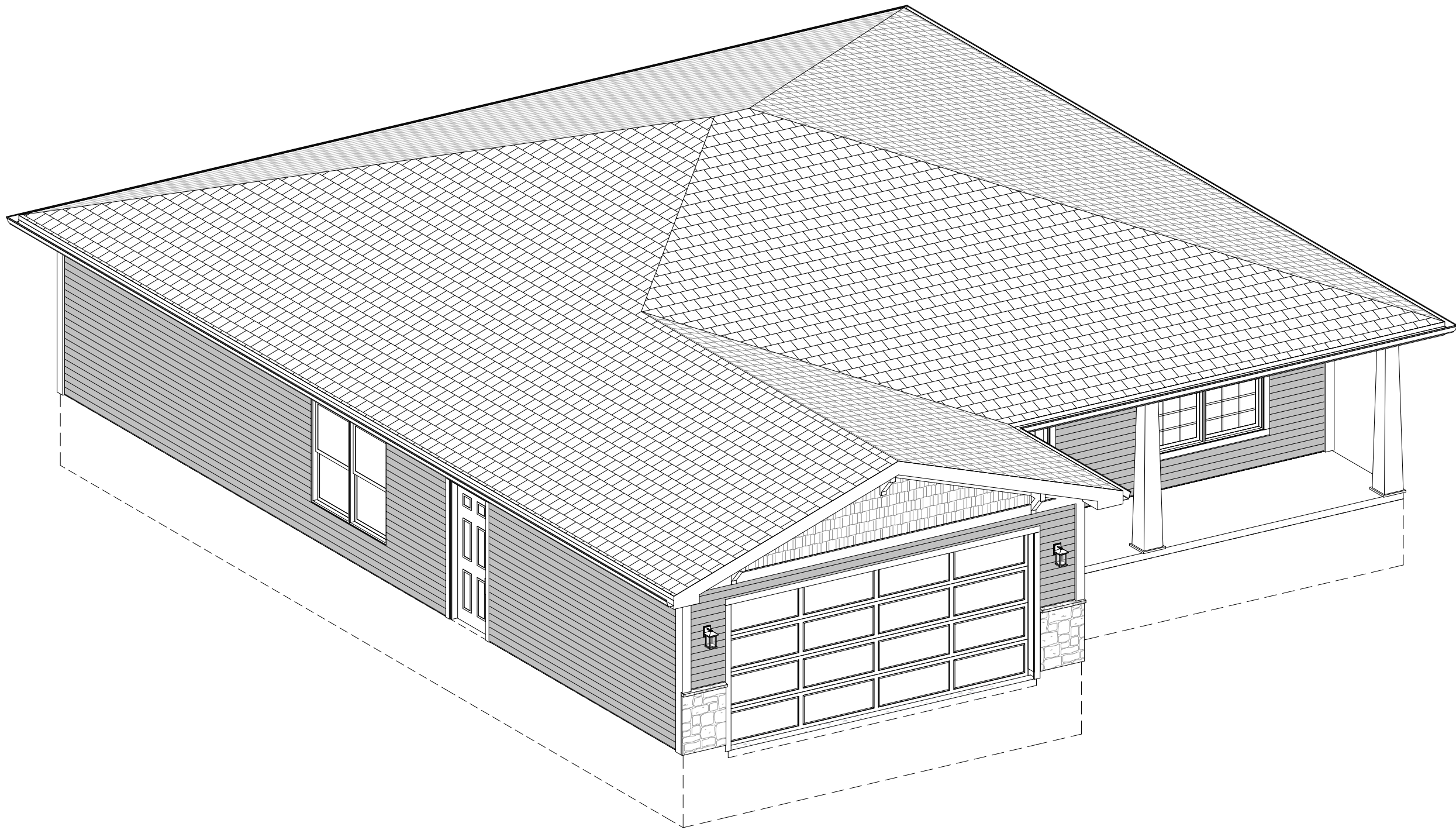
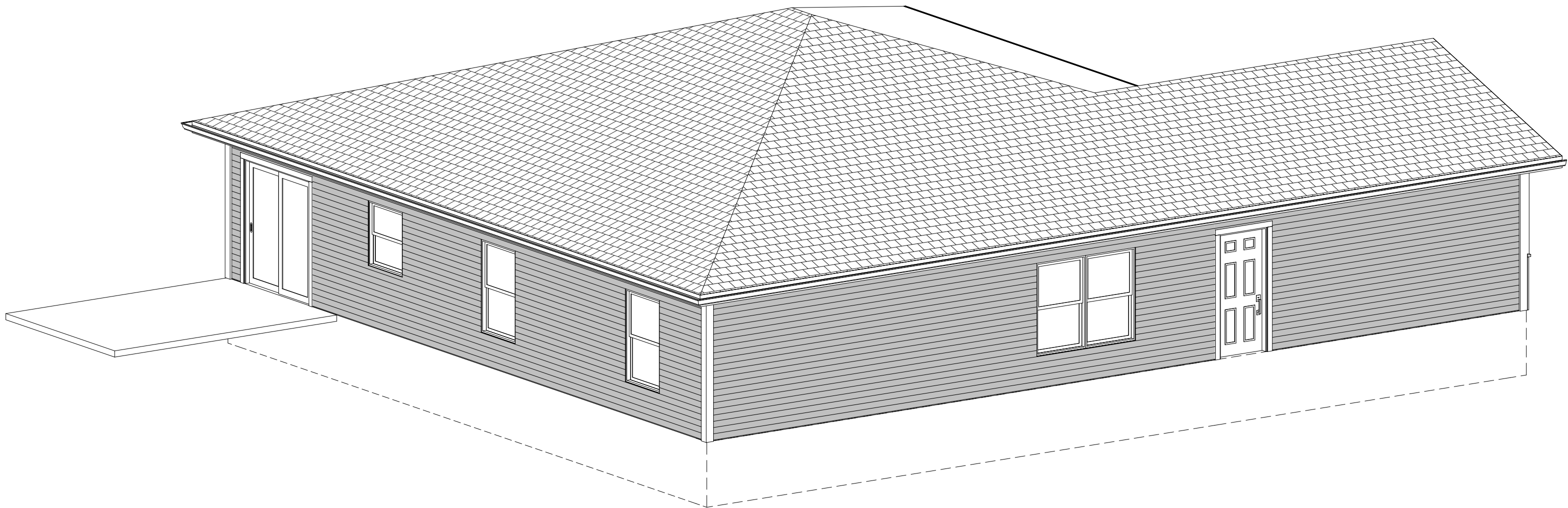
