R RESIDENCE

2525 R STREET
LINCOLN, NE 68503

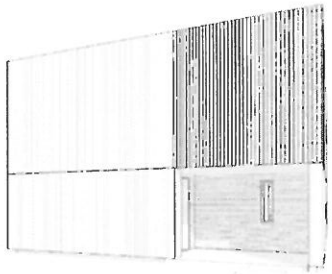
PRICING SET

GENERAL DRAWINGS

G1.0 COVER SHEET
G1.1 NOTES AND WALL TYPES

ARCHITECTURAL DRAWINGS

A1.0 FLOOR PLANS
A1.1 ENLARGED PLANS AND INTERIOR ELEVATIONS
A2.1 INTERIOR ELEVATIONS
A2.0 BUILDING ELEVATIONS AND SCHEDULES
A5.0 WALL SECTIONS
A5.1 STAIR SECTIONS AND LIGHTING PLANS
A6.0 DETAILS
A6.1 DETAILS
A6.2 DECK DETAILS



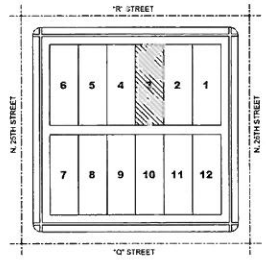
3 NORTH PERSPECTIVE

LEGAL DESCRIPTION

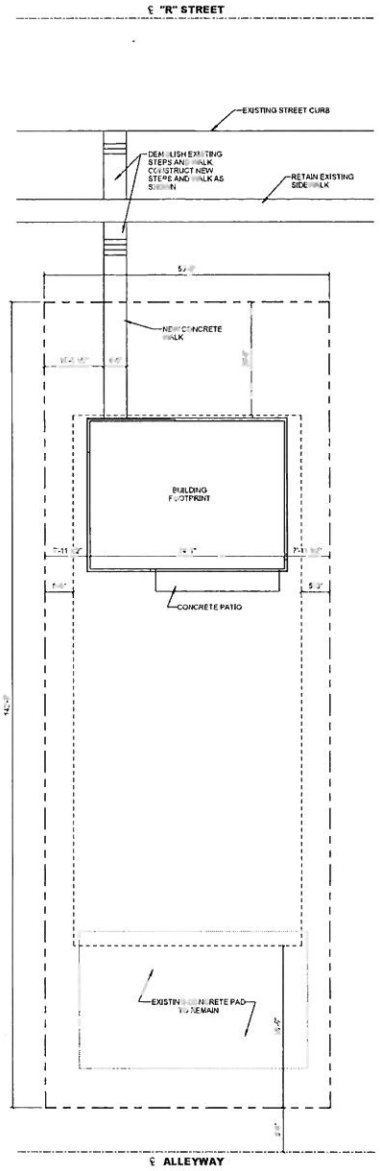
KINNEY'S "O" STREET ADDITION, BLOCK 2, LOT 3

R6 ZONING

MAX. HEIGHT:	35'
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	SMALLER OF 30' OR 20% OF LOT DEPTH



