

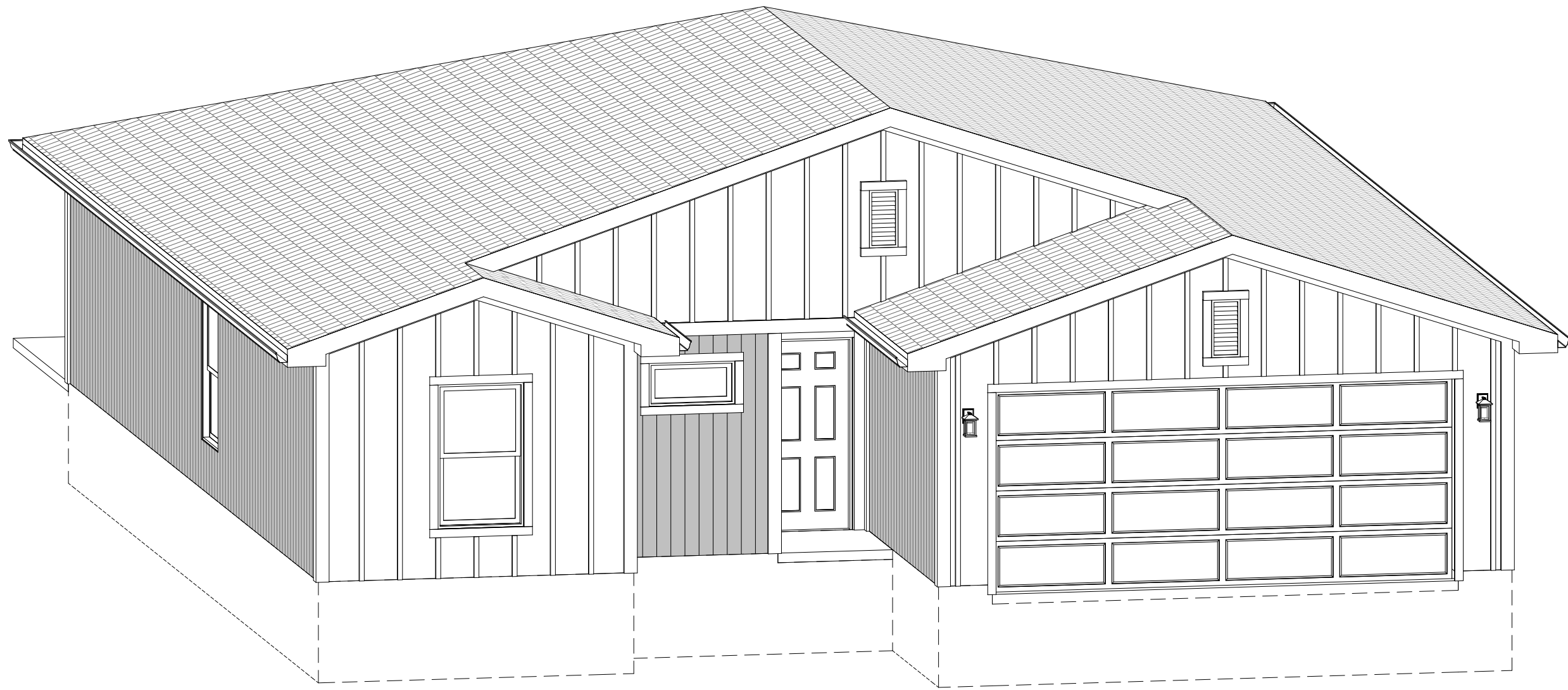


VIRTUACTIVE

PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

HOMESTEAD COMMUNITIES - RANCH #1 - 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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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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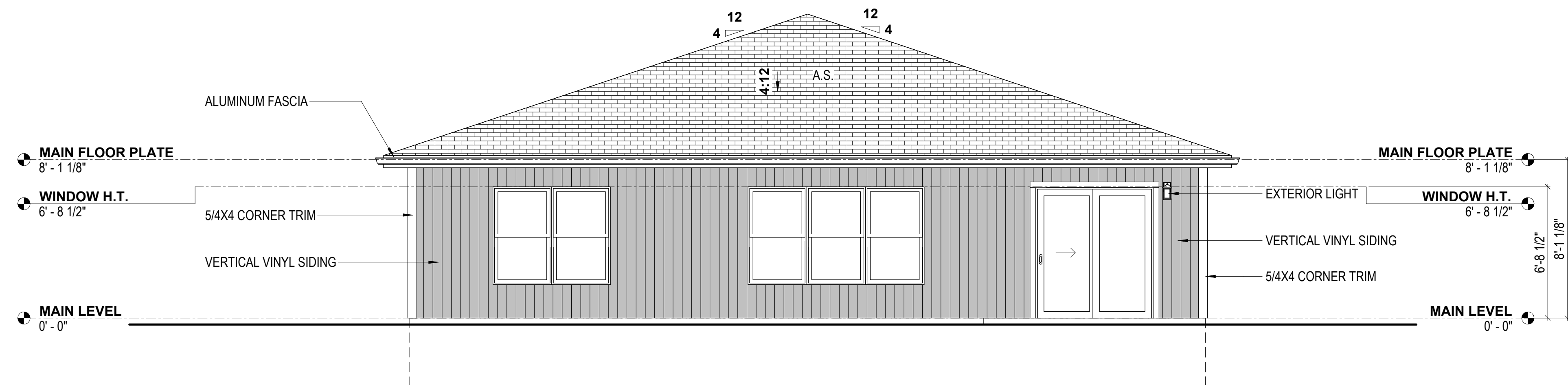
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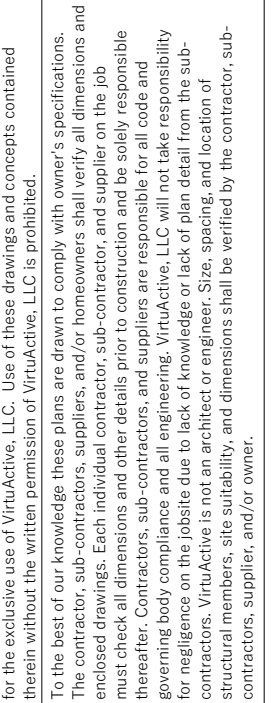
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1 FRONT
1/4" = 1'-0"



