REDEVELOPMENT PLAN
FOR GRAND THEATER REDEVELOPMENT AREA
OF THE CITY OF NORFOLK, NEBRASKA

I. GENERAL REDEVELOPMENT PLAN

A. Introduction

This Redevelopment Plan for the Grand Theater Redevelopment Area of the City of Norfolk, Nebraska ("Redevelopment Plan") is a guide for redevelopment activities undertaken in the Redevelopment Area (defined below) to remove or eliminate blight and substandard conditions within the City of Norfolk, Nebraska (the "City").

This Redevelopment Plan has been established in accordance with the requirements of the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended (the "Act") and the Comprehensive Plan of the City. This Redevelopment Plan, as amended from time to time, shall indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, as required by the Act.

The purpose of this Redevelopment Plan is to identify a specific redevelopment project. The redevelopment project will consist of the renovation and rehabilitation of the historic Grand Theater building into a mixed-use building offering a restaurant or other commercial space on the ground floor, with 9 modern apartments on the second floor (the "Project").

B. Statutory Requirements

The Act defines a "redevelopment plan" as "a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements." Neb. Rev. Stat. §18-2103(13).

The Act further defines the required contents of a redevelopment plan: "A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to: (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population

densities, land coverage, and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment. Any redevelopment plan may include a proposal for the designation of an enhanced employment area." Neb. Rev. Stat. §18-2111.

The Act also states that a redevelopment plan may contain a provision authorizing tax increment financing ("TIF"). Neb. Rev. Stat. §18-2147.

C. Redevelopment Area

The real property included in the redevelopment area for the Project is generally described as 120 S. 3rd Street, Norfolk, Nebraska. The legal description and the boundaries of the redevelopment area subject to this Redevelopment Plan are set forth on Exhibit "A" attached hereto and incorporated by this reference (the "Redevelopment Area"). The Redevelopment Area is a part of the Downtown Blighted Area, which was declared blighted and substandard by the City Council by Resolution No. 2010-31, October 4, 2010, and based upon, inter alia, a Blight and Substandard Determination Study prepared by the Northeast Nebraska Economic Development District dated August 31, 2010. A map of the Downtown Blighted Area is attached hereto as Exhibit "G" and incorporated herein.

D. Land Use Plan

This Redevelopment Plan adopts and incorporates the Comprehensive Plan of the City as it relates to the Redevelopment Area, including, in particular, the "Development Area Guidelines" for the Downtown district, in which the Redevelopment Area is located. The "Development Area Guidelines" encourage vertical mixed-use, with ground-level retail and residential uses on the upper floors, in the Downtown district. Further, the "Development Area Guidelines" encourage the reuse and rehabilitation of existing Downtown structures when possible. This Redevelopment Plan is consistent with the Comprehensive Plan in that it provides for the renovation and rehabilitation of an existing Downtown building for vertical mixed-use. In furtherance of the Comprehensive Plan, this Redevelopment Plan is intended to strengthen the Downtown district as a walkable, mixed-use environment and reinforce the urban character of Downtown Norfolk.

The existing land use of the Redevelopment Area is identified as Mixed Use, and the future land use for the Redevelopment Area is identified as Mixed Use. The description of Mixed Use indicates that it includes any parcels occupied by any number of structures whose land use is largely undifferentiated. The description further states that the Mixed Use land use category is typified by downtown areas of Norfolk, and specifically includes retail and residential uses as compatible uses.

The Comprehensive Plan also provides that the use of TIF is an available funding mechanism to help the City of Norfolk achieve the goals and objectives outlined in the Comprehensive Plan.

A map showing the existing uses of the real property in and around the City, including the Redevelopment Area, is attached hereto as Exhibit "B" and incorporated by this reference. A map showing the future uses of the real property in the area of the City including the Redevelopment Area, is attached hereto as Exhibit "C" and incorporated by this reference.

E. Project Specific Requirements

Article II of this Redevelopment Plan identifies a redevelopment project that will occur in the Redevelopment Area, and includes the following information for such redevelopment project as required by the Act: (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment if relevant; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

(1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein.

The approximate boundaries of the Redevelopment Area are described on Exhibit "A". As stated above, a map showing the existing uses of the real property in the area of the City, including the Redevelopment Area, is attached hereto as Exhibit "B".

(2) A land-use plan showing proposed uses of the area.

A map showing the proposed future uses of the real property in the area of the City including the Redevelopment Area, is attached hereto as Exhibit "C". The specific proposed use of the Redevelopment Area is the renovation and rehabilitation of the Grand Theater building into a modern, mixed-use building offering commercial or retail space on the first floor and residential apartment units on the second floor.

(3) Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment if relevant.

Since the Project involves the renovation and rehabilitation of an existing building, the Project should not impact land coverage in the

Redevelopment Area. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Norfolk.

The Project involves the construction of approximately 9 1-, 2-, and 3-bedroom apartment units in the vacant Grand Theater building, so the Project will necessarily result in an increase in population density in the Redevelopment Area. The impact of the Project on population density in the Redevelopment Area is described in greater detail on Exhibit "F".

(4) A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances.

No changes to zoning ordinances or maps, street layouts, levels or grades, or building codes and ordinances are anticipated for this Project. There is currently access to the Project from both South 3rd Street and Madison Avenue. Notwithstanding, the Project will comply with all zoning ordinances, building codes and ordinances of the City and Redeveloper (defined below) will be responsible for all necessary changes related thereto.

(5) A site plan of the area.

This Project involves the renovation and rehabilitation of an existing building in the Downtown district. Since the locations of the structures and improvements will not change, a site plan is not required.

(6) A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

The primary public facilities necessary for this Project are the extension and improvement of City utility infrastructure, including, specifically, water and sewer infrastructure. Without improvements to existing utilities, the Redevelopment Area cannot be redeveloped and the Project cannot be completed.

F. Tax Increment Financing

The City and the CDA contemplate the use of TIF for the redevelopment project identified in this Redevelopment Plan. TIF is authorized under section 18-2147 of the Act, which states that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

(a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the

redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body ("Base Tax Amount"); and

(b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to as the "Incremental Tax Amount") shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

In accordance with the Act, for any redevelopment project in the Redevelopment Area that will utilize TIF, this Redevelopment Plan shall identify the TIF project and shall provide sufficient information to support a determination that: (i) the redevelopment project as designed would not be economically feasible without the use of TIF; (ii) the redevelopment project as designed would not occur in the Redevelopment Area without the use of TIF; and (iii) the costs and benefits of the redevelopment project are in the long-term best interest of the City.

G. Conclusion

The Redevelopment Area is in need of redevelopment to remove blight and substandard conditions in order to promote orderly and planned growth of the community. This Redevelopment Plan, as amended from time to time, shall guide and assist the Community Development Agency of the City of Norfolk and the City itself in their efforts to foster and facilitate redevelopment activities pursuant to the Nebraska Community Development Law.

II. GRAND THEATER REDEVELOPMENT PROJECT

A. The Project Site

The purpose of this Article II of the Redevelopment Plan is to identify a specific project within the Redevelopment Area that will cause the removal of blight and substandard conditions on the site located in the City of Norfolk, Nebraska, and described on the attached and incorporated Exhibit "D" (the "Project Site") and to satisfy the statutory requirements described in Section I.F, above. The Project Site is the site of the Grand Theater building, which is one of the few buildings in Norfolk listed on the National Register of Historic Places. The building, which was built in 1920, served as Norfolk's first movie theater, but is currently vacant. The Project Site encompasses the same area as the Redevelopment Area.

The Project Site is in need of redevelopment. The CDA has considered whether redevelopment of the Project Site, and specifically, the Grand Theater Redevelopment Project (the "Project"), will conform to the General Redevelopment

Plan set forth in Article I, and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The blighted condition of the Project Site contributes to its inability to attract redevelopment. Despite efforts by prior owners to preserve the building on the Project Site, the building is in disrepair, and will require significant upfront costs for environmental remediation and structural repairs in order to support redevelopment. The location of the Project Site in the Downtown district makes it an ideal site for mixed-use development, but the Project is unlikely to attract redevelopment without the use of TIF because the upfront costs that a redeveloper will incur to eliminate blight and substandard conditions from the Project Site prevent an acceptable rate of return on the redeveloper's investment. The redevelopment of the Project Site pursuant to this Article II of the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformance with the Redevelopment Plan. Accordingly, (i) the Project as designed would not be economically feasible without the use of TIF; (ii) the Project as designed would not occur in the Redevelopment Area without the use of TIF; and (iii) the costs and benefits of the Project are in the long-term best interest of the City.

B. Description of Project

Conover Properties, LLC, a Nebraska limited liability company (the "Redeveloper") proposes to redevelop the Project Site. The Project will involve the renovation and rehabilitation of the existing Grand Theater building into a mixed-use building incorporating commercial or retail space on the first floor, 9 one-, two-, and three-bedroom apartment units on the second floor, a parking lot with approximately 12 parking stalls for use by the tenants of the apartment units, and associated improvements. Preliminary architectural plans for the Project are attached hereto as Exhibit "E" and incorporated herein by this reference. The attached plans are preliminary in nature and subject to change. The Redeveloper will pay the costs of the private improvements, including the build-out of the apartment units and the commercial and/or retail space. As part of the Project, the CDA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to: installation and extension of public utilities, façade improvements, energy enhancements, rehabilitation of the existing structure, including, but not limited to, environmental remediation, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. The specific public improvements for which the available tax increment revenues generated by the

Project will be used will be described in more detail in the Redevelopment Agreement for the Project.

Redeveloper anticipates that it will initiate construction of the Project following approval by the City and conclude construction in early 2022. While Redeveloper anticipates the foregoing construction schedule, the Project will be completed in accordance with workforce availability, material availability, weather and other extraneous factors. As such, the anticipated start dates and completion dates are preliminary and subject to change.

The redevelopment of the Project Site pursuant to this Article II of the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan.

C. Financing

The City and the Agency contemplate the use of TIF for the Project. The base tax year and Base Tax Amount will be set forth in the redevelopment contract or the resolution authorizing the TIF indebtedness. It is anticipated that the Agency will issue one TIF bond or note for the entire Redevelopment Project.

Based upon the projections provided in Exhibit "H", attached hereto, the City and Redeveloper contemplate issuance of a TIF bond or note in an amount not to exceed $194,000 at a rate of interest determined by the City; provided that the principal amount of the TIF bond or note shall not exceed the anticipated TIF-eligible costs for the Project, as shall be more detailed in the redevelopment contract. Redeveloper anticipates the TIF-eligible costs will consist of site acquisition, the cost of rehabilitating the existing structures on the Project Site, sanitary sewer extensions, City water extensions, City legal costs, and any other eligible costs of the Project under the Act.

The total estimated cost of the Redevelopment Project is $1,250,000. A detailed breakout of the anticipated construction costs will be included in the redevelopment contract. Redeveloper anticipates that it will finance the balance of the public and private costs exceeding the TIF indebtedness via a mix of owner's equity, a NAHTF grant, and traditional bank financing The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

D. Cost-Benefit Analysis

A Cost-Benefit Analysis for the Project is attached hereto as Exhibit “H” and incorporated herein by this reference.

E. Statutory Elements

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "F" and incorporated herein by this reference is a consideration of the statutory elements under the Act.

Exhibits:
"A" – Redevelopment Area
"B" – Existing Land Use
"C" – Future Land Use
"D" – Project Site
"E" – Preliminary Architectural Plans
"F" – Statutory Elements
"G" - Downtown Blighted Area
"H" - Cost-Benefit Analysis

EXHIBIT "A"
REDEVELOPMENT AREA

That part of Lots 14, 15 and 16, in Block 3 in Mathewson's Addition to the City of Norfolk, as surveyed, platted and recorded, bounded and described as follows, to-wit: Beginning at a point on the East line of said Lot 16, 39 feet and 6 inches North of the Southeast Corner of said Lot 16 at the Southeast Corner of the Theatre building situated upon the parcel hereby conveyed; running thence West 150 feet 2 1/2 inches more or less, mainly along the South line of said Theatre building, to a point on the West line of said Lot 14, which is 41 feet 6 1/4 inches North of the Southwest Corner of said Lot 14; thence North along said West line of said Lot 14, 97 feet 9 1/2 inches to a point 10 feet West of the Northwest Corner of said Theatre building; thence East 28.7 feet mainly along the North line of said Theatre building to a turn in the wall of said Theatre building; thence North 3 feet and 6 inches along the line of said Theatre building to a turn in said wall, thence East 11.3 feet along the line of said Theatre building to a turn in said wall; thence South 3 feet 6 inches along the line of said Theatre building to a turn in said wall; thence East 15 feet and 6 inches to the center line of the wall between said Theatre building and the cement block building there adjoining on the East; thence South 10 feet and 3 inches along said center line of said wall to the center line of the wall between the said cement block building and the one story brick building there adjoining on the South; thence West 5 feet and 4 inches along said center line of said wall to the center line of wall between said Theatre building and said one story brick building there adjoining on the East; thence South 26 feet along said center line of said wall to the center line of the wall between said Theatre building and said one story brick building there adjoining on the North; thence East 99 feet and 6 inches along said center line of said wall to a point in the East line of said Lot 16, which is 101 feet North of the Southeast corner of said Lot 16; thence South along said lot line 61 feet and 6 inches to the place of beginning;

EXCEPT a tract described as follows: Part of Lots 14 and 15, in Block 3, Mathewson's Addition to the City of Norfolk, Madison County, Nebraska, described as follows: Beginning at a point 47 feet South and 94 feet 2 inches West of the Northeast corner of Lot 16, Block 3, Mathewson's Addition to the City of Norfolk, Madison County, Nebraska; said point being on the center line of the wall between the Theatre building on the parcel herein described and the cement block building there adjoining on the East; thence North 8 feet 3 inches along said center line of said wall, to a point where the North line, extended, of said theatre building intersects the said center line of said wall between said cement block building and said theatre building; thence West 15 feet and 6 inches, along said North line of said theatre building, to a turn in the wall of said theatre building, thence North 3 feet 6 inches along the line of said theatre building to a turn in the wall of said theatre building; thence West 11.3 feet along the line of said theatre building to a turn in the wall of said theatre building; thence South 3 feet 6 inches along the line of said theatre building to a turn in the wall of said theatre building; thence West 28.7 feet, mainly along the North line of said theatre building; to a point in the West line of said Lot 14, 36 feet 8 1/4 inches South of the Northwest corner of said Lot 14, thence South along the West line of said Lot 14, approximately 99 feet to a point 41 feet 6 1/4 inches North of Southwest corner of said Lot 14; thence East 10 feet, thence North approximately 87 feet to a point 47 feet South and 10 feet East of the Northwest corner of said Lot 14, thence East 45 feet 10 inches to the point of beginning.

Tract II

That part of Lots 15 and 16, Block 3 in Mathewson's Addition to the City of Norfolk, Madison County, Nebraska, described as follows: Beginning at a point 75 feet South of the Northeast corner of said Lot 16, said point being the center tine of the wall between the one story brick building on the parcel herein described and the theatre building there adjoining on the South; thence West 99 feet 6 inches, along the said center line of said wall, to the center line of the wall between said one story brick building and the theatre building adjoining on the West, thence North 26 feet, along the center line of said wall to the center line of the wall between said one story brick building and the said theatre building there adjoining

on the North; thence East 5 feet 4 inches along said center line of said wall to the center line of the wall between the cement block building on the parcel herein described and the theatre building there adjoining on the West; thence North 2 feet along the center line of said wall to a point 47 feet South of the North line of said Lot 15, thence East 94 feet 2 inches to the East line of said Lot 16; thence South 28 feet to the point of beginning.

Tract III

That part of Lots 14, 15 and 16, Block 3, Mathewson's Addition to the City of Norfolk, Madison County, Nebraska, as surveyed, platted and recorded, bounded and described as follows, to-wit: Beginning at the Southeast corner of said Lot 16, and running thence North along the East line of said Lot 16, 39 feet and 6 inches (39' 6") to the Southeast corner of the brick theatre building situated on the parcel adjoining on the North of the parcel hereby conveyed; thence West 150 feet and 2 ½ inches (150' 2 ½"), mainly along the South wall of said theatre building, to a point on the West line of said Lot 14, 41 feet and 6 ¼ inches (41' 6 ¼") North of the Southwest corner of said Lot 14; thence South along the West line of said Lot 14, 41 feet and 6 ¼ inches (41' 6 ¼") to the Southwest corner of Lot 14; thence East 150 feet to the place of beginning;

LESS that part of Lot 14 described as follows: Beginning at the Southwest corner of said Lot 14; thence East, on lot line 9.5 feet; thence North, parallel to the West line of Lot 14, 41.39 feet; thence Westerly 9.5 feet to a point on the West line of said Lot 14, said point being 41.52 feet North of the Southwest corner of said Lot 14; thence South 41.52 feet to the point of beginning.

EXHIBIT "B"
EXISTING LAND USE

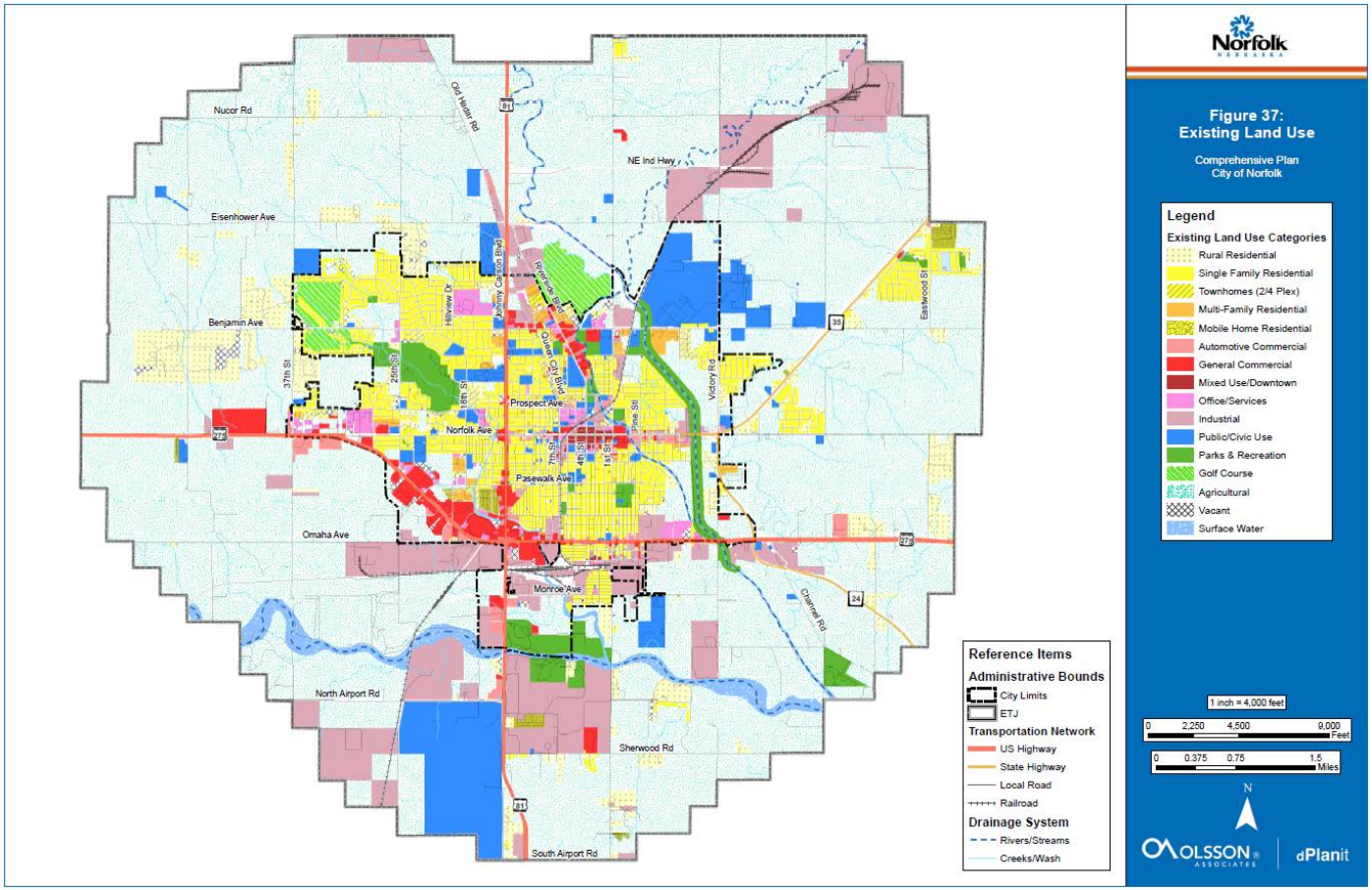

EXHIBIT "C"
FUTURE LAND USE

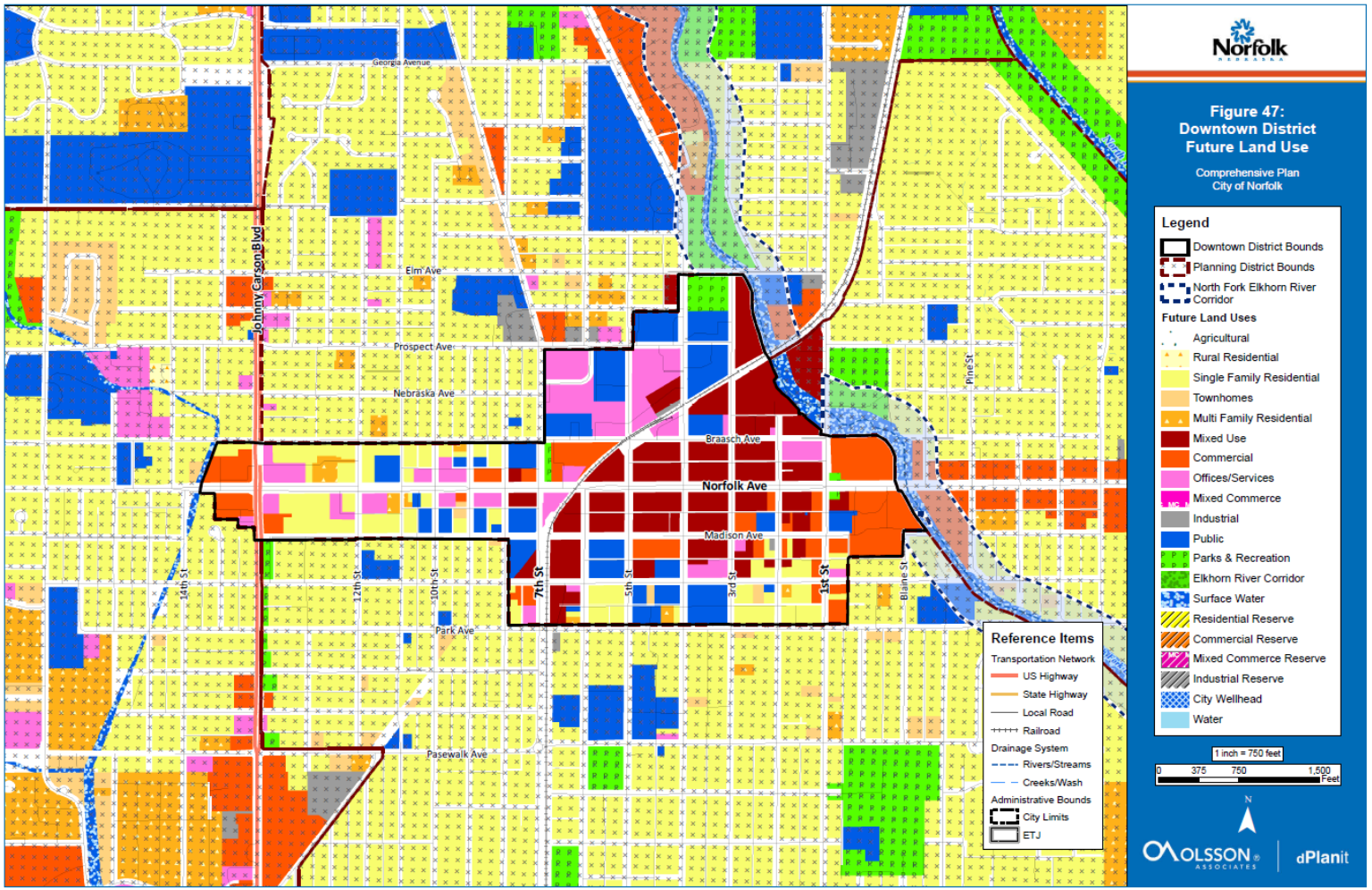

Exhibit "C"

EXHIBIT "D"
PROJECT SITE

Legal Description:

That part of Lots 14, 15 and 16, in Block 3 in Mathewson's Addition to the City of Norfolk, as surveyed, platted and recorded, bounded and described as follows, to-wit: Beginning at a point on the East line of said Lot 16, 39 feet and 6 inches North of the Southeast Corner of said Lot 16 at the Southeast Corner of the Theatre building situated upon the parcel hereby conveyed; running thence West 150 feet 2 1/2 inches more or less, mainly along the South line of said Theatre building, to a point on the West line of said Lot 14, which is 41 feet 6 1/4 inches North of the Southwest Corner of said Lot 14; thence North along said West line of said Lot 14, 97 feet 9 1/2 inches to a point 10 feet West of the Northwest Corner of said Theatre building; thence East 28.7 feet mainly along the North line of said Theatre building to a turn in the wall of said Theatre building; thence North 3 feet and 6 inches along the line of said Theatre building to a turn in said wall, thence East 11.3 feet along the line of said Theatre building to a turn in said wall; thence South 3 feet 6 inches along the line of said Theatre building to a turn in said wall; thence East 15 feet and 6 inches to the center line of the wall between said Theatre building and the cement block building there adjoining on the East; thence South 10 feet and 3 inches along said center line of said wall to the center line of the wall between the said cement block building and the one story brick building there adjoining on the South; thence West 5 feet and 4 inches along said center line of said wall to the center line of wall between said Theatre building and said one story brick building there adjoining on the East; thence South 26 feet along said center line of said wall to the center line of the wall between said Theatre building and said one story brick building there adjoining on the North; thence East 99 feet and 6 inches along said center line of said wall to a point in the East line of said Lot 16, which is 101 feet North of the Southeast corner of said Lot 16; thence South along said lot line 61 feet and 6 inches to the place of beginning;

EXCEPT a tract described as follows: Part of Lots 14 and 15, in Block 3, Mathewson's Addition to the City of Norfolk, Madison County, Nebraska, described as follows: Beginning at a point 47 feet South and 94 feet 2 inches West of the Northeast corner of Lot 16, Block 3, Mathewson's Addition to the City of Norfolk, Madison County, Nebraska; said point being on the center line of the wall between the Theatre building on the parcel herein described and the cement block building there adjoining on the East; thence North 8 feet 3 inches along said center line of said wall, to a point where the North line, extended, of said theatre building intersects the said center line of said wall between said cement block building and said theatre building; thence West 15 feet and 6 inches, along said North line of said theatre building, to a turn in the wall of said theatre building, thence North 3 feet 6 inches along the line of said theatre building to a turn in the wall of said theatre building; thence West 11.3 feet along the line of said theatre building to a turn in the wall of said theatre building; thence South 3 feet 6 inches along the line of said theatre building to a turn in the wall of said theatre building; thence West 28.7 feet, mainly along the North line of said theatre building; to a point in the West line of said Lot 14, 36 feet 8 1/4 inches South of the Northwest corner of said Lot 14, thence South along the West line of said Lot 14, approximately 99 feet to a point 41 feet 6 1/4 inches North of Southwest corner of said Lot 14; thence East 10 feet, thence North approximately 87 feet to a point 47 feet South and 10 feet East of the Northwest corner of said Lot 14, thence East 45 feet 10 inches to the point of beginning.

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on the North; thence East 5 feet 4 inches along said center line of said wall to the center line of the wall between the cement block building on the parcel herein described and the theatre building there adjoining on the West; thence North 2 feet along the center line of said wall to a point 47 feet South of the North line of said Lot 15, thence East 94 feet 2 inches to the East line of said Lot 16; thence South 28 feet to the point of beginning.

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Depiction and Existing Use (outlined in red):

Exhibit "D"

EXHIBIT "E"
PRELIMINARY ARCHITECTURAL PLANS

(See attached)

ALTERATION TO

NORFOLK THEATER

NORFOLK, NEBRASKA

CMBA ARCHITECTS

208 N PINE STREET, STE 301 ▪ GRAND ISLAND, NE 68801 ▪ (P) 308.384.4444

SHEET INDEX

SEAL

ARCHITECT
TROY D. KEILIG
A-4513
STATE OF NEBRASKA
8/30/2019

REVISIONS

NO.	DESCRIPTION	DATE

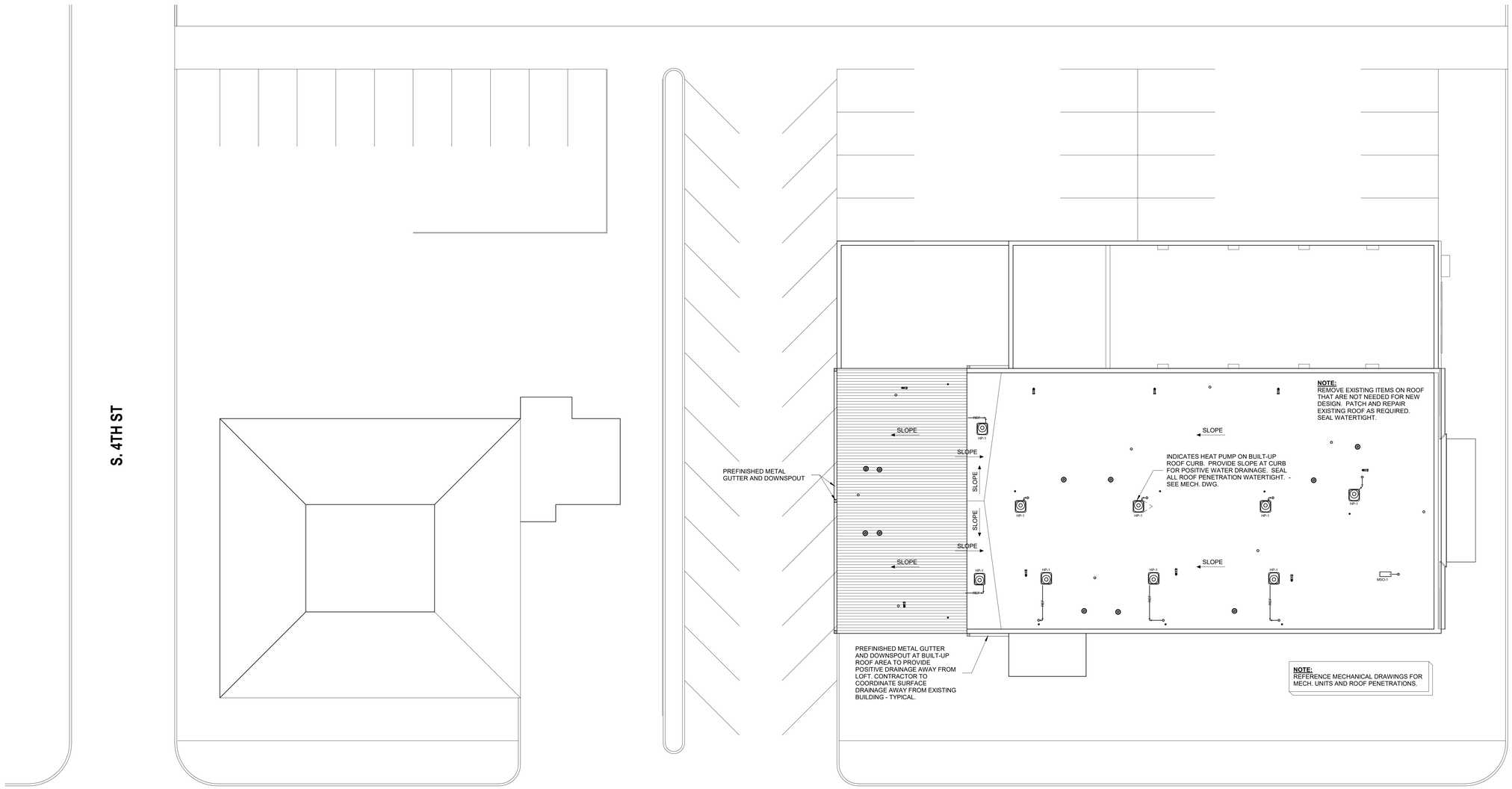
CMBA ARCHITECTS
208 N PINE ST, STE 301
GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 8.30.2019
PROJECT: GI19102

TITLE SHEET

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SHEET T.01



N

SITE PLAN / ROOF PLAN

3/32" = 1'-0"

CMBA ARCHITECTS
208 N PINE ST, STE 301
GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 8.30.2019
PROJECT GI19102

ALTERATION TO NORFOLK THEATER

NORFOLK, NEBRASKA

SITE PLAN / ROOF PLAN

SEAL

ARCHITECT
TROY D. KELIG
A-4513
STATE OF NEBRASKA
8/30/19

REVISIONS

NO.	DESCRIPTION	DATE

IF THIS DRAWING IS NOT 30"x42" IT IS NOT TO SCALE

SHEET
C1.01

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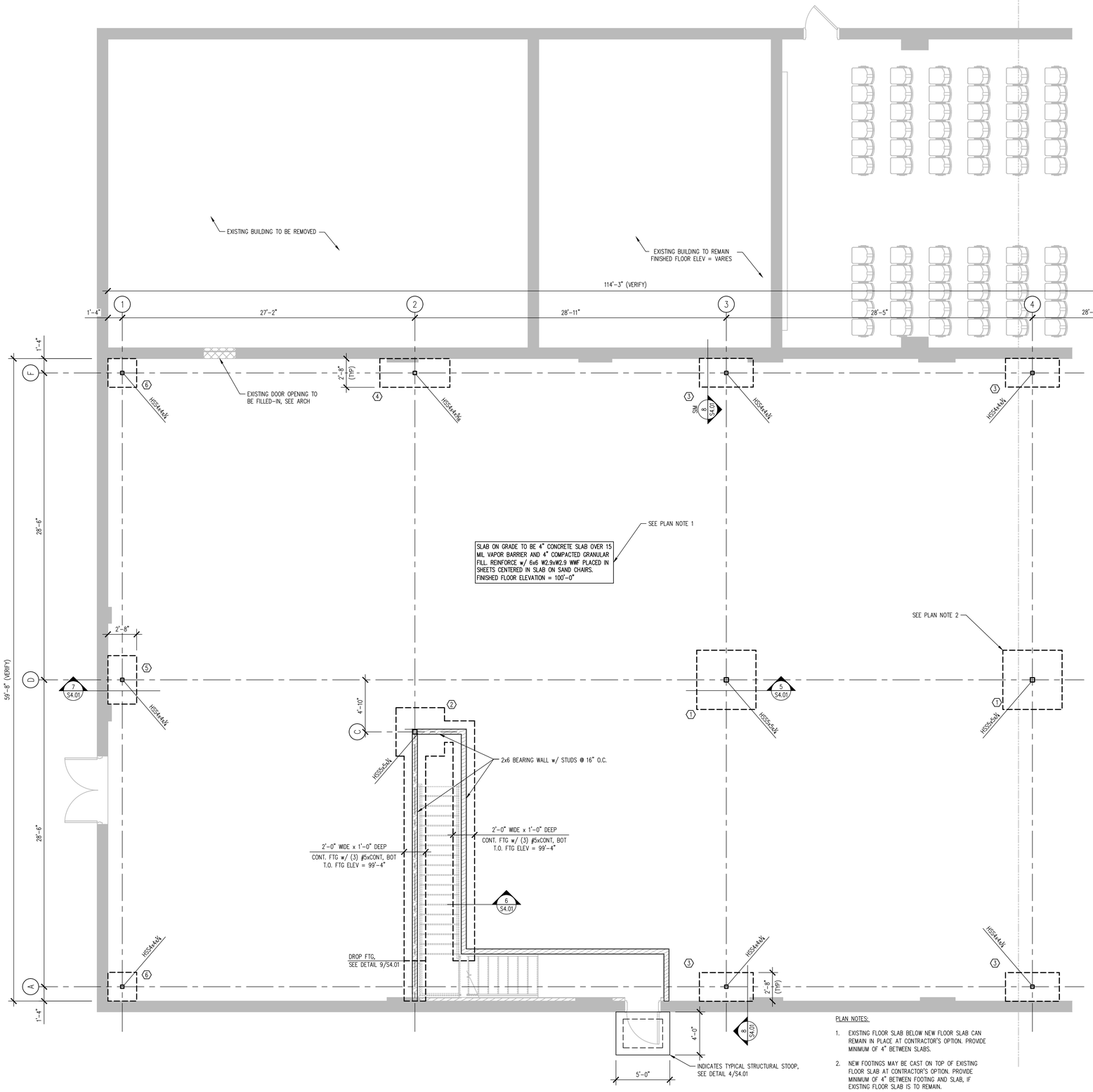

FOOTING SCHEDULE				
FTG MARK	FTG SIZE	FTG REINF	T.O. FTG ELEV	COMMENTS
1	5'-6"x5'-6"x1'-0" DP	(6) #5 E.W., BOT	99'-4"	
2	4'-6"x4'-6"x1'-0" DP	(5) #5 E.W., BOT	99'-4"	
3	5'-0"x2'-8"x3'-4"± DP	(6) #5 N-S, T&B (3) #5 E-W, T&B	99'-4"	INCORPORATE FOOTING w/ EXISTING MECH TUNNEL PER DETAIL 8/S4.01
4	6'-6"x2'-8"x3'-4"± DP	(7) #5 N-S, T&B (3) #5 E-W, T&B	99'-4"	INCORPORATE FOOTING w/ EXISTING MECH TUNNEL PER DETAIL 8/S4.01
5	2'-8"x4'-6"x3'-4"± DP	(3) #5 N-S, T&B (5) #5 E-W, T&B	99'-4"	MATCH EXISTING FOUNDATION DEPTH
6	2'-8"x2'-8"x3'-4"± DP	(3) #5 N-S, T&B (3) #5 E-W, T&B	99'-4"	MATCH EXISTING FOUNDATION DEPTH
7	2'-8"x3'-6"x3'-4"± DP	(3) #5 N-S, T&B (4) #5 E-W, T&B	99'-4"	MATCH EXISTING FOUNDATION DEPTH

PLAN NOTES:

1. EXISTING FLOOR SLAB BELOW NEW FLOOR SLAB CAN REMAIN IN PLACE AT CONTRACTOR'S OPTION. PROVIDE MINIMUM OF 4" BETWEEN SLABS.
2. NEW FOOTINGS MAY BE CAST ON TOP OF EXISTING FLOOR SLAB AT CONTRACTOR'S OPTION. PROVIDE MINIMUM OF 4" BETWEEN FOOTING AND SLAB, IF EXISTING FLOOR SLAB IS TO REMAIN.