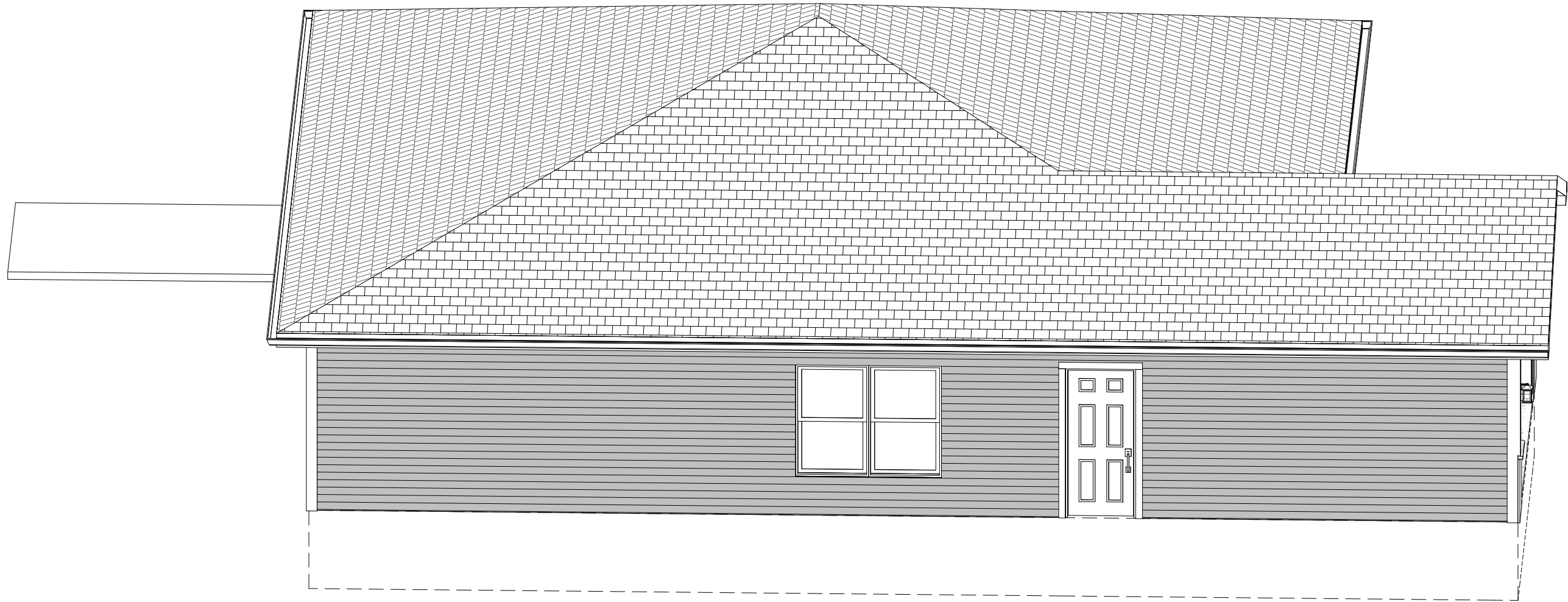
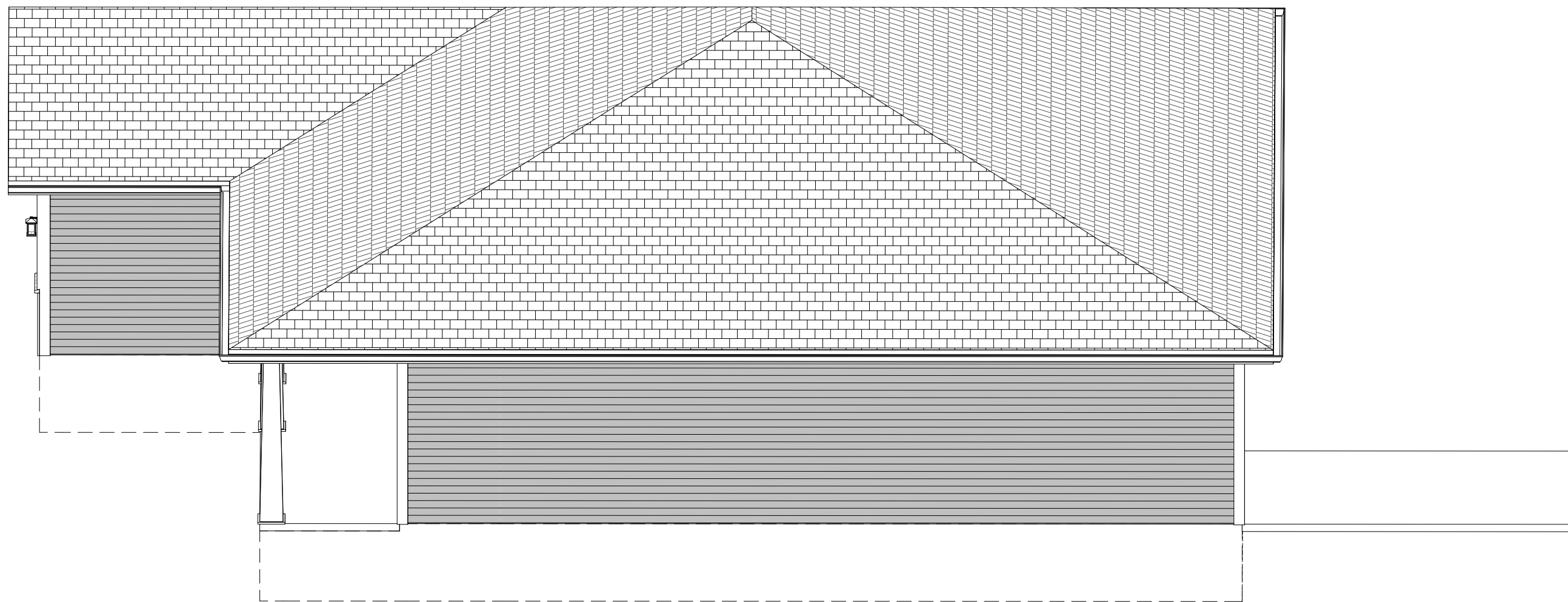
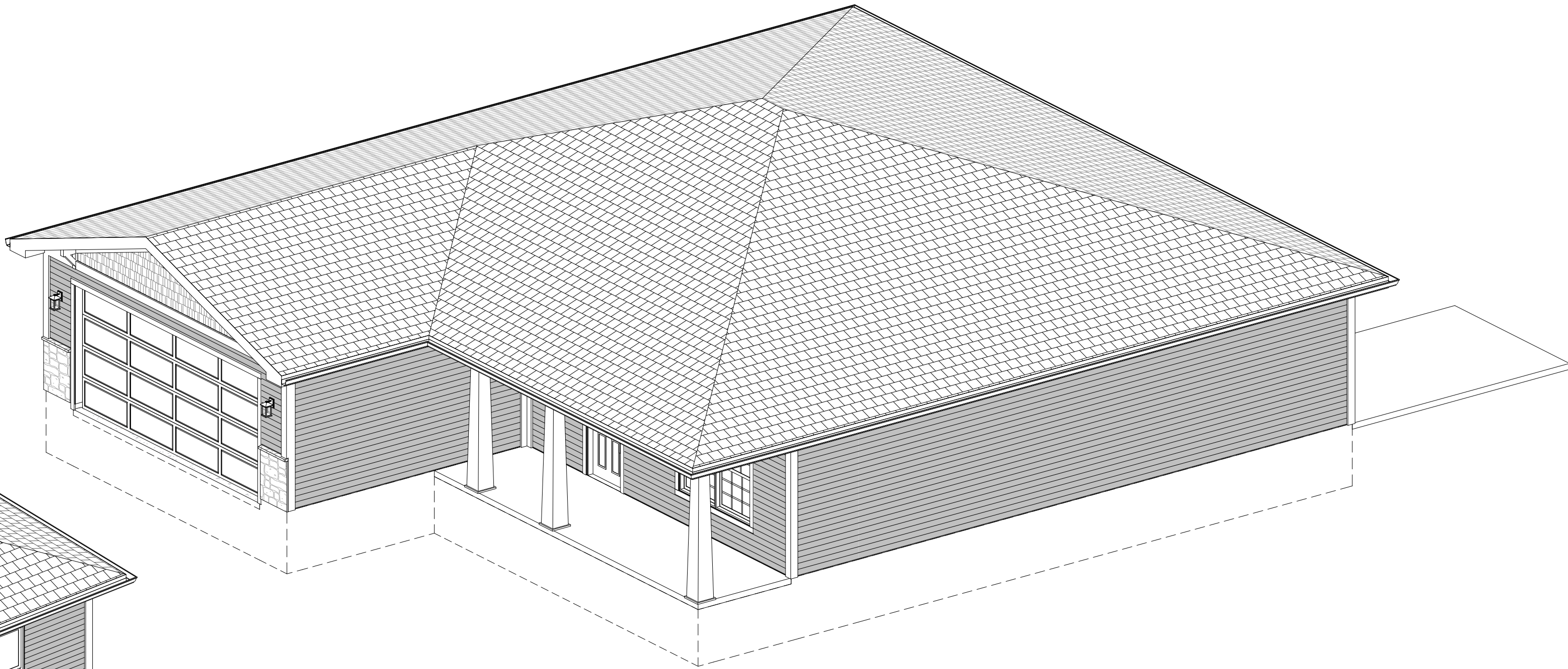
