

URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, June 6, 2023, at 3:00 p.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska in **City Council Chambers** on the 1st floor. For more information, contact the Planning Department at 402-441-7491.

AGENDA

1. Approval of UDC meeting record of [March 7, 2023](#).

DISCUSS AND ADVISE

2. [2200 R St](#) Single Family House (Neighborhood Design Standards Appeal) – [UDR23049](#)
3. Sidewalk Café Application -for Sultan’s Kite at [1309 O Street](#) – [UDR23054](#)
4. Sidewalk Café Application -for Jake’s Cigars & Spirits at [101 N 14th](#) – [UDR23070](#)
5. Sidewalk Café – Bison Witches Bar & Deli at [1320 P Street](#) – [UDR23073](#)
6. [9th and R Redevelopment](#) – [UDR23075](#)

STAFF REPORT & MISC.

7. Staff report & miscellaneous

Urban Design Committee’s agendas may be accessed on the Internet at
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public’s access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23049
APPLICATION TYPE	Neighborhood Design Standards Appeal
ADDRESS/LOCATION	2200 R Street
HEARING DATE	June 06, 2023
ADDITIONAL MEETINGS	-
APPLICANT	Jesse Benedict, jesse.benedict@gmail.com
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: CONDITIONAL APPROVAL

Summary of Request

Mr. Jesse Benedict applied for a building permit to construct a two-story single-family home at 2200 R Street. The site under consideration is a corner lot on R Street and N 22nd Street. The site has few neighboring properties given the proximity of Trago Park and the Billy Wolff Trail to the west and south. To the southeast are the Antelope Square townhomes built in 2017 and to the east are apartments constructed in the 1980s. The property currently houses a one-story single-family residence built in 1900. The only other single-family home is immediate to the north.

Designs for new homes in the well-established neighborhoods of Lincoln are required to meet Neighborhood Design Standards which encourage construction that is compatible with the surrounding neighborhood. The proposed home design is incompatible with one of the requisites in the Neighborhood Design Standards.

Generally, the design fits well in its surroundings, and is compliant with the Neighborhood Design Standards, except for one inconsistency. The design is expected to have a minimum of two openings per story oriented to the street. The west façade facing N 22nd Street only has one garage door and no other windows or openings on the first floor.

Staff Note: As the design does not meet the standards, the Planning Director has denied a waiver for any deviations from the standards. To meet the spirit and intent of the design standards, we recommended adding one window of common size on the west façade. However, the applicant argued that it would affect the current design of the wall on the inside significantly. The applicant and their architect would thus like to seek the Urban Design Committee's advice and officially appeal the Planning Director's decision denying the waiver.

Compatibility with the Neighborhood Design Standards (NDS)

Given its location and zoning, the project is subject to the Neighborhood Design Standards. The purpose of the Neighborhood Design Standards is to encourage rehabilitation of existing housing in certain areas, while allowing necessary new construction that is compatible with the surrounding development. What follows is a summary of the relevant design standards and staff's analysis of the project's compatibility with said standards.

Chapter 3.75, Neighborhood Design Standards

Section 4.1: Building Elements.

1. New buildings shall utilize a roof type and pitch commonly found within the same and facing block front. Hipped or gable roofs with pitch of at least 22.5 degrees (6/12 pitch) are acceptable for any project regulated by the Neighborhood Design Standards. Roofs of lower pitch and other types may be compatible in specific districts and can be proposed and approved on an individual basis.

Compatibility per Staff Analysis: *Compliant*

The three-story apartment to the east has a low sloped gable roof, while the townhomes across the street, facing R St, and N 22nd St have a flat roof design. The proposed flat roof on this building would be compatible with the homes on the same and facing block front.

2. New buildings shall provide at least two openings (combination of windows or door) per story oriented to the street including at least one window and an entrance to a dwelling unit or to a hallway leading to a dwelling unit.

Compatibility per Staff Analysis: *Non-Compliant*

On corner lots, both street facing facades must meet the two-opening requirement, however only one façade needs a door leading to the dwelling unit. The south façade has two openings (door and window on level one, two windows level two) however the west façade has only one large glass garage door. The garage door is aluminium and white frosted glass with 85% opaque frosting. Typically garage doors do not count towards the opening requirement, however given the transparent material used, it could be considered one of the two openings required. The second floor has two window openings. One of the openings is a 3-shutter glass sliding door (floor to beam) providing access to the deck. The other window has 3 glass panels, two of which are awning windows, and the center panel is fixed.

The existing two-story apartment building (2221 S St.) is also on a corner lot facing N 22nd St, and S St. It does not have any openings facing the N 22nd St. However, it was built in 1994 prior to adoption of the current Neighborhood Design Standards.

3. Front porches are required, when half or more of the houses on the same and facing block fronts or on adjacent blocks have front porches. Front porches shall be equal in width to at least 50% of the length of the front façade and equal in depth to half the depth of the front yard, or ten feet, whichever is less. Smaller porches may be approved based on evidence that half or more of the houses on the same and facing block fronts or on the adjacent block faces have smaller porches.

Compatibility per Staff Analysis: *Compliant*

No front porches exist on the apartment buildings on the same block face. To the south, the townhomes have small, elevated porches. With less than 50% of the residential units having front porches, the patio style entrance with second story overhang is acceptable.

4. Exterior stairs serving second floor units are not allowed on street facades.

Compatibility per Staff Analysis: Compliant

No exterior stairs proposed.

5. The elevation of the first-floor level of new dwellings shall generally match the pattern of half or more of the houses on the same and facing block fronts. In other words, if the first floor of most houses in an area are positioned three or four steps above the prevailing grade, new dwellings should have a similar height of first floor, and if most surrounding houses are one or no steps above grade, new construction should match this characteristic. The Planning Director may approve designs that do not meet this requirement upon receiving information that there are no other practical and reasonable means of providing accessibility to a new dwelling for persons with mobility impairments, and provided the design offers other features to enhance the compatibility of the new building with neighboring dwellings.

Compatibility per Staff Analysis: Compliant

The proposed design has the entrance to the first floor at grade. The adjacent buildings on this block also have at grade entrances. To the south the townhomes have entrances about 7 steps above grade and the apartment adjacent has an at grade entrance. The prevailing pattern on this block is at grade entrances so the design is compliant.

6. In areas subject to these Standards that do not have prevailing patterns (such as new streets development as Community Unit Plans (CUPs), the general intent is to produce dwellings which are oriented to principal access ways and have the “neighborly” design characteristics called for in these standards, while respecting the creative design elements fostered by CUPs.

Compatibility per Staff Analysis: Compliant

NA (Although this is within the Antelope Valley PUD and to the west and immediately south is the creek).

7. Garages, if constructed, shall follow the pattern of half of more of the residential properties on the same and facing block front, such as:

- a. if the pattern in an area is that garages are located behind the house, a pattern of rear garages shall be followed.
- b. if the pattern in an area is that garages are attached or that garages are part of the main building with doors facing the street, doors for not more than two stalls are permitted on a portion of the main building facing a front lot line, provided such doors shall not occupy more than 40% of the length of the principal street façade. Garage doors are permitted in the main plane of the façade or forward of the main plane only when documentation is provided that such a feature is the pattern of half or more of the houses in an area (such as post-World War II “ranch” houses).
- c. if there is no garage pattern shared by at least half of the residential properties on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal façade at least five feet.

Compatibility per Staff Analysis: Compliant

There are no garages facing R Street and the only home on the block facing 22nd Street has no garage. Without a clear pattern of garage design, the proposed garage fronting R Street instead of being attached to the main façade on 22nd Street is preferred.

8. Height of new buildings should be similar to that of existing residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor shorter

than the shortest residential structure, built prior to December 31, 1949 on the contiguous block face, provided that:

- a. the maximum allowable height shall not be reduced to less than twenty-eight (28) feet, and
- b. if the height permitted under this section would exceed that permitted in the underlying district, the new building shall be no taller than an existing, adjacent building. Taller structures may be approved on a case-by-case basis, when a steeper roof would increase compatibility between the new building and adjacent older residences.

Compatibility per Staff Analysis: *Compliant*

The two-story height of the proposed building is similar to the adjacent buildings on this block as well as the adjacent blocks.

9. In order to encourage variation of the front elevation, up to twenty-five percent (25%) of the length of the principal street façade may be constructed up to two feet (2') into the required front yard. Use of this provision, however, cannot increase the extension of porches into a required front yard beyond that otherwise allowed in Sections 27.71.100 and 27.71.110 of the Zoning Ordinance.

Compatibility per Staff Analysis: *NA*

10. The rhythm of similar width houses on similar width lots does much to establish the character of Lincoln's established residential areas. Large new buildings disrupt this character, unless design measures are employed to reduce their apparent scale. New buildings over fifty feet (50') in length on the principal street facade should be designed to maintain the rhythm of the existing adjacent buildings. Designs will be bound to meet this standard which offset the principal street façade and roof at intervals of fifty feet (50') or less. These offsets shall be at least six feet (6') in depth, and the portions of the façade offset shall equal at least 10% of the length of the façade. Alternate designs that maintain the rhythm of the blockface by such means as shifts in materials withing the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.

Compatibility per Staff Analysis: *Compliant*

The façade does not exceed 50 feet in length and is designed with several offsets to vary the rhythm.

Section 4.2: Yards and Open Space

1. Elevated walkways, or balconies serving more than one unit shall not be located on a portion of the building facing a front or side yard, nor shall open space credit be given for any walkways or balconies.

Compatibility per Staff Analysis: *NA*

2. Entrances to the building shall not be located on a portion of the building facing a side lot line unless the entire building is at least ten feet (10') from that side lot line.

Compatibility per Staff Analysis: *NA*

3. No more than one mechanical unit, such as air conditioning units, shall be located within each required front yard and not more than three in any required side yard, provided that multiple units are spaced at least twenty feet apart. Such access will be screened from adjacent properties if located within a required front yard or withing ten feet (10') of a side lot line.

Compatibility per Staff Analysis: *Unknown*

The design package does not show any air conditioning units in the yard space. The positioning and screening need to be confirmed.

4. Care should be taken to preserve existing street trees. Any trees removed shall be replaced in accord with the City’s Master Street Tree Plan, and additional trees shall be planted as necessary to reach a standard of one street tree per fifty feet (50’) of street frontage.

Compatibility per Staff Analysis: *Questionable*

It is not clear if the two trees along 22nd Street would be retained or removed. One of the two established trees will likely need to be removed in order to provide access to the garage. The other tree does not cause any inconvenience to the building directly. However, both trees are on private property and therefore are not required by the Neighborhood Design Standards to be retained.

The young boulevard tree on R Street should be protected during construction.

Section 4.3: Parking

1. No required parking space shall be allowed between the building and the front property line. Driveways and parking aprons in the front yard may not measure more than 20 feet wide.

Compatibility per Staff Analysis: *Driveway access is provided from the west side of the building, facing N 22nd St., not between the building and front property line.*

2. Trees in addition to any others required elsewhere shall be planted within five (5) feet of a parking area at the rate of one tree for every six (6) parking spaces.

Compatibility per Staff Analysis: *NA*

3. Parking areas of four or more stalls shall be screened from adjacent properties. Fences may be used for screens in rear yards.

Compatibility per Staff Analysis: *NA*

Recommendations

In general, the plans are in conformance with the design standards. However, the windows and opening requirements for the west façade of the building are not met with the current design.

Although the wall under consideration does not have any openings or windows, at least some design intent or feature to accentuate the façade is advised. The applicant has come to the conclusion that it is impractical to include an additional window on the first floor of the west façade due to the proposed interior design. If the Urban Design Committee feels this is a hardship that should be alleviated with a deviation to the standards, staff recommends including a railing around the egress well. The shorter side of the railing could be a gate that opens outwards to accommodate egress from the lower level. The area around the railing/wall should be planted with low height ornamental landscaping to break up the blank concrete wall and make the façade more inviting from the street.

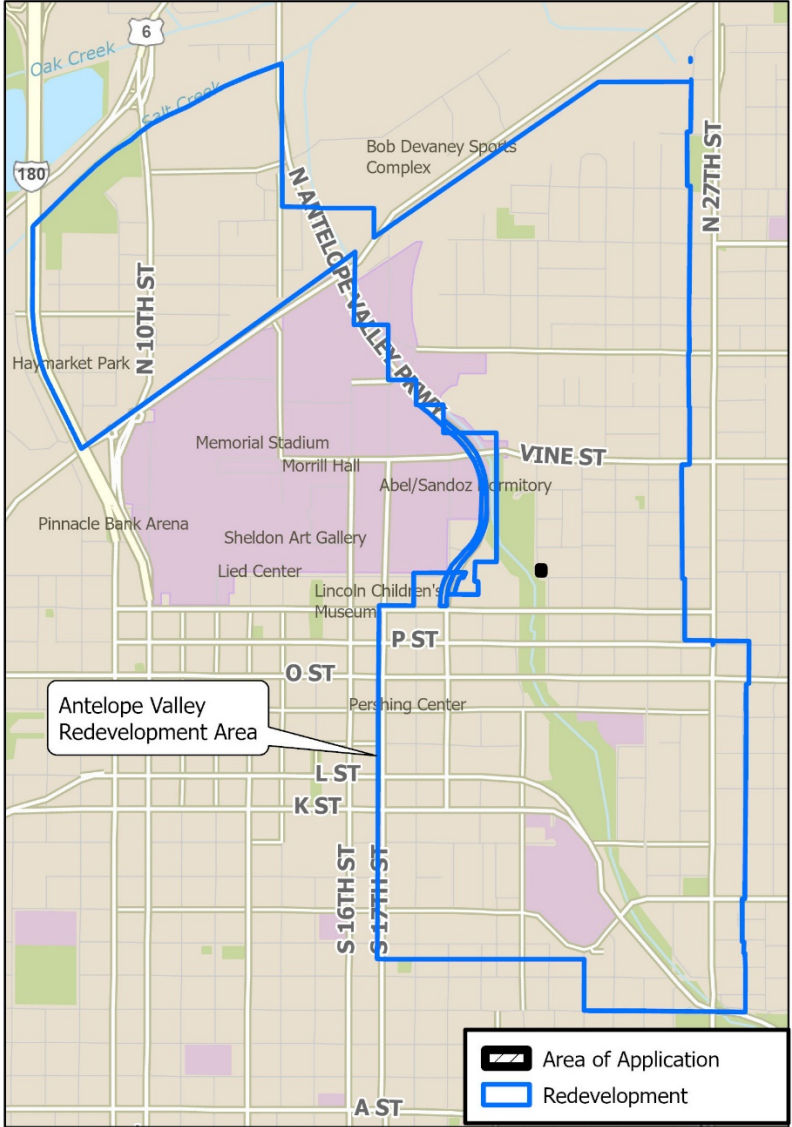
Although the mature tree in front of the egress well is on private property, we recommend that it be retained, to maintain the character of the street as well as the house.

ATTACHMENT A - Location Map



2022 aerial

UDR23049 – New Single Family Dwelling (2200 R Street)



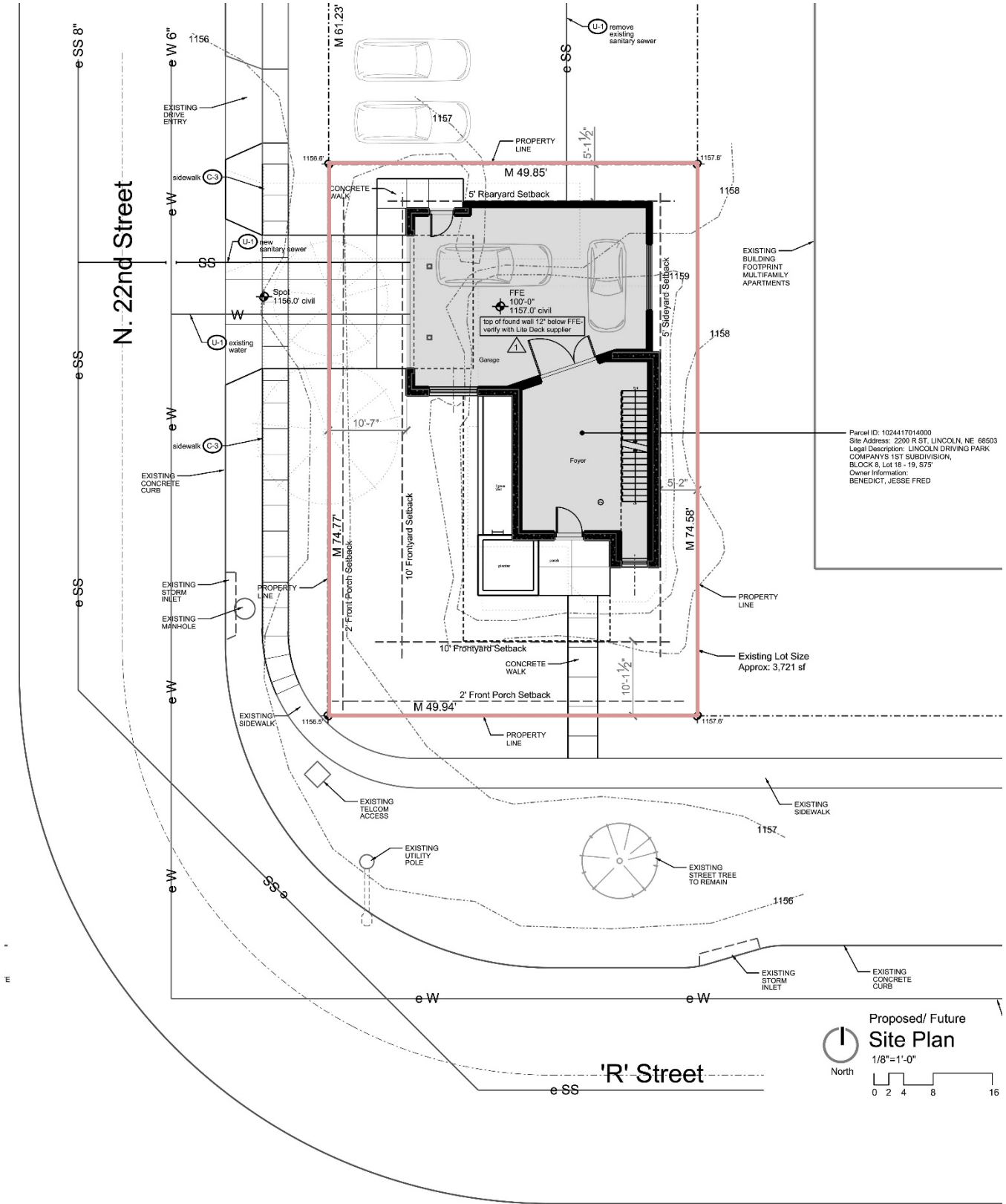
Legend:

- Area of Application
- Redevelopment

Project: _GIS\Projects\DevReview\UDC_LocationMaps.aprx
PDF: IBoards\UDC\REPORTS\Location Maps



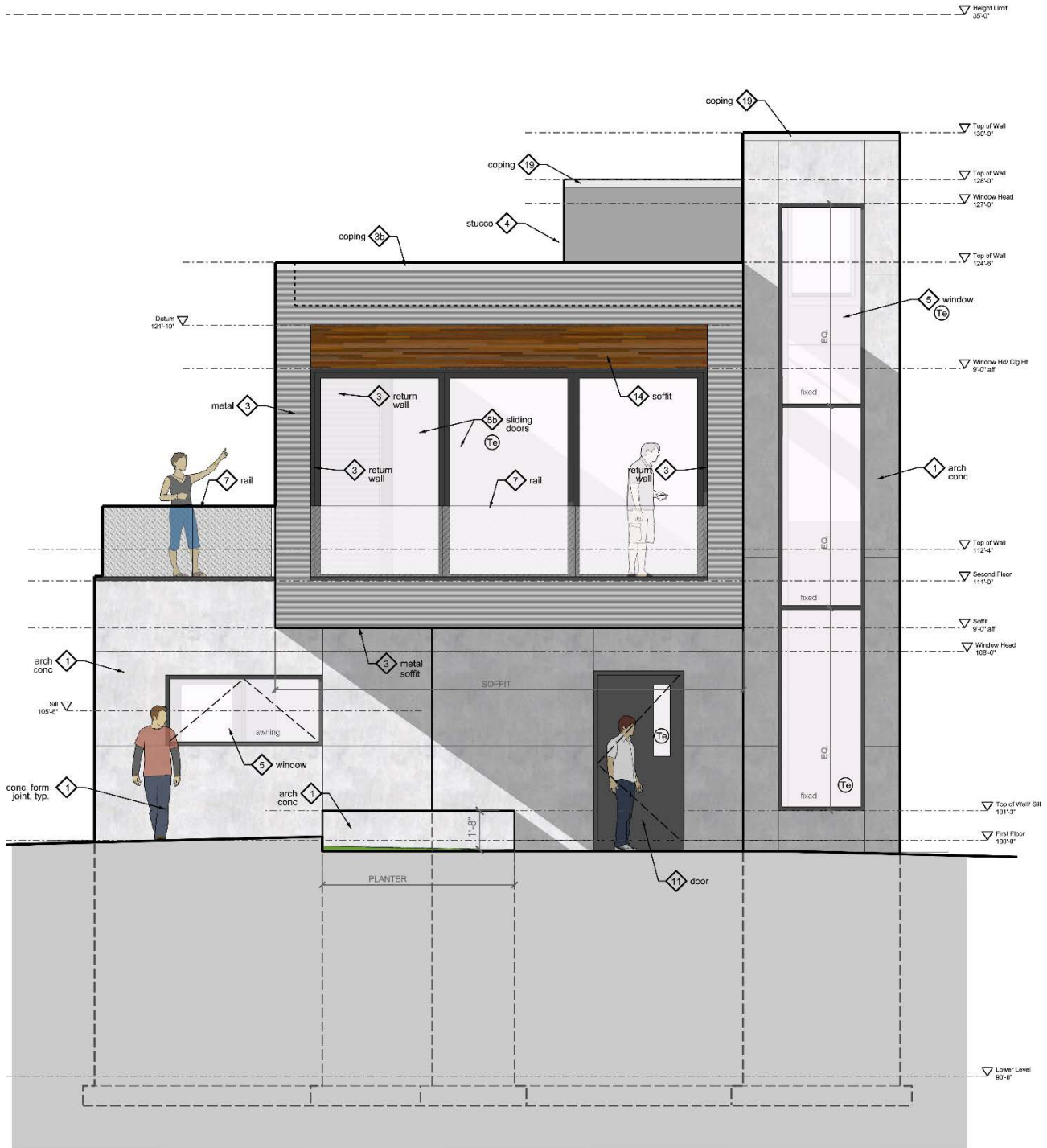
ATTACHMENT B - Site Plan



Parcel ID: 1024417014000
 Site Address: 2200 R ST, LINCOLN, NE 68503
 Legal Description: LINCOLN DRIVING PARK COMPANY'S 1ST SUBDIVISION, BLOCK & Lot 16 - 19, S75
 Owner Information: BENEDICT, JESSE FRED

Proposed/ Future
Site Plan
 1/8"=1'-0"
 North
 0 2 4 8 16

ATTACHMENT C – Elevations



South Elevation

ATTACHMENT D – Perspective Images



South side View: R Street



West side View: Corner of N 22nd Street and R Street



West side View: N 22nd Street

ATTACHMENT E – Site Images



Current view of the property: N 22nd Street



Current view of the property: R Street

May 20, 2023

To property owners in the vicinity of 2200 R Street:

Jesse Benedict has applied for a building permit for a single-family home at 2200 R Street in your neighborhood. Designs for new homes in the established areas of Lincoln are required to meet Neighborhood Design Standards. Upon review by the Planning Department, the proposed design was found to meet many but not all of the Standards. As provided under city ordinances, Jesse Benedict is appealing this decision to the Urban Design Committee.

The Urban Design Committee will hold a hearing and make a decision on this appeal at a meeting scheduled for 3:00 PM, Tuesday, June 06, 2023. The meeting will be held in the City Council Chambers on the first floor of the County/City Building at 555 S. 10th Street and is open to the public.

