

MAVEN PRAIRIE MANOR- FLAT LOT

3600 TREE LINE DRIVE
 WILDERNESS HILLS 12TH ADD
 BLOCK 6 LOT 10
 LINCOLN, NE
 LANCASTER COUNTY



GENERAL PLAN NOTES

These working drawings have been prepared by VirtuActive, LLC to meet building conditions and were designed under standard interpretation of the 2018 International Residential Code (IRC 2018) and the amendments adopted by the local jurisdictions. 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.

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 - min. 36" below grade (width TBD by plan and rebar as 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 36" below 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 than 24".

Anchor bolts must be spaced no more than 6' on center.

One anchor bolt must be located not more than 12" from each end of the plate section

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.

STRUCTURAL and FRAMING:

All structural member types, sizes, and spans 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, rafters and/or roof trusses shown per plan. Sizing, spans, reinforcement locations, and depth to be verified by contractor, sub-contractor, and/or structural supplier.
 Provide bridging as required by code.
 All perimeter headers over openings to be (2) 2x12, unless otherwise noted.
 Provide double cripple studs under all LVL headers.
 Wind bracing to be CS-WSP unless specified otherwise.
 Penetrations through any structural member must be verified by engineer and/or structural supplier.

WINDOWS WITH MORE THAN 9 SQ FT OF GLASS AND LESS THAN 18" ABOVE FLOOR MUST BE TEMPERED

ALL STRUCTURAL MEMBERS SIZED BY: MEAD LUMBER

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8	ROOF PLAN, & DETAILS
9	ELECTRICAL PLANS

FINISHED SQ. FT.		UNFINISHED SQ. FT.	
BELOW GRADE	1,716	BELOW GRADE	273
MAIN FLOOR	2,003	ATTACHED GARAGE	981
		PORCH	107
		PATIO	182
TOTAL	3,719	TOTAL	1,543



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

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 Designed by: Whitney Heller | wheller@virtuactive.com



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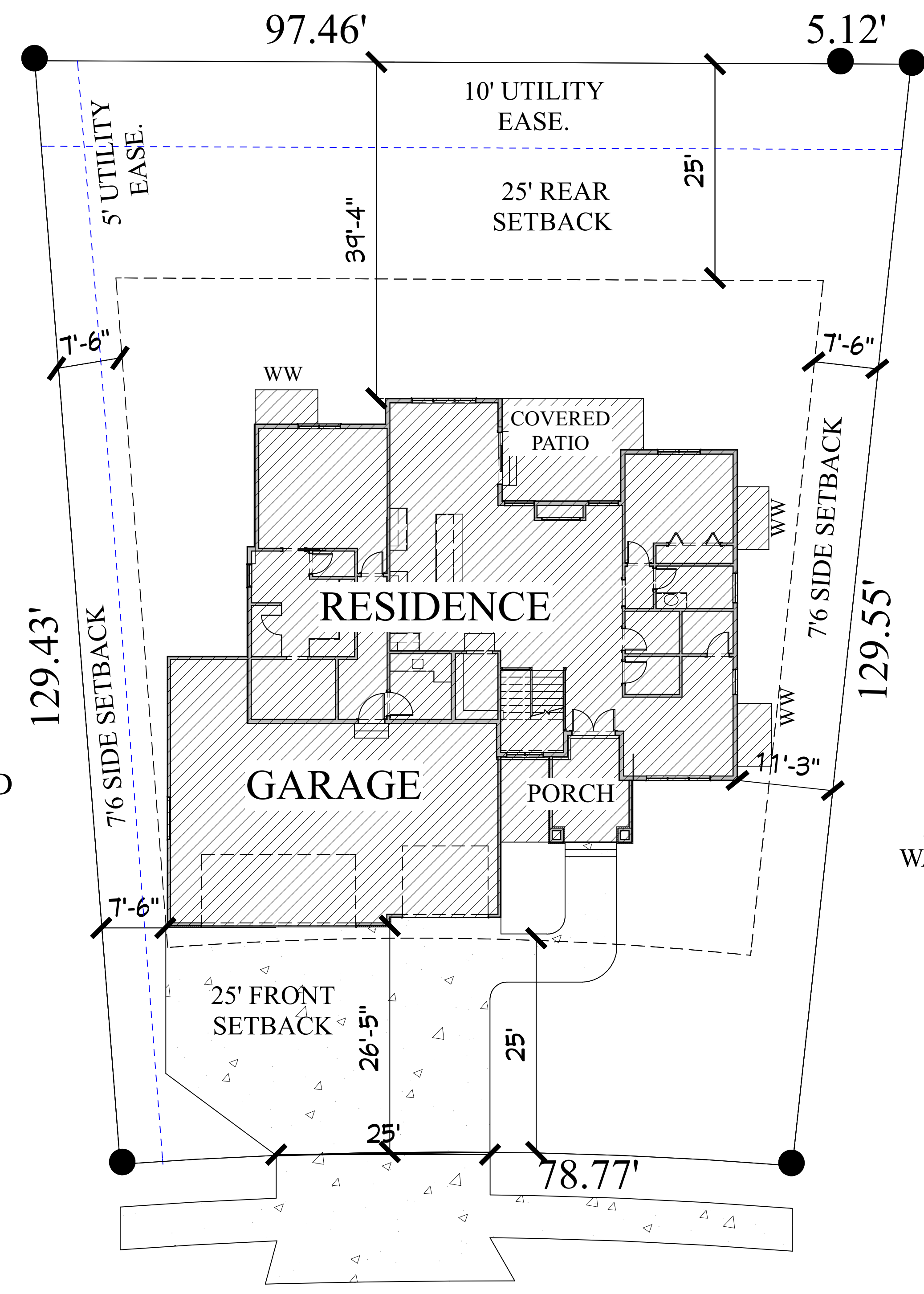
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ADDRESS
3600 TREE LINE DRIVE
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TOP OF FOUNDATION
HEIGHT: 2' ABOVE CURB



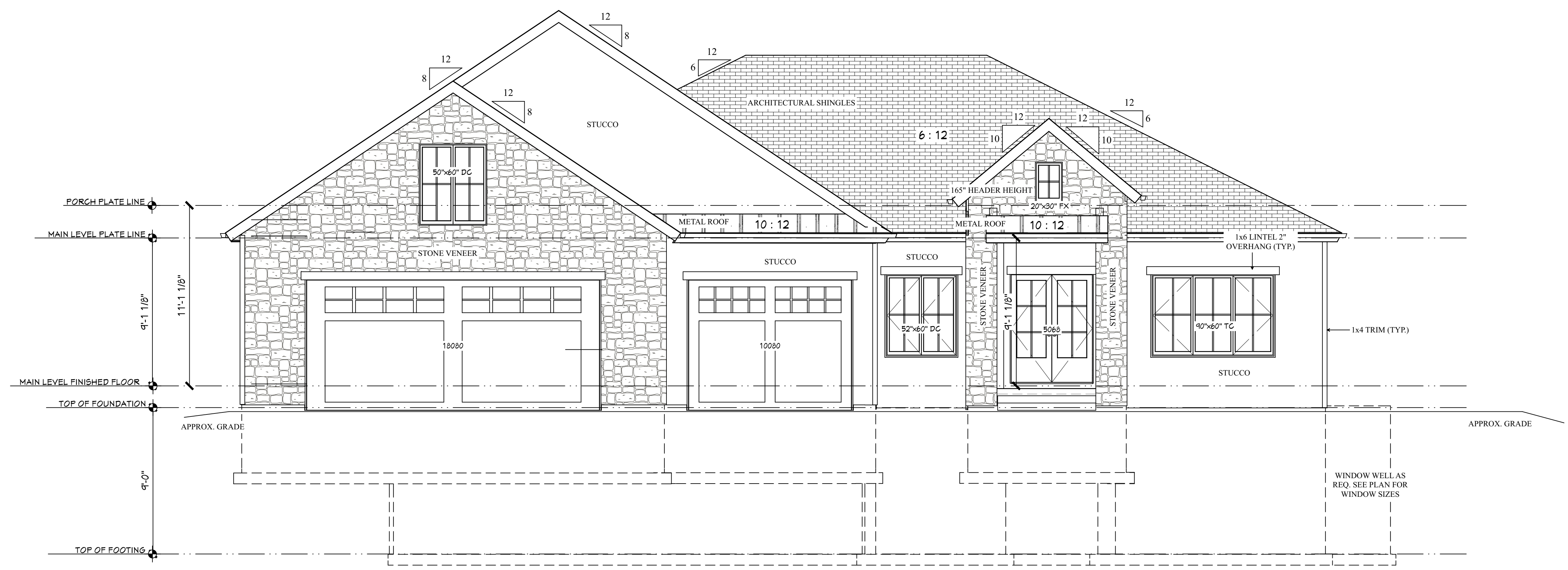
GRADE WILL BE DONE
ACCORDINGLY TO KEEP
WATER AWAY FROM HOUSE.