N

FOUNDATION PLAN - AREA "A"

1/4" = 1'-0"

CMBA ARCHITECTS
208 N PINE ST, STE 301
GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 08.30.2019
PROJECT G119102

FOUNDATION PLAN - AREA "A"

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

PROFESSIONAL STRUCTURAL ENGINEER
MICHAEL D. SPILINEK
E-6026
STATE OF NEBRASKA
8/30/19

olsson
201 East 2nd Street
Grand Island, NE 68802
TEL 308.384.8750
FAX 308.384.8752
PROJ # 018-0777
www.olsson.com

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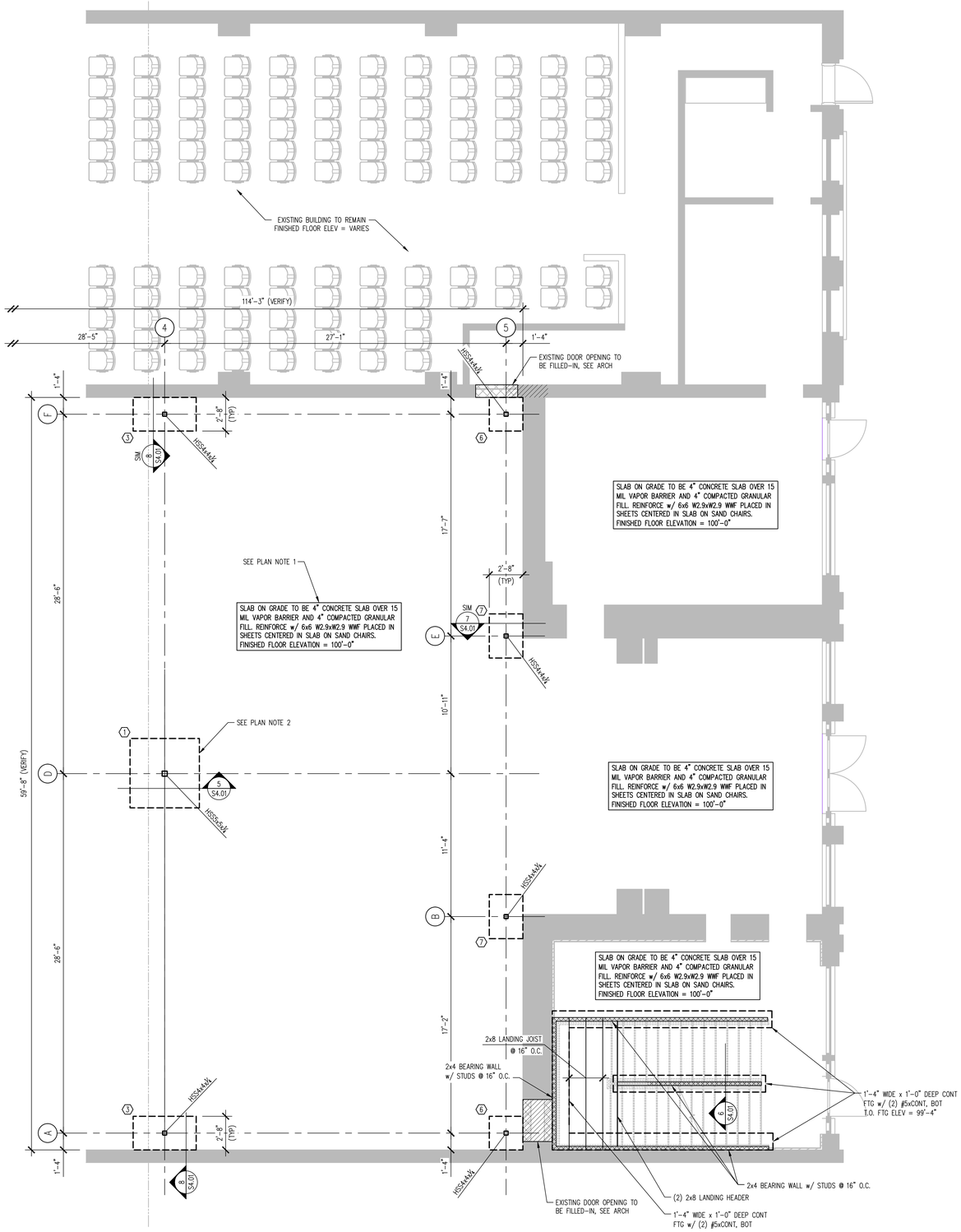

FOOTING SCHEDULE

FTG MARK	FTG SIZE	FTG REINF	T.O. FTG ELEV	COMMENTS
1	5'-6"x5'-6"x1'-0" DP	(6) #5 E.W., BOT	99'-4"	
2	4'-6"x4'-6"x1'-0" DP	(5) #5 E.W., BOT	99'-4"	
3	5'-0"x2'-8"x3'-4"± DP	(6) #5 N-S, T&B (3) #5 E-W, T&B	99'-4"	INCORPORATE FOOTING w/ EXISTING MECH TUNNEL PER DETAIL 8/S4.01
4	6'-6"x2'-8"x3'-4"± DP	(7) #5 N-S, T&B (3) #5 E-W, T&B	99'-4"	INCORPORATE FOOTING w/ EXISTING MECH TUNNEL PER DETAIL 8/S4.01
5	2'-8"x4'-6"x3'-4"± DP	(3) #5 N-S, T&B (5) #5 E-W, T&B	99'-4"	MATCH EXISTING FOUNDATION DEPTH
6	2'-8"x2'-8"x3'-4"± DP	(3) #5 N-S, T&B (3) #5 E-W, T&B	99'-4"	MATCH EXISTING FOUNDATION DEPTH
7	2'-8"x3'-6"x3'-4"± DP	(3) #5 N-S, T&B (4) #5 E-W, T&B	99'-4"	MATCH EXISTING FOUNDATION DEPTH

PLAN NOTES:

1. EXISTING FLOOR SLAB BELOW NEW FLOOR SLAB CAN REMAIN IN PLACE AT CONTRACTOR'S OPTION. PROVIDE MINIMUM OF 4" BETWEEN SLABS.
2. NEW FOOTINGS MAY BE CAST ON TOP OF EXISTING FLOOR SLAB AT CONTRACTOR'S OPTION. PROVIDE MINIMUM OF 4" BETWEEN FOOTING AND SLAB, IF EXISTING FLOOR SLAB IS TO REMAIN.

N

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

CMBA ARCHITECTS
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GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 08.30.2019
PROJECT GI19102

FOUNDATION PLAN - AREA "B"

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

MICHAEL D. SPILINEK E-6036 PROFESSIONAL STRUCTURAL ENGINEER STATE OF NEBRASKA
8/30/19

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N

SECOND FLOOR FRAMING PLAN w/ FIRST FLOOR BACKGROUND - AREA A

1/4" = 1'-0"

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GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: **08.30.2019**
PROJECT **GI19102**

SECOND FLOOR FRAMING PLAN w/ FIRST FLOOR BACKGROUND - AREA A

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

MICHAEL D. SPILINEK
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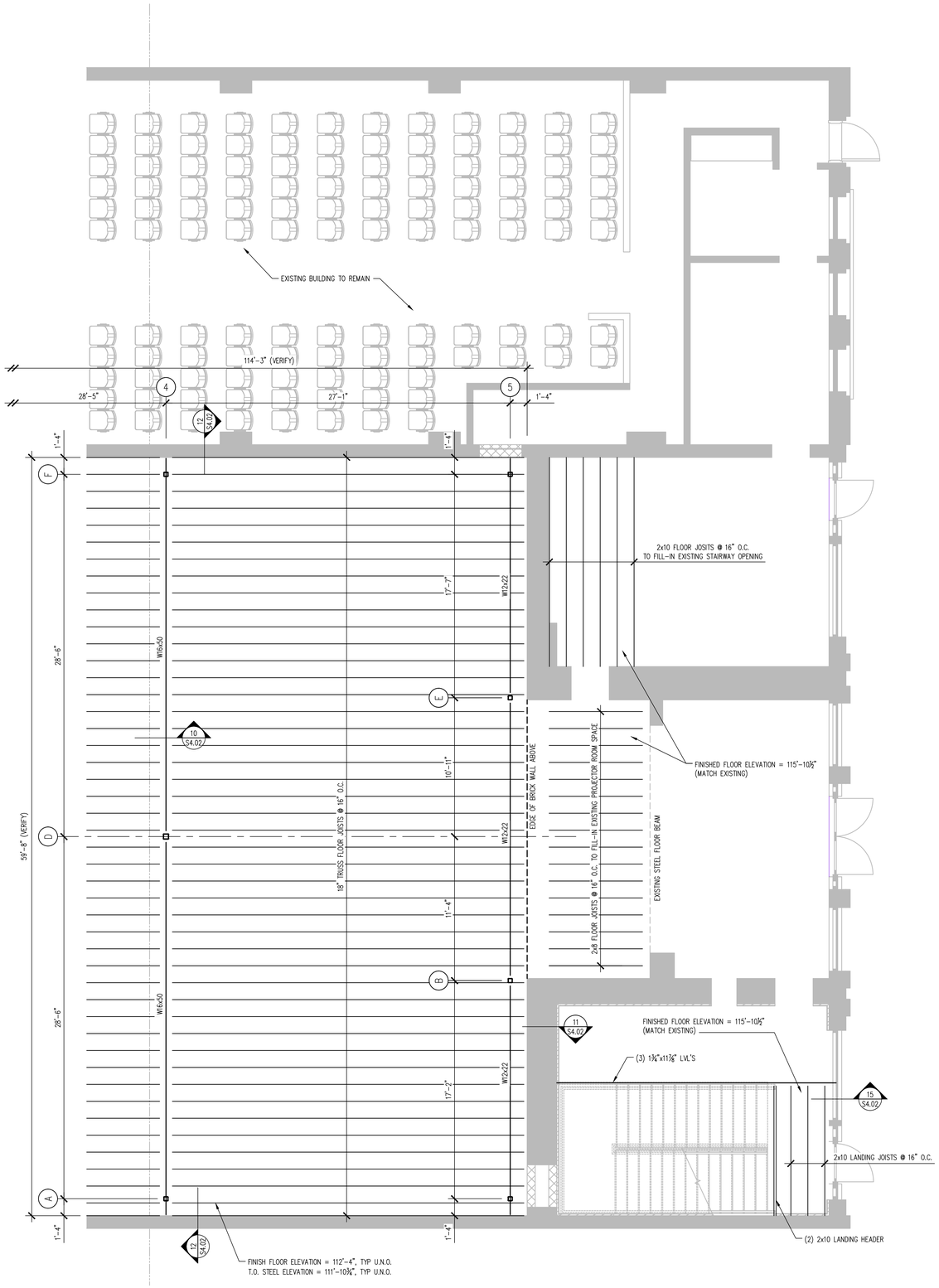

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SECOND FLOOR FRAMING PLAN w/ FIRST FLOOR BACKGROUND - AREA "B"

1/4" = 1'-0"

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DATE: 08.30.2019
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SECOND FLOOR FRAMING PLAN w/ FIRST FLOOR BACKGROUND - AREA "B"

ALTERATION TO NORFOLK THEATER
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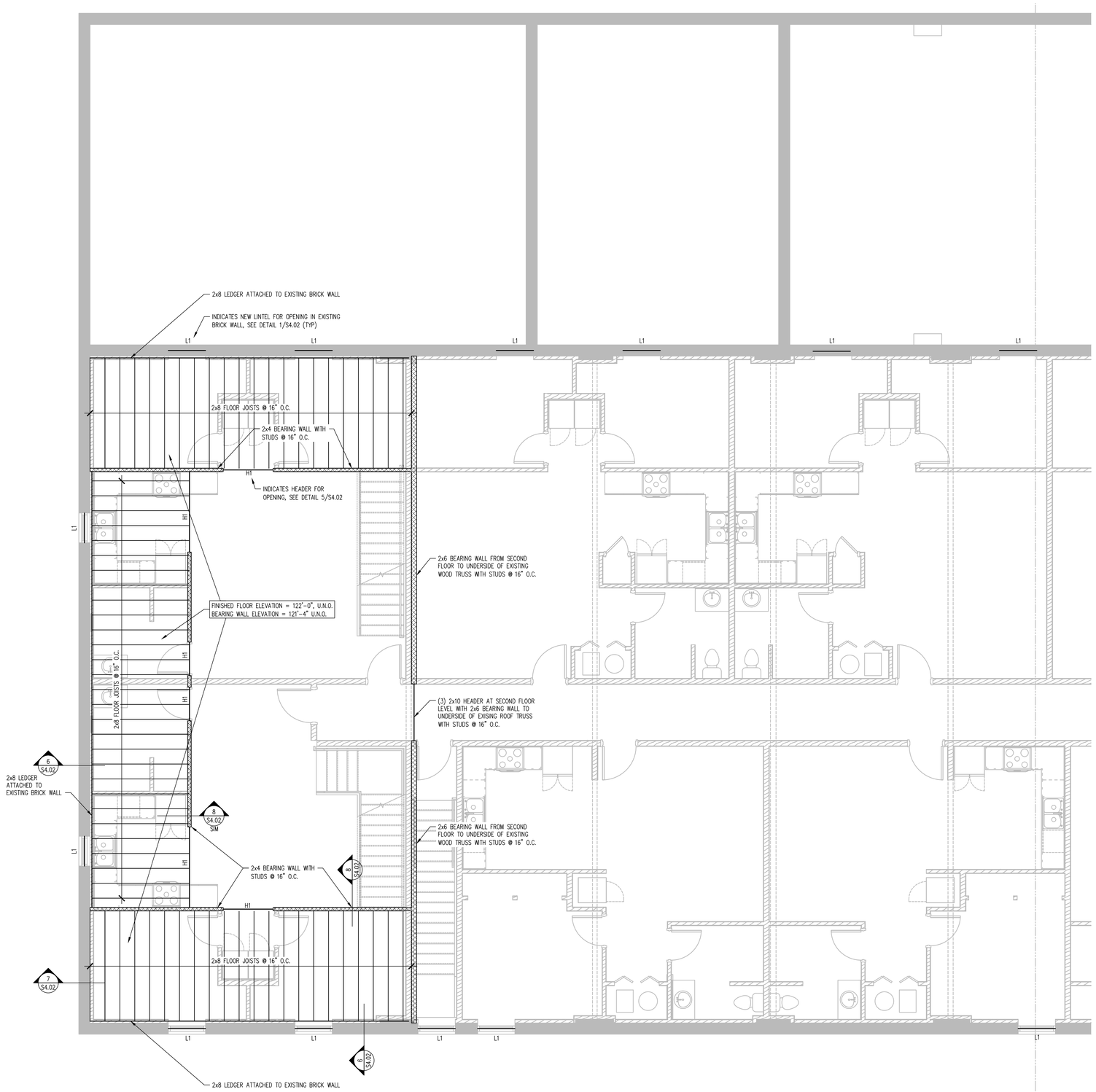

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THIRD FLOOR FRAMING PLAN w/ SECOND FLOOR BACKGROUND - AREA "A"

1/4" = 1'-0"

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THIRD FLOOR FRAMING PLAN w/ SECOND FLOOR BACKGROUND - AREA "A"

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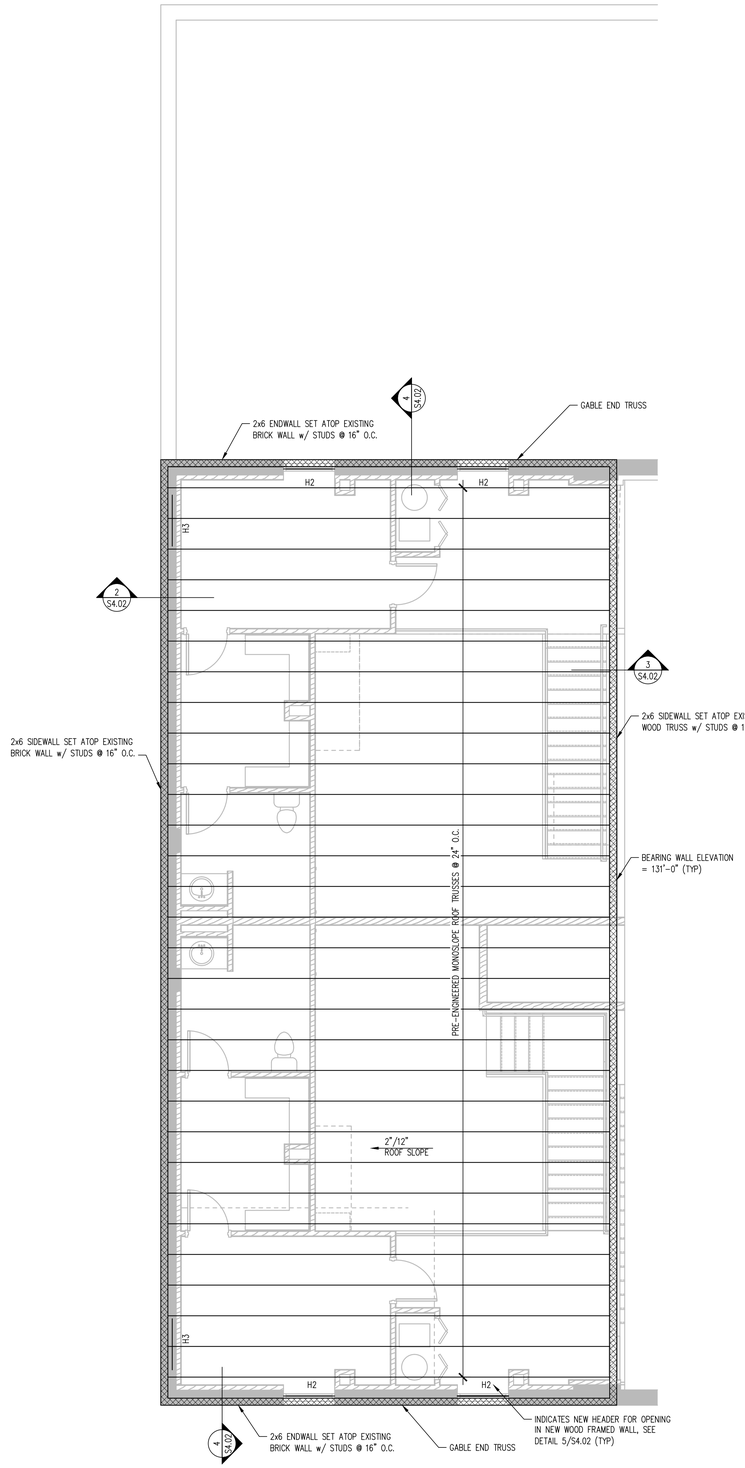

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ROOF FRAMING PLAN - LOFT - w/ SECOND & THIRD FLOOR BACKGROUND - AREA "A"

1/4" = 1'-0"

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ROOF FRAMING PLAN - LOFT - w/ SECOND & THIRD FLOOR BACKGROUND - AREA "A"

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NORFOLK, NEBRASKA

PROFESSIONAL STRUCTURAL ENGINEER
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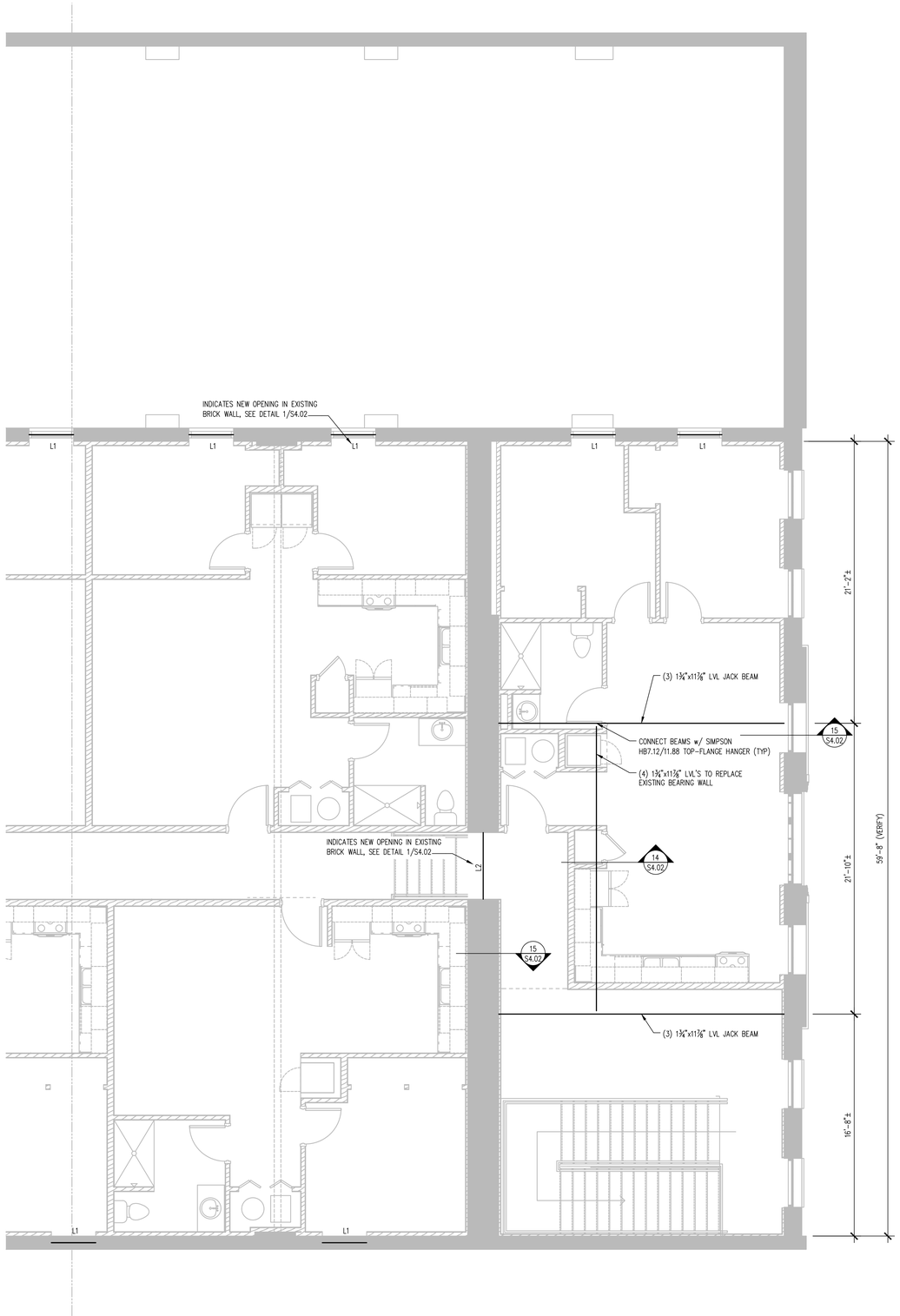

N

ROOF FRAMING PLAN w/ 2ND FLOOR BACKGROUND AREA "B"

1/4" = 1'-0"

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DATE: **08.30.2019**
PROJECT **GI19102**

ROOF FRAMING PLAN w/ 2ND FLOOR BACKGROUND AREA "B"

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

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GENERAL

1. CODE: 2012 INTERNATIONAL BUILDING CODE w/ CITY OF NORFOLK AMENDMENTS

2. DEAD LOAD

ROOF	20.0 PSF
FLOOR	15.0 PSF

3. LIVE LOAD

ROOF	20.0 PSF w/ NO TRIBUTARY REDUCTION
FLOOR	40.0 PSF

4. SNOW

GROUND SNOW LOAD (Pg)	25.0 PSF
SNOW EXPOSURE CATEGORY (Ce)	1.0
SNOW IMPORTANCE FACTOR (Iw)	1.0
SNOW THERMAL FACTOR (Ct)	1.0
FLAT-ROOF SNOW LOAD (Pf)	17.5 PSF

5. WIND

BASIC WIND SPEED (V)	115 MPH
WIND EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFF (GCpi)	±0.18
DESIGN METHOD	MWFRS – SIMPLIFIED

6. SEISMIC

SEISMIC USE GROUP	II
SEISMIC SITE CLASS	D (ASSUMED)
SEISMIC IMPORTANCE FACTOR	1.0
SEISMIC DESIGN CATEGORY	A
SPECTRAL RESPONSE COEFF (Ss)	10.6%
SPECTRAL RESPONSE COEFF (S1)	4.1%

7. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

8. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL OF RECORD.

9. NO CHANGES IN SIZE OR DIMENSION OF STRUCTURAL MEMBER SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL OF RECORD.

FOUNDATION & SLAB ON GRADE

1. FOUNDATION DESIGN IS BASED ON A NET SOIL BEARING PRESSURE OF 1,500 PSF. OWNER/CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT A MINIMUM 1,500 PSF SOIL BEARING PRESSURE IS OBTAINED PRIOR TO PLACEMENT OF THE FOUNDATION.

2. PROVIDE (2) #4 BAR x 3'-0" LONG, DIAGONALLY AT REENTRANT CORNERS, CENTER IN SLAB.

3. HORIZONTAL REINFORCING IN FOOTINGS AND STEMWALLS SHALL BE CONTINUOUS. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS.

CONCRETE & REINFORCING STEEL

1. CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301.

2. MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'c) AND DENSITY SHALL BE:

	STRENGTH	DENSITY
CAST-IN-PLACE FOOTINGS AND WALLS	3,000 PSI	145 PCF
CAST-IN-PLACE SLABS	4,000 PSI	145 PCF

3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, U.N.O.

4. THE MINIMUM COVER FOR REINFORCING STEEL SHALL BE, U.N.O.:

UNFORMED SURFACE IN CONTACT WITH GROUND	3"
FORMED SURFACES EXPOSED TO EARTH AND WEATHER:	
#6 BARS AND LARGER	2"
#5 BARS AND SMALLER	1½"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER:	
BEAMS AND COLUMNS	1½"
SLABS, WALLS, AND JOISTS	
#14 AND #18 BARS	1⅜"
#11 BARS AND SMALLER	¾"

5. LAP SPLICES ARE TO BE 48 BAR DIAMETERS, WITH A MINIMUM LAP OF 24".

6. STRUCTURAL CONCRETE SHALL BE MECHANICALLY CONSOLIDATED IN ACCORDANCE WITH ACI 309.

CONCRETE / MASONRY FASTENERS

1. ALL EXPANSION ANCHORS SHALL BE THE SIZE AND EMBEDMENT AS SHOWN ON THE DRAWINGS. WHEN EMBEDMENT IS NOT SHOWN ON THE DRAWINGS, THE STANDARD EMBEDMENT AS RECOMMENDED BY THE MANUFACTURER SHALL BE REFERENCED. APPROVED EXPANSION ANCHORS SHALL BE KWIK BOLT 3 EXPANSION ANCHORS BY HILTI OR AN APPROVED EQUAL.

2. ALL SLEEVE ANCHORS SHALL BE THE SIZE AND EMBEDMENT AS SHOWN ON THE DRAWINGS. WHEN EMBEDMENT IS NOT SHOWN ON THE DRAWINGS, THE STANDARD EMBEDMENT AS RECOMMENDED BY THE MANUFACTURER SHALL BE REFERENCED. APPROVED SLEEVE ANCHORS SHALL BE BY HILTI OR AN APPROVED EQUAL.

3. ALL ADHESIVE ANCHORS SHALL BE THE SIZE AND EMBEDMENT AS SHOWN ON THE DRAWINGS. WHEN EMBEDMENT IS NOT SHOWN ON THE DRAWINGS, THE STANDARD EMBEDMENT AS RECOMMENDED BY THE MANUFACTURER SHALL BE REFERENCED. APPROVED ADHESIVE ANCHORS SHALL BE BY HILTI OR AN APPROVED EQUAL.

TIMBER

1. ALL STRESS GRADES AND DESIGN CRITERIA SHALL BE BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION, TABLE 4A, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

2. FRAMING LUMBER SHALL BE KILN DRIED DOUGLAS FIR #2 OR BETTER, UNLESS A HIGHER GRADE IS SHOWN ON THE DRAWINGS.

3. SOLID WOOD BLOCKING TO BE PROVIDED BETWEEN TRUSSES AT ALL SUPPORTS.

4. STRUCTURAL WOOD LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM DESIGN STRESSES:

Fb = 2,250 PSI
E = 1,800,000 PSI
Fc = 1,600 PSI
Fv = 285 PSI

5. ENGINEERED WOOD TRUSSES TO BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH CITY BUILDING CODES AND TRUSS PLATE INSTITUTE STANDARDS AND SPECIFICATIONS. MEMBERS TO BE DESIGNED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.

6. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BRACING FOR TIMBER TRUSSES. BRACING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH BY THE TRUSS PLATE INSTITUTE.

7. ENGINEERED WOOD TRUSS MEMBERS SHALL BE DESIGNED FOR THE FOLLOWING LOADS AND DEFLECTIONS.

LIVE LOAD DEFLECTION	=	L/480	
TOTAL LOAD DEFLECTION	=	L/240	
FLOOR TRUSSES		D.L. =	15 PSF
		L.L. =	40 PSF
ROOF TRUSSES		D.L. =	20.0 PSF
		L.L. =	20.0 PSF

8. TRUSS MANUFACTURER TO DESIGN ALL CONNECTORS AND HOLDOWNS.

9. TRUSS MANUFACTURER SHALL SUBMIT DRAWINGS FOR APPROVAL SHOWING ALL MEMBER FORCES, SIZES, AND CONNECTORS. DRAWINGS SHALL BE SEALED BY A REGISTERED ENGINEER IN THE STATE OF NEBRASKA.

10. PLYWOOD FLOOR SHEATHING SHALL BE T&G ¾" NOMINAL THICKNESS. INSTALL WITH FACE GRAIN ACROSS SUPPORTS WHILE STAGGERING PANEL JOINTS. NAIL PLYWOOD TO FRAMING WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT PANEL FIELD.

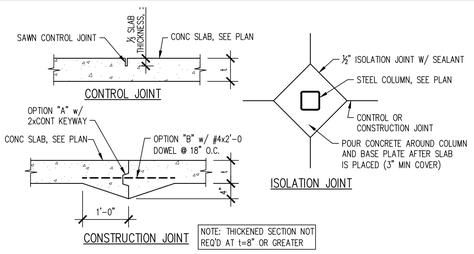
11. ROOF SHEATHING SHALL BE ⅜" NOMINAL THICKNESS PLYWOOD OR OSB. INSTALL WITH FACE GRAIN ACROSS. SUPPORTS WHILE STAGGERING PANEL JOINTS. NAIL SHEATHING TO FRAMING WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT PANEL FIELD.

12. WALL SHEATHING SHALL BE ½" NOMINAL THICKNESS PLYWOOD OR OSB. INSTALL WITH FACE GRAIN ACROSS. SUPPORTS WHILE STAGGERING PANEL JOINTS. NAIL SHEATHING TO FRAMING WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT PANEL FIELD.

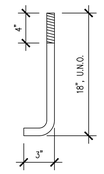
13. ALL PRE-ENGINEERED CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR APPROVED EQUAL. PROVIDE FASTENERS APPROVED FOR USE WITH ACQ/AC2 TREATED WOOD WHERE APPLICABLE.

14. NAILING SCHEDULE TO BE IN ACCORDANCE WITH THAT SET FORTH BY THE INTERNATIONAL BUILDING CODE LATEST EDITION.

1 GENERAL NOTES
N.T.S.

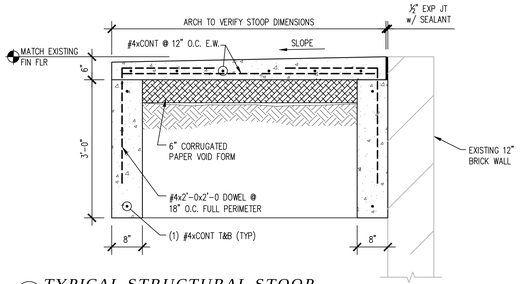


2 SLAB ON GRADE
N.T.S.

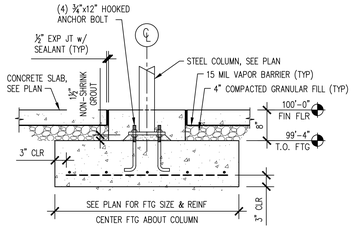


TYPICAL ANCHOR ROD

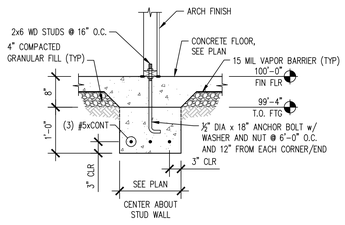
3 TYPICAL ANCHOR ROD
N.T.S.



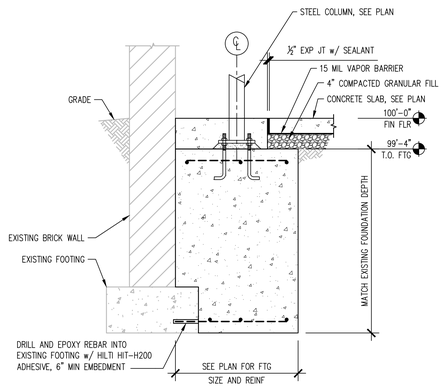
4 TYPICAL STRUCTURAL STOOP
¾"=1'-0"



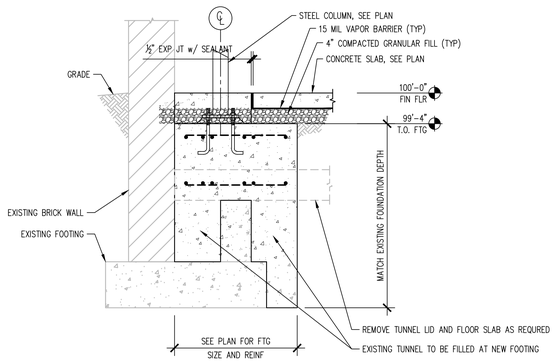
5 TYPICAL INTERIOR COLUMN FOOTING
¾"=1'-0"



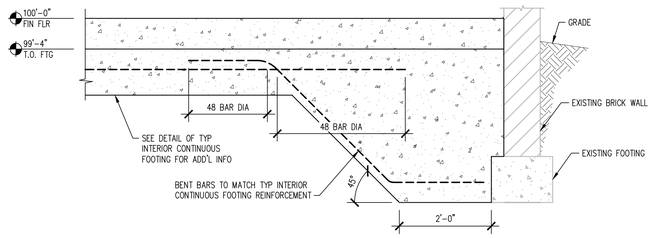
6 TYPICAL INTERIOR CONTINUOUS FOOTING
¾"=1'-0"



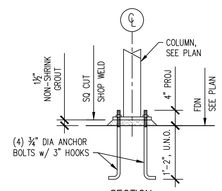
7 TYPICAL EXTERIOR FOOTING w/o EXISTING MECHANICAL TUNNEL
¾"=1'-0"



8 TYPICAL EXTERIOR FOOTING w/ EXISTING MECHANICAL TUNNEL
¾"=1'-0"



9 TYPICAL DROP FOOTING
¾"=1'-0"



SECTION

TYPICAL BASE PLATE SCHEDULE

COLUMN SIZE	BASE PLATE SIZE (U.N.O.)	ANCHOR BOLT	LAYOUT (U.N.O.)
HSS4x4, 3" STD PIPE	¾x10x0'-10"	(4) ¾" DIA	1½" 3" 3" 1½"
HSS5x5	¾x11x0'-11"	(4) ¾" DIA	
HSS6x6	¾x12x1'-0"	(4) ¾" DIA	
HSS8x8	¾x14x1'-2"	(4) ¾" DIA	

10 TYPICAL BASE PLATE
¾"=1'-0"

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(P) 308.384.4444

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GENERAL NOTES AND FOUNDATION DETAILS

ALTERATION TO NORFOLK THEATER
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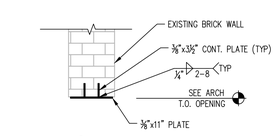
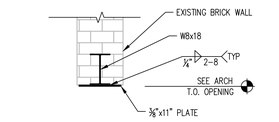


NOTE: PROVIDE 6" BEARING ON EACH END

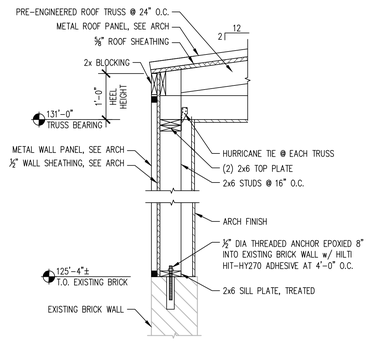
L1 THREE WYTHE BRICK WALL



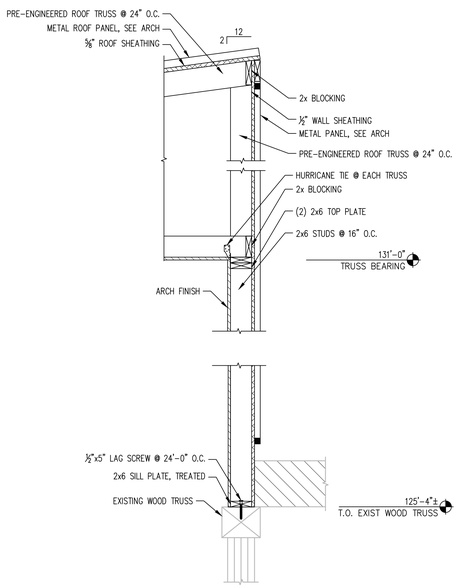
NOTE: PROVIDE 8" BEARING ON EACH END

L2 THREE WYTHE BRICK WALL

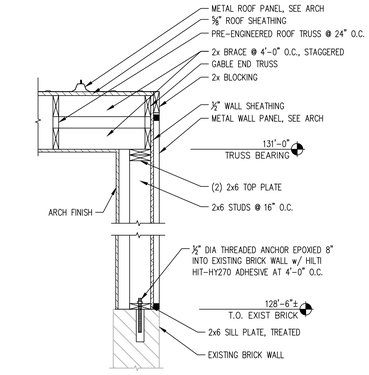
1 TYPICAL LINTEL IN EXISTING BRICK
¾"=1'-0"



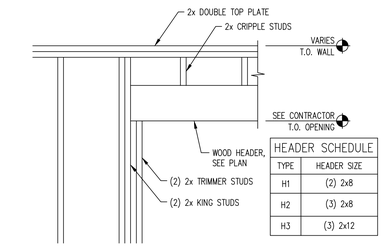
2 LOW SIDE EAVE
¾"=1'-0"



3 HIGH SIDE EAVE
¾"=1'-0"

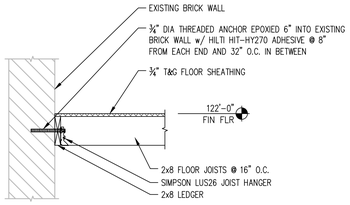


4 END WALL SECTION
¾"=1'-0"

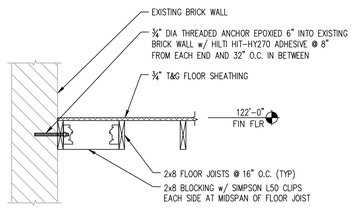


HEADER SCHEDULE	
TYPE	HEADER SIZE
H1	(2) 2x8
H2	(3) 2x8
H3	(3) 2x12

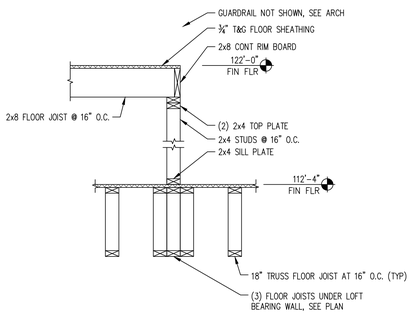
5 TYPICAL WOOD HEADER
¾"=1'-0"



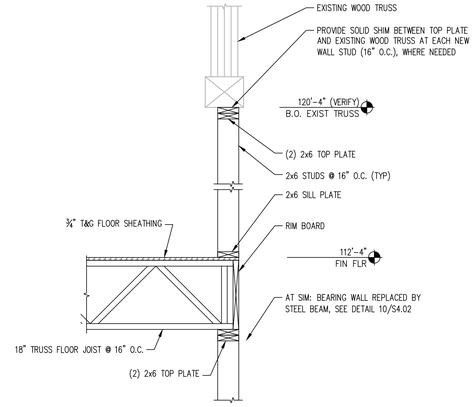
6 TYPICAL LEDGER TO EXISTING BRICK WALL
¾"=1'-0"



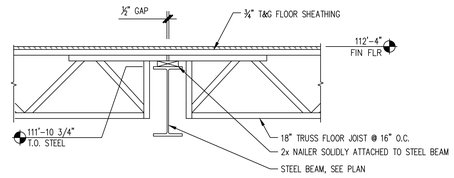
7 TYPICAL JOIST TO EXISTING BRICK WALL
¾"=1'-0"



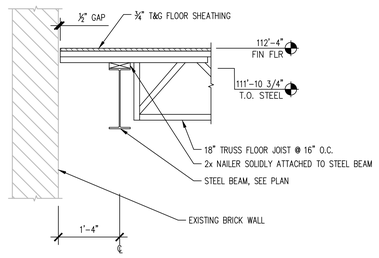
8 TYPICAL LOFT FRAMING
¾"=1'-0"



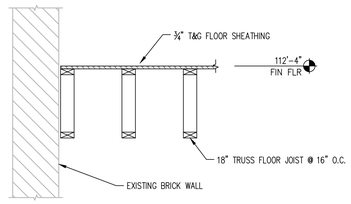
9 BEARING WALL BENEATH EXISTING WOOD TRUSS
¾"=1'-0"



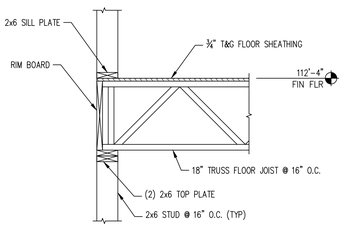
10 TYPICAL FLOOR JOIST TO STEEL BEAM
¾"=1'-0"



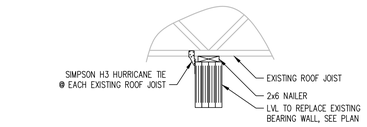
11 TYPICAL CANTILEVER FLOOR JOIST
¾"=1'-0"



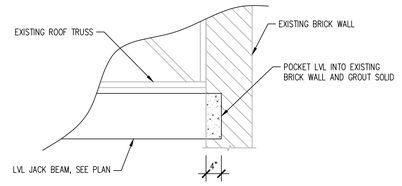
12 TYPICAL FLOOR JOIST AT EXISTING WALL
¾"=1'-0"



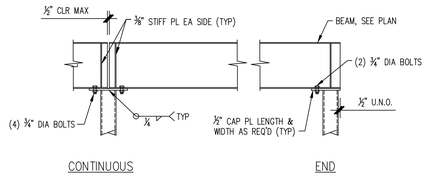
13 TYPICAL FLOOR JOIST TO BEARING WALL
¾"=1'-0"



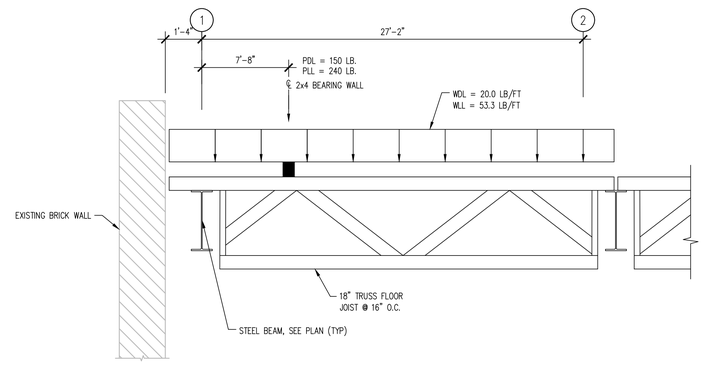
14 NEW BEAM TO REPLACE EXISTING BEARING WALL
¾"=1'-0"



15 TYPICAL LVL IN EXTERIOR WALL
¾"=1'-0"



16 TYPICAL BEAM TO COLUMN CONNECTION
¾"=1'-0"



17 2ND FLOOR TRUSS JOIST LOADING DIAGRAM WITH WEST LOFT
N.T.S.

