

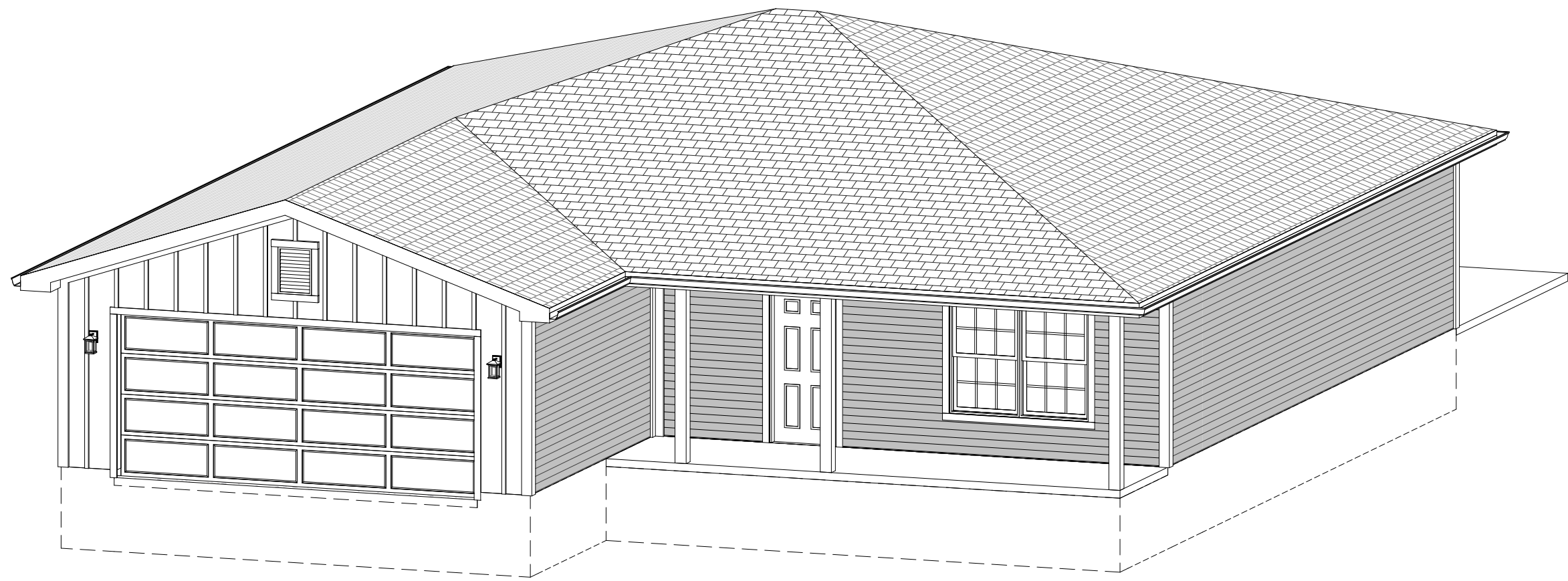


VIRTUACTIVE

PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

HOMESTEAD COMMUNITIES - RANCH #3 - MODERN FARMHOUSE

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 7	ROOF PLAN
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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RANCH #3
Client Name

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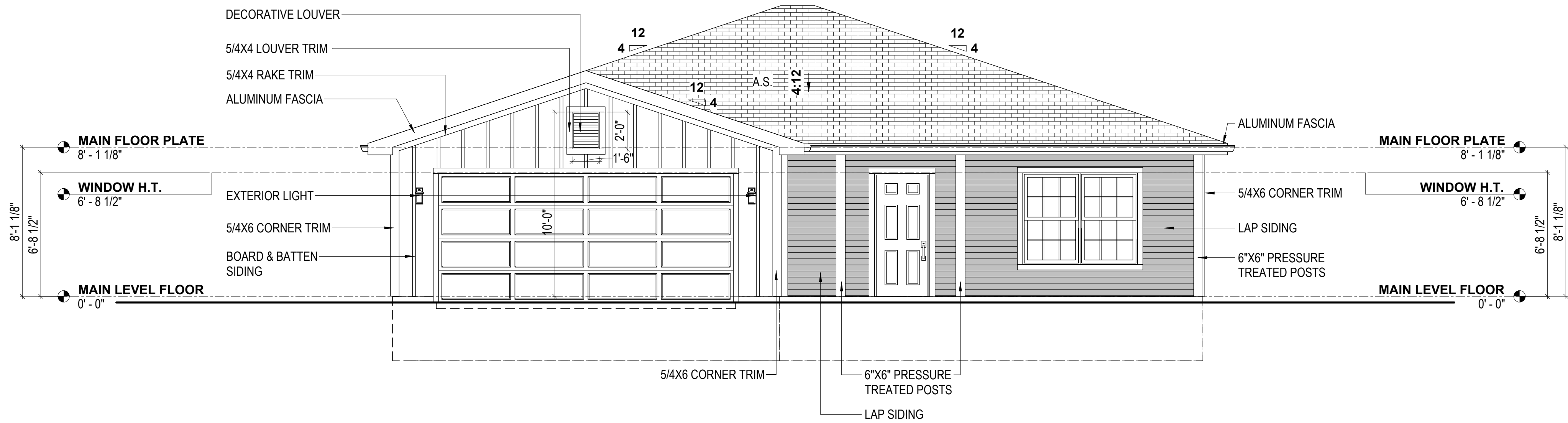
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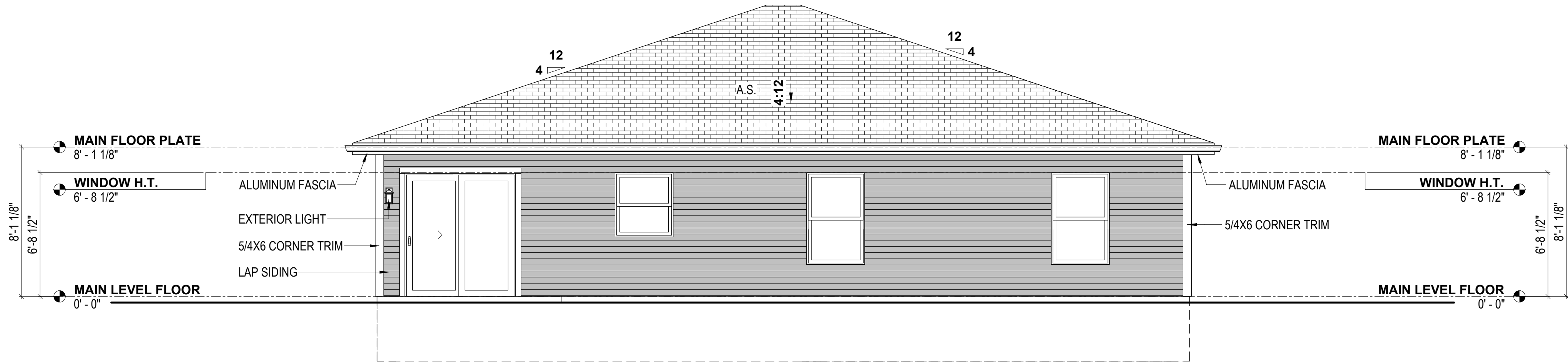