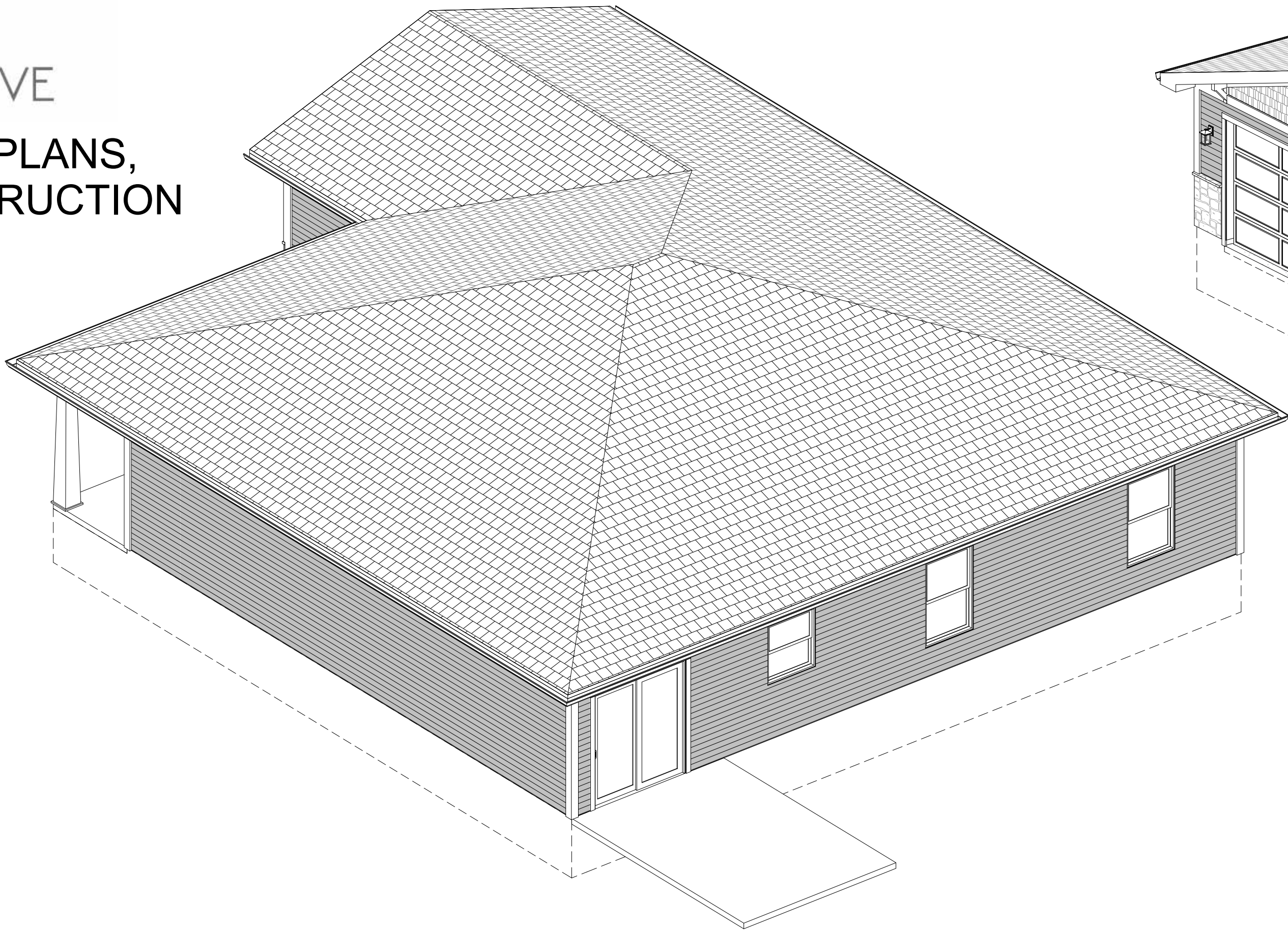
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PRELIMINARY PLANS,
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FOUNDATION & FRAMING NOTES

