



RIVERSIDE DEVELOPMENT

NORTH PLATTE, NE

HOME PLANS AND FEATURES

Three ways to call Riverside home



The Driftwood

Starting at \$289,900

- 3 bed/2 bath, ranch style
- 1502 livable sq ft
- Two car garage

The Willow

Starting at \$289,900

- 3 bed/2 bath, ranch style
- 1496 livable sq ft
- Two car garage

The Haven

Starting at \$259,900

- 4 bed/2.5 bath, two story
- 1507 livable sq ft
- Two car garage

Standard Features

INTERIOR:

- Granite kitchen tops
- LVP flooring in kitchen + baths
- Carpet in living areas
- Formica bath tops
- Full HVAC + water heater

EXTERIOR:

- Transitional elevation
- Front + back sprinklers
- Front sod + back seed
- Front-yard tree

Start with a **complete**, comfortable **home**, then **select** elevation, palettes and **upgrades** that **make it yours.**



The Driftwood

Modern Farmhouse Exterior



Blending rustic charm with modern simplicity, The Driftwood offers a single-level living experience shaped by nature and designed for flexibility. Its open-concept layout supports everything from entertaining to remote work, while natural materials and clean lines create a sense of calm and authenticity. Ideal for families and professionals who value texture, flow, and connection to their surroundings, this home adapts gracefully to each stage of life.

Starting at: \$289,900

- 3 bed/2 bath, ranch home
- 1502 livable sq ft
- Two car garage



308-893-6234

The Driftwood

Character

Grounded yet refined, The Driftwood balances modern form with earthy warmth. Lap siding, stone accents, and wood details express timeless craftsmanship, while interiors feel light, open, and purposeful. Large windows frame outdoor views, and covered porches extend living spaces seamlessly into the environment. Every element emphasizes natural beauty, practicality, and understated sophistication.

Specifications

- Total Finished Living Area: 1,502 sq. ft.
- Main Level: 1,502 sq. ft.
- Unfinished Spaces:
 - Covered Stoop: 138 sq. ft.
 - Garage: 414 sq. ft.
 - Patio: 140 sq. ft.
- Bedrooms: 3
- Bathrooms: 2
- Garage: Attached two-stall
- Ceilings: 8' throughout main level
- Construction Details:
 - 2×6 exterior and 2×4 interior walls
 - 12"x36" frost-free trench footing with slab-on-grade foundation
 - Wall bracing method: CS-WSP
 - Energy-efficient insulation (R-19 minimum)
 - Engineered trusses and LVL headers throughout

Layout Highlights

- Open-concept kitchen, dining, and living area with snack bar and patio access
- Primary suite with walk-in closet and ensuite bath
- Two additional bedrooms and shared full bath
- Dedicated laundry near bedrooms for convenience
- Covered front stoop and rear patio extend indoor-outdoor living
- Garage access flows directly to kitchen and storage areas

Ideal For

- Families seeking balance between nature and modern comfort
- Remote professionals or creatives wanting open, flexible space
- Homeowners who appreciate earthy design and efficient single-level living

Transitional Exterior



Craftsman Exterior



THE DRIFTWOOD FLOOR PLAN



PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

DOOR SCHEDULE

MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D0	2	2'-4"	10'-0"	7'-0"	
D1	2	0'-0"	3'-0"	6'-8"	
D2	3	0'-0"	2'-8"	6'-8"	
D3	1	0'-0"	6'-0"	6'-8"	
D4	2	0'-0"	2'-6"	6'-8"	
D5	4	0'-0"	2'-4"	6'-8"	
D6	1	0'-0"	2'-0"	6'-8"	
D7	3	0'-0"	5'-0"	6'-8"	

WINDOW SCHEDULE

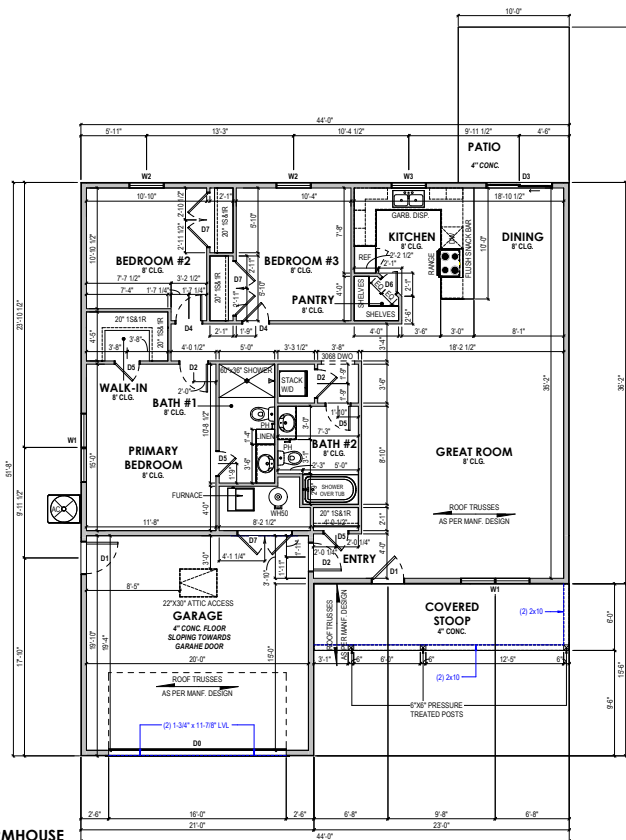
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	2	1'-8 3/4"	6'-2 3/4"	4'-11 3/4"	
W2	2	1'-8 3/4"	3'-1 3/4"	4'-11 3/4"	
W3	1	2'-2 3/4"	3'-1 3/4"	3'-5 3/4"	

