

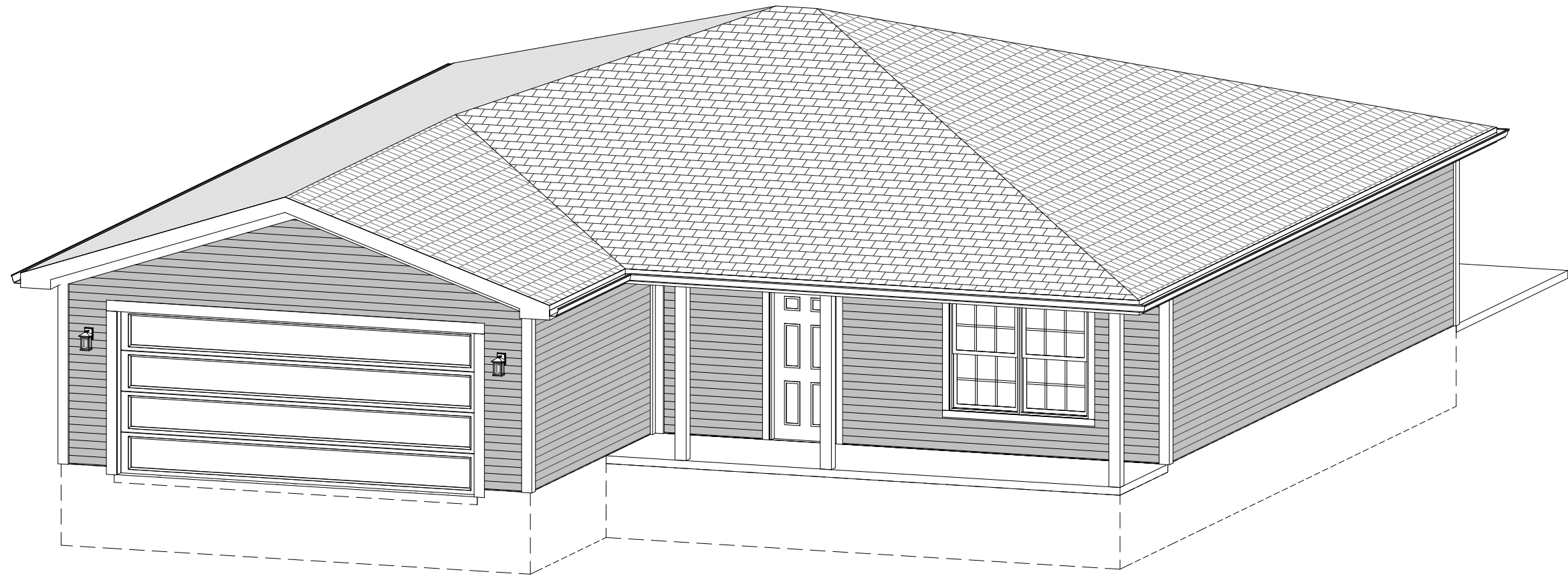


VIRTUACTIVE

PRELIMINARY PLANS,  
NOT FOR CONSTRUCTION

# HOMESTEAD COMMUNITIES - RANCH #3 - TRANSITIONAL

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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### 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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PROJECT LOCATION:

ADDRESS

PREPARED FOR:

HOMESTEAD COMMUNITIES  
RANCH #3  
Client Name



DATE:

10/1/2025

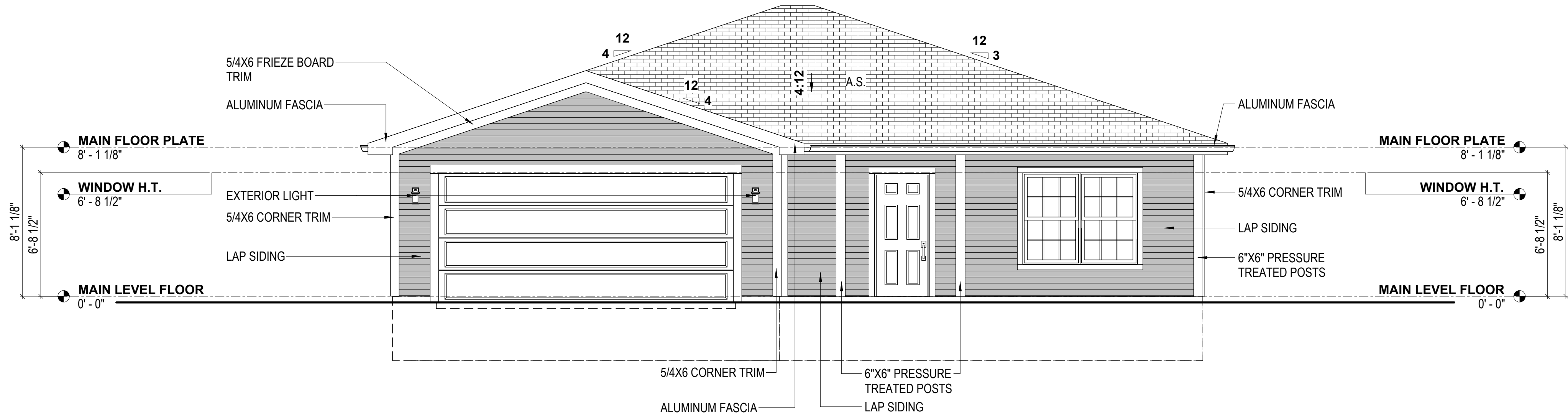
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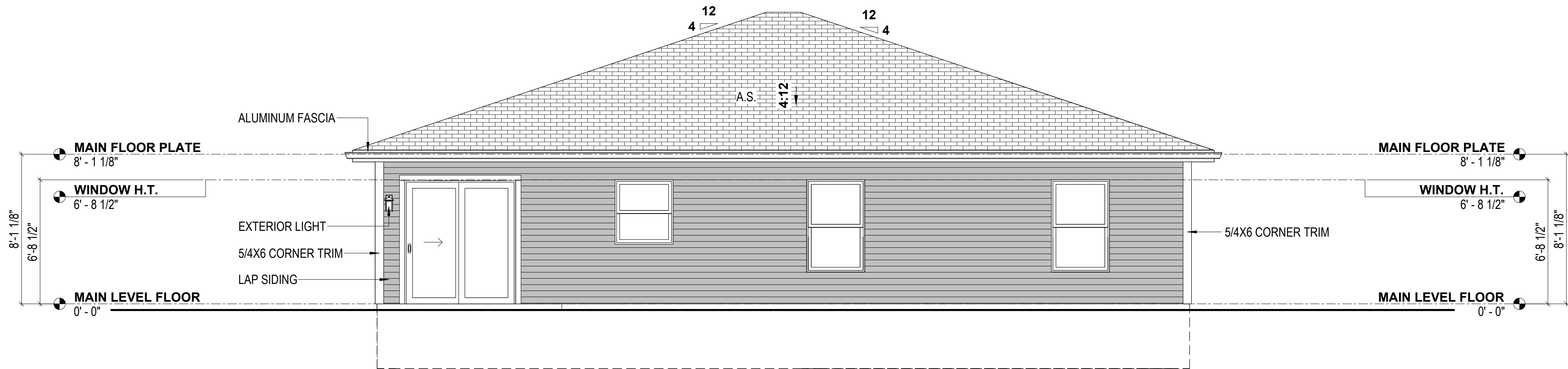


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PRELIMINARY PLANS,  
NOT FOR CONSTRUCTION



1  
**TRANSITIONAL  
FRONT VIEW**  
1/4" = 1'-0"