2 REAR
1/4" = 1'-0'

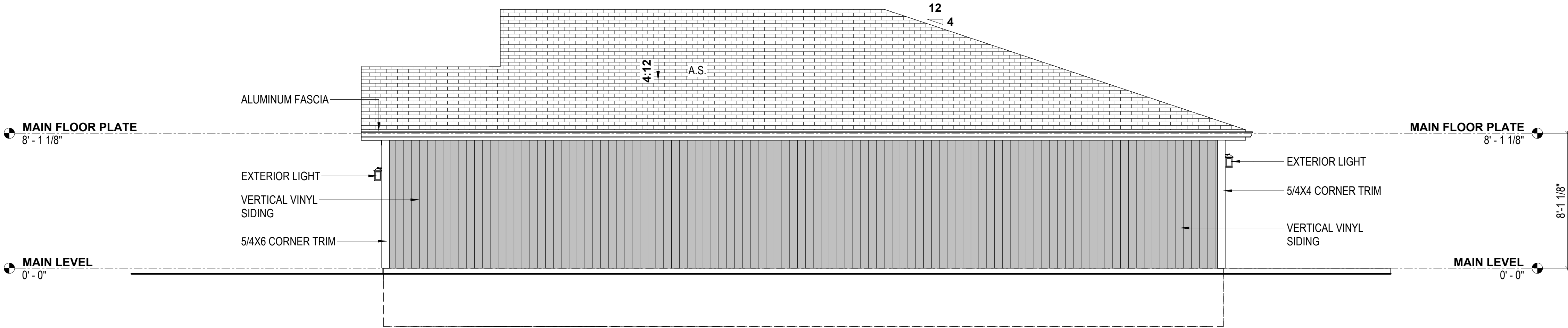
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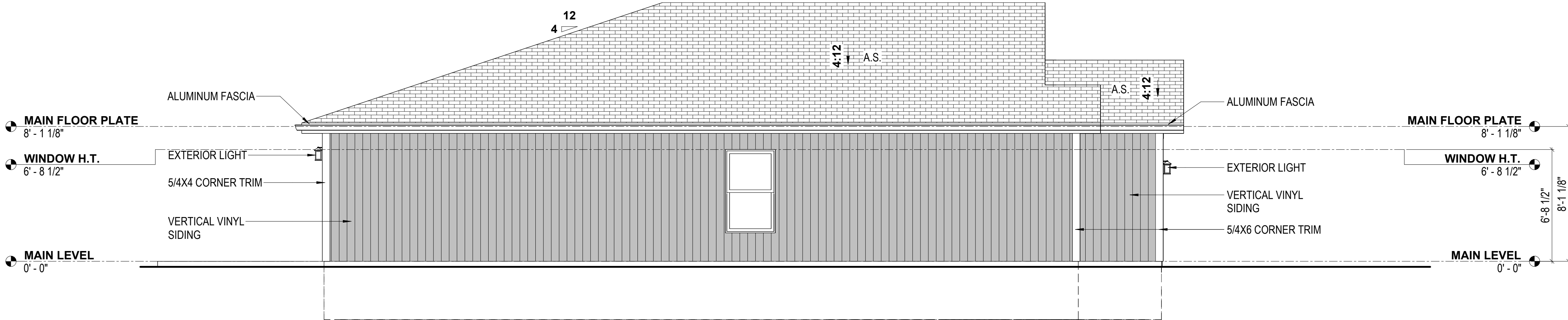
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MODERN FARMHOUSE
RIGHT VIEW
1/4" = 1'-0"



