Community Redevelopment Authority (CRA)

Wednesday, August 8, 2018
Regular Meeting

Item G1

Fire and Life Safety Grant Request 411 W Third Street (Sears Building)

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY

Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name:
TBD C/O Patrick O'Neill

Address: PO Box 290 Alda, NE 68810

Telephone No.: 308-384-1690

Contact: Pat O'Neill

II. Legal Street Address of Project Site:
411 West Third Street (Second Story)

III. Present Ownership of Project Site: Grand Island Entrepreneurial

IV. Proposed Project: Describe in detail; attach plans and specifications:

Proposed Number of Upper Story 1 Bedroom Units 0

Proposed Number of Upper Story 2+ Bedroom Units 4

Other Info:

The second floor will be remodeled into four two-bedroom apartments and an exercise room. A balcony is planned to be added on the north side pending city approval.

V. Building Details

A. Actual Purchase Price $ 77,000.00

B. Assessed Value of Property $ TBD pending condo

C. When Acquired August 2018

D. Number of Floors 2

E. Square Footage of Building 6,400 SF

F. Current Use of Building

Current use of building is vacant. We intend to split the second floor through a condo agreement the main floor will be remodeled by others for business office use.

VI. Construction Costs

A. Total Estimated Renovation or Building Costs $ 700,000.00

B. Estimated Cost of Life Safety Improvements:

Fire Sprinklers $ 26,000.00

Exiting $ 30,000.00

Electric Upgrades $ 56,000.00

Water Upgrades for Sprinklers $ 0.00

C. Other Construction Costs:

First Floor Renovation $ 40,000.00

Second Floor Renovation $ 440,000.00

Third Floor Renovation $ NA

Fourth Floor Renovation $ NA

Basement Renovation $ NA

Roof $ NA

Heating and AC $ 48,000.00

Façade Improvements/Maintenance $ 60,000.00

Other Construction Costs

VII. Source of Financing:

Developer Equity:	$ 82,000 .00
Commercial Bank Loan:	$ 350,000.00
Historic Tax Credits:	$ 0.00
Tax Increment Financing:	$ 148,000.00
Low Income Tax Credits	$ 0.00
Other (Describe Life Safety Grant, Facade improvement)	$ 120,000.00

VIII. Name & Address of Architect, Engineer and General Contractor:

Structural Engineering by Mike Spelenik - Olsen and Associates 201 East Second Street Grand Island, NE

IX. Project Construction Schedule:

A. Construction Start Date: September 15, 2018

B. Construction Completion Date: April 30, 2019

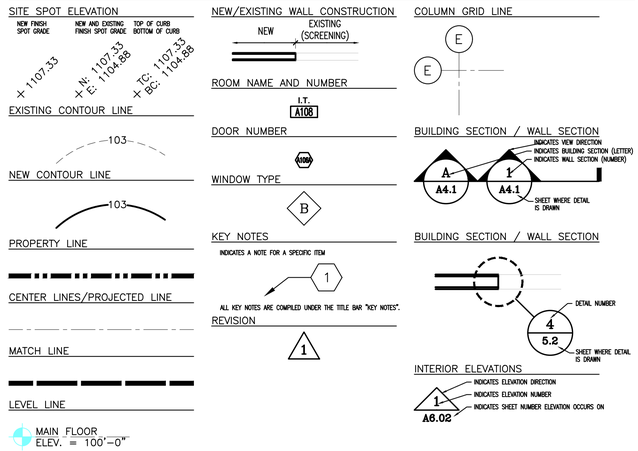
Grant Notes:

The CRA may grant up to $20,000 per new upper story 2+bedroom unit and $15,000 per new upper story 1 bedroom unit. The final amount will be determined upon approval of the grant and is at the discretion of the CRA. Applications for this program may be submitted up to for the next fiscal year (Beginning October 1) on or after July 1. Applications will be considered in the order received. Only complete applications will be considered for approval. Applications must be submitted at least 30 days prior to the meeting during which they will be considered for approval.

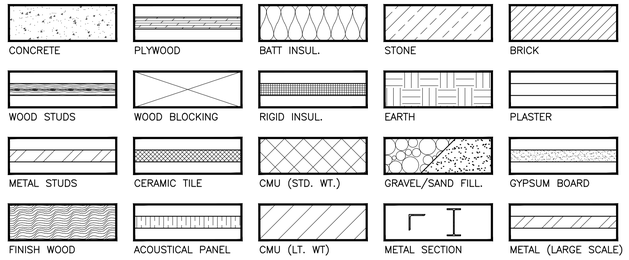
Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com

INTERIOR RENOVATIONS TO 411 W. 3RD STREET GRAND ISLAND, NEBRASKA

GRAPHIC SYMBOLS



MATERIAL INDICATIONS



GENERAL NOTES

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2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
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6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
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9. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

GENERAL ABBREVIATIONS

A	
AB	ANCHOR BOLT
A/C	AIR CONDITIONER
ACC	ACCESS(IBLE) (ORIES)
ACCOUS	ACOUSTICAL
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ADJC	ADJACENT
A/E	ARCHITECT/ENGINEER
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR(AGE)
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLE	BRICK LEDGE ELEVATION
BLK	BLOCK(ING)
BM	BEAM
BOT	BOTTOM
BRDG	BRIDGING
BRG	BEARING
BRKT	BRACKET
BTW	BETWEEN
BW	BOTH WAYS
C	
C	CHANNEL
C/C	CENTER TO CENTER
CAB	CABINET
CBD	CHALKBOARD
CEN	CENT(ER) (TRAL)
CG	CORNER GUARDS
CHAM	CHAMFER
CI	CAST IRON
CNTR	COUNTER
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINU(E) (OUS) (ATION)
CONTR	CONTRACT(OR)
CORR	CORRIDOR
CTSK	COUNTER(SINK) (SUNK)
CTR	CENTER
CUH	CABINET UNIT HEATER
CLO	CLOSET
CLR	CLEAR(ANCE)
CJ	CONTROL/CONSTRUCTION JOINT
CLG	CEILING
D	
D	DEEP, DEPTH, DATA OUTLET
D AND E	DRILL, AND EPOXY GROUT
DBE	DECK BEARING ELEVATION
DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMO(LISH) (LITION)
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIF	DIFFEREN(CE) (TIAL)
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DO	DOOR OPENING
DOC	DOCUMENT(S)
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG(S)	DRAWING(S)
DWL	DOWEL (REBAR)
DWR	DRAWER
E	
E	EAST, EASTING
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXAMPLE
E	
EXC	EXCAVAT(E) (ED) (ION)
EXCL	EXCLUD(E) (ED) (ING)
EXCP	EXCEPT
EXH	EXHAUST
EXST	EXISTING
EXPO	EXPOSED
EXP	EXPAN(D) (SION)
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FAB	FABRICAT(E) (ED) (OR)
FAS	FASTEN(ED) (ER)
FC(S)	FACE(S)
FD	FLOOR DRAIN
FND	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FL	FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR(ING)
FOW	FACE OF WALL
FR	FRAME
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURR(ED) (ING)
FUT	FUTURE
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR OR GYPSUM BOARD
GC	GENERAL CONTRACTOR
GENL	GENERAL
GFI	GOUND FAULT CIRCUIT INTERRUPTER
GL	GLASS
GLB	GLUE LAMINATED BEAM
GND	GOUND
GR	GRADE
GRL	GRILLE
GRV	GRAVITY ROOF VENTILATOR
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAP
HD	HEAVY DUTY
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HR	HOUR
HTR	HEATER
HVAC	HEATING/ VENTILATING/ AIR CONDITIONING
I	
ID	INSIDE DIAMETER/DIMENSION/ IDENTIFICATION
IF	INSIDE FACE
IN	INCH(ES)
INCL	INCLU(DE) (DED) (DING) (SIVE)
INFO	INFORMATION
INSUL	INSULAT(E) (ED) (ION)
INT	INTERIOR
J	
JAN	JANITOR
JBE	JOIST BEARING ELEVATION
JC	JANITOR CLOSET
JST	JOIST
JT	JOINT
K	
K	KIP (1000 POUNDS)
KIT	KITCHEN
KO	KNOCK OUT
L	
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
M	
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPT	OPTIONAL
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OS	OVERFLOW SCUPPER
P	
PL	PLATE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PR	PAIR
PREFIN	PREFINISHED
PTN	PARTITION
R	
R	RISER
RAD	RADIUS
REINF	REINFORCE (D) (ING)
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
S	
S	SOUTH
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
T	
TEMP	TEMPORARY
TC	TOP OF CURB
T & G	TONGUE AND GROOVE
THK	THICK
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
TR	TREAD
TV	TELEVISION
U	
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
V	
VB	VAPOR BARRIER
VERT	VERTICAL
VEST	VESTIBULE
W	
W	WIDE, WIDTH, WEST
W/	WITH
WP	WATERPROOF
WT	WEIGHT
SPECIAL SYMBOLS	
&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
PL	PLATE LINE
#	POUND / NUMBER
ø	DIAMETER / ROUND

