

Boards & Commissions

Urban Design Committee Agenda

NOTICE

Notice is hereby given that the Urban Design Committee will hold a meeting on **Tuesday, May 2, 2017 at 3:00 p.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in **Room 210** on the 2nd Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

March 7, 2017

1. Approval of UDC meeting record of [March 7, 2017](#).

* [Memo from Stacey Hageman](#)

DISCUSS AND ADVISE

2. Pump Station at [84th & Yankee Hill](#) (Public Works & Utilities) - ([UDR17033](#))
3. Infill house at [3275 Hitchcock Street](#) (Urban Development Dept.) - ([UDR17028](#))

DISCUSSION

4. Staff Report & misc.

TO: **URBAN DESIGN COMMITTEE**

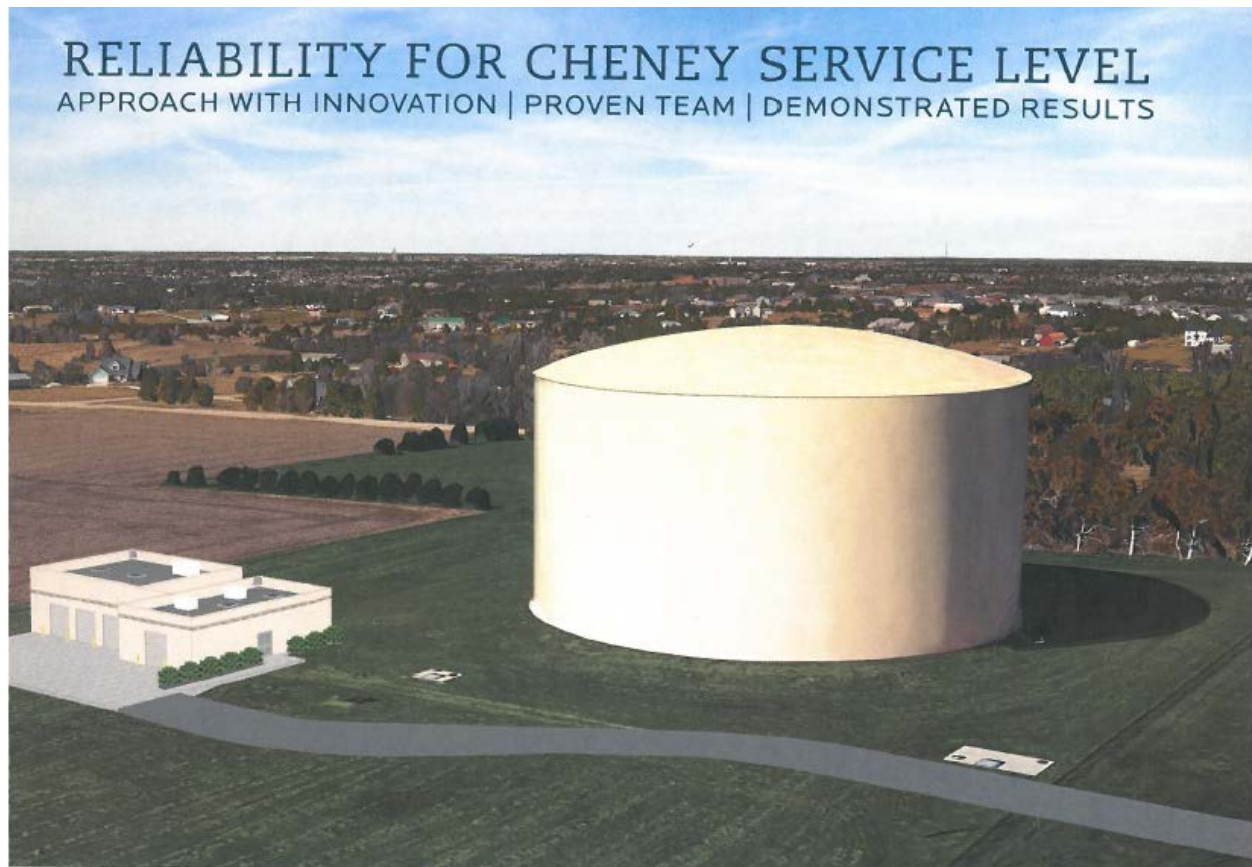
FROM: Stacey Hageman

RE: Meeting of May 2, 2017

DATE: April 25, 2017

ITEM 3: New Pump Station at 84th & Yankee Hill

The Committee is asked to review and advise on a new pump station to be located at 84th & Yankee Hill. It comes to you because it is a project initiated and financed by the City and is located on City property. The map to the right shows the location of the property and the image below depicts the new building. A representative from Lincoln Water System will be there to provide more information.



ITEM 4: Infill House at 3275 Hitchcock Street

The Urban Development Department has acquired a deteriorated house in the Clinton neighborhood. They have determined that they cannot rehab the house but will be demolishing it to build new. Because City funding is being used for this project, Urban Development is asking the Urban Design Committee’s advice.

Plans and elevations for the proposed house are attached. The one story house would provide 3 bedrooms and 2 bathrooms on the main floor with rough-ins for 2 additional bedrooms and a bathroom in the basement.

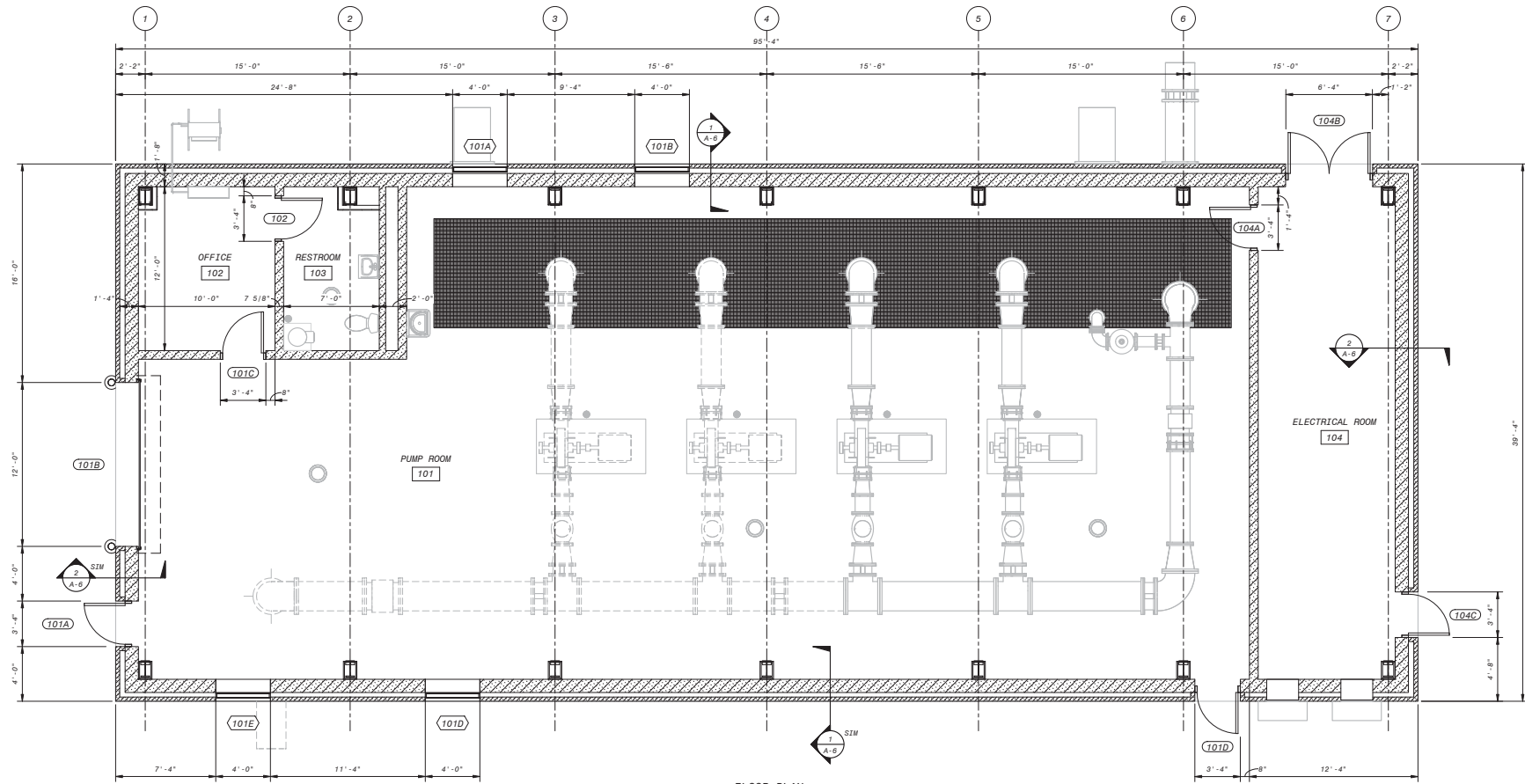
The attached plans show a garage configuration that does not meet the Neighborhood Design Standards as the pattern in an area is that garages are located behind the house.



Existing House to be Demolished

Urban Development is working on revisions to meet the standards. They plan to bring updated materials to the meeting for your review.

PL071021 4/13/2017 4:18:17 PM
 0000



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



PRELIMINARY - NOT FOR CONSTRUCTION

NO.	REV.	DATE

BLACK & VEATCH
 Black & Veatch Corporation
 A WSPAR COMPANY

OLSSON
 ARCHITECTS

LINCOLN WATER SYSTEM
 YANKEE HILL PUMP STATION
 PUMP STATION
 ARCHITECTURAL
 FLOOR PLAN

DESIGNED: RAB
DETAILED: SMY
CHECKED: -
APPROVED: -
DATE: XX/XX/XXXX

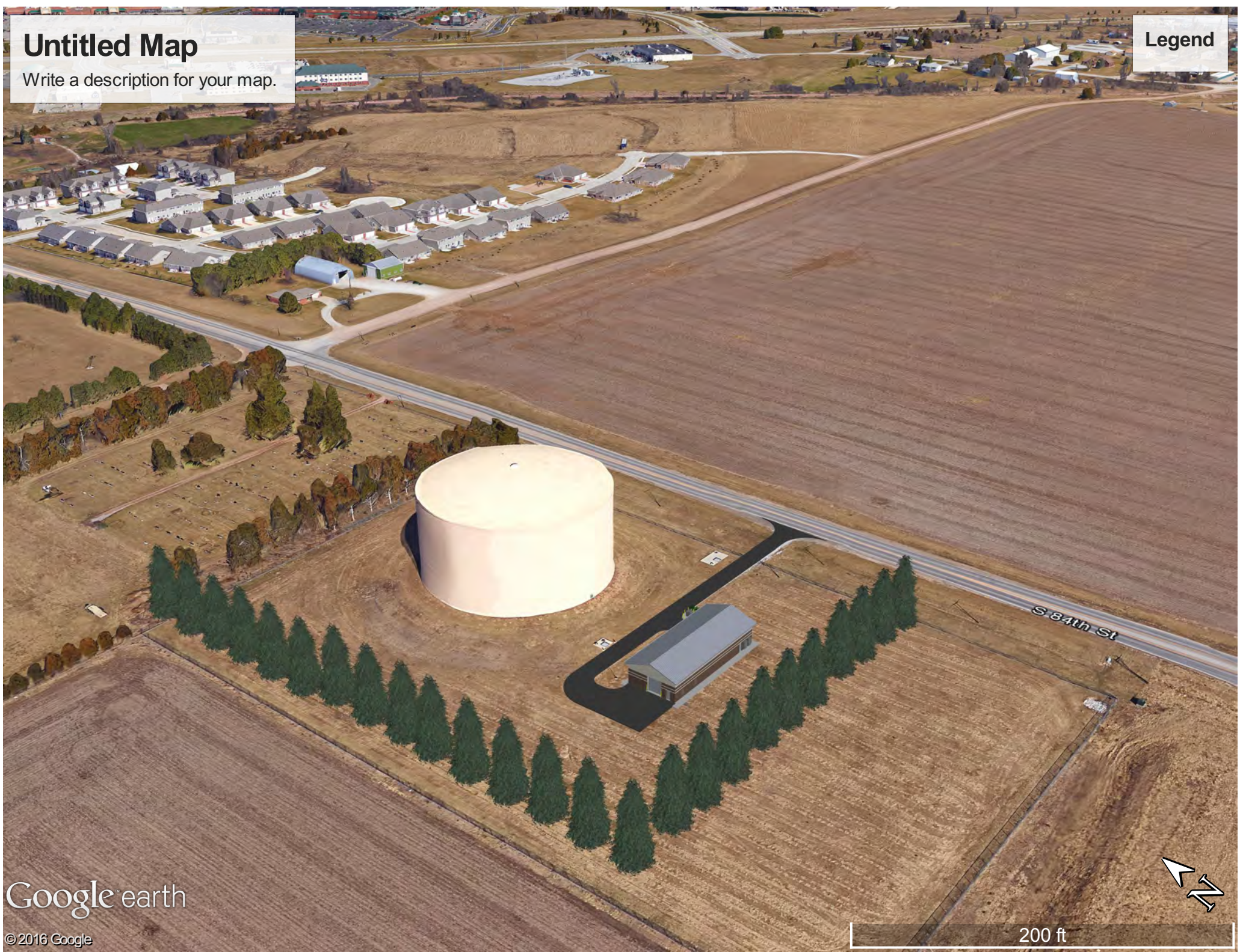
PROJECT NO.
 195470

A-2
 SHEET
 OF XXX

Untitled Map

Write a description for your map.

Legend



Google earth

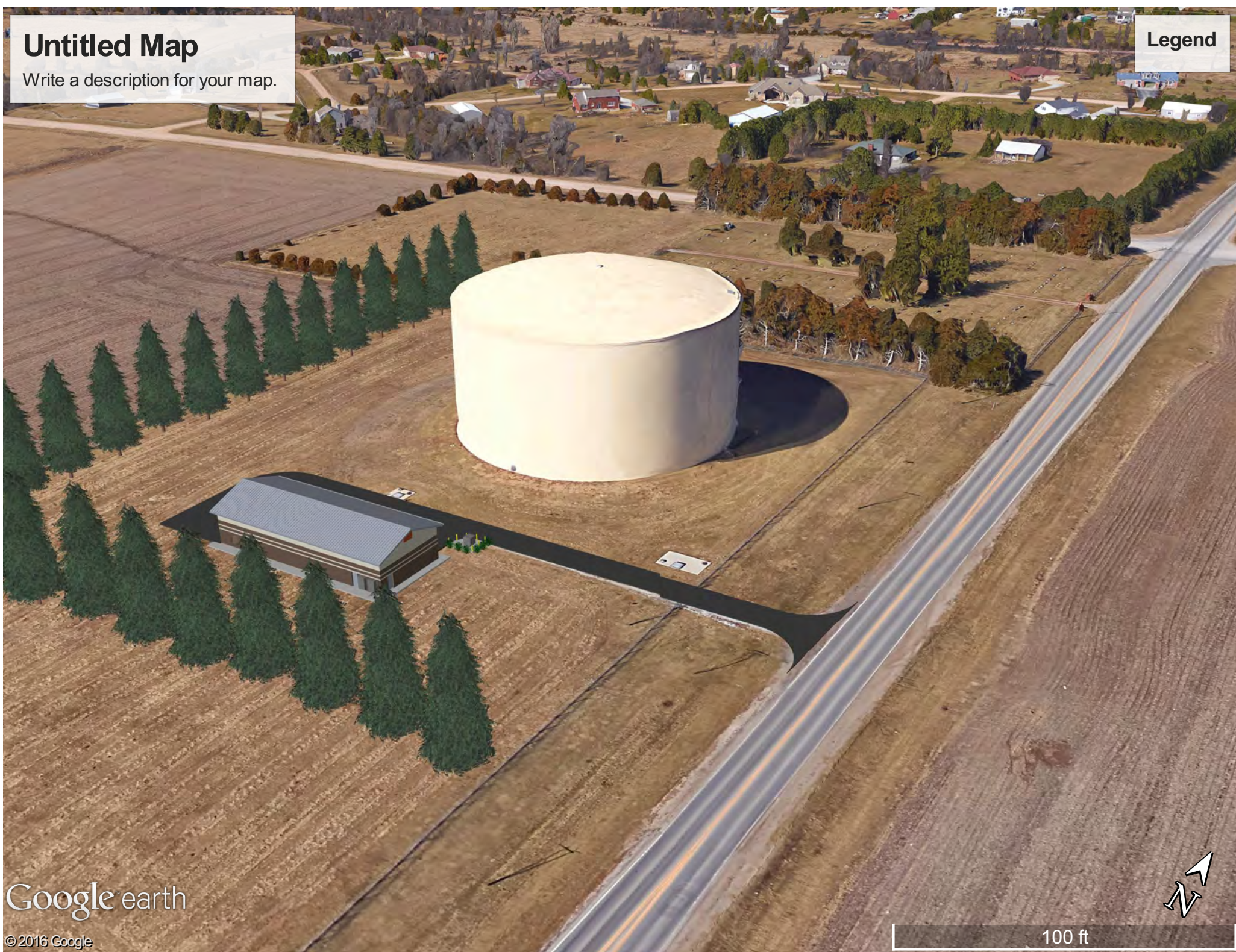
© 2016 Google

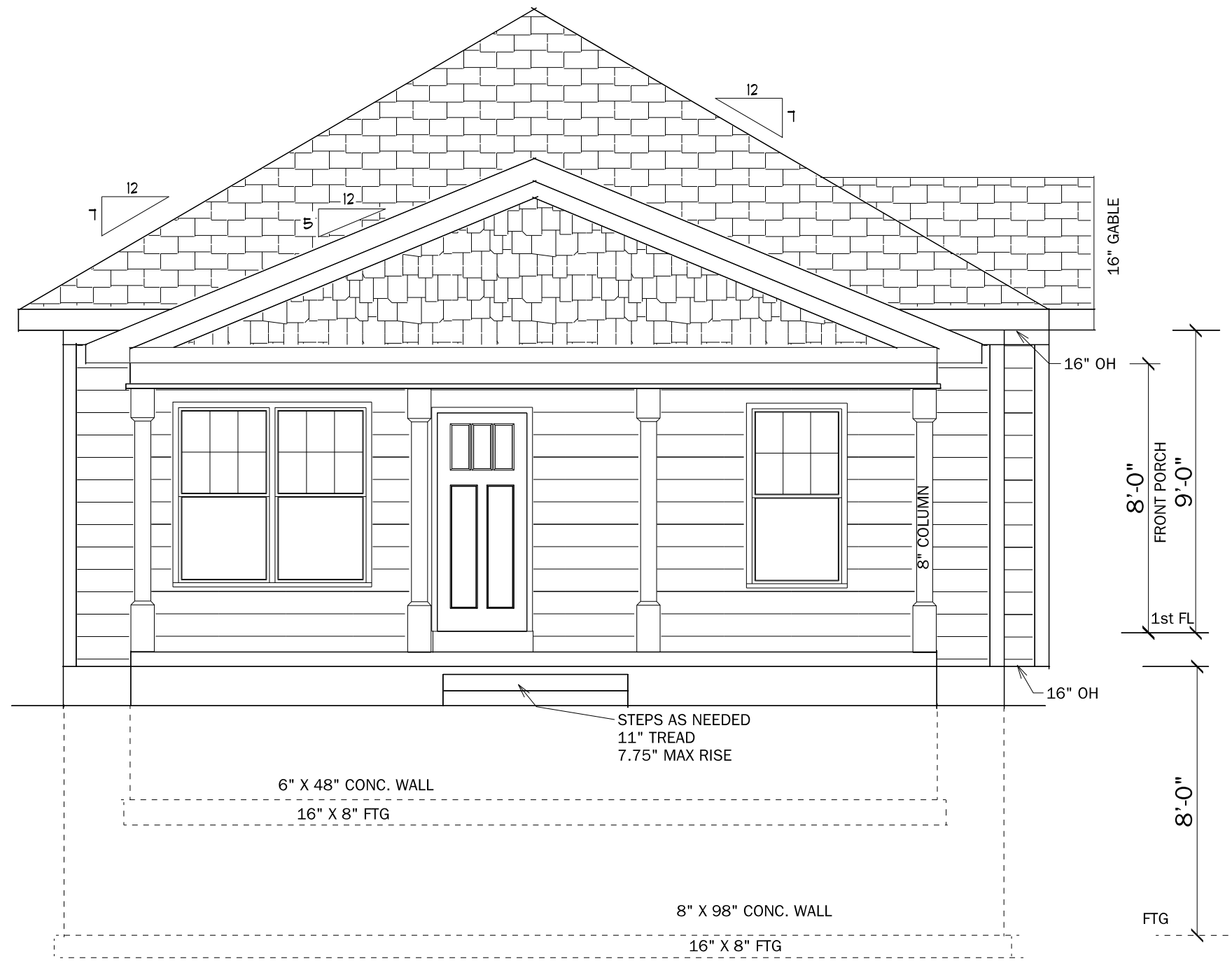
200 ft

Untitled Map

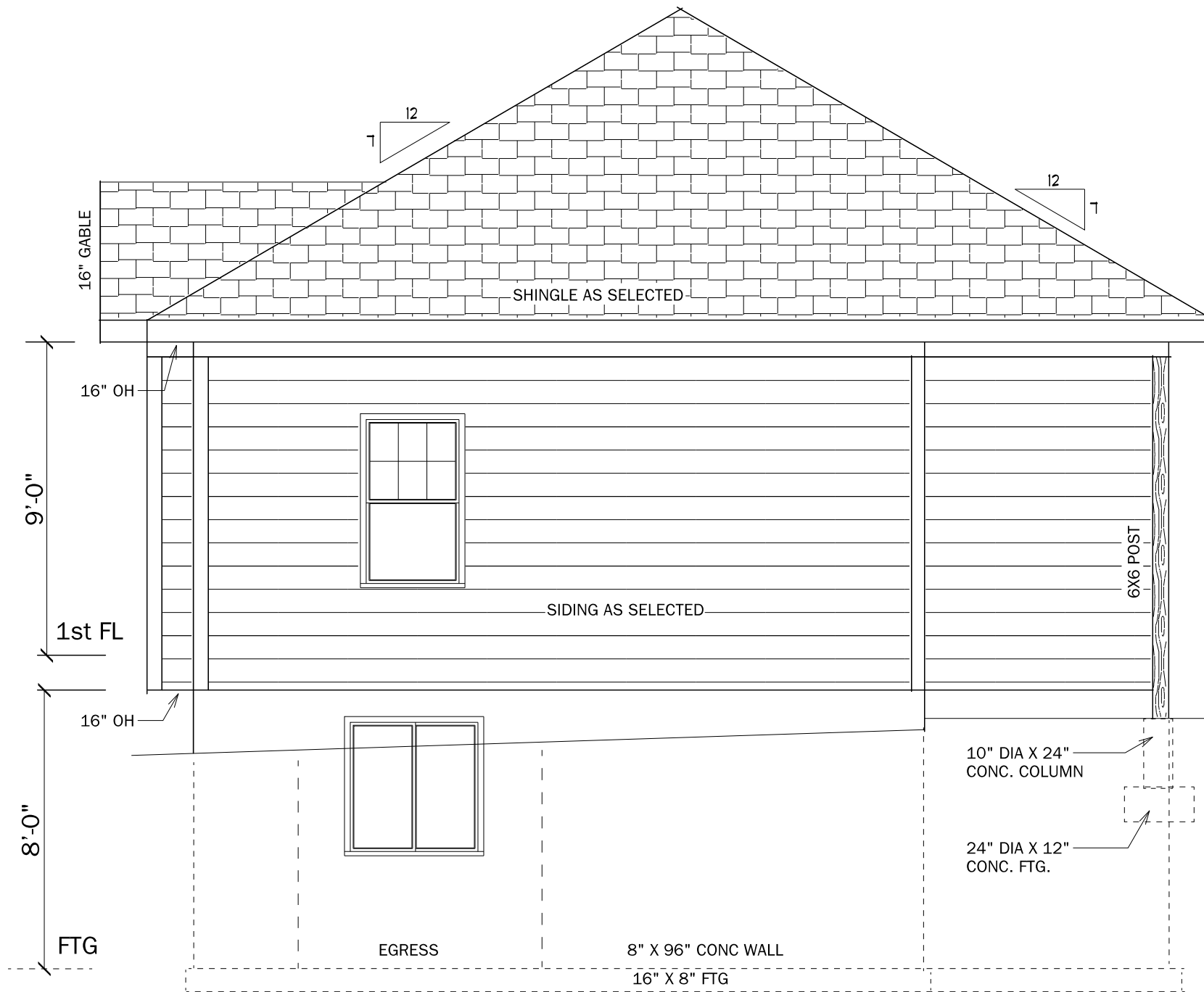
Write a description for your map.

Legend

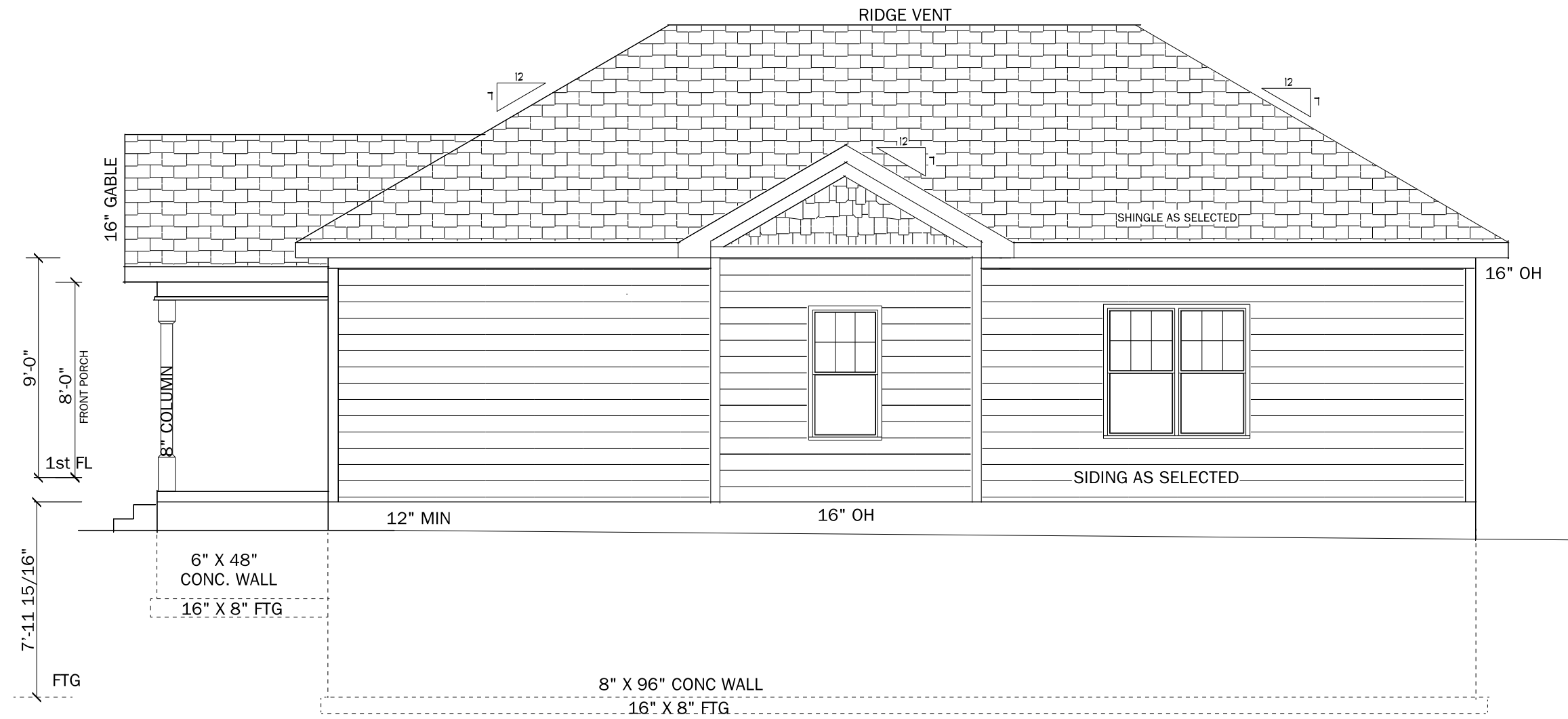




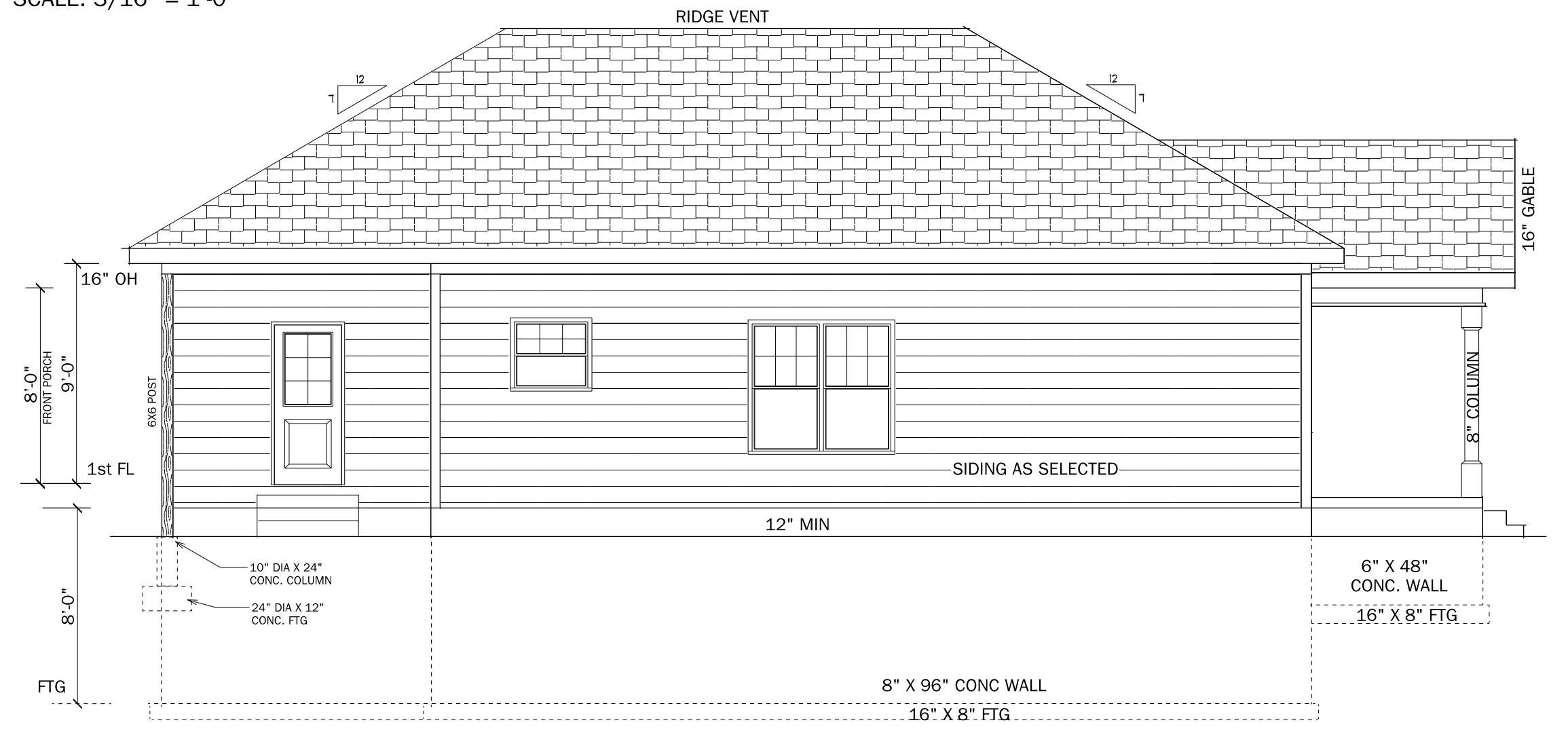
Front
SCALE: 1/4" = 1'-0"



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



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



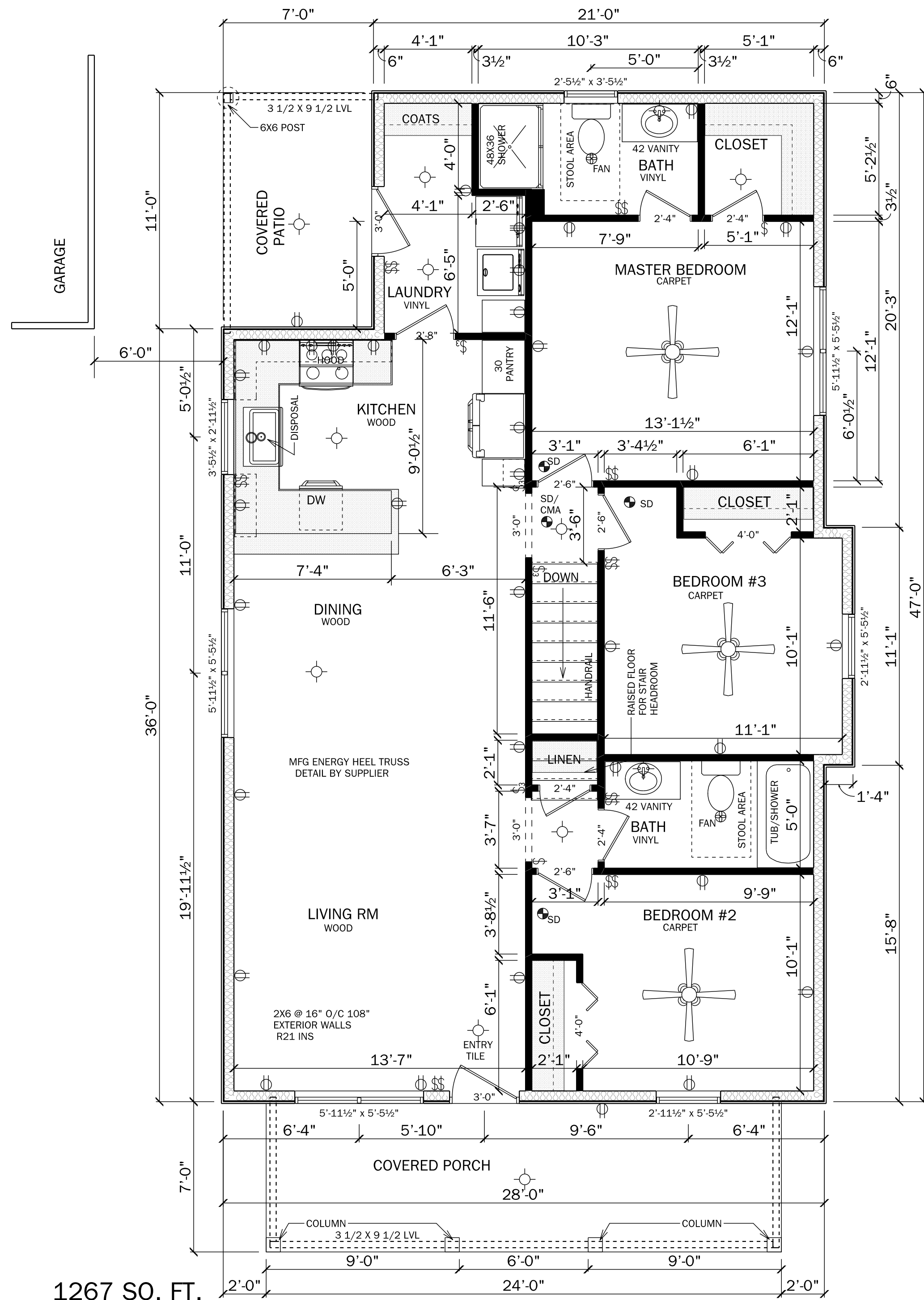
Left
SCALE: 3/16" = 1'-0"

<i>City of Lincoln</i> <i>Urban Development Dept.</i>	
Project Address	3275 Hitchcock St. Lincoln, Nebraska
1267 RANCH	
APPROVED BY	

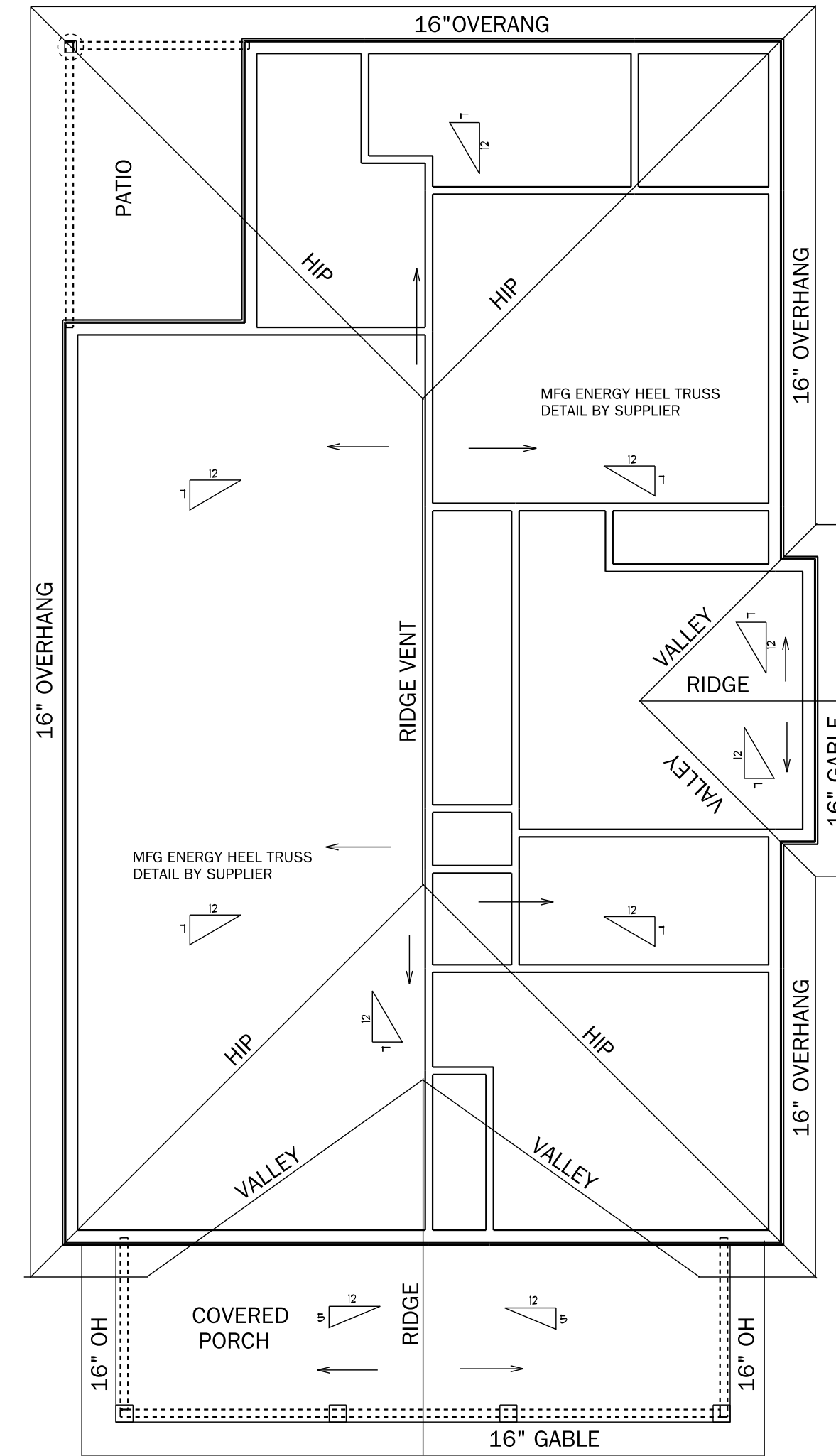
SAYER
DRAFTING
AND
DESIGN

By Paul Sayer, 402-560-5016
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OF THE OWNER LISTED ABOVE.
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OWNER ASSUMES ALL LIABILITIES OF
CONSTRUCTION. THE CONTRACTOR SHALL
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NECESSARY PERMITS AND INSURANCE.
OWNER TO BE SURE CONSTRUCTION
CONFORMS TO ALL BUILDING CODES.

Elevation	
DATE:	PAGE:
Wednesday, April 26, 2017	1 / 5

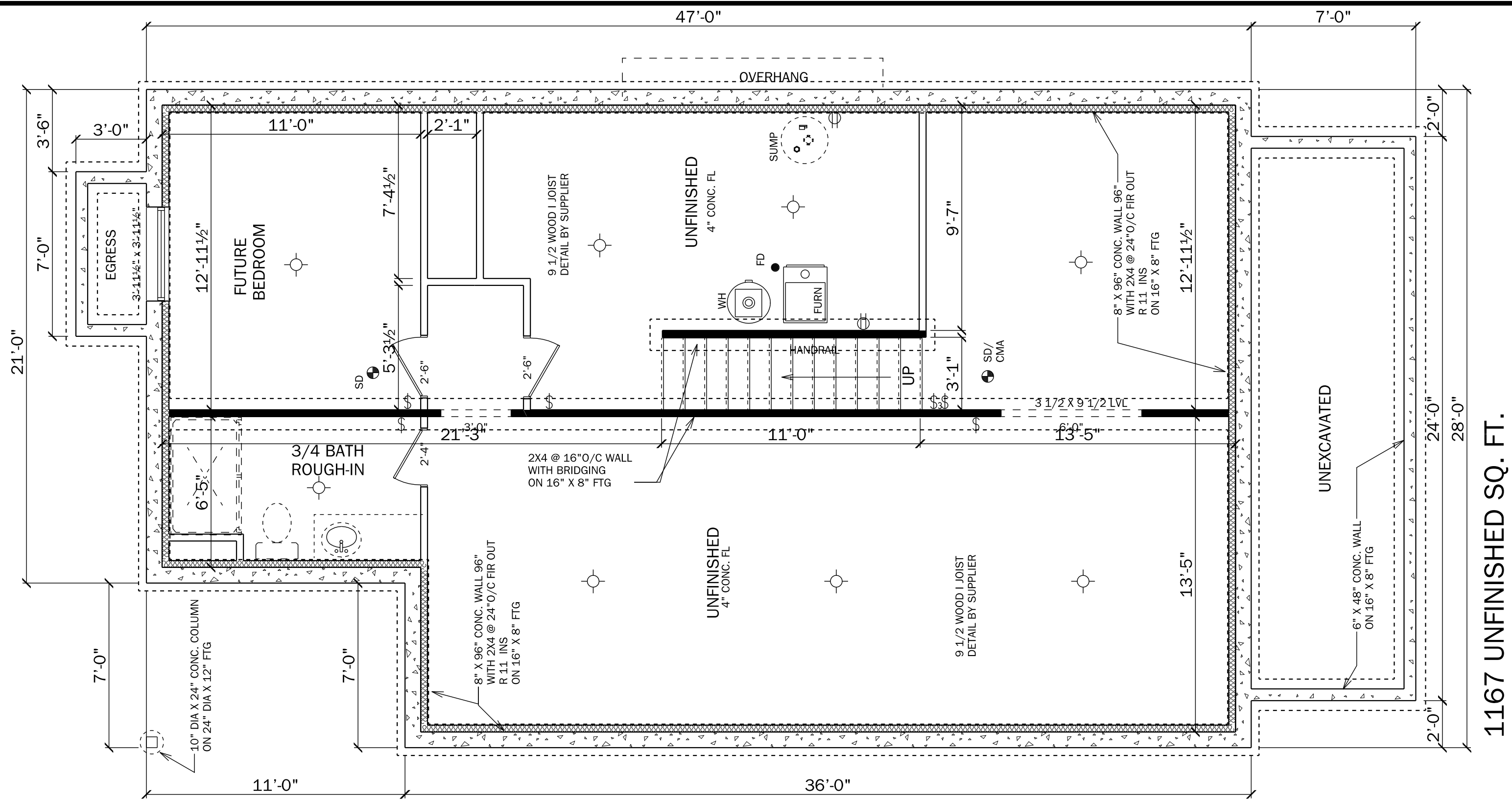


First Floor
SCALE: 1/4" = 1'-0"



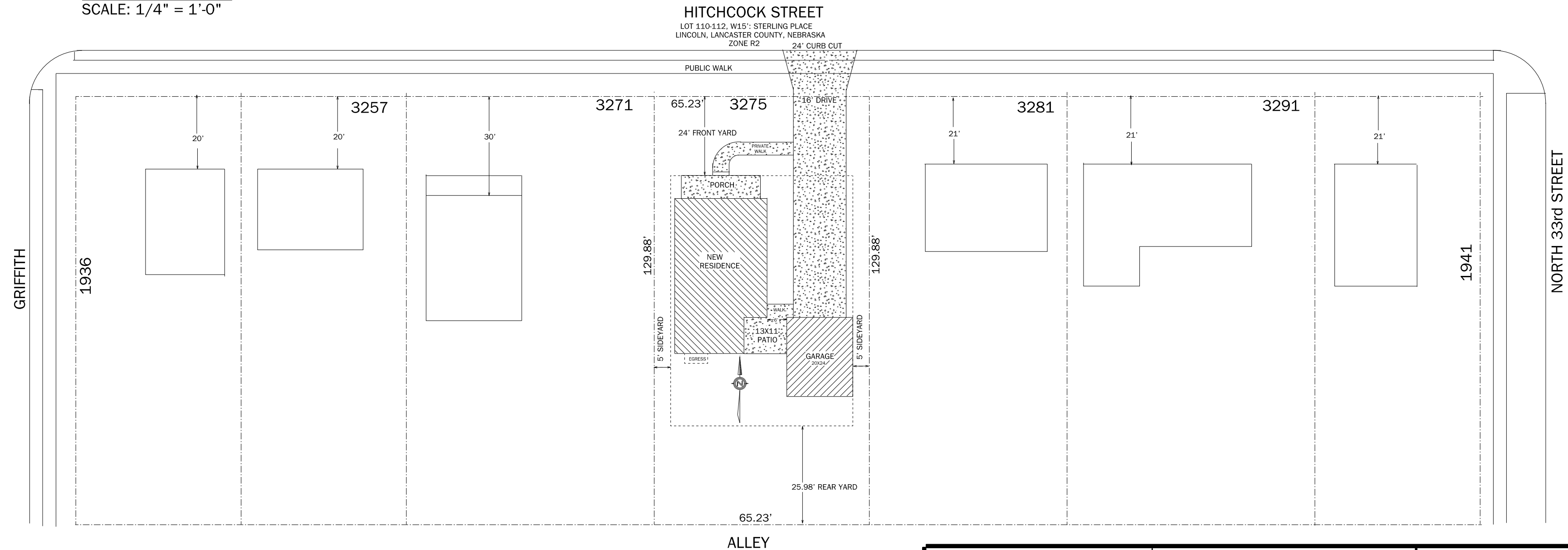
Roof
SCALE: 3/16" = 1'-0"

City of Lincoln Urban Development Dept.			THESE PLANS ARE THE PROPERTY OF SAYER DRAFTING AND DESIGN. NO PART OF THESE PLANS OR SPECIFICATIONS PRIOR TO CONSTRUCTION, OR ANY LIBRARIES OF CONSTRUCTION, DESIGN AND CONSTRUCTION THEREOF, OWNER TO BE SURE CONSTRUCTION CONFORMS TO ALL BUILDING CODES.	First Floor Roof		
Project Address	3275 Hitchcock St. Lincoln, Nebraska			DATE:	Wednesday, April 26, 2017	
1267 RANCH				APPROVED BY		PAGE:



1167 UNFINISHED SQ. FT.

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



BLOCK PLOT

City of Lincoln
Urban Development Dept.

Project Address: 3275 Hitchcock St. Lincoln, Nebraska
1267 RANCH

APPROVED BY: _____

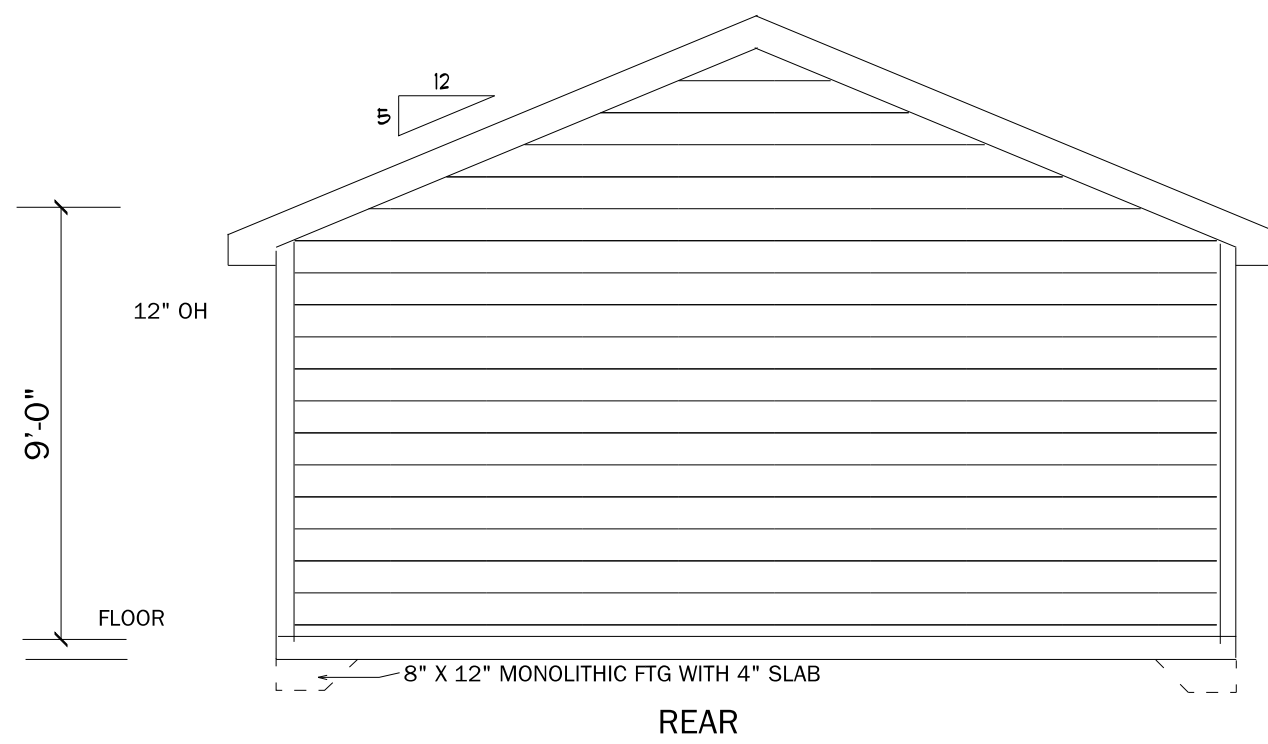
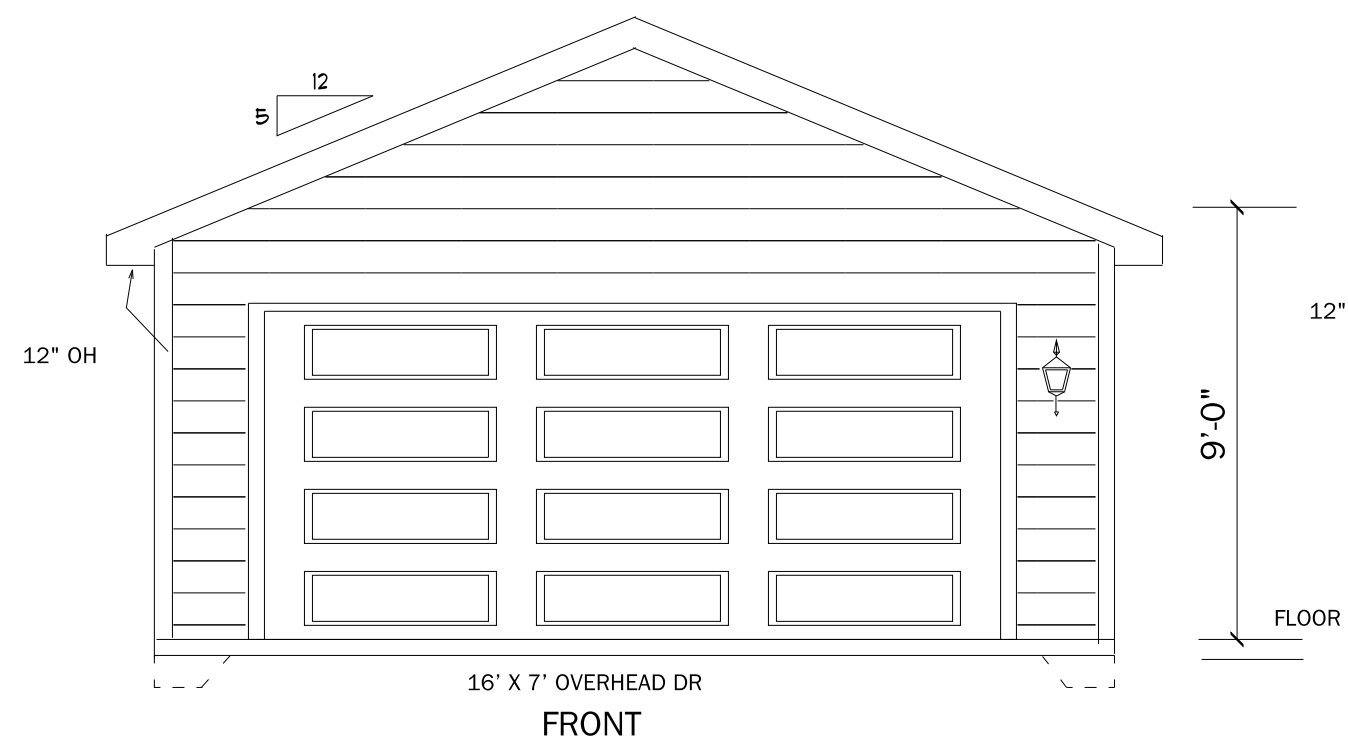
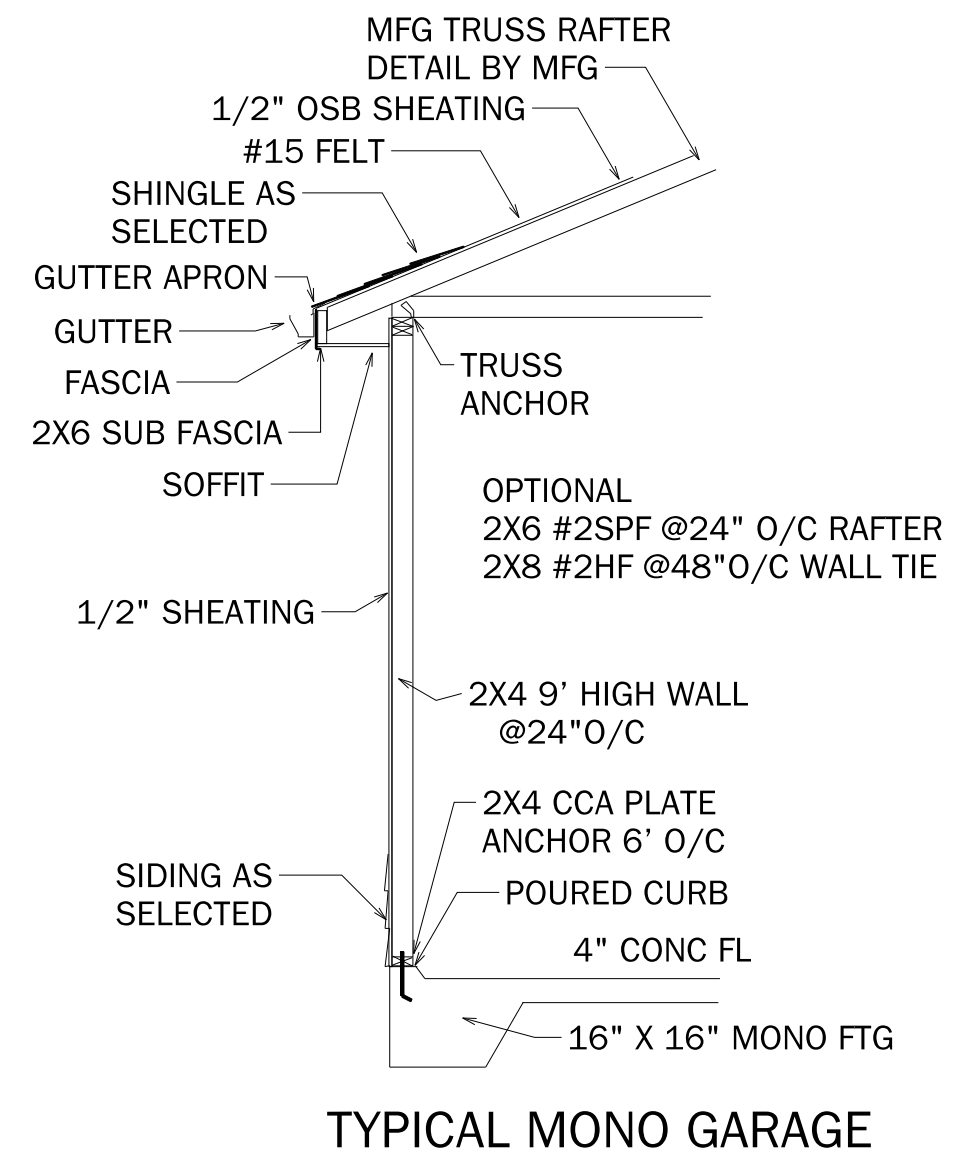
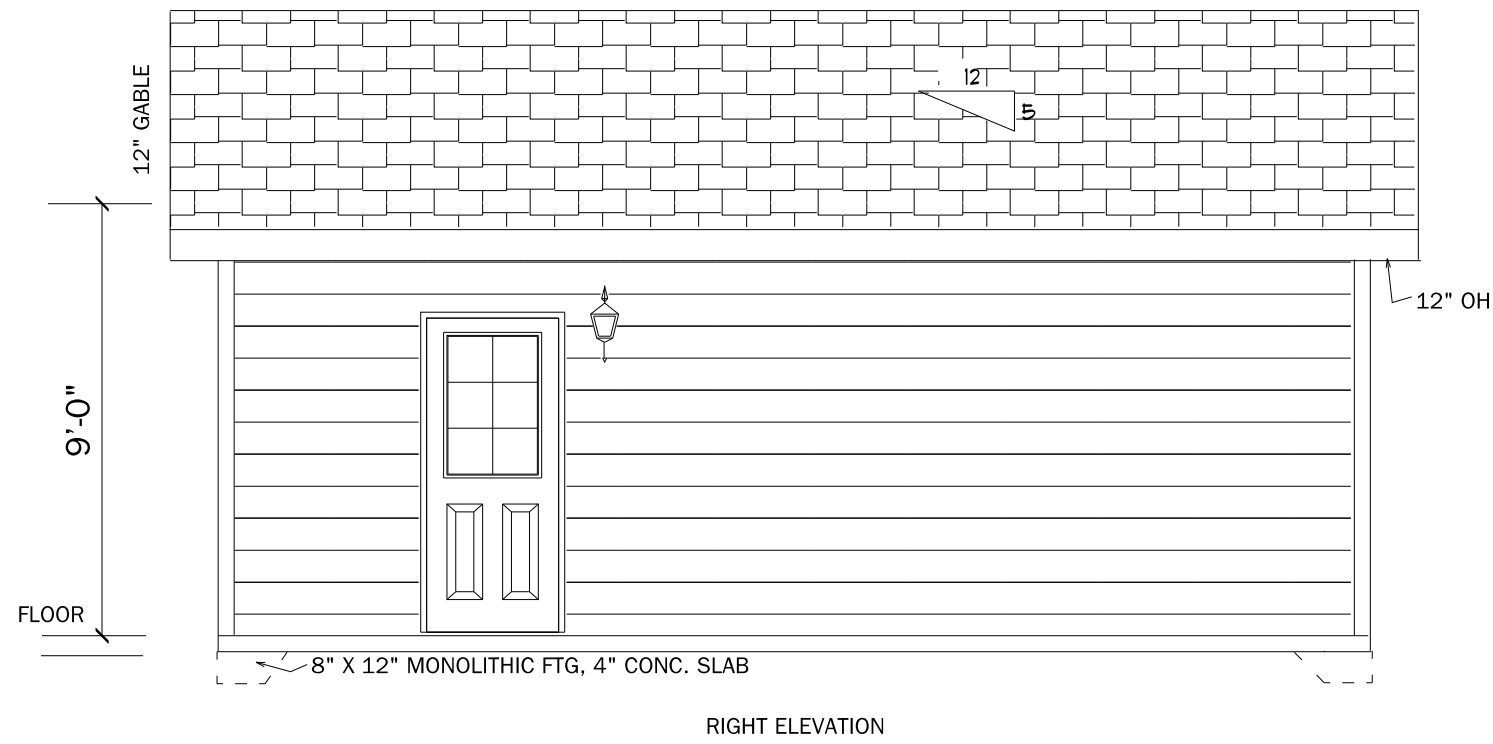
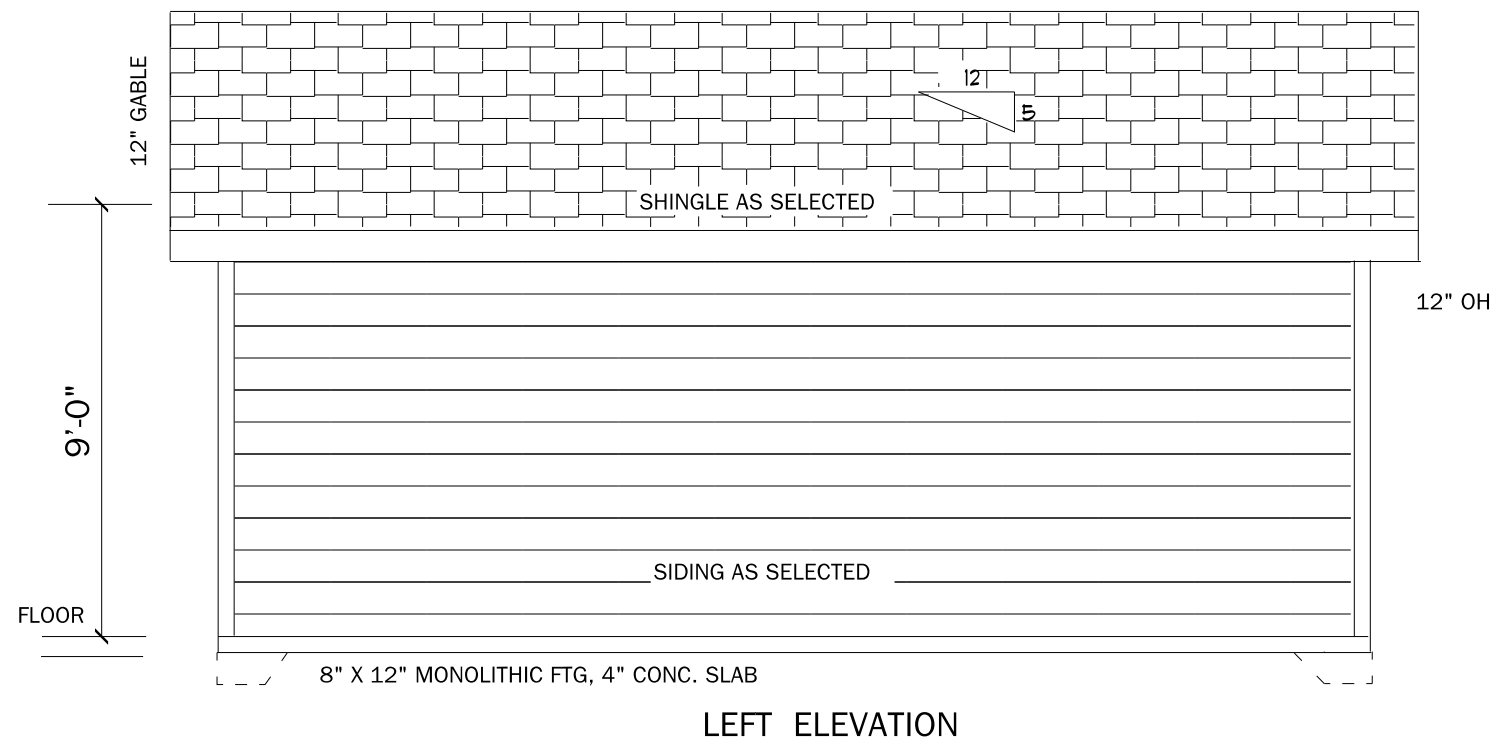
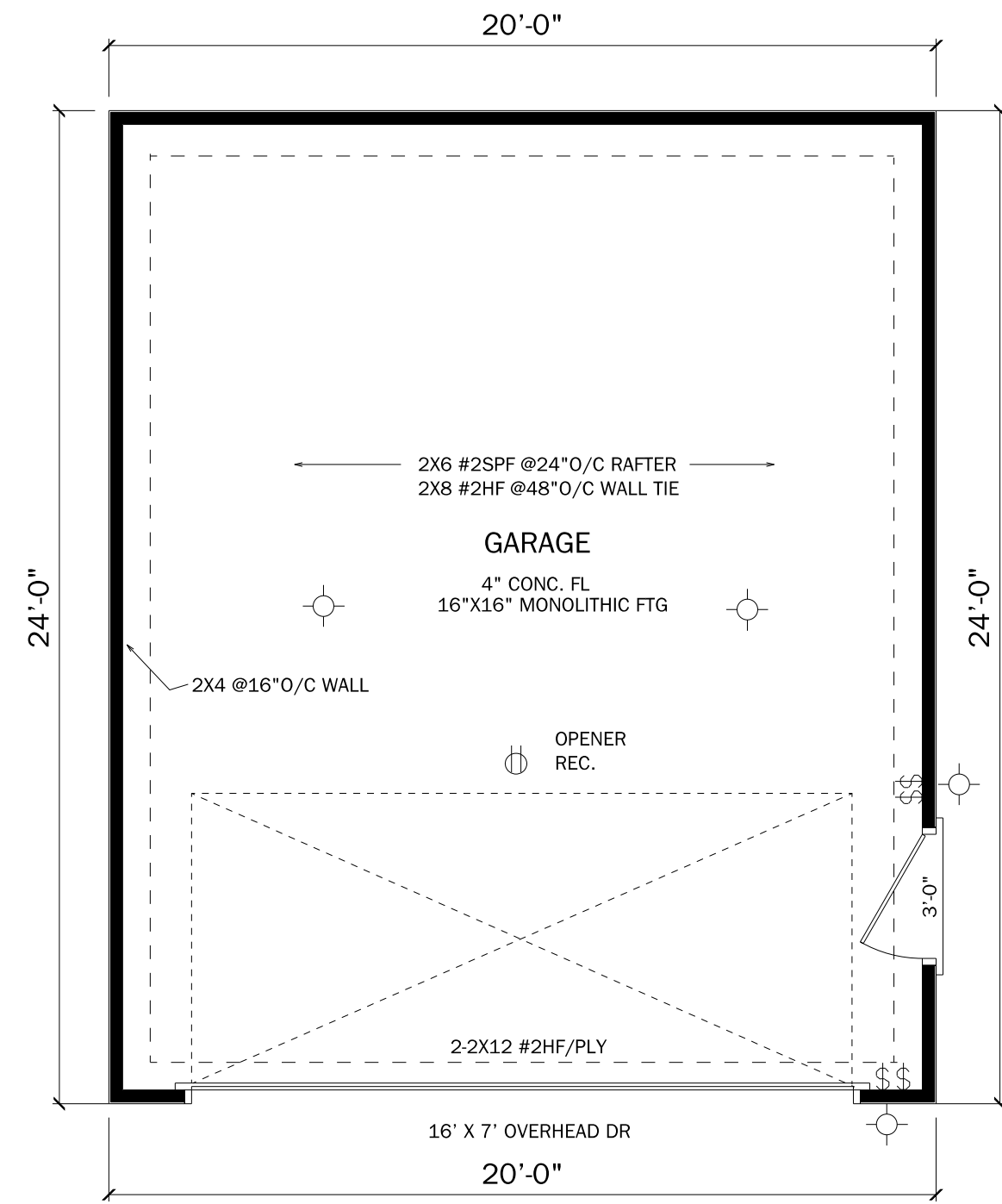
SAYER DRAFTING AND DESIGN

By Paul Sayer, #02-560-50416
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Foundation Plot

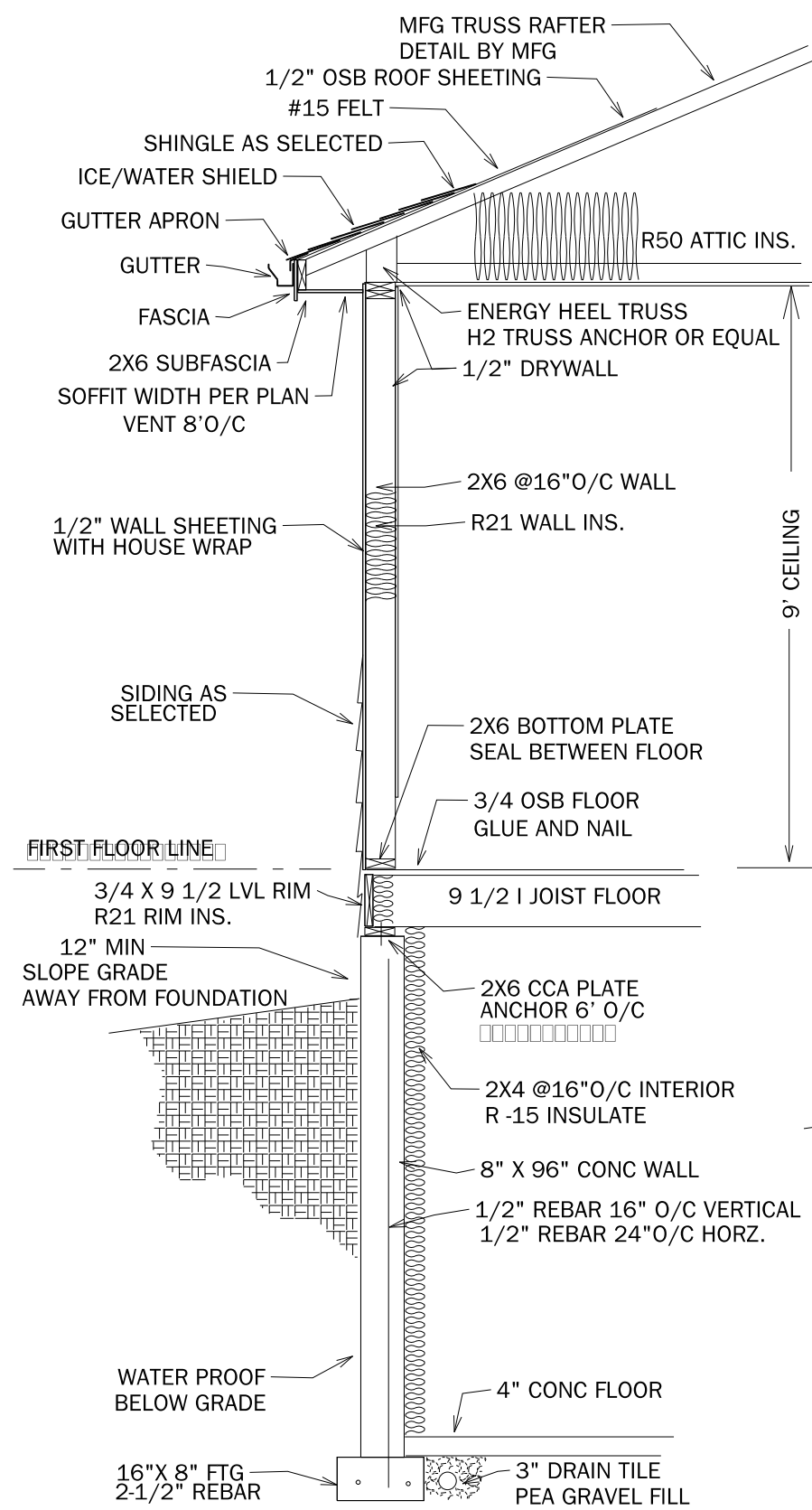
DATE: Wednesday, April 26, 2017

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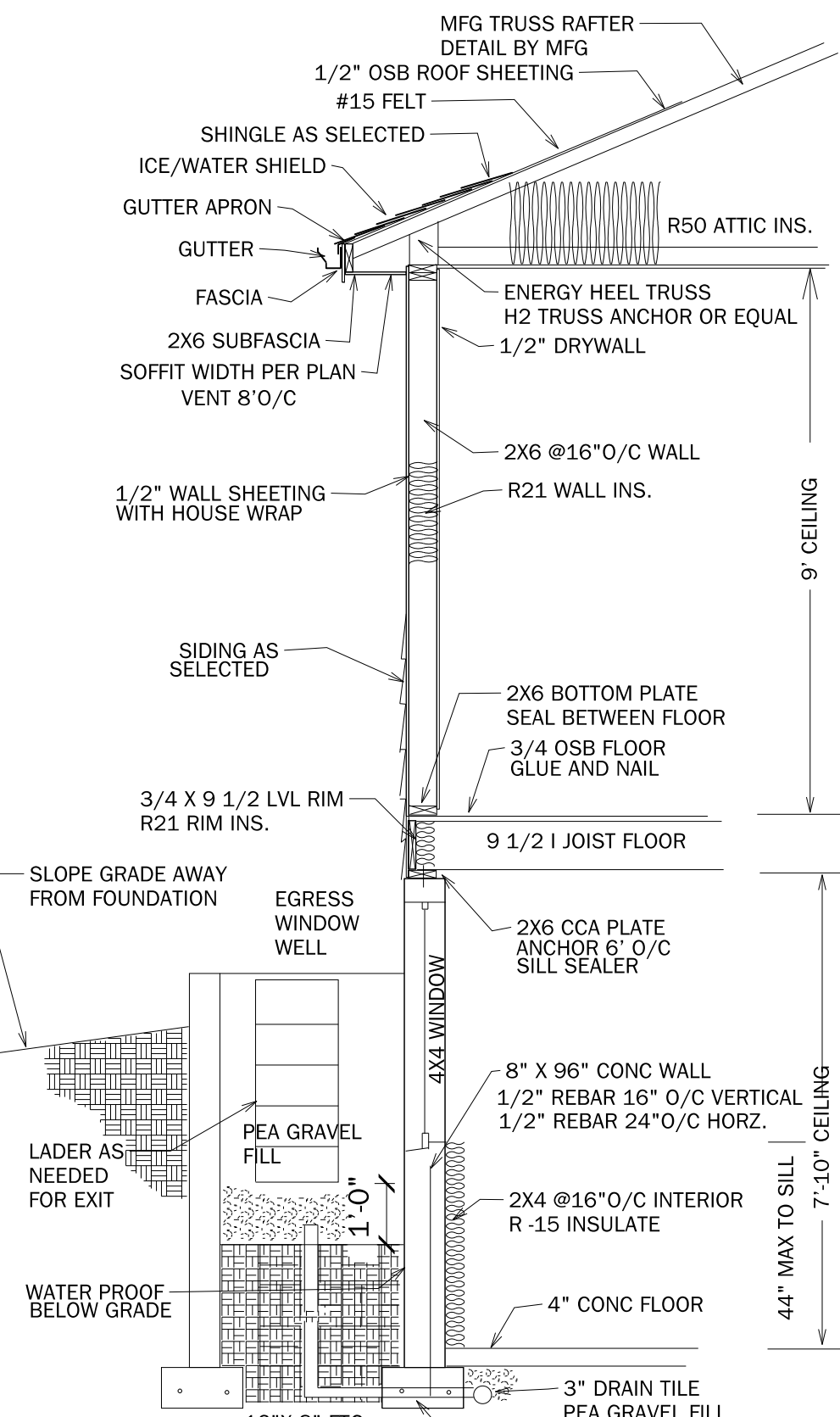


Garage
SCALE: 1/4" = 1'-0"

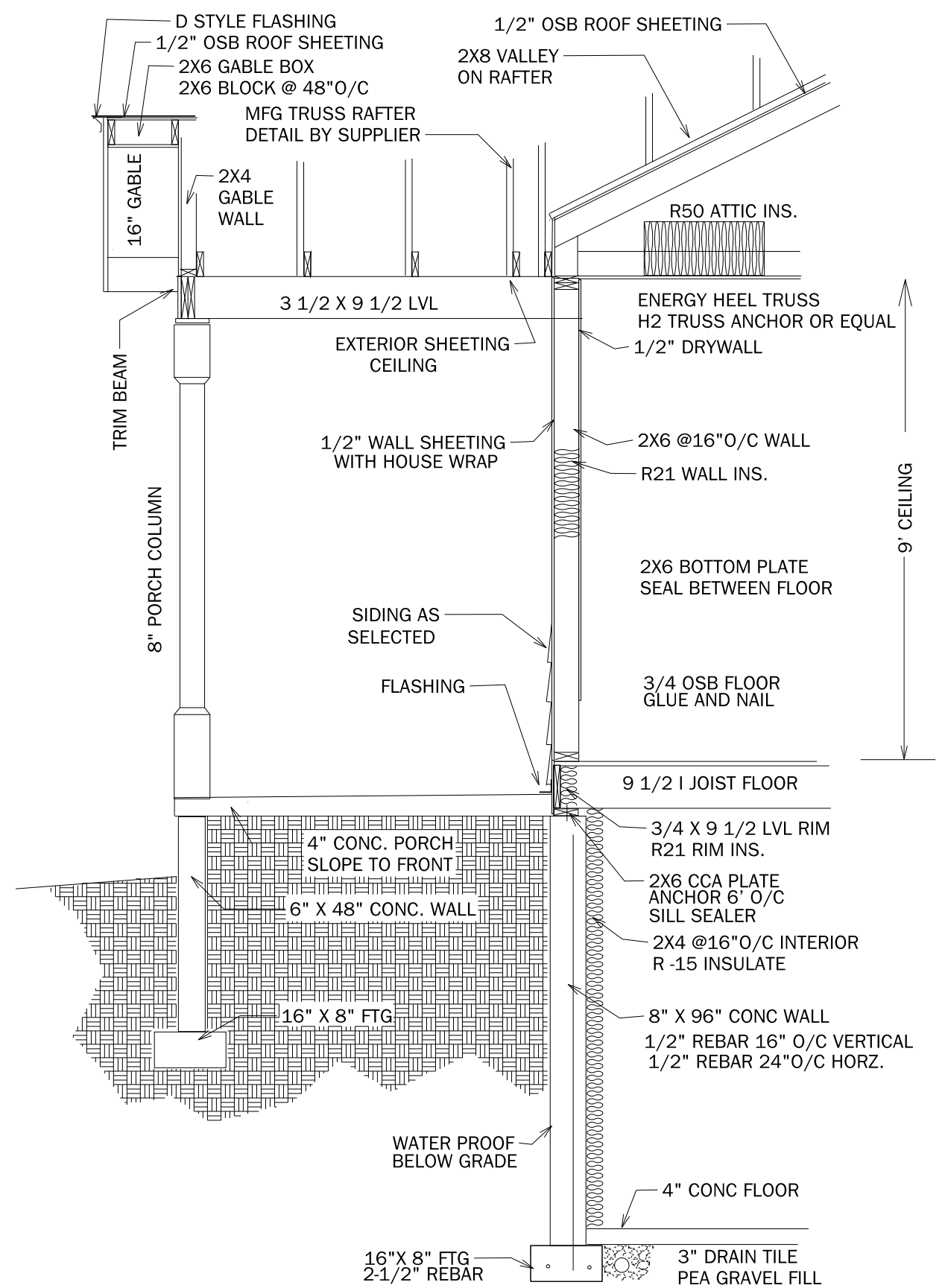
<p>City of Lincoln Urban Development Dept.</p>		<p>SAYER DRAFTING AND DESIGN</p>	<p>By Paul Sayer, License # 402-560-5016 THESE PLANS ARE THE PROPERTY OF THE OWNER LISTED ABOVE. NO PARTS OF THESE PLANS ARE TO BE REPRODUCED, COPIED, OR SPECIFICATIONS PRIOR TO CONSTRUCTION. OWNER ASSUMES ALL LIABILITIES OF OWNERS AND CONTRACTORS FOR THE OWNER TO BE SURE CONSTRUCTION CONFORMS TO ALL BUILDING CODES.</p>	Garage			
Project Address	3275 Hitchcock St. Lincoln, Nebraska			DATE:	Wednesday, April 26, 2017	PAGE:	4 / 5
1267 RANCH							
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WALL SECTION



EGRESS WINDOW WALL SECTION



PORCH SECTION

NOTES:

FROST FOOTINGS SHALL BE 36" MIN. BELOW GRADE.

ALL PLATES IN CONTACT WITH CONC. WALLS SHALL BE CCA TREATED.

SILL PLATES SHALL BE ANCHORED 6'-0" O/C. WITH 1/2" X 7" BOLTS

PROVIDE SILL SEALER BETWEEN FOUNDATION

ONE LAYER OF WATER-RESISTIVE BARRIER (HOUSE WRAP) SHALL BE APPLIED OVER SHEETING OF ALL EXTERIOR WALLS

TOP OF ALL EXTERIOR FOUNDATION WALLS SHALL BE A MINIMUM OF 12 INCHES HIGHER THAN THE FINISH GRADE ELEVATION

FLOOR: 40 PSI LIVE LOAD
10 PSI DEAD LOAD

ROOF: 30 PSI LIVE LOAD
10 PSI DEAD LOAD

HEADER SCHEDULE
ALL EXTERIOR HEADERS SHALL BE A MIN. OF 2-2X10 #2HF WITH 1/2" PLY. OR AS LISTED ON PLAN

INTERIOR LOAD BEARING HEADERS:
0-5' 2- 2X6 #2SPF
6-8' 2- 2X8 #2HF
8-10' 2- 2X10 #2HF
THESE ARE ALL MIN. SIZES.

JOB SITE DIMENSIONS TO TAKE PRECEDENCE OVER PLAN.

CONTRACTOR TO INSURE THAT ALL CONSTRUCTION CONFORMS TO BUILDING CODES.

MAXIMUM STAIR RISE SHALL BE 7.75"

MINIMUM TREAD SHALL BE 10" NOSE TO NOSE

MAX NOSE SHALE BE 1"

MINIMUM HEADROOM SHALL BE 6'-8"

HANDRAILS SHALL NOT BE LESS THAN 30" OR 36" ABOVE STAIR NOSE, WITH A DIAMETER OF 1 1/4" TO 2".

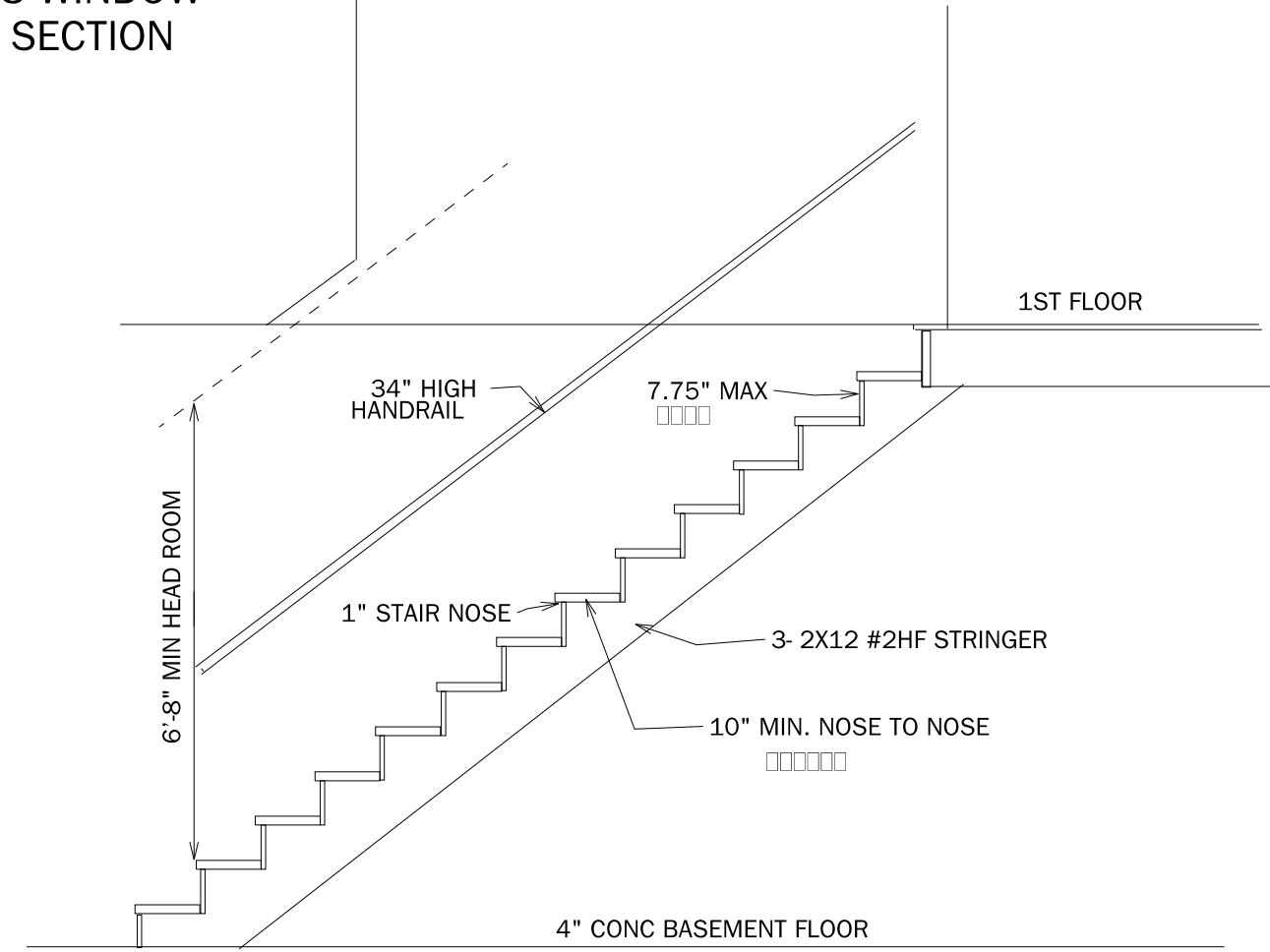
GUARDRAILS SHALL BE NO LESS THAN 36" HTG. SPINDLE AT 4" MAX. SPACE BETWEEN

WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" WIDTH, AND NOT LESS THAN 24" IN FRONT OF WATER CLOSET.

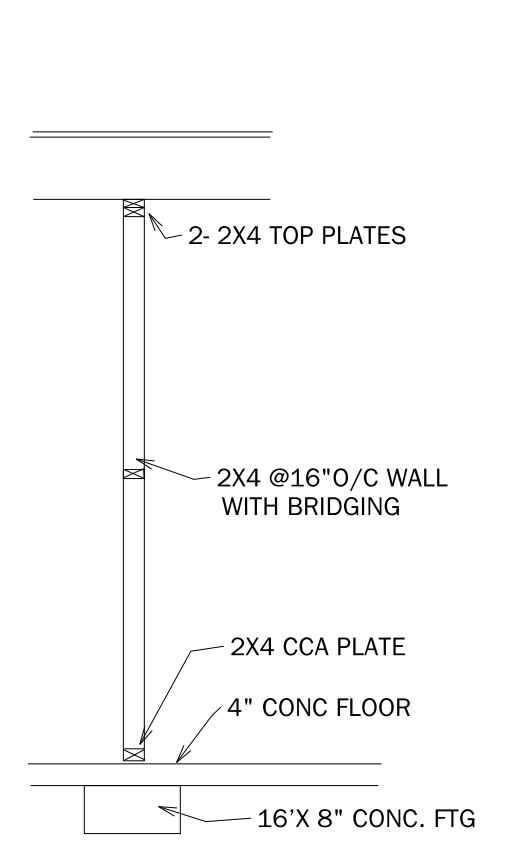
WALLS OVER 10' TALL SHALL HAVE FIRESTOP EVERY 10' OF HEIGHT

SD SMOKE DETECTORS MINIMUM OF ONE PER FLOOR. EACH BEDROOM MUST HAVE DETECTOR. ALL TO BE WIRED TOGETHER.

CMA ONE CARBON MONOXIDE ALARM PER FLOOR



TYPICAL STAIR DETAIL



SUPPORT WALL

Detail

City of Lincoln
Urban Development Dept.

Project 3275 Hitchcock St.
Address Lincoln, Nebraska

1267 RANCH

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AND
DESIGN

By Paul Sayer, #4025560-5016

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Detail