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

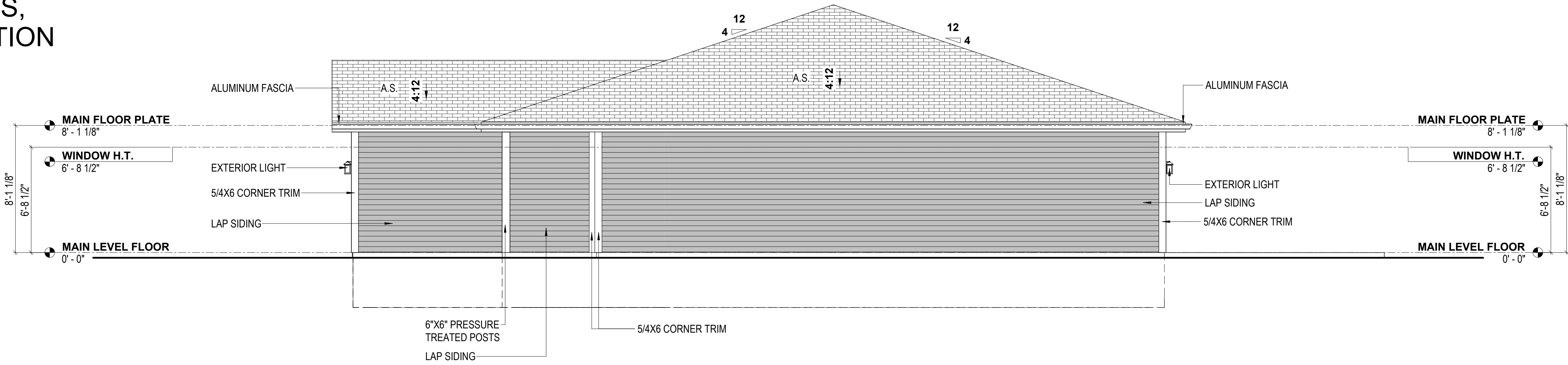
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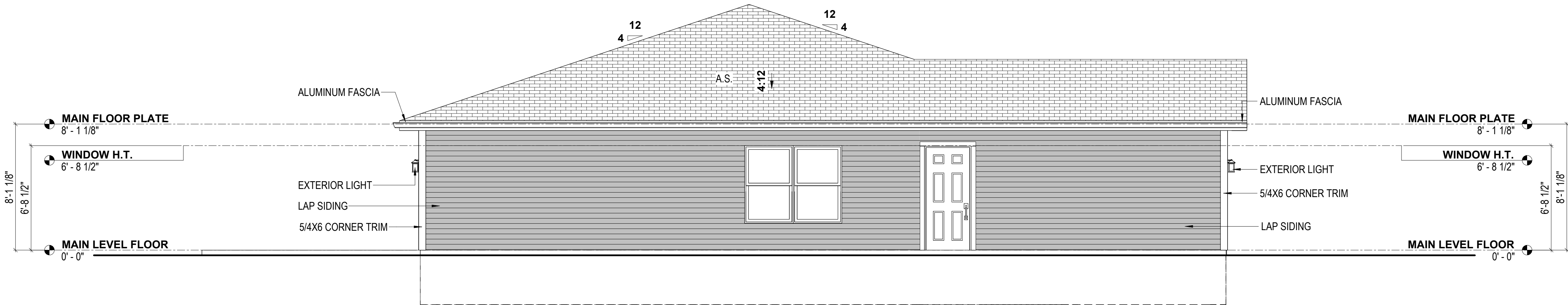
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Client Name

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1  
1/4" = 1'-0"



2  
1/4" = 1'-0"

