

LOT #98 WOOD RESIDENCE

KEYMAP:



PROJ. INFORMATION:

PROJECT OWNER:

LOT #98 EAGLE RUN WEST
WOOD RESIDENCE
3435 N. 140TH CIRCLE
OMAHA, NE 68164

BUILDER:

MCNEIL COMPANY
4666 SOUTH 132ND STREET
OMAHA, NEBRASKA 68137
PHONE: (402) 333-1462

JOB LOCATION:

3435 N. 140TH CIRCLE
OMAHA, NE 68164

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: 402-444-5350 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 IEBC
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.municode.com or at the City of Omaha's website at www.cityofomaha.org. Information shown on the Municode website may be up to six months behind!

Engineering Data

Frost Depth.....42" minimum
Soil Bearing Capacity without Soil Test.....1,500 psf

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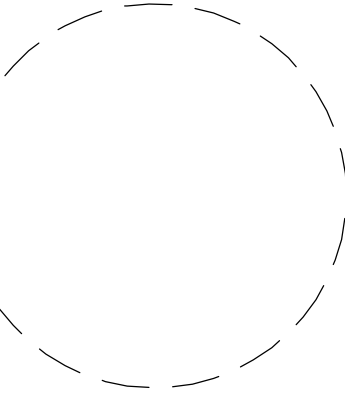
WOOD RESIDENCE

3435 N 140TH CIRCLE, OMAHA, NE 68164

MCNEIL COMPANY

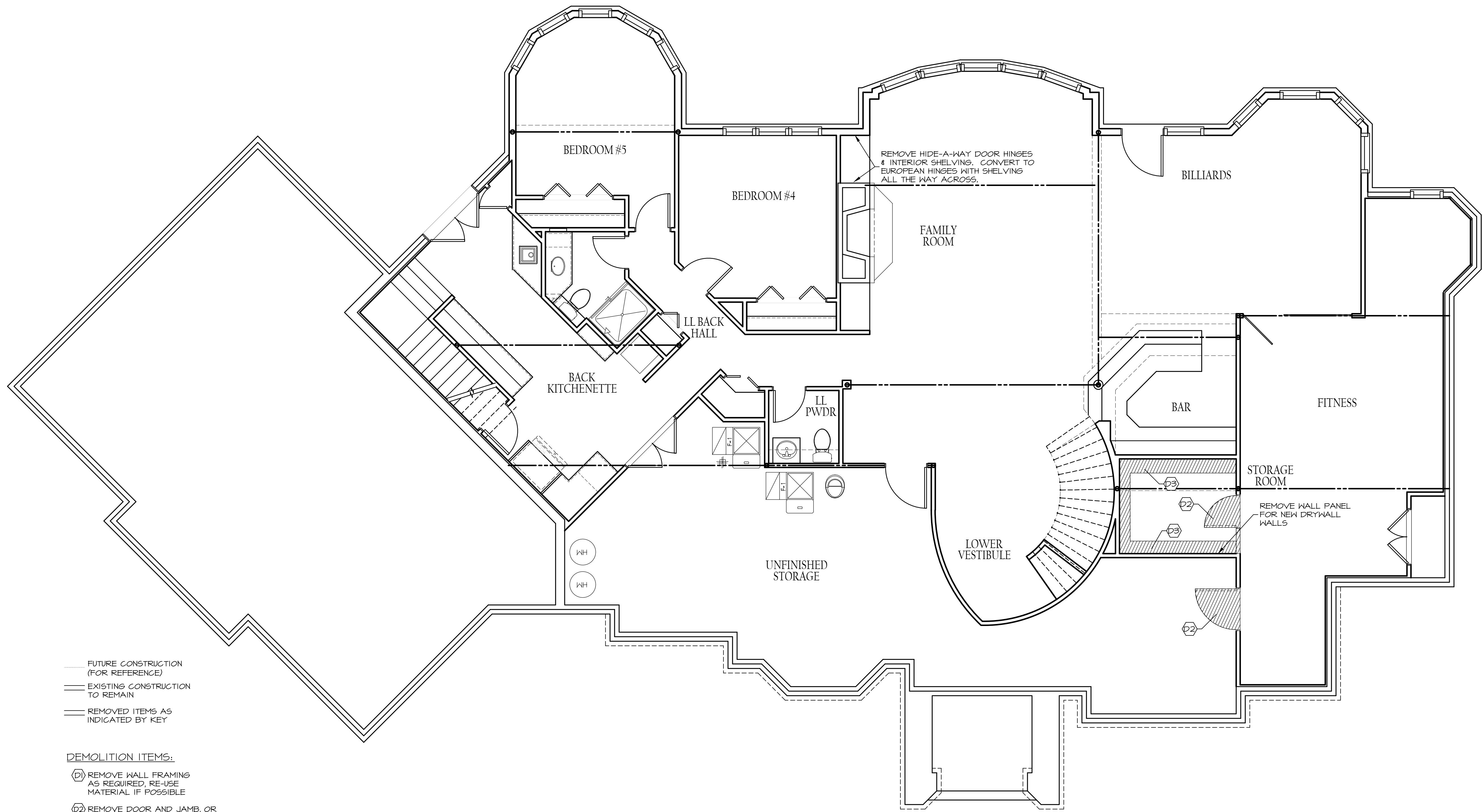
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402-333-1462
mcneilcompany.com

PLAN DATE	
01/16/2026	
REV.	DATE
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REV06	05/21/26



JOB NUMBER	
252513	
DESCRIPTION	
GENERAL INFORMATION, SHEET INDEX	
PLAN SHEET	
A0.01	

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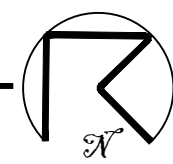
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(FOR REFERENCE)
= EXISTING CONSTRUCTION
TO REMAIN
= REMOVED ITEMS AS
INDICATED BY KEY

DEMOLITION ITEMS:

- D1 REMOVE WALL FRAMING
AS REQUIRED, RE-USE
MATERIAL IF POSSIBLE
D2 REMOVE DOOR AND JAMB, OR
WINDOW AS SHOWN-STORE IN A
MANNER TO RELOCATE IN NEW
FRAMING
D3 REMOVE MILLWORK AS
SHOWN, DISPOSE.
D4 REMOVE MILLWORK AS
SHOWN, SAVE AND PROTECT
FOR RELOCATION.
D5 REMOVE FIXTURES OR
EQUIPMENT AS
NEEDED, DISPOSE.
D6 EXISTING COUNTERTOP
TO BE REMOVED AND
REPLACED.
D7 PATCH AND REPAIR DRYWALL
AT NEEDED LOCATIONS.
DRYWALL MAY NEED TO BE
REMOVED, COORDINATE WITH
PROJECT MANAGER.

LOWER LEVEL DEMO

1/4" = 1'-0"



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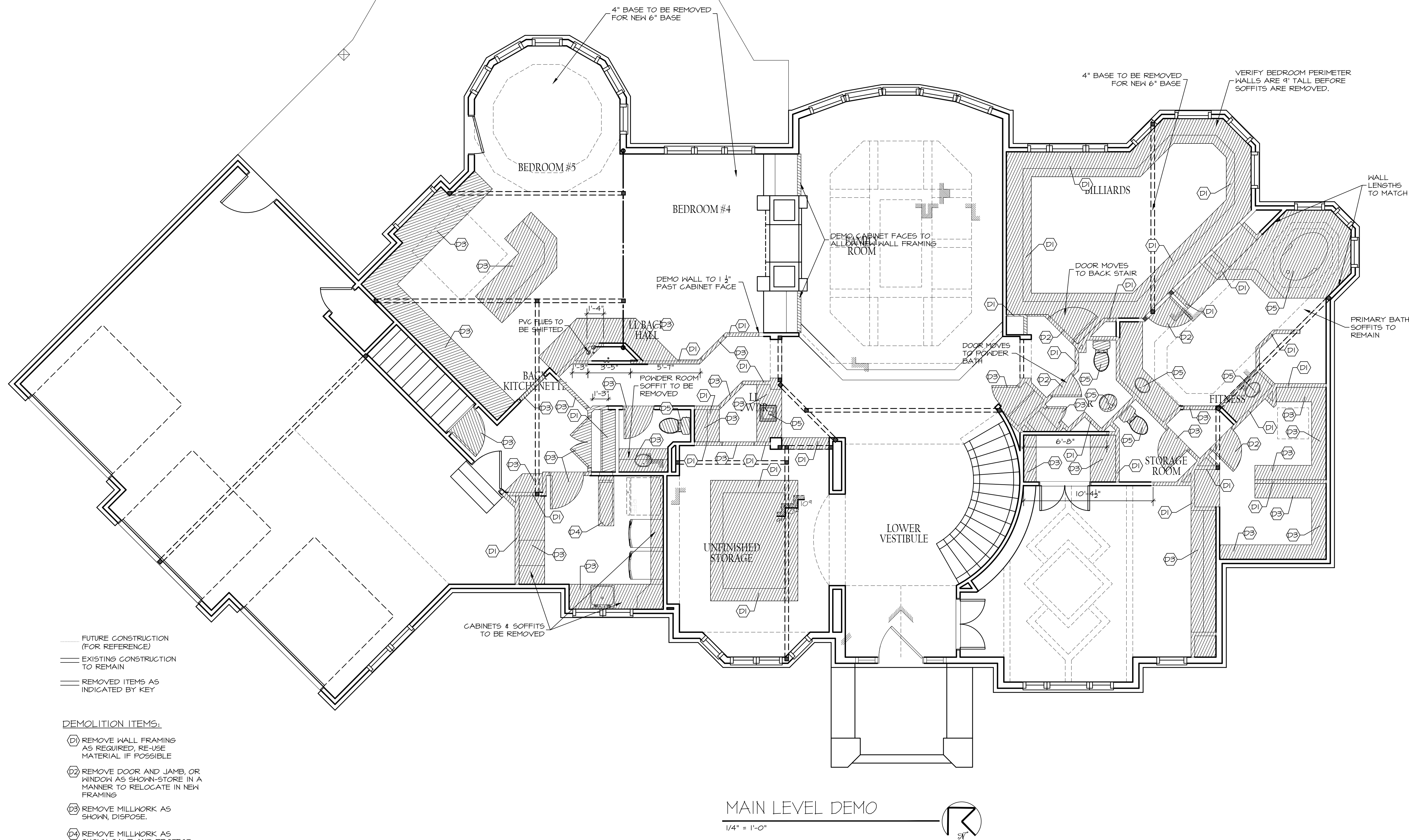
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LOWER LEVEL DEMOLITION PLAN
PLAN SHEET

D1.01

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HOME PAGE: A0.01



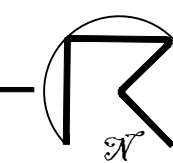
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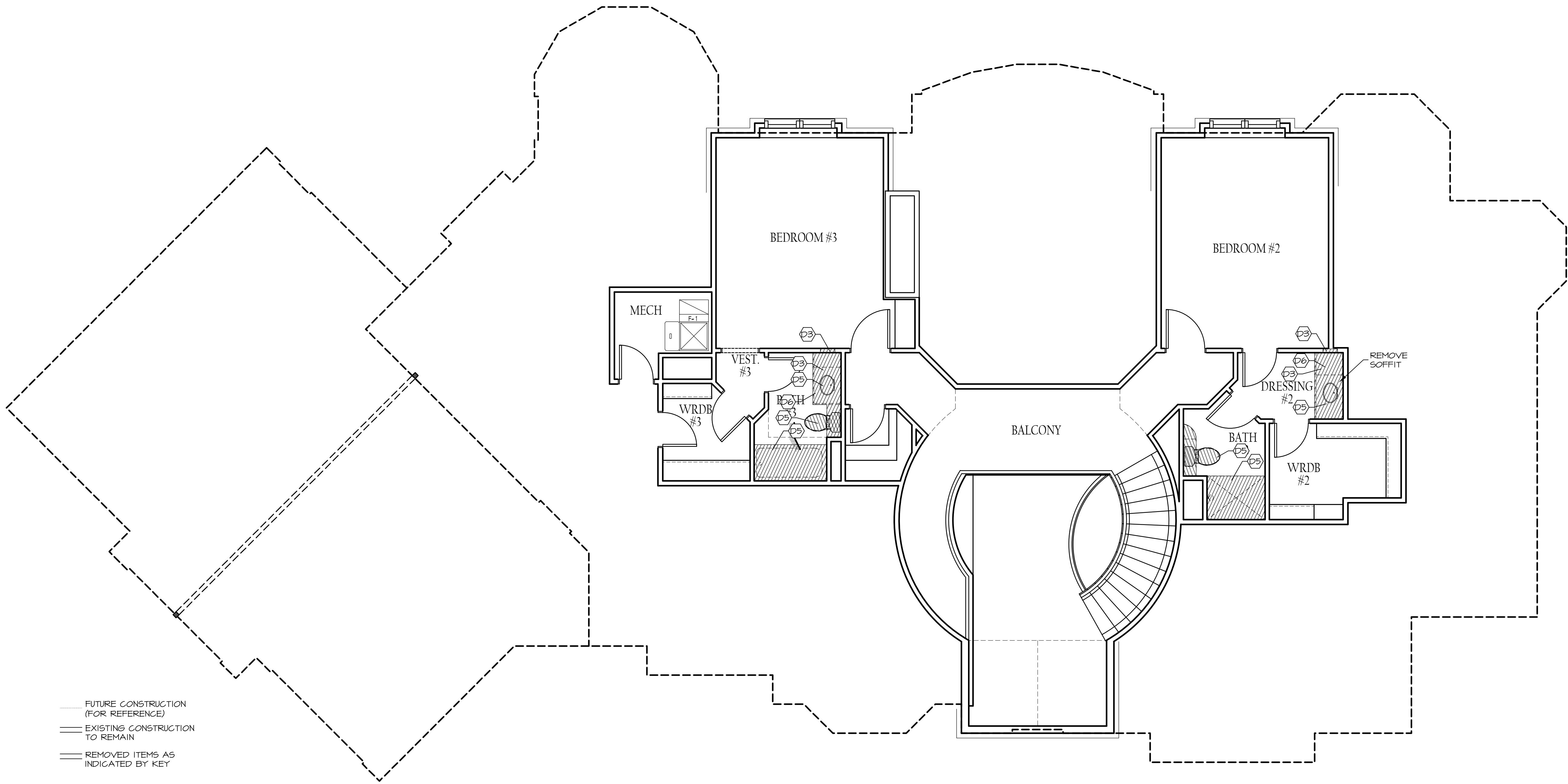
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MAIN LEVEL
DEMOLITION PLAN

PLAN SHEET

D1.02

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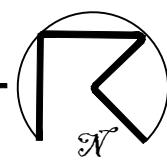
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SECOND LEVEL DEMO

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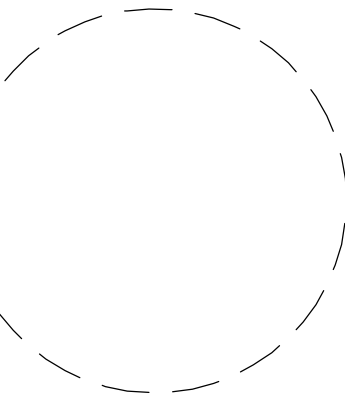


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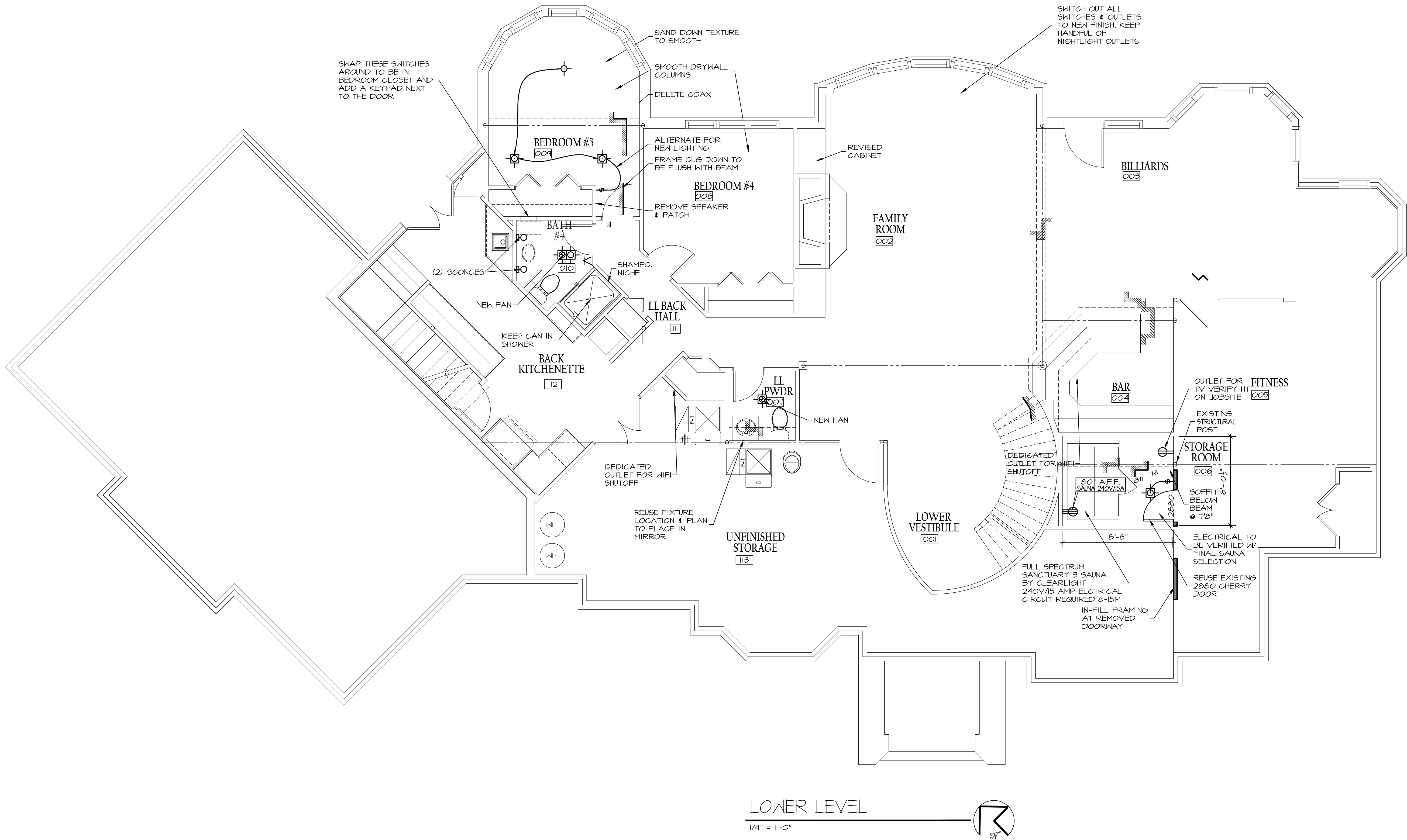
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SECOND LEVEL DEMOLITION PLAN
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D1.03

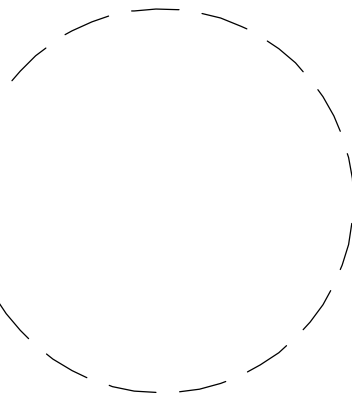
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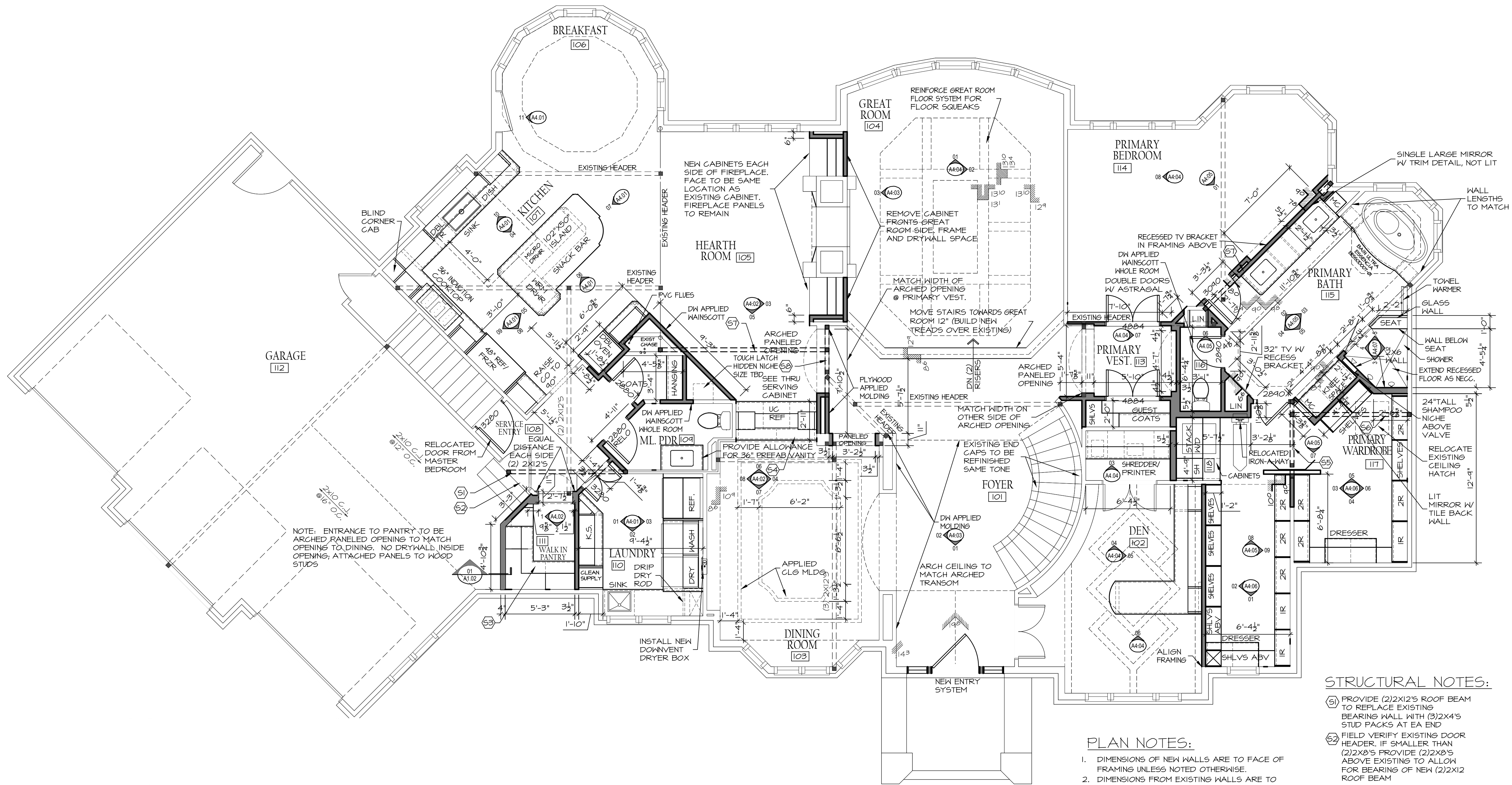
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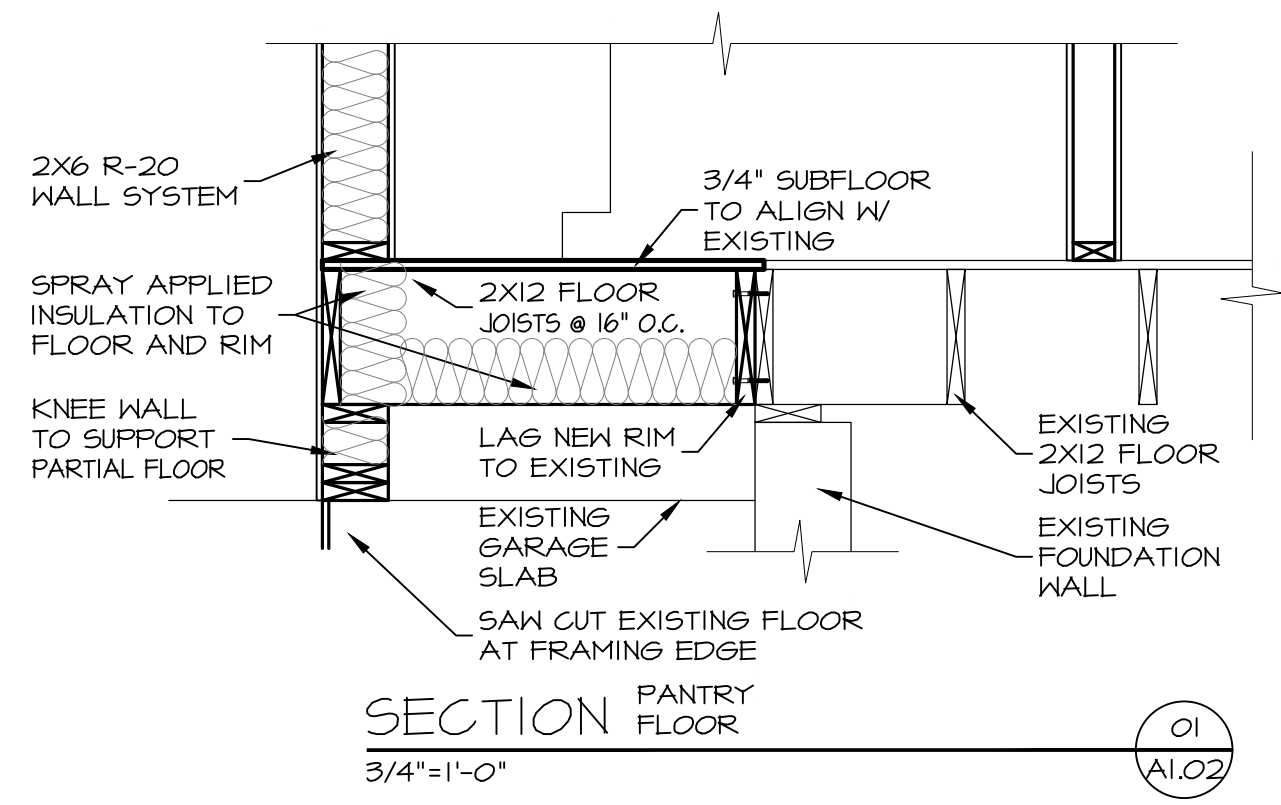