TREE LINE DR

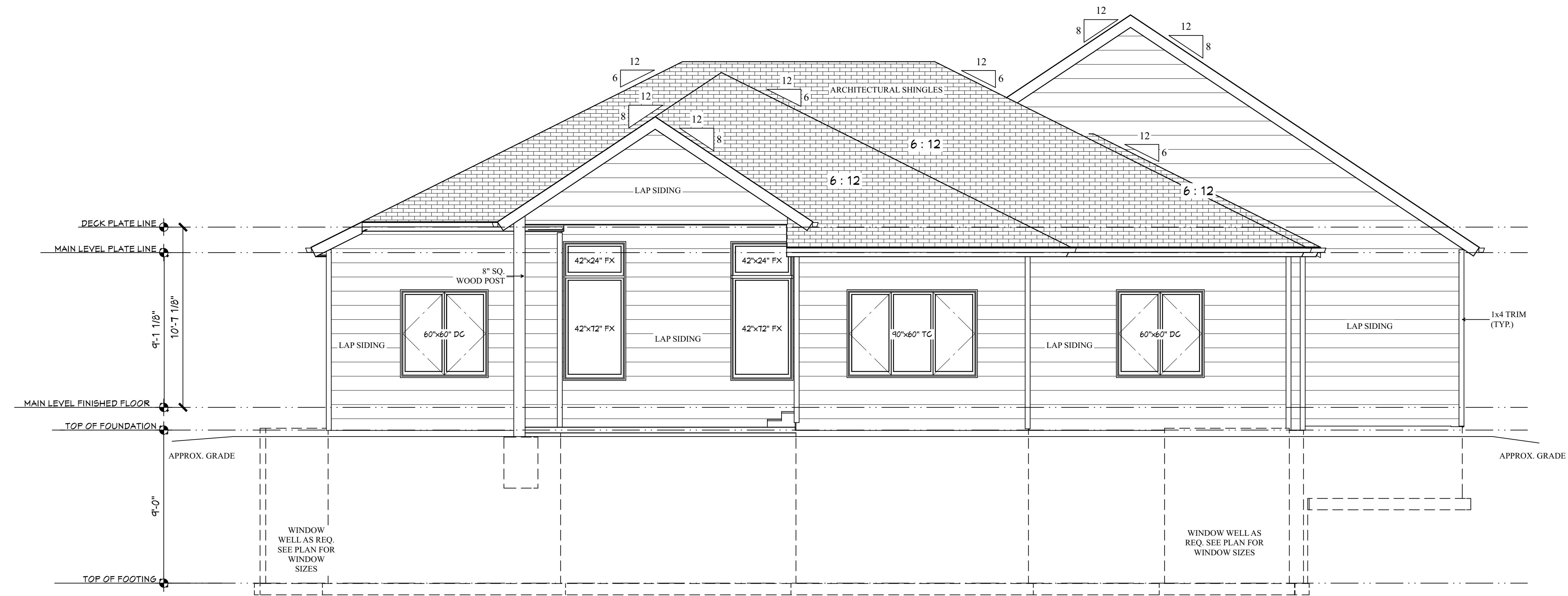
SITE PLAN
SCALE: 1" = 10'-0"

APPROXIMATE SQUARE FOOTAGES	
STRUCTURE	2986 S.F.
DRIVEWAY/SIDEWALK	1102 S.F.
PORCH/PATIO	345 S.F.
TOTAL IMPERVIOUS	4433 S.F.
TOTAL PERVIOUS	7162 S.F.
TOTAL IMPERVIOUS	4433 S.F.
LOT GRAND TOTAL	11595 S.F.

OUTSIDE DRIVEWAY/
SIDEWALK 653 S.F.



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



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

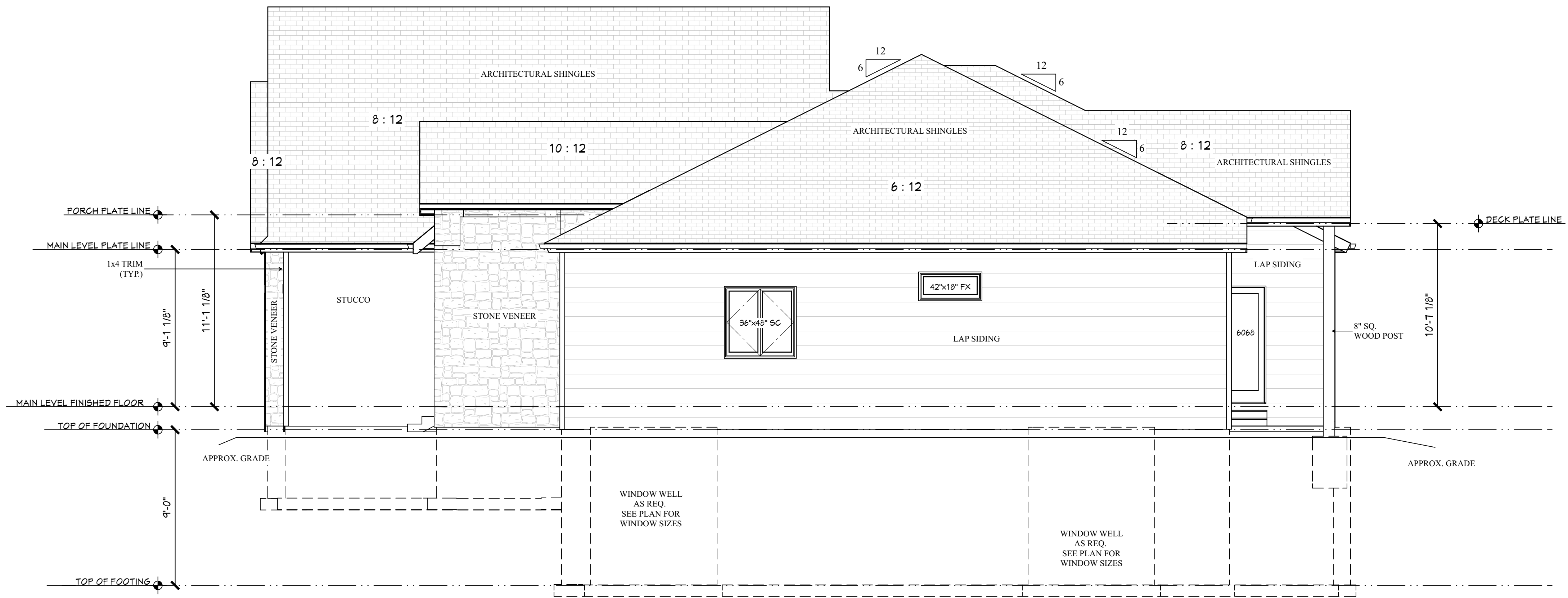
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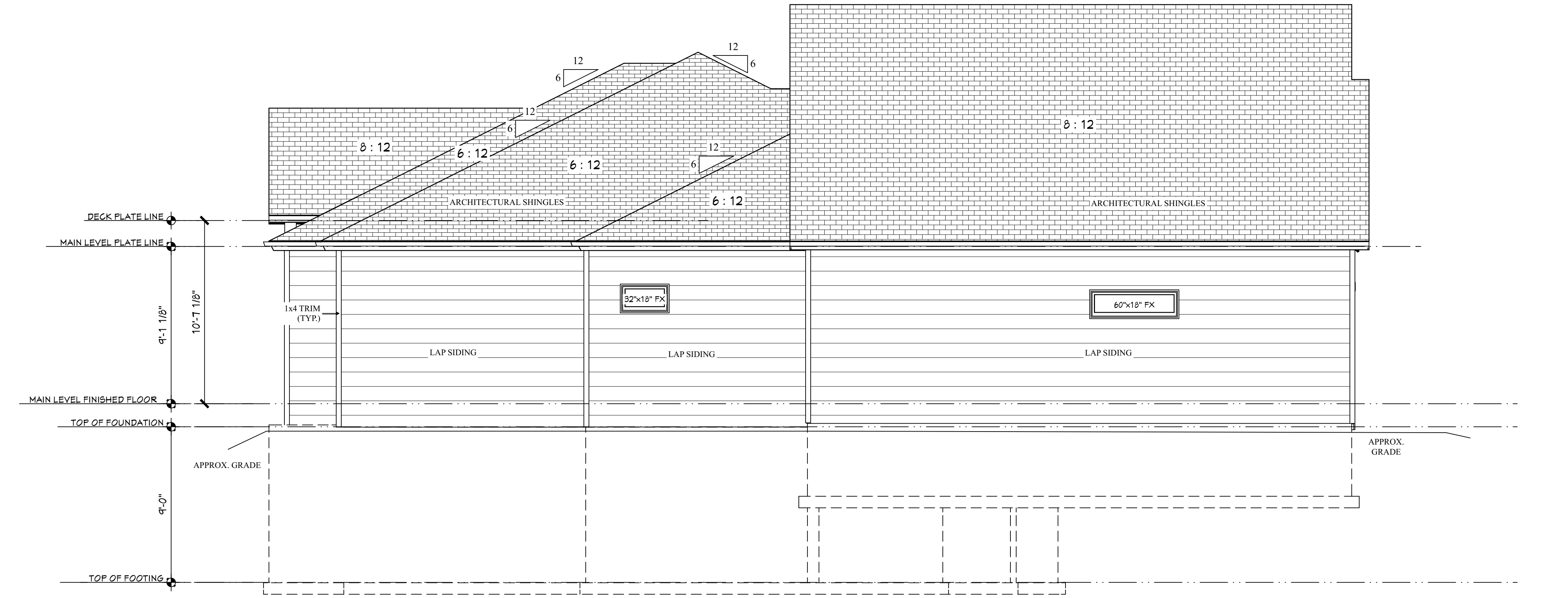
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RIGHT ELEVATION