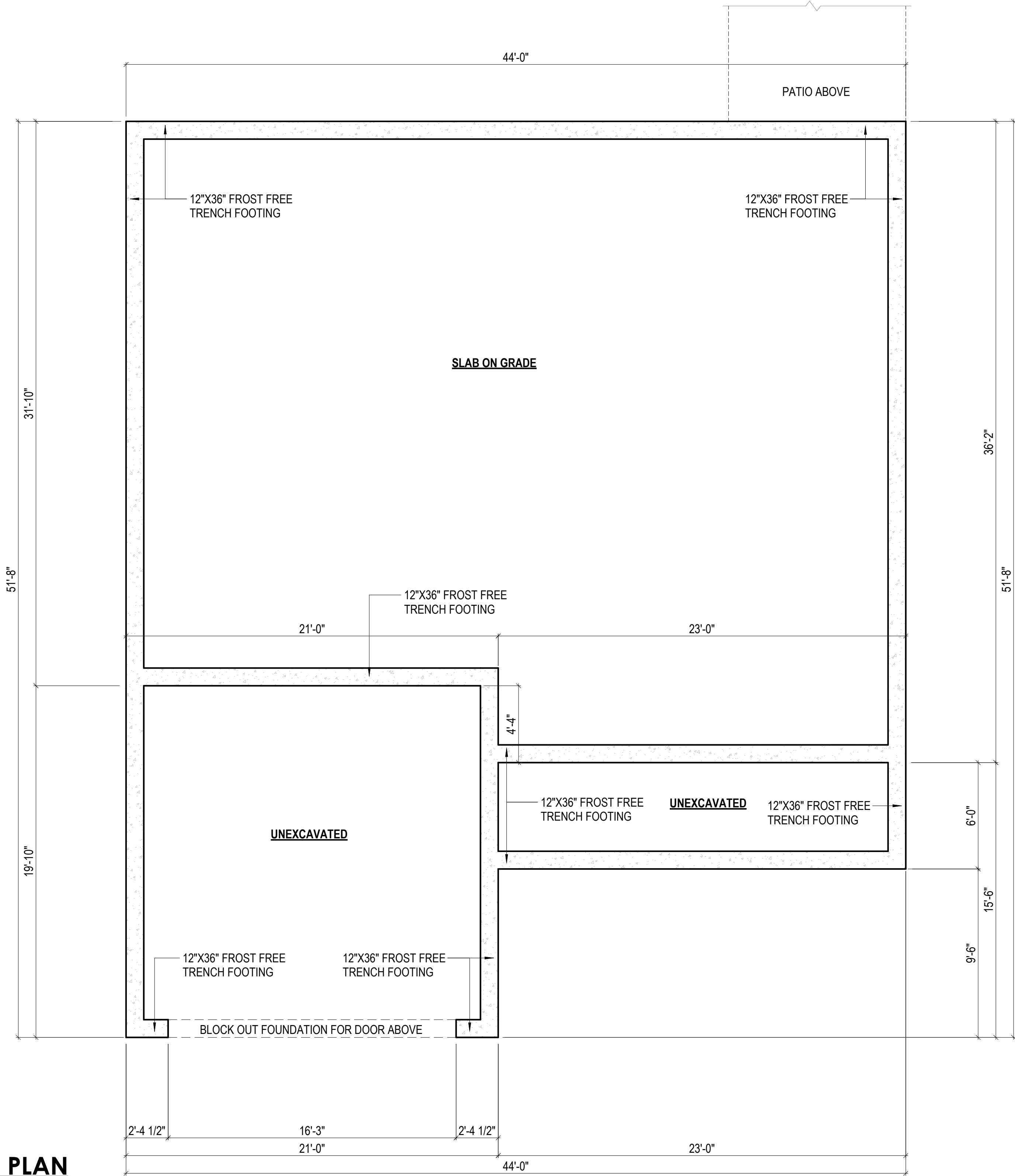
1. All structural members and framing members shall be confirmed by contractor, sub-contractor, and/or supplier for size, spacing, and species to verify they meet local code requirements.
2. All exterior framing dimensions are to exterior face of sheathing.
3. All interior framing dimensions to framing edge, unless otherwise noted.
4. 12" x Min. 36" below grade poured concrete foundation walls, unless otherwise noted.
5. 2x6 exterior and 2x4 interior walls, unless otherwise noted.
6. All exterior headers shall be (2) 2x12, unless otherwise noted.
7. Door sizes noted as feet and inches.
8. Window sizes noted as inches. Contractor, sub-contractor, and/or suppliers to confirm window openings for egress, min. light, min. height, and ventilation requirements. Contractor and/or sub-contractor to go off of supplier provided rough opening sheet for all rough openings & sizes.
9. Ceiling Heights: 8'-0" Main Floor.
10. Allow for at least 3.5" from interior door rough openings to wall.
11. All angled walls are 45°, unless otherwise noted.
12. All centerline dimensions for fixtures should be double checked for field accuracy.
13. Wall bracing method = CS-WSP

