

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **December 6, 2022**, at **3:00 p.m.** in City Council Chambers on the 1st floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska, to consider the following agenda. For more information, contact the Planning Department at (402) 441-7491.

AGENDA

1. Approval of UDC meeting record of [November 1, 2022](#).

DISCUSS AND ADVISE

2. [Antelope Tower Redevelopment](#) – *UDR22128*

STAFF REPORT & MISC.

3. Staff report & misc.

Urban Design Committee's agendas may be accessed on the Internet at
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	Tuesday, November 1, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Mark Canney, Emily Deeker, Jill Grasso, Peter Hind, Gil Peace and Michelle Penn; (Tom Huston absent).
OTHERS IN ATTENDANCE:	Paul Barnes, Stacey Hageman, Collin Christopher and Teresa McKinstry of the Planning Department; Hallie Salem of Urban Development; Jonathan Fliege and Ryan Curtis with Leo Daly; DaNay Kalkowski; Jennifer Seacrest with Olsson Studio; Evan Young; Joy Skidmore appeared via Zoom Video Communications ©; Nate Burnett with REGA Engineering Group; Matt Olberding with Lincoln Journal Star; and other interested parties.

Chair Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn called for a motion approving the minutes of the regular meeting held October 4, 2022. Motion for approval made by Peace, seconded by Grasso and carried 6-0: Canney, Deeker, Grasso, Hind, Peace and Penn voting 'yes'; Huston absent.

LINCOLN BOLD REDEVELOPMENT:

November 1, 2022

Members present: Canney, Grasso, Hind, Peace and Penn; Deeker declaring a conflict of interest; Huston absent.

Jonathan Fliege shared the status on the update of the design. He understands the importance of this particular site. This is designed to be up to 275 feet tall. It is not in the Haymarket district, but they want to respect the owner's wishes for a bold building. They are also aware that this is directly next to the Haymarket district. Nebraska is an agrarian based society. Lincoln represents an intersection of urban and open space. The owner has asked for an iconic building. After working through numerous models, a notion of emergence came forward. They have played off the word emergence and looked at the history of the Haymarket with cattle and grain. Corn itself

is actually a grass. The building is a representation of how a stem of grass grows and flairs at the top. The east façade of the tower faces 9th Street. It is an abstraction of marking this corner of the Haymarket. The finials represent a grain of grass. Those will be lit at night. One of the biggest points of conversation was the podium. It has evolved to less glass and more masonry. They are cladding the podium. The step back is an amenities floor to the building. There is an outdoor pool and other amenities for apartment owners in the building. They are proposing limestone. They are working with some interesting geometry and the orthogonal grid of the city. He showed some images of the proposal. They added some punched windows above the canopy. There is a carport where a customer would pull in and drop off their car for valet service. The 9th Street experience is different from the 'P' Street experience. They are trying to be respectful of this corner and its proximity to the Haymarket. Jennifer Seacrest has been working on the streetscape and other landscape elements.

Jennifer Seacrest stated they were before this committee last month with the streetscape project. This is incorporating the same vision. The efforts on 'P' Street are to honor the Haymarket nodes and intersections. As you turn the corner, it will honor the 9th Street vision.

Penn saw a memo from Hallie Salem. Stacey Hageman noted the new format for staff reports for Urban Design Committee. She wrote that this application was before Historic Preservation Commission previously. They did not review the latest version. The applicant tried to reflect that commission's comments with an open vision on the first floor. They are using limestone. The storefront has the same proportions as in the Haymarket. The area above without punched openings is mechanical equipment. Hageman also referenced Downtown Design Standards which apply to this site, particularly how they relate to vehicular access. She believes it meets the standards for transparency and other standards.

Hallie Salem stated that previous iterations of this project concentrated on site parking. This is more valet parking. Fliege added that traditional parking didn't work for them. The site limited how many stalls they could get.

Salem stated that a redevelopment plan amendment is going to City Council in November 2022. A redevelopment agreement will most likely go to City Council after the first of the year. This is advice for the Mayor's office.

Fliege stated they are tying into the district energy system. This is a live/work/play notion for apartment dwellers. There is bike storage and other amenities available. They hope to reduce some of the need for cars.

Penn inquired if there is any precedent for no parking being provided. Salem believes there are residential projects that don't have parking. B-4 zoning doesn't require parking. Hind noted a

couple of projects that don't have parking. Salem added that the applicant has set up relationships with parking garages.

Canney wanted to know more about the interface of this building with the Haymarket. The site plan seems to show significant hardscape and he asked if there is any interface with activating the space. Will there be any furniture or plants? He wondered if the Downtown Master Plan covers this area or the Downtown Corridors. Seacrest replied yes. The southern face is more active. That is being designed to match Haymarket design standards. Furniture is more limited to smaller green planters. They are proposing to bump out the corner and make it a little larger. There will not be any benches. That is in line with the furniture and articulation of the Haymarket. As it relates to 9th Street, they are proposing a bench in the seating wall.

Peace wondered where the applicant is in the design process and the timeline to get started. Ryan Curtis stated for the next design phase, they will spend most of November working on pre-sales and the construction manager. Their intent is to kick off design development phases in December through spring of next year. They hope to be done with construction documents at the end of summer 2023.

Hind noted that what the applicant is showing today is different from what was in the agenda. Fliege agreed. Hind asked about the wood noted on the plan. Fliege understood that he was speaking to the wood shown on the soffits. It will more than likely be a metal panel with a wood look. Hind would encourage the applicant to look at the panel that is there. Fliege stated they are not completely decided at this point. They had a couple of conversations with the owner about the underside of the canopy. The site drops to the west. The main overhead soffit piece might change a little. Hind asked about the units on the second floor. Fliege stated there will be commercial on the lower level, then living spaces above. Hind believes the width of the sidewalk is a good thing. The buses park across the street for The Graduate Hotel. There are a lot of people traversing this area on foot. Curtis stated that the program of the building remains very similar to what was already presented. Floor five will be a mixed level, floor six is the amenity deck and levels seven through fifteen will be apartments. They are proposing about 70 apartment units. Level sixteen and above are condo/penthouse. There will be about thirty units of sellable space.

Peace stated that the last presentation the applicant made before this committee, they mentioned the P' Street side might have a store front. Curtis stated this has become more of a no from the client. Their client is negotiating parking with the City. There is no parking on the site. Peace believes it might be a little hard to get a gauge on what is needed for parking. He can see a little bit of a traffic jam. Fliege added that with technology, you can call ahead for your car.

Canney would still like to understand the streetscape a little. All he sees is pavement. Seacrest stated there will be landscape enhancement, light poles, signs for the Haymarket and kiosks. Canney would like to see the interaction of the streetscape contextually. Salem noted they are

asking for approval of the building. Landscaping and streetscape would be back later for review. She hopes unless there is a specific interaction between the landscape and the building, they will be back with the Downtown Corridors design plan for phase one. This will be part of that or a separate project. Canney noted that made sense to him.

Hind asked where the vestibule will be and where the main door to the lobby will be located. Fliege stated there is no door facing 9th Street. Penn wondered about the plan for entry into the building. Fliege showed a door off 'P' Street. Under the car port is another door. From there, you turn west to the main concierge. The whole glass corner is more of a hospitality experience. Hind asked if you will see into the glass. Fliege replied yes. This is a residential tower. This is an interesting corner. Hind noted that the applicant hasn't shown the north and west elevation. Fliege stated that the west is similar without the curve. There is a slot of balconies. Hind was concerned that there is another project in Lincoln with multiple stories with precast and it was painted concrete. He believes the building needs to hold true to the design being presented. As these things evolve, he wanted to make sure the intent and character will be what is being presented. Everyone coming out of Pinnacle Bank Arena will see this. The applicant mentioned there is intention from the City and TIF (Tax Increment Financing) side on energy use and environmental sustainability. He wondered how the glass will be shaded on the south side. It would be good to bring that into the project as well. Fliege showed the developer some glass that turns dark with the sun. That is a pricey option. The requirement for performance of the glazing is extremely high, but different opportunities are on their radar. The developer wanted to stand out and be bold.

Penn inquired about the height of this compared to across the street. Fliege stated this will be 250 feet tall. He is not sure about the height of The Graduate. Curtis believes it is around 200 feet. Penn was looking at the images from the applicant. She didn't see anything that shows the relation of this to other buildings. She understands this will be under height restrictions, but it still seems very tall. There are other buildings in the downtown area that come out of nowhere. Fliege heard that comment as well. He believes that is an old zoning question. Penn knows this is a setting of precedent down the road.

Hind thinks the applicant has done a lot of work since their initial presentation.

ACTION:

Hind moved approval as presented, subject to the committee's comments on materiality and scale, and the streetscape coming back with more detail, seconded by Peace.

Grasso was very skeptical of this initially. She thinks this design has come a long way. It will be a big new bold project for Lincoln. She believes it will be good.

Motion carried 5-0: Canney, Grasso, Hind, Peace and Penn voting 'yes'; Deeker declaring a conflict of interest; Huston absent.

THE UNION AT ANTELOPE VALLEY REDEVELOPMENT:

November 1, 2022

Members present: Canney, Deeker, Grasso, Hind, Peace and Penn; Huston absent.

Joy Skidmore stated she is the development manager of this project. The Annex Group is a multifamily developer. They develop across the country. They started out as a student housing developer. The company changed their focus a little. Most of their projects are affordable housing. Their mission is to provide a positive impact. They have their own general contracting firm. When they go into a market, they try to find local contractors. After the project is built, the project managers will typically be hired locally. They have someone on staff whose focus is to find not-for-profit groups and other resources for their residents. They try to partner with organizations that can provide tenant services. She showed some of their other projects. They have one in the northwest corner of Lincoln that is starting construction. NIFA (Nebraska Investment Finance Authority) will be a project partner.

Evan Young stated they are working through schematic design at this point. They wanted to get some early feedback. He showed a site plan and the proposed traffic flow. They have worked with LTU (Lincoln Transportation and Utilities) to identify curb cuts. There will be a ramp that leads to the lower-level parking complex. There will be just under 200 parking stalls. As you go up, there are two courtyards. There will be one, two and three bedroom units with shared amenities and access to courtyards. They are looking at a total of 187 units. He showed the south elevation along 'K' Street. There is quite a bit of slope from one side to the other. He believes the slope is around 18 feet. In order to deal with the slope, the parking is below ground on 18th Street and above ground on Antelope Valley Parkway. They wanted to keep the brick line horizontal and find the right proportion for the elevation. The brick will be sixteen feet tall on 18th Street and twenty six feet tall on Antelope Valley Parkway. They purposely restrained this to two colors for a simple, clean look. There will be several balconies that break up the façade. On 18th Street, the scale comes down a little. There is also visual access into the courtyard. Along Antelope Valley Parkway, the façade has been broken up with pedestrian access.

Deeker would like the applicant to speak to the landscaping. Young wanted to keep this a little open for air flow. They were thinking of something that allows air flow but minimalizes access.

Canney understands the whole first floor is parking. Nate Burnett replied he was correct. Canney wondered what the applicant anticipates happening above the entrance to the parking on 18th Street. Young replied a smaller courtyard is envisioned. The south side of the ramp is a pedestrian ramp to access the courtyard.

Penn inquired what the applicant is planning to do in the courtyard. Young answered they will do some raised planting beds, create a space for each patio and some outdoor space in the center area. He pointed out areas for public gathering spaces in the middle.

Canney wondered about the income aspect and what that means. Is this for students, families or both? He also asked about the vision. Sometimes those can have conflicting values. Skidmore stated their target resident is families. They would look at income typically and those rules do not typically allow students. Canney understands if this is to be family oriented, some thought should be given to the courtyards to serve children of the adults. Some thought should also be given to how the spaces are crafted. Skidmore stated they typically work with their market analyst to program activities for the area. Typically they include a dog park. They will look at a play area and interior amenities such as a computer lab room and a community area with a smaller kitchen.

Grasso asked about the material on the balconies. Young replied it would be fiber cement panels.

Peace questioned if the applicant's process is to keep this at the schematic design level until they are awarded NIFA funds. Skidmore stated that is typically what they do. When the credits are awarded, they will move forward with design documents.

Penn asked where the mechanical units are located. Young noted they haven't located them yet. They are looking at having a mechanical room on the lower level. Penn noted the parapet doesn't look tall enough to hide them. She would recommend making it taller if they are located on the roof. She thinks this will be a really great project. She is excited to have courtyards with southern exposure.

Hind commented he really appreciates the scale of the project and the parking. He believes this will work really well. He has a problem with a pedestrian entrance on Antelope Valley Parkway. Antelope Valley is a really important place in the City. This feels like it has turned its back on that. It feels like it is missing a certain scale. He thinks of this building urbanistically as well and how it reads within the fabric of the city. The "Union" sign doesn't appear to be above the door. He likes the building a lot and thinks the massing is great but feels there could be some treatment to the front door. In his opinion, it doesn't need a change of material, just a change of attitude on what the entrance is, where it is. He would encourage them to look at that. The front door is somewhat ambiguous.

Grasso commented that she would encourage the applicant to think about some lighting. Other buildings have started to incorporate some lighting. It might help tie it to Antelope Valley a little.

ACTION:

Penn moved approval as presented, seconded by Hind.

Hind noted that the streetscape will be back for review. The applicant agreed.

Motion for approval carried 6-0: Canney, Deeker, Grasso, Hind, Peace and Penn voting 'yes'; Huston absent.

THE COYOTE/FINKE REDEVELOPMENT:**November 1, 2022**

Members present: Canney, Deeker, Grasso, Hind and Penn; Peace declaring a conflict of interest; Huston absent.

Gil Peace appeared as applicant. He stated that this has been seen before. He pointed out the area of a new veterinary clinic. He showed the location of the former nursery building. There is also a building existing on the site. Previously they had shown a series of rowhouses that worked their way down the bike trail. They have now learned more information. As for the timing, the rowhouses will probably not be built for the next twelve months or longer. They have a PUD (Planned Unit Development) and redevelopment agreement in the works. He showed how the rowhouses would fit on the property. The spaces are dictated largely by easements that cut through this. They have learned they have a little less space from north to south from what was previously thought. He showed the layout of the houses. He showed the location of the bike path and Dead Man's Run. The development team is intending for the units to be similar. He doesn't want them to be cookie cutter though. They want them to have some individuality. He showed a view from the trail side. The developer would like a fence to separate the bike trail from the unit spaces. The materials will be traditional residential, James Hardie products and some stucco.

Canney thinks this is a cool project. He questioned the possibility of a fence. He knows that Parks and Recreation likes to mow a certain number of feet off the trail. He would check with them. He would establish the fence materials so there isn't a mix. Peace stated there has been discussions regarding fence height and materials. They are aware they need to pick the right fence. They want the bike trail to be an amenity. There will be a HOA (homeowners association). He would agree with having one option for fencing.

Grasso thinks the bike trail is an amenity. She likes the idea of a minimal fence. Canney believes it would be almost like another courtyard. Grasso thinks about residential neighborhoods. Everyone seems to sit in their garage and talk to their neighbors. Peace stated there is a debate in the office as well. Some people think the front door should be on the bike trail. He believes people that will live here will want access to the bike trail. Hind disagreed. He would push for

more separation. He likes the separation of public and private. He believes it will be successful either way. The trail gets a lot of use. Peace noted the site is relatively flat.

Peace noted that the veterinary clinic is phase one. They have to get a market analysis yet.

Grasso likes the color pop on the exterior. She thinks it should extend to both sides of the building. Peace agreed. He believes an accent color should be on both sides.

Hind wondered about the courtyards. Peace stated that in between, there is friends and family parking. The idea is that those will not be fenced. It lines up with an easement that goes there. This has evolved. The first pass had 29 units. Through the process, it has been bumped to 32. He would like to hear comments on that.

Hind believes the density is great. There isn't anything like this in Lincoln. Canney agreed. It has a desirable walkability. Peace believes there is a rehabilitation effort going on where the Sears used to be.

Hind wanted the applicant to clarify all fire questions. Peace noted those questions were answered a while ago. The intention is for Coyote Lane to only turn south on 70th Street. He showed the curve for a rescue vehicle. There is a deceleration lane. He believes this will clean up the merge lane. Canney asked if this will involve a private road or public street. Peace answered it will be a private drive.

Canney inquired if this will have a homeowner association with individual yards. Peace stated that a homeowner association has not been developed yet. The intent was that your back yard is yours, you can do what you want. Everything outside of that is homeowner association.

ACTION:

Canney moved approval, seconded by Grasso and carried 5-0: Canney, Deeker, Grasso, Hind and Penn voting 'yes'; Peace declaring a conflict of interest; Huston absent.

LFR STATION NO. 8:

November 1, 2022

Members present: Canney, Deeker, Grasso, Peace and Penn; Hind declaring a conflict of interest; Huston absent.

Hind is the local architect and engineer for this project. BRW Architects from Texas is the architect of record. This station is built on an old cistern. This is on Van Dorn Boulevard and 17th Street. This will be a custom designed fire station for this site. There will be room for expansion. It is designed with the different zones needed for a fire station. The project has been extremely

thoughtful on its siting. The grade will be mitigated slightly. It also puts all personnel parking off Van Dorn Street. There will also be guest parking. They are looking for approval on the exterior elevation selection. The north side apparatus bay has a large bay. The north side is offices and storage along with other personnel spaces. There are living spaces and bathroom spaces. Fire stations used to have a hose drying tower. This design is referencing that function. There will be a reveal on the brick. The colors are a very restrained palette. Red brick is similar to Irving school. They are also proposing lap siding painted gray, double hung windows in a muted bronze. For the glass type, one side is clear and one side is dark. There are safety issues. There will be a pre-cast element with some text inlaid over the apparatus bay. For the roofing material, they are proposing onyx black high impact shingles. The fascia, soffit and downspouts will match the same metal color as the window. There will be pre-cast around the doors, brick and window sill. Above that will be the siding. BRW Architects presented about 14 different versions of the plan. The firefighters felt that this plan really felt like a home to them. The Mayor has signed a demo contract. The existing building will be demoed between now and the end of the year. They will go in for permits around January 2023. A contractor has been brought on board. They anticipate this will take about one year to build. They are very cognizant there is a school nearby. They will utilize a fence for the school and pool. They have been working with Parks and Recreation. There will be a walking trail. Many trees will come out. Parks will replace them at least one to one.

Canney thinks this is a handsome building. He would encourage some light on the tower. Hind pointed out the location of a frosted band on the tower that will be backlit.

Peace noted a bunker to the east. He questioned what is in there. Hind stated it is storage for Parks and Recreation. It used to be a community fallout shelter. It will be maintained throughout the project.

Hind met with Irving School, Irving Neighborhood and Country Club Neighborhood and has received positive feedback.

Penn wondered if this is designed by the same architect that did the other fire stations in town. Hind replied no. Penn believes the design quality is much better on this one. Hind noted it has been a group effort. They met with the Mayor. There has always been a presentation of options.

Grasso stated the renderings are very warm and inviting. She pointed out that the light color will be much lighter in the sun.

Peace asked about the process. He agreed with Penn that he likes this a lot more than some of the other recent fire dept projects. There are some really neat things people have done with civic buildings. He lives in the area. This intersection could use some sprucing up as well. It would be great if the fire stations would come before this group for advice before the project is complete and ready to go to bid. He has used the brick quite a lot. It has quite a different feel if you use

white or gray mortar. He thinks colored mortar like Irving School would be good. Hind believes that is what they will be using. He appreciates the comments.

ACTION:

Canney moved approval as presented, seconded by Penn and carried 5-0: Canney, Deeker, Grasso, Peace and Penn; Hind declaring a conflict of interest; Huston absent.

STAFF REPORT:

- Hind attended the Mayor's Art Awards ceremony. They pulled together a nice show of the 2021 and 2022 awards. Ed Zimmer received the Enersen Award. He was the second person to ever receive the award. Bob Ripley was the first.
- Hageman stated this will be her last Urban Design Committee meeting. She has accepted a job with Schemmer Associates. Everyone offered their congratulations.

There being no further business, the meeting was adjourned at 5:05 p.m.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Minutes/2022/110122.docx>

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22128
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	1900 K Street, Suite 100
HEARING DATE	December 6, 2022
ADDITIONAL MEETINGS	N/A
APPLICANT	Beau Jepson, 402-489-1600, beau@hoppeddevelopment.com
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: ADVICE ONLY

Summary of Request

The Antelope Tower Redevelopment project has been before the Committee several times. The initial redevelopment project was reviewed by UDC in [March 2020](#), [April 2020](#), and [June 2020](#). Reviews included the landscaping and patio space along Antelope Valley Parkway. More recently, the developer appeared before UDC in [June 2022](#), proposing to enclose a portion of the outdoor patio space for their first floor restaurant tenant on the west side of the building. As noted back in June, this is a significant change to what was previously approved. Thus, UDC's advice is being sought on the use of Tax Increment Financing.

An excerpt from that June 2022 meeting has been included as part of the agenda packet. UDC was generally supportive of the patio enclosure, but had some constructive feedback regarding materials/finishes and the location and treatment of the cooler.

Ultimately, the committee voted 6-0 to approve the concept "pending a final review of the design." The applicant recently applied for a building permit, thus requiring them to return to UDC for final design review.

The final plans attempt to address the committee's suggestions, resulting in the following revisions:

- 1) The cooler is now enclosed with a structure or frame that is complementary to the primary patio enclosure.
- 2) Overhangs have been added to the roof.
- 3) The roof design has been modified to incorporate a less opaque appearance through the use of a translucent roofing system.

Additional details can be found within the attachments.