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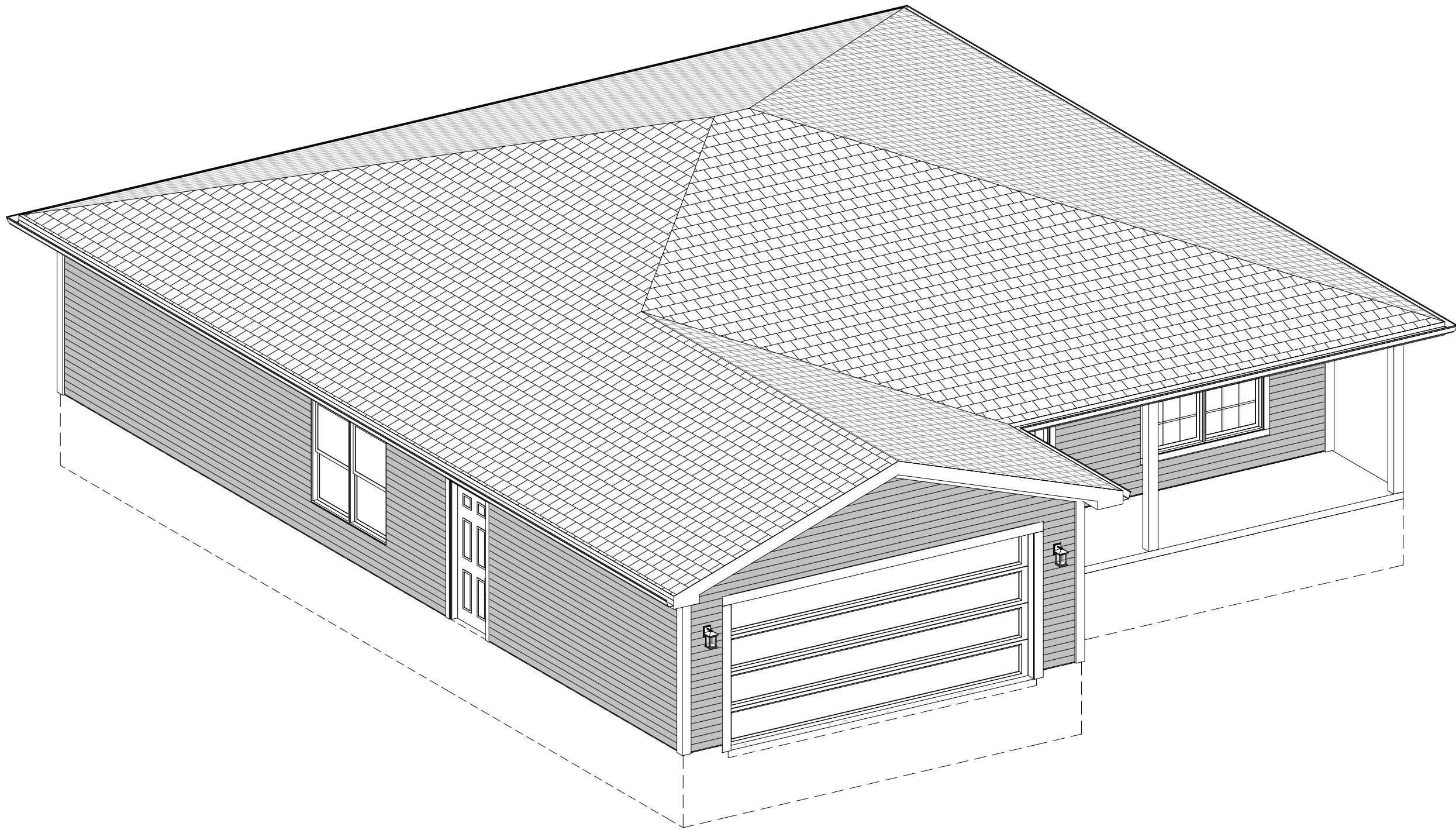
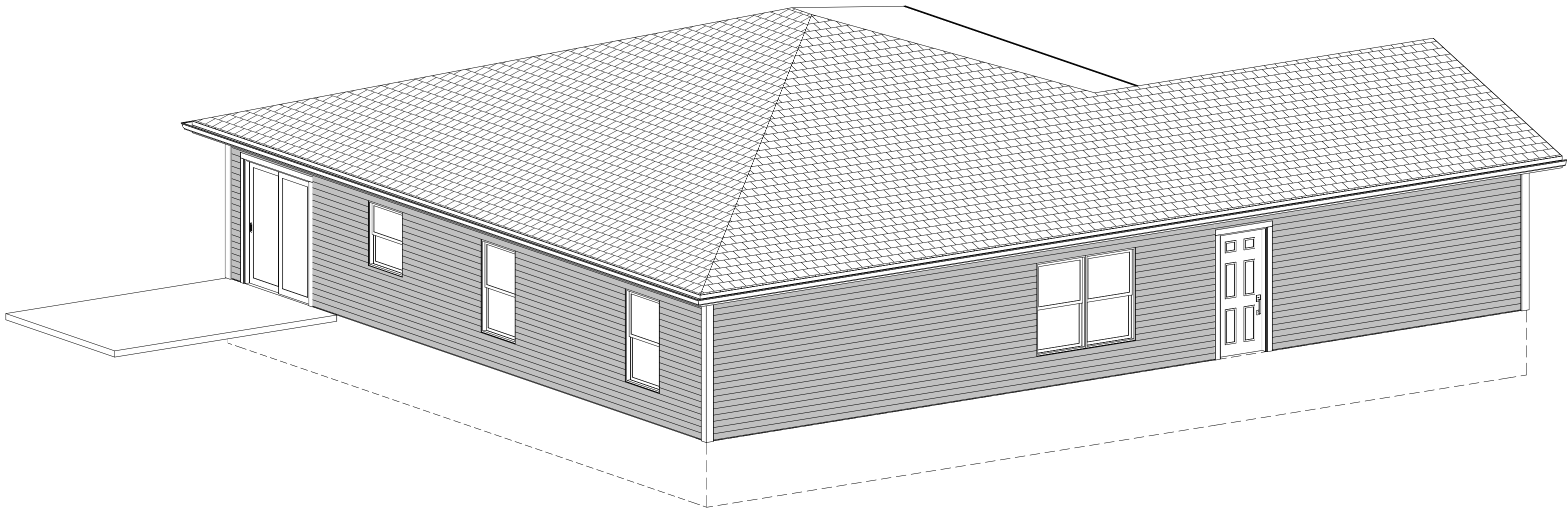
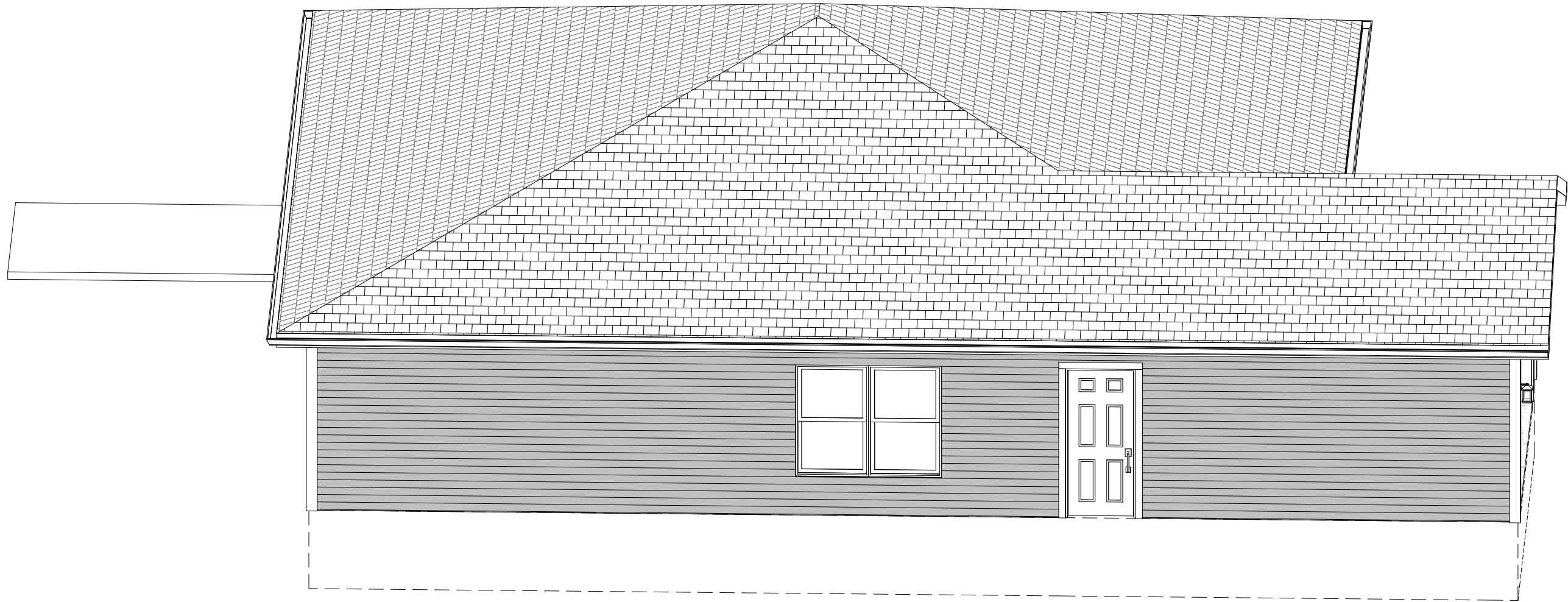
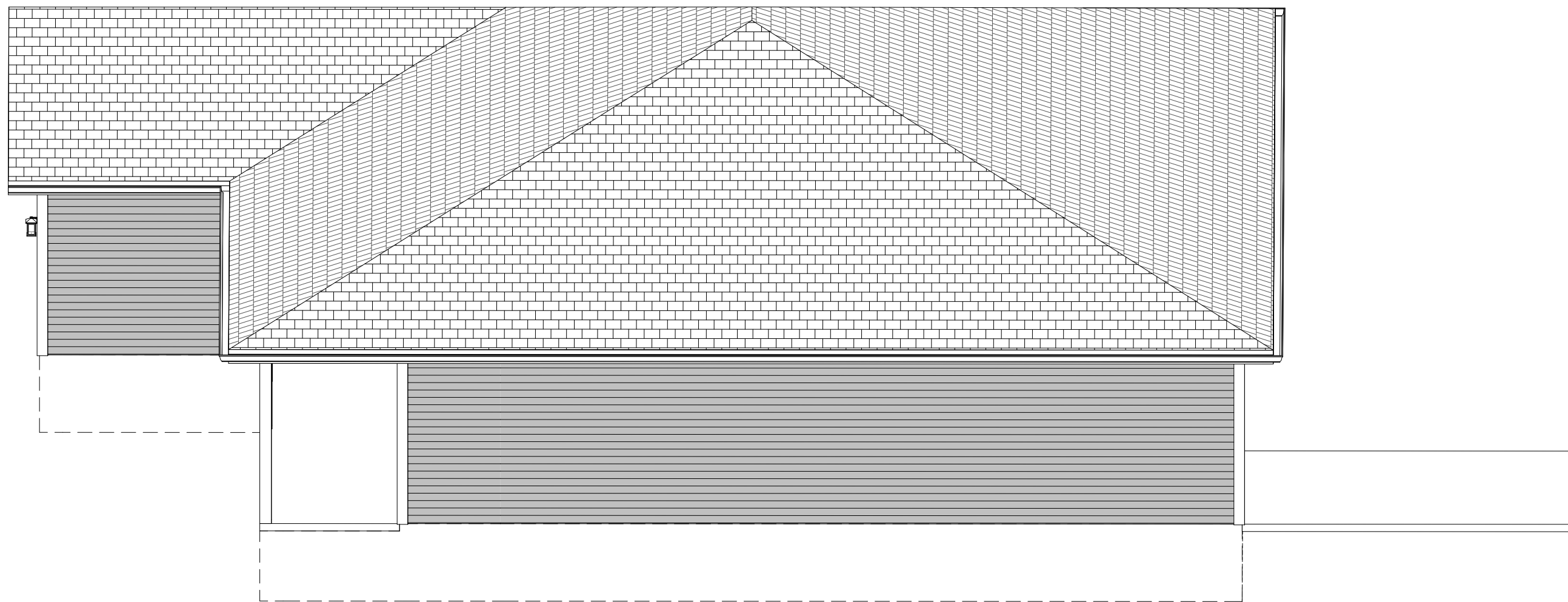
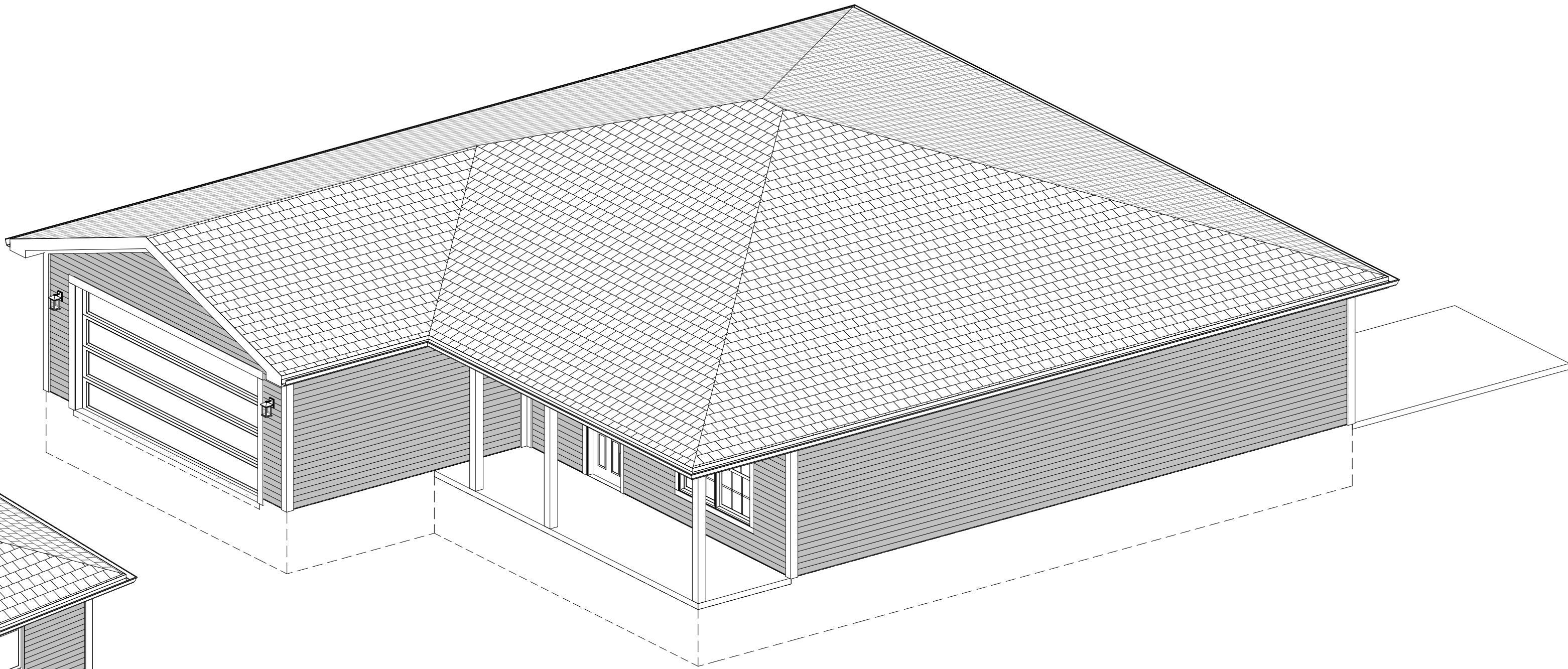