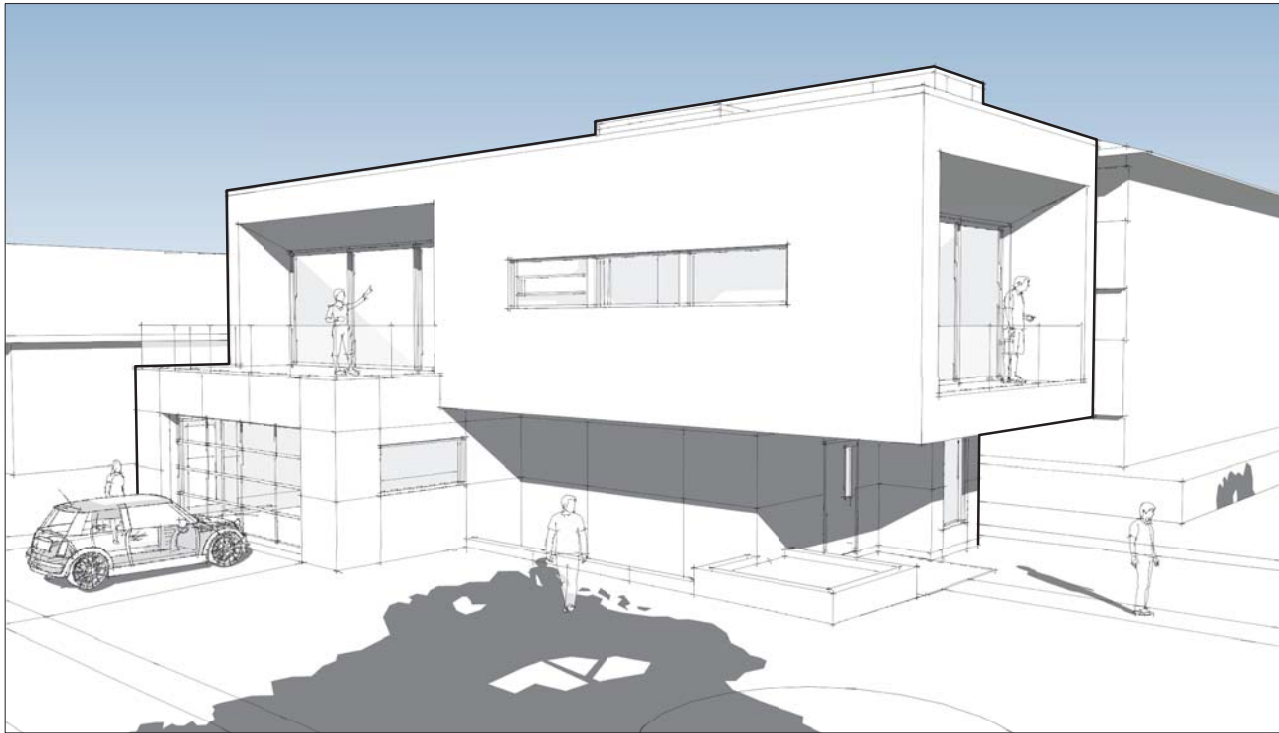
You are being informed of this matter because you are the owner of record of property near 2200 R Street. Your input is welcome by letter, phone call to 402-441-7491, email to plan@lincoln.ne.gov, or at the meeting. **You are not required to take any action regarding this appeal.**

Note: The legal description of the property is the south 75 feet of Lot 18-19, Block 8, Lincoln Driving Park Company 1st Subdivision, Lincoln, Lancaster County, Nebraska.

Please let us know if you require any additional information.

Sincerely,

Arvind Gopalakrishnan
Urban Design & Historic Preservation Planner



Baumhaus Benedict Residence

2200 R Street
Lincoln, NE 68503

Drawing Index:

REScheck

BUILDER SHALL SUBMIT RESCHECK BUILDING ENERGY PROGRAM PER JURISDICTION RESIDENTIAL PERMIT REQUIREMENTS.

SWPP

BUILDER SHALL SUBMIT STORM WATER POLLUTION PLAN SWPP PER JURISDICTION RESIDENTIAL PERMIT REQUIREMENTS.

- 1 G1.1 Cover Sheet
- 2 C1.1 Site Plan
- 3 A1.1 Lower, First Floor Plan
- 4 A1.2 Second, Roof Plan
- 5 A1.3 Enlarged Plan
- 6 A2.1 Ceiling Plans
- 7 A3.1 Exterior Elevations
- 8 A3.2 Exterior Elevations
- 9 A3.3 Exterior Elevations
- 10 A3.4 Exterior Views
- 11 A4.1 Building Sections
- 12 A4.2 Building Sections
- 13 A5.1 Wall Sections
- 14 A5.2 Wall Sections
- 15 A5.3 Wall Sections
- 16 S1.1 Structural Notes
- 17 S1.2 Structural Schedules
- 18 S2.1 Foundation and Main Floor Plans
- 19 S2.2 Second and Roof Level Framing Plans
- 20 S2.3 Penthouse Roof Framing Plan
- 21 S3.1 Structural Details

Updated or Revised Information
24 April 2023

Per: Antelope Village
PUD C22090668

The Following Applies to the Residential Area:

This Area shall Comply with the R-6 Zoning District except where modified by the PUD as follows:

1. Height and Area
 - a. All Uses: Front Yard 40' Side Yard 8', or 7' on Property Line, Rear Yard 10', Except as Revised in Water Request Section
 - b. Height Limit of 30'
 - c. The Minimum Lot Area for a Single Family Dwelling is 4,000 sq ft
 - d. The Minimum Lot Area shall be 1,100 sq ft of Two-Family Dwellings, Townhouses, and Mobile Dwellings
2. Parking shall be One Stall per Dwelling Unit
3. An Open, Unenclosed Porch May Project into the Frontal Front Yard for a Distance Not Exceeding 8 feet

General Notes:

Foundation & Concrete

1. PROVIDE 15# EXPANSION JOINT MATERIAL WITH SEALANT BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURING IN EXTERIOR OR UNSEATED INTERIOR SLABS.
2. PLATES, SILLS AND SUBSIDIERS WHICH REST ON CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE PRESSURE TREATED WOOD.

Carpentry

1. UNLESS OTHERWISE NOTED:
 - A. FINISHED INTERIOR WALLS- 1/2" GYPSUM WALL BOARD
 - B. PROTECTION AGAINST DECAY AND TERMITES: WOOD IMBEDDED IN GROUND OR IN DIRECT WITH EARTH SHALL BE PRESSURE TREATED WOOD.
2. FIRESTOP ALL WALLS OVER 10 FEET IN HEIGHT.
3. ALL WALLS OVER 12 FEET IN HEIGHT TO BE 2x6 MKR OR EQUAL.
4. TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY CODE INCLUDING:
 - a. egress doors (double unless 24" of clear)
 - b. bottom edge of glazing is less than 10" above adjacent floor landing and top edge of the glazing is greater than 30" above the floor.
 - c. one for every walking surface on which 30" measured horizontally and in a straight line of the plane of the glazing
 - d. all windows located on a side landing
 - e. individual glass panes larger than 8 sf
5. FOLLOW AMCI TECH MANUAL 14 FOR THE INSTALLATION AND FINISH OF GYPSUM WALL BOARD. ALL GYPSUM WALL BOARD INSTALLED SHALL BE TAPED, FINISHED, PRESSED AND PAINTED- INCLUDING MECHANICAL ROOMS, STORAGE AND GARAGES.
6. PRE-ENGINEERED WOOD FLOOR TRUSSES, GIRDER TRUSSES, ROOF TRUSSES AND STRUCTURAL HEADERS AND TRANSFER BEAMS BY TRUSS SUPPLIER. SEE STRUCTURAL FOR ADDITIONAL INFORMATION

Thermal & Moisture Protection

1. 6" R-19 BATT INSULATION AT 2x6 EXTERIOR WALLS. 3 1/2" R-19 BATT INSULATION IN 2x4 WALLS. FUR SPRAY FOAM INSULATION AT LOW SLOPE ROOFS AND CEILING OR RAFTERS ADJACENT TO THE EXTERIOR OR UNSEATED SPACES.
2. 2" R-10 RIBB INSULATION AT FOUNDATION WALLS AND SLAB ON GRADE AT PERIMETER TO 34" .
3. FOAM BELL SEALER CONTIGUOUS BETWEEN FOUNDATION AND SILL PLATE.
4. CALLOSING SEALANT AT ALL WINDOW FRAME PERIMETERS, GARAGE DOORS, AND ENTRANCE DOORS.
5. PROVIDE 2% SLOPE AWAY FROM THE BUILDING AT ADJACENT PAVING. PROVIDE 5% SLOPE AWAY FROM BUILDING AT ALL ADJACENT UNPAVED AREAS.

Health Protection

PROVIDE FULLY FUNCTIONING BACON MITIGATION SYSTEM INCLUDING ALL COMPONENTS AS REQUIRED.

Drawing Symbols

- (DF) EXHAUST FAN-FLUSH CEILING INSTALLATION DUCTED DIRECTLY TO THE EXTERIOR. AT ALL RESTROOMS AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY CODE.
- (DD) DETECTOR- HARD WIRED SMOKE AND CARBON MONOXIDE DETECTOR AT ALL RESIDENCES. EACH ETHER LAMPING, AS REQUIRED BY CODE AND WHERE INDICATED ON THE DRAWINGS.

Site Keynotes:

- Ⓜ (M) INDICATES EXISTING AND PROPOSED UTILITIES. INDICATED FOR REFERENCE AND REVIEW ONLY. CLIENTS TO VERIFY AND COORDINATE NEW UTILITY CONNECTIONS AS REQUIRED.
- Ⓒ (C) NEW CITY SIDEWALK ALIGN WITH EXISTING CITY OF LINCOLN STANDARDS FOR PUBLIC SIDEWALK. NOTE: VERIFY GRADING OF SIDEWALK TO CITY LOP LINCOLN STANDARDS.

Elevation Control

FIELD VERIFY ACTUAL GRADES WITH ARCHITECT PRIOR TO ESTABLISHING FINISHED FLOOR ELEVATION AND DIGGING FOUNDATIONS.

PROVIDE GRADE STAKES MARKED WITH: PROPOSED FIRST FLOOR ELEVATION, SLOPE OF DRIVEWAY, AND DRAINAGE SLOPE REQUIRED AT FOOTPRINT PERIMETER.

VERIFY GRADE STAKES WITH OWNER ARCHITECT BEFORE STARTING EXCAVATION WORK.

- ⚠ Property Corners - See marked ChM Elevations
- ⚠ RETRACK VERIFICATION BY A LICENSED SURVEYOR PRIOR TO POURING FOUNDATION

⚠ Updated or Revised Information
24 April 2023

Per: Antelope Village
PUD C2306068

The Following Applies to the Residential Area:

- This Area shall Comply with the R-6 Zoning Ordinance except where modified by the PUD as follows:
1. Height and Area
 - a. All Uses: Front Yard 8'; Side Yard 8'; or 7' on Property Line; Rear Yard 10'; Street as Required in Water Report Section
 - b. Height Limit of 35'
 - c. The Minimum Lot Area for a Single Family Dwelling is 4,000 sf
 - d. The Minimum Lot Area shall be 1,100 sf for Two-Family Dwellings, Townhouses, and Multi-Unit Dwellings
 2. Parking shall be One Stall per Dwelling Unit
 3. An Open, Unenclosed Porch May Project into the Finished Front Yard for a Distance Not Exceeding 8 feet

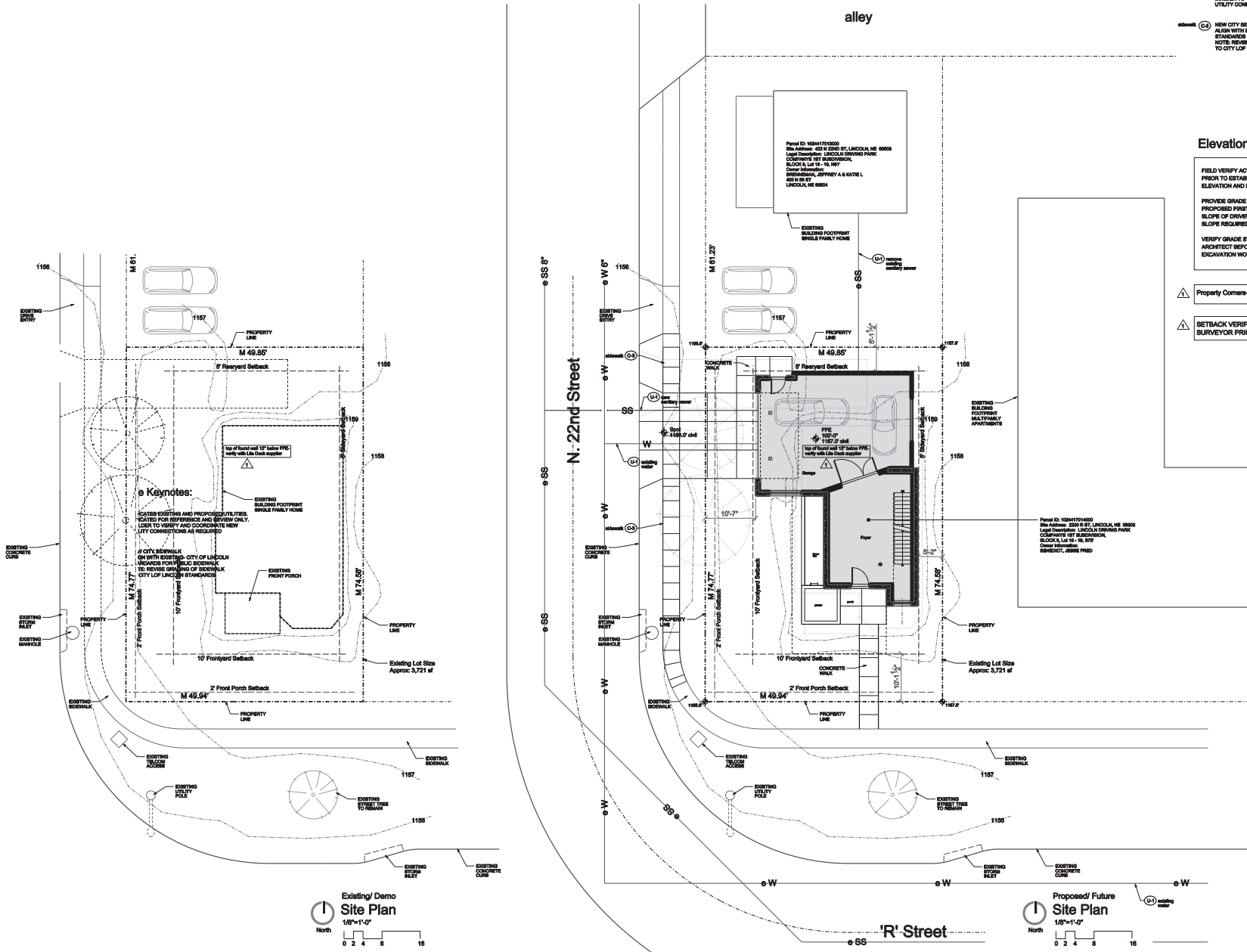
Floodplain: No

Baumhaus Benedict Residence

2200 'R' Street
Lincoln, NE 68503

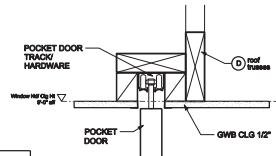
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Job Number: 21060.brm
Date: 24 April 2023

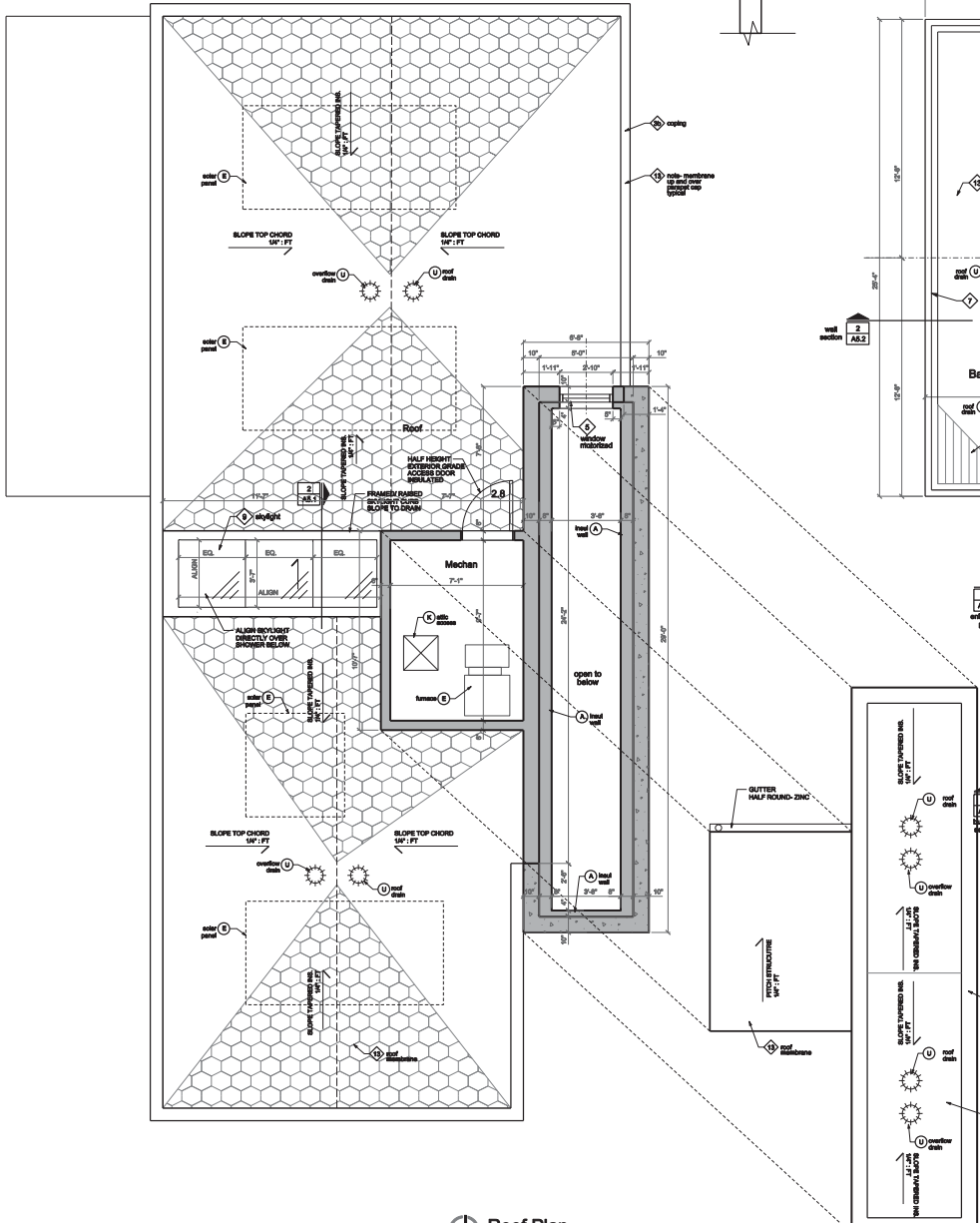


Existing/ Demo
Site Plan
1/8"=1'-0"
North

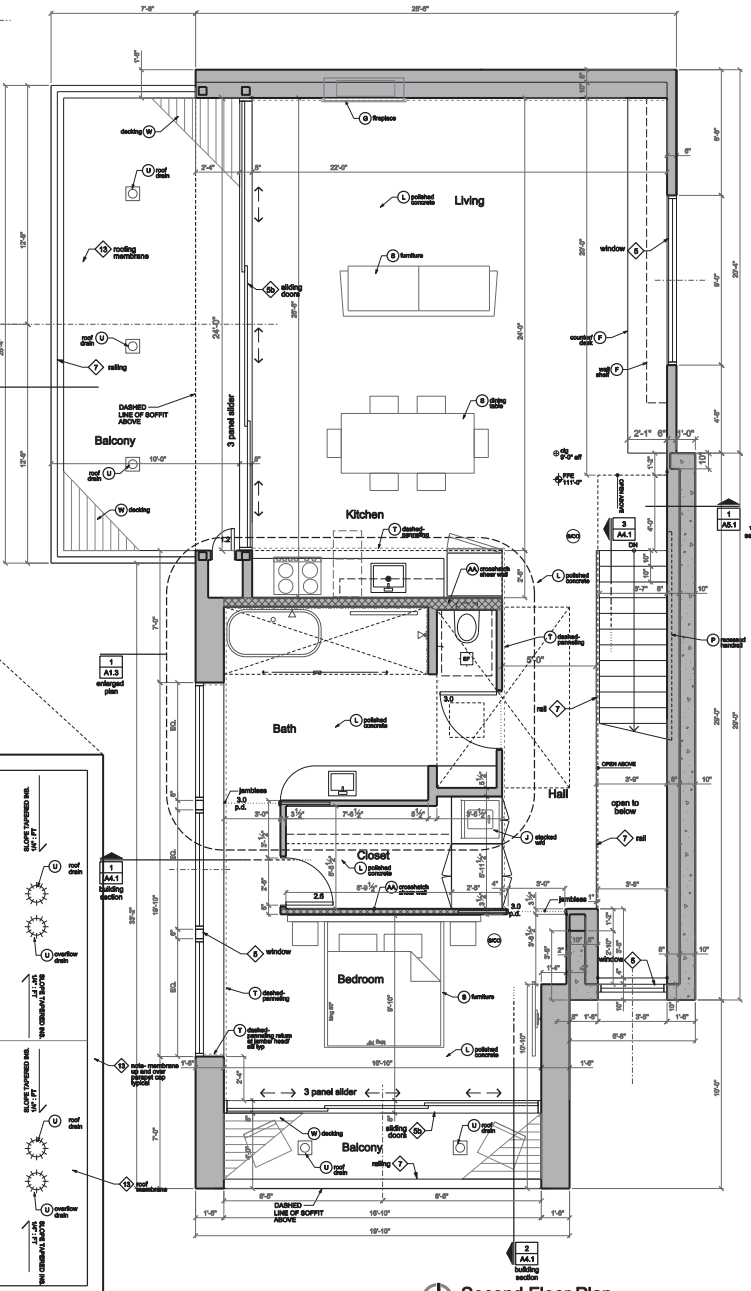
Proposed/ Future
Site Plan
1/8"=1'-0"
North



NOTE: INTERIOR POCKET DOORS AT 2ND FLOOR FULL HEIGHT FLOOR TO CEILING DOORS TYPICAL. DOOR PANEL STYLE VERIFY W/ OWNER



Roof Plan
3/8" = 1'-0"
North



Second Floor Plan
3/8" = 1'-0"
North

Finished Floor Plate: 1,074 sq ft

- OWNER NOTES:**
1. FINISHED AND CABINETRY LAYOUT IS BIDDING ONLY. FINISHED LAYOUT, CABINETRY, AND APPLIANCES BY BUILDER. HITCHEN DESIGN PACKAGE. NOTE: PROVIDE SOLID BLOODWOOD BACKING AS REQUIRED FOR CABINETRY.
 2. HVAC, CEILING LIGHTING, AND ELECTRICAL PLAN BY BUILDER.
- RECORDED AND NOTED MATERIAL FINISHES INDICATE BASIS OF DESIGN TYPICAL. PROVIDE SAMPLES, SEE FINISHES, AND MATERIALS AS REQUIRED TO INDICATE THE FINISHED PRODUCT AND VERIFY APPROVAL BY OWNER. ARCHITECT NOTE: *ASTERISK INDICATES MINIMUM PRODUCTS FOR SHOP DRAWINGS. CONSULT REVIEW FOR CLARIFICATION OF DETAILS, CONNECTION, ETC.

