



HOMESTEAD COMMUNITIES - RANCH #1 - TRANSITIONAL

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.		UNFINISHED SQ. FT.	
MAIN LEVEL	1496 SF	COVERED STOOP	19 SF
TOTALS	1496 SF	GARAGE	397 SF
		PATIO	113 SF
		TOTALS	529 SF



Architectural elevation drawing of a house with a gabled roof. The drawing includes the following labels and dimensions:

- Materials and Trim:**
 - 5/4X6 RAKE TRIM
 - VERTICAL VINYL SIDING
 - 5/4X6 TRIM
 - ALUMINUM FASCIA
 - 5/4X6 RAKE TRIM
 - 5/4X6 CORNER TRIM
 - EXTERIOR LIGHT
- Dimensions:**
 - MAIN FLOOR PLATE:** 8' - 1 1/8"
 - WINDOW H.T.:** 6' - 8 1/2"
 - MAIN LEVEL:** 0' - 0"
 - Roof Pitch:** 12/4
 - Overall Height:** 8' - 1 1/8"

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Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a 4:12 pitch on the left and a 12:4 pitch on the right. The main floor plate is 8'-1 1/8" high, and the window height is 6'-8 1/2". The main level is at 0'-0". The drawing includes labels for 'ALUMINUM FASCIA', 'MAIN FLOOR PLATE', 'WINDOW H.T.', 'MAIN LEVEL', '5/4X4 CORNER TRIM', 'VERTICAL VINYL SIDING', 'EXTERIOR LIGHT', and 'WINDOW H.T.'. The drawing is labeled with 'A.S.' and 'ALUMINUM FASCIA'.

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HOMESTEAD
COMMUNITIES

NUMBER	REVISIONS		DESCRIPTION
	DATE	REVISED BY	

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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

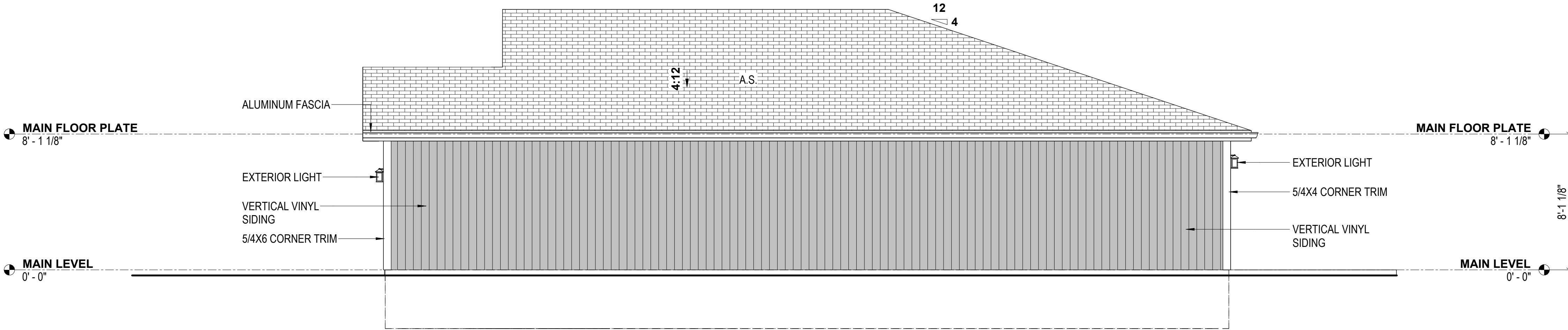
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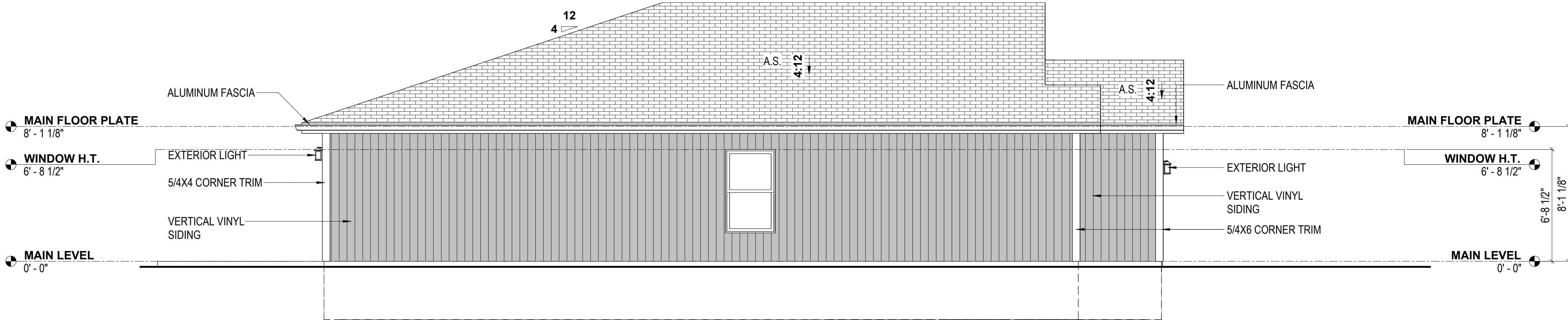
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TRANSITIONAL
RIGHT VIEW

1/4" = 1'-0"



