



ADDENDUM NO. 1

Project: Community Action Partnership - The Gathering Place

Issued: Friday, July 17, 2026

Bid Date: 2:00pm Thursday, July 30, 2026

This Addendum is issued to all known plan holders before receipt of proposals.

The following shall be included with, and considered a part of, the original contract documents to the same extent as if they were included therein, for the construction of the above mentioned project. The Project Manual and Drawings shall be modified or revised as herein described. Where at variance with the original work, this Addendum shall have precedence.

This Addendum modifies the original Bidding Documents. The Bidder must acknowledge receipt of this Addendum in the space provided on the Proposal Form. Failure to do so may subject bidder to disqualification.

GENERAL ADDENDA ITEMS:

- AD1.1.** Clarification: completed Bid Proposal Forms, including the Certifications Page from the Community Action Partnership shall be emailed to:
Lisa Janssen
Program Administrator, The Gathering Place
ljanssen@communityactionatwork.org **(please note the correct email)**
- AD1.2.** Correction: Specification Section 00 01 10, Table of Contents: Incorrect address was listed. The correct address for the new location is as listed on drawings and below:
919 S. 12th Street,
Lincoln, NE 68508
- AD1.3.** Correction: Specification Section 00 01 10, Table of Contents: Division 11 of the Food Service Equipment Specifications was mistakenly listed, but this section was intentionally not included in the bid set specification book. The Food Service Equipment Drawings are included for coordination purposes only. The owner will bid the food service equipment separately directly to the food service equipment contractors. The GC awarded the project will coordinate with the Owner's Food Service Equipment Contractor.
- AD1.4.** Clarification: The Owner will carry the Builder's Risk Insurance for the project.
- AD1.5.** Clarification: This project is NOT sales tax exempt.
- AD1.6.** Clarification: The Architect and Owner will submit and pay for the general City of Lincoln building permit separately. The Contractor will be responsible for all other permits or inspections.

Continued on Following Page



STRUCTURAL ADDENDA ITEMS:

AD1.7. Structural Pages were displayed without architectural background previously. Corrected structural sheets are attached with architectural backgrounds revealed. No corrections or alterations were made to the structural content on these pages.

MECHANICAL / ELECTRICAL / PLUMBING ADDENDA ITEMS

AD1.8. Question: Specs call for EMT in concealed interior locations. Will flex be allowed throughout the building to reduce drywall or plaster/lathe removal?
Answer: Flexible metal conduit is acceptable throughout the interior of the building.

AD1.9. Question: Is there a minimum conduit size for data rough ins?
Answer: Data and access control conduit to be a minimum of 3/4".

AD1.10. Question: Page E201 General Note 2. Expanding the existing security system for new camera locations. Is there an existing system? There do not appear to be new camera locations shown on plans. Will there be locations shown in an addendum?
Answer: General note #2 is not applicable for this project, please ignore.

ATTACHMENTS:

Pre-bid agenda
Pre-bid sign in sheet
Specification Section 00 01 10 - Table of Contents
Structural Pages with Architectural Backgrounds

General Contractor shall acknowledge receipt of this Addendum on the Proposal Form in the space provided.

END OF ADDENDUM NO. 1



Community Action Partnership
THE GATHERING PLACE
Pre-Bid Agenda – Wednesday, July 15, 2026

INTRODUCTIONS

1. Owner's Representatives
 - a. Lisa Janssen, Program Administrator, The Gathering Place
 - b. Greg Newport, Project Representative
 - c. Heather Loughman, CEO, Community Action Partnership
 - d. Michelle Martinez, Director of Program Impact
 - e. Others
2. Architect: Erickson Sullivan Architects
 - a. Trevor Hull, Principal Architect – 402-475-1787 - trevor@ericksonsullivan.net
 - b. Ben Brewer, Architect – ben@ericksonsullivan.net
 - c. Meagan Willoughby, Architectural Intern – meagan@ericksonsullivan.net
3. Engineering Consultants
 - a. MEP - Geary Engineering – Ron Geary, Chad Lechtenberger, Matt Maguire
 - b. Structural – R.O. Youker, Inc. – Mike Eisenbarth, Jackson Ehlers
 - c. Civil – REGA Engineering – Nate Burnette, Steve Broers, Corey Haselhorst

INSTRUCTIONS TO BIDDERS

1. Sign-in Sheet – Please fill out the sign-in sheet with contact information. Please indicate if you are a contact person for your firm and you will be included on all future correspondence.
2. Addenda – none have been issued to date. The first Addendum will be issued within two days of the Pre-bid Meeting. Check A&D Plan Room for Addenda.
3. Project has David-Bacon Wage Requirements
4. **Bids are Due by 2:00 pm On Thursday, July 30, 2026.** The completed Bid Proposal Form, including the Certifications Page from the Community Action Partnership shall be emailed to:
(please note correct email)

Lisa Janssen
Program Administrator, The Gathering Place
ljanssen@communityactionatwork.org

5. Bids will be reviewed privately and a recommendation will be made to the Community Action Partnership bid review committee. Contractors will be notified of the apparent low bidder as soon as possible, and contract preparations will begin immediately.
6. Work is to begin as soon as possible, with an Intent to Award anticipated to be issued by August 7th and a Notice to Proceed to be issued directly following contract completion, expected to be within 30 days of the bid.

GENERAL OVERVIEW OF WORK

1. The building is historic and the Owner is pursuing Nebraska Historic Tax Credits.
2. Work includes an addition for stairs and elevator on the west side, including a dock at the kitchen entrance, a deck for employee use on 2nd floor, and an ADA entrance and ramp on the south side alongside the alley.
3. Interior work includes renovation of the entire building including additional structural support, new MEP systems, a new commercial kitchen space, offices and dining rooms in restored rooms, stair modifications to the south stairway, window restoration and new casework

- throughout.
4. Exterior work includes new utilities, new front stairs and decking, new roofing, exterior masonry restoration, new landscaping and paving.
 5. Unit Prices Include:
 1. Brick / Masonry Repair or Replacement
 2. Brick Tuckpointing
 3. Wood Floor Refinishing
 4. Wood Floor Patching / Replacement
 5. Existing Window Operational Restoration
 6. Alternates Include:
 1. Deduct to change the rear deck to the alternate design.
 2. Deduct to delete the stairs from the exterior ramp landing on the south.
 3. Deduct to Delete Door Access Control
 4. Landscaping Breakout
 - 4a. Wood Sedge Plugs
 - 4b. Red Fescue Seed Mix
 5. Aluminum Storm Windows in lieu of wood.

ON SITE WORK

1. Hours of Operation at the Project
 - a. Flexible work hours, however be respectful of neighbors.
 - b. Evening and weekend work is allowed if coordinated with the Owner
2. Coordination with Other Work at the Facility – Abatement should be complete, but Owner to coordinate any additional abatement found.
3. Staging and Storage at the Site
 - a. The Contractor is responsible for the security of their equipment and materials left on the site at all times.
 - b. Staging can be set up on the property or in the building. Coordinate with the City of Lincoln to block off street parking. Any potential costs to utilize City Parking are to be included in the bid.
4. Use of Sanitary Facilities – no facilities in the building are available. The contractor shall be responsible to provide appropriate portable facilities for workers.
5. The Contractor is responsible for the security and safety of the site at all times. The construction area should be kept neat and tidy and adjacent space and roads to be kept clean and clear.

CORRECTIONS AND CLARIFICATIONS RECEIVED (will be included in first Addendum)

1. Lisa's email is incorrect on the Notice to Bidders – note that the email ends in .org.
2. The TOC in the Specifications lists the wrong address (1843 K) The correct address for the new location is 919 S. 12th Street.
3. Division 11 Food Service Equipment Specifications were listed in the TOC but purposely not included in the bid set. The FSE Drawings are included for coordination purposes only, but the Owner will bid the FSE separately directly to FSEC. The GC awarded the project will coordinate with the Owner's FSEC.
4. The Owner will carry the Builder's Risk Insurance for the project.
5. The project is NOT sales tax exempt.
6. The Architect and Owner will submit and pay for the general City of Lincoln building permit separately. The Contractor will be responsible for all other permits or inspections.
7. Bid Form will be updated to correct Unit Pricing Descriptions.

QUESTIONS

CLOSING THOUGHTS

CONTRACTORS FREE TO REVIEW BUILDING



ERICKSON SULLIVAN
ARCHITECTS

Community Action Partnership

The Gathering Place

Pre-Bid Meeting - Wednesday, July 15, 2026

NAME

COMPANY

PHONE

CHECK IF
CONTACT
PERSON

E-MAIL

Ryan Coleman	Select Plumbing	402-890-3252	✓	selectplumbingrc@gmail.com
Russ Roberts	Agri Roofing	308-390-8821	✓	russroberts@agriroofing.ly
JAY BAKER	SELECT PLUMBING	928-814-2514		SELECTPLUMBINGJAY@GMAIL.COM
Andi Meyer	On Point Construction	402-278-8030	✓	bidding@onpoint-
Kayla Butler	Kingery Construction	531-280-8294	✓	kaylab@ecobuilders- construction.com
Dylan Geyer	Action	402-580-8398	✓	dylang@actionlincoln.com
Heath Vogt	Nebraska Digging	402-525-2583	✓	heath@nebraskadigging.com
Larry Kummer	RES ELECTRIC INC	402-440-6544	✓	larry.k@reselectricinc.com
Curtis Boetz	RMV Const.	308-233-7576		curtis@rmvconst.com
Josh Sugita	RMV Construction	308-258-2316	✓	josh@rmvconst.com
Russ Horky	Kidwell, Inc.		✓	rhorky@kidwellinc.com
Delwayne Roberts	Bauer Infrastructure	402-875-2351	✓	Delwayne@BauerInfrastructure.com
Austin Herzog	Nifea Mechanical	402-202-0963		aherzog@nifeamechanical.com
Oscar Hodges	McGill Restoration	402-909-3175	✓	ohodges@McGillRestoration.com
Casey Leif	Genesis Contracting Group	402-366-5119	✓	CaseyL@genesiscontractinggroup.com
Jake Quible	Wellmann HVAC	402-610-0585	✓	jquible@wellmanninc.com
Chris Cederburg	Cederburg Demo	402-858-1863	✓	Chris@cederburgdemo.com
Mike Royouker	R.O. Youker, Inc	402-477-7640	✓	mike@royouker.com
Jackson Ehlers	R.O. Youker, Inc.	402-477-7640		jackson@royouker.com
Justin Schulz	BIC	402-875-3622	✓	bids@bicconstruction.com
Justin Kuntzer	CHEEVER Construction	402-477-6745	✓	bids@cheeverconstruction.com
Joe Reiter	Cheever Construction	402-477-6745		jreiter@cheeverconstruction.com

COMMUNITY ACTION PARTNERSHIP

THE GATHERING PLACE

REVISION: CORRECTED
ADDRESS PER ADDENDUM 001

919 S. 12TH STREET,
LINCOLN, NE 68508

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REVISION: FOODSERVICE EQUIPMENT MISTAKENLY LISTED. CONTENT INTENTIONALLY NOT INCLUDED IN SPECIFICATIONS PER ADDENDUM 001

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28 31 11	Fire Alarm and Detection Systems	4

Note: Civil specifications can be found on their respective Drawing Sheets.

END OF SECTION 00 01 10

1.0 – DESIGN PARAMETERS

- A. MODEL CODE USED IN DESIGN: INTERNATIONAL BUILDING CODE (IBC) 2021.
- B. LOADS
1. ROOF LIVE =20 PSF
2. ROOF SNOW
- a. Pg= 25 PSF
- b. Pf= 20 PSF
- c. Rain on Snow= 0 PSF
- d. Ce= 1.0
- e. Is= 1.0
- f. Ct= 1.0
3. WIND
- a. BASIC WIND SPEED (3-SECOND GUST)---115 MPH
- b. EXPOSURE CATEGORY: B
- c. Gcpi = +/- 0.18 (ENCLOSED)
4. SEISMIC
- a. Ipe= 1.0
- b. Ss= 0.077 SDS= 0.082
- c. S1= 0.045 SD1= 0.072
- d. SITE CLASS: D
- e. SEISMIC DESIGN CATEGORY: B
- f. SEISMIC FORCE RESISTING SYSTEM: LIGHT-FRAME WALLS WITH NON-RATED SHEAR PANELS
- g. DESIGN BASE SHEAR = 25.0 KIPS: R = 2.0 Cs = 0.041
- h. DESIGN METHOD: ELF
5. FLOOR LIVE
- a. OFFICE= 50 PSF (REDUCIBLE)
- b. DINING/KITCHEN AREA= 100 PSF (REDUCIBLE)
- c. ATTIC= 20 PSF (REDUCIBLE)
- C. SOIL BEARING CAPACITY: 2,000 PSF
1. SEE GEOTECHNICAL REPORT #1126-900068.00 PREPARED BY BENESCH FOR SOIL PREPARATION REQUIREMENTS
2. SOIL SHALL BE TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING FOOTING AND SLABS.

2.0 – GENERAL CONSTRUCTION NOTES

- A. ALL DIMENSIONS IN THE STRUCTURAL DRAWINGS SHALL BE VERIFIED AGAINST THE ARCHITECTURAL DRAWINGS. DRAWINGS SHOULD NOT BE SCALED.
- B. THIS PROJECT REQUIRES A SIGNIFICANT AMOUNT OF DIMENSIONAL FIELD VERIFICATION BY THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS. EXISTING CONDITIONS SHOWN IN THESE DRAWINGS ARE THE COMBINATION OF INFORMATION OBTAINED FROM EXISTING BUILDING DRAWINGS AND BASE PLANS PROVIDED BY A THIRD PARTY. MEASUREMENTS AND DIMENSIONS SHOULD BE CONSIDERED TO BE ONLY AS ACCURATE AS THAT INFORMATION CAN COMMUNICATE. ALL NEW MATERIALS INTERFACING WITH EXISTING MATERIALS SHALL BE FIELD MEASURED BY THE CONTRACTORS PRIOR TO FABRICATION AND INSTALLATION.
- C. ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ALL SUBSTITUTIONS.
- D. WRITTEN CLARIFICATION IS TO BE OBTAINED FROM THE STRUCTURAL ENGINEER FOR ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND THE PROJECT SPECIFICATIONS. WHERE SUCH CLARIFICATION IS NEITHER REQUESTED NOR PROVIDED, THE MORE COSTLY CONDITION SHALL BE ASSUMED BY THE CONTRACTOR. IF CLARIFICATION IS NOT OBTAINED, THE MORE RESTRICTIVE AND COSTLY CONDITION SHALL BE ASSUMED BY THE CONTRACTOR.
- E. DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR AND BASEMENT SLABS ARE IN PLACE.
- F. THE GENERAL CONTRACTOR SHALL ENSURE THAT WHEN DISSIMILAR BUILDING MATERIALS ABUT EACH OTHER, THE MOST RESTRICTIVE CONSTRUCTION TOLERANCE SHALL APPLY.
- G. THE CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL OPENINGS, SIZES, AND LOCATIONS WITH THE STRUCTURAL DRAWINGS. PROVIDE ADDITIONAL FRAMING AND/OR REINFORCING AROUND OPENINGS AS SHOWN IN THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER FOR CONDITIONS THAT VARY FROM OR ARE NOT SPECIFICALLY DETAILED IN THE DRAWINGS.
- H. CONDUITS AND OTHER UTILITIES SHALL NOT BE EMBEDDED IN SLABS ON GRADE OR SLABS ON METAL DECK.
- I. DETAILS NOTED AS 'TYPICAL' APPLY UNLESS SPECIFICALLY DETAILED OTHERWISE.
- J. SEE AISC 303-16: CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES DATED JUNE 15, 2016 SECTION 4.3 FOR ELECTRONIC DATA INTERCHANGE PRACTICES, PROCEDURES, AND LIABILITIES, WHERE SUCH DATA INTERCHANGE OCCUR.
- K. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY BRACING AND/OR SHORING OF THE STRUCTURE AND ITS COMPONENTS TO RESIST ALL EXTERNAL FORCES DURING CONSTRUCTION. DESIGN OF ANY CONSTRUCTION RELATED ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.

2.1 – DEFERRED SUBMITTALS

- A. THE FOLLOWING DEFERRED SUBMITTALS ARE REQUIRED AND SHALL BE CONSIDERED PART OF THE "WORK" AND THE "CONSTRUCTION DOCUMENTS" AS DEFINED IN AIA DOCUMENT A201. SEE THE PROJECT MANUAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
1. CONCRETE REINFORCING PLACEMENT DRAWINGS AND LOCATION OF CONSTRUCTION JOINTS OR POUR JOINTS.
2. CONCRETE MIX DESIGNS.
3. CONCRETE MASONRY UNITS, GROUT, MORTAR, REINFORCING PLACEMENT DRAWINGS AND ACCESSORIES.
4. STRUCTURAL STEEL FABRICATION AND ERECTION DRAWINGS.
5. STEEL JOIST AND DECK FABRICATION AND ERECTION DRAWINGS.
6. COLD-FORMED FRAMING MATERIAL DATA.
7. STRUCTURAL LUMBER AND SHEATHING MATERIALS AND FASTENERS.

3.0 – CONCRETE

- A. ALL CONCRETE WORK SHALL CONFORM TO ACI 301 LATEST EDITION.
- B. CONCRETE MIX DESIGN – SEE SPECIFICATIONS FOR FULL MIX DESIGN.
1. FOOTINGS AND WALLS: NORMAL WEIGHT CONCRETE.
- a. MINIMUM COMPRESSIVE STRENGTH (28 DAYS): 4500 PSI
2. INTERIOR SLAB ON GRADE: NORMAL WEIGHT CONCRETE.
- a. MINIMUM COMPRESSIVE STRENGTH (28 DAYS): 4500 PSI
3. EXTERIOR SLAB ON GRADE: NORMAL WEIGHT CONCRETE.
- a. MINIMUM COMPRESSIVE STRENGTH (28 DAYS): 5000 PSI
4. SUSPENDED SLAB: NORMAL WEIGHT CONCRETE.
- a. MINIMUM COMPRESSIVE STRENGTH (28 DAYS): 4500 PSI
5. CEMENTITIOUS MATERIALS
- a. PORTLAND CEMENT: ASTM: ASTM C 150/ C 150M, TYPE I/II
- b. FLY ASH: ASTM C 618, CLASS F OR C.
- c. SLAG CEMENT: ASTM C 989/ C 989M, GRADE 100 OR 120.
6. NORMAL-WEIGHT AGGREGATES: ASTM C 33/ C 30M, CLASS 35 COARSE AGGREGATE OR BETTER, GRADED, PROVIDE AGGREGATES FROM A SINGLE SOURCE WITH DOCUMENTED SERVICE CONDITIONS USING SIMILAR AGGREGATES AND CEMENTITIOUS MATERIALS.
- a. FINE AGGREGATE: FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO ALKALI IN CEMENT
- C. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS, ASTM DESIGNATION A615 WITH 60,000 PSI MINIMUM YIELD POINT AND SHALL CONFORM TO LATEST ASTM SPECIFICATIONS. REINFORCING NOTED TO BE WELDED SHALL MEET ASTM A706.
- D. REINFORCEMENT PROTECT MAINTAIN
1. CONCRETE POURED AGAINST EARTH 3".
2. CONCRETE POURED IN FORMS BUT EXPOSED TO WEATHER OR EARTH.
- a. IF BARS ARE LARGER THAN #5 2"
- b. IF BARS ARE #5 OR SMALLER 1 1/2".
3. CONCRETE POURED IN FORMS NOT EXPOSED TO WEATHER OR EARTH.
- a. WALLS AND SLABS #11 OR SMALLER 1 1/2".
- b. BEAMS AND COLUMNS 1 1/2".
- E. PROVIDE DOWELS FROM FOOTINGS INTO ALL WALLS AND COLUMNS. DOWELS SHALL BE THE SAME SIZE AND SPACING AS VERTICAL REINFORCING OF WALL OR COLUMN UNLESS NOTED OTHERWISE.
- F. ALL BAR LENGTHS TO SCALE UNLESS NOTED. LAP SPLICES ARE 48 BAR DIAMETERS, WITH A MINIMUM LAP OF 24". MAKE ALL BARS CONTINUOUS AROUND CORNERS, THROUGH INTERSECTION AND THROUGH PAD FOOTINGS INTEGRAL WITH TRENCH OR CONTINUOUS FOOTINGS.
- G. DETAIL BARS IN ACCORDANCE WITH A.C.I. DETAILING MANUAL, LATEST ADDITION.
- H. PROVIDE ACCESSORIES AND MEANS NECESSARY TO SECURELY SUPPORT ALL EMBEDDED ITEMS IN THEIR FINAL POSITION PRIOR TO PLACING CONCRETE. THIS INCLUDES, BUT IS NOT LIMITED TO, REINFORCING, ANCHOR BOLTS, AND EMBED PLATES. "WET-SETTING" IS NOT ALLOWED.
- I. SLABS, BEAMS, JOISTS AND FOOTINGS SHALL NOT HAVE JOINTS IN HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN OR BETWEEN PAD FOOTING WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN OR APPROVED. REINFORCEMENT SHALL EXTEND THROUGH CONSTRUCTION JOINTS WITH LAPS AS INDICATED ELSEWHERE.
- J. WIRE MESH REINFORCEMENT SHALL BE DETAIL AS SHOWN. SURPLUS WIRE SHALL BE LAPPED IN ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER. WIRE MESH SHALL BE SUPPORTED IN ITS FINAL POSITION PRIOR TO PLACING CONCRETE. "PULLING-UP" WIRE MESH IS NOT AN ACCEPTABLE PRACTICE.
- K. SLAB ON GRADE CONSTRUCTION JOINTS SHALL BE 24"-0" O.C. AND LOCATED UNDER PARTITIONS OR AT CENTERLINES WHEN POSSIBLE UNLESS SHOWN OTHERWISE. PROVIDE CONTROL JOINTS MAXIMUM OF 36" *SLAB THICKNESS IN INCHES, NOT TO EXCEED 12'-0" O.C. EXTEND CONTROL JOINTS THROUGH EDGE OF SLAB.
- L. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED IN PLACE USING CONCRETE VIBRATOR. DO NOT USE VIBRATOR TO MOVE CONCRETE.
- M. PLACE 1-#4 EACH SIDE OF FLOOR OPENINGS. EXTEND BARS 2'-0" PAST OPENINGS. THIS INCLUDES SLABS ON GRADE.
- N. PLACE 2-#5 (1 EACH FACE) WITH 2'-6" PROJECTION AROUND CONCRETE WALL OPENINGS.
- O. PROVIDE STRUCTURAL STOOPS AT ALL EXITS. SEE THE ARCHITECTURAL DRAWINGS FOR STOOP EXTENTS AND LOCATIONS.
- P. EPOXY FOR REINFORCING AND OTHER ANCHORS SHALL BE SIMPSON SET-3G, OR EQUAL.

4.0 – MASONRY

- A. ALL MASONRY WORK SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530.1/ ASCE 6 LATEST EDITION.
- B. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS, ASTM DESIGNATION A615 WITH 60,000 PSI MINIMUM YIELD POINT AND SHALL CONFORM TO LATEST ASTM SPECIFICATIONS.
- C. ALL REINFORCING IN MASONRY WALLS SHALL BE FULLY GROUTED IN PLACE.
- D. PROVIDE LADDER-TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. IN ALL STRUCTURAL MASONRY WALLS. SIDE AND CROSS RODS SHALL BE 9 GAGE WIRE MINIMUM. SEE DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- E. ALL OPENINGS IN MASONRY WALLS REQUIRE A LINTEL UNLESS NOTED OTHERWISE. ALL STEEL LINTELS TO BE GALVANIZED. SEE STEEL SECTION GENERAL NOTES FOR MATERIAL SPECIFICATIONS.
- F. FILL ALL VOIDS AND BLOCK CELLS SOLIDLY WITH MORTAR FOR DISTANCE OF 24" BENEATH AND 12" EACH SIDE OF ALL BEAM REACTIONS OR OTHER CONCENTRATED LOADS.
- G. CONCRETE BLOCK SHALL DEVELOP 2500 PSI COMPRESSIVE STRENGTH ON NET AREA.
- H. CONCRETE GROUT IN MASONRY SHALL BE COARSE GROUT MEETING ASTM C476 AND POURED IN LIFTS OF 5'-4" MAXIMUM UTILIZING LOW-LIFT GROUTING PROCEDURES. (SEE SPECIFICATIONS FOR DESIGN REQUIREMENTS).
- I. GROUT SHALL BE MECHANICALLY VIBRATED WITH A 'STINGER'-TYPE VIBRATOR. DO NOT USE BAR VIBRATORS.
- J. TYPE M OR S CEMENT-LIME MORTAR MEETING ASTM C270 PROPORTION SPECIFICATION SHALL BE USED TO SET CONCRETE BLOCK.
- K. CENTER VERTICAL REINFORCING IN WALLS LESS THAN 9" THICK. FOR WALLS GREATER THAN 9" THICK, POSITION VERTICAL REINFORCEMENT 2 5/8" FROM EACH FACE OF BLOCK. USE BAR POSITIONER TO ENSURE ACCURATE PLACEMENT. LAP BARS 48 BAR DIAMETER WITH A MINIMUM LAP OF 24".
- L. F'm USED IN DESIGN: 1,500 PSI
- M. EPOXY FOR REINFORCING AND OTHER ANCHORS SHALL BE SIMPSON SET-3G, OR EQUAL.

4.1 – MASONRY REPAIR AND POINTING

- A. PERFORM BRICK MASONRY REPAIR WORK AND MASONRY POINTING WORK IN THE FOLLOWING SEQUENCE:
1. REMOVE PLANT GROWTH.
2. INSPECT MASONRY FOR OPEN MORTAR JOINTS AND POINT THEM BEFORE CLEANING TO PREVENT INTRUSION OF WATER AND OTHER CLEANING MATERIALS INTO THE WALL.
3. REMOVE PAINT.
4. CLEAN MASONRY.
5. RAKE OUT MORTAR FROM JOINTS SURROUNDING MASONRY TO BE REPLACED AND FROM JOINTS ADJACENT TO MASONRY REPAIRS ALONG JOINTS.
6. REPAIR MASONRY, INCLUDING REPLACING EXISTING MASONRY WITH NEW MASONRY MATERIALS
7. RAKE OUT MORTAR FROM JOINTS TO BE REPOINTED
8. POINT MORTAR AND SEALANT JOINTS
9. AFTER REPAIRS AND REPOINTING HAVE BE COMPLETED AND CURED, PERFORM A FINAL CLEANING TO REMOVE RESIDUES FROM THIS WORK.
- B. NEW BRICKS SHALL MATCH EXISTING UNITS WITH COLORS, COLOR VARIATION WITHIN UNITS, SURFACE TEXTURE, SIZE, AND SHAPE.
- C. PREVENT MORTAR FROM STAINING FACE OF SURROUND MASONRY AND OTHER SURFACES. PROTECT ADJACENT SURFACES AS REQUIRED.
- D. REPAIRED SURFACES ARE TO HAVE A UNIFORM APPEARANCE AS VIEWED FROM 20 FEET AWAY BY ENGINEER.
- E. NOTIFY ENGINEER OF UNFORESEEN DETRIMENTAL CONDITIONS INCLUDING VOIDS, CRACKS, BULGES, AND LOOSE UNITS IN EXISTING MASONRY.
- F. ALL MASONRY SURFACES TO BE REPAIRED SHALL BE WETTED TO A SATURATED SURFACE DRY (SSD) CONDITION PRIOR TO PERFORMING REPAIRS.
- G. INSTALL REPLACEMENT BRICK INTO BONDING AND COURSING PATTERN OF EXISTING BRICK. IF CUTTING IS REQUIRED, USE A MOTOR-DRIVEN SAW DESIGNED TO CUT MASONRY WITH CLEAN, SHARP, UNCHIPPED EDGES. MAINTAIN JOINT WIDTH FOR REPLACEMENT UNITS TO MATCH EXISTING JOINTS.
- H. LAY REPLACEMENT BRICK WITH COMPLETELY FILLED BED, HEAD, AND COLLAR JOINTS.
- I. CURE MORTAR BY MAINTAINING IN THOROUGHLY DAMP CONDITION FOR AT LEAST 72 CONSECUTIVE HOURS, INCLUDING WEEKENDS AND HOLIDAYS.
1. HAIRLINE CRACKING WITHIN THE MORTAR OR MORTAR SEPARATION AT EDGE OF A JOINT IS UNACCEPTABLE. COMPLETELY REMOVE SUCH MORTAR AND REPOINT.
- J. AFTER MORTAR HAS FULLY HARDENED, THOROUGHLY CLEAN EXPOSED MASONRY OF EXCESS MORTAR AND FOREIGN MATTER; USE WOOD SCRAPERS, STIFF-NYLON OR -FIBER BRUSHES, AND CLEAN WATER APPLIED BY LOW-PRESSURE SPRAY. CLEAN ADJACENT NONMASONRY SURFACES. USE DETERGENT AND SOFT BRUSHES OR CLOTHS.
- K. TEST EXISTING MORTAR ACCORDING TO ASTM C 295/ C 295M, MODIFIED AS AGREED BY TESTING SERVICE AND ENGINEER FOR PROJECT REQUIREMENTS, TO DETERMINE PROPORTIONAL COMPOSITION OF ORIGINAL INGREDIENTS, SIZES AND COLORS OF AGGREGATES, AND APPROXIMATE STRENGTH.
- L. PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT REPOINTING WORK TO BE PERFORMED ACCORDING TO PRODUCT MANUFACTURERS' WRITTEN INSTRUCTIONS AND SPECIFIED REQUIREMENTS.
- M. MORTAR MATERIALS
1. PORTLAND CEMENT: ASTM C 150/ C 150M, TYPE I OR TYPE II.
2. HYDRATED LIME: ASTM C 207, TYPE S
3. MORTAR SAND: ASTM C 144 TO MATCH SIZE, TEXTURE, AND GRADATION OF EXISTING MORTAR SAND AS CLOSELY AS POSSIBLE. BLEND SEVERAL SANDS IF NECESSARY TO ACHIEVE SUITABLE MATCH
4. MORTAR PIGMENTS: ASTM C 979/ C 979M, COMPOUNDED FOR USE IN MORTAR MIXES, AND HAVING A RECORD OF SATISFACTORY PERFORMANCE IN MASONRY MORTARS.
- N. PREVENT MORTAR FROM STAINING FACE OF SURROUNDING MASONRY AND OTHER SURFACES.
- O. REPOINTED SURFACES ARE TO HAVE A UNIFORM APPEARANCE AS VIEWED FROM 20 FEET WAY BY ENGINEER.
- P. RAKE OUT AND REPOINT JOINTS TO FOLLOWING EXTENT:
1. ALL JOINTS IN AREAS INDICATED
2. JOINTS AT LOCATIONS OF THE FOLLOWING DEFECTS:
- a. HOLES AND MISSING MORTAR.
- b. CRACKS THAT CAN BE PENETRATED 1/4 INCH OR MORE BY A KNIFE BLADE 0.027 INCH THICK.
- c. CRACKS 1/16 INCH OR MORE IN WIDTH AND OF ANY DEPTH
- d. HOLLOW-SOUNDING JOINTS WHEN TAPPED BY METAL OBJECT.
- e. ERODED SURFACES 1/4 INCH OR MORE DEEP.
- f. DETERIORATION TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS.
- g. JOINTS FILLED WITH SUBSTANCES OTHER THAN MORTAR.
- Q. NOTIFY OWNER OF UNFORESEEN DETRIMENTAL CONDITIONS INCLUDING VOIDS IN MORTAR JOINTS, CRACKS, LOOSE MASONRY UNITS, ROTTED WOOD, RUSTED METAL, AND OTHER DETERIORATED ITEMS.