- Keynotes:**
- (A) FLURRED INSULATED STUCCO WALL AT CAFT CONCRETE WALLS - MINIMUM WIDTH 2IN STUDS ON TREATED BELL PLATE WITH MIN 1/4 B REINFORCER AND OPTIMAL WALL BOARD INTERIOR FINISH TYP. NOTE WIDTH VARIATIONS PLANS
 - (B) LITE BACK FORMED CONCRETE FLOOR SYSTEM. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (C) FLOORING UNDER TRUSS, ROOF TRUSS, LVL OR RAFTER, STRUCTURAL INSULATION ETC. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (D) STRUCTURAL STEEL COMPONENT SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
 - (E) INDICATED PROPOSED MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS. CHECK FOR RESPONSE AND COORDINATION ONLY. FINAL LOCATIONS OF ALL MEP SYSTEMS BY BUILDER.
 - (F) CLOSET/ROBE CABINETRY OR OTHER BUILT-IN ASSEMBLY. OWNER CONSULT BUILDER'S TYPICAL UNLESS OTHERWISE NOTED
 - (G) OWN HONEY FIBERGLASS DUCT VENT MODEL AS SELECTED BY OWNER.
 - (H) DOUBLE WALL, GALVANIZED METAL PIPE WITH A PIPE SYSTEM INCORPORATING CORROSION INHIBITORS AND FLEE DRAINAGE. VERTICAL TERMINATION CAP (REQUIRED) SEE ROOF PLAN FOR LOCATION
 - (I) PRELIMINARY MECHANICAL/ELECTRICAL REQUIREMENTS AND ALL OTHER STAFF LOCAL CODES. REFER TO LOCAL CODES. MUST BE DIRECT VENT FACING ALL COMBUSTION AIR FROM OUTDOORS.
 - (J) DEPRESSION DRAINAGE PAN - ZERO ENTRY NOTE: CUSTOMER FLOOR THICKNESS AS STRUCTURAL FLOOR SYSTEMS
 - (K) APPLIANCES - NOT IN CONTRACT. BROWN FOR COORDINATION AND UTILITY CONNECTIONS. VERIFY ALL APPLIANCES WITH OWNER.
 - (L) PULL DOWN ATTIC ACCESS STAIR. BROWN FOR COORDINATION AND UTILITY CONNECTIONS. VERIFY ALL APPLIANCES WITH OWNER.
 - (M) RADIANT HEATED FLOOR SYSTEM - HYDRONIC PIPING
 - (N) RATED SEPARATION. PROVIDE 5/8" TYPICAL FIBROCE SYSTEM WALL BOARD TAPES AND FINISH AT ALL WALLS AND CEILING. DRIPPING DRAINAGE FROM ALL SPACES. PROVIDE BUILT-IN AUTOMATIC DOOR CLOSERS AT PARALLEL WITH DOORS BETWEEN ROOMS AND STAIRS.
 - (O) DASHED INDICATES RECOMMEND HAZARD DETAIL TYPICAL AT EXTERIOR STAIRS
 - (P) PLUMBING FIXTURES. PROVIDE SCHEDULE 40S UNLESS INDICATE DESIGN INTENT. VERIFY ALL SELECTIONS W/ OWNER
 - (Q) SHOWER GLASS WALL - TEMPERED. PROVIDE 3/4" TEMPERED GLASS. SHOWER GLASS SHALL BE TYPICAL SHOWER GLASS. SHOWER GLASS SHALL BE TYPICAL SHOWER GLASS. SHOWER GLASS SHALL BE TYPICAL SHOWER GLASS.
 - (R) FURNITURE NOT IN CONTRACT. BROWN FOR COORDINATION AND UTILITY CONNECTIONS. VERIFY ALL APPLIANCES WITH OWNER.
 - (S) WOOD PANELED WALL FINISH FROM FLOOR TO CEILING ABOVE TYPICAL WHERE INDICATED
 - (T) ROOF DRAIN SYSTEM AND RELATED PIPING. ALL INTERIOR PIPING INSULATED FOR ACOUSTIC DRAINAGE TYPICAL. PROVIDE 1/2" MINIMUM OVERLAP. DOWN DRAIN TO EXTERIOR LAMB-TONNE TYPE. PROVIDE 1/2" MINIMUM OVERLAP. PROVIDE 1/2" MINIMUM OVERLAP. PROVIDE 1/2" MINIMUM OVERLAP. PROVIDE 1/2" MINIMUM OVERLAP.
 - (U) EXTERIOR AREA DRAIN. BELOW GRADE PIPING TO DAYLIGHT AT SWALE. RUN TO SWALE PLANT WHERE DAYLIGHT IS NOT POSSIBLE.
 - (V) PAVEMENT SYSTEM. SELECT PER OWNER. 2" PE WOOD ON ADJUSTABLE PRECASTS. FINISH: SERRAVALLO. APPROXIMATE WT: 8 LBS/SF
 - (W) EXTERIOR CONCRETE STAIRS. TREAD: 1-1/2" MIN.
 - (X) TIMBER STRAND WALL FINISHING. PROVIDE 1/2" MINIMUM TIMBER STRAND WALL. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (Y) GRAVEL FILL, TOP LAYER RIVER WASH. PROVIDE 1/2" MINIMUM GRAVEL FILL. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (Z) GRAVEL FILL, TOP LAYER RIVER WASH. PROVIDE 1/2" MINIMUM GRAVEL FILL. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (AA) EXTERIOR STRUCTURAL BEAR WALLS. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (AB) STEEL AND WOOD STUD SYSTEM. STEEL, TYPICAL. SEE STRUCTURAL. TRUSS, WOOD STUD SYSTEM. PROVIDE STEEL 1/2" DIA HANGERS. WHERE INDICATED
- Structural Keynotes:**
- (E1) REINFORCED CAFT CONCRETE STRUCTURE. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (E2) LITE BACK FORMED CONCRETE IN/SLAB SYSTEM. SEE STRUCTURAL FOR DETAILS
 - (E3) STEEL STRUCTURAL MEMBERS/COMPOSITE SYSTEM. SEE STRUCTURAL FOR DETAILS

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Per: Antelope Village
PUD C2260668

The Following Applies to the Residential Area:

This Area shall Comply with the R-6 Zoning Ordinance except where modified by the PUD as follows:

1. Height and Area
 - a. All Uses: Front Yard 40' Min. Yard 8', or 7' on Property Line, Rear Yard 10', Elsewhere Referenced in Water Report Section
 - b. Height Limit 10'
 - c. The Minimum Lot Area for a Single Family Dwelling is 4,000 sq ft
 - d. The Minimum Lot Area shall be 1,100 sq ft for Two-Family Dwellings, Townhouses, and Mobile Dwellings
2. Parking shall be One Stall per Dwelling Unit
3. An Open, Unenclosed Porch May Project into the Frontal Front Yard for a Distance Not Exceeding 6 feet

Baumhaus Benedict Residence

2200 'R' Street
Lincoln, NE 68503

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Job Number: 21080.brm
Date: 23 March 2023

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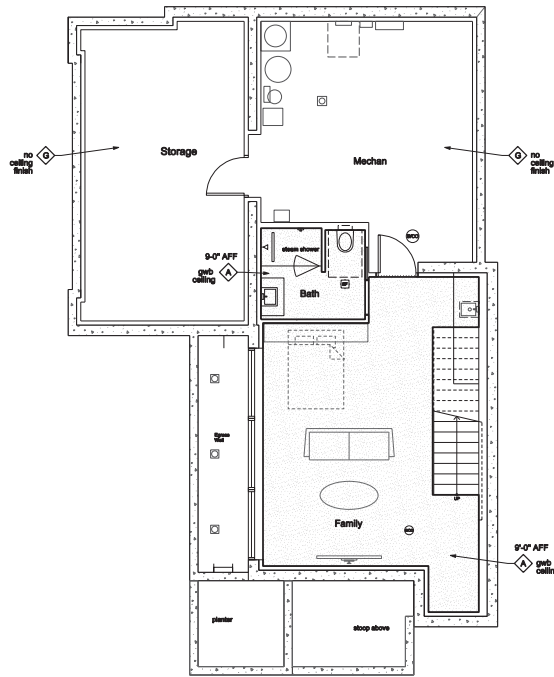
General Notes:

- SWITCHES, RECEPTACLES AND RELATED ELECTRICAL DEVICES SHALL BE:
BLOCK STYLE WHITE TYPICAL
- WALL AND OR CEILING MATERIALS:
PROVIDE 1/2" CEMENTITIOUS BACKER BOARD AT ALL LOCATIONS TO RECEIVE TILE FINISH.

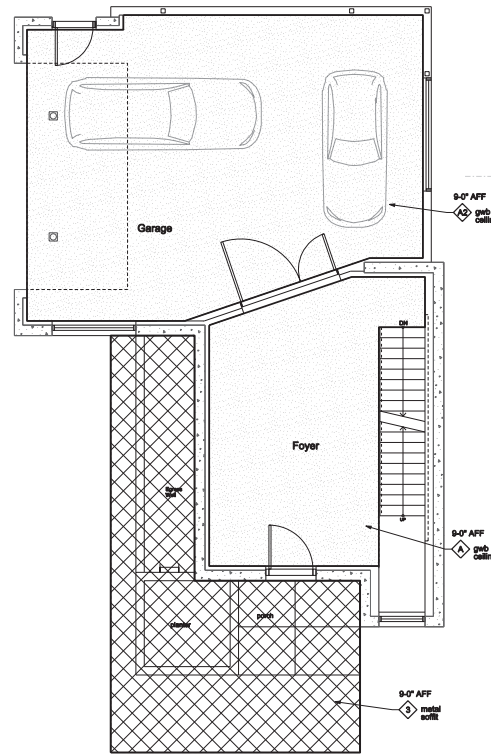
PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS - REST ROOMS, CUSTODIAL ROOMS, BREAK AREAS WITH SINKS, ETC. PROVIDE MATCHING EPOXY PAINT AT MOISTURE RESISTANT GWB LOCATIONS.

Keynotes:

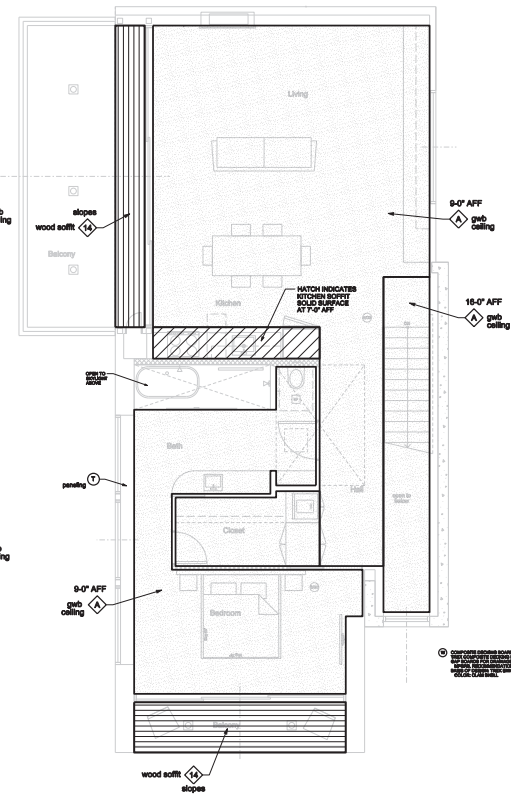
- ◇ GYPSUM WALL BOARD 1/2" THICK CEILING, SOFFIT, BULKHEAD, SMOOTH FINISH TYPICAL, PAINT- SEE SCHEDULE FOR COLOR.
- ◇ GYPSUM WALL BOARD 5/8" THICK WHERE INDICATED AND WHERE REQUIRED BY CODE
- ◇ NO CEILING- EXPOSED TO STRUCTURE ABOVE



Lower Level Ceiling Plan
1/4" = 1'-0"
North



First Floor Ceiling Plan
1/4" = 1'-0"
North



Second Floor Ceiling Plan
1/4" = 1'-0"
North

Per: Antelope Village
PUD C2080668

The Following Applies to the Residential Area:

This Area shall Comply with the R-6 Zoning Ordinance except where modified by the PUD as follows:

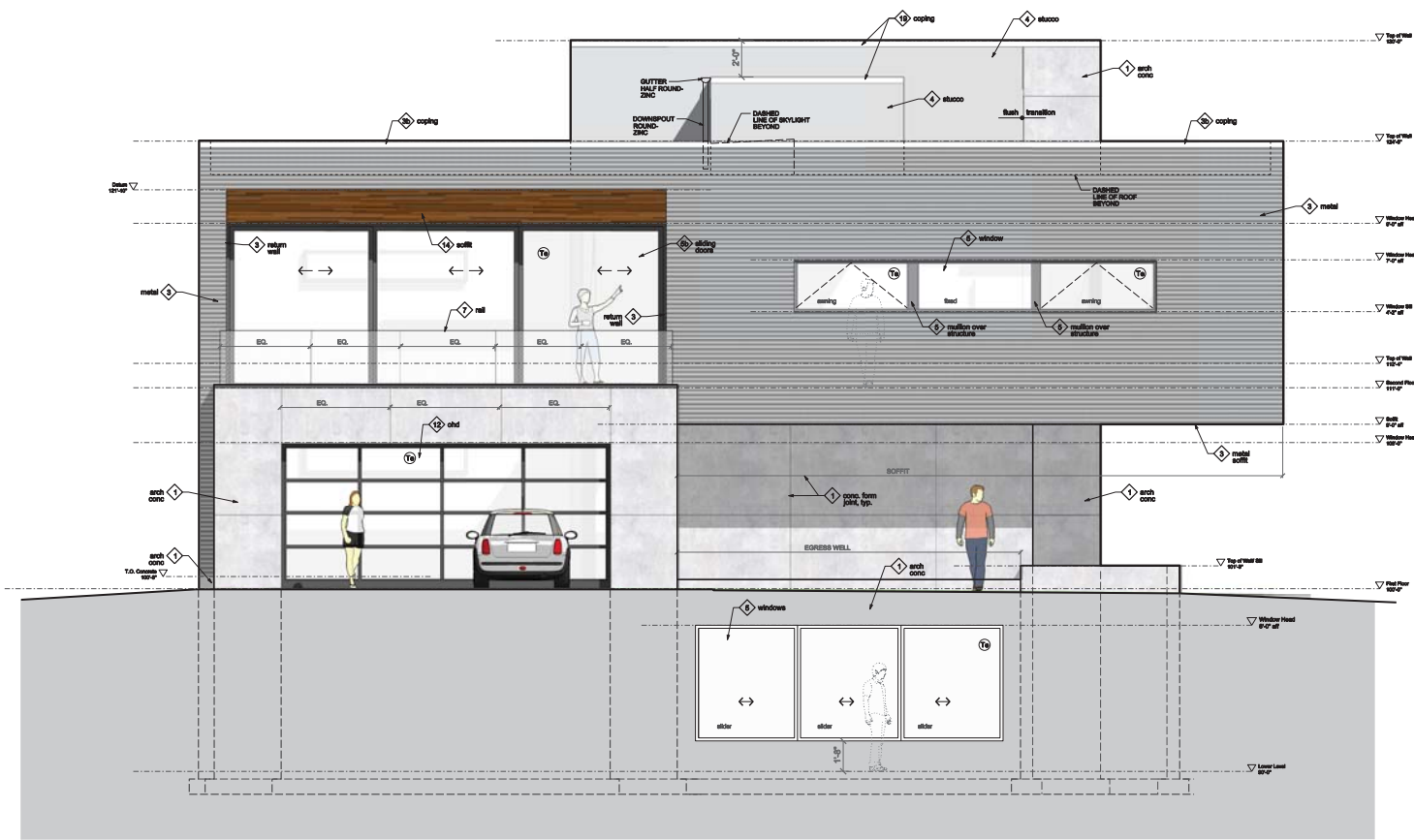
- Height and Area
 - All Uses: Front Yard 8', Side Yard 8', or 0' as Applicable, Rear Yard 10', Except as Noted in Water Request Section
 - Height Limit of 35'
 - The Minimum Lot Area for a Single Family Dwelling is 4,000 sq ft
 - The Minimum Lot Area shall be 1,100 sq ft for Two-Family Dwellings, Townhouses, and Mobile Dwellings
- Parking shall be One Stall per Dwelling Unit
- An Open, Unenclosed Porch May Project into the Required Front Yard for a Distance Not Exceeding 8 feet

**Baumhaus
Benedict
Residence**

2200 'R' Street
Lincoln, NE 68503

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Job Number: 21080.brm
Date: 23 March 2023



2 West Elevation
 3/8" = 1'-0"
 0 1 2 4 8

General Keynotes:
 SPECIFIED AND NOTED MATERIALS/ FINISHES INDICATE BASIS OF DESIGN TYPICAL FINISHES. SAMPLES, SHOP DRAWINGS, AND MOCKUPS AS REQUIRED TO INDICATE THE FINISHED PRODUCT AND VERIFY APPROVAL BY CHIEF ARCHITECT. NOTE: MATERIALS AND FINISHES PRODUCTS FOR SHOP DRAWING SUBMITTAL REVIEW FOR CLARIFICATION OF DETAILS, CONNECTION, ETC.

- conc ◇ ARCHITECTURAL CONCRETE - 83200 ARCHITECTURAL FINISHES, CAST IN PLACE CONCRETE AT EXPOSED LOCATIONS. NOTE: SMOOTH PAN FORMS ONLY WHERE EXPOSED. PREPARATION: REMOVE RAISED FORM MARKS, FILL FORM TIES AND BUSHHOLES WITH MATCHING CEMENT PASTE TEXTURE/ FINISH LIGHT SANDBLAST
- sliding door ◇ CUSTOM FABRICATED ADDRESS MARKER ANODIZED ALUMINUM HOUSING (MATCH WINDOW ALUMINUM COLOR) WITH CLEAR ALUMINUM 3.0 CAST NUMBERS 1" POST-SOLET - LOW VOLTAGE LED BACKLIGHT BEHIND NUMBERS
- metal ◇ CORRUGATED METAL SIDING BDE: AT48 BWC7M MATERIAL: 26 GA COATED STEEL. PANEL DEPTH: 7/8" COLOR: T10 FINISHES EXPOSED - COLOR MATCHED INCLUDES A COMPLETE LIST OF ACCESSORIES, TRIMS, FINISHES AND COMPONENTS FOR A COMPLETED RAINSCREEN INSTALLATION
- stucco ◇ EXTERIOR STUCCO FINISH TOP COAT COLOR B - color T10 FINISH: SMOOTH FINE - HAND TROWELLED FINISH COAT OF SLIGHT COLOR VARIATION FROM BASE COAT
- window ◇ EXTERIOR WINDOW BASIS OF DESIGN - HANAWALL SLDS SYSTEM EXTERIOR: EXTRUDED ALUMINUM THERMALLY BROKEN FINISH: ANODIZED DARK BRONZE SEE DRAWINGS FOR SIZES, WINDOW OPERATION PROVIDE TEMPLATED ROUGH OPENING SIZES FOR ALL WINDOW OPENINGS. ENERGY STAR RATED INCLUDE IFRGC STICKER TYPICAL. NOTE: BUILDER TO COORDINATE ROUGH OPENING SIZES FOR ALL WINDOW OPENINGS.
- sliding door ◇ TRACKED SLIDING GLASS WALL SYSTEM BOD: HANAWALL NEW ALUMINUM SLIDING GLASS WALL SYSTEM GLAZING: MATCH NOTE 6 FINISH: MATCH NOTE 6
- sliding ◇ QUADRANT - PERFORATED METAL SYSTEM TO MATCH 30" ABOVE ADJACENT DECK/ FLOOR LEVEL
- skylight ◇ ALUMINUM SKYLIGHT SYSTEM BOD: SUPERSEK SKYLIGHT
- door ◇ FRONT DOOR - STEEL INSULATED DOOR W/ INSULATED GLASS LITE. VERIFY SELECTION WITH OWNER
- chd ◇ OVERHEAD GARAGE DOOR SEE PLANS FOR SIZE MOTORIZED OPENER WHERE DOORS OCCUR TYPICAL MANUFACTURER: OVERHEAD DOOR COMPANY ALUMINUM AND GLASS DOOR GLAZING - WHITE FROSTED GLASS W/ 80% OPACUE PROTECTING ALUMINUM CLEAR ANODIZED
- tpo ◇ TPO ROOFING MEMBRANE REINFORCED MIN TOTAL THICKNESS 115 MIL HEAVYWEAR MEMBRANE THICKNESS 60 MIL INSTALLATION: MECHANICALLY FASTENED WEIGHT TO 15 PSF MINIMUM LABOR AND MATERIAL WEAR RESISTANCE: PER LOCAL CODE JOINTS: HEAT WELDED TYP. FLAM MEMBRANE UP AND OVER PARAPET CAP TYP AT ALL LOCATIONS LAND PROVIDE TANGLED INSULATION WHERE INDICATED IN DRAWINGS AND WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE OF 1/8" FOOT AT ALL LOCATIONS. COLOR: LIGHT GRAY BASIS OF DESIGN: VERISCO TPO OR APPROVED ALTERNATE BY FIRESTONE, CARULISE, DURALAST, ETC.
- wood ◇ IPE WOOD SIDING - 09423 IPE WOOD (BRASILIAN WALNUT) SHUPLER SIDING - NOMINAL 1/2" RAINSCREEN INSTALLATION: PROVIDE 1/4" THICK VERTICAL FURRING STRIPS ALIGNED WITH FRAMING MEMBERS/FASTENERS. STAINLESS STEEL DONE-HEAD WOOD SCREENS ALIGNED VERTICALLY ON FURRING STRIPS. FINISH: PROVIDE MIN 3 COATS OF MFG/ SUPPLIER RECOMMENDED "PE OIL" PENETRATING FINISH
- sliding door ◇ ALUMINUM BRIMS - WALL COPING MIN 0.5" THICKNESS COLOR MATCHES TO ADJACENT FIELD MATERIAL TYPICAL.



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EXTERIOR INSULATED GLAZING SEE CAPACITY NOTE #4 ON SHEET G1 FOR TEMPLATED GLAZING REQUIREMENTS

Updated or Revised Information
 24 April 2023

Per: Antelope Village
 PUD C2206068

- The Following Applies to the Residential Area:
 This Area shall Comply with the R-6 Zoning Ordinance except where modified by the PUD as follows:
1. Height and Area
 - a. All Uses: Front Yard 40' Min. Yard 8', or 0' on Property Line, Rear Yard 10', Corner 0'
 - b. Height Limit of SF
 - c. The Minimum Lot Area for a Single Family Dwelling is 4,000 sf
 - d. The Minimum Lot Area shall be 1,100 sf for Two-Family Dwellings, Townhouses, and Mobile Dwellings
 2. Parking shall be One Space per Dwelling Unit
 3. An Open, Unenclosed Porch May Project Into the Required Front Yard for a Distance Not Exceeding 6 feet

Baumhaus Benedict Residence

2200 'R' Street
 Lincoln, NE 68503

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Job Number: 21080.brm
 Date: 24 April 2023

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General Keynotes:

FINISHES SPECIFIED AND NOTED MATERIALS/ FINISHES INDICATE BASIS OF DESIGN TYPICAL FINISHES. SAMPLES, SHOP DRAWINGS, AND MOCKUPS AS REQUIRED TO INDICATE THE FINISHED PRODUCTS AND VERIFY APPROVAL BY OWNER/ ARCHITECT. NOTE: FURNISH MOCKUPS FOR FINISHED PRODUCTS FOR SHOP DRAWING SUBMITTAL REVIEW FOR CLARIFICATION OF DETAILS, CONNECTION, ETC.

conc \diamond ARCHITECTURAL CONCRETE - 83200 ARCHITECTURAL FINISHES, CAST IN PLACE CONCRETE AT EXPOSED LOCATIONS. NOTE: SMOOTH FIN FORMS ONLY WHERE EXPOSED. PREPARATION: REMOVE RAISED FORM MARKS, FILL FORM TIES AND BUSHINGS WITH MATCHING CEMENT PASTE TEXTURE/ FINISH LIGHT SANDBLAST.

adhesive \star CUSTOM FABRICATED ADDRESS MARKER ANODIZED ALUMINUM HOUSING (MATCH WINDOW ALUMINUM COLOR) WITH CLEAR ALUMINUM 3.0 CAST NUMBERS 1" POST-SOCKET, LOW VOLTAGE LED BACKLIGHT BEHIND NUMBERS.

metal \star CORRUGATED METAL SIDING. SDC: AT48 BWC7M. MATERIAL: 26 GA COATED STEEL. PANEL DEPTH: 7/8" COLOR: T10. FINISHES EXPOSED: COLOR MATCHED INCLUDES A COMPLETE LIST OF ACCESSORIES, TRIMS, FASTENERS AND COMPONENTS FOR A COMPLETED RAINSCREEN INSTALLATION.

stucco \star EXTERIOR STUCCO FINISH. TOP COAT COLOR B- color T10. FINISH: SMOOTH FINE SAND TROMPELLED FINISH COAT OF SLIGHT COLOR VARIATION FROM BASE COAT.

window \star EXTERIOR WINDOW. BASIS OF DESIGN: HANAWALL SLIB SYSTEM. EXTERIOR: EXTRUDED ALUMINUM THERMALLY BROKEN. FINISH: ANODIZED BRK BRONZE. SEE DRAWINGS FOR SIZES, WINDOW OPERATION. PROVIDE THERMOPAN WHERE REQUIRED BY BUILDING CODE AND AT LOCATIONS INDICATED BY SYMBOL. PROVIDE MATCHING JAMB EXTENSION AT DOOR EXTERIOR WALL LOCATIONS. INSECT SCREENS AT ALL OPERABLE WINDOW/ DOORS TYP.