CMBA ARCHITECTS
208 N PINE ST, STE 301
GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 08.30.2019
PROJECT G119102

FRAMING DETAILS

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

PROFESSIONAL STRUCTURAL ENGINEER
MICHAEL D. SPILINEK
E-6036
STATE OF NEBRASKA
9/30/19

olsson
201 East 2nd Street
Grand Island, NE 68802
TEL 308.384.8750
FAX 308.384.8752
PROJ # 018-0777
www.olsson.com

NO.	DESCRIPTION	DATE

IF THIS DRAWING IS NOT 30"x42" IT IS NOT TO SCALE

SHEET S4.02

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ACT	ACOUSTICAL CEILING TILE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APC	ACOUSTIC PANEL CEILING
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (URAL)
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
B.O.	BOTTOM OF
BRG.	BEARING
BUR	BUILT UP ROOF
CG	CORNER GUARD
CJ	CONTROL JOINT
CL / C.L.	CENTERLINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT.	CARPET
CT	CERAMIC TILE
D.	DEEP
DF	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
EJ	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EW	EACH WAY
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPOSED
EXT.	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN.	FINISH (ED)
FLR.	FLOOR
FND.	FOUNDATION
FR	FIRE RATED / FIRE RESISTANT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GC	GENERAL CONTRACTOR
GYP.	GYPSUM
GWB	GYPSUM WALL BOARD
HDW.	HARDWARE
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HVAC	HEATING, VENTILATING, AIR CONDITIONING
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
LAV.	LAVATORY
LHR	LEFT HAND RETURN
LT.	LIGHT

MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MO	MASONRY OPENING
MTL.	METAL
MULL.	MULLION
NIC	NOT IN CONTRACT
NOM.	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVERFLOW DRAIN
OPG.	OPENING
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PT.	PAINT
PTD	PAPER TOWEL DISPENSER
QT	QUARRY TILE
RA	RETURN AIR
R / RAD.	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
REF.	REFERENCE, REFER TO
REFL.	REFLECTIVE
REFR.	REFRIGERATOR
REINF.	REINFORCE (D) (ING)
REQ.	REQUIRED
REV.	REVISION (S), REVISED
RHR	RIGHT HAND RETURN
RM.	ROOM
RO	ROUGH OPENING
R.O.W.	RIGHT OF WAY
RTU	ROOF TOP UNIT
RVT	REINFORCED VINYL TILE
SA	SUPPLY AIR
SAFB	SOUND ATTENUATING FIBERGLASS BATTS
SD	SOAP DISPENSER
SCHED.	SCHEDULE
SF	SQUARE FEET
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TERR.	TERRAZZO
THK.	THICK (NESS)
T.O.	TOP OF
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.W.	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TYP.	TYPICAL
U.	URINAL
VAR.	VARIES
VIF	VERIFY IN FIELD
VB	VINYL BASE
VERT.	VERTICAL
WC	WATER CLOSET
WD	WOOD
WB	WEATHER BARRIER
WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

SITE SPOT ELEVATION

NEW FINISH SPOT GRADE — 1107.33
NEW AND EXISTING FINISH SPOT GRADE — N: 1107.33 E: 1104.88
TOP OF CURB BOT. OF CURB — TC: 1107.33 BC: 1104.88

EXISTING CONTOUR LINE — 103

NEW CONTOUR LINE — 103

APPROX. TEST BORING LOCATION — B-3

PROPERTY LINE

CENTER LINES/ PROJECTED LINES

MATCH LINE

LEVEL LINE — MAIN FLOOR ELEV. 110'- 0"

NEW / EXISTING WALL CONSTRUCTION — NEW / EXISTING (SCREENED); NEW / EXISTING (SCREENED)

ROOM NAME AND NUMBER

ROOM NAME
101 — ROOM NUMBER
150 SF — ROOM SQUARE FOOTAGE

DOOR NUMBER

5 DIGIT — 999A
4 DIGIT — 999A
ROOM NUMBER
ALPHABET CHARACTERS USED TO DISTINGUISH BETWEEN MULTIPLE DOORS THAT ARE ASSOCIATED WITH PARTICULAR ROOMS

WINDOW TYPE — XX

SPOT ELEVATION — 8'-0"

KEY NOTES

INDICATES A NOTE FOR A SPECIFIC ITEM — A
ALL KEY NOTES ARE COMPILED UNDER THE TITLE BAR "KEY NOTES".

REVISION MARKER — 1

TOILET ACCESSORIES TAG — A

WALL TAG — 6

ASSEMBLY TYPE TAG — W1

COLUMN GRID LINE

NEW — A, 1
EXISTING — A, 1

BUILDING SECTION / WALL SECTION

SECTION DIRECTION
DETAIL NUMBER — 1
SIM
SHEET NUMBER — A101

DETAILS

DETAIL NUMBER — 1
SIM
SHEET NUMBER — A1.01

EXTERIOR ELEVATION

A1.01 — 1
ELEVATION DIRECTION
ELEVATION NUMBER
SHEET NUMBER

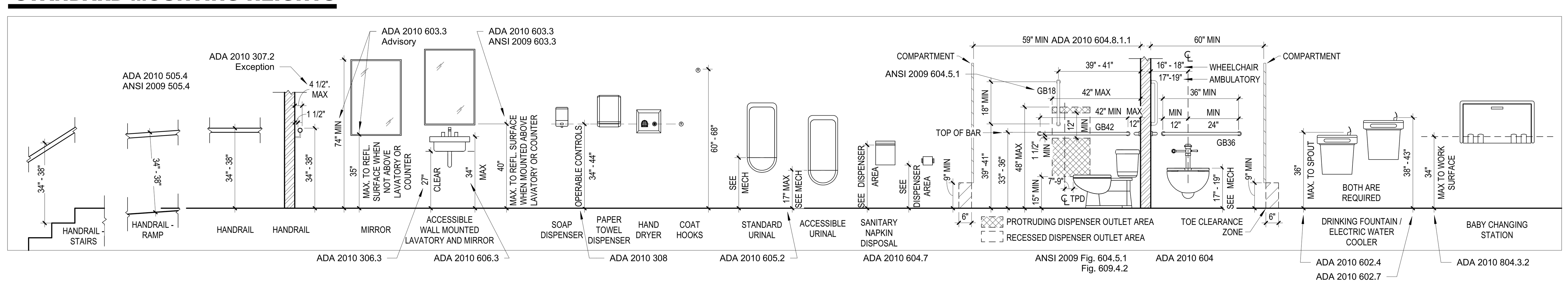
INTERIOR ELEVATION

A1.01 — 1
ELEVATION DIRECTION
ELEVATION NUMBER
SHEET NUMBER

MATERIAL INDICATIONS

EARTH
WOOD STUDS
GRAVEL / SAND FILL
FINISHED WOOD
METAL (LARGE SCALE)
METAL STUDS
PLYWOOD
CONCRETE
RIGID INSULATION
WOOD BLOCKING
METAL SECTION
INSULATION (BLANKET OR BATT)
BRICK
SEALANT
OR EXISTING CONSTRUCTION
CMU (STD. WT.)
GLASS FIBER REINFORCED GYPSUM BOARD
STONE
GYPSUM BOARD
ACOUSTICAL CEILING

STANDARD MOUNTING HEIGHTS



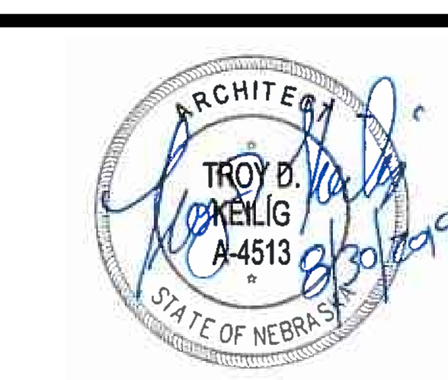
CMBA ARCHITECTS
208 N PINE ST, STE 301
GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 8.30.2019
PROJECT GI19102

ARCHITECTURAL NOTES

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL



REVISIONS

NO.	DESCRIPTION	DATE

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SHEET
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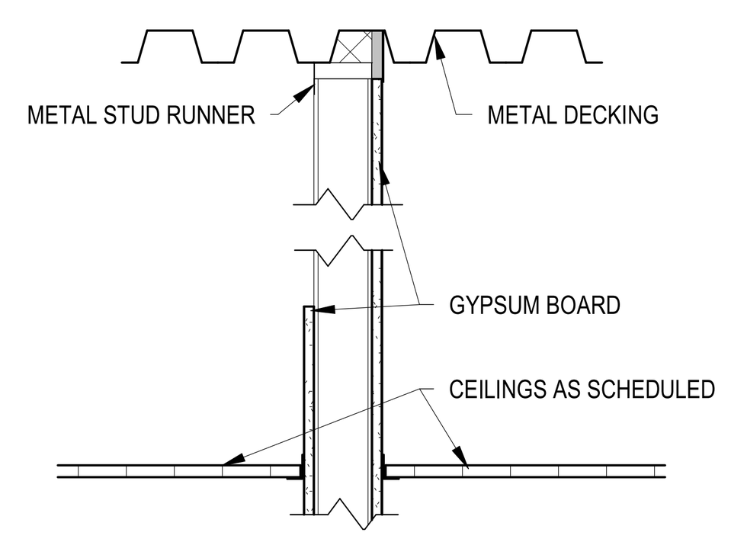
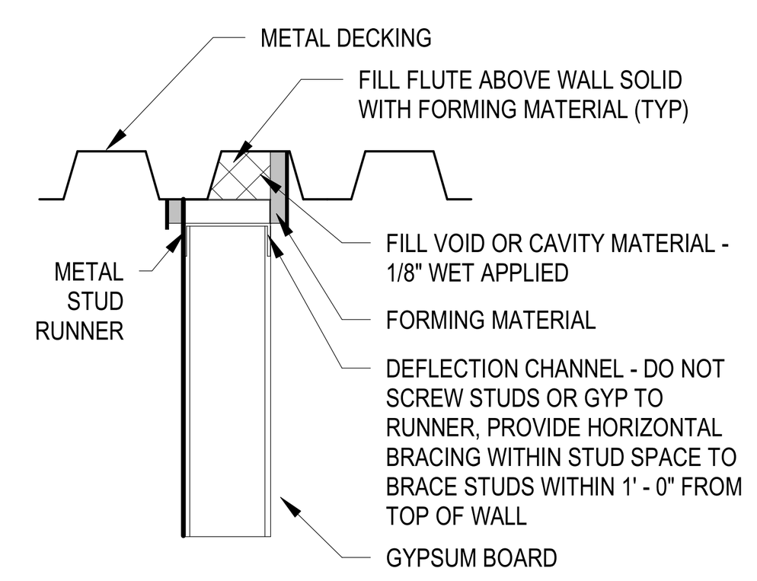
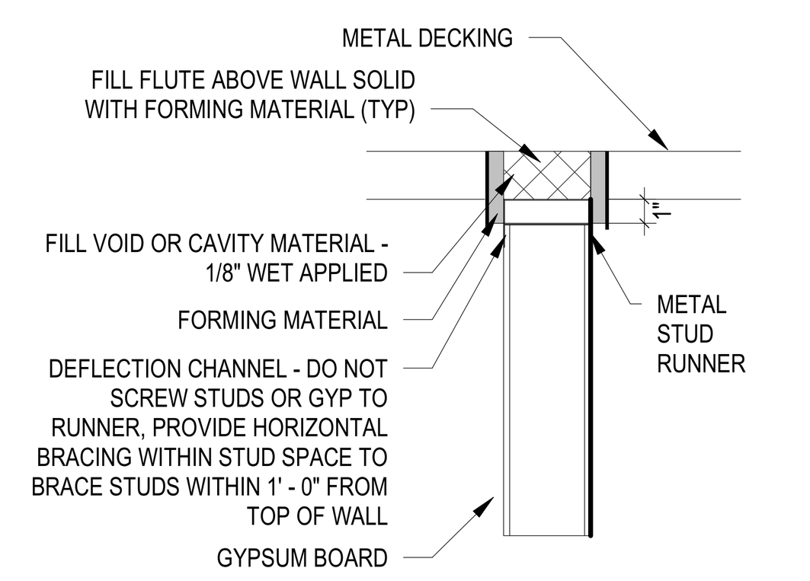


SMOKE PARTITION



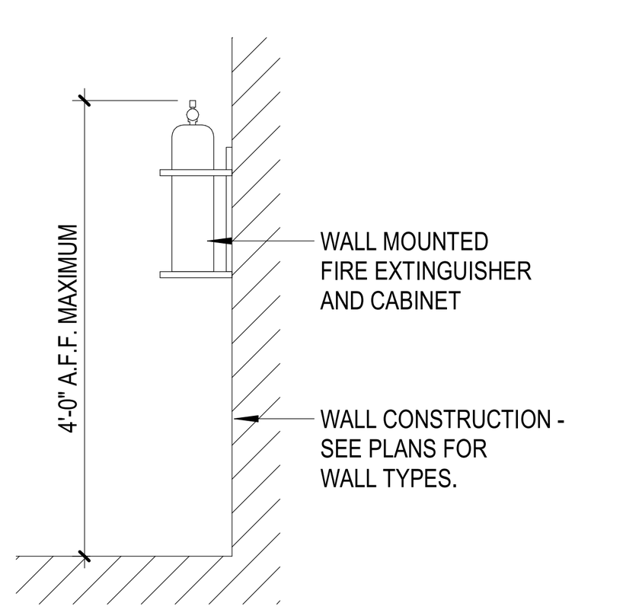
WALL PARALLEL TO FLUTES



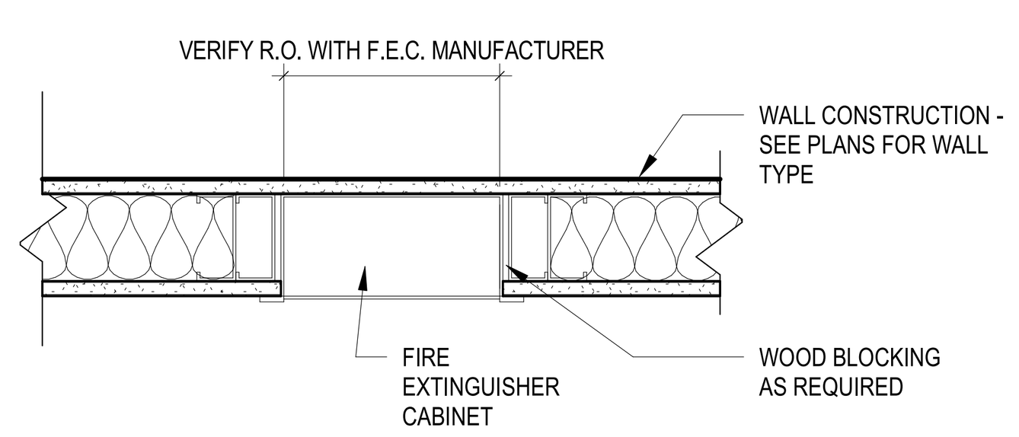
WALL PERPENDICULAR TO FLUTES

NOTE: FIRESTOPPING AND SEALANT ARE REQUIRED AT RATED WALLS

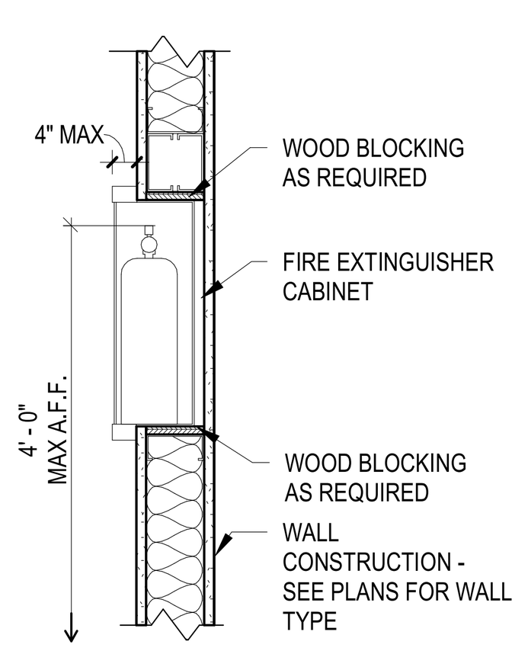
FIRE RESISTANCE RATED WALL CONNECTION DETAILS



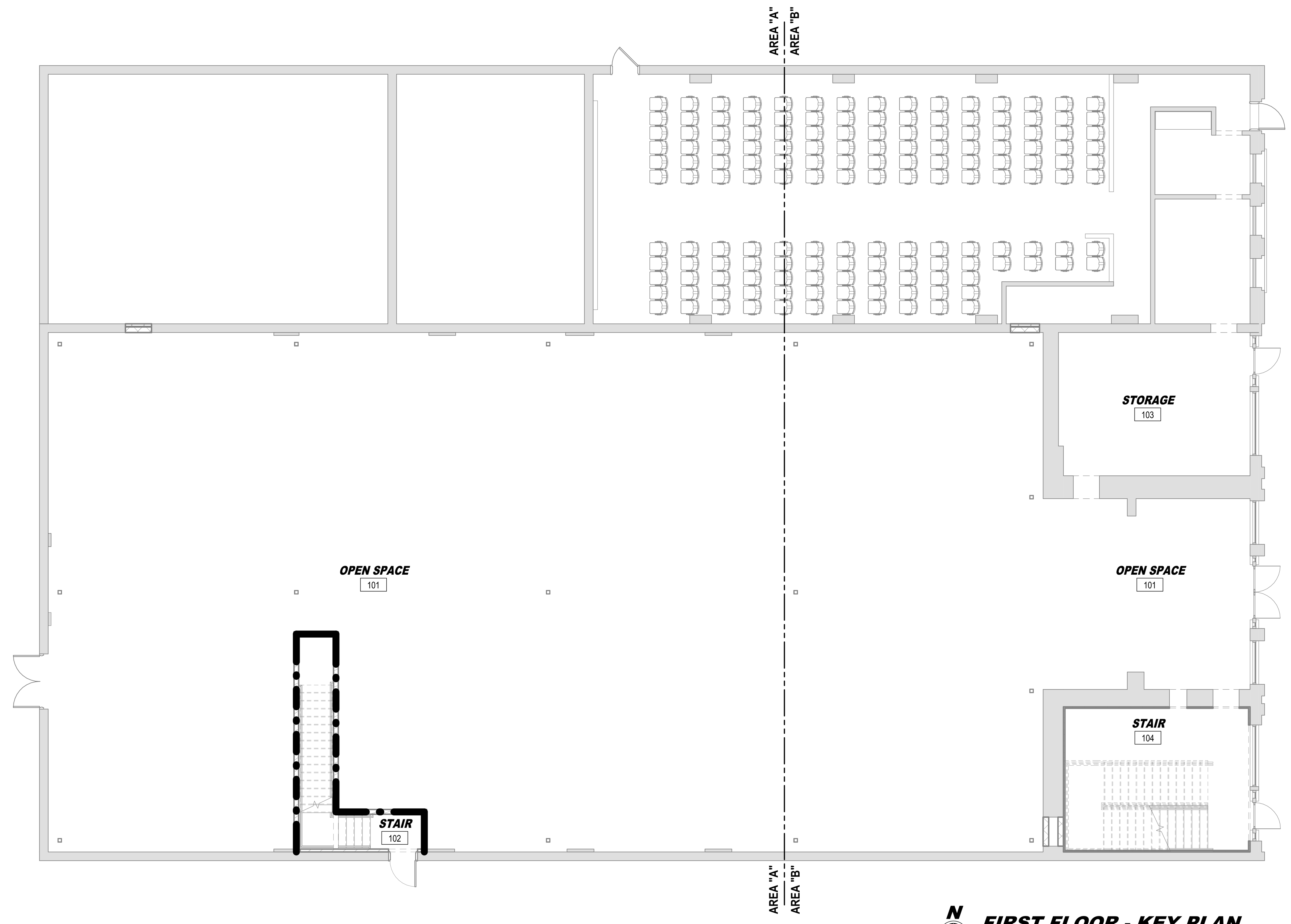
F.E. SECTION DETAIL



F.E.C. PLAN

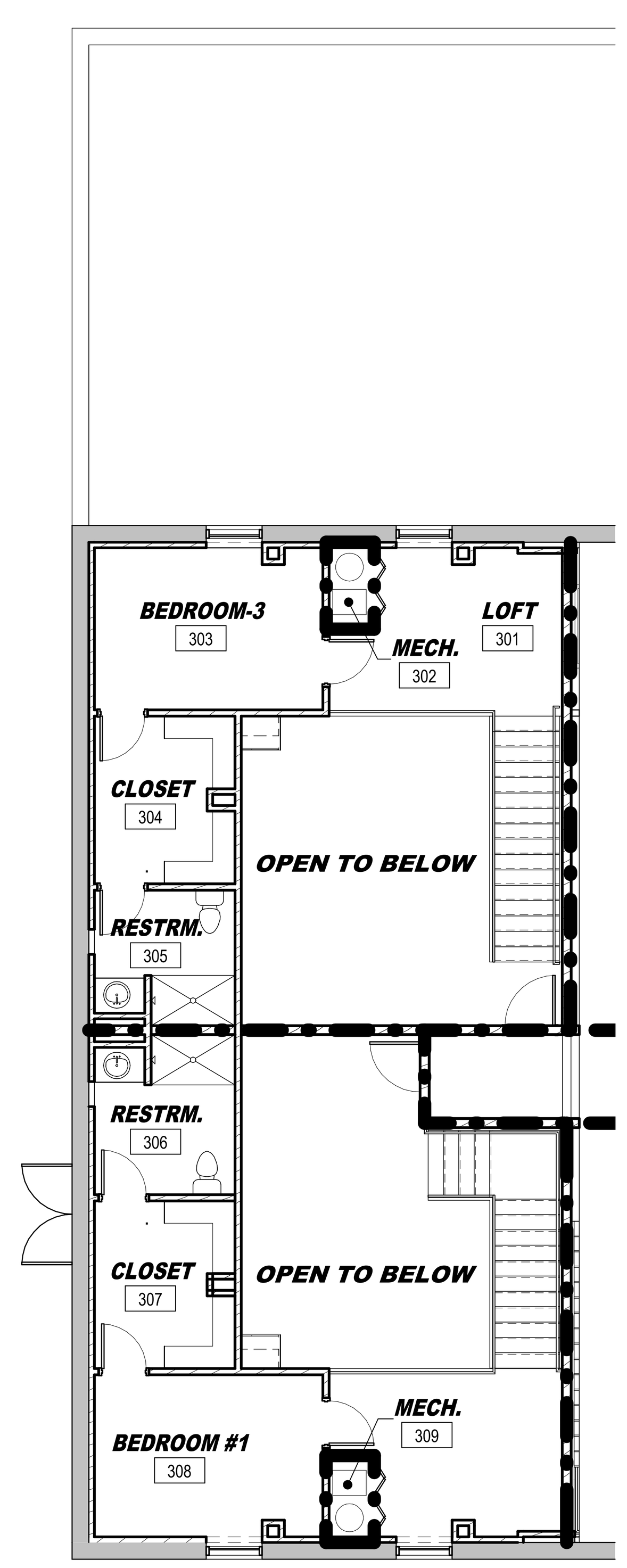


F.E.C. SECTION

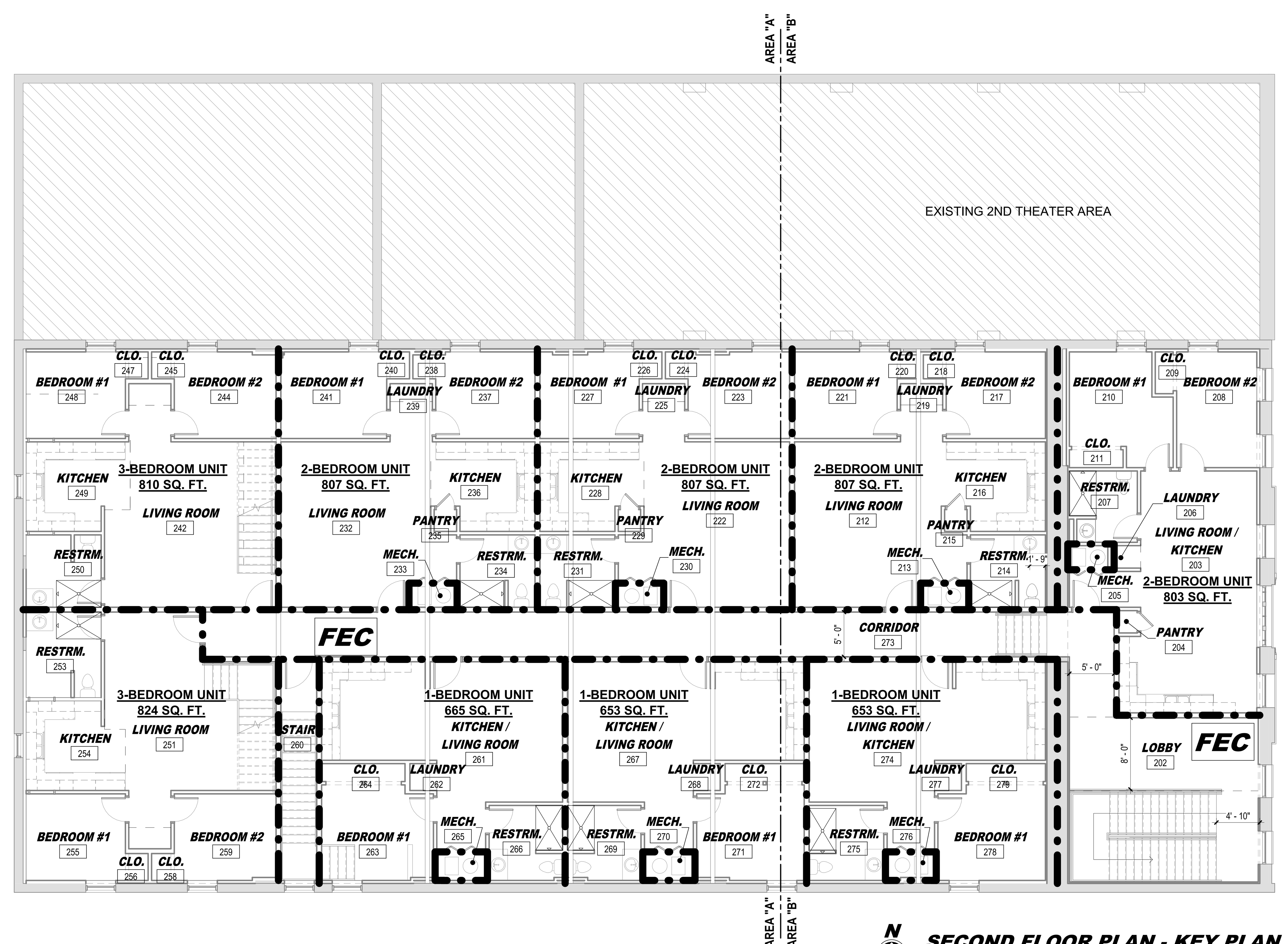


FIRST FLOOR - KEY PLAN

1/8" = 1'-0"



THIRD FLOOR - LOFT PLAN



SECOND FLOOR PLAN - KEY PLAN

1/8" = 1'-0"

CODE SUMMARY

PROJECT SUMMARY
RENOVATE EXISTING BUILDING INTO APARTMENTS.

CODE INFORMATION
2012 NFPA 101 LIFE SAFETY CODE
2012 INTERNATIONAL BUILDING CODE
2010 ADAAG

OWNER
CONOVER PROPERTIES
2501 TIMBER MEADOWS LN
NORFOLK, NE 68701
OWNER REP: BEN CONOVER EMAIL: conoverproperties@gmail.com
402-580-1508

ARCHITECT
CANNON MOSS BRYGGER ARCHITECTS
208 NORTH PINE ST. #301
GRAND ISLAND, NE 68801
308-384-4444

USE AND OCCUPANCY CLASSIFICATION
IBC: USE GROUP R-2: RESIDENTIAL
NFPA: OCCUPANCY: APARTMENT BUILDING - NEW

CONSTRUCTION TYPE:
EXISTING CONSTRUCTION (REMAINING): VB
NEW CONSTRUCTION: VB

FIRE PROTECTION SYSTEMS:
1. THE BUILDING WILL BE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM.
2. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED PER NFPA.

BUILDING AREA:
RENOVATED AREA:
FIRST FLOOR - 8,234 SQ. FT.
SECOND FLOOR - 8,234 SQ. FT.
LOFT AREA - 940 SQ. FT.

TRAVEL DISTANCE TO EXITS BETWEEN EGRESS ELEMENTS (feet) NFPA 30.2.6
EXCEPTION: IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 30.3.5, THE TRAVEL DISTANCE FROM A DWELLING UNIT (APARTMENT) ENTRANCE DOOR TO THE NEAREST EXIT SHALL NOT EXCEED 200FT.

HAZARDOUS AREA SEPARATION / PROTECTED BY 1hr FIRE BARRIER: NFPA 30.3.2
1. MECHANICAL ROOMS OUTSIDE OF DWELLING UNITS
2. LAUNDRY OUTSIDE OF DWELLING UNITS
3. MAINTENANCE SHOPS
4. STORAGE OUTSIDE OF DWELLING UNITS

CORRIDOR WALL FIRE RESISTANCE: NFPA 30.3.6
IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 30.3.5.2, CORRIDOR WALLS SHALL HAVE A MINIMUM 1/2'HOUR FIRE RESISTANCE RATING.

DOOR FIRE RESISTANCE: NFPA 30.3.6.2
DOORS THAT OPEN ONTO EXIT ACCESS CORRIDORS SHALL HAVE NOT LESS THAN A 20-MINUTE FIRE PROTECTION RATING IN ACCORDANCE WITH SECTION 8.3 DOORS THAT OPEN ONTO EXIT ACCESS CORRIDORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

SUBDIVISION OF SPACE: NFPA 30.3.7.2
IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM, DWELLING UNITS SHALL BE SEPARATED FROM EACH OTHER BY WALLS AND FLOORS CONSTRUCTED AS FIRE BARRIERS HAVING A MINIMUM 1/2-HOUR FIRE RESISTANCE RATING.

OCCUPANT LOAD FACTOR (sf / person) TABLE 7.3.1.2
RESIDENTIAL USE:
APARTMENT BUILDINGS=200sf/PERSON = 60

CODE LEGEND

SMOKE PARTITION - NO FIRE RESISTANCE RATING
SMOKE BARRIER - 1 HR FIRE RESISTANCE RATING
FIRE BARRIER - 1 HR FIRE RESISTANCE RATING
FIRE BARRIER - 2 HR FIRE RESISTANCE RATING
FE — FIRE EXTINGUISHER WITH BRACKET
FEC — FIRE EXTINGUISHER CABINET
Actual Width / # of People / Required Width — EXIT
Actual Width / # of People / Required Width — EXIT AT GRADE

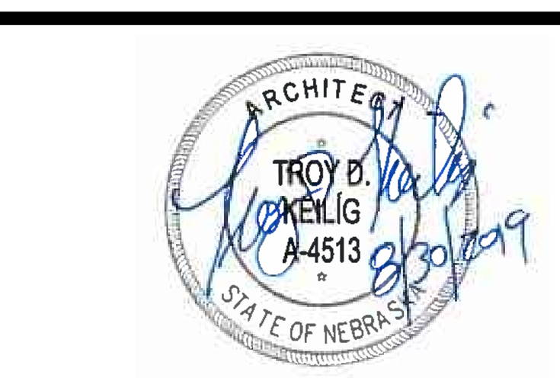
CMBA ARCHITECTS
208 N PINE ST, STE 301
GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 8.30.2019
PROJECT GI19102

CODE REVIEW INFORMATION

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL



REVISIONS

NO.	DESCRIPTION	DATE

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SHEET
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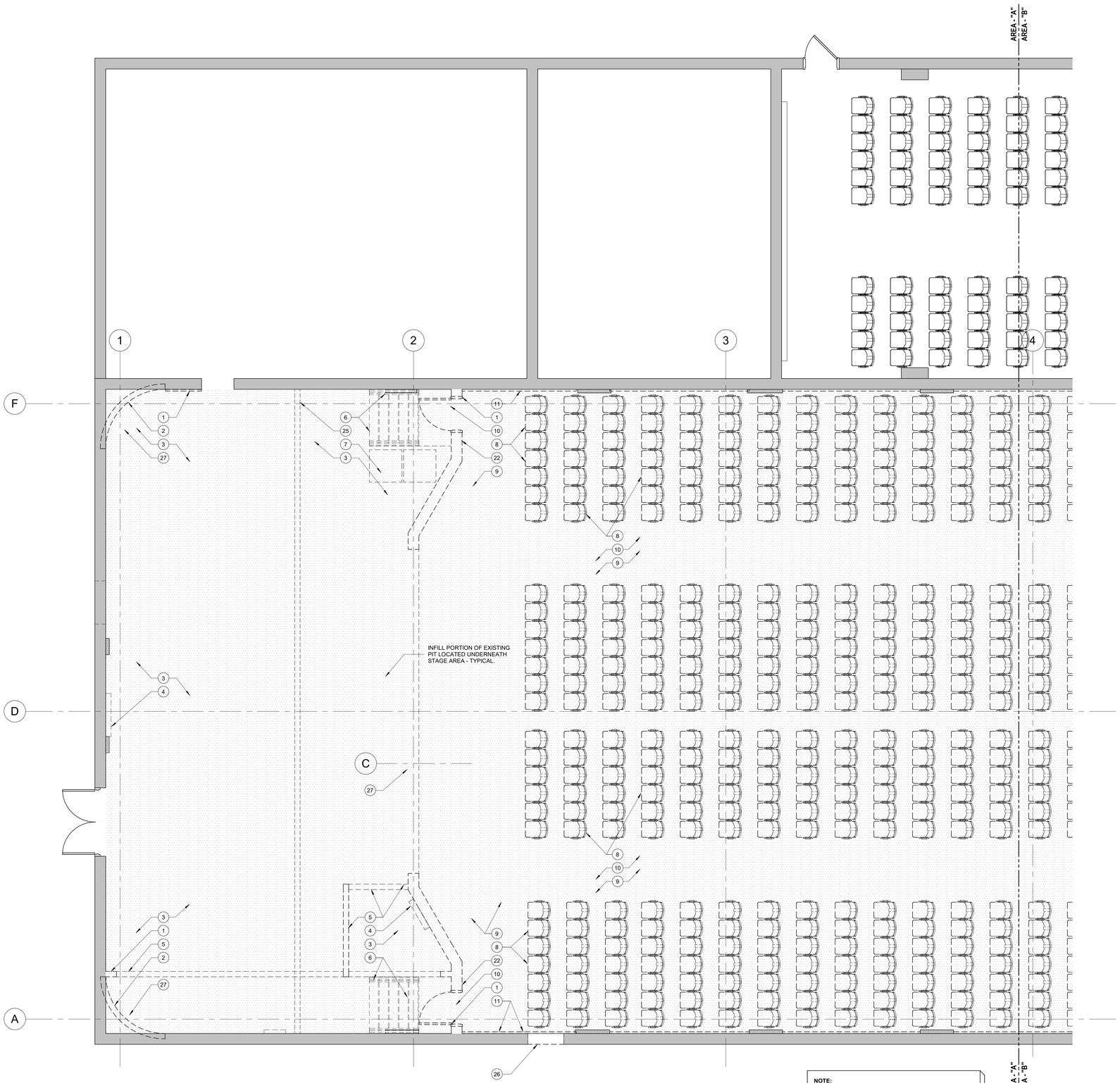

NOTE:
EXISTING FLOOR SLAB BELOW NEW FLOOR SLAB CAN REMAIN IN PLACE AT CONTRACTORS OPTION. PROVIDE MIN. OF 4" BETWEEN SLABS - REFERENCE STRUCTURAL DRAWINGS.

FIRST FLOOR DEMOLITION PLAN - AREA "A"

1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE EXISTING DOOR AND FRAME.
2. REMOVE PORTION OF EXISTING RADIUSES BRICK WALL.
3. REMOVE EXISTING STAGE FLOOR AND ALL FRAMING AS REQUIRED FOR NEW CONSTRUCTION.
4. REMOVE EXISTING ELECTRICAL BOX. REPAIR EXTERIOR WALL FOR NEW CONSTRUCTION.
5. REMOVE EXISTING WOOD FRAMING, WALL, LADDERS, PLATFORMS - CLEAR FOR NEW CONSTRUCTION.
6. REMOVE EXISTING STAIR AND ACCESSORIES.
7. REMOVE EXISTING MECHANICAL DUCT - CLEAR FOR NEW CONSTRUCTION.
8. REMOVE EXISTING THEATER SEATS.
9. REMOVE EXISTING SUSPENDED ACOUSTICAL TILE CEILING, GRID, LIGHT FIXTURES AND DIFFUSERS.
10. HATCH AREA INDICTED THE REMOVAL OF EXISTING FLOOR SLAB. CLEAR FOR NEW CONSTRUCTION.
11. REMOVE EXISTING FRAMING AND SOUND FABRIC DOWN TO EXISTING EXTERIOR WALL.
12. REMOVE EXISTING STUD WALL FRAMING AND GYP. BOARD TO STRUCTURE ABOVE - CLEAR FOR NEW CONSTRUCTION.
13. REMOVE EXISTING PLUMBING FIXTURE.
14. REMOVE EXISTING GRAB BARS AND ALL TOILET ACCESSORIES.
15. REMOVE EXISTING TOILET PARTITIONS AND ACCESSORIES.
16. REMOVE EXISTING EQUIPMENT AND CONCRETE SUPPORT PAD - CLEAR FOR NEW CONSTRUCTION.
17. REMOVE EXISTING WINDOW AND FRAME.
18. REMOVE EXISTING CABINET AND COUNTERTOP.
19. REMOVE EXISTING FLOOR FINISH AND SUB-FLOOR. REPAIR EXISTING FLOOR STRUCTURE TO RECEIVE NEW FLOOR FINISH - SEE ROOM FINISH SCHEDULE.
20. REMOVE EXISTING THEATER EQUIPMENT AND ALL ACCESSORIES AS REQUIRED FOR NEW CONSTRUCTION.
21. REMOVE EXISTING ACCESS PANELS AND CLEAR TO STRUCTURE ABOVE.
22. REMOVE EXISTING STUD FRAMING AND GYP. BOARD TO STRUCTURE ABOVE - CLEAR FOR NEW CONSTRUCTION.
23. REMOVE EXISTING UNDERLAYMENT, SUBFLOOR. EXISTING COLUMNS AND BEAMS TO REMAIN IN PLACE - SEE STRUCTURAL.
24. CUT NEW WINDOW OPENING INTO EXISTING EXTERIOR WALL AND INSTALL NEW LINTEL.
25. REMOVE EXISTING STEEL TRUSS ENTIRELY. PROTECT EXISTING BUILDING DURING DEMOLITION.
26. CUT NEW DOOR OPENING IN EXISTING CONSTRUCTION. SALVAGE BRICK TO BE REUSE AT DOOR JAMB AND HEAD. PROVIDE RAIN DRIP GUARD AT TOP OF DOOR.
27. SAW CUT AND REMOVE A PORTION OF EXISTING CONCRETE SLAB AT NEW COLUMN LOCATIONS - TYPICAL.

