6217 N. 295TH ST.

LOT 119 BLUEWATER

GENERAL PLAN NOTES

These working drawings have been prepared by VirtuActive, LLC to meet average building conditions and were designed under standard interpretation of the 2009 International Residential Code (IRC 2009) and the amendments adopted by the City of Omaha, NE. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, VirtuActive, LLC cannot warrant compliance with any specific codes or regulations. Therefore, each individual contractor, sub-contractor, and supplier on the jobsite should consult their local building official to determine the appropriateness between the plan and actual jobsite conditions and applications.

Contractors, sub-contractors, and suppliers shall be aware of and responsible for, but not limited to, the following:

1. Contractors, sub-contractors, and suppliers shall verify all conditions and dimensions prior to construction and be solely responsible for any changes necessary as a result of conditional or dimensional differences.
2. Contractors, sub-contractors, and suppliers shall verify all dimensions and elevations against the plan and actual site conditions.
3. Calculated dimensions take precedence over scaled dimensions.
4. All dimensions are from framing edge, unless otherwise noted.

CONCRETE and FOUNDATIONS:

Footing design assumes 1500 PSF allowable bearing pressure. Foundation wall designs assume 30 PSF equivalent hydrostatic pressure. Concrete contractor to verify soil conditions prior to concrete placement.

Re-enforcing footing as follows:
- Spread footings - as noted on plan
- 20"x10" continuous footing (3) #4's cont.
- 16"x8" continuous footing (2) #4's cont.
- Deck piers - 18"x42" deep - bellow grade (no rebar required)

Provide footing dowels to match vertical wall reinforcing.
Reinforcing bars shall be Grade 60 or better.
Concrete contractor to provide ground rebar in footing for electrical contractor.
All concrete shall be min 3000 PSI (28 day comp strength).
All footings shall be a min of 42" bellow finished grade or deeper.
Anchor bolts must be at least 5/8" in diameter and must extend at least 7" into concrete.
There must be at least 2 anchor bolts per plate section on walls longer that 24".
Anchor bolts must be spaced no more that 6' on center.
One anchor bolt must be located not more than 12" from each end of the plate section

STRUCTURAL and FRAMING:

All structural members are for bidding purposes only. All structural member sizes shall be verified by the contractor, sub-contractor, and/or supplier.
All additional structural members required for specific framing techniques shall be sized by the contractor, sub-contractor, and/or supplier.
All steel pipe columns shall be 3.5", unless otherwise noted.
Ceiling joists and roof rafters to be roof truss construction. Sizing, spans, reinforcement locations, and depth to be provided by truss manufacturer.
Provide bridging as required by code.
All perimeter headers over openings to be (2) 2x12, unless otherwise noted.
Double floor joists under all parallel non-load bearing walls.
Provide double cripple studs under all LVL headers.
Provide let-in wind bracing as required.
No penetrations through any structural member (such as pipes, conduits, ductwork, etc.) shall be made.

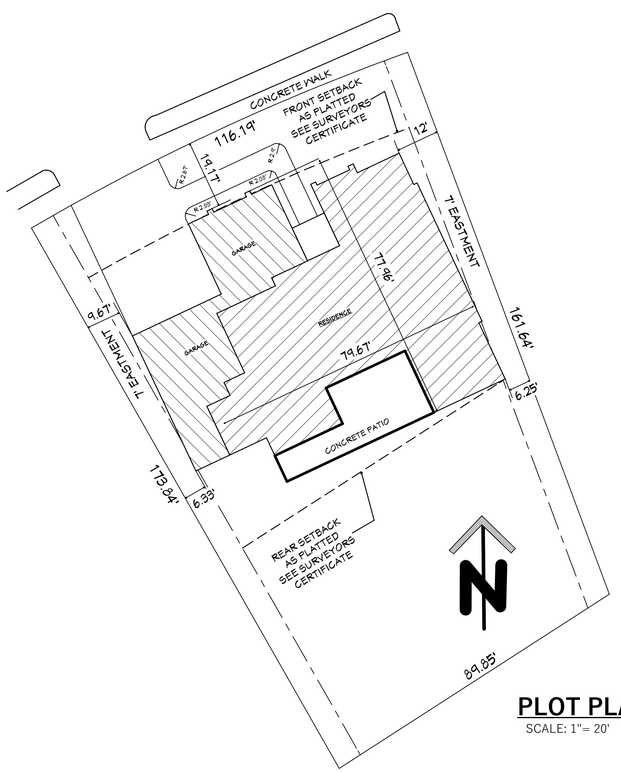
FRONT RENDERING

I hereby certify this structure complies with the energy requirements of the 2006 IRC. Compliance shall be made in accordance with:

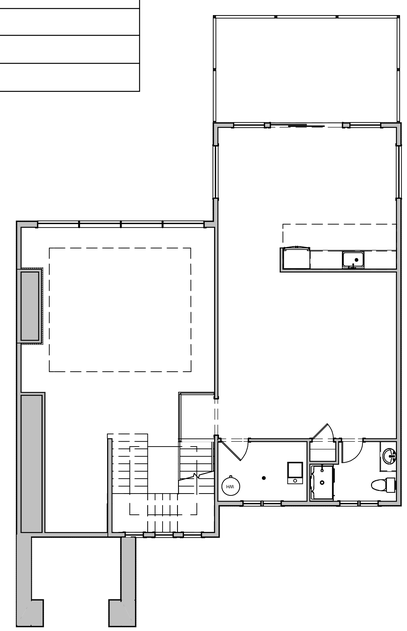
- ☐ IRC - Chapter 11
- ☐ REScheck - (signed compliance cirtificates required)
- ☐ IECC - International Energy Conservation Code

Signature _____

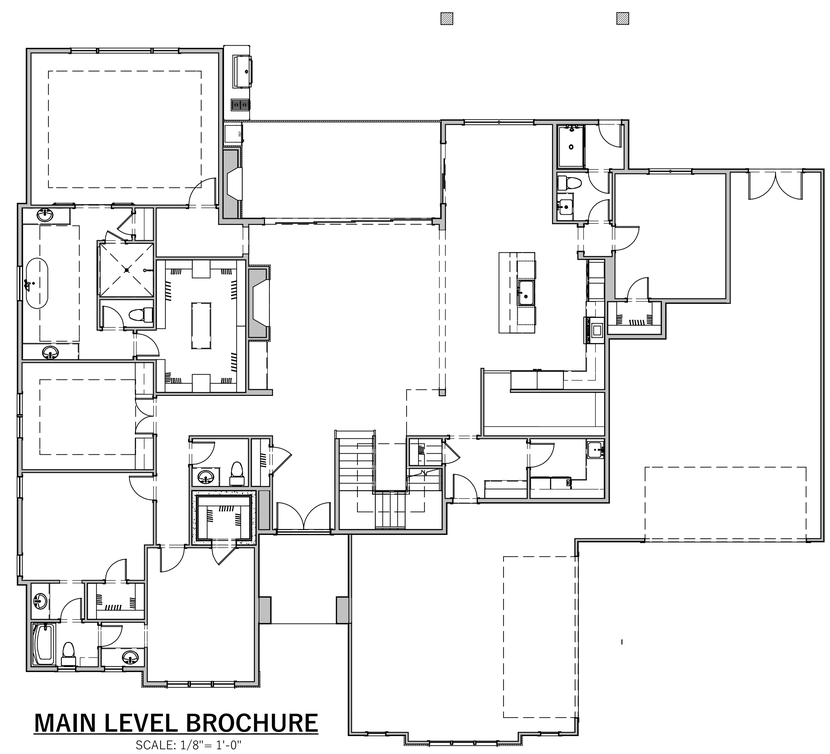
SHEET	CONTENTS
1	TITLE SHEET
2	EXTERIOR ELEVATIONS
3	EXTERIOR ELEVATIONS
4	PERSPECTIVE VIEWS
5	FOUNDATION PLAN
6	MAIN LEVEL FLOOR PLAN
7	UPPER LEVEL FLOOR PLAN
8	ROOF PLAN/ DETAILS
9	MAIN FLOOR ELECTRICAL PLAN