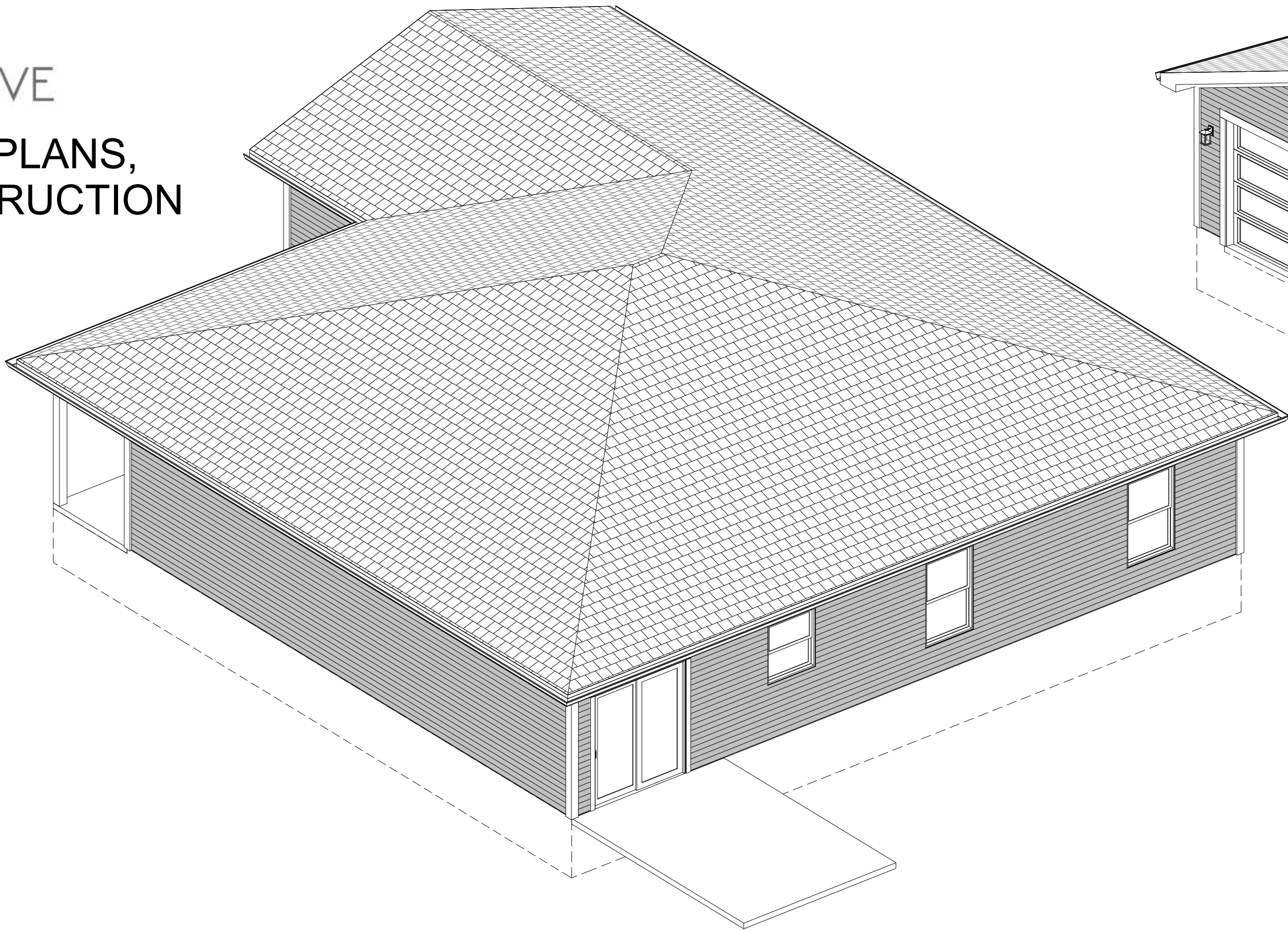
| PROJECT LOCATION: |
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| RANCH #3              |
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PRELIMINARY PLANS,  
NOT FOR CONSTRUCTION



