

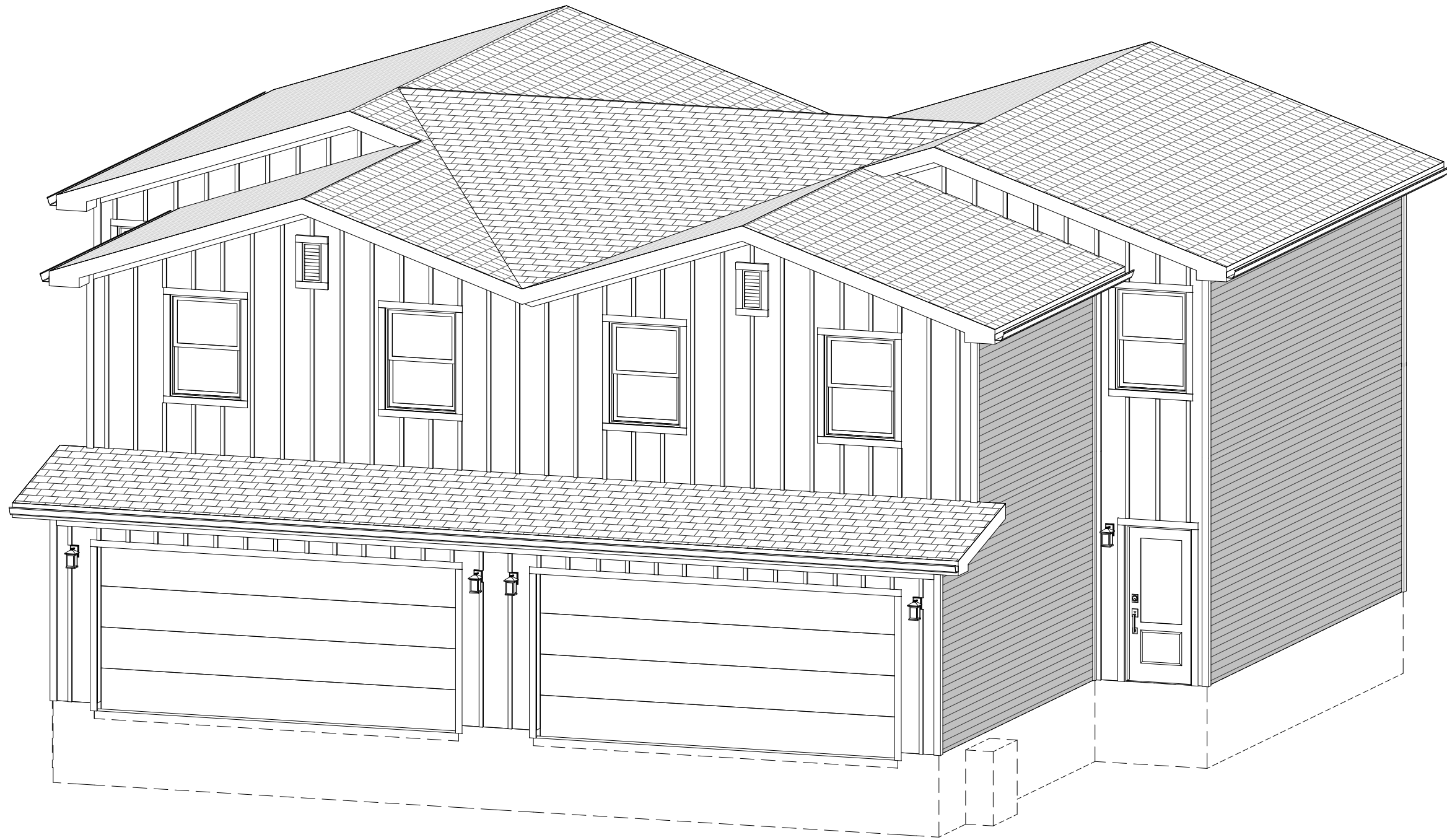


VIRTUACTIVE

PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

HOMESTEAD COMMUNITIES - DUPLEX - 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 8	ROOF PLAN
PAGE 9	DETAILS
PAGE 10	ELECTRICAL PLANS

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

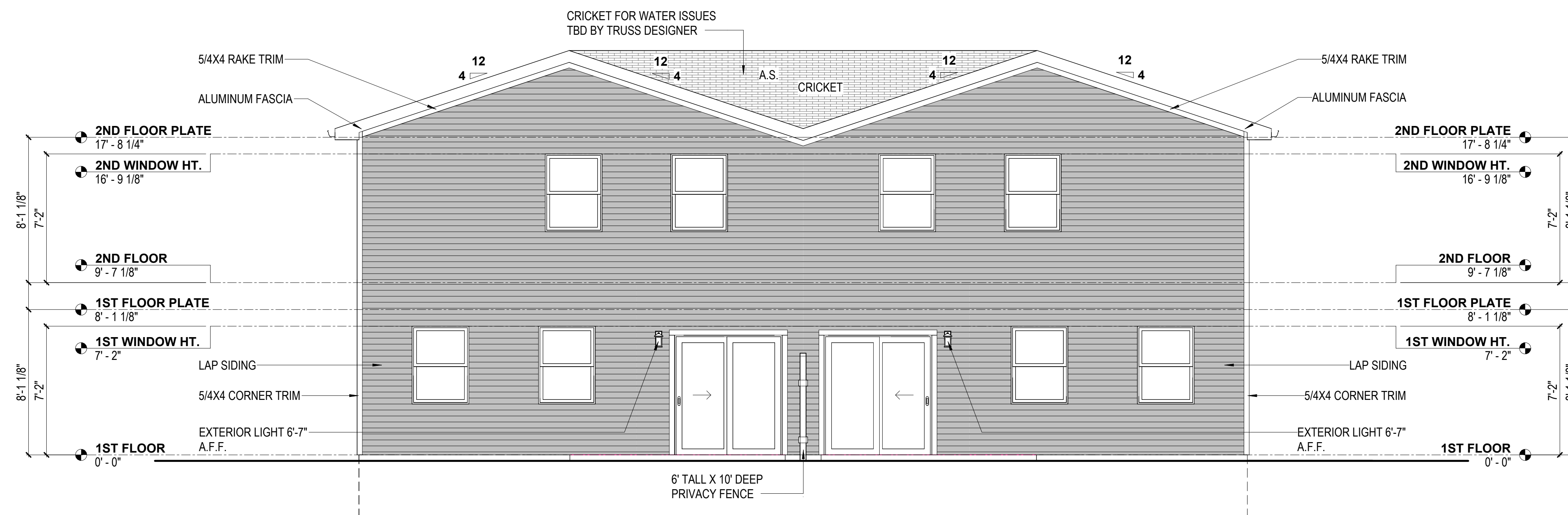
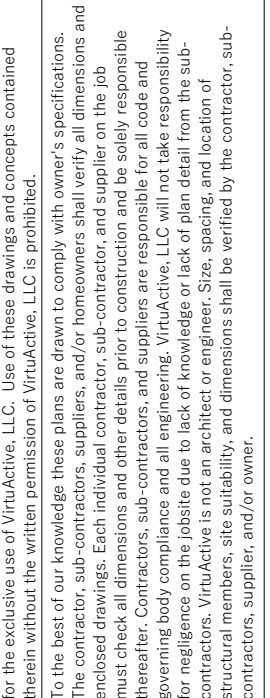
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[illegible]
$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$
[illegible]PROJECT LOCATION:

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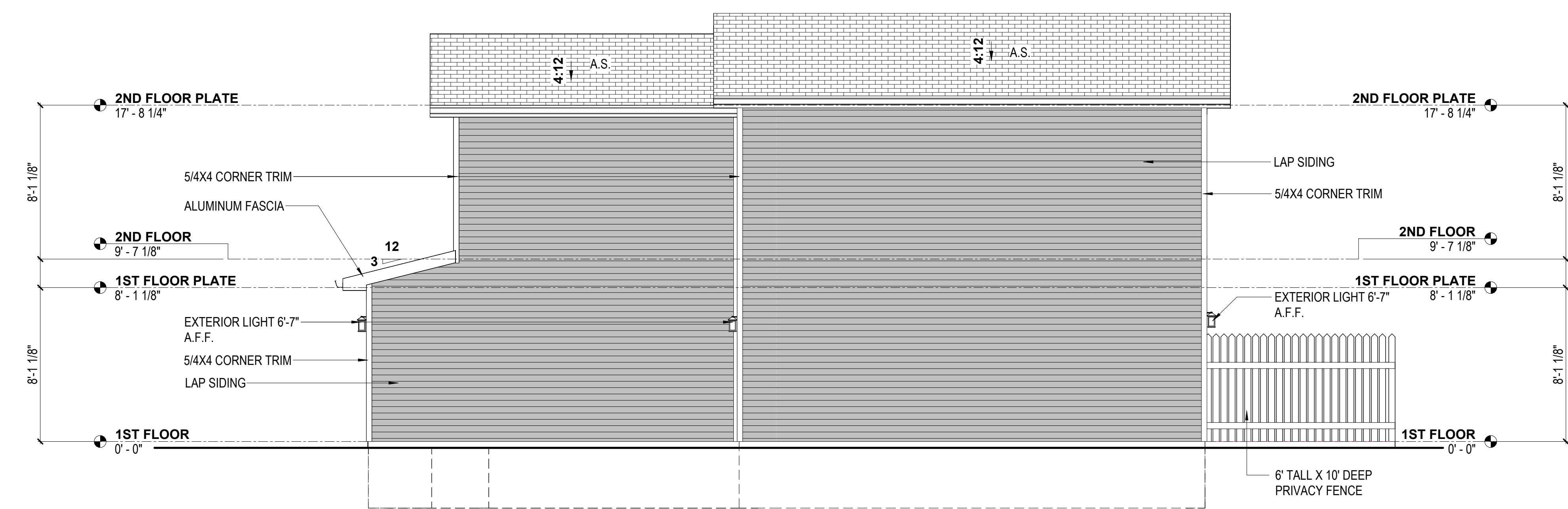
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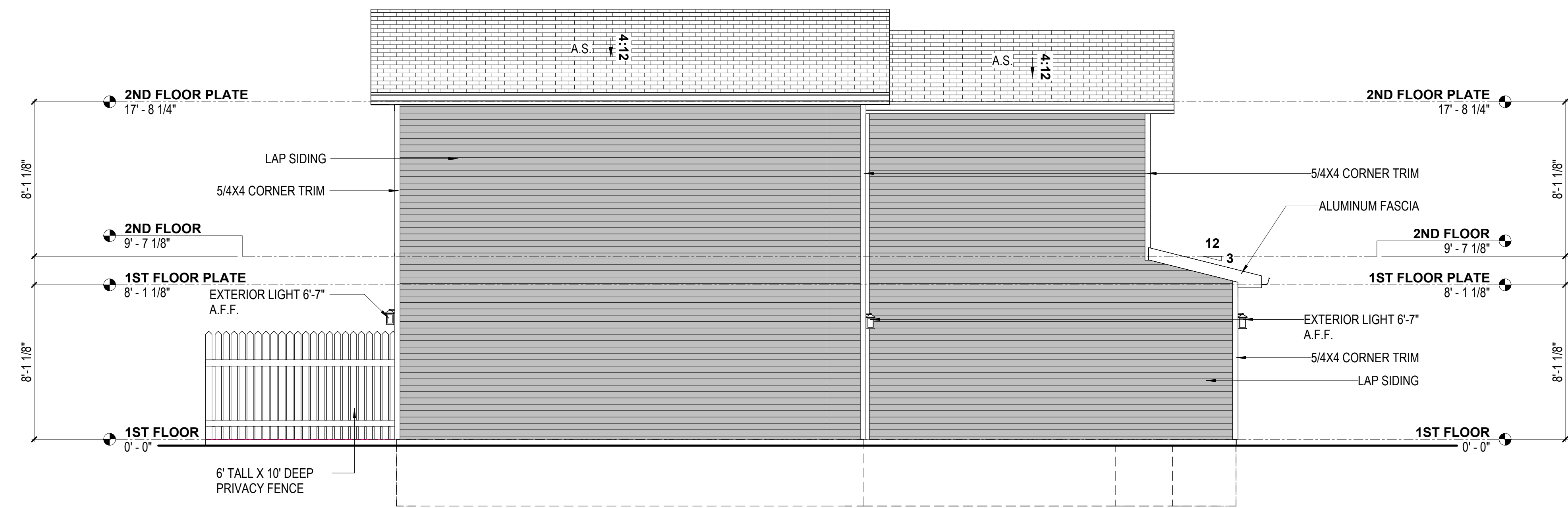
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1

MODERN FARMHOUSE
RIGHT VIEW
1/4" = 1'-0"



2

MODERN FARMHOUSE
LEFT VIEW
1/4" = 1'-0"

