



HOMESTEAD COMMUNITIES - RANCH #1 - CRAFTSMAN

A 3D perspective rendering of a single-story ranch-style house. The house features a gabled roof with a wide overhang and a central front door with a small transom window. To the right of the door is a large two-car garage with a multi-pane glass door. The exterior walls are finished with vertical siding, and the foundation is made of stone. The house is shown from a low angle, emphasizing its profile.

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.

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.

Spread footings - as noted on plan

Anchor bolts must be spaced no more that 6' on center.

Contractors, sub-contractors, and suppliers shall be aware of and responsible for, but not limited to, the following:

- 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.

FINISHED SQ. FT.

MAIN LEVEL	1496 SF
TOTALS	1496 SF

UNFINISHED SQ. FT.

COVERED STOOP	19 SF
GARAGE	397 SF
PATIO	113 SF
TOTALS	529 SF



Architectural elevation drawing of a house with a gabled roof and a garage. The drawing includes labels for materials and dimensions.

Labels:

- BRACKET DETAILS
TBD BY BUILDER
- 5/4X6 TRIM
- SHAKE SIDING
- ALUMINUM FASCIA
- 5/4X6 RAKE TRIM
- ALUMINUM FASCIA
- SHAKE SIDING
- 5/4X6 CORNER TRIM
- EXTERIOR LIGHT
- VERTICAL VINYL SIDING
- VENEER CAP
- 5/4X6 TRIM
- STONE VENEER
- STONE VENEER
- STONE CAP

Dimensions:

- MAIN FLOOR PLATE
8' - 1 1/8"
- WINDOW H.T.
6' - 8 1/2"
- MAIN LEVEL
0' - 0"
- 12/4 (Roof Pitch)
- 12' - 6" (Garage Height)
- 3' - 0" (Stone Veneer Height)
- 8' - 1 1/8" (Main Floor Plate Height)
- 6' - 8 1/2" (Window Height)
- 0' - 0" (Main Level)

1

Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a 12:4 pitch. The main floor plate is 8'-1 1/8" high. The window height is 6'-8 1/2". The main level is 0'-0" high. The drawing includes labels for materials like aluminum fascia, 5/4x4 corner trim, and vertical vinyl siding. The drawing also shows a door with a handle and an exterior light. The roof is labeled with 'A.S.' and '4:12'.

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HOMESTEAD
COMMUNITIES

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PROJECT LOCATION:

ADDRESS

PREPARED FOR:

HOMESTEAD COMMUNITIES
RANCH #1

Client Name

VIRTUACTIVE
VirtuActive - 3D Drafting & Design

414 North 205th Street, Suite 2, Elkhorn, NE 68022

www.VirtuActive.com | 402.979.8100

DATE: _____

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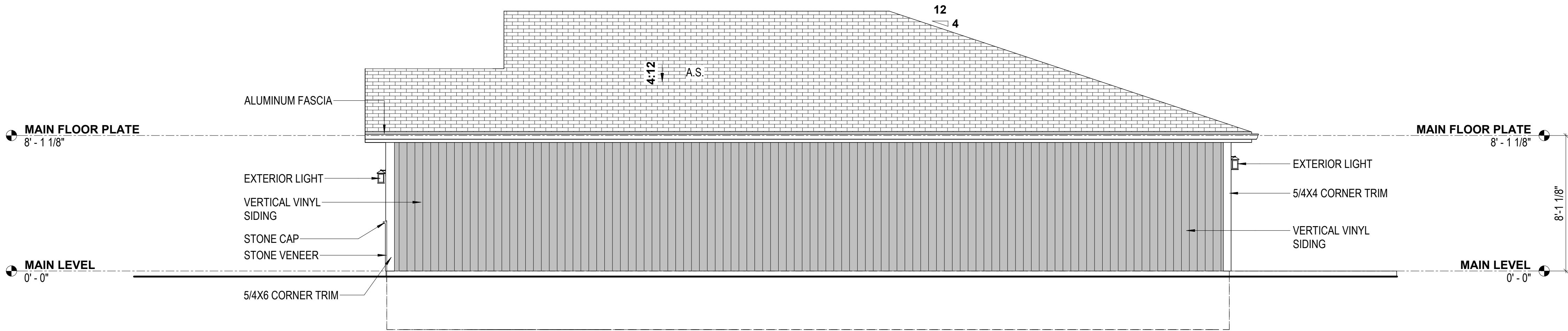
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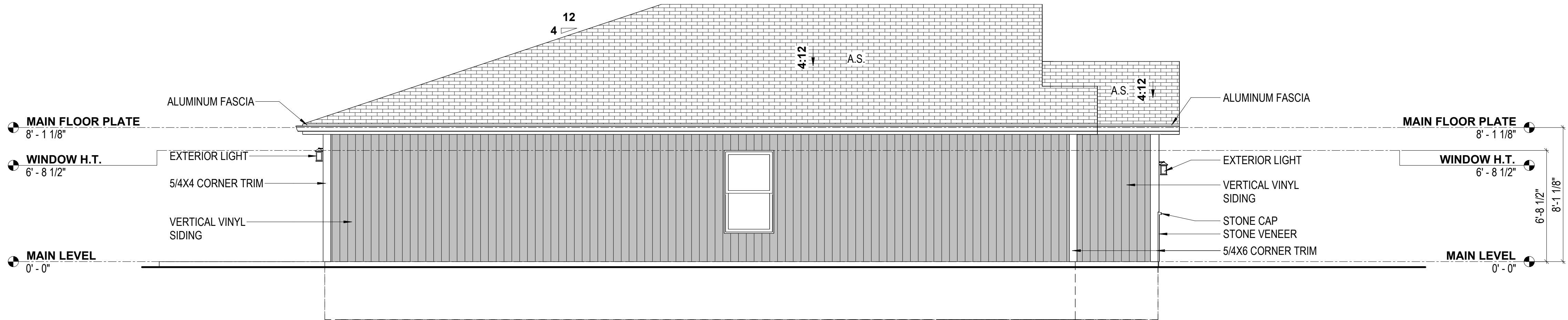


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PRELIMINARY PLANS,
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1 **CRAFTSMAN
RIGHT VIEW**
1/4" = 1'-0"