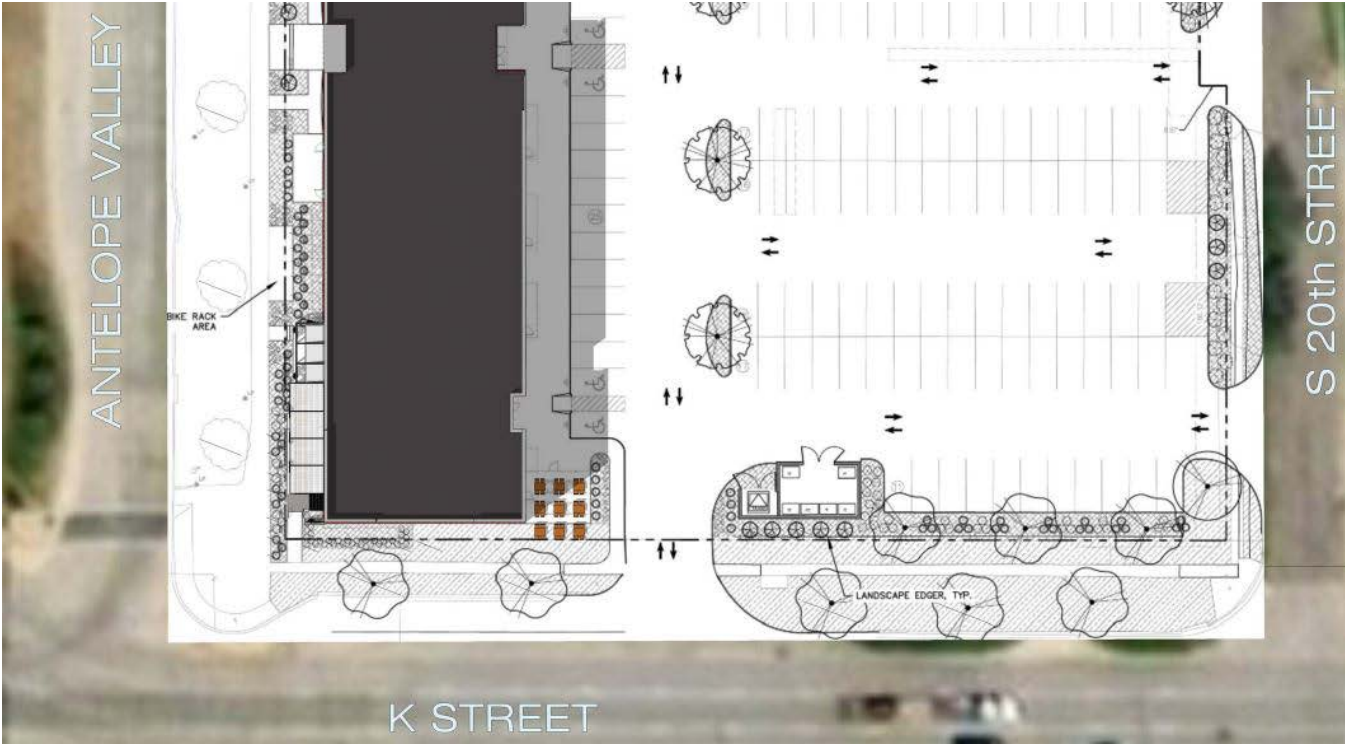
Compatibility with the Design Standards

While the Downtown Design Standards do apply to this property, the enclosed patios that are being proposed do not appear to conflict with those standards in any meaningful way.

Recommendation

Advice only.

ATTACHMENT A
SITE MAP



ATTACHMENT B
RENDERINGS





EXCERPT FROM MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, June 7, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Emily Deeker, Jill Grasso, Peter Hind, Tom Huston and Gil Peace; (Michelle Penn absent).

OTHERS IN ATTENDANCE: Stephanie Rouse, Collin Christopher and Teresa McKinstry of the Planning Department; Ernie Castillo and Dallas McGee of Urban Development Department; Corey Haselhorst with Rega Engineering; Dolores Silkworth with Confluence; Kent Seacrest with Seacrest and Kalkowski; Matthew Wills with Studio 951; Tim Gergen with Clark & Enersen; Josh Neill; Beau Jepson; David Wiebe of Architectural Design Associates; Terry O'Leary with EPC Real Estate, Patrick Reuter with Klover Architects and Stacey Hageman of the Planning Department appeared via Zoom Video Communications ©; and other interested parties.

ANTELOPE TOWER REDEVELOPMENT:

June 7, 2022

Members present: Canney, Deeker, Grasso, Hind, Huston and Peace; Penn absent.

Rouse stated the Commission has seen this project several times in the past. This is adding a patio space.

Josh Neill stated that Early Bird is a tenant for this space. This will be their first space in Lincoln. The proposed space consists of 356 square feet of enclosed patio space. This will be in the Telegraph District. This will be on the first floor. They are asking for an enclosed patio. The base will be red brick with glass overhead doors and a pitched roof. They have learned from their other locations that this patio is a must have for their space. This gives the customer an outdoor feel. He believes this will be an attractive addition to the area.

Hind asked about the large box depicted next to the patio space. David Wiebe stated he is working on the plan and the covered patio addition. The large box is a cooler. They are proposing

to wrap it with the restaurant graphics, Early Bird logo graphic. They needed room outside the building for a cooler.

Grasso asked if it will be smooth metal panels. Hathaway replied yes, on two sides. Grasso inquired if it would be offset from the windows. Wiebe believes it will be pretty tight. They don't have an exact size of the cooler yet. Grasso kind of likes something that takes away from the verticality of the building. She doesn't want it up against the building. She likes the idea of garage doors and that you can roll them up. She is not 100 percent sure about the roof. She doesn't want it to look like a school gym roof was slapped on. Wiebe stated the idea is a light metal structure. Grasso would suggest the applicant take a look at the material at Bread and Cup. It is channel plexiglass. That is just an idea. It feels like the steel members give more of a pergola feeling.

Hind thinks this could be approved and thinks it is appropriate. It feels like an outdoor seating area and the cooler were pushed up against the building. He would like to see them be more integrated. Perhaps a vertical trellis or something. Leon's has a brand new cooler. For here, it is going to look like a cooler. He believes there could be a better treatment. He would like to see a little more overhang so you can be in the space during a heavy rain. He thinks architecturally they aren't related. He believes there could be a way to have them more connected.

Grasso stated this could be a good prototype that is somewhat extended in a thoughtful way across the whole street front. She would plan on some roller shades or some way to get some shade.

Hind believes this should come back next month with a little more refinement on the design.

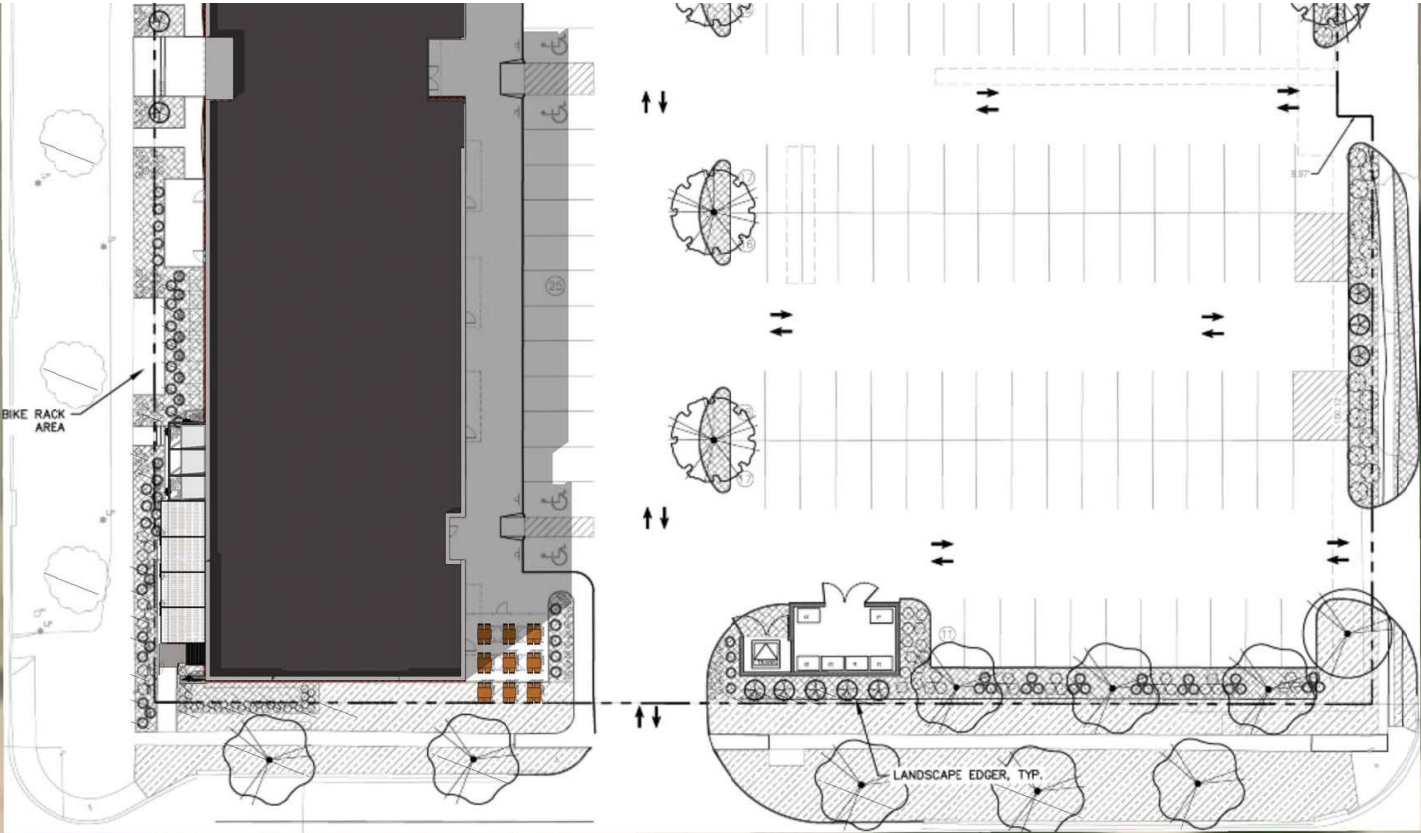
Canney doesn't want to discourage the tenant. Grasso agreed. Huston believes this could be approved subject to a final review of the design.

Grasso asked if anything was going on with the east side. Wiebe stated there will be outdoor seating. Approve in concept with review of the design.

ACTION:

Hind moved approval of the concept pending a final review of the design, seconded by Grasso and carried 6-0: Canney, Deeker, Grasso, Hind, Huston and Peace voting 'yes'; Penn absent.

ANTELOPE VALLEY



K STREET

S 20th STREET











ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR MAT'L	FLOOR	BASE MAT'L	MATERIAL	FINISH	WALLS	CERAMIC	FINISH	HEIGHT	NOTES	ROOM NUMBER
100	WAITING	LVP PLANK	LVPY BASE	LVPY BASE	GYP. BD.	PAINT	GYP. BD. WITH BRCK	ACQ	ACQ	8'-4"		100
101	BAR	TILE	TILE BASE	TILE BASE	GYP. BD. WITH BRCK	PAINT EXPOSED TRIM BRCK	ACQ	ACQ	ACQ	8'-4"		101
102	ENTR	LVP PLANK	LVPY BASE	LVPY BASE	GYP. BD.	PAINT	GYP. BD.	ACQ	ACQ	8'-4"		102
103	COVERED PATIO	SEALED CONCRETE	NYLON LINSE EXPOSED EXT. WALL	GYP. BD.	FRP TOP A.P.F.	EXPOSED TO STRUCTURE	GYP. BD.	EXPOSED TO STRUCTURE	NYLON GLAZ CEILING TILES	8'-0"		103
104	KITCHEN	TILE	TILE BASE	TILE BASE	GYP. BD. TILE	FRP TOP A.P.F.	ACQ	ACQ	ACQ	8'-0"		104
105	MEN	TILE	TILE BASE	TILE BASE	GYP. BD. TILE	FRP TOP A.P.F.	ACQ	ACQ	ACQ	8'-0"		105
106	WOMEN	TILE	TILE BASE	TILE BASE	GYP. BD. TILE	FRP TOP A.P.F.	ACQ	ACQ	ACQ	8'-0"		106
107	COOLER	BY SUPPLIER	TILE BASE	TILE BASE	GYP. BD. TILE	FRP TOP A.P.F.	BY SUPPLIER	BY SUPPLIER	BY SUPPLIER	8'-0"		107

ROOM FINISH SCHEDULE GENERAL NOTES

- ALL WALLS AND CEILING ARE TO BE PAINTED AS SHOWN IN FINISH SCHEDULES - ALL SURFACES SHALL HAVE A SMOOTH LEVEL FINISH
- INSTALL GYP. BD. CONTROL JOINTS AT 40' O.C. MIN. AT ALL GYP. BD. WALLS, CEILING AND BULKHEADS - PROVIDE ONE GYP. BD. CONTROL JOINT AT THE HALLWAY SIDE OF EVERY DOOR HEAD ON THE HINGE SIDE OF THE DOOR.
- MATERIAL STYLE AND COLORS TO BE SELECTED BY TENANT.

TOILET ACCESSORY SCHEDULE

MARK	DESCRIPTION	MODEL	MOUNTING HGT
1	1/2" 30" FRAMELESS HANDBY	8087	40" A.P.F. TO B.T.M.
2	SOAP DISPENSER	SEE NOTES	40" A.P.F. TO OPERATING HEIGHT
3	1/2" REAR GRAB BAR	800-20	33" TO 42" TO B.T.M.
4	1/2" SIDE GRAB BAR	800-20	33" TO 42" TO B.T.M.
5	HAND DRYER	800-20	40" A.P.F. TO B.T.M.
6	TOILET PAPER HOLDER - 1/2" WALL MOUNTED	8000	40" TO CENTER OF TOILET

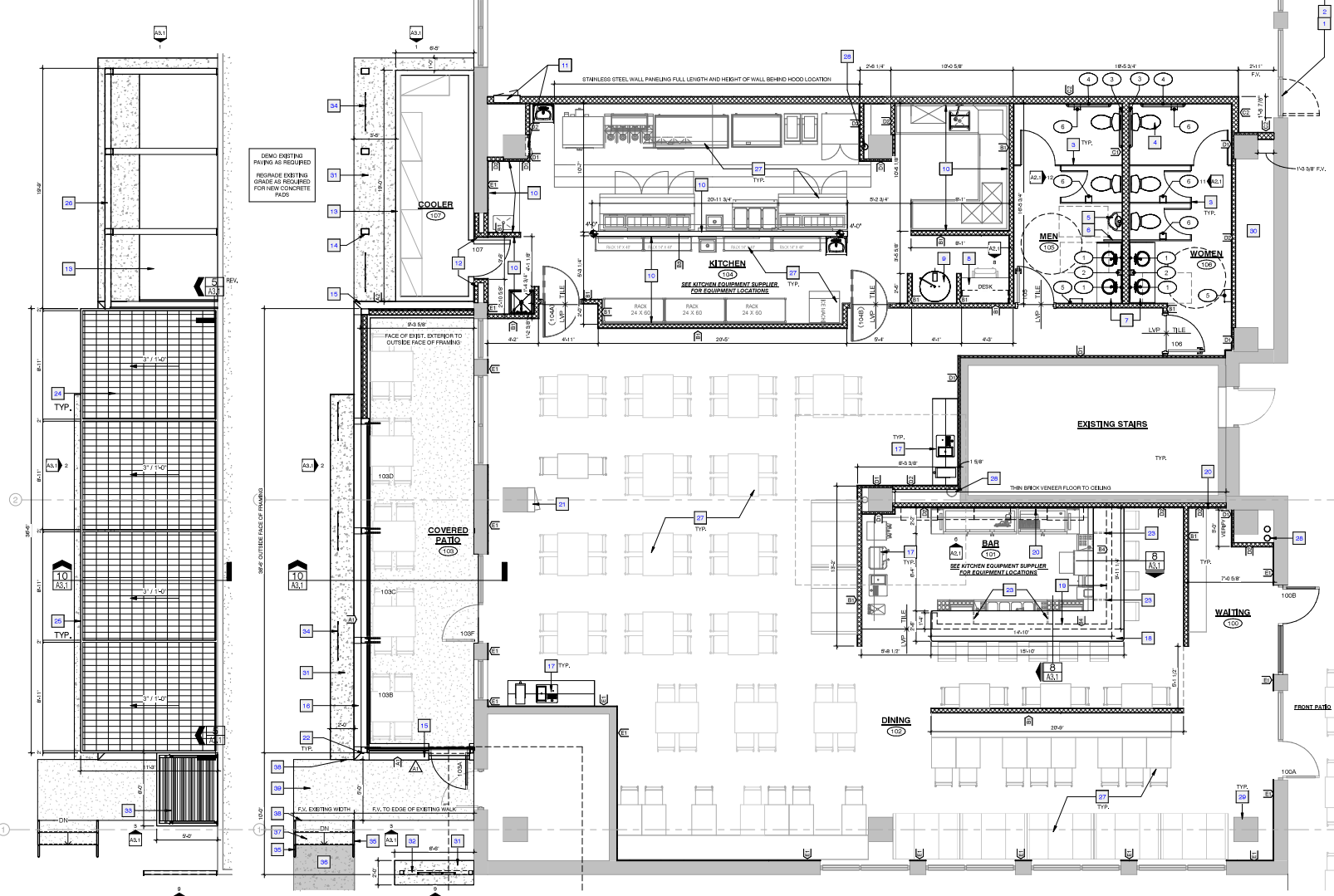
- MODEL NUMBER BASED UPON AMERICAN SPECIALTY PRODUCTS UNLESS NOTED OTHERWISE.
- REFER TO MANUFACTURER LITERATURE FOR MOUNTING HEIGHTS FOR BARRIER FREE DESIGN.

SHEET KEYNOTES

- REMOVE EXISTING DOOR, REPLACE WITH NEW 1910W - SALVAGE DOOR FOR RELOCATION
- REMOVE WINDOW, NEW DOOR IN THIS LOCATION
- FLOOR MOUNTED COIN OPERATED SCHEDULING TOILET COMPARTMENT PARTITION
- URINAL - SEE MECHANICAL
- URINAL SCREEN - PROVIDE SLOTTED WOOD-BLOCKING AT MOUNTING LOCATION
- TOILET SURFACE FINISH WITH EPSTEIN GRIK 60X60 - SEE MECH FOR FINISHING
- PLASTIC LAMINATE COUNTERTOP AT 30" A.P.F. SUPPORTED BY RANGE COUNTERTOP CLEAT - CLEAR ANODED
- WATER HEATER - SEE MECHANICAL
- REINFORCED PLASTIC 3/8" WALL PANELS FROM FLOOR TO 8'0" A.P.F. TYPICAL AT ALL KITCHEN WALLS WITH KITCHEN EQUIPMENT
- RELOCATE EXISTING ELECTRICAL PANEL FROM ADJACENT COLUMN
- REMOVE EXISTING STONEFRONT AND REFR. WITH NEW 3/8" BOLD FORMED METAL STUD AT 16" O.C. AS SHOWN ON RAMP/WALK OFFER WITH 3/8" TYP. B.C. LOCKERITE BRACKET WITH ANCHOR TO NEW EXTERIOR WALKER FRAME WITH WALKER COOLER PROVIDER
- WALK IN COOLER BY OTHERS - PROVIDE FLASHING AND SEALANT AT ALL COOLER EDGES ADJACENT TO EXISTING BUILDING EXTERIOR
- STEEL COLUMN - SEE STRUCTURAL
- ARCHITECTURAL CAST STONE BELL WATER TABLE - SEE DETAIL B.A.3
- ARCHITECTURAL CAST STONE WALL CAP - TYPICAL AT ALL OVERHEAD DOOR LOCATIONS - SEE DETAIL B.A.3
- RESTAURANT EQUIPMENT BY FOOD SERVICE EQUIPMENT SUPPLIER
- PLASTIC LAMINATE BAR COUNTERTOP WITH 2" RADIUS ROUNDED CORNERS AND STAINLESS STEEL EDGE
- REINFORCED PLASTIC 3/8" WALL PANELS AT FACE OF WALL ON BACK SIDE OF BAR WALL ONLY
- TRIM BRCK VENEER FLOOR TO UNDERCUT OF CEILING - COLOR TO BE SELECTED BY TENANT
- EXISTING ELECTRICAL PANEL TO REMAIN
- SEALANT TYP. AT ANCHORS TO STEEL COLUMN JOINT
- REMOVE 1/2" TRIM BRCK WALL MOUNT BRACKET SUPPORT BRACKET - INSTALL DIRECTLY TO STUD BEFORE GYP. BD. INSTALLATION
- RAINFALL DIVY ROOF TRANSLUCENT ROOFING SYSTEM
- RAINFALL ROOF FRAME
- TUBE STEEL FRAME - SEE STRUCTURAL - SEAL PERIMETERS AT METAL WALL AND METAL FRAME LOCATIONS - PAINT TO MATCH EXISTING BUILDING EXTERIOR
- ALL FURNITURE AND EQUIPMENT BY TENANT
- EXISTING CONCRETE COLUMN - PAINT
- NO FINISH IN VOID SPACE
- NEW FINISH SEE DETAIL
- ANCHOR TO EXISTING BUILDING EXTERIOR WALL
- CABLE TIE: 1/2" 1/2" END OF 1/2" STAINLESS STEEL CABLE TIED TOP AND BOTTOM WITH STAINLESS STEEL TUBES/CLIPS - HORIZONTAL CABLE TIED TO VERTICALS WITH STAINLESS STEEL TUBES/CLIPS
- SPRINKLER PAINTED GALVANIZED STEEL FRAMING - FRAMING ASSEMBLY TO EXTEND 1/2" PAST TOP BOTTOM RIB
- EXISTING BENCHMARK
- REIN. CAST-IN-PLACE CONCRETE STAIR - REFER TO 8.3.4
- 1/2" GYP. BOARD WITH CONQ. FILLER AND SEALANT
- CAST-IN-PLACE CONCRETE CURB ON GRADE