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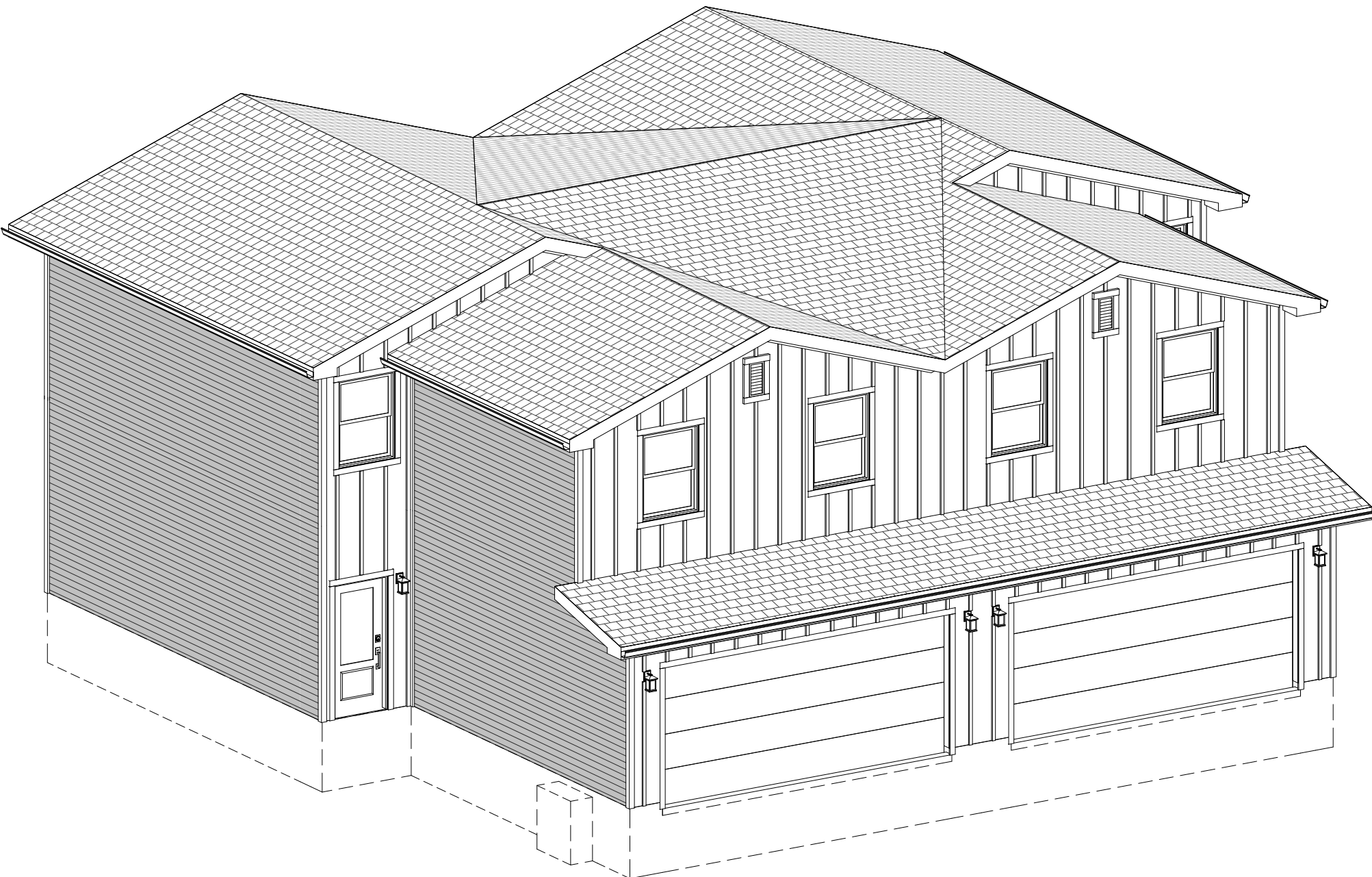
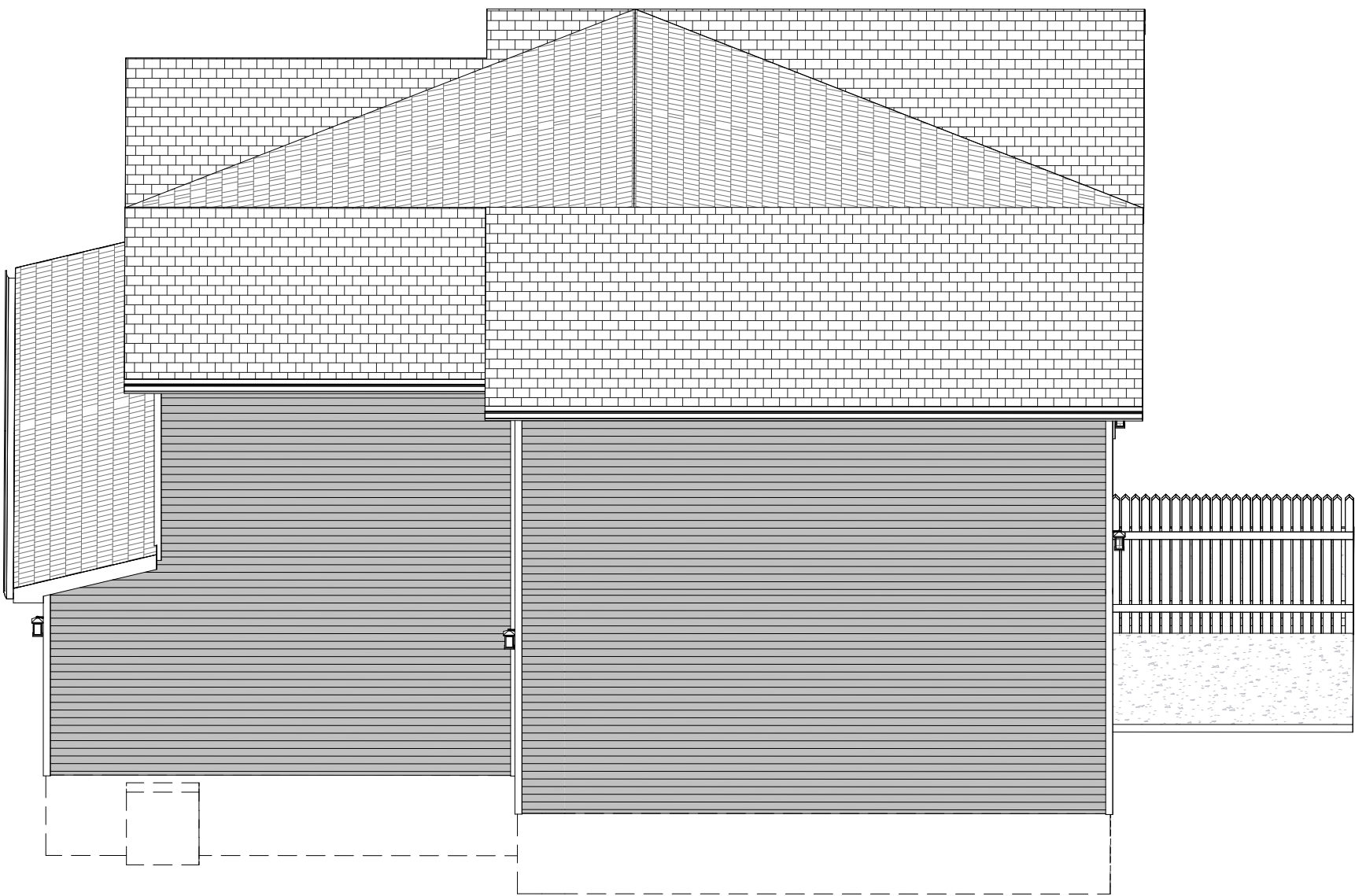
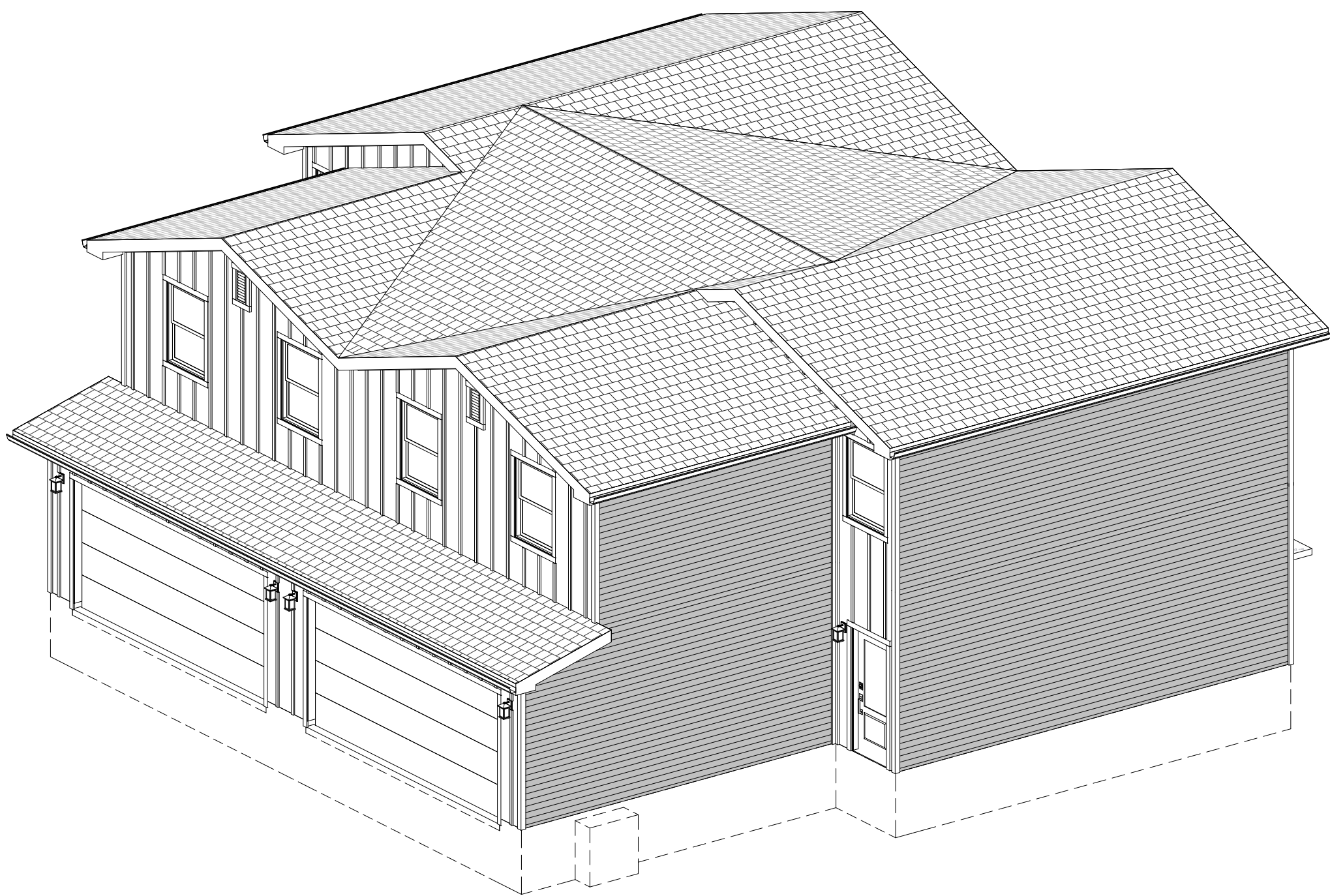
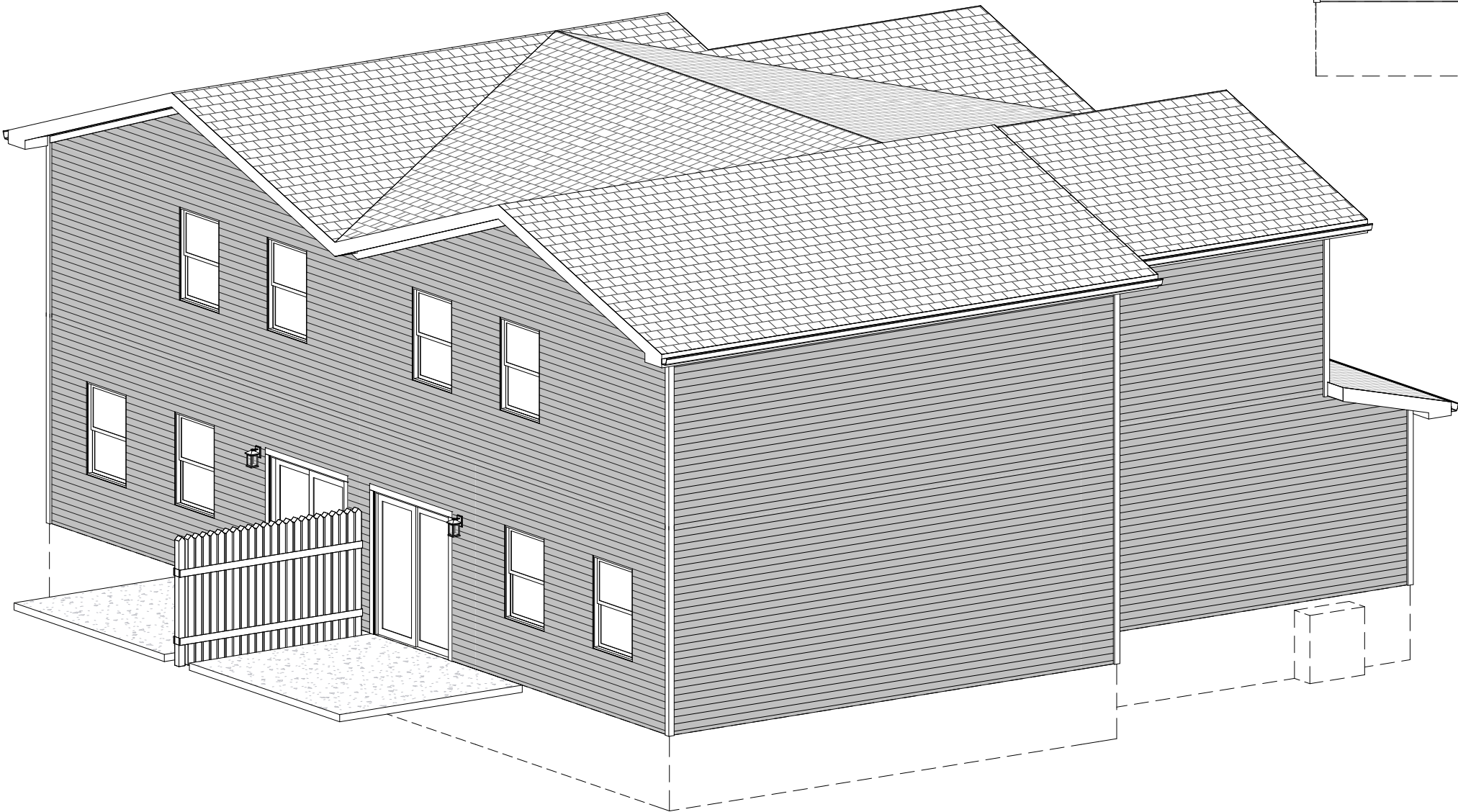
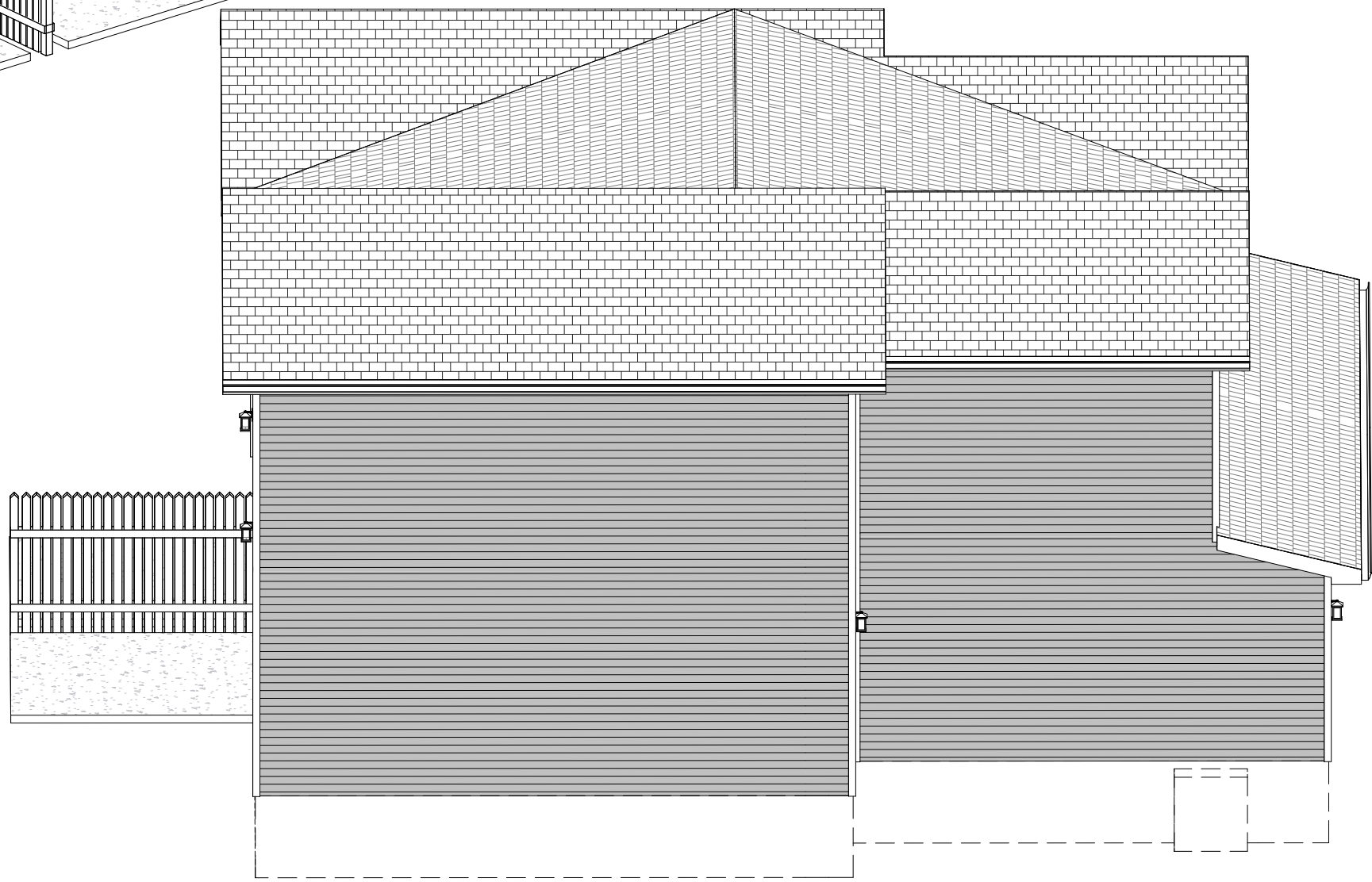
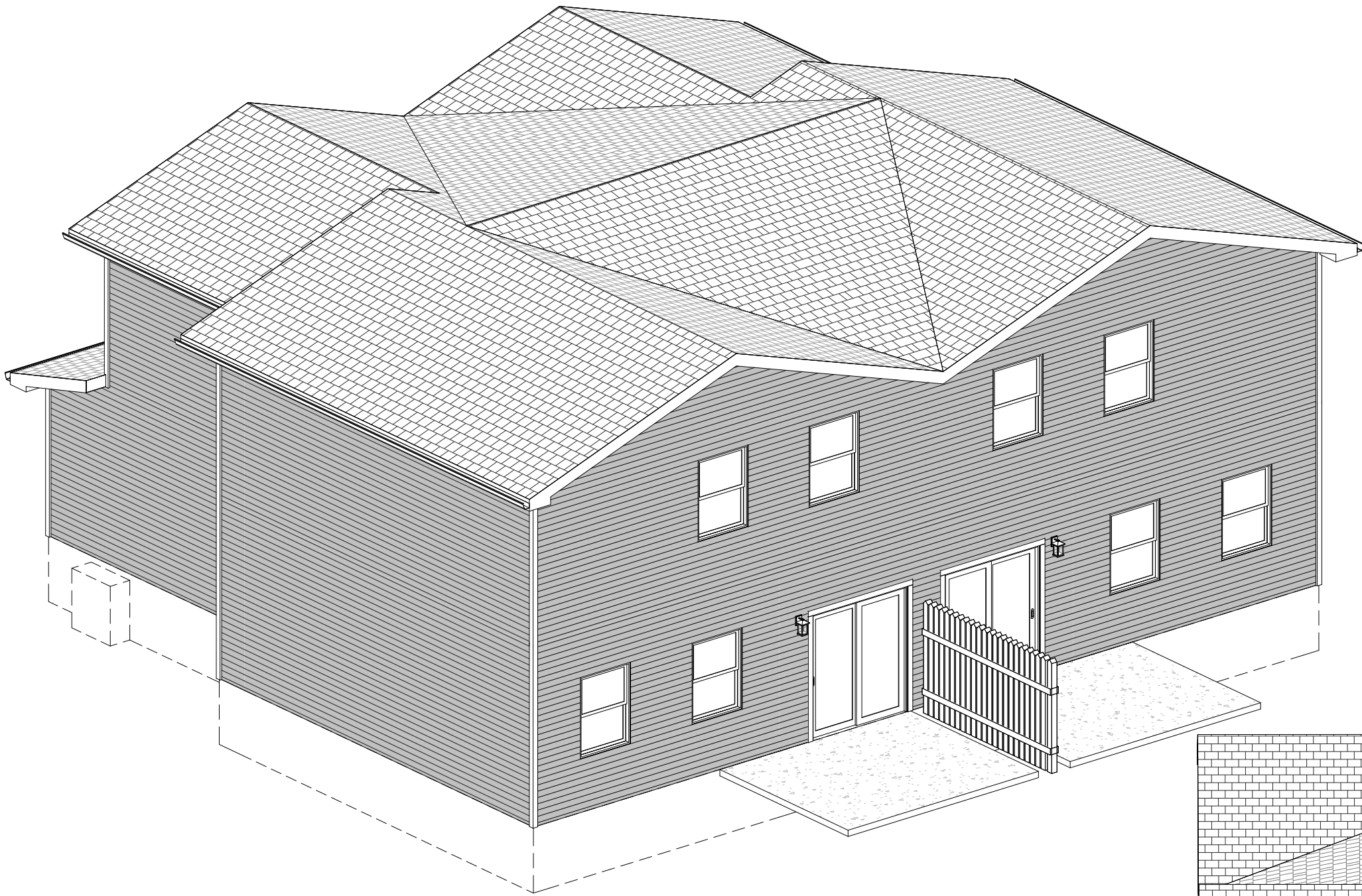
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3D ORTHOGRAPHIC VIEWS

