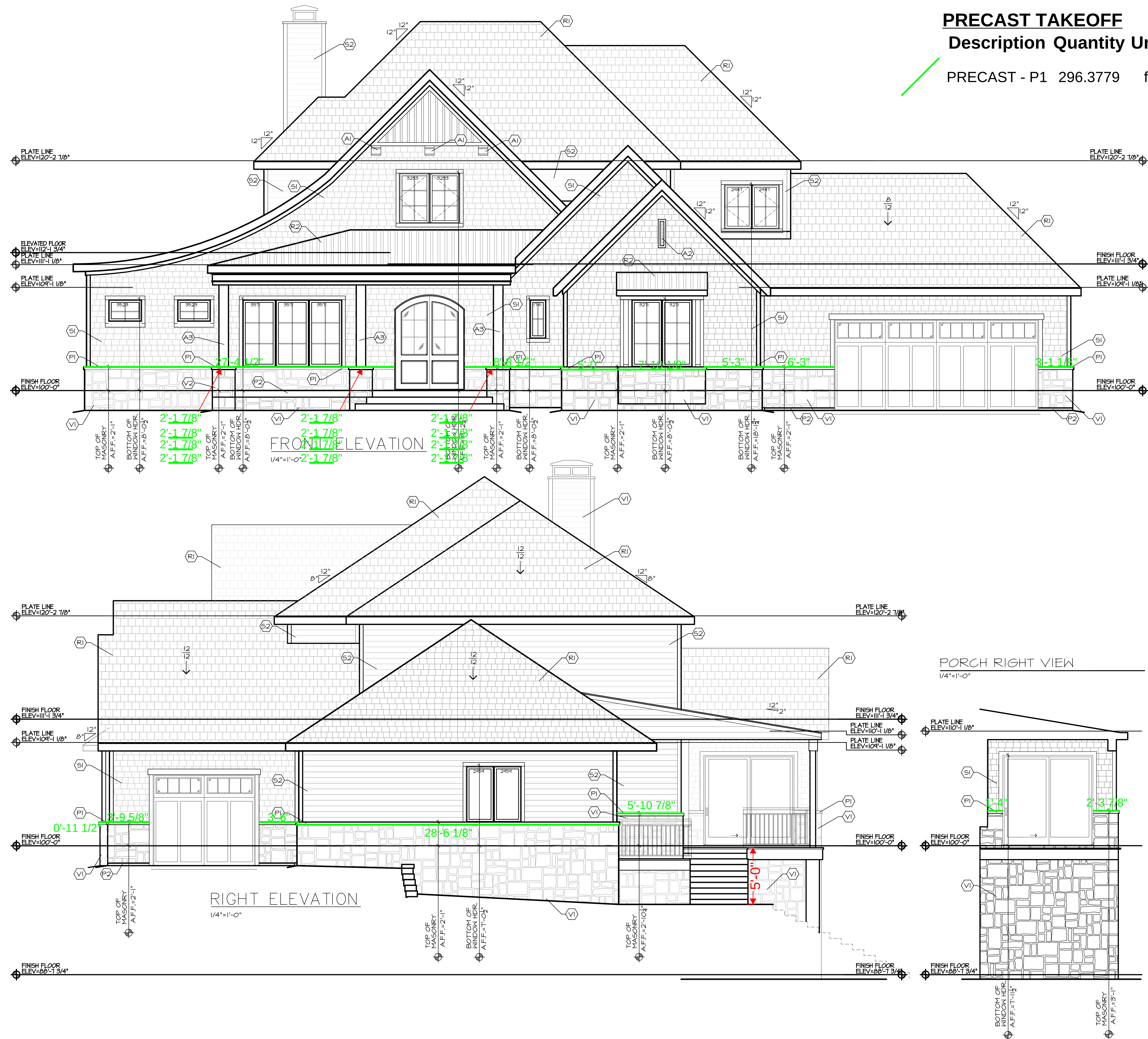




EXTERIOR MATERIALS

EXTERIOR SIDING

(S1) EXTERIOR SIDING:
TYPE- LP SMARTSIDE CEDAR
TEXTURE SHAKE SIDING

(S2) EXTERIOR LAP SIDING
TYPE- LP SMARTSIDE LAP
EXTERIOR VENEER

(V1) EXTERIOR MATERIAL
TYPE- THIN STONE VENEER
SPEC: GLENVEAGH WITH WHITE MORTA

(V2) EXTERIOR MATERIAL
TYPE- FULL DEPTH STONE
SPEC: SAME AS THIN STONE

EXTERIOR TRIM

(T1) EXTERIOR WOOD TRIM
SEE DETAIL XXXX

(T2) NOT USED