5.0 – STEEL

- A. ALL STRUCTURAL STEEL SHALL MEET ASTM A 992, EXCEPT:
1. PIPE COLUMNS – ASTM SPECIFICATIONS A53 (GRADE B).
2. HOLLOW STRUCTURAL STEEL (HSS) – RECTANGULAR: ASTM A500; GRADE C: Fy=50 KSI.
3. HOLLOW STRUCTURAL STEEL (HSS) – ROUND: ASTM A500; GRADE C: Fy=46 KSI.
4. MISCELLANEOUS STEEL (CHANNELS, ANGLES & PLATES) TO MEET ASTM SPECIFICATIONS A36.
- B. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH LATEST PROVISIONS OF A.I.S.C. MANUAL OF STEEL CONSTRUCTION.
- C. USE STANDARD FRAMED BEAM CONNECTIONS WITH 3/4" DIA. BOLTS (OR WELDED EQUIVALENT) UNLESS OTHERWISE NOTED. SELECT CONNECTIONS TO SUPPORT 80 PERCENT OF THE TOTAL UNIFORM LOAD CAPACITY FOR EACH GIVEN BEAM AND SPAN. THE EFFECT OF CONCENTRATED LOADS SHALL ALSO BE CONSIDERED.
- D. BEAMS BEARING ON TOP OF COLUMNS SHALL BE CONNECTED TO COLUMN THROUGH 1/2" THICK CAP PLATE WITH 2 STAGGERED 5/8" DIA. BOLTS WHERE BEAM IS CONTINUOUS OVER COLUMN.
- E. STEEL JOISTS SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH STEEL JOIST INSTITUTE SPECIFICATIONS.
1. ALL JOISTS SHALL BE DESIGNED FOR A NET UPLIFT OF 10 PSF UNLESS SPECIFICALLY INDICATED ON PLAN.
- F. STEEL DECK SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH STEEL DECK INSTITUTE SPECIFICATIONS.
- G. WELD ELECTRODES: 70KSI
- H. WHERE WELD SIZES ARE NOT INDICATED, MINIMUM SIZE WELDS PER AISC 360 SHALL BE USED.
- I. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE A.W.S. STANDARD QUALIFICATIONS TESTS.
- J. PROVIDE 1"x3/16"x3"x0"-1" BENT PLATE WELDED TO EACH SIDE OF WEB AT BEAMS BEARING ON MASONRY WHERE ANCHOR BOLTS ARE NOT SPECIFIED.

5.1 – COLD-FORMED METAL FRAMING

- A. ALL COLD-FORMED METAL FRAMING SHALL MEET A MINIMUM YIELD STRENGTH OF 33 OR 50 KSI.
- B. WORK SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS.
1. AMERICAN IRON AND STEEL INSTITUTE (A.I.S.I.) "DESIGN OF COLD FORMED STEEL STRUCTURAL STEEL MEMBERS," LATEST EDITION.
2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (A.I.S.C.) "MANUAL OF STEEL CONSTRUCTION" LATEST EDITION.
- C. COLD-FORMED METAL FRAMING SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE A.I.S.I. SPECIFICATIONS.
- D. ALL FRAMING MEMBERS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS, OR AS REQUIRED FOR AN ANGULAR FIT.
- E. MEMBERS AXIALLY LOADED SHALL HAVE FULL BEARING AGAINST INSIDE TRACK WEB PRIOR TO STUD AND TRACK ATTACHMENT. SPLICES IN AXIALLY LOADED MEMBERS ARE NOT PERMITTED.
- F. WELDING SHALL BE PERFORMED BY OPERATORS QUALIFIED IN ACCORDANCE WITH SECTION 6.0 OF THE A.W.S.'S "STRUCTURAL WELDING CODE – SHEET METAL," (AWS D1.3-8).
- G. COLD-FORMED STEEL JOISTS AND TRUSSES SHALL BE LOCATED DIRECTLY OVER BEARING STUDS.
- H. WHERE COLD-FORMED FRAMING IS NOTED TO BE SHOT TO STEEL, PROVIDE SIMPSON PDPA FASTENERS OR EQUAL.

6.0 – WOOD

- A. ALL WOOD CONSTRUCTION SHALL CONFORM TO THE TIMBER CONSTRUCTION MANUAL, LATEST EDITION, AND THE I.B.C.
- B. USE KILN DRIED S.P.F. #1 OR #2 EXCEPT WHERE NOTED (DF) USE DOUGLAS FIR #2 OR SOUTHERN PINE #2.
- C. PROVIDE 1"x4" CROSS-BRIDGING NOT OVER 8 FEET O.C. FOR ALL WOOD JOISTS.
- D. PROVIDE 2x SOLID BLOCKING BETWEEN JOISTS AND AT ALL SUPPORTS.
- E. ALLOWABLE UNIT STRESS USED IN DESIGN OF LAMINATED VENEER LUMBER MEMBERS (L.V.L.) & PARALLEL STRAND LUMBER (S.L.)
1. BENDING2600 PSI
2. HORIZONTAL SHEAR.....285 PSI
3. MODULUS OF ELASTICITY1,900,000 PSI
4. TENSION PARALLEL TO GRAIN1850 PSI
5. COMPRESSION PARALLEL TO GRAIN2310 PSI
6. COMPRESSION PERPENDICULAR TO GRAIN.....750 PSI
- F. L.V.L. AND P.S.L. MEMBERS TO MEET ESR-1387.
- G. SIZES SHOWN FOR L.V.L., P.S.L. AND GLUE LAMINATED LUMBER ARE NET.
- H. FLOOR SHEATHING OVER WOOD FRAMING TO BE 3/4" T&G OSB. GLU-NAIL SHEATHING TO FLOOR FRAMING PER APA REQUIREMENTS.
- I. ROOF SHEATHING OVER WOOD FRAMING TO BE EXPOSURE 1 APA RATED OSB.
- J. PROVIDE FASTENERS APPROVED FOR USE WITH ACQ/AC2 TREATED LUMBER WHERE APPLICABLE.
- K. SIMPSON CONNECTORS USED IN CONTACT WITH ACQ/AC2 TREATED LUMBER SHALL BE ZMAX (G185) OR POST-HOT-DIPPED GALVANIZED MINIMUM. STAINLESS STEEL CONNECTORS ARE RECOMMENDED. SUBSTITUTION OF CONNECTORS FROM A MANUFACTURE OTHER THAN SIMPSON STRONG-TIE INC. MUST BE APPROVED BY THE ARCHITECT PRIOR TO USE.
- L. NAIL SIZES INDICATED ARE "COMMON" NAILS. STAPLES ARE NOT ALLOWED.
- M. WHERE WOOD IS INDICATED TO BE SHOT TO STEEL, PROVIDE 2 LINES OF SIMPSON PDPW POWDER ACTUATED FASTENERS AT 24" O.C. -STAGGERED.

ABBREVIATIONS

BLDG	=	BUILDING	LTL	=	LINTEL
BM	=	BEAM	LVL	=	LAMINATED VENEER LUMBER
BNT PL	=	BENT PLATE	MAS	=	MASONRY
BOT	=	BOTTOM	M.B.S.	=	METAL BUILDING SUPPLIER
BRG	=	BEARING	MAX	=	MAXIMUM
C	=	CAMBER/CHANNEL	MFG	=	MANUFACTURER
CANT	=	CANTILEVER	MIN	=	MINIMUM
CLR	=	CLEAR	MISC	=	MISCELLANEOUS
CMU	=	CONCRETE MASONRY UNIT	O.C.	=	ON CENTER
COL	=	COLUMN	O.F.	=	OUTSIDE FACE
CONC	=	CONCRETE	OH	=	OVERHEAD
CONN	=	CONNECTION	OPNG	=	OPENING
CONT	=	CONTINUOUS	OPP	=	OPPOSITE
dia	=	DIAMETER	P.A.F.	=	POWER ACTUATED FASTENER
DM	=	DIMENSION	P.D.F.	=	POWER DRIVEN FASTENER
DP	=	DEEP	PL	=	PLATE
DTL	=	DETAIL	PSL	=	PARALLEL STRAND LUMBER
(E)	=	EXISTING	REINF	=	REINFORCE
E.F.	=	EACH FACE	SCH	=	SCHEDULE
E.W.	=	EACH WAY	SHT	=	SHEET
EXT	=	EXTERIOR	SHTG	=	SHEATHING
FIN FLR	=	FINISH FLOOR	SIM	=	SIMILAR
FTG	=	FOOTING	SP	=	SOUTHERN PINE
F.V.	=	FIELD VERIFY	SS	=	STAINLESS STEEL/SELECT STRUCTURAL
FNDN	=	FOUNDATION	STD	=	STANDARD
H/C	=	HOLLOWCORE	STL	=	STEEL
GALV	=	GALVANIZED	T&B	=	TOP AND BOTTOM
H.A.S.	=	HEADED ANCHOR STUD	T&G	=	TONGUE AND GROOVE
H/C	=	HOLLOWCORE	TRANS	=	TRANSVERSE
HORIZ	=	HORIZONTAL	T.O.	=	TOP OF
H.D.G.	=	HOT-DIPPED GALVANIZED	TYP	=	TYPICAL
HSS	=	HOLLOW STRUCTURAL SECTION	U.N.O.	=	UNLESS NOTED OTHERWISE
I.F.	=	INTERIOR FACE	VERT	=	VERTICAL
INT	=	INTERIOR	W	=	WIDE FLANGE
KO	=	KNOCK OUT	WO	=	WOOD
L	=	ANGLE	W.W.F./M.	=	WELDED WIRE FABRIC/MESH
LONG	=	LONGITUDINAL	w/	=	WITH
			w/o	=	WITHOUT

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CONSULTANTS:

STRUCTURAL ENGINEER:

RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street,
Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0325

MEP ENGINEERS:

EGEARY
ENGINEERING, INC.
7800 'O' STREET, SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7657
Certificate of Authorization No: CA-0405

CIVIL ENGINEER:

REGA
ENGINEERING
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LINCOLN, NEBRASKA 68512
(402)484.7342
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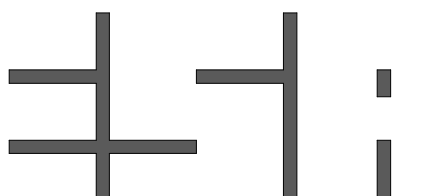
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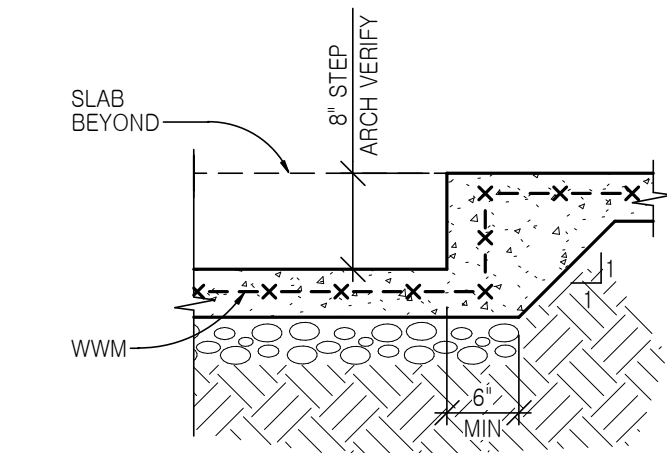
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GENERAL NOTES &
ABBREVIATIONS

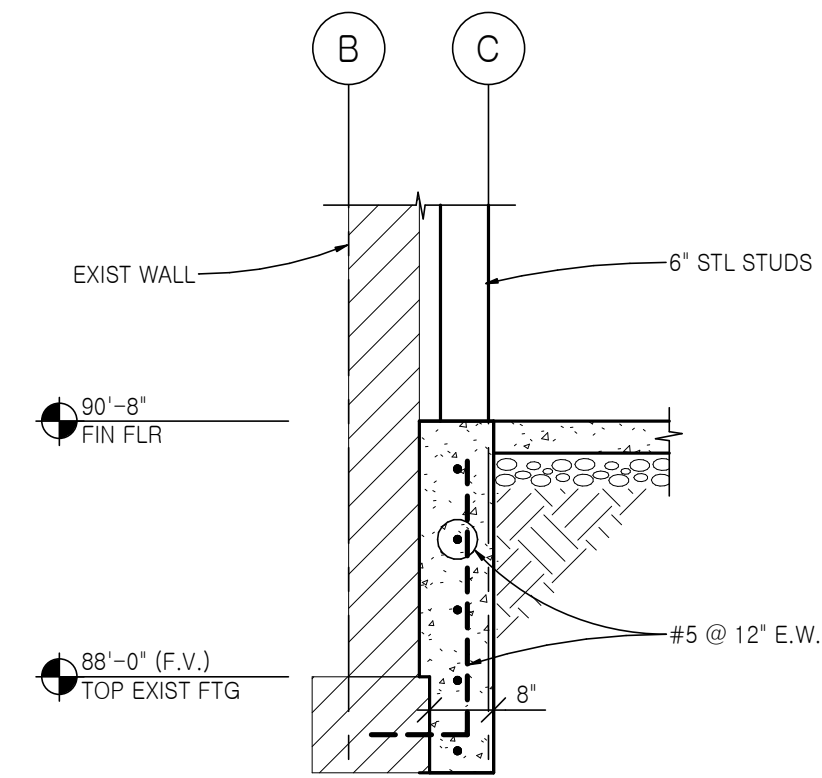
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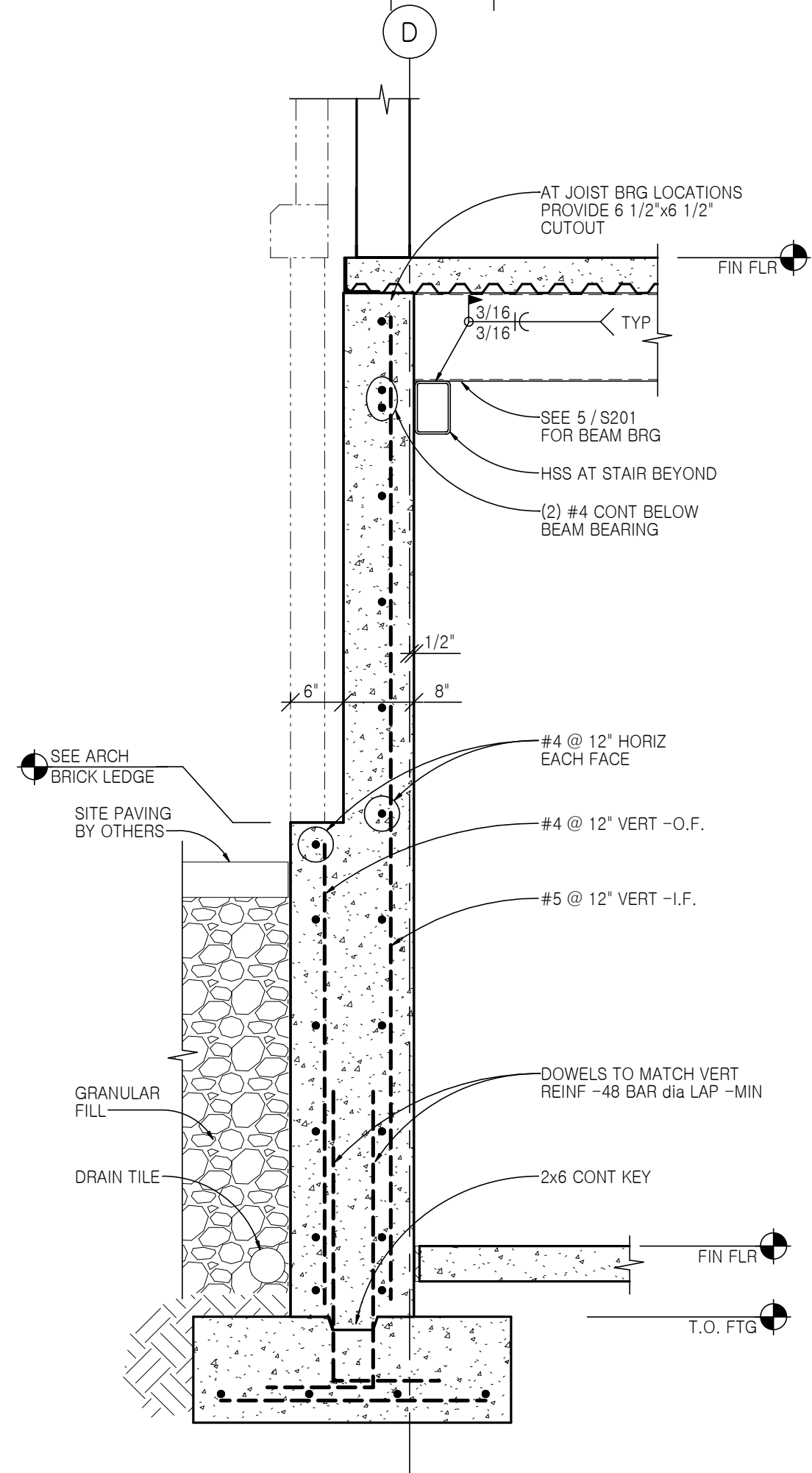
4 DEPRESSED SLAB DETAIL

3/4" = 1'-0"



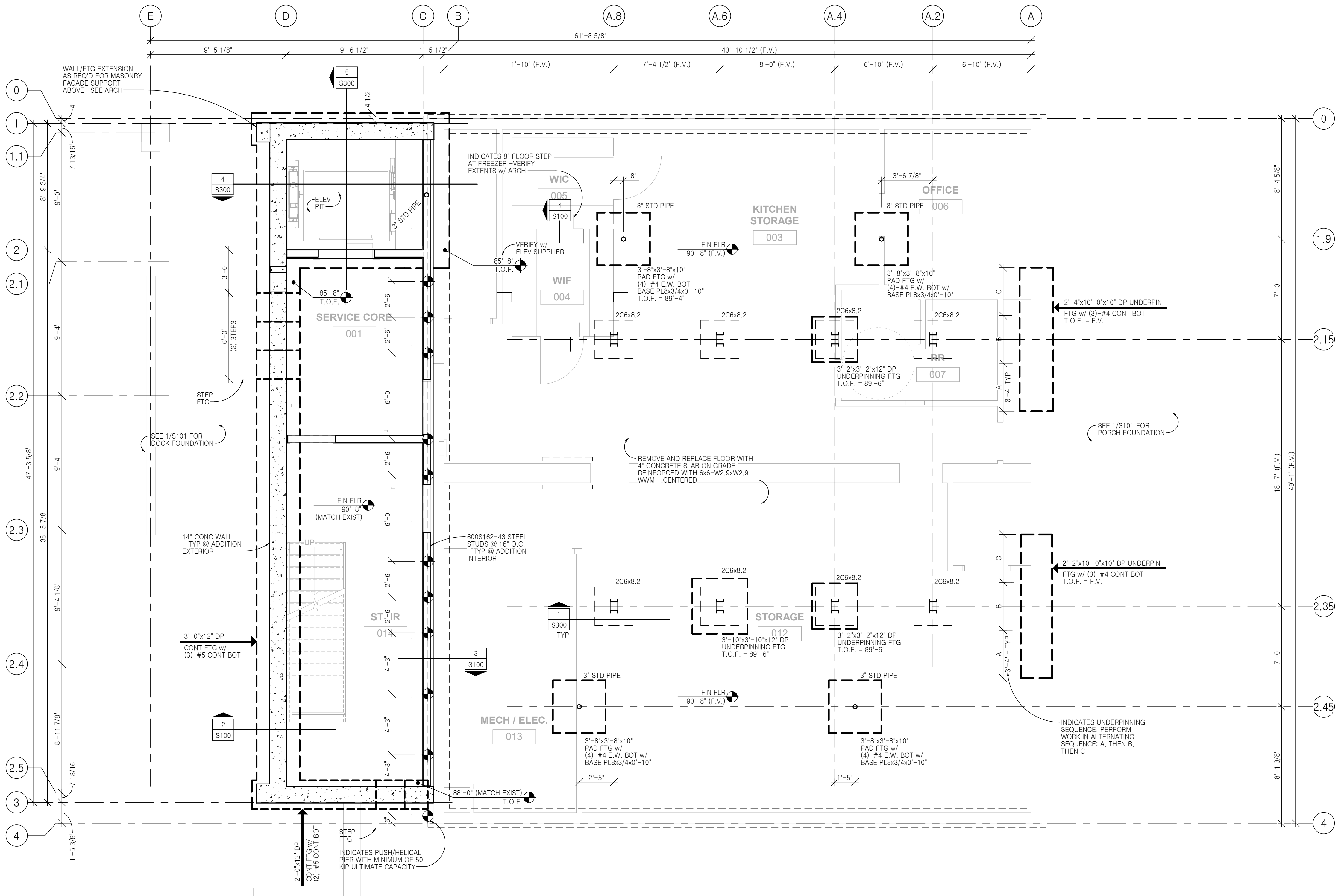
3 UNDERPINNING DETAIL

1/2" = 1'-0"



2 BASEMENT WALL DETAIL

3/4" = 1'-0"



1 FOUNDATION PLAN

1/4" = 1'-0" TOP OF FOOTING ELEVATION = 90'-0" UNLESS NOTED THUS: T.O.F. = XX'-XX"

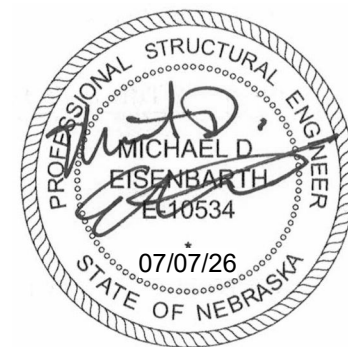
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CONSULTANTS:

STRUCTURAL ENGINEER:
RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street,
Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:
GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7627
Certificate of Authorization No: CA-0405

CIVIL ENGINEER:
REGA
ENGINEERING
601 OLD CENNEY RD, SUITE A
LINCOLN, NEBRASKA 68512
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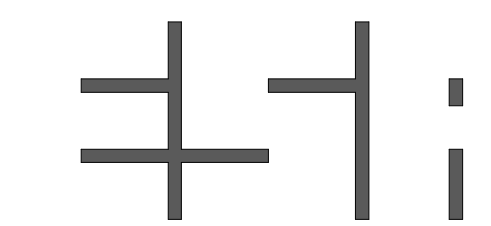
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ARCHITECTS

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S100
FOUNDATION PLAN

CONSULTANTS:

STRUCTURAL ENGINEER:
RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street, Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:
GEARY
ENGINEERING, INC.
7800 'O' STREET, SUITE 100, Lincoln, Nebraska 68510
Tel. (402) 489-7827
Certificate of Authorization No: CA-0405

CIVIL ENGINEER:
REGA
ENGINEERING
601 OLD CENNEY RD, SUITE A, LINCOLN, NEBRASKA 68512
Tel. (402) 484-7342
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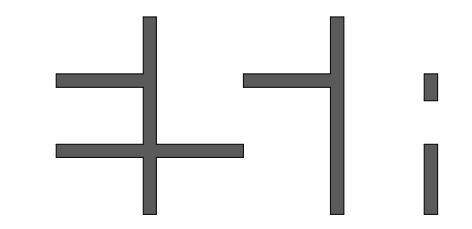
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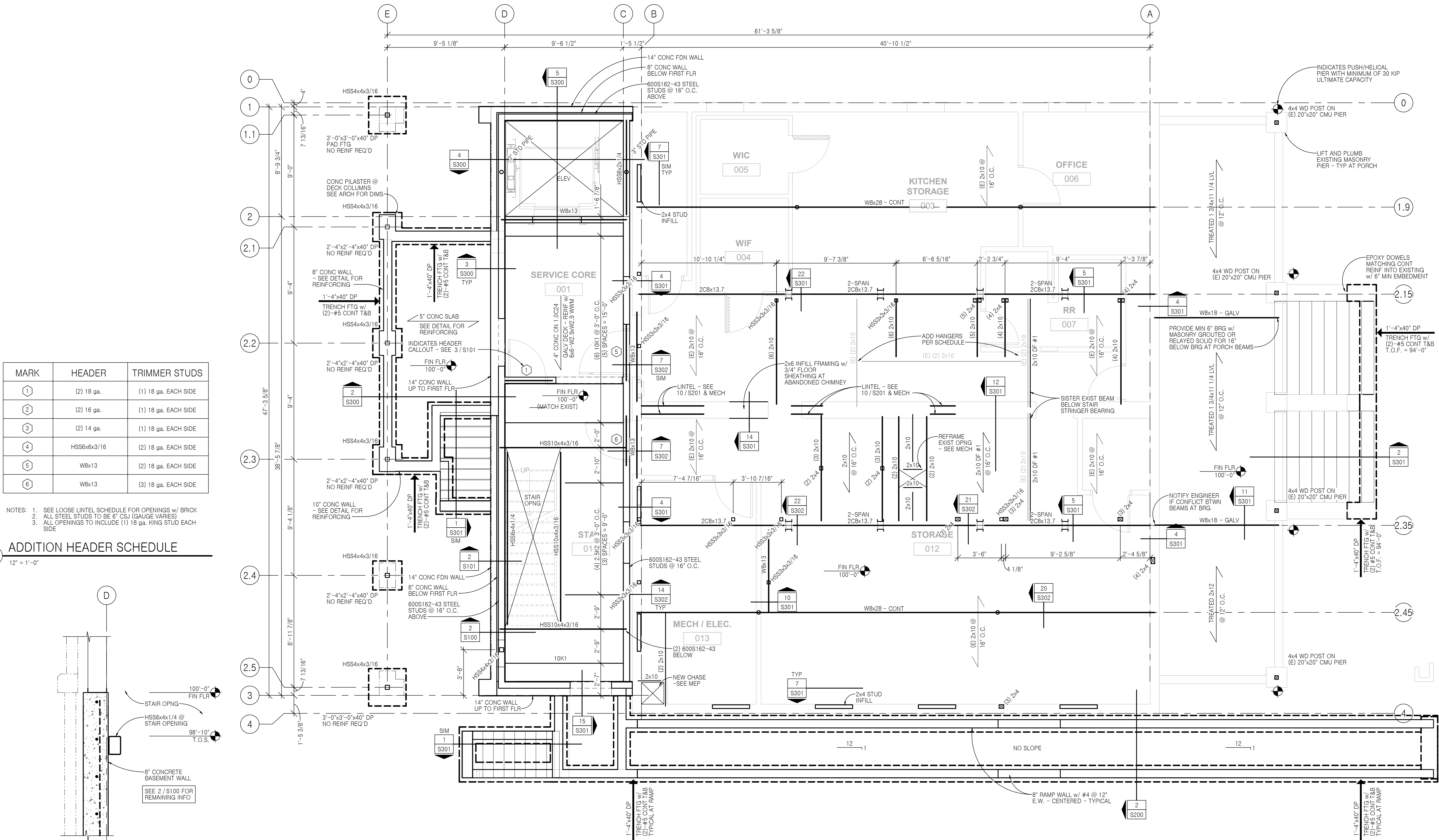


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S101

FIRST FLOOR FRAMING
PLAN

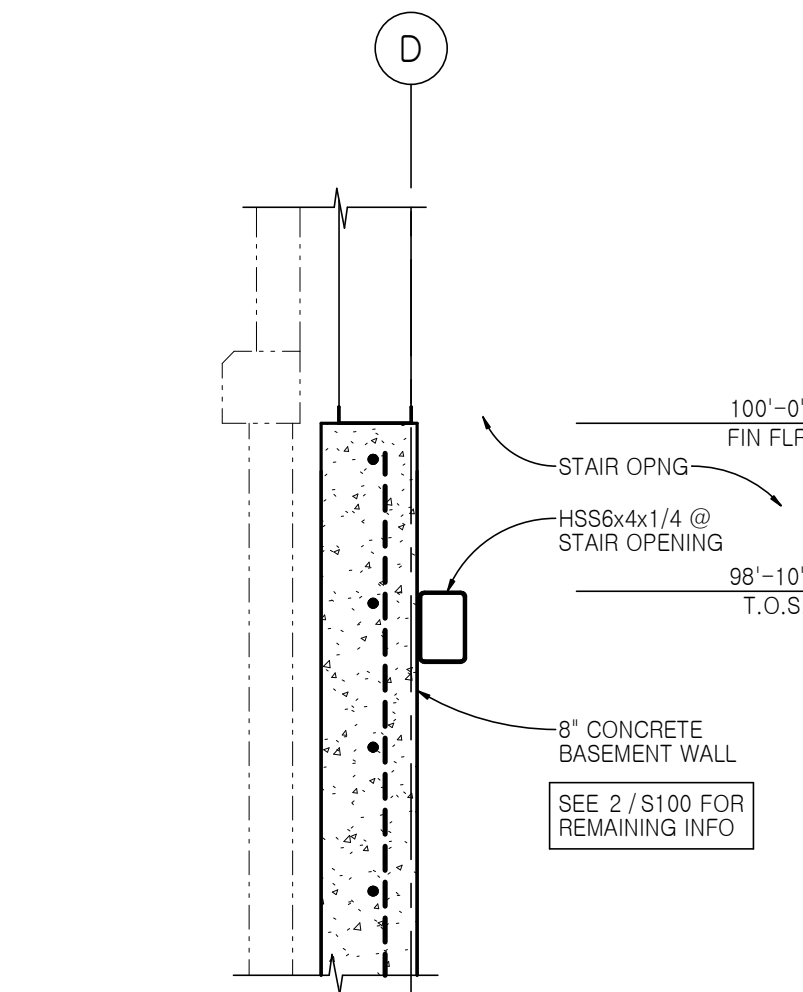


MARK	HEADER	TRIMMER STUDS
1	(2) 18 ga.	(1) 18 ga. EACH SIDE
2	(2) 16 ga.	(1) 18 ga. EACH SIDE
3	(2) 14 ga.	(1) 18 ga. EACH SIDE
4	HSS6x6x3/16	(2) 18 ga. EACH SIDE
5	W8x13	(2) 18 ga. EACH SIDE
6	W8x13	(3) 18 ga. EACH SIDE

NOTES: 1. SEE LOOSE LINTEL SCHEDULE FOR OPENINGS w/ BRICK
2. ALL STEEL STUDS TO BE 6" CSJ (GAUGE VARIES)
3. ALL OPENINGS TO INCLUDE (1) 18 ga. KING STUD EACH SIDE

ADDITION HEADER SCHEDULE

12" = 1'-0"