SCALE:



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FOUNDATION & FRAMING NOTES

- ## MODERN FARMHOUSE FOUNDATION PLAN

FINISHED SQ. FT.UNFINISHED SQ. FT.

GARAGE	386 SF
PATIO	120 SF
TOTALS	506 SF

To the best of our knowledge these plans are drawn to comply with owner's specifications and are not intended to be a contract. The drawings are provided for the convenience of the contractor and are not intended to be a contract. The drawings are provided for the convenience of the contractor and are not intended to be a contract. The drawings are provided for the convenience of the contractor and are not intended to be a contract.

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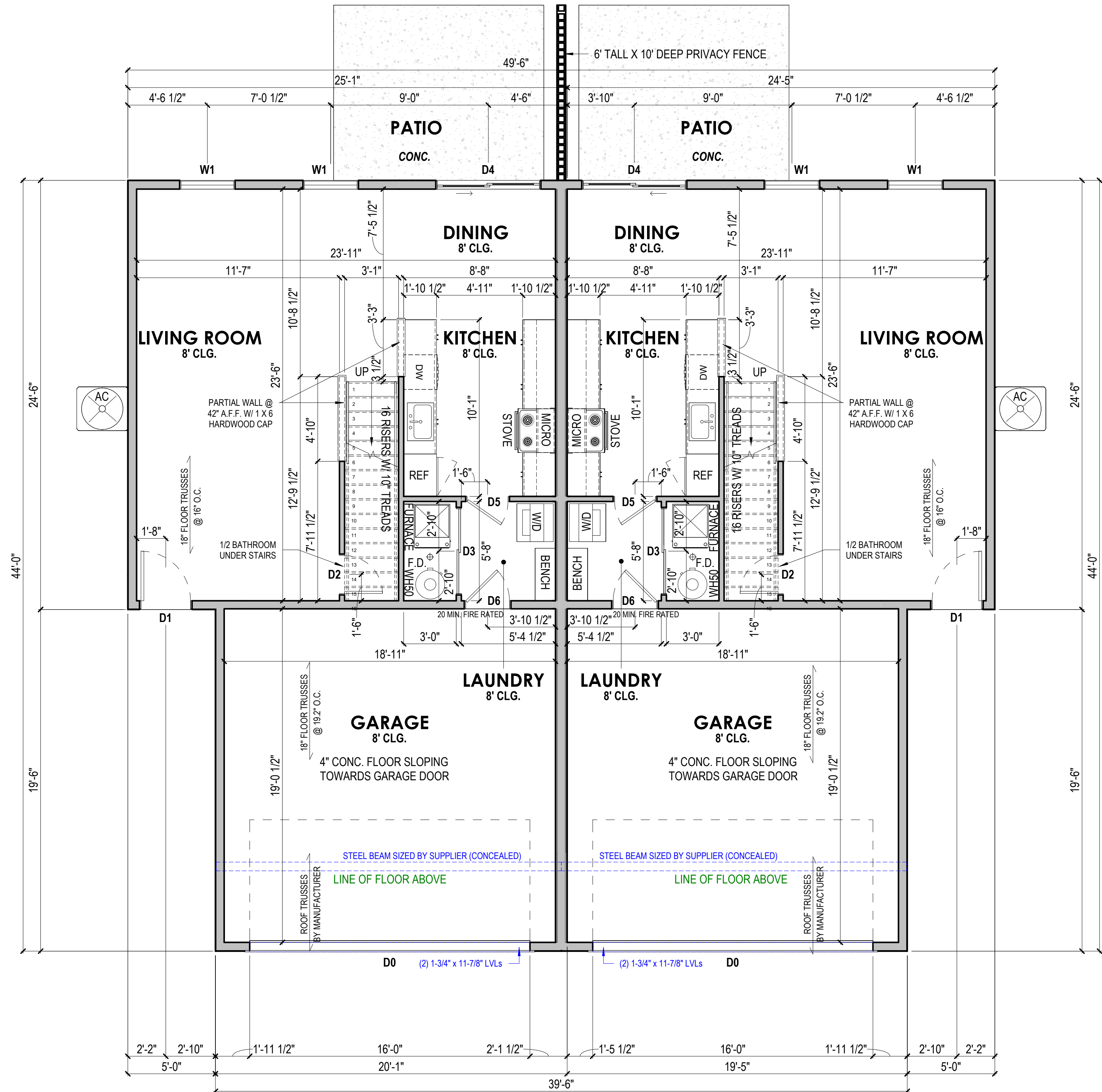
PRELIMINARY PLANS,
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DOOR SCHEDULE					
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D0	2	0'- 4"	16'- 0"	7'- 0"	
D1	2	0'- 0"	3'- 0"	6'- 8"	
D2	2	0'- 0"	2'- 4"	6'- 8"	
D3	2	0'- 0"	5'- 0"	6'- 8"	Bypass
D4	2	0'- 0"	6'- 0"	6'- 8"	Sliding
D5	2	0'- 0"	2'- 6"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