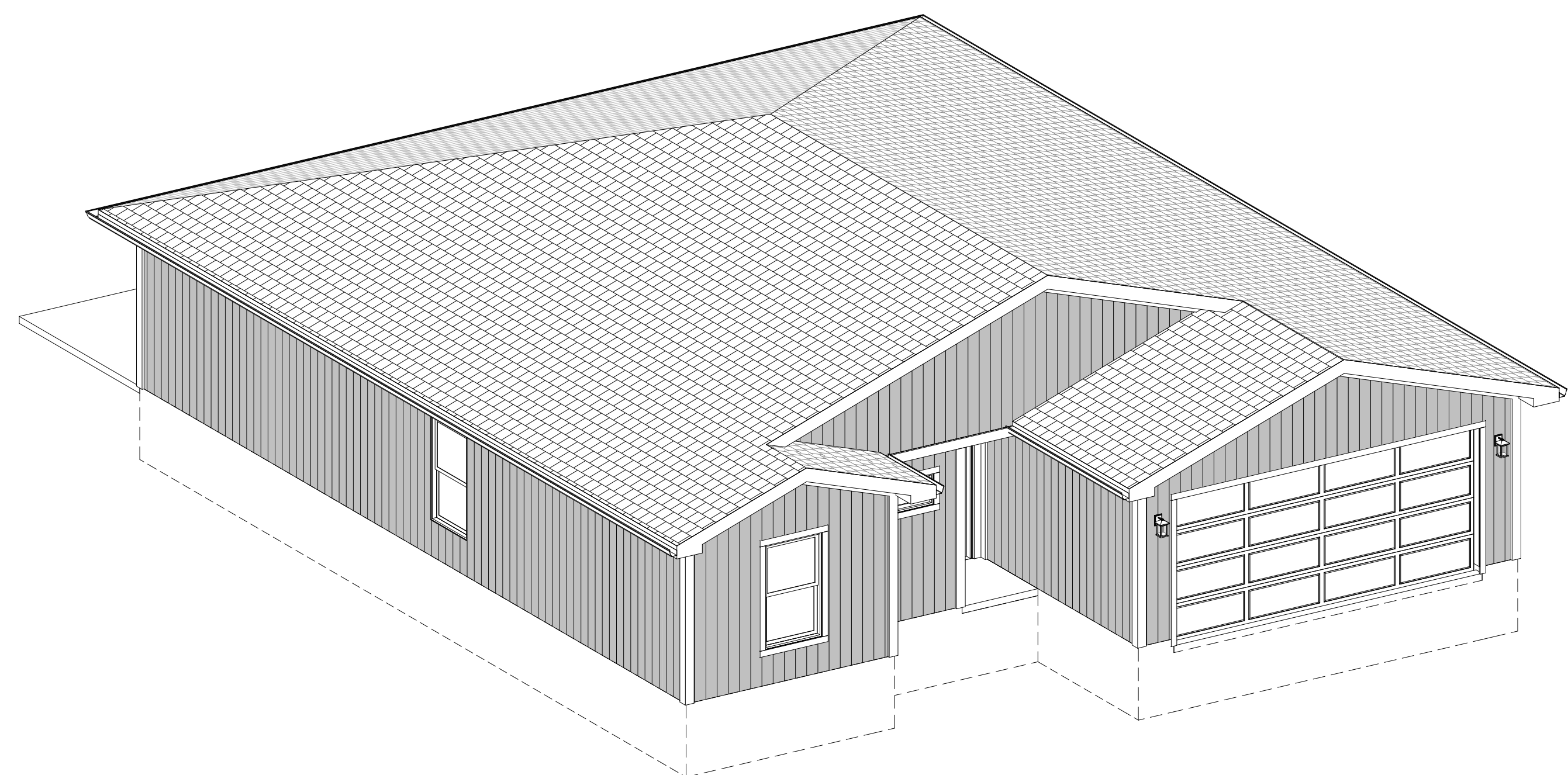
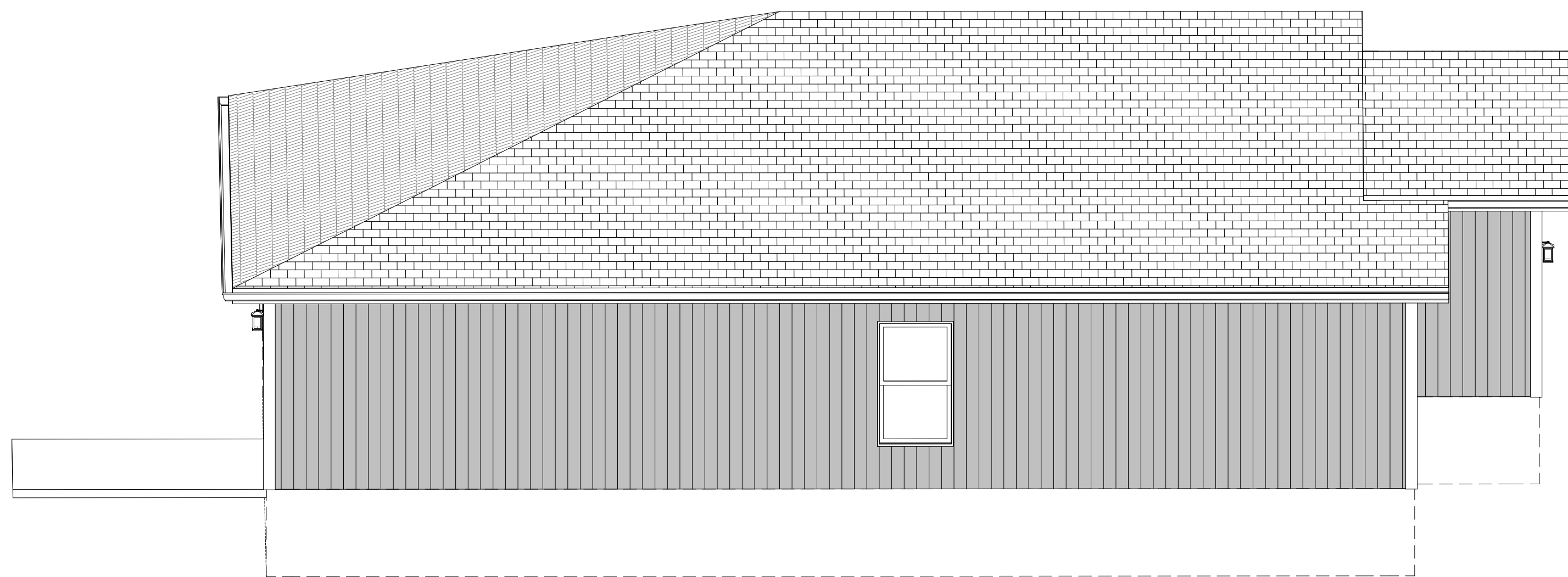
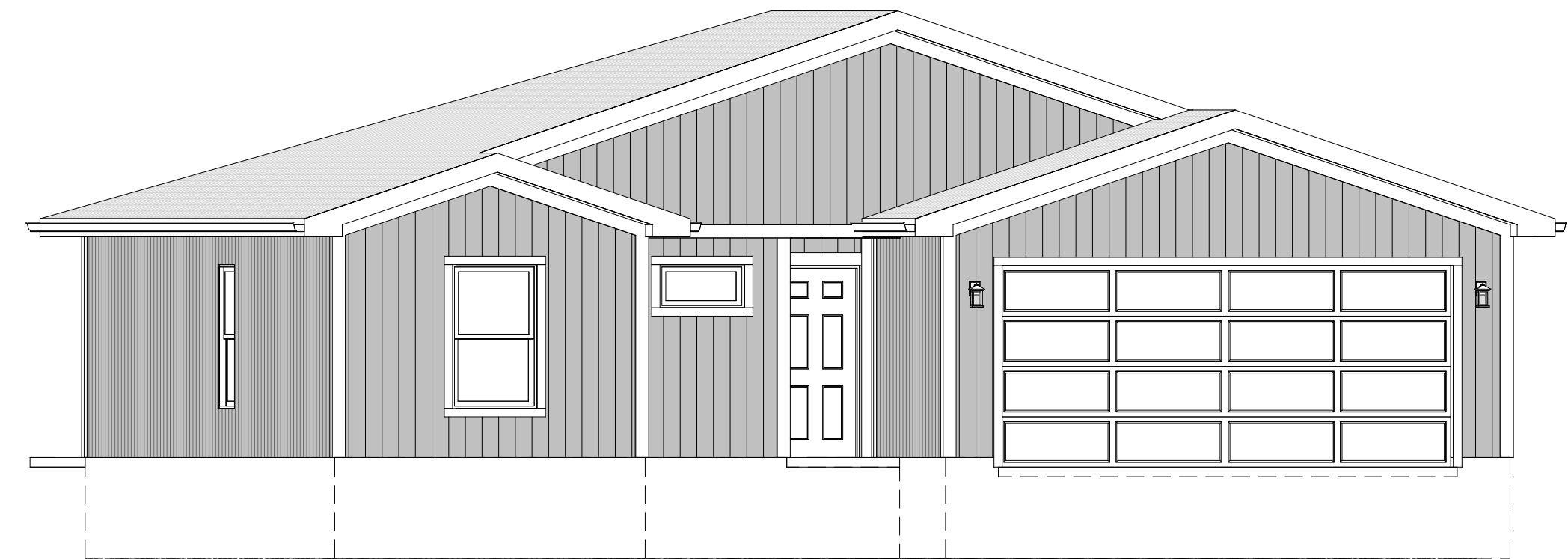