SHEET INDEX

T0.01	TITLE SHEET
ADA	ADA INFORMATION
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AC1.01	SECOND FLOOR CODE PLAN
A1.01	SECOND FLOOR COMPOSITE PLAN
A1.02	SECOND FLOOR PLAN AREA 'A' & DOOR SCHEDULE
A1.03	SECOND FLOOR PLAN AREA 'B', WINDOW SCHEDULE, & STAIR SECTION

PROFESSIONAL SEAL

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07-09-2018

REVISION:	DATE:

"Providing affordable, creative designs, living & one-on-one approach to building, product & client satisfaction."

Spotanski Creative Building Design & Drafting, LLC
724 W. Hayes St. #4, Grand Island, NE 68801
(308) 850-8189 stacyspotanski@charter.net
STACY J. SPOTANSKI

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OWNER: ONEILL TRANSPORATION
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ALDA, NE. 68810

SHEET TITLE: TITLE SHEET

PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

DRAWN BY: SPOTANSKI

PLAN DATE: 07-09-2018

PLOT DATE: 07-09-2018

SHEET:

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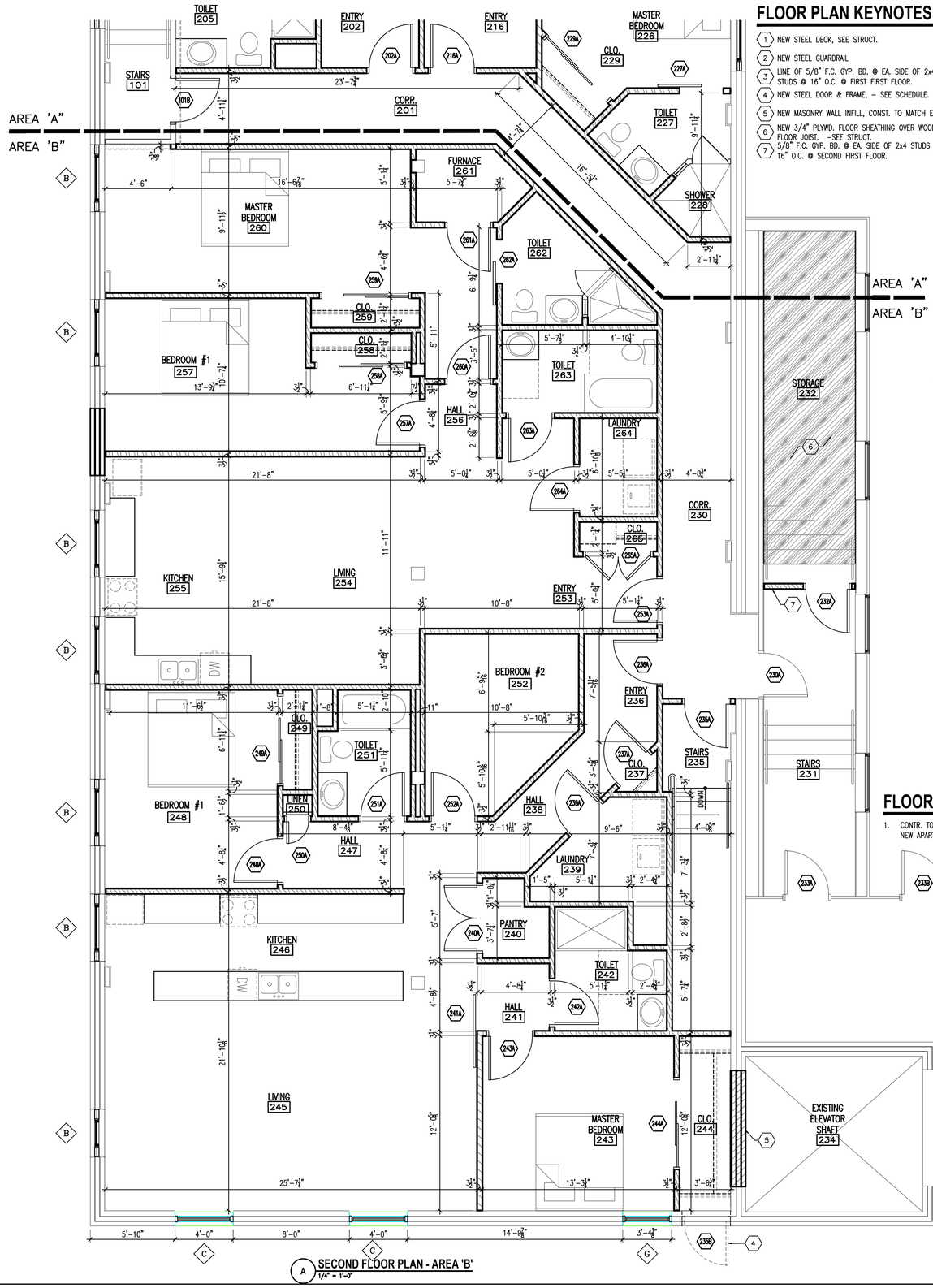
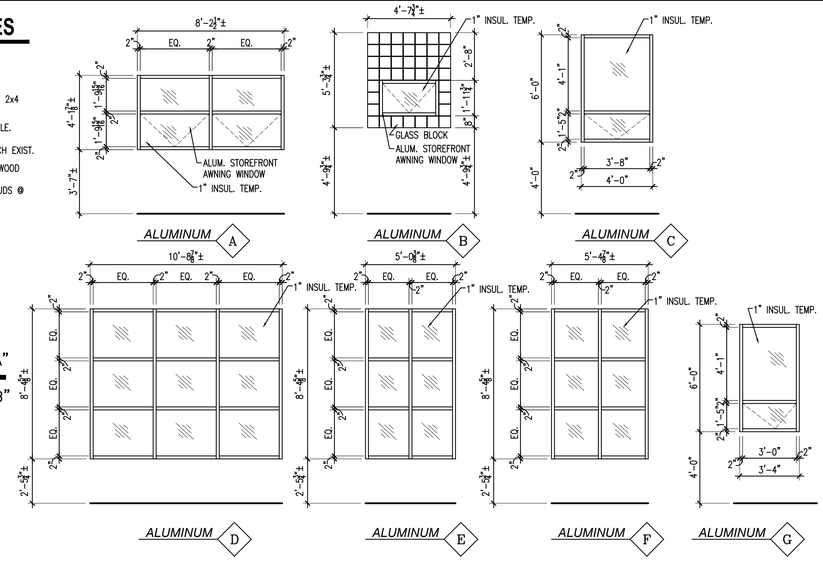