FOUNDATION & FRAMING NOTES

1. 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.
2. All exterior framing dimensions are to exterior face of sheathing.
3. All interior framing dimensions to framing edge, unless otherwise noted.
4. 12" x Min. 36" below grade poured concrete foundation walls, unless otherwise noted.
5. 2x6 exterior and 2x4 interior walls, unless otherwise noted.
6. All exterior headers shall be (2) 2x12, unless otherwise noted.
7. Door sizes noted as feet and inches.
8. Window sizes noted as inches. Contractor, sub-contractor, and/or suppliers to confirm window openings for egress, min. light, min. height, and ventilation requirements. Contractor and/or sub-contractor to go o f of supplier provided rough opening sheet for all rough openings & sizes.
9. Ceiling Heights: 8'-0" Main Floor.
10. Allow for at least 3.5" from interior door rough openings to wall.
11. All angled walls are 45°, unless otherwise noted.
12. All centerline dimensions for futures should be double checked for field accuracy.
13. Wall tracing method = CS-WSP

MODERN FARMHOUSE MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



FINISHED SQ. FT.	
MAIN LEVEL	1382 SF
TOTALS	1382 SF

UNFINISHED SQ. FT.	
COVERED STOOP	138 SF
GARAGE	414 SF
PATIO	140 SF
TOTALS	692 SF



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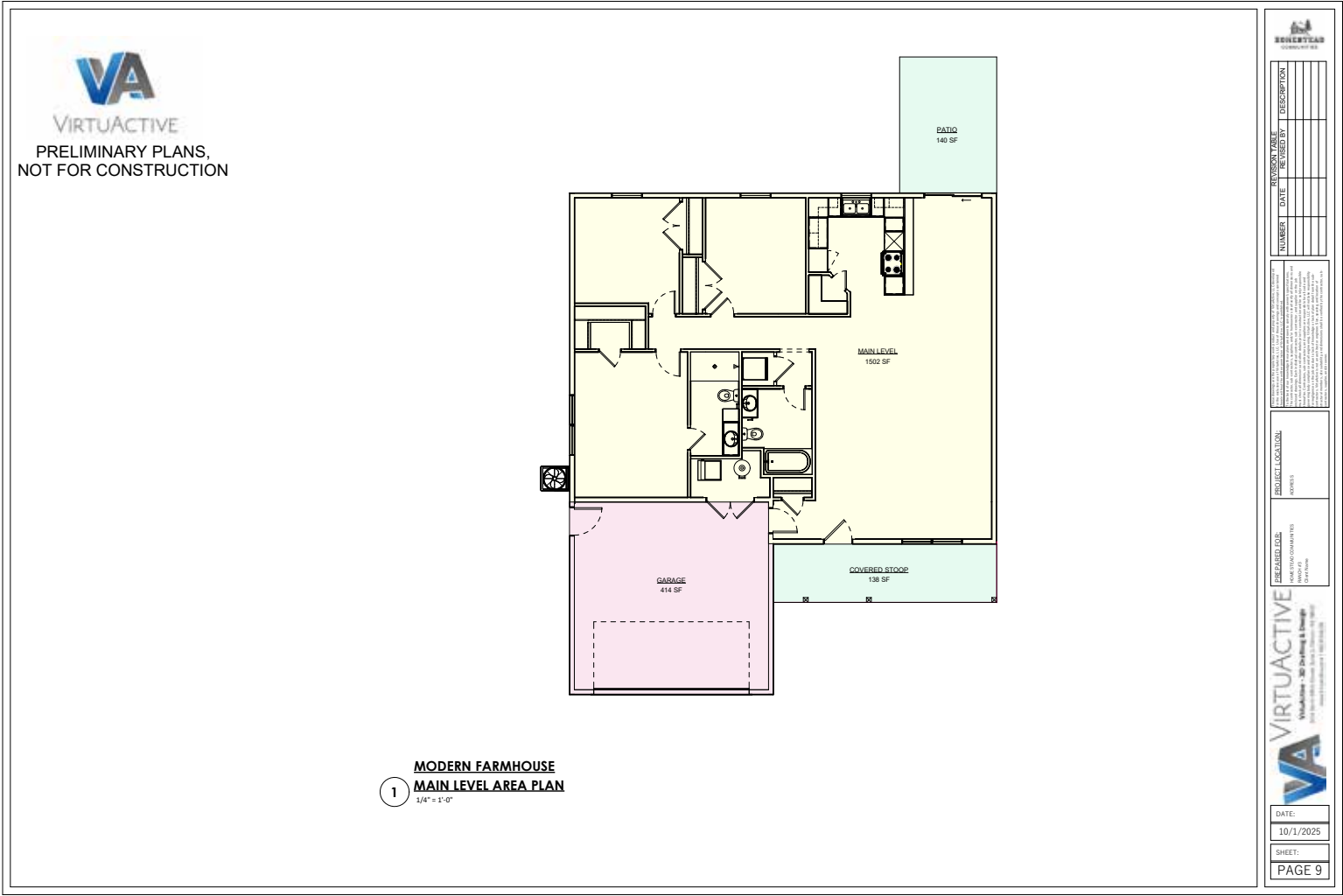
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DATE:
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CHECKED BY:
DATE:



DATE:
10/1/2025
SHEET:
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THE DRIFTWOOD FLOOR PLAN



The Willow

Craftsman Exterior



Balanced, welcoming, and timeless, The Willow blends modern design with the warmth of tradition. Its open-concept layout centers around a functional kitchen hub that connects seamlessly to the great room and dining area, making it perfect for everyday living and family gatherings. With intuitive flow and a strong connection to the outdoors, this single-level plan supports a relaxed lifestyle while maintaining architectural sophistication.

Starting at: \$289,900

- 3 bed/2 bath, ranch home
- 1496 livable sq ft
- Two car garage



308-893-6234

The Willow

Character

Rooted in simplicity and grace, The Willow carries the charm of a Modern Farmhouse with clean lines and organic warmth. Vertical siding, modest trim detailing, and covered outdoor spaces create a look that feels both current and familiar. Inside, natural light, soft tones, and thoughtful finishes highlight a sense of calm and connection — equally suited for a Riverside setting or a quiet neighborhood street.

Specifications

- Total Finished Living Area: 1,496 sq. ft.
- Main Level: 1,496 sq. ft.
- Unfinished Spaces:
 - Covered Stoop: 19 sq. ft.
 - Garage: 397 sq. ft.
 - Patio: 113 sq. ft.
- Bedrooms: 3
- Bathrooms: 2
- Garage: Attached two-stall
- Ceilings: 8' throughout main level

Construction Details:

- 2×6 exterior and 2×4 interior walls
- 12"x36" frost-free trench footing with slab-on-grade foundation
- Wall bracing method: CS-WSP
- Energy-efficient insulation (R-19 minimum)
- Engineered LVL headers and roof trusses per manufacturer design

Layout Highlights

- Spacious open-concept living with kitchen, dining, and great room flow
- Primary suite with walk-in closet and ensuite bath
- Two secondary bedrooms and full shared bath
- Central laundry with easy access from bedrooms and garage
- Covered front stoop and rear patio for indoor-outdoor living
- Efficient circulation with minimal hallway waste

Ideal For

- Families who value shared spaces and everyday comfort
- Buyers seeking a single-level layout with timeless appeal
- Homeowners who want a blend of elegance and practicality



THE WILLOW FLOOR PLAN



**PRELIMINARY PLANS,
NOT FOR CONSTRUCTION**

DOOR SCHEDULE

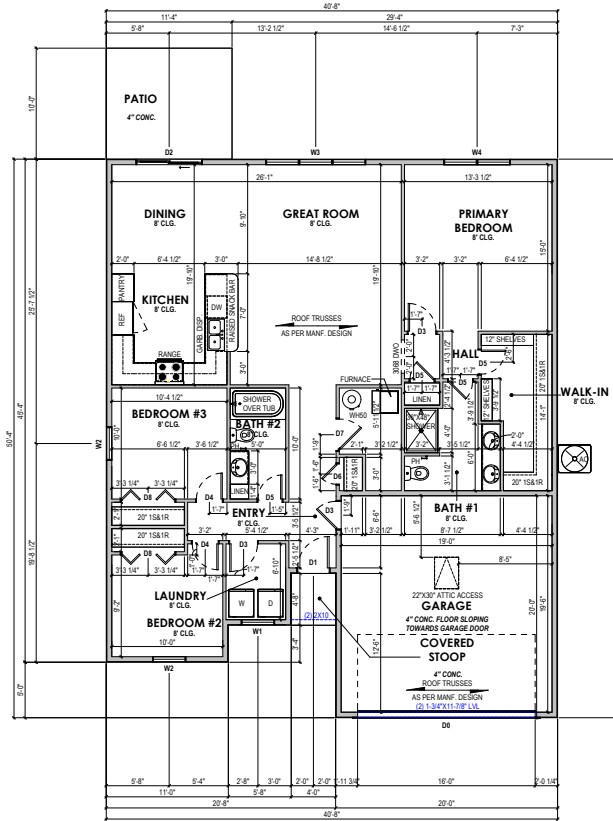
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D1	1	0'-0"	3'-0"	6'-8"	
D2	1	0'-0"	6'-0"	6'-8"	
D3	3	0'-0"	2'-8"	6'-8"	
D4	2	0'-0"	2'-4"	6'-8"	
D5	4	0'-0"	2'-4"	6'-8"	
D6	1	0'-0"	2'-0"	6'-8"	
D7	1	0'-0"	3'-0"	6'-8"	
D8	2	0'-0"	0'-0"	6'-8"	

WINDOW SCHEDULE

MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	1	5'-2 1/2"	3'-0"	1'-0"	
W2	2	1'-8 1/2"	3'-0"	5'-0"	
W3	1	1'-8 1/2"	6'-0"	5'-0"	