| NUMBER | DATE | REVISION TABLE | REVISION BY | DESCRIPTION |
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PROJECT LOCATION:  
ADDRESS

PREPARED FOR:  
HOMESTEAD COMMUNITIES  
RANCH #3  
Client Name





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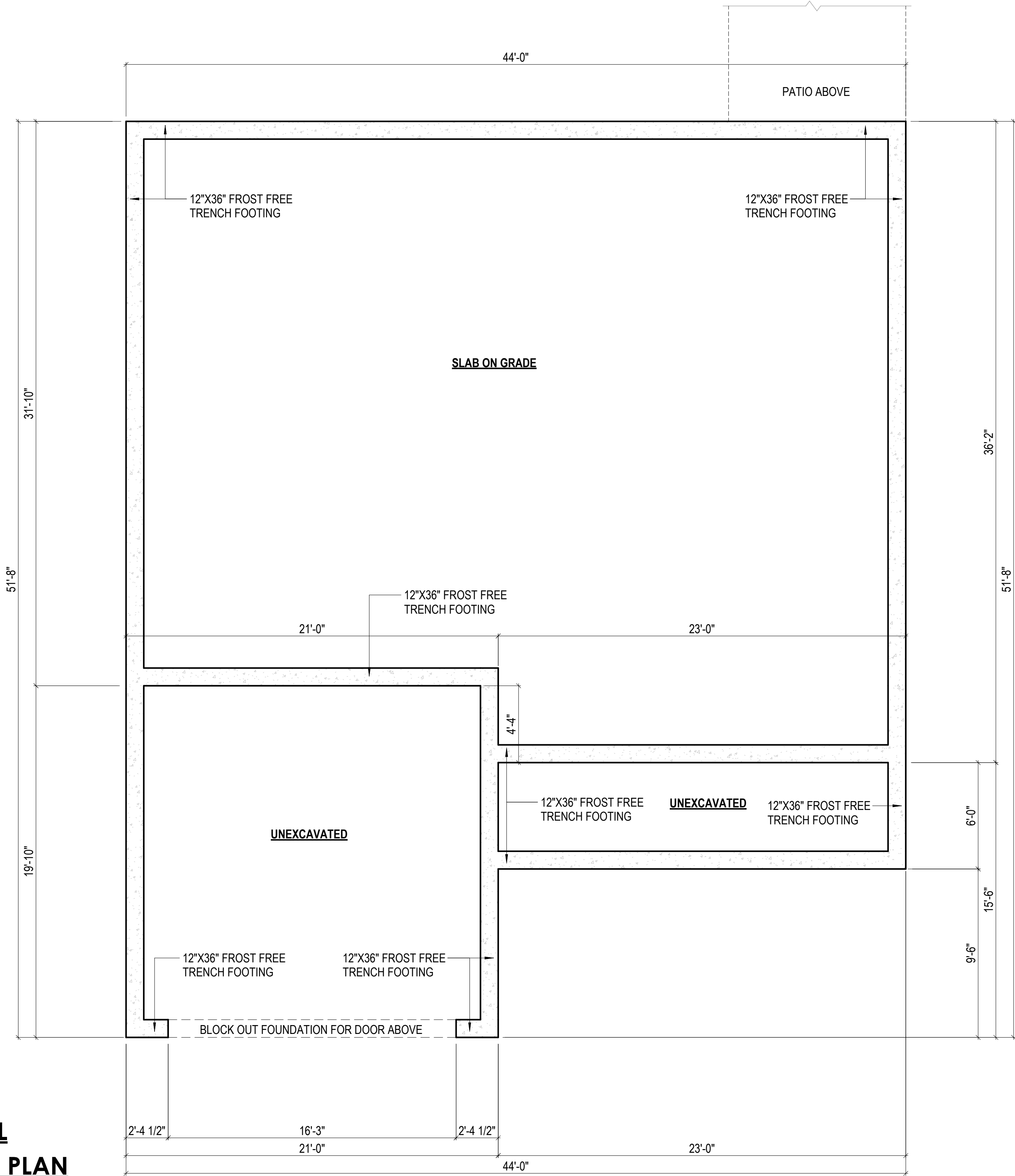
PRELIMINARY PLANS,  
NOT FOR CONSTRUCTION

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

TRANSITIONAL  
FOUNDATION PLAN

1/4" = 1'-0"



| REVISION TABLE | NUMBER | DATE | REVISED BY | DESCRIPTION |
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|--------------------------------------------------|-------------------|
| HOMESTEAD COMMUNITIES<br>RANCH #3<br>Client Name | ADDRESS           |

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PRELIMINARY PLANS,  
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## DOOR SCHEDULE

