



BIDDERS BULLETIN

PROJECT: Gateway Realty of North Platte
North Platte, Nebraska

BULLETIN NUMBER

BB-1

ISSUED BY:

Grant Creager

PROJECT #: 13-0947

DATE ISSUED: February 7, 2014

This bulletin is issued by the Architect to all known bidders before receipt of proposals, for the purpose of explaining, interpreting, or modifying the original plans and specifications. When enumerated by the bidder upon the proposal sheet, the information or instructions given hereon will be equally binding upon all parties as if included in the original plans and specifications.
BIDDER MUST ENTER THE NUMBER OF THIS BULLETIN ON HIS PROPOSAL SHEET

THE FOLLOWING ITEMS ARE APPLICABLE TO THE SPECIFICATIONS

BB-1, ITEM #1: Substitutions

The following products and manufacturers will be considered approved equal for the products in which they are listed below. However, this does not relieve the supplier from providing equipment as specified, and if equipment is submitted which does not meet the intent of the specifications, it will in fact be rejected.

Architectural

Manufactured Masonry Rocky Mountain Stone
Paint Pittsburg Paint
Wood Plank LVT Flooring Mohawk Group, Select Step Wood LVT, 20 mil wear layer & 10 year warranty

Electrical

Light Fixtures Type "14" Cooper Lighting, Invue, ENC ENTRI LED Round Clean

BB-1, ITEM #2: General Comments

The Address for the existing facility and location of this project is 111 Halligan Drive in lieu of 2101 South Dewey St.

The Bid date is February 13th. It will be a private bid opening with each bidding General Contractor to have a designated time slot. There will be a question & answer session along with the bid presentation. The following are the times:

2:00 – 2:45 Dowhower Construction
3:00 – 3:45 Paulsen Inc.
4:00 – 4:45 Steele's Roofing and Construction

BB-1, ITEM #3:

In reference to Section 06200, Finish Carpentry also Drawing Sheet 801, Add & Change the following:

Gateway Realty of North Platte
Bidder's Bulletin #1
January 31, 2014

- Base Molding Profile to be; Bayer Built 2439A or approved equal
- Casing Profile to be; Bayer Built 115E or approved equal

BB-1, ITEM #4:

In reference to Section 08610-3, Wood Windows, Aluminum Clad Out-Swing Doors

Provide tilt only shades at the three Pella wood doors in lieu of "raise lower" shades.

BB-1, ITEM #5:

In reference to Section 09300-2, Tiling, The following are the Sant' Agostino tile selections for the (4) toilet rooms;

1. I Marmi Italiani – Avorio, Rectified, 12" x 24" Tile Natural Finish, Install as indicated on Drawing.
2. I Marmi Italiani – Avorio, 4" x 24" Bullnose Trim, Install as indicated on Drawing.
3. I Marmi Italiani – Mix Sole, 2" Mosaic Tile (12 x 12 Sheet), Install as indicated on Drawing
4. I Marmi Italiani – Avorio, 3/4" x 12" Quarter Round Trim @ all transition between tile and painted gyp wall.

BB-1, ITEM #6:

In reference to Section 10800-2, Toilet Accessories, Hand Dryers

It is the responsibility of the Electrical Contractor to supply the (3) electrical hand dryers specified in this section.

THE FOLLOWING ITEMS ARE APPLICABLE TO THE DRAWINGS

BB-1, ITEM #7: Drawing Sheet C101 – Site Plan,

- provide striping for the entire parking lot. Match the existing striping at locations where the parking lot is not modified. All other new/modified striping for the parking lot is identifies on the drawing. The parking lot is to be resealed outside of this contract and the striping that is part of this project is to occur after the lot is resealed. The successful GC for this project is to coordinate the schedule of the sealing of the parking lot.
- Provide metal cover trench drains at the two locations where the drainage from the roof drains cross the sidewalks. See attached drawings C101.1

BB-1, ITEM #8: Replace Drawing Sheets A101– Floor Plan

- Vestibule 100 and Coffee Bar 153 have been redesigned. See attached drawing sheet A101 Dated 2-5-14
- Provide (2) Protex Safe Co., WDC-160 Protex Wall Drop Box w/ Adjustable Chute at Vestibule 100. Mount center of mail slots at 36" A.F.F. Web site is www.protexsafe.com.
- Redesign for additional roof drain and overflow at the NE corner of the building.
- Flip glass and door to open on the south side of the wall in office 119.

BB-1, ITEM #9: Drawing Sheet A102 – Wall Types, Abbreviations, Schedules & Elevations include the following:

- Doors 142 & 145 to be 45 minute rating

- All interior wall with gyp board to go to the bottom of deck.
- At the Pella Doors Provide Tilt only shades in lieu of "raise lower" shades.

BB-1, ITEM #10: Drawing Sheets A104 & 105 – Roof Plan and Details Also Spec Section 07222

- Refer to drawing sheet for roof insulation and installation.
- Soffit panels to be; 12", .040 thickness, Una-Clad 500 Vented Soffit Panels.
- In lieu of the coping called out in detail D2/A105, use a standard coping with a continuous front side cleat fasten on the back side per manufactures recommendations with neoprene gasket fasteners.
- Add 5" continuous aluminum seamless gutter with 3x4 corrugated downspouts at locations indicated on C101 sheet with trench drains. In addition to these locations, add a downspout on the East end of the existing mansard roof on the South side of the building. Install 2x4 blocking behind gutter at roof edge. Wrap 2x4 exposed faces with trim coil to match gutter color. Add concrete splash block at landscape areas. Provide positive drainage away from the building at splash block locations.

BB-1, ITEM #11: Drawing Sheets A601 & 602 – Interior Elevations and Casework Sections

- The attached drawing A601.1 is a 3D representation of the Reception Desk. The support brackets are made of wood and are to be laminated with a metal laminate from Wilsonart from one of the following selections; #6202 (419), #6201 (419), #6252 (419), #6257 (419), #6256 (419), #6277 (419) or #6281 (419). These (8) brackets are to be spaced equally across the front of the desk supporting the glass counter. All other laminates noted as "aluminum laminate" to be selected from one of listed above. The wood laminate to be selected from one of the wood grain laminates from Wilsonart's standard selections.
- The glass transaction counter top is to be a one piece of ¾" clear glass with eased/rounded & polished edges in lieu of 1" glass.
- Revised Coffee Bar elevation E8/A601. See attached drawing A601.1 & A602.1
- Add 3D Representational Drawing of the Reception Desk for reference only. See attached drawing A601.2

BB-1, ITEM #12: Replace Sheet A701 Reflected Ceiling Plan & Details, Changes include location of 1 hour fire rated wall.

BB-1, ITEM #13: Drawing Sheet A801 Details, Changes include the following:

- Detail D6/A801 is not used
- Replace top of wall detail D1/A801. See attached detail on drawing sheet A801.1
- All framing of details on Sheet A801 is to be metal stud framing. Contractor's option to utilize wood studs as required for opening framing.
- At all fire rated walls use wood grained "Ready Frames" for the head and jamb framing with wood trim.
- Add corner stone veneer detail. See attached detail D17/A801 on drawing sheet A801.2
- Add Glass Partition & Door details. See attached details D18, D19 & D20/A801 on drawing sheet A801.2

- Add detail where gyp wall meets aluminum window frame. See attached detail D21/A801 on drawing sheet A801.4
- Add window sill detail exterior walls. See attached detail D22/A801 on drawing sheet A801.5
- Add (2) Drop Boxes. See attached details D23/A801 on drawing sheet A801.6
- Add building expansion detail where new addition meets existing. See attached detail D24/A801 on drawing sheet A801.7

BB-1, ITEM #14: Refer Sheet S101 Foundation Plan Changes include the following:

- Refer to sheet S101.1 for changes at Vestibule 100 & Coffee Bar 153

BB-1, ITEM #15: Refer Sheet S102 Roof Framing Plan Changes include the following:

- Refer to sheet S102.1 for changes at Vestibule 100 & Coffee Bar 153

BB-1, ITEM #16: Refer Sheet M101 HVAC Plan Changes include the following:

- Refer to sheet M101.1 HVAC Plan:
 - HVAC modified to accommodate revised floor plan

BB-1, ITEM #17: Replace Sheet P101 Plumbing Plan with P101 dated 1-30-14, Changes include the following:

- Revised roof drain layout
- Add un-softened cold water to hose bibs
- Reconnect un-softened cold water to existing landscaping piping
- Refer to sheet P101.1 Plumbing Plan
 - Plumbing plan modified to accommodate revised floor plan
 - Remove sink as well as associated hot water and waste in coffee bar area install ½" cold water with shutoff for coffee maker
 - Add ¼" water line with shutoff from sink to coffee maker in base cabinets of break room 147

BB-1, ITEM #18: Refer to Sheet MD102 Plumbing Demo Plan:

- Water heater shall be set at 110F in lieu of the 140F shown on the water heater detail.
- Plumbing Specifications; Storm piping materials shall be cast iron or PVC. Storm piping shall be insulated with either 1" fiberglass or flexible elastomeric insulation.

BB-1, ITEM #19: Refer to Sheet E101 Lighting Plan:

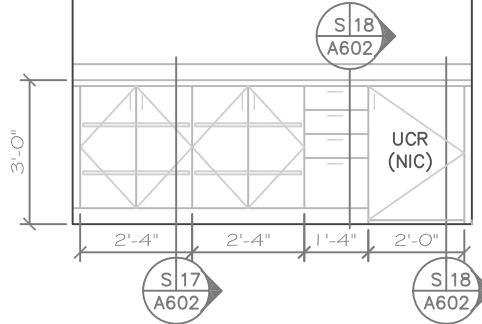
- Type #17 in the light fixture schedule is now specified. Please see attached drawing E-1R for more information.
- Refer to sheet E101.1 Revised Lighting Plan
 - Lighting plan modified to accommodate revised floor plan
 - Undercounter lights have been removed from Coffee Bar area.
 - Relocated switch serving lobby lighting
 - Emergency light for egress purposes on exterior column is now shown on the north column in lieu of the south due to new exit door location.

BB-1, ITEM #20: Refer to Sheet E102 Power Plan:

- The power layout in Work Room130 has been revised. Adjustable shelving is to be installed on the north and west walls of this room and the electrical has been removed in those areas. Please see new power layout on the attached sheet E-1R for more information.
- It is the responsibility of the Electrical Contractor to supply the (3) electrical hand dryers specified in section 10800.
- Refer to sheet E102.2 Revised Power Plan:
 - Additional receptacle and cable TV outlet have been added to the east wall in Break room 147.
 - Additional receptacle and 2-gang box at 72" A.F.F. per Power Plan Notes 2, 3 & 4. Center 3 & 4 on the north wall of Coffee Bar 153 above the coffee bar. Keep the (2) outlets at 44" A.F.F. as indicated on the original drawing.

END OF BB-1, See Attached C101.1, A101R, A601.1, A601.2, A602.2, A701R, A801.1, A801.2, A801.3, A801.4, A801.5, A801.6, A801.7, M101.1, P101R, P101.1, E-1R, E101.1, E102.1, E102.2

VERIFY WITH THE OWNER THE EXACT SIZE OF ALL UNDERCOUNTER REFRIGERATOR PRIOR TO FABRICATION TO BASE CABINETS. ADJUST ACCORDINGLY.