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1
**MODERN FARMHOUSE
FRONT VIEW**
1/4" = 1'-0"



2
**MODERN FARMHOUSE
REAR VIEW**
1/4" = 1'-0"

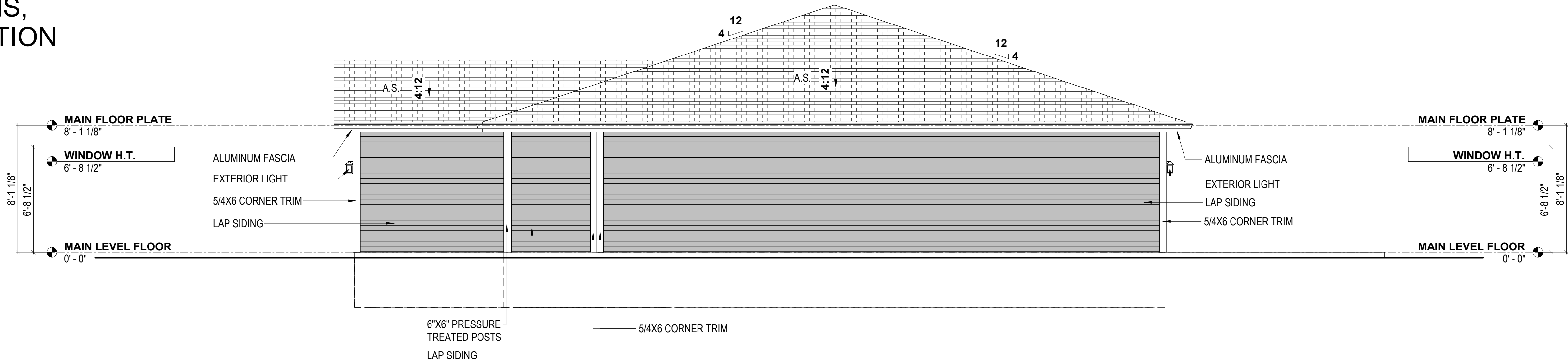
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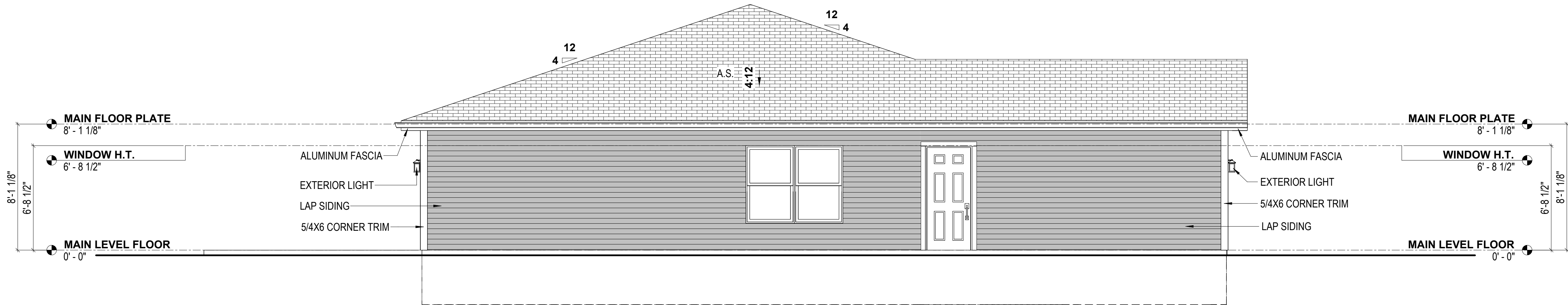
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**MODERN FARMHOUSE
RIGHT VIEW**

1/4" = 1'-0"



**MODERN FARMHOUSE
LEFT VIEW**

1/4" = 1'-0"