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CRAFTSMAN

FOUNDATION PLAN

1/4" = 1'-0"



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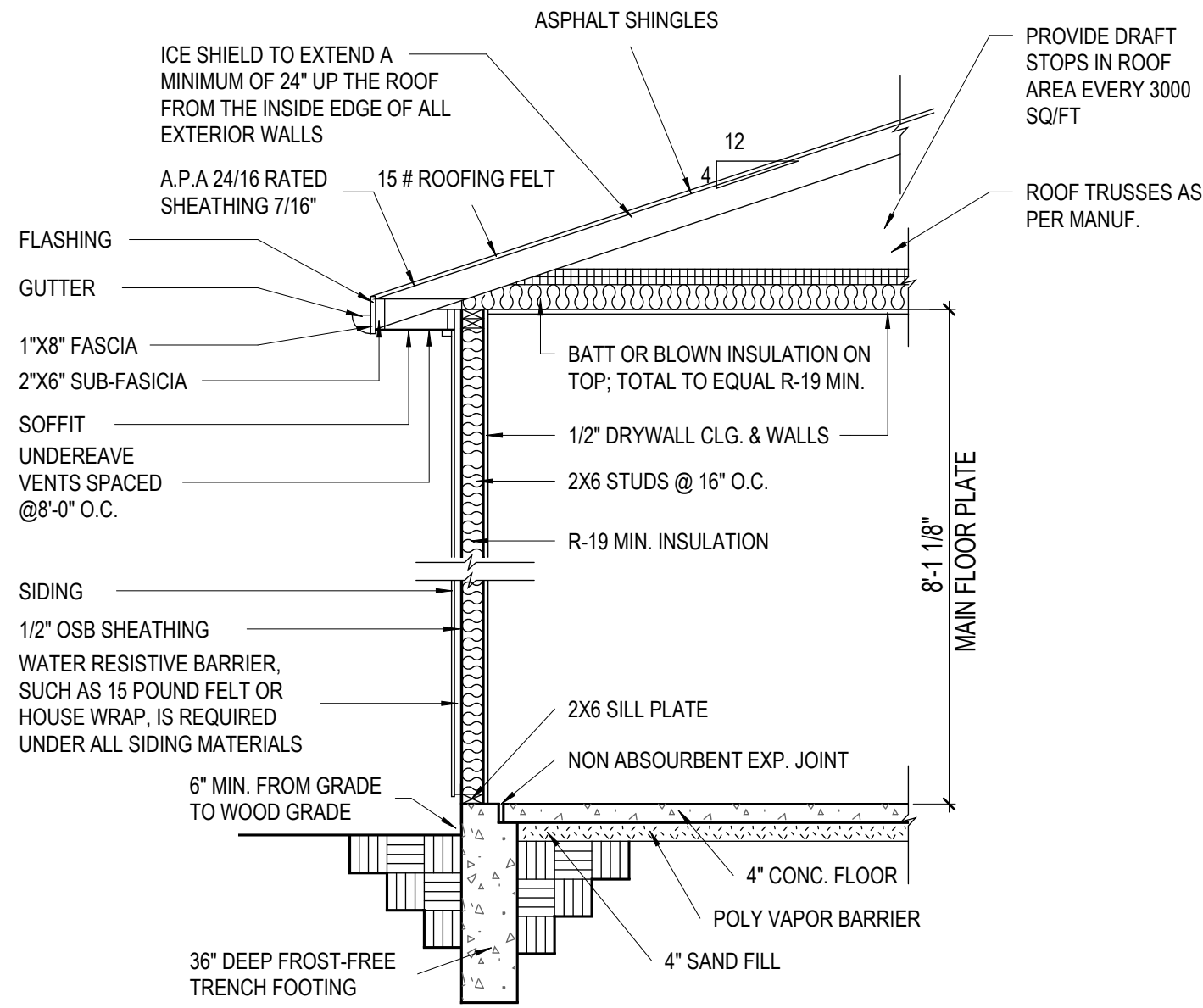
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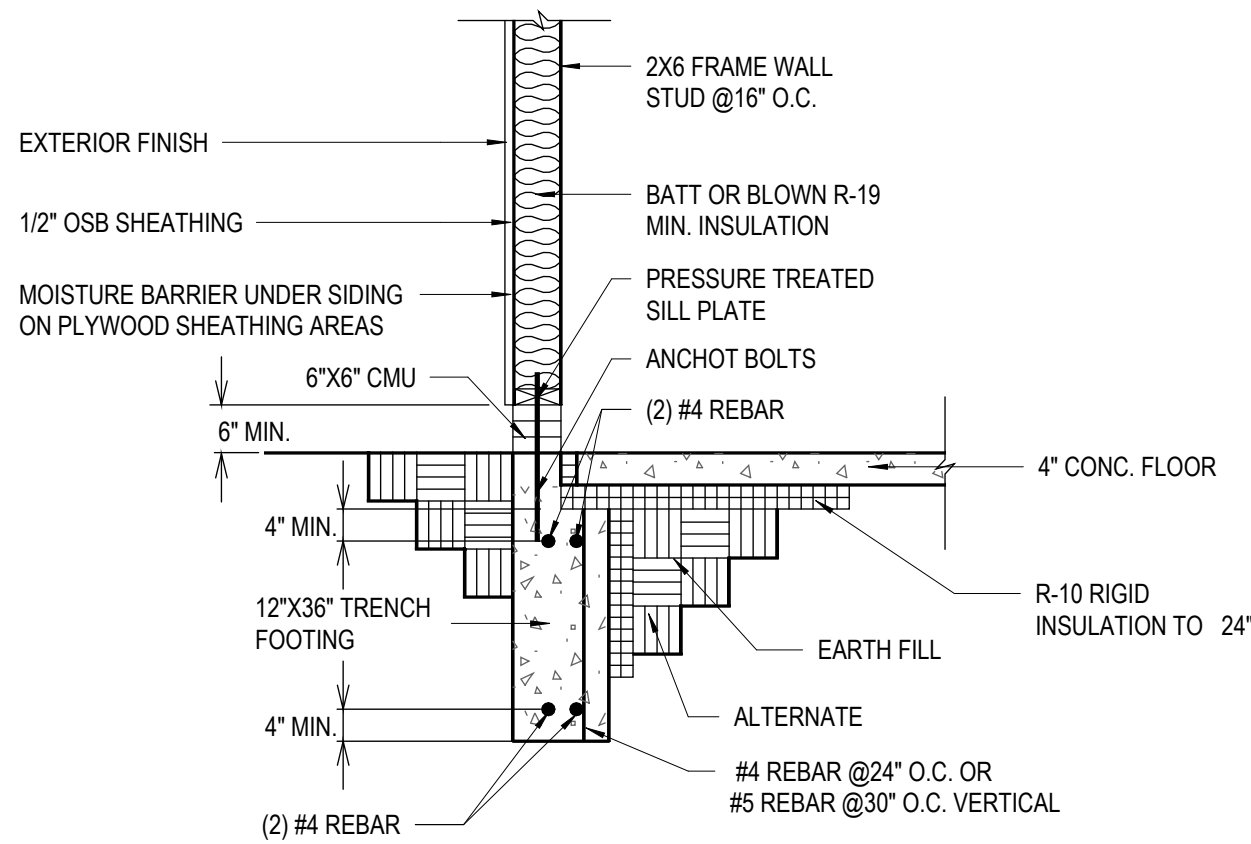
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(SEE WALK-OUT WALL SECTION FOR REBAR INFORMATION)

2 **TYPICAL GARAGE & WALL SECTION**

3/8" = 1'-0"



