

General Plan Notes:

All Dimensions strings are to framing or center of framing.
Solid lines denote active or primary door panel.

General Construction Notes:

1. Backfill must be completed before house is delivered.
2. Grade to be min. 30" and max. 36" below top of foundation wall extending min. 30' from foundation on loading side.
3. It is the responsibility of the homeowner or foundation contractor to provide a minimum 30"x36" exterior opening (crawl space access or egress window) in the foundation for installation equipment access.
4. All crawl spaces are conditioned U.N.O.
5. Do not install basement windows before house is delivered.
6. Garage floors to be sloped to main vehicle door.
7. Separate garages from residences and attics with not less than 1/2" gypsum board applied to garage side.
8. Separate garages from habitable rooms above with 5/8" type x gypsum board.
9. Doors between garage and house to have self closing device when required by code.

General Framing Notes:

1. Floors are wood engineered I-joint, engineered lumber or engineered 4x2 trusses spaced per plan.
2. Floor sheathing is 3/4" T&G OSB glued and fastened with .099"x2-1/4" nails @ 4" on panel edges and 8" in the field.
3. Exterior braced walls are 2x6 studs sheathed with 24/16 Span rated 7/16" OSB fastened with 8d nails spaced at 6" along panel edges and 12" in the field or 16ga. 1-3/4"x7/16" staples @ 3" edge, 6" field. Typical U.N.O.
4. Exterior walls insulated with R23 blown fiber. Typical U.N.O.
5. Water/Air barrier "house wrap" installed over all exterior walls.
6. Interior side of exterior wall finished with 1/2" gyp then primed with vapor barrier and painted.
7. Exterior wall headers per door or window schedule.
8. Interior walls are studs spaced at 16" with 1/2" gyp.
9. Interior braced walls are 1/2" gyp with 1 1/4" type S or W screws @ 7" on panel edges and 7" in the field.
10. Ceilings are 5/8" type x gyp or 1/2" sag resistant gyp.
11. Roofs are engineered wood trusses spaced per plan or rafters.
12. Trusses attached to top plate/beam with H2.5 on alternate trusses.
13. Roofs insulated with R49 climate pro blown in or equivalent.
14. 24/16 span rated 7/16" OSB roof sheathing fastened with 16ga. 1-3/4" x 7/16" staples at 3" at panel edges and 6" in the field.
15. 32/19 span rated 5/8" OSB roof sheathing fastened with 16ga. 2" x 7/16" staples at 4" at panel edges and 8" in the field.
16. Attic Access is 22"x30" min.

Wardcraft Homes disclaimer:

1. See order form for applicable specifications.
2. Installation and materials of garages, driveways, sidewalks, porches, exterior stair/landings, beams, columns and guards to be determined and verified by others on site. U.N.O.
3. Garage/porch wiring completed by locally licensed electrician. Fixtures and outlets are supplied onsite by others U.N.O.
4. Leaks that occur at any porch/patio/deck installed less than 4" below door threshold are not the responsibility of Wardcraft Homes.
5. Foundation plans provided are for dimensional and anchorage purposes. Actual foundation design, engineering, materials and workmanship to be the responsibility of the foundation contractor or licensed engineer.
6. It is the responsibility of the foundation contractor or builder to comply with all electrical, mechanical, energy and building codes that may apply to foundation. Including installation of a Class I vapor barrier in crawl spaces.
7. All footing, foundation wall and reinforcement to be determined by foundation engineers analysis of soil conditions and loads.
8. Column sizing and spacing to be determined by engineers analysis of loads.
9. Provided column sizing and spacing is based on modular loads and are not meant to be a substitute for analysis by an engineer.
10. Changes to provided column sizing or spacing must be approved by Wardcraft Homes.
11. Garage, porch and basement construction is onsite by others.
12. Steps into garage with 3 risers or more require a landing built onsite by others.
13. Fire protection on the undersides of floors is the customers responsibility.
14. Interior elevations are schematic and may not show the exact styles of trim or casework to be installed.
15. Home is not designed for installation in flood plain.