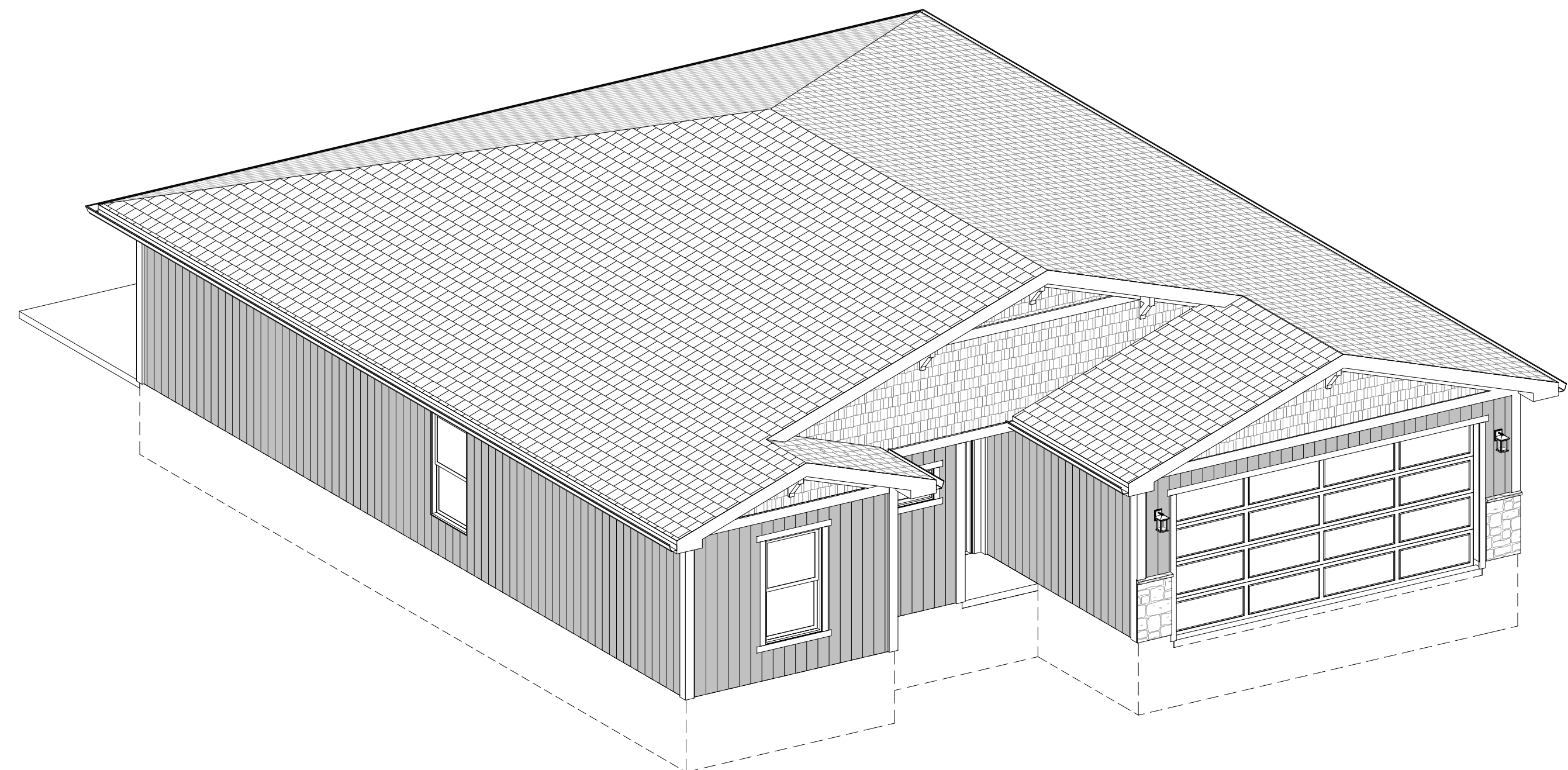
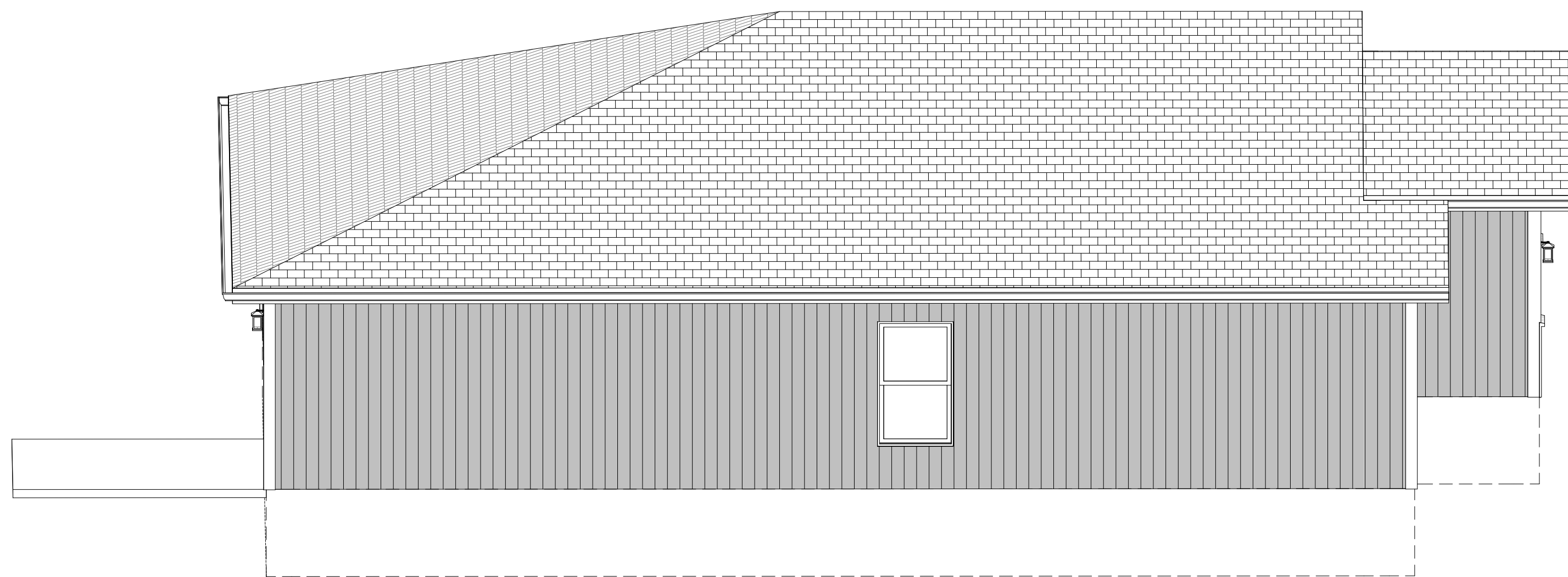