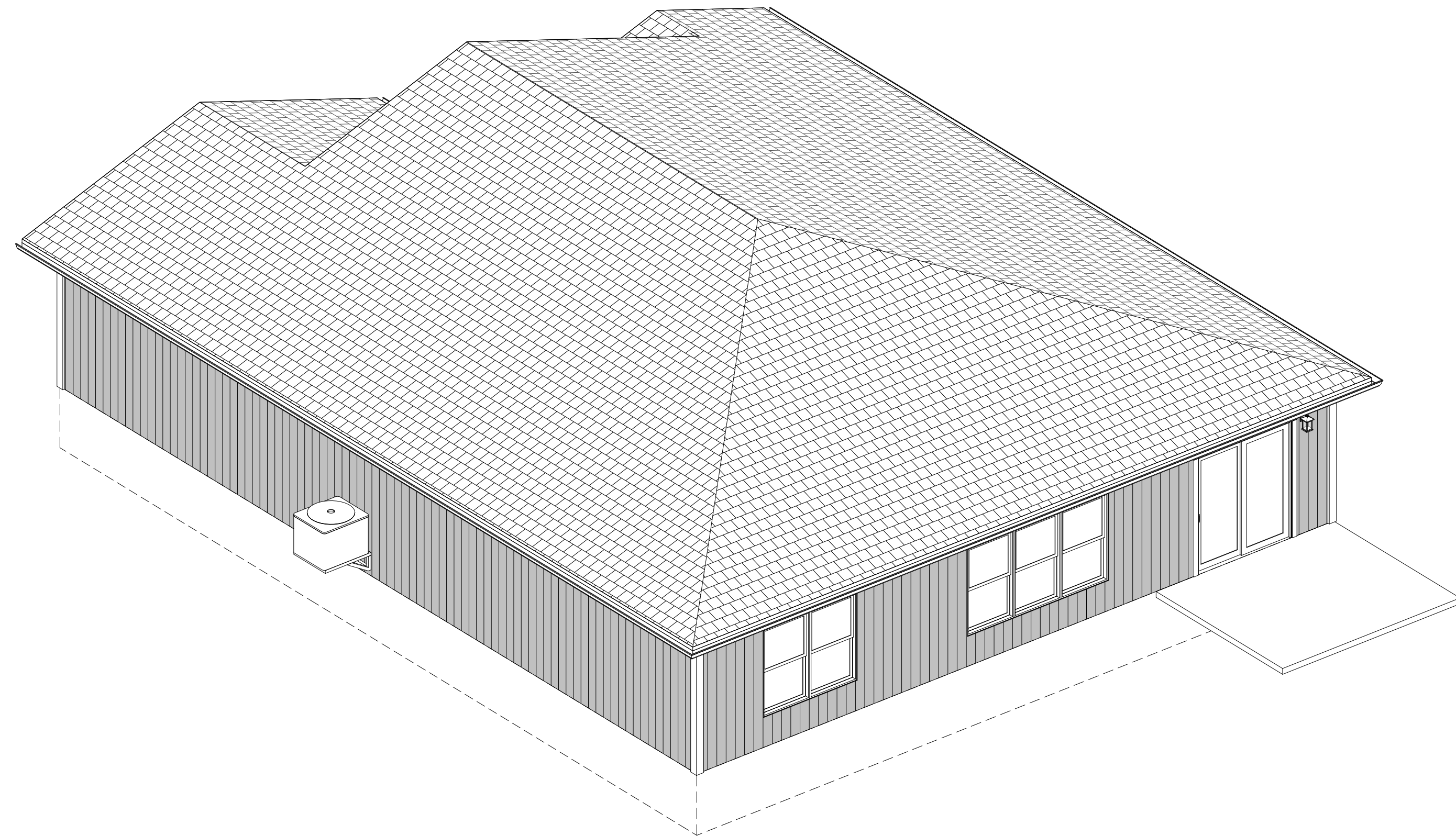
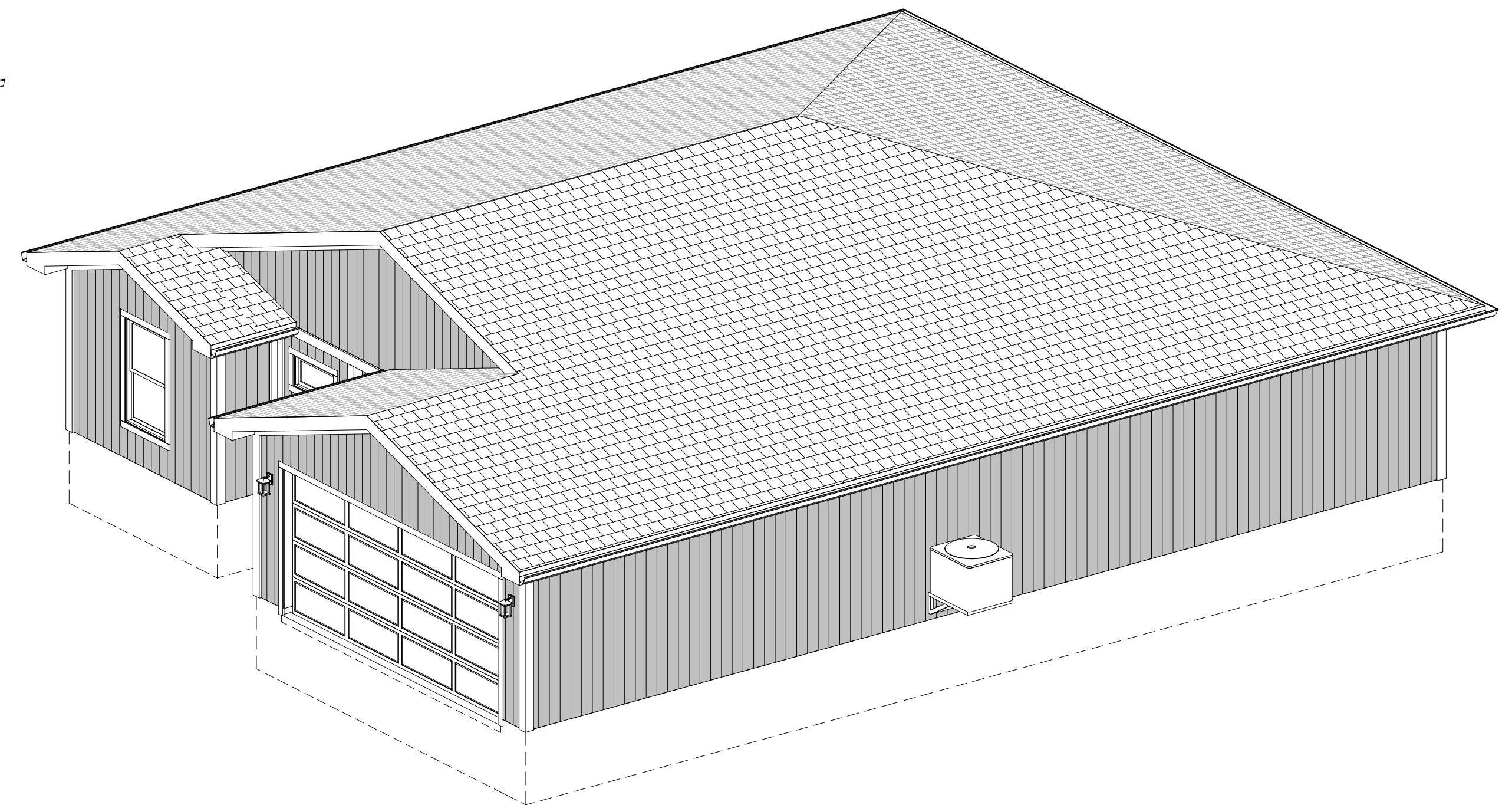