CMBA ARCHITECTS
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DATE: 8.30.2019
PROJECT GI19102

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL

ARCHITECT
TROY D. KELIG
A-4513
STATE OF NEBRASKA
8/30/19

REVISIONS

NO.	DESCRIPTION	DATE

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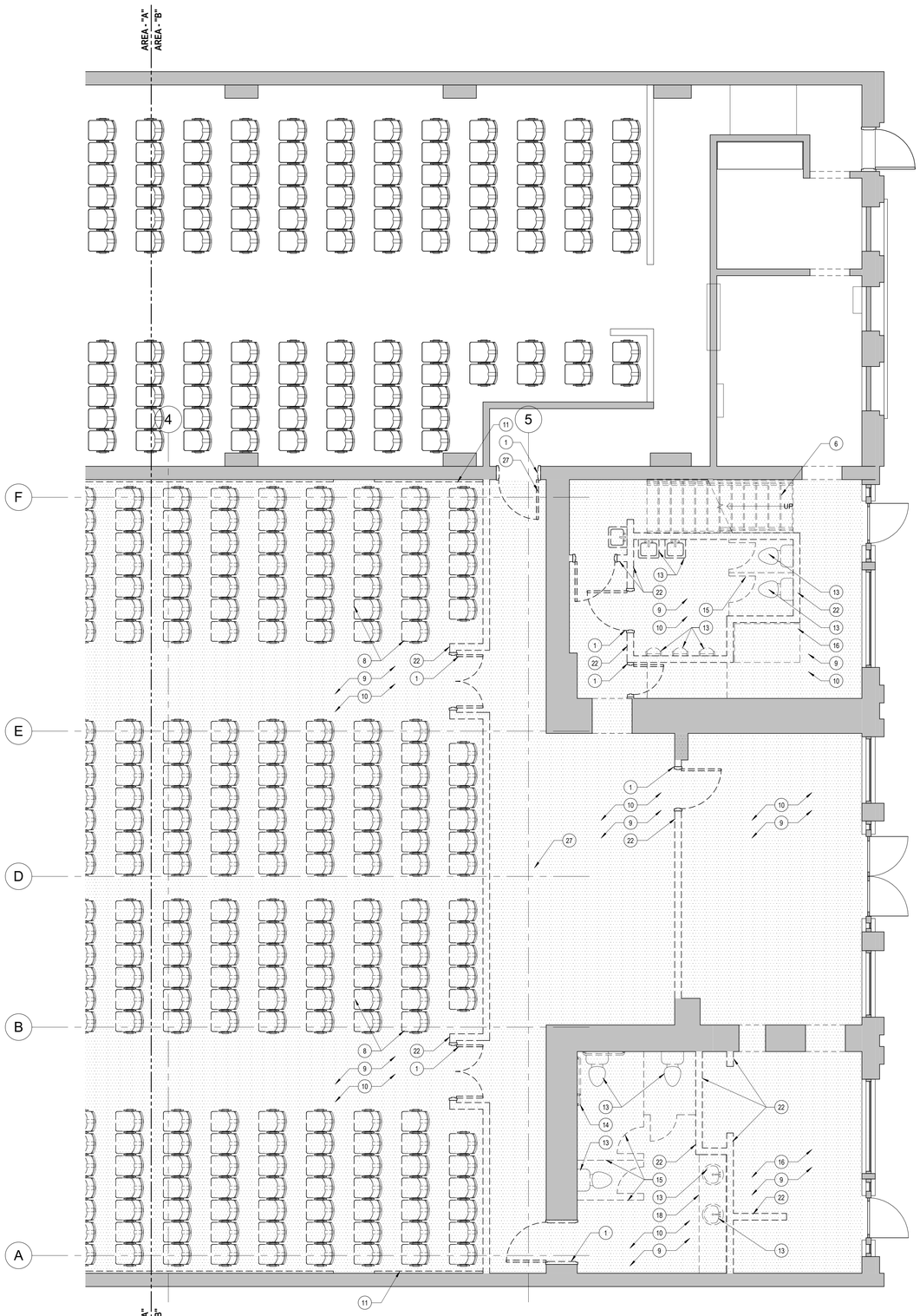

NOTE:
EXISTING FLOOR SLAB BELOW NEW FLOOR SLAB CAN REMAIN IN PLACE AT CONTRACTORS OPTION. PROVIDE MIN. OF 4" BETWEEN SLABS - REFERENCE STRUCTURAL DRAWINGS.

FIRST FLOOR DEMOLITION PLAN - AREA "B"

1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE EXISTING DOOR AND FRAME.
2. REMOVE PORTION OF EXISTING RADIUSES BRICK WALL.
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ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL

ARCHITECT
TROY D. KELLIG
A-4513
STATE OF NEBRASKA
8/30/19

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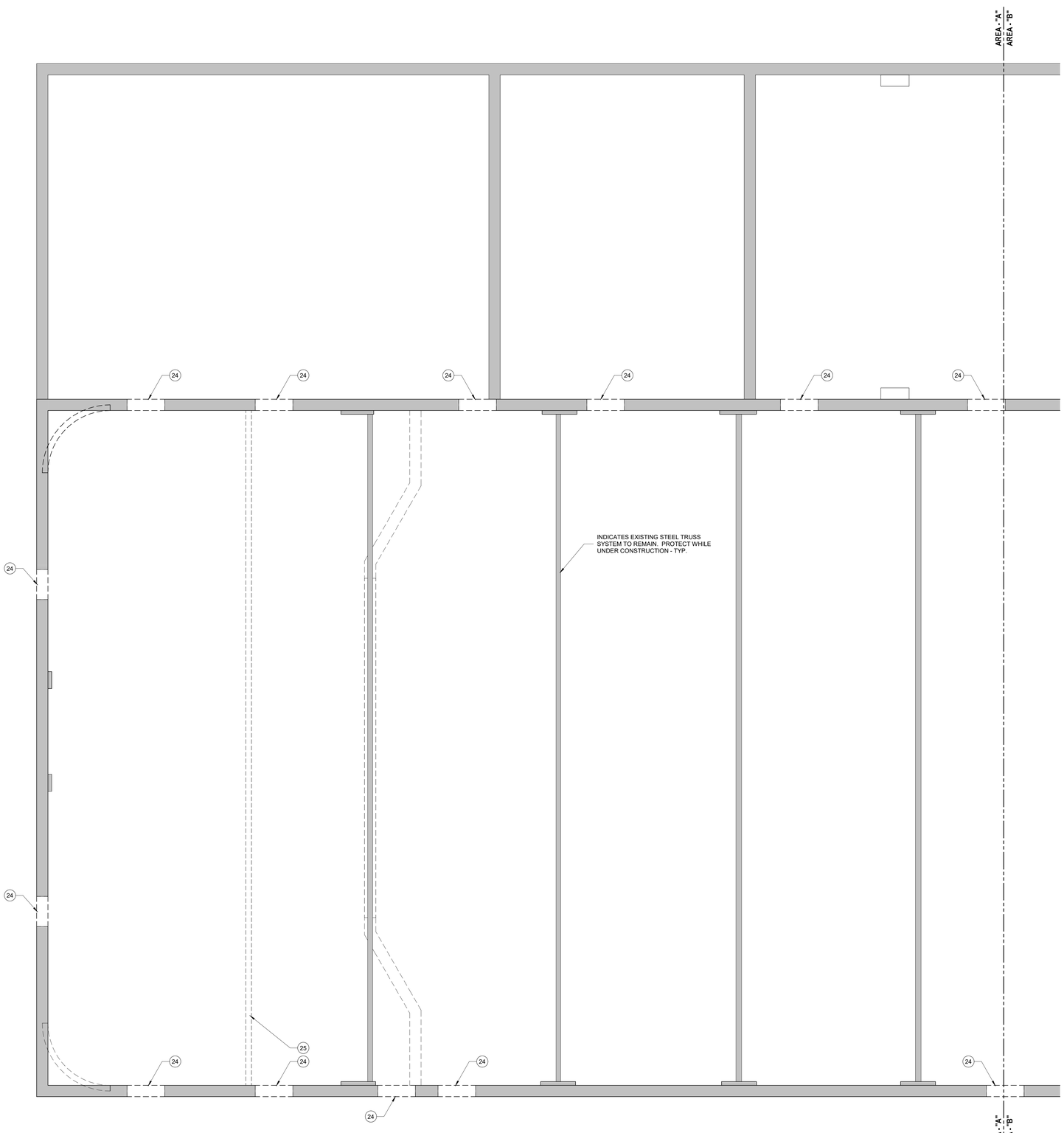

SECOND FLOOR DEMOLITION PLAN - AREA "A"

1/4" = 1'-0"

DEMOLITION KEYNOTES

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SECOND FLOOR DEMOLITION PLAN - AREA "A"

ALTERATION TO
NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL

ARCHITECT
TROY D. KELIG
A-4513
STATE OF NEBRASKA
8/30/19

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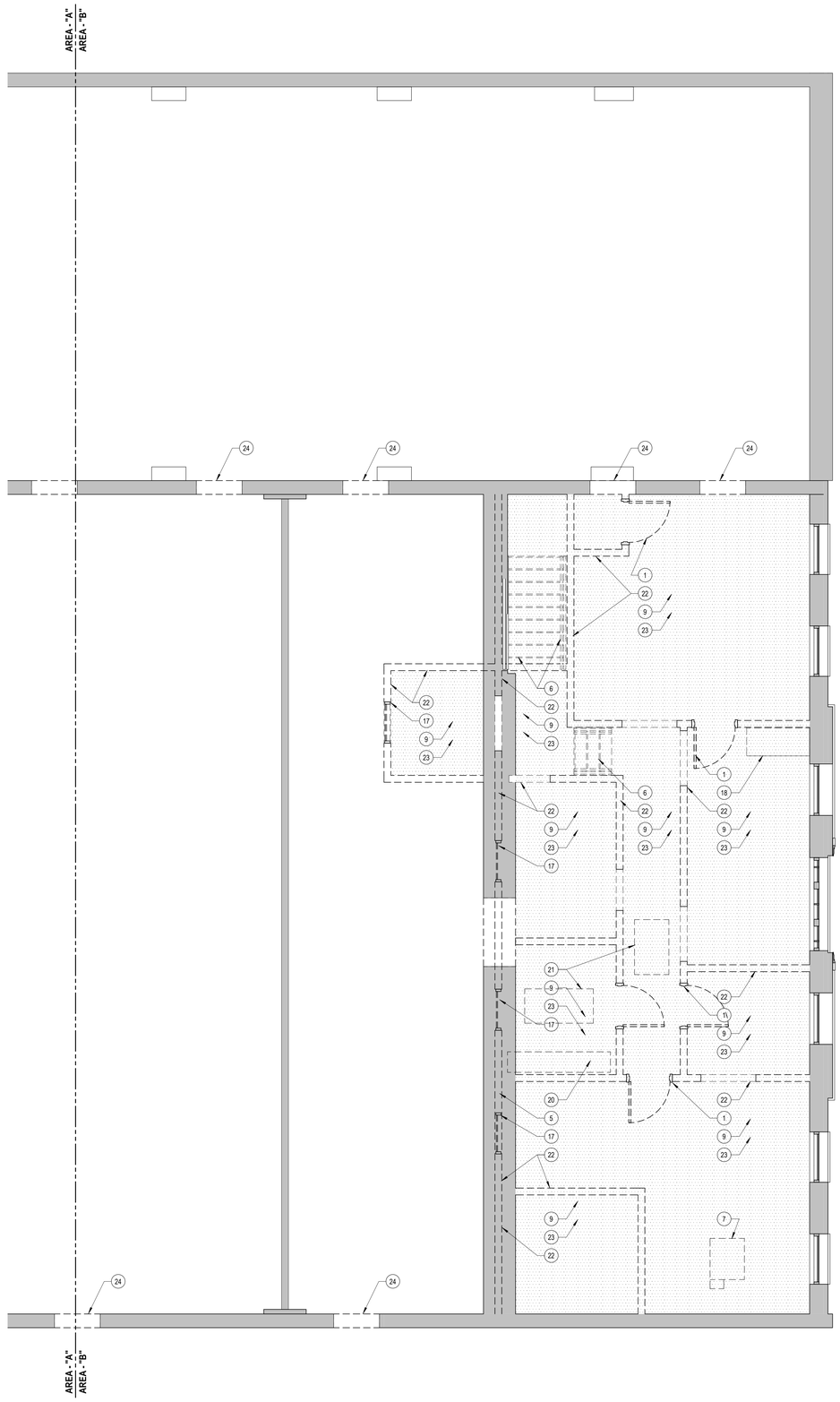

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SECOND FLOOR DEMOLITION PLAN - AREA "B"

1/4" = 1'-0"

DEMOLITION KEYNOTES

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DATE: 8.30.2019
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SECOND FLOOR DEMOLITION PLAN - AREA "B"

ALTERATION TO NORFOLK THEATER

NORFOLK, NEBRASKA

SEAL

ARCHITECT
TROY D. KELLIG
A-4513
STATE OF NEBRASKA
8/30/19

REVISIONS

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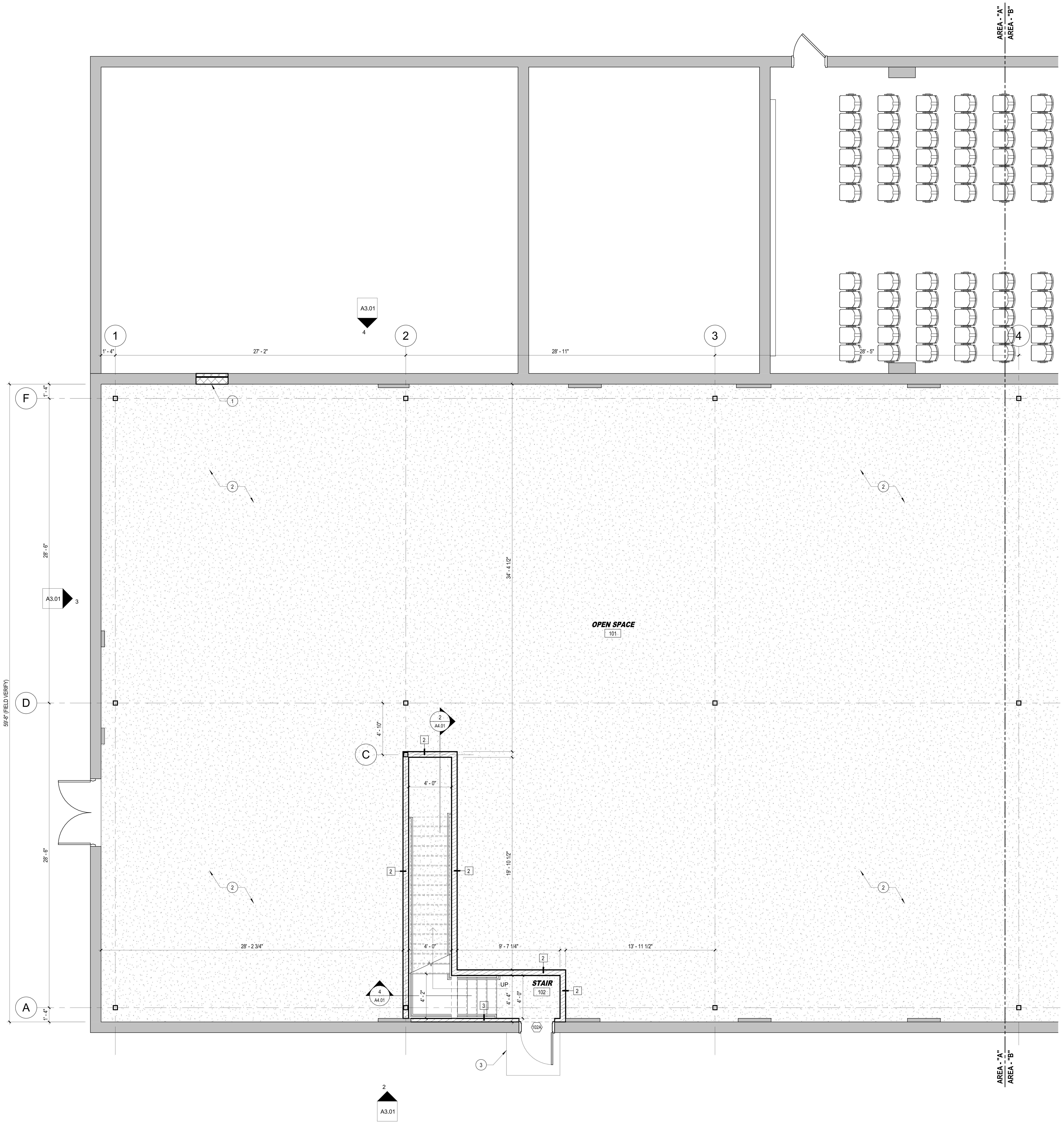


FIRST FLOOR PLAN - AREA "A"

1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF WALL, UNLESS OTHERWISE NOTED.

B. ALL WALLS EXTEND TO THE UNDERSIDE OF THE FLOOR JOIST OR DECK ABOVE, INFILL WITH SOUND BATT INSULATION, UNLESS OTHERWISE NOTED.

C. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING AFFECTED WORK.

D. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.

E. REFERENCE CODE PLAN (A1.02) FOR FIRE RATED WALL CONSTRUCTION LOCATIONS.

F. ALL PENETRATIONS THROUGH FIRE-RATED WALLS OR SMOKE PARTITIONS SHALL BE SEALED WITH APPROVED FIRESTOPPING TO MAINTAIN THE REQUIRED ASSEMBLY RATING.

G. PROVIDE BLOCKING IN WALLS AND CEILINGS AT MOUNTING HEIGHTS FOR VARIOUS ACCESSORIES.

H. VERIFY KEYING WITH OWNER.

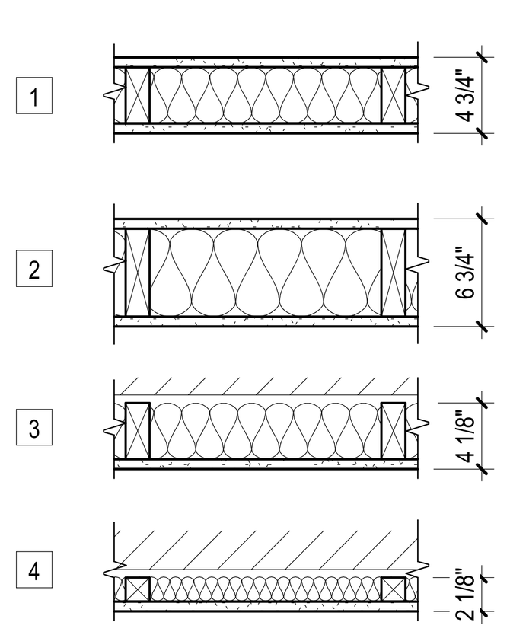
KEYNOTES

1. INFILL EXISTING OPENING WITH FACE BRICK TO MATCH EXISTING, RIGID INSULATION AND CONCRETE MASONRY UNIT - MATCH EXISTING THICKNESS. FLASH AND SEAL WATERTIGHT.

2. INSTALL NEW 4" CONCRETE FLOOR WITH 6X6 W2.9XW2.9 W.W.F. OVER 15 MIL. POLY VAPOR BARRIER AND 4" GRANULAR FILL - SEE STRUCTURAL. TURN UP VAPOR BARRIER AT EXTERIOR WALL TO PROVIDE BOND BREAK.

3. STRUCTURAL STOOP - SEE STRUCTURAL DRAWINGS.

WALL TYPES



SEAL

ARCHITECT
TROY D. KEILIG
A-4513
STATE OF NEBRASKA

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CMBA ARCHITECTS
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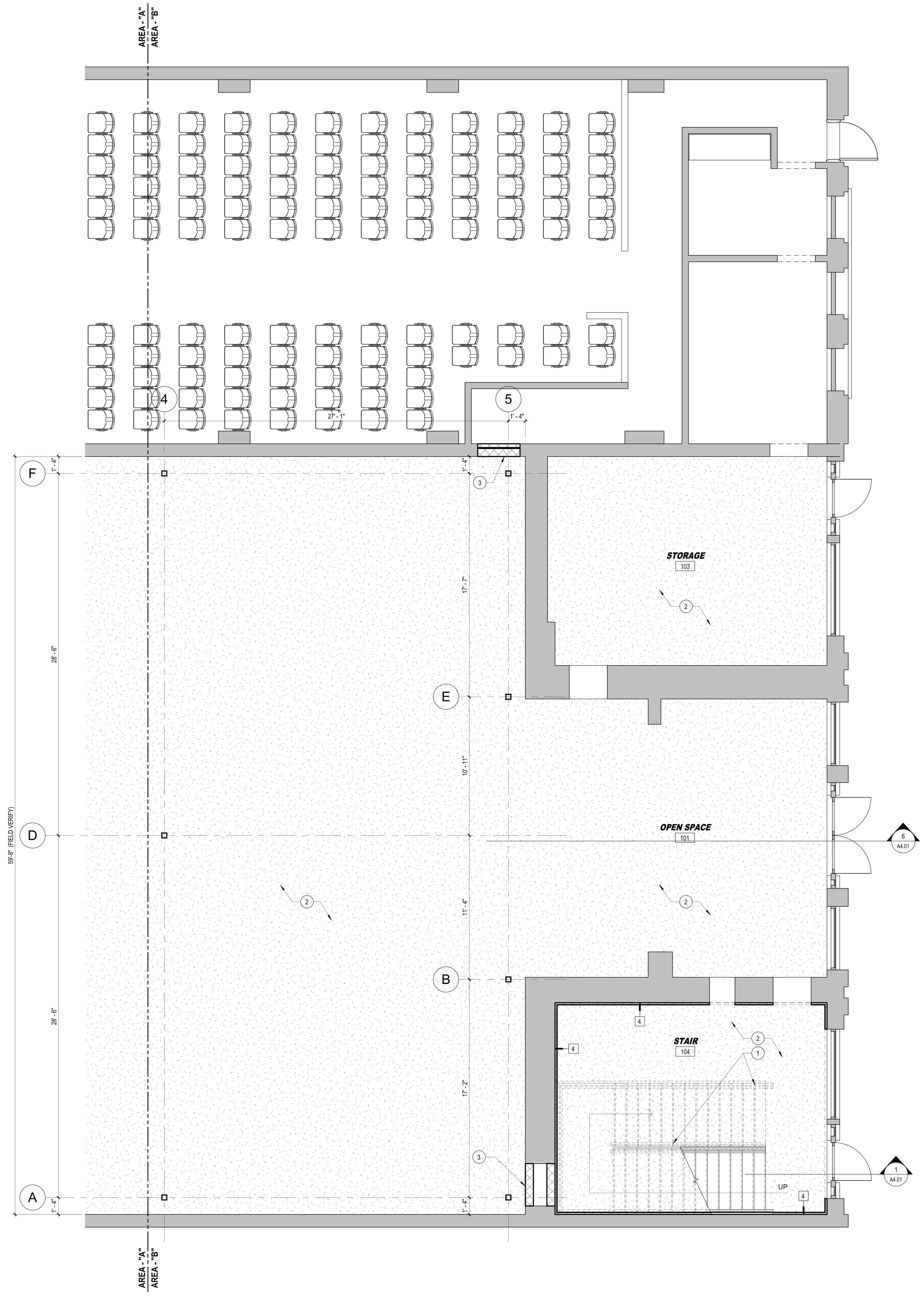
(P) 308.384.4444

DATE: 8.30.2019
PROJECT: GI19102

FIRST FLOOR PLAN - AREA "A"

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SHEET
A2.05



FIRST FLOOR PLAN - AREA "B"

1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF WALL, UNLESS OTHERWISE NOTED.

B. ALL WALLS EXTEND TO THE UNDERSIDE OF THE FLOOR JOIST OR DECK ABOVE, INFILL WITH SOUND BATT INSULATION, UNLESS OTHERWISE NOTED.

C. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING AFFECTED WORK.

D. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.

E. REFERENCE CODE PLAN (A1.02) FOR FIRE RATED WALL CONSTRUCTION LOCATIONS.

F. ALL PENETRATIONS THROUGH FIRE-RATED WALLS OR SMOKE PARTITIONS SHALL BE SEALED WITH APPROVED FIRESTOPPING TO MAINTAIN THE REQUIRED ASSEMBLY RATING.

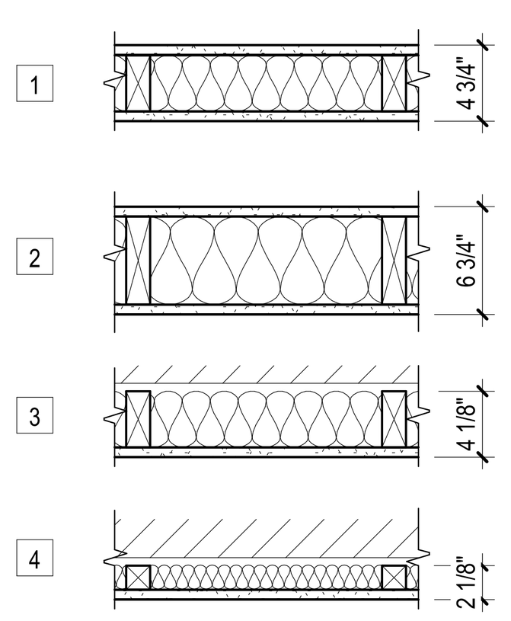
G. PROVIDE BLOCKING IN WALLS AND CEILINGS AT MOUNTING HEIGHTS FOR VARIOUS ACCESSORIES.

H. VERIFY KEYING WITH OWNER.

KEYNOTES

1. DECORATIVE GUARDRAIL AND HANDRAIL - TYPICAL.
2. INSTALL NEW 4" CONCRETE FLOOR WITH 6X6 W2.9XW2.9 W.W.F. OVER 15 MIL. POLY VAPOR BARRIER AND 4" GRANULAR FILL - SEE STRUCTURAL. TURN UP VAPOR BARRIER AT EXTERIOR WALL TO PROVIDE BOND BREAK.
3. INFILL OPENING WITH SIMILAR MATERIAL MATCH EXISTING WALL THICKNESS.

WALL TYPES



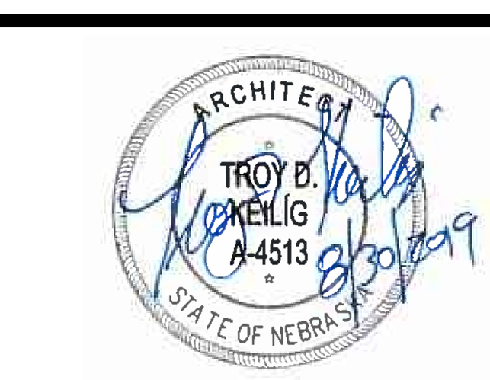
1
- 5/8" TYPE "X" GYPSUM BOARD
- 2x4 WOOD FRAMING
- SOUND ATTENUATION BATTS
- 5/8" TYPE "X" GYPSUM BOARD

2
- 5/8" TYPE "X" GYPSUM BOARD
- 2x6 WOOD FRAMING
- SOUND ATTENUATION BATTS
- 5/8" TYPE "X" GYPSUM BOARD

3
- 2x4 WOOD FRAMING
- SOUND ATTENUATION BATTS
- 5/8" TYPE "X" GYPSUM BOARD

4
- 2x WOOD FRAMING
- SOUND ATTENUATION BATTS
- 5/8" TYPE "X" GYPSUM BOARD

SEAL



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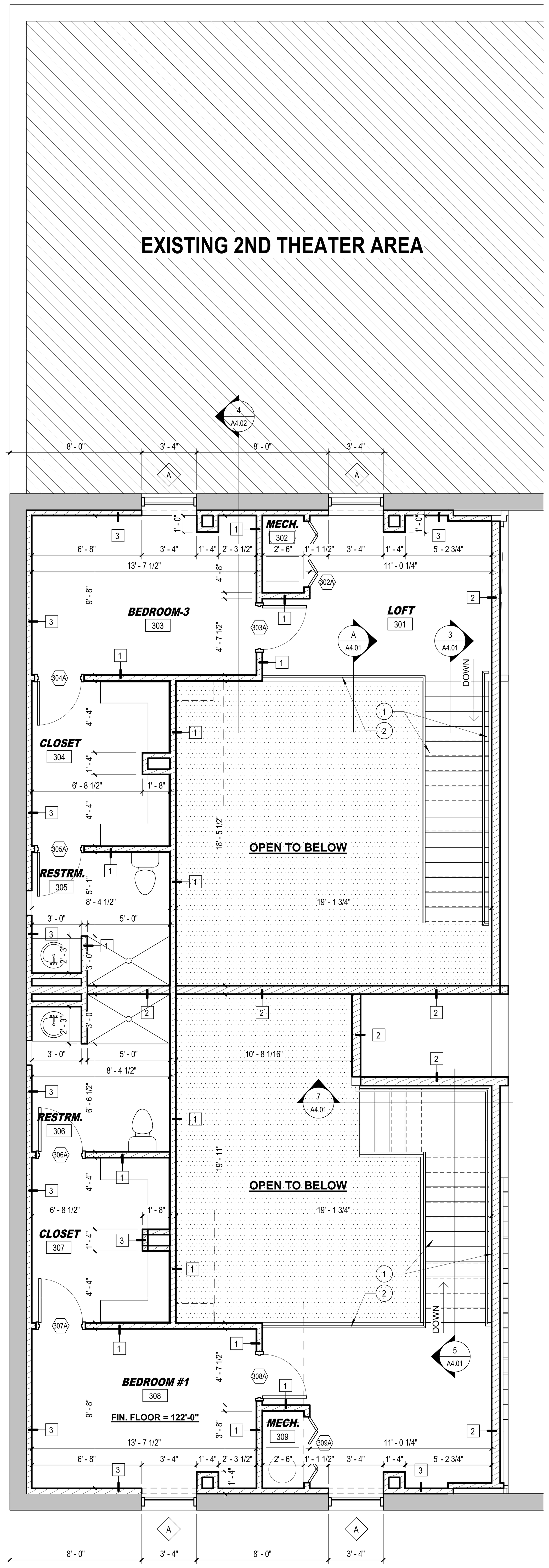
DATE: 8.30.2019
PROJECT: GI19102

FIRST FLOOR PLAN - AREA "B"

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SHEET
A2.06



THIRD FLOOR PLAN - LOFT - AREA "A"
1/4" = 1'-0"

SECOND FLOOR PLAN - AREA "A"
1/4" = 1'-0"

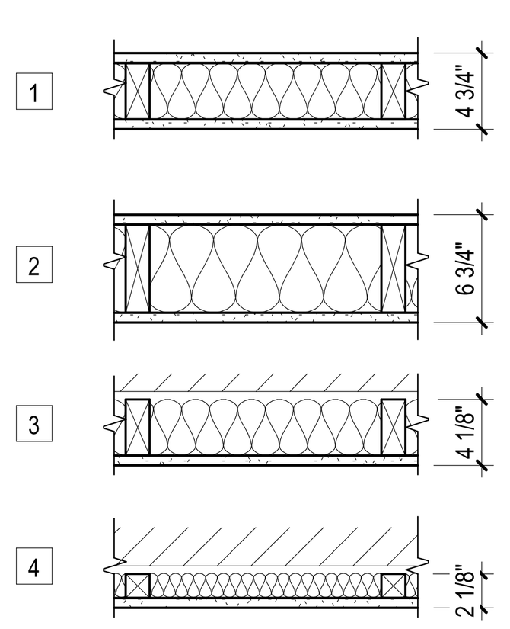
GENERAL NOTES

- **A.** DIMENSIONS ARE TO FACE OF WALL, UNLESS OTHERWISE NOTED.
- **B.** ALL WALLS EXTEND TO THE UNDERSIDE OF THE FLOOR JOIST OR DECK ABOVE, INFILL WITH SOUND BATT INSULATION, UNLESS OTHERWISE NOTED.
- **C.** CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING AFFECTED WORK.
- **D.** DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.
- **E.** REFERENCE CODE PLAN (A1.02) FOR FIRE RATED WALL CONSTRUCTION LOCATIONS.
- **F.** ALL PENETRATIONS THROUGH FIRE-RATED WALLS OR SMOKE PARTITIONS SHALL BE SEALED WITH APPROVED FIRESTOPPING TO MAINTAIN THE REQUIRED ASSEMBLY RATING.
- **G.** PROVIDE BLOCKING IN WALLS AND CEILINGS AT MOUNTING HEIGHTS FOR VARIOUS ACCESSORIES.
- **H.** VERIFY KEYING WITH OWNER.

KEYNOTES

1. DECORATIVE GUARDRAIL AND HANDRAIL - TYPICAL.
2. DECORATIVE GUARDRAIL AT LOFT EDGE - TYPICAL.
3. FUR OUT EXISTING STEEL TRUSSES AND WRAP WITH GYP. BOARD - TYPICAL AT ALL TRUSS LOCATION.
4. RETURN GYP. BOARD TO WALL - SEE TYP. SOFFIT DETAIL.

WALL TYPES

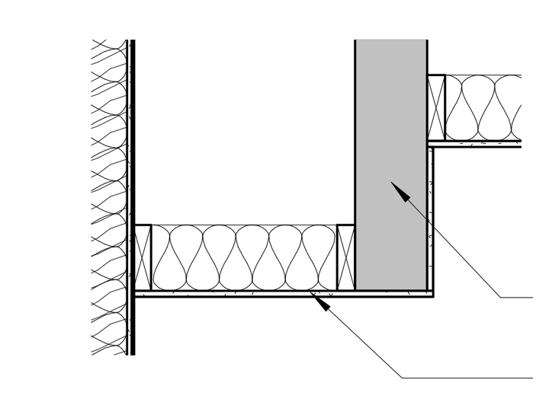


1
- 5/8" TYPE "X" GYPSUM BOARD
- 2x4 WOOD FRAMING
- SOUND ATTENUATION BATTS
- 5/8" TYPE "X" GYPSUM BOARD

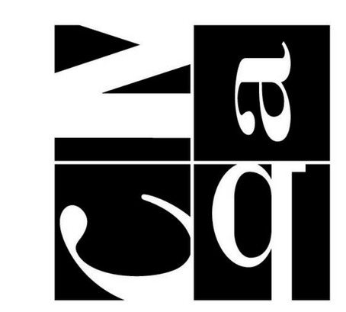
2
- 5/8" TYPE "X" GYPSUM BOARD
- 2x6 WOOD FRAMING
- SOUND ATTENUATION BATTS
- 5/8" TYPE "X" GYPSUM BOARD

3
- 2x4 WOOD FRAMING
- SOUND ATTENUATION BATTS
- 5/8" TYPE "X" GYPSUM BOARD

4
- 2x WOOD FRAMING
- SOUND ATTENUATION BATTS
- 5/8" TYPE "X" GYPSUM BOARD



1 TYP. SOFFIT DETAIL
3/4" = 1'-0"



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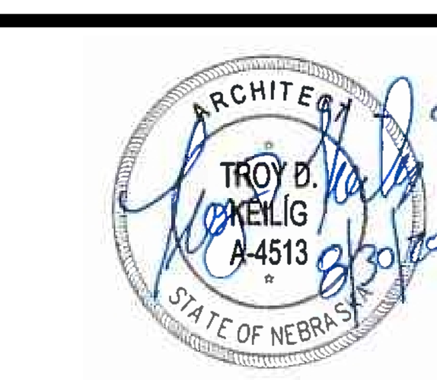
SECOND FLOOR PLAN - AREA "A" AND THIRD FLOOR PLAN - LOFT - AREA "A"

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL



REVISIONS

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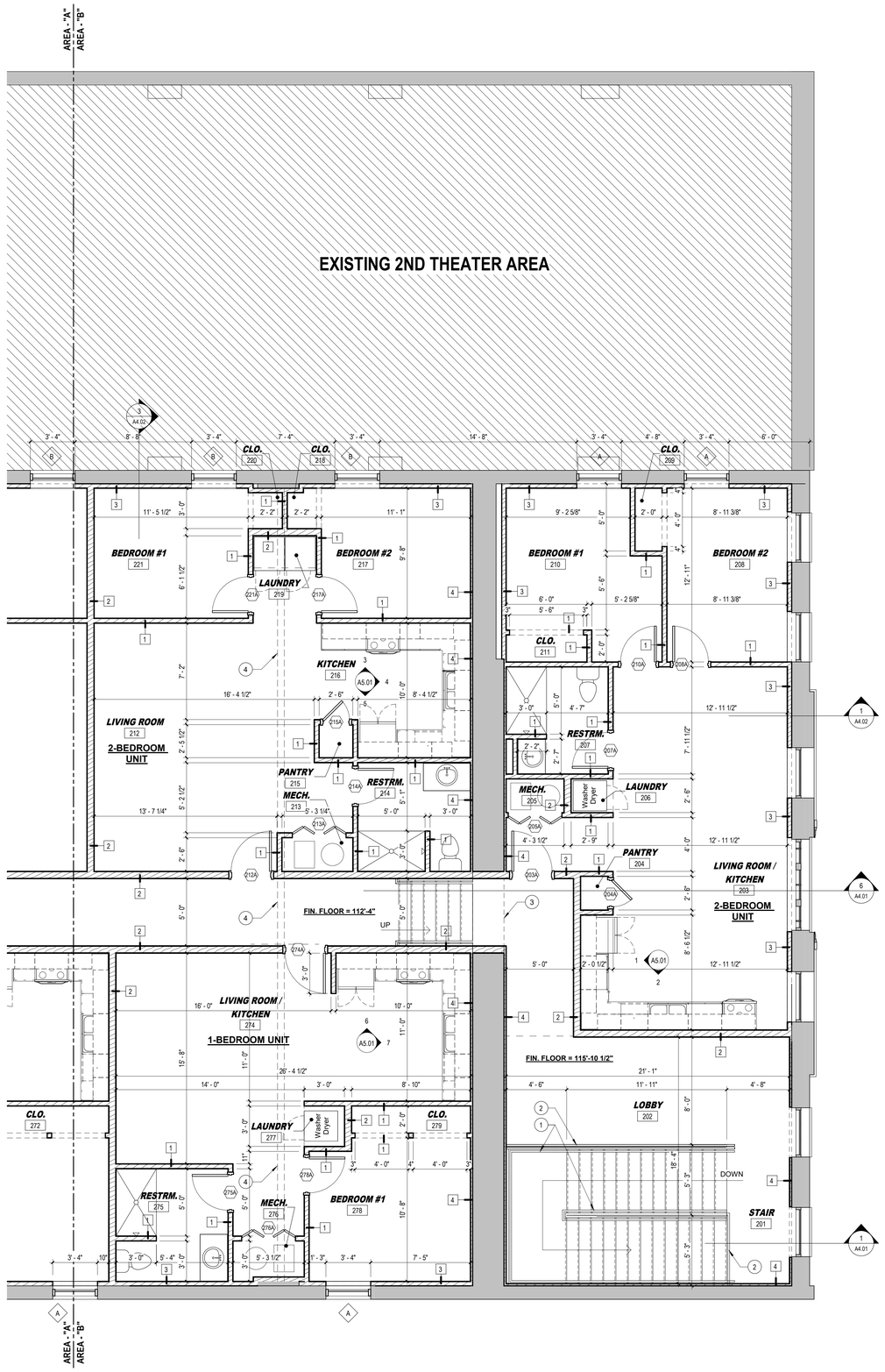

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B. ALL WALLS EXTEND TO THE UNDERSIDE OF THE FLOOR JOIST OR DECK ABOVE, INFILL WITH SOUND BATT INSULATION, UNLESS OTHERWISE NOTED.

C. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING AFFECTED WORK.

D. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.

E. REFERENCE CODE PLAN (A1.02) FOR FIRE RATED WALL CONSTRUCTION LOCATIONS.

F. ALL PENETRATIONS THROUGH FIRE-RATED WALLS OR SMOKE PARTITIONS SHALL BE SEALED WITH APPROVED FIRESTOPPING TO MAINTAIN THE REQUIRED ASSEMBLY RATING.

G. PROVIDE BLOCKING IN WALLS AND CEILINGS AT MOUNTING HEIGHTS FOR VARIOUS ACCESSORIES.

H. VERIFY KEYING WITH OWNER.

KEYNOTES

1. DECORATIVE GUARDRAIL AND HANDRAIL - TYPICAL.
2. DECORATIVE GUARDRAIL AT STAIR EDGE - TYPICAL.
3. BOTTOM OF OPENING AT 108'-0" FROM FINISH FLOOR.
4. FUR OUT EXISTING STEEL TRUSSES AND WRAP WITH GYP. BOARD - TYPICAL AT ALL TRUSS LOCATION.