Building Codes: Nebraska/(Kansas Inventory)
2015 IRC
2023 NEC
Energy: 2015 IRC

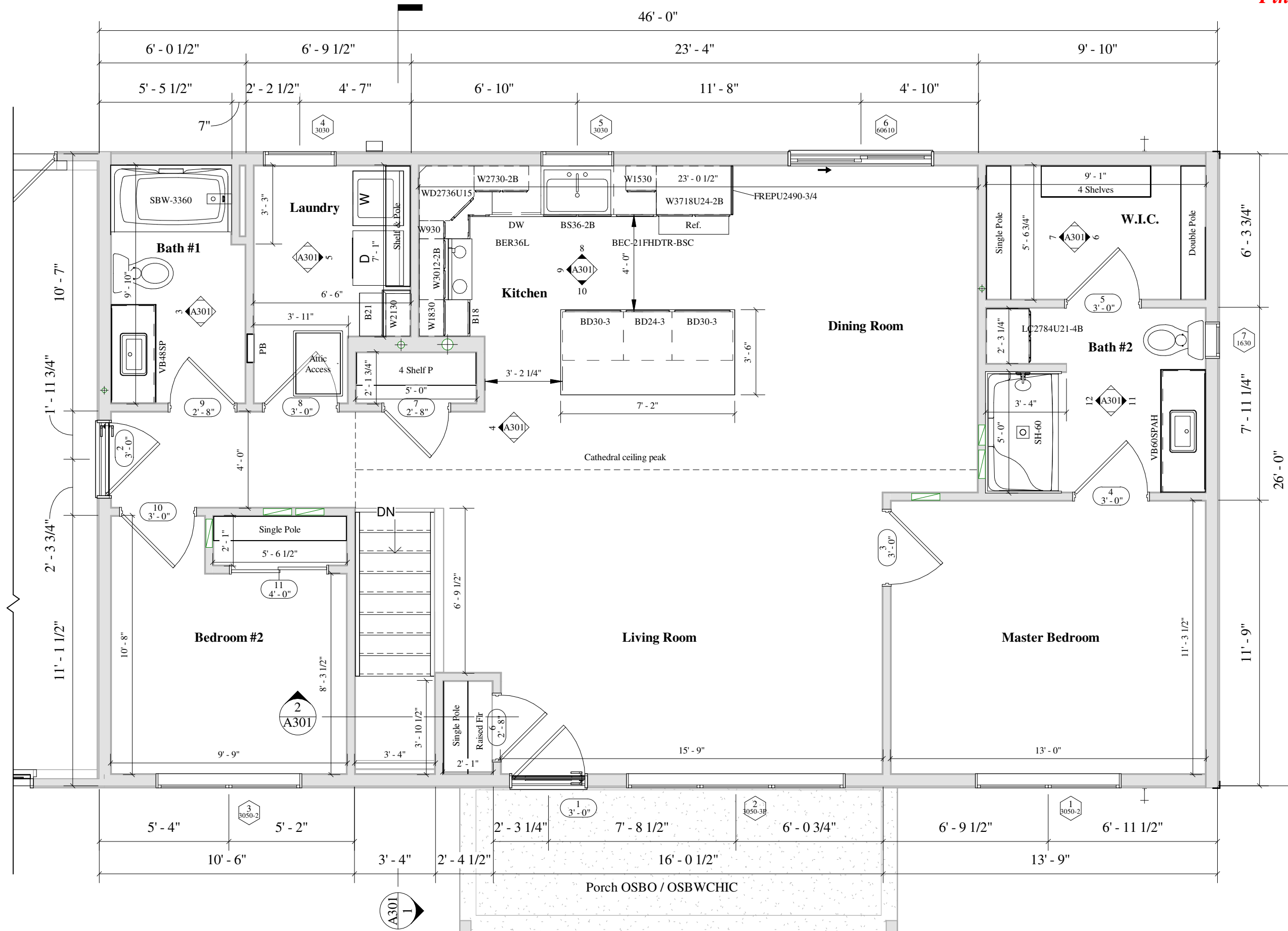
Sheet Number	Sheet Name
A001	Title
A100	Module Plan
A101	Project Plan
A200	Front and Back Elevation
A201	Side Elevations
A300	Schedules/Details
A301	Architectural Details
E100	Electrical
E300	Panel Schedule
E301	Lighting Coordination
M100	Mechanical Plan
M200	Mechanical Coordination
S100	Foundation
S101	Foundation Project
S110	Foundation Details
S200	Floor Framing
S300	Wall Framing
S400	Roof Framing

