

City of Scottsbluff, Nebraska

Monday, April 17, 2023

Regular Meeting

Item Subdiv.1

Council to discuss and consider action on the License Agreement with Sterling Huff, Attorney at Law, PC, LLO at 20 E. 16th Street and authorize the Mayor to sign the Agreement.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: 4-17-23

AGENDA TITLE: Council to discuss and consider action the license agreement with Sterling Huff, Attorney at Law, PC, LLO at 20 E. 16th Street and authorize the Mayor to sign the agreement.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Development Services Director

SUMMARY EXPLANATION: Sterling Huff submitted an application for a sidewalk improvement regarding installing a balcony over the sidewalk in public right-of-way in front of 20 E. 16th Street. Staff has reviewed the permit and structural plans which meet the requirements of 20-6-1. As per 20-6-1, a license agreement for use of the right-of-way must be approved by City Council.

The Community Redevelopment Authority approved a façade improvement grant for the project which is conditional upon approval of this license agreement.

BOARD/COMMISSION/STAFF RECOMMENDATION:

Does this item require the expenditure of funds?

_____yes _____no

Are funds budgeted?

_____yes _____no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution

Ordinance

Contract

Minutes

Plan/Map

Other (specify) Application, Supplemental Materials, and License Agreement.

NOTIFICATION LIST: Yes No Further Instructions

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL:

City Manager

Rev: 12/14/ City Clerk

LICENSE AGREEMENT

This License Agreement (“Agreement”) is made by and between the City of Scottsbluff, Nebraska, a Municipal Corporation, hereinafter referred to as “Licensor”, and Sterling Huff, Attorney at Law, PC, LLO, hereinafter referred to as “Licensee”.

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions under which the Licensee may construct, maintain, repair, and utilize the following described improvement which will infringe upon real estate owned by the Licensor:

To install a deck / awning elevated above the sidewalk in a sidewalk type café design. Three support posts near the street and three support posts near the structure (“Improvement”). Licensee must maintain five feet of access for pedestrian walkway from any obstruction, such as posts, tree grades, or flange plates. An 8' vertical clearance above the walkway must be maintained. This Agreement shall pertain to only the area in front (North) of the property at 20 East 16th Street, Scottsbluff, Nebraska 69361.

2. Grant of License and Description of Real Estate. Licensor now grants a license to Licensee to occupy, subject to all of the terms and conditions of this Agreement to property described below. The Licensee owns the following described real estate adjacent to Licensor’s real estate to which this Agreement shall apply:

The West 25 feet of the East 75 feet, EXCEPT the South 16 feet of Lots 1 and 2, Block 10, Original Town to the City of Scottsbluff, Scotts Bluff County, Nebraska. (“Licensed Property”)

Otherwise known as 20 East 16th Street, Scottsbluff, Nebraska 69361.

3. Limitation to Described Purpose:

The Licensed Property constitutes a right-of-way owned by the Licensor. Licensee agrees to use the Licensed Property solely for the Improvement and purpose described (“licensee use”). Licensor grants Licensee the right to use the Licensed Property for use licensee uses so long as Licensee does not obstruct or impede Licensor’s use of the right-of-way.

4. Duties and Risks. It is understood and agreed that the Licensee may construct, maintain, repair, and utilize the above described Improvement at the Licensee's sole risk. The Licensee agrees to insure against all loss or damage resulting from the Improvement. The Licensee hereby waives any claim for damages against the Licensor, its officers, employees, agents, and independent contractors, for any damage or injury that might result to or from said Improvement. If the Licensor, in its sole discretion, determines that any part or all of the Improvement must be removed or is damaged by any means, including by the Licensor, its employees, agents or independent contractors working for Licensor during the course of their employment or duties with the Licensor, Licensee agrees to assume and pay all costs relating to the replacement or repair of the Improvement. The Licensee agrees to indemnify and hold the Licensor harmless from and against all claims arising out of the licensee uses or occupancy allowed under this Agreement. In the event Licensor is required to remove the Improvement within its right-of-way, it may do so and Licensee will assume the full risk of replacing or repairing the Improvement. Licensee agrees to maintain the area utilized for licensee uses as well as the Improvement and to repair any damage to the Licensed Property. Licensee agrees to use the Licensed Property in a reasonable manner and in such a way that it will not become a nuisance.

5. Existing Utilities. The Licensee is responsible for locating and coordinating original construction and future maintenance work on the described Improvement. No excavation work will be permitted in the area of underground utility facilities until all such facilities have been located and identified to the satisfaction of all parties. The excavation must be done with care in order to avoid any possibility of damage to the utility facility. The Licensee shall be responsible for any and all damage.

6. Restoration of Property. If the construction or maintenance of the Improvement identified in paragraph 1 above requires the excavation of earth, removal of hard surfacing, grass, vegetation, landscaping, or any other disruption of the service of the public right-of-way or neighboring property, the Licensee shall restore the surface of the area to the same condition as it existed immediately prior to the Licensee's work in the Licensed Property and to obtain the Licensor's permission, as well as any and all permits to work in the Licensed Property..

7. Notices:

Any Notices provided for or concerning this Agreement shall be in writing and shall be sufficiently given when sent by United States first Class Postal Service Delivery to the addresses of the parties listed below:

Licensor:
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
C/O City Clerk

Licensee:
Sterling Huff
20 East 16th Street
Scottsbluff, NE 69361

8. Effective. This License Agreement shall take effect on the date it is executed by the Mayor of the City of Scottsbluff as dated below. It shall continue for an indefinite term or until such time as it is terminated as provided hereinafter.

9. Termination. This Agreement shall terminate upon one or more of the following occurrences:

- (a) The service of written notice of intention to terminate by Licensee and the removal of any improvements infringing upon the Licensor's lands or right-of-way.
- (b) The Licensee's application for a permit to occupy right-of-way, has expired.
- (c) The Licensee's construction or installation of any structure and improvement of any nature upon the real estate owned by the Licensor except that described in paragraph 1 above, or the Licensee's failure to apply for and obtain a permit to alter or make improvement to its property.
- (d) The Licensor may revoke this Agreement at any time.
- (e) Should the Licensee or licensee uses obstruct or impeded the Licensor's use of the Licensed Property or its right-of-way in any way this Agreement

may be terminated by written notice to Licensee and shall not have the right to rebuild or put the Licensed Property to any other uses the licensee uses.

(f) Upon the termination of this Agreement, the Licensee shall be required, and hereby agrees, to remove any improvements or fixtures from the Licensor's real estate at its own expense and without cost to the Licensor. Said removal shall occur no later than thirty (30) days after receipt of the notice of intention to terminate or of any occurrences set forth in this paragraph. Should the Licensee fail to do so, the Licensor may remove or cause the removal of any improvements or fixtures from the Licensor's real estate and the Licensee agrees to reimburse the Licensor for all of its costs.

10. Assigns. The rights or each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation or other entity. The right to occupy the Licensed Property may be terminated at any time by the Licensor. Any of Licensee's heirs or assigns shall not have the right to rely on licensee uses set forth in this Agreement upon the Licensed Property.

11. Entire Agreement. This Agreement constitutes the entire agreement between the parties notwithstanding any oral or written agreements to the contrary. This License Agreement shall be amended only in writing and executed by all parties.

12. Law. This Agreement shall be construed in accordance with the laws of the State of Nebraska and the City of Scottsbluff, Nebraska.

Dated: _____

CITY OF SCOTTSBLUFF, a
Municipal Corporation, Licensor,

By _____
Mayor

Attest:

City Clerk



Licensee, Sterling T. Huff, Attorney at
Law, PC, LLO by Sterling T. Huff

State of Nebraska, Scotts Bluff County:

This License Agreement was acknowledged before me on April _____, 2023, by Jeanne McKerrigan, Mayor of the City of Scottsbluff, Nebraska, Licensor.

Notary Public

State of Nebraska, Scotts Bluff County:

This License Agreement was acknowledged before me on April 13th, 2023, by Sterling T. Huff, Attorney at Law, PC, LLO by Sterling T. Huff, Licensee.



M. Flowers
Notary Public

Application for Permit to Obstruct Sidewalk Public Right-Of-Way—City of Scottsbluff, Nebraska

1. Today's Date: 03/03/2023 2. Address of Proposed Work: 20 E. 16th Street
3. Property Owner's Name: Sterling T. Huff Phone #: 308-635-4900

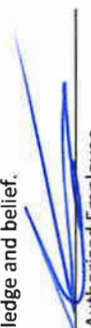
4. This application is for permit to Obstruct Sidewalk R-O-W... (Check all that apply)

- Sidewalk Display—including planters & park benches**
 - Displays must allow a clear sidewalk with not less than five (5) feet for pedestrians between the sidewalk display and other impediment near the curb side of the sidewalk.
 - Displays, whether in one or more parts, shall be limited to a total length of not greater than ten (10) feet and a total square footage of not greater than thirty (30) square feet, for any single store front. No part of any display may exceed a total height of 48 inches.
- Sandwich Board Sign**
 - Must be located within the 3 foot width of sidewalk immediately adjacent to the store front of which the sign advertises and must allow a clear sidewalk width of not less than 5 feet for pedestrians between the Sandwich board sign and any other impediment near the curb side of the sidewalk.
- Sidewalk Café or Improvement**
 - Must allow a clear sidewalk width of not less than 5 feet for pedestrians between the perimeter of the sidewalk café area and any other impediment near the curb side of the sidewalk. Proof of liability insurance with the Department in an amount of not less than one million per person per occurrence.

5. Draw proposed layout: **Five feet of clear sidewalk space must be obtained for pedestrians to pass through.**
See attached

Permit Number _____
Date Issued _____
Address 20 E. 16th Street
Lot W. 25' of E 75', Lots 1 & 2 _____ Block 10
Addition Original Town
Zone: R1 R1a R2 R3 R4 R5
O-P PBC C-1 C-2 C-3
M-1 M-1(s) M-2 A F
Fire Limits:
 Primary Secondary None

FEE - \$50.00 yearly
APPROVED DISAPPROVED
City of Scottsbluff
Authorized Employee
By: _____

I, the undersigned, hereby certify that I am familiar with all laws governing the above outlined construction work and will comply with these laws, and that the statements herein contained are true and correct to the best of my knowledge and belief.


Authorized Employee
Note: You have NOT received your permit.
Do NO Work until it is issued.

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Otherwise known as 20 East 16th Street, Scottsbluff, Nebraska 69361.

3. Duties and Risks. It is understood and agreed that the Licensee may construct, maintain, repair, and utilize the above described improvement at the Licensee’s sole risk. The Licensee hereby waives any claim for damages against the Licensor, its officers, employees, agents, and independent contractors, for any damage or injury that might result to said improvement. If the Licensor, in its sole discretion, determines that any part or all of the improvement must be removed or is damaged by the Licensor, its employees, agents or independent contractors working for Licensor during the course of their employment or duties with the Licensor, Licensee agrees to assume and pay all costs relating to the replacement or

repair of the improvement. The Licensee indemnifies and holds the City harmless from and against all claims arising out of the use or occupancy allowed under this Agreement.

4. Existing Utilities. The Licensee is responsible for locating and coordinating original construction and future maintenance work on the described improvement. No excavation work will be permitted in the area of underground utility facilities until all such facilities have been located and identified to the satisfaction of all parties. The excavation must be done with care in order to avoid any possibility of damage to the utility facility. The Licensee shall be responsible for any and all damage.

5. Restoration of Property. If the construction or maintenance of the improvement identified in paragraph 1 above requires the excavation of earth, removal of hard surfacing, grass, vegetation, landscaping, or any other disruption of the service of the public right-of-way or neighboring property, the Licensee shall restore the surface of the area to the same condition as it existed immediately prior to the Licensee's work in the area.

6. Effective. This License Agreement shall take effect on the date it is executed by the Mayor of the City of Scottsbluff as dated below. It shall continue for an indefinite term or until such time as it is terminated as provided hereinafter.

7. Termination. This Agreement shall terminate upon one or more of the following occurrences:

- (a) The service of written notice of intention to terminate by Licensee and the removal of any improvements infringing upon the City's lands or right-of-way.
- (b) The Licensee's application for a permit to occupy right-of-way, has expired.
- (c) The Licensee's construction or installation of any structure and improvement of any nature upon the real estate owned by the Licensor except that described in paragraph 1 above, or the Licensee's failure to apply for and obtain a permit to alter or make improvement to its property.
- (d) The City may revoke this Agreement at any time.
- (e) Upon the termination of this Agreement, the Licensee shall be required, and hereby agrees, to remove any improvements or fixtures from the Licensor's real estate at its own expense and without cost to the Licensor. Said removal shall occur no later than thirty (30) days after receipt of the notice of intention to terminate or of any occurrences set forth in this paragraph. Should the Licensee fail to do so, the Licensor may remove or cause the removal of any improvements or fixtures from the Licensor's real estate and the Licensee agrees to reimburse the Licensor for all of its costs.

8. Assigns. This Agreement shall be binding upon the parties hereto, their successors and assigns.

9. Entire Agreement. This Agreement constitutes the entire agreement between the parties notwithstanding any oral or written agreements to the contrary. This License Agreement shall be amended only in writing and executed by all parties.

10. Law. This Agreement shall be construed in accordance with the laws of the State of Nebraska and the City of Scottsbluff, Nebraska.

Dated: _____

CITY OF SCOTTSBLUFF, a
Municipal Corporation, Licensor,

By _____
Mayor

Attest:

City Clerk

Licensee, Sterling T. Huff, Attorney at
Law, PC, LLO by Sterling T. Huff

State of Nebraska, Scotts Bluff County:

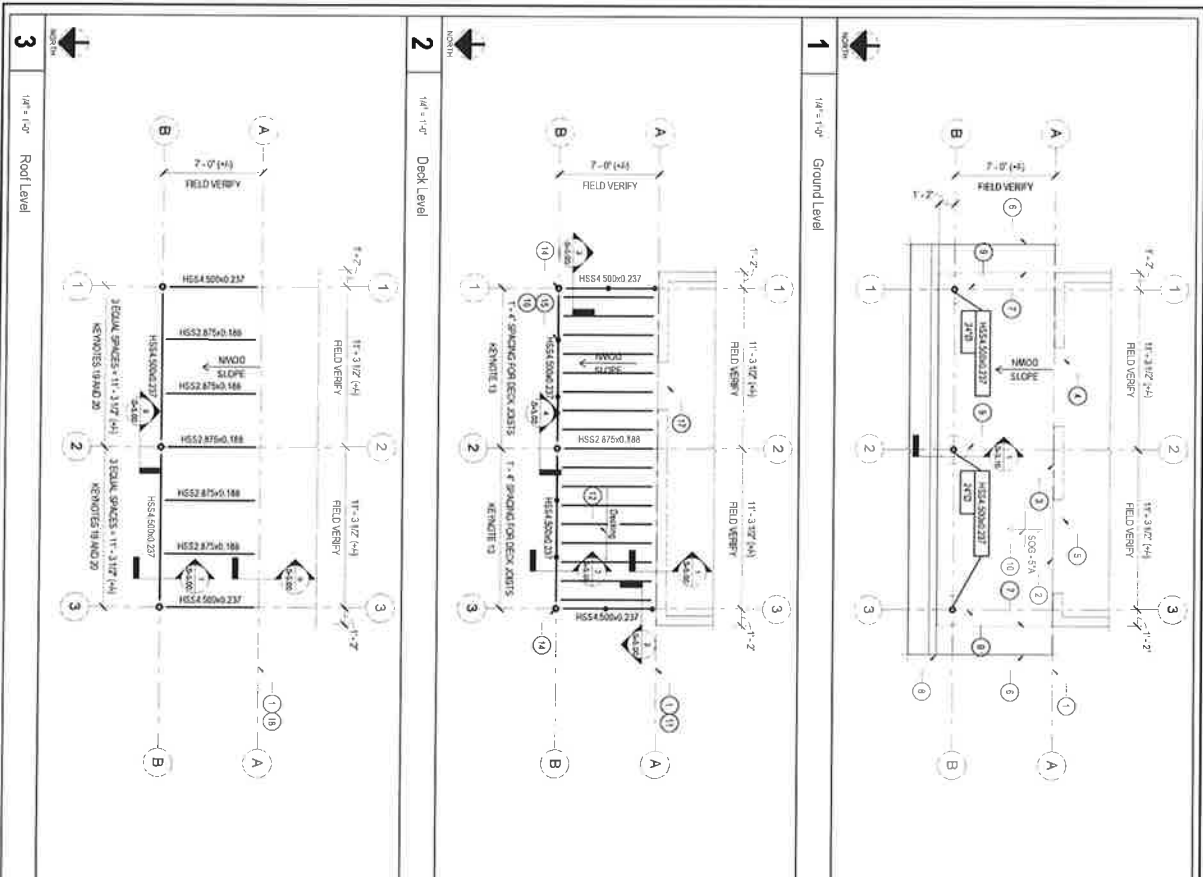
This License Agreement was acknowledged before me on _____, 2023,
by Jeanne McKerrigan, Mayor of the City of Scottsbluff, Nebraska, Licensor.

Notary Public

State of Nebraska, Scotts Bluff County:

This License Agreement was acknowledged before me on April, 2023, by Sterling
T. Huff, Attorney at Law, PC, LLO by Sterling T. Huff, Licensee.

Notary Public



KEYNOTE LEGEND

- 1 GRID ALL EXTERIOR FACE OF EXISTING BRICK.
- 2 REFERENCE ELEVATION OF 'F' IS AT FACE OF EXISTING BUILDING HEIGHT.
- 3 REMOVE EXISTING WOOD FINISH MATERIAL ON NORTH FACE OF BUILDING FULL HEIGHT.
- 4 EXISTING WINDOW TO BE REFINISHED AND REPAIRED.
- 5 EXISTING ENTRY TO BUILDING.
- 6 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 7 DOOR, NEW CONCRETE SLAB TO EXISTING CONCRETE SIDEWALK. SEE DETAIL 7A.5.10.
- 8 EXISTING CONCRETE CURB TO REMAIN.
- 9 REINFORCEMENT BARS GROUPING (REINFORCING COLUMN), TOP OF REINFORCING BARS BELOW TOP OF SUBGRADE. SEE DETAIL 10.5.10.
- 10 REMOVE EXISTING CONCRETE SIDEWALK AND REPAIR WITH NEW SUBGRADE SLOPE. SEE DETAIL 10.5.10. TOP OF NEW SIDEWALK SHALL MATCH SLOPE OF EXISTING SIDEWALK.
- 11 TOP OF FINISH IS AT ELEVATION 'F' (+) AT GRID ALL EXTERIOR FACE OF EXISTING BRICK.
- 12 COMPOSITE DESIGN, COLOR AND FINISH TO BE SELECTED BY OWNER. FINISH IS OTHER OF OR F (PERMISSION ON DESIGNING SELECTED).
- 13 FLOOR JOIST'S SLOPE DOWNWARD TO THE NORTH. SLOPES IN 1/4" PER FOOT.
- 14 TOP OF HSS4500X237.
- 15 HSS4500X237, MAXIMUM VERTICAL CLEARANCE POST SPACES AT 4'-0" CENTER. FULL UTILITY PANEL FOR APPROVED EQUIPMENT, MAXIMUM CLEAR SPACING BETWEEN PANELS SHALL BE LIMITED TO 4' MAXIMUM. RIGID PANELS 4" MINIMUM. PANELS SHALL BE LIMITED TO 4' MAXIMUM. RIGID PANELS 4" MINIMUM. RIGID PANELS 4" MINIMUM.
- 16 HSS4500X237, MAXIMUM VERTICAL CLEARANCE POST SPACES AT 4'-0" CENTER. FULL UTILITY PANEL FOR APPROVED EQUIPMENT, MAXIMUM CLEAR SPACING BETWEEN PANELS SHALL BE LIMITED TO 4' MAXIMUM. RIGID PANELS 4" MINIMUM. PANELS SHALL BE LIMITED TO 4' MAXIMUM. RIGID PANELS 4" MINIMUM.
- 17 NEW ROOF TO BE INSTALLED OVER EXISTING ROOF. ROOF SHALL BE SELECTED BY OWNER. LOCATION OF DOOR TO BE DETERMINED BY OWNER. PROVIDE HEADS ABOVE TOP OF WALL FINISH PER DETAIL 10.5.10.
- 18 TOP OF HSS4500X237 IS AT ELEVATION 'F' (+) AT GRID ALL EXTERIOR FACE OF EXISTING BRICK. TOP OF HSS4500X237 IS AT ELEVATION 'F' (+) AT GRID ALL EXTERIOR FACE OF EXISTING BRICK.
- 19 ROOF FRAMING IS DOWNWARD TO THE NORTH. SLOPE IS 1/4" PER FOOT.
- 20 HSS4500X237 IS CENTERED ON HSS4500X237.

ROOF LEVEL FRAMING PLAN NOTES

- 1. SEE SERIES SHEETS FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
 - 2. SEE S.S. SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
 - 3. SEE S.S. SERIES SHEETS FOR TYPICAL STEEL DETAILS.
 - 4. REFERENCE ELEVATION OF 'F' IS ACTUAL ELEVATION OF THE EXISTING CONCRETE SIDEWALK AT THE FACE OF THE EXISTING BUILDING (GRID A).
- EXISTING CONSTRUCTION NOTES:**
- 1. LOCATION OF EXISTING CONSTRUCTION.
- GENERAL NOTES:**
- 1. ALL DIMENSIONS ARE CENTERED ON THE INTERSECTION OF GRID LINES UNLESS DIMENSIONED OTHERWISE.
- STEEL BEAM AND JOIST NOTES:**
- 1. TOP OF STEEL BEAM ELEVATION NOTED ON PLAN.
 - 2. BEAMS ARE EQUALLY SPACED DOWNWARD AT 14" ON PER FOOT TOWARDS THE NORTH.
 - 3. BEAMS ARE EQUALLY SPACED BETWEEN GRID LINES UNLESS DIMENSIONED OTHERWISE.
 - 4. AFTER ERECTION, CHECK THAT ROLLING OR MANUFACTURING INDUCED CURVATURES UP.
 - 5. REFER TO DETAILS FOR REINFORCED BEAM CONNECTIONS.
 - 6. BEAMS AND JOISTS SHALL BE CONSIDERED UNBRACED FOR FLEXING.