WALL TYPES

1	4 3/4"	• 5/8" TYPE "X" GYPSUM BOARD • 2x4 WOOD FRAMING • SOUND ATTENUATION BATTS • 5/8" TYPE "X" GYPSUM BOARD
2	6 3/4"	• 5/8" TYPE "X" GYPSUM BOARD • 2x6 WOOD FRAMING • SOUND ATTENUATION BATTS • 5/8" TYPE "X" GYPSUM BOARD
3	4 1/8"	• 2x4 WOOD FRAMING • SOUND ATTENUATION BATTS • 5/8" TYPE "X" GYPSUM BOARD
4	2 1/2"	• 2x WOOD FRAMING • SOUND ATTENUATION BATTS • 5/8" TYPE "X" GYPSUM BOARD

N

SECOND FLOOR PLAN - AREA "B"

1/4" = 1'-0"

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PROJECT G119102

ALTERATION TO NORFOLK THEATER

NORFOLK, NEBRASKA

SECOND FLOOR FLOOR - AREA "B"

SEAL

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET
A2.08

PLOT PATH: C:\Local Revit Files\G119102_Norfolk Theater_Central-V2019_Option C_Rumsheikh.rvt
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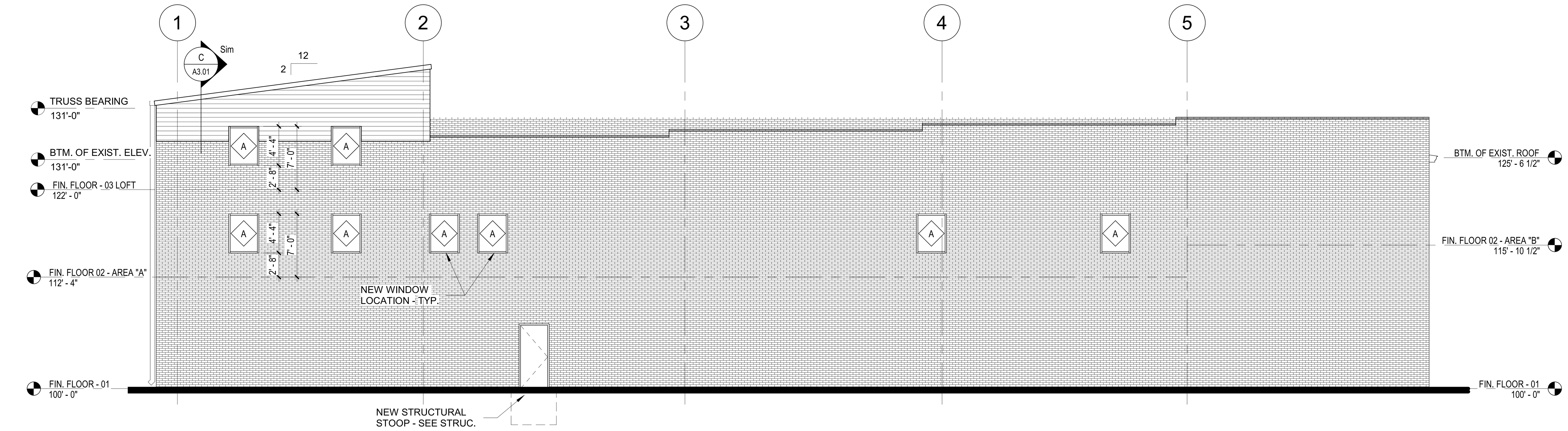
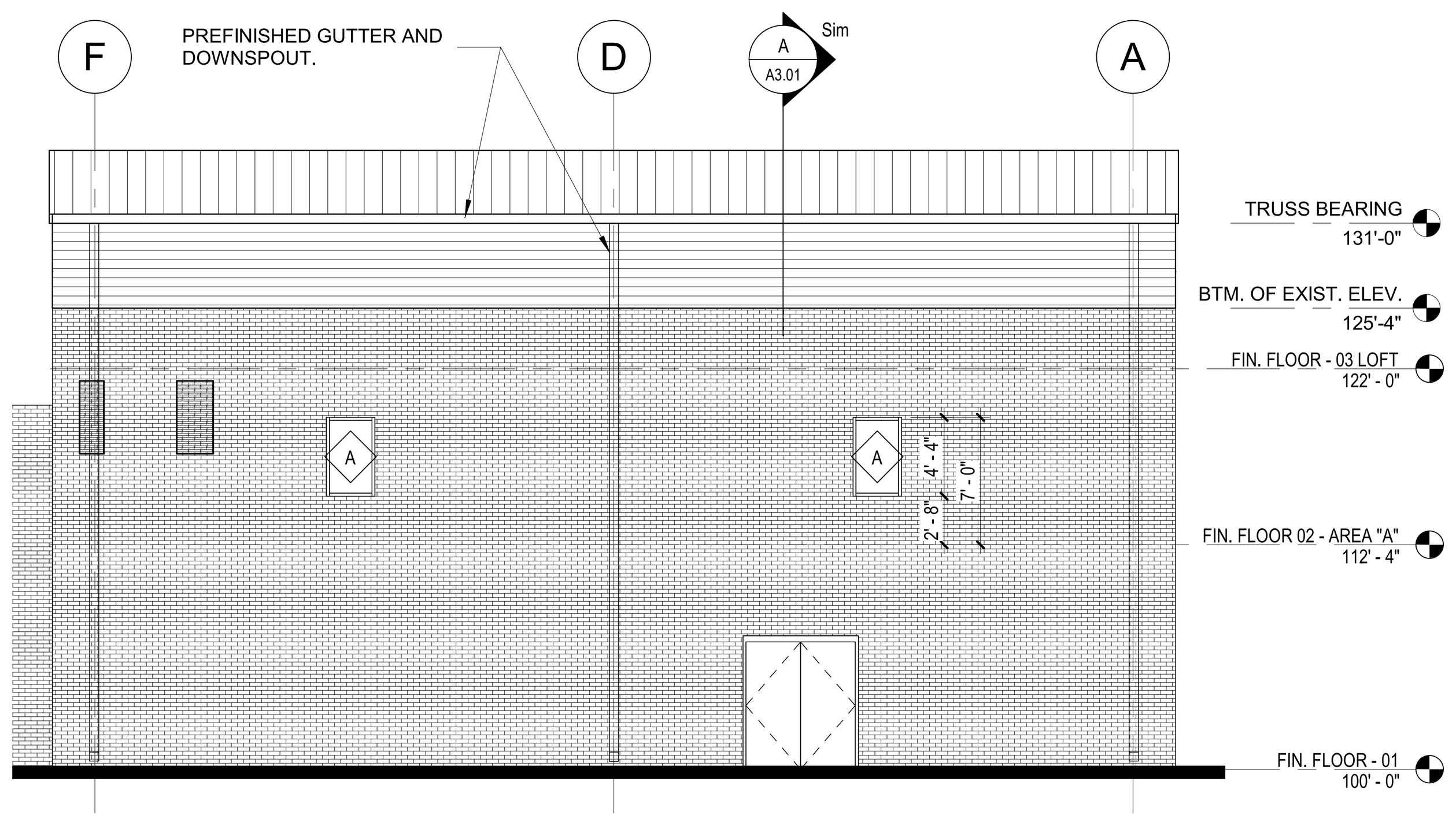
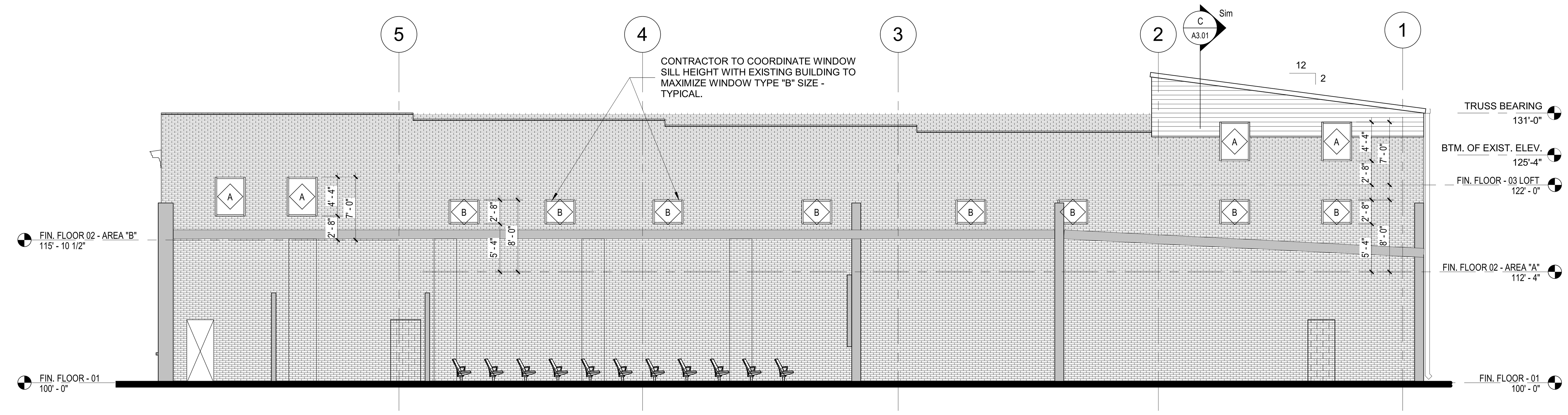
1 **EAST - EXTERIOR ELEVATION**
1/8" = 1'-0"



2 **SOUTH - EXTERIOR ELEVATION**
1/8" = 1'-0"



3 **WEST - EXTERIOR ELEVATION**
1/8" = 1'-0"



4 **NORTH - EXTERIOR ELEVATION**
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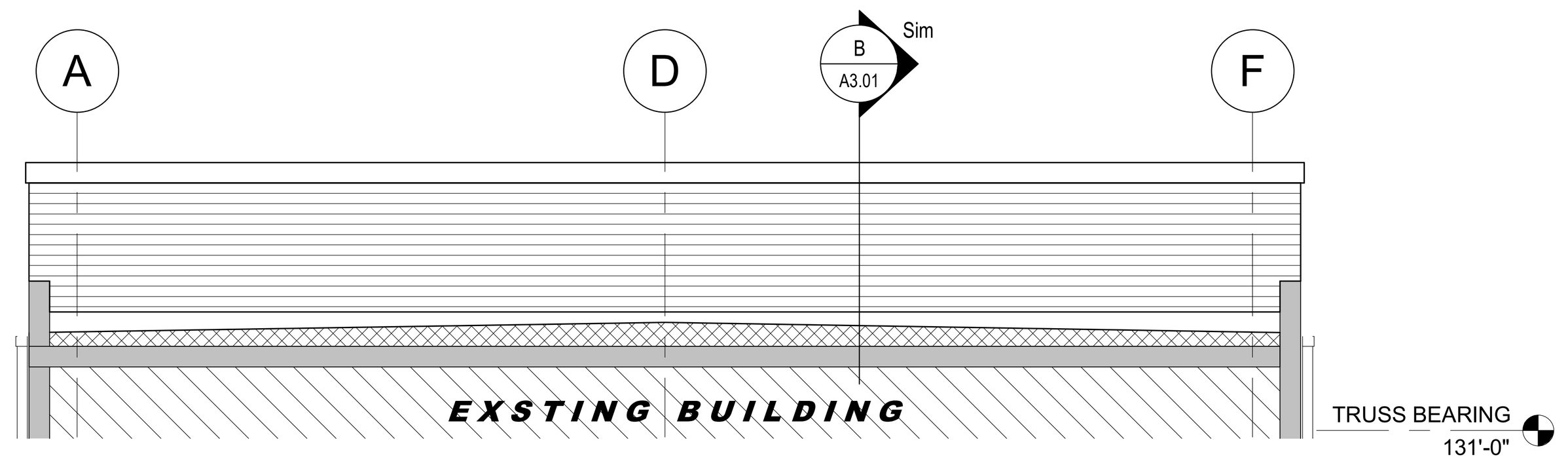
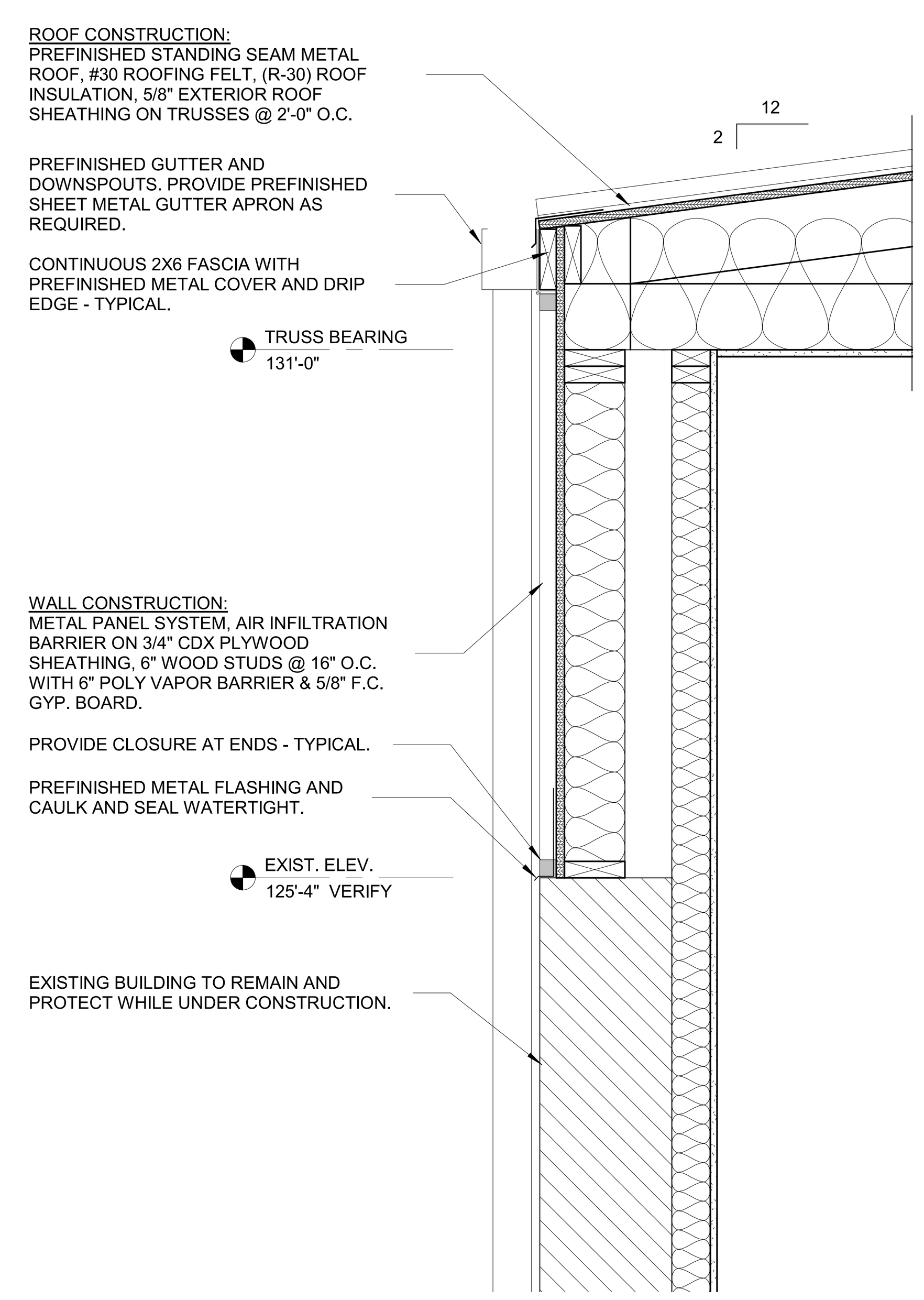
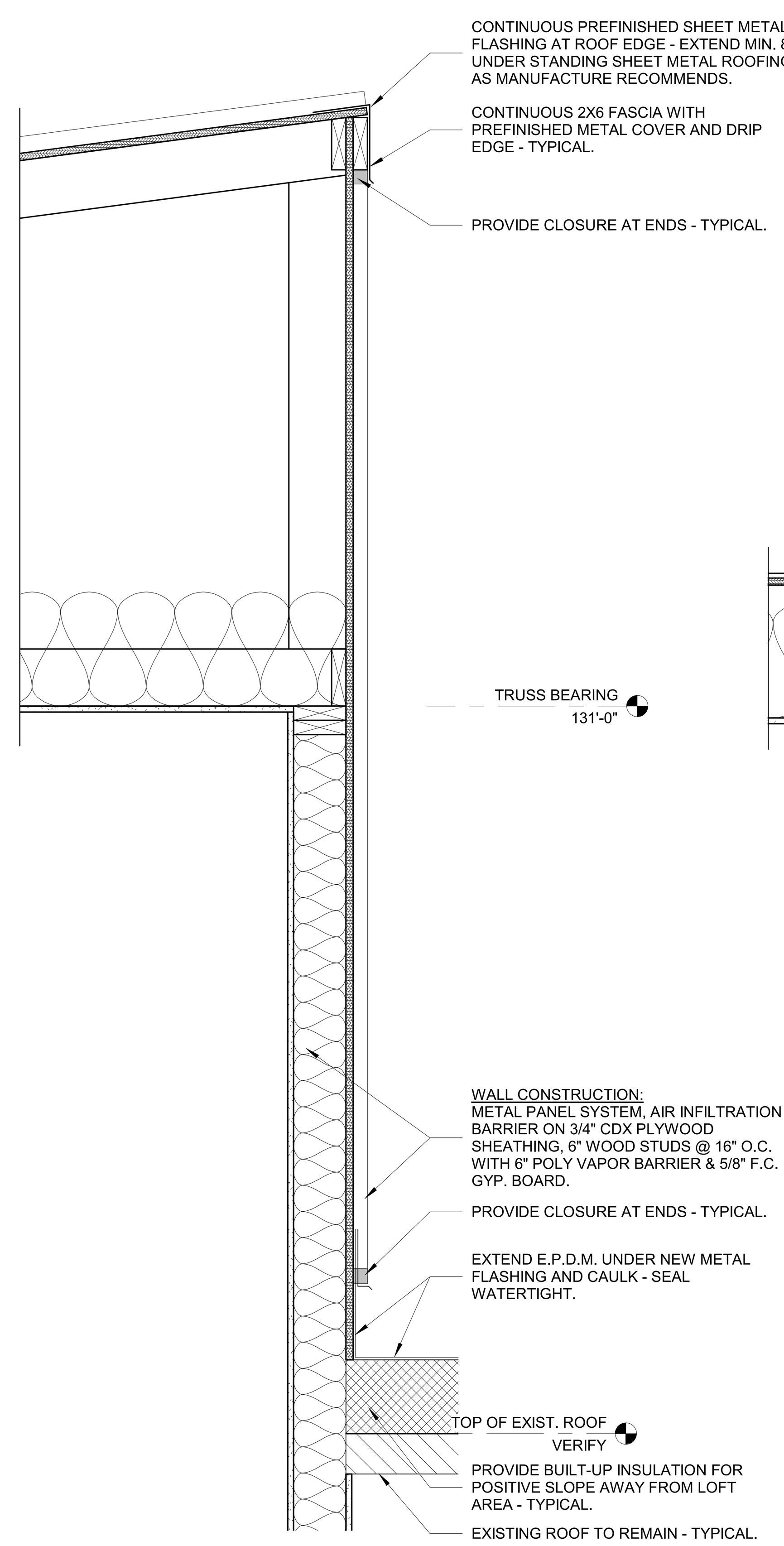


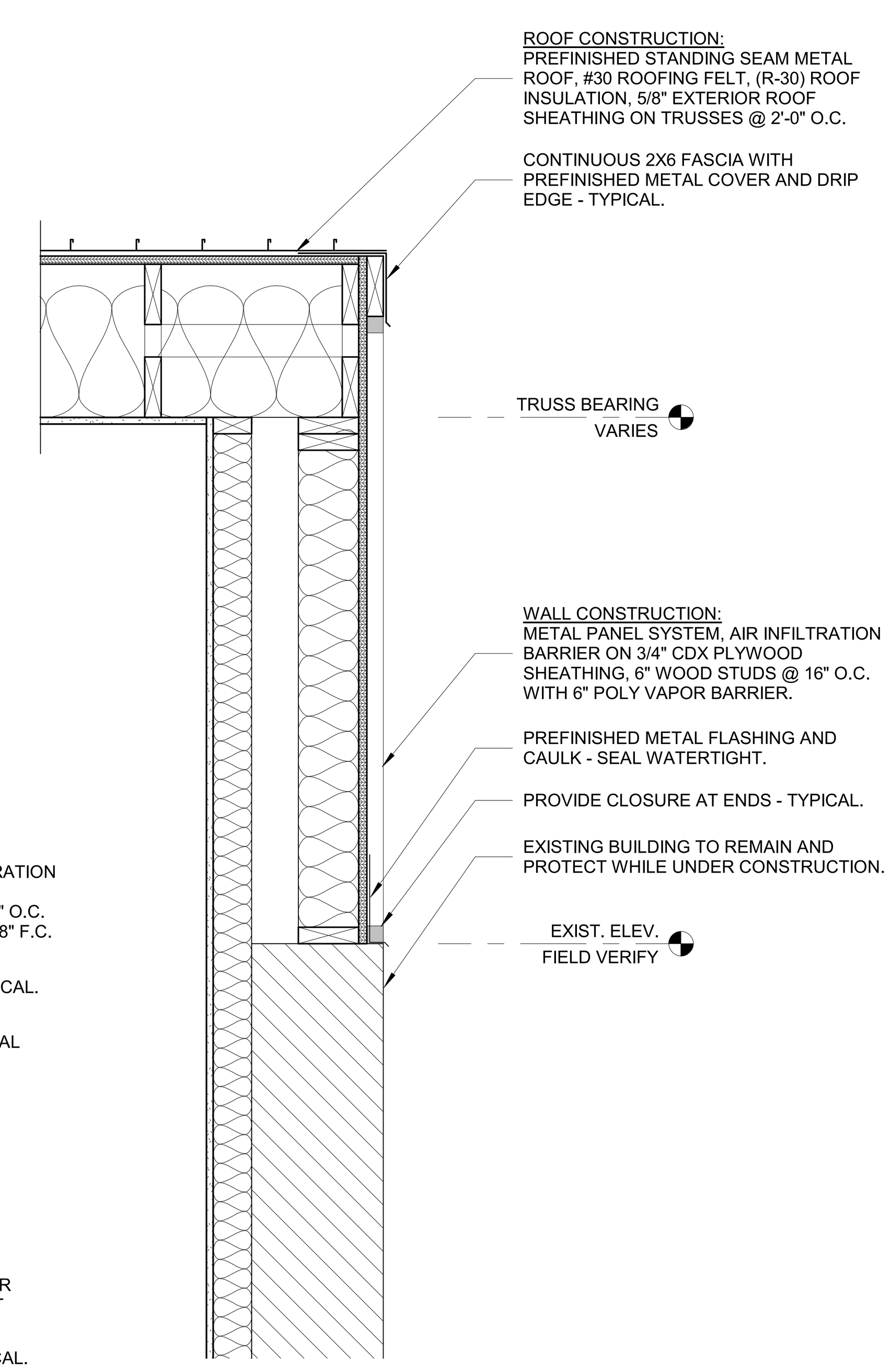
5 **EAST - EXTERIOR ELEVATION "LOFT AREA"**
1/8" = 1'-0"



A **BUILDING SECTION**
1" = 1'-0"



B **BUILDING SECTION**
1" = 1'-0"



C **BUILDING SECTION**
1" = 1'-0"

SEAL

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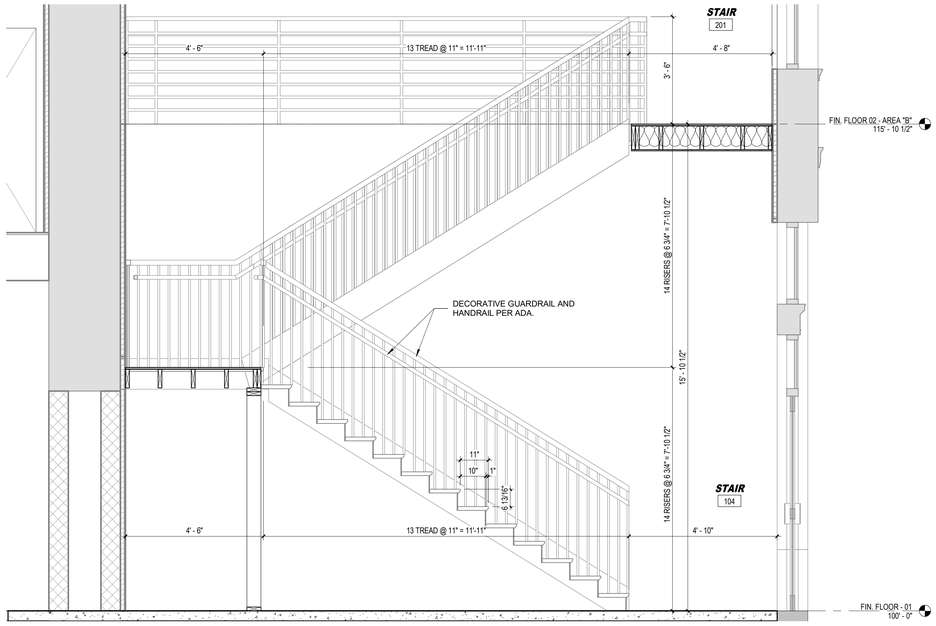
PROJECT GI19102

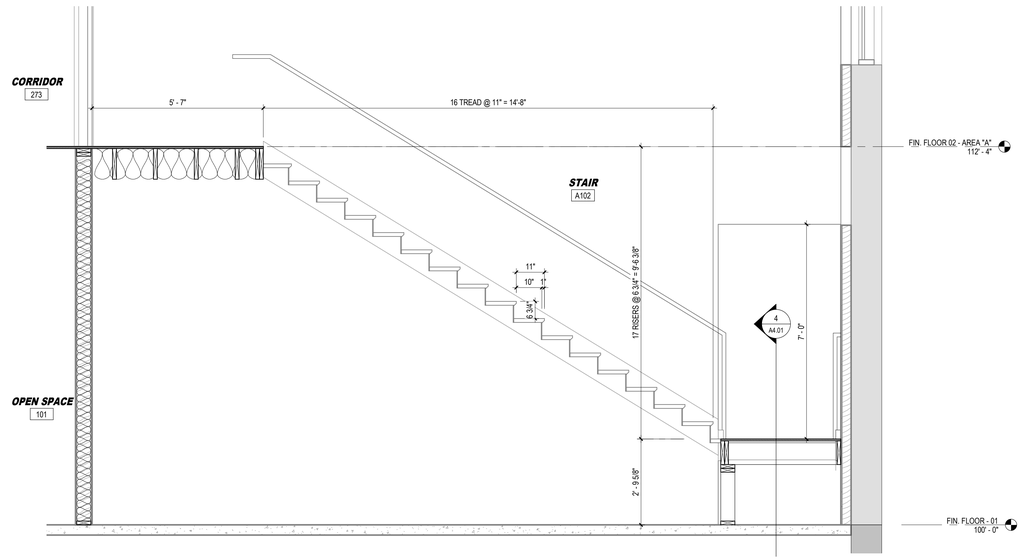
EXTERIOR ELEVATIONS AND BUILDING SECTIONS

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SHEET
A3.01



1 INTERIOR STAIR SECTION
1/2" = 1'-0"



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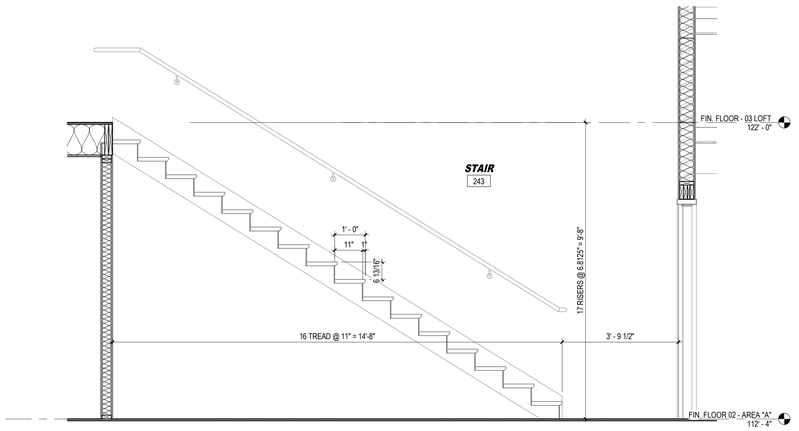
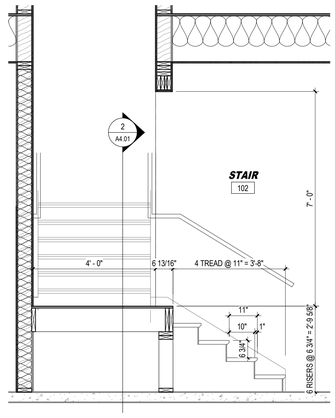


3 INTERIOR STAIR SECTION
1/2" = 1'-0"



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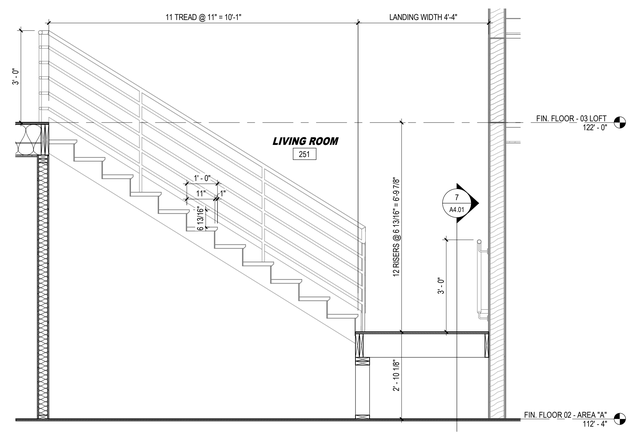
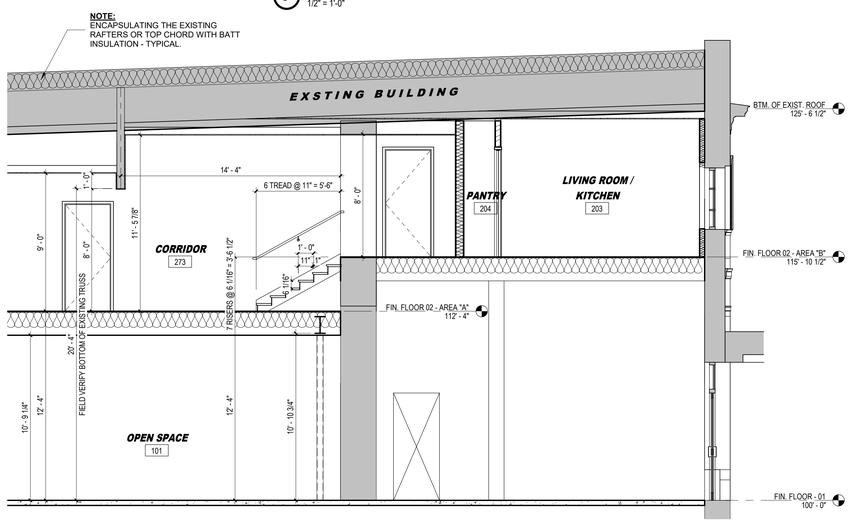
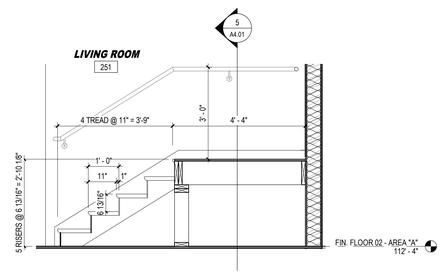
1/2" = 1'-0"



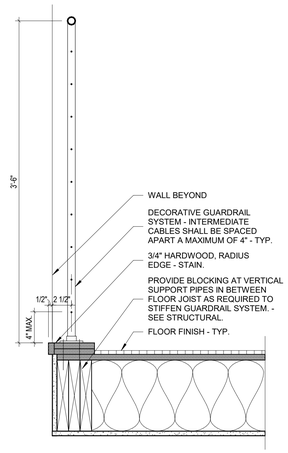
5 INTERIOR STAIR SECTION
1/2" = 1'-0"



6 BUILDING CROSS SECTION IN CORRIDOR
1/4" = 1'-0"



7 INTERIOR STAIR SECTION
1/2" = 1'-0"



A GUARDRAIL DETAIL
1 1/2" = 1'-0"

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STAIR SECTIONS AND BUILDING DETAILS

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL

ARCHITECT
TROY D. KELLIG
A-4513
8/30/19
STATE OF NEBRASKA

REVISIONS

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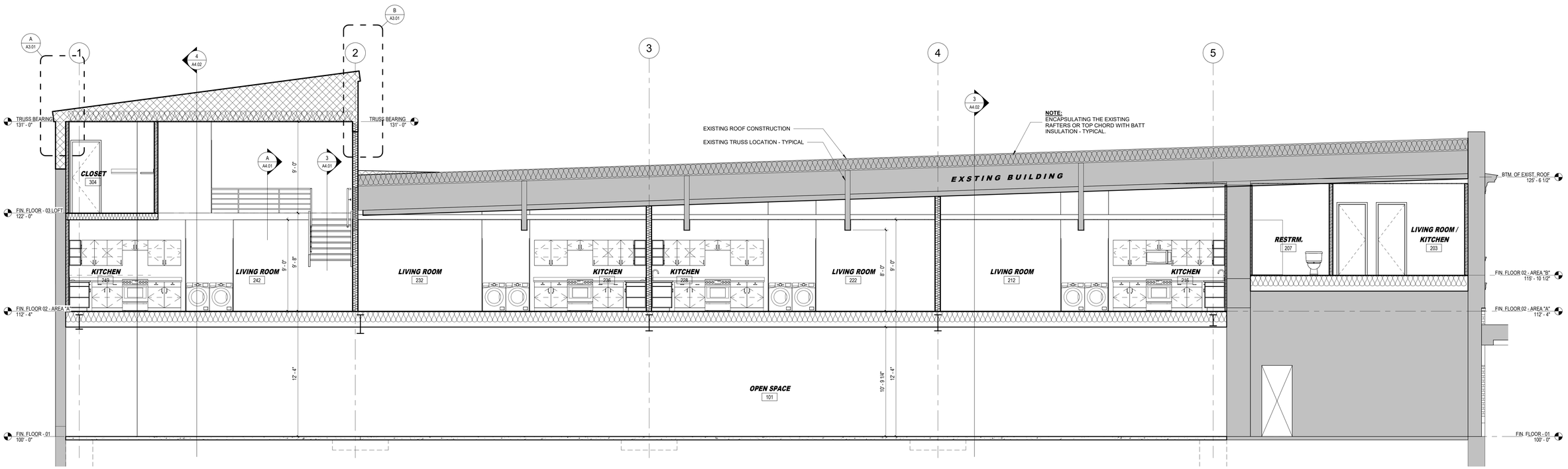
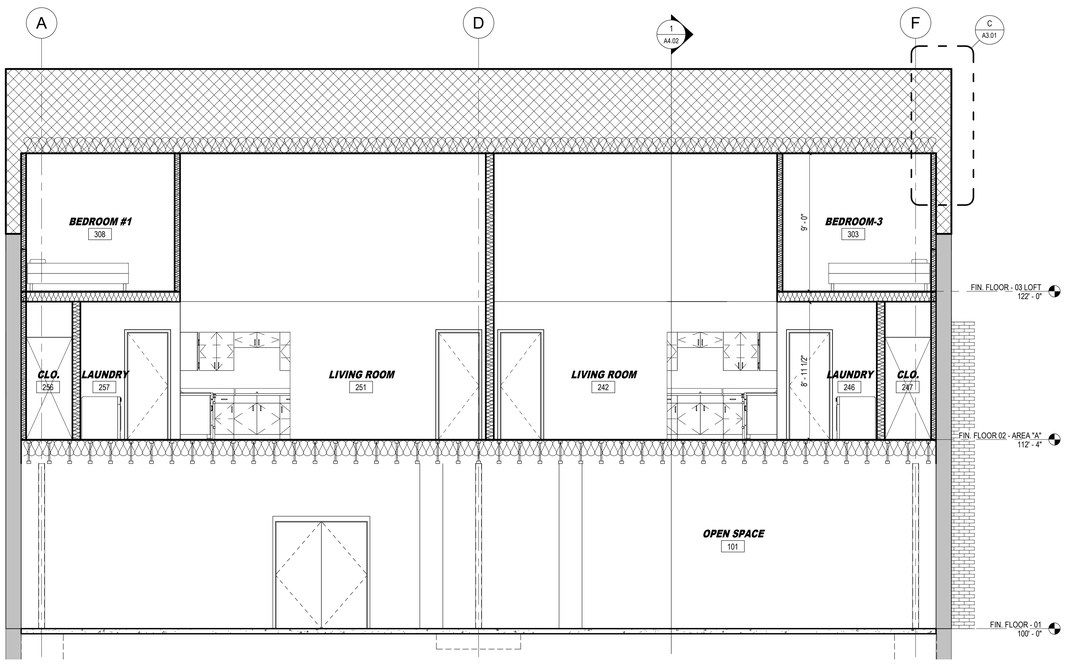
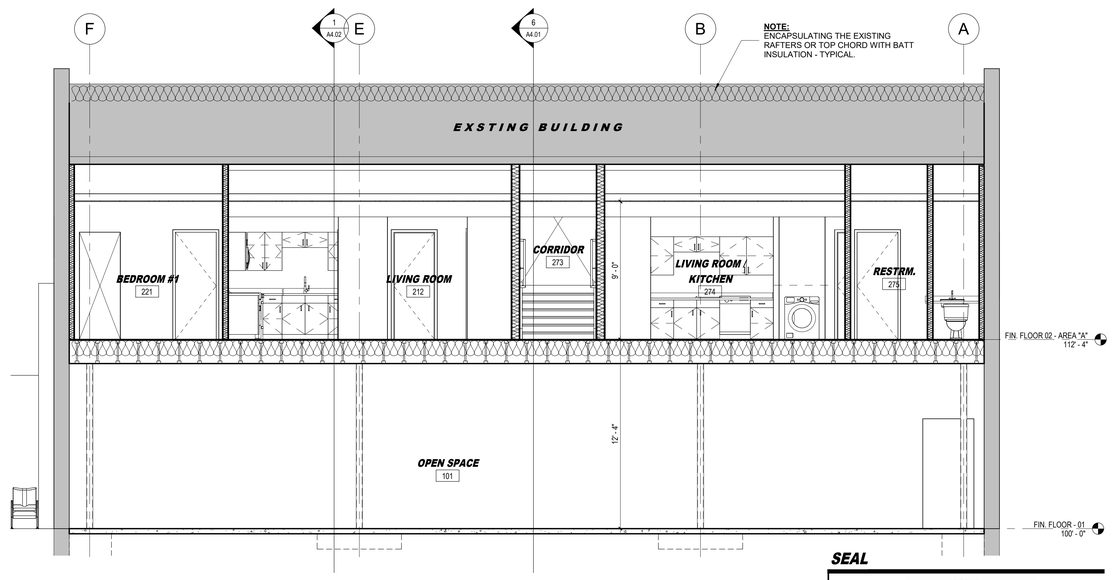
SHEET
A4.01



1 BUILDING CROSS SECTION
1/4" = 1'-0"



4 BUILDING CROSS SECTION
1/4" = 1'-0"



3 BUILDING CROSS SECTION
1/4" = 1'-0"

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DATE: 8.30.2019
PROJECT GI19102