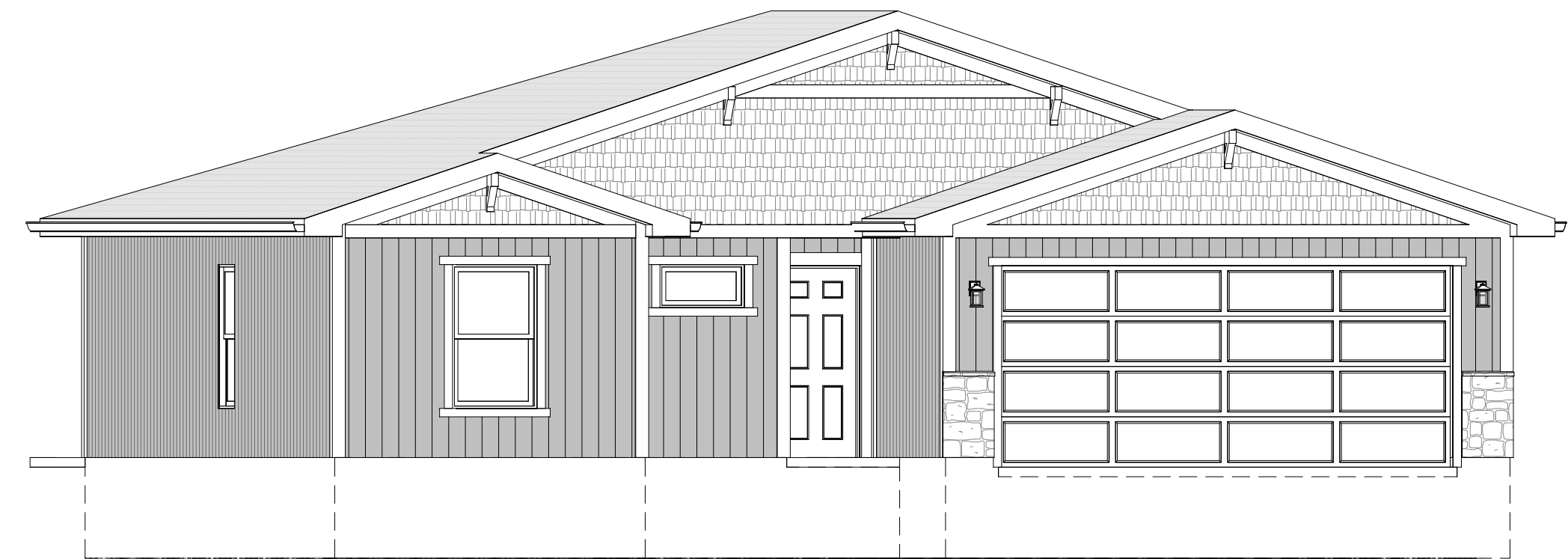
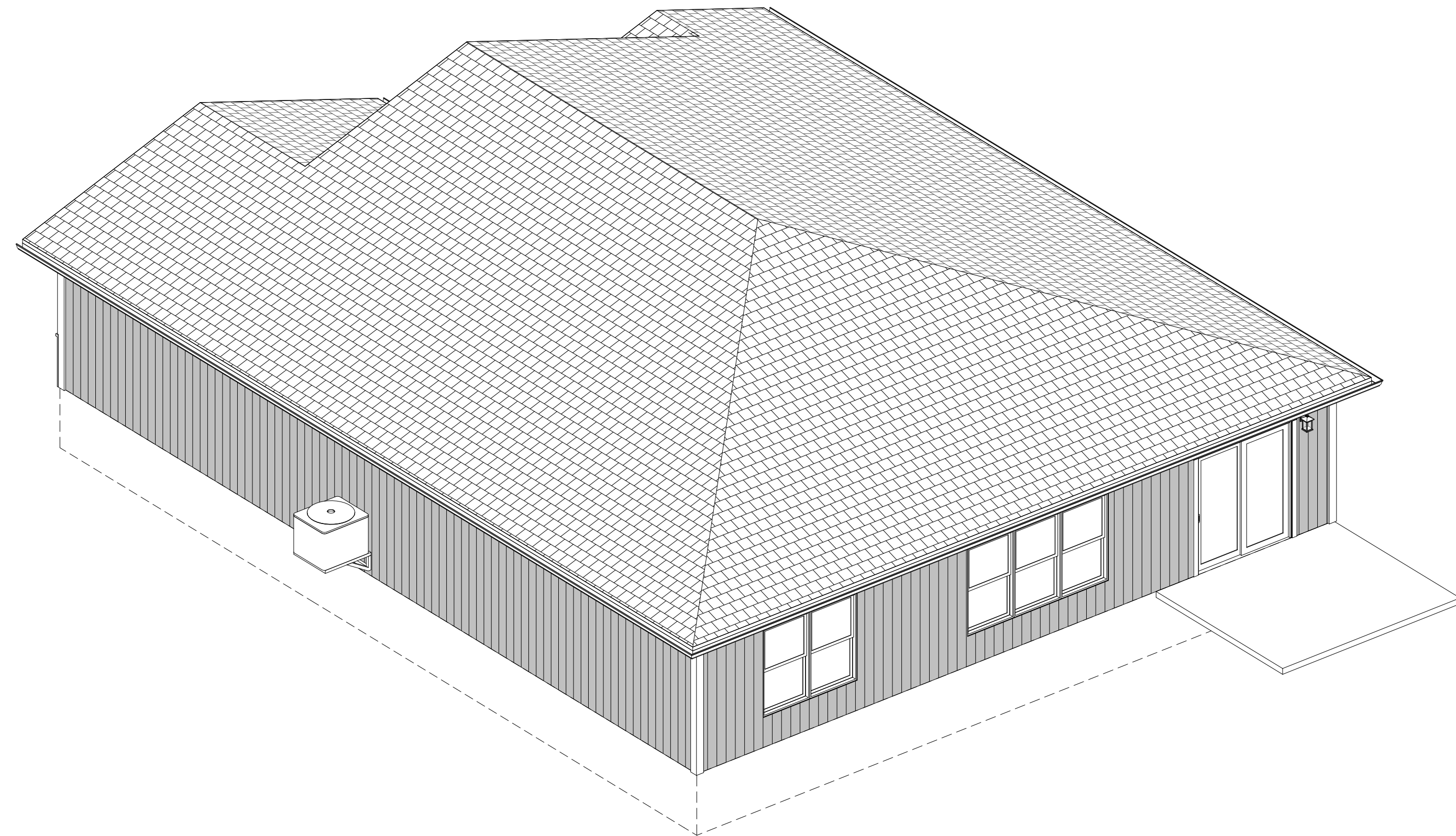
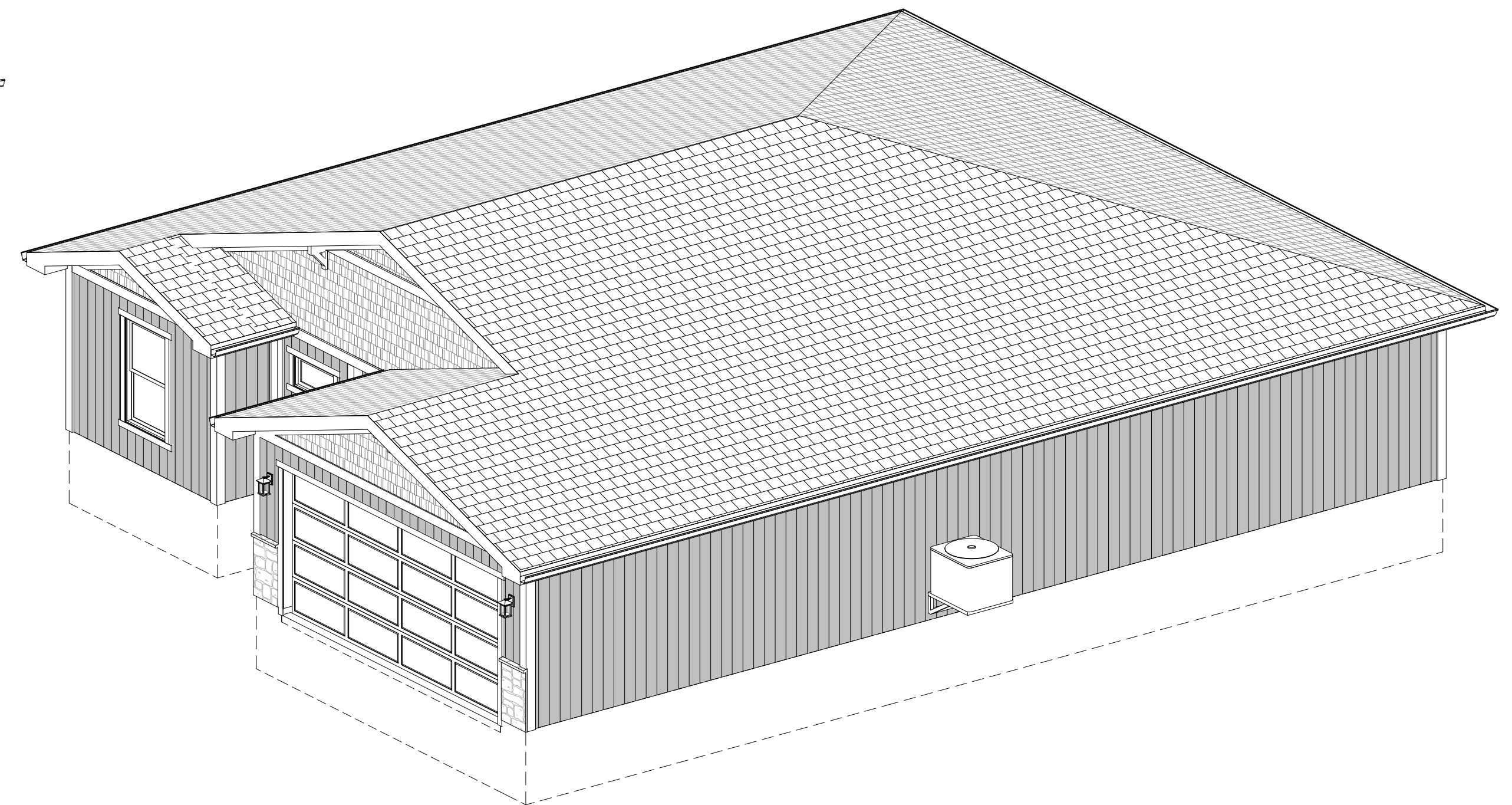
