

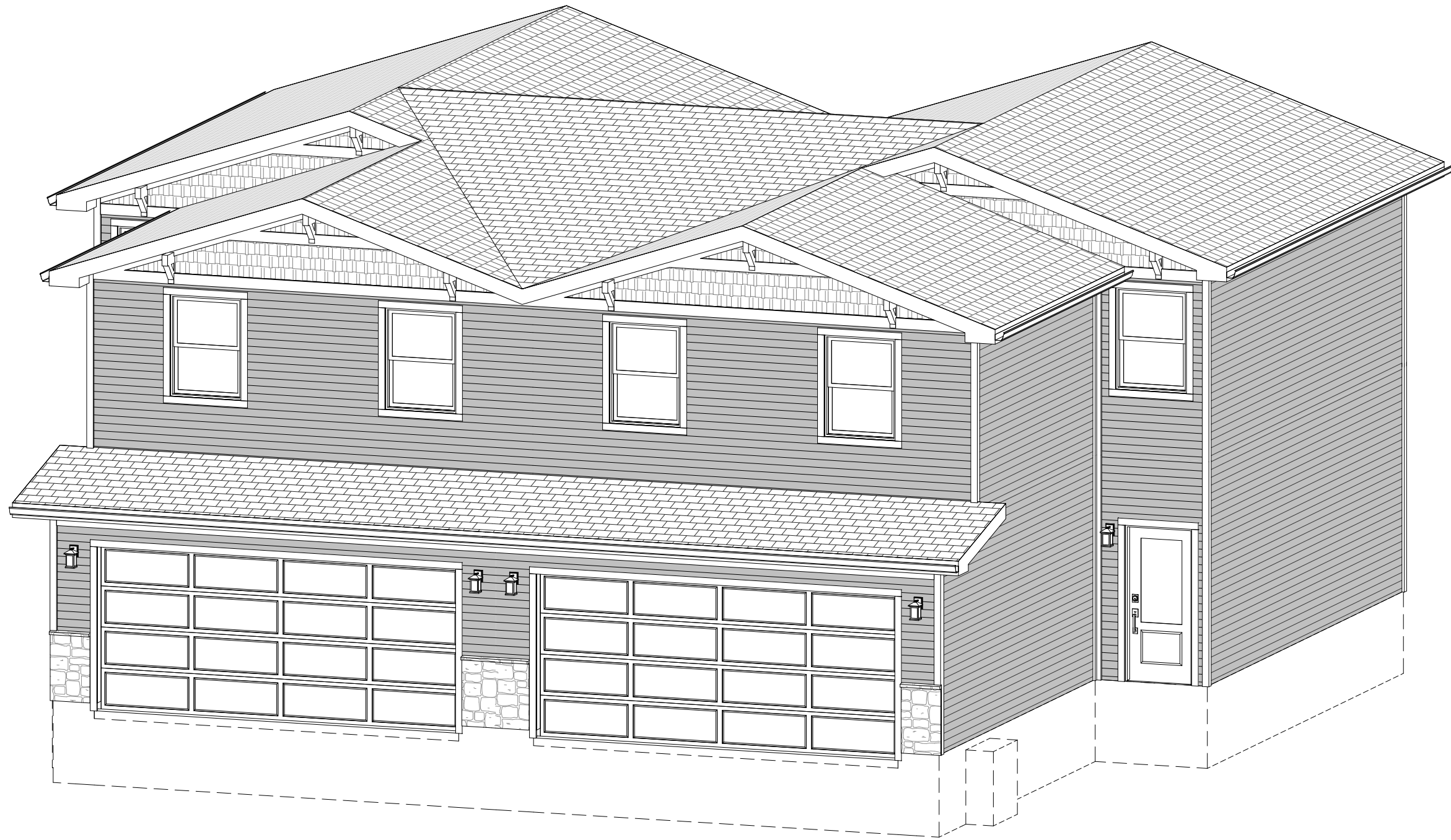


VIRTUACTIVE

PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

HOMESTEAD COMMUNITIES - DUPLEX - 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 9	DETAILS
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FINISHED SQ. FT.

2ND FLOOR	901 SF
MAIN LEVEL	606 SF
TOTALS	1507 SF

UNFINISHED SQ. FT.

GARAGE	386 SF
PATIO	120 SF
TOTALS	506 SF

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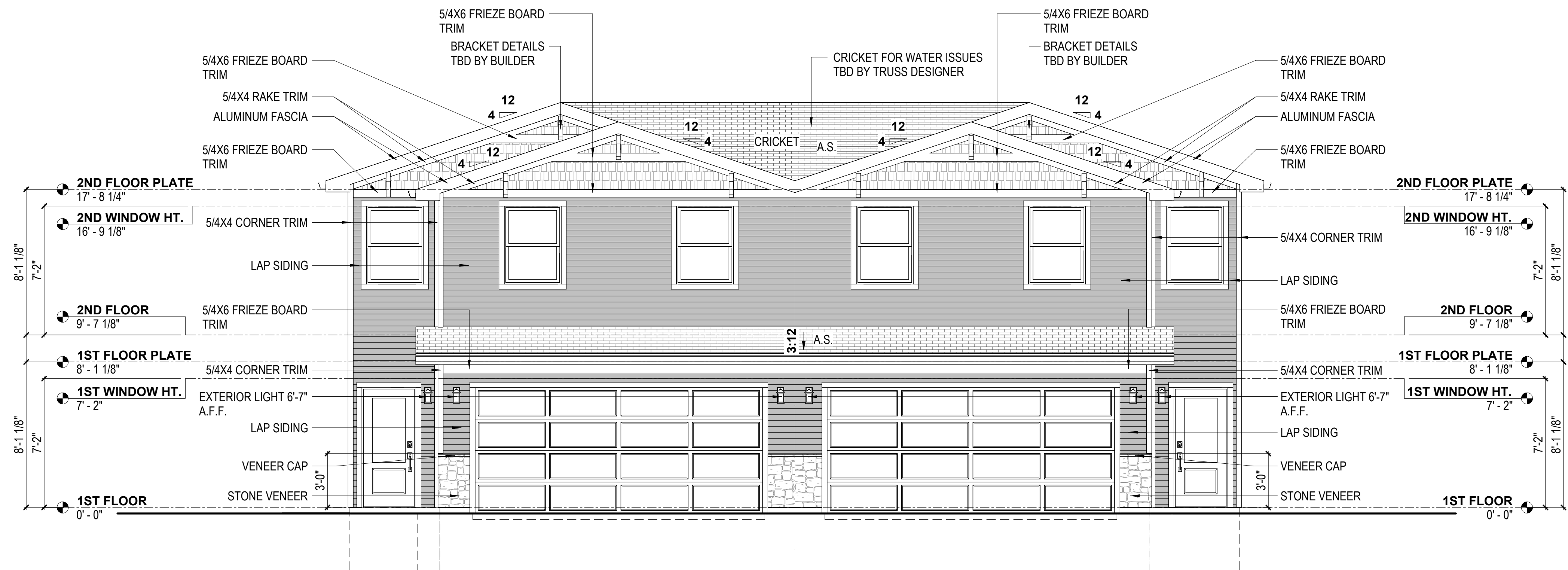
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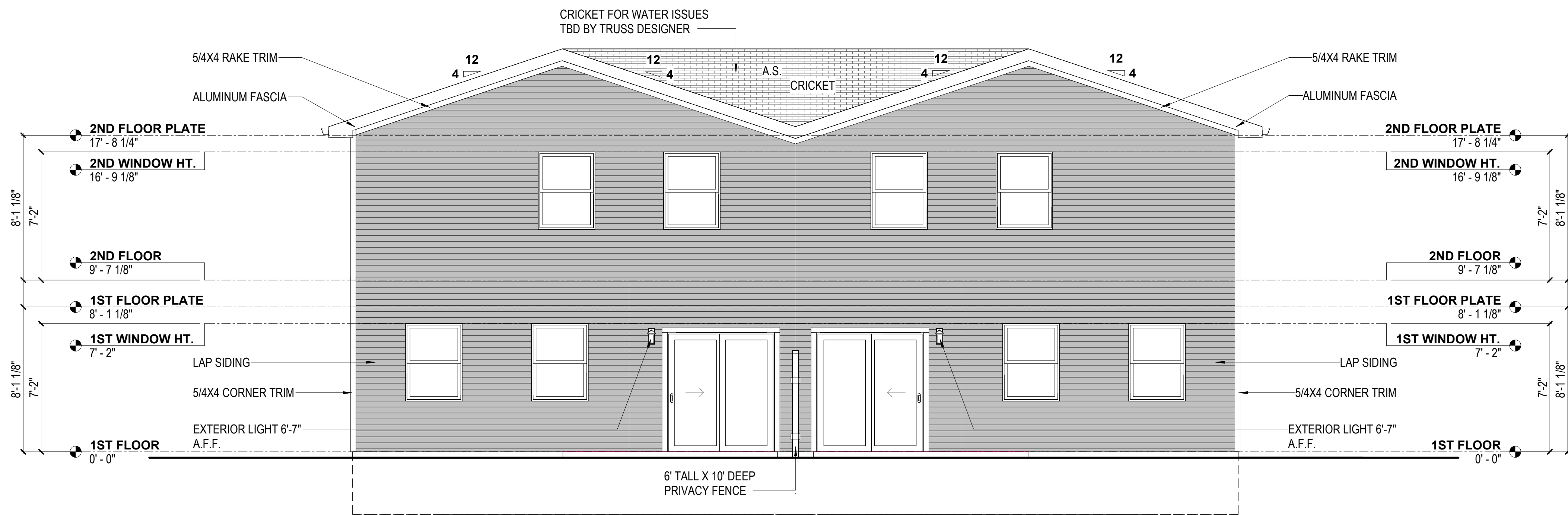
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PAGE 1