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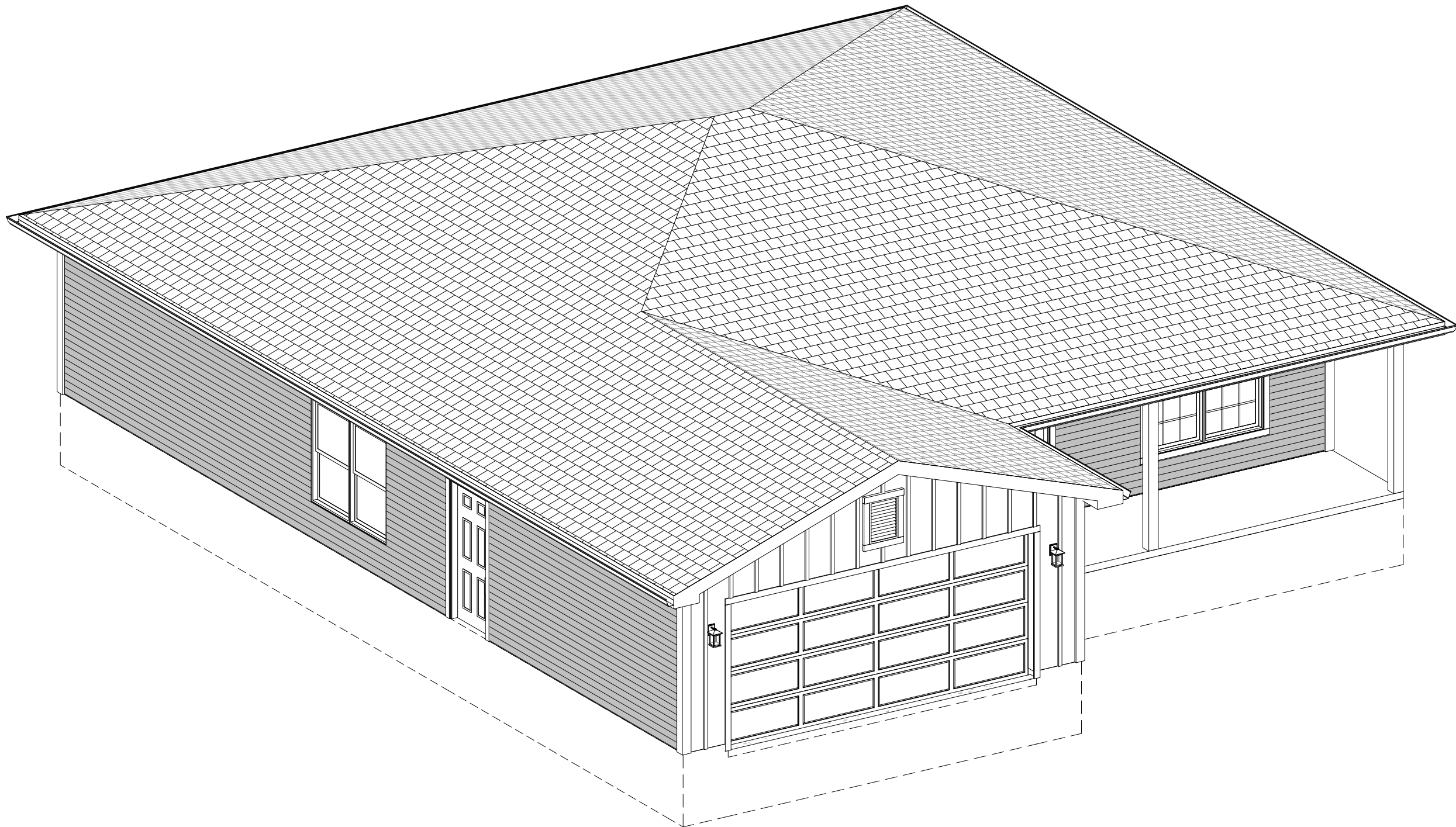
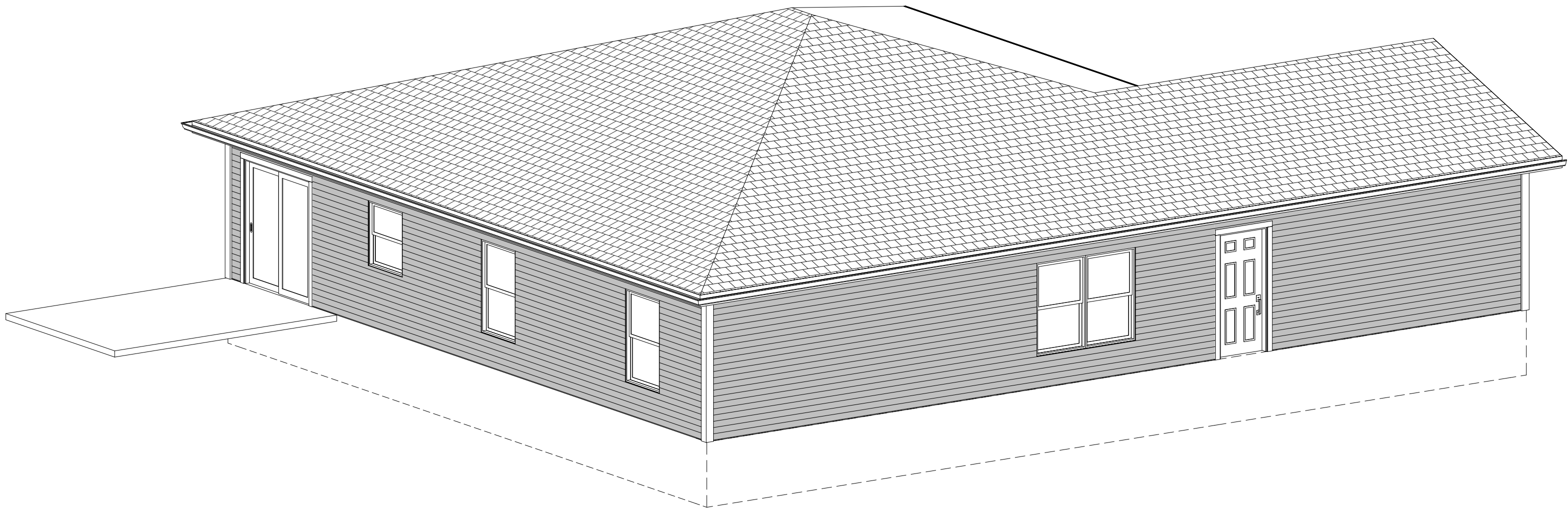
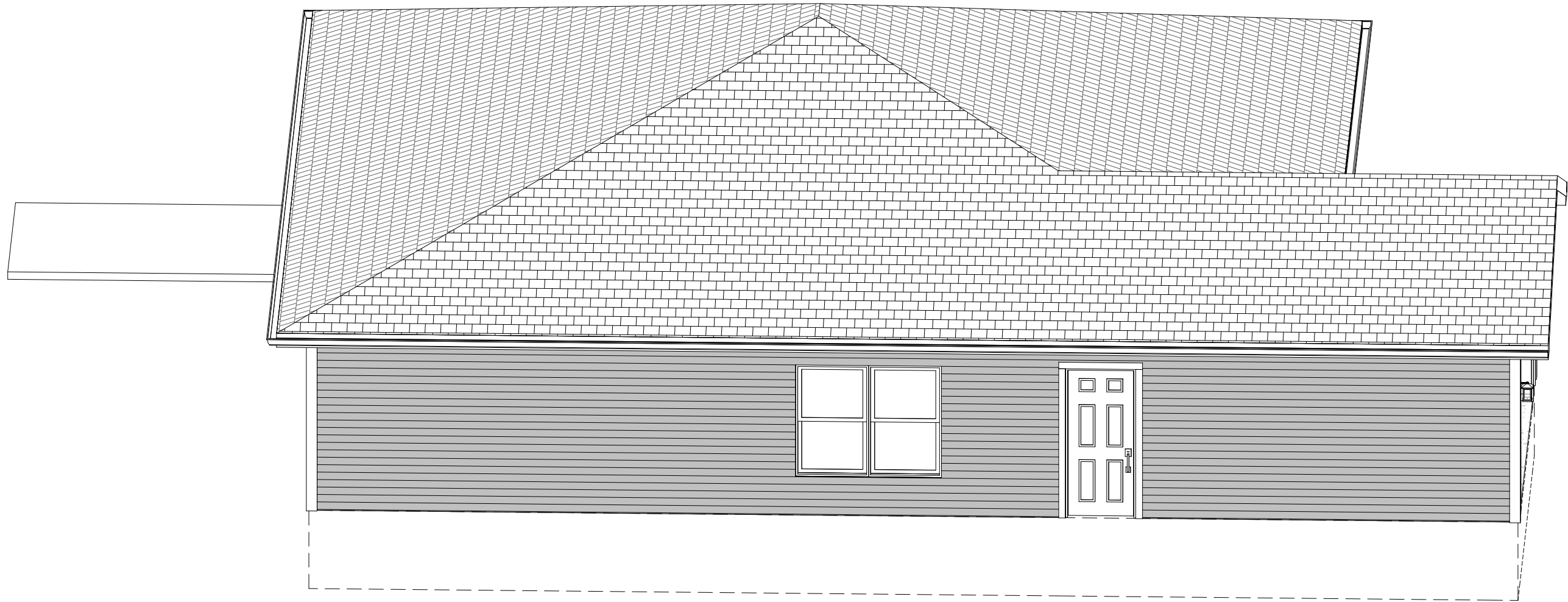
