



**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 (crawlspce access or egress window) in the foundation for installation equipment access.
4. All crawlspaces 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 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 crawlspaces.
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

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

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
A302	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

Grand total: 19

WCH/Builder SUPPLIER	REVISION DATE / DESCRIPTION PB_09/16/24 Draft PB_11/04/24 Final cc PB_11/17/24 Final
	BY _____ Date: _____ _____ Date: _____ _____ Date: _____
	The IMP2-24-2S Residence <small>THE SUPPLIER AND HOMEOWNER HAVE REVIEWED AND APPROVED: PRELIMINARY: THE FLOORPLAN &amp; SUBMITTED REVISIONS AS NOTED. FLOORPLAN WILL BE FINALED UPON RECEIPT OF PRELIMINARY. FINAL: THE FINAL FLOORPLAN FOR PRODUCTION.</small>
DATE: 05/17/24 SCALE: AS NOTED DRAWN: -	
PROJECT: <b>6092-M</b>	
SHEET <b>A001</b>	
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