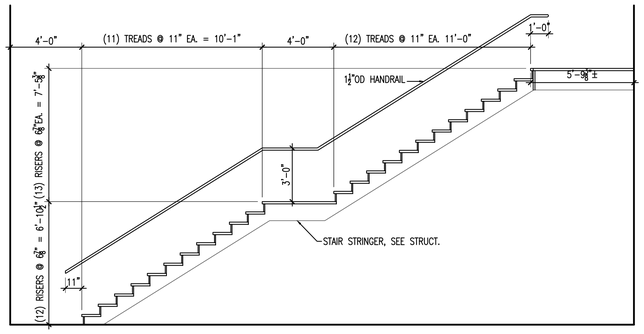
A SECOND FLOOR PLAN - AREA 'B'
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

1. NEW STEEL DECK, SEE STRUCT.
2. NEW STEEL GUARDRAIL
3. LINE OF 5/8" F.C. GYP. BD. @ EA. SIDE OF 2x4 STUDS @ 16" O.C. @ FIRST FIRST FLOOR.
4. NEW STEEL DOOR & FRAME, – SEE SCHEDULE.
5. NEW MASONRY WALL INFILL, CONST. TO MATCH EXIST.
6. NEW 3/4" PLYWD. FLOOR SHEATHING OVER WOOD FLOOR JOIST. –SEE STRUCT.
7. 5/8" F.C. GYP. BD. @ EA. SIDE OF 2x4 STUDS @ 16" O.C. @ SECOND FIRST FLOOR.



WINDOW TYPES



STAIR SECTION

FLOOR PLAN GENERAL NOTES

1. CONTR. TO INSTALL NEW 5/8" TYPE "X" GYP. BD. CEILING IN ALL NEW APARTMENT/CORRIDOR/STAIR AREAS.

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STACY J. SPOTANSKI

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SHEET TITLE: ENLARGED FLOOR PLAN AREA 'B', WINDOW SCHEDULE, & STAIR SECTION

PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

DRAWN BY: SPOTANSKI

PLAN DATE: 07-09-2018

PLOT DATE: 07-09-2018

SHEET:

A1.03

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FLOOR PLAN KEYNOTES

1. NEW STEEL DECK, SEE STRUCT.
2. NEW STEEL GUARDRAIL
3. 5/8" F.C. GYP. BD. @ EA. SIDE OF 2x4 STUDS @ 16" O.C. @ FIRST FIRST FLOOR.
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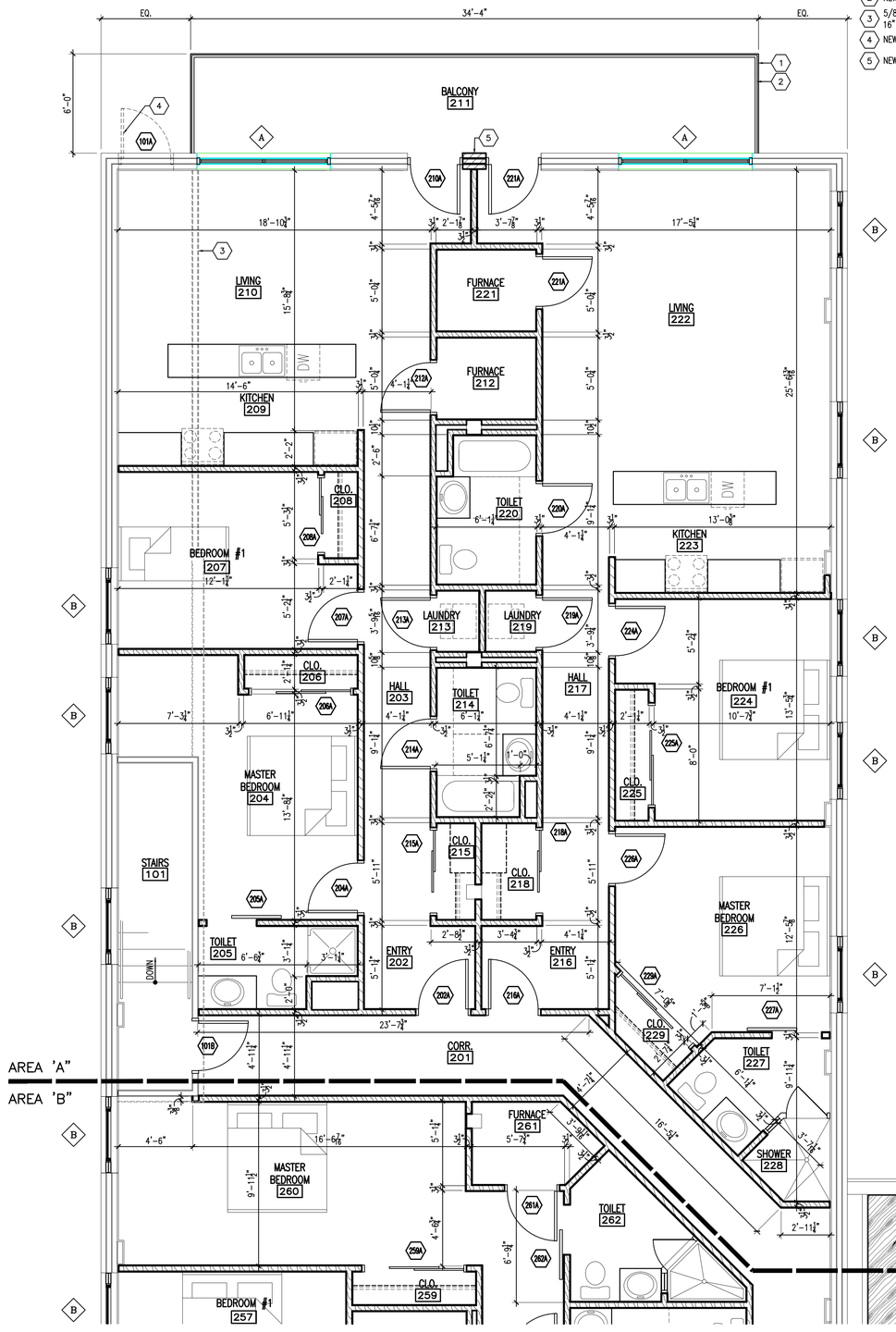
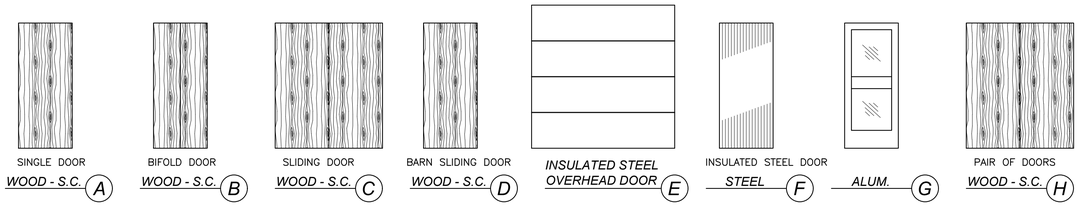