2 VICINITY PLAN
1" = 100'-0"



1 SITE PLAN
1" = 10'-0"

ABBREVIATIONS

ACC	ACCESSIBLE/ACCESSIBILITY
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BD	BOARD
BLKG	BLOCKING
BO	BOTTOM OF
BRNG	BEARING
CC	CENTER TO CENTER
CAP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CLT	CLOSET
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
DBL	DOUBLE
DEG	DEGREE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
EA	EACH
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FD	FLOOR DRAIN
FND	FOUNDATION
FF	FINISH FLOOR
FLR	FLOOR
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GSF	GROSS SQUARE FOOT
GWB	GYPSUM WALLBOARD
HGT	HEIGHT
HDWE	HARDWARE
HORIZ	HORIZONTAL
HR	HOUR
IN	INCH
INSUL	INSULATION
INT	INTERIOR
LAM	LAMINATE
LF	LINEAR FOOT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MFRG	MANUFACTURING
MIN	MINIMUM
MIR	MIRROR
MW	MINERAL WOOL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
OD	OUTSIDE DIAMETER
ORD	OVERFLOW ROOF DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPNG	OPENING
P	PAINT
PCT	PORCELAIN CERAMIC TILE
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PORC	PORCELAIN
PT	PRESSURE TREATED
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC'PT	RECEPTACLE
REF	REFERENCE
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFICATIONS
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRCT	STRUCTURE
TG	TONGUE & GROOVE
TB	TOWEL BAR
TH	TOWEL HOOK
THK	THICKNESS
TO	TOP OF
TYP	TYPICAL
UNEX	UNEXCAVATED
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VAR	VARIES
WD	WOOD
WDW	WINDOW

GENERAL NOTES

NOTES APPLY TO ALL TIMES AND ALL DRAWINGS.

DO NOT SCALE DRAWINGS.

VERIFY ALL DIMENSIONS AND REQUIRED CLEARANCES BETWEEN EXISTING OR NEW CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.

CONTRACTOR SHALL COOPERATE WITH THE OWNER IN THE SCHEDULING AND PERFORMANCE OF THE WORK AND USE OF THE SITE. CONTRACTOR SHALL NOTIFY THE OWNER AND MUNICIPALITIES BEFORE COMMENCEMENT OF ANY WORK OR OPERATION WHICH WOULD INTERFERE WITH THE USE OF AN EXISTING BUILDING OR SURROUNDING SITE/BUILDINGS.

CONTRACTOR'S OPERATIONS AND STORAGE OF MATERIALS SHALL BE CONFINED TO THE MINIMUM AREA OF THE SITE NECESSARY TO ACCOMPLISH THE WORK.

CONTRACTOR SHALL EXERCISE ALL REASONABLE PRECAUTIONS FOR THE PROTECTION OF PERSONS AND PROPERTY ON THE SITE. ALL SAFETY PROVISIONS AND APPLICABLE LAWS FOR BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED.

CONTRACTOR SHALL PROTECT THEIR WORK, THE WORK OF OTHERS, AND EXISTING WORK AND PROPERTIES SHOWN TO REMAIN. ANY WORK DAMAGED SHALL BE RETURNED TO BETTER OR EQUAL CONDITION.

SECURITY SHALL BE MAINTAINED IN ALL SITUATIONS.

COORDINATE THE INSTALLATION OF ALL FINISHED MATERIALS WITH OTHER CONSTRUCTION TRADES. CONSULT WITH ARCHITECT WHERE REQUIRED.

CEILING HEIGHT WILL BE 9'-0" AFF ON FIRST FLOOR AND 8'-0" AFF ON SECOND FLOOR UNLESS NOTED.

EXTERIOR STUD WALLS ARE 8" THICK (5 1/2" STUD PLUS 1/2" SHEATHING) UNLESS NOTED.

INTERIOR STUD WALLS ARE 3 1/2" THICK UNLESS NOTED.

SPACE FLOOR TRUSSES TO ACCOMMODATE STORAGE, TURN AND MECH. EQUIP.

ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING UNLESS NOTED OTHERWISE.

DRYER VENT AND ALL EXHAUST FANS VENTED TO OUTSIDE.

FLOOR DEFLECTION WILL BE AT L/360 UNDER 10'-0".

FLOOR DEFLECTION WILL BE AT L/480 OVER 10'-0".

ALL WALLS UNDER 10'-0" SHALL HAVE FIRE BLOCKING.

ROOF LOADS ARE 40 PSF LIVE LOADS AND 10 PSF DEAD LOADS.