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



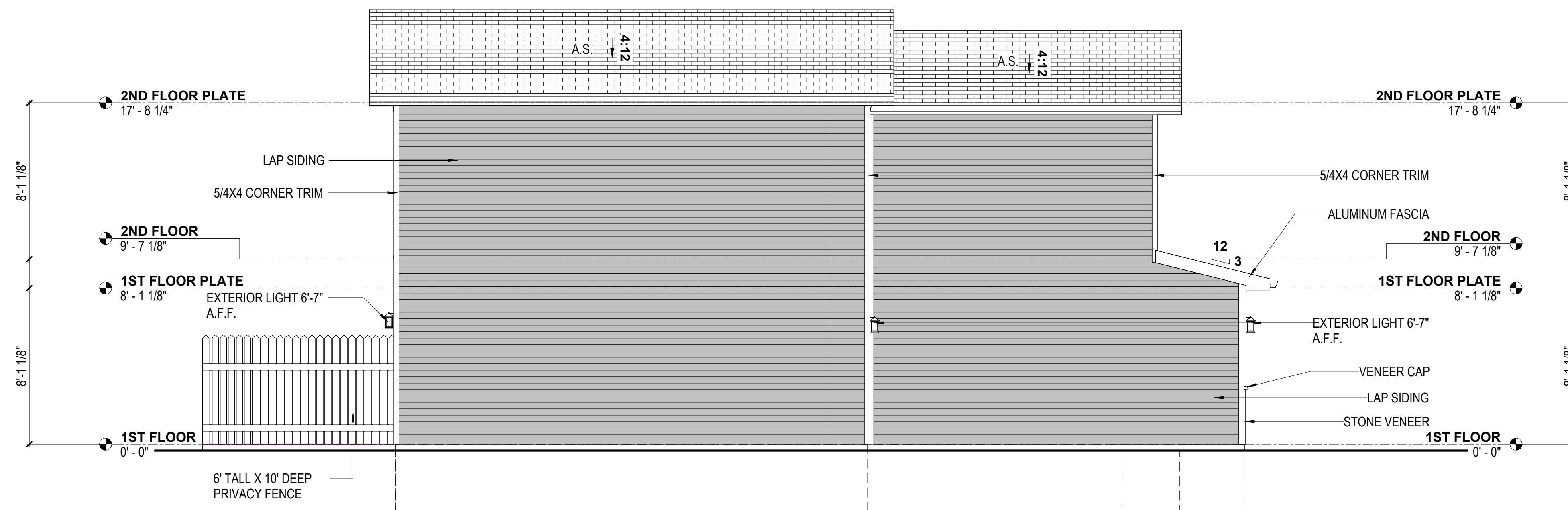
2
**CRAFTSMAN
REAR VIEW**
1/4" = 1'-0"

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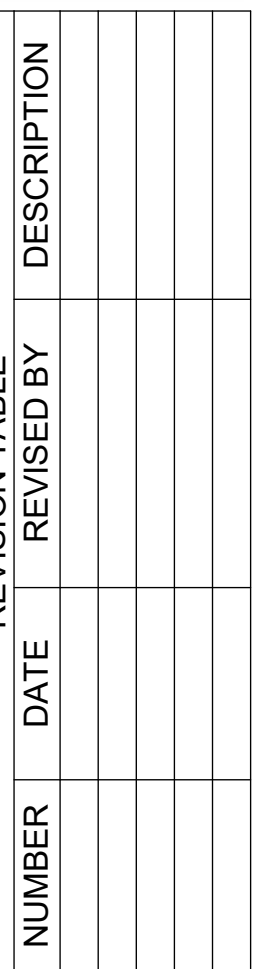
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1 **CRAFTSMAN**
RIGHT VIEW
1/4" = 1'-0"



2 **CRAFTSMAN**
LEFT VIEW
1/4" = 1'-0"



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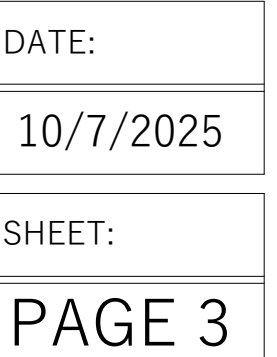
The contractor, sub-contractors, suppliers, and/or subcontractors, specifications and enclosed drawings, each individual contractor, sub-contractor and supplier on the job must check all dimensions and other details prior to construction and be solely responsible for these dimensions. All contractors and suppliers are responsible for all code requirements and all applicable laws, regulations and standards. Vitrulife, LLC is not responsible for any liability for negligence on the job due to lack of knowledge or lack of plain detail from the sub-contractors. Vitrulife is not an architect or engineer. Size, spacing and location of structural members, their suitability, and dimensions shall be verified by the contractor, sub-structure members, suppliers, and/or subcontractors.