2

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

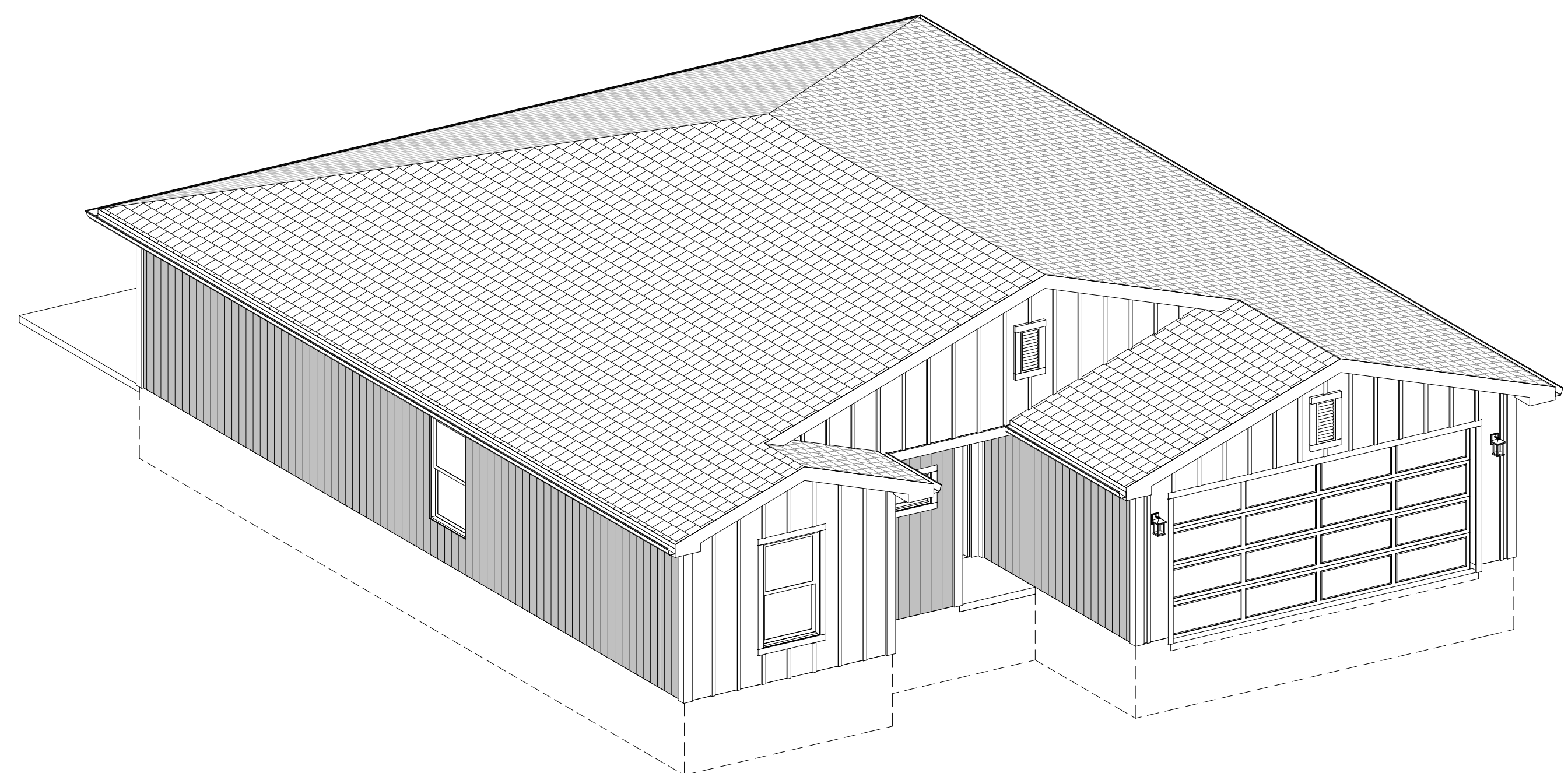