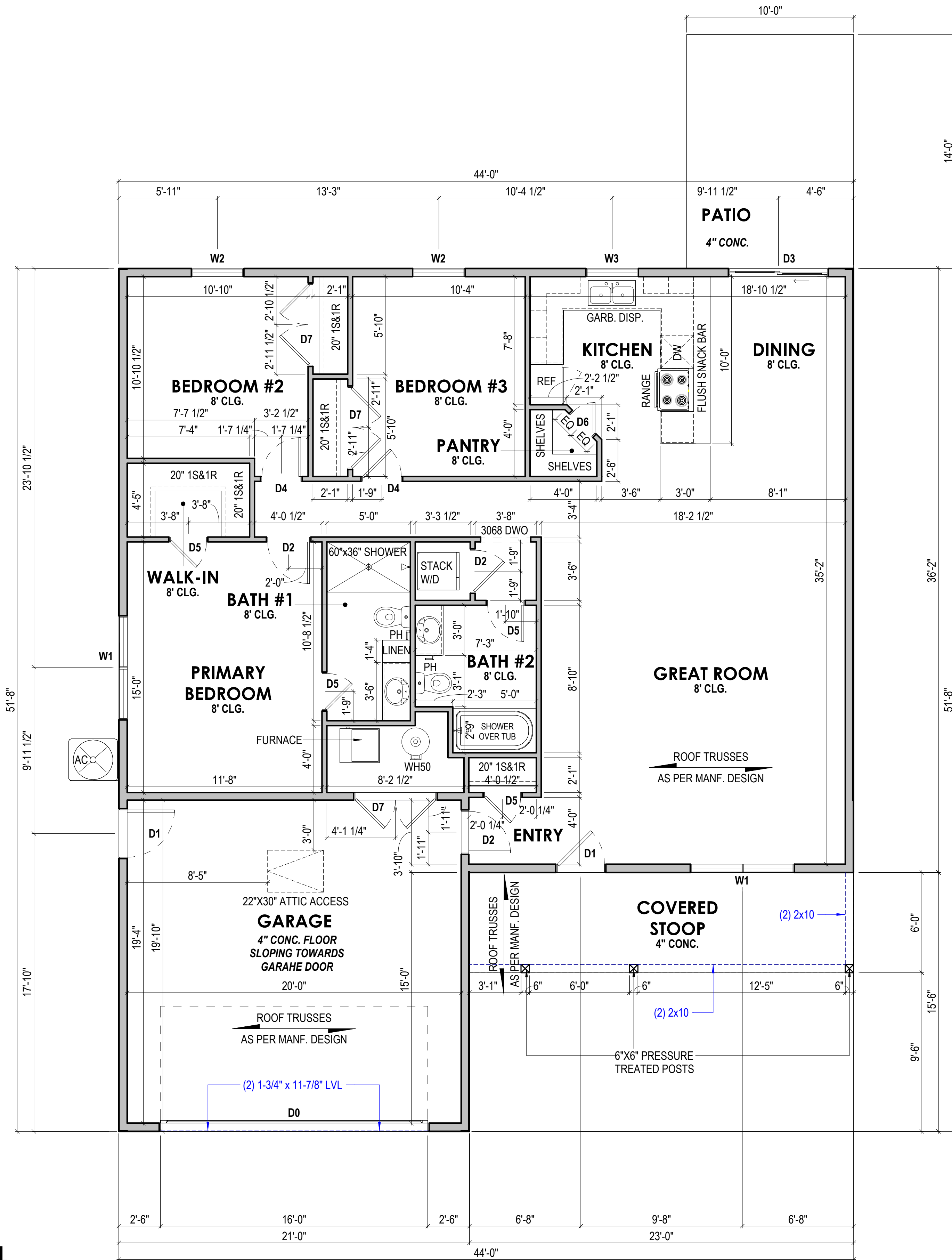
| MARK | COUNT | SILL HEIGHT | WIDTH    | HEIGHT  | MODEL |
|------|-------|-------------|----------|---------|-------|
| D0   | 1     | -0' - 4"    | 16' - 0" | 7' - 0" |       |
| D1   | 2     | 0' - 0"     | 3' - 0"  | 6' - 8" |       |
| D2   | 3     | 0' - 0"     | 2' - 8"  | 6' - 8" |       |
| 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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12. All centerline dimensions for fixtures should be double checked for field accuracy.
13. Wall bracing method = CS-WSP



## TRANSITIONAL

## MAIN LEVEL FLOOR PLAN

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

|                         |         |
|-------------------------|---------|
| <b>FINISHED SQ. FT.</b> |         |
| MAIN LEVEL              | 1502 SF |
| TOTALS                  | 1502 SF |

| <b>UNFINISHED SQ. FT.</b> |               |
|---------------------------|---------------|
| COVERED STOOP             | 138 SF        |
| GARAGE                    | 414 SF        |
| PATIO                     | 140 SF        |
| <b>TOTALS</b>             | <b>692 SF</b> |



| REVISION TABLE |      |                         |
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PROJECT LOCATION:

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PREPARED FOR:

HOMESTEAD COMMUNITIES  
RANCH #3

Client Name

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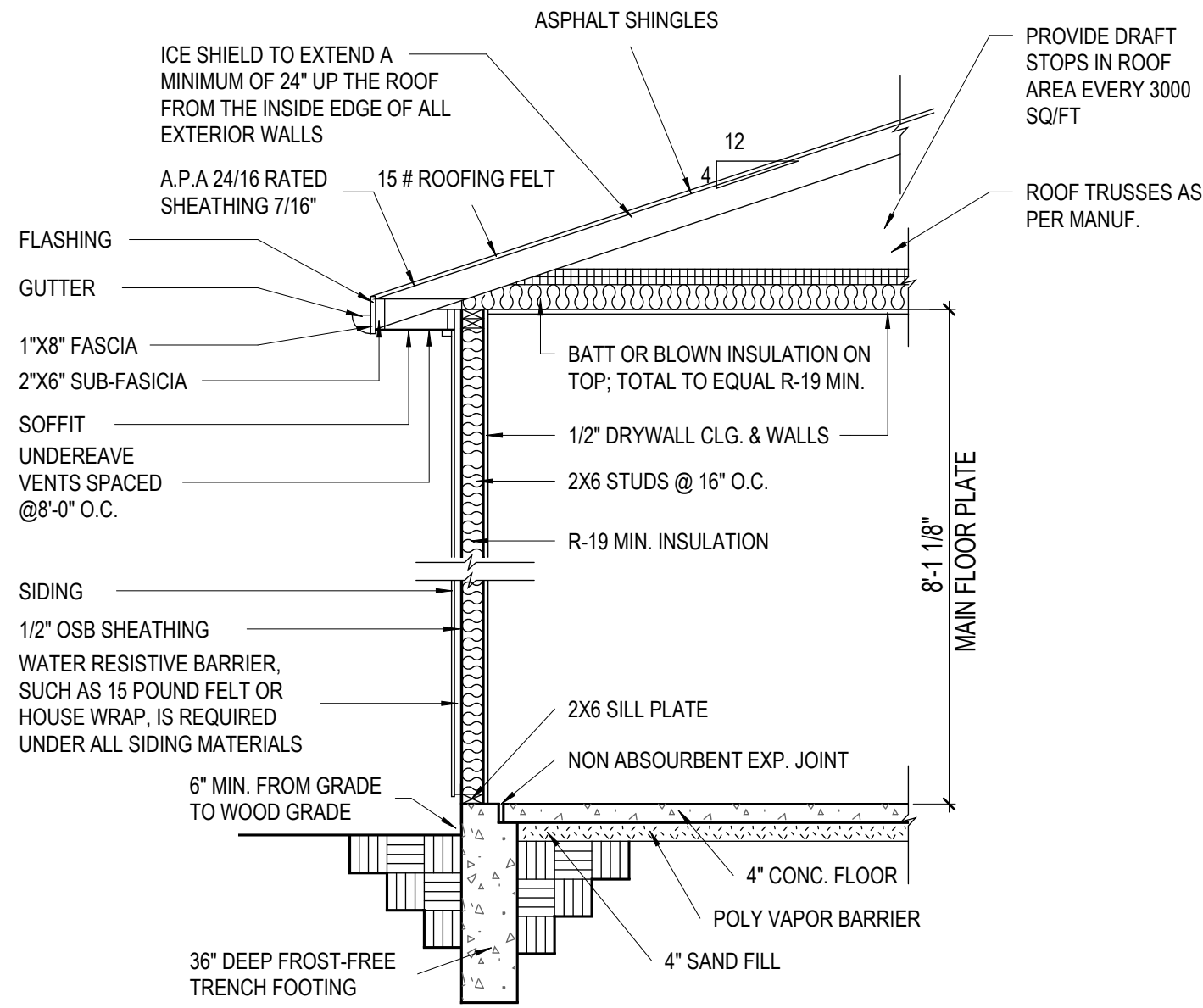
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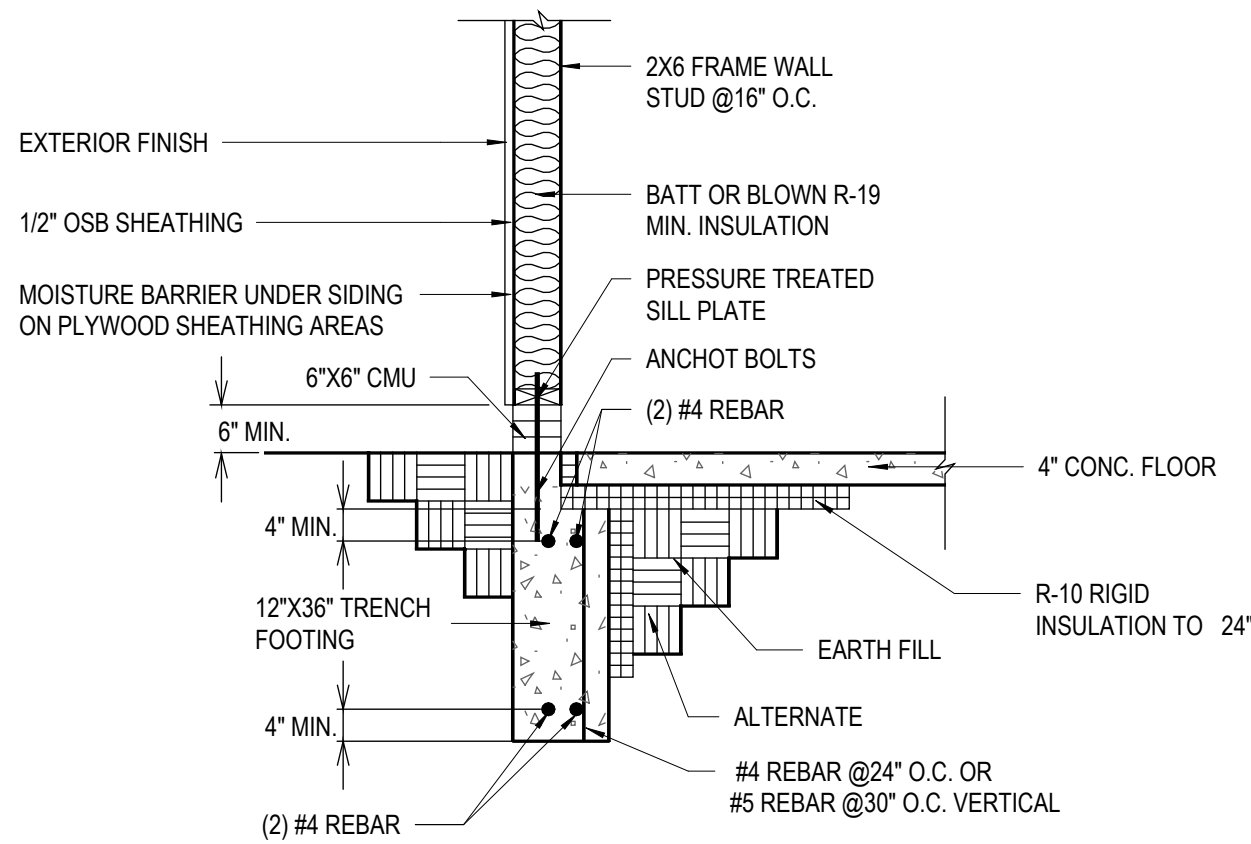
PRELIMINARY PLANS,  
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(SEE WALK-OUT WALL SECTION FOR REBAR INFORMATION)