ENERGY STAR RATED. INCLUDE IFRGC STICKER TYPICAL. NOTE: BUILDER TO COORDINATE ROUGH OPENING SIZES FOR ALL WINDOW OPENINGS.

sliding door \star TRACKED SLIDING GLASS WALL SYSTEM. SDC: HANAWALL SLIB ALUMINUM SLIDING GLASS WALL SYSTEM. GLAZING: MATCH NOTE 6. FINISH: MATCH NOTE 6.

railing \star QUADRANT - PERFORATED METAL SYSTEM. TO MATCH ABOVE ADJACENT DECK/ FLOOR LEVEL.

skylight \star ALUMINUM SKYLIGHT SYSTEM. SDC: SUPERSKY SKYLIGHT.

door \star FRONT DOOR: STEEL INSULATED DOOR W/ INSULATED VERTICAL LITE. VERIFY SELECTION WITH OWNER.

ohd \star OVERHEAD GARAGE DOOR. SEE PLANS FOR SIZE. MOTORIZED OPENER WHERE DOORS OCCUR TYPICAL. MANUFACTURER: OVERHEAD DOOR COMPANY. ALUMINUM AND GLASS DOOR. GLAZING: WHITE FROSTED GLASS W/ 88% OPACIFY PROTECT. ALUMINUM CLEAR ANODIZED.

tpo \star TPO ROOFING MEMBRANE. REINFORCED MIN TOTAL THICKNESS 115 MIL. MEMBRANE: MECHANICALLY FASTENED. WEIGHT: 15 LBS PER SQUARE. LABOR AND MATERIAL. WEAR RESISTANCE: PER LOCAL CODE. JOINTS: HEAT WELDED TYP. FLASH MEMBRANE UP AND OVER PARAPET CAP TYP AT ALL LOCATIONS LAND. PROVIDE TAPERED INSULATION WHERE INDICATED IN DRAWINGS AND WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE OF 1/8" FOOT AT ALL LOCATIONS. COLOR: LIGHT GRAY. BASIS OF DESIGN: VERSICO TPO OR APPROX. ALTERNATE BY FIRESTONE, CARLISLE, DURALAST, ETC.

wood \star IPE WOOD SIDING - 09423. IPE WOOD (BRASILIAN WALNUT) SHUFLAP SIDING - NOMINAL. SEE RAINSCREEN INSTALLATION: PROVIDE 1/4" THICK VERTICAL FURRING STRIPS ALIGNED WITH FRAMING MEMBERS/FASTENERS. STAINLESS STEEL DOME-HEAD WOOD SCREWS ALIGNED VERTICALLY ON FURRING STRIPS. FINISH: PROVIDE MIN 3 COATS OF MFR/ SUPPLIER. RECOMMENDED "PE OIL" PENETRATING FINISH.

metal coping \star ALUMINUM BRIMS: WALL COPING. MIN 0.03 THICKNESS. COLOR MATCHES TO ADJACENT FIELD MATERIAL TYPICAL.



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EXTERIOR INSULATED GLAZING SEE CAPTION NOTE #4 ON SHEET #1. FOR THERMOPAN GLAZING REQUIREMENTS.

Updated or Revised Information
24 April 2023

Per: Antelope Village
PUD CZ200668

The Following Applies to the Residential Area:

This Area shall Comply with the R-6 Zoning Ordinance except where modified by the PUD as follows:

1. Height and Area
 - a. All Uses: Front Yard 40' Side Yard 8', or 7' on Property Line, Rear Yard 10', Same as Permitted in Water Request Section.
 - b. Height Limit of 30'
 - c. The Minimum Lot Area for a Single Family Dwelling is 4,000 sq ft.
 - d. The Minimum Lot Area shall be 1,100 sq ft for Two-Family Dwellings, Townhouses, and Multi-Family Dwellings.
2. Parking shall be One Stall per Dwelling Unit.
3. An Open, Unenclosed Porch May Project into the Required Front Yard for a Distance Not Exceeding 6 feet.

Baumhaus Benedict Residence

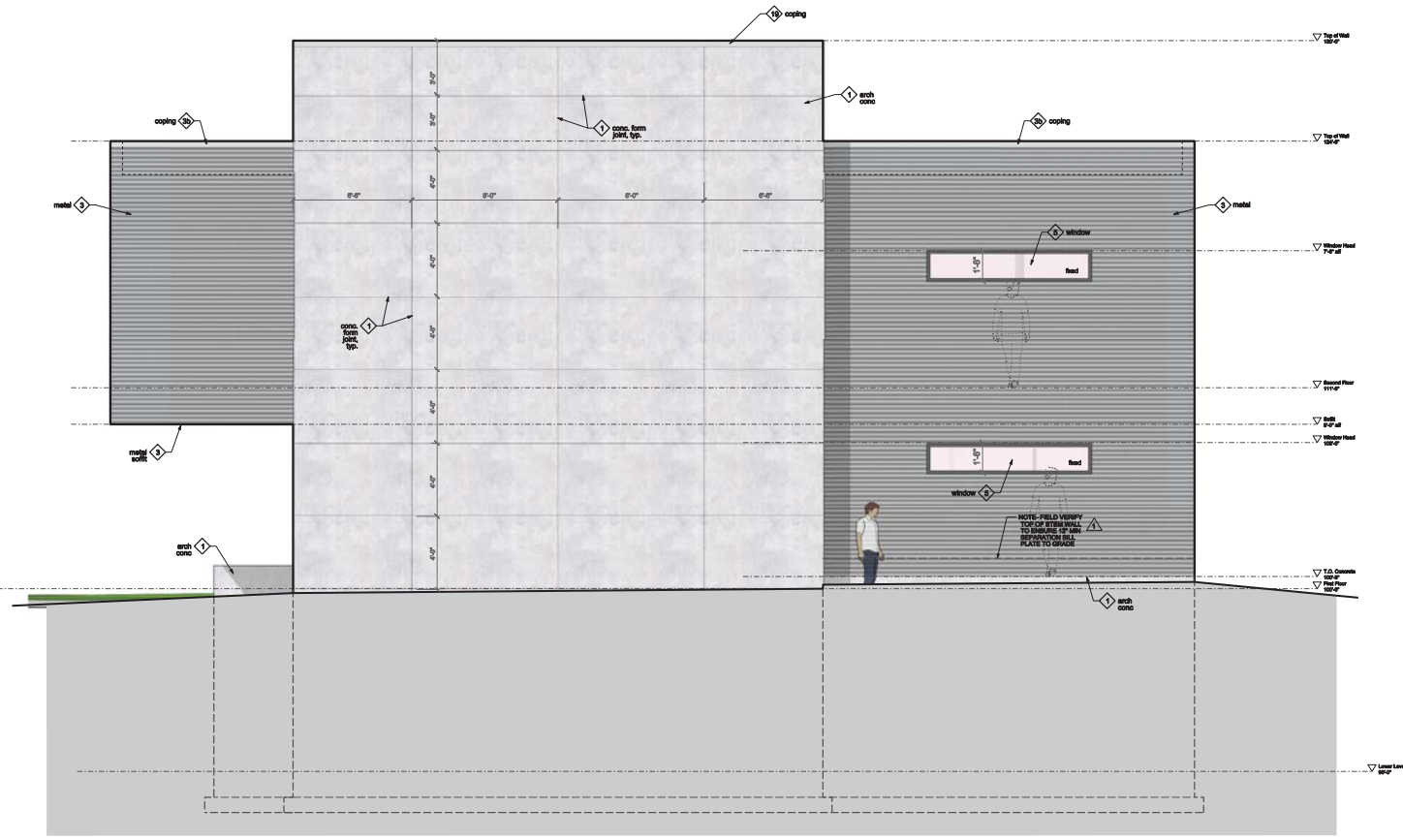
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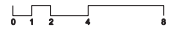
Job Number: 21080.brm
Date: 24 April 2023

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4 East Elevation
3/8" = 1'-0"





③ View



① View

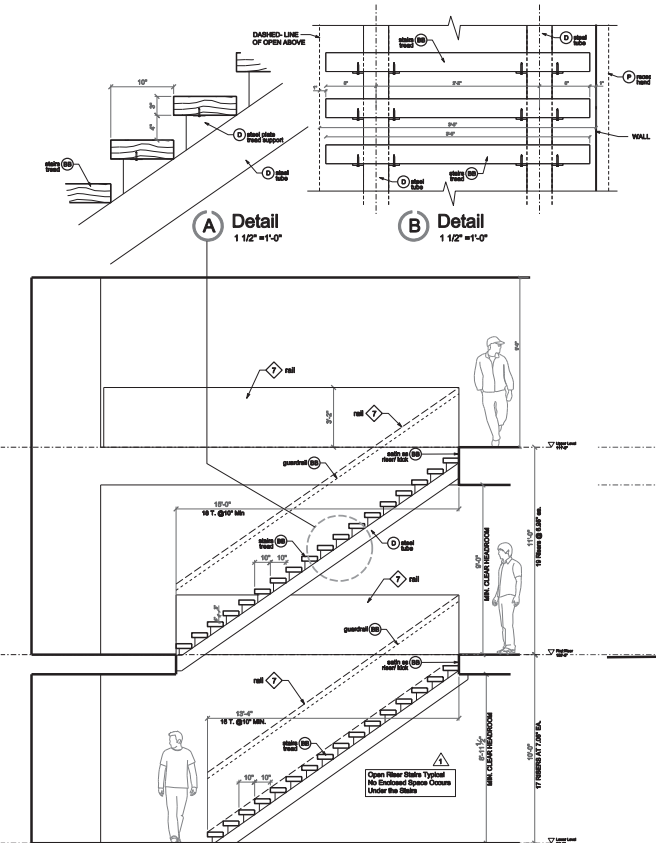


④ View

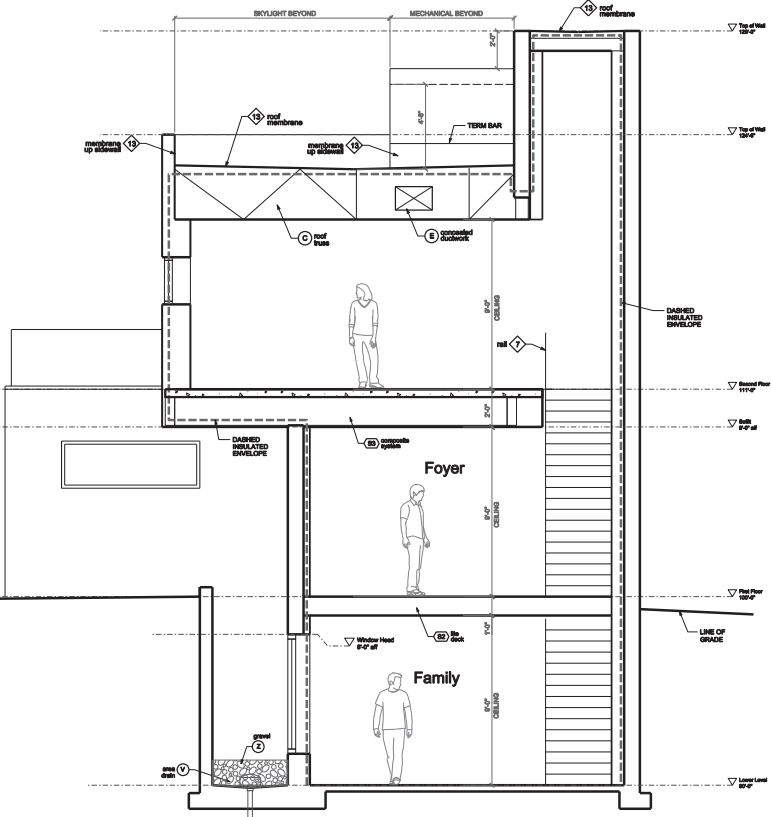
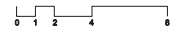


② View

1. Height and Area
 - a. All Uses: Front Yard 80' Side Yard 8', or 7' on Property Line, Rear Yard 10'. Except as Permitted in Water Request Section
 - b. Height Limit of 30'
 - c. The Minimum Lot Area for a Single Family Dwelling is 4,000 sf
 - d. The Minimum Lot Area shall be 1,100 sf for Two-Family Dwellings, Townhouses, and Multi-Family Dwellings
2. Parking shall be One Stall per Dwelling Unit
3. An Open, Unenclosed Porch May Project into the Required Front Yard for a Distance Not Exceeding 8 feet



2 Stair Section
36" x 1'-0"



1 Building Section
36" x 1'-0"



General Notes:

- KITCHEN AND CABINETS LAYOUT IS SCHEMATIC ONLY. FINISHED LAYOUT, CABINETS, AND APPLIANCES BY BUILDER KITCHEN DESIGN PACKAGE. NOTE: FINISHER BUILD BLOODING BACKING AS REQUIRED FOR CABINETS.
- HVAC, CEILING, LIGHTING, AND ELECTRICAL PLAN BY BUILDER.

SPECIFIED AND NOTED MATERIAL FINISHES INDICATE BASIS OF DESIGN TYPICAL. PROVIDE SIMILAR, CHEAPER FINISHES AND BACKINGS AS REQUIRED TO INDICATE THE FINISHED PRODUCT AND VERIFY APPROVAL BY DESIGN ARCHITECT. NOTE: AFTERSHOCK INDICATES MINIMUM PRODUCTS FOR SHOP DRAWINGS SUBMITTAL. REFER FOR CLARIFICATION OF DETAILS, CONNECTION, ETC.

- Keynotes:**
- (A) FURRED INSULATED STUD WALL BY CAST CONCRETE WALLS MINIMUM WIDTH 2x4 STUDS ON TREATED BILT PLATE WITH MIN 5-8 INSULATION AND GYPSUM WALL BOARD INTERIOR FINISH TYP. NOTE WIDTH VARIES SEE PLANS
 - (B) LITERDECK CONCRETE STRUCTURAL FLOOR FOTWELL. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (C) FLOOR TRIM, GROUND TRIM, ROOF TRIM, ALL HANDS, STRUCTURAL MEMBERS, ETC. FOR ADDITIONAL INFORMATION
 - (D) STRUCTURAL STEEL COMPONENT SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
 - (E) INDICATES PROPOSED MECHANICAL PLUMBING/ELECTRICAL SYSTEM. INDICATED FOR PERFORMANCE AND COORDINATION ONLY. FINAL LOCATIONS OF ALL RISE SERVICES BY BUILDER.
 - (F) CEMENTWORK CABINETRY OR OTHER BUILT-IN ASSEMBLY, GRANITE COUNTERTOPS TYPICAL UNLESS OTHERWISE NOTED
 - (G) DVP- DOUBLE WALL, GALVANIZED METAL PIPE WITH A PIPE SYSTEM INCORPORATING COMPLETION AIR AND FLEE EXHAUST VERTICAL TERMINATION CAP. FINISHING SEE ROOF PLAN FOR LOCATION
 - (H) FIREPLACE INSTALLATIONS MUST MEET INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS AND ALL OTHER STATE/LOCAL CODES. FIREPLACE MUST BE DIRECT VENT TYPING ALL COMBUSTION AIR FROM OUTDOORS.
 - (I) DEPRESSURE SHOWER PAN - ZERO ENTRY BITE. CEILING FLOOR TRIMMER. INDICATE W/ STRUCTURAL FLOORING DOCS
 - (J) APPLIANCE, NOT IN CONTRACT. SHOWN FOR COORDINATION AND UTILITY CONNECTIONS. VERIFY ALL APPLIANCES WITH OWNER.
 - (K) PULL DOWN ATTIC ACCESS STAIRS - HANDED ATTIC STAIRS - PREFABRICE EXPRESS W/ FIBERGLASS HANDRAIL. SAFETY CHANGES
 - (L) POLISHED CONCRETE FLOOR W/ FINISHES AND TRIM. GROUND SALT AND PREPARE GROUND AND POLISHED CONCRETE. SCOPED FOR ONE LIFETIME. FINISH CLASS 1 & MEDIUM REFLECTIVITY. DO NOT W/ MEDIUM GLOSS LIQUID FINISH COLOR. NATURAL NO COLOR ADDED.
 - (M) RADIANT HEATED FLOOR SYSTEM- HYDRONIC PIPING
 - (N) JATED SEPARATION PROVIDE 1/2" THICK PERISCOPE GYPSUM WALL BOARD TAPE AND FINISHED AT ALL WALLS AND CEILING. EXPOSED BRANES FROM LEAKS. PROVIDE AUTOMATIC DOOR CLOSERS AT PASSAGE DOORS BETWEEN GARAGE AND LIVING SPACE
 - (O) FINISHES INDICATED RECESSED HANDRAIL DETAIL TYPICAL AT INTERIOR STAIRS
 - (P) PLUMBING FIXTURES DIMENSIONS UNLESS INDICATE DESIGN INTENT. VERIFY ALL SELECTIONS BY OWNER
 - (Q) SHOWER GLASS WALL- TEMPERED PROTECTIVE COATED GLASS. GROUND GLASS BASIS OF DESIGN. QUANTUM BROWNE/GUARD LITTYCLER. 10' TYP MIN.
 - (R) FINISHES, NOT IN CONTRACT SHOWN FOR REFERENCE AND COORDINATION ONLY
 - (S) TYPED PAVED WALL FINISH FROM FLOOR TO CEILING ABOVE TYPICAL WHERE INDICATED
 - (T) ROOF DRAIN SYSTEM AND RELATED PIPING DIMENSIONS UNLESS INDICATE DESIGN INTENT. ALL PIPING ABOVE BY INSTALLER TO PREVAILING CODE PRESCRIBED RAIN SLOPE
 - (U) ALL INTERIOR PIPING INSULATED FOR ACOUSTIC COMFORT. TYPICAL CONCRETE OVER FLOOR DRAIN. RUN TO EXTERIOR LAMB-TONGUE TYPICAL. FINAL LOCATION AND ROUTING OF ALL PIPING BY FINISHER BASED ON MOST EFFECTIVE CONCEALED ROUTE. NOTE: SEE ALL PIPING DRAINAGE REPORT FOR ADDITIONAL INFORMATION REGARDING STORM WATER DISCHARGE LOCATIONS
 - (V) EXTERIOR AREA DRAIN: BELOW GRADE PIPING TO DAYLIGHT AT SHALE. RUN TO SLOPE. FLOW INVERSE GRAVITY DOWN TO DAYLIGHT IS NOT PERMISSIBLE.
 - (W) PAVES SYSTEM: TYPICAL PER FINISHERS 2"x2" PINE WOOD ON ADJUSTABLE PEDESTALS FINISH: SEALED OR APPROXIMATE WT: 6 LBS/SF
 - (X) EXTERIOR CONCRETE STAIRS: 2"x2" x 4" MIN. TREAD: 1"x2" MIN.
 - (Y) TRIMMER STRAND WALL FINISHES: FINISHES UNLESS INDICATE DESIGN INTENT. VERIFY ALL SELECTIONS BY OWNER. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (Z) GRAVEL FILL, TOP LAYER RIVER WASHED SANDS
 - (AA) INDICATES STRUCTURAL ANCHOR WALL SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (BB) STEEL AND WOOD STAIR SYSTEM: STEEL, TUBES- SEE STRUCTURAL TRENCH- BROWN BLOCK MAKE PROVIDE STEEL 1/2" DIA HANDRAIL WHERE INDICATED
- Structural Keynotes:**
- (E1) REINFORCED CAST CONCRETE STRUCTURE SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (E2) LIFE DECK FORMED CONCRETE RW BLAN SYSTEM SEE STRUCTURAL FOR DETAILS
 - (E3) STEEL STRUCTURAL MEMBERS/COMPONENT SEE STRUCTURAL FOR DETAILS

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Per: Antelope Village
PUD C2206068

The Following Applies to the Residential Area:

- This Area shall Comply with the R-6 Zoning Ordinance except where modified by the PUD as follows:
- Height and Area
 - a. All Uses: Front Yard 10', Side Yard 8', or 0' as they may, Rear Yard 10', Street or Raveled In Water Request Section
 - b. Height Limit: 10'
 - c. The Minimum Lot Area for a Single Family Dwelling is 4,000 sq ft
 - d. The Minimum Lot Area shall be 1,100 sq ft for Two-Family Dwellings, Townhouses, and Mobile Dwellings
 2. Parking shall be One Stall per Dwelling Unit
 3. An Open, Unenclosed Porch May Project into the Raveled Front Yard for a Distance Not Exceeding 8 feet

Baumhaus Benedict Residence

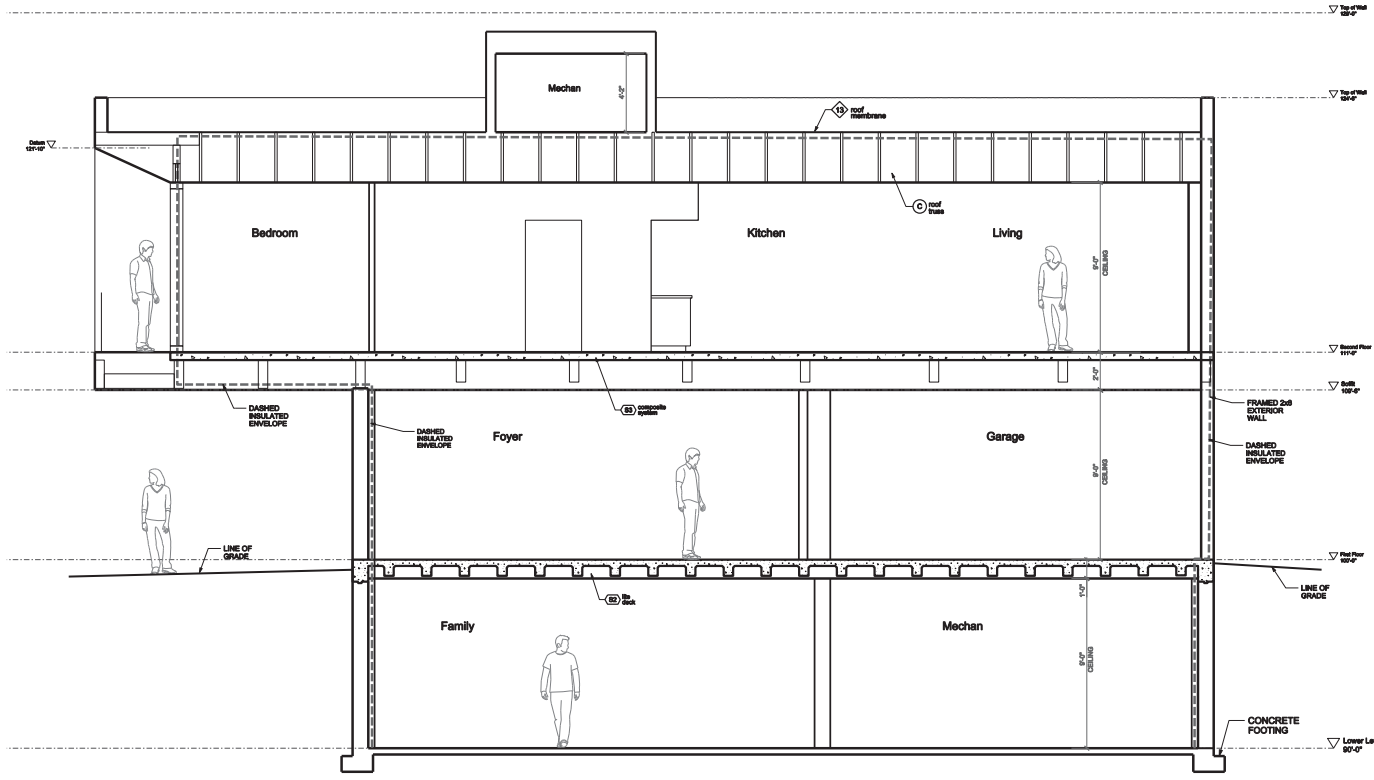
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Lincoln, NE 68503

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Job Number: 21060.brm
Date: 24 April 2023

A4.1

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2 Building Section
 3/8" = 1'-0"
 0 1 2 4 8

- General Notes:**
1. FINISHED AND CABINETRY LAYOUT IS FOR INFORMATION ONLY. FINISHED LAYOUT, CABINETRY, AND APPLIANCES BY BUILDER FITCHEN DESIGN PACKAGE. NOTE: PROVIDE BOLD BUILDING BACKING AS REQUIRED FOR CABINETRY.
 2. HVAC, CEILING LIGHTING, AND ELECTRICAL PLAN BY BUILDER.
- RECORDED AND NOTED MATERIAL FINISHES INDICATE BASIS OF DESIGN TYPICAL. PROVIDE SAMPLES, FINISH SCHEDULE, AND MATERIALS AS REQUIRED TO INDICATE THE FINISHED PRODUCT AND MEET APPROVAL BY OWNER ARCHITECT. NOTE: *AFTERMARK INDICATES MINIMUM PRODUCTS FOR SHOP DRAWING SUBMITTAL REVIEW FOR CLARIFICATION OF DETAILS, CONNECTION, ETC.
- Keynotes:**
- (A) FURRED INSULATED STUD WALL AT CMFT CONCRETE WALLS- MINIMUM WIDTH 2x STUDS ON TREATED BELL PLATE WITH MIN 1/4" B RELATION AND OPTIMAL WALL BOARD INTERIOR FINISH TYP. NOTE WIDTH VARIATIONS PLANS
 - (B) LITE RECK CONCRETE STRUCTURAL FLOOR SYSTEM. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (C) FLOOR TRUSS, GIRDER TRUSS, ROOF TRUSS, LVL OR GIRDER, STRUCTURAL INSULATION, ETC. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (D) STRUCTURAL STEEL COMPONENT SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
 - (E) INDICATES PROPOSED MECHANICAL PLUMBING/ ELECTRICAL SYSTEM. INDICATED FOR REFERENCE AND COORDINATION ONLY. FINAL LOCATIONS OF ALL MEP SYSTEMS BY BUILDER.
 - (F) CLOSET/ROOF CABINETRY OR OTHER BUILT-IN ASSEMBLY. ORNATE COUNTERTOPS TYPICAL UNLESS OTHERWISE NOTED
 - (G) GAN HEBERT FIREPLACE, CORNET VENT MODEL AS SELECTED BY OWNER.

