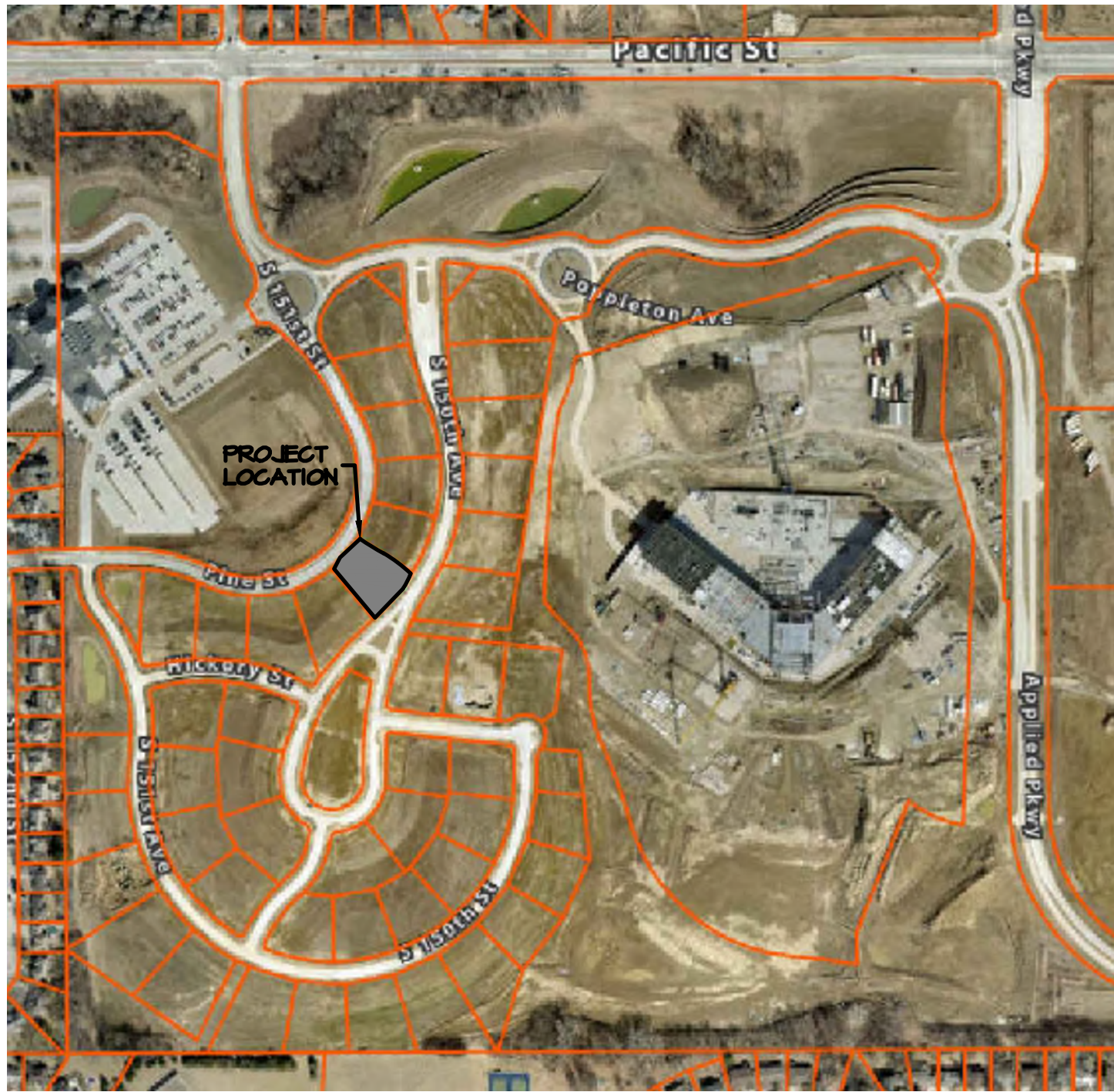


LOT #08 OSTRONIC
RESIDENCE



ARTIST RENDERING ONLY. SEE EXTERIOR ELEVATIONS FOR DETAIL

KEYMAP:



PROJ. INFORMATION:

PROJECT OWNER:	LOT #08 HEARTHWOOD ESTATES OSTRONIC RESIDENCE 1672 S. 150TH AVENUE OMAHA, NE 68144
BUILDER:	MCNEIL COMPANY 4666 SOUTH 132ND STREET OMAHA, NEBRASKA 68137 PHONE: (402) 333-1462
JOB LOCATION:	1672 S. 150TH AVENUE OMAHA, NE 68144
SITE EXAMINATION:	CONTRACTORS ARE REQUIRED TO VISIT THE SITE, COMPARE THE CONTRACT DOCUMENTS WITH WORK IN PLACE, AND INFORM THEMSELVES OF ALL EXISTING CONDITIONS. FAILURE TO VISIT THE SITE WILL IN NO WAY RELIEVE THE CONTRACTOR FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK THAT MAY BE REQUIRED TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AT NO ADDITIONAL COMPENSATION FROM THE OWNER.
City of Omaha Permits & Inspections Division 1819 Farnam Street Room 1110 Omaha, NE 68183 Phone: 402-444-5250 Fax: 402-444-5233	
Current Codes	
Residential Building Code (single-family/two-family/townhomes)	2018 IRC
Commercial Building Code	2018 IBC
Existing Building Code	2018 IBC
Electrical Code	2017 NEC
Energy Code	2018 IECC (2018 IRC Chapter 11 for Residential)
Fire Code	2012 LSC and 2012 IFC
Accessibility Code	2018 IBC (including ICC A117.1-2009)
Mechanical Code	Chapter 40 Omaha Municipal Code and 2012 IMC
Plumbing Code	Chapter 49 Omaha Municipal Code, 2018 Omaha Plumbing Code
Zoning	Chapter 55 Omaha Municipal Code
Note: Most national codes used in Omaha have been locally amended. Amendments are available on the Internet at www.omahacode.com or at the City of Omaha's website at www.cityofomaha.org . Information shown on the Municipals website may be up to six months behind!	
Engineering Data	
Frost Depth	42" minimum
Soil Bearing Capacity without Soil Test	1,500 psf

SHEET INDEX:

A0.01 - GENERAL INFORMATION - SHEET INDEX

C1.01 - SITE PLAN

A1.01 - FOUNDATION PLAN

A1.02 - LOWER LEVEL FLOOR PLAN

A1.03 - MAIN LEVEL FLOOR PLAN

A1.04 - SECOND LEVEL FLOOR PLAN

A1.05 - ROOF PLAN

A2.01 - FRONT AND RIGHT EXTERIOR ELEVATIONS

A2.02 - REAR AND LEFT EXTERIOR ELEVATIONS

A3.01 - STAIR SECTIONS AND STAIR PLANS

A3.10 - WALL SECTIONS AND DETAILS

A3.11 - WALL SECTIONS AND DETAILS

A3.12 - WALL SECTIONS AND DETAILS

A3.31 - STANDARD FOUNDATION DETAILS

A3.32 - STANDARD FOUNDATION DETAILS

A3.41 - STANDARD FRAMING DETAILS

A3.42 - STANDARD FRAMING DETAILS

A3.43 - STANDARD FRAMING DETAILS

A4.01 - LOWER LEVEL INTERIOR ELEVATIONS

A4.02 - MAIN LEVEL INTERIOR ELEVATIONS

A4.03 - SECOND LEVEL INTERIOR ELEVATIONS

E1.01 - LOWER LEVEL ELECTRICAL PLAN

E1.02 - MAIN LEVEL ELECTRICAL PLAN

E1.03 - SECOND LEVEL ELECTRICAL PLAN

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5. THIS PERMIT IS VALID FOR 30 MONTHS IF AN INITIAL INSPECTION OCCURS WITHIN 6 MONTHS OF ISSUANCE.

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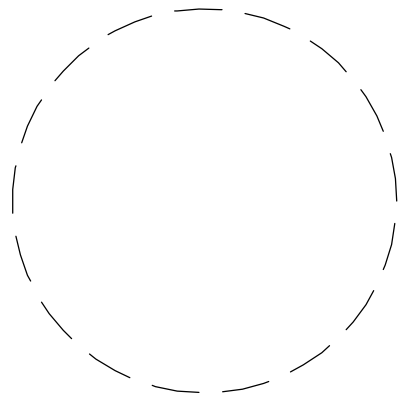
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MCNEIL
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4666 South 132nd Street
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402-333-1462
mcneilcompany.com

PLAN DATE 07/31/2026	
REV.	DATE
BID SET	09/11/26
PERMIT	09/16/26



JOB NUMBER
15-2601
DESCRIPTION
TITLE SHEET, GENERAL INFO., SHEET INDEX
PLAN SHEET
A0.01

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PROPERTY SPECIFICATIONS

LOT#8, HEARTWOOD ESTATES, SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

SITE NOTES:

- ALL TREES AND SHRUBS SHALL REMAIN UNLESS NOTED OTHERWISE. PROVIDE PROPER PROTECTION FOR ALL TREES AND SHRUBS THAT REMAIN. VERIFY W/ CONTRACTOR & OWNER PRIOR TO ANY TRIMMING OR TREE REMOVAL.
- ALL GREEN AREAS ARE SPRINKLERED. WORKERS TO PROTECT AND REPAIR DISTURBED AREAS. SEE EXISTING CONDITIONS FOR CONTROL LOCATION.
- PROVIDE PROPER DRAINAGE AWAY FROM HOME. MIN. SLOPE OF CONC. SHALL BE 2% TO ENSURE PROPER DRAINAGE. MINIMUM SLOPE ON LANDSCAPE & SODDED AREAS SHALL BE 3% TO ENSURE PROPER DRAINAGE.
- EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH AFTER TROWLING, BROOM W/ FIBER BRISTLE BROOM PERPENDICULAR TO MAIN TRAFFIC ROUTE.
- RETAINING WALLS TO BE:
-ANCHOR HIGHLAND 3-PEICE SIZING, VERIFY COLOR

ZONING AND SETBACKS:

SEC. 55-181. - R4 SINGLE-FAMILY RESIDENTIAL DISTRICT (HIGH DENSITY).
SEC. 55-182. - PURPOSE.

THE R4 SINGLE-FAMILY RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE FOR MEDIUM-DENSITY RESIDENTIAL NEIGHBORHOODS, CHARACTERIZED GENERALLY BY SINGLE-FAMILY DWELLINGS ON SMALL LOTS AND INCLUDING SUPPORTING COMMUNITY FACILITIES. THE R4 DISTRICT ALLOWING FOR SEVERAL DEVELOPMENT OPTIONS, ADAPTABLE TO BOTH INFILL CONSTRUCTION IN ESTABLISHED NEIGHBORHOODS AND TO DEVELOPING AREAS. IT PROVIDES FOR CONDITIONAL APPROVAL OF COMMUNITY FACILITIES WITH GREATER TRAFFIC GENERATING CHARACTERISTICS THAN THE PERMITTED RESIDENTIAL USE. THE R4 DISTRICT IS APPROPRIATE FOR ESTABLISHED NEIGHBORHOODS IN THE CITY, PARTICULARLY THOSE EXHIBITING RELATIVELY SMALL LOTS, AND IN NEWLY DEVELOPING AREAS.

R4 SINGLE-FAMILY DETACHED	SINGLE FAMILY ATTACHED	ALL OTHER USES
LOT AREA	5,000 SQ. FT. MINIMUM	
LOT WIDTH	50 FEET MINIMUM	
SITE AREA / UNIT	5,000 SQ. FT.	
FLOOR AREA RATIO	NO RESTRICTION	
HEIGHT	35 FEET MAXIMUM	
BUILDING COVERAGE	40% MAXIMUM	
IMPERVIOUS COVERAGE	50% MAXIMUM	
FRONT YARD	25 FEET MINIMUM	25 FEET
STREET SIDE YARD	15 FEET MINIMUM	15 FEET
INTERIOR SIDE YARD	5 FEET MINIMUM	10 FEET
IF ZERO LOT LINE IS USED		
ON OPPOSITE YARD	10 FEET MINIMUM	25 FEET
REAR YARD	25 FEET MINIMUM	25 FEET

CONCRETE SCHEDULE									
LOCATION	THICK	REINFORCE	MIX	FINISH	BORDER	NOTES			
BASEMENT SLAB	*	*	*	*	*	SEE FOOTING SCHEDULE			
GARAGE SLAB	*	*	*	*	*	PARTIAL PAVERS ON TOP			
FRONT STOOP	*	*	*	*	*				
DRIVEWAY	*	*	*	*	*				
POOL DECK	*	*	*	*	*				

LOT LEVEL SWPP REQUIREMENT

Best Management Practices (i.e. silt fence, inlet protection, fuel storage containment, cleaning vehicular track out, seeding, limiting parking on unpaved areas, litter collection, strategic portable toilet placement, etc.) must be selected, implemented and maintained on every lot to, minimize erosion, control sediment, and prevent pollution. This construction is subject to Federal, State and Local laws. Enforcement actions, which can include but are not limited to the assessment and collection of fines, maybe initiated if uncontrolled pollution takes place. For further Storm Water Pollution Prevention Plan (SWPPP) information visit <http://www.powperosioncontrol.org>.

omaha

nebraska

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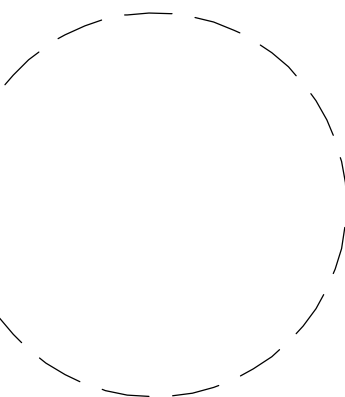
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PLAN DATE	07/31/2026
REV.	DATE
BID SET	09/11/26
PERMIT	09/16/26



JOB NUMBER	15-2601
DESCRIPTION	SITE PLAN
PLAN SHEET	C1.01

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R4

A/C UNITS
CANNOT BE
INSTALLED IN
ANY REQUIRED
SETBACK



HOME PAGE A1.01
PLOT DATE: 9/16/2026
C:\USERS\ABRUCK\McNEIL COMPANY DROPBOX\ADAM B\MCNEIL DESIGN\RESIDENTIAL\15-2601 OSTRONIC HEARTWOOD LOT\BA1 PLANS.DWG

FOUNDATION NOTES:

1. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION WALL.
2. STEEL BEAMS ARE UNDER FLOOR SYSTEM UNLESS NOTED OTHERWISE.
3. PROVIDE 1" WATER MAIN FOR SPRINKLER SYSTEM.
4. (1) #5 BAR (VERTICAL) REQUIRED IN SLUSHED CORES @ BEAM POCKET LOCATIONS.
5. DEPTH OF BEAM POCKET SHALL BE THE NOMINAL DEPTH OF THE BEAM + 1" UNO (EX > W12X40 = 12" + 1" = 13" DEEP BEAM POCKET). SEE DETAIL 04/A3.31.
6. (1) #5 BAR REQUIRED IN SLUSHED CORES AT STEEL BEARING LOCATIONS.
7. WINDOWS SHALL BE PELLA LIFESTYLE OR EQUAL UNLESS OTHERWISE NOTED.
8. ■ - SOLID BEARING THAT TERMINATES AT FOOTINGS
9. STRUCTURAL STEEL COLUMN NOTE
UNLESS NOTED OTHERWISE, ALL STEEL COLUMNS SHALL BE 3"X3"X1/4" HSS AND SHALL BE PROVIDED WITH SHOP-WELDED TOP AND BASE PLATES.

COLUMNS BEARING ON INTERIOR CONCRETE PAD FOOTINGS SHALL HAVE THE BOTTOM OF THE BASE PLATE HELD 1" ABOVE THE TOP OF CONCRETE TO ALLOW FOR PLACEMENT OF NON-SHRINK GROUT AFTER COLUMN PLUMBING AND ALIGNMENT.

COLUMNS BEARING ON CONCRETE FOUNDATION WALLS SHALL HAVE THE BASE PLATE SET FLUSH ON THE TOP OF THE FOUNDATION WALL, UNLESS NOTED OTHERWISE.

PROVIDE BASE PLATES, ANCHOR BOLTS, WELDS, AND CONNECTIONS AS REQUIRED BY THE APPROVED STRUCTURAL STEEL SHOP DRAWINGS.

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 12 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:

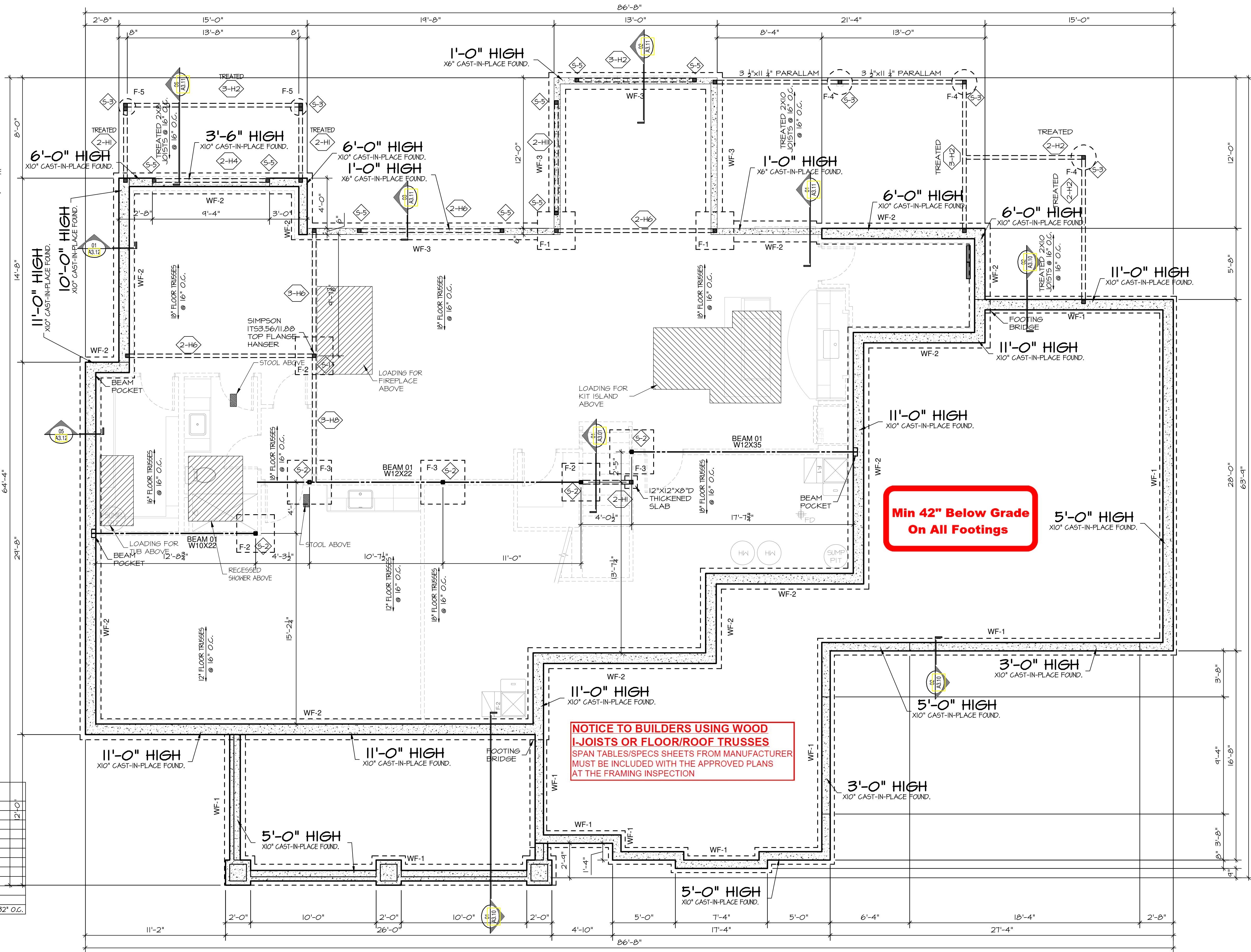
- S-1 (4) 2X6 MIN.
- S-2 HSS 3"X 3"X 3/4"
- S-3 6X6 POST W/SIMPSON PB66 POST BASE
- S-4 (3) JACK STUDS, (3) KING STUDS @ EACH JAMB
- S-5 (2) JACK STUDS, (2) KING STUDS @ EACH JAMB

FOOTING SCHEDULE

PAD FOOTINGS (LXWXD)	RE-REINFORCING
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-REINFORCING
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., TOP & BTM W/ #4 TIES @ 32" O.C.

DECK ATTACHMENT
PER SECTION R507
OF THE 2018 IRC

PROVIDE PROPER SUPPORT AND
CONNECTION FOR STAIRS TO DECK.



FOUNDATION PLAN

1/4" = 1'-0"

omaha

NEBRASKA

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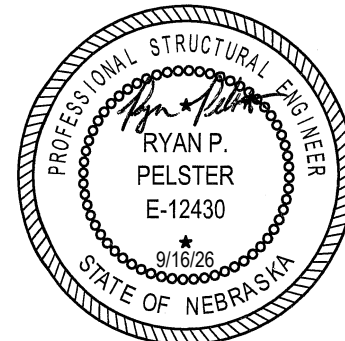
OSTRONIC
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402-333-1462
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PLAN DATE	07/31/2026
REV.	DATE
BID SET	09/11/26
PERMIT	09/16/26



JOB NUMBER	15-2601
DESCRIPTION	LOWER LEVEL FOUNDATION PLAN
PLAN SHEET	A1.01

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HOME PAGE A1.02
PLOT DATE: 9/16/2026
C:\USERS\ABRUCK\McNEIL COMPANY DROPBOX\ADAM B\MCNEIL DESIGN\RESIDENTIAL\15-2601 OSTRONIC HEARTWOOD LOT\BA1 PLANS.DWG

PLAN NOTES:

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

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.

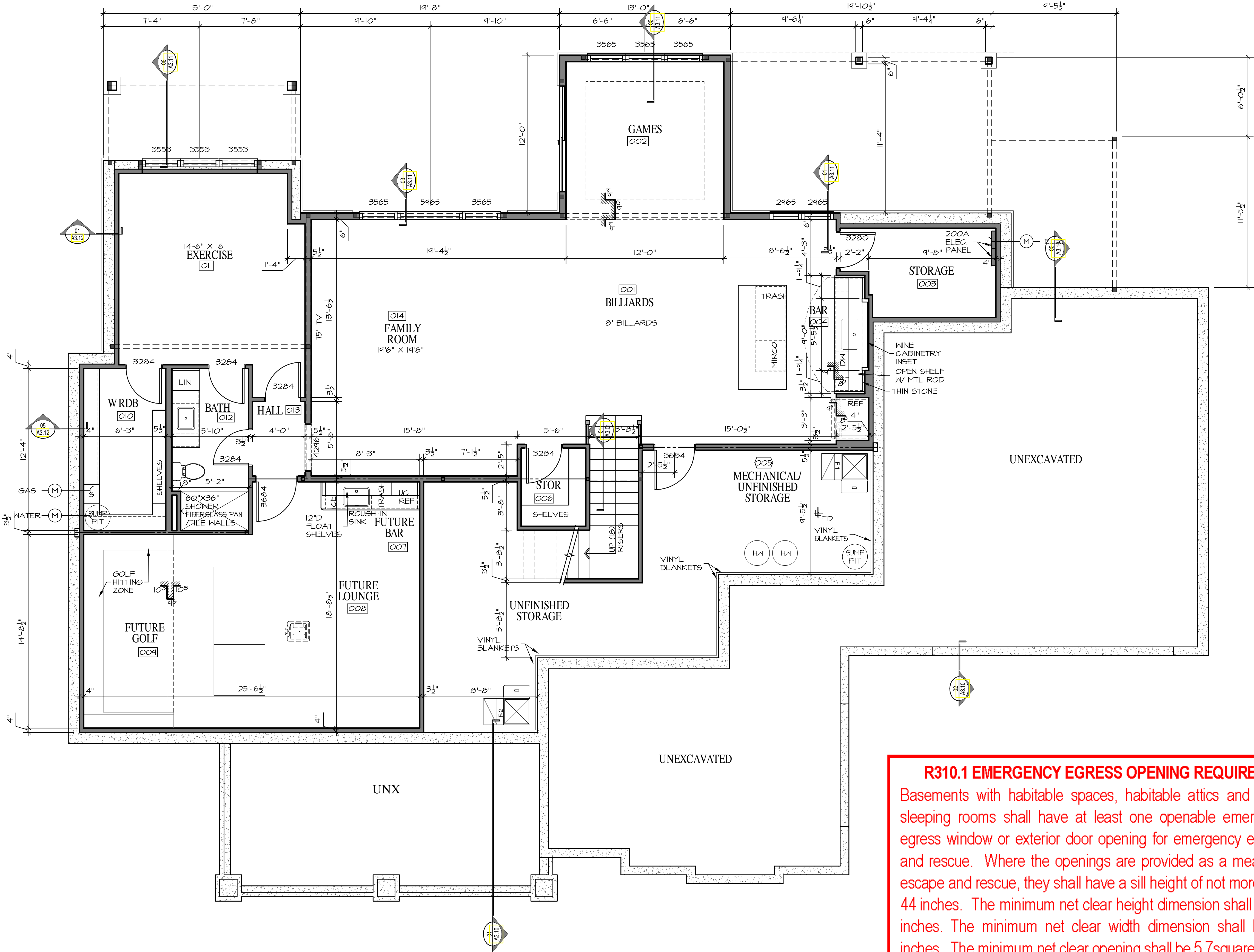
2X HEADERS TO HAVE PLYWOOD SPACERS BETWEEN EACH PLY.

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 @4 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., TOP & BTM W/ #4 TIES @ 32" C



LOWER LEVEL

1/4" = 1'-0"



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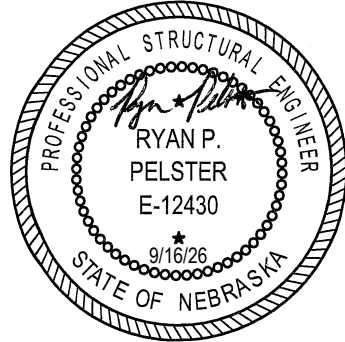
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REV.	DATE
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PERMIT	09/16/26



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.
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- X-H9 1 3/4" X 18" LVL'S MIN.

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2X HEADERS TO HAVE PLYWOOD SPACERS BETWEEN EACH PLY.

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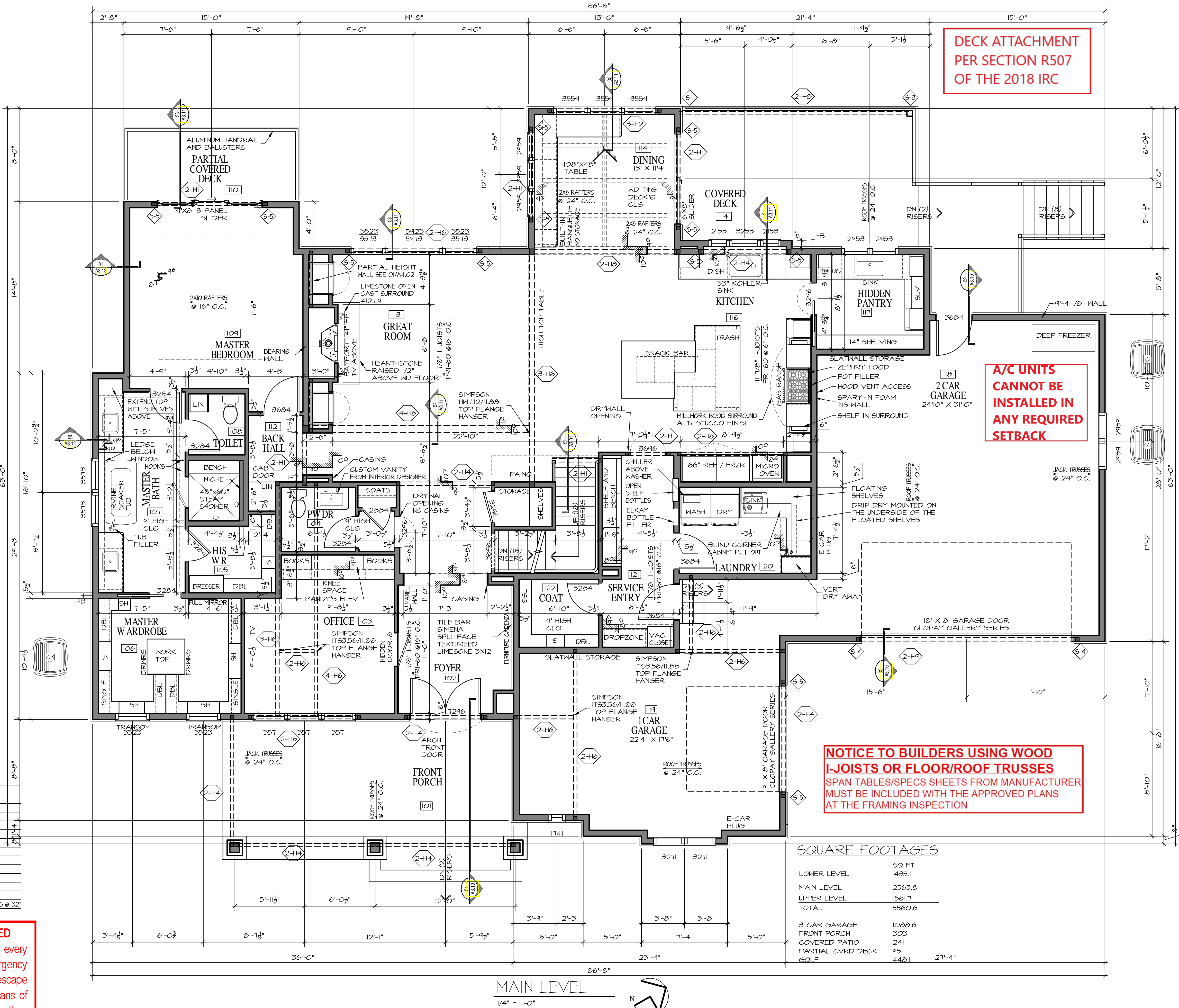
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FOOTING SCHEDULE

PAD FOOTINGS (LXWXD)	RE-REINFORCING
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-REINFORCING
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., TOP & BTM W/ #4 TIES @ 32"

R310.1 EMERGENCY EGRESS OPENING REQUIRED

Basements with habitable spaces, habitable attics and every sleeping rooms shall have at least one openable emergency egress window or exterior door opening for emergency escape and rescue. Where the openings are provided as a means of escape and rescue, they shall have a sill height of not more than 44 inches. The minimum net clear height dimension shall be 24 inches. The minimum net clear width dimension shall be 20 inches. The minimum net clear opening shall be 5.7square feet.