PLOT PLAN
SCALE: 1"= 20'



UPPER LEVEL BROCHURE
SCALE: 1/8"= 1'-0"



MAIN LEVEL BROCHURE
SCALE: 1/8"= 1'-0"

*PAGE: TITLE SHEET

*LOCATION: 6217 N. 295TH ST.

*PROJECT: LOT 119 BLUEWATER

BUILDER: MAJESTIC HOMES

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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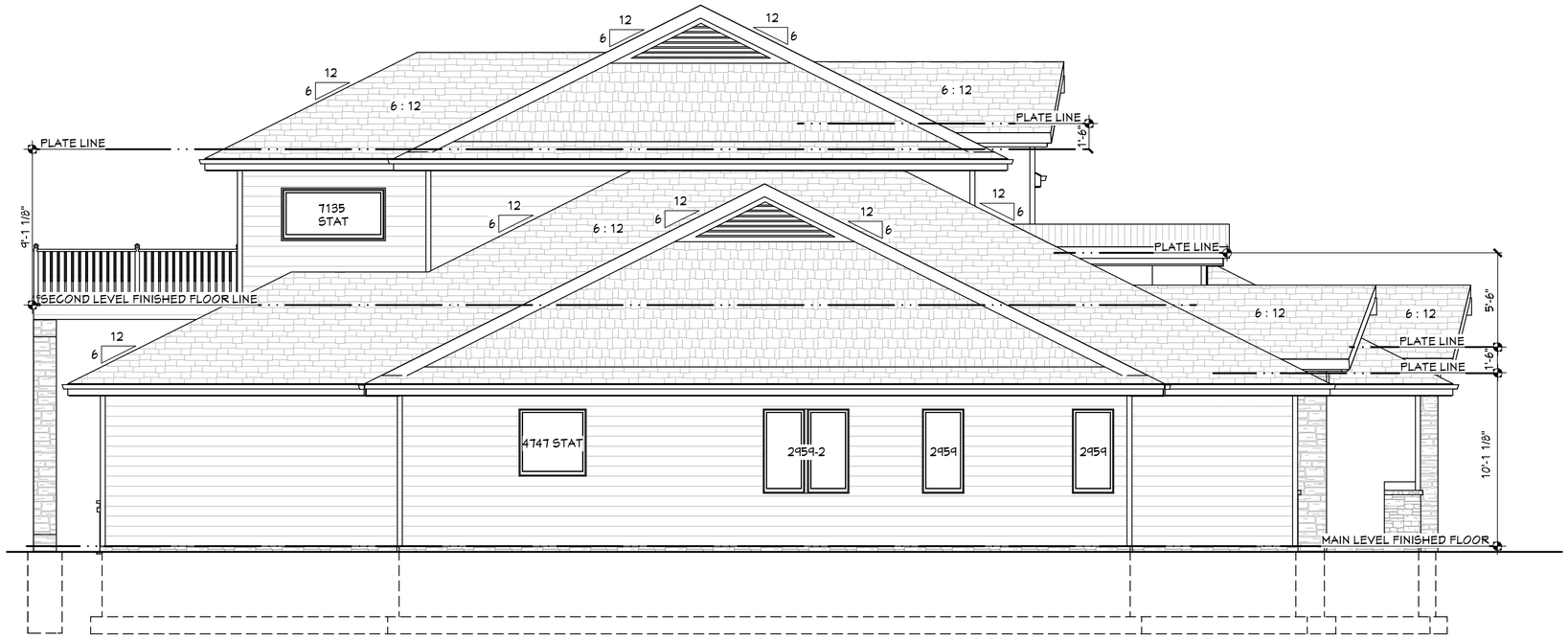
VirtuActive - 3D Drafting & Design
331 Village Pointe Plaza, Suite 303, OMAHA, NE 68118
www.VirtuActive.com | 402.979.8100
Designed by: Brian Friehe | brian@virtuactive.com

DATE: 2/7/2017

SHEET: 1 OF 9



LEFT SIDE ELEVATION

SCALE: 1/4" = 1"

FRONT ELEVATION

SCALE: 1/4" = 1"

*PAGE: EXTERIOR ELEVATIONS

*LOCATION: 6217 N. 295TH ST.