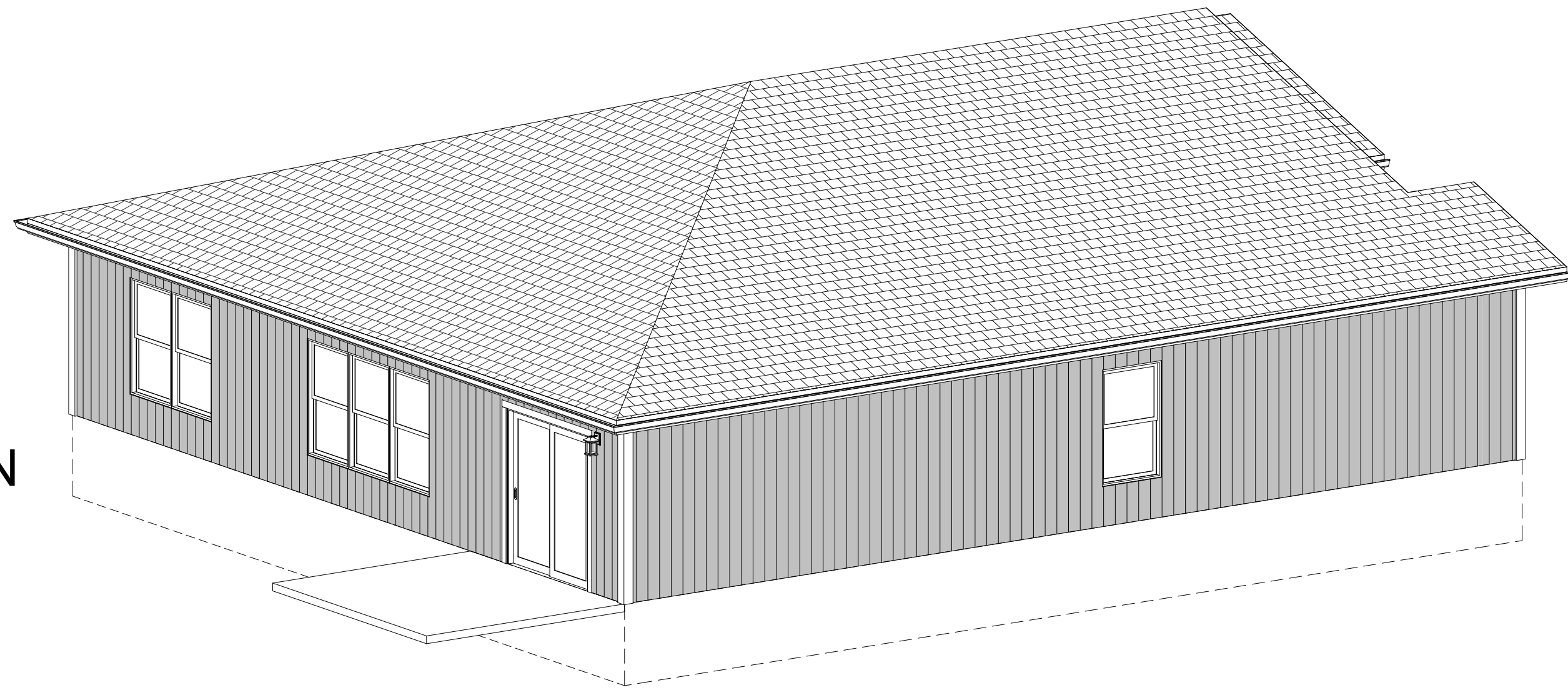
2 **CRAFTSMAN
LEFT VIEW**
1/4" = 1'-0"