SYMBOLS LEGEND

- BUILDING SECTION REFERENCE
- WALL SECTION REFERENCE
- DETAIL REFERENCE
- CALL OUT REFERENCE
- BUILDING ELEVATION REFERENCE
- INTERIOR ELEVATION REFERENCE
- GRIDLINE REFERENCE
- NAME ELEVATION — ELEVATION REFERENCE
- ROOM NAME — ROOM TAG
- DOOR TAG
- WINDOWFRAME TAG
- WALL TAG
- REVISION TAG
- LEGEND REFERENCE
- MATERIAL/FLOORING REFERENCE
- SLOPE REFERENCE

MATERIALS LEGEND

- CIP CONCRETE
- PC CONCRETE
- CMU
- MASONRY VENEER
- STEEL
- ALUMINUM
- METAL STUD
- CONTINUOUS WOOD BLOCKING
- WOOD SHIM/SPACER
- WOOD FINISH/TRIM
- BOARD INSULATION
- ROOF INSULATION
- BATT INSULATION
- SPRAY FOAM INSULATION
- PLYWOOD
- GYPSUM BOARD
- EARTH/GENERIC FILL
- GRAVEL
- SAND

PRAXIS

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REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

R RESIDENCE

PROJECT: 1526 DATE: 06-29-2018

DRAFT

COVER SHEET

NORTH

G1.0

MATERIAL LIST

THIS LIST OUTLINES BASIS OF DESIGN FOR EACH PRIMARY FINISH MATERIAL. SUBSTITUTIONS ARE ALLOWED UPON OWNER REVIEW AND APPROVAL.

033543 POLISHED CONCRETE FINISHING

PC-1 FINISH: FINISH GLOSS LEVEL 1 LOW GLOSS APPEARANCE
CLASS: AGGREGATE EXPOSURE CLASS A - 1 PERIM FINISH

064100 PLASTIC LAMINATE (PL):

PL-1 MFR: WILSONART SOLIDSURFACE
COLOR: DIVERSIFIED WHITE (D354)
FINISH: MATTE - 60
EDGE: SQUARE WITH EDGEBAND FINISH

064100 SOLID POLYMER FABRICATION (SS):

SS-1 MFR: WILSONART
COLOR: DIVERSIFIED WHITE (D354SL)
EDGES: SQUARE

074523 WOOD SIDING

SPECIES: KILN DRIED EASTERN WHITE PINE
GRADE: FINISH GRADE
PROFILE: 1X3 SHIPLAP
CUT: SMOOTH-FACED SIDING (S4S)
FINISH: NATURAL FINISH (NO SEALANT/STAIN)

093000 CERAMIC/PORCELAIN TILE (CT):

CT-1 MFR: CERAMICHE DESAR
TYPE: SOLID COLORS
SIZE: 11 13/16" X 23 5/8"
COLOR: SOLID WHITE
FINISH: MATT (NATURALE)
GROUT: WHITE
GROUT JOINT: 1/16"
THICKNESS: 3/8"

CT-2 MFR: CERAMICHE DESAR
TYPE: SOLID COLORS
SIZE: 11 13/16" X 23 5/8"
COLOR: SOLID ANTHRACITE
FINISH: MATT (NATURALE)
GROUT: GRAY
GROUT JOINT: 1/16"
THICKNESS: 3/8"

099000 PAINT (PEP):

P-1 SHERWIN WILLIAMS DURATION HOME INTERIOR ACRYLIC LATEX PAINT
COLOR: SHERWIN WILLIAMS HIGHLAND WHITE
FINISH: FLAT
LOCATION: ALL CEILINGS AND WALLS UNLESS NOTED OTHERWISE

EP-1 SHERWIN WILLIAMS EMERALD EXTERIOR ACRYLIC LATEX PAINT
COLORS: SHERWIN WILLIAMS HIGHLAND WHITE
FINISH: FLAT
LOCATION: SEE DRAWINGS

GENERAL FINISH NOTES:

1. GYPSUM BOARD WALLS AND CEILINGS TO BE LEVEL 4 SMOOTH FINISH AND PAINTED P-1 UNLESS NOTED OTHERWISE.
2. GYPSUM BOARD SOFFITS FURRED AND PAINTED TO MATCH ADJACENT WALLS UNLESS NOTED OTHERWISE.
3. PLASTIC LAMINATE COUNTERTOPS TO BE PL-1 UNLESS NOTED OTHERWISE.
4. SOLID POLYMER SURFACE COUNTERTOPS TO BE SS-1 UNLESS NOTED OTHERWISE.
5. ALL FIRST FLOOR SPACES SHALL HAVE A POLISHED CONCRETE FLOOR FINISH. SECOND FLOOR BEDROOMS, CLOSETS AND HALLWAYS SHALL HAVE WOOD FLOORING FINISH (BY OWNER). SECOND FLOOR BATHROOMS SHALL HAVE TILE FLOORING FINISH.

INSTRUCTIONS TO BIDDERS

1. THE FOLLOWING ITEMS WILL BE FURNISHED AND INSTALLED BY THE OWNER. BIDS SHALL NOT INCLUDE COSTS FOR MATERIAL OR LABOR ASSOCIATED WITH THESE ITEMS:
   A. ALL NON-BATT INSULATION IN EXTERIOR WALLS AND ACOUSTIC INSULATION IN INTERIOR PARTITION WALLS
   B. ALL MISC. TRIM PLYWOOD AT INTERIOR SIDING AND FOLLOWS DOOR FRAME LOCATIONS
   C. ALL INTERIOR SIDING AND FOLDING DOORS, ALL INTERIOR DOOR HARDWARE
   D. ALL KITCHEN AND BATHROOM CABINETS AND HARDWARE
   E. ALL INTERIOR WOOD FINISH FLOORING
   F. ALL INTERIOR CLOSET SHELVING AND RODS
   G. ALL APPLIANCES
   H. ALL SINKS, MIRRORS AND PLUMBING FIXTURES (CONTRACTOR TO PROVIDE ROUGHINS AT ALL LOCATIONS)
   I. ALL EXTERIOR SHIPLAP SIDING
   J. ALL EXTERIOR WINDOW SILLS AND TRIM
2. THE FOLLOWING ITEMS WILL BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. BIDS SHALL ONLY INCLUDE COSTS FOR LABOR ASSOCIATED WITH THESE ITEMS:
   A. ALL EXTERIOR WINDOWS, PATIO DOORS AND PATIO DOOR SIDELIGHTS
3. PRODUCT SUBSTITUTIONS ARE ALLOWED, BUT MUST BE IDENTIFIED AS ALTERNATES. ANY BIDS INCLUDING ALTERNATES MUST ALSO INCLUDE COSTS FOR THE PRODUCT ORIGINALLY SPECIFIED FOR COMPARISON.
4. BIDS SHALL INCLUDE COSTS FOR ALL ALTERNATE BID ITEMS LISTED IN THE FOLLOWING SECTION.

ALTERNATE BID ITEMS:

ALTERNATE #1: 2 LAYERS OF 2" XPS INSUL BD (IN LIEU OF 2 LAYERS OF 2" MINVINSUL BD)

MECH. EQUIPMENT

THE BASIS OF DESIGN FOR EACH MECHANICAL EQUIPMENT COMPONENT IS LISTED BELOW. SIMILAR PRODUCTS CAN BE SUBSTITUTED SUBJECT TO OWNER REVIEW AND APPROVAL.