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PLAN DATE	07/31/2026
REV.	DATE
BID SET	09/11/26
PERMIT	09/16/26

RYAN P. PELSTER
E-12430
STATE OF NEBRASKA

JOB NUMBER

15-2601

DESCRIPTION

MAIN LEVEL FLOOR PLAN

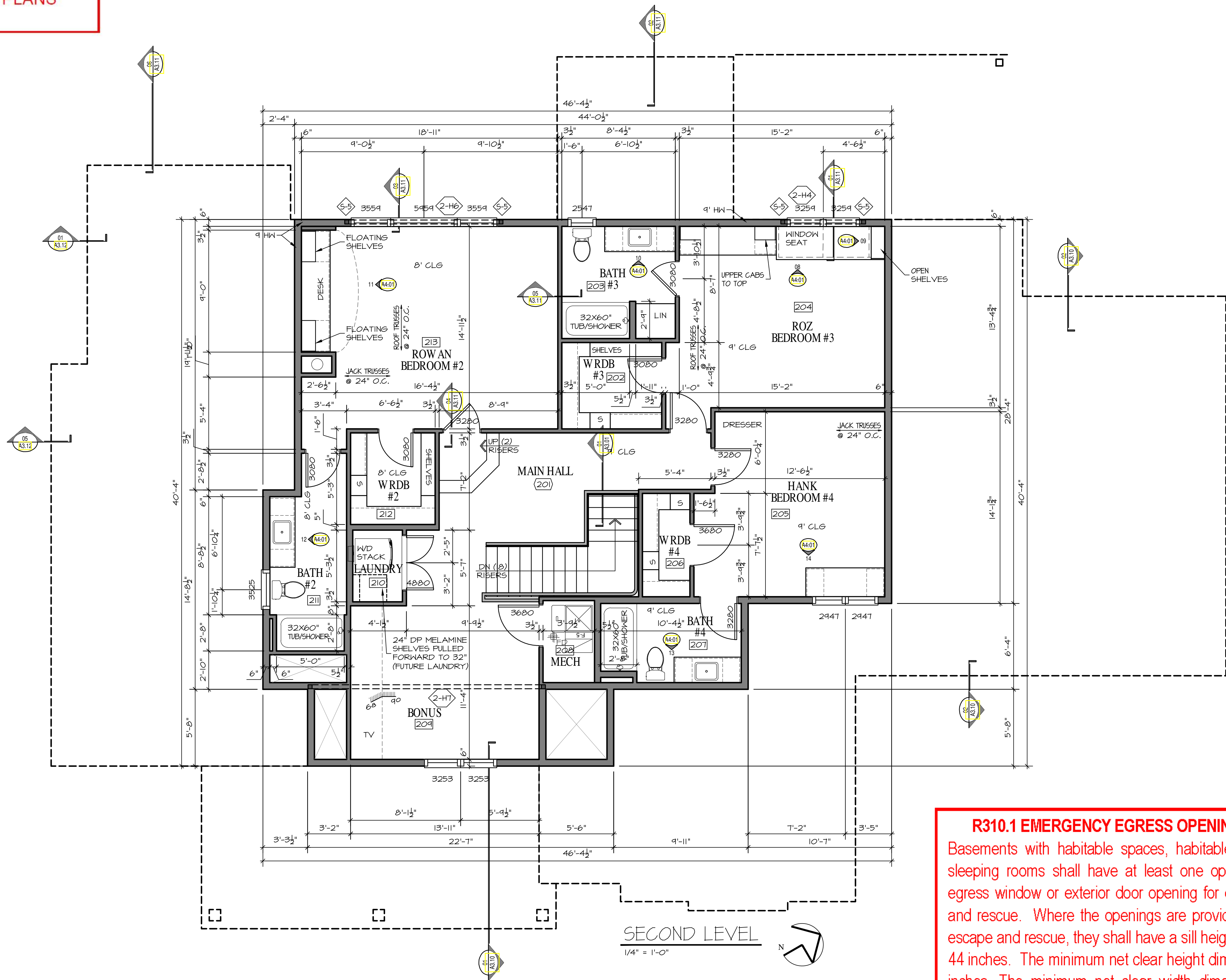
PLAN SHEET

A1.03

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SPAN TABLES/SPECS SHEETS FROM MANUFACTURER
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R310.1 EMERGENCY EGRESS OPENING REQUIRED

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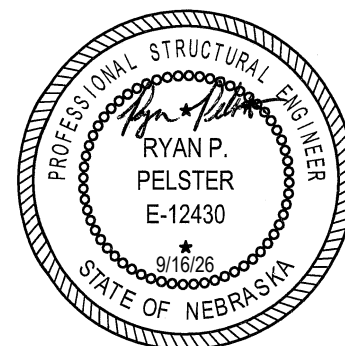
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JOB NUMBER	15-2601
DESCRIPTION	SECOND LEVEL FLOOR PLAN
PLAN SHEET	A1.04

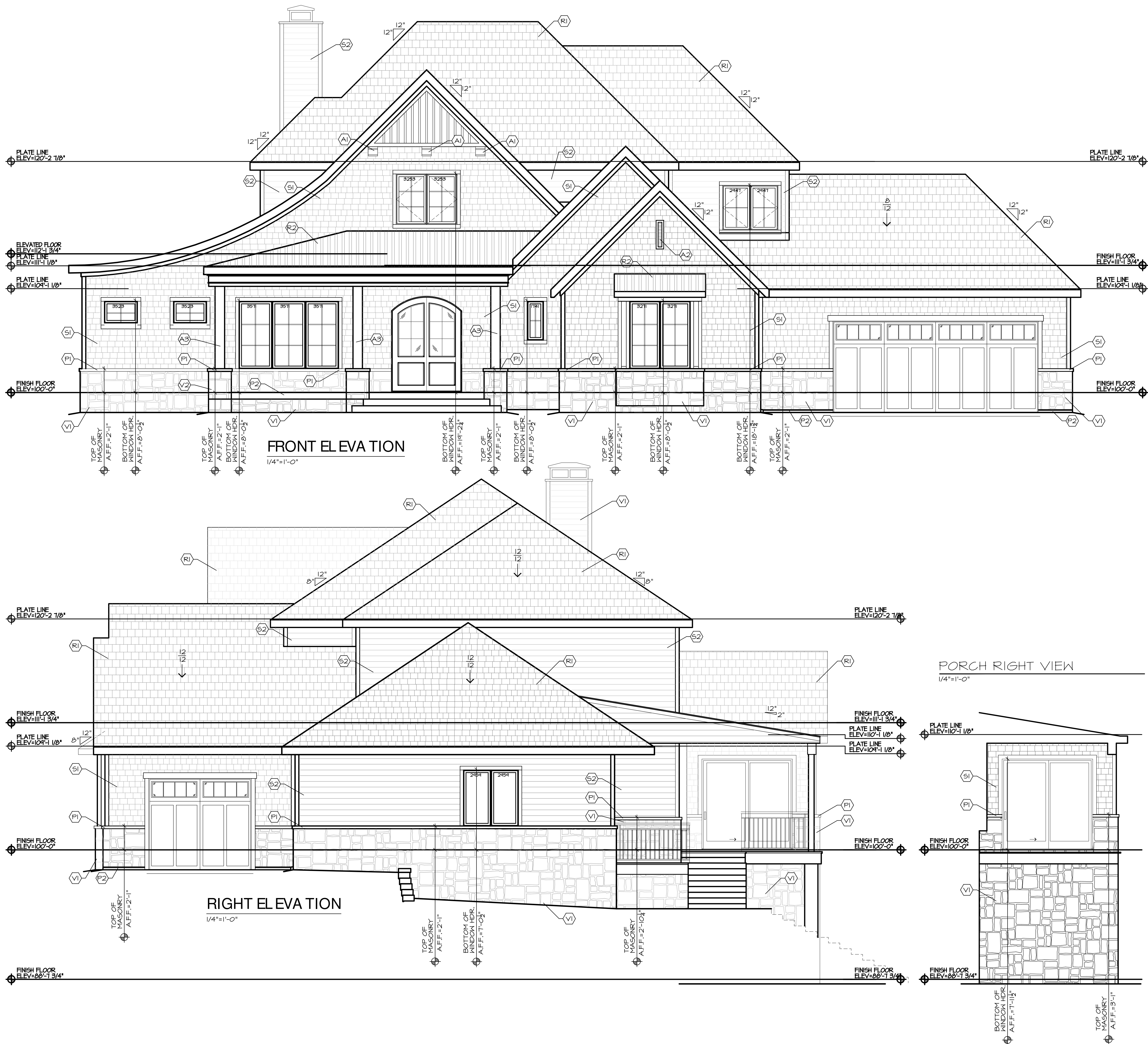
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ROOF PLAN

1/4" = 1'-0"



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

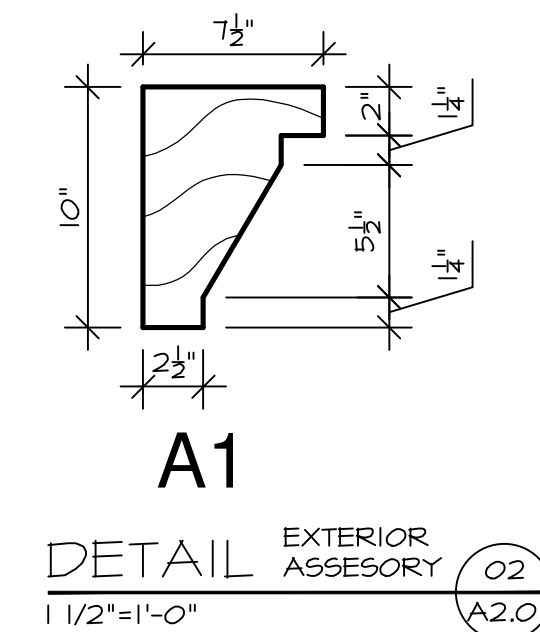
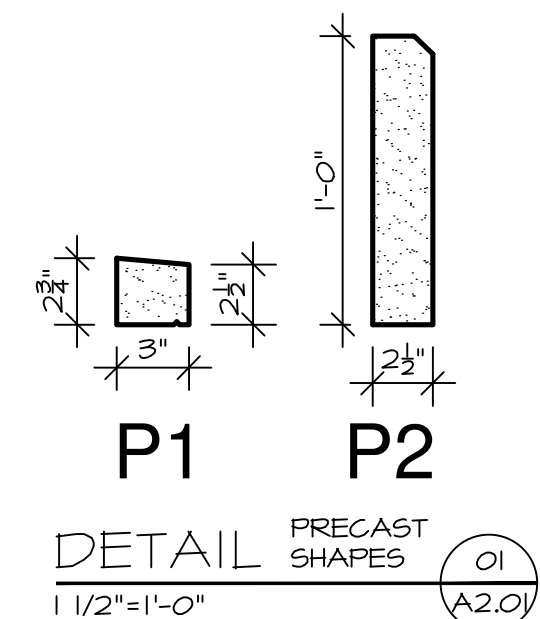
- (R1) EXTERIOR MATERIAL
TYPE- ASPHALT SHINGLES ROOFING -
SPEC: CERTAINTED PRESIDENTIAL
SHAKE IR. ALT: MALARKEY
COLOR- TBD
- (R2) EXTERIOR MATERIAL
TYPE- STANDING SEAM METAL

EXTERIOR PRECAST SHAPES

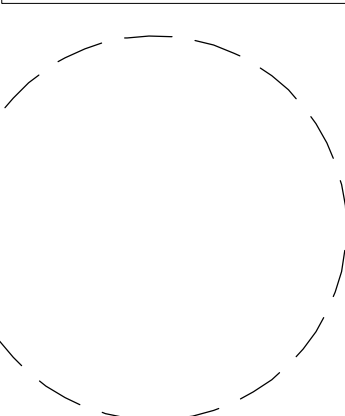
- (P1) EXTERIOR MATERIAL
TYPE- PRECAST SILL
SEE DETAIL 01/A2.01
- (P2) EXTERIOR MATERIAL
TYPE- PRECAST PLINTH
SEE DETAIL 01/A2.01

EXTERIOR ACCESSORY

- (A1) EXTERIOR ASSESSORY
SEE DETAIL- 02/A2.01
- (A2) EXTERIOR ASSESSORY
TYPE- 8X30 NON VENTING LOUVER
- (A3) EXTERIOR ASSESSORY
TYPE- CEDAR WRAP 10X10



PLAN DATE	
07/31/2026	
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15-2601	
DESCRIPTION	
EXTERIOR	
PLAN SHEET	
A2.01	

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EXTERIOR MATERIALS

- EXTERIOR SIDING
- (S1) EXTERIOR SIDING: 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: CERTANTEED 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

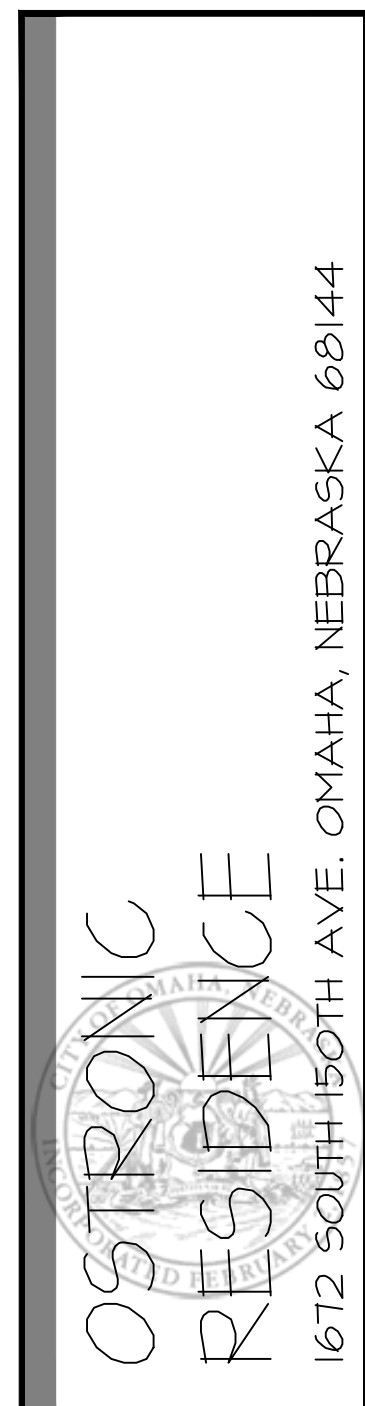
- EXTERIOR ACCESSORY
- (A1) EXTERIOR ASSESSORY SEE DETAIL- 02/A2.01
 - (A2) EXTERIOR ASSESSORY TYPE- 8X30 NON VENTING LOUVER
 - (A3) EXTERIOR ASSESSORY TYPE- CEDAR WRAP 10X10

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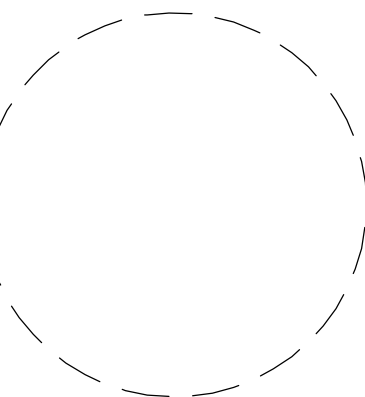
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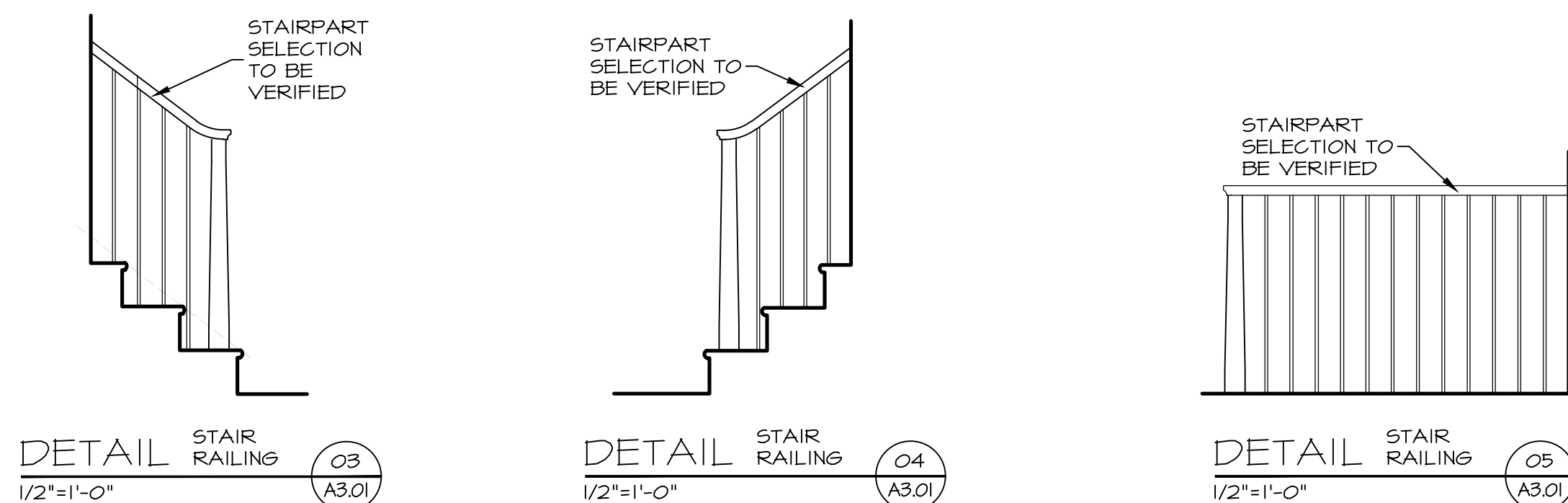
PLAN DATE 07/31/2026	
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BID SET	09/11/26
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JOB NUMBER 15-2601
DESCRIPTION EXTERIOR
PLAN SHEET A2.02

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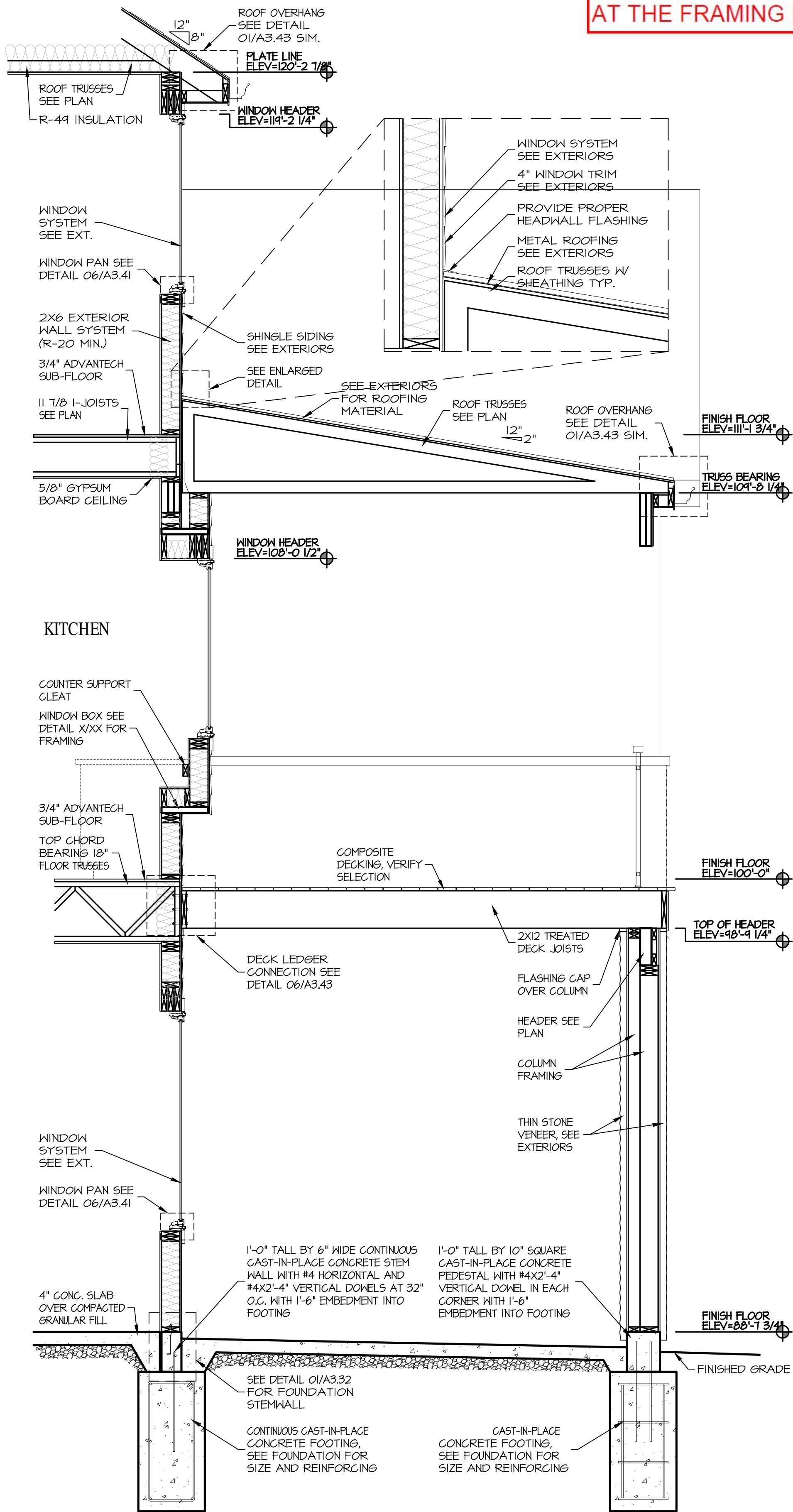
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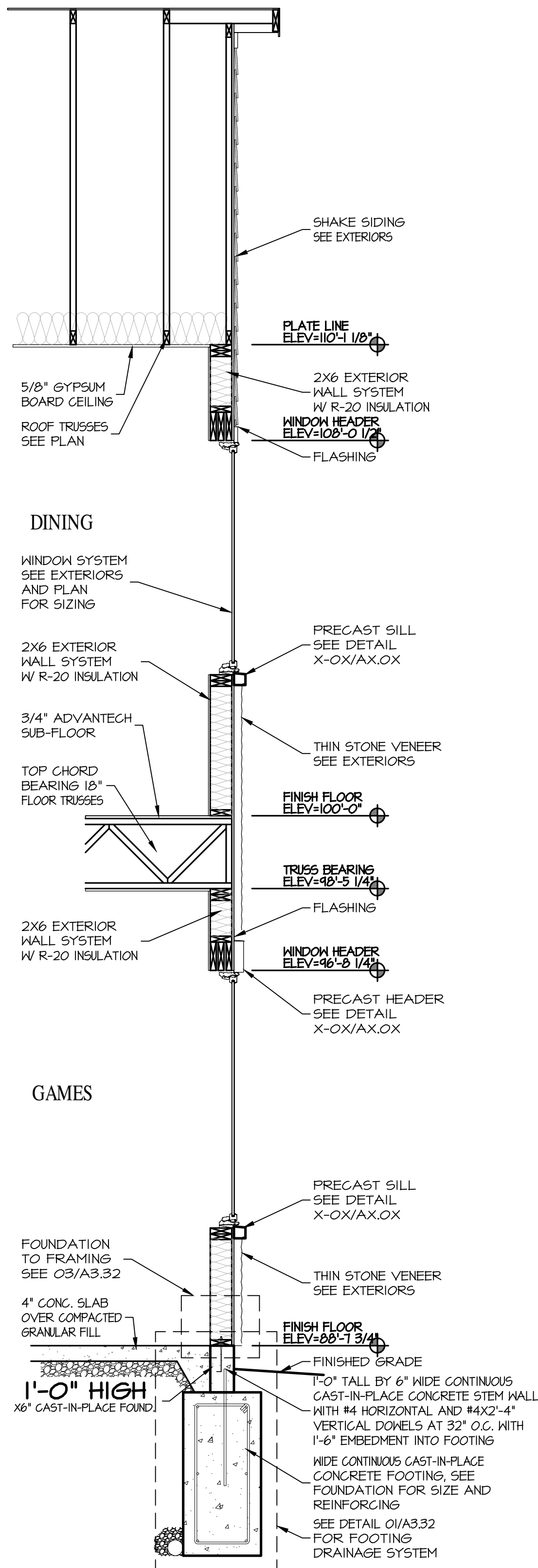
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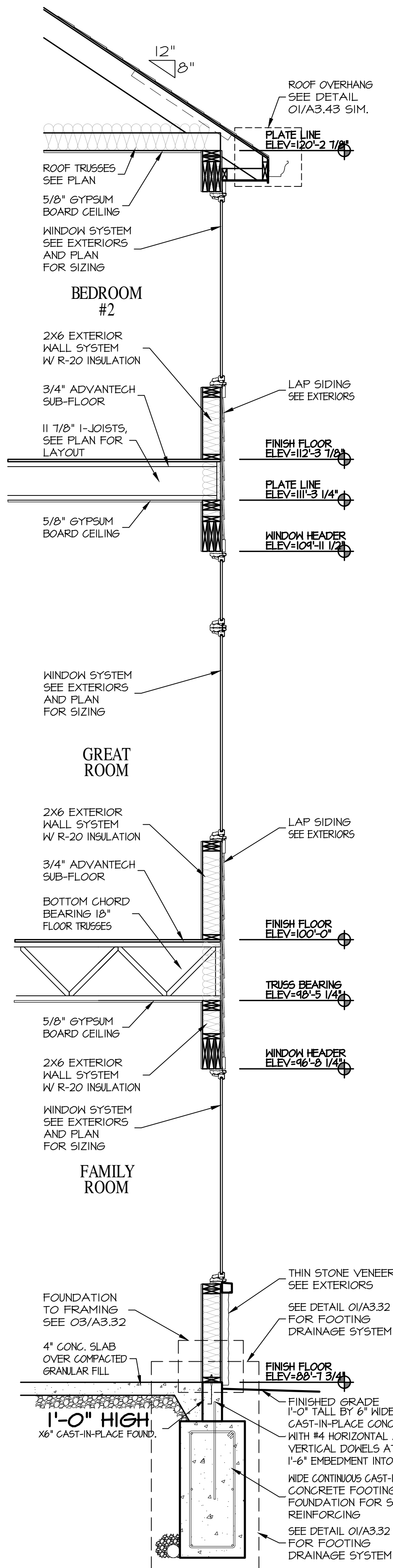
NOTICE TO BUILDERS USING WOOD I-JOISTS OR FLOOR/ROOF TRUSSES
SPAN TABLES/SPECS SHEETS FROM MANUFACTURER
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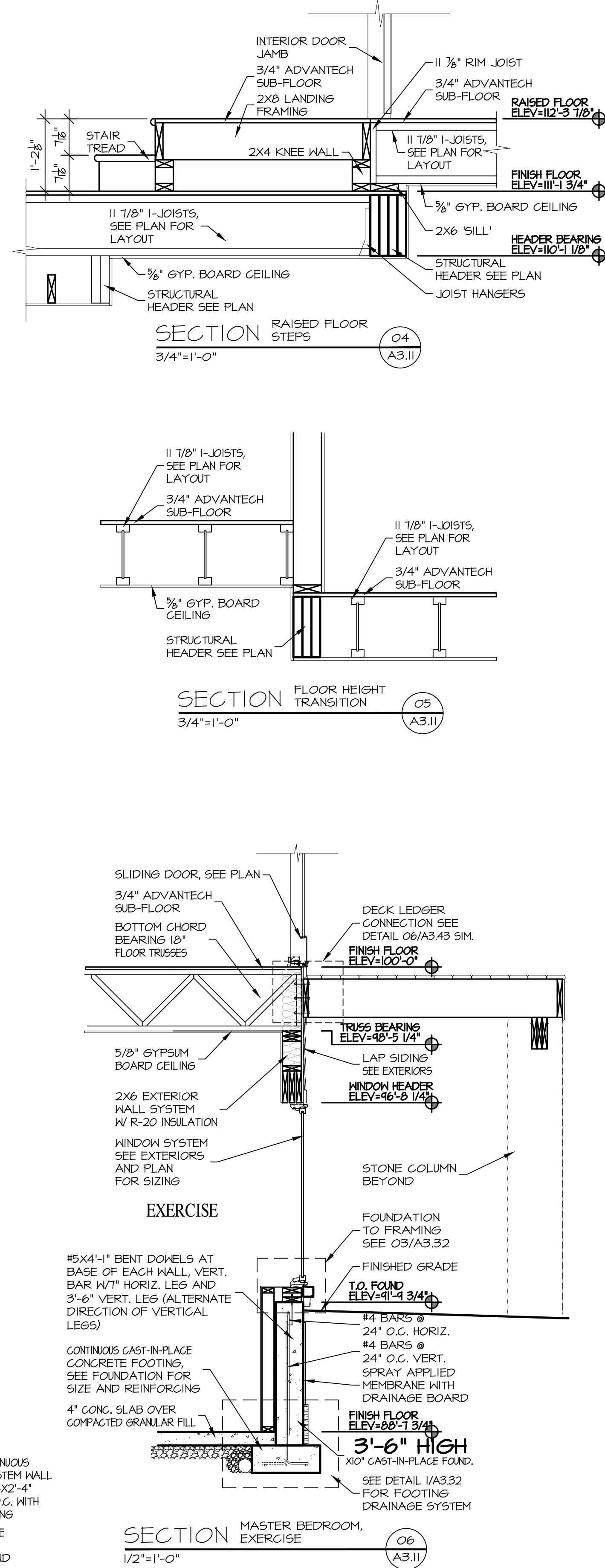
SECTION 01
KITCHEN, REAR DECK
1/2"=1'-0"



SECTION 02
DINING ROOM WALKOUT
1/2"=1'-0"



SECTION 03
GREAT ROOM, 3-STORY
1/2"=1'-0"



SECTION 06
MASTER BEDROOM, EXERCISE
1/2"=1'-0"