BUILDING CROSS SECTIONS

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL

ARCHITECT
TROY D. KELIG
A-4513
STATE OF NEBRASKA
8/30/19

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A4.02

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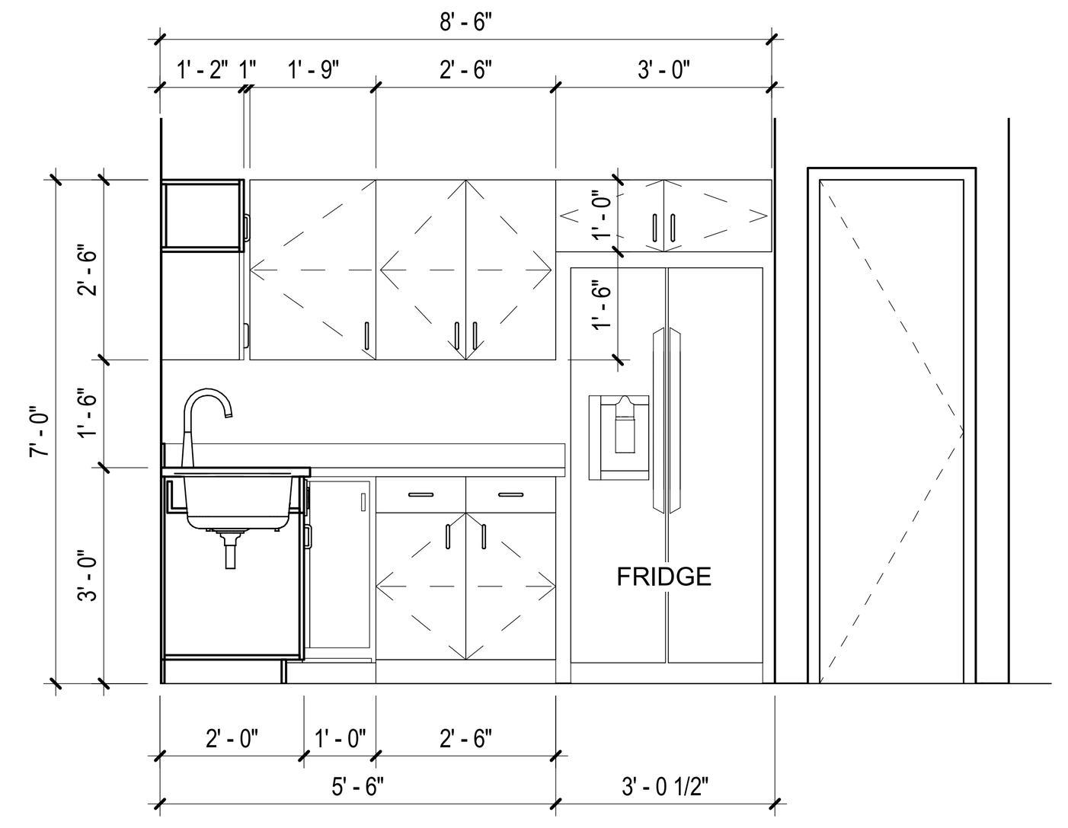
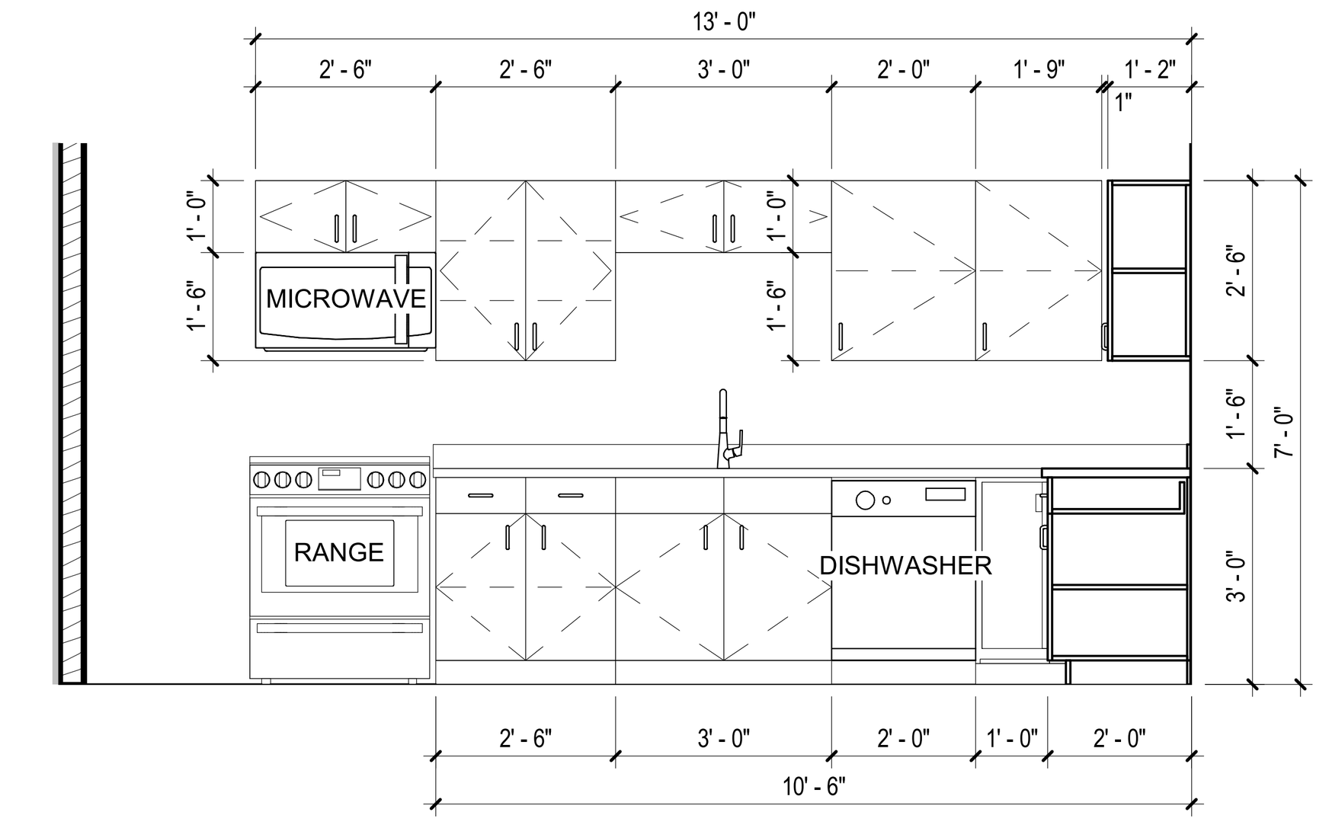
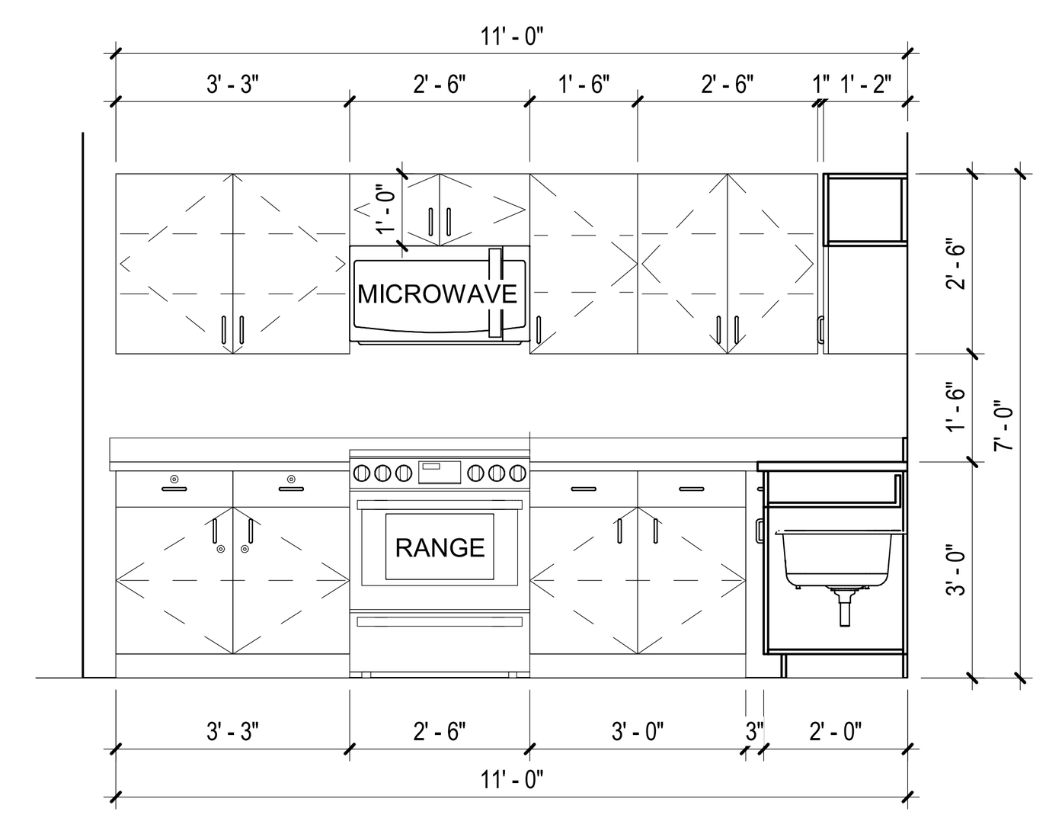


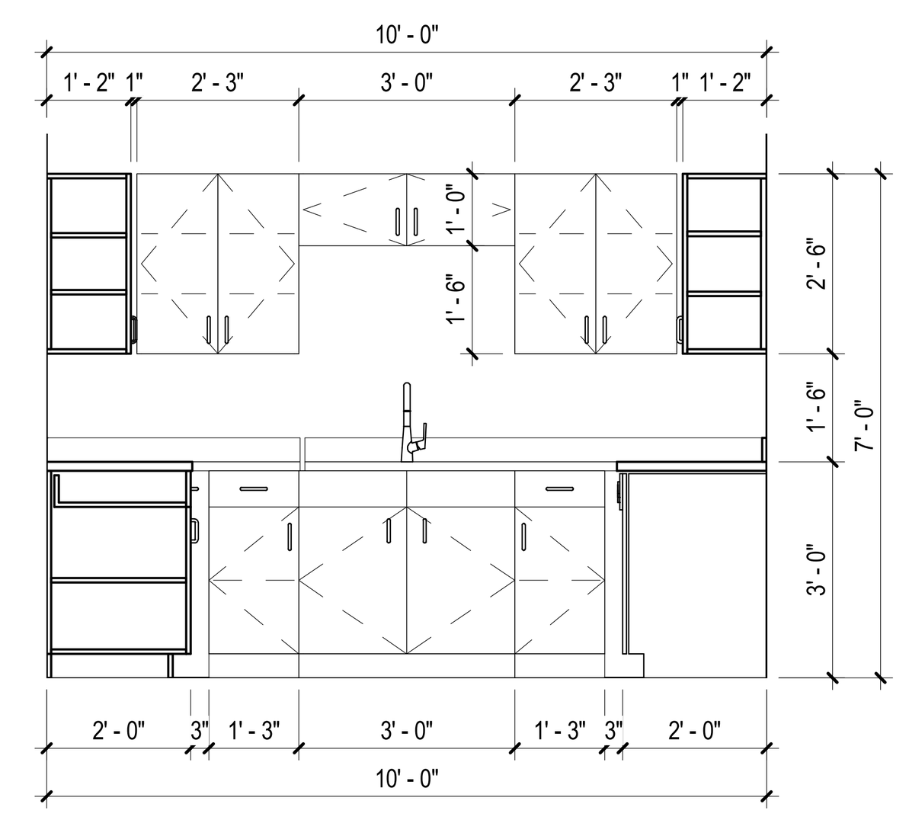
1 KITCHEN
3/8" = 1'-0"



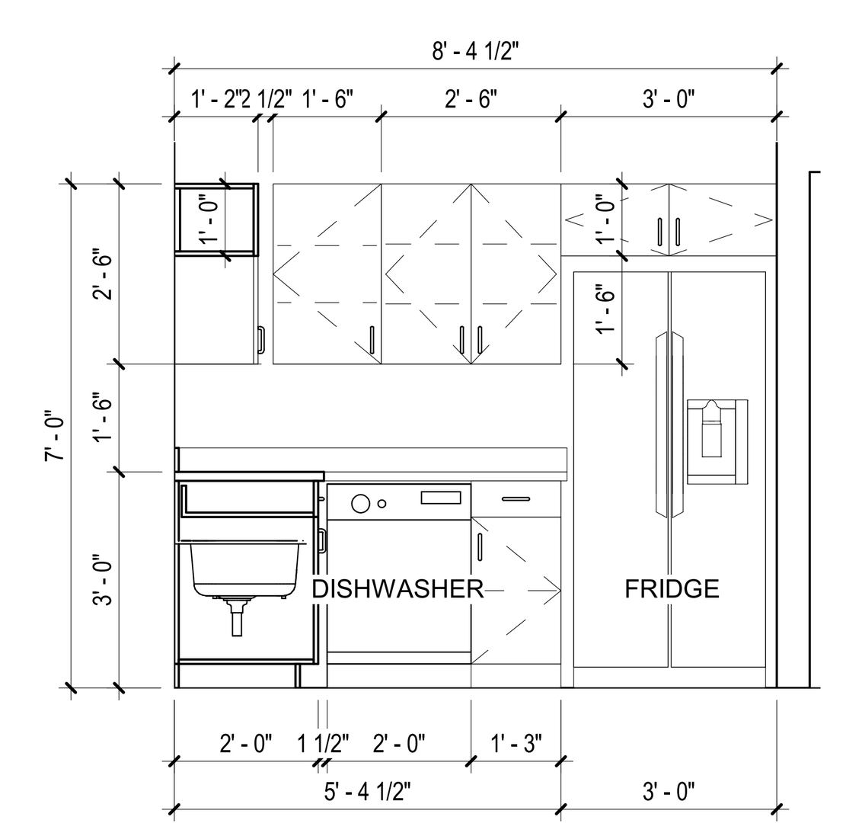
2 KITCHEN
3/8" = 1'-0"



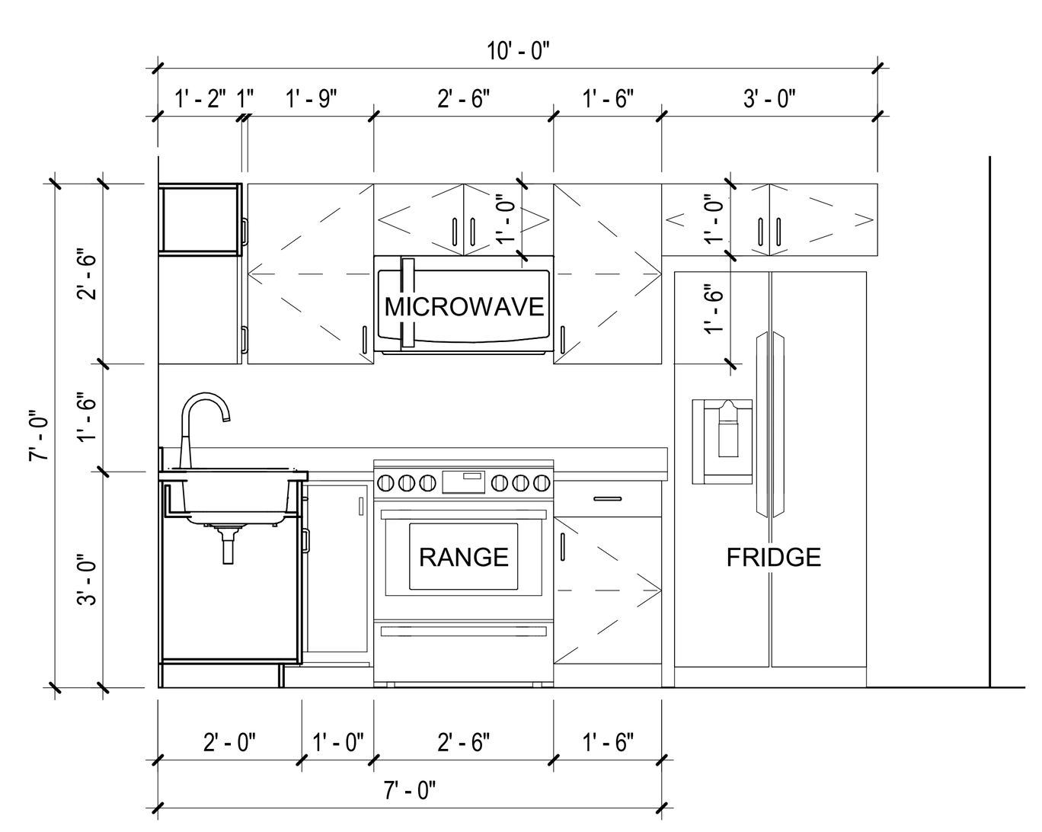
3 KITCHEN
3/8" = 1'-0"



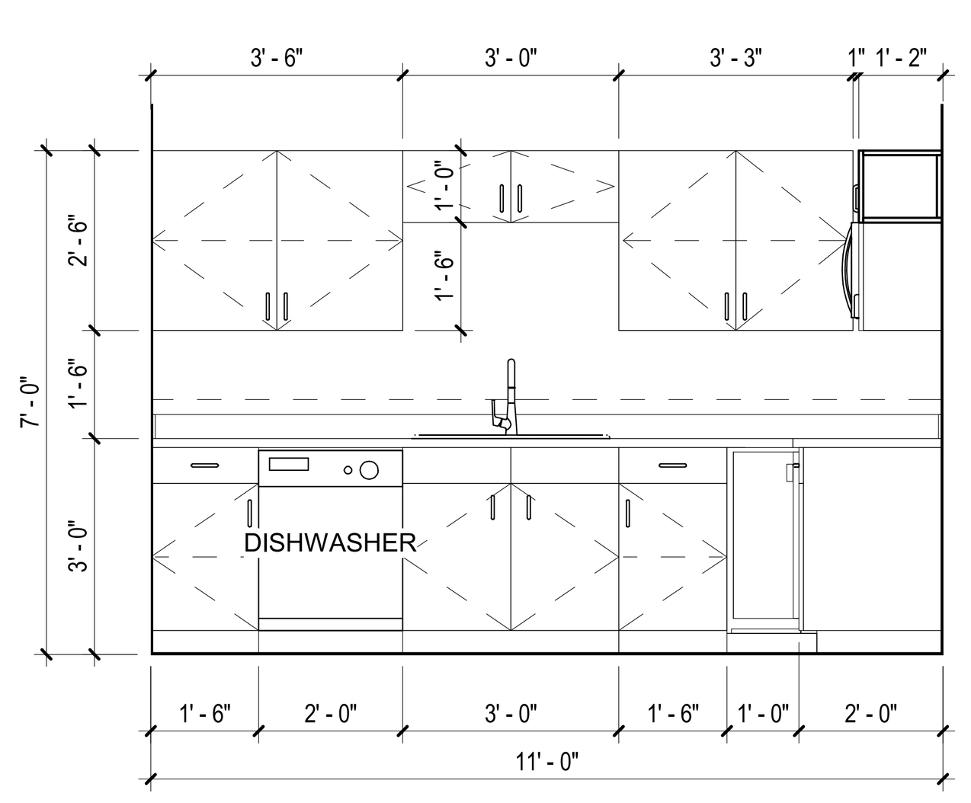
4 KITCHEN
3/8" = 1'-0"



5 KITCHEN
3/8" = 1'-0"



6 KITCHEN
3/8" = 1'-0"



7 KITCHEN
3/8" = 1'-0"

INTERIOR ELEVATIONS

FIRST FLOOR - DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	FIRE LABEL	KEY NOTES	DOOR NO.	Comments
102A	3' - 0"	7' - 0"			102A	

SECOND FLOOR - DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	FIRE LABEL	KEY NOTES	DOOR NO.	Comments
203A	3' - 0"	7' - 0"			203A	
204A	2' - 0"	7' - 0"			204A	
205A	4' - 0"	7' - 0"			205A	
207A	2' - 8"	7' - 0"			207A	
208A	2' - 8"	7' - 0"			208A	
210A	2' - 8"	7' - 0"			210A	
212A	3' - 0"	7' - 0"	45 MIN.		212A	
213A	4' - 0"	7' - 0"	45 MIN.	BI-FOLD	213A	
215A	2' - 0"	7' - 0"			215A	
217A	2' - 8"	7' - 0"			217A	
221A	2' - 8"	7' - 0"			221A	
222A	3' - 0"	7' - 0"	45 MIN.		222A	
223A	2' - 8"	7' - 0"			223A	
227A	2' - 8"	7' - 0"			227A	
229A	2' - 0"	7' - 0"			229A	
230A	4' - 0"	7' - 0"	45 MIN.	BI-FOLD	230A	
231A	2' - 8"	7' - 0"			231A	
232A	3' - 0"	7' - 0"	45 MIN.		232A	
233A	4' - 0"	7' - 0"	45 MIN.	BI-FOLD	233A	
234A	2' - 8"	7' - 0"			234A	
235A	2' - 0"	7' - 0"			235A	
237A	2' - 8"	7' - 0"			237A	
241A	2' - 8"	7' - 0"			241A	
242A	3' - 0"	7' - 0"	45 MIN.		242A	
244A	2' - 8"	7' - 0"			244A	
248A	2' - 8"	7' - 0"			248A	
250A	2' - 8"	7' - 0"			250A	
253A	2' - 8"	7' - 0"			253A	
255A	2' - 8"	7' - 0"			255A	
259A	2' - 8"	7' - 0"			259A	
261A	3' - 0"	7' - 0"	45 MIN.		261A	
263A	2' - 8"	7' - 0"			263A	
265A	4' - 0"	7' - 0"	45 MIN.	BI-FOLD	265A	
266A	2' - 8"	7' - 0"			266A	
267A	3' - 0"	7' - 0"	45 MIN.		267A	
269A	2' - 8"	7' - 0"			269A	
270A	4' - 0"	7' - 0"	45 MIN.	BI-FOLD	270A	
271A	2' - 8"	7' - 0"			271A	
274A	3' - 0"	7' - 0"	45 MIN.		274A	
275A	2' - 8"	7' - 0"			275A	
276A	4' - 0"	7' - 0"	45 MIN.	BI-FOLD	276A	
278A	2' - 8"	7' - 0"			278A	

THIRD FLOOR - DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	FIRE LABEL	KEY NOTES	DOOR NO.	Comments
302A	4' - 0"	7' - 0"	45 MIN.	BI-FOLD	302A	
303A	2' - 8"	7' - 0"			303A	
304A	2' - 8"	7' - 0"			304A	
305A	2' - 8"	7' - 0"			305A	
306A	2' - 8"	7' - 0"			306A	
307A	2' - 8"	7' - 0"			307A	
308A	2' - 8"	7' - 0"			308A	
309A	4' - 0"	7' - 0"	45 MIN.	BI-FOLD	309A	

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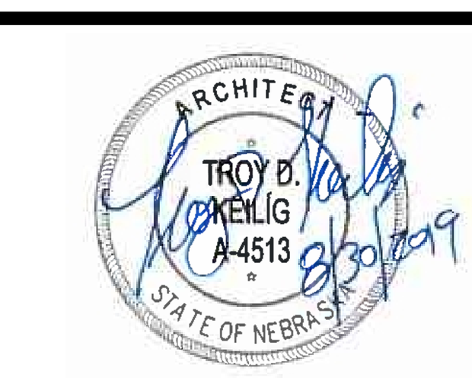
DOOR SCHEDULE AND INTERIOR ELEVATIONS

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SEAL



REVISIONS

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SHEET
A5.01

SHEET NOTES

1 CONNECT NEW 4" BUILDING SANITARY SEWER TO EXISTING CITY MAIN IN STREET. VERIFY EXACT LOCATION AND DEPTH PRIOR TO EXCAVATION.

2 CONNECT NEW 6" FIRE/WATER SERVICE TO EXISTING. VERIFY EXACT LOCATION. CONTRACTOR TO COORDINATE WATER TAP WITH CITY OF NORFOLK. CITY TO TAP PROPOSED 6" WATER LINE INTO EXISTING 12" WATER LINE.

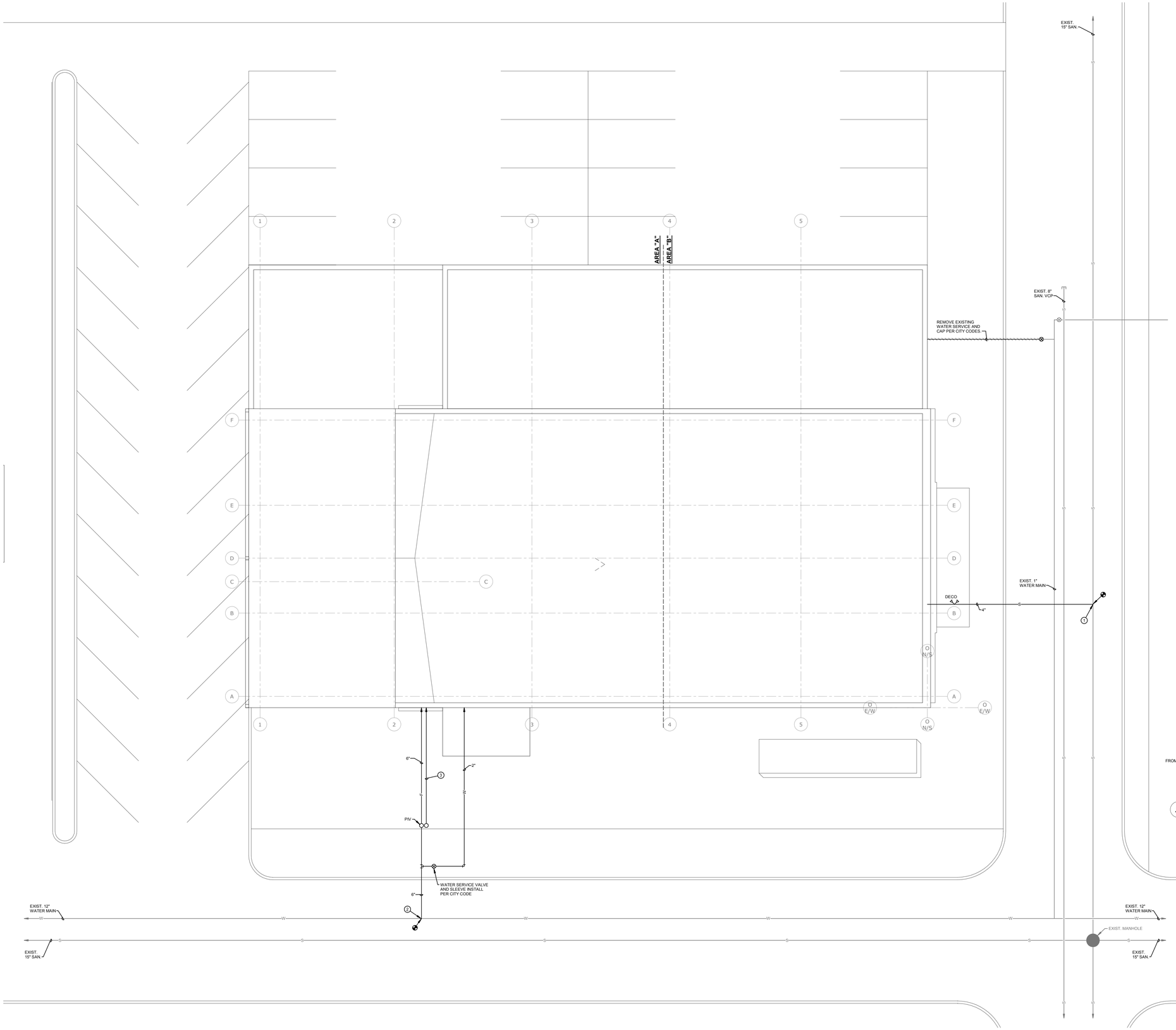
3 ELECTRICAL CONTRACTOR TO PROVIDE UNDERGROUND 3/4" CONDUIT FOR POST INDICATOR VALVE SUPERVISORY SWITCH. SWITCH PROVIDED BY FIRE SPRINKLER CONTRACTOR. SWITCH INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR.

GENERAL NOTES

A CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO STARTING WORK.

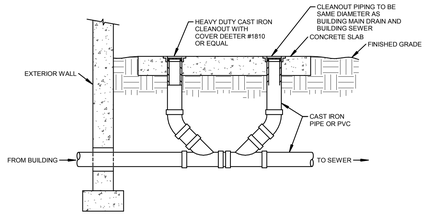
MECHANICAL SITE PLAN SYMBOLS

W	EXISTING WATER MAIN OR SERVICE
W	NEW WATER SERVICE
F	NEW FIRE SERVICE
S	EXISTING SANITARY SEWER
S	NEW SANITARY SEWER
	WATER SERVICE VALVE & SLEEVE
ECO	EXTERIOR CLEANOUT, SEE DETAIL
PIV	POST INDICATOR VALVE



SITE PLAN - MECHANICAL

1/8" = 1'-0"



DOUBLE EXTERIOR CLEANOUT DETAIL

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(P) 308.384.4444

Engineering Technologies Inc.
Mechanical & Electrical Building Solutions
825 M Street, Suite 200 | Lincoln, NE 68508
P 402-476-1273 | F 402-476-1274
1111 N. 13th St., Suite 216 | Omaha, NE 68102
P 402-330-2772 | F 402-330-2630

DATE: 08.30.2019
PROJECT: GI19102

ETI Project No: 2019-044

SEAL

PROFESSIONAL MECHANICAL ENGINEER
DEREK R KOTSCHWAR
E-12427
8/30/2019
STATE OF NEBRASKA

REVISIONS

NO.	DESCRIPTION	DATE

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ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

SHEET M0.01

FILE PATH: C:\Users\jthomas\Documents\Revit Local Files\2019-044_Norfolk Theatre_Revit 2019_Central_jthomas.rvt
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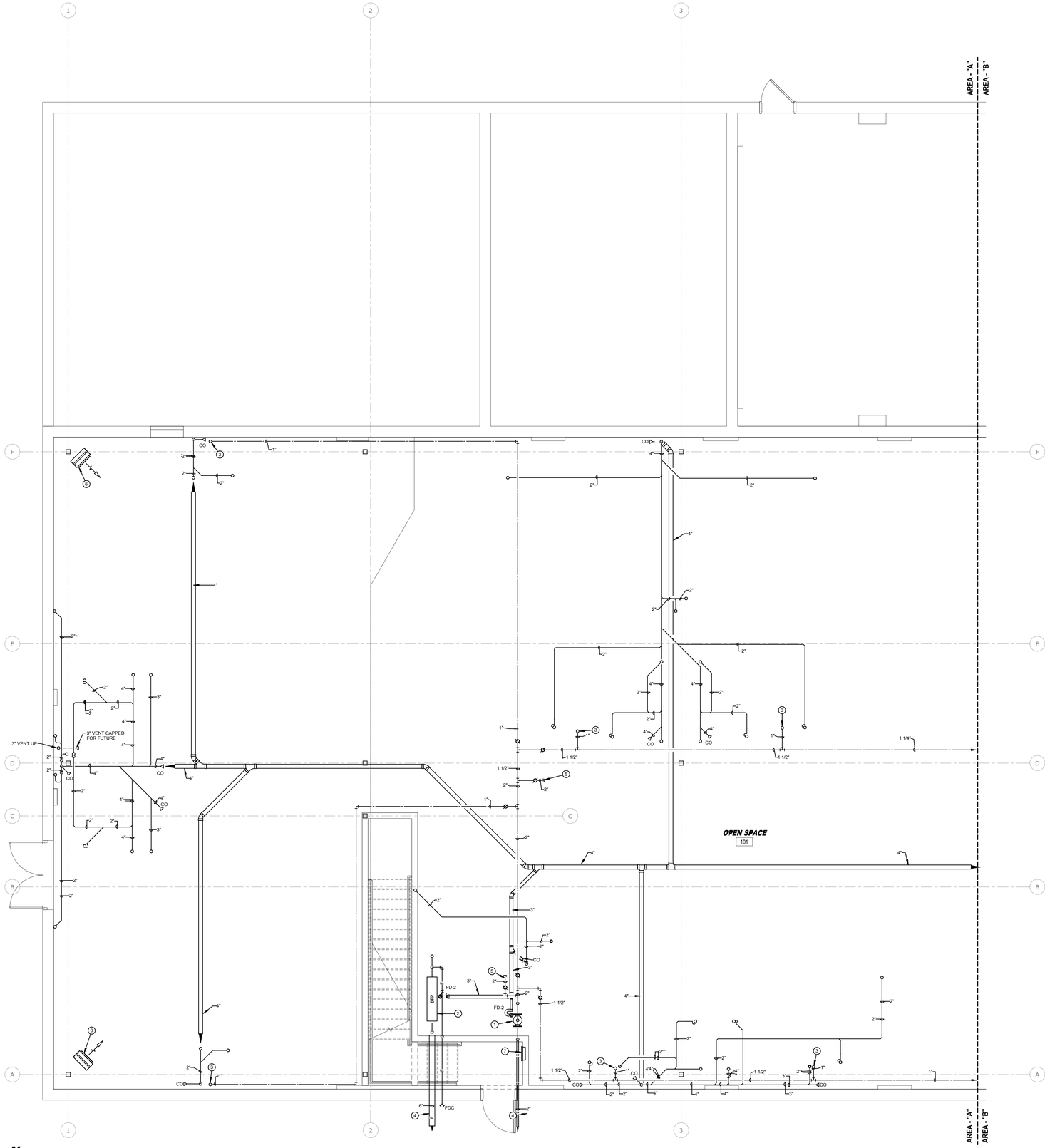

SHEET NOTES

1. DOMESTIC WATER SERVICE. SEE DETAIL ON SHEET M3.01.
2. FIRE SERVICE ENTRANCE. SEE DETAIL ON SHEET M3.01.
3. DOMESTIC WATER UP TO UNIT ABOVE.
4. FOR CONTIUATION SEE SHEET M0.01.
5. 2" DOMESTIC WATER FOR FUTURE FIRST FLOOR TENANTS. PROVIDE VALVE AND CAP.
6. ELECTRICAL CONTRACTOR TO PROVIDE ELCTRIC UNIT HEATERS ON FIRST FLOOR TO MAINTAIN SPACE TEMPERATURE ABOVE FREEZING. COORDINATE FIRST FLOOR HEATING WITH OWNER.
7. ELECTRICAL CONTRACTOR TO PROVIDE AND MOUNT ELECTRIC WALL HEATER (3KW).

N

FIRST FLOOR PLAN - "AREA A" - PLUMBING

1/4" = 1'-0"

CMBA ARCHITECTS
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(P) 308.384.4444

DATE: 08.30.2019
PROJECT GI19102

FIRST FLOOR PLAN - "AREA A" - PLUMBING

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

eti
Engineering Technologies Inc.
Mechanical & Electrical Building Solutions
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P 402-476-1273 | F 402-476-1274
1111 N. 13th St., Suite 216 | Omaha, NE 68102
P 402-330-2772 | F 402-330-2630
ETI Project No: 2019-044

SEAL

PROFESSIONAL MECHANICAL ENGINEER
DEREK R KOTSCHWAR
E-12427
8/30/2019
STATE OF NEBRASKA

REVISIONS

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SHEET
M1.01

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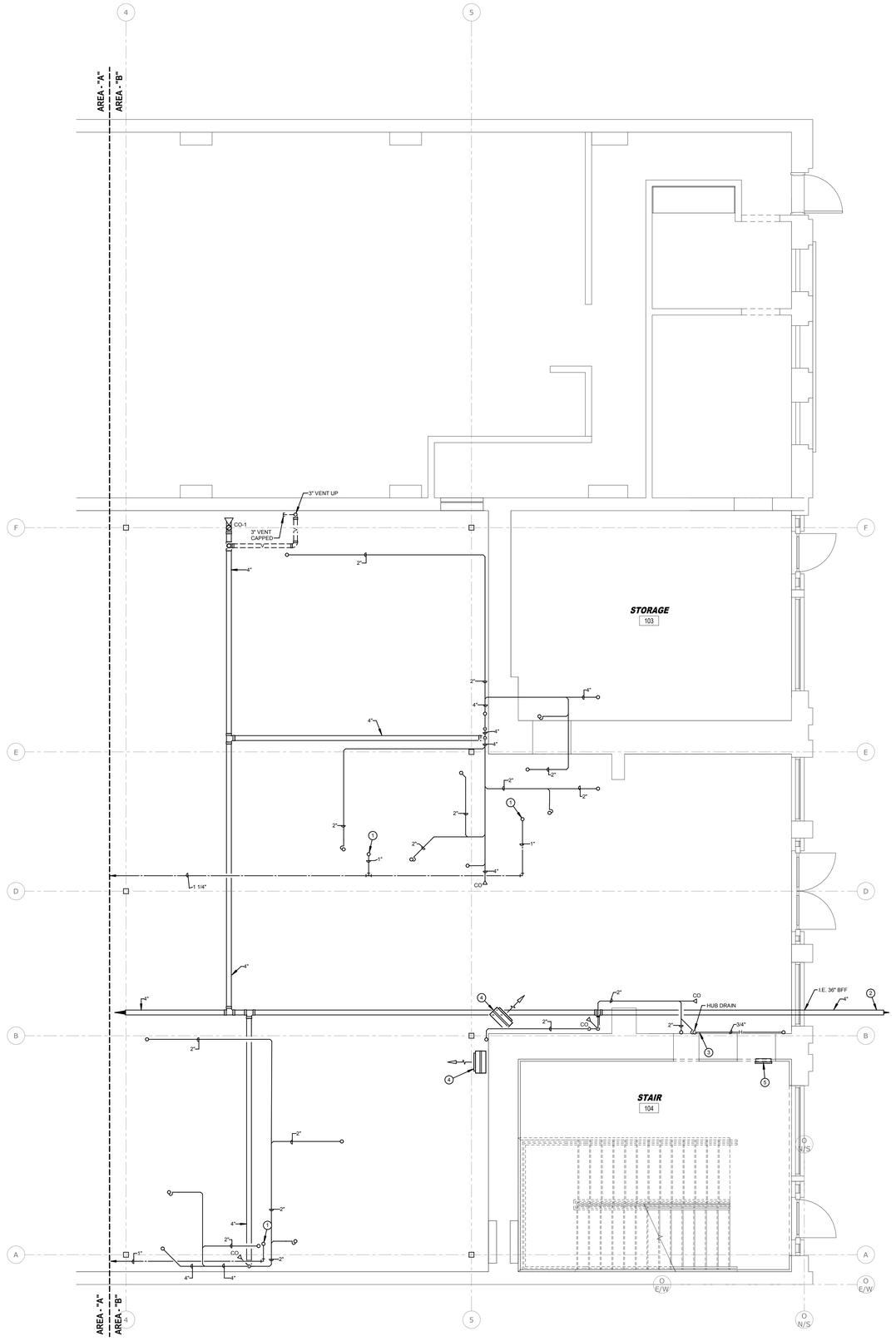
SHEET NOTES

1. DOMESTIC WATER UP TO UNIT ABOVE.
2. FOR CONTIUATION SEE SHEET ME1.01.
3. 3/4" HUMIDITY DRAIN TO ELBOW DOWN AND DISCHARGE INTO HUB DRAIN.
4. ELECTRICAL CONTRACTOR TO PROVIDE ELCTRIC UNIT HEATERS ON FIRST FLOOR TO MAINTAIN SPACE TEMPERATURE ABOVE FREEZING. COORDINATE FIRST FLOOR HEATING WITH OWNER.
5. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL WALL MOUNTED ELECTRIC HEATER (3KW).



FIRST FLOOR PLAN - "AREA B" - PLUMBING

1/4" = 1'-0"

CMBA ARCHITECTS
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(P) 308.384.4444

DATE: 08.30.2019
PROJECT GI19102

FIRST FLOOR PLAN - "AREA B" - PLUMBING

ALTERATION TO NORFOLK THEATER

NORFOLK, NEBRASKA

Engineering Technologies Inc.
Mechanical & Electrical Building Solutions
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1111 N. 13th St., Suite 216 | Omaha, NE 68102
P 402-330-2772 | F 402-330-2630
ETI Project No: 2019-044

SEAL

PROFESSIONAL MECHANICAL ENGINEER
DEREK R KOTSCHWAR
E-12427
8/30/2019
STATE OF NEBRASKA

REVISIONS

NO.	DESCRIPTION	DATE

IF THIS DRAWING IS NOT 30"x42" IT IS NOT TO SCALE

SHEET
M1.02

FILE PATH: C:\Users\jkleiner\Documents\Revit Local Files\2019-044_Norfolk Theatre_Revit 2019_Central_jkleiner.rvt
PLOT DATE: 8/30/2019 2:53:18 PM

SHEET NOTES

1. ROUTE DISHWASHER WASTE PIPING UP AND SECURELY FASTEN TO UNDER SIDE OF COUNTER BEFORE CONNECTING TO DISPOSAL. EXTEND AND CONNECT 1/2" HOT WATER WITH SHUT-OFF VALVE FROM KITCHEN SINK TO DISHWASHER AS REQUIRED.
2. 1/2" DOMESTIC WATER PIPING DOWN TO FLOOR. EXTEND IN TOE KICK OF CABINET AND CONNECT TO KITCHEN SINK (KS-1).
3. UNIT DOMESTIC WATER PIPING UP TO MECH ROOM IN LOFT.
4. DOMESTIC WATER HEATER, SEE DETAIL ON SHEET M3.01.
5. UNIT DOMESTIC WATER SUPPLY PIPING, INSTALL BALL VALVE IN VERTICAL PIPING ABOVE FINISHED FLOOR.
6. 1/2" WATER PIPING UP TO FLOOR ABOVE.
7. 1/2" COLD WATER PIPING UP AND DOWN TO WATER CLOSETS ON SECOND AND THIRD FLOOR.
8. 1/2" WATER PIPING UP AND DOWN TO COUNTER LAVATORY (CL-1) ON SECOND AND THIRD FLOORS.
9. 1" UNIT DOMESTIC WATER SUPPLY DOWN IN CLOSET WALL
10. CONNECT WATER TO COUNTER LAVATORY (CL-1).
11. 3" VENT UP.

GENERAL NOTES

A. NO PIPING SHALL BE INSTALLED ABOVE ANY ELECTRICAL PANEL. ELECTRICAL PANEL LOCATIONS TO BE DETERMINED BY OTHERS. COORDINATE FINAL LOCATIONS WITH ELECTRICAL CONTRACTOR.

B. COORDINATE LOCATION OF ALL PIPING WITH STRUCTURE, LIGHTS, DUCTWORK AND EXACT LOCATION OF EQUIPMENT/ PLUMBING FIXTURES.

C. PROVIDE SHUT-OFF VALVE IN WATER PIPING AT EASILY ACCESSIBLE LOCATION BEFORE CONNECTION AT EQUIPMENT / PLUMBING FIXTURES.

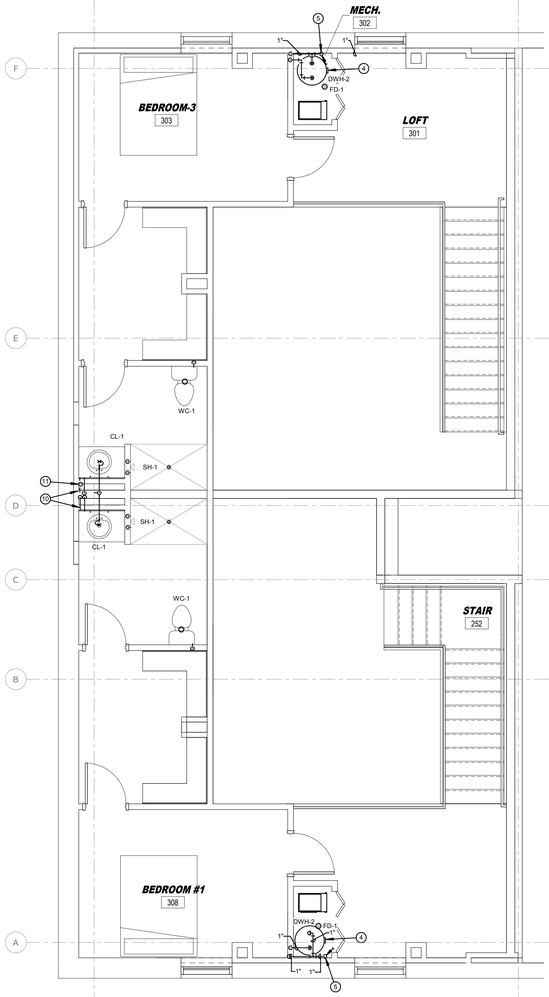
D. DO NOT INSTALL ANY PIPING IN FRONT OF/ BLOCK ACCESS TO ANY ACCESS DOOR.