HEAT RECOVERY VENTILATION UNIT (HRV):

MANUFACTURER: ZENNER
UNIT NAME: COMFOAIR 200 VENTILATION UNIT
INSTALL: WALL-MOUNT

HOT WATER HEATER:

MANUFACTURER: GENERAL ELECTRIC (GE)
UNIT NAME: GEOSPRING HYBRID ELECTRIC WATER HEATER
CAPACITY: 50 GALLON

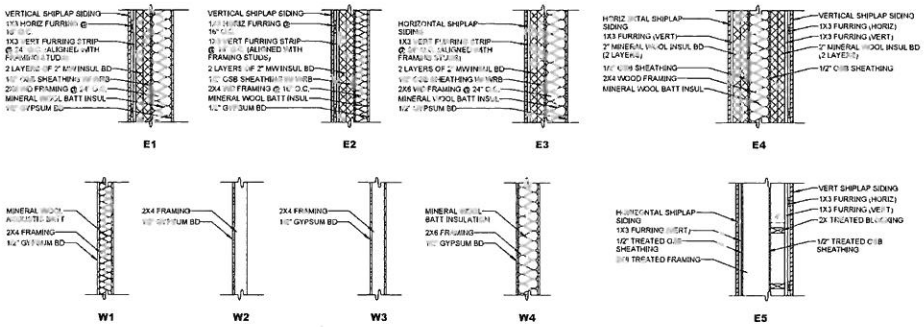
DUCTLESS MINI SPLIT UNITS:

MANUFACTURER: MITSUBISHI
INDOOR UNITS: MSZ-FH15NA
OUTDOOR UNIT: MXZ-4C36NAHZ

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	DEPTH	REINFORCING
CF-1	1'-4"	1'-0"	2 - #5 CONT.

WALL TYPES



SHIPLAP SIDING PROFILES

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REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