WALL TYPES

- EXTERIOR WALL OF METAL STUDS @ 16" O.C. TO UNDERCUT OF CAST STONE CAP - EXTERIOR SIDE FINISHED WITH 4" FULL DEPTH BRCK VENEER WITH 1/2" AIR SPACE OVERLAP APPLIED WEATHER BARRIER ON 1/2" 3/8" WALL SHEATHING - FINISHED INTERIOR SEE WITH 6/8" TYPE X GYP. BD.
- EXTERIOR WALL OF METAL STUDS @ 16" O.C. TO UNDERCUT OF STRUCTURE ABOVE - EXTERIOR SIDE FINISHED WITH 4" FULL DEPTH BRCK VENEER WITH 1/2" AIR SPACE TO CAST STONE WATER TABLE (SEE ELEVATIONS) FINISHED ABOVE WITH 1/2" BRK - EXTERIOR FINISHED ON FLOOR - APPLIED WEATHER BARRIER ON 1/2" 3/8" WALL SHEATHING - FINISHED INTERIOR SEE WITH 6/8" TYPE X GYP. BD.
- TYPICAL PARTITION WALL @ 3/8" METAL STUDS @ 16" O.C. TO UNDERCUT OF FLOOR FINISH WITH 5/8" TYPE M GYP. BD. EACH SIDE.
- INTERIOR WALL PARTIAL HEIGHT @ 3/8" METAL STUDS @ 16" O.C. TO EXTEND FROM FLOOR TO UNDERCUT OF COUNTER FINISHED WITH 5/8" TYPE M GYP. BD.
- INTERIOR WALL FULL HEIGHT @ 3/8" METAL STUDS @ 16" O.C. TO UNDERCUT OF FLOOR FINISH WITH 5/8" TYPE M GYP. BD. EACH SIDE, WITH STAINLESS STEEL CAP.
- INTERIOR REMBRING WALL @ 3/8" METAL STUDS @ 16" O.C. UP TO UNDERCUT OF FLOOR FINISH WITH 5/8" TYPE M GYP. BD. FINISH SIDE - EXTEND GYP. BD. TO UNDERCUT OF FLOOR - PROVIDE SOUND BATT IN CAVITY - FILL CALUM AND SEAL JOINTS WITH ANTI-MICROBIAL MORTAR
- INTERIOR WALL FULL HEIGHT @ 3/8" METAL STUDS @ 16" O.C. TO EXTEND FROM FLOOR TO UNDERCUT OF FLOOR FINISHED WITH 5/8" TYPE M GYP. BD.
- INTERIOR WALL FULL HEIGHT @ 3/8" METAL STUDS @ 16" O.C. TO EXTEND FROM FLOOR TO UNDERCUT OF FLOOR FINISHED WITH 5/8" TYPE M GYP. BD.
- EXISTING EXTERIOR WALL FINISH EXISTING WALL WITH 5/8" TYPE M GYP. BD. TO UNDERCUT OF DECK - PAINT - WALK AWAY PANEL, HEAD, AND BULL.
- COOLER FACE @ COOLER WALL BY COOLER SUPPLIER



2 PATIO ROOF PLAN
A1.1 1/4" = 1'-0"

1 EARLY BIRD FLOOR PLAN
A1.1 1/4" = 1'-0"

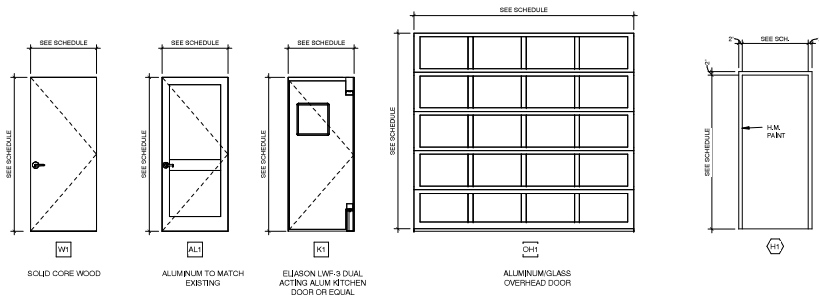
Architectural Design Associates
3410 O' Street
Suite A
Lincoln, Nebraska 68510
tel 402-486-8282
www.adainc.com



EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
1800 K STREET, SUITE 100
LINCOLN, NE

Project Number: 23-035
Date: 02/08/2022
Revision: 01





1 DOOR TYPES
A2.1 3/8" = 1'-0"

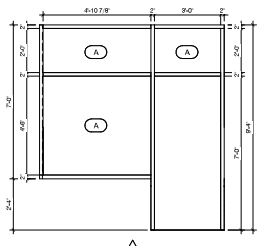
2 H.M. FRAME TYPES
A2.1 3/8" = 1'-0"

DOOR AND FRAME SCHEDULE

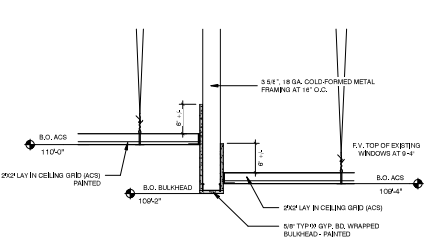
MARK	TD WIDTH	FH HEIGHT	DOOR			FRAME			F.F.C. ALLOY	NEW PANE.	EXISTING	NOTES	MARK
			TYPE	MATERIAL	G.L.S.S.	TYPE	MATERIAL	FINISH					
100A	3'-0"	7'-0"	ALU	ALUM.	1" REVL.	EXST.	EXST.	ALUM.	---	---	---	100A	
100B	3'-0"	7'-0"	ALU	ALUM.	1" REVL.	EXST.	EXST.	ALUM.	---	---	NEW DOOR IN EXISTING BUILDING OPENING	100B	
100C	3'-0"	7'-0"	ALU	ALUM.	1" REVL.	EXST.	EXST.	ALUM.	---	---	---	100C	
100B	0"	0"	CH1	ALUM.	1" CLEAR	BY SUPPLER	---	---	---	---	---	100B	
100C	0"	0"	CH1	ALUM.	1" CLEAR	BY SUPPLER	---	---	---	---	---	100C	
100D	0"	0"	CH1	ALUM.	1" CLEAR	BY SUPPLER	---	---	---	---	---	100D	
100F	3'-0"	7'-0"	ALU	ALUM.	1" REVL.	EXST.	EXST.	ALUM.	---	---	NEW PANE. EXISTING	100F	
104A	3'-0"	7'-0"	K1	STAINLESS STEEL	ASH/BLK	---	---	---	---	---	---	104A	
104B	3'-0"	7'-0"	K1	STAINLESS STEEL	ASH/BLK	---	---	---	---	---	---	104B	
105	3'-0"	7'-0"	W1	WOOD	---	---	---	H1	H.M.	PUSH/PULL	---	105	
106	3'-0"	7'-0"	W1	WOOD	---	---	---	H1	H.M.	PUSH/PULL	---	106	
107	3'-0"	7'-0"	BY SUPPLER	BY SUPPLER	---	---	---	---	---	---	---	107	

DOOR AND FRAME NOTES

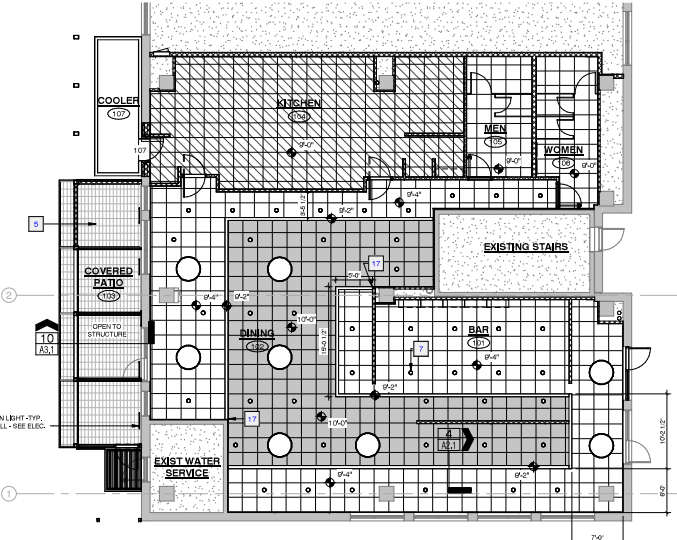
- ALL DOORS TO HAVE SINGLE ACTION LEVER STYLE HARDWARE, OPERABLE FROM THE EXPOSED SIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
- VERIFY ALL DOOR HARDWARE WITH TENANT.
- OPENING WITH DRYWALL FINISHED JAMB AND HEAD, PROVIDE STAINLESS STEEL JAMB GUARDS.
- OVERHEAD DOOR COMPANY #511 DOORS WITH TEMPERED GLAZING, CLEAR ANODIZED FINISH, LOCKING.
- MATCH EXISTING FRAME AND GLAZING OF EXISTING BUILDING.
- FLUSH PLATE, PULL HANDLE, CLOSER & WALL STOP.



3 ALUM FRAME ELEVATION
A2.1 3/8" = 1'-0"



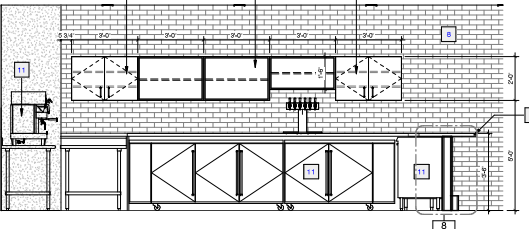
4 TYPICAL BULKHEAD SECTION
A2.1 1" = 1'-0"



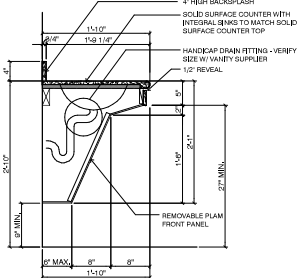
5 REFLECTED CEILING PLAN - EARLY BIRD
A2.1 1/8" = 1'-0"

REFLECTED CEILING LEGEND

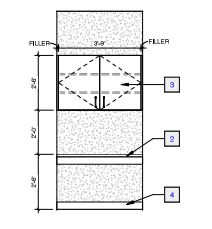
- CEILING TILE SYSTEM: ARMSTRONG
IN FINA 2x2 WITH 1x1x1 RECESSED GRID
- 2x2 ACoustical TILE CEILING SYSTEM (ACS)
 - 2x2 ACoustical TILE CEILING SYSTEM (ACS) - PAINTED, COLOR BY TENANT
 - 2x2 VENT. CLAD ACoustical TILE CEILING SYSTEM (ACS) WITH ALUMINUM GRID
- LIGHT FIXTURES - REFER TO ELECTRICAL FOR ADDITIONAL ITEMS**
- 2x4 OR 2x2 TROFFER - SEE ELECTRICAL
 - PENDANT - SEE ELECTRICAL
 - CAN LIGHT - SEE ELECTRICAL
 - EMERGENCY EXIT SIGN - SEE ELECTRICAL
 - EMERGENCY EXIT LIGHT - SEE ELECTRICAL
- HVAC - REFER TO MECH. FOR ADDITIONAL ITEMS**
- RETURN AIR GRILLE - SEE MECH.
 - SUPPLY DIFFUSER - SEE MECH.
 - EXHAUST FAN - SEE MECH.



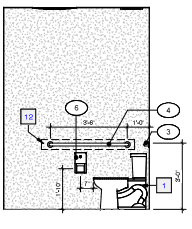
6 BACK BAR ELEVATION
A2.1 3/8" = 1'-0"



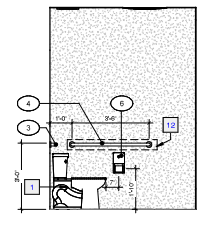
7 TYP. R.R. COUNTER DET.
A2.1 1" = 1'-0"



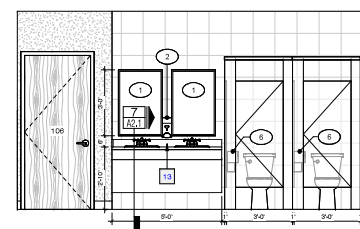
8 KITCHEN OFFICE
A2.1 3/8" = 1'-0"



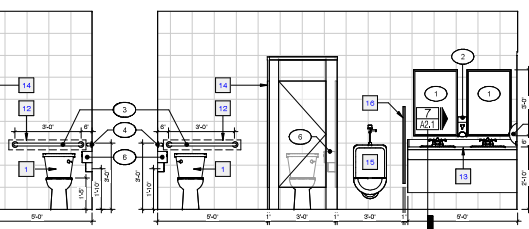
9 MEN'S SIDE WALL
A2.1 3/8" = 1'-0"



10 WOMEN'S SIDE WALL
A2.1 3/8" = 1'-0"



11 WOMEN'S R.R. PLUMBING WALL
A2.1 3/8" = 1'-0"



12 MEN'S R.R. PLUMBING WALL
A2.1 3/8" = 1'-0"

TOILET ACCESSORY SCHEDULE

MARK	DESCRIPTION	MODEL	MOUNTING HGT.
1	24" X 36" FRAMELESS MIRROR	DFR1	40" A.F.F. TO BTM.
2	SCENT DISPENSER	SEE NOTES	40" A.F.F. TO OPERATING MECHANISM
3	36" REAR GRAB BAR	SRG-36	35" TO A.F.F. TO CL.
4	42" SIDE GRAB BAR	SRG-42	35" TO A.F.F. TO CL.
5	HAND DRYER	PLD-200	15" TO CEILING
6	TOILET PAPER HOLDER	2000	14" TO CENTER OF ROLL

- MODEL NUMBER BASED UPON AMERICAN SPEAKERS PRODUCTS UNLESS NOTED OTHERWISE.
- REFER TO MANUFACTURERS LITERATURE FOR MOUNTING HEIGHTS FOR BARBER FREE DESIGN.



Architectural Design Associates
3410 O' Street
Suite A
Lincoln, Nebraska 68510
tel 402-486-8282
www.adafirm.com



EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
1680 K STREET, SUITE 100
LINCOLN, NE

Project Number: 23-035
DATE: 05/28/2022
Revision: 02

© Copyright ADA 2022
A2.1

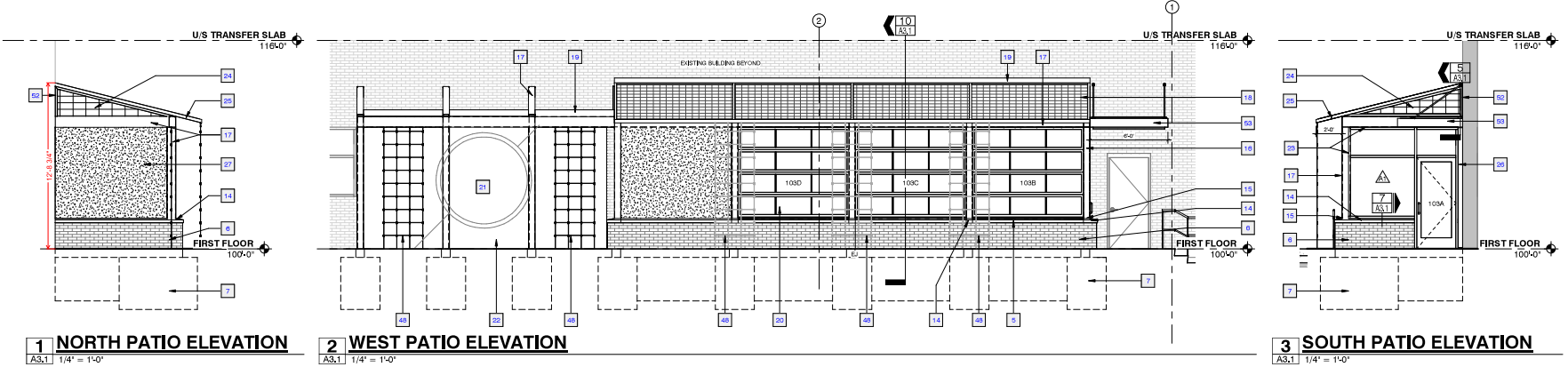
DETAILS, SPECIFICATIONS AND NOTES



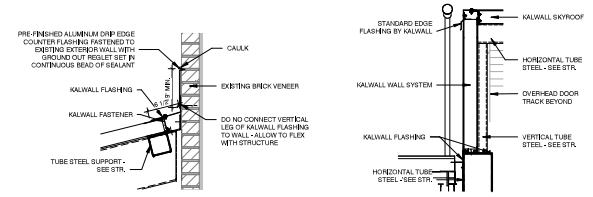
EARLY BIRD TENANT FINISH
 HOPPE DEVELOPMENT
 1800 WEST 8TH, SUITE 100
 LINCOLN, NE

Project Number: 22-035
 Date: 08/28/2022
 Drawings: 100%

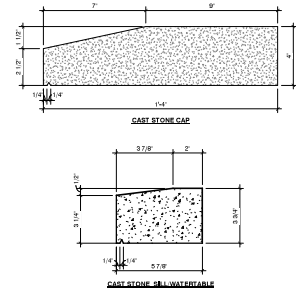
© Copyright ADA 2022
A3.1
 EXTERIOR ELEVATIONS, ROOF PLAN, SCHEDULE



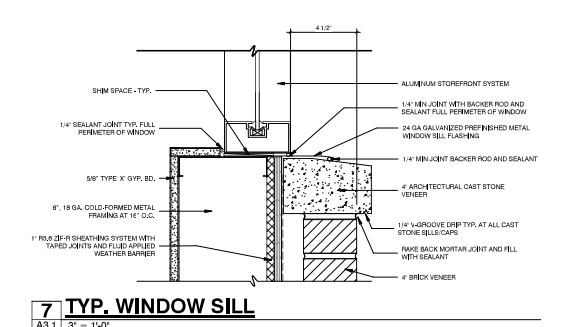
1 NORTH PATIO ELEVATION A3.1 1/4" = 1'-0"
2 WEST PATIO ELEVATION A3.1 1/4" = 1'-0"
3 SOUTH PATIO ELEVATION A3.1 1/4" = 1'-0"



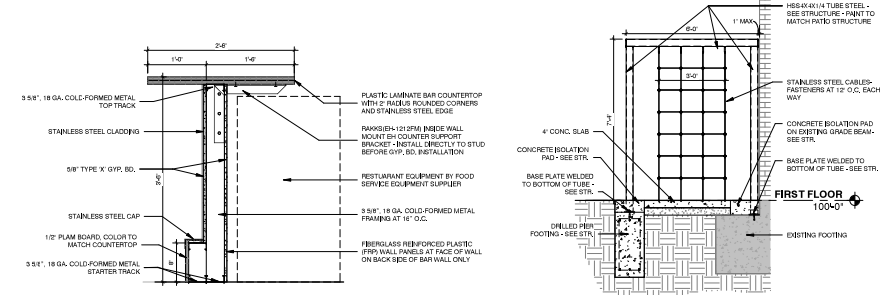
4 KALWALL TO EXIST. BUILDING A3.1 1" = 1'-0"
5 END WALL SECTION A3.1 1" = 1'-0"



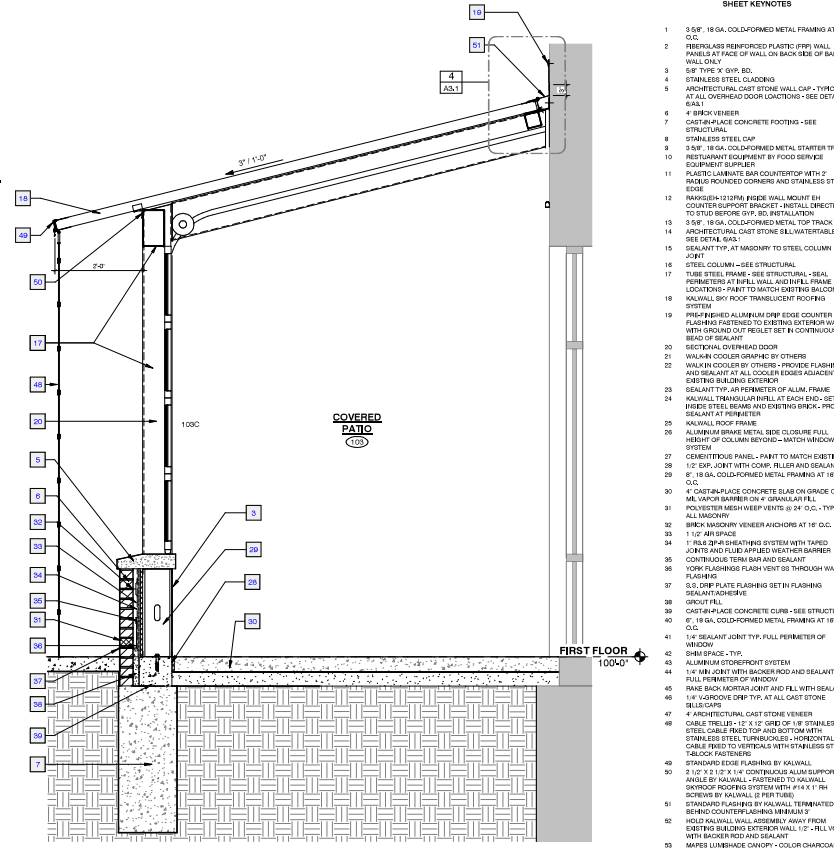
6 CAST STONE PROFILES A3.1 3" = 1'-0"