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



LEFT ELEVATION

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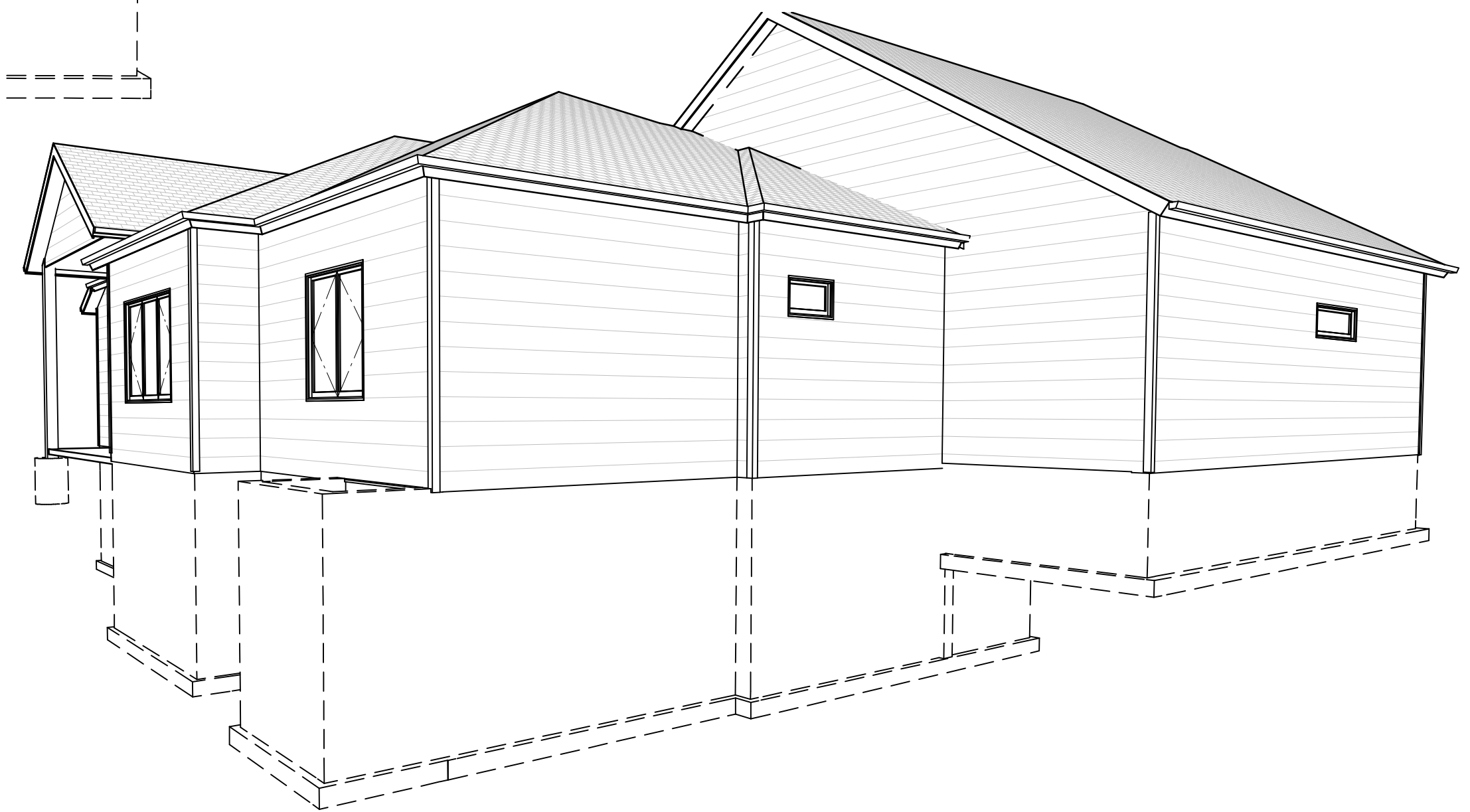
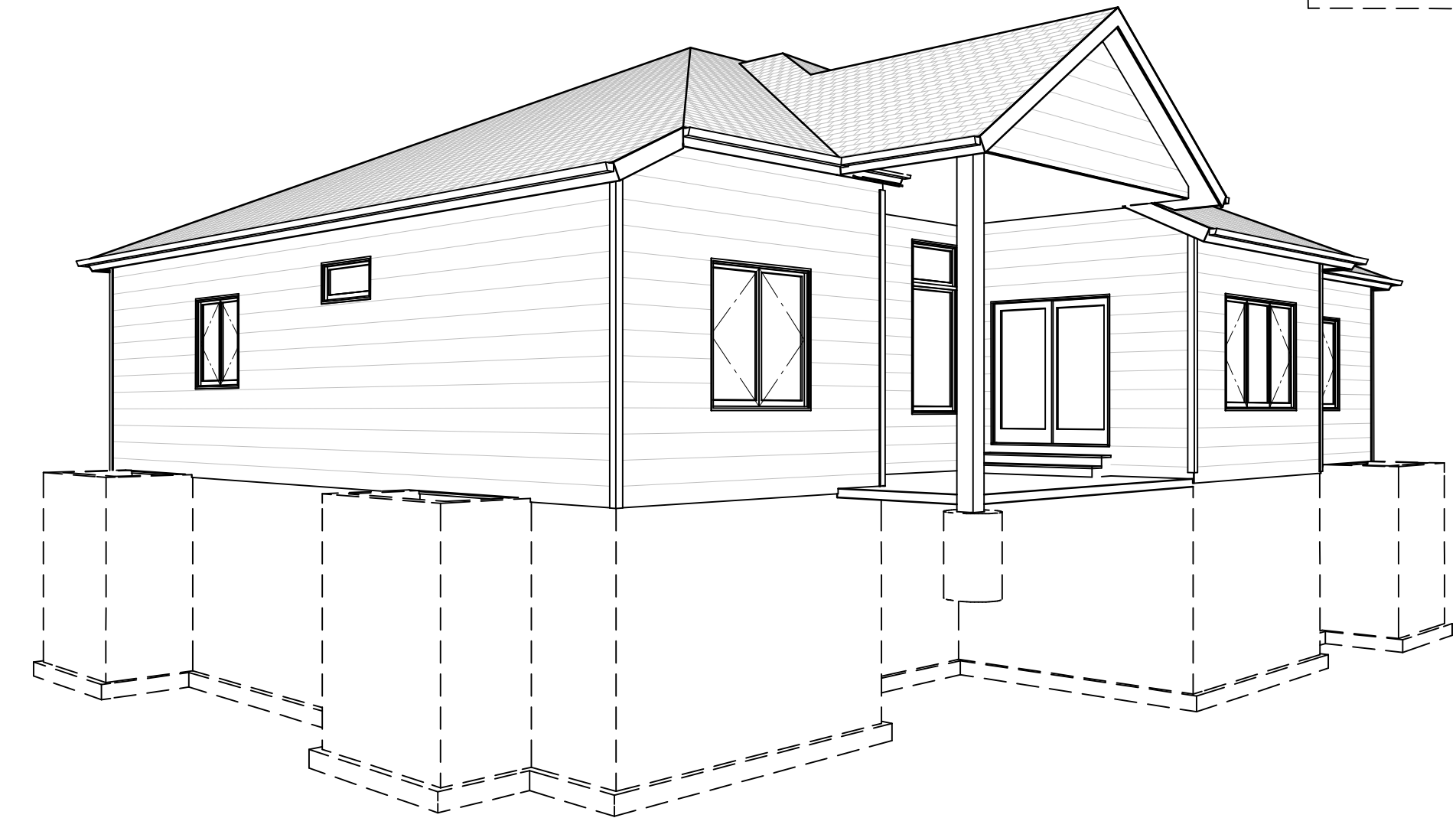