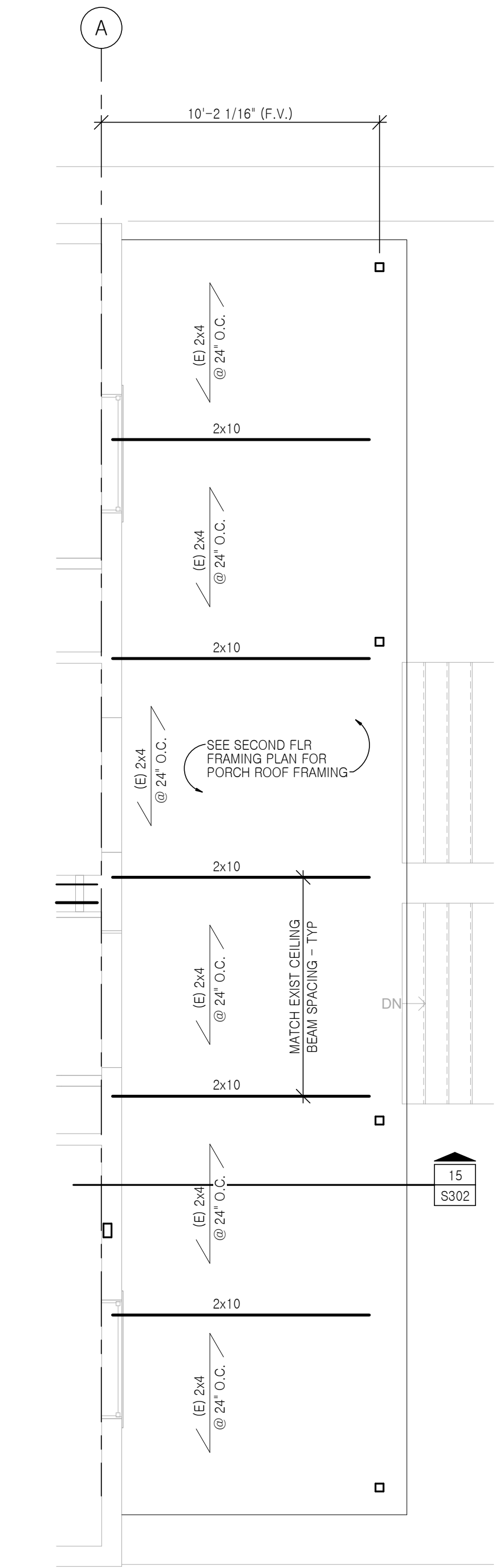


T.O. BASEMENT WALL AT STAIR

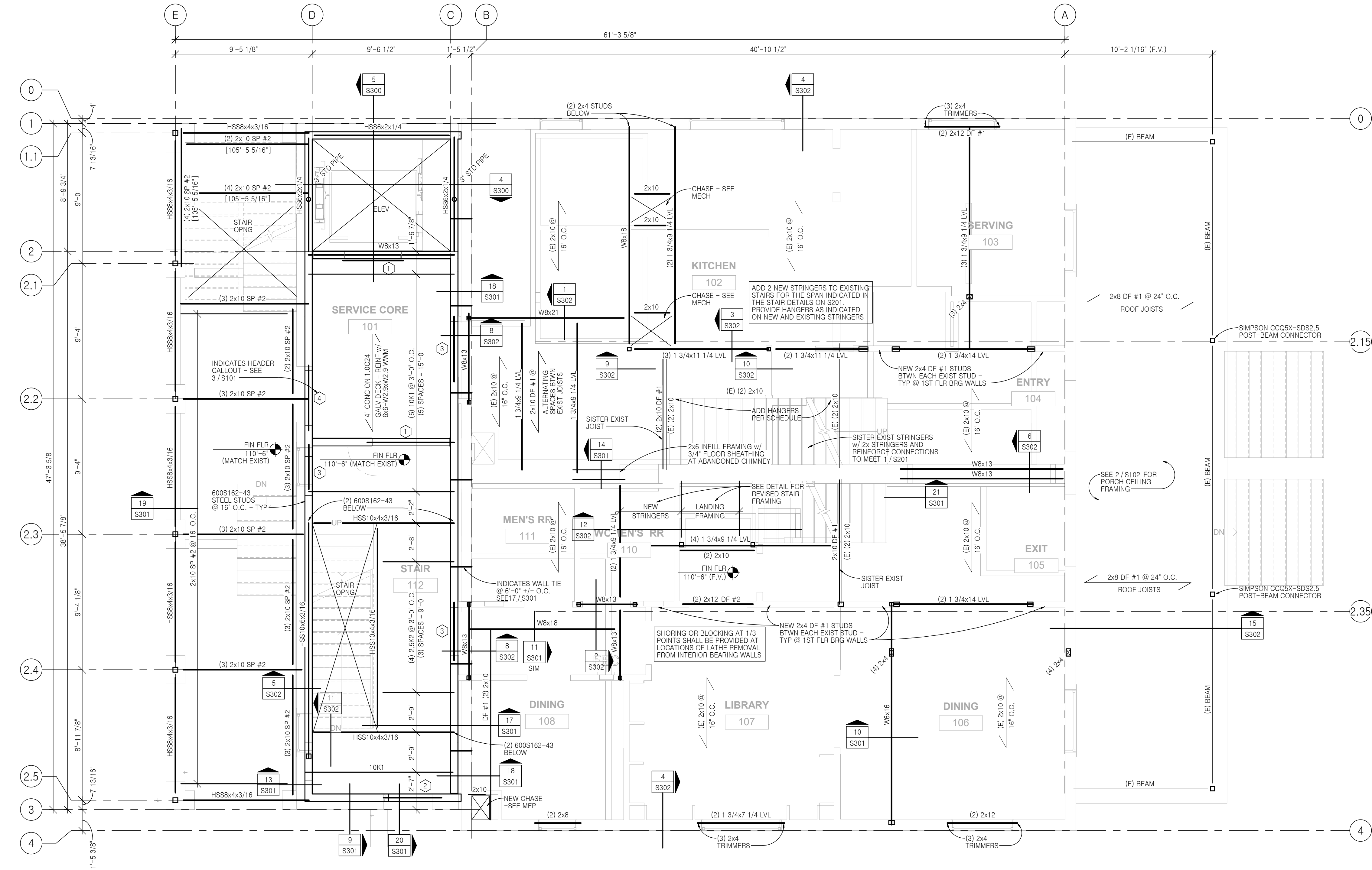
3/4" = 1'-0"

FIRST FLOOR FRAMING PLAN

1/4" = 1'-0" TOP OF FOOTING ELEVATION = 93'-8" UNLESS NOTED THUS: T.O.F. = XX'-XX"



2 PORCH CLNG FRAMING PLAN
1/4" = 1'-0"



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

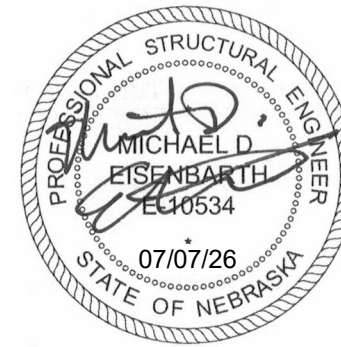
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CONSULTANTS:

STRUCTURAL ENGINEER:
RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street,
Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:
GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7827
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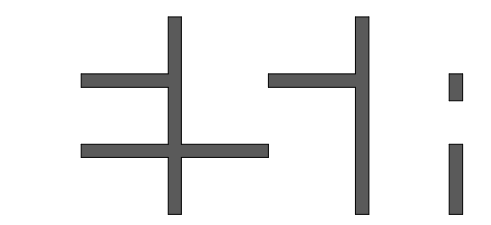
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LINCOLN, NEBRASKA 68512
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ARCHITECTS
110 S. 14TH STREET, SUITE 200
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S102
SECOND FLOOR FRAMING PLAN

CONSULTANTS:

STRUCTURAL ENGINEER:
RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street,
Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:
GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7827
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REGA
ENGINEERING
601 OLD DENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
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GATHERING
PLACE

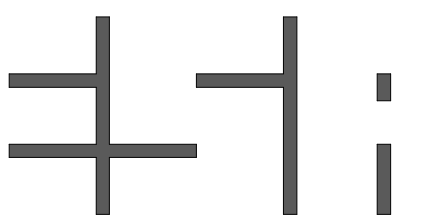
919 S 12TH ST
LINCOLN, NE 68508

PROJECT NO. 25525

CONSTRUCTION
DOCUMENTS

DATE: JULY 7, 2026

REV.	DATE	REF.
1	11/24/25	

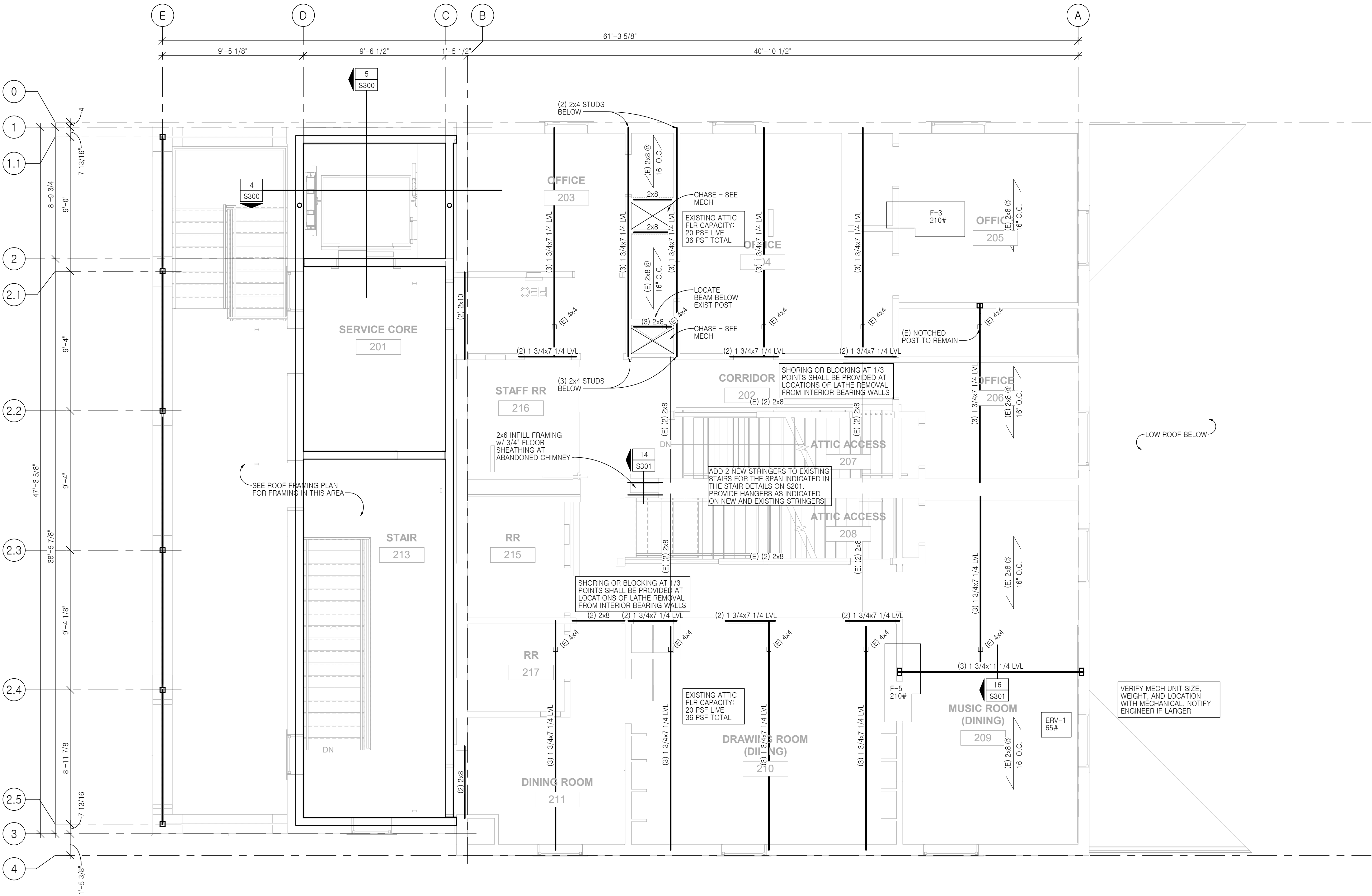


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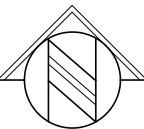
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LINCOLN, NE 68508 TEL. 402.475.0787

S103

ATTIC FLOOR FRAMING
PLAN



1 ATTIC FLOOR FRAMING PLAN
1/4" = 1'-0"



CONSULTANTS:

STRUCTURAL ENGINEER:
RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street,
Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:
GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7827
Certificate of Authorization No: CA-0405

CIVIL ENGINEER:
REGA
ENGINEERING
601 OLD DENEY RD, SUITE A
LINCOLN, NEBRASKA 68512
(402) 484.7342
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GATHERING PLACE

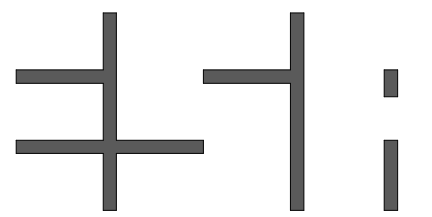
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CONSTRUCTION DOCUMENTS

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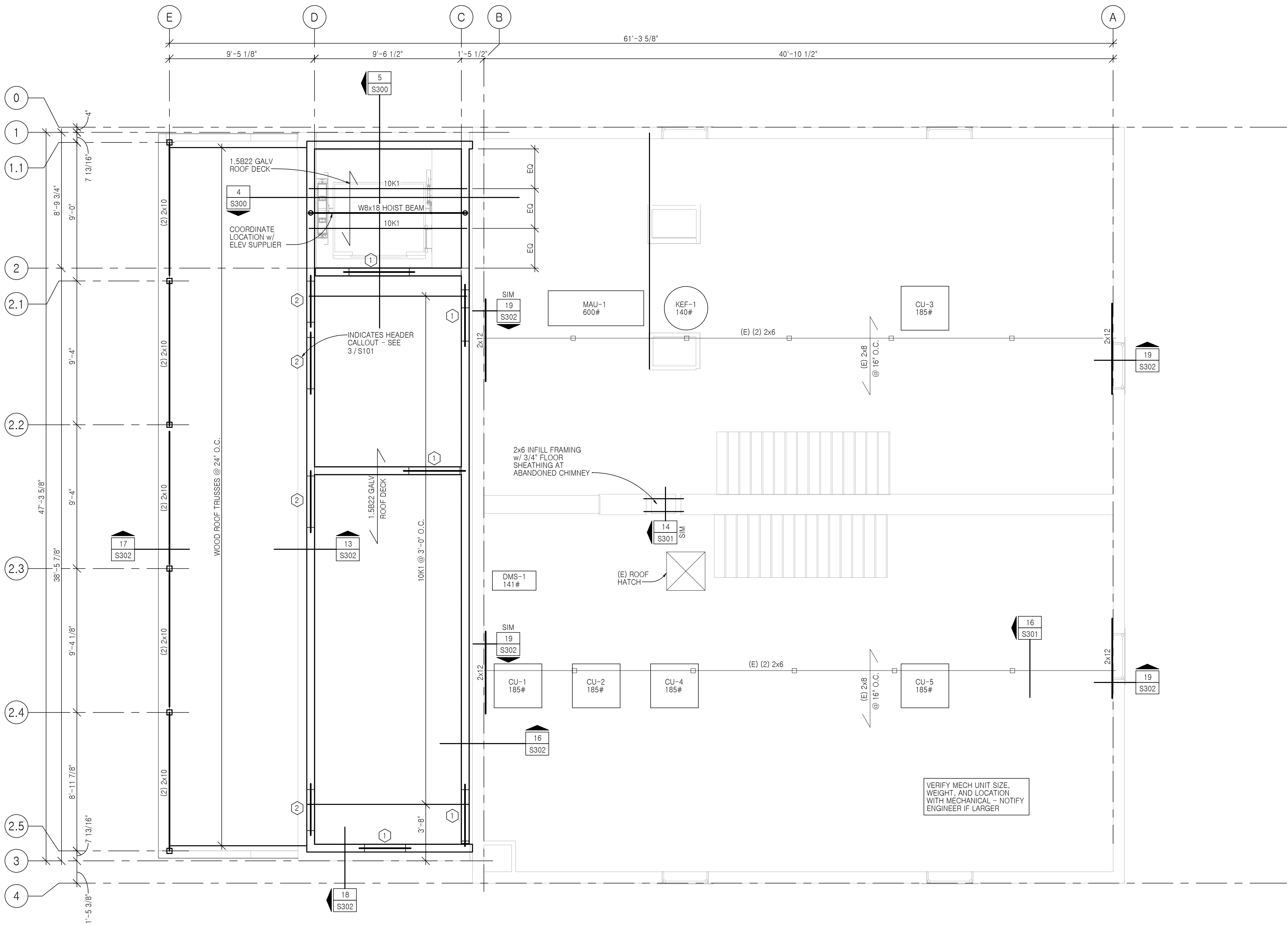


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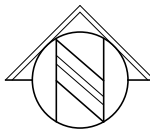
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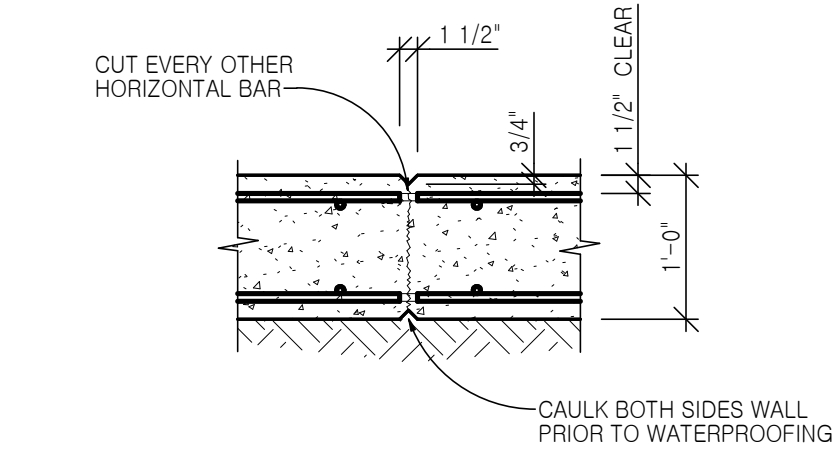
S104

ROOF FRAMING PLANS

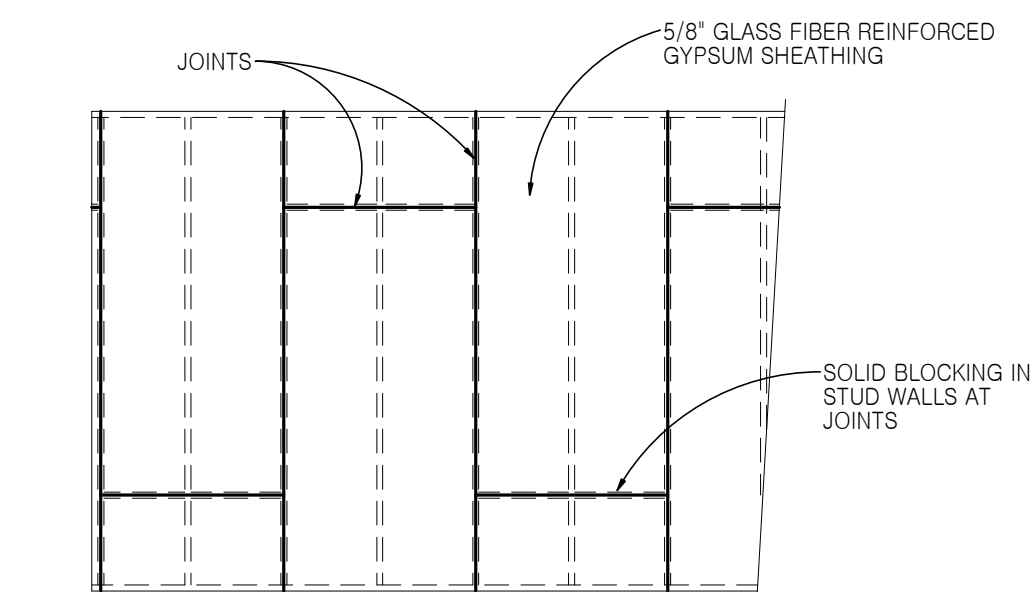


1 ROOF FRAMING PLAN
1/4" = 1'-0"

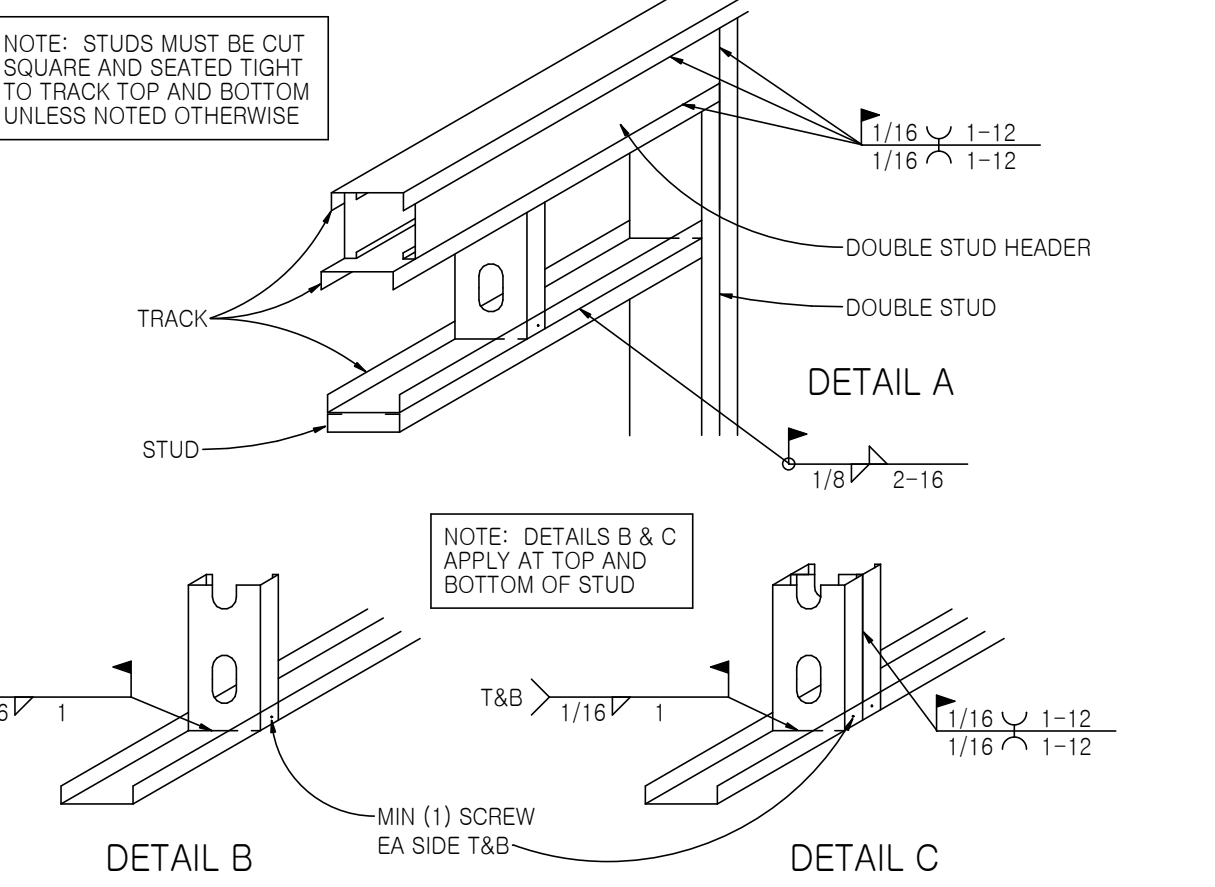
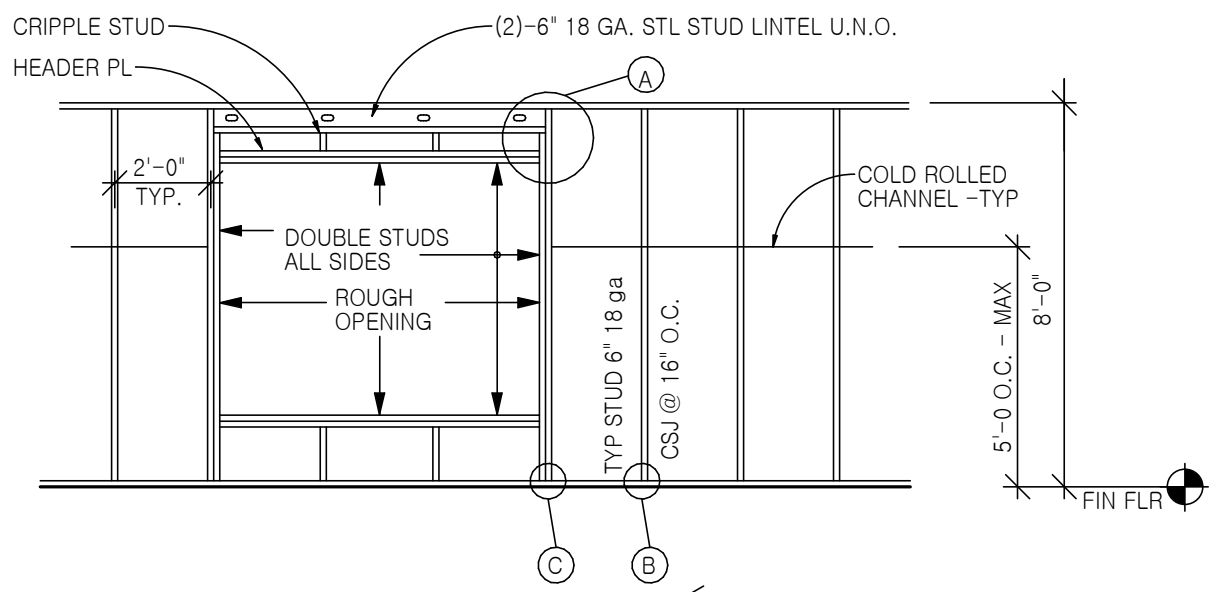




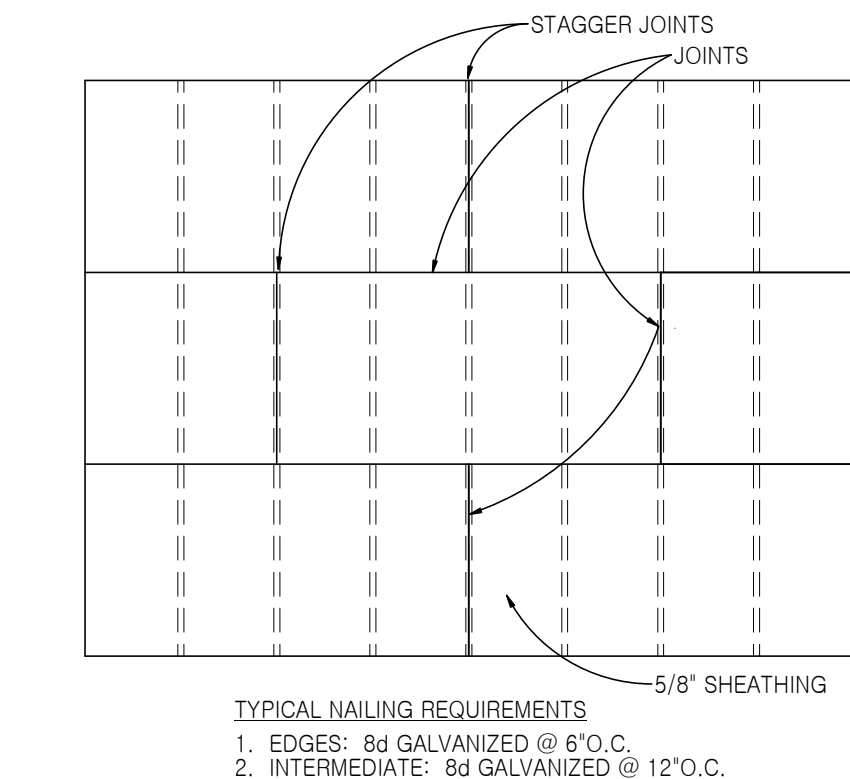
13 TYP WALL CONTROL JOINT DTL
3/4" = 1'-0"



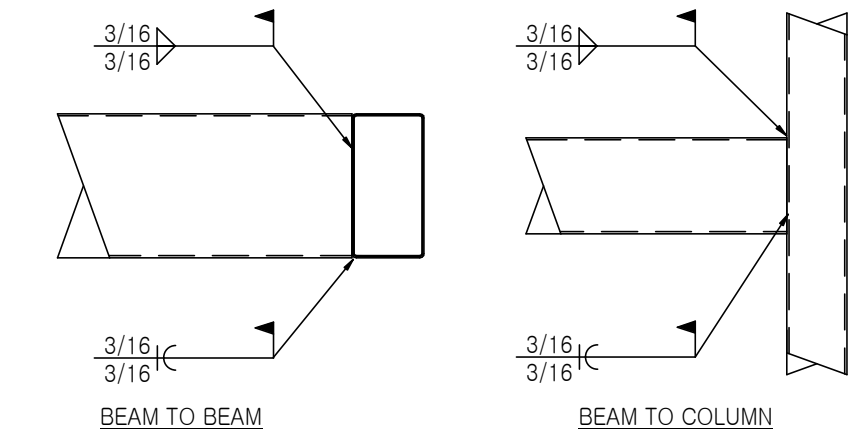
12 WALL SHEATHING DIAGRAM
NO SCALE



11 TYP MTL STUD FRAMING DTLs
1/8" = 1'-0"



10 TYP ROOF SHEATHING DIAGRAM
NO SCALE

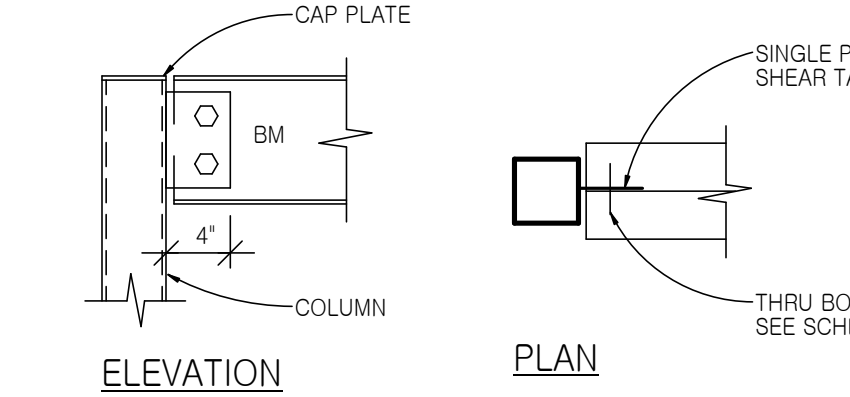


9 TYP TUBE-TUBE CONN DTLs
3/4" = 1'-0"

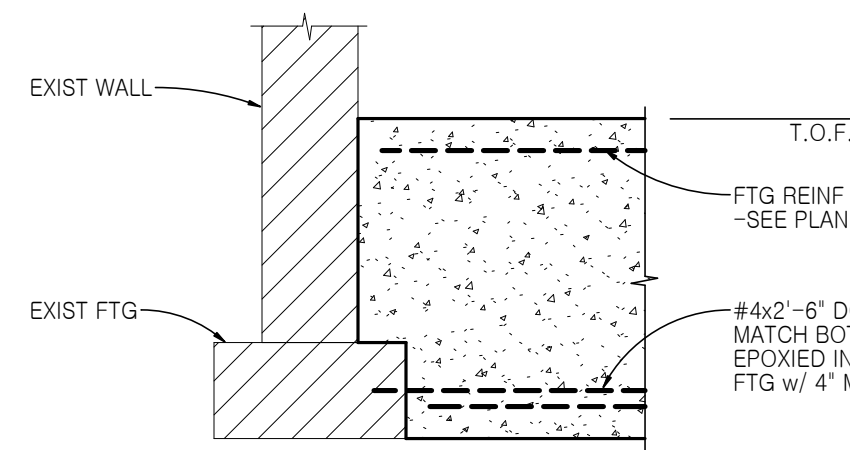
CONNECTION SCHEDULE				
MAXIMUM REACTION *	BOLTS (A325-N)	PLATE	WELD	
16.7 K	(2) 3/4" dia	3/8"x6"	1/4"	
29.4 K	(3) 3/4" dia	3/8"x9"	1/4"	
42.1 K	(4) 3/4" dia	3/8"x12"	1/4"	
54.5 K	(5) 3/4" dia	3/8"x1'-3"	1/4"	

* VALUES BASED ON 15TH EDITION AISC MANUAL OF STEEL CONSTRUCTION

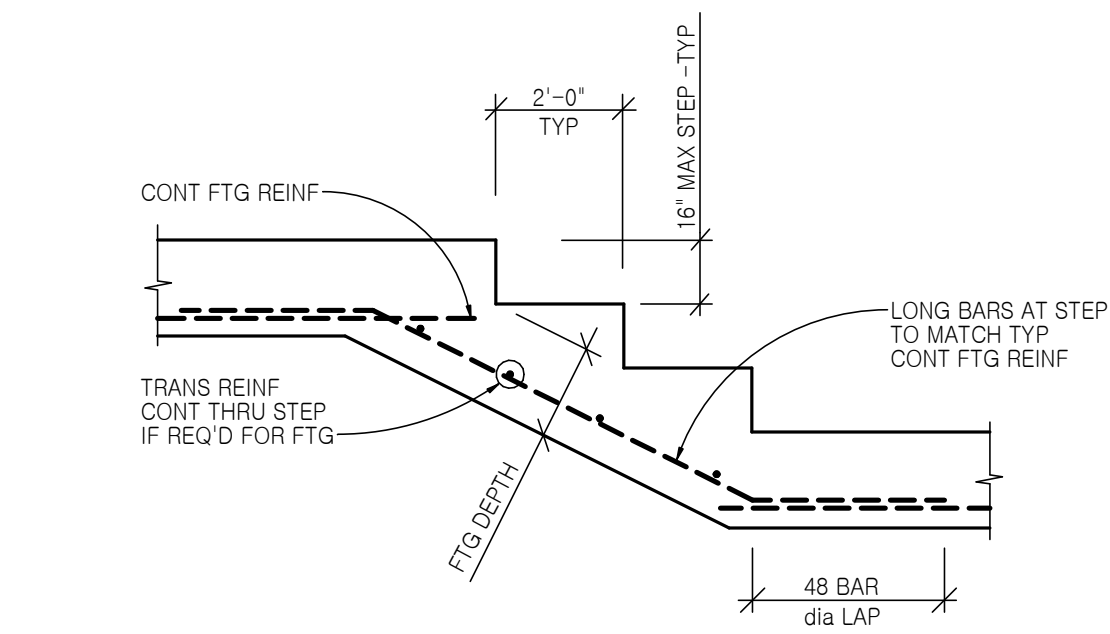
NOTE: ALL BEAMS SHALL HAVE A MIN WEB THICKNESS OF .26" WHEN SUPPORTING INDICATED LOADS. IF LESS THAN .26", THE LOAD CAPACITY SHALL BE REDUCED BY A RATIO OF THE ACTUAL WEB THICKNESS TO THE MIN THICKNESS.