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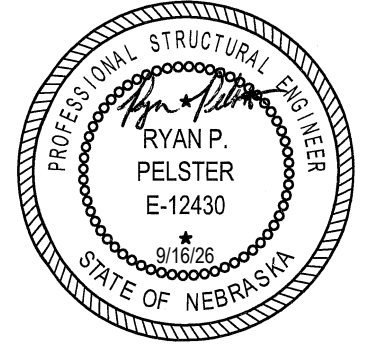
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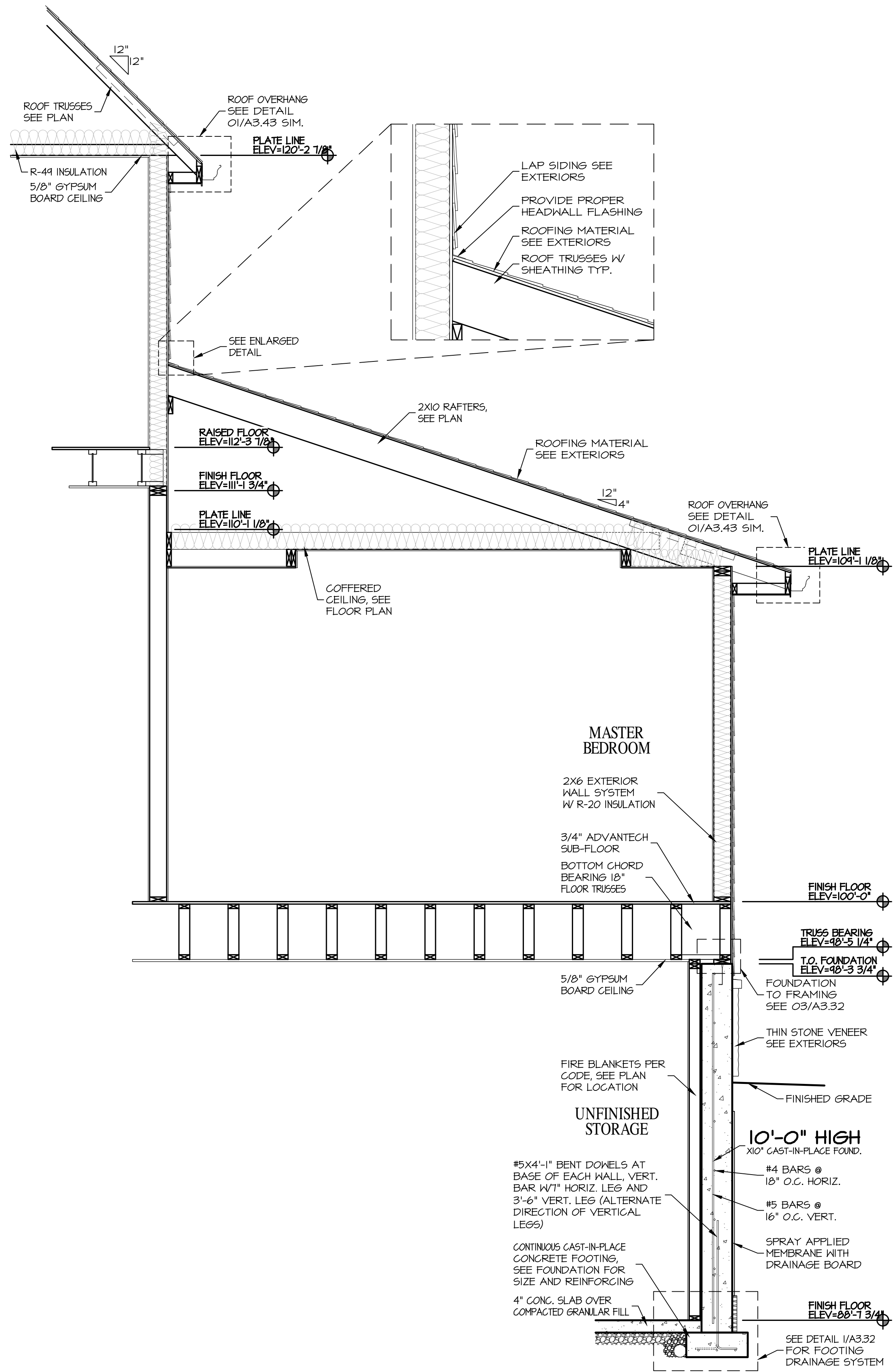
JOB NUMBER
15-2601

DESCRIPTION
WALL SECTION

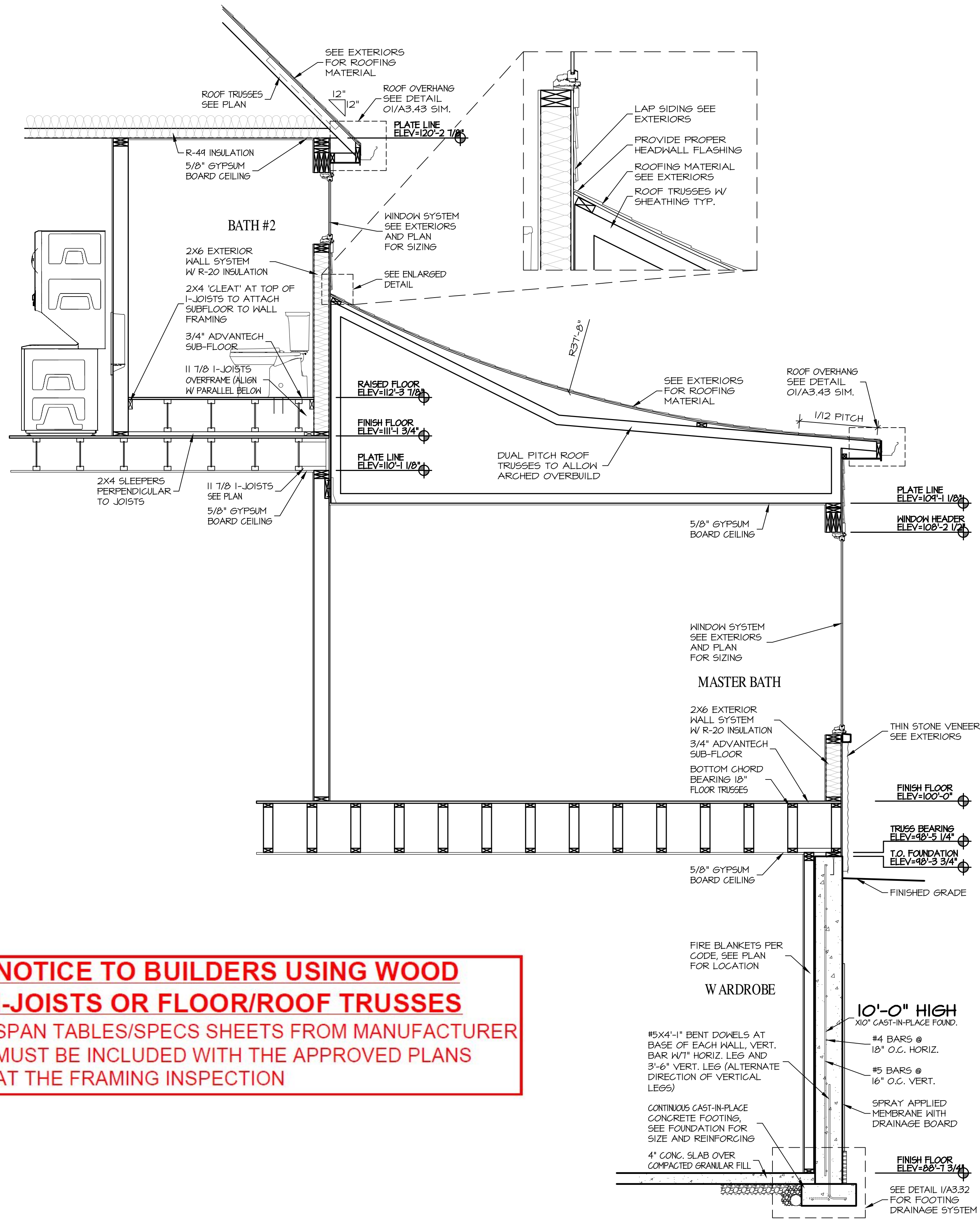
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A3.11

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HOME PAGE A.001
PLOT DATE: 9/16/2026
C:\USER\5\ABRUCK\McNEIL COMPANY DROPBOX\ADAM B\McNEIL DESIGN\RESIDENTIAL\15-2601 OSTRONIC HEARTWOOD LOT\B\A3.12 SECTION.DWG



SECTION MASTER BEDROOM
1/2"=1'-0"
01
A3.12



SECTION MASTER BATH, CURVED ROOF
1/2"=1'-0"
02
A3.12

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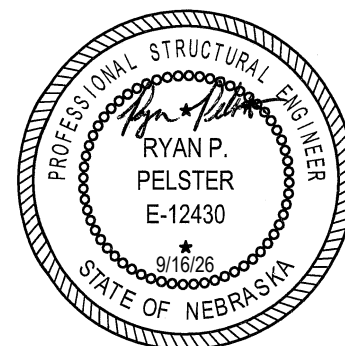
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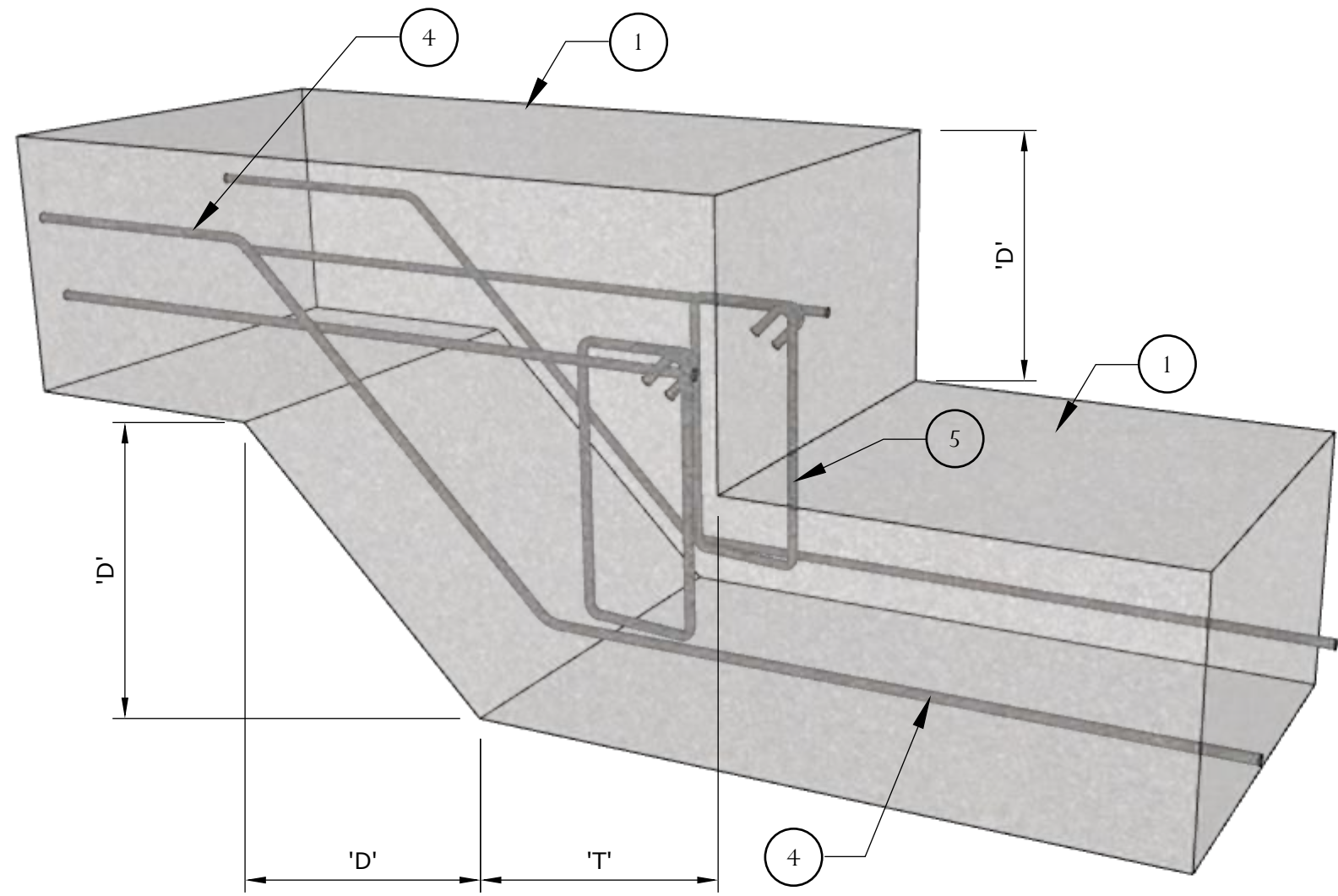
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WALL SECTION
PLAN SHEET
A3.12

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- 1 CONTINUOUS CONCRETE FOOTING - SEE PLAN
- 2 VERTICAL STEP TRANSITION 'D'
- 3 HORIZONTAL TRANSITION DISTANCE 'D'
- 4 CONTINUOUS HORIZ RE-ENFORCING
- 5 #4 STIRRUPS AT TRANSITION LOCATION



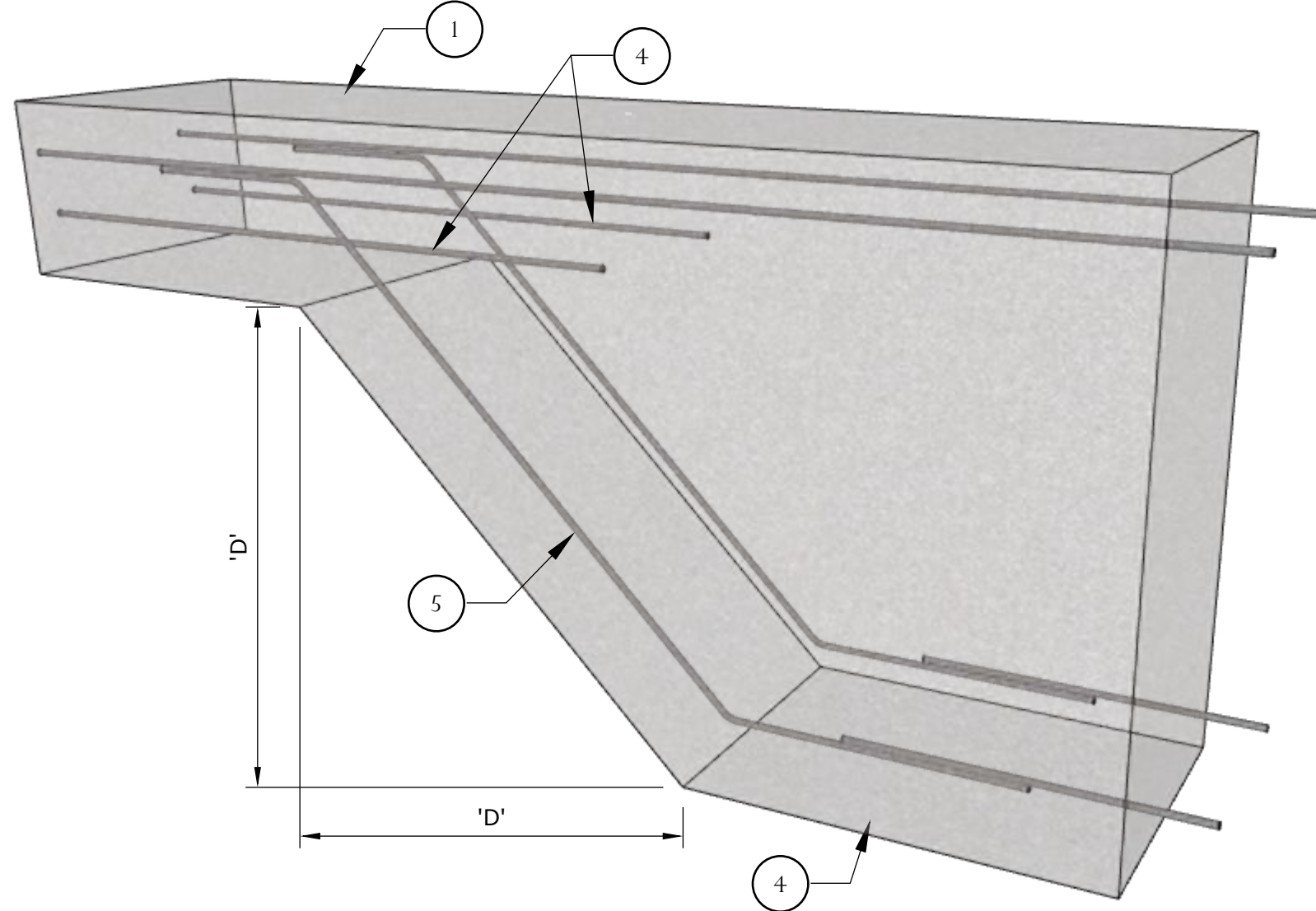
FOOTING STEP

SCALE: Perspective

01

A3.31

- 1 CONTINUOUS CONCRETE FOOTING - SEE PLAN
- 2 VERTICAL STEP TRANSITION 'D'
- 3 HORIZONTAL TRANSITION DISTANCE 'D'
- 4 CONTINUOUS HORIZ RE-ENFORCING
- 5 TRANSITION BARS TO MATCH HORIZONTAL RE-ENFORCING
- 6 CONTINUOUS GRADE BEAM FOOTING



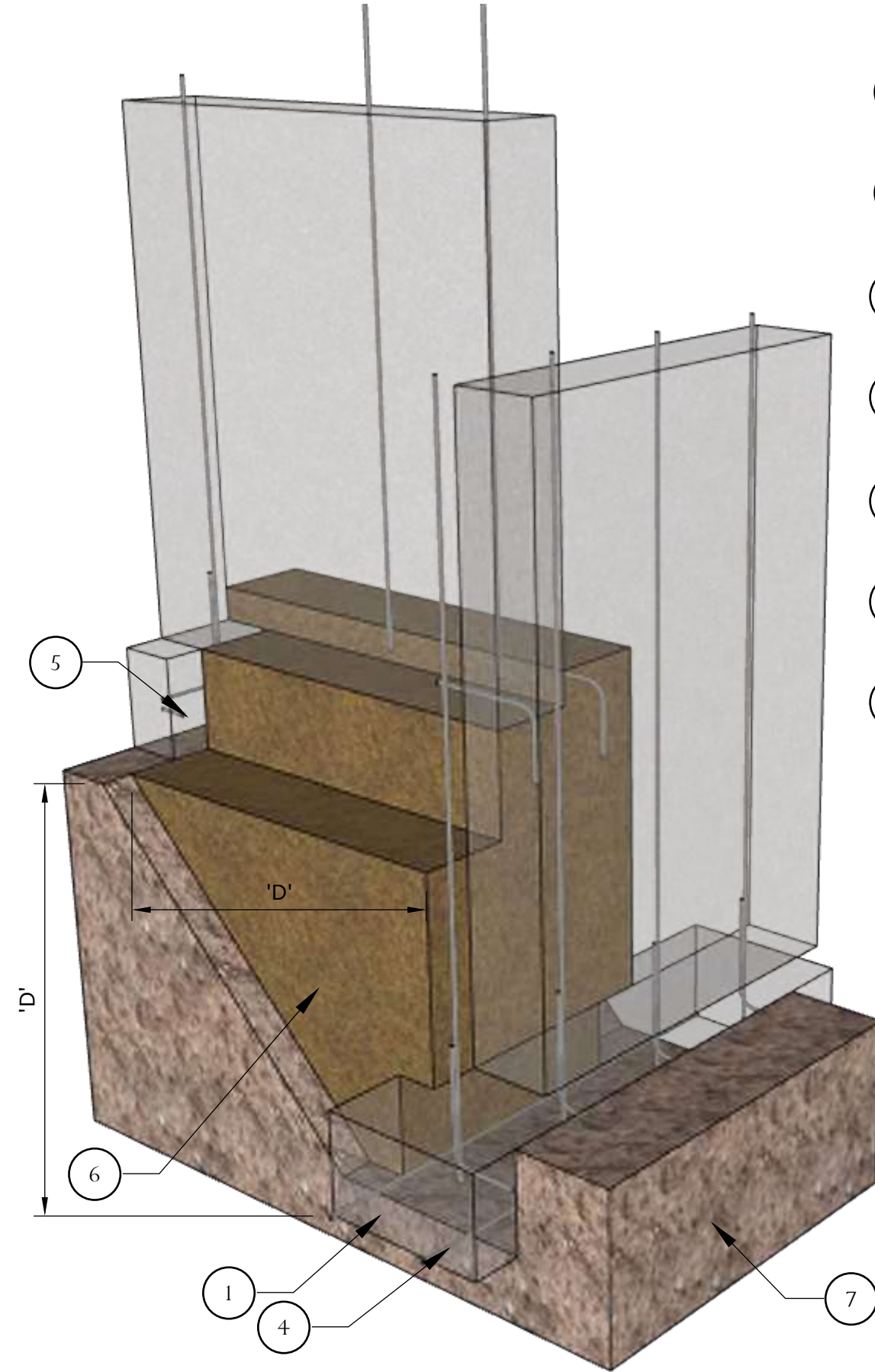
FOOTING TRANSITION

SCALE: Perspective

02

A3.31

- 1 CONTINUOUS CONCRETE FOOTING - SEE PLAN
- 2 VERTICAL STEP TRANSITION 'D'
- 3 HORIZONTAL TRANSITION DISTANCE 'D'
- 4 CONTINUOUS HORIZ RE-ENFORCING
- 5 TRANSITION BARS TO MATCH HORIZONTAL RE-ENFORCING
- 6 COMPACTED BACKFILL PRIOR TO BRIDGE POUR
- 7 UNDISTURBED EARTH

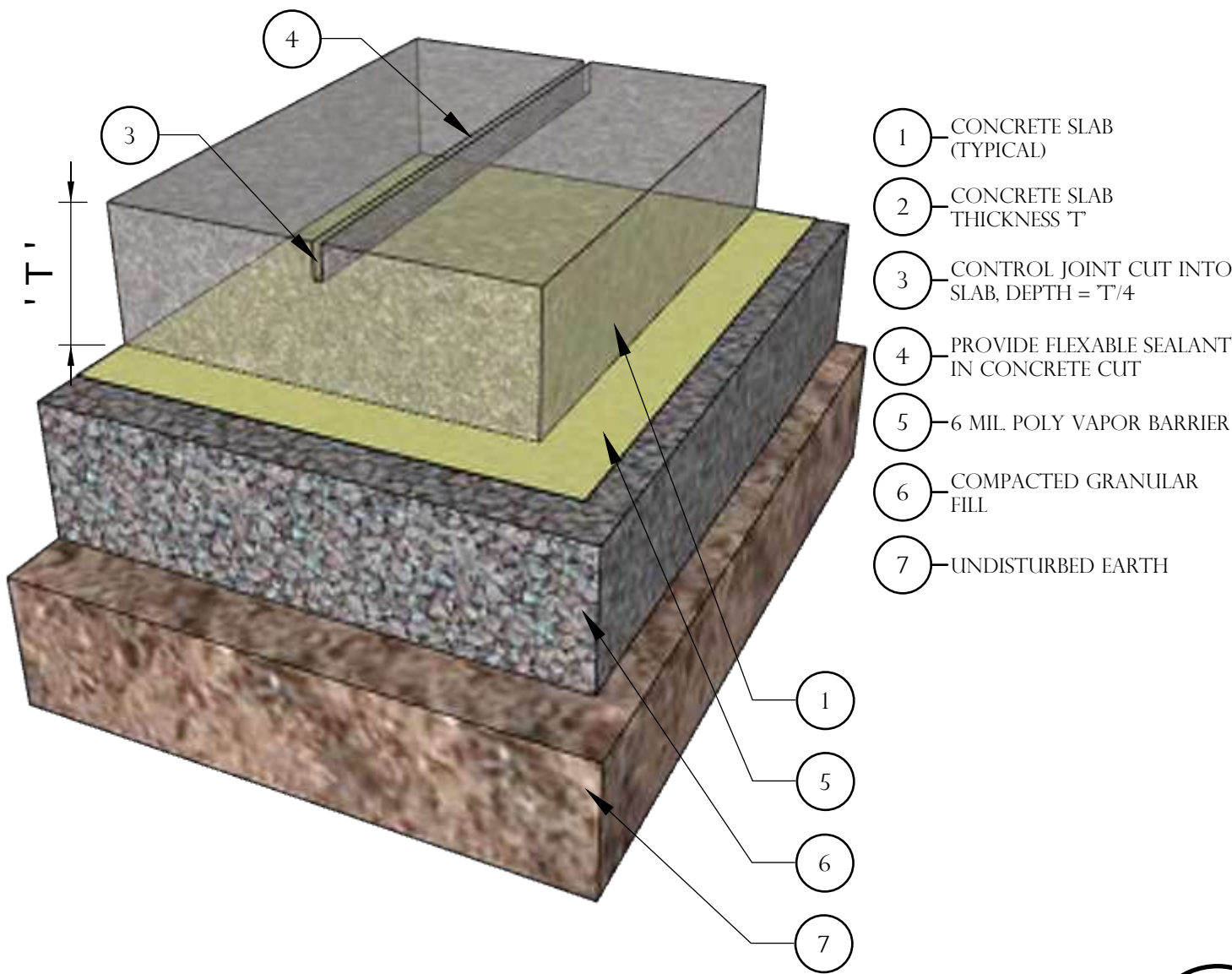


FOOTING/WALL BRIDGE

SCALE: Perspective

03

A3.31

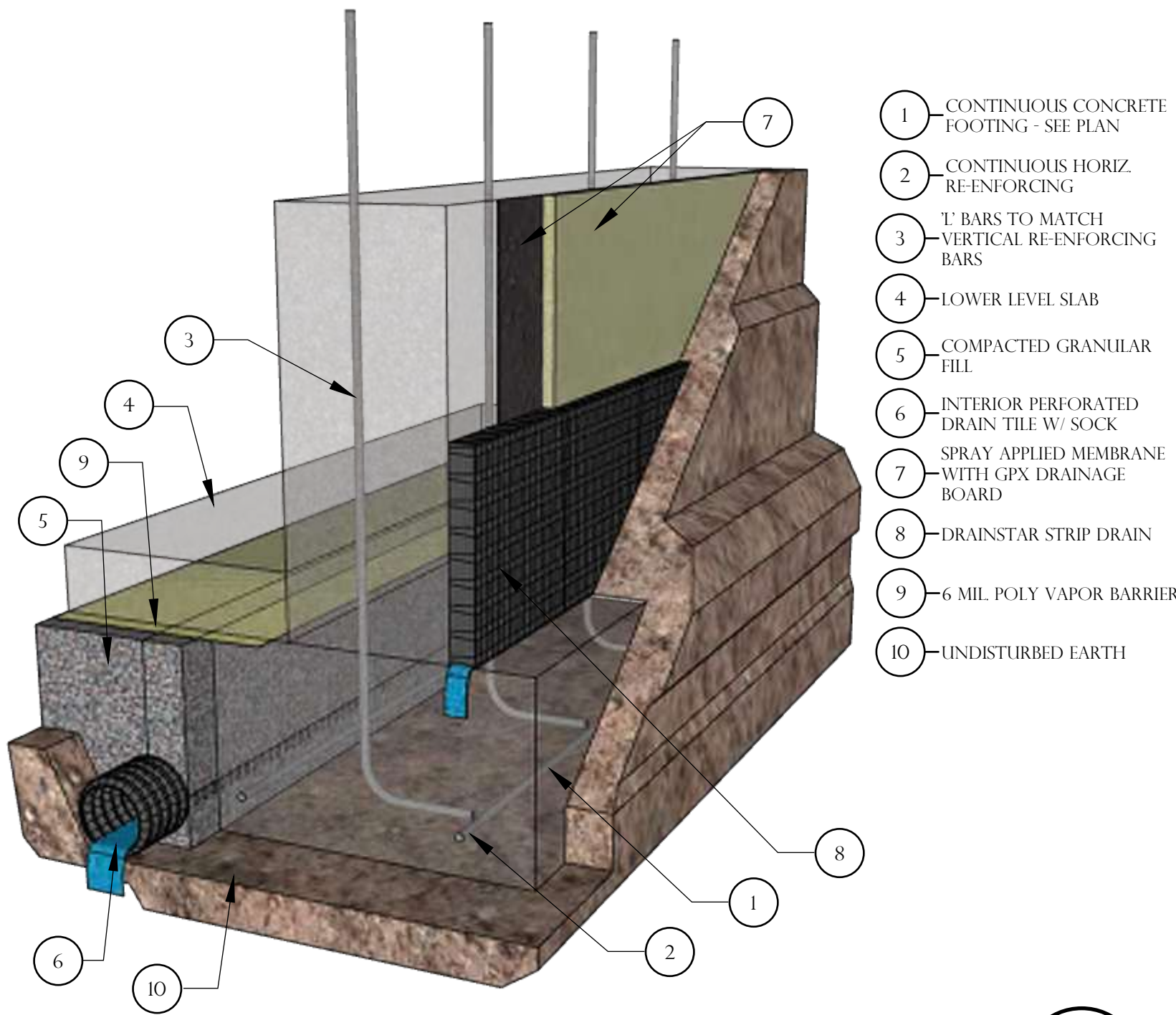


CONCRETE CUT CONTROL JOINT

SCALE: Perspective

04

A3.31



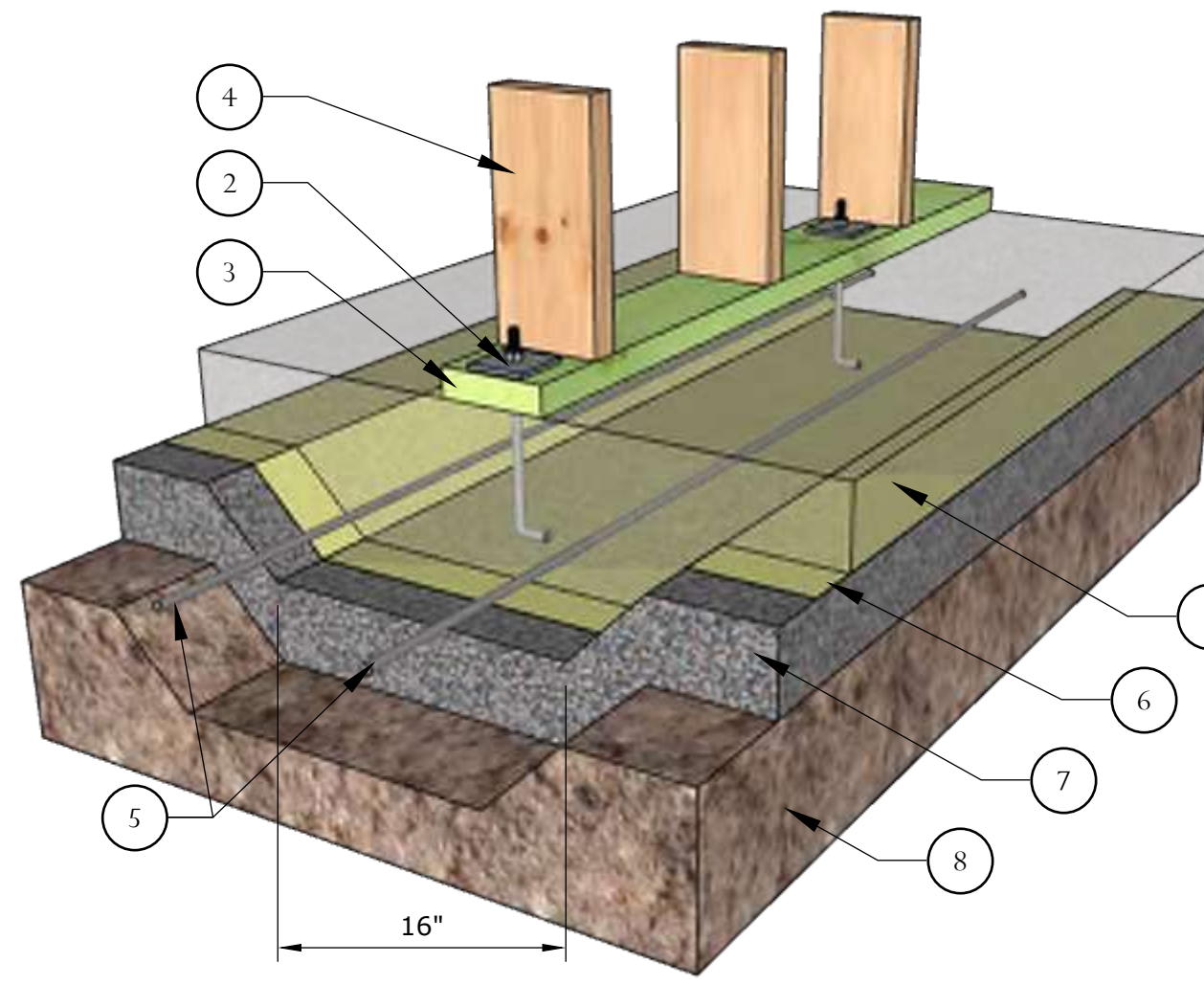
FOUNDATION DRAINAGE SYSTEMS

SCALE: Perspective

05

A3.31

- 1 8" THICKENED SLAB (16" WIDE BASE)
- 2 1/2" DIA BOLTS THROUGH PLATE INTO CONC SLAB
- 3 TREATED BOTTOM WALL PLATE IN CONTACT WITH CONCRETE SLAB
- 4 STANDARD WALL STUDS @ 16" O.C. MIN.
- 5 (2) #4 BARS CONTINUOUS
- 6 6 MIL POLY VAPOR BARRIER
- 7 COMPACTED GRANULAR FILL
- 8 UNDISTURBED EARTH