(T3) THIN STONE TRIM
SEE DETAIL XXXX

(T4) LAP SIDING TRIM
SEE DETAIL XXXX

EXTERIOR ROOFING

(R1) EXTERIOR MATERIAL
TYPE- ASPHALT SHINGLES ROOFING -
SPEC: CERTAINTED PRESIDENTIAL
SHAKE IR. ALT: MALARKEY
COLOR- TBD

(R2) EXTERIOR MATERIAL
TYPE- STANDING SEAM METAL

EXTERIOR PRECAST SHAPES

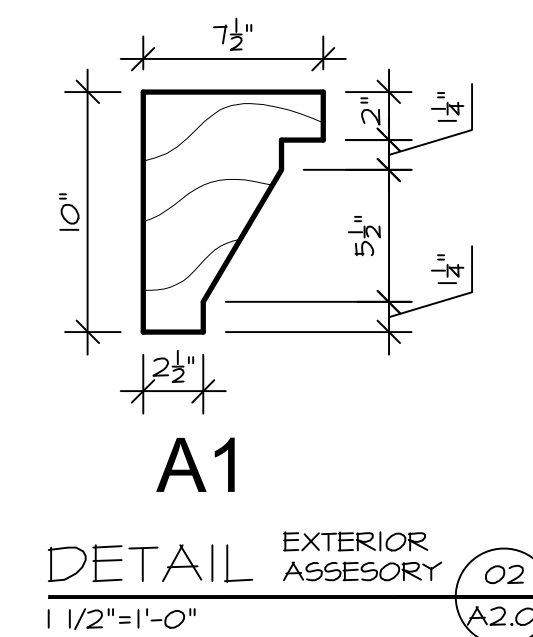
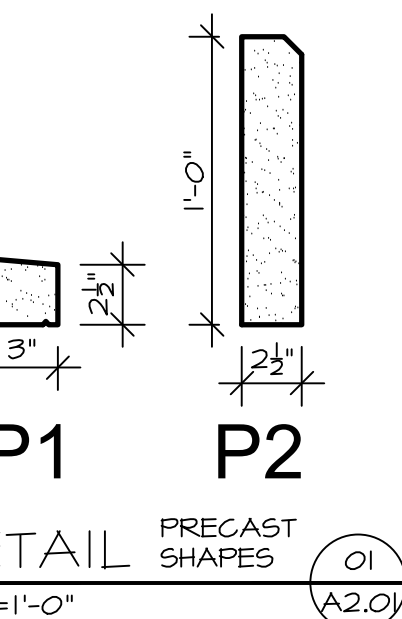
(P1) EXTERIOR MATERIAL
TYPE- PRECAST SILL
SEE DETAIL 01/A2.01