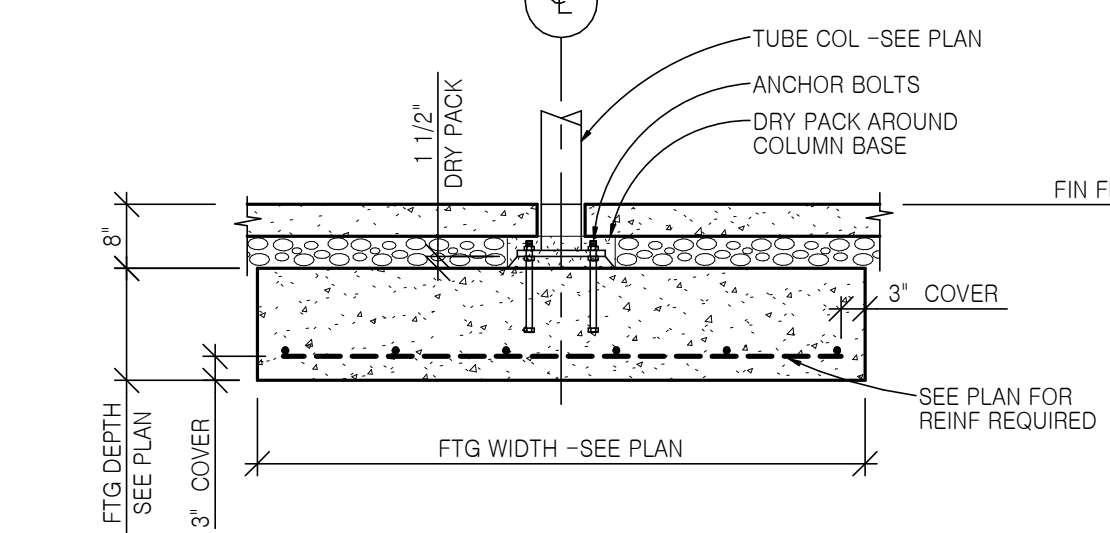
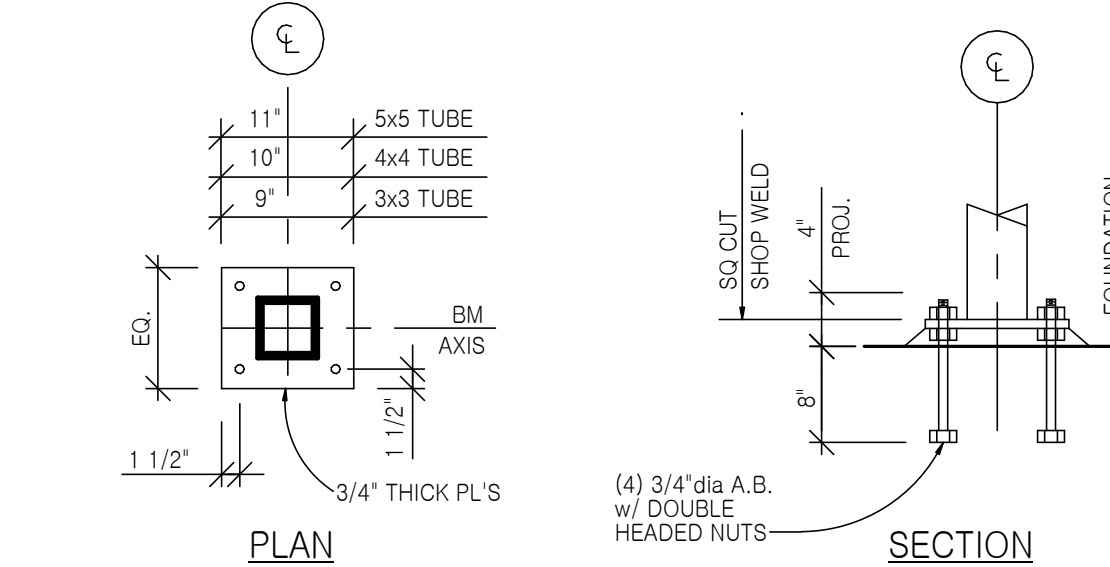
8 TYP SINGLE PL SHEAR TAB CONN DTL
NO SCALE



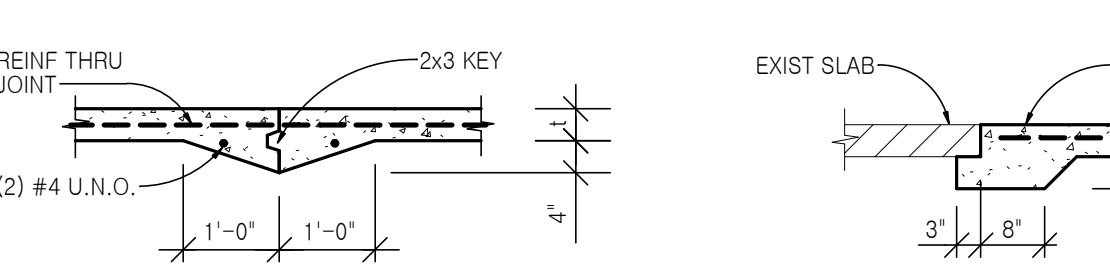
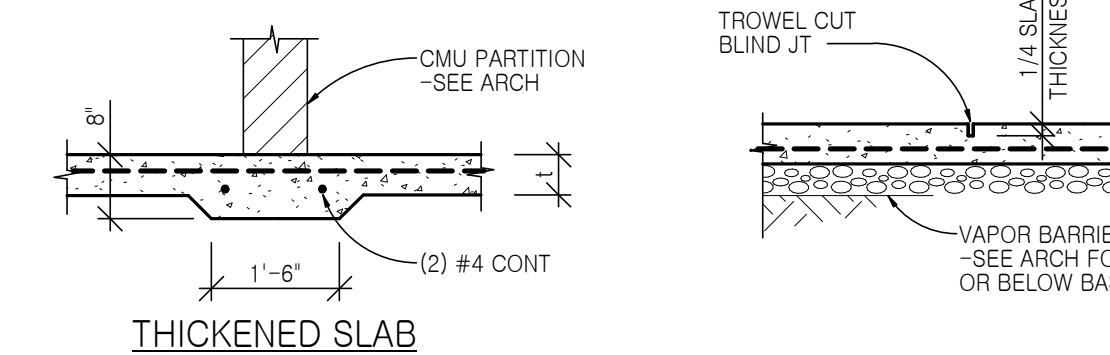
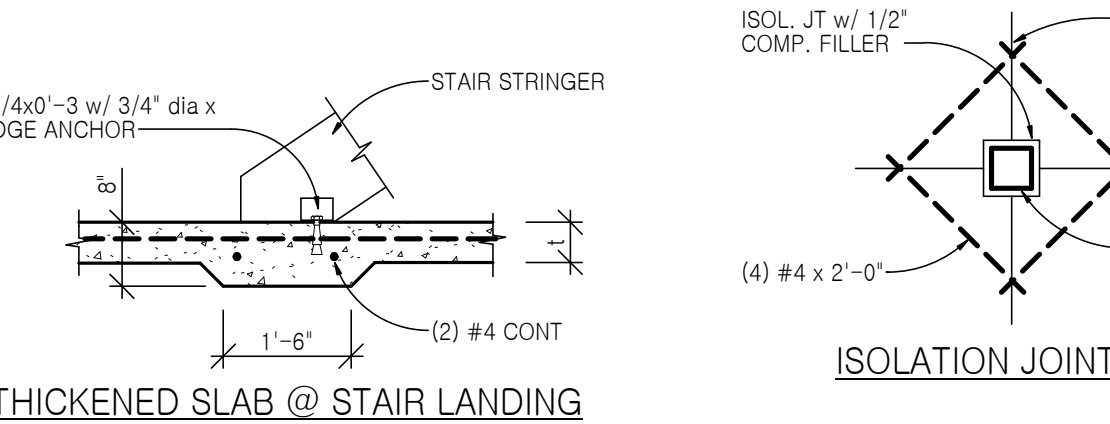
7 TYP NEW TO EXIST FTG DTL
1/2" = 1'-0"



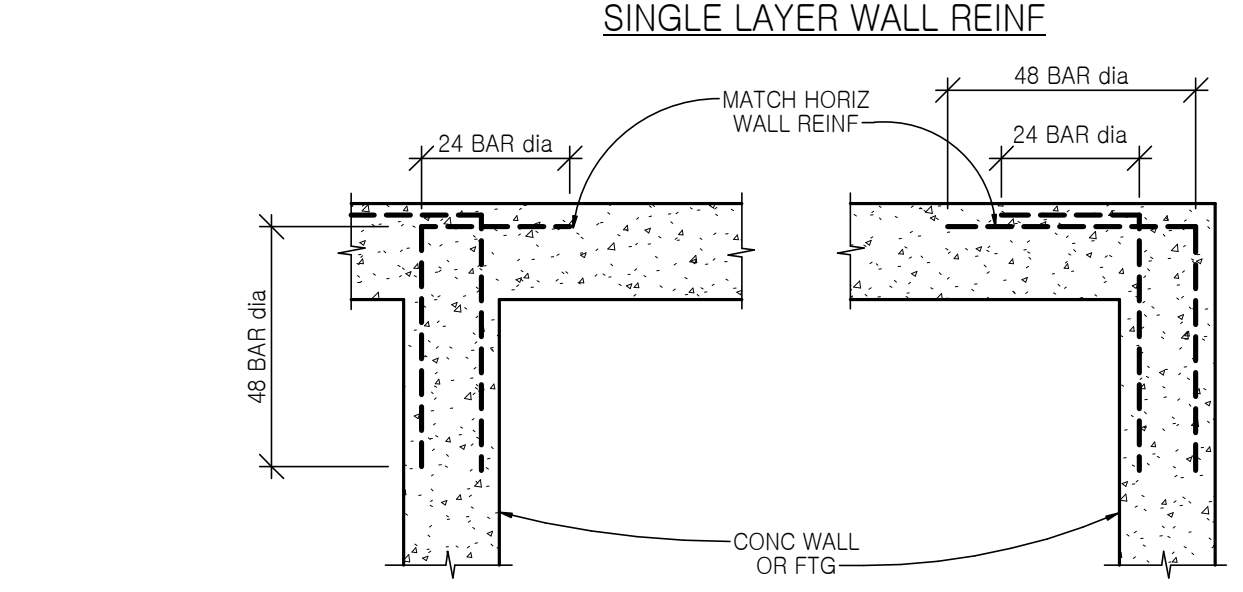
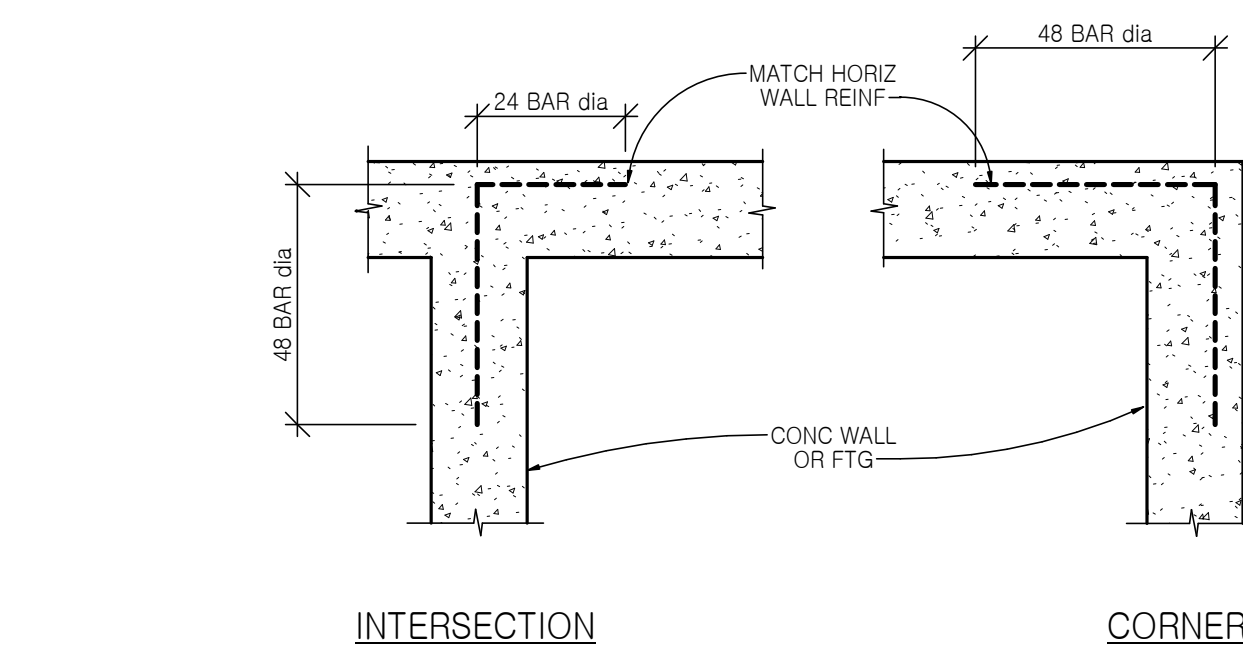
6 TYP STEPPED FTG DTL
1/2" = 1'-0"



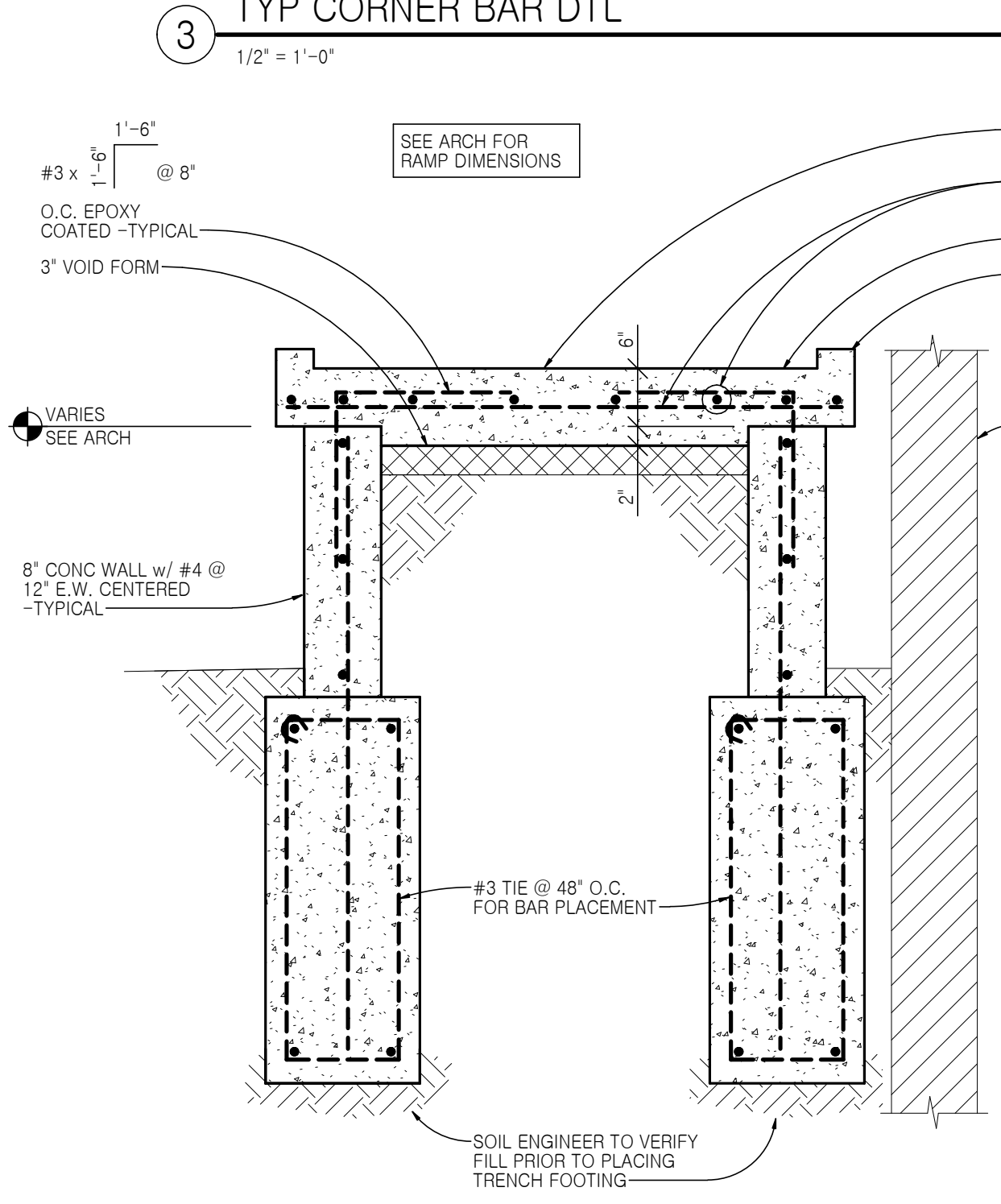
5 TYP BASE PLATE & PAD FTG DTL
1/2" = 1'-0"



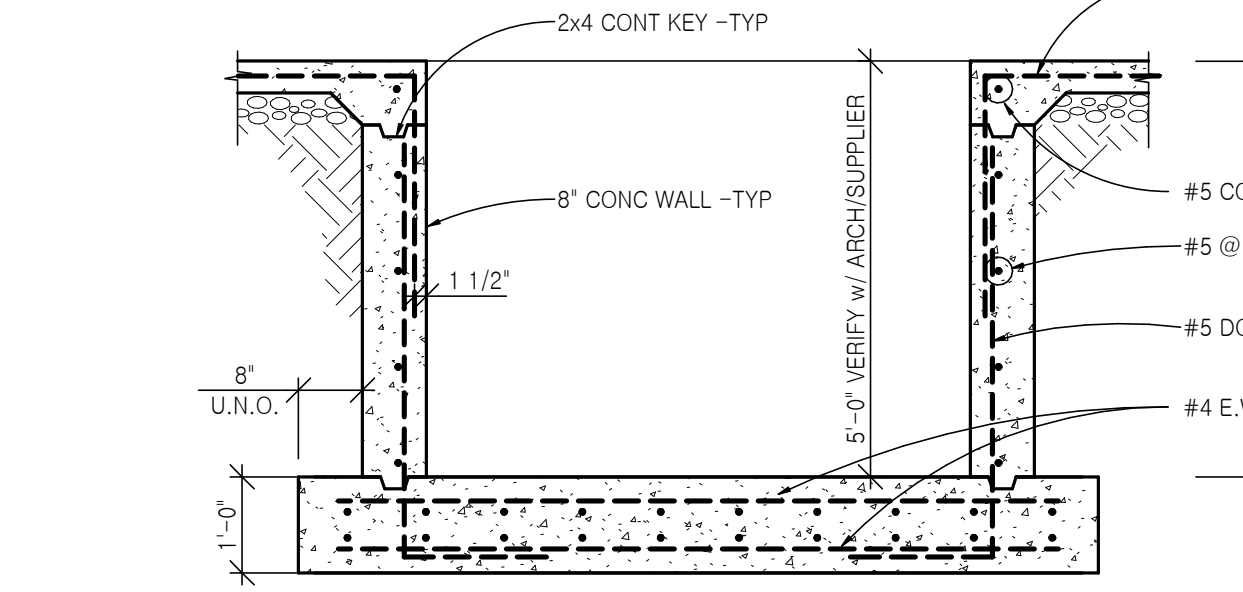
4 TYP SLAB ON GRADE DTLs
1/2" = 1'-0"



3 TYP CORNER BAR DTL
1/2" = 1'-0"



2 TYPICAL RAMP SECTION DETAIL
3/4" = 1'-0"



1 TYP ELEVATOR PIT DTL
1/2" = 1'-0"

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CONSULTANTS:

STRUCTURAL ENGINEER:
RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street,
Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:
EGEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7627
Certificate of Authorization No: CA-0405

CIVIL ENGINEER:
REGA
ENGINEERING
601 OLD CENNEY RD, SUITE A
LINCOLN, NEBRASKA 68512
(402) 484.7342
Certificate of Authorization No: CA-1678



GATHERING PLACE
919 S 12TH ST
LINCOLN, NE 68508

PROJECT NO. 25525

CONSTRUCTION DOCUMENTS
DATE: JULY 7, 2026

REV.	DATE	REF.

ERICKSON SULLIVAN
ARCHITECTS

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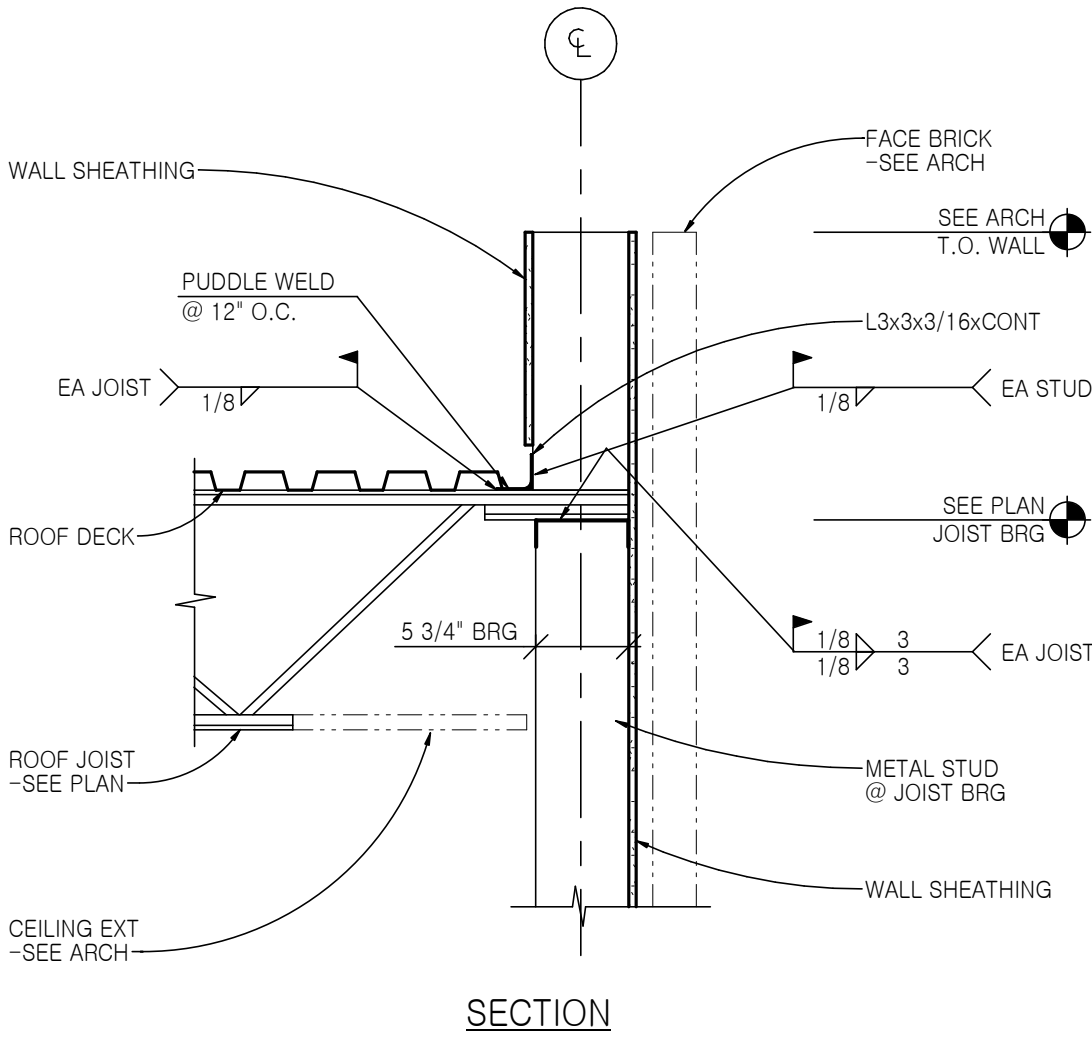
S200
TYPICAL DETAILS

OPENING	SIZE	BRG.	RMK
THRU 3'-4"	3x3 1/2x1/4 L	4"	S.L.V.
3'-5" THRU 5'-4"	4x3 1/2x1/4 L	6"	L.L.V.
5'-5" THRU 7'-4"	6x3 1/2x5/16 L	6"	L.L.V.
7'-5" THRU 8'-4"	W8x13 w/1/4" PL	8"	I

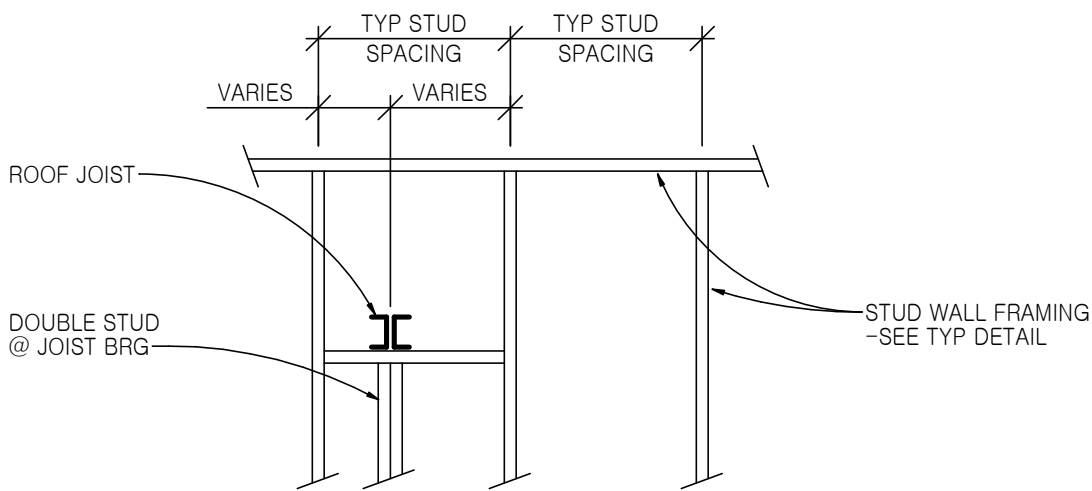
- NOTES:
- SEE ARCHITECT FOR MASONRY OPENINGS. USE ONLY FOR NON-STRUCTURAL WALLS.
 - PROVIDE ONE ANGLE FOR EACH WYTHE OF UP TO 4" OF MASONRY WHERE NO BEAMS EXIST TO CARRY MASONRY AT MULTU-WYTHE WALLS.
 - FOR SINGLE-WYTHE WALLS OVER 6" THICK USE 2 ANGLES.
 - FOR SINGLE-WYTHE WALLS OVER 8" THICK ADD 1" TO ANGLE SIZES.
 - PROVIDE SOLID JAMB AT BEARING.