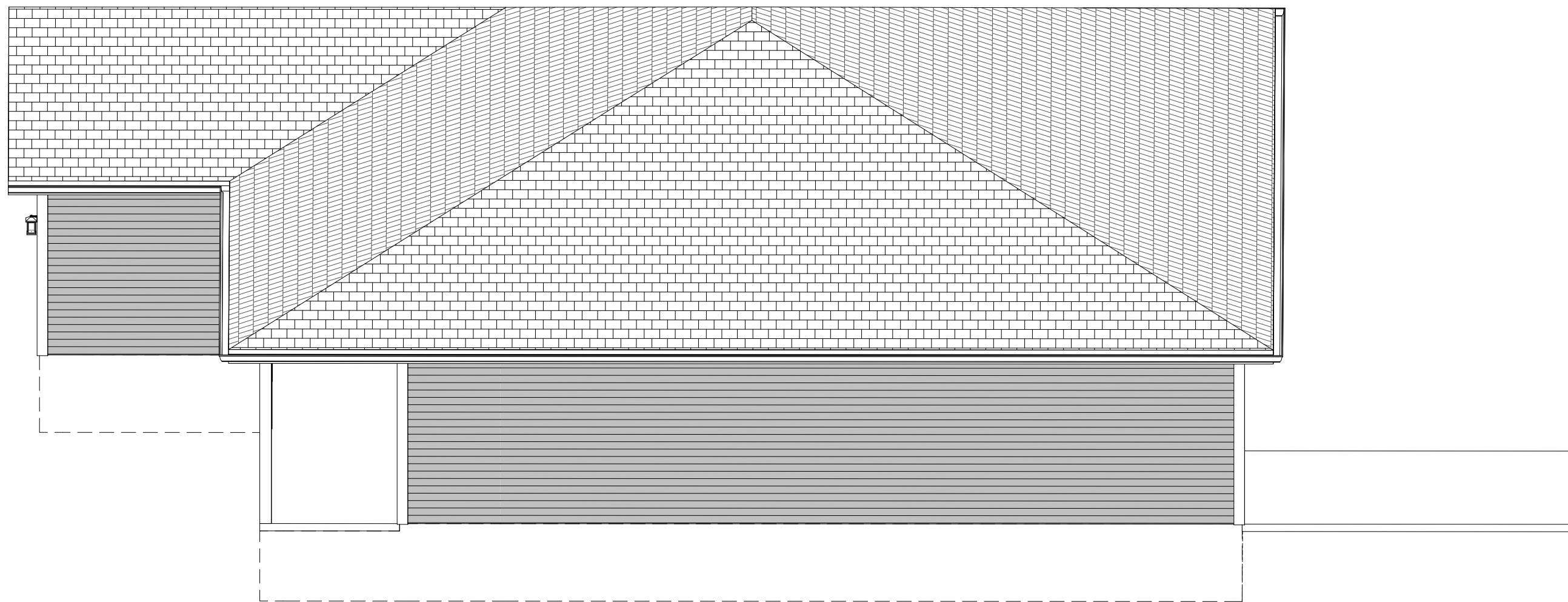
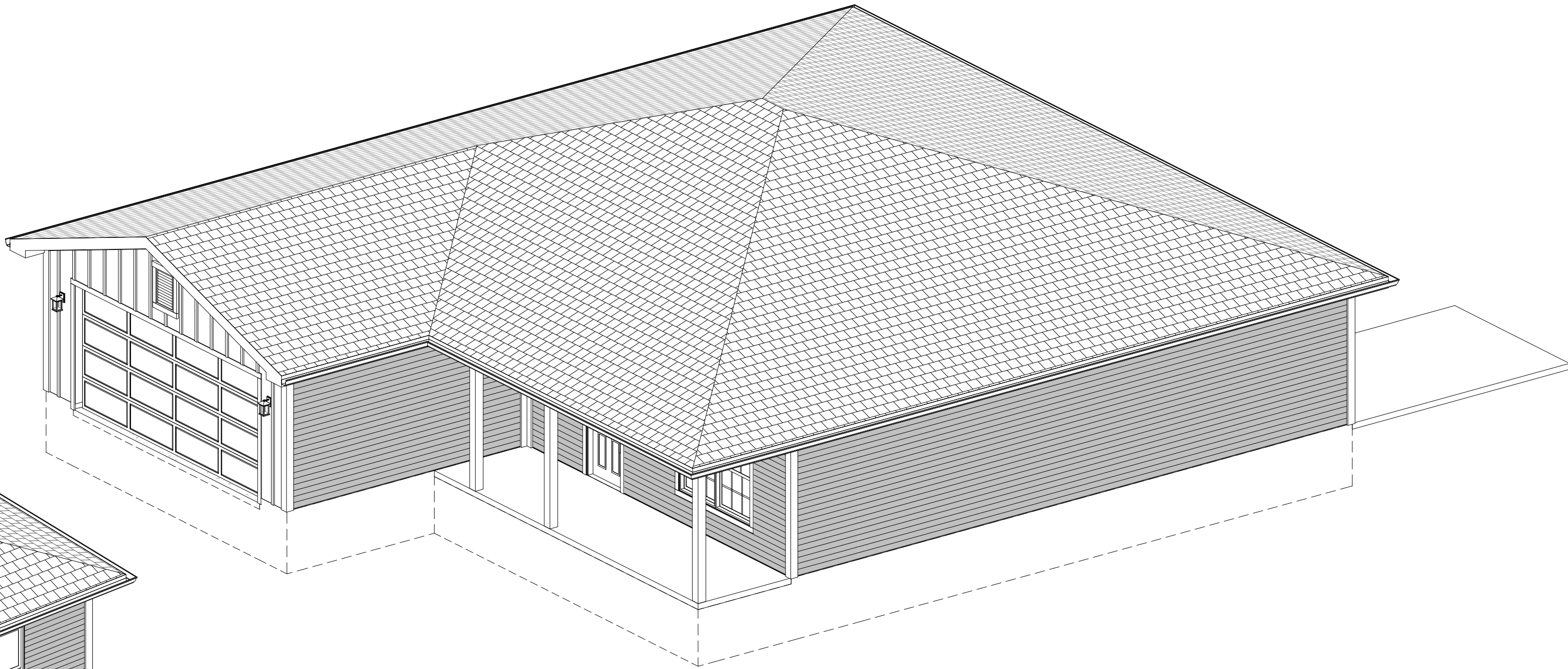
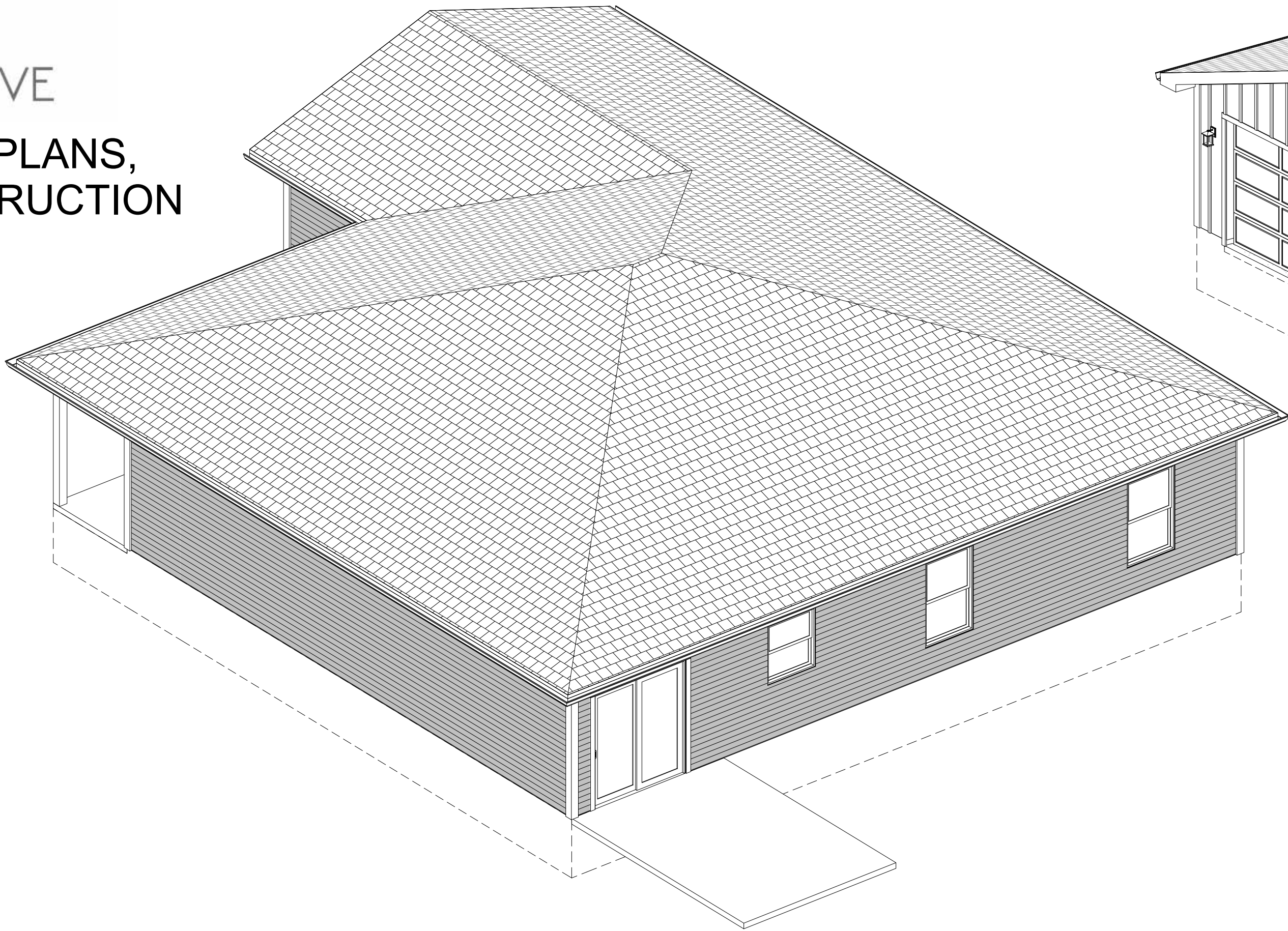
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RANCH #3