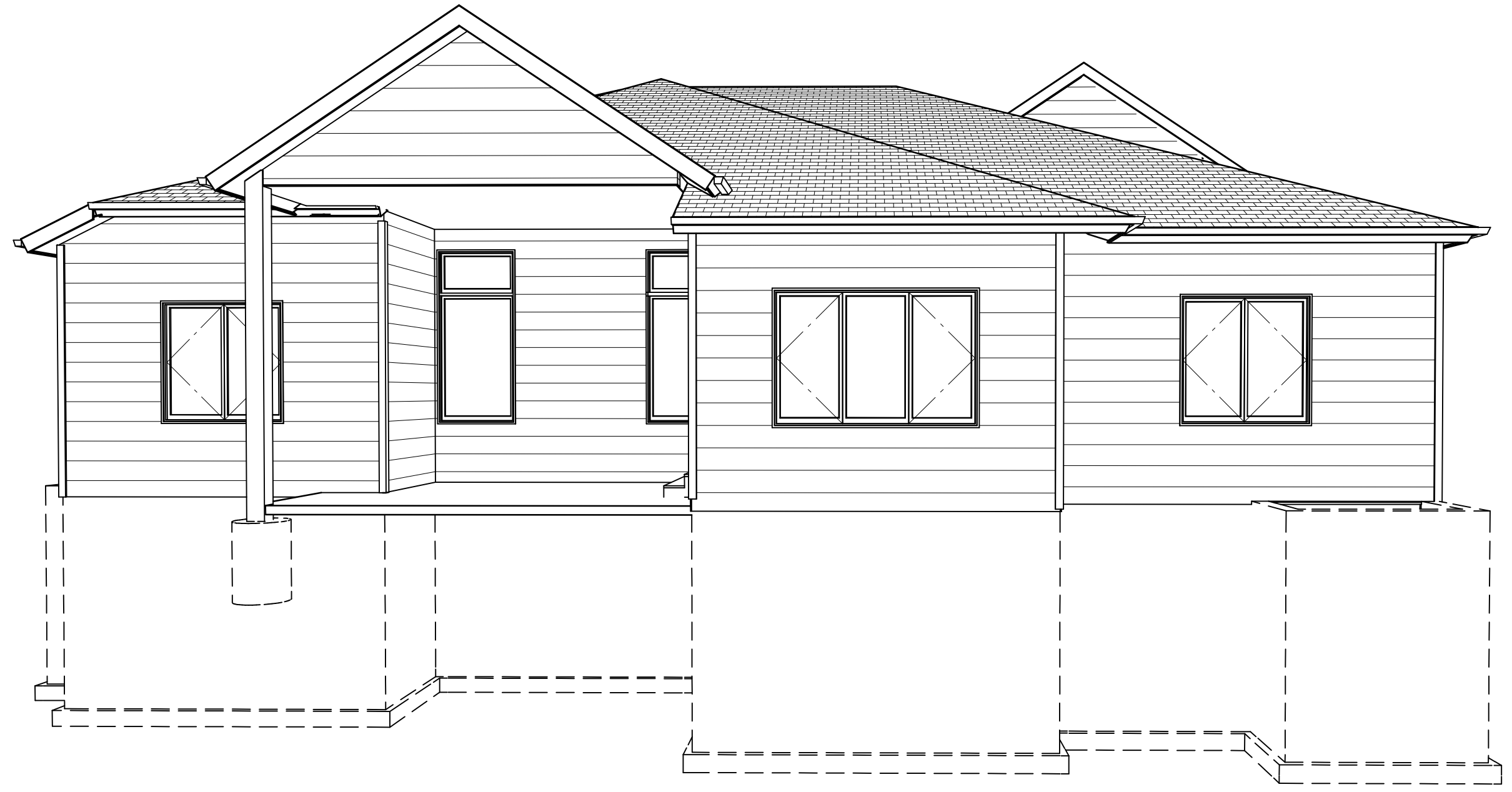
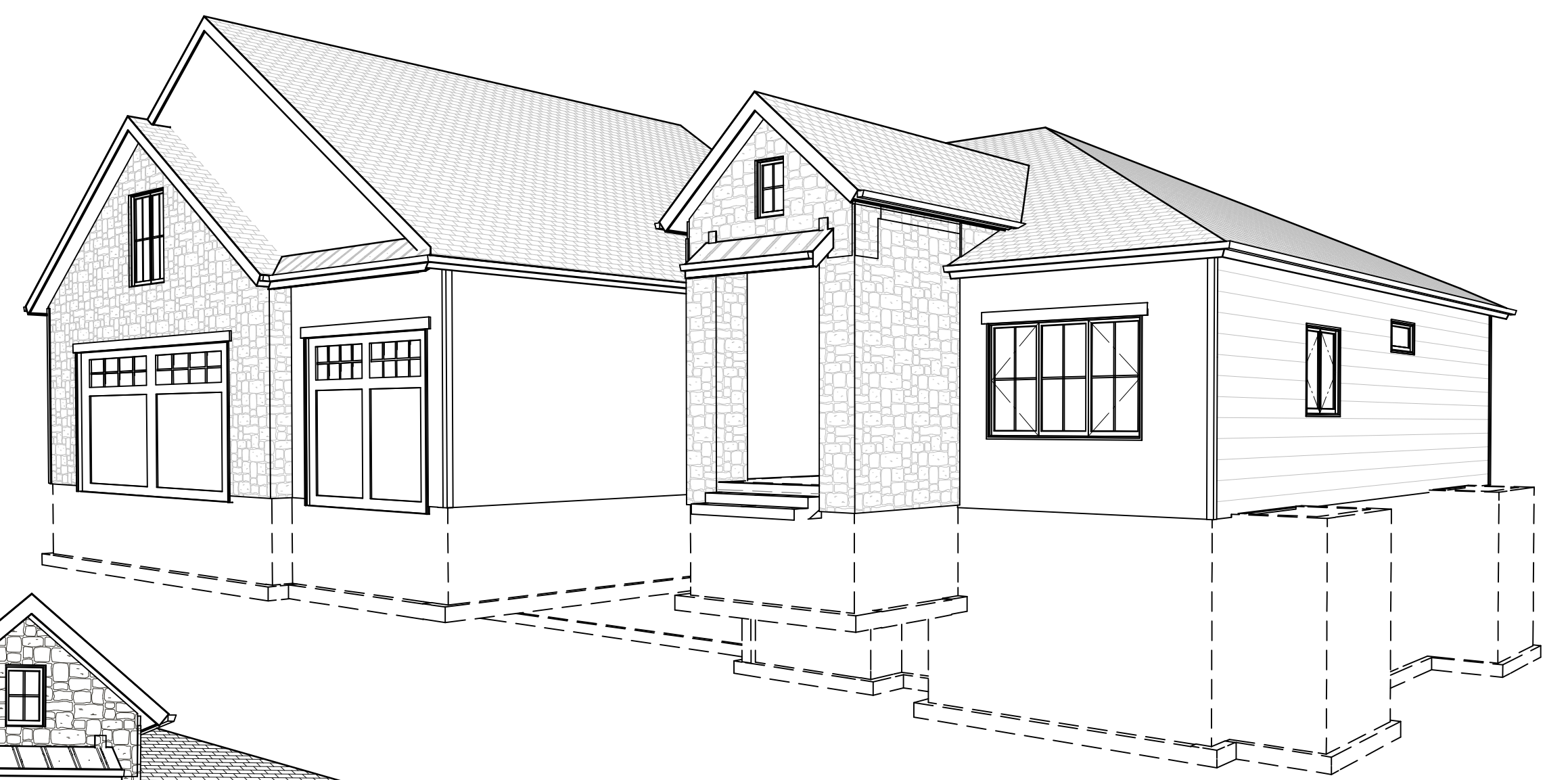
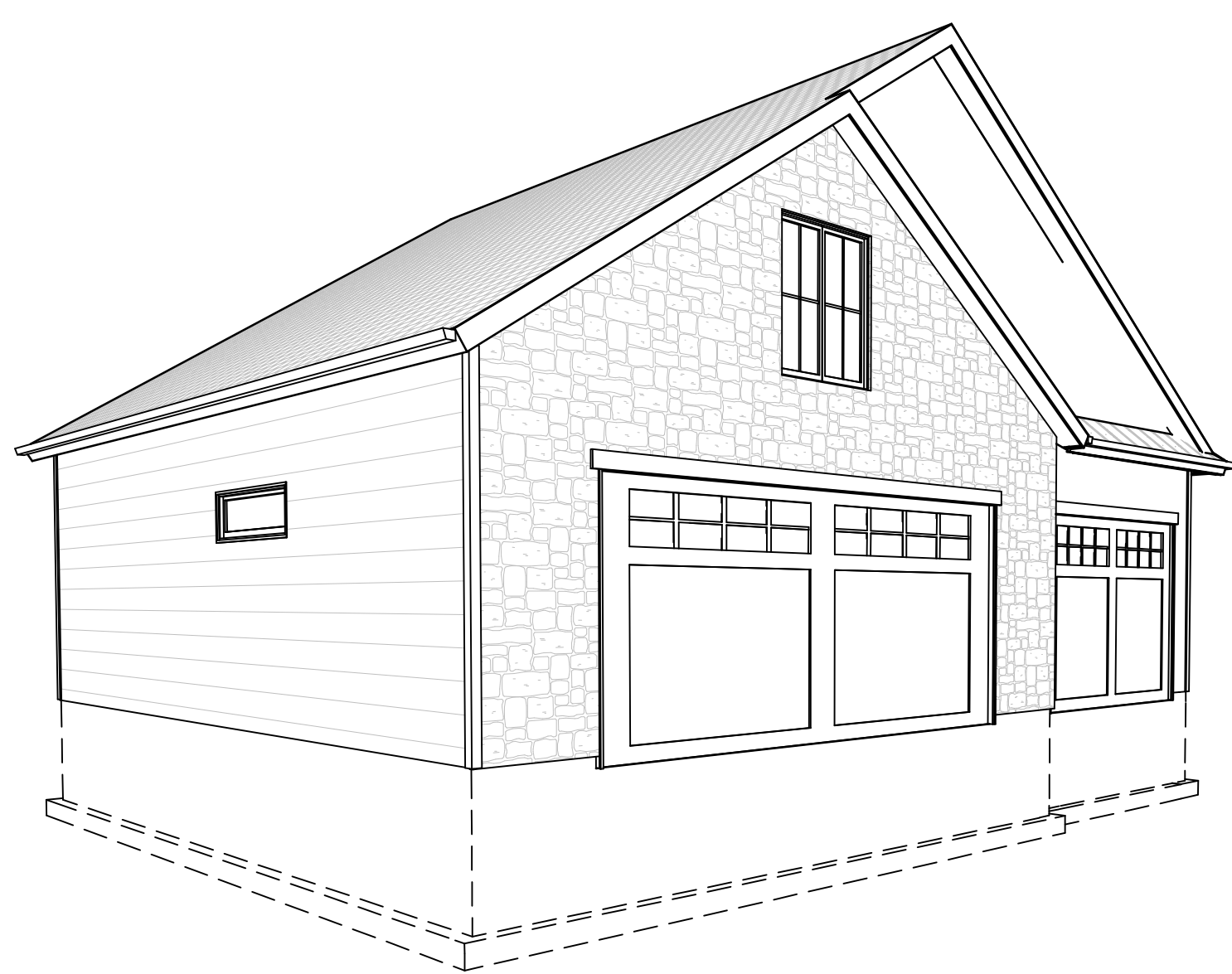
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3D PERSPECTIVE VIEWS
NOT TO SCALE