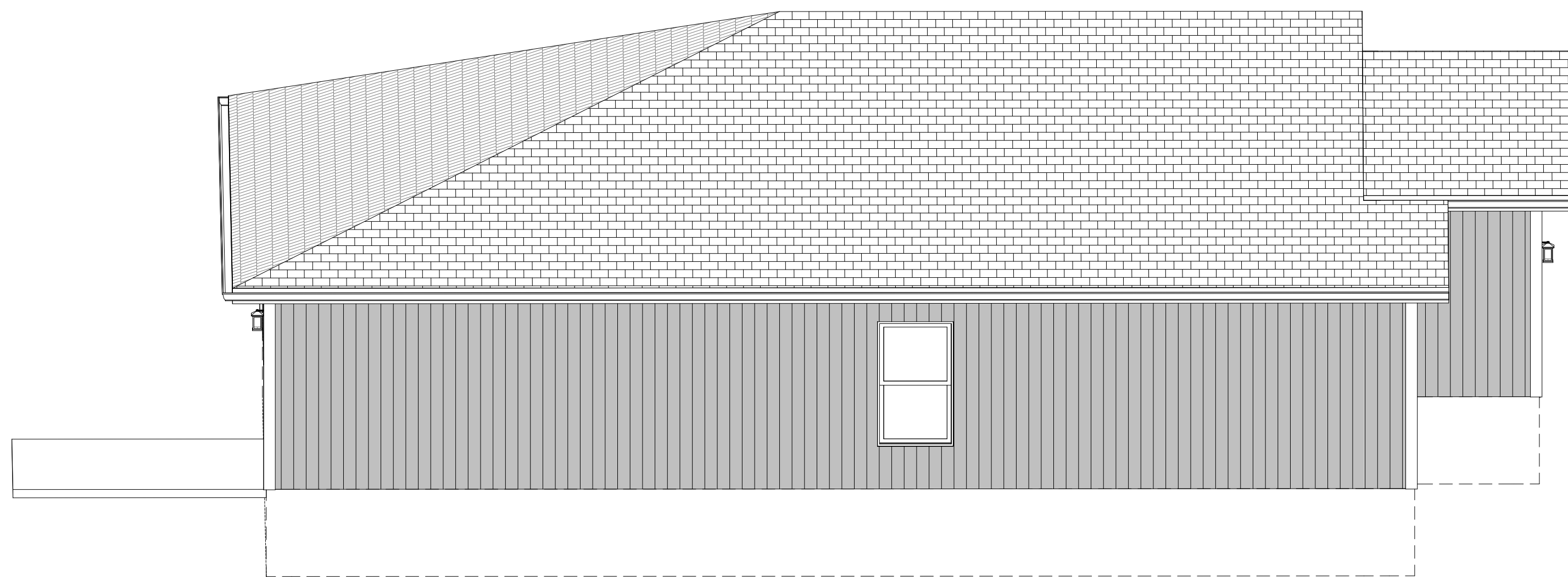
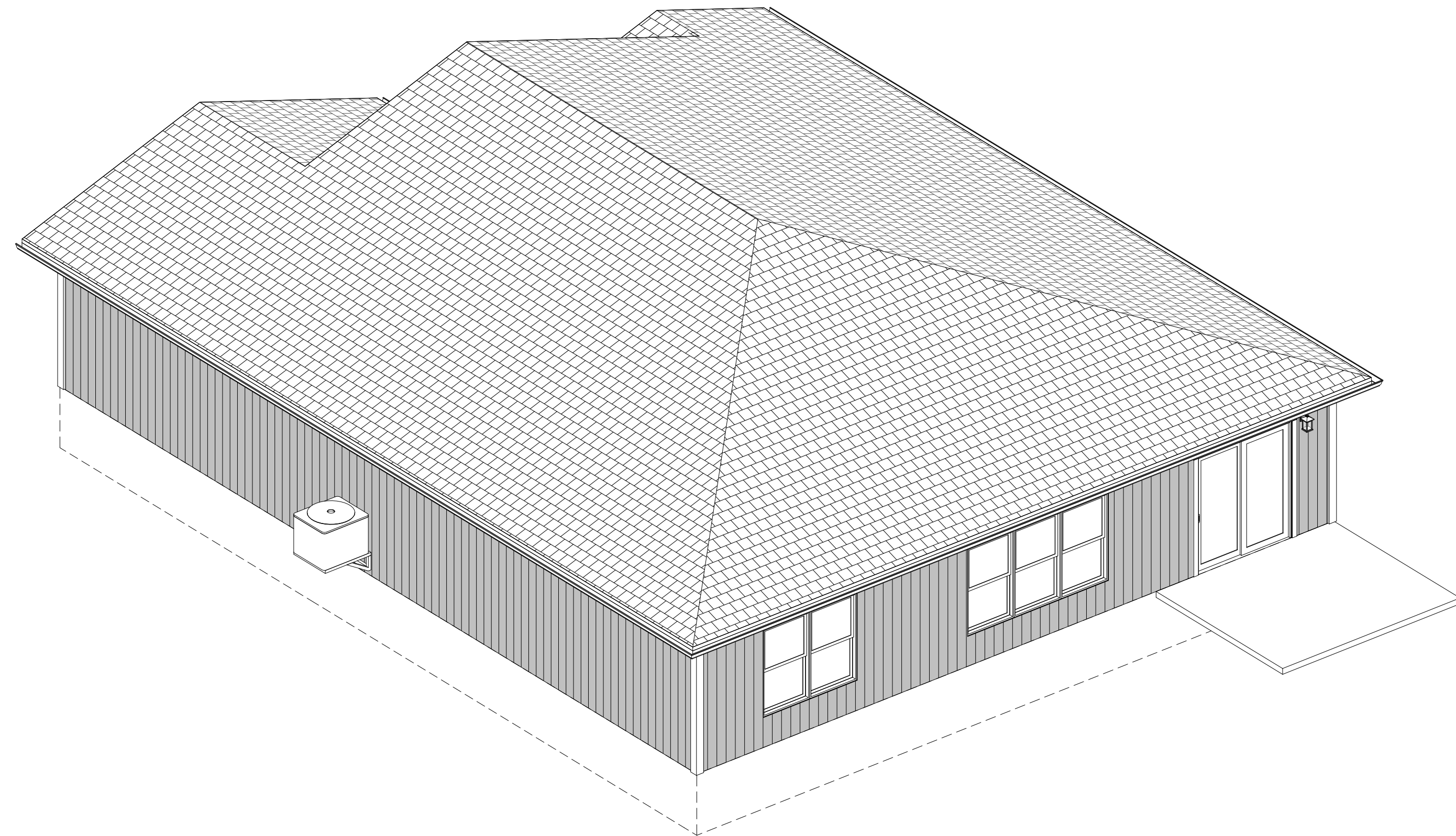
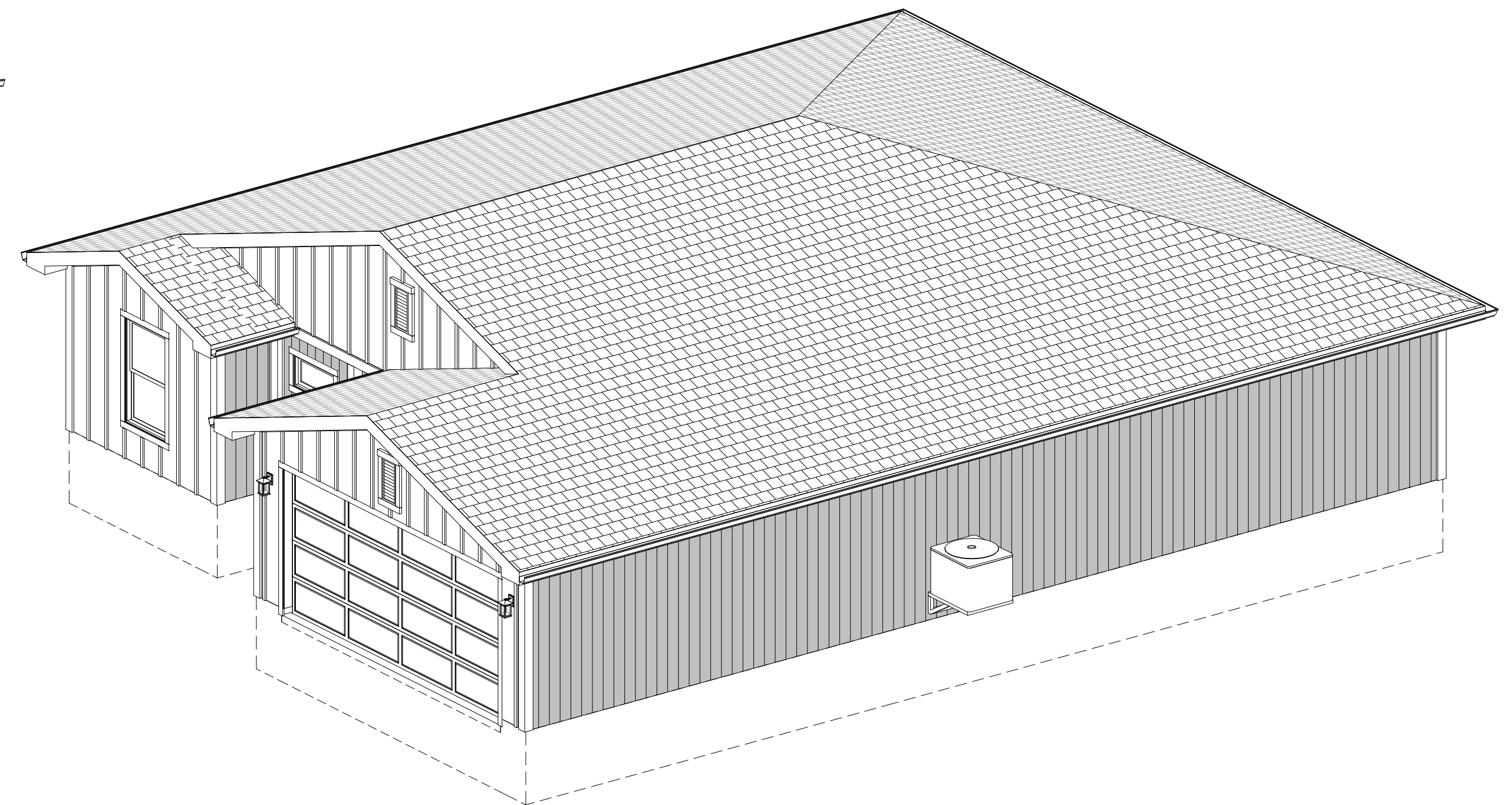