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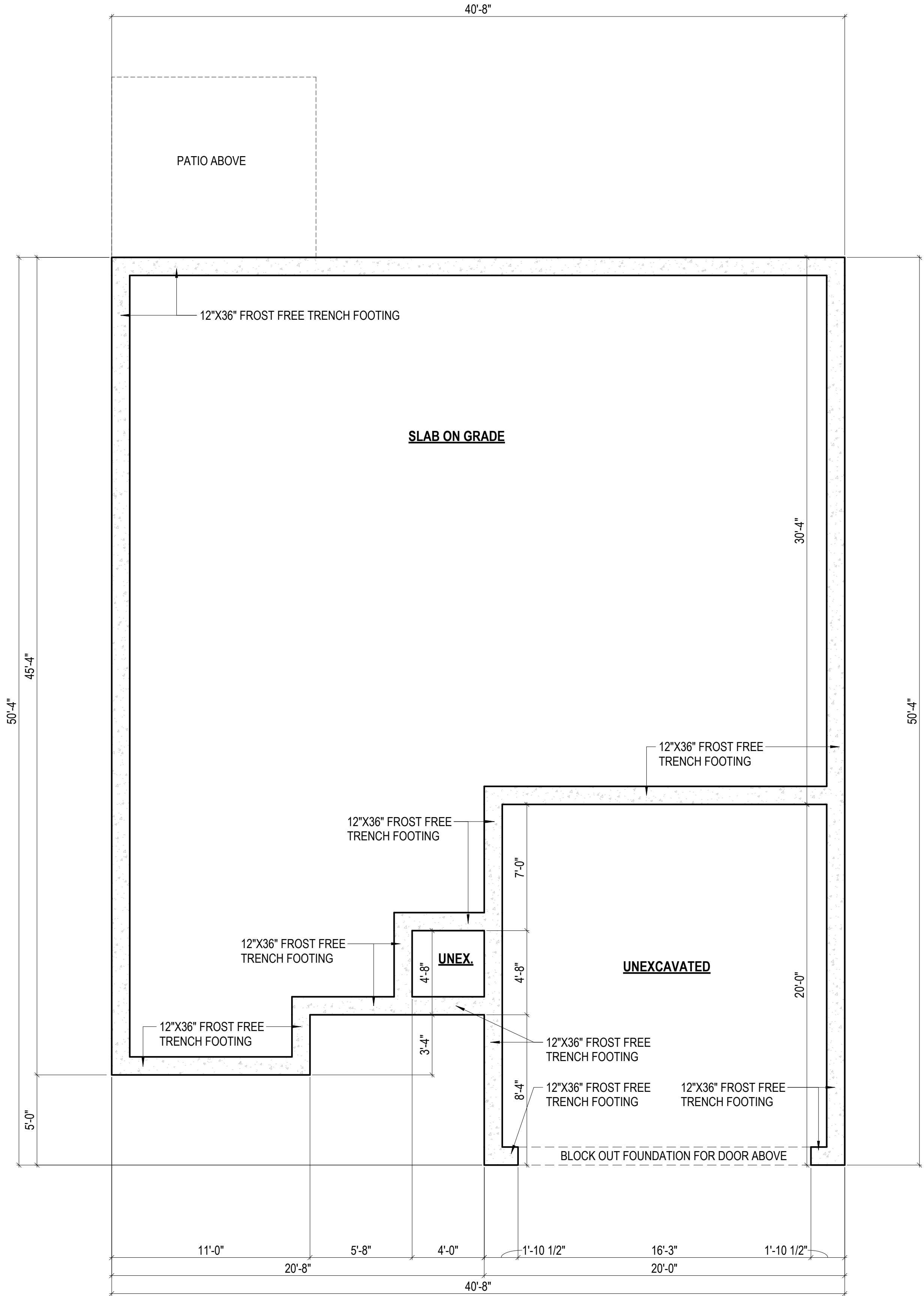
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PRELIMINARY PLANS,
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FOUNDATION & FRAMING NOTES