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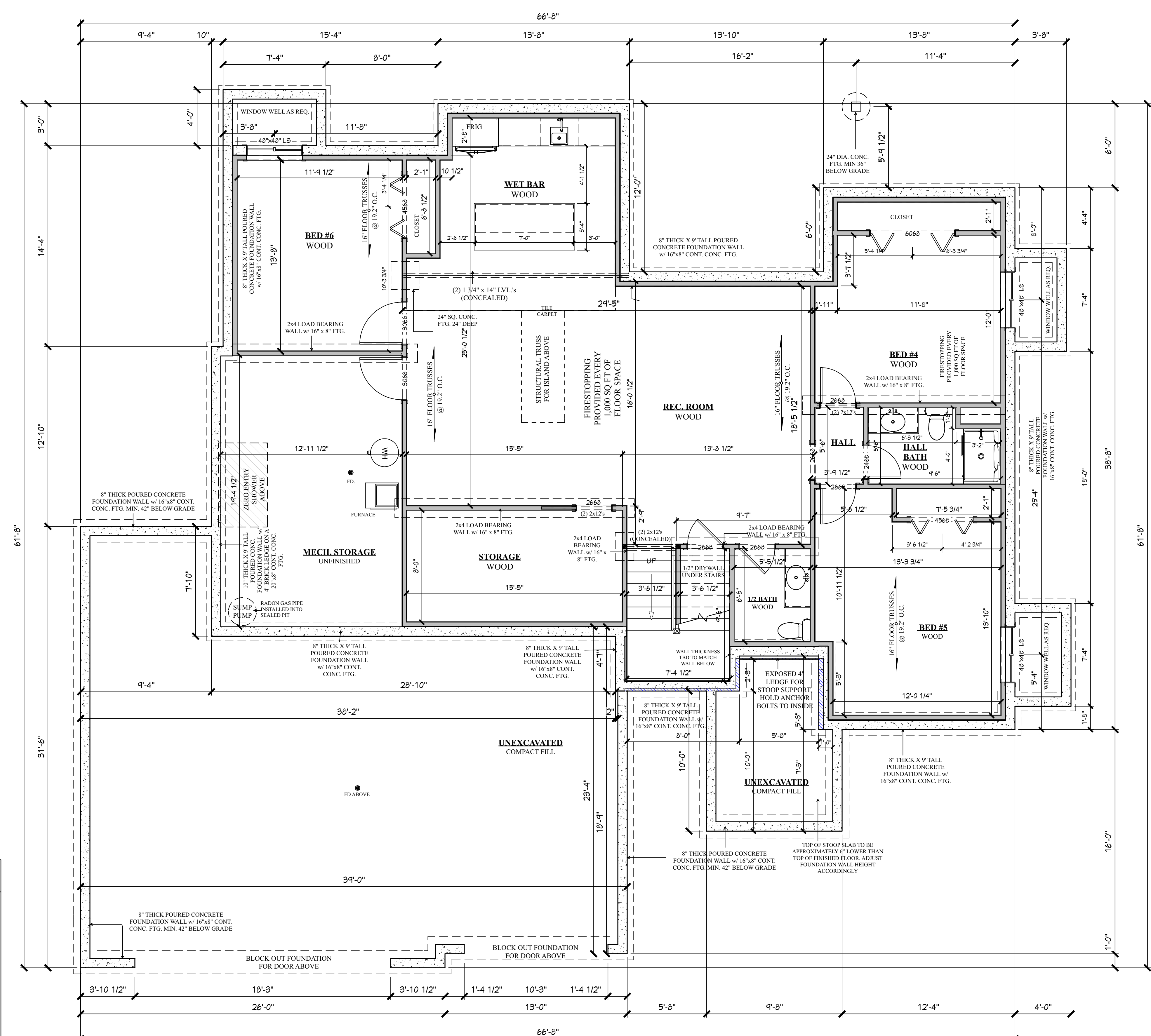
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ALL HEADERS ON THIS FLOOR TO BE AT 82" UNLESS NOTED OTHERWISE

- FOUNDATION & FRAMING NOTES**
- All structural members and framing members shall be confirmed by contractor, sub-contractor, and/or supplier for size, spacing, and species to verify they meet local code requirements.
 - All exterior framing dimensions are to exterior face of sheathing.
 - All interior framing dimensions to framing edge, unless otherwise noted.
 - 8"x9" high poured concrete foundation walls, unless otherwise noted.
 - 2x6 exterior and 2x4 interior walls, unless otherwise noted.
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 - Ceiling Heights: 9' 1-1/8" Main Floor unless otherwise noted.
 - Allow for at least 3.5" from interior door rough openings to wall.
 - All angled walls are 45°, unless otherwise noted.
 - All centerline dimensions for fixtures should be double checked for field accuracy.
 - Wall bracing method = CS-WSP

