

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'S MIN.
- X-H6 1 3/4" x 11 3/4" LVL'S MIN.
- X-H7 1 3/4" x 14" LVL'S MIN.
- X-H8 1 3/4" x 16" LVL'S MIN.
- X-H9 1 3/4" x 18" LVL'S MIN.

HEADERS WITHOUT NOTE ARE MIN. DOUBLE 2X6. PROVIDE 2X6 TOP AND BOTTOM PLATE FOR ALL HEADERS AND (2) JACK STUD AND (2) FULL HEIGHT KING STUD AT EACH JAMB.

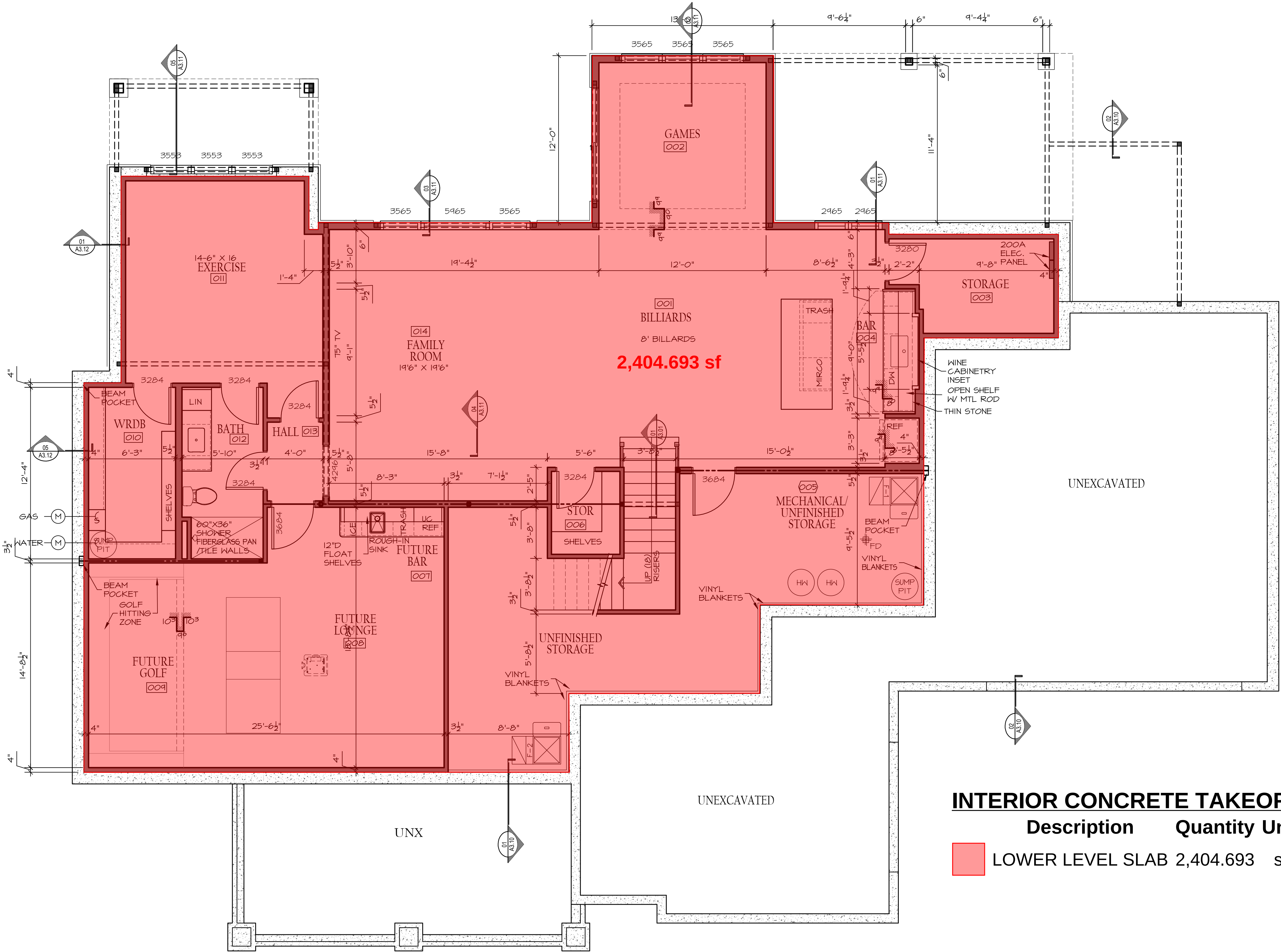
X=HEADER PLYS.

2X HEADERS TO HAVE PLYWOOD SPACERS 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)	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. @ 9" O.C., #4 TIES @ 32" O.C.



INTERIOR CONCRETE TAKEOFF

Description Quantity Unit

LOWER LEVEL SLAB 2,404.693 sf

OSTRONIC
RESIDENCE

1672 SOUTH 150TH AVE. OMAHA, NEBRASKA 68144

McNEIL
COMPANY
4666 South 132nd Street
Omaha, NE 68137
402-333-1462
mcneilcompany.com

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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MCNEIL COMPANY AND ARE
INTENDED FOR NO OTHER PURPOSE.
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PART OR WHOLE WITHOUT WRITTEN
CONSENT FROM MCNEIL COMPANY
IS PROHIBITED.

PLAN NOTES:

1. HEIGHTS OF UPPER LEVEL WALLS BUILT UNDER SLOPE OF ROOF ARE APPROX. VERIFY ALL HEIGHTS DURING CONSTRUCTION
2. FRAMER TO VERIFY ALL CASSED OPENINGS TO ACCEPT 3 1/2" CASING.
3. AT SLOPED CEILING LOCATIONS PROVIDE FURRING TO ACCOMMODATE INSULATION (DEPTH TO EQUAL 2X10 U.N.O.
4. STANDARD HEADER HEIGHT FOR UPPER LEVEL WINDOWS SHALL BE 7'-0 1/2" UNLESS NOTED OTHERWISE
5. ■ - SOLID BEARING THAT TERMINATES AT FOOTINGS
6. WINDOWS SHALL BE PELLA LIFESTYLE OR EQUAL UNLESS NOTED OTHERWISE
7. ALL LVL MEMBERS SHALL BE 1&E GRADE OR BETTER WITH A MINIMUM FLEXURAL STRESS (FB) OF 2250 PSI OR BETTER.
8. 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&E GRADE OR BETTER WITH A MINIMUM FLEXURAL STRESS (FB) OF 2250 PSI OR BETTER.

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.
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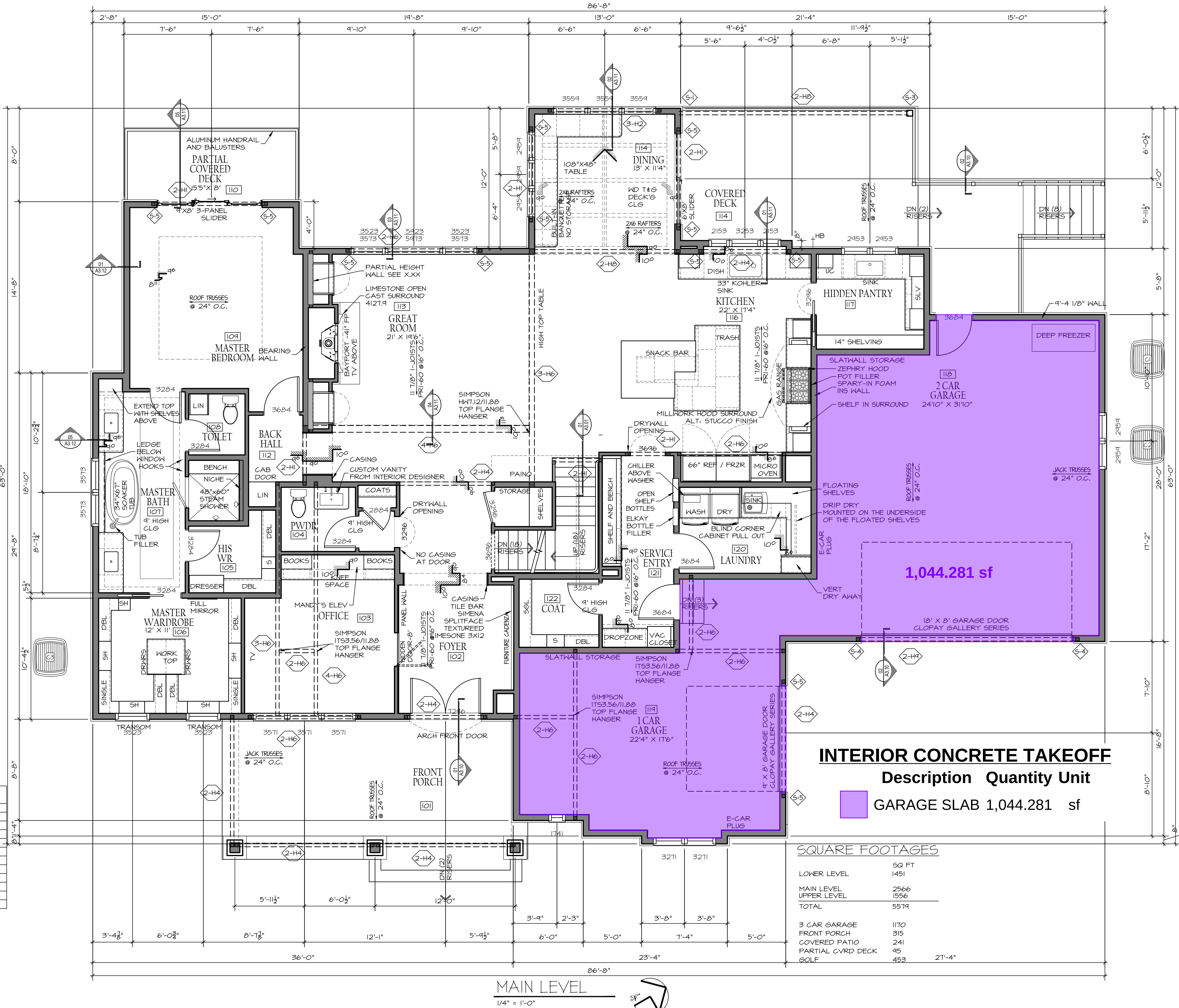
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FOOTING SCHEDULE

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"X48"	4 - #4 BARS @9 3/4" O.C. E.W. @ BOT
F-3 3'-6"X3'-6"X48"	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)	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. @ 9" O.C., #4 TIES @ 32" O.C.



INTERIOR CONCRETE TAKEOFF

Description Quantity Unit

GARAGE SLAB 1,044.281 sf

SQUARE FOOTAGES

LOWER LEVEL	59 FT
MAIN LEVEL	1451
UPPER LEVEL	2566
TOTAL	1556

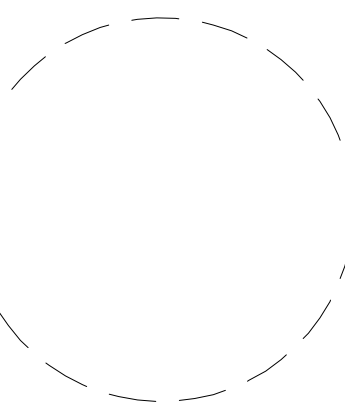
3 CAR GARAGE	1170
FRONT PORCH	315
COVERED PATIO	241
PARTIAL CVRD DECK	95
GOLF	453

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PLAN DATE	07/31/2026
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JOB NUMBER	15-2601
DESCRIPTION	MAIN LEVEL FLOOR PLAN
PLAN SHEET	A1.03

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