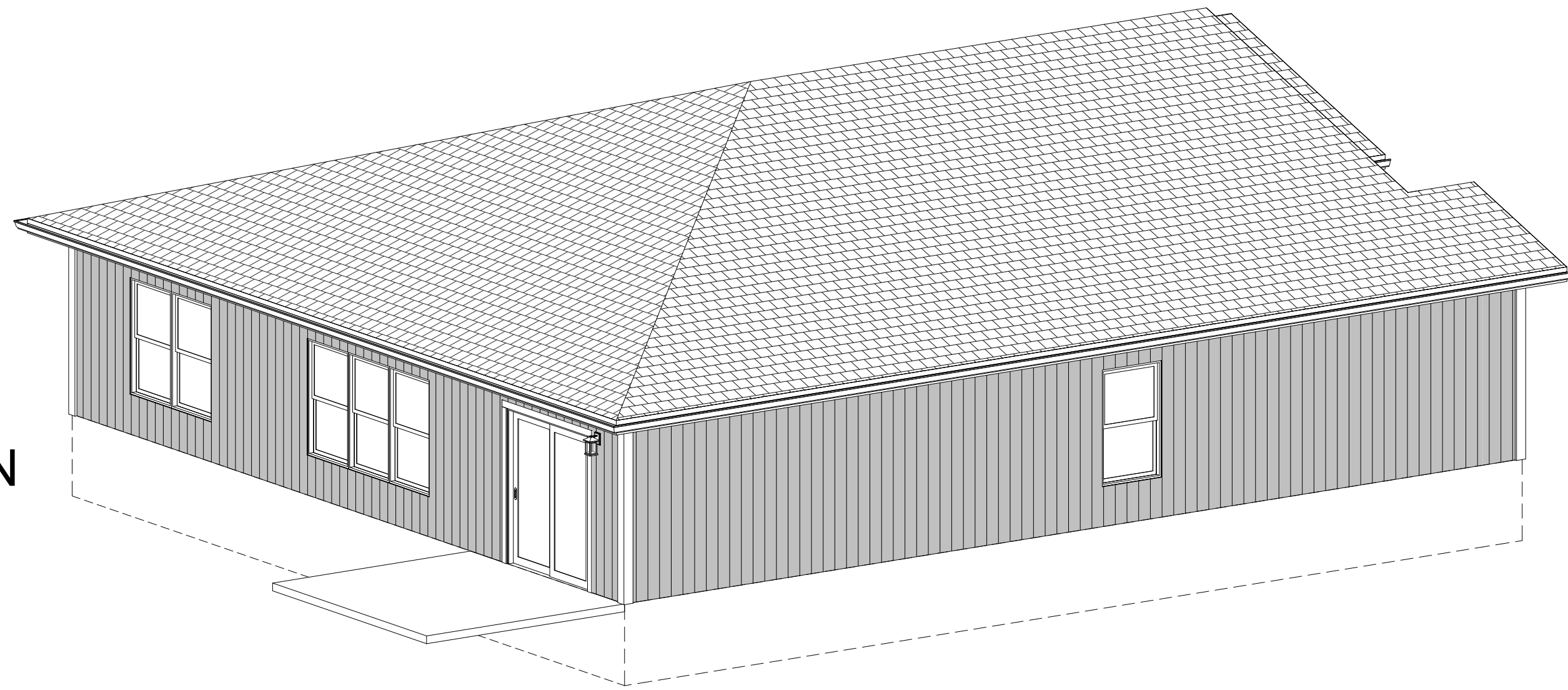
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TRANSITIONAL
LEFT VIEW

