

LOT #98 WOOD RESIDENCE



- ONE SET OF APPROVED PLANS SHALL BE KEPT ON THE JOBSITE AND SHALL BE AVAILABLE TO INSPECTORS AT ALL TIMES.
- THIS PERMIT DOES NOT GRANT APPROVAL TO VIOLATE ANY ORDINANCE OF THIS JURISDICTION, STATE, OR FED LAW.
- A PERMIT MAY BE REVOKED WHENEVER THE PERMIT IS ISSUED IN ERROR OR DUE TO INCORRECT INFORMATION SUPPLIED.
- THIS PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING CONSTRUCTION TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES.
- THIS PERMIT IS VALID FOR 30 MONTHS IF AN INITIAL INSPECTION OCCURS WITHIN 6 MONTHS OF ISSUANCE.

APPROVED

3/5/2026, 8:32:16 AM
BLD-26-01284

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

SHEET INDEX:

A0.01 - GENERAL INFORMATION, SHEET INDEX

D1.01 - LOWER LEVEL DEMOLITION PLAN

D1.02 - MAIN LEVEL DEMOLITION PLAN

D1.03 - SECOND LEVEL DEMOLITION PLAN

A1.01 - LOWER LEVEL FLOOR PLAN

A1.02 - MAIN LEVEL FLOOR PLAN

A1.03 - SECOND LEVEL FLOOR PLAN

A4.01 - INTERIOR ELEVATIONS

A4.02 - INTERIOR ELEVATIONS

A4.03 - INTERIOR ELEVATIONS

A4.04 - INTERIOR ELEVATIONS

A4.05 - INTERIOR ELEVATIONS

A4.06 - INTERIOR ELEVATIONS

A4.07 - INTERIOR ELEVATIONS

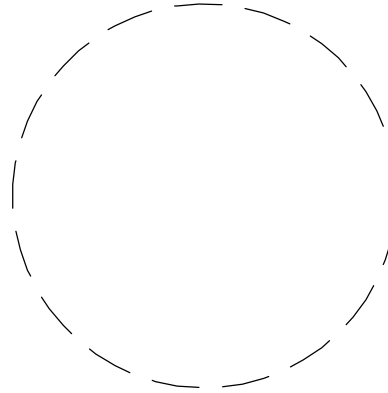
E1.02 - MAIN LEVEL ELECTRICAL PLAN

WOOD RESIDENCE
3435 N 140TH CIRCLE, OMAHA, NE 68164



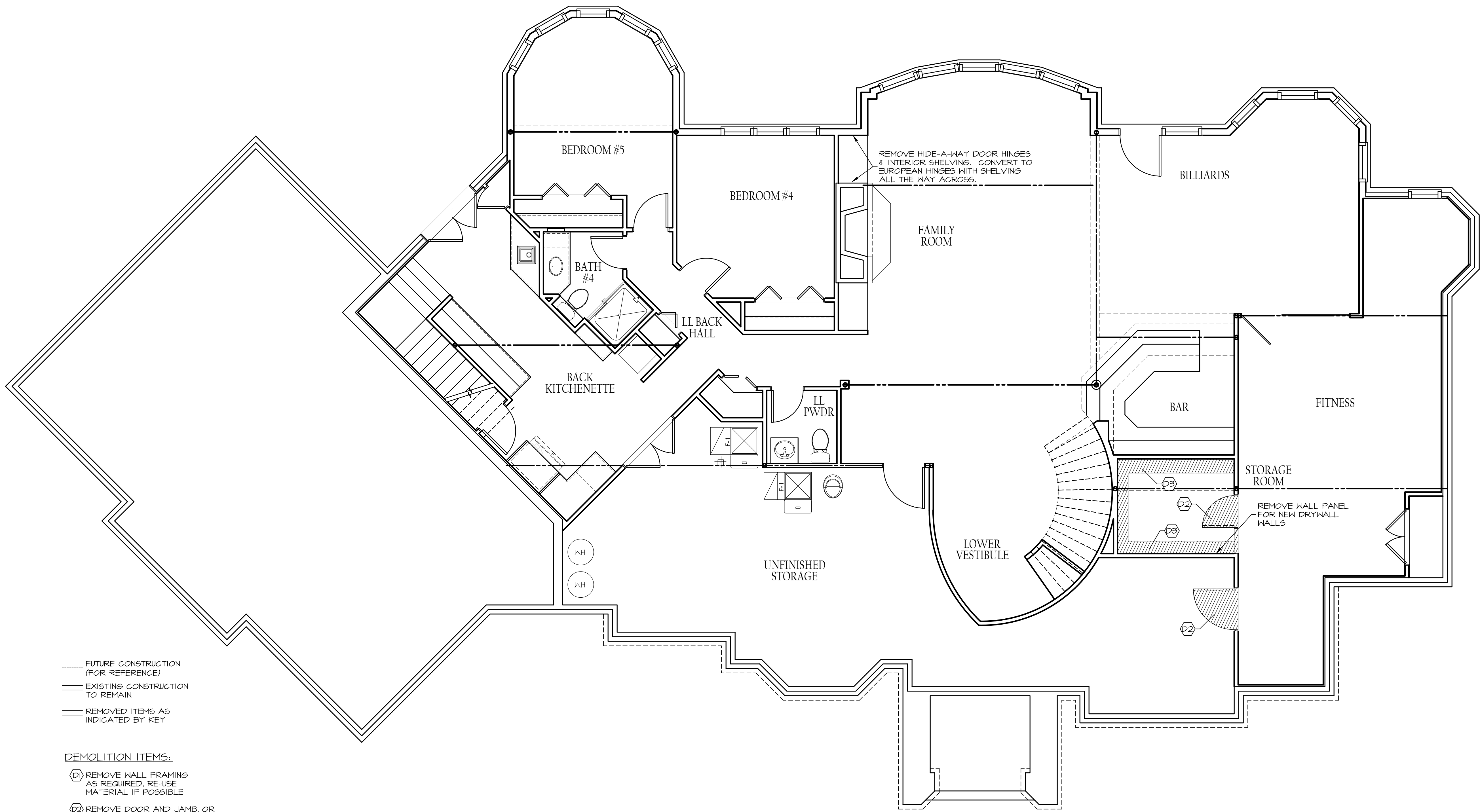
MCNEIL
COMPANY
4666 South 132nd Street
Omaha, NE 68137
402-333-1462
mcneilcompany.com

PLAN DATE	
01/16/2026	
REV.	DATE
REV01	01/14/26
REV02	02/17/26



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

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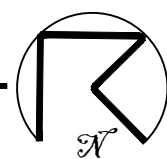
- FUTURE CONSTRUCTION
(FOR REFERENCE)
= EXISTING CONSTRUCTION
TO REMAIN
= REMOVED ITEMS AS
INDICATED BY KEY

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"

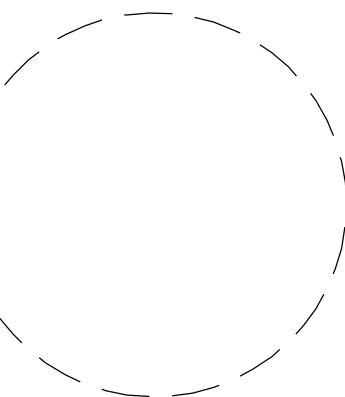


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LOWER LEVEL DEMOLITION PLAN
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D1.01

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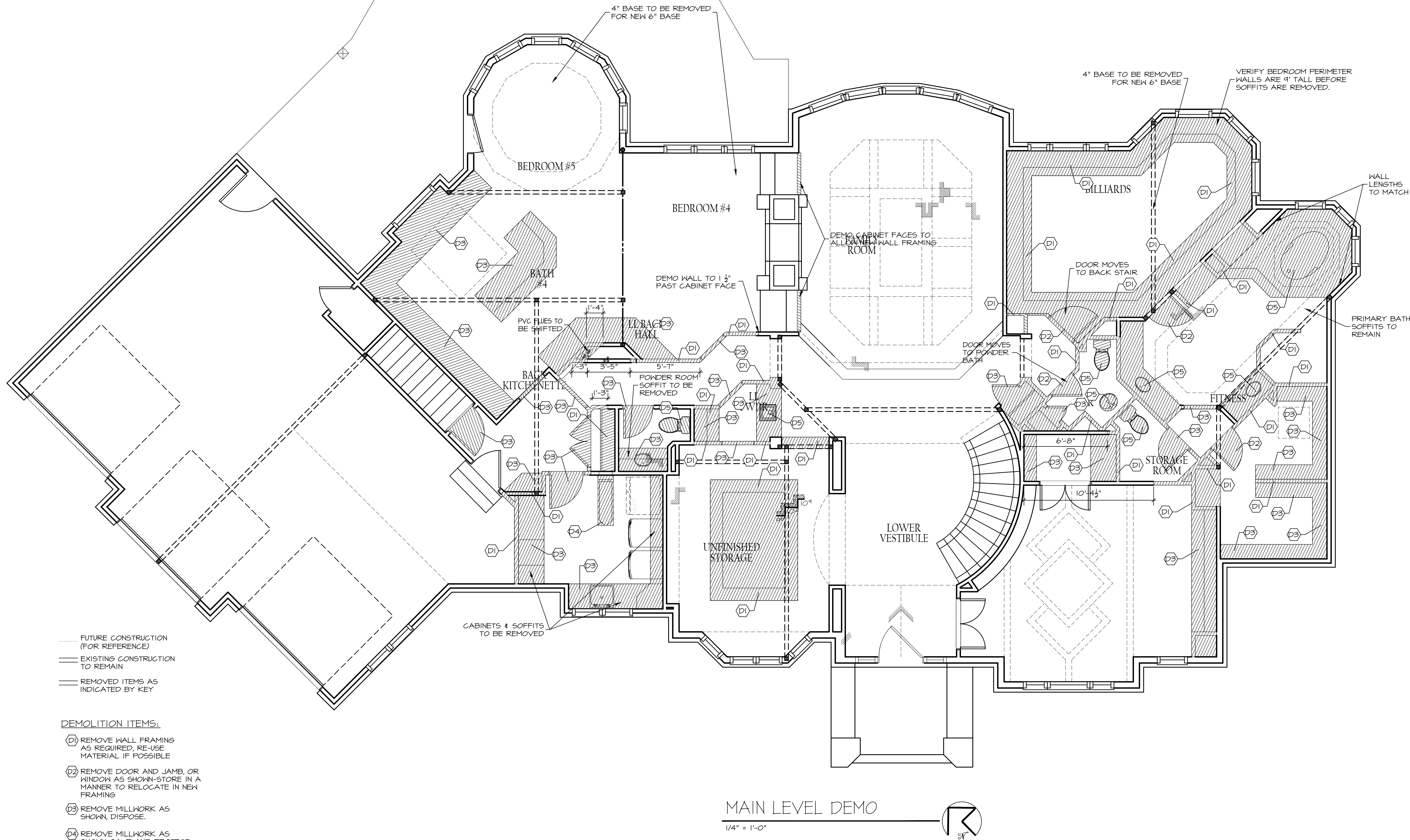
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PLAN DATE 01/16/2026	
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MAIN LEVEL DEMOLITION PLAN
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D1.02

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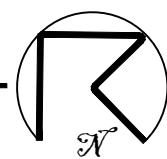
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MAIN LEVEL DEMO

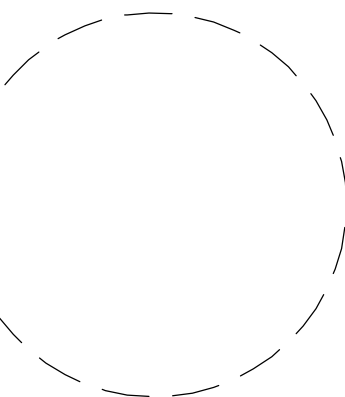
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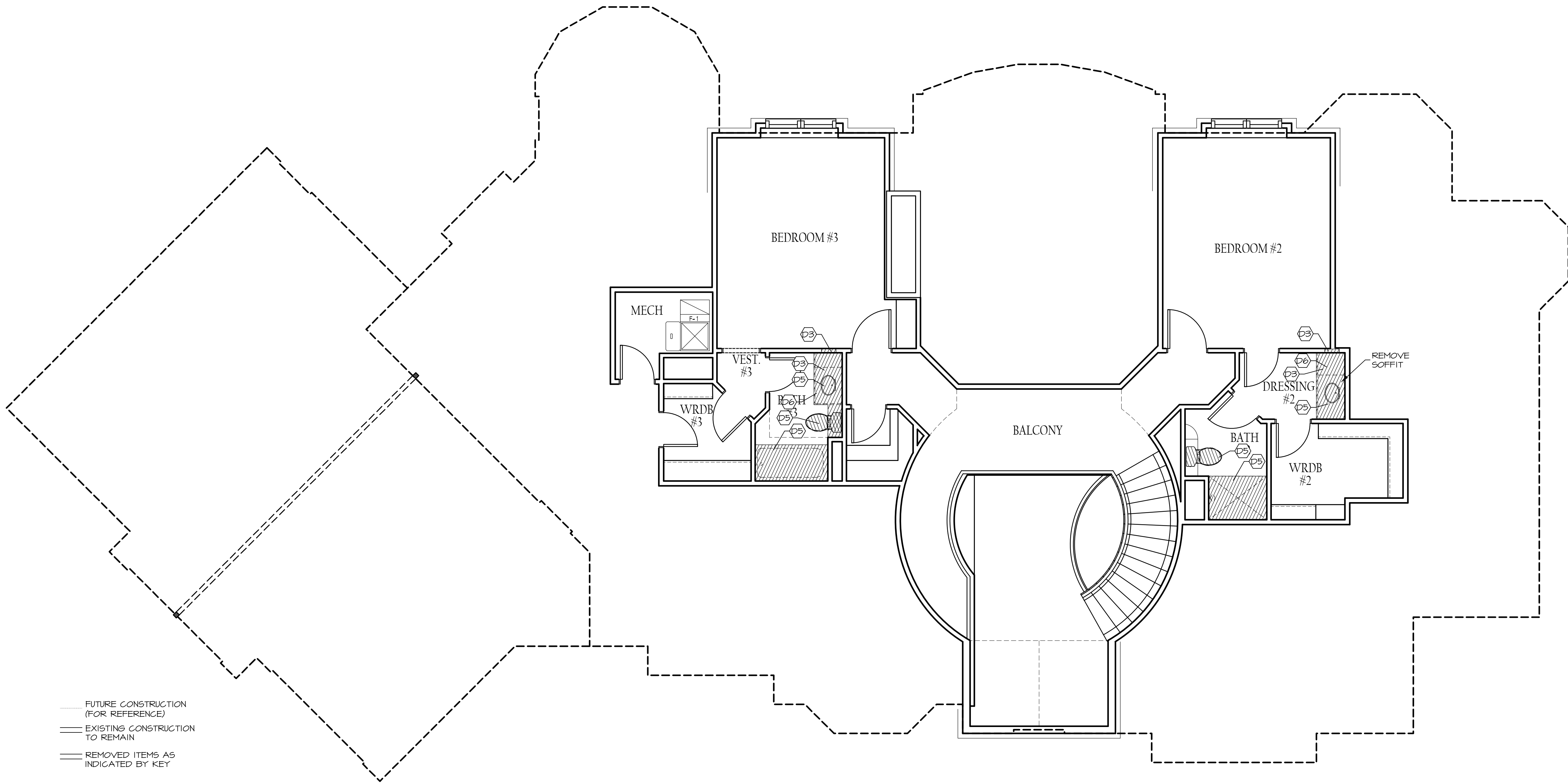
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SECOND LEVEL DEMOLITION PLAN
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D1.03

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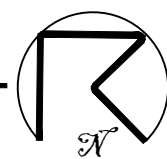
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SECOND LEVEL DEMO

1/4" = 1'-0"

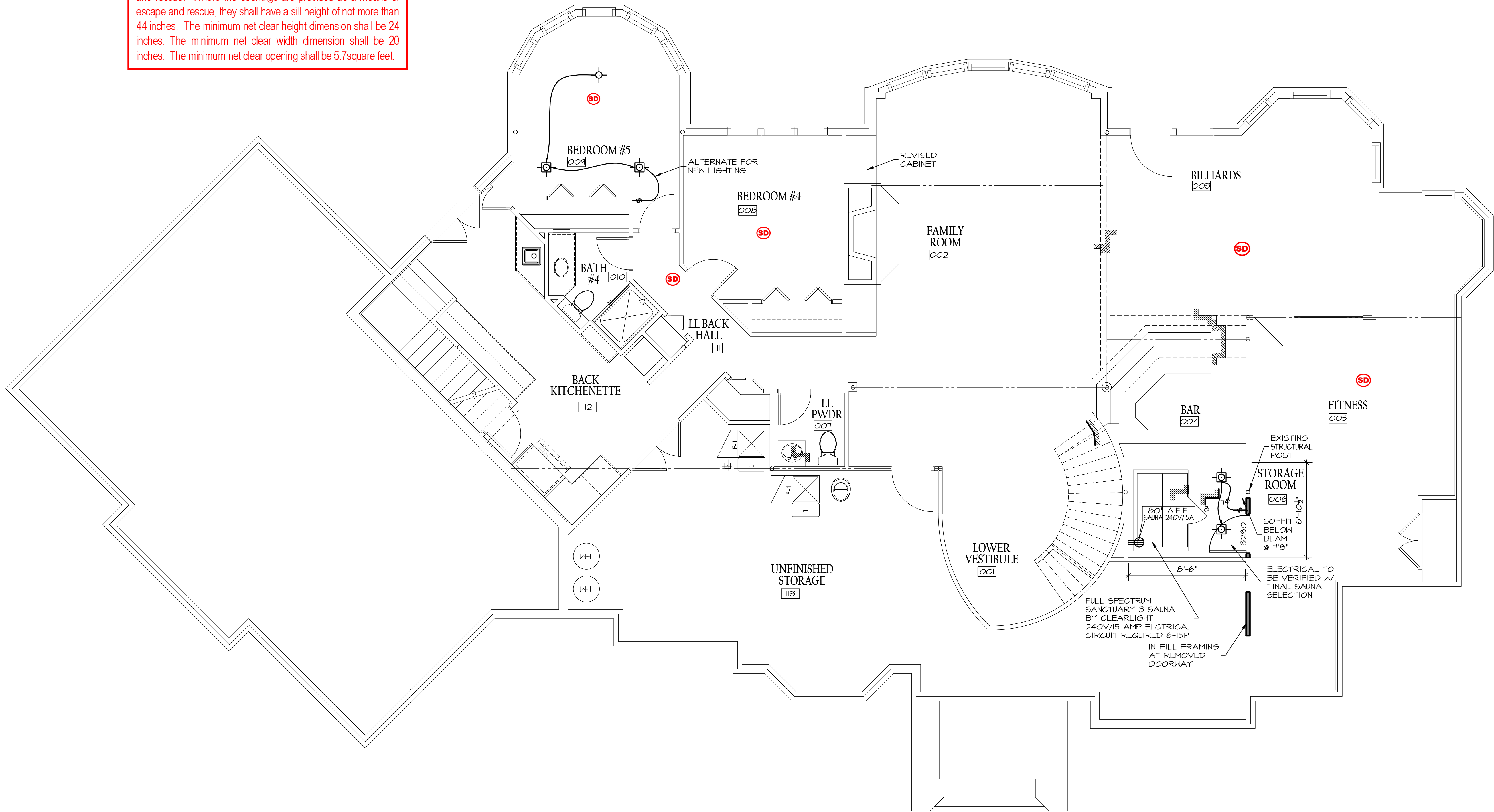


R310.1 EMERGENCY EGRESS OPENING REQUIRED

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 20 inches. The minimum net clear width dimension shall be 20 inches. The minimum net clear opening shall be 5.7square feet.

CHAPTER 49 - PLUMBING

ALL PLUMBING ROUGH-INS AND
FIXTURE INSTALLATIONS SHALL
BE PERFORMED BY A PLUMBER
LICENSED IN THE CITY OF OMAHA

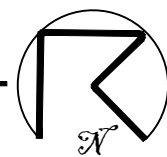


SMOKE/CARBON MONOXIDE ALARMS

In new dwelling or existing dwellings where interior alterations, repairs or room additions occur, 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"

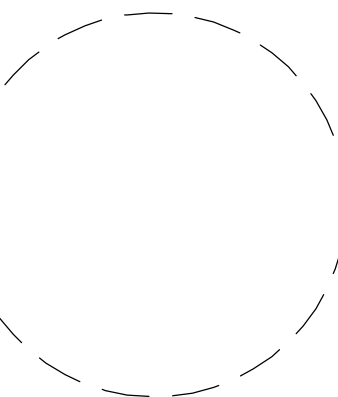


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LOWER LEVEL
PLAN SHEET
A1.01

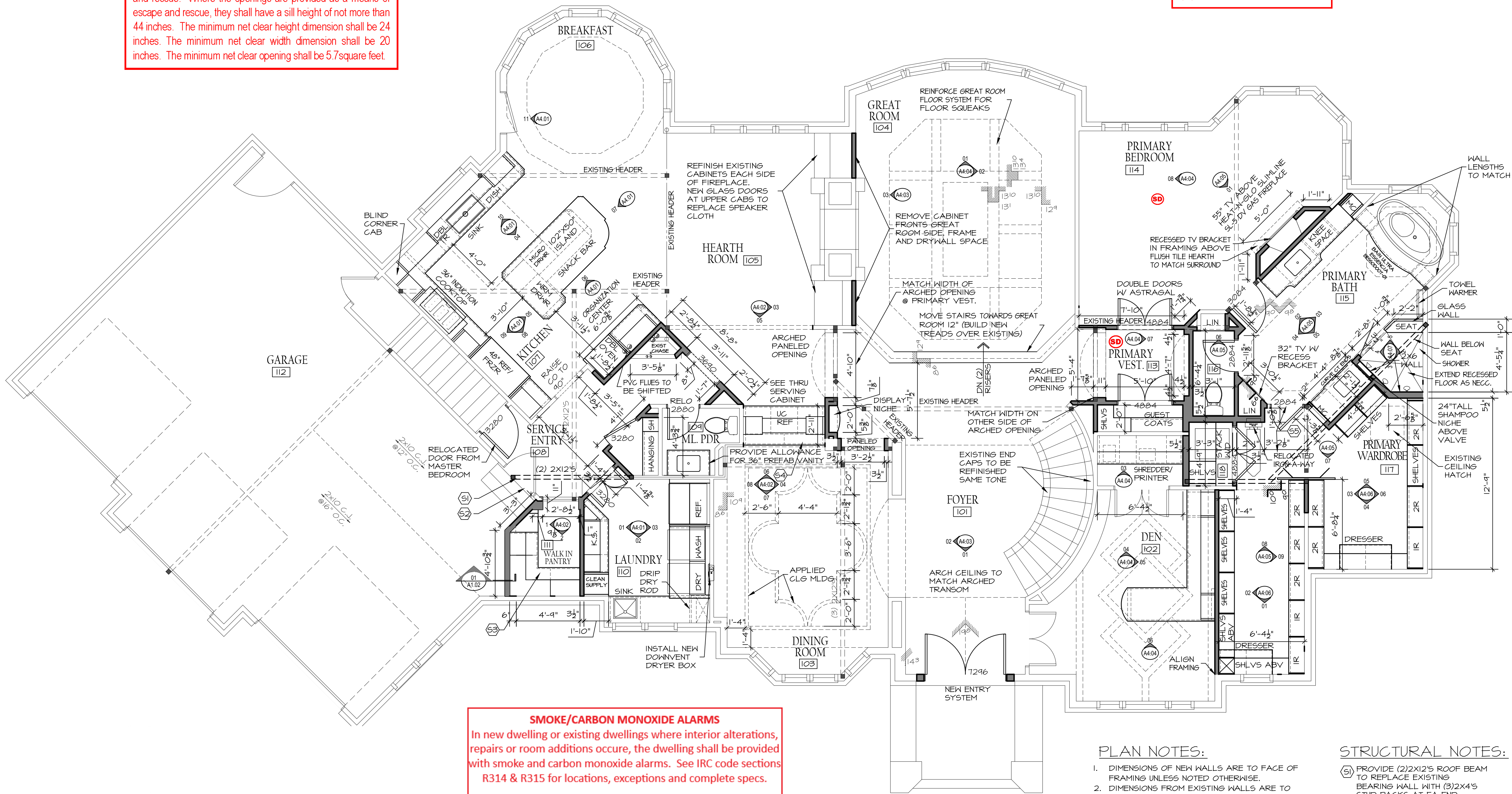
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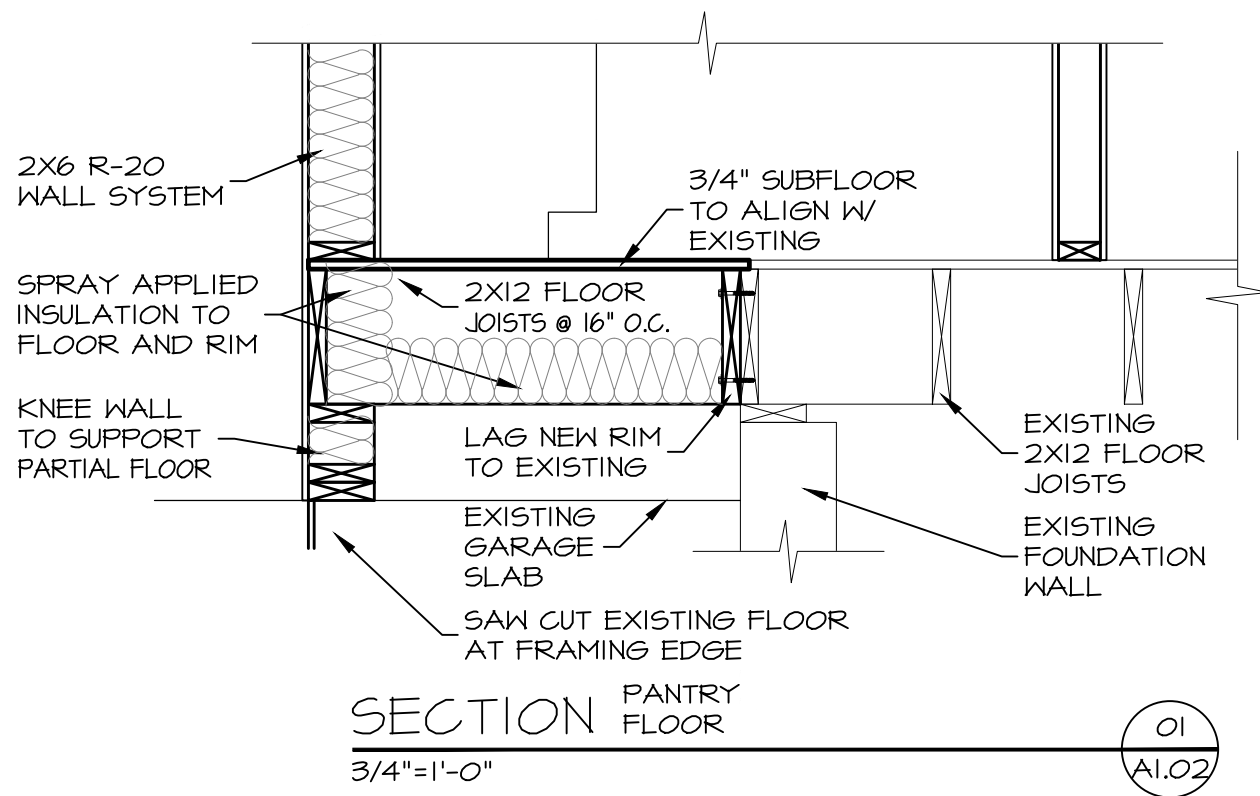
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ALL PLUMBING ROUGH-INS AND
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00001 - RESB (Jesus Perez)
NEW OR ALTERED SLEEPING ROOMS
SHALL HAVE AN EMERGENCY ESCAPE
AND RESCUE OPENING DIRECTLY TO
THE EXTERIOR.

R310

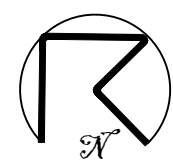


SMOKE/CARBON MONOXIDE ALARMS
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MAIN LEVEL

1/4" = 1'-0"



PLAN NOTES:

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

STRUCTURAL NOTES:

- (S1) PROVIDE (2)2X12'S ROOF BEAM TO REPLACE EXISTING BEARING WALL WITH (3)2X4'S STUD PACKS AT EA END
- (S2) 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
- (S3) 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.
- (S4) 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
- (S5) PROVIDE (2) 2X FLOOR BEAMS AS REQUIRED TO REPLACE LOAD BEARING WALL PROPOSED TO BE REMOVED

EXISTING BEARING WALL

WOOD
RESIDENCE

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252513
DESCRIPTION
MAIN LEVEL

PLAN SHEET

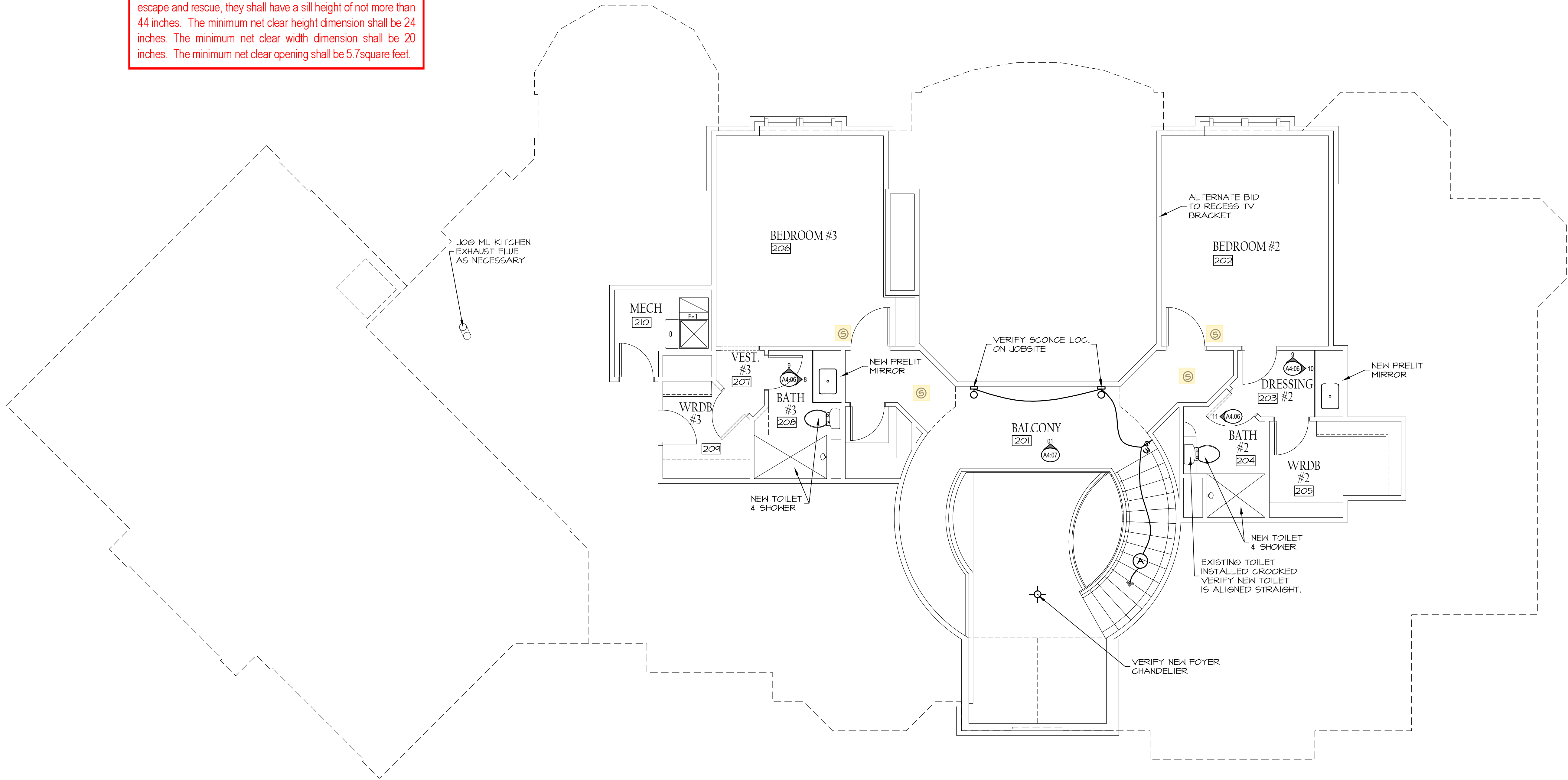
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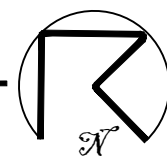


SMOKE/CARBON MONOXIDE ALARMS

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SECOND LEVEL

1/4" = 1'-0"



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SECOND LEVEL

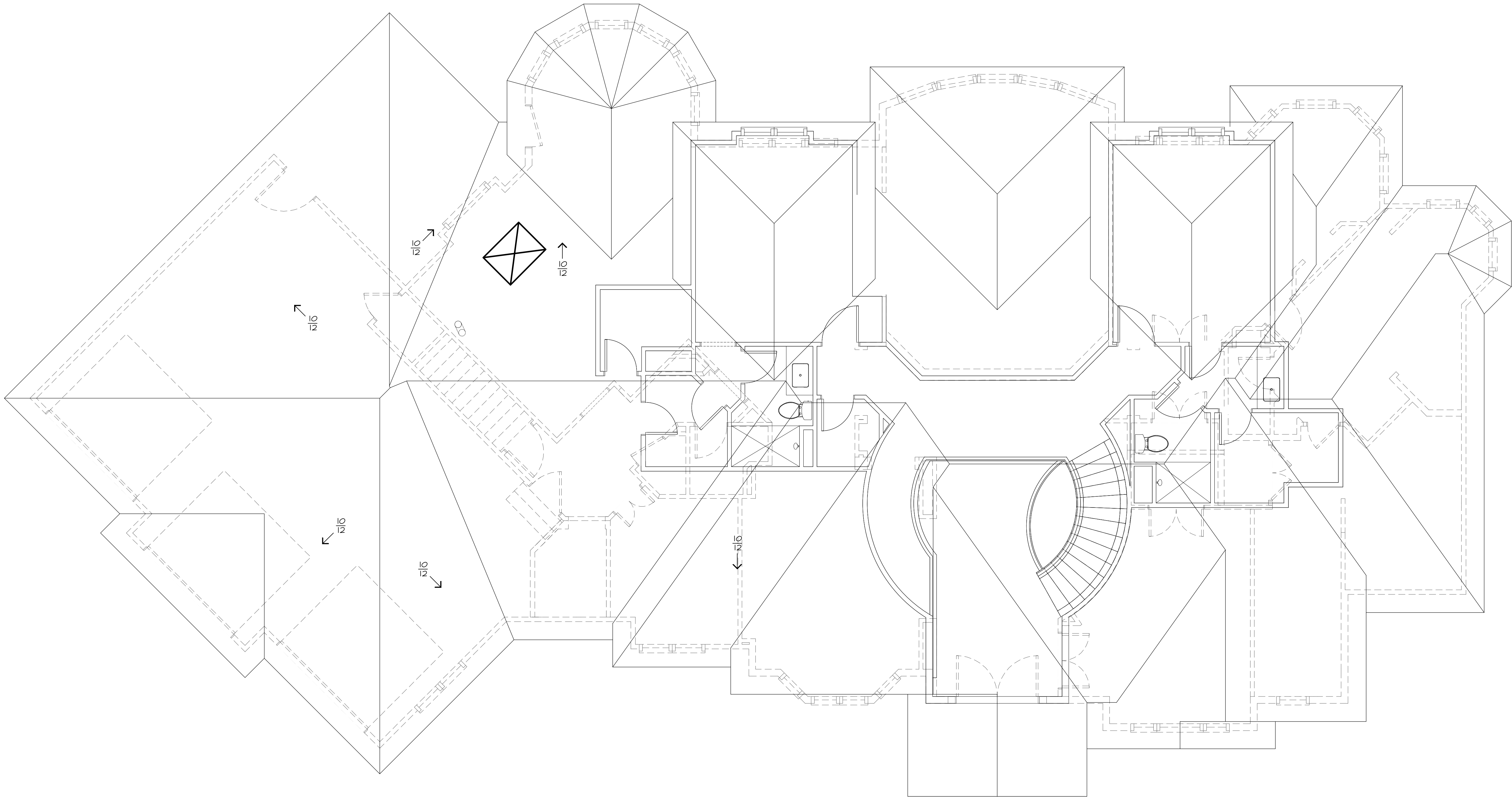
PLAN SHEET

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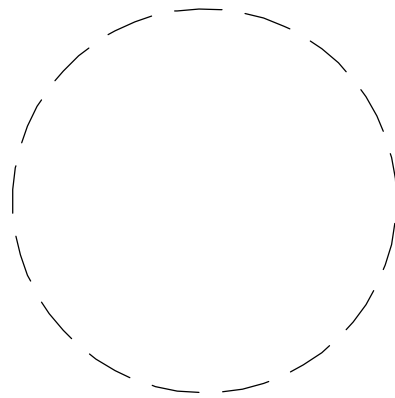
PLOT DATE: 2/17/2026
D:\MCNEIL COMPANY DROPBOX\JEFF ANDERSON\McNEIL DESIGN\RESIDENTIAL\25-2513 WOOD REMODEL\A1 PLANS.DWG

HOME PAGE: A0.01



ROOF PLAN

1/4" = 1'-0"



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252513
DESCRIPTION
ROOF PLAN
PLAN SHEET

A1.04

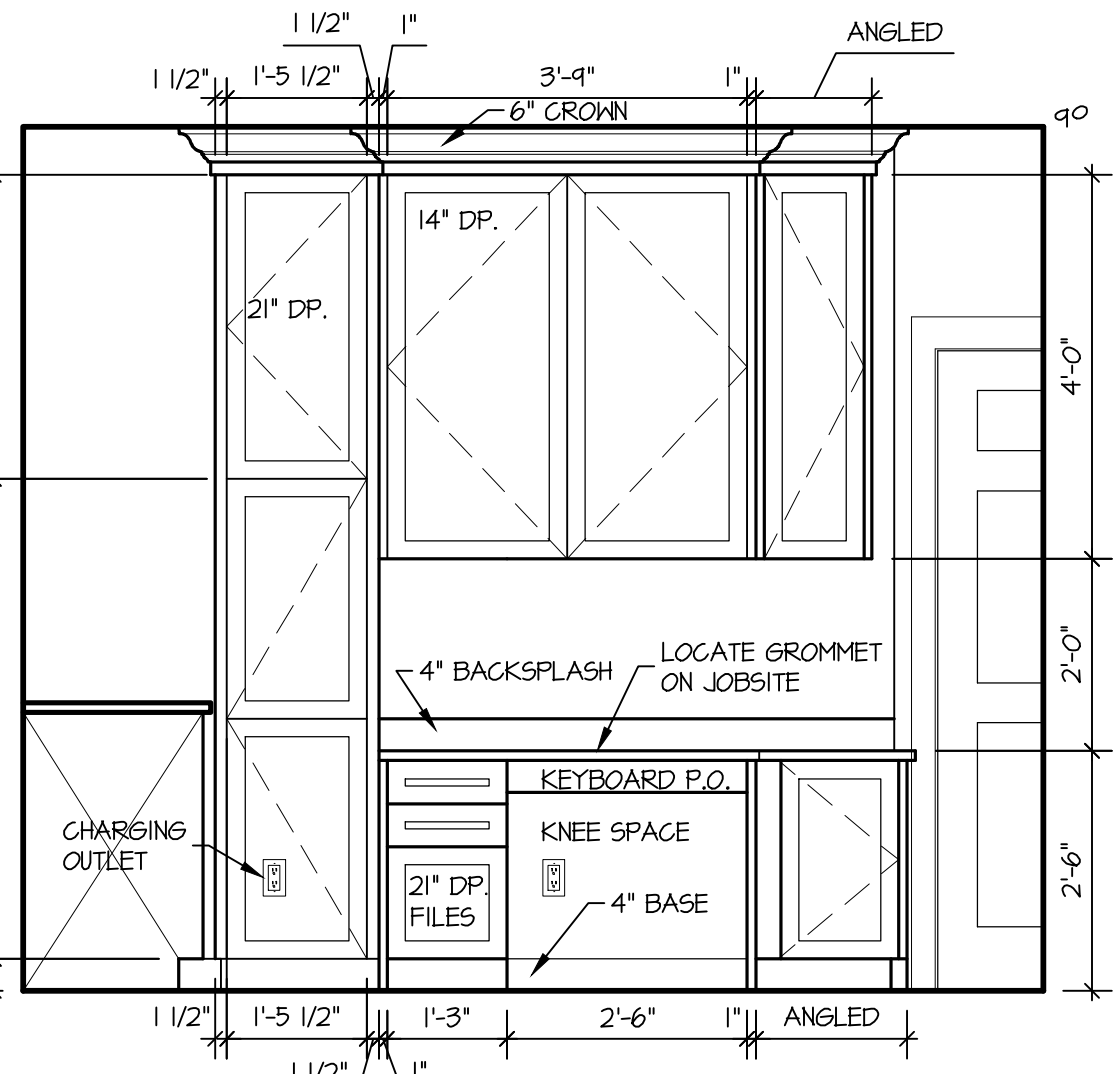
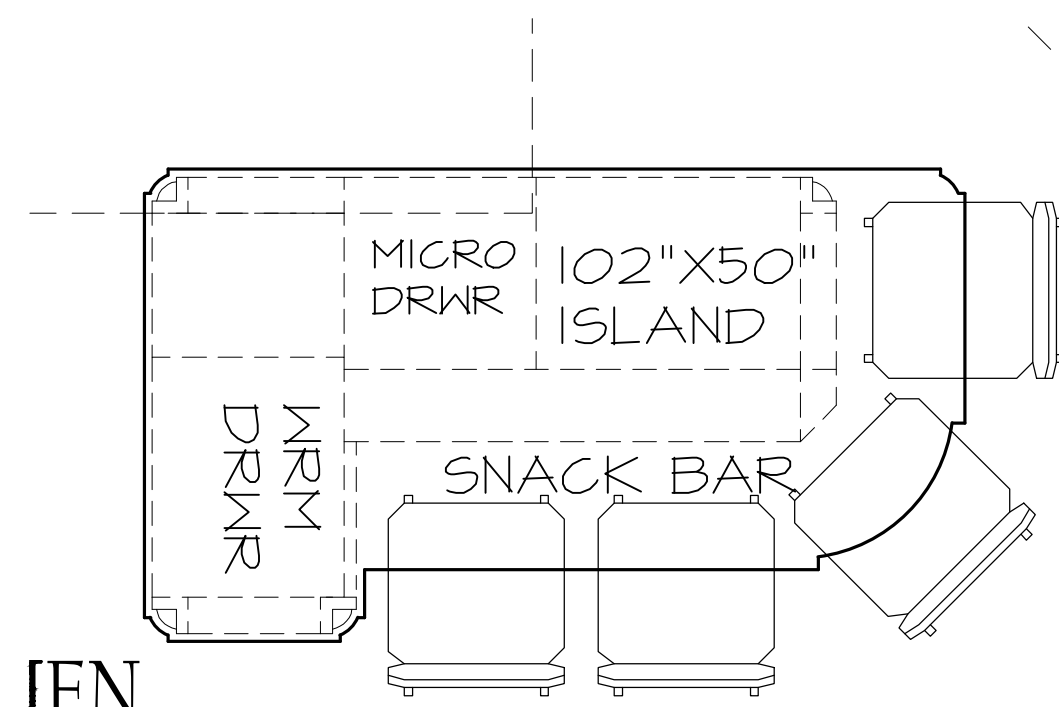
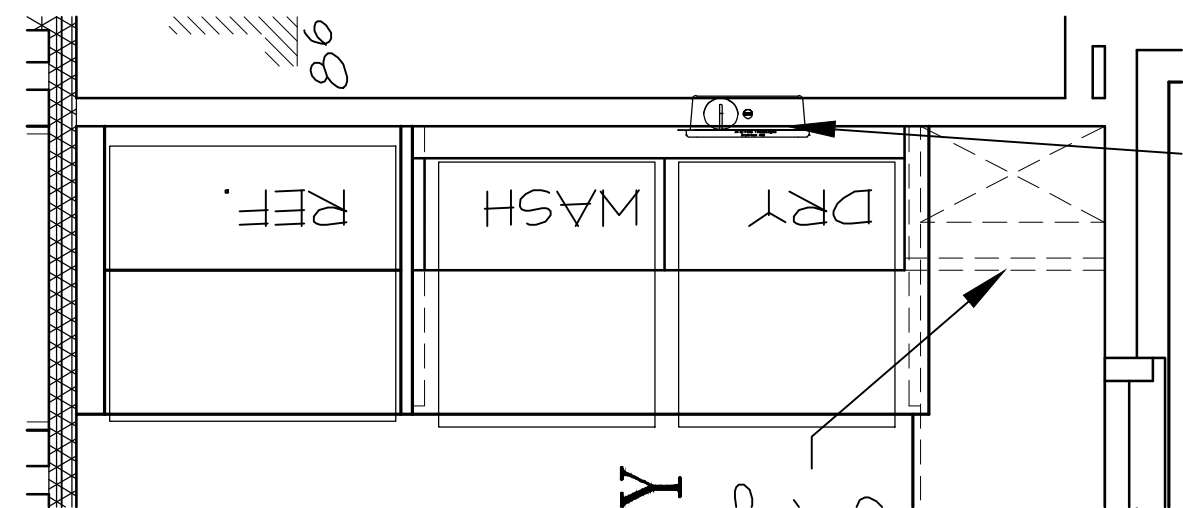
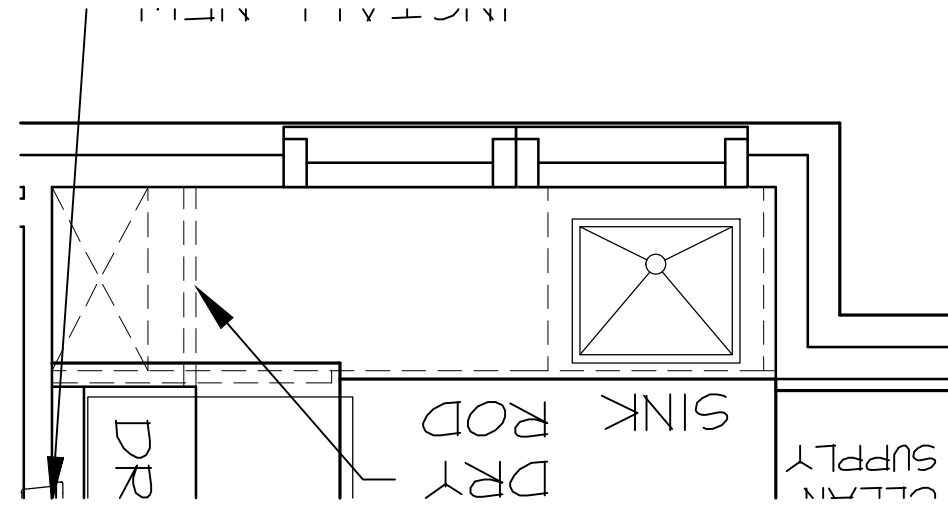
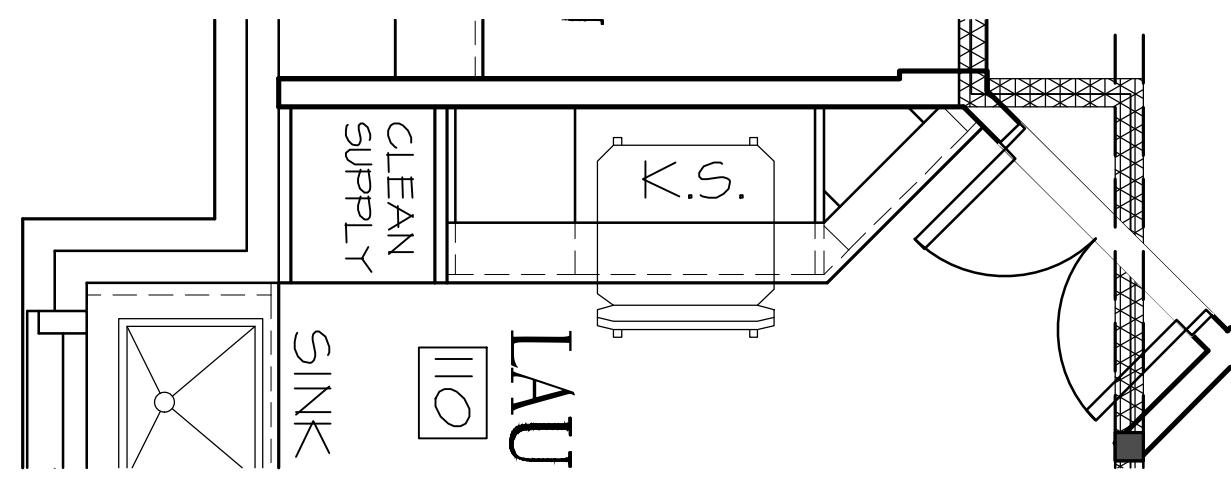
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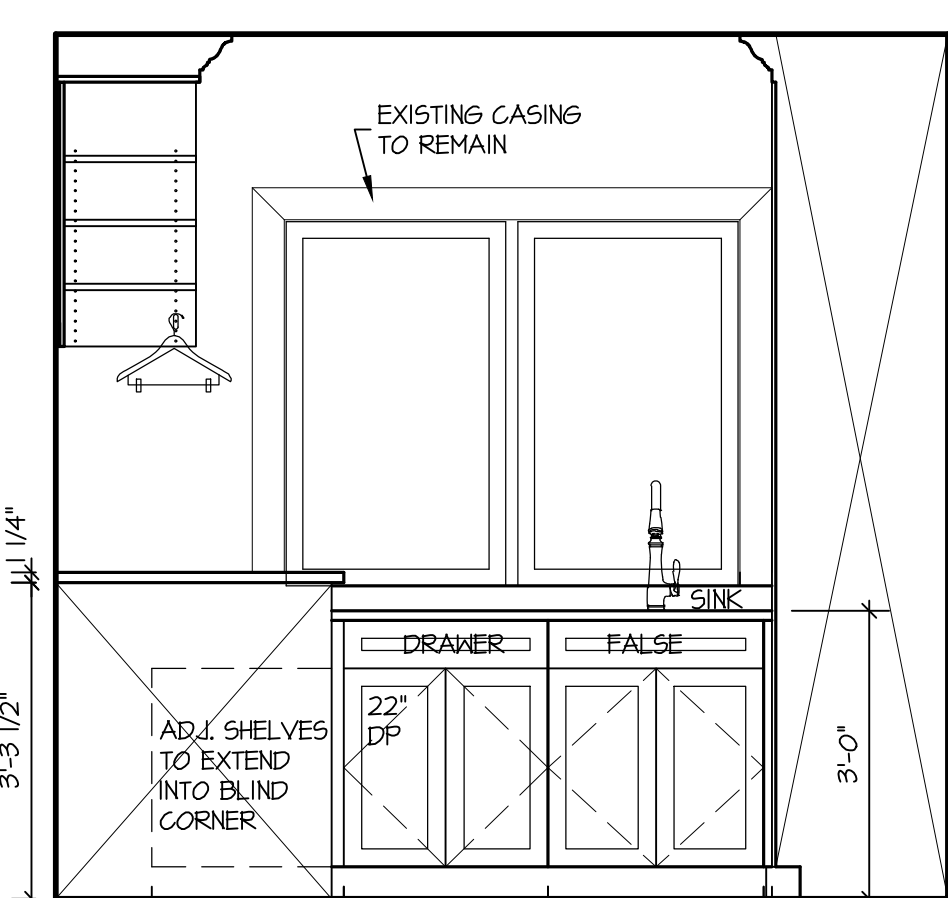
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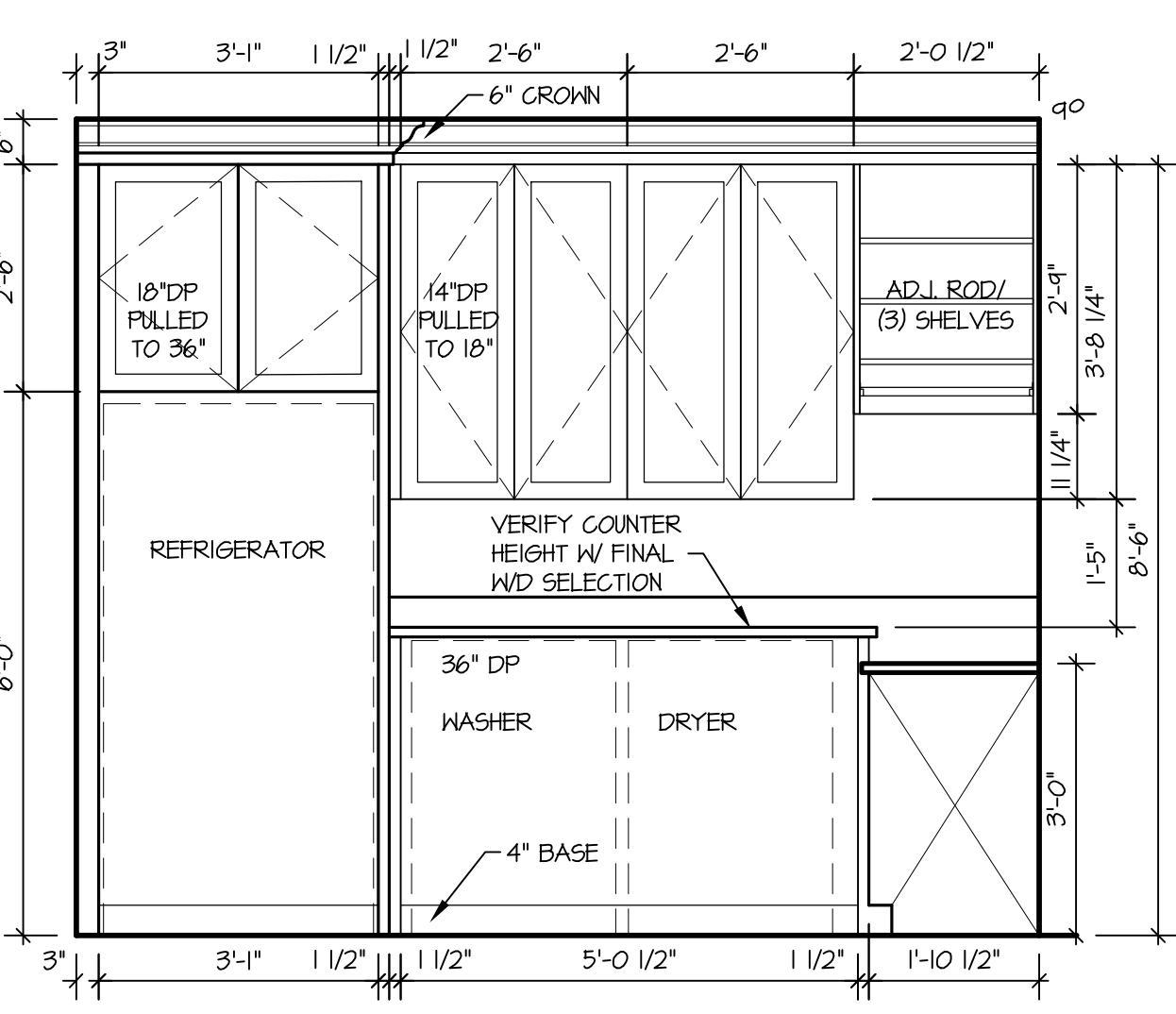
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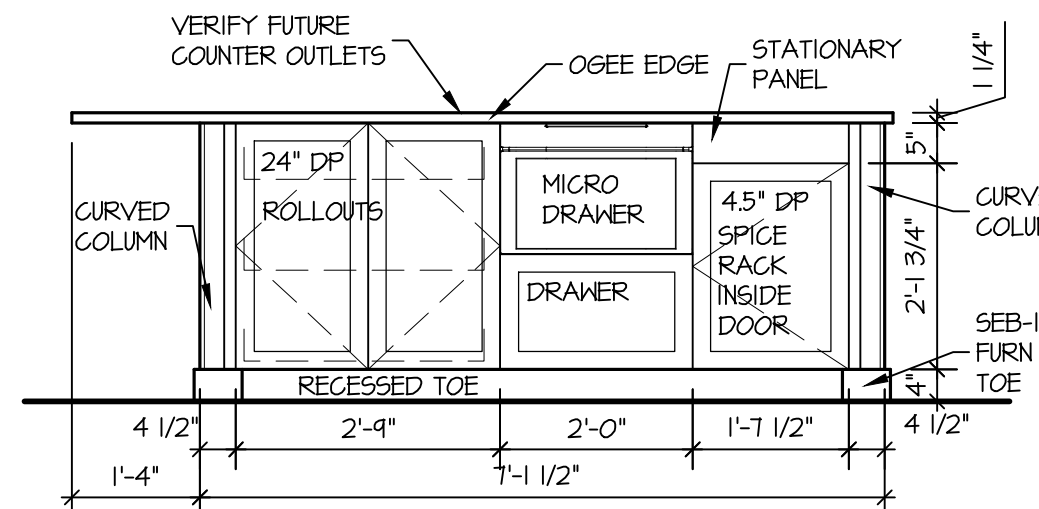
01 LAUNDRY
1/2" SCALE



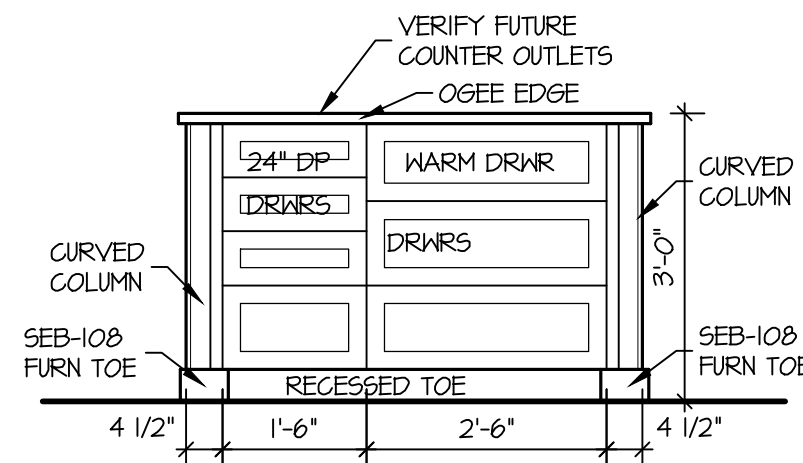
02 LAUNDRY
1/2" SCALE



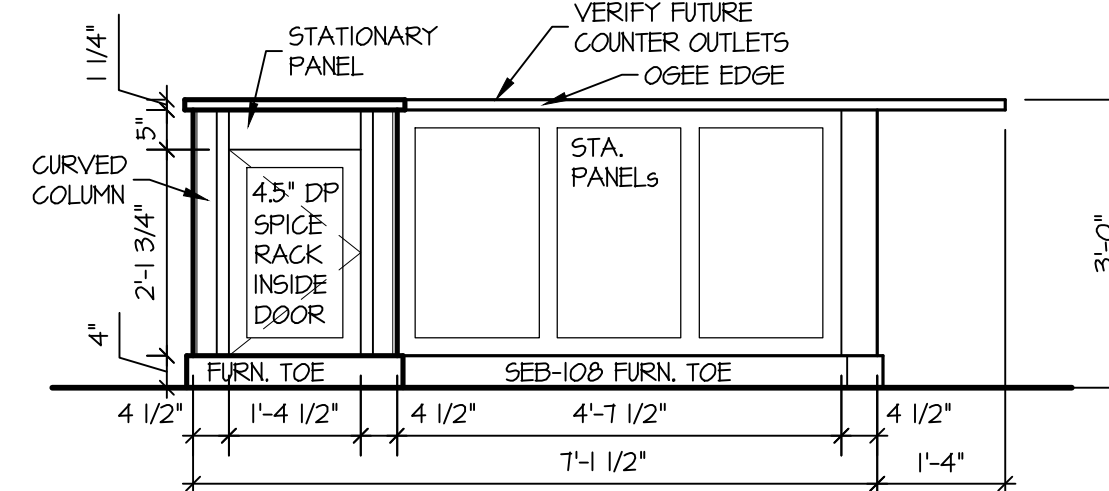
03 LAUNDRY
1/2" SCALE



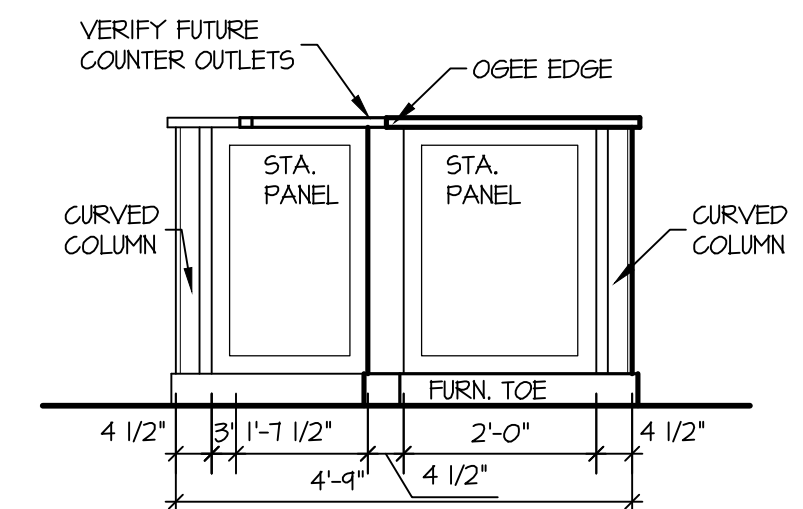
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1/2" SCALE



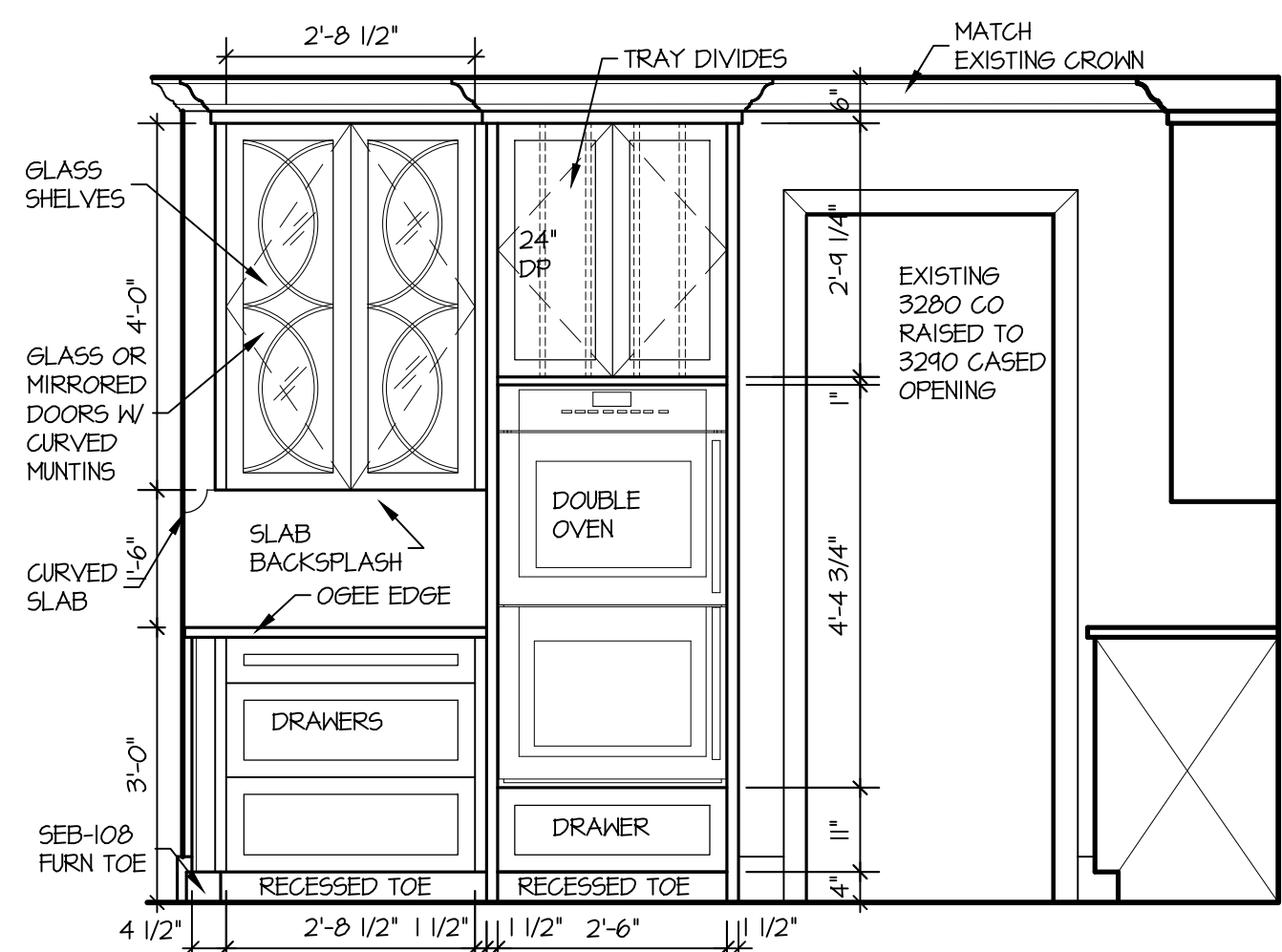
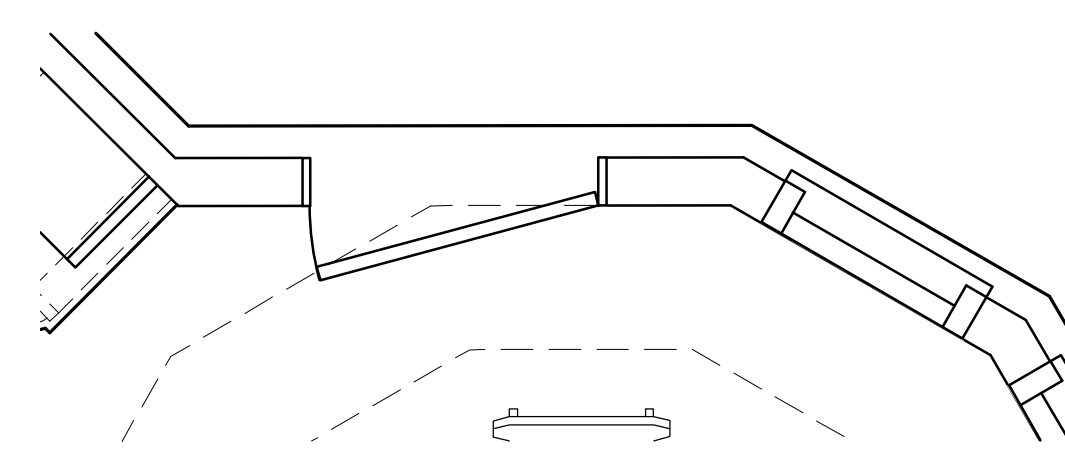
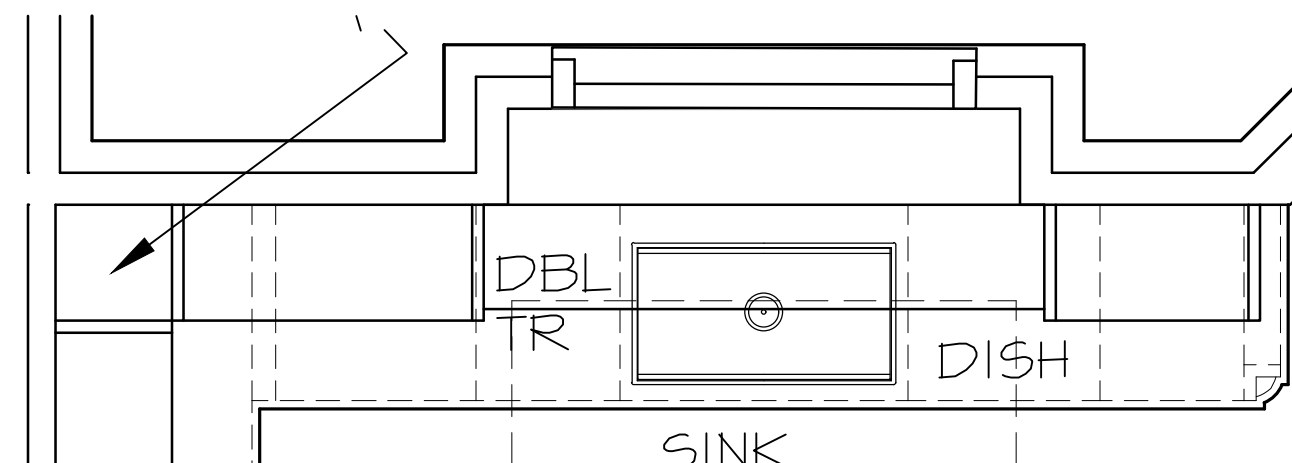
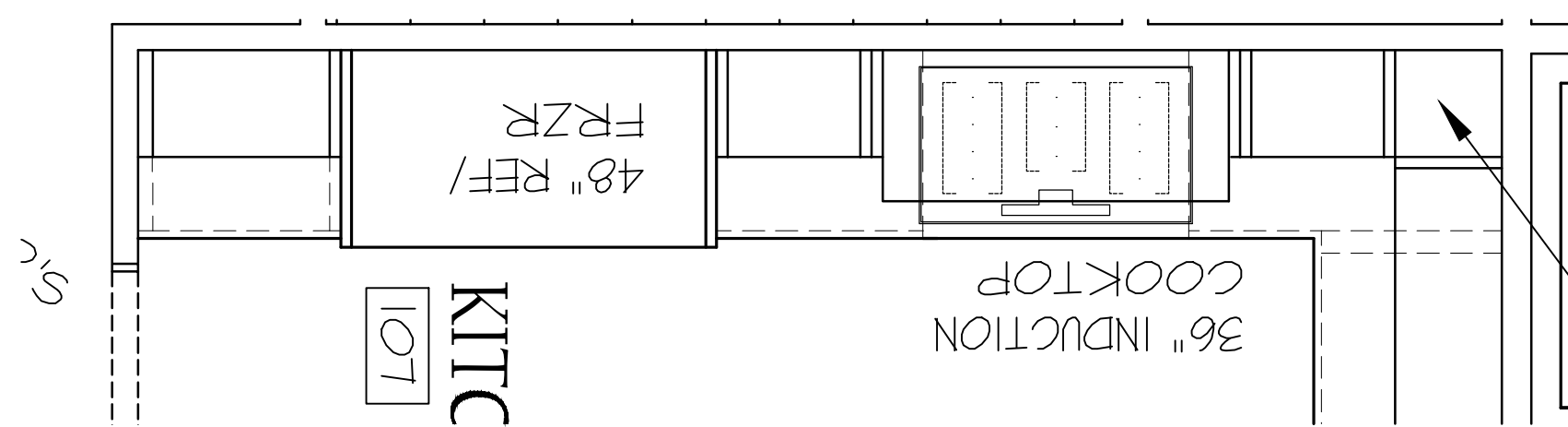
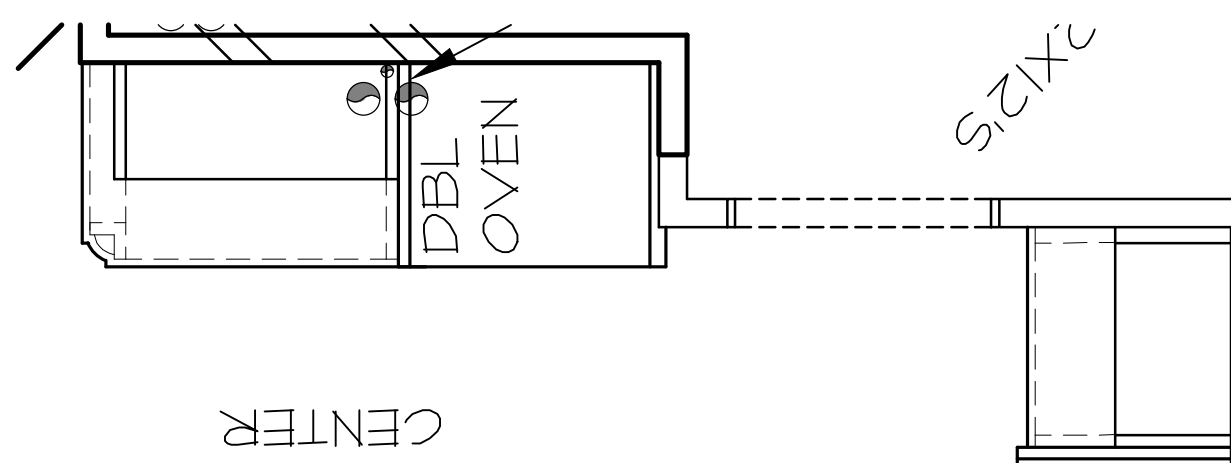
05 ISLAND
1/2" SCALE



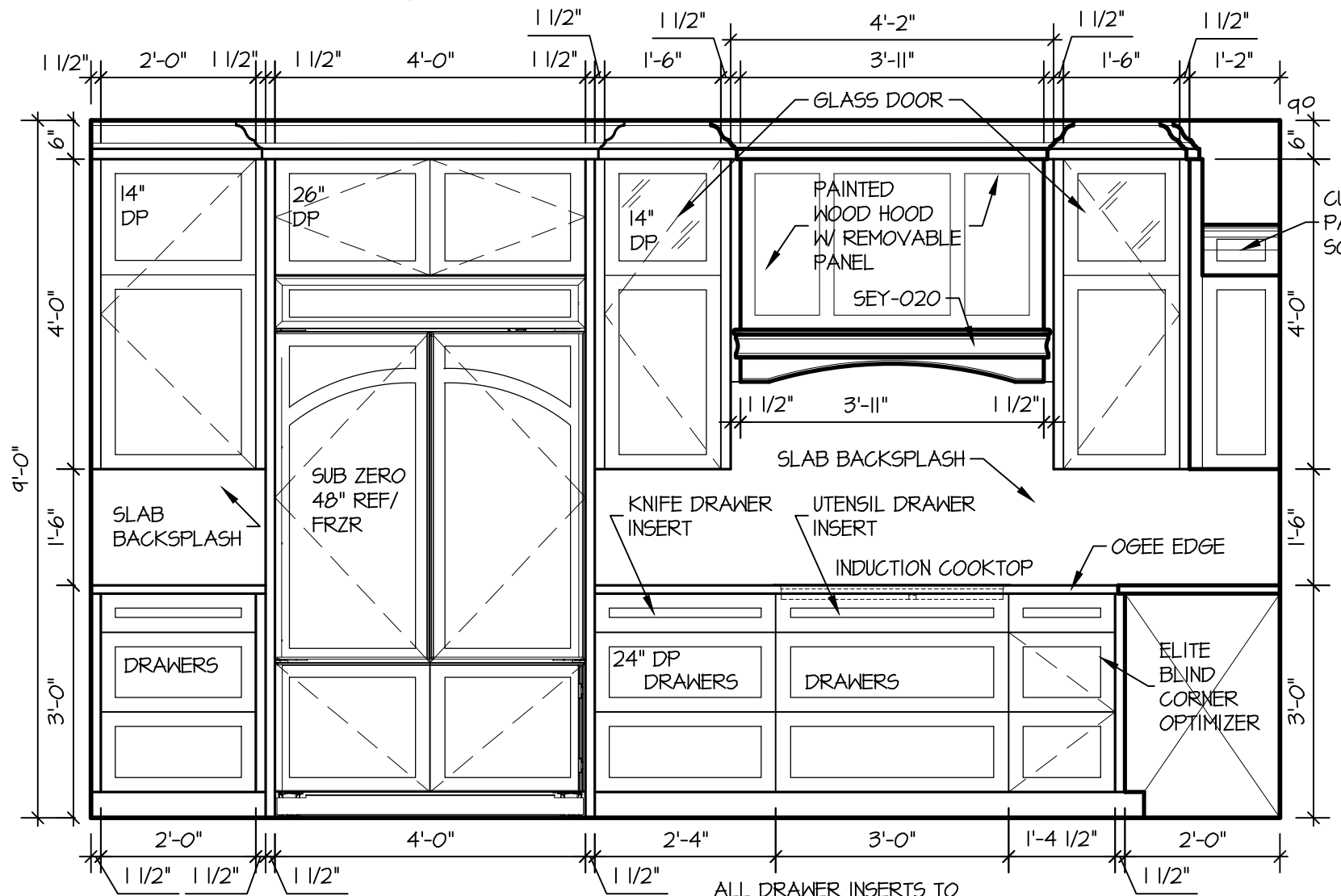
06 ISLAND
1/2" SCALE



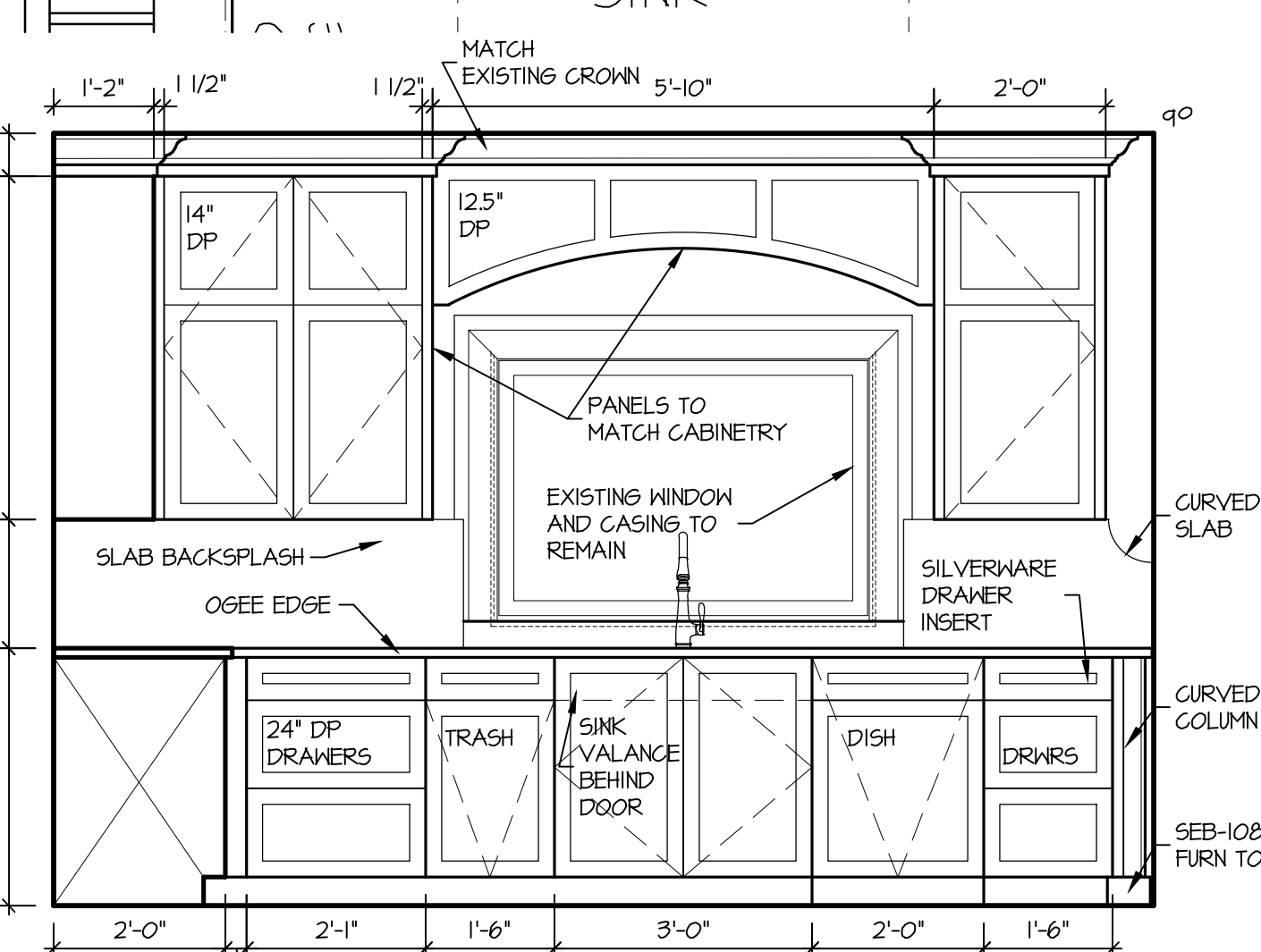
07 ISLAND
1/2" SCALE



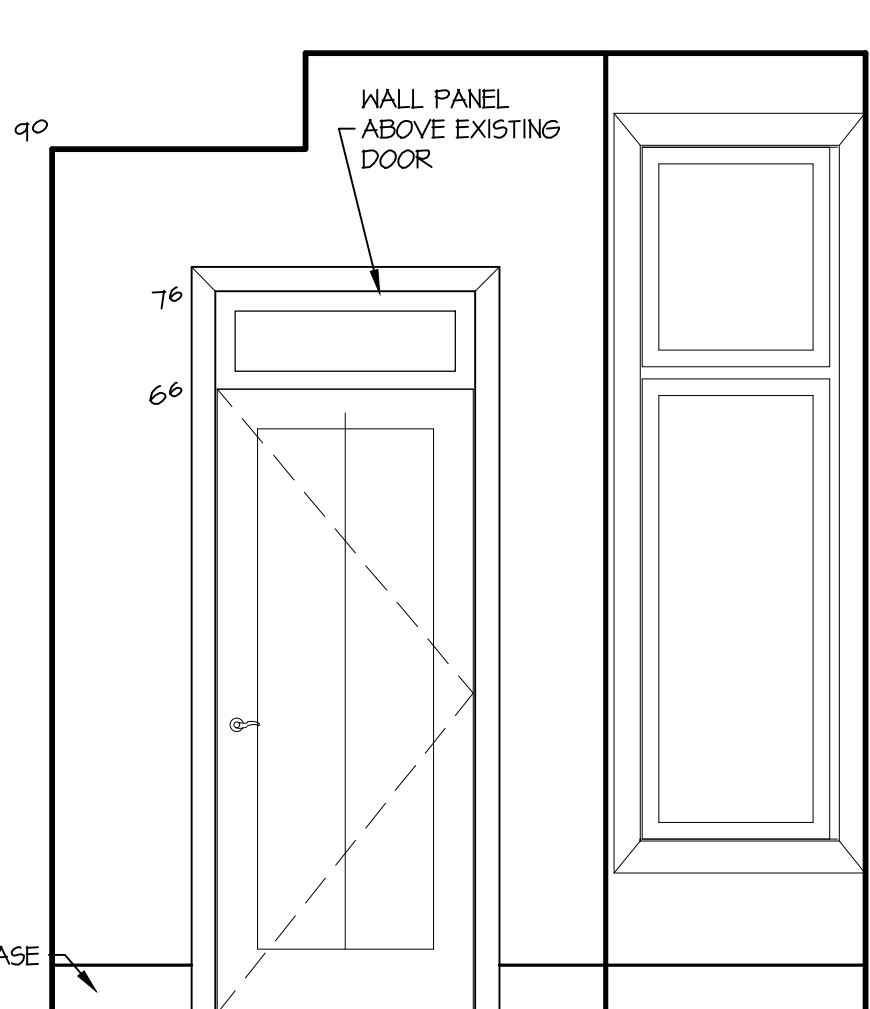
08 KITCHEN
1/2" SCALE



09 KITCHEN
1/2" SCALE



10 KITCHEN
1/2" SCALE



11 BREAKFAST
1/2" SCALE

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RESIDENCE

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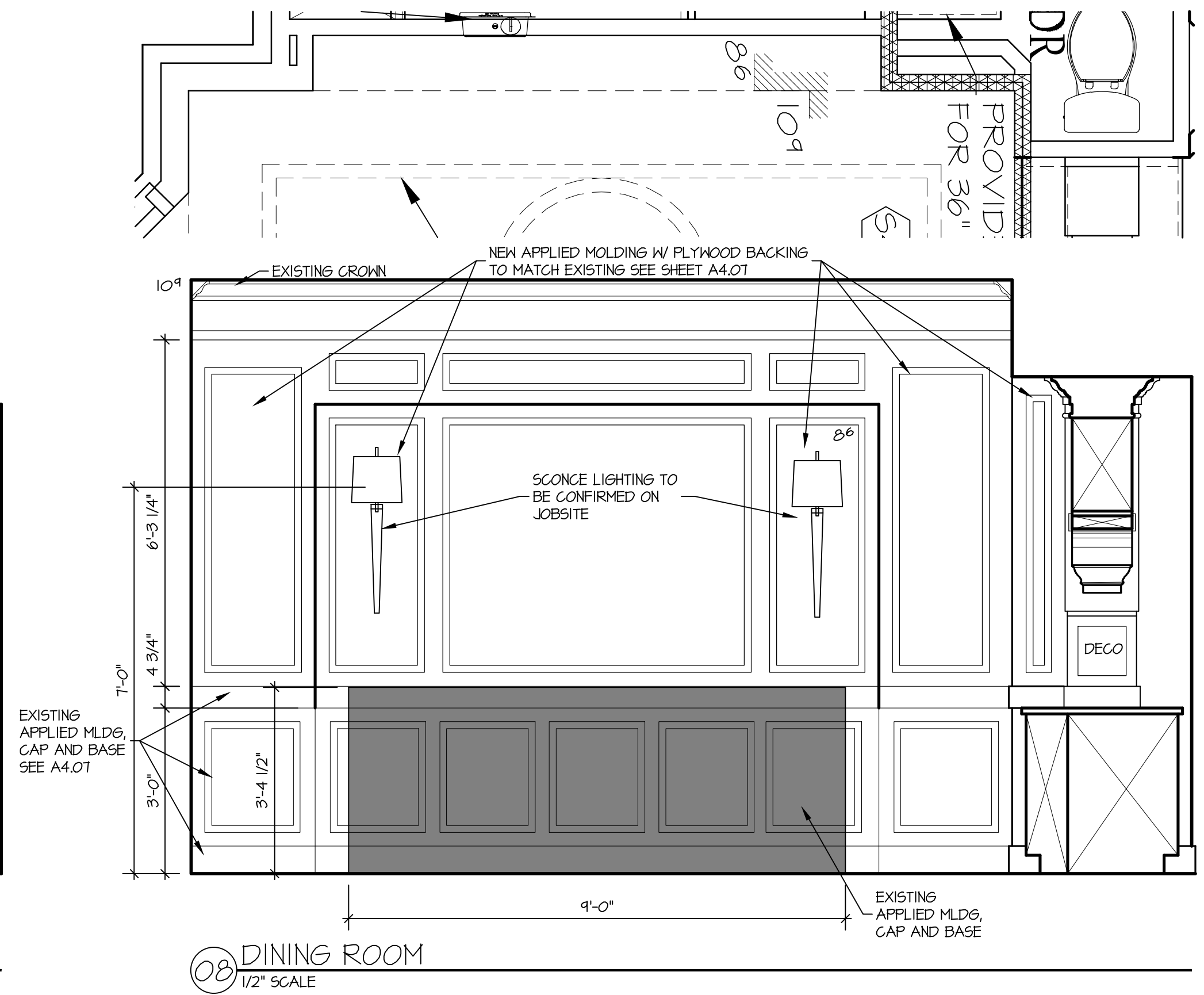
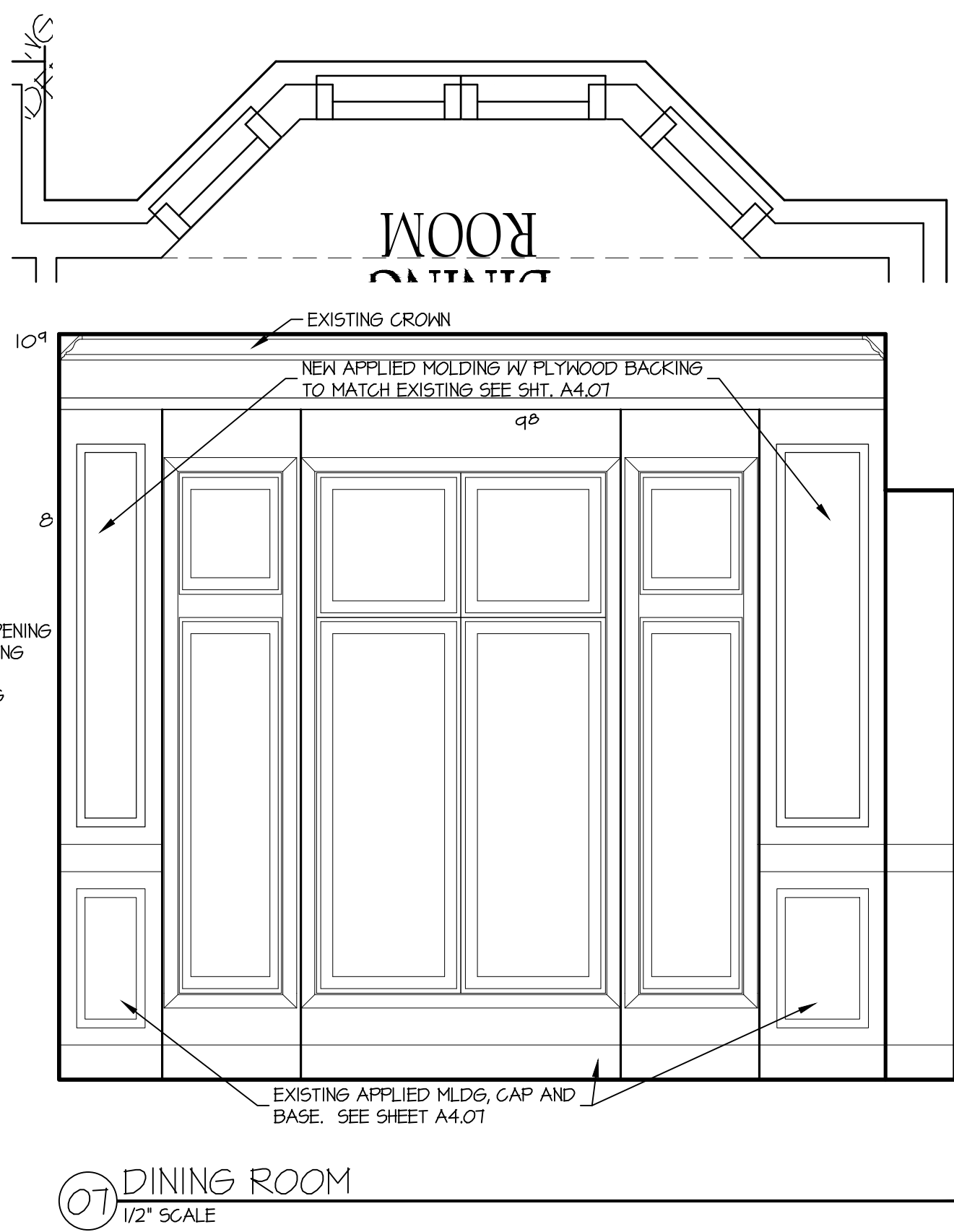
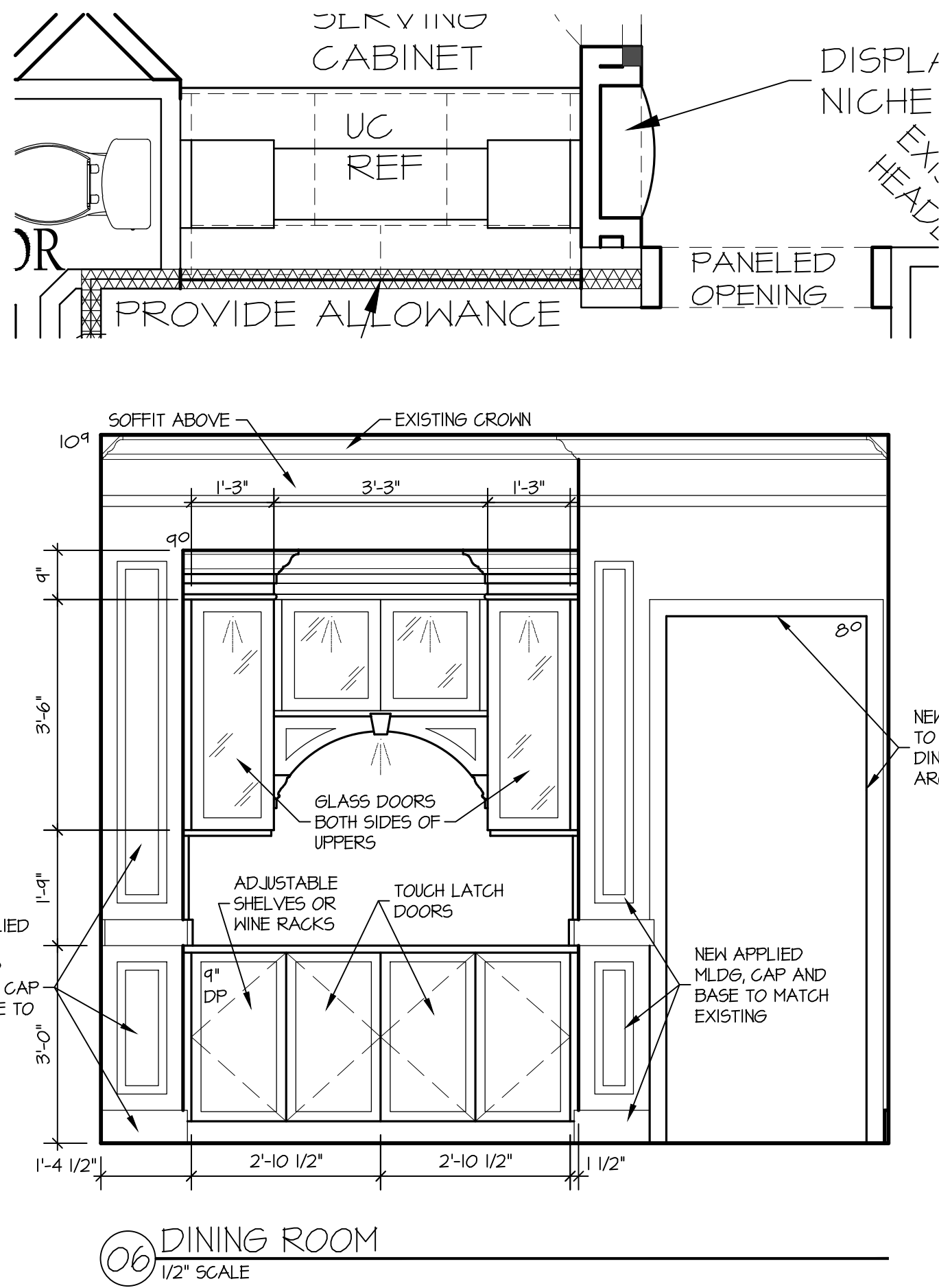
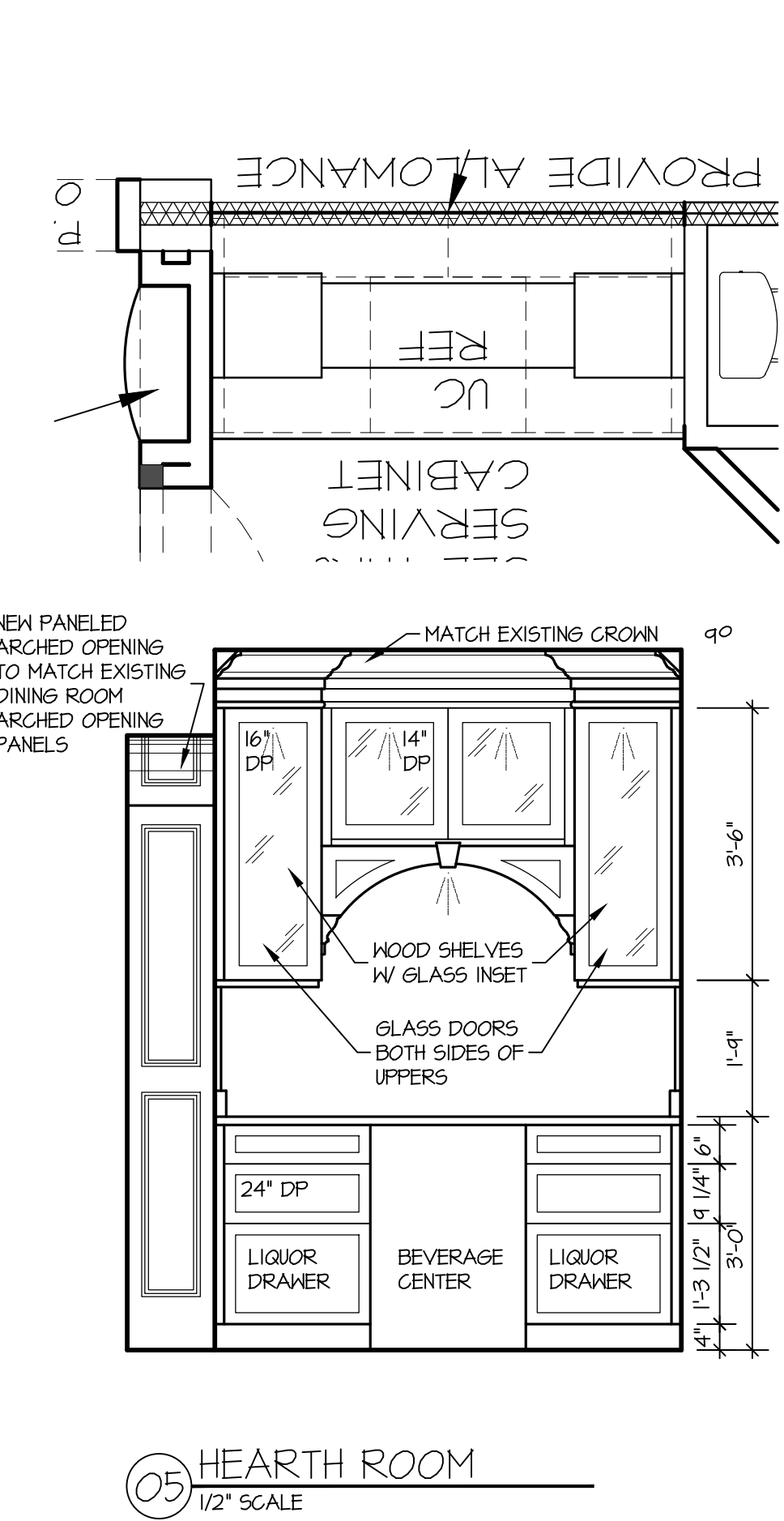
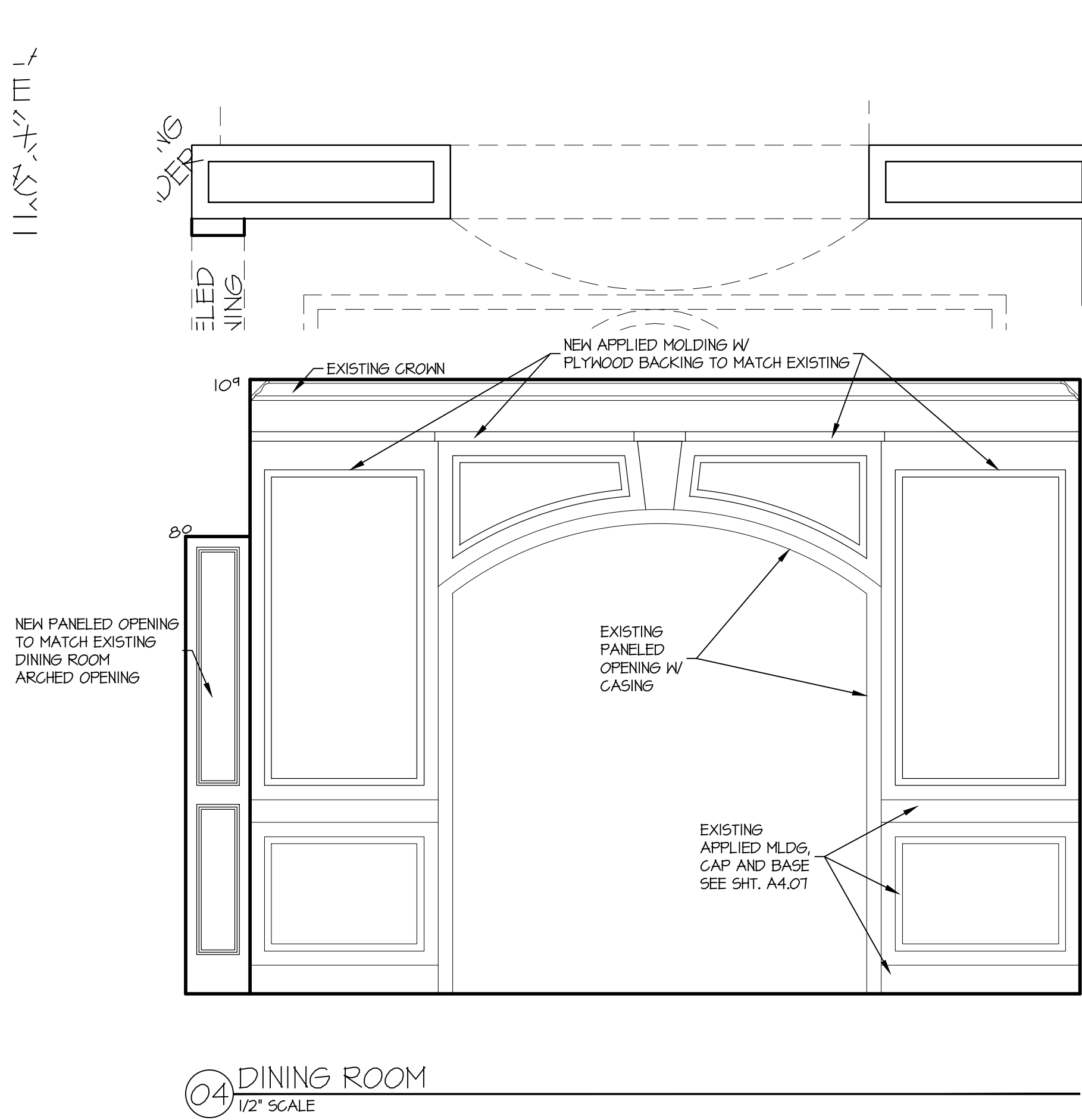
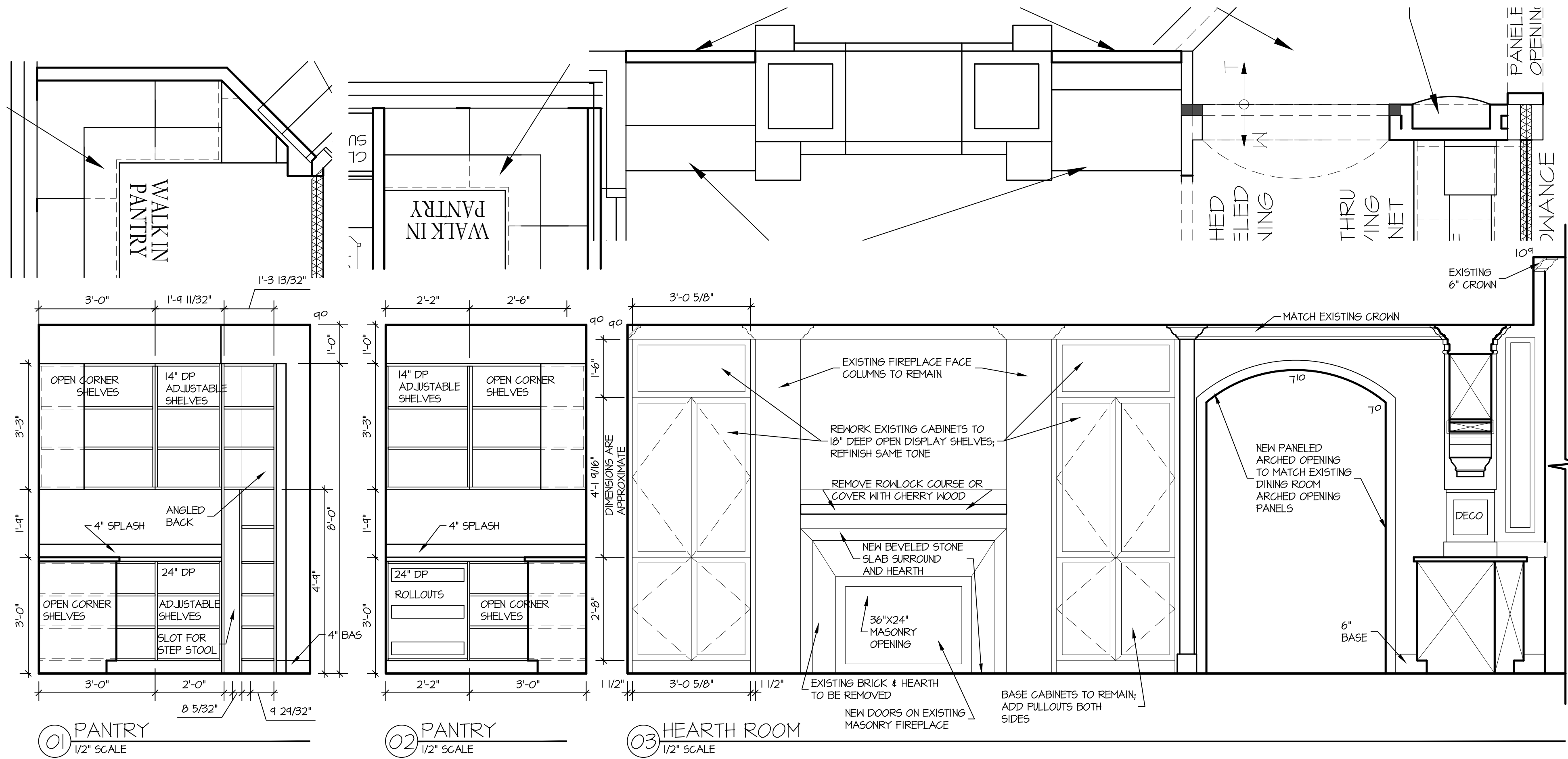
PLAN DATE 01/16/2026	
REV.	DATE
REV01	01/14/26
REV02	02/11/26

JOB NUMBER
252513
DESCRIPTION
INTERIOR
ELEVATIONS

PLAN SHEET

A4.01

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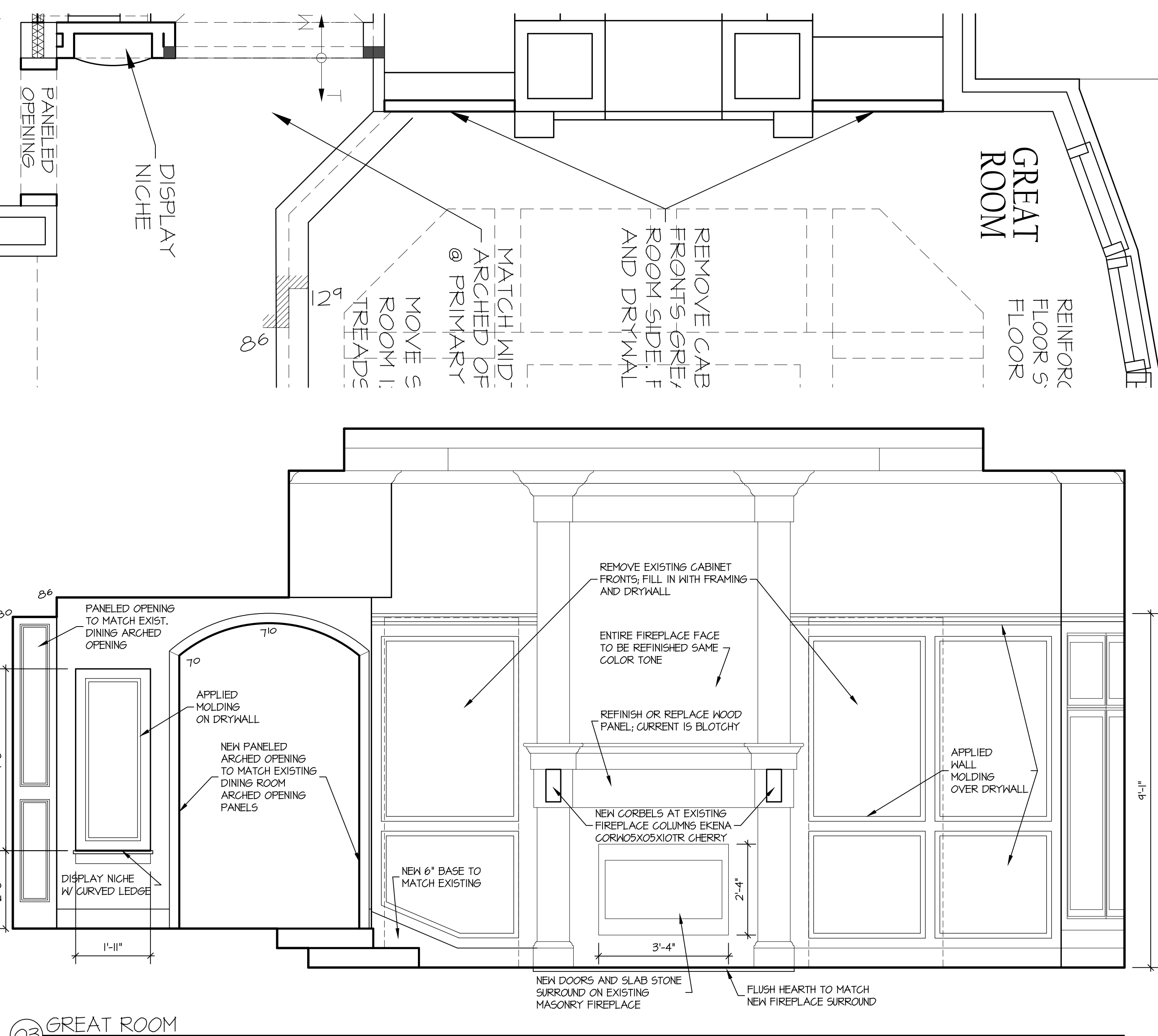
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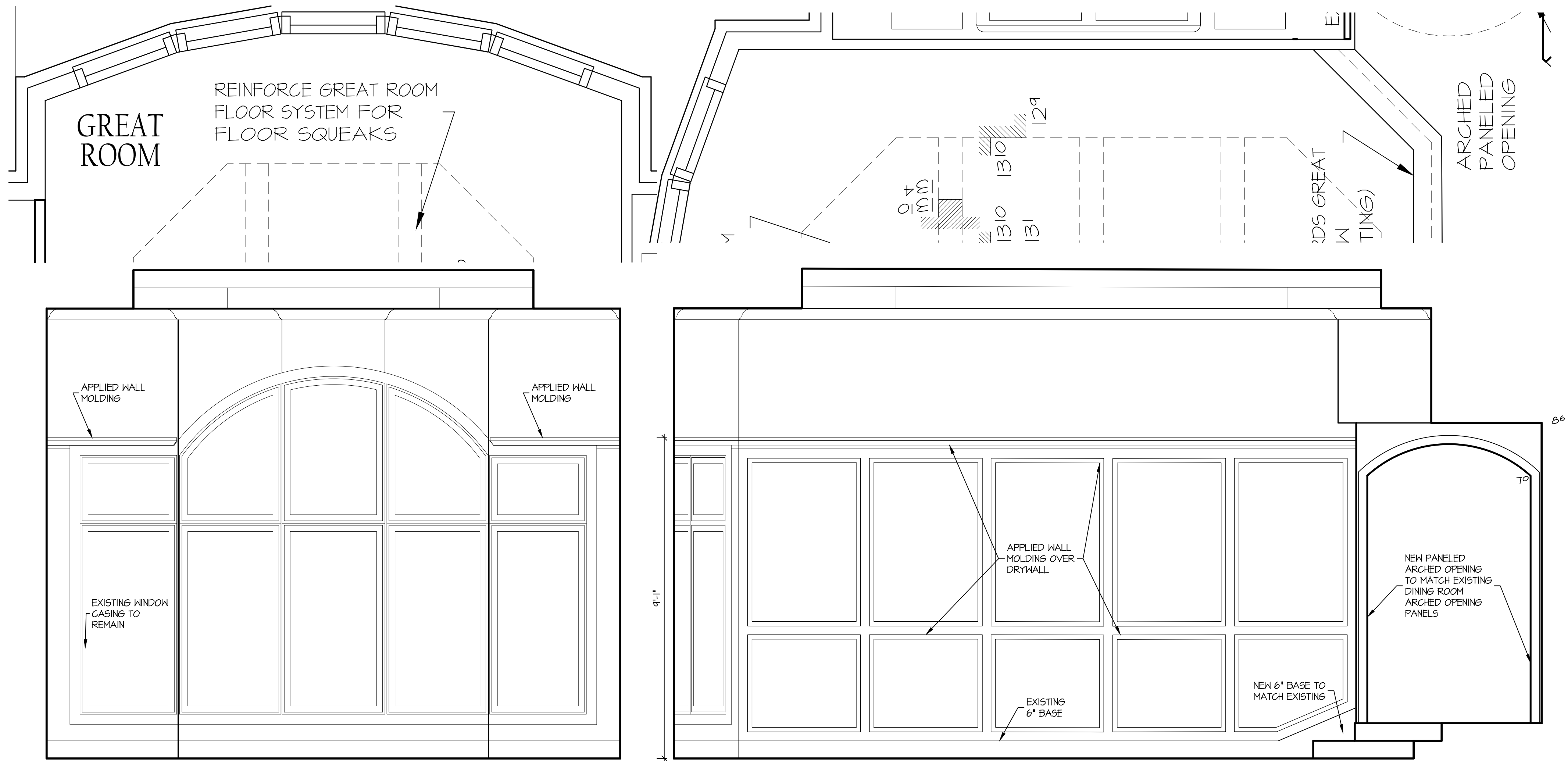
JOB NUMBER	
252513	
DESCRIPTION	
INTERIOR ELEVATIONS	
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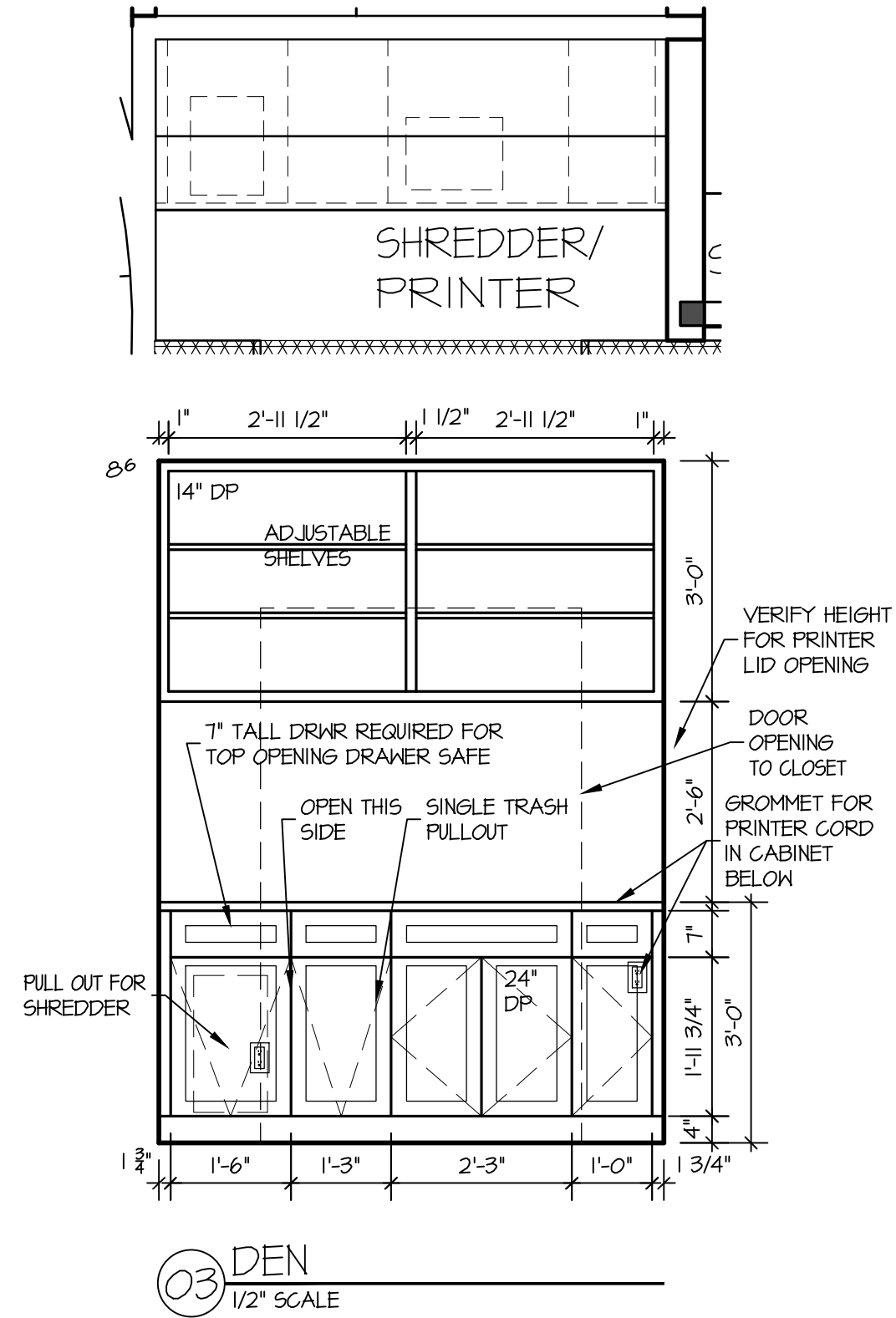
03 GREAT ROOM
1/2" SCALE

PLOT DATE: 2/17/2026
D:\MCNEIL COMPANY DROPBOX\JEFF ANDERSON\McNEIL DESIGN\RESIDENTIAL\25-2513 WOOD REMODEL\A4 INTERIOR.DWG
HOME PAGE: A0.01

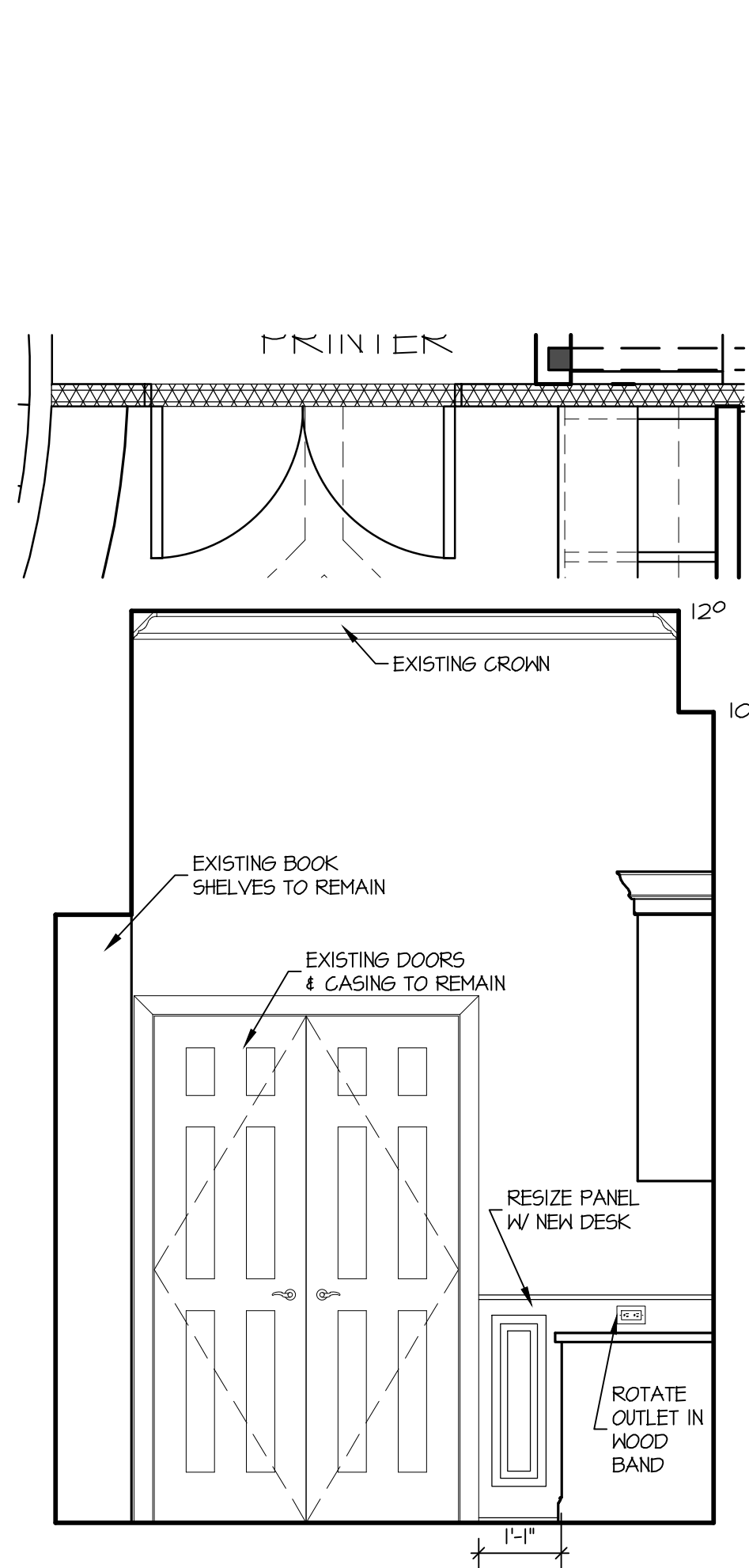


01 GREAT ROOM
1/2" SCALE

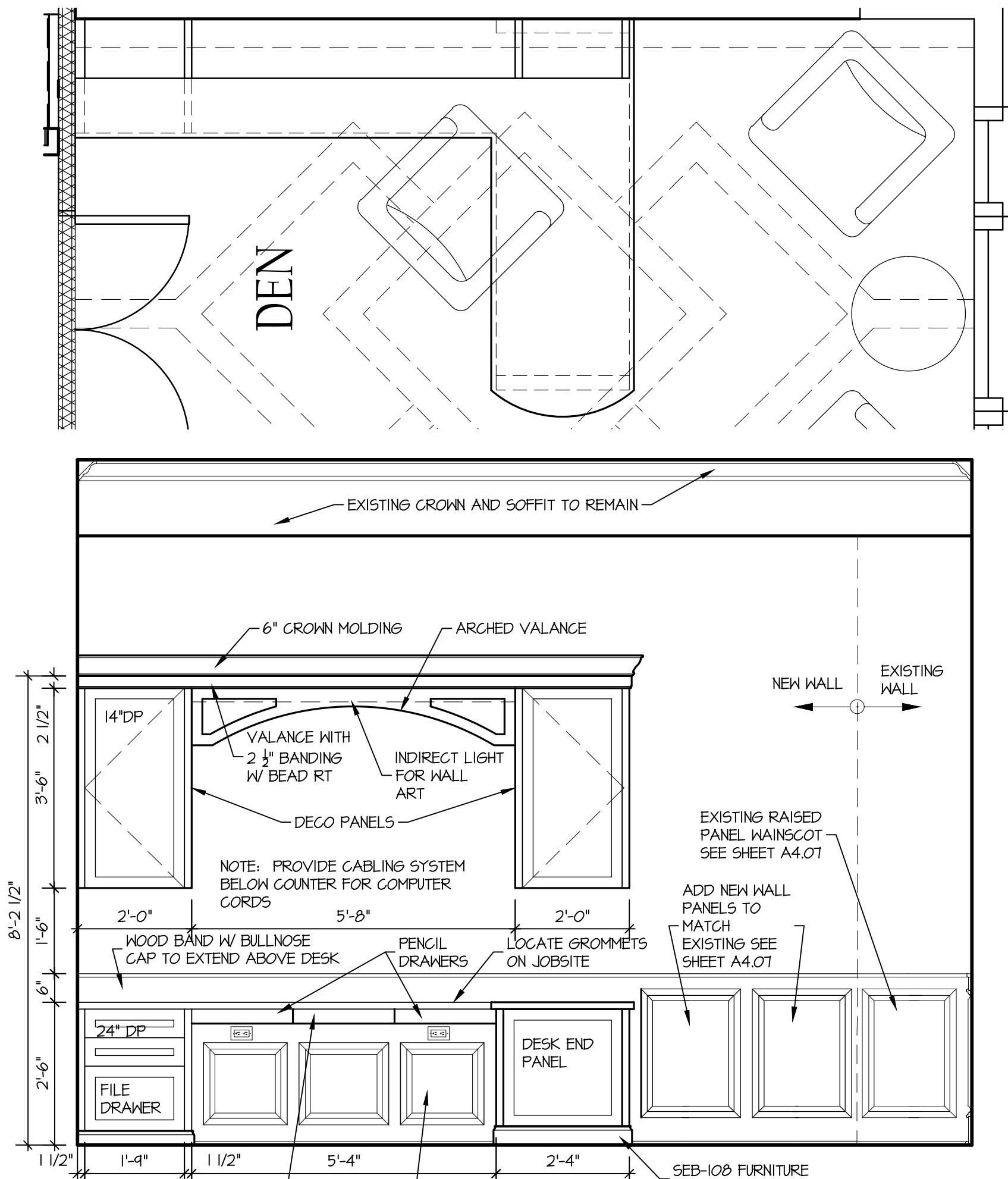
02 GREAT ROOM
1/2" SCALE



03 DEN
1/2" SCALE

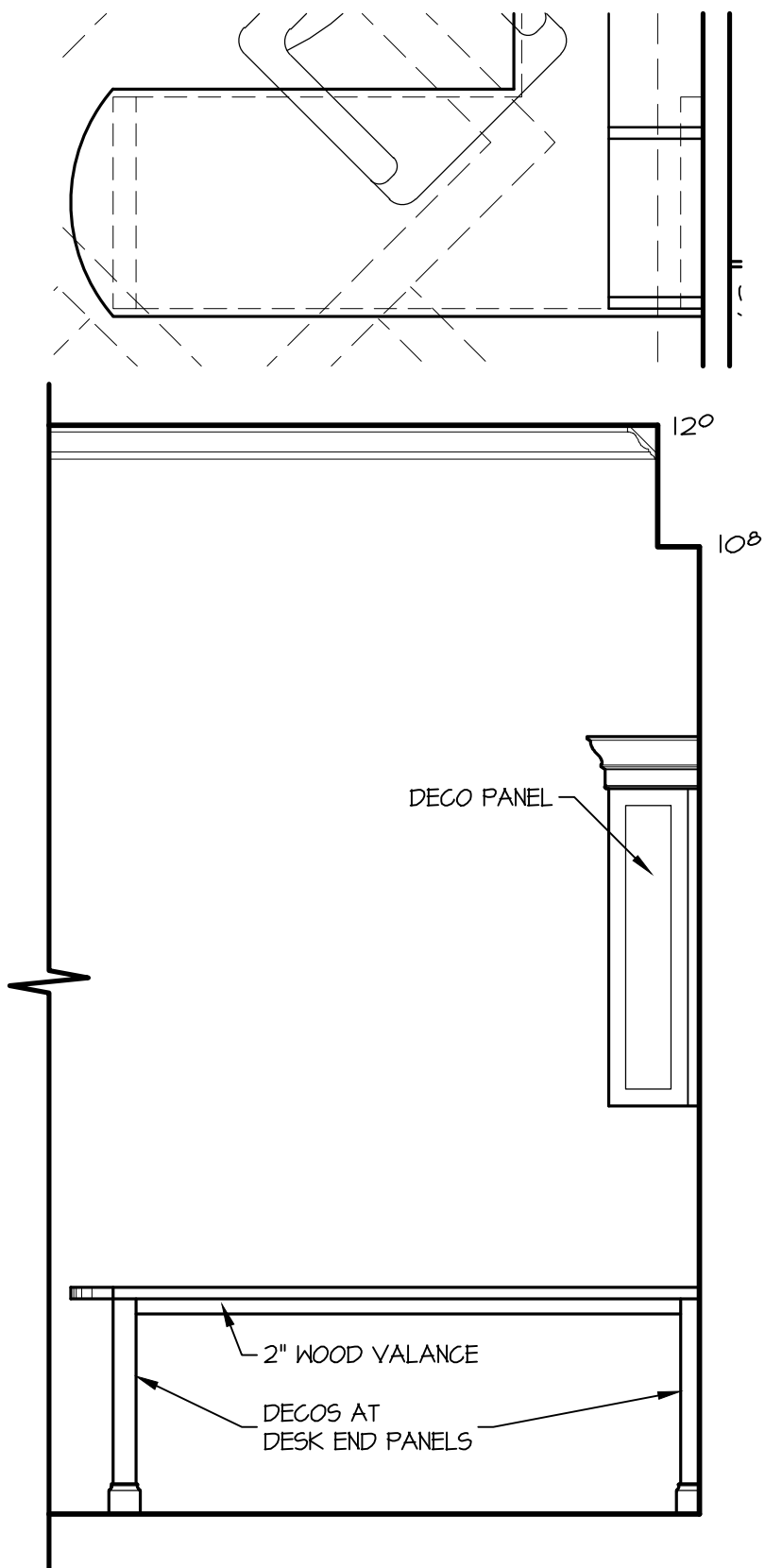


04 DEN
1/2" SCALE

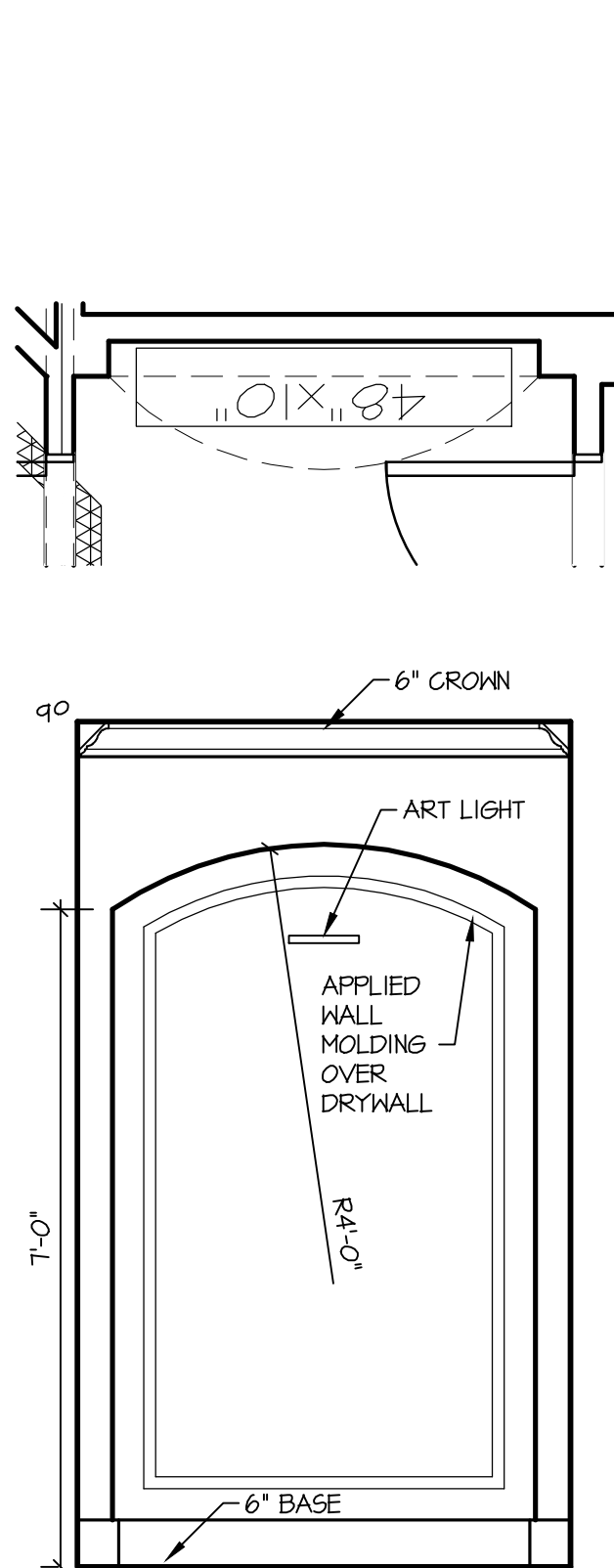


05 DEN
1/2" SCALE

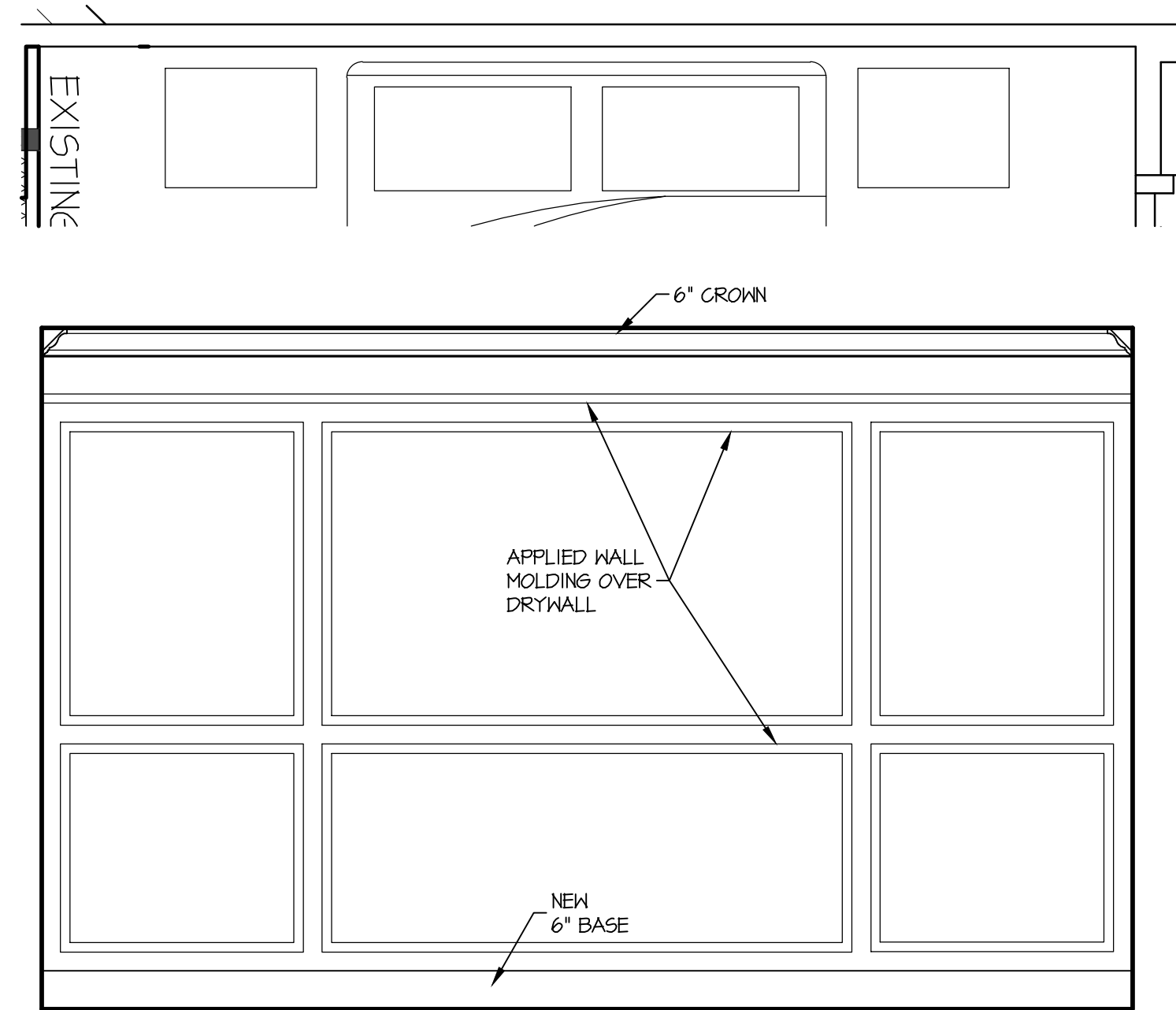
NOTE: DISCUSS PANELS BELOW OPEN DESK FOR WIRE MANAGEMENT OPTIONS. OWNER WANTS WIRES HIDDEN



06 DEN
1/2" SCALE



07 PRIMARY VEST.
1/2" SCALE



08 PRIMARY BEDROOM
1/2" SCALE

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252513

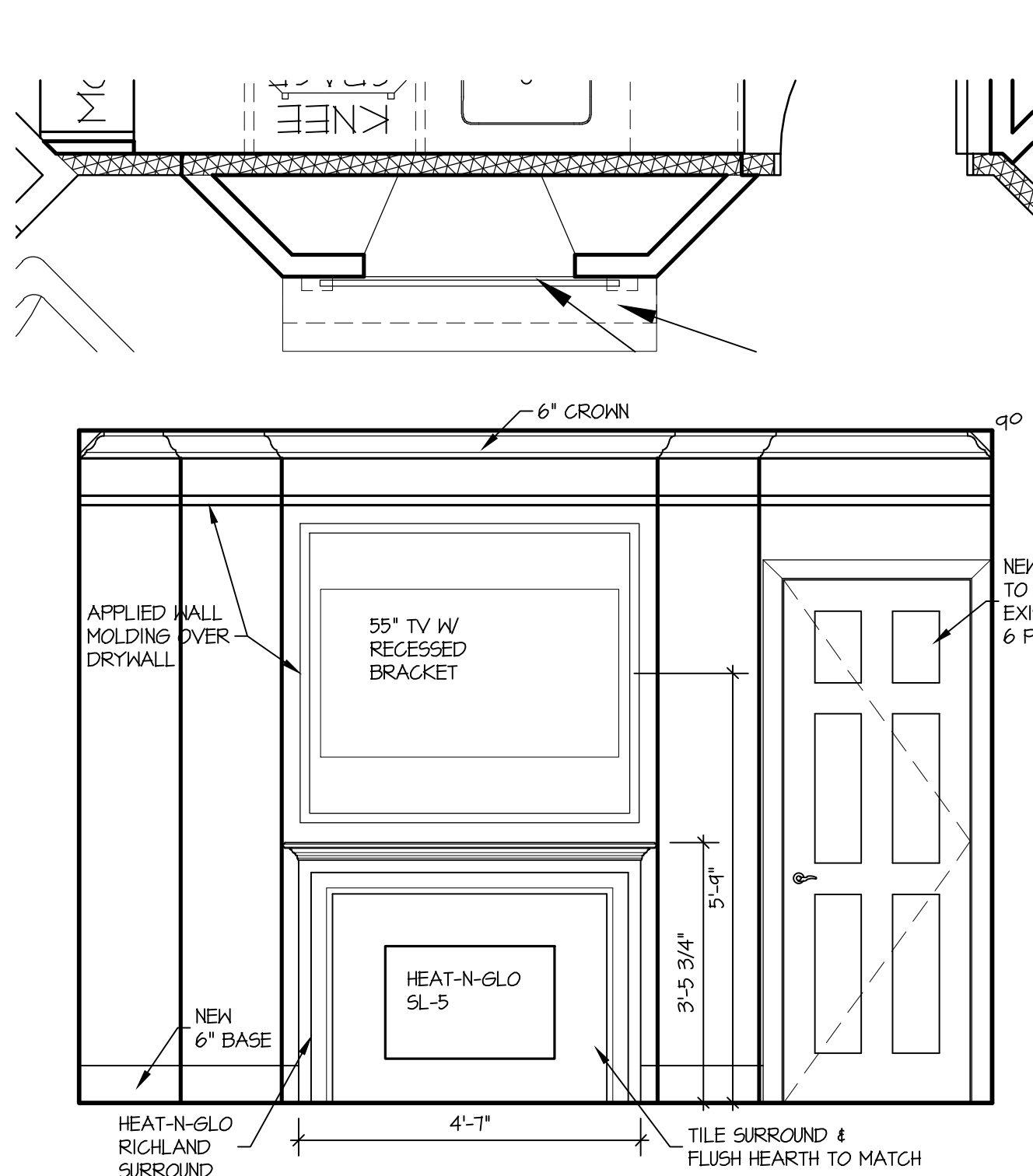
DESCRIPTION

INTERIOR
ELEVATIONS

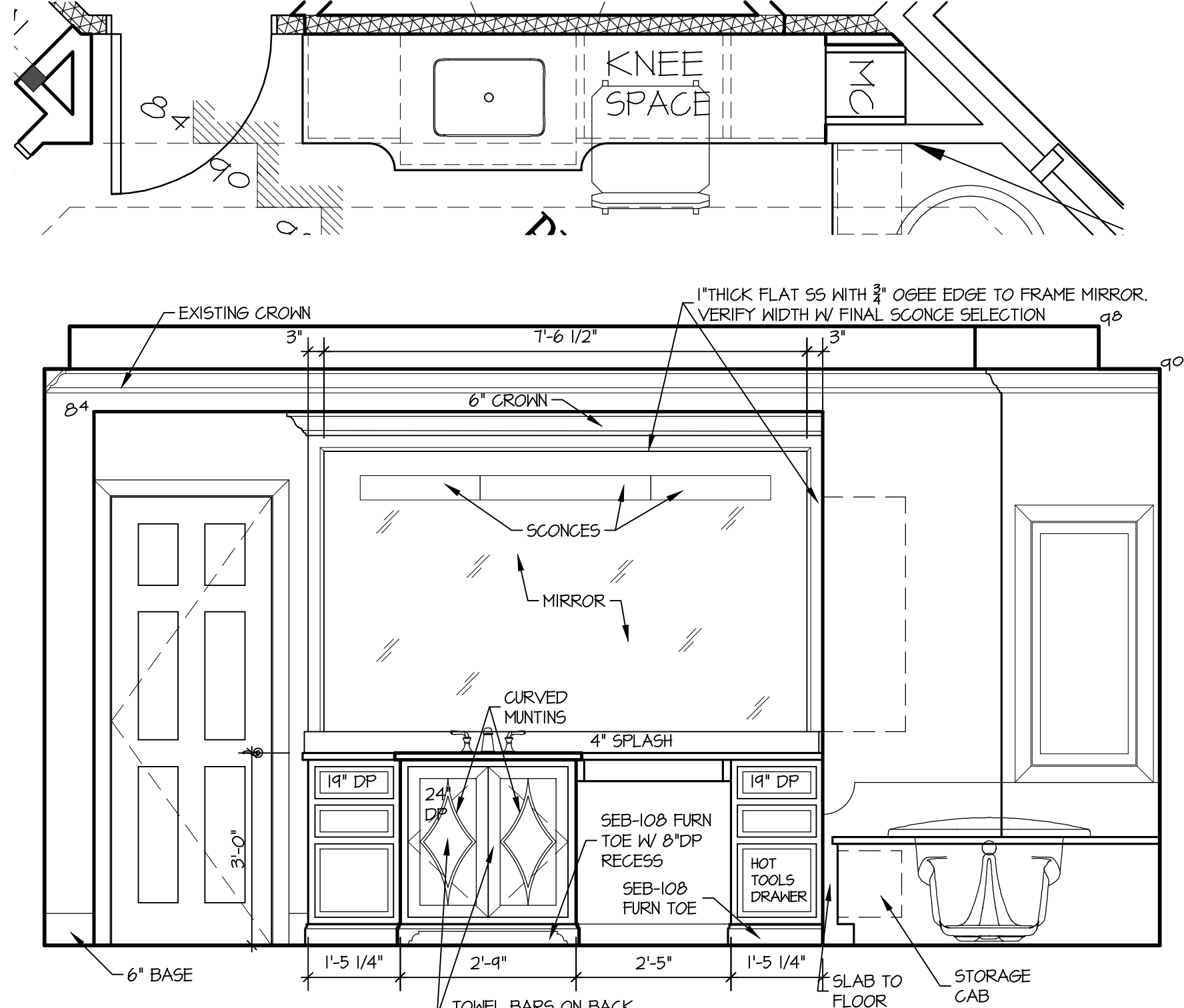
PLAN SHEET

A4.04

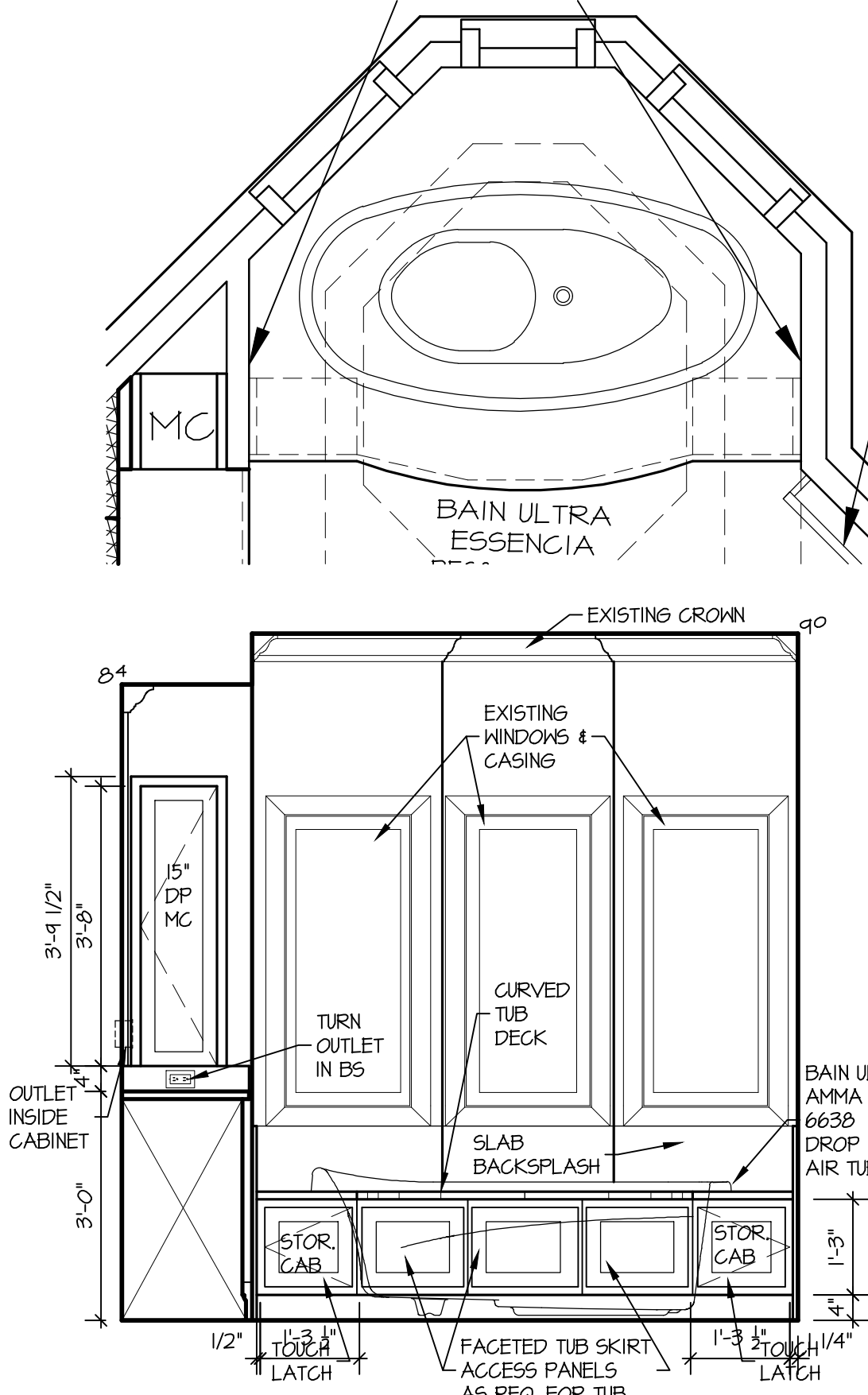
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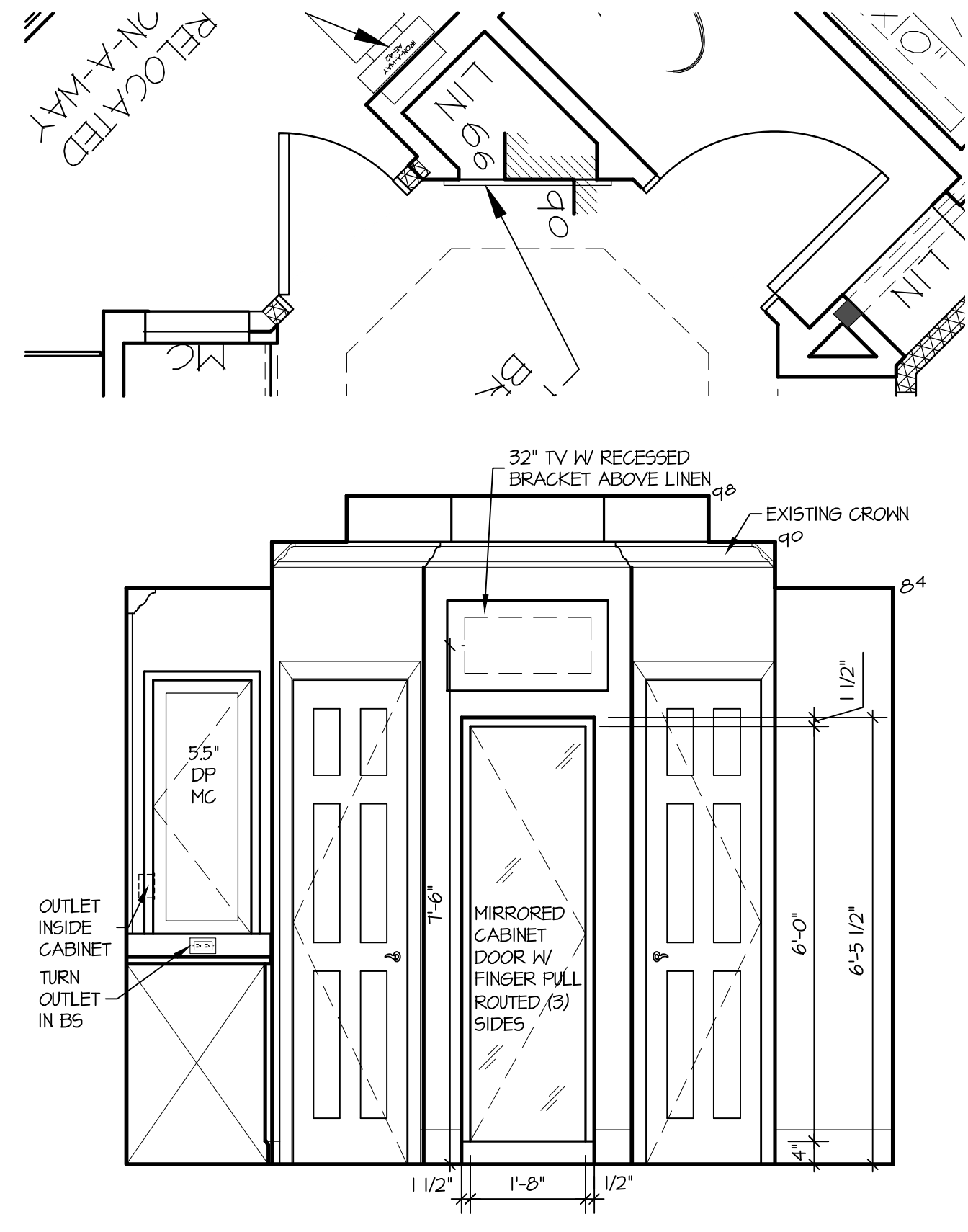
01 PRIMARY BEDROOM
1/2" SCALE



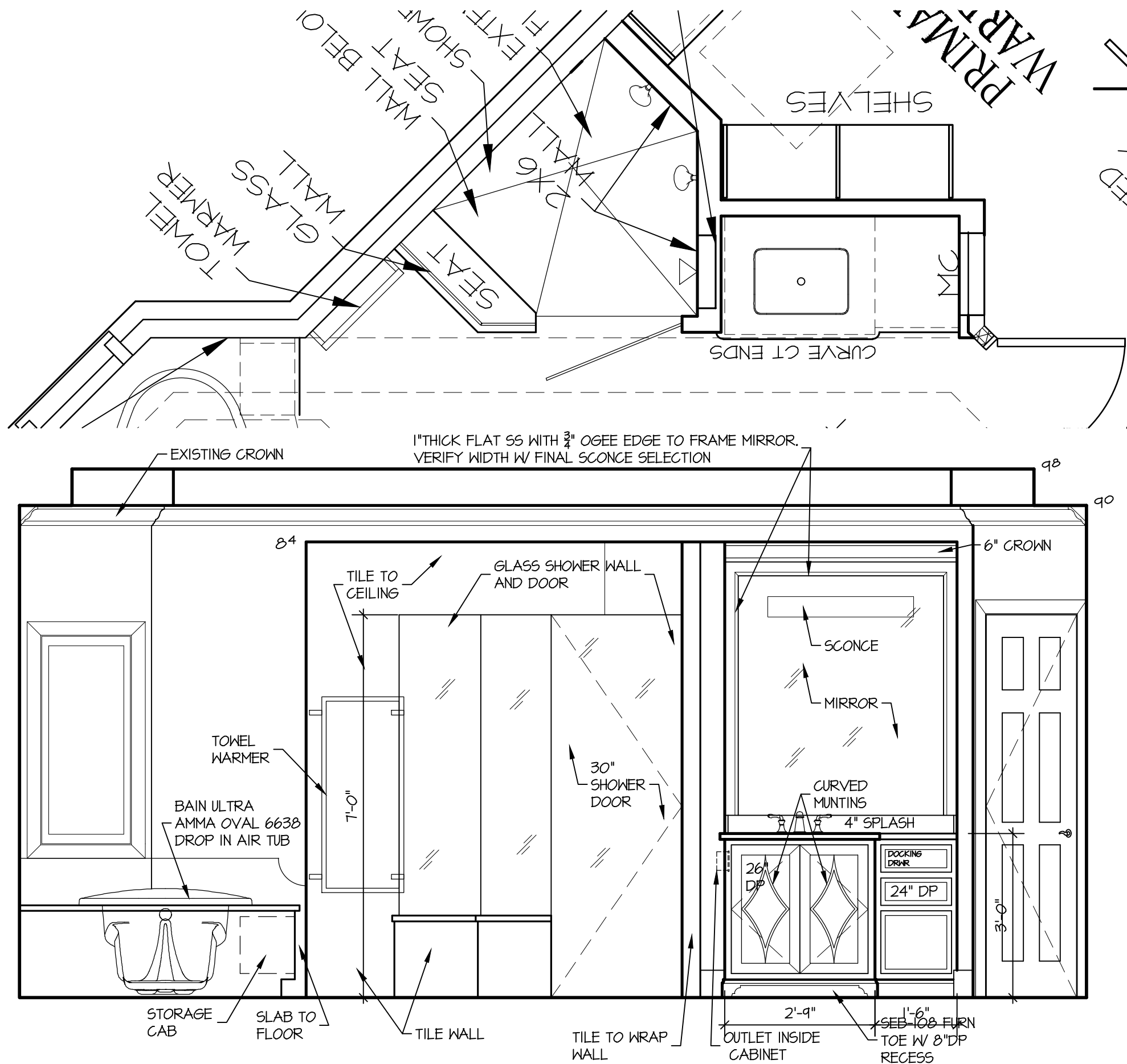
02 PRIMARY BATH
1/2" SCALE



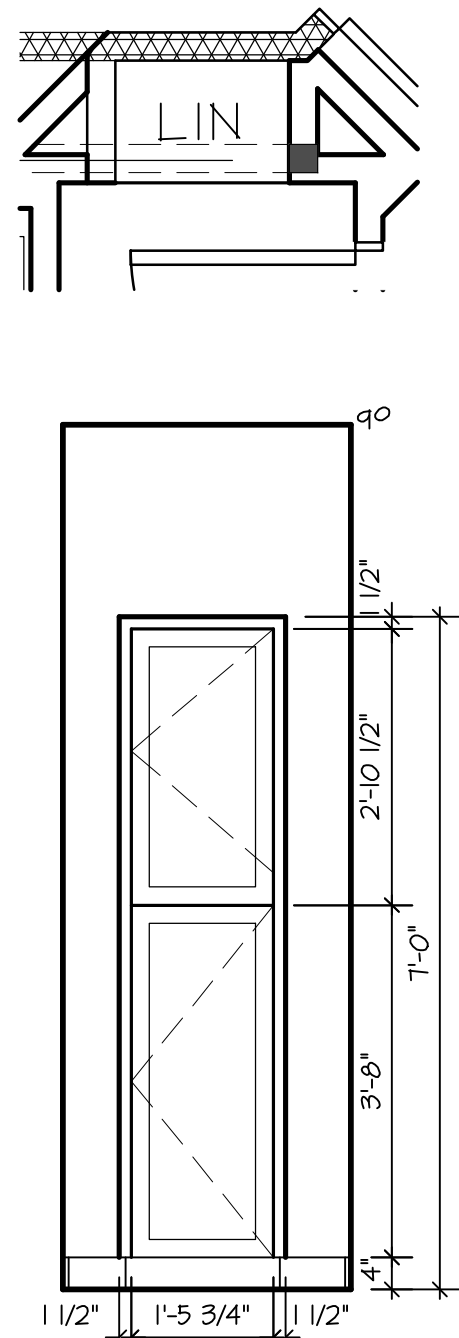
03 PRIMARY BATH
1/2" SCALE



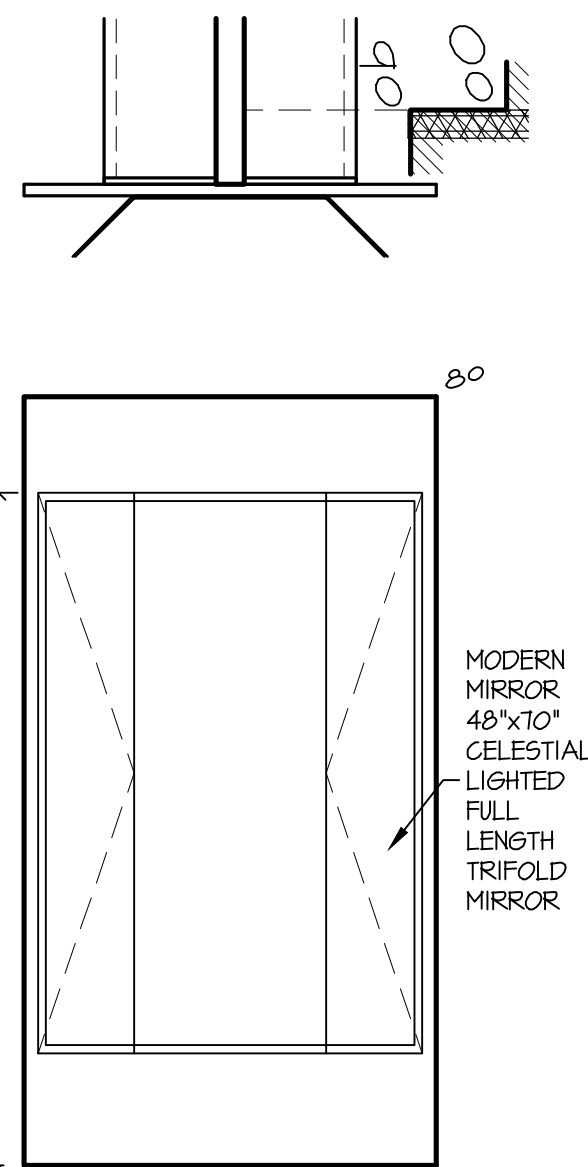
04 PRIMARY BATH
1/2" SCALE



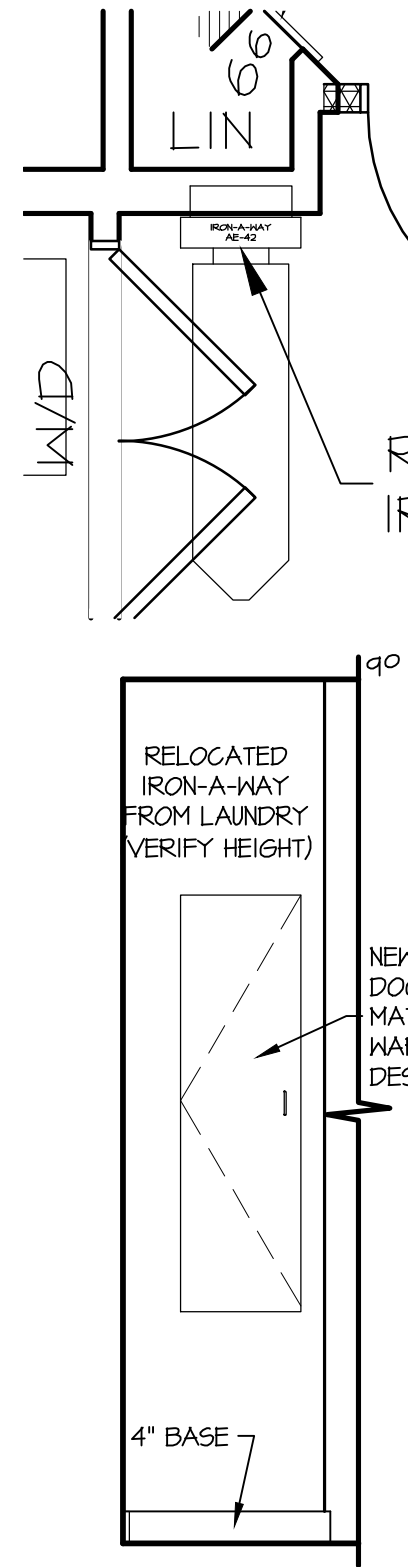
05 PRIMARY BATH
1/2" SCALE



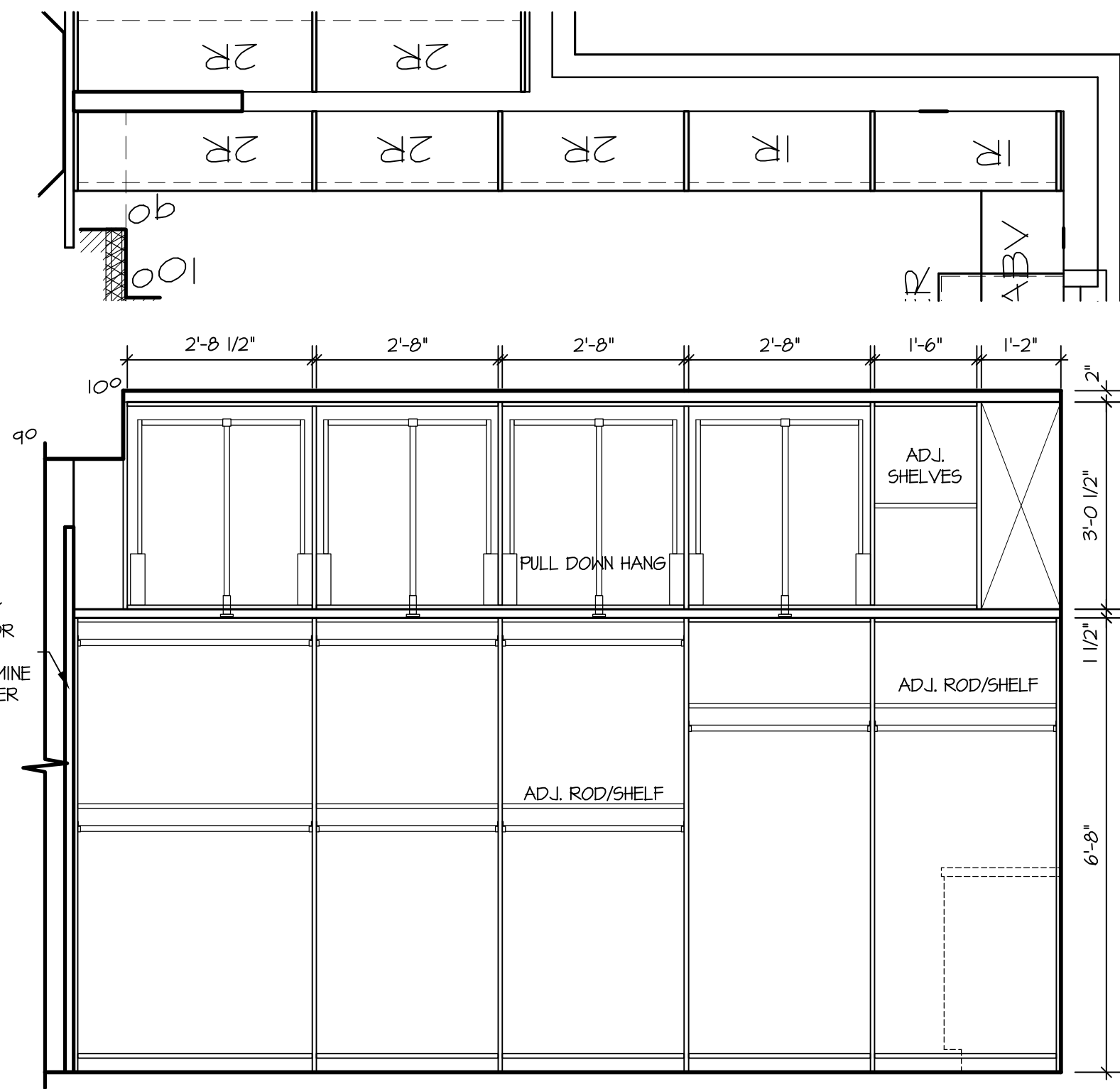
06 PRIMARY BATH
1/2" SCALE



07 PRIMARY WRDB
1/2" SCALE



08 PRIMARY WRDB
1/2" SCALE



09 PRIMARY WARDROBE
1/2" SCALE

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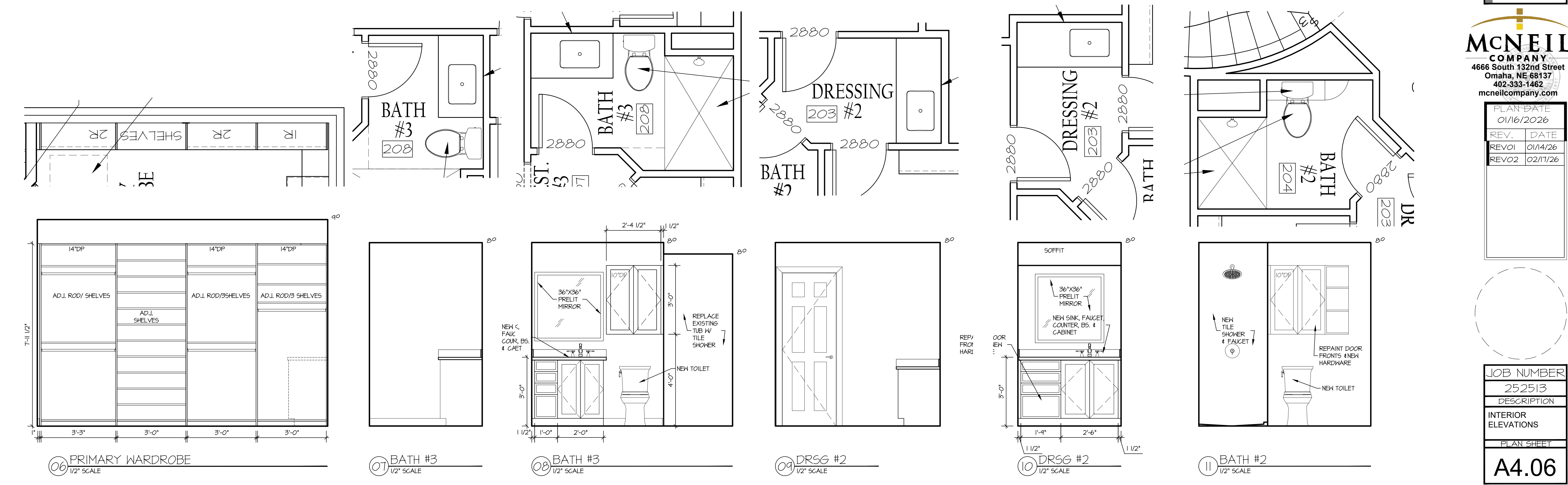
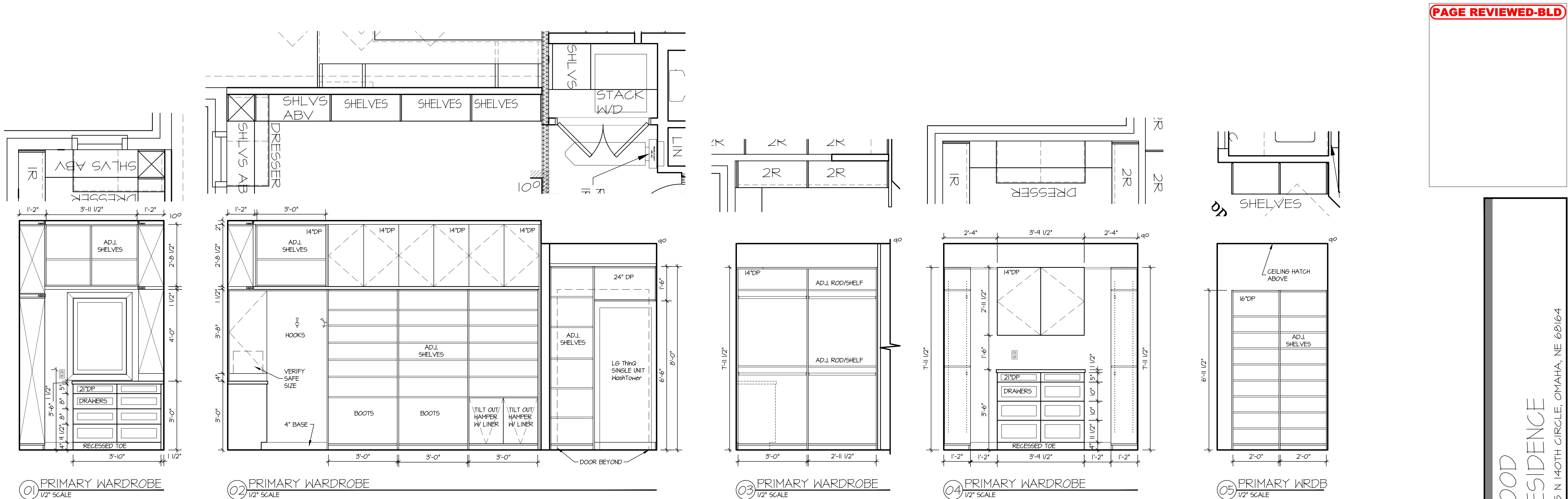
JOB NUMBER
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DESCRIPTION
INTERIOR
ELEVATIONS

PLAN SHEET

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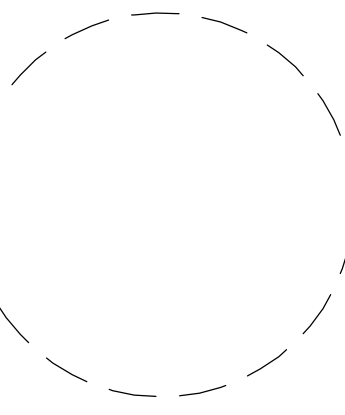
PLOT DATE: 2/17/2026
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HOME PAGE: A0.01



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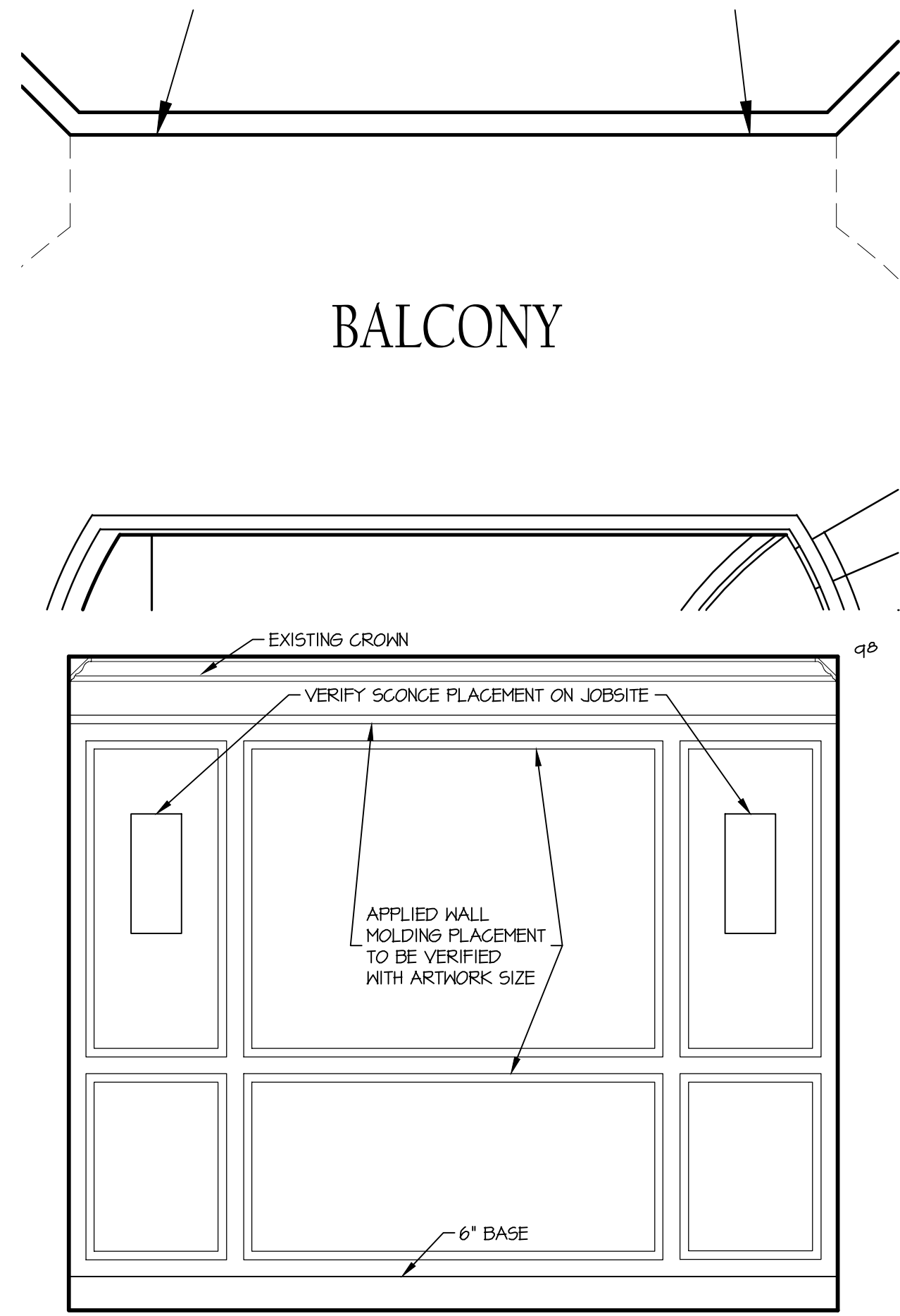
PLAN DATE	
01/16/2026	
REV.	DATE
REV01	01/14/26
REV02	02/11/26



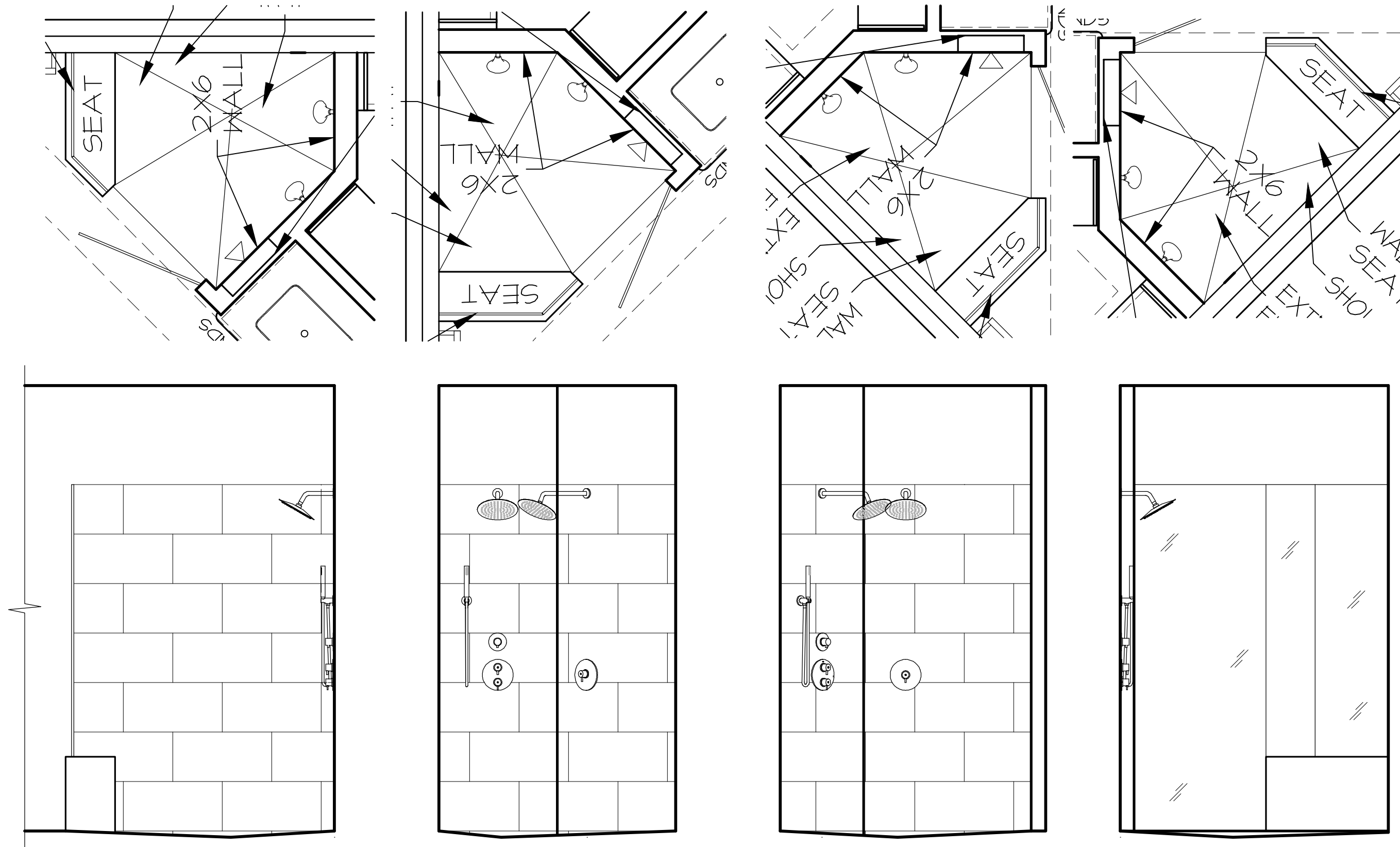
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DESCRIPTION	
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PLAN SHEET	
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01 BALACONY
1/2" SCALE

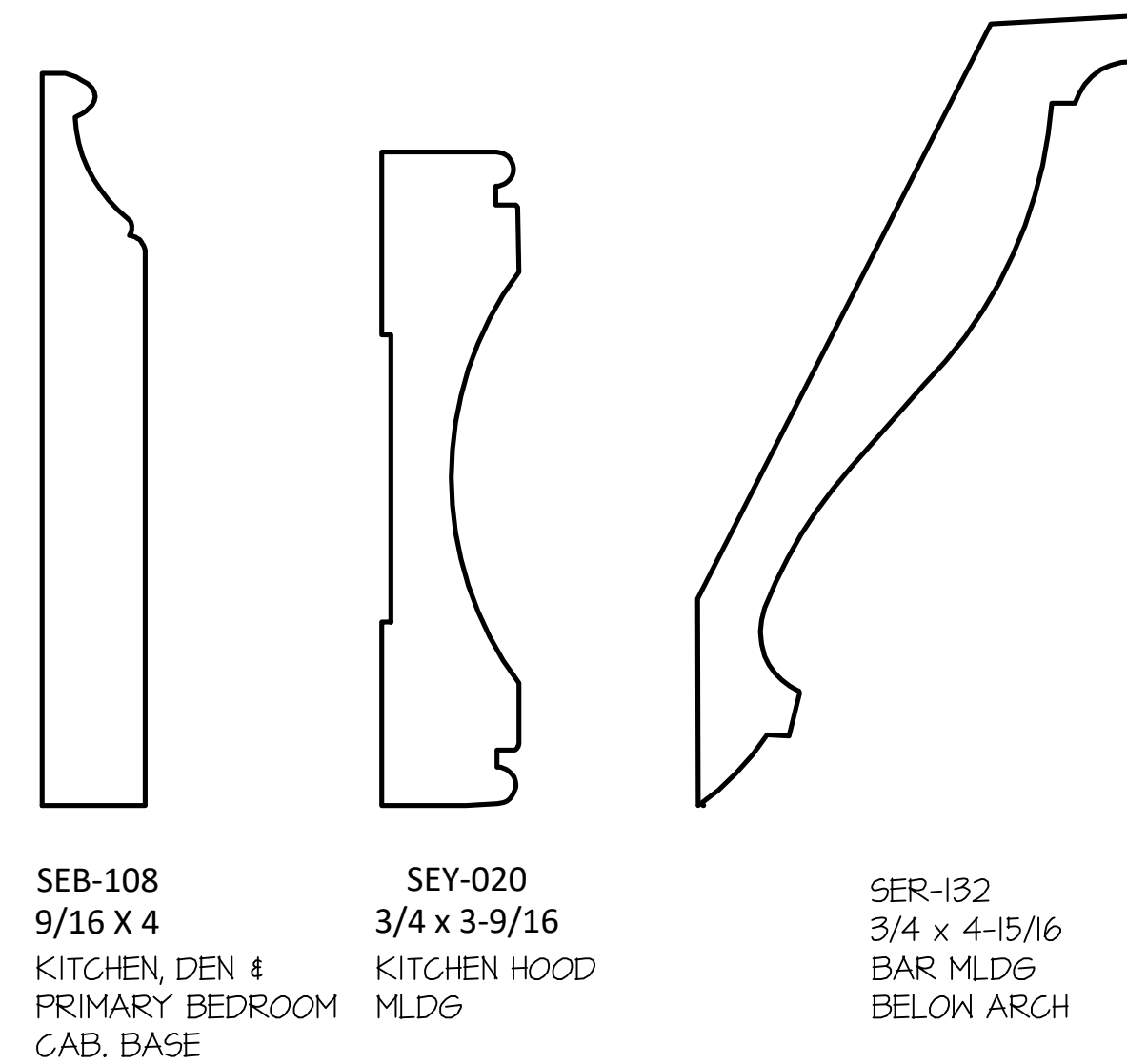


02 PRIMARY SHOWER
1/2" SCALE

03 PRIMARY SHOWER
1/2" SCALE

04 PRIMARY SHOWER
1/2" SCALE

05 PRIMARY SHOWER
1/2" SCALE



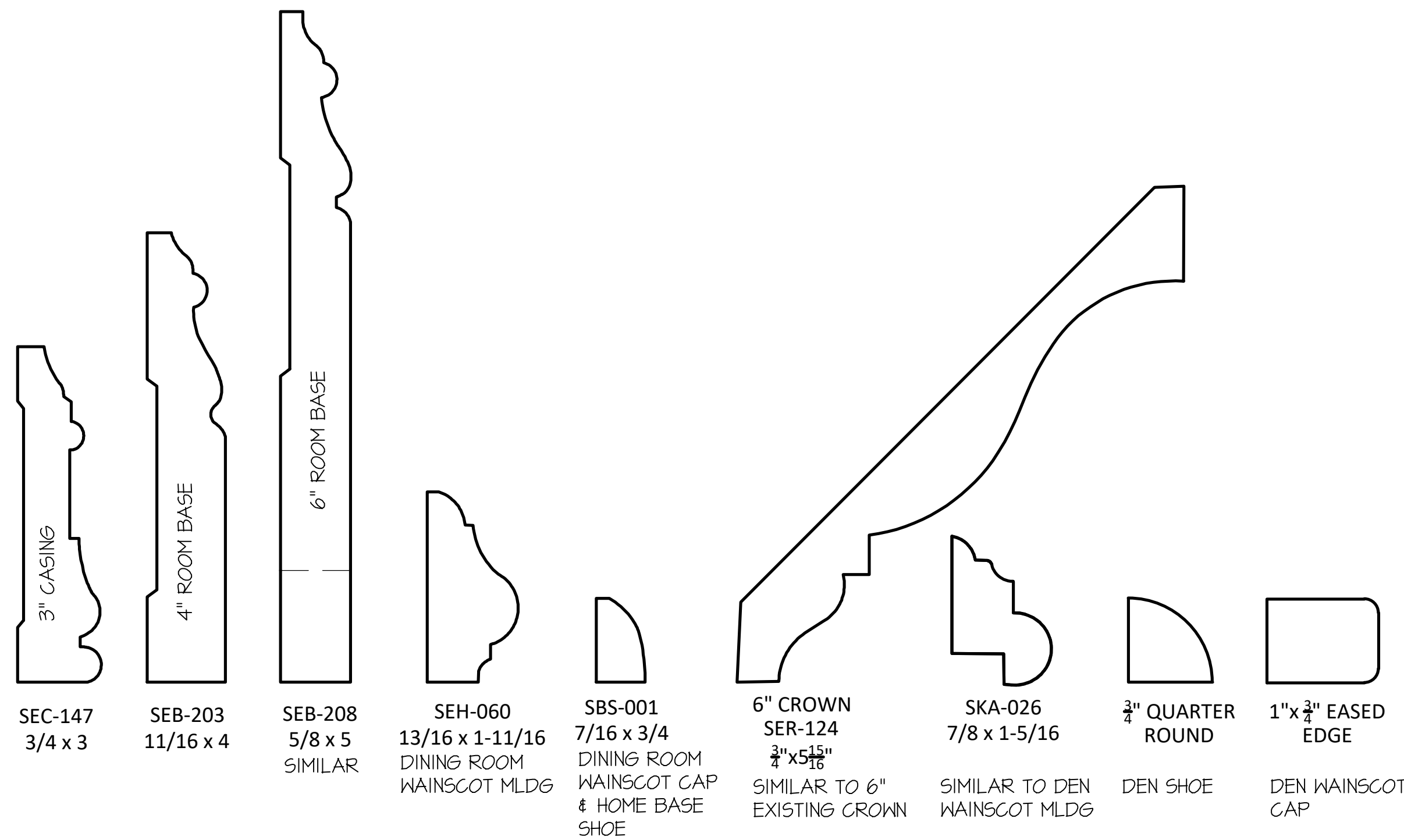
SEB-108
9/16 X 4
KITCHEN, DEN &
PRIMARY BEDROOM
CAB. BASE

SEY-020
3/4 x 3-9/16
KITCHEN HOOD
MLDG

SER-132
3/4 x 4-15/16
BAR MLDG
BELOW ARCH

NEW ROOM TRIM PROFILES

FULL SCALE



SEC-147
3/4 x 3

SEB-203
11/16 x 4

SEB-208
5/8 x 5
SIMILAR

SEH-060
13/16 x 1-11/16
DINING ROOM
WAINSCOT MLDG

SBS-001
7/16 x 3/4
DINING ROOM
WAINSCOT CAP
& HOME BASE
SHOE

SER-124
3/4 x 5-1/8
SIMILAR TO 6"
EXISTING CROWN

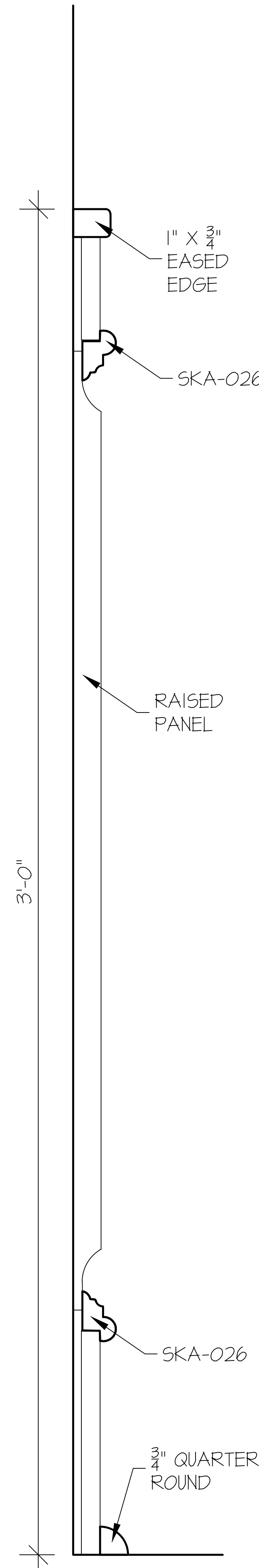
SKA-026
7/8 x 1-5/16
SIMILAR TO DEN
WAINSCOT MLDG

3/4" QUARTER
ROUND

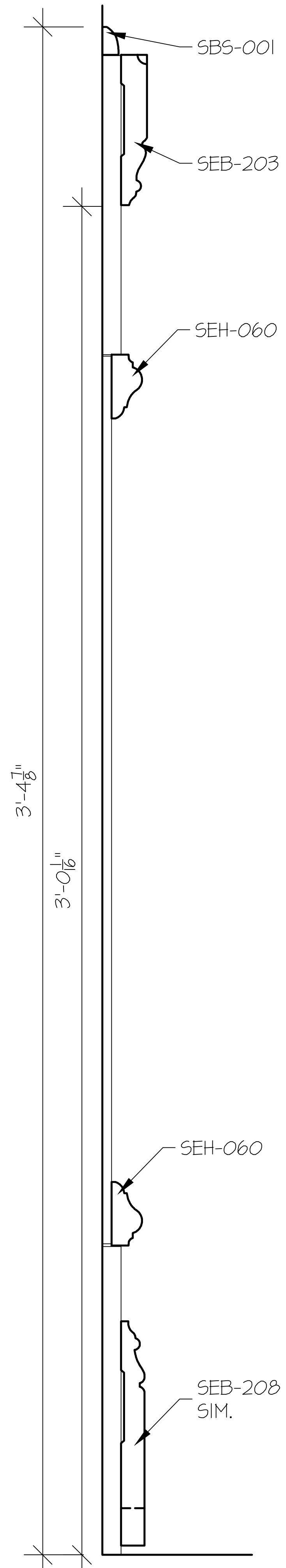
1"x 3/4" EASED
EDGE
DEN WAINSCOT
CAP

EXISTING ROOM TRIM PROFILES TO BE VERIFIED

FULL SCALE



CHERRY WOOD DEN
WAINSCOT TO BE VERIFIED
HALF SIZE



PAINTED DINING ROOM
WAINSCOT TO BE VERIFIED
HALF SIZE

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JOB NUMBER

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DESCRIPTION

INTERIOR
ELEVATIONS

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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

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

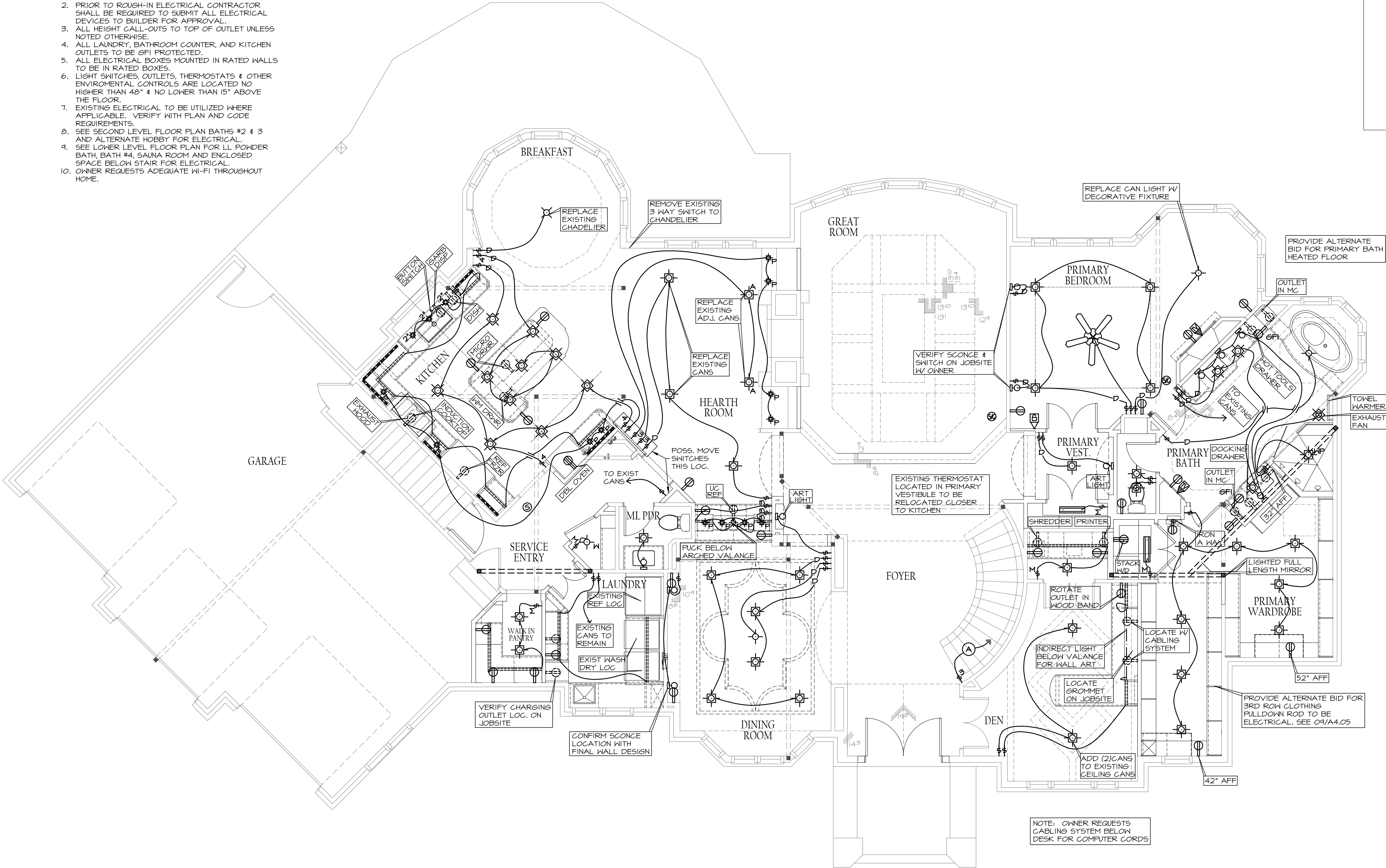
EXIT SIGNAGE

MISCELLANEOUS

CEILING FAN/LIGHT COMBO

CEILING FAN ONLY

- 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.



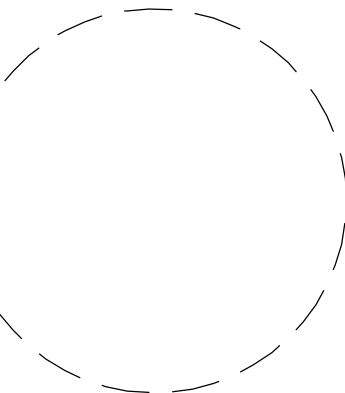
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PLAN SHEET	E1.02

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