FOUNDATION LEVEL PLAN NOTES

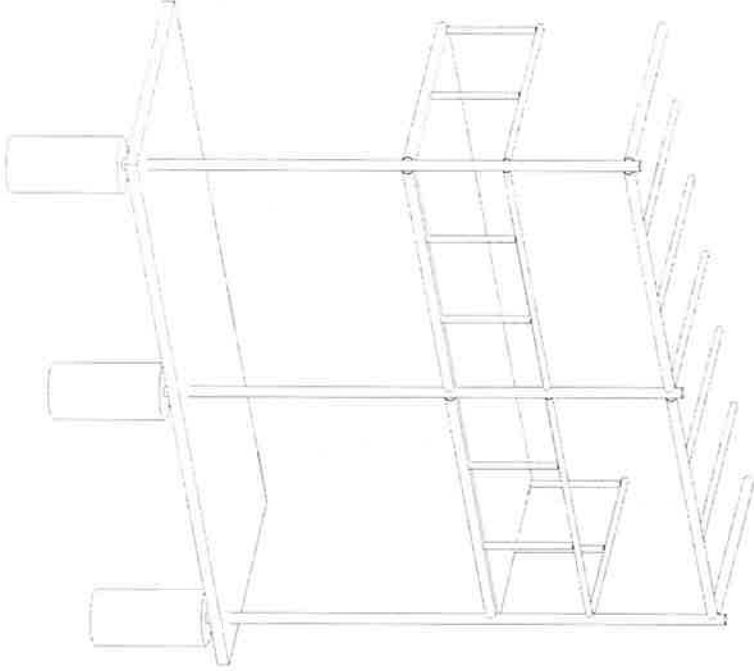





- 1. SEE S.S. SERIES SHEETS FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
 - 2. SEE S.S. SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
 - 3. SEE S.S. SERIES SHEETS FOR TYPICAL STEEL DETAILS.
 - 4. REFERENCE ELEVATION OF 'F' IS ACTUAL ELEVATION OF THE EXISTING CONCRETE SIDEWALK AT THE FACE OF THE EXISTING BUILDING (GRID A).
- EXISTING CONSTRUCTION NOTES:**
- 1. FIELD ESTABLISH ALL DIMENSIONS GRID LOCATIONS, FRAMING ELEVATIONS, ETC. BASED ON LOCATION OF EXISTING CONSTRUCTION.
- GENERAL NOTES:**
- 1. SEE SHEET 10.5 FOR TYPICAL FOUNDATION DETAILS.
 - 2. FOUNDATION PER TYPE NOTED ON PLAN THIS DRAWING. SEE SHEET 10.5.10.
 - 3. ALL FOUNDATION PILES ARE CENTERED ON COLUMNS AND GRID LINES UNLESS DIMENSIONED OTHERWISE.
 - 4. FOUNDATION PILES SHALL BE MAXIMUM 12" UNBUNDLED BOLL AS APPROVED BY THE GEOTECHNICAL ENGINEER FOR FOUNDATION DESIGN.
 - 5. FOUNDATION PILES SHALL BE MAXIMUM 12" UNBUNDLED BOLL AS APPROVED BY THE GEOTECHNICAL ENGINEER FOR FOUNDATION DESIGN.
 - 6. DO NOT DISTURB THE REMAINING EXISTING FOOTINGS. CONTACT THE STRUCTURAL ENGINEER FOR FURTHER DIRECTION. NEW FOOTINGS ARE IN CONFLICT WITH EXISTING FOUNDATION PILES SHALL NOT BE CONSTRUCTED ON EXISTING SUBGRADE.
- GLASS OR GLAZED NOTES:**
- 1. SEE SHEET 10.5 FOR TYPICAL GLAZED DETAILS.
 - 2. THE EXISTING SUBGRADE ON SITE SHALL BE REFINISHED TO A BENCH OF FINCHES BELOW THE BOTTOM OF THE SLAB ON GRADE. THE TOP FINCHES OF THE EXISTING SOIL TO BE REMOVED SUBGRADE SOIL SHALL BE REPAIRED WITH STRUCTURAL FILL RECOMPACTED TO 95 PERCENT STRAIKED PROOF FOR DENSITY (ASTM D698). THE RECOMPACTED PROPERLY COMPACTED. SEE GEOTECHNICAL ENGINEER FOR FOUNDATION DESIGN AND REGARDING THE TYPE, PLACEMENT AND COMPACTION OF THE OVER SOILS AND STRUCTURAL FILL.
 - 3. AT FINISH PREPARATION HAS TAKEN PLACE. ALL PLACEMENT MAX 4" IN ORDER. IN A HORIZONTAL PLANE, THE FILL MUST BE FULLY COMPACTED TO THE FULL DEPTH OF THE SUBGRADE.
 - 4. SUBGRADE SHALL BE REFINISHED TO A BENCH OF FINCHES BELOW THE BOTTOM OF THE SLAB ON GRADE. THE TOP FINCHES OF THE EXISTING SOIL TO BE REMOVED SUBGRADE SOIL SHALL BE REPAIRED WITH STRUCTURAL FILL RECOMPACTED TO 95 PERCENT STRAIKED PROOF FOR DENSITY (ASTM D698). THE RECOMPACTED PROPERLY COMPACTED. SEE GEOTECHNICAL ENGINEER FOR FOUNDATION DESIGN AND REGARDING THE TYPE, PLACEMENT AND COMPACTION OF THE OVER SOILS AND STRUCTURAL FILL.
 - 5. SUBGRADE SHALL BE REFINISHED TO A BENCH OF FINCHES BELOW THE BOTTOM OF THE SLAB ON GRADE. THE TOP FINCHES OF THE EXISTING SOIL TO BE REMOVED SUBGRADE SOIL SHALL BE REPAIRED WITH STRUCTURAL FILL RECOMPACTED TO 95 PERCENT STRAIKED PROOF FOR DENSITY (ASTM D698). THE RECOMPACTED PROPERLY COMPACTED. SEE GEOTECHNICAL ENGINEER FOR FOUNDATION DESIGN AND REGARDING THE TYPE, PLACEMENT AND COMPACTION OF THE OVER SOILS AND STRUCTURAL FILL.
- GENERAL NOTES:**
- 1. ALL DIMENSIONS ARE CENTERED ON THE INTERSECTION OF GRID LINES UNLESS DIMENSIONED OTHERWISE.
 - 2. COLUMN SIZES ARE NOTED ON PLAN.

FLOOR LEVEL FRAMING PLAN NOTES

- 1. SEE SERIES SHEETS FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
 - 2. SEE S.S. SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
 - 3. SEE S.S. SERIES SHEETS FOR TYPICAL STEEL DETAILS.
 - 4. REFERENCE ELEVATION OF 'F' IS ACTUAL ELEVATION OF THE EXISTING CONCRETE SIDEWALK AT THE FACE OF THE EXISTING BUILDING (GRID A).
- EXISTING CONSTRUCTION NOTES:**
- 1. FIELD ESTABLISH ALL DIMENSIONS GRID LOCATIONS, FRAMING ELEVATIONS, ETC. BASED ON LOCATION OF EXISTING CONSTRUCTION.
- GENERAL NOTES:**
- 1. ALL DIMENSIONS ARE CENTERED ON THE INTERSECTION OF GRID LINES UNLESS DIMENSIONED OTHERWISE.
- CONCRETE DECKING NOTES:**
- 1. COMPOSITE DESIGN OR APPROVED EQUIVALENT.
 - 2. COLOR OF FINISH SHALL BE SELECTED BY OWNER OR APPROVED EQUIVALENT.
 - 3. DECKING THICKNESS TO BE 8" OR 11" DEPENDING ON COLOR SELECTION BY OWNER.
 - 4. ELEVATION TOP OF DECKING AT GRID A SHALL BE A MINIMUM OF 7" ABOVE TOP OF DECKING TO BE DOWNWARD AT 1/4" ON PER FOOT TOWARDS THE NORTH.
 - 5. DECKING IS DOWNWARD AT 1/4" ON PER FOOT TOWARDS THE NORTH.
 - 6. CONNECT DESIGN TO SUPPORTING BEAMS/FACTORY RECOMMENDATIONS.
- STEEL BEAM AND JOIST NOTES:**
- 1. TOP OF STEEL BEAM ELEVATION AT BOTTOM OF COMPOSITE DECKING.
 - 2. TOP OF FINISHER IS BEAM IS AT TOP OF COMPOSITE DECKING.
 - 3. BEAMS ARE EQUALLY SPACED DOWNWARD AT 14" ON PER FOOT TOWARDS THE NORTH.
 - 4. AFTER ERECTION, CHECK THAT ROLLING OR MANUFACTURING INDUCED CURVATURES UP.
 - 5. REFER TO DETAILS FOR REINFORCED BEAM CONNECTIONS.
 - 6. BEAMS AND JOISTS SHALL BE CONSIDERED UNBRACED FOR FLEXING.

Location	Live Load	Dead Load	Wind Load	Seismic	Roof Load	Permitted
1st and 2nd Floor	40 psf	10 psf	0 psf	0 psf	0 psf	300 lbs
3rd Floor	40 psf	10 psf	0 psf	0 psf	0 psf	300 lbs

PROJECT TITLE Framing Plans	PROJECT FIRM 20 East 16th Street Scottsbluff, Nebraska 69361 Sterling Huff		CONSULTANT KLAAS STRUCTURAL ENGINEERING, LLC 18 STIZMAN COURT SCOTT BLUFF, NEBRASKA 69361	
DATE 2022	COMPLETION DATE Construction Documents October 10, 2022	SCALE S-1.00	PROJECT NUMBER 2022-52	DATE 2022

<p>12 NO SCALE Overall Three Dimensional Perspective - Looking Southwest</p>					
		<p>4 NO SCALE Existing Construction - North Interior Elevation</p> 			
<p>3 NO SCALE Existing Construction - Northwest Entrance</p>	<p>2 NO SCALE Existing Construction - North Exterior Elevation</p> 	<p>1 NO SCALE Existing Construction - Exterior Elevation Viewing Southwest</p> 			
<p>DATE PREPARED: 10/10/2022 DRAWN BY: Stephen Kjaas CHECKED BY: Stephen Kjaas S-2.00</p>	<p>SHEET TITLE: Three Dimensional Perspective and Pictures</p> <p>COMPLETION: Construction Documents DATE ISSUED: October 16, 2022</p>	<p>PROJECT TITLE: 20 East 16th Street 20 East 16th Street Scottsbluff, Nebraska 69361 Sterling Huff</p>		<p>CONSULTANT</p>	<p>KLAAAS STRUCTURAL ENGINEERING, LLC 18 SITZMAN COURT SCOTTSBLUFF, NEBRASKA 69361</p> 

REINFORCED CONCRETE LAP SPlice AND DEVELOPMENT LENGTH SCHEDULE (INCHES)

BAR SIZE	BAR TYPE	F _c = 4000 PSI						F _c = 4000 PSI					
		COMPR		TENSION		COMPR		TENSION		COMPR		TENSION	
MIN	MAX	LCE	LDE	LCE	LDE	LCE	LDE	LCE	LDE	LCE	LDE	LCE	LDE
#3	113	8	12	8	12	8	12	8	12	8	12	8	12
#4	143	8	12	8	12	8	12	8	12	8	12	8	12
#5	173	8	12	8	12	8	12	8	12	8	12	8	12
#6	213	8	12	8	12	8	12	8	12	8	12	8	12
#7	253	8	12	8	12	8	12	8	12	8	12	8	12
#8	293	8	12	8	12	8	12	8	12	8	12	8	12
#9	333	8	12	8	12	8	12	8	12	8	12	8	12
#10	373	8	12	8	12	8	12	8	12	8	12	8	12
#11	413	8	12	8	12	8	12	8	12	8	12	8	12

GENERAL NOTES:
 1. LCE = COMPRESSION EMBEDMENT LENGTH
 2. LDE = COMPRESSION LAP SPlice LENGTH
 3. LCE = TENSION EMBEDMENT LENGTH
 4. LDE = TENSION LAP SPlice LENGTH
 5. ALL SPlices SHALL BE DEVELOPED INTO CONCRETE TO THE FULL FACE OF THE BAR.
 6. ALL SPlices SHALL BE DEVELOPED INTO CONCRETE TO THE FULL FACE OF THE BAR.
 7. ALL SPlices SHALL BE DEVELOPED INTO CONCRETE TO THE FULL FACE OF THE BAR.
 8. ALL SPlices SHALL BE DEVELOPED INTO CONCRETE TO THE FULL FACE OF THE BAR.
 9. ALL SPlices SHALL BE DEVELOPED INTO CONCRETE TO THE FULL FACE OF THE BAR.
 10. ALL SPlices SHALL BE DEVELOPED INTO CONCRETE TO THE FULL FACE OF THE BAR.
 11. ALL SPlices SHALL BE DEVELOPED INTO CONCRETE TO THE FULL FACE OF THE BAR.

REINFORCED CORNER:
 DIAGRAMMATIC, SEE REINFORCEMENT AND NOTES

OPENING:
 SEE NOTE 3

NOTES:
 1. DETAIL APPLIES TO ALL ORIGINAL CONCRETE SLABS ON GROUND.
 2. REINFORCEMENT IS NOT REQUIRED AT OPENINGS SMALLER THAN 10' x 10'.
 3. GIRT BARS IN SUBCONCRETE FLOOR CONTROL JOINTS SHALL EXIST AT ALL OPENINGS.
 4. SEE OTHER DETAILS FOR REINFORCEMENT AT OPENINGS IN CONCRETE WALLS AND CONCRETE STRUCTURAL PARTS.

REINFORCING BAR BEND DETAILS

NOTES:
 1. ALL BENDS SHALL BE MADE COLD.
 2. TESTED AND LAB APPROVED PER 904.
 3. SEE OTHER DETAILS FOR REINFORCEMENT AT OPENINGS IN CONCRETE WALLS AND CONCRETE STRUCTURAL PARTS.

EMBEDMENT IN CONCRETE (UON)

REBAR SIZE	MINIMUM EMBEDMENT	MINIMUM EMBEDMENT
#3	3.11"	4.11"
#4	4.11"	5.11"
#5	5.11"	6.11"
#6	6.11"	7.11"
#7	7.11"	8.11"
#8	8.11"	9.11"
#9	9.11"	10.11"
#10	10.11"	11.11"
#11	11.11"	12.11"

NOTES:
 1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 2. DETAIL APPLIES ONLY WHERE REFERENCED ON DRAWINGS.

Typical Cast-In-Place Slab or Wall Opening

NOTES:
 1. DETAIL APPLIES TO ALL LOCATIONS WITH OPENINGS UNLESS OTHERWISE SPECIFIED.
 2. REINFORCEMENT IS SPECIFICALLY DETAILED ON THE DRAWINGS.

Typical Reinforcing Bar Weld Details

NOTES:
 1. DETAIL APPLIES TO ALL LOCATIONS WITH OPENINGS UNLESS OTHERWISE SPECIFIED.
 2. REINFORCEMENT IS SPECIFICALLY DETAILED ON THE DRAWINGS.

Typical Floor Framing - Bar Layer Diagram

Typical Formwork

NOTES:
 1. LCE = LESSER OF:
 a. 12" MINIMUM
 b. 2" MAXIMUM, BUT NOT LESS THAN 2"
 c. 1/8" PER BAR DIAMETER, BUT NOT LESS THAN 3/8"
 2. FORMWORK SHALL BE REMOVED AS SPECIFIED IN THE SCHEDULE.

Reinforced Concrete Lap Splice and Development Length Schedule

NO SCALE

Typical Formwork

NO SCALE

Typical Floor Framing - Bar Layer Diagram

NO SCALE

Typical Formwork

NO SCALE

Typical Floor Framing - Bar Layer Diagram

NO SCALE

Typical Formwork

NO SCALE

Typical Floor Framing - Bar Layer Diagram

NO SCALE

Typical Formwork

NO SCALE

Concrete Mix Table

CONCRETE MIX TABLE NOTES:

- PROPORTIONS OF MATERIALS IN CONCRETE MIXES SHALL BE ESTABLISHED TO PROVIDE THE MINIMUM COMPRESSIVE STRENGTH AS NOTED IN THE CONCRETE MIX TABLE, BUT NOT EXCEED THE MAXIMUM WATER TO CEMENT RATIO LISTED IN TABLE A.
- PROVIDE CONCRETE AIR ADJUSTMENT TO ALLOW CONCRETE TO BE PLACED AND CURED INTO FORMS AND BE RELEASED FROM FORMS WITHOUT DAMAGE TO THE CONCRETE. SELECT APPROPRIATE SLUMP TO MEET THESE CONDITIONS. THE CONTRACTOR IS TO USE ADMIXTURES (NOTE C) AS REQUIRED TO OBTAIN DESIRED RESULTS.
- FOR CONCRETE PLACED BY PUMPING PROVIDE CONCRETE MIX FLOWABILITY TO FACILITATE NOTE B (SEE ITEM 5).
- FOR THE MAXIMUM COURSE AGGREGATE SIZE INDICATED, USE THE FOLLOWING AGGREGATE SIZES:
 - A. FOR THE MAXIMUM COURSE AGGREGATE SIZE INDICATED, USE THE FOLLOWING AGGREGATE SIZES:
 - 3/8" - 48% AGGREGATE
 - 3/4" - 48% AGGREGATE
 - 1-1/2" - 48% AGGREGATE
- NOTE: AS NOTED, 1% IS INDICATED IN THE CONCRETE MIX TABLE PROVIDE AIR ENTRAINING ADMIXTURE. TOTAL AIR ENTRAINMENT SHALL BE 1.2% TO 1.7% IN ALL CONCRETE. WHENEVER 4"-12% 1/2" IN COLUMN INDICATES ADDITION OF ENTRAINING AIRS IS NOT PERMITTED EXCEPT WHERE CONTRACTOR CAN DEMONSTRATE THAT FINISHED SLABS WITH ENTRAINING AIR WILL CONTAIN VALUES LISTED ARE BASED ON SANDHOLE AGGREGATE. IF SANDHOLE AGGREGATES USED INCREASE AIR CONTENT BE 1.12%.
- ABBREVIATIONS FOR RECORD ADMIXTURES AS FOLLOWS:
 - AE = AIR ENTRAINING ADMIXTURE. DO NOT USE ENTRAINING AIR FOR STEEL THROWEDED FINISHED FLOORS.
 - AW = AIR-WATER REDUCING ADMIXTURE. MAXIMUM SLUMP = 6".
 - AWC = AIR-WATER REDUCING ADMIXTURE. MAXIMUM SLUMP = 6".
 - AWC/A = NON-CORROSIVE NON-CHLORIDE ACCELERATOR.
 - AWC/A = NON-CORROSIVE NON-CHLORIDE ACCELERATOR.
 - AWC/A = NON-CORROSIVE NON-CHLORIDE ACCELERATOR.
 - AWC/A = NON-CORROSIVE NON-CHLORIDE ACCELERATOR.
- ABBREVIATIONS FOR OTHER REQUIREMENTS AS FOLLOWS:
 - PA = 1% FAS NOT PERMITTED.

Measurement Element	ASTM	Fy (ksi)	Ey (ksi)	Compress
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4
Reinforcing Steel	A615	60	60	4

Minimum Concrete Cover Table

Location	Cover (inches)
Column, Girder and Beam	1.5
Concrete Slab and Footing	1.5
Concrete Slab and Footing	1.5
Concrete Slab and Footing	1.5
Concrete Slab and Footing	1.5
Concrete Slab and Footing	1.5
Concrete Slab and Footing	1.5
Concrete Slab and Footing	1.5
Concrete Slab and Footing	1.5
Concrete Slab and Footing	1.5

7 NO SCALE
Typical Slab-On-Grade Dowel to Existing Slab-On-Grade

4 NO SCALE
Typical Slab-On-Grade - 5" Thick

6 NO SCALE
Typical Slab-On-Grade Isolation Joint

5 NO SCALE
Typical Slab-On-Grade Schedule

3 NO SCALE
Typical Keyed Construction Joint Geometry

2 NO SCALE
Typical Slab-On-Grade Blockout at Column/Plaster

1 NO SCALE
Typical Foundation Pier Supporting Slab

1 NO SCALE
Typical Foundation Pier Supporting Slab

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Scottsbluff, Nebraska 69361
Sterling Huff

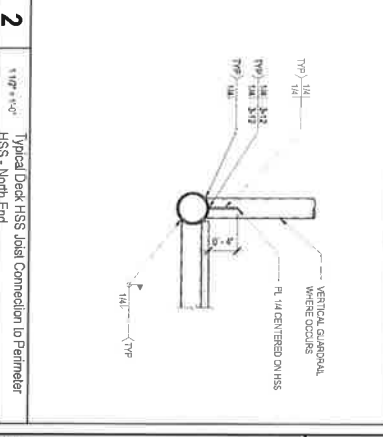
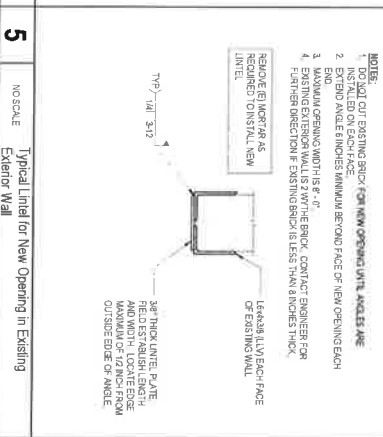
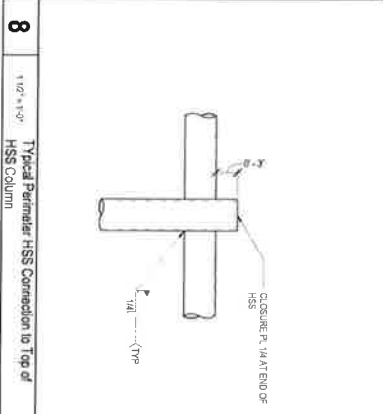
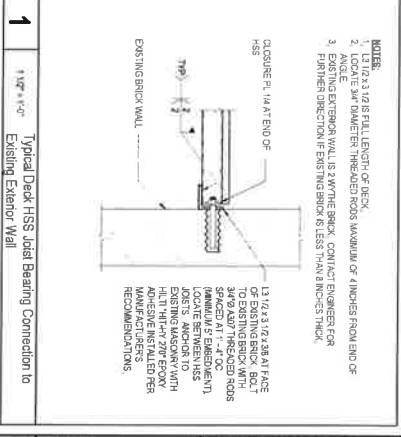
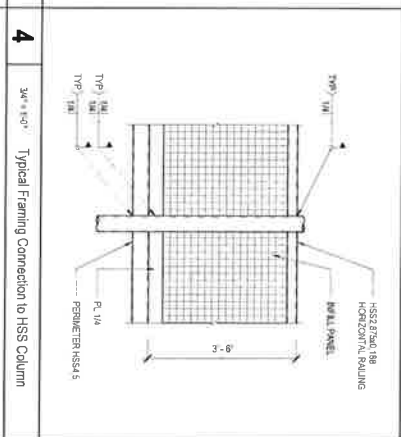
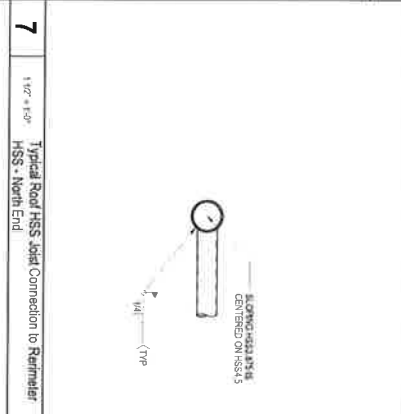
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METAL NOTES

1. CONNECTIONS AS SHOWN IN THE DETAILS HEREIN REFER TO SPECIFICATION FOR ALTERNATIVES AND CONNECTIONS NOT SHOWN.
2. WELDING REQUIREMENTS:
 2A. WELDERS HAVE IN POSSESSION CURRENT EVIDENCE OF PASSING THE APPROPRIATE AWS 5.0 QUALIFICATION TESTS.
 2B. MINIMUM WELDS AS PER SPECIFICATION NOT LESS THAN 3/16" FILLET CONTINUOUS UNLESS OTHERWISE NOTED.
 2C. WELD SIZES AND LENGTHS CALLED FOR ON THE DRAWINGS ARE THE NET EFFECTIVE REQUIREMENT. INCREASE WELD SIZE IF GAPS EXIST AT THE EXPOSED SURFACE.
 2D. WELD SIZES SHALL BE AS SHOWN UNLESS A GREATER SIZE IS REQUIRED BY ASCE PERFORMED EDITION, TABLES 27.2 AND 27.4.
3. **REINFORCING BARS AND METAL LATH**
 3A. ALL REINFORCING BARS AND METAL LATH SHALL BE TYPE AND GRADE AS SHOWN AND SHALL BE PLACED AS SHOWN AND WHERE NOTED ON THE DRAWINGS AS TYPE OR OTHER TYPE FOLLOWED BY "TYPE" SHALL BE TYPED TO THE WELLS OF TABLE 3.1 OF SPECIFICATION FOR STRUCTURAL STEEL FOR CONSTRUCTION.
 3B. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION UNLESS NOTED.

