

Boards & Commissions

Urban Design Committee Agenda

NOTICE

Notice is hereby given that the Urban Design Committee will hold a meeting on **Tuesday, September 13, 2016 at 3:00 p.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in **Room 214** on the 2nd Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

Urban Design Committee

September 13, 2016

1. Approval of UDC meeting record of [August 2, 2016](#).

DISCUSSION

* [Memo from Stacey Hageman](#)

2. Mixed-use Redevelopment at [48th & Leighton](#) (City Ventures, DLR Group).
3. Neighborhood Design Standards Appeals:
 - a) Infill house at [4030 Calvert Street](#) (Jason Kress);
 - b) Infill house at [2525 R Street](#) (Michael Harpster);
 - c) Garage conversion at [4919 Glade Street](#) (Tony Polk).
4. Staff Report & misc.

TO: **URBAN DESIGN COMMITTEE**

FROM: Stacey Hageman

RE: Meeting of September 13, 2016

DATE: September 7, 2016

ITEM 2: Mixed-use Redevelopment at 48th & Leighton

City Ventures, an Omaha real estate development company, is proposing a mixed-use redevelopment of the University Place Shopping Center on the northwest corner of 48th Street and Leighton Avenue. Their project architect is DLR Group of Lincoln. City Ventures is seeking TIF for the project and the City's Urban Development Dept. and administration are seeking your input on the urban design aspects of the proposal.

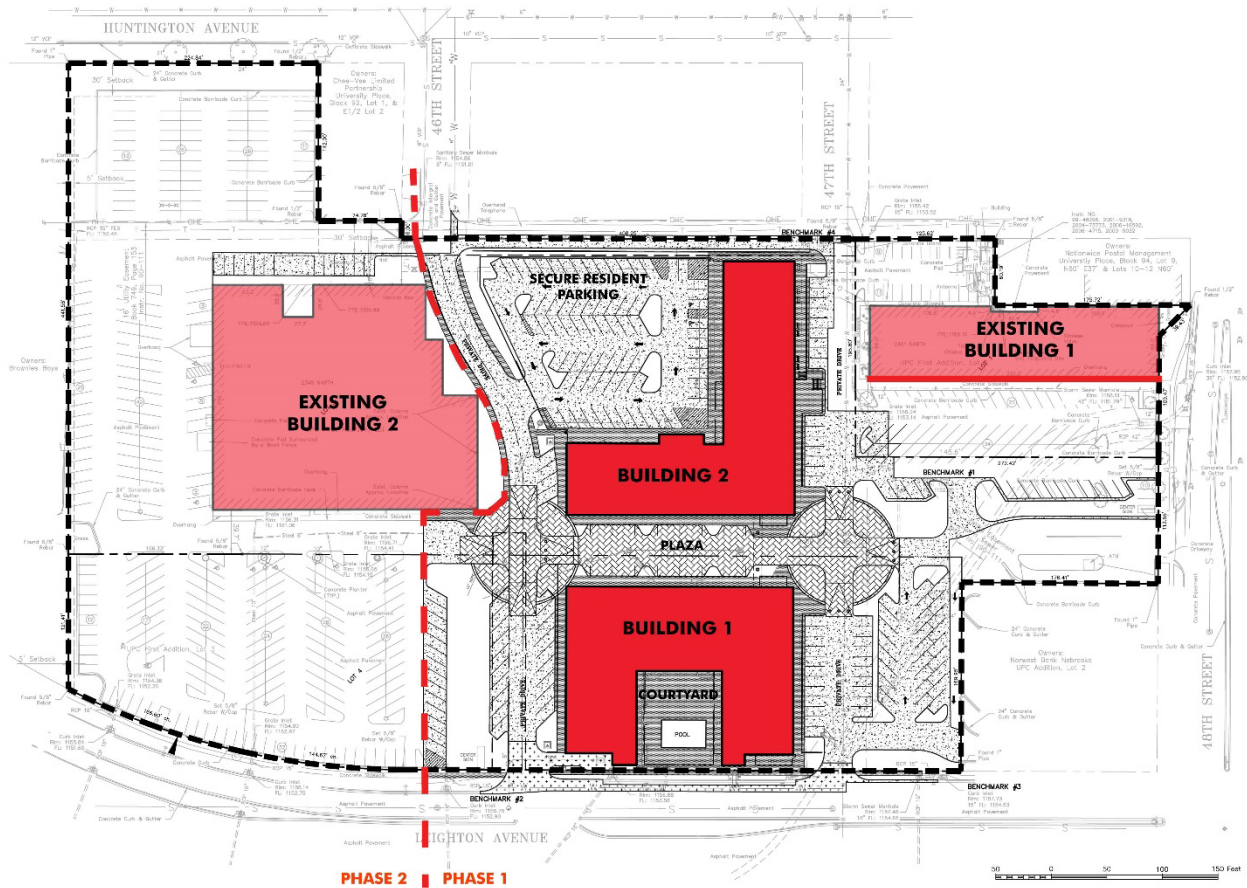


Project Boundary

Redevelopment is planned to occur in two phases. Phase one, submitted for your review, includes partial demolition of the existing shopping center, extensive site development, and construction of two mixed-use buildings with approximately 25,000 square feet of retail space and 180 residential units.

The site plan shows a street network organizing the site, where the existing drive off 48th Street extends to the west and 46th and 47th Streets connect through the site to Leighton Ave. Building 1 is a five story U-shaped building facing Leighton and Building 2 is a four story L-shaped building directly north of Building 1. The buildings are separated by an outdoor space, intended for both street and plaza use.

Secured parking for residents is located to the rear of Building 2 with additional surface parking located on the west portion of the site. Significantly more green space is shown on the site plan than exists today. Rain gardens will be used to address water quality on the site.



Site Plan



Proposed Mixed-Use Development

Building materials include brick, metal panels, and fiber reinforced concrete panels. All building facades are treated with the same materials and level of detail.

A later Phase two will likely include an extended street grid with the same type of mixed-use development as seen in Phase one.

The photo to the right is “The Corvina,” a similar mixed-use development at 9th & Jones in Omaha recently completed by City Ventures.



ITEM 3: Neighborhood Design Standards Appeals

Designs for new homes in the well-established neighborhoods of Lincoln are required to meet Neighborhood Design Standards. The purpose of these Standards is to encourage construction that is compatible with the surrounding neighborhood. The Standards focus on a limited number of basic design elements which have significant effect on compatibility, such as orientation of windows and entrances toward the street, height and massing, and location of parking.

When a design does not meet the Neighborhood Design Standards (and the Planning Director does not administratively approve waivers) the applicant may appeal to the Urban Design Committee for their interpretation of the standards and their intent. Applications for 4030 Calvert, 2525 R, and 4919 Glade were reviewed and denied because each was found not to have met one or more of the Standards. Each applicant has requested an appeal to Urban Design Committee, which can approve or deny any of the proposals, with a statement of the reasons for the action. The appeal procedures also state that *“the Committee may recommend changes to the proposed building permit application in order to meet the intent and purpose of the Neighborhood Design Standards.”*

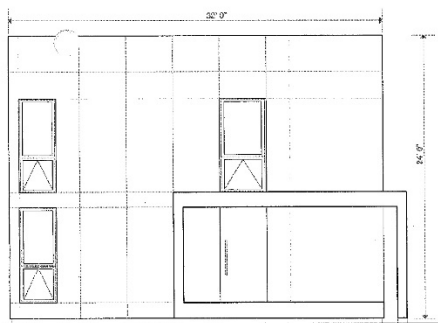
a. 4030 Calvert Street

See attached memo from Ed Zimmer.

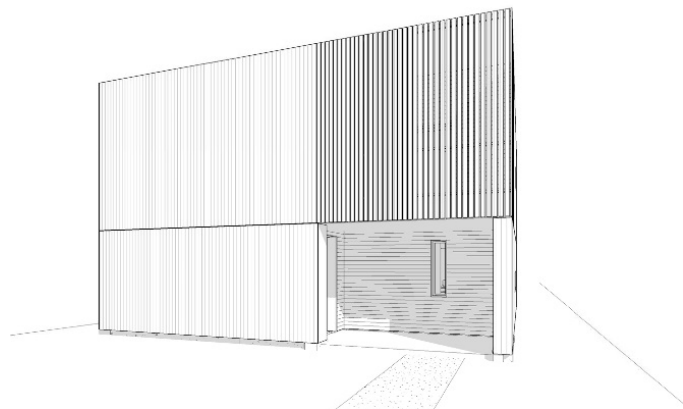
b. 2525 R Street

Michael Harpster, owner of the parcel at 2525 R Street, has submitted designs for a new residence at 2525 R Street. In 2013, the Committee reviewed and approved similar designs for the same applicant and site.

The 2013 design was reviewed because the roof type did not meet the Neighborhood Design Standards which allow roof types based either on nearby precedent, or gable or hipped forms of at least 6/12 pitch. The proposed roof, which the Committee approved, was sloping but nearly flat and concealed behind the building’s face. The roof type, and general massing of the house, has not changed significantly from the 2013 design.



Proposed Street Façade, 2013



Perspective of Street Façade, 2016

The most significant change from the previous design is in the number of openings facing the street. In order to establish street orientation, the standards require that new buildings have at least two openings (doors or windows) per story on the street elevation. This includes at least one window and an entrance to the dwelling unit. The proposed design does not meet this standard and only provides one very narrow opening on the street face.

c. 4919 Glade Street

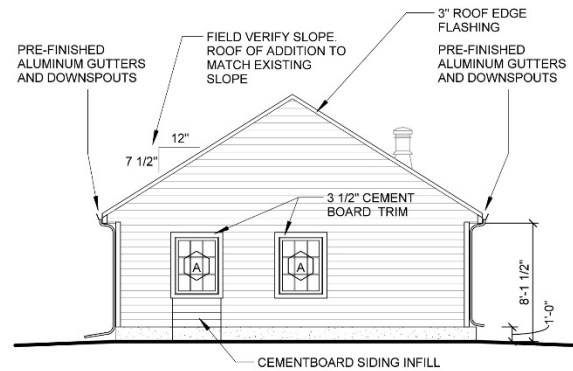
Tony Polk has submitted designs to remodel the existing garage west of 4939 Glade Street into a new residence (4919 Glade Street). Because the proposed alteration and addition makes it a “new principal building,” it was reviewed for compliance with Neighborhood Design Standards.

There are two standards the proposed design does not meet. The standards require that an entrance be provided facing the street. As submitted, the existing front door is to be removed and replaced with a window. This standard could easily be met by maintaining the existing opening.

The second standard in question is one that says, “No required parking space shall be located between the building and the front property line.”

Although Mr. Polk is still exploring other options, he’s submitted a sketch that locates a new driveway—and the home’s associated parking—in front of the house. This layout would not meet the standard.

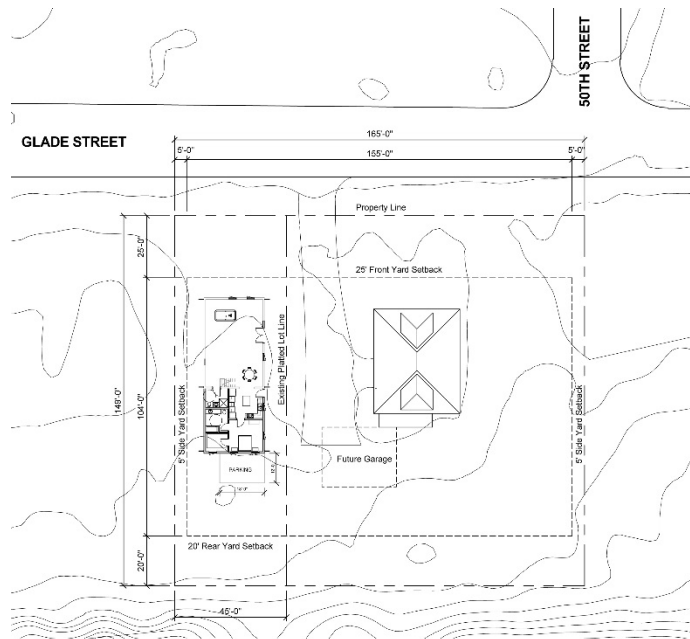
The site plan originally submitted by Mr. Polk showed a parking pad south of the house, accessed by a common access easement across the existing driveway for 4939 Glade. That proposal appeared to meet the relevant Neighborhood Design Standard.



Proposed North Elevation



Proposed Driveway



Site Plan as originally submitted

Stacey L. Hageman

From: Siedhoff, Daniel <dsiedhoff@DLRGROUP.com>
Sent: Tuesday, September 06, 2016 12:54 PM
To: Stacey L. Hageman
Subject: RE: University Place - Urban Design Committee

Stacy see below

Project Description

Local developer, City Ventures and DLR Group are developing a master plan for a new mixed use development on an existing retail strip mall property that has outlived its viability. The site, located in a bedroom neighborhood of Lincoln, known as University Place, is positioned in the north east part of the city between two college campuses, University of Nebraska-East Campus and Nebraska Wesleyan University. DLR Group's design will replace the existing strip mall, offering more density to the area with 4 and 5 story buildings consisting of retail on the first level and apartment housing on the upper floors. The first phase of the project will include two buildings with an active street plaza. The plaza can be closed off to vehicular traffic for neighborhood events such as a local farmers market, an arts festival that supports local artists, and movie nights for the neighborhood. DLR Group creatively used the challenge of having to raise the new building site three feet to accommodate the flood plain by creating a gently sloped plinth that slows traffic, creates interest and adds to the pedestrian experience of the new "Main Street" of the development.

The two new buildings in phase 1 will have 28,000 SF of new retail and 180 units of made up of studios, lofts, one, two and three bedroom market rate apartments. There will also be a pool and fitness amenity for residents and secure gated parking. A sky bridge will connect the two buildings over the new main street and be used to brand the new neighborhood development.

Daniel A. Siedhoff, Assoc. AIA

Associate
dsiedhoff@dlrgroup.com

DLR Group

Architecture Engineering Planning Interiors
o: 402-742-4200 | d: 402-972-4057
1111 Lincoln Mall, Suite 201 Lincoln, NE 68508
Find us at: dlrgroup.com | [Facebook](#) | [Twitter](#)

[DLR Group celebrates 50 years!](#)

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University Place

Lincoln NE

CITY+ VENTURES



 DLR Group

Architecture Engineering Planning Interiors

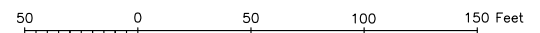
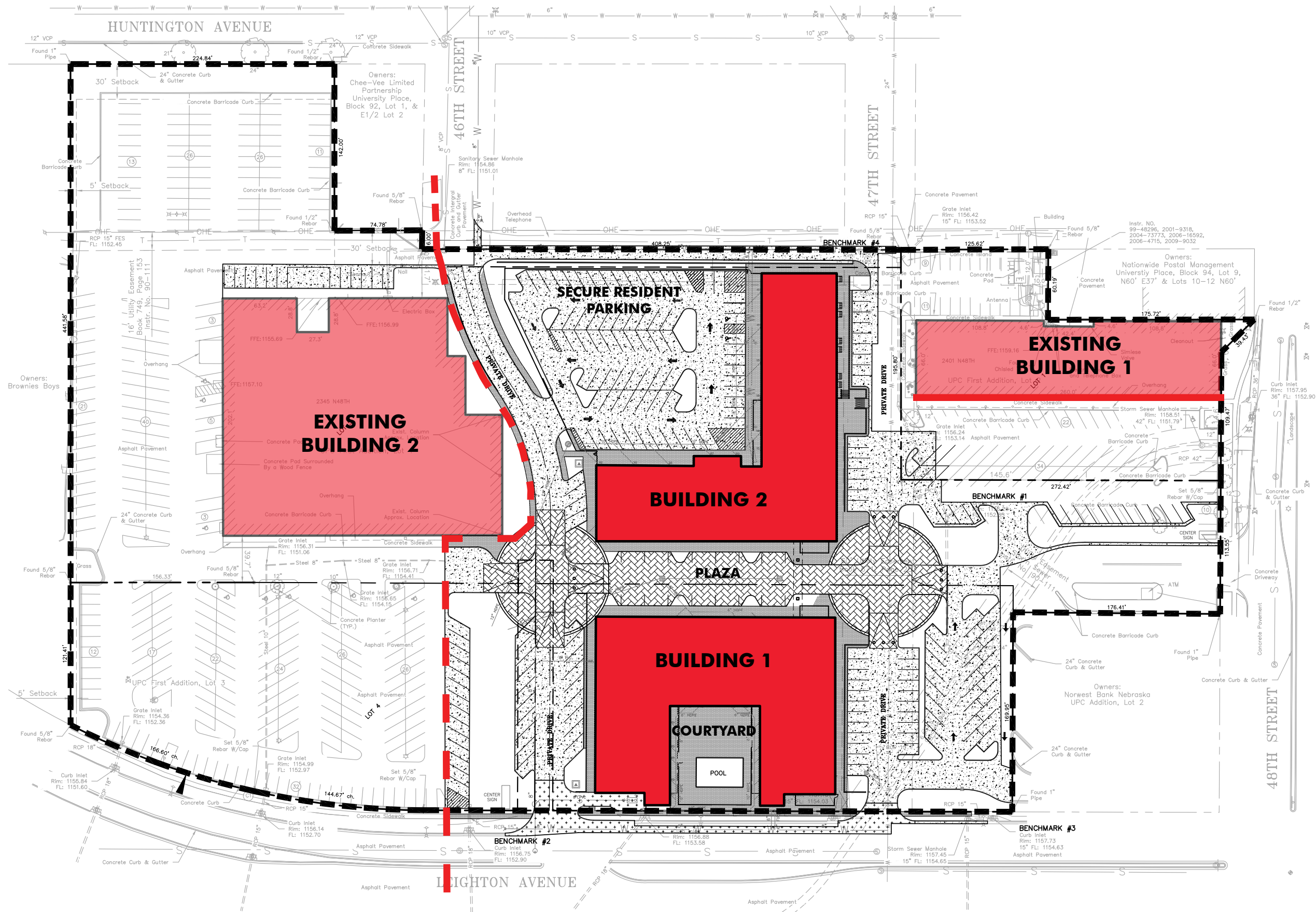


ADAMS ST

LEIGHTON AVE

48TH ST





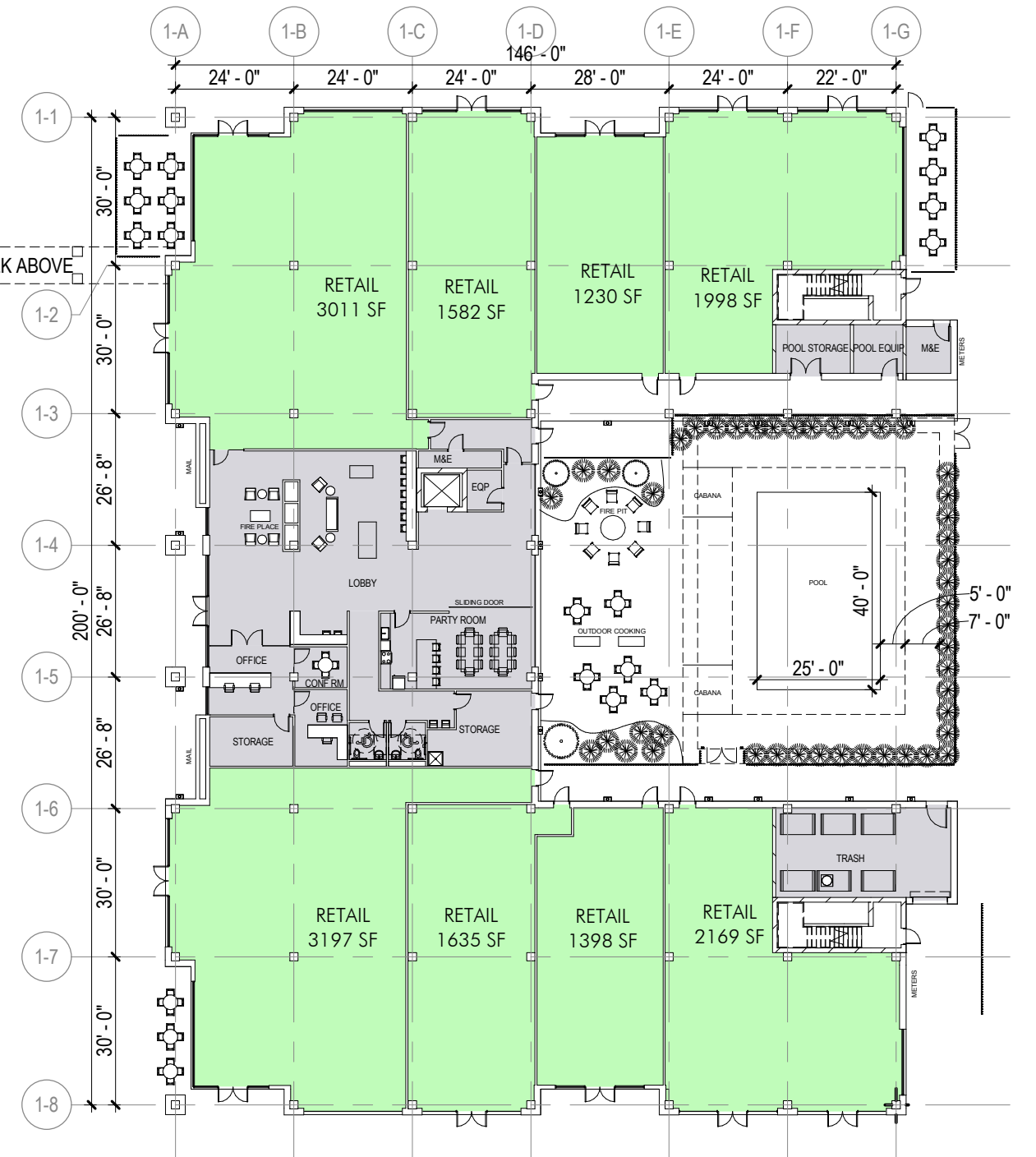






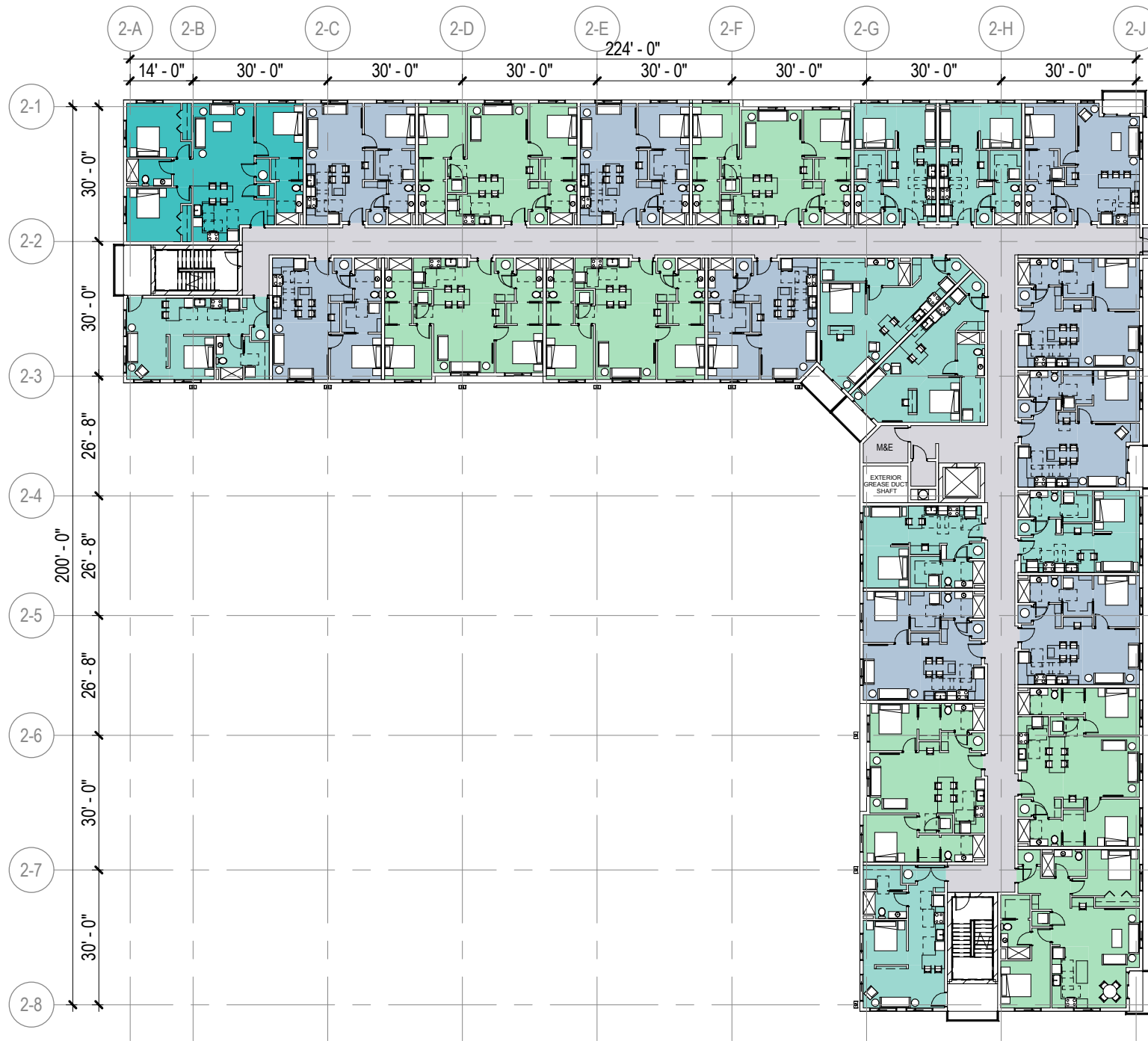


BUILDING B



BUILDING A





BUILDING 2



BUILDING 1









TO: **URBAN DESIGN COMMITTEE**

FROM: Ed Zimmer

RE: Meeting of September 13, 2016

DATE: September 7, 2016

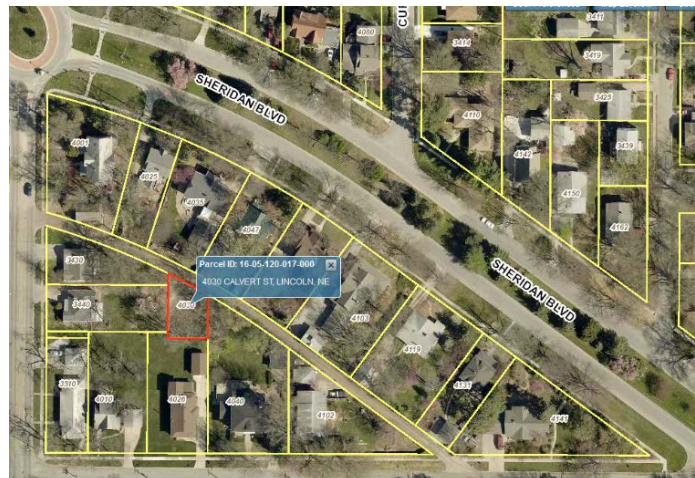
ITEM 3: Neighborhood Design Standards Appeals

a. **4030 Calvert Street**

Jason Kress, owner of a unique parcel addressed as 4030 Calvert Street, has submitted designs for a new residence at that parcel. While addressed on Calvert, the parcel has no frontage on a street, instead being accessed from the alley linking S. 40th Street and Calvert Street, paralleling Sheridan Blvd.

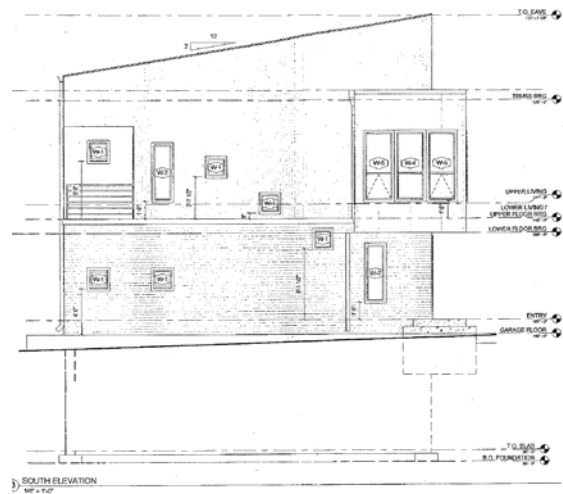
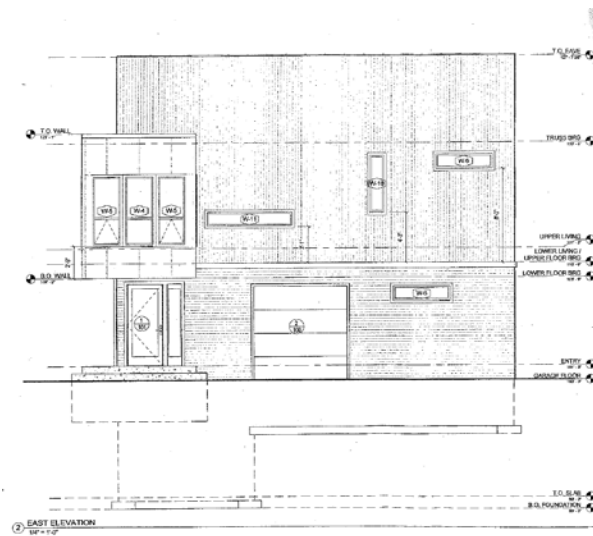
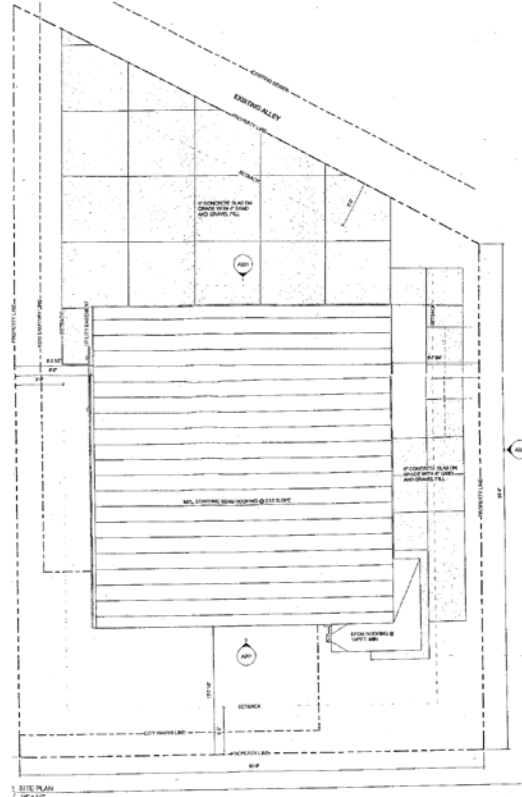
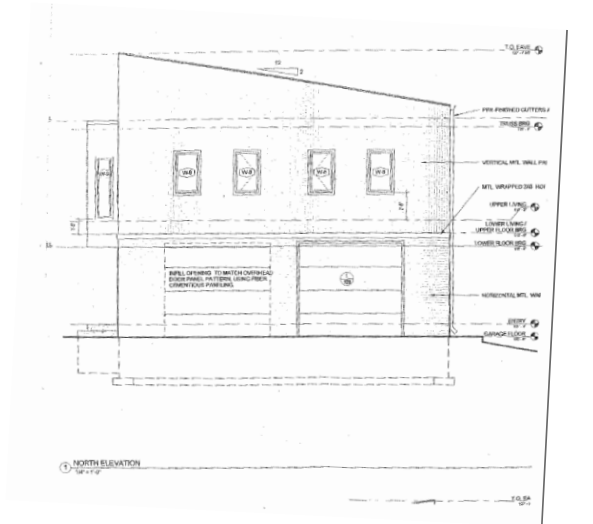
This triangular-shaped block was laid out in 1909 as Drydens Subdivision, consisting of 25 lots, 15 of which faced Sheridan, two were oriented towards S. 40th, and Lots 18-25 had an orientation to Calvert. An additional, L-shaped alley originally extended east from 40th, then north to the main alley, providing full alley access to the S. 40th St. lots.

The parcel in question, consisting of 3355 square feet, was created in the early 1940s of the north portion of Lot 21, and part of the vacated L-shaped alley. A residence was created on the alley parcel during the 1940s, before current subdivision requirements. It may have been a conversion and extension of a garage. In any case, that residence became dilapidated and was removed a few years ago. The Building & Safety Dept. has indicated that the parcel is a “buildable lot” for a single family dwelling, under provisions of the zoning code that retain that status for parcels of record prior to 1953. As illustrated in the aerial views, the parcel is quite well screened by sizable trees.



View from south, April 2013 (left)
After removal of prior residence, May 2016 (right)

Mr. Kress engaged Erickson Sullivan Architects to design a single-family residence for the property, with a garage on the ground floor (accessed off the alley) and living space above. The design includes a shed roof with 2:12 pitch, principal entrance towards the east, and a recessed balcony to the south.



16JPR00625

(COPY)
CITY OF LINCOLN

Application for BUILDING PERMIT

BUILDING & SAFETY DEPARTMENT
555 S. 10th St., Room 203, Lincoln, NE 68508

NOTE: Separate Permits Required for: Electrical, Plumbing, Mechanical, Signs, Fire Alarms, Fire Sprinklers, Fire Suppression Systems, Flammable Liquid Tanks, SWPPP

Office Use Only

City 3-Mile District County
 Residential Commercial

RECEIVED
AUG 1 2008

Permit No. B 1602580

Street Address 4030 Calvert Suite _____

Lot 21, except south 142' thereof

Subdivision Name Dryden's Subdivision

BUILDING PERMIT

The undersigned hereby applies for a permit for:

New Enlarge/Addition Move-on Alteration

TOTAL CONSTRUCTION VALUATION \$ 200,000.00
(Includes general, electric, plumbing, mechanical, etc.)

DESCRIBE WORK TO BE DONE:
Construction of new residence, including foundation, all utilities, and finishes.

USE OF BUILDING (description): SFR
Personal Residence

Size 32' x 34' Height 28' # of Units 1 # of Stories 2

CONSTRUCTION ACTIVITY SWPPP

SWPPP Permit Number # No

The undersigned hereby certifies that the building phase of development for the property described on this application will be conducted in conformance with L.M.C. Chapter 28.01 and the Construction Activity SWPPP (Storm Water Pollution Prevention Plan).

APPLICANT / CONTRACTOR INFORMATION

Property Owner: Jason Kress

Owner Phone: (402) 432-5941

Lessee or Tenant Name: _____

Engineer/Architect: Erickson Sullivan Architects / Property Owner

Building Contractor: Owner

Contractor Email Address jason_1936@yahoo.com

Contractor Cell Phone# _____ FAX # _____

Building Permit:	\$ _____
Plan Review:	\$ _____
Fire Code Review:	\$ _____
Fair Housing Review:	\$ _____
Shell Permit:	\$ _____
Limited Permit:	\$ _____
Additional Review:	\$ _____
Occupancy Certificate:	\$ _____
Other:	\$ _____
Copies:	\$ _____
Investigation Fee	\$ _____
Miscellaneous Fee	\$ _____
LANCASTER COUNTY FEE	\$ _____
3-8 miles-\$15; Over 8 miles-\$30	
TOTAL FEES	\$ <u>093</u>
Plan Review Deposit	\$ <u>100.00</u>
Balance Due	\$ _____

Fin. Floor Area	Sq. Ft. \$ _____
Fin. Bsmt.	Sq. Ft. \$ _____
Unfin. Bsmt.	Sq. Ft. \$ _____
Garage	Sq. Ft. \$ _____
Deck	Sq. Ft. \$ _____
Covered Deck	Sq. Ft. \$ _____
TOTAL \$	_____

Zoning District	_____
Occupancy Group	_____
Type of Construction	_____
Flood Plain Permit #	_____
Curb Cut Permit #	<u>NO</u>
Septic #	_____
Well #	_____
Special Permit #	_____
Admin. Amendment #	_____
Bd. of Zoning Appeals #	_____
House Moving Permit #	_____
Height Permit #	_____

THE UNDERSIGNED HEREBY CERTIFIES that they have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

CompanyName: _____
Address: 2901 Stratford Ave., Ste. 1, Lincoln, NE 68502 Zip _____
Print Name: Jason Kress Day Phone # (402) 432-5941
Signature: _____ Date 8-12-2008

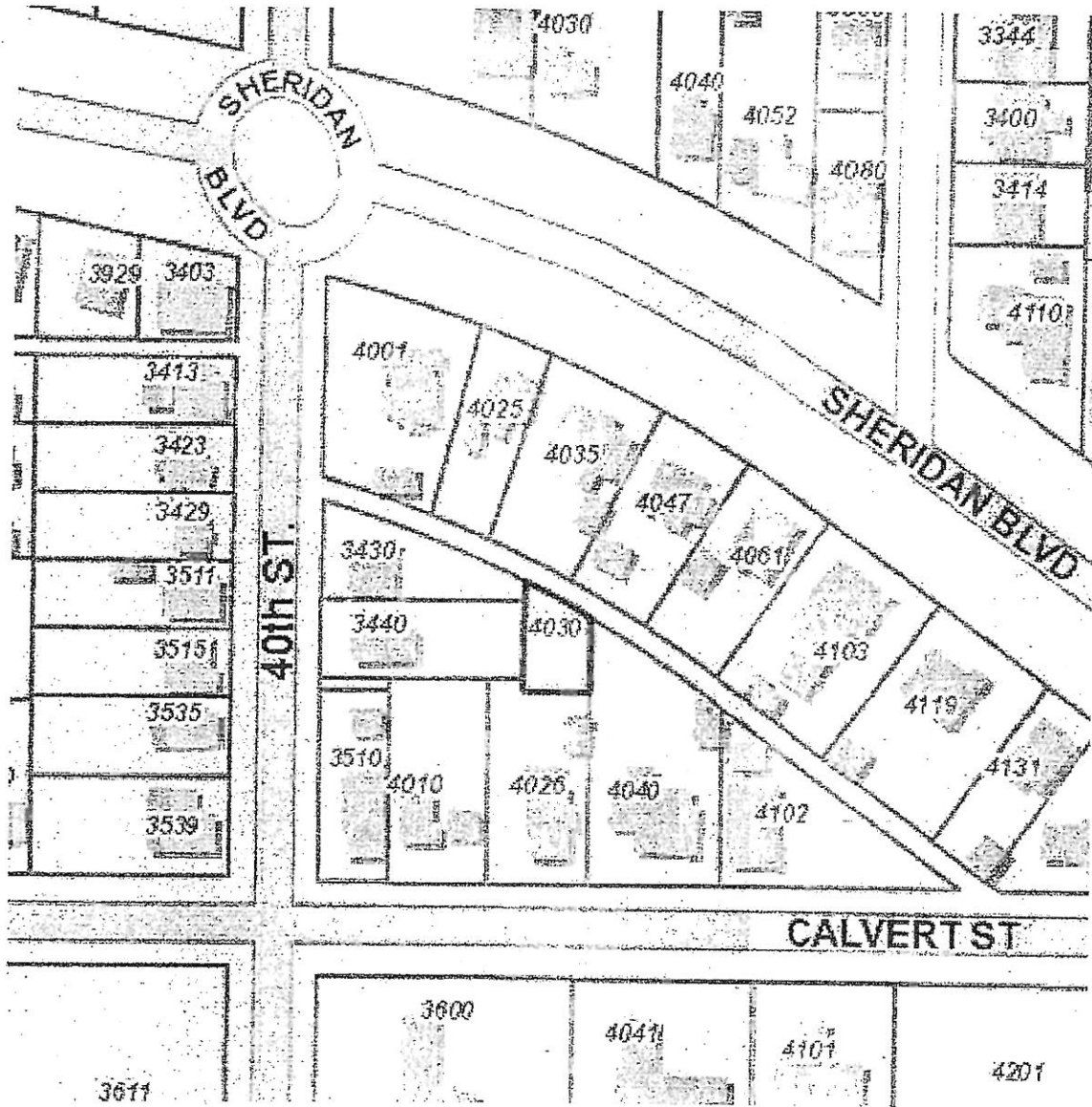
Water Dept. Approval:

Date _____

Building Application Approval:

Date _____

VICINITY MAP

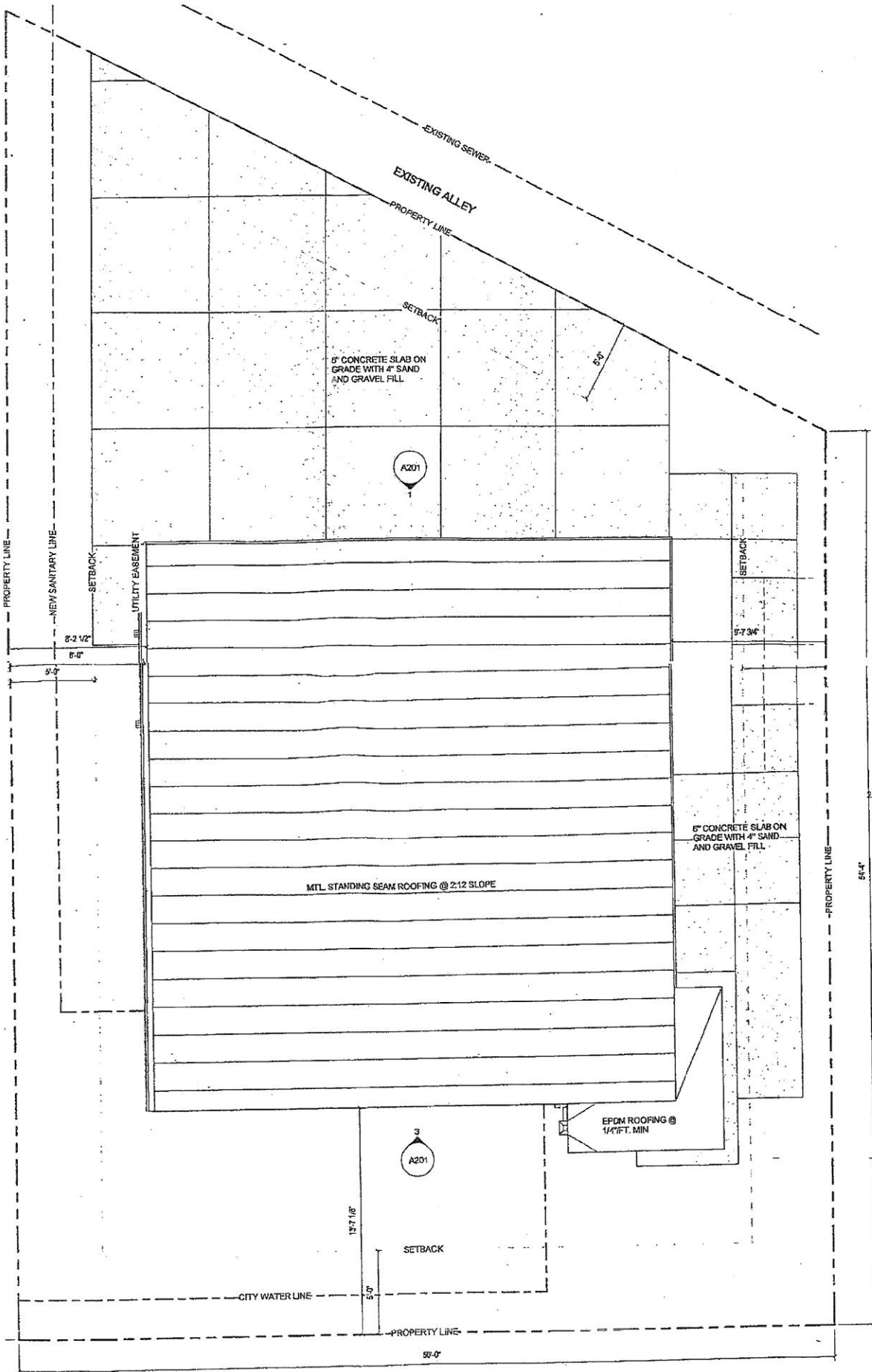


SCALE: NTS



LEGAL DESCRIPTION

CITY OF LINCOLN NEBRASKA
PARCEL ID 16-05-120-017-000, DRYDENS SUBDIVISON,
LOT 21, EX S142' & E8' VAC ALLEY ADJ
ZONING: R-4



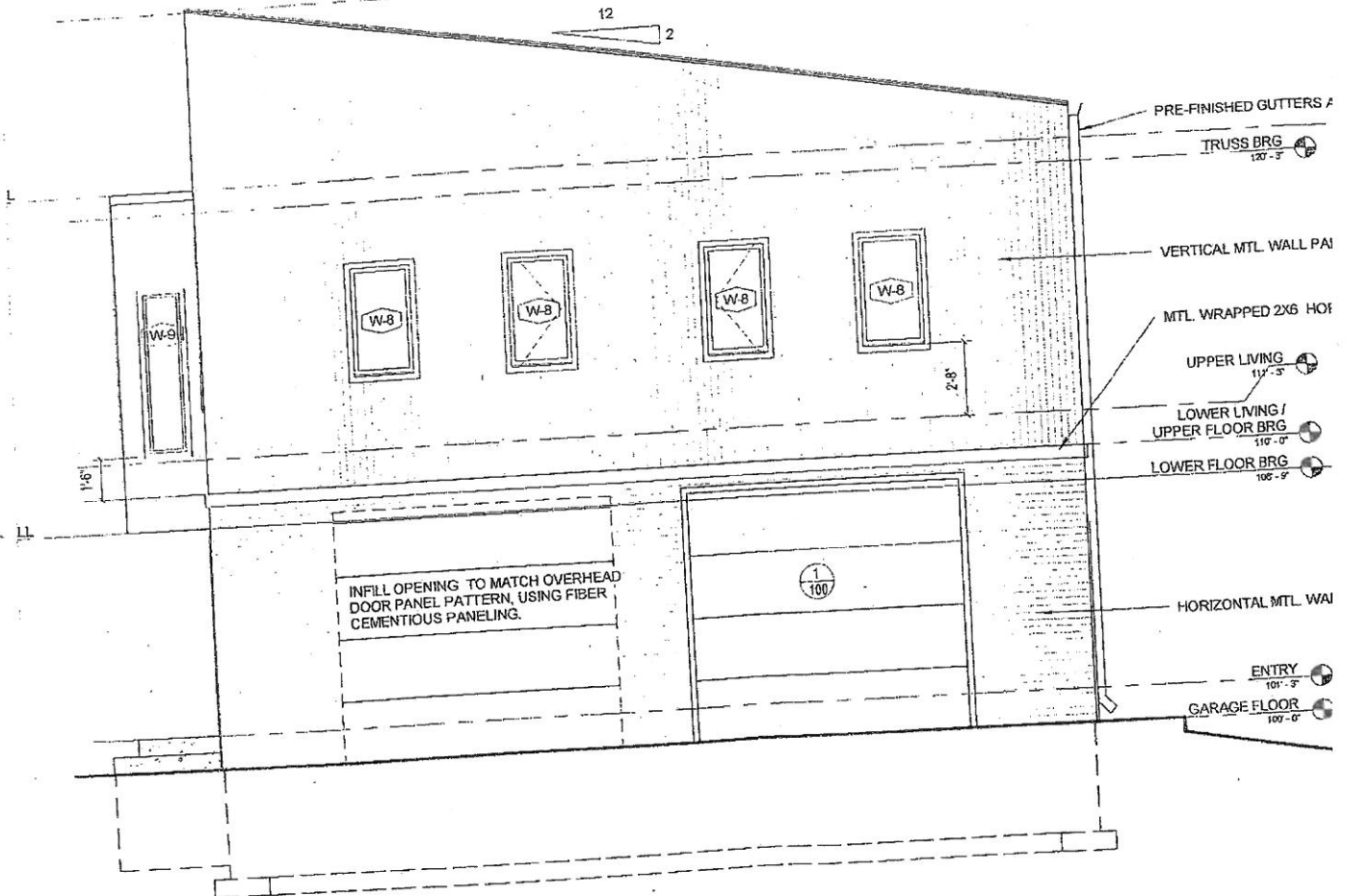
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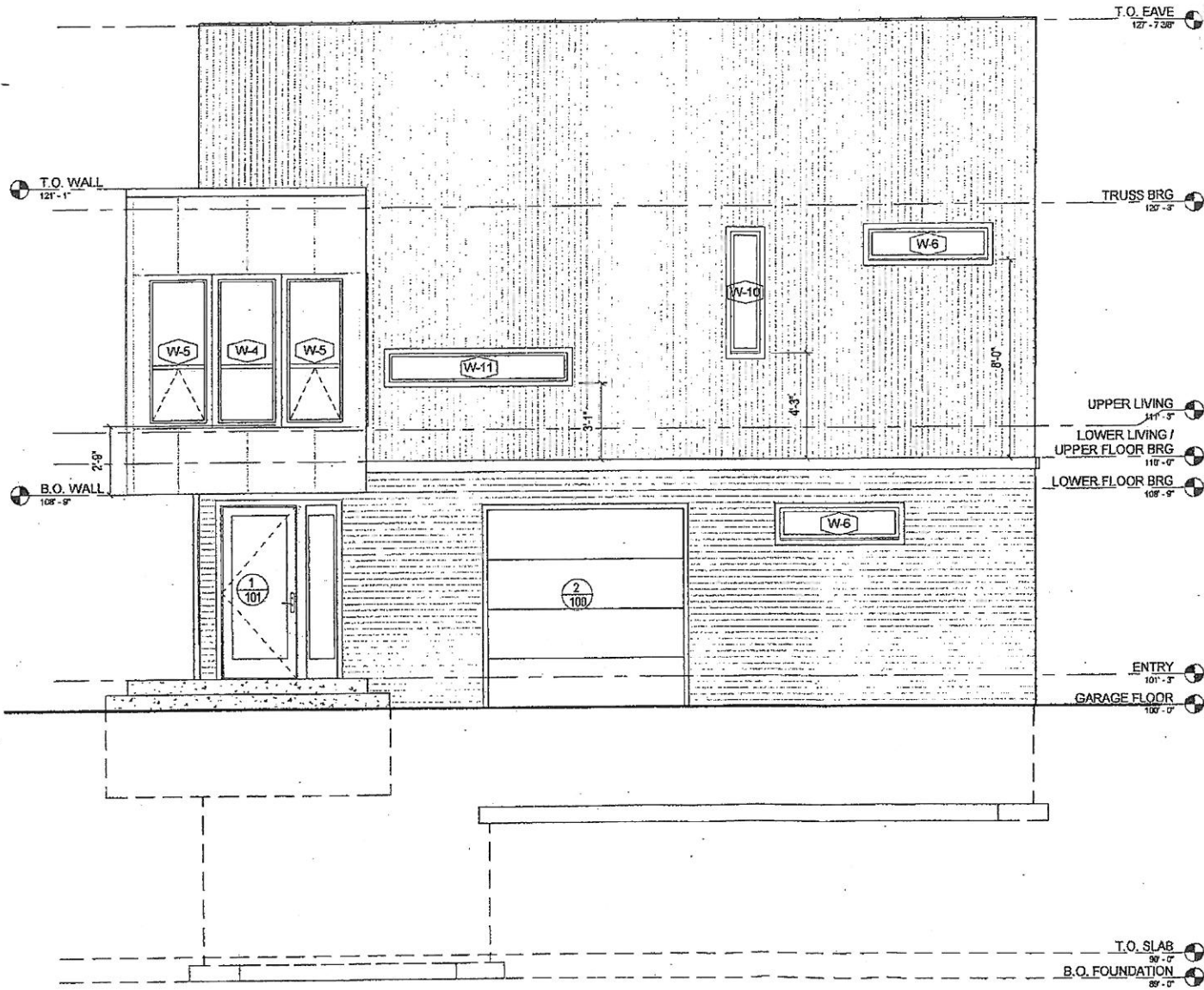


SITE PLAN
1/4" = 1'-0"

FOUNDATION PLAN
1/4" = 1'-0"



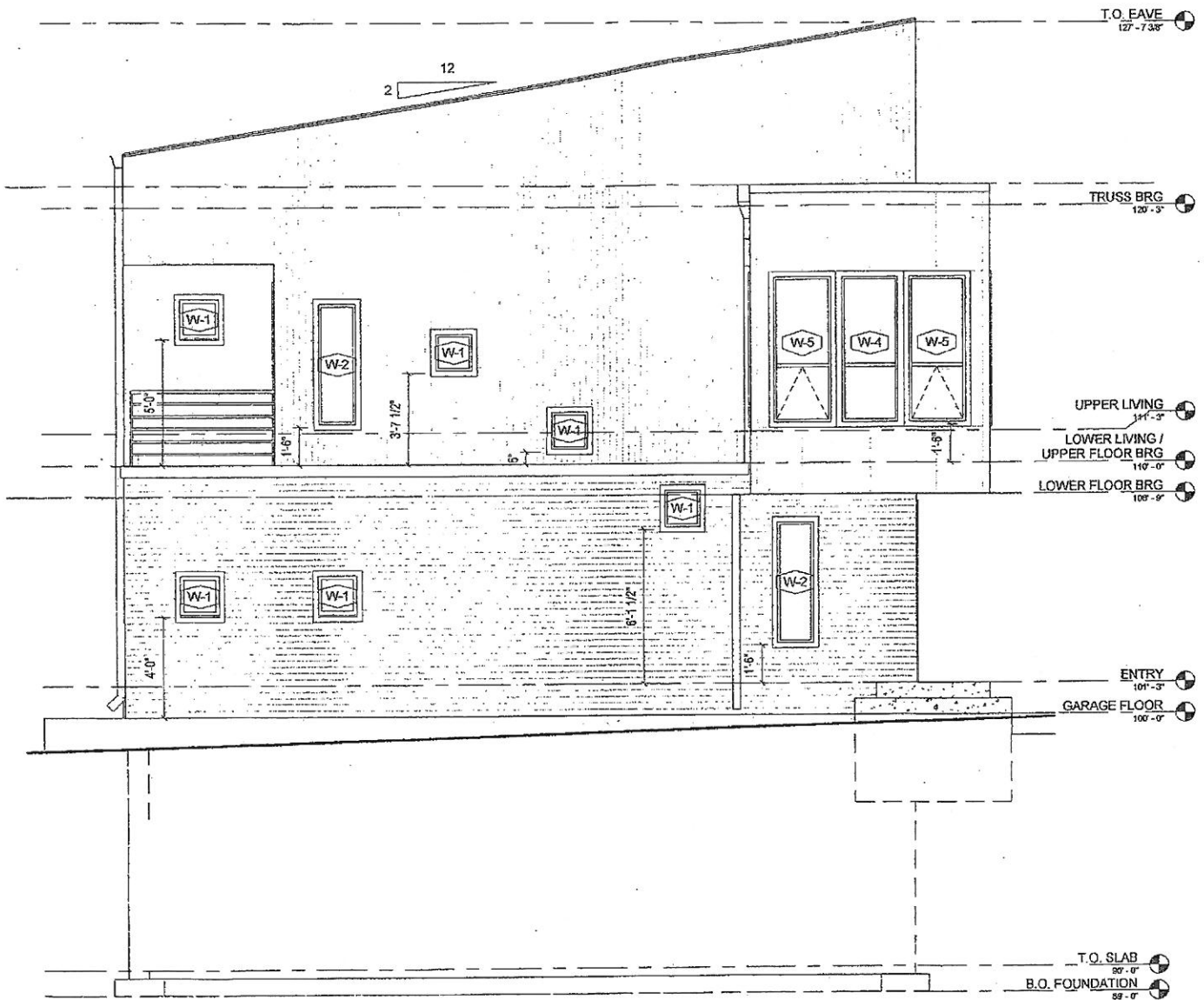
1 NORTH ELEVATION
1/4" = 1'-0"



SHEET

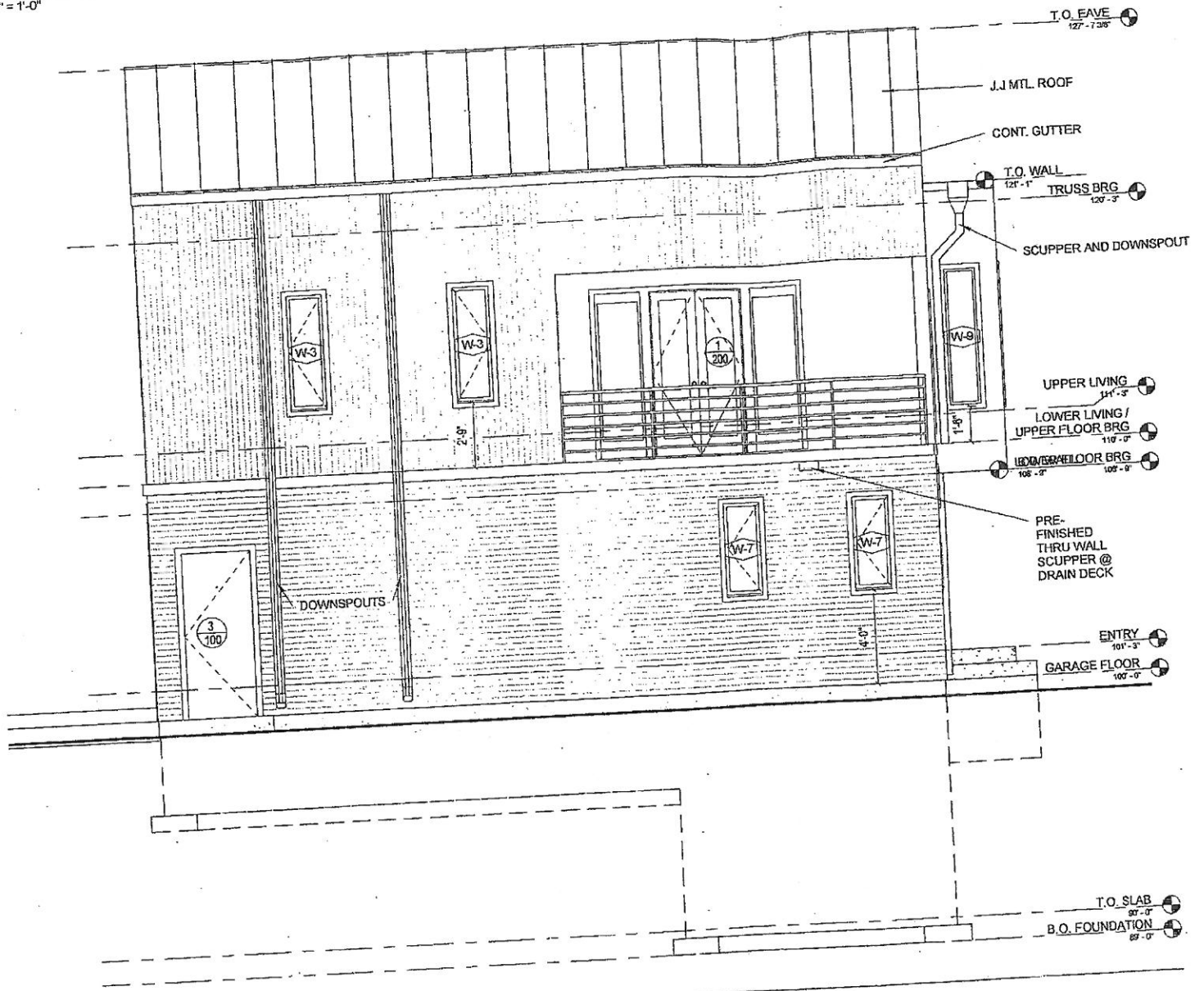
② EAST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

2) EAST ELEVATION
1/4" = 1'-0"



4) WEST ELEVATION
1/4" = 1'-0"



September 1, 2016

Urban Design Committee
City of Lincoln Planning Department
555 S. 10th Street, STE 213
Lincoln, NE 68508

Urban Design Committee Members:

Jason Kress, who is planning to build a residence at 4030 Calvert St. 68506, has asked me to submit a support letter for him and his project. I am happy to do so.

Jason will be living on the property adjacent to mine on the north. We have visited several times during the past year and I certainly look forward to welcoming him as a neighbor.

He and I have visited in detail about the issue of my sewer line running beneath his property, and we are working together as a team to protect that line and to further his building plans. I am grateful for and impressed by Jason's sensitivity to my concerns and his willingness to be a responsible neighbor even before he moves into his new home.

The property at 4030 Calvert St. 68506 has long been problematic for the neighborhood. We were delighted when Jason purchased it and began to improve it. He has removed a building that was disintegrating and has cleared the land. He has tended to it during the growing months to keep the vegetation under control.

It has been my pleasure to become acquainted with Jason and his father, and I very much like the thought of having him as a neighbor.

Thank you for helping clear the way for him, and if I can be of assistance to you at any time, please do not hesitate to be in touch.

Kindest regards,

Rev. Dr. Ronald L. Bump
4026 Calvert St.
Lincoln, NE 68506
(402) 489-8910 H
(402) 416-2003 M

Matt Glawatz, AIA
4061 Sheridan Blvd
Lincoln, NE 68506
402.641.2182
matt.glawatz@clarkenersen.com
September 1, 2016

Urban Design Committee
City of Lincoln Planning Department
555 S. 10th Street, Ste 213
Lincoln, NE 68508

Urban Design Committee Members:

I am writing this letter to express my support for the proposed residential development of 4030 Calvert St, the unique parcel located behind our property. My wife and I reside at 4061 Sheridan Boulevard, and have long awaited a positive direction for this unusual piece of land who's only access is the alley connecting 40th street to Calvert. We are familiar with Mr. Kress and his intentions to build a multi-level dwelling at this location, and feel this will be a positive addition to the neighborhood.

For much of the time we have lived here, the property in question has been nothing short of a blighted ruin. The previous vacant, boarded structure was both a health and safety concern to many in the neighborhood, and provided an unsafe environment for potential mischief and crime. Since Mr. Kress purchased the land, the hazardous structure in question has been removed and the site cleaned of debris and overgrowth. I have examined the proposed plans and feel that the contemporary nature of the design will fit well on this site and accent its unique characteristics. When the site was cleared, the perimeter trees were spared. These trees will provide an appropriate amount of screening for the residence from day one of occupancy, and their verticality will help contextualize the proposed exterior cladding. The method of access to this property development will promote better care and attention to detail within the alley itself, and has already prompted adjacent property owners to keep a closer eye on their own alley frontages.

Currently, the site sits vacant, which although an improvement over its previous state, does nothing to improve the supervision, aesthetic and overall sense of community within the neighborhood. With no permanent residence on the property, maintenance will lag, and the land will again fall into blight, recreating a negative impact on the neighborhood.

It is for these reasons I am asking the Urban Design Committee to approve Mr. Kress's intentions to develop this site in the manner outlined in his plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Glawatz", with a long horizontal flourish extending to the right.

Matt Glawatz, AIA

September 6, 2016

TO: Members of the Urban Design Committee

RE: Kress Property

Dear Urban Design Committee Members:

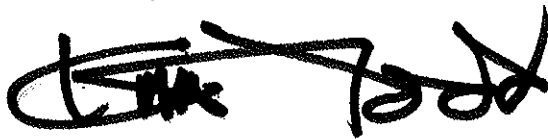
My students in HORT 467/ARCH 567/867 Planting Design will be completing a landscape plan for the Kress property this fall, beginning with a site visit Thursday, September 8.

The class consists of students in landscape design, landscape management, and architecture. They will be required to follow 'traditional' design process, completing a site inventory and assessment, concepts, design development or synthesis, a landscape plan (including specific choices and placement for plants and other landscape elements), and materials lists. Their work will be based on the program requirements as stated by the client and the City of Lincoln.

I view this project as an excellent learning opportunity for the future generation of designers and managers, and would hope that you will look favorably on allowing the project to move forward.

I will invite any or of all of you to participate in the final presentation of the project, and to contact me directly with questions or concerns.

Thank you.



Kim Todd, PLA
Associate Professor and Extension Landscape Specialist
167 Keim Hall
Lincoln, NE 68583
ktodd2@unl.edu
402.472.8618

To whom it may concern,

My name is Roger Conrad. I reside at 3440 South 40th Street, Lincoln, NE 68506 with my wife and two children. We have lived at this address for over 20 years.

I have been acquainted with Jason Kress since the time he purchased the property adjacent to mine in 2015.

Jason has shared with me his plans for the property and neither my wife nor I have any problems or concerns with the design or location of his planned residence.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roger A Conrad", with a long horizontal flourish extending to the right.

Roger A Conrad

3440 South 40th Street

Lincoln, NE 68506



August 31, 2016

Ed Zimmer
City of Lincoln
Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: Kress Residence

Dear Ed Zimmer and members of the Urban Design Review Committee:

I am unfortunately unable to attend the Urban Design Committee meeting, as I will be out of town. However, as the architect of the Kress residence, I am writing to provide my design perspective for this residence and request your approval for the project.

Undoubtedly, the foremost reason we felt this project could deviate from traditional design standards of the neighborhood is simple, the site is unlike any in the neighborhood. My client discovered a unique, neglected property within this triangular city block that we felt provided the opportunity for something as different as the site. Simply the fact that this property does not address any of the streets suggests something different. Virtually hidden from the street from any perspective, and intended to be nicely situated within existing and new plantings, it is an opportunity of expression without the constraints of the context of the street frontage.

Although this contemporary design may not meet the typical designs of the neighborhood, we feel this design properly addresses the neighbors to all sides, providing interesting facades in all directions, with the garage doors addressing the alley. Likewise, it meets the intended design standards by providing a distinct front porch, interesting window patterns on all facades, a variety of forms such as an outdoor terrace, a scale appropriate to the adjacent houses and the use of interesting materials which will withstand the conditions. Rather than considering the context of this house relative to houses along the street, perhaps this house should best be compared to the treehouse architecture found in many traditional backyards.

As a long term past member of the Urban Design Committee, I share your passion for appropriate urban design. Likewise, I'd be one of the first to question this house design along Sheridan Boulevard between two historic homes, However, I feel this site simply doesn't require the same criteria as was intended by the Neighborhood Design Standards. I hope your committee agrees that this design is an appropriate solution to a unique opportunity for design expression which also respects the scale, orientations and context of the site.

Thank you,

Scott Sullivan, AIA
Erickson Sullivan Architects



209 South 9th Street
Lincoln, Nebraska 68508

402.475.1787 Tel.
402.475.1800 Fax

PRAXIS

ARCHITECT
 MICHAEL G. HARPSTER
 2901 A STREET #104
 LONGGLEN BEACH
 402.953.9514

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

R RESIDENCE

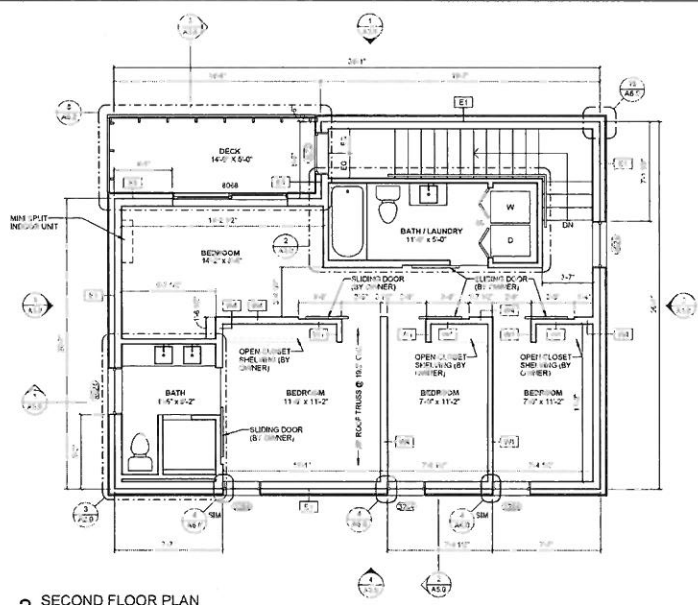
PROJECT NO. DATE 06-20-2011

DRAFT

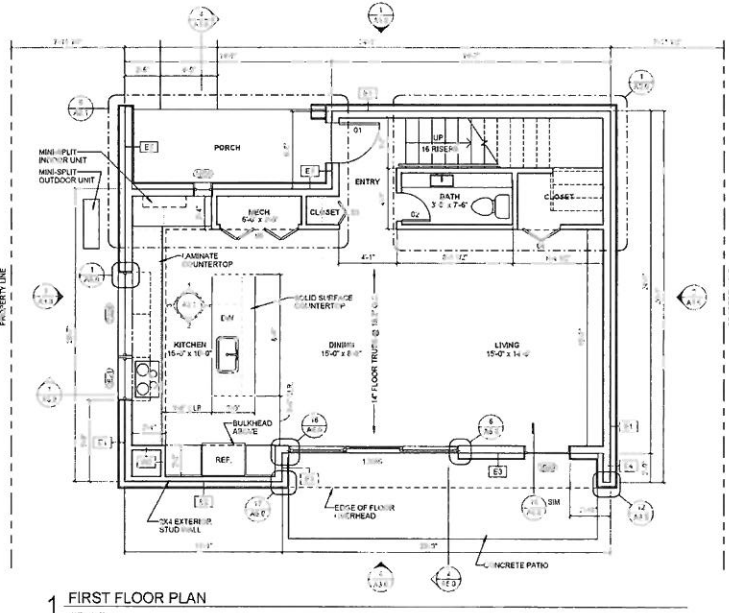
FLOOR PLANS



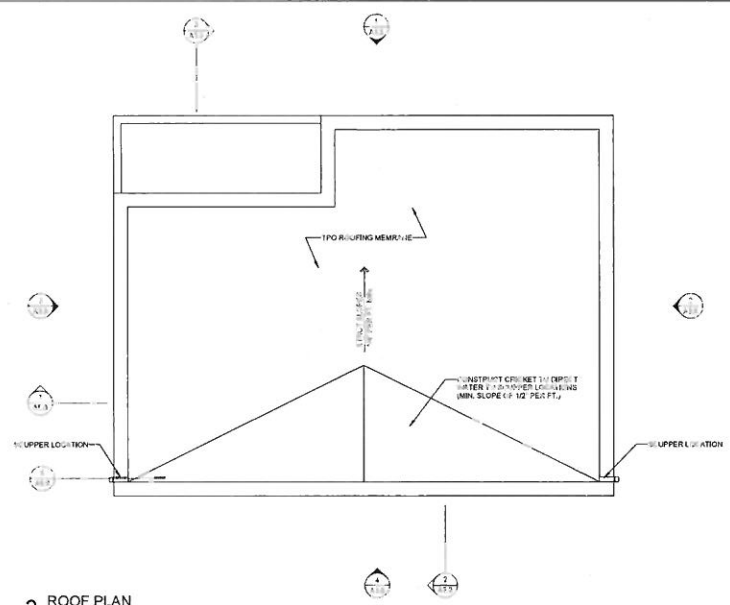
A1.0



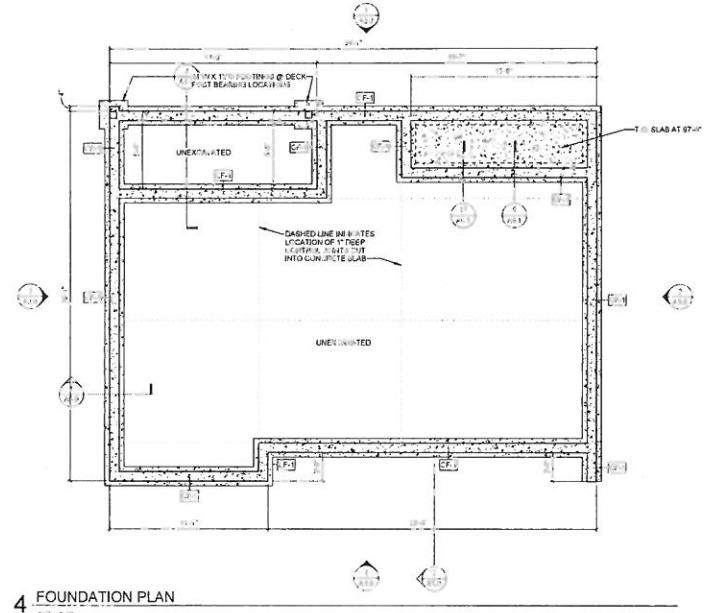
2 SECOND FLOOR PLAN
 5/8" = 1'-0"



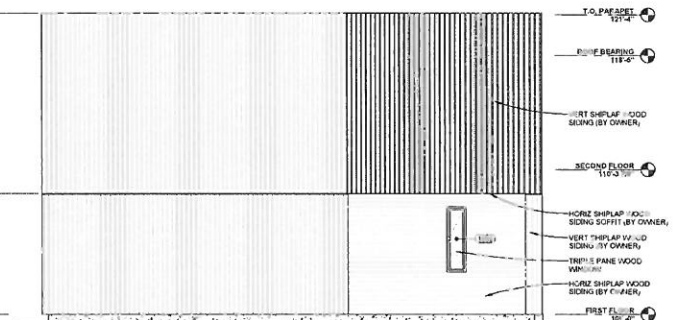
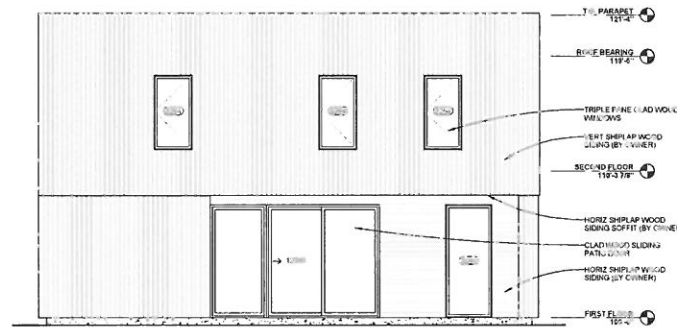
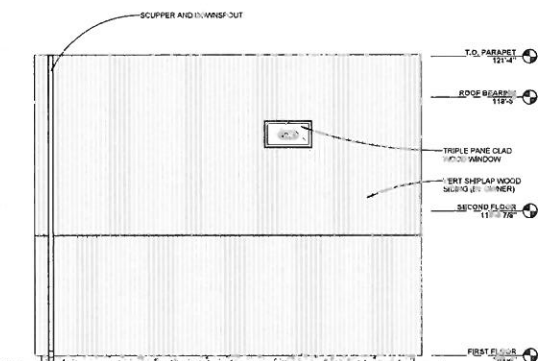
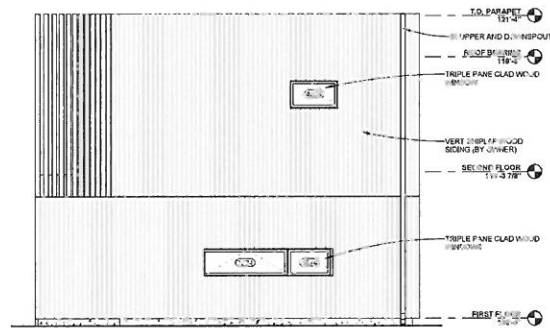
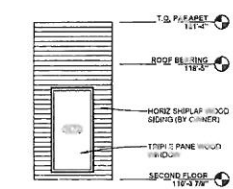
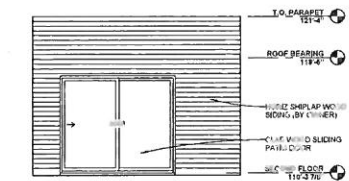
1 FIRST FLOOR PLAN
 1/8" = 1'-0"



3 ROOF PLAN
 1/8" = 1'-0"



4 FOUNDATION PLAN
 1/4" = 1'-0"



DOOR SCHEDULE					
NUMBER	ROUGH HEIGHT	ROUGH WIDTH	DOOR TYPE	PANEL TYPE	NOTES
01	8'-0"	2'-11"	EXT. HINGED	GLASS FLUSH 13	
02	8'-0"	2'-0"	INT. FOLDING	GLASS FLUSH 13	
03	8'-0"	2'-0"	INT. HINGED	GLASS FLUSH 13	
04	8'-0"	3'-0"	INT. FOLDING	GLASS FLUSH 13	
05	8'-0"	3'-0"	INT. FOLDING	GLASS FLUSH 13	
06	7'-0"	4'-2"	INT. FOLDING	GLASS FLUSH 13	

- WINDOW AND DOOR SCHEDULE NOTES
- SEE ELEVATIONS FOR HANGING INFORMATION
 - 8" ANCHORS MUST BE USED FOR ALL
 - FURNISHED AND INSTALLED BY OWNER
 - SAFETY GLASS REQUIRED FOR FINISH
 - INCLUDE RETRACTABLE INSET SCREEN
 - WARRANTY INTERIOR SCREENS

WINDOW AND PATIO DOOR SCHEDULE																	
Mark	Width	Rough Width	Height	Rough Height	SIB Height	Manufacturer	Operation	Description	Int. Finish	Ext. Finish	Glass	Glass Coating	Divider	Gas Fill	U-value	SHGC	NOTES
1006	1'-4"	1'-0"	4'-8 1/8"	4'-4 1/8"	5'-0"	MARVIN	CASEMENT	WOOD	BARE WOOD FINISH	MULTI-PANE	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1007	1'-0"	1'-0"	7'-11 1/2"	6'-6"	6'-0"	MARVIN	FIXED	WOOD	BARE WOOD FINISH	MULTI-PANE	DOUBLE PANE TRIPANE GLASS	LOW-E1	ARGON	KRYPTON	0.27	0.57	6
1008	2'-0"	2'-0"	5'-3 1/8"	4'-11 1/8"	4'-0"	MARVIN	CASEMENT	WOOD & CLAD	BARE WOOD FINISH	CLAD (B/S)	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1009	2'-4"	2'-4"	3'-3 1/8"	3'-1 1/8"	3'-0"	MARVIN	CASEMENT	WOOD & CLAD	BARE WOOD FINISH	CLAD (B/S)	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1010	2'-0"	2'-0"	5'-3 1/8"	4'-3 1/8"	3'-0"	MARVIN	CASEMENT	WOOD & CLAD	BARE WOOD FINISH	CLAD (B/S)	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1011	3'-0"	3'-0"	5'-11 1/8"	5'-11 1/8"	3'-0"	MARVIN	CASEMENT	WOOD & CLAD	BARE WOOD FINISH	CLAD (B/S)	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1012	3'-0"	3'-0"	6'-0 1/8"	6'-0 1/8"	3'-0"	MARVIN	FIXED	WOOD	BARE WOOD FINISH	MULTI-PANE	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1013	3'-4"	3'-4"	6'-11 1/8"	6'-11 1/8"	4'-0"	MARVIN	CASEMENT	WOOD & CLAD	BARE WOOD FINISH	CLAD (B/S)	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1014	3'-4"	3'-4"	6'-11 1/8"	6'-11 1/8"	4'-0"	MARVIN	CASEMENT	WOOD & CLAD	BARE WOOD FINISH	CLAD (B/S)	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1015	8'-0"	8'-0"	1'-11 1/8"	1'-11 1/8"	3'-0"	MARVIN	SLIDING	WOOD	BARE WOOD FINISH	CLAD (B/S)	TRIPANE	LOW-E1/LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 4, 5, 6
1016	8'-0"	8'-0"	8'-7"	8'-0 1/2"	6'-0"	MARVIN	SLIDING	WOOD	BARE WOOD FINISH	MULTI-PANE	DOUBLE PANE TRIPANE GLASS	LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 2, 4, 5, 6
1017	12'-3 3/4"	12'-3 3/4"	7'-11 1/2"	8'-0"	6'-0"	MARVIN	SLIDING	WOOD	BARE WOOD FINISH	MULTI-PANE	DOUBLE PANE TRIPANE GLASS	LOW-E1	ARGON	KRYPTON	0.27	0.57	1, 2, 4, 5, 6

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

R RESIDENCE

PROJECT: 2018 DATE: 04-29-2018
4:00 PM

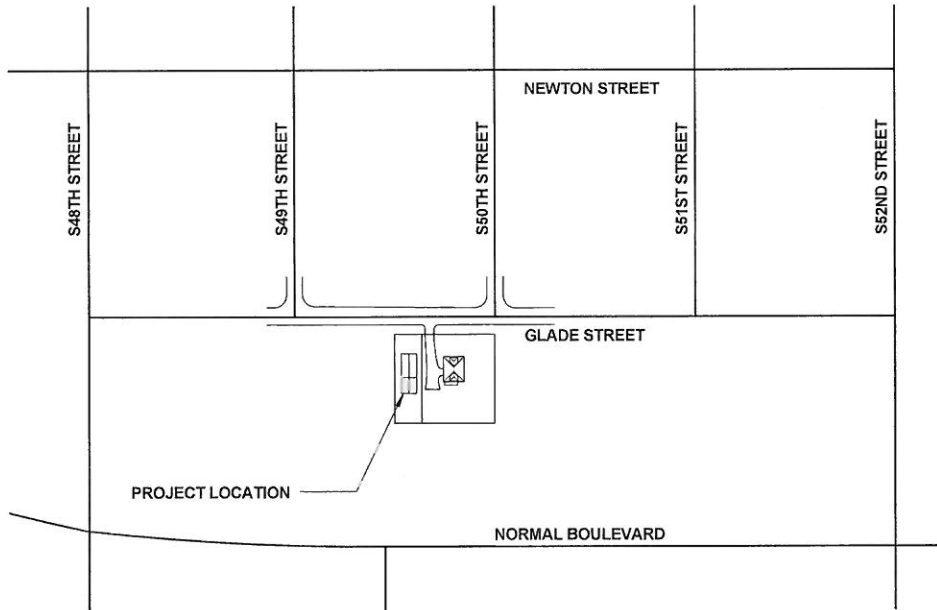
DRAFT

BUILDING ELEVATIONS AND SCHEDULES



A3.0

Vicinity Map



Legal Description: NORMAL, BLOCK 17,
 Lot 1 - 3, & N1/2 VAC ALLEY ADJ & W1/2 VAC 50TH ST ADJ

Property ID: 17-32-410-011-000

Primary Class: R1(Residential Improved)
Primary Use: 01(Single Family)
Zoning: R2(R2-Residential District)
Neighborhood: 7LEA400(Normal Park - Low)
Year Built: 1918
Imp Type: RYU(2 Story With UA)
No of Buildings: 1.0
Total Living Area: 2,236

Index of Drawings

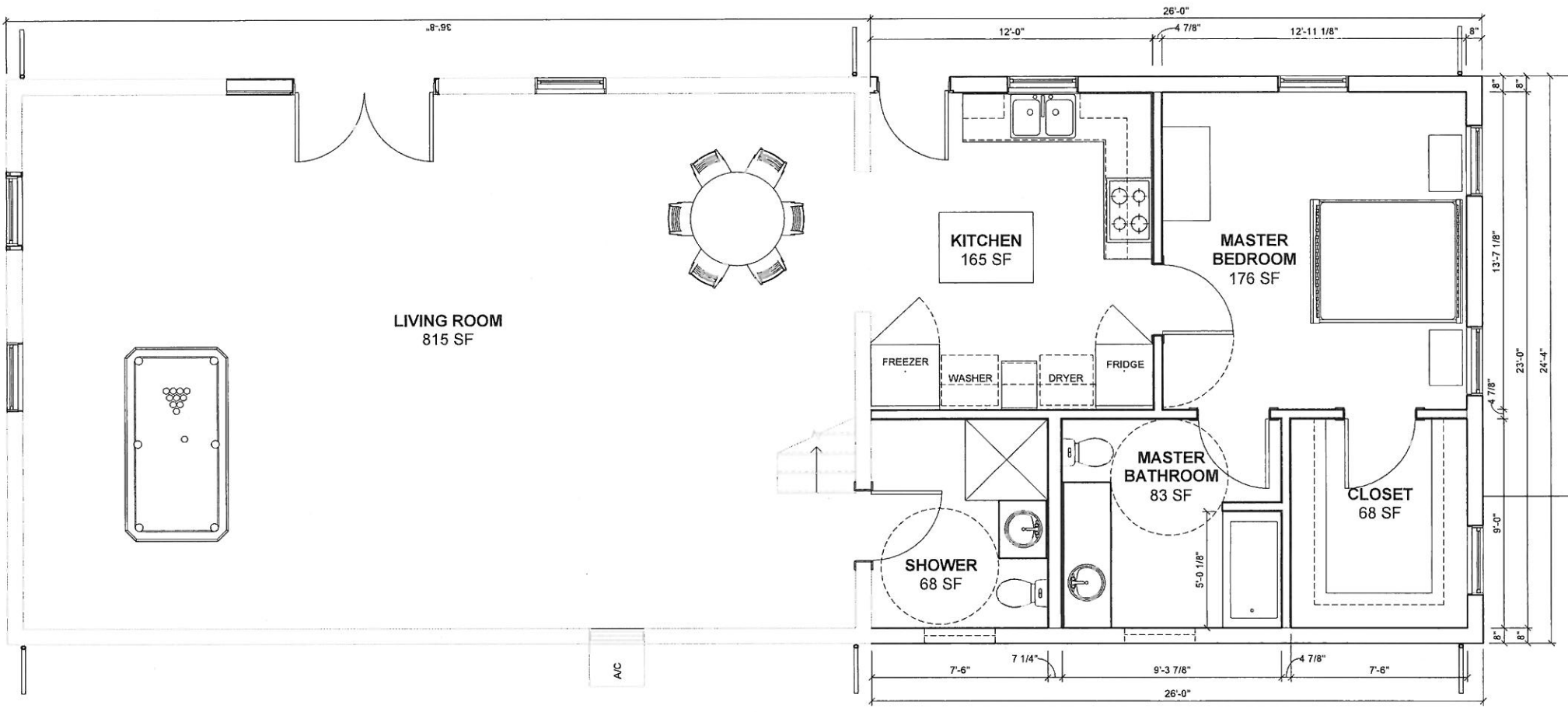
- 1 First Floor Presentation
- 2 First Floor Construction
- 3 Elevations
- 4 Schedules
- 5 Site Plan

CLARK
 architects
 collaborative

Polk Residence
 4919 Glade Street Lincoln, Nebraska

ARCHITECT:	KAC
DRAWN BY:	IRS
ISSUE DATE:	08/26/2016
PROJECT NO.:	16011

Cover



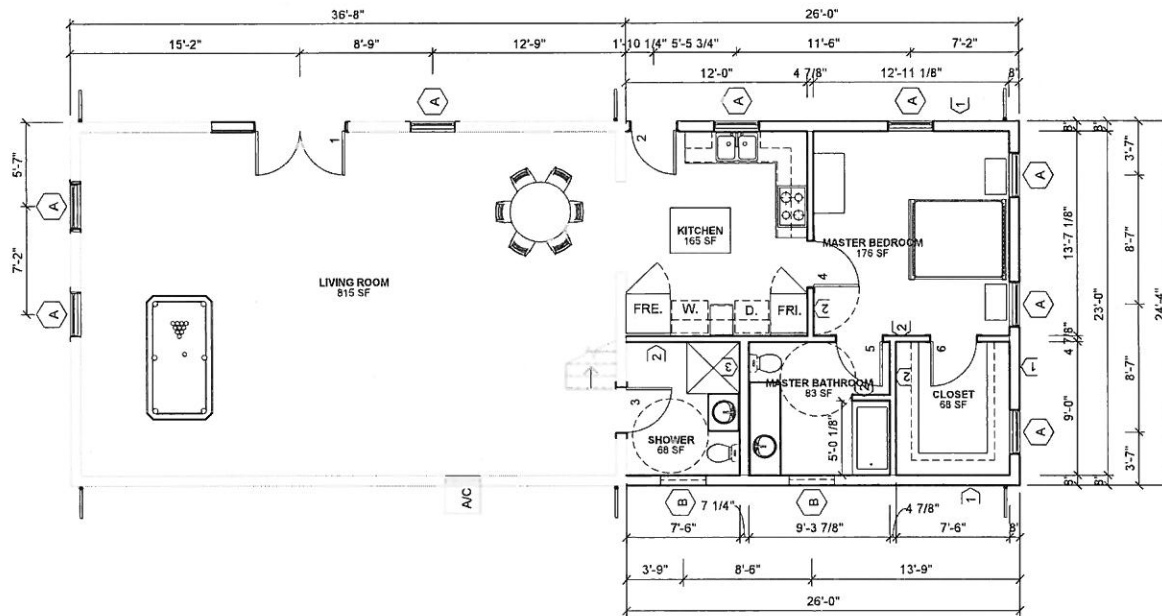
First Floor

1/4" = 1'-0"

08/01/2016



Polk Residence
4919 Glade Street Lincoln, Nebraska



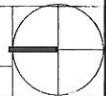
ARCHITECT:	KAC
DRAWN BY:	IRS
ISSUE DATE:	08/26/2016
PROJECT NO.:	16011
SHEET NAME:	First Floor Construction

1

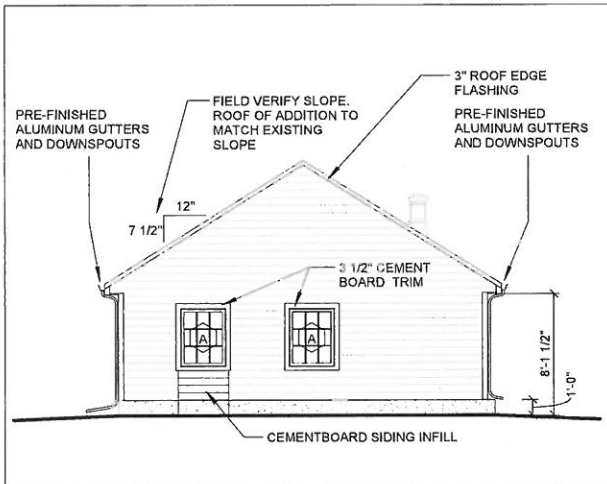
First Floor

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

0' 4' 8' 16' 32'



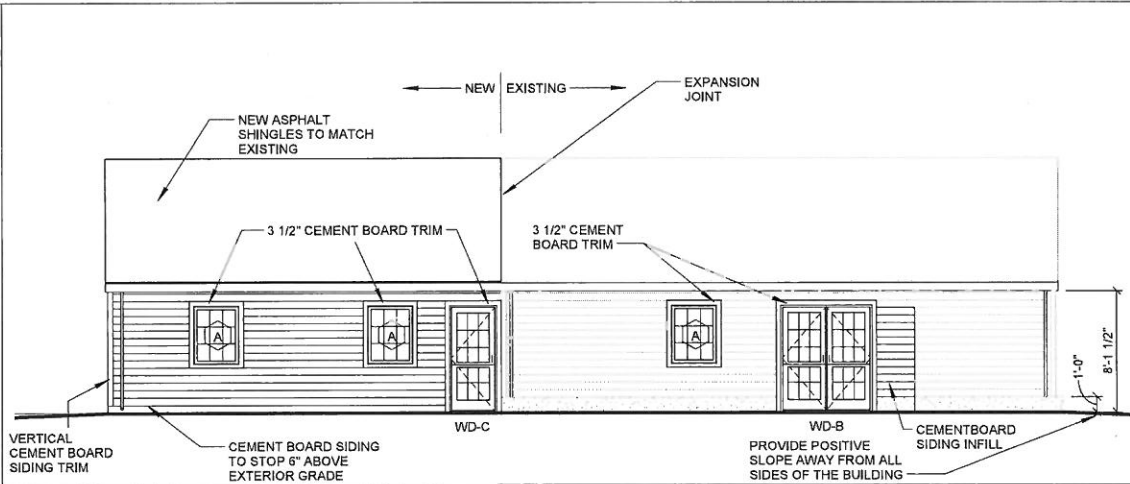
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1

North

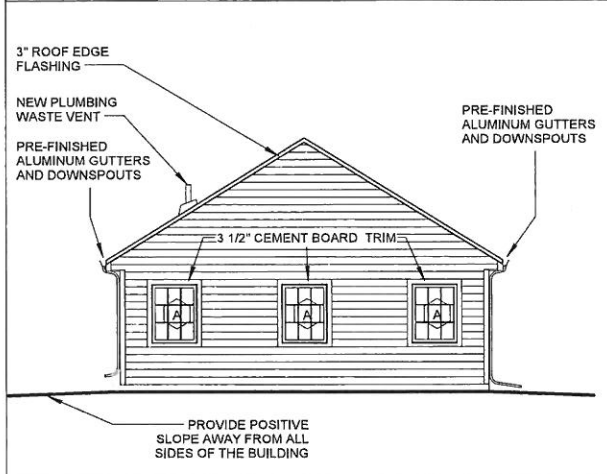
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2

East

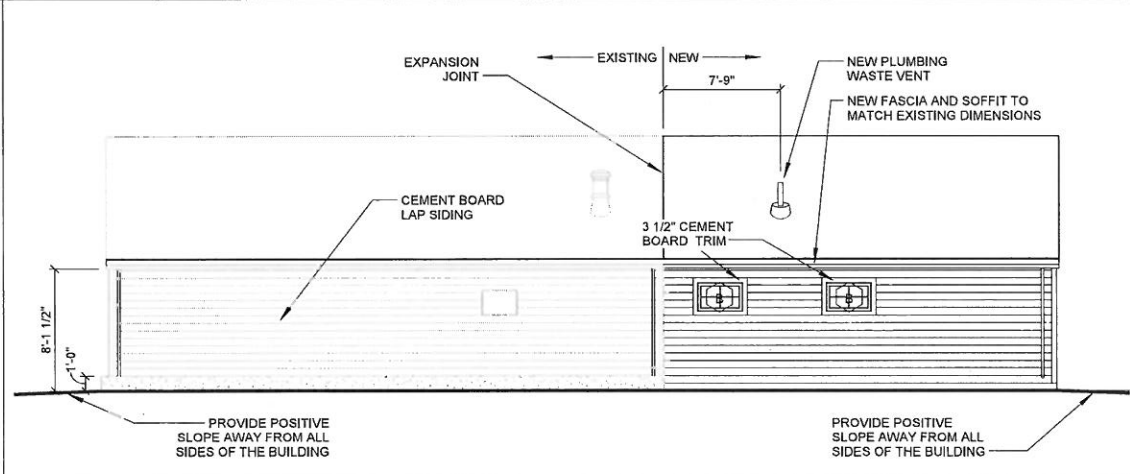
SCALE: 1/8" = 1'-0"



3

South

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



4

West

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

0' 4' 8' 16' 32'

3

ROOM FINISH SCHEDULE

No.	Name	Floor Finish	Base	North Wall		East Wall		South Wall		West Wall		CEILING		NOTES	No.
				Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish		
106	LIVING ROOM														106
107	KITCHEN		WD	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT		107
108	MASTER BEDROOM	CPT	WD	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT		108
109	CLOSET	CPT	WD	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT		109
110	MASTER BATHROOM	LINOLEUM	WD	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT		110
111	SHOWER	LINOLEUM	WD	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT		111

ROOM FINISH SCHEDULE NOTES

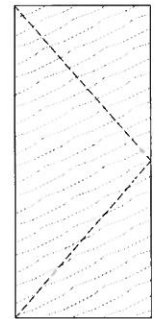
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DOOR SCHEDULE

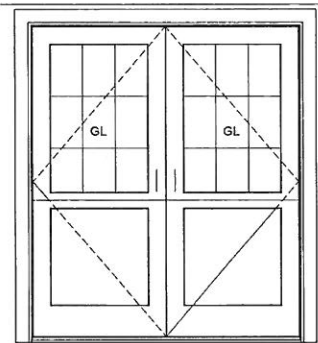
Door No.	Type	F.R.	DOOR			FRAME			Hdwr. Set	NOTES	Door No.
			Elev.	Mat'l	Fin.	Type	Mat'l	Fin.			
1	Pair Dutch 3'-0" x 7'-0"		WD-B	WD	STN	WD	STN	(none)	1	1	
2	Single Dutch 3'-0" x 7'-0"		WD-C	WD	STN	WD	STN	(none)	1	2	
3	3'-0" x 7'-0"		WD-A	WD	STN	WD-1	WD	STN	(none)	3	
4	3'-0" x 7'-0"		WD-A	WD	STN	WD-1	WD	STN	(none)	4	
6	3'-0" x 7'-0"		WD-A	WD	STN	WD-1	WD	STN	(none)	5	
6	3'-0" x 7'-0"		WD-A	WD	STN	WD-1	WD	STN	(none)	6	

DOOR SCHEDULE NOTES

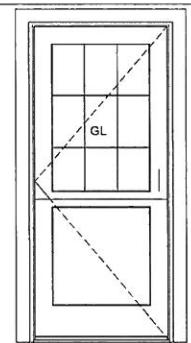
- 1 DUTCH DOORS, LOWER PART SOLID.
- 2



WD-A



WD-B

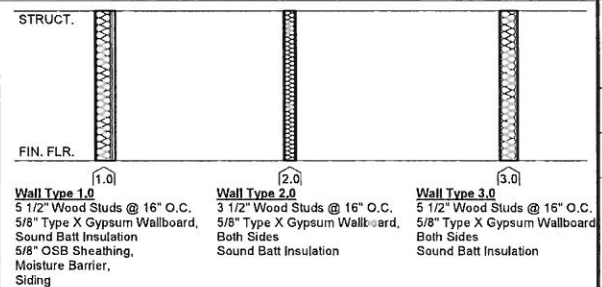


WD-C

WINDOW SCHEDULE

Qty	Mark	Type	Mfgr. #	Rough Opening (H x W)	Net Clear Opening	Remarks
8	A	CASEMENT		3'-11 5/8" x 3'-1"	12.24 sf	
2	B	CASEMENT		1'-11 5/8" x 3'-1"	6.10 sf	

NOTES: U-FACTOR: 0.3, SOLAR HEAT GAIN COEFFICIENT: 0.19, CONDENSATION RESISTANCE: 58, VISIBLE LIGHT TRANSMITTANCE: 0.44



ARCHITECT:
KAC
DRAWN BY:
IRS
ISSUE DATE:
08/26/2016
PROJECT NO.:
16011
SHEET NAME:
Schedules

1

SCHEDULES

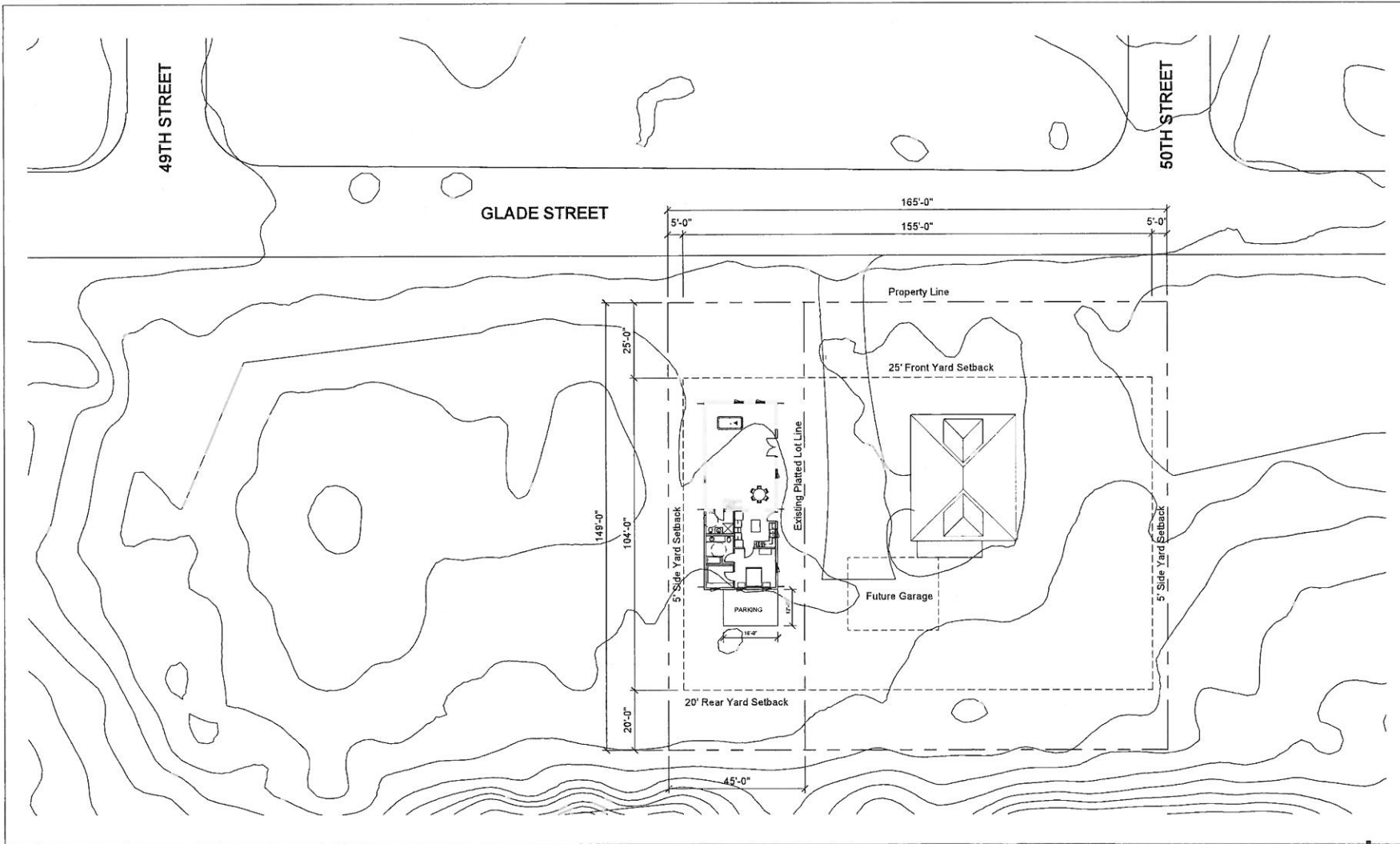
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2

WALL TYPES

SCALE: 1/4" = 1'-0"

4



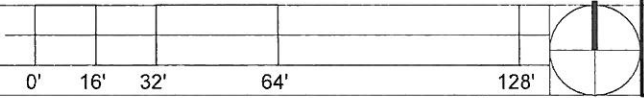
Polk Residence

4919 Glade Street Lincoln, Nebraska

ARCHITECT:	KAC
DRAWN BY:	IRS
ISSUE DATE:	08/26/2016
PROJECT NO.:	16011
SHEET NAME:	Site Plan

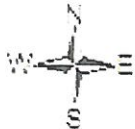
1 Site Plan

SCALE: 1/32" = 1'-0"





Lancaster County/City of Lincoln GIS Map



Printed: Aug 29, 2016

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