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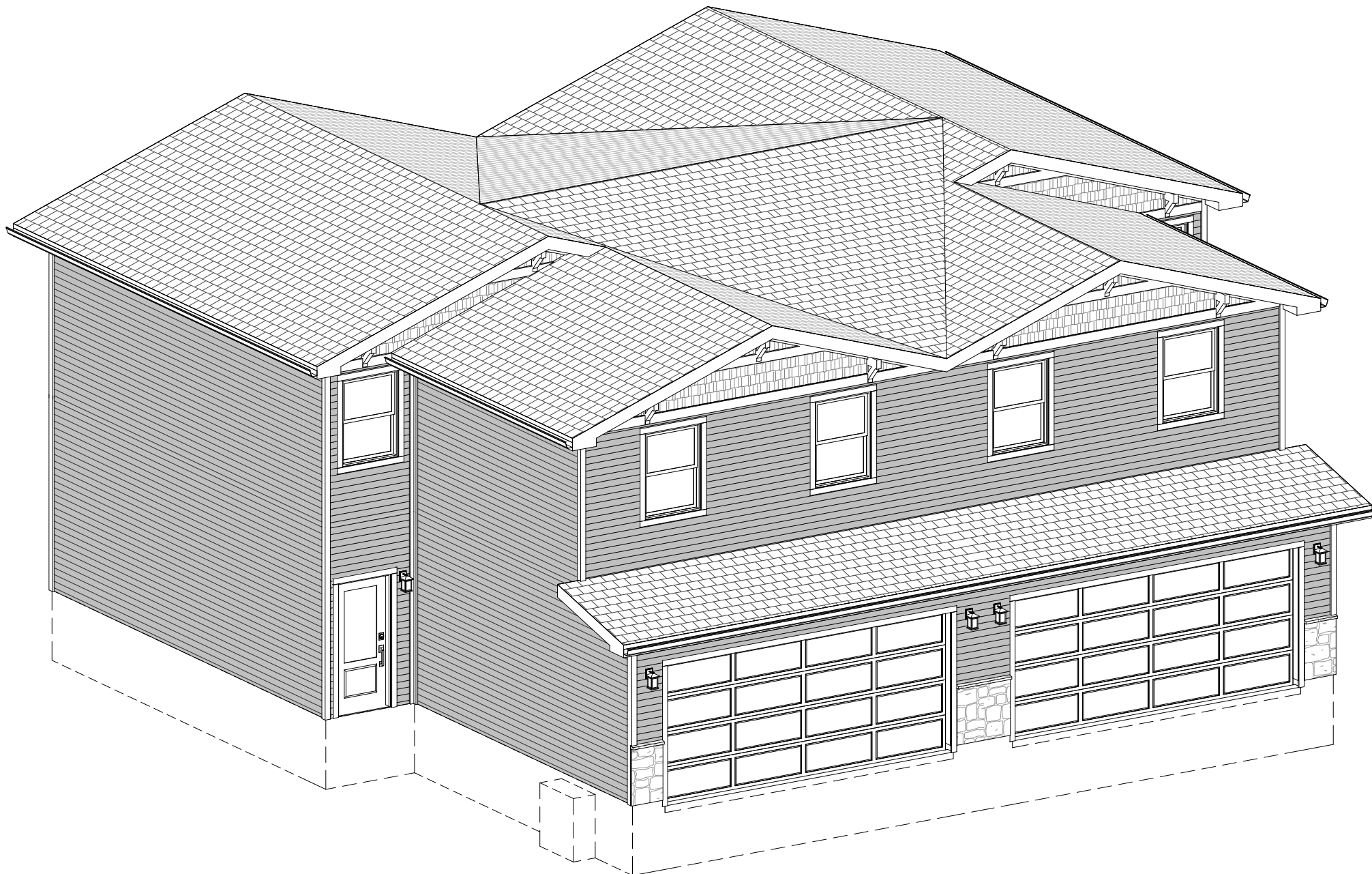
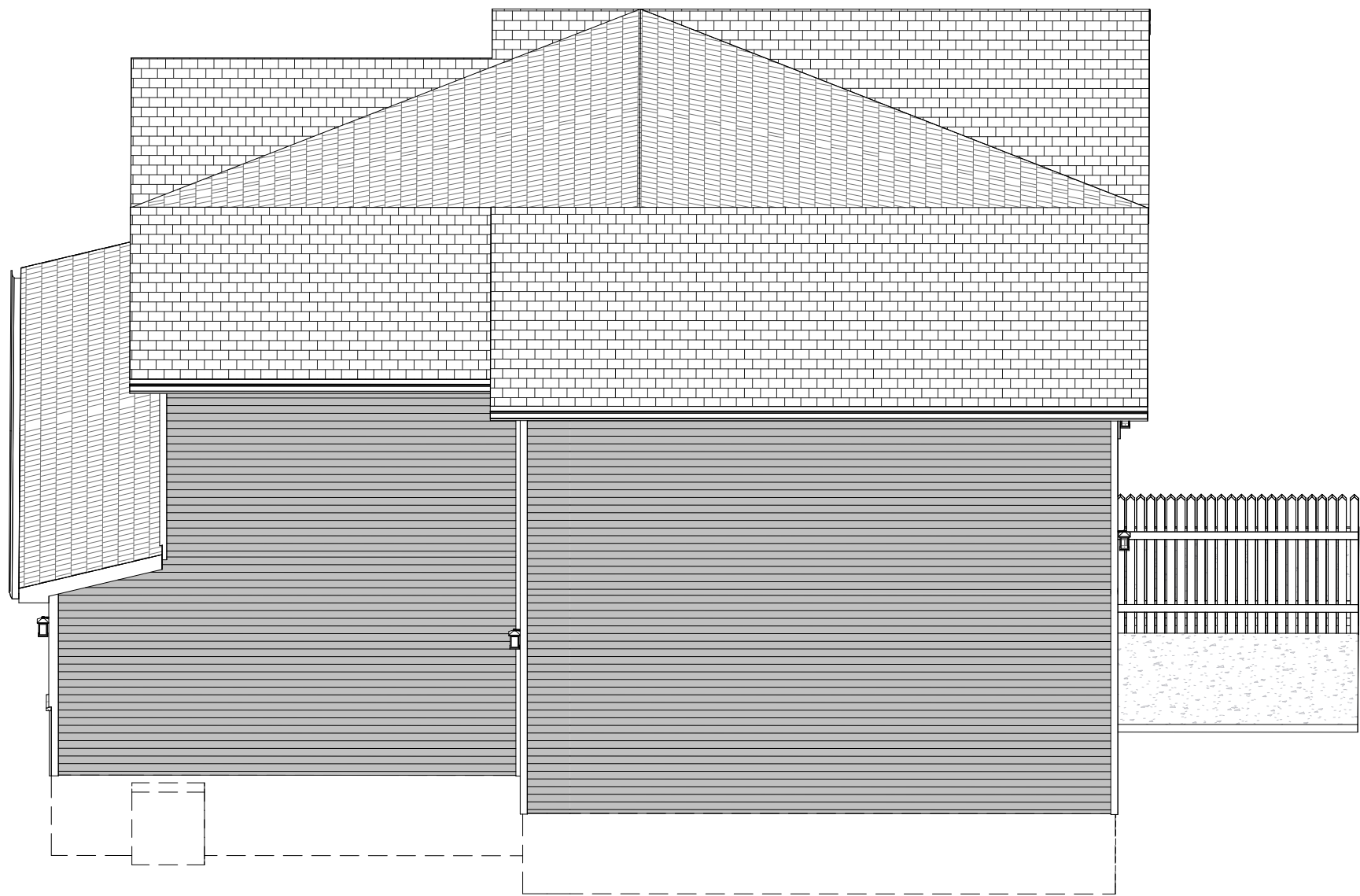
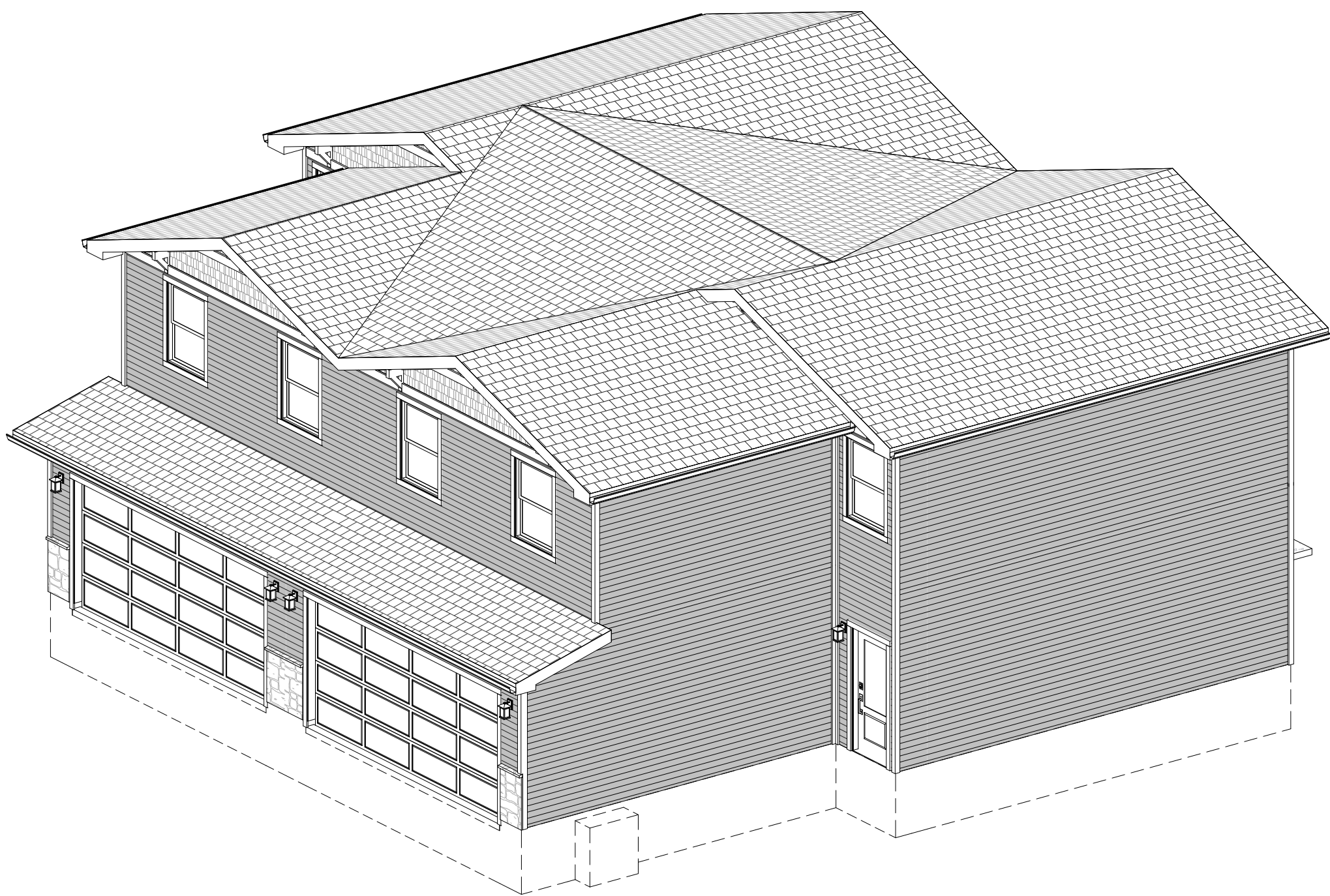
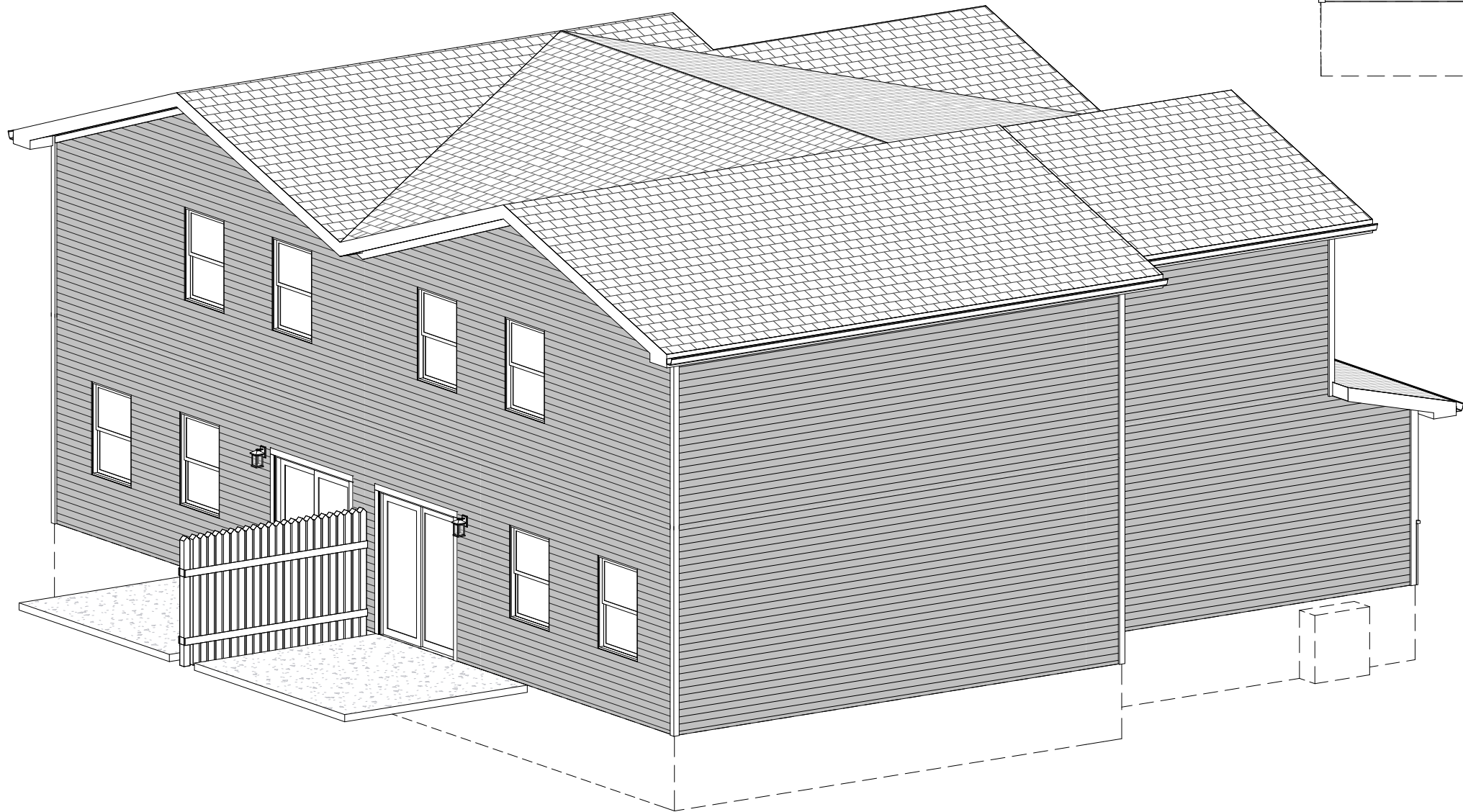
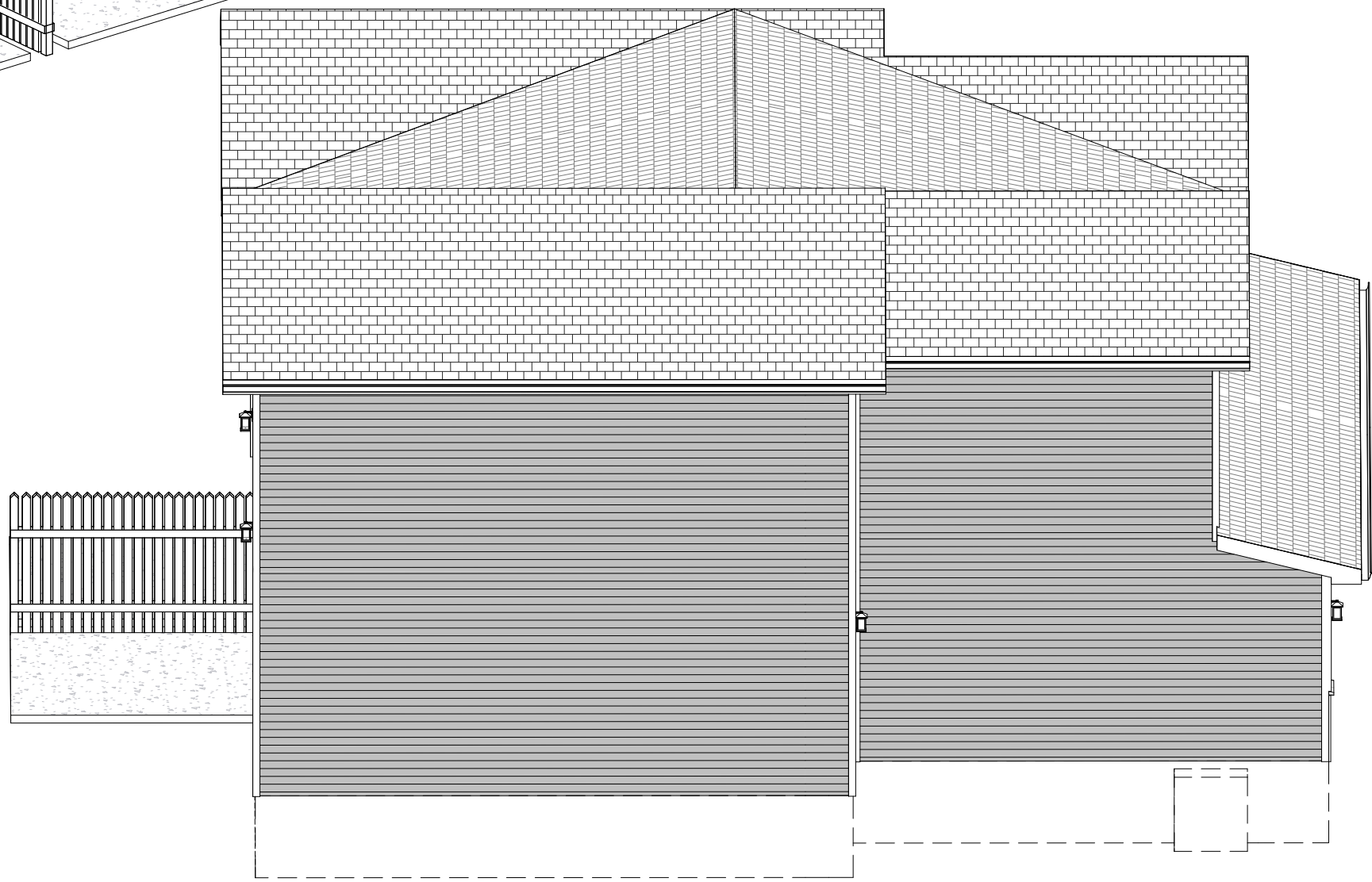
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3D ORTHOGRAPHIC VIEWS

