

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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D1.03 - SECOND LEVEL DEMOLITION PLAN

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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

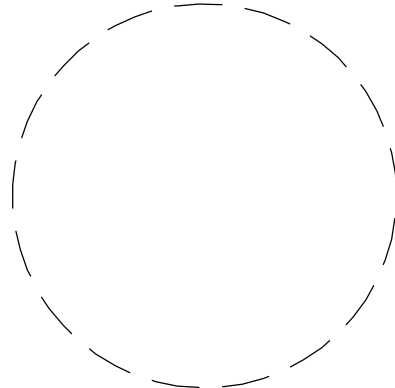
WOOD
RESIDENCE

3435 N 140TH CIRCLE, OMAHA, NE 68164

McNEIL
COMPANY

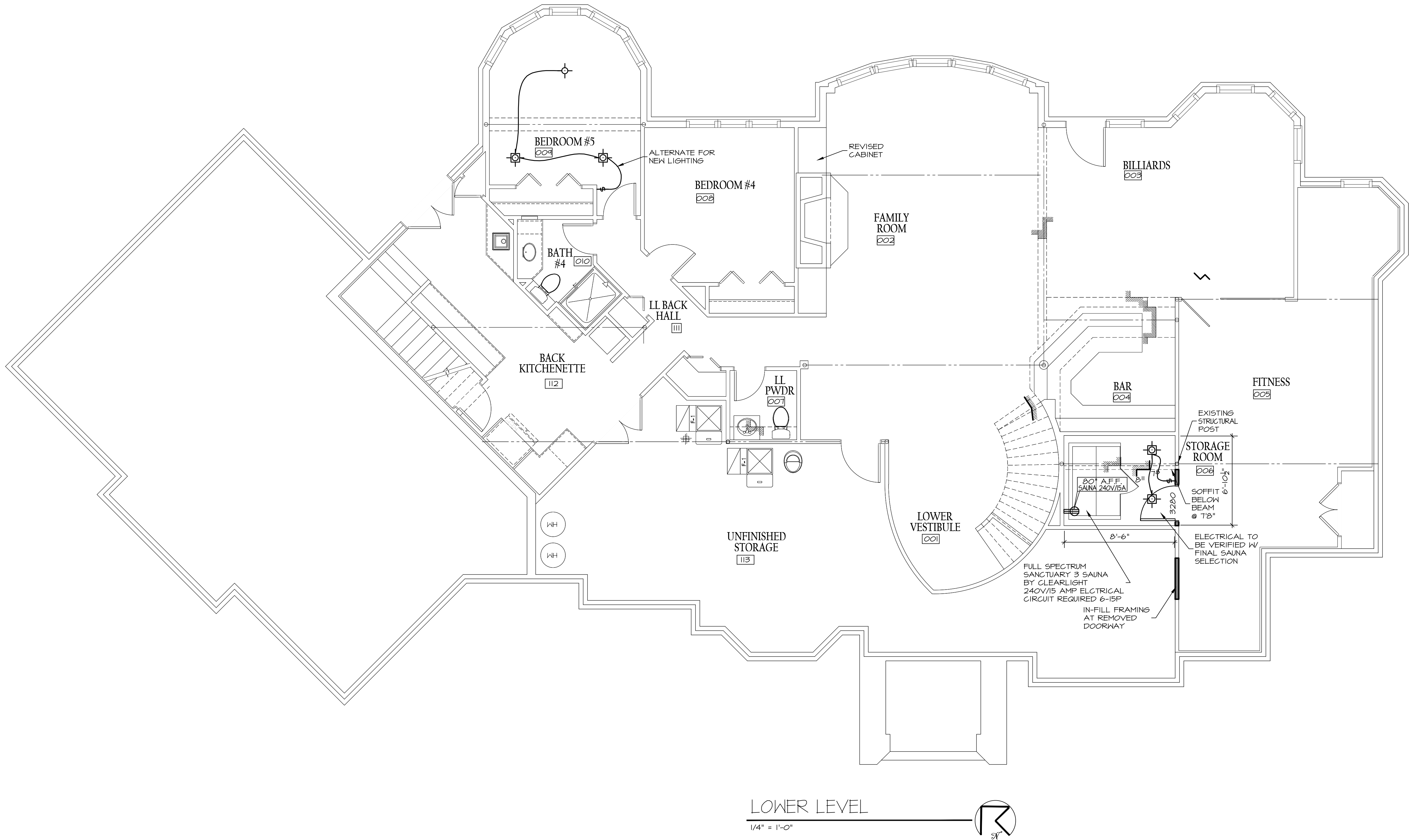
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PLAN DATE 01/16/2026	
REV.	DATE
REV01	01/14/26
REV02	02/11/26
REV03	03/05/26
REV04	03/16/26



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

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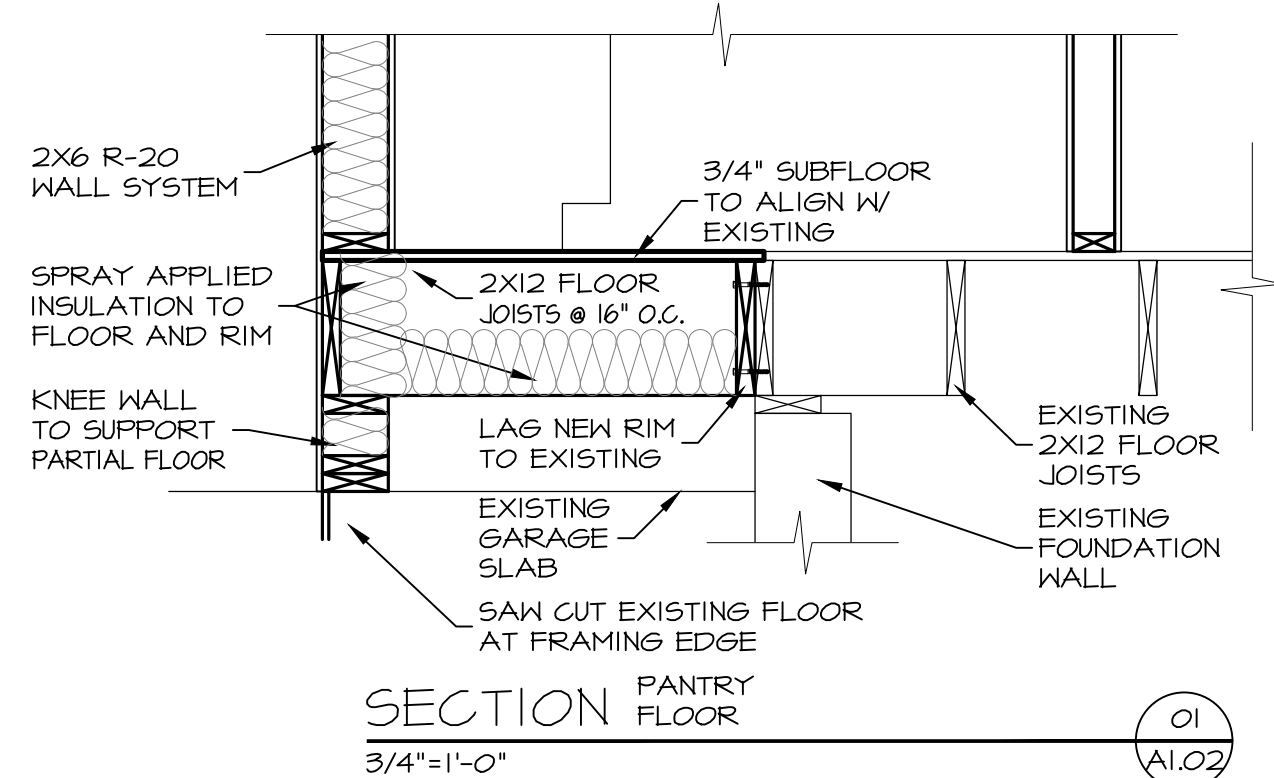
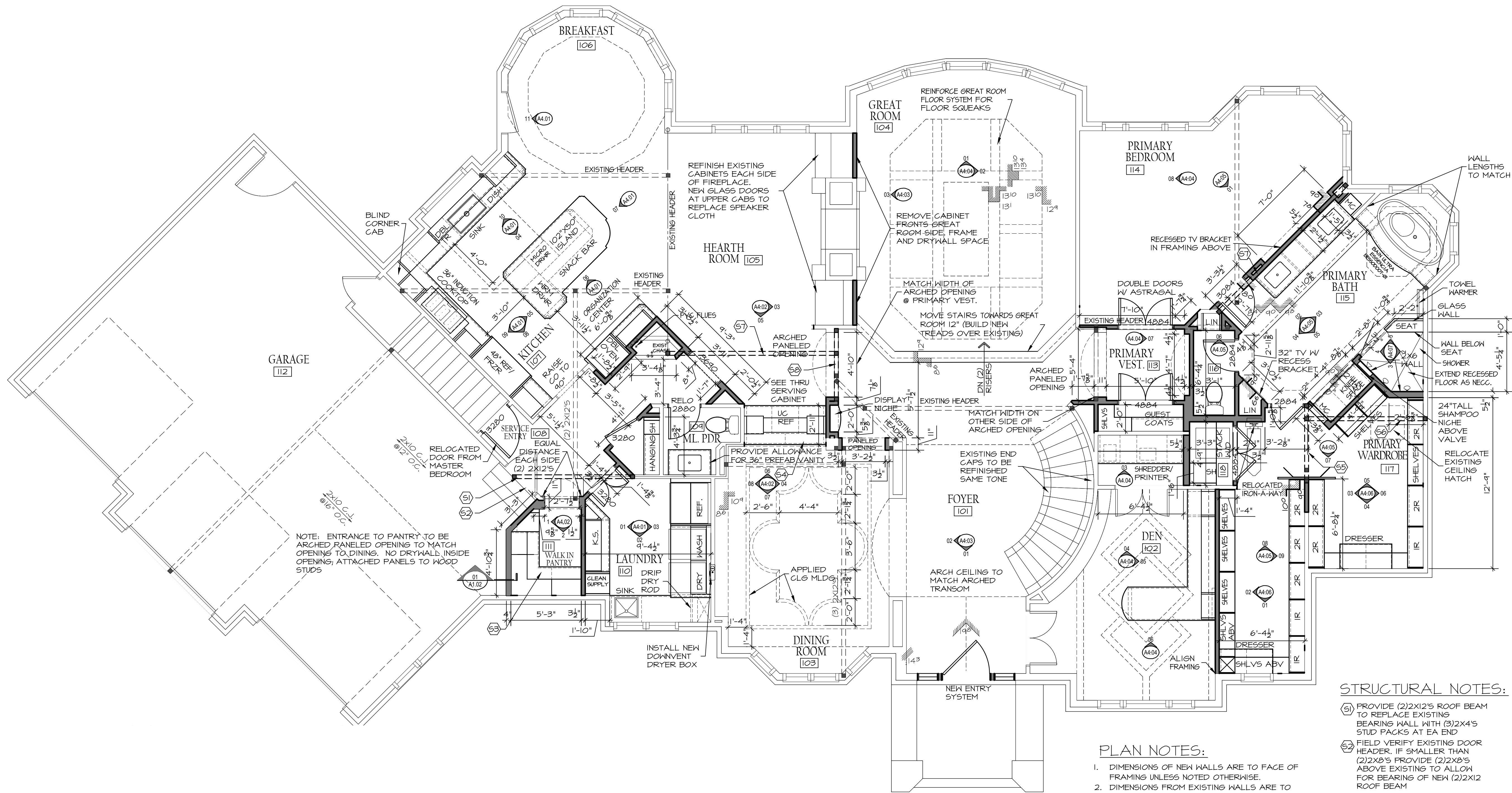
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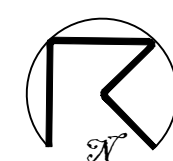
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DESCRIPTION
LOWER LEVEL
PLAN SHEET
A1.01

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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
- CONTRACTOR 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

WOOD
RESIDENCE

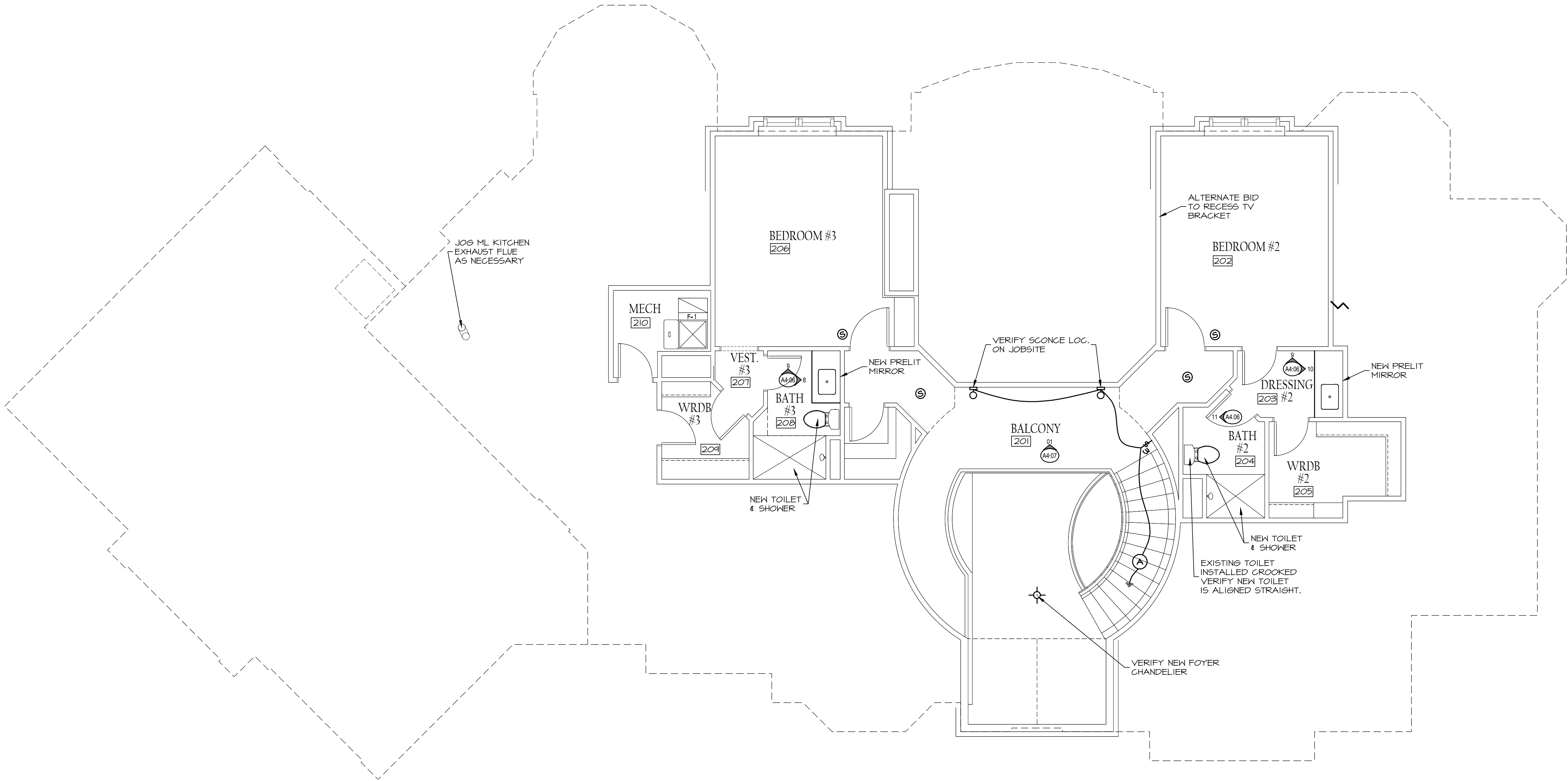
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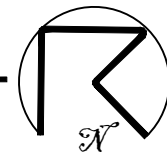
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MAIN LEVEL	
PLAN SHEET	
A1.02	

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SECOND LEVEL

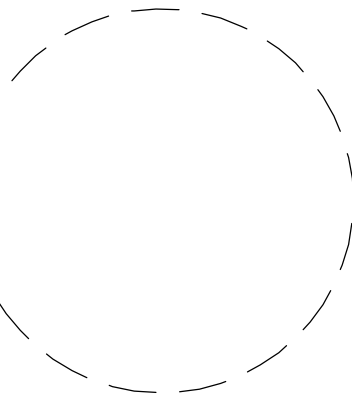
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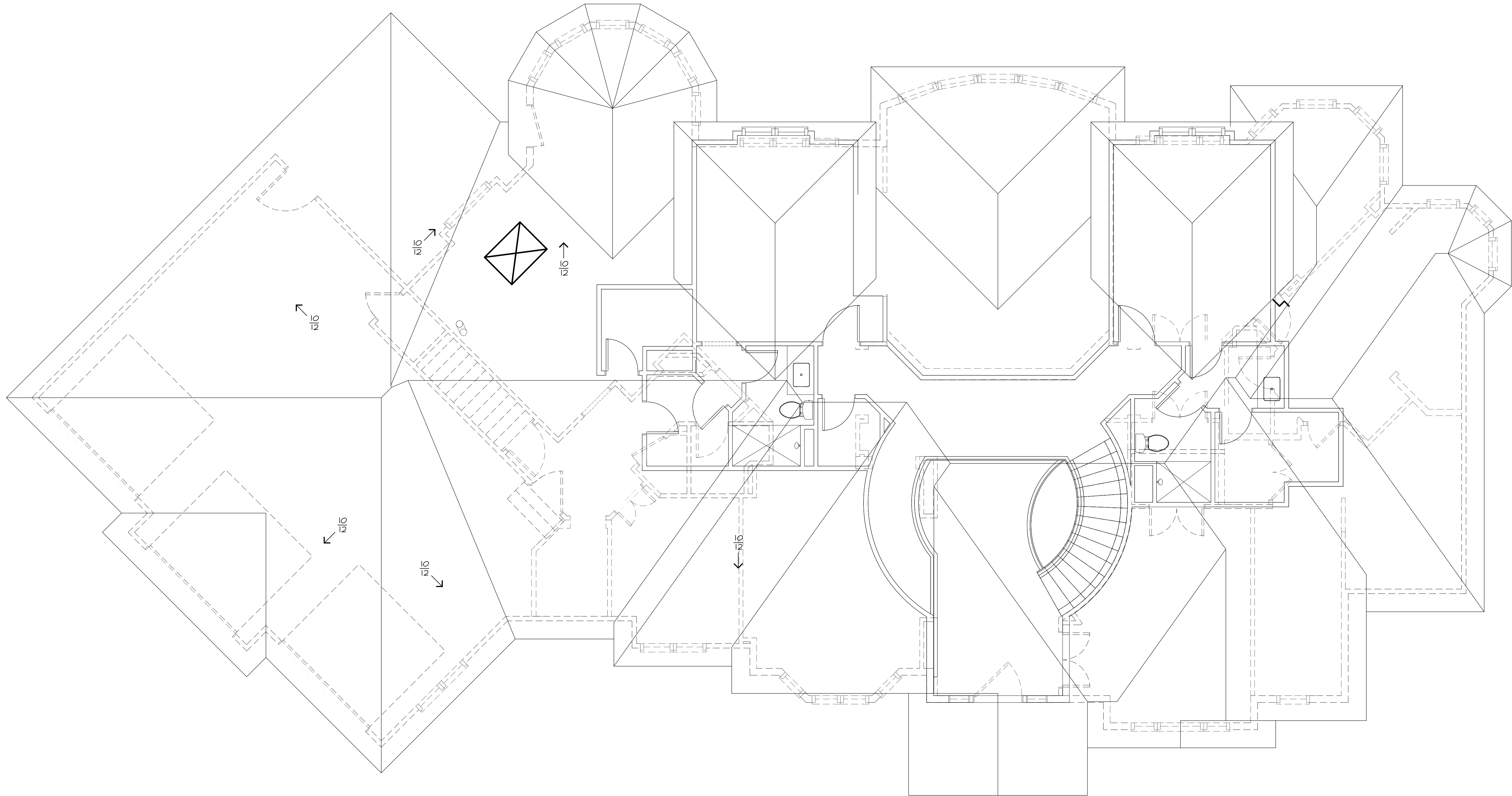
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SECOND LEVEL
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A1.03