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.
- 12" x Min. 36" below grade poured concrete foundation walls, unless otherwise noted.
- 2x6 exterior and 2x4 interior walls, unless otherwise noted.
- All exterior headers shall be (2) 2x12, unless otherwise noted.
- Door sizes noted as feet and inches.
- Window sizes noted as inches. Contractor, sub-contractor, and/or suppliers to confirm window openings for egress, min. light, min. height, and ventilation requirements. Contractor and/or sub-contractor to go o.f. of supplier provided rough opening sheet for all rough openings & sizes.
- Ceiling Heights: 8'-0" Main Floor.
- 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



CRAFTSMAN
1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

FINISHED SQ. FT.	
MAIN LEVEL	1486 SF
TOTALS	1486 SF

UNFINISHED SQ. FT.	
COVERED STOOP	19 SF
GARAGE	591 SF
PATIO	113 SF
TOTALS	629 SF



REVISION	DATE	REVIEWED BY	DESCRIPTION

SEINERTAS ARCHITECTURE
10000 13th Avenue, Suite 100
Boulder, CO 80501
(303) 440-1234
www.seinertas.com

PROJECT LOCATION
ADDRESS

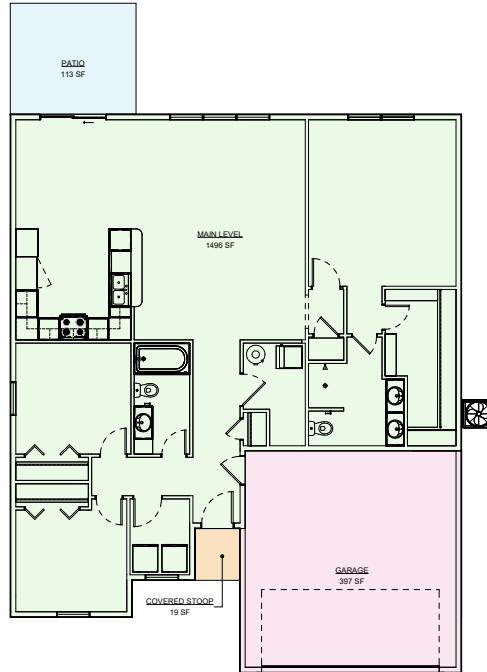
PREPARED FOR
PROJECT NAME



DATE:
10/1/2025
SHEET:
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THE WILLOW FLOOR PLAN

VA
VIRTUACTIVE
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



**1 CRAFTSMAN
MAIN LEVEL AREA PLAN**
1/4" = 1'-0"



NUMBER	DATE	REVISION	DESCRIPTION

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PROJECT LOCATION
ADDRESS

PREPARED BY
DESIGNER: CHARTER
DATE: 10/1/2025



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10/1/2025
SHEET:
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The Haven

Transitional Exterior



Designed for balance, comfort, and efficiency, this duplex brings timeless architecture to modern living. Each residence offers functional two-story design tailored for families, young professionals, or downsizers who value thoughtful space without excess. Open layouts, abundant natural light, and smart use of every square foot create a calm, low-maintenance home environment that feels both connected and private.

Starting at: \$259,900

- 4 bed/2.5 bath, two story home
- 1507 livable sq ft
- Two car garage



308-893-6234

The Haven

Character

Warm, refined, and practical, the Craftsman Duplex blends classic curb appeal with modern simplicity. The exterior features lap siding, stone accents, and covered porches, while inside, clean lines and open spaces promote flow and comfort. Soft color palettes and flexible indoor-outdoor connections make it easy to personalize and enjoy — from cozy mornings to evening gatherings on the private patio.

Specifications

- Total Finished Living Area: 1,507 sq. ft. per unit
- Main Level: 606 sq. ft.
- Second Floor: 901 sq. ft.
- Unfinished Spaces:
 - Garage: 386 sq. ft.
 - Patio: 120 sq. ft.
- Bedrooms: 4
- Bathrooms: 2.5
- Garage: Attached two-stall
- Ceilings: 8'-1" throughout both floors
- Construction Details:
 - 2×6 exterior and 2×4 interior walls
 - 12"x36" frost-free trench footing with slab-on-grade foundation
 - Fire-rated separation wall between units (2-hour UL Type SCX)
 - Energy-efficient insulation meeting IECC standards
 - 18" engineered floor trusses at 16" or 19.2" O.C. spacing

Layout Highlights

- Open-concept main floor with kitchen island, dining area, and large living room
- Half bath conveniently located under the staircase
- Upstairs features a spacious primary suite with walk-in closet and ensuite bath
- Three additional bedrooms with a shared full bath
- Dedicated upper-level laundry for convenience
- Private fenced patio area extending the living space outdoors

Ideal For

- Growing families wanting practical space and modern comfort
- Professionals or couples seeking simplicity and design efficiency
- Investors looking for a durable, high-demand multi-unit asset

