

DISCLAIMER:

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Image 1. Existing Streetscape. Davidson Insurance & Real Estate is located in the western half of a mid-block early 20th century building, shown in the context of its adjacent commercial buildings on the north side of Central Avenue.



Image 2. Existing Condition. The Davidson Insurance & Real Estate office occupies the western (to the left in this image) half of the first floor of the two-story building at 808-810 Central Avenue. Apartments occupy the second story of the building. The first floor is divided equally into two tenant spaces, with recessed, angled entrance doors located at the party wall halfway across the building's full-width glass storefront. The large full-width signboard, extending from the top edge of the storefront to the bottom edges of the second story window sills, is sheathed with vertical metal siding.



Image 3. Existing Condition. This oblique view shows the building in the context of adjacent buildings.



Design assistance for:
Davidson Insurance & Real Estate
Mark Easter
808-810 Central Avenue
Nebraska City NE 68410

Produced under the direction of:
Nebraska Lied Main Street
P.O. Box 83107
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Project Code:
NBC0902
Date:
12 APR 2009

Sheet No.:
1/3

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Image 4. Option 1. The existing large signboard is resurfaced with an alternative material, such as an exterior insulation and finish system (EIFS)—a plasticized stucco coating over foam board insulation. Awnings fabricated with Sunbrella's "Burgundy" (#4631) fabric articulate the two storefronts and the shared recessed entryway. The signage ("Engbrechtre" font), identifying the two tenants in the first floor spaces, is centered above each of the two storefront awnings. The second story windows are shaded by individual awnings.

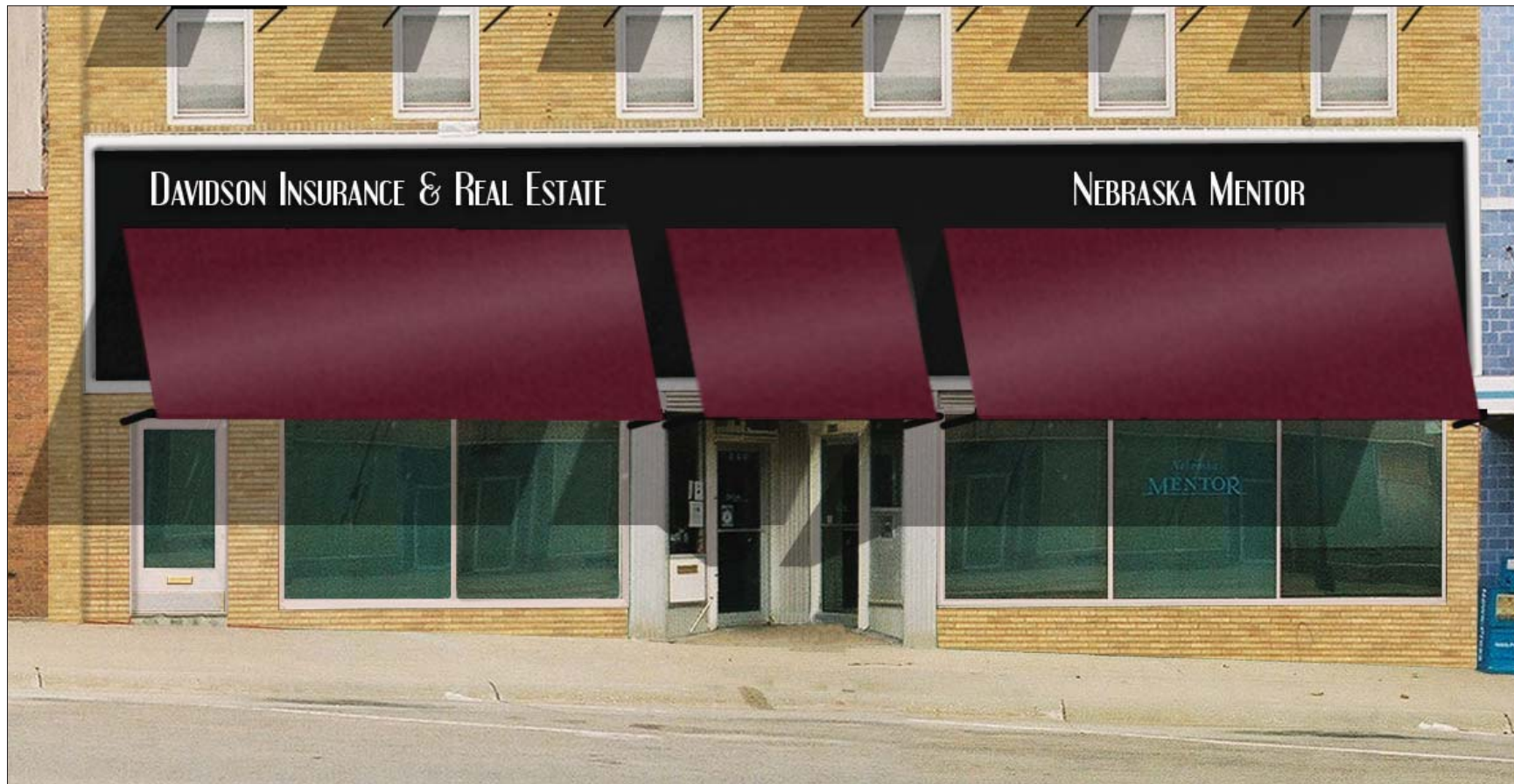


Image 5. Awning Fabric Sample. Sunbrella's "Burgundy" (#4631) awning fabric is used for the awnings depicted in Option 1 (Images 4 and 6).

Image 6. Option 1. The two first floor tenant spaces are delineated on the storefront with two awnings. A separate awning is mounted over the recessed entryway that serves both of the tenant spaces.



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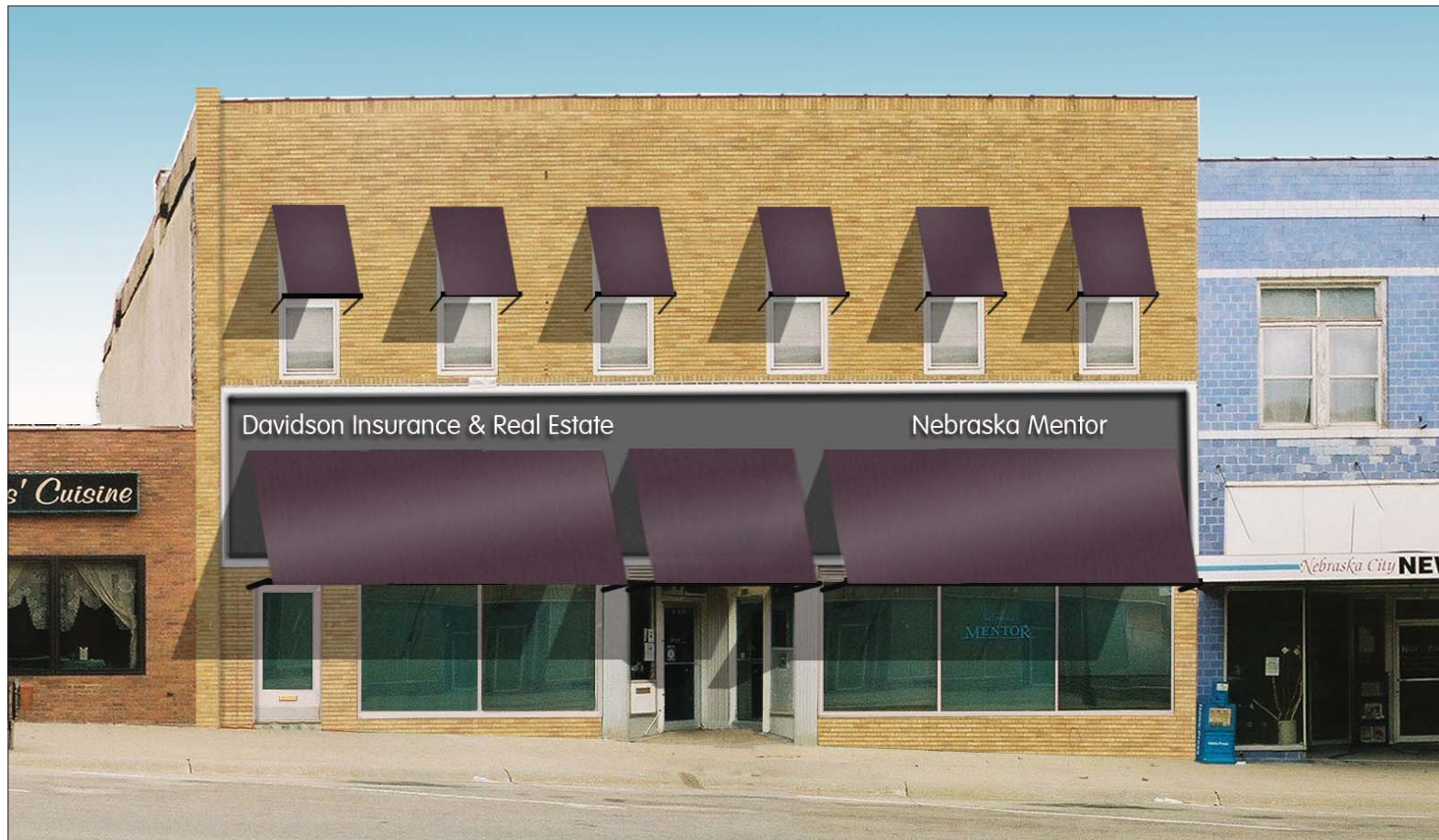
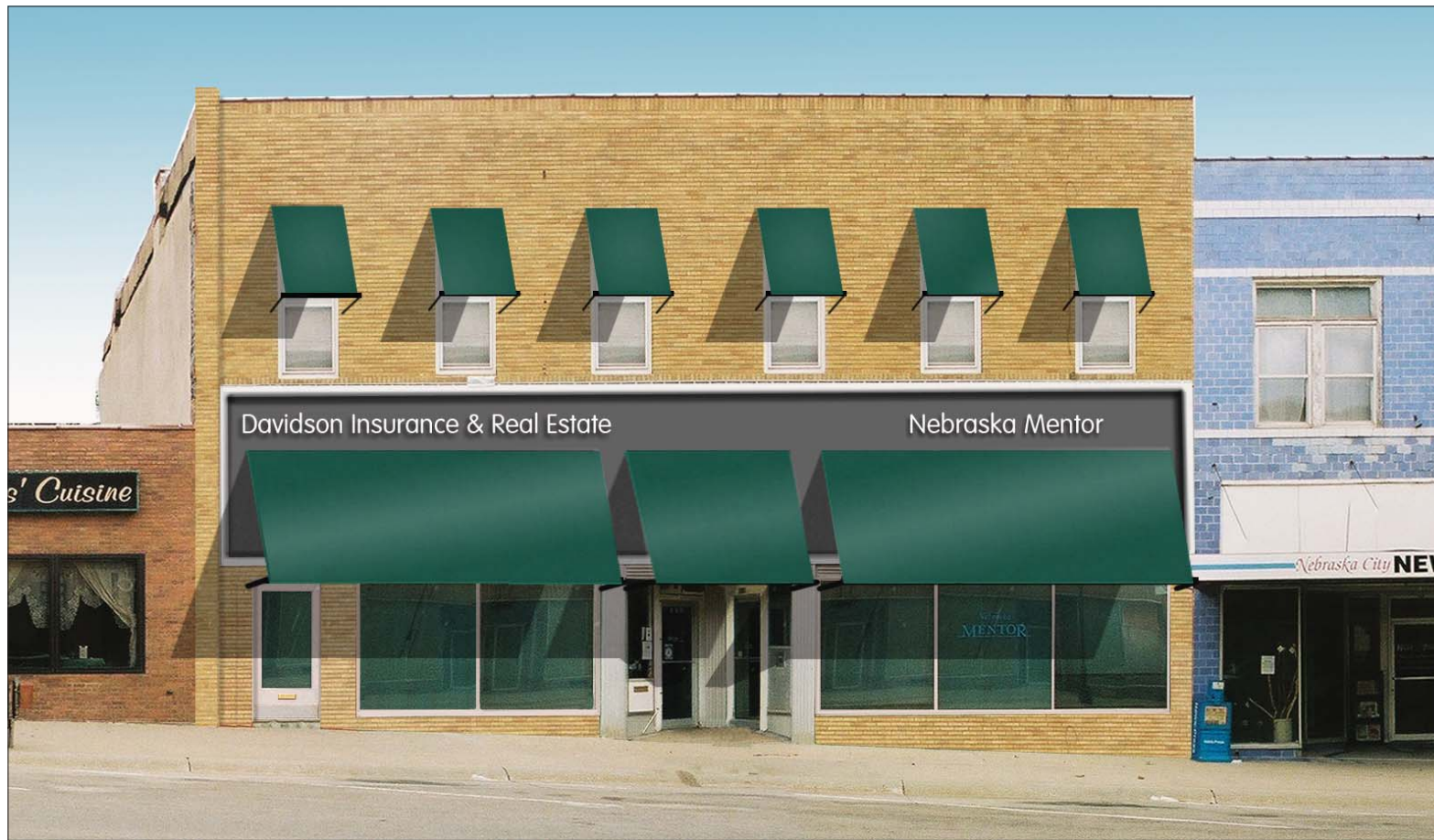


Image 7. Awning Fabric Sample. Sunbrella's "Sea Grass Green" (#4645) awning fabric is used for the awnings depicted in Option 2 (Image 8).

Image 8. Option 2. Otherwise similar to Option 1, the awnings in this option are fabricated with Sunbrella's "Sea Grass Green" (#4645) fabric, the signboard is dark gray or charcoal, and the font used for the signage is "Balloon."



Image 9. Awning Fabric Sample. Sunbrella's "Plum" (#4649) awning fabric is used for the awnings depicted in Option 3 (Image 10).

Image 10. Option 3. Otherwise similar to Option 1, the awnings in this option are fabricated with Sunbrella's "Plum" (#4649) fabric, the signboard is dark gray or charcoal, and the font used for the signage is "Balloon."



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