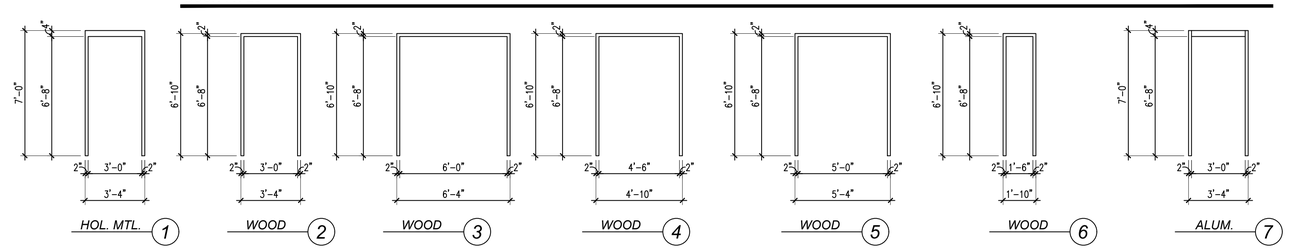
A SECOND FLOOR PLAN - AREA 'A'
1/4" = 1'-0"

DOOR SCHEDULE

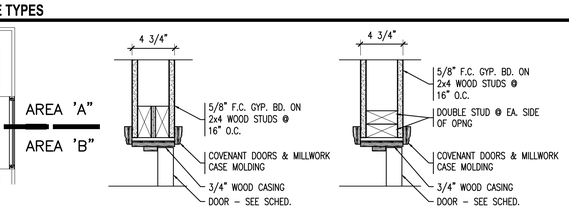
DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MAT'L	DOOR TYPE	FRAME MAT'L	FRAME TYPE	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FIRE LABEL	GLAZING	REMARKS	HARDWARE GROUP
101A	3'–0"	6'–8"	1 3/4"	STEEL	F	STEEL	1	–	–					
101B	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2		60 MIN.			
202A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2		20 MIN.			
204A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
205A	3'–0"	6'–8"	1 3/4"	WOOD	D	WOOD	–	–	–					
206A	6'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	3	1	2					
207A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
208A	4'–6"	6'–8"	1 3/4"	WOOD	A	WOOD	4	1	2					
210A	3'–0"	6'–8"	1 3/4"	ALUM.	G	ALUM.	7	–	–			1" INSUL. TEMP.		
212A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
213A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
214A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
215A	5'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	5	1	2					
216A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2		20 MIN.			
218A	5'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	5	1	2					
219A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
220A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
221A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
221A	3'–0"	6'–8"	1 3/4"	ALUM.	G	ALUM.	7	–	–			1" INSUL. TEMP.		
224A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
225A	6'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	3	1	2					
226A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
227A	3'–0"	6'–8"	1 3/4"	WOOD	D	WOOD	–	1	2					
229A	6'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	3	1	2					
230A	EXIST	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	–	–					
232A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2		60 MIN.			
233A	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	–	–					
233B	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	–	–					
233C	5'–4"±	8'–4"±	–	STEEL	E	–	–	–	–					
233D	10'–9"±	8'–4"±	–	STEEL	E	–	–	–	–					
235A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2		60 MIN.			
236A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2		20 MIN.			
237A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
239A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
240A	4'–6"	6'–8"	1 3/4"	WOOD	H	WOOD	4	1	2					
241A	4'–8"	6'–8"	1 3/4"	WOOD	D	WOOD	–	1	2					
242A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
243A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
244A	6'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	3	1	2					
248A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
249A	6'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	3	1	2					
250A	1'–6"	6'–8"	1 3/4"	WOOD	A	WOOD	6	1	2					
251A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
252A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
253A	6'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	3	1	2		20 MIN.			
257A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
258A	6'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	3	1	2					
259A	6'–0"	6'–8"	1 3/4"	WOOD	C	WOOD	3	1	2					
260A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
261A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
262A	3'–0"	6'–8"	1 3/4"	WOOD	D	WOOD	–	1	2					
263A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
264A	3'–0"	6'–8"	1 3/4"	WOOD	A	WOOD	2	1	2					
265A	4'–6"	6'–8"	1 3/4"	WOOD	C	WOOD	4	1	2					
–	–	–	1 3/4"	WOOD	–	–	–	1	2					



DOOR TYPES



FRAME TYPES



1 HEAD DETAIL
1 1/2" = 1'-0"

2 JAMB DETAIL
1 1/2" = 1'-0"

GENERAL NOTES

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724 W. Heard St. #4, Grand Island, NE 68801
(308) 850-8189 stacyspotanski@charter.net
STACY J. SPOTANSKI