BASEMENT/FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

BASEMENT WALL TYPE SCHEDULE

EXTERIOR WALLS
LOAD BEARING FRAMED WALLS
FRAMED WALLS
FUTURE FRAMED WALLS

	FINISHED SQ. FT.	UNFINISHED SQ. FT.
BELOW GRADE	1,716	273
MAIN FLOOR	2,003	981
		PORCH 107
		PATIO 182
TOTAL	3,719	1,543

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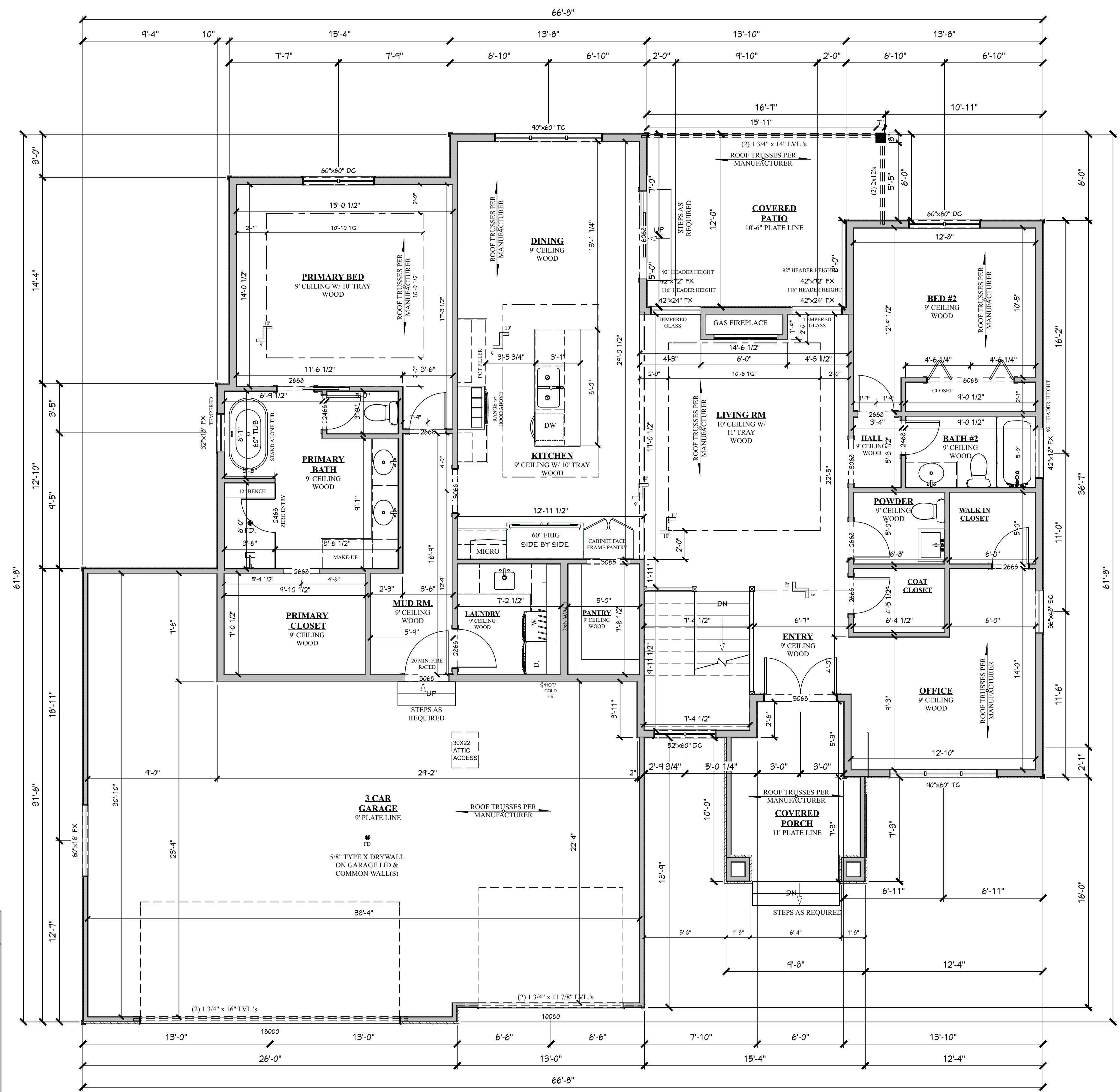
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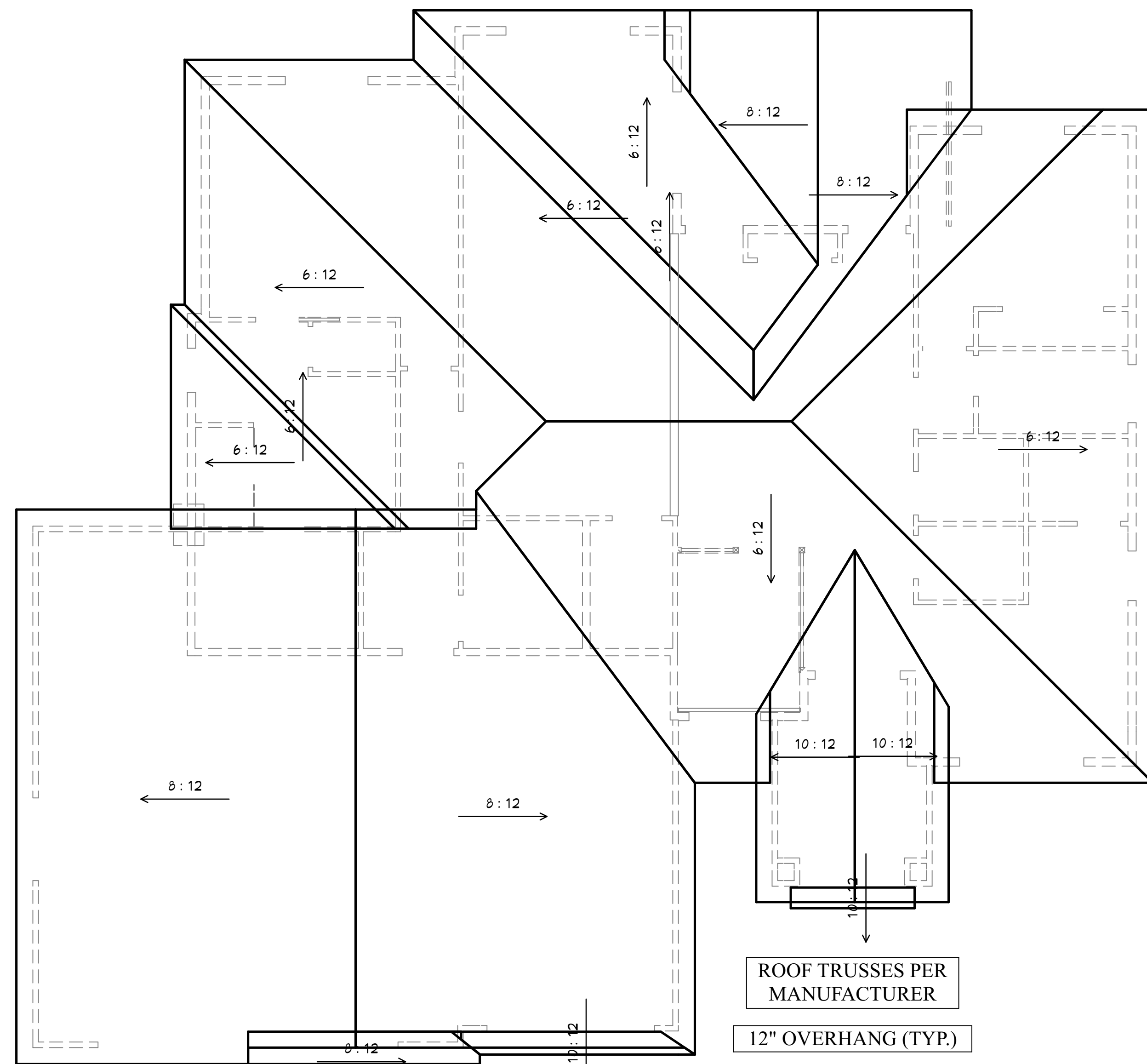
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION & FRAMING NOTES

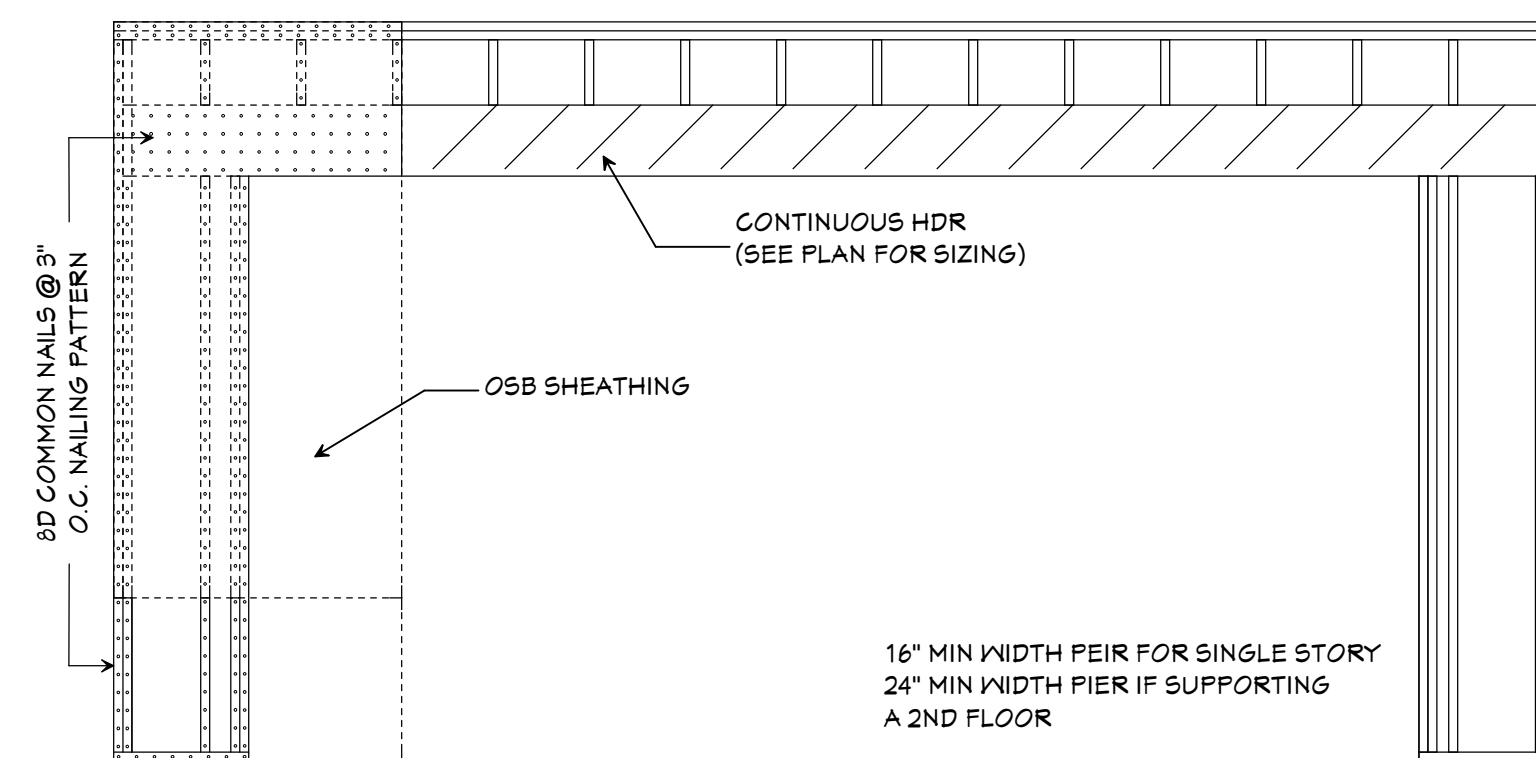
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MAIN FLOOR ROOF PLAN