- DVP- DOUBLE WALL, GALVANIZED METAL PIPE WITHIN A PIPE SYSTEM INCORPORATING CORROSION INHIBITORS AND FLUE GAS/ACID/VERTICAL TERMINATION CAP (REQUIRED) SEE ROOF PLAN FOR LOCATION
- FIREPLACE INSTALLATIONS MUST MEET INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS AND ALL OTHER STATE/ LOCAL CODES REGULATIONS. FIREPLACE MUST BE DIRECT VENTING ALL COMBUSTION AIR FROM OUTDOORS.
- (H) DEPRESSION DRAINAGE PAN - ZERO ENTRY BARRIER LOCATION TO BE DETERMINATE W/ STRUCTURAL FLOOR SYSTEMS
- (J) APPLIANCES - NOT IN CONTRACT. SHOWN FOR COORDINATION AND UTILITY CONNECTIONS. VERIFY ALL APPLIANCES WITH OWNER.
- (K) PULL DOWN ATTIC ACCESS STAIR. BOLD SHOWN ATTIC EDGE. FINISHES SERIES BY TELESCOPIK NATIONAL SAFETY DEVICE.
- (L) POLISHED CONCRETE FLOOR W/ FINISHES AND FINISHES TO BE DETERMINATE BY OWNER. POLISHED CONCRETE FLOOR CLASS 1.8 MEDIUM REFLECTIVITY. 800 GRIT W/ MEDIUM GLOSS LIQUID FINISH. COLOR: NATURAL. NO COLOR ADDED
- (M) RADIANT HEATED FLOOR SYSTEM- HYDRONIC PIPING
- (N) RATED SEPARATION. PROVIDE 6" TYPICAL FIBROGLASS SYSTEM WALL BOARD TAPPED AND FINISHED AT ALL WALLS AND CEILING. DRIVING NAILS THROUGH WALL BOARD. PROVIDE BOLD DOOR DOORS BY TELESCOPIK NATIONAL SAFETY DEVICE WITH DOORS BETWEEN GARAGE AND LIVING SPACE
- (O) DASHED INDICATES RECORDED NATIONAL DETAIL TYPICAL AT EXTERIOR STAIRS
- (P) PLUMBING FIXTURES. DRAWINGS GENERALLY INDICATE DESIGN INTENT. VERIFY ALL SELECTIONS BY OWNER
- (R) SHOWER GLASS WALL- TEMPERED PROTECTIVE COATED CLEAR LAMINATED GLASS. BASIS OF DESIGN: SHOWER ENCLOSURE/ LULU. SEE TYPICAL LINK.
- (S) FURNITURE - NOT IN CONTRACT. SHOWN FOR REFERENCE AND COORDINATION ONLY
- (T) WOOD FINISH ED WALL FINISH FROM FLOOR TO CEILING ABOVE TYPICAL WHERE INDICATED
- (U) ROOF DRAIN SYSTEM AND RELATED PIPING. CONCRETE FLOOR TO CEILING LAMINATED GLASS. BASIS OF DESIGN: SHOWER ENCLOSURE/ LULU. SEE TYPICAL LINK. ALL PIPING TO BE INSTALLED TO PREVENTING CODE PRESCRIBED RAIN EXTERIOR. ALL INTERIOR PIPING INSULATED FOR ACOUSTIC CONTROL. TYPICAL. PROVIDE BOLD OVERLAP LOW DRAIN- RUN TO EXTERIOR LAMB-TORQUE TYPICAL. FINAL LOCATION AND ROUTING OF ALL PIPING BY BUILDER BASED ON MOST EFFECTIVE CONCEALED ROUTE. NOTE: SEE ALL EXTERIOR DRAINAGE REPORT FOR ADDITIONAL INFORMATION REGARDING STORM WATER DRAINAGE LOCATIONS
- (V) EXTERIOR AREA DRAIN- BELOW GRADE PIPING TO DAYLIGHT AT DWALE. RUN TO SWAMP PUMP WHERE DRAINITY DRAIN TO DAYLIGHT IS NOT POSSIBLE.
- (W) PAVEMENT SYSTEM. SELECT THE HARSER 2x2 PE WOOD ON ADJUSTABLE FEDESTALS FINISH: SERRATED PE CO. APPROXIMATE WT: 6 LBS/SF
- (X) EXTERIOR CONCRETE STAIRS. RISER: 8" MAX. TREAD: 1'-0" MIN.
- (Y) TIMBER STRAND WALL FINISHES. PROVIDE FINISHES LULU TRUSS STRAND FINISHES SERIES. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
- (Z) GRAVEL FILL, TOP LAYER RIVER WASHED MAJOR ROCK
- (AA) INDICATES STRUCTURAL BEAM WALL. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
- (BB) STEEL AND WOOD STAIR SYSTEM. STEEL, TYPICAL- SEE STRUCTURAL. TREADS: 1'-0" MIN. PROVIDE STEEL 1/2" DIA HANDRAIL. FINISHES INDICATED

- Structural Keynotes:**
- (E1) REINFORCED CMFT CONCRETE STRUCTURE. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
 - (E2) LITE RECK FORMED CONCRETE IN/ SLAB SYSTEM. SEE STRUCTURAL FOR DETAILS
 - (E3) STEEL STRUCTURAL MEMBERSHIP COMPOSITE SYSTEM. SEE STRUCTURAL FOR DETAILS



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Per: Antelope Village
 PUD C2260668

The Following Applies to the Residential Area:

This Area shall Comply with the R-6 Zoning Ordinance except where modified by the PUD as follows:

1. Height and Area
 - a. All Uses: Front Yard 40' Min. Yard 8', or 7' on Property Line, Rear Yard 10', Street as Permitted in Water Request Section
 - b. Height Limit of 35'
 - c. The Minimum Lot Area for a Single Family Dwelling is 4,000 sq ft
 - d. The Minimum Lot Area shall be 1,100 sq ft for Two-Family Dwellings, Townhouses, and Mobile Dwellings
2. Parking shall be One Stall per Dwelling Unit
3. An Open, Unenclosed Porch May Project into the Frontal Front Yard for a Distance Not Exceeding 6 feet

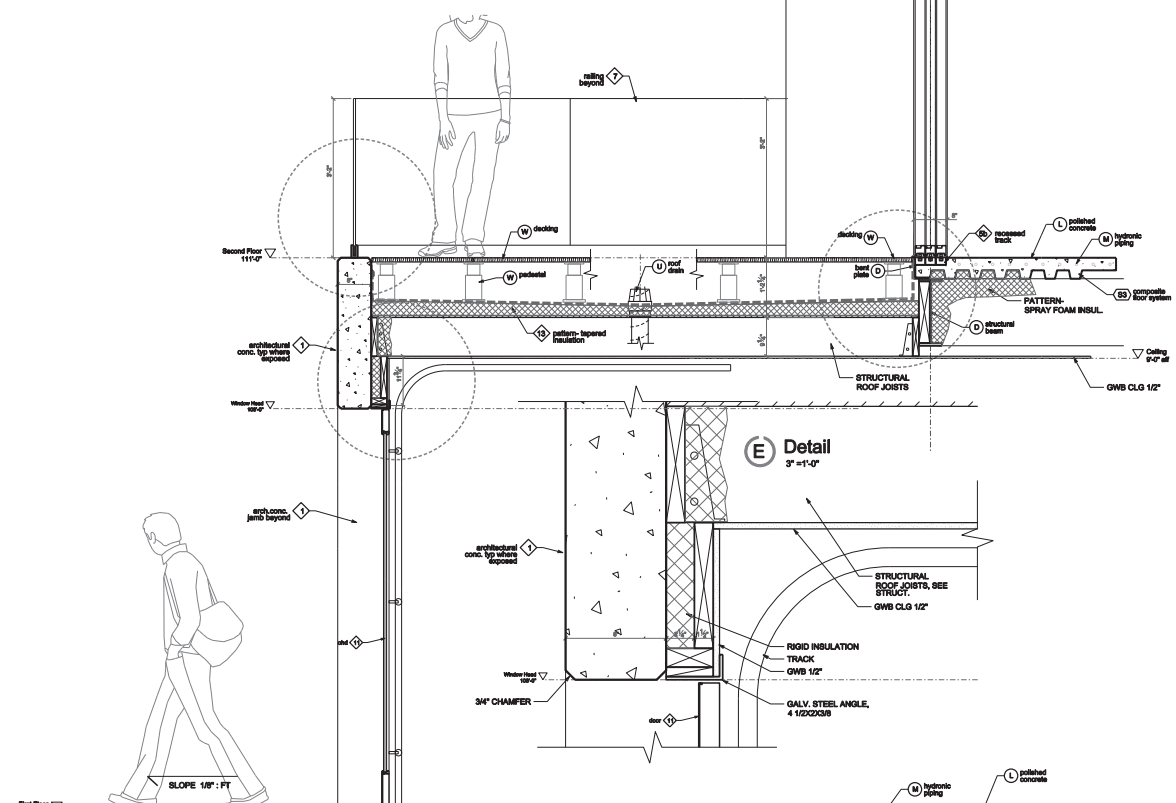
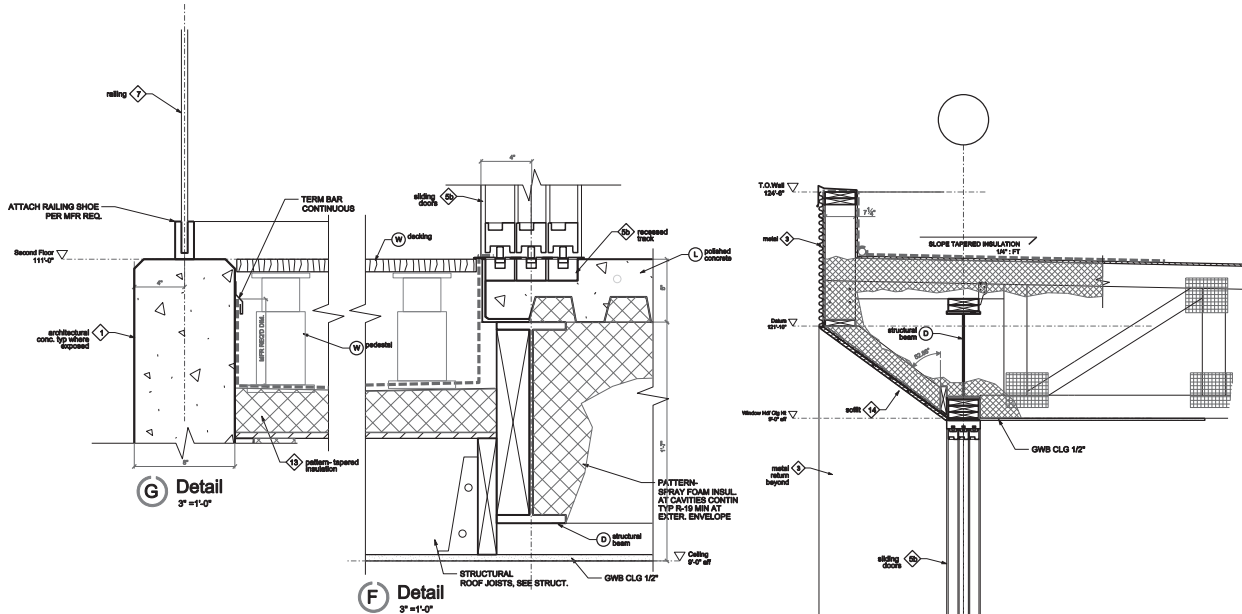
Baumhaus Benedict Residence

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Job Number: 21080.brm
 Date: 23 March 2023

A4.2



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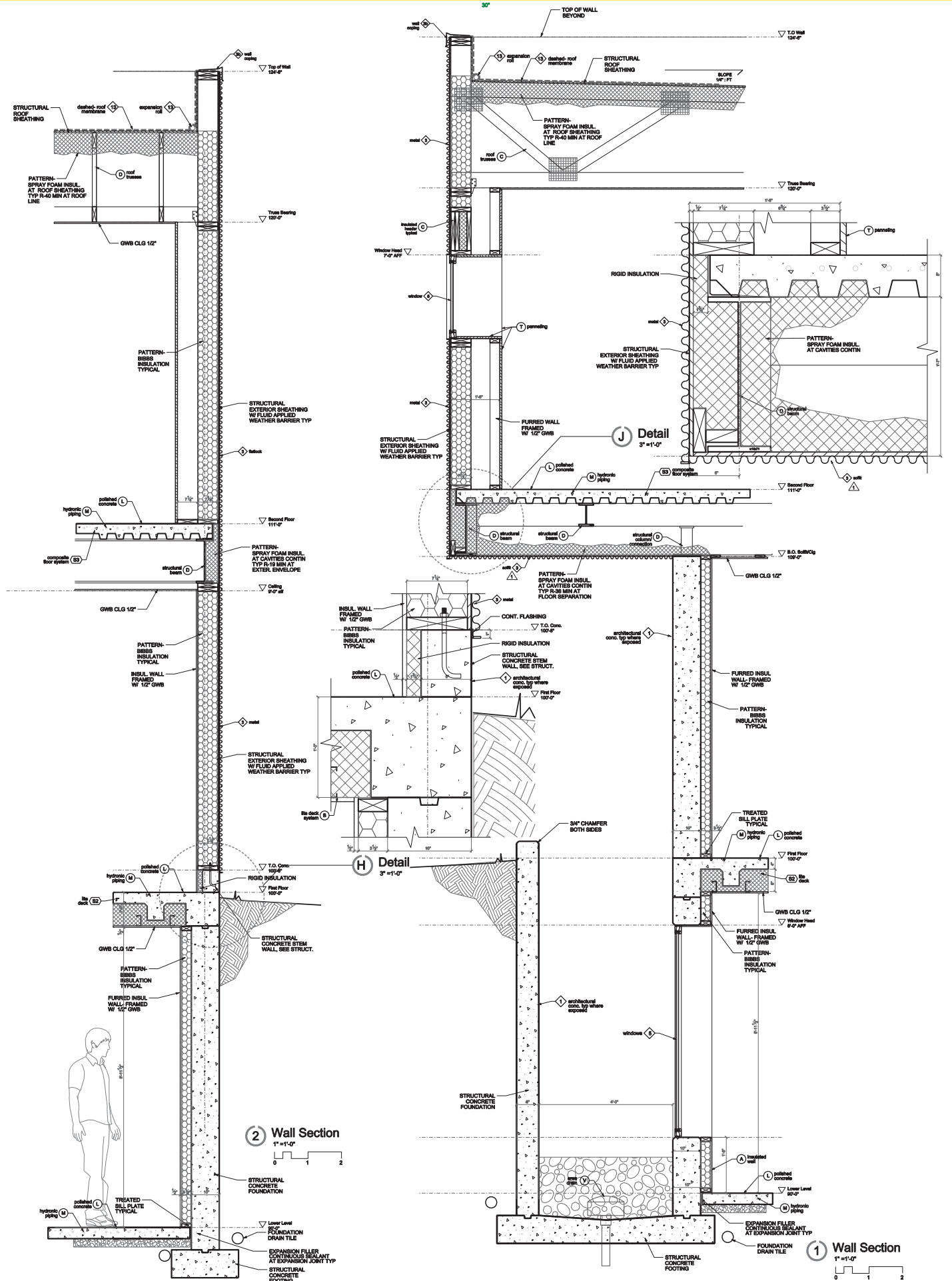
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Per: Antelope Valley
PUD 02080688
The Following Applies to the Residential Area:
This Area shall comply with the IBC By the IBC as amended.
1. Height shall not exceed 10 feet.
2. The maximum number of units shall be limited to 2 units per lot.
3. The maximum lot area shall be 1,000 sq ft.
4. The maximum lot width shall be 100 feet.
5. The maximum lot depth shall be 100 feet.
6. The maximum lot area shall be 1,000 sq ft.
7. The maximum lot width shall be 100 feet.
8. The maximum lot depth shall be 100 feet.
9. The maximum lot area shall be 1,000 sq ft.
10. The maximum lot width shall be 100 feet.
11. The maximum lot depth shall be 100 feet.

Baumhaus Benedict Residence
2200 R Street
Lincoln, NE 68503
Job Number: 240801JM
Date: 23 March 2023
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A5.2



Baumhaus
Benedict
Residence

2200 R Street
Lincoln, NE 68503

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Job Number: 210901JM
Date: 24 April 2023

Per: Antelope Valley
PLD 02200688

This Drawing Applies to the
Residential: A-1c
The Area and Copy with the 104
by the ICD as shown.

1. Verify field notes.
2. Verify field notes.
3. Verify field notes.
4. Verify field notes.
5. Verify field notes.
6. Verify field notes.
7. Verify field notes.
8. Verify field notes.
9. Verify field notes.
10. Verify field notes.

Updated per Fieldwork Information
24 April 2023

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PEACE
BUILDERS
ARCHITECTS

A5.3

- A. GENERAL**
- These general notes apply except where specifically overridden by notes on the drawings and/or details.
 - Construction shall conform to the International Building Code (IBC), 2018 Edition and the city of Lincoln, Nebraska Municipal Construction Code.
 - Verify existing features and conditions (Dimensions, elevations, etc.) upon which these drawings rely.
 - Details are typical. For conditions not clearly understood, submit sketches and/or requests for information to the Engineer of Record for resolution.
 - Omissions, conflicts, or misunderstandings between various elements of the contract documents, if any, shall be brought to the attention of the Engineer of Record for resolution before proceeding with the work.

- The contractor shall submit a written request to the architect/engineer before proceeding with any changes, substitutions, or modifications. All work done by the contractor before receiving written approval shall be at the contractor's risk.
- Refer to the other disciplines' drawings and coordinate information related to those other disciplines' systems, for items such as:
 - Finish floor elevations, floor depressions, slopes, drains, curbs, pots, embedded items, openings, etc.
 - Size and location of all non load-bearing partitions and all door and window openings.
 - Steel framing hanger details.
 - Dimensions not shown on the structural drawings.
 - Waterproofing and waterstops.
 - Pipe runs, sleeves, hangers, trenches, wall, roof, and floor openings, etc. not shown

- Electrical conduit runs, boxes, outlets, etc. in walls and slabs.
- Anchorages and bracing for mechanical, electrical, and plumbing equipment.
- Size and location of equipment anchors and boxes.
- Openings required but not shown on the structural drawings shall be submitted to the Engineer of Record for approval before they are constructed.
- Members required to support equipment from (or attach to) the structure shall be designed and approved by the contractor supplying the equipment.

- Provide and maintain temporary bracing during construction, until all permanent support during construction to ensure correct and accurate structure geometry, and to avoid overstressing.
- Walls shall be adequately braced during construction until wall strength has been attained and all permanent supports are in place.
- Unless specifically approved by the Engineer of Record in writing, backfill shall not be placed against walls until the wall design strength has been attained and permanent support is in place.

- The use of new construction materials for temporary support or storage of construction materials is restricted to the design capacity of the new construction of the time it is used. The contractor shall be responsible for not exceeding the design capacity of individual elements. Provide adequate engineering shoring/bracing where design capacity is insufficient.
- Construction loads shall not be placed on new concrete construction, including concrete fill on metal deck, for at least 7 days after concrete placement.

- Do not use dimensions scaled from the structural drawings.
- Electronic AutoCAD drawings will be provided upon request of the contractor or subcontractor for a fee of two hundred fifty dollars (\$250) per structural sheet. A waiver will be required to be signed by a representative of the contractor or subcontractor before the electronic drawings are released. A copy of the waiver will be made available upon request. The waiver contains all provisions governing the transmission, acceptance, and usage of the electronic files. The electronic files are NON TRANSFERABLE.

- B. LOADING**
- Structural design is based on the International Building Code (IBC), 2018 Edition.
 - Design Live Loads
 - Floor Live Load 40 psf
 - Deck/Balcony (1.5x LL) 100 psf
 - Stairs 60 psf
 - Passenger Vehicle Garage 50 psf
 - Mechanical/Utility Rooms 50 psf
 - Roof Live Load 20 psf

- Design Snow Loads
 - Ground Snow Load, P_g 30 psf
 - Roof Snow Load, P_f 22 psf
 - Snow Exposure Factor, C_e 1.0
 - Snow Load Importance Factor, I_s 1.0
 - Thermal Factor, C_t 1.0
 - Drift Loads shall be considered.

- Design Dead Loads
 - Lite/Deck Concrete Floor System 75 psf
 - 2" Concrete on Composite Metal Deck 56 psf
 - Wood Roof System 20 psf
 - Truss Top Chord 10 psf
 - Truss Bottom Chord 10 psf

- Design Wind Load
 - Basic Wind Speed (ASD) 115 mph
 - Wind Importance Factor, I_w 1.0
 - Wind Exposure Factor, K_z B

- Seismic Design:
 - Occupancy Category II
 - Spectral Response Coefficients $S_a = 0.192g$, $S_d1 = 0.08g$
 - Design Category B
 - Site Class D
 - Basic Seismic Force Resisting System Light Framed Shear Walls w/ Shear Panels (R=6.5) & Steel Ordinary Brace Frames (R=3.25)

- Allowable Soil Bearing Pressure 2000 psf (Assumed)

DEFLECTION CRITERIA

1. Live Load	L/480
Total Load	L/240
Roof	L/360
Live Load	L/360
Total Load	L/180

- C. FOUNDATIONS**
- Foundation design is based upon an assumed allowable soil bearing pressure. See Design Data above.
 - Geotechnical Engineer shall perform special inspections detailed in the "Verification and Inspection of Soil" Table or IBC Table 1704.7.
 - Refer to specifications for compacted (engineered) fill and moisture vapor barrier below slab-on-grade floors.
 - Contractor is responsible for appropriate shoring and bracing of foundation excavations.
 - Contractor shall provide for de-watering if water is present in excavation.
 - Step continuous wall footings or grade beams uniformly in 2'-0" maximum vertical steps where elevations vary. Sloped footings are permitted only if so detailed.
 - Over-excavated footings shall be backfilled with lean ($f'_c = 2000$ psi) concrete or as directed by the geotechnical engineer.

- D. SPECIAL INSPECTION**
- Special inspection shall be conducted in accordance with Section 1704 of the International Building Code (IBC) by an independent agency employed by the owner. The contractor shall coordinate and cooperate with the required inspections. All testing and inspection reports shall be sent to the architect, engineer of record, building official, and contractor for review. Special inspections for fabrication is not required if the fabricator is registered and approved to perform such work with our special inspection. Items requiring special inspection and quality assurance are as follows:

Inspection Task	Frequency of Inspection	
	Continuous	Periodic
1. High Strength Bolting	-	X
2. Field Welding including single-pass fillet welds exceeding 1/2" of thickness in plates, and complete and partial penetration groove welds	X	-

Inspection Task	Frequency of Inspection	
	Continuous	Periodic
1. Inspection of reinforcing steel and placement	-	X
2. Inspection of cast-in-place anchors prior to and during placement of concrete.	-	X
3. At the time fresh concrete is applied to fabricate specimens for strength tests, perform slump and air content tests, and determine temperature of concrete.	X	-

Inspection Task	Frequency of Inspection	
	Continuous	Periodic
1. Verify materials below footing are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations have been excavated to proper depth and have reached proper material.	-	X
3. Verify use of proper materials, densities, and fill thicknesses during placement and compaction of concrete.	X	-
4. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.	-	X

- E. STRUCTURAL STEEL**
- Structural steel shall be specified, detailed, fabricated, and erected in accordance with the following specifications and conditions of construction:
 - Member/element specification:
 - W Column ASTM A992, Grade 50
 - W Beams and Girders ASTM A992, Grade 50
 - HSS Square Tube ASTM A500, Grade B, $F_y = 42$ ksi
 - HSS Round Tube ASTM A500, Grade B, $F_y = 42$ ksi
 - Angles, Channels, Metal Shapes ASTM A36
 - Column Base Plates ASTM A36
 - Shear Tabs ASTM A36
 - Other ASTM A36
 - Steel Penetration Reinforcing Match grade material of penetration

- Connections:
 - Bolts A325N
 - Anchor Bolts ASTM F1554, Grade 36, 55, 105 ksi
 - Other ASTM A325N
 - Welding Electrodes E70XX
 - Heated Studs ASTM A108 3/4" Diameter

- Welding shall conform to A.W.S. specifications and shall be performed by certified welders.
- Steel welds shall be complete penetrations welds except where specified as partial penetration. All fillet welds shall be minimum except where required by stress.
- Increase welds to AISC minimum sizes based on thickness of material joined.