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ROOF PLAN

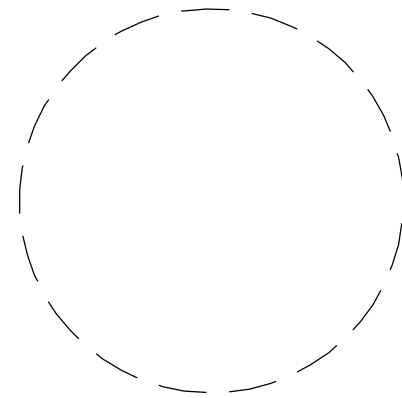
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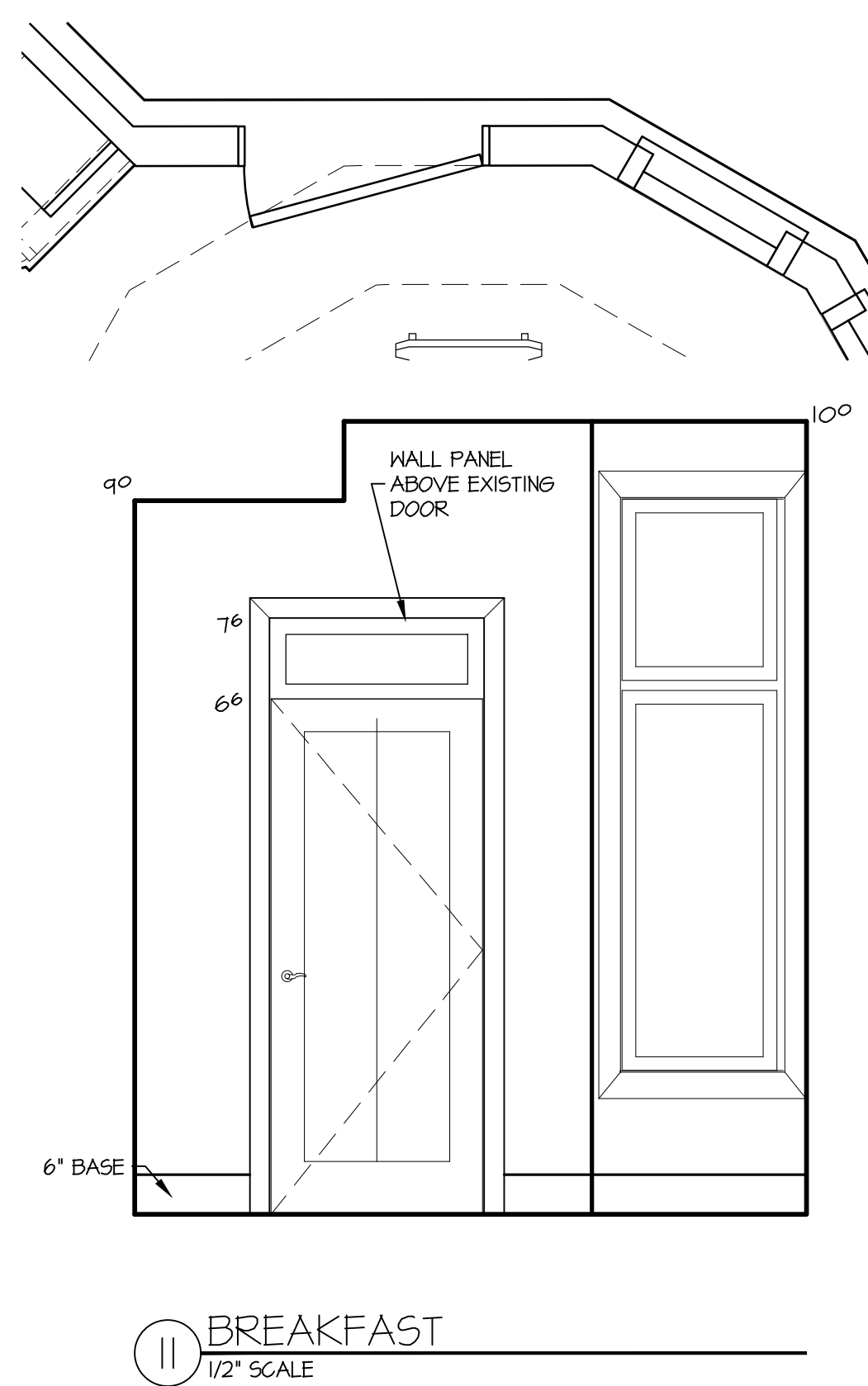
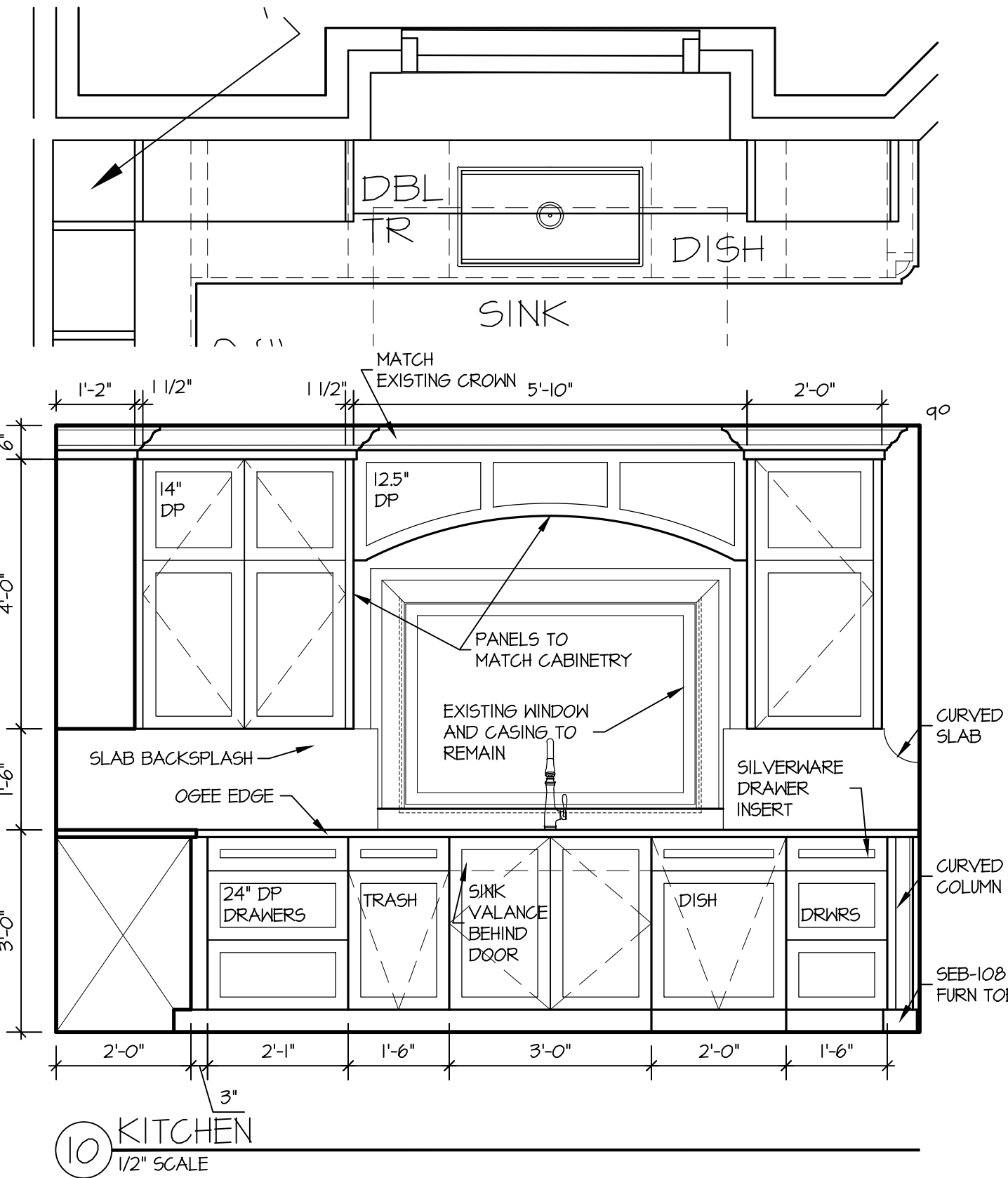
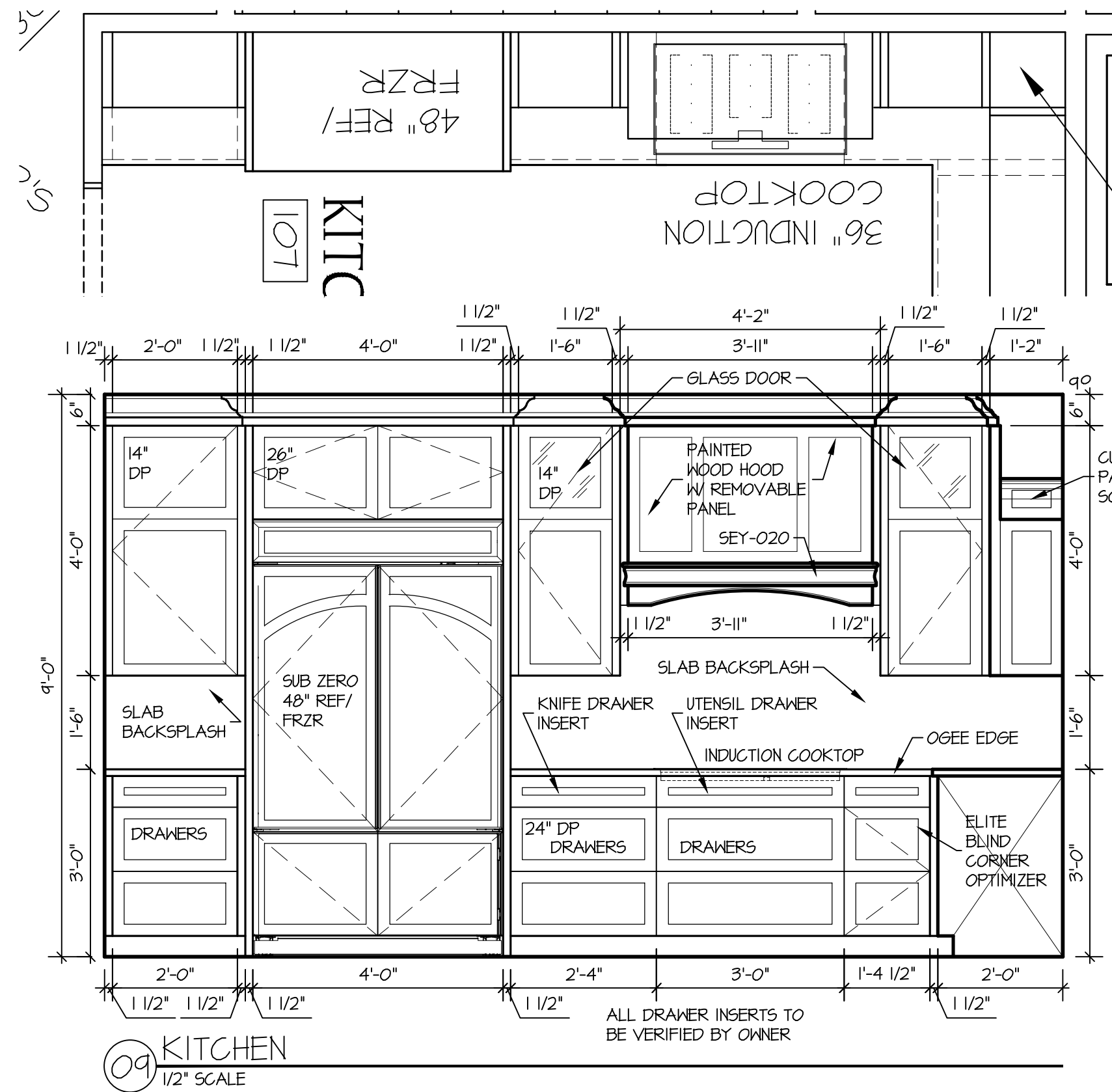
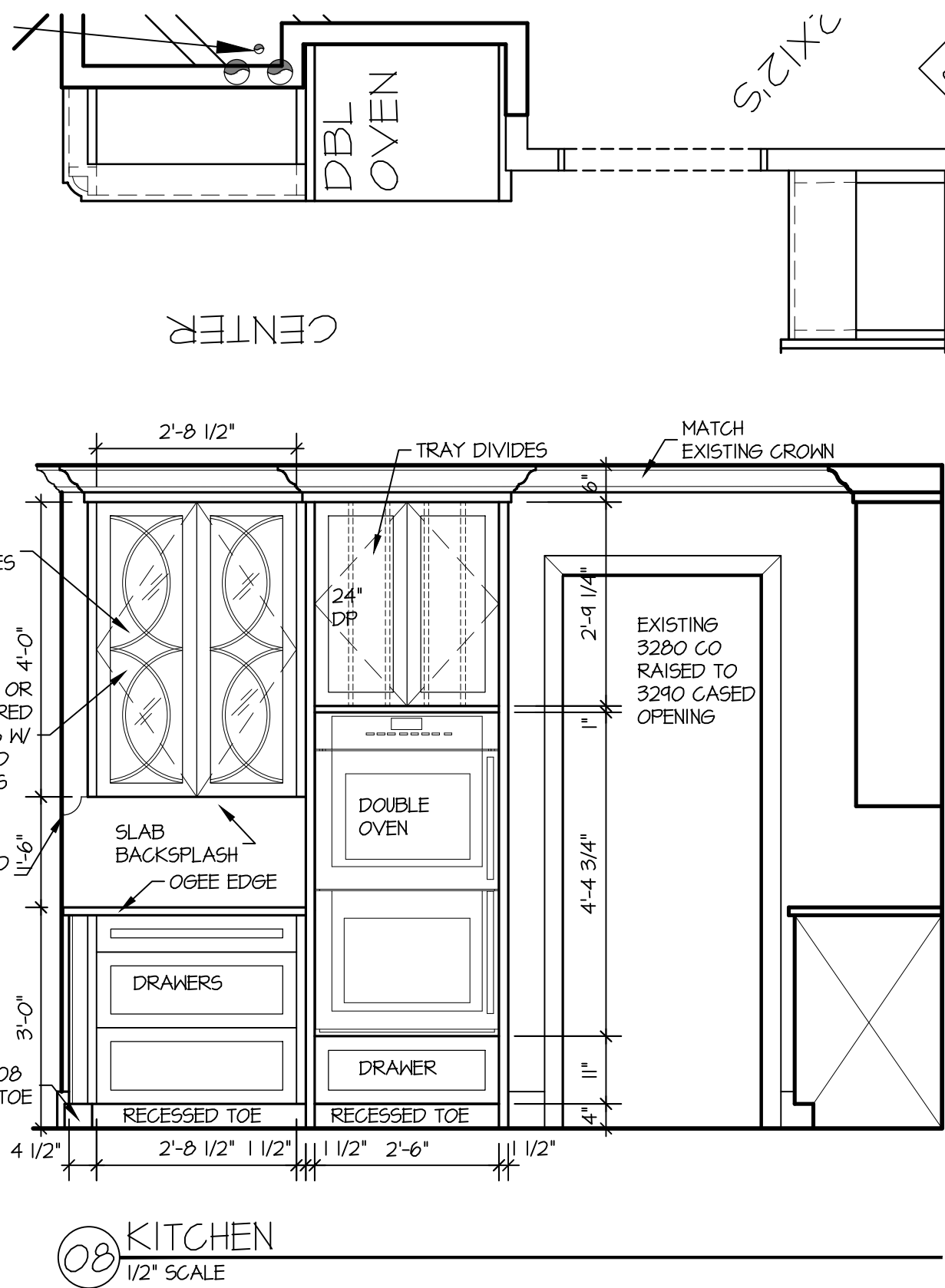
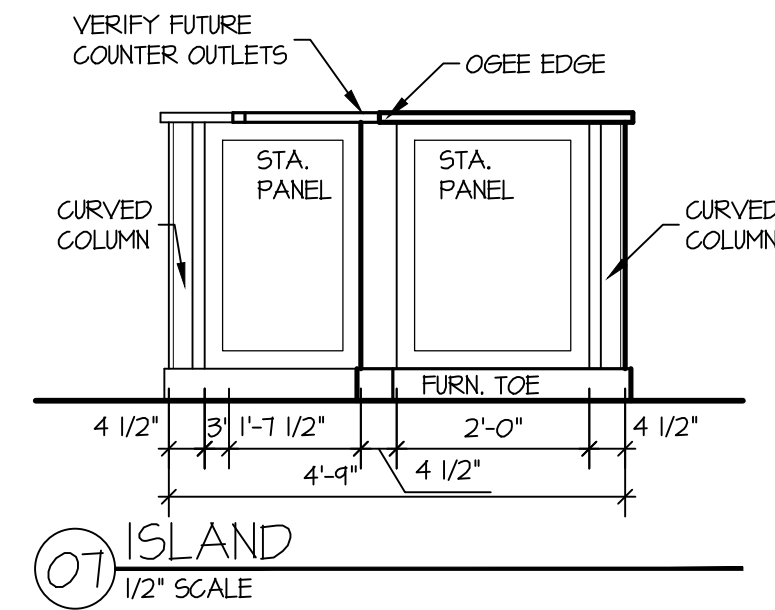
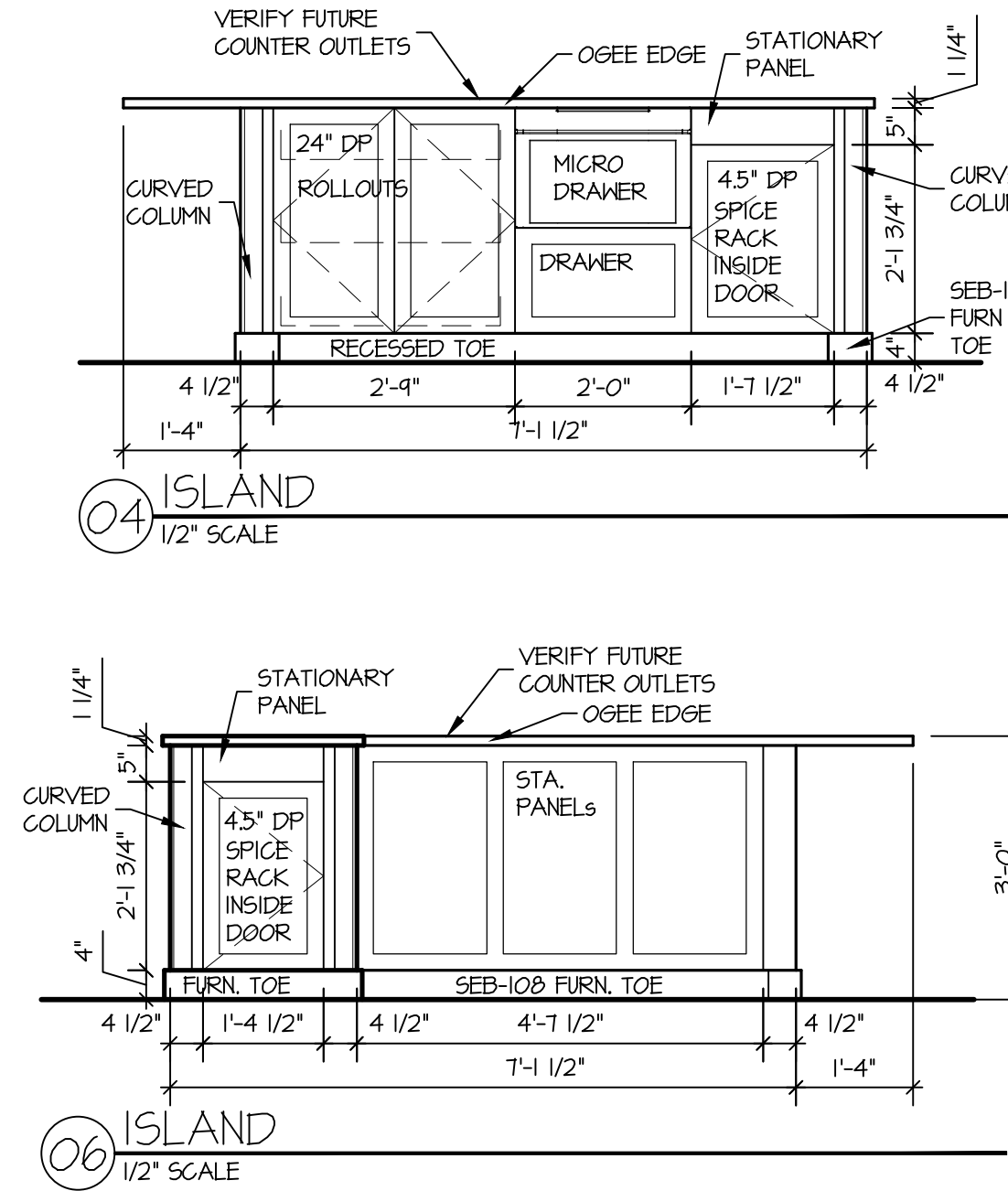
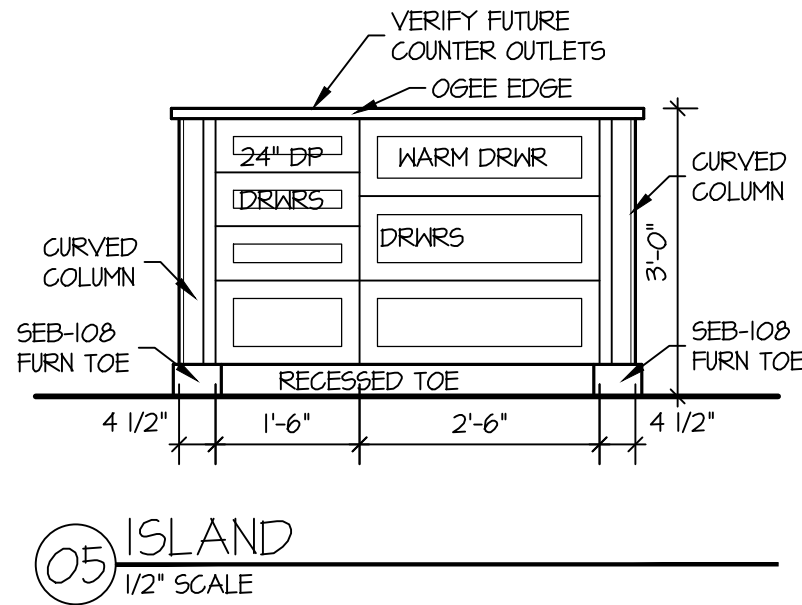
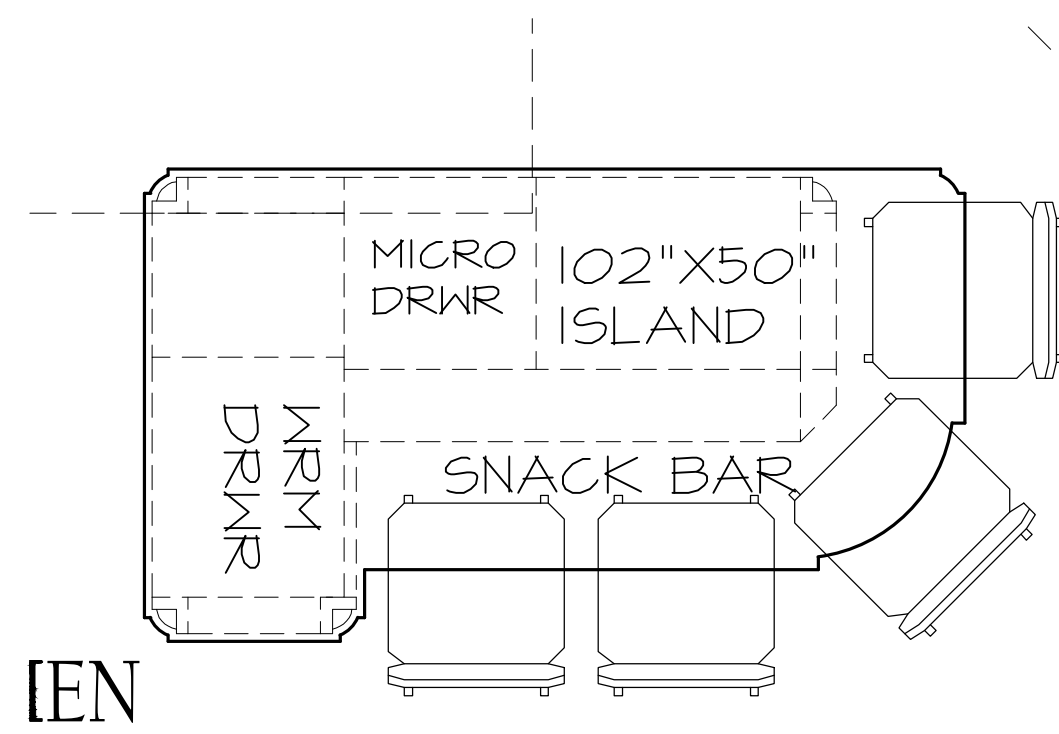
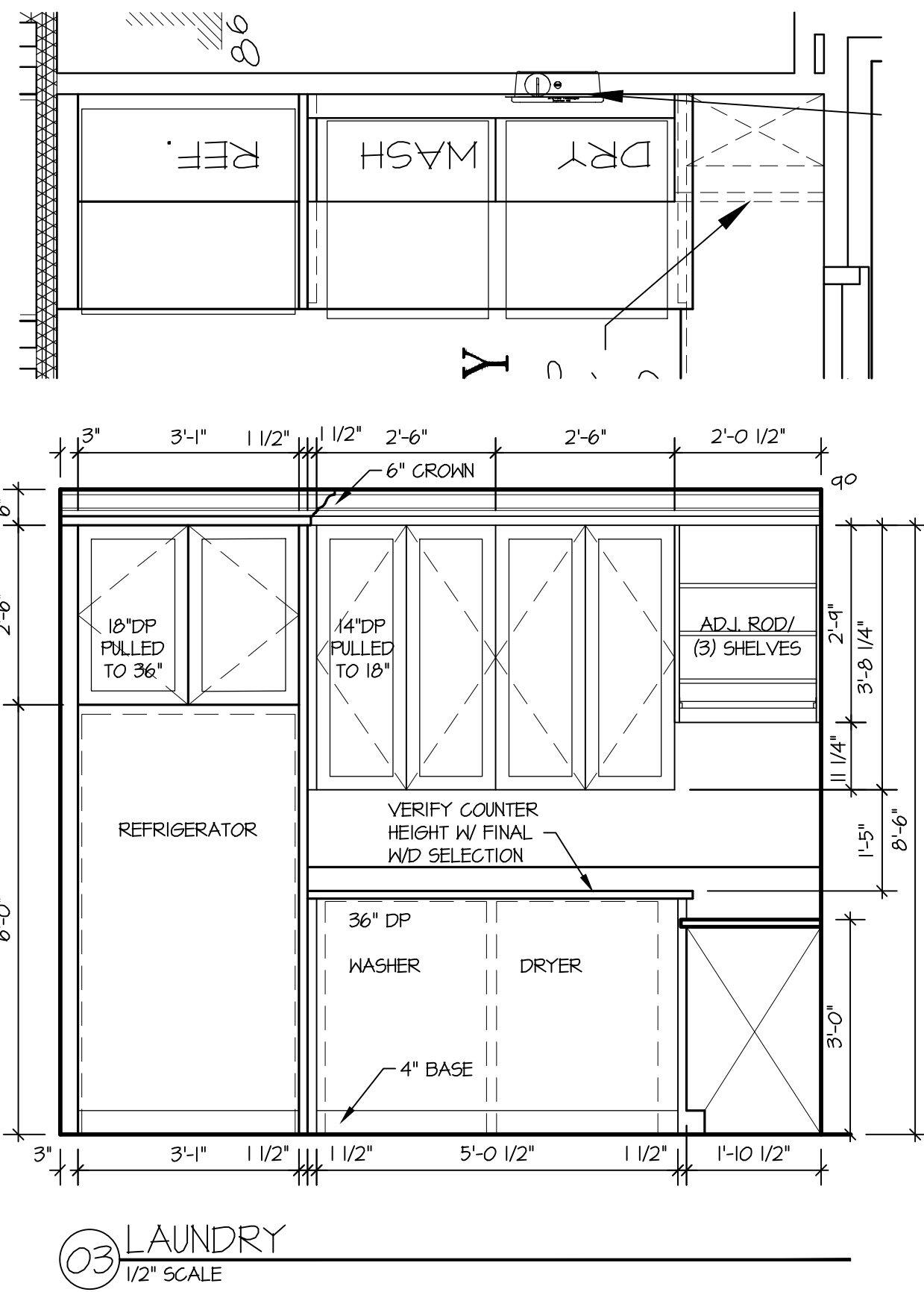
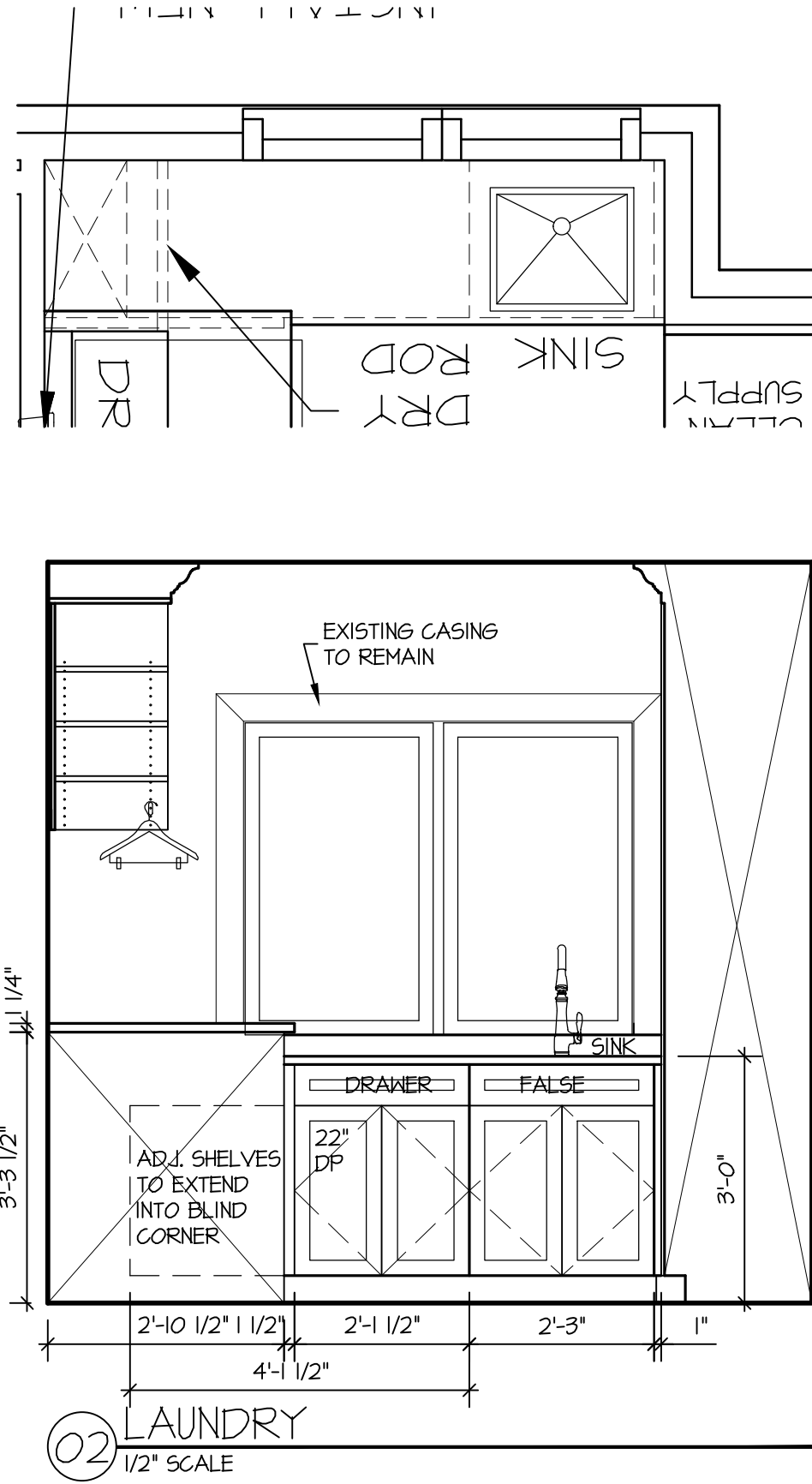
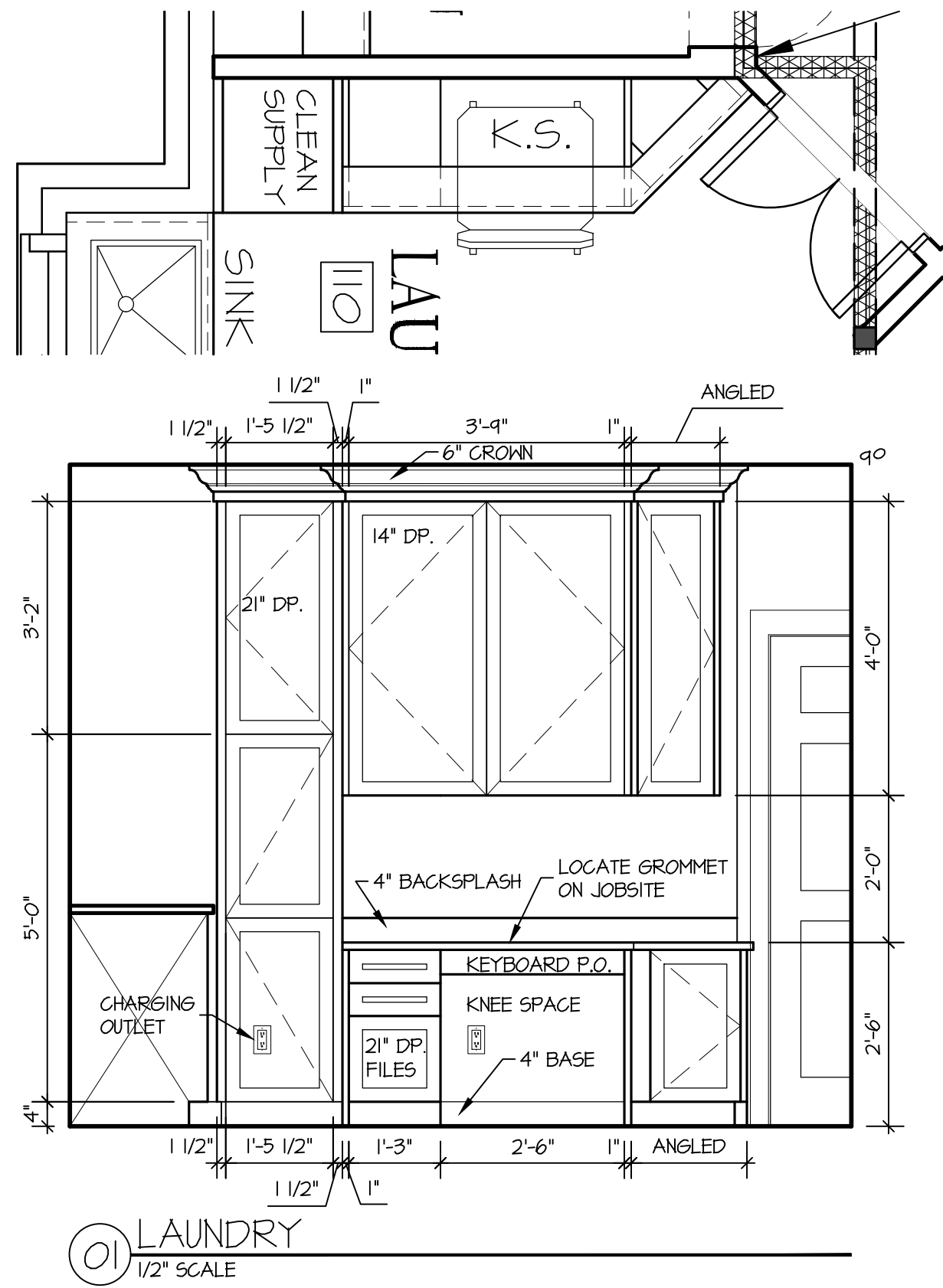
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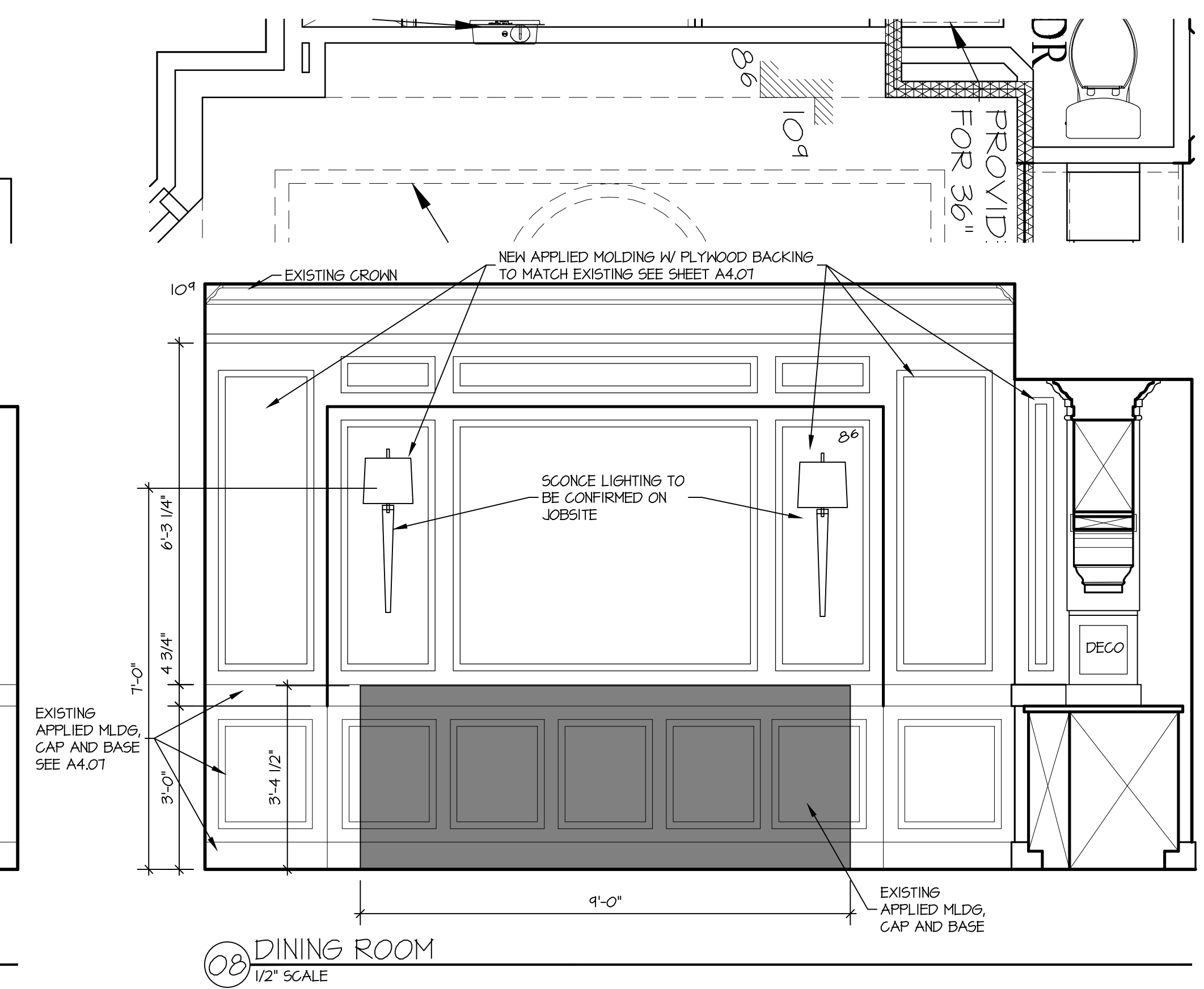