1/4" = 1'-0"

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RANCH #1
Client Name



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RANCH #1
Client Name

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FOUNDATION & FRAMING NOTES

- # TRANSITIONAL FOUNDATION PLAN

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


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

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RANCH #1
Client Name

VIRTUACTIVE

VirtuActive - 3D Drafting & Design

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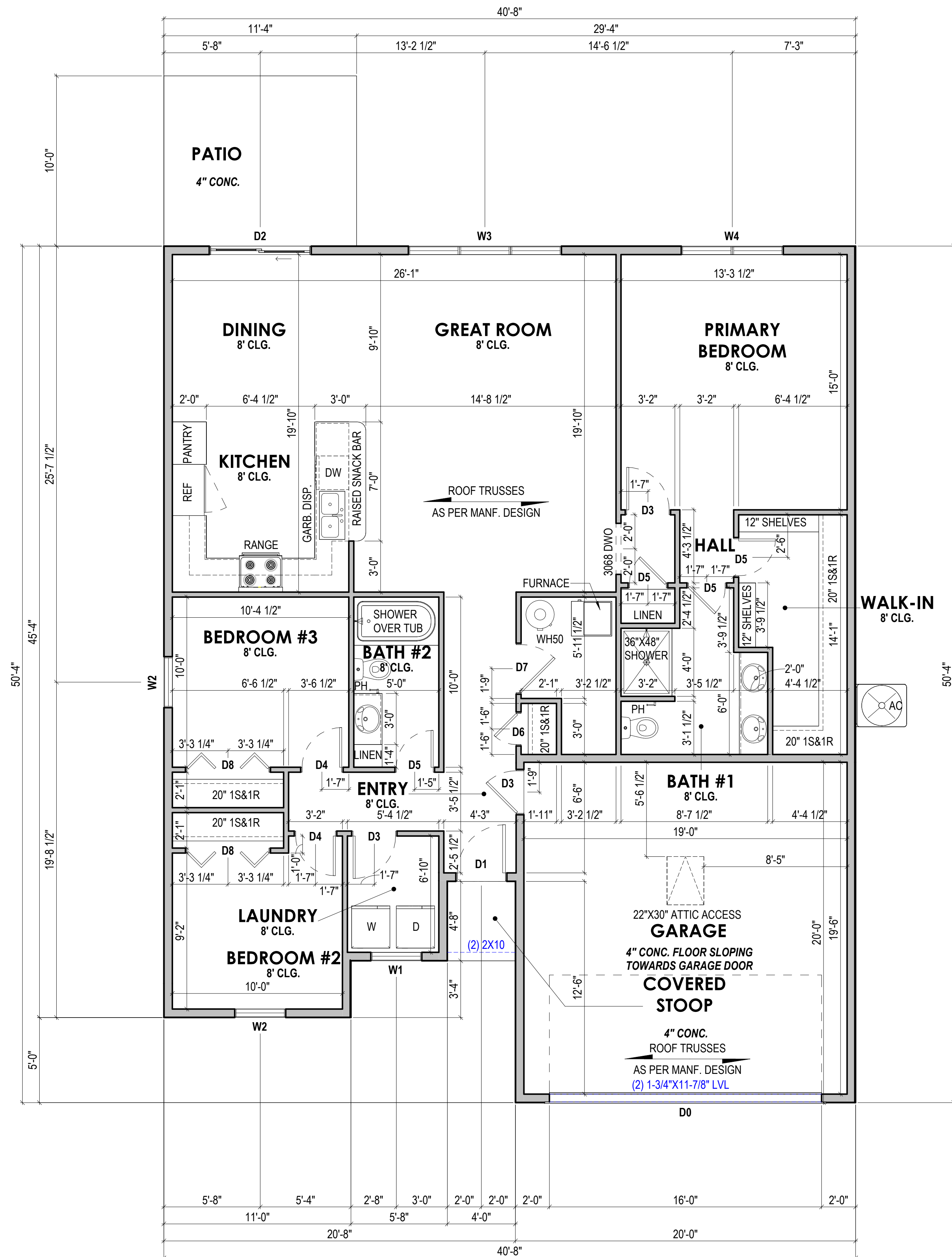


PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

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



TRANSITIONAL

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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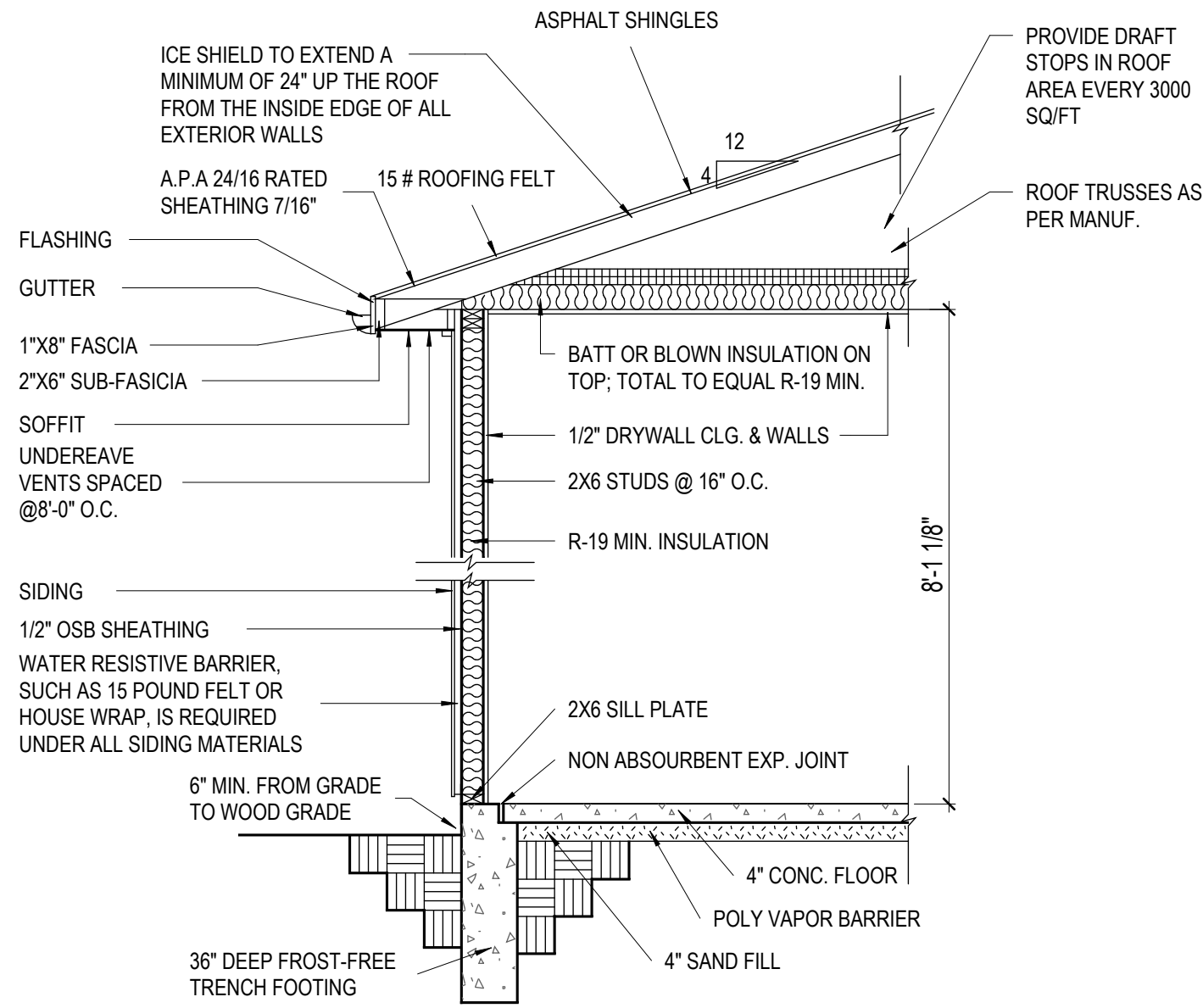
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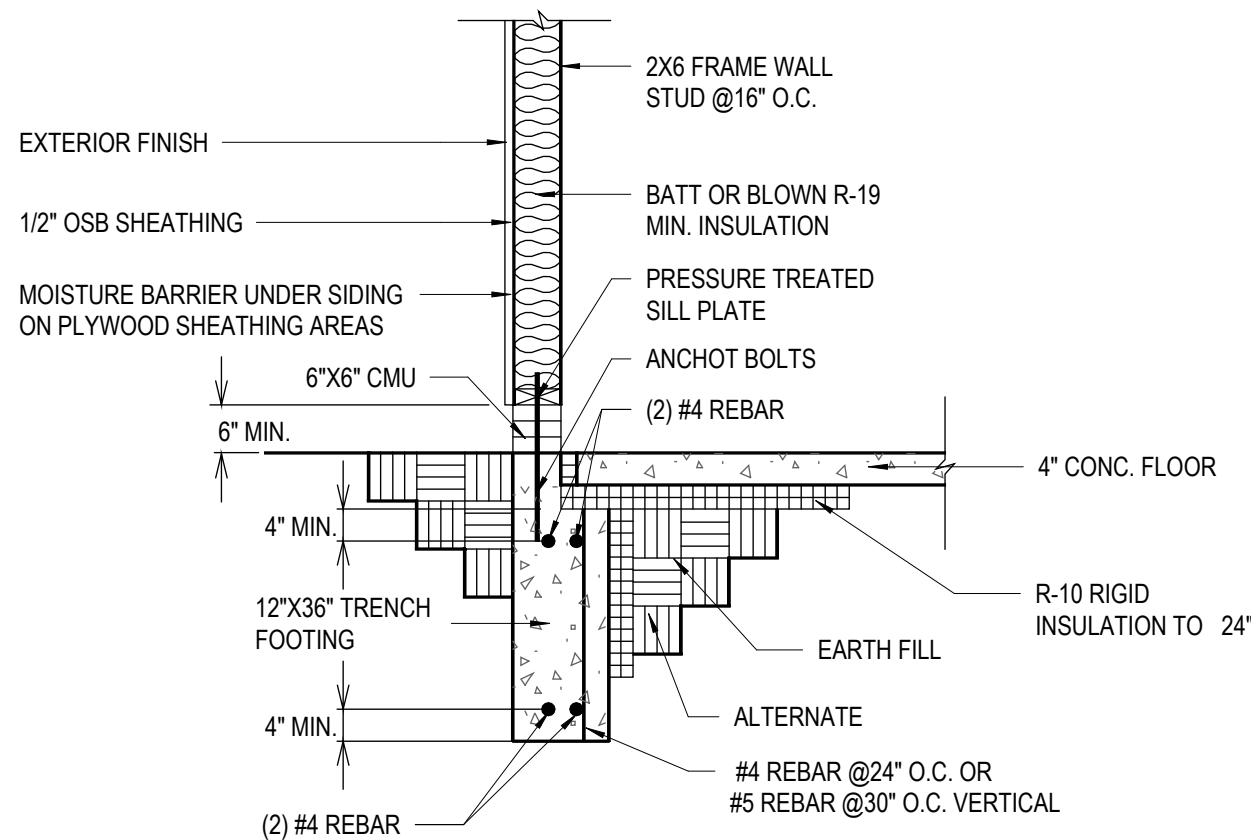
PRELIMINARY PLANS,
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(SEE WALK-OUT WALL SECTION FOR REBAR INFORMATION)