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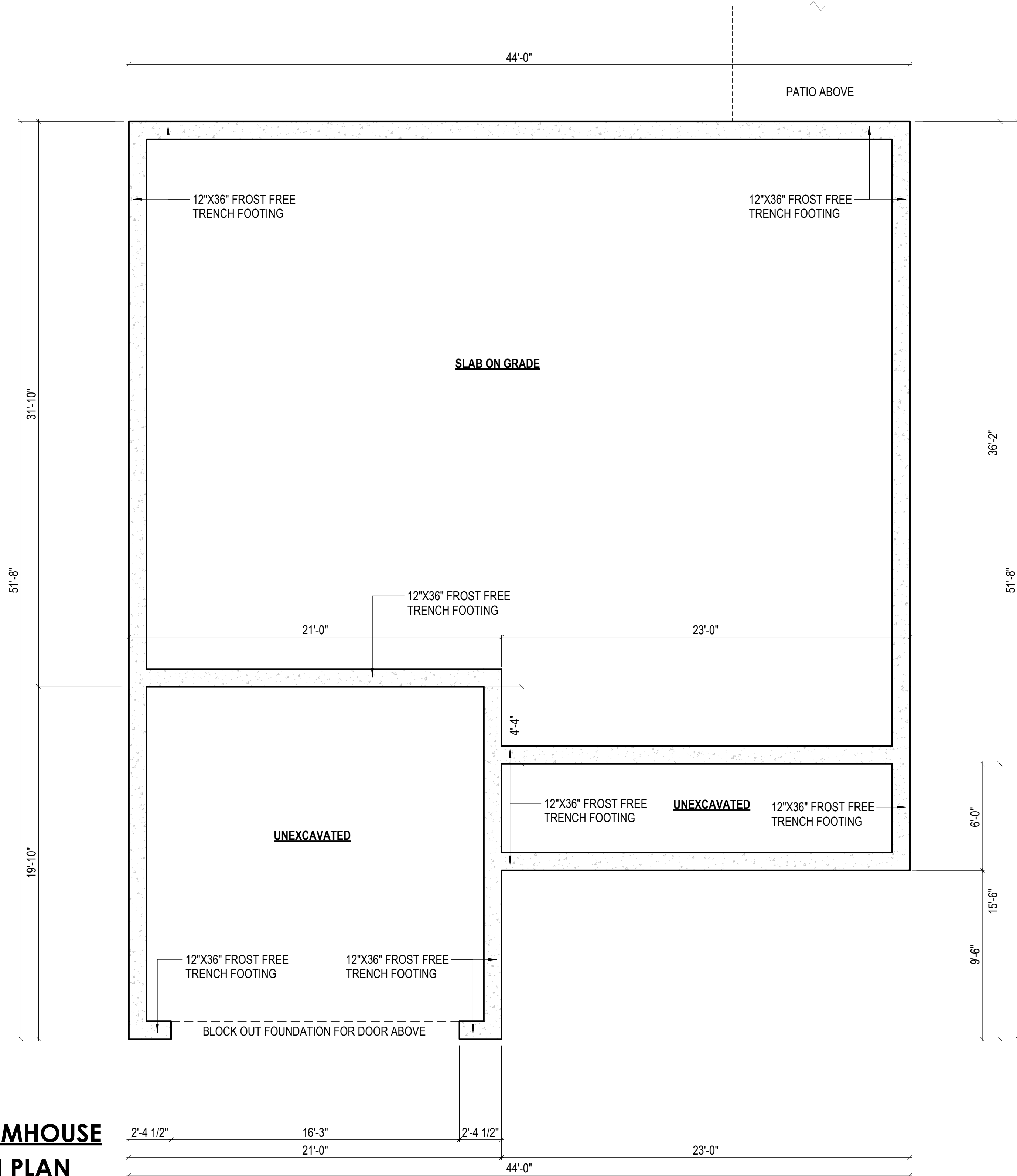
PRELIMINARY PLANS,
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FOUNDATION & FRAMING NOTES