THICKENED SLAB - BEARING WALL

SCALE: Perspective

06

A3.31

Min 42" Below Grade
On All Footings

omaha

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PLAN DATE
01/20/2027

REV. DATE
PERMIT 09/16/26

PROFESSIONAL STRUCTURAL ENGINEER

RYAN P. PELSTER
E-12430
1985
STATE OF NEBRASKA

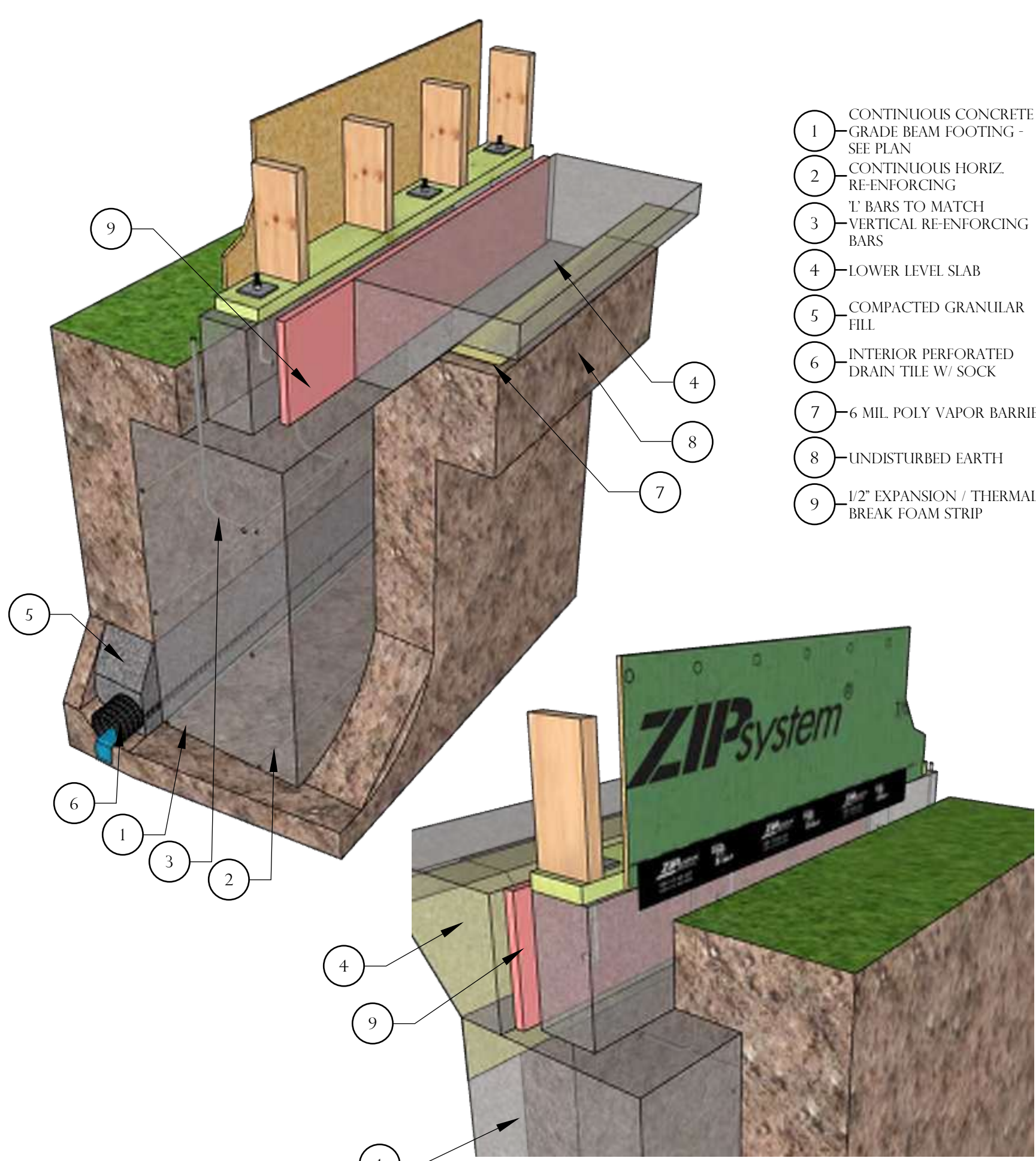
JOB NUMBER
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DESCRIPTION
STANDARD FOUNDATION DETAILS

PLAN SHEET
A3.31

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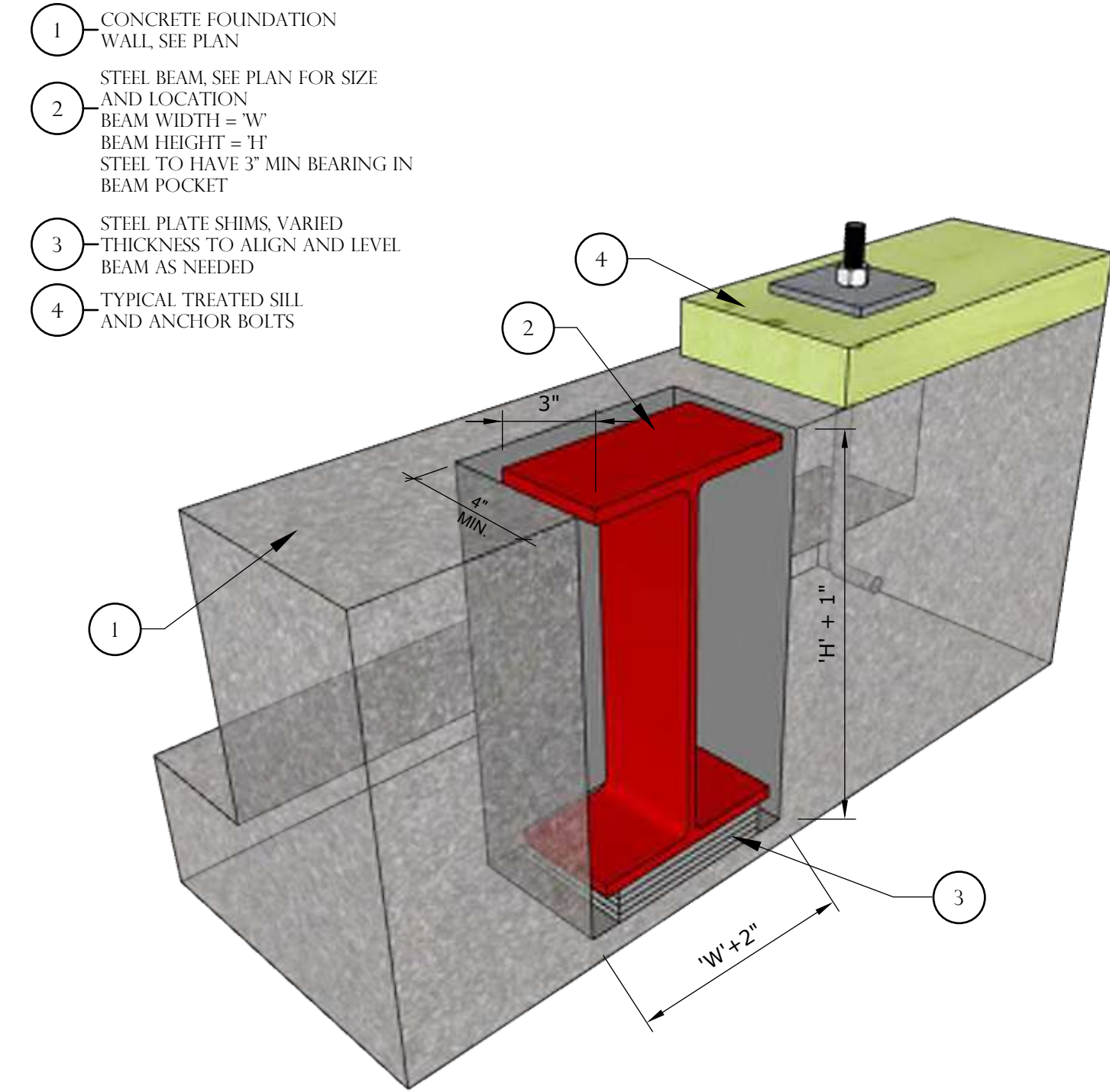
PLOT DATE: September 16, 2026
C:/Users/aburckwheeler/Mcneil Company Dropbox/Adam B/Mcneil Design/PROJECTS/STUDENT/15-2601 Ustronic Heartwood Lot8/A3.32 L8
Foundation MCB layout



Walk out Stemwall

SCALE: Perspective

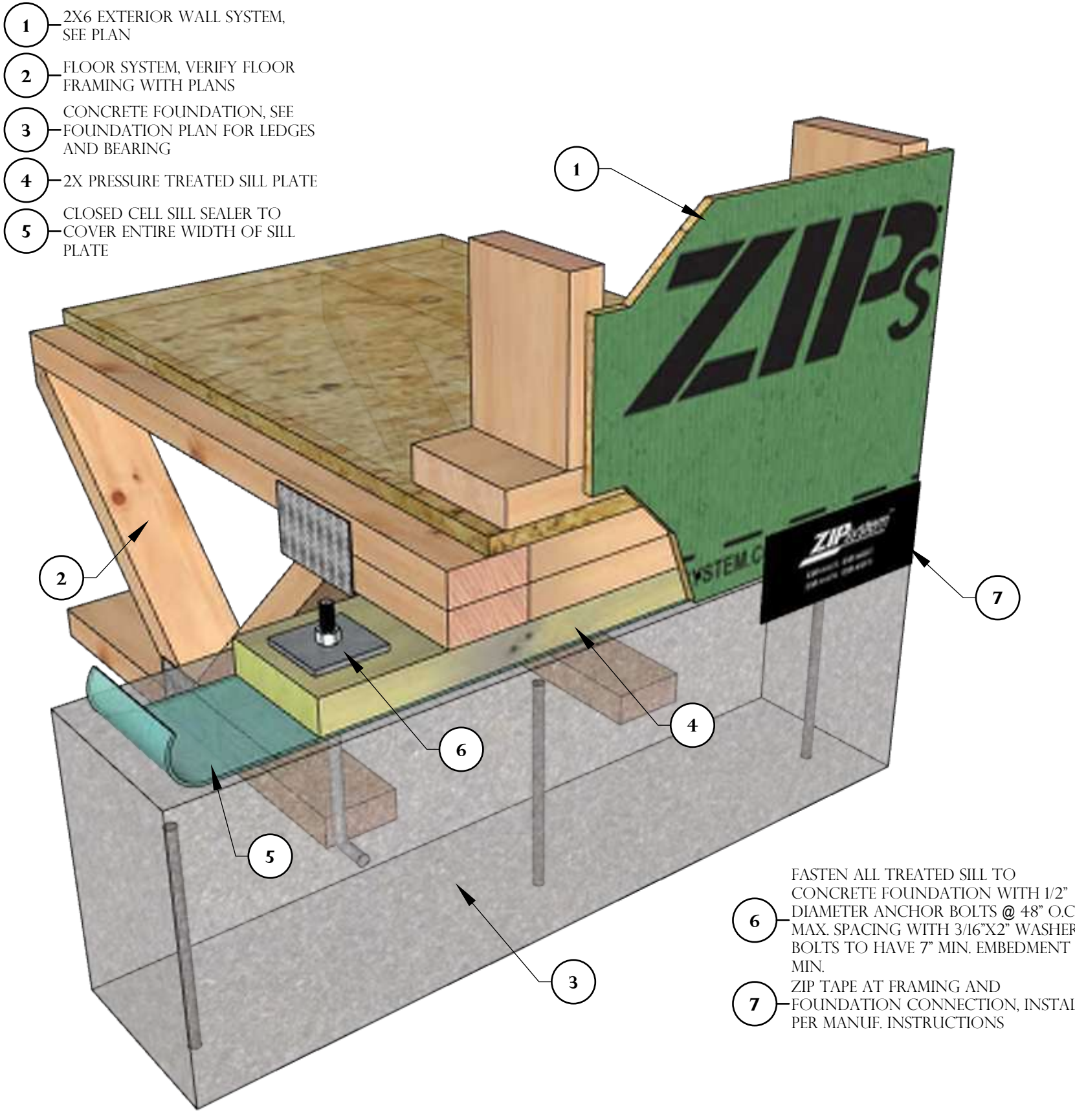
01
A3.32



Beam Pocket Block Out

SCALE: Perspective

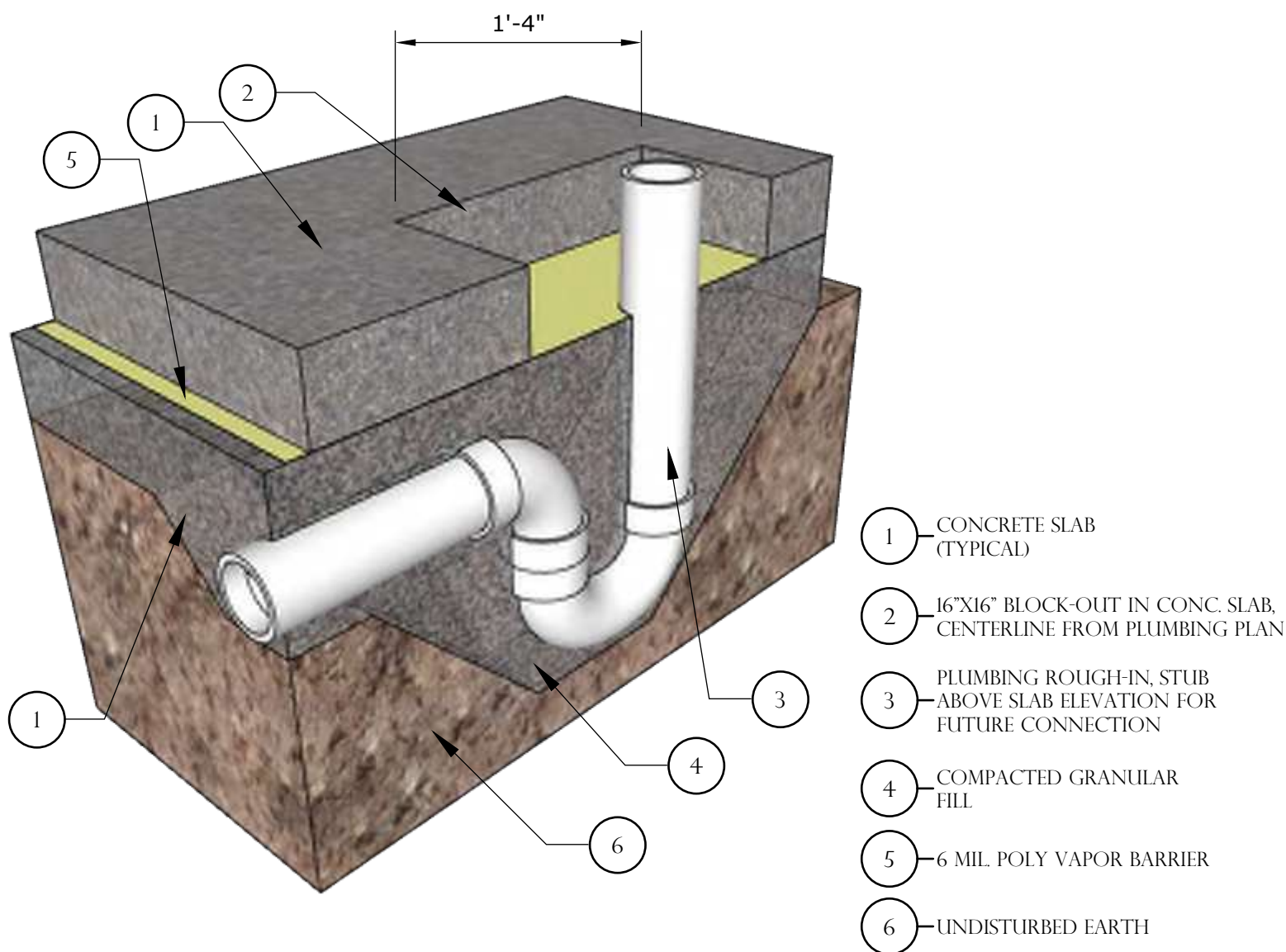
02
A3.32



Anchor Bolts, Sill Sealer

SCALE: Perspective

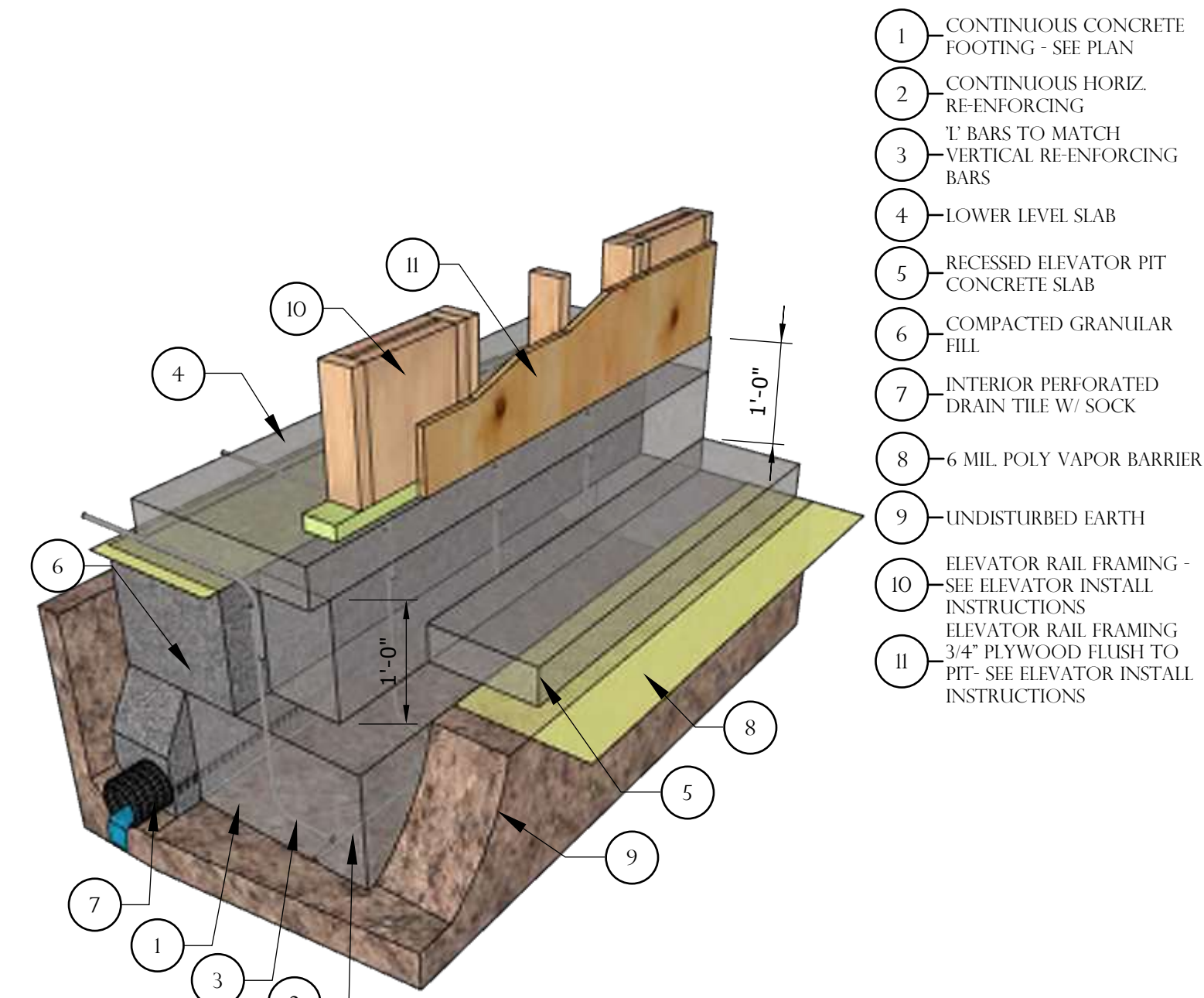
03
A3.32



CONCRETE SLAB - PLUMBING ROUGH-IN

SCALE: Perspective

04
A3.32



ELEVATOR PIT STEMWALL

SCALE: Perspective

05
A3.32

Min 42" Below Grade
On All Footings

omaha

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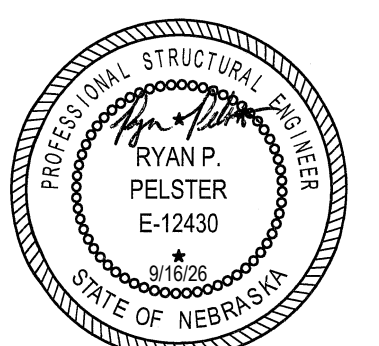
OSTRONIC RESIDENCE

1672 SOUTH 160TH AVE. OMAHA, NEBRASKA 68144

McNEIL COMPANY

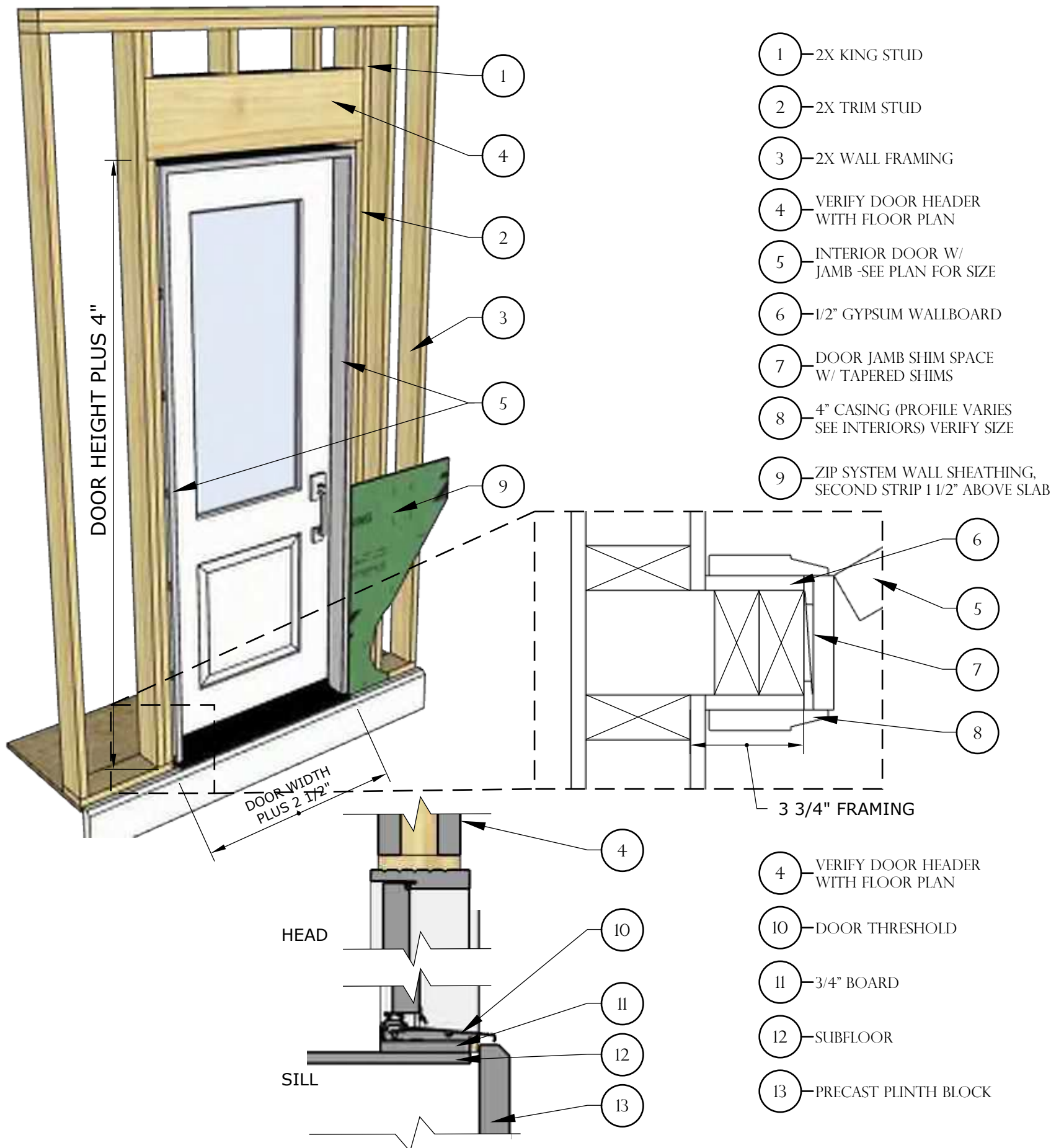
4666 South 132nd Street
Omaha, NE 68137
402-333-1462
mcneilcompany.com

PLAN DATE	01/20/2027
REV.	DATE
PERMIT	09/16/26



JOB NUMBER	15-2601
DESCRIPTION	STANDARD FOUNDATION DETAILS
PLAN SHEET	A3.32

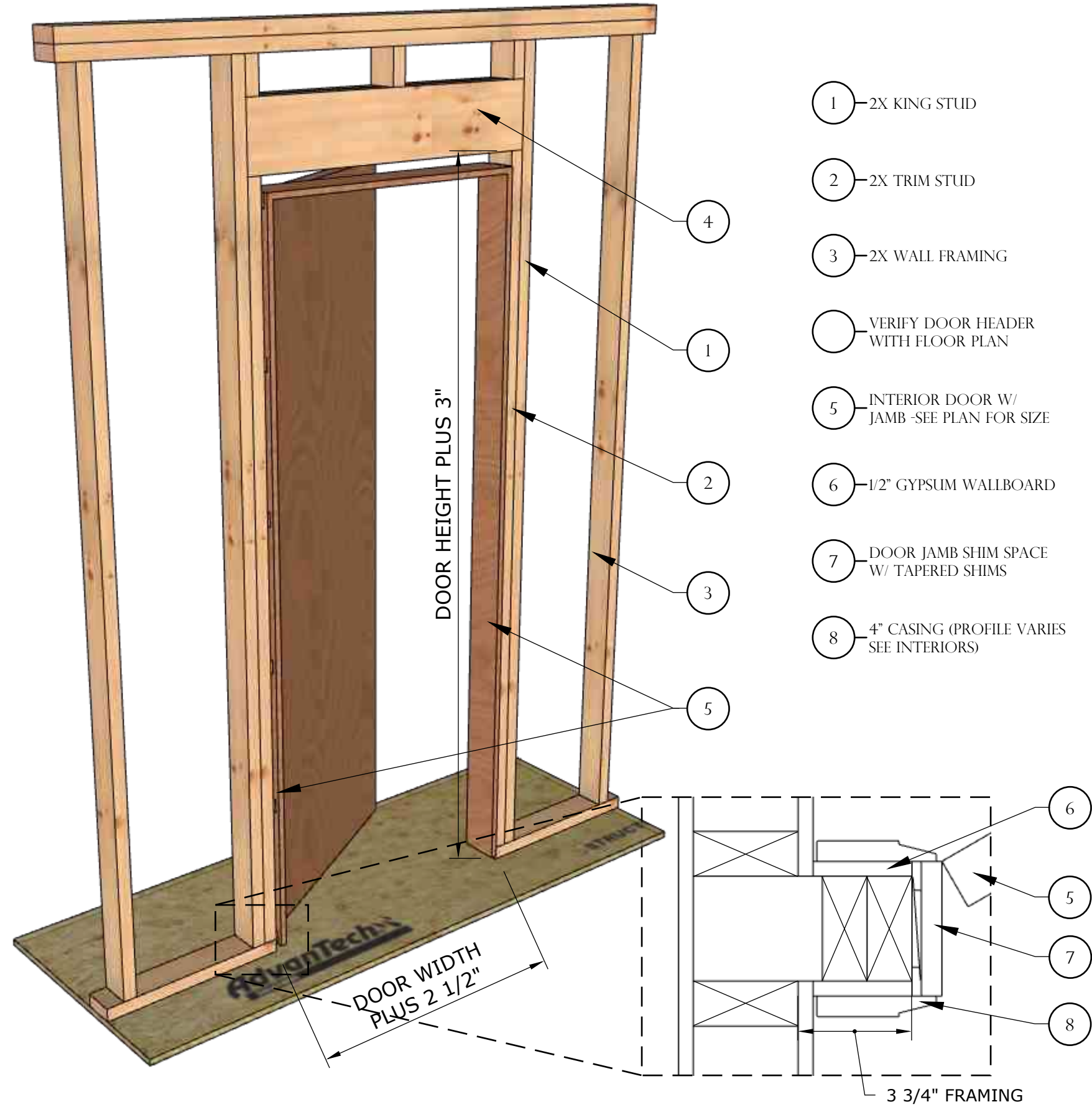
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TYPICAL FRONT DOOR FRAMED OPENING