2 **TYPICAL GARAGE & WALL SECTION**

3/8" = 1'-0"



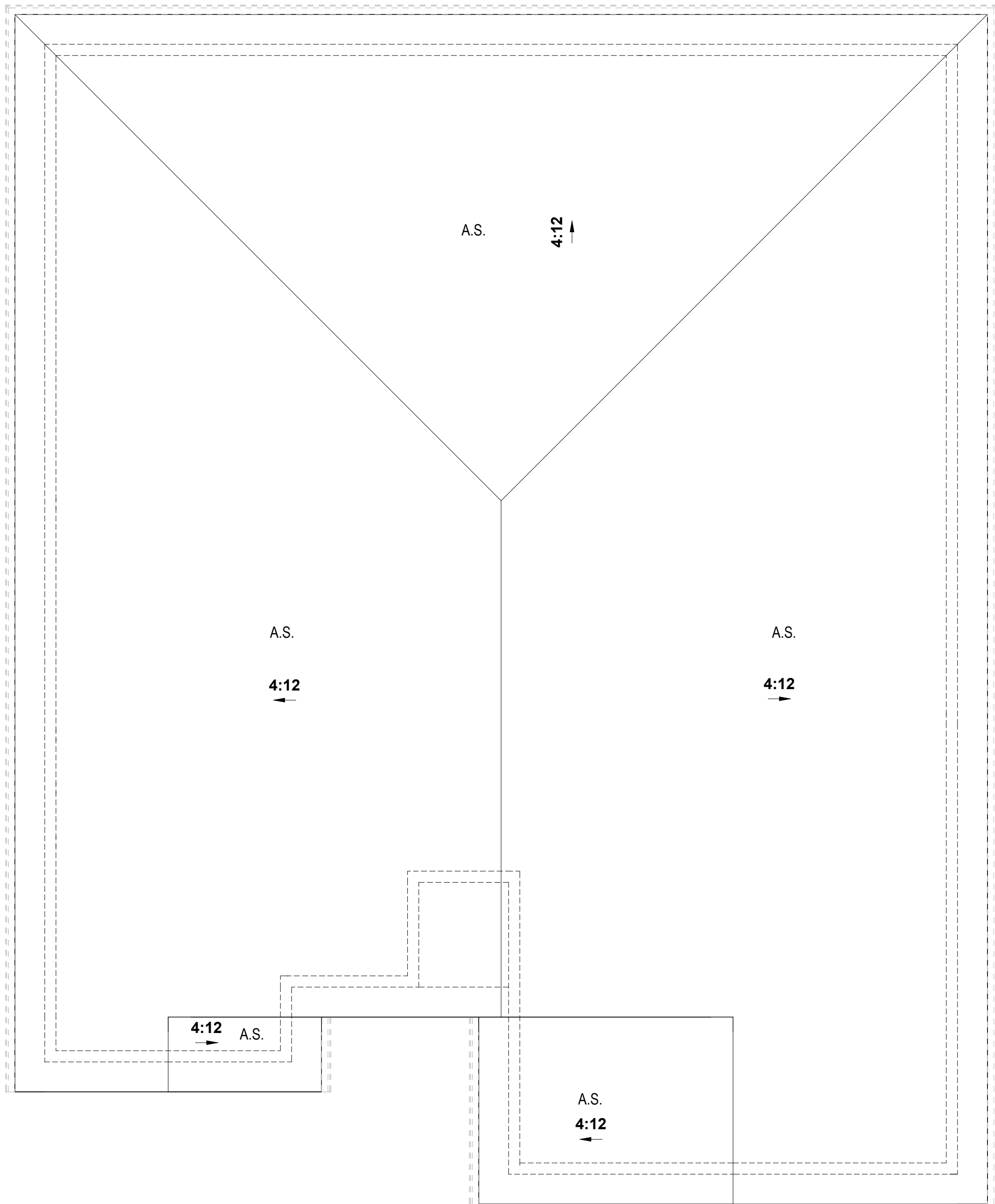
3 **GARAGE TO HOUSE WALL SECTION**

1/2" = 1'-0"

ROOF TRUSSES PER MANUFACTURER

1'-4" OVERHANG (TYP.)

GABLE 1'-4" OVERHANG



1 **TRANSITIONAL ROOF PLAN**

1/4" = 1'-0"