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



CRAFTSMAN FOUNDATION PLAN

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

FINISHED SQ. FT.	
MAIN LEVEL	1496 SF
TOTALS	1496 SF

UNFINISHED SQ. FT.	
COVERED STOOP	19 SF
GARAGE	397 SF
PATIO	113 SF
TOTALS	529 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 are not intended to be used for construction without the written permission of VirtualUte, LLC and without the exclusion 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 therefor. Contractors, sub-contractors and suppliers are responsible for all code and regulatory requirements. The contractor and sub-contractor shall be responsible for any liability for negligence on the job site due to lack of knowledge or lack of plan detail from the ability of contractors. VirtualUte is not an architect or engineer. Size, spacing, and location of structural members, the salinity, and dimensions shall be verified by the contractor, sub-

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PRELIMINARY PLANS,
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DOOR SCHEDULE

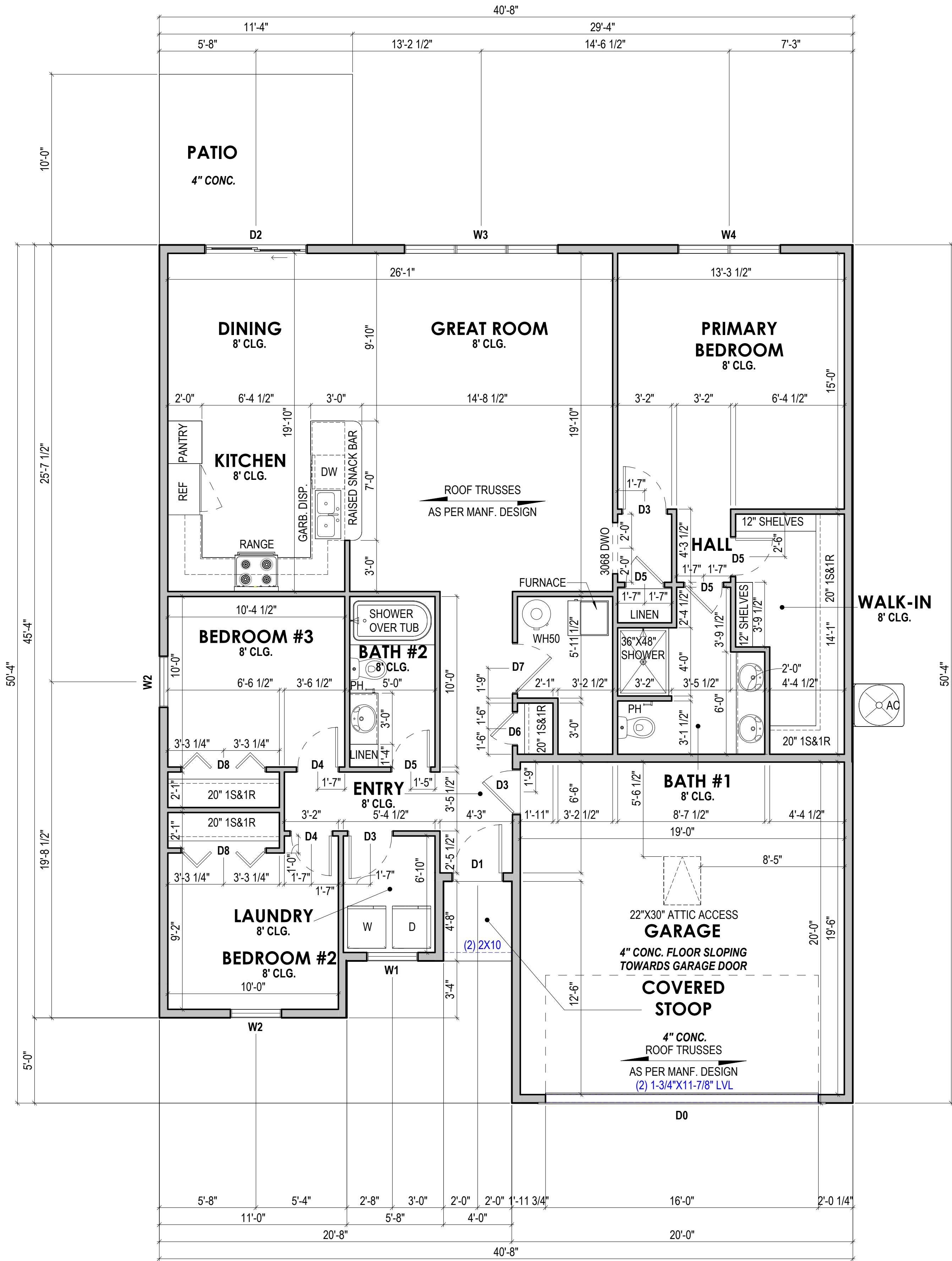
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D0	1	-0' - 4"	16' - 0"	7' - 0"	
D1	1	0' - 0"	3' - 0"	6' - 8"	
D2	1	0' - 0"	6' - 0"	6' - 8"	
D3	3	0' - 0"	2' - 8"	6' - 8"	
D4	2	0' - 0"	2' - 6"	6' - 8"	
D5	4	0' - 0"	2' - 4"	6' - 8"	
D6	1	0' - 0"	2' - 0"	6' - 8"	
D7	1	0' - 0"	3' - 0"	6' - 8"	
D8	2	0' - 0"	5' - 0"	6' - 8"	

WINDOW SCHEDULE

MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	1	5' - 2 1/2"	3' - 0"	1' - 6"	
W2	2	1' - 8 1/2"	3' - 0"	5' - 0"	
W3	1	1' - 8 1/2"	9' - 0"	5' - 0"	
W4	1	1' - 8 1/2"	6' - 0"	5' - 0"	

FOUNDATION & FRAMING NOTES

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- All interior framing dimensions to framing edge, unless otherwise noted.
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- Ceiling Heights: 8'-0" Main Floor.
- Allow for at least 3.5" from interior door rough openings to wall.
- All angled walls are 45°, unless otherwise noted.
- All centerline dimensions for fixtures should be double checked for field accuracy.
- Wall bracing method = CS-WSP



CRAFTSMAN

MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

FINISHED SQ. FT.

MAIN LEVEL	1496 SF
TOTALS	1496 SF

UNFINISHED SQ. FT.