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LOWER LEVEL
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NOTE: ENTRANCE TO PANTRY TO BE
ARCHED RANELED OPENING TO MATCH
OPENING TO DINING. NO DRYWALL INSIDE
OPENING; ATTACHED PANELS TO WOOD
STUDS



MAIN LEVEL

1/4" = 1'-0"

PLAN NOTES:

- DIMENSIONS OF NEW WALLS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- DIMENSIONS FROM EXISTING WALLS ARE TO FACE OF FRAMING TO NEW WALLS FACE OF FRAMING, VERIFY DRYWALL AT ALL EXISTING AREAS.
- ALL ANGLED WALLS ARE AT 45° UNLESS NOTED OTHERWISE
- ALL FRAMING SHALL COMPLY WITH THE 2018 IRC AND APPLICABLE LOCAL AMENDMENTS. REFERENCE TRUSS SHOP DRAWINGS WHERE APPLICABLE.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- FIELD VERIFY ALL BEARING CONDITIONS BEFORE REMOVAL OF STRUCTURAL ELEMENTS.
- PROVIDE TEMPORARY SHORING WHERE LOAD-BEARING WALLS OR STRUCTURAL MEMBERS ARE REMOVED OR ALTERED.
- FRAMER TO VERIFY ALL CASED OPENINGS TO ACCEPT 4" CASING.

STRUCTURAL NOTES:

- PROVIDE (2)2X12'S ROOF BEAM TO REPLACE EXISTING BEARING WALL WITH (3)2X4'S STUD PACKS AT EA END
- FIELD VERIFY EXISTING DOOR HEADER, IF SMALLER THAN (2)2X8'S PROVIDE (2)2X8'S ABOVE EXISTING TO ALLOW FOR BEARING OF NEW (2)2X12 ROOF BEAM
- PROVIDE 6'-0" 2X12'S SISTERED TO EXISTING CEILING JOISTS TO EXTEND BEYOND EXISTING BEARING WALL TO NEW ROOF BEAM AS NECESSARY CONNECTED WITH 100X2 1/4" NAILSET 1 1/4" FROM TOP AND BOTTOM AT 8' O.C. OR SIMILAR WOOD SCREWS.
- PROVIDE SIMPSON A35 OR SIMILAR FRAMING ANGLES W/ (6)0.131X1 1/4" NAILS INTO EA EXISTING 2X12 FLOOR JOIST AND 2X12 RIM JOIST OVER EXISTING BEARING WALL TO BE REMOVED
- EXTEND EXISTING TRIPLE 2X12 WITH NEW TRIPLE 2X12 AT WESTERN END AND 2X12 SISTERS ON EACH SIDE
- (3) 1 3/4"X7 1/4" LVL'S
- (2) 1 3/4"X11 1/4" LVL'S
- (2) 1 3/4"X7 1/4" LVL'S

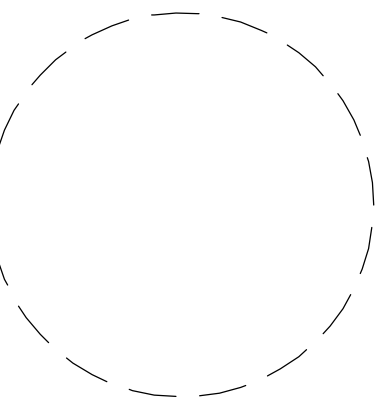
EXISTING BEARING WALL

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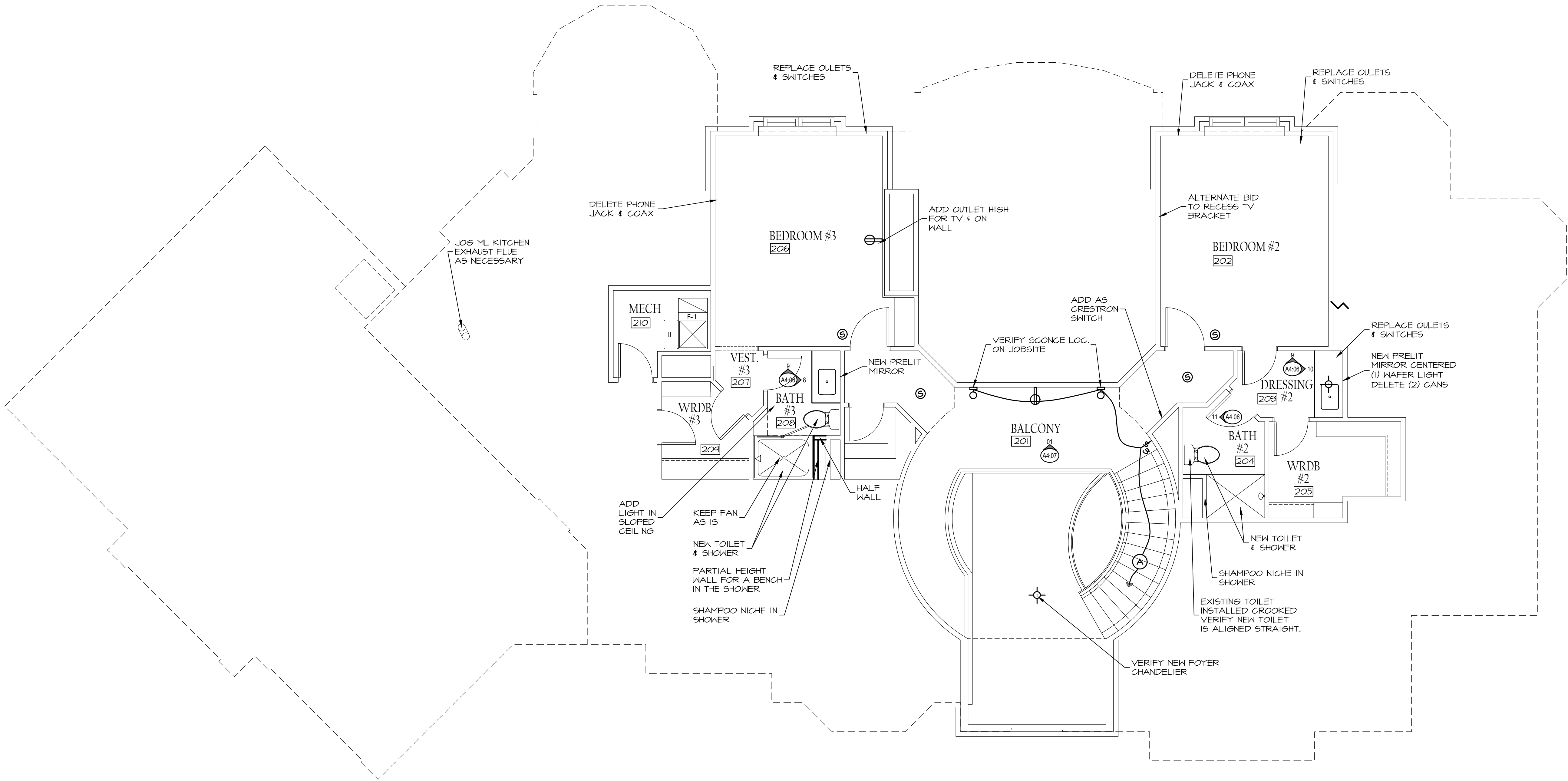


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MAIN LEVEL	
PLAN SHEET	
A1.02	

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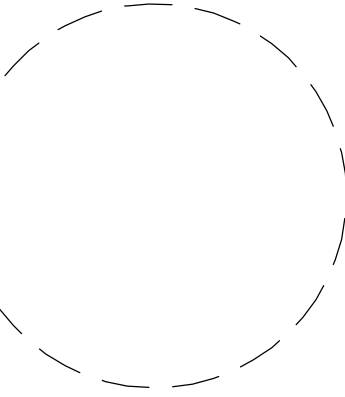


SECOND LEVEL
1/4" = 1'-0"