SCALE: Perspective

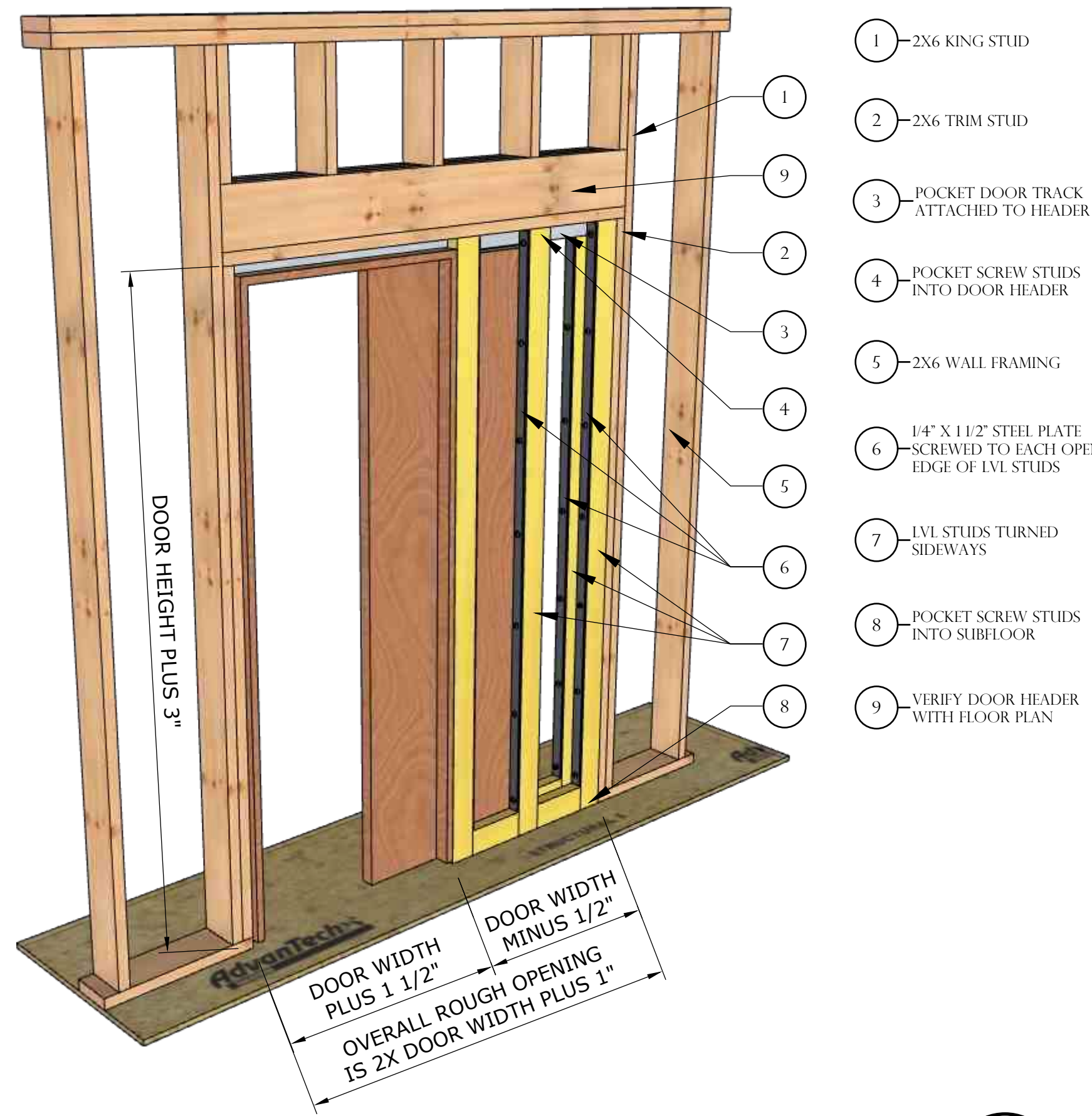
01
A3.41



TYPICAL INTERIOR DOOR FRAMED OPENING

SCALE: Perspective

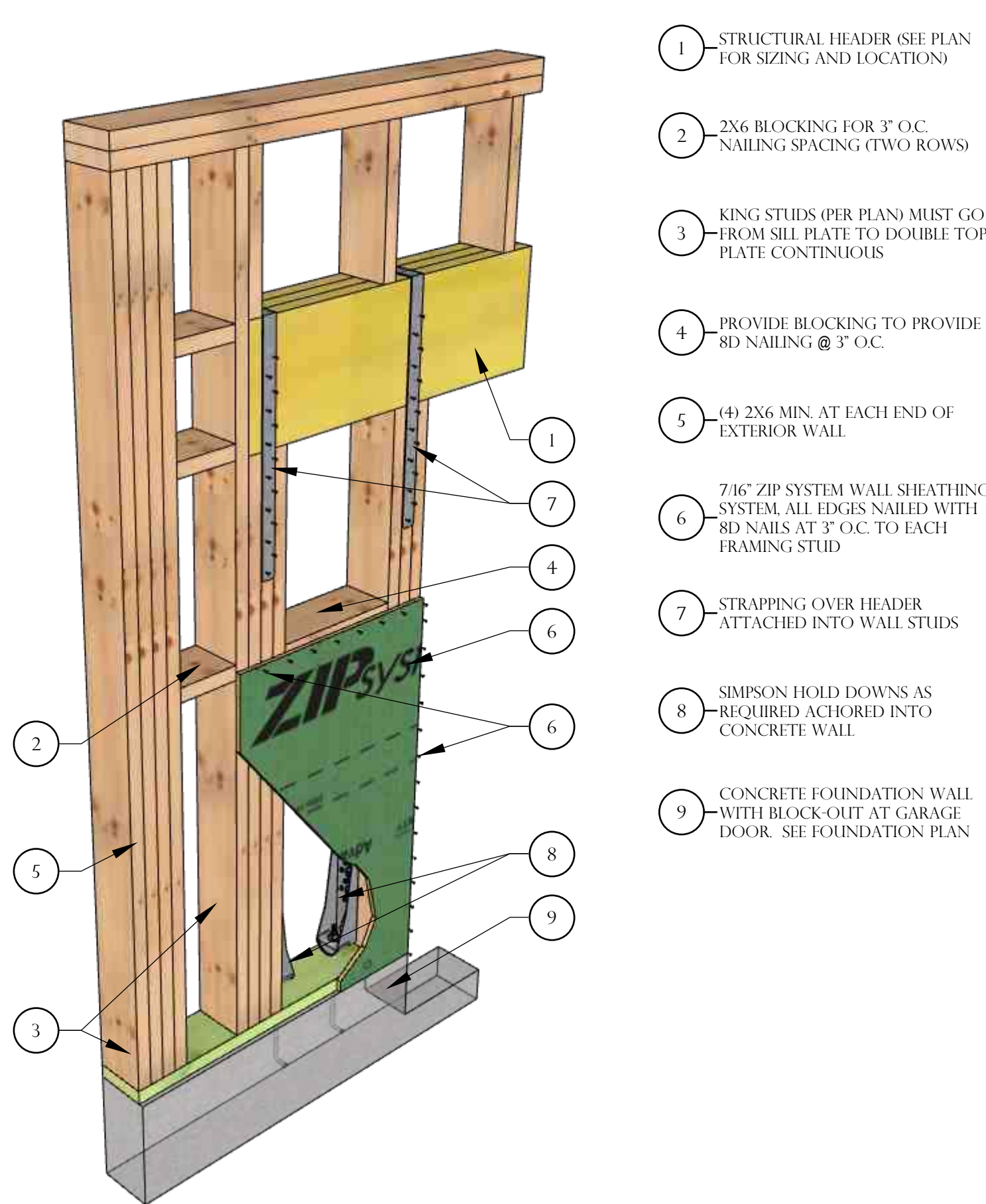
02
A3.41



TYPICAL INTERIOR POCKET DOOR FRAMING

SCALE: Perspective

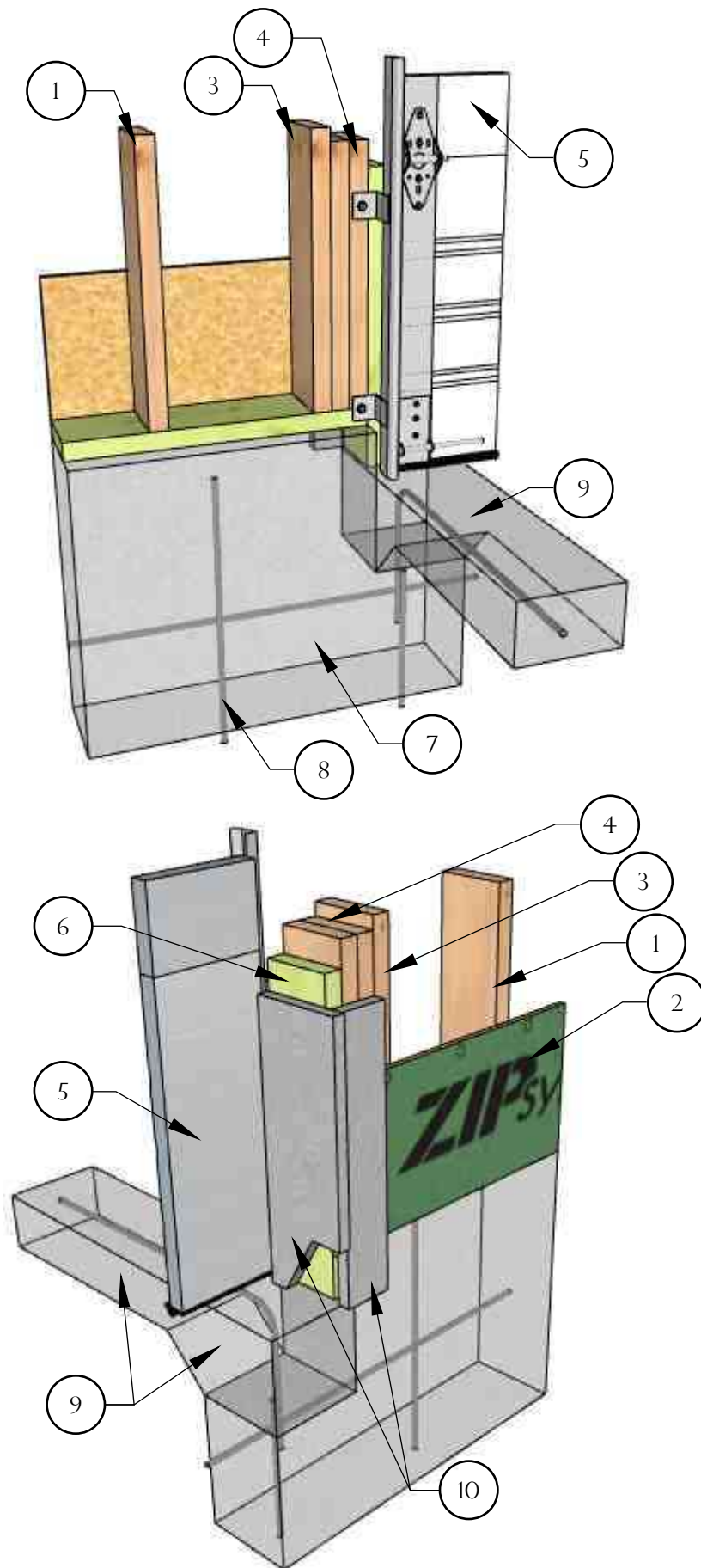
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GARAGE DOOR SHEATHING AND HEADER

SCALE: Perspective

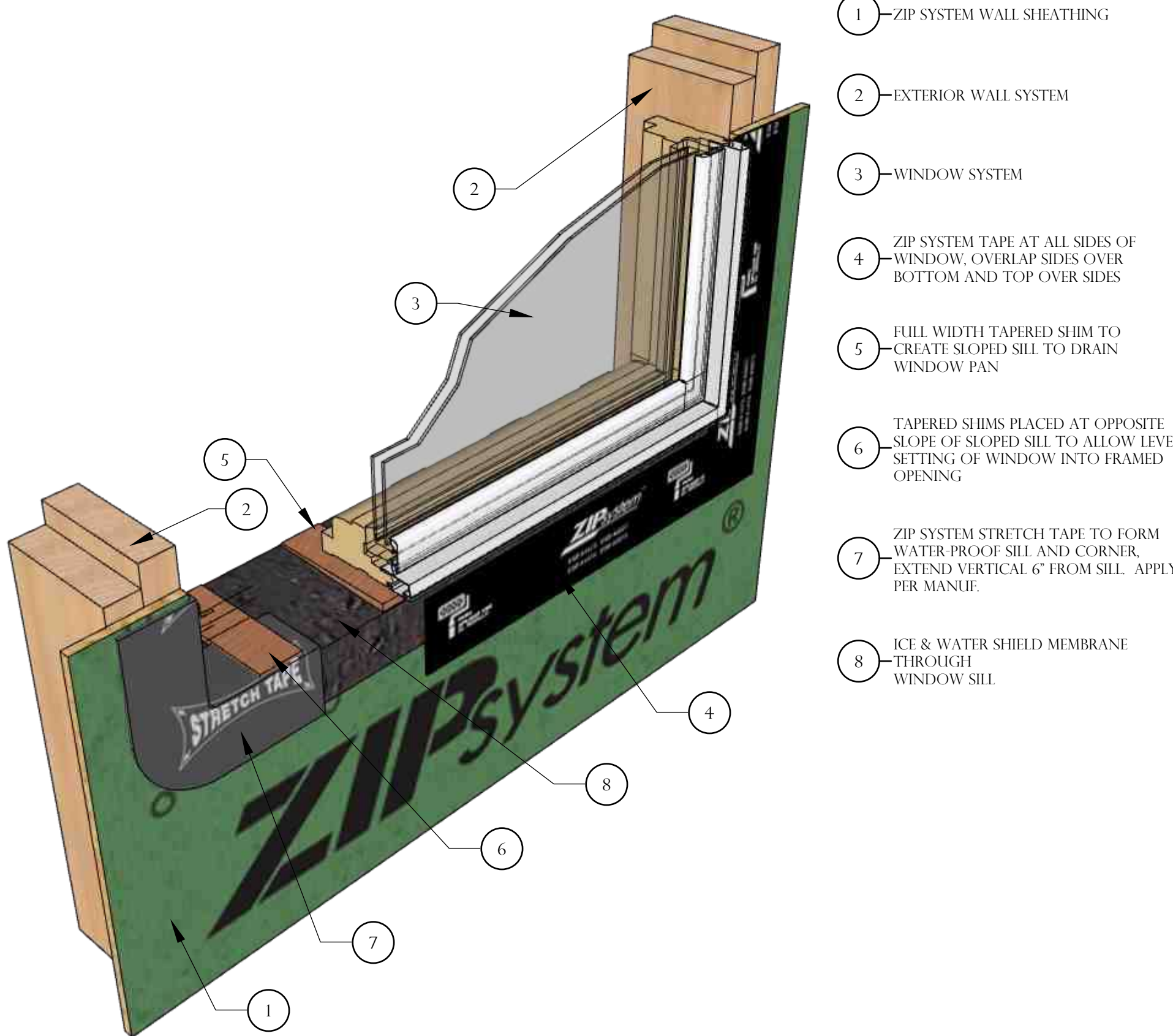
04
A3.41



GARAGE DOOR FRAMING BUCK

SCALE: Perspective

05
A3.41



SLOPED WINDOW PAN SILL

SCALE: Perspective

06
A3.41

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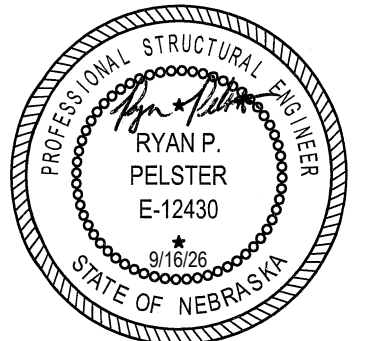
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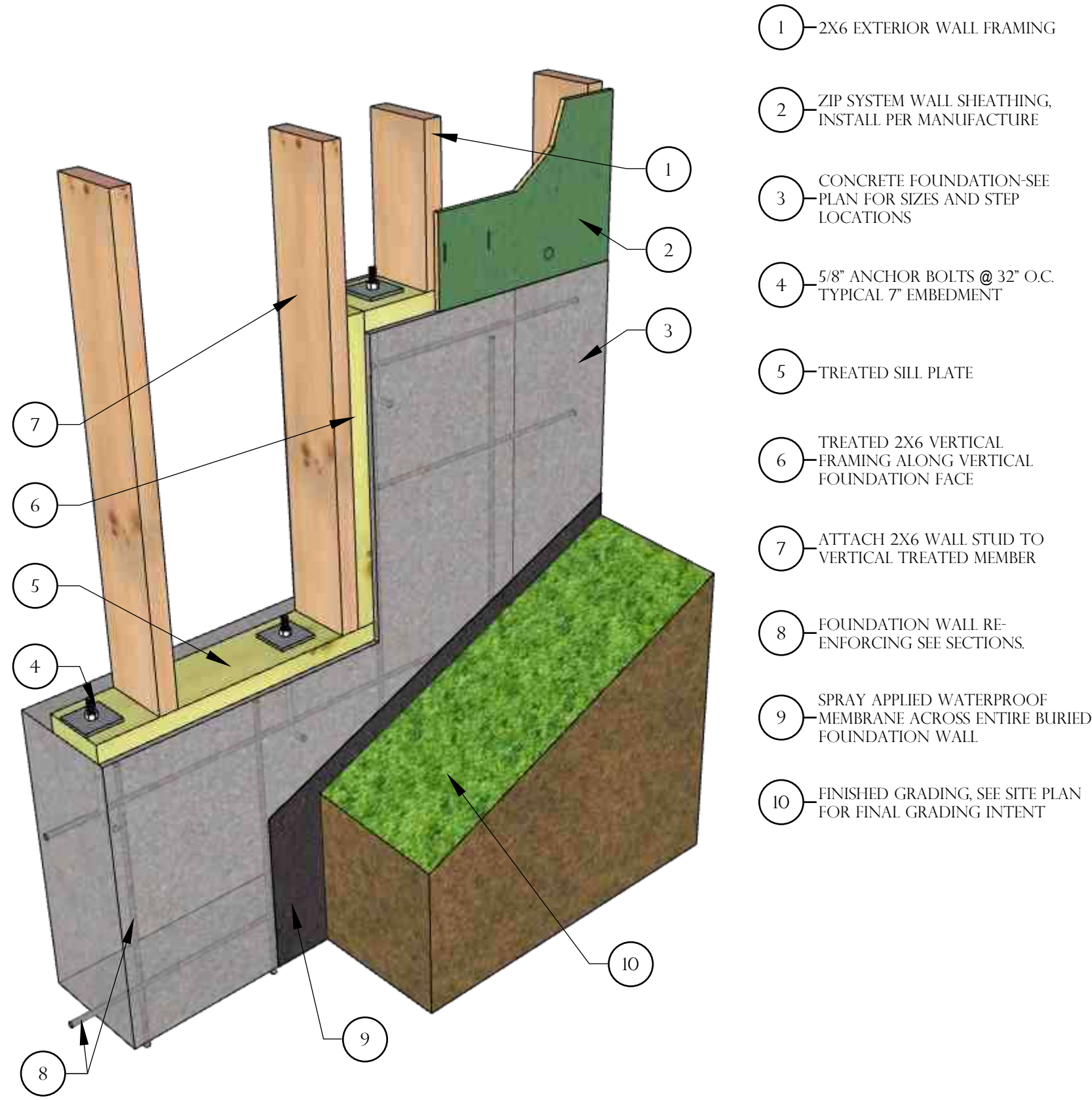
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JOB NUMBER	15-2601
DESCRIPTION	STANDARD FRAMING DETAILS
PLAN SHEET	A3.41

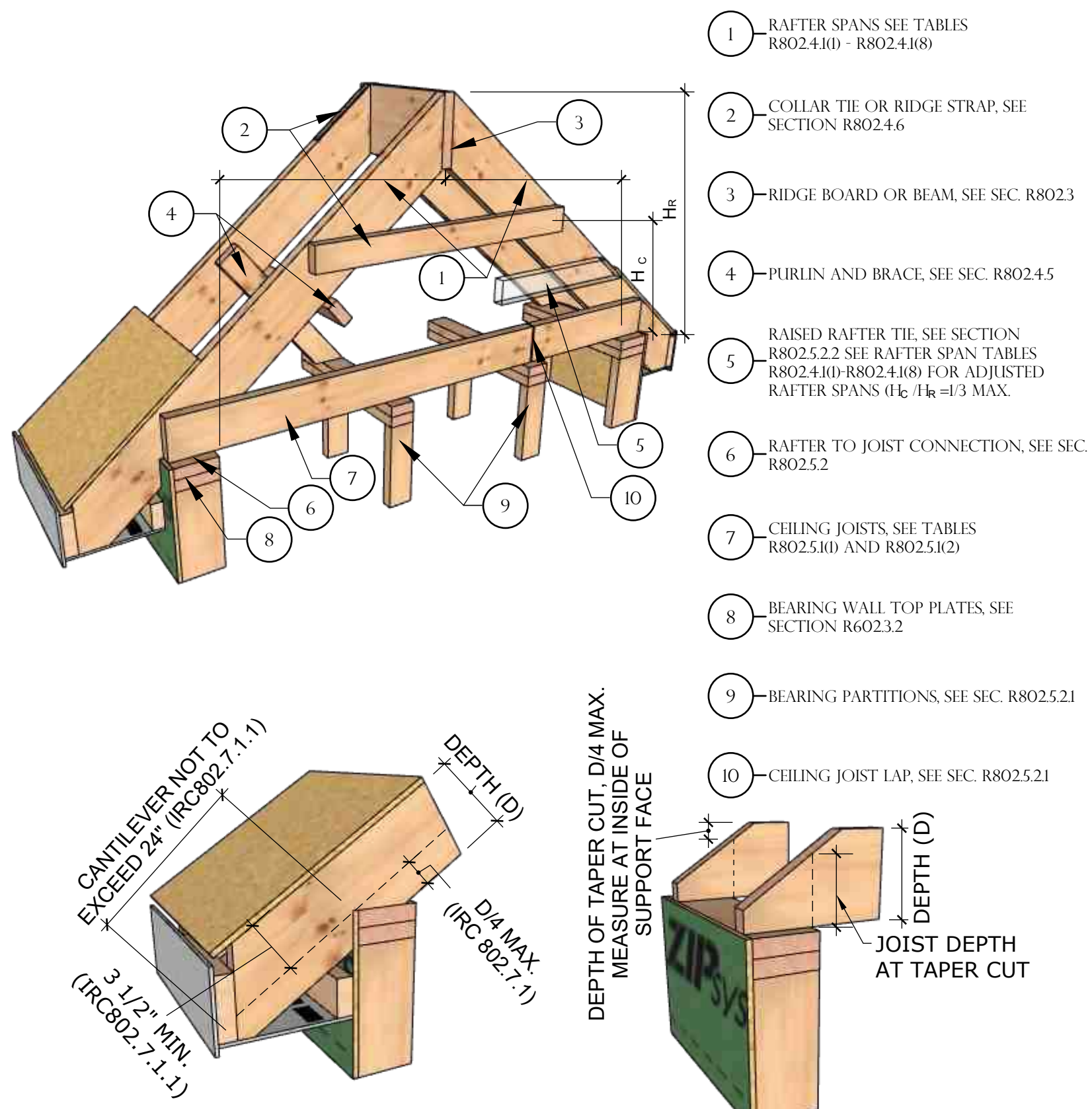
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STEPPED TREATED WALL PLATE

SCALE: Perspective

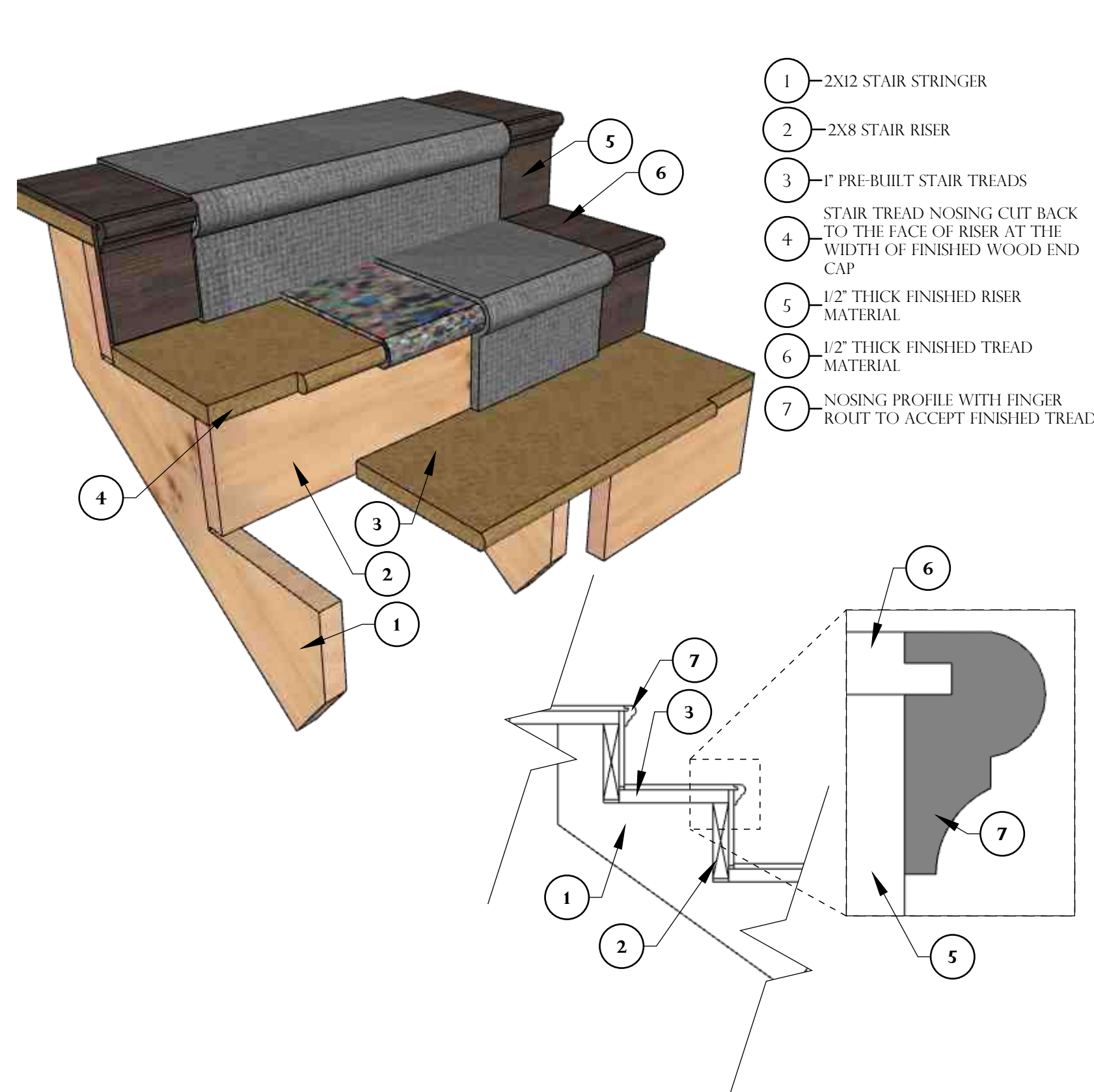
01
A3.42



RAFTER AND CEILING JOIST CODE DATA

SCALE: Perspective

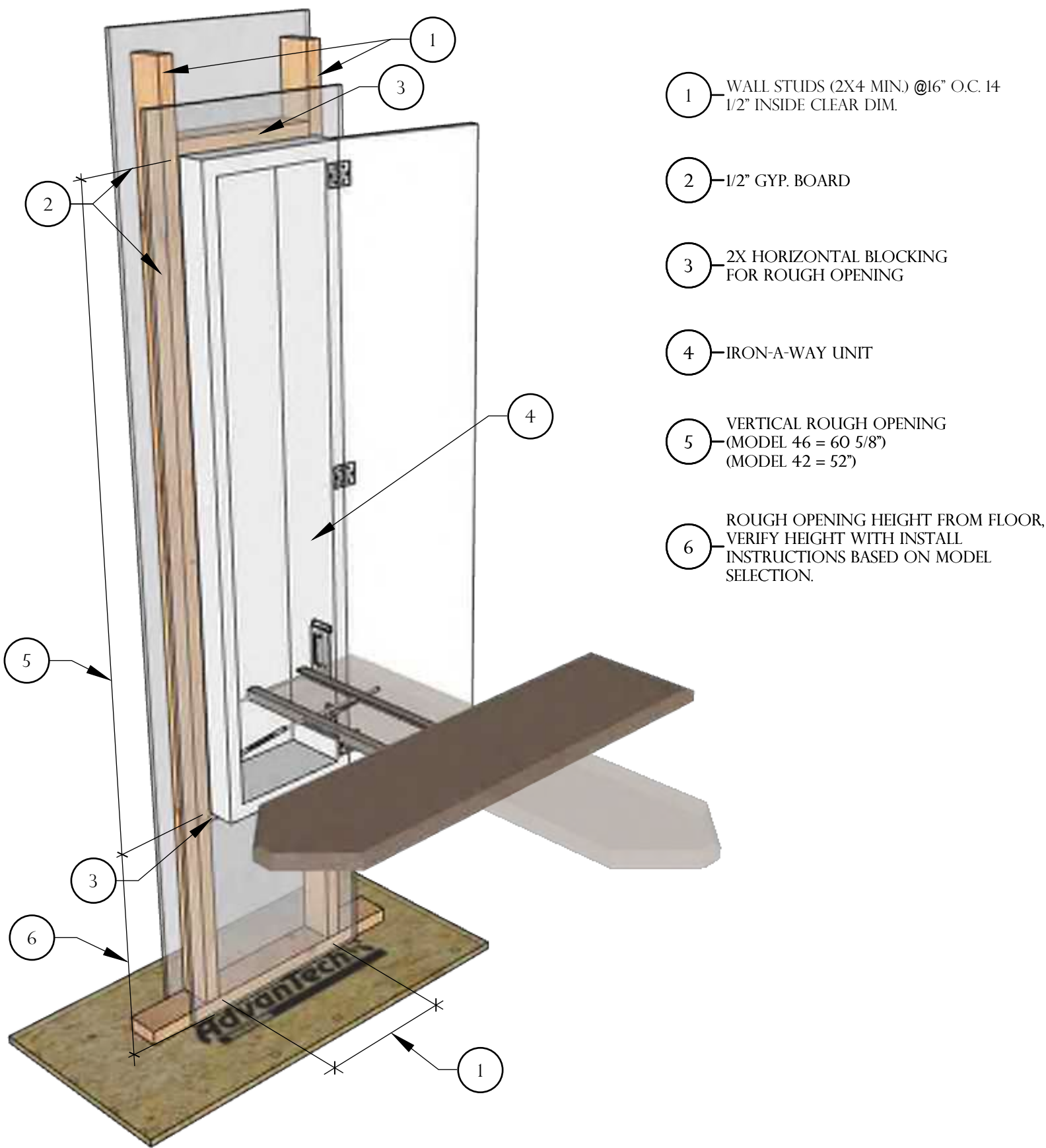
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A3.42