SCALE:

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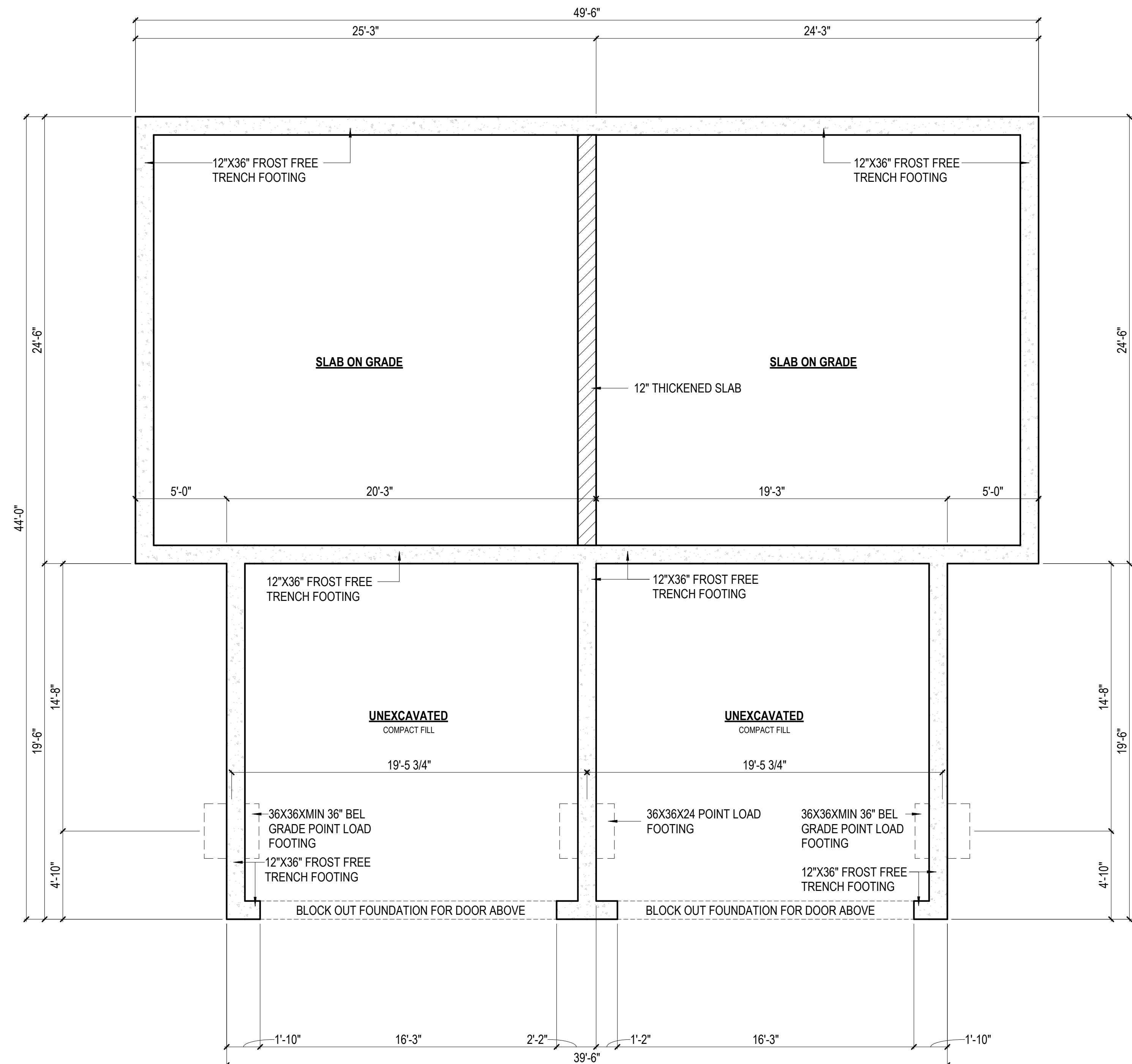




PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

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'-1 1/8" Main Floor; 8'-1 1/8" Upper Floor per plan.
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



CRAFTSMAN FOUNDATION PLAN

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

FINISHED SQ. FT.	
2ND FLOOR	901 SF
MAIN LEVEL	606 SF
TOTAL S	1507 SF

UNFINISHED SQ. FT.	
GARAGE	386 SF
PATIO	120 SF
TOTAL S	506 SF

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

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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 shown on these drawings. Vitrinative, LLC is not responsible for any errors or omissions that may exist. Contractors and their sub-contractors must check all dimensions and their delivery prior to construction and be solely responsible for any errors or omissions. Contractors and suppliers are responsible for all codes and governing body compliance and all engineering. Vitrinative, LLC will not accept responsibility for negligence on the jobsite due to a lack of knowledge. A lack of plan detail from the subcontractors, suppliers, and/or homeowners shall be the responsibility of the contractor, subcontractors, members, size, availability, and dimensions shall be verified by the contractor, subcontractors, supplier, and/or owner.

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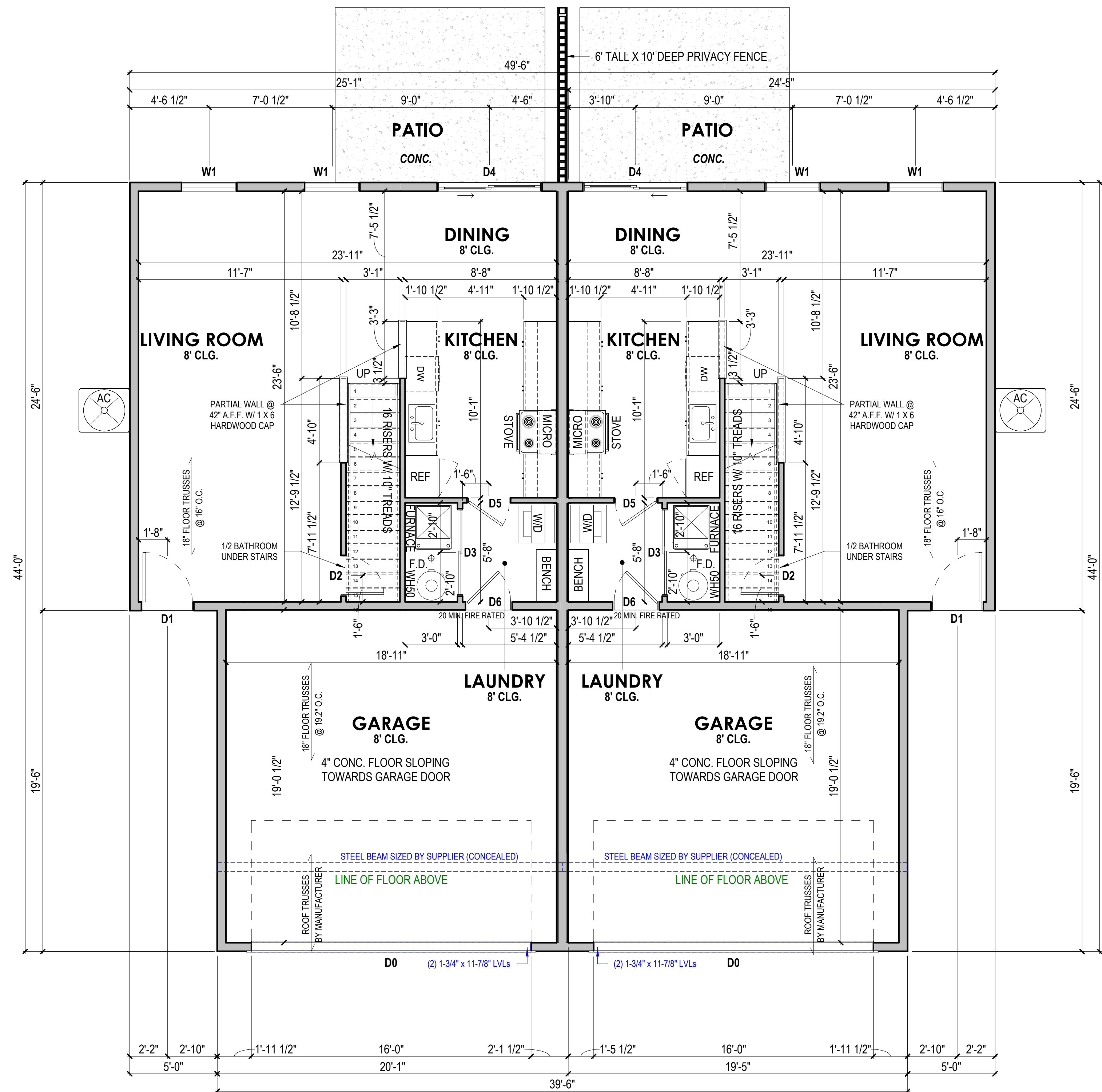
PRELIMINARY PLANS,
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DOOR SCHEDULE					
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D0	2	0' - 4"	16' - 0"	7' - 0"	
D1	2	0' - 0"	3' - 0"	6' - 8"	
D2	2	0' - 0"	2' - 4"	6' - 8"	
D3	2	0' - 0"	5' - 0"	6' - 8"	Bipass
D4	2	0' - 0"	6' - 0"	6' - 8"	Sliding
D5	2	0' - 0"	2' - 6"	6' - 8"	
D6	2	0' - 0"	2' - 8"	6' - 8"	