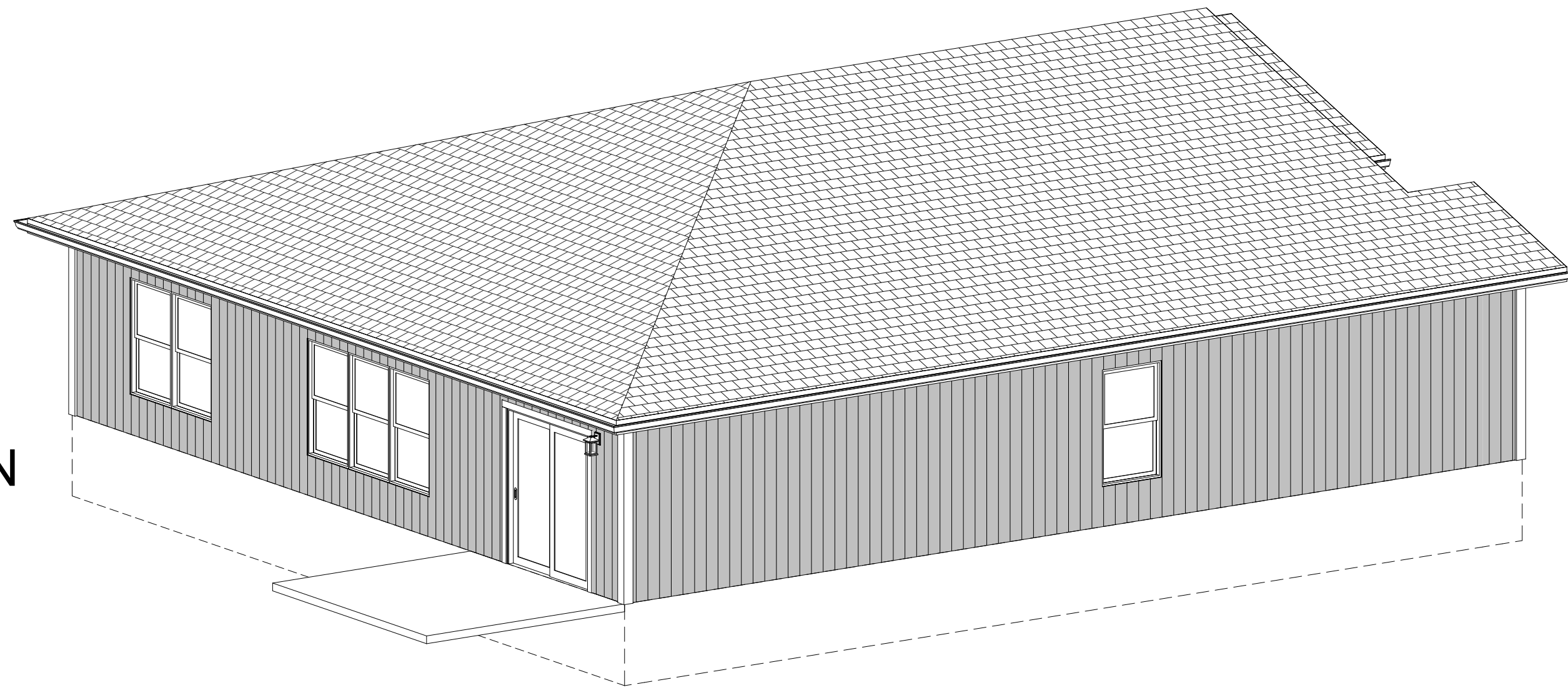
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FOUNDATION & FRAMING NOTES