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DESCRIPTION
ROOF PLAN
PLAN SHEET

A1.04

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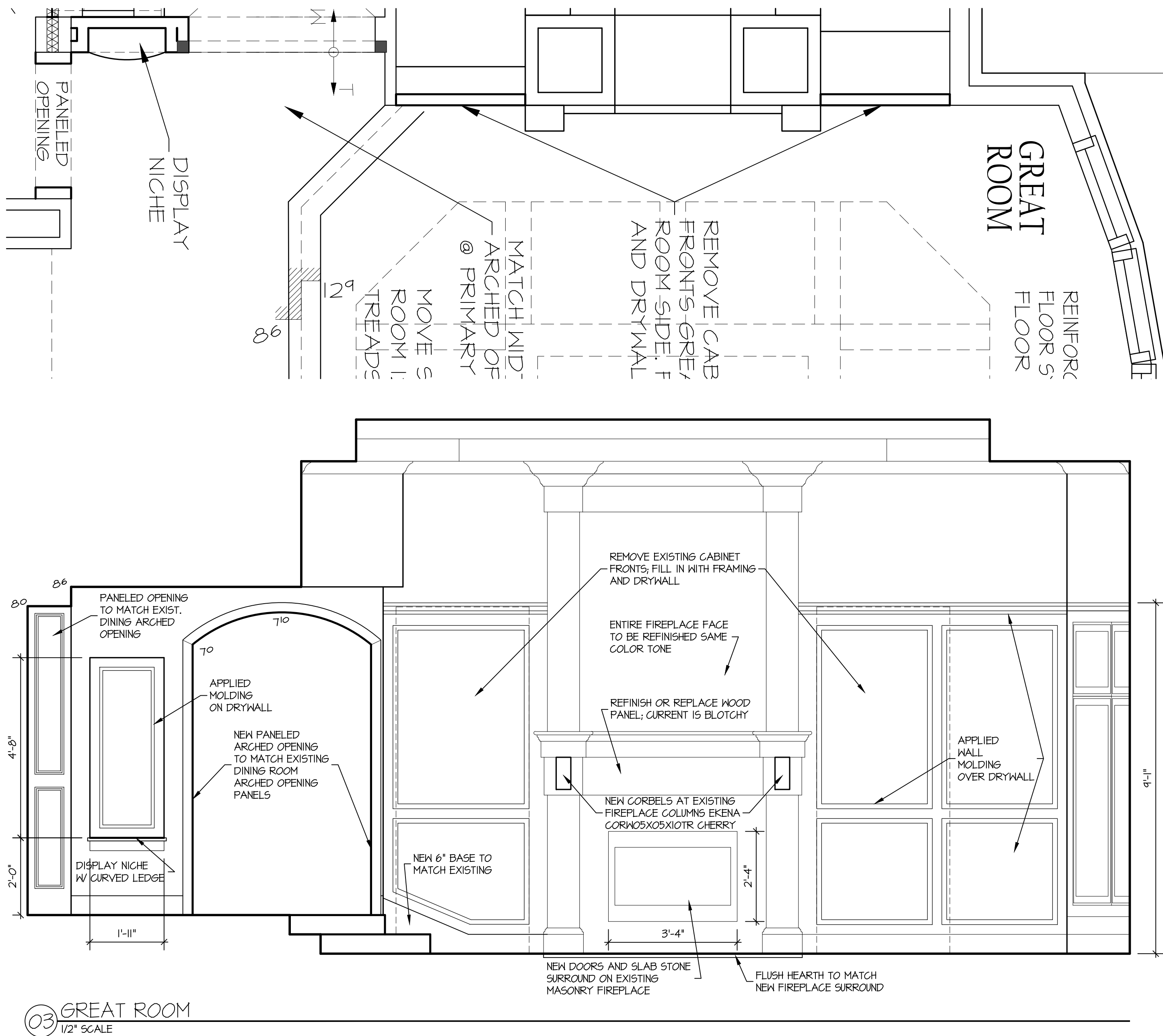
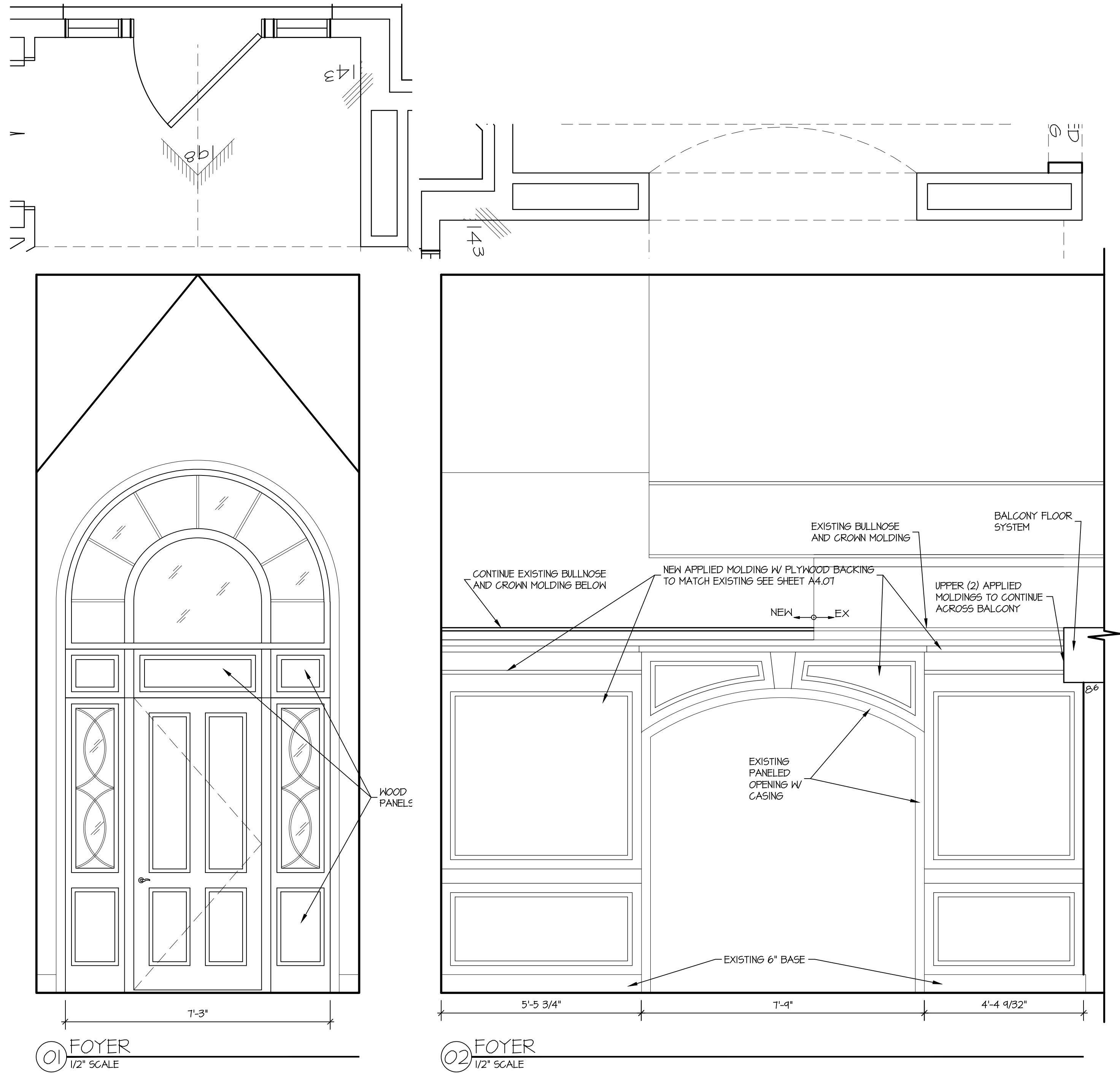




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REVO1	01/14/26
REVO2	02/17/26
REVO3	03/05/26
REVO4	03/16/26

OB NUMBER	252513
DESCRIPTION	INTERIOR ELEVATIONS
PLAN SHEET	A4.02

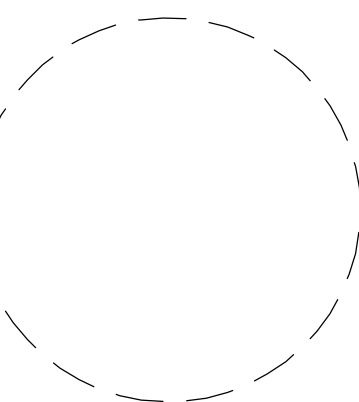
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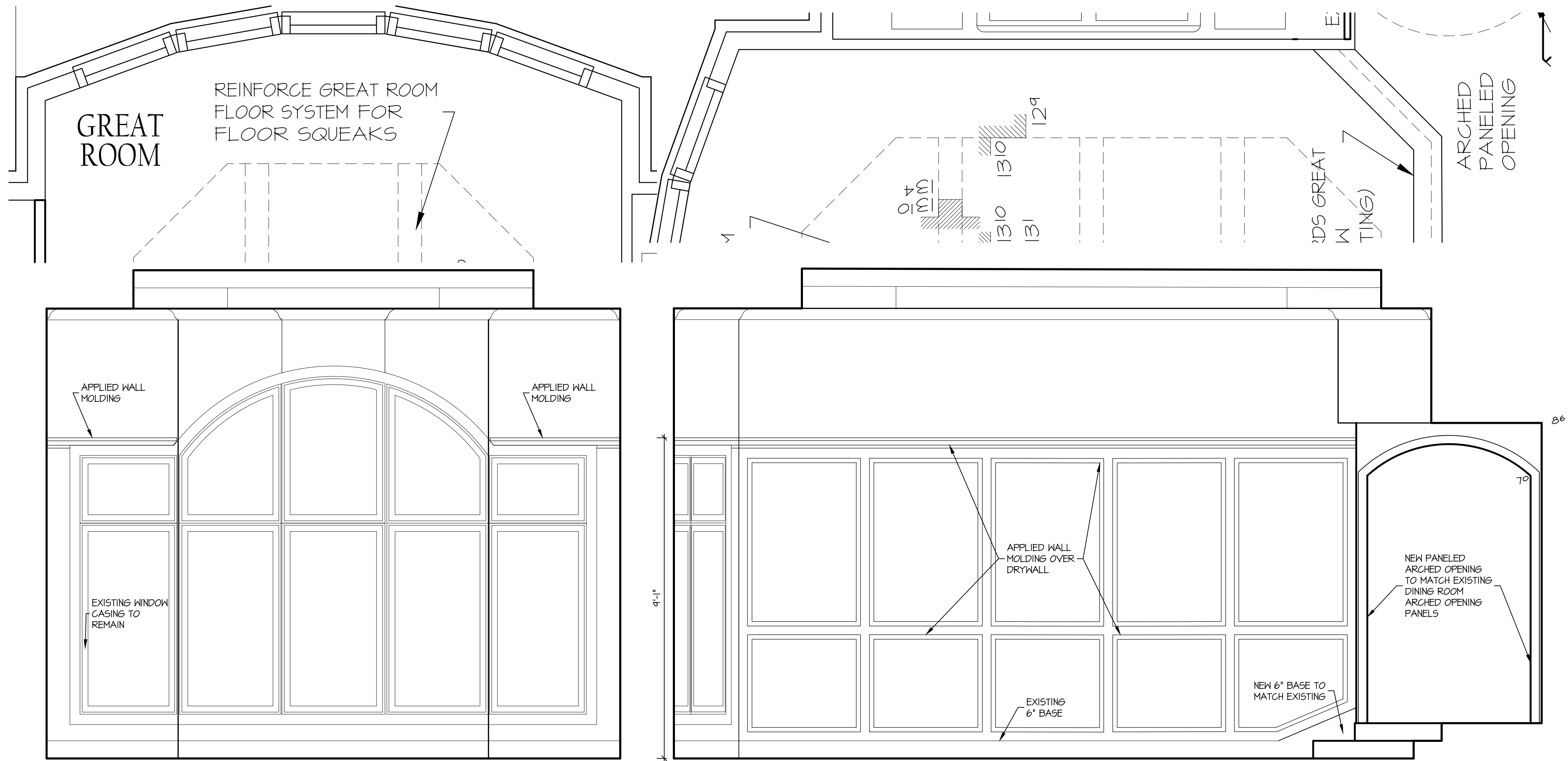
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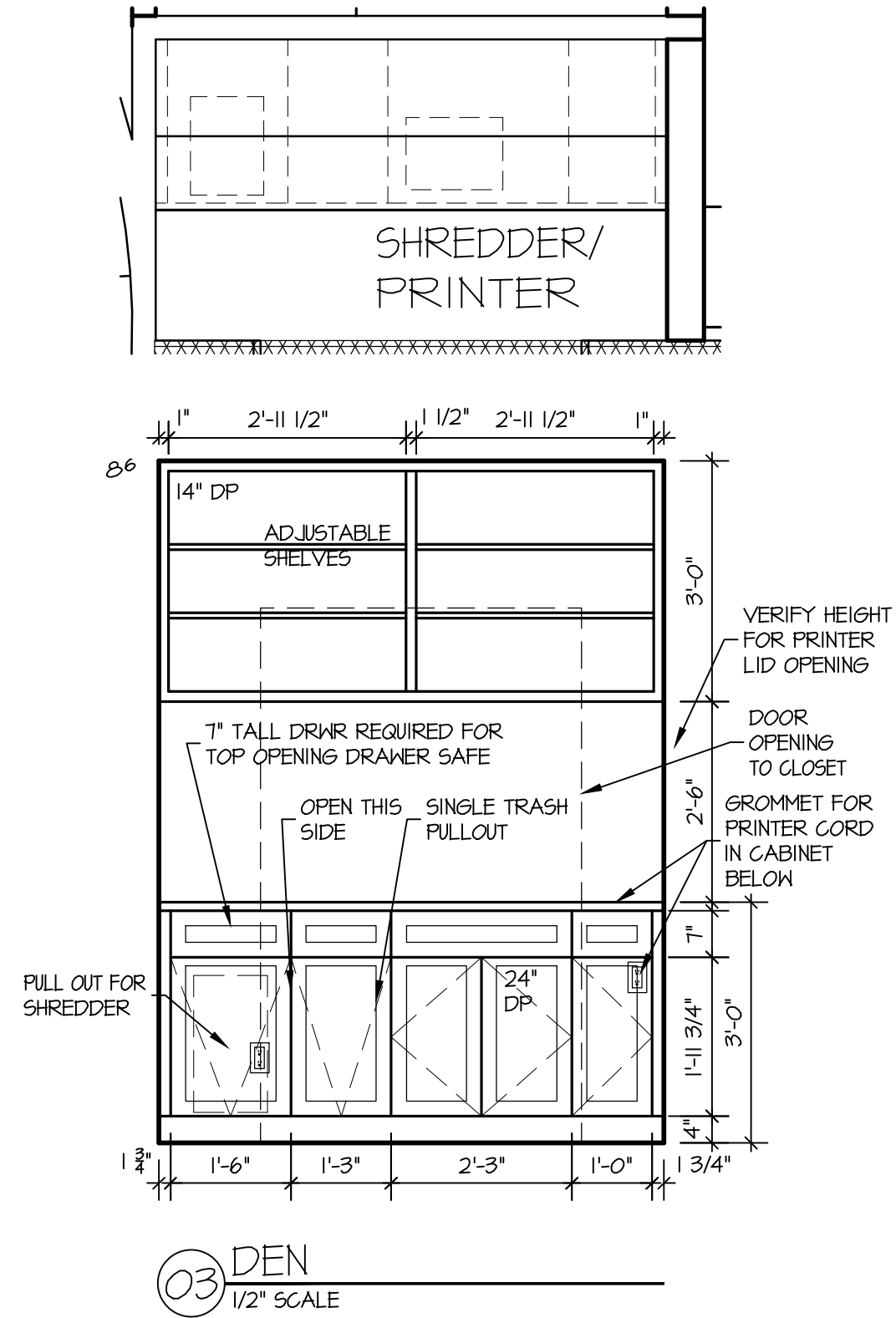
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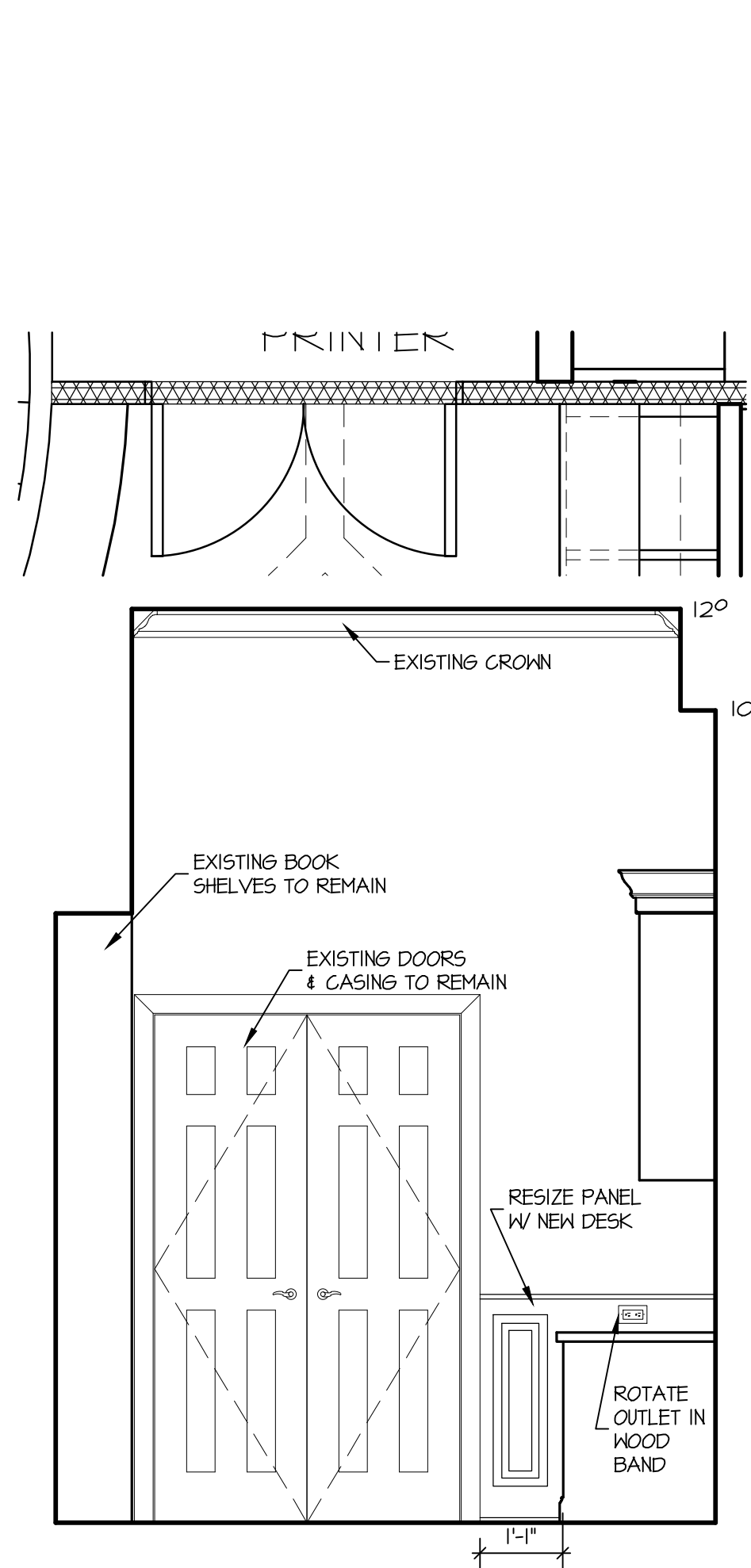