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

MODERN FARMHOUSE
FOUNDATION PLAN

1/4" = 1'-0"



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PRELIMINARY PLANS,
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DOOR SCHEDULE

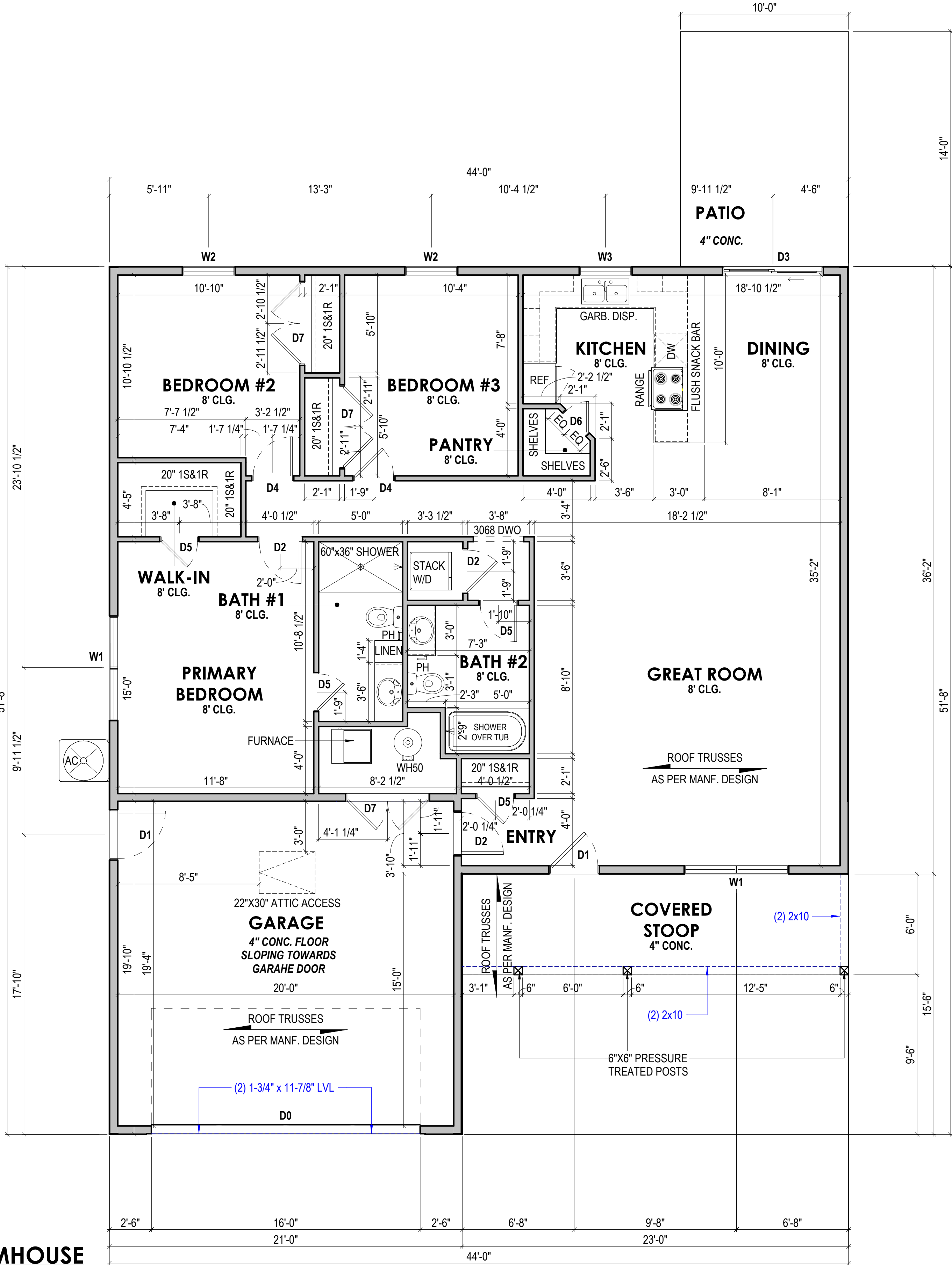
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D0	1	-0' - 4"	16' - 0"	7' - 0"	
D1	2	0' - 0"	3' - 0"	6' - 8"	
D2	3	0' - 0"	2' - 8"	6' - 8"	
D3	1	0' - 0"	6' - 0"	6' - 8"	
D4	2	0' - 0"	2' - 6"	6' - 8"	
D5	4	0' - 0"	2' - 4"	6' - 8"	
D6	1	0' - 0"	2' - 0"	6' - 8"	
D7	3	0' - 0"	5' - 0"	6' - 8"	