*PROJECT: LOT 119 BLUEWATER

BUILDER: MAJESTIC HOMES

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Majestic HOMES

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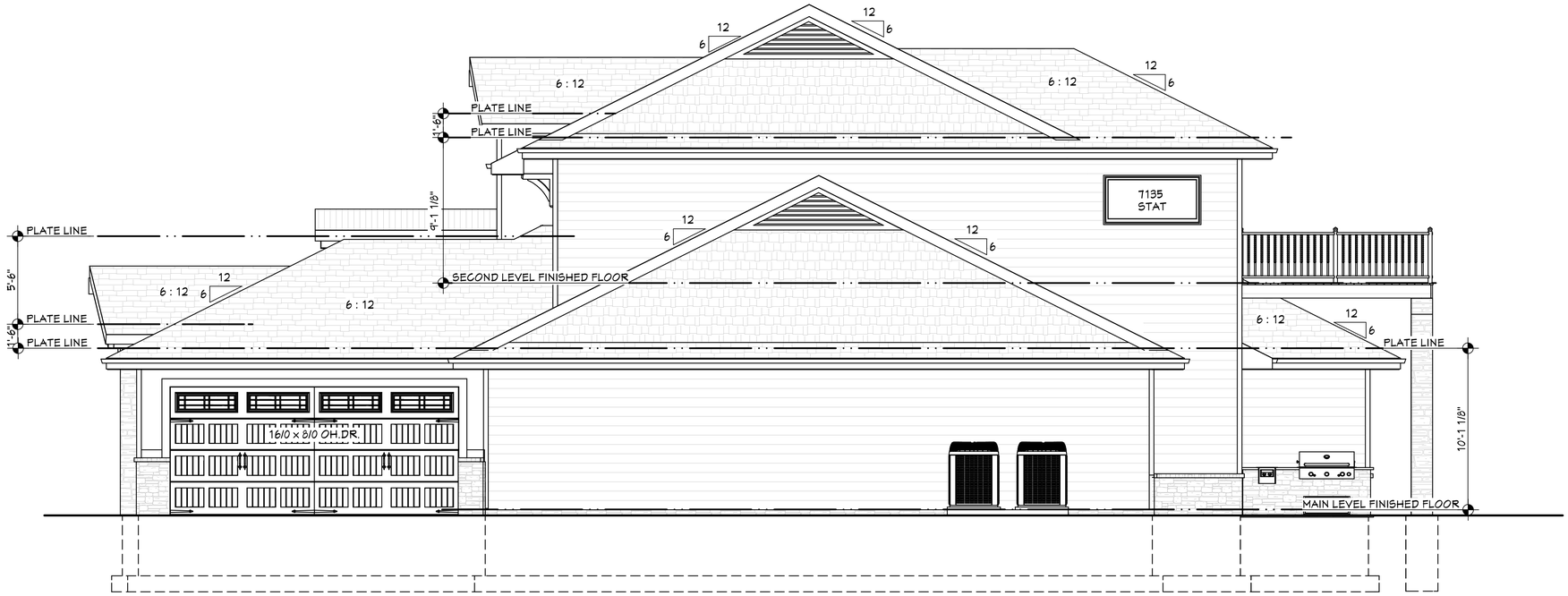
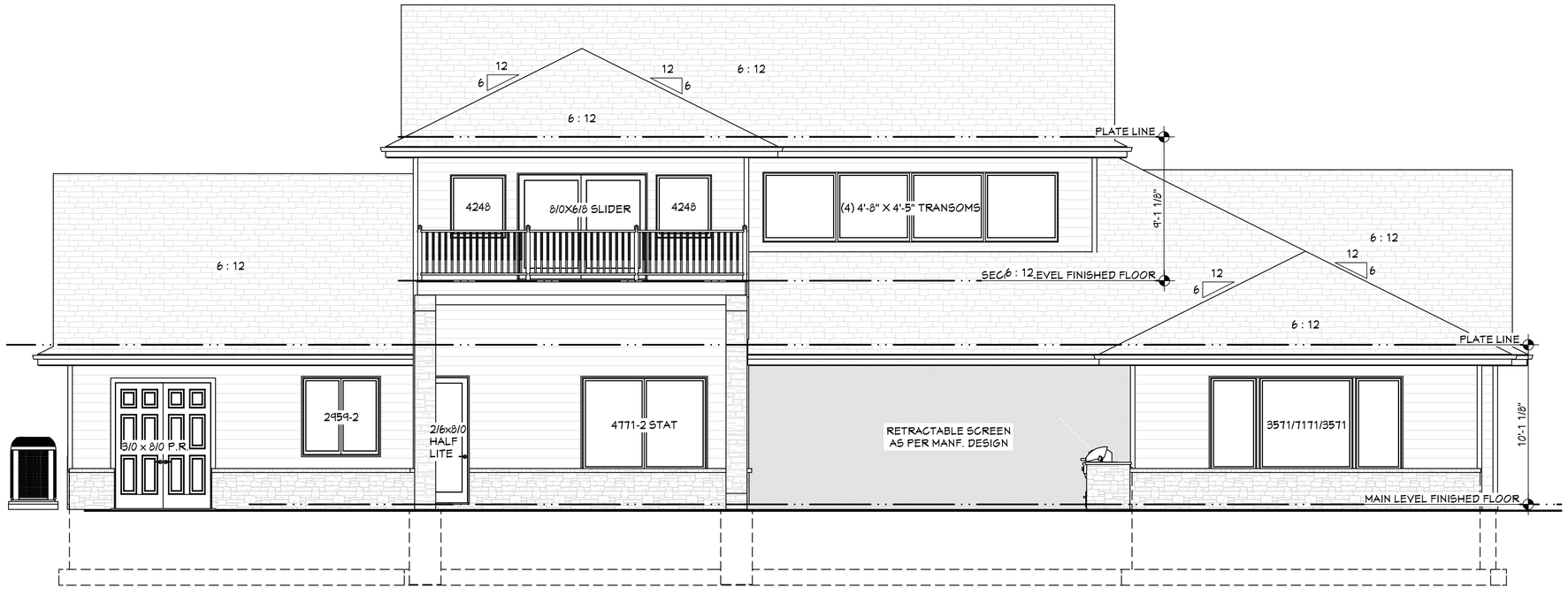
SHEET: 2 OF 9



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1"



REAR ELEVATION

SCALE: 1/4" = 1"

BUILDER: MAJESTIC HOMES

*PROJECT: LOT 119 BLUEWATER

*LOCATION: 6217 N. 295TH ST.

*PAGE: EXTERIOR ELEVATIONS

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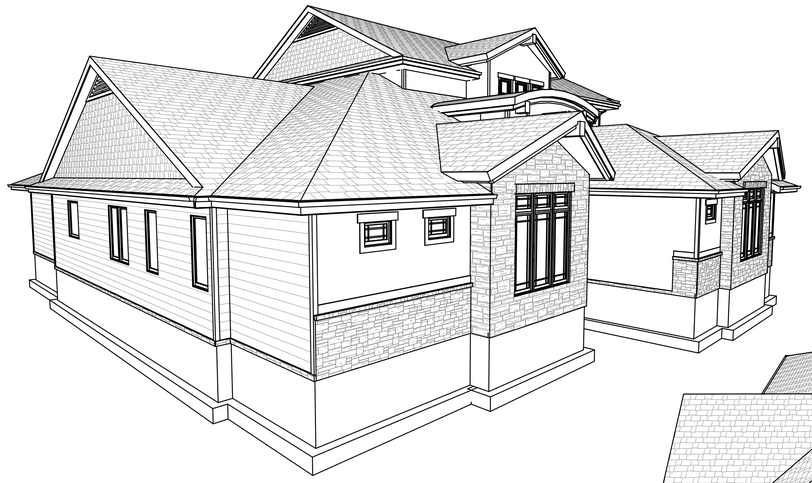
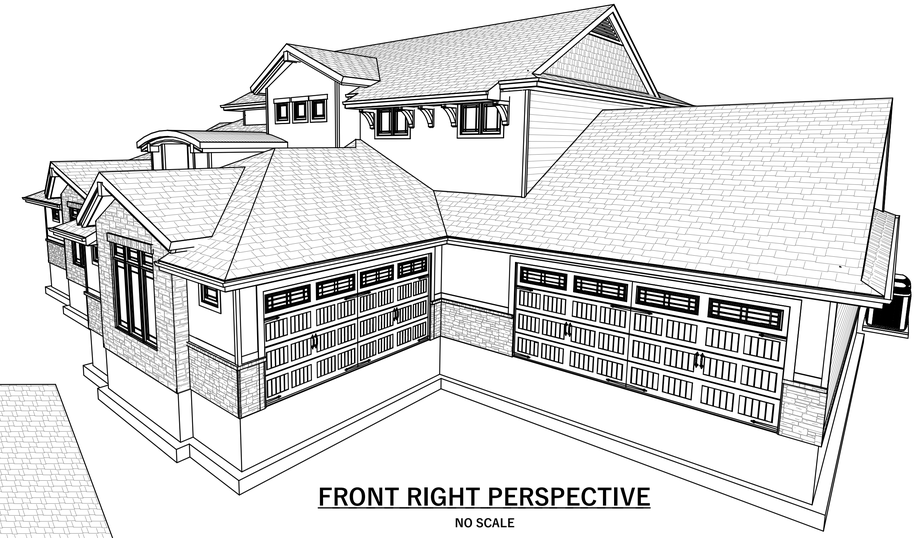