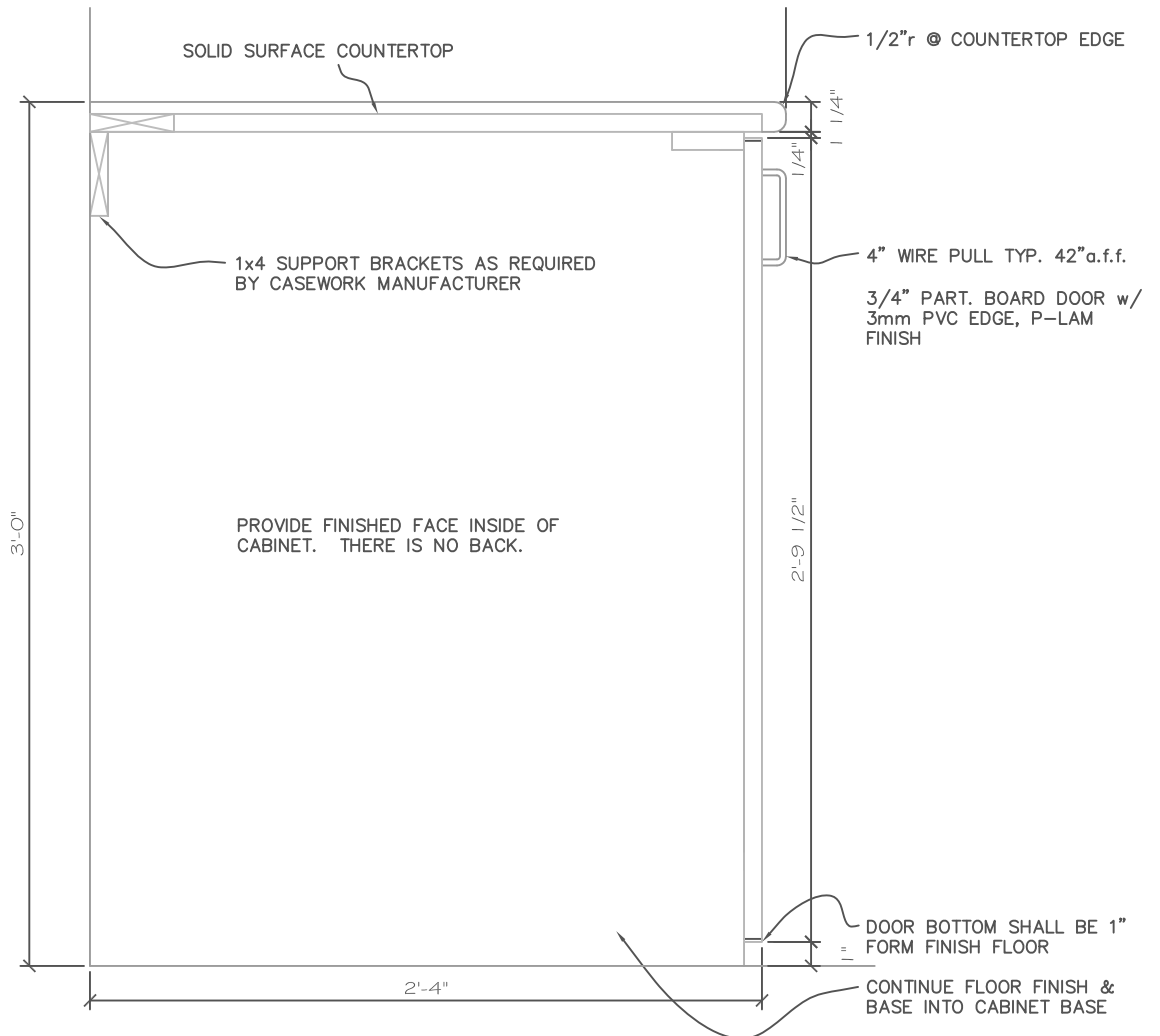


E 8 Coffee Bar 153
A601 SCALE: 1/4" = 1'-0"

TITLE
Base Cabinet and Section at
Coffee Bar 153

PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A601.1
FROM SHEET: A601



NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (308) 572-0411
FAX: (308) 572-1202



Undercounter Refrigerator Cabinet
SCALE: 1 1/2" = 1' - 0"

TITLE
Reception Desk

PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A601.1
FROM SHEET: A601



NORTH PLATTE:

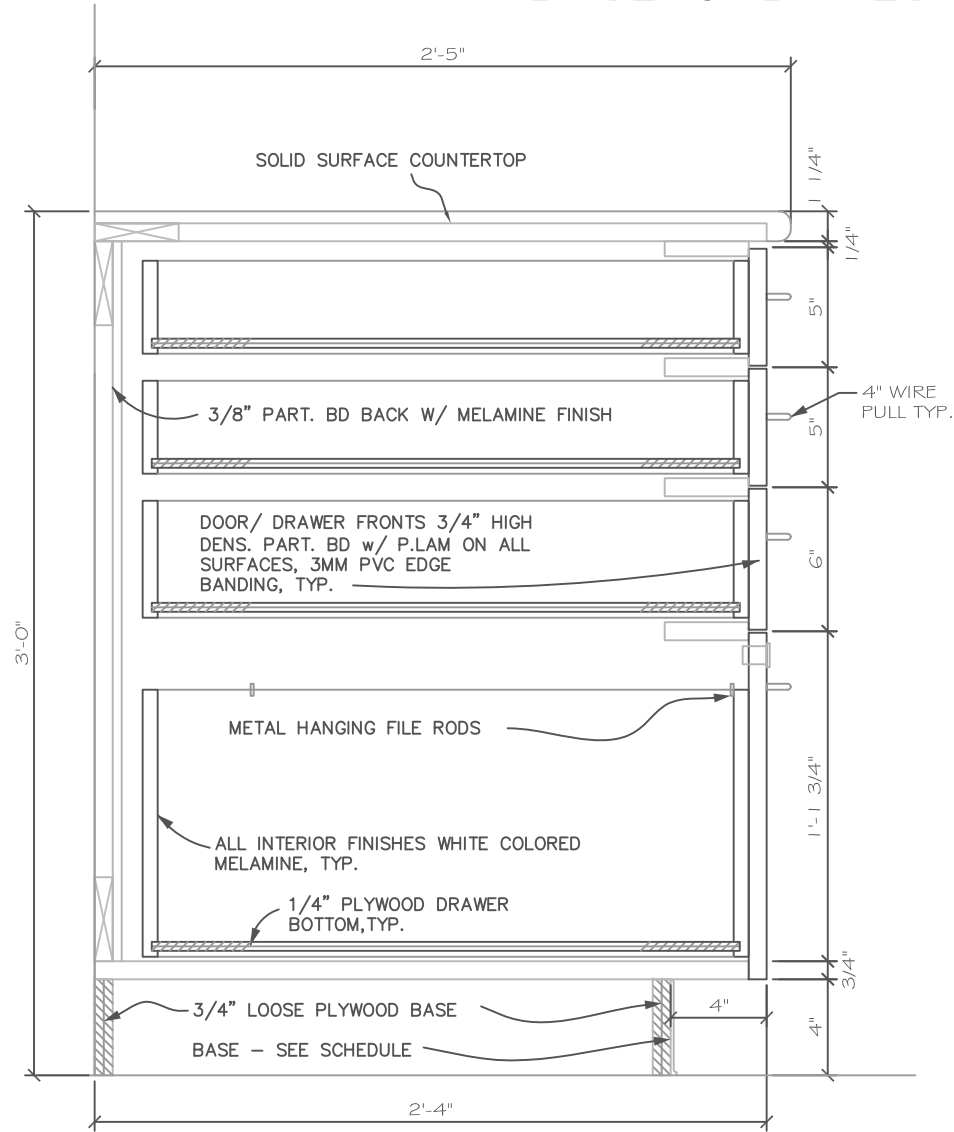
NORTH PLATTE, NE 69101
PHONE (308) 572-0411
FAX: (308) 572-1202

BASE CABINETS AT COFFEE BAR 153

TITLE
Casework Section at Coffee Bar 153

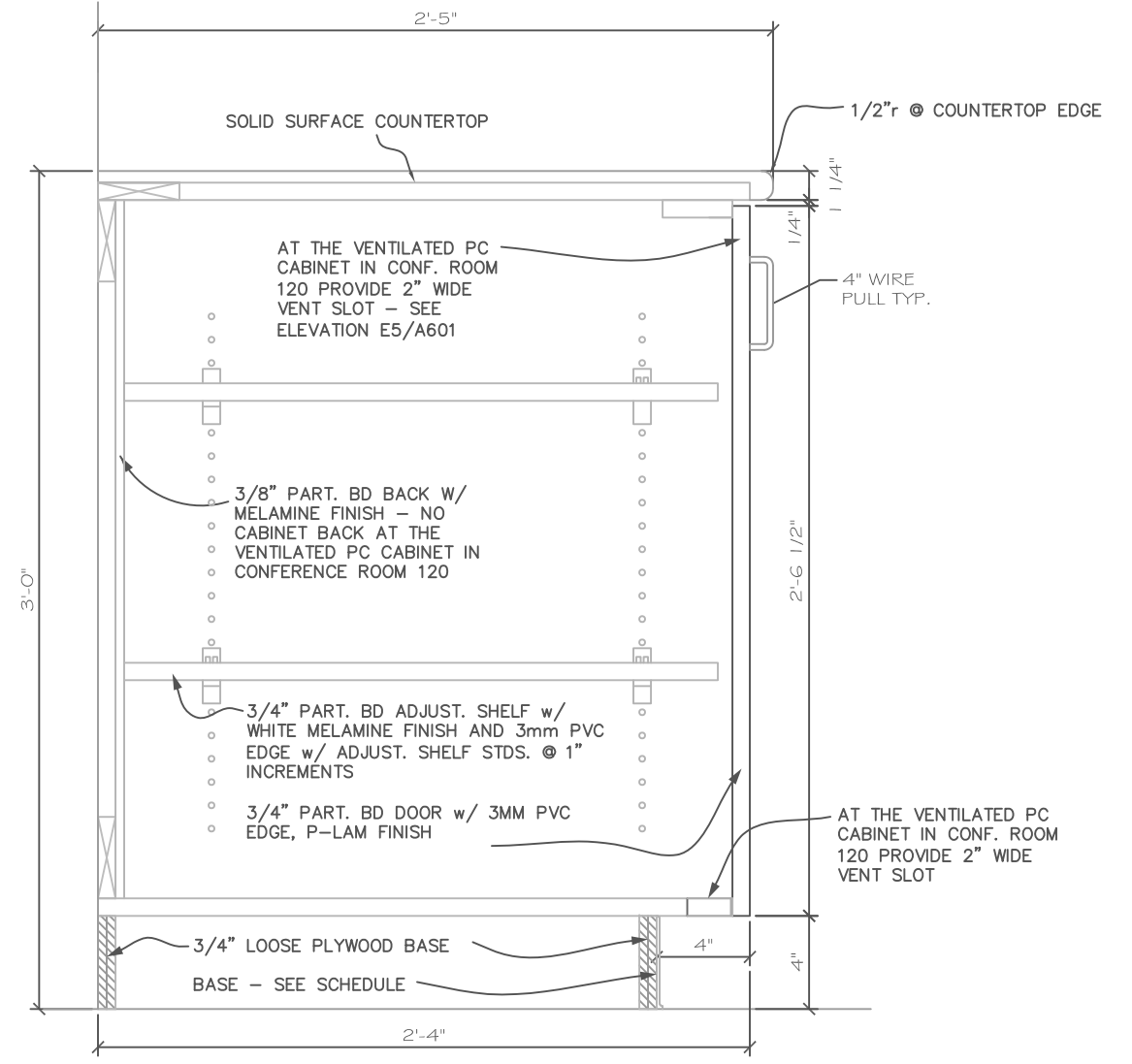
PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A602.1
FROM SHEET: A602



S 17
A602

1 File/3 Drawer Base
SCALE: 1 1/2" = 1' - 0"

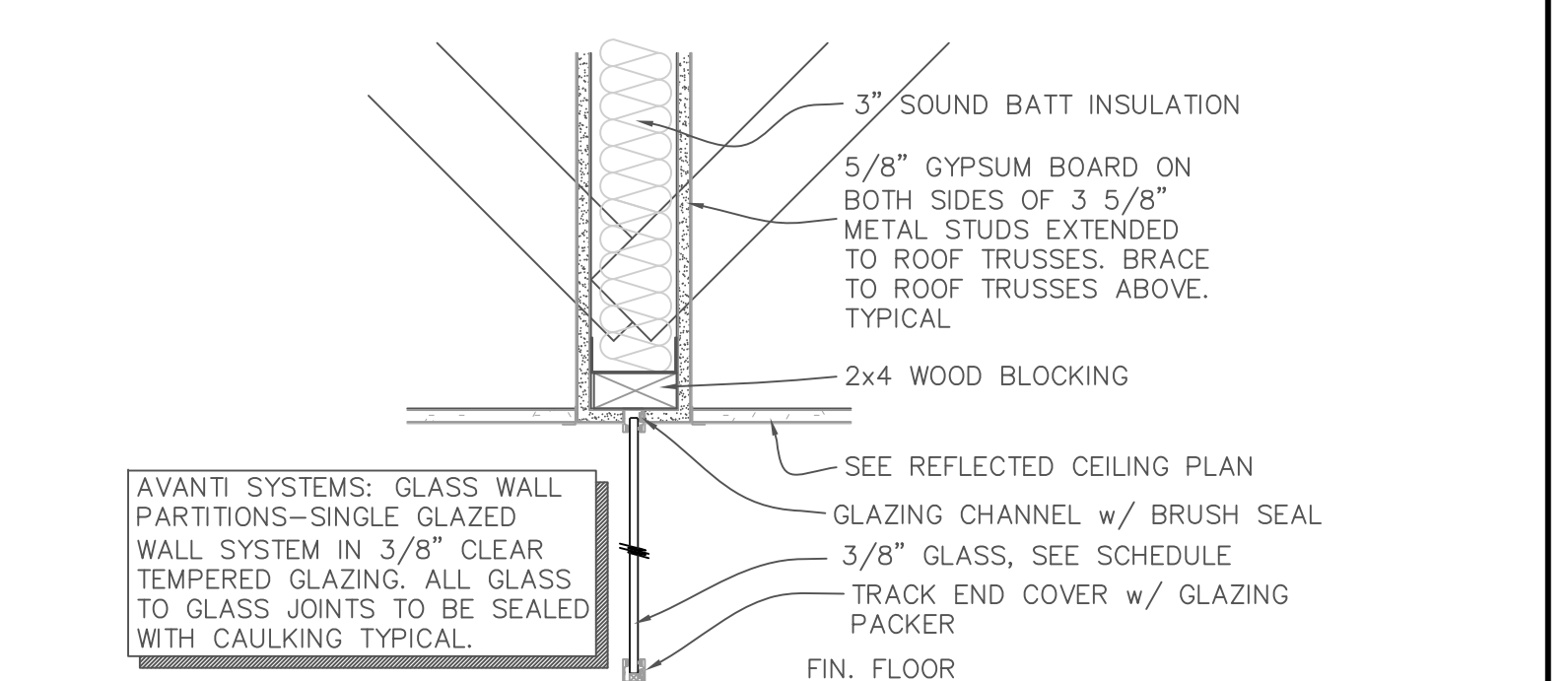
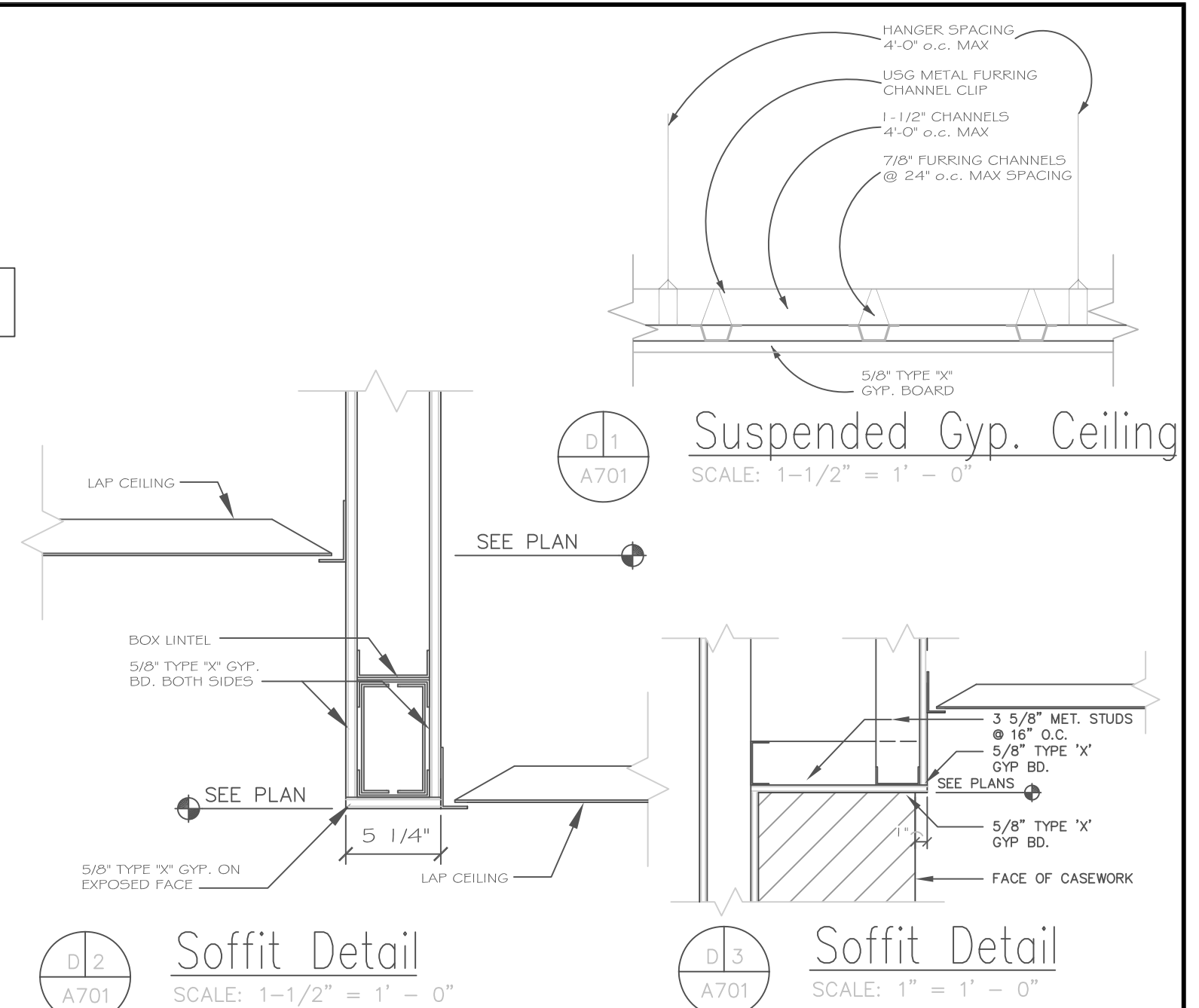
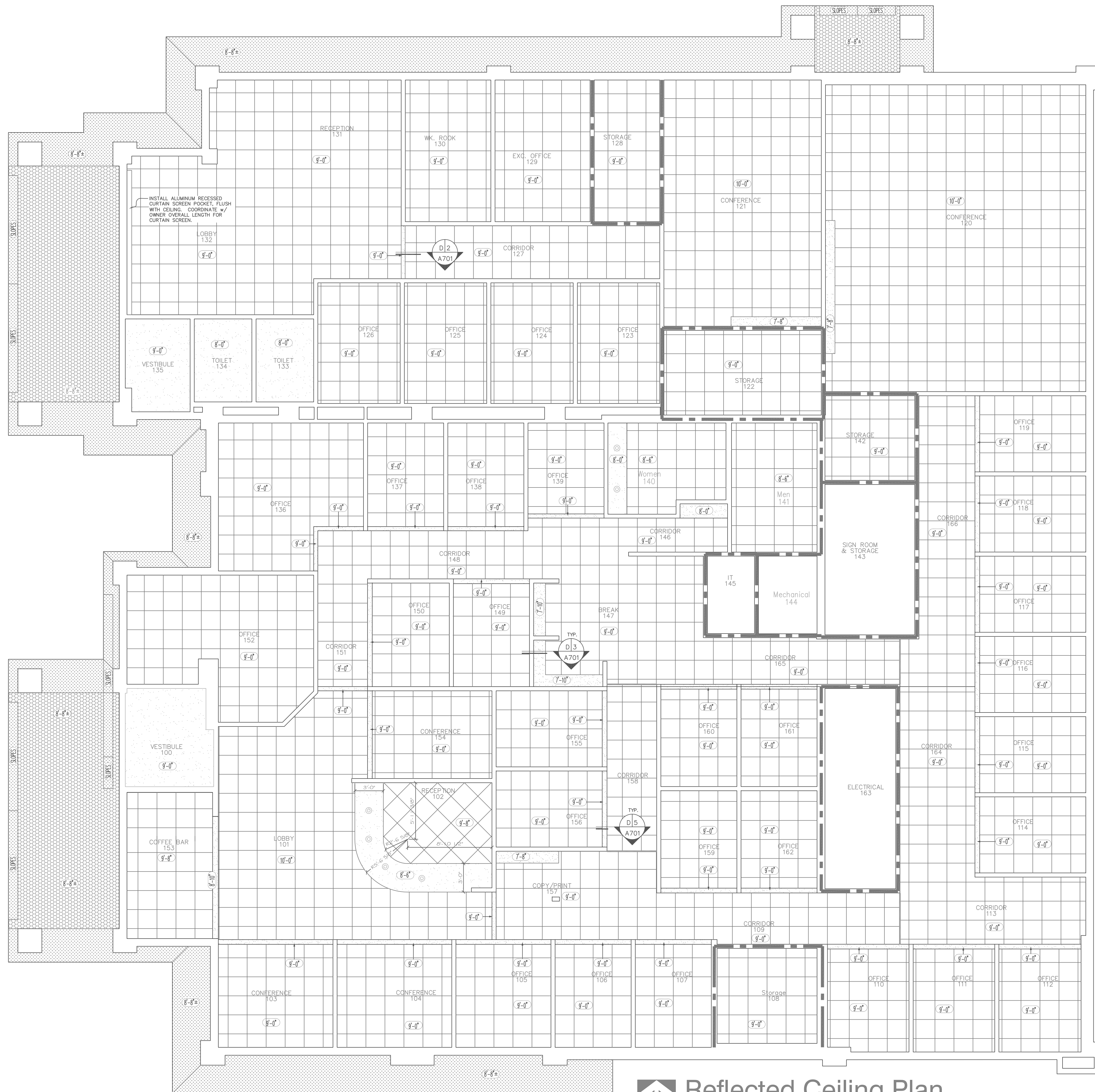


S 18
A602

2 Shelf w/ Door Base
SCALE: 1 1/2" = 1' - 0"

NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (708) 532-0411
FAX: (708) 532-1202

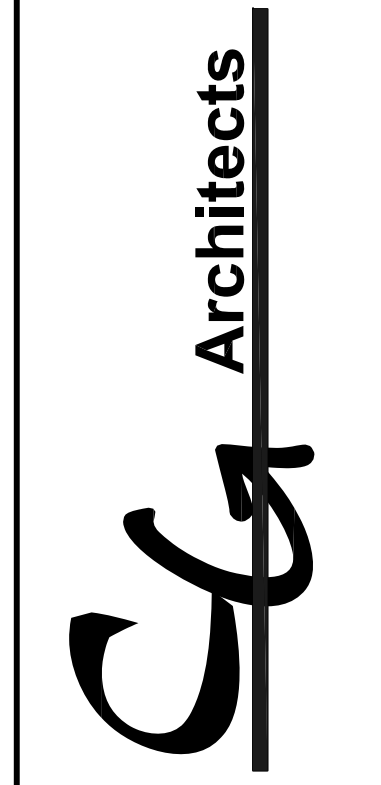


- GENERAL NOTES:**
- REFER TO ELECTRICAL & MECHANICAL SHEETS FOR FIXTURE LOCATIONS.
 - BOTTOM OF EXTERIOR SOFFIT AT CANOPY'S AND MANGARD ROOMS TO MATCH EXISTING MANGARD ON SOUTH THAT IS REMAINING IN PLACE. RE-COAT EXISTING AS REQUIRED TO MATCH NEW FINISH.
- LAC-1 = ARMSTRONG 1756 ANGLED REGULAR 24x24x7/8" w/ 15/16" GRID
 - GYPSON BOARD BULKHEAD CEILING
 - ALUMINUM SOFFIT PANELS. EVERY THIRD ONE TO BE VENTED. CUT 12" HOLE ABOVE EACH VENTED PIECE IN STRUCTURAL PLYWOOD SOFFIT. COLOR BY ARCHITECT/OWNER.
 - ALUMINUM SOFFIT PANELS. ALL SOLID PIECES. COLOR BY ARCHITECT/OWNER.
 - TRANSITION IN GRID CEILING TRACK
 - EXPOSED CEILING
 - 1 HOUR FIRE WALL - FIRE CAULK AT ALL PENETRATIONS AND WHERE WALL MEETS ROOF DECK. RATING MEETS U465, U450
- TYPICAL CEILING HEIGHTS ABOVE FINISH FLOOR
- LIGHTING FIXTURES - SEE ELECTRICAL PLAN & SPECIFICATION FOR TYPE
- MECHANICAL DIFFUSERS - SEE MECHANICAL PLAN & SPECIFICATION FOR TYPE

Reflected Ceiling Plan
SCALE: 3/16" = 1' - 0"

TITLE NO. DATE REVISIONS

ARCHITECT
GRANT G. CREAGER
A-2967
STATE OF NEBRASKA



CG ARCHITECTS
310 East Francis, Suite 101
NORTH PLATTE, NE
69101

PHONE: 308.532.0411
FAX: 308.532.1202

TITLE: Reflected Ceiling Plan & Details

PROJECT: Gateway Realty
Renovation of Village Inn
2101 S. Dewey Street
North Platte, Nebraska 69101

PROJECT NUMBER
13-0947

DRAWN BY
bpj

CHECKED BY
~

DATE
January 17th, 2014

SHEET NUMBER

A701R

REVISION NUMBER

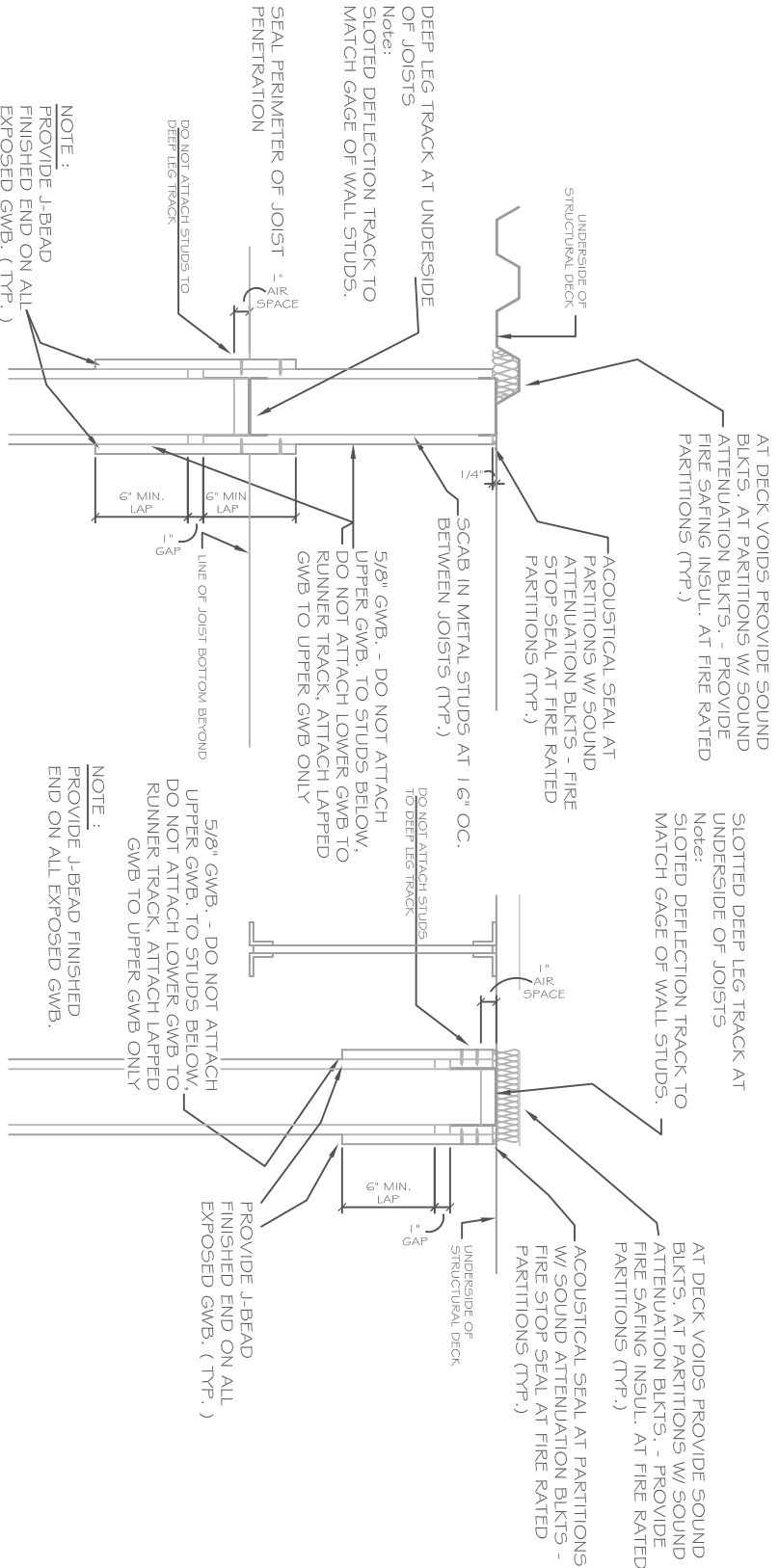
TITLE
Accent Columns on Face of Building

PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A801.1
FROM SHEET: A801

North PLATE:

North PLATE, NE 69101
Phone (308) 572-0411
FAX: (308) 572-1202

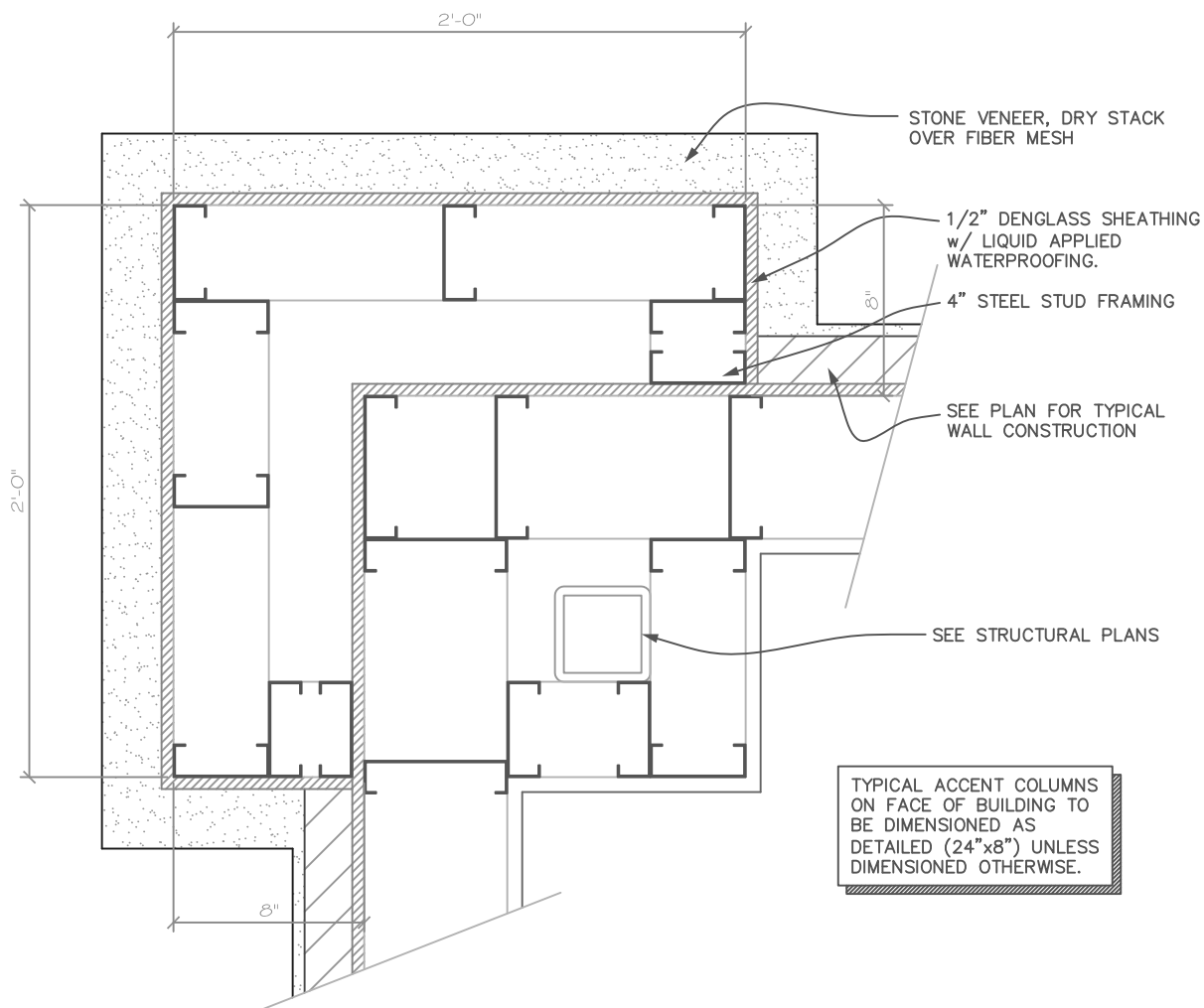


Typ. Wall to Joist/Decking
SCALE: N.T.S.

TITLE
Accent Columns on Face of Building

PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A801.2
FROM SHEET: A801



Typ. Column Detail On Bldg

SCALE: 1-1/2" = 1'-0"

NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (308) 532-0411
FAX: (308) 532-1202

TITLE
Accent Columns on Face of Building

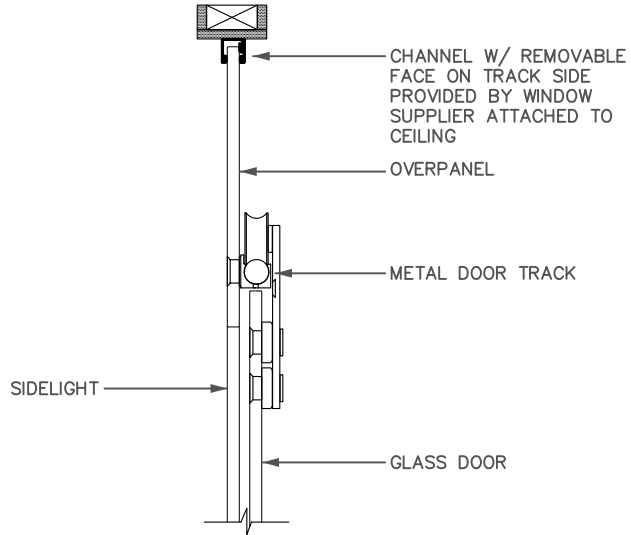
PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A801.3
FROM SHEET: A801

NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (308) 532-0411
FAX: (308) 532-1202

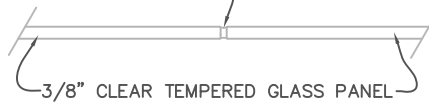
Typical Section Glass Mounted Sliding Door



Sliding Glass Door Track

SCALE: 1 1/2" = 1' - 0"

CLEAR SILICONE
FULL THICKNESS OF
GLASS w/ SMOOTH
FINISH BOTH SIDES

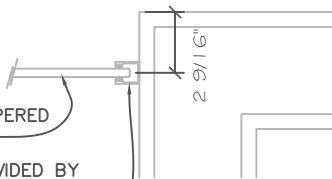


Glass to Glass Joint

SCALE: 1 1/2" = 1' - 0"

3/8" CLEAR TEMPERED
GLASS PANEL

1" CHANNEL PROVIDED BY
WINDOW SUPPLIER ATTACHED
TO WALL - MATCH FLOOR
CHANNEL



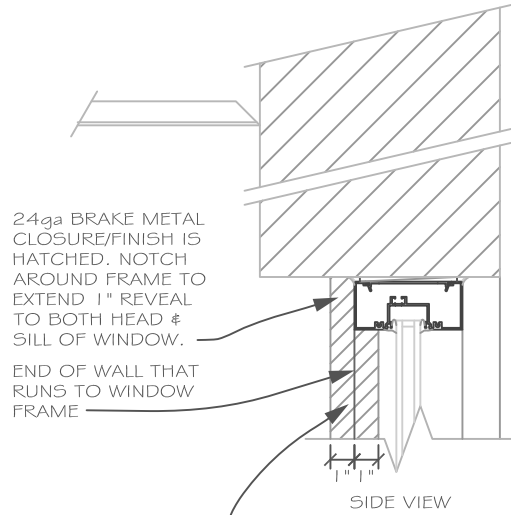
Glass to Wall

SCALE: 1 1/2" = 1' - 0"

TITLE
Accent Columns on Face of Building

PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A801.4
FROM SHEET: A801

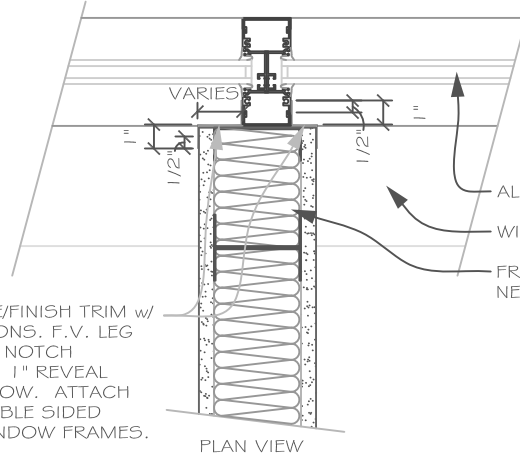


24ga BRAKE METAL CLOSURE/FINISH IS HATCHED. NOTCH AROUND FRAME TO EXTEND 1" REVEAL TO BOTH HEAD & SILL OF WINDOW.

END OF WALL THAT RUNS TO WINDOW FRAME

SIDE VIEW

24ga BRAKE METAL CLOSURE/FINISH TRIM w/ HEMMED ENDS PER DIMENSIONS. F.V. LEG LENGTH ON EVERY WINDOW. NOTCH AROUND WINDOW FRAME SO 1" REVEAL GOES TO HEAD/SILL OF WINDOW. ATTACH WITH CAULKING AND/OR DOUBLE SIDED TAPE. COLOR TO MATCH WINDOW FRAMES.



24ga BRAKE METAL CLOSURE/FINISH TRIM w/ HEMMED ENDS PER DIMENSIONS. F.V. LEG LENGTH ON EVERY WINDOW. NOTCH AROUND WINDOW FRAME SO 1" REVEAL GOES TO HEAD/SILL OF WINDOW. ATTACH WITH CAULKING AND/OR DOUBLE SIDED TAPE. COLOR TO MATCH WINDOW FRAMES.

PLAN VIEW

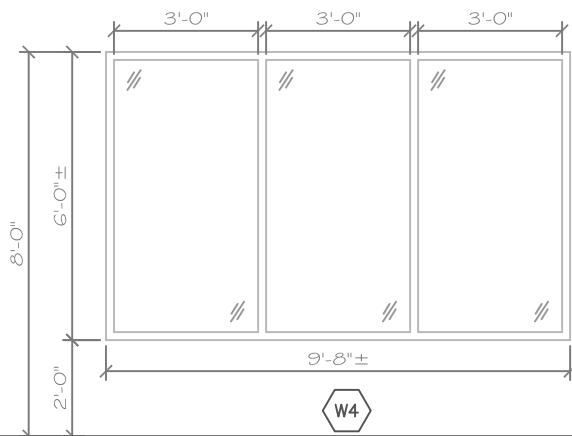


Typ. Corner @ Gypsum

SCALE: 1 1/2" = 1'-0"

NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (308) 532-0411
FAX: (308) 532-1202



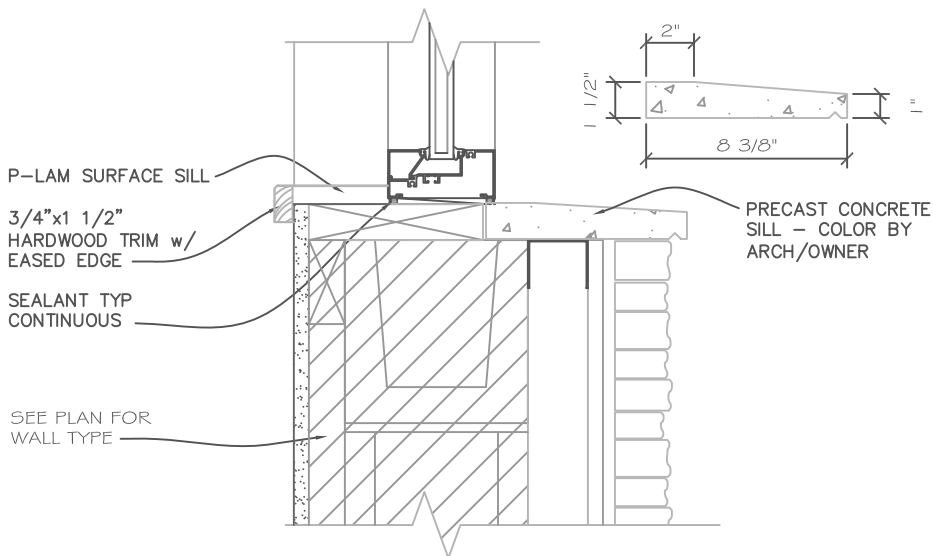
TITLE
W4 Window Modification &
Window Sill Detail

PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A801.5
FROM SHEET: A801

W4

4 1/2" ALUMINUM THERMALLY BROKE FRAME w/ 1" INSULATED SAFETY GLASS & CENTER GLASS PLANE. KAWNEER TRIFAB VG 451T CENTER PLANE. 1" = 1/4" BRONZE TINT - 1/2" AIR - 1/4" CLEAR. MANUAL BLINDS



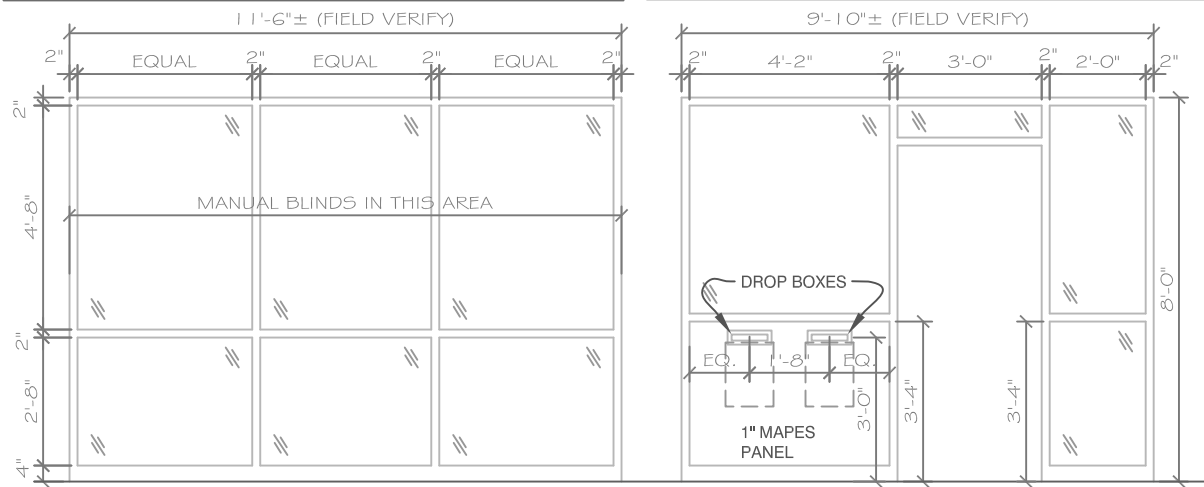
Typ. Ext. Window Sill

SCALE: 1-1/2" = 1'-0"

NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (308) 532-0411
FAX: (308) 532-1202

Window Elevation: Frame Elevation:



TITLE
Window & Door Frame
Modifications

PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: A801.6
FROM SHEET: A801

North Platte:

North Platte, NE 69101
Phone (308) 572-0411
Fax: (308) 572-1202

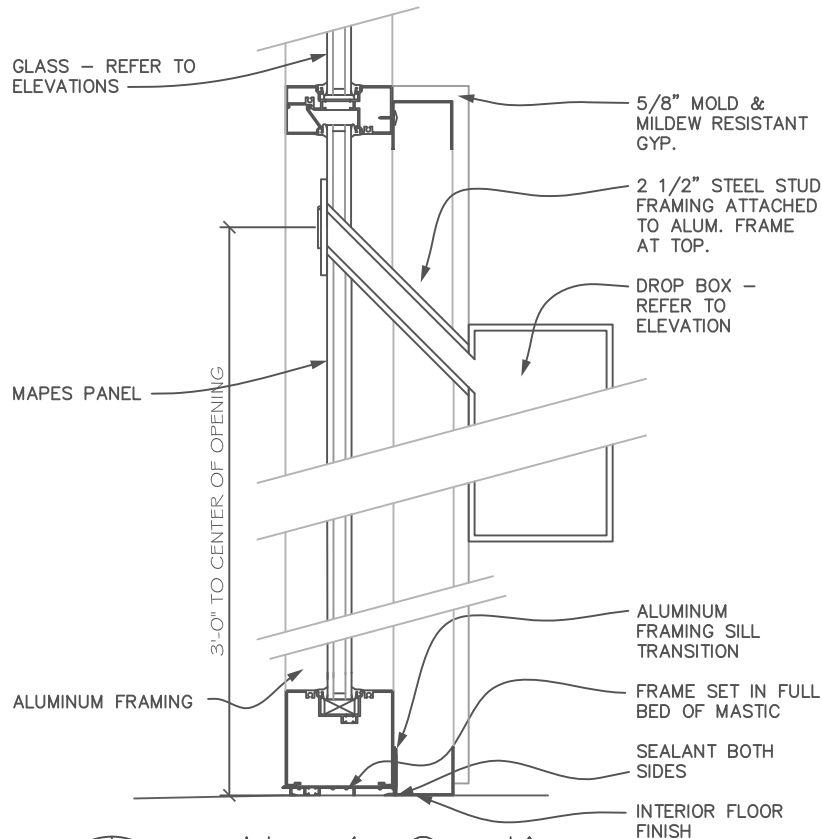
W13

W13

4 1/2" ALUMINUM THERMALY BROKE
FRAME w/ 1/4" SAFETY GLASS & CENTER
GLASS PLANE. KAWNEER TRIFAB VG
451T CENTER PLANE. 1/4" = 1/4" CLEAR
MANUAL BLIND ON INTERIOR SIDE

AL-1

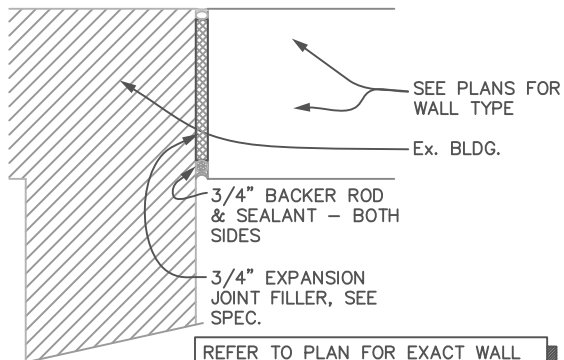
4 1/2" ALUMINUM THERMALY BROKE
FRAME w/ 1" INSULATED SAFETY GLASS
& CENTER GLASS PLANE. KAWNEER
TRIFAB VG 451T CENTER PLANE. 1" =
1/4" BRONZE TINT - 1/2" AIR - 1/4" CLEAR



D 23
A801.6

AL-1 Section

SCALE: 1-1/2" = 1'-0"



REFER TO PLAN FOR EXACT WALL CONSTRUCTION. THIS DETAIL ONLY SHOWS USE OF EXPANSION BETWEEN NEW & EXISTING.

TITLE
Connection At Existing

PROJECT
Gateway Realty



Conn. @ Ex. Bldg.

SCALE: 1" = 1' - 0"

DATE: February 4th, 2014
DRAWING: A801.7
FROM SHEET: A801

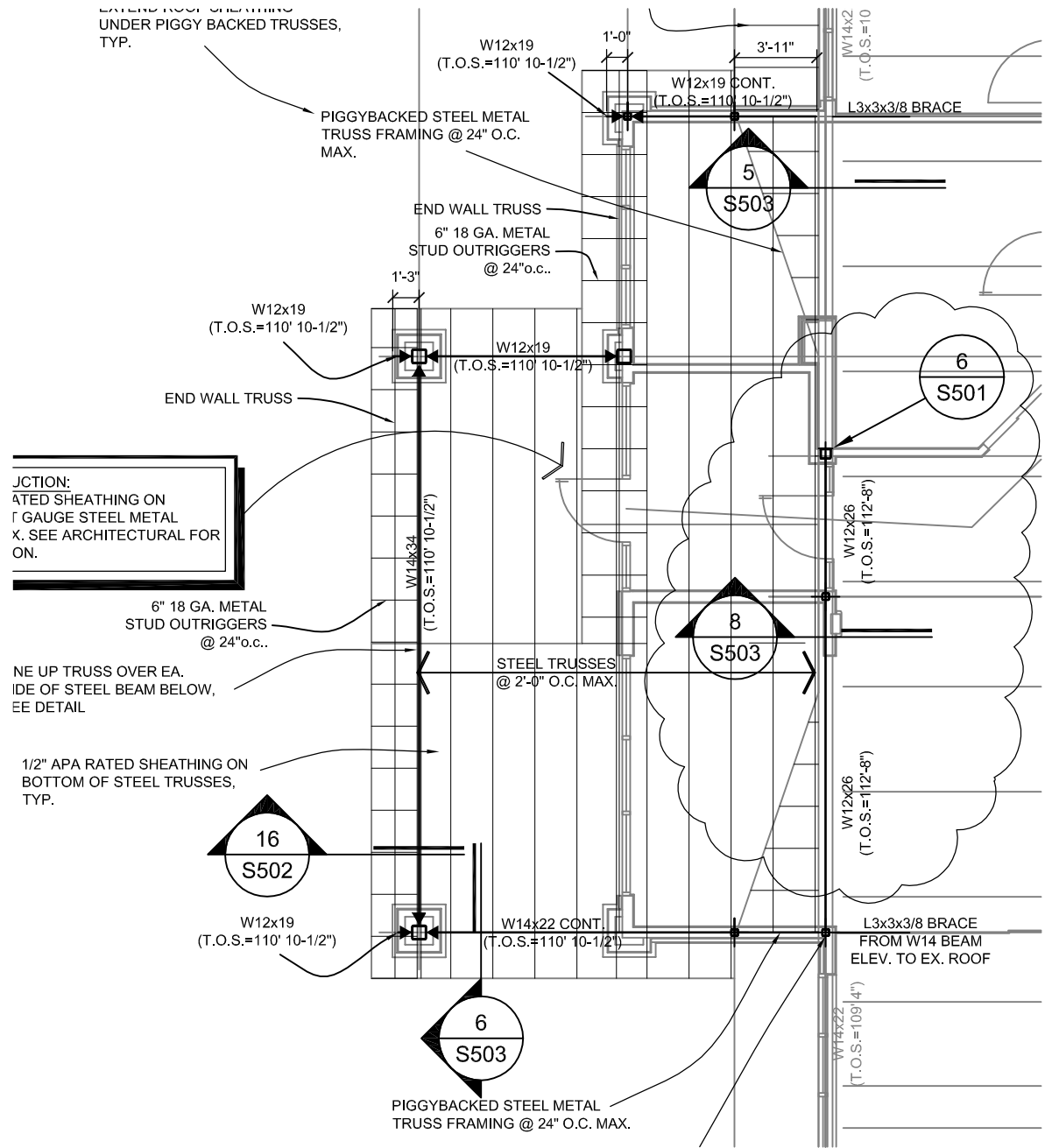
NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (308) 532-0411
FAX: (308) 532-1202

TITLE
Vestibule 100 & Coffee Bar
Alterations

PROJECT
Gateway Realty

DATE: February 4th, 2014
DRAWING: S102.1
FROM SHEET: S102



1

Roof Framing Plan

Scale: 1/8" = 1'-0"

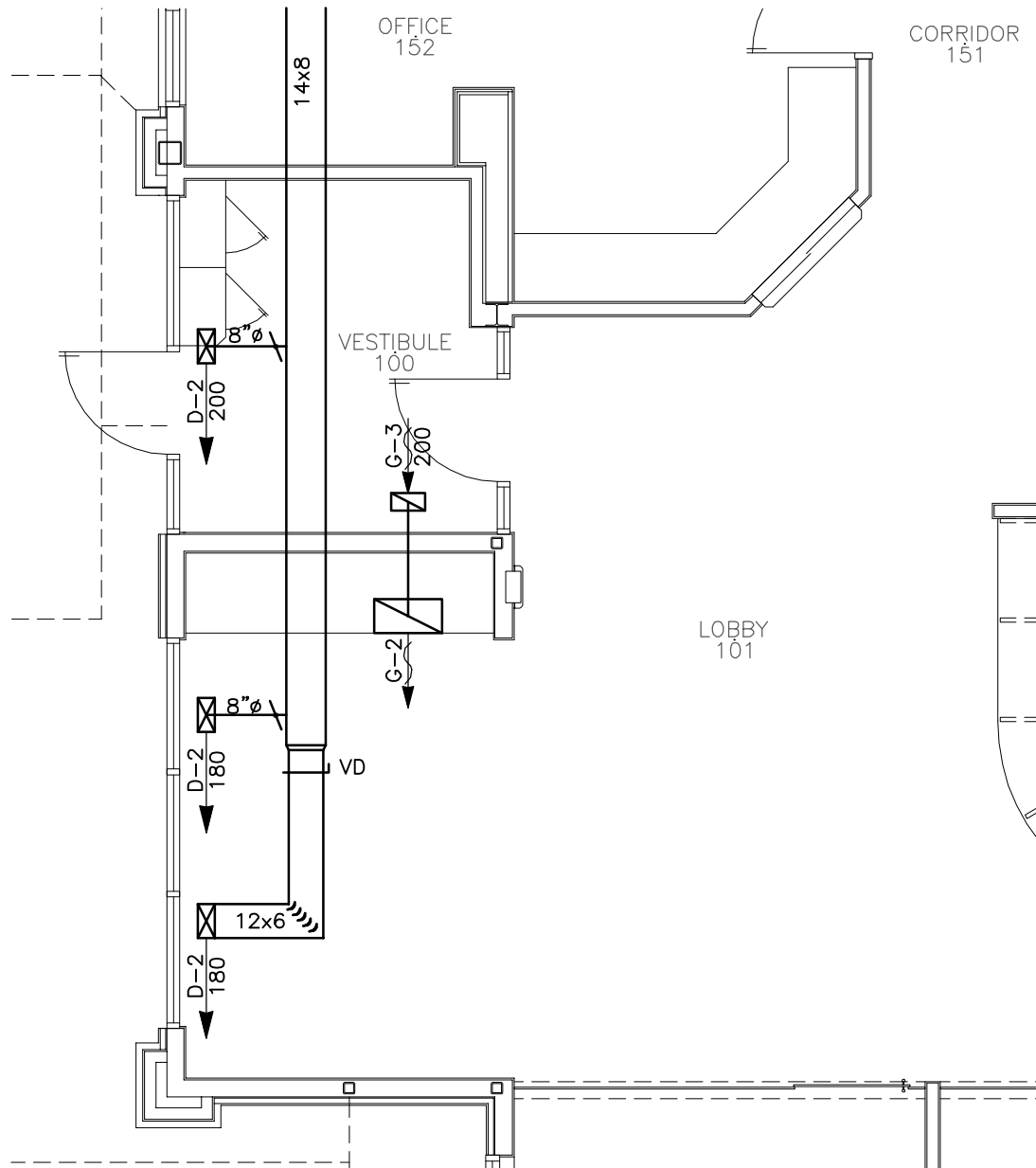
NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (308) 532-0411
FAX: (308) 532-1202

TITLE
Revised HVAC Plan

PROJECT
Gateway Realty

DATE: February 6th, 2014
DRAWING: M101.1
FROM SHEET: M101



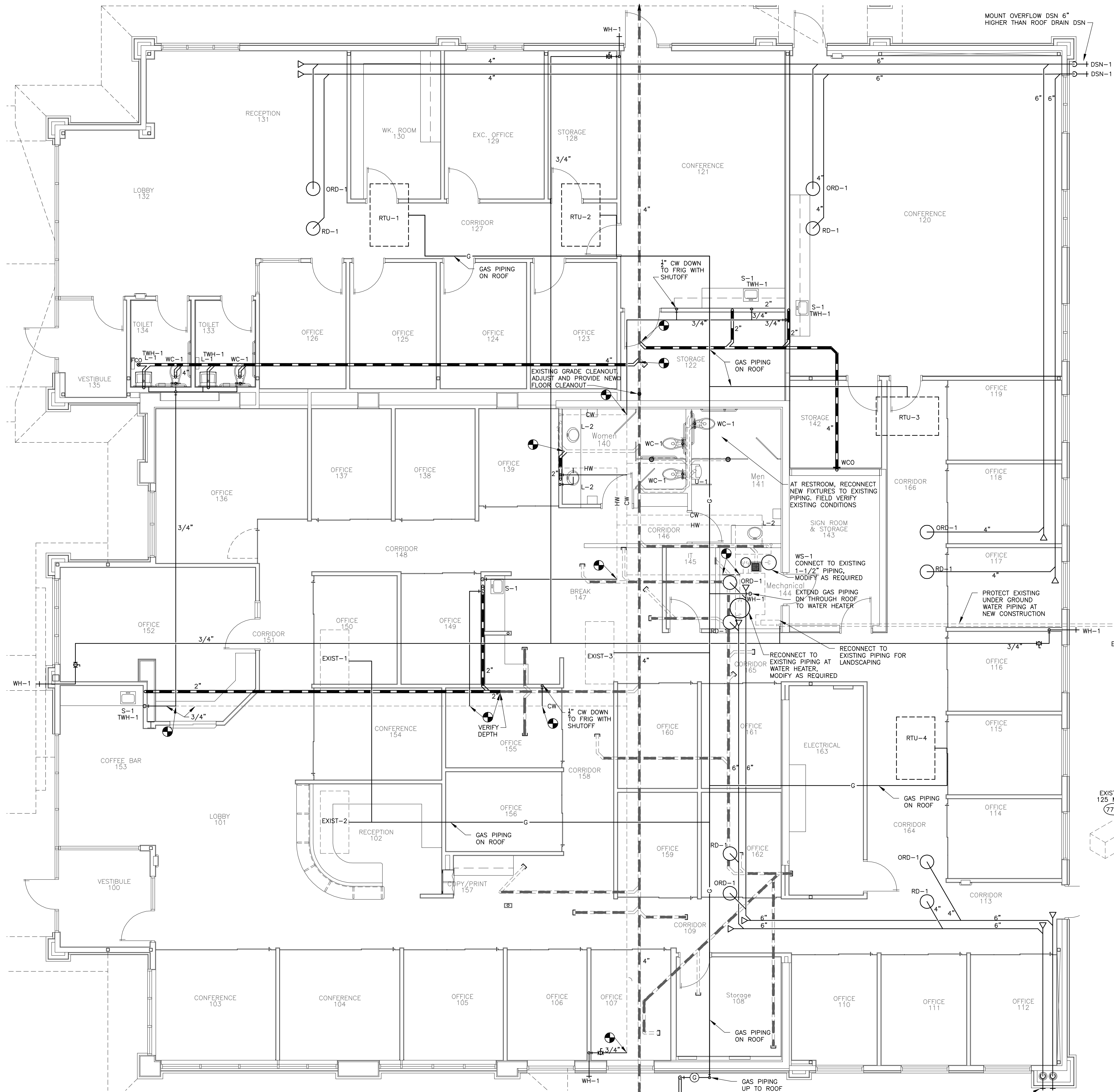
Revised HVAC Plan

SCALE: 3/16" = 1'-0"

NORTH PLATTE:

NORTH PLATTE, NE 69101
PHONE (308) 532-0411
FAX: (308) 532-1202

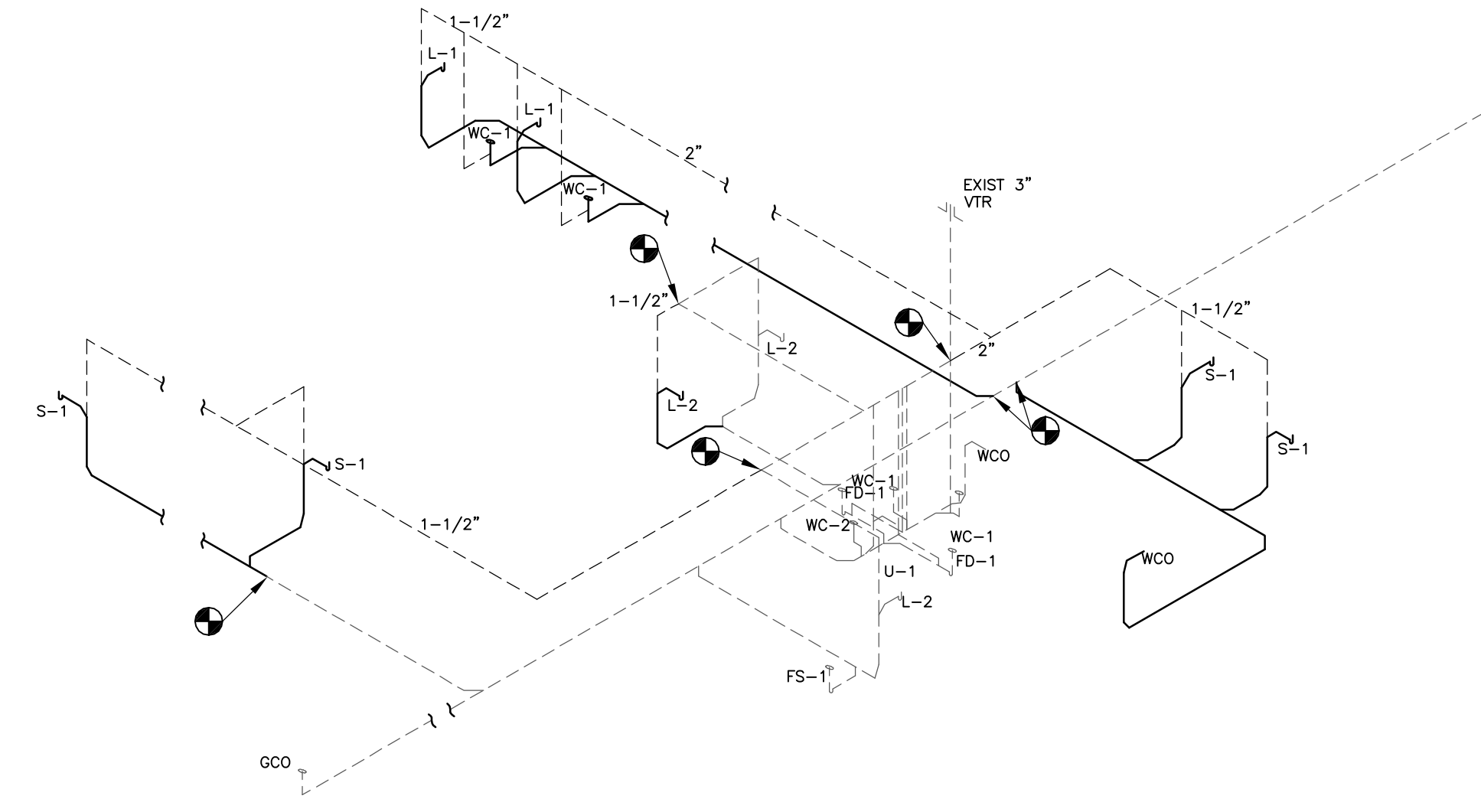
GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402)489-7627
Fax (402)489-7630
JOB # 23043



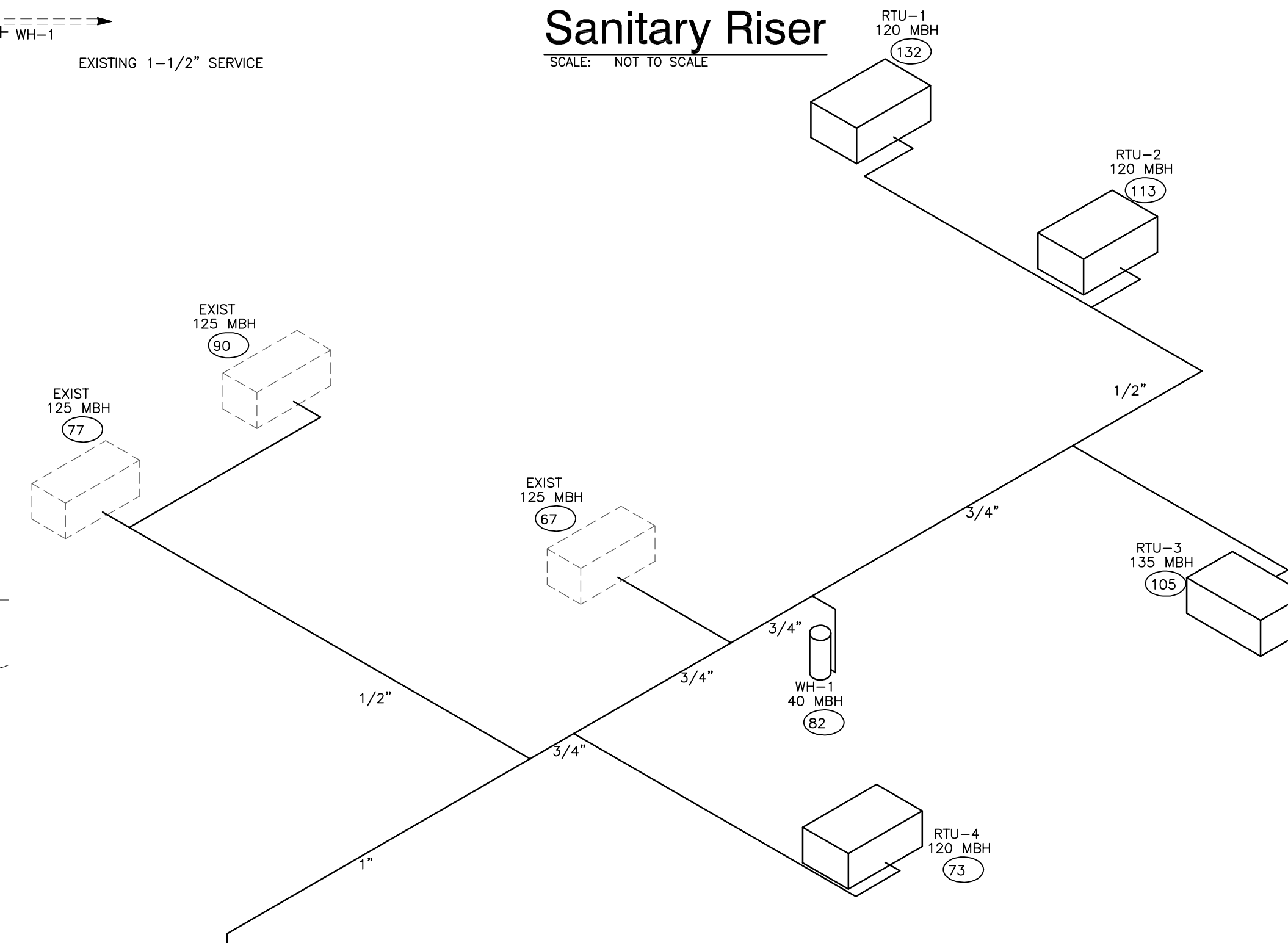
Plumbing Plan
SCALE: 3/16" = 1'-0"

PLUMBING FIXTURE SCHEDULE

		WASTE	VENT	COLD	HOT
WC-1	WATER CLOSET: ADA COMPLIANT, VITREOUS CHINA, ELONGATED BOWL, FLOOR MOUNTED TANK TYPE, 1.6 GPF, 16-1/2" RIM HEIGHT, AMERICAN STANDARD MODEL 2002.014 "CHAMPION" WITH OPEN FRONT PLASTIC WHITE SEAT.	4"	2"	1/2"	--
WC-2	WATER CLOSET: VITREOUS CHINA, ELONGATED BOWL, FLOOR MOUNTED TANK TYPE, 1.6 GPF, 15" RIM HEIGHT, AMERICAN STANDARD MODEL 2004.014 "CHAMPION" WITH OPEN FRONT PLASTIC WHITE SEAT.	4"	2"	1/2"	--
U-1	URINAL: AMERICAN STANDARD "LYNBROOK" 6601.012, HANDICAPPED, VITREOUS CHINA, 14" RIM A.F.F., WALL HUNG WITH FLOOR MOUNTED CONCEALED HANGER, SLOAN ROYAL MODEL 180-1.0 FLUSH VALVE.	2"	2"	3/4"	--
L-1	LAVATORY: WALL HUNG, VITREOUS CHINA, REAR OVERFLOW, SOAP DEPRESSION, FAUCET HOLES ON 4" CENTERS, AMERICAN STANDARD DECLYN 0321.026, WITH MOEN "SANI STREAM" MODEL 8434 FAUCET, SINGLE HANDLE, GRID WASTE ASSEMBLY, 3 HOLES ON 4" CENTERS, PROVIDE TRUEBRO HANDI-LAV GUARD KIT ON HOT, COLD, AND WASTE.	2"	2"	1/2"	1/2"
L-2	LAVATORY: UNDER COUNTER MOUNTED, WHITE GLOSS POWDER COATED STAINLESS STEEL, NEO-METRO "SHALLOW EBB" MODEL 3669, 16x16 OVERALL DIMENSIONS, WITH MOEN "SANI STREAM" MODEL 8434 FAUCET, SINGLE HANDLE, GRID WASTE ASSEMBLY, 3 HOLES ON 4" CENTERS.	2"	2"	1/2"	1/2"
S-1	SINK: ELKAY MODEL LRADQ1722, DOUBLE BOWL, COUNTER MOUNTED, 18 GAUGE TYPE 304 STAINLESS STEEL, 17x22 OVERALL DIMENSIONS, 6" DEEP BOWL, HOLES ON 4" CENTERS. FAUCET SHALL BE MOEN MODEL 8799 FAUCET, 4" WRIST-BLADE HANDLES WITH SIDE SPRAY.	2"	2"	1/2"	1/2"
WH-1	GAS WATER HEATER: A.O. SMITH PROMAX GVL-40 OR APPROVED EQUIVALENT, 40 GALLON STORAGE, 40,000 BTUH GAS INPUT, 44.7 GPH RECOVERY RATE AT 90°F RISE, GLASS LINED, EXHAUST DIRECTLY VENTED TO ROOF.	--	--	3/4"	3/4"
TWH-1	ELECTRIC TANKLESS WATER HEATER FOR HAND SINKS, EEMAX MODEL SP4208 20BV, 4.1KW, 19.7A, 56°F RISE AT 0.5 GPM, MOUNTED BELOW SINK. PROVIDE WITH 0.5 GPM AERATOR.	--	--	3/8"	3/8"
WS-1	WATER SOFTENER: ONE TANK, 1" SUPPLY, 8 GPM CONTINUOUS, 11 GPM MAXIMUM. CULLIGAN COMPANY MODEL PV-45A. PROVIDE WITH BRINE TANK.	--	--	1"	--
DSN-1	DOWNSPOUT NOZZLE: J.R. SMITH #1770, CAST BRONZE BODY, WALL FLANGE	--	--	--	--
RD-1	ROOF DRAIN: J.R. SMITH #1015, CAST IRON BODY, FLASHING CLAMP AND GRAVEL STOP, POLYETHYLENE DOME, ADJUSTABLE EXTENSION SLEEVE, UNDERDECK CLAMP, SLUMP RECEIVER, MINIMUM 4" OUTLET.	--	--	--	--
ORD-1	OVERFLOW ROOF DRAIN: J.R. SMITH #1015, CAST IRON BODY, FLASHING CLAMP AND GRAVEL STOP, POLYETHYLENE DOME, ADJUSTABLE EXTENSION SLEEVE, UNDERDECK CLAMP, SLUMP RECEIVER, MINIMUM 4" OUTLET.	--	--	--	--
CO	CLEAN OUT: J.R. SMITH #4020-A CAST TOP WITH 5" DIAMETER NICKEL BRONZE TOP. CLEAN AND POLISH TOP AFTER INSTALLATION.	--	--	--	--



Sanitary Riser
SCALE: NOT TO SCALE



Gas Riser
SCALE: NOT TO SCALE

- NOTES:**
1. PROVIDE DIRT LED, UNION AND SHUT-OFF AT EACH APPLIANCE.
 2. CORRUGATED STAINLESS STEEL TUBING (CSST) IS NOT ALLOWED INSIDE THE BUILDING.
 3. SIZED IN ACCORDANCE WITH A 2PSI PRESSURE SYSTEM ACCORDING TO TABLE 402.4(3) OF THE 2008 INTERNATIONAL FUEL GAS CODE.
 4. PROVIDE REGULATORS AS REQUIRED FOR EACH PIECE OF EQUIPMENT.

GAS RISER LEGEND

⊗ DISTANCE TO GAS METER OR REGULATOR IN FEET

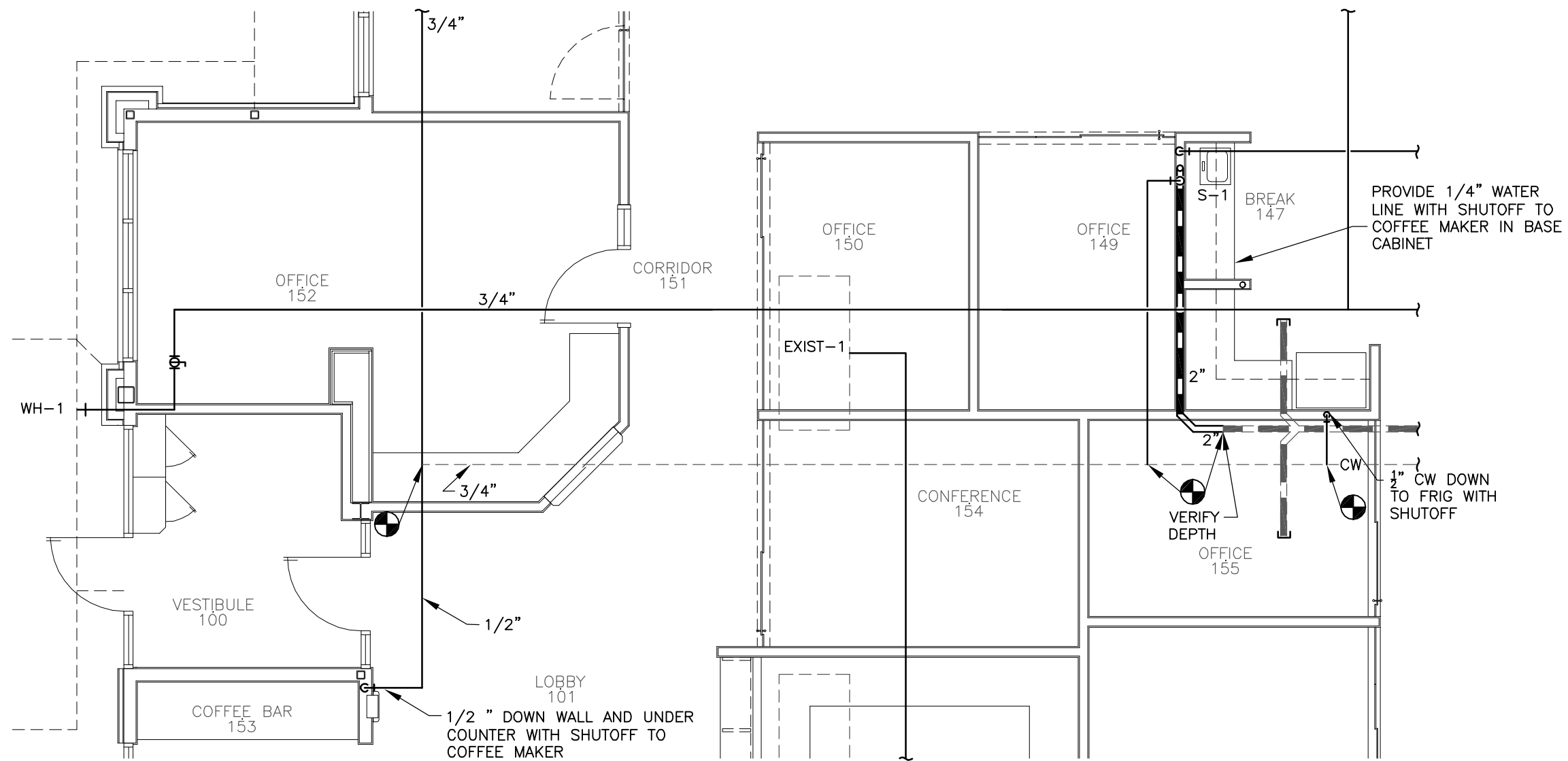
GEARY
ENGINEERING, INC.
7800 O' STREET SUITE 100
LINCOLN, NEBRASKA 68510
Tel: (402)489-7687
Fax: (402)489-7630
JOB # 23043

REVISIONS: [] DATE: [] TITLE NO.: []
 PROJECT: MECHANICAL PLUMBING
RONALD W. GEARY
 E-5715
 1/17/14
 STATE OF NEBRASKA
CG Architects
 319 East Francis, Suite 101
 NORTH PLATTE, NE
 69101
 PHONE: 308.532.0411
 FAX: 308.532.1202
Plumbing Plan
 PROJECT: GATEWAY REALTY RENOVATION OF VILLAGE INN
 North Platte, Nebraska 69101
 TITLE: PROJECT NUMBER
 13-0947
 DRAWN BY: DAH
 CHECKED BY: RWG
 DATE: January 17, 2014
 SHEET NUMBER: P101
 REVISION NUMBER: []

TITLE
Revised Plumbing Plan

PROJECT
Gateway Realty

DATE: February 6th, 2014
DRAWING: P101.1
FROM SHEET: P101



Revised Plumbing Plan

SCALE: 3/16" = 1'-0"

NORTH PLATTE:

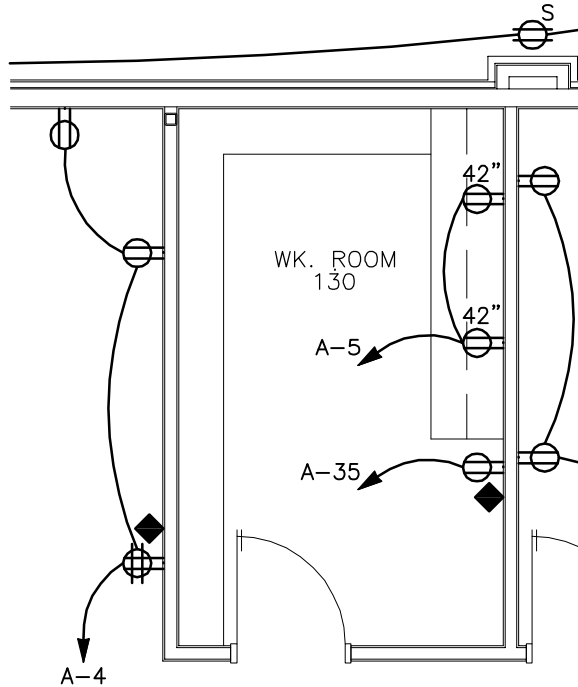
NORTH PLATTE, NE 69101
PHONE (308) 532-0411
FAX: (308) 532-1202

LIGHTING FIXTURE SCHEDULE

FIX. NO.	DESCRIPTION	LAMPS	MOUNTING	COMMENTS
17	WALL MOUNTED DECORATIVE WALL SCONCE, BRUSHED NICKEL FINISH, SWIRL GLASS SHADE PROGRESS P2783-09, 60W LAMP	60W INCANDES.	WALL	4

REMARKS:

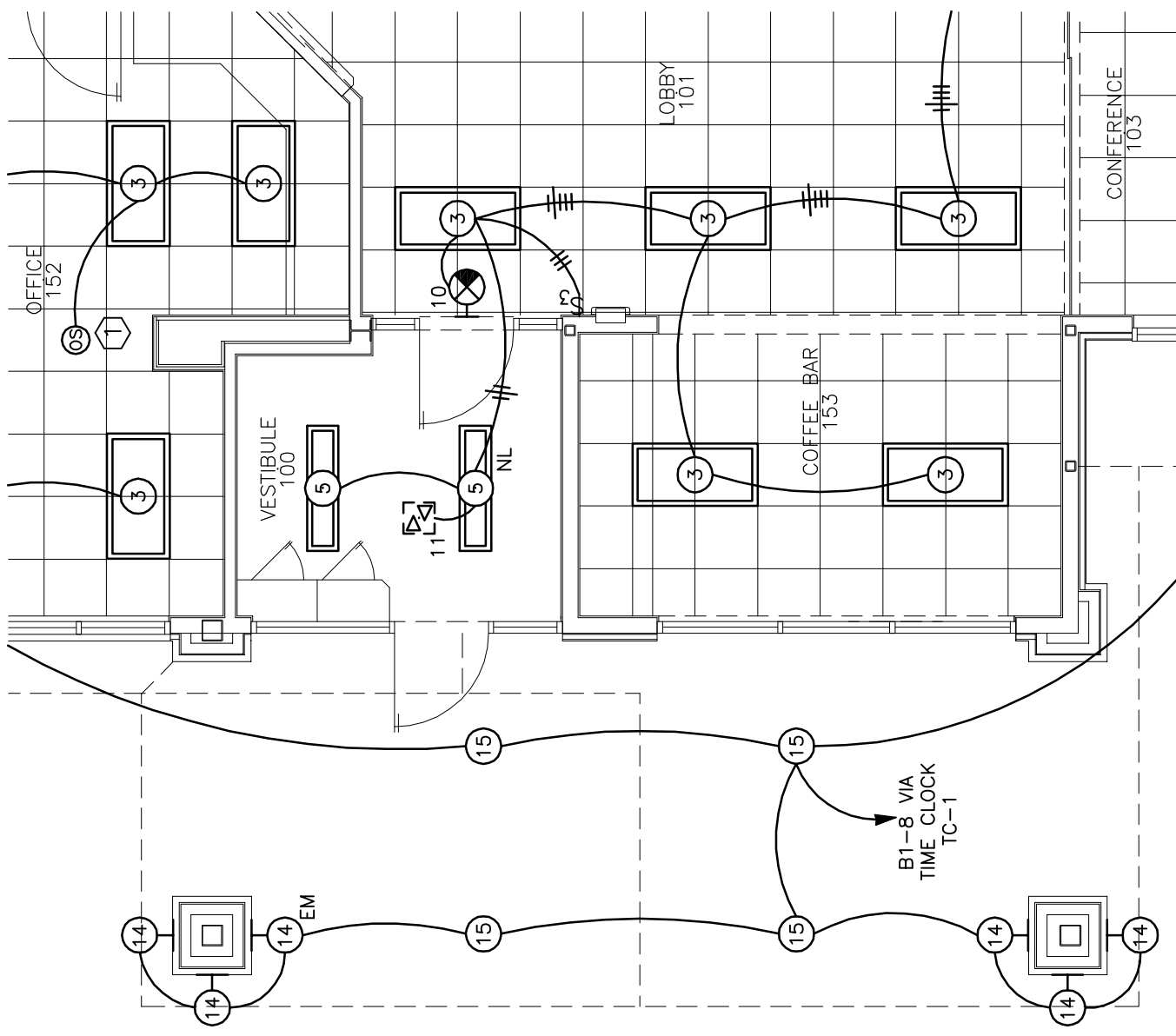
4. MOUNT TYPE 17 LIGHTS BESIDE MIRRORS AT 6'-6" A.F.F. VERIFY EXACT LOCATION, ORIENTATION OF FIXTURE AND MOUNTING HEIGHT WITH ARCHITECT.



Revised Power Plan

SCALE: 3/16" = 1'-0"

Gateway Realty North Platte, NE	GEARY ENGINEERING, INC.
Power Plan and Lighting Schedule	
SHEET: E-1R (Pre-Bid Add. #1)	7800 'O' STREET SUITE 100 Lincoln, Nebraska 68510 Tel. (402)489-7627 Fax (402)489-7630 Project # 23043
DATE: 01-30-14	
DRAWN BY: CAH	
CHECKED BY: RWG	



TITLE
Revised Lighting Plan

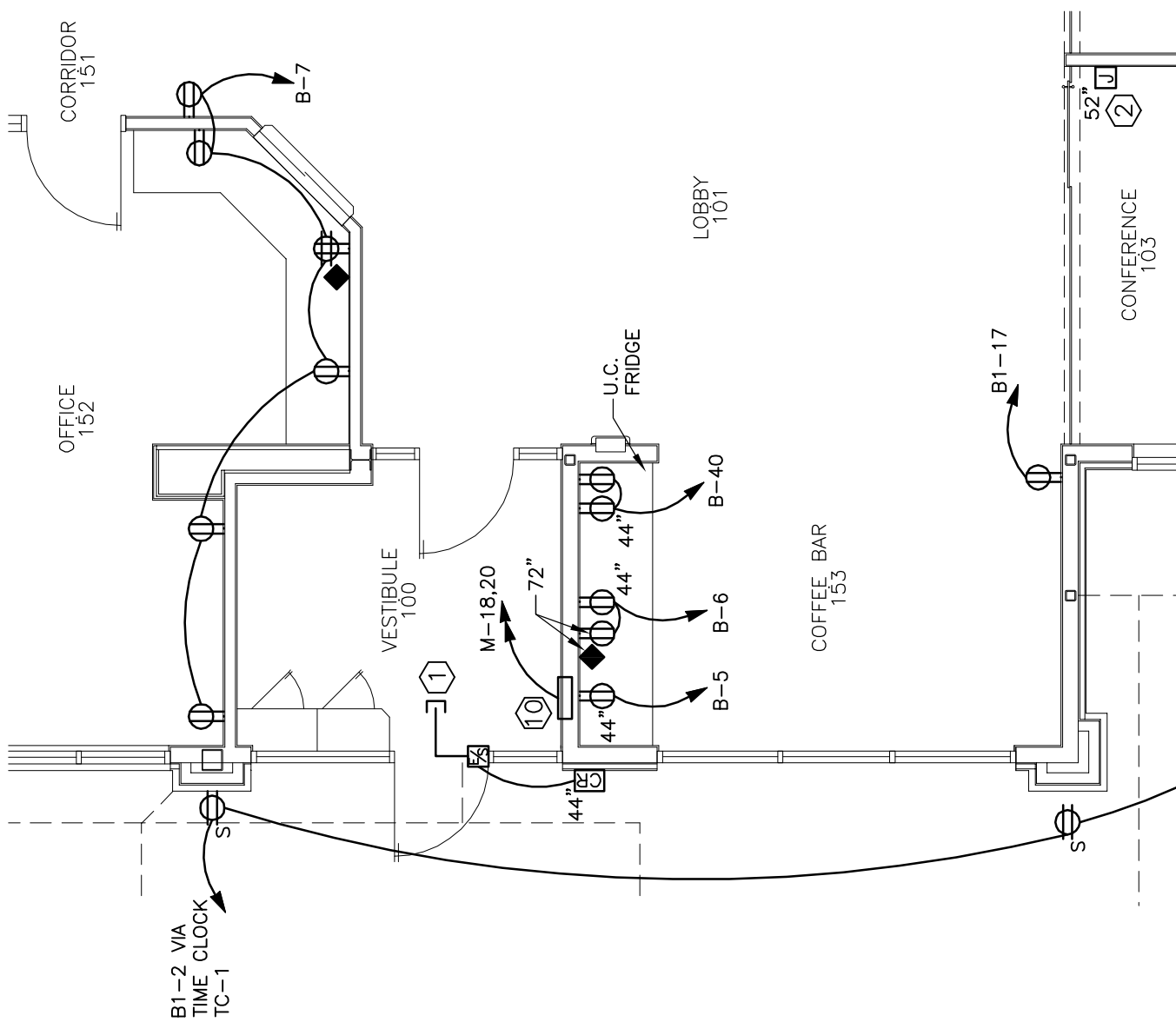
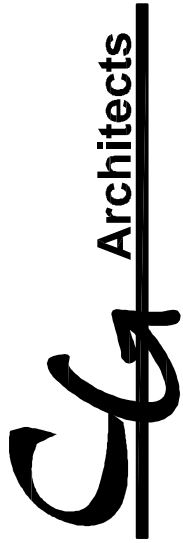
PROJECT
Gateway Reality

DATE: February 6th, 2014
DRAWING: E101.1
FROM SHEET: E101

NORTH PLATE:
North Plate, NE 69101
PHONE (308) 572-0411
FAX: (308) 572-1202

Revised Lighting Plan

SCALE: 3/16" = 1'-0"



TITLE
Revised Power Plan

PROJECT
Gateway Realty

DATE: February 6th, 2014
DRAWING: E102.1
FROM SHEET: E102

NORTH PLATE:

NORTH PLATE, NE 69101
PHONE (308) 572-0411
FAX: (308) 572-1202

Revised Power Plan

SCALE: 3/16" = 1'-0"

GEARY
ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
Tel. (402)489-7627
Fax (402)489-7630
JOB # 23043

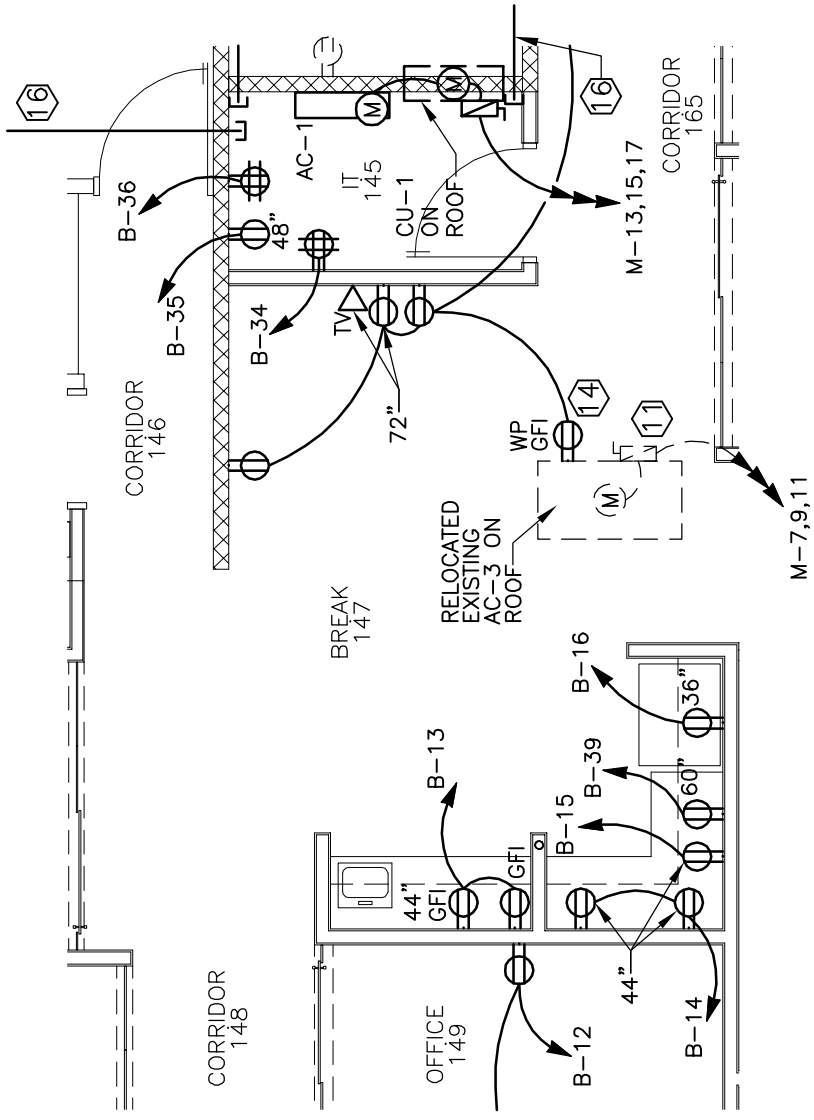
TITLE
Revised Power Plan

PROJECT
Gateway Reality

DATE: February 6th, 2014
DRAWING: E102.2
FROM SHEET: E102

NORTH PLATE:

NORTH PLATE, NE 69101
PHONE (308) 572-0411
FAX: (308) 572-1202



Revised Power Plan

SCALE: $\frac{3}{16}'' = 1'-0''$