Modern Farmhouse Exterior



Craftsman Exterior



THE HAVEN FLOOR PLAN



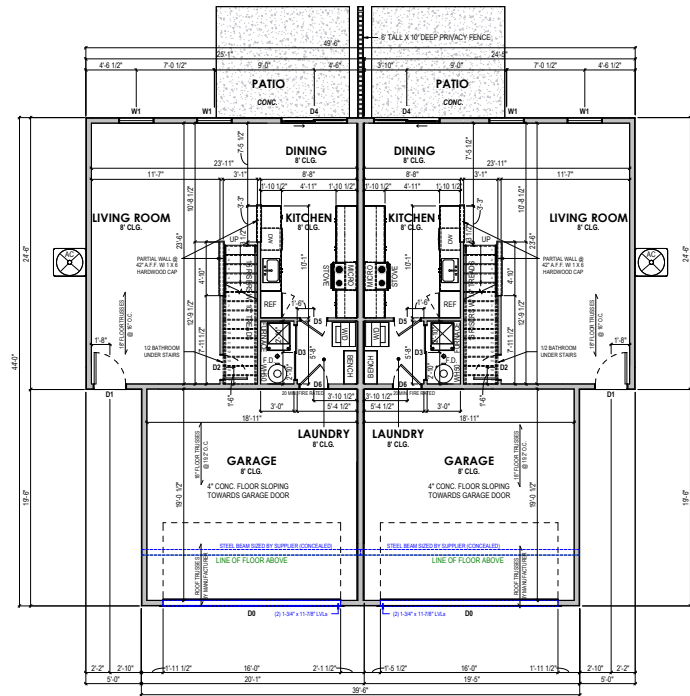
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

DOOR SCHEDULE					
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D0	2	0'-0"	3'-0"	6'-8"	
D1	2	0'-0"	3'-0"	6'-8"	
D2	2	0'-0"	2'-4"	6'-8"	
D3	2	0'-0"	5'-0"	6'-8"	Sliding
D4	2	0'-0"	6'-0"	6'-8"	Sliding
D5	2	0'-0"	2'-8"	6'-8"	
D6	2	0'-0"	2'-8"	6'-8"	

WINDOW SCHEDULE					
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	4	2'-10"	3'-2"	4'-4"	4800 Series, Double Hung

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- All interior framing dimensions to framing edge, unless otherwise noted.
- 12" x Min. 36" below grade poured concrete foundation walls, unless otherwise noted.
- 2x6 exterior and 2x4 interior walls, unless otherwise noted.
- All exterior headers shall be (2) 2x12, unless otherwise noted.
- Door sizes noted as feet and inches.
- Window sizes noted as inches. Contractor, sub-contractor, and/or suppliers to confirm window openings for egress, min. light, min. height, and ventilation requirements. Contractor and/or sub-contractor to go o f if of supplier provided rough opening sheet for all rough openings & sizes.
- Ceiling Heights: 8'-1 1/8" Main Floor; 8'-1 1/8" Upper Floor per plan.
- 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



CRAFTSMAN
1ST FLOOR PLAN
1
1/4" = 1'-0"

FINISHED SQ. FT.		UNFINISHED SQ. FT.	
2ND FLOOR	150 SF	CURSE	150 SF
MAIN LEVEL	608 SF	PATIO	120 SF
TOTALS	1507 SF	TOTALS	508 SF



REVISION TABLE		DESCRIPTION	
NUMBER	DATE	REVISION BY	

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PROJECT LOCATION:
ADDRESS:
CITY:
STATE:
ZIP:

PREPARED BY:
VIRTUACTIVE
10000 1st Avenue, Suite 100
Boulder, CO 80501
Phone: 303-440-1111
Fax: 303-440-1112
Email: info@virtuactive.com
Website: www.virtuactive.com



DATE:

10/7/2025

SHEET:

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THE HAVEN FLOOR PLAN



VIRTUACTIVE

PRELIMINARY PLANS,
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DOOR SCHEDULE

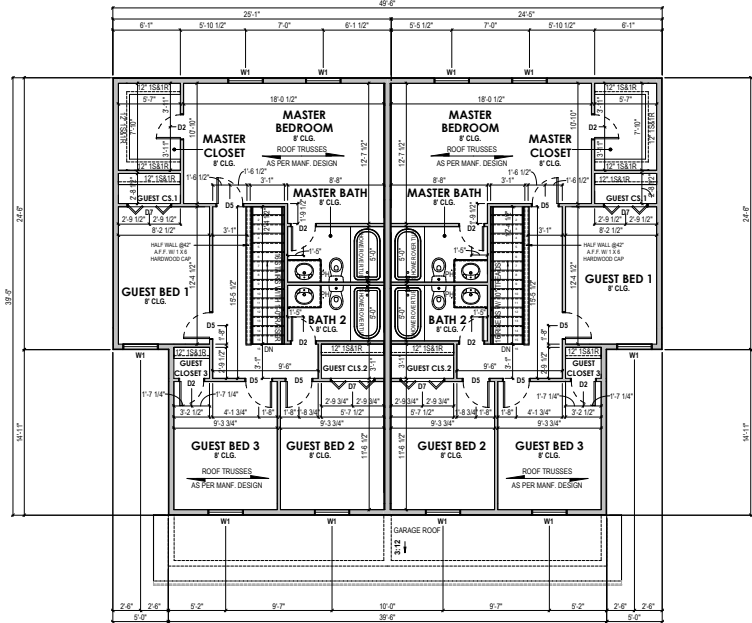
MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
D2	8	0'-0"	2'-4"	6'-8"	
D5	8	0'-0"	2'-0"	6'-8"	
D7	4	0'-0"	4'-0"	6'-8"	Bibou

WINDOW SCHEDULE

MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MODEL
W1	10	2'-10"	3'-2"	4'-4"	4800 Series, Double Hung

FOUNDATION & FRAMING NOTES

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- 2x6 exterior and 2x4 interior walls, unless otherwise noted.
- All exterior headers shall be (2) 2x12, unless otherwise noted.
- Door sizes noted as feet and inches.
- Window sizes noted as inches. Contractor, sub-contractor, and/or suppliers to confirm window openings for egress, min. light, min. height, and ventilation requirements. Contractor and/or sub-contractor to go off of supplier provided rough opening sheet for all rough openings & sizes.
- Ceiling Heights: 8'-1 1/8" Main Floor; 8'-1 1/8" Upper Floor per plan.
- 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



CRAFTSMAN
2ND FLOOR PLAN
1/4" = 1'-0"

FINISHED SQ. FT.