FRONT LEFT PERSPECTIVE

NO SCALE

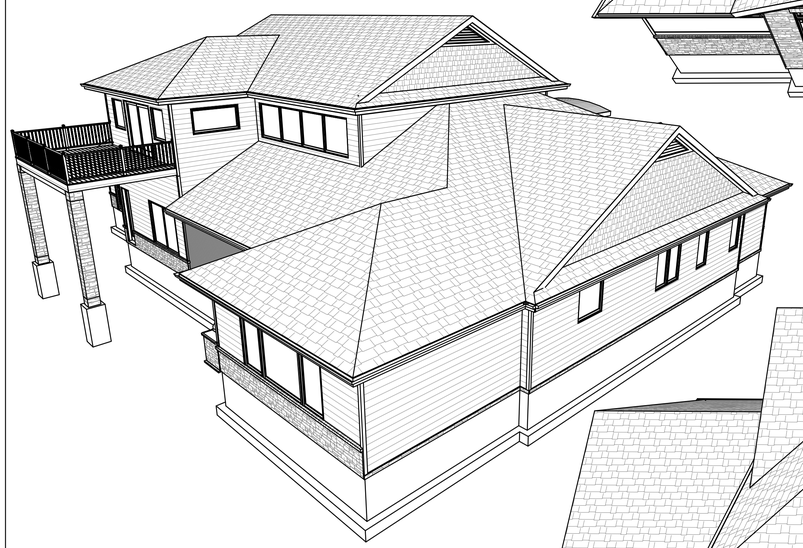


FRONT RIGHT PERSPECTIVE

NO SCALE

OVERHEAD FRONT PERSPECTIVE

NO SCALE

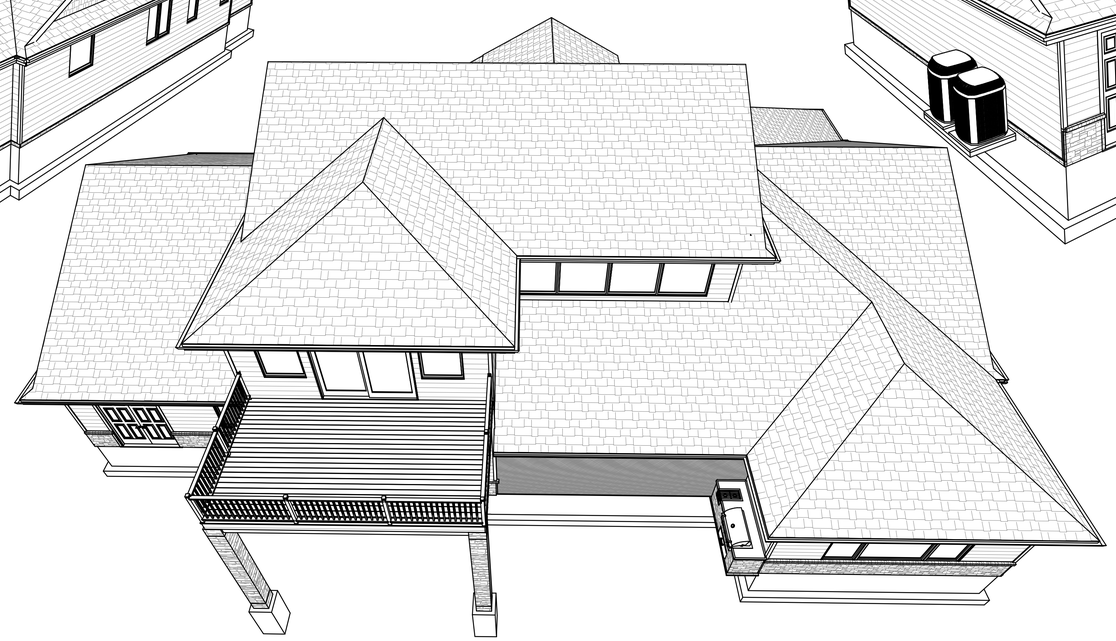


REAR RIGHT PERSPECTIVE

NO SCALE

REAR LEFT PERSPECTIVE

NO SCALE



OVERHEAD REAR PERSPECTIVE

NO SCALE

BUILDER: MAJESTIC HOMES

*PROJECT: LOT 119 BLUEWATER

*LOCATION: 6217 N. 295TH ST.

*PAGE: PERSPECTIVE VIEW

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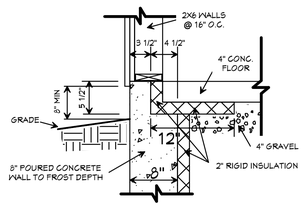
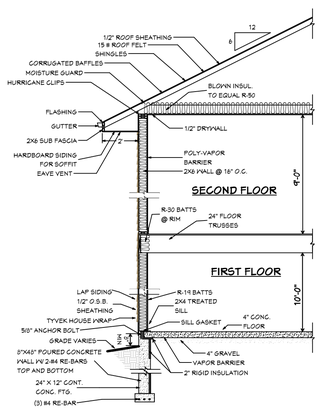
DATE: 2/7/2017