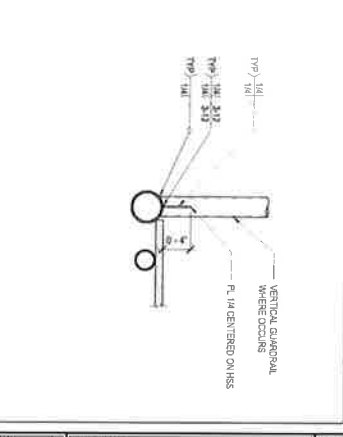
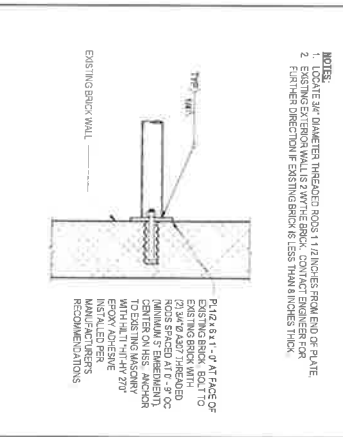
Steel Materials Table

Steel Element	ASTM Type	Typical	Fit (Min)	Comments
Deck	A501	30x10	30x10	Deck ICCES evaluation report and calculations for equivalent structure.
Roof Joist	A501	30x10	30x10	Roof Joist ICCES evaluation report and calculations for equivalent structure.
Column	A501	30x10	30x10	Column ICCES evaluation report and calculations for equivalent structure.
Beam	A501	30x10	30x10	Beam ICCES evaluation report and calculations for equivalent structure.
Diaphragm	A501	30x10	30x10	Diaphragm ICCES evaluation report and calculations for equivalent structure.
Wall	A501	30x10	30x10	Wall ICCES evaluation report and calculations for equivalent structure.
Other	A501	30x10	30x10	Other ICCES evaluation report and calculations for equivalent structure.



Metal Gauge Conversion Table

Gauge	Minimum Thickness (inches) or (mm) per inch width
12	0.1063
14	0.0747
16	0.0541
18	0.0399
20	0.0286
22	0.0209



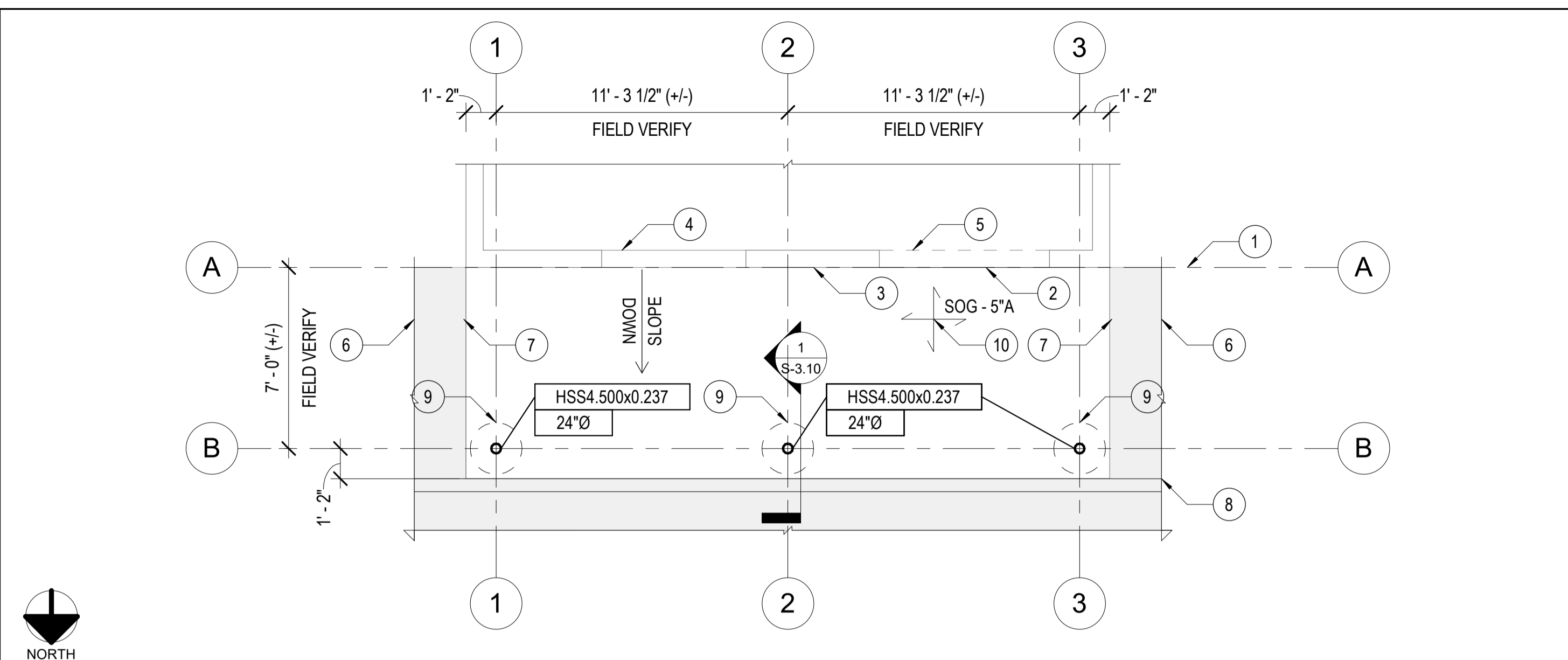
PROJECT TITLE
 20 East 16th Street
 20 East 16th Street
 Scottsbluff, Nebraska 69361
 Sterling Huff

CONSULTANT
 KLUAS STRUCTURAL ENGINEERING, LLC
 16 SITZMAN COURT
 SCOTTSBLUFF, NEBRASKA 69201

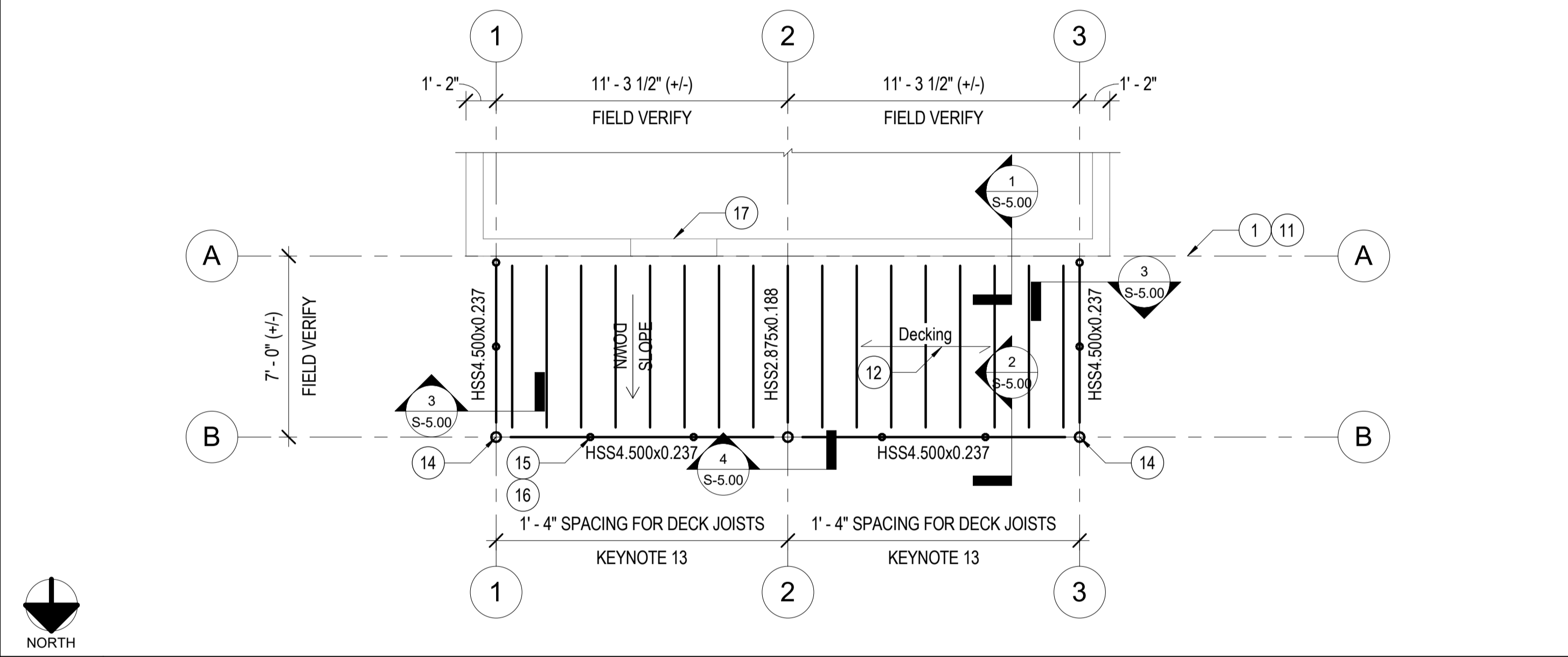
DATE ISSUED
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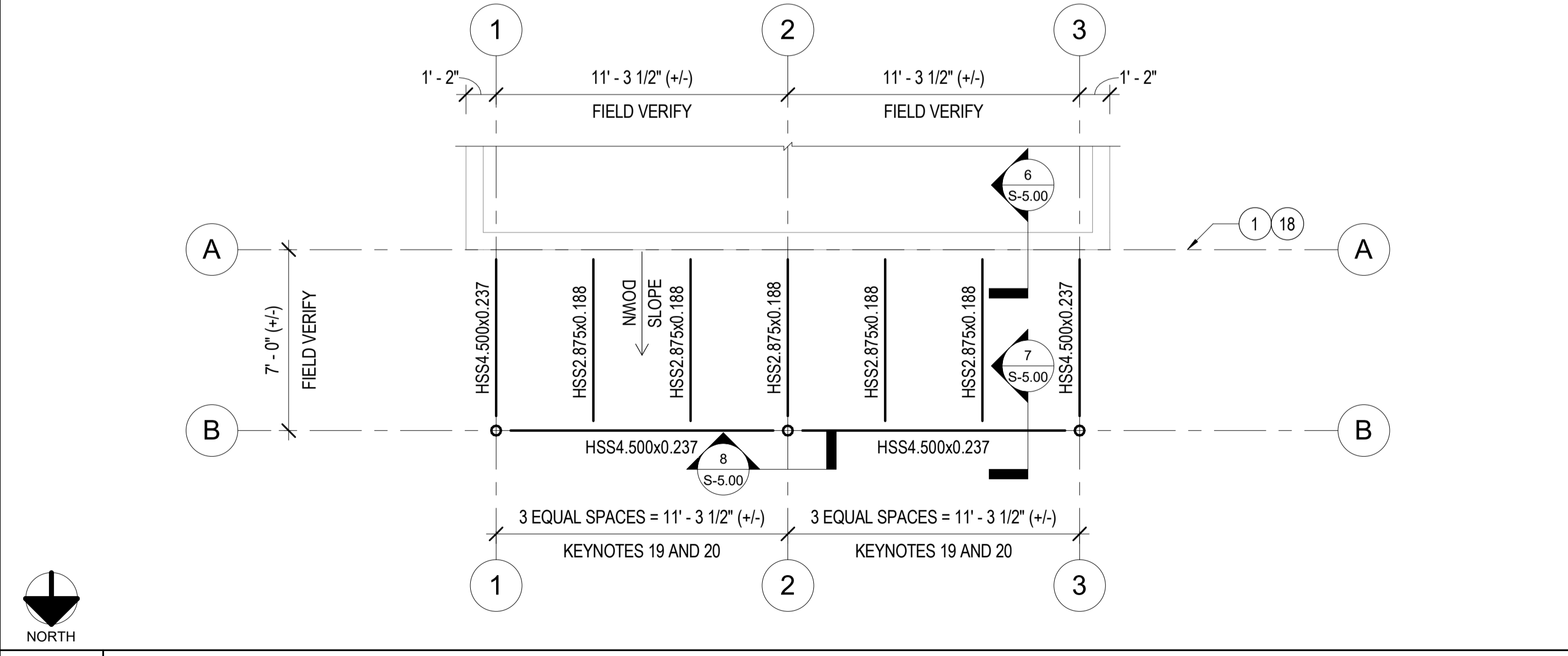
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1 1/4" = 1'-0" Ground Level



2 1/4" = 1'-0" Deck Level



3 1/4" = 1'-0" Roof Level

KEYNOTE LEGEND

- 1 GRID A IS EXTERIOR FACE OF EXISTING BRICK.
- 2 REFERENCE ELEVATION OF 0' - 0" IS AT FACE OF EXISTING BUILDING.
- 3 REMOVE EXISTING WOOD FINISH MATERIAL ON NORTH FACE OF BUILDING FULL HEIGHT.
- 4 EXISTING WINDOW TO BE REMOVED AND REPLACED.
- 5 EXISTING ENTRY TO BUILDING.
- 6 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 7 DOWEL NEW CONCRETE SLAB TO EXISTING CONCRETE SIDEWALK. SEE DETAIL 7/S-3.10.
- 8 EXISTING CONCRETE CURB TO REMAIN.
- 9 NEW FOUNDATION PIER SUPPORTING STEEL COLUMN. TOP OF PIER IS 12 INCHES BELOW TOP OF SLAB-ON-GRADE. SEE DETAIL 1/S-3.10.
- 10 REMOVE EXISTING CONCRETE SIDEWALK AND REPLACE WITH NEW SLAB-ON-GRADE SIDEWALK. SEE DETAIL 5/S-3.10. SLOPE OF NEW SIDEWALK SHALL MATCH SLOPE OF EXISTING SIDEWALK.
- 11 TOP OF DECKING IS AT ELEVATION 9' - 8" (+/-) AT GRID A (EXTERIOR FACE OF EXISTING BRICK). TOP OF DECKING IS 7 INCHES (MINIMUM) ABOVE TOP OF DOOR OPENING BELOW.
- 12 COMPOSITE DECKING. COLOR AND FINISH TO BE SELECTED BY OWNER. THICKNESS IS EITHER 7/8" OR 1" DEPENDING ON DECKING SELECTED.
- 13 FLOOR JOISTS SLOPE DOWNWARD TO THE NORTH, SLOPE IS 1/4 INCH PER FOOT.
- 14 TOP OF HSS4.5 AROUND PERIMETER IS AT TOP OF DECKING ELEVATION.
- 15 HSS2.875x0.188 VERTICAL GUARDRAIL POST SPACED AT 4' - 0" ON CENTER. INFILL PANEL BETWEEN RAILINGS AND PERIMETER HSS4.5 IS HUTCHINSON WESTERN UTILITY PANEL (OR APPROVED EQUIVALENT). MAXIMUM CLEAR SPACING BETWEEN HORIZONTAL AND VERTICAL WIRES OF INFILL PANEL IS 4 INCHES. INFILL PANEL SHALL BE WELDED TO SUPPORTING STEEL.
- 16 HSS2.875x0.188 HORIZONTAL RAILING IS LOCATED WITH TOP OF RAILING 42 INCHES ABOVE TOP OF COMPOSITE DECKING AROUND PERIMETER.
- 17 NEW DOOR TO BE INSTALLED IN EXISTING EXTERIOR BRICK WALL. DOOR TO BE SELECTED BY OWNER. LOCATION OF DOOR TO BE DETERMINED BY OWNER. PROVIDE HEADER ABOVE TOP OF WALL OPENING PER DETAIL 5/S-5.00.
- 18 TOP OF HSS4.5 IS AT ELEVATION 17' - 8" (+/-) AT GRID A (EXTERIOR FACE OF EXISTING BRICK). TOP OF HSS4.5 IS 8' - 0" (MINIMUM) ABOVE TOP OF DECKING BELOW.
- 19 ROOF FRAMING SLOPES DOWNWARD TO THE NORTH, SLOPE IS 1/4 INCH PER FOOT.
- 20 HSS2.875 IS CENTERED ON HSS4.5.

ROOF LEVEL FRAMING PLAN NOTES

- GENERAL NOTES:**
1. SEE S-0 SERIES SHEETS FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
 2. SEE S-3 SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
 3. SEE S-5 SERIES SHEETS FOR TYPICAL STEEL DETAILS.
 4. REFERENCE ELEVATION OF 0' - 0" IS ACTUAL ELEVATION OF THE EXISTING CONCRETE SLAB-ON-GRADE AT THE FACE OF THE EXISTING BUILDING (GRID A).

- EXISTING CONSTRUCTION NOTES:**
1. FIELD ESTABLISH ALL DIMENSIONS (GRID LOCATIONS, FRAMING ELEVATIONS, ETC. BASED ON LOCATION OF EXISTING CONSTRUCTION).

- COLUMN NOTES:**
1. ALL COLUMNS ARE CENTERED ON THE INTERSECTION OF GRID LINES UNLESS DIMENSIONED OTHERWISE.

- STEEL BEAM AND JOISTS NOTES:**
1. TOP OF STEEL BEAM ELEVATION IS NOTED ON PLAN.
 2. BEAMS SLOPE DOWNWARD AT 1/4 INCH PER FOOT TOWARDS THE NORTH.
 3. BEAMS ARE EQUALLY SPACED BETWEEN GRID LINES UNLESS DIMENSIONED OTHERWISE.
 4. FABRICATE BEAMS SUCH THAT ROLLING OR FABRICATION INDUCED CAMBER IS UP AFTER ERECTION.
 5. REFER TO DETAILS FOR REQUIRED BEAM CONNECTION(S).
 6. BEAMS AND GIRDSERS SHALL BE CONSIDERED UNRESTRAINED FOR FIRE RATING.

Gravity Loads Table					
Location	Superimposed Dead Load (psf)	Live Load (psf)	Live Load Reduction	Partition Load (psf)	Point Load (lbs)
Roof	10 psf (Includes 5 psf roofing load)	30 psf Minimum Uniform Load	No	--	300 lbs
Deck	15 psf	60 psf	No	--	300 lbs

FOUNDATION LEVEL PLAN NOTES

- GENERAL NOTES:**
1. SEE S-0 SERIES SHEETS FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
 2. SEE S-3 SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
 3. SEE S-5 SERIES SHEETS FOR TYPICAL STEEL DETAILS.
 4. REFERENCE ELEVATION OF 0' - 0" IS ACTUAL ELEVATION OF THE EXISTING CONCRETE SLAB-ON-GRADE AT THE FACE OF THE EXISTING BUILDING (GRID A).

- EXISTING CONSTRUCTION NOTES:**
1. FIELD ESTABLISH ALL DIMENSIONS (GRID LOCATIONS, FRAMING ELEVATIONS, ETC. BASED ON LOCATION OF EXISTING CONSTRUCTION).

- FOOTING NOTES:**
1. SEE SHEET S-3.10 FOR TYPICAL FOUNDATION DETAILS.
 2. FOUNDATION PIER TYPE NOTED ON PLAN THUS: XX'Ø. SEE SHEET S-3.10.
 3. TOP OF FOUNDATION PIER ELEVATION IS 1' - 0" BELOW SLAB-ON-GRADE.
 4. ALL FOUNDATION PIERS ARE CENTERED ON COLUMNS AND GRID LINES UNLESS DIMENSIONED OTHERWISE.
 5. ALL FOUNDATION PIERS SHALL BEAR ON NATURAL, UNDISTURBED SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
 6. DO NOT DISTURB THE BEARING BENEATH EXISTING FOOTINGS. CONTACT THE STRUCTURAL ENGINEER FOR FURTHER DIRECTION IF NEW FOOTINGS ARE IN CONFLICT WITH EXISTING FOOTINGS.
 7. FOUNDATION PIERS SHALL NOT BE CONSTRUCTED ON FROZEN SUBGRADE.

- SLAB-ON-GRADE NOTES:**
1. SEE SHEET S-3.10 FOR TYPICAL SLAB-ON-GRADE DETAILS.
 2. THE EXISTING SUBGRADE ON-SITE SOILS SHALL BE REMOVED TO A DEPTH OF 6 INCHES BELOW THE BOTTOM OF THE SLAB-ON-GRADE. THE TOP 4 INCHES OF THE EXISTING SOIL SHALL BE SCARIFIED IN ORDER TO PROVIDE BONDING AND DENSIFICATION.
 3. THE REMOVED SUBGRADE SOILS SHALL BE REPLACED WITH STRUCTURAL FILL RE-COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY (ASTM D-698). THE RE-COMPACTED STRUCTURAL FILL SOILS SHALL BE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND PROPERLY COMPACTED. SEE GEOTECHNICAL ENGINEER FOR ADDITIONAL RECOMMENDATIONS REGARDING THE TYPE, PLACEMENT AND COMPACTION OF THE ON-SITE SOILS AND STRUCTURAL FILL MATERIAL.
 4. AFTER SUBGRADE PREPARATION HAS TAKEN PLACE, FILL PLACEMENT MAY START IN ORDER TO ESTABLISH CONSTRUCTION GRADE. THE FIRST LAYER OF FILL MATERIAL SHALL BE PLACED IN A UNIFORM HORIZONTAL LIFT AND ADEQUATELY KEYED INTO THE STRIPPED AND SCARIFIED SUBGRADE SOIL.
 5. SLAB-ON-GRADE SHALL BE PLACED ON VAPOR BARRIER OVER A 6 INCH (MINIMUM) LAYER OF SAND. CLEAN GRADED GRAVEL OR AGGREGATE BASE COURSE OVER THE NATURAL UNDISTURBED SOILS OR PROPERLY COMPACTED STRUCTURAL FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL INSTALL VAPOR BARRIER PER RECOMMENDATIONS OF PCA AND ACI 302.1R-04. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SLAB CURLING. GRIND SLAB AS REQUIRED.
 6. DO NOT DISTURB THE BEARING BENEATH EXISTING SLAB-ON-GRADE.
 7. SLAB-ON-GRADE SHALL NOT BE CONSTRUCTED ON FROZEN SUBGRADE.
 8. SLOPE SLAB DOWN TOWARDS STREET AT SAME SLOPE AS EXISTING SIDEWALK.