01 GREAT ROOM
1/2" SCALE

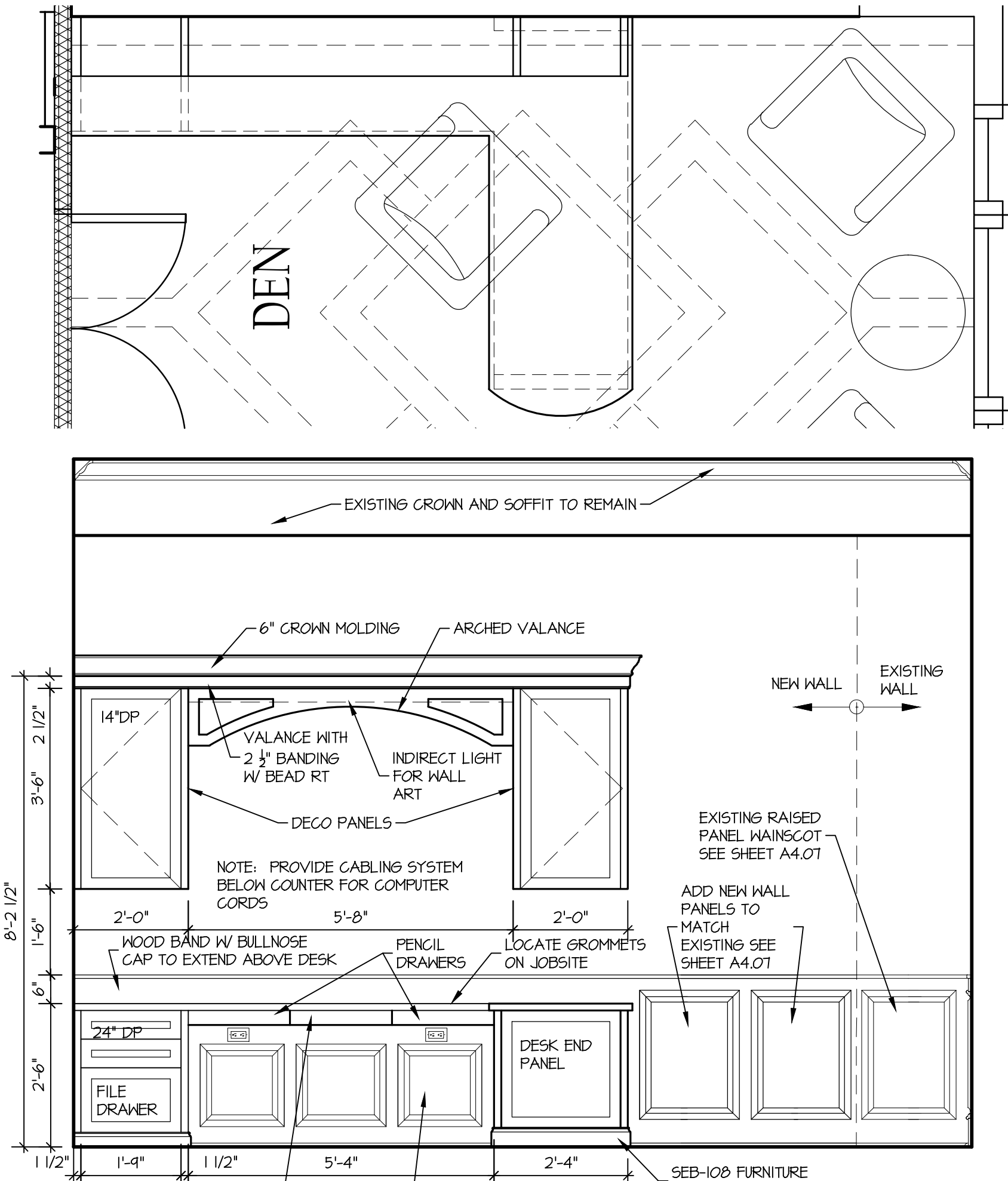
02 GREAT ROOM
1/2" SCALE



03 DEN
1/2" SCALE

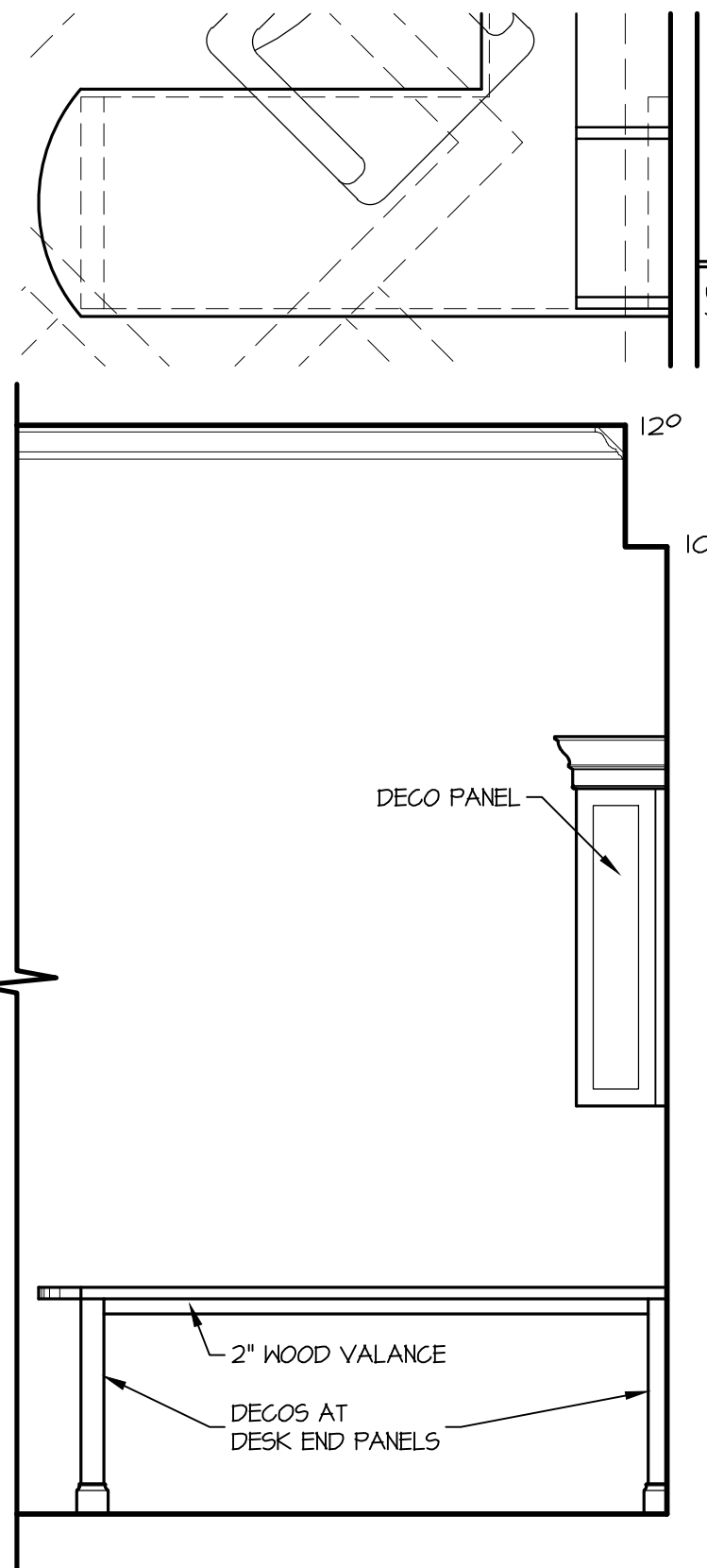


04 DEN
1/2" SCALE

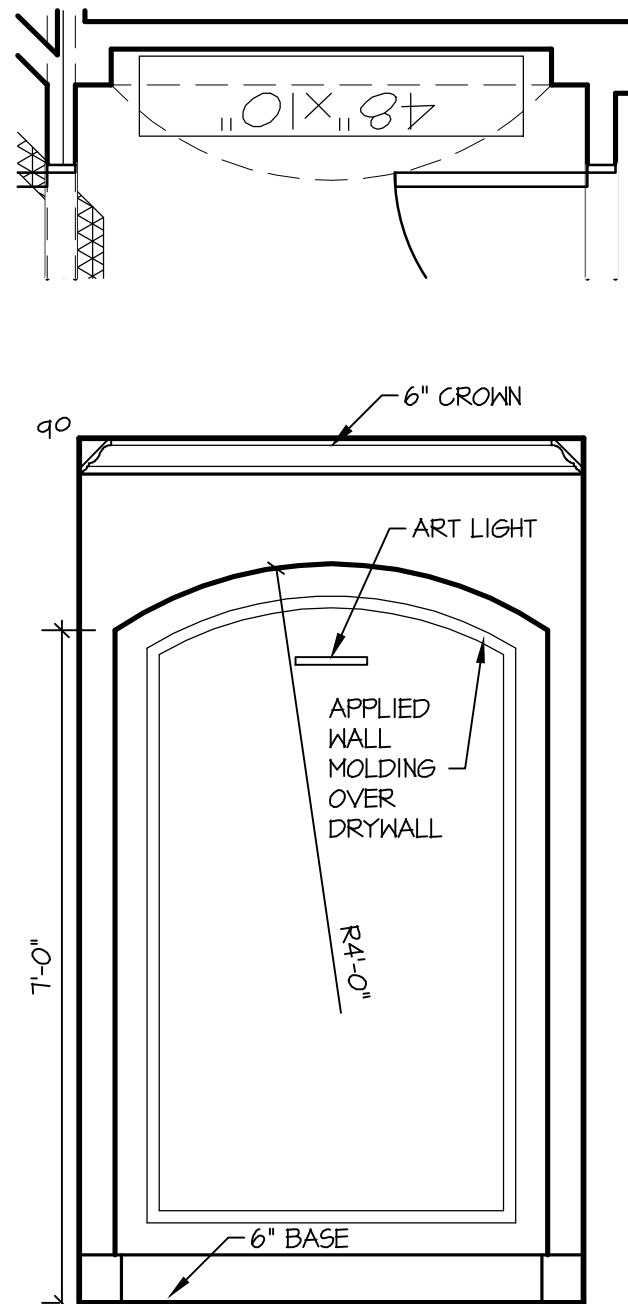


05 DEN
1/2" SCALE

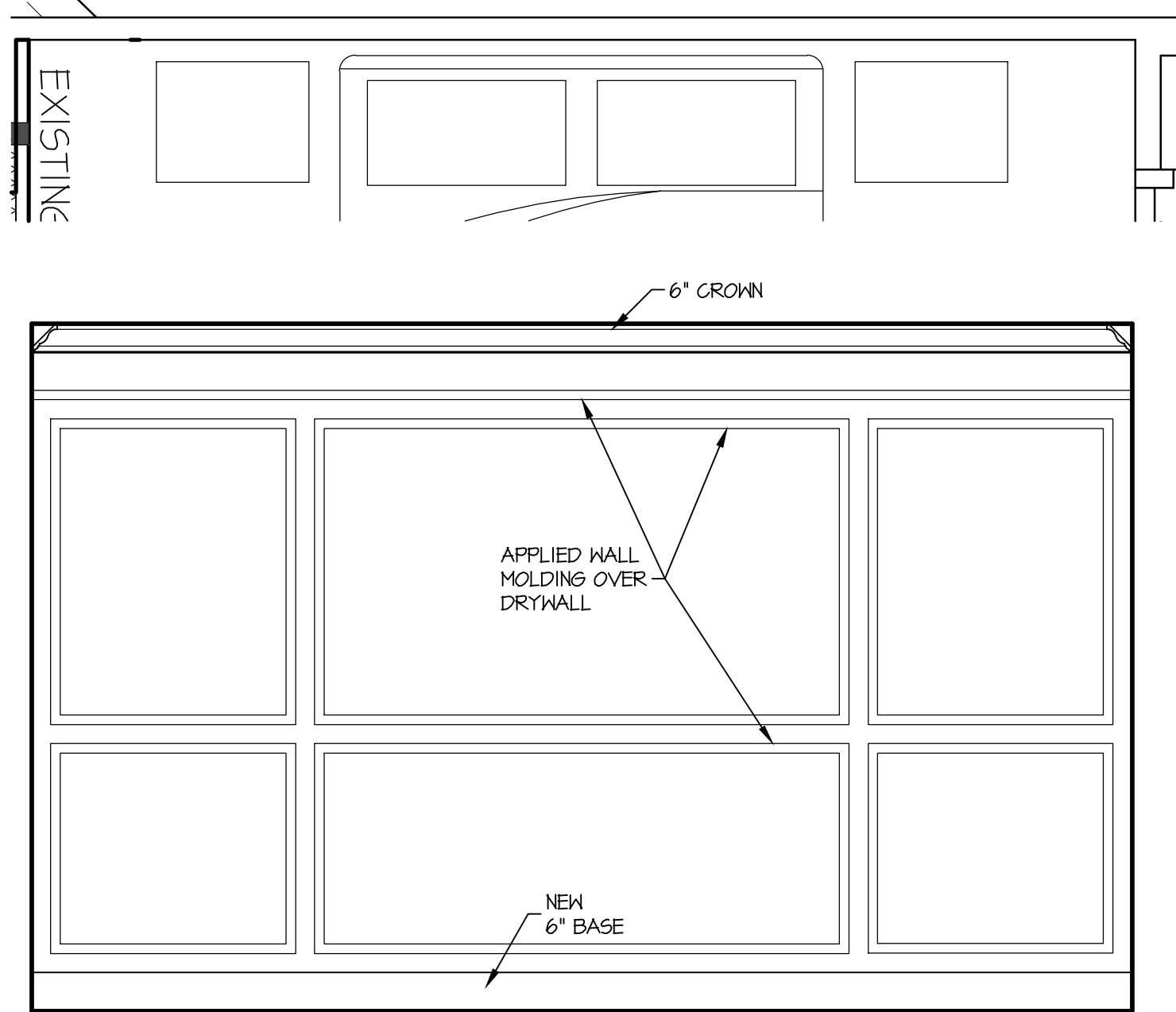
NOTE: DISCUSS PANELS BELOW OPEN DESK FOR WIRE MANAGEMENT OPTIONS. OWNER WANTS WIRES HIDDEN. POSS PULL OUT PANELS 8" FROM WALL (2) OUTSIDE PANELS TO BE REMOVABLE TO ACCESS OUTLETS.



06 DEN
1/2" SCALE



07 PRIMARY VEST.
1/2" SCALE



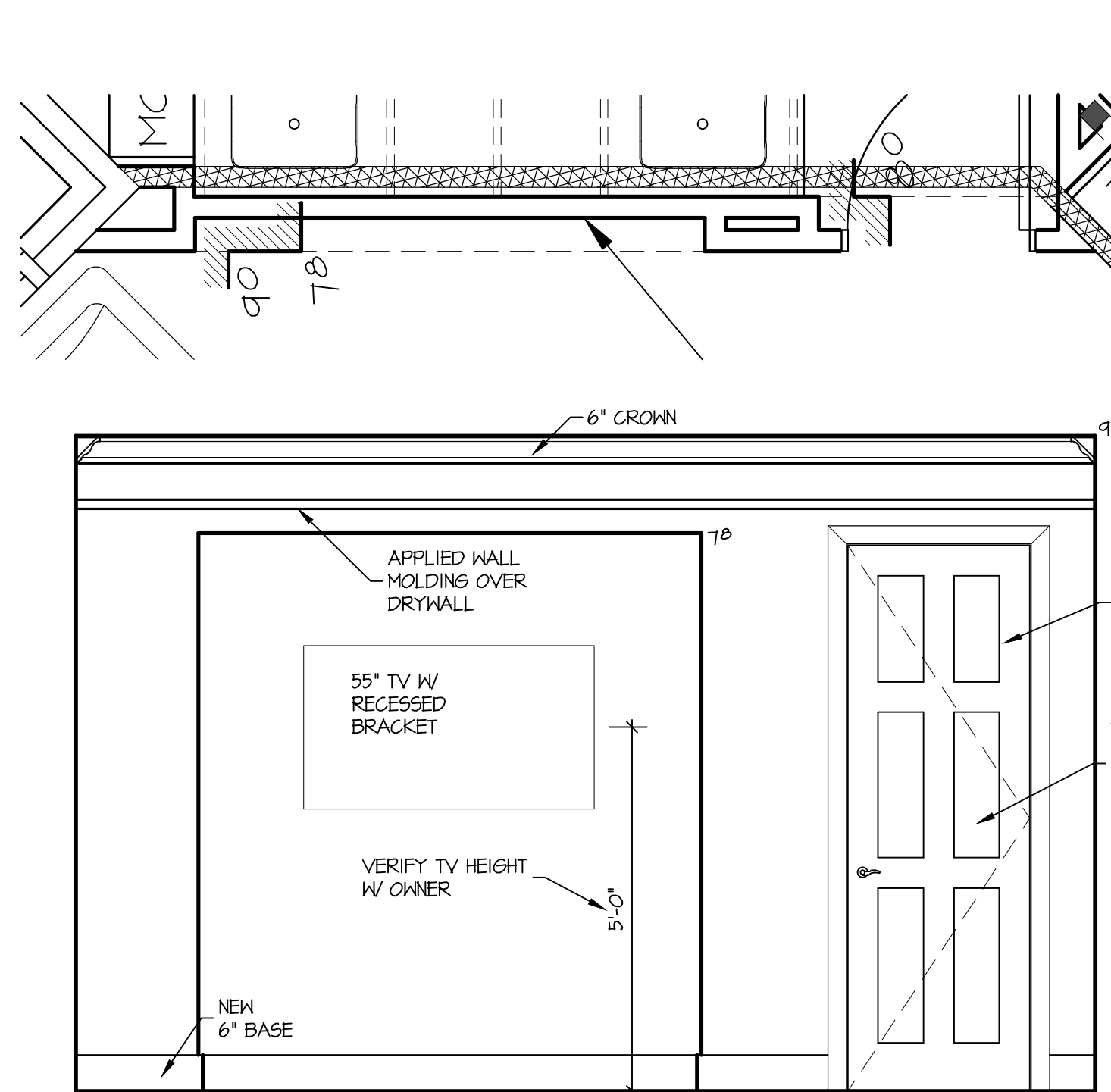
08 PRIMARY BEDROOM
1/2" SCALE

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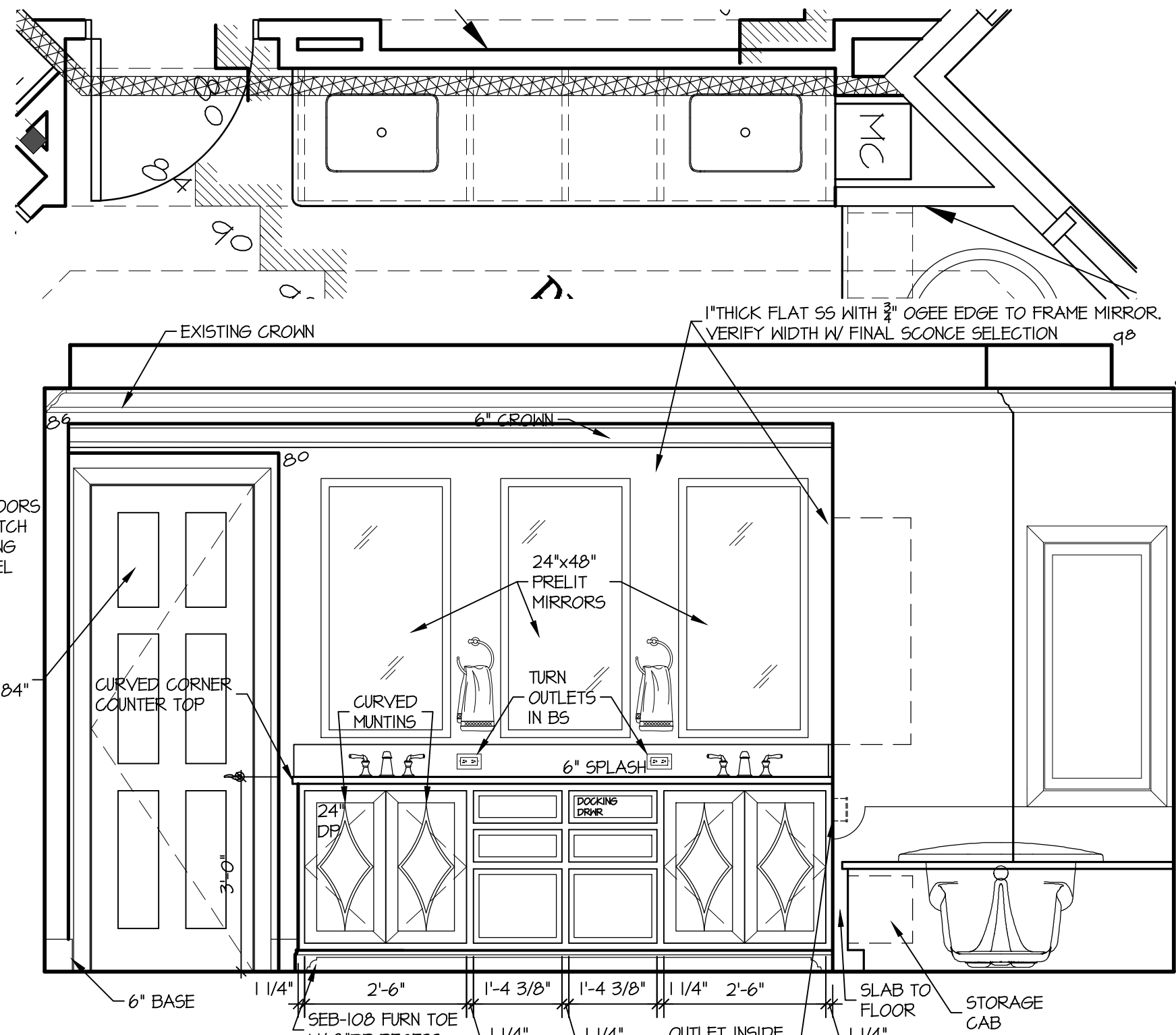
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A4.04	