2ND FLOOR	891 SF
MAIN LEVEL	886 SF
TOTALS	1777 SF

UNFINISHED SQ. FT.

GARAGE	386 SF
PATIO	120 SF
TOTALS	506 SF

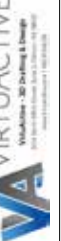


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PREPARED BY:
VIRTUACTIVE
4800 Series, Double Hung
Crest Home



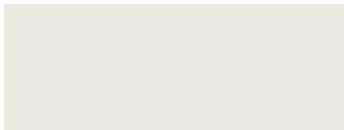
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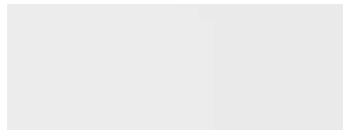
Interior - Light and Airy



Wall Paint



Trim Color



Cabinet Style & Color



Carpet



Countertop



LVP



Hardware



INTERIOR PACKAGE
Light & Airy



DESIGN OPTIONS

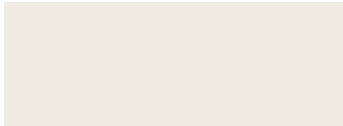
Interior - Warm & Organic +\$1,000



Wall Paint



Trim Color



Cabinet Style & Color



Carpet



Countertop



LVP



Hardware



INTERIOR PACKAGE
Warm & Organic



DESIGN OPTIONS

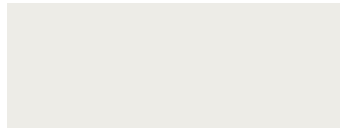
Interior - Soft Contemporary



Wall Paint



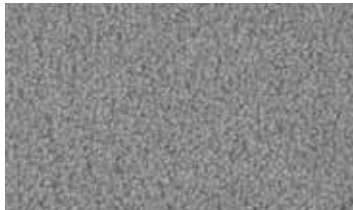
Trim Color



Cabinet Style & Color



Carpet



Countertop



LVP



Hardware



INTERIOR PACKAGE
Soft Contemporary

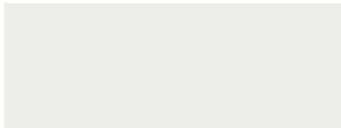


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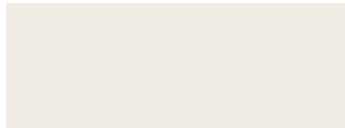
Interior - Modern & Bold +\$1,200



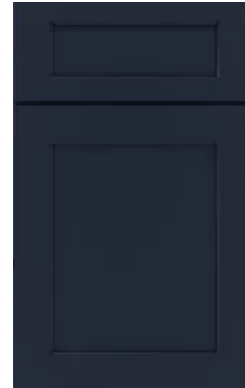
Wall Paint



Trim Color



Cabinet Style & Color



Carpet



Countertop



LVP



Hardware



INTERIOR PACKAGE
Modern Bold

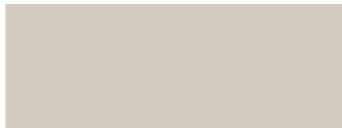


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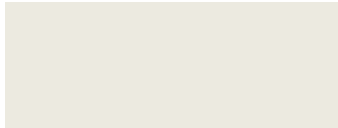
Interior - Natural & Earthy