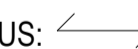
- COLUMN NOTES:**
1. ALL COLUMNS ARE CENTERED ON THE INTERSECTION OF GRID LINES UNLESS DIMENSIONED OTHERWISE.
 2. COLUMN SIZES ARE NOTED ON PLAN.

FLOOR LEVEL FRAMING PLAN NOTES

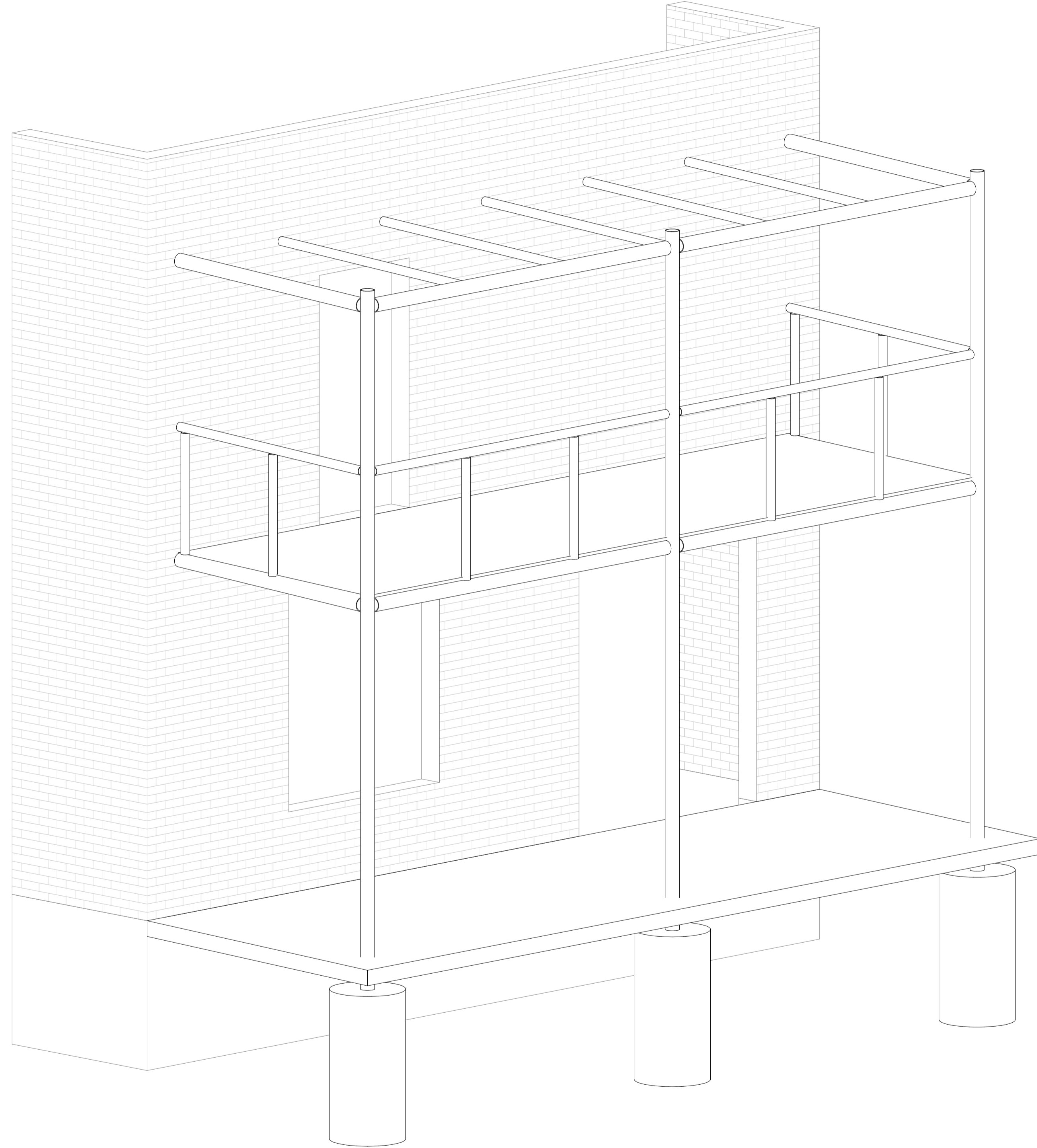
- GENERAL NOTES:**
1. SEE S-0 SERIES SHEETS FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
 2. SEE S-3 SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
 3. SEE S-5 SERIES SHEETS FOR TYPICAL STEEL DETAILS.
 4. REFERENCE ELEVATION OF 0' - 0" IS ACTUAL ELEVATION OF THE EXISTING CONCRETE SLAB-ON-GRADE AT THE FACE OF THE EXISTING BUILDING (GRID A).

- EXISTING CONSTRUCTION NOTES:**
1. FIELD ESTABLISH ALL DIMENSIONS (GRID LOCATIONS, FRAMING ELEVATIONS, ETC. BASED ON LOCATION OF EXISTING CONSTRUCTION).

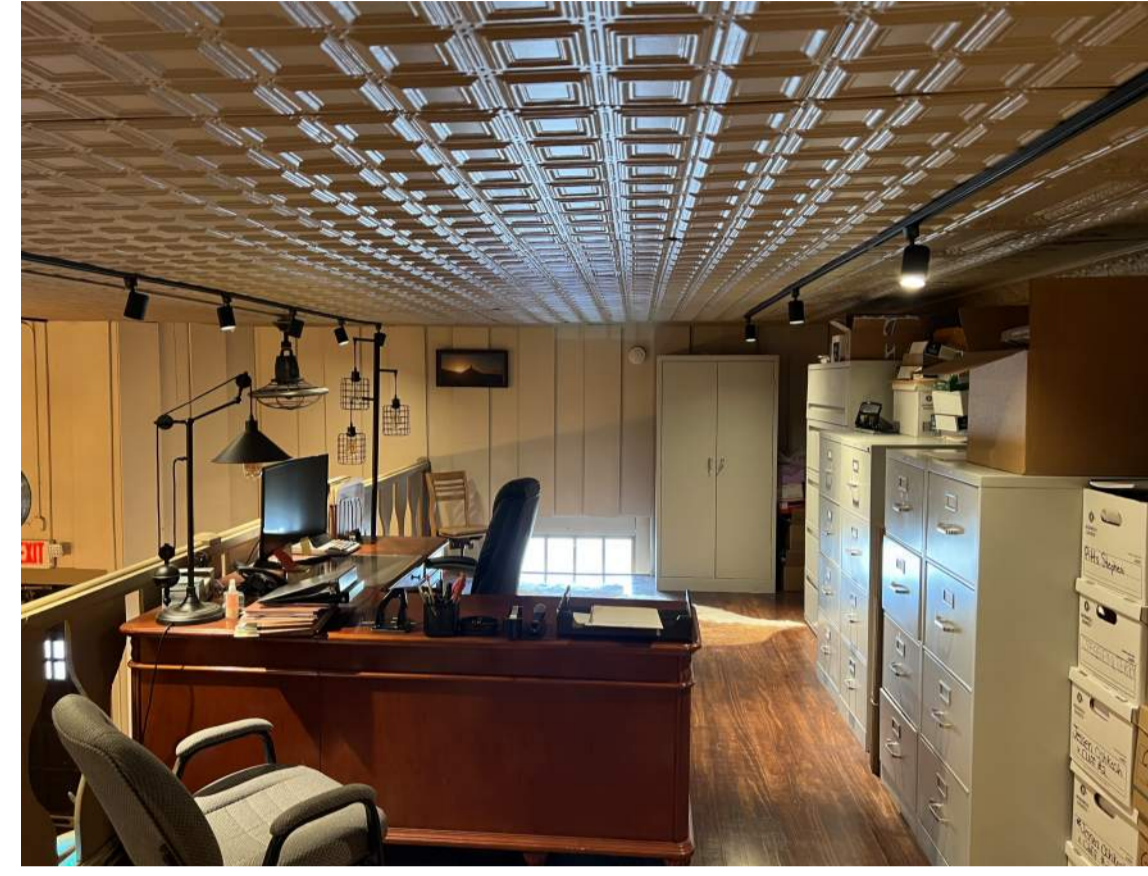
- COLUMN NOTES:**
1. ALL COLUMNS ARE CENTERED ON THE INTERSECTION OF GRID LINES UNLESS DIMENSIONED OTHERWISE.

- COMPOSITE DECKING NOTES:**
1. DECKING MATERIAL IS TREX COMPOSITE DECKING (OR APPROVED EQUIVALENT).
 2. COLOR OF DECKING SHALL BE SELECTED BY OWNER.
 3. DECKING THICKNESS IS EITHER 7/8" OR 1" (DEPENDING ON COLOR SELECTION BY OWNER).
 4. ELEVATION TOP OF DECKING AT GRID A SHALL BE A MINIMUM OF 7 INCHES ABOVE TOP OF EXISTING DOOR OPENING.
 5. DIRECTION OF DECKING SPAN NOTED ON PLAN THUS: .
 6. DECKING SLOPES DOWNWARD AT 1/4 INCH PER FOOT TOWARDS THE NORTH.
 7. THERE ARE NO OPENINGS IN THE DECKING.
 8. CONNECT DECKING TO SUPPORTING BEAMS PER MANUFACTURER RECOMMENDATIONS.

- STEEL BEAM AND JOISTS NOTES:**
1. TOP OF STEEL BEAM DECK JOIST ELEVATION IS AT BOTTOM OF COMPOSITE DECKING.
 2. TOP OF PERIMETER HSS BEAM IS AT TOP OF COMPOSITE DECKING.
 3. BEAMS SLOPE DOWNWARD AT 1/4 INCH PER FOOT TOWARDS THE NORTH.
 4. BEAMS ARE EQUALLY SPACED BETWEEN GRID LINES UNLESS DIMENSIONED OTHERWISE.
 5. FABRICATE BEAMS SUCH THAT ROLLING OR FABRICATION INDUCED CAMBER IS UP AFTER ERECTION.
 6. REFER TO DETAILS FOR REQUIRED BEAM CONNECTION(S).
 7. BEAMS AND GIRDSERS SHALL BE CONSIDERED UNRESTRAINED FOR FIRE RATING.



12 NO SCALE Overall Three Dimensional Perspective - Looking Southwest



4 NO SCALE Existing Construction - North Interior Elevation



1 NO SCALE Existing Construction - Exterior Elevation Viewing Southwest



2 NO SCALE Existing Construction - North Exterior Elevation



3 NO SCALE Existing Construction - Northwest Entrance

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CONSULTANT:



PROJECT TITLE:
20 East 16th Street
20 East 16th Street
Scottsbluff, Nebraska 69361
Sterling Huff

SHEET TITLE:
Three Dimensional Perspective and Pictures

COMPLETION: Construction Documents
DATE ISSUED: October 10, 2022

PROJECT: 2022.52

Design	Drawing	Check
srk	srk	srk

SHEET NUMBER
S-2.00

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REINFORCED CONCRETE LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE (INCHES)

BAR SIZE (IN-LB)	BAR SIZE METRIC	f _c = 3000 PSI						f _c = 4000 PSI						f _c = 5000 PSI								
		COMP		TENSION				COMP		TENSION				COMP		TENSION						
		LCE	LCS	LDH	LTE TOP	LTE OTHER	LTS TOP	LTS OTHER	LCE	LCS	LDH	LTE TOP	LTE OTHER	LTS TOP	LTS OTHER	LCE	LCS	LDH	LTE TOP	LTE OTHER	LTS TOP	LTS OTHER
#3	#10	8	12	6	21	16	28	21	8	12	6	18	14	24	18	8	12	6	17	13	22	17
#4	#13	11	15	8	28	22	37	28	9	15	7	25	19	32	25	9	15	6	22	17	29	22
#5	#16	14	19	10	36	27	46	36	12	19	8	31	24	40	31	11	19	7	28	21	36	28
#6	#19	16	23	12	43	33	56	43	14	23	10	37	28	48	37	14	23	9	33	25	43	33
#7	#22	19	26	13	62	48	81	62	17	26	12	54	42	70	54	16	26	10	48	37	63	48
#8	#25	22	30	15	71	55	93	71	19	30	13	62	47	80	62	18	30	12	55	42	72	55
#9	#29	25	34	17	80	62	105	80	21	34	15	70	54	91	70	20	34	13	62	48	81	62
#10	#32	28	38	19	90	70	118	90	24	38	17	78	60	102	78	23	38	15	70	54	91	70
#11	#36	31	42	22	100	77	131	100	27	42	19	87	67	113	87	25	42	17	78	60	101	78

GENERAL NOTES:

- 'LCE' = COMPRESSION EMBEDMENT LENGTH
'LCS' = COMPRESSION LAP SPLICE LENGTH
'LDH' = HOOK DEVELOPMENT LENGTH
'LTE' = TENSION EMBEDMENT LENGTH
'LTS' = TENSION LAP SPLICE LENGTH
- 'TOP' BARS ARE HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BELOW THE BAR.
- ALL BARS THAT ARE NOT 'TOP' BARS ARE 'OTHER' BARS.
- UNLESS OTHERWISE NOTED, ALL HOOK BARS SHALL EXTEND TO THE FAR FACE (LESS 2" COVER).
- IF CONCRETE STRENGTH IS f_c = 3500 psi USE THE AVERAGE OF f_c = 3000 psi AND f_c = 4000 psi TABULATED VALUES.
- IF CONCRETE STRENGTH IS f_c = 4500 psi USE THE AVERAGE OF f_c = 4000 psi AND f_c = 5000 psi TABULATED VALUES.

LAP SPLICE NOTES:

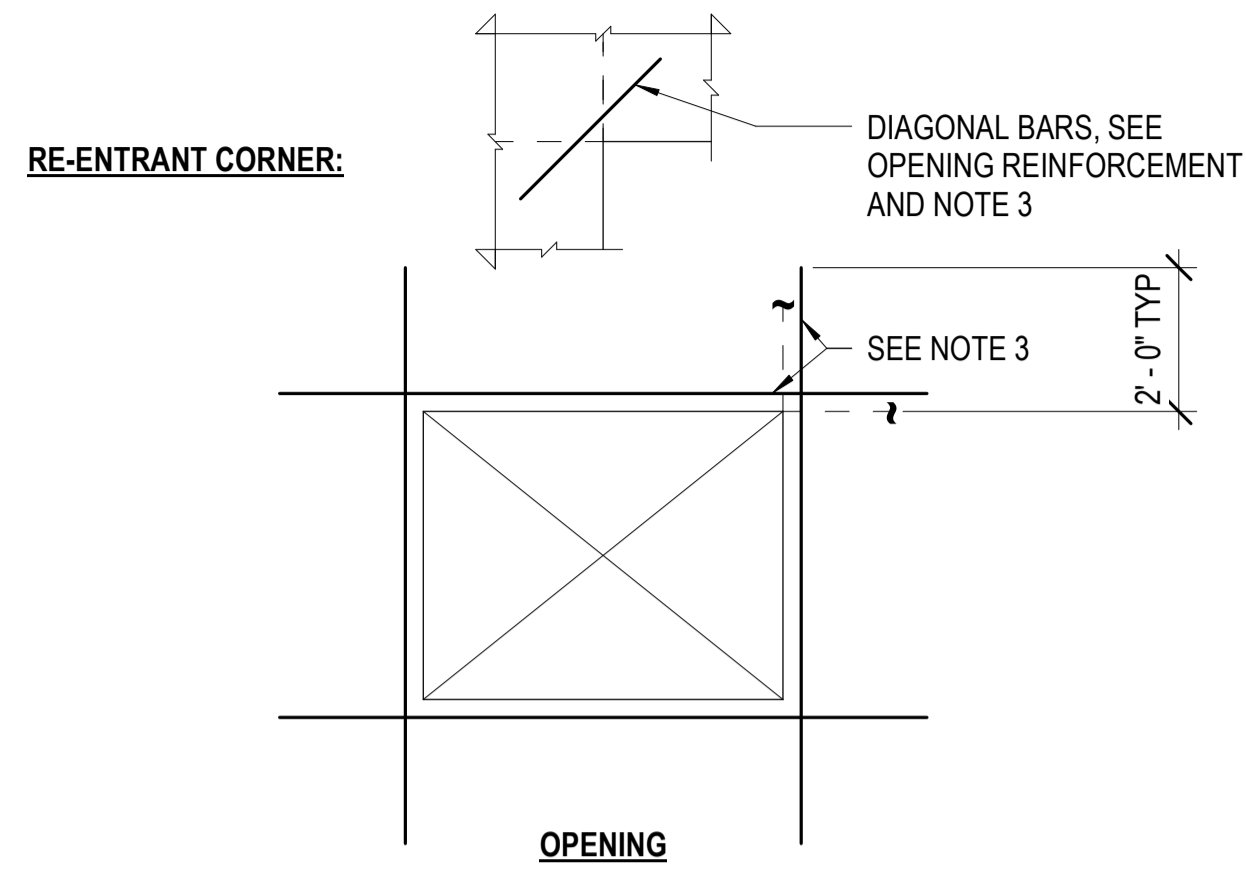
- ALL SPLICES SHALL BE WIRED IN CONTACT AND STACKED VERTICALLY.
- ALL SPLICES ARE 'LTS' UNLESS NOTED OTHERWISE.
- SMALLER BAR LAP LENGTH SHALL BE USED WHEN SPLICING DIFFERENT SIZED BARS.
- LAP LENGTHS SPECIFICALLY DETAILED ON DRAWINGS SHALL GOVERN IN LIEU OF LAP LENGTHS SCHEDULED.
- BUNDLED BAR SPLICES:
 - INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL BE STAGGERED.
 - INCREASE LAP LENGTH 20% FOR A 3 BAR BUNDLE.
 - INCREASE LAP LENGTH 33% FOR A 4 BAR BUNDLE.
- IF A NOTE OR DETAIL CALLS FOR A BAR TO BE EMBEDDED L_d (DEVELOPMENT LENGTH) INTO CONCRETE, THIS LENGTH SHALL CORRESPOND TO A 'LTE' LAP.

ADJUSTMENTS TO GIVEN LAP SPLICE LENGTHS:

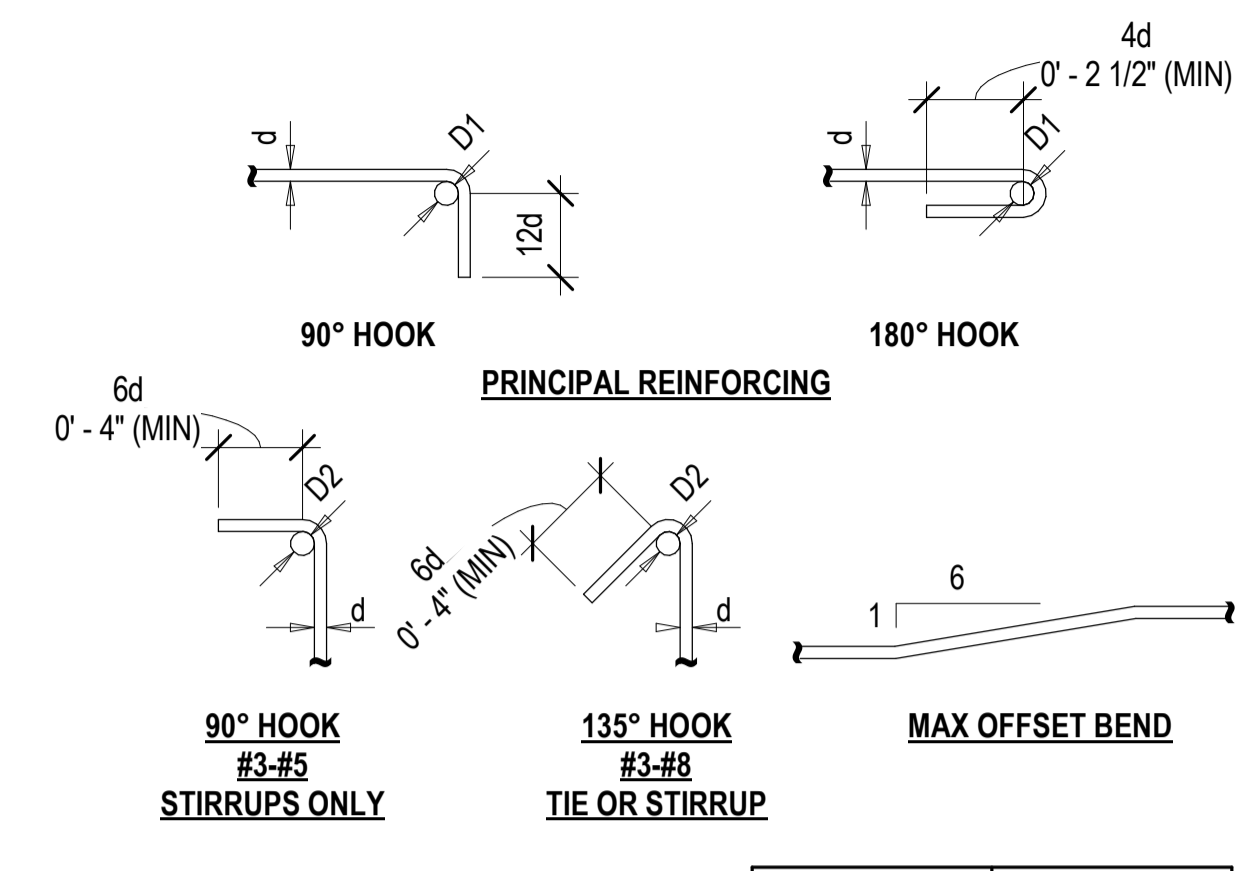
- IF REINFORCING IS SPECIFIED AS EPOXY COATED, INCREASE SCHEDULED LAP LENGTHS BY 50%.
- IF LIGHTWEIGHT AGGREGATE IS SPECIFIED, INCREASE SCHEDULED LAP LENGTHS BY 30%.
- SCHEDULED LAP LENGTHS ASSUME:
 - CLEAR COVER IS GREATER THAN BAR DIAMETER, BUT NOT LESS THAN 3/4 INCHES.
 - CLEAR SPACING BETWEEN BARS IS GREATER THAN 2 BAR DIAMETERS.
 - IF EITHER CONDITION A OR B IS NOT MET FOR A GIVEN BAR, INCREASE LENGTHS BY 50%.
- SPLICE LENGTHS NOTED BASED ON F_y = 60,000 PSI. FOR OTHER YIELD STRENGTHS, MULTIPLY SPLICE LENGTHS NOTED BY F_y/60,000.