2 **TYPICAL GARAGE & WALL SECTION**

3/8" = 1'-0"



3 **GARAGE TO HOUSE WALL SECTION**

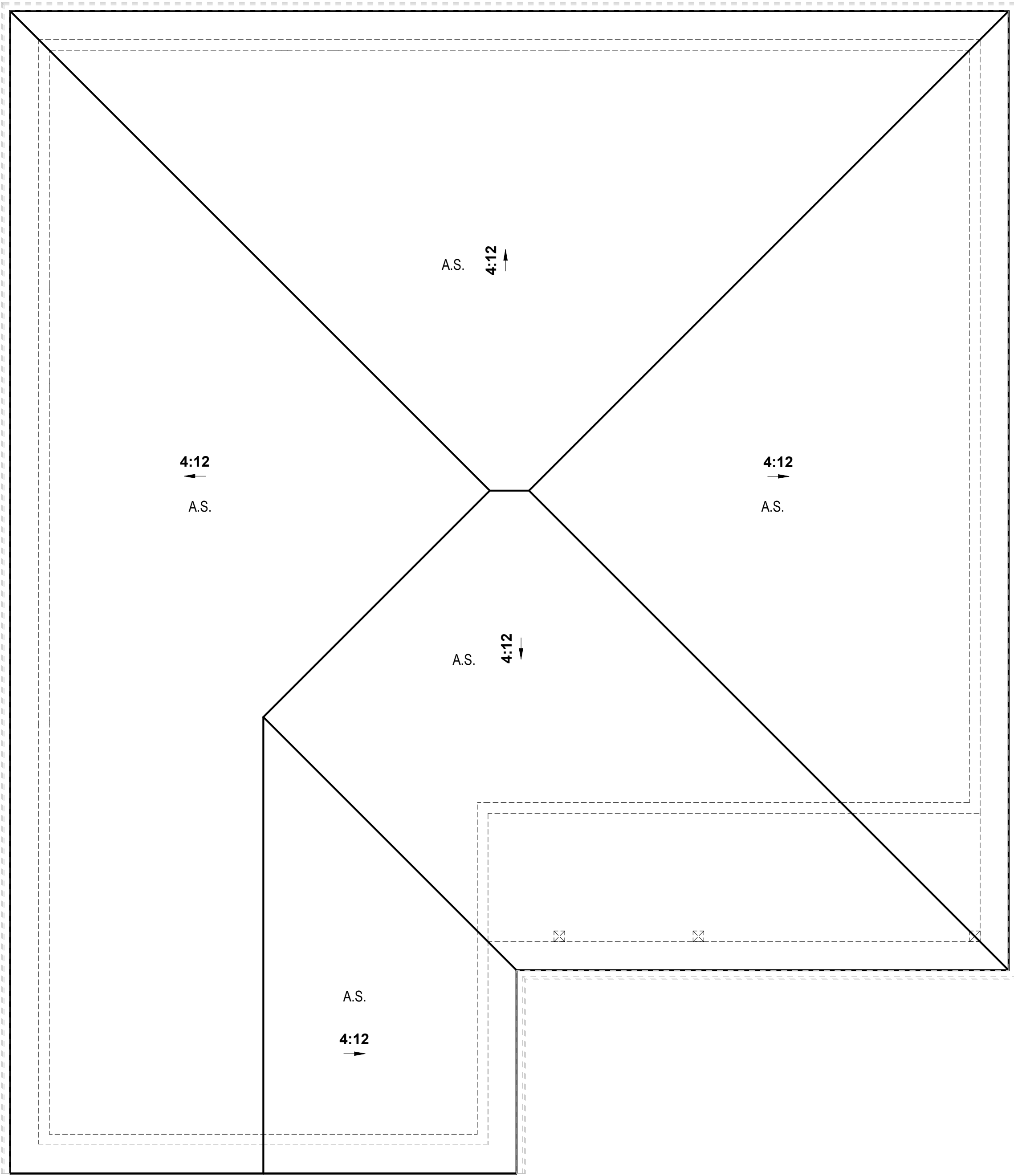
1/2" = 1'-0"

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

1

**TRANSITIONAL  
ROOF PLAN**

1/4" = 1'-0"