9 LOOSE LINTEL SCHEDULE

NO SCALE



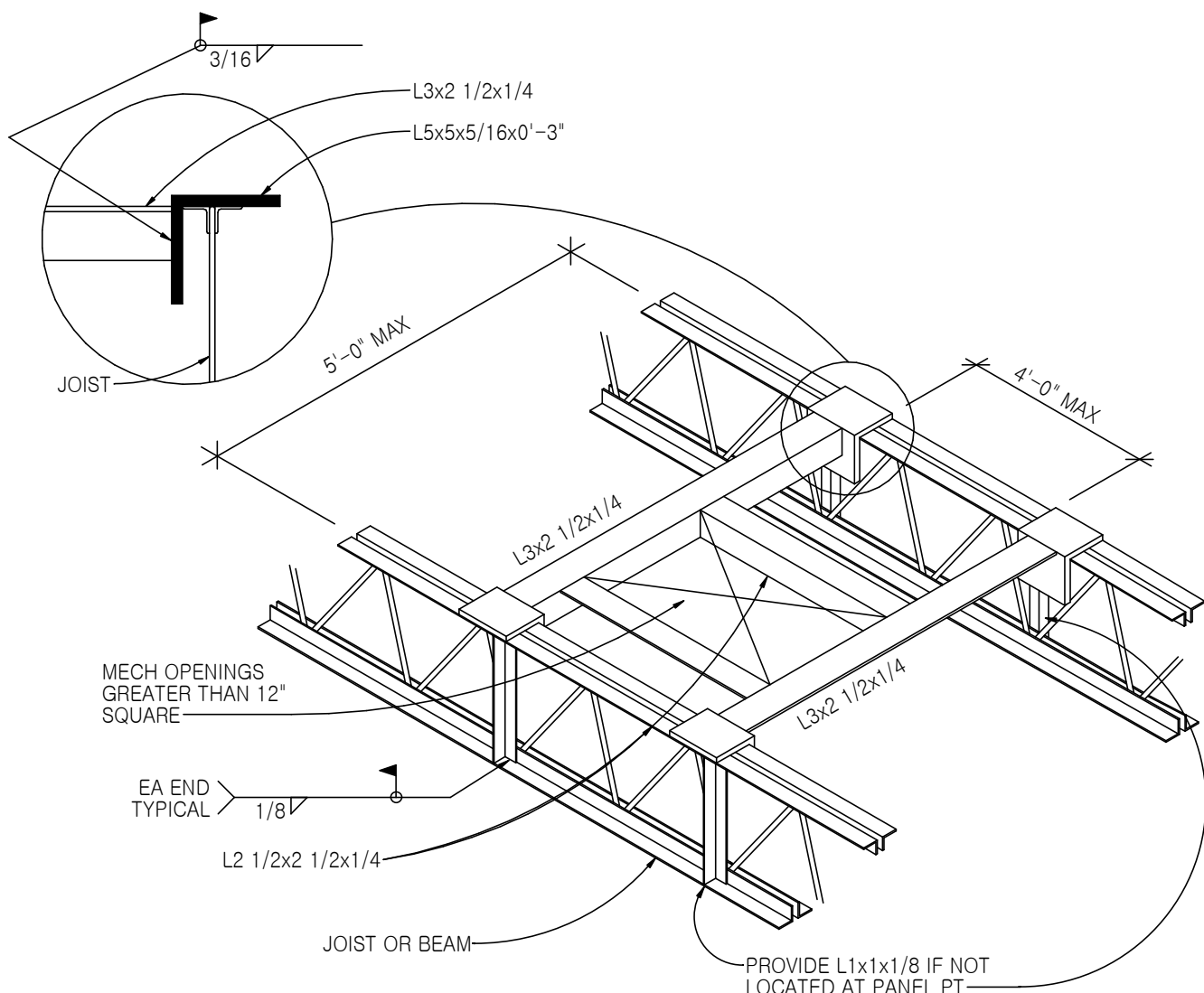
SECTION



ELEVATION

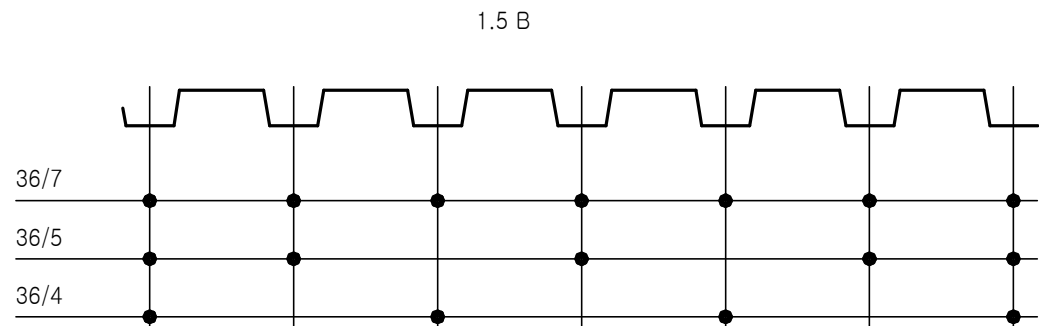
8 TYP JOIST BRG @ EXT STUD WALL DTLS

3/4" = 1'-0"

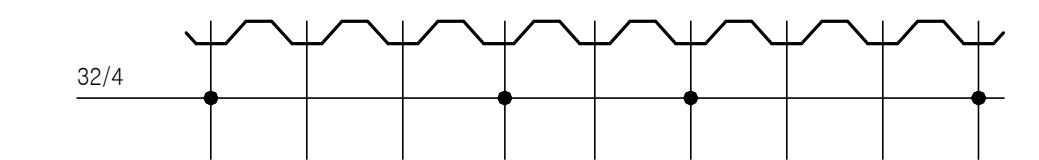


7 TYP ROOF PENETRATION DTL

1/2" = 1'-0"



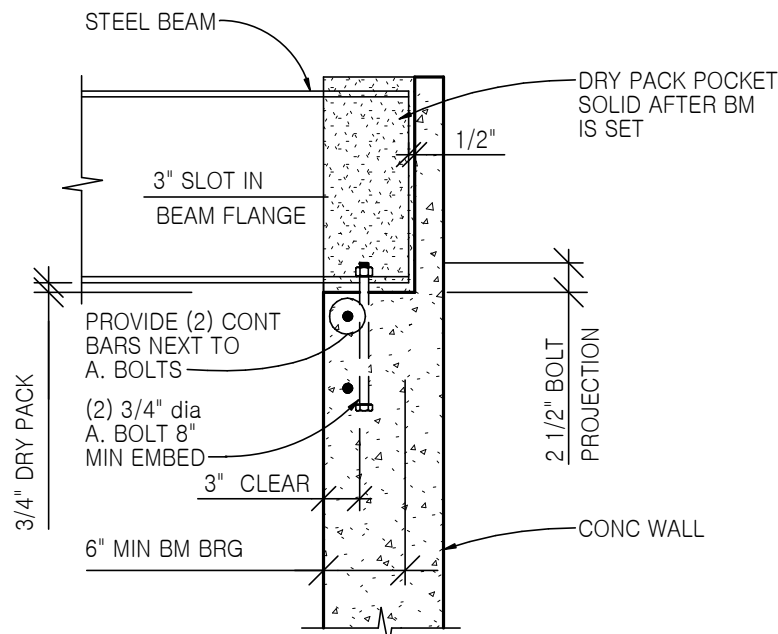
- NOTES:
- PROVIDE 36/7 WELD PATTERN AT ALL EDGE BEAM CONDITIONS
 - PROVIDE 36/4 WELD PATTERN AT ALL INTERMEDIATE SUPPORTS
 - SIDLAP FASTENERS: #10 TEK SCREW AT 24" O.C.



- NOTES:
- PROVIDE 36/7 WELD PATTERN AT ALL EDGE BEAM CONDITIONS
 - PROVIDE 36/4 WELD PATTERN AT ALL INTERMEDIATE SUPPORTS
 - SIDLAP FASTENERS: #10 TEK SCREW AT 24" O.C.

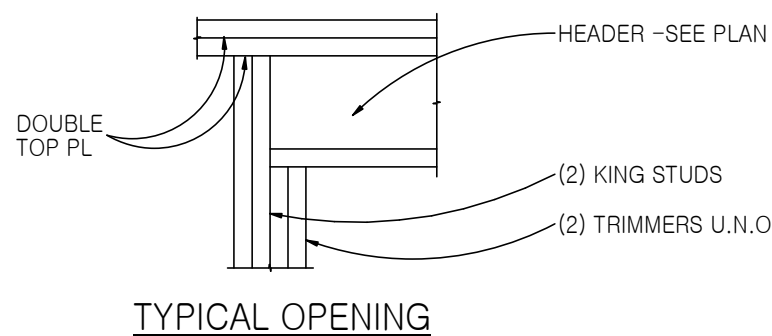
6 TYP DECK FASTENING DTL

1 1/2" = 1'-0"



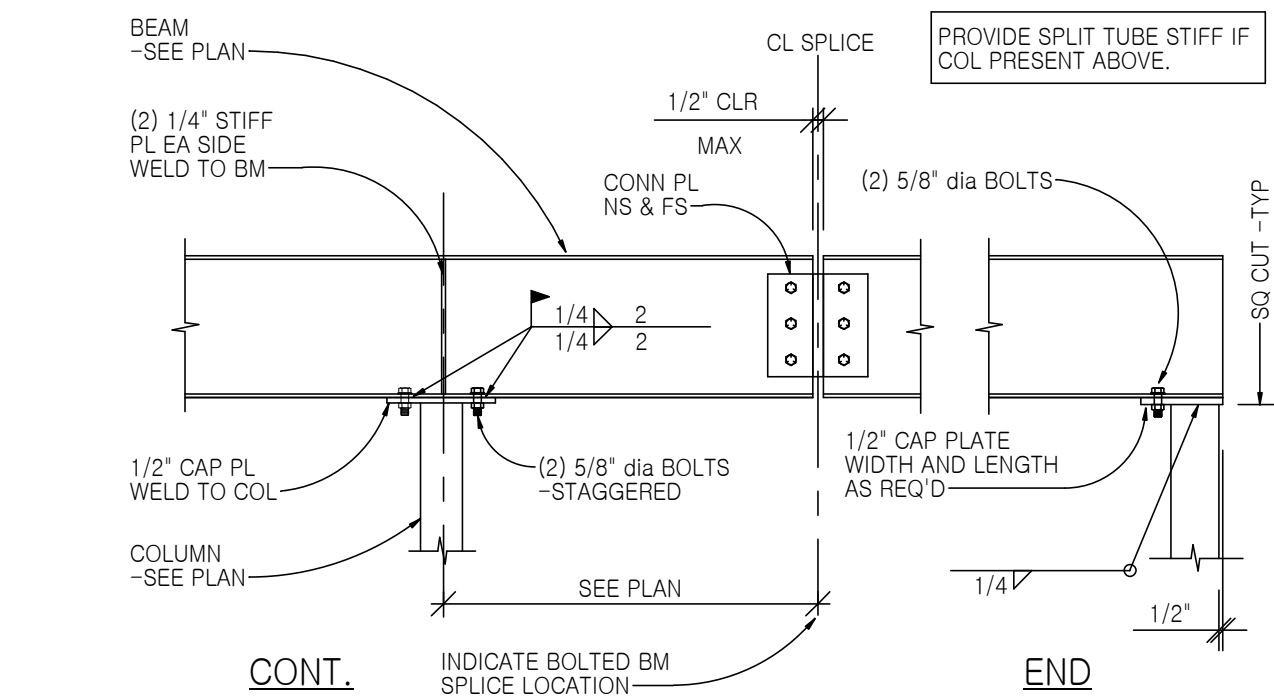
5 TYP BM BRG ON CONC WALL DTL

3/4" = 1'-0"



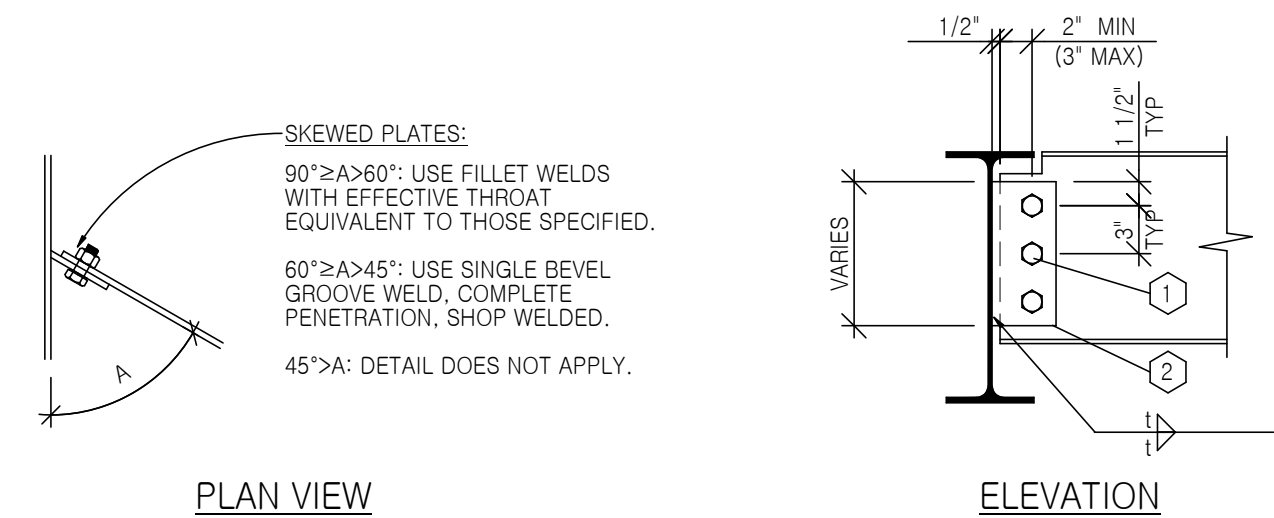
4 TYP WOOD FRAMING DETAIL

1/8" = 1'-0"



3 TYP BM-COL CONN DTL

1/2" = 1'-0"

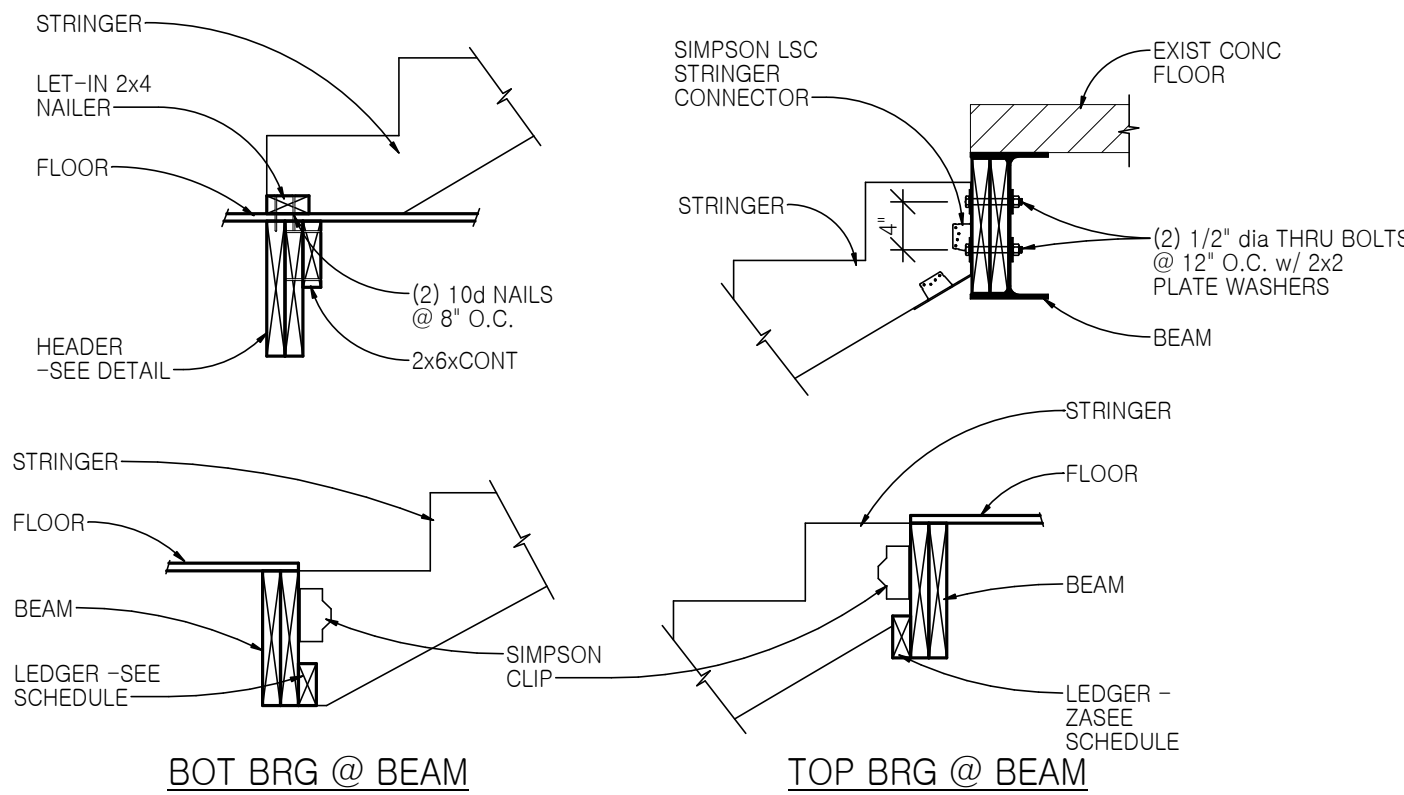


CONNECTION SCHEDULE			
MAXIMUM REACTION (ASD/LRFD)	BOLTS (A325-N)	PLATE (2)	WELD (1)
20.4/30.6 KIPS	(2) 3/4" dia	3/8"x6"	1/4"
31.8/47.7 KIPS	(3) 3/4" dia	3/8"x9"	1/4"

- CONNECTION NOTES:
- STANDARD BOLT HOLES OR HORIZONTAL SHORT SLOTS.
 - ALL BEAMS SHALL HAVE A MIN WEB THICKNESS OF .26" WHEN SUPPORTING INDICATED LOADS. IF LESS THAN 0.26" THE LOAD CAPACITY SHALL BE REDUCED BY A RATIO OF THE ACTUAL WEB THICKNESS TO THE MINIMUM THICKNESS.
 - SINGLE PLATE SHEAR TAB CONNECTIONS ARE ONLY ALLOWED FOR BEAM TO BEAM CONNECTION AND SHALL NOT BE USED FOR BEAM TO COLUMN CONNECTIONS.
 - PLATE IS TO BE WELDED ON BOTH SIDES.

2 TYP SINGLE PL SHEAR TAB CONN DTL

NO SCALE



BOT BRG @ FLOOR

BOT BRG @ BEAM

TOP BRG @ BEAM

MAX WIDTH	MAX SPAN*	STRINGERS	CONNECTION	COMMENTS
36"	8'-4"	(3) 1 3/4x11 7/8 x 1.55E LSL	(1) SIMPSON LSC @ EA STRINGER	
42"	12'-0"	(3) 1 3/4x16 x 1.55E LSL	(1) SIMPSON LSC @ EA STRINGER & (2) SIMPSON A35 @ EA INT STRINGER w/ 2x6 LEDGER	
42"	18'-0"	(3) 1 3/4x16 x 1.55E LSL	(1) SIMPSON LSC @ EA STRINGER & (2) SIMPSON A35 @ EA INT STRINGER w/ 2x6 LEDGER	PROVIDE 2x6 @ 16" O.C. KNEE WALL @ 12'-0" MAX STRINGER SPAN

*MAX SPAN IS THE PLAN DIMENSION OF THE STRINGER

1 TYPICAL STAIR DETAILS

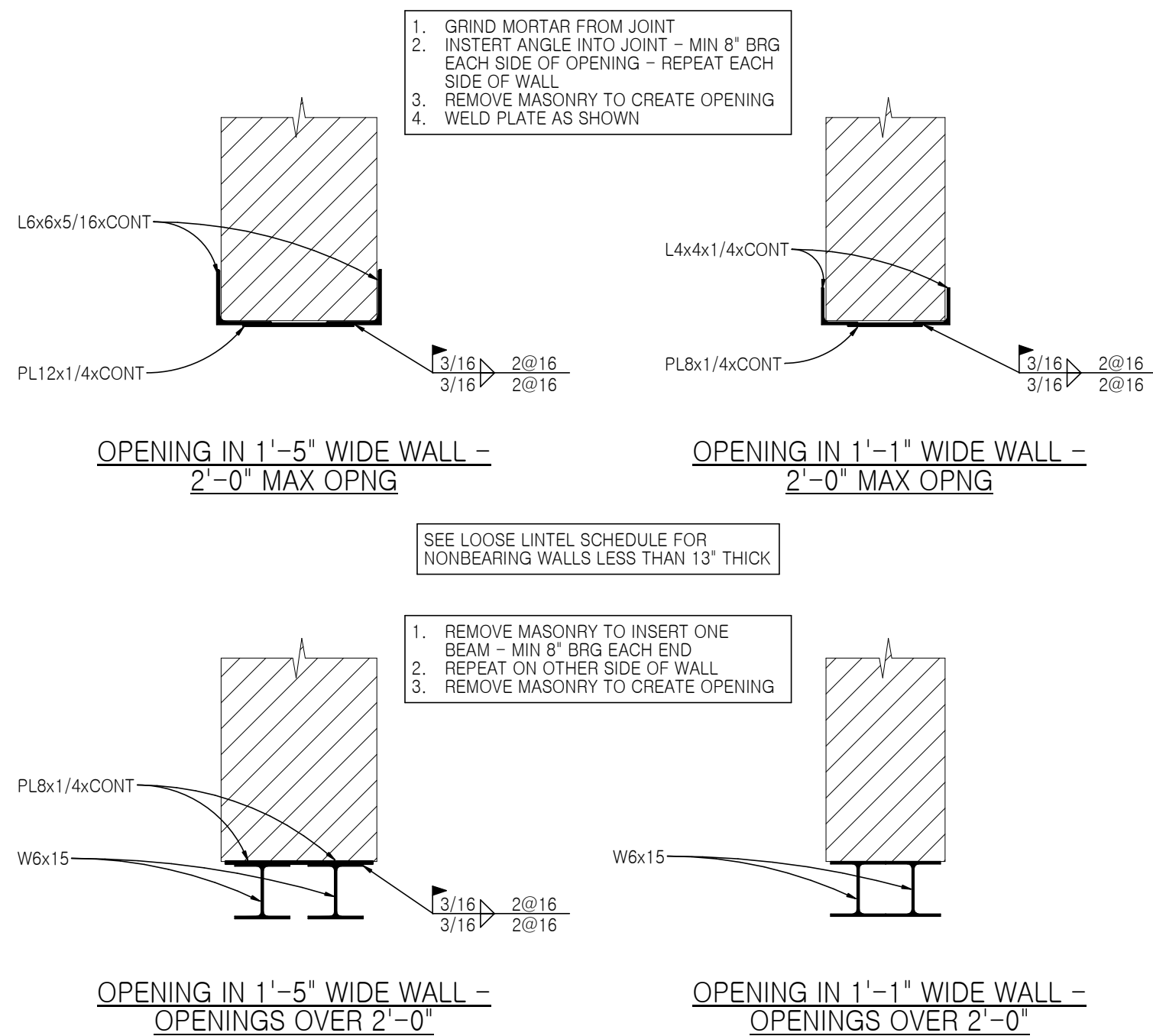
3/4" = 1'-0"

MEMBER(S)	HANGER	MAX REACTION
2x4	SIMPSON LUS24	495#
2x6 AND 2x8	SIMPSON LUS26	635#
2x10	SIMPSON LUS210	985#
(2) 2x8 AND (2) 2x10	SIMPSON LUS28-2	1130#
(3) 2x8 AND (3) 2x10	SIMPSON HGUS28-3	6415#
(4) 2x8 AND (4) 2x10	SIMPSON HGUS28-4	6415#
(2) 1 3/4x7 1/4 LVL	SIMPSON HGUS48	6360#
(3) 1 3/4x7 1/4 LVL	SIMPSON HGUS5.50/8	6360#
(4) 1 3/4x9 1/4 LVL	SIMPSON HB7.12/9.25	5395#

- NOTES:
- MAXIMUM REACTIONS BASED ON SPF/HF FRAMING WITH FLOOR LOADS. MAXIMUM REACTIONS MAY BE INCREASED FOR OTHER MATERIALS OR LOAD TYPES.
 - SCHEDULE APPLIES UNLESS NOTED OTHERWISE.

11 JOIST/BAM HANGER SCHEDULE

12" = 1'-0"



10 OPENING REINFORCEMENT DETAILS

3/4" = 1'-0"

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STRUCTURAL ENGINEER:

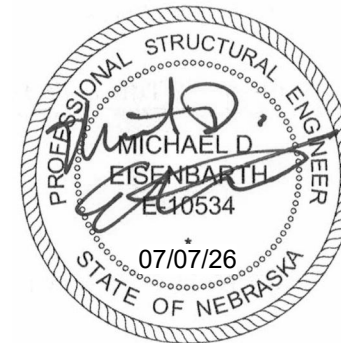
RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street,
Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:

GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7827
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CIVIL ENGINEER:

REGA
ENGINEERING
601 OLD CHENEY RD, SUITE A
LINCOLN, NEBRASKA 68512
p.402.484.7342
Tel. (402) 489-7827
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GATHERING PLACE

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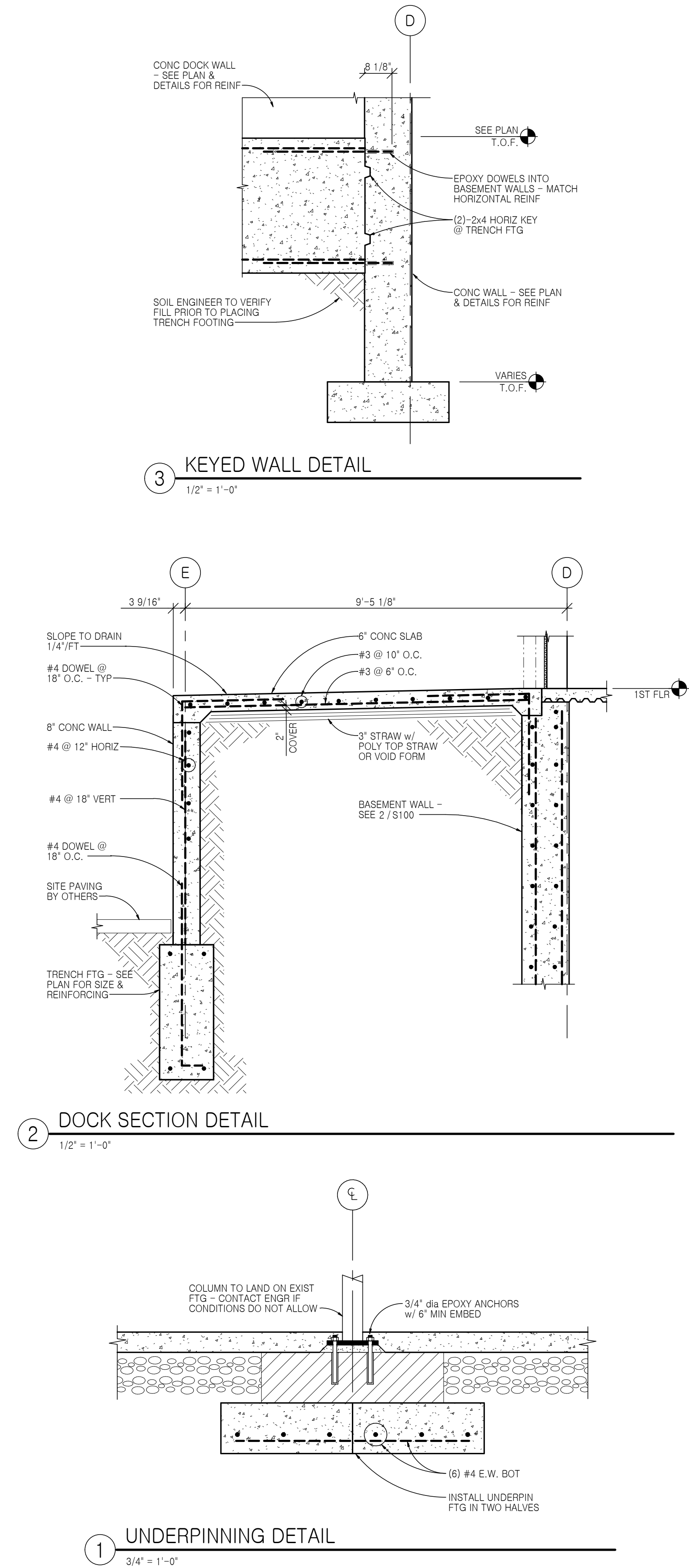
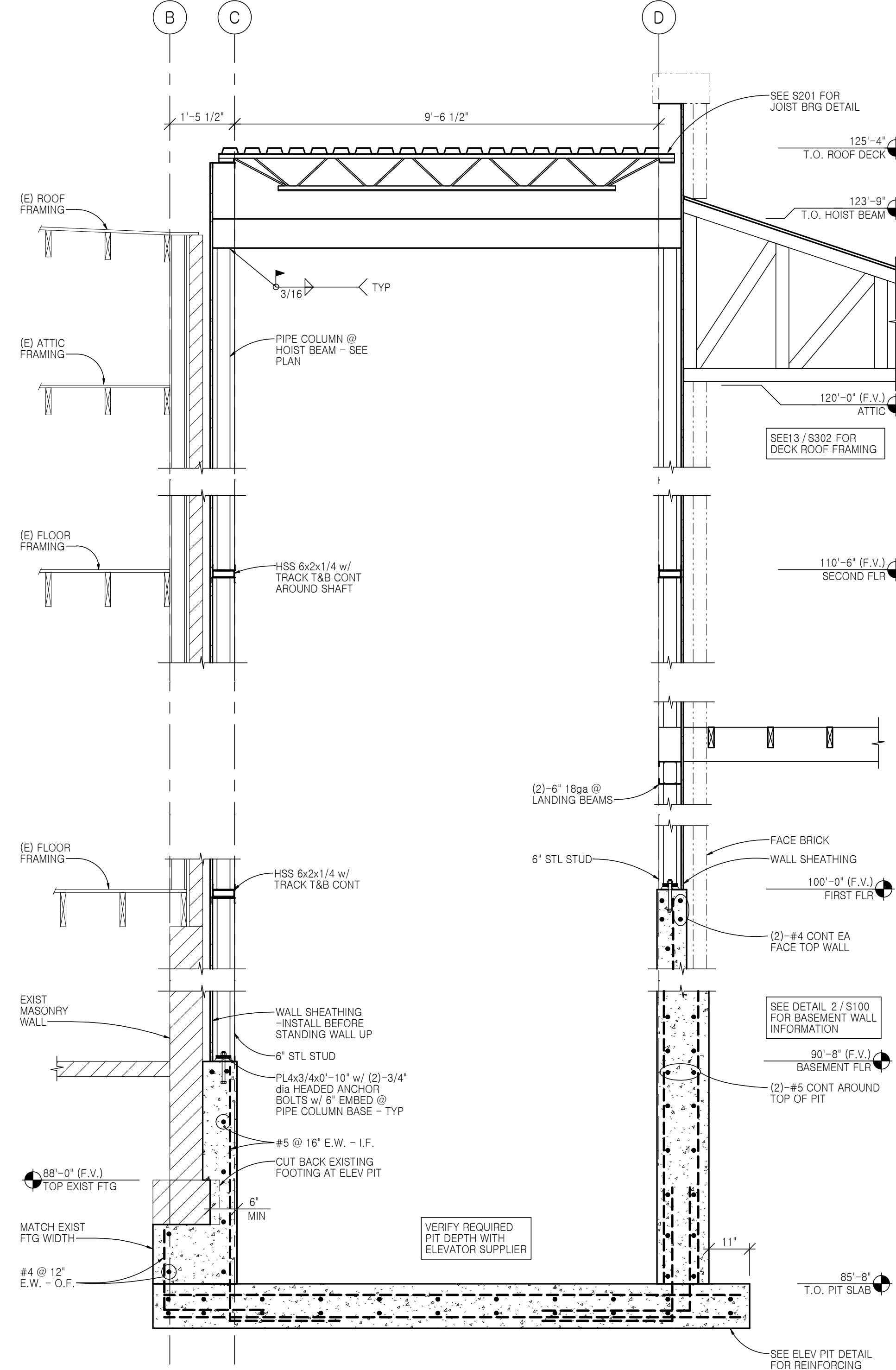
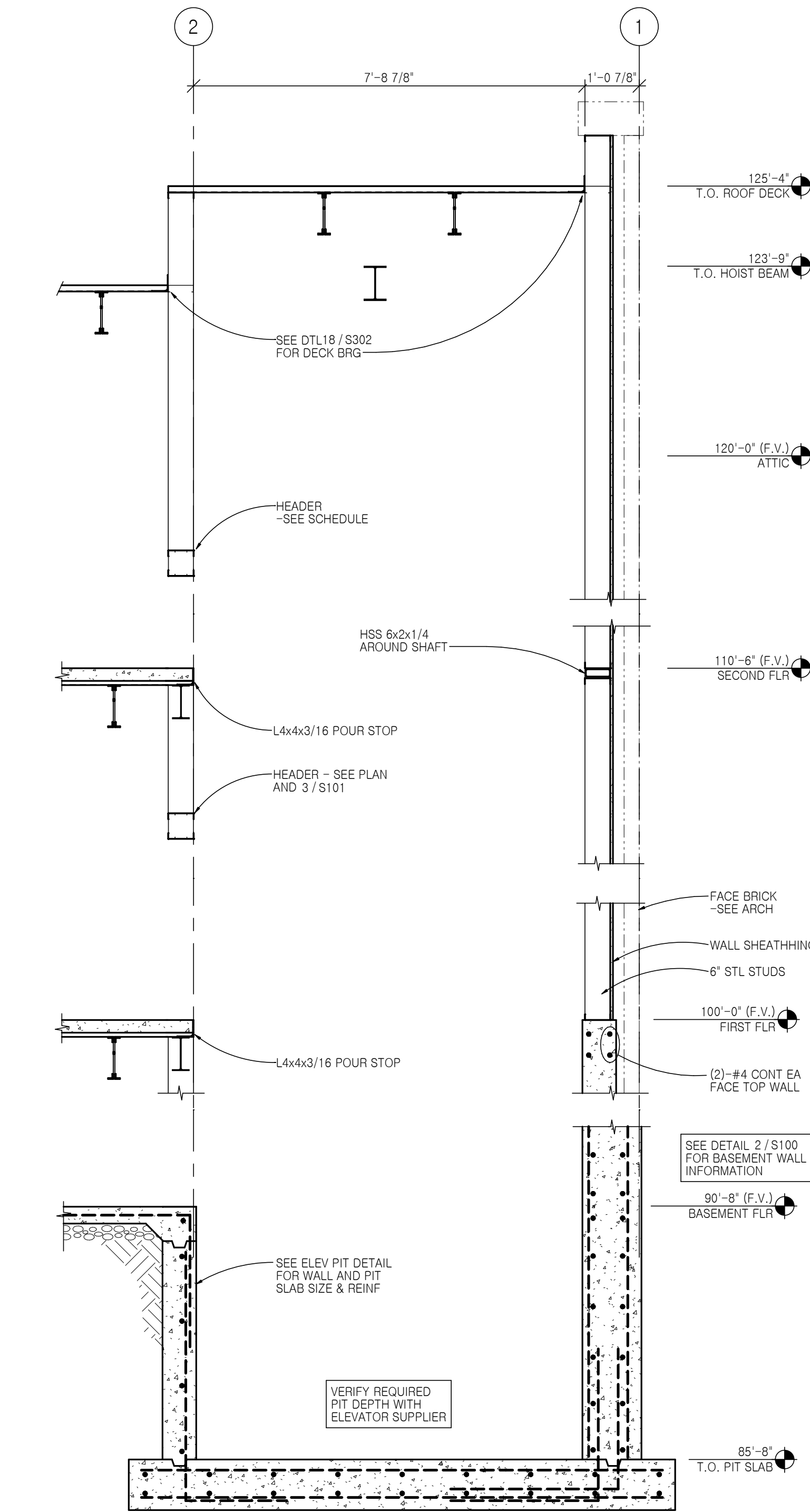
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S201

