

PROJECT NAME and ADDRESS

Builder Logo (if applicable)



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF VIRTUACTIVE, LLC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS 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 ACTUAL SITE CONDITIONS. EACH OF OTHER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS AGAINST THE ACTUAL SITE CONDITIONS. CONTRACTORS, SUB-CONTRACTORS, AND SUPPLIERS ARE RESPONSIBLE FOR ALL CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS AGAINST THE ACTUAL SITE CONDITIONS. CONTRACTORS, SUB-CONTRACTORS, AND SUPPLIERS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS AGAINST THE ACTUAL SITE CONDITIONS.

PROJECT LOCATION:

PREPARED FOR:



DATE:

SHEET:  
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Project Details

GENERAL PLAN NOTES

<p>These working drawings have been prepared by VirtuActive, LLC to meet average building conditions and were designed under standard interpretation of the 2012 International Residential Code (IRC 2012) and the amendments adopted by the local jurisdictions. Because codes and requirements can change and may vary from jurisdiction to 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.</p> <p><b>CONCRETE and FOUNDATIONS:</b></p> <p>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.</p> <p>Re-enforcing footing as follows:                  Spread footings - as noted on plan                  20"x10" continuous footing (3) #4's cont..                  16"x8" continuous footing (2) #4's cont..                  Deck piers - 18"x42" deep - below grade (no rebar required)</p> <p>Provide footing dowels to match vertical wall reinforcing.                  Reinforcing bars shall be Grade 60 or better.                  Concrete contractor to provide ground rebar in footing for electrical contractor.                  All concrete shall be min 3000 PSI (28 day comp strength).                  All footings shall be a min of 42" below finished grade or deeper.                  Anchor bolts must be at least 5/8" in diameter and must extend at least 7" into concrete.                  There must be at least 2 anchor bolts per plate section on walls longer than 24".                  Anchor bolts must be spaced no more than 6' on center.                  One anchor bolt must be located not more than 12" from each end of the plate section</p>	<p>Contractors, sub-contractors, and suppliers shall be aware of and responsible for, but not limited to, the following:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Contractors, sub-contractors, and suppliers shall verify all dimensions and elevations against the plan and actual site conditions.</li> <li>Calculated dimensions take precedence over scaled dimensions.</li> <li>All dimensions are from framing edge, unless otherwise noted.</li> </ol> <p><b>STRUCTURAL and FRAMING:</b></p> <p>All structural members are for bidding purposes only. All structural member sizes 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 and roof rafters to be roof truss construction. Sizing, spans, reinforcement locations, and depth to be provided by truss manufacturer.                  Provide bridging as required by code.                  All perimeter headers over openings to be (2) 2x12, unless otherwise noted.                  Double floor joists under all parallel non-load bearing walls.                  Provide double cripple studs under all LVL headers.                  Provide let-in wind bracing as required.                  No penetrations through any structural member (such as pipes, conduits, ductwork, etc.) shall be made.</p>
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	FINISHED SQ. FT.		UNFINISHED SQ. FT.
BASEMENT	1,688	BASEMENT	540
MAIN FLOOR	2,317	GARAGE	1,372
2ND FLOOR	1,593	PORCH	100
		DECK	370
		POOL HOUSE	337
<b>TOTAL</b>	<b>5,598</b>	<b>TOTAL</b>	<b>2,719</b>