7 TYP. WINDOW SILL A3.1 3" = 1'-0"



8 BAR HIGH WALL W/ COUNTER A3.1 1" = 1'-0"
9 DECORATIVE RAILING A3.1 3/8" = 1'-0"



10 COVERED PATIO SECTION A3.1 3/4" = 1'-0"

- SHEET KEYNOTES**
- 3 SF, 18 GA. COLD-FORMED METAL FRAMING AT 16" O.C.
 - FIBERGLASS REINFORCED PLASTIC (FRP) WALL PANELS AT FACE OF WALL ON BACK SIDE OF BAR WALL ONLY
 - 5/8" TYPE 'X' GYP. BD.
 - STAINLESS STEEL CLADDING
 - ARCHITECTURAL CAST STONE WALL CAP - TYPICAL AT ALL OVERHEAD DOOR LOCATIONS - SEE DETAIL A3.1
 - BRICK VENEER
 - CAST-IN-PLACE CONCRETE FOOTINGS - SEE STRUCTURAL
 - STAINLESS STEEL CAP
 - 3 SF, 18 GA. COLD-FORMED METAL STARTER TRACK
 - RESTAURANT EQUIPMENT BY FOOD SERVICE EQUIPMENT SUPPLIER
 - PLASTIC LAMINATE BAR COUNTERTOP WITH 2 ANGLE ROUGHED CORNERS AND STAINLESS STEEL EDGE
 - BRICKS - 10/100 # BRK. WALL HEIGHT BY COUNTER SUPPORT BRACKET - INSTALL DIRECTLY TO STUD BEFORE GYP. BD. INSTALLATION
 - 3 SF, 18 GA. COLD-FORMED METAL TOP TRACK
 - ARCHITECTURAL CAST STONE SILL WATERTABLE - SEE DETAIL A3.1
 - SEALANT TYP. AT MASONRY TO STEEL COLUMN JOINT
 - STEEL COLUMN - SEE STRUCTURAL
 - TUBE STEEL FRAME - SEE STRUCTURAL - SEAL PERIMETERS AT BR/FL WALL AND H/FL FRAME LOCATIONS - PAINT TO MATCH EXISTING BALCONED KALWALL BR/FL ROOF TRANSLUCENT ROOFING SYSTEM
 - PRE-FINISHED ALUMINUM DRIP EDGE COUNTER FLASHING FASTENED TO EXISTING EXTERIOR WALL WITH GROUND OUT RESET SET IN CONTINUOUS BEAD OF SEALANT
 - SECTIONAL OVERHEAD DOOR
 - WALK-IN COOLER OR WALK-IN FREEZER BY OTHERS
 - WALK-IN COOLER BY OTHERS - PROVIDE FLASHING AND SEALANT AT ALL JOINT EDGES ADJACENT TO EXISTING BUILDING EXTERIOR
 - SEALANT TYP. AT PERIMETER OF ALUM. FRAME
 - KALWALL TRANSLUCENT BR/FL AT EACH EDGE - SET 1/4" FROM FACE OF BR/FL WALL
 - KALWALL ROOF FRAME
 - ALUMINUM BRAKE METAL CLOSURE FULL HEIGHT OF COLUMN BEYOND - MATCH WINDOW SYSTEM
 - CEMENTitious PANEL - PAINT TO MATCH EXISTING
 - 1/2" EXP. JOINT WITH CORR. FLUES AND SEALANT
 - 1/4" EXP. JOINT WITH CORR. FLUES AND SEALANT
 - 1/4" POLYESTER MESH WEEP VENTS @ 24" O.C. - TYP. AT ALL MASONRY
 - BRICK MASONRY VENEER ANCHORS AT 16" O.C.
 - 1" X 2" AIR SPACE
 - 1" RUL. 2#-4 BREATHING SYSTEM WITH TAPED JOINTS AND FLU APPLIED WEATHER BARRIER
 - CONTINUOUS TERN BAR AND SEALANT
 - YORK FLASHINGS FLASH VENT @ THROUGH WALL FLASHING
 - S.U. DRIP PLATE FLASHING SET IN FLASHING SEALANT ADHESIVE
 - GROUT FILL
 - CAST-IN-PLACE CONCRETE CURB - SEE STRUCTURAL
 - 6" 18 GA. COLD-FORMED METAL FRAMING AT 16" O.C.
 - 1/4" SEALANT JOINT TYP. FULL PERIMETER OF WINDOW
 - SHW SPACE - TYP.
 - ALUMINUM STOREFRONT SYSTEM
 - 1/4" MIN. JOINT WITH BACKER ROD AND SEALANT FULL PERIMETER OF WINDOW
 - PAINT BACK MORTAR JOINT AND FILL WITH SEALANT
 - 1/4" V-GROOVE DRIP TYP. AT ALL CAST STONE BULLCAPS
 - BASE PLATE WELDED TO BOTTOM OF TUBE - SEE STL.
 - CHILLED BRK - FOOTINGS - SEE STL.
 - EXISTING FOOTING
 - STAINLESS STEEL CABLES - FASTENERS AT 12" O.C. EACH WAY
 - CONCRETE ISOLATION PAD ON EXISTING GRADE BEAM - SEE STL.
 - BASE PLATE WELDED TO BOTTOM OF TUBE - SEE STL.
 - STANDARD EDGE FLASHING BY KALWALL
 - 2 1/2" X 1/2" X 1/4" CORR. ALUMINUM SUPPORT ANGLE BY KALWALL - FASTENED TO KALWALL OVER ROOFING SYSTEM WITH #10 X 1/4" SCS BY KALWALL OF PER TUB
 - 1/2" CORR. METAL WALL ADJACENT TO TERMINATED BEHIND COUNTER FLASHING MINIMUM 3'
 - HOLD ALUM. WALL ADJACENT TO MATCH EXISTING BUILDING EXTERIOR WALL 1/2" - FULL VOID WITH BACKER ROD AND SEALANT
 - MAPES LAMINACE CANOPY - COLOR CHARCOAL GRAY - ANCHOR TO EXISTING BUILDING EXTERIOR WALL

9/28/2022 10:31:39 AM R:\Projects\2022\Hoppe - Early Bird\Arch\TFR\Arch\Early Bird\submittal TP 102.rvt

A. GENERAL

- These general notes apply except where specifically overridden by notes on the drawings and/or details.
- Construction shall conform to the International Building Code (IBC), 2018 Edition and the city of Lincoln Nebraska Municipal Construction Code.
- Verify existing features and conditions (dimensions, elevations, etc.) upon which these drawings rely.
- Details are typical. For conditions not clearly understood, submit sketches and/or documents for information to the Engineer of Record for resolution.
- Obstacles, conflicts, or misalignments between various elements of the contract documents, if any, shall be brought to the attention of the Engineer of Record for resolution before proceeding with the work. The contractor shall submit a written request to the architect/engineer before proceeding with the work, changes, substitutions, or modifications. All work done by the contractor before receiving written approval shall be at the contractor's risk.
- Refer to the other disciplines' drawings and coordinate information related to those other disciplines' systems, for items such as:
 - Finish floor elevations, floor depressions, slopes, drains, curbs, pads, embedded items, openings, etc.
 - Size and location of all non-knock-opening partitions and all door and window openings.
 - Start framing hanger details.
 - Dimensions not shown on the structural drawings.
 - Waterproofing and waterstops.
 - Pipe runs, sleeves, hangers, branches, well, roof, and floor openings, etc., not shown or noted.
 - Electrical conduit runs, boxes, outlets, etc., in walls and slabs.
 - Anchorages and bracing for mechanical, electrical, and plumbing equipment.
 - Size and location of equipment anchors and bases.
- Openings required but not shown on the structural drawings shall be submitted to the Engineer of Record for approval before they are constructed.
- Members required to support equipment from (a) attach to (b) the structure shall be designed and provided by the contractor supplying the equipment.
- Provide and maintain temporary bracing, shoring, guying, or other temporary support during construction to assure correct and accurate structure geometry, and to avoid temporary overstresses.
- Walls shall be adequately braced during construction until wall strength has been attained and all permanent supports are in place.
- Unless specifically approved by the Engineer of Record in writing, backfill shall not be placed against walls until the wall design strength has been attained and permanent support are in place.
- The use of new construction materials for temporary support or storage of construction materials is restricted to the design capacity of the new construction at the time it is to be used. Equipment or materials shall be stored so as to exceed the capacity of individual elements. Provide adequate engineering shoring/bracing where design capacity is not sufficient.
- Construction loads shall not be placed on new construction, including concrete fill on metal deck, for at least 7 days after concrete placement.
- Do not use dimensions scaled from the structural drawings.
- Electronic AutoCAD drawings will be provided upon request of the contractor or subcontractor for a fee of two hundred fifty dollars (\$250) per structural sheet. A waiver will be required to be signed by a representative of the contractor or subcontractor before the electronic drawings are released. A copy of the waiver will be made available upon request. The waiver contains all provisions governing the transmission, acceptance, and usage of the electronic files. The electronic files are NON-TRANSFERABLE.

- DESIGN CRITERIA
 - Structural design is based on the International Building Code (IBC), 2018 Edition.
 - Design Live Loads
 - Roof Live Load 20 psf
- Design Snow Loads
 - Ground Snow Load (Pg) 25 psf
 - Flat Roof Snow Load (FY) 20 psf
 - Snow Exposure Factor, Ce 1.0
 - Snow Load Importance Factor, Is 1.0
 - Thermal Factor, Ct 1.0
 - Snow drift has been considered.
- Design Wind Load
 - Basic Wind Speed (ASD) 115 mph (Ultimate)
 - Wind Importance Factor, Iw B
 - Wind Exposure B
 - Components and Cladding See Table
- Seismic Design
 - Occupancy Category II
 - Spectral Response Coefficients S_{DS} = 0.082g, S_{DI} = 0.072g
 - Design Category B
 - Site Class D
 - Basic Seismic Force Resisting System Steel Frame
- Allowable Soil Bearing Pressure 1500 psf

COMPONENTS AND CLADDING WIND LOADS						
Height (ft)	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
0-25	Positive +	10 psf	10 psf	10 psf	12.8 psf	
	Negative -	12 psf	17.0 psf	26.9 psf	14.0 psf	18.0 psf
26-50	Positive +					
	Negative -					
51-65	Positive +					
	Negative -					

Table is based on ASCE 7-10 Figures 6-1A-D. Distance a = 4'-4"

- FOUNDATIONS
 - Foundation design is based upon an assumed soil bearing capacity. See Design Data for the allowable soil bearing pressure.
 - Geotechnical Engineer shall perform special inspections detailed in the "Verification and Inspection of Soil" Table in IBC Table 1704.7.
 - Contractor is responsible for appropriate, adequate shoring and bracing of foundation excavations. Contractor shall provide for de-watering if water is present in excavation.
 - Step continuous wall footings or grade beams uniformly in 2'-0" maximum vertical steps where elevations vary. Sloped footings are permitted only as detailed.
 - Over-excavated footings shall be backfilled with lean (fc = 2000 psi) concrete or as directed by the geotechnical engineer.
- SPECIAL INSPECTION
 - Special inspection shall be conducted in accordance with Section 1704 of the International Building Code (IBC) by an independent agency employed by the owner. The contractor shall coordinate and cooperate with the required inspectors. All testing and inspection reports shall be sent to the architect, engineer of record, building official, and contractor for review. Special inspection during fabrication is not required if the fabricator is registered and approved to perform such work with special inspection. Items requiring special inspection and quality assurance are as follows:

VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION (IBC TABLE 1704.3)		
Inspection Task	Frequency of Inspection	
	Continuous	Periodic
1. High Strength Bolting	-	X
2. Field Welding including single-pass fillet welds exceeding 5/16" (19 mm) in size, multi-pass fillet welds, and complete and partial penetration groove welds	X	-

VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION (IBC TABLE 1704.4)		
Inspection Task	Frequency of Inspection	
	Continuous	Periodic
1. Inspection of reinforcing steel and placement	-	X
2. Inspection of cast-in-place anchors prior to and during placement of concrete.	-	X
3. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine temperature of concrete.	X	-

VERIFICATION & INSPECTION OF SOILS (IBC TABLE 1704.7)		
Inspection Task	Frequency of Inspection	
	Continuous	Periodic
1. Verify materials below footing are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations have been excavated to proper depth and have reached proper material	-	X
3. Verify use of proper materials, densities, and fill thicknesses during placement and compaction of controlled fill	X	-
4. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.	-	X

- STRUCTURAL STEEL
 - Structural steel shall be supplied, detailed, fabricated, and erected in accordance with AISC Specifications, latest edition.
 - Member/element specifications:
 - W Column ASTM A992, Grade 50
 - W Beams and Girders ASTM A992, Grade 50
 - HSS Steel Tube ASTM A450, Grade B, Fy = 46 ksi
 - Pipe Column ASTM A53, Grade B, Fy = 35 ksi
 - Angles, Channels, Misc. Shapes ASTM A36
 - Column Base Plates ASTM A36
 - Shear Tabs ASTM A36
 - Other ASTM A36
 - Steel Penetration Reinforcement Match grade of material penetrated
 - Connections:
 - Bolt A325N
 - Anchor Bolts ASTM A153, Grade 36, 55, 105 ksi
 - Other ASTM A325N
 - Welding Electrodes E70XX
 - Headed Studs ASTM A108 3/4" Diameter
 - Welding shall conform to A.W.S. specifications and shall be performed by certified welders.
 - Butt welds shall be complete penetration welds except where specified as partial penetration. All fillet welds shown are minimum except where required by stress.
 - Increase welds to AISC minimum sizes based on thickness of material joined.
 - When connections are not shown fabricator shall select AISC simple shear connections for non-composite beams capable of carrying 50% of the total uniform load for the given size, span, and grade of beam, as tabulated in AISC tables, latest edition, for allowable loads.
 - All steel members and connectors in contact with treated lumber and/or exposed to weather shall be hot-dipped galvanized.
 - Anchor bolts in contact with treated lumber shall be hot dipped galvanized with an equivalent coating thickness of Galo.
- CONCRETE
 - Concrete shall be mixed and placed in accordance with ACI 318. Use mixes with maximum aggregate size appropriate for form spaces and reinforcement placement required in this project.
 - When the ambient air temperature will be below 50° F, the contractor shall conform to ACI report by Committee 308 "Cold Weather Concrete".
 - When the ambient air temperature will be above 70° F, the contractor shall conform to ACI report by Committee 305 "Hot Weather Concrete".
 - Concrete proportions, including water/cement ratio, shall be established in accordance with section 5.3 of ACI 318 on the basis of field experience and trial mixtures with materials proposed to use in this project. For each mix specified, submit documentation of concrete proportions, reviewed and approved by the owner's testing agency before submitted to the Architect at least two weeks before concrete is to be placed. The contractor is responsible for achieving the specified or required strengths.
 - Specified concrete type and 28 day minimum concrete compressive strengths:
 - Grade Beams and Footings 3000 psi, normal weight - Sand/Gravel W/C = 0.48
 - Cast in Place Curb 4000 psi, normal weight - Limestone W/C = 0.45
 - Slabs on Grade 4000 psi, normal weight - Limestone W/C = 0.43
 - Scheduling of work may require specific concrete design strengths in less than 28 days. Submit requirements and backup data.
 - Submit plan to the Architect for the location of all proposed joints not indicated on the drawings.
 - All concrete shall be reinforced unless specifically noted "not reinforced".
 - Outside diameter of conduit or pipe to be embedded in concrete slabs shall not exceed 30% of the minimum concrete thickness unless specifically detailed otherwise.
 - Stacking of conduits is prohibited.
 - Projecting corners of beams, columns, walls, etc., shall be formed with a 3/4 inch chamfer, except where noted otherwise on the drawings.
 - Thicknesses of concrete slabs and toppings on the structural drawings are minimum thicknesses. Contractor shall make allowances for additional concrete required to compensate for beam and deck deflections and to maintain specified thicknesses.
 - Maximum length of wall placement in each direction shall be 60 feet. Maximum length of grade beam placement in each direction shall be 100 feet.
 - Use chairs or other support devices recommended by CRSI to support and tie reinforcing bars prior to placing concrete. Reinforcing steel for slabs on grade shall be adequately supported on precast concrete units. Lifting the reinforcing off the grade during placement of concrete is not permitted.
 - Control joints shall be installed in slabs on grade. Control joints shall have a maximum length to width ratio of 1.25:1. Install control joints in slabs on grade at a spacing not to exceed 30 times the slab thickness in any direction. Unless noted otherwise.

G. STEEL REINFORCEMENT

- Contractor shall submit fabrication and placement drawings obtained in accordance with ACI 315, "Manual of Standard Practice for Detailing Reinforced Concrete Structures".
- Reinforcing steel bars shall conform to ASTM A615, Grade 60 deformed bars unless noted otherwise.
- Reinforcing steel bars that are welded shall conform to ASTM A706, Grade 60.
- Welded wire fabric shall conform to ASTM A185.
- Reinforcements and embedments shall be accurately positioned and secured against displacement prior to placing concrete. If reinforcement traffic will be allowed in reinforcement provide sufficient support to prevent damage or displacement.
- Welding (including tack welding) of reinforcement bars is prohibited except where detailed or approved in writing by the Engineer of Record.
- All reinforcement crossing construction joints shall be continuous, or shall be made effectively continuous by the use of fully developed lap splices, dowels, or approved couplers.
- Provide continuous reinforcement wherever possible; splice only as shown or approved, stagger splicing.
- Provide corner bars in walls and footings the same size and number as continuous horizontal reinforcing lapped with main steel with proper lap length.
- Reinforcement shall be detailed and placed to minimize the amount of concrete placed. It shall be as near to concrete surfaces as possible, within specified tolerances, within the reinforcing protection limits specified in ACI 318.
- Reinforce all floor fill as specified by the Engineer with 6x6x1/4x1/4 welded wire fabric at mid-depth except where otherwise noted or detailed.
- Unless otherwise noted, principal reinforcement shall have the following protection:
 - Surfaces cast against the earth or permanently exposed to earth 2 in.
 - Formed surfaces exposed to earth or weather 3/4 in (top), 1 in (bot)
 - Slabs 3/4 in
 - Beams, Columns 2 in
 - Walls (interior surface only) 1 in
 - Truss, Straps 1 1/2 in
- Refer to "Concrete Reinforcing Bar Lap Splice Schedule" for reinforcing bar lengths.

Bar Size	REINFORCING BAR SPLICE TABLE											
	fc = 3000 psi				fc = 4000 psi				fc = 5000 psi			
	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP
	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS
	A	B	A	B	A	B	A	B	A	B	A	B
#3	18"	21"	21"	24"	14"	18"	18"	24"	13"	17"	17"	22"
#4	22"	28"	28"	31"	19"	25"	25"	33"	17"	22"	22"	29"
#5	27"	35"	35"	41"	24"	31"	31"	40"	21"	28"	28"	37"
#6	33"	43"	43"	50"	29"	37"	37"	48"	25"	33"	33"	43"
#7	40"	52"	52"	61"	34"	44"	44"	56"	30"	39"	39"	51"
#8	50"	71"	71"	82"	47"	62"	62"	81"	42"	55"	55"	72"
#9	62"	87"	87"	104"	54"	73"	73"	102"	48"	62"	62"	81"


- Table Notes:
- This schedule shall be used for all bar splices in concrete members unless noted otherwise.
 - Table is for Grade 60 reinforcing.
 - Class "A" splices may only be used in cases where 50% of the bars are spliced within the lap splice length.
 - Class "B" splices shall be used for all splices unless the requirements of Note No. 2 are met.
 - See sections 18.01 and 18.02.
 - For all lightweight concrete, lap splice lengths shall be multiplied by 1.3.
 - For all epoxy coated bars, lap splice lengths shall be multiplied by 1.3 for top bars and 1.5 for regular bars.
 - Top bars are classified as horizontal bars when 12" or more of fresh concrete is cast below the reinforcing bar.
 - Table assumes clear spacing of bars is not less than d; clear cover not less than d; and less than throughout member are code minimum.
 - See General Structural notes for additional requirements.

H. POST-INSTALLED ANCHORS


- Epoxy Anchors
 - For concrete, epoxy shall be HIT-RE 200-B by Hilti Corporation, or HIT-HY 200 by Hilti Corporation.
 - For masonry, including concrete masonry, hollow brick, and multi-void brick, epoxy shall be HIT-HY 70 by Hilti Corporation. Inset shall be used in hollow applications.
 - Follow all manufacturer's recommendations and ICC-ESR for epoxy installation.
 - Alternative epoxies may be used if an ICC-ESR approval for use in cracked concrete is submitted to Engineer of Record prior to use.
 - Masonry epoxy anchors shall be installed in grout-filled cells U.N.O. on plans.
- Mechanical Anchors
 - For concrete, the mechanical anchor shall be Kwik Bolt TZ-CS by Hilti Corporation, or Kwik Bolt 3 by Hilti Corporation.
 - Follow all manufacturer's recommendations and ICC-ESR for mechanical anchor installation.
 - Alternative mechanical anchors may be used if an ICC-ESR approval for use in cracked concrete is submitted to Engineer of Record prior to use.
- Screw Anchors
 - For concrete, screw anchor shall be Ki-SEZ by Hilti Corporation, or Ten HD by Simpson Strong Tie.
 - Follow all manufacturer's recommendations and ICC-ESR for screw anchor installation.
 - Alternative screw anchors may be used if an ICC-ESR approval for use in cracked concrete is submitted to Engineer of Record prior to use.
- Powder Actuated Fasteners
 - For concrete, fastener shall be Axi Universal Knurled Shank Fasteners by Hilti Corporation.
 - For steel, fastener shall be Axi Universal Knurled Shank Fasteners by Hilti Corporation.
 - Follow all manufacturer's recommendations and ICC-ESR for fastener installation.
 - Alternative fasteners may be used if an ICC-ESR approval for use in cracked concrete is submitted to Engineer of Record prior to use.