COVERED STOOP	19 SF
GARAGE	397 SF
PATIO	113 SF
TOTALS	529 SF



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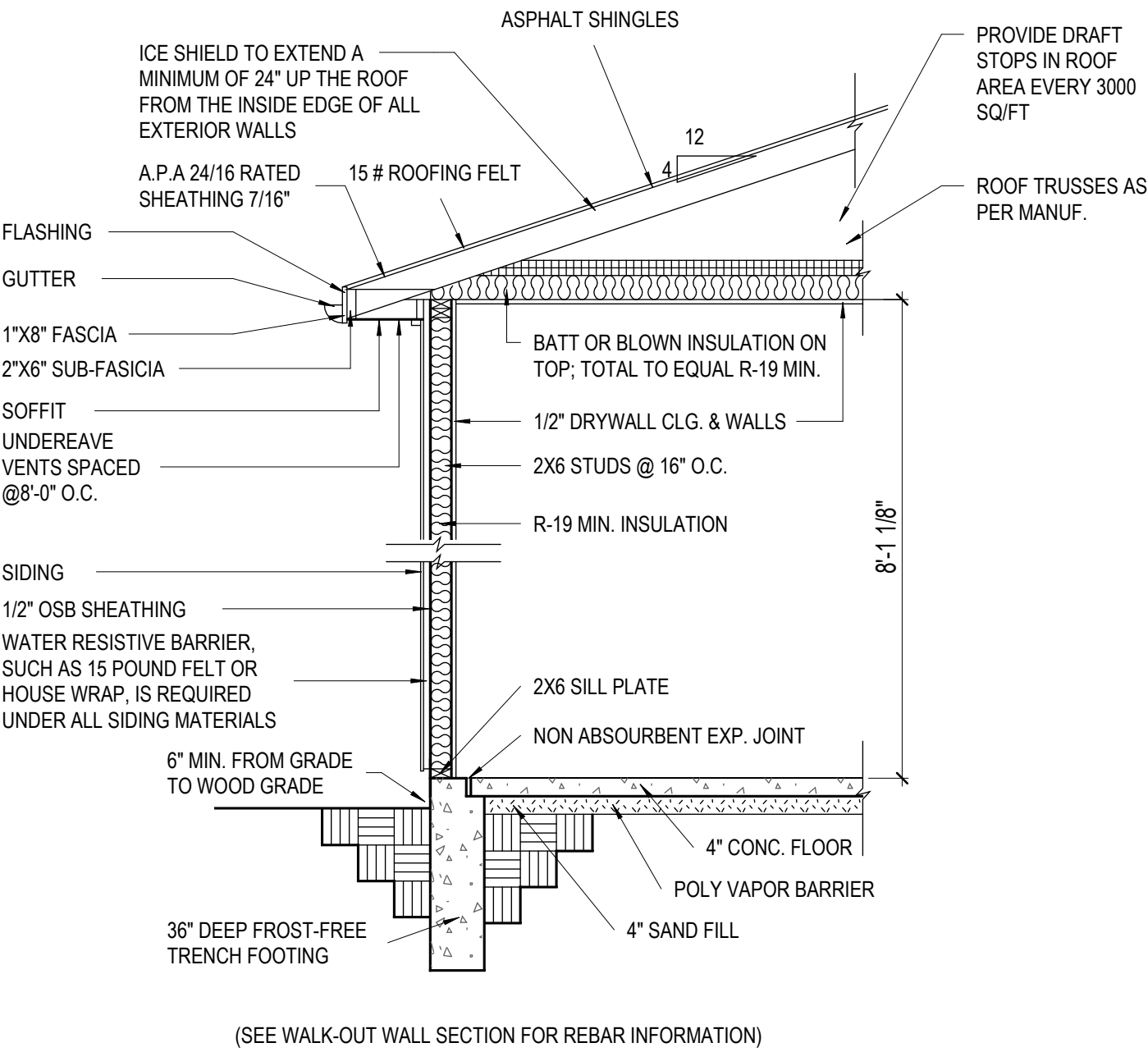
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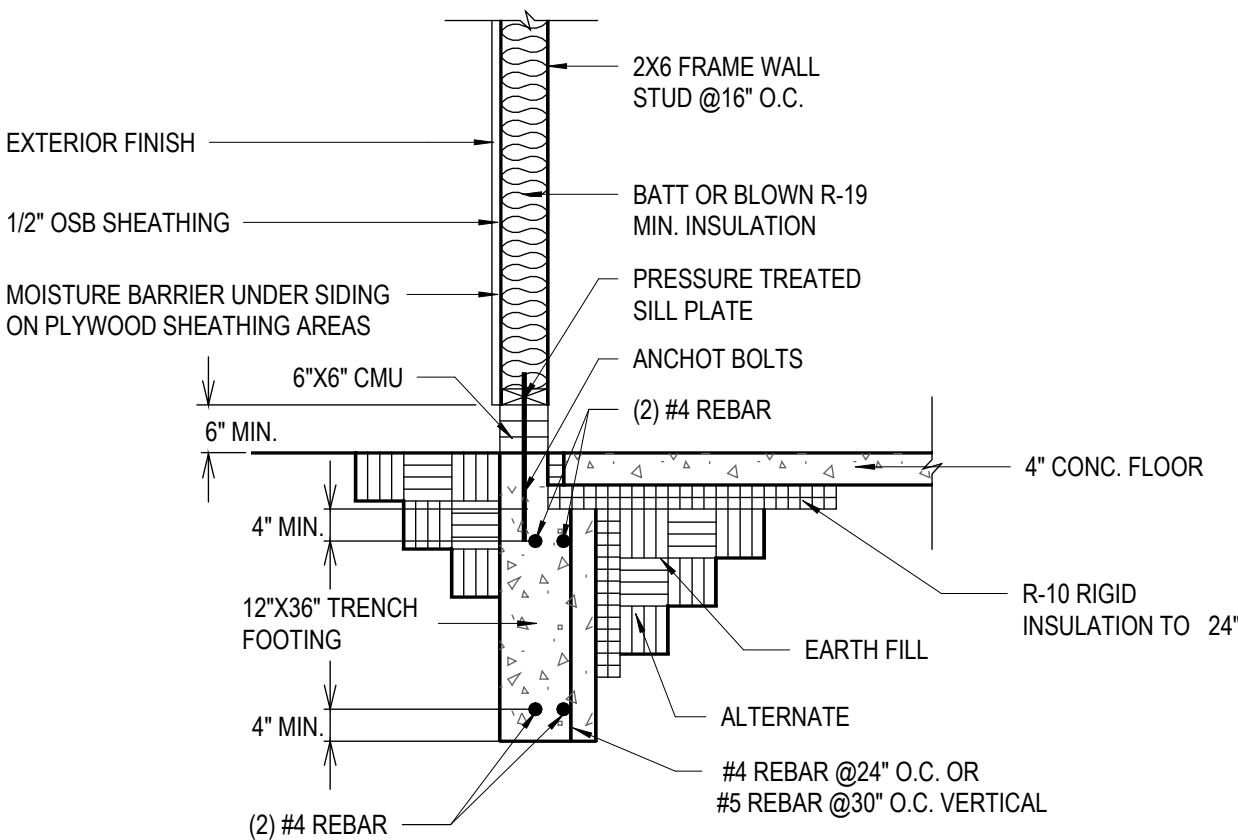
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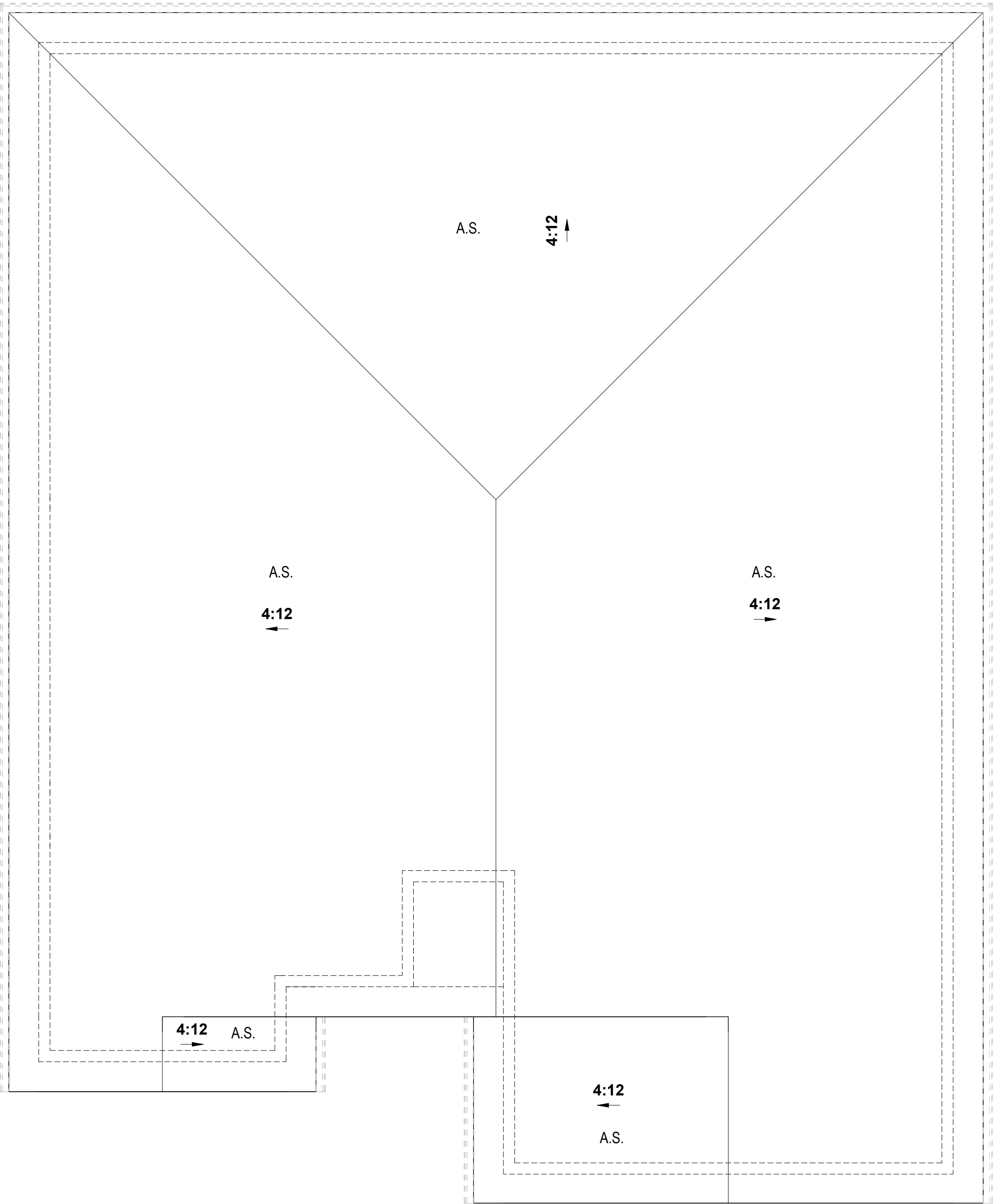