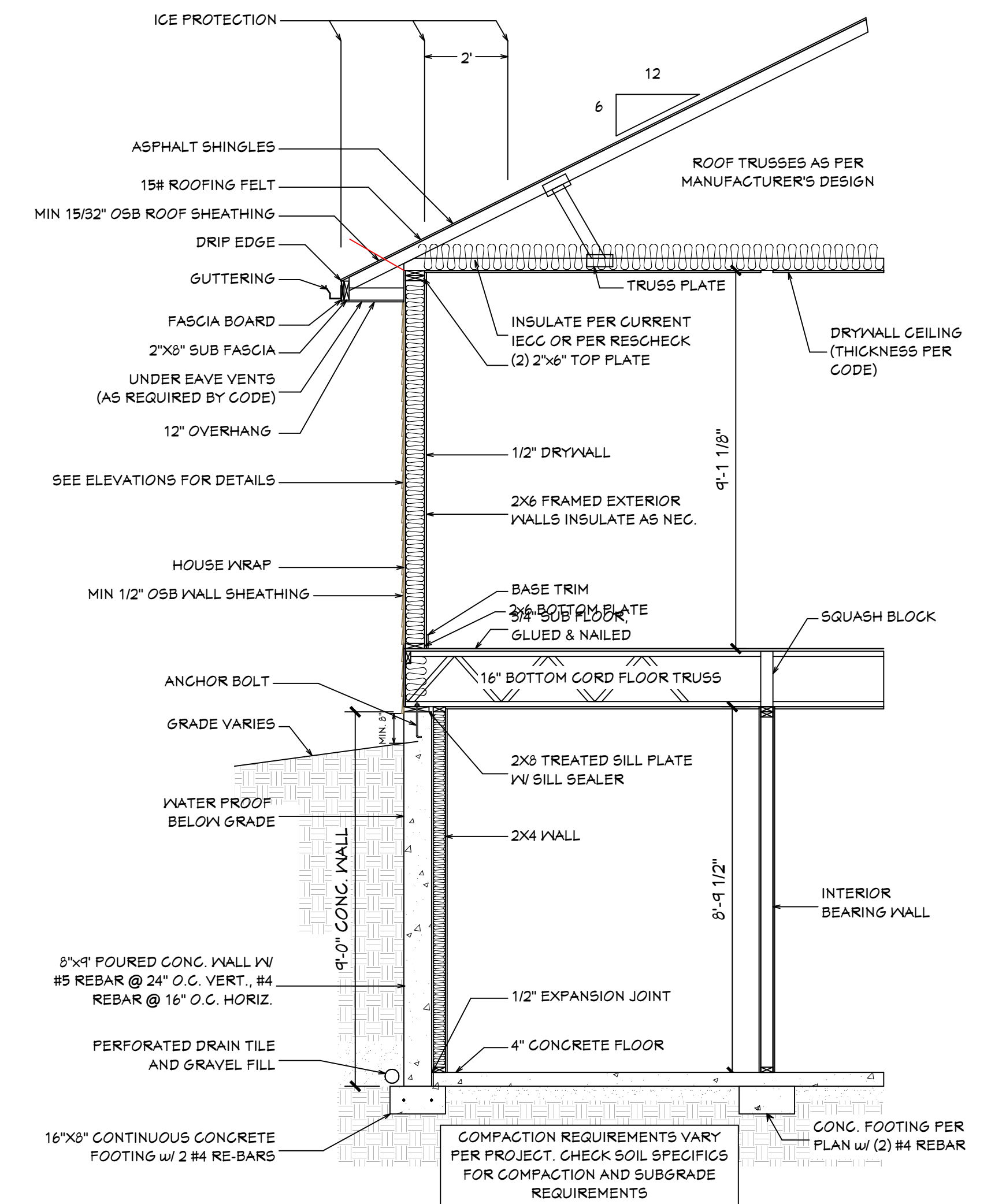
SCALE: 3/16" = 1'-0"

ROOF TRUSSES PER
MANUFACTURER
12" OVERHANG (TYP.)



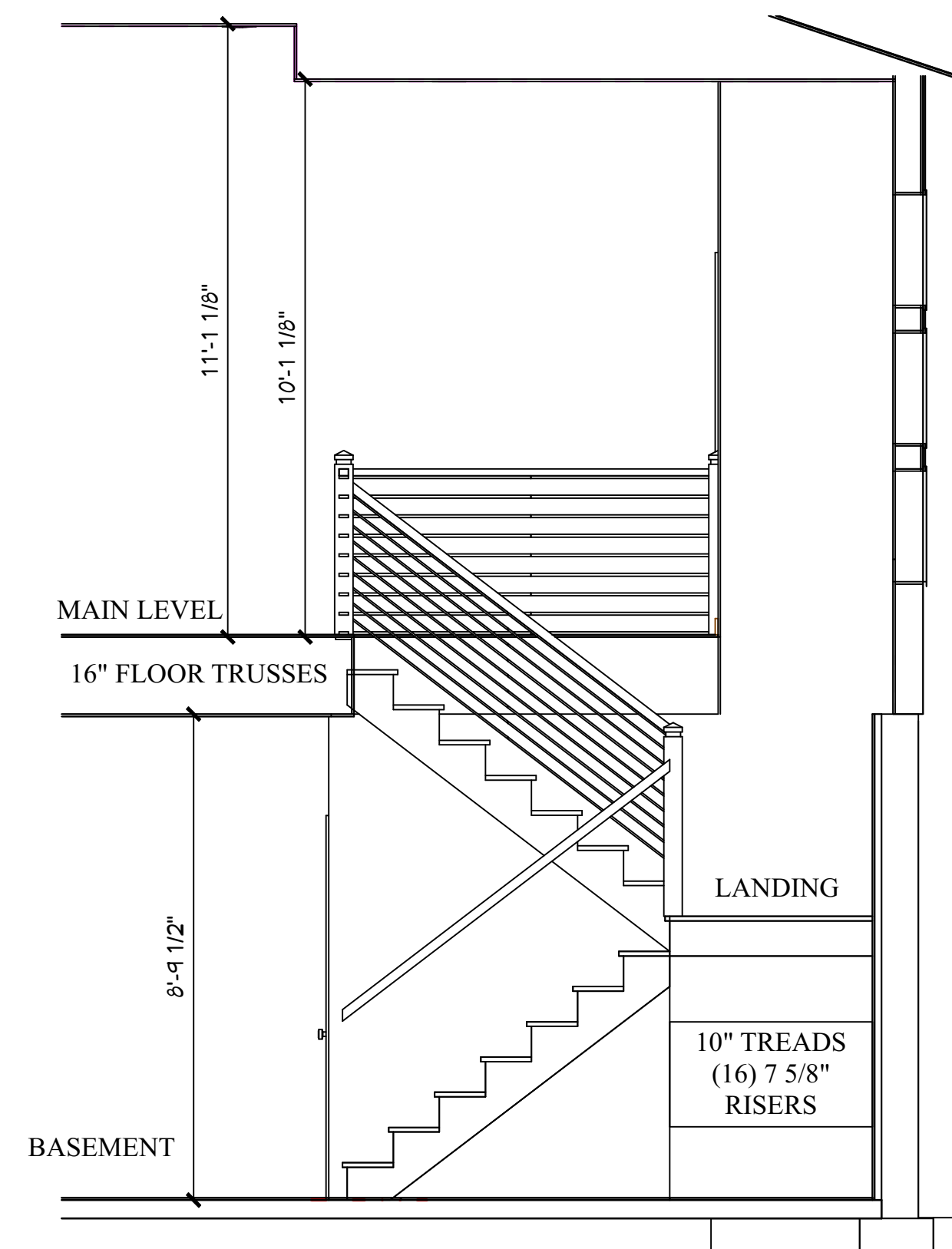
GARAGE DOOR AND BRACE DETAIL

SCALE: 3/8" = 1'-0"



WALL SECTION

SCALE: 3/8" = 1'-0"



STAIR DETAIL

SCALE: 3/8" = 1'-0"

STAIR NOTES:

1. MINIMUM HEADROOM ON STAIRS WILL BE 6'-8" ABOVE THE LEADING EDGE OF ANY FINISHED TREAD.
2. HANDRAIL WILL BE A MIN. OF 36" AND A MAX. OF 36" ABOVE THE LEADING EDGE OF ANY TREAD.
3. HAND RAILS WILL BE A MIN. OF 1 1/4" AND A MAX. OF 1 1/2" IN DIAMETER.
4. HANDRAILS SHALL BE A MIN. OF 1 1/2" AWAY FROM THE WALL.
5. GUARDRAIL SHALL BE 36" HIGH MIN.
6. 3/4" MIN. NOSING AND MAX. 1"
7. 4" MAX SPACING ON BALUSTERS IN ANY DIRECTION.