- When connections are not shown architect shall select AISC simple shear connections for non-composite beams capable of carrying 50% of the total uniform load for the given size, span, and grade of beam, as tabulated in AISC tables, latest edition, for allowable loads.
- All steel members and connectors in contact with treated lumber shall be exposed to weather shall be hot-dipped galvanized.
- Anchor bolts in contact with treated lumber shall be hot dipped galvanized with a minimum coating thickness of G-90.
- Anchor bolt location tolerances shall be accordance with AISC Specification and Code of Standard Practice.

- Heated studs for composite construction shall have a 1" of lateral concrete cover perpendicular to the shear force. The minimum center to center spacing of steel headed anchors shall be 6 diameters along the beam and 4 diameters transverse. The maximum spacing shall not exceed 36". The installed height of the headed anchors shall be at least 1 1/2" above the top of the deck and shall be at least 1/2" down from the specified concrete cover, if possible provide 1" down from specified concrete cover.

- F. CONCRETE**
- Concrete shall be mixed, supplied, and placed in accordance with ACI 318 "Building Code Requirements for Structural Concrete" and ACI 308 "Specifications for Structural Concrete for Buildings". Use mixes with minimum aggregate size appropriate for form space and reinforcement placement required by this project.
 - When the ambient air temperature will be below 50° F, the contractor shall conform to ACI report by Committee 308 "Cold Weather Concrete".
 - When the ambient air temperature will be below 70° F, the contractor shall conform to ACI report by Committee 305 "Cold Weather Concrete".
 - Concrete proportions, including water-cement ratio, shall be established in accordance with section 5.3 of ACI 318 on the basis of field experience and trial mixtures with materials proposed to be used in this project. For each mix, specific, written documentation of concrete proportions, related and approved by the architect's testing agency before submitted to the architect at least two weeks before concrete is to be placed. The contractor is responsible for achieving the required strength.

- Specify concrete types and 28 day minimum concrete compressive strengths
 - Grade Beams and Footings 4000 psi, normal weight - Sand/Gravel
 - Cast in Place Walls 4000 psi, normal weight - Limestone
 - Slabs 4000 psi, normal weight - Limestone
 - Concrete Columns and Beams 5000 psi, normal weight - Limestone
- Scheduling of work may require specific concrete design strengths in less than 28 days. Submit all requests and backup data.
- Contractor shall inform the Architect the location of all proposed joints not indicated on the drawings.
- All concrete shall be reinforced unless specifically noted "not reinforced".
- Outside diameter of conduit or pipe to be embedded in concrete slabs shall not exceed 50% of the minimum concrete thickness unless specifically detailed otherwise.
- Spacing of conduits is prohibited.
- Projecting corners of beams, columns, walls, etc. shall be formed with a 3/4" inch chamfer, except where noted otherwise on the drawings.
- Thickness of concrete slabs and toppings on the structural drawings are minimum thicknesses. Contractor shall make allowances for additional concrete required to compensate for beam and deck deflections and to maintain specified tolerances.
- Maximum length of wall placement in each direction shall be 60 feet. Maximum length of grade beam placement in each direction shall be 100 feet.
- Use chairs or other support devices recommended by CRSI to support and tie reinforcing bars prior to placing concrete. Reinforcing steel for slabs on grade shall be adequately supported on precast concrete units. Lifting the reinforcing off the grade during placement of concrete is not permitted.
- Control joints shall be installed in slabs on grade. Control joints shall have a maximum length in each slab of 125'. Control joints shall be placed at grade at a spacing not to exceed 30 times the slab thickness in any direction, unless noted otherwise.

- G. STEEL REINFORCEMENT**
- Contractor shall submit fabrication and placement drawings detailed in accordance with ACI 315, "Manual of Standard Practice for Detailing Reinforced Concrete Structures".
 - Reinforcing steel bars shall conform to ASTM A615, Grade 60 deformed bars unless noted otherwise.
 - Reinforcing steel bars that are welded shall conform to ASTM A706, Grade 60
 - Welded wire fabric shall conform to ASTM A185.
 - Reinforcement and attachments shall be accurately positioned and secured against displacement prior to placing concrete. If construction traffic will be allowed on reinforcement, provide sufficient support, unless specified tolerances, within 1/2" of reinforcement.
 - Welding (including lap welding) of reinforcement bars is prohibited except where detailed or approved in writing by the Engineer of Record.
 - All reinforcement joints shall be continuous, or shall be made effectively continuous by the use of fully developed lap splices, dowels, or approved alternatives.
 - Provide continuous reinforcement wherever possible, split only as shown or approved; stagger splices.
 - Provide corner bars in walls and footings the same size and number as continuous horizontal reinforcing lapped with main steel with proper lap length.
 - Reinforcement shall be detailed and placed in minimum the amount of concrete placed. It shall be as near to concrete surface as possible, unless specified tolerances, within 1/2" of reinforcement.
 - Reinforce all floor fills as specified in the Engineer with E65-W1.4X81.4 welded wire fabric at mid-depth except where otherwise noted or detailed.

- Unless otherwise noted, principal reinforcement shall have the following protection:
 - Surfaces cast against the earth or permanently exposed to earth 3 in.
 - Formed surfaces exposed to earth or weather 2 in.
 - Slabs 3/4 in (top), 1 in (top)
 - Beams, Columns 2 in
 - Walls (exterior surface only) 1 in
 - Ties, Straps 1 1/2 in
- Refer to "Concrete Reinforcing Bar Lap Splice Schedule" for reinforcing lap lengths.

Bar Size	$f'_c = 3000$ psi		$f'_c = 4000$ psi		$f'_c = 5000$ psi	
	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP
	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS
#3	16"	21"	21"	14"	18"	24"
#4	22"	28"	28"	19"	25"	33"
#5	27"	36"	36"	24"	31"	41"
#6	33"	43"	43"	28"	37"	48"
#7	41"	53"	53"	34"	45"	58"
#8	55"	71"	71"	43"	62"	81"
#9	62"	80"	80"	54"	78"	102"

- H. PREFABRICATED WOOD TRUSSES**
- Use all dimensions prior to fabrication of the trusses.
 - Prefabricated wood trusses and connections shall be designed, fabricated and installed in accordance with the manufacturer's specifications and the International Specification and Truss Plate Institute publication TPI, T1 D58-B-91, and TPI HB-91.
 - Truss manufacturer shall submit shop drawing, erection drawings and design calculations stamped by a professional engineer or structural engineer in the state where the project is located and who shall be responsible for Truss Design. The erection plans shall show the erection plan of the truss in relation to the trusses labeled using the same designations as the calculations. The truss layout plans shall dimension truss spacing, and shall show the location of any concentrated loads. Any required connection hardware and permanent bracing shall be called out on the erection drawing and supplied by the manufacturer.
 - Contractor shall follow the SBCA TTB Partition Separation Prevention and Solutions for truss installation and carefully compare these details to utility system wall board related issues.
 - Truss nail will not be allowed in the connection of trusses to supporting walls or connecting members. Connected truss bearings with Simpson connectors as shown on the truss shop drawings, when not specifically noted on the erection drawings, connect all individual trusses and rafters with a Simpson HT24 hurricane clip, gable trusses shall be attached to bearing studs with Simpson LDT below unless noted otherwise.
 - Roof trusses shall be designed by the manufacturer for the following loads applied in code prescribed combinations: minimum specified roof live load, snow load, wind loads per ASCE 7-16 and IBC 602.10. Design wind pressures shall be Zone 2, Zone 2 Zone 2 Zone 3 pressures see Components and Cladding Table. Unbalanced and plan indicated drifting loads shall be considered by the manufacturer.
 - Floor trusses shall be designed by the manufacturer for the following loads applied in code prescribed combinations: minimum specified roof live load and indicated dead loads. See the Design Data for dead loads. Deflection of floor trusses shall be limited to L/480 for LL and L/240 TL.
 - Reference the specifications for additional information.

- I. WOOD/WOOD SHEATHING**
- Conform with American Institute of Timber Construction (AITC) Standards for Stress Graded Lumber Construction, latest edition.
 - Each piece of lumber shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
 - Verify all dimensions before construction.
 - Do not notch or drill joints, beams, or load bearing studs without the approval of the structural engineer.
 - Provide stud spacing to the number of plies of the girder truss continuous down the foundation engineer.
 - Provide lateral blocking at all edges of walls designated on the drawings as sheathwall. Blocking is to be same material as wall framing.
 - All wood in contact with concrete, masonry or soil shall be pressure treated.
 - When connection hardware is in contact with treated lumber or exposed to the weather, the hardware shall be zinc coated with a minimum of a G-90 coating thickness.
 - All framing anchors, post caps, hold downs, column bases, etc. shall be provided by Simpson Strong Tie or TEDO or approved equal.
 - Balting beams of 2x members 12x or less in depth shall be spliced together with not less than 12" of overlap and beveled end (120° corners, staggered), the depth of the beam is more than twice inches (12x), the members shall be connected together with 1/2" bolts spaced at 24" centers staggered. Bolts shall be placed 1/4 the depth of the member from the top and bottom.
 - All walls shall have a minimum of two top plates. Splices in top plates shall be staggered a minimum of four feet from the nearest splice in adjoining plates.
 - See nailing schedule, Table 2304.9.1 of the 2018 International Building Code for nailing not specifically called out on the drawings. Use Common Nails.
 - Nail Sizes: Standard Common with the following properties
 - 6d - 0.117" shank - 1.25" Penetration into Support Member
 - 8d - 0.131" shank - 1.50" Penetration into Support Member
 - 10d - 0.148" shank - 1.63" Penetration into Support Member
 - 12d - 0.148" shank - 1.63" Penetration into Support Member
 - 16d - 0.162" shank - 1.75" Penetration into Support Member
 - All plywood wall sheathing shall be APA EXP 1 RATED SHEATHING conforming to DOC F51 or F52 with panel identification index of 52/16-7/16".
 - All plywood roof sheathing shall be APA EXP 1 RATED SHEATHING conforming to DOC F51 or F52 with panel identification index of 42/20-19/22".
 - All plywood floor sheathing shall be APA EXP 1 RATED TAG SHEATHING conforming to DOC F51 or F52 with panel identification index of 48/24-23/23".
 - Provide cut waters at all joints in wood without steel plates.
 - All wood lumber is to have the following minimum allowable stresses.

- O. STEEL DECK**
- The metal centering shall be concrete form deck fabricated from steel sheet conforming to ASTM A611 or A466 having a minimum yield strength of 33ksi.
 - Material, detailing, design, manufacture and erection of metal decks shall be according to the Steel Deck Institute (SDI) Specification.
 - Decking shall have the following minimum properties and finishes:

Type	Depth	Gage	Finish
Composite Deck	1.58"	20"	Galvanized
 - Composite Deck
 - Composite Deck shall be capable of providing a diaphragm shear capacity as noted below in accordance with the current IS0 Research Recommendations for simple span conditions (Minimum Factor of Safety = 2.0)
 - Composite Deck 1250psi
 - In no case shall welding to steel members be less than 5/8" diameter puddle welds at 12" x 12" minimum and edges. Provide 16 gage welding washers when recommended by the manufacturer for the gage of metal deck specified below. Side laps for roof deck and conform deck shall be fastened with #12 TDR screws, minimum one each midspan. Side laps for composite deck shall be 1/2" long welds. Opening edges shall receive the welding as required at deck ends. All welding shall be performed by certified welders experienced in light gage metal deck work.
 - The deck manufacturer shall furnish all closure panels, girth stops, ridge and valley plates, sump pans, drain plates, welding washers and other accessories required to provide a finished surface for insulation, roofing and concrete slabs.
 - Install roof deck and conform deck with a minimum of a 2" end lap centered over supports.
 - Submit shop drawing showing erection procedures, the ISO report number, requirements, vertical load and diaphragm shear capacity furnished, deck shoring, U.L. fire rating number and composite beam and girder stud profile for review. Fabrication shall be begun without approved shop drawing.

- L. POST-INSTALLED ANCHORS**
- Epoxy Anchors
 - For concrete, epoxy shall be HIT-RE 300-SD by Hilti Corporation, or HIT-HY 200 by Hilti Corporation.
 - For masonry, including concrete masonry, hollow brick, and multi-wythe brick, epoxy shall be HIT-HY 70 by Hilti Corporation. Inset shall be in hollow applications.
 - Follow all manufacturer's recommendations and ICC-ESR for epoxy installation.
 - Alternative epoxy may be used if an ICC-ESR approval for use in cracked concrete is submitted to Engineer of Record prior to use. Masonry epoxy anchors shall be installed in grout-filled cells U.M.O. on plans.
 - Mechanical Anchors
 - For concrete, the mechanical anchor shall be Kwik Bolt TZ-CS by Hilti Corporation, or Kwik Bolt 2 by Hilti Corporation.
 - Follow all manufacturer's recommendations and ICC-ESR for mechanical anchor installation.
 - Alternative mechanical anchors may be used if an ICC-ESR approval for use in cracked concrete is submitted to Engineer of Record prior to use.
 - Screw Anchors
 - For concrete, screw anchor shall be Kwik HUS by Hilti Corporation, or Titan HD by Simpson Strong Tie.
 - Follow all manufacturer's recommendations and ICC-ESR for screw anchor installation.
 - Alternative screw anchors may be used if an ICC-ESR approval for use in cracked concrete is submitted to Engineer of Record prior to use.
 - Power Actuated Fasteners
 - For concrete, fastener shall be X-U American Knutted Shank Fasteners by Hilti Corporation.
 - For steel, fastener shall be X-U American Knutted Shank Fasteners by Hilti Corporation.
 - Follow all manufacturer's recommendations and ICC-ESR for fastener installation.
 - Alternative fasteners may be used if an ICC-ESR approval for use in cracked concrete is submitted to Engineer of Record prior to use.



structuraldesigngroup, inc.
410 S 7th
lincoln, nebraska 68508
402-436-7788

CREATED BY: JEFFREY W. HARRIS
DESIGNED BY: JEFFREY W. HARRIS
DRAWN BY: JEFFREY W. HARRIS
CHECKED BY: JEFFREY W. HARRIS
DATE: 3/23/2023

CONSTRUCTION DOCUMENTS FOR:
BAUMHAUS - Benedict Residence
2200 R Street - Lincoln, NE 68503
Peace Studio Architects
STRUCTURAL NOTES



structuraldesigngroup, inc.

DATE: 3/23/2023
PROJECT NO: 22-156
SHEET NO:

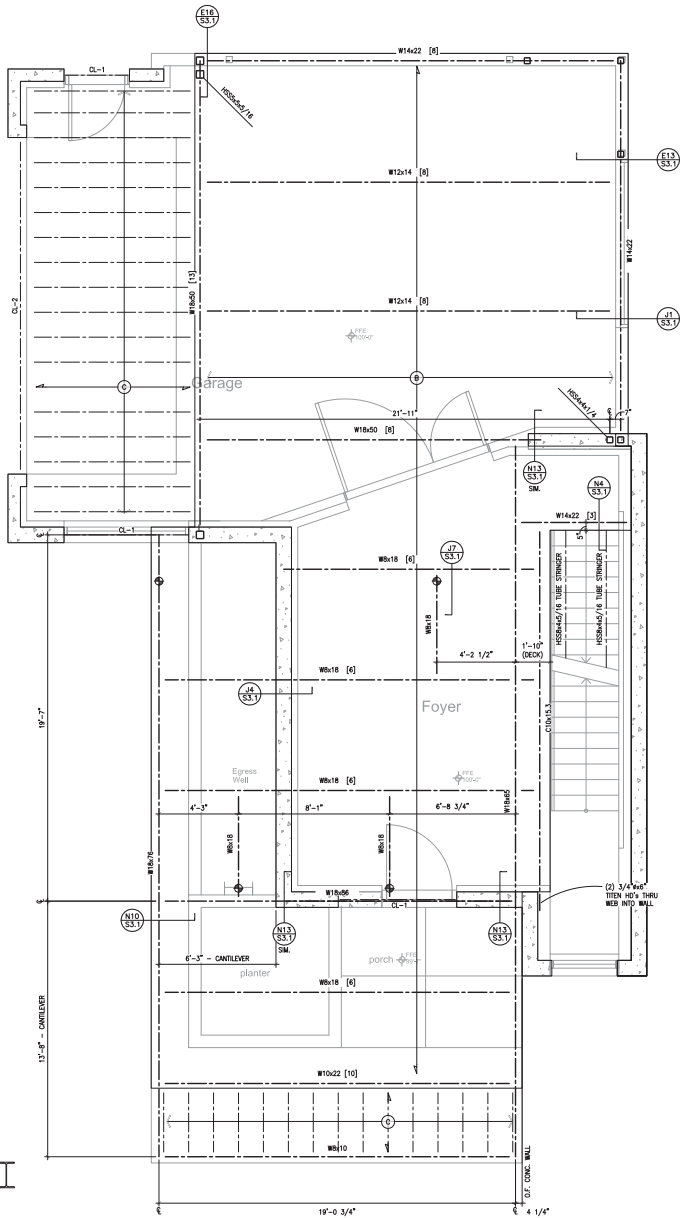
ENGINEER:	Jeff Harris
DRAWN BY:	Jeff Harris
DATE:	3/23/2023
PROJECT NO:	22-156
SHEET NO:	

S1.1

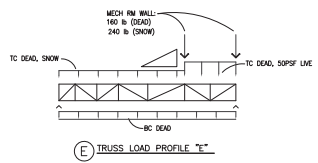
CONSTRUCTION DOCUMENTS FOR:
BAUMHAUS - Benedict Residence
2200 R Street - Lincoln, NE 68503
Peace Studio Architects
SECOND & ROOF LEVEL FRAMING PLANS



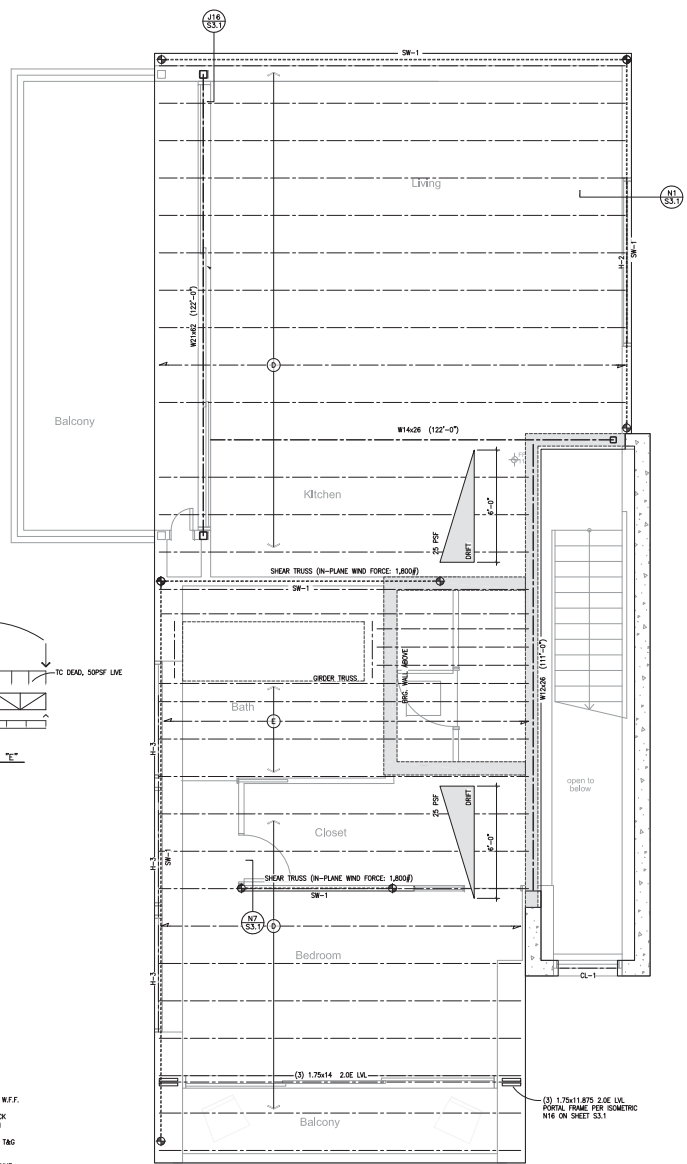
REVISIONS:	
ENGINEER:	vld
DRAWN BY:	jlw
ISSUED:	3/23/2023
DATE:	3/23/2023
PROJECT NO.:	22-156
SHEET NO.:	



2ND FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"



- PLAN TAGS:**
- (A) 8-4 LVL/DECK I.C.F. FLOOR SYSTEM
REF: JOISTS w/ (2) #5's TOP & BOT, w/ 4x4-W2.1x2.1 W.F.F.
 - (B) 5" CONCRETE SLAB ON 1.5W-200A COMPOSITE METAL DECK
REF: w/ 4x4 REINFORC W.F.F. CENTERED IN SLAB DEPTH
 - (C) 2x10 SPF/2 DECK JOISTS SPACED @ 14" O.C. w/ 23/32" TAG FLOOR SHEATHING - SEE SCHEDULE FOR ATTACHMENT
 - (D) WOOD ROOF TRUSSES SPACED @ 2'-0" O.C. BY TRUSS MANUF.
 - (E) WOOD ROOF TRUSSES SPACED @ 2'-0" O.C. BY TRUSS MANUF. - SEE TRUSS PROFILE "E" FOR ADDITIONAL LOADING
 - (F) 2x6 SPF/2 WOOD ROOF BATTENS SPACED @ 16" O.C. w/ 23/32" TAG ROOF SHEATHING - SEE SCHEDULE FOR ATTACHMENT



ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"



structural design group, inc.
410 S 7th
Lincoln, Nebraska 68508
402-439-7788

CONSTRUCTION DOCUMENTS FOR:
BAUMHAUS - Benedict Residence
2200 R Street - Lincoln, NE 68503

CONSTRUCTION DOCUMENTS FOR:
BAUMHAUS - Benedict Residence
2200 R Street - Lincoln, NE 68503
Pece Studio Architects
STRUCTURAL DETAILS

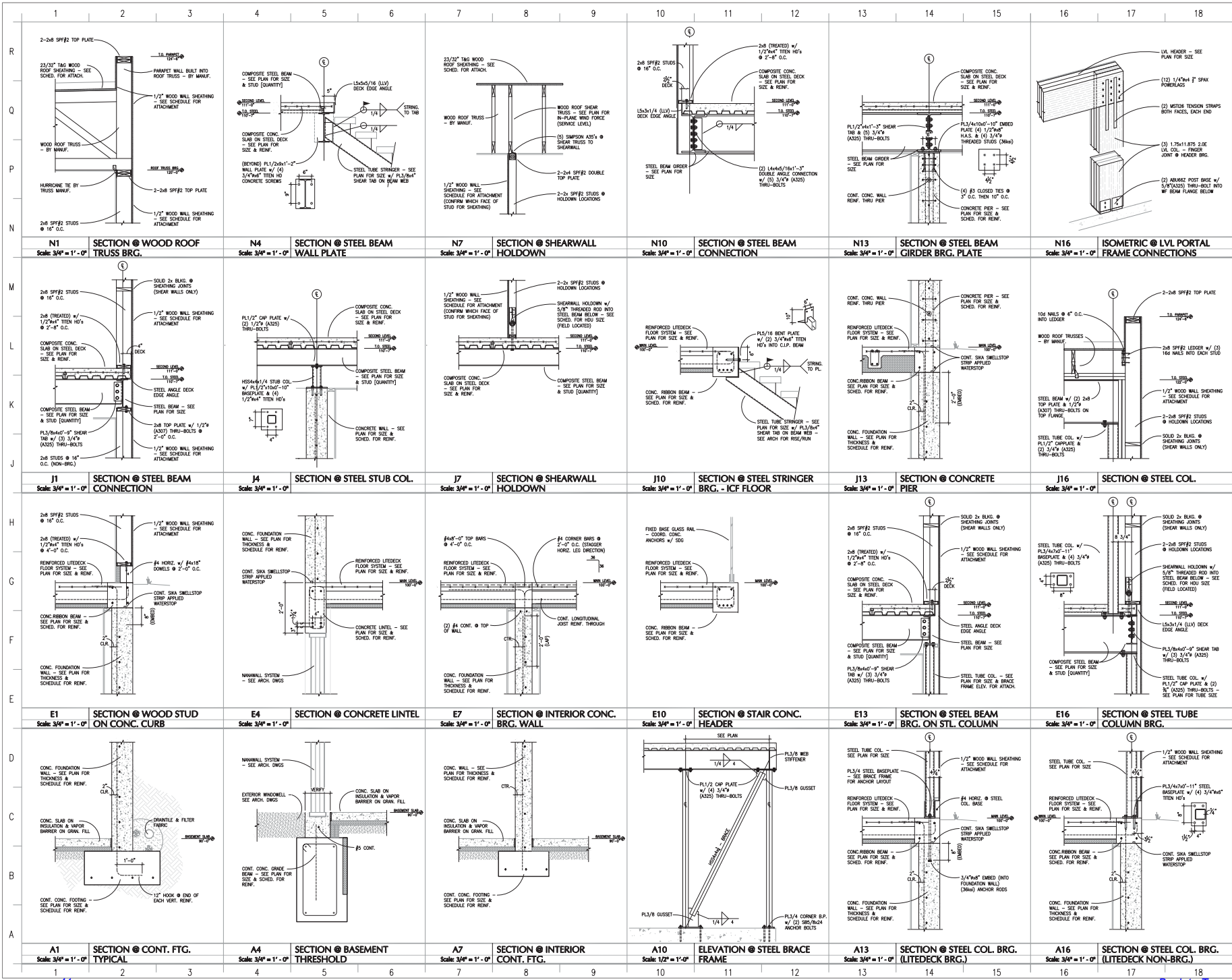


structural design group, inc.