OWNER: ONEILL TRANSPORATION
P.O. BOX 290
ALDA, NE. 68810

SHEET TITLE: ENLARGED FLOOR PLAN AREA "A" & DOOR SCHEDULE

PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

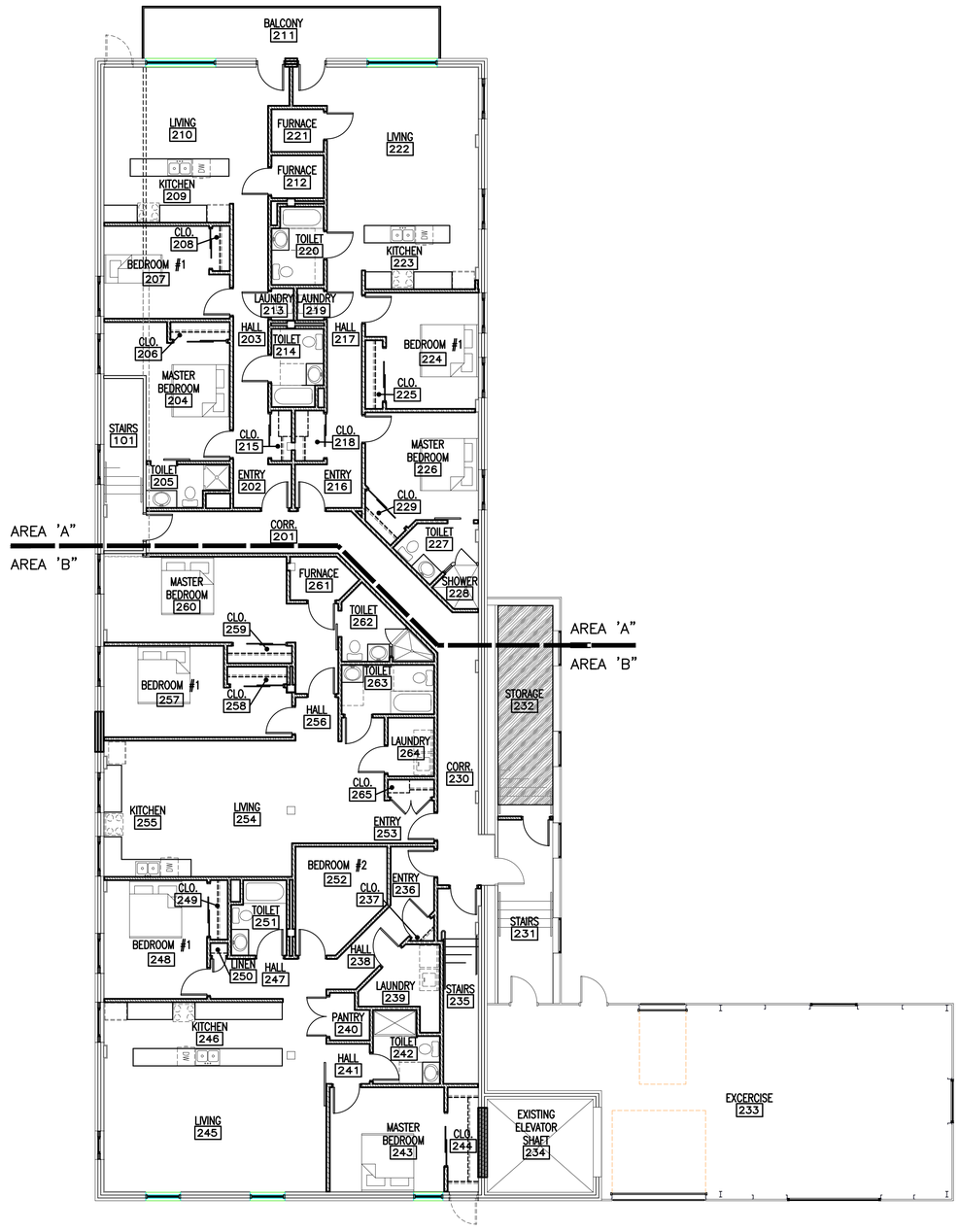
DRAWN BY: SPOTANSKI

PLAN DATE: 07-09-2018

PLOT DATE: 07-09-2018

SHEET:

A1.02



SECOND FLOOR COMPOSITE PLAN
1/8" = 1'-0"

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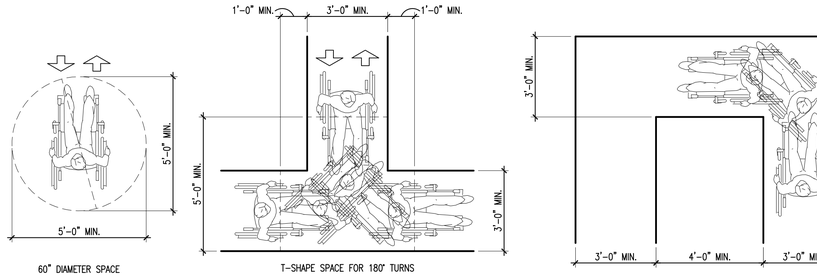
STACY J. SPOTANSKI

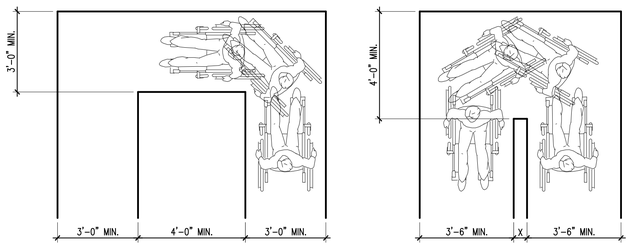
OWNER: ONEILL TRANSPORATION
P.O. BOX 290
ALDA, NE. 68810

SHEET TITLE: SECOND FLOOR COMPOSITE PLAN

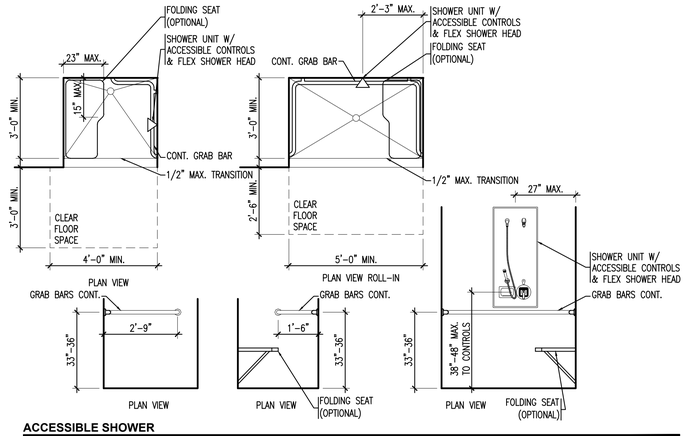
PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