MODERN FARMHOUSE 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

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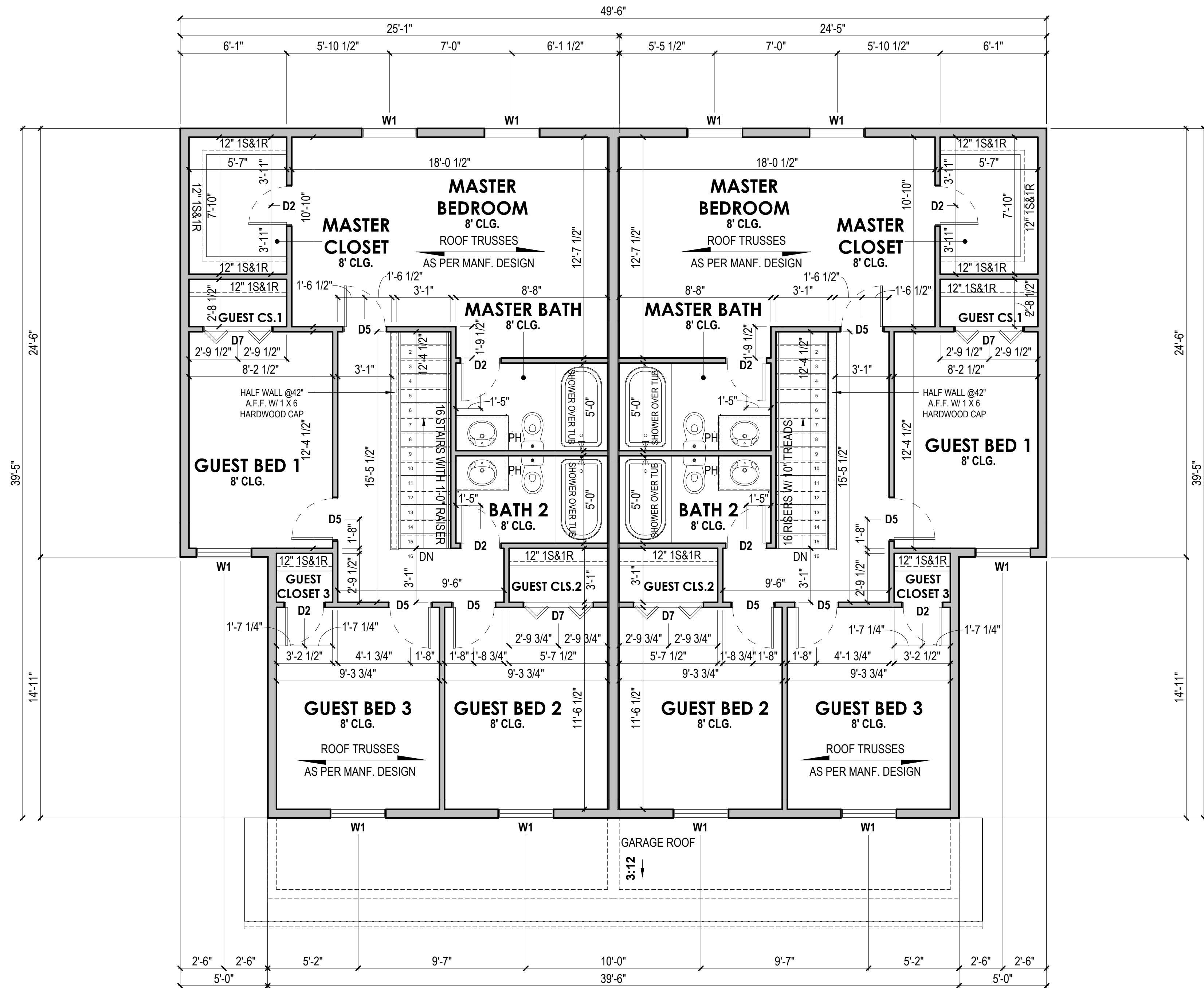


PRELIMINARY PLANS,
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WINDOW SCHEDULE					
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	10	2' - 10"	3' - 2"	4' - 4"	4800 Series, Double Hung

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.
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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



