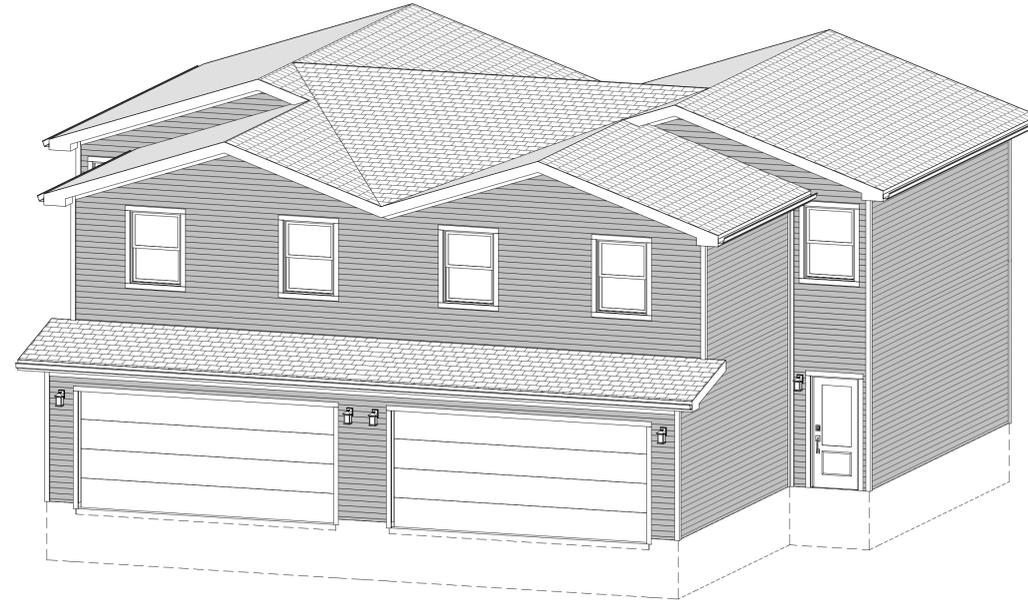




# HOMESTEAD COMMUNITIES - DUPLEX - TRANSITIONAL



## 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 than 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:

1. 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.
2. Contractors, sub-contractors, and suppliers shall verify all dimensions and elevations against the plan and actual site conditions.
3. Calculated dimensions take precedence over scaled dimensions.
4. 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 through any structural member must be verified by engineer and/or structural supplier.

TABLE OF CONTENTS	
PAGE 1	COVER PAGE
PAGE 2	FRONT AND REAR VIEWS
PAGE 3	LEFT AND RIGHT VIEWS
PAGE 4	3D ORTHOGRAPHIC VIEWS
PAGE 5	FOUNDATION PLAN
PAGE 6	MAIN FLOOR PLAN
PAGE 7	UPPER FLOOR PLAN
PAGE 8	ROOF PLAN
PAGE 9	DETAILS
PAGE 10	ELECTRICAL PLANS

FINISHED SQ. FT.		UNFINISHED SQ. FT.	
2ND FLOOR	871 SF	GARAGE	386 SF
MAIN LEVEL	606 SF	PATIO	120 SF
TOTALS	1476 SF	TOTALS	506 SF



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

These drawings are the property of VirtuActive, LLC and are not to be used for any other project without the written permission of VirtuActive, LLC. Use of these drawings and concepts contained herein without the written permission of VirtuActive, LLC is prohibited. The contractor, sub-contractors, suppliers, and/or homeowners shall verify all dimensions and elevations against the plan and actual site conditions. The contractor, sub-contractor, and supplier must check all dimensions and other details prior to construction and be solely responsible for any changes necessary as a result of conditional or dimensional differences. 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. VirtuActive, LLC shall not be held liable for any negligence on the jobsite due to lack of knowledge or loss of plan detail from the sub-contractor, sub-contractors, suppliers, and/or owner.

PROJECT LOCATION:  
ADDRESS

PREPARED FOR:  
HOMESTEAD COMMUNITIES  
DUPLEX  
Client Name

VIRTUACTIVE  
VirtuActive - 3D Drafting & Design  
1414 North 20th Street, Suite 2, Elkhorn, NE 68022  
www.VirtuActive.com | 402.979.8100



DATE:  
12/22/2025

SHEET:  
PAGE 1