- ## MODERN FARMHOUSE FOUNDATION PLAN

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


UNFINISHED SQ. FT.	
COVERED STOOP	19 SF
GARAGE	397 SF
PATIO	113 SF
TOTALS	529 SF



REVISION TABLE		
NUMBER	DATE	REVISION BY
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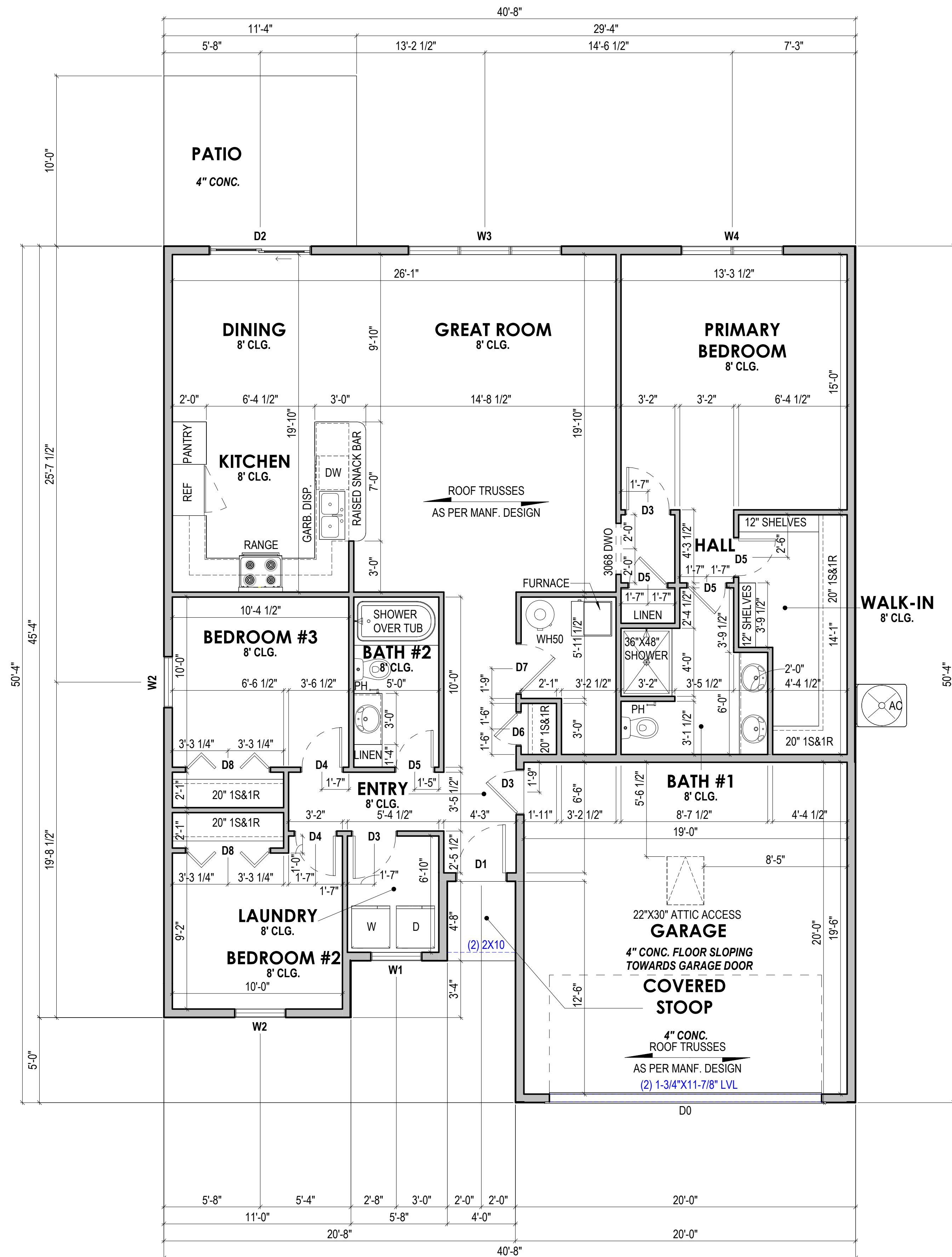


PRELIMINARY PLANS,
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MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D0	1	0' - 4"	16' - 0"	7' - 0"	
D1	1	0' - 0"	3' - 0"	6' - 8"	
D2	1	0' - 0"	6' - 0"	6' - 8"	
D3	3	0' - 0"	2' - 8"	6' - 8"	
D4	2	0' - 0"	2' - 6"	6' - 8"	
D5	4	0' - 0"	2' - 4"	6' - 8"	
D6	1	0'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

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"	

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



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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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 of materials and work shown on these drawings. The contractor shall be responsible for the exclusive use of the written permission of VWR Inc. Use of these drawings and concepts contained therein without the written permission of VWR Inc. is prohibited.