WINDOW SCHEDULE					
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	4	2' - 10"	3' - 2"	4' - 4"	4800 Series, Double Hung

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.
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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



CRAFTSMAN 1ST FLOOR PLAN

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

FINISHED SQ. FT.	
2ND FLOOR	901 SF
MAIN LEVEL	606 SF
TOTALS	1507 SF

UNFINISHED SQ. FT.	
GARAGE	386 SF
PATIO	120 SF
TOTALS	506 SF



REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

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To the best of our knowledge, these plans are drawn to comply with owner's specifications and the contractor, sub-contractors, suppliers, and/or homeowners shall verify all dimensions and details of the drawings and specifications. The contractor shall be responsible for ensuring that all dimensions and other details prior to construction are fully responsible must check all dimensions and other details prior to construction and be solely responsible thereafter. Contractor, sub-contractors, and suppliers are responsible for all code and governing body compliance and all engineering. Vitruvius, LLC will not accept responsibility for any errors or omissions in the drawings and specifications. The contractor shall verify that Vitruvius is not an architect or engineer. Size, spacing, and location of structural members, their suitability, and dimensions shall be verified by the contractor, sub-contractors, supplier, and/or owner.

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PRELIMINARY PLANS,
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DOOR SCHEDULE

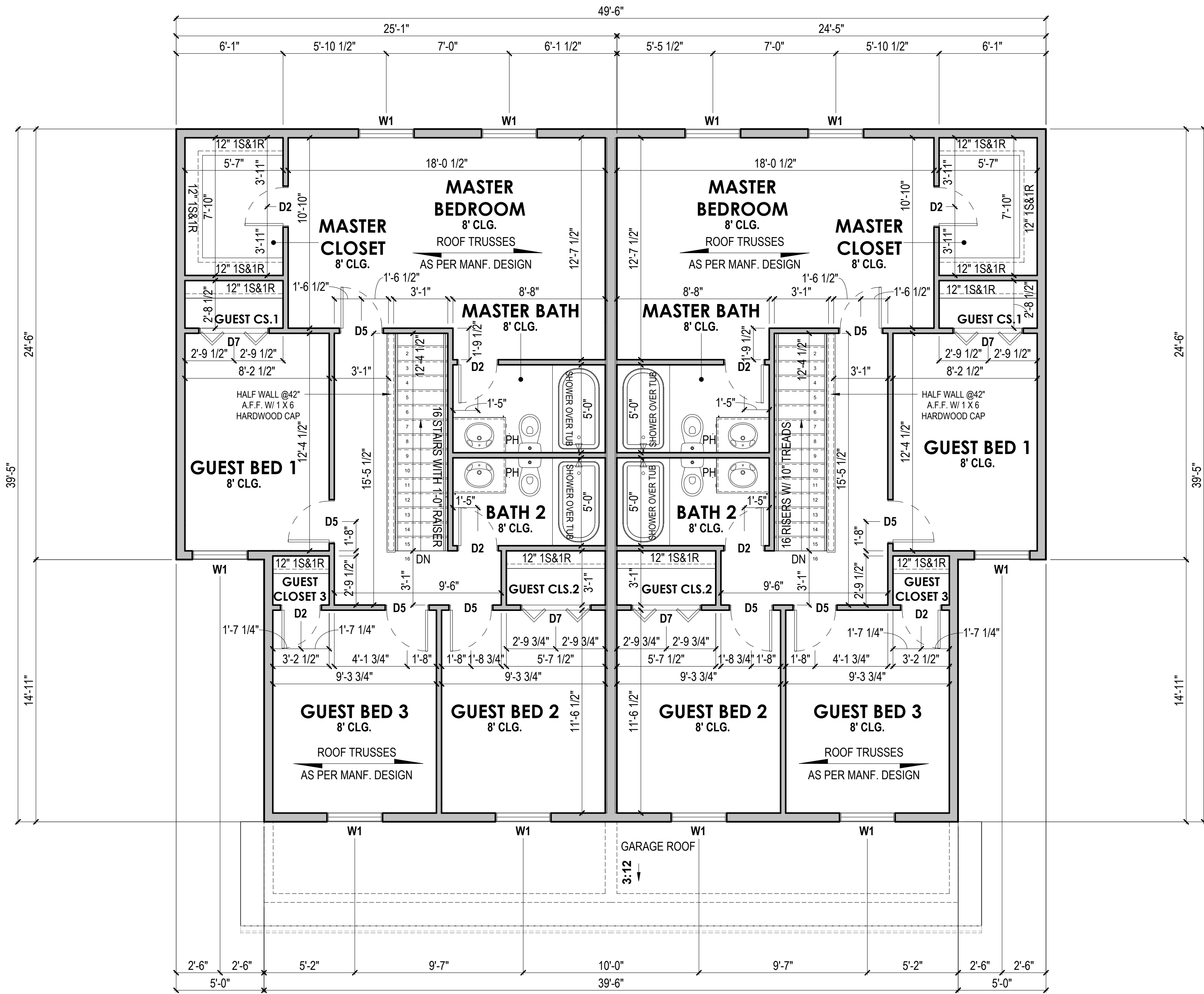
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D2	8	0' - 0"	2' - 4"	6' - 8"	
D5	8	0' - 0"	2' - 6"	6' - 8"	
D7	4	0' - 0"	4' - 0"	6' - 8"	Bifold

WINDOW SCHEDULE

MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	10	2' - 10"	3' - 2"	4' - 4"	4800 Series, Double Hung

FOUNDATION & FRAMING NOTES

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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



CRAFTSMAN
2ND FLOOR PLAN

1/4" = 1'-0"

FINISHED SQ. FT.

2ND FLOOR	901 SF
MAIN LEVEL	606 SF
TOTALS	1507 SF

UNFINISHED SQ. FT.