MODERN FARMHOUSE 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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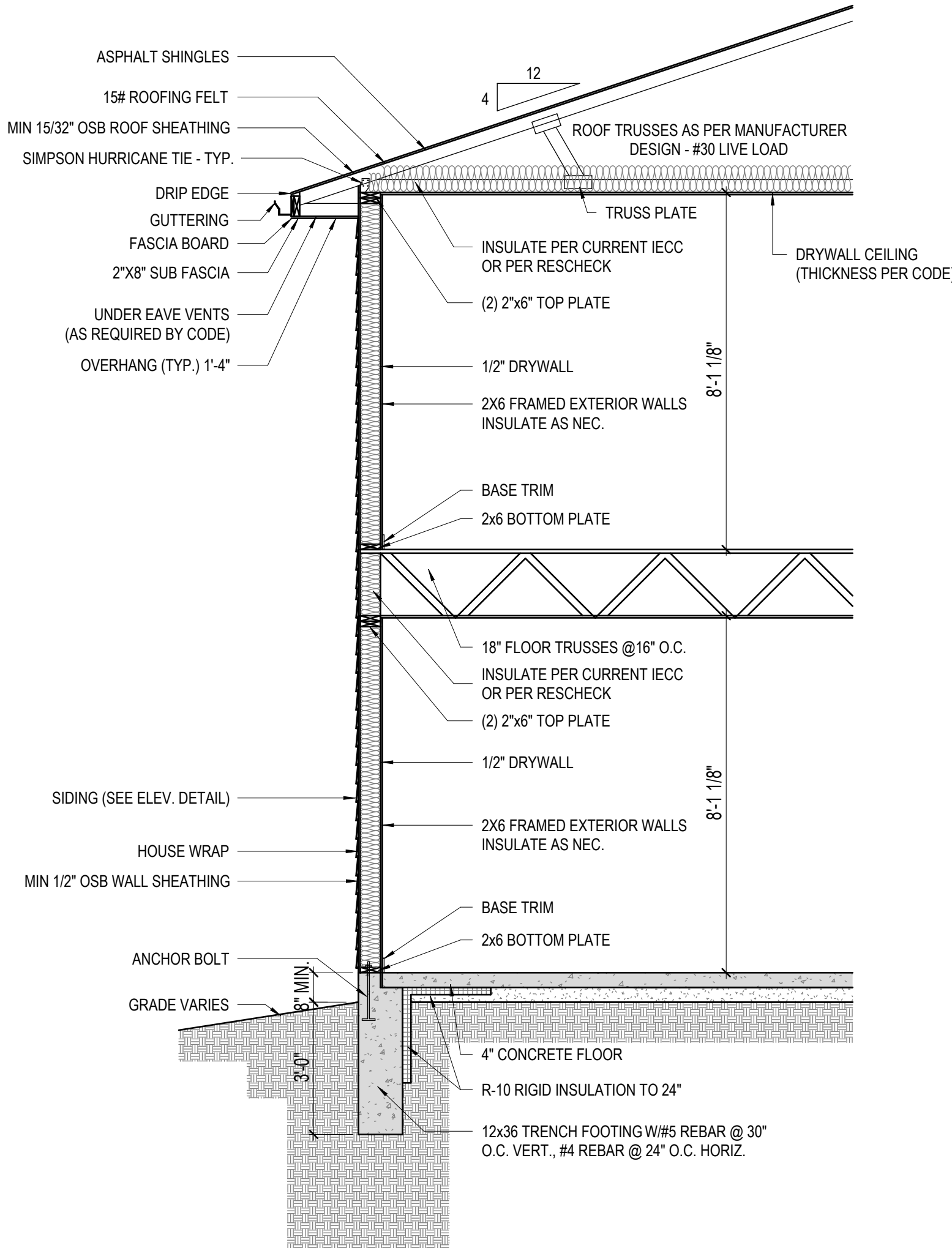
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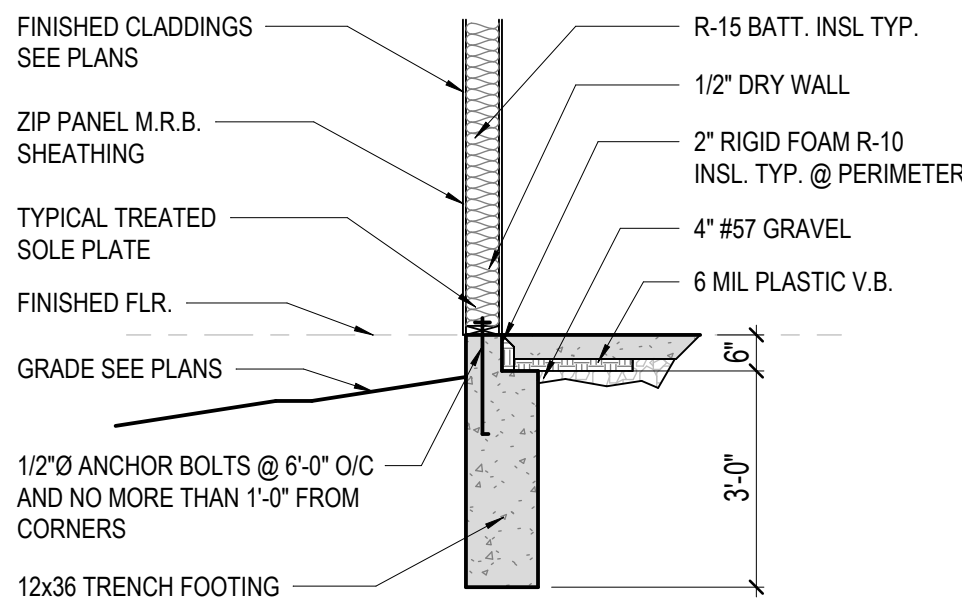
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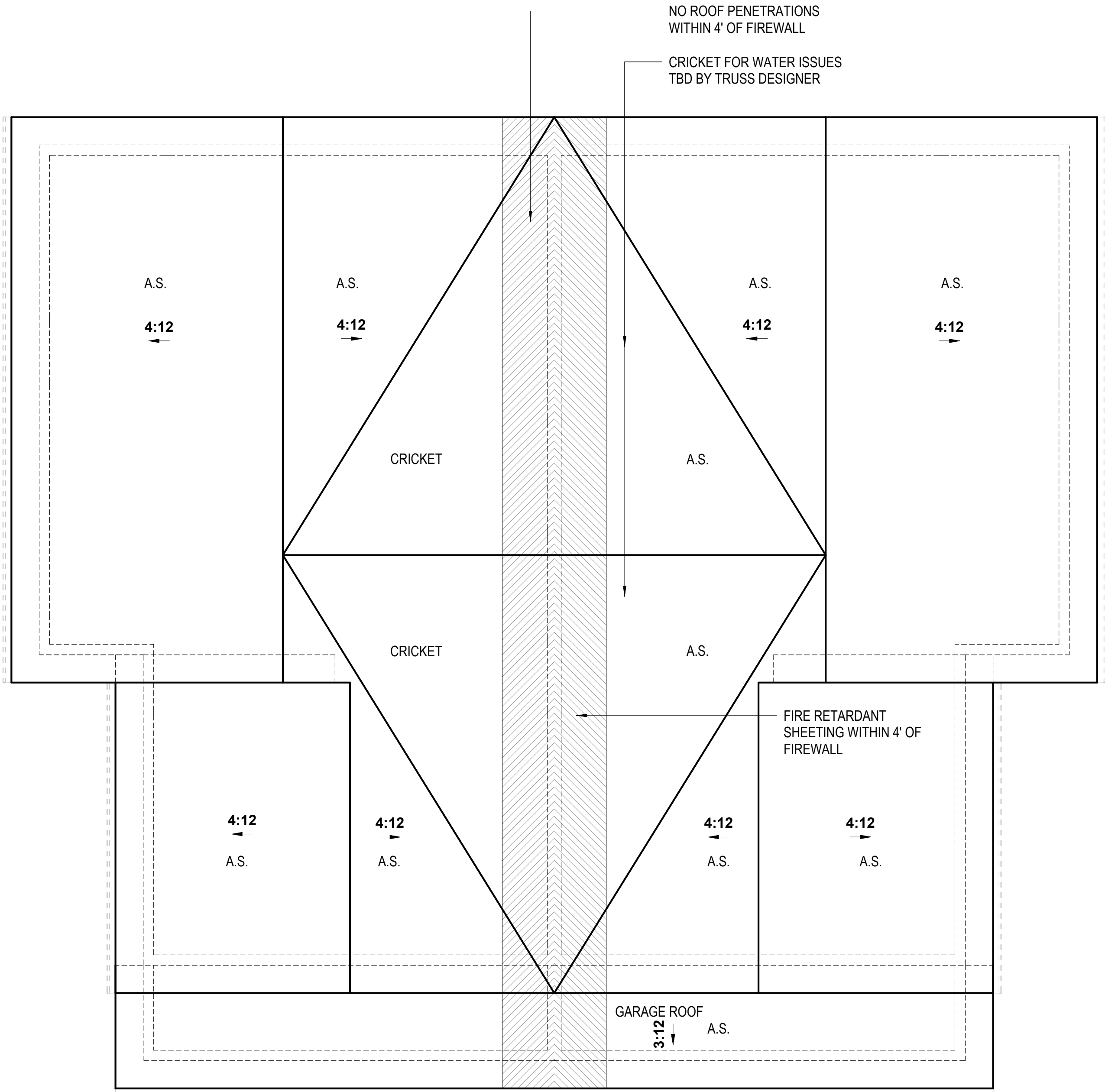


COMPACTION REQUIREMENTS VARY PER PROJECT.
CHECK SOIL SPECIFICS FOR COMPACTION AND
SUBGRADE REQUIREMENTS

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



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



1 **MODERN FARMHOUSE
ROOF PLAN**
1/4" = 1'-0"

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

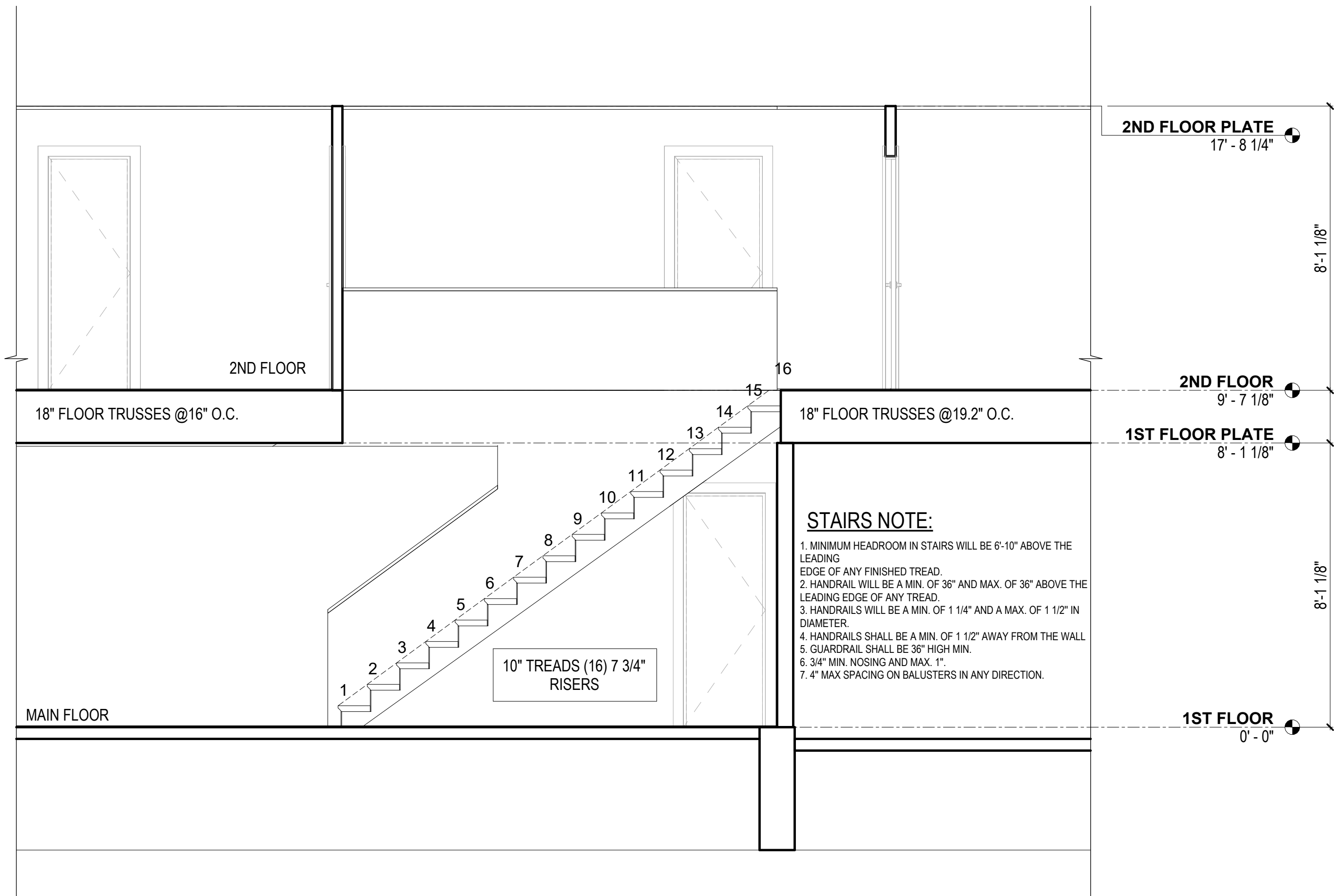
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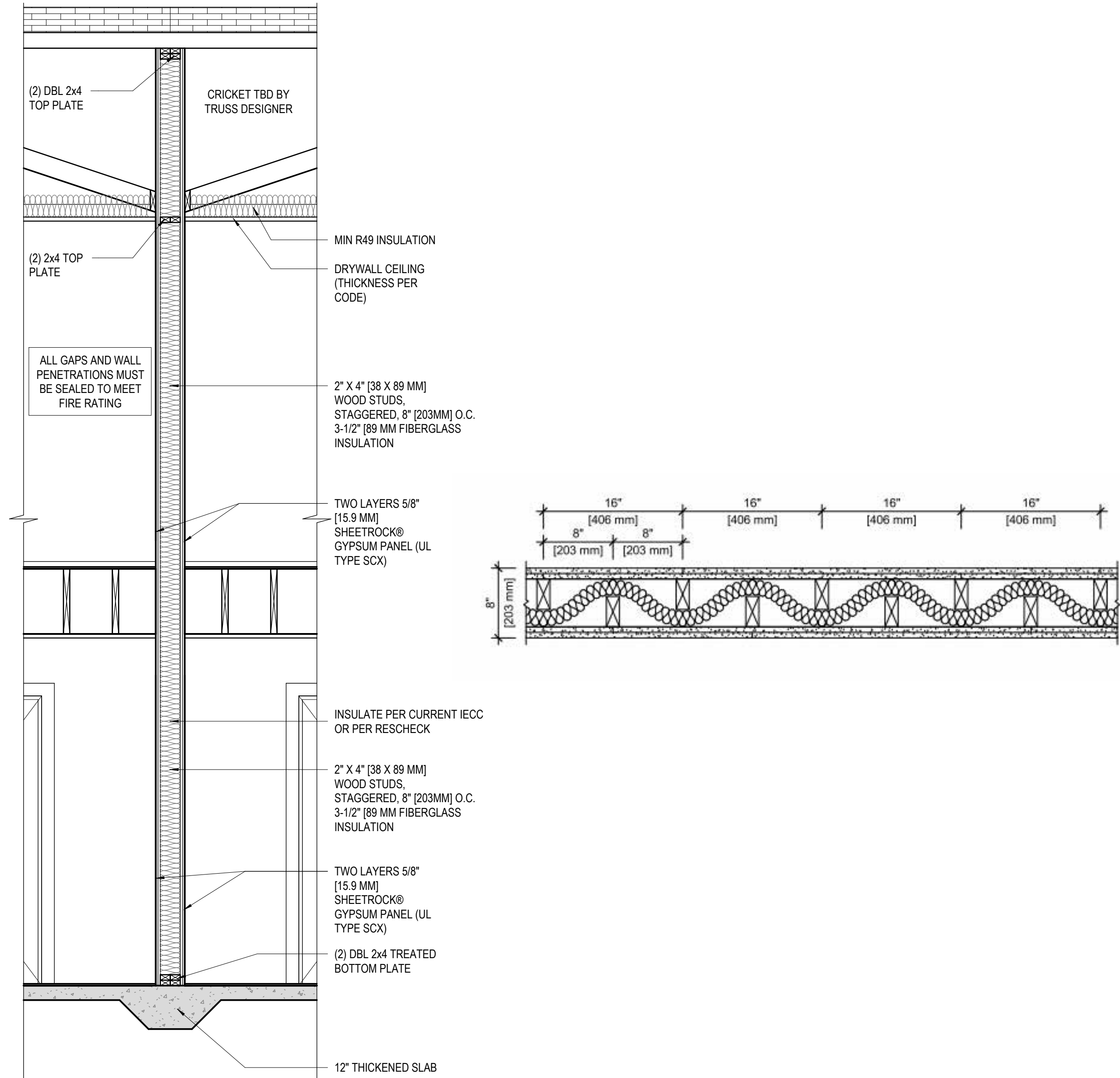
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1 **STAIR DETAIL**
3/8" = 1'-0"