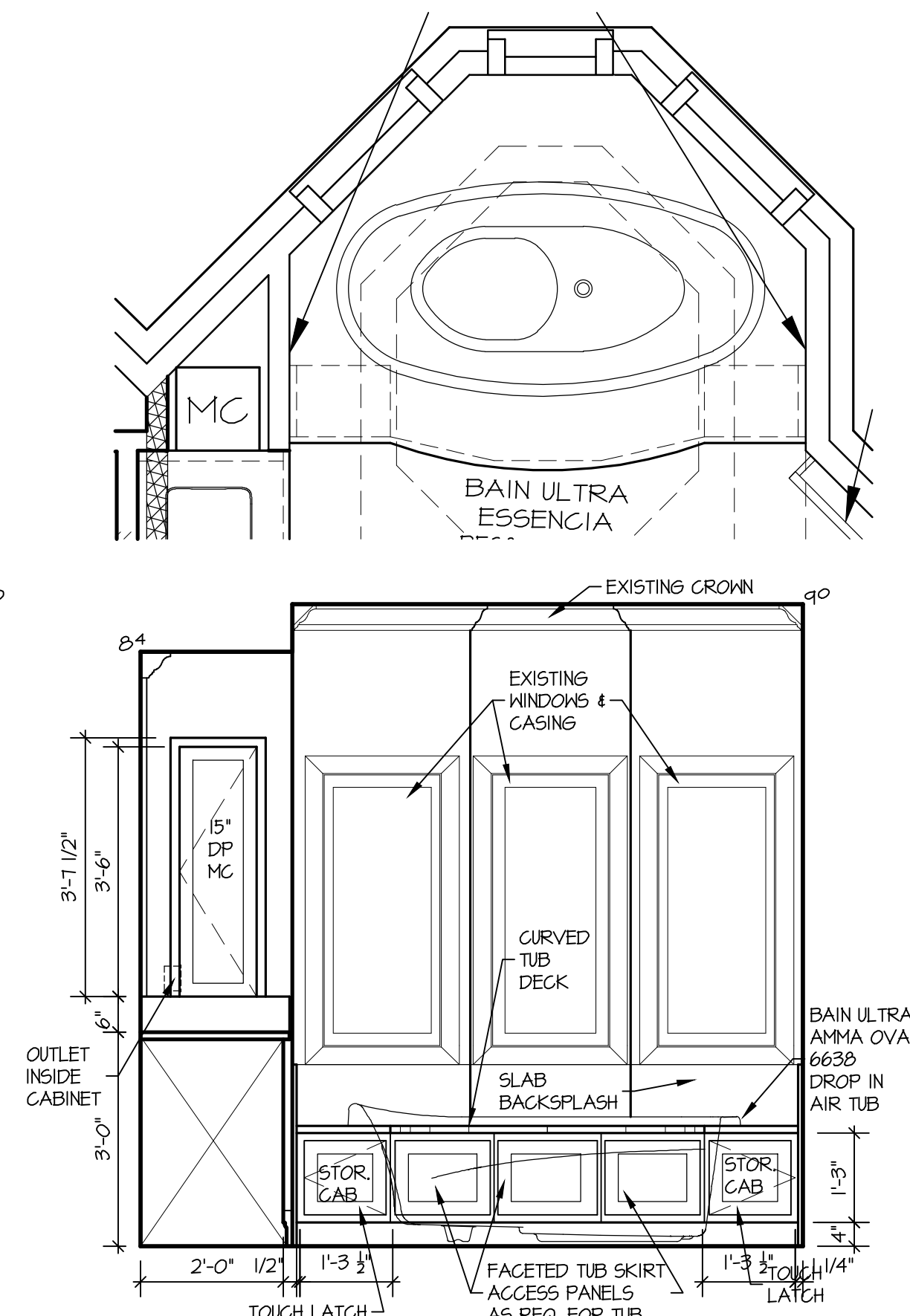
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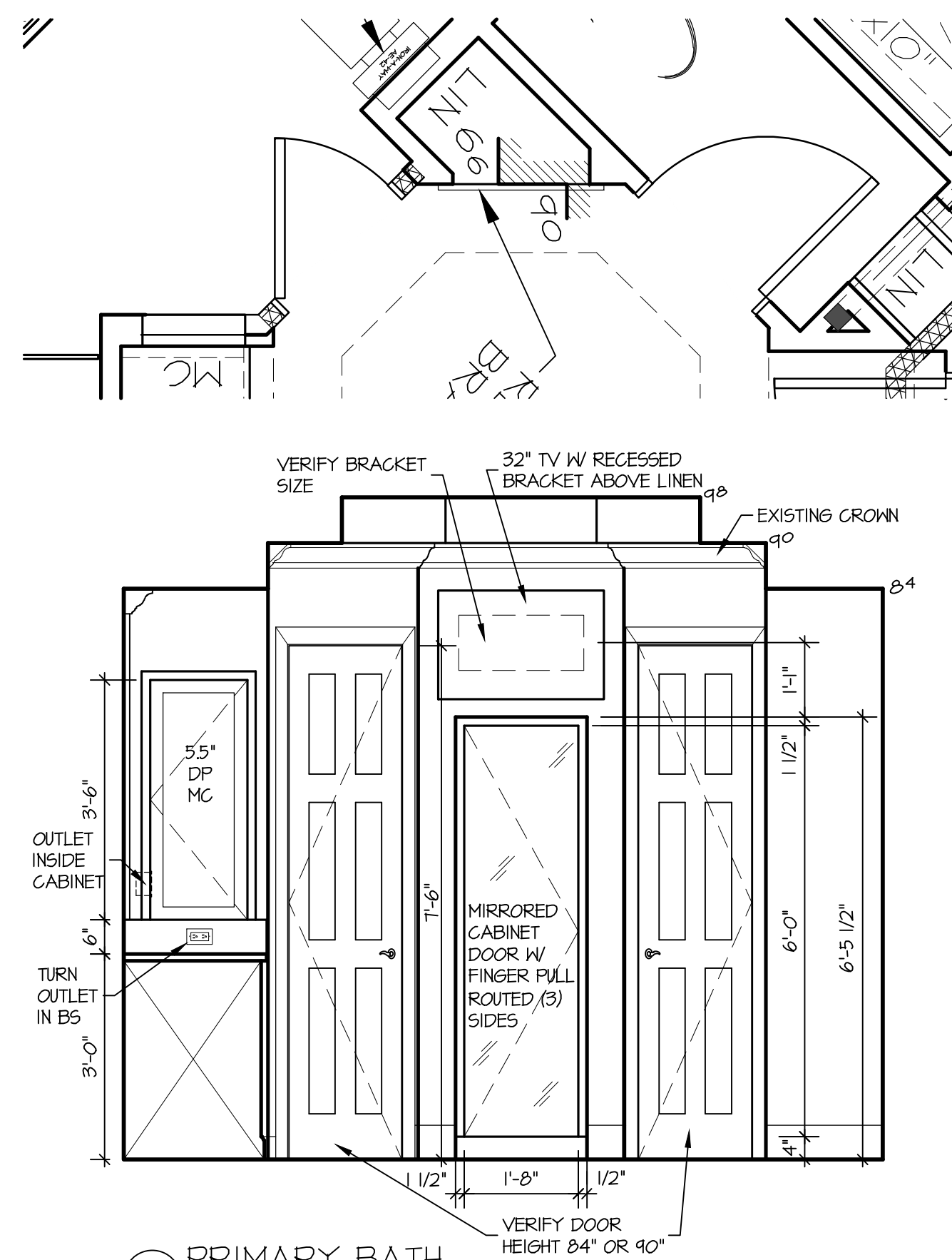
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1/2" SCALE



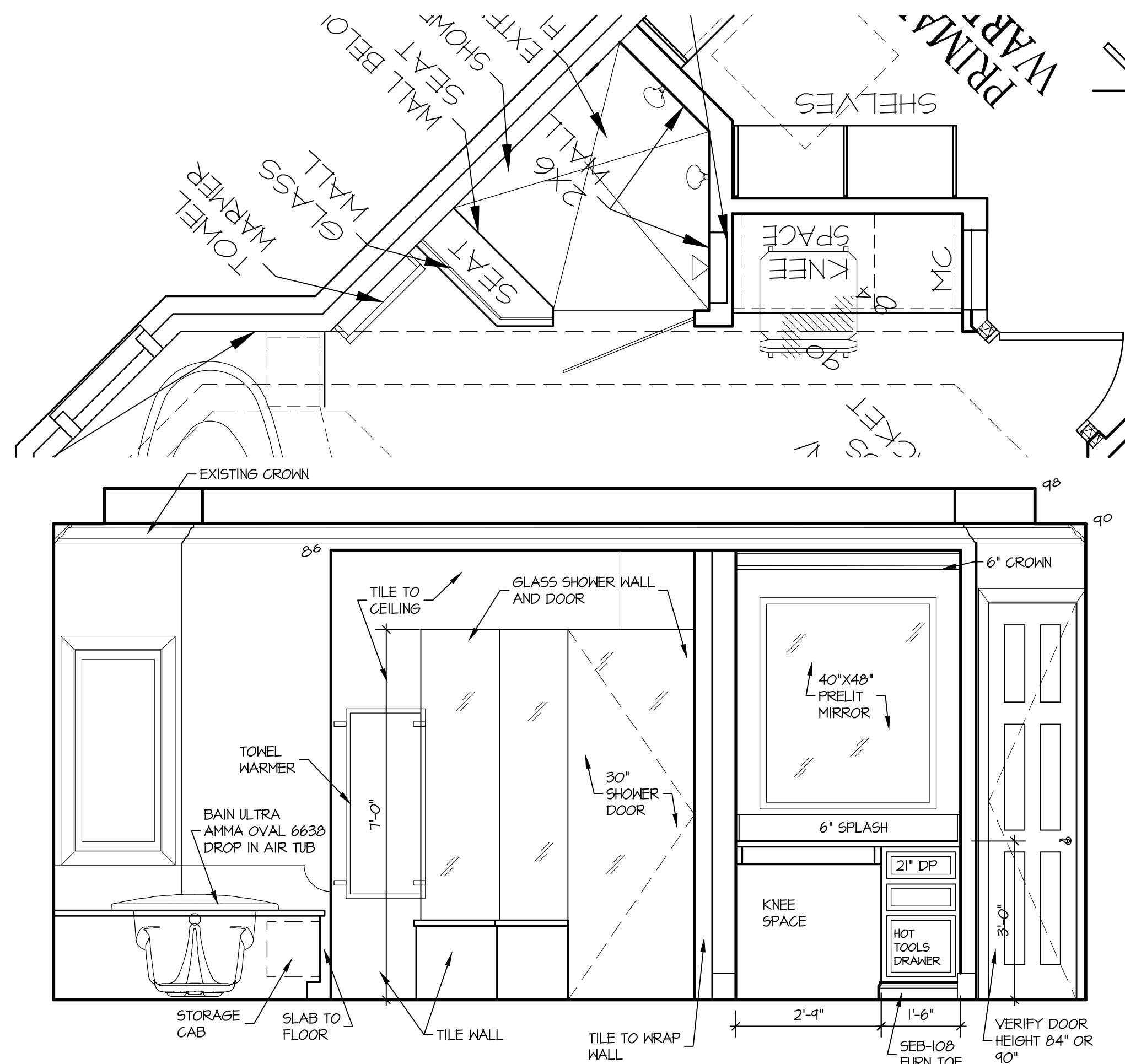
02 PRIMARY BATH
1/2" SCALE



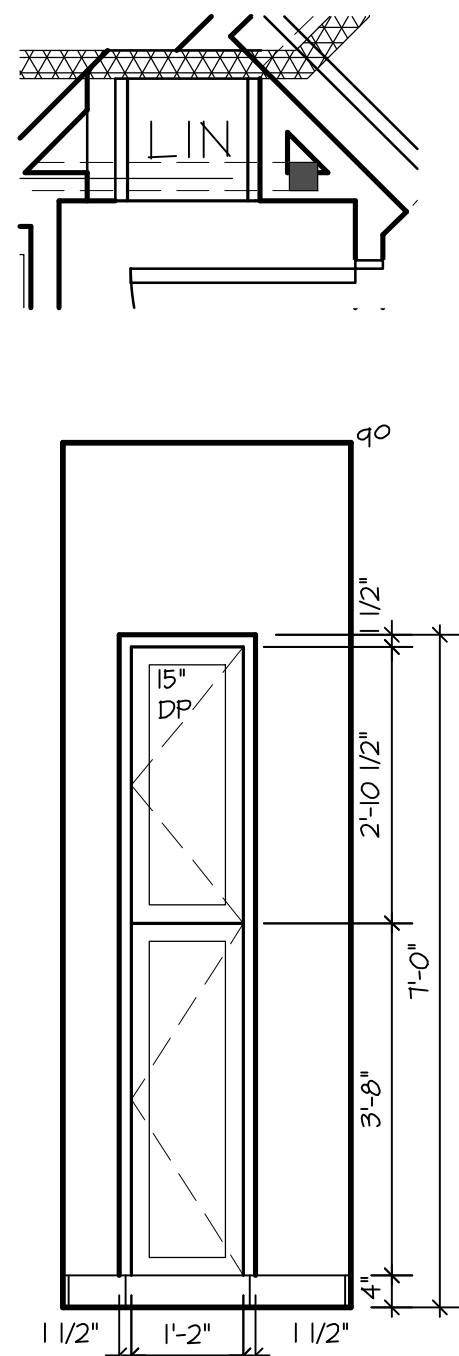
03 PRIMARY BATH
1/2" SCALE



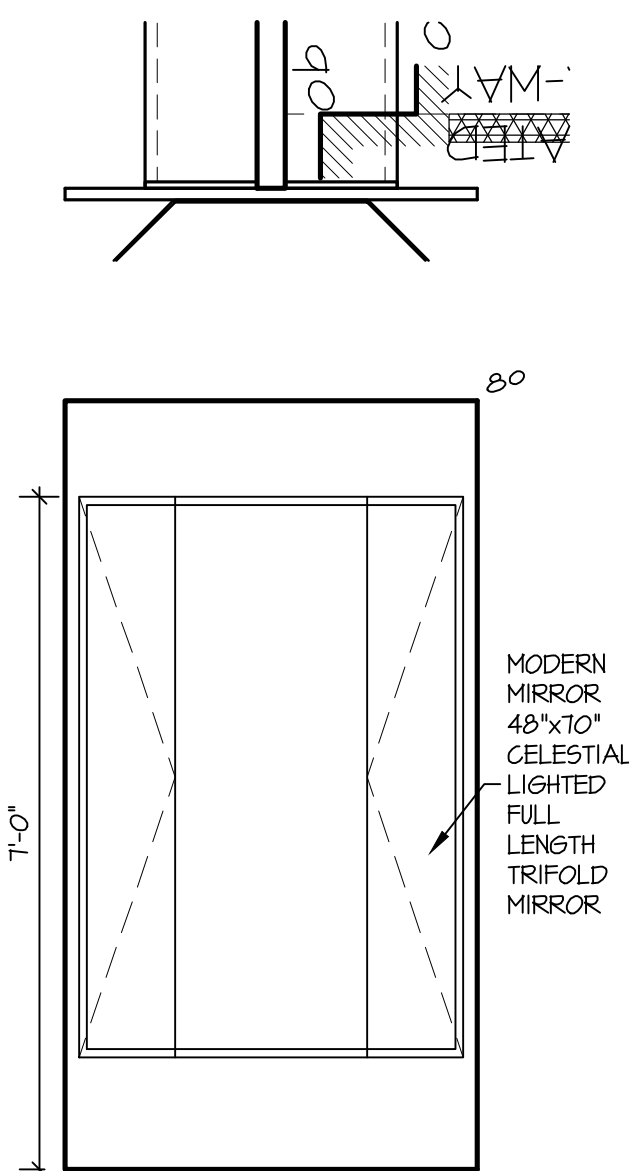
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1/2" SCALE



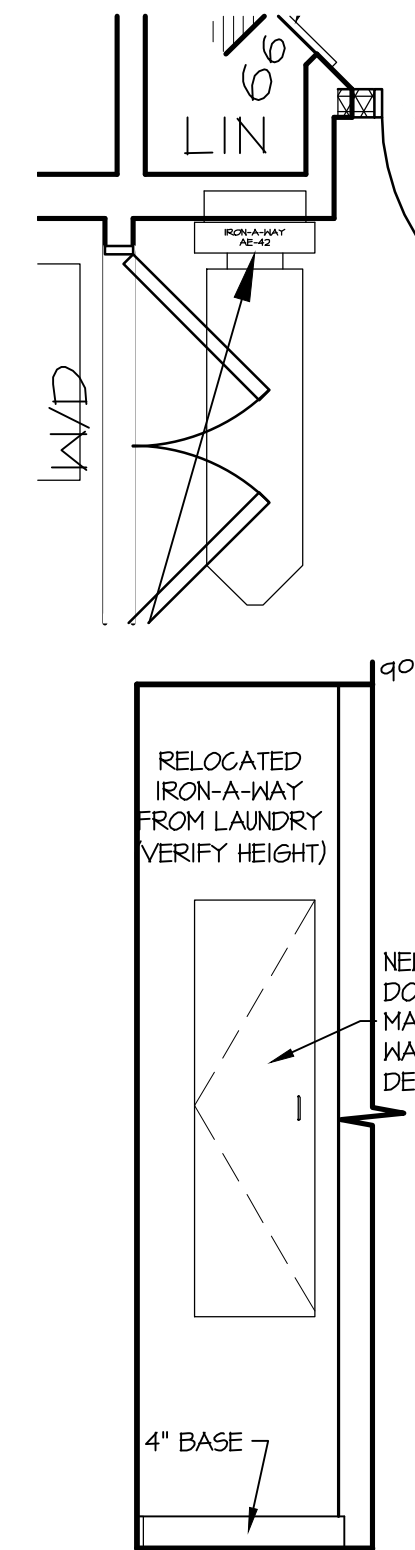
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1/2" SCALE



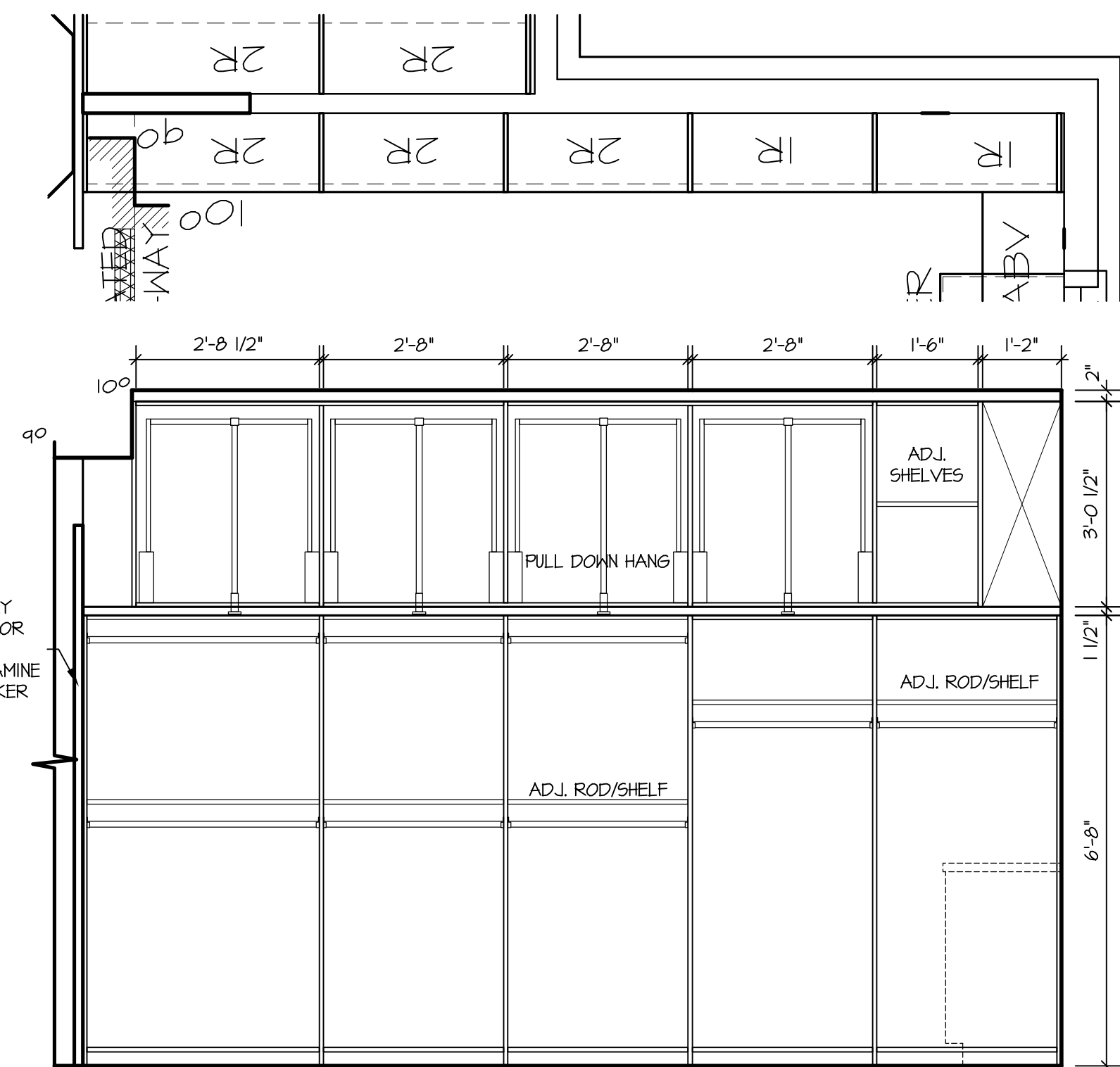
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1/2" SCALE



07 PRIMARY WRDB
1/2" SCALE

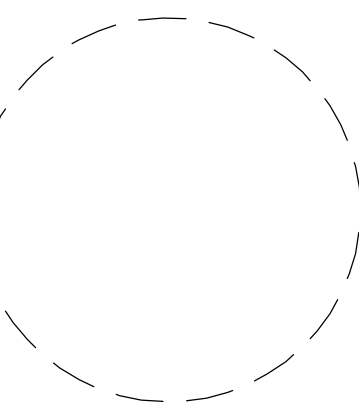


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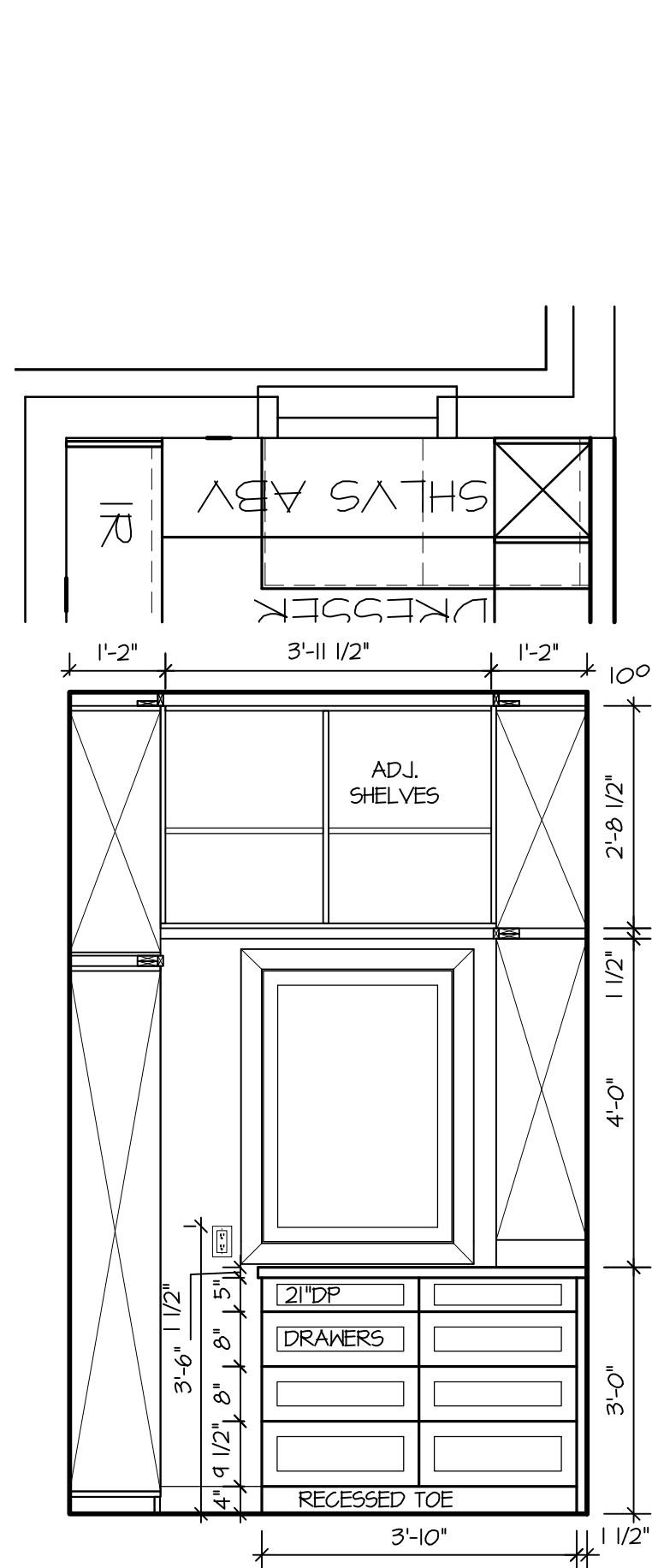