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LINCOLN, NE
LANCASTER COUNTY

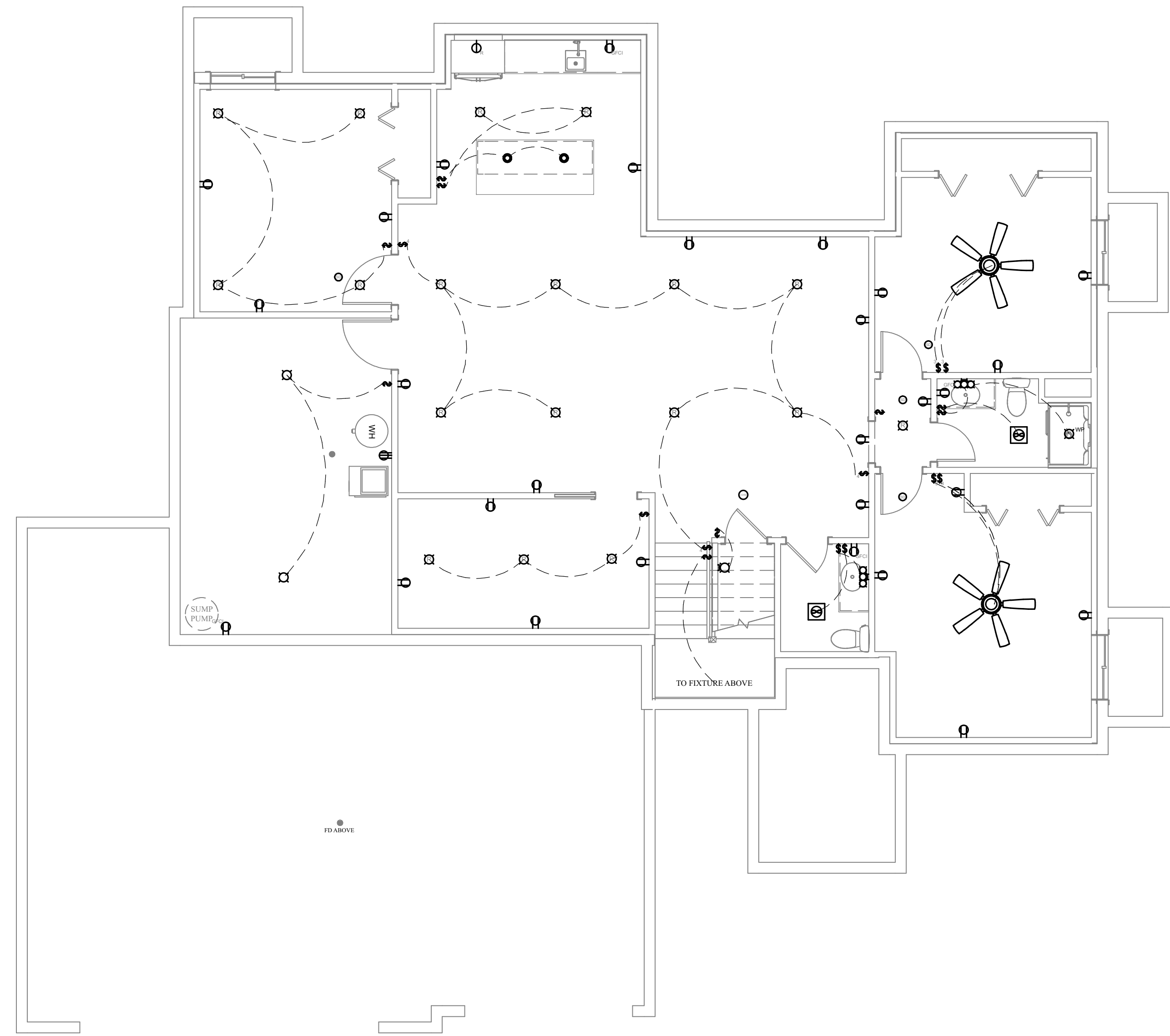
PREPARED FOR:
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VIRTUACTIVE
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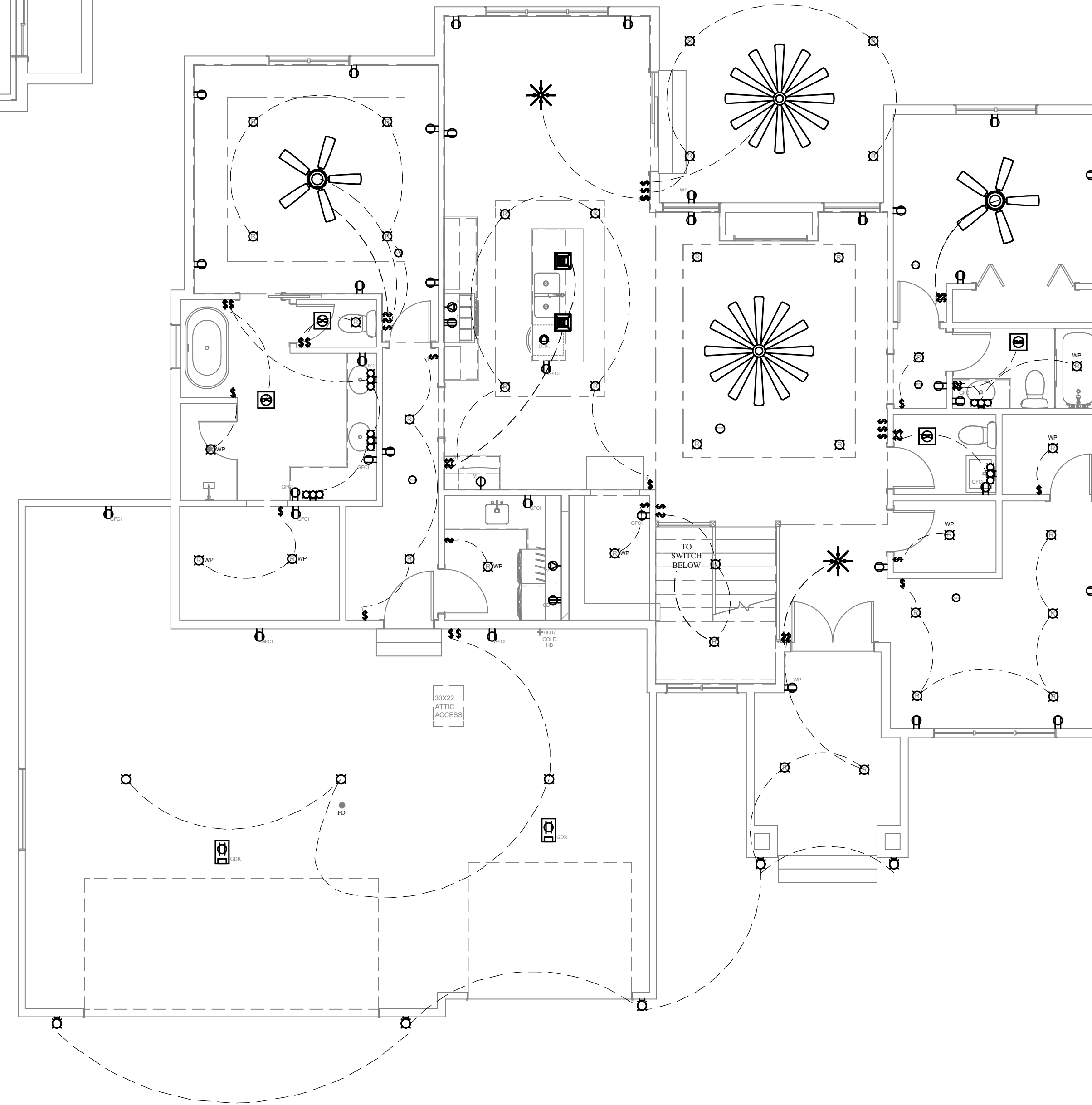
DATE:
7/30/2024

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BASEMENT ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"



MAIN FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
CONTRACTOR, ELECTRICIAN, & HOMEOWNER TO SITE VERIFY FIXTURE TYPE, LOCATION, QUANTITY, & CODE COMPLIANCE	



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

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PROJECT LOCATION:
 3600 TREE LINE DRIVE
 WILDERNESS HILLS 12TH ADD
 BLOCK 6 LOT 10
 LINCOLN, NE
 LANCASTER COUNTY

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