3 **GARAGE TO HOUSE WALL SECTION**

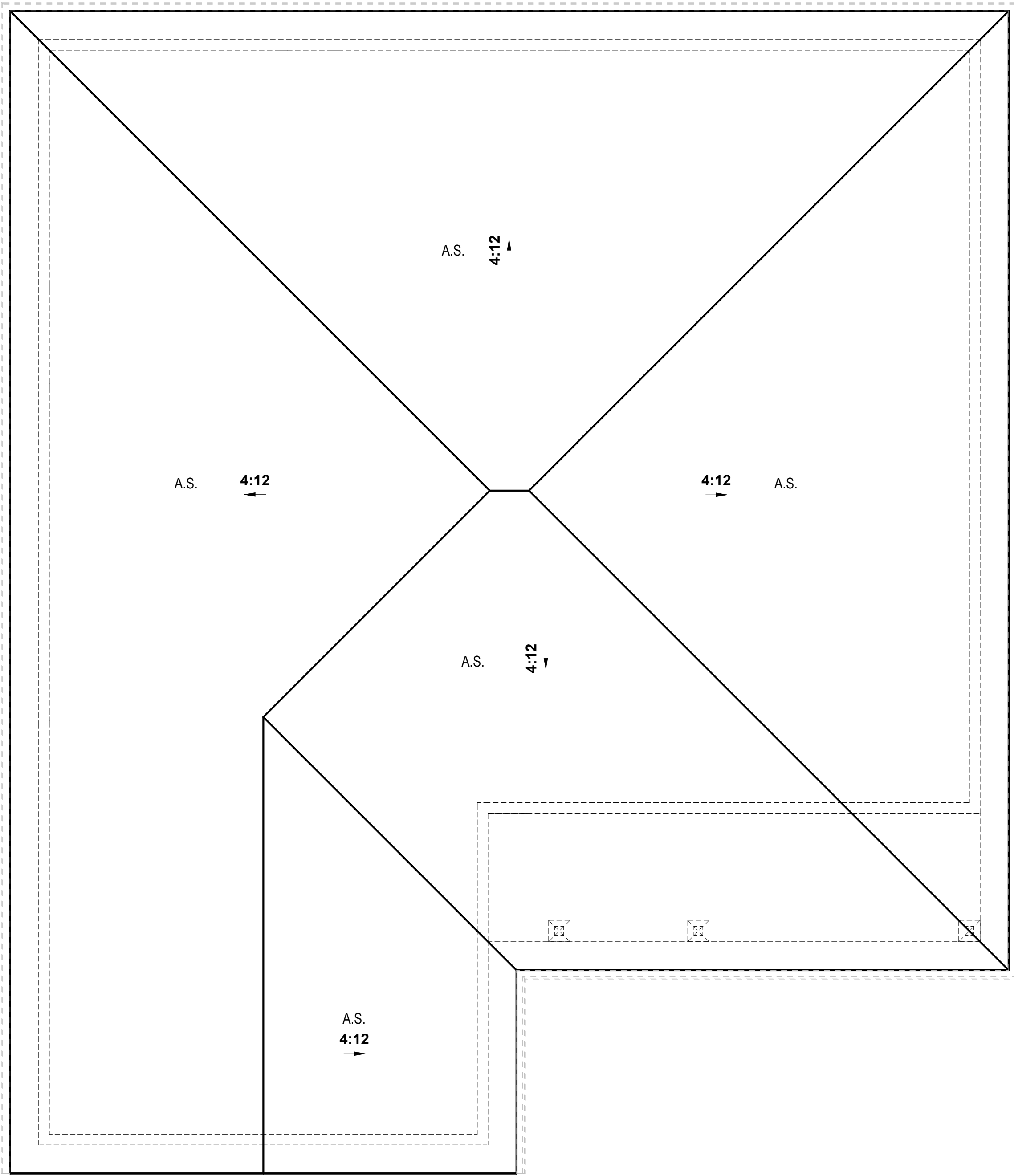
1/2" = 1'-0"

- ROOF TRUSSES PER MANUFACTURER
- 1'-4" OVERHANG (TYP.)
- GABLE 1'-4" OVERHANG

1

**CRAFTSMAN
ROOF PLAN**

1/4" = 1'-0"



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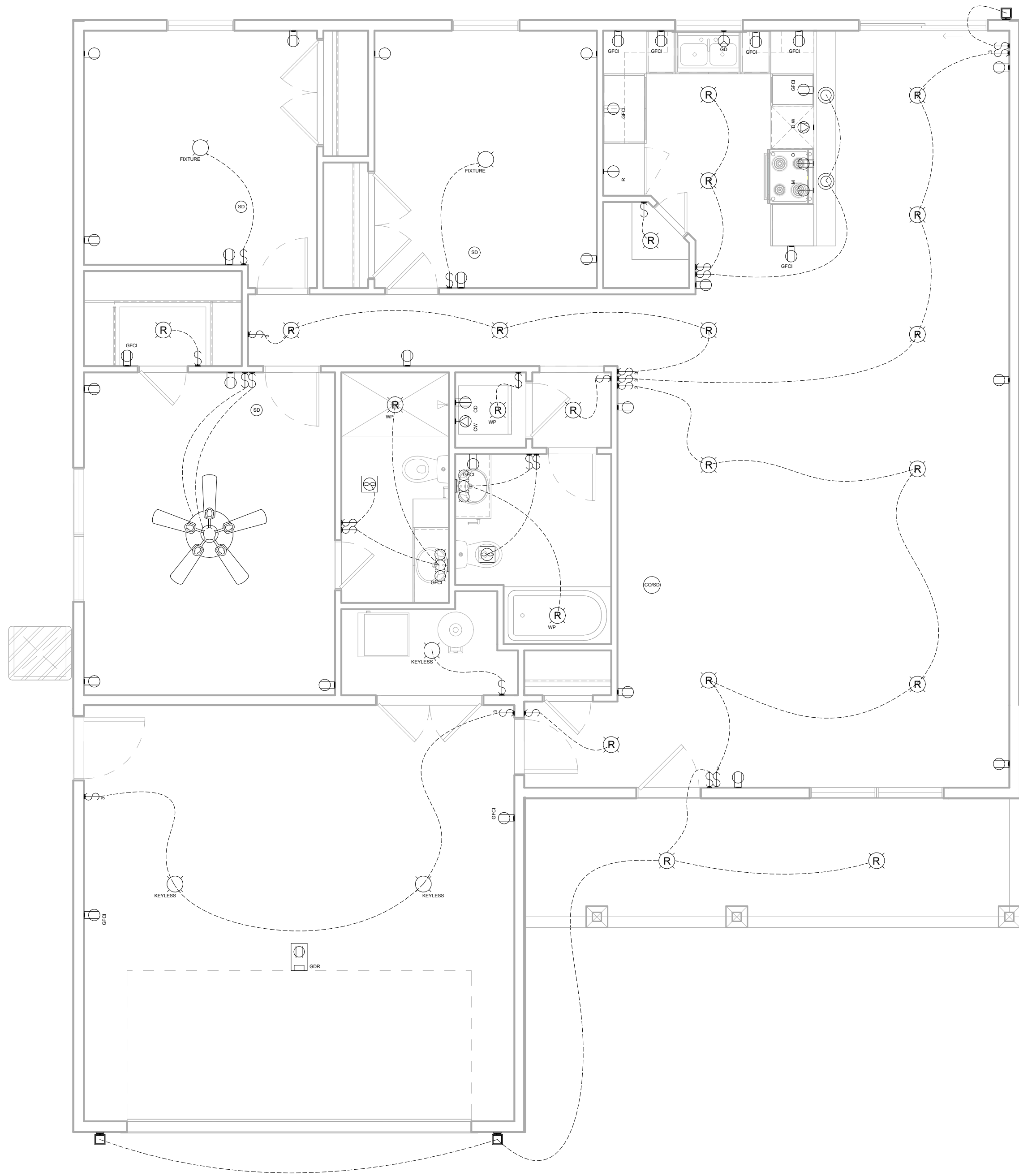