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The diagram illustrates the assembly at the intersection of a roof and a vertical wall. The roof slope is indicated by a 12/4 pitch triangle. Key components include:

- Roofing Components:** Asphalt shingles, 15# roofing felt, A.P.A. 24/16 rated sheathing (7/16"), ice shield extending 24" up the roof from the interior edge of all exterior walls, flashing, gutter, 1"x8" fascia, and 2"x6" sub-fascia.
- Wall Components:** Siding, 1/2" OSB sheathing, water resistive barrier (such as 15 pound felt or house wrap), 1/2" drywall clg. & walls, 2x6 studs @ 16" O.C., R-19 min. insulation, 2x6 sill plate, non-absorbent exp. joint, 4" sand fill, poly vapor barrier, and 4" conc. floor.
- Foundation and Details:** 36" deep frost-free trench footing, 6" min. from grade to wood grade, and draft stops in the roof area every 3000 sqft.
- Dimensions:** A vertical dimension of 8'-1 1/8" is shown for the main wall section.

2 TYPICAL GARAGE & WALL SECTION



MODERN FARMHOUSE ROOF PLAN

Technical drawing of a roof plan showing a complex, multi-gabled roof structure. The drawing includes the following elements:

- Roof Sections:** The roof is divided into several sections, each labeled with "A.S." (Asph/Flt) and a slope of "4:12".
- Orientation:** The drawing is oriented with the roof's ridge running vertically through the center.
- Structural Features:** A central chimney or vertical structure is indicated by a solid line running down the center. The roof's outer boundary and internal gable lines are shown with dashed lines.
- Labels:** The labels "A.S." and "4:12" are repeated in several locations, indicating the material and slope of the roof sections.

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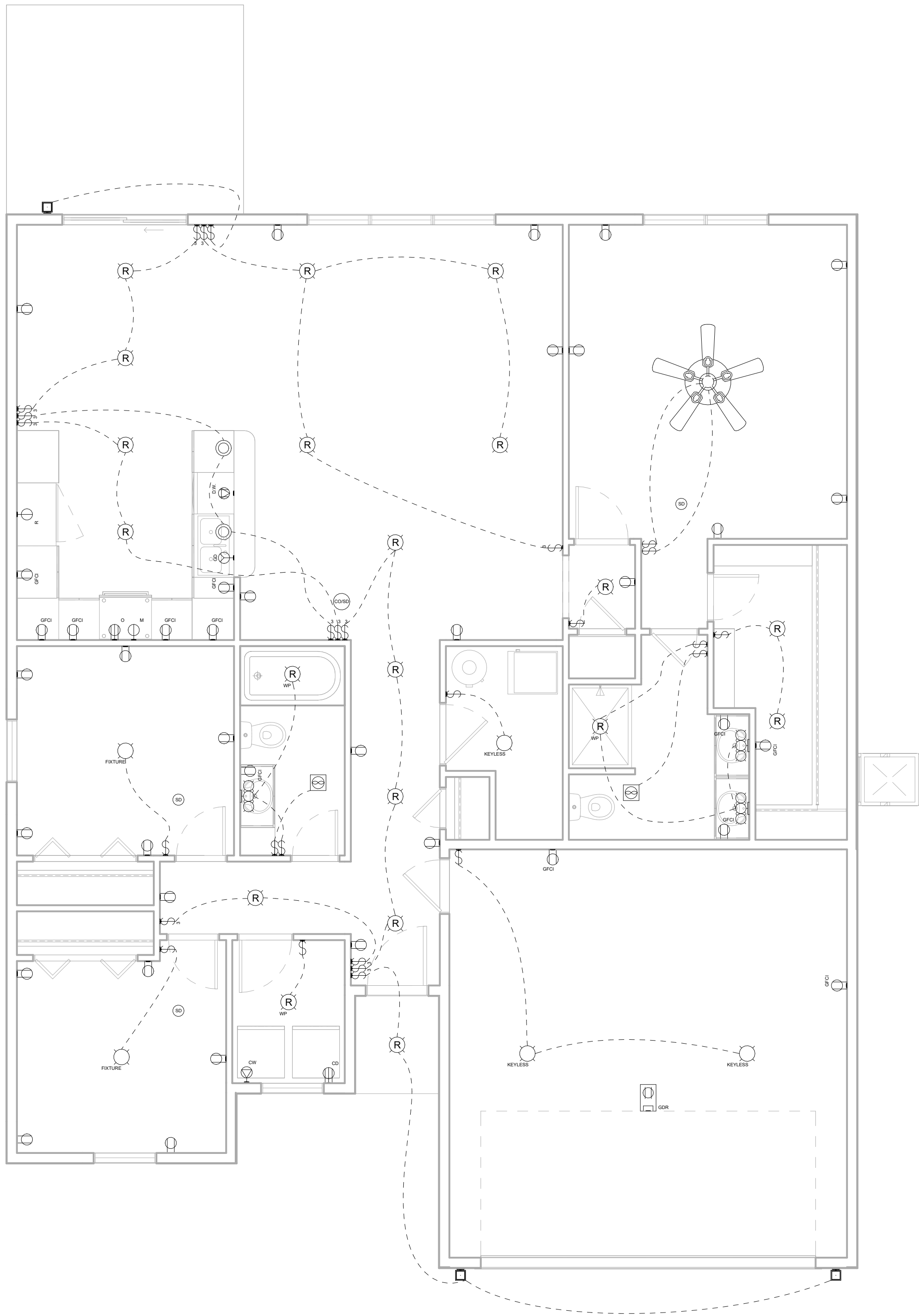
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PRELIMINARY PLANS,
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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	110V Receptacles: Duplex
	110V Receptacles: GFCI
	110V Single Receptacle: Microwave
	110V Single Receptacle: Refrigerator
	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 **MODERN FARMHOUSE**
MAIN LEVEL ELECTRICAL PLAN
1/4" = 1'-0"