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

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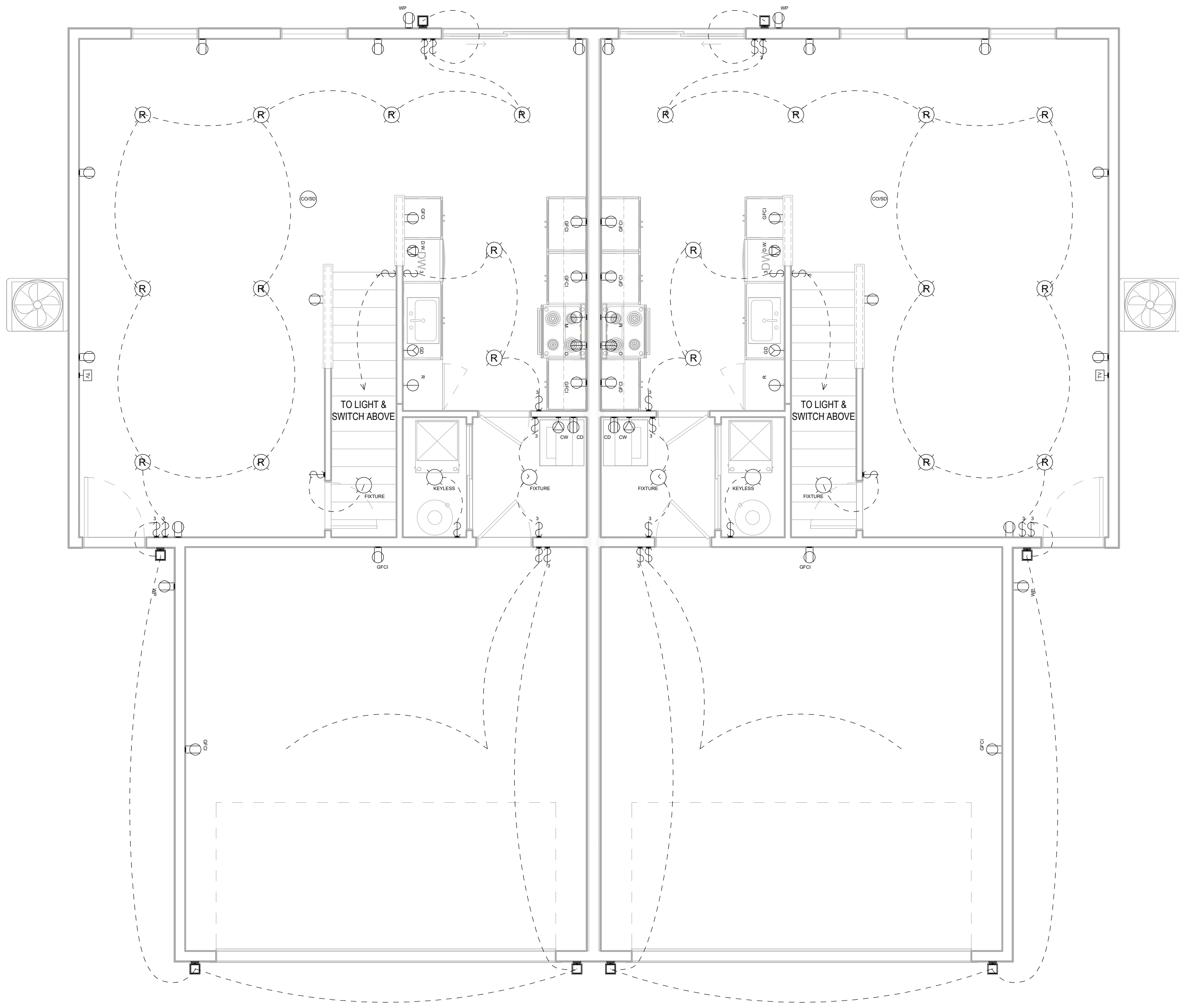
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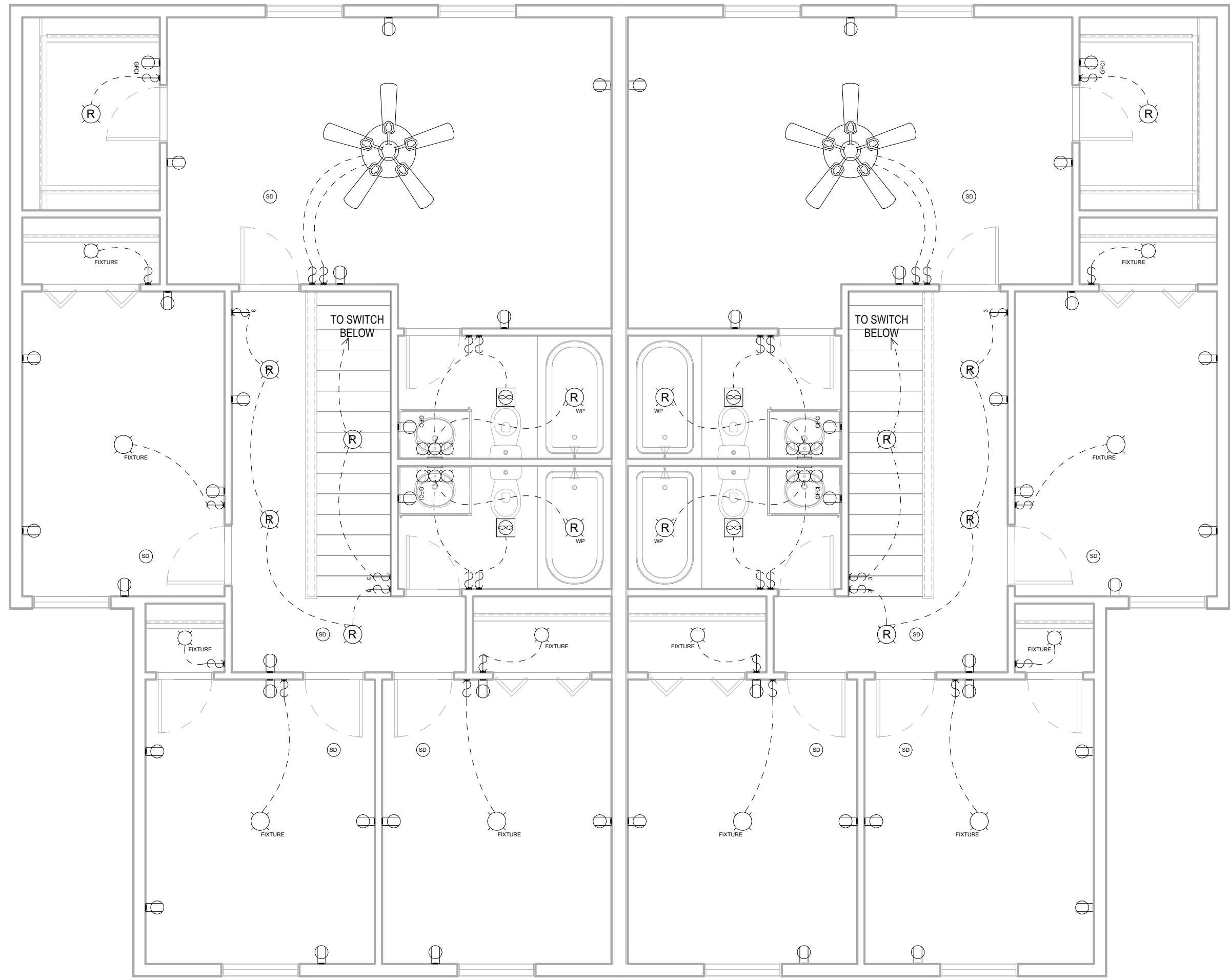
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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	110V Receptacles: Duplex
	110V Receptacles: GFCI
	110V Single Receptacle: Microwave
	110V Single Receptacle: Refrigerator
	110V Receptacles: WP
	220V/240V Receptacles: Clothes Dryer
	220V/240V Receptacles: 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 **MODERN FARMHOUSE**
1ST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