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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	110V Receptacles: Duplex
	110V Receptacles: GFCI
	110V Single Receptacle: Microwave
	110V Single Receptacle: Refrigerator
	220V/240V Receptacles: Clothes Dryer
	220V/240V Receptacles: Oven
	Ceiling Fan w/ Light
	CO-Smoke Detector: Ceiling Mounted
	Special Purpose Duplex Receptacle: Dishwasher
	Ceiling Mounted 110V Receptacle: Garage Door Opener
	Ceiling Mounted Light Fixture: Fixture
	Ceiling Mounted Light Fixture: Keyless
	Ceiling Mounted Light Fixture: Wafers w/ weatherproof
	Ceiling Mounted Light Fixture: Recessed
	Ceiling Mounted Light Fixture: Surface/Flushmount
	110V Single Receptacles: Garbage Disposal
	Special Purpose Single Receptacle: Washing Machine
	Switch: 3-Way
	Switch: Single Pole
	Smoke Detector: Ceiling Mounted
	Ventilation Fans: Ceiling Mounted
	Wall Mounted Light Fixture: Triple

CONTRACTOR, ELECTRICIAN, & HOMEOWNER TO SITE VERIFY FIXTURE TYPE, LOCATION, QUANTITY, & CODE COMPLIANCE



CRAFTSMAN
MAIN LEVEL ELECTRICAL PLAN

1/4" = 1'-0"

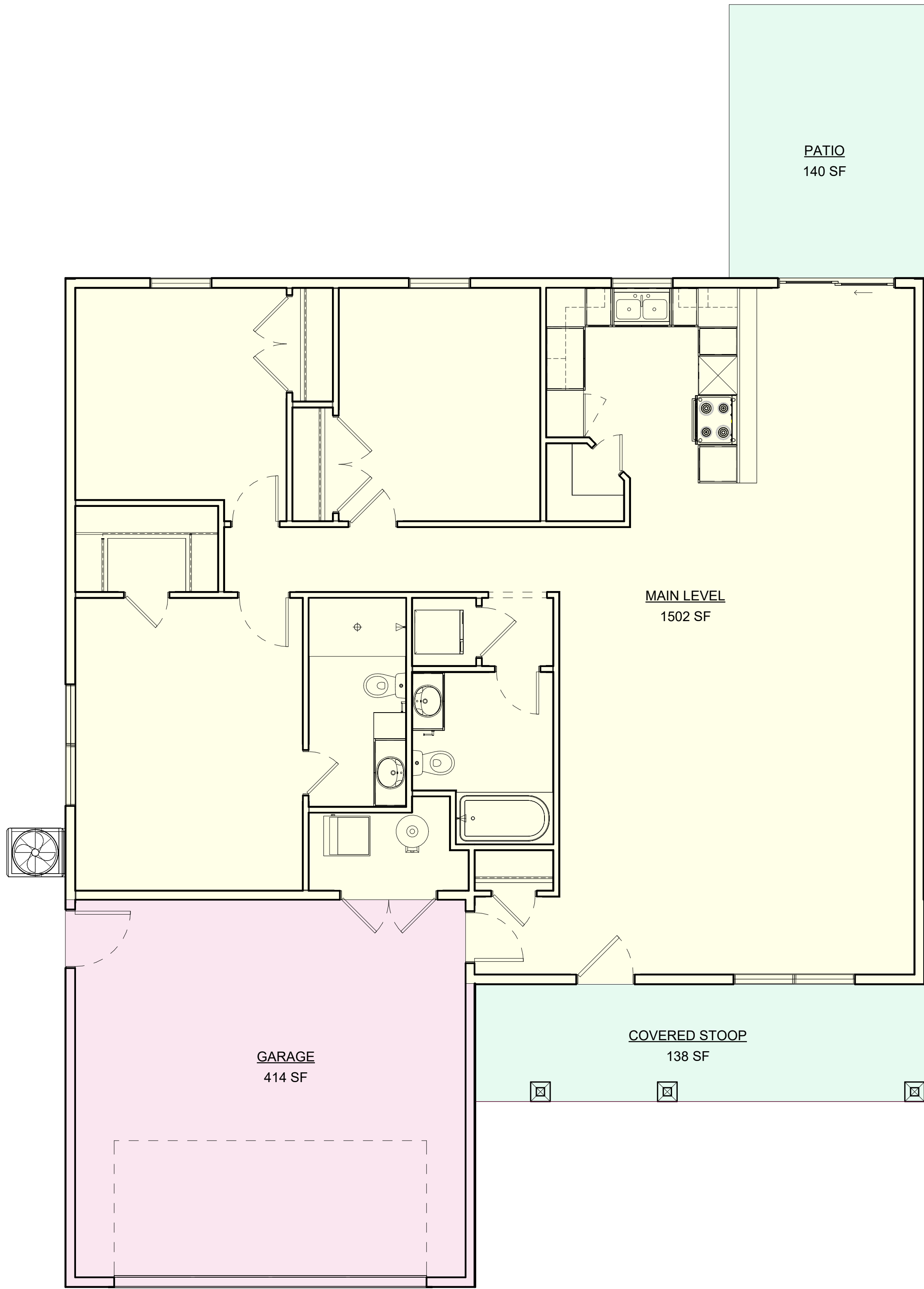
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CRAFTSMAN
MAIN LEVEL AREA PLAN
1/4" = 1'-0"

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