09 PRIMARY WARDROBE
1/2" SCALE

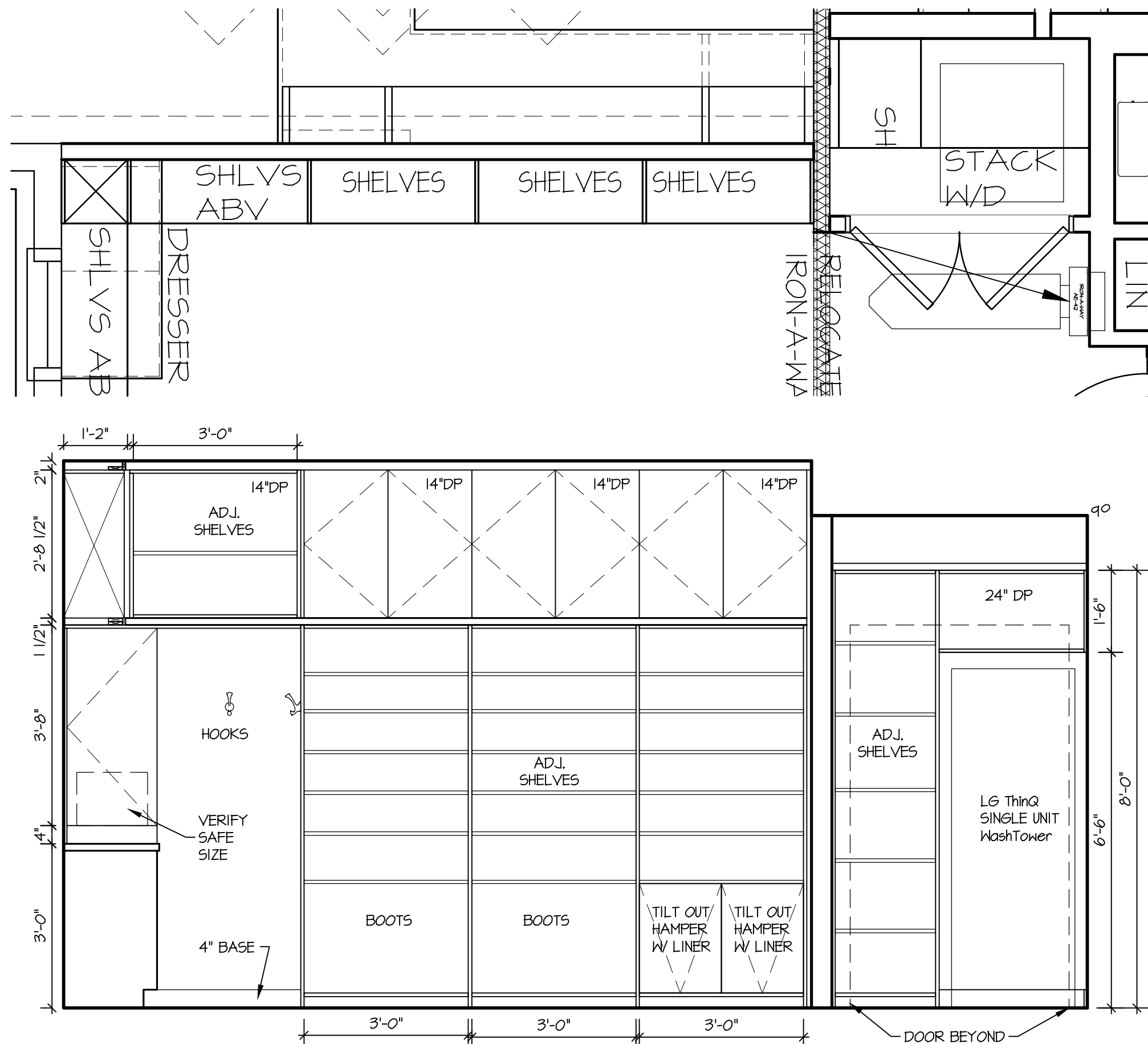
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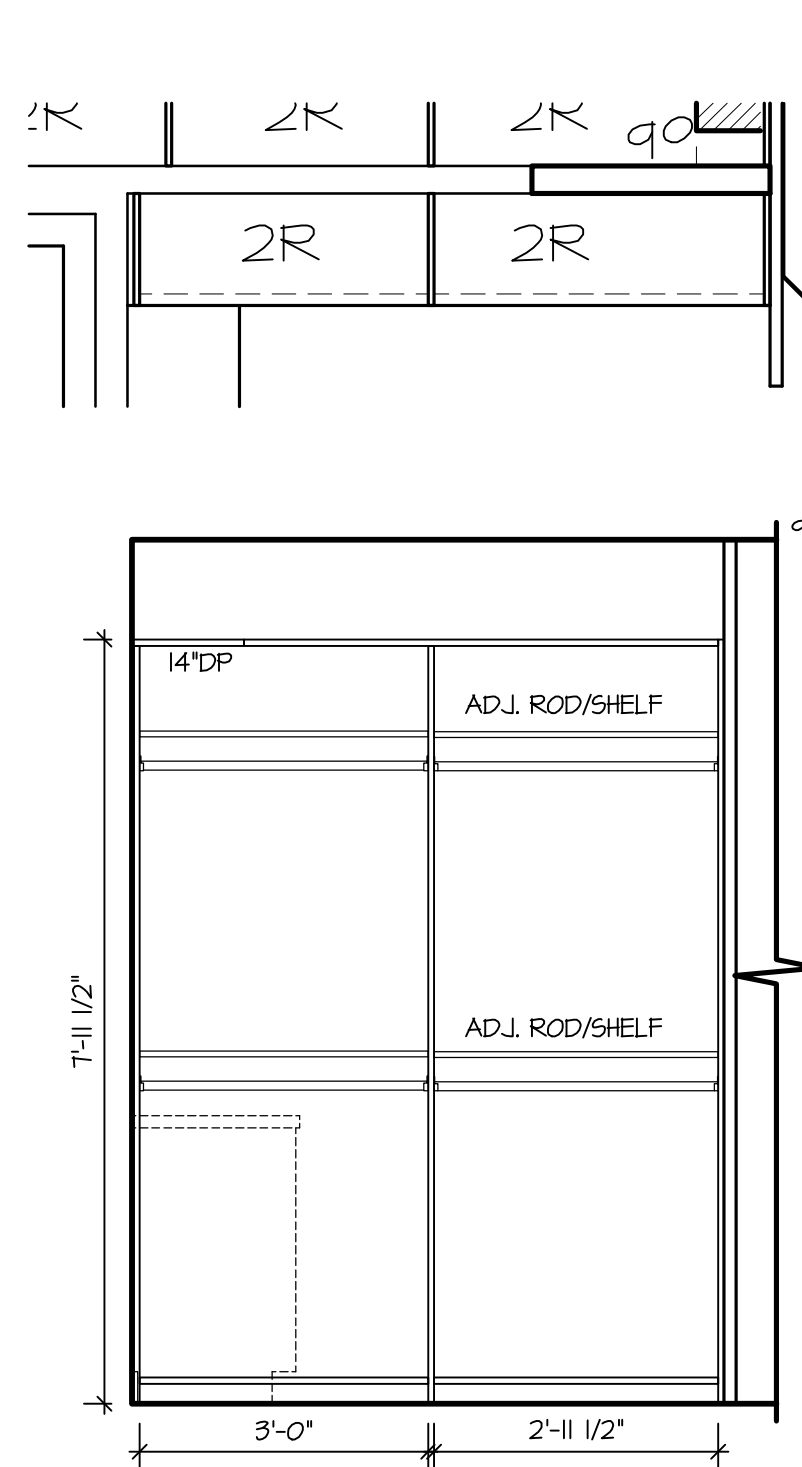
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DESCRIPTION
INTERIOR ELEVATIONS
PLAN SHEET
A4.05



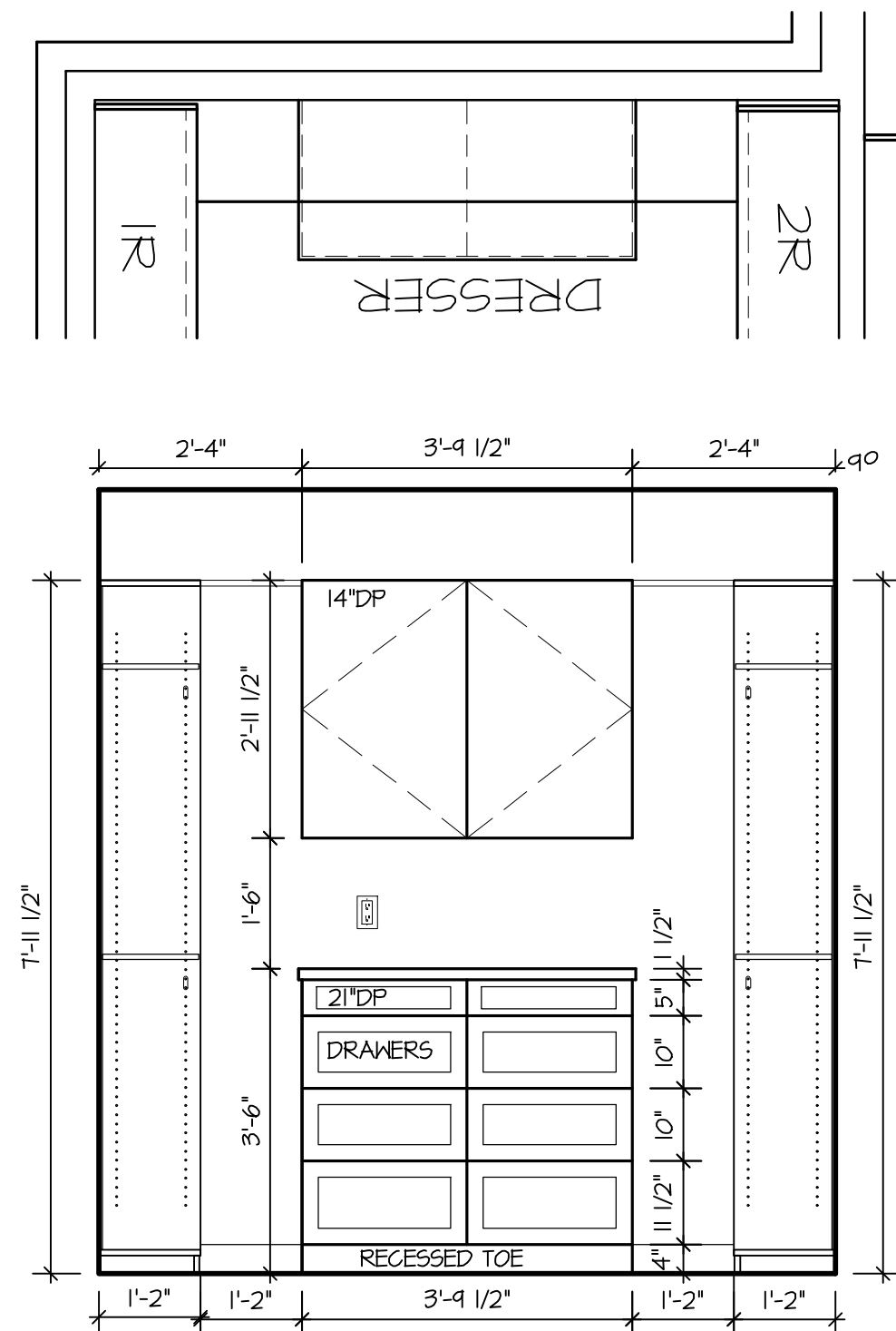
01 PRIMARY WARDROBE
1/2" SCALE



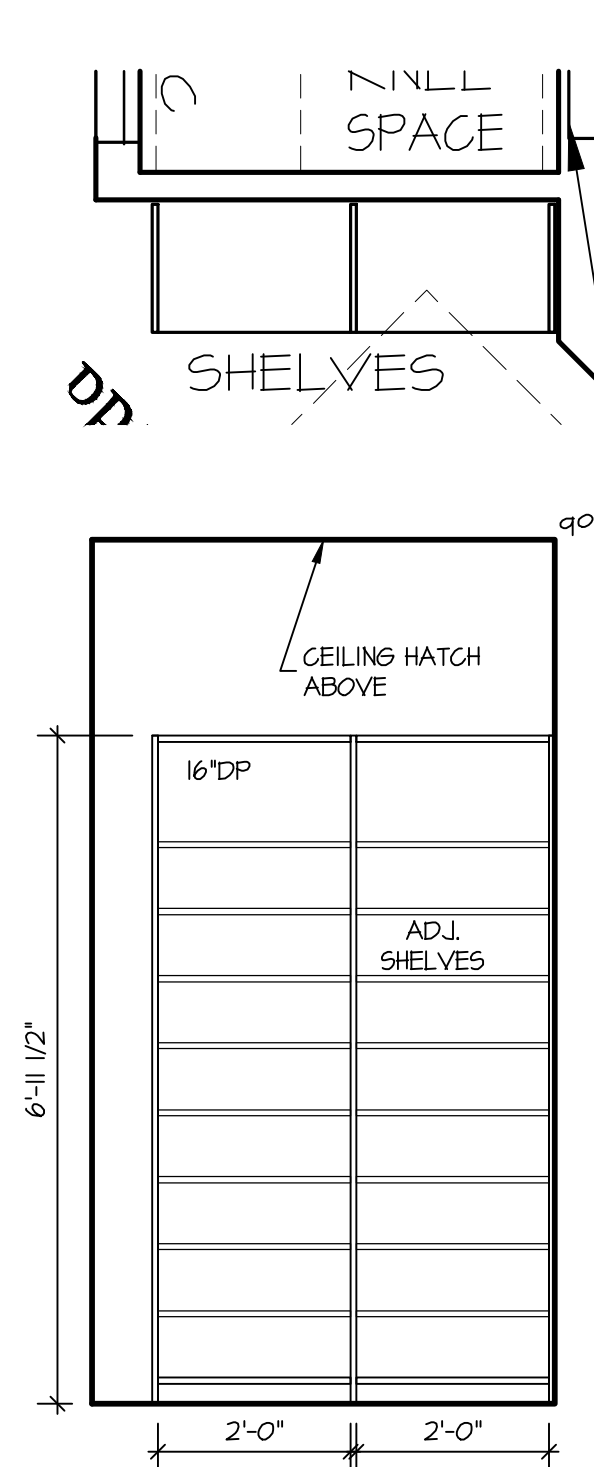
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1/2" SCALE



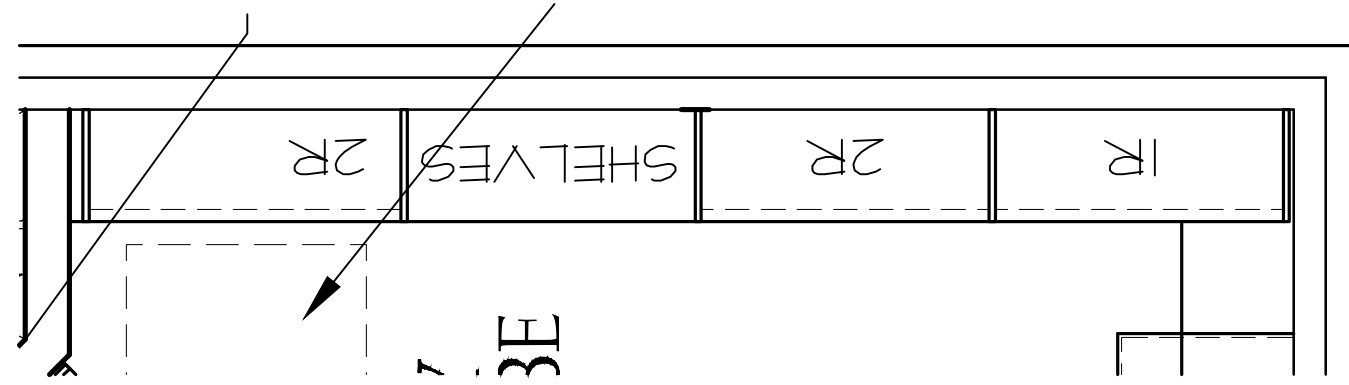
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1/2" SCALE



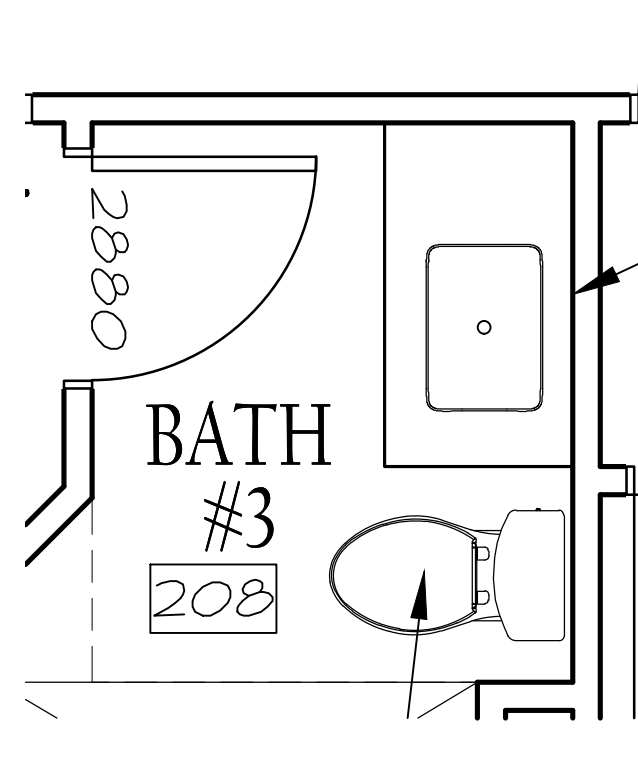
04 PRIMARY WARDROBE
1/2" SCALE



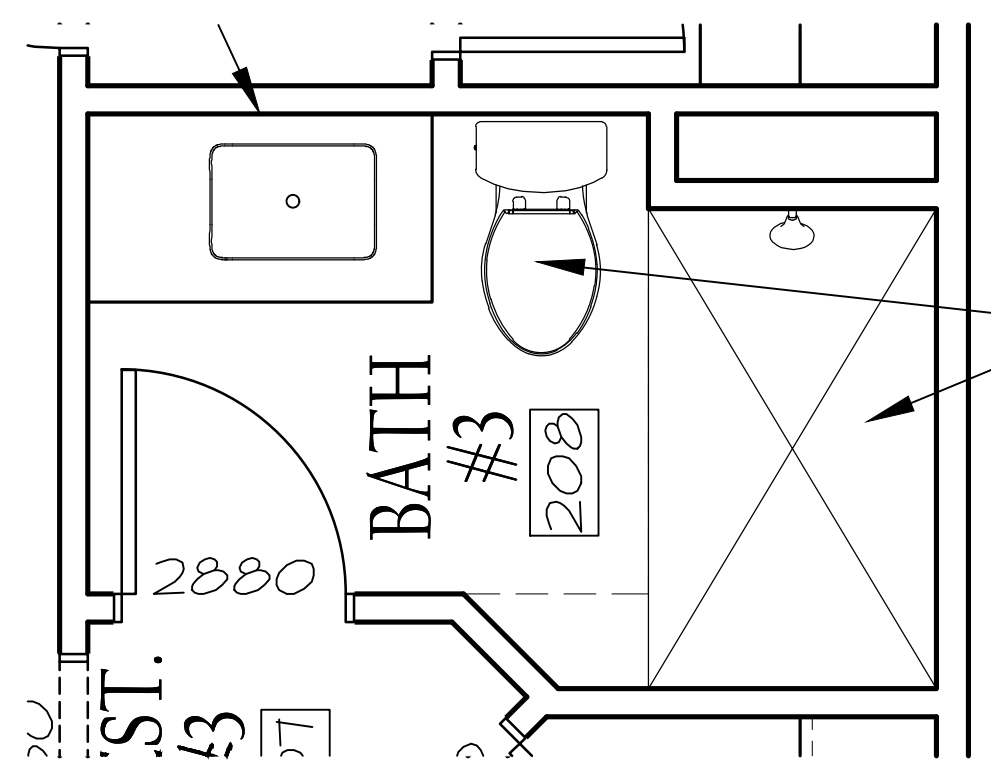
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1/2" SCALE



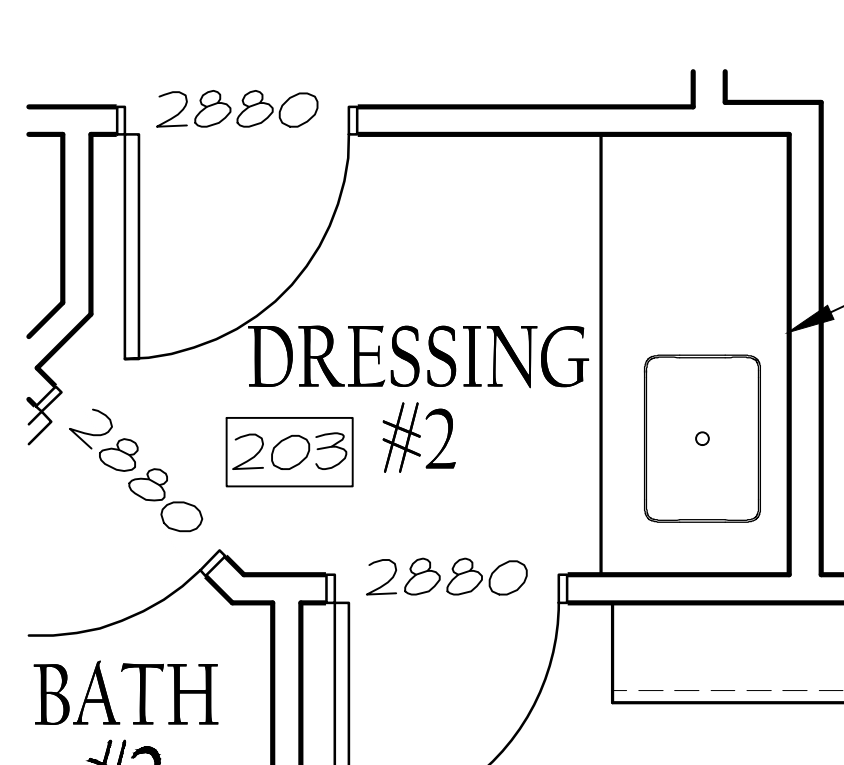
06 PRIMARY WARDROBE
1/2" SCALE



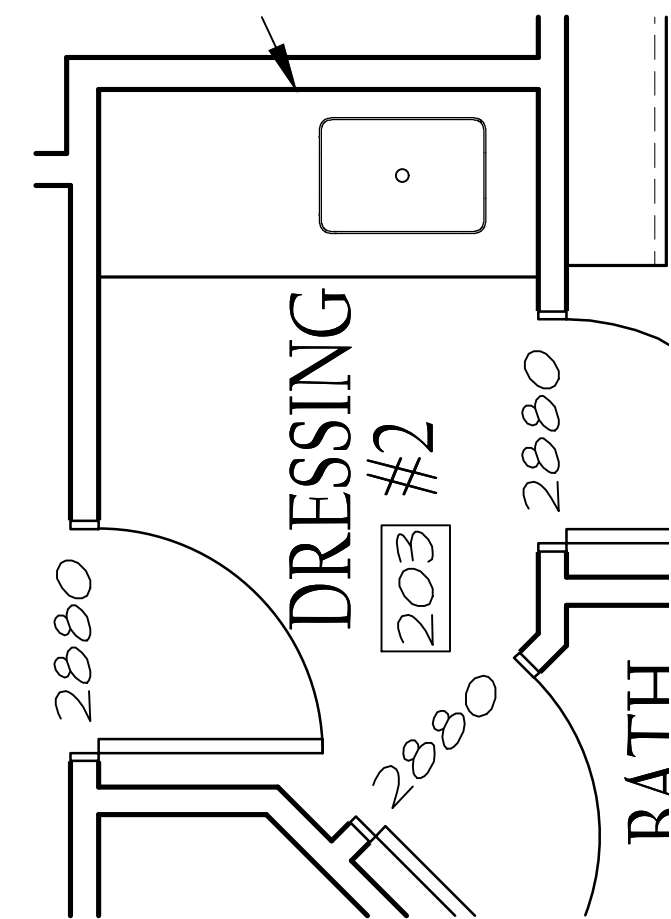
07 BATH #3
1/2" SCALE



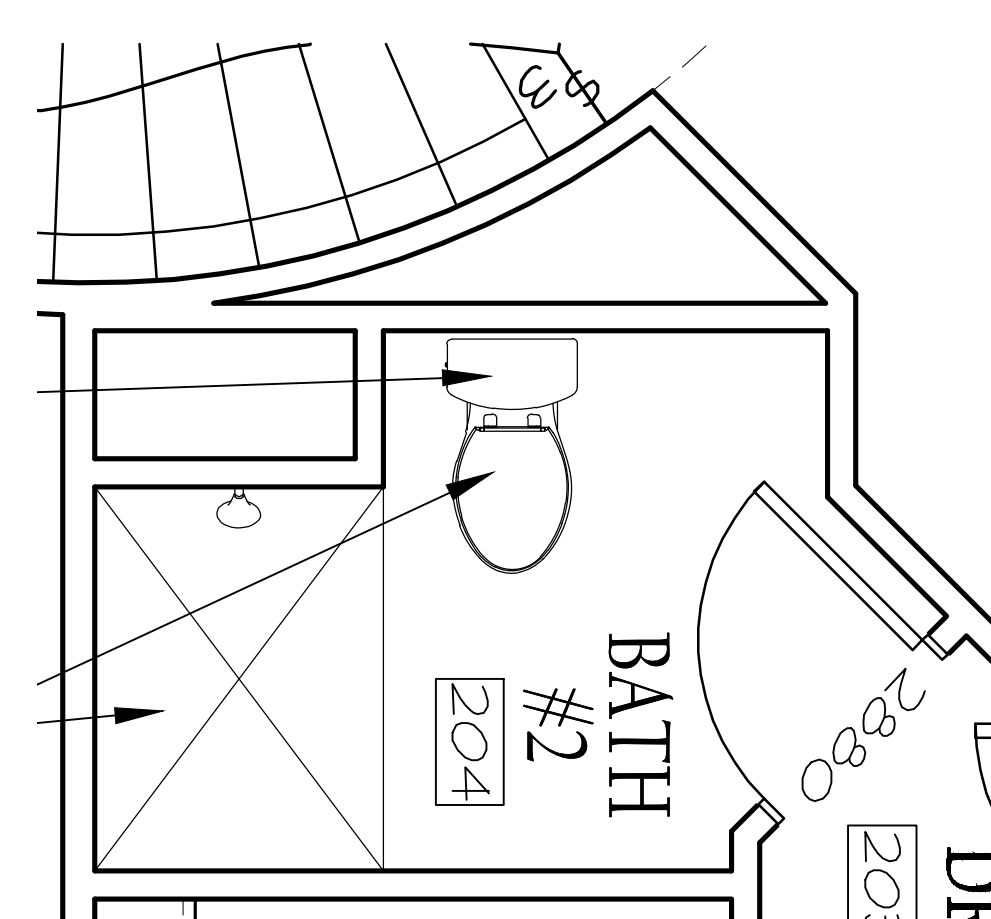
08 BATH #3
1/2" SCALE



09 DRSG #2
1/2" SCALE



10 DRSG #2
1/2" SCALE



11 BATH #2
1/2" SCALE

WOOD
RESIDENCE

3435 N 140TH CIRCLE, OMAHA, NE 68164

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Omaha, NE 68137
402-333-1462
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REV02	02/11/26
REV03	03/05/26
REV04	03/16/26