SHEET: 4 OF 9



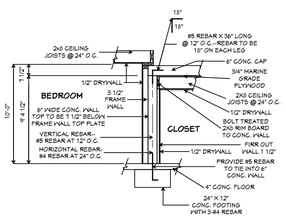
SLAB DETAIL

NO SCALE



WALL SECTION

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

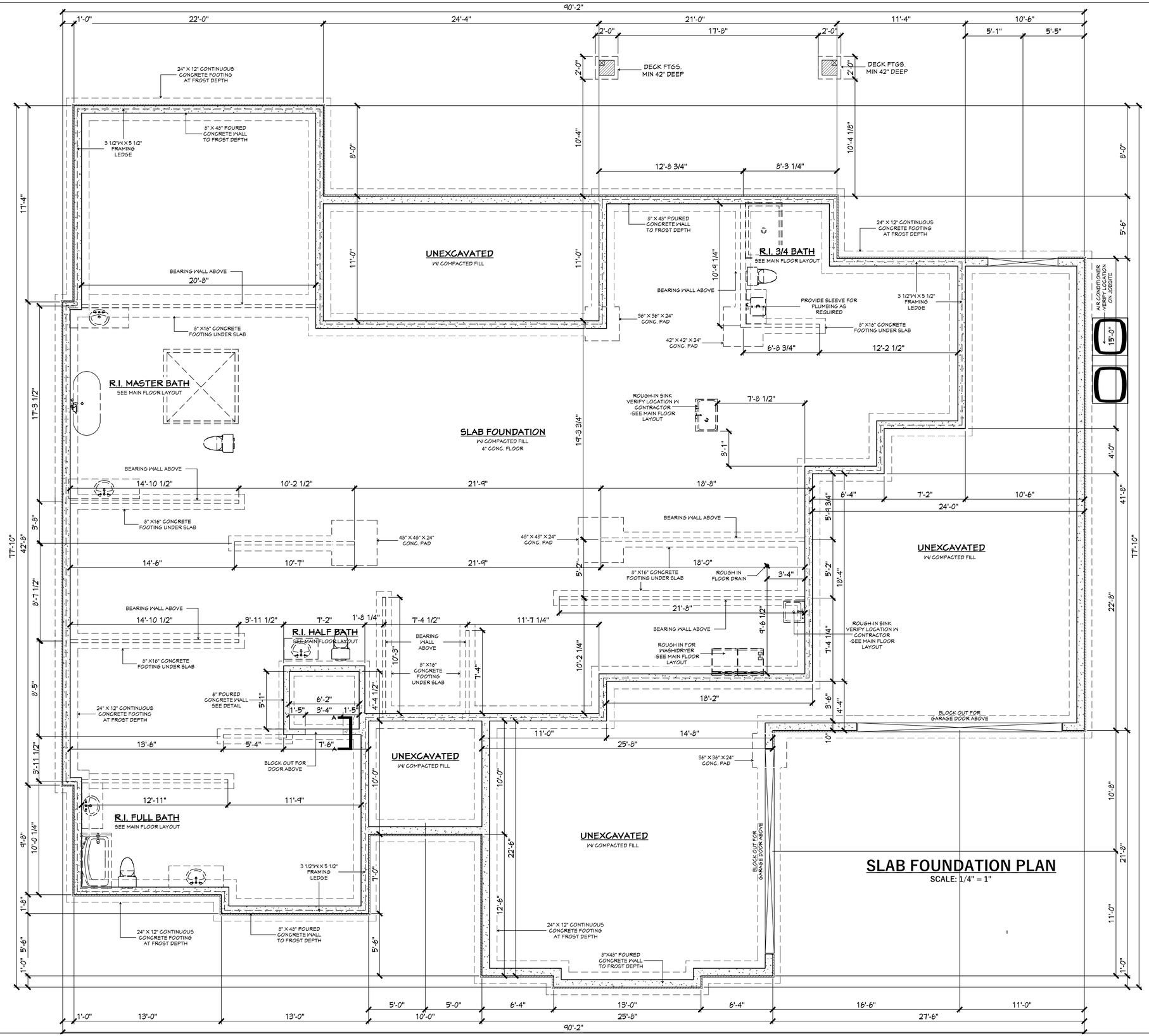


SECTION "A-A"

1/4"= 1'-0"

FINISHED SQ. FT.	
MAIN FLOOR	3,574
2ND FLOOR	920
TOTAL	**4,494**

UNFINISHED SQ. FT.	
GARAGE	**1430**



SLAB FOUNDATION PLAN

SCALE: 1/4" = 1"

BUILDER: MAJESTIC HOMES *PROJECT: LOT 119 BLUEWATER *LOCATION: 6217 N. 295TH ST. *PAGE: FOUNDATION PLAN

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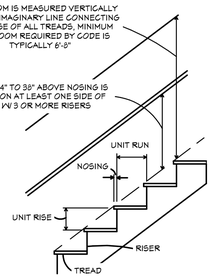
DATE:
2/7/2017
SHEET:
5 OF 9

R-310.1 - Emergency Escape and Rescue Required: Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where 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 5.7 square feet.

STAIRS / GUARDRAILS

Max riser ht = 7 3/4" Min tread depth = 10"
Min headroom = 80" Min stair width = 36"

Handrails are req'd on one side of stairways of 4 or more risers. Handrial height shall be 34" to 38" above the nosing. Min 36" high guardrails at decks and 34" high at stairs are req'd at vertical drops over 30". Guardrail openings shall not allow the passage of a 4" max dia sphere.