DRAWN BY: SPOTANSKI
PLAN DATE: 07-09-2018
PLOT DATE: 07-09-2018
SHEET: A1.01

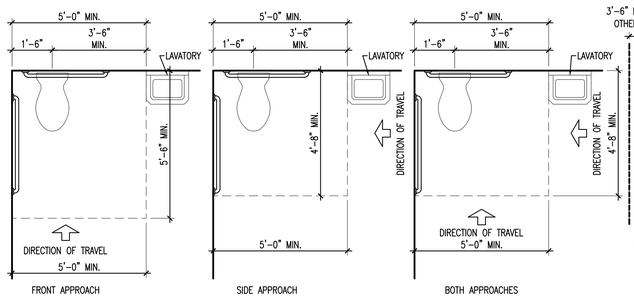


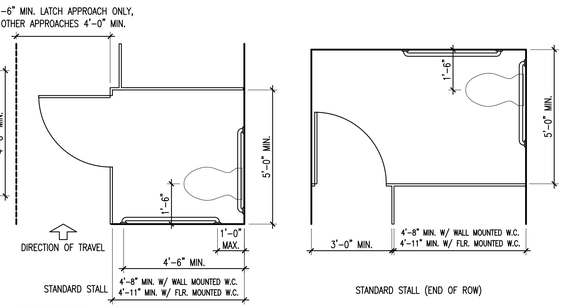


ACCESSIBLE ROUTE



ACCESSIBLE SHOWER

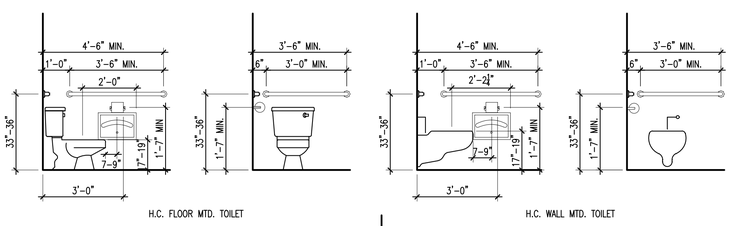


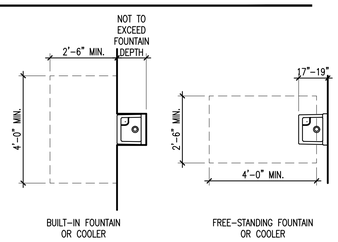


SINGLE TOILET REQUIREMENTS

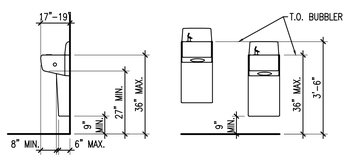
TOILET STALL REQUIREMENTS

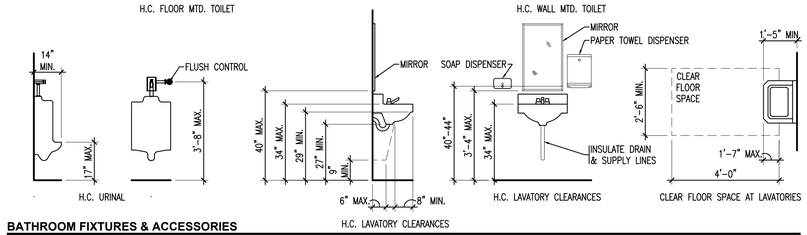
HANDRAIL CLEARANCE



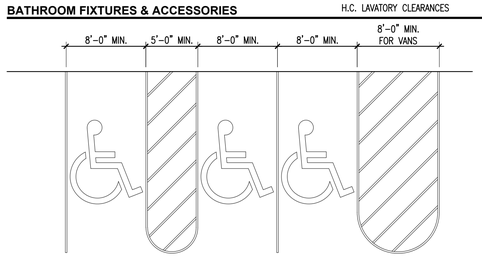


DRINKING FOUNTAINS

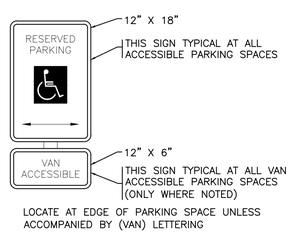




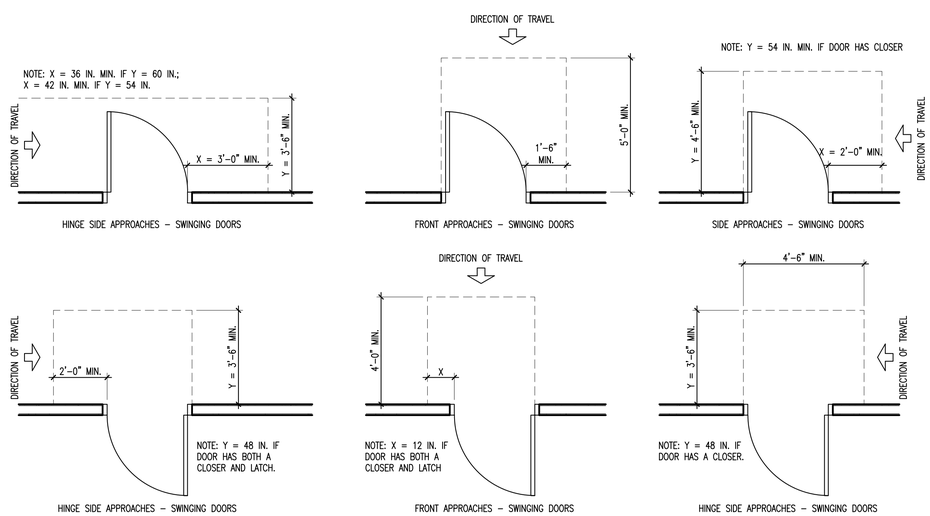
BATHROOM FIXTURES & ACCESSORIES



PARKING SPACES



OUTDOOR SIGNAGE



MANEUVERING CLEARANCES AT DOORS

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STACY J. SPOTANSKI

OWNER: ONEILL TRANSPORATION
P.O. BOX 290
ALDA, NE. 68810

SHEET TITLE: ADA INFORMATION

PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

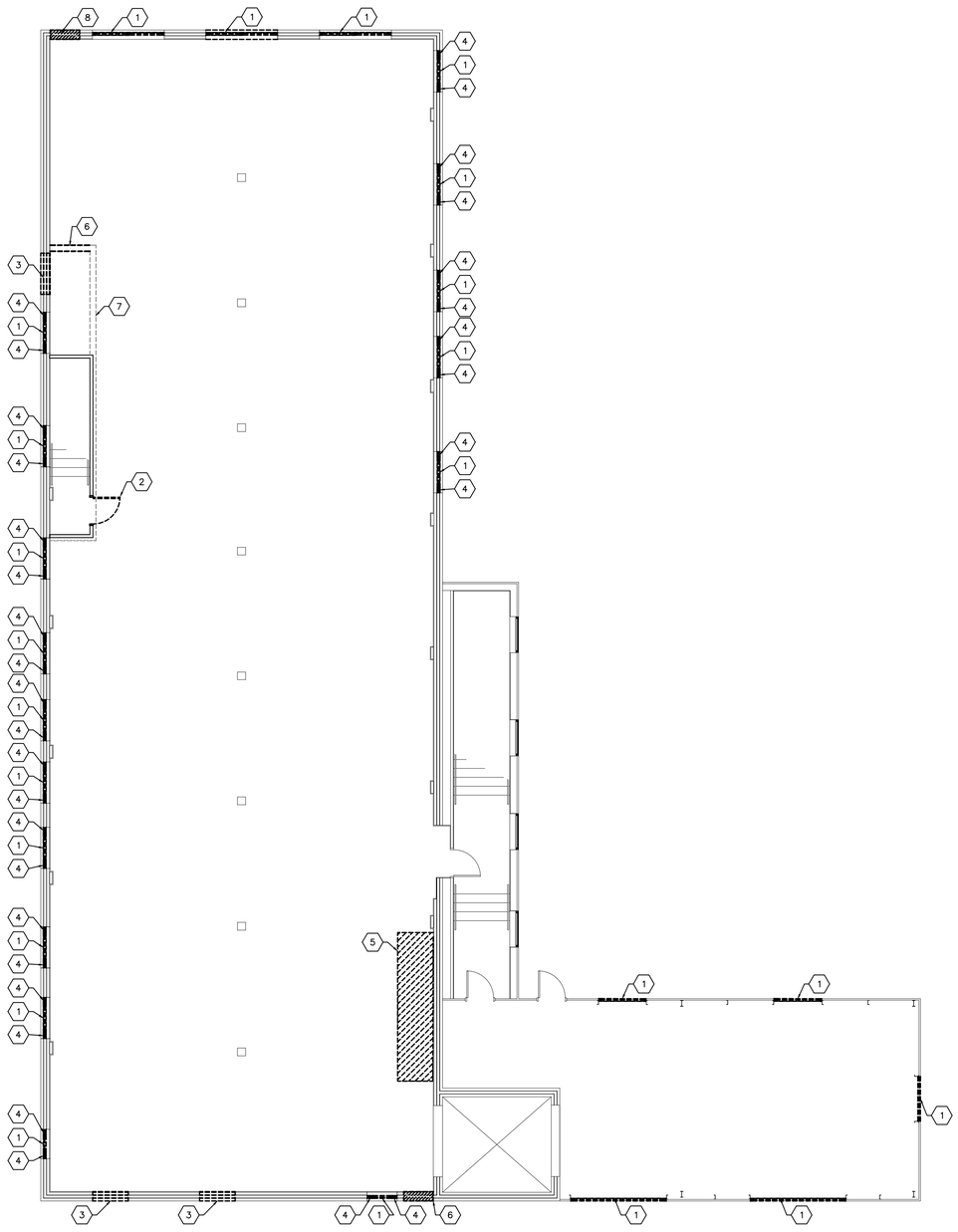
DRAWN BY: SPOTANSKI

PLAN DATE: 07-09-2018

PLOT DATE: 07-09-2018

SHEET:

ADA



SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE EXIST. WINDOW AS INDICATED.
2. REMOVE EXIST. DOOR & FRAME AS INIDICATED.
3. REMOVE EXIST. MASONRY WALL AS INDICATED AND PREP FOR NEW WINDOW OPENING.
4. EXIST. GLASS BLOCK TO REMAIN.
5. REMOVE EXIST. FLOORING/FLOOR STRUCT. AS REQ'D FOR NEW STAIRWELL. -SEE STRUCT. FOR DETAILS.
6. REMOVE EXIST. MASONRY WALL AS INDICATED @ FIRST FLOOR LEVEL AND PREP FOR NEW DOOR OPENING. -SEE STRUCT.
7. EXIST. MASONRY WALL @ FIRST FLOOR TO REMAIN.
8. REMOVE EXIST. WINDOWS AND SILL @ FIRST FLOOR AS REQ'D FOR NEW DOOR OPENING. CONTR. SHALL RECONFIGURE THE EXIST. WINDOW TO ALLOW FOR NEW STAIR WELL. PATCH & REPAIR EXIST. CONST. AS REQ'D.

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GENERAL DEMOLITION NOTES