Building Design Loads:

Roof: #30 LL + #20 DL
Ground Snow: #30 LL
Attic: #10 LL
Floor: #40 LL + #15 DL
Stairs: #40 LL
Wind: 115 Vult (IRC 2015-18)
Wind: 90 mph. (IRC 2009-12)

Exposure: C
Seismic: Catagory C
Abbreviations:
AFF = Above framed floor
AFL=Advanced framing lumber
BTM = Bottom
BSMT = Basement
D = Dryer
DBL = Double
DW = Dishwasher
DN = Down
EXT = Exterior
GLB = Glue laminated beam
HDR = Header
HH = Header height
INV = Inverted
LVL = Laminated veneer lumber
MEP= Mechanical/Electrical/Plumbing
OC = On center
OSB = Oriented strand board
OSBO = On site by others
OSBWCHIC = On site by Wardcraft Homes Independent Contractor
PSL = Parallel strand lumber
REF = Refrigerator
SG = Safety glazed
SGL = Single
SW = Sheetrock wrapped
TOB = Top of beam
TYP = Typical
UNO = Unless noted otherwise
VL = Versa laminated lumber
VTR=Vent thru roof
W = Washer
WW = Wood wrapped

The Amherst B Residence
 Address TBD
 WCH/Builder
 SUPPLIER
 REVISION DATE / DESCRIPTION
 BY PB_09/25/24 Final production
 DATE: 7/22/24
 SCALE: AS NOTED
 DRAWN: PB
 PROJECT: 6087-M
 SHEET: A001
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 1-888-927-3272(TOLL FREE)