Wall Paint



Trim Color



Cabinet Style & Color



Carpet



Countertop



LVP



Hardware



INTERIOR PACKAGE
Natural & Earthy

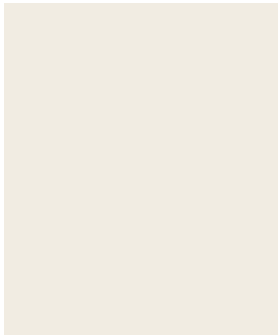


DESIGN OPTIONS

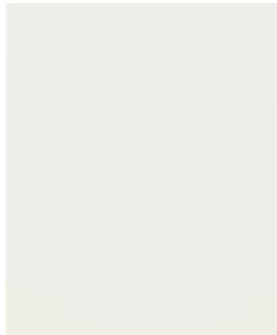
Exterior - Classic Neutral



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



Door Color



EXTERIOR PACKAGE
Classic Neutral

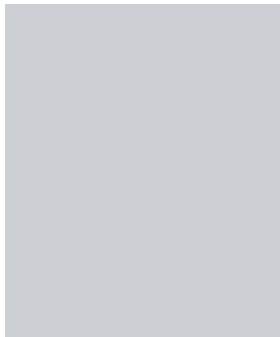


DESIGN OPTIONS

Exterior - Coastal Light



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



Door Color



EXTERIOR PACKAGE
Coastal Light



DESIGN OPTIONS

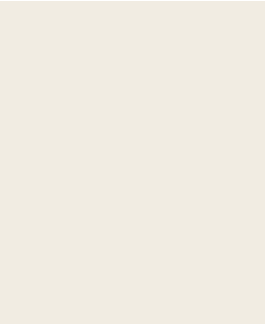
Exterior - Heritage Oak +\$1,000



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



Door Color



EXTERIOR PACKAGE
Heritage Oak

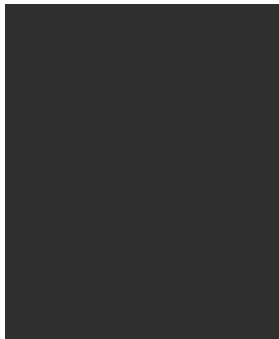


DESIGN OPTIONS

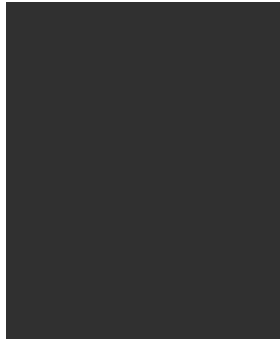
Exterior - Shadow Modern +\$1,000



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



Door Color



EXTERIOR PACKAGE
Shadow Modern

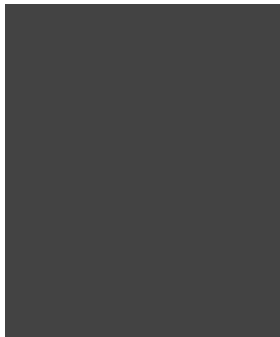


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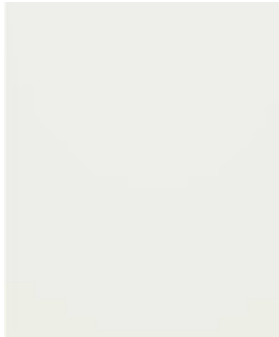
Exterior - Urban Contrast +\$3,000



