

Certificate of Appropriateness

PROPOSAL:

Brett West, for WRK LLC, requests a for a Certificate of Appropriateness for work at the southwest corner of Holdrege Street and Idylwild Drive in the East Campus Neighborhood Landmark District, including 1417 and 1423 Idylwild.

DISCUSSION:

The Commission has previously reviewed the concept for this project, which includes removal of two residential buildings at 1417 and 1423 Idylwild, and construction of a mixed use building building on the south side of Holdrege west of Idylwild with commercial uses on the first floor, including a new location for Valentino’s restaurant. A second, similar building would subsequently replace the existing Valentino’s location, further west across N. 35th Street, outside the Landmark District.

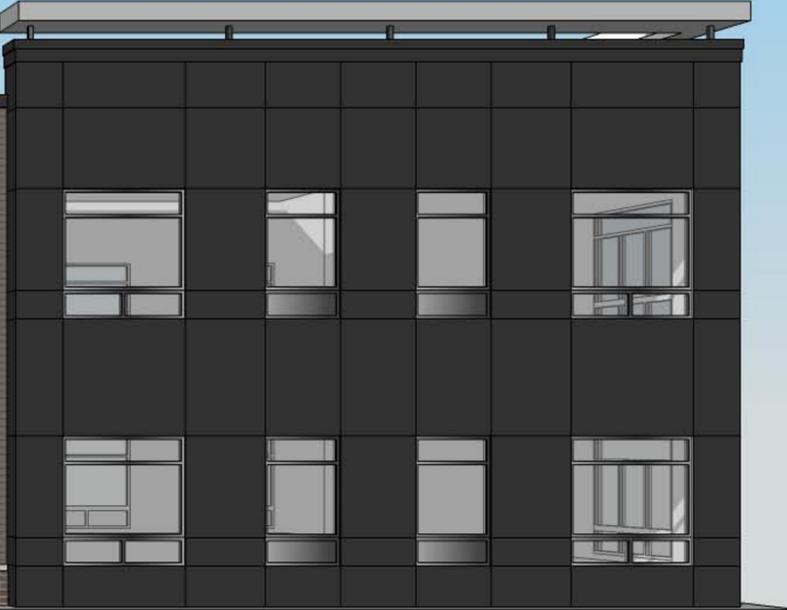
The applicants ask reviews of both buildings, for a Certificate of Appropriateness and as advisory response to the project as a City-assisted redevelopment project.

The buildings are three-stories, with storefronts and brick veneer on the lower story, canopies over the Holdrege sidewalk, and alternating cement-board panels and 3” lap siding on the upper two stories. The roofs are flat. Plans included with the submission show commercial space on the ground floor and dwelling units above. Parking is to the south, screened from Holdrege by the buildings. The east parking lot is set-back from Idylwild by a landscaped screen; the west lot is similarly buffered from Starr St. to the south.

The designs as developed are consistent with the conceptual designs previously reviewed and accepted. As previously discussed, the project addresses Holdrege and the scale of the new fraternity house under construction on the east side of Idylwild, rather than the residential scale of the majority of the historic district. In major part, the construction occurs on an existing commercial parking lot and in replacement of an existing commercial building (Val’s). The three-story scale is not larger than existing apartments further west on Holdrege, but incorporates neighborhood services such as the restaurant. The design’s alternating façade materials establishes something of a rowhouse character. Overall, the project appears create a desirable transition between arterial Holdrege Street and the residences of the historic district.

Recommended finding: *The proposal is consistent with the conceptual design approved by the Commission, is well-designed, and appropriately buffered from historic residential properties.*

Recommended action: *Approval of a Certificate of Appropriateness.*

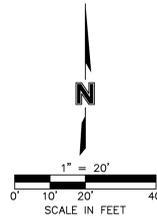








35TH & HOLDREGE REDVELOPMENT DEMOLITION PLAN - PHASE I



DEMOLITION LEGEND

- A** SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT AND CONCRETE CUT AND GUTTER.
- B** REMOVE AND DISPOSE OF ENTIRE STRUCTURE INCLUDING WALLS, FLOORS, FOOTINGS AND ALL BUILDING CONTENTS. ALL DEBRIS SHALL BE REMOVED AND LEGALLY DISPOSED OF.
- C** BUILDING UTILITY DISCONNECTIONS.
LINCOLN ELECTRIC SYSTEM: CONTRACTOR SHALL CONTACT LES TO REQUEST REMOVAL OF SERVICE. LES TO PERFORM REMOVAL WORK.
BLACK HILLS ENERGY: CONTRACTOR TO CONTACT BHE TO REQUEST SERVICE REMOVAL. BHE WILL REMOVE METER AND SERVICE.
LINCOLN WATER SYSTEM: CONTRACTOR TO REMOVE, CAP AND ABANDON EXISTING WATER SERVICE IN ACCORDANCE WITH LWS REGULATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBER. SERVICE SHALL BE ABANDONED AT CONNECTION TO PUBLIC WATER MAIN. CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE PAVEMENT AS NECESSARY TO ABANDON SERVICE. CONTRACTOR TO NOTIFY LWS.
LINCOLN WASTE WATER SYSTEM: CONTRACTOR SHALL REMOVE, CAP AND ABANDON SANITARY SEWER SERVICE AT CONNECTION TO PUBLIC SANITARY MAIN. WORK SHALL BE PERFORMED IN ACCORDANCE W/ LWMS REGULATIONS BY A LICENSED PLUMBER. CONTRACTOR SHALL NOTIFY LWMS.
- D** CONTRACTOR TO COORDINATE WITH LINCOLN ELECTRIC SYSTEM FOR REMOVAL OF EXISTING OVERHEAD ELECTRIC LINE. LES SHALL PERFORM REMOVAL OF SERVICE LINE. CONTRACTOR SHALL REMOVE POWER POLES FOLLOWING SERVICE REMOVAL BY LES.
- E** REMOVE EXISTING SIDEWALK AND STEPS.
- F** REMOVE EXISTING SITE FEATURES INCLUDING; SIGNS, VALVE BOXES, BOLLARDS, FENCE, FENCE POSTS, AND WALLS.
- G** REMOVE EXISTING TREE. GRIND STUMP 3' BELOW GRADE.

BENCHMARKS

1. CHISELED SQUARE ON TOP OF CURB, E. END OF RETURN, SE. CORNER IDYLWILD DRIVE AND HOLDREGE STREET. ELEV.=1184.23 (N.A.V.D. 1988)
2. CHISELED SQUARE ON TOP OF CURB, N. END OF RETURN, NW. CORNER N. 35TH STREET AND STARR STREET. ELEV.=1176.79 (N.A.V.D. 1988)
3. CHISELED SQUARE ON TOP OF CURB, N. END OF RETURN, NE. CORNER EAST CAMPUS LOOP AND HOLDREGE STREET. ELEV.=1175.08 (N.A.V.D. 1988)

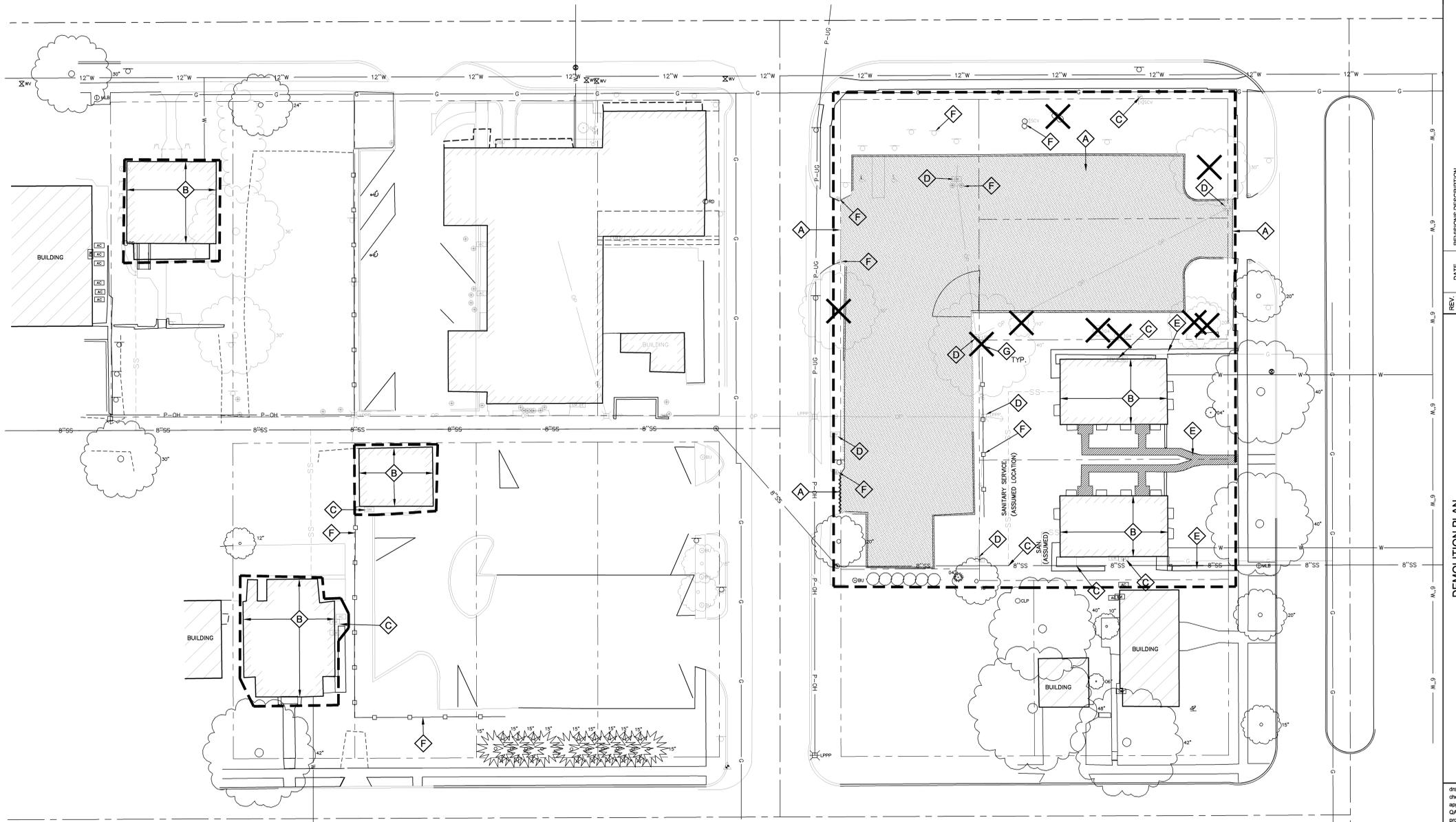
LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> ● AIR CONDITIONING UNIT ○ BOLLARD ○ BUSH ○ CLOTHES LINE POLE ○ CONTROL POINT/BENCHMARK ○ CURB STOP ○ CONIFEROUS TREE ○ DECIDUOUS TREE ○ ELECTRIC BOX ○ ELECTRIC METER ○ FIRE DEPARTMENT CONNECTION ○ GAS METER ○ GUY WIRE ○ MAILBOX ○ POST INDICATOR VALVE ○ POWER POLE ○ POWER POLE W/ LIGHT ○ PROPERTY CORNER FOUND ○ PROPERTY CORNER SET ○ ROOF DRAIN ○ SANITARY SEWER MANHOLE ○ SATELLITE DISH ○ SIGN ○ SPRINKLER CONTROL VALVE ○ STUMP ○ TELEVISION RISER ○ WATER METER PIT ○ WATER METER ○ WATER VALVE ○ CONTOUR LINE ○ CENTER LINE ○ PROPERTY LINE ○ SECTION LINE ○ EASEMENT LINE ○ WOOD FENCE ○ CHAIN LINK FENCE ○ SANITARY SEWER LINE ○ WATER LINE ○ UNDERGROUND GAS MAIN ○ OVERHEAD POWER ○ UNDERGROUND POWER ○ BUSHES/TREE ROW | <ul style="list-style-type: none"> ○ AIR CONDITIONING UNIT ○ BOLLARD ○ BUSH ○ CLOTHES LINE POLE ○ CONTROL POINT/BENCHMARK ○ CURB STOP ○ CONIFEROUS TREE ○ DECIDUOUS TREE ○ ELECTRIC BOX ○ ELECTRIC METER ○ FIRE DEPARTMENT CONNECTION ○ GAS METER ○ GUY WIRE ○ MAILBOX ○ POST INDICATOR VALVE ○ POWER POLE ○ POWER POLE W/ LIGHT ○ PROPERTY CORNER FOUND ○ PROPERTY CORNER SET ○ ROOF DRAIN ○ SANITARY SEWER MANHOLE ○ SATELLITE DISH ○ SIGN ○ SPRINKLER CONTROL VALVE ○ STUMP ○ TELEVISION RISER ○ WATER METER PIT ○ WATER METER ○ WATER VALVE ○ CONTOUR LINE ○ CENTER LINE ○ PROPERTY LINE ○ SECTION LINE ○ EASEMENT LINE ○ WOOD FENCE ○ CHAIN LINK FENCE ○ SANITARY SEWER LINE ○ WATER LINE ○ UNDERGROUND GAS MAIN ○ OVERHEAD POWER ○ UNDERGROUND POWER ○ BUSHES/TREE ROW |
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DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, FLOORS, WALLS, FOUNDATIONS, PAVEMENT, DOCKS, UTILITIES, ETC. AS SHOWN ON THE PLANS. ALL WALLS, FOOTINGS AND STRUCTURAL COLUMNS TO BE REMOVED. AFTER DEMOLITION THE EXCAVATED AREAS AND THE BUILDING AREA SHALL BE BACKFILLED TO GRADE WITH SATISFACTORY STRUCTURAL FILL MATERIAL. ALL BUILDING RUBBLE AND NON-HAZARDOUS MATERIALS LEFT IN BUILDING BY THE FORMER OCCUPANTS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LICENSED LANDFILL. ALL UTILITIES SHOULD BE REMOVED TO 5' OUTSIDE OF BUILDING EDGE.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO PERFORM WORK, DEMOLITION AND DISPOSAL. CONTRACTOR IS REQUIRED TO FILE NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAP) NOTIFICATION IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER.
4. THE OWNER SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDING PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM WITH THE OWNER THAT ALL BUILDING SERVICES HAVE BEEN REMOVED PRIOR TO DEMOLITION ACTIVITIES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. ALL EXISTING UTILITIES SHOWN ON THESE PLANS SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR AS THE ONLY OBSTACLES WHICH MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED TO 5' OUTSIDE OF BUILDING EDGE OR TO SERVICE MAINS IF REQUIRED BY UTILITY COMPANY.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY EXISTING UTILITY EASEMENT AND ROAD RIGHT OF WAY DURING CONSTRUCTION.
7. PRIOR TO BACKFILL OPERATIONS, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE INDICATED, ON SHEET C4.1.
8. DAMAGE TO ANY REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTORS EXPENSE.
9. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PRESERVE ALL TREES NOT TO BE REMOVED BY CONSTRUCTION.
11. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
12. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
13. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO ENSURE A SAFE WORKING ENVIRONMENT.
15. CONTRACTOR IS REQUIRED TO PROVIDE TRAFFIC CONTROL AS NECESSARY FOR DISPOSAL AND BACKFILL TRUCKING OPERATIONS.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE EXISTING PARKING LOTS OUTSIDE OF THE DEMOLITION LIMITS AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
17. ALL EXISTING TREES/SHRUBS NOT MARKED FOR REMOVAL, SHALL BE PROTECTED DURING ALL DEMOLITION/CONSTRUCTION ACTIVITIES.
18. ALL HAZARDOUS MATERIALS WITHIN THE BUILDING SUCH AS LIGHT FIXTURE LAMPS AND BALLASTS, FIRE ALARM ELECTRONIC DEVICES (FIRE PULLS, HORN/STROBES, SMOKE DETECTORS, HEAT DETECTORS, EXISTING LIGHTS AND ANY BATTERIES FOR THESE DEVICES) AND THERMOSTATS SHALL BE SALVAGED AS HAZARDOUS WASTE MATERIAL BY THE CONTRACTOR AND PLACED IN WASTE CONTAINERS PROVIDED BY UNL ENVIRONMENT HEALTH & SAFETY. THE DISPOSAL OF THESE HAZARDOUS WASTE MATERIALS WILL BE PERFORMED BY UNL EH&S.
19. ANY DAMAGE TO EXISTING FEATURES WHICH ARE TO REMAIN SHALL BE RESTORED BY THE CONTRACTOR TO ORIGINAL CONDITION.



**PROGRESS SET
NOT FOR
CONSTRUCTION**

REV. NO.	DATE	REVISIONS DESCRIPTION

REV. NO.	DATE	REVISIONS DESCRIPTION

HOLDREGE/ IDYLVILD P.U.D. PLANNED UNIT DEVELOPMENT

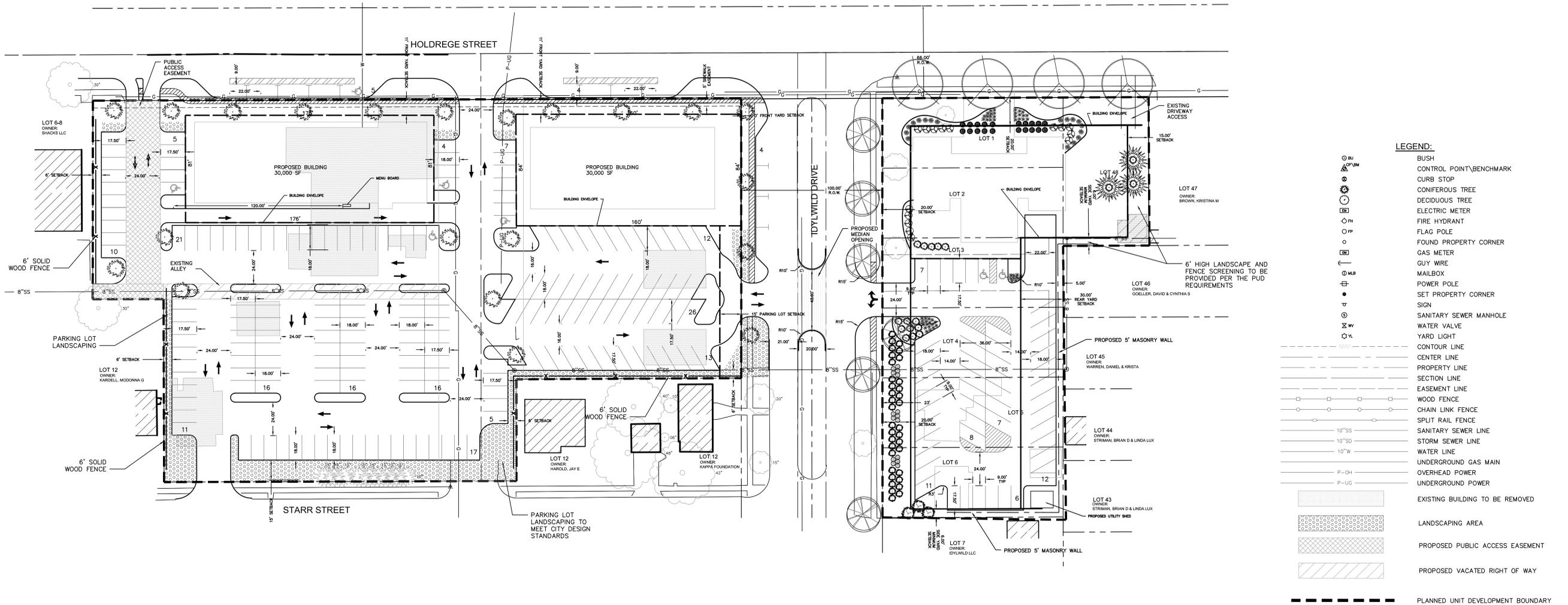
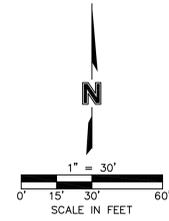
ENGINEER

OLSSON ASSOCIATES
1111 LINCOLN MALL, SUITE 111
LINCOLN, NE 68508
MARK C. PALMER, PE
(402) 474-6311

PROPERTY OWNERS/DEVELOPERS

KAPPA FOUNDATION
6501 SALTGRASS CT
LINCOLN, NE 68521
PHONE: 402-261-4833
ATTN: DOYLE HULME

KINPORT CORPORATION
440 N 8TH ST, SUITE 140
LINCOLN, NE 68508
PHONE: (402) 477-6767
ATTN: JORDAN BERGER



LEGEND:

- BUSH
- CONTROL POINT/BENCHMARK
- CURB STOP
- CONIFEROUS TREE
- DECIDUOUS TREE
- ELECTRIC METER
- FIRE HYDRANT
- FLAG POLE
- FOUND PROPERTY CORNER
- GAS METER
- GUY WIRE
- MAILBOX
- POWER POLE
- SET PROPERTY CORNER
- SIGN
- SANITARY SEWER MANHOLE
- WATER VALVE
- YARD LIGHT
- CONTOUR LINE
- CENTER LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- WOOD FENCE
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- UNDERGROUND GAS MAIN
- OVERHEAD POWER
- UNDERGROUND POWER
- EXISTING BUILDING TO BE REMOVED
- LANDSCAPING AREA
- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED VACATED RIGHT OF WAY
- PLANNED UNIT DEVELOPMENT BOUNDARY

NOTE:

- SITE SPECIFIC LANDSCAPE PLANS SHALL BE SUBMITTED FOR EACH BUILDING WITH BUILDING PERMITS FOR APPROVAL.
- 12 TREES SHALL BE INSTALLED IN THE PARKING LOT.
- STREET TREES ALONG HOLDREGE, IDYLVILD, AND STAR STREET SHALL BE COORDINATED WITH THE CITY PARKS DEPARTMENT AND SHALL BE DESIGNED ACCOUNTING FOR THE EXISTING STREET TREES.

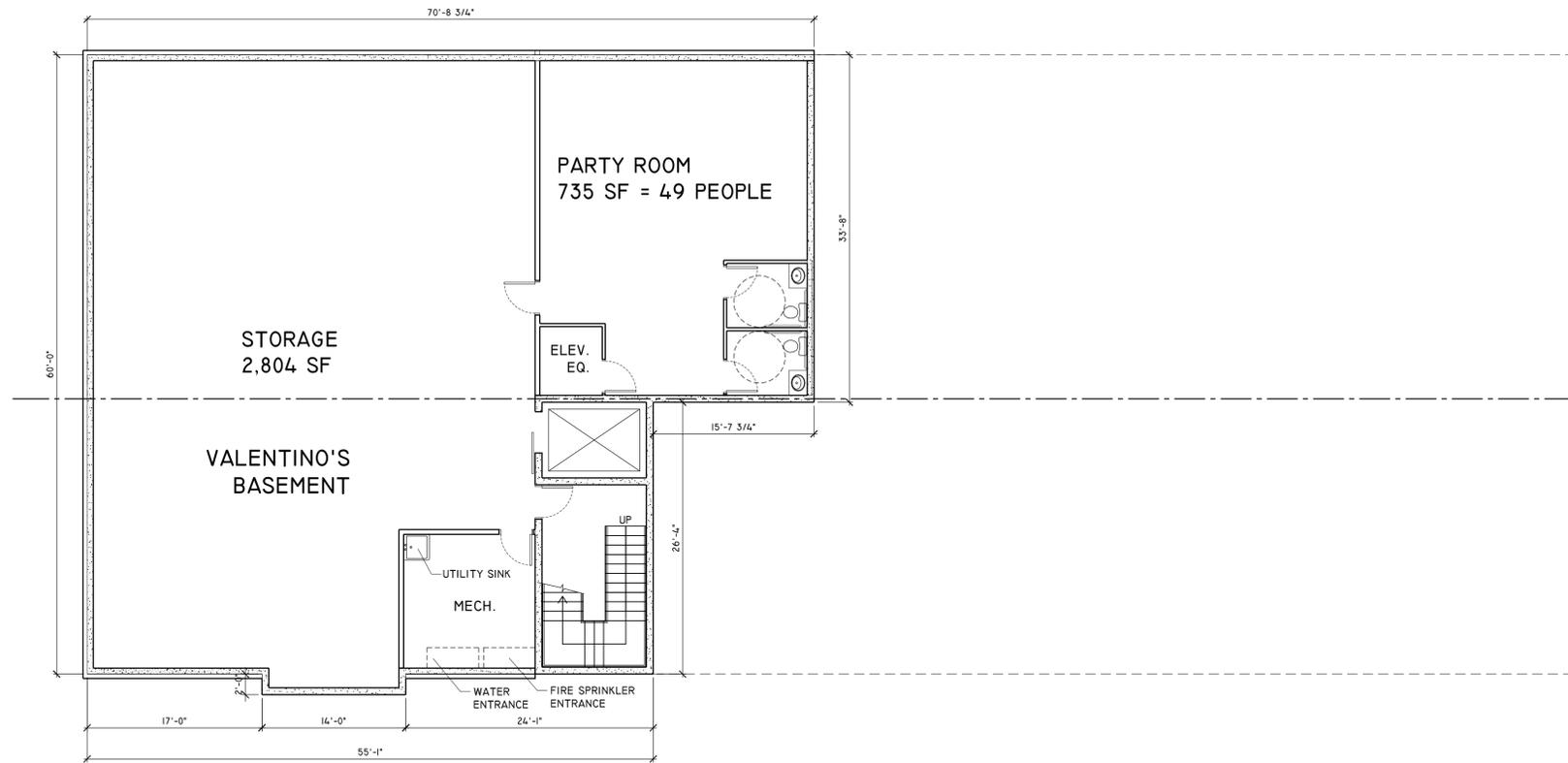
PLANTING SCHEDULE - R-2/R-6 PUD AREA

QTY.	Symbol	Common/Scientific Name	Size	Notes	SPREAD
SHADE TREES					
6		Swamp White Oak <i>Quercus bicolor</i>	2" cal.	Nursery Group B1B	45'
4		Legacy Sugar Maple <i>Acer saccharum 'Legacy'</i>	2" cal.	Nursery Group B1B	35'
EVERGREEN TREES					
3		Serbian Spruce <i>Picea omorika</i>	5-6' HL	Nursery Group B1B	25'
3		Katsuldar Juniper <i>Juniperus chinensis 'Katsuldar'</i>	5-6' HL	Nursery Group B1B	15'
EVERGREEN SHRUBS					
14		Broadhoor Juniper <i>Juniperus sabina 'Broadhoor'</i>	3 gal	Container group	5'
20		Wintergreen Boxwood <i>Buxus microphylla 'Wintergreen'</i>	3 gal	Container group	5'
35		Yucca Densiflora <i>Yucca x media densiflora</i>	3 gal	Container group	5'
DECIDUOUS SHRUBS					
15		Anthony Waterer Spruce <i>Spiraea x buniside 'Anthony Waterer'</i>	3 gal	Container group	4'
15		Dwarf Burning Bush <i>Euonymus alatus 'Compactus'</i>	3 gal	Container group	6'
20		Little Miss Kim <i>Syringa patens 'Miss Kim'</i>	3 gal	Container group	3'
PERENNIALS					
-		Big Blue Liriodie <i>Liriodie macari 'Big Blue'</i>	1 gal	12" spacing	2'



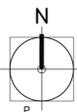
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Preliminary
not for
construction



HOLDREGE & IDYLWILD REDEVELOPMENT - PHASE I	
NEW BUILDING	
STREET ADDRESS	
LINCOLN, NEBRASKA	
BASEMENT PLAN	

NO. >	ISSUED FOR >	DATE >
01	MEETING W/ OWNER	2012.12.3
02	REVIEW	2012.12.21
03	MEETING W/ OWNER	2013.1.7
04	REVIEW	2013.1.8
05	REVIEW	2013.1.18
06	COORDINATION MTC.	2013.1.16
07	REVIEW	2013.1.25
08	REVIEW	2013.2.7
09	OWNER REVIEW	2013.2.18
10	REVIEW SET	2013.2.28
11	HPC REVIEW	2013.3.7



N | I
1/8" = 1'-0"

BASEMENT PLAN



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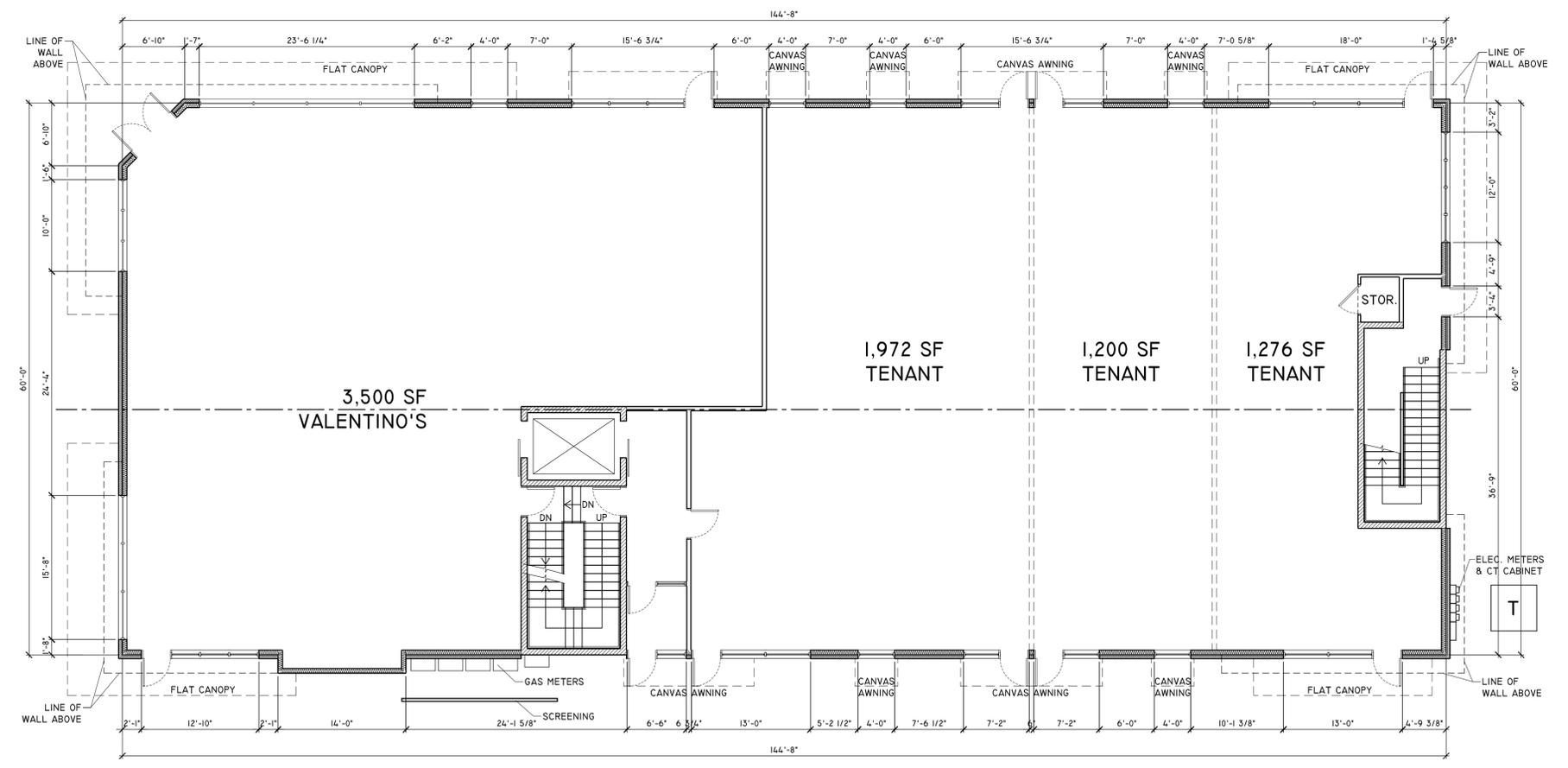
Preliminary
not for
construction



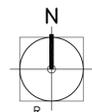
HOLDREGE & IDYLWILD REDEVELOPMENT - PHASE I
NEW BUILDING
STREET ADDRESS
LINCOLN, NEBRASKA
FIRST FLOOR PLAN

NO.	ISSUED FOR	DATE
01	MEETING W/ OWNER	2012.12.3
02	REVIEW	2012.12.21
03	MEETING W/ OWNER	2013.1.7
04	REVIEW	2013.1.8
05	REVIEW	2013.1.8
06	COORDINATION MTC.	2013.1.16
07	REVIEW	2013.1.25
08	REVIEW	2013.2.7
09	OWNER REVIEW	2013.2.18
10	REVIEW SET	2013.2.28
11	HPC REVIEW	2013.3.7

Job No. > 12-090
A2.02



8,685 SF FOOTPRINT



P I FIRST FLOOR PLAN
1/8" = 1'-0"



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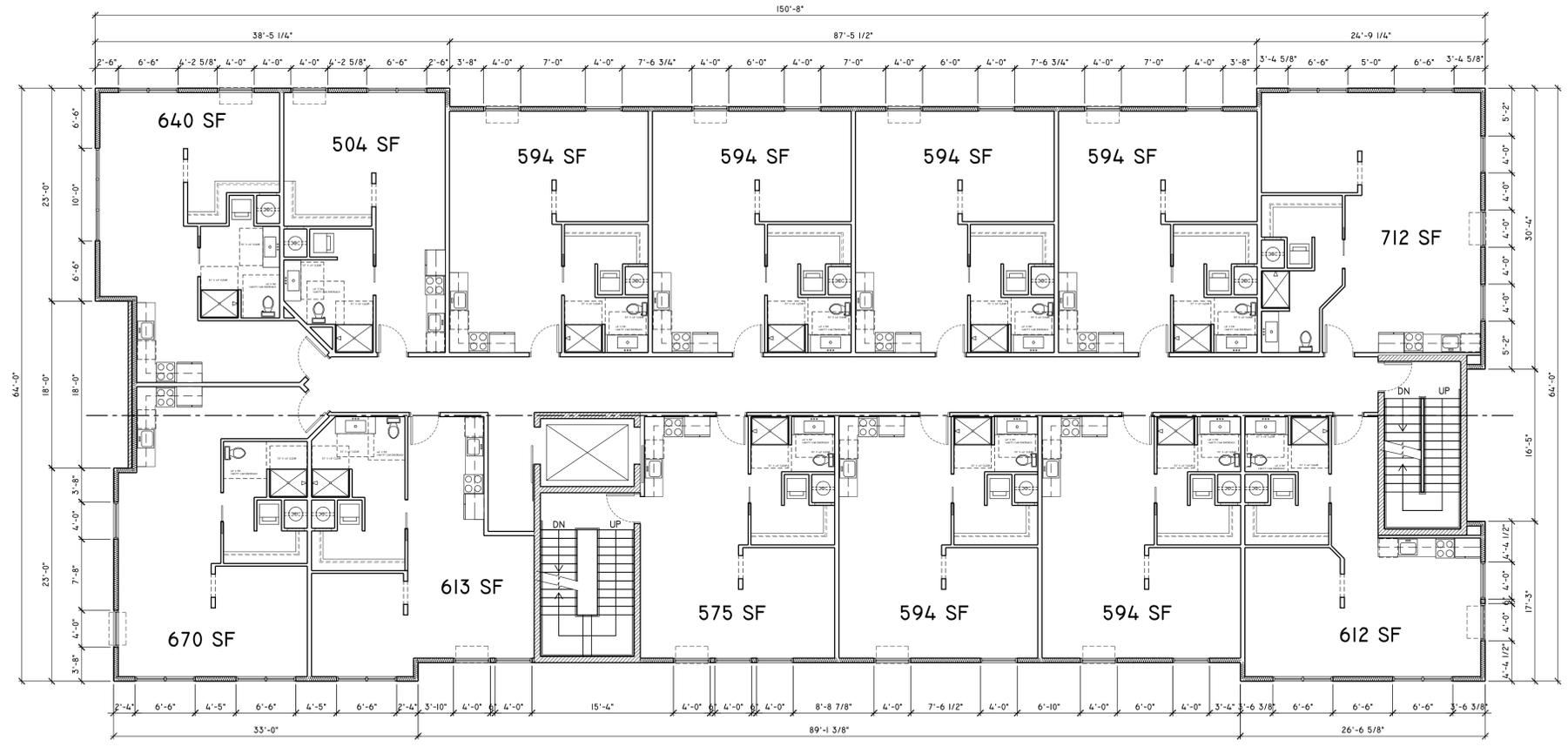
Preliminary
not for
construction



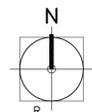
HOLDREGE & IDYLWILD REDEVELOPMENT - PHASE I
NEW BUILDING
STREET ADDRESS
LINCOLN, NEBRASKA
SECOND FLOOR PLAN

NO.	ISSUED FOR	DATE
01	MEETING W/ OWNER	2012.12.3
02	REVIEW	2012.12.21
03	MEETING W/ OWNER	2013.1.7
04	REVIEW	2013.1.8
05	REVIEW	2013.1.18
06	COORDINATION MTC.	2013.1.16
07	REVIEW	2013.1.25
08	REVIEW	2013.2.7
09	OWNER REVIEW	2013.2.18
10	REVIEW SET	2013.2.28
11	HPC REVIEW	2013.3.7

JOB No. > 12-090
A2.03



9,139 SF FOOTPRINT

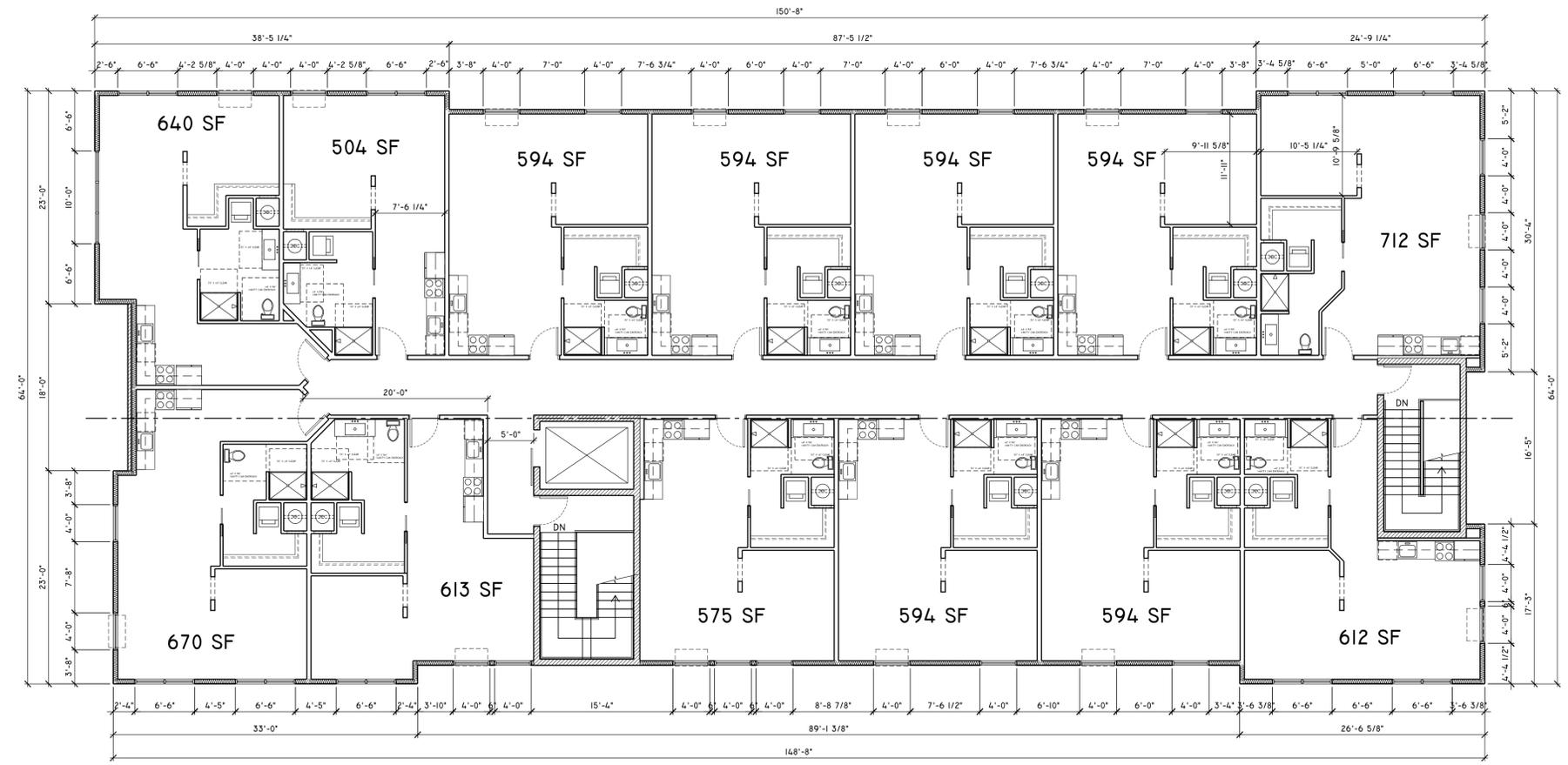


P I SECOND FLOOR PLAN
1/8" = 1'-0"

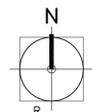


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Preliminary
not for
construction



9,139 SF FOOTPRINT

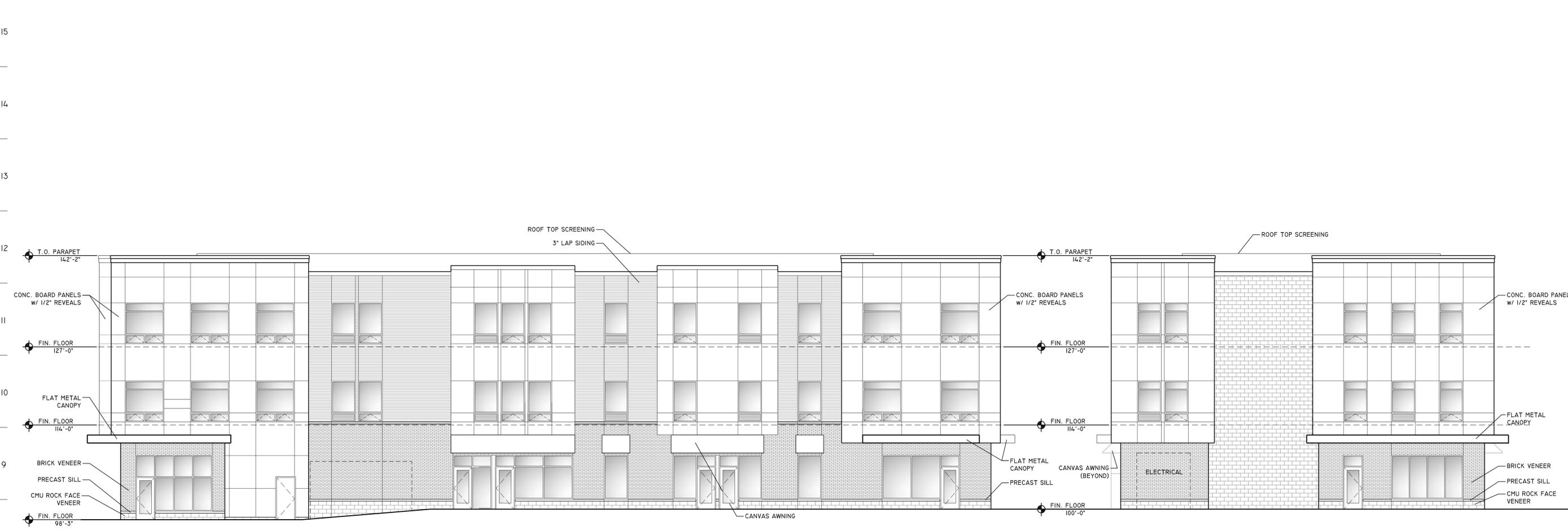


P I THIRD FLOOR PLAN
1/8" = 1'-0"

HOLDREGE & IDYLWILD REDEVELOPMENT - PHASE I
NEW BUILDING
STREET ADDRESS
LINCOLN, NEBRASKA
THIRD FLOOR PLAN

NO.	ISSUED FOR	DATE
01	MEETING W/ OWNER	2012.12.3
02	REVIEW	2012.12.21
03	MEETING W/ OWNER	2013.1.7
04	REVIEW	2013.1.8
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11	HPC REVIEW	2013.3.7

JOB NO. > 12-090
A2.04



X 8	SOUTH ELEVATION	G 8	EAST ELEVATION
1/8" = 1'-0"		1/8" = 1'-0"	



X 1	NORTH ELEVATION	G 1	WEST ELEVATION
1/8" = 1'-0"		1/8" = 1'-0"	

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