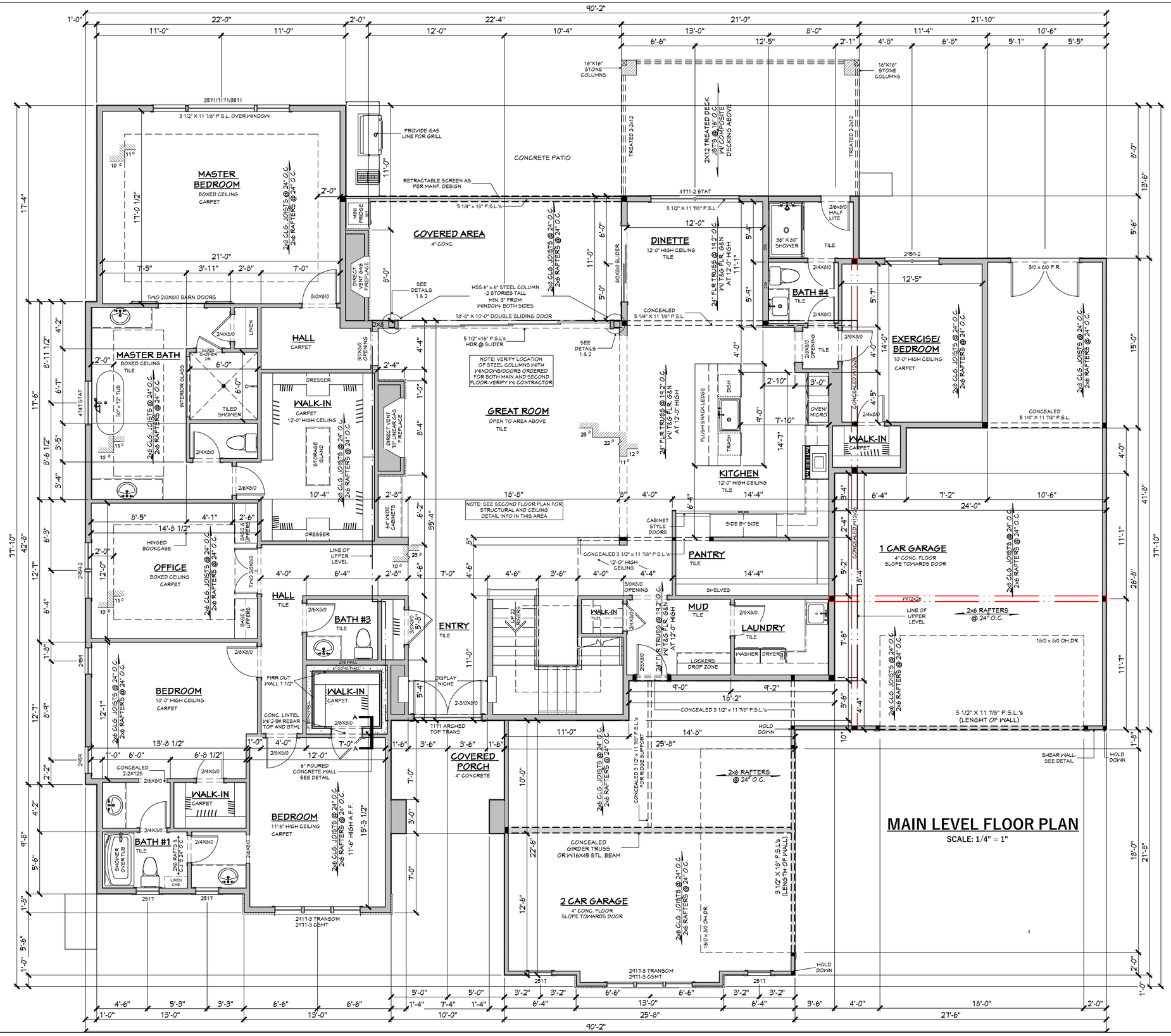


TYPICAL STAIR DIMENSIONS

NO SCALE

FINISHED SQ. FT.	
MAIN FLOOR	3,574
2ND FLOOR	920
TOTAL	**4,494**

UNFINISHED SQ. FT.	
GARAGE	**1430**



BUILDER: MAJESTIC HOMES *PROJECT: LOT 119 BLUEWATER *LOCATION: 6217 N. 295TH ST. *PAGE: MAIN LEVEL FLOOR PLAN

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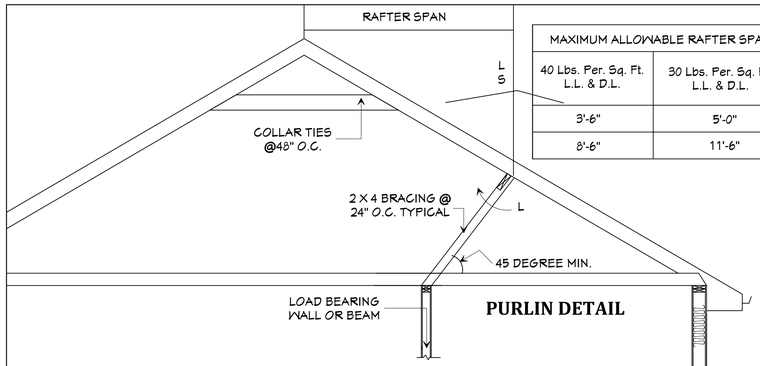
SHEET: 6 OF 9

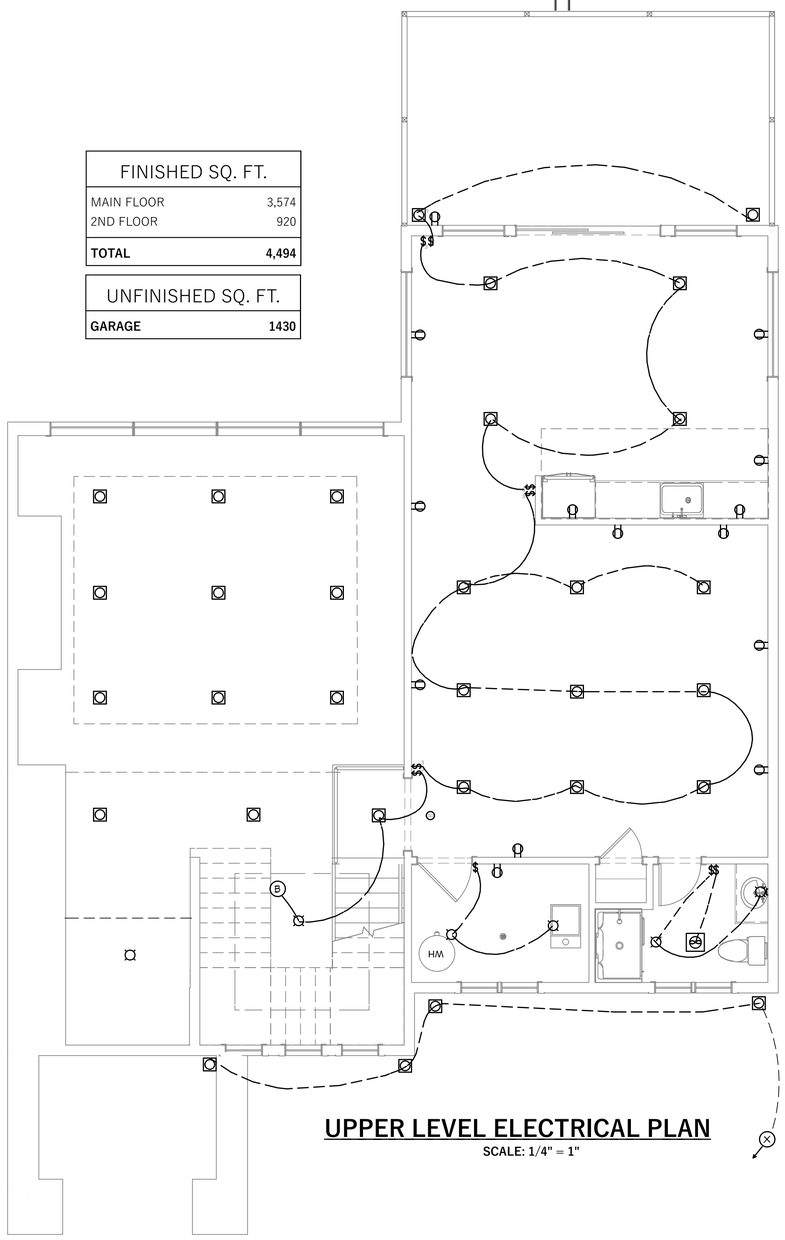


PURLIN DETAIL

MAXIMUM ALLOWABLE RAFTER SPAN		
40 Lbs. Per. Sq. Ft. L.L. & D.L.	30 Lbs. Per. Sq. Ft. L.L. & D.L.	SIZE OF ROOF PURLIN BRACED AT 4' O.C.
3'-6"	5'-0"	2" X 4"
8'-6"	11'-6"	2" X 6"

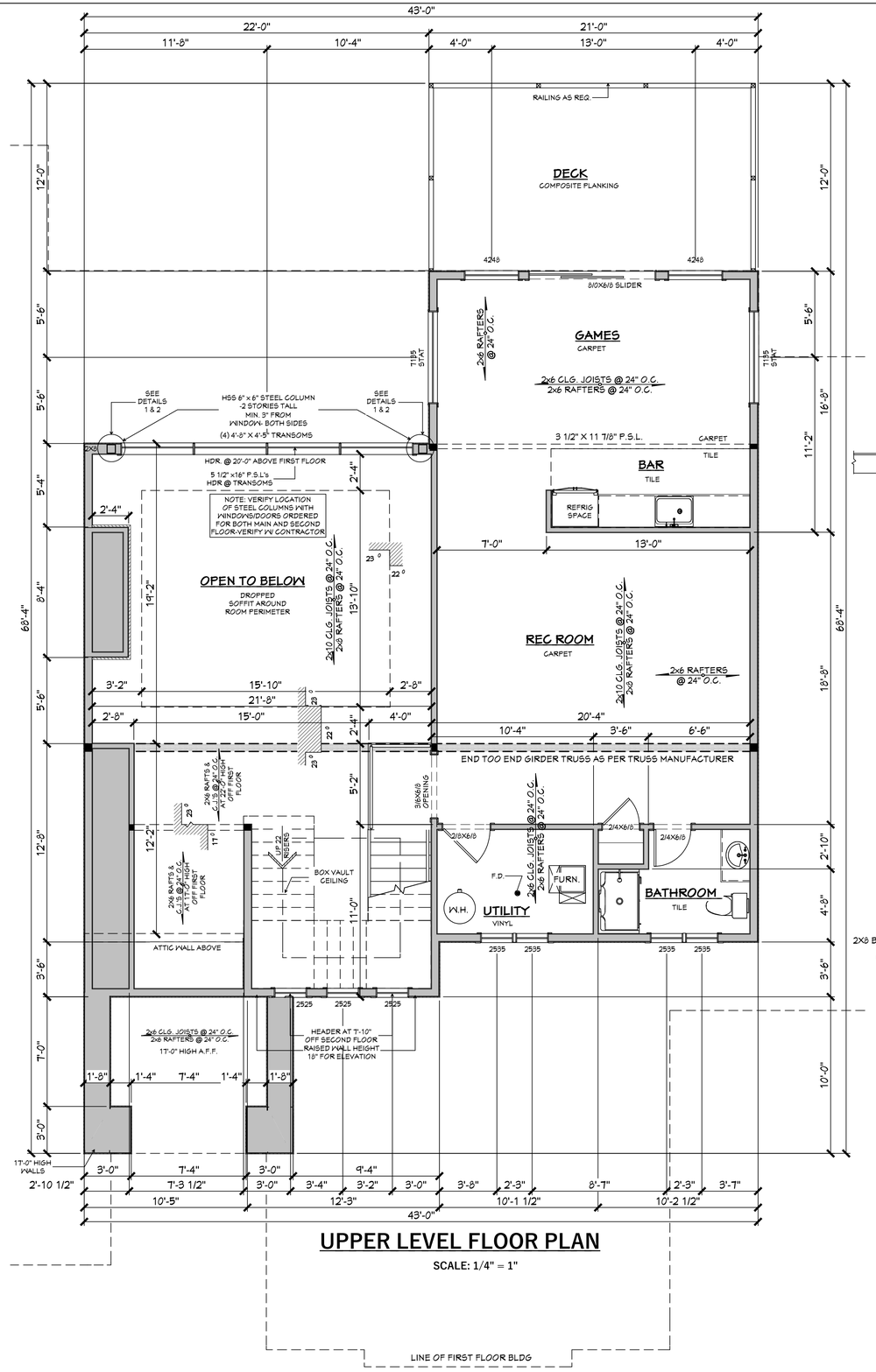
FINISHED SQ. FT.	
MAIN FLOOR	3,574
2ND FLOOR	920
TOTAL	**4,494**