1. TEMPORARY CONSTRUCTION BARRIERS SHALL BE INSTALLED AND APPROVED BY GC AND OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK AND SHALL REMAIN IN PLACE UNTIL ALL OPERATIONS THAT WOULD CREATE A DUST, FIRE, OR NOISE HAZARD HAVE BEEN COMPLETED FOR NEW CONSTRUCTION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY GC OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND ACTUAL CONDITIONS.
3. CONTRACTOR SHALL REMOVE ALL MISC. ITEMS (SIGNAGE, TOILET ACCESSORIES, CURTAINS AND TRACKS, TV BRACKETS, ETC.) FROM THE AREA PRIOR TO START OF DEMOLITION WORK. ALL SALVAGEABLE ITEMS SHALL BE RETURNED TO OWNER OR REUSED IN THE PROJECT WHERE INDICATED.
4. DASHED LINES INDICATE EXISTING CONST. TO BE REMOVED. CONTRACTOR SHALL REMOVE ALL ALLS, CEILINGS, DOORS, PLUMBING FIXTURES, MECHANICAL AND ELECTRICAL DEVICES, CABINETRY, ETC. AS REQUIRED TO CLEAR THE AREA FOR NEW CONSTRUCTION.
5. ALL EXISTING CEILING WITHIN THE REMODEL AREA SHALL BE REMOVED EXCEPT WHERE OTHERWISE NOTED ON THE REFLECTED CEILING PLAN. EXISTING CEILINGS ARE GENERALLY SUSPENDED ACOUSTICAL TILE.
6. EXISTING INTERIOR PARTITIONS ARE TYPICALLY WOOD STUDS WITH GYPSUM BOARD UNLESS NOTED OTHERWISE. PARTITIONS SHOWN TO BE REMOVED COMPLETELY FROM FLOOR TO ROOF DECK. EXISTING PARTITIONS SCHEDULED TO REMAIN SHALL BE PATCHED AND REPAIRED TO PROVIDE A SMOOTH SURFACE FOR NEW WALL FINISHES. THE WORK SHALL INCLUDE REPAIRING EXISTING GYP. BOARD. REMOVED OR DAMAGED BY THE INSTALLATION OF NEW MECHANICAL AND ELECTRICAL DEVICES IN EXISTING WALLS.
7. SEE MECHANICAL AND ELECTRICAL DRAWING FOR DEMOLITION OF ITEMS REQUIRED BY THESE TRADES.

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07-09-2018

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"Providing affordable, creative designs, being a one-on-one approach with the individual client's satisfaction."

Spotanski Creative Building Design & Drafting, LLC
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STACY J. SPOTANSKI