TYPICAL DETAILS



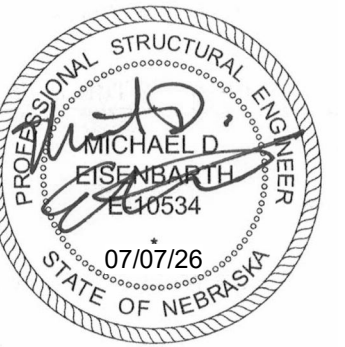
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811 S. 13th Street,
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p.402.477.7640
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GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7627
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LINCOLN, NEBRASKA 68512
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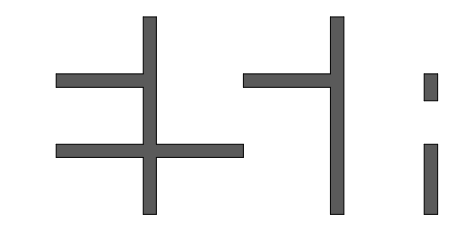
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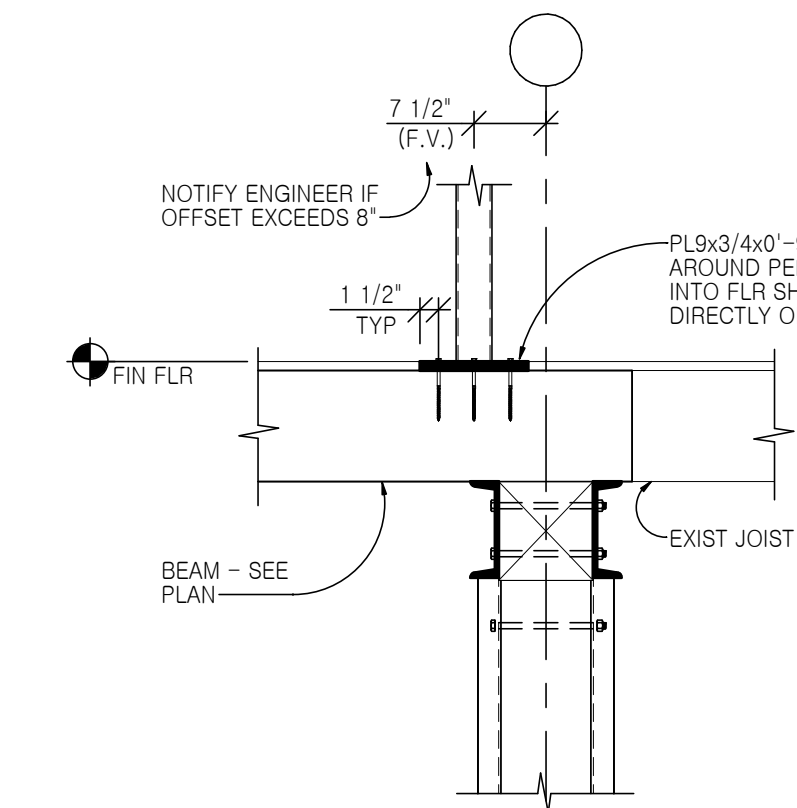
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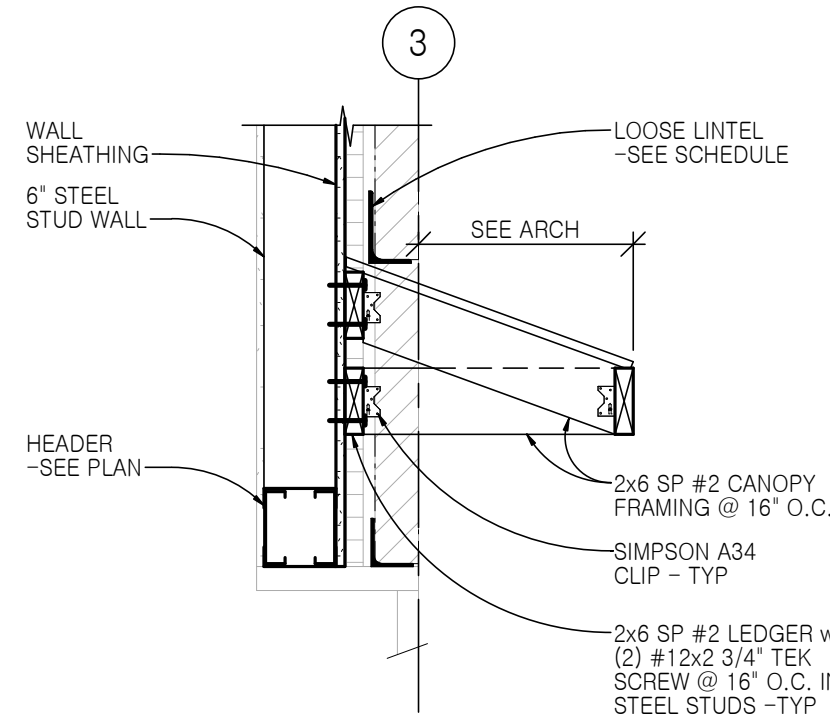
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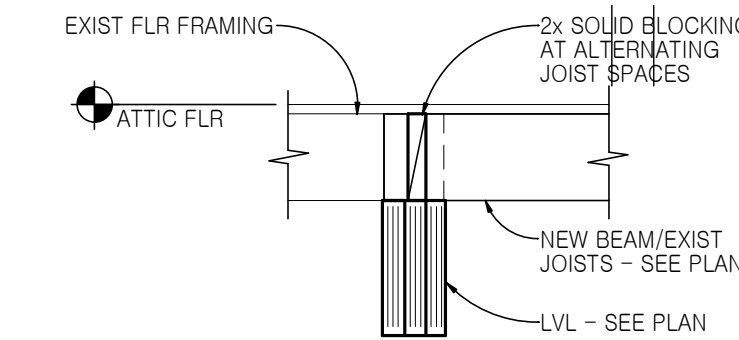
S300
DETAILS



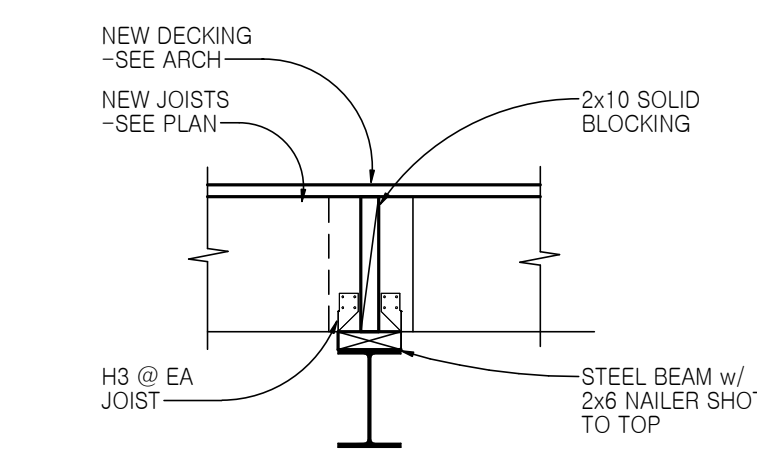
22 FRAMING DETAIL
3/4" = 1'-0"



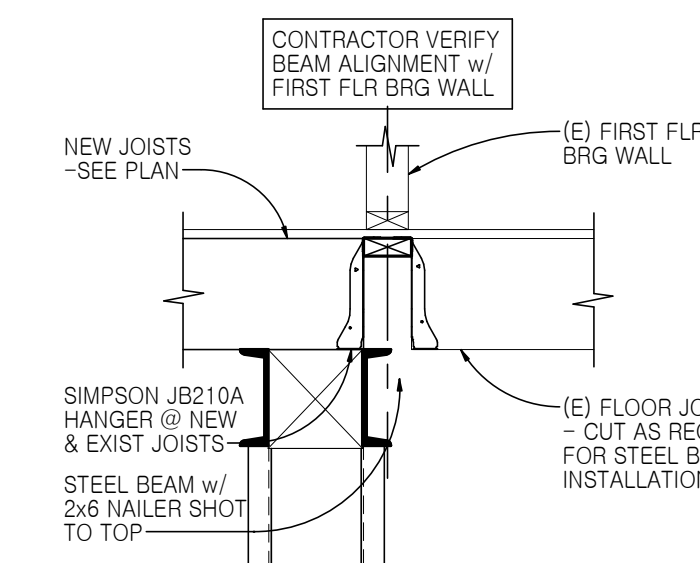
20 CANOPY DETAIL
3/4" = 1'-0"



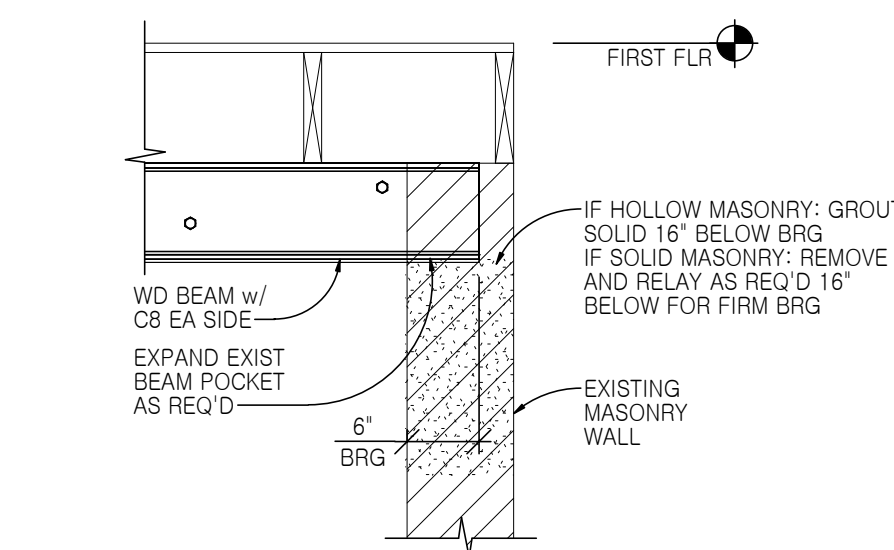
16 FRAMING DETAIL
3/4" = 1'-0"



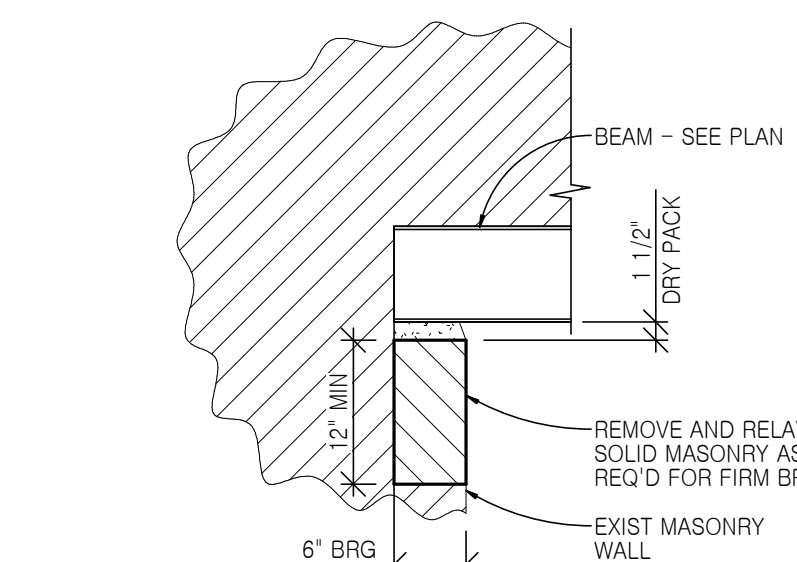
11 FRAMING DETAIL
3/4" = 1'-0"



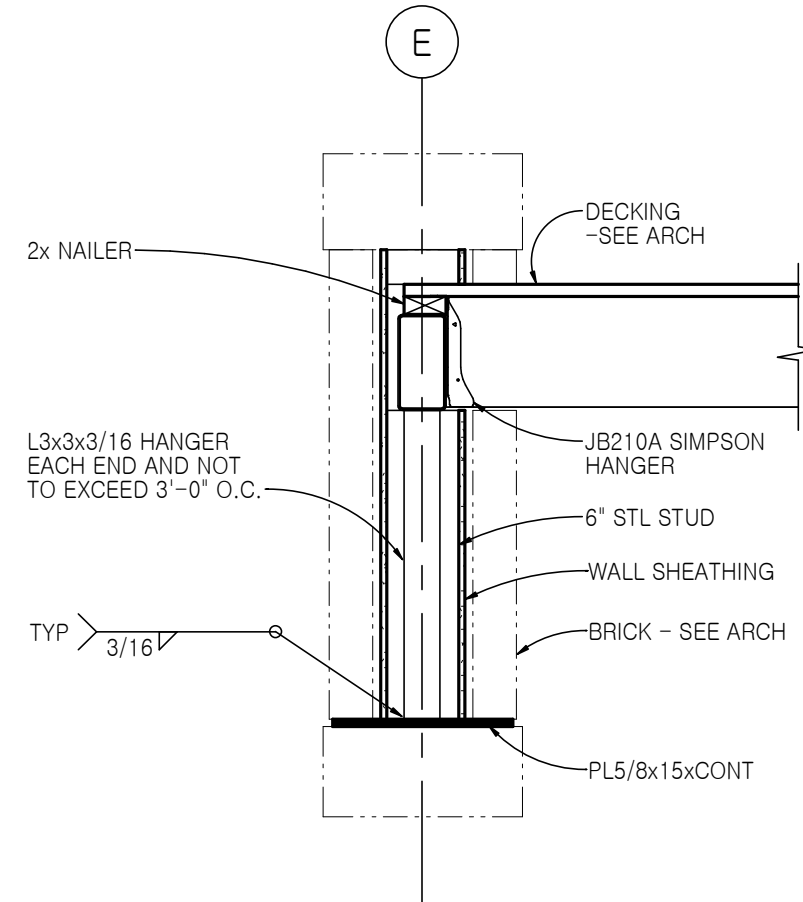
6 FRAMING DETAIL
3/4" = 1'-0"



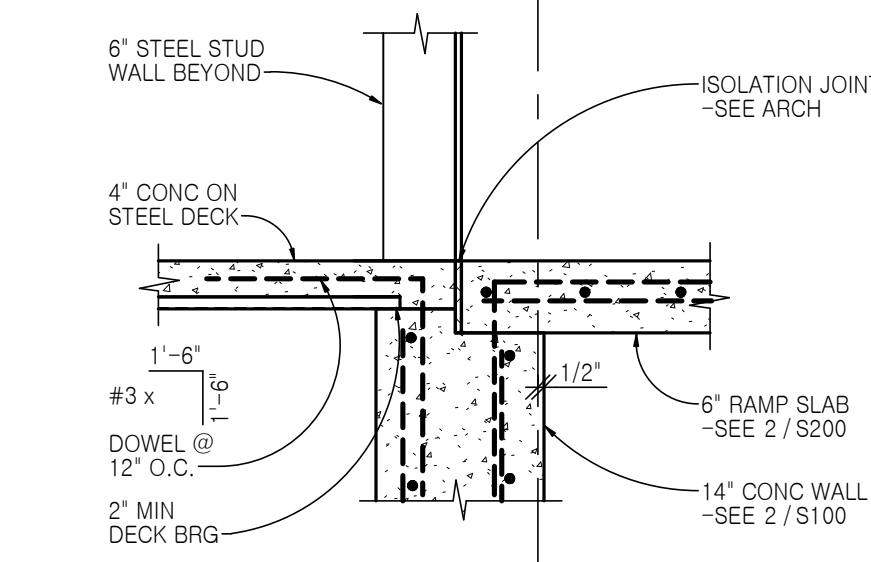
4 BM BRG ON MASONRY WALL DTL
3/4" = 1'-0"



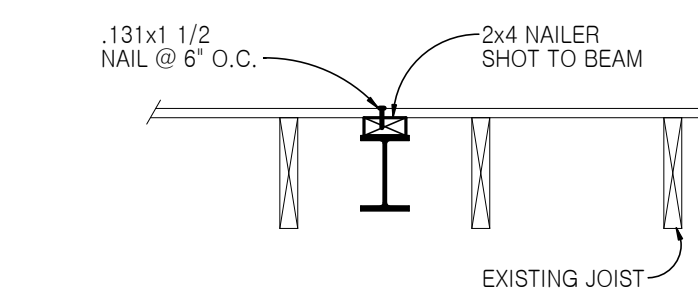
21 BEAM BEARING DETAIL
3/4" = 1'-0"



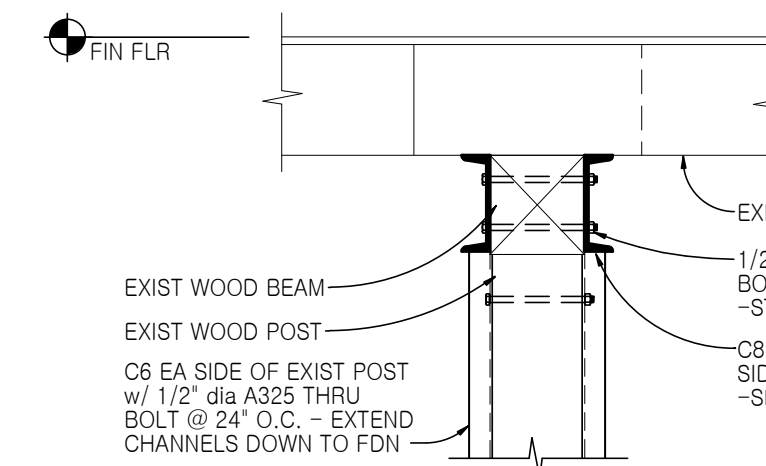
19 BALCONY CONNECTION DETAIL
3/4" = 1'-0"



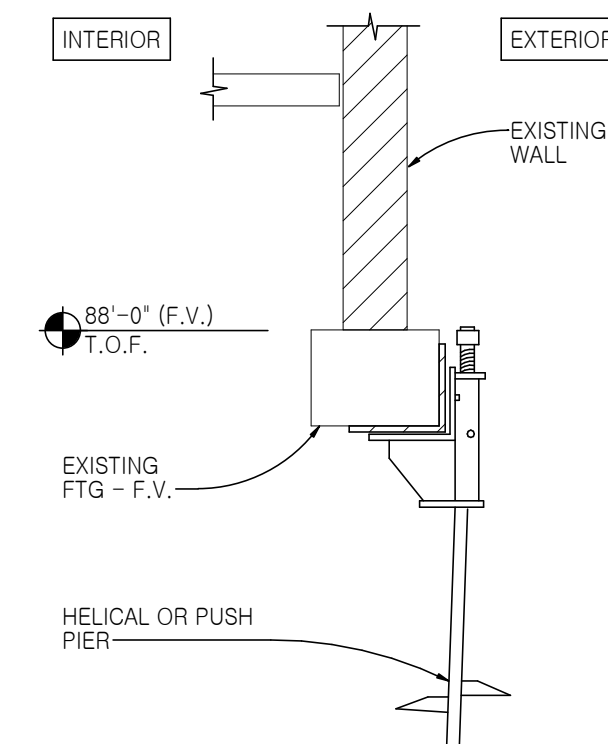
15 DECK BEARING DETAIL
3/4" = 1'-0"



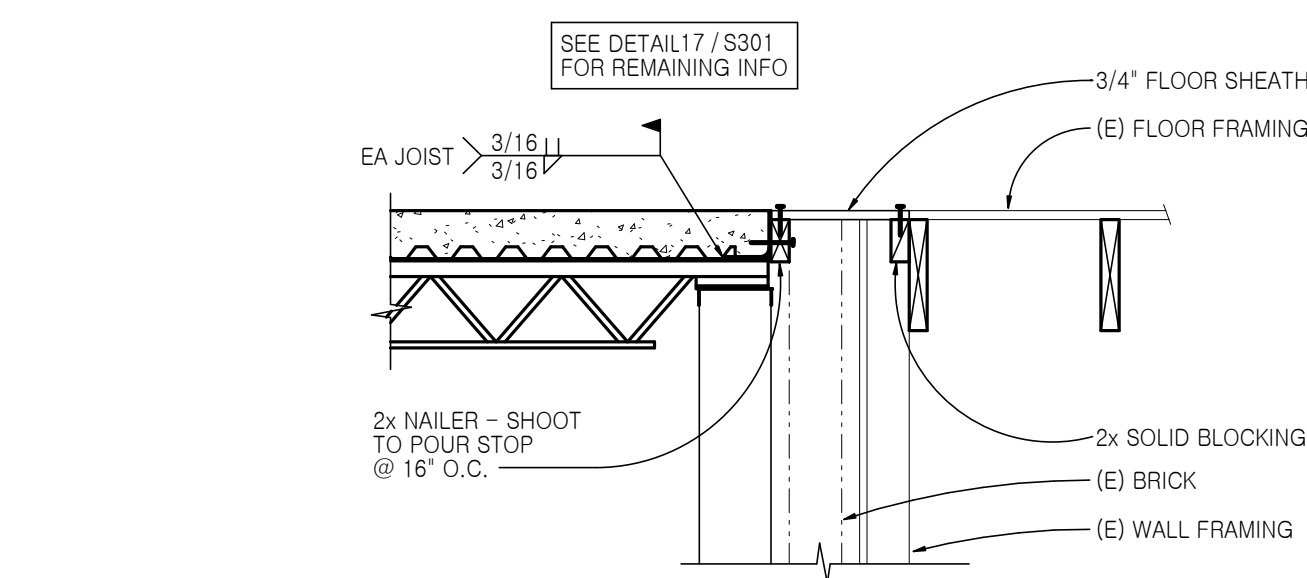
10 FLOOR FRAMING DETAIL
3/4" = 1'-0"



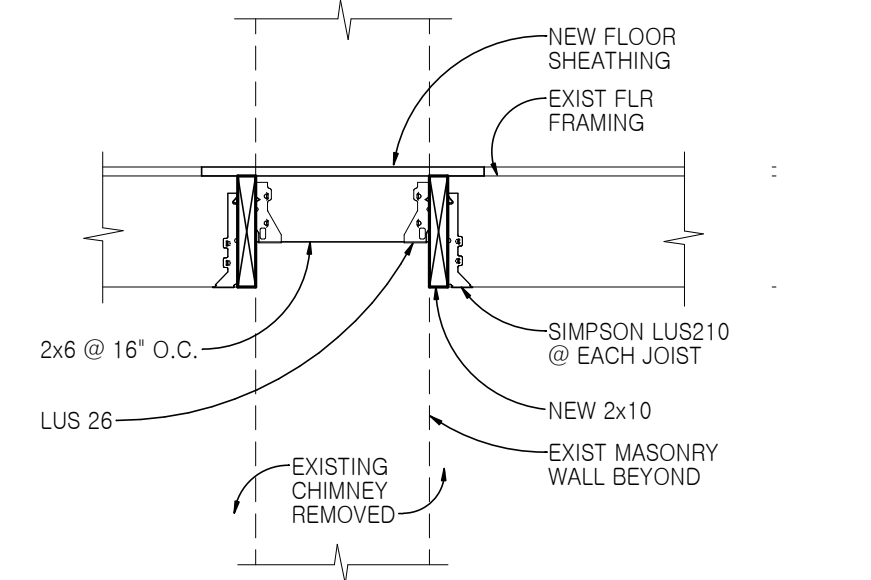
5 BEAM REINFORCING DETAIL
3/4" = 1'-0"



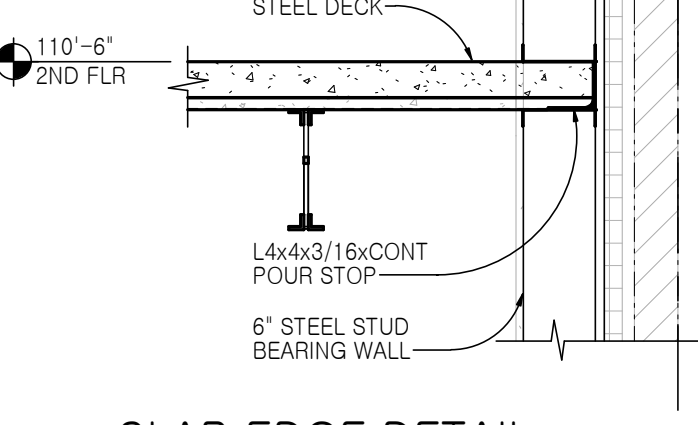
3 HELICAL/PUSH PIER DETAIL
1/2" = 1'-0"



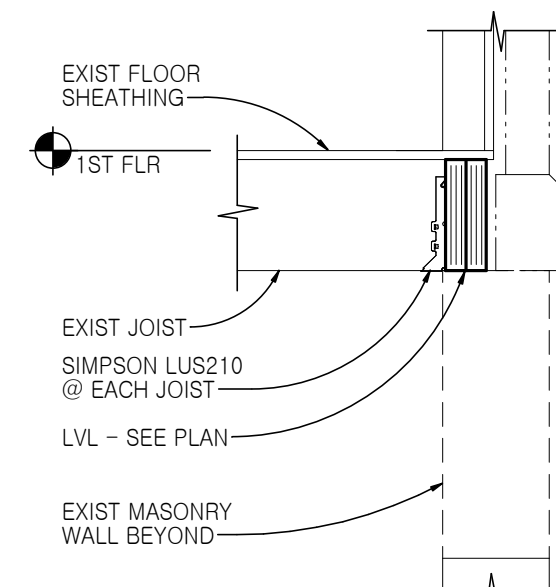
18 DETAIL AT FLOOR TRANSITION
3/4" = 1'-0"



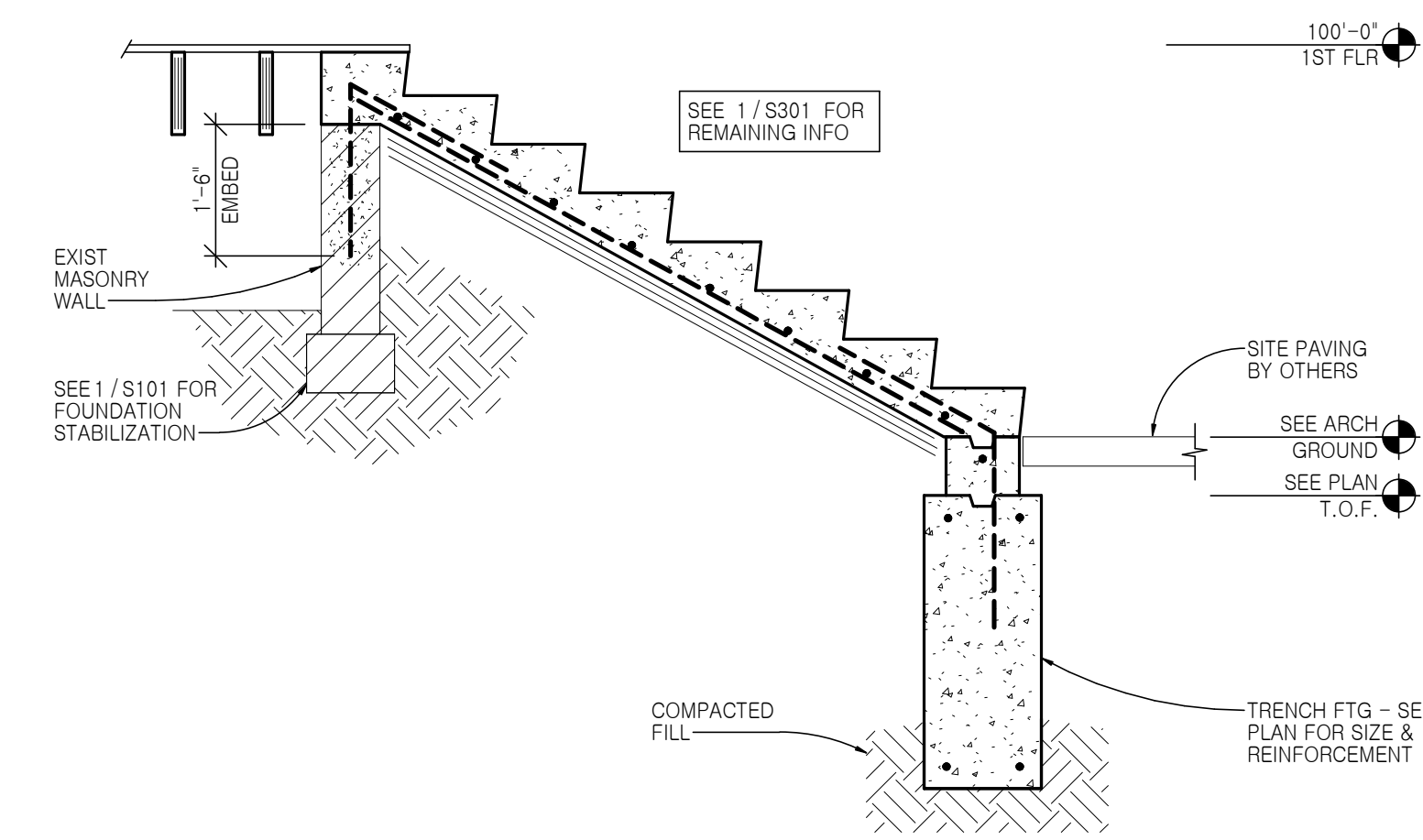
14 CHIMNEY INFILL DETAIL
3/4" = 1'-0"