E. SEE SPECIFICATIONS FOR FIRE SPRINKLER REQUIREMENTS.

F. SEE TYPICAL MECHANICAL ROOM DETAIL ON M3.01 FOR TYPICAL LAYOUT.

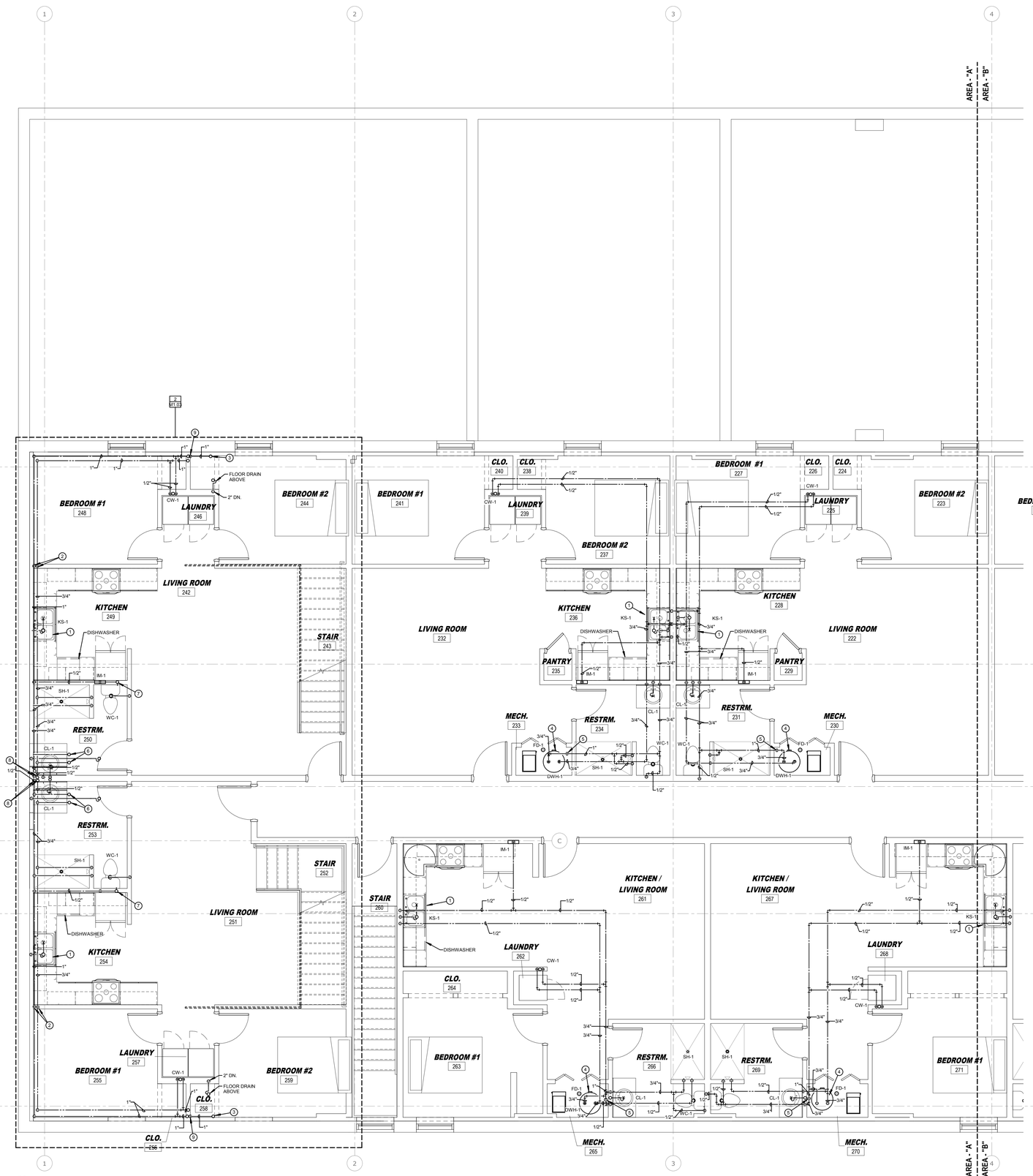
G. MECHANICAL CONTRACTOR TO VERIFY EXACT LOCATION OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

H. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL HAVE AN APPROVED FIRE RATED ASSEMBLY (SUCH AS FIRE RATED CAULKING) INSTALLED. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED WALLS.



THIRD FLOOR PLAN - PLUMBING

1/4" = 1'-0"



SECOND FLOOR PLAN - "AREA A" - PLUMBING

1/4" = 1'-0"

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DATE: 08.30.2019
PROJECT GI19102

SECOND FLOOR PLAN - "AREA A" - PLUMBING

ALTERATION TO NORFOLK THEATER

NORFOLK, NEBRASKA

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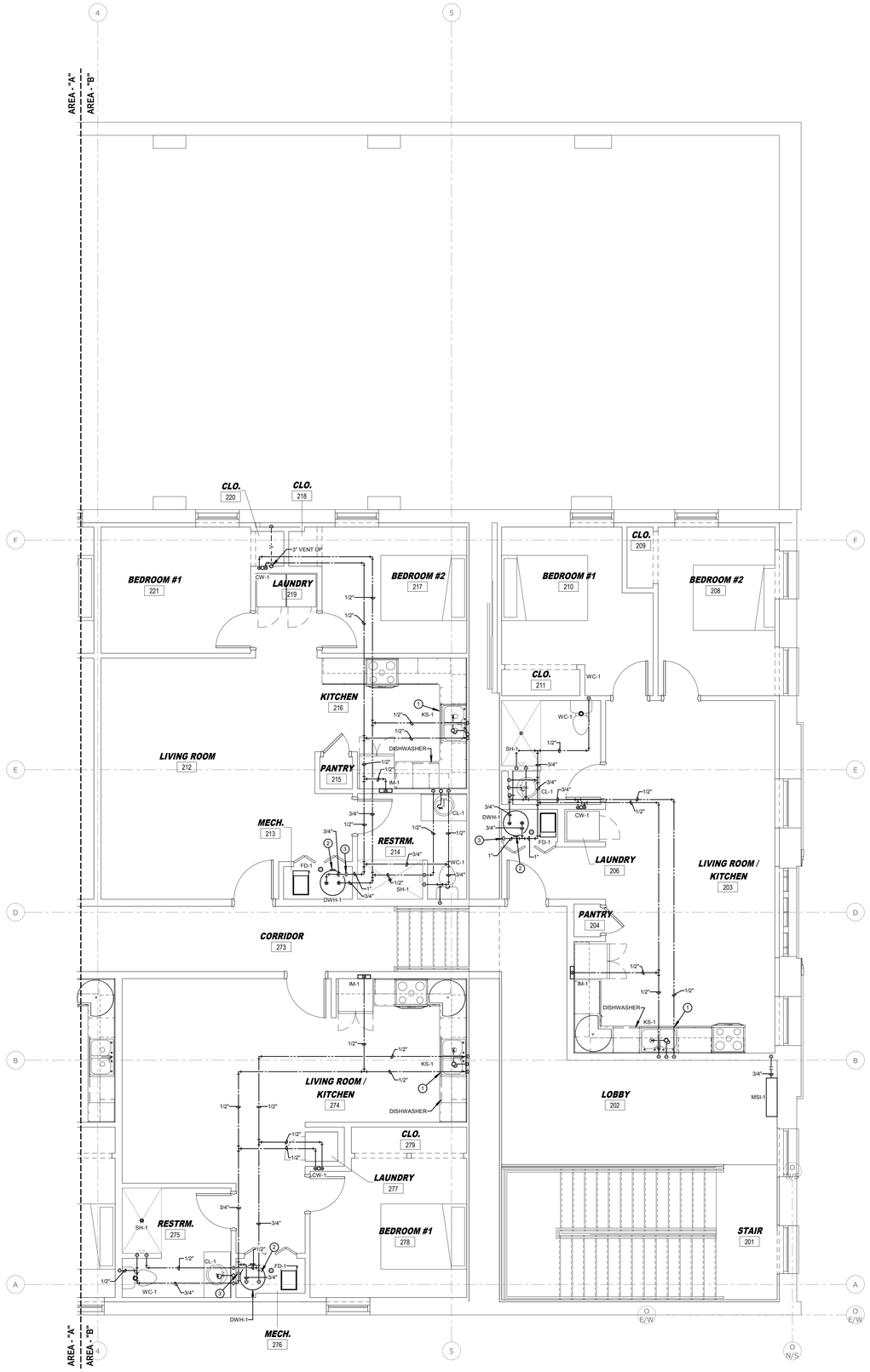

N

SECOND FLOOR PLAN - "AREA B" - PLUMBING

1/4" = 1'-0"

SHEET NOTES

1 ROUTE DISHWASHER WASTE PIPING UP AND SECURELY FASTEN TO UNDER SIDE OF COUNTER BEFORE CONNECTING TO DISPOSAL. EXTEND AND CONNECT 1/2" HOT WATER WITH SHUT-OFF VALVE FROM KITCHEN SINK TO DISHWASHER AS REQUIRED.

2 DOMESTIC WATER HEATER, SEE DETAIL ON SHEET M3.01.

3 UNIT DOMESTIC WATER SUPPLY PIPING, INSTALL BALL VALVE IN VERTICAL PIPING ABOVE FINISHED FLOOR.

GENERAL NOTES

A NO PIPING SHALL BE INSTALLED ABOVE ANY ELECTRICAL PANEL. ELECTRICAL PANEL LOCATIONS TO BE DETERMINED BY OTHERS. COORDINATE FINAL LOCATIONS WITH ELECTRICAL CONTRACTOR.

B COORDINATE LOCATION OF ALL PIPING WITH STRUCTURE, LIGHTS, DUCTWORK AND EXACT LOCATION OF EQUIPMENT/ PLUMBING FIXTURES.

C PROVIDE SHUT-OFF VALVE IN WATER PIPING AT EASILY ACCESSIBLE LOCATION BEFORE CONNECTION AT EQUIPMENT / PLUMBING FIXTURES.

D DO NOT INSTALL ANY PIPING IN FRONT OF/ BLOCK ACCESS TO ANY ACCESS DOOR.

E SEE SPECIFICATIONS FOR FIRE SPRINKLER REQUIREMENTS.

F SEE TYPICAL MECHANICAL ROOM DETAIL ON M3.01 FOR TYPICAL LAYOUT.

G MECHANICAL CONTRACTOR TO VERIFY EXACT LOCATION OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

H ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL HAVE AN APPROVED FIRE RATED ASSEMBLY (SUCH AS FIRE RATED CAULKING) INSTALLED. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED WALLS.

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SECOND FLOOR PLAN - "AREA B" - PLUMBING

ALTERATION TO
NORFOLK THEATER
NORFOLK, NEBRASKA

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SEAL

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DEREK R KOTSCHWAR
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8/30/2019
STATE OF NEBRASKA

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SHEET M1.04

FILE PATH: C:\Users\jkleinert\Documents\Revit Local Files\2019\Job_Norfolk Theatre_Revit 2019_Central_jkleinert.rvt
PLOT DATE: 8/30/2019 2:23:23 PM

SHEET NOTES

1. 6" EXHAUST DUCT UP THRU ROOF.
2. ROUTE ALL REFRIGERANT PIPING THROUGH NEAREST MECHANICAL ROOM. PIPING SHALL BE CONCEALED AS MUCH AS POSSIBLE. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.
3. 4" DIA. DRYER VENT UP IN WALL. ROUTE DRYER EXHAUST DUCT THROUGH ROOF. PROVIDE 90° ELBOW AND TERMINATE WITH GREENHECK MODEL WC-4 HOODED WALL CAP WITH DAMPER, OR EQUAL. VERIFY EXACT REQUIREMENTS ON SITE.
4. 6 X 4 SUPPLY REGISTER (SR-1), BALANCE TO CFM SHOWN ON PLANS.
5. 5" DIA. DOWN TO SUPPLY REGISTER LOCATED IN KITCHEN BELOW. SEE "SECOND FLOOR PLAN - AREA A - HVAC".
6. 12 X 6 SUPPLY REGISTER (SR-1), BALANCE TO CFM SHOWN ON PLANS.
7. 24 X 14 RETURN AIR GRILLE (RA-1). SEE TYPICAL MECHANICAL ROOM DETAIL ON SHEET M3.01.
8. 3 X 8 DUCT UP THRU WALL. TRANSITION TO 6" DIA. DUCT AND EXTEND UP THRU ROOF.
9. 3 X 6 DUCT DOWN THRU WALL.
10. 3 X 8 EXHAUST DUCT UP IN WALL.FOR CONTINUATION SEE THIRD FLOOR PLAN ON THIS SHEET.
11. 4" DIA. OUTDOOR AIR DUCT. CONNECT TO RETURN AIR PLENUM AND EXTEND UP THROUGH ROOF. PROVIDE GREENHECK MODEL RFC-7 ALUMINUM HOOD WITH INSECT SCREEN AND BUILT-IN FLASHING FLANGE. PROVIDE VOLUME DAMPER ON FRESH AIR DUCT AND RETURN AIR DUCT, BALANCE FRESH AIR TO 40 CFM.
12. EXTEND 4" DIA. DRYER VENT UP IN WALL.
14. ROUTE REFRIGERANT PIPING ABOVE CEILING AND OUT THROUGH SIDE WALL TO HP-1 ON LOWER ROOF. SEAL PENETRATION THROUGH SIDE WALL.
15. EF-1 TO BE CONTROLLED BY WALL SWITCH. SWITCH PROVIDED BY ELECTRICAL CONTRACTOR.

GENERAL NOTES

A. COORDINATE FAN COIL LOCATION WITH JOIST LAYOUT. ALL SUPPLY DUCTWORK SHALL BE INSTALLED IN JOIST SPACE AND JOIST WEBBING.

B. COORDINATE EXACT LOCATION OF ALL DUCTWORK AND PIPING THROUGH ROOF WITH STRUCTURE.

C. COORDINATE EXACT LOCATION OF ALL DIFFUSERS, GRILLES AND REGISTERS WITH LIGHTS, CEILING GRID AND STRUCTURE.

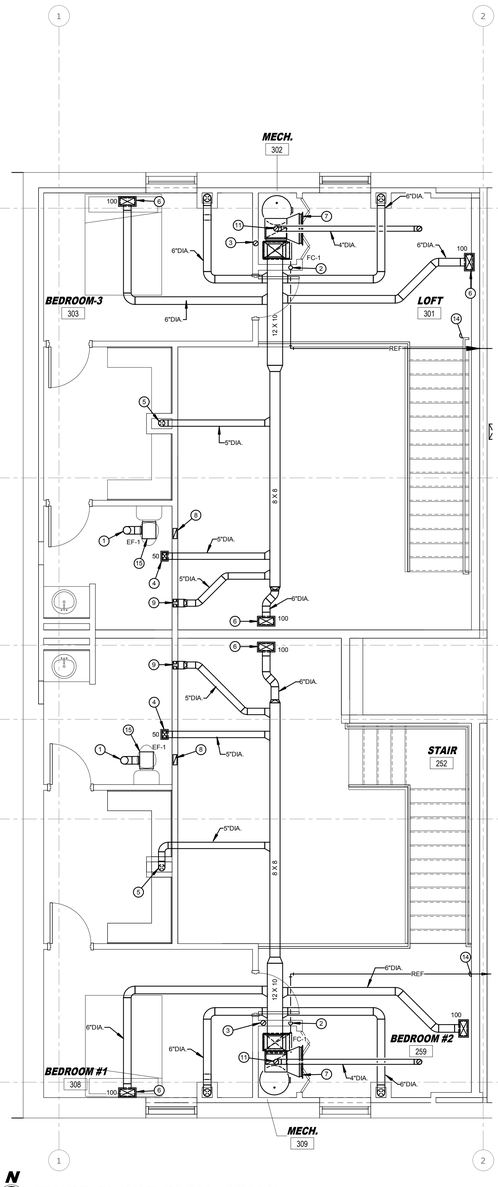
D. DO NOT INSTALL ANY PIPING OR DUCTWORK ABOVE ANY ELECTRICAL PANEL. ELECTRICAL PANEL LOCATION TO BE DETERMINED BY OTHERS. COORDINATE FINAL LOCATIONS WITH ELECTRICAL CONTRACTOR.

E. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL HAVE AN APPROVED FIRE RATED ASSEMBLY (SUCH AS FIRE RATED CAULKING) INSTALLED. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED WALLS.

F. DRYER VENT DESIGN BASED ON GE DRYER VENT SIZE AND LENGTH REQUIREMENTS.

G. EXTEND ALL REFRIGERANT PIPING AND ELECTRICAL WIRING UP THROUGH A METAL PITCH POCKET IN ROOF.

H. HVAC CONTRACTOR TO VERIFY EXACT LOCATION OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.



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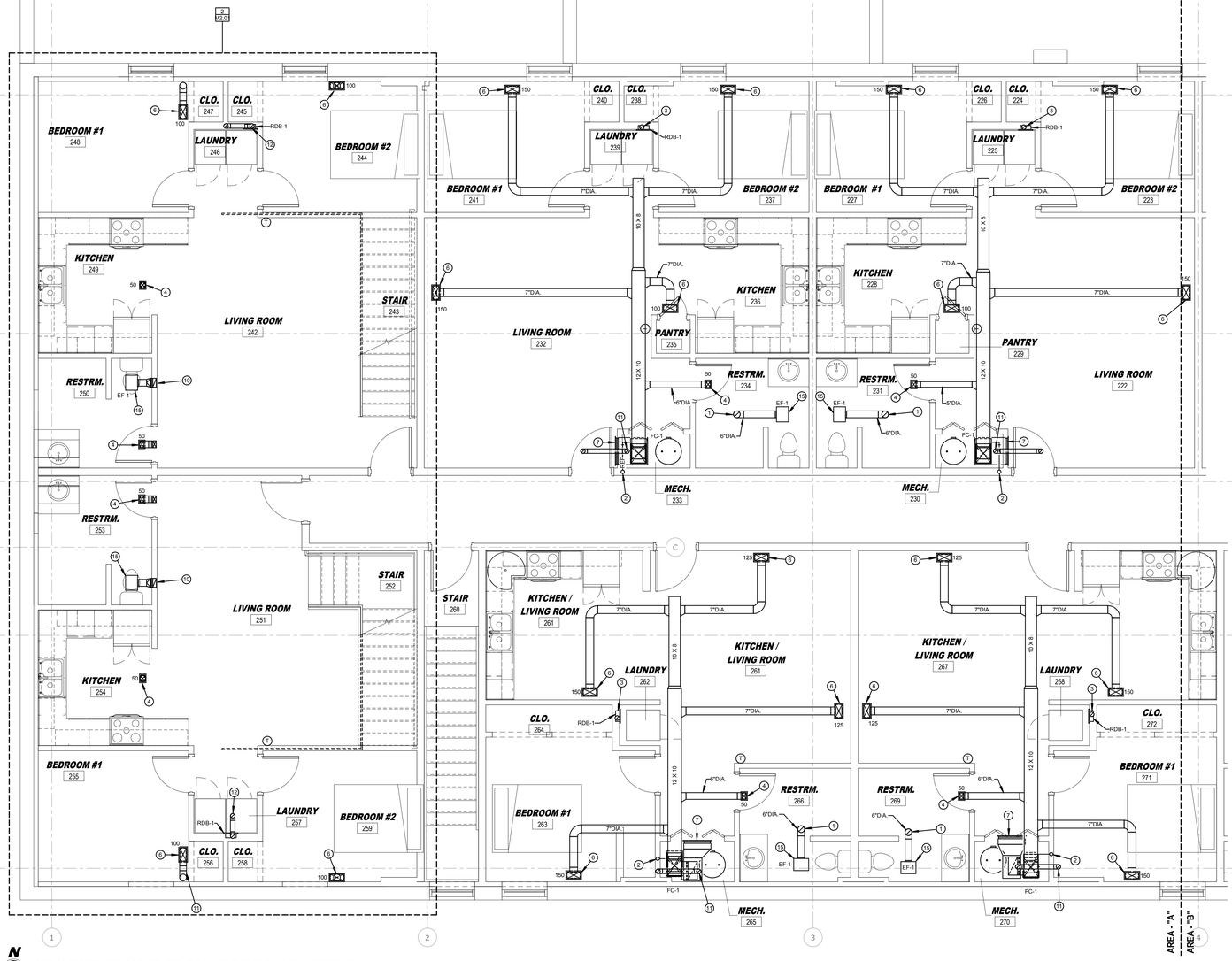
THIRD FLOOR PLAN - HVAC

1/4" = 1'-0"



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SECOND FLOOR PLAN - "AREA A" - HVAC

1/4" = 1'-0"

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DATE: 08.30.2019
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SECOND FLOOR PLAN - "AREA A" - HVAC

ALTERATION TO NORFOLK THEATER

NORFOLK, NEBRASKA

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SEAL

PROFESSIONAL MECHANICAL ENGINEER
DEREK R KOTSCHWAR
E-12427
8/30/2019
STATE OF NEBRASKA

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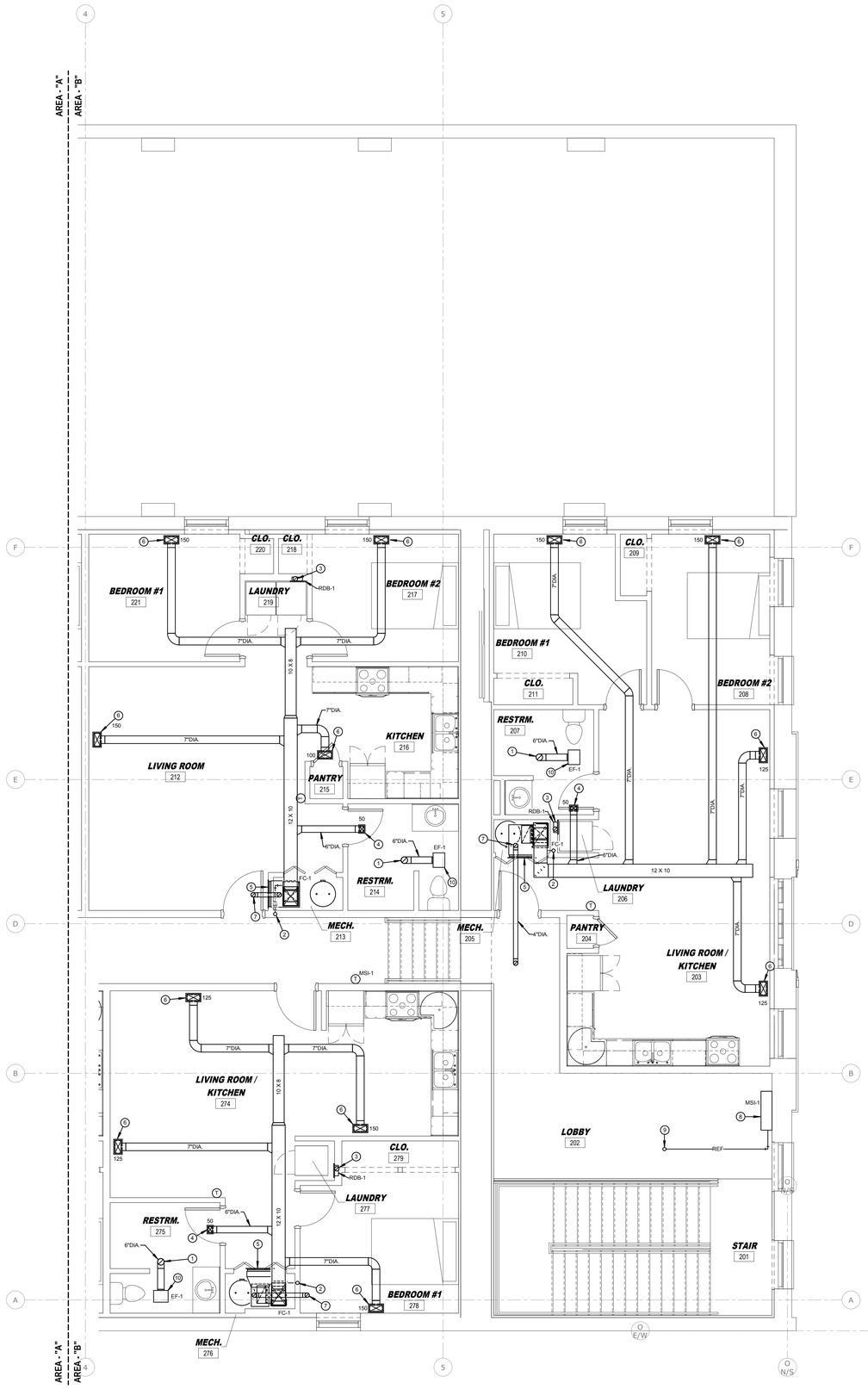

SECOND FLOOR PLAN - "AREA B" - HVAC

1/4" = 1'-0"

SHEET NOTES

1. 6" EXHAUST DUCT UP THRU ROOF.
2. ROUTE ALL REFRIGERANT PIPING THROUGH NEAREST MECHANICAL ROOM. PIPING SHALL BE CONCEALED AS MUCH AS POSSIBLE. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.
3. 4" DIA. DRYER VENT UP IN WALL. ROUTE EXHAUST DUCT THROUGH ROOF, PROVIDE 90° ELBOW AND TERMINATE WITH GREENHECK MODEL WC-4 HOODED WALL CAP WITH DAMPER, OR EQUAL. VERIFY EXACT REQUIREMENTS ON SITE.
4. 6 X 4 SUPPLY REGISTER (SR-1). BALANCE TO CFM SHOWN ON PLANS.
5. 24 X 14 RETURN AIR GRILLE (RA-1). SEE TYPICAL MECHANICAL ROOM DETAIL ON SHEET M3.01.
6. 12 X 6 SUPPLY REGISTER (SR-1). BALANCE TO CFM SHOWN ON PLANS.
7. 4" DIA. OUTDOOR AIR DUCT. CONNECT TO RETURN AIR PLENUM AND EXTEND UP THROUGH ROOF. PROVIDE GREENHECK MODEL RFC-7 ALUMINUM HOOD WITH INSECT SCREEN AND BUILT-IN FLASHING FLANGE. PROVIDE VOLUME DAMPER ON FRESH AIR DUCT AND RETURN AIR DUCT, BALANCE FRESH AIR TO 40 CFM.
8. MOUNT MINI SPLIT UNIT TO WALL.
9. EXTEND REFRIGERANT PIPING CONCEALED IN WALL AND EXTEND UP THROUGH ROOF TO EXTERIOR UNIT.
10. EF-1 TO BE CONTROLLED BY WALL SWITCH. SWITCH PROVIDED BY ELECTRICAL CONTRACTOR.

GENERAL NOTES

A. COORDINATE FAN COIL LOCATION WITH JOIST LAYOUT. ALL SUPPLY DUCTWORK SHALL BE INSTALLED IN JOIST SPACE AND JOIST WEBBING.

B. COORDINATE EXACT LOCATION OF ALL DUCTWORK AND PIPING THROUGH ROOF WITH STRUCTURE.

C. COORDINATE EXACT LOCATION OF ALL DIFFUSERS, GRILLES AND REGISTERS WITH LIGHTS, CEILING GRID AND STRUCTURE.

D. DO NOT INSTALL ANY PIPING OR DUCTWORK ABOVE ANY ELECTRICAL PANEL, ELECTRICAL PANEL LOCATION TO BE DETERMINED BY OTHERS. COORDINATE FINAL LOCATIONS WITH ELECTRICAL CONTRACTOR.

E. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL HAVE AN APPROVED FIRE RATED ASSEMBLY (SUCH AS FIRE RATED CAULKING) INSTALLED. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED WALLS.

F. DRYER VENT DESIGN BASED ON GE DRYER VENT SIZE AND LENGTH REQUIREMENTS.

G. EXTEND ALL REFRIGERANT PIPING AND ELECTRICAL WIRING UP THROUGH A METAL PITCH POCKET IN ROOF.

H. HVAC CONTRACTOR TO VERIFY EXACT LOCATION OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

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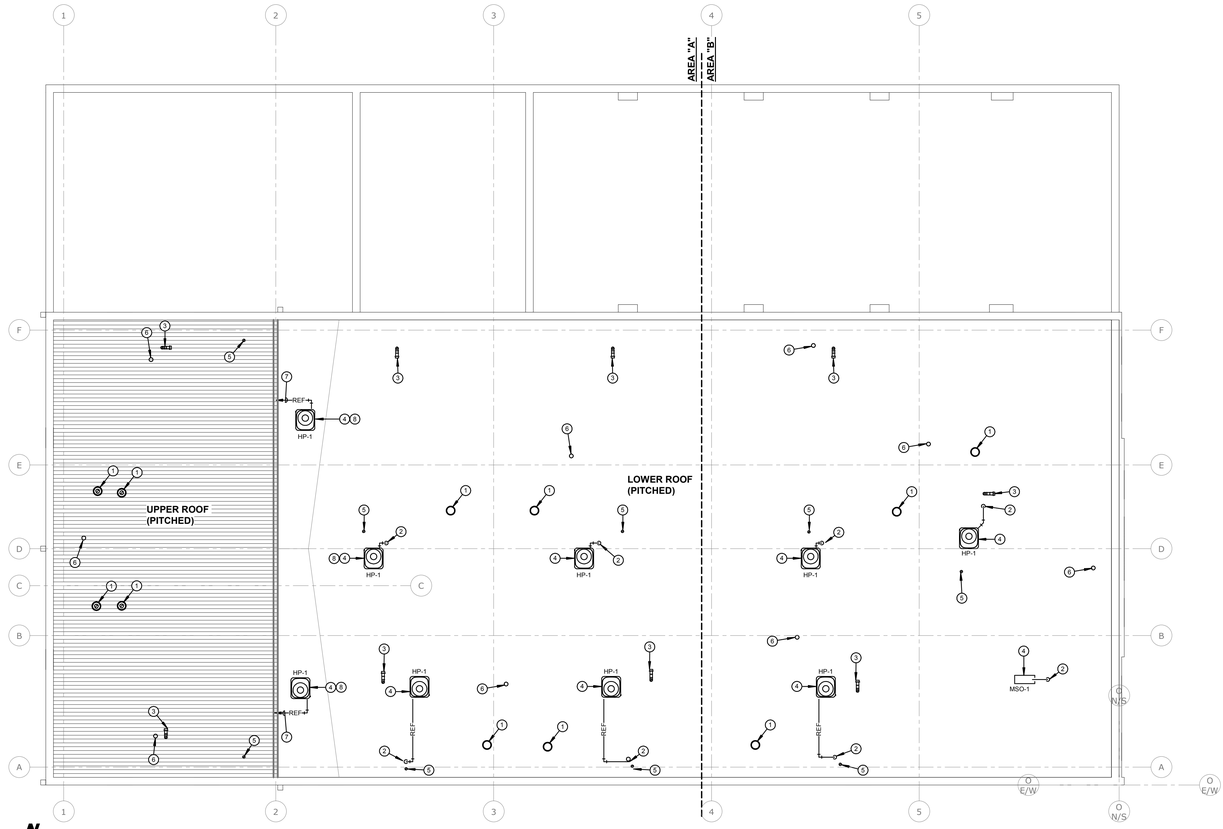
SHEET NOTES

1. EF-1 DISCHARGE. 6" ALUMINUM THALER MODEL EVF-2 WITH DOUBLE WALL METAL FLASHING AND INTEGRAL DECK FLANGE, REMOVABLE HOOD AND PERFORATED COLLAR.
2. PROVIDE PITCH POCKETS AT THE ROOF FOR REFRIGERANT PIPING PENETRATION.
3. 4" DRYER EXHAUST THROUGH ROOF. SEAL PENETRATION AT ROOF. PROVIDE GREENECK MODEL WC-4 HOODED WALL CAP WITH DAMPER OR EQUAL.
4. INSTALL HEAT PUMPS ON (QTY 2) 4 X 4 TREATED TIMBERS. FASTEN HEAT PUMPS TO TIMBERS WITH LAG SCREWS THROUGH BOTTOM PAN. ROOF IS SLOPED HEAT PUMPS SHALL BE LEVELED AS REQUIRED.
5. OUTDOOR AIR HOOD. PROVIDE PITCH POCKET AT THE ROOF FOR DUCTWORK PENETRATION.
6. 3" VENT THRU ROOF. PROVIDE PITCH POCKETS AT THE ROOF FOR VENT PIPING PENETRATION.
7. ROUTE REFRIGERANT PIPING UP WALL AND INTO THIRD FLOOR ATTIC SPACE. SUPPORT PIPING AT WALL AND SEAL PENETRATION. FOR CONTINUATION OF PIPING SEE SHEET M2.01.
8. COORDINATE DINAL LOCATION OF HEAT PUMP WITH ROOF INSULATION VALLEYS.



ROOF PLAN - MECHANICAL

1/8" = 1'-0"

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NORFOLK, NEBRASKA

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ALL EQUIPMENT HAS BEEN SELECTED WITH VOLTAGE AND PHASE AS INDICATED IN SCHEDULES. FINAL VOLTAGE AND PHASE SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.

MECHANICAL EQUIPMENT SCHEDULE

MARK	FUNCTION	MANUFACTURER AND MODEL (OR PRIOR APPROVED EQUAL)
MSI-1	MINI SPLIT INDOOR UNIT	LENNOX OUTDOOR UNIT MINI-SPLIT MODEL MLA009S4S-1P, 208V/1PH, 9 MCA, 15 MOP. DC INVERTER CONTROLLER, BASE PAN HEATER, LOW AMBIENT COOLING/HEATING, DEFROST CONTROL, CRANKCASE HEATER, 9 MBH COOLING, 24 SEER, 10.9 MBH HEATING, COOLING/HEATING DOWN TO -22°F. COOLING CAPACITY DATA 80°F/DB/67°FWB INDOOR 95°F DB OUTDOOR. HEATING CAPACITY DATA 70°F DB/47°F WB INDOOR 43°F DB OUTDOOR. LENNOX WALL MOUNTED INDOOR UNIT MINI-SPLIT MODEL MWA009S4-3, WITH WIRED WALL THERMOSTAT.
MSO-1	MINI SPLIT OUTDOOR UNIT	SEE MSI-1.
RDB-1	RECESSED DRYER BOX	IN-O-VATE TECHNOLOGIES "THE DRYER BOX" MODEL SKU DB-425, UPWARD EXHAUST DIRECTION, VERIFY WALL SIZE WITH ARCHITECTURAL PLANS PRIOR TO SHOP DRAWINGS.

DOMESTIC WATER HEATER SCHEDULE

MARK	DIMENSIONS(H X DIA.)[IN.]	STORAGE CAPACITY (GAL.)	FIRST HR RATING (GAL.)	RECOVERY (60°F RISE) (GPH)	ELECTRICAL		A.O. SMITH MODEL NO.
					KW	VOLT / PHASE	
DWH-1	45-1/8 X 20-1/2	40	60.5	34	5	208 / 1	DEN-40
DWH-2	54-7/8 X 20-1/2	50	74.6	41	6	208 / 1	DEN-52

EXHAUST FAN SCHEDULE

NOTES:
1. PROVIDE EF-1 WITH WHITE PLASTIC GRILLE, INTEGRAL DISCONNECT, AND BACKDRAFT DAMPER.
2. EXHAUST FAN SHALL BE CONTROLLED BY WALL SWITCH.

MARK	TYPE	CFM	S.P. IN W.G.	MOTOR DATA					ROOF, WALL OR CEILING MOUNTED	DELTA BREEZ MODEL #
				WATTS	VOLT	PH	RPM	SONES		
EF-1	DIRECT DRIVE	75	0.40	16	120	1		0.6	CEILING	SIG110

FAN COIL UNIT AND AIR SOURCE HEAT PUMP SCHEDULE

NOTES:
1. ELECTRIC HEATING KW OUTPUT IS BASED OFF 208V / 1 PHASE CIRCUITING.
2. COOLING CAPACITIES BASED ON 95°F AMBIENT AIR AND 80°F D.B./67°F W.B. RETURN AIR.
3. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH "ON-OFF-HEAT-COOL-AUTO" SYSTEM SETTINGS.
4. FAN COILS SHALL BE PROVIDED WITH FACTORY INSTALLED ELECTRIC HEAT WITH SINGLE POINT POWER CONNECTION, INTEGRAL DISCONNECT AND INTEGRAL FILTER RACK.
5. ALL HEAT PUMPS SHALL BE PROVIDED WITH HAILGUARDS AND LONG REFRIGERATION KIT AS RECOMMENDED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. PROVIDE 5 YEAR COMPRESSOR WARRANTY.
7. PROVIDE OUTDOOR AIR TEMPERATURE SENSOR TO CONTROL BACK-UP ELECTRIC HEAT.

MARK		FAN COIL WITH ELECTRIC HEAT										AIR SOURCE HEAT PUMP								CARRIER MODEL NUMBER	
						ELECTRIC HEATING			ELECTRICAL					HEATING		MIN. COOLING		ELECTRICAL			
FAN COIL	HEAT PUMP	SUPPLY AIR FLOW (CFM)	OUTDOOR AIR FLOW (CFM)	DIMENSIONS (WxDxH) [IN.]	EXT. S.P. (IN. W.C.)	HEATING COIL MODEL NO.	INPUT (KW)	OUTPUT (MBH)	MCA / MOP	VOLT / PHASE	MOTOR H.P.	MIN. SEER AT ARI	C.O.P. AT 47°F	LOW TEMP. MBH	HIGH TEMP. MBH	TOTAL (MBH)	SENSIBLE (MBH)	NO. OF COMPRESSORS	MCA / MOP	VOLT / PHASE	FAN COIL	HEAT PUMP
FC-1	HP-1	600	40	15 X 23 X 43	0.5	MKFCEH0801N08	8.0	20.5	43.5 / 45	208 / 1	1/3	14.0	3.72	10.4	17.6	17.8	12.8	1	11.8 / 20	208 / 1	FB4CNP018	CH14NB018

PLUMBING FIXTURE SCHEDULE

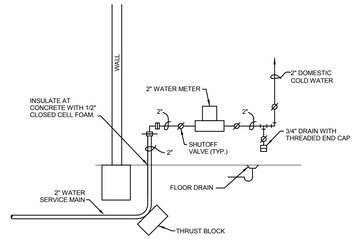
MARK	FUNCTION	MANUFACTURER AND MODEL (OR PRIOR APPROVED EQUAL)	WASTE	VENT	CW	HW	NOTE
CL-1	COUNTER LAVATORY	FIXTURE SELECTED BY OWNER. PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.	1 1/2"	1 1/2"	1/2"	1/2"	
CO-1	CLEAN OUT	JAY R. SMITH MODEL 4020 FOR FLOORS. CAST IRON, WITH ROUND ADJUSTABLE NICKEL BRONZE TOP. IF FLOOR IS CARPETED USE CARPET CLAMPING TYPE-X					SEE PLAN FOR SIZE
CW-1	CLOTHES WASHER BOX	FIXTURE SELECTED BY OWNER. PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.	2"	1 1/2"	1/2"	1/2"	
FD-1	FLOOR DRAIN	WATTS DRAINAGE MODEL FD-390-E-83-EPOXY COATED CAST IRON WOODEN FLOOR DRAIN, 5" DIA. NICKLE BRONZE GRATE. RECESSED SECURING FLANGE. NO HUB OUTLET.					SEE PLAN FOR WASTE & VENT SIZE.
FD-2	FLOOR DRAIN	WADE MODEL 1100 CAST IRON WITH FLASHING COLLAR, SEEPAGE OPENINGS, ROUND ADJUSTABLE NICKEL BRONZE STRAINER.					SEE PLAN FOR WASTE & VENT SIZE
IM-1	ICE MAKER OUTLET BOX	FIXTURE SELECTED BY OWNER. PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.			1/2"		
KS-1	KITCHEN SINK	FIXTURE SELECTED BY OWNER. PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. DISPOSAL SHALL BE 1/2 HORSEPOWER.	2"	1 1/2"	1/2"	1/2"	
SH-1	SHOWER	FIXTURE SELECTED BY OWNER. PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.	2"	2"	1/2"	1/2"	
WC-1	WATER CLOSET	FIXTURE SELECTED BY OWNER. PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.	4"	2"	1/2"		

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

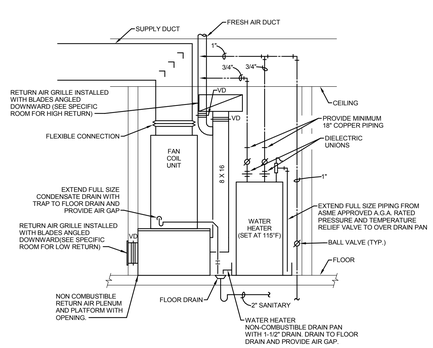
MARK	FUNCTION	MANUFACTURER AND MODEL (OR PRIOR APPROVED EQUAL)
SR-1	SUPPLY REGISTER TYPE 1	HART & COOLEY MODEL 682, 2-WAY DEFLECTION, INTEGRAL STEEL MULTI-SHUTTER, 1/2" BLADE SPACING, WHITE FINISH, STEEL CONSTRUCTION.
RA-1	RETURN AIR GRILLE TYPE 1	HART & COOLEY MODEL 672, BLADES AT 40° ANGLE, 1/2" BLADE SPACING, WHITE FINISH, STEEL CONSTRUCTION.