(P2) EXTERIOR MATERIAL
TYPE- PRECAST PLINTH
SEE DETAIL 01/A2.01

EXTERIOR ACCESSORY

(A1) EXTERIOR ASSESORY
SEE DETAIL- 02/A2.01

(A2) EXTERIOR ASSESORY
TYPE- 8X30 NON VENTING LOUVER



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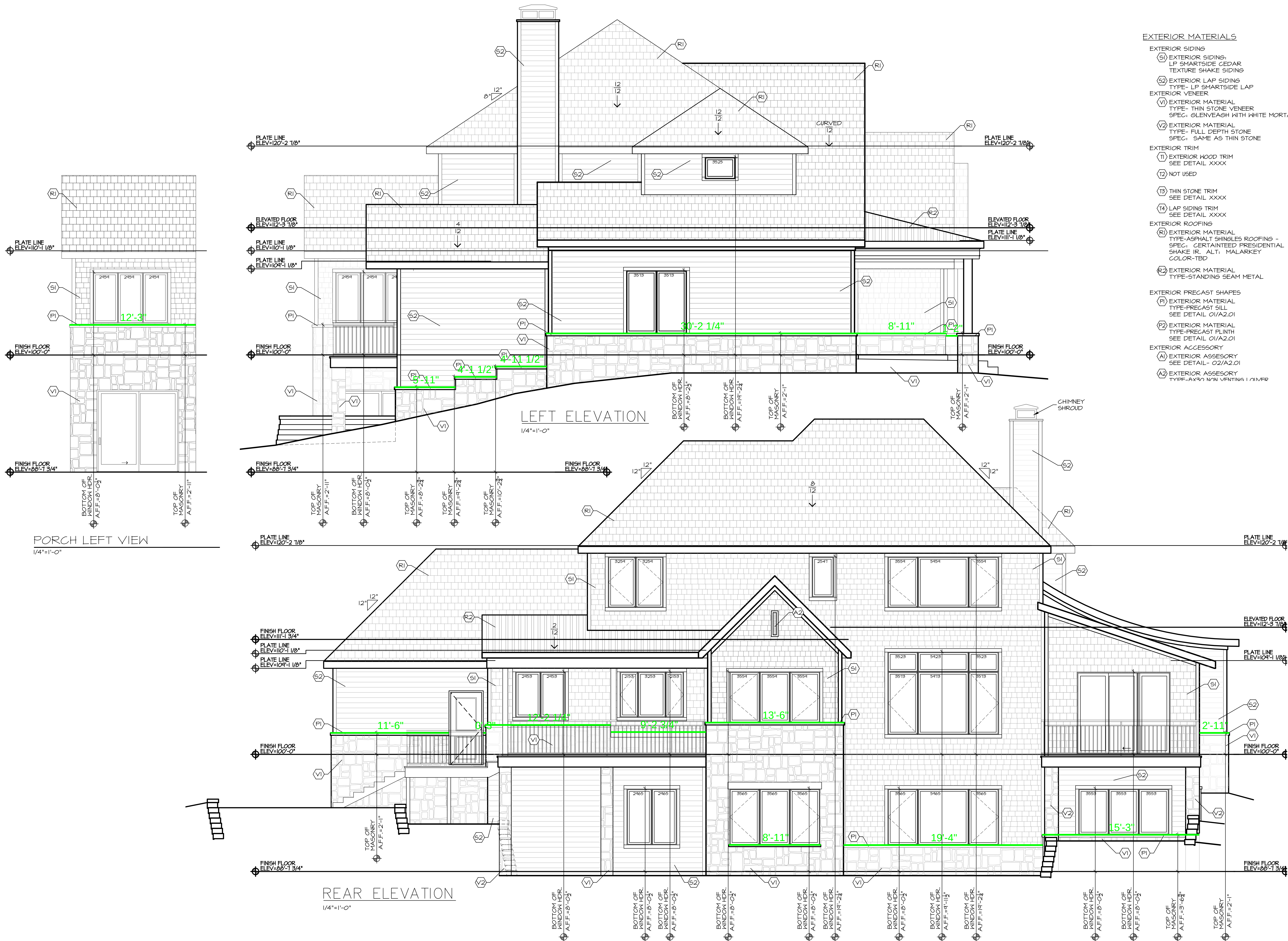
PLAN DATE	07/31/2026
REV.	DATE
BID SET	09/11/26