2 **TYPICAL GARAGE & WALL SECTION**
3/8" = 1'-0"



3 **GARAGE TO HOUSE WALL SECTION**
1/2" = 1'-0"

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



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

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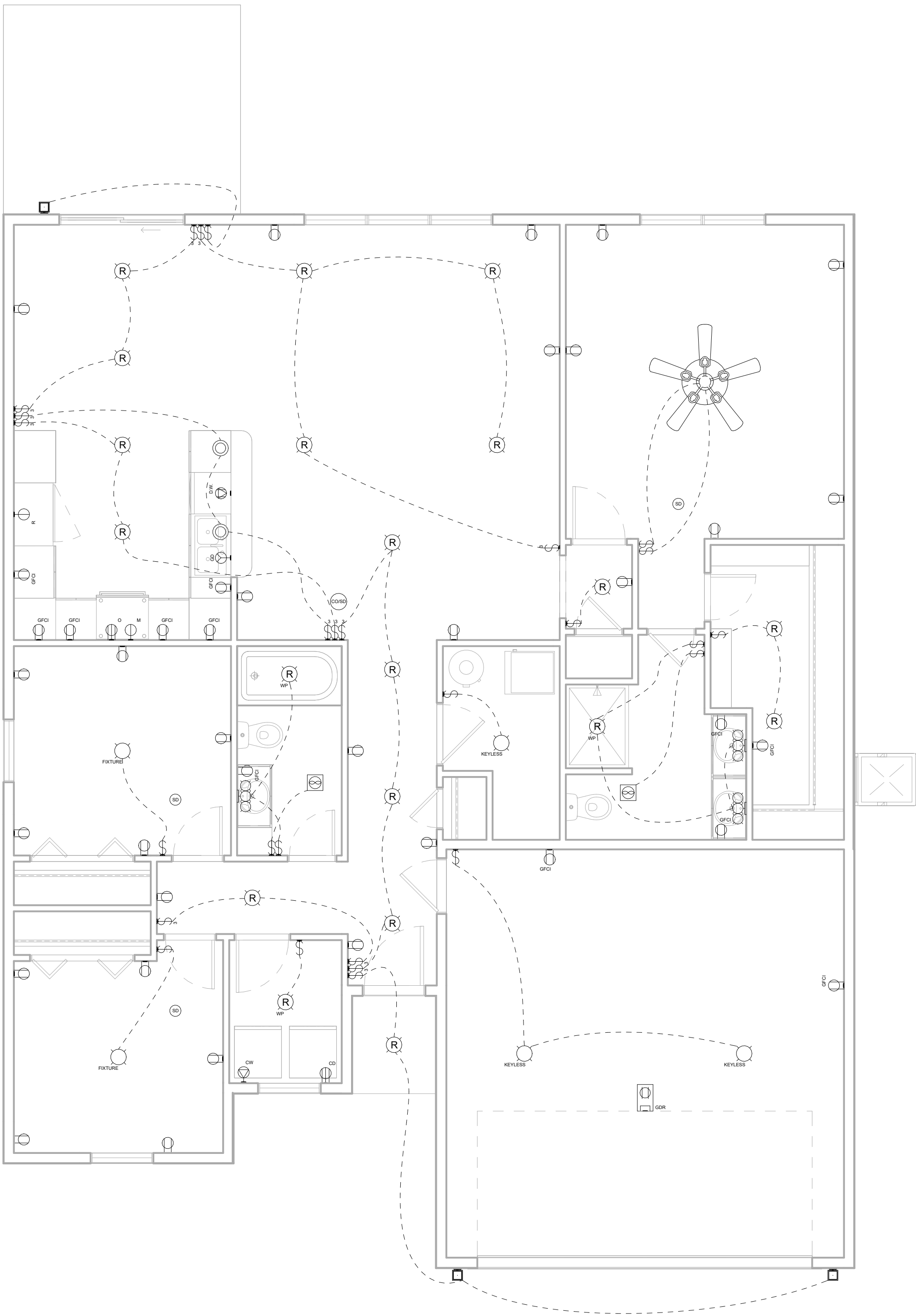
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PRELIMINARY PLANS,
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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	110V Receptacles: Duplex
	110V Receptacles: GFCI
	110V Single Receptacle: Microwave
	110V Single Receptacle: Refrigerator
	220V/240V Receptacles: Clothes Dryer
	220V/240V Receptacles: Oven
	Ceiling Fan w/ Light
	Ceiling Fan no 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: Waters 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 **CRAFTSMAN**
MAIN LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

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PATIO
113 SF

MAIN LEVEL
1496 SF

COVERED STOOP
19 SF

GARAGE
397 SF

The floor plan shows a large main level with a kitchen area on the left featuring a stove and sink. A central living area opens up to a large patio. To the right, there are two bedrooms, each with a closet, and a bathroom. A covered stoop leads to a large garage area at the bottom right. The plan also includes a second bathroom and a central hallway.

CRAFTSMAN

MAIN LEVEL AREA PLAN

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

NUMBER	REVISIONS		DESCRIPTION
	DATE	REVISED BY	

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RANCH #1

Client Name

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