OWNER: ONEILL TRANSPORATION
P.O. BOX 290
ALDA, NE. 68810

SHEET TITLE: SECOND FLOOR DEMOLITION PLAN

PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

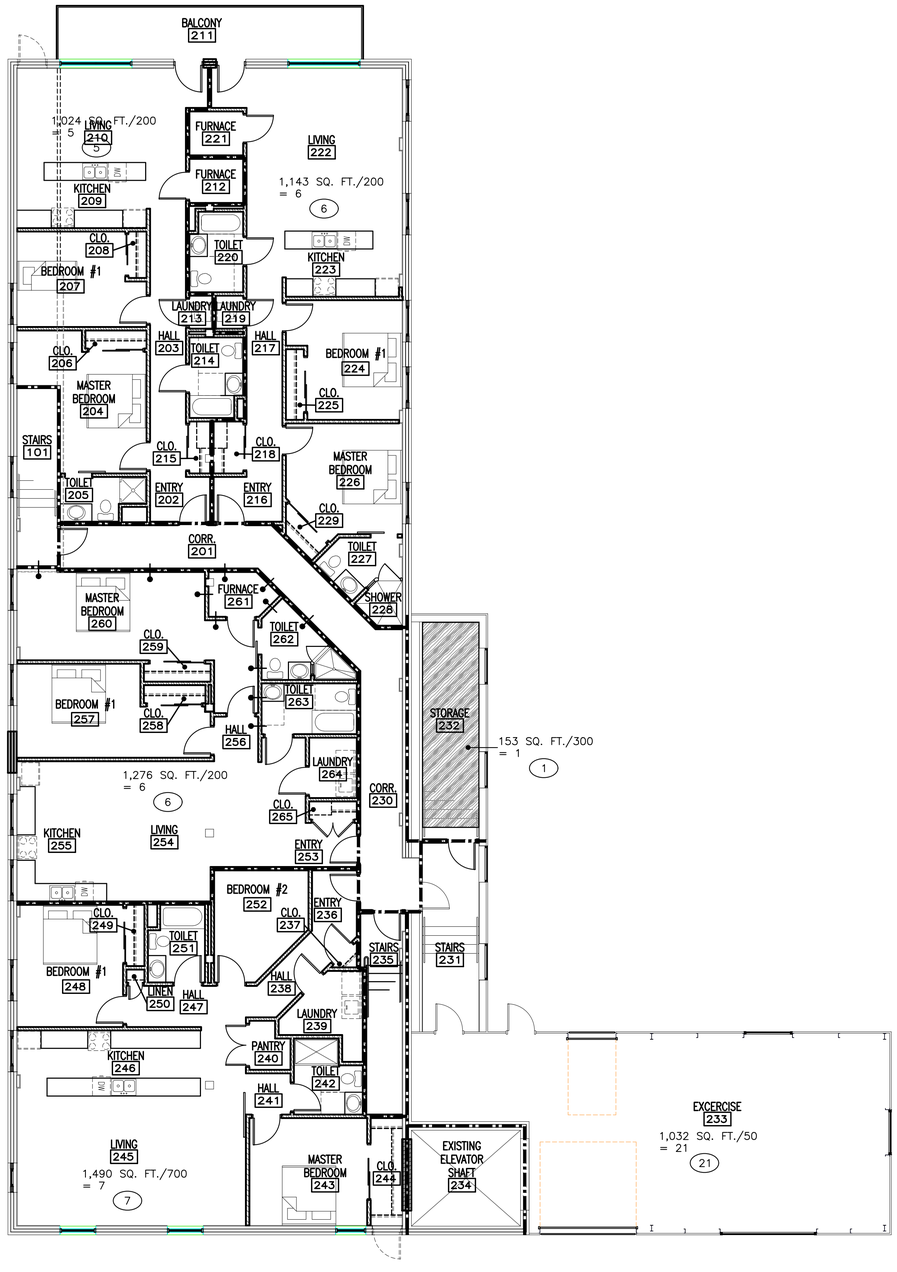
DRAWN BY: SPOTANSKI

PLAN DATE: 07-09-2018

PLOT DATE: 07-09-2018

SHEET:

D1.01



SECOND FLOOR CODE PLAN
1/8" = 1'-0"

PROJECT INFORMATION

INTERNATIONAL BUILDING CODE (IBC) 2012
EXISTING BUILDING:
BASEMENT FLOOR USE: GROUP S (STORAGE)

FIRST FLOOR USE: GROUP B (BUSINESS)
GROUP M (MERCANTILE)

SECOND FLOOR USE: GROUP R-2 (RESIDENTIAL)

LIFE SAFETY CODE (NFPA 101)
OCCUPANCY:
BASEMENT FLOOR USE: EXISTING STORAGE

FIRST FLOOR USE: EXISTING MERCANTILE
EXISTING BUSINESS

SECOND FLOOR USE: NEW APARTMENT

2010 AMERICANS WITH DISABILITIES ACT

CONSTRUCTION TYPE:
EXISTING BUILDING: V-B

BUILDING HEIGHTS & AREAS:
(SEE CODE REVIEW FLOOR PLAN FOR HEIGHT & AREA CALCULATIONS)

SMOKE COMPARTMENTS:
REQUIREMENTS OF NFPA 14.3.7.1 DO NOT APPLY PER EXCEPTION (2): BUILDING SHALL BE PROTECTED THROUGHOUT BY A SUPERVISED AUTOMATIC SPRINKLER SYSTEM (NFPA 14.3.7.2) PER NFPA 13.

RATING REQUIREMENTS:

PRIMARY STRUCTURAL FRAME:	0 HR
BEARING WALLS:	0 HR
NON BEARING WALLS:	0 HR
FLOOR CONSTRUCTION:	0 HR
ROOF CONSTRUCTION:	0 HR

HAZARDOUS AREA SEPARATION/ PROTECTED BY 1hr. FIRE BARRIER (NFPA 14.3.2.1):
1. LAUNDRIES
2. FURNACE ROOM

CORRIDOR WALL FIRE RESISTANCE (NFPA 14.3.6):
FIRE-RATING NOT REQUIRED AS BUILDING IS SPRINKLERED PER NFPA 13. CORRIDOR WALLS TO BE SMOKE PARTITIONS.

INTERIOR FINISH REQUIREMENTS:
(IBC – TABLE 803.5)

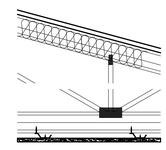
BUSINESS:
INTERIOR EXIT STAIRWAYS: CLASS B
EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: B
ROOMS AND ENCLOSED SPACES: C

MERCANTILE:
INTERIOR EXIT STAIRWAYS: CLASS B
EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: B
ROOMS AND ENCLOSED SPACES: C

RESIDENTIAL:
INTERIOR EXIT STAIRWAYS: CLASS B
EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: B
ROOMS AND ENCLOSED SPACES: C

FIRE PROTECTION SYSTEMS:
(IBC – CHAPTER 9)
1. THE BUILDING WILL BE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM.
2. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED PER THE IBC & NFPA.
3. A MANUAL FIRE ALARM SYSTEM WILL BE PROVIDED.

OCCUPANT LOAD:
(SEE CODE REVIEW FLOOR PLAN FOR OCCUPANT LOADS)



SYSTEM DESCRIPTION

ROOF CEILING ASSEMBLY UL P531

-EXISTING ROOF SYSTEM: EXISTING PLYWOOD SHEATHING
-GLASS FIBER INSULATION BATTS AND BLANKETS OR LOOSE FILL MATERIALS

-EXISTING CHORD WOOD TRUSSES TO REMAIN
-USG DGL DRYWALL SUSPENSION SYSTEM
-5/8" TYPE 'X' GYP. BD.

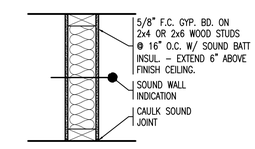
C CEILING DETAIL
1 1/2" = 1'-0"

GENERAL NOTES

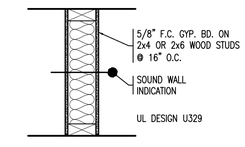
1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
5. ALL DIMENSIONS ARE TAKEN FROM/TO FINISHED FACE OR TO THE OUTSIDE OF MASONRY.
6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
9. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

GENERAL LEGEND

- INDICATES SOUND WALL CONSTRUCTION
- SMOKE PARTITIONS
- 1-HOUR RATED CONSTRUCTION
- 3-HOUR RATED CONSTRUCTION



A SOUND WALL DETAIL
1 1/2" = 1'-0"



B 1-HR. FIRE WALL DETAIL
1 1/2" = 1'-0"

PROFESSIONAL SEAL

PROGRESS PRINT
NOT FOR
CONSTRUCTION
07-09-2018

DATE:
REVISION:

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