JOB NUMBER
15-2601
DESCRIPTION
EXTERIOR

PLAN SHEET

A2.01

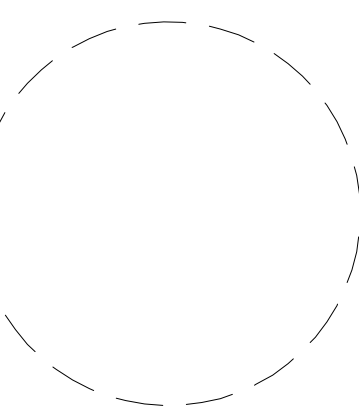
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PLAN SHEET	A2.02

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PLOT DATE: 9/11/2026 HOME PAGE: A0.01 C:\USERS\DESIGN\INTER2\McNEIL COMPANY DROPBOX\DESIGN 2\McNEIL DESIGN\RESIDENTIAL\15-2601 OSTRONIC HEARTWOOD LOT\8\A1 PLANS.DWG

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.
12. 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.

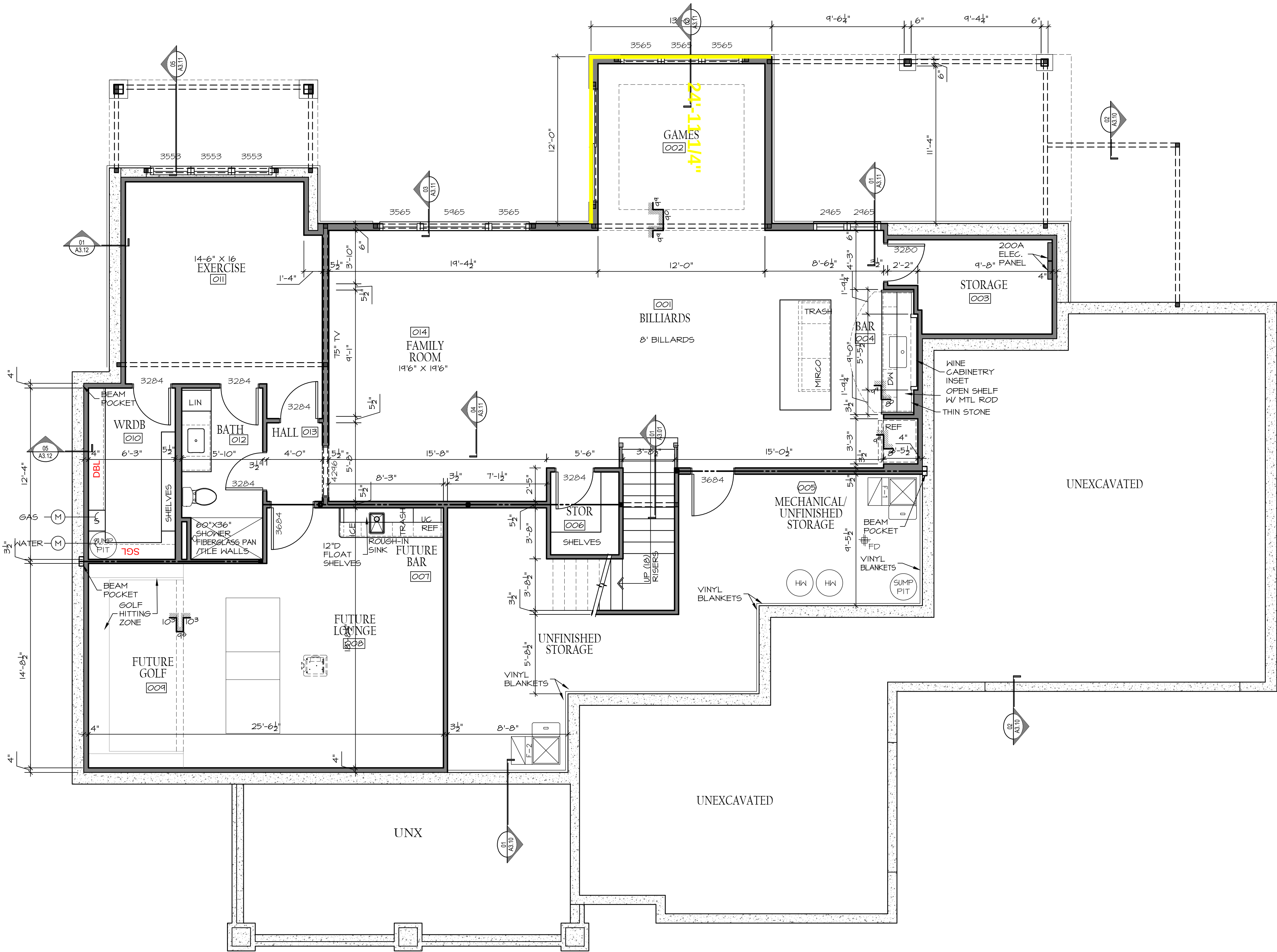
STRUCTURAL BEARING:

- 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)	
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.

PRECAST TAKEOFF
Description Quantity Unit

PLINTH - P2 77.89462 ft



LOWER LEVEL

1/4" = 1'-0"



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JOB NUMBER
15-2601
DESCRIPTION
LOWER LEVEL
FLOOR PLAN

PLAN SHEET

A1.02

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PLAN NOTES:

- HEIGHTS OF UPPER LEVEL WALLS BUILT UNDER SLOPE OF ROOF ARE APPROX. VERIFY ALL HEIGHTS DURING CONSTRUCTION
- FRAMER TO VERIFY ALL CASED OPENINGS TO ACCEPT 3 1/2" CASING.
- AT SLOPED CEILING LOCATIONS PROVIDE FURRING TO ACCOMMODATE INSULATION (DEPTH TO EQUAL 2X10 U.N.O.
- STANDARD HEADER HEIGHT FOR UPPER LEVEL WINDOWS SHALL BE 7'-0 1/2" UNLESS NOTED OTHERWISE
- - SOLID BEARING THAT TERMINATES AT FOOTINGS
- WINDOWS SHALL BE PELLA LIFESTYLE OR EQUAL UNLESS NOTED OTHERWISE
- ALL LVL MEMBERS SHALL BE 1.8E GRADE OR BETTER WITH A MINIMUM FLEXURAL STRESS (FB) OF 2250 PSI OR BETTER.
- ALL EXTERIOR WALLS ARE 6" (5 1/2" STUD + 1/2" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.
- ALL LVL MEMBERS SHALL BE 1.8E 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.
- 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.