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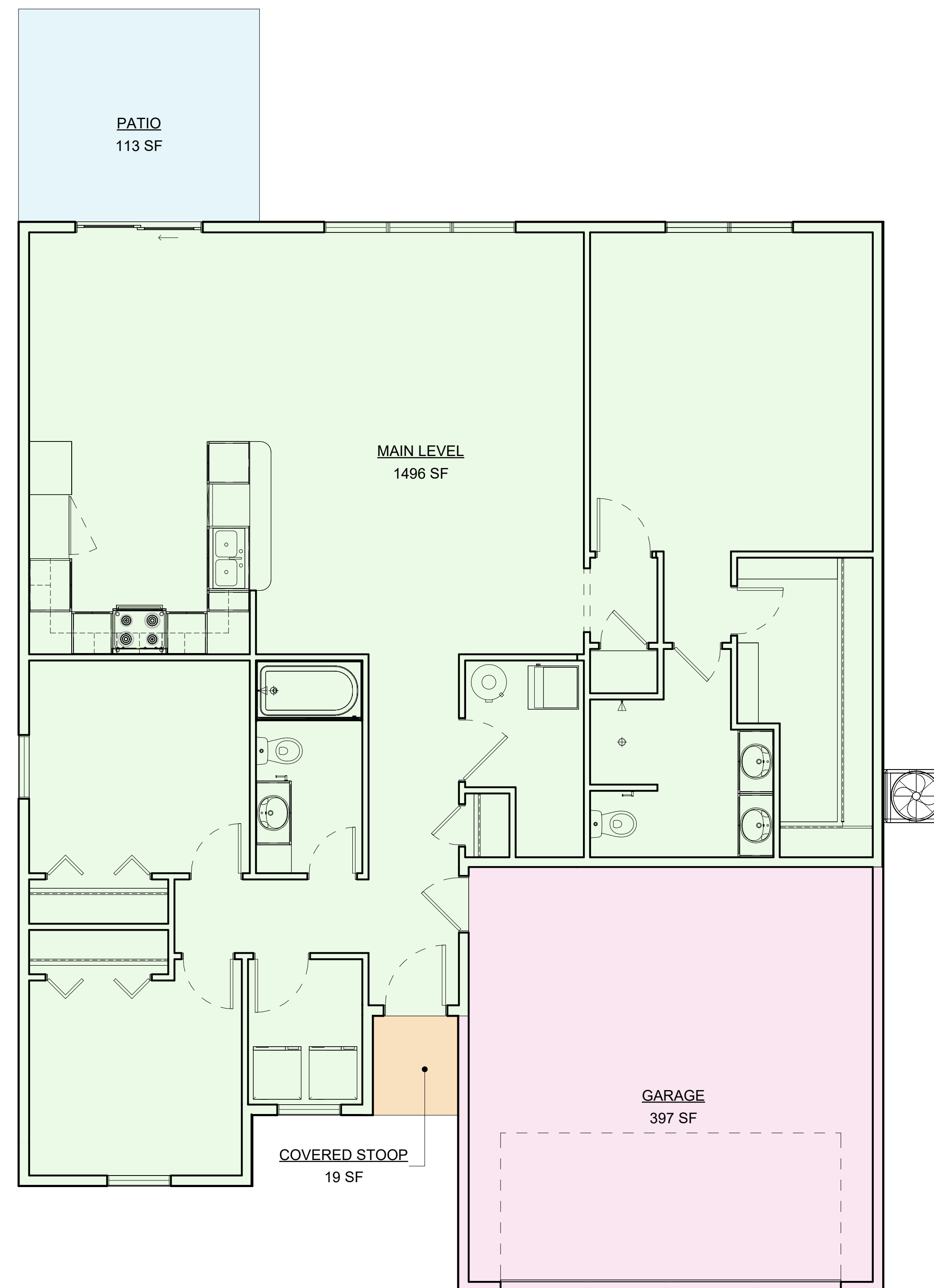
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PRELIMINARY PLANS,
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MODERN FARMHOUSE MAIN LEVEL AREA PLAN

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


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