WINDOW SCHEDULE

MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	2	1' - 8 3/4"	6' - 2 3/4"	4' - 11 3/4"	
W2	2	1' - 8 3/4"	3' - 1 3/4"	4' - 11 3/4"	
W3	1	3' - 2 3/4"	3' - 1 3/4"	3' - 5 3/4"	

FOUNDATION & FRAMING NOTES

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13. Wall bracing method = CS-WSP



MODERN FARMHOUSE

MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

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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ICE SHIELD TO EXTEND A MINIMUM OF 24" UP THE ROOF FROM THE INSIDE EDGE OF ALL EXTERIOR WALLS

ASPHALT SHINGLES

12

15 # ROOFING FELT

A.P.A. 24/16 RATED SHEATHING 7/16"

ROOF TRUSSES AS PER MANUF.

PROVIDE DRAFT STOPS IN ROOF AREA EVERY 3000 SQFT

FLASHING

GUTTER

1"x8" FASCIA

2"x6" SUB-FASCIA

SOFFIT

UNDERLAYER VENTS SPACED @8'-0" O.C.

2X6 STUDS @ 16" O.C.

BATT OR BLOWN INSULATION ON TOP; TOTAL TO EQUAL R-19 MIN.

1/2" DRYWALL C.L.G. & WALLS

R-19 MIN. INSULATION

8'-1 1/8"

MAIN FLOOR PLATE

SIDING

1/2" OSB SHEATHING

WATER RESISTIVE BARRIER, SUCH AS 15 POUND FELT OR HOUSE WRAP, IS REQUIRED UNDER ALL SIDING MATERIALS

2X6 SILL PLATE

NON ABSORBENT EXP. JOINT

6" MIN. FROM GRADE TO WOOD GRADE

4" CONC. FLOOR

POLY VAPOR BARRIER

4" SAND FILL

36" DEEP FROST-FREE TRENCH FOOTING

2) TYPICAL GARAGE & WALL SECTION

Diagram illustrating the cross-section of a foundation wall and footing, showing various materials and dimensions:

- 2X6 FRAME WALL STUD @ 16" O.C.
- BATT OR BLOWN R-19 MIN. INSULATION
- PRESSURE TREATED SILL PLATE
- ANCHOR BOLTS
- (2) #4 REBAR
- 4" CONC. FLOOR
- R-10 RIGID INSULATION TO 24"
- ALTERNATE #4 REBAR @ 24" O.C. OR #5 REBAR @ 30" O.C. VERTICAL
- 6"X6" CMU
- 6" MIN.
- 4" MIN.
- 12"X36" TRENCH FOOTING
- 4" MIN.
- (2) #4 REBAR
- EXTERIOR FINISH
- 1/2" OSB SHEATHING
- MOISTURE BARRIER UNDER SIDING ON PLYWOOD SHEATHING AREAS
- EARTH FILL

2 GARAGE TO HOUSE WALL SECTION

ROOF TRUSSES PER
MANUFACTURER

1'-4" OVERHANG (TYP.)

GABLE 1'-4" OVERHANG

MODERN FARMHOUSE

ROOF PLAN

The diagram consists of a large square frame. Inside, a smaller square is defined by dashed lines. Solid lines form a path that starts at the top-left corner, goes diagonally to the center, then horizontally to the right, then diagonally down to the bottom-right corner, then horizontally to the left, then vertically down to the bottom-left corner, and finally horizontally back to the start. This path is labeled with 'A.S.' and '4:12' at several points, with arrows indicating the direction of travel. Specifically, there are labels at the top center, middle left, middle right, and bottom center. The bottom center label 'A.S. 4:12' has an arrow pointing right. The middle right label 'A.S. 4:12' has an arrow pointing right. The middle left label 'A.S. 4:12' has an arrow pointing left. The top center label 'A.S. 4:12' has an arrow pointing up. There are also labels 'R.2' and 'C.2' near the bottom right corner, with arrows pointing right and up respectively.

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

To the best of our knowledge these plans are drawn to comply with owner's specifications. The contractor, sub-contractors, suppliers, and/or homeowners shall verify all dimensions and quantities of materials and work shown on these drawings. The contractor shall be responsible for the exclusive use of written permission of VWR Inc. Use of these drawings and concepts contained therein without the written permission of VWR Inc. is prohibited.