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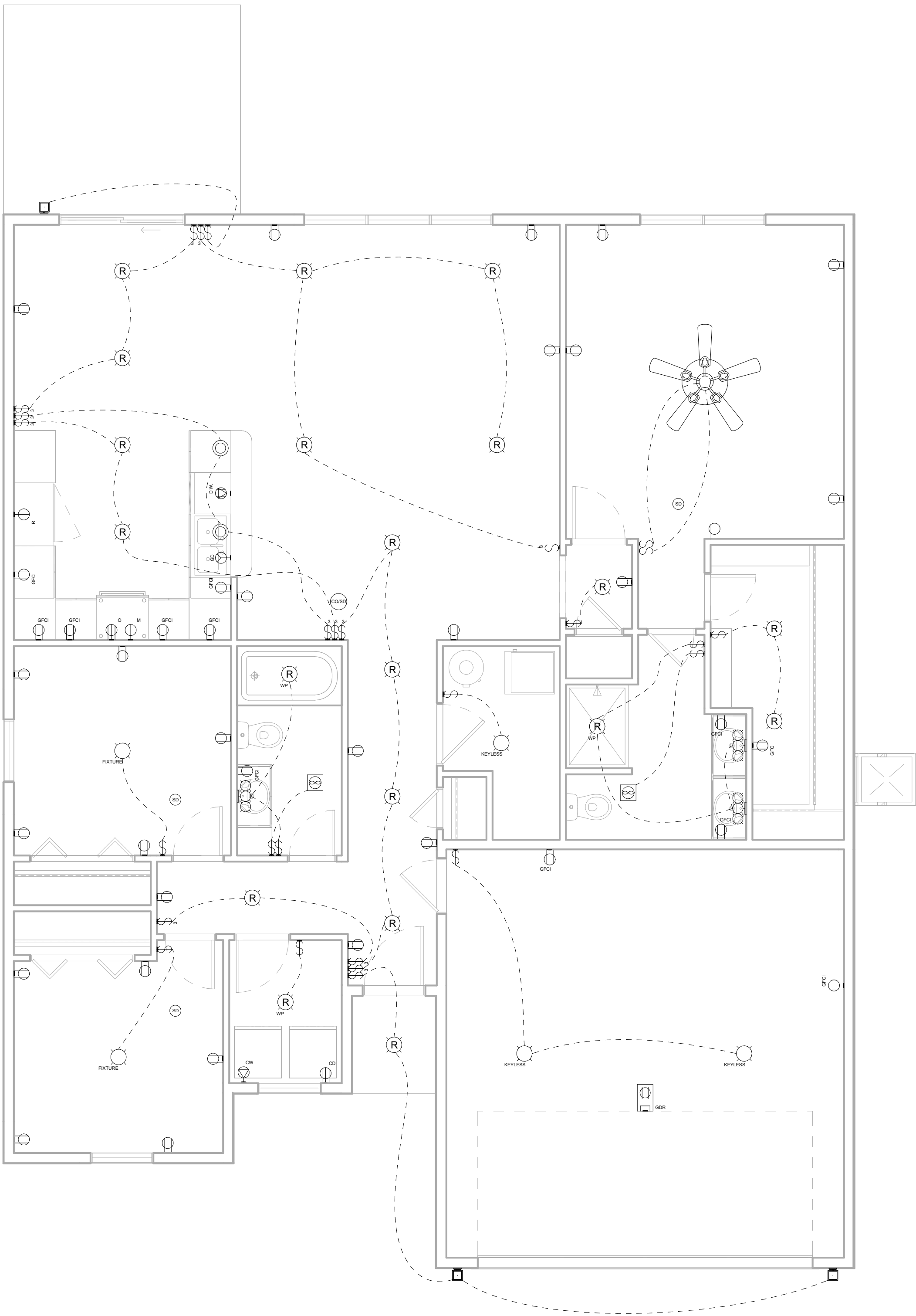
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PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

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 **TRANSITIONAL
MAIN LEVEL ELECTRICAL PLAN**
1/4" = 1'-0"



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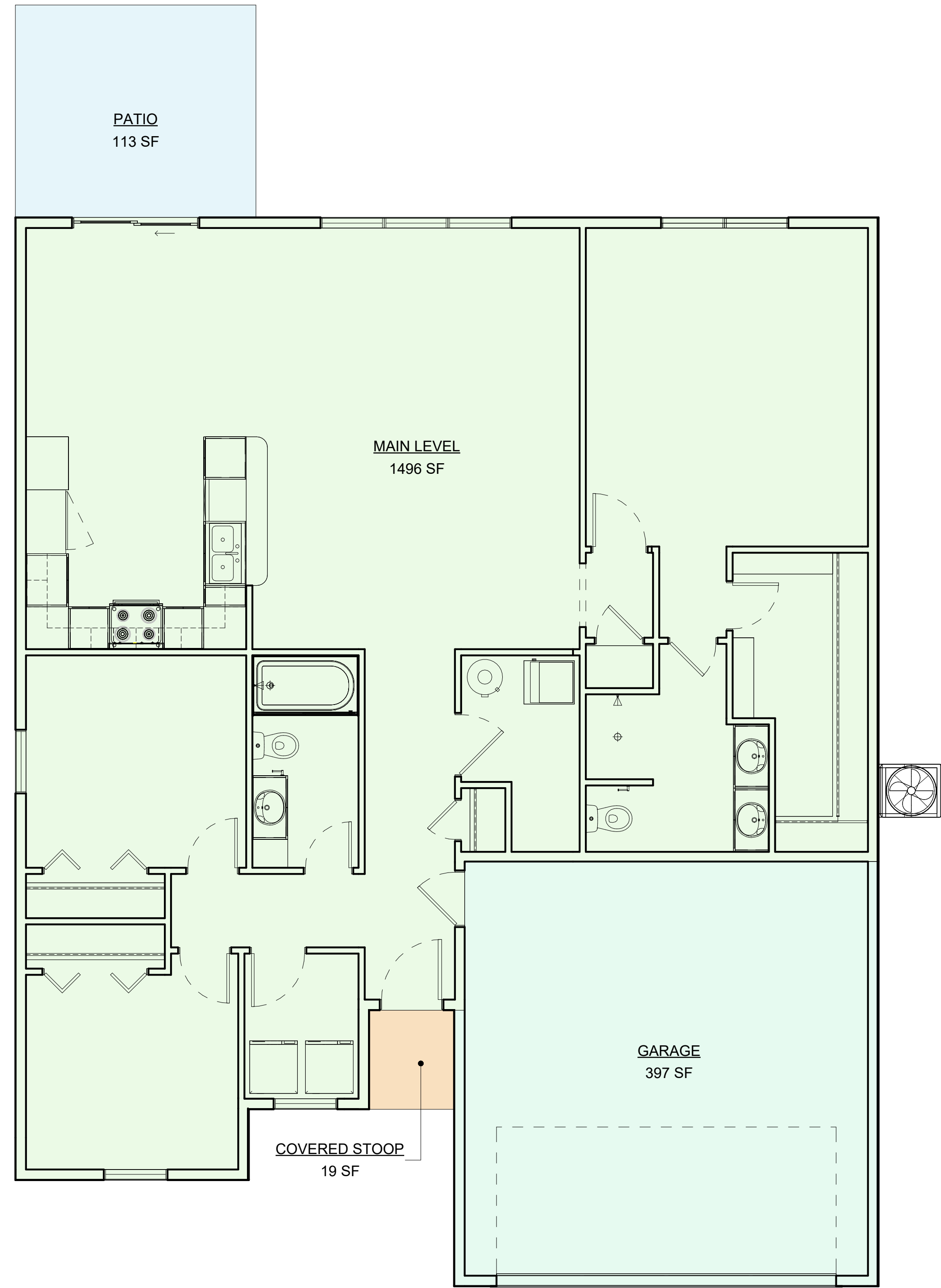
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TRANSITIONAL
MAIN LEVEL AREA PLAN
1/4" = 1'-0"

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