GARAGE	386 SF
PATIO	120 SF
TOTALS	506 SF

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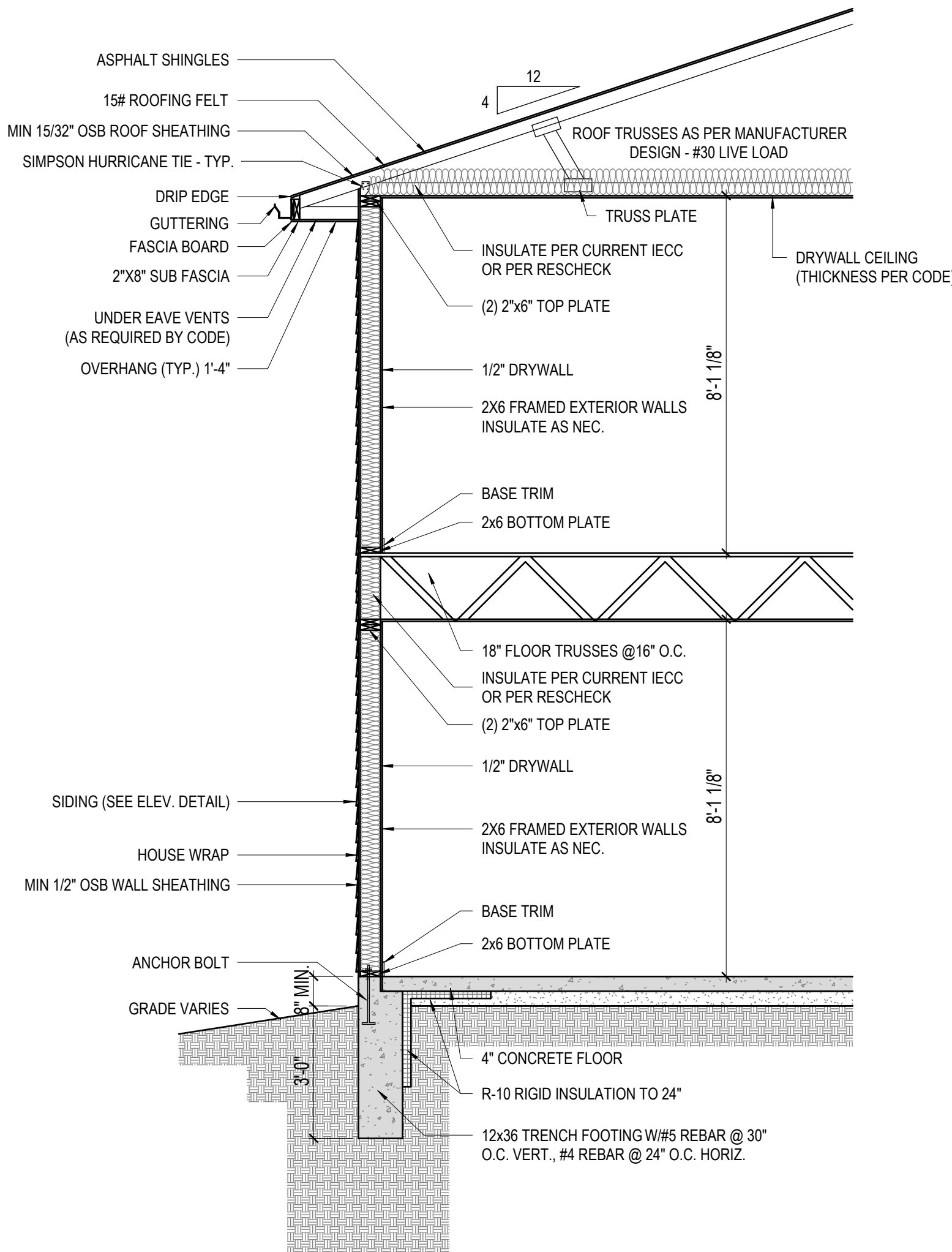
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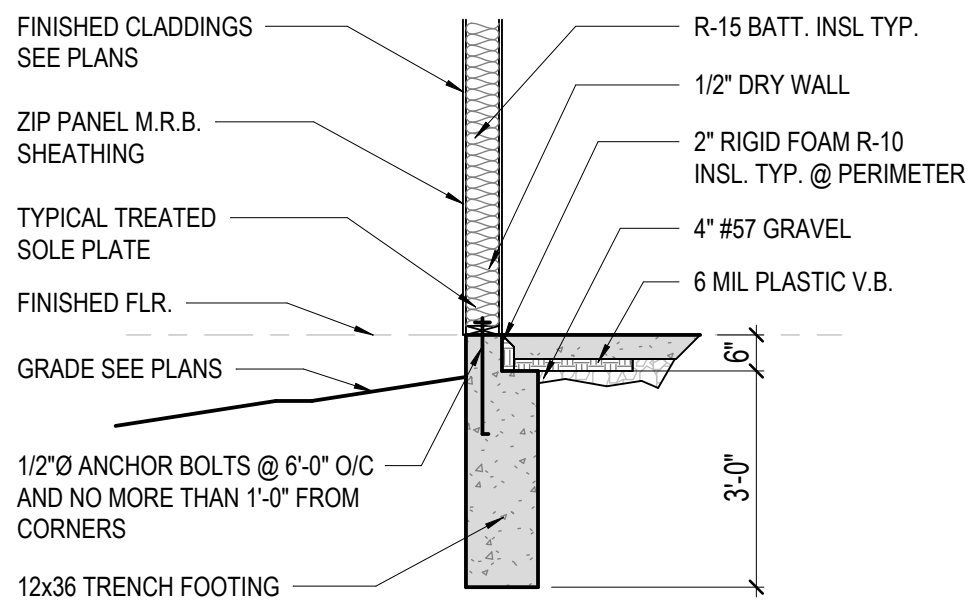
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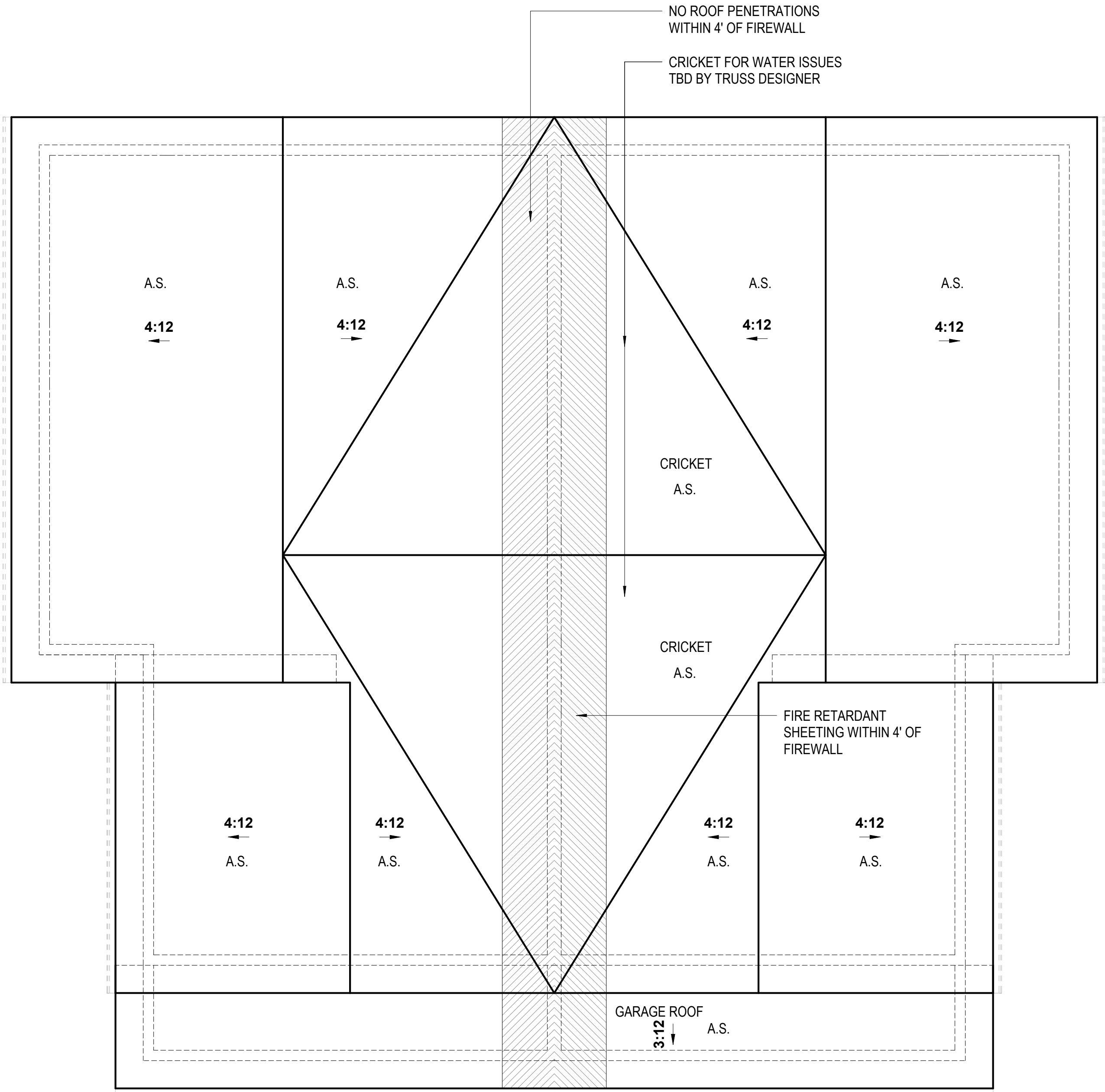


COMPACTION REQUIREMENTS VARY PER PROJECT.
CHECK SOIL SPECIFICS FOR COMPACTION AND
SUBGRADE REQUIREMENTS

2 **WALL SECTION**
3/8" = 1'-0"



3 **GARAGE WALL SECTION**
3/8" = 1'-0"



1 **CRAFTSMAN
ROOF PLAN**
1/4" = 1'-0"