J. LIGHT GAGE FRAMING

- Material design and manufacture shall be in accordance with the latest edition of "Cold Formed Steel Design Manual" of the American Iron and Steel Institute.
- Provide tracks, jumbo, clip angles, joist bridging shoes, reinforcements, fasteners and accessories to provide a complete metal frame system in accordance with manufacturer's recommendations.
- Bearing studs must be fabricated with full stud end sealed against track web. Do not use studs that have cut at punchout. Studs shall be securely attached to the flange or web of both the top track and bottom track unless noted otherwise.
- All field cutting shall be done by shearing or sawing. Torch cutting of light gage members is prohibited.
- Install horizontal wall bridging after studs are erected and before connection loads are applied. Bridging shall be spaced at no more than 34" c/c, vertically.
- Light gage non-bearing studs shall have full connection at the top track and shall be full bearing against the bottom track web with studs securely attached to the flange or web of the bottom track unless noted otherwise.
- Frame wall openings larger than 2'-4" by adding 1/2 of the disrupted studs to each jamb. Install runner tracks and jack studs above and below wall openings. Anchor tracks to jamb studs by welding/screwing and space jack studs same as full height studs of wall.
- No splices in studs, joists, headers or other load carrying elements may be made without prior written consent and specific details from the structural engineer of record.
- Fastening of light gage steel members to structural steel shall be with #12 TEK screws or with 0.177" shank diameter powder actuated fasteners.
- Install bridging in joists systems at 8'-0" c/c, max.
- All galvanized light gage steel members shall be formed from steel having a galvanized coating meeting the requirements of ASTM A653 with a G60 hot dipped galvanized coating.
- Steel studs having a gauge thickness of 16 gage or greater shall have a yield strength of 50ksi. Studs of a lighter gage shall be 35ksi.




Architectural Design Associates
 Suite 105
 7907 O' Street
 Lincoln, Nebraska 68510
 www.adainc.com
 tel 402-468-9282

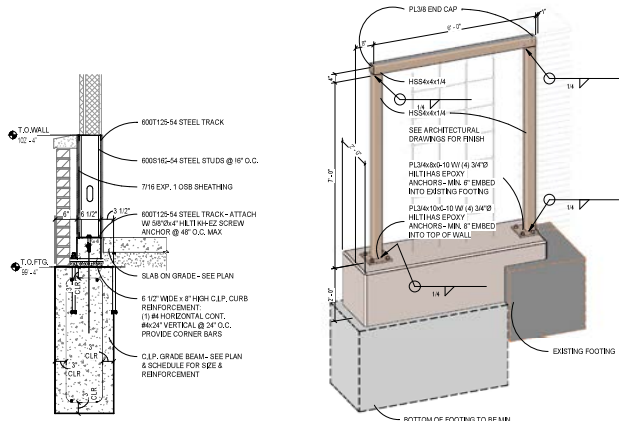




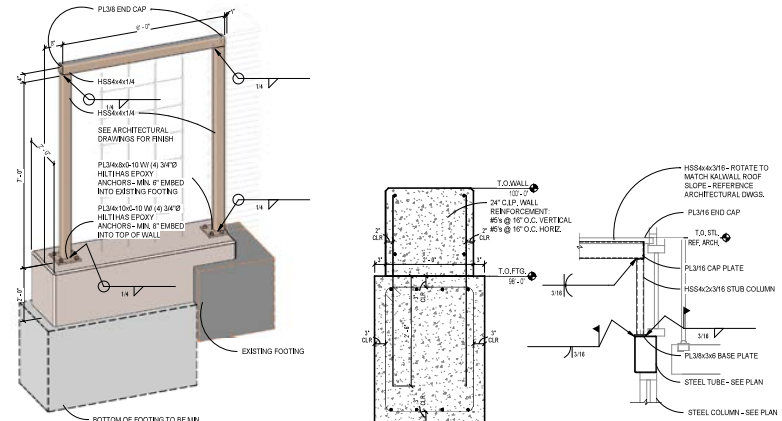
EARLY BIRD TENANT FINISH
 HOPE DEVELOPMENT
 1900 K STREET, SUITE 100
 LINCOLN, NE

Project: 22-015
 Date: 03/08/2022
 Revision: _____
 _____ Date: _____

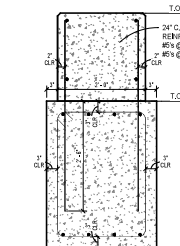




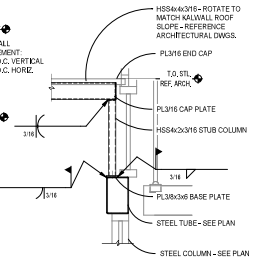
C TYPICAL SECTION @ GRADE BEAM
SCALE: 3/4" = 1'-0"



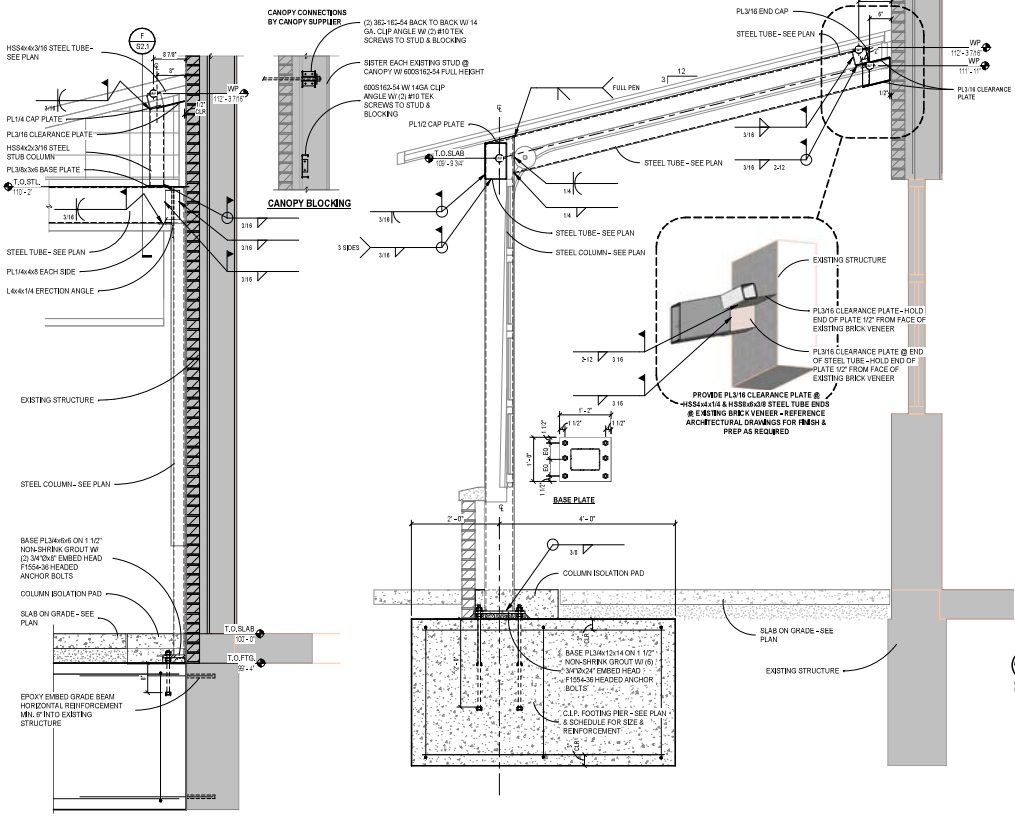
D PANEL FRAME & FOUNDATION
SCALE: 3/4" = 1'-0"



E SECTION @ WALL
SCALE: 3/4" = 1'-0"

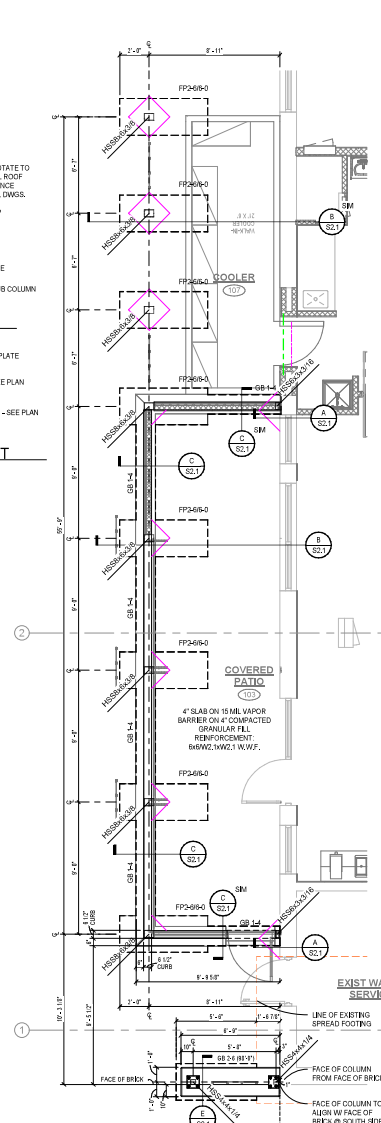


F STEEL TUBE SUPPORT
SCALE: 3/4" = 1'-0"



A SECTION @ END WALL
SCALE: 3/4" = 1'-0"

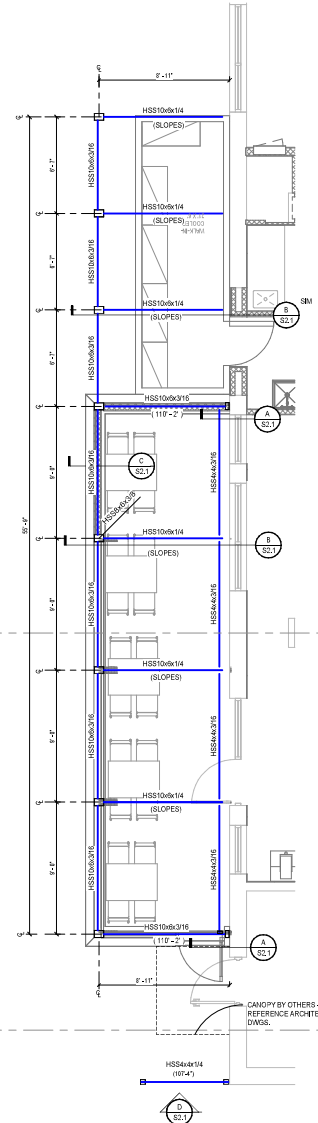
B TYPICAL SECTION @ COLUMN & ROOF SUPPORT
SCALE: 3/4" = 1'-0"



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

SPREAD FOOTING SCHEDULE				
Type Mark	PLAN SIZE Width Length	Footing Depth	Reinforcing	
FP 2-05-0	2'-0" 8'-0"	4'-0"	(4) #5 x 5'-0" TOP & BOTTOM W/ (3) #4 CLOSED TIES	

GRADE BEAM SCHEDULE				
Type Mark	Foundation Thickness	Width	Height	Reinforcing
GB 1-4	3'-4"	1'-4"	1'-4"	(2) #5 CON'T. TOP & BOT W/ #4 VERT. @ 45" O.C.
GB 2-8	3'-4"	2'-8"	2'-8"	(4) #8 CON'T. TOP & BOT. W/ #4 CLOSED TIES @ 24" O.C.



2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ADA
Architectural Design Associates
Suite 105
7507 O Street
Lincoln, Nebraska 68510
www.adainc.com
tel 402-468-3232

sdg
STRUCTURAL DESIGN GROUP
1500 K STREET, SUITE 100
LINCOLN, NE

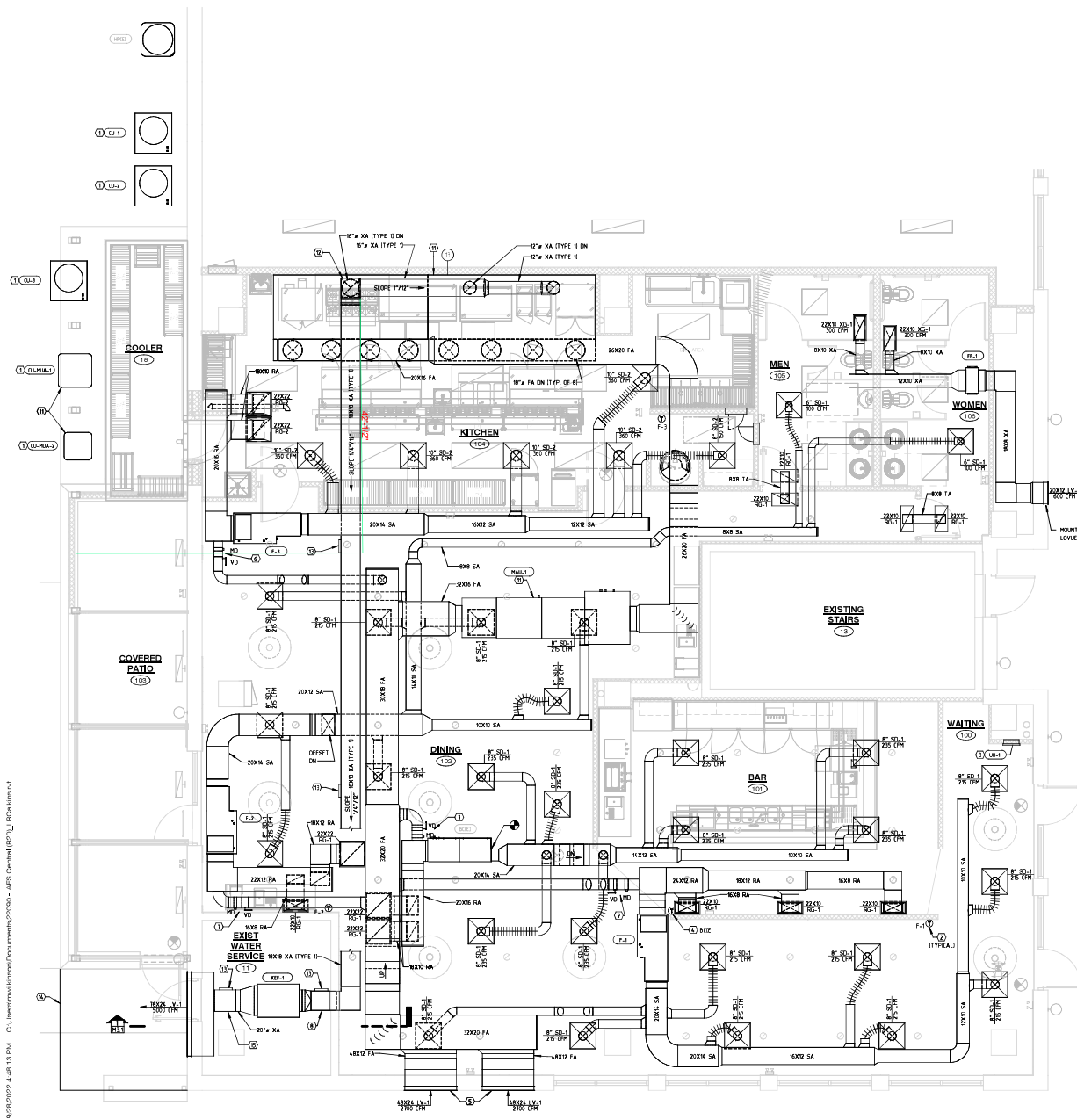
**EARLY BIRD TENANT FINISH
ROPPE DEVELOPMENT**
1500 K STREET, SUITE 100
LINCOLN, NE

Project: 22-035
Date: 03/08/2022
Revision: _____
Date: _____

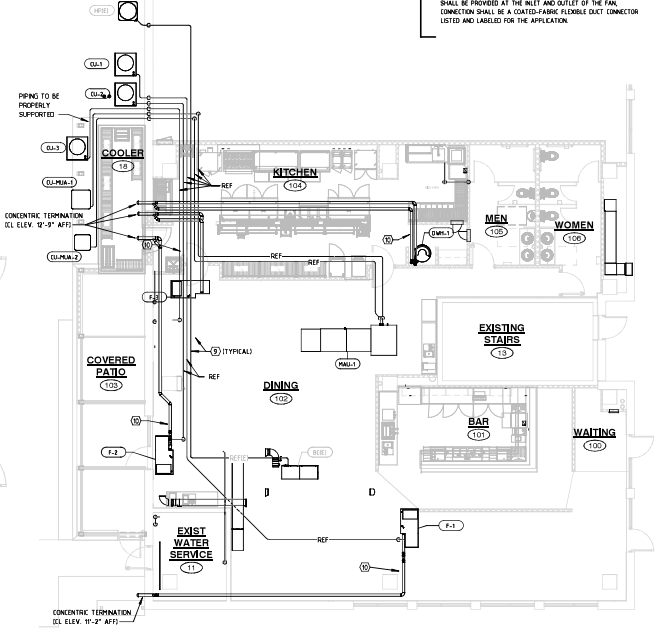
© Copyright ADA 2022

S2.1

02/08/2022 1:54:16 PM



1 FIRST FLOOR PLAN - HVAC DUCT
 M1.1 1/4" = 1'-0"



2 FIRST FLOOR PLAN - HVAC PIPING
 M1.1 1/8" = 1'-0"

- KEY NOTES** SYMBOL - (C)
1. POINT CONDENSING UNITS ON A PRE-CAST LEVEL CONCRETE PAD. GRAIND UNDER THE PAD SHALL BE WATER SOAKED TO PREVENT PAD SETTLING.
 2. INSTALL THERMOSTAT 5" ABOVE FINISHED FLOOR. PROVIDE PROTECTIVE PLASTIC, LOCKABLE COVER OVER THERMOSTAT (TYPICAL).
 3. UNIT HEATER 3/4"-1/2" O.D. (OR EQUAL) RECESSED BOX. DOWN/UP. A/R. P/S. FAN. LOUVERED FRONT COVER. LOUVER TO BE SELECTED BY ARCHITECT.
 4. RELocate EXISTING THERMOSTAT TO THIS LOCATION.
 5. INSTALL LOUVER IN EXISTING BLOCK OUT. FIELD COORDINATE EXACT LOCATION.
 6. EXTEND 1/2" FRESH AIR TO RETURN DUCT AS REQUIRED. INSTALL MANUAL VOLUME BALANCING DAMPER AND MOTORIZED DAMPER AT EASILY ACCESSIBLE LOCATION AND BALANCE TO 350 CFM. MOTORIZED DAMPERS SHALL BE OPEN WHEN FAN BLOWER IS RUNNING AND SHUT WHEN BLOWER IS OFF.
 7. EXTEND 1/2" FRESH AIR TO RETURN DUCT AS REQUIRED. INSTALL MANUAL VOLUME BALANCING DAMPER AND MOTORIZED DAMPER AT EASILY ACCESSIBLE LOCATION AND BALANCE TO 350 CFM. MOTORIZED DAMPERS SHALL BE OPEN WHEN FAN BLOWER IS RUNNING AND SHUT WHEN BLOWER IS OFF.
 8. INSTALL GREASE DUCT RESERVOIR ON BOTTOM OF DUCT. RESERVOIR SHALL EXTEND ACROSS FULL WIDTH OF THE DUCT AND LENGTH SHALL BE NO LESS THAN 12" DEPTH TO BE MIN. 1" BOTTOM OF RESERVOIR SHALL SLOPE TO A DRAIN. RESERVOIR SHALL BE ACCESSIBLE FROM DUCT CLEANOUT FOR CLEANING.
 9. EXTEND RETURN/RAMP PIPING TO CORRESPONDING UNIT. ALL ROUTING, HOLLING, ACCESSORIES, SIZING PER MANUFACTURER'S RECOMMENDATIONS. STEEL HALL FLATES MUST BE USED WHERE PIPING PENETRATES JOIST OR STUD WITH LESS THAN 2" OF DISTANCE BETWEEN PIPING AND CEILING.
 10. EXTEND INTAKE AND EXHAUST PIPING TO THE EXTERIOR AS REQUIRED AND TERMINATE WITH FLUSH MOUNTED CONCENTRIC TERMINATION KIT. ALL HOOD, ACCESSORIES AND SIZING PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE AND INSTALL PROPER FLASHING.
 11. KITCHEN VENTILATION EQUIPMENT TO BE PROVIDED BY OTHERS. MECHANICAL CONTRACTOR TO RECEIVE, SET AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 12. EXTEND VERTICAL DUCT FROM KITCHEN HOOD UP AS HIGH AS POSSIBLE. HORIZONTAL DUCT TO SLOPE TOWARDS MAKE EXHAUST FAN AT 1/4" PER FOOT WITH GREASE RESERVOIR PROVIDED PRIOR TO FAN.
 13. MIN. 1/2" GREASE DUCT CLEANOUT ON SIDE OF DUCT. OPENING SHALL BE MIN. 1" FROM EDGES OF DUCT. CLEANOUT SHALL CONSIST OF A GREASE AND AIR TIGHT ACCESS DOOR WELDED TO GREASE DUCT THAT IS OF THE SAME THICKNESS OF GREASE DUCT. HIGH TEMPERATURE BRATED FOR AT LEAST 1000°F GASKET AND LATCHING MECHANISM TO HOLD DOOR TIGHTLY SHUT. NO FASTENERS SHALL PENETRATE THE DUCT.
 14. NON-COMBUSTIBLE CANOPY LOCATED BELOW EXHAUST LOUVER. SEE ARCHITECTURAL PLANS.
 15. EXTEND FULL SIZE DUCT FROM EF TO PLenum ON BACK OF LOUVER. DUCT TO FAN CONNECTION AT THE INLET AND OUTLET SHALL BE FLANGED, GASKETED AND BOLTED. VENTILATION ISOLATOR CONNECTOR SHALL BE PROVIDED AT THE INLET AND OUTLET OF THE FAN. CONNECTOR SHALL BE A GASKET-FACING FLEXIBLE DUCT CONNECTOR LISTED AND LABELED FOR THE APPLICATION.