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



Door Color



EXTERIOR PACKAGE
Urban Contrast

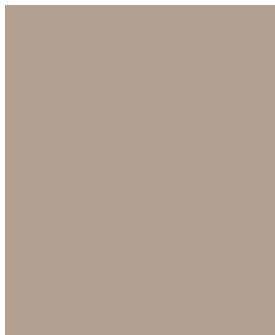


DESIGN OPTIONS

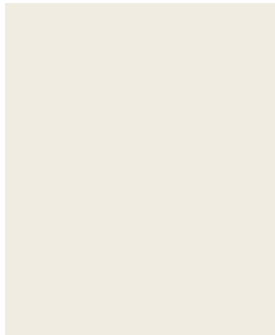
Exterior - Earth & Stone



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



Door Color



EXTERIOR PACKAGE
Terra & Stone

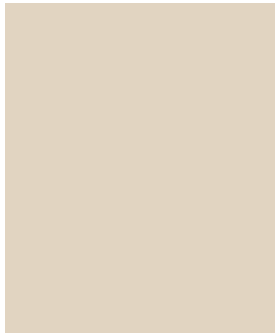


DESIGN OPTIONS

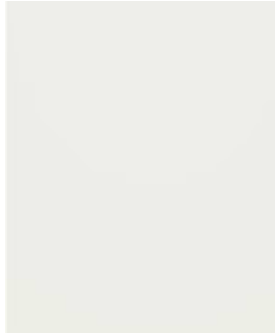
Exterior - Desert Modern



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



Door Color



EXTERIOR PACKAGE
Desert Modern

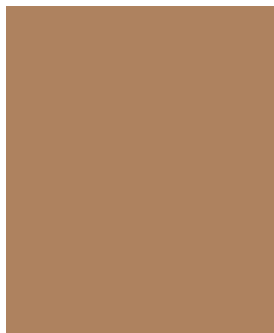


DESIGN OPTIONS

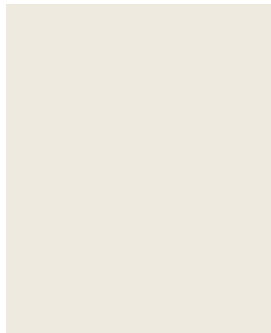
Exterior - Refined Clay



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



Door Color



EXTERIOR PACKAGE
Refined Clay

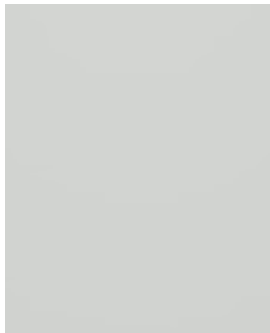


DESIGN OPTIONS

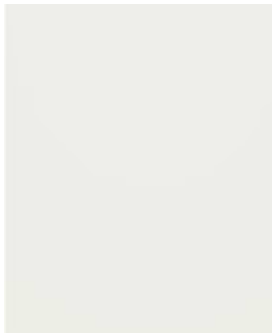
Exterior - Misty Reflection



Hardie Board Color



Hardie Board Trim Color



Unpainted Hardie Board Siding & Trim



Vinyl Siding Color



Shingle Color



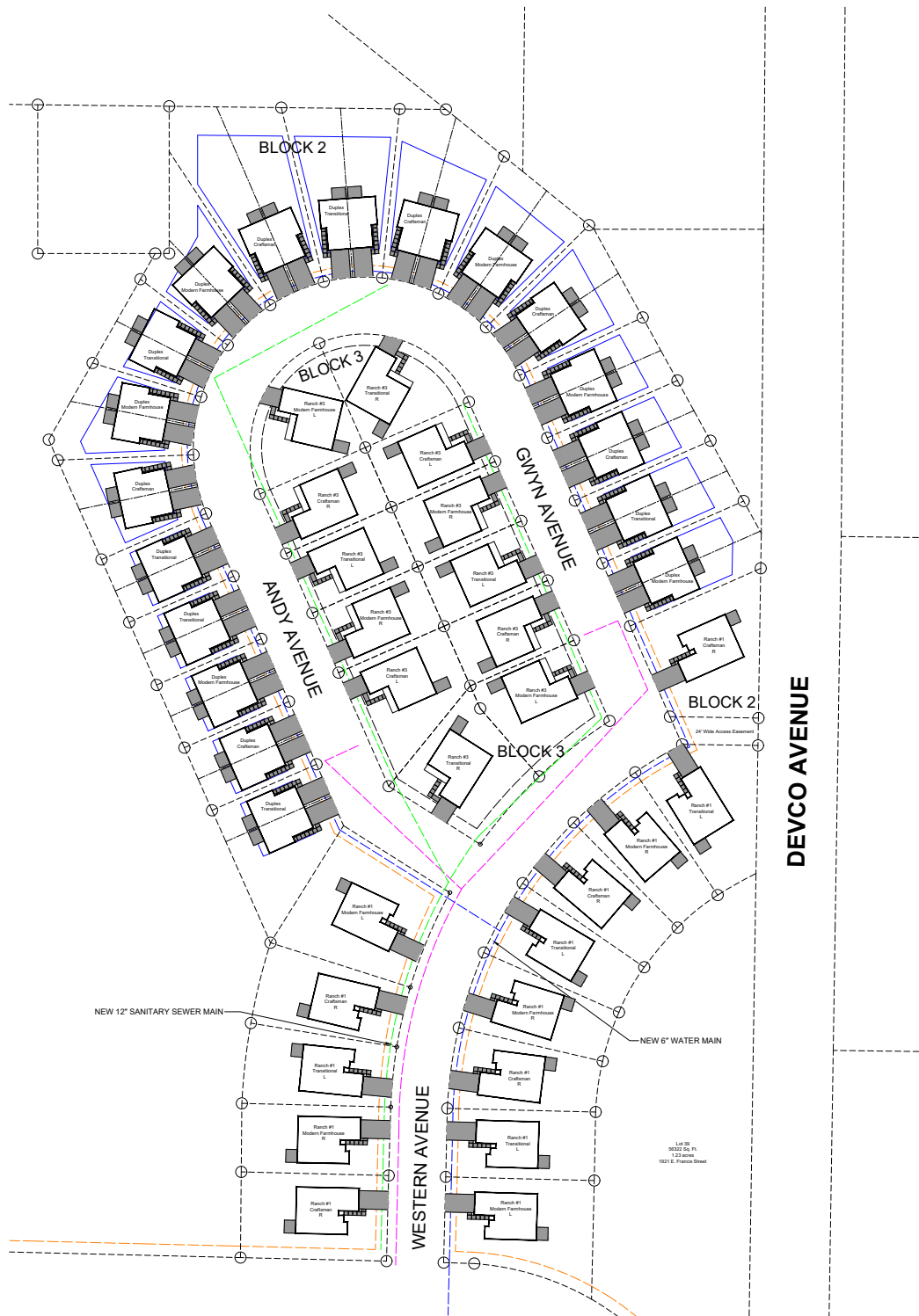
Door Color



EXTERIOR PACKAGE
Misty Reflection



DESIGN DESIGNATION MAP



UPGRADES

Personalize Your Home

Exterior Palettes

- Classic Neutral
- Urban Contrast + \$3,000
- Coastal Light
- Earth & Stone
- Heritage Oak + \$1,000
- Desert Modern
- Shadow Modern +\$1,000
- Refined Clay
- Misty Reflection



Interior Palettes

- Light & Airy
- Warm & Organic +\$1,000
- Modern & Bold +\$1,200
- Natural & Earthy
- Soft Contemporary



Elevations

- Transitional included
- Modern farmhouse + \$5,000
- Craftsman + \$8,000



Transitional



Modern Farmhouse



Craftsman

Popular Upgrades

- Solid doors \$500 ea.
- Full interior LVP \$2,500
- Tornado shelter \$6,000
- Extended garage \$7,500
- Patio expansion \$3,000
- Fence \$48/lin. ft.
- Back-yard sod \$.90/ sqft
- Landscaping package \$3,000
- Laundry Appliances \$2,000
- Kitchen Appliances \$3,000
- Granite kitchen backsplash \$2,000
- Oil rubbed bronze hardware \$1,000
- Gold hardware \$1,200

Allo Smart Home Options

- Essentials/base (\$2,000) includes:
 - Nest learning thermostat
 - Nest cam with floodlight
 - Nest doorbell
 - Nest x Yale Smart lock
 - First Alert SC5 smoke/CO alarm
- Enhanced (\$3,200) Premium (\$5,700)



NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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