HOOK EMBEDMENT NOTES:

- SCHEDULED HOOK EMBEDMENT LENGTHS ASSUME:
 - SIDE COVER IS 2 1/2 INCHES OR GREATER.
 - COVER BEYOND IS 2 INCHES OR GREATER.
- IF REINFORCING IS SPECIFIED AS EPOXY COATED, INCREASE SCHEDULED LAP LENGTHS BY 20%.
- IF LIGHTWEIGHT AGGREGATE IS SPECIFIED, INCREASE SCHEDULED LAP LENGTHS BY 30%.
- IF SIDE COVER IS LESS THAN 2 1/2 INCHES, INCREASE LENGTHS BY 40%.

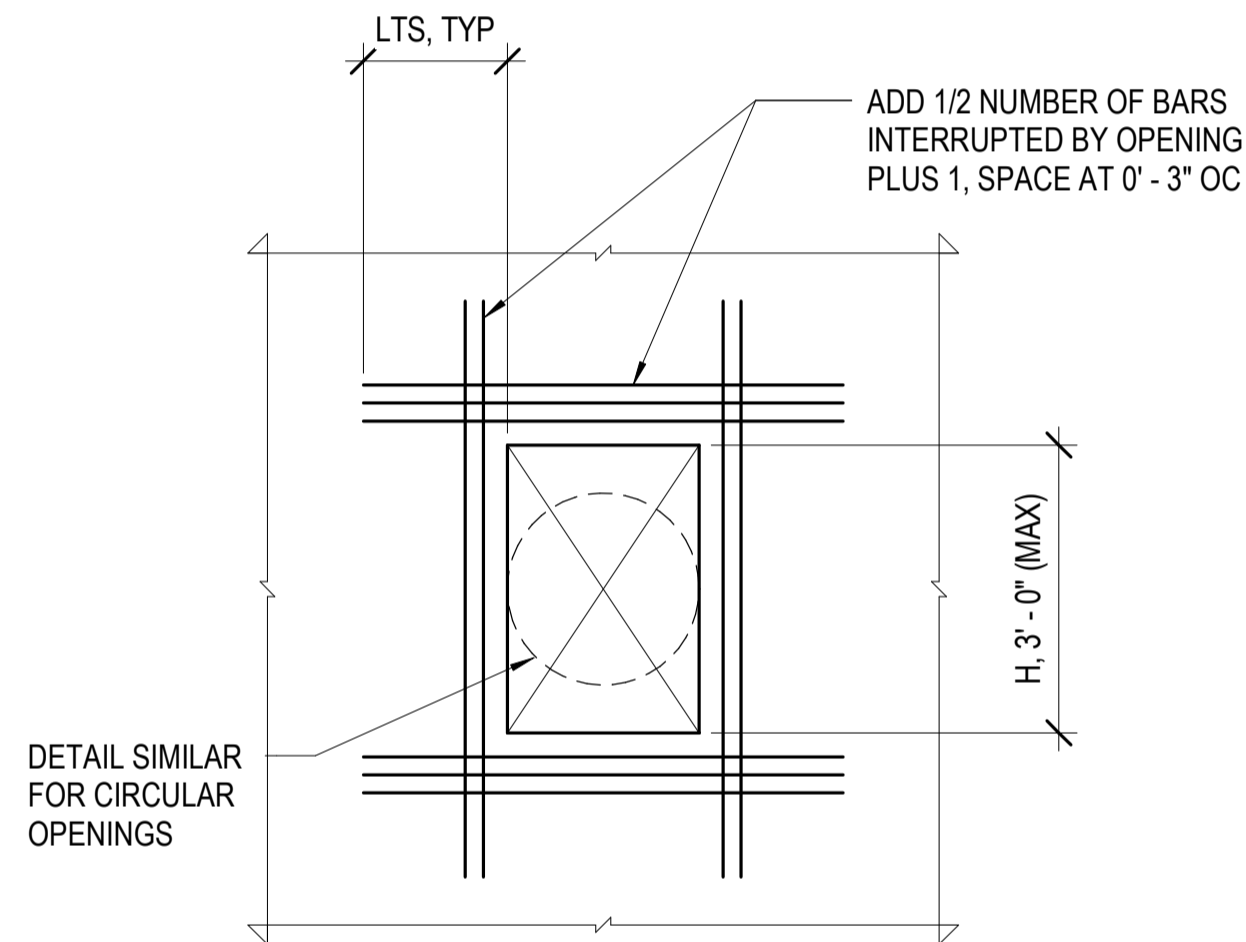


- NOTES:**
- DETAIL APPLIES FOR ALL OPENINGS IN CONCRETE SLABS ON METAL, SLABS-ON-GRADE AND TOPPING SLABS.
 - REINFORCEMENT IS NOT REQUIRED AT OPENINGS SMALLER THAN 10" x 10".
 - OMIT BARS IN SLAB-ON-GRADE IF CONTROL/CONSTRUCTION JOINTS EXIST AT EACH CORNER, EACH DIRECTION.
 - SEE OTHER DETAILS FOR REINFORCEMENT AT OPENINGS IN CONCRETE WALLS AND CONCRETE STRUCTURAL SLABS.



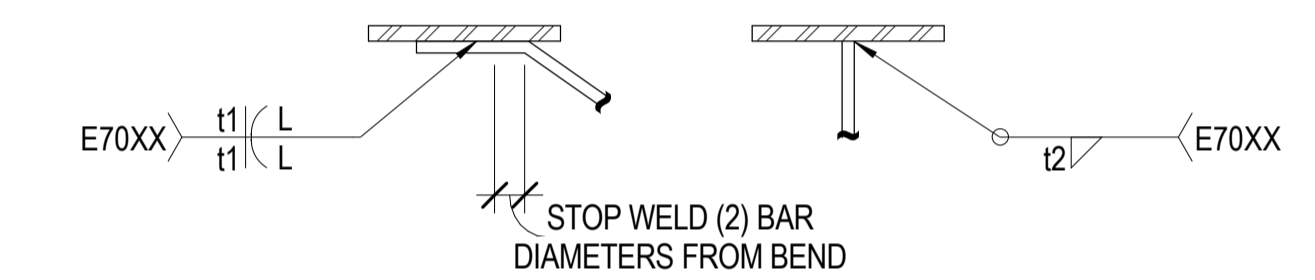
- NOTES:**
- ALL BENDS SHALL BE MADE COLD.
 - #14 AND #18 BARS SHALL BE BEND TESTED AND LAB APPROVED PRIOR TO BENDING.
- | | D1 | D2 |
|----------|----|---------------------------|
| #3 - #8 | 6d | #3 - #5 4d |
| #9 - #11 | 8d | #6 - #8 6d
#9 - #11 8d |

4 NO SCALE Typical Trim Reinforcement



- NOTES:**
- DETAIL APPLIES TO ALL LOCATIONS WITH OPENINGS UNLESS REINFORCEMENT IS SPECIFICALLY DETAILED ON THE DRAWINGS.

1 NO SCALE Typical Reinforcing Bar Bend Details



11 NO SCALE Reinforced Concrete Lap Splice and Development Length Schedule

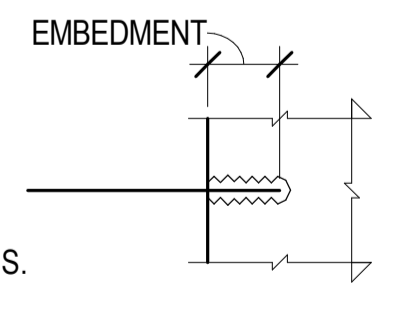
5 NO SCALE Typical Cast-In-Place Slab or Wall Opening

2 NO SCALE Typical Reinforcing Bar Weld Schedule

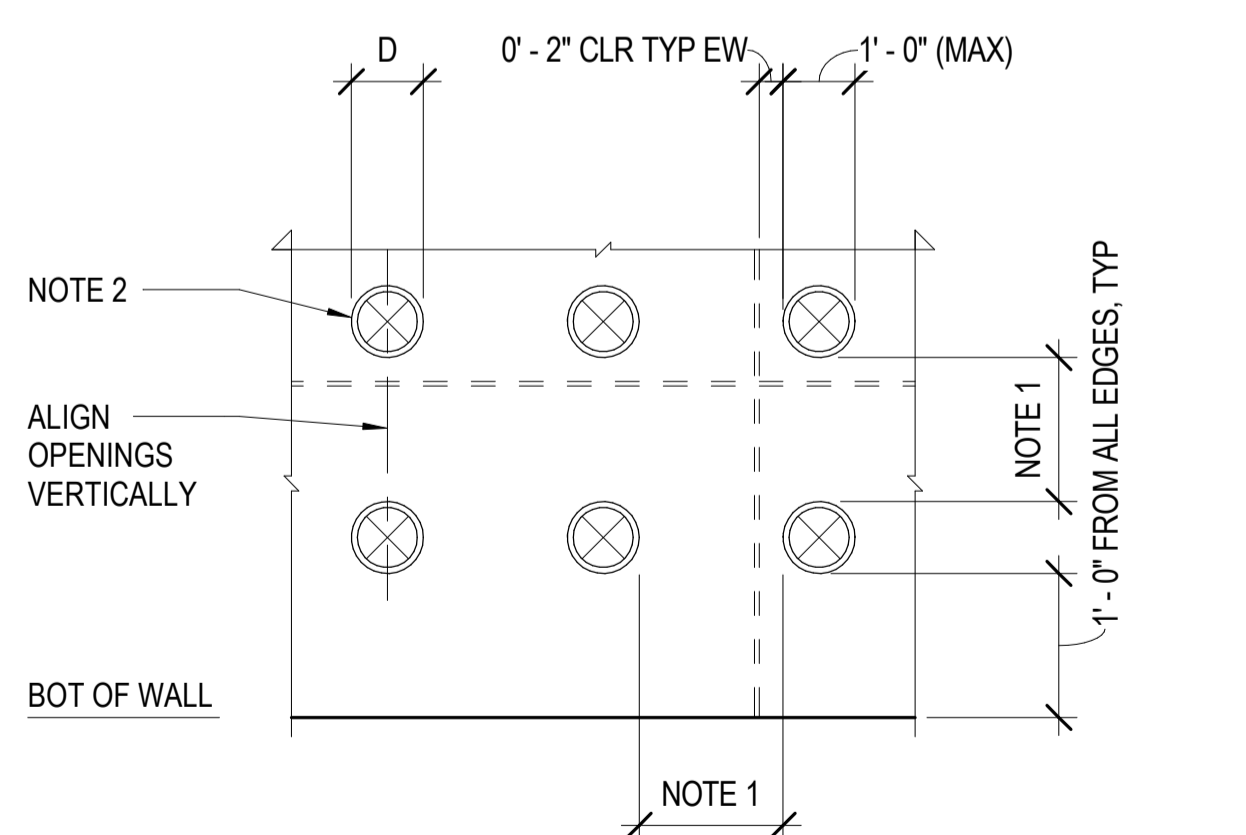
EMBEDMENT IN CONCRETE (UON)

REBAR SIZE	HILTI 'HIT-RE 500-V4' EPOXY ADHESIVE	HILTI 'HIT-HY 200-R' EPOXY ADHESIVE
#3	3 1/4"	4 1/2"
#4	4 1/2"	6 1/2"
#5	6"	8"
#6	6"	10"
#7	7 1/4"	12"
#8	9"	14"

- NOTES:**
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - MINIMUM CONCRETE f_c = 4000 PSI.
 - DETAIL APPLIES ONLY WHERE REFERENCED ON DRAWINGS.



6 NO SCALE Typical Sleeved Openings Thru Wall

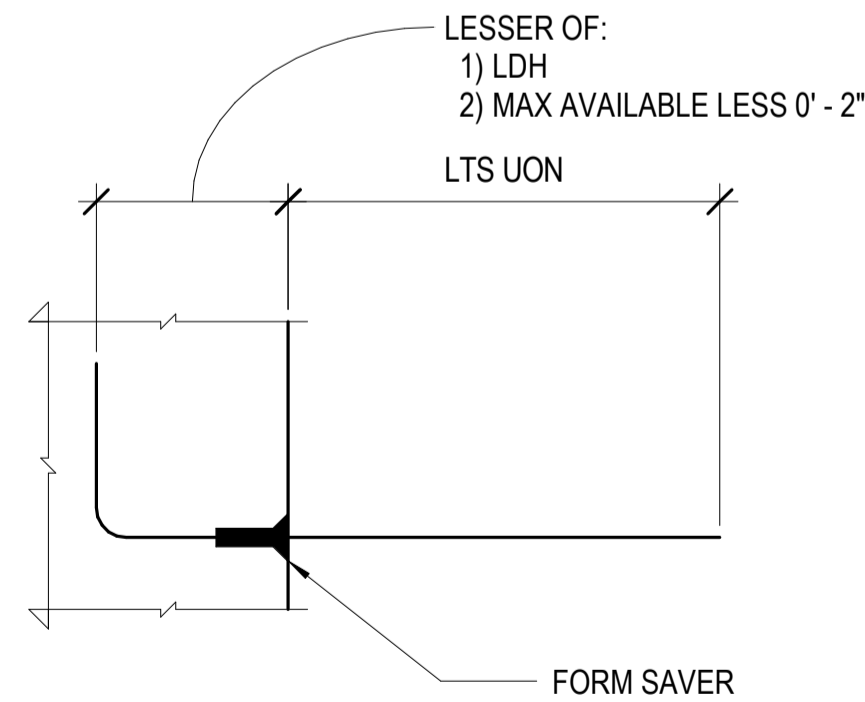
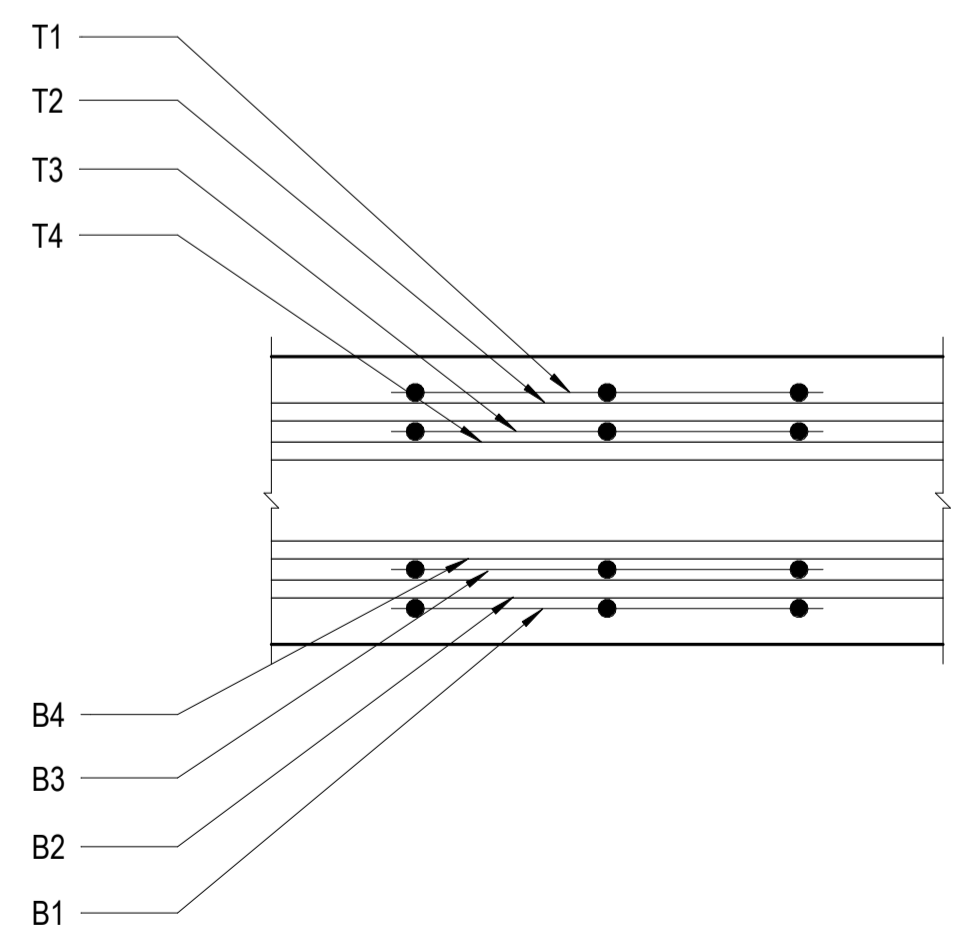


- NOTES:**
- GREATER OF 2xD AND 1'-0", WHERE CLEAR DISTANCE IS NOT ACHIEVABLE, TREAT AREA AS A SINGLE OPENING REINFORCED PER 'TYPICAL CAST-IN-PLACE SLAB OR WALL OPENING' DETAIL.
 - DO NOT CUT REINFORCEMENT AT PENETRATIONS LOCATIONS. REINFORCEMENT MAY BE MOVED 8" MAXIMUM TO ACCOMMODATE PENETRATIONS.

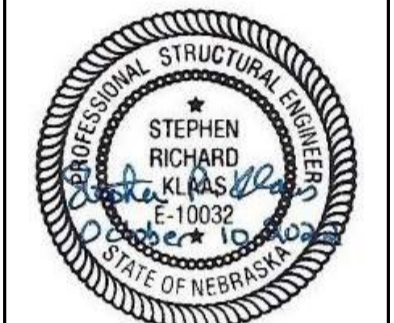
12 NO SCALE Typical Floor Framing - Bar Layer Diagram

3 NO SCALE Typical Epoxy Bar Schedule

9 NO SCALE Typical Formsaver



CONSULTANT:



PROJECT TITLE:
20 East 16th Street
20 East 16th Street
Scottsbluff, Nebraska 68361
Sterling Huff

SHEET TITLE:
Typical Concrete Details

PROJECT: 2022.52

Design Drawing Check
srk srk srk

SHEET NUMBER

S-3.00

COMPLETION: Construction Documents
DATE ISSUED: October 10, 2022

Concrete Mix Table

Concrete Mix Type	Intended Use	28 Day Strength, f _c (ksi)	Concrete Weight	Maximum w/c Ratio, Including Fly Ash	Minimum Cement Material (#/cy), Including Fly Ash	Maximum Aggregate Size (Inches), Note A	Slump Limits (Inches), Tolerance = +1", -1"	Total Air Contenten (%), Note B	Cement Type	Required Admixtures, Note C	Other Requirements, Note D
1	All Concrete Otherwise Not Specified	4	NWC	0.40	564	3/4	4	6	I / II	AE, WRA	FA

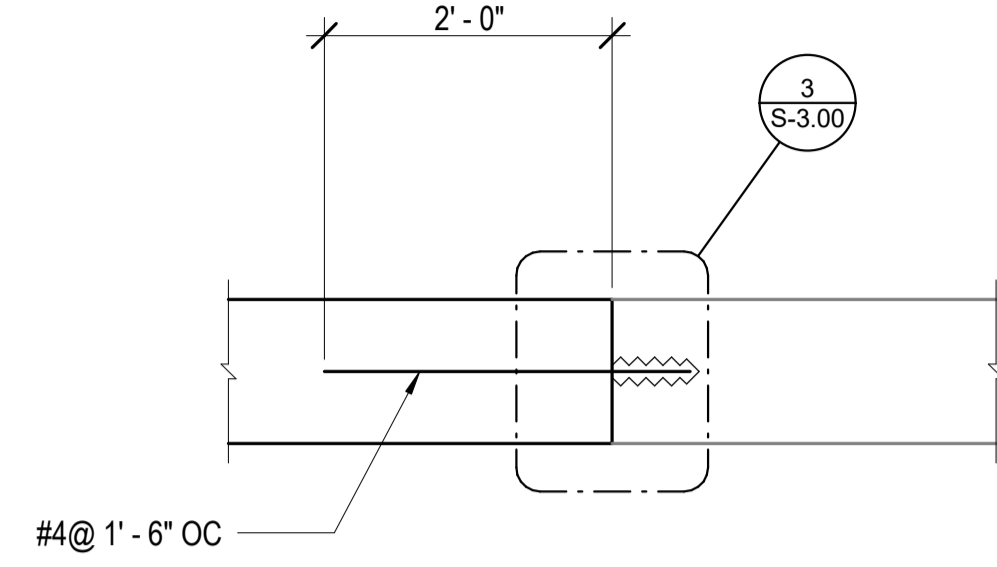
- CONCRETE MIX TABLE NOTES:**
PROPORTIONS OF MATERIALS IN CONCRETE MIXES SHALL BE ESTABLISHED TO:
- PROVIDE THE MINIMUM COMPRESSIVE STRENGTH AS NOTED IN THE CONCRETE MIX TABLE. DO NOT EXCEED THE MAXIMUM WATER TO CEMENT RATIO LISTED IN TABLE.
 - PROVIDE CONSISTENCY AND WORKABILITY TO ALLOW CONCRETE TO BE PLACED READILY INTO FORMS AND AROUND REINFORCEMENT UNDER THE CONDITIONS OF CONCRETE PLACEMENT BEING USED, WITHOUT EXCESSIVE BLEEDING OR SEGREGATION. CONTRACTOR SHALL SELECT APPROPRIATE SLUMP TO MEET THESE CONDITIONS. THE CONTRACTOR IS TO USE ADMIXTURES (NOTE C) AS REQUIRED TO OBTAIN DESIRED RESULTS.
 - FOR CONCRETE PLACED BY PUMPING PROVIDE CONCRETE MIX FLOWABILITY TO FACILITATE PUMPING. ENTRAINED AIR MAY BE USED TO FACILITATE PUMPING SUBJECT TO PROVISIONS OF NOTE B (BELOW).
- A. FOR THE MAXIMUM COARSE AGGREGATE SIZE INDICATED, USE THE FOLLOWING AGGREGATE SIZE NUMBERS (PER ASTM C33):**
3/8": #8 AGGREGATE
3/4": #67 AGGREGATE
1": #57 AGGREGATE
1-1/2": #467 AGGREGATE
- B. WHERE AIR CONTENT IS INDICATED IN THE CONCRETE MIX TABLE, PROVIDE AIR ENTRAINING ADMIXTURE. TOTAL AIR CONTENT LIMITS INCLUDE BOTH ENTRAINED AND ENTRAPPED AIR +/- 1 1/2%. 'NP' IN COLUMN INDICATES ADDITION OF ENTRAINED AIR IS NOT PERMITTED EXCEPT WHERE CONTRACTOR CAN DEMONSTRATE THAT FINISHED SLABS WITH ENTRAINED AIR WILL HAVE A FINISH THAT WILL BE ACCEPTABLE TO THE ARCHITECT WITHOUT BLISTERING. AIR CONTENT VALUES LISTED ARE BASED ON 3/4 INCH AGGREGATE. IF 3/8 INCH AGGREGATE IS USED INCREASE AIR CONTENT BE 1 1/2%.**
- C. ABBREVIATIONS FOR REQUIRED ADMIXTURES AS FOLLOWS:**
AE = AIR-ENTRAINING ADMIXTURE. DO NOT USE ENTRAINED AIR FOR STEEL TROWELED FINISHED FLOORS.
HRWRA = HIGH-RANGE WATER REDUCING ADMIXTURE, MAXIMUM SLUMP = 8".
MRWRA = MID-RANGE WATER REDUCING ADMIXTURE, MAXIMUM SLUMP = 6".
NCNCA = NON-CORROSIVE, NON-CHLORIDE ACCELERATOR.
RA = RETARDING ADMIXTURE.
WRA = WATER REDUCING ADMIXTURE.
- D. ABBREVIATIONS FOR OTHER REQUIREMENTS AS FOLLOWS:**
FA = FLY ASH NOT PERMITTED.

