

**Advisory Review (to Planning Commission)**

**PROPOSAL:**

Bruce Stahr has requested an amendment to County Special Permit 08021 to increase the area permitted for events at Prairie Creek Bed & Breakfast Inn at 2400 S. 148<sup>th</sup> Street.

**DISCUSSION:**

In 2008, HPC reviewed and the County Board approved a special permit for historic preservation for the property at 2400 S. 148<sup>th</sup> St. in Lancaster County, including the relocated Leavitt House from the VA Medical Center grounds in Lincoln. The Stahr family has rehabilitated the house and operated the Prairie Creek B&B Inn on the property under that special permit, which included use of the original barn on the property for events and a small retail space, and use of the relocated farm house on the site.

In seeking to rehabilitate the barn for events, the Stahrs have determined it is infeasible to meet building and life safety codes and preserve the character of a historic barn with the principal assembly space on the second floor (the former hayloft). The current application seeks to amend the special permit for the B&B property to allow a lean-to addition to the barn, providing a larger ground floor footprint, where exiting and other requirements can be more feasibly provided. (See attached plans.) Part of the second story beams and flooring would be removed to open an “atrium” effect and provide views of the high gambrel roof. A mezzanine/second floor balcony area would be retained, with a reduced square footage as permitted by codes. The request would expand the permitted 1500 sq. ft. of assembly area to 2000 sq. ft., and the permitted 500 sq. ft. of limited retail space to 700 sq. ft.

The special permit was originally granted in support of the rehabilitation and maintenance of the Leavitt House. The current request is consistent with that purpose. The barn, while certainly a contributor to the agricultural setting of the farmhouse, is a subsidiary resource on the property. The proposed alterations appear to retain the essential character of the farmstead, as historic barns frequently evolved with additions and extensions.



*Former Leavitt House, now Prairie Creek B&B Inn*



*View from south of house and barn*



*Golden Sunset Farm barn from Leavitt House porch*

**Recommended finding:**

*The requested amendment to County SP08021 remains consistent with the original purpose of the special permit, maintaining the historic Leavitt House within a historic farmstead setting.*

**Recommended action:**

*Encourage Planning Commission to approve the amendment to County SP08021.*

# PRAIRIE CREEK INN BARN RESTORATION

2400 SOUTH 148th STREET WALTON, NEBRASKA

JANUARY, 2014

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## GENERAL NOTES

1. THESE DRAWINGS ARE BASED ON THE OWNERS PREVIOUSLY AND CURRENTLY APPROVED PLANS FOR COUNTY SPECIAL PERMIT NO. 08021 TO ALLOW FOR UP TO A 2600 SQUARE FOOT ASSEMBLY SPACE IN THE BARN. THESE DRAWINGS ARE INTENDED TO SATISFY THE CODE REQUIREMENTS OUTLINED BY THE CITY OF LINCOLN BUILDING AND SAFETY DEPARTMENT REVIEW AND THE STATE FIRE MARSHAL REVIEW.
2. THE PLAN IS A DESIGN TO OBTAIN PERMIT APPLICATION AND REVIEWS RELOCATING ASSEMBLY TO FIRST FLOOR AND THE CREATION OF A MEZZANINE OF THE UPPER LEVEL. THIS PLAN ALSO EXCLUDES AND EXPANSION TO OTHERS. 3000.
3. THE SITE PLAN SHOWN IS NOT A SURVEY. THE SITE DRAWING IS BASED ON THE LANCASTER COUNTY SURVEYING PARTY RECORD AND THE OWNERS DIMENSIONS SUPPLIED FROM PREVIOUS SITE IMPROVEMENTS AND FIELD MEASUREMENTS.
4. OWNER TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY SIGNIFICANT VARIATION.
5. THE BARN RESTORATION DOES NOT INCLUDE ANY HVAC, MECHANICAL, OR INSULATION AS THE ASSEMBLY AREA WILL BE A 5 SEASONY SPACE.
6. ELECTRICAL WORK HAS BEEN REVIEWED FROM PREVIOUSLY SUBMITTED APPROVED PLANS. ELECTRICAL WORK WILL BE IN ACCORDANCE TO ALL LOCAL AND STATE REQUIREMENTS. SEE SHEET E1.1 FOR ELECTRICIANS LICENSE NO. AND SIGNATURE.
7. STRUCTURAL WORK HAS BEEN REVIEWED FROM PREVIOUSLY SUBMITTED PLANS BY STRUCTURAL DESIGN GROUP APPROVED BY THE CITY OF LINCOLN BUILDING AND SAFETY DEPARTMENT. PREVIOUS CONSTRUCTION IS COMPLETE AND THE FLOOR STRUCTURE WILL NOW SUPPORT LOADS OF 150 LBS. SF AS REQUIRED. NEW STRUCTURAL DRAWINGS ARE SUBMITTED FOR MEZZANINE MODIFICATION ANY NEW FRONT ADDITION.
8. STAIRS SHOWN ON THE PLANS ARE EXISTING AND WILL MEET THE REQUIREMENTS OF THE 2009 IBC FOR WIDTH, RISE, RUN, HEADROOM, LANDINGS AND VAULTING AND NFPA 101 LIFE SAFETY CODE FOR EXISTING STAIRS. THEY ARE TO BE MODIFIED TO ACHIEVE THE FULL 4' CLEAR WIDTH REQUIRED.
9. LANDLORD IS NOT PROVIDING ANY FOOD OR DRINK. LEASING USERS MAY PROVIDE FOOD AND DRINK.
10. INTERIOR DOOR ON THE FIRST LEVEL BETWEEN 1st FLOOR AND BASEMENT WILL BE 48 MIN. HGT. DOOR WILL HAVE LATCHES, LOCK AND BE SELF CLOSING.
11. EXIST DOORS WILL HAVE PANIC HARDWARE, CLOSER AND SWING IN THE DIRECTION OF EGRESS.
12. GUARD RAILS WILL BE 42" HIGH AND HAVE INTERMEDIATE RAILS SPACED WITH LESS THAN 4" GAP. RAILINGS TO WITHSTAND FORCE OF 50 LBS. L.F. AND 200 LBS CONCENTRATED LOAD IN ANY DIRECTION.
13. HANDRAILS AT STAIRS MOUNTED AT 36" A.F.F. AND EXTEND 12" HORIZONTALLY PAST THE TOP RISE AND A TREAD DEPTH PAST THE BOTTOM RISE. HANDRAILS WILL BE RETURNED TO THE WALL.
14. SEE ELECTRICAL PLANS FOR LOCATION OF EMERGENCY LIGHTS.
15. OCCUPANCY LOAD OF 200 MAX AND 40 SEATING SIGNS TO BE POSTED AT ENTRIES.

## SYMBOLS AND ABBREVIATIONS

	DOOR NUMBER		
	HARDWARE NUMBER		
	DETAIL SECTION NUMBER		
	SHEET NUMBER		
	CROSS SECTION LETTER		
	DETAIL NUMBER		
	SHEET NUMBER		
	WALL ELEVATION		
	ROOM NUMBER		
	WINDOW LETTER		
	BUILDING ELEVATION LINE		
	PROPERTY LINE		
	WALL TYPE		
A.B.	ANCHOR BOLT	9	NATURAL GAS SERVICE
A.F.F.	ABOVE FINISH FLOOR	H.A.	HOLLOW METAL
A.T.C.	ACoustical TILE CEILING	N.L.C.	NOT IN CONTRACT
B.O.	BY OWNER	S.A.R.	SAFETY RISER
C.A.T.V.	UNDERGROUND CABLE	S.S.	STORM SEWER
	TELEVISION SERVICE	T.O.F.	TOP OF FOOTING
C.J.	CONTROL JOINT	U.G.E.	UNDERGROUND ELECTRICAL
C.T.	CEILING TILE		
D.S.	DOWNPOUT	U.S.T.	UNDERGROUND TELEPHONE SERVICE
E.I.	EXHAUSTING JOINT		
F.E.	FIRE EXTINGUISHER	V.B.	VAPOR BARRIER

## SHEET SCHEDULE

<b>C1.1 COVER SHEET AND SITE PLAN</b>
<b>A1.1 FLOOR AND AREA PLANS</b>
<b>A1.2 ENLARGED FLOOR AND DEMOLITION PLANS</b>
<b>A1.5 EXTERIOR ELEVATIONS AND SECTIONS</b>
<b>S1.1 ROOF FRAMING AND FOUNDATION PLANS</b>
<b>S2.1 BRACING ELEVATION PLANS</b>
<b>S2.1 STRUCTURAL DETAILS</b>
<b>M1.1 MECHANICAL FLOOR PLANS AND RISER</b>
<b>E1.1 ELECTRICAL AND LIGHTING PLANS</b>

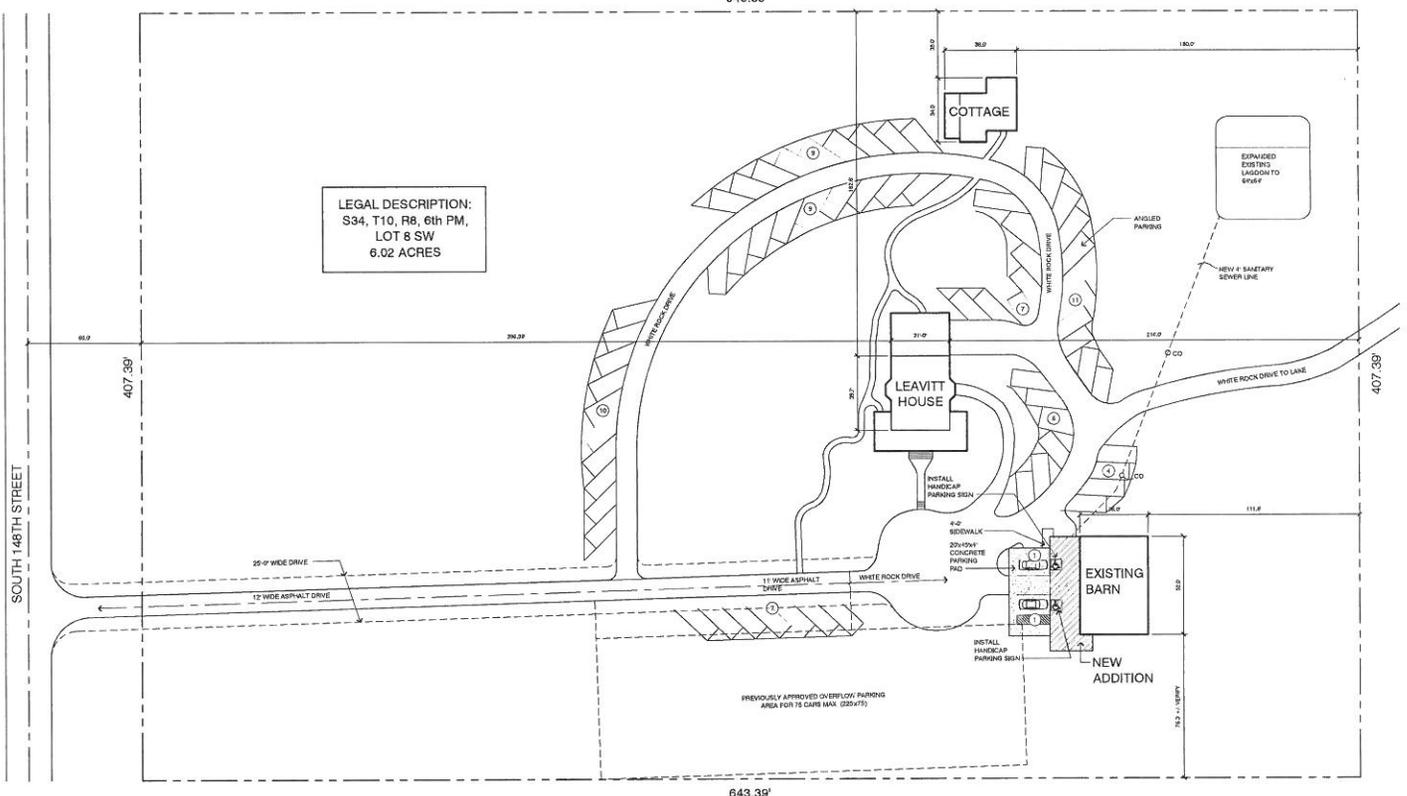
## PROJECT DATA

<b>LEGAL:</b> S34, T10, R8, 6TH PM, LOT 8 SW WALTON, LANCASTER COUNTY, NEBRASKA	<b>TYPE OF CONSTRUCTION:</b> TYPE VA (ONE HOUR)
<b>ZONING:</b> AO-AGRICULTURAL	<b>FIRE PROTECTION SPRINKLER SYSTEM:</b> NONE
<b>GOVERNING CODES:</b> 2009 INTERNATIONAL BUILDING CODE 2000 NFPA 101 LIFE SAFETY CODE	<b>EXISTING PARKING:</b> PARKING SHOWN: 63 STALLS (3020) 75 CONCRETE STALLS 2 HANDICAP STALL (11620) 10 STALLS
<b>OCCUPANCY TYPE:</b> BASEMENT GROUP 1 FIRST FLOOR: ASSEMBLY MEZZANINE FLOOR: GROUP A-ASSEMBLY	<b>BUILDING DATA:</b> BASEMENT LEVEL: 1,785 SF (PRIVATE STABLES) FIRST LEVEL: 2,801 SF (PRIVATE BARN) MEZZANINE LEVEL: 812 SF (ASSEMBLY)
<b>STORES:</b> EXISTING ONE STORY WITH MEZZANINE / 30 FEET	<b>MAXIMUM OCCUPANTS:</b> BASEMENT LEVEL: PRIVATE FIRST LEVEL: 254 SECOND LEVEL: 44
<b>OCCUPANT LOAD FACTORS:</b> GROUP A-1: 1 OCC. PER 200 SF GROUP A-1: 1 OCC. PER 27 SF (CONCENTRATED) AND PER 18 SF (UNCONCENTRATED)	

## SEALS

ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL
Dennis Adams E. # 13183 (See sheet E1.1)			

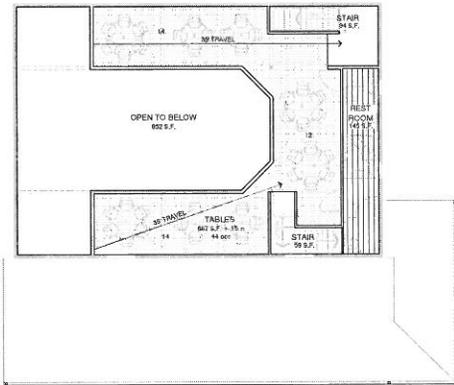
L. Joe A. Miller, P.E., Inc. is the Consulting Professional on the Bruce Steier Barn project.



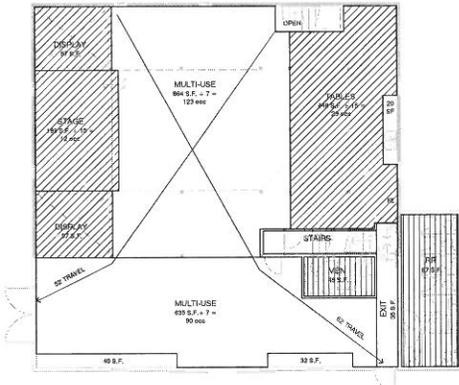
**SITE PLAN**  
SCALE: 1"=30'-0"

**PRAIRIE CREEK INN**  
BARN RESTORATION  
2400 South 148th Street  
WALTON, NE 68461

**C1.1**



**MEZZANINE LEVEL PLAN**  
 MEZZANINE  
 977 S.F. + 145 S.F. = 1122 S.F.  
 (816 S.F. finished)  
 occupancy = 54



**FIRST LEVEL PLAN**  
 12 + 125 + 25 + 96 = 254 occupancy main level  
 147 occupancy 2nd mezzanine  
 258 occupancy total  
 2473 S.F. open bar

**AREA PLANS**

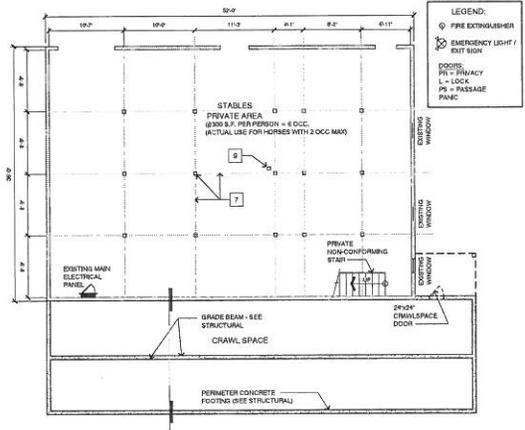
**WALL TYPES**

- 1) 2x4 WOOD STUDS AT 24" O.C. WITH HORIZ 1x6 SIDING ON INSIDE FACE AND 1x4 CEDAR LAP SIDING ON EXTERIOR (RELOCATED FROM ORIGINAL BARN WEST FACE OR NEW, NOTE INSIDE FACILITY #4 TO HAVE 1/2" GYP BOARD IN LIEU OF 1x6 SIDING.)
- 2) 2x4 (OR 2x6 AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. ONE SIDE WITH SOUND BATT INSUL AND WOOD SLAT BOARD ON EXTERIOR SIDE.
- 3) EXTERIOR WALLS TO REMAIN EXPOSED WOOD WITH SPRAY COATING OF CLASS B OR C (5/8" GYP BD AT RESTROOMS INTERIOR FACE).
- 4) EXISTING WOOD STUD WALL

**DOORS**

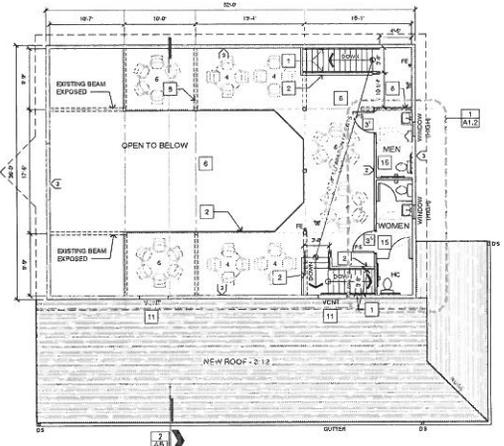
- NEW DOOR SIZE IS SHOWN ON PLAN AND SHALL BE 68" x 78" SOLID CORE WITH 1 1/2" RH HINGES AND LATCH TYPE AS INDICATED - SEE LEGEND.
- EXTERIOR DOORS TO HAVE PANIC HARDWARE HINGES AND HOLD OPEN.
- NORTH FIBER OF DOORS TO BE 3/4" HIGH WITH CENTER REMOVABLE ASTRADAL.
- ALL DOORS TO HAVE FLUSH SILL OR MAX 1/2" OFFSET.
- ALL DOORS TO HAVE ADA APPROVED LEVER ACTION HANDLES.

- REMODEL NOTES**
- 1) 1 1/2" WOOD HORIZONTAL AT 24" A.F.F. TYP. AT BOTH SECOND FLOOR STAIRS - SEE GENERAL NOTE #12
  - 2) 4" 18H QUADRANT WITH PALS SPACED WITH LESS THAN 4" GAPS - INSTALL AT ALL OPEN SIDES OF STAIR AND MEZZANINE - SEE GENERAL NOTE #11
  - 3) INSTALL 5/8" TYP. 2x2 GYP. BD. WITH RESILIENT CHANNELS ON BOTTOM OF SECOND FLOOR STAIR
  - 4) FOOT SOLE STATING MAXIMUM CAPACITY = 255 PEOPLE - SEE GENERAL NOTE #18
  - 5) (NOT USED)
  - 6) SPRAY ALL EXPOSED WOOD WALLS, STRUCTURE AND CEILING ON INTERIOR OF BARN WITH CLEAR (CLASS C) FLUORESCENT COATING (SPRINT AND MEZZANINE LEVEL)
  - 7) SPRAY EXPOSED STRUCTURE AND CEILING ON INTERIOR OF BARN WITH CLEAR (CLASS C) FLUORESCENT COATING AND COVER CEILING WITH 5/8" TYPE 'X' GYP. BD. ON RESILIENT CHANNELS FOR 1 HOUR RATING (BASEMENT LEVEL)
  - 8) DASHED LINES INDICATE EXISTING DIAGONAL 2x4 WOOD STRUCTURAL BRACING FROM FLOOR TO TOP OF WALL - TYP.
  - 9) EXISTING WATER HYDRANT
  - 10) COVER DISPLAY AREAS TO BE PERMANENT STATIC DISPLAYS WITH 2x6 FRAMING AND GATES AT EDGES (NO OCCUPANCY THIS AREA)
  - 11) NEW OR RELOCATED WINDOWS
  - 12) STAGES TO BE 14" HIGH WITH 2x7 FIBER AT FRONT. CONSTRUCT 2x4 FRAMING WITH WOOD DECKING (NO STORAGE BELOW)
  - 13) NEW 2x6 WOOD COLLARNS AND BEAM TO AT REMOVED WALL AREA (SEE STRUCTURE)
  - 14) RELOCATED EXISTING SLEIGH BARN DOORS AND TRACK FRAME NEW OPENING TO MATCH
  - 15) CEILING OF WOMEN'S AND MEN'S RESTROOMS TO HAVE JOIST AT 24" WITH 5/8" GYP WALL CEILING AT 9'0" (PLYWOOD DECK AT MEZZANINE)

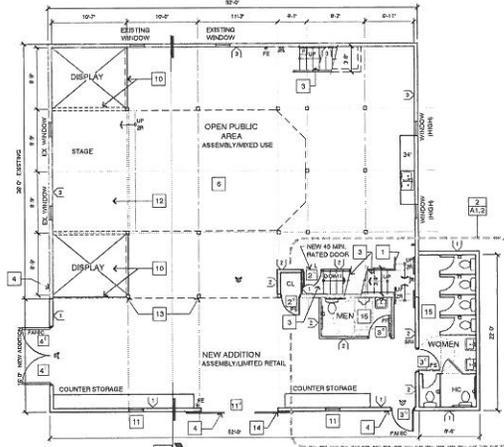


**BASEMENT PLAN**

**FLOOR PLANS**



**MEZZANINE LEVEL PLAN**



**FIRST LEVEL PLAN**

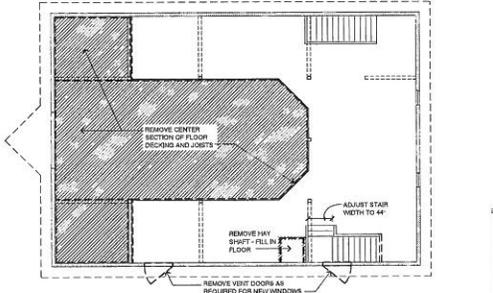


**RESTROOM ACCESSORIES AND FIXTURES**

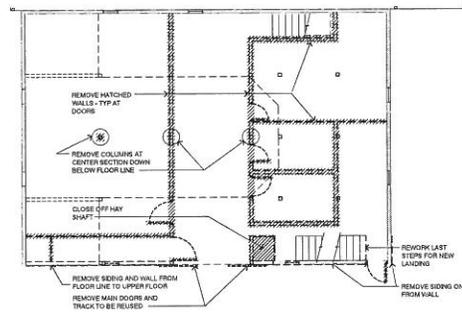
- 1 SINK
- 2 WATER CLOSET
- 3 URINAL
- 4 TOILET PARTITION AND DOOR
- 5 MIRROR (18"x21")
- 6 PTD = PAPER TOWEL DISPENSER
- 7 SD = SOAP DISPENSER
- 8 TPD = TOILET PAPER DISPENSER
- 9 GRAB BARS (36" AND 48")

ABBREVIATION - NAME  
 PTD - PAPER TOWEL DISPENSER  
 SD - SOAP DISPENSER  
 GB - GRAB BAR  
 TPD - TOILET PAPER DISPENSER

MOUNTING HEIGHT  
 SINK 42" AFF TO BOTTOM  
 MOUNT 42" AFF TO BOTTOM  
 MOUNT 36" AFF TO TOP  
 MOUNT 26" AFF. 7" IN FRONT OF WATER CLOSET BOWL

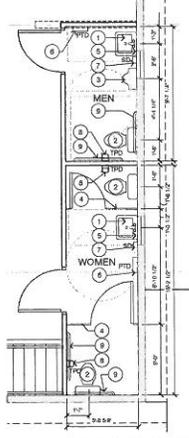


**UPPER LEVEL DEMOLITION PLAN**

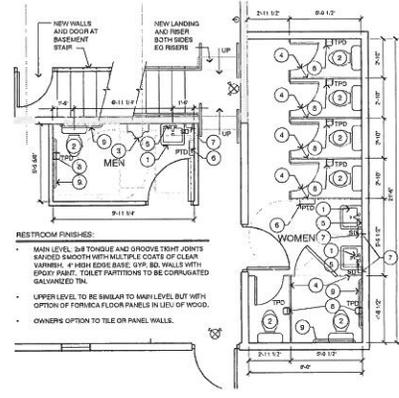


**FIRST LEVEL DEMOLITION PLAN**

**DEMOLITION PLANS**



**1 MEZZANINE FLOOR RESTROOMS**  
 SCALE: 1/4" = 1'-0"

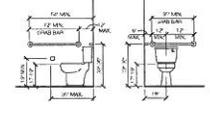


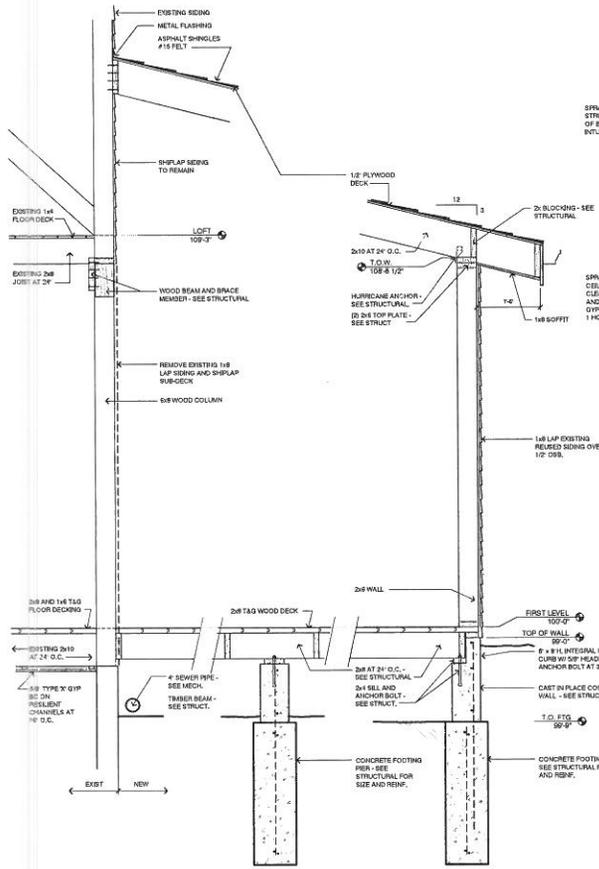
**2 FIRST FLOOR RESTROOMS**  
 SCALE: 1/4" = 1'-0"

**ENLARGED FLOOR PLANS**

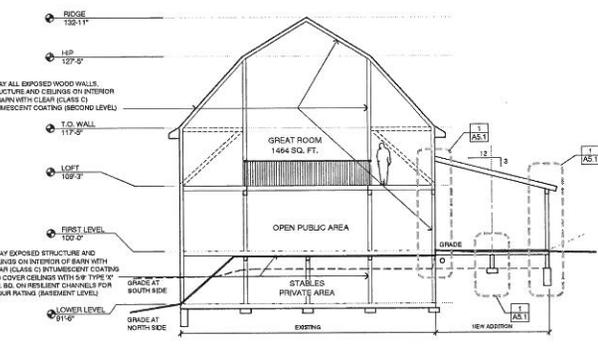
**GENERAL ADA REQUIREMENTS**

- TOILET FIXTURES:**
- W.C. 17'-19" TO STOOL RM (8" FROM SIDE WALL)
  - LAV. 36" TO TOP RM OR 48" CLEAR FLOOR AREA 29" TO BOTTOM RM 27" TO CLEARANCE SPACE 9" TO THE CLEAR
  - URINAL 17" TO RIM WITH ELONGATED BOWL (20" x 6" CLEAR AREA)
- TOILET ACCESSORIES:**
- GRAB BARS GRAB BARS SHALL BE 1 1/2" O.D., THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2" CLEAR. GRAB BARS SHALL NOT ROTATE WITH THEIR FITTINGS. GRAB BAR ON SIDE WALL SHALL BE MINIMUM 82" LONG AND MOUNTED 27" MAXIMUM FROM CORNER WITH FURTHEST POINT OF GRAB BAR AT 54" MIN. FROM CORNER. GRAB BAR AT REAR WALL SHALL BE MINIMUM 39" LONG AND MOUNTED 6" MAXIMUM FROM CORNER.
  - TP TOILET PAPER HOLDER, SHALL BE SINGLE ROLL HOLDER AND SHALL NOT RESTRICT FLOW. MOUNT TOILET PAPER HOLDER MINIMUM 19" MAXIMUM OF 29" TO CENTER LINE FROM FLOOR AND 36" MAX FROM CORNER TO OUTSIDE EDGE OF HOLDER.
  - PTD PAPER TOWEL HOLDER, MOUNT SO ANY OPERATING MECHANISMS ARE NO HIGHER THAN 48" ABOVE FINISH FLOOR.
  - SD SOAP DISPENSER, MOUNT SO ANY OPERATING MECHANISMS ARE NO HIGHER THAN 48" ABOVE FINISH FLOOR.
  - MIRROR 24" MIN., MOUNT SO REFLECTING SURFACE IS NO HIGHER THAN 40" ABOVE FINISH FLOOR.
- GENERAL NOTES:**
- ALL PIPES BELOW LAVATORY AND ANY OTHER EXPOSED DRAIN OR SUPPLY PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SWAMP OR ADHESIVE SURFACES UNDER ANY TOILETS. PROVIDE BLOCKING AS REQUIRED FOR ALL FIXTURES, FINISHES, AND EQUIPMENT.

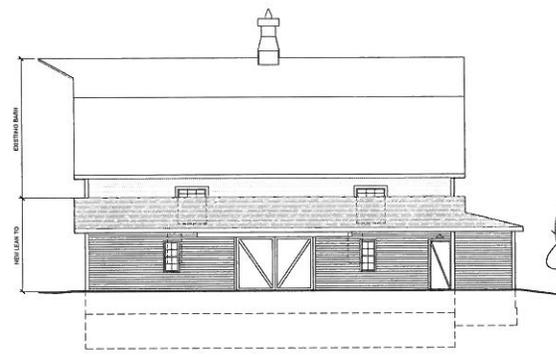




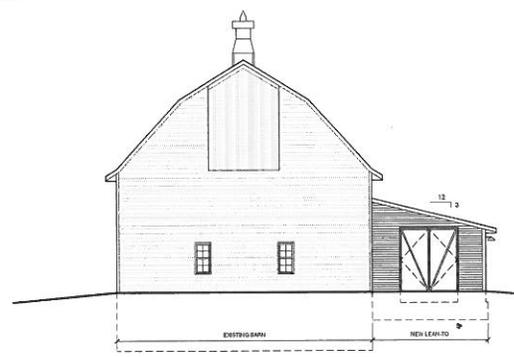
**1 WALL SECTIONS**



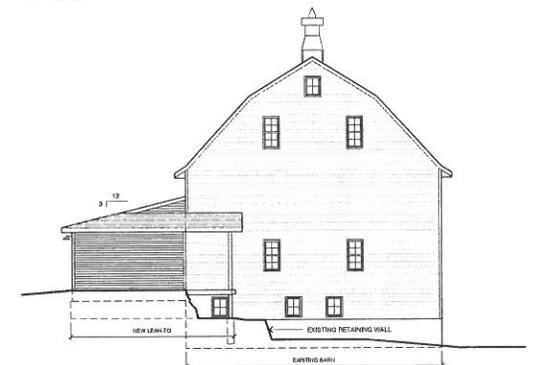
**2 BUILDING SECTION**



**WEST ELEVATION**

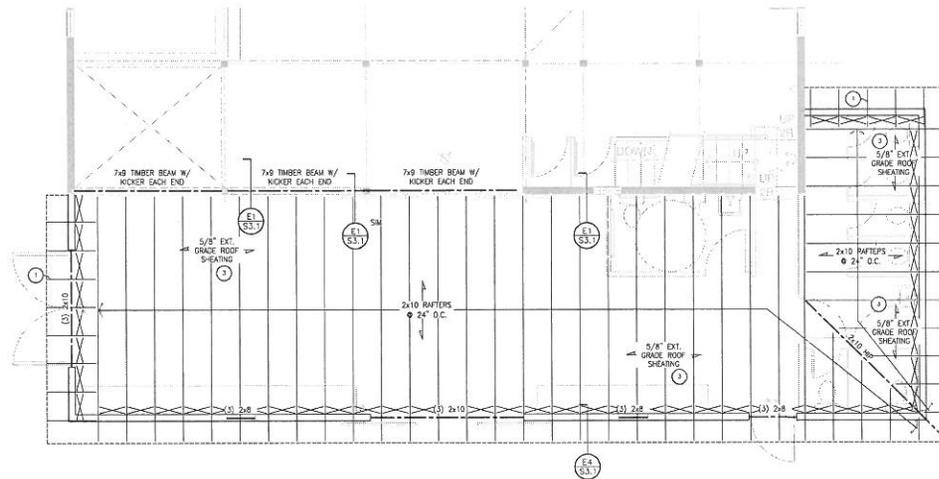


**NORTH ELEVATION**



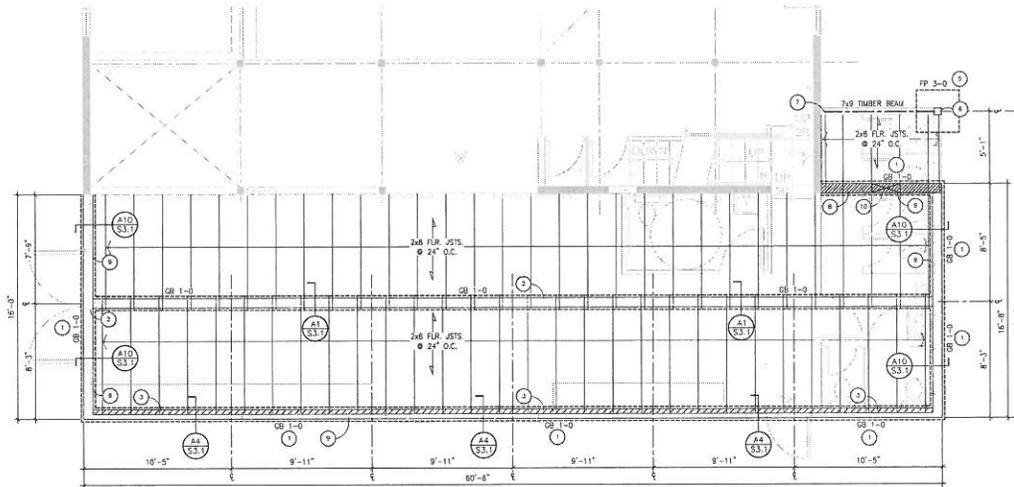
**SOUTH ELEVATION**

**EXTERIOR ELEVATIONS**



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

- CONTRACTOR NOTES:**
- 2x10 LOOKOUTS @ 24" O.C. @ END OVERHANGS FRAME WALL TO UNDERSIDE OF LOOKOUTS & PROVIDE SOLID BLOCKING BTWN EACH
  - 5/8" EXT. GRADE ROOF SHEATHING
  - 2x10 RAFTERS @ 24" O.C.
  - ATTACH ROOF SHEATHING W/ #6 FASTENERS @ 6" O.C. @ PERIMETER, EDGES & OVER FRAMING - NO BLOCKING REQUIRED



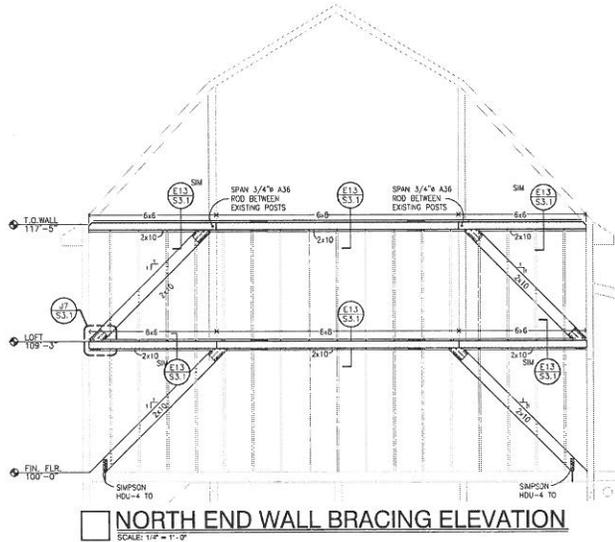
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

- CONTRACTOR NOTES:**
- GB 1-0: 12" WIDE x 3'-4" DEEP C.I.P. CONCRETE GRADE BEAM - REINFORCE W/ (2) #4'S TOP & BOTTOM W/ #4 VERTICALS @ 48" O.C. - TOP OF FOOTING TO BE MIN. 8" BELOW GRADE
  - GB 1-0 (SEE NOTE 1 FOR REINFORCING): W/ 2" WIDE C.I.P. STEM WALL - SEE DETAIL A1/53.1 FOR REINFORCEMENT
  - CROSS HATCHED AREA EXPECTS INTERIOR BEARING LEV. OF 2-0 FLOOR JOISTS ON 2x4 INSUL'D SILL PLATE - SEE DETAIL A1/53.1
  - FP 2-0: 30"x30"x4'-0" C.I.P. CONCRETE FOOTING PIER - REINFORCE W/ (4) #4'S EACH WAY BOTTOM & (4) #6 VERTS W/ #4 TIES @ 12" O.C. - TOP OF FOOTING TO BE MIN. 6" ABOVE GRADE - BOTTOM OF FOOTING TO BE MIN. 7'-4" BELOW GRADE - BEAR 7x9 TIMBER BEAM ON 2x12 TREATED SILL - SEE DETAIL A1/53.1
  - FP 3-0: 36"x36"x3'-4" C.I.P. CONCRETE FOOTING PIER - REINFORCE W/ (4) #4'S EACH WAY BOTTOM
  - 6x6 WOOD POST - ATTACH TO TOP OF FP 3-0 W/ SIMPSON ANCH6 COLUMN BASE
  - ATTACH 7x9 TIMBER BEAM TO EXISTING STRUCTURE W/ ???
  - LOWER TOP OF DIAGONAL HATCHED 8" C.I.P. WALL AS REQUIRED FOR 2x6 F.L.R. JOISTS ON (1) 2x6 TREATED SILL PLATE - ATTACH SILL PLATE W/ 1/2"x4" 3" TIES @ 48" O.C.
  - 8" C.I.P. CONCRETE SILEM WALL - REINFORCE W/ #4'S @ 16" O.C. VERTICAL & #4'S @ 12" O.C. HORIZ. - OUTSIDE FACE - SEE DETAILS
  - BRICK-OUT FOUNDATION WALL WITHIN FLOOR JOIST BEARING AS REQUIRED TO PROVIDE FOR 24"x24" CRAWL SPACE ACCESS

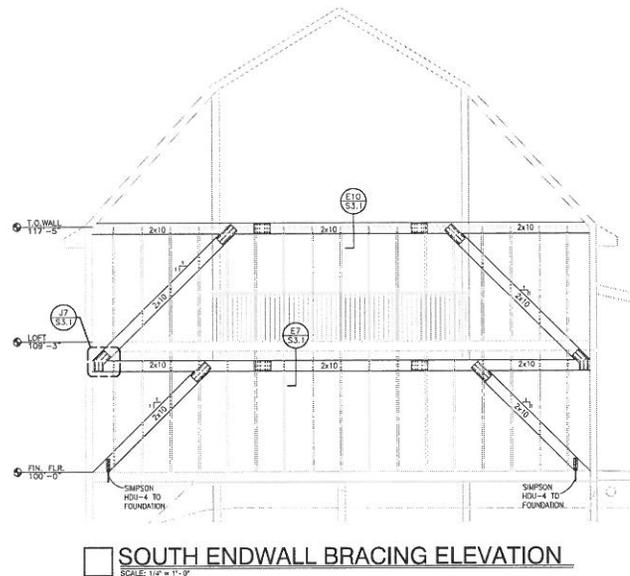
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**PRAIRIE CREEK INN**  
BARN RESTORATION  
2400 South 146th Street  
WALTON, NE 68461

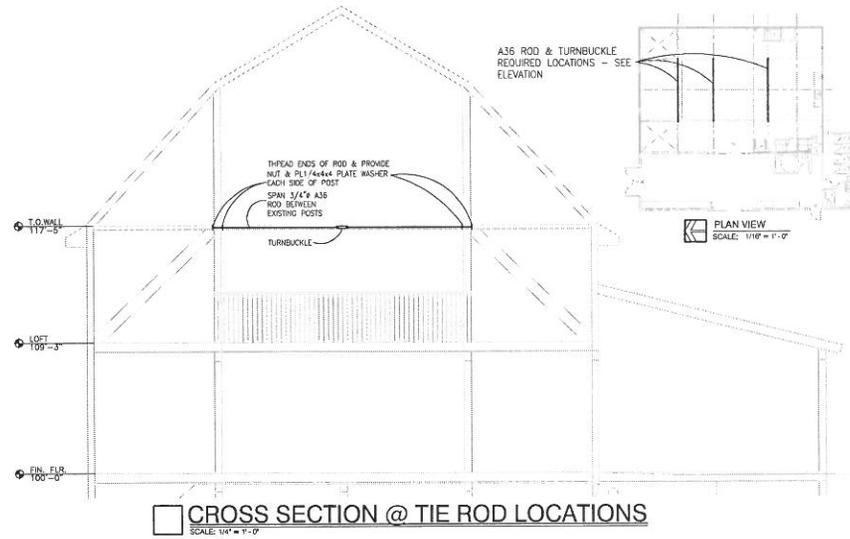
Project number: 13-005  
Date: 1/20/14  
Revised:  
1 Copyright ADA 2014



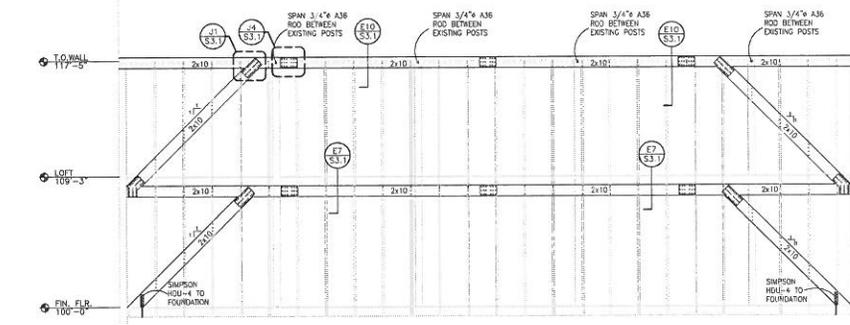
**NORTH END WALL BRACING ELEVATION**  
SCALE: 1/4" = 1'-0"



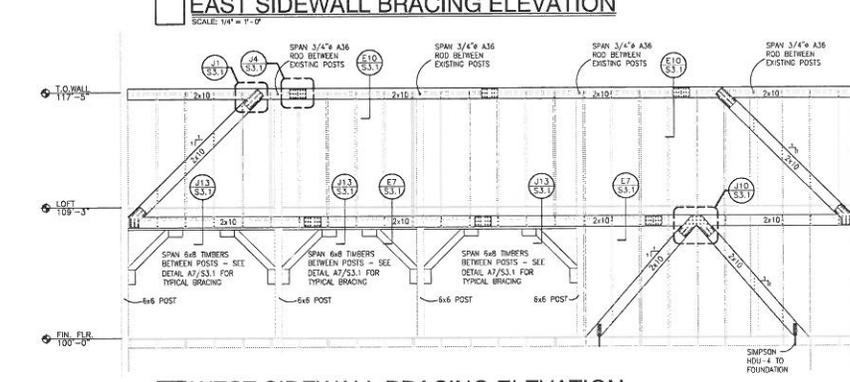
**SOUTH END WALL BRACING ELEVATION**  
SCALE: 1/4" = 1'-0"



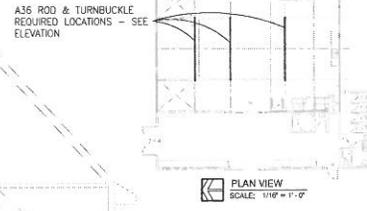
**CROSS SECTION @ TIE ROD LOCATIONS**  
SCALE: 1/4" = 1'-0"



**EAST SIDEWALL BRACING ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST SIDEWALL BRACING ELEVATION**  
SCALE: 1/4" = 1'-0"



**PLAN VIEW**  
SCALE: 1/8" = 1'-0"

JST PROJECTS BY ARNE BARNY (1-000)

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*[Signature]*  
ADVANCE  
BEHREND  
F-8753  
10 JAN 2014  
STATE OF NEBRASKA

**PRAIRIE CREEK INN**  
BARN RESTORATION  
2400 South 148th Street  
WALTON, NE 68461

PROJECT NUMBER:  
11-005  
DATE:  
11/20/09  
DRAWN BY:  
HUBBERS

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