R RESIDENCE

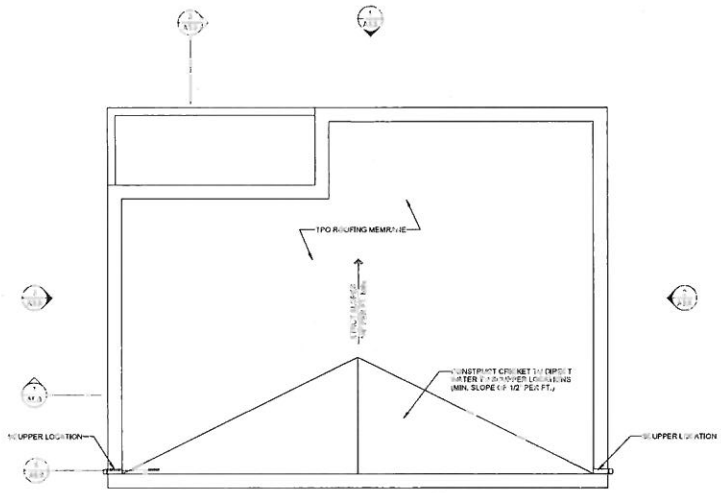
PROJECT: 2016 DATE: 08-25-2016

DRAFT

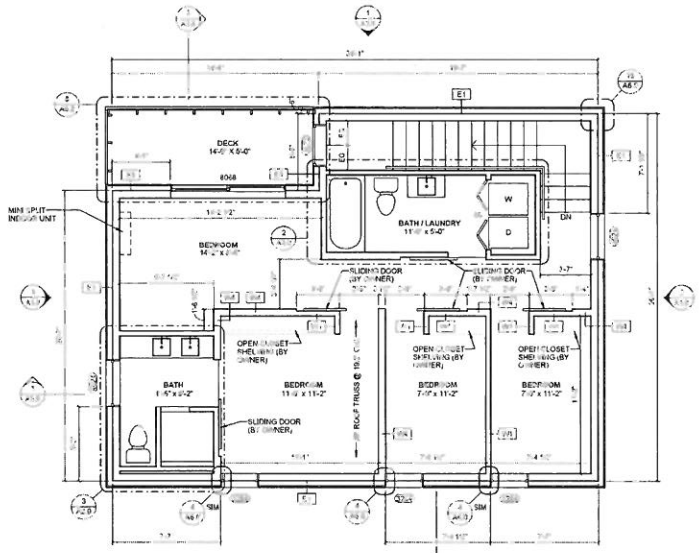
NOTES AND WALL TYPES

NORTH

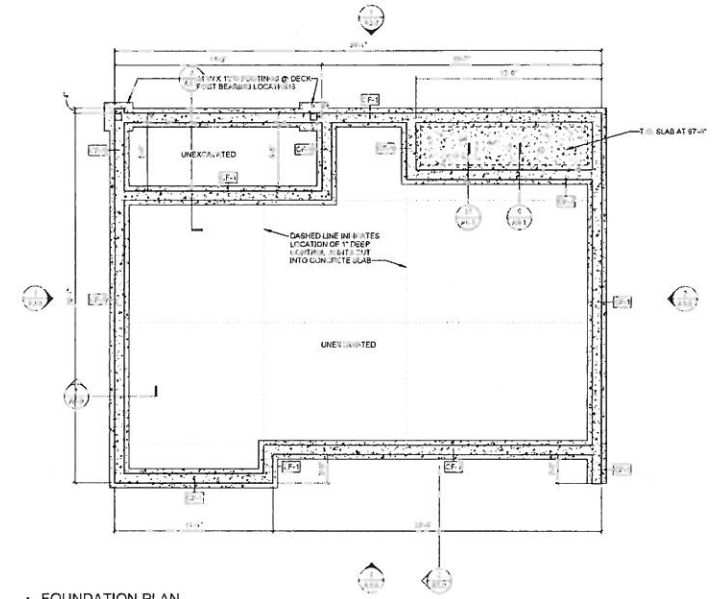
G1.1



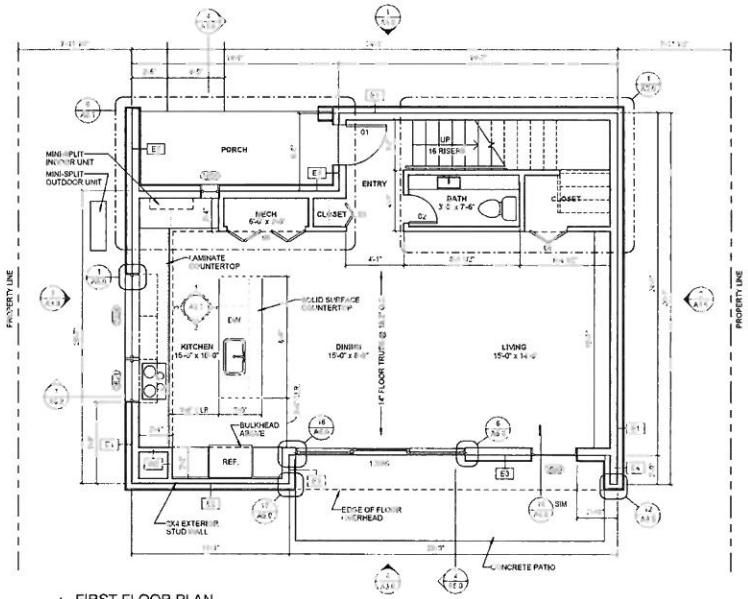
3 ROOF PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



4 FOUNDATION PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

R RESIDENCE

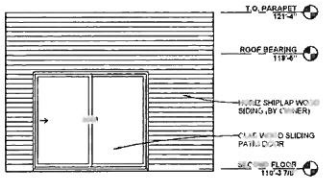
PROJECT NO. DATE: 06-29-2016

DRAFT

FLOOR PLANS

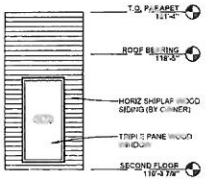
NORTH

A1.0



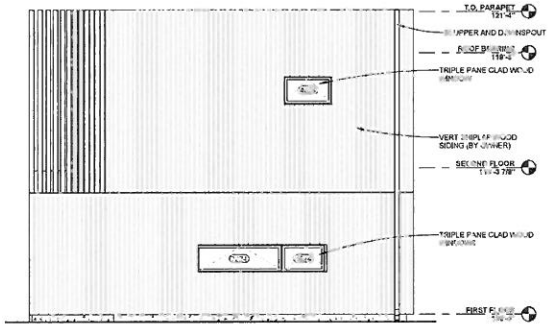
5 DECK ELEV - NORTH

1/4" = 1'-0"