Architectural Design Associates
 3410 O Street
 Suite A
 Lincoln, Nebraska 68510
 tel 402-486-3232
 www.adalincoln.com

AES ADVANCED ENGINEERING SYSTEMS
 ENGINEERING ARCHITECTURE
 1000 A STREET, SUITE 100
 LINCOLN, NE

EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
 1000 A STREET, SUITE 100
 LINCOLN, NE

Project Number: 22-035
 Date: 09/28
 Revisions: 03/20

© Copyright AES 2022

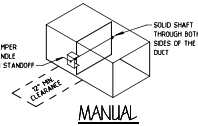
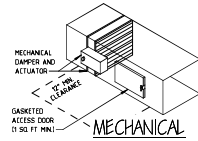
M1.1 FIRST FLOOR PLAN

9/28/2022 4:48:13 PM C:\Users\m\workspace\Documents\220900 - AES Central (R2)_LDC\plan.mxd

DETAIL NOTES

GENERAL NOTES

WHEN TYPICAL INSTALLATION IS NOT POSSIBLE CONSULT ARCHITECT, MECHANICAL AND STRUCTURAL ENGINEERS BEFORE INSTALLATION. INSTALLATION WITH FULL ACCESS TO ALL COMPONENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CHANGES MADE TO THE INSTALLATION SHALL BE MADE AT NO ADDITIONAL COST. IF ACCESS DOORS IN WALLS ARE REQUIRED, THEY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. FIRE RATED ACCESS DOOR SHOULD BE PROVIDED IN RATED WALLS. WHERE THE INSULATION STOPS FOR THE DAMPER, THE EDGE OF THE INSULATION SHALL BE CAPPED WITH 1" DEEP METAL MOLDING. THIS SHALL BE SWEETED TO THE DUCT. DETAIL APPLIES TO SQUARE AND ROUND DUCTS.

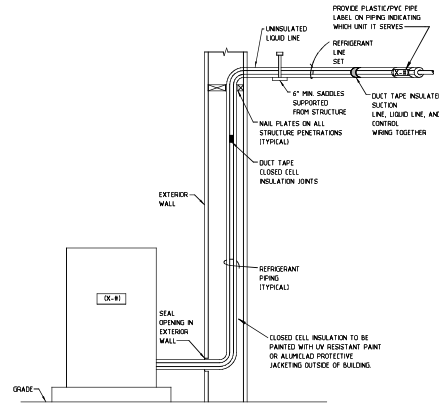


1 DAMPER DETAIL

M2.1 NTS

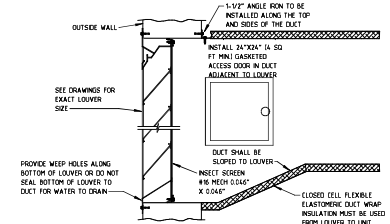
7 REFRIGERANT PIPING DETAIL

M2.1 NTS



8 LOUVER CONNECTION DETAIL

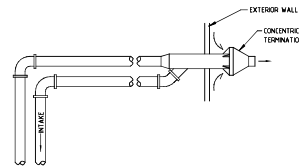
M2.1 NTS



DETAILS SHALL BE USED IN ALL APPLICABLE SITUATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT

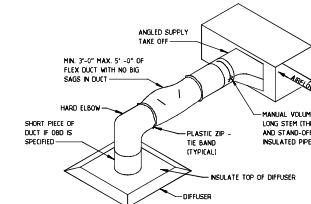
6 CONCENTRIC TERMINATION DETAIL

M2.1 NTS



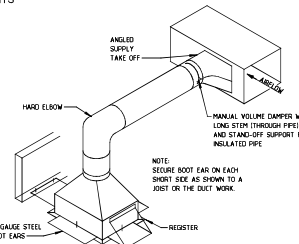
2 SUPPLY DIFFUSER DETAIL

M2.1 NTS



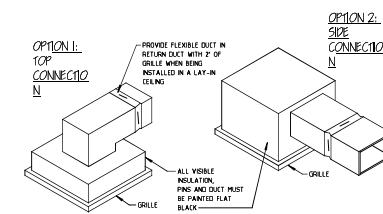
5 SUPPLY REGISTER DETAIL

M2.1 NTS



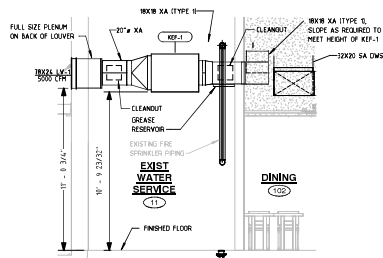
3 RETURN/EXHAUST/TRANSFER GRILLE DETAIL

M2.1 NTS



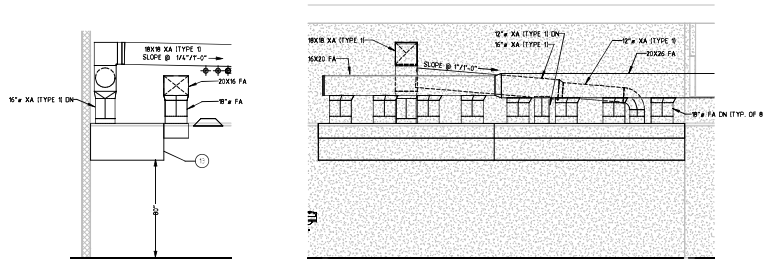
11 SECTION @ KEF-1

M2.1 1/4" = 1'-0"



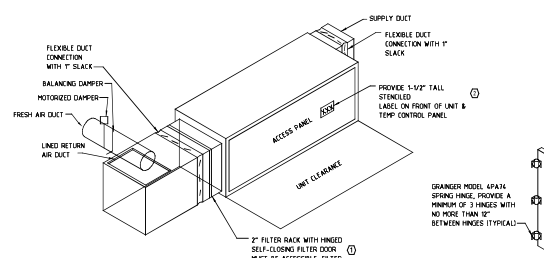
9 KITCHEN HOOD SECTIONS

M2.1 1/4" = 1'-0"



4 FURNACE DUCT CONNECTION DETAIL

M2.1 NTS



DETAIL NOTES

GENERAL NOTES

WHEN TYPICAL INSTALLATION IS NOT POSSIBLE CONSULT ARCHITECT, MECHANICAL AND STRUCTURAL ENGINEERS BEFORE INSTALLATION.

INSTALLATION WITH FULL ACCESS TO ALL COMPONENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CHANGES MADE TO THE INSTALLATION SHALL BE MADE AT NO ADDITIONAL COST.

COORDINATE EQUIPMENT MOUNTING HEIGHTS WITH ALL TRADES, PIPING, DUCT AND ELECTRICAL NEW AND EXISTING PRIOR TO INSTALLATION. MAINTAIN FULL MAINTENANCE ACCESS.

KEY NOTES

- PROVIDE 2" FILTER RACK IN RETURN DUCT COLLAR. FILTER RACK MUST BE OF A NOMINAL VALUE, WHOLE NUMBER, CONSISTENT BY 4" AND A STANDARD SIZE. AVAILABLE AT BIG BOX HOME IMPROVEMENT CENTERS. FILTER DOOR MUST BE AS SHOWN AND LABELED WITH FILTER SIZE. FILTER DOOR SHALL BE CONSTRUCTED WITH 1/4"-1/2" CLEARANCE TO ALLOW FILTER TO BE EASILY INSTALLED.
- LABEL SHALL INCLUDE THE FOLLOWING INFORMATION: COUP TAG, MANUFACTURER NAME, MODEL #, IDENTIFYING CHARACTERISTICS INCLUDING CM AND DTU CAPACITY.



**ENTIRE BUILDING
AIR BALANCING
SCHEDULE**

MEASURED UNITS ON DRAWING PLAN		MEASURED UNITS ON DRAWING ELEVATION	
MAU-1	450 FA	MAU-1	1 FA
F-1	50 FA	F-1	1 FA
F-2	50 FA	F-2	30 FA
F-3	50 FA	F-3	75 FA
REEL	20 FA	REEL	30 FA
N TOTAL	5,200 FA	N TOTAL	150 FA
EF-1	600 XA	EF-1	60 XA
EF-2	600 XA	EF-2	60 XA
OUT TOTAL	5,600 XA	OUT TOTAL	60 XA
BUILDING PRESSURE	+200 CPH	BUILDING PRESSURE	+600 CPH

HVAC SCHEDULES

DUCT MATERIAL AND INSULATION

PROVIDE SPECIFIED OR APPROVED EQUAL

DUCT	DUCT LOCATION	SPACE	DUCT CONSTRUCTION				DUCT INSULATION				NOTES	
			MATERIAL	TYPE	CONNECTION	TYPE	MATERIAL	SEAL TYPE	THICKNESS	DENSITY (LB/FT ³)		R VALUE
EXHAUST / RELEAF AIR	CONCEALED	UNCONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	2"	3/4"	5	12.15
EXHAUST / RELEAF AIR	CONCEALED	UNCONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	2"	3/4"	5	12.15
EXHAUST / RELEAF AIR	CONCEALED	UNCONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	2"	3/4"	5	12.15
FRESH AIR	CONCEALED	CONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	1"	3/4"	3	12.15
FRESH AIR	CONCEALED	UNCONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	2"	3/4"	5	12.15
FRESH AIR	CONCEALED	PARTIALLY CONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	2"	3/4"	3	12.15
FLUE	CONCEALED / EXPOSED	UNCONDITIONED	CONDENSED	CONDENSED	CONDENSED	CONDENSED	CONDENSED	CONDENSED	CONDENSED	CONDENSED	CONDENSED	CONDENSED
RETURN AIR	CONCEALED	UNCONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ADHESIVE POLYMER ANTI-MERGEBAL COATING	1-1/2"	1-1/2"	5	12.1
RETURN AIR	CONCEALED	PARTIALLY CONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ADHESIVE POLYMER ANTI-MERGEBAL COATING	1-1/2"	1-1/2"	4	12.1
SUPPLY AIR	CONCEALED	CONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	1"	3/4"	3	12.3
SUPPLY AIR	CONCEALED	UNCONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	3"	3/4"	8	12.3
SUPPLY AIR	CONCEALED	PARTIALLY CONDITIONED	GALVANIZED STEEL	SINGLE WALL	SLIP & DRIVE	WRAP	FIBERGLASS	ALUMINUM FSK JACKET	2"	3/4"	5	12.3
TYPE 1 HOOD EXHAUST	CONCEALED	UNCONDITIONED	16 GAUGE BLACK RON	SINGLE WALL	FULLY WELDED	WRAP	FIBER MATERIAL	FULLY ADHESIVE POLYMER	1-1/2"	6	NA	6.7

SPACE DEFINITION
PARTIALLY CONDITIONED SPACE: A SPACE THAT HAS A TEMPERATURE DIFFERENTIAL BETWEEN THE AIR IN DUCT AND THE SURROUNDING GREATER THAN 5°. EXAMPLES INCLUDE ATTIC SPACE WITH INSULATION ON ROOF; CHASE SPACE; GARAGE; MECHANICAL/ELECTRICAL ROOM, NON PLENUM RETURN TELLER SPACE.

DUCT LOCATION DEFINITION
CONCEALED: ANY NON VISIBLE DUCT. EXAMPLES INCLUDE: MECHANICAL ROOMS, JANITORS ROOMS, ATTIC AND CHASE SPACES.

EXPOSED: ANY VISIBLE DUCT IN ANY PUBLIC OR OCCUPYABLE SPACE. EXAMPLES INCLUDE: STORAGE ROOMS, ELOSETS.

DUCT MATERIAL AND INSULATION SCHEDULE NOTES

- ALL DUCTWORK SHALL BE CONSTRUCTED, REINFORCED AND SUPPORTED ACCORDING TO CURRENT MECHANICAL CODE, SPANNA STANDARDS, AND PER REQUIREMENTS OF CURRENT EDITION OF INTERNATIONAL ENERGY CODES. DUCTS SHALL BE CONSTRUCTED BASED ON THE TOTAL FAN PRESSURE THE DUCTS ARE CONNECTED TO IN MINIMUM OF 2" AND BE TAKEN AS POSITIVE ON THE FAN DISCHARGE SIDE AND NEGATIVE ON THE FAN SUCTION SIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE FAN PRESSURES BEFORE BUILDING AND CONSTRUCTION SINGLE WALL DUCT SHALL BE SEALED WITH OTHER FOL TAKE OR DUCT SEAL COMPOUND ON ALL JOINTS INCLUDING LONG TRANSVERSE JOINTS FOR LOW PRESSURE (1/2" W.C.) NON-SERIAL DUCT. ADJUSTABLE MARIETTA BURNING AND SHAWNEE PIPE ARE ACCEPTABLE FOR DUCT MATERIALS CONNECTIONS FROM TAPE, PLASTIC GLUE IS NOT ACCEPTABLE. BUTYL TAPE, METAL GLUE AND NOT 8 BOLTS MUST BE USED.
- INSULATION SHALL HAVE A R-VALUE OF 5.0 OR GREATER AND BE CLASSIFIED AS MEETING THE REQUIREMENTS OF LIMITED COMBUSTIBILITY.
- DUCT WRAP INSULATION SHALL COMPLY WITH ASTM 1551. TAPE AND SEAL INSULATION ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. EVERY JOINT SHALL BE COMPLETELY TAPPED WITH TAPE MEETING UL 954 STANDARD TO MATCH INSULATION AND COMPLETELY SEAL INSULATION PER MANUFACTURER'S RECOMMENDATIONS.
- DUCT LINER INSULATION SHALL COMPLY WITH ASTM 1551. PROVIDE MANUFACTURER'S SEALANT FOR COATING OF ALL EXPOSED EDGES, CONNECTIONS OR OTHER SURFACE DAMAGE. WELD FINE OF SUFFICIENT LENGTH AND GUE OR STAPLES WITH SHEET METAL DISCS SHALL BE USED TO FASTEN LINER TO DUCT. ALL BUTT EDGES SHALL BE FORGED WITH ADHESIVE AND PRESSED TOGETHER. DUCT LINER SHALL HAVE FIBERGLASS ANTI-FRISK AND BATTERIA GROWTH AGENT APPLIED TO THE LINER. ALL HOLDING RETURN DUCT MUST BE WRAPPED WITH DUCT WRAP INSULATION OF AN EQUAL METALLED "R" VALUE SOELEDGE LINER.
- PROVIDE INSULATION ON FIRST 15' OF DUCT FROM EXTERIOR TERMINATION.
- DUCT/OUTDOORS SHALL BE COMPLETELY GRANDED AND POLISHED ON ALL EXPOSED SURFACES TO A 40 FINISH. CONCEALED DUCT SHALL BE FINISHED TO 20 STANDARD PRE-MANUFACTURED DUCT MEETING ALL CODE REQUIREMENTS IS AN ACCEPTABLE ALTERNATE.
- WRAP SHALL HAVE A JOINT ALLOWANCE TO COMPLY WITH 919.1 AND 919.2 OF 1998 EDITION, INTERNATIONAL MECHANICAL CODE, AND UNIFORM MECHANICAL CODE. WRAP SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH A MINIMUM OF 3" OVERLAP AT ALL JOINTS. PROVIDE TWO LAYERS OF FINE WRAP ON TOP OF KITCHEN HOODS AS REQUIRED PER CODE.
- ANY FLEE PIPING RUNNING THROUGH AN OPEN PLENUM RETURN SHALL BE INSULATED.
- DUCT SHALL BE WRAPPED WITH FLEXIBLE ELASTOMERIC WRAP WITH SAME R VALUE UP TO FIRST UNIT LOUVERHOOD.

DIFFUSERS, GRILLES, REGISTERS AND LOUVERS

MARK	FIXTURE	MANUFACTURER	MODEL #	DAMPER	FINISH	MOUNTING TYPE	DESCRIPTION AND OPTIONS
LG-1	LOUVER	GREENHECK	ES3-401	-	BY ARCHITECT	SURFACE MOUNT	STITCHED ALUMINUM HORIZONTAL BLADES AT 45°; BIRD SCREEN, RAIN RESISTANT, PROVIDE SIZE AS SHOWN ON DRAWINGS.
RG-1	RETURN GRILLE	NAIOL	4300	-	WHITE	LAY-IN	24 GAUGE STEEL 24" X 24" OR 12" X 12" X 24" PANEL PROVIDE NECK SIZE S SHOWN ON DRAWINGS.
RG-2	RETURN GRILLE	NAIOL	4300A	-	WHITE	LAY-IN	ALUMINUM 24" X 24" OR 12" X 12" X 24" PANEL PROVIDE NECK SIZE S SHOWN ON DRAWINGS.
SD-1	SUPPLY DIFFUSER	NAIOL	UNI	-	WHITE	LAY-IN	24 GAUGE STEEL, 24" X 24" PANEL, PROVIDE NECK SIZE AS SHOWN ON DRAWINGS.
SD-2	SUPPLY DIFFUSER	NAIOL	ARNE	-	WHITE	LAY-IN	ALUMINUM 24" X 24" PANEL, PROVIDE NECK SIZE AS SHOWN ON DRAWINGS.
RG-1	EXHAUST GRILLE	NAIOL	4300	OPPOSED BLADE	WHITE	LAY-IN	24 GAUGE STEEL 24" X 24" OR 12" X 12" X 24" PANEL PROVIDE NECK SIZE S SHOWN ON DRAWINGS.

DIFFUSERS, GRILLES, REGISTERS AND LOUVERS SCHEDULE NOTES
COORDINATE FINISH COLOR WITH ARCHITECT, LOCATION AND MOUNTING TYPE FOR ALL REGISTERS, GRILLES AND DIFFUSERS WITH GENERAL CONTRACTOR PRIOR TO ORDERING.

EXHAUST FANS

MARK	MANUFACTURER	MODEL #	CFM	E.S.P. W.C.	FAN TYPE	HP	VOLT	PHASE	WIND	SONES	DRIVE	FAN LOCATION	ANALOG	NOTES
EF-1	GREENHECK	EP-4500	600	0.50	CENTRIFUGAL IN-LINE	1/2	120	1	1/20	2	DIRECT	CEILING 10'	RESTROOM 105, 106	1

EXHAUST FAN SCHEDULE NOTES
1. FAN SHALL BE PROVIDED WITH BACKDRAFT DAMPER, BIRDSCREEN AND THERMAL ELEMENT SWITCH.

FURNACES

MARK	MANUFACTURER	FURNACE MODEL	FWAP TOL MODEL	CFM	E.S.P. W.C.	BLOWER HP	GAS HEATING INPUT MBTUH	ELECTRICAL VOLT	PHASE	NOTES
F-1	TRANE	4TX1000D03	50V0200P03A	1950	0.50	1	100.0	120	1	12.3, 4
F-2	TRANE	4TX1000D03	50V0200P03A	1950	0.50	1	100.0	120	1	12.3, 4
F-3	TRANE	4TX1000D03	50V0200P03A	1950	0.50	1	100.0	120	1	12.3, 4

CONDENSING UNITS

MARK	MANUFACTURER	MODEL	TOTAL MBH	SENE. MBH	STAGES	EFF.	VOLT	PHASE	MCA	HP	NOTES
CU-1	TRANE	4TTA400	59.6	45.8	1	12	208	3	21	35	15
CU-2	TRANE	4TTA400	59.6	45.8	1	12	208	3	21	35	15
CU-3	TRANE	4TTA400	59.6	45.8	1	12	208	3	21	35	15

FURNACE AND CONDENSING UNIT SCHEDULE NOTES

- ALL CAPACITIES BASED ON AIR STANDARDS, 95 F DB/FH, F WB AMBIENT AIR & 80 F WB RETURN AIR.
- FILTER AND FILTER BACK SHALL BE PROVIDED WITH UNIT.
- CONCENTRIC ROOF TERMINATION KIT SHALL BE PROVIDED WITH UNIT FOR INTAKE AND EXHAUST PIPING.
- THERMOSTAT SHALL BE YONKERS W/SHOWN BIDD. TOUCH SCREEN, 1 DAY PROGRAMMABLE THERMOSTAT WITH HEAT-OFF-COOL-AUTO SYSTEM SELECTION AND AUTO-ON FAN SWITCH. THERMOSTAT SHALL HAVE BATTERY BACK-UP POWER.
- CONDENSING UNIT SHALL HAVE LOW AMPERE CONTROLS, A HIGH PRESSURE SWITCH AND LOW PRESSURE SWITCH AND HAIL GAUGE.