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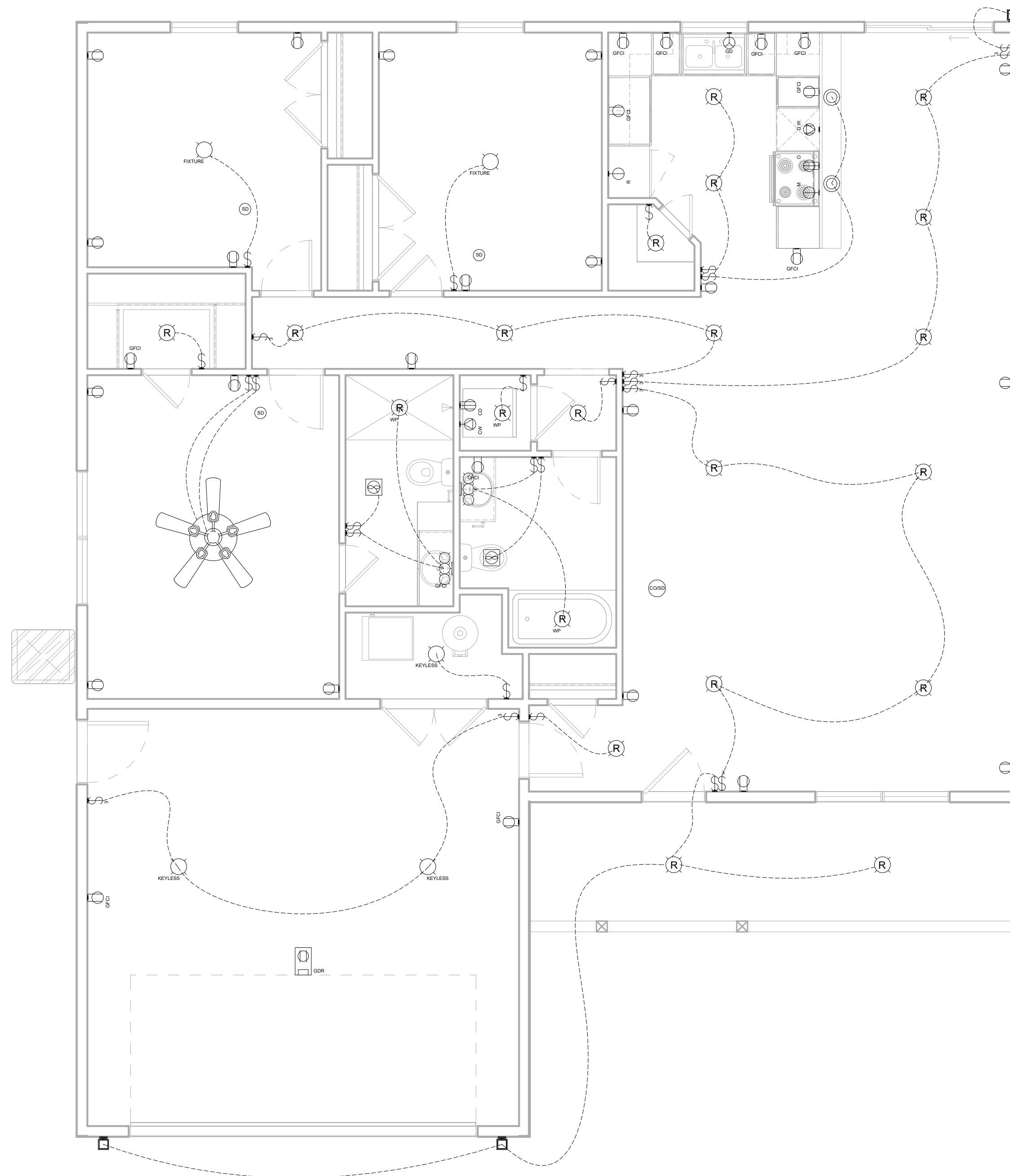
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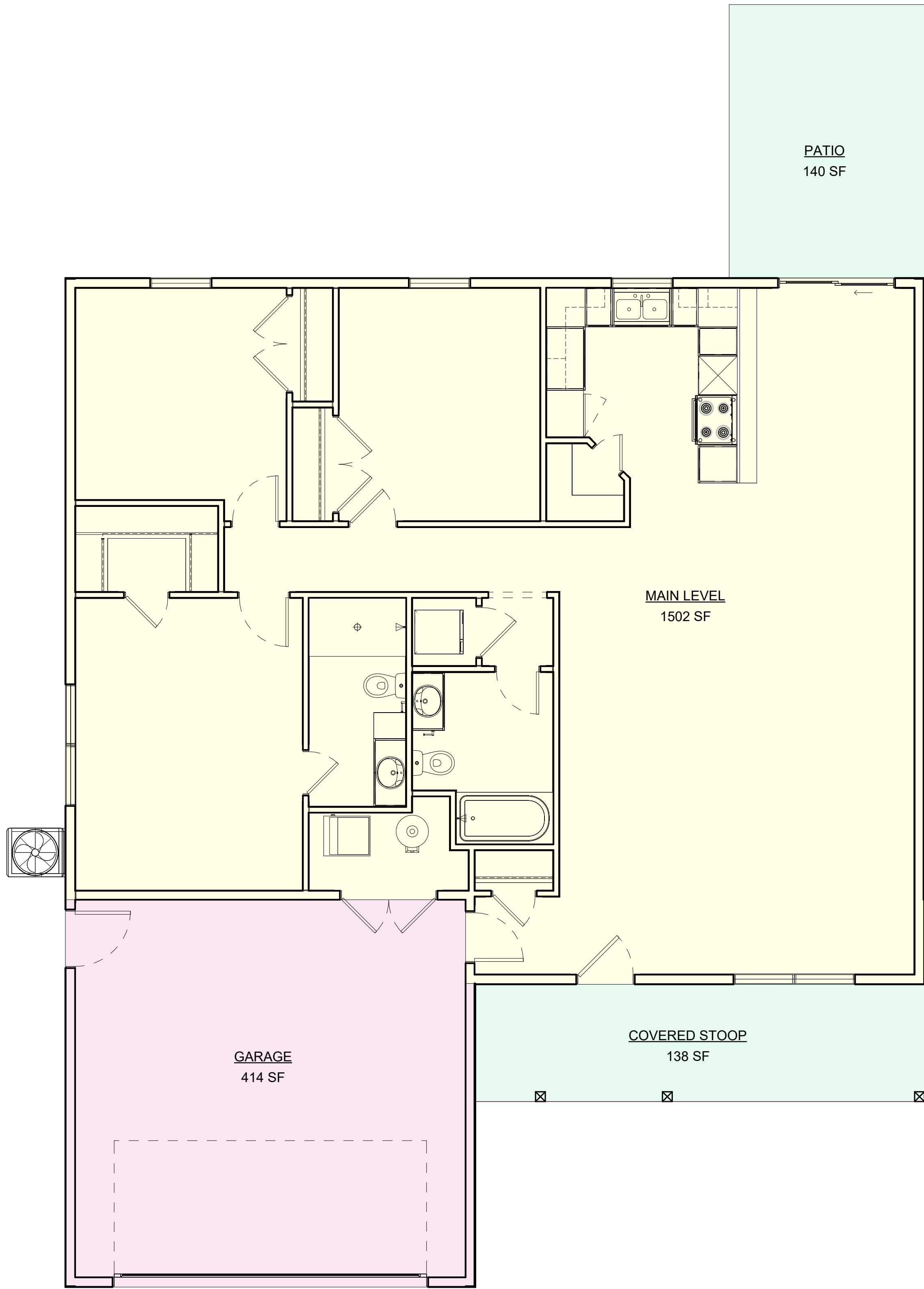
| ELECTRICAL - DATA - AUDIO LEGEND                                                                         |                                                       |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 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, & COLOR COMPLIANCE |                                                       |



## TRANSITIONAL

## MAIN LEVEL ELECTRICAL PLAN

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



1

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

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| HOMESTEAD COMMUNITIES<br>RANCH #3<br>Client Name | ADDRESS           |

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