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REVISIONS:

ENGINEER: JWB
DRAWN BY: JWB
DATE: 3/23/2023
ISSUED: 3/23/2023
PROJECT NO: 22-156
SHEET NO: S3.1



URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23054
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	1309 O Street
HEARING DATE	June 06, 2023
ADDITIONAL MEETINGS	-
APPLICANT	Sultan Attaie, sultanskite@gmail.com
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: CONDITIONAL APPROVAL

Summary of Request

Mr. Sultan Attaie applied for a sidewalk café permit for the use of the surface space outside Sultan's Kite (1309 O St.) abutting the public right-of-way as an extension of the café. He is proposing a sidewalk café of 10' x 25' attached to the building. The property sits between Walgreens pharmacy and Atmosphere Lincoln. This block between S 13th Street and S 14th Street running north-south, and N Street and O Street running east-west currently does not have any sidewalk cafés.

Staff Note: The sidewalk café permit application submitted by the applicant gives detailed information on relevant matters such as the type of business, days and hours of operation, the capacity, etc. The application package also includes a hand-drawn sketch of the extent of fencing, along with the pictures of the type of fencing, chairs and tables, and trash receptacle. As there are no sidewalk cafes in this block fronting O Street, this potential outdoor seating space could help attract more people downtown and help enliven the street at different times of the day.

The hand-drawn sketch of the potential fenced space provided by the applicant does not address the available obstructed or unobstructed passageway after considering a 10' wide sidewalk café. A drawing showing the exact dimensions of the sidewalk café space and the resultant pedestrian passageway is essential to making a decision on the application.

The application does not specify the joinery details between the metal railing and the brick pavers. This detail is critical to determine if it would affect the longevity of the pavers, and the railing.

Compatibility with the Lincoln Municipal Code

The building falls in the B-4 zoning district, and food and beverage establishments in the B-zoned districts are permitted to expand their services into the sidewalks, provided they meet the requirements laid out in chapter 14.50: Sidewalk Cafés under Title 14: Public Property and Public ways in the Lincoln Municipal Code.

Sidewalk cafés promote the public interest by

- Making B-zoned districts an active and attractive pedestrian environment.
- Providing the opportunity for creative, colorful, pedestrian-focused commercial activities on a day/night and seasonal basis.
- Encouraging commercial activities which add excitement, charm, vitality, diversity, and good design to B-zoned districts.
- Encouraging the upgrading of store fronts and the development of compatible and well-designed elements within such districts; and
- Promoting land conservation, redevelopment, energy savings, and indirect tax revenue.

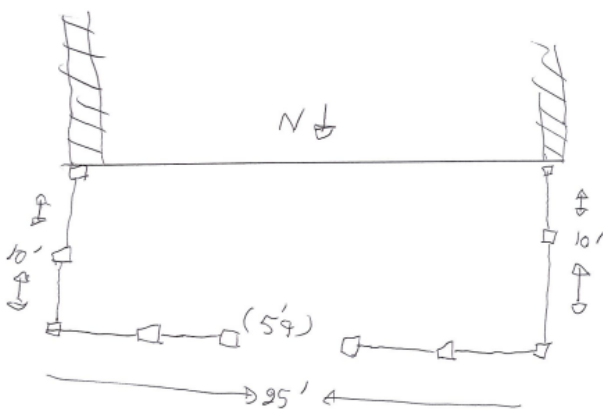
Title 14 Public Property and Public Ways
Chapter 14.50: Sidewalk Cafes
Section 14.50.060 Permit Conditions

2. A clear, unobstructed passageway not less than six feet in width at all points, entirely across the frontage of the property occupied by the occupant parallel to the line of the street and generally in the line of pedestrian traffic shall be maintained at all times; except as follows:

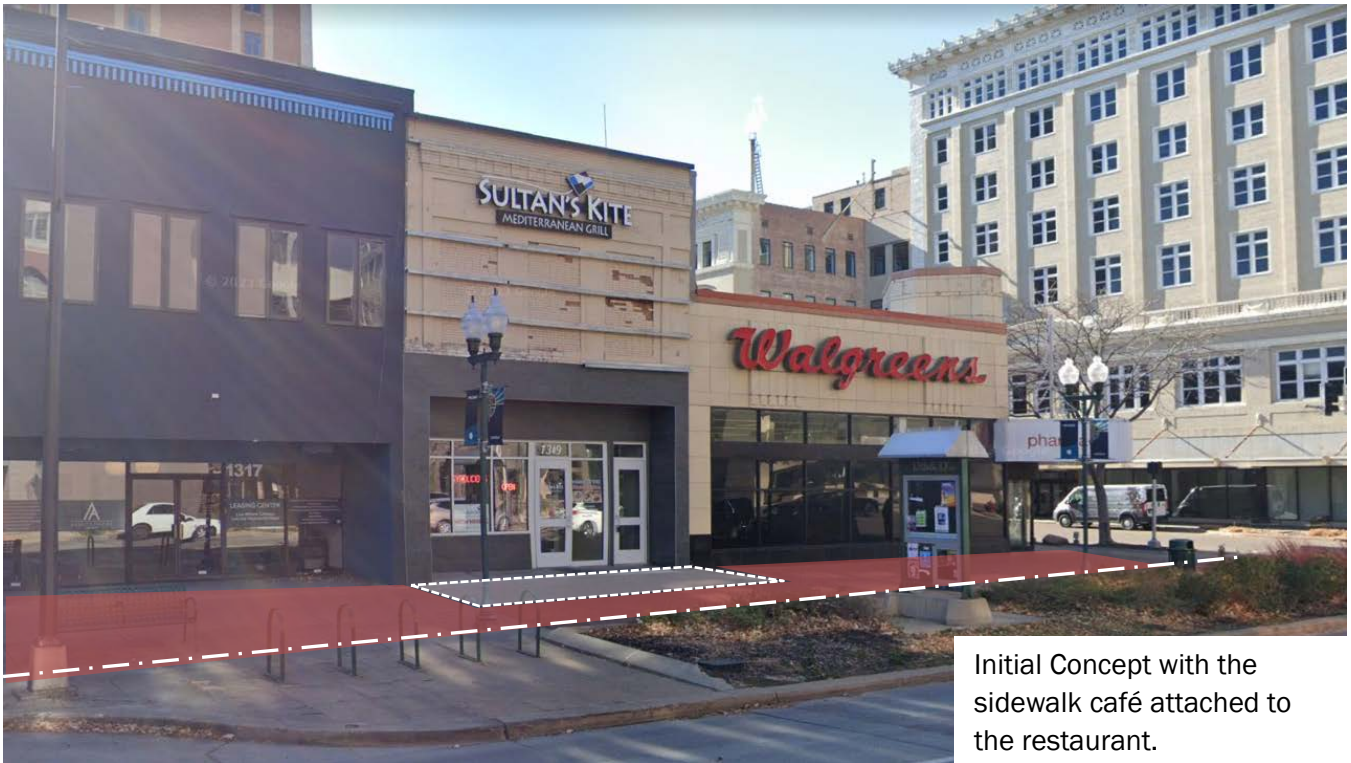
- If the City shall find special circumstances involving site characteristics or the flow of pedestrian traffic at such location, the conditions of approval may require a passageway greater than six feet or may prohibit operation of the sidewalk café for certain specified periods.
- If the City shall find that usually or at certain periods during the day or evening the flow of pedestrian traffic is sufficiently light to permit a passageway narrower than six feet, the conditions of approval may authorize a passageway as narrow as four feet, either at all times when such surface space is permitted or for certain specified periods during the time when such use is permitted.

Compatibility per Staff Analysis: Questionable

The sidewalk space available outside of the building is approximately 18' wide. Installing a 10' wide fencing would leave around 8' of passageway for pedestrian movement spanning the length of the building fronting O Street. Currently there is a street-light on one of the corners of the proposed side walk café, and it is situated in the 8' passageway (space between the edge of the proposed fencing and landscaped verge). This edge of the sidewalk café railing might interfere with the pedestrian and bike traffic and make part of the passageway congested. The hand-drawing below was included by the applicant in the application package, and the two following images are a diagrammatic representation of the same.



Initial Concept with the sidewalk café attached to the restaurant. (Received from the applicant)



After careful consideration, the staff recommends that the sidewalk café be closer the planting bed, away from the property, leaving 8' of pedestrian passageway between the restaurant and the outdoor café.

2. Except for sidewalk cafés which (i) serve solely by takeout and (ii) do not desire exclusive use of the permit area, the permit area shall be separated from the pedestrian passageway with a fence or other rigid barrier having a minimum height of thirty-six inches but not greater than sixty inches except for necessary pedestrian ingress and egress. Sidewalk cafes approved for a maximum occupancy of 50 or more shall provide two exits. Sidewalk cafes approved for the sale of alcohol shall have no more than one open entrance and said entrance shall not exceed eight (8) feet in width. Clearance from ground level to the bottom of the barrier shall be no more than twenty-seven inches. In specific, unusual locations that have light pedestrian traffic and relatively wide areas between the curb and the private property line the conditions of approval may waive the requirement that the permit area be separated from the pedestrian passageway by a fence or other rigid

barrier; provided that if such barrier is waived the permittee may not claim exclusive use of the permit area for his or her customers.

Compatibility per Staff Analysis: Compliant

- As per the initial sketch submitted in the application, the permit area would be separated from the pedestrian passageway with a metal railing.
- Height: 42 inches – compliant
- Railing clearance not more than 27” – compliant
- Capacity: 16 persons – compliant
- Staff recommends that the café have no railings along the façade of the restaurant to provide for ADA access. The restaurant does not plan on serving alcohol, and hence, the side fronting the restaurant can exceed 8’ and act as one large entrance to the café.



3. No advertising shall be permitted on or in any sidewalk café or any extension thereof except to identify the product and/or the name of the vendor, and shall in all respects comply with the provisions of Title 22 and 27 of this code regulating signage.

Compatibility per Staff Analysis: N/A

4. No umbrella, canopy, or similar device in any sidewalk café shall be more than six and one-half feet above ground level without approval of the City.

Compatibility per Staff Analysis: N/A

5. All sidewalk cafés shall be located only in the exact location described in the approved application. Approved furnishings, including the number of tables and chairs to be provided, may not be modified or substituted.

Compatibility per Staff Analysis: Compliant

- Choice of furniture included in the application. 4 sets of 4-seaters
- 31 ½” x 31 ½” chrome square outdoor table, and 4 arm chairs



Recommendations

In general, the plans are in conformance with the design standards. Some elements of design that require more attention and confirmation are:

- **Available unobstructed passageway.**
Having the café attached to the property would force Sultan to reduce the width of his sidewalk café in order to provide an unobstructed passageway for pedestrians and bikers.
- Due to:
 - a. the existing site furniture on the sidewalk,
 - b. the potential streetscape improvements on O Street as part of the Lincoln Downtown Corridor Design Guidelines, and
 - c. Sultan's Kite not requiring a liquor permit,the staff from the Planning and Urban Development departments met with the business owner on the property to discuss the pros and cons of the initial design and possible workarounds. We recommend that the sidewalk café be closer the planting bed, away from the property, leaving 8' of pedestrian passageway between the restaurant and the outdoor café. This also gives the restaurant the benefit of mounting the railing only on the two short sides of the café, and having the two long sides open, in order to provide for ADA access and blend well with the existing street conditions. The suggestions were discussed with Sultan on the site after informing him of the City's plans to undertake future improvements on O Street. Sultan is open to our suggestions and is willing to modify his initial plan to accommodate his plans for the sidewalk café as well as the City's initiatives. The drawings in the "ATTACHMENT B" and "ATTACHMENT C" summarize the discussions the staff has had with Sultan to help him maximize his outdoor café space.
- **Joinery details between the metal railing and brick pavers.**
The Planning Department recommends that the design account for the future changes, and be mindful of the existing brick pavers. We recommend minimum 4-1/4" deep anchors/screws for mounting the railing on the pavers.

ATTACHMENT A - Location Map

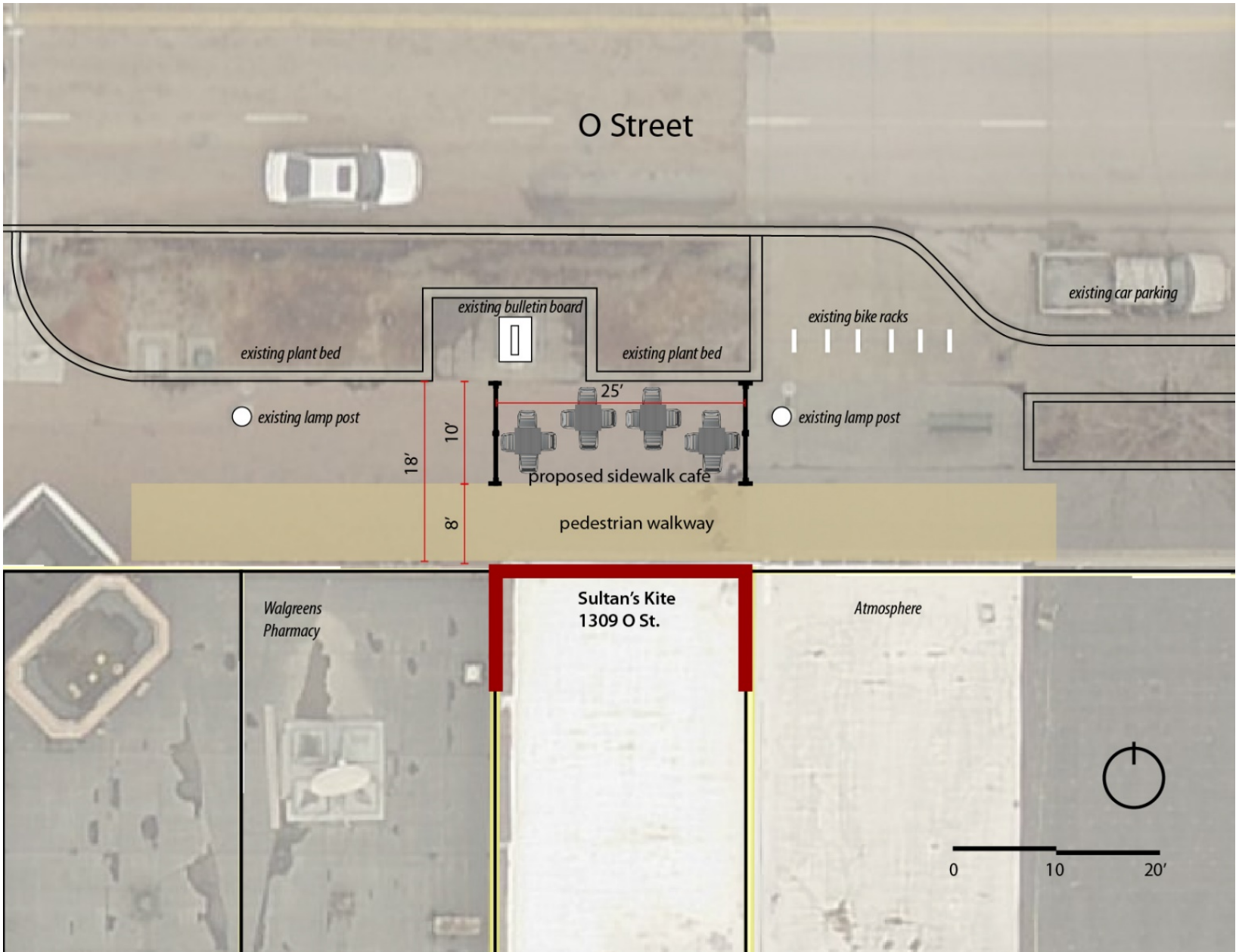


2022 Aerial



UDR23054 - Sultan's Kite Sidewalk Cafe (1309 O St)

Project: GIS\Projects\DevReview\UDC_Location\Maps.aprx
PDF: \\boards\UDC\REPORTS\Location\Maps



ATTACHMENT B – Site Plan

ATTACHMENT C – Perspective Images





ATTACHMENT D – Site Images



URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23070
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	101 N 14th Street
HEARING DATE	June 06, 2023
ADDITIONAL MEETINGS	-
APPLICANT	Alex Roskelley, alex@jakescigars.com
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

Mr. Alex Roskelley applied for a sidewalk café permit for the use of the surface space outside Jake's Cigars and Spirits (101 N 14th St.) abutting the public right-of-way as an extension of the café. He is proposing a sidewalk café of 46.5' x 9.0' attached to the building. Jake's is located on the first floor of the University Square parking garage, which is a corner lot, at the intersection of North 14th Street and P Street. It fronts both N 14th Street and P Street. However, the proposed outdoor café is only on the sidewalk along N 14th street.

Staff Note: The sidewalk café permit application submitted by the applicant gives detailed information on relevant matters such as the type of business, days and hours of operation, the capacity, etc. The application package also includes a café plan, a furniture plan, along with a hand sketch and pictures of the type of railings, benches and tables. The nearest sidewalk cafes are Ali baba Gyros and Gourmet Grill, both on N 14th St., and one-minute walk from Jake's. As there are no existing sidewalk cafes attached to this building, this potential outdoor seating space could help attract more people downtown and help enliven the street at different times of the day.

In the recent Outdoor Dining Committee meeting held on May 11th, staff from Urban Development and Planning departments have been in support of the sidewalk café and the furniture design plan and asked for minor additions in the sketches of the railings proposed in the café. The revised sketches are appended in the report as Attachment D.

Compatibility with the Lincoln Municipal Code

The building falls in the B-4 zoning district, and food and beverage establishments in the B-zoned districts are permitted to expand their services into the sidewalks, provided they meet the requirements laid out in chapter 14.50: Sidewalk Cafés under Title 14: Public Property and Public ways in the Lincoln Municipal Code.

Sidewalk cafés promote the public interest by

- Making B-zoned districts an active and attractive pedestrian environment.

- Providing the opportunity for creative, colorful, pedestrian-focused commercial activities on a day/night and seasonal basis.
- Encouraging commercial activities which add excitement, charm, vitality, diversity, and good design to B-zoned districts.
- Encouraging the upgrading of store fronts and the development of compatible and well-designed elements within such districts; and
- Promoting land conservation, redevelopment, energy savings, and indirect tax revenue.

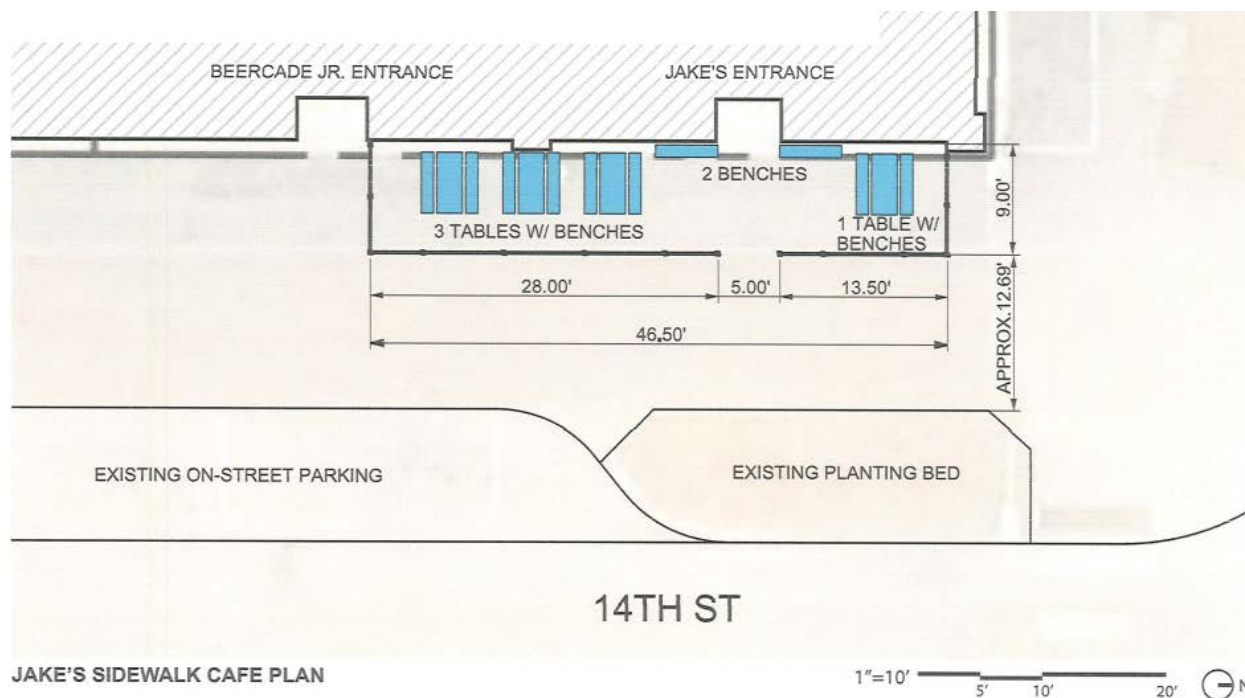
Title 14 Public Property and Public Ways
Chapter 14.50: Sidewalk Cafes
Section 14.50.060 Permit Conditions

2. A clear, unobstructed passageway not less than six feet in width at all points, entirely across the frontage of the property occupied by the occupant parallel to the line of the street and generally in the line of pedestrian traffic shall be maintained at all times; except as follows:

- If the City shall find special circumstances involving site characteristics or the flow of pedestrian traffic at such location, the conditions of approval may require a passageway greater than six feet or may prohibit operation of the sidewalk café for certain specified periods.
- If the City shall find that usually or at certain periods during the day or evening the flow of pedestrian traffic is sufficiently light to permit a passageway narrower than six feet, the conditions of approval may authorize a passageway as narrow as four feet, either at all times when such surface space is permitted or for certain specified periods during the time when such use is permitted.

Compatibility per Staff Analysis: *Compliant*

The sidewalk space available outside of the building is approximately 20-21' wide. Installing a 9' wide fencing would leave around 11-12' of passageway for pedestrian movement.



2. Except for sidewalk cafés which (i) serve solely by takeout and (ii) do not desire exclusive use of the permit area, the permit area shall be separated from the pedestrian passageway with a fence or other rigid barrier having a minimum height of thirty-six inches but not greater than sixty inches except for necessary pedestrian ingress and egress. Sidewalk cafes approved for a maximum occupancy of 50 or more shall provide two exits. Sidewalk cafes approved for the sale of alcohol shall have no more than one open entrance and said entrance shall not exceed eight (8) feet in width. Clearance from ground level to the bottom of the barrier shall be no more than twenty-seven inches. In specific, unusual locations that have light pedestrian traffic and relatively wide areas between the curb and the private property line the conditions of approval may waive the requirement that the permit area be separated from the pedestrian passageway by a fence or other rigid barrier; provided that if such barrier is waived the permittee may not claim exclusive use of the permit area for his or her customers.