Reinforcement Materials Table

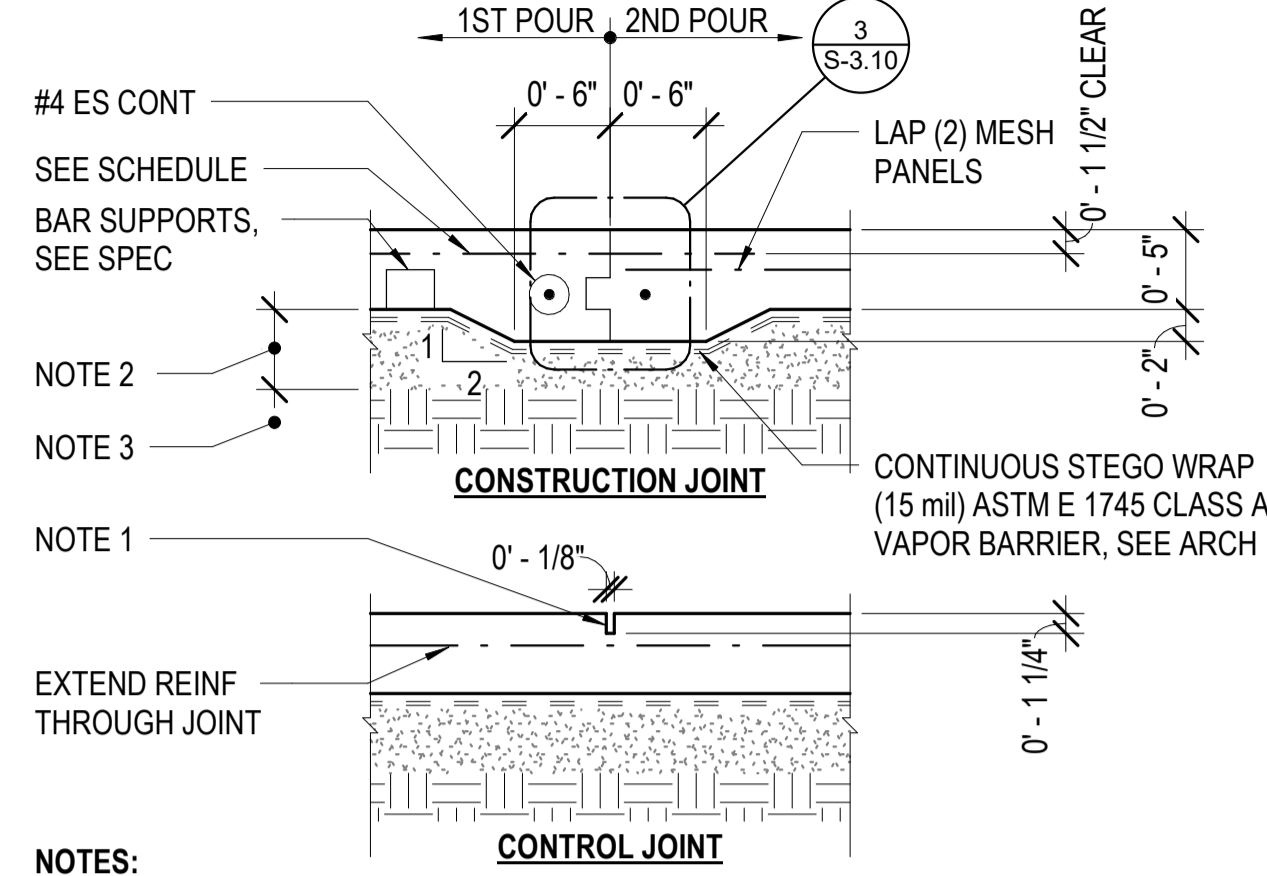
Reinforcement Element	ASTM	Fy (ksi)	Fu (ksi)	Comments
Typical Reinforcement	A615	60 ksi	90 ksi	--
Welded and Field Bent Reinforcement	A706	60 ksi	80 ksi	--
Welded Wire Reinforcement, Smooth	A1064	65 ksi	75 ksi	--
Welded Wire Reinforcement, Deformed	A1064	70 ksi	80 ksi	--
Post-Tension Tendons	A416	--	270 ksi	--
Epoxy Coating for Reinforcement	A775 or A934	--	--	--

Minimum Concrete Cover Table

Location	Cover (Inches)
Columns, Girders and Beams	1 1/2
Concrete Placed Against Earth	3
Concrete Placed in Forms, Exposed to Weather or Earth	2
Concrete Placed on Void Forms with Masonite or Plywood Covering	2
Joists	1 1/2
Slabs or Walls not Exposed to Weather or Earth	1



7 NO SCALE Typical Slab-On-Grade Dowel to Existing Slab-On-Grade

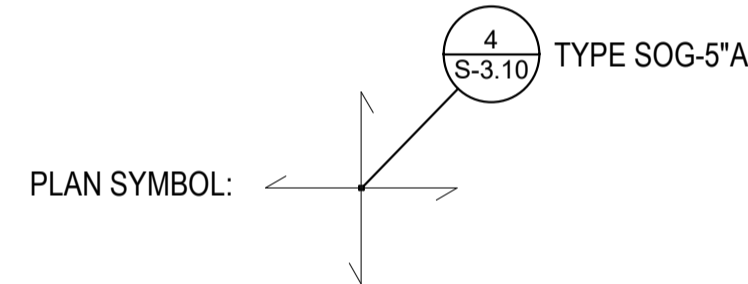


- NOTES:**
- PROVIDE TOOLED JOINT OR SAW CUT AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT CUTTING WITHOUT CHIPPING, SPALLING OR TEARING (BUT NOT MORE THAN 12 HOURS AFTER CASTING).
 - GRANULAR COURSE: 0' - 6" MINIMUM COMPACTED GRANULAR FILL, SEE GEOTECHNICAL ENGINEER.
 - PREPARED/COMPACTED SUBGRADE, SEE GEOTECHNICAL ENGINEER.

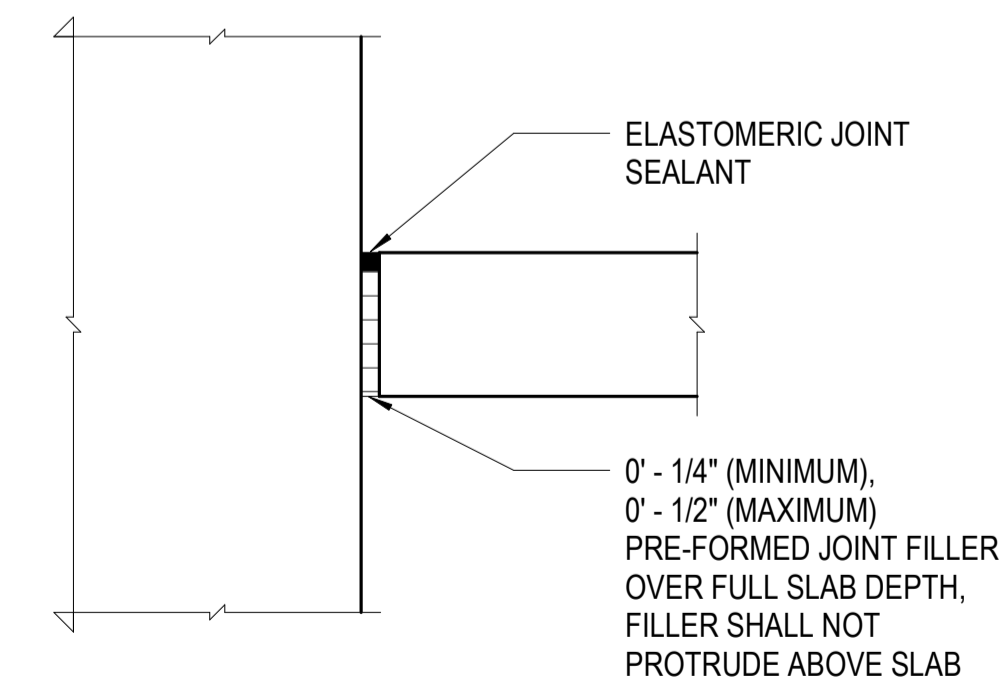
4 NO SCALE Typical Slab-On-Grade - 5" Thick

Slab-On-Grade Schedule

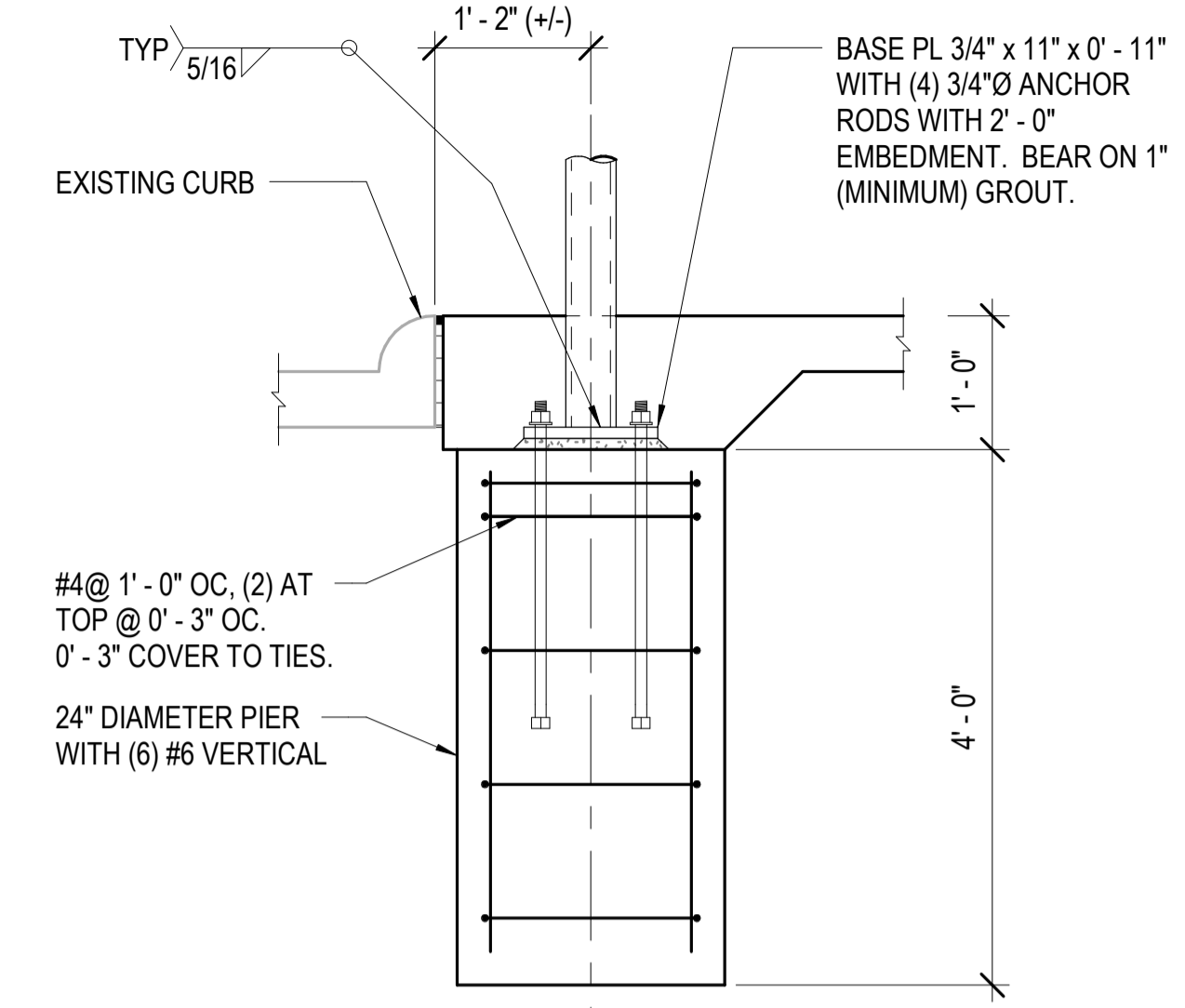
Mark	Thickness	Reinforcement	Detail	Remarks
SOG-5'A	5"	6x6 W2.9xW2.9	3/S-3.12	CENTER IN SLAB



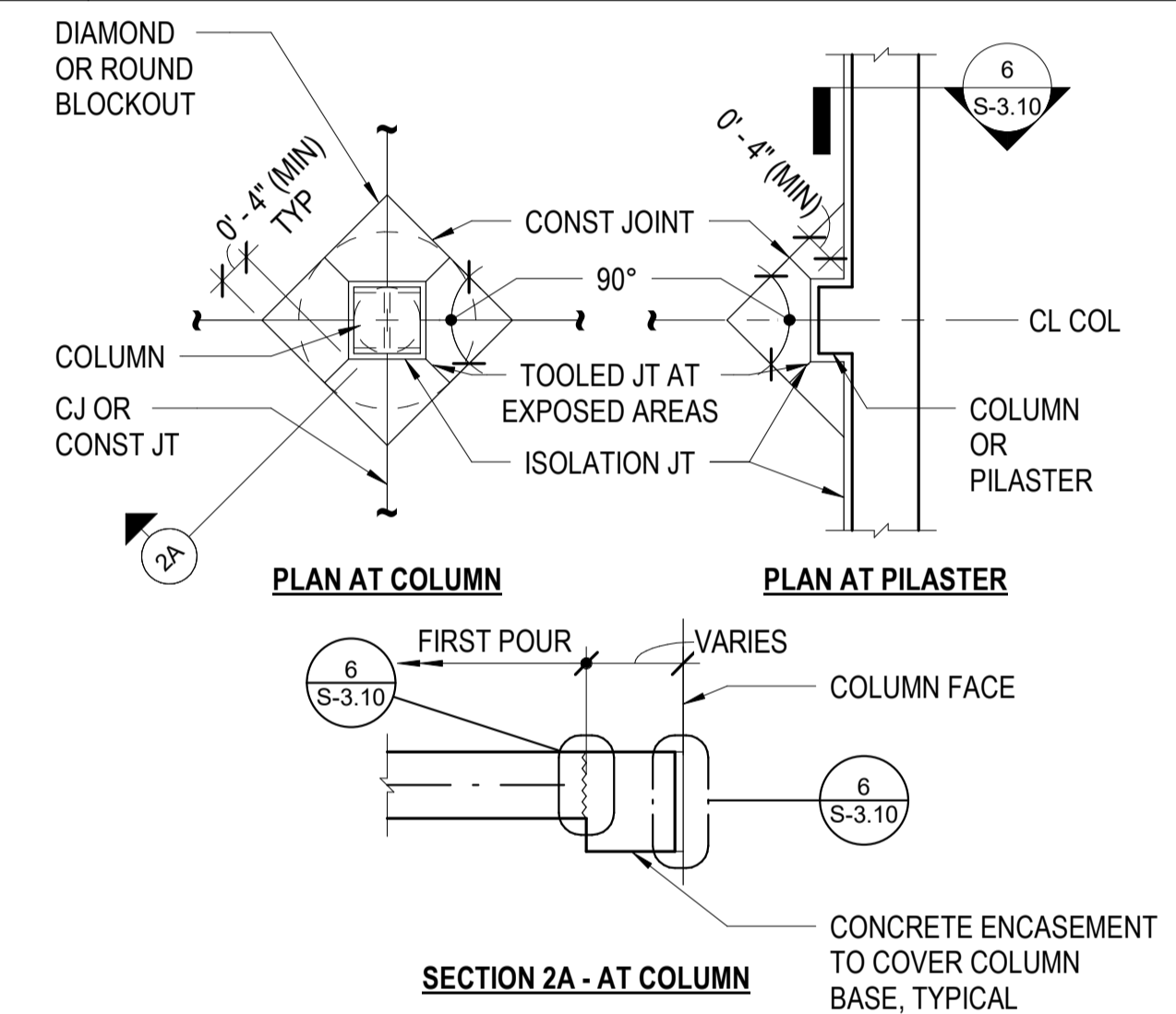
5 NO SCALE Typical Slab-On-Grade Schedule



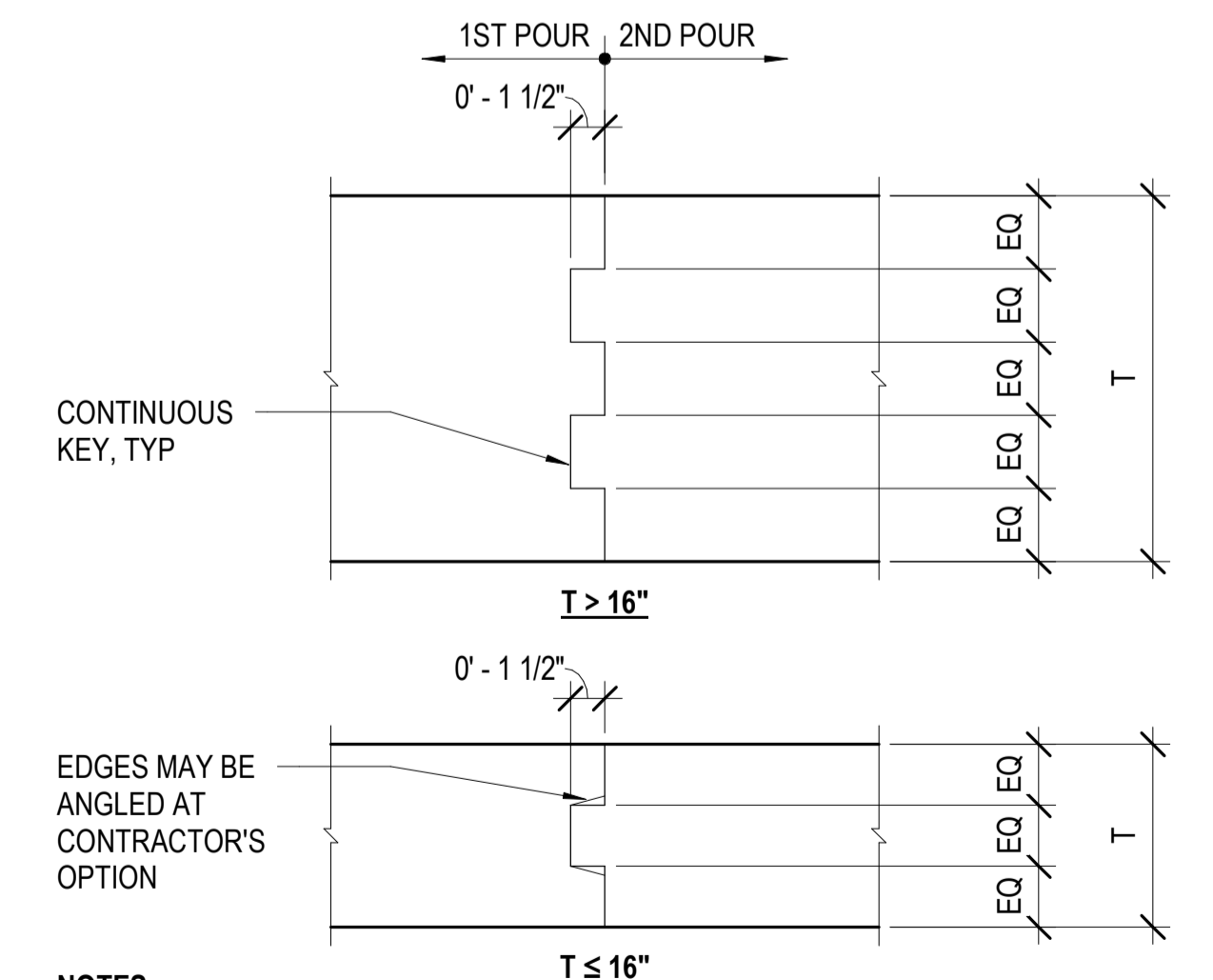
6 NO SCALE Typical Slab-On-Grade Isolation Joint



1 NO SCALE Typical Foundation Pier Supporting Steel Column



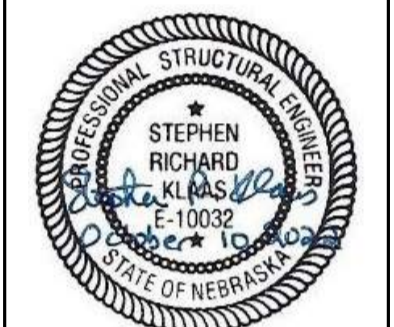
2 NO SCALE Typical Slab-On-Grade Blockout at Column/Pilaster



- NOTES:**
- CLEAN SURFACES AND REMOVE LAITANCE.
 - WET SURFACE AND REMOVE STANDING WATER PRIOR TO PLACING CONCRETE.