1 Floor Plan Module
1/4" = 1'-0"

The Amberst B Residence
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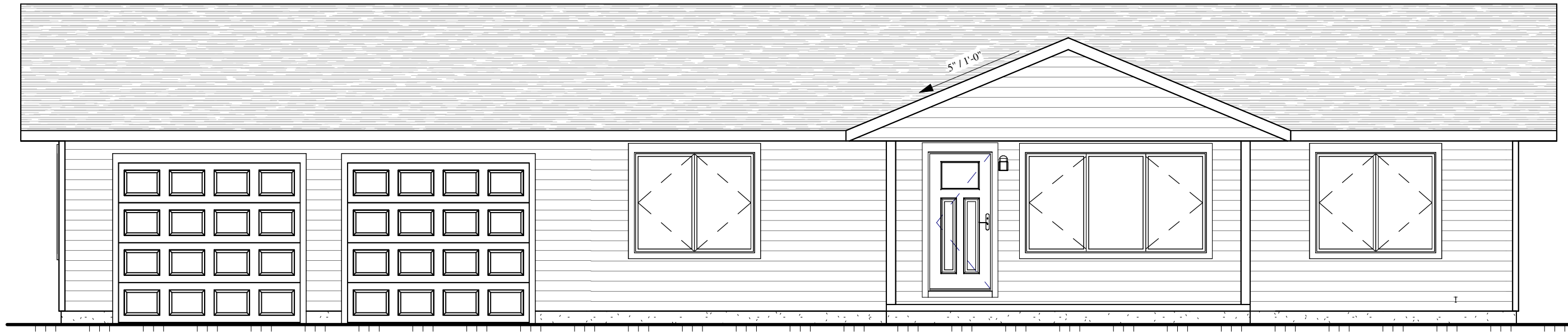
WARDCRAFT HOMES
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DATE: 7/22/24
SCALE: AS NOTED
DRAWN: PB
PROJECT: 6087-M
SHEET: A100
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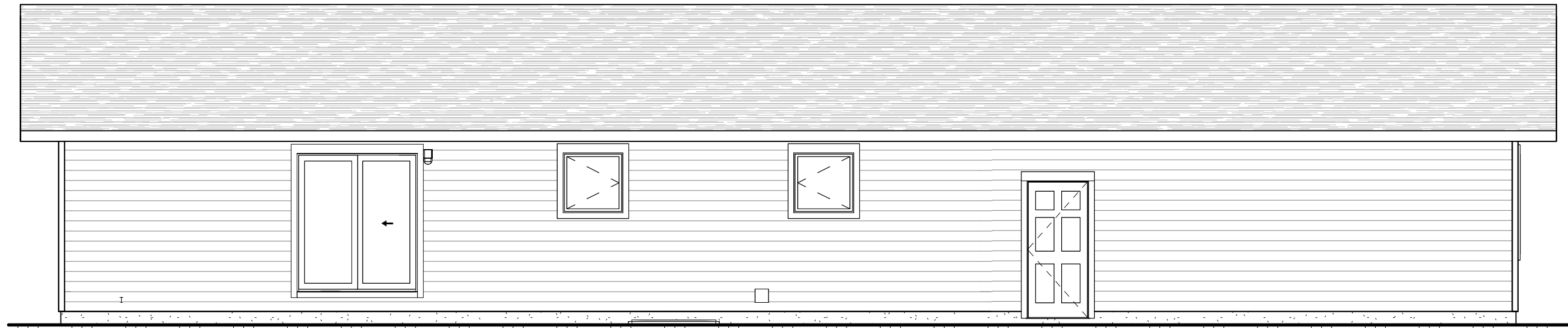
BY: PB 09/25/24 Final production
REVISION DATE / DESCRIPTION

WCH/Builder
SUPPLIER

THE SUPPLIER AND HOMEOWNER HAVE REVIEWED AND APPROVED: PRELIMINARY. THE FLOORPLAN & SUBMITTED REVISIONS AS NOTED. Supplier: _____ Date: _____
FLOORPLAN WILL BE FINALED UPON RECEIPT OF PRELIMINARY. Homeowner: _____ Date: _____
FINAL: THE FINAL FLOORPLAN FOR PRODUCTION. Homeowner: _____ Date: _____



① Front
3/16" = 1'-0"



② Rear
3/16" = 1'-0"

BY		REVISION DATE / DESCRIPTION	
PB		09/25/24 Final production	
WCH/Builder		Supplier:	
The Amberst B Residence		Address: TBD	
Supplier:		Date:	Date:
The Supplier and Homeowner have reviewed and approved:		Supplier:	Homeowner:
Preliminary, the floorplan & submitted revisions as noted.		Homeowner:	Homeowner:
Floorplan will be finalized upon receipt of preliminary.		Date:	Date:
Final: The final floorplan for production.		Date:	Date:

**WARD CRAFT
HOMES**
1-888-927-3272 (TOLL FREE)

DATE: 7/22/24
SCALE: AS NOTED
DRAWN: PB
PROJECT: 6087-M
SHEET: A200
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① Right
3/16" = 1'-0"



② Left
3/16" = 1'-0"

BY	REVISION DATE / DESCRIPTION
PB	09/25/24 Final production

WCH/Builder
SUPPLIER

The Amherst B Residence
Address: TBD

Supplier:	Date:
Homeowner:	Date:
Homeowner:	Date:



DATE:	7/22/24
SCALE:	AS NOTED
DRAWN:	PB
PROJECT:	6087-M
SHEET	A201
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