Architectural Design Associates
3410 O Street
Suite A
Lincoln, Nebraska 68510
tel 402-486-8232
www.adainc.com



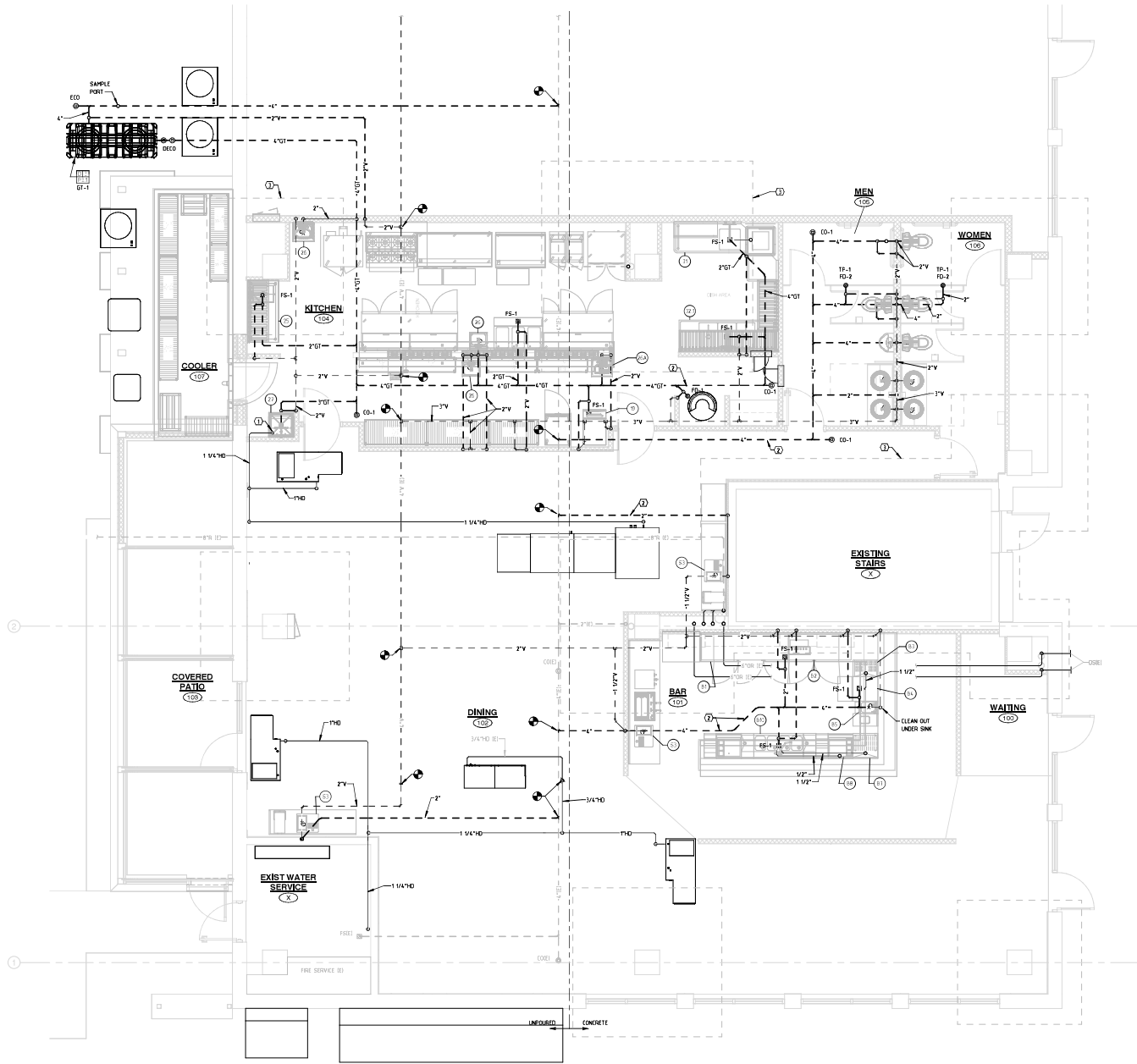
AES
ADVANCED
ENGINEERING
SYSTEMS
1000 A STREET, SUITE 100
LINCOLN, NE
68510
402-486-8232

EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
1000 A STREET, SUITE 100
LINCOLN, NE

Project Number: 22-035
Date: 09/28
Revisions:
1/20

M3.1
HVAC SCHEDULES

9/28/2022 4:48:32 PM C:\Users\mkw\OneDrive\Documents\22090 - AES Central (R22)_LPC\plan.rvt



1 PLUMBING PLAN - SANITARY WASTE & VENT
 P1.1 1/4" = 1'-0"

KEY NOTES SYMBOL - 10

- 1 EXISTING SANITARY DRAIN PIPING TO SERVICE SINK AND TERMINATE PIPING JUST ABOVE ERM OF SERVICE SINK.
- 2 CONTRACTOR TO SAW CUT FLOOR AS REQUIRED TO INSTALL NEW UNDER FLOOR PIPING. PATCH AND REPAIR FLOOR AS REQUIRED TO MATCH EXISTING (TYPICAL)
- 3 OUTLINE OF FOOTINGS; CONTRACTOR TO COORDINATE ROUTING OF SANITARY WITH FOOTINGS.



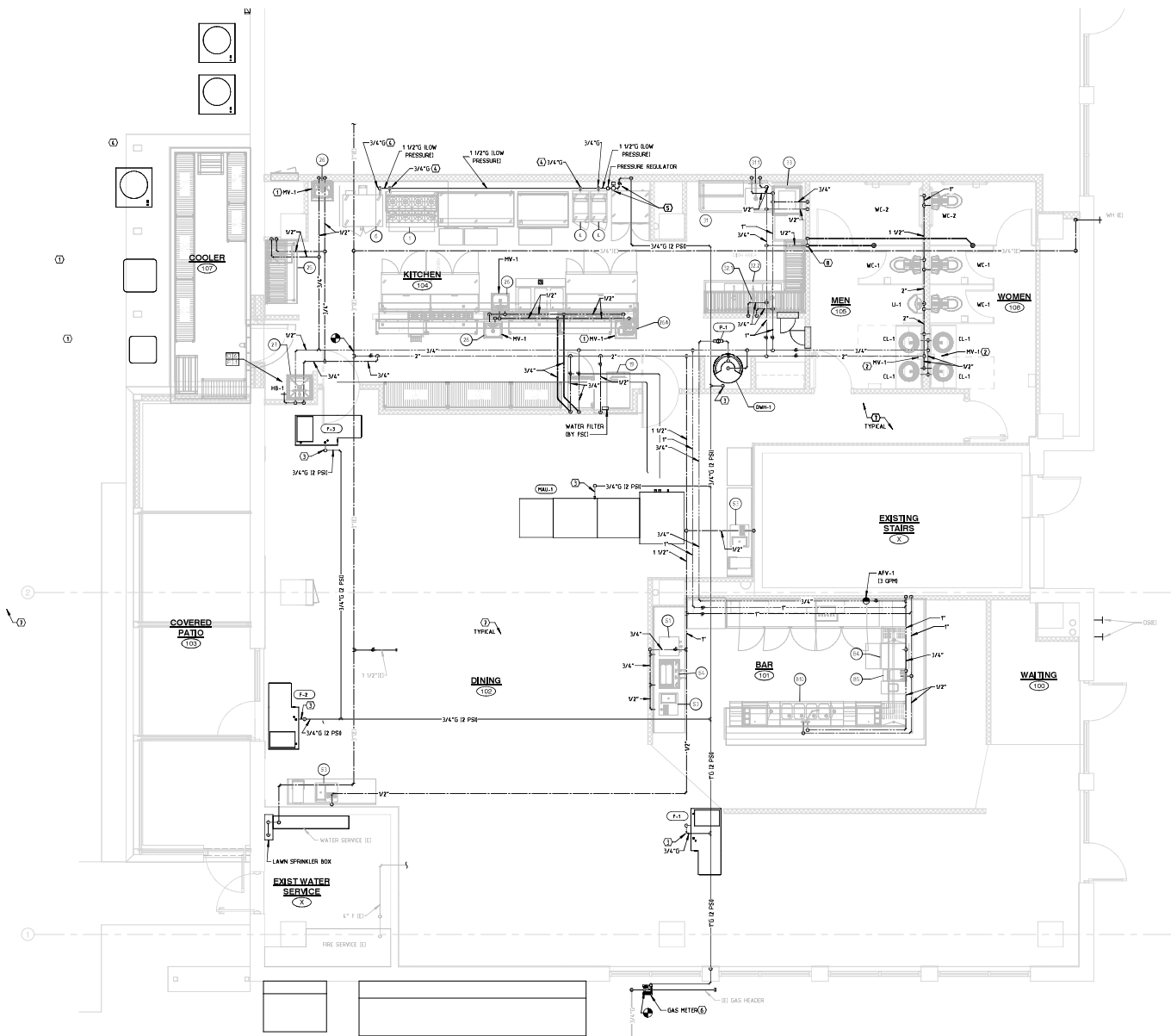
Architectural Design Associates
 3410 O Street
 Suite A
 Lincoln, Nebraska 68510
 tel 402-486-3232
 www.adalinc.com



EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
 3300 A STREET, SUITE 100
 LINCOLN, NE

Project Number	22-035
Date	09/28/22
Revision	03/10

P1.1



1 PLUMBING PLAN - DOMESTIC WATER
 P2.1 1/4" = 1'-0"

- KEY NOTES** SYMBOL -
1. INSTALL PRONG VALVE (PV-1) UNDER HAND SINK IN THE TWO FIXTURE CONFIGURATION. SEE PRONG VALVE DETAIL ON PAGE P3.1.
 2. INSTALL PRONG VALVE (PV-2) UNDER HAND SINK IN THE TWO FIXTURE CONFIGURATION. SEE PRONG VALVE DETAIL ON PAGE P3.1.
 3. PROVIDE (INDL. 3) NON-RETURN ORT LEG, SHUT-OFF VALVE AND PRESSURE REGULATOR IN GAS PIPING AT CONNECTION TO EQUIPMENT. VENT PRESSURE REGULATOR TO OUTSIDE IF REQUIRED. PROVIDE A UNION ON BOTH SIDES OF REGULATOR. REGULATOR MUST BE INSTALLED IN HORIZONTAL POSITION DOWN STREAM OF ORT LEG.
 4. PROVIDE (INDL. 3) NON-RETURN ORT LEG, SHUT-OFF VALVE AND FLEXIBLE CONNECTION IN GAS PIPING AT CONNECTION TO EQUIPMENT.
 5. PROVIDE SOLIDND VALVE AND PRESSURE REGULATOR (SPS) - 1" MD IN GAS PIPING. SOLIDND VALVE TO BE INTRODUCED WITH ADOE FIRE SUPPRESSION SYSTEM. VENT PRESSURE REGULATOR TO OUTSIDE IF REQUIRED. PROVIDE A UNION ON BOTH SIDES OF SOLIDND VALVE AND REGULATOR. REGULATOR MUST BE INSTALLED IN HORIZONTAL POSITION DOWN STREAM OF ORT LEG.
 6. INSTALL NEW GAS METER FOR SPACE. CONNECT TO EXISTING GAS SERVICE HEADER, COORDINATE EXACT REQUIREMENTS WITH GAS COMPANY.
 7. EXISTING FIRE SPRINKLER HEADS PIPING ARE TO BE REWORKED IN REPELLED AREAS. EXISTING HEADS SHALL BE RELOCATED AS REQUIRED TO PROVIDE PROPER COVERAGE. CONTRACTOR SHALL PROVIDE NEW HEADS WHERE REQUIRED.
 8. EXTEND 1/2" COLD WATER LINE TO TRAP PRIMER (TP-1) FROM 3/4" OR LARGER COLD WATER MAIN. EXTEND FROM TRAP PRIMER AND CONNECT TO TRAP PRIMER CONNECTION ON FLOOR DRAIN/FLOOR SINK. SEE PLUMBING FIXTURE SCHEDULE FOR TRAP PRIMER (TP-1) FOR MORE INFORMATION. TRAP PRIMER SHALL BE INSTALLED HORIZONTALLY A MINIMUM OF 12" ABOVE FINISHED FLOOR. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PROVIDE ALL REQUIRED COMPONENTS FOR COMPLETE SYSTEM.



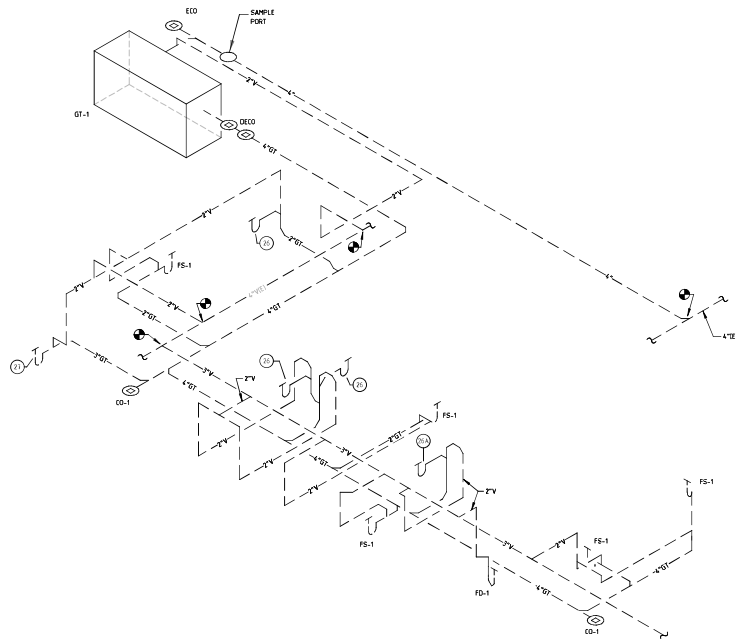
Architectural Design Associates
 3410 O Street
 Suite A
 Lincoln, Nebraska 68510
 tel 402-486-8232
 www.adainc.com



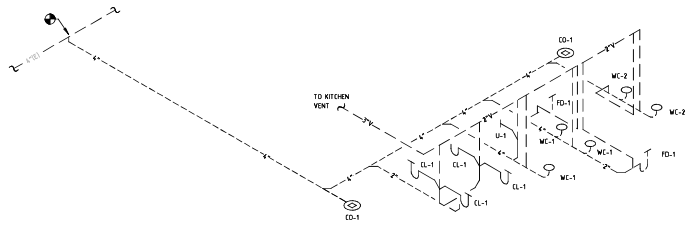
EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
 3000 A STREET, SUITE 100
 LINCOLN, NE

Project Number	22-035
Date	03/20/2022
Revision	03/20

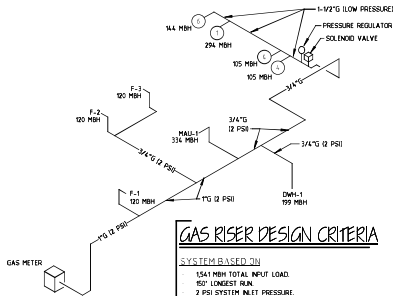
P2.1



9 KITCHEN WASTE VENT RISER
P3.1 NTS

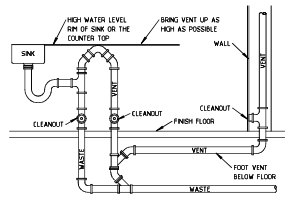


10 BATHROOM WASTE VENT RISER
P3.1 NTS

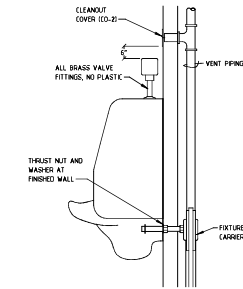


11 GAS RISER
P3.1 NTS

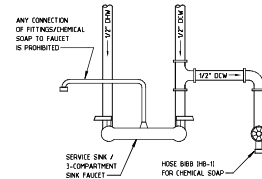
GAS RISER DESIGN CRITERIA
SYSTEM BASED ON:
150 MBH TOTAL INPUT LOAD
85' LONGEST RUN
7 PSI SYSTEM INLET PRESSURE
CONTRACTOR TO PROVIDE, INSTALL AND VENT PRESSURE REGULATORS TO OUTSIDE AS REQUIRED FOR ALL EQUIPMENT.



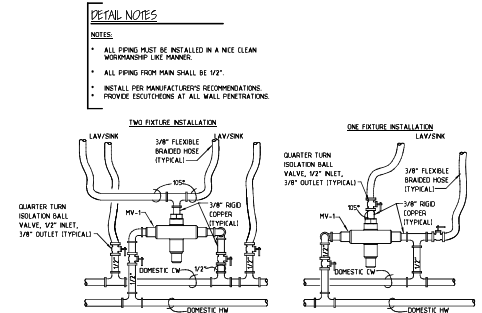
8 FOOT VENT DETAIL
P3.1 NTS



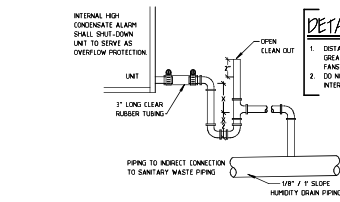
5 URINAL DETAIL
P3.1 NTS



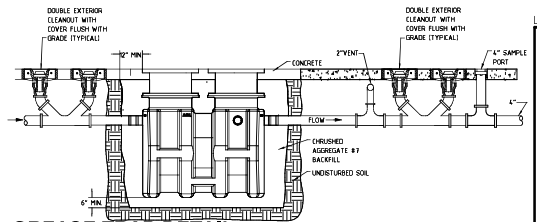
6 SERVICE SINK FAUCET DETAIL
P3.1 NTS



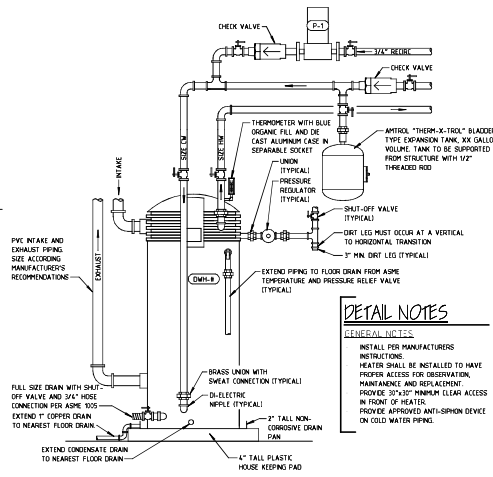
1 MIXING VALVE DETAIL
P3.1 NTS



2 INDIRECT DRAIN DETAIL
P3.1 NTS

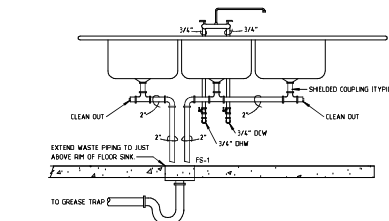


3 GREASE TRAP DETAIL
P3.1 NTS



7 WATER HEATER DETAIL
P3.1 NTS

DETAIL NOTES
GENERAL NOTES:
INSTALL PER MANUFACTURERS INSTRUCTIONS.
HEATER SHALL BE INSTALLED TO HAVE PROPER ACCESS FOR OBSERVATION, MAINTENANCE AND REPLACEMENT.
PROVIDE 3/4" MINIMUM CLEARANCE IN FRONT OF HEATER.
PROVIDE APPROVED ANTI-SIPHON DEVICE ON COLD WATER PIPING.



4 THREE COMPARTMENT SINK DETAIL
P3.1 NTS



Architectural Design Associates
3410 O' Street
Suite A
Lincoln, Nebraska 68510
tel 402-486-3232
www.adalinc.com



EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
3300 A STREET, SUITE 100
LINCOLN, NE

Project Number: 22-035
Date: 03/20/2028
Revision: 03/20

© Copyright AES 2022

P3.1



1 FIRST FLOOR PLAN - POWER DEMO

ED1.1 1/4" = 1'-0"

SHEET NOTES

KEY NOTE SYMBOL - (K)

- 0 KEY NOTES
- 1 REMOVE DEVICE AND RETURN TO OWNER. COORDINATE REQUIREMENTS WITH OWNER/ARCHITECT.
- 2 REMOVE PANEL FOR OTHER TENANT SPACE AND RETURN TO OWNER. COORDINATE REQUIREMENTS WITH OWNER/ARCHITECT.
- 3 REMOVE EXISTING J-BOX AND CONDUIT FOR NEW MEDICAL LOWER LOCATION. RELOCATE J-BOX ON WALL AND RE-ROUTE CONDUIT TO RE-CONNECT TO EXISTING CONDUIT STUBBED IN WALL. EXISTING CONDUCTORS AS REQUIRED.



Architectural Design Associates
 3410 O' Street
 Suite A
 Lincoln, Nebraska 68510
 tel 402-486-3232
 www.adalinc.com



EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
 7000 A STREET, SUITE 100
 LINCOLN, NE

Project Number: 22-035
 Date: 09/28/22
 Revisions: 03/10

© Copyright AES 2022

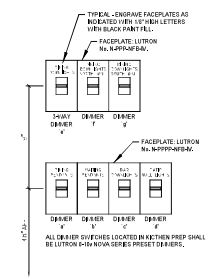
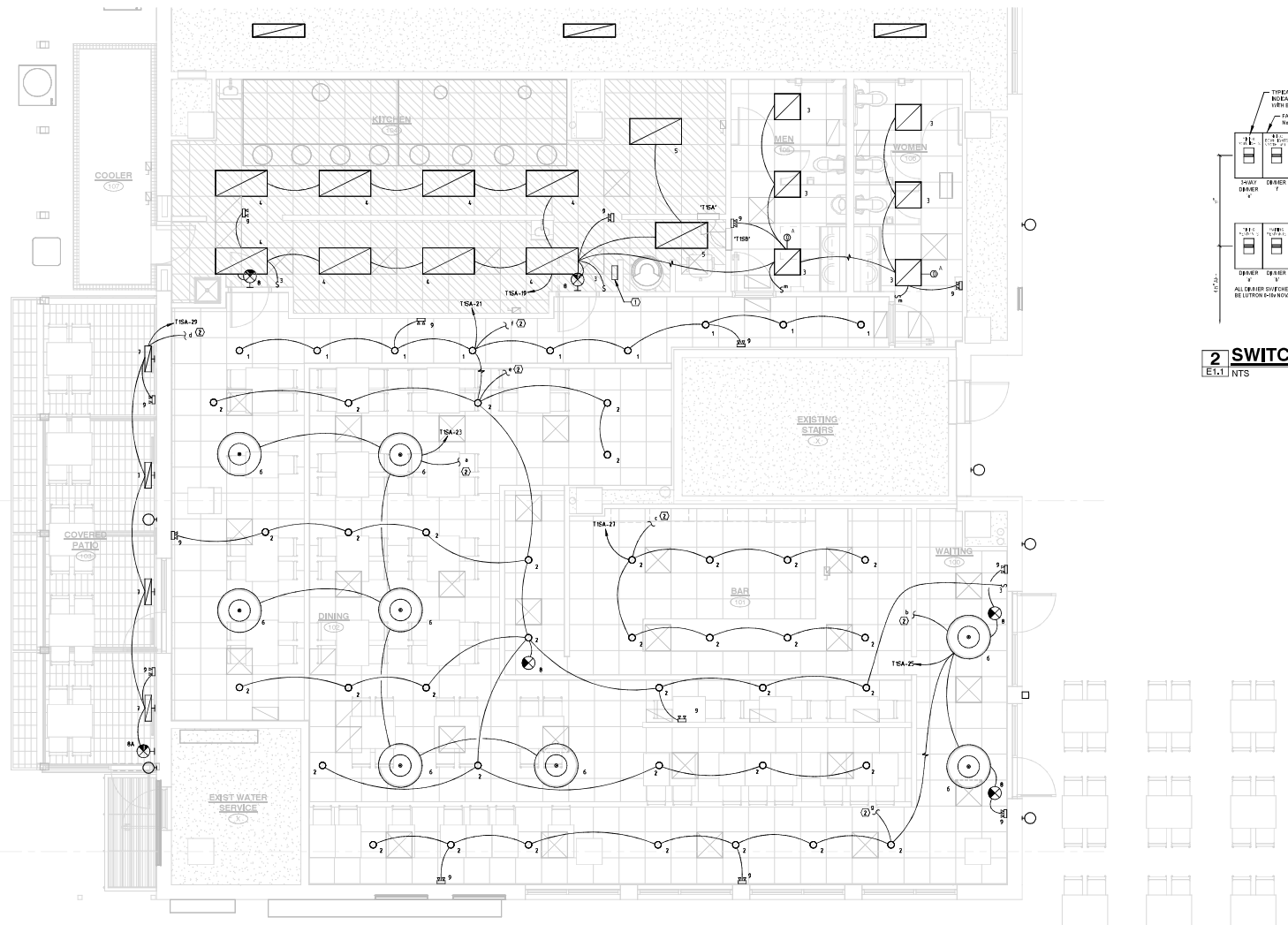
ED1.1

SHEET NOTES

KEY NOTE SYMBOL - □

○ KEY NOTES

- 1 SWITCHING, SEE SWITCH BANK DETAIL FOR ADDITIONAL INFORMATION
- 2 CONNECT THRU SWITCH BANK LOCATED IN KITCHEN ISL.