3 NO SCALE Typical Keyed Construction Joint Geometry

CONSULTANT:



PROJECT TITLE:
20 East 16th Street
20 East 16th Street
Scottsbluff, Nebraska 69361
Sterling Huff

SHEET TITLE:
Typical Foundation Details

COMPLETION: Construction Documents
DATE ISSUED: October 10, 2022

PROJECT: 2022.52

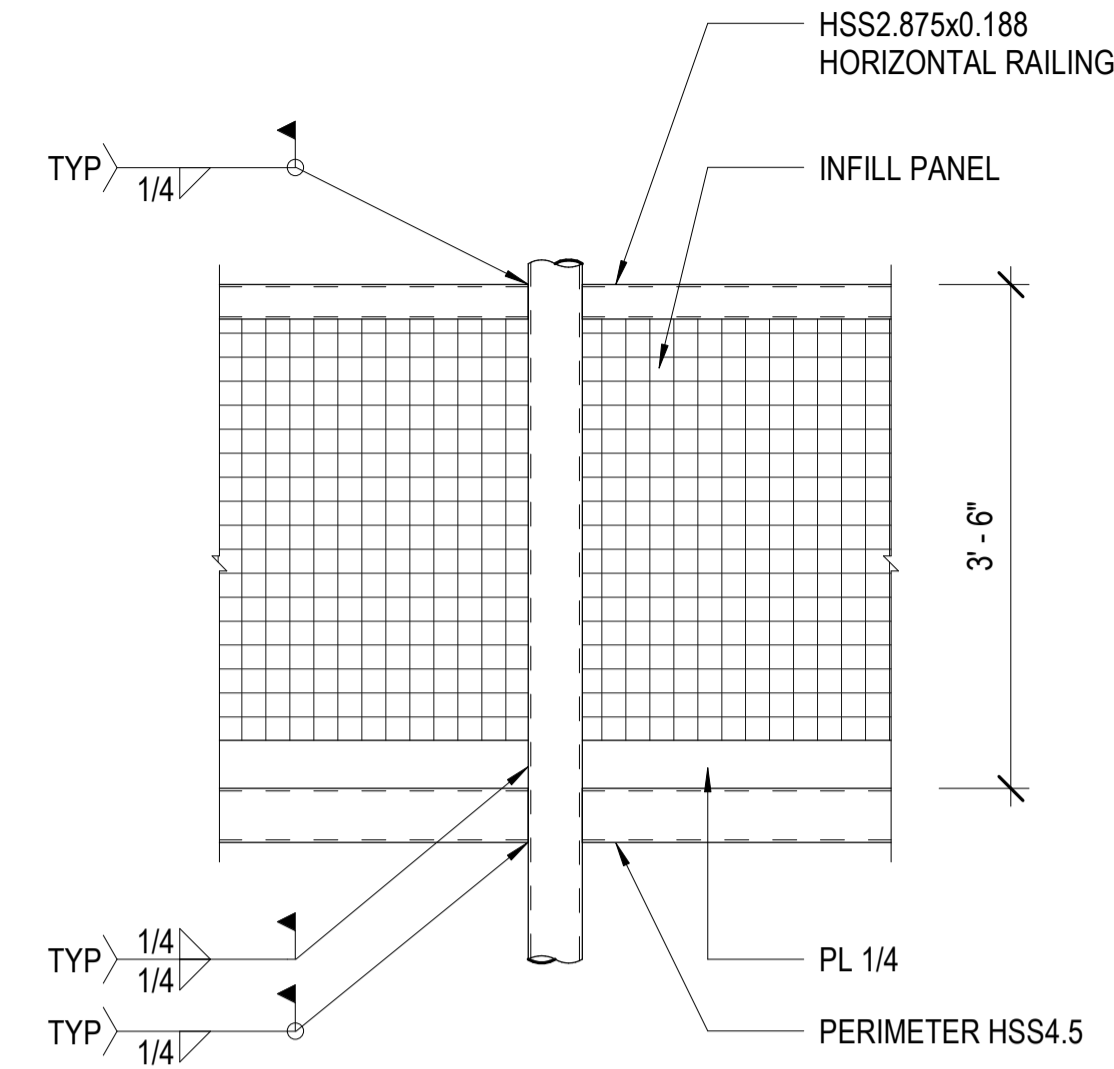
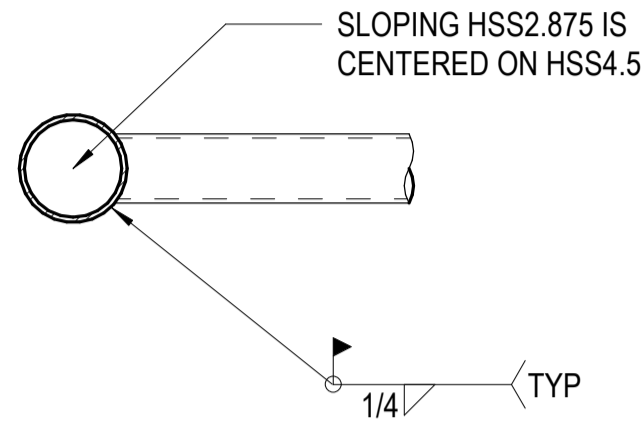
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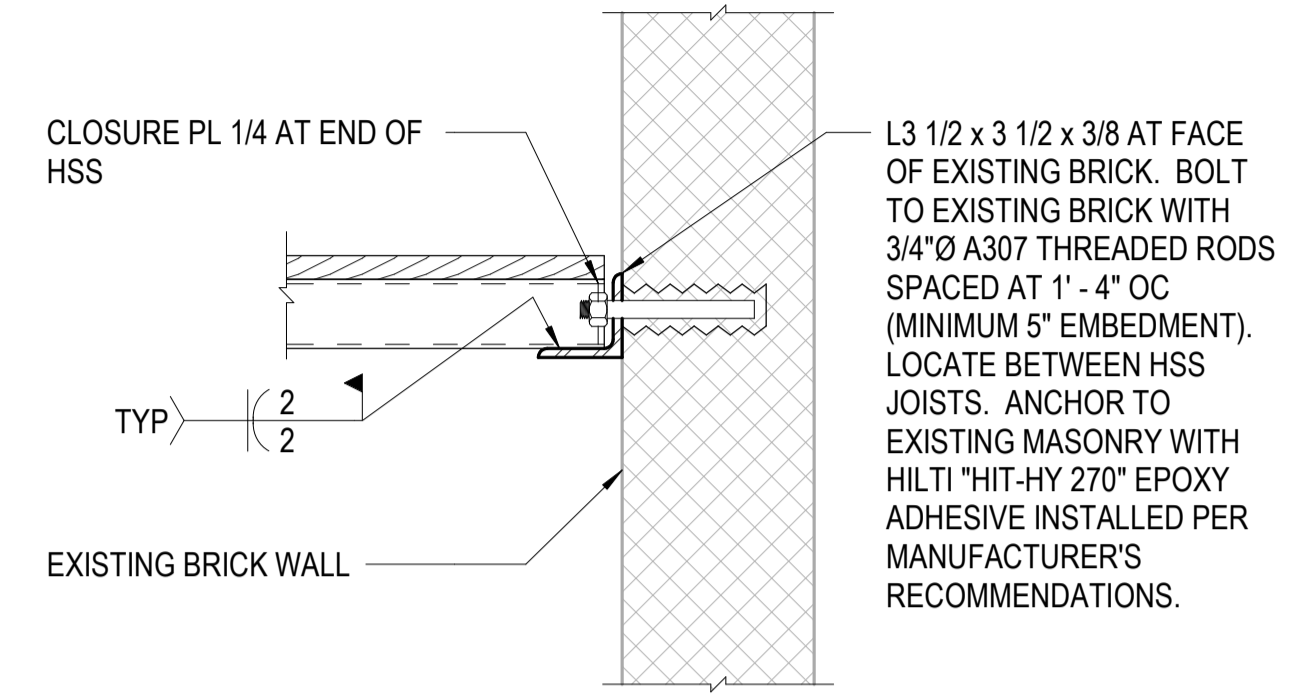
S-3.10

METAL NOTES

- CONNECTIONS:**
1A. PROVIDE CONNECTIONS AS SHOWN IN THE DETAILS HEREIN. REFER TO SPECIFICATION FOR ALTERNATIVES AND CONNECTIONS NOT SHOWN.
- WELDING REQUIREMENTS:**
2A. WELDERS: HAVE IN POSSESSION CURRENT EVIDENCE OF PASSING THE APPROPRIATE A.W.S. QUALIFICATION TESTS.
2B. MINIMUM WELDS: AISC SPECIFICATION, NOT LESS THAN 3/16" FILLET, CONTINUOUS UNLESS OTHERWISE NOTED.
2C. WELD SIZES AND LENGTHS CALLED FOR ON THE DRAWINGS ARE THE NET EFFECTIVE REQUIRED. INCREASE WELD SIZE IF GAPS EXIST AT THE FAYING SURFACE.
2D. WELD SIZES SHALL BE AS SHOWN UNLESS A GREATER SIZE IS REQUIRED BY AISC FIFTEENTH EDITION, TABLES J2.3 AND J2.4.
2E. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION UNLESS NOTED.
- STRUCTURAL STEEL INSTALLATION:**
3A. ALL HIGH STRENGTH BOLTS USED IN COLUMN SPLICES, CONNECTIONS OF BEAMS AND GIRDERS TO COLUMNS, AND WHERE NOTED ON THE DRAWINGS AS TYPE "SC" OR OTHER TYPE FOLLOWED BY "PT", SHALL BE TENSIONED TO THE VALUES OF TABLE J3.1 OF "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS," AISC 2016. OTHER HIGH-STRENGTH BOLTS MAY BE INSTALLED SNUG TIGHT AS DEFINED BY AISC.



- NOTES:**
- L3 1/2 x 3 1/2 IS FULL LENGTH OF DECK.
 - LOCATE 3/4" DIAMETER THREADED RODS MAXIMUM OF 4 INCHES FROM END OF ANGLE.
 - EXISTING EXTERIOR WALL IS 2 WYTHE BRICK. CONTACT ENGINEER FOR FURTHER DIRECTION IF EXISTING BRICK IS LESS THAN 8 INCHES THICK.



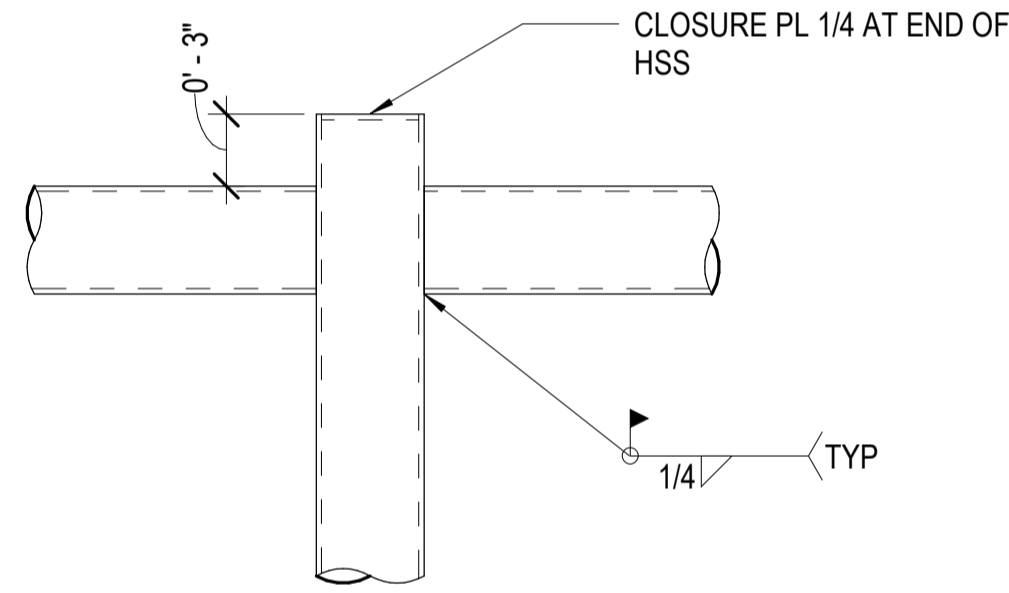
7 1 1/2" = 1'-0" Typical Roof HSS Joist Connection to Perimeter HSS - North End

4 3/4" = 1'-0" Typical Framing Connection to HSS Column

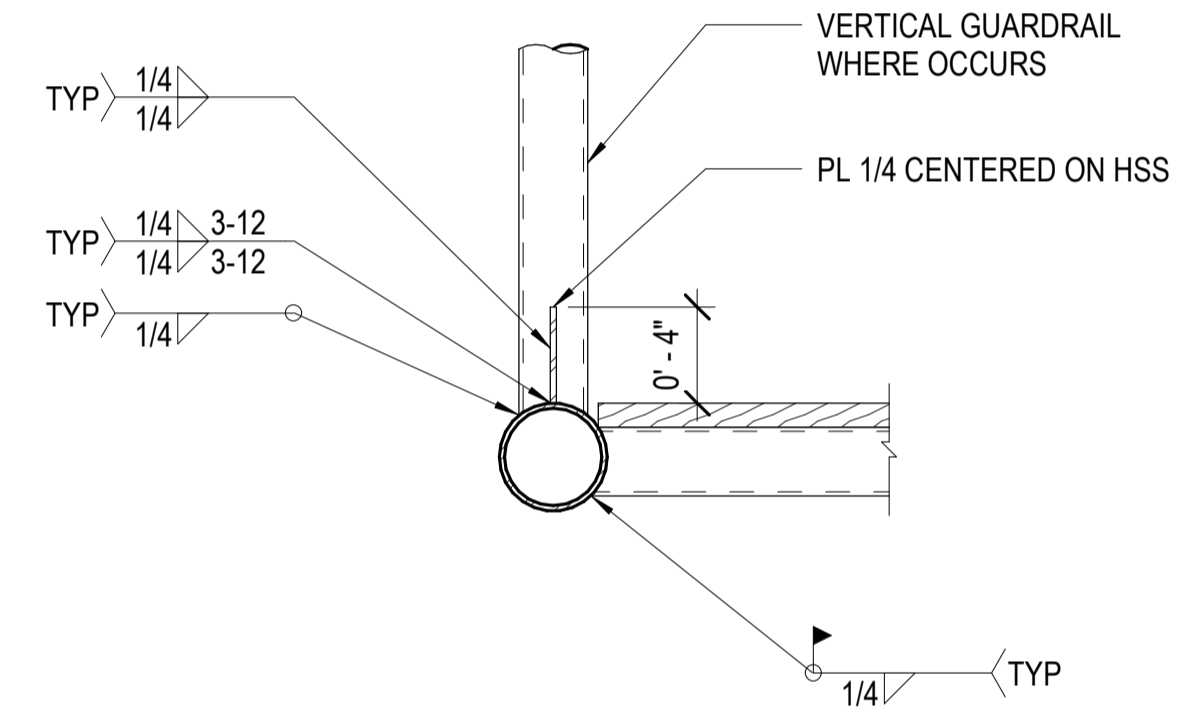
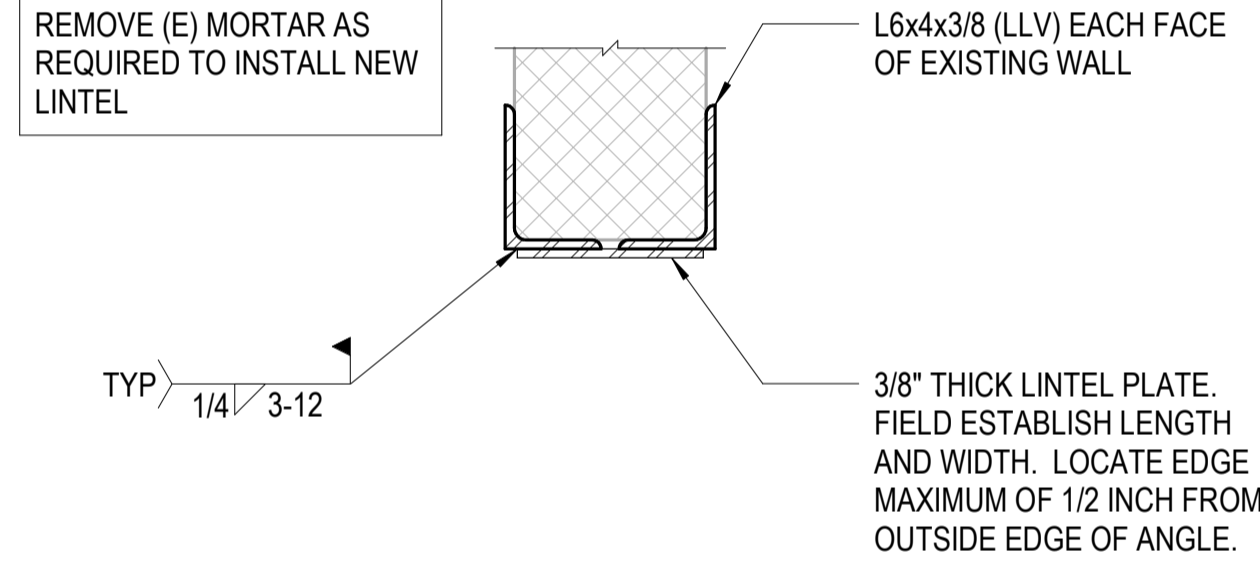
1 1 1/2" = 1'-0" Typical Deck HSS Joist Bearing Connection to Existing Exterior Wall

Steel Materials Table

Steel Element	ASTM/Type	Fy (ksi)	Fu (ksi)	Comments
Adhesive	HILTI HIT-RE 500-V4 or Equivalent	--	--	Submit ICC-ES evaluation report and calculations for equivalent substitutions
Adhesive Anchors	A193 Grade B7	105 ksi	125 ksi	Threaded Rod
Anchor Rods	F1554 Grade 55	55 ksi	75 ksi	Weldable (Supplement S1), Heavy Hex Headed
Anchor Rods in Masonry	F1554 Grade 36	36 ksi	58 ksi	Weldable (Supplement S1), Standard Hex Headed
Angles (L Shapes)	A36	36 ksi	58 ksi	--
Bolts	F3125 Group A Grades A325 or F1852	--	120 ksi	Bolts are 7/8" diameter unless otherwise noted. Use Tension-Controlled (F1852) where possible.
Channels (C Shapes)	A36	36 ksi	58 ksi	--
Cold-Formed Stud/Plate, 33 and 43 mil	A1003	33 ksi	--	--
Cold-Formed Stud/Plate, 54 mil or Heavier	A1003	50 ksi	--	--
Cold-Formed Track, All Thicknesses	A1003	Match	--	Match stud material
DAS	A1064	70 ksi	80 ksi	--
Expansion Anchors	Hilti Kwik Bolt TZ2 or Equivalent	--	--	Submit ICC-ES evaluation report and calculations for equivalent substitutions
HAS or HDAS or SHSA	A108	51 ksi	65 ksi	Studs are 3/4" diameter unless otherwise noted
Nuts	A563	--	--	Heavy Hex Headed
Other Shapes	A36	36 ksi	58 ksi	--
Pipe (P Shapes)	A53 Grade B	35 ksi	60 ksi	--
Plates	A36	36 ksi	58 ksi	--
Rectangular HSS	A1085	50 ksi	65 ksi	--
Round HSS	A1085	50 ksi	65 ksi	--
Screw Anchors	Hilti KH-EX or Equivalent	--	--	Submit ICC-ES evaluation report and calculations for equivalent substitutions
Sleeve Anchors	Hilti HLC or Equivalent	--	--	Submit ICC-ES evaluation report and calculations for equivalent substitutions
Steel Grating	--	--	--	Per NAAMM MBG 531 "Metal Bar Grating Manual"
Stud Rail Systems	Suncoast SRS or Decon Studrail or Equivalent	--	--	Suncoast SRS - ESR-1170 Decon Studrail - ESR-2494 Submit ICC Evaluation Report for Equivalents
Washers	F436 or F959	--	--	F436 is Hardened Washers F959 is Direct Tension Indicating Washers
Welding Electrodes, Thickness of Thinner Part Greater than or Equal to 0.10 inches (12 gauge)	E70	--	--	Per AWS
Welding Electrodes, Thickness of Thinner Part Less than 0.10 inches (12 gauge)	E60 or E70	--	--	Per AWS
Wide Flange Tees (WT Shapes)	A992	50 ksi	65 ksi	--
Wide Flanges (W Shapes)	A992	50 ksi	65 ksi	--



- NOTES:**
- DO NOT CUT EXISTING BRICK FOR NEW OPENING UNTIL ANGLES ARE INSTALLED ON EACH FACE.
 - EXTEND ANGLE 6 INCHES MINIMUM BEYOND FACE OF NEW OPENING EACH END.
 - MAXIMUM OPENING WIDTH IS 8" - 0".
 - EXISTING EXTERIOR WALL IS 2 WYTHE BRICK. CONTACT ENGINEER FOR FURTHER DIRECTION IF EXISTING BRICK IS LESS THAN 8 INCHES THICK.

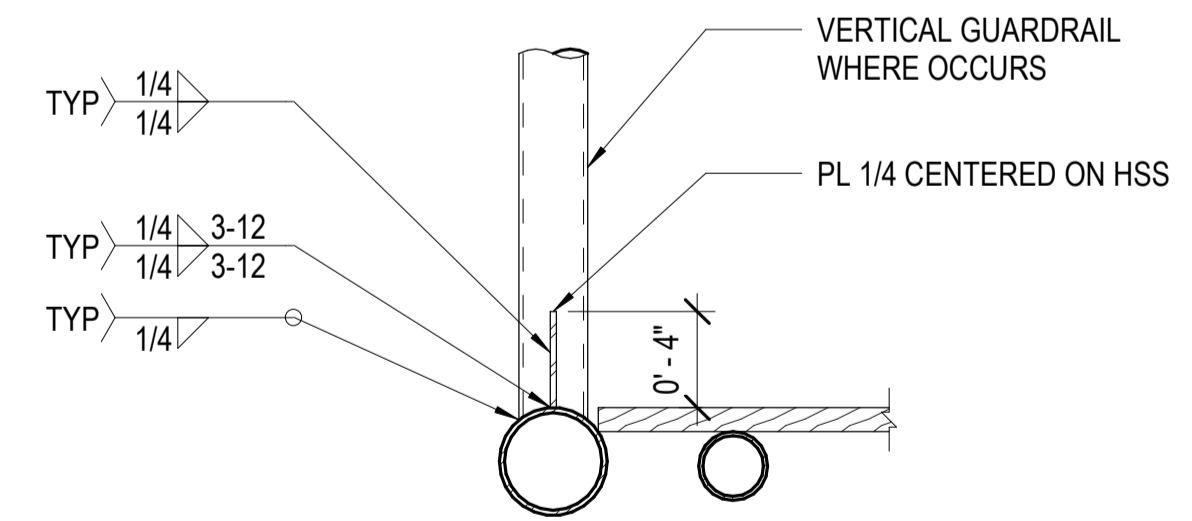
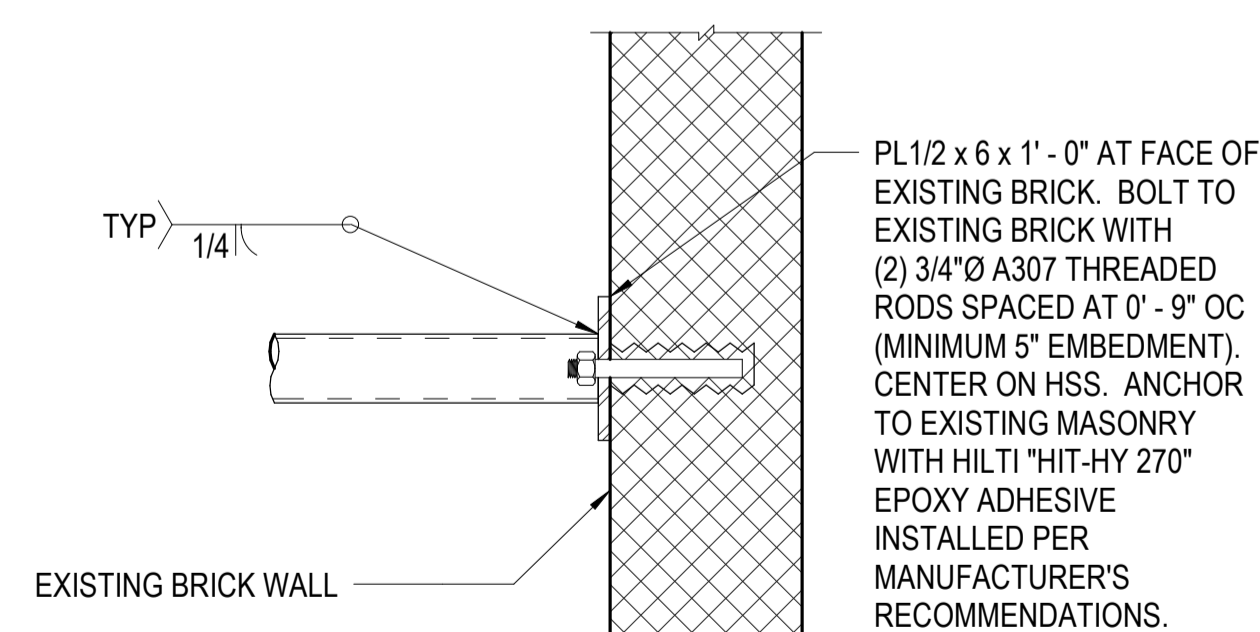


8 1 1/2" = 1'-0" Typical Perimeter HSS Connection to Top of HSS Column

5 NO SCALE Typical Lintel for New Opening in Existing Exterior Wall

2 1 1/2" = 1'-0" Typical Deck HSS Joist Connection to Perimeter HSS - North End

- NOTES:**
- LOCATE 3/4" DIAMETER THREADED RODS 1 1/2 INCHES FROM END OF PLATE;
 - EXISTING EXTERIOR WALL IS 2 WYTHE BRICK. CONTACT ENGINEER FOR FURTHER DIRECTION IF EXISTING BRICK IS LESS THAN 8 INCHES THICK.