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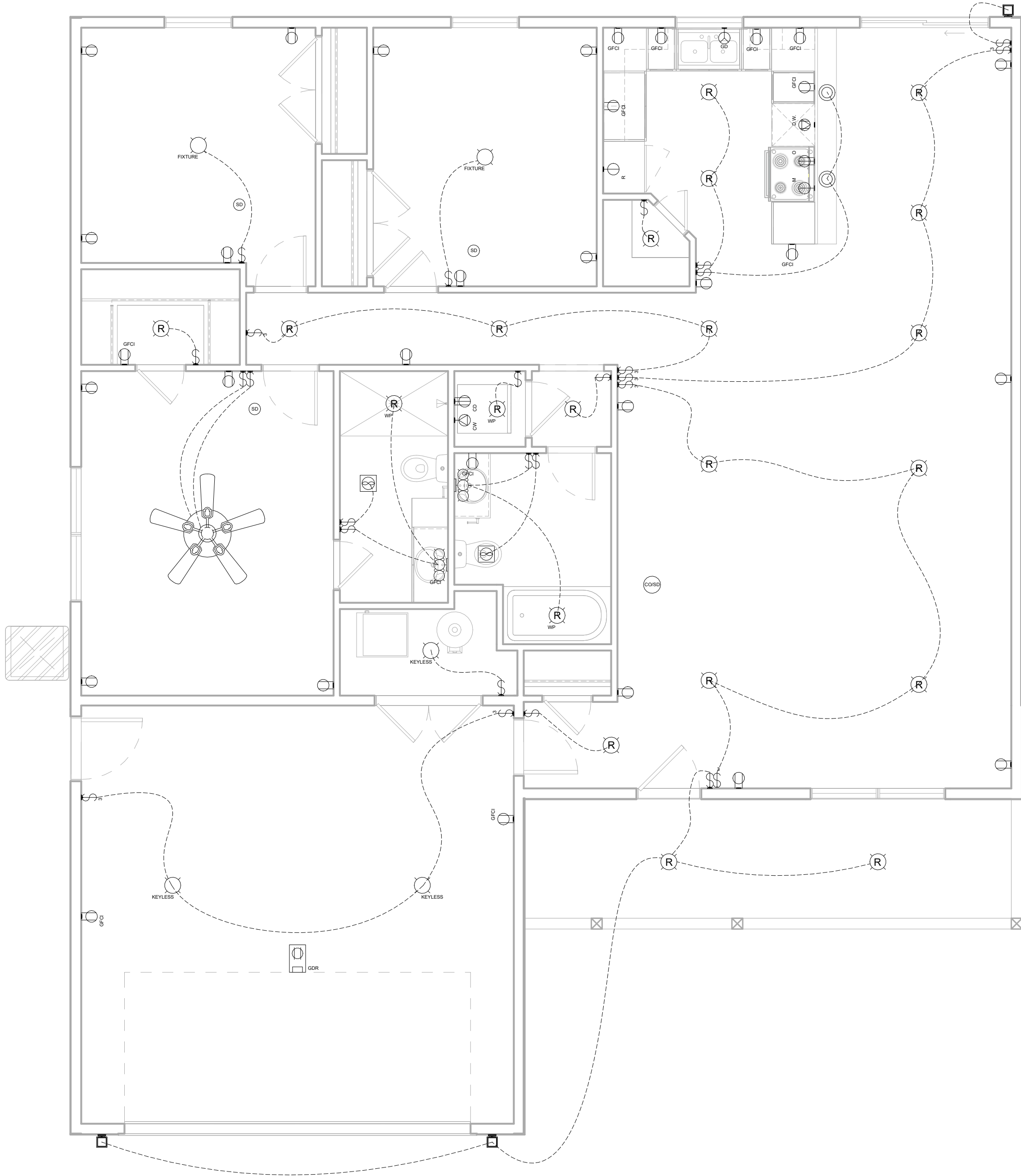
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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	110V Receptacles: Duplex
	110V Receptacles: GFCI
	110V Single Receptacle: Microwave
	110V Single Receptacle: Refrigerator
	220V/240V Receptacles: Clothes Dryer
	220V/240V Receptacles: Oven
	Ceiling 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	



1

MODERN FARMHOUSE
MAIN LEVEL ELECTRICAL PLAN

1/4" = 1'-0"



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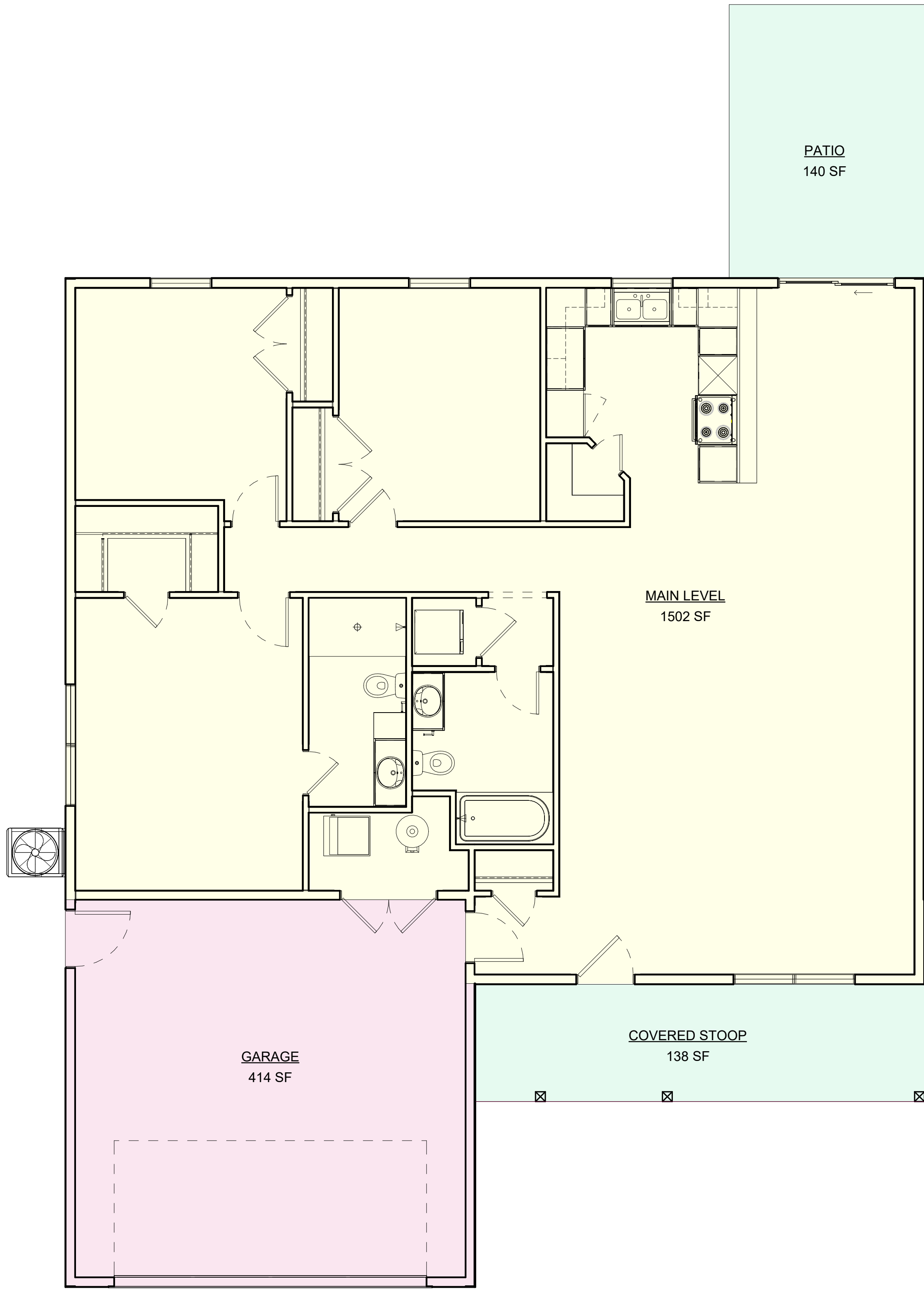
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MODERN FARMHOUSE

MAIN LEVEL AREA PLAN

1/4" = 1'-0"

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