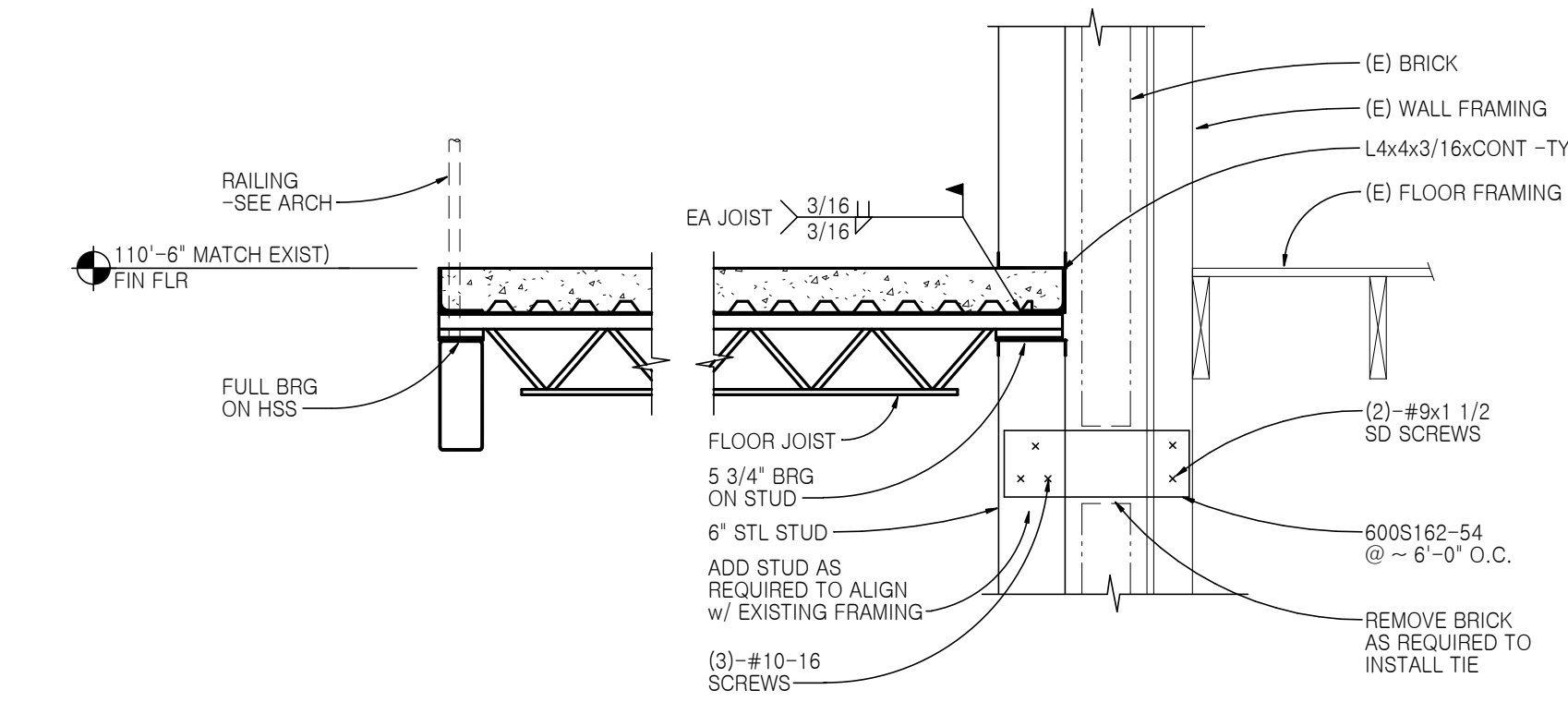
9 SLAB EDGE DETAIL
3/4" = 1'-0"



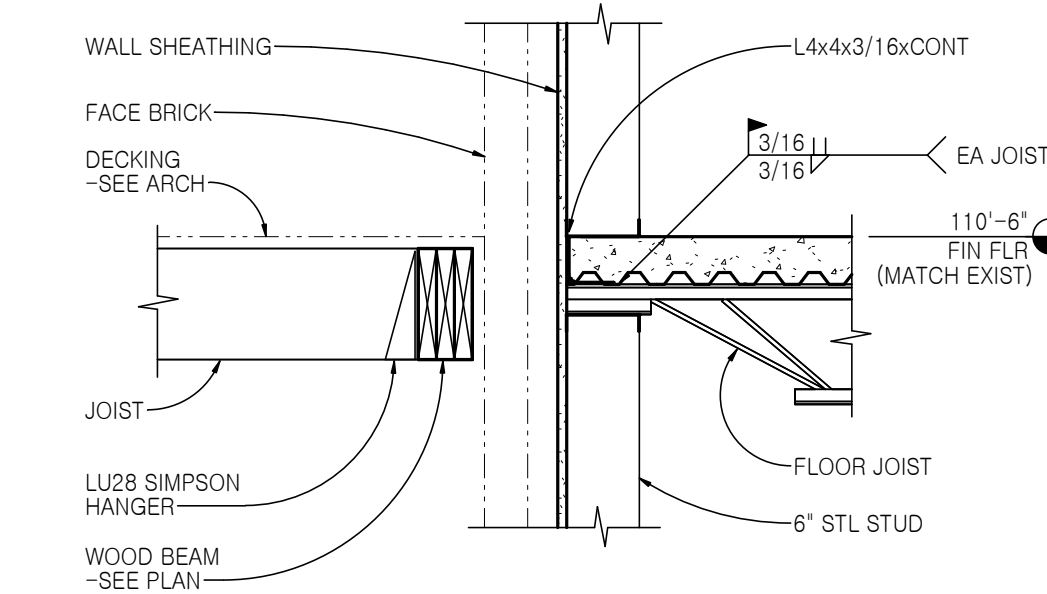
8 LINTEL REPLACEMENT DETAIL
3/4" = 1'-0"



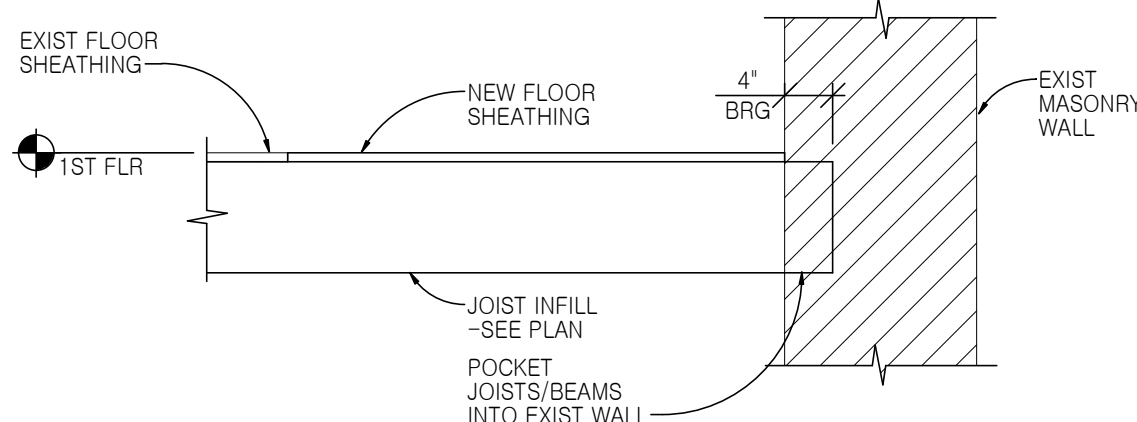
2 FRONT STAIR DETAIL
1/2" = 1'-0"



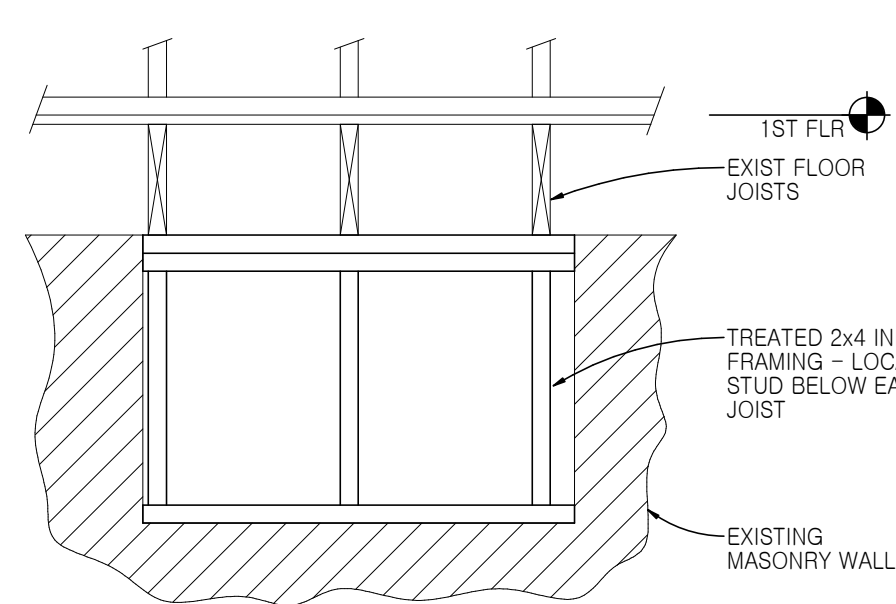
17 FLOOR DETAIL
3/4" = 1'-0"



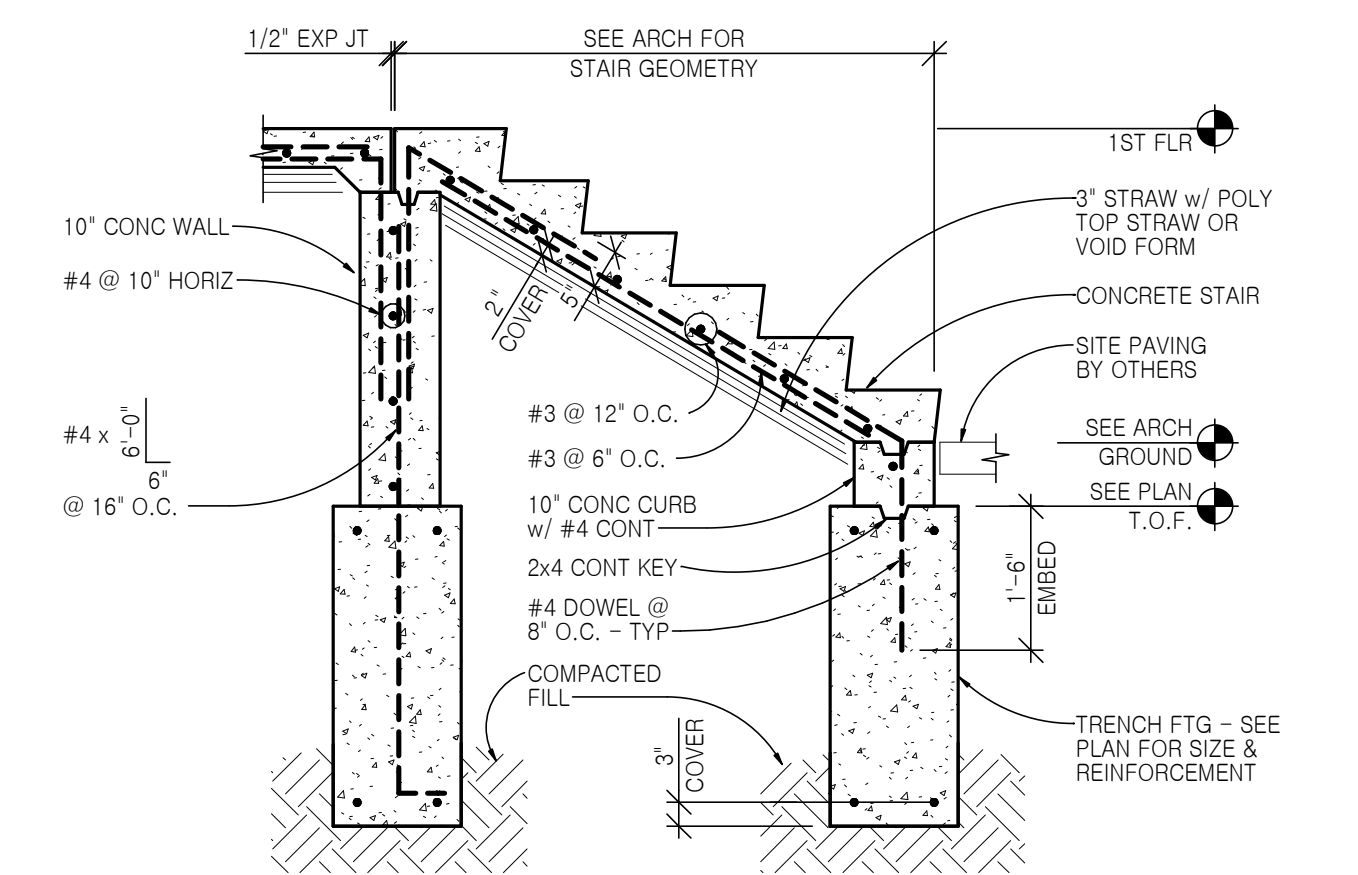
13 FLOOR DETAIL
3/4" = 1'-0"



12 STAIR INFILL DETAIL
3/4" = 1'-0"



7 WINDOW INFILL DETAIL
3/4" = 1'-0"



1 CONCRETE STAIR DETAIL
1/2" = 1'-0"

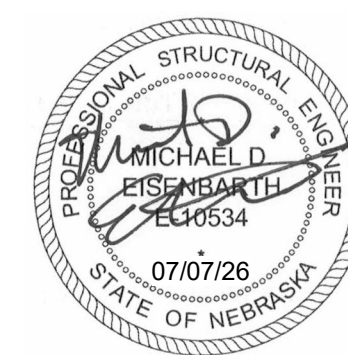
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Erickson Sullivan Architects
Certificate of Authorization No: CA-49491

CONSULTANTS:

STRUCTURAL ENGINEER:
RO YOUKER
STRUCTURAL ENGINEERING
811 S. 13th Street, Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:
GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100 Lincoln, Nebraska 68510
Tel. (402) 489-7827
Certificate of Authorization No: CA-0405

CIVIL ENGINEER:
REGA
ENGINEERING
601 OLD CENNEY RD, SUITE A LINCOLN, NEBRASKA 68512
Tel. (402) 484-7542
Certificate of Authorization No: CA-1678



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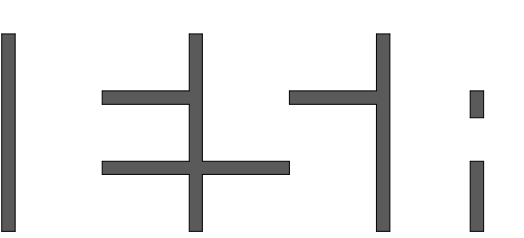
919 S 12TH ST
LINCOLN, NE 68508

PROJECT NO. 25525

CONSTRUCTION DOCUMENTS

DATE: JULY 7, 2026

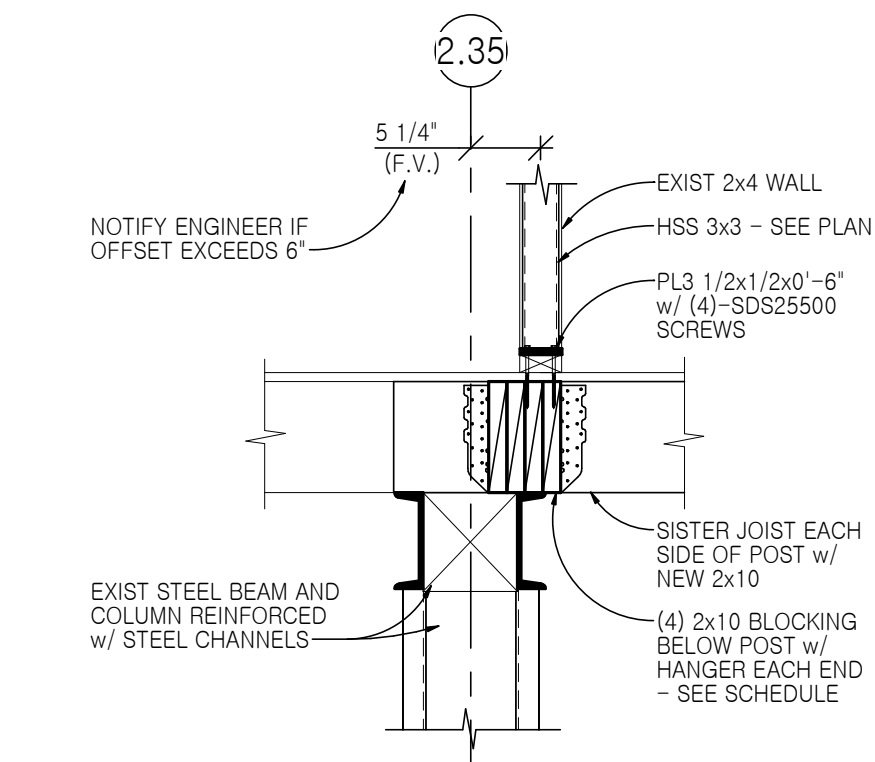
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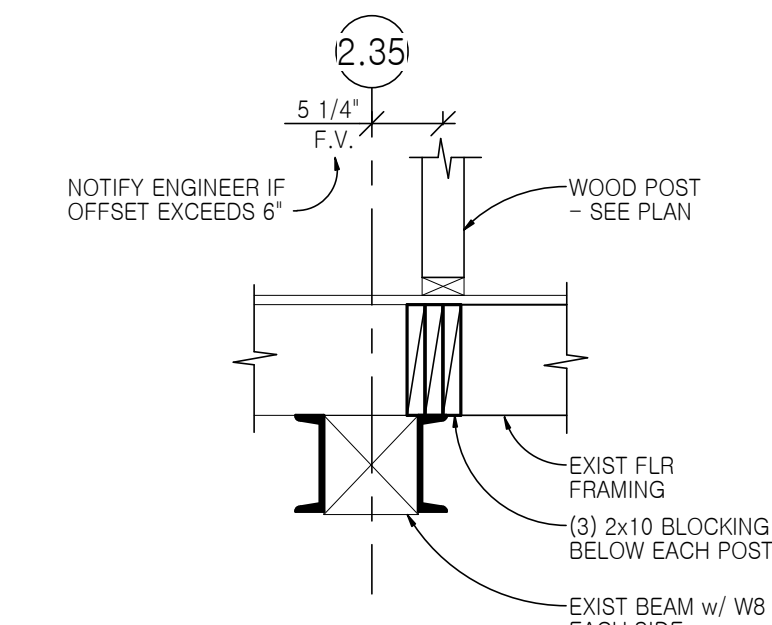
110 S. 14TH STREET, SUITE 200
LINCOLN, NE 68508 TEL. 402.475/787

S301
DETAILS



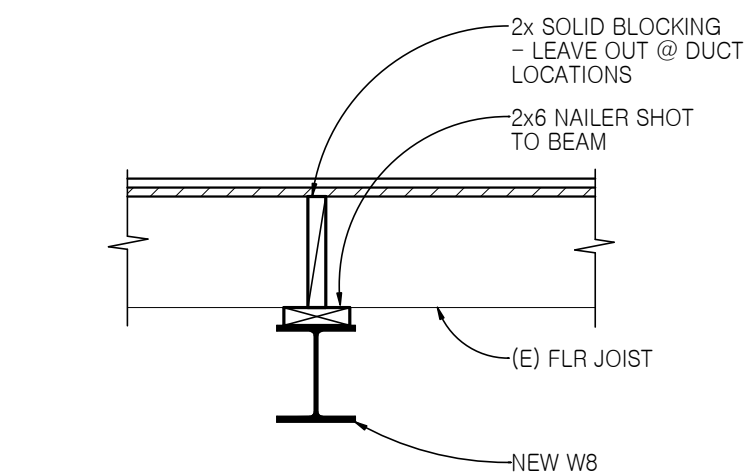
22 DETAIL AT STEEL POST

3/4" = 1'-0"



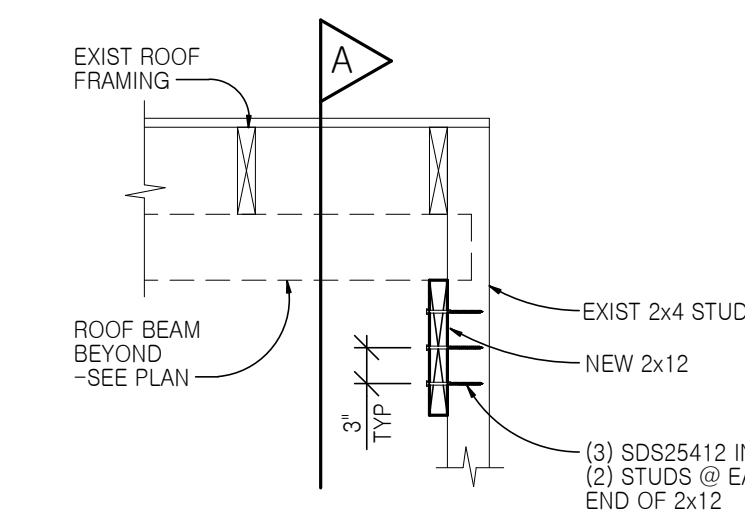
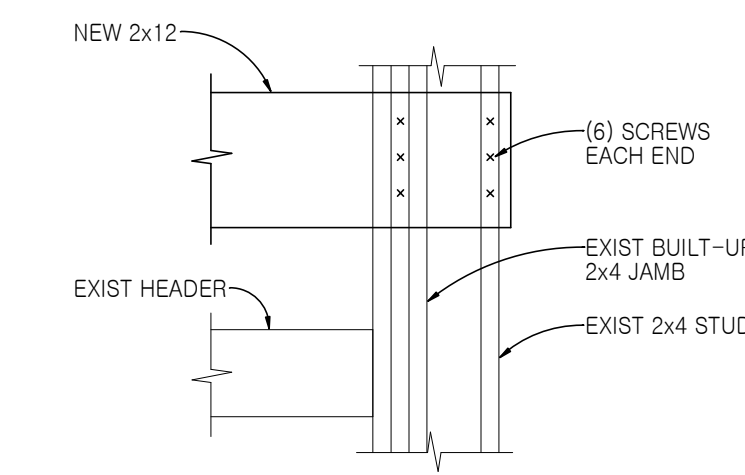
21 DETAIL AT WOOD POST

3/4" = 1'-0"



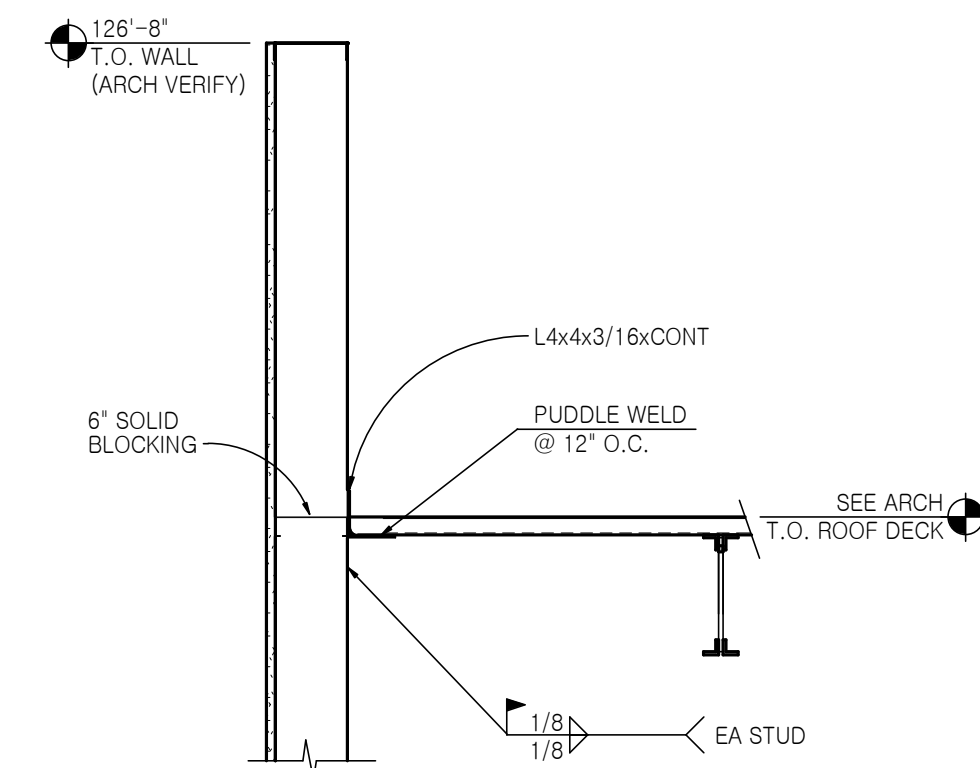
20 FLOOR FRAMING DETAIL

3/4" = 1'-0"



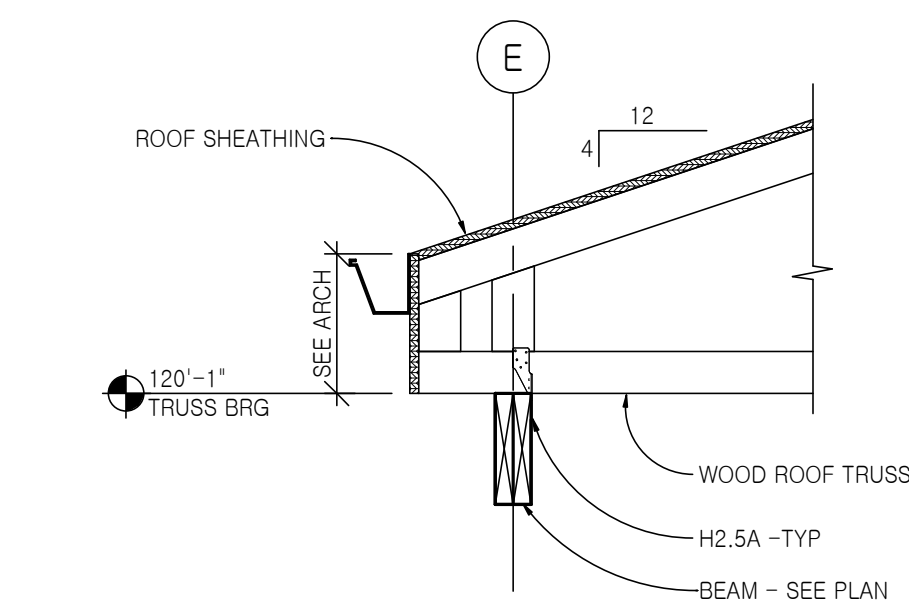
19 ROOF BEAM SUPPORT DETAIL

3/4" = 1'-0"



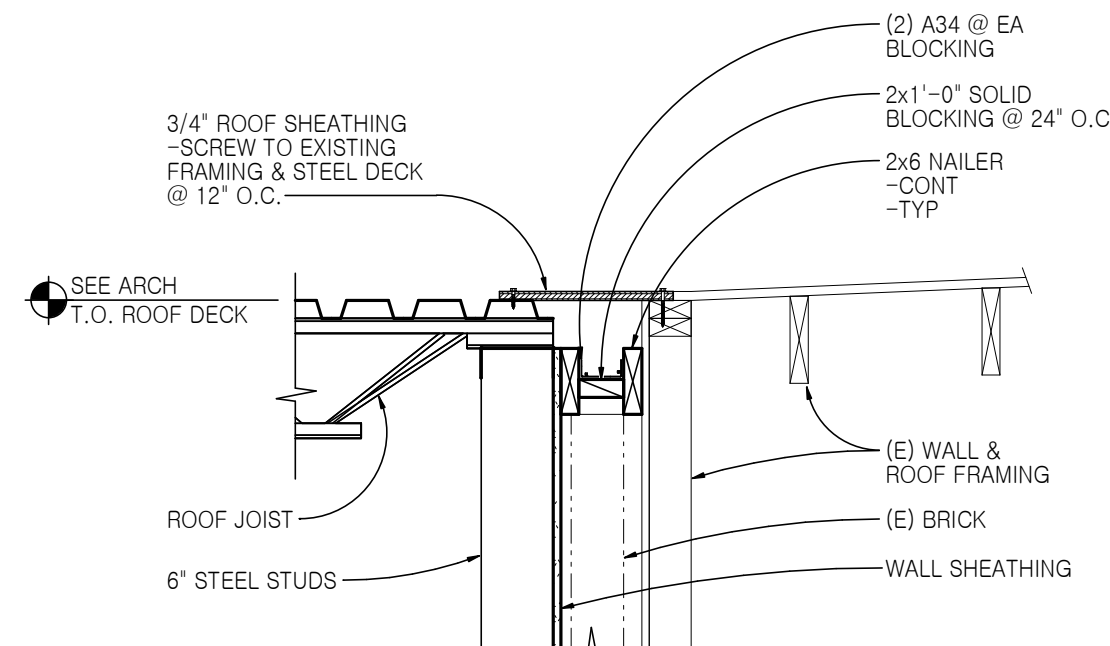
18 ROOF DETAIL

3/4" = 1'-0"



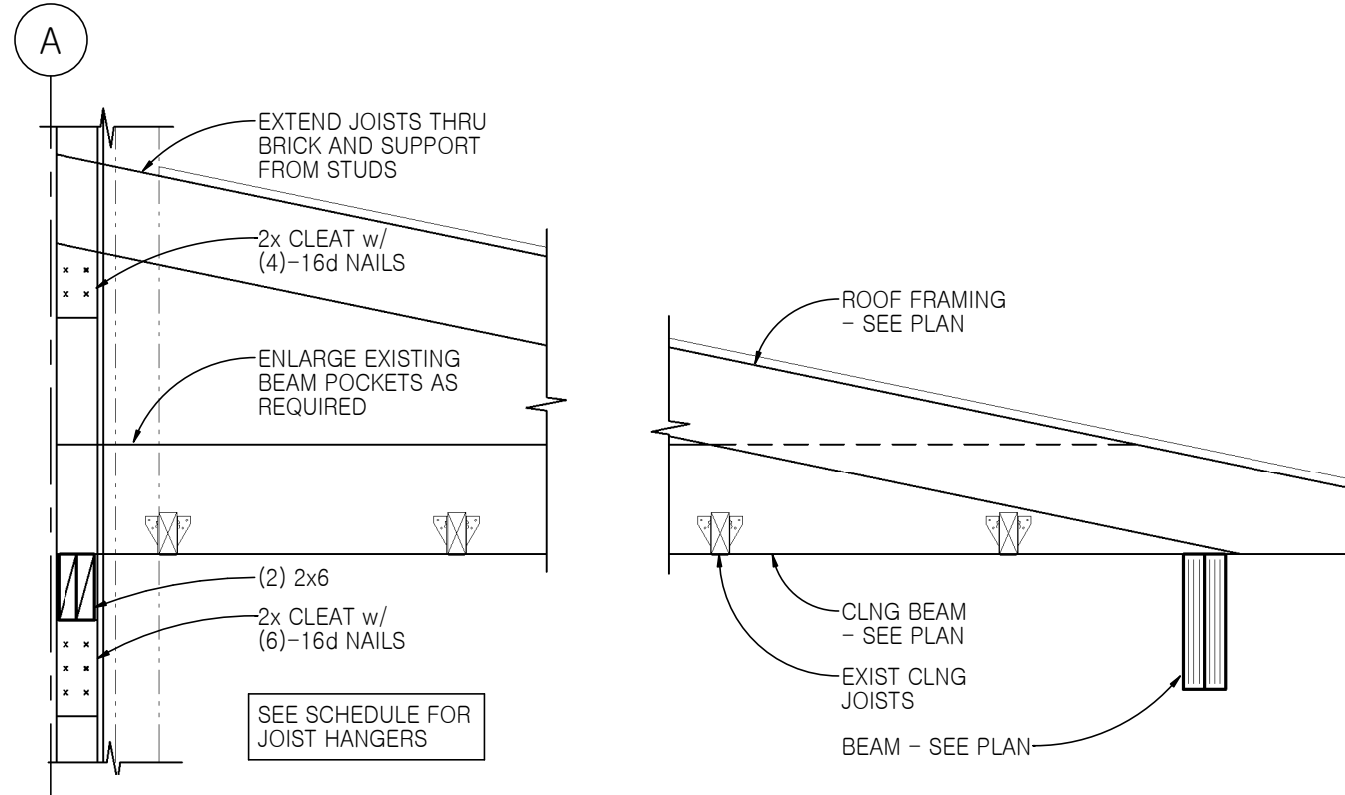
17 ROOF DETAIL

3/4" = 1'-0"