6 1 1/2" = 1'-0" Typical Roof HSS Joist Connection Existing Exterior Wall

3 1 1/2" = 1'-0" Typical Deck Perimeter HSS - East and West Ends

Metal Gauge Conversion Table

Gauge	Minimum Thickness (mils or 1/1000 of an inch)
12	97
14	68
16	54
18	43
20	33
22	27

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18 SITZMAN COURT
SCOTTSBLUFF, NEBRASKA 68361

CONSULTANT:

PROJECT TITLE:
20 East 16th Street
20 East 16th Street
Scottsbluff, Nebraska 68361
Sterling Huff

SHEET TITLE:
Framing Details

COMPLETION: Construction Documents
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Design	Drawing	Check
srk	srk	srk

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August 4, 2022

Zachary Glaubius
City of Scottsbluff Planning Administrator
2525 Circle Drive
Scottsbluff, NE 69361

RE: Facade Improvement Grant Extension

Dear Mr. Glaubius:

I am requesting to be placed on the agenda for August 10, 2022 beginning at noon for an Extension of my Facade Improvement Grant. I had some significant delays in getting supplies including the front door.

I have decided to make a design change, if I can get approval from the City of Scottsbluff. I am not requesting a modification of the facade improvement money, only an extension. I still plan to replace the facade, front door, window, and sidewalk with the original facade improvement grant. The use of the original grant money will not change.

With my own additional money I am making a design change. Renderings of the design change are attached. As you are aware, many of the downtown buildings have awnings. I want to create an old western looking front, but use patinaed metal finish. I want to give the front of my building a 'boardwalk look' similar to the mountain towns in Colorado or Deadwood, South Dakota.

I want to create a deck with an antique railing that will serve a double purpose as an awning above the sidewalk. Above that I want to build a metal awning for shade. I have a loft inside the building. I will be adding another glass door in the loft to get onto the deck. That door will allow access and significantly more light into the front of the building. Above the deck, I will construct a sturdy steel awning for shade and water runoff. The only significant issue for the City is I want to place two posts at the outside edge of my building near the curb. Those posts will support my deck and also be antique light posts to provide ambience to my building and the street. I will provide the posts, lights and power them from my building so there will be no maintenance for the City. The posts line up with the one parking stall that I have in front of the building. Those posts will also line up East to West with the City light posts on the side walk as well as the stop sign. (There was previously a no parking sign in front of my building that has

been removed). Therefore the posts should not be any kind of obstruction and will exceed American's with Disability Act requirements for wheelchair access on the sidewalk as I will have approximately 6' 4" of clearance.

My contractor will be starting removing the old facade soon along with the sidewalk so that we can start preparations for the new design and determine what kind original front the building has to build from. Again, I plan to heat the sidewalk area to prevent ice and snow buildup in the winter.

I will be using 4 ½" oil field casing for the posts. There will be three (3) joints of pipe against the building and two in the sidewalk near the curb. I will also be using 4 ½" casing for the perimeter of the deck. The joists of the deck will be 2 7/8" O.D. tubing on 12" centers and the decking itself will be Ultradeck composite decking. I have a number of Exhibits to this packet. Exhibit G is a business card of a tractor that my brother and I built as a sign in 1992 in Kimball. That tractor is 7,000 pounds, stands 35' feet in the air, and is on three (3) joints of the same 4 ½" casing. That sign also has an 1,100 pound concrete Case Eagle. That tractor has withstood thirty (30) years of significant Kimball County wind and has had no issues whatsoever. It is free standing with no support wires.

My deck will be built from not three joints, but five joints of the same casing all saddled and welded together. I can guarantee it will be strong enough to park a semi-truck on top of and not fall down when I am done. And yes, I am an attorney but I grew up on a farm, I have and use a Commercial Driver's License (CDL) and I can fabricate from any media, but I prefer to weld steel. I will be coordinating with John Keller from Blue Ox Construction. He will be doing the demolition, installation of construction lumber, doors, windows, sidewalk and patina metal finish. I will be doing everything that is steel that requires plasma cutting and/or welding (posts, deck, awning etc).

ADA REQUIREMENTS: SIDEWALK WIDTH

Sidewalk width requirements are especially important for wheelchair-bound individuals. For ADA compliance, the minimum sidewalk width is 36 inches (3 feet), though sidewalks can be wider.

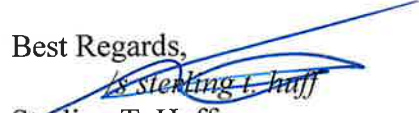
If sidewalks are less than 60 inches (5 feet) wide, passing spaces must be constructed every 200 feet. These passing spaces (which could be a driveway or wider section of concrete) need to be at least 60 inches on all sides.

- * Exhibit A: Renderings of what my building will look like and the sidewalk clearances of 6' 4". That more than meets the ADA requirements.
- * Exhibit B: Shows the City light post West of my building by the curb, the old sign post in front, and the Stop sign to the East. My light posts will be no more of an obstruction than the posts already present;
- * Exhibit C: The Elk's Lodge #1367. My understanding the Lodge was granted

- permission from the City many years ago for four posts in the sidewalk for their vestibule. Again the outside posts line up with the other City signs by the curb North and South;
- * Exhibit D: Diamond Vogel Paint awning. Their awning nearly touches the City light post. Views are East and West;
 - * Exhibit E: Broadway awnings. The Zone has an awning with a chain link fence around it. My deck will be steel framed and an antique looking steel railing;
 - * Exhibit F: Flyover Brewing Co. has recently been allowed to put in an elevated concrete pad in the sidewalk, fence, and light posts in the city right-of-way. There is 5" 6" of clearance between their patio and the curb. My clearance will exceed that at 6' 4".
 - * Exhibit G: Is again the 35' tall tractor sign. 4 ½" casing is extremely strong and durable weighing on average 15 pounds per linear foot. The posts and deck will all be saddled and welded with a portable AC/DC welder and low hydrogen 7018 high tensile strength welding rod. I do not believe further engineering should be necessary.

I appreciate the Board's consideration to my extension and modified facade plan.

Best Regards,


Sterling T. Huff

STH/mdf
enclosures

Exhibit

B

page 1 of 3

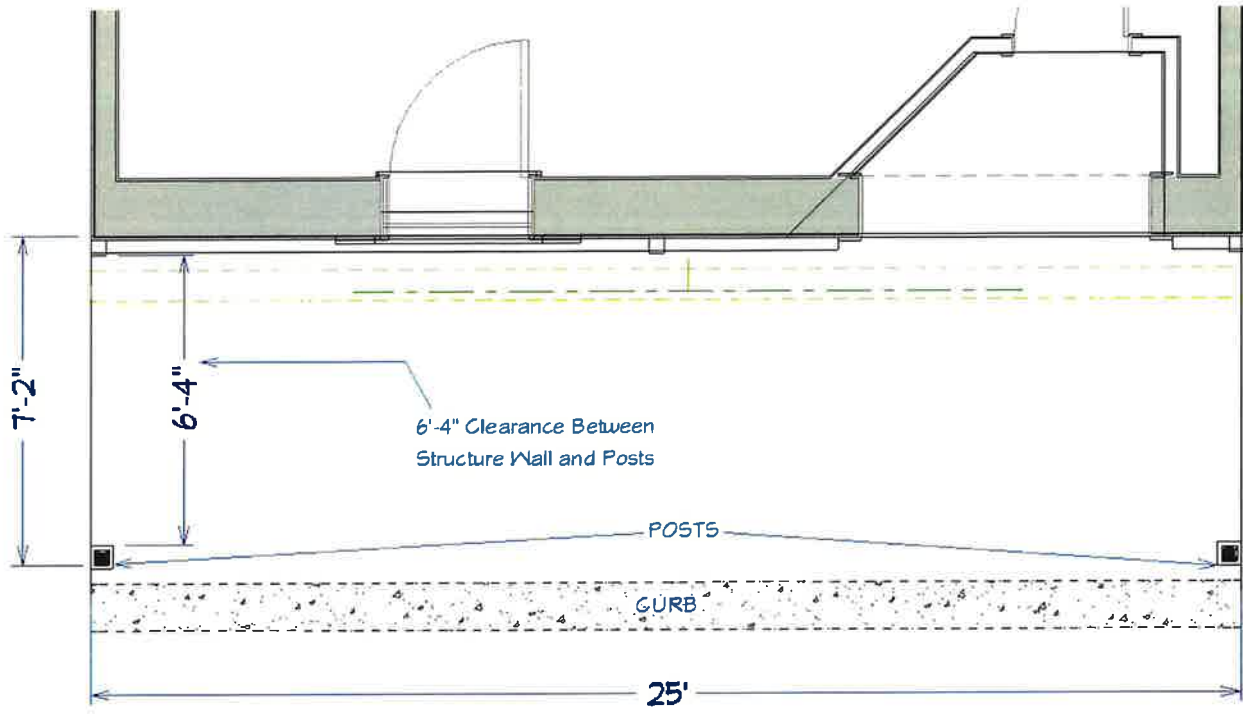
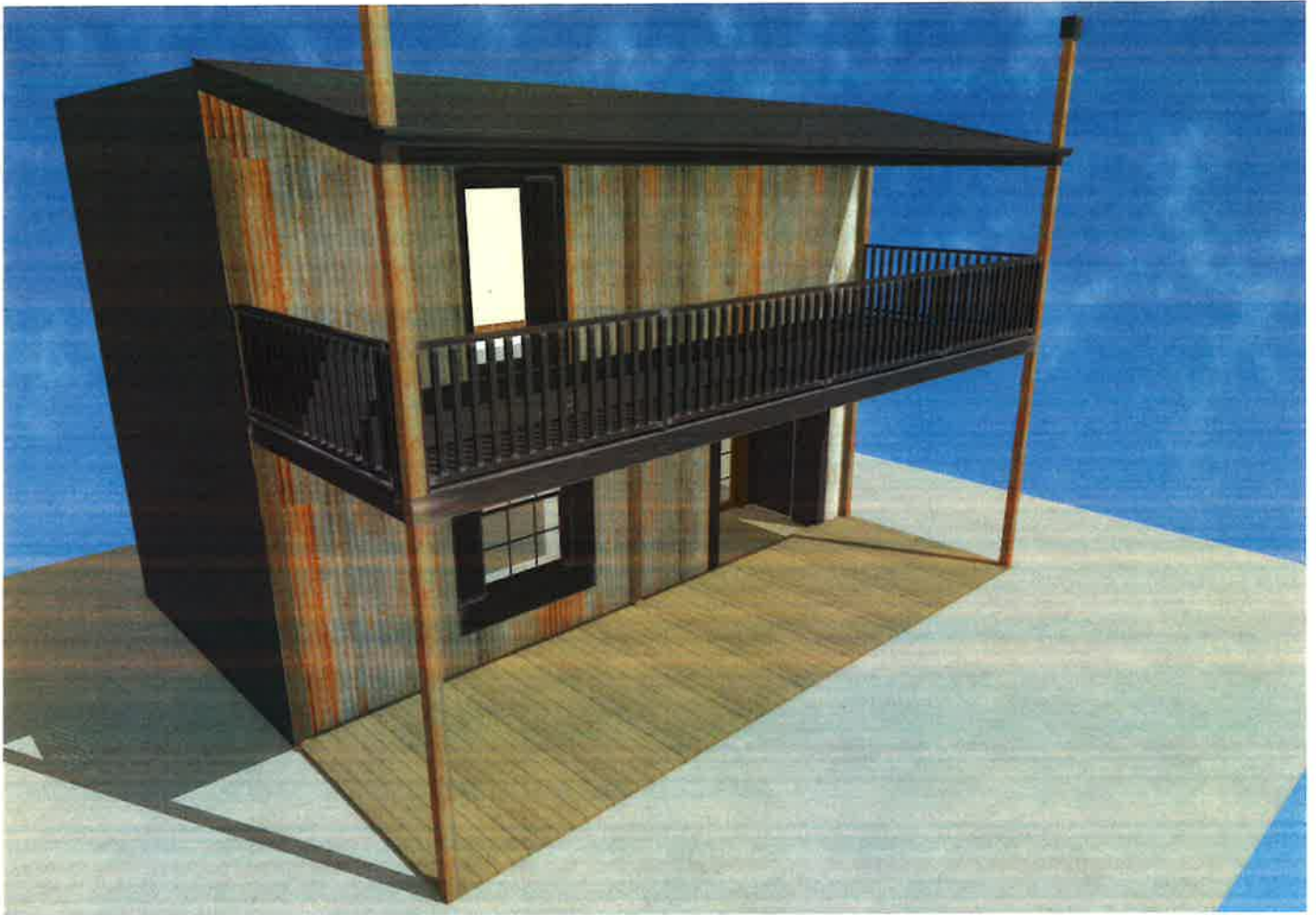


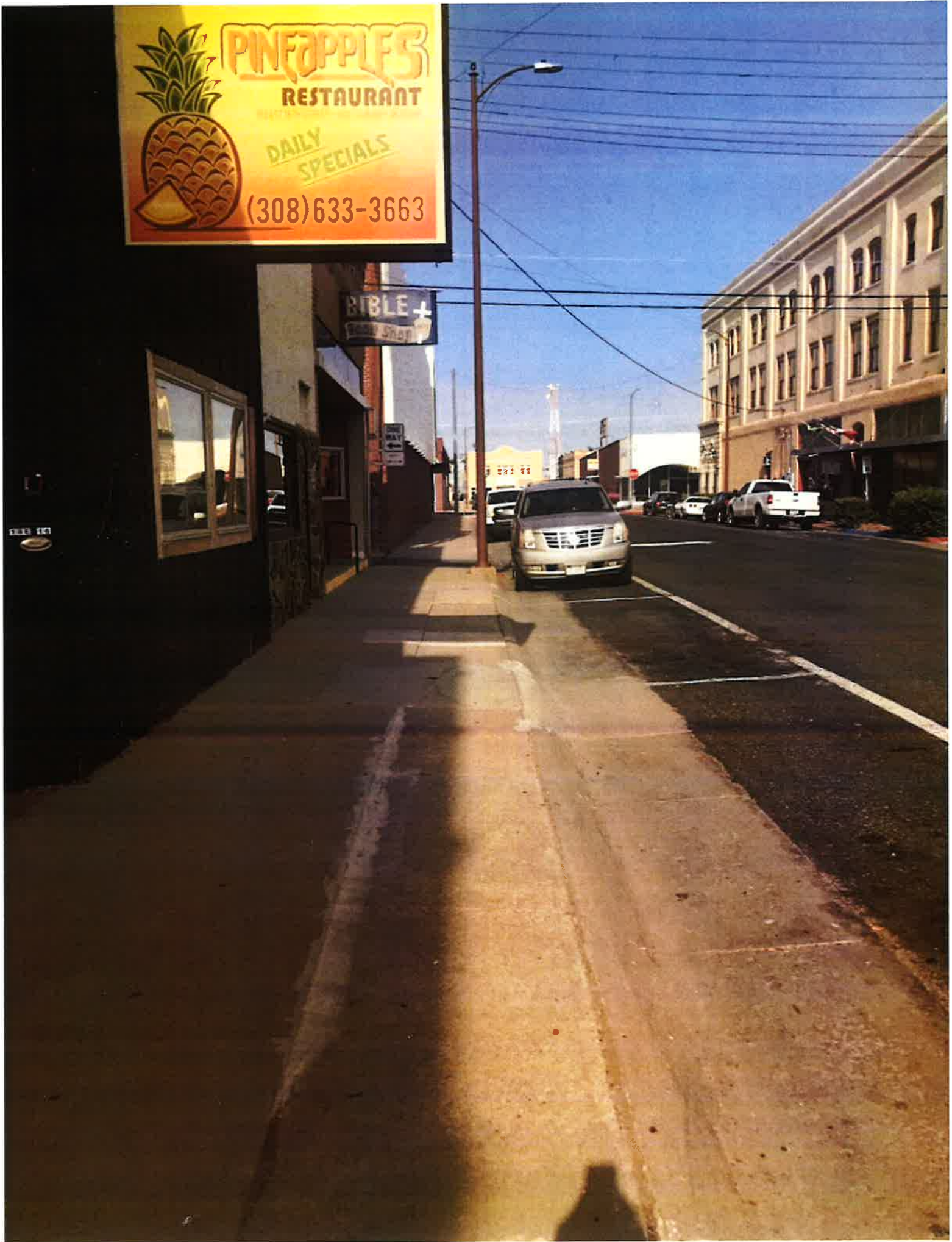
Exhibit
C

page 1 of 5



Exhibit
 A
page 1 of 3







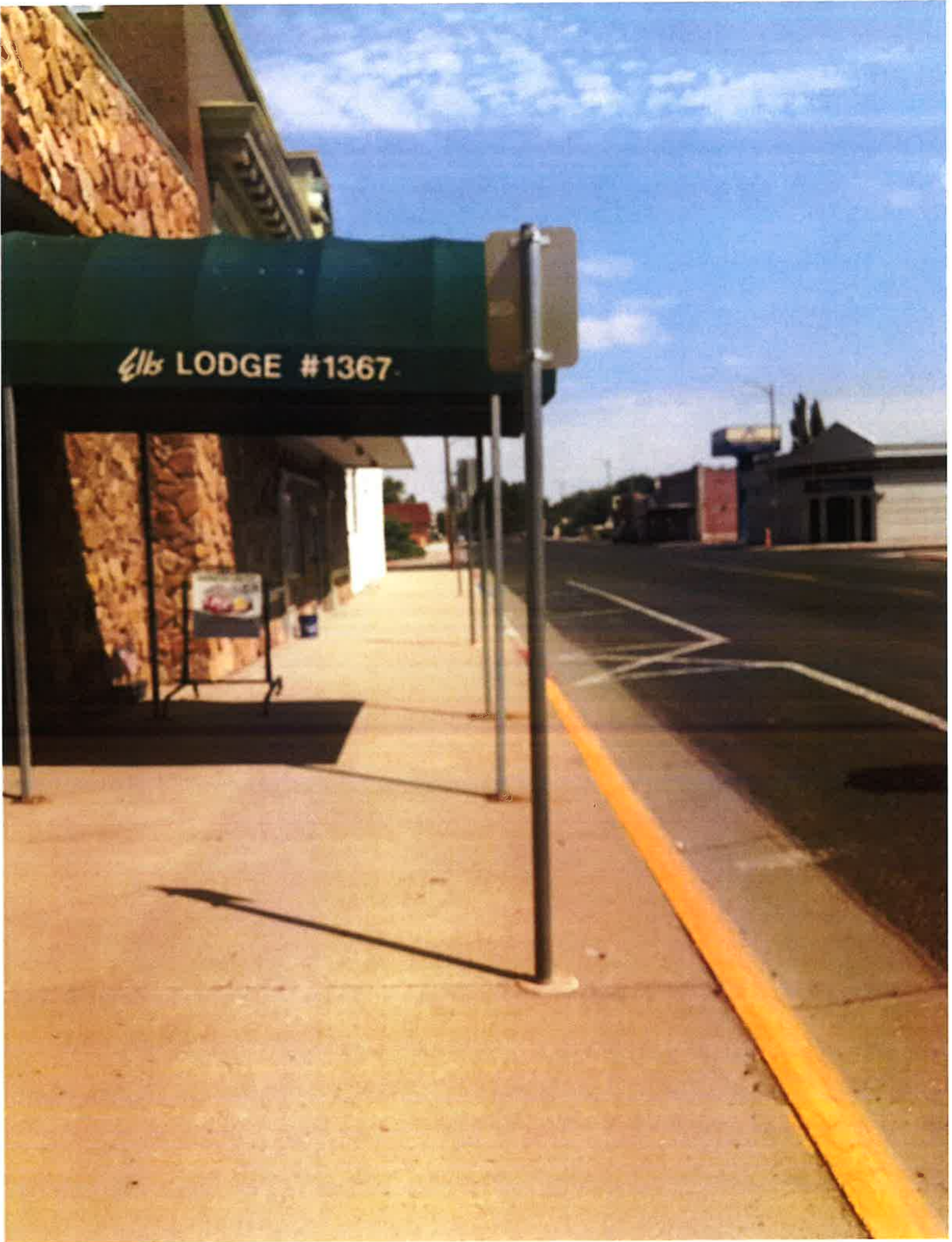














Exhibit

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page 1 of 2





Exhibit

5

page 1 of 2





Exhibit

F

page 1 of J











Exhibit
6
page 1 of 1

The History of the Tractor Sign

Erected in 1992, it is a 1940 Oliver Model 90 Wheatland tractor which was found disassembled and laying in a pasture. It is complete, 35 feet off the ground and weighs 7,000 pounds. The tower was made of 3 joints of 4-1/2" oilfield drill pipe, self-standing with no wires and 24,000 pounds of concrete for a base. "Old Abe" Case Eagle on Globe is halfway up the tower and is concrete that weighs 1100 pounds.

For more information call
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cell phone 308-235-5532



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Exhibit

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