WOOD
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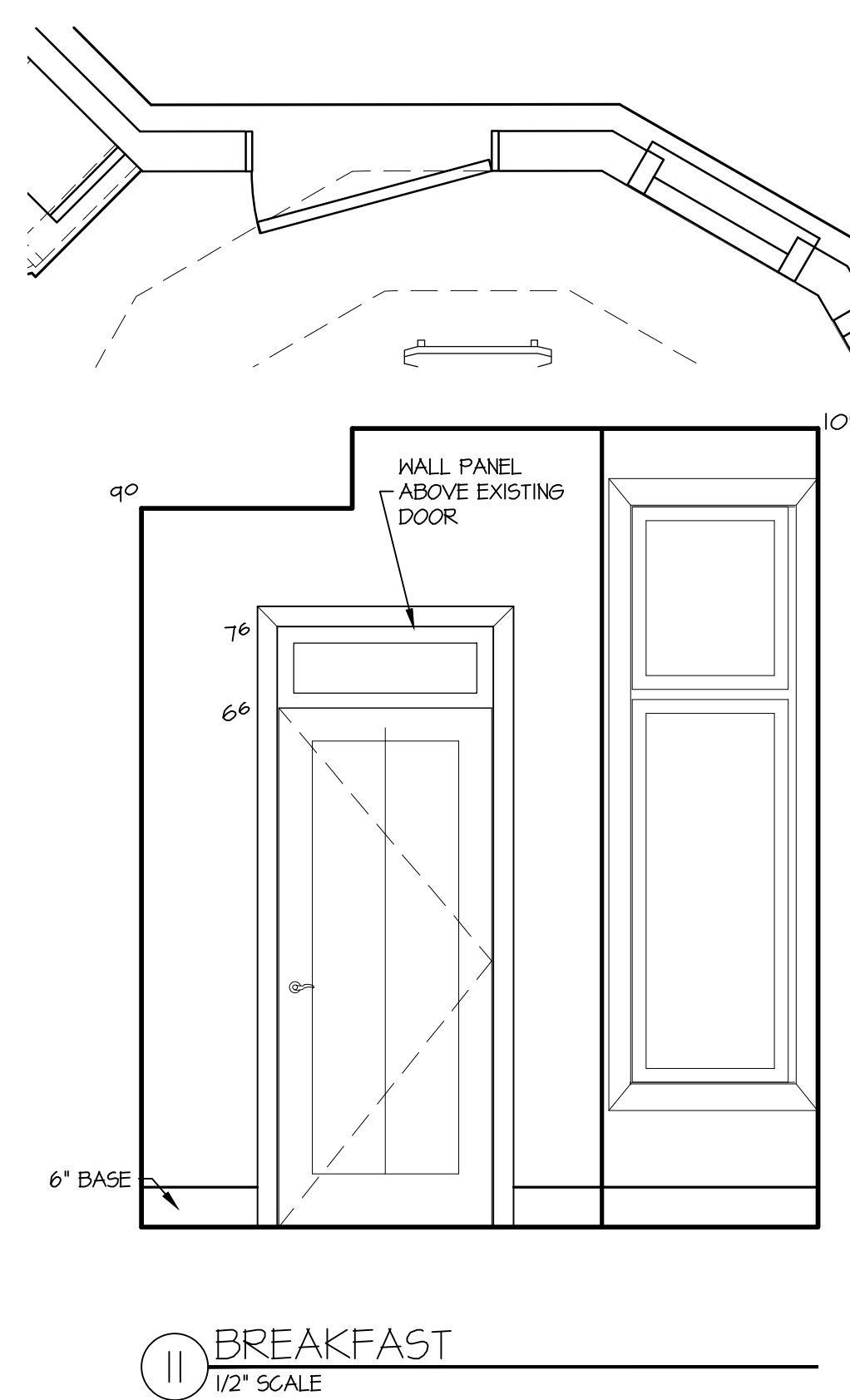
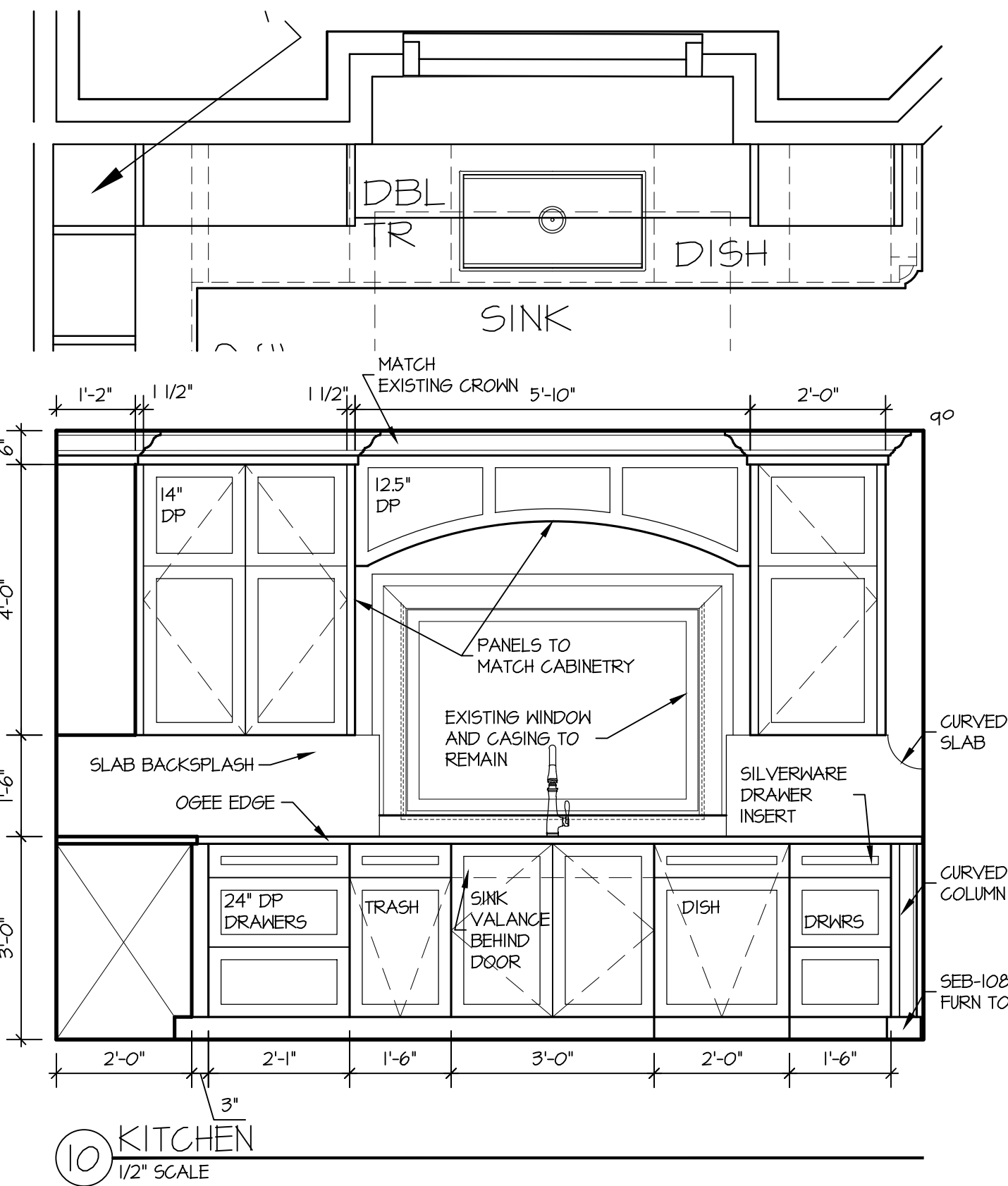
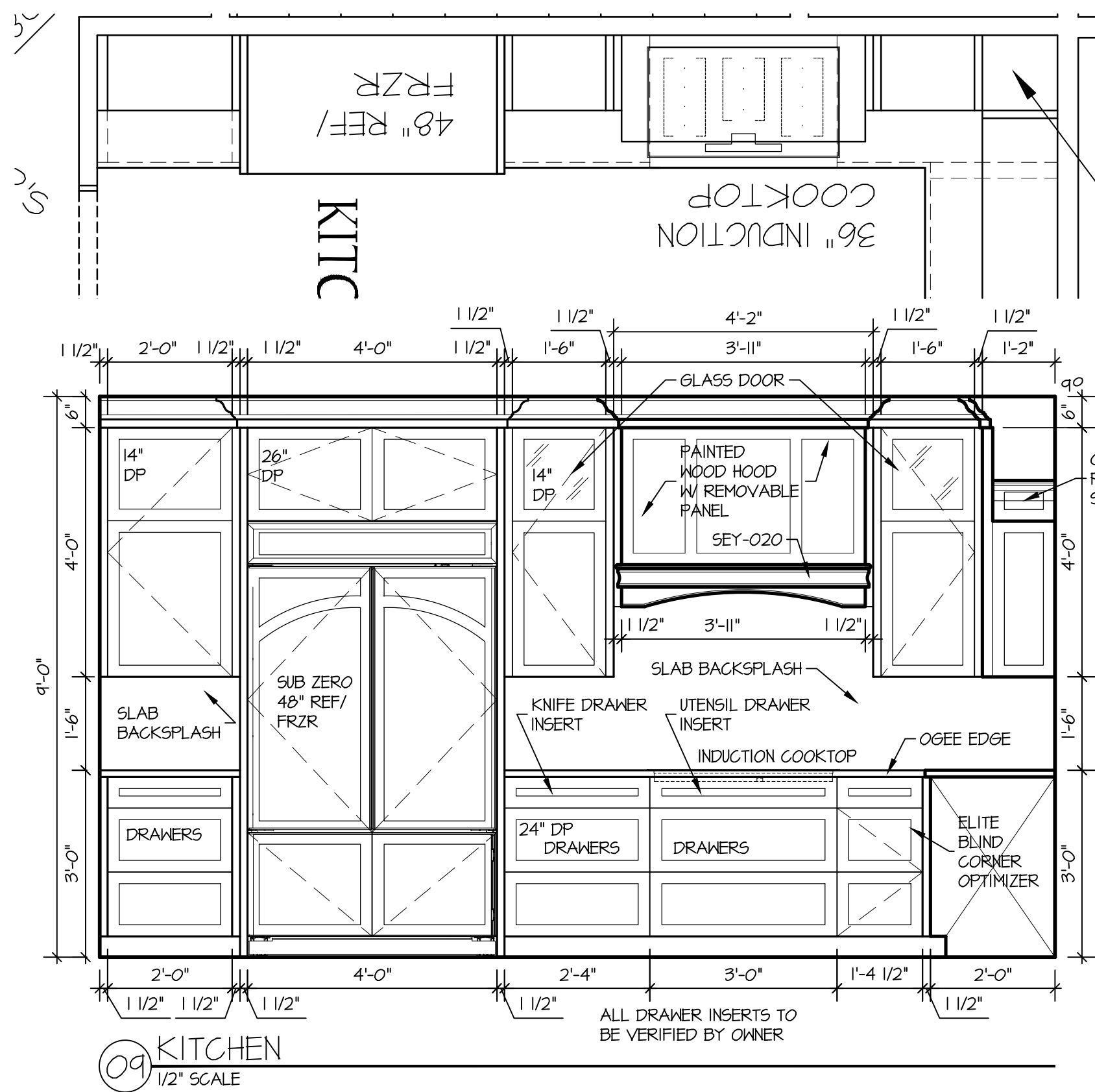
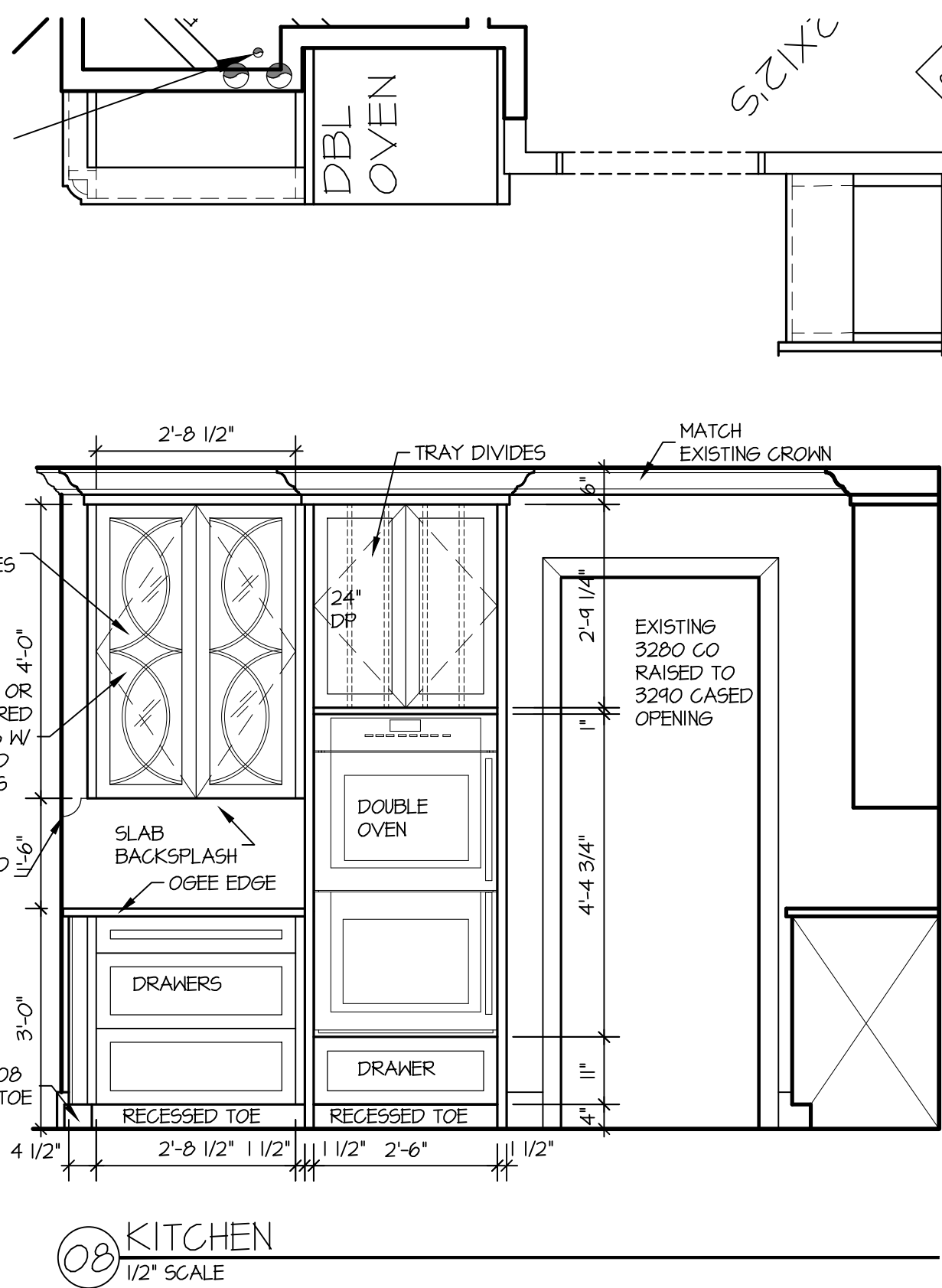
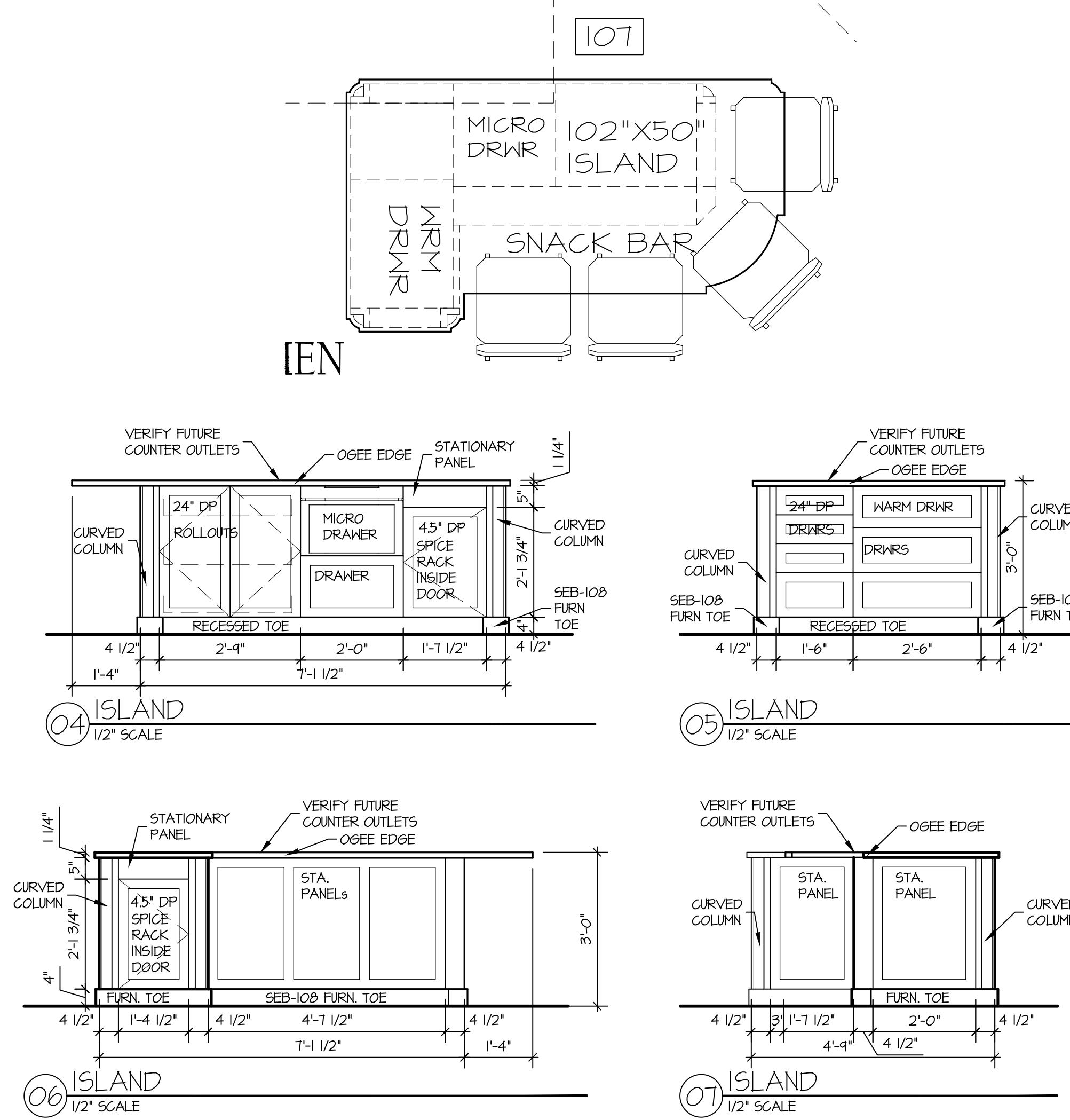
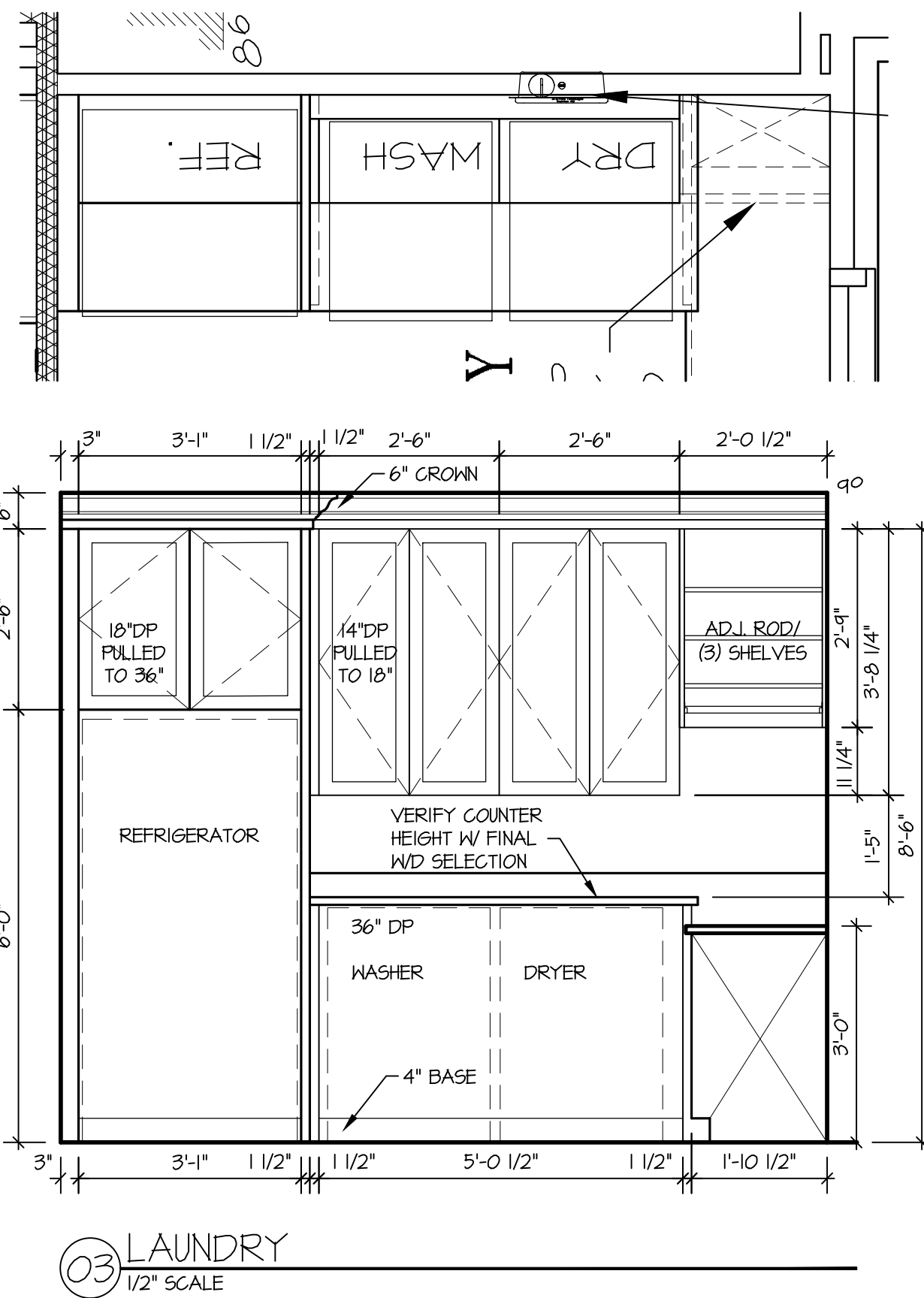
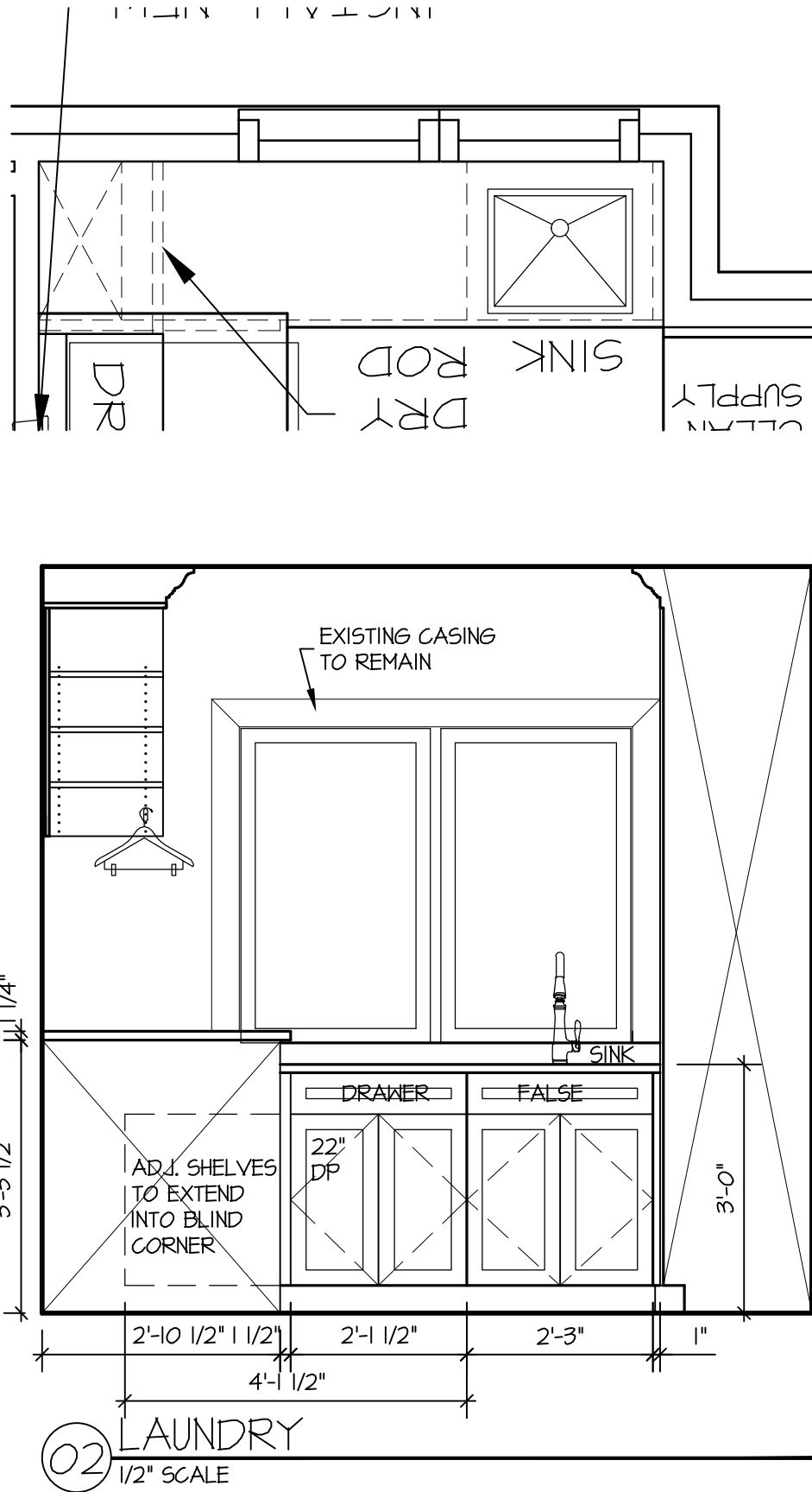
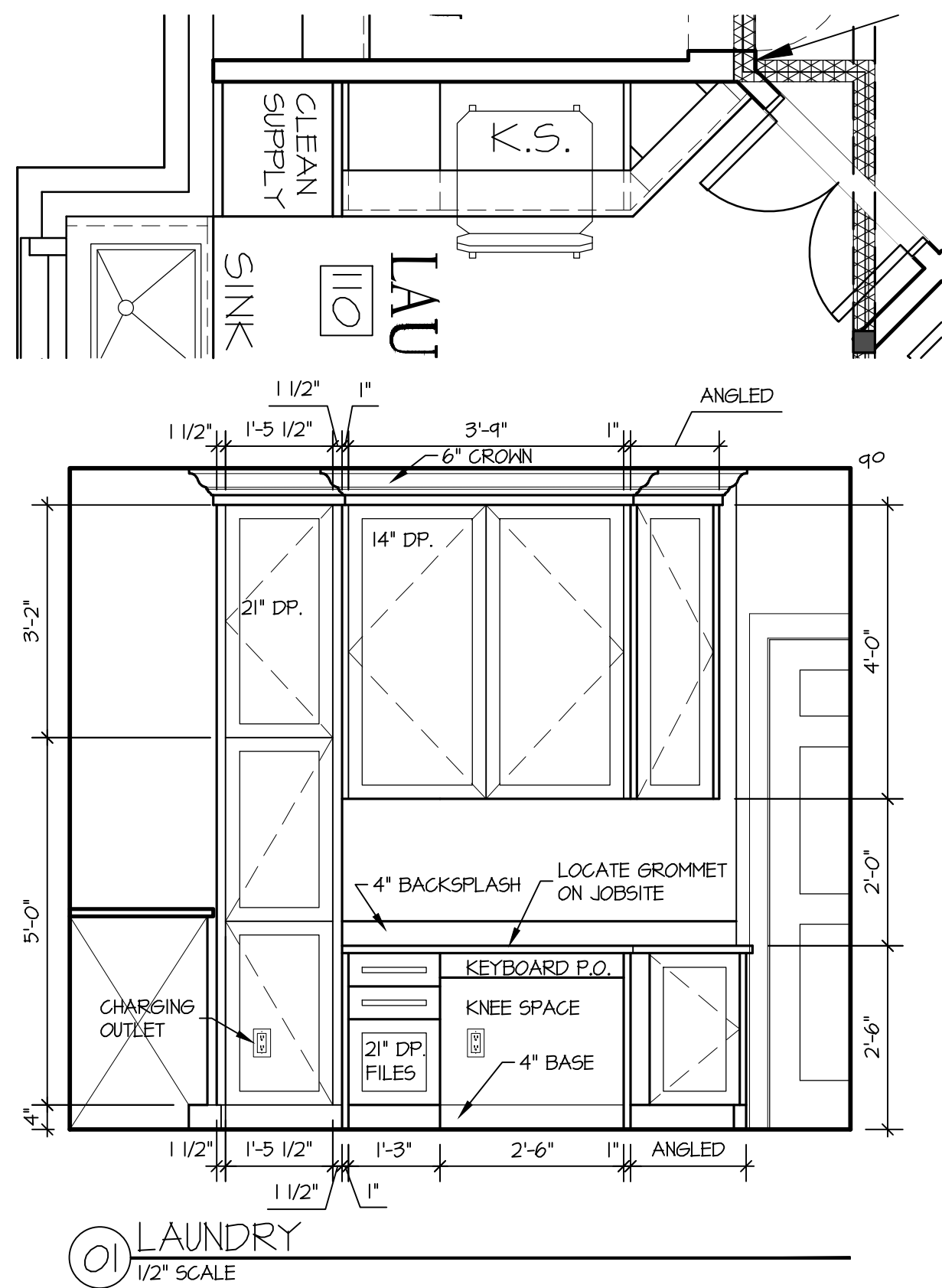
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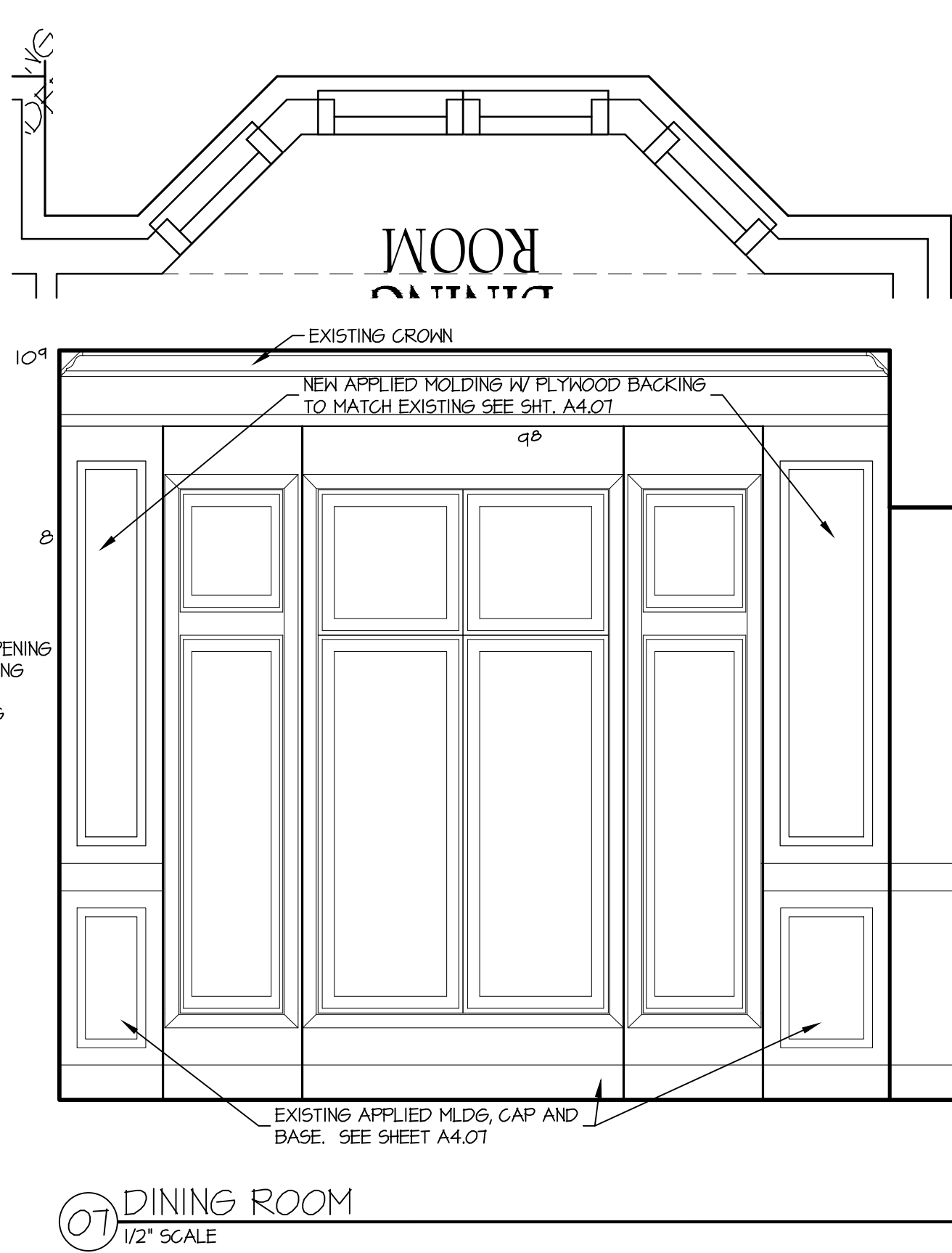
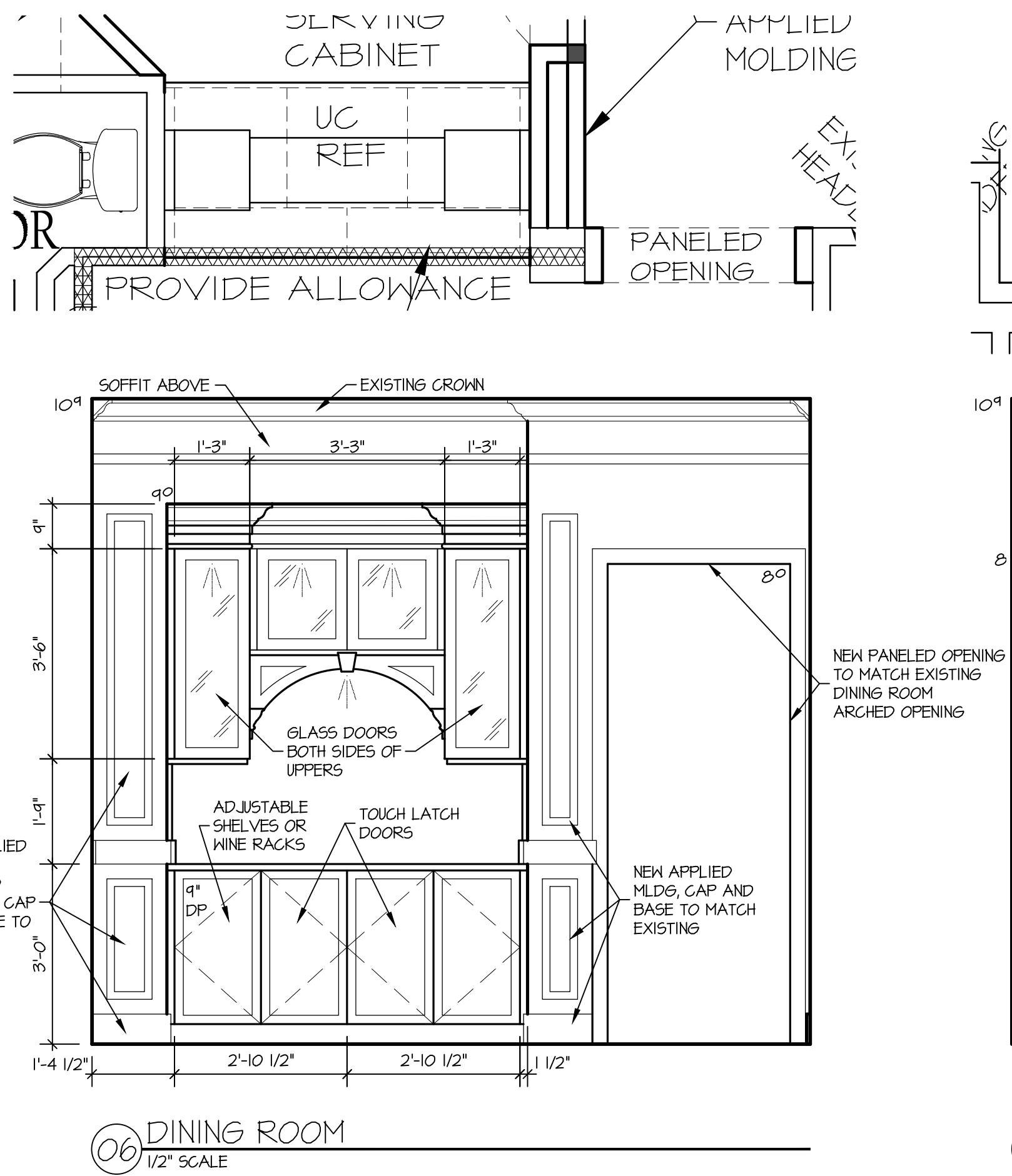
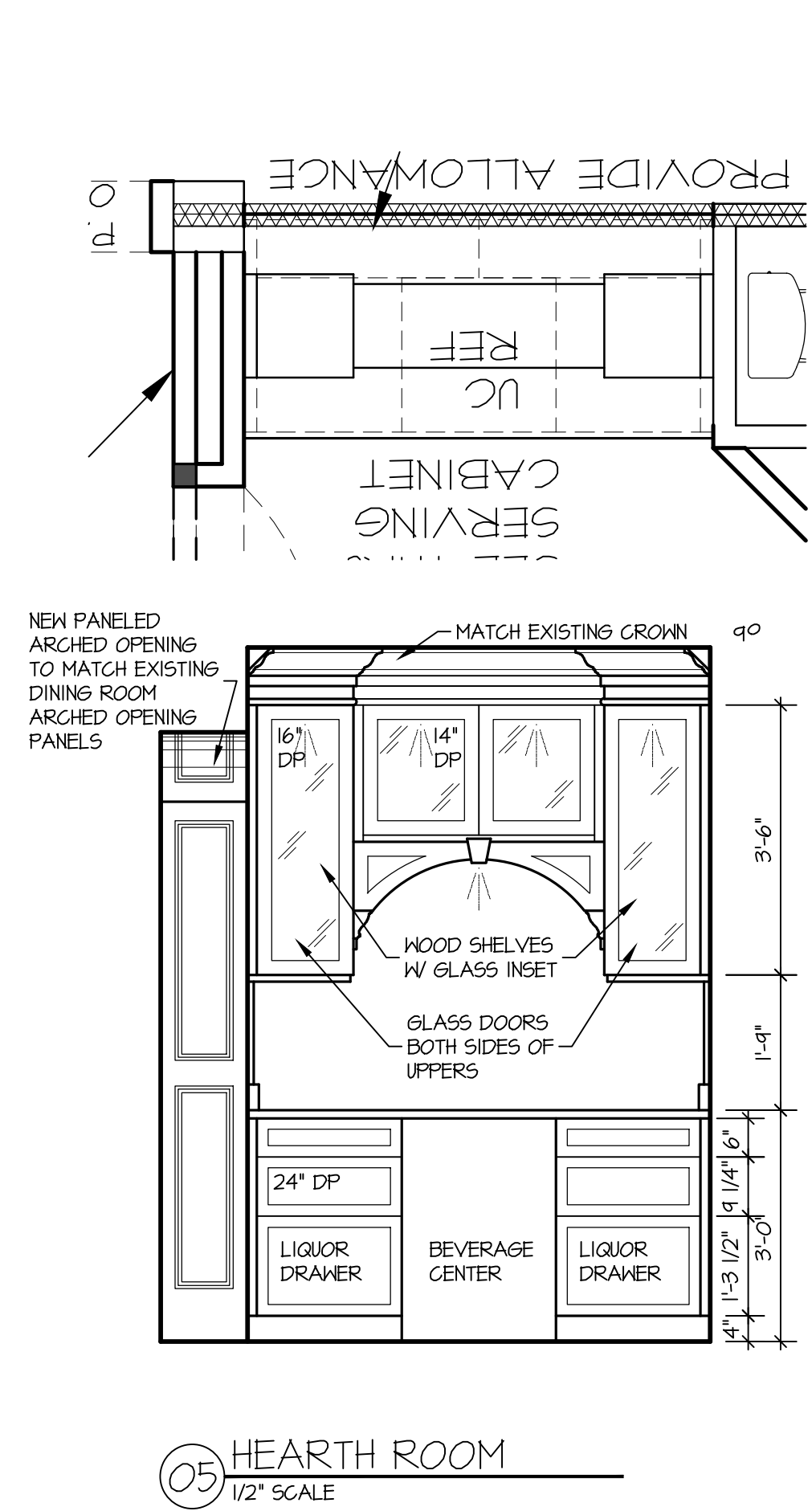
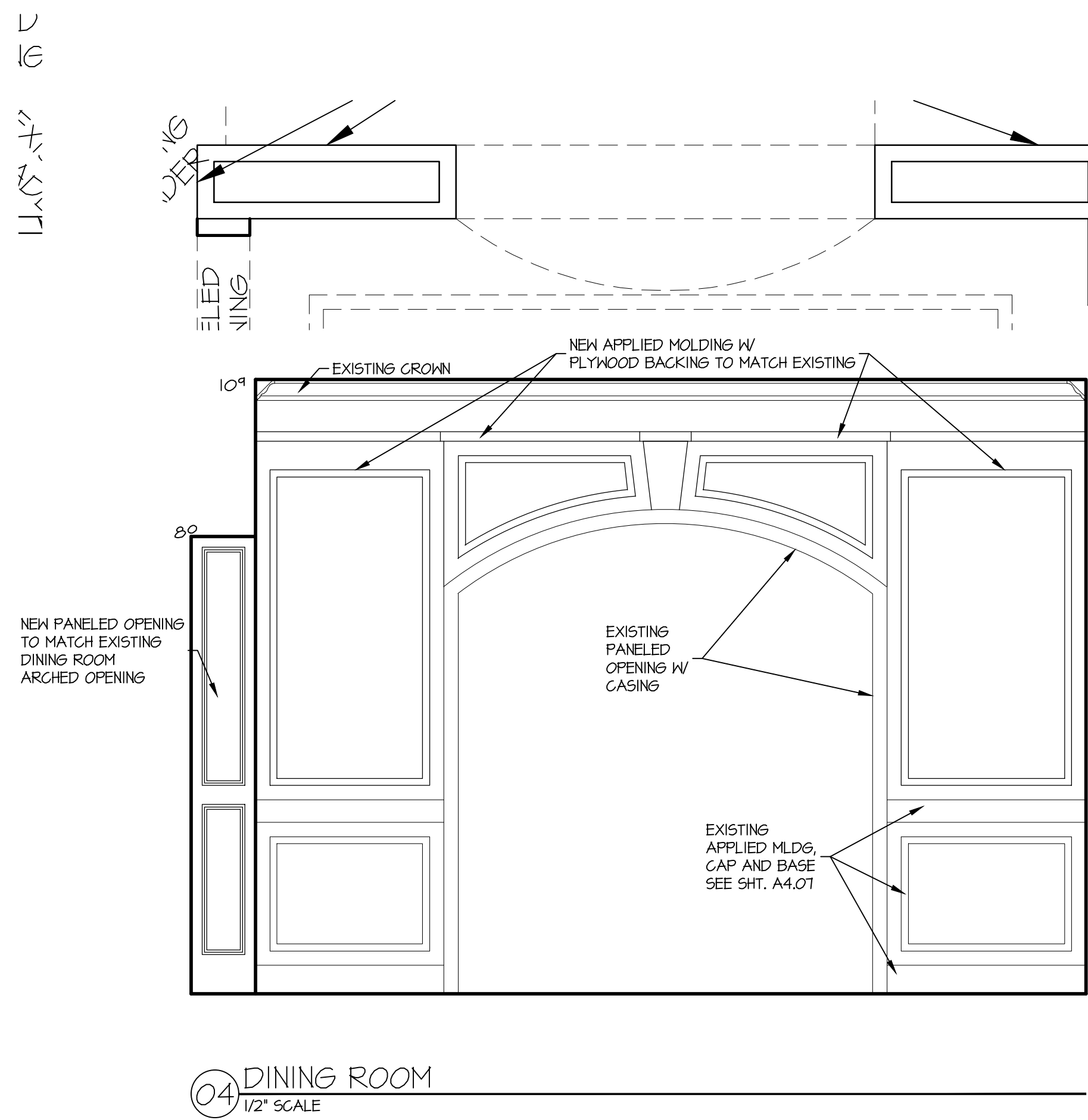
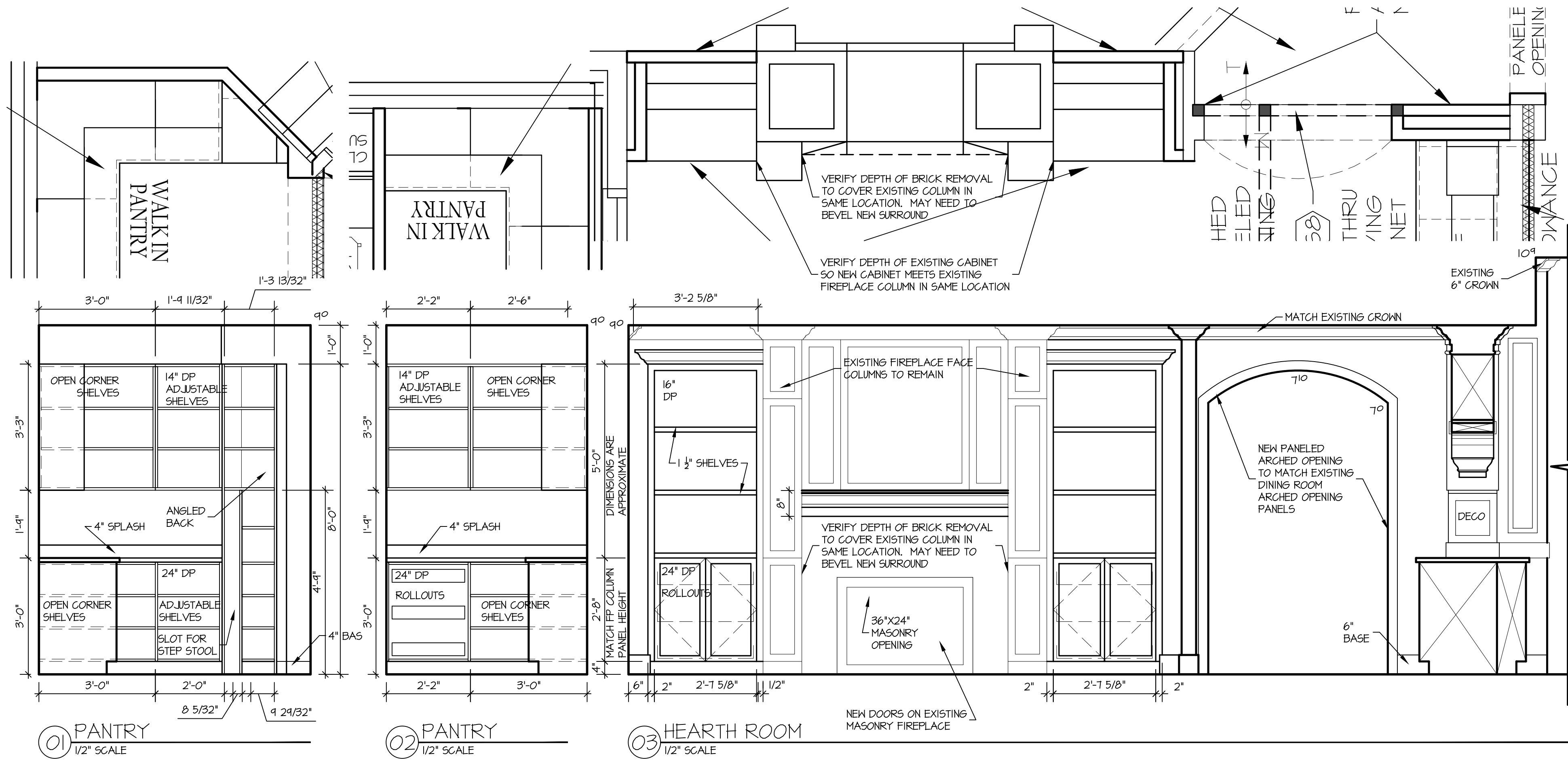


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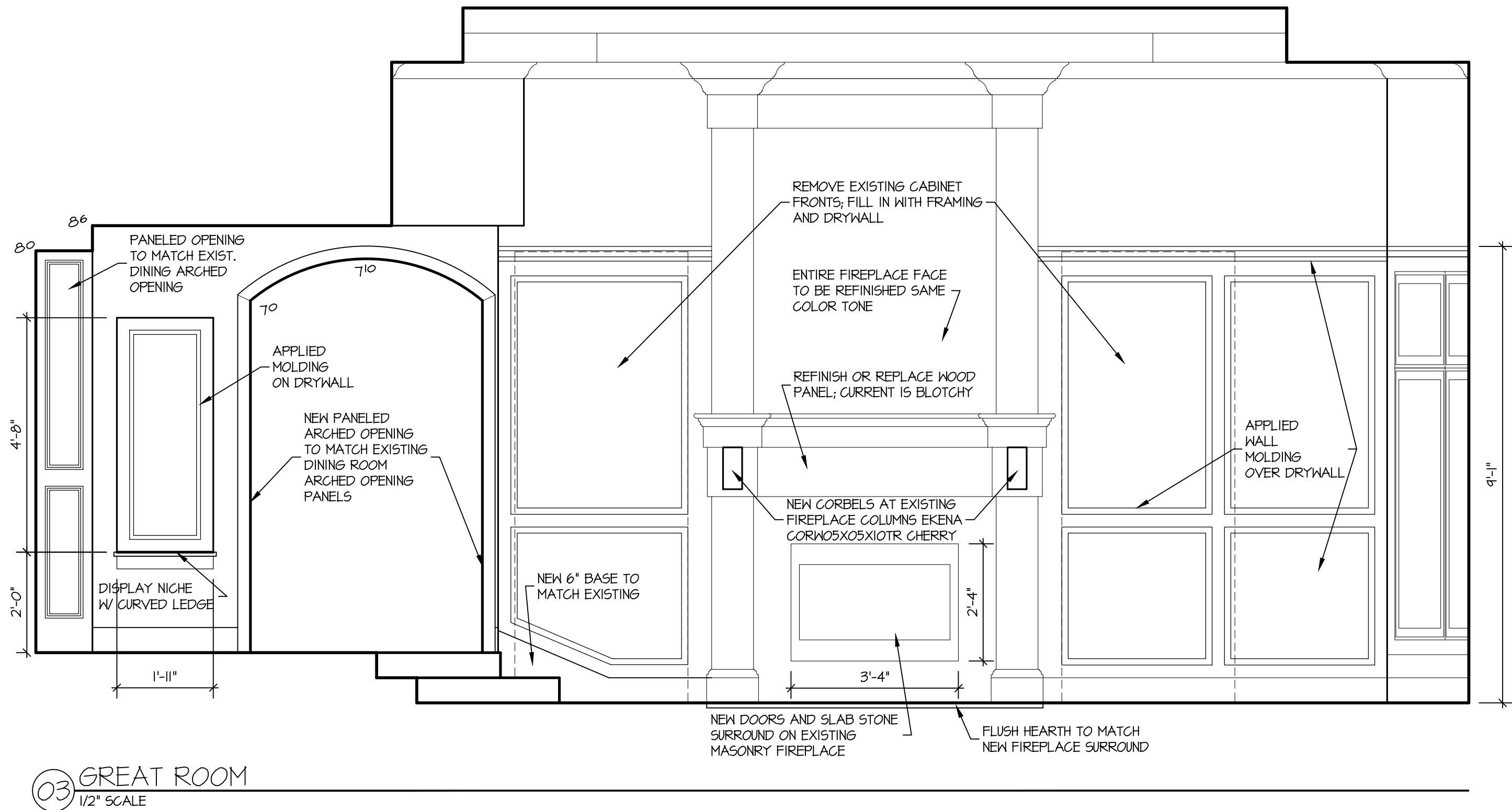
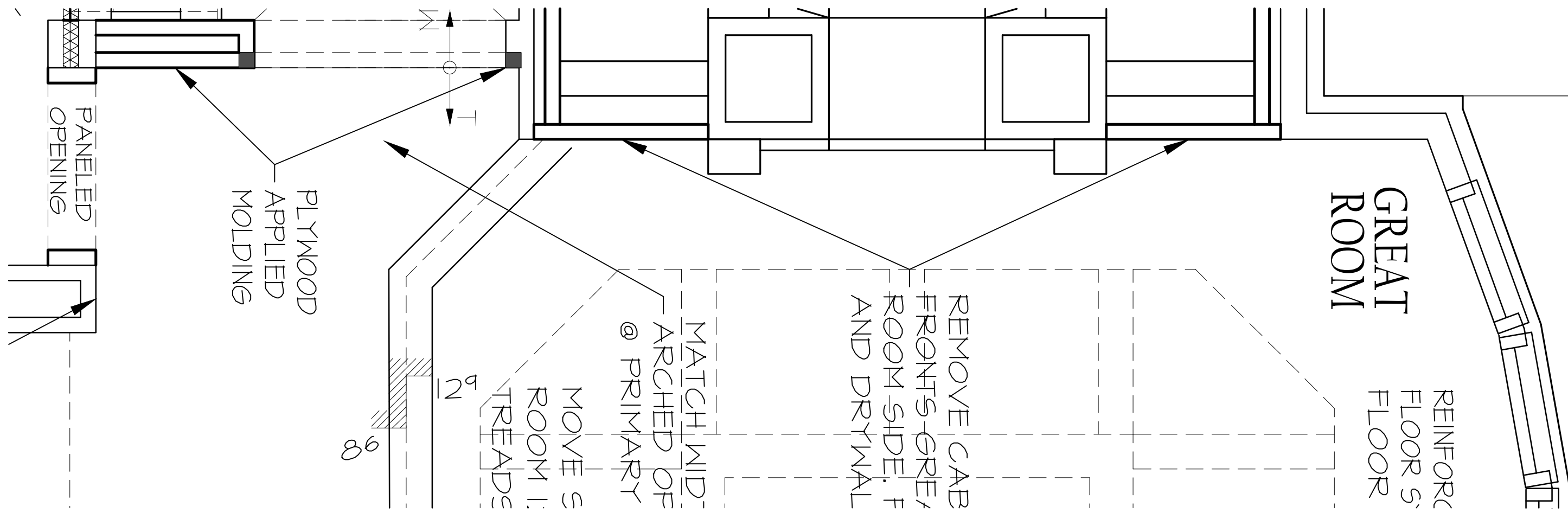
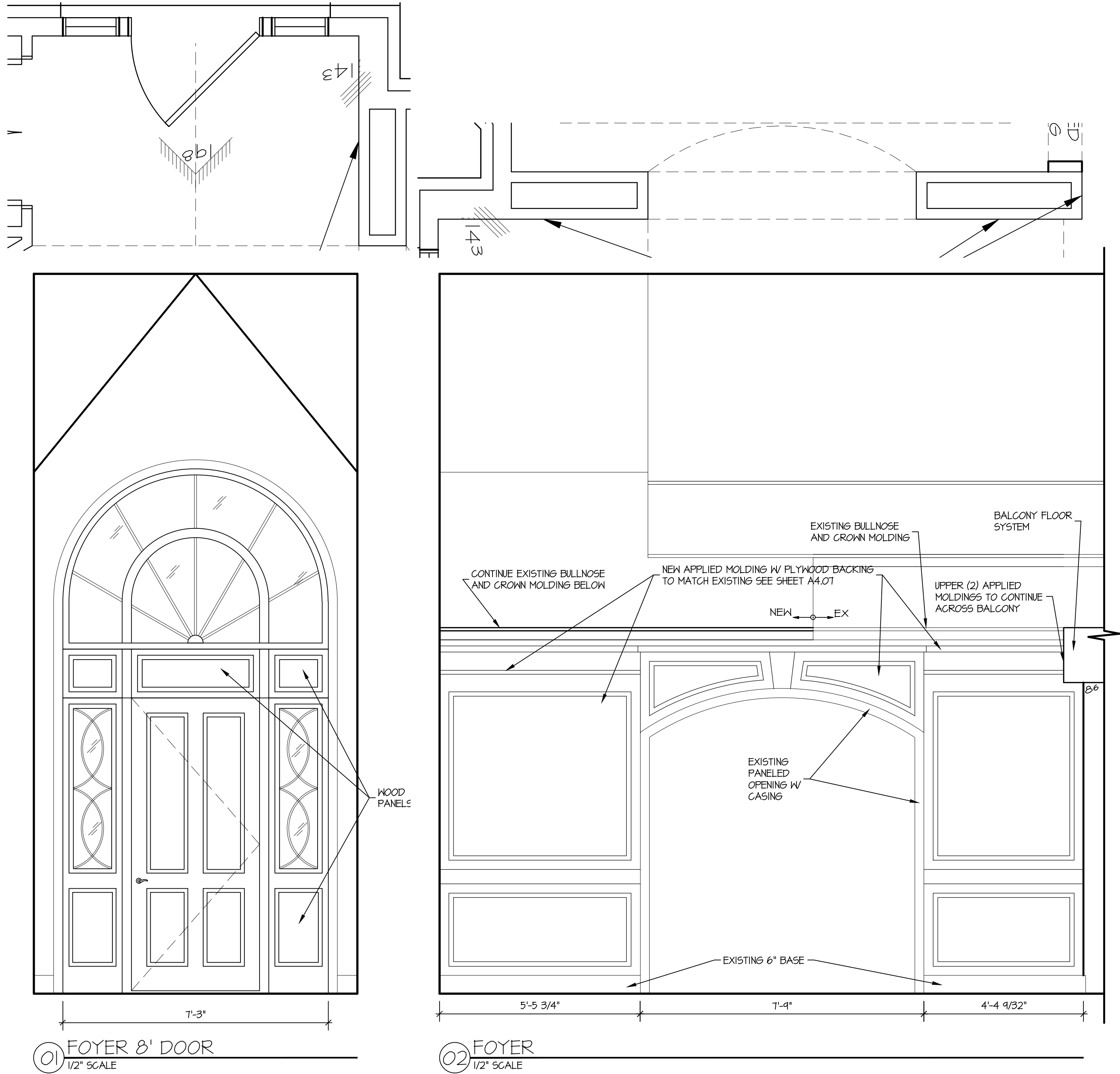
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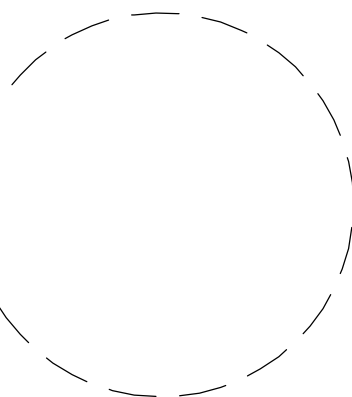
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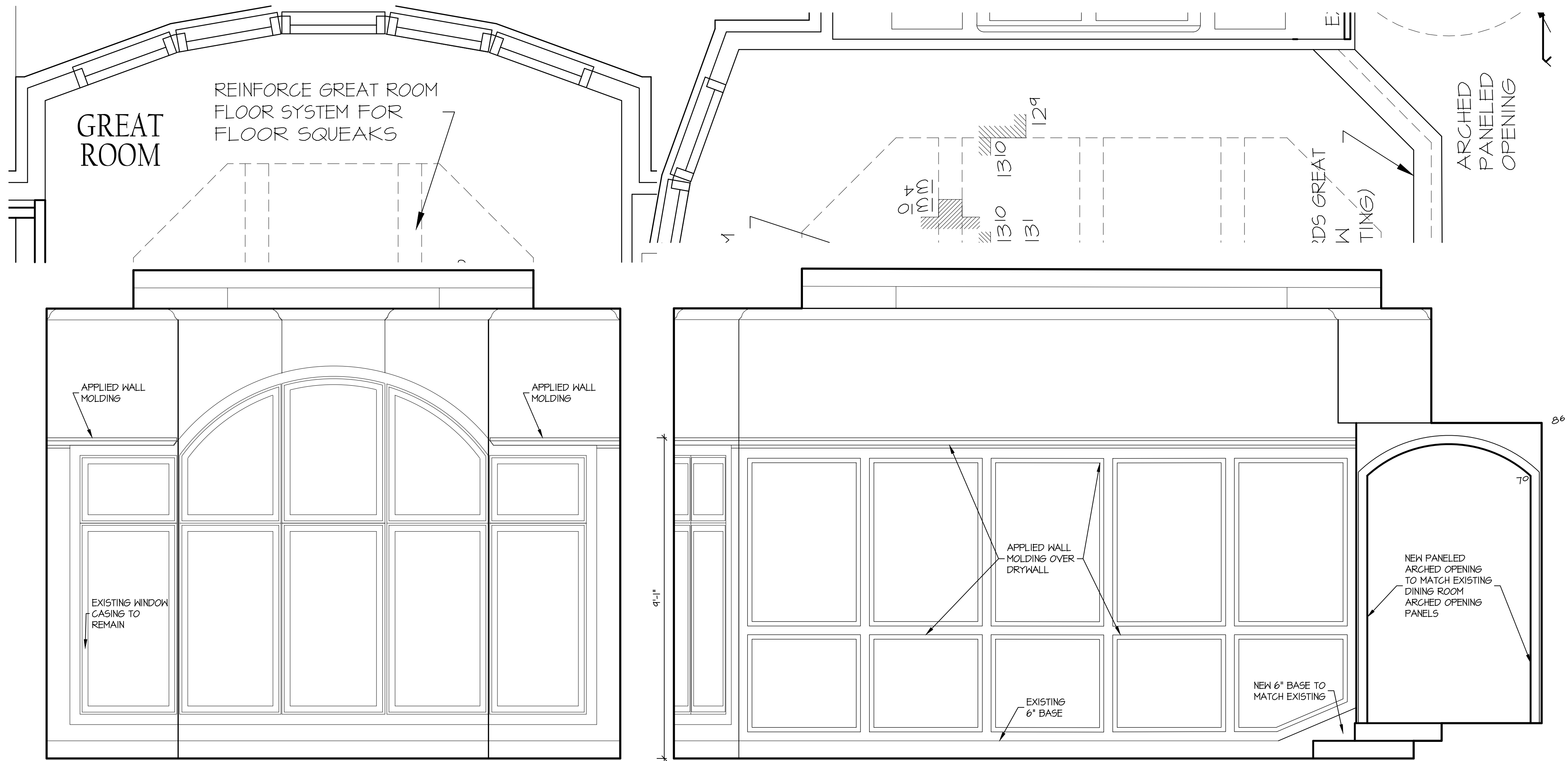
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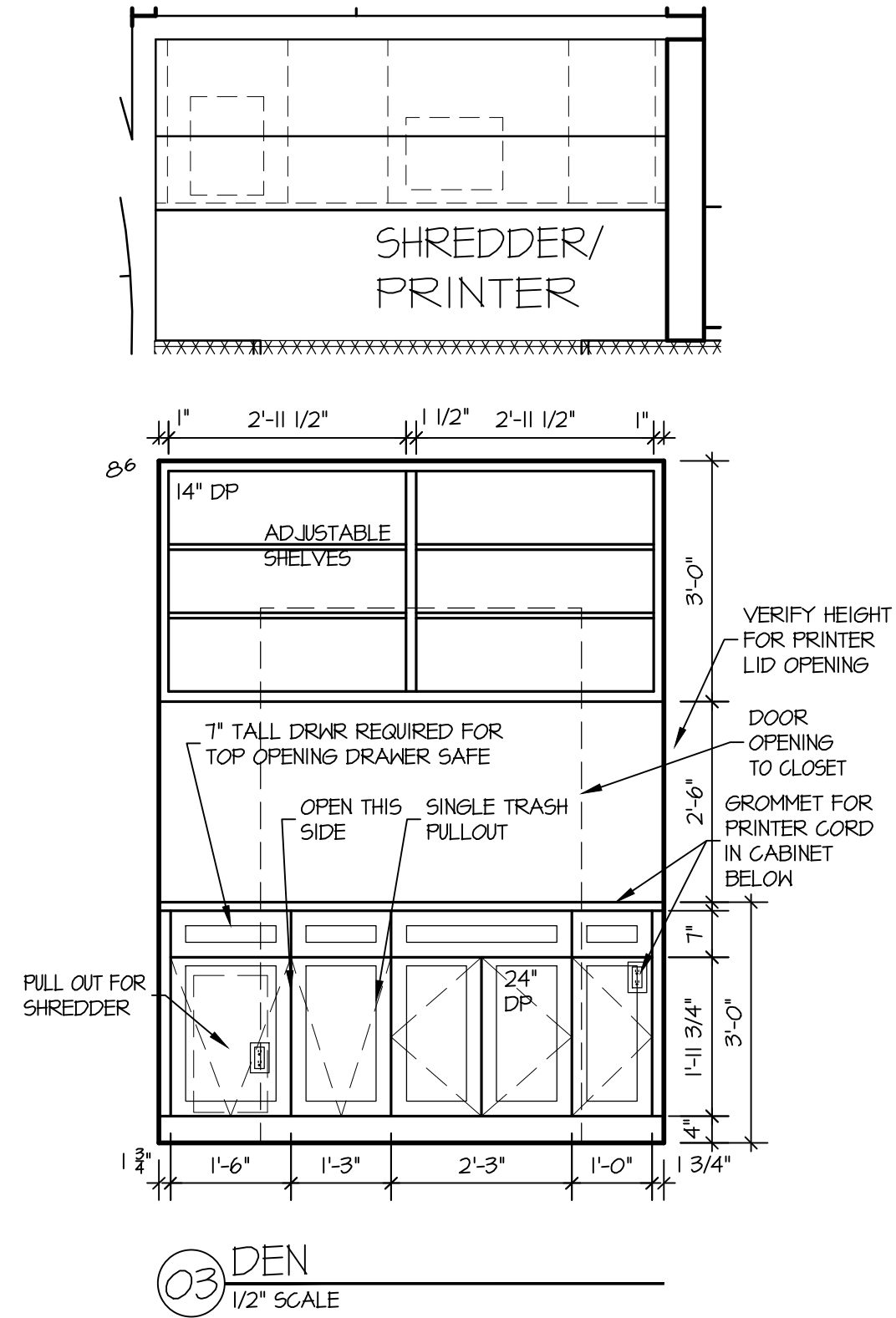
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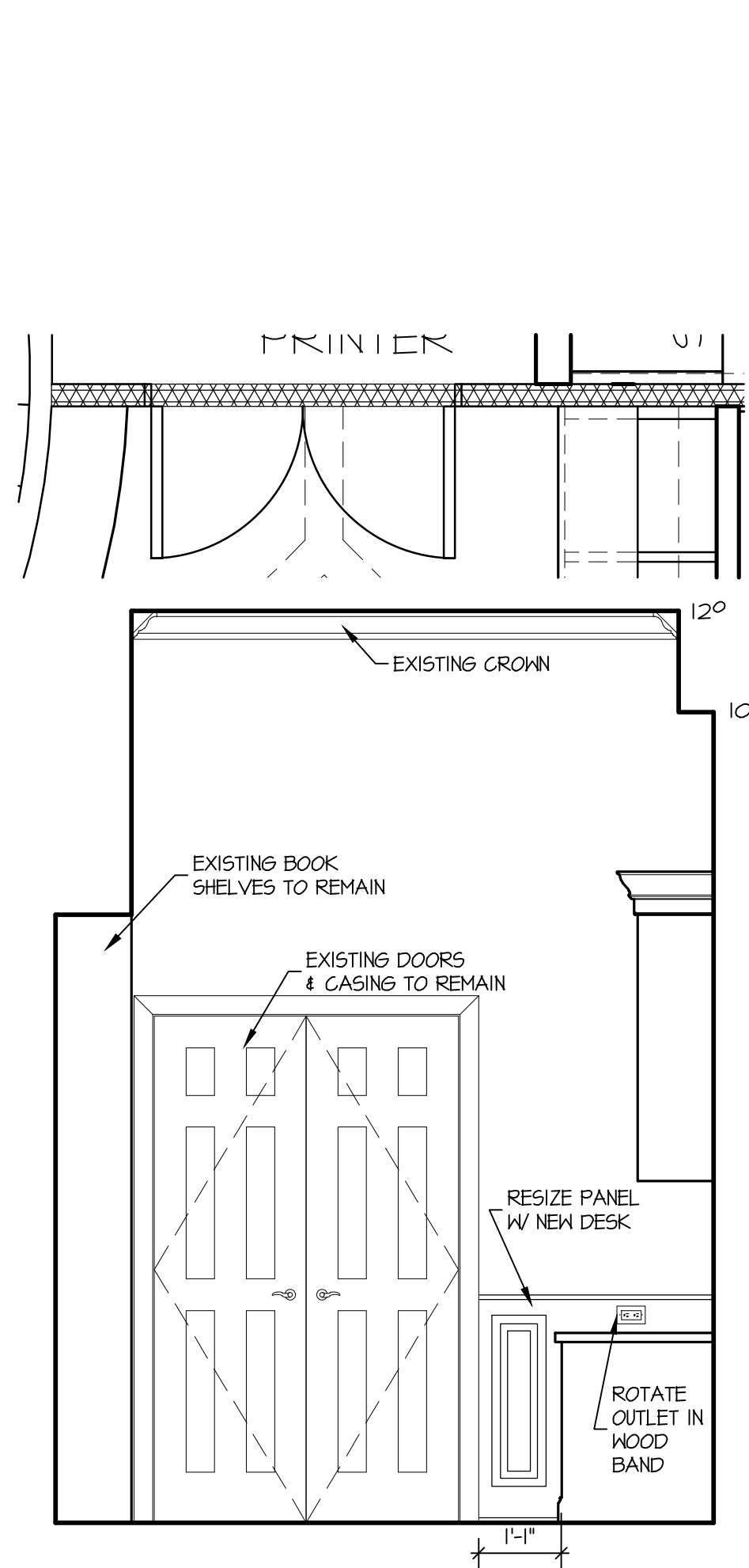


01 GREAT ROOM
1/2" SCALE

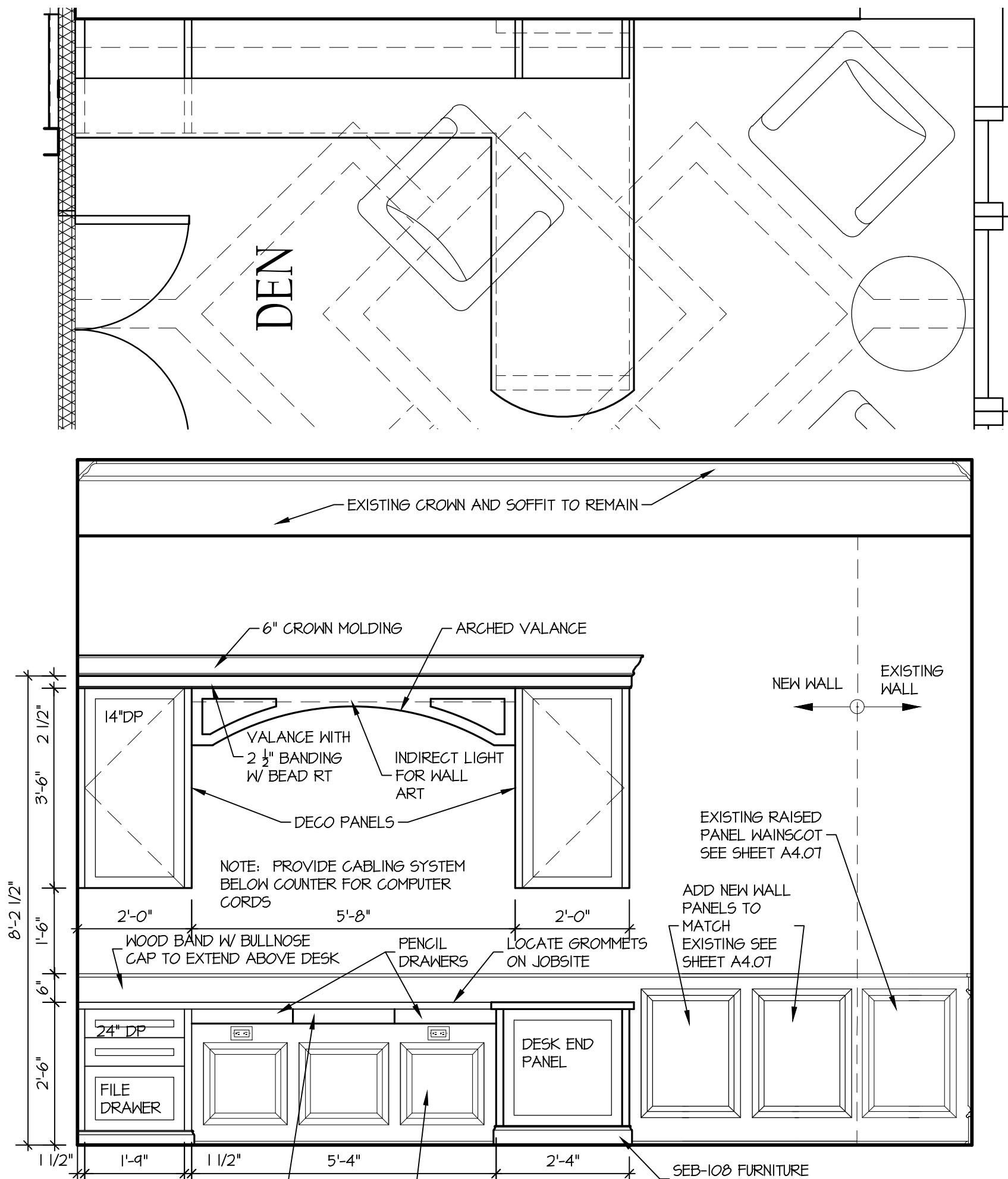
02 GREAT ROOM
1/2" SCALE



03 DEN
1/2" SCALE

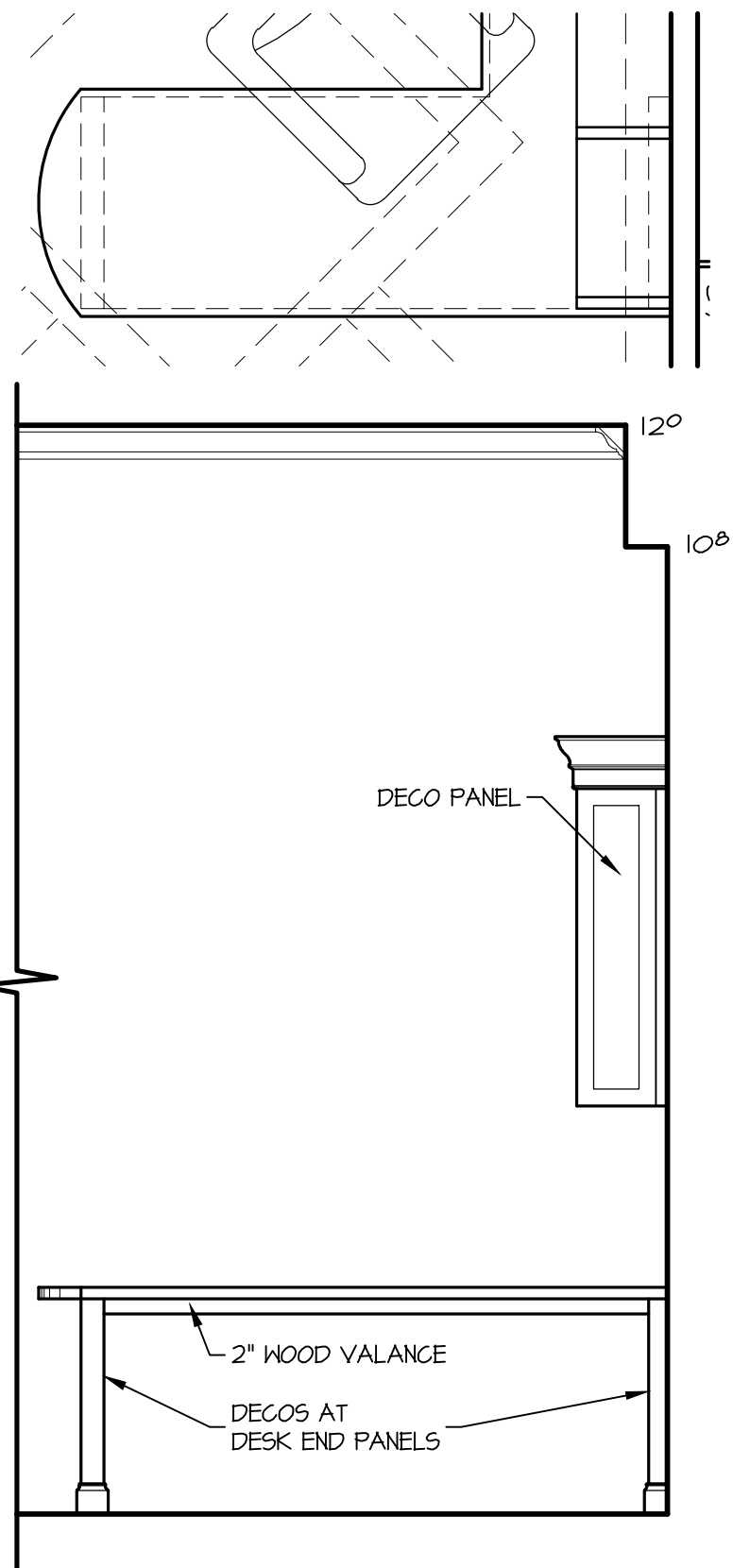


04 DEN
1/2" SCALE

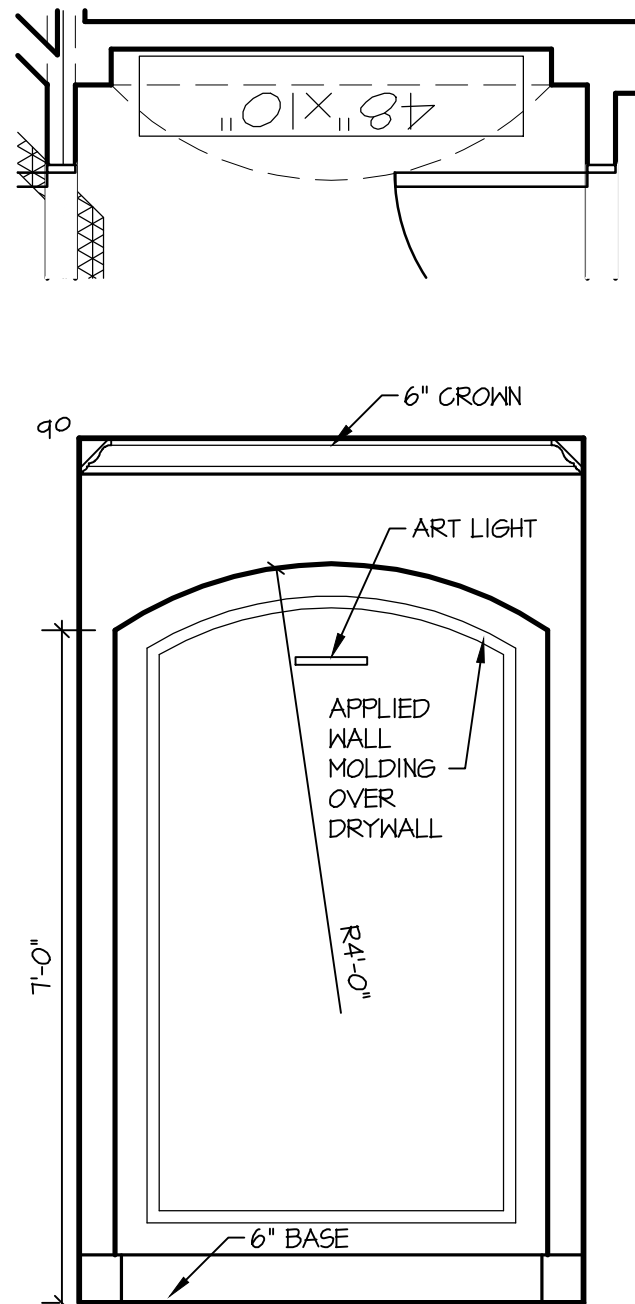


05 DEN
1/2" SCALE

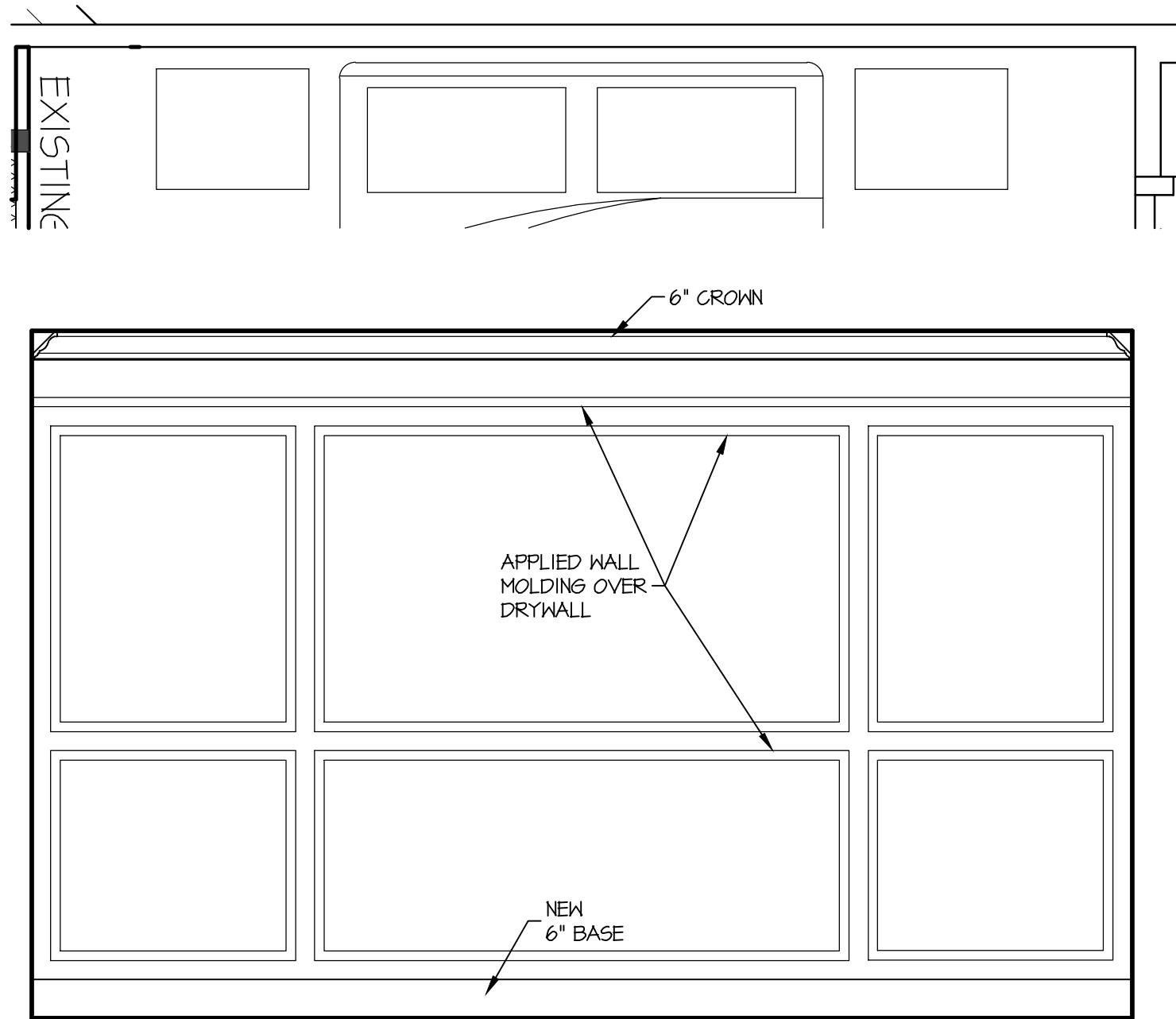
NOTE: DISCUSS PANELS BELOW OPEN DESK FOR WIRE MANAGEMENT OPTIONS. OWNER WANTS WIRES HIDDEN. POSS PULL OUT PANELS 8" FROM WALL (2) OUTSIDE PANELS TO BE REMOVABLE TO ACCESS OUTLETS.



06 DEN
1/2" SCALE



07 PRIMARY VEST.
1/2" SCALE



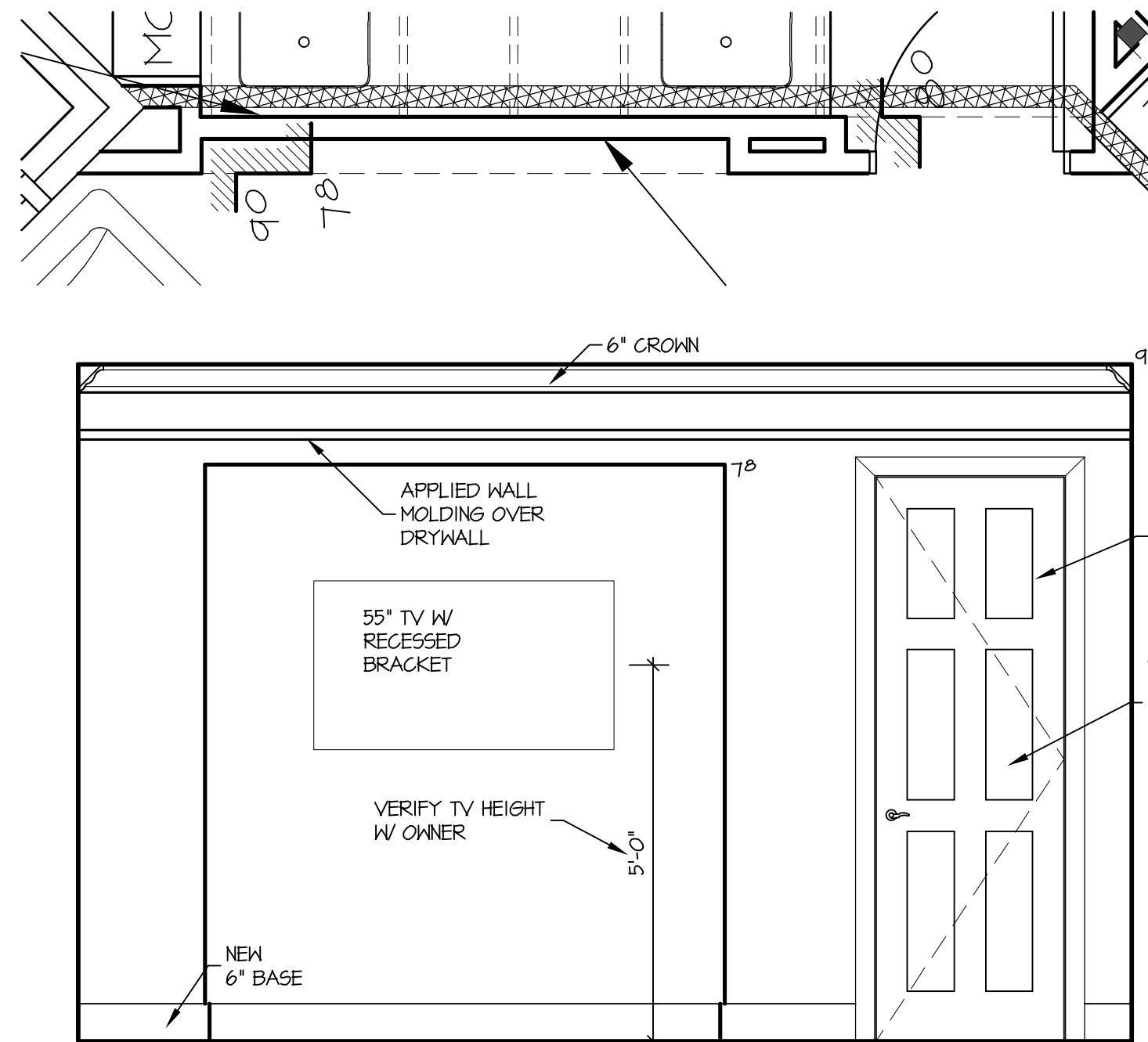
08 PRIMARY BEDROOM
1/2" SCALE

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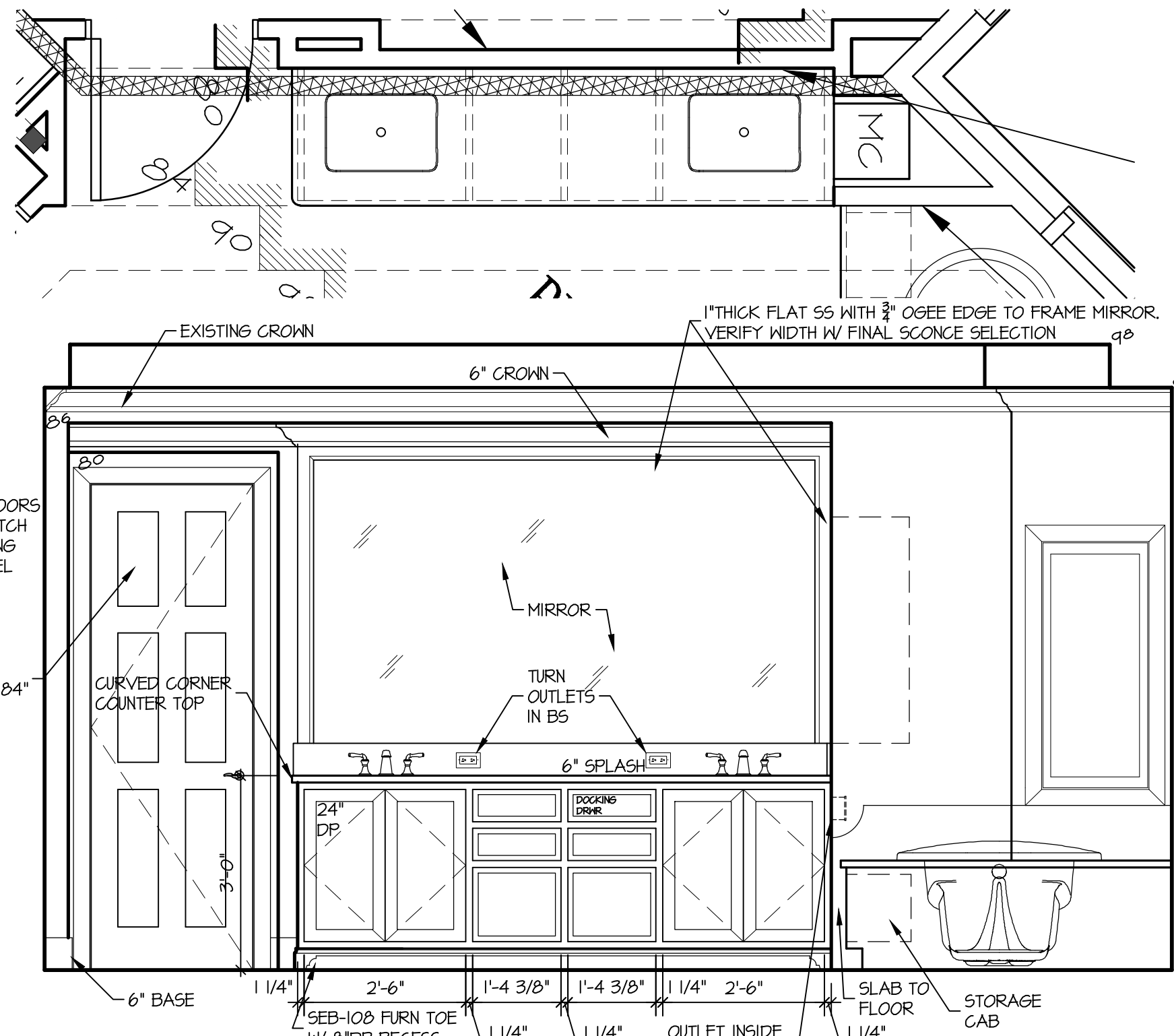
PLAN DATE	
01/16/2026	
REV.	DATE
REV01	01/14/26
REV02	02/11/26
REV03	03/05/26
REV04	03/16/26
REV05	03/23/26
REV06	05/21/26

JOB NUMBER	
252513	
DESCRIPTION	
INTERIOR ELEVATIONS	
PLAN SHEET	
A4.04	

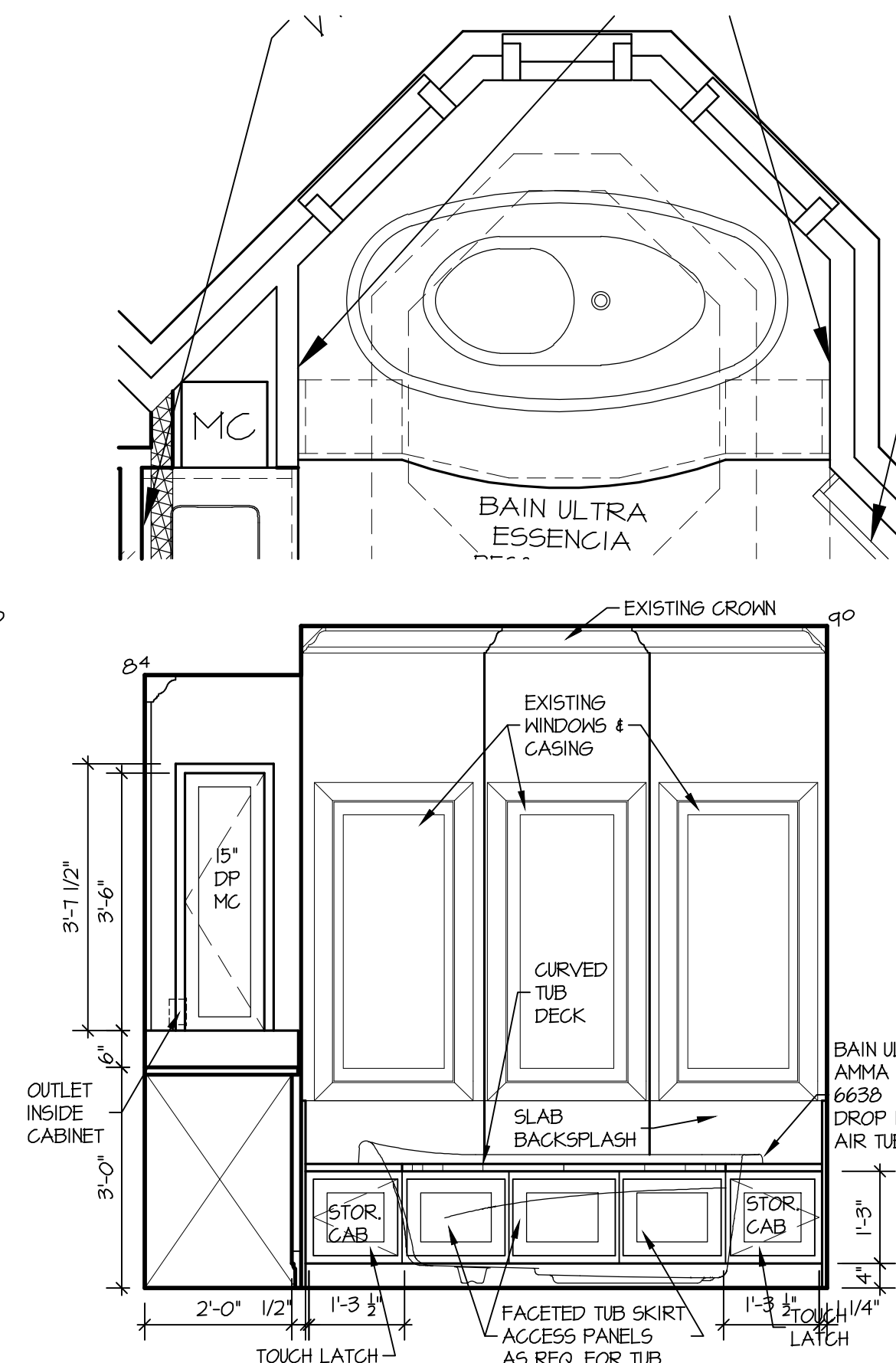
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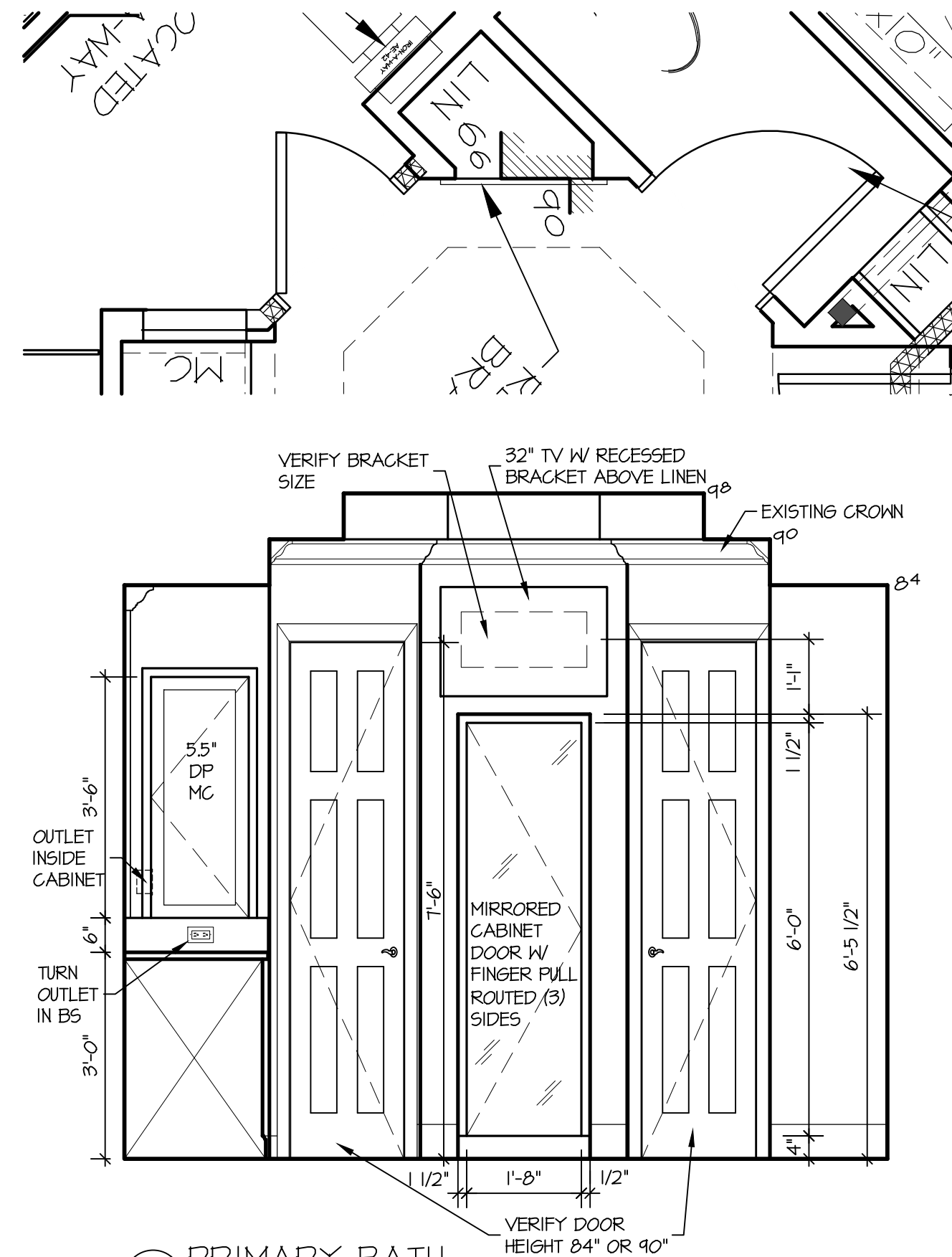
01 PRIMARY BEDROOM
1/2" SCALE



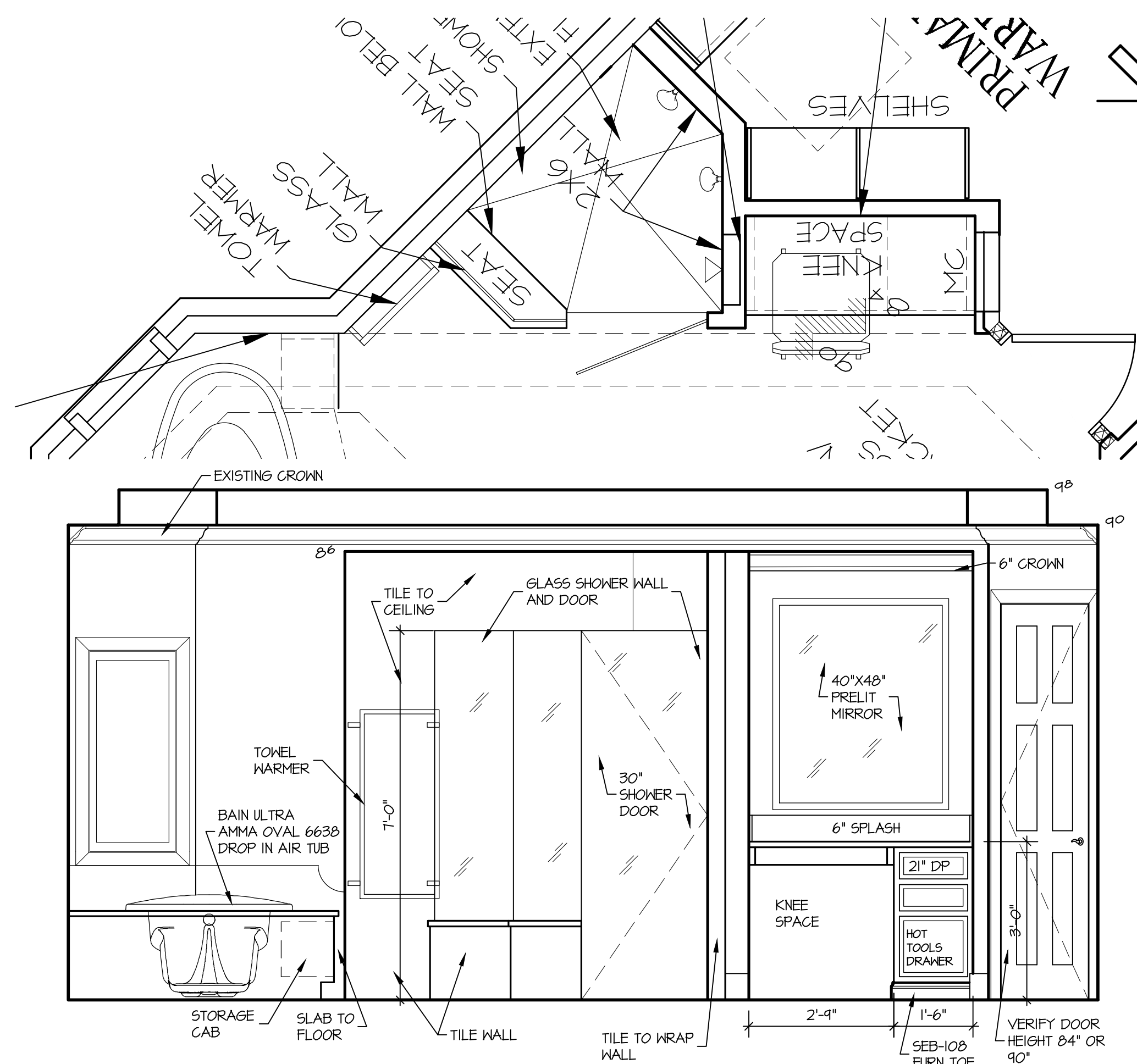
02 PRIMARY BATH
1/2" SCALE



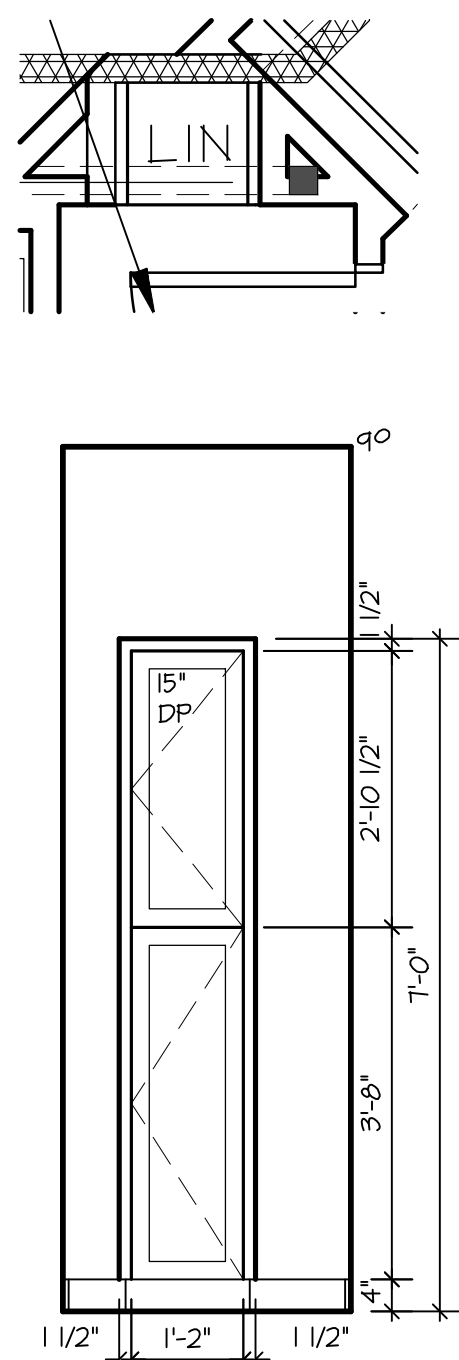
03 PRIMARY BATH
1/2" SCALE



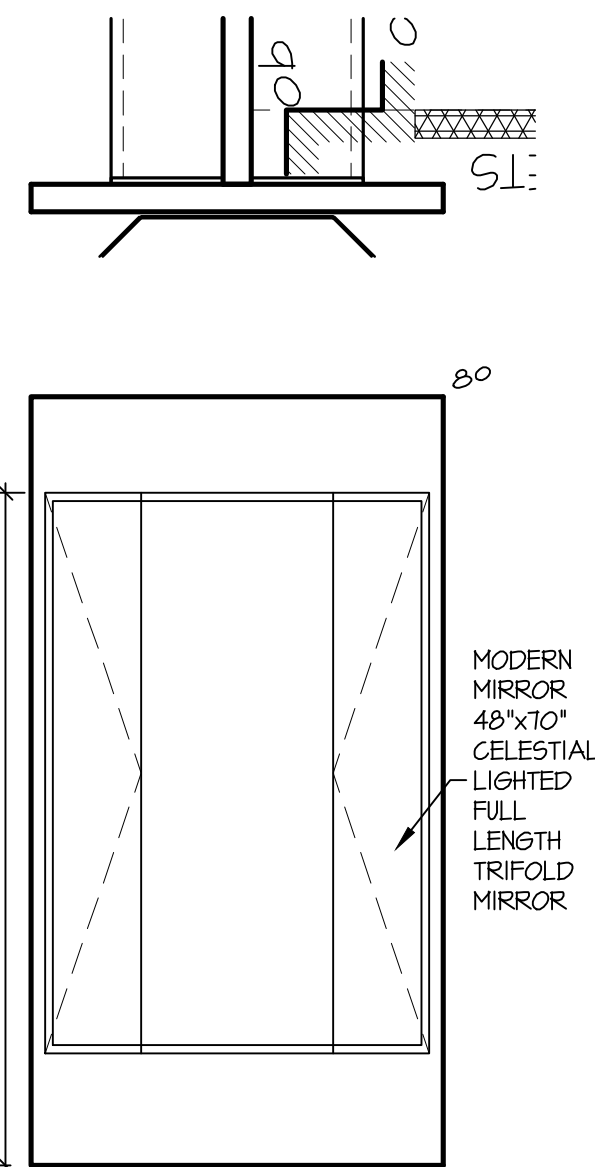
04 PRIMARY BATH
1/2" SCALE



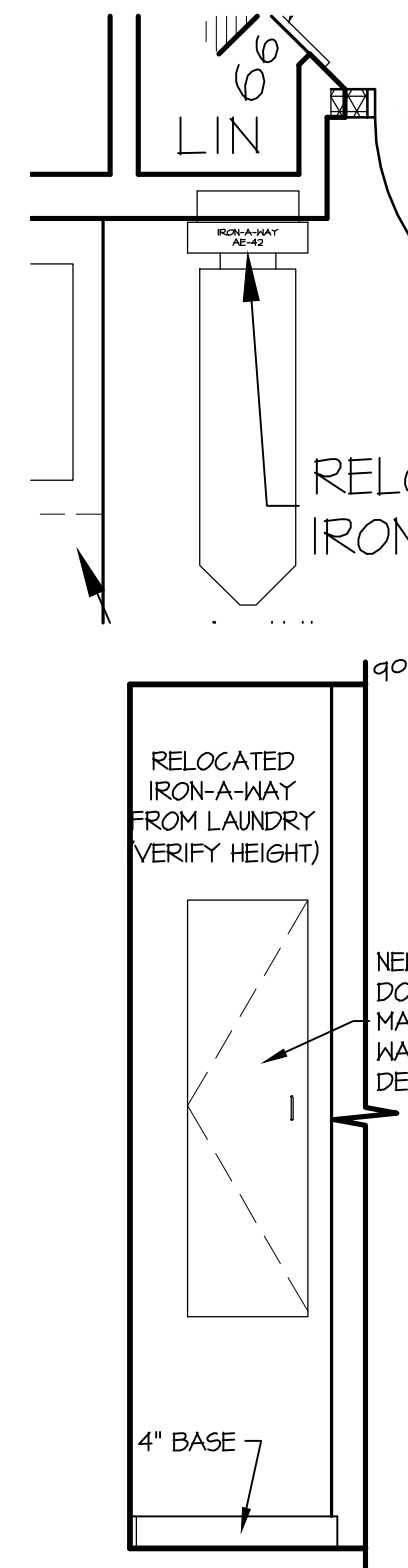
05 PRIMARY BATH
1/2" SCALE



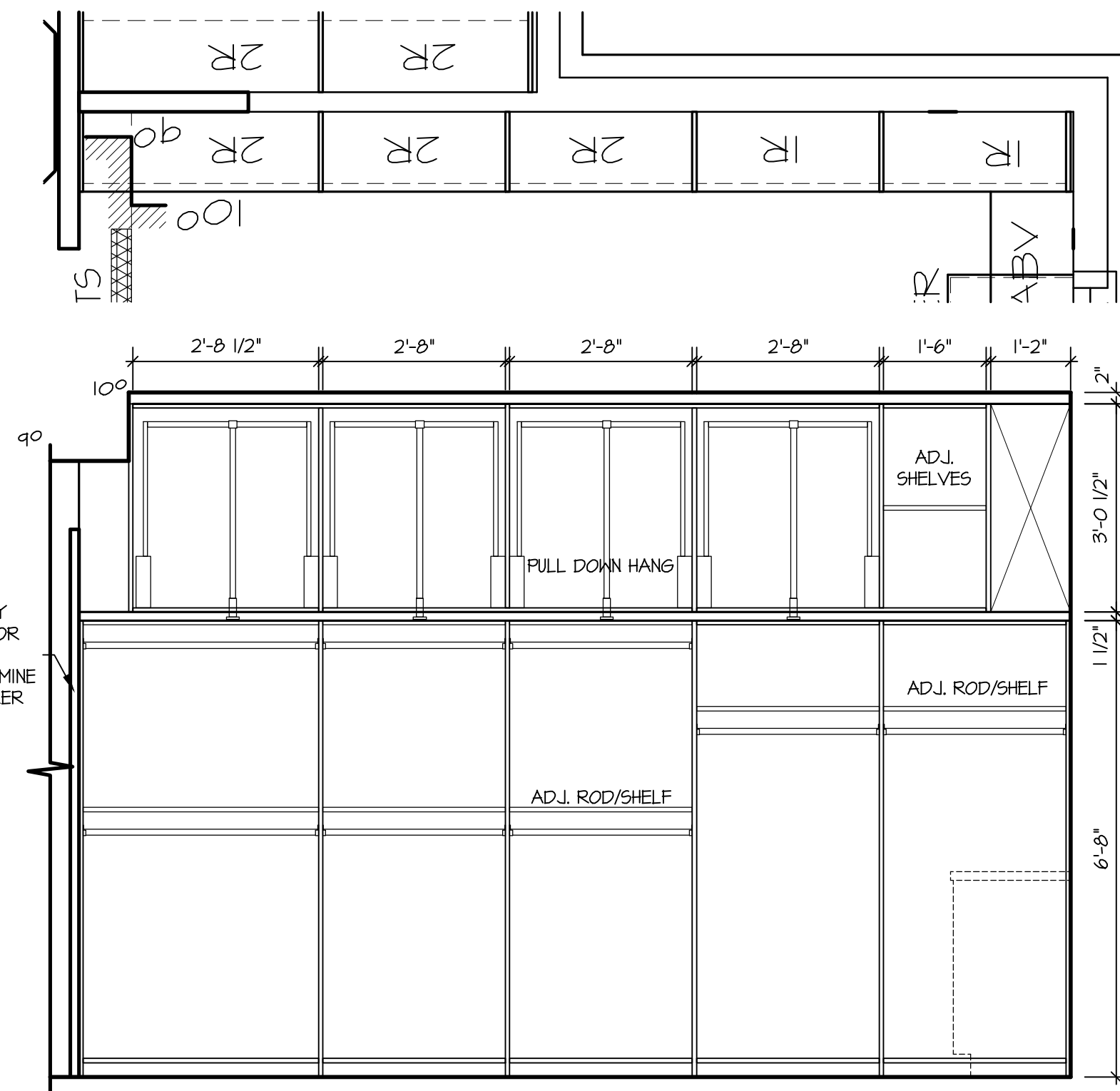
06 PRIMARY BATH
1/2" SCALE



07 PRIMARY WRDB
1/2" SCALE



08 PRIMARY WRDB
1/2" SCALE



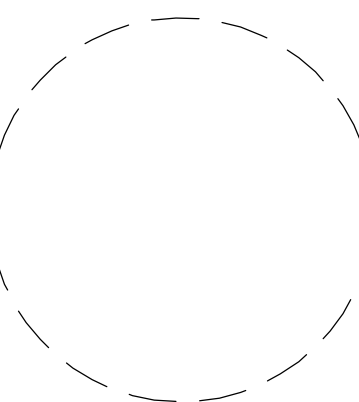
09 PRIMARY WARDROBE
1/2" SCALE

WOOD
RESIDENCE

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REV.	DATE
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REV03	03/05/26
REV04	03/16/26
REV05	03/23/26
REV06	05/21/26



JOB NUMBER	
252513	
DESCRIPTION	
INTERIOR ELEVATIONS	
PLAN SHEET	
A4.05	

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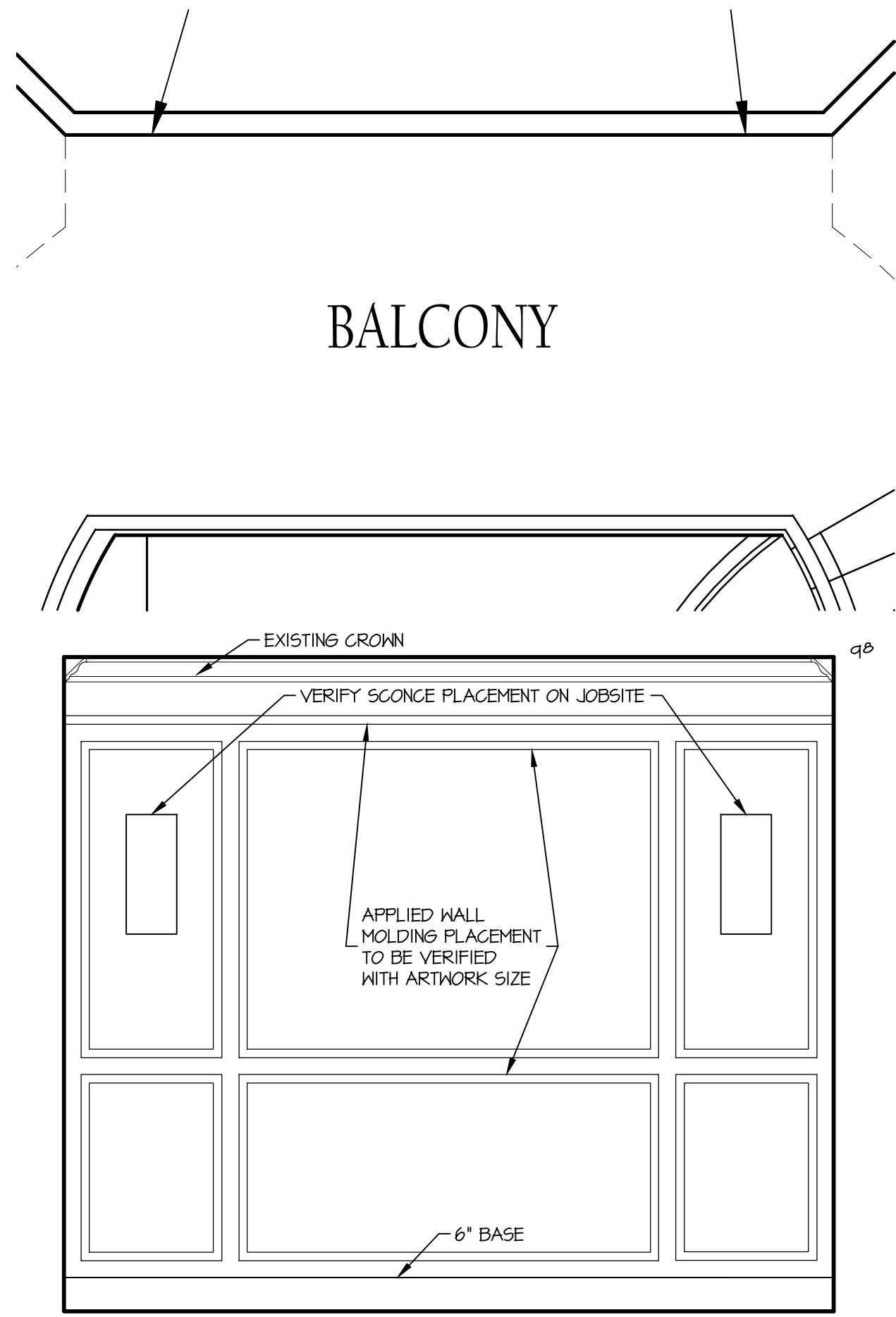


PLAN DATE 01/16/2026	
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REV02	02/17/26
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REV04	03/16/26
REV05	03/23/26
REV06	05/21/26

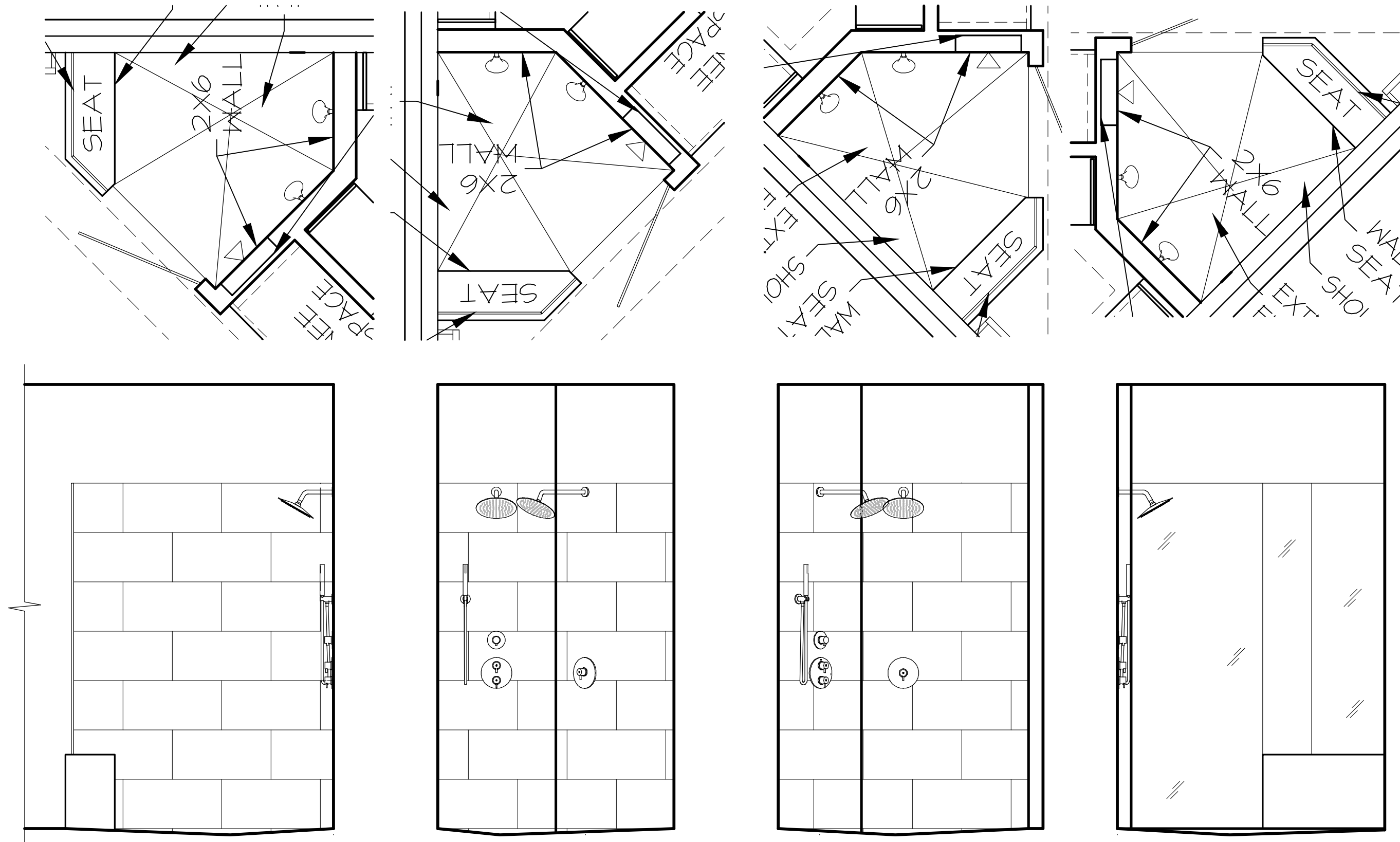
JOB NUMBER
252513
DESCRIPTION
INTERIOR ELEVATIONS

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01 BALACONY
1/2" SCALE

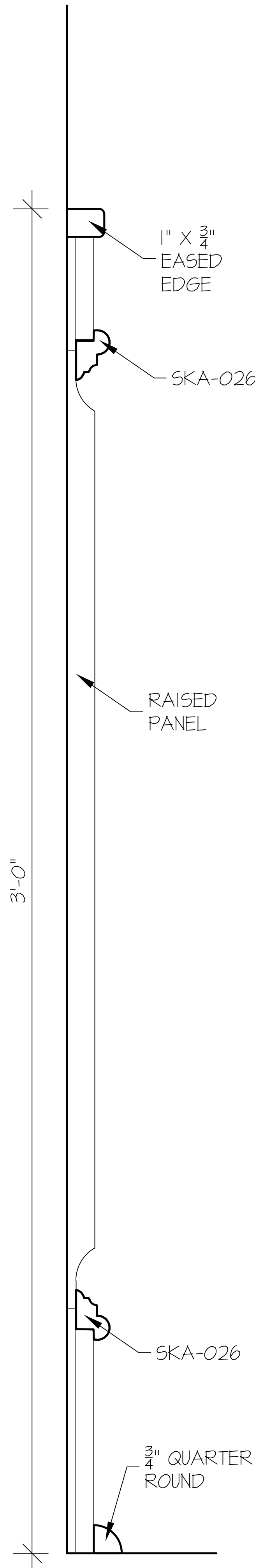


02 PRIMARY SHOWER
1/2" SCALE

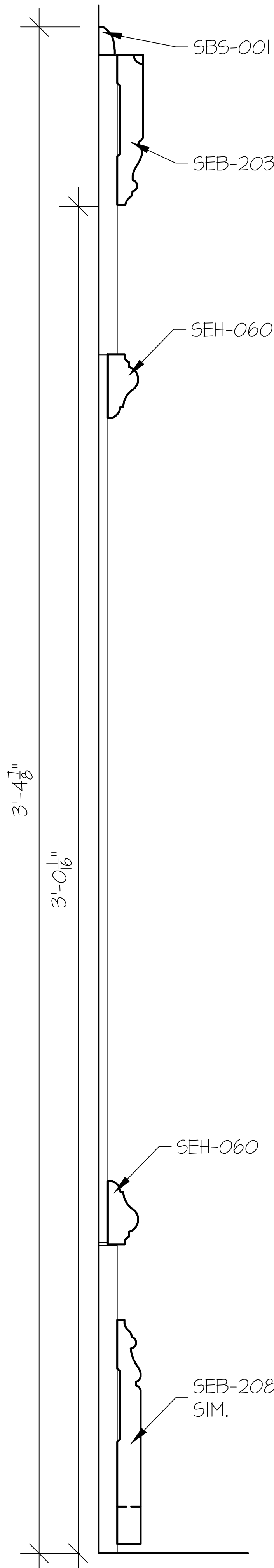
03 PRIMARY SHOWER
1/2" SCALE

04 PRIMARY SHOWER
1/2" SCALE

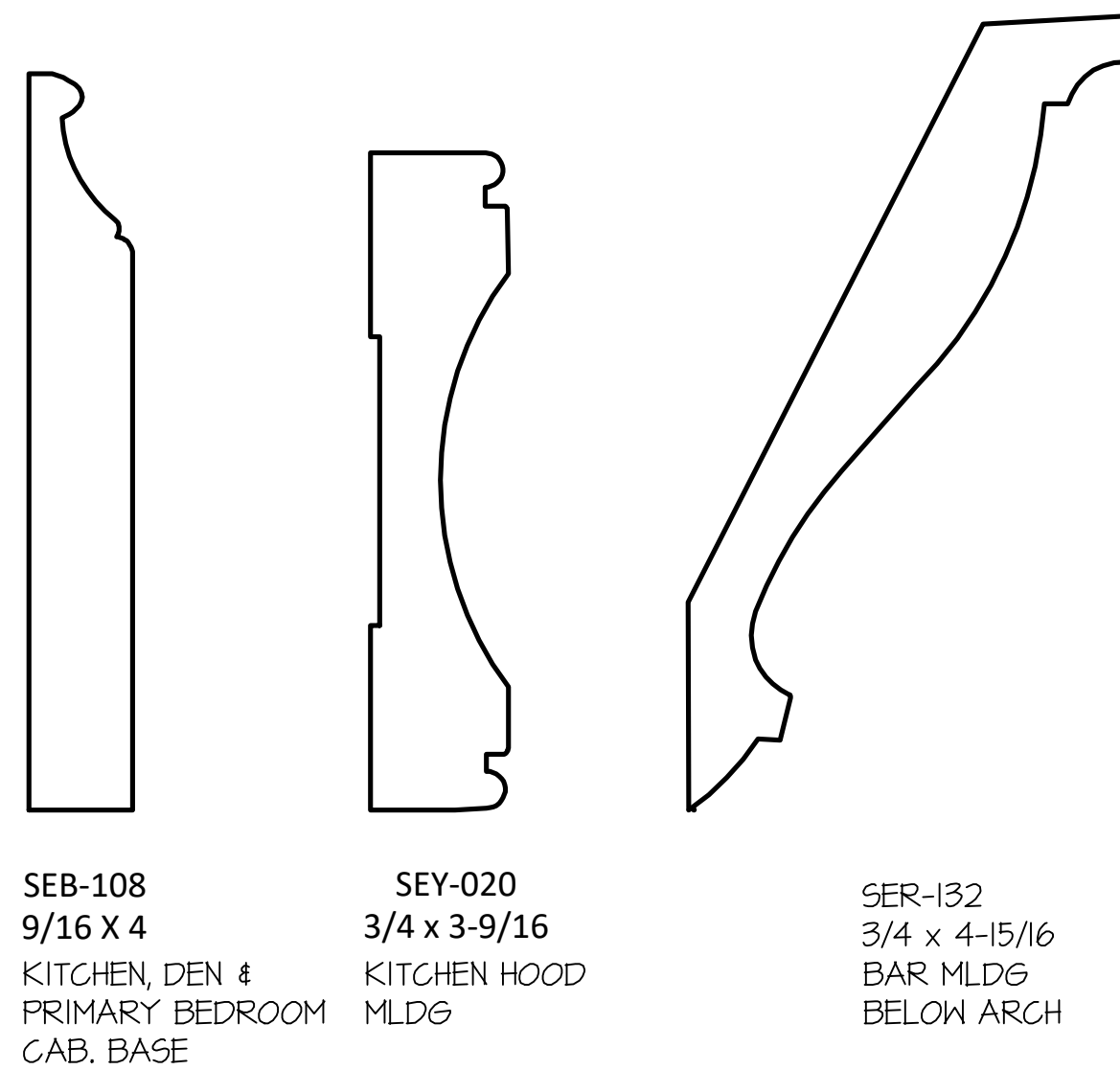
05 PRIMARY SHOWER
1/2" SCALE



CHERRY WOOD DEN
WAINSCOT TO BE VERIFIED
HALF SIZE

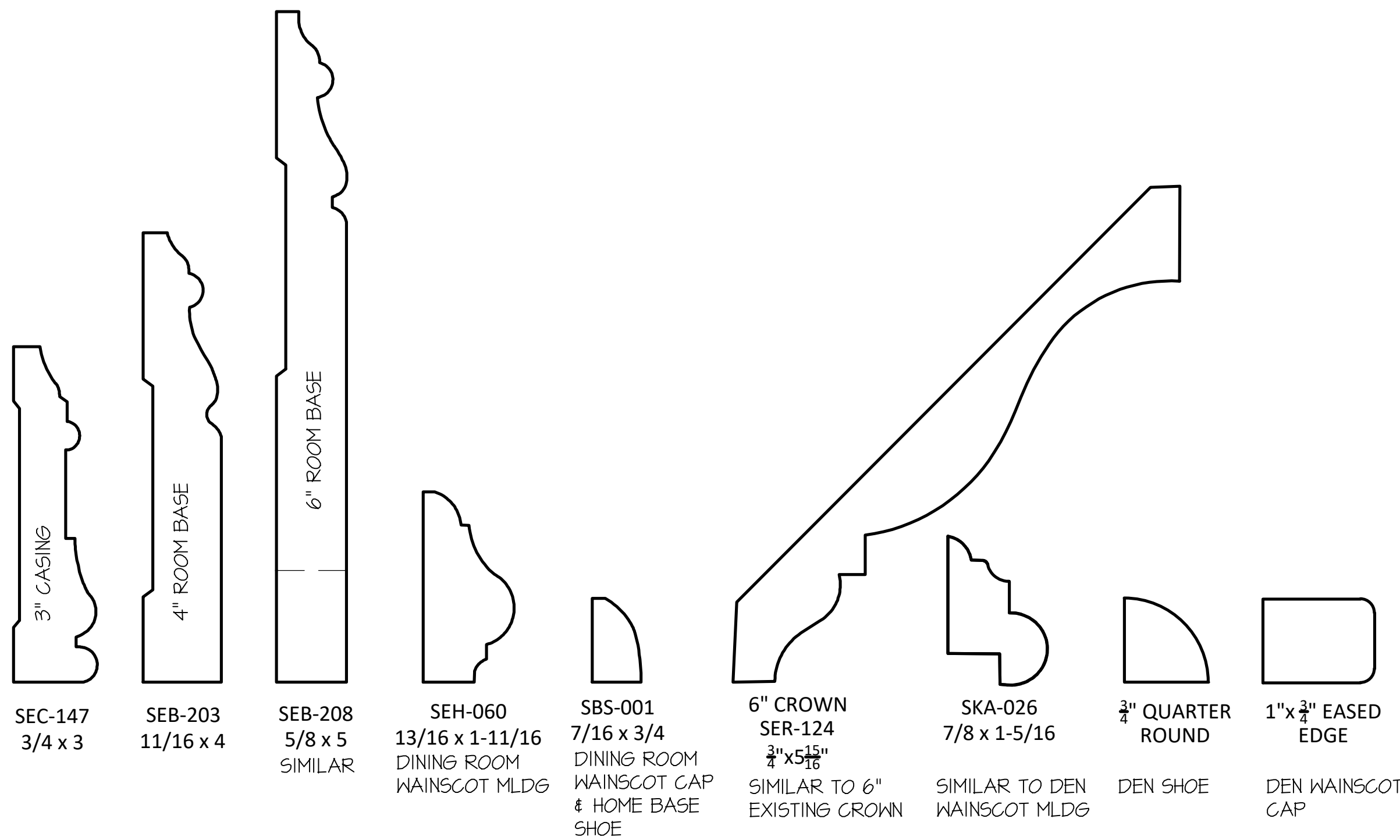


PAINTED DINING ROOM
WAINSCOT TO BE VERIFIED
HALF SIZE



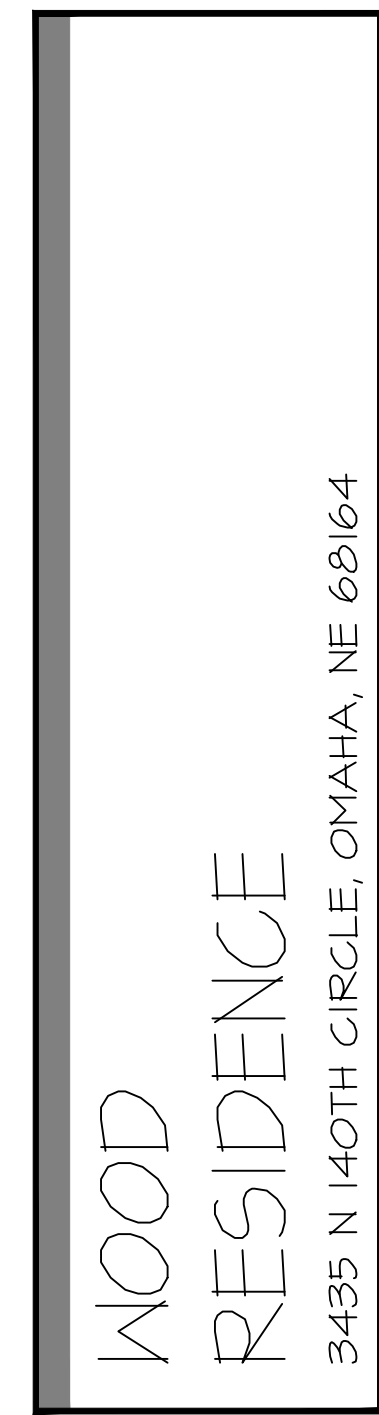
NEW ROOM TRIM PROFILES

FULL SCALE

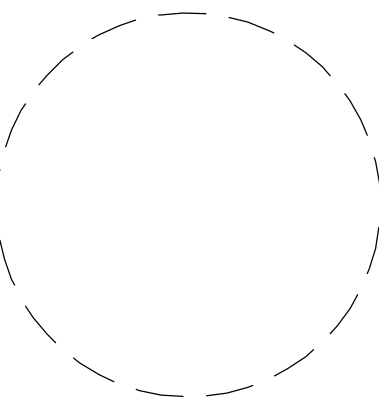


EXISTING ROOM TRIM PROFILES TO BE VERIFIED

FULL SCALE



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REV04	03/16/26
REV05	03/23/26
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JOB NUMBER
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DESCRIPTION
INTERIOR ELEVATIONS
PLAN SHEET
A4.07

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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

ZONE

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 PLUG 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 FULL 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 PUK LIGHT

WELL LIGHT

UNDERCOUNTER LIGHT

INDIRECT LIGHTING

HALL 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

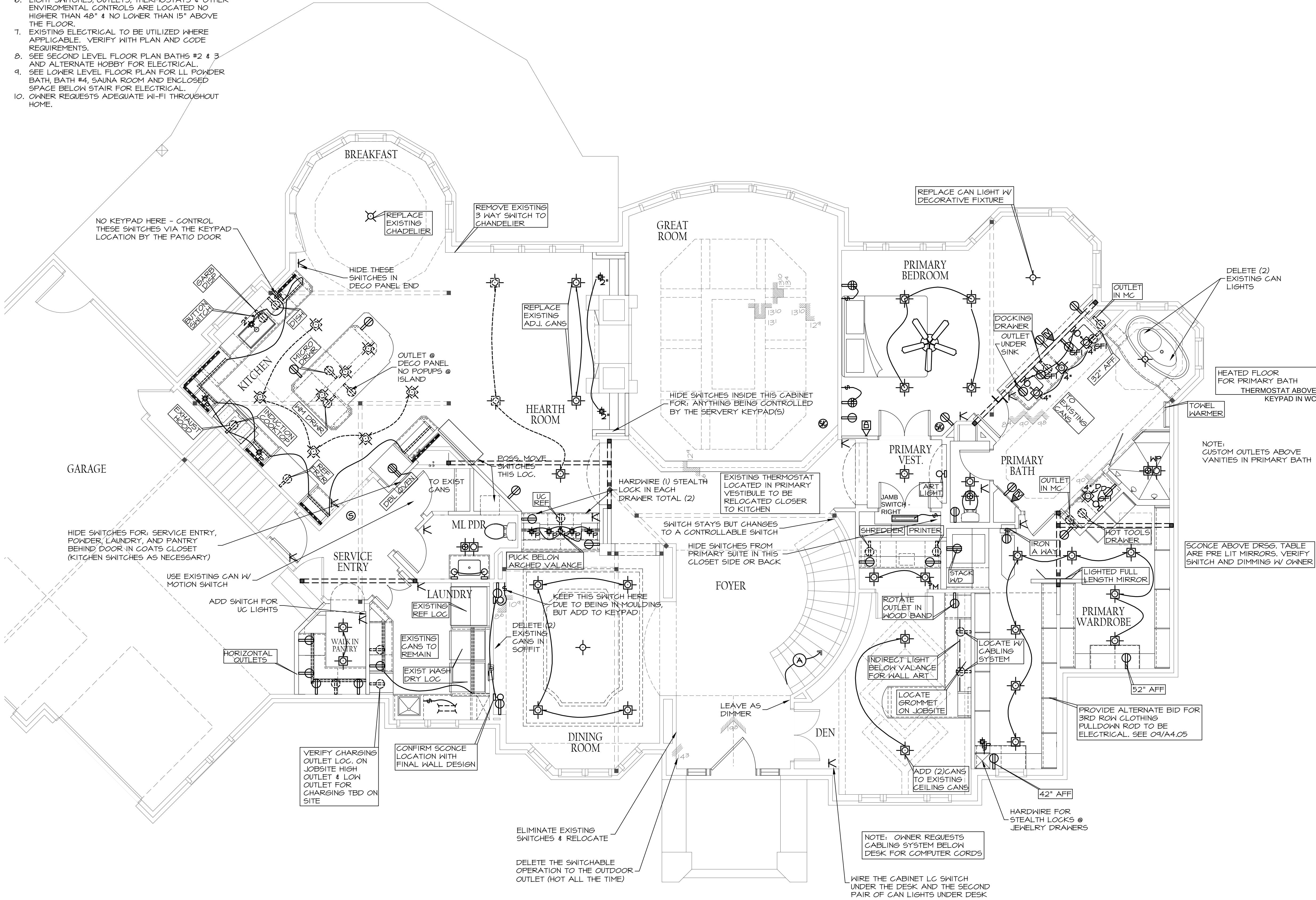
EXIT SIGNAGE

MISCELLANEOUS

CEILING FAN/LIGHT COMBO

CEILING FAN ONLY

- NOTES:
1. ALL SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED.
 2. PRIOR TO ROUGH-IN ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO SUBMIT ALL ELECTRICAL DEVICES TO BUILDER FOR APPROVAL.
 3. ALL HEIGHT CALL-OUTS TO TOP OF OUTLET UNLESS NOTED OTHERWISE.
 4. ALL LAUNDRY, BATHROOM COUNTER, AND KITCHEN OUTLETS TO BE GFI PROTECTED.
 5. ALL ELECTRICAL BOXES MOUNTED IN RATED WALLS TO BE IN RATED BOXES.
 6. LIGHT SWITCHES, OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS ARE LOCATED NO HIGHER THAN 48" & NO LOWER THAN 15" ABOVE THE FLOOR.
 7. EXISTING ELECTRICAL TO BE UTILIZED WHERE APPLICABLE. VERIFY WITH PLAN AND CODE REQUIREMENTS.
 8. SEE SECOND LEVEL FLOOR PLAN BATHS #2 & 3 AND ALTERNATE HOBBY FOR ELECTRICAL.
 9. SEE LOWER LEVEL FLOOR PLAN FOR LL POWDER BATH, BATH #4, SAUNA ROOM AND ENCLOSED SPACE BELOW STAIR FOR ELECTRICAL.
 10. OWNER REQUESTS ADEQUATE WI-FI THROUGHOUT HOME.

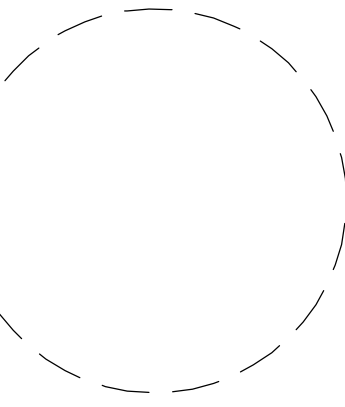


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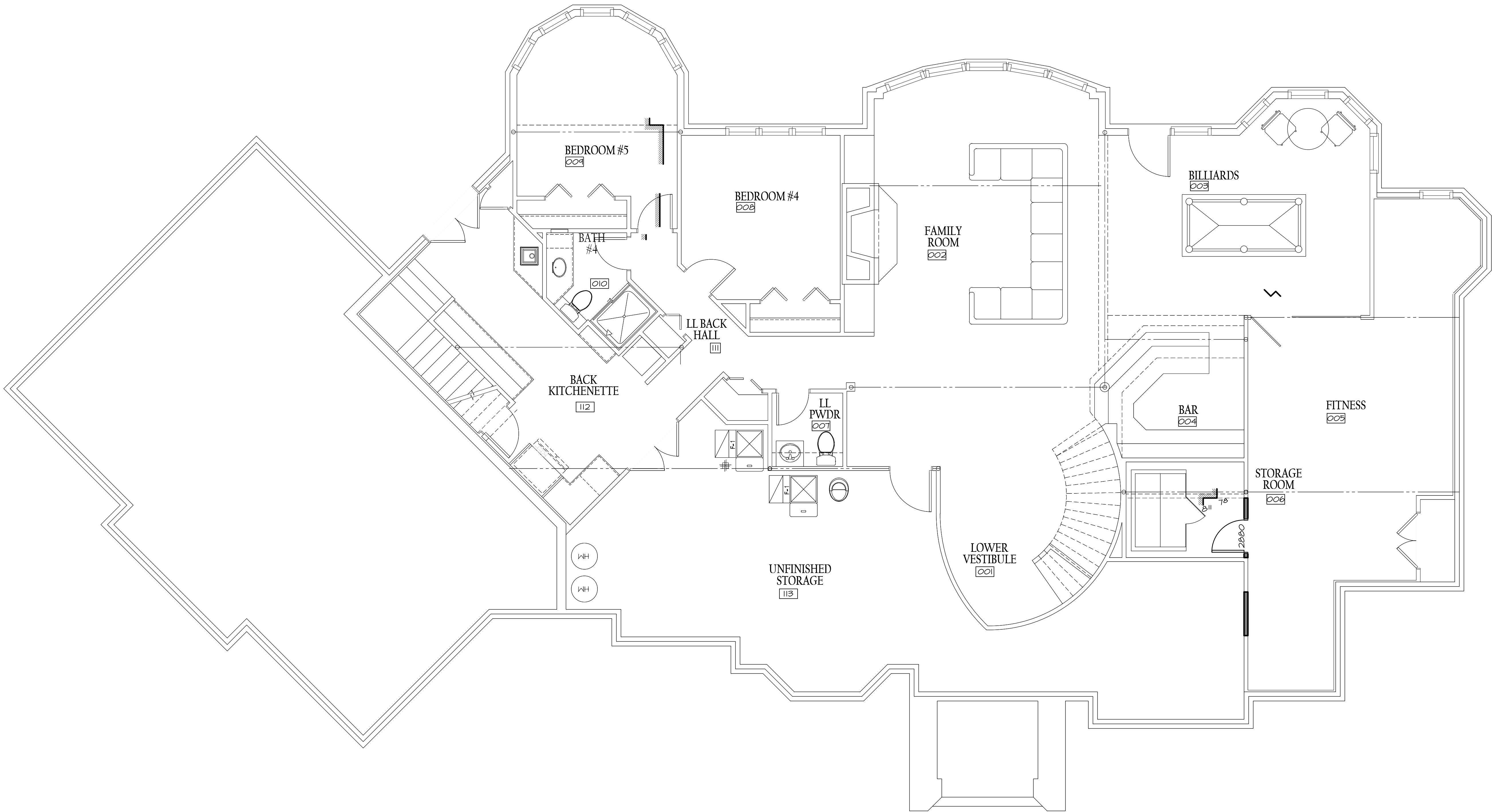
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REV04	03/16/26
REV05	03/23/26
REV06	05/21/26



JOB NUMBER	
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DESCRIPTION	
MAIN LEVEL ELECTRICAL PLAN	
PLAN SHEET	
E1.02	

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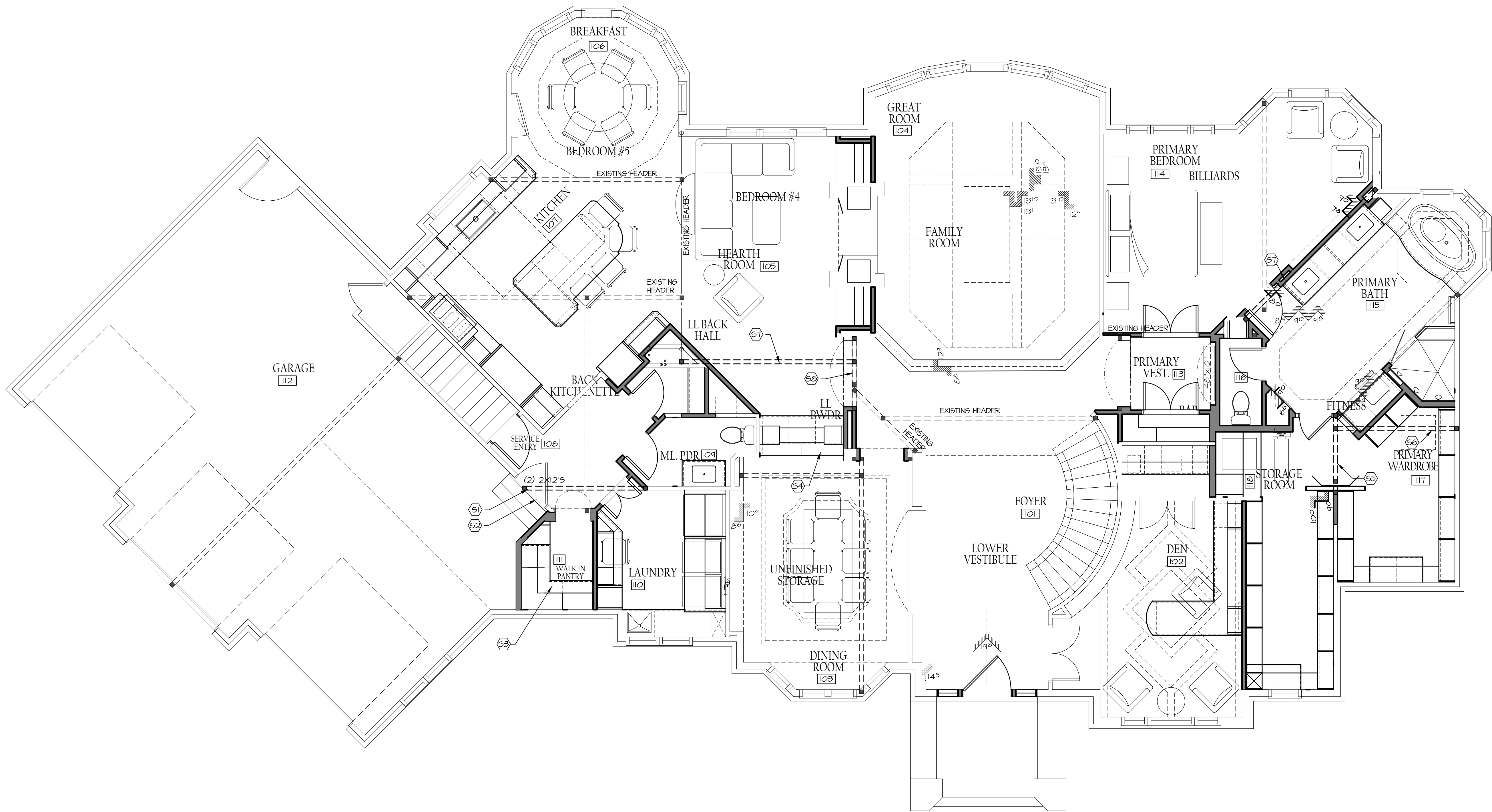
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REV03	03/05/26
REV04	03/16/26
REV05	03/23/26
REV06	05/21/26

JOB NUMBER
252513
DESCRIPTION
LOWER LEVEL FINISH
PLAN SHEET
F1.01

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D:\MCNEIL COMPANY DROPBOX\JEFF ANDERSON\MCNEIL DESIGN\RESIDENTIAL\25-2513 WOOD REMODEL\FI PLANS.DWG
HOME PAGE: A0.01



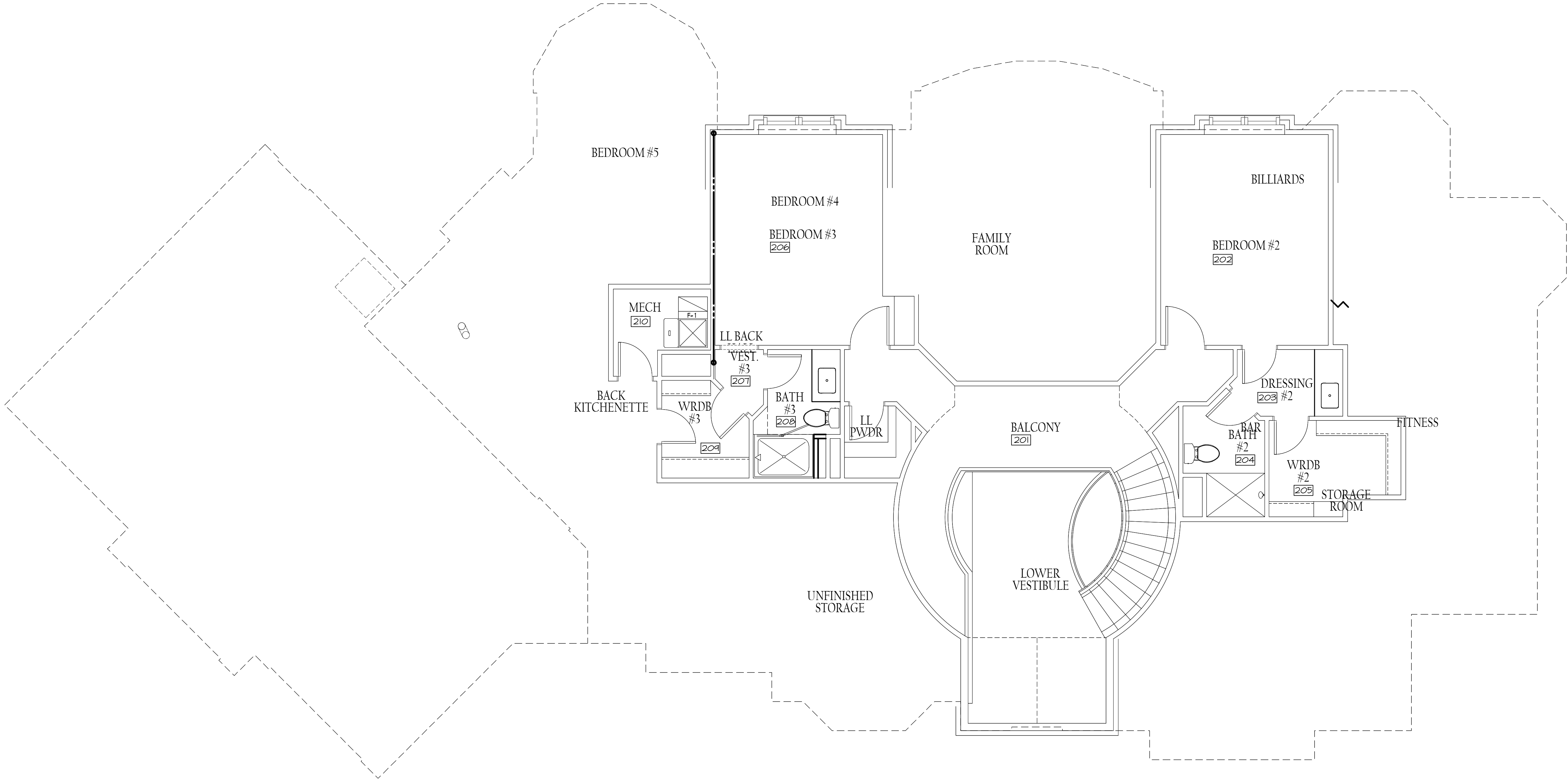
WOOD
RESIDENCE
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REV04	03/16/26
REV05	03/23/26
REV06	05/21/26

JOB NUMBER 252513	
DESCRIPTION MAIN LEVEL FINISH	
PLAN SHEET F1.02	

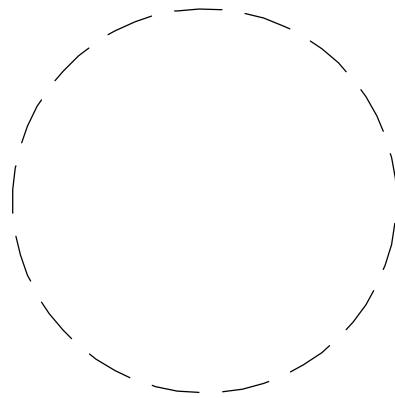
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REV04	03/16/26
REV05	03/23/26
REV06	05/21/26



JOB NUMBER
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DESCRIPTION
SECOND LEVEL FINISH
PLAN SHEET
F1.03

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