FINISHED WOOD END CAPS

SCALE: <Scale>

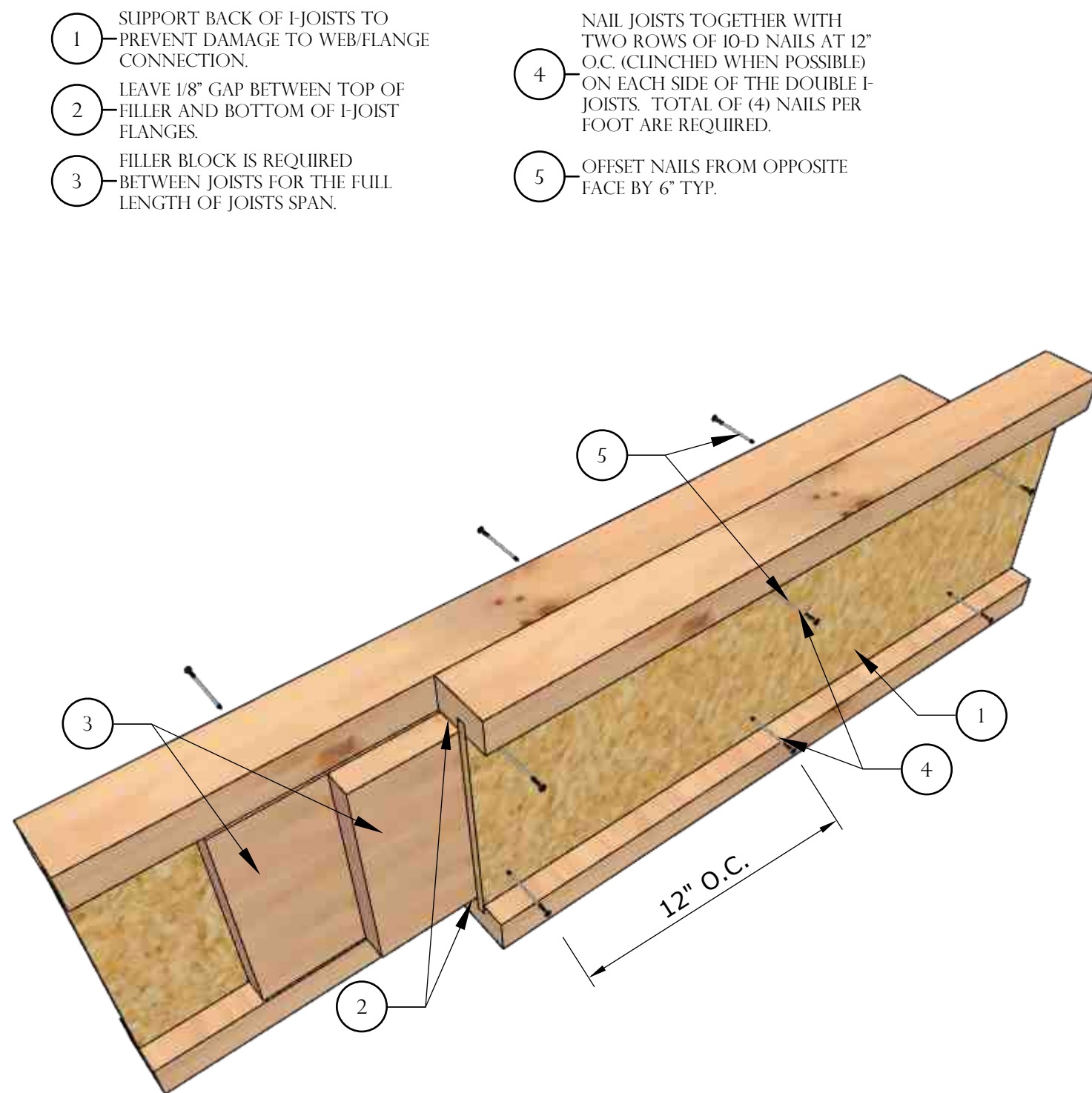
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A3.42



IRON-A-WAY FRAMING

SCALE: Perspective

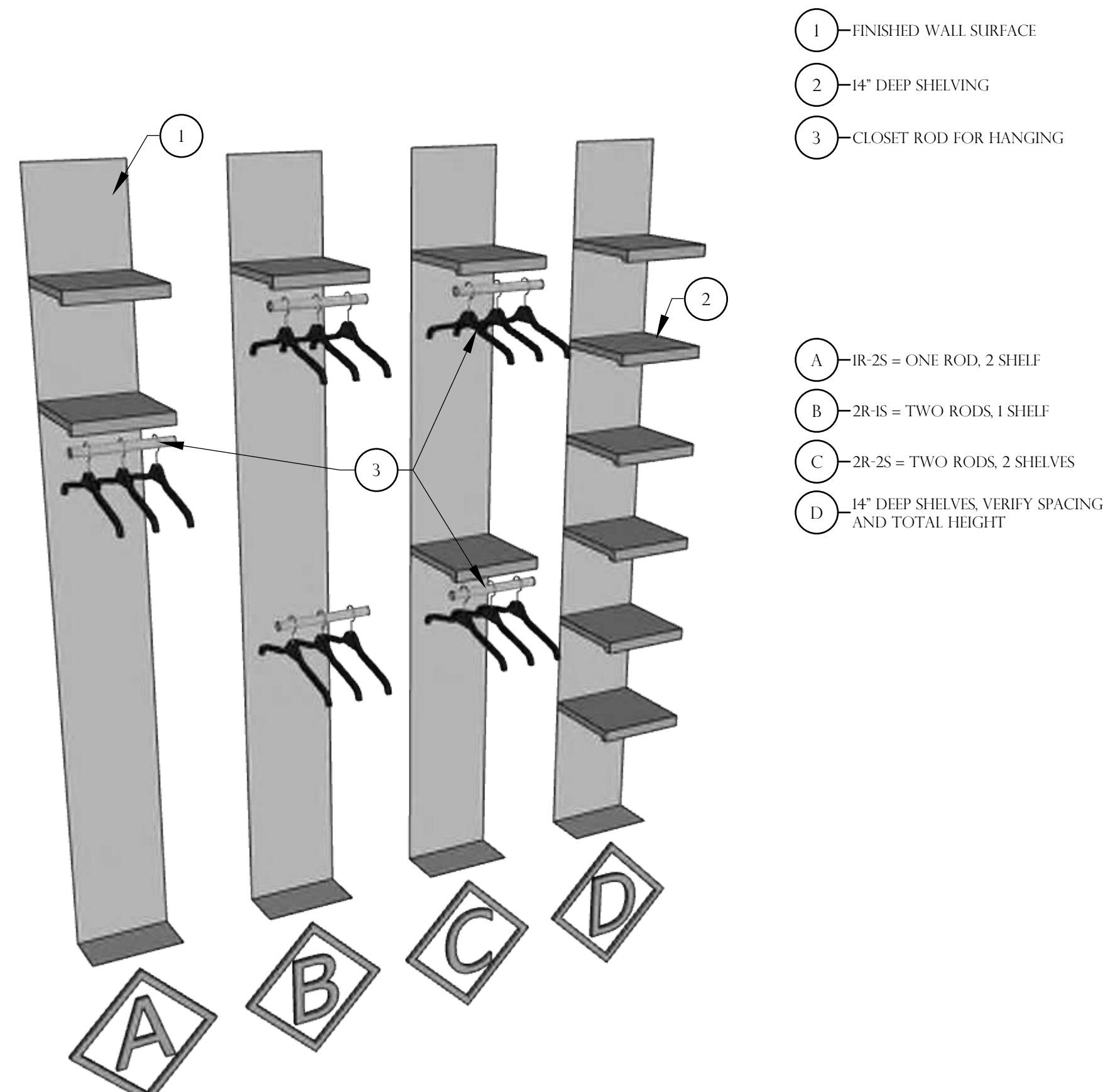
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A3.42



DOUBLE I-JOISTS CONNECTION

SCALE: Perspective

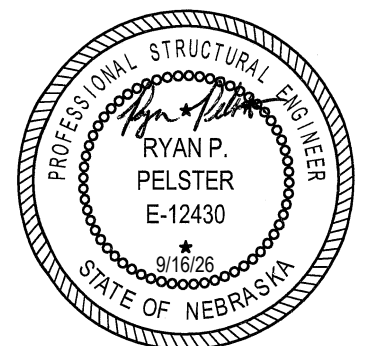
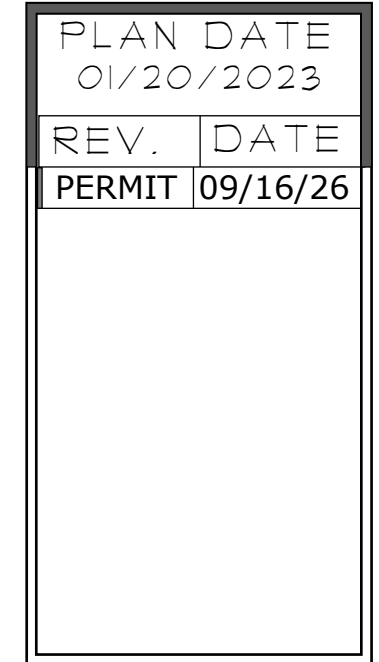
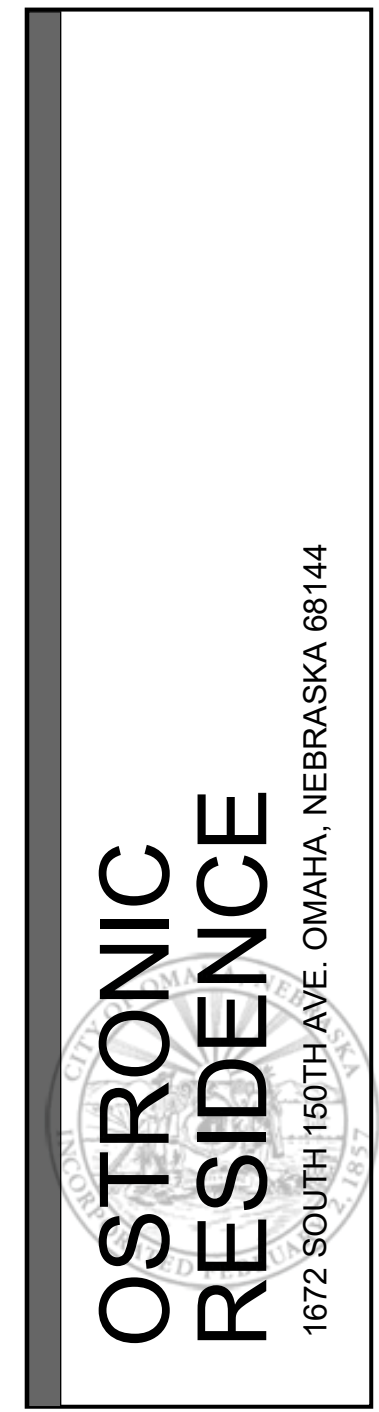
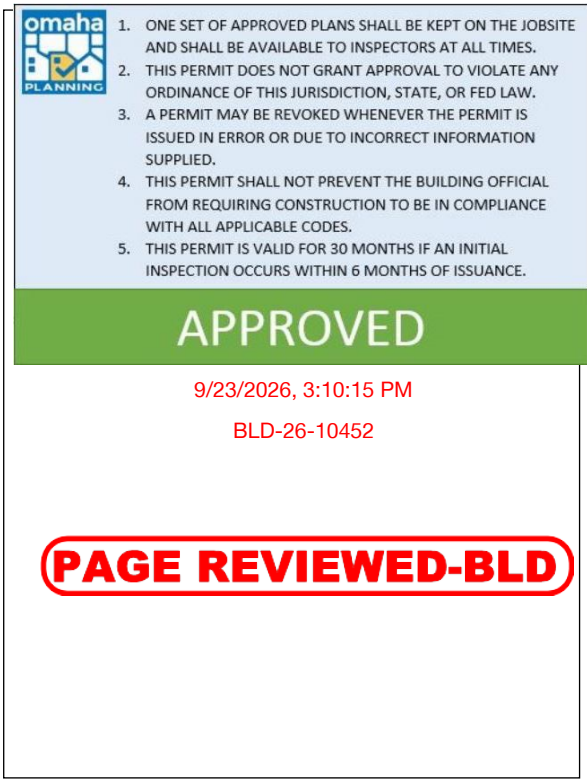
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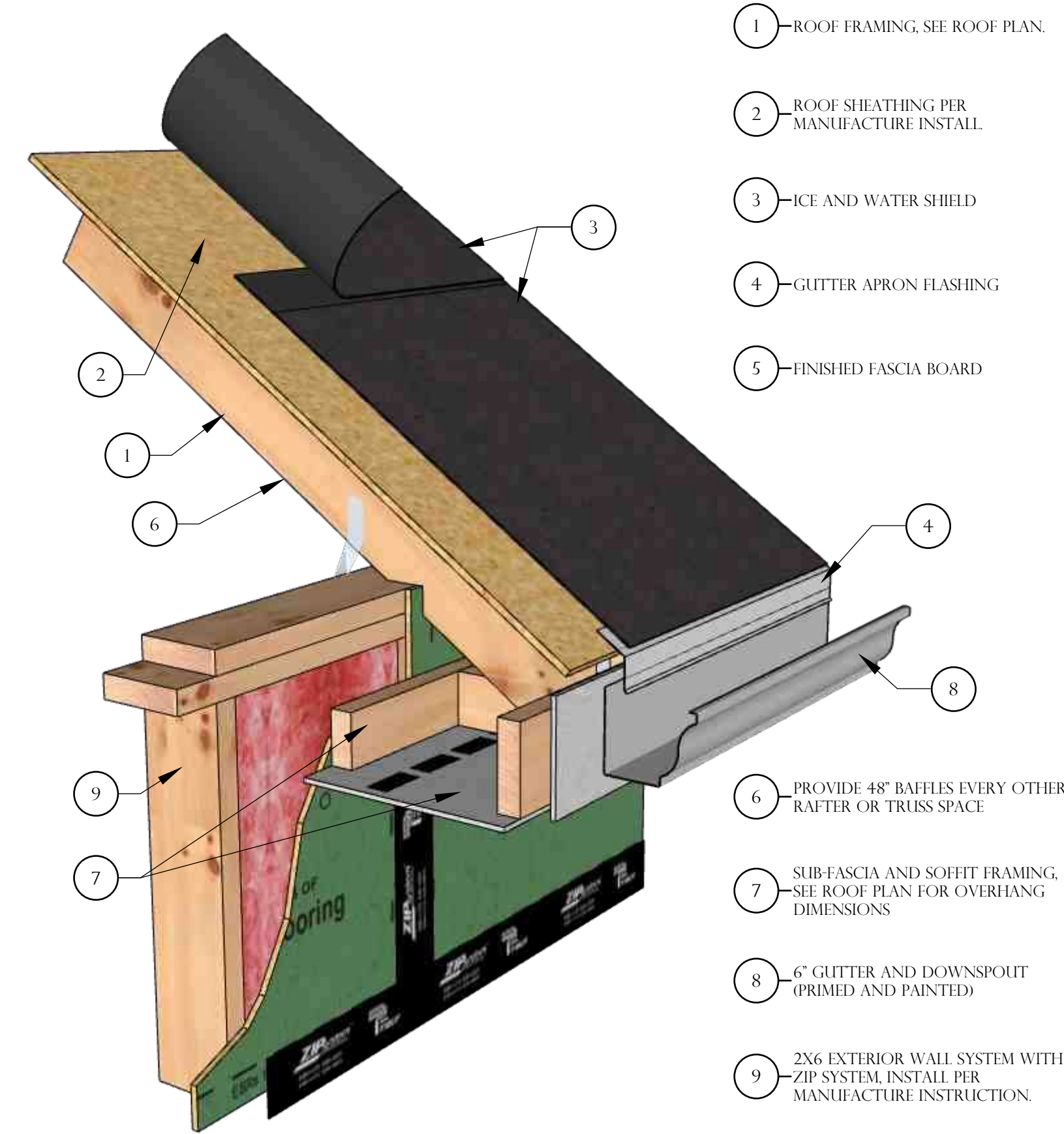


TYPICAL CLOSET AND SHELVING SYSTEMS

SCALE: Perspective

06
A3.42

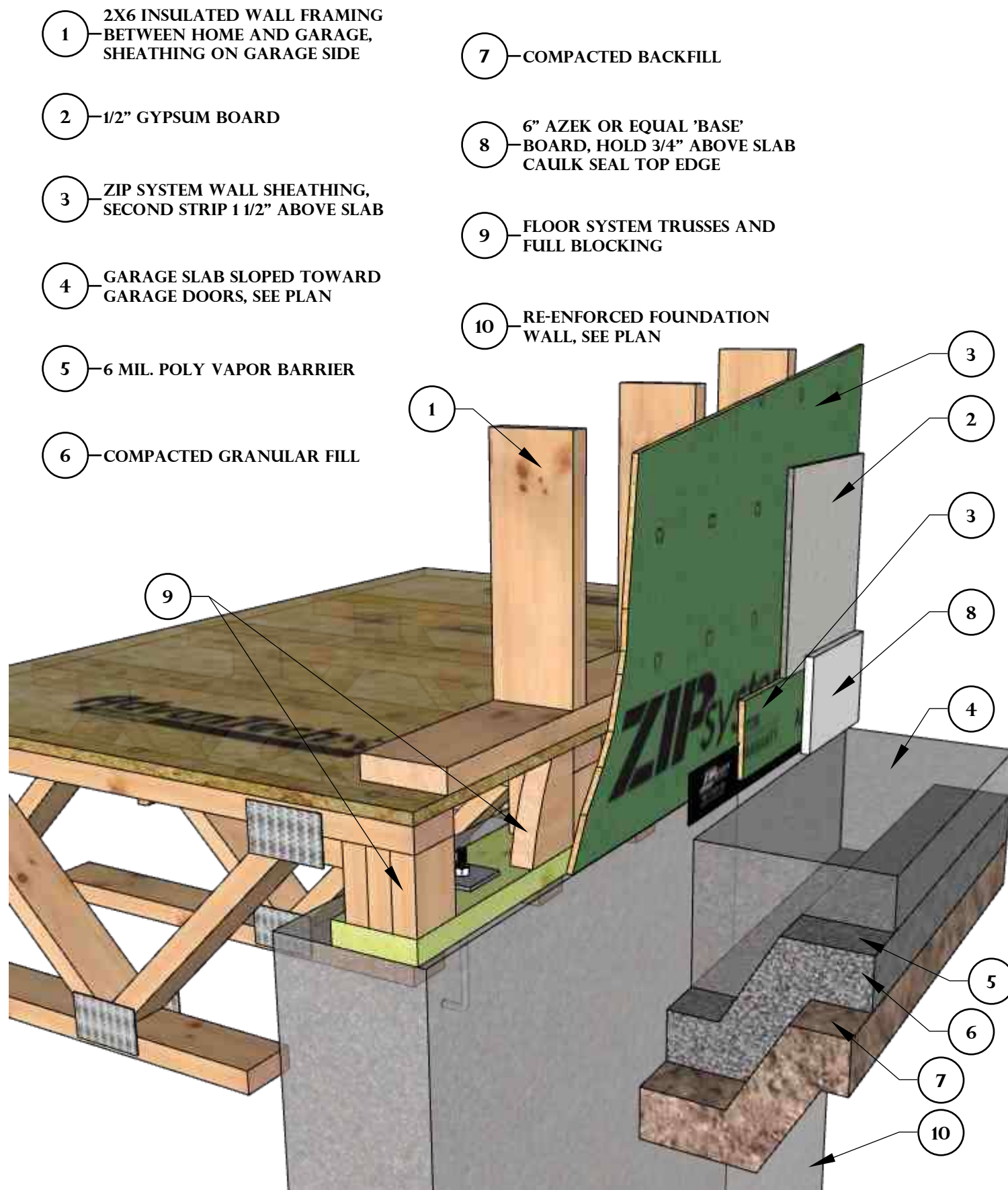




TYPICAL ROOF OVERHANG DETAIL

SCALE: Perspective

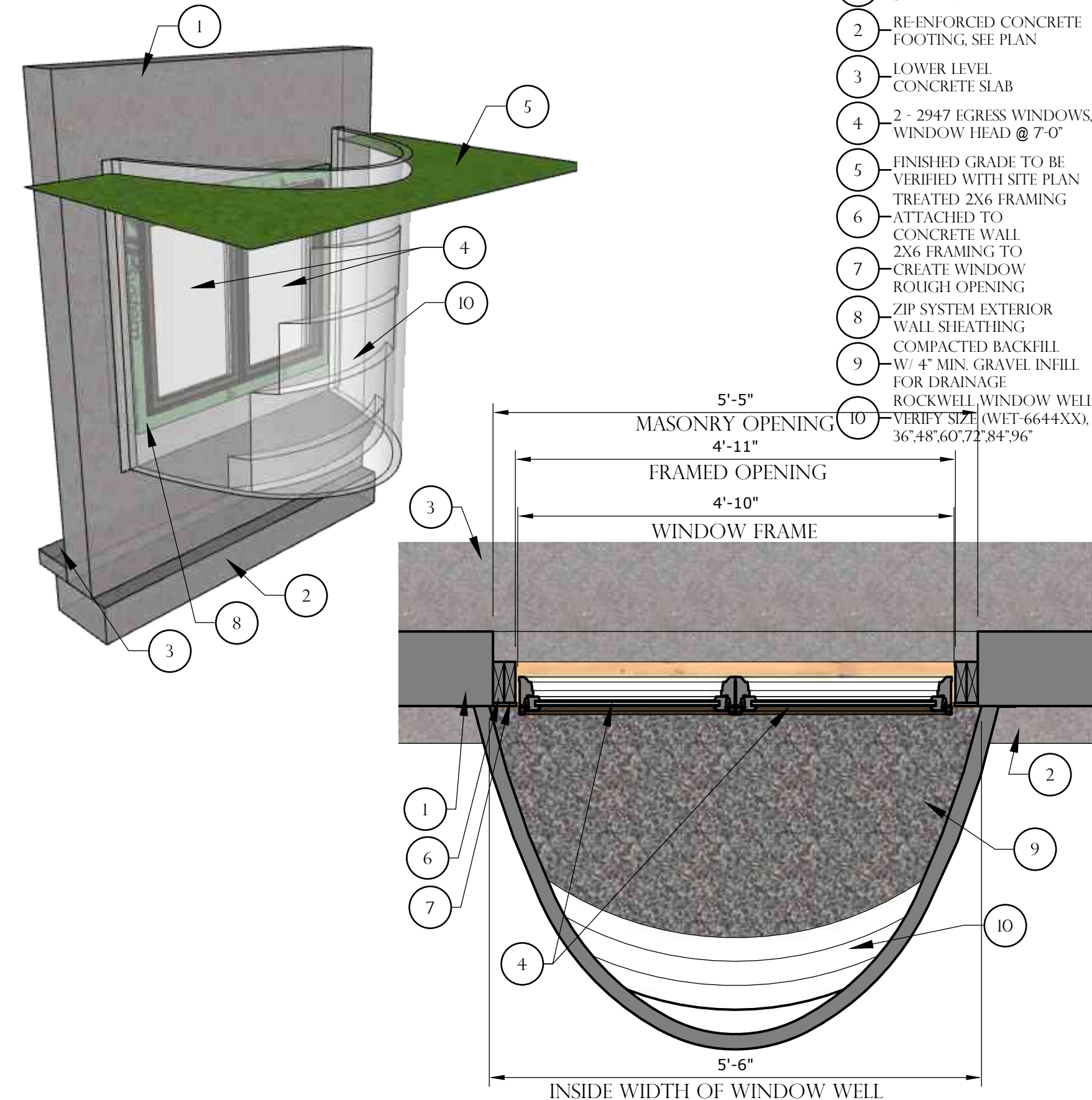
01
A3.43



GARAGE SLAB AGAINST FRAMING

SCALE: Perspective

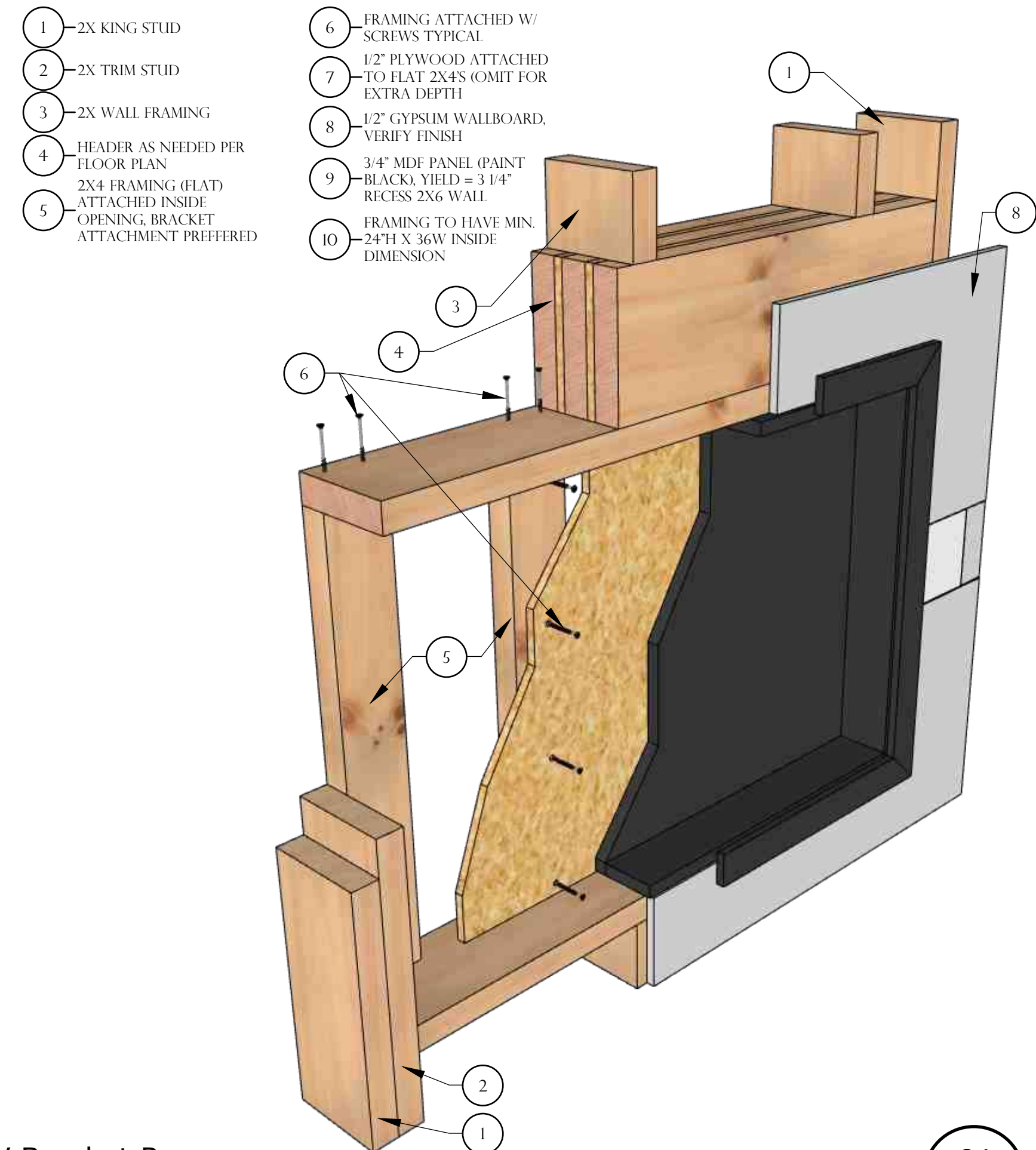
02
A3.43



EGRESS WINDOW WELL

SCALE: 3/4" = 1'-0"

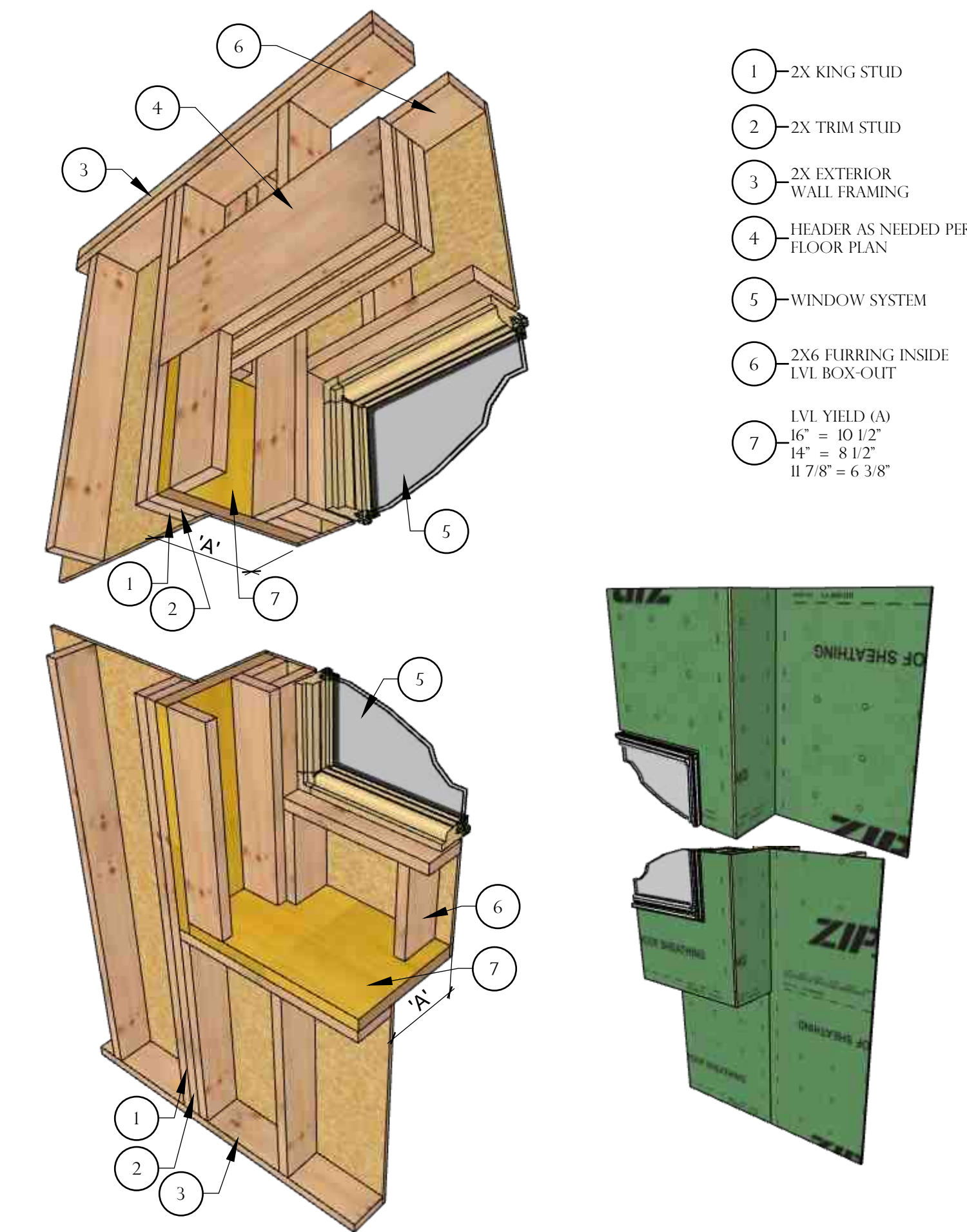
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A3.43



TV Bracket Recess

SCALE: Perspective

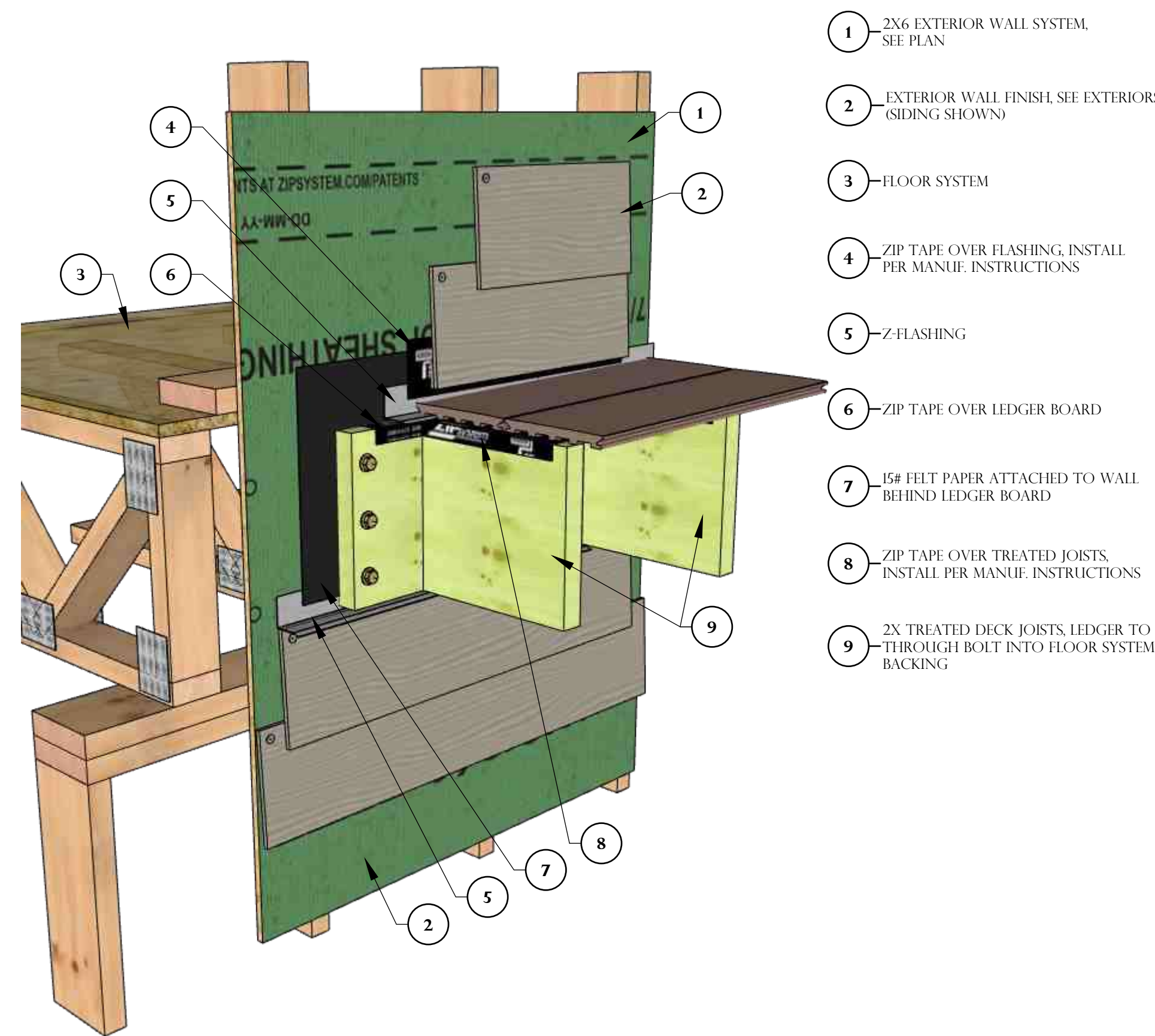
04
A3.43



Window Box Framing

SCALE: Perspective

05
A3.43



Deck Ledger

SCALE: Perspective

06
A3.43

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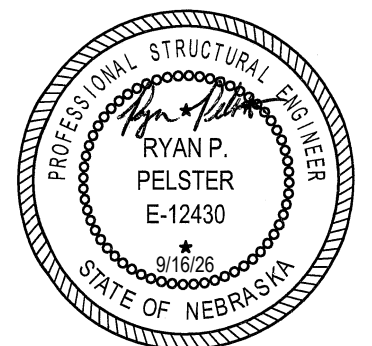
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PLAN DATE	01/20/2023
REV.	DATE
PERMIT	09/16/26



JOB NUMBER	15-2601
DESCRIPTION	STANDARD FRAMING DETAILS
PLAN SHEET	A3.43

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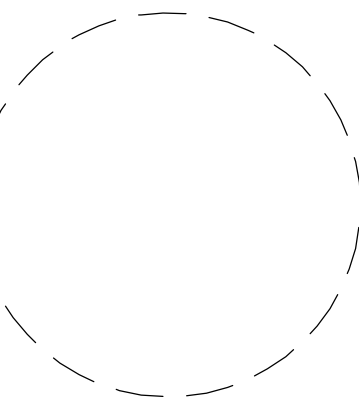
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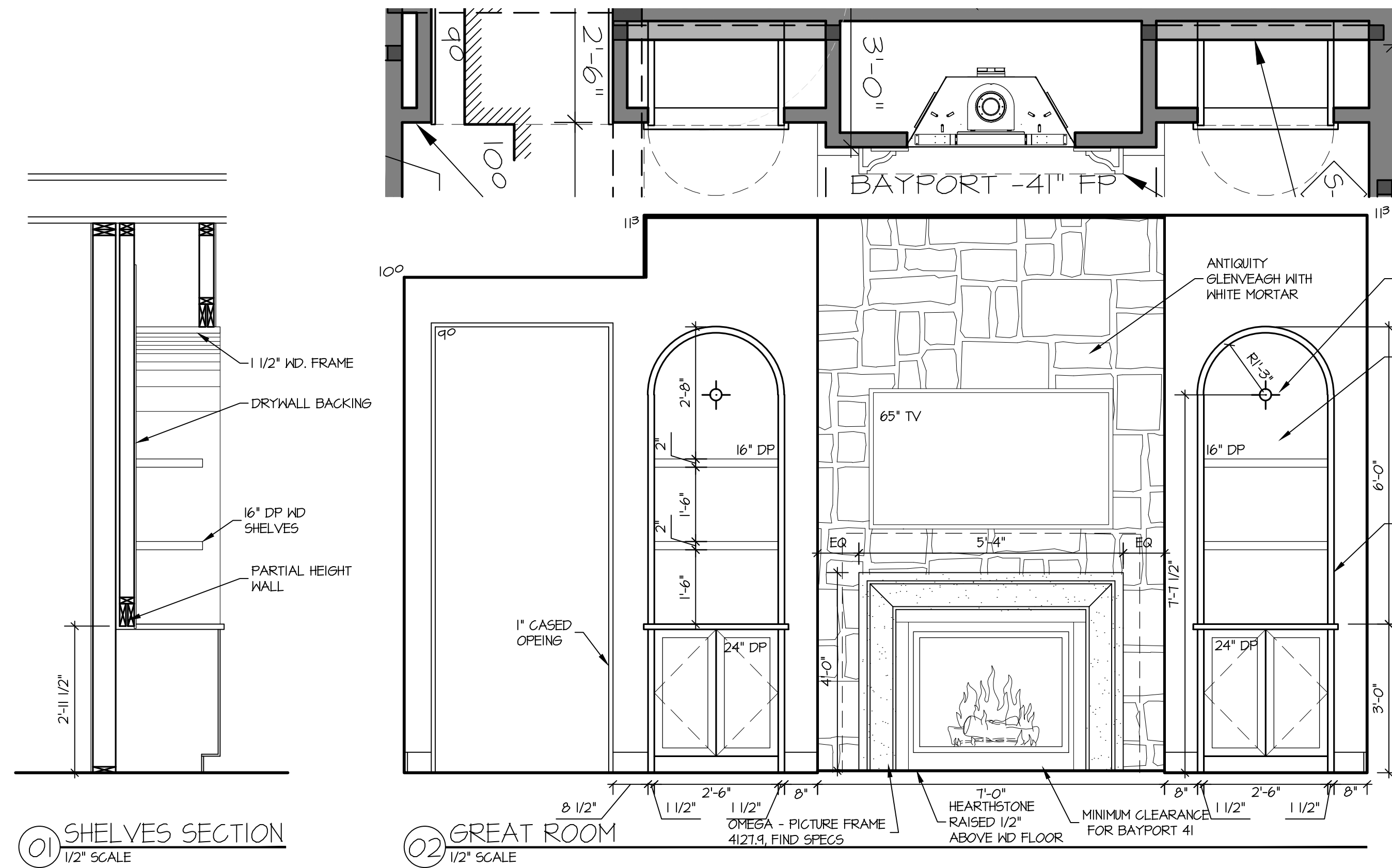
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PERMIT	09/16/26



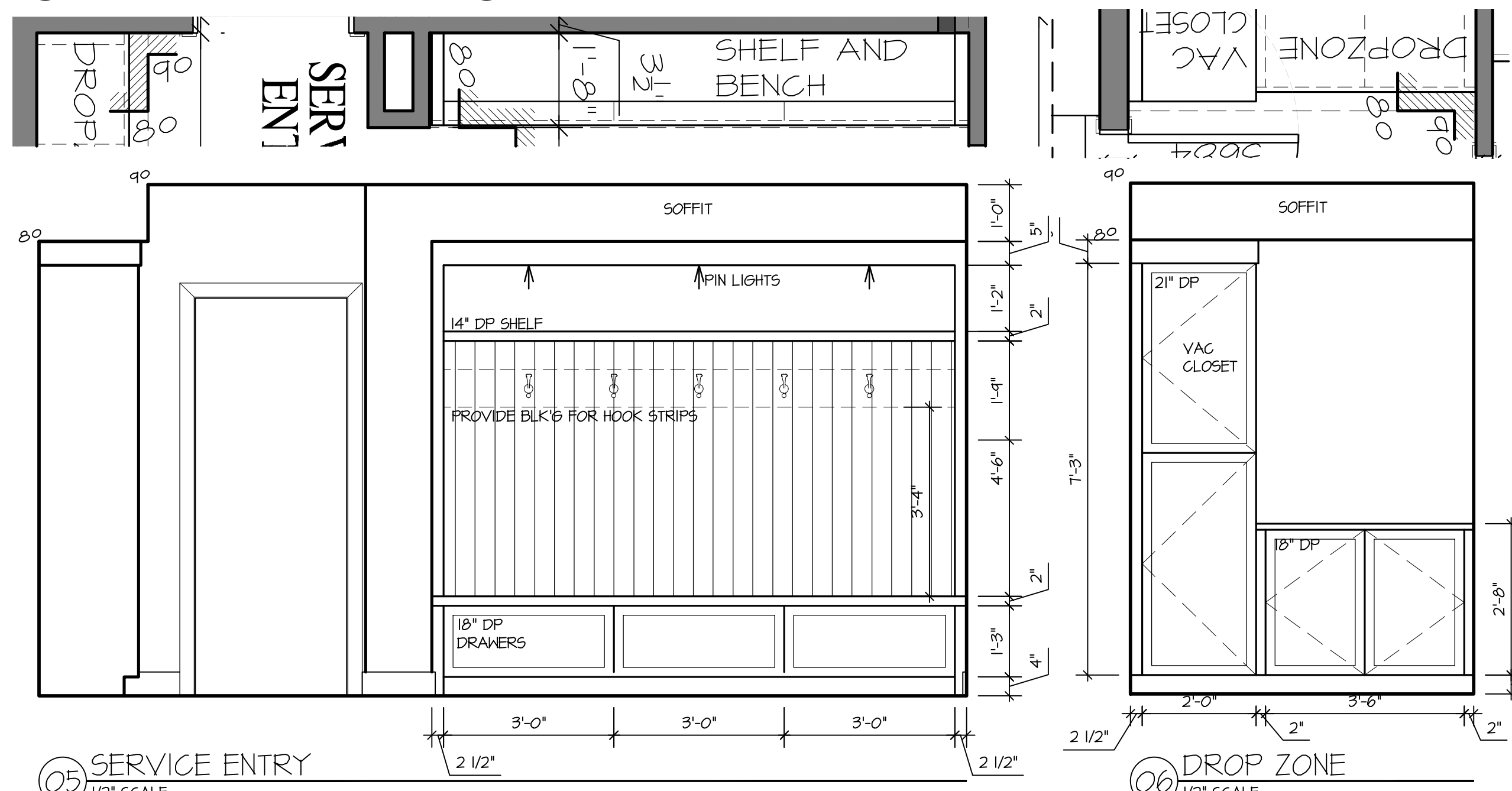
JOB NUMBER	15-2601
DESCRIPTION	INTERIOR ELEVATIONS
PLAN SHEET	A4.01

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01 SHELVES SECTION
1/2\"/>

02 GREAT ROOM
1/2\"/>



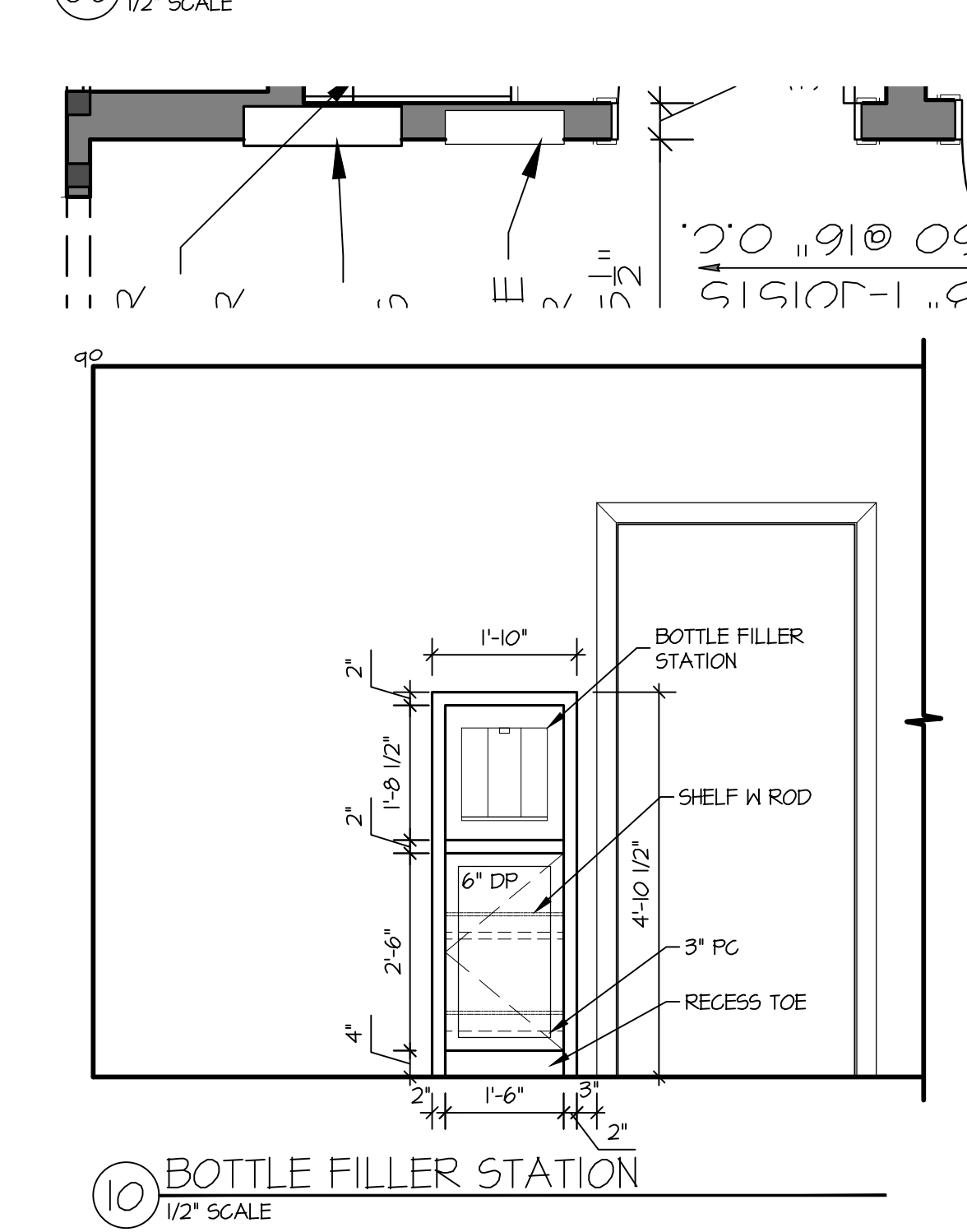
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1/2\"/>

06 DROP ZONE
1/2\"/>

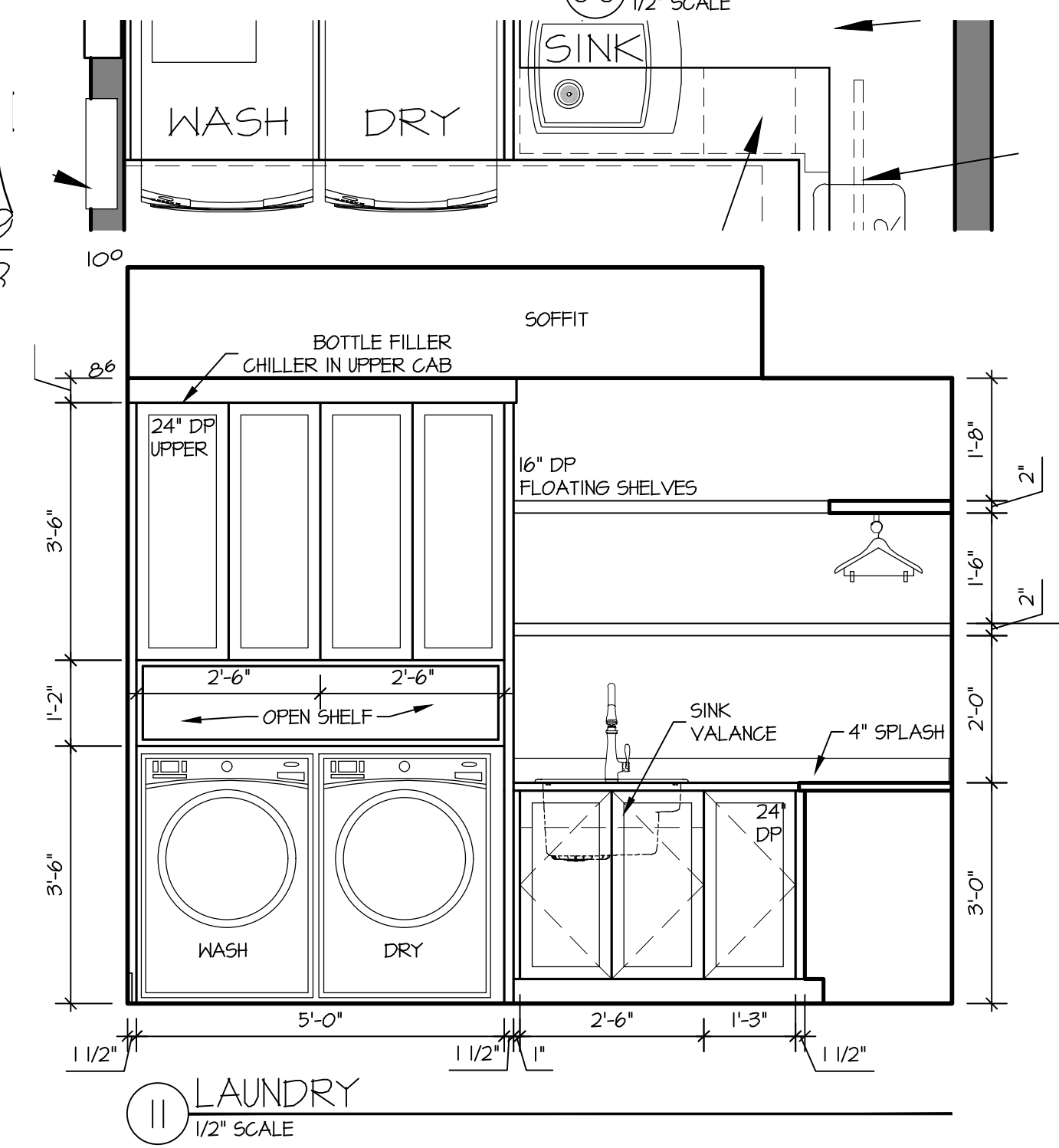
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1/2\"/>

08 HIDDEN PANTRY
1/2\"/>

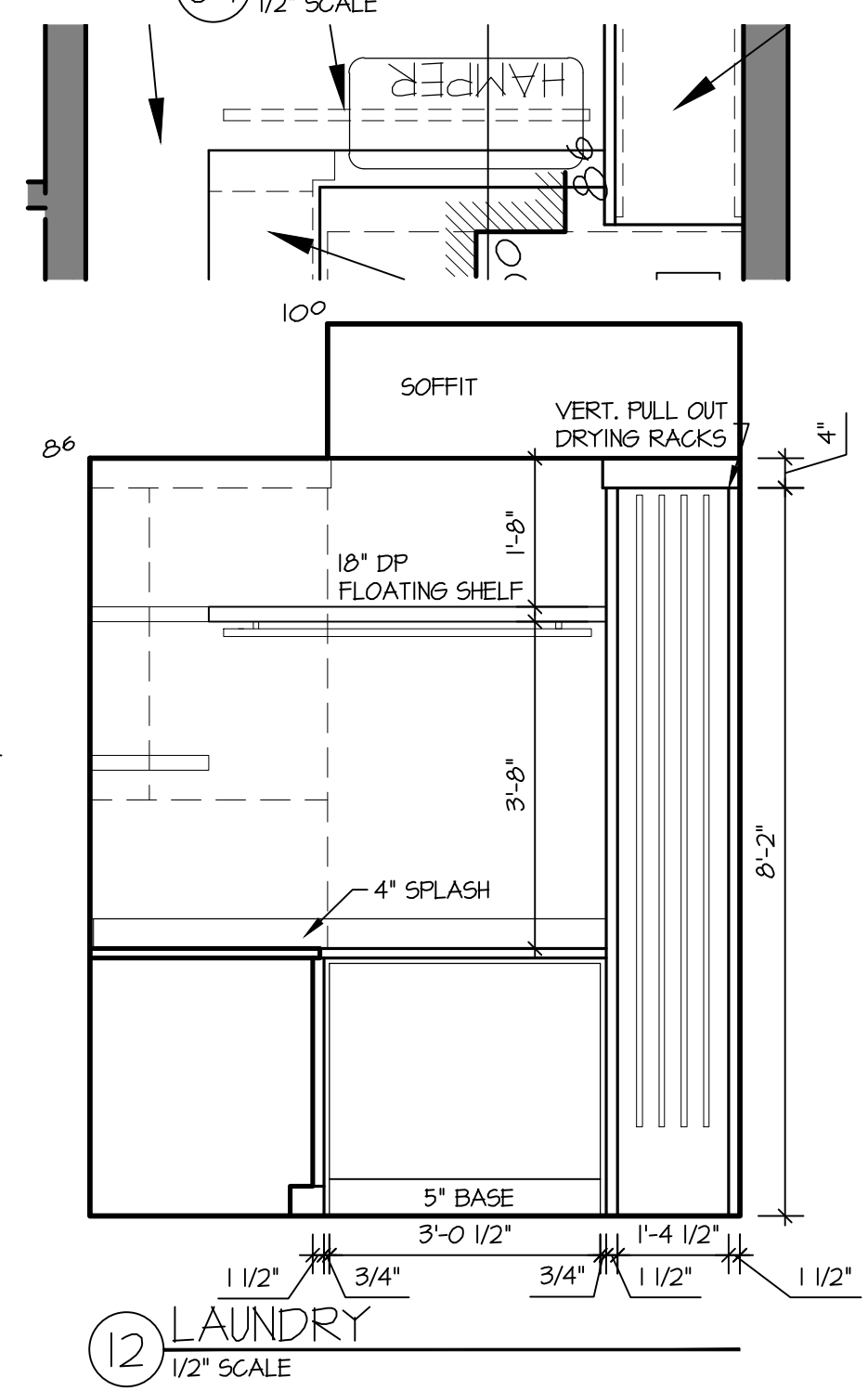
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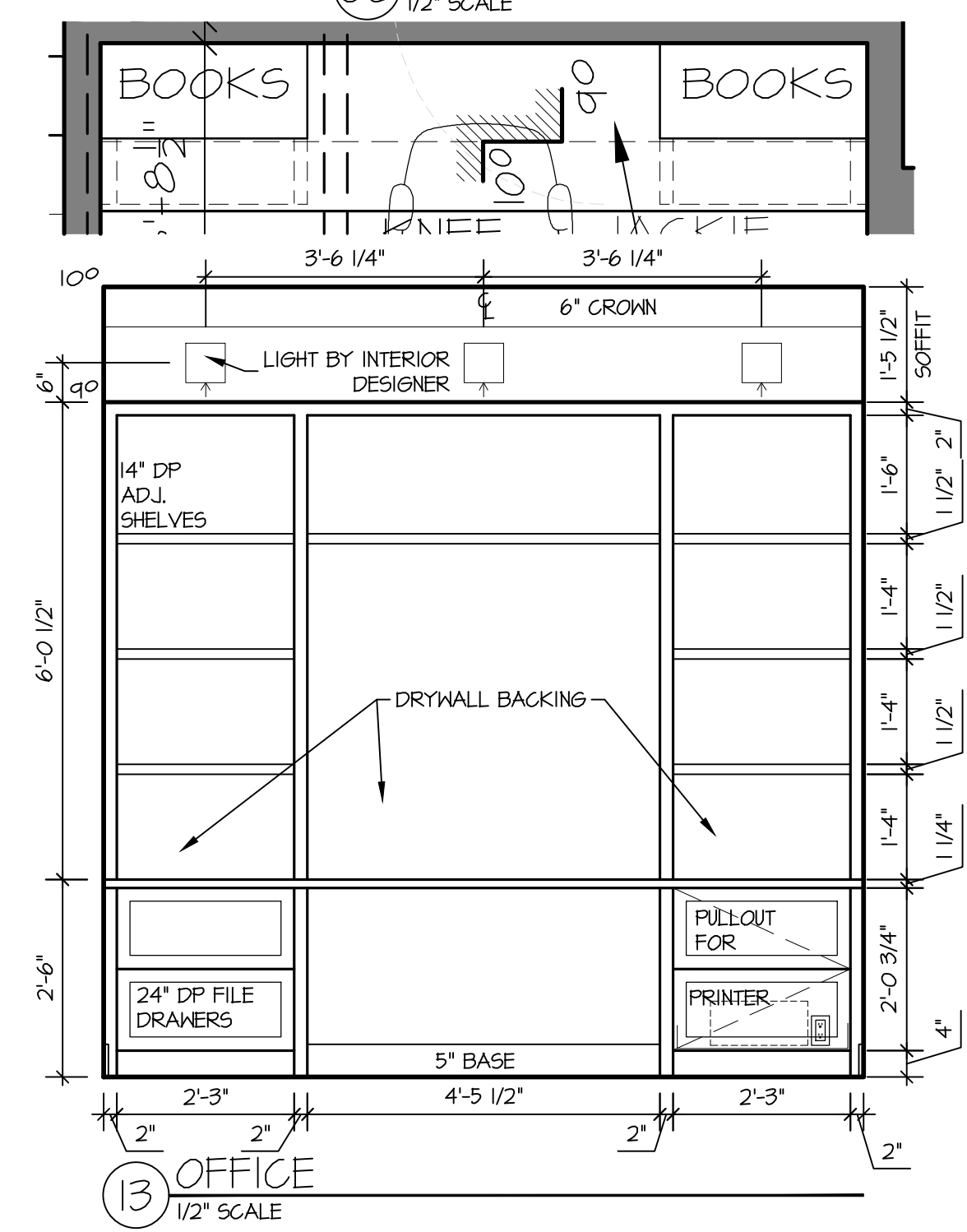
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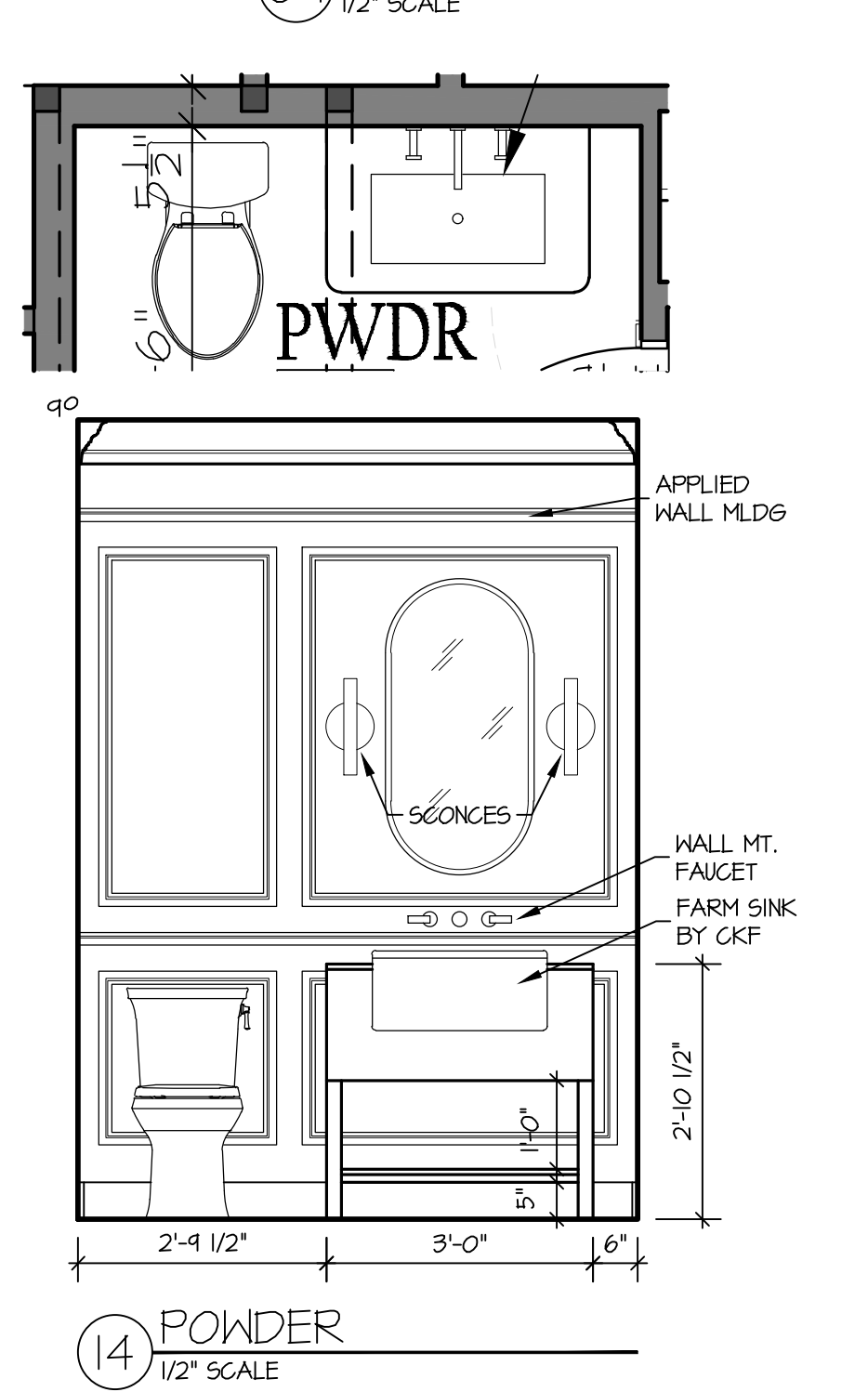
11 LAUNDRY
1/2\"/>



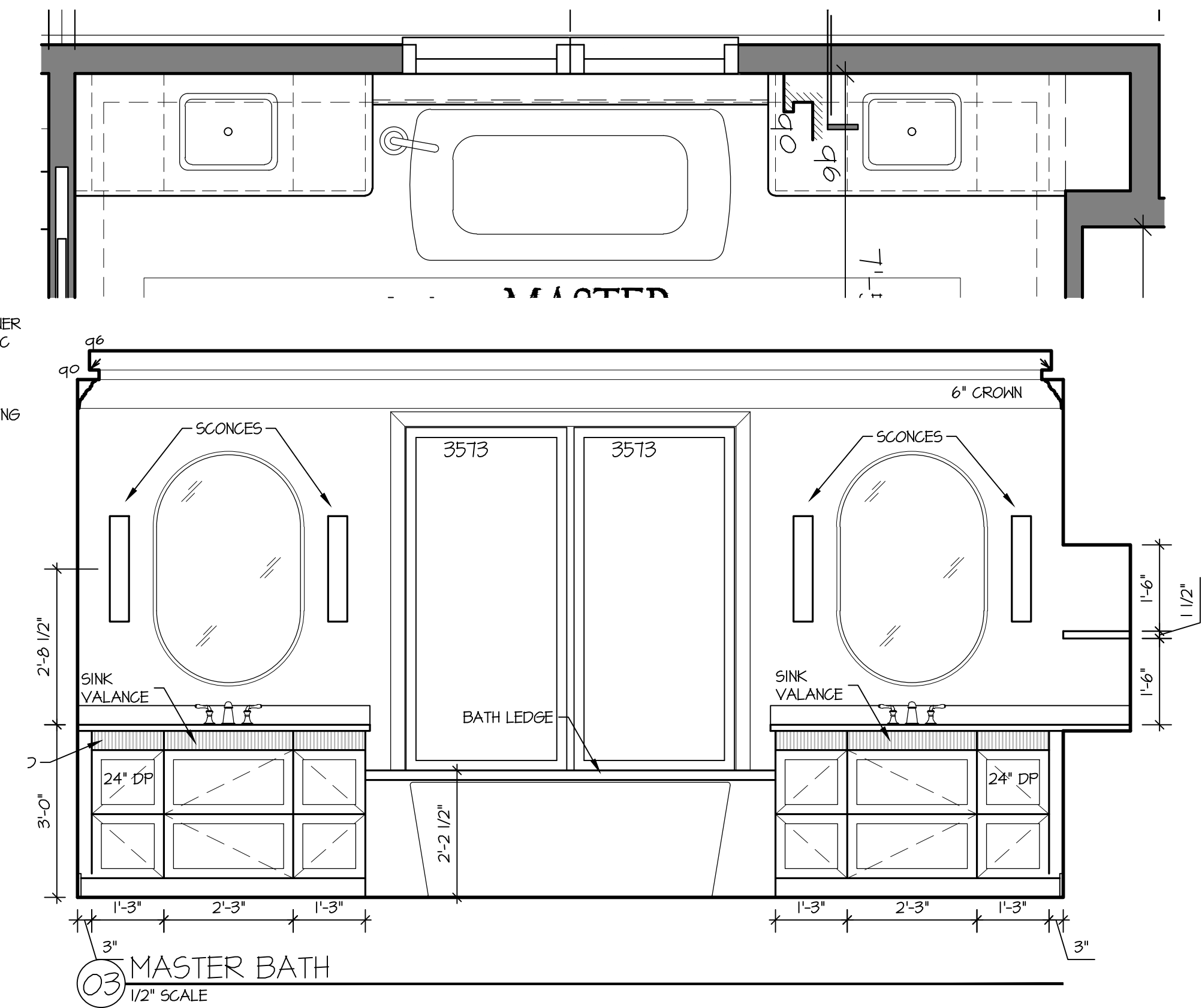
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1/2\"/>



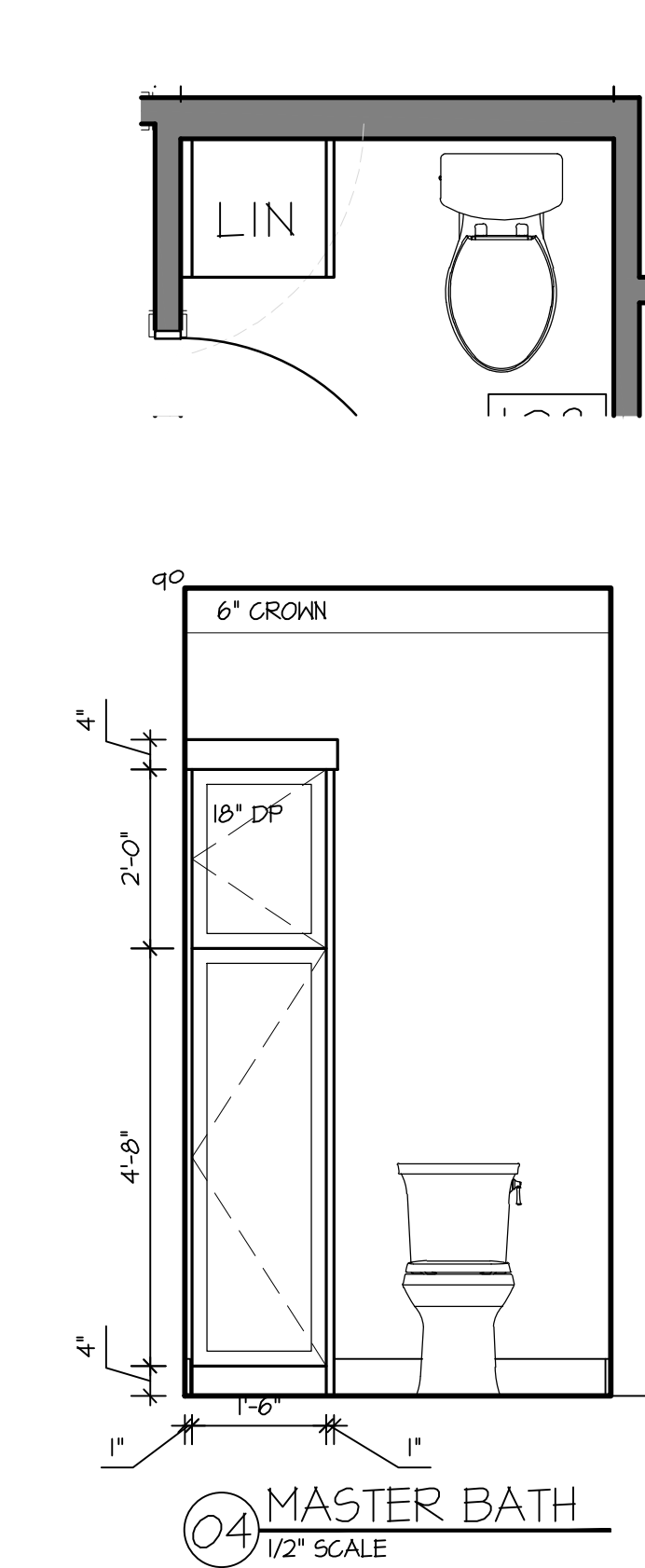
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1/2\"/>



14 POWDER
1/2\"/>



03 MASTER BATH
1/2\"/>



04 MASTER BATH
1/2\"/>

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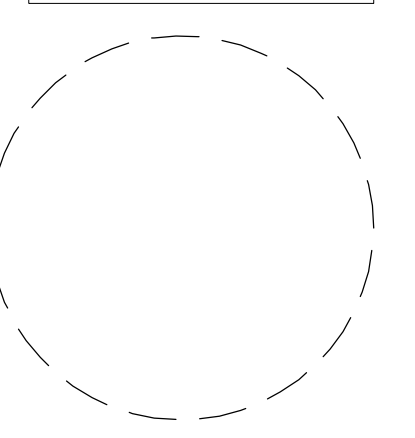
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PLAN DATE 07/31/2026	
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PERMIT	09/16/26

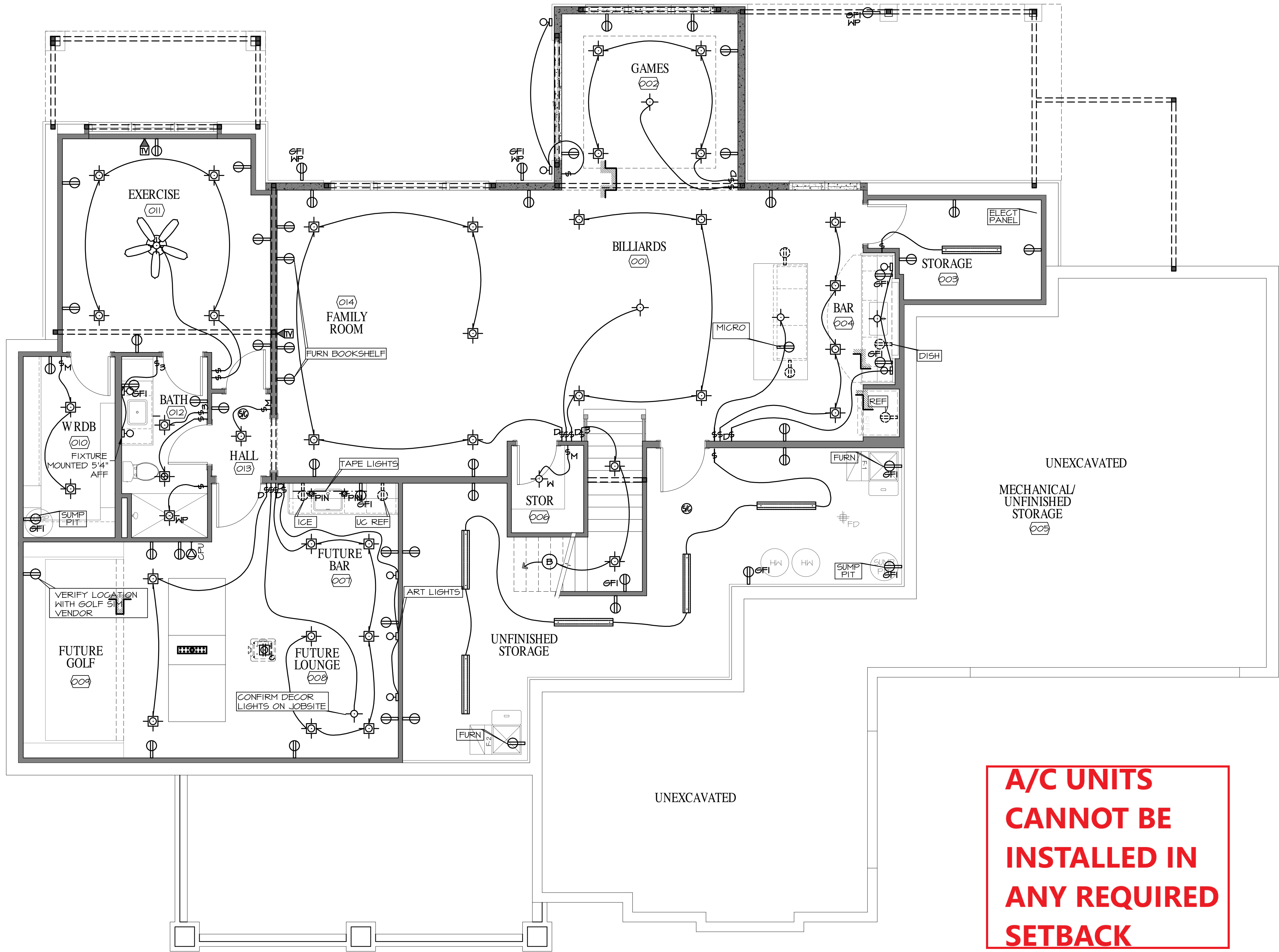


JOB NUMBER 15-2601
DESCRIPTION INTERIOR ELEVATIONS
PLAN SHEET A4.02

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SMOKE/CARBON MONOXIDE ALARMS

In new dwelling or existing dwellings where interior alterations, repairs or room additions occure, the dwelling shall be provided with smoke and carbon monoxide alarms. See IRC code sections R314 & R315 for locations, exceptions and complete specs.



LOWER LEVEL

1/4" = 1'-0"



A/C UNITS
CANNOT BE
INSTALLED IN
ANY REQUIRED
SETBACK

SWITCHES & CONTROLS	
	SWITCH (SINGLE POLE)
	SWITCH (THREE WAY)
	SWITCH (FOUR WAY)
	SWITCH (DIMMER)
	SWITCH (JAMB)
	SWITCH (MOTION)
	FLOOR TO FLOOR CONNECTION
	MOTION SENSOR
	SECURITY KEYPAD
	ZONE CONTROL SYSTEM
	MSDE
	ELECTRICAL PANEL
RECEPTACLES	
	110V DUPLEX OUTLET
	110V DUPLEX OUTLET (UNDERCOUNTER)
	110V DUPLEX OUTLET (GROUND FAULT INTERRUPTER)
	110V DUPLEX OUTLET (GFI AND WATERPROOF)
	110V DUPLEX OUTLET (BOTTOM SWITCHED)
	110V QUADPLEX OUTLET
	220V DUPLEX OUTLET
	UNDERCOUNTER PLUS MOULD
	110V DUPLEX OUTLET (FLOOR MOUNTED)
	110V DUPLEX OUTLET (CEILING MOUNTED)
	USB/DUPLEX CHARGING STATION
	PHONE JACK
	DATA/CABLE
	CONTROL KEYPAD
	THERMOSTAT CONTROL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR
	TV LOCATION
	DATA PULL LOCATION (CONDUIT TO ABOVE CEILING)
LIGHTING FIXTURES	
	SURFACE LIGHT FIXTURE
	SURFACE LIGHT FIXTURE
	RECESSED CAN LIGHT
	RECESSED SLOPED CAN LIGHT
	RECESSED EYE CAN LIGHT
	RECESSED SLOPED EYE CAN LIGHT
	RECESSED PUCK LIGHT
	WELL LIGHT
	UNDERCOUNTER LIGHT
	INDIRECT LIGHTING
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	FAN/LIGHT COMBO
	FLOOD LIGHT
	SOLATUBE W/ RIGID TUNNEL
	TREAD LIGHT
	TRACK LIGHTING
	SURFACE MOUNT LINEAR FIXTURE
	2X2 RECESSED MOUNT LINEAR FIXTURE
	2X4 RECESSED MOUNT LINEAR FIXTURE
	SURFACE MOUNT LINEAR LED FIXTURE
EMERGENCY	
	STROBE ONLY
	HORN STROBE
	EMERGENCY LIGHTING
	EXIT LIGHTING
	FIRE HORN
	MINI HORN
	MAGNETIC DOOR HOLDER
	EXIT SIGNAGE
MISCELLANEOUS	
	CEILING FAN/LIGHT COMBO
	CEILING FAN ONLY

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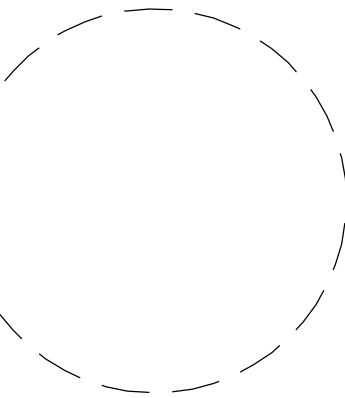
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PLAN DATE	
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REV.	DATE
BID SET	09/11/26
PERMIT	09/16/26



JOB NUMBER
15-2601
DESCRIPTION
LOWER LEVEL ELECTRICAL PLAN
PLAN SHEET
E1.01

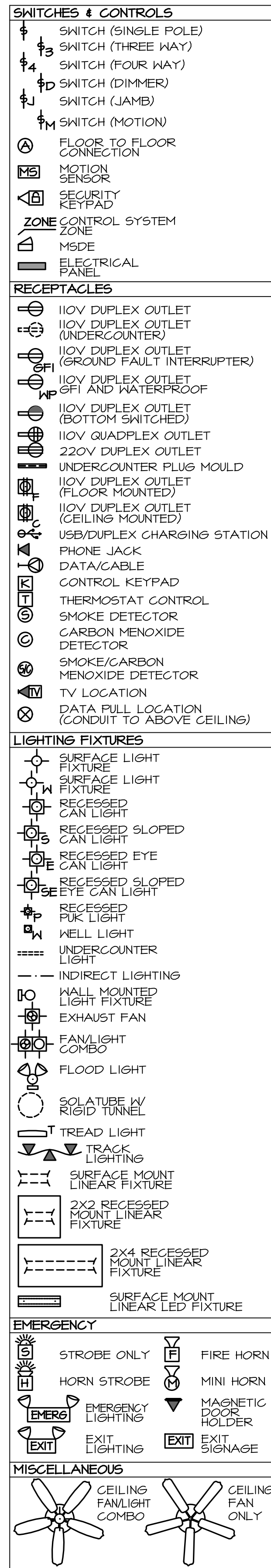
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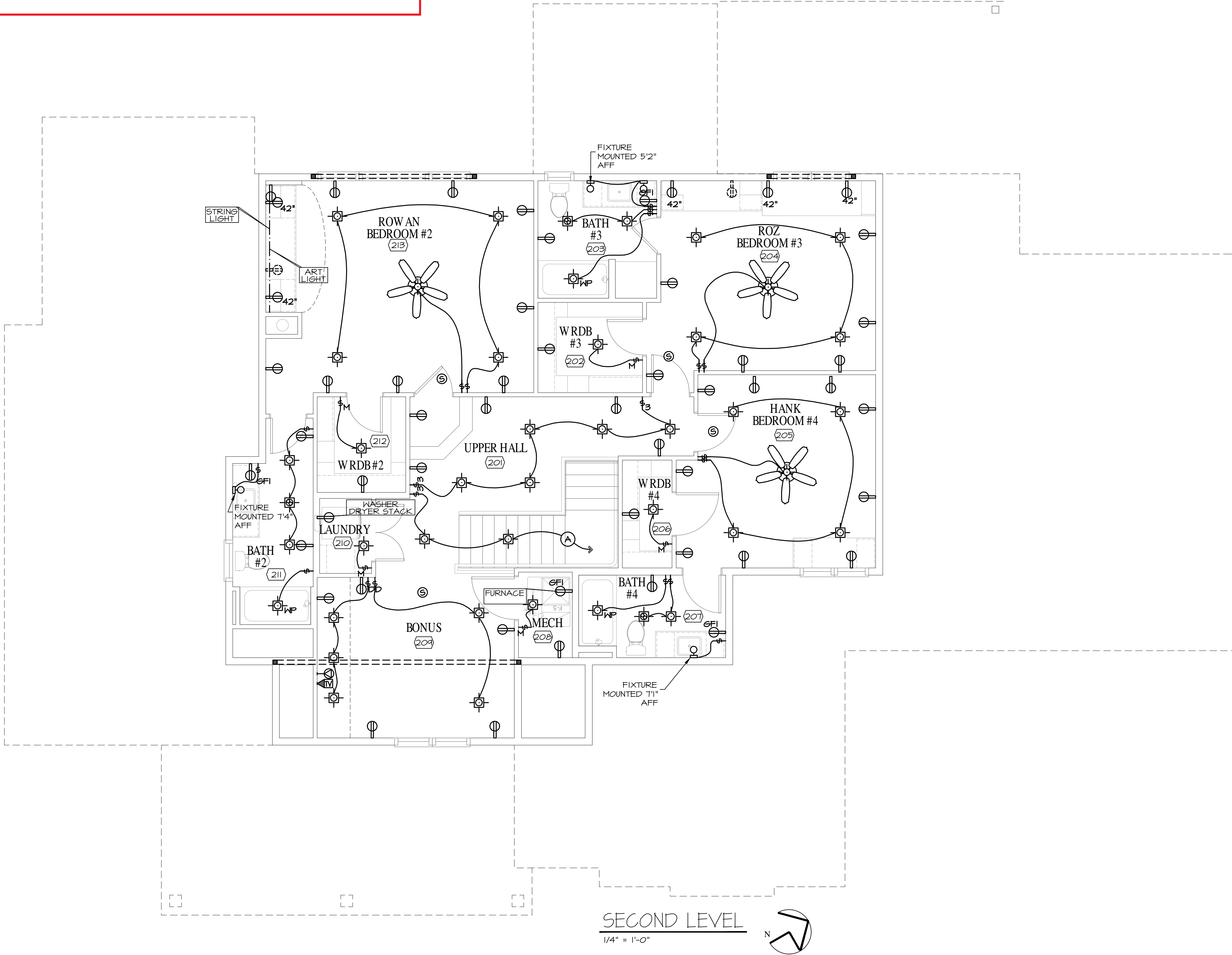
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HOME PAGE A.0.01
PLOT DATE: 9/16/2026
C:\USER5\ABRUCK\McNEIL COMPANY DROPBOX\ADAM B\McNEIL DESIGN\RESIDENTIAL\15-2601 OSTRONIC HEARTWOOD LOT\01E1 ELECTRICAL.DWG

SMOKE/CARBON MONOXIDE ALARMS
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SWITCHES & CONTROLS	
	SWITCH (SINGLE POLE)
	SWITCH (THREE WAY)
	SWITCH (FOUR WAY)
	SWITCH (DIMMER)
	SWITCH (JAMB)
	SWITCH (MOTION)
	FLOOR TO FLOOR CONNECTION
	MOTION SENSOR
	SECURITY KEYPAD
	ZONE CONTROL SYSTEM
	MSDE
	ELECTRICAL PANEL
RECEPTACLES	
	110V DUPLEX OUTLET (UNDERCOUNTER)
	110V DUPLEX OUTLET (GROUND FAULT INTERRUPTER)
	110V DUPLEX OUTLET (GFI AND WATERPROOF)
	110V DUPLEX OUTLET (BOTTOM SWITCHED)
	110V QUADPLEX OUTLET
	220V DUPLEX OUTLET
	UNDERCOUNTER PLUS MOULD
	110V DUPLEX OUTLET (FLOOR MOUNTED)
	110V DUPLEX OUTLET (CEILING MOUNTED)
	USB/DUPLEX CHARGING STATION
	PHONE JACK
	DATA/CABLE
	CONTROL KEYPAD
	THERMOSTAT CONTROL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR
	TV LOCATION
	DATA PULL LOCATION (CONDUIT TO ABOVE CEILING)
LIGHTING FIXTURES	
	SURFACE LIGHT FIXTURE
	SURFACE LIGHT FIXTURE
	RECESSED CAN LIGHT
	RECESSED SLOPED CAN LIGHT
	RECESSED EYE CAN LIGHT
	RECESSED SLOPED EYE CAN LIGHT
	RECESSED PUCK LIGHT
	WELL LIGHT
	UNDERCOUNTER LIGHT
	INDIRECT LIGHTING
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	FAN/LIGHT COMBO
	FLOOD LIGHT
	SOLATUBE w/ RIGID TUNNEL
	TREAD LIGHT
	TRACK LIGHTING
	SURFACE MOUNT LINEAR FIXTURE
	2X2 RECESSED MOUNT LINEAR FIXTURE
	2X4 RECESSED MOUNT LINEAR FIXTURE
	SURFACE MOUNT LINEAR LED FIXTURE
EMERGENCY	
	STROBE ONLY
	HORN STROBE
	EMERGENCY LIGHTING
	EXIT LIGHTING
	FIRE HORN
	MINI HORN
	MAGNETIC DOOR HOLDER
	EXIT SIGNAGE
MISCELLANEOUS	
	CEILING FAN/LIGHT COMBO
	CEILING FAN ONLY

1. ONE SET OF APPROVED PLANS SHALL BE KEPT ON THE JOB SITE AND SHALL BE AVAILABLE TO INSPECTORS AT ALL TIMES.

2. THIS PERMIT DOES NOT GRANT APPROVAL TO VIOLATE ANY ORDINANCE OF THIS JURISDICTION, STATE, OR FED LAW.

3. A PERMIT MAY BE REVOKED WHENEVER THE PERMIT IS ISSUED IN ERROR OR DUE TO INCORRECT INFORMATION SUPPLIED.

4. THIS PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING CONSTRUCTION TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES.

5. THIS PERMIT IS VALID FOR 30 MONTHS IF AN INITIAL INSPECTION OCCURS WITHIN 6 MONTHS OF ISSUANCE.

APPROVED

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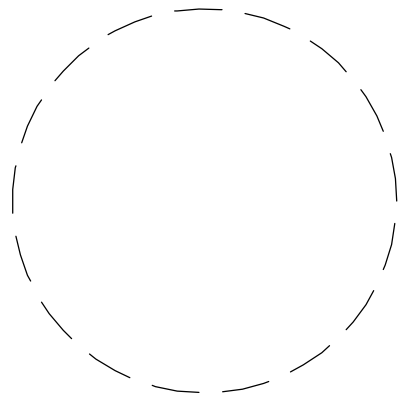
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RESIDENCE

1672 SOUTH 150TH AVE. OMAHA, NEBRASKA 68144

McNEIL
COMPANY

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Omaha, NE 68137
402-333-1462
mcneilcompany.com

PLAN DATE	
07/31/2026	
REV.	DATE
BID SET	09/11/26
PERMIT	09/16/26



JOB NUMBER
15-2601
DESCRIPTION
SECOND LEVEL ELECTRICAL PLAN
PLAN SHEET

E1.03

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