

## Solid lines denote active or primary door panel. General Construction Notes:

General Plan Notes:

- Backfill must be completed before house is delivered.
- Grade to be min. 30" and max. 36" below top of foundation wall 2. 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 (crawlspace access or egress window) in the foundation for installation equipment access.
- All crawlspaces are conditioned U.N.O.
- 5. Do not install basement windows before house is delivered.
- Garage floors to be sloped to main vehicle door.
- Separate garages from residences and attics with not less than 1/2" 7. gypsum board applied to garage side.
- 8. Separate garages from habitable rooms above with 5/8" type x gypsum
- Doors between garage and house to have self closing device when 9. required by code.

#### General Framing Notes:

- Floors are wood engineered I-joist, engineered lumber or engineered 4x2 trusses spaced per plan.
- 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.
- Exterior braced walls are 2x6 studs sheathed with 24/16 Span rated 3. 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.
- 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.
- 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.
- Ceilings are 5/8" type x gyp or 1/2" sag resistant gyp. 10.
- Roofs are engineered wood trusses spaced per plan or rafters. 11.
- Trusses attached to top plate/beam with H2.5 on alternate trusses. 12.
- Roofs insulated with R49 climate pro blown in or equivalent. 13.
- 24/16 span rated 7/16" OSB roof sheathing fastened with 16ga, 1-3/4" x 14. 7/16" staples at 3" at panel edges and 6" in the field.
- 32/19 span rated 5/8" OSB roof sheathing fastened with 16ga. 2" x 15. 7/16" staples at 4" at panel edges and 8" in the field.
- 16. Attic Access is 22"x30" min.

### Wardcraft Homes disclaimer:

- See order form for applicable specifications.
- 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.
- Leaks that occur at any porch/patio/deck installed less than 4" below door threshold are not the responsibility of Wardcraft Homes.
- 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.
- 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.
- All footing, foundation wall and reinforcement to be determined by foundation engineers analysis of soil conditions and loads.
- Column sizing and spacing to be determined by engineers analysis of loads.
- 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.
- Garage, porch and basement construction is onsite by others. 11.
- Steps into garage with 3 risers or more require a landing built 12. onsite by others.
- Fire protection on the undersides of floors is the customers 13. responsibility.
- Interior elevations are schematic and may not show the exact styles of trim or casework to be installed.
- Home is not designed for installation in flood plain.

Building Codes: Nebraska/(Kansas Inventory)

2015 IRC 2017 NEC Energy: 2015 IRC

Sheet Name
Title
Module Plan
Front and Rear Elevations
Side Elevations
Schedules/Details
Architectural Details
Architectural Details
Electrical
Panel Schedule
Mechanical Plan
Foundation
Foundation Details
Roof Framing

Grand total: 13

**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 = DoubleDW = Dishwasher

DN = DownEXT = 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

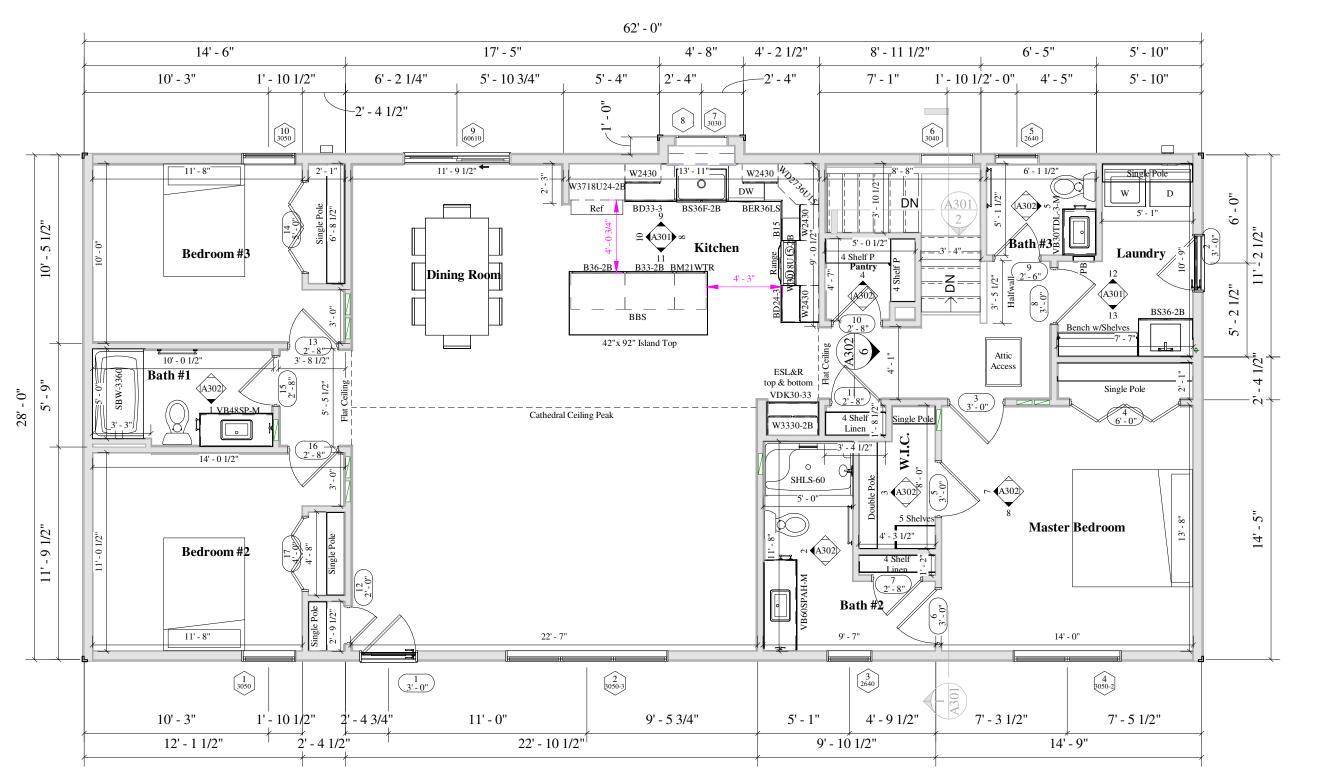
W = Washer

WW = Wood wrapped

WCH/Farmhouse DATE: Pending SCALE: AS NOTED DRAWN: PH 6074-C

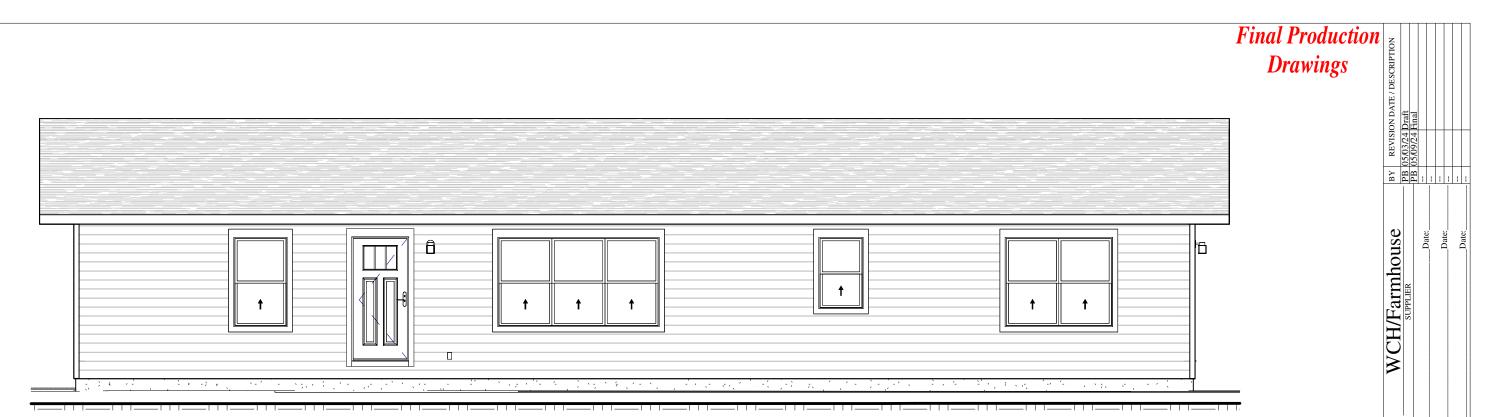
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WCH/Farmhouse

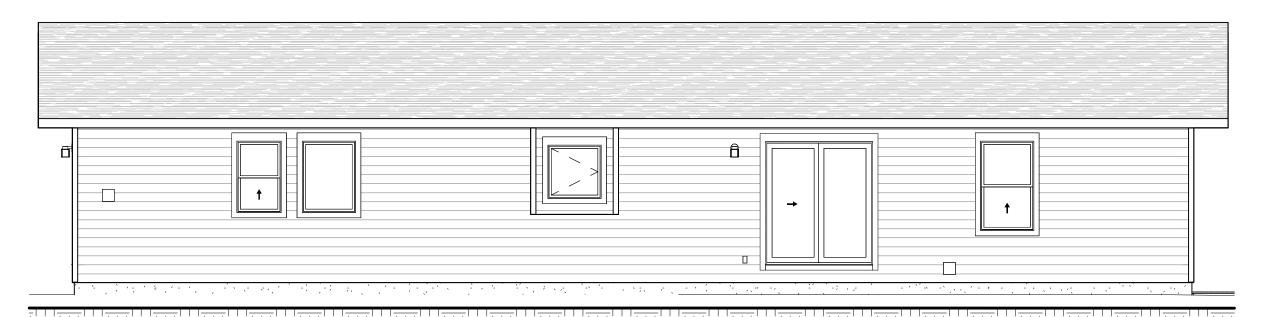


Floor Plan Module
3/16" = 1'-0"

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1 Front 3/16" = 1'-0"



 $2 \frac{\text{Rear}}{3/16" = 1'-0"}$ 

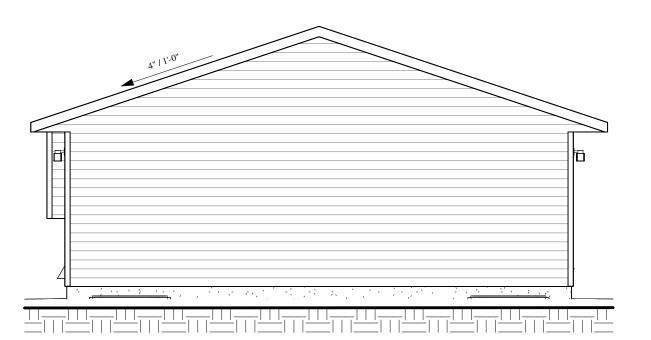


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# Final Production Drawings



1 Right 3/16'' = 1'-0''



 $2 \frac{\text{Left}}{3/16" = 1'-0"}$ 

Farmhouse X Address TBD THE SUPPLIER AND HOMEOWNER HAVE REVIEWED AND APPROVED: PRELIMINARY: THE FLOORPLAN & SUBMITTED REVISIONS AS NOTED. Supplier:  Date:  Date:
Farmhouse X Address TBD THE SUPPLER AND HOMEOWNER HAVE REVIEWED AND APPROVED: PRELIMINARY: THE FLOORPLAN & SUBMITTED REVISIONS AS NOTED. Supplier:



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	Door Schedule								
Mark	Type	Description	Rough Width	Rough Height	Header	Notes			
1	3-0/6-8-L/R	In-Swing Hinged Door-L/R	3' - 2 1/2"	6' - 10 5/8"	2)2x10				
2	3-0/6-8-L/R	In-Swing Hinged Door-L/R	3' - 2 1/2"	6' - 10 5/8"	2)2x10	Steel or 20 min.fire rated			
3	3-0SS	Single Swing Door	3' - 2"	6' - 10 1/2"	Standard				
4	6-0BF	Bi-Fold Door	6' - 2"	6' - 11"	Standard				
5	3-0SS	Single Swing Door	3' - 2"	6' - 10 1/2"	Standard				
6	3-0SS	Single Swing Door	3' - 2"	6' - 10 1/2"	Standard				
7	2-8SS	Single Swing Door	2' - 10"	6' - 10 1/2"	Standard				
8	3-0SS	Single Swing Door	3' - 2"	6' - 10 1/2"	Standard				
9	2-6SS	Single Swing Door	2' - 8"	6' - 10 1/2"	Standard				
10	2-8SS	Single Swing Door	2' - 10"	6' - 10 1/2"	Standard				
11	2-8SS	Single Swing Door	2' - 10"	6' - 10 1/2"	Standard				
12	2-0SS	Single Swing Door	2' - 2"	6' - 10 1/2"	Standard				
13	2-8SS	Single Swing Door	2' - 10"	6' - 10 1/2"	Standard				
14	5-0BF	Bi-Fold Door	5' - 2"	6' - 11"	Standard				
15	2-8SS	Single Swing Door	2' - 10"	6' - 10 1/2"	Standard				
16	2-8SS	Single Swing Door	2' - 10"	6' - 10 1/2"	Standard				
17	4-0BF	Bi-Fold Door	4' - 2"	6' - 11"	Standard				

Light and Vent Totals										
	Vent Required   Vent Provided   Light Required   Light Provided									
Room Name	Room Name   Floor Area SF   SF   SF   SF   SF									
Bedroom #2	127	5.1		10.2	15.0					
Bedroom #3	3 115 4.6		7.5	9.2	15.0					
Master Bedroom	189	7.6	15.0	15.1	30.0					

Light and Vent Totals Great Room											
	Vent Required Vent Provided Light Required Light Provided										
Room Name	Floor Area SF	SF	SF	SF	SF						
Dining Room	158	6.3	20.5	12.6	41.0						
Kitchen	192	7.7	9.0	15.3	9.0						
Living Room	304	12.2	22.5	24.3	45.0						
Great Room: 3	654	26.1	52.0	52.3	95.0						

Iomeowner.
Date:

Final Production

**Drawings** 

Wall Schedule					
Length	Туре	Function			

101' - 8 15/16"	3.5" with gyp	Interior
39' - 7 1/8"	3.5" with gyp 1 side	Interior
113' - 4 5/16"	3.5" with gyp 5.5" base	Interior
2' - 1 1/2"	5.5" with gyp base	Interior

256' - 9 7/8"

Wall Material Takeoff							
Mark	Material: Name	Material: Area					
1	Siding, Clapboard	324 SF					
2	Siding, Clapboard	460 SF					
3	Siding, Clapboard	5 SF					
5	Siding, Clapboard	5 SF					
6	Siding, Clapboard	302 SF					

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Notes	<b>I</b> ,
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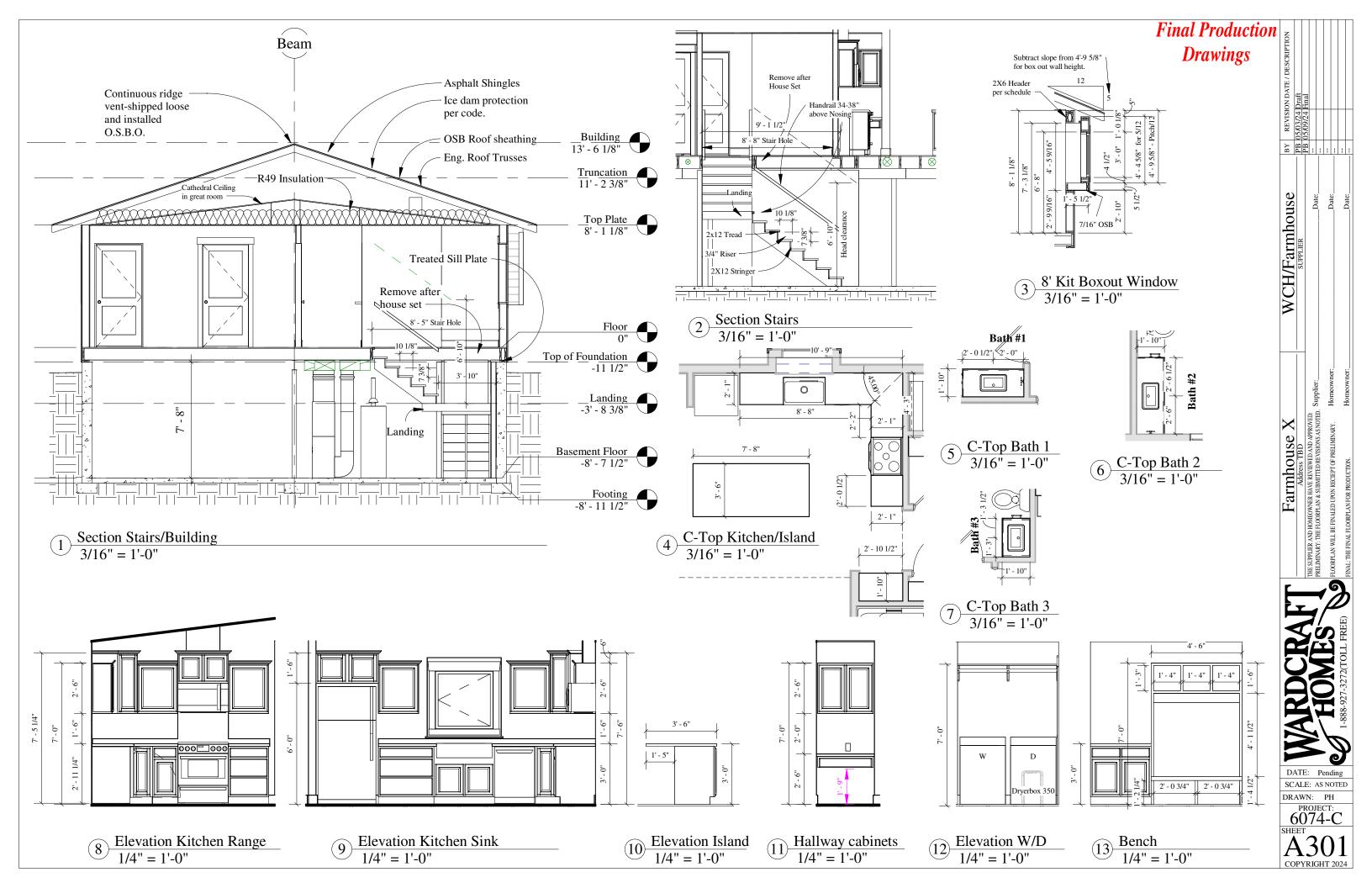
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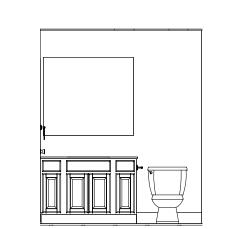
				Window/P	Patio Doc	or Scheo	dule					
Mark	Room Name	Model	Description	Hinge	Egress	Safety Glass	Rough Sill Height	Rough Width	Rough Height	Head Height	Header	Notes
1	Bedroom #2	PVSH3050	Single Hung		Egress	1	1' - 10 5/8"	3' - 0"	5' - 0"	6' - 10 5/8"	2)2x10	
2	Living Room	PVSH3050-3	Single Hung		Egress	1	l' - 10 5/8"	9' - 0"	5' - 0"	6' - 10 5/8"	3)2x12	
3	Bath #2	PVSH2640	Single Hung			2	2' - 10 5/8"	2' - 6"	4' - 0"	6' - 10 5/8"	2)2x10	
4	Master Bedroom	PVSH3050-2	Single Hung		Egress	1	l' - 10 5/8"	6' - 0"	5' - 0"	6' - 10 5/8"	2)2x10	
5	Bath #3	PVSH2640	Single Hung			2	2' - 10 5/8"	2' - 6"	4' - 0"	6' - 10 5/8"	2)2x10	
6	Stair	PVSHF3040	Single Hung Fixed Frame			2	2' - 10 5/8"	3' - 0"	4' - 0"	6' - 10 5/8"	2)2x10	
7	Kitchen	PV2C3030	Casement	Right		3	3' - 8"	3' - 0"	3' - 0"	6' - 8"	Standard	
8	Kitchen	Kitchen Boxout Opening	Boxout Room			2	2' - 9 9/16"	3' - 9"	4' - 5 9/16"	7' - 3 1/8"	2)2x6	
9	Dining Room	PVSPD60610	Sliding 2 Panel-XO/OX			(	)"	6' - 0"	6' - 10"	6' - 10"	2)2x10	
10	Bedroom #3	PVSH3050	Single Hung		Egress	1	l' - 10 5/8"	3' - 0"	5' - 0"	6' - 10 5/8"	2)2x10	
11	Basement	3050	Egress Window Well	OSBO	Egress	1	l' - 10"	3' - 0"	5' - 0"	6' - 10"	Concrete	OSBO
12	Basement	3050	Egress Window Well	OSBO	Egress	1	l' - 10"	3' - 0"	5' - 0"	6' - 10"	Concrete	OSBO if

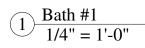
(2) Wall/Floor tags 1/16" = 1'-0"

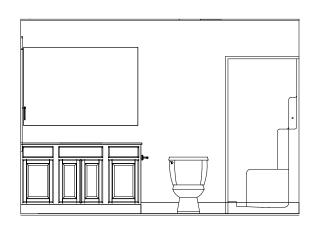
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6074-C
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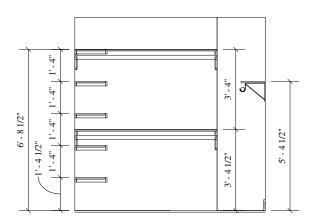


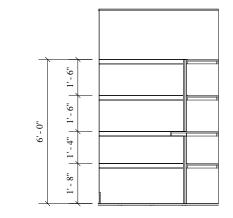




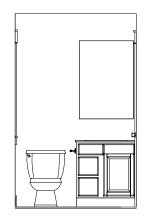


2 Bath #2 1/4" = 1'-0"

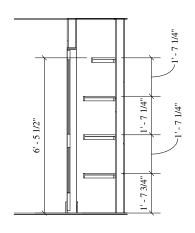




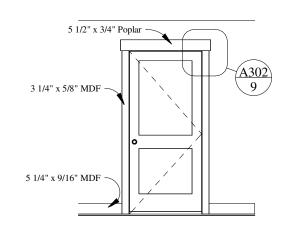
4 Pantry 1/4" = 1'-0"



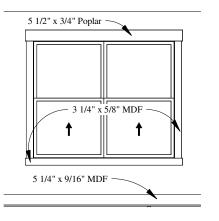
 $5 \frac{\text{Bath #3}}{1/4" = 1'-0"}$ 



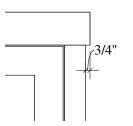
6 Linen 1/4'' = 1'-0''



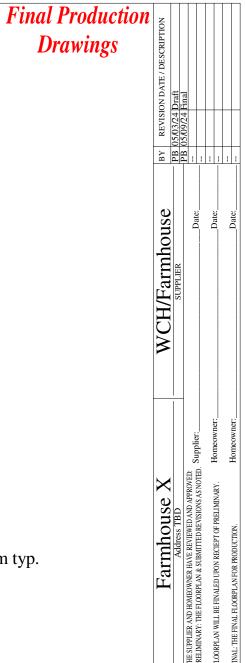
Farmhouse Door Trim typ. 1/4" = 1'-0"



Farmhouse Window Trim typ. 1/4" = 1'-0"



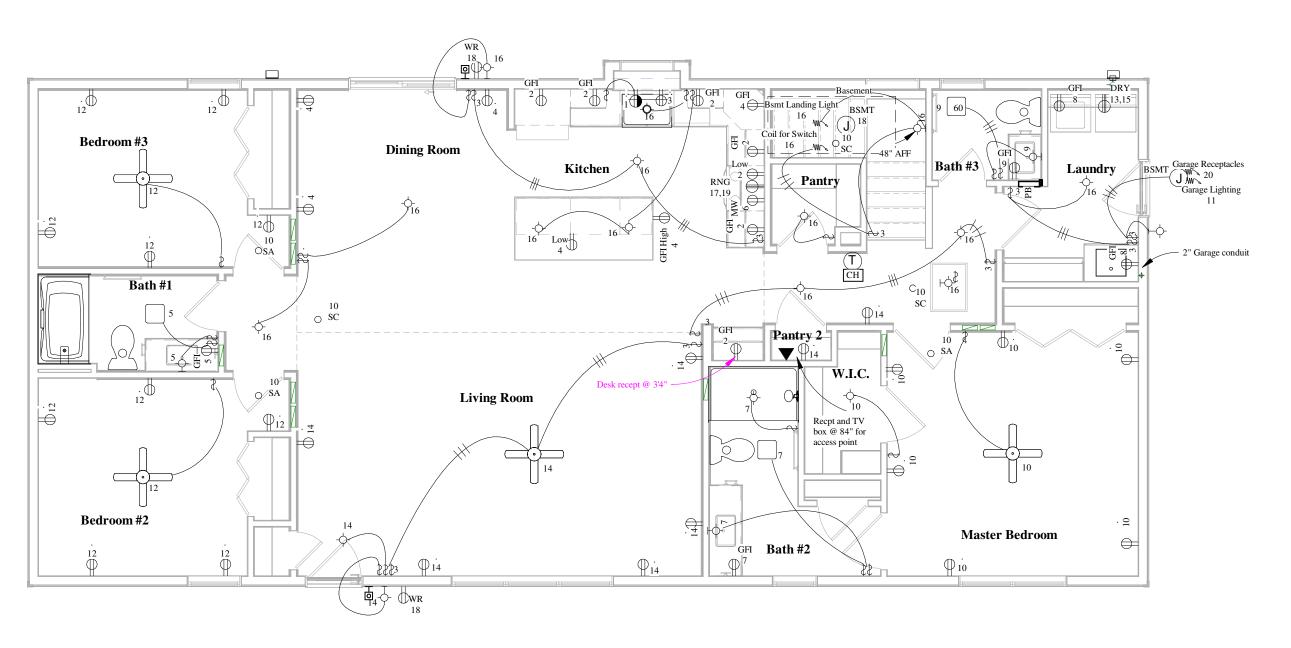
9 Farmhouse Head Trim typ. 3/4'' = 1'-0''



**Drawings** 



SCALE: AS NOTED DRAWN: PH
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Power and Lighting 3/16" = 1'-0"

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WCH/Farmhouse supplier Farmhouse X

## **Branch Panel:**

Location: Laundry 212

Supply From:
Mounting: Recessed

**Enclosure:** 

Volts: 120/240 Single

Phases: 1 Wires: 3 A.I.C. Rating:
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:

CKT	Circuit Description	Trip	Туре	Wire Size				Wire Size	Туре	Trip	Circuit Description	СКТ
1	Disposal	20 A	DF	12-2	-	-		12-2	AFCI	20 A	Small Appliance	2
3	Dishwasher	20 A	DF	12-2				12-2	AFCI	20 A	Small Appliance	4
5	Bath #1	20 A		12-2	-	-		12-2	AFCI	20 A	Microwave	6
7	Bath #2	20 A		12-2				12-2	AFCI	20 A	Laundry	8
9	Bath #3	20 A		12-2	-	-		12-2	AFCI	20 A	Master Bedroom/Smoke Alarms	10
11	Garage Lighting	20 A		12-2			-   -	12-2	AFCI	20 A	Bedroom #2/3	12
13	Electric Clothes Dryer	30 A		10-3	-	-		12-2	AFCI	20 A	Living Room	14
15								12-2	AFCI	20 A	Lighting	16
17	Electric Range	50 A		6-3	-	-		12-2	GFCI	20 A	Basement	18
19								12-2	GFCI	20 A	Garage Receptacles	20
21												22
23												24
25												26
27												28
29												30
31												32
33												34
35												36
37												38
39												40
			-			-	-					
			-				-					

Legend: DF=Dual Function AFCI/GFCI

## General Electrical Notes:

- 1. Exterior lights are weather resistant fixtures.
- 2. Exterior outlets are GFCI protected and weather resistant.
- 3. Receptacles serving kitchen countertops are GFCI and AFCI protected.
- 4. Receptacles serving bathrooms, whirlpools, laundry/utility rooms and garages are GFCI protected.
- 5. Tamper resistant receptacles throughout.
- 6. NM cable thoughout except exposed locations requiring MC cable
- 7. Use 3 conductor NM cable for interconnection of fire alarm devices.
- 8. If a type 2 surge protection device is not shown the builder or customer must install a type 1 surge protection device as local codes require.
- 9. Device locations may be adjusted to avoid framing and other MEP items.

Final Production
Drawings

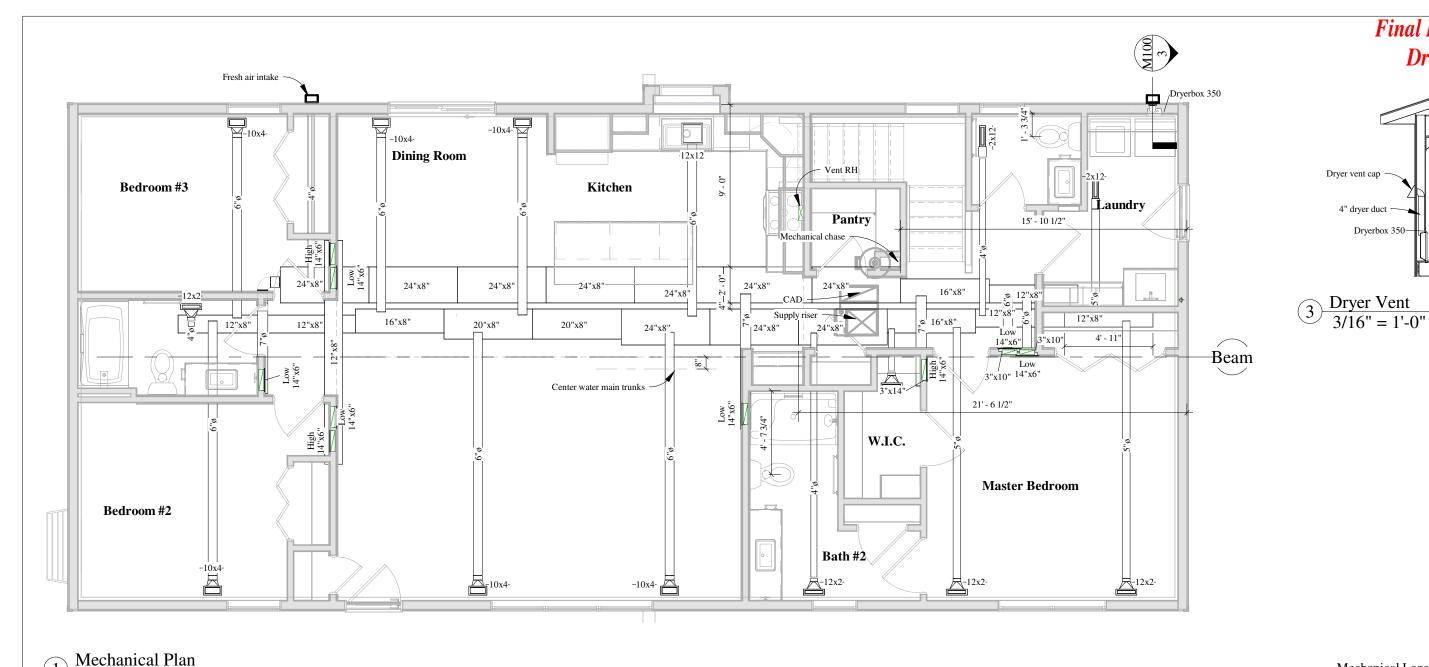
Electrical Legend							
PB	Panel Box						
$\bigcirc$	Duplex Receptacle						
GFI ⊖⊏	GFI Receptacle						
WR/GFI ⊖□	Weather Resistant Receptacle						
	Quad Receptacle						
	Switched Receptacle						
USB ⊖⊏	USB Receptacle						
FLR 🔘	Floor Receptacle						
<del>∩</del> <b>£</b> □	Switch						
3 ←€	Switch 3 Way						
M <del>←</del>	Switch Motion						
D <del>←</del>	Switch Dimmer						
	Ceiling Light						
<u></u>	Wall Light						
	Recessed Can Light						
SA O	Smoke Alarm						
sc o	Smoke CO Alarm						
$\bigcap$ $\bigcirc$	Junction Box						
	Ceiling Fan						
	Bath Fan						
60	Continuous Bath Fan w/CFM						
$\Box$	Thermostat						
	Telephone/Data						
СН	Chime/Doorbell						
//:	2 conductor NM cable						
##	3 conductor NM cable						
	Surge Protection Device						

WCH/Farmhouse supplier

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3/16" = 1'-0"

General HVAC Notes:

2.

3.

Registers shown below cabinets are toe kicks.

Rectangular duct depth 8" typ. U.N.O.

Device locations may be adjusted to avoid

Round ducts 6" diameter typ. U.N.O.

framing and other MEP items.

4" dryer duct

Dryerbox 350

Final Production

**Drawings** 





Water Heater

## Mechanical Legend



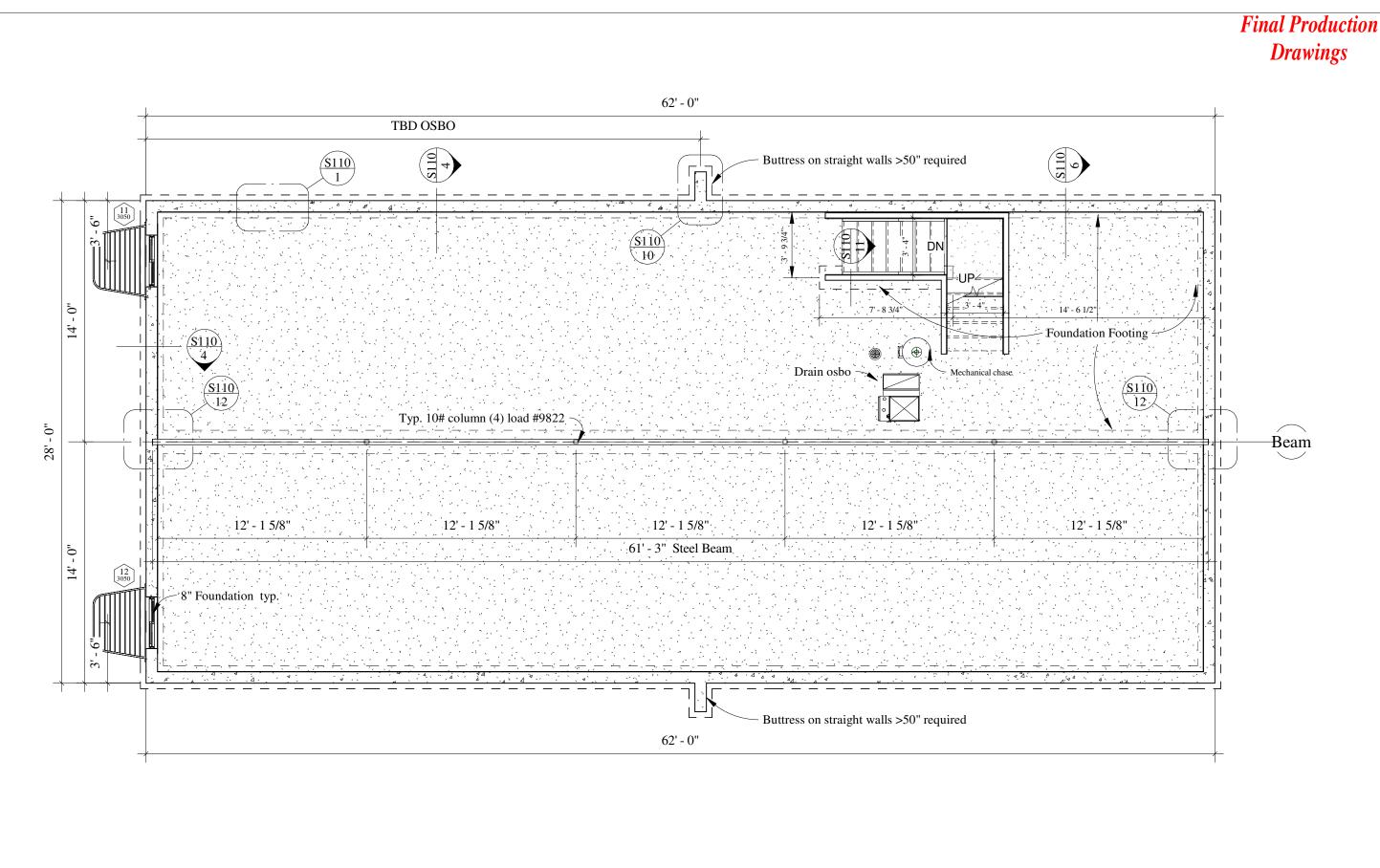
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**HVAC** Disclaimer:

- It is the customer/builder responsibility to confirm supply and return duct/grill sizing and placement with any HVAC subcontractors. If modifications are requested they must be shown (marked up) on this plan when preliminary plans are returned.
- Wardcraft Homes is not responsible for the performance or code compliance of any HVAC system or portion of HVAC system not provided and installed by Wardcraft Homes. Including fresh air supply for whole house mechanical ventilation when duct system is by others.
- WCH may install some vents to the attic for completion on site. It is the customer/builder responsibility to confirm vent thru roof terminations are completed by any HVAC/Plumbing subcontractors.
- Wardcraft Homes does not recommend locating the furnace or air handler outside of the center third of the home.
- All fuel gas piping, fittings, valves, meters and any other related devices are provided and installed on site by others.



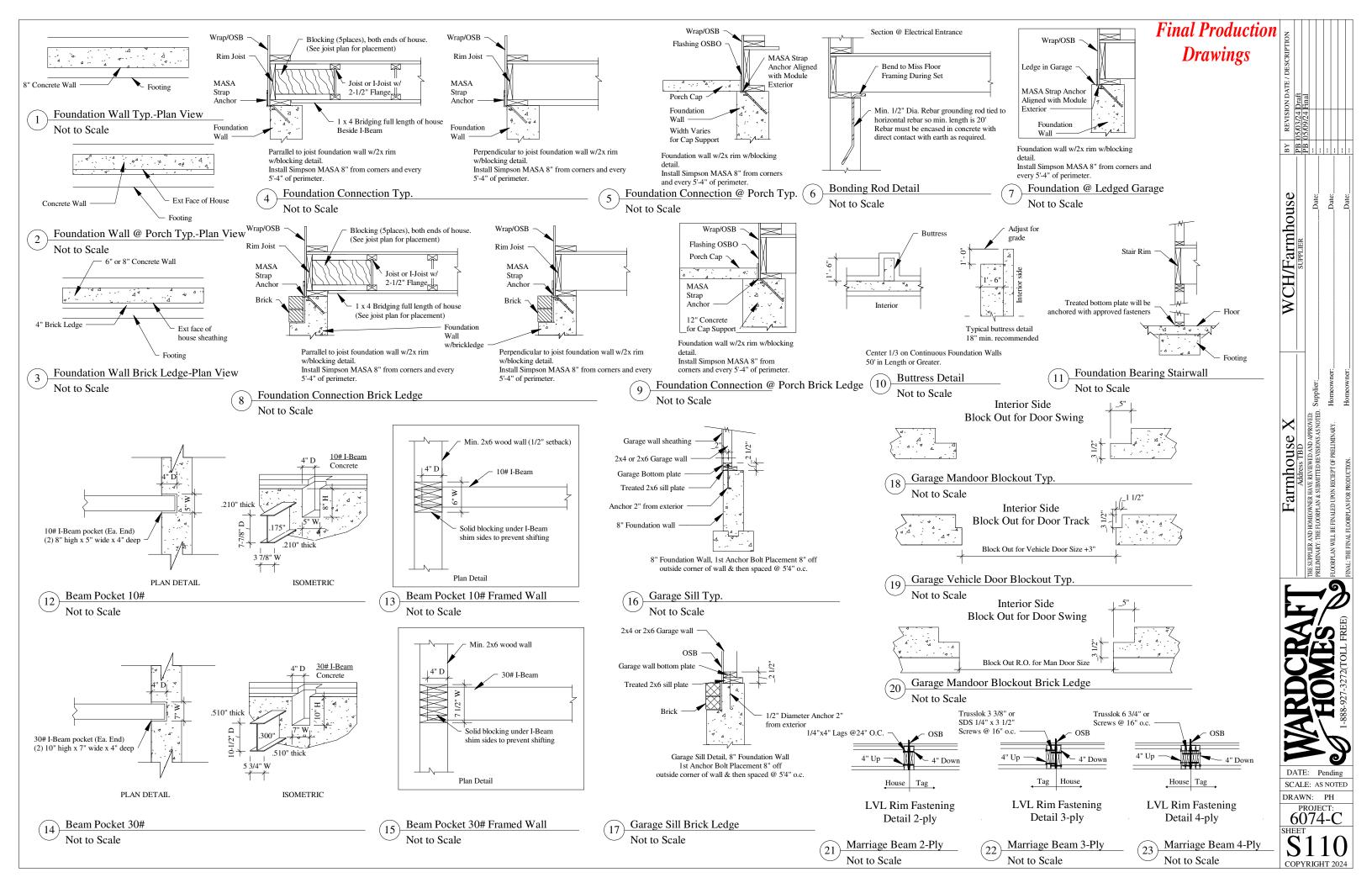
Foundation 3/16" = 1'-0"

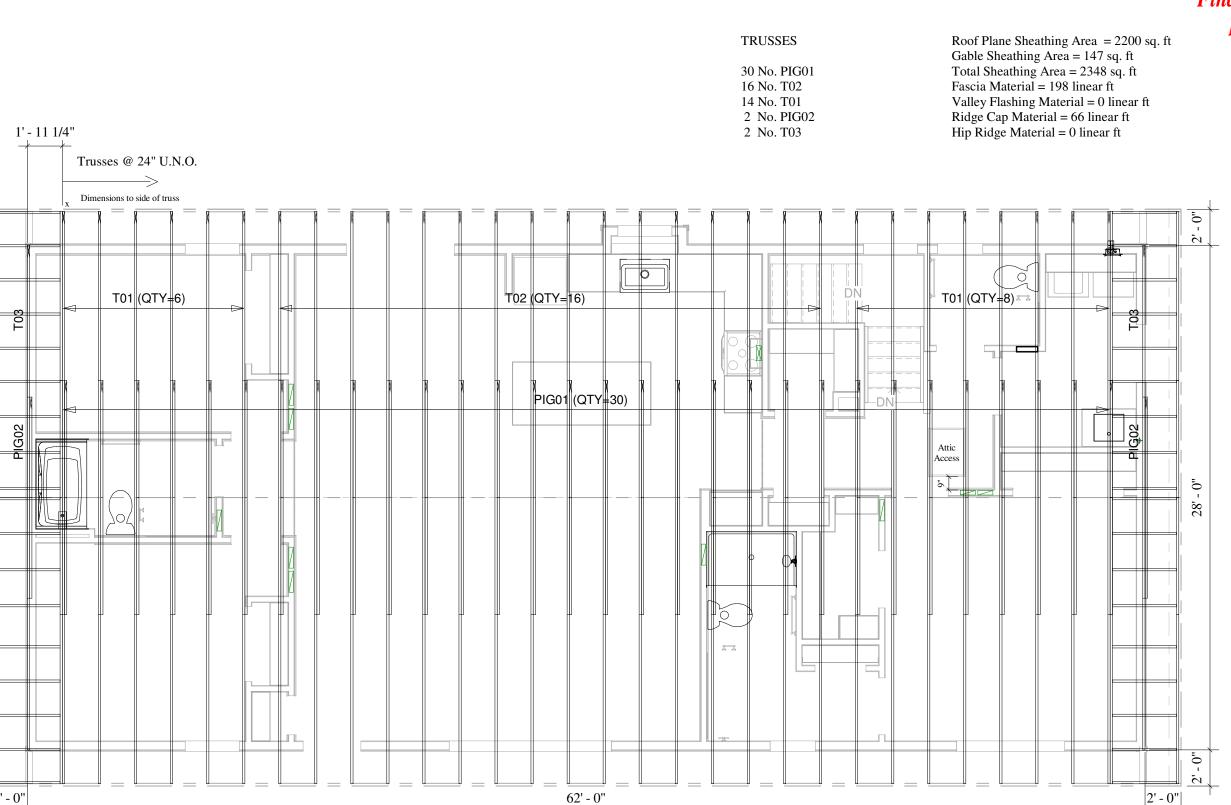
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Final Production
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WCH/Farmhouse SUPPLIER SUPPLIER Date: Date: Date: Date:

Parmhous
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