UNFINISHED SQ. FT.	
GARAGE	**1430**



UPPER LEVEL ELECTRICAL PLAN

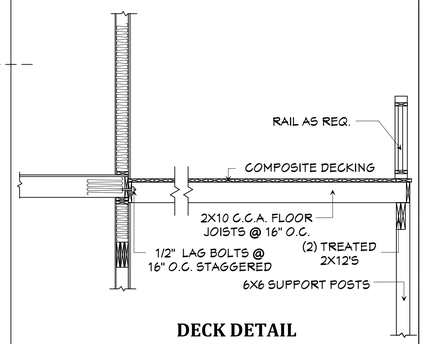
SCALE: 1/4" = 1"



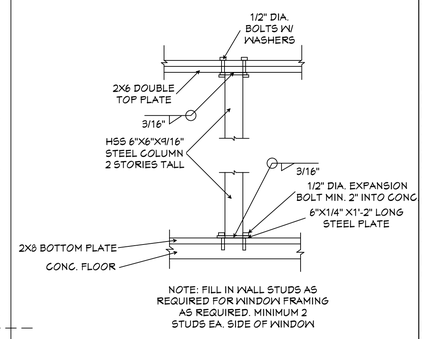
UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1"

R-310.1 - Emergency Escape and Rescue Required: Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where 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 5.7 square feet.



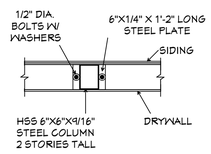
DECK DETAIL



NOTE: FILL IN WALL STUDS AS REQUIRED FOR WINDOW FRAMING AS REQUIRED. MINIMUM 2 STUDS EA. SIDE OF WINDOW

ELEVATION VIEW DETAIL 1

NO SCALE



PLAN VIEW DETAIL 2

NO SCALE

*PAGE: UPPER LEVEL FLOOR PLAN

*LOCATION: 6217 N. 295TH ST.

BUILDER: MAJESTIC HOMES

*PROJECT: LOT 119 BLUEWATER

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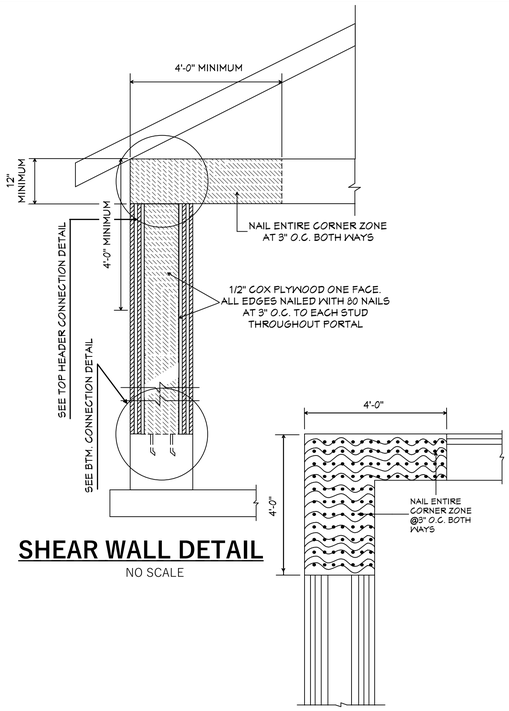
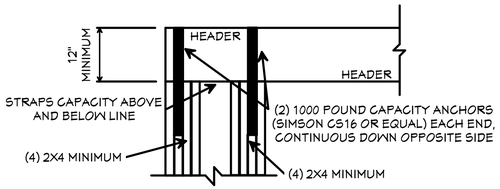
DATE: 2/7/2017