MECHANICAL SYMBOLS

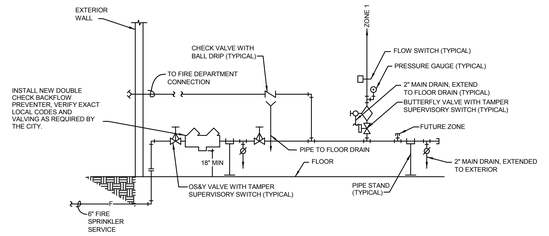
(#)	NOTE REFERENCE
(T)	THERMOSTAT
XXX	PIPING ABOVE FLOOR OR ABOVE GROUND, SYMBOL INDICATES TYPE OF SERVICE
XXX	PIPING BELOW FLOOR OR UNDER GROUND, SYMBOL INDICATES TYPE OF SERVICE
	SOIL AND WASTE PIPING ABOVE GRADE
	SOIL AND WASTE PIPING BELOW GRADE
	VENT PIPING ON PLUMBING RISER
	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER PIPING
REF	REFRIGERANT PIPING (PAIR)
H	HUMIDITY DRAIN PIPING
	ELBOW DOWN AND ELBOW UP
	TEE DOWN AND TEE UP
	BALL VALVE
	VALVE IN VERTICAL PIPING
	BUTTERFLY VALVE
	UNION
	CHECK VALVE
	WATER METER
FD	FLOOR DRAIN
WH	WALL HYDRANT
HB	HOSE BIBB
CO	CLEANOUT
	BELOW FLOOR OR UNDER GROUND P-TRAP
	P-TRAP THAT SERVES FIXTURE ON FLOOR ABOVE
	P-TRAP
	PIPE CAP
	PIPE BREAK MARK
	ROUND DUCTWORK SECTION
	SUPPLY OR FRESH AIR DUCTWORK SECTION
	RETURN OR EXHAUST AIR DUCTWORK SECTION
	TURNING VANES IN DUCT
VD	MANUAL VOLUME DAMPER IN DUCT (ADJUSTABLE)
SR	SUPPLY REGISTER
RA / XA	RETURN OR EXHAUST AIR GRILLE
	HIGH EFFICIENCY TAKE-OFF WITHOUT DAMPER, SEE SPECIFICATION
	DUCTWORK
	RECTANGULAR DUCT BREAK MARK
	ROUND DUCT BREAK MARK



1 WATER ENTRANCE DETAIL



4 TYPICAL MECHANICAL ROOM DETAIL



3 FIRE SERVICE DETAIL

CMBA ARCHITECTS
208 N PINE ST, STE 301
GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 08.30.2019
PROJECT GI19102

SCHEDULES, DETAILS, & SYMBOLS

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

Engineering Technologies Inc.
Mechanical & Electrical Building Solutions
825 M Street, Suite 200 | Lincoln, NE 68508
P 402-476-1273 | F 402-476-1274
1111 N. 13th St., Suite 216 | Omaha, NE 68102
P 402-330-2772 | F 402-330-2630
ETI Project No: 2019-044

SEAL

PROFESSIONAL MECHANICAL ENGINEER
DEREK R KOTSCHWAR
E-12427
8/30/2019
STATE OF NEBRASKA

REVISIONS

NO.	DESCRIPTION	DATE

IF THIS DRAWING IS NOT 30"x42" IT IS NOT TO SCALE

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PLOT BY: Derek Kotschwar
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MECHANICAL SPECIFICATION

SECTIONS 21, 22 & 23 0000 - BASIC MATERIAL AND METHODS

1. THE WORK IN THIS CONTRACT INVOLVES THE INSTALLATION OF NEW WORK OR THE ALTERATION OF EXISTING WORK IN AN EXISTING BUILDING. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE SO THAT HE MAY ASCERTAIN ALL EXISTING CONDITIONS WHICH MAY AFFECT THE WORK UNDER HIS CONTRACT. NO ADDITIONAL COMPENSATION WILL BE GRANTED FOR ADDITIONAL WORK REQUIRED BY THIS CONTRACTOR FOR HIS FAILURE TO VISIT THE JOB SITE AND DETERMINE EXISTING CONDITIONS. THIS CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE PLANS AND SPECIFICATIONS FOR A READY TO OPERATE INSTALLATION.

2. ALL WORK UNDER THIS SECTION SHALL BE DONE IN ACCORDANCE WITH THE BEST MODERN PRACTICE, USING FIRST GRADE EQUIPMENT AND OF MATERIAL NEW AND PREVIOUSLY UNUSED UNLESS SPECIFIED OTHERWISE IN THESE SPECIFICATIONS OR NOTED OTHERWISE ON PLANS.

3. ANY DAMAGE CAUSED BY THE CONTRACTOR TO BUILDING STRUCTURE, PIPING, EQUIPMENT, OR WIRING AS A RESULT OF THE INSTALLATION SHALL BE REPAIRED BY SKILLED MECHANICS OF THE TRADE INVOLVED TO THE SATISFACTION OF THE ARCHITECT.

4. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR HIS PORTION OF THE WORK FROM THE DATE OF HIS CONTRACT UNTIL FINAL ACCEPTANCE OF THE BUILDING BY THE OWNER AND MUST REPAIR ALL DAMAGE SUSTAINED WITHOUT COST TO THE OWNER REGARDLESS OF CAUSE.

5. ANY CONFLICT NOTED BETWEEN (1) THE CONTRACT DOCUMENTS (2) BETWEEN CONTRACT DOCUMENTS AND CODES OR ORDINANCES, OR (3) BETWEEN THE CONTRACT DOCUMENTS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION. IF CONFLICTS ARE DISCOVERED PRIOR TO BIDDING AND THERE IS NOT SUFFICIENT TIME TO OBTAIN A CLARIFICATION FROM THE ENGINEER PRIOR TO BIDDING, THE CONTRACTOR SHALL BID THE LARGER QUANTITY OR BETTER QUALITY OF WORK. ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER WHEN DISCOVERED AND BEFORE INSTALLATION.

6. ALL WORK SHALL BE PERFORMED AND INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF CITY, COUNTY, STATE, FEDERAL GOVERNMENTS, ALL LOCAL UTILITY COMPANIES OR OTHER AUTHORITIES HAVING LAWFUL JURISDICTION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH COMPLIANCE.

7. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL REQUIREMENTS IN REGARD TO OBTAINING THE NECESSARY PERMITS, LICENSES, FEES, AND INSPECTIONS. ALL PERMITS, LICENSES, FEES, AND INSPECTIONS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.

8. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR HIS WORK. PATCHING SHALL BE DONE IN A NEAT WORKMANLIKE MANNER BY CRAFTSMEN SKILLED IN THE TRADE INVOLVED AND SHALL BE PREPARED TO RECEIVE PAINT. PIPE OPENINGS THROUGH FLOORS MAY BE DRILLED UP TO 1" BUT SHALL BE CORED OVER 1".

9. THE CONTRACTOR SHALL SUBMIT AN ELECTRONIC COPY OF SHOP DRAWINGS OF ALL ITEMS OF EQUIPMENT LISTED IN THIS SPECIFICATION AND ON THE DRAWINGS.

10. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO MAINTAIN THE FIRE AND SMOKE INTEGRITY OF ALL WALLS, CEILINGS, FLOORS, ETC. THROUGH WHICH HIS WORK PASSES THROUGH OR INTO. FIRE AND SMOKE BARRIERS SHALL BE PROVIDED IN AND AROUND AS REQUIRED BY CODES. WHERE HOLES ARE REQUIRED TO BE PATCHED, OR CONDUIT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE PATCHED AROUND, IT SHALL BE FILLED WITH A MATERIAL THAT IS U.L. CLASSIFIED STANDARD 1479 FOR THIS USE AND FACTORY MUTUAL SYSTEM APPROVED. FIRE AND SMOKE STOPPAGE MATERIALS SHALL BE WATER BASED WITH INTUMESCENT PROPERTIES. MATERIAL MAY BE IN THE FORM OF CAULKING, PUTTY PADS OR WRAP STRIPS. MATERIALS SHALL BE INSTALLED IN ACCORDANCE TO MANUFACTURERS AND UL STANDARDS. PRODUCT SHALL BE BY IPC (INTERNATIONAL PROTECTIVE COATINGS CORP.), 3M, OR NELSON "FIRE STOP".

11. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, WORKMANSHIP, AND SUCCESSFUL OPERATION OF ALL APPARATUS FURNISHED AND INSTALLED BY HIM FOR A PERIOD OF ONE (1) YEAR (UNLESS REQUIRED FOR A LONGER PERIOD OF TIME ELSEWHERE IN THIS CONTRACT) FROM DATE OF FINAL ACCEPTANCE OF THE WHOLE WORK AND SHALL GUARANTEE TO REPAIR OR REPLACE, AT HIS EXPENSE, ANY PART OF THE APPARATUS WHICH SHALL SHOW DEFECT DURING THE GUARANTEE PERIOD, PROVIDED SUCH DEFECT IS IN THE OPINION OF THE ENGINEER, DUE TO IMPERFECT MATERIAL OR WORKMANSHIP AND NOT DUE TO IMPROPER OPERATION.

12. THE CONTRACTOR SHALL FURNISH (1) HARDCOPY AND (1) ELECTONIC COPY OF THE OPERATING AND MAINTENANCE MANUAL TO THE OWNER AFTER ALL TESTS AND ADJUSTMENTS HAVE BEEN MADE. FINAL PAYMENT WILL NOT BE MADE UNTIL THIS MANUAL HAS BEEN APPROVED BY THE ARCHITECT/ENGINEER AND DELIVERED TO THE OWNER. THE MANUAL SHALL INCLUDE:

    A. START-UP AND SHUTDOWN PROCEDURE FOR ALL MECHANICAL EQUIPMENT.
    B. ONE COPY OF EACH APPROVED SHOP DRAWING.
    C. MANUFACTURER'S MANUAL AND PARTS LIST.
    D. INDEX AND BINDER.
    E. COMPLETE O & M MANUALS AND AS-BUILT DRAWINGS AS VERIFIED BY THE DESIGNER OF RECORD SHALL BE PROVIDED UPON COMPLETION OF THE PROJECT. ALSO ANY SPECIAL TOOLS (I.E. TAB VALVE CHARTS, INSTALLED EQUIPMENT BALANCING TOOLS, FAUCET WRENCHES, ACCESS PANEL KEYS, ETC.) SHALL BE PROVIDED TO THE OWNER UPON COMPLETION.

SECTION 21 0000 - FIRE SPRINKLER SYSTEM

1. THE WORK SHALL INCLUDE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES, SERVICES, AND THE PERFORMANCE OF ALL WORK REQUIRED FOR THE COMPLETE INSTALLATION OF THE FIRE PROTECTION SYSTEMS.

2. FIRST LEVEL SHELL SPACE AND SECOND/THIRD LEVEL APARTMENTS SHALL BE SPRINKLED PER THE REQUIREMENTS OF NFPA. FIRST LEVEL SHELL SPACE SHALL COMPLY WITH NFPA 13. THE SECOND AND THIRD LEVEL APARTMENTS SHALL COMPLY WITH THE NFPA 13R STANDARDS. THE NFPA 13 AND 13R STANDARDS VERSION USED FOR WORK IN THIS SECTION SHALL BE THAT ONE ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION, OR ELSE, THE MOST RECENT VERSION SHALL BE USED.

3. THE WORK SHALL CONSIST OF PROVIDING AN ORDINARY HAZARD WET PIPE FIRE SPRINKLER SYSTEM, AS REQUIRED BY LOCAL FIRE PREVENTION BUREAU AND THE STATE OF NEBRASKA. FIRE SPRINKLER SYSTEM SHALL COVER ALL AREAS AS FOLLOWS:

    A. PROVIDE COVERAGE FOR THE ENTIRE FIRST FLOOR SHELL SPACE, SECOND FLOOR LEVEL APARTMENTS, AS WELL AS LOFT SPACES.
    B. CONTRACTOR SHALL PERFORM FLOW TEST TO OBTAIN INFORMATION TO SIZE THE FIRE SPRINKLER SYSTEM.
    C. PROVIDE FIRE DEPARTMENT CONNECTION WHERE SHOWN ON THE PLANS.
    D. THIS CONTRACTOR TO PROVIDE SUPERVISORY SWITCH FOR POST INDICATOR VALVE. ELECTRICAL CONTRACTOR TO INSTALL AND WIRE.
    E. SEE PLANS FOR AREAS TO BE SPRINKLED.

4. FIRE SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED FOR SIZE.

5. PIPING SHALL CONFORM TO LOCAL CODES AND THE REQUIREMENTS OF NFPA 13 & 13R WITH ENDS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION. PIPING SHALL BE TESTED IN ACCORDANCE WITH ASTM A-135 OR A-795. SCHEDULE 10 PIPE WITH MECHANICAL (VICTAULIC) COUPLINGS AND FITTINGS MAY BE USED. CPVC PIPING SHALL BE ALLOWED ON IN CONCEALED AREAS.

6. SPRINKLER HEADS SHALL BE SIZED AND SELECTED FOR THE AREA AND TEMPERATURE REQUIRED.

7. FIRE SPRINKLER PIPING SHALL NOT BE INSTALLED IN THE UNCONDITIONED ATTIC SPACE.

SECTION 22 0000 - PLUMBING

1. THE PLANS INDICATE THE GENERAL ARRANGEMENT OF EXISTING PIPING AND UTILITIES. THE LOCATIONS OF LINES ARE APPROXIMATE ONLY, EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. IN THE EVENT IT SHOULD BECOME NECESSARY TO CHANGE THE LOCATION OF ANY WORK DUE TO THE BUILDING CONSTRUCTION, ETC., THE CONTRACTOR SHALL SECURE APPROVAL FROM THE ENGINEER BEFORE MAKING THE CHANGES. NO CHANGES SHALL BE MADE WITHOUT FIRST SECURING APPROVAL.

2. THE PLUMBING SYSTEM FOR SOIL, WASTE, AND VENT PIPE SHALL BE INSTALLED WITH SCHEDULE 40 PVC PLASTIC PIPE.

    A. PLASTIC PIPE AND FITTINGS SHALL BE SCHEDULE "40" PVC "DWV" AND SHALL CONFORM TO COMMERCIAL STANDARD CS272-65. ALL PIPING SHALL BE ASSEMBLED AND INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATION.

3. WATER SERVICE PIPING:

    A. 6" WATER/FIRE SERVICE PIPING BELOW GRADE SHALL BE C900 FROM THE CITY MAIN UP TO THE ELBOW BEFORE IT TURNS UP THROUGH THE FLOOR OF THE BUILDING. PROVIDE DUCTILE IRON PIPING UP THROUGH THE FLOOR 12" AND PROVIDE FLANGE FOR CONNECTION TO INTERIOR FIRE SERVICE ENTRANCE. C900 SHALL BE MANUFACTURED TO MEET THE REQUIREMENTS OF AWWA C-900 STANDARD AND THE INTEGRAL BELL JOINT SYSTEM SHALL MEET THE REQUIREMENTS OF ASTM D-3139 AND ASTM F-477. PIPING SHALL BE A MINIMUM DIAMETER RATIO OF DR-18 AND CARRY THE FACTORY MUTUAL RESEARCH WATER DISTRIBUTION PIPE FOR UNDERGROUND FIRE PROTECTION SERVICE MARK OF ACCEPTANCE.

    B. DOMESTIC WATER SERVICE PIPING BELOW GRADE SHALL BE FABRICATED FROM SOFT TEMPER TYPE "K" COPPER FOR UNDERGROUND PIPING. COPPER TUBE FITTINGS SHALL BE OF THE WROUGHT OR CAST SOLDER JOINT TYPE AND MANUFACTURED PURSUANT TO AMERICAN STANDARD'S ASA B16.22-51 AND ASA B16.18-50. JOINTS IN COPPER SHALL BE SOLDERED USING A "SILVERBRITE" 100 AS MANUFACTURED BY ENGELHARD CORPORATION OR "BRIDGIT" BY J.W. HARRIS FOR ALL DOMESTIC WATER PIPING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE SURFACE OF THE PIPE AND FITTINGS TO BE SOLDERED SHALL BE THOROUGHLY CLEANED. NO JOINTS SHALL BE PERMITTED BELOW GROUND FLOOR SLAB WITHIN THE BUILDING UNLESS THE REQUIRED LENGTH OF PIPING CANNOT BE PURCHASED THEN EVERY JOINT SHALL BE TESTED AND WITNESSED BY THE ENGINEER.

4. DOMESTIC WATER PIPING ABOVE GRADE SHALL BE COPPER OR PEX:

    A. COPPER PIPING SHALL BE HARD DRAWN TYPE "L" COPPER TUBE FOR ABOVE GROUND PIPING. COPPER TUBE FITTINGS SHALL BE OF THE WROUGHT OR CAST SOLDER JOINT TYPE AND MANUFACTURED PURSUANT TO AMERICAN STANDARD'S ASA B16.22-51 AND ASA B16.18-50. JOINTS IN COPPER SHALL BE SOLDERED USING A "SILVERBRITE" 100 AS MANUFACTURED BY ENGELHARD CORPORATION OR "BRIDGIT" BY J.W. HARRIS FOR ALL DOMESTIC WATER PIPING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE SURFACE OF THE PIPE AND FITTINGS TO BE SOLDERED SHALL BE THOROUGHLY CLEANED. AN AIR CHAMBER WITH A THE LENGTH OF AT LEAST 18 TIMES THE DIAMETER OF THE PIPE BRANCH SHALL BE PROVIDED AT ALL LOCATIONS WHERE PIPING TERMINATES AT EACH CLOTHES WASHER, LAVATORY, WATER CLOSET, AND SINKS.

    B. PEX PIPING SHALL BE TYPE "PEX-A" AS MANUFACTURED BY UPONOR. PIPING SHALL BE ENGEL-METHOD CROSSLINKED POLYETHYLENE PIPING CONFORMING TO ASTM F-876 AND ASTM F-877. FITTINGS SHALL BE COLD-EXPANSION TYPE FITTINGS PROVIDED BY THE SAME MANUFACTURER AND CONFORMING TO ASTM F1960. VALVES SHALL BE FULL PORT, AND PROVIDED BY THE SAME MANUFACTURER. THE PIPING SYSTEM SHALL BE INSTALLED AND SUPPORTED PER THE MANUFACTURER'S REQUIREMENTS.

5. THE COMPLETED WATER PIPING SHALL BE STERILIZED IN ACCORDANCE WITH THE STATE HEALTH DEPARTMENT. SAMPLES OF WATER SHALL BE TAKEN AT REPRESENTATIVE LOCATIONS IN SAMPLE BOTTLES OBTAINED FROM NEBRASKA DEPARTMENT OF HEALTH LABORIES FOR ANALYZATION FOR APPROVAL FOR DRINKING PURPOSES. IF THE RESULTS OF THE TESTS ARE NOT APPROVED, THE DISINFECTION PROCEDURE SHALL BE REPEATED UNTIL THE SPECIFIED STANDARDS ARE MET.

6. ALL NEW PIPING SHALL BE TESTED. THE ENGINEER SHALL BE NOTIFIED A MINIMUM 24 HOURS BEFORE THE TEST. PIPE SHALL BE TESTED AS FOLLOWS.

    A. DRAINAGE, AND VENT LINES SHALL BE TESTED WITH 10' HEAD FOR MINIMUM 30 MINUTES WITHOUT DROP.

    B. ALL DOMESTIC HOT AND COLD WATER PIPING SHALL BE TESTED WITH 125 PSI WATER AND SHALL HOLD THIS PRESSURE FOR 24 HOURS.

7. PIPE HANGERS SHALL CONFORM TO MANUFACTURER'S STANDARDIZATION SOCIETY. PIPE HANGER SHALL BE OF TYPE AND SPACING AS SPECIFIED IN THE FOLLOWING SCHEDULES. HANGER RODS SHALL BE CONTINUOUS THREAD TYPE AND SHALL BE ELECTROGALVANIZED OR CADMIUM PLATED. EACH LENGTH AND EVERY FITTING OF CAST IRON HUB AND SPIGOT PIPING SHALL BE SUPPORTED BY AT LEAST ONE HANGER APPLIED AT THE HUB. WHERE NO-HUB CAST IRON PIPE IS USED, A PIPE HANGER SHALL BE APPLIED ON EACH SIDE OF THE CONNECTOR. HANGERS MAY BE APPLIED DIRECTLY TO THE PIPING EXCEPT WHERE THE PIPING IS TO INSULATED, THEN THE HANGER SHALL BE APPLIED AROUND THE INSULATION. HORIZONTAL PIPE HANGERS THROUGH 6" SIZE SHALL BE B-LINE FIGURE B3170 FOR STEEL AND CAST IRON PIPE, FIGURE B3170NFC PLASTIC COATED FOR COPPER PIPING.

8. HANGER SPACING (EXCEPT FOR PLASTIC PIPE) AND MAXIMUM LOADING OR ROD AND HANGERS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULES:

PIPE SIZES (IN)	MAX. SPAN (FT)	MIN. ROD DIA. (IN)	MAX. LOAD (LBS)
1/2, 3/4	6	3/8	400
1, 1-1/4	8	3/8	400
1-1/2, 2	10	3/8	400
2-1/2	10	1/2	600
3, 3-1/2	10	1/2	600
4	12	1/2	1,250

PLASTIC PIPE SHALL BE SUPPORTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

PIPE SIZES	MAX. SPAN
1" THROUGH 2"	4'
3"	5'
4" THROUGH 6"	6'

9. INSULATE ALL PIPING AS SPECIFIED HEREINAFTER. PEX PIPING SHALL BE INSULATED WITH CLOSED CELL FLEXIBLE ELASTOMERIC THERMAL INSULATION. COPPER PIPING SHALL BE INSULATED WITH FIBERGLASS WITH ONE OR TWO PIECE MOLDED SECTIONS WITH K-VALUE OF 0.22 AT 75° F MEAN TEMPERATURE. INSULATION SHALL BE A MINIMUM OF 3 LBS./CUBIC FT. DENSITY. BOTH TYPES OF INSULATION AND ADHESIVE SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS ACCORDING TO ASTM STANDARD E84 AND NFPA 255.

    A. ALL DOMESTIC COLD WATER PIPING ON 1ST FLOOR LEVEL:
        THRU 1-1/2" PIPE 1/2" THICK
        2" PIPE AND LARGER 1" THICK

    B. ALL DOMESTIC COLD WATER PIPING LOCATED IN 2ND LEVEL ATTIC SPACE:
        THRU 1-1/2" PIPE 1/2" THICK
        2" PIPE AND LARGER 1" THICK

    C. ALL DOMESTIC HOT WATER PIPING LOCATED IN 2ND LEVEL ATTIC SPACE:
        THRU 1-1/2" PIPE 1" THICK
        2" PIPE AND LARGER 2" THICK

10. THE FOLLOWING PIPING SHALL BE INSULATED WITH CLOSED CELL FLEXIBLE ELASTOMERIC THERMAL INSULATION. INSULATION AND ADHESIVE SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS ACCORDING TO ASTM STANDARD E84 AND NFPA 255.

    A. WATER PIPING PASSING THROUGH CONCRETE SLABS, 1/2" THICK.

SECTION 23 0000 - SHEETMETAL SYSTEMS AND EQUIPMENT

1. THE CONTRACTOR SHALL FURNISH AND INSTALL SHEET METAL SYSTEMS AS SHOWN ON THE DRAWINGS AND HEREINAFTER SPECIFIED. MATERIALS OF CONSTRUCTION SHALL BE AS FOLLOWS:

    A. RECTANGULAR DUCTWORK SHALL BE GALVANIZED STEEL CONSTRUCTION. ALL DUCTWORK SHALL BE CONSTRUCTED ACCORDING TO CURRENT MECHANICAL CODE AND SMACNA STANDARDS.

    B. ROUND DUCTS SHALL BE OF GALVANIZED STEEL CONSTRUCTION. GAUGES OF ROUND DUCTWORK SHALL BE ACCORDING TO CURRENT MECHANICAL CODES AND SMACNA STANDARDS.

2. DUCTWORK SHALL BE INSULATED AS FOLLOWS:

    A. ALL FRESH AIR, SUPPLY AIR, AND RETURN AIR DUCTWORK LOCATED IN THE ATTIC SPACE SHALL BE INSULATED WITH 2" THICK DUCTWRAP INSULATION. DUCT WRAP INSULATION SHALL CONSIST OF A FIBERGLASS BLANKET WITH ALUMINUM FOIL REINFORCED WITH FIBERGLASS SKIM LAMINATED TO UL RATED KRAFT SUITED TO THE INTENDED SERVICE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DENSITY SHALL BE 3/4 PCF AND HAVE A "K" VALUE OF 0.23 AT 100°F MEAN TEMPERATURE. WRAP SHALL BE APPLIED AND SEALED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.

    B. ALL DUCTWORK BELOW CEILINGS SHALL NOT BE INSULATED.

    C. EXHAUST DUCTWORK SHALL NOT BE INSULATED.

3. SEE SYMBOLS LIST FOR HIGH EFFICIENCY TAKE OFF AS MANUFACTURED BY SHEET METAL CONNECTORS.

4. FURNISH AND INSTALL WHERE INDICATED ON THE DRAWINGS ALL REQUIRED HEATING AND AIR CONDITIONING EQUIPMENT. EQUIPMENT SHALL BE OF THE CAPACITY SHOWN. ALL EQUIPMENT SHALL MEET OR EXCEED ALL REQUIRED CAPACITIES INCLUDING SENSIBLE COOLING, S.E.E.R.'S, C.O.P.'S, AND FIT IN THE REQUIRED SPACE.

5. PROVIDE THERMOSTAT WITH SUBBASE AS SPECIFIED. WIRING FOR THERMOSTAT / FAN COIL UNIT AND HEAT PUMP SHALL BE BY MECHANICAL CONTRACTOR. ALL EXPOSED LOW VOLTAGE WIRE SHALL BE ENCASED IN A RACEWAY OF GALVANIZED STEEL CONDUIT OR FLEXIBLE METAL CONDUIT INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE ARTICLE 348 "ELECTRICAL METALLIC TUBING" OR ARTICLE 350 "FLEXIBLE METAL CONDUIT" AS APPLICABLE. ALL WIRE AND WIRING METHODS SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY STATE OR LOCAL CODES.

6. PROVIDE HUMIDITY DRAIN PIPE FROM THE EVAPORATOR TO THE FLOOR DRAIN. HUMIDITY PIPING SHALL BE TYPE "M" COPPER PIPE. ATTACH PIPING TO EVAPORATOR WITH A 2" LONG HOSE OF RUBBER OR PLASTIC.

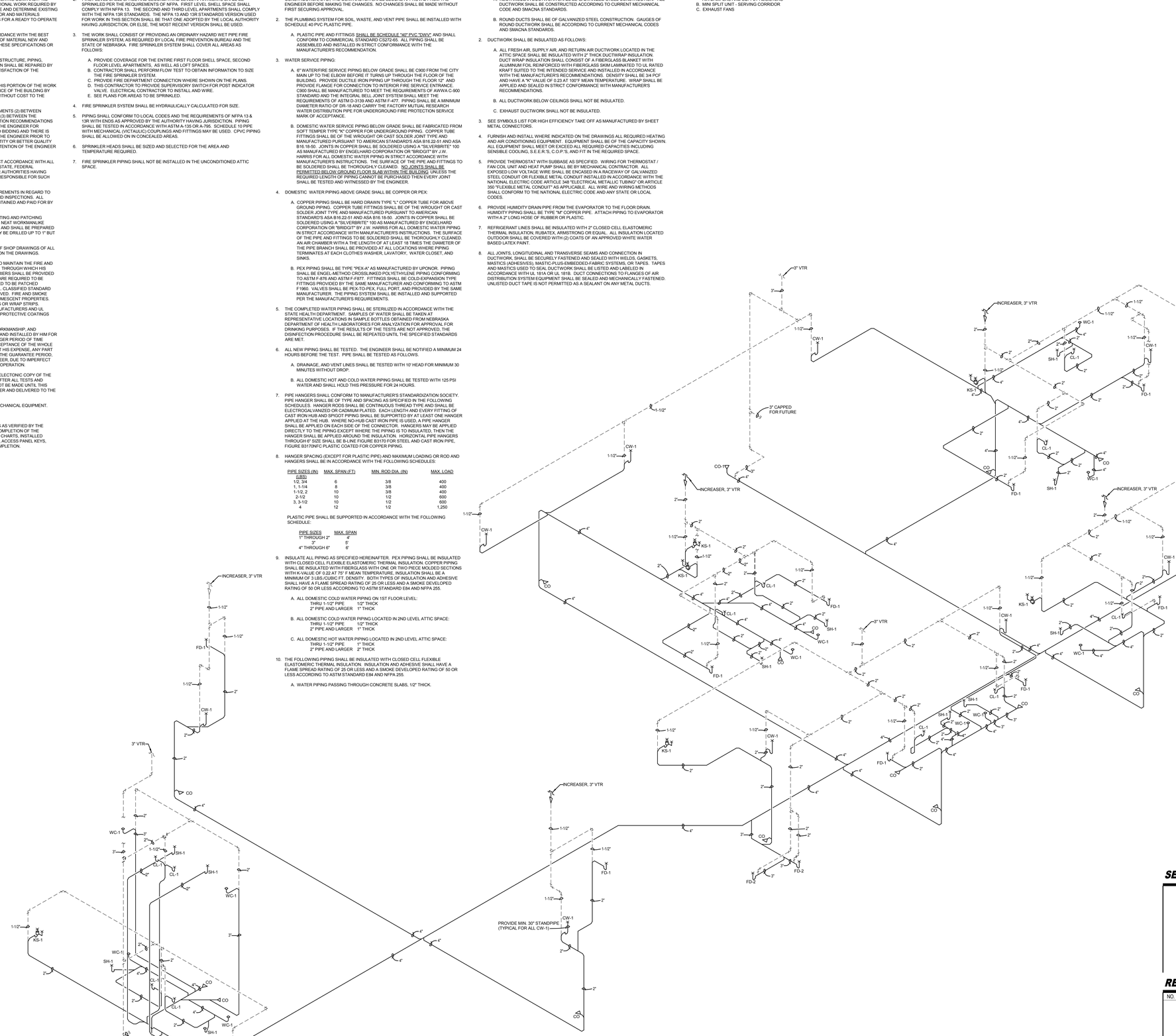
7. REFRIGERANT LINES SHALL BE INSULATED WITH 2" CLOSED CELL ELASTOMERIC THERMAL INSULATION, RUBATEX, ARMSTRONG OR EQUAL. ALL INSULATION LOCATED OUTDOOR SHALL BE COVERED WITH (2) COATS OF AN APPROVED WHITE WATER BASED LATEX PAINT.

8. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTION IN DUCTWORK, SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPES. TAPES AND MASTICS USED TO SEAL DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR UL 181B. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. UNLISTED DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS.

SECTION 23 0593 - TEST, ADJUST, AND BALANCE FOR HVAC

1. THIS CONTRACTOR SHALL BALANCE THE SYSTEMS INDICATED ON THESE PLANS.

2. SYSTEMS TO BE BALANCED ARE THE FOLLOWING:
    A. FAN COIL UNITS - SERVING APARTMENTS AS WELL AS ALL FRESH AIR / RETURN AIR DAMPERS AND SUPPLY REGISTERS
    B. MINI SPLIT UNIT - SERVING CORRIDOR
    C. EXHAUST FANS



2 **WASTE RISER**

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GRAND ISLAND, NE 68801
(P) 308.384.4444

DATE: 08.30.2019
PROJECT Gi19102

MECHANICAL SPECIFICATIONS AND RISER

ALTERATION TO NORFOLK THEATER
NORFOLK, NEBRASKA

eti
Engineering Technologies Inc.
Mechanical & Electrical Building Solutions
825 M Street, Suite 200 | Lincoln, NE 68508
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ETI Project No: 2019-044

SEAL

PROFESSIONAL MECHANICAL ENGINEER
DEREK R KOTSCHWAR
E-12427
8/30/2019
STATE OF NEBRASKA

REVISIONS

NO.	DESCRIPTION	DATE

IF THIS DRAWING IS NOT 30"x42" IT IS NOT TO SCALE

SHEET
M3.02

EXHIBIT "F"
STATUTORY ELEMENTS
GRAND THEATER REDEVELOPMENT PROJECT

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Project. The Redeveloper owns or controls the Project Site.

B. Population Density

It is anticipated that the proposed Project will include the construction of approximately 9 1-, 2- and 3-bedroom apartment units on the Project Site. The Project Site is currently vacant, so the Project will necessarily increase population density in the Redevelopment Area. However, the slight increase in population density is consistent with the Comprehensive Plan which provides that Downtown should offer a wide variety of medium to high-density housing options to support retail, restaurant, professional services and entertainment venues in downtown Norfolk.

C. Land Coverage

The Project consists of the renovation and rehabilitation of the approximately 8,600 square foot Grand Theater building on the approximately 1/3 acre Redevelopment Area. Since the Project does not involve construction of new structures on the Project Site, the Project will not affect land coverage. The Project will comply with the applicable land coverage ratios and zoning requirements of the City of Norfolk.

D. Traffic Flow, Street Layouts and Street Grades

It is not anticipated that the Project will have an adverse impact with respect to traffic flow, street layouts and street grades. The Project is located on the corner of Madison Avenue and South 3rd Street, and there is currently access to the Project Site from both of these streets.

E. Public Facility or Utility Requirements

The primary public facilities necessary for this Project are the extension and improvement of City utility infrastructure, including, specifically, water and sewer infrastructure. Without improvements to existing utilities, the Redevelopment Area cannot be redeveloped and the Project cannot be completed.

F. Parking

The Project includes construction of a parking lot with approximately 12 stalls for use by the residents of the apartment units constructed as part of the Project. Public parking for employees and customers of the business ultimately operated in the ground-level commercial space is available in surface parking lots located east and

south of the Project. The Project will meet or exceed the parking requirements set forth in the applicable zoning district.

G. Zoning, Building Code and Ordinances

The Project Site is located in the C-2 Central Business District and the Project is a permitted use in said district. No zoning, building code, or ordinance changes are necessary for the Project. Notwithstanding, the Project will comply with all zoning ordinances, building codes and ordinances of the City and Redeveloper will be responsible for all necessary changes related thereto.

EXHIBIT "G"
Downtown Blighted Area

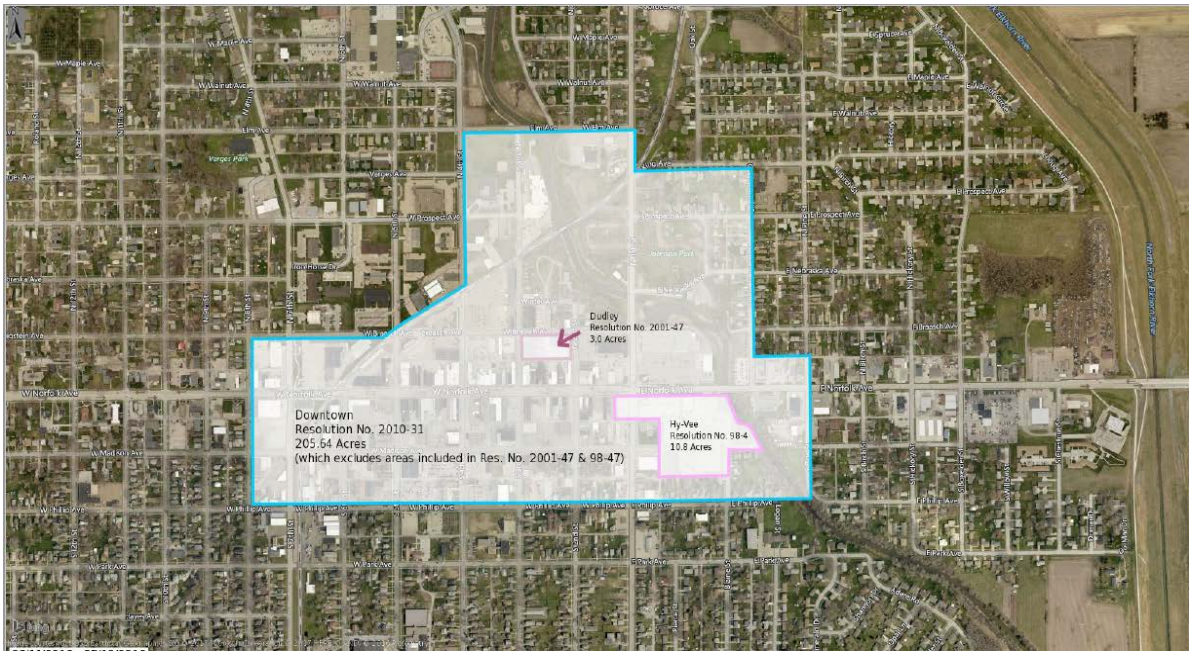

EXHIBIT "H"

GRAND THEATER REDEVELOPMENT PROJECT
COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)
November, 2019

The cost-benefit analysis for the above referenced project, which will utilize funds authorized by Neb. Rev. Stat. §18-2147, can be summarized as follows:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the 15 year tax shift is as follows:

a.	Redevelopment Project Valuation:	$72,000.00
b.	Projected Completed Project Assessed Valuation:	$900,000.00
c.	Projected Tax Increment Base (b. minus a.):	$828,000.00
d.	Estimated Tax Levy:	2.31503
e.	Annual Projected Tax Shift (less 1% assessor's fee):	$18,976.00

Note: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2018 levy rate. There has been no accounting for incremental growth over the 15 year TIF period.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Project anticipates expenditures of approximately $1,250,000.00 for construction and installation of the Project and related and ancillary improvements. It is proposed that up to $194,000.00 in TIF over the 15 year TIF period will be used for eligible public expenditures associated with the Project. The actual amount of the TIF indebtedness will depend on the interest rate the redeveloper obtains from its lender, although for purposes of this Cost-Benefit Analysis, the interest rate is assumed to be up to 5.5% per annum. The cost of the eligible public improvements is estimated to exceed $250,000.00. The public infrastructure improvements associated with the Project are necessary to utilize the Project Site for any use, and all the public improvements will create a material positive impact on existing public infrastructure. The Project improvements will materially benefit the City.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of TIF will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The City should realize revenue from sales taxes paid by the customers of the commercial and/or retail operated on the Project Site after completion of the Project. The Project will also materially contribute to municipal revenues through excise taxes, fees, licenses, and other taxes that occur and are paid in the course of the normal operation of a business.

The Project will require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

The Project will create additional employment in the community. The Redeveloper anticipates that the new street level commercial and/or retail space constructed as part of the Project will create employment opportunities in the Redevelopment Area, although the number and type of employment opportunities will not be determined until the ultimate operator(s) said space are identified.

It is not anticipated that the Project will have a material adverse impact on other employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. Rather, the construction of 9 apartment units on the Project Site will create additional housing options and types for employers and employees of firms locating or expanding in the Downtown district.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses. The Project will likely require the purchase of janitorial services and similar products/services for the operation of the ground level commercial and/or retail space.

Further, the removal of blight and substandard conditions through renovation and rehabilitation of a historic building may attract further development in downtown Norfolk, which will both create and support additional jobs in the City, and strengthen the Downtown district as a center of commerce, governance and gathering in accordance with the Comprehensive Plan.

5. Impacts on the student populations of school districts within the City:

The Project is not anticipated to have a material impact on student populations of school districts within the City of Norfolk. The Project includes construction of approximately 9 one-bedroom, two-bedroom and three-bedroom apartment units, which should not result in a material increase in student populations in local schools. The apartment units are expected to be attractive to young professionals employed in downtown Norfolk.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

7. Summary of Findings:

The Project Site is in disrepair and is in need of redevelopment in order to revitalize the historic Grand Theater building. The redevelopment of the Project Site will eliminate the existence of blight and substandard conditions from the Redevelopment Area to the benefit of the City as a whole. It is anticipated that the Project will attract and maintain commercial and residential activity in downtown Norfolk in furtherance of the goals of the Comprehensive Plan. There will be a material property tax shift in the short-term because of the use of TIF, but there will be other tax and municipal revenue generated for the immediate benefit of the community. Additionally, the Project will benefit the community through higher property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The benefits outweigh the costs of the proposed Project.

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