2 SWITCH BANK DETAIL
E1.1 NTS

1 FIRST FLOOR PLAN - LIGHTING
E1.1 1/4" = 1'-0"



Architectural Design Associates
3410 O Street
Suite A
Lincoln, Nebraska 68510
tel 402-486-9232
www.adalincdfn.com



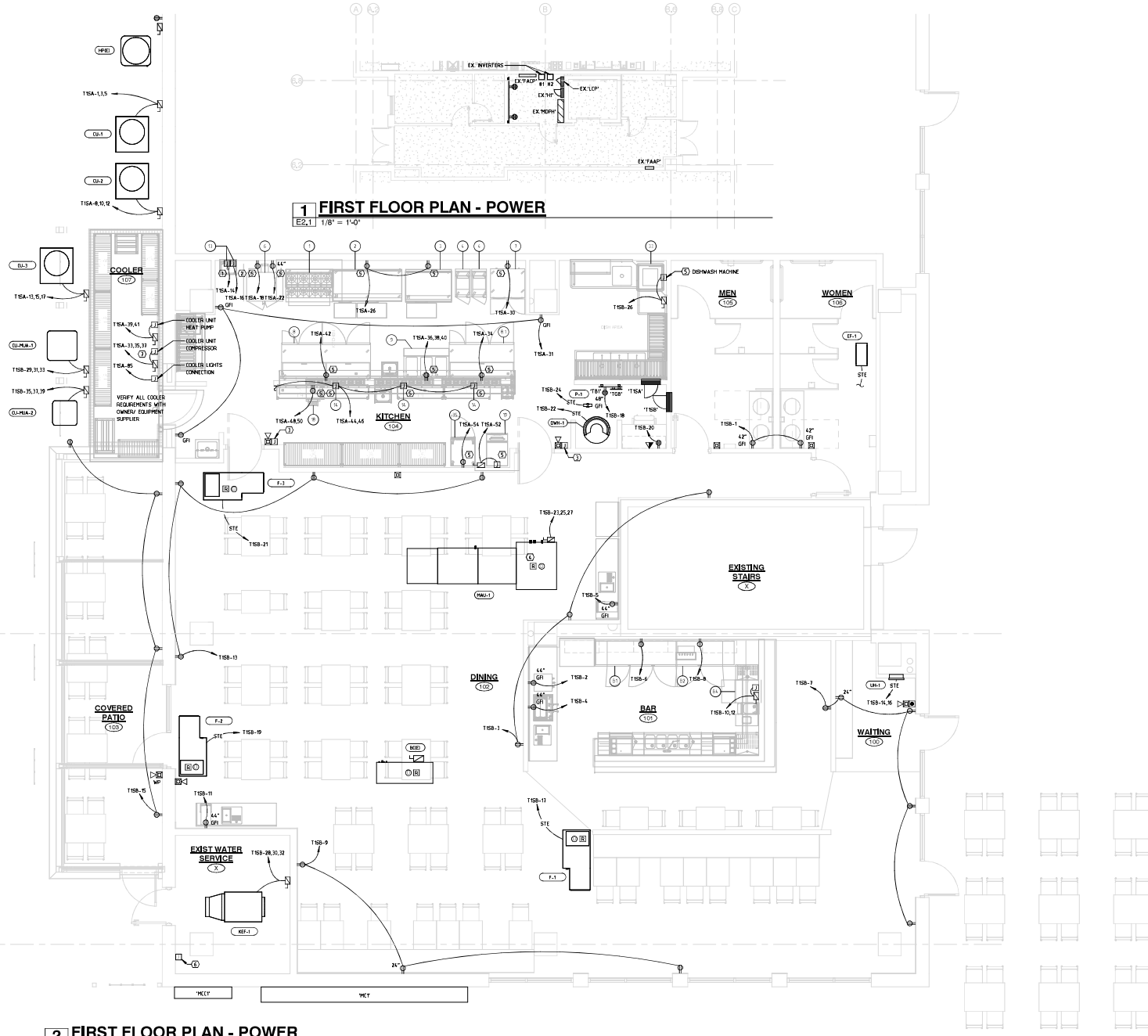
AES
ADVANCED ENGINEERING SYSTEMS
INCORPORATED
1500 A STREET, SUITE 100
LINCOLN, NE 68502
TEL 402-486-9232
WWW.AES-NE.COM

EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
1500 A STREET, SUITE 100
LINCOLN, NE

Project Number	22-0135
Date	09/28/22
Revision	2/20

E1.1

9/28/2022 4:53:32 PM C:\Users\mumphy\Documents\202009 - AES Central (R20)_update\0001.dwg



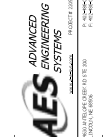
SHEET NOTES

KEY NOTE SYMBOL - ○

- KEY NOTES
- 1 ANSUL FIRE SUPPRESSION CONTROL PANEL. INTERLOCK WITH FIRE ALARM SYSTEM. SEE DETAIL, SHEET E4.1
- 2 HOOD CONTROL PANEL. VERIFY LOCATION WITH MECHANICAL CONTRACTOR. CONNECT HOOD LIGHT SWITCH TO JUNCTION BOX FOR PREWIRED EXHAUST HOOD LIGHTS BY MECHANICAL CONTRACTOR. PROVIDE 4"X4"X1/2" DEEP J-BOX AT 4" LABEL FOR USE.
- 3 ANSUL PULL STATION. PROVIDE 3/4" C AND OCTAGON 3-BOX ROUTE WIRING TO ANSUL CONTROL PANEL LOCATED AT HOOD. VERIFY REQUIREMENTS WITH HOOD PROVIDER.
- 4 TYPICAL. MECHANICAL CONTRACTOR TO PROVIDE A DUCT SMOKE DETECTOR AND FAN SMOKE-DOWN RELAY FOR EACH BLOWER COIL AND MAKEUP AIR UNIT. ELECTRICAL CONTRACTOR TO CONNECT THRU FACP.
- 5 CONNECTION FOR FOOD SERVICE EQUIPMENT. SEE FOOD SERVICE EQUIPMENT CONNECTION SCHEDULE, SHEET E4.1
- 6 REMOVE EXISTING J-BOX AND CONDUIT FOR NEW MECHANICAL LOWER LOCATION. RELOCATE 3-BOX ON WALL AND RE-ROUTE CONDUIT TO RE-CONNECT TO EXISTING CONDUIT STUBBED IN WALL. EXTEND CONDUCTORS AS REQUIRED.
- 7 ROUTING FOR WALK-IN COOLER EQUIPMENT. COORDINATE ALL REQUIREMENTS WITH EQUIPMENT SUPPLIER.



Architectural Design Associates
 3410 O Street
 Suite A
 Lincoln, Nebraska 68510
 tel 402-486-3232
 www.adainc.com



EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
 3300 A STREET, SUITE 100
 LINCOLN, NE

Project Number: 22-035
 Date: 03/20/2028
 Revision: 03/20

© Copyright AES 2022

E2.1



EARLY BIRD TENANT FINISH
HOPPE DEVELOPMENT
 1000 A STREET, SUITE 100
 LINCOLN, NE

Project Number	22-035
Date	02/09/28
Revisions	03/01

© Copyright AES 2022

E4.1

ELECTRICAL RISER DIAGRAM NOTES

CONTACTS KEY NOTE SYMBOL - ○

ELECTRICAL UTILITY LES
 NAME, MARK, FUSED
 PHONE NUMBER: (402) 467-7634

GENERAL NOTES

A. CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK REQUIRED BY UTILITIES & FOR CLEANING OVERHEAD/UNDERGROUND ROUTES, VISIT JOB SITE & ADAPT TO ACTUAL SITE CONDITIONS.

B. ALL CONDUCTORS SHALL BE CU, UNLESS NOTED OTHERWISE.

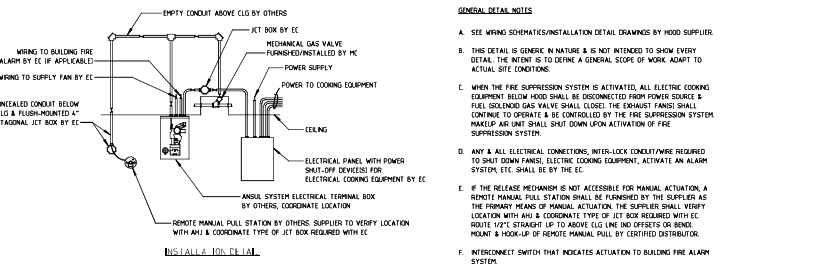
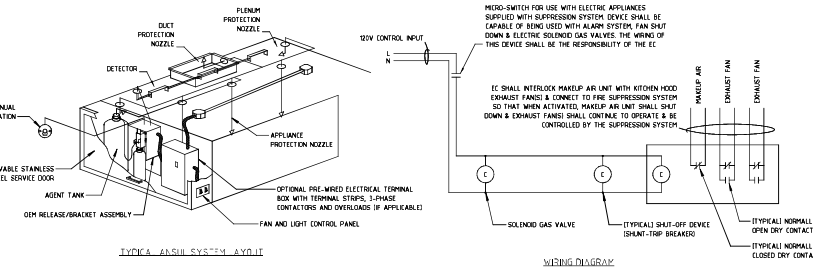
C. CONDUIT RUNS ARE DIAGRAMMATIC & SHOWN FOR BIDDING PURPOSES ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.

D. EACH BRANCH CIRCUIT SHALL HAVE A SEPARATE NEUTRAL WIRE. ONE GREEN EQUIPMENT GROUND WIRE SHALL BE INSTALLED IN EACH CONDUIT.

E. COORDINATE ALL REQUIREMENTS WITH UTILITY.

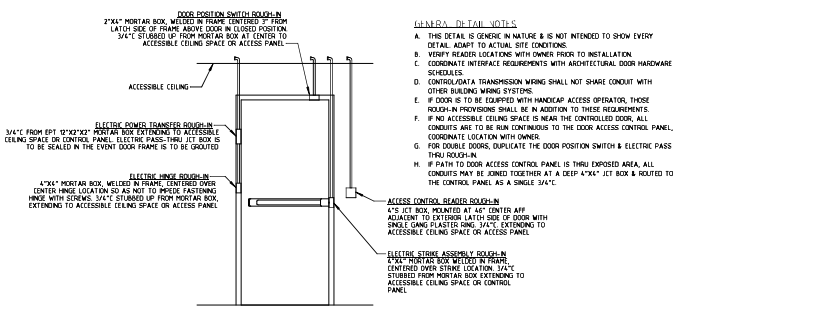
F. THE ELECTRICAL SYSTEM SHALL BE SERIES RATED.

KEY NOTES



3 FIRE SUPPRESSION SYSTEM

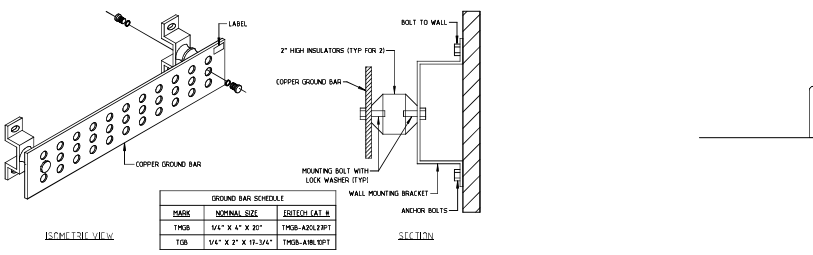
E4.1 NTS



DOOR HARDWARE SCHEDULE DETERMINES ACTUAL ROUGH-IN REQUIREMENTS

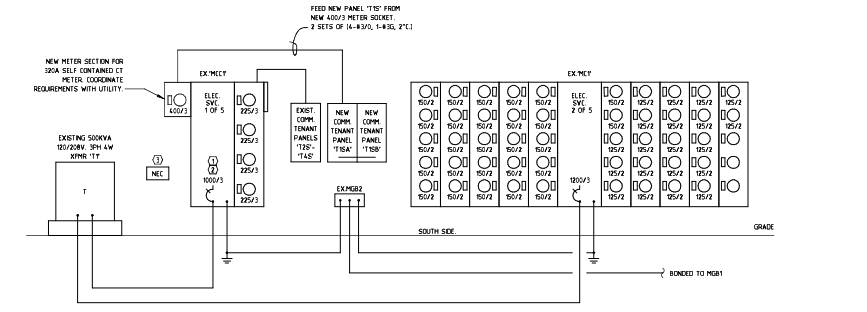
4 ACCESS CONTROL GENERIC ROUGH-IN

E4.1 NTS



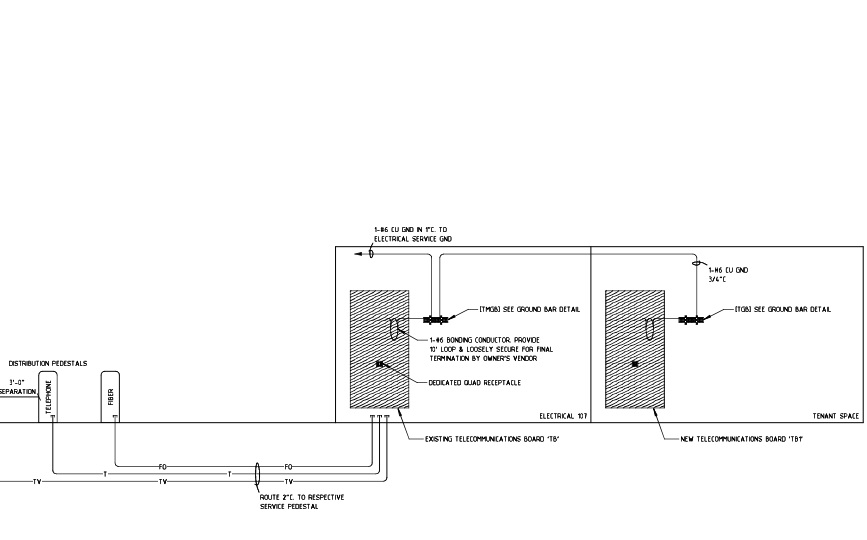
5 TELECOM GROUNDING BAR

E4.1 NTS



2 COMMUNICATIONS RISER DIAGRAM

E4.1 NTS



9/28/2022 4:53:32 PM C:\Users\murray\Documents\220309 - AES Central (R01)_meyer0001.dwg

ELECTRICAL SPECIFICATIONS

2000 GENERAL REQUIREMENTS

RULES & REGULATIONS: THE WORK COVERED UNDER THESE SPECIFICATIONS IS INTENDED TO INCLUDE THE PERFORMANCE OF ALL EQUIPMENT, MATERIALS & WORKMANSHIP NECESSARY TO THE COMPLETE INSTALLATION OF SYSTEMS... ALL WORK SHALL BE APPROVED TO THAT EXTENT AVAILABLE TO THE DESIGNING BUILDING AT ALL TIMES, EXCEPT FOR SHORT PERIODS NECESSARY TO COMPLETE WORK...

TEMPORARY POWER: THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARILY SUPPLYING POWER PRIOR TO PERMANENT INSTALLATION OF SERVICE EQUIPMENT. ALL TEMPORARY INSTALLATIONS SHALL BE REMOVED AT THE END OF THE PROJECT. INVESTIGATIONS: EXISTING DRAINAGES THAT MAY NOT IDENTIFY EVERY THING, THE CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL ITEMS WHICH MUST BE REVEALED FOR NEW CONSTRUCTION...

FIELD QUALITY CONTROL: INSPECTOR SHALL VERIFY THE WORKMANSHIP OF THE INSTALLATION AT VARIOUS STAGES THROUGHOUT THE PROJECT. TESTING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ALL ELECTRICAL SYSTEMS AND EQUIPMENT. RECORDS: THE CONTRACTOR SHALL MAINTAIN COMPLETE RECORDS OF ALL ELECTRICAL WORK...

SAFETY: THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT THROUGHOUT THE PROJECT. ALL WORKERS SHALL BE PROPERLY TRAINED AND CERTIFIED. EROSION CONTROL: THE CONTRACTOR SHALL IMPLEMENT MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION...

WORKING HOURS: THE CONTRACTOR SHALL OPERATE WITHIN THE SPECIFIED WORKING HOURS. ACCESS: THE CONTRACTOR SHALL MAINTAIN UNIMPACTED ACCESS TO ALL AREAS OF THE PROJECT. COMMUNITY RELATIONS: THE CONTRACTOR SHALL MAINTAIN POSITIVE RELATIONS WITH THE SURROUNDING COMMUNITY...

2000 GENERAL REQUIREMENTS (continued): DETAILED SPECIFICATIONS FOR CONCRETE, METAL, AND FINISHES. CONTRACTOR SHALL VERIFY ALL MATERIALS AND METHODS AGAINST THE SPECIFICATIONS.

2001A RACEWAYS AND BOXES: SUMMARY: RACEWAYS, FITTINGS, BOXES, ENCLOSURES & CABINETS FOR ELECTRICAL WIRING. QUALITY ASSURANCE: CONPLY WITH NFPA 70.

RACEWAY APPLICATIONS: OUTDOORS: CONDUIT: RIGID EGG STUD CONDUIT. CONDUIT: CONDUIT, ABOVEGROUND RIGID STEEL CONDUIT. FIBER OPTIC CABLES: DIRECT BURIAL CONNECTION TO VIBRATING EQUIPMENT. FIBER: FIBER & ENCLOSURES, ABOVEGROUND NEMA 250, TYPE 3R OR 4.

2001B RACEWAYS AND BOXES: SUMMARY: RACEWAYS, FITTINGS, BOXES, ENCLOSURES & CABINETS FOR ELECTRICAL WIRING. QUALITY ASSURANCE: CONPLY WITH NFPA 70.

RACEWAY APPLICATIONS: OUTDOORS: CONDUIT: RIGID EGG STUD CONDUIT. CONDUIT: CONDUIT, ABOVEGROUND RIGID STEEL CONDUIT. FIBER OPTIC CABLES: DIRECT BURIAL CONNECTION TO VIBRATING EQUIPMENT. FIBER: FIBER & ENCLOSURES, ABOVEGROUND NEMA 250, TYPE 3R OR 4.

2002 WIRING DEVICES: QUALITY ASSURANCE: CONPLY WITH NFPA 70. STRAIGHT RACEWAYS: CONPLY WITH NFPA 70. CIRCUIT BREAKERS: CONPLY WITH NFPA 70.

2003 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION INCLUDING THE IDENTIFICATION OF THE WIRING DEVICES...

2004 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2005 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

INSTALLATION: CONPLY WITH NFPA 70. FIELD QUALITY CONTROL: CONPLY WITH NFPA 70. TESTING: CONPLY WITH NFPA 70. RECORDS: CONPLY WITH NFPA 70.

2005 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2006 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2007 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2008 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2009 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2010 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2011 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2012 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2013 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2014 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2015 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2016 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2017 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2018 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2019 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2020 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2021 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2022 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

2023 LIGHTING CONTROLS: LABELING INSTRUCTIONS: LABELING: ALL WIRING DEVICES, INCLUDING SWITCHES, DIMMERS, DIMMER CONTROLS, AND LIGHTING CONTROLS, SHALL BE CLEARLY IDENTIFIED AND LABELED WITH EVIDENT INFORMATION...

RECESSED FIXTURES: CONPLY WITH NFPA 70. Recessed fixtures shall be listed for recessed applications. DIMMING: DIMMING CAPABILITY SHALL BE PROVIDED FOR ALL Recessed fixtures.

SHIELDING: SHIELDING SHALL BE PROVIDED FOR ALL Recessed fixtures. SHIELDING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

1/8" LAP LAMP USE OF 50,000 HOURS. MATERIAL: POLYESTER POLYESTER RESINS. CONPLY WITH UL 97F, UL 97JA.

MATERIAL: POLYESTER POLYESTER RESINS. CONPLY WITH UL 97F, UL 97JA. FINISH: FINISH SHALL BE AS FURNISHED.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures. EMERGENCY LIGHTING SHALL BE PROVIDED FOR ALL Recessed fixtures.

Architectural Design Associates logo and contact information including address (3410 O Street, Suite A, Lincoln, Nebraska 68510), phone number (402-486-9232), and website (www.adainc.com).

Professional engineer's seal for Alan E. Shippey, License No. 23258, State of Nebraska, Mechanical Engineering, with an expiration date of 9/28/22.

Early Bird Tenant Finish Hoppe Development logo and contact information, including website (www.hoppe.com) and phone number (402-333-9999).

E5.1 logo with the text 'Back to Top' below it.