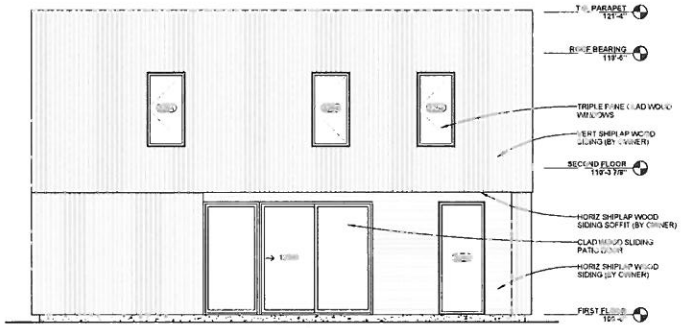
6 DECK ELEV - WEST

1/4" = 1'-0"



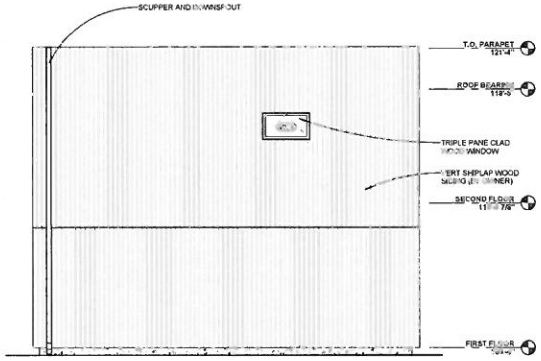
3 WEST ELEVATION

1/4" = 1'-0"



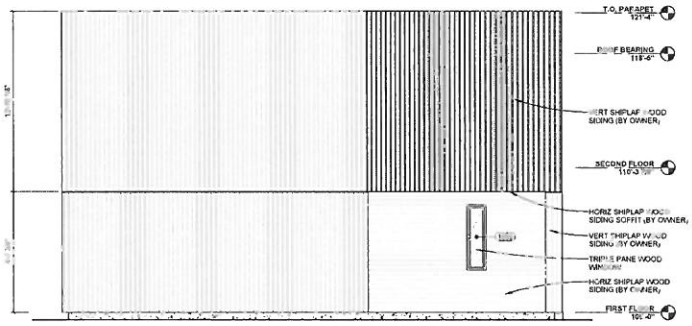
4 SOUTH ELEVATION

1/4" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"



1 NORTH ELEVATION

1/4" = 1'-0"

DOOR SCHEDULE

NUMBER	ROUGH HEIGHT	ROUGH WIDTH	DOOR TYPE	PANEL TYPE	NOTES
01	8'-0"	2'-10"	EXT. HINGED	SOLID FLUSH	3
02	8'-0"	2'-0"	INT. FOLDING	SOLID FLUSH	3
03	8'-0"	2'-0"	INT. HINGED	SOLID FLUSH	3
04	8'-0"	3'-0"	INT. FOLDING	SOLID FLUSH	3
05	8'-0"	5'-0"	INT. FOLDING	SOLID FLUSH	3
06	7'-0"	5'-0"	INT. FOLDING	SOLID FLUSH	3

WINDOW AND DOOR SCHEDULE NOTES

1 SEE ELEVATIONS FOR HANDING INFORMATION
2 STANDARD BEIGE ULTREX SILL
3 FURNISHED AND INSTALLED BY OWNER
4 SATIN NICKEL HARDWARE FINISH
5 INCLUDE RETRACTABLE INSECT SCREEN
6 SEE WARE INTERIOR STORIES