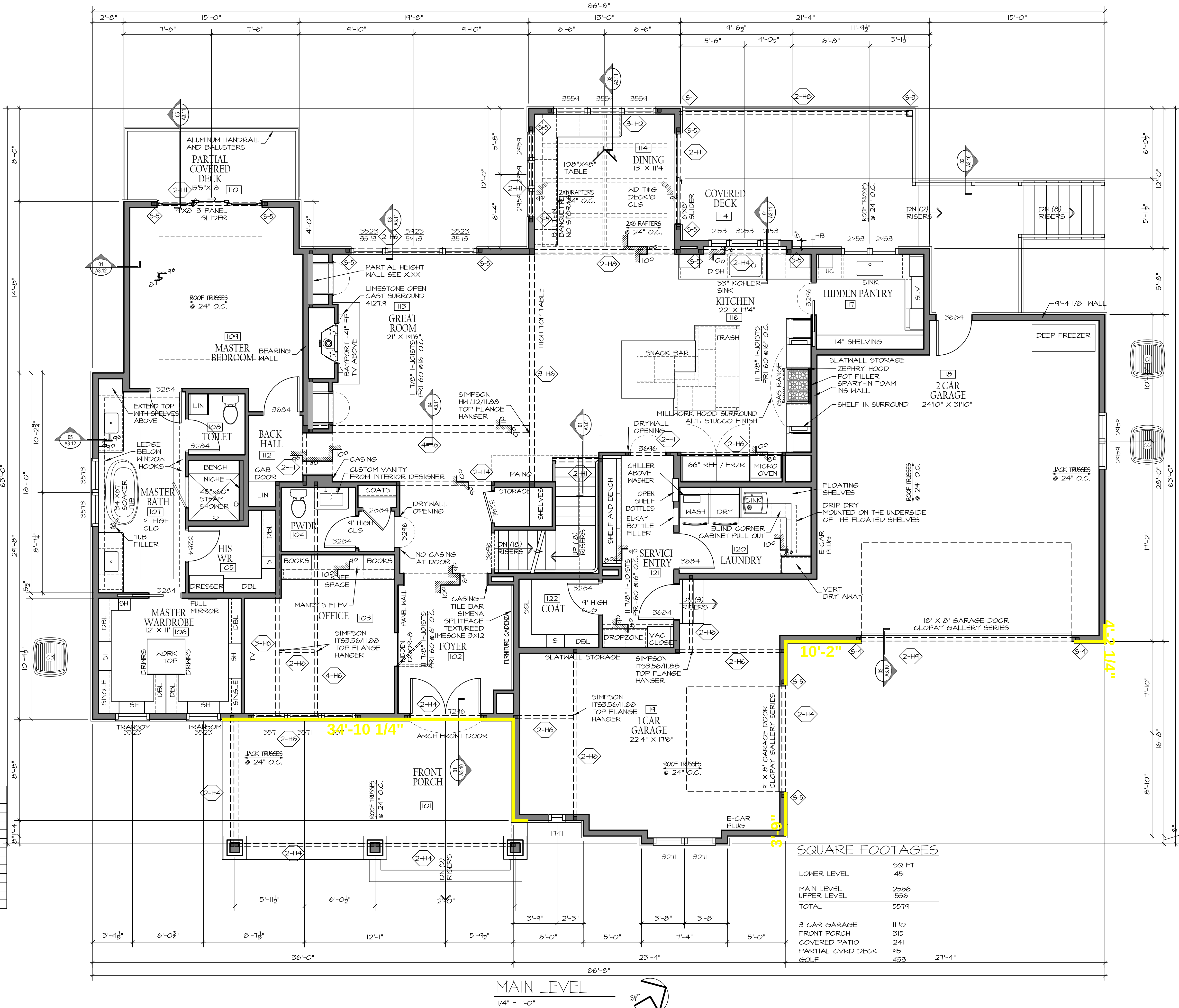
2X HEADERS TO HAVE PLYWOOD SPACERS BETWEEN EACH PLY.

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.



MAIN LEVEL

1/4" = 1'-0"

SQUARE FOOTAGES

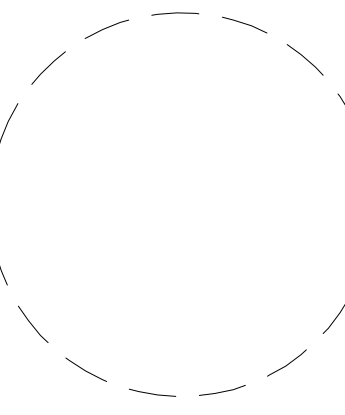
LOWER LEVEL	SQ FT
	1451
MAIN LEVEL	2566
UPPER LEVEL	1556
TOTAL	5574
3 CAR GARAGE	1170
FRONT PORCH	315
COVERED PATIO	241
PARTIAL CVRD DECK	95
GOLF	453

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JOB NUMBER	15-2601
DESCRIPTION	MAIN LEVEL FLOOR PLAN
PLAN SHEET	A1.03

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