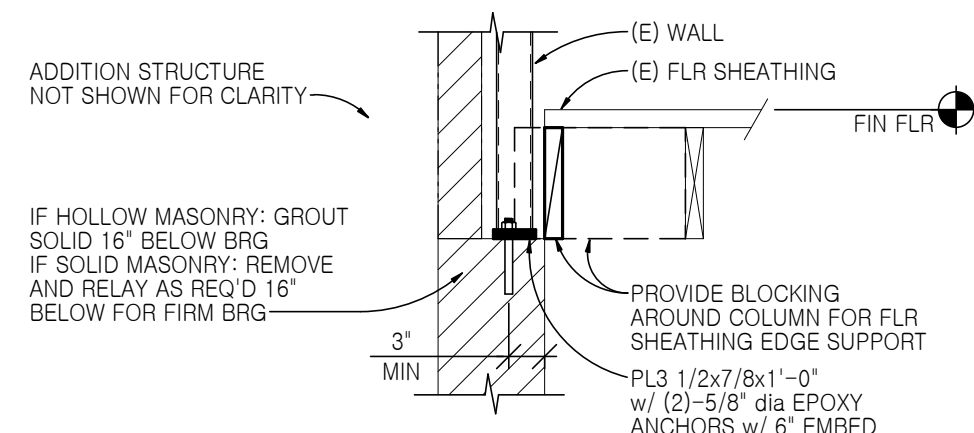
16 ROOF DETAIL

3/4" = 1'-0"



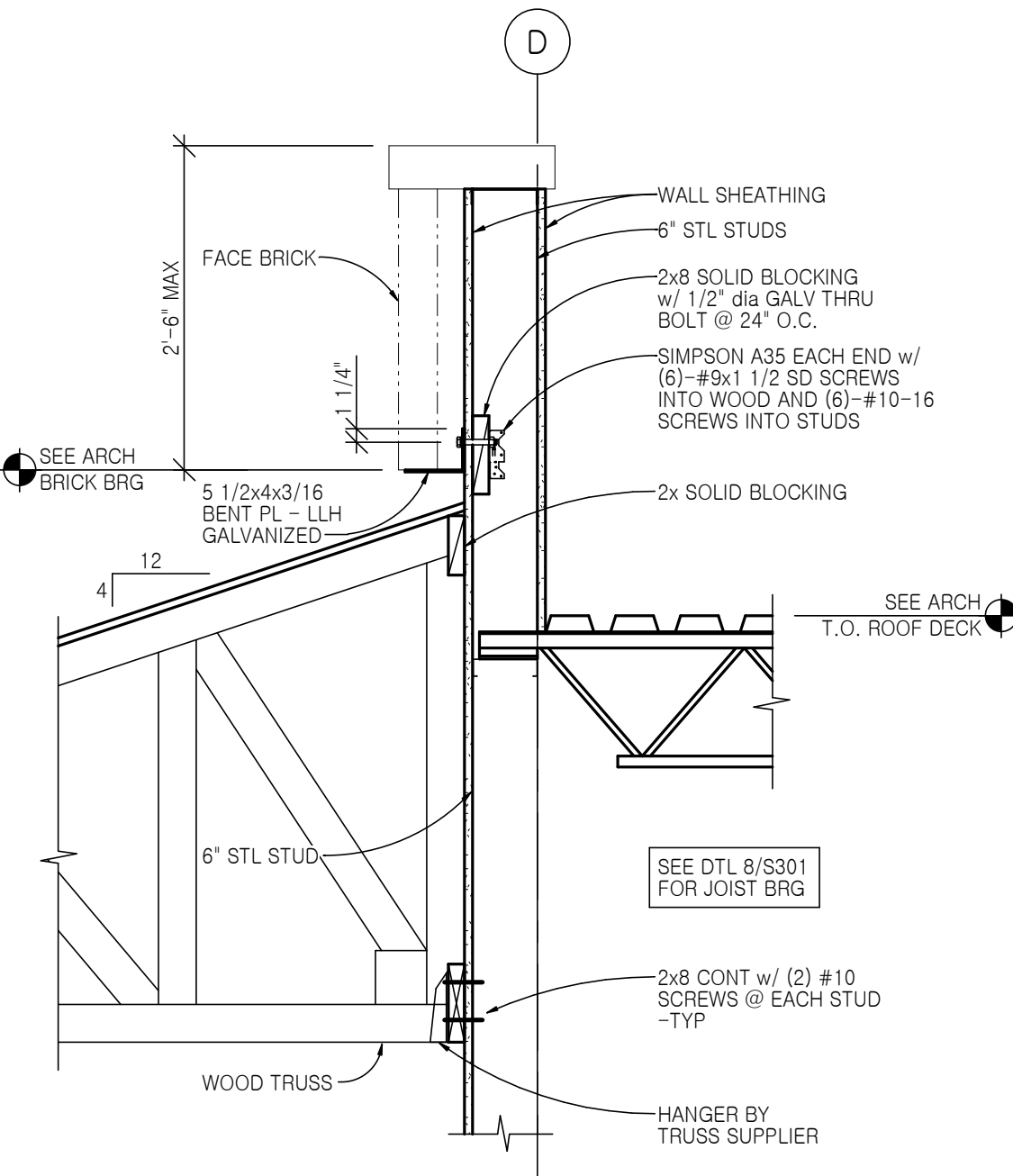
15 FRONT PORCH ROOF FRAMING DETAIL

3/4" = 1'-0"



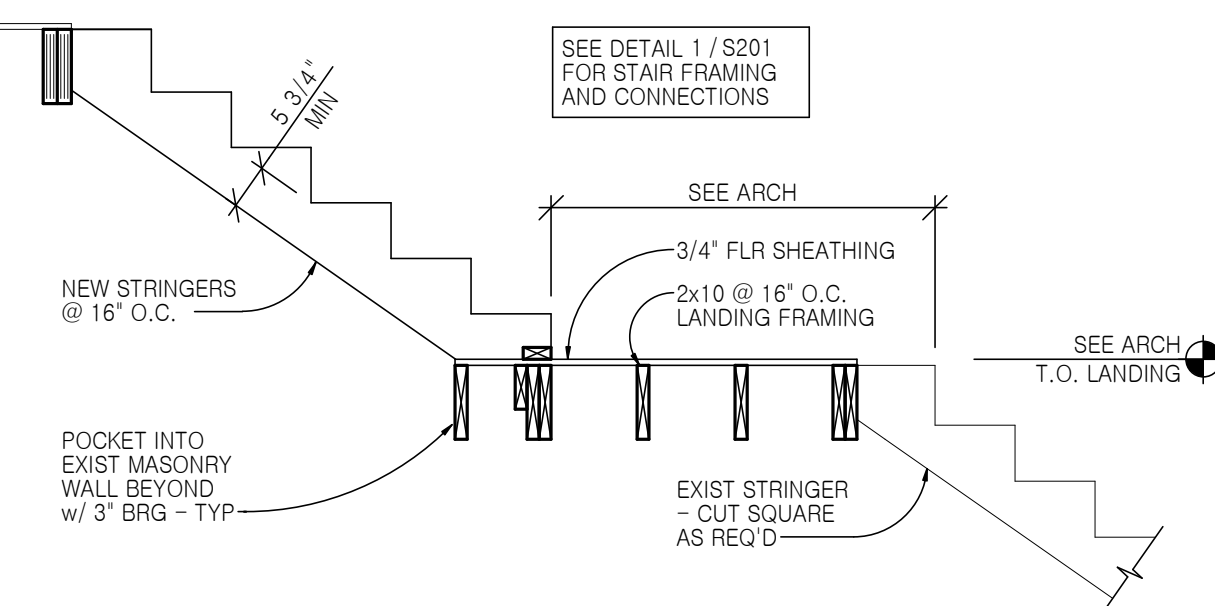
14 POST BASE DETAIL

3/4" = 1'-0"



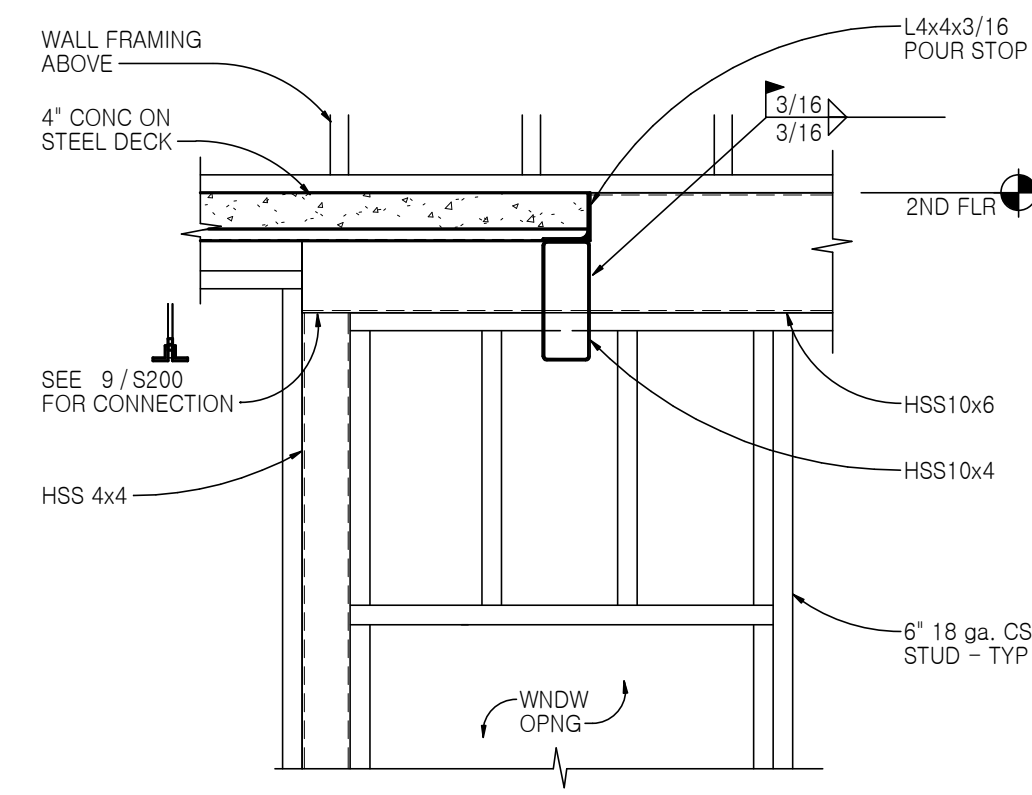
13 BRICK AND TRUSS SUPPORT DETAIL

3/4" = 1'-0"



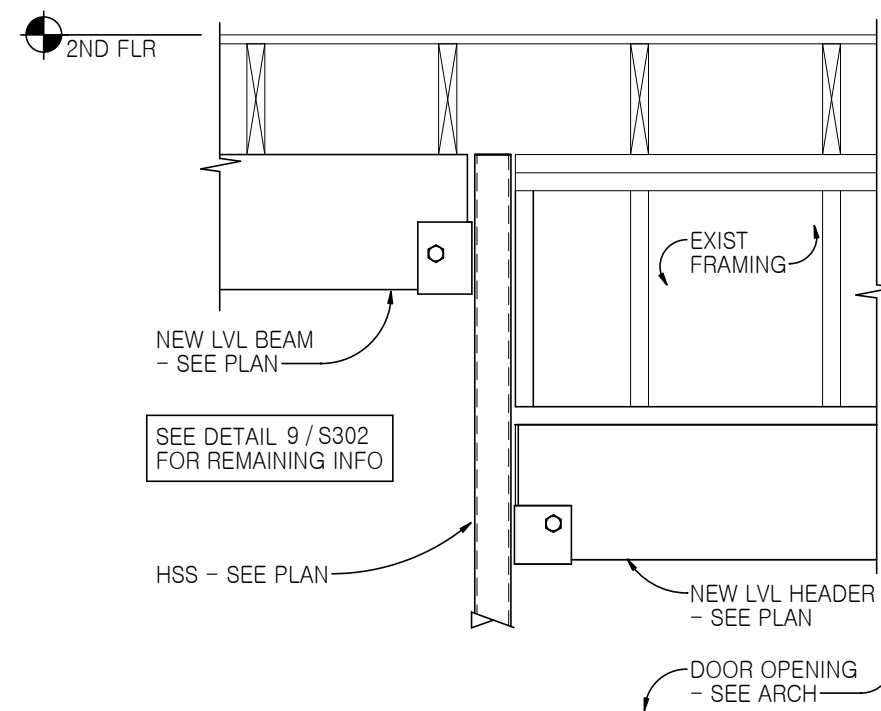
12 STAIR FRAMING DETAIL

1/2" = 1'-0"



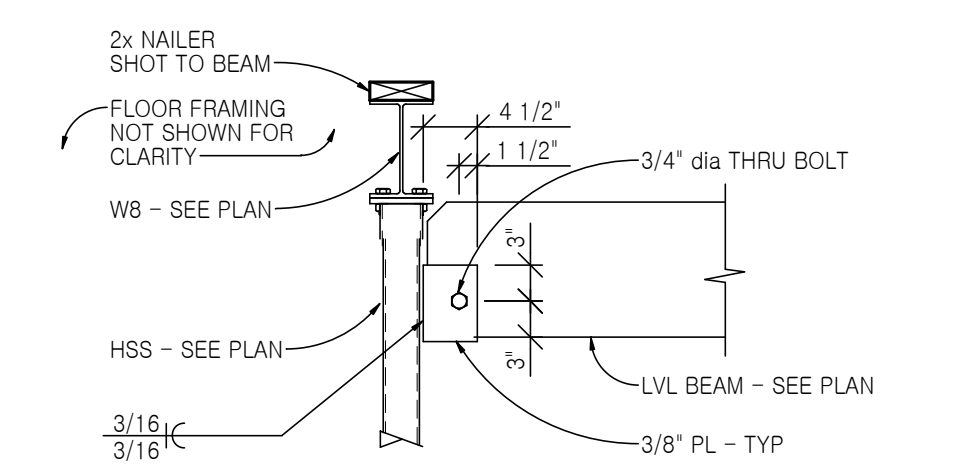
11 FRAMING DETAIL

3/4" = 1'-0"



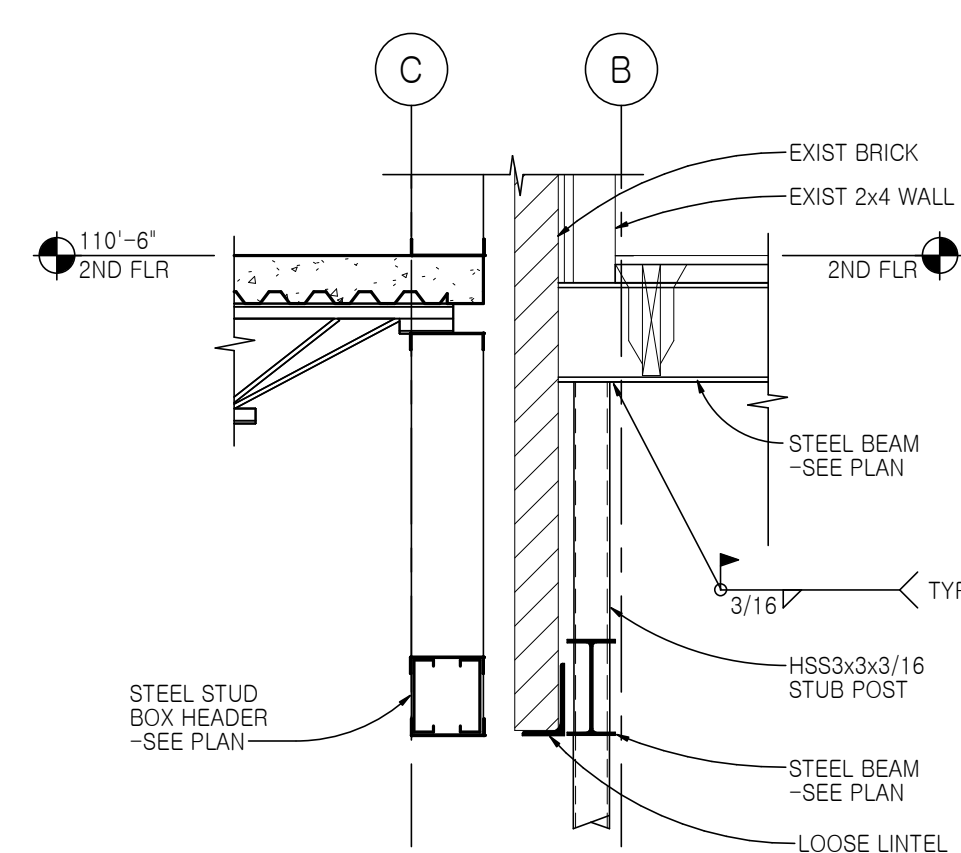
10 FRAMING DETAIL

3/4" = 1'-0"



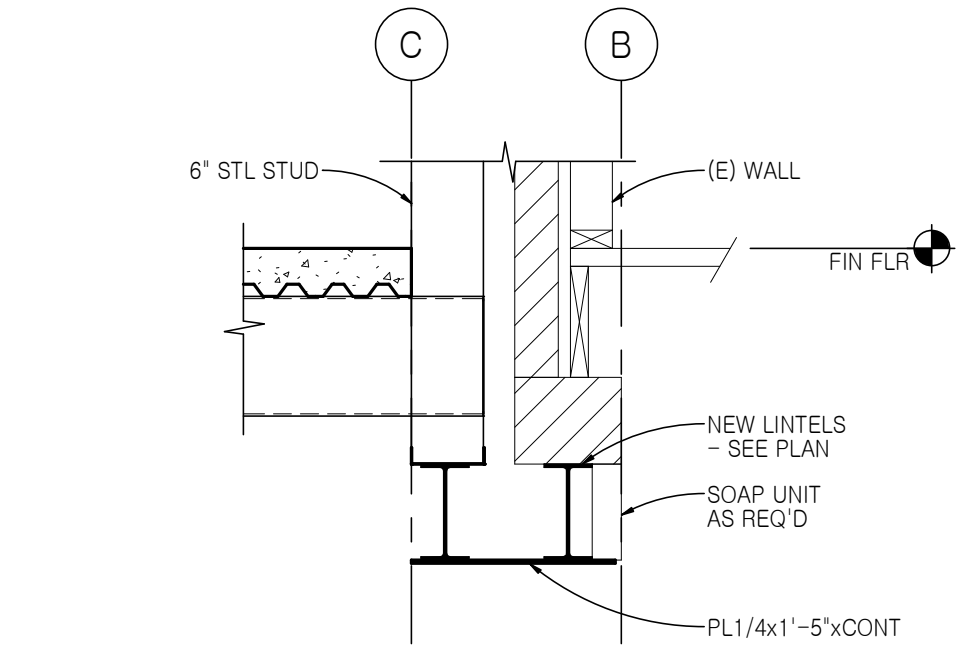
9 FRAMING DETAIL

3/4" = 1'-0"



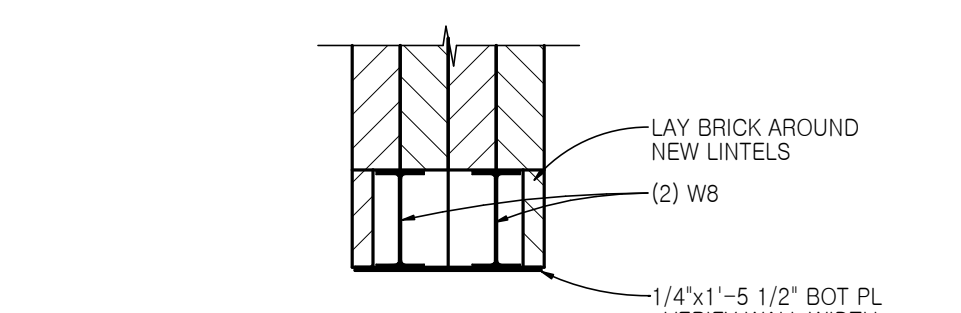
8 LINTEL DETAIL

3/4" = 1'-0"



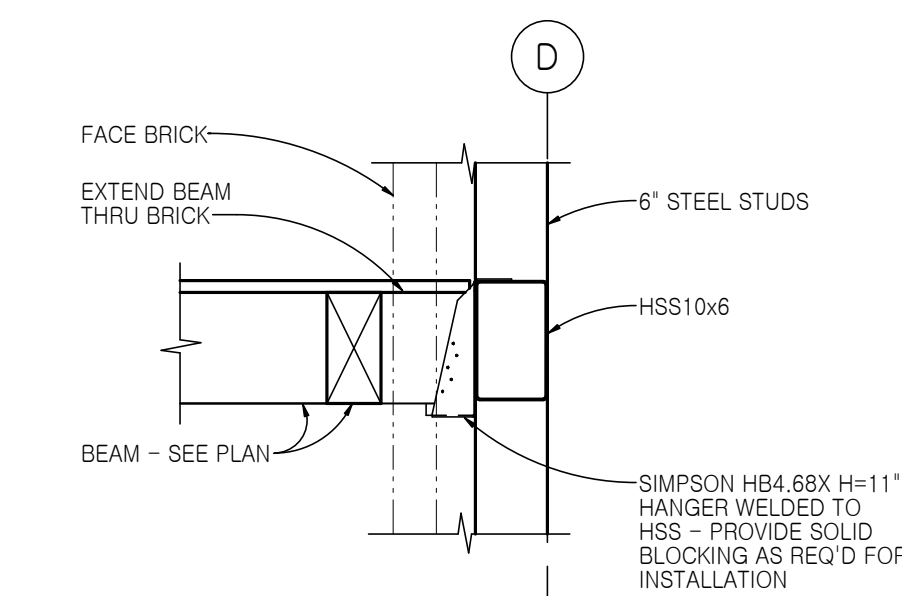
7 LINTEL DETAIL

3/4" = 1'-0"



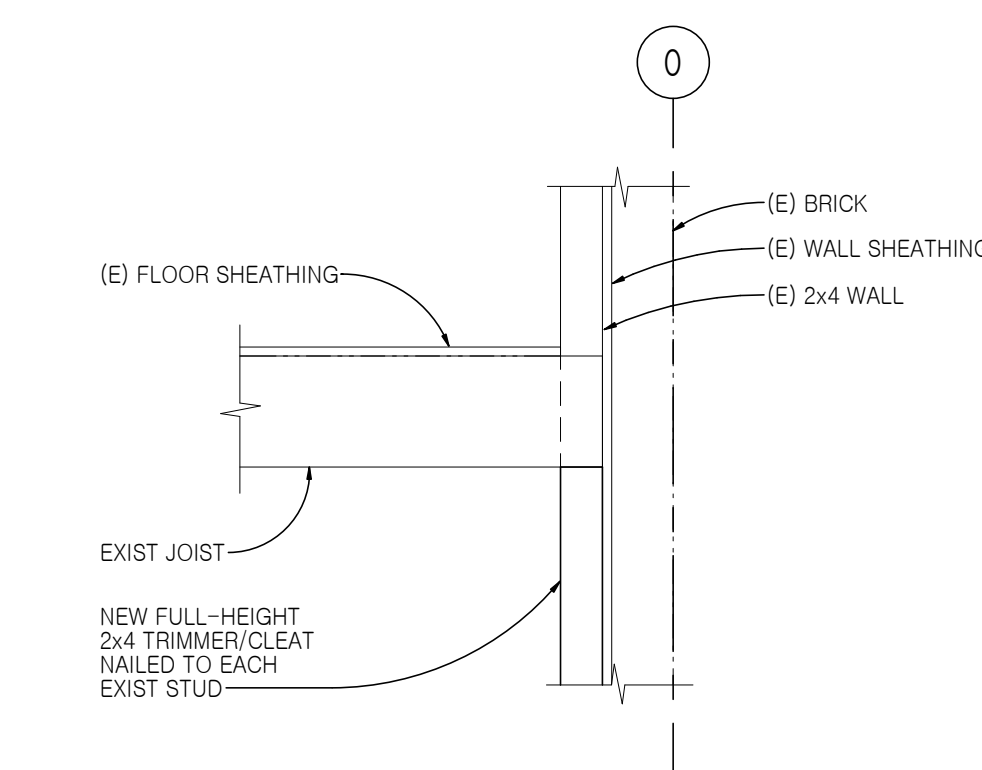
6 LINTEL DETAIL

3/4" = 1'-0"



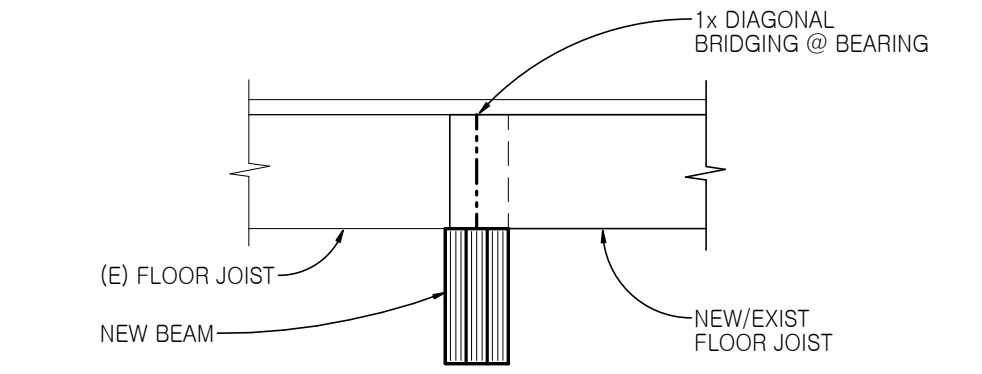
5 DECK BEAM SUPPORT DTL

3/4" = 1'-0"



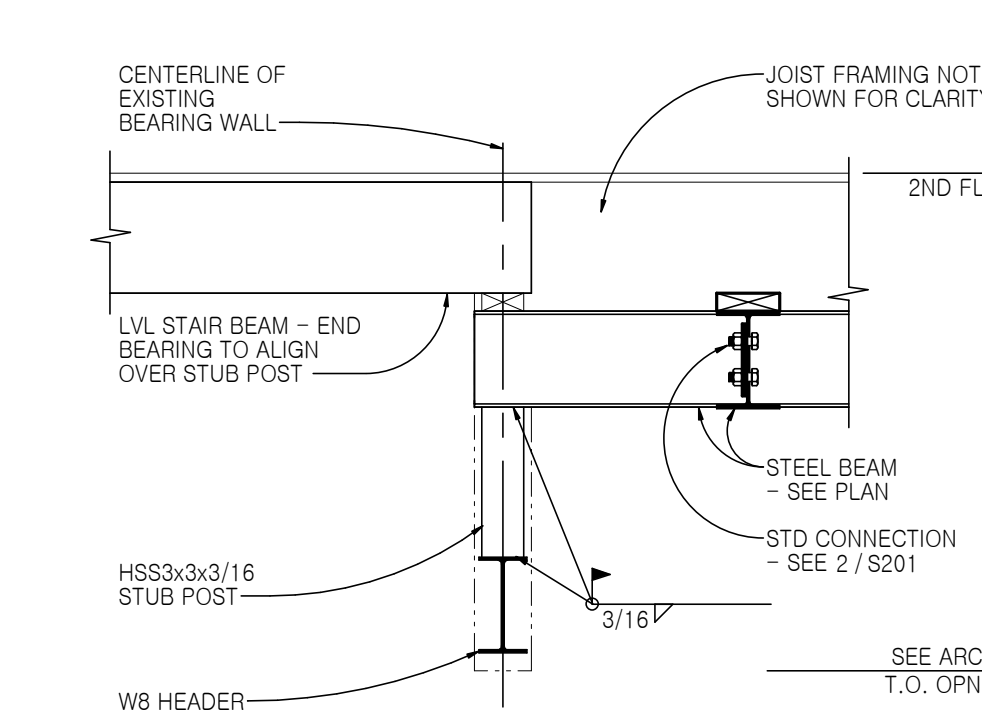
4 TYP SECOND FLR JOIST SUPPORT DTL

3/4" = 1'-0"



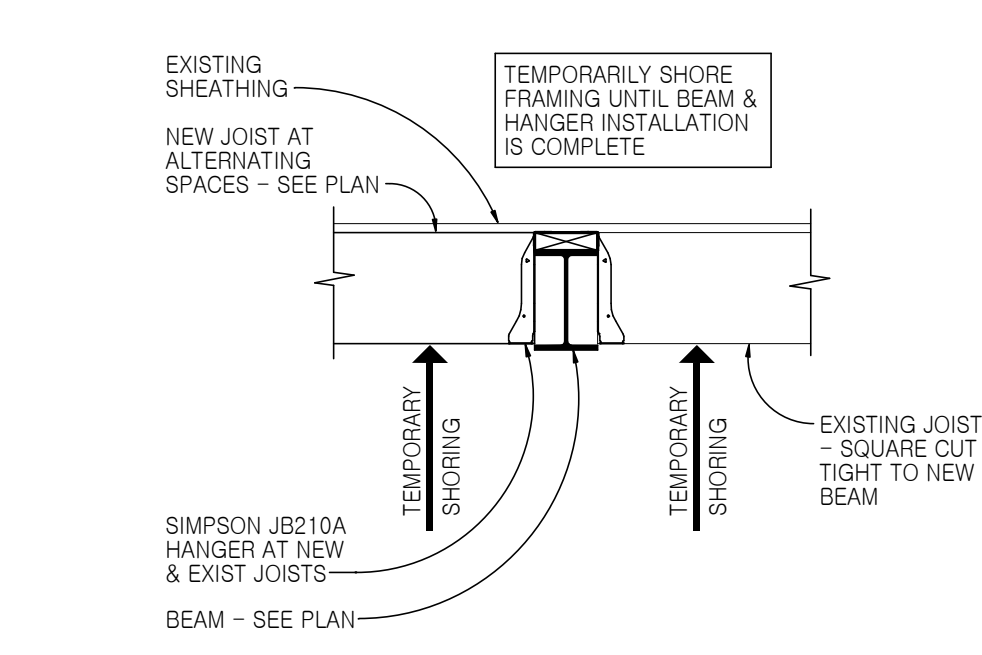
3 FLOOR DETAIL

3/4" = 1'-0"



2 FRAMING DETAIL

3/4" = 1'-0"



1 BEAM INSTALLATION DETAIL

3/4" = 1'-0"

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Erickson Sullivan Architects
Certificate of Authorization No: CA-4491

CONSULTANTS:

STRUCTURAL ENGINEER:

RO YOUNKER
STRUCTURAL ENGINEERING
811 S. 13th Street,
Lincoln, NE 68508
p.402.477.7640
www.royouker.com
Certificate of Authorization No: CA-0025

MEP ENGINEERS:

GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402) 489-7827
Certificate of Authorization No: CA-0405

CIVIL ENGINEER:

REGA
ENGINEERING
601 OLD CENNEY RD, SUITE A
LINCOLN, NEBRASKA 68512
Tel. (402) 484-7342
Certificate of Authorization No: CA-1678



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LINCOLN, NE 68508

PROJECT NO. 25525

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ERICKSON SULLIVAN
ARCHITECTS

110 S. 14TH STREET, SUITE 200
LINCOLN, NE 68508 TEL. 402.475.787

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