WINDOW AND PATIO DOOR SCHEDULE

Mark	Width	Rough Width	Height	Rough Height	Sill Height	Manufacturer	Operation	Description	Int. Finish	Ext. Finish	Glass	Glass Coating	Divider	Gas Fill	U-value	SHGC	NOTES
1656	1'-4"	1'-5"	4'-8 1/16"	4'-9 1/16"	3'-4"	MARVIN	CASEMENT	WOOD	BARE WOOD (PINE)	WOOD (PINE)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.24	0.17	1, 4, 5, 6
3656	3'-0 3/4"	3'-1 3/4"	7'-11 1/2"	8'-0"	0"	MARVIN	FIXED	WOOD	BARE WOOD (PINE)	WOOD (PINE)	DOUBLE PANE INSUL GLASS	LOWE1	NONE	ARGON	0.28	0.17	6
2664	2'-8"	2'-9"	5'-3 1/8"	5'-4 1/8"	1'-8"	MARVIN	CASEMENT	WOOD CLAD	BARE WOOD (PINE)	CLAD (EBONY)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.22	0.17	1, 4, 5, 6
2664	2'-8"	2'-9"	5'-3 1/8"	5'-4 1/8"	1'-8"	MARVIN	CASEMENT	WOOD CLAD	BARE WOOD (PINE)	CLAD (EBONY)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.22	0.17	1, 4, 5, 6
3264	2'-0"	2'-1"	5'-3 1/8"	5'-3 5/8"	1'-10"	MARVIN	CASEMENT	WOOD CLAD	BARE WOOD (PINE)	CLAD (EBONY)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.22	0.17	1, 4, 5, 6
3624	3'-0"	3'-1"	1'-11 1/8"	1'-11 5/8"	3'-0"	MARVIN	AWNING	WOOD CLAD	BARE WOOD (PINE)	CLAD (EBONY)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.22	0.17	4, 5, 6
3672	3'-0"	3'-1"	6'-0 1/16"	6'-0 9/16"	6"	MARVIN	FIXED	WOOD	BARE WOOD (PINE)	WOOD (PINE)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.17	0.19	6
4024	3'-4"	3'-5"	1'-11 1/8"	1'-11 5/8"	4'-6"	MARVIN	AWNING	WOOD CLAD	BARE WOOD (PINE)	CLAD (EBONY)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.22	0.17	4, 5, 6
4024	3'-4"	3'-5"	1'-11 1/8"	1'-11 5/8"	4'-6"	MARVIN	AWNING	WOOD CLAD	BARE WOOD (PINE)	CLAD (EBONY)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.22	0.17	4, 5, 6
6024	6'-0"	6'-1"	1'-11 1/8"	1'-11 5/8"	3'-0"	MARVIN	AWNING	WOOD CLAD	BARE WOOD (PINE)	CLAD (EBONY)	TRIPANE	LOWE3 / LOWE1	NONE	KRYPTON-ARGON	0.22	0.17	4, 5, 6
8068	8'-0 5/8"	8'-1 5/8"	6'-11"	6'-10 1/2"	0"	MARVIN	SLIDING	WOOD	BARE WOOD (PINE)	WOOD (PINE)	DOUBLE PANE INSUL GLASS	LOWE3	NONE	ARGON	0.26	0.21	1, 2, 4, 6
12W10	12'-2 3/4"	12'-3 3/4"	7'-11 1/2"	8'-0"	0"	MARVIN	SLIDING	WOOD	BARE WOOD (PINE)	WOOD (PINE)	DOUBLE PANE INSUL GLASS	LOWE1	NONE	ARGON	0.49	0.62	1, 2, 4, 6

PRAXIS

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REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

R RESIDENCE

PROJECT: 2015 DATE: 08-29-2016

DRAFT

BUILDING ELEVATIONS AND SCHEDULES

NORTH

A3.0