Compatibility per Staff Analysis: Compliant

- *As per the submitted application, the permit area would be separated from the pedestrian passageway with a metal railing. – compliant*
- *Height: 36 inches – compliant*
- *Railing clearance: 18” – compliant*
- *Capacity: 30 persons – compliant*
- *One entrance of 5’ – compliant*

3. No advertising shall be permitted on or in any sidewalk café or any extension thereof except to identify the product and/or the name of the vendor, and shall in all respects comply with the provisions of Title 22 and 27 of this code regulating signage.

Compatibility per Staff Analysis: N/A

4. No umbrella, canopy, or similar device in any sidewalk café shall be more than six and one-half feet above ground level without approval of the City.

Compatibility per Staff Analysis: N/A.

No canopy or umbrellas mentioned in the application. The building has an existing canopy that would cover the area of the sidewalk café.

5. All sidewalk cafés shall be located only in the exact location described in the approved application. Approved furnishings, including the number of tables and chairs to be provided, may not be modified or substituted.

Compatibility per Staff Analysis: *Compliant.*

- *Choice of furniture included in the application.*

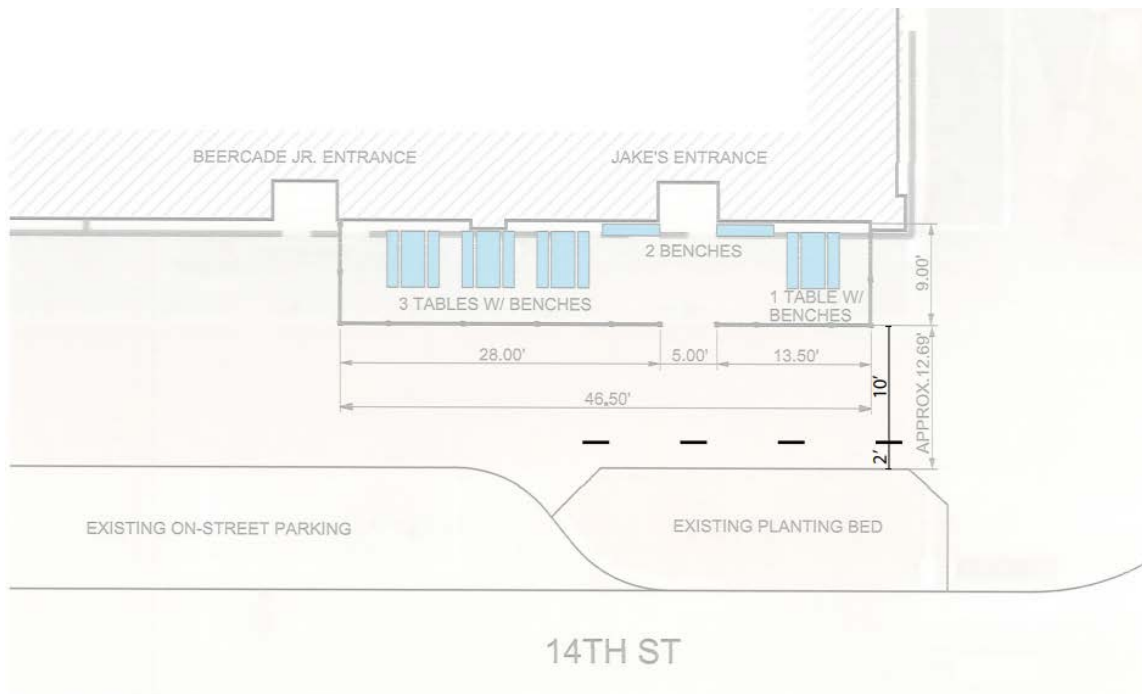
Recommendations/Comments

In general, the plans are in conformance with the design standards. An area of design that requires more attention is:

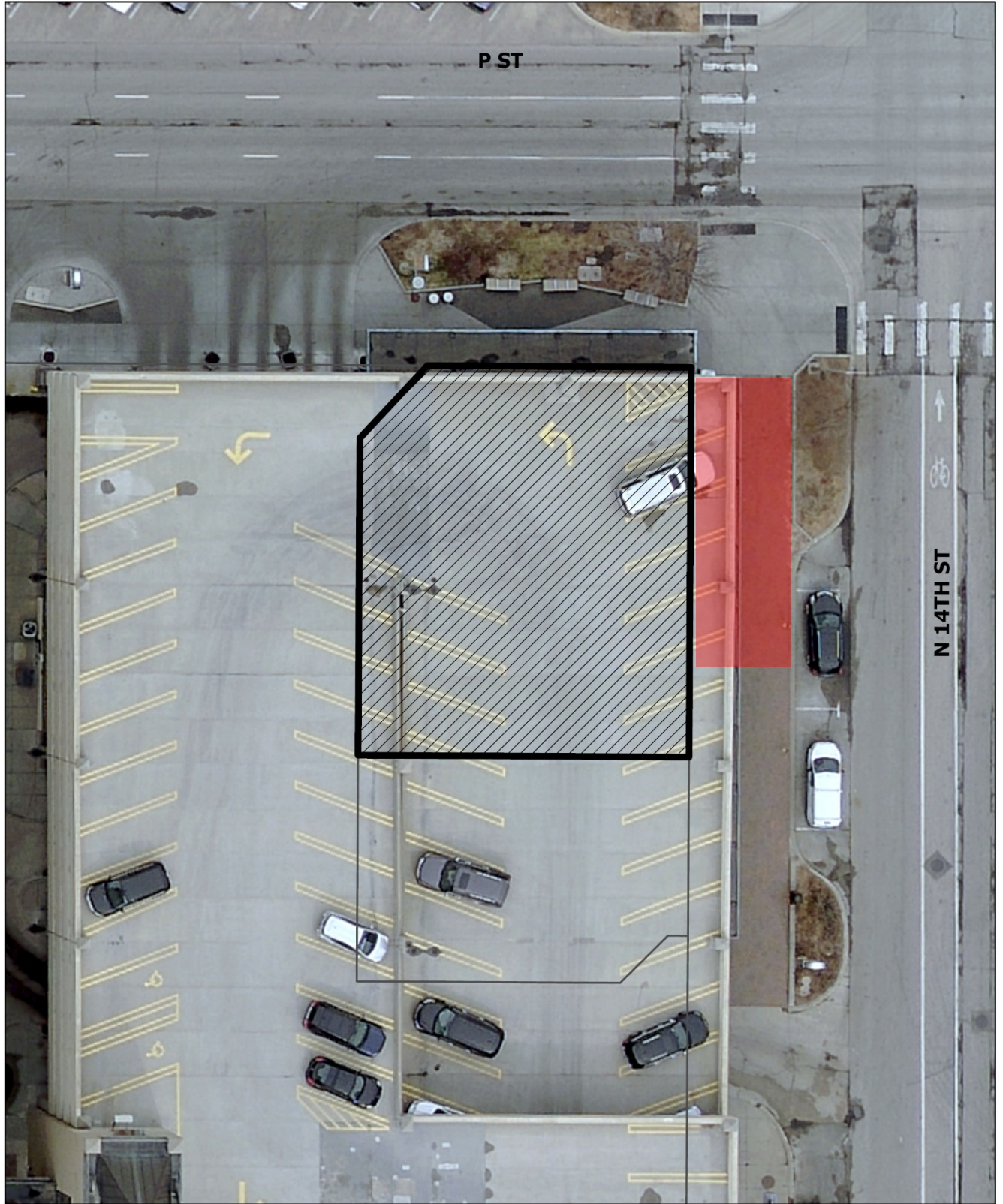
- **Existing Bike racks**

Currently, there are 8 bike racks outside Jake’s, where the sidewalk café is being proposed. Since N 14th Street has an active bike lane, City staff will coordinate with DLA to relocate the bike racks in the vicinity.

Staff recommends the following arrangement of bike racks:
 4 racks in front of Jake's and 3 in front of Jimmy John's. The racks should be placed 2' from the curb/planting bed.



ATTACHMENT A - Location Map



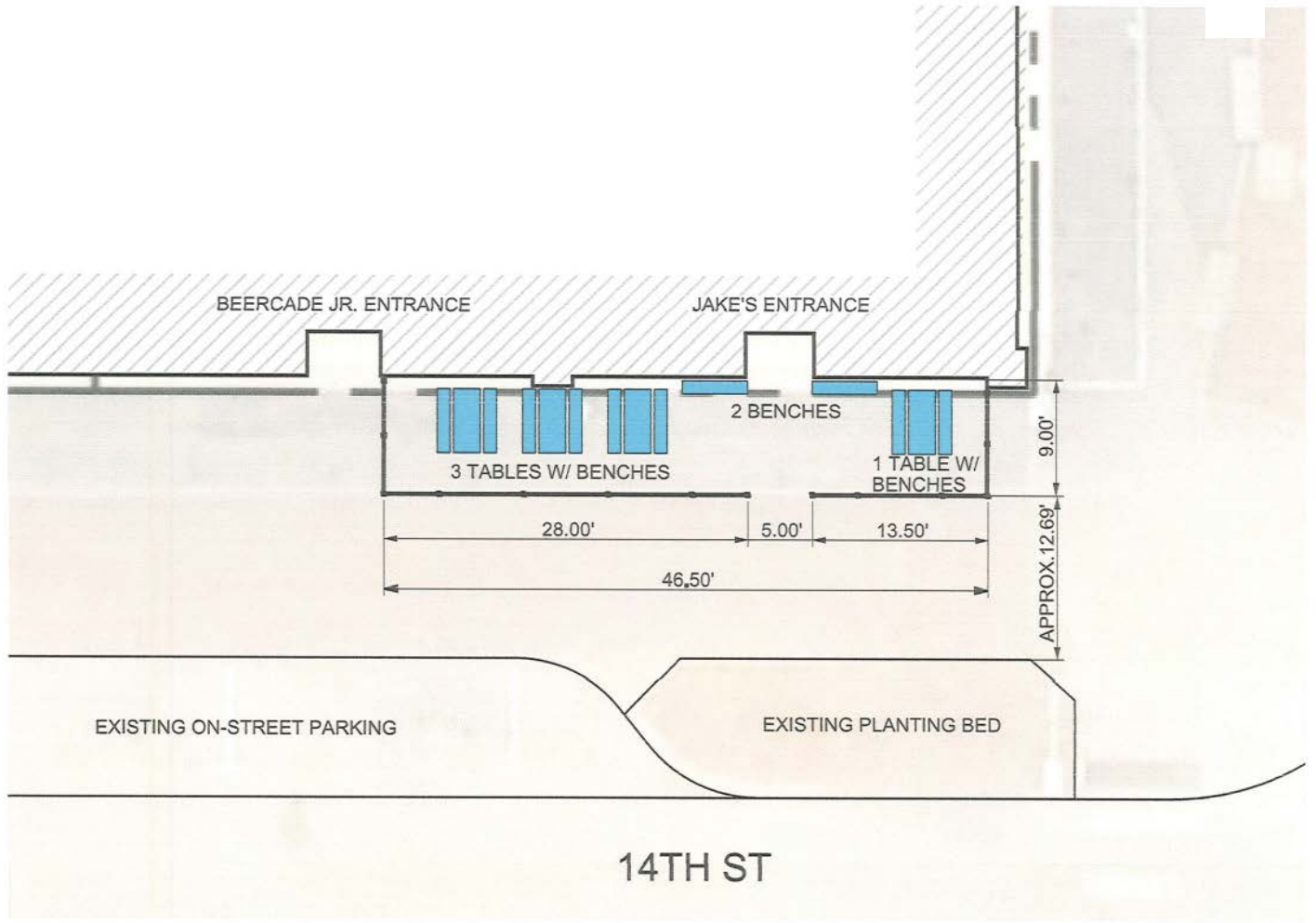
2022 Aerial



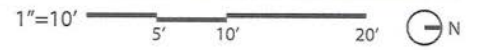
UDR23070 - Jake's Cigars & Spirits Sidewalk Cafe (101 N 14th St)

Project: _GIS\Projects\DevReview\UDC_Location\Maps.aprx
PDF: @boards\UDC\REPORTS\Location Maps

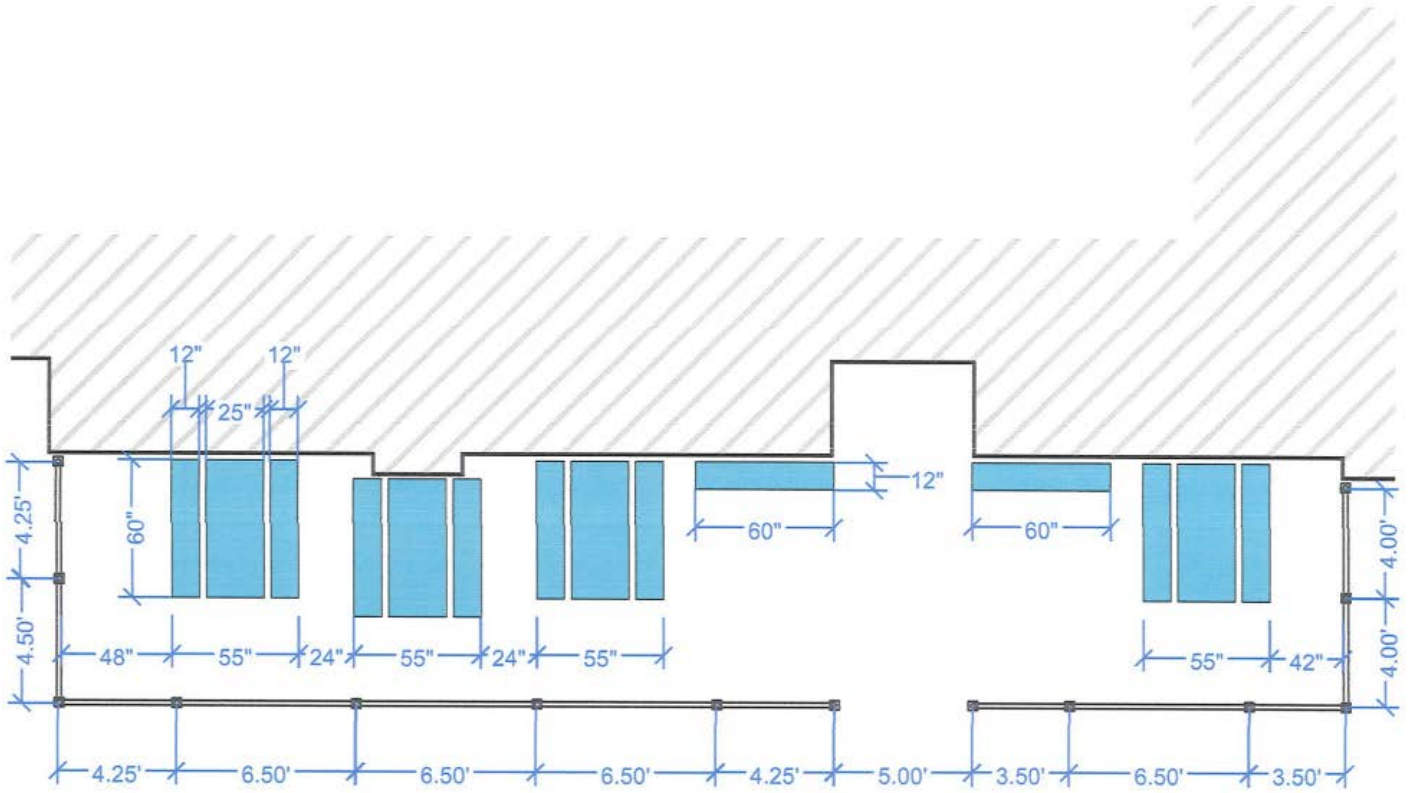
ATTACHMENT B – Site Plan



JAKE'S SIDEWALK CAFE PLAN



ATTACHMENT C – Furniture Layout



JAKE'S FURNITURE PLAN



ATTACHMENT D – Furniture Choice

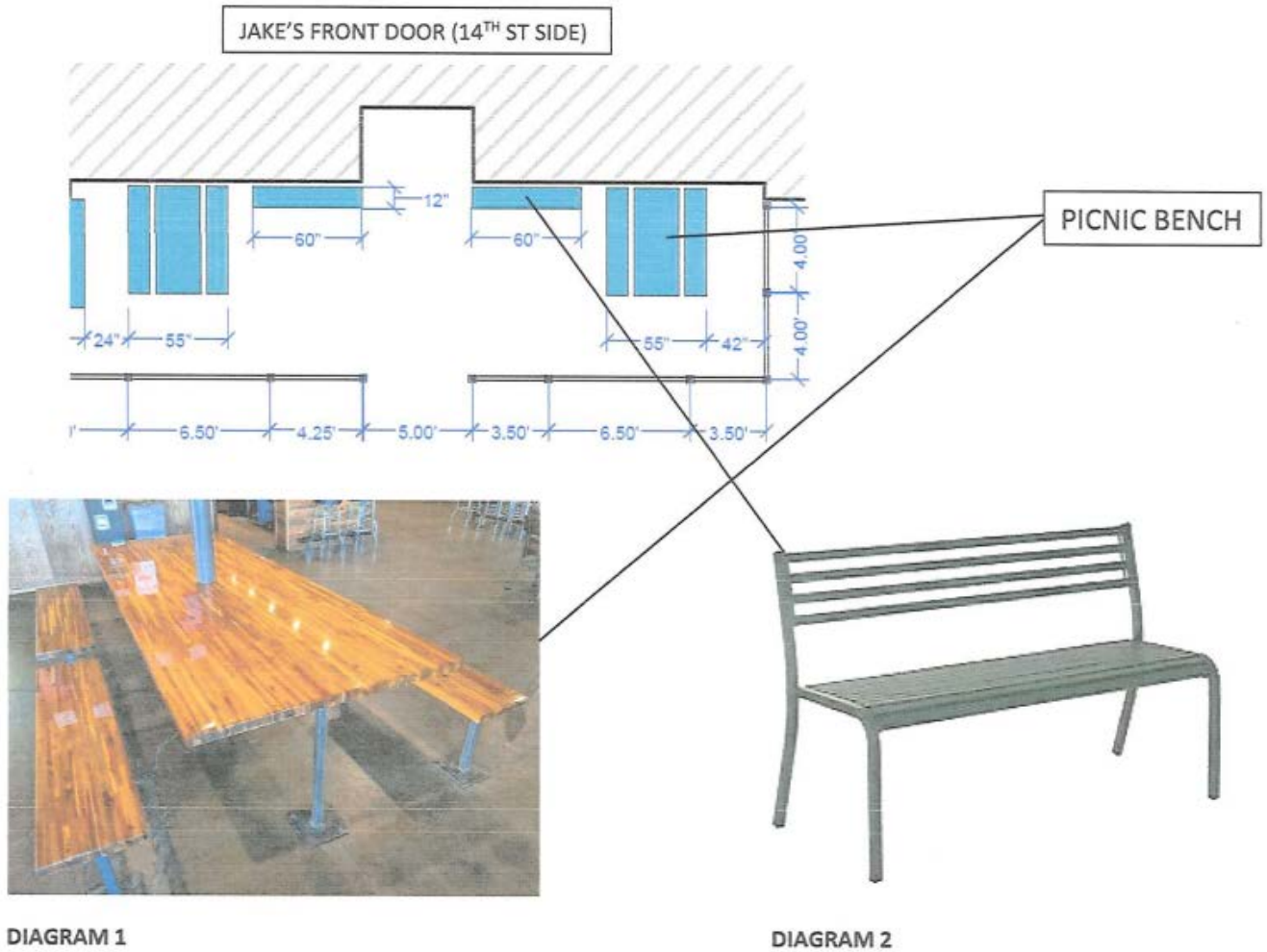


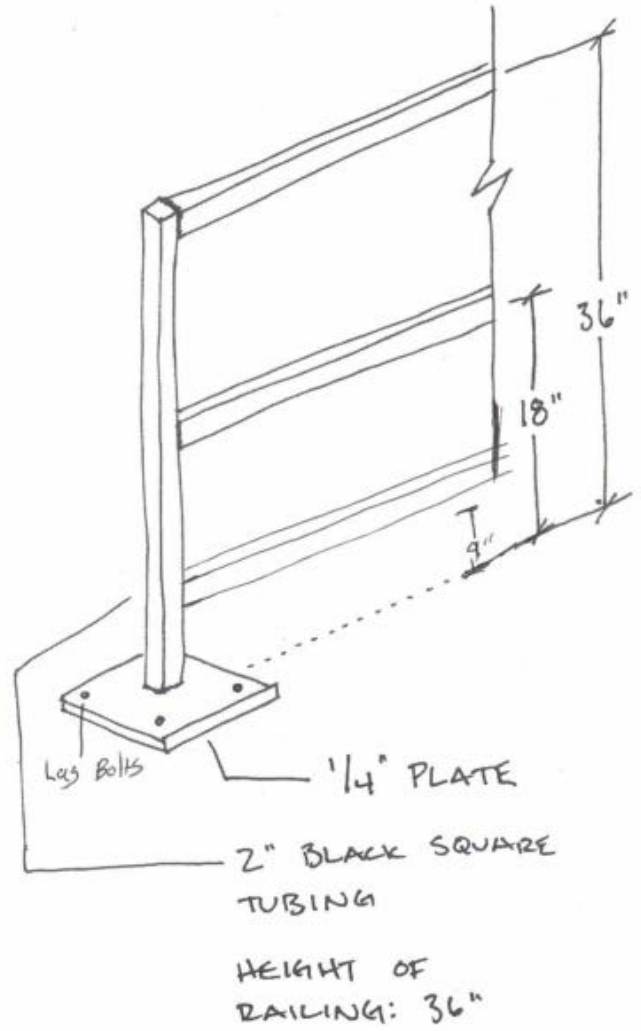
DIAGRAM 1: PICNIC BENCH-STYLE TABLES (SEE SIZE ON PLAN ABOVE) TO BE BUILT AND INSTALLED AS SHOWN IN IMAGES ABOVE

- 2" TUBING FOR LEGS AND SUPPORT WITH SEALED WOOD TABLES TO WITHSTAND OUTSIDE ELEMENTS

DIAGRAM 2: 60" BLACK METAL BENCHES TO BE INSTALLED ON EITHER SIDE OF DOOR. ALLOWS FOR EGRESS.



2" Square Tube Black Powder Coated Railing



ATTACHMENT D – Site Images



URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23073
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	Bison Witches – 1320 P Street, Suite 100
HEARING DATE	June 06, 2023
ADDITIONAL MEETINGS	July 10, 2013 (original sidewalk café discussion)
APPLICANT	Brandon Kosek, bisonwitcheslincoln@gmail.com
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: ADVICE ONLY

Summary of Request

Nearly ten years ago, Bison Witches was approved for a sidewalk café that borders the east side of Tower Square at N 13th and P Streets. The patio space includes an overhead canopy that provides shade and overhead protection from the elements. More recently, it was discovered that Bison Witches had installed an enclosure around the patio (see attached images) that was not approved by the City. Upon an internal staff review of the added enclosure, it was determined that the Bison Witches sidewalk café was no longer in conformance with the approved application. In discussions with the applicant, they have conveyed that the enclosure is an attempt to expand seating in the cool-weather months when an outdoor patio would not otherwise be appropriate. The enclosure appears to be made of a thick canvas material with a red color finish and transparent, vinyl window openings.

When the original application was approved, there was an understanding that activation of Tower Square was important and that sidewalk cafes could play a major role in that activation. Though consistently activating the space has proven to be a challenge, Bison Witches and their sidewalk café have been an overwhelming positive to Tower Square, and there is a desire to find a solution that works for them, while still preserving the City's investment in this critical corner of downtown.

The Urban Design Committee is being asked to weigh in on the modifications in order to help the City identify a path toward conformance.

Compatibility with the Lincoln Municipal Code

As previously mentioned, Bison Witches was originally approved for a sidewalk café in 2013. The basic structure and layout of the space have remained unchanged and continue to be in conformance with Chapter 14.50 of the Lincoln Municipal Code (LMC). The new enclosure however, is not in complete conformance, as highlighted by the following sections of the code:

14.50.020 Purpose.

It is found and declared that sidewalk cafés promote the public interest by:

- a. Making B-zoned districts an active and attractive pedestrian environment;

- b. Providing the opportunity for creative, colorful, pedestrian-focused commercial activities on a day/night and seasonal basis;
- c. Encouraging commercial activities which add excitement, charm, vitality, diversity, and good design to B-zoned districts;
- d. Encouraging the up-grading of store fronts and the development of compatible and well-designed elements within such districts; and
- e. Promoting land conservation, redevelopment, energy savings, and indirect tax revenue.

Compatibility per Staff Analysis: *While an enclosed space does offer the ability to extend use of the patio beyond the outdoor café season, the fact that it is fully enclosed with little transparency substantially limits its potential impact on the pedestrian environment. Further, it obstructs views of the building façade that was improved as part of the Tower Square project.*

14.50.060 Permit Conditions.

- p. No umbrella, canopy, