

PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE AT 45° UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR WALL FRAMING ON MAIN LEVEL TO BE 2X6 CONSTRUCTION UNLESS NOTED OTHERWISE.
4. FRAMER TO REFERENCE ELECTRICAL PLANS AND ADJUST FLOOR JOISTS TO ACCOMMODATE PLACEMENT OF RECESSED CANS.
5. STEEL & WOOD BEAMS ARE UNDER FLOOR SYSTEM UNLESS NOTED OTHERWISE.
6. FLOORING TO BE 3/4" ADVANTECH T&G GLUED & NAILED UNLESS NOTED OTHERWISE.
7. FRAMER TO VERIFY ALL CASED OPENINGS TO ACCEPT 4" CASING.
8. WINDOWS SHALL BE PELLA RESERVE OR EQUAL UNLESS NOTED OTHERWISE.
9. STANDARD HEADER HEIGHT FOR LOWER LEVEL WINDOWS SHALL BE 8'-0" 1/2" U.N.O.
10. AT SLOPED CEILING LOCATIONS PROVIDE 2X10'S MINIMUM TO ACCOMMODATE R30 BATT INSULATION.
11. PROVIDE BLOWN-IN INSULATION IN ALL EXTERIOR WALLS. SOUND INSULATION SHALL BE BATT UNLESS NOTED OTHERWISE.
10. ALL CABINET FINISHED ENDS TO HAVE DECORATIVE FINISHED PANELS.
11. - SOLID BEARING THAT TERMINATES AT FOOTINGS.
12. FLUSH paneled opening over 1/2" PLYWOOD.

STRUCTURAL HEADERS:

- X-H1 2X8 MIN.
- X-H2 2X10 MIN.
- X-H3 2X12 MIN.
- X-H4 1 3/4" x 9 1/2" LVL'S MIN.
- X-H5 1 3/4" x 11 1/2" LVL 60" X 84"
- X-H6 1 3/4" x 11 3/4" LVL
- X-H7 1 3/4" x 14" LVL
- X-H8 1 3/4" x 16" LVL
- X-H9 1 3/4" x 18" LVL

HEADERS WITHOUT NOTE ARE MIN. 12' LONG. PROVIDE 2X6 TOP AND BOTTOM FOR ALL HEADERS AND (2) JACK STUDS @ EACH JAMB. (2) FULL HEIGHT KING STUD AT EACH END.

X=HEADER PLYS.

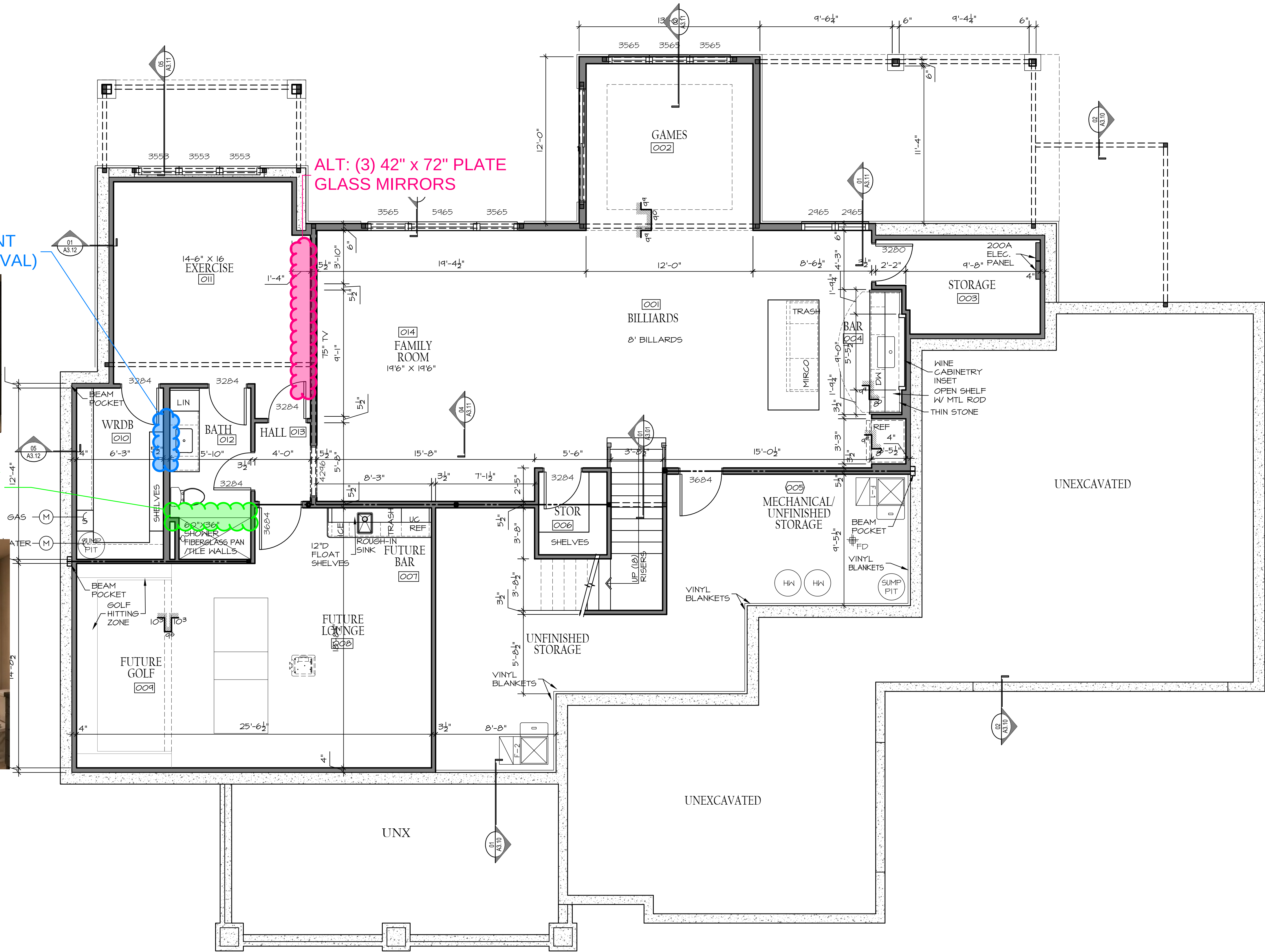
2X HEADERS TO HAVE PLYWOOD SILL BETWEEN EACH PLY.

STRUCTURAL BEARING:

- S-1 (4) 2X6 MIN.
- S-2 HSS 3"X 3"X 1/4"
- S-3 6X6 POST W/SIMPSON PB66 POST BASE
- S-4 (3) JACK STUDS, (3) KING STUDS @ EACH JAMB
- S-5 (2) JACK STUDS, (2) KING STUDS @ EACH JAMB

FOOTING SCHEDULE	
PAD FOOTINGS (LXWXD)	RE-INFORCING
F-1 3'-0"X3'-0"X42"	4 - #4 BARS @10" O.C. E.W. @ TOP&BOT
F-2 3'-0"X3'-0"X8"	4 - #4 BARS @9 3/4" O.C. E.W. @ BOT
F-3 3'-6"X3'-6"X8"	4 - #4 BARS @14" O.C. E.W. @ BOT
F-4 24"DIA X 42"D	6 - #4 BARS (VERT), #3 CIRC. TIES 12"O.C. (HORIZ)
F-5 16"DIA X 42"D	4 - #4 BARS (VERT), #3 CIRC. TIES 12"O.C. (HORIZ)
WALL FOOTINGS (LXWXD)	
WF-1 CONT.X1'-4"X8"	2 - #4 CONT. @ 10" O.C.
WF-2 CONT.X1'-8"X8"	3 - #4 CONT. @ 6 3/4" O.C.
WF-3 CONT.X1'-4"X42"	2 - #4 CONT. @ 9" O.C., #4 TIES @ 32" O.C.

MIRROR BY INT DESIGNER (OVAL)



LOWER LEVEL

1/4" = 1'-0"



OSTRONIC
RESIDENCE

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**MCNEIL
COMPANY**
4666 South 132nd Street
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PLAN DATE	
07/31/2026	
REV.	DATE
BID SET	09/11/26

JOB NUMBER

15-2601

DESCRIPTION

LOWER LEVEL
FLOOR PLAN

PLAN SHEET

A1.02

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1. HEIGHTS OF UPPER LEVEL WALLS BUILT UNDER SLOPE OF ROOF ARE APPROX. VERIFY ALL HEIGHTS DURING CONSTRUCTION
2. FRAMER TO VERIFY ALL CASED OPENINGS TO ACCEPT 3 1/2" CASING.
3. AT SLOPED CEILING LOCATIONS PROVIDE FURRING TO ACCOMMODATE INSULATION (DEPTH TO EQUAL 2X10 UNDO).
4. STANDARD HEADER HEIGHT FOR UPPER LEVEL WINDOWS SHALL BE 7'-0 1/2" UNLESS NOTED OTHERWISE
 - - SOLID BEARING THAT TERMINATES AT FOOTINGS
5. WINDOWS SHALL BE PELLA LIFESTYLE OR EQUAL UNLESS NOTED OTHERWISE
6. ALL LVL MEMBERS SHALL BE 1.8E GRADE OR BETTER WITH A MINIMUM FLEXURAL STRESS (FB) OF 2,250 PSI OR BETTER.
7. ALL EXTERIOR WALLS ARE 6" (5 1/2" STUD + 1/2" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.
12. ALL LVL MEMBERS SHALL BE 1.8E GRADE OR BETTER WITH A MINIMUM FLEXURAL STRESS (FB) OF 2,250 PSI OR BETTER.

X-H1 2X8 MIN.
X-H2 2X10 MIN.
X-H3 2X12 MIN.
X-H4 1 3/4" x 9 1/4" LVL'S

- 5-1 (4) 2X6 MIN.
- 5-2 H65 3"X 3"X $\frac{1}{4}$ "
- 5-3 6X6 POST W/SIMPSON PB66 POST BASE
- 5-4 (3) JACK STUDS, (3) KING STUDS @ EACH JAMB
- 5-5 (2) JACK STUDS, (2) KING STUDS @ EACH JAMB

FOOTING SCHEDULE	
PAD FOOTINGS (LXHXD)	RE-INFORCING
F-1 3'-0"x3'-0"x42"	4 - #4 BARS @10' O.C. E.W. @ TOP1BOT
F-2 3'-0"x3'-0"x8"	4 - #4 BARS @3'4" O.C. E.W. @ BOT
F-3 3'-6"x3'-6"x8"	4 - #4 BARS @4' O.C. E.W. @ BOT
F-4 24"DIA x 42"D	6 - #4 BARS (VERT), #3 CIRC. TIES 12"O.C. (HORIZ)
F-5 16"DIA x 42"D	4 - #4 BARS (VERT), #3 CIRC. TIES 12"O.C. (HORIZ)
WALL FOOTINGS (LXHXD)	RE-INFORCING
WF-1 CONT.X1'-4"x8"	2 - #4 CONT. @ 10' O.C.
WF-2 CONT.X1'-8"x8"	3 - #4 CONT. @ 6 3/4' O.C.
WF-3 CONT.X1'-4"x42"	2 - #4 CONT. @ 4' O.C., #4 TIES @ 32' O.C.


$$1/4'' = 1'-0''$$

MIRROR BY INT
DESIGNER (OVAL)

30"x 72" PLATE
GLASS MIRROR

36" X 84" FRAMELESS
CLEAR GLASS
W/ PANEL CLAMPS
GOLD FINISH
AQUAGLIDE

SQUARE FOOTAGES	
LOWER LEVEL	5Q FT 1451
MAIN LEVEL	2566
UPPER LEVEL	1556
TOTAL	5579
3 CAR GARAGE	1170
FRONT PORCH	315
COVERED PATIO	241
PARTIAL CYRD DECK	95
GOLF	453

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JOB NUMBER

15-260

DESCRIPTION

MAIN LEVEL

FLOOR PLAN

PLAN SHEET

A1.03

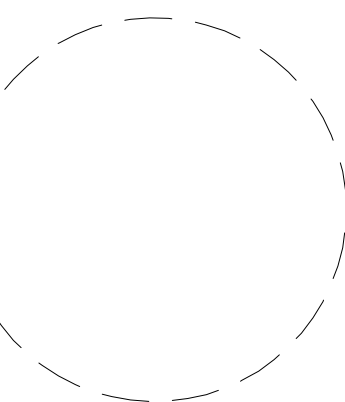
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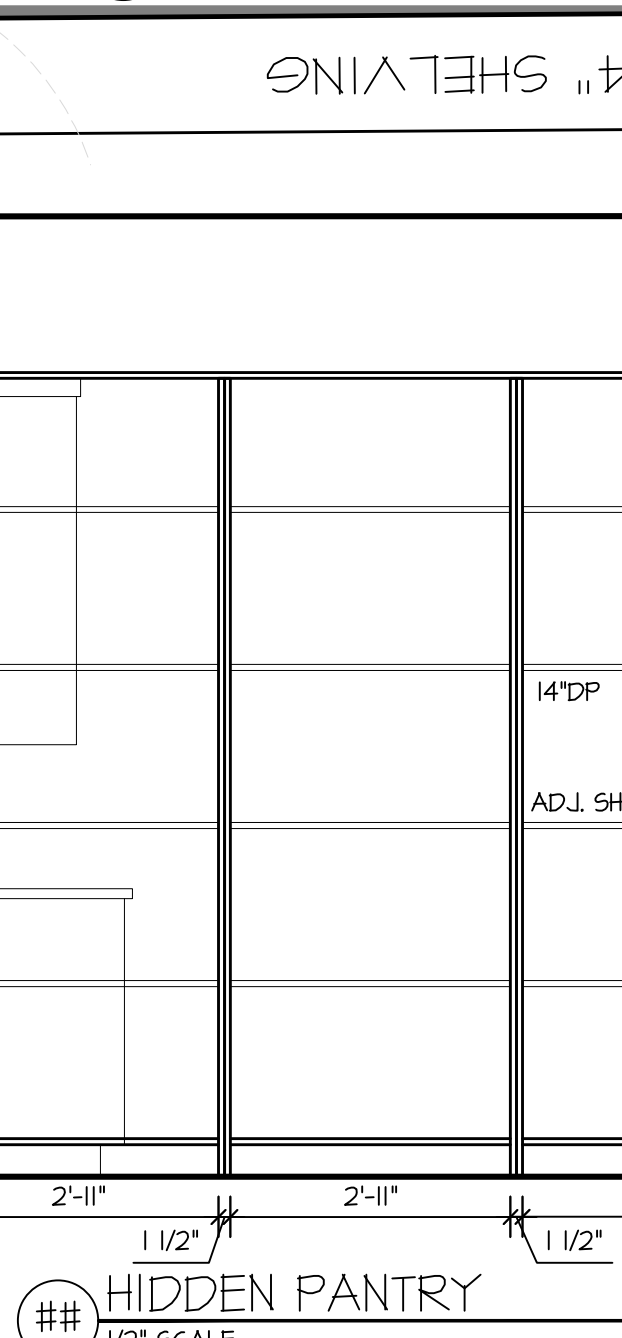
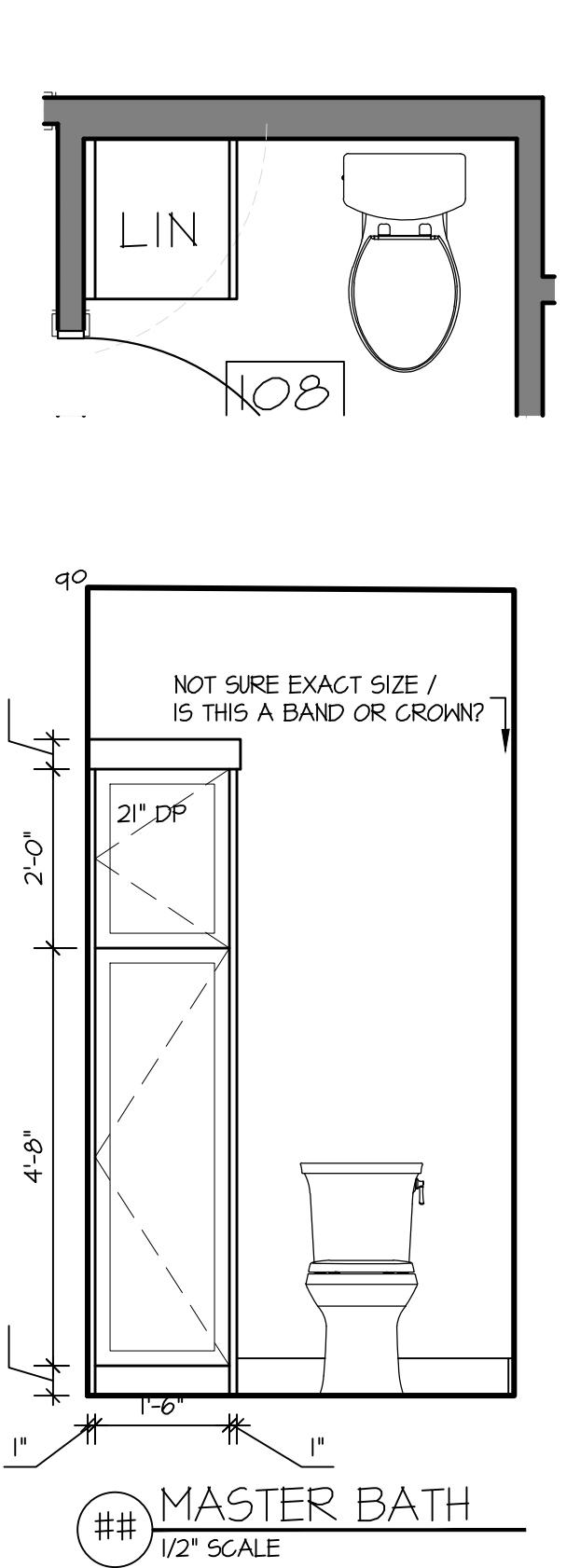
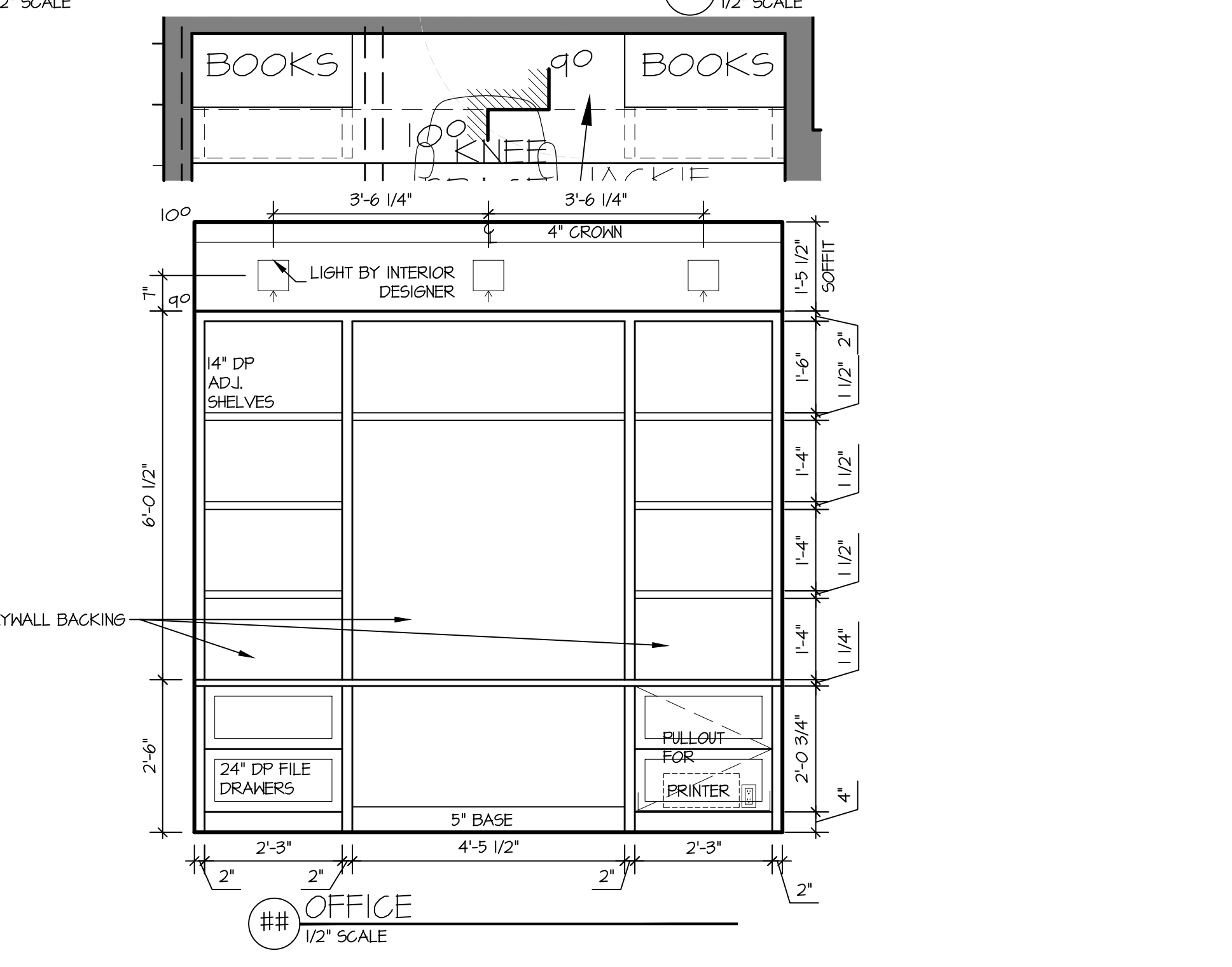
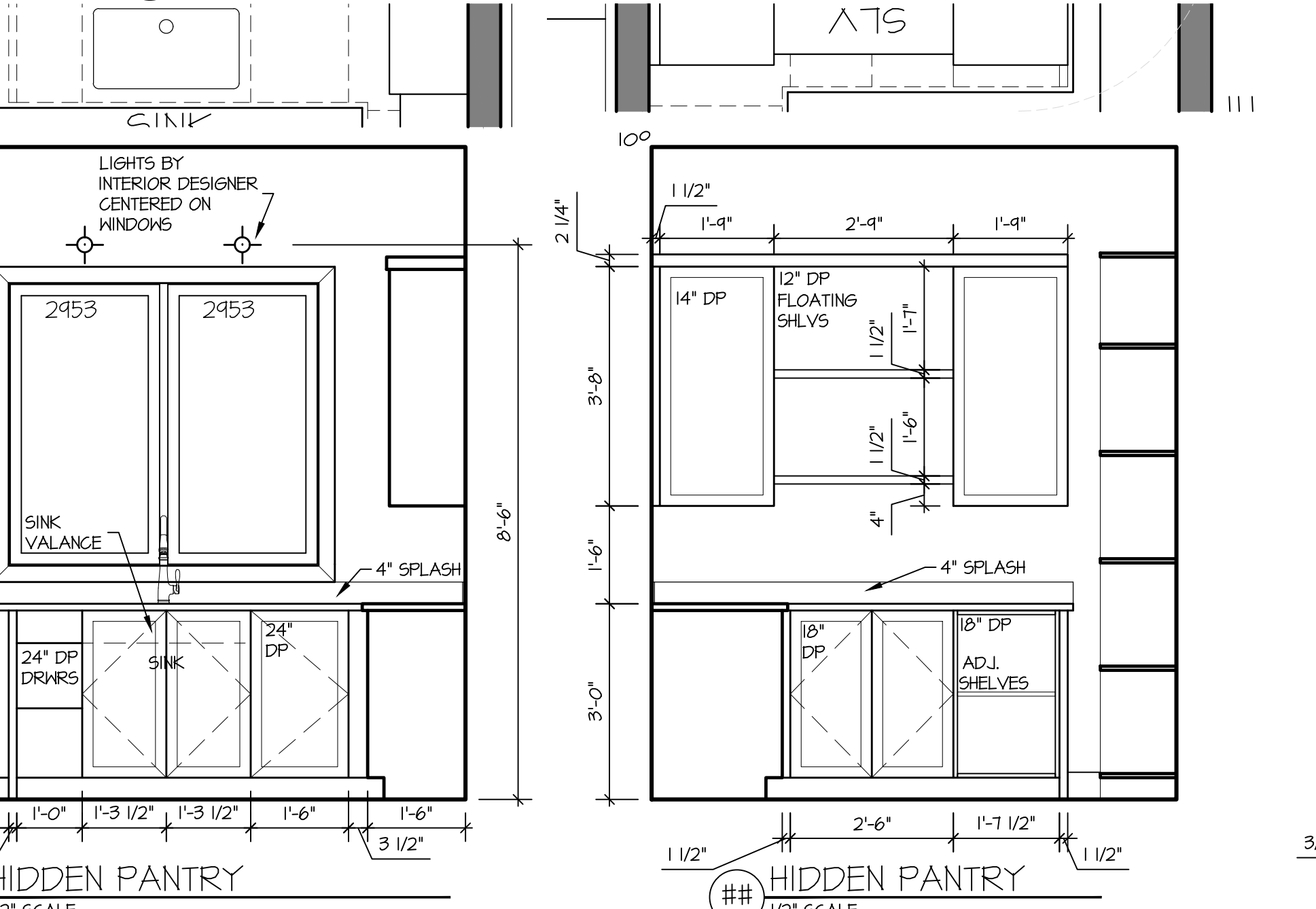
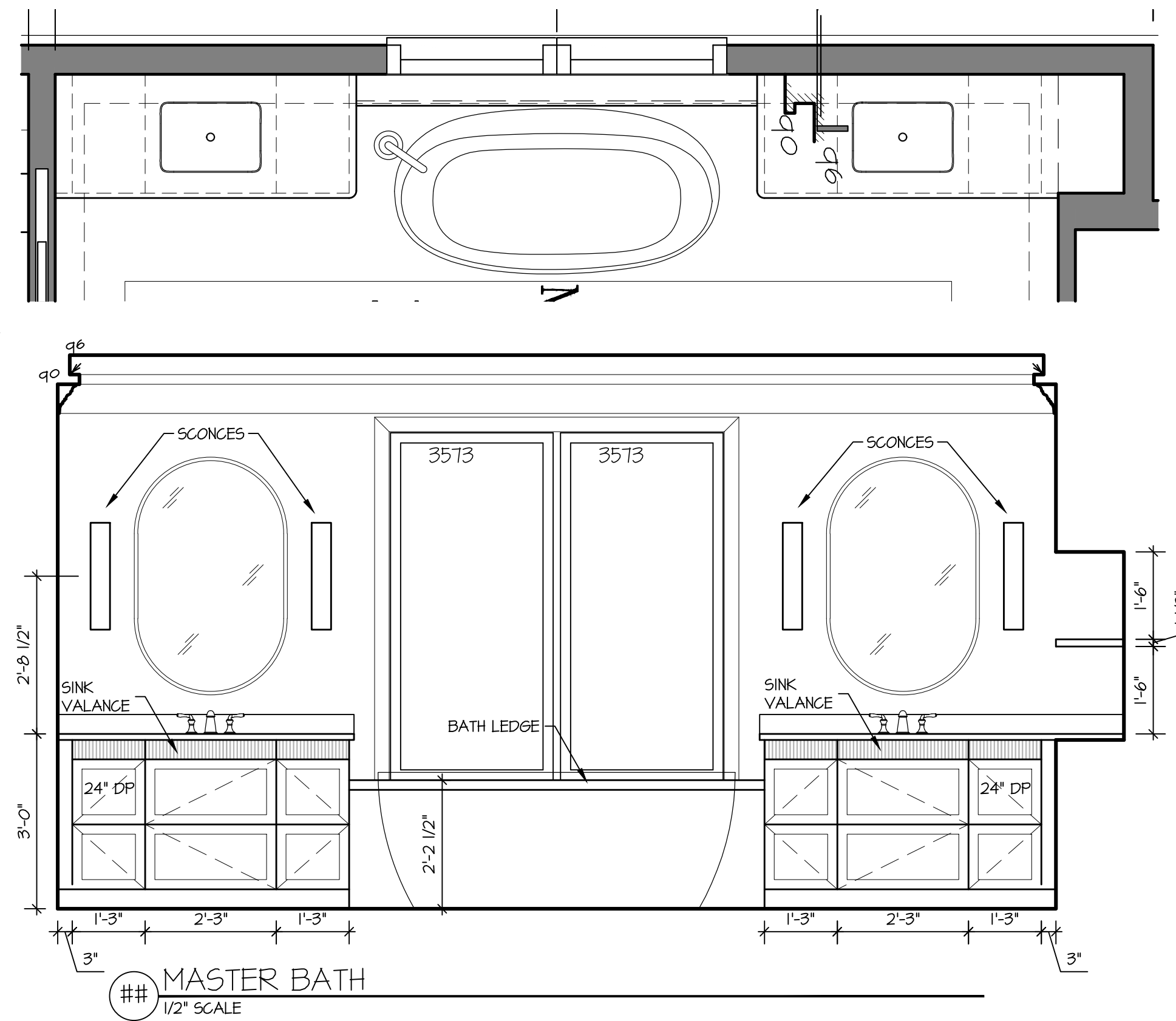
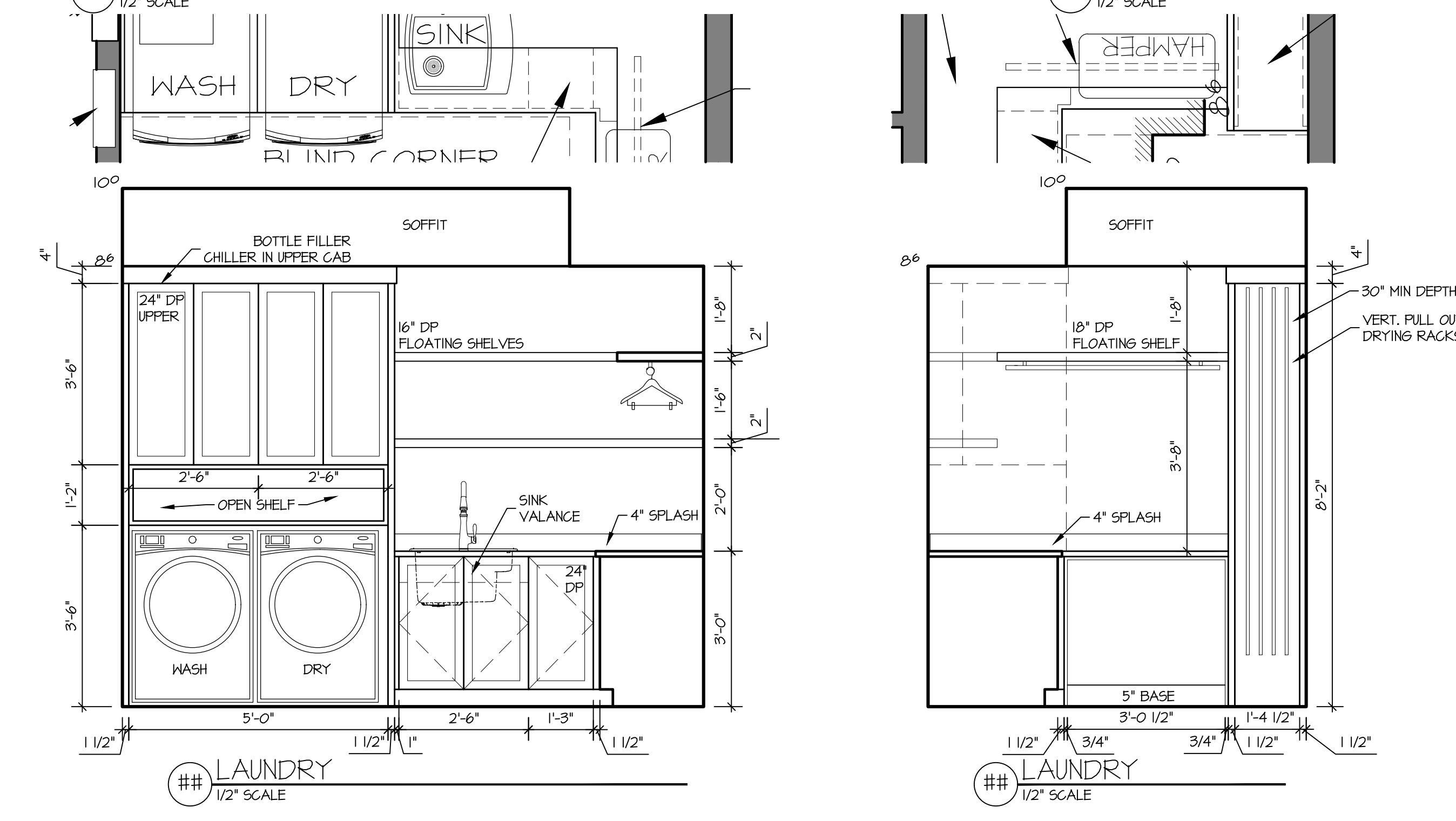
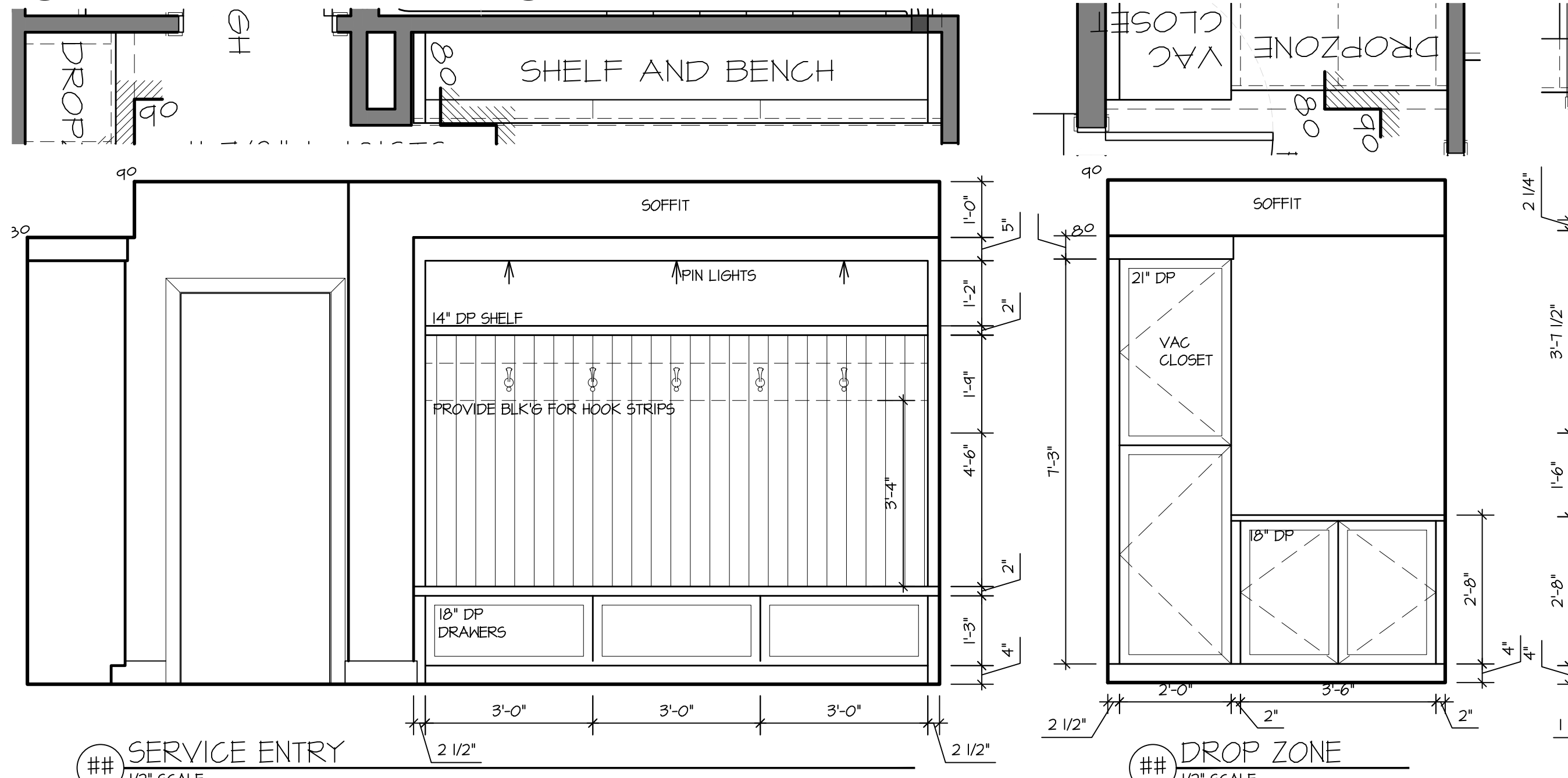
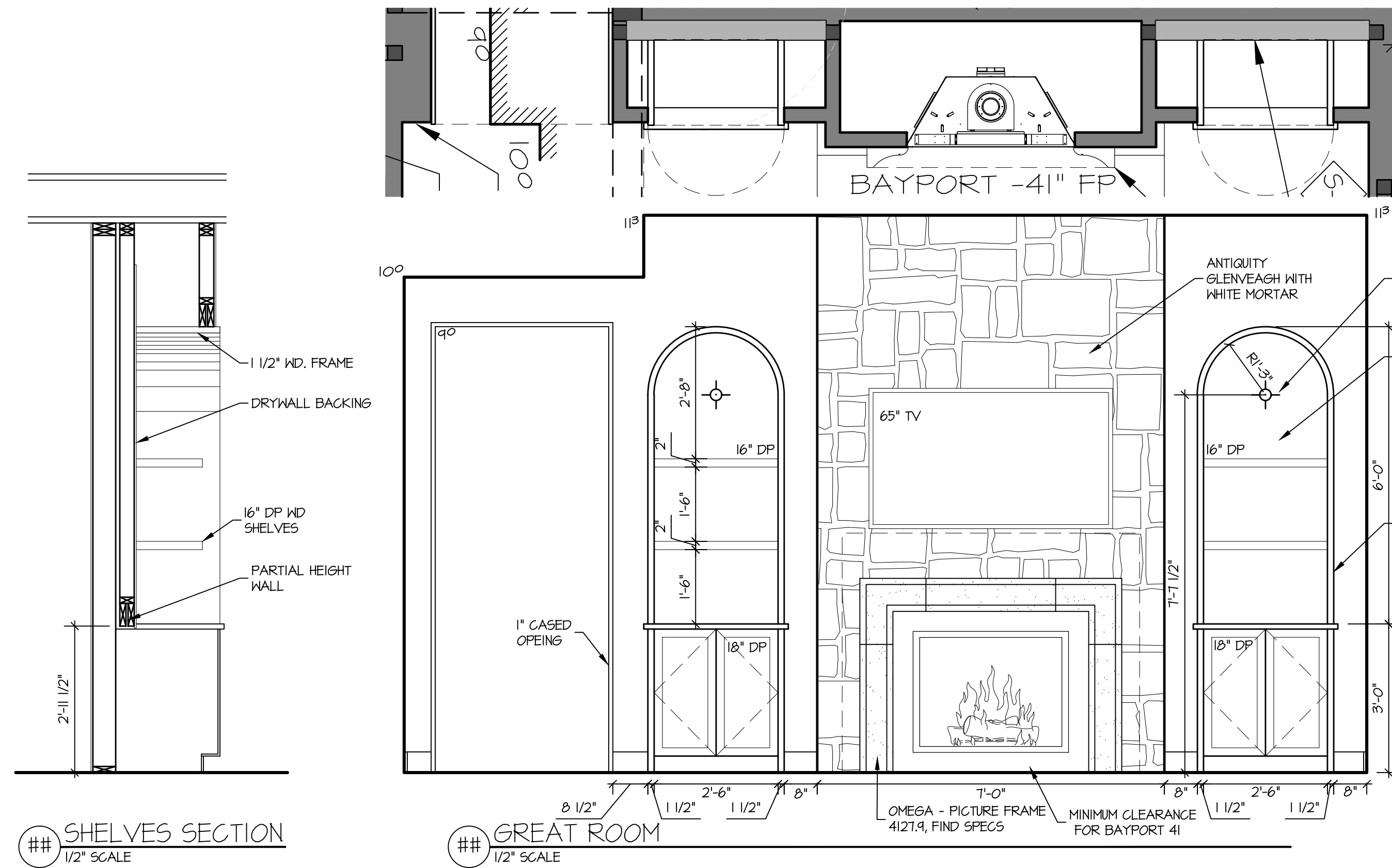
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JOB NUMBER
15-2601
DESCRIPTION
INTERIOR ELEVATIONS
PLAN SHEET
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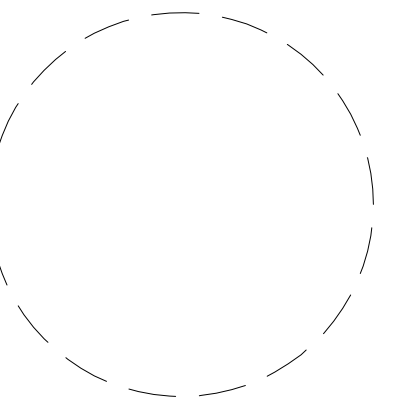
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HOME PAGE: A0.01



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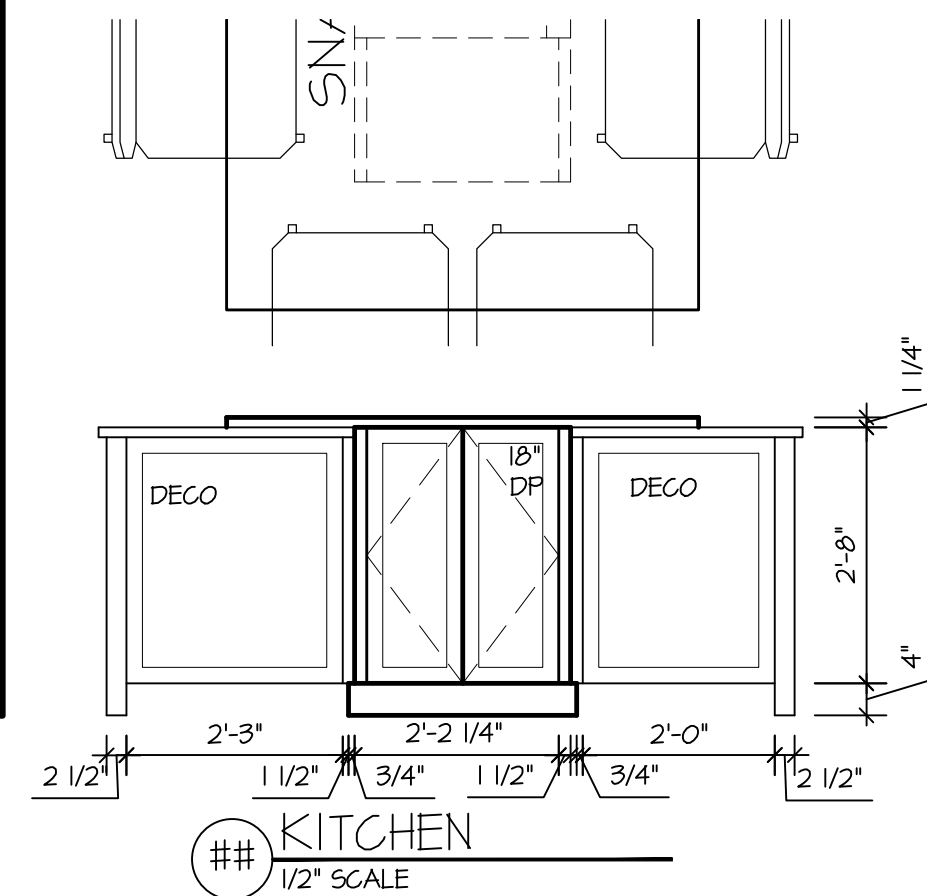
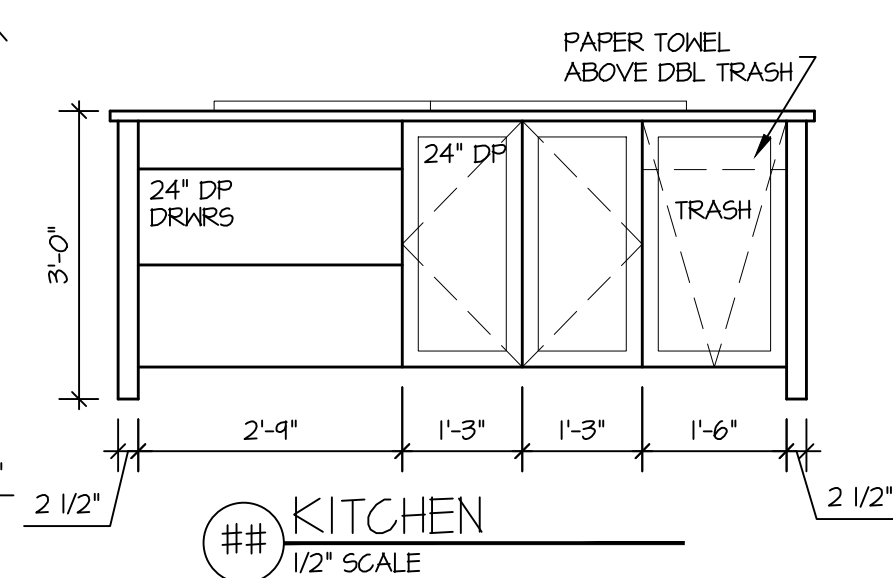
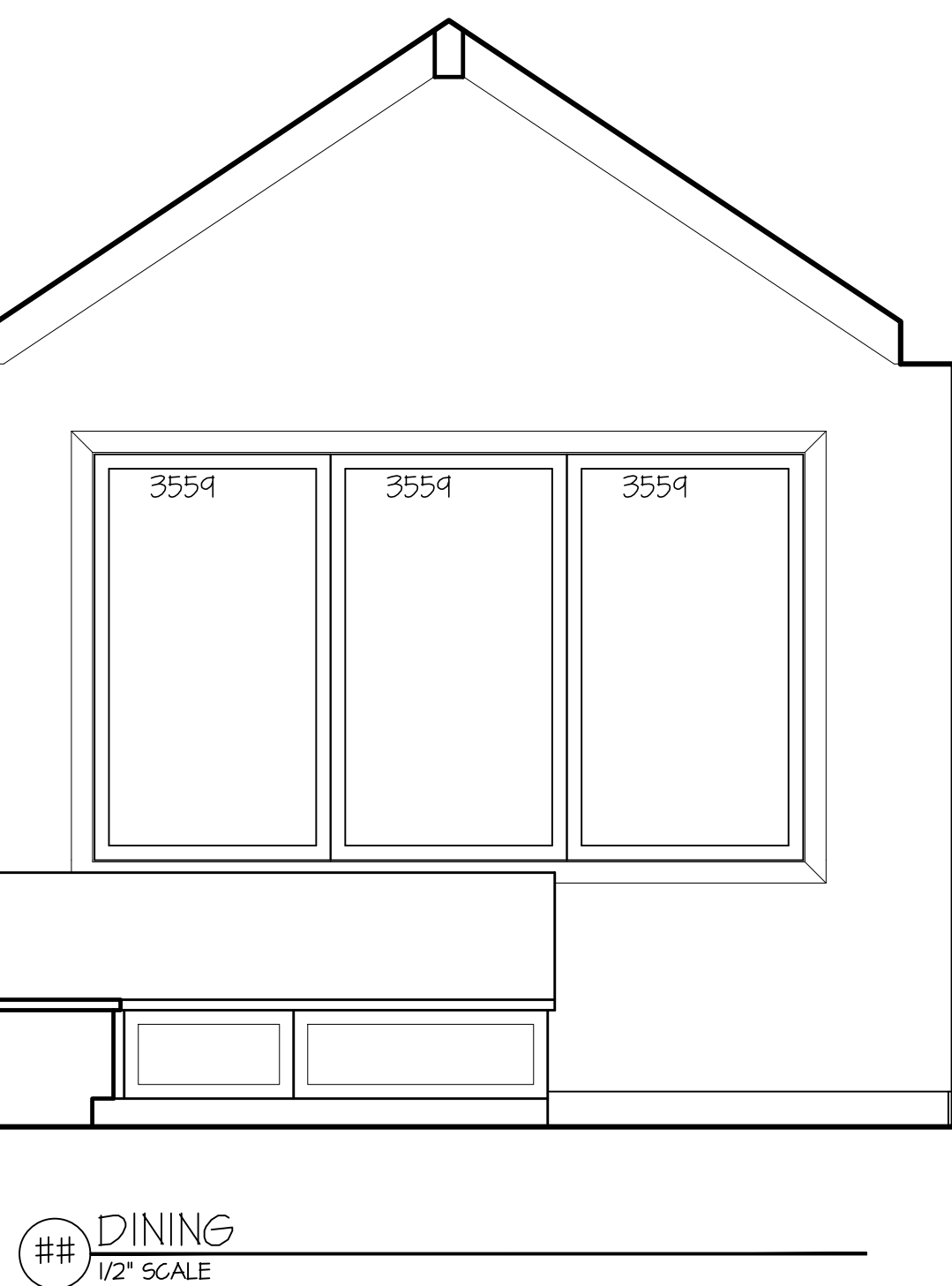
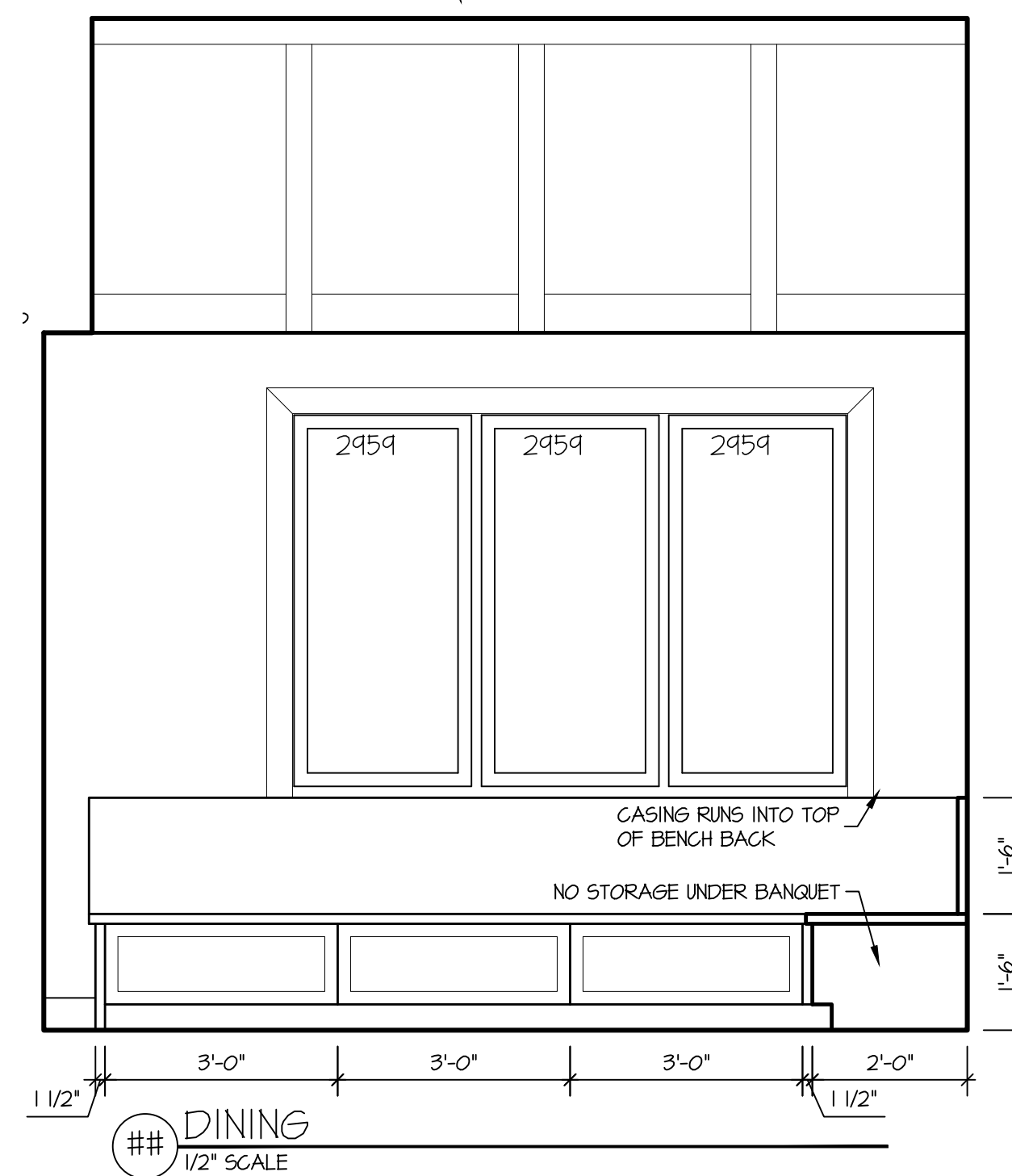
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