2 **MODERN FARMHOUSE**
2ND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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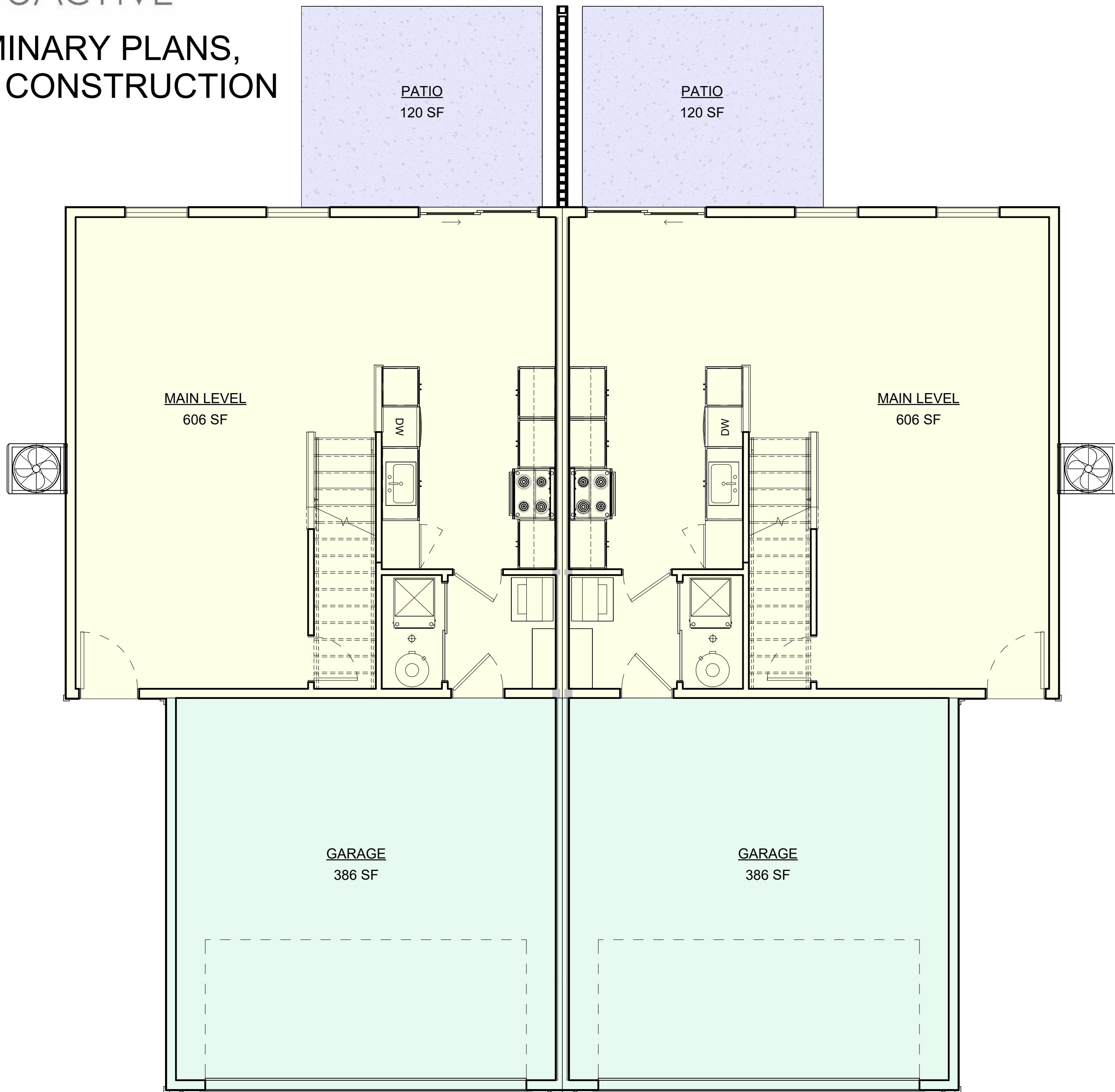
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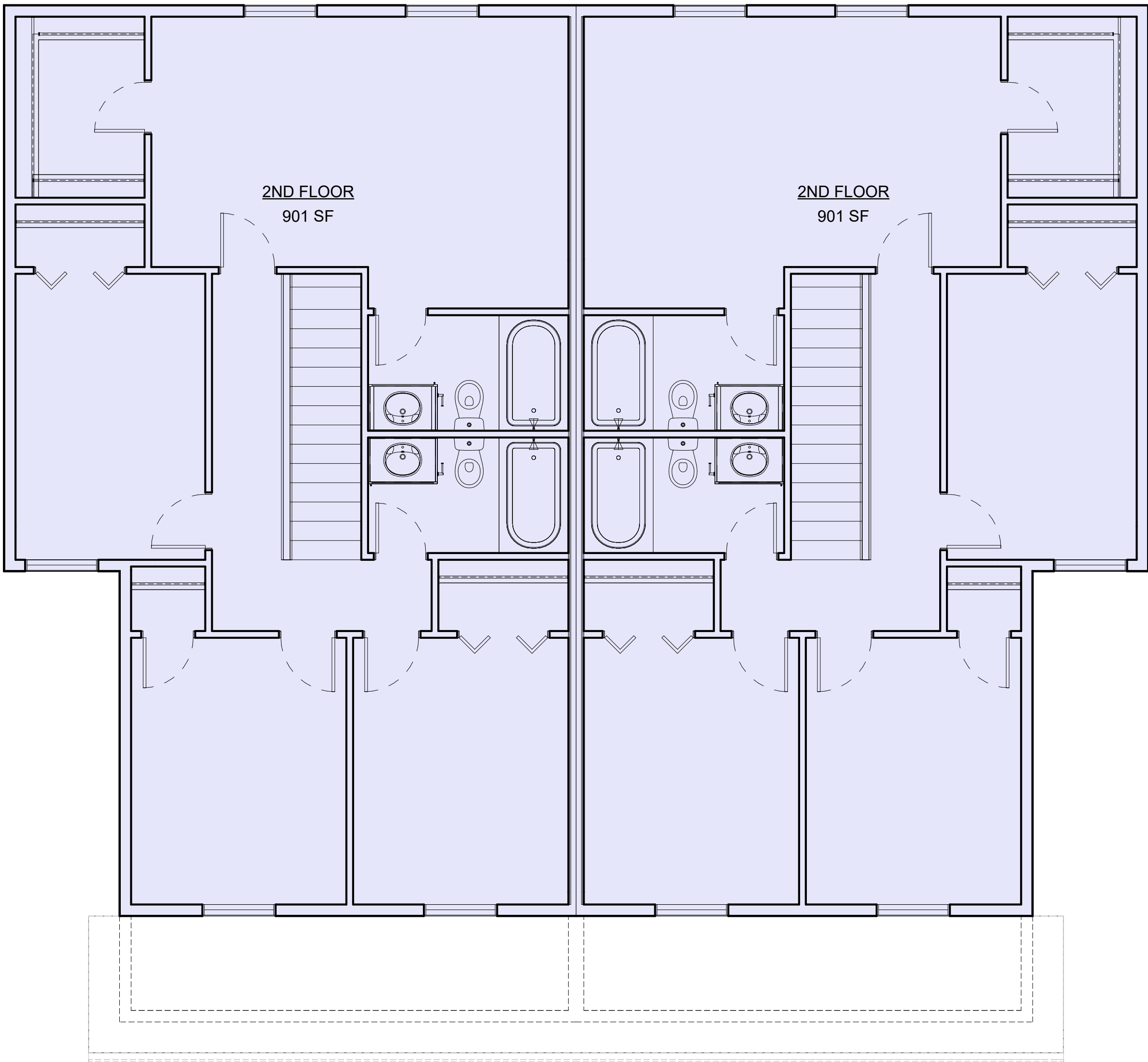
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PRELIMINARY PLANS,
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MODERN FARMHOUSE
MAIN LEVEL AREA PLAN

1
1/4" = 1'-0"



MODERN FARMHOUSE
UPPER LEVEL AREA PLAN

2
1/4" = 1'-0"

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