SHEET: 7 OF 9



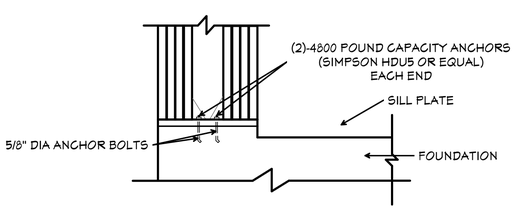
SHEAR WALL DETAIL

NO SCALE



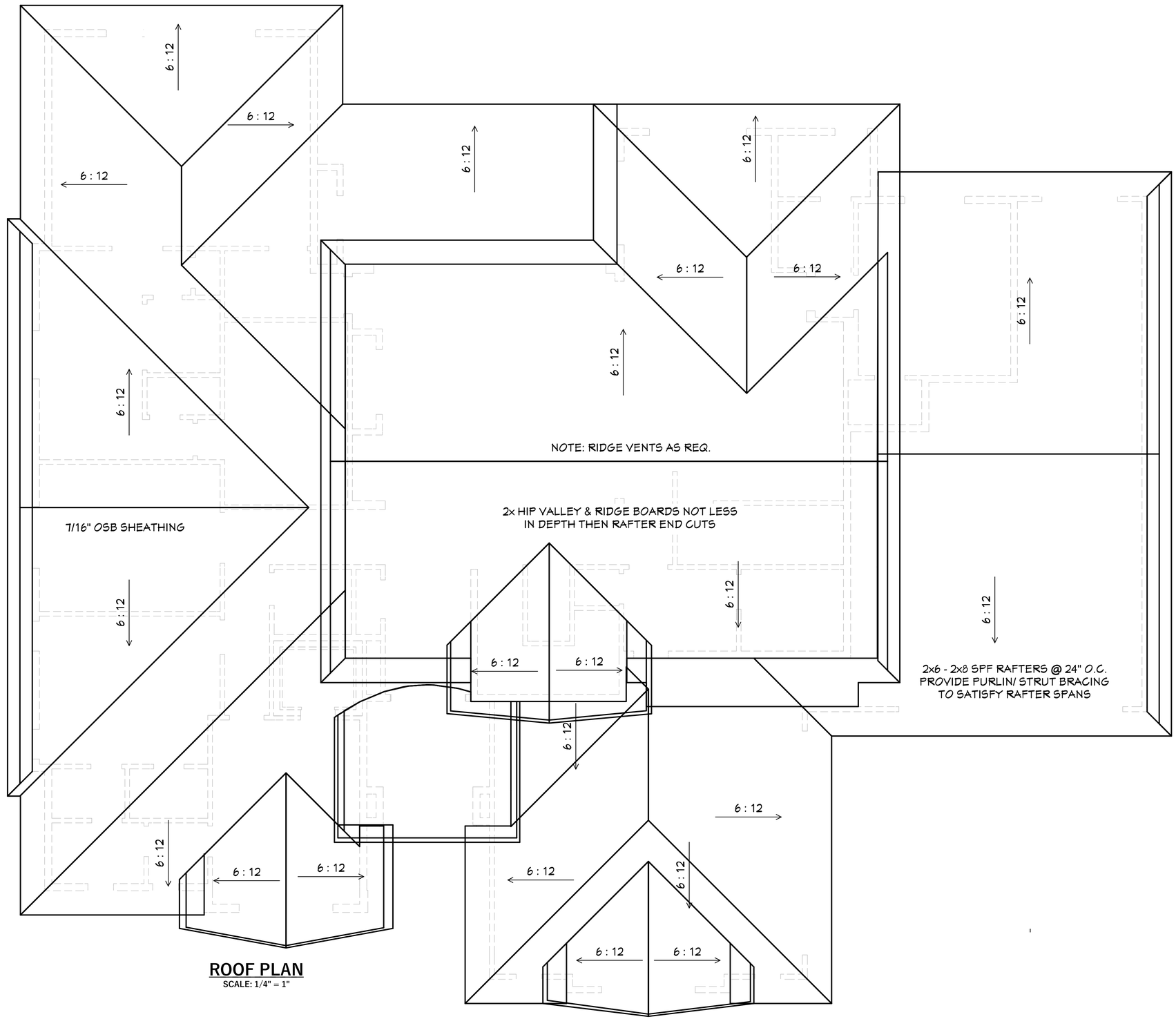
TOP HDR. CONNECTION

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



BTM. CONNECTION AT FLR.

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



ROOF PLAN

SCALE: 1/4" = 1"

*PAGE: ROOF PLAN/ DETAILS

*LOCATION: 6217 N. 295TH ST.

*PROJECT: LOT 119 BLUEWATER

BUILDER: MAJESTIC HOMES

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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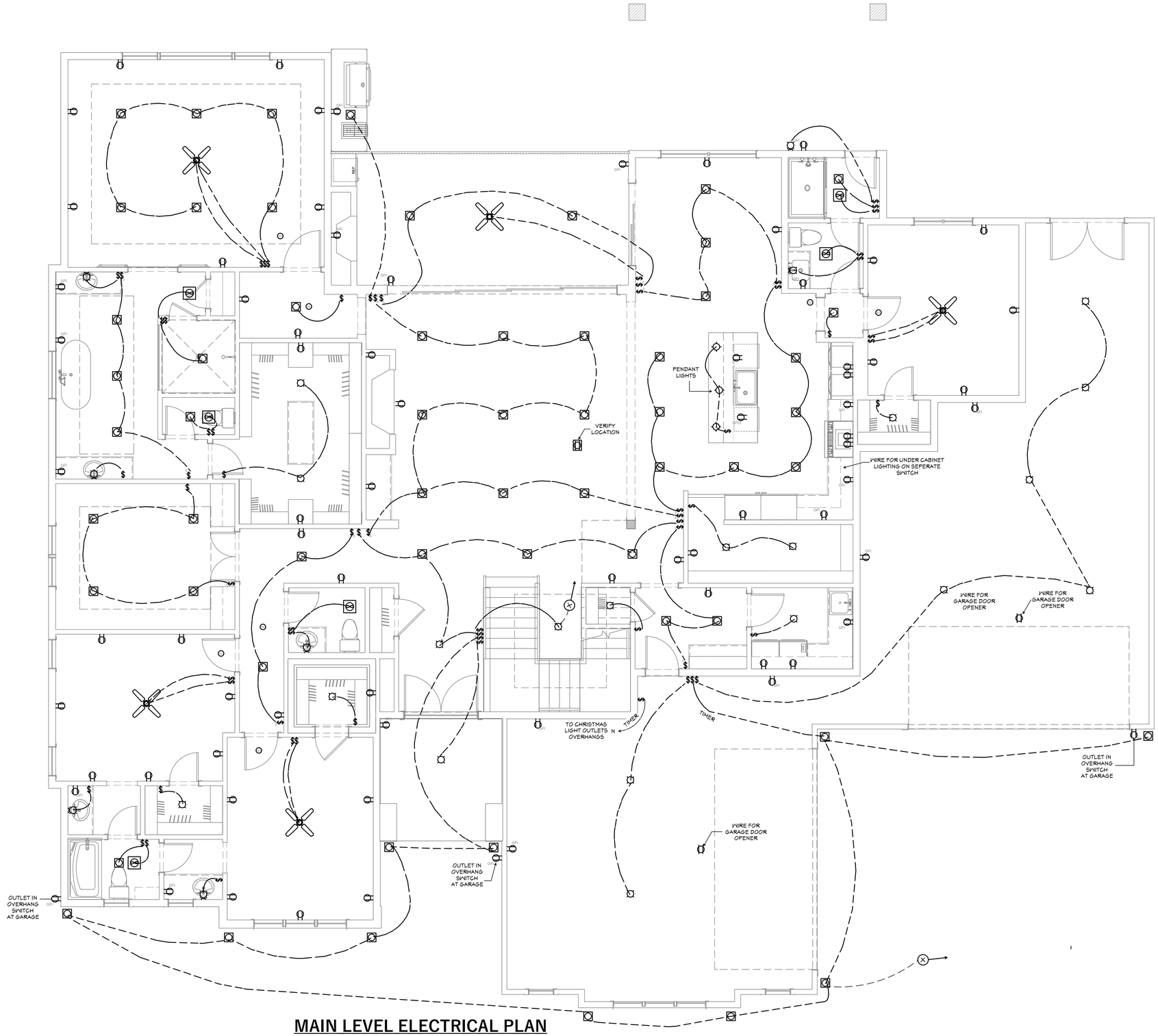
Majestic HOMES

VIRTUACTIVE
VirtuActive - 3D Drafting & Design
331 Village Pointe Plaza, Suite 303, OMAHA, NE 68118
www.VirtuActive.com | 402.979.8100
Designed by: Brian Friehe | brian@virtuactive.com

DATE: 2/7/2017

SHEET: 8 OF 9



MAIN LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1"

BUILDER: MAJESTIC HOMES

*PROJECT: LOT 119 BLUEWATER

* LOCATION: 6217 N. 295TH ST.

*PAGE: MAIN LEVEL ELECTRICAL

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