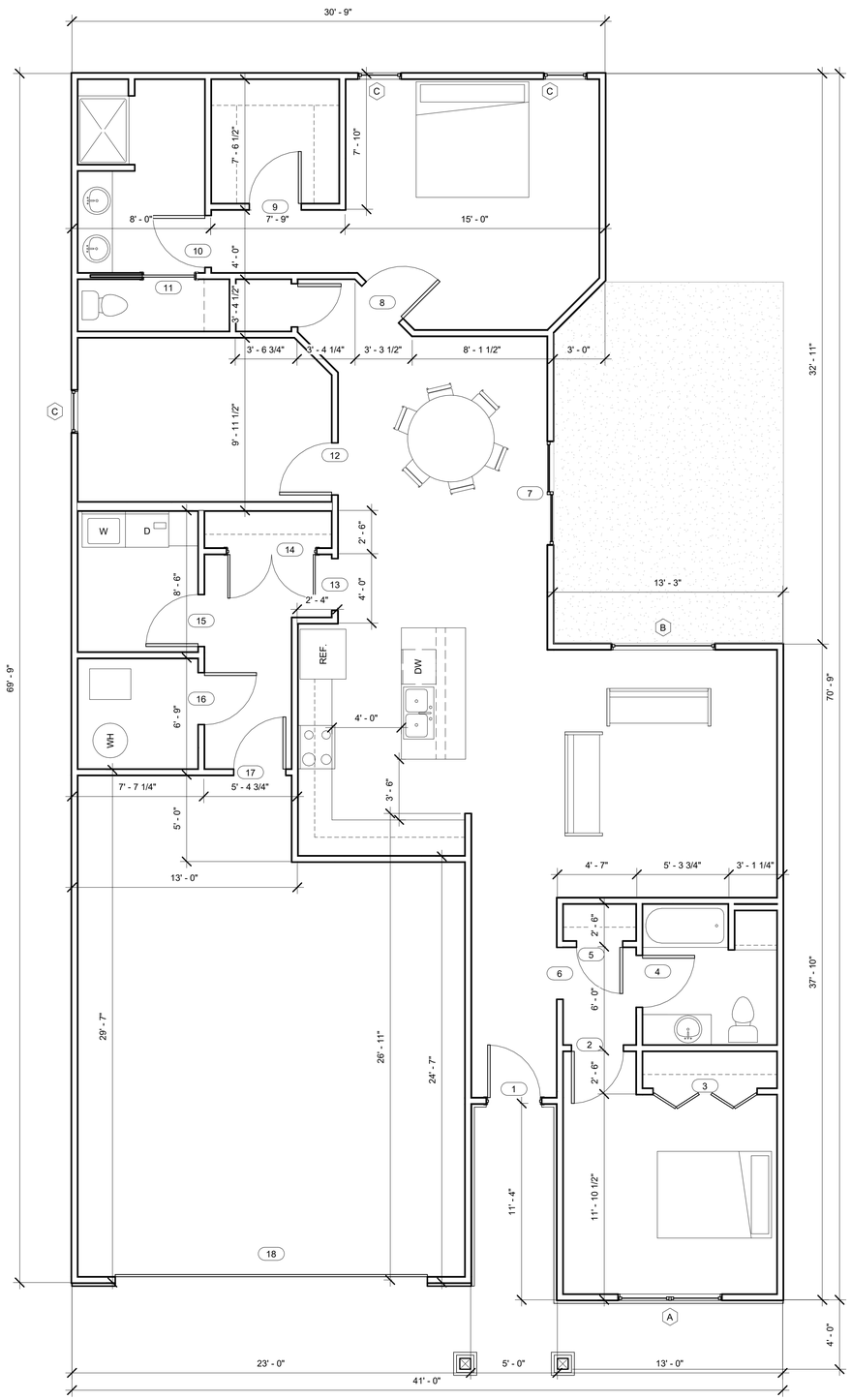

1 First Floor
1/4" = 1'-0"

Building Notes:

1. All dimensions are to face of stud or face of concrete walls unless otherwise noted on drawings. Do not scale drawings
2. Exterior Walls: 2x4 studs at 16" o.c. typical at 9'-1 1/8" tall. Exterior wall sheathing to be OSB with house wrap. Exterior wall covering to be lap siding and stone veneer as shown on plans and elevations.
3. Interior walls: 2x4 studs at 16" o.c. typical at 9'-1 1/8" tall. Interior walls to have 1/2" sheetrock typical. Wet locations to have moisuture resistant sheetrock.
4. Insulation: R-15 kraft faced fiberglass batts in exterior walls, R-15 kraft faced fiberglass batts in bathroom and bedroom walls. R-38 blown-in and batts as required in ceiling.
5. Floor System: 4" concrete slab with thickened floor on bearing walls.
6. Roof System: Trusses and hand framing as required with 5/8" OSB sheathing, 30# building felt and compostion shingles. Attic ventilation by soffit vents and continuous ridge vents. Prefinished metal gutter and downspouts.
7. Garage Floor: Poured concrete, 4" thick over compacted substrate with reinforcing mesh as required.
8. Exterior Concrete: Sidewalks to be poured concrete, 4" thick by length and width as shown on plans over compacted substrate with mesh reinforcing. Drives and parking to be poured concrete, 4" thick by length and width as shown on plans over compacted substrate with reinforcing mesh as required.

Door Schedule

Door Number	Door Size	Rough Width	Rough Height	Swing	Header Size	Description
1	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Left		Fiberglass Entry Unit
2	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Right		2-Panel Soild Core Slab
3	72" x 80"	6' - 2 1/2"	6' - 10 1/4"			2-Panel Slab - Bifold Door
4	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Left		2-Panel Soild Core Slab
5	32" x 80"	2' - 10 1/2"	6' - 10 1/4"	Left		2-Panel Soild Core Slab
6	36" x 80"	3' - 1"	6' - 8 1/2"			Sheetrock Opening
7	72" x 80"	6' - 0"	6' - 8"			Sliding Patio Unit
8	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Right		2-Panel Soild Core Slab
9	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Right		2-Panel Soild Core Slab
10	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Right		2-Panel Soild Core Slab
11	36" x 80"	6' - 1"	7' - 2 3/4"			2-Panel Soild Core Slab - Pocket Door
12	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Left		2-Panel Soild Core Slab
13	36" x 80"	3' - 1"	6' - 8 1/2"			Sheetrock Opening
14	60" x 80"	5' - 2 1/2"	6' - 10 1/4"			2-Panel Soild Core Slab - French Door
15	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Left		2-Panel Soild Core Slab
16	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Left		2-Panel Soild Core Slab
17	36" x 80"	3' - 2 1/2"	6' - 10 1/4"	Left		2-Panel Soild Core Slab
18	18' x 8'	18' - 0"	8' - 0"		2-11 7/8" LVL	Insulated Overhead Door
20	30" x 80"	2' - 8 1/2"	6' - 10 1/4"			2-Panel Soild Core Slab

Window Schedule

Type Mark	Count	Rough Width	Rough Height	Description	Material	Header Sizes	Head Height
A	1	6' - 0"	4' - 0"	Casement -Casement	White Vinyl		7' - 0"
B	1	6' - 0"	4' - 0"	Picture	White Vinyl		7' - 0"
C	3	2' - 6"	4' - 0"	Casement	White Vinyl		7' - 0"

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PWC EST. 1983
1102 E. 8TH STREET
HAYS, KANSAS 67601
785-625-8220

Revisions

No.	Notes	Date

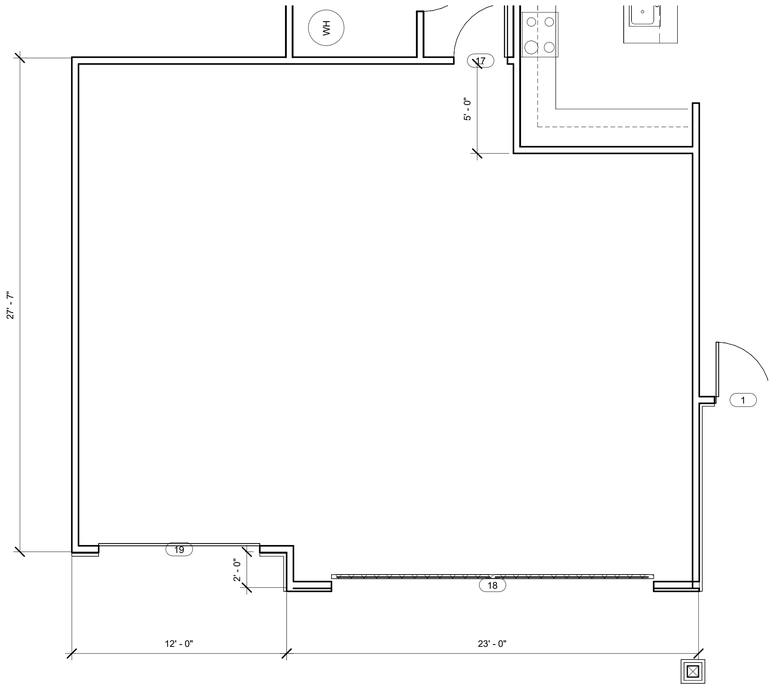
Osage
The Grove

First Floor Plan

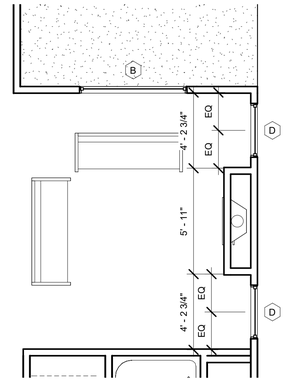
Project number	
Date	January 28th, 2025
Drawn by	Anthony Walters
Finished Sqft.	1775

A1

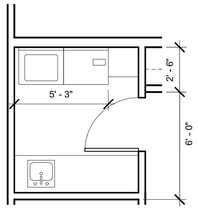
Scale 1/4" = 1'-0"



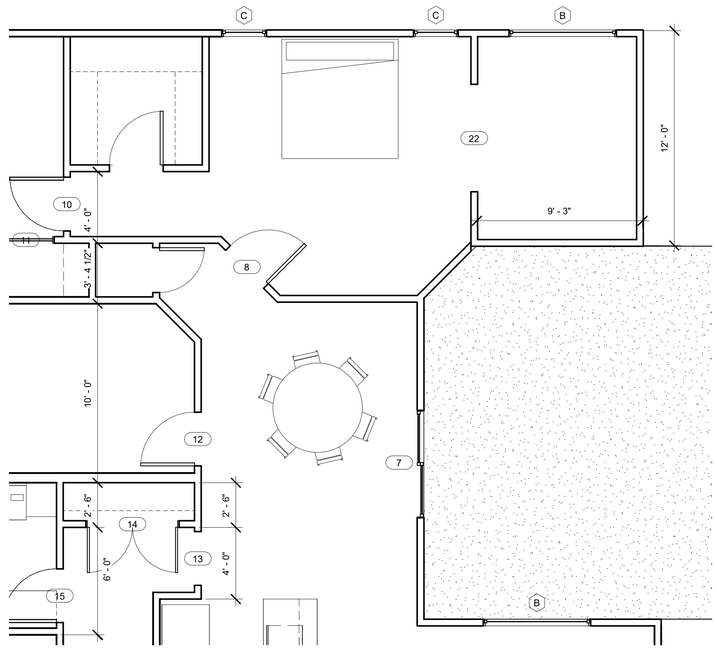
1 Option 1 - 3rd Car Garage
1/4" = 1'-0"



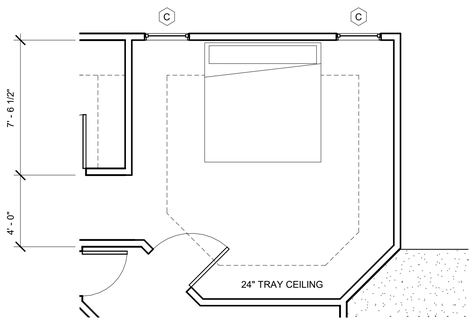
2 Option 2 - Fireplace/Windows
1/4" = 1'-0"



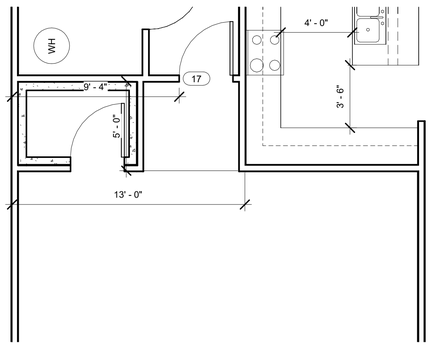
3 Option 3 - Laundry Sink w/ Cabinets
1/4" = 1'-0"



4 Option 4 - Sunroom
1/4" = 1'-0"



5 Option 5 - Master Tray Ceiling
1/4" = 1'-0"



6 Option 6 - Safe Room
1/4" = 1'-0"

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Revisions

No.	Notes	Date

Osage

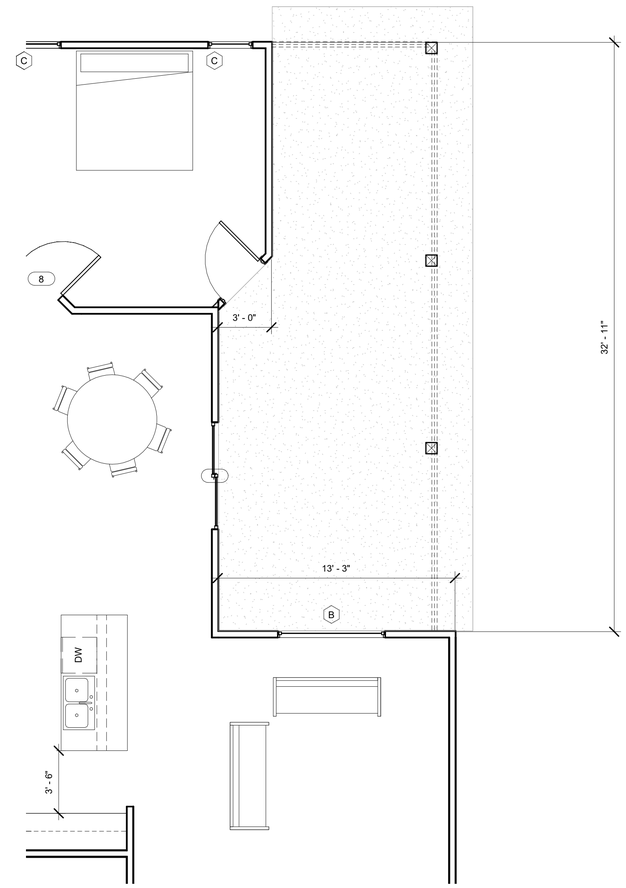
The Grove

Options Plan

Project number	
Date	January 28th, 2025
Drawn by	Anthony Walters
Finished Sqft.	

A1.1

Scale 1/4" = 1'-0"



2 Option 8 - Covered Extended Patio
1/4" = 1'-0"

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Osage

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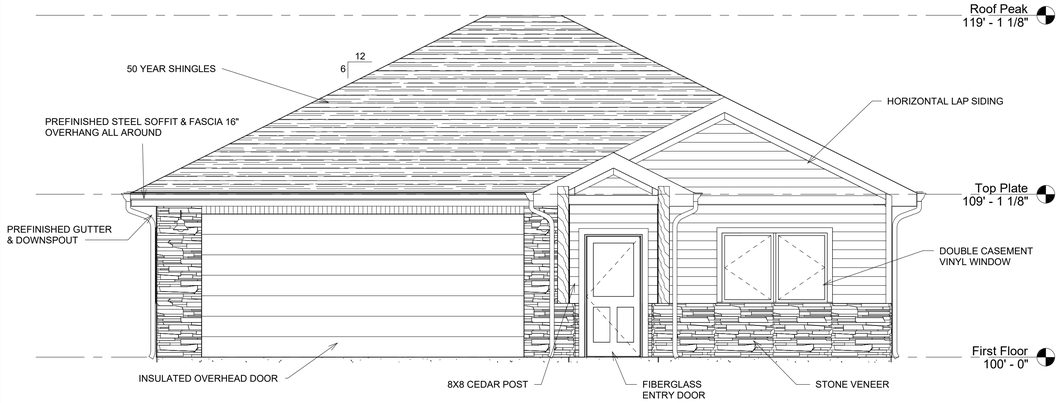
Options Plan

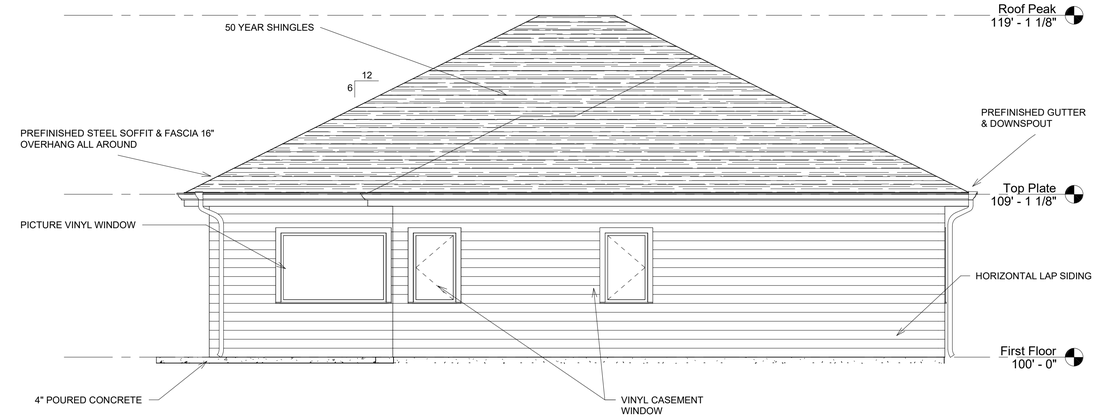
Project number	
Date	January 28th, 2025
Drawn by	Anthony Walters
Finished Sqft.	

A1.2

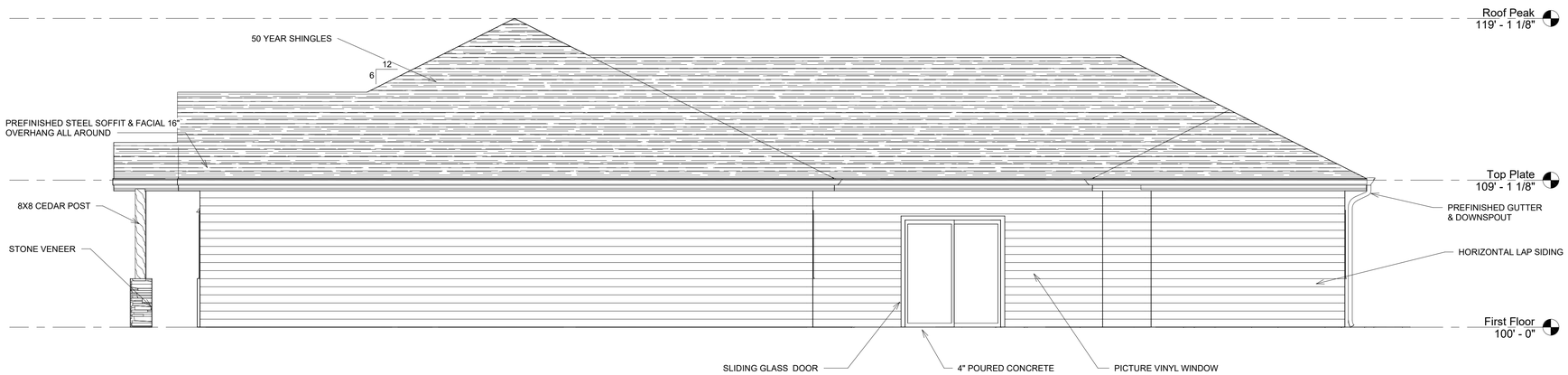
Scale	1/4" = 1'-0"



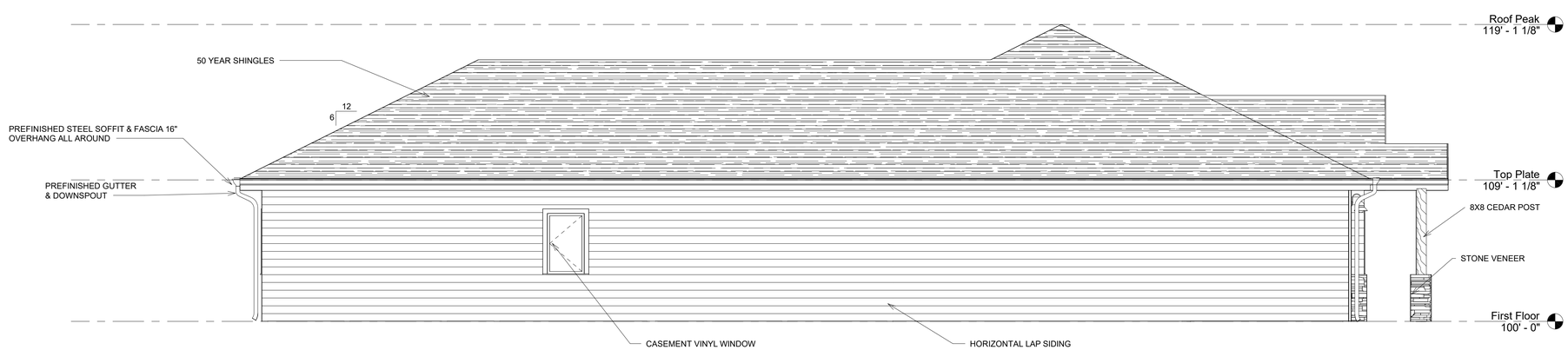
1 Front Elevation
1/4" = 1'-0"



2 Back Elevation
1/4" = 1'-0"



3 Right Elevation
1/4" = 1'-0"



4 Left Elevation
1/4" = 1'-0"

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Revisions

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Osage
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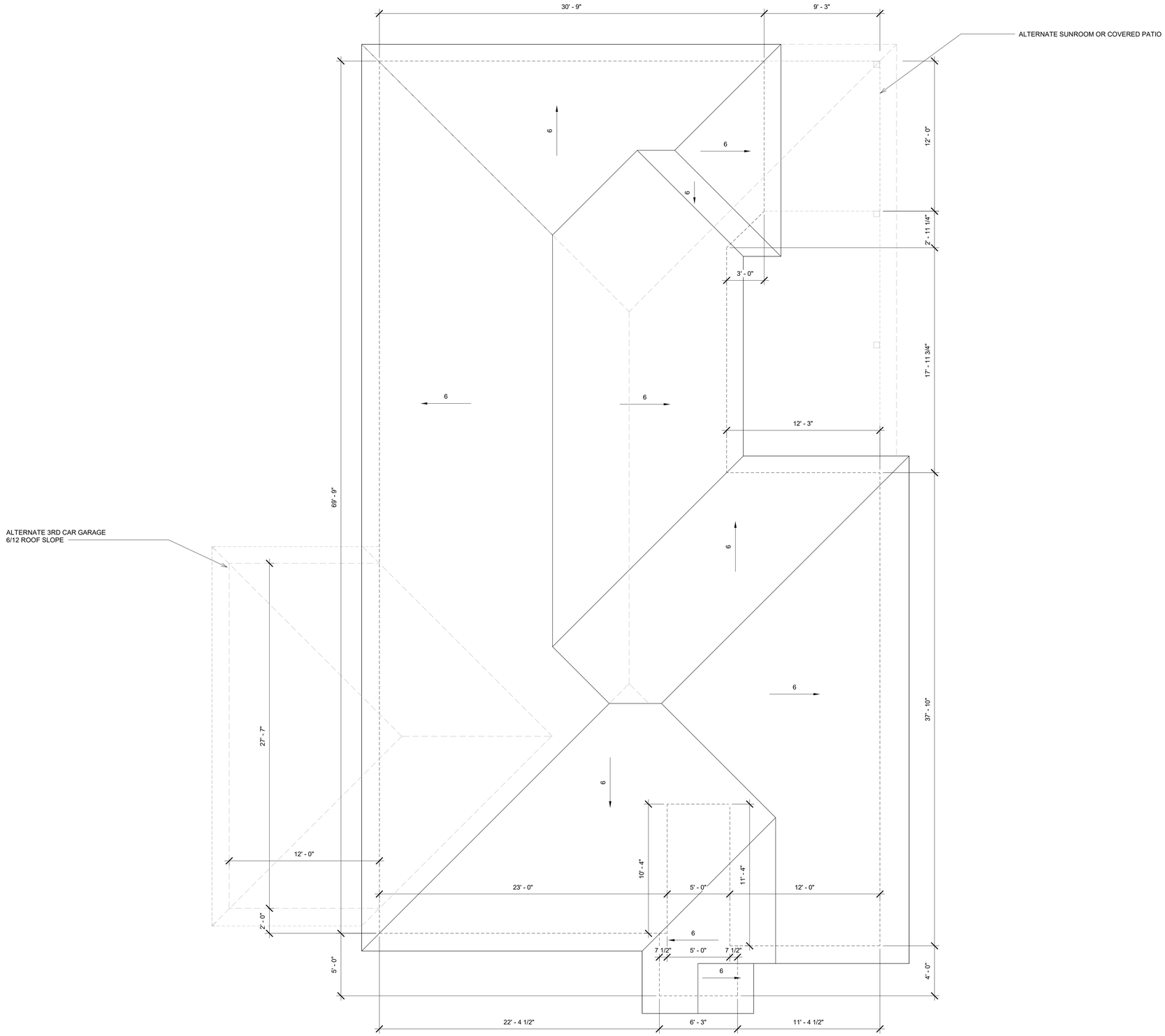
Elevation

Project number	
Date	January 28th, 2025
Drawn by	Anthony Walters
Finished Sqft.	

A2

Scale 1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

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Revisions

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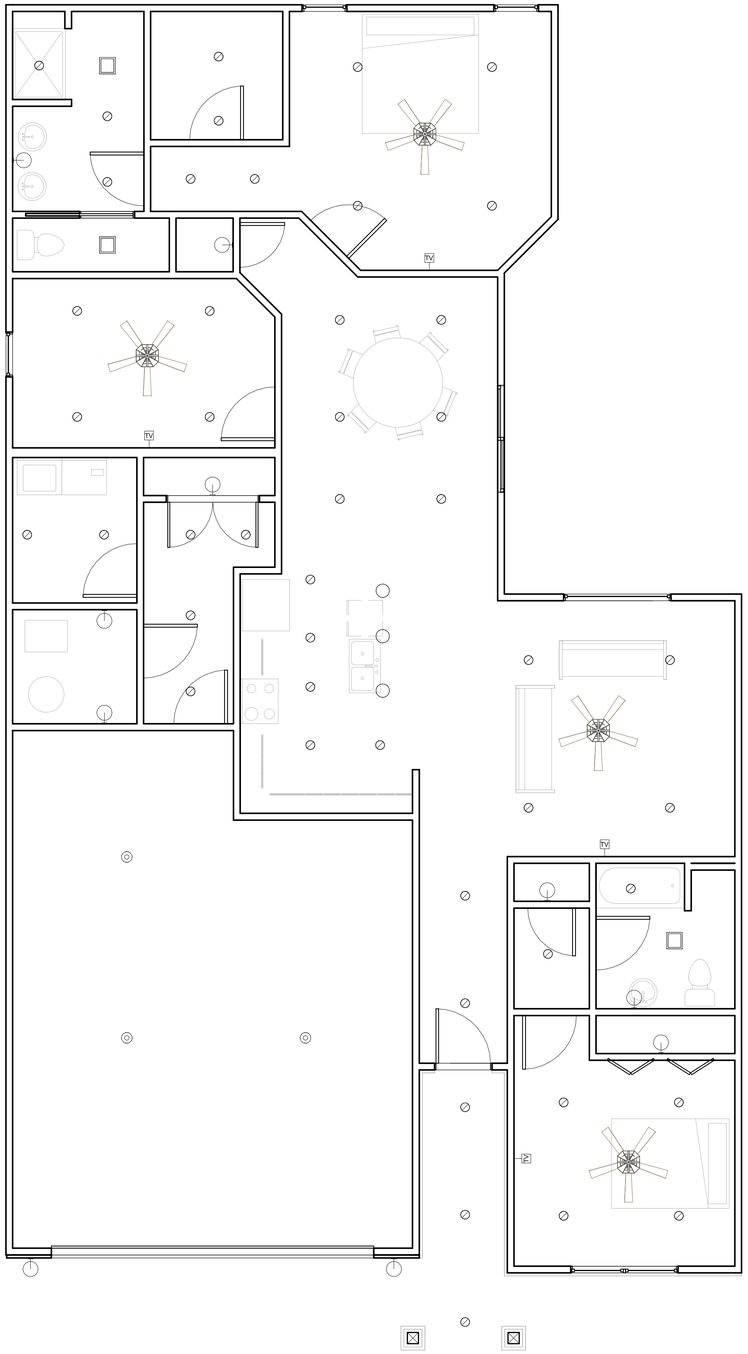
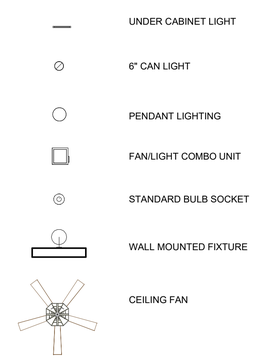
Osage
The Grove

Roof Plan

Project number	
Date	January 28th, 2025
Drawn by	Anthony Walters
Finished Sqft.	
	A3
Scale	1/4" = 1'-0"



1 First Floor
1/4" = 1'-0"



Lighting Legend
1/4" = 1'-0"

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Revisions

No.	Notes	Date

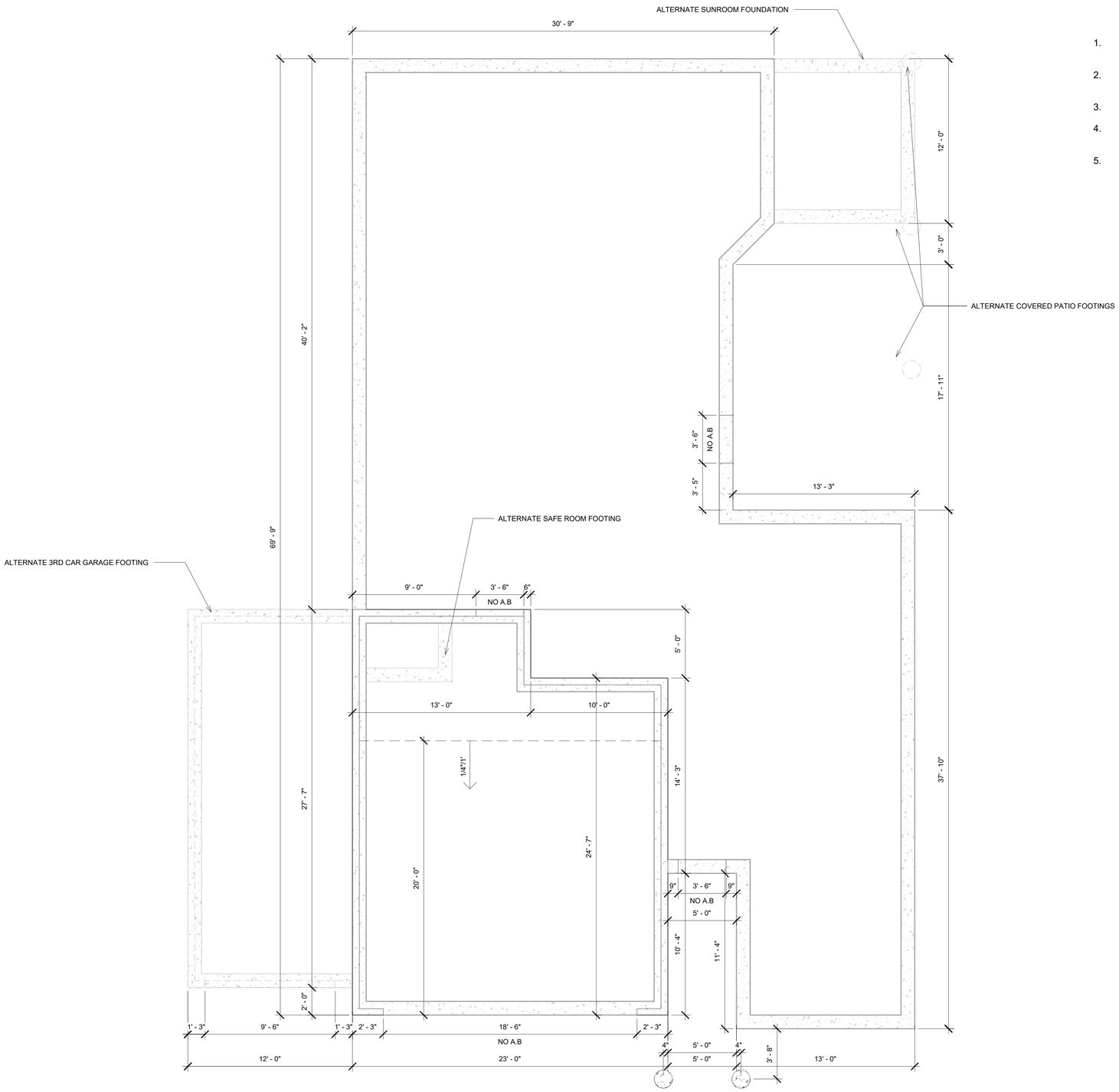
Osage
The Grove

Electrical

Project number	
Date	January 28th, 2025
Drawn by	Anthony Walters
Finished Sqft.	

E1

Scale	1/4" = 1'-0"



1 Foundation Top
1/4" = 1'-0"

Foundation Notes:

1. Footings: 12" wide by 36" deep typical w/ 3 rows of #4 bars continuous and #4 vertical tie bars at 48" o.c. Footings to bear on undisturbed soil and are to be poured to lines of neat excavation. Install 2" rigid foam insulation on inside of footings.

   A. 16" round column footings 36" deep typical. 4 #4 bars vertical w/ 3 #4 stirrups equally spaced.

1. Stem Wall: Poured concrete 10" tall by 5 1/2" thick for exterior wall bearing. Reinforcing to be 1 - #4 bar horizontally continuous and #4 hook bars at 48" o.c. vertically tied into footing.

2. Floor: 4" thick poured concrete over compacted fill, 2" rigid foam insulation along perimeter, and 6 mm vapor barrier w/ reinforcing mesh.

3. Sill Plate: 2x4 treated lumber with sill sealer continuous.

4. Anchor Bolts: Provide a minimum of 2 anchor bolts at 6' - 0" o.c. maximum typical and 12" maximum from end for each plate. Bolts to be minimum 1/2" diameter and minimum 7" embedded into concrete.

5. Garage Door Straps: Provide a minimum of 2 hold down straps on either side of overhead door opening that are embedded into concrete and nailed to framing.

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Foundation

Project number	
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Drawn by	Anthony Walters
Finished Sqft.	
	S1
Scale	1/4" = 1'-0"