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

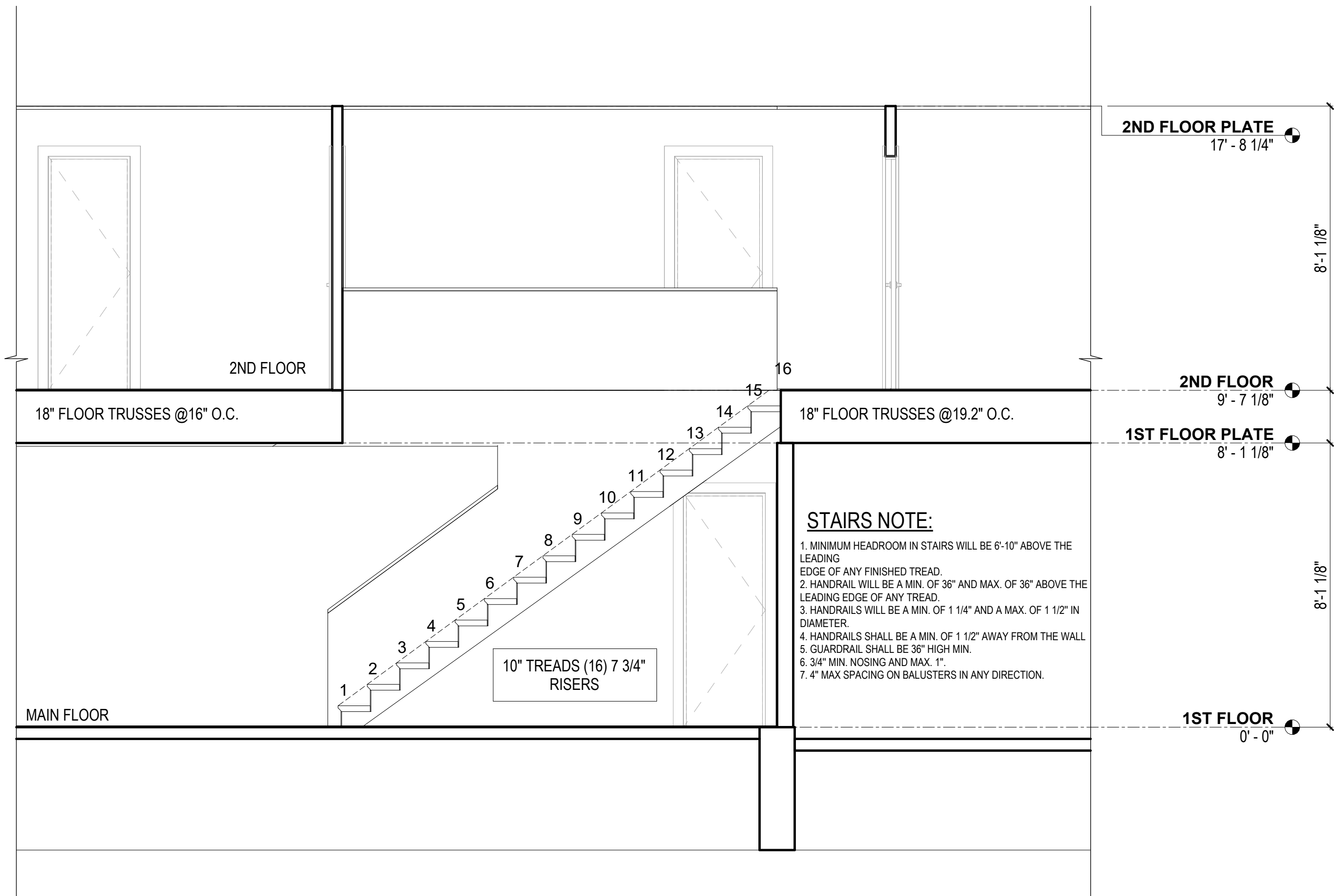
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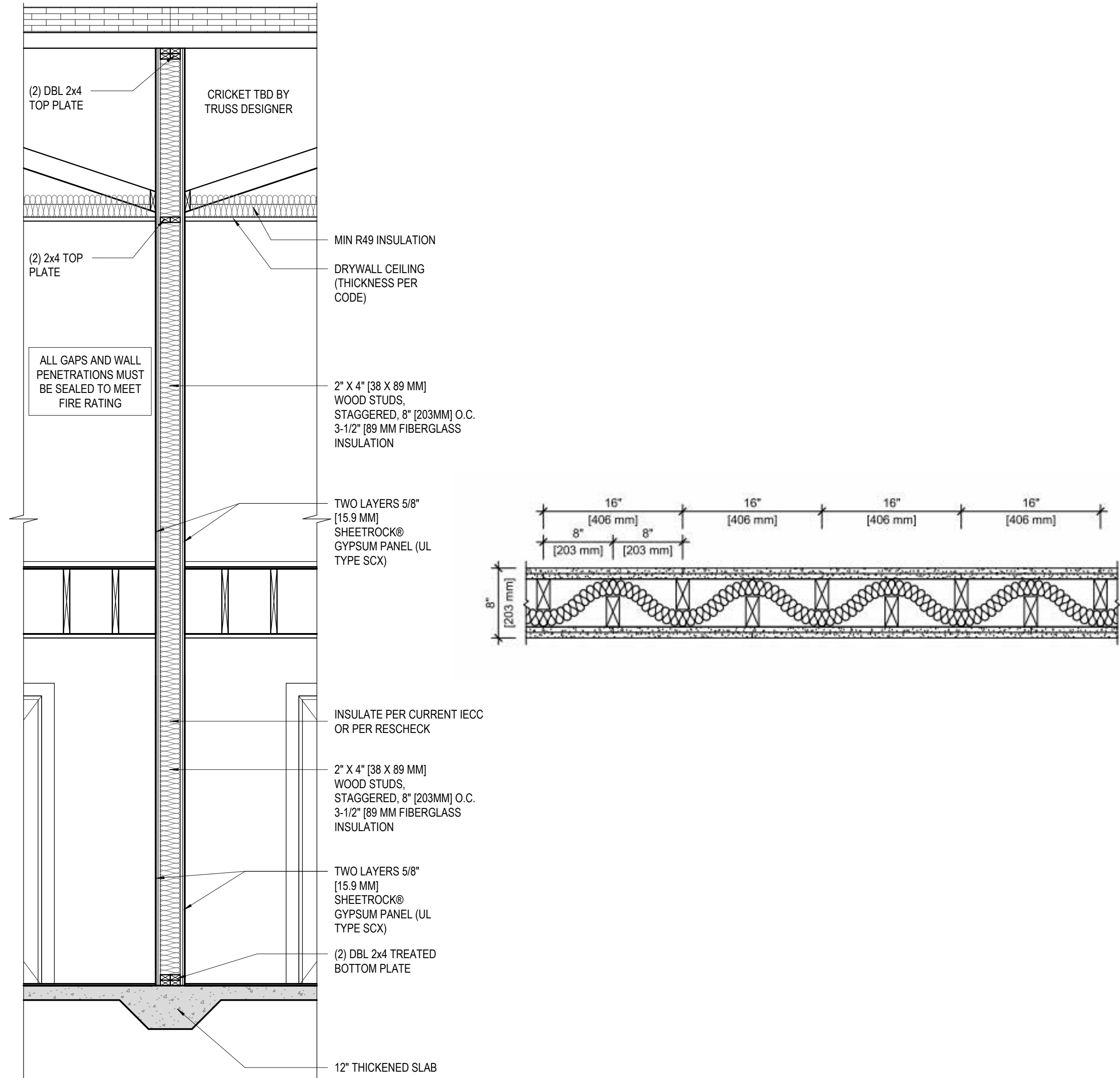
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1 **STAIR DETAIL**
3/8" = 1'-0"



2 **FIREWALL BETWEEN 2 UNITS**
1/2" = 1'-0"

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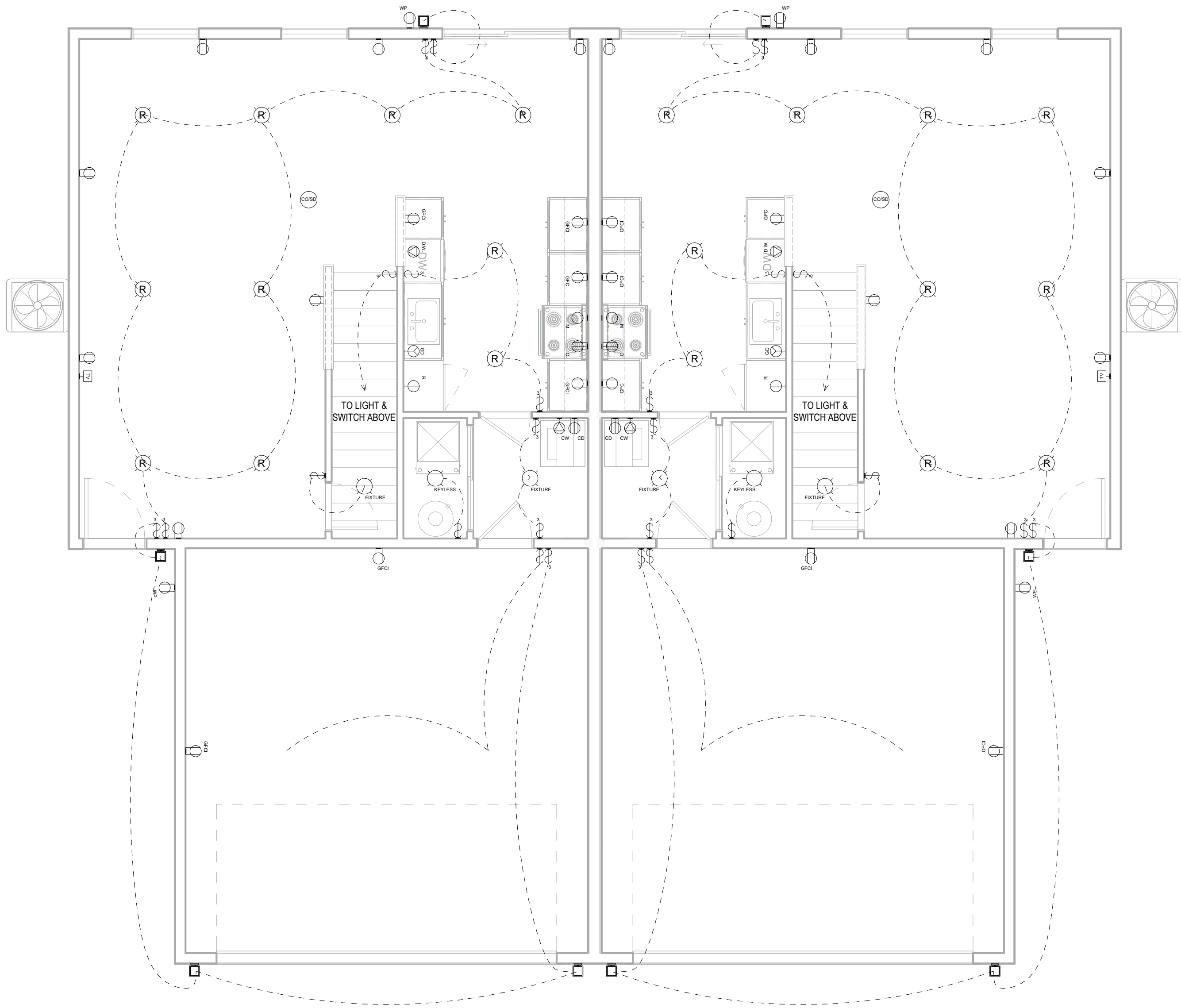
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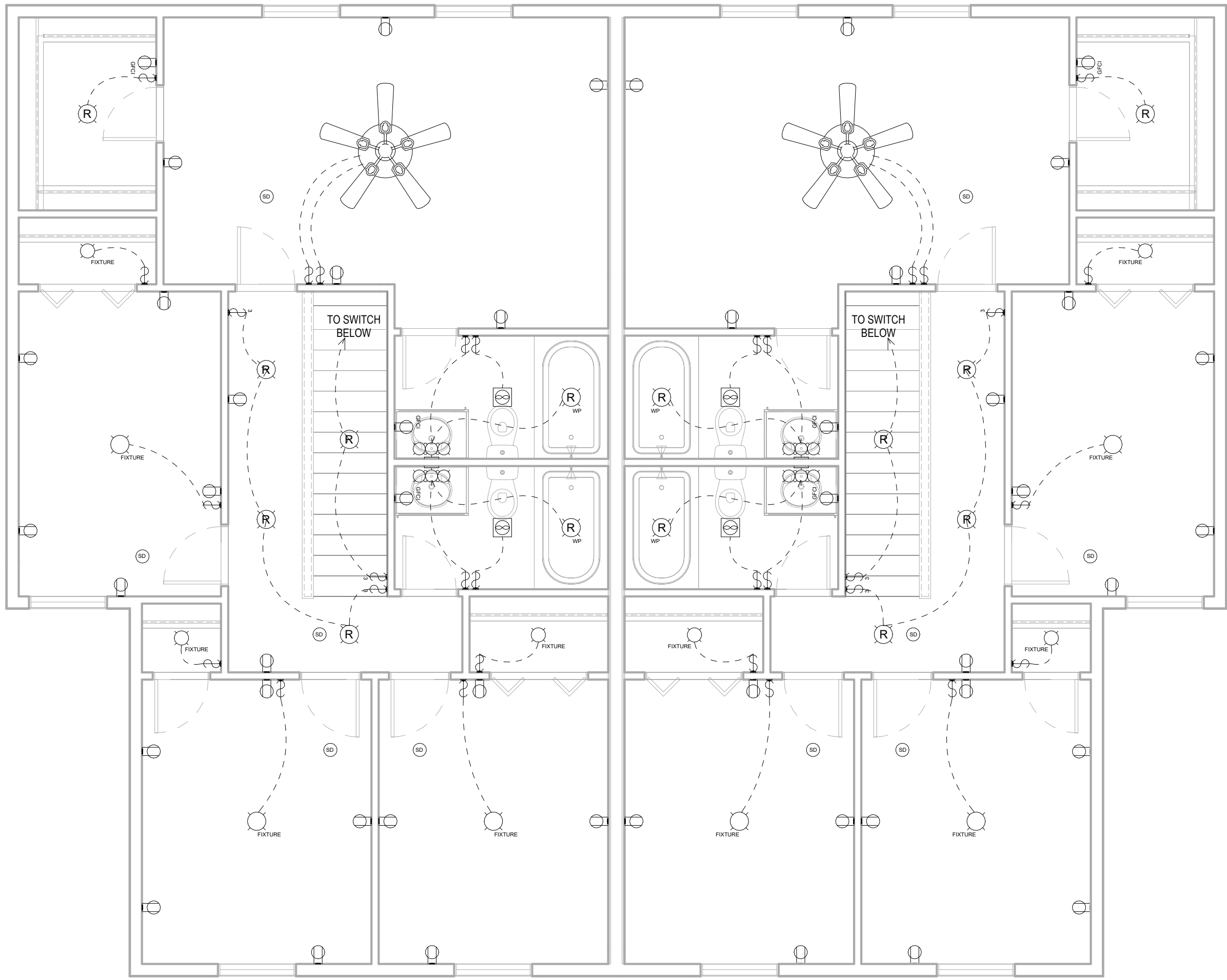
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PRELIMINARY PLANS,
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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	110V Receptacles: Duplex
	110V Receptacles: GFCI
	110V Single Receptacle: Microwave
	110V Single Receptacle: Refrigerator
	110V Receptacles: WP
	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 Light Fixture: Fixture
	Ceiling Mounted Light Fixture: Keyless
	Ceiling Mounted Light Fixture: Wafers w/ weatherproof
	Ceiling Mounted Light Fixture: Recessed
	110V Single Receptacles: Garbage Disposal
	Special Purpose Single Receptacle: Washing Machine
	Switch: 3-Way
	Switch: Single Pole
	Smoke Detector: Ceiling Mounted
	Receptacles: TV
	Ventilation Fans: Ceiling Mounted
	Wall Mounted Light Fixture: Triple
CONTRACTOR, ELECTRICIAN, & HOMEOWNER TO SITE VERIFY FIXTURE TYPE, LOCATION, QUANTITY, & CODE COMPLIANCE	



1 CRAFTSMAN
1ST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



2 CRAFTSMAN
2ND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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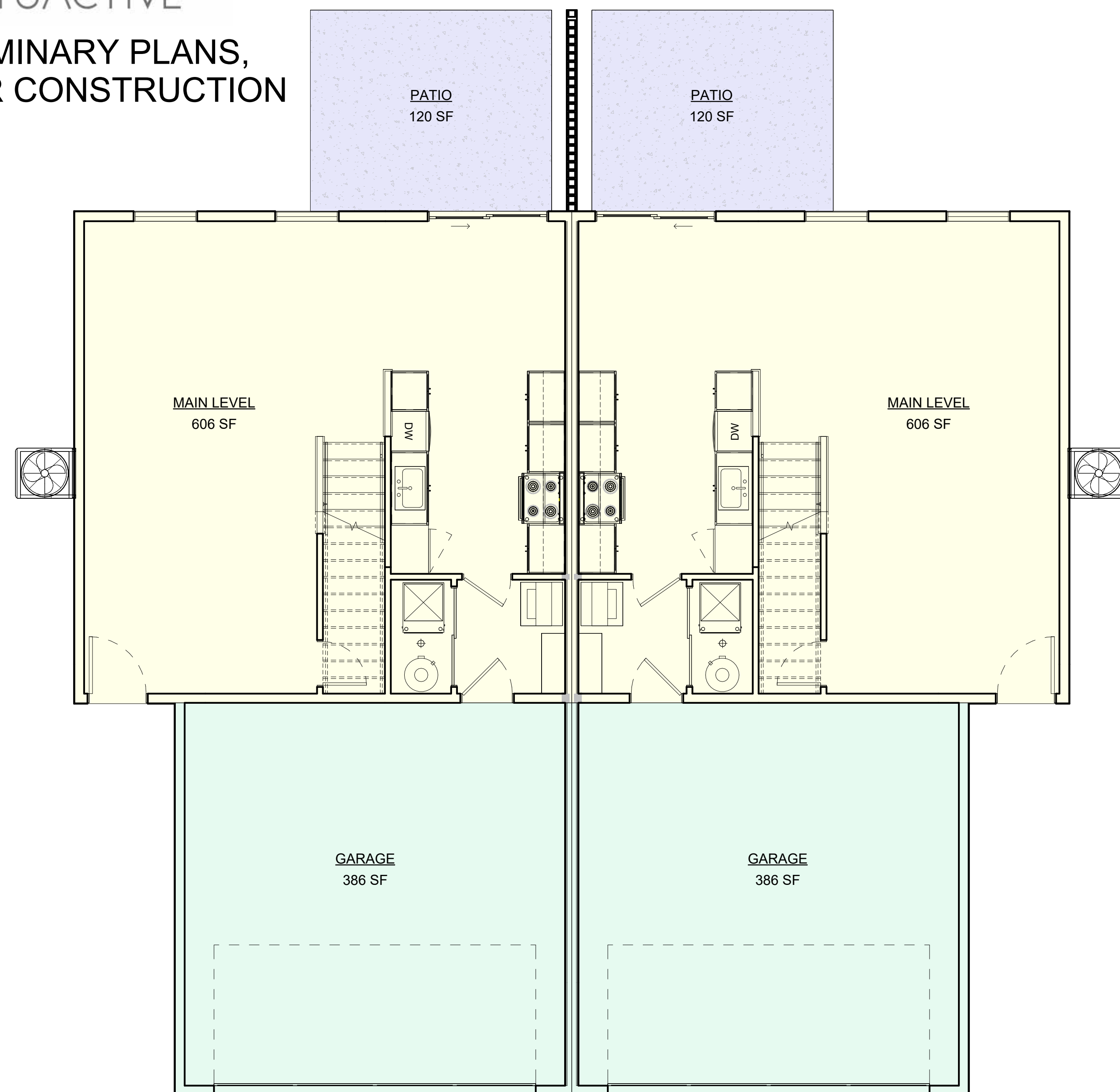
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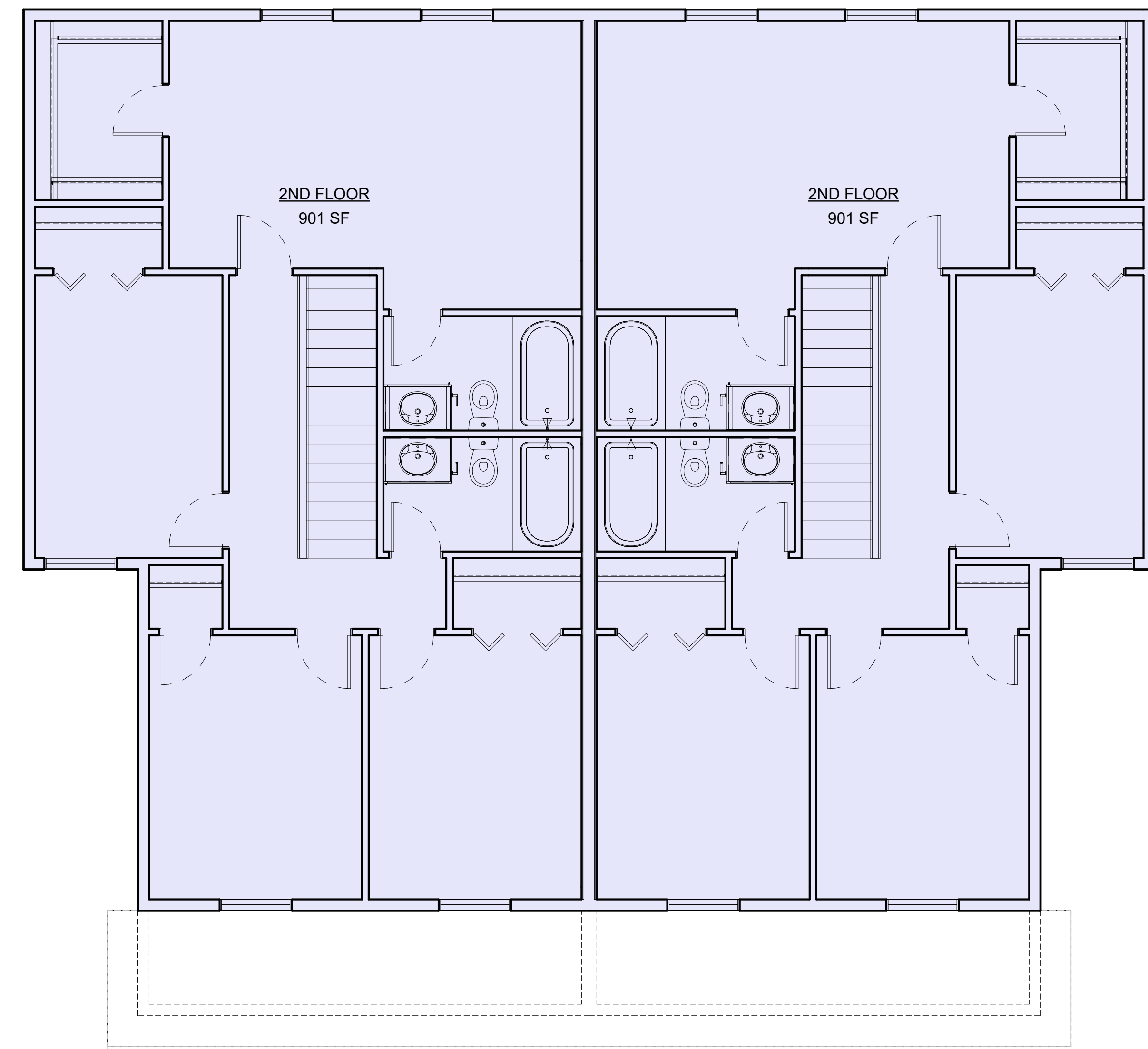
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PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



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



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

	REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

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PROJECT LOCATION:

ADDRESS

PREPARED FOR:
HOMESTEAD COMMUNITIES
DUPLEX
Client Name

VRTUACTIVE
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DATE:
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