JOB NUMBER

252513

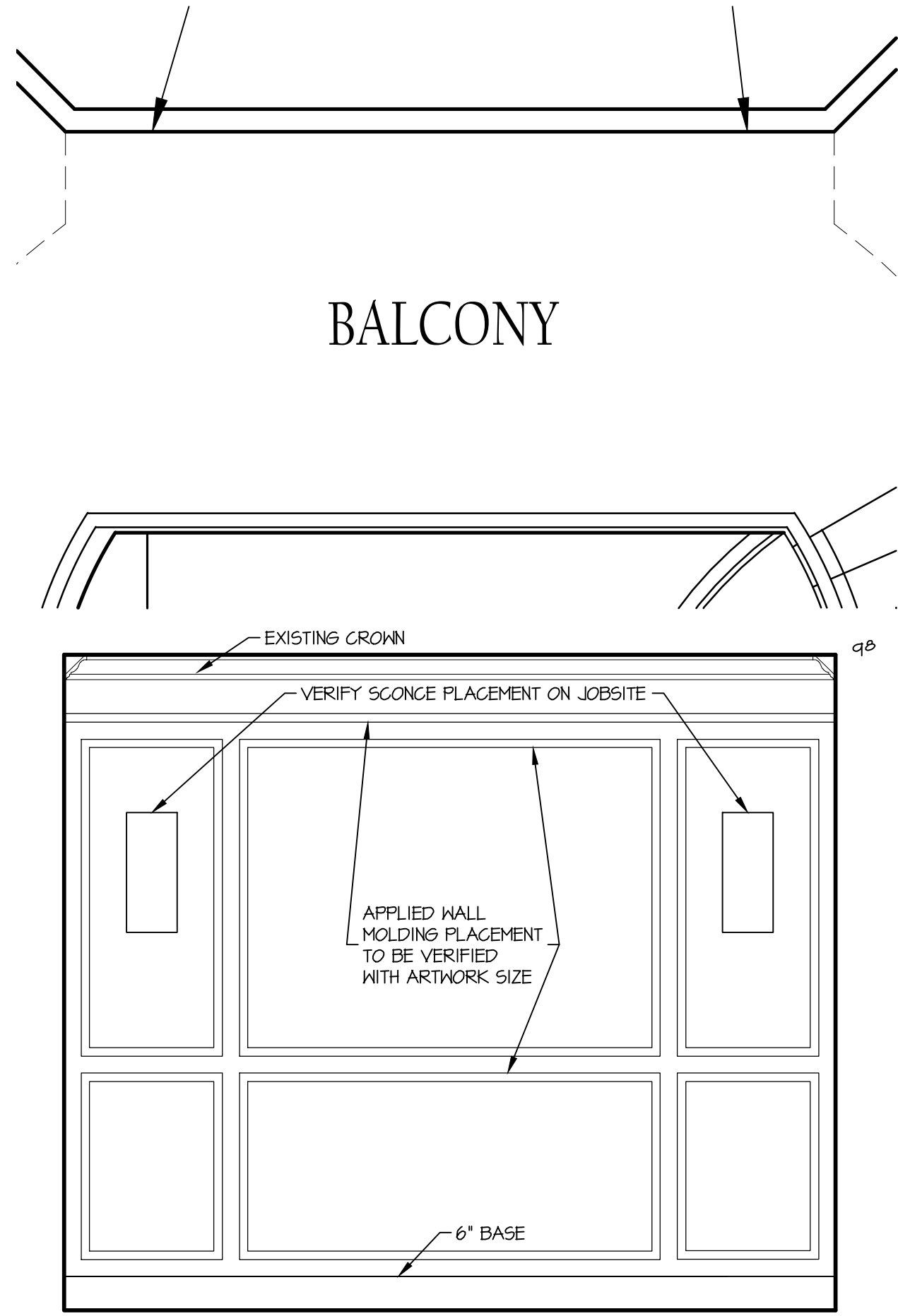
DESCRIPTION

INTERIOR
ELEVATIONS

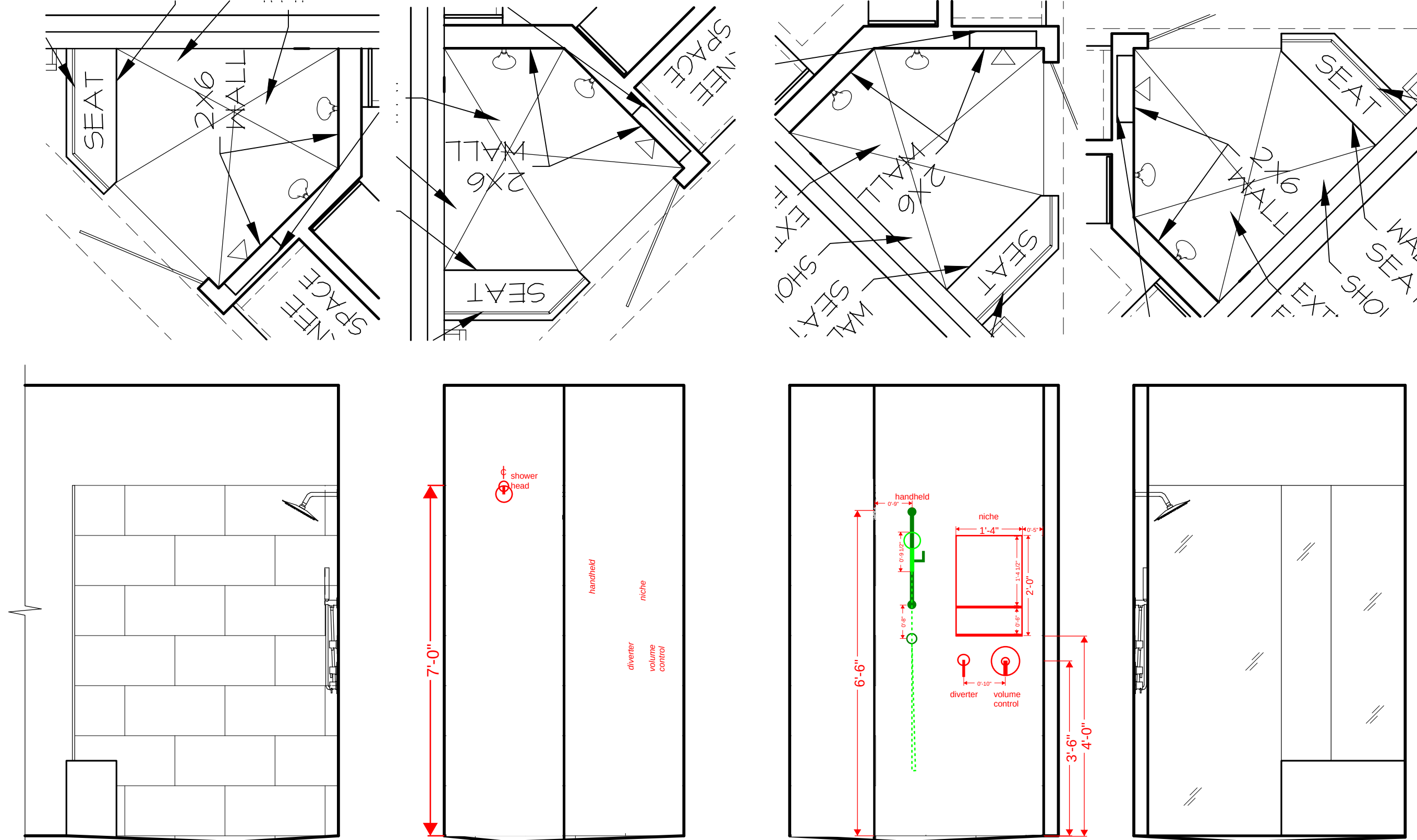
PLAN SHEET

A4.06

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01 BALACONY
1/2" SCALE

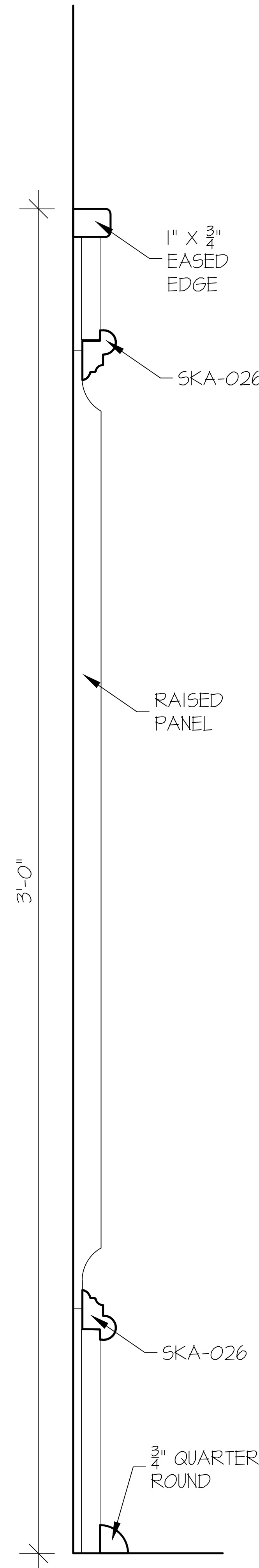


02 PRIMARY SHOWER
1/2" SCALE

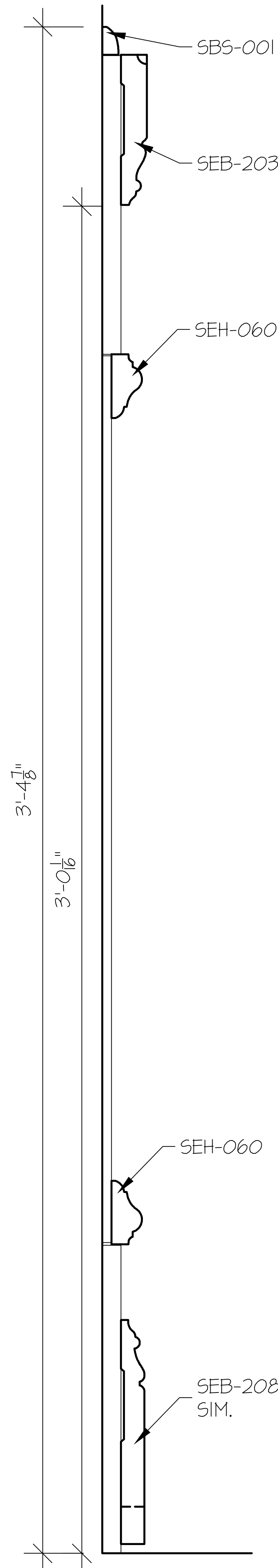
03 PRIMARY SHOWER
1/2" SCALE

04 PRIMARY SHOWER
1/2" SCALE

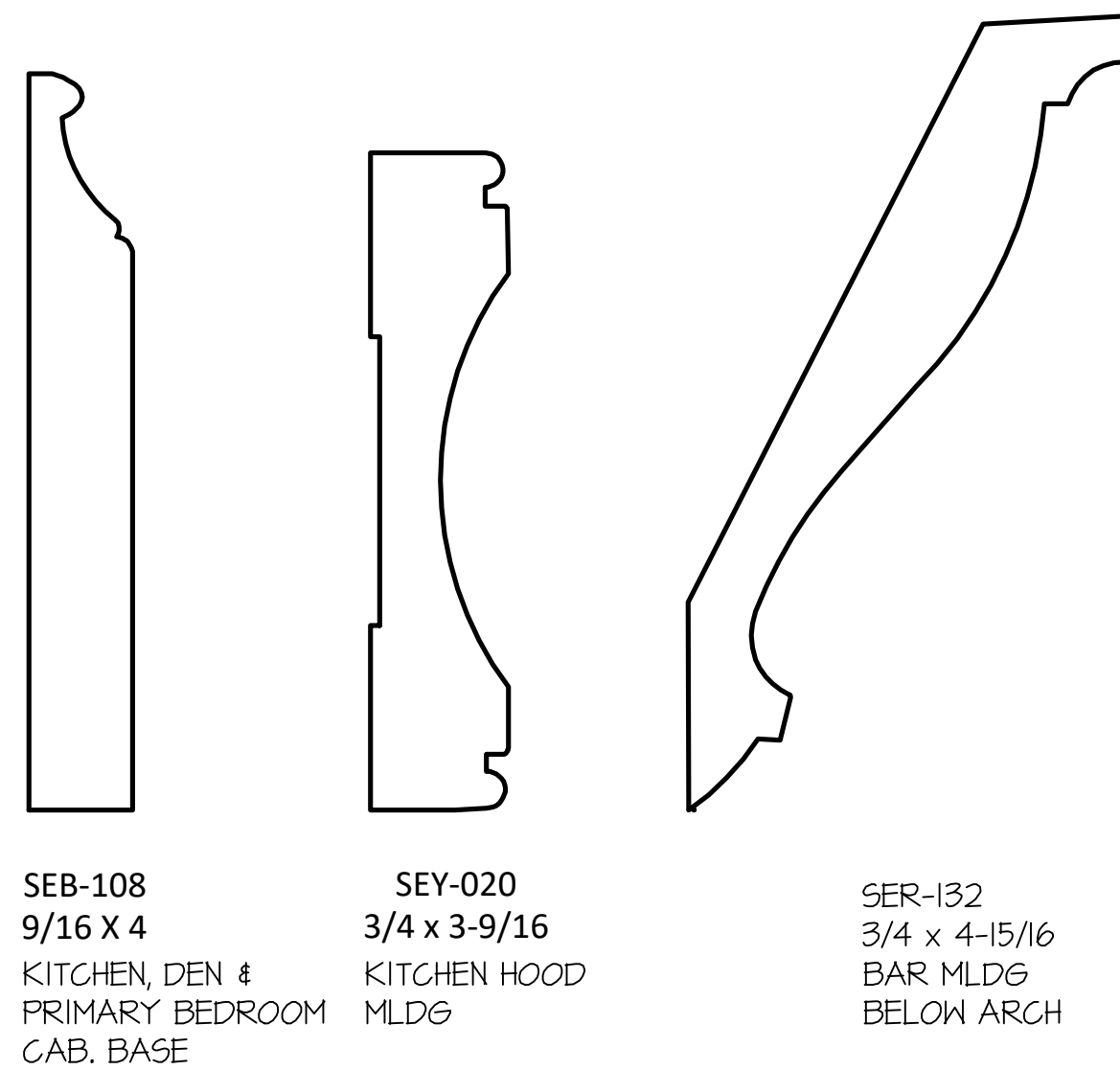
05 PRIMARY SHOWER
1/2" SCALE



CHERRY WOOD DEN
WAINSCOT TO BE VERIFIED
HALF SIZE



PAINTED DINING ROOM
WAINSCOT TO BE VERIFIED
HALF SIZE



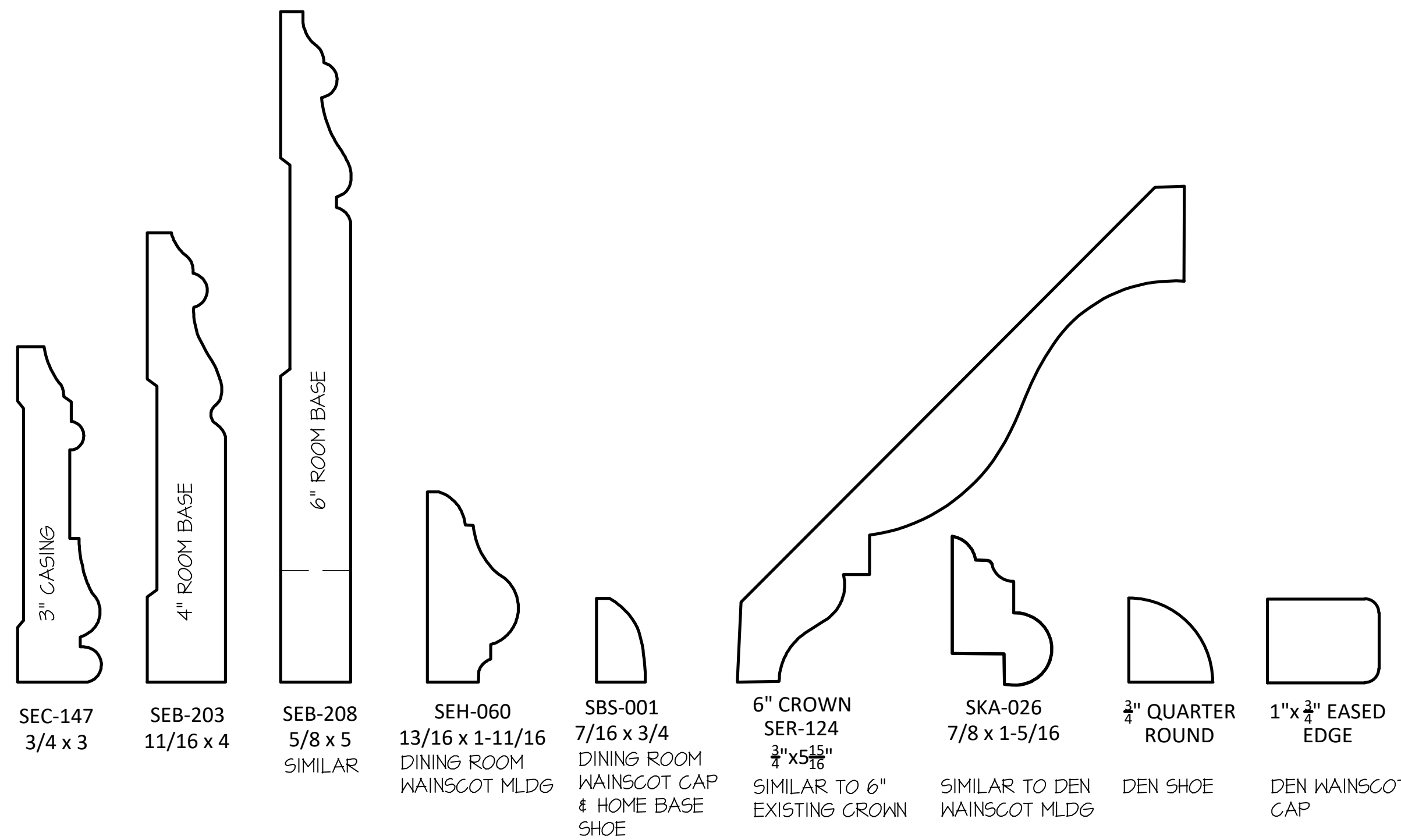
SEB-108
9/16 x 4
KITCHEN, DEN &
PRIMARY BEDROOM
CAB. BASE

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

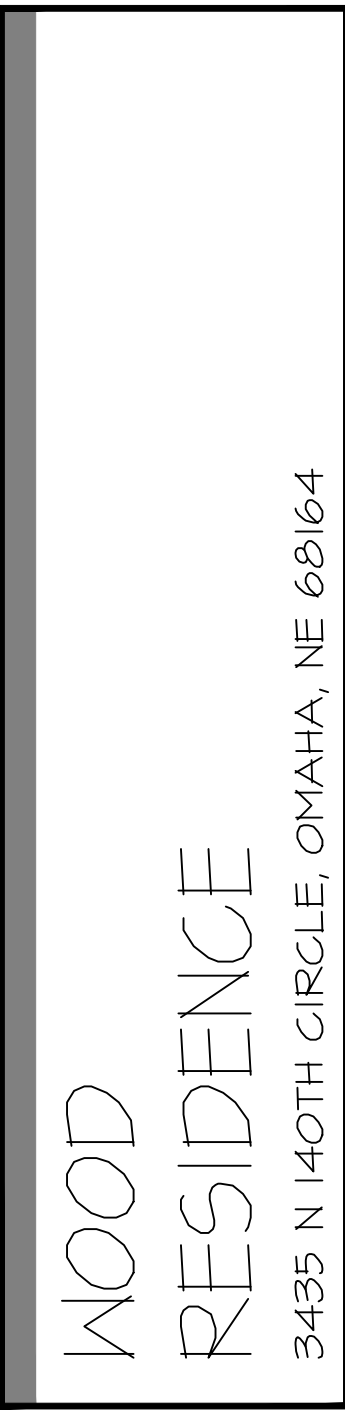
SKA-026
7/8 x 1-5/16
SIMILAR TO DEN
WAINSCOT MLDG

3/4" QUARTER
ROUND

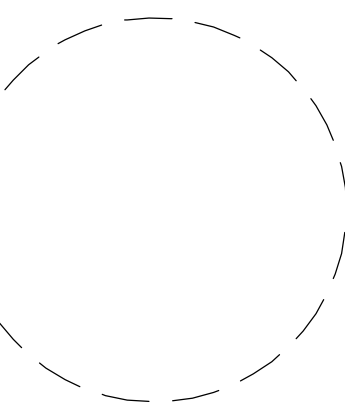
1"x 3/4" EASED
EDGE

EXISTING ROOM TRIM PROFILES TO BE VERIFIED

FULL SCALE

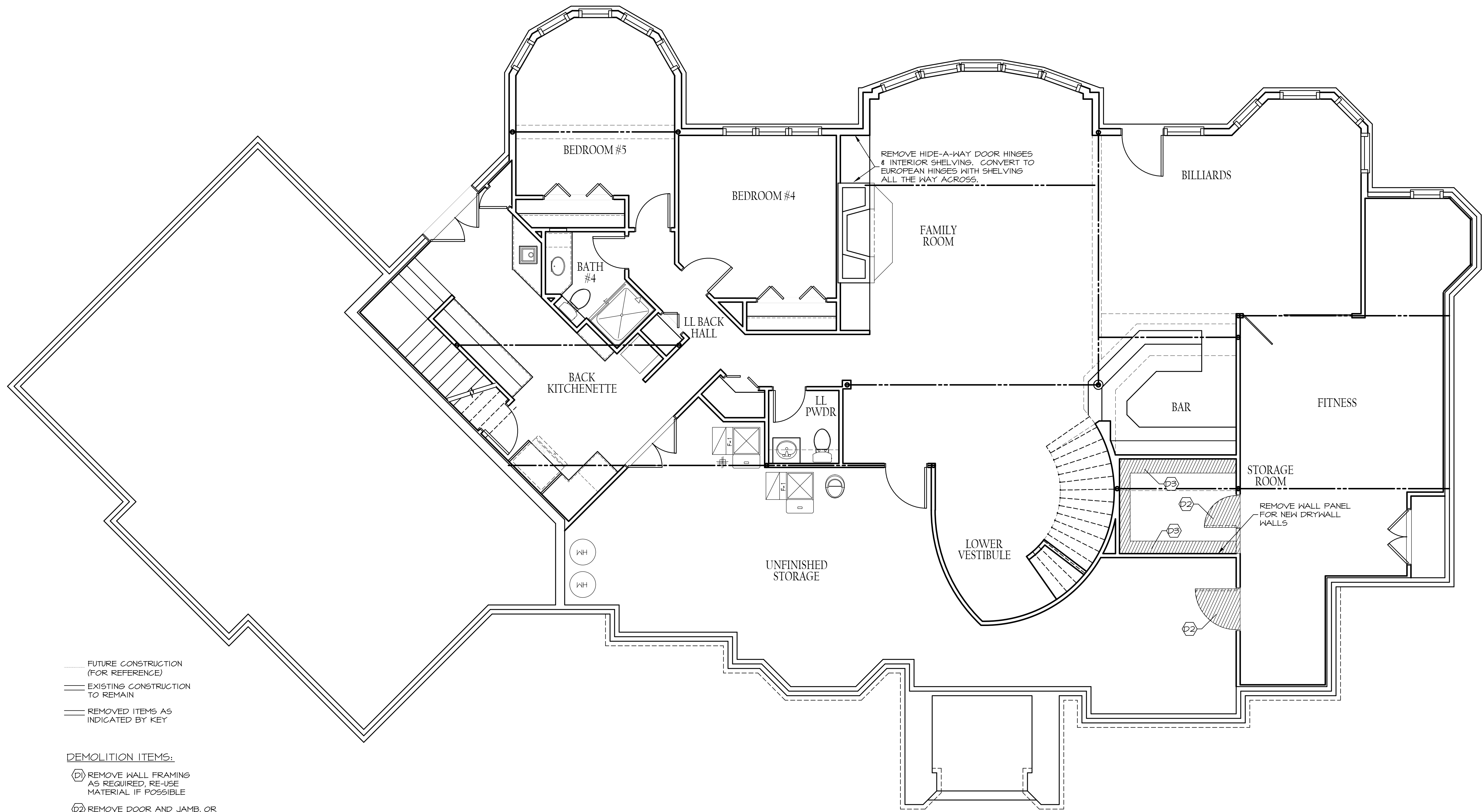


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REV02	02/11/26
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DESCRIPTION
INTERIOR ELEVATIONS
PLAN SHEET
A4.07

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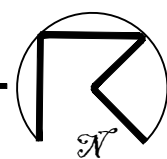


DEMOLITION ITEMS:

- 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"

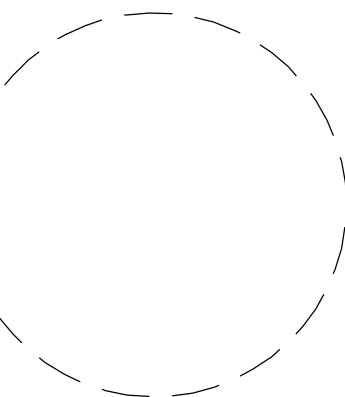


WOOD
RESIDENCE

3435 N 140TH CIRCLE, OMAHA, NE 68164

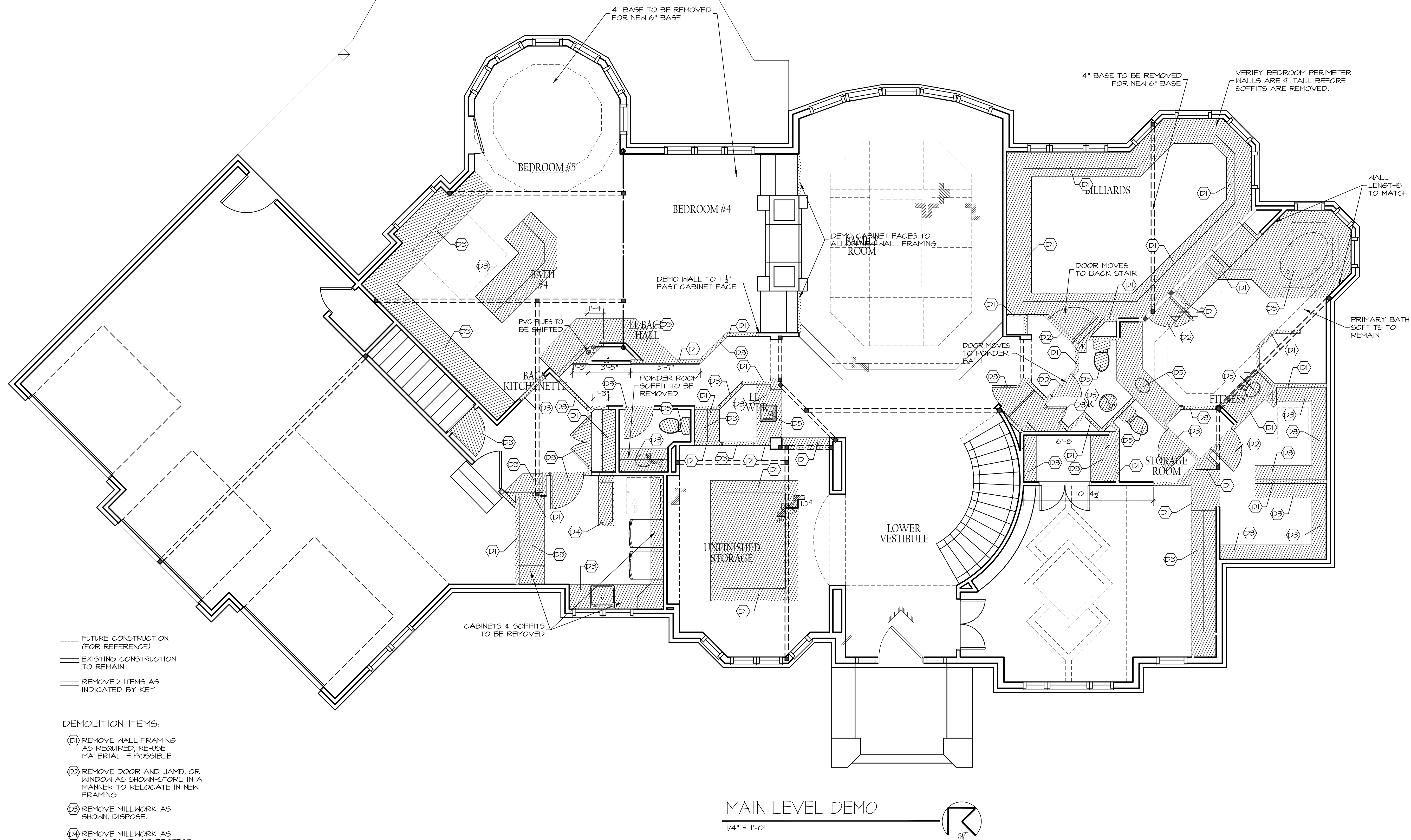
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JOB NUMBER
252513
DESCRIPTION
LOWER LEVEL DEMOLITION PLAN
PLAN SHEET
D1.01

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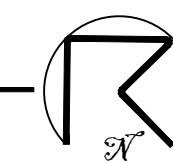
— FUTURE CONSTRUCTION
(FOR REFERENCE)
= EXISTING CONSTRUCTION
TO REMAIN
= REMOVED ITEMS AS
INDICATED BY KEY

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.

MAIN LEVEL DEMO

1/4" = 1'-0"



WOOD
RESIDENCE

3435 N 140TH CIRCLE, OMAHA, NE 68164

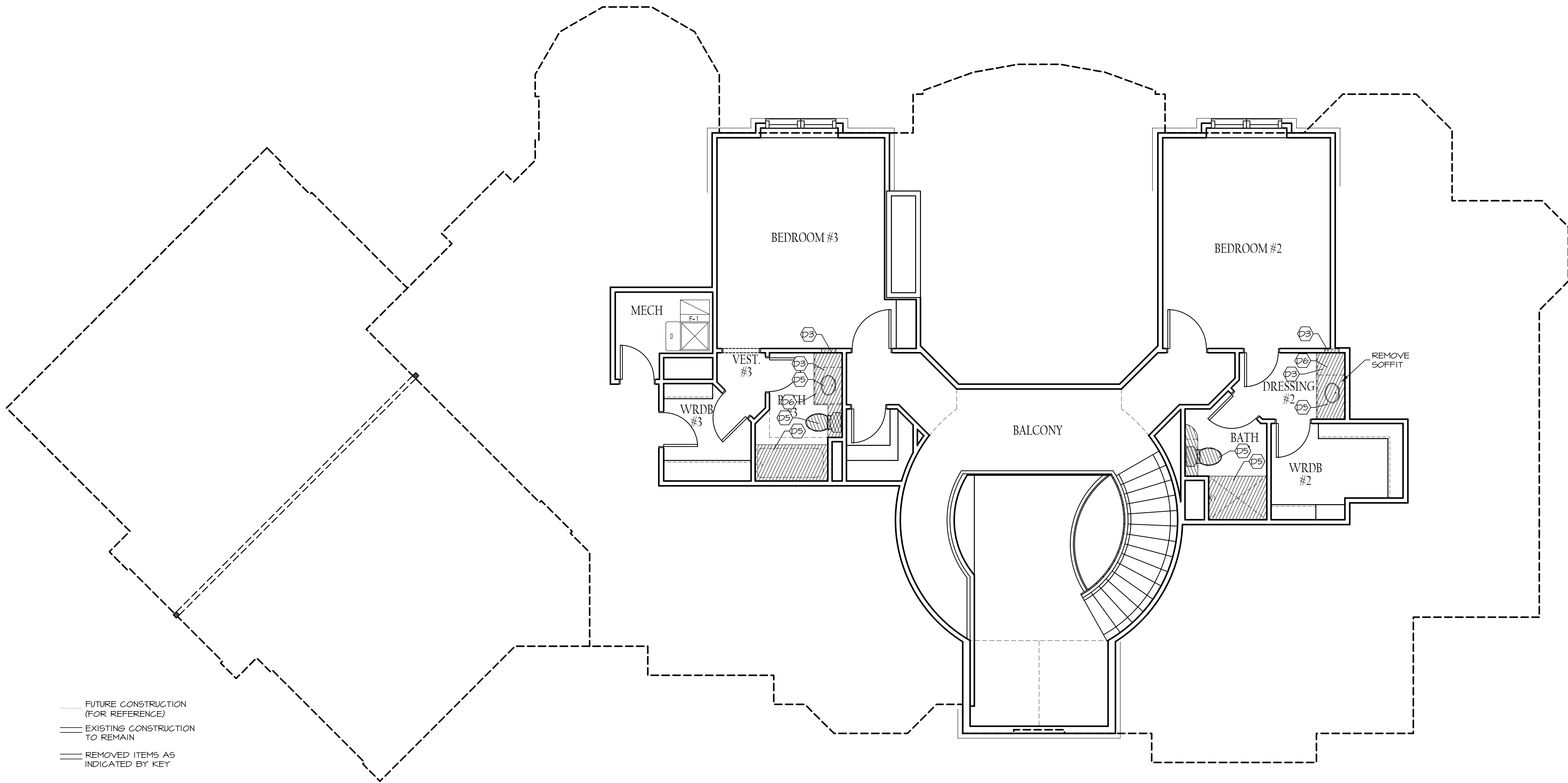
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REV.	DATE
REV01	01/14/26
REV02	02/11/26
REV03	03/05/26
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JOB NUMBER
252513
DESCRIPTION
MAIN LEVEL
DEMOLITION PLAN
PLAN SHEET

D1.02

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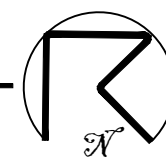
— FUTURE CONSTRUCTION
(FOR REFERENCE)
= EXISTING CONSTRUCTION
TO REMAIN
= REMOVED ITEMS AS
INDICATED BY KEY

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.

SECOND LEVEL DEMO

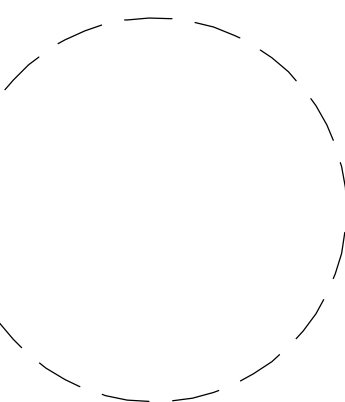
1/4" = 1'-0"



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

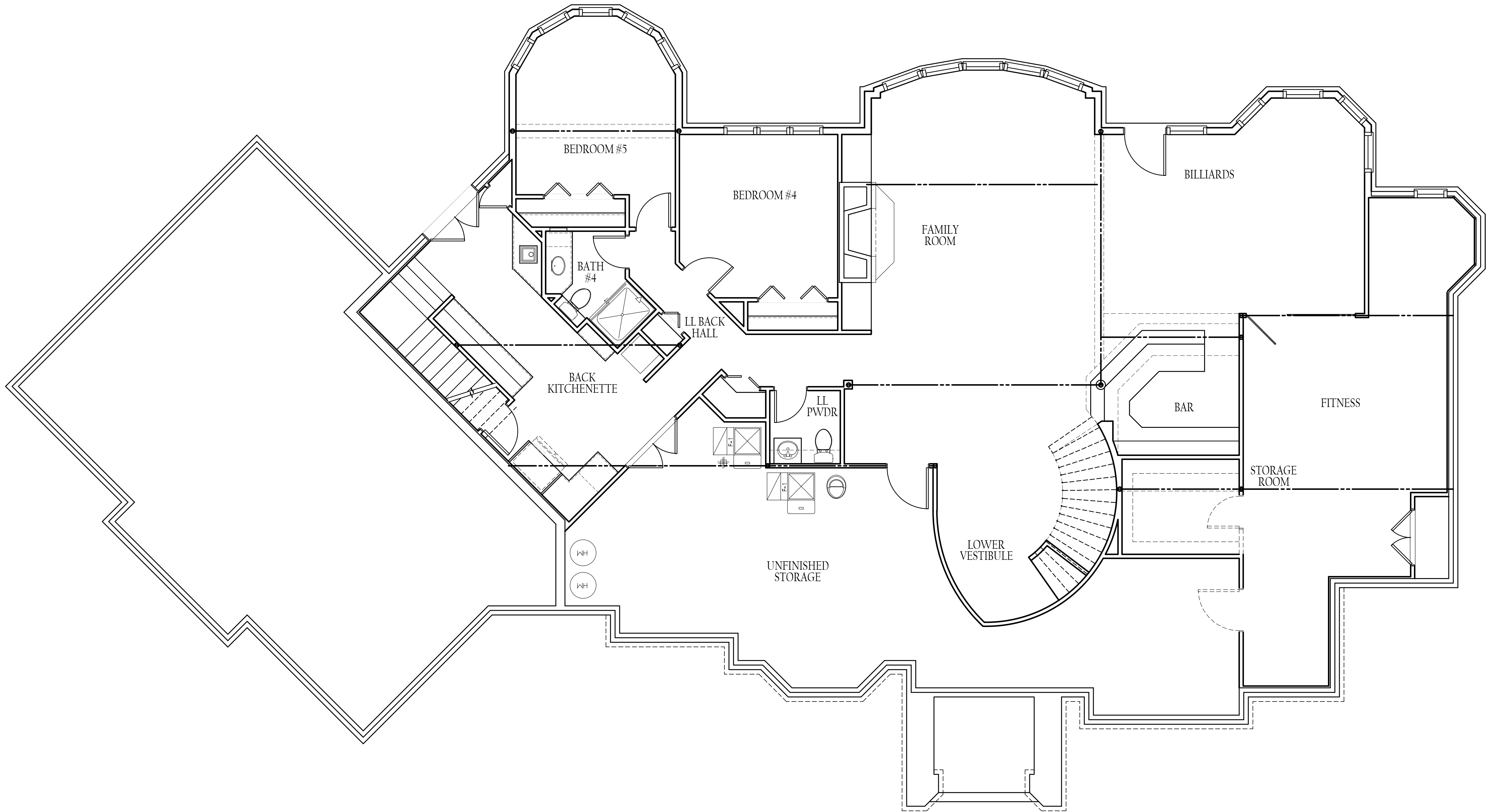
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REV03	03/05/26
REV04	03/16/26



JOB NUMBER
252513
DESCRIPTION
SECOND LEVEL DEMOLITION PLAN
PLAN SHEET
D1.03

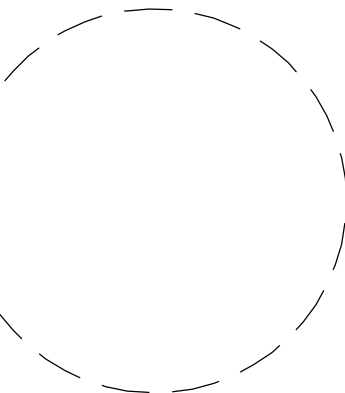
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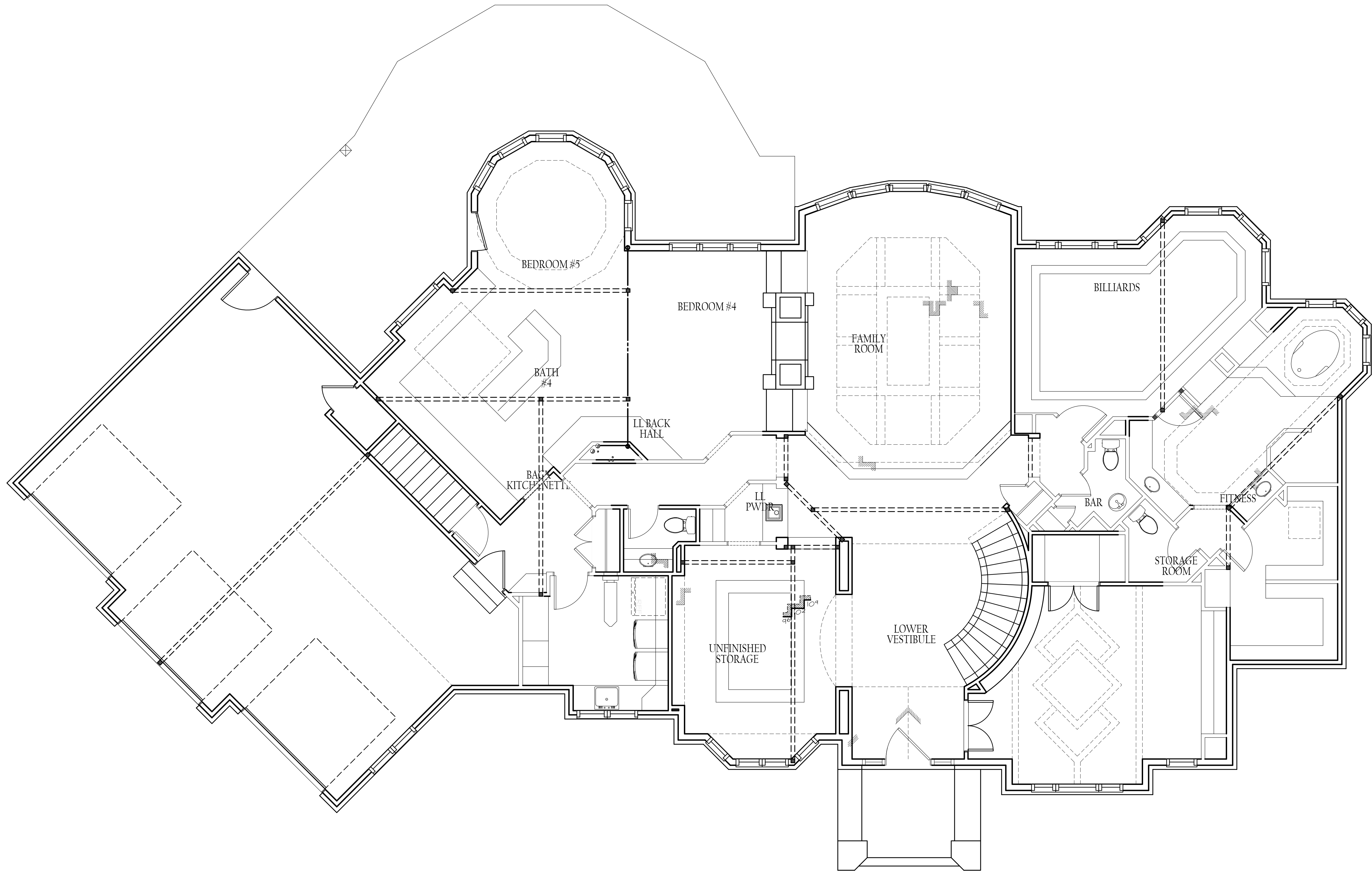
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REV02	02/11/26
REV03	03/05/26
REV04	03/16/26



JOB NUMBER 252513
DESCRIPTION LOWER LEVEL DEMOLITION PLAN
PLAN SHEET D2.01

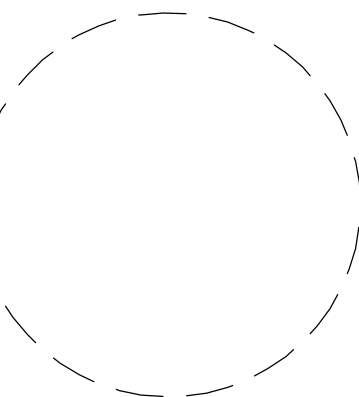
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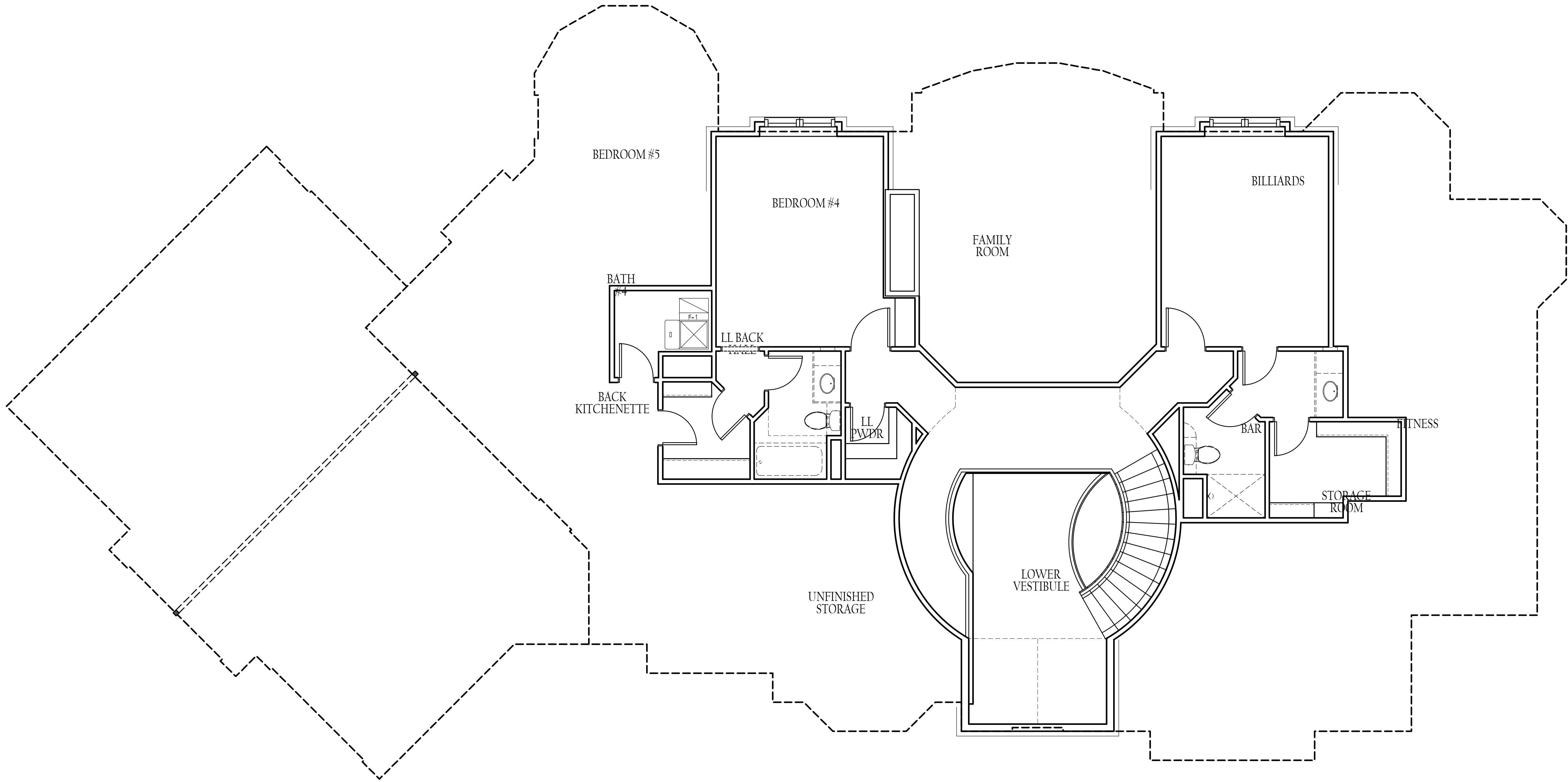
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REV02	02/11/26
REV03	03/05/26
REV04	03/16/26



JOB NUMBER 252513
DESCRIPTION MAIN LEVEL DEMOLITION PLAN
PLAN SHEET D2.02

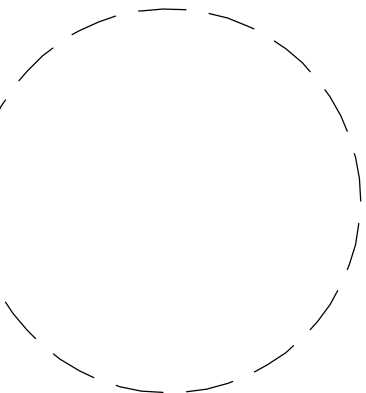
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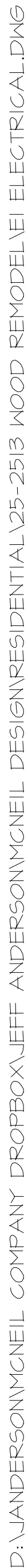
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DESCRIPTION SECOND LEVEL DEMOLITION PLAN
PLAN SHEET D2.03

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REVO2	02/17/26
REVO3	03/05/26
REVO4	03/16/26

REV.	DATE
REVO1	01/14/26
REVO2	02/17/26
REVO3	03/05/26
REVO4	03/16/26

JOB NUMBER
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DESCRIPTION
MAIN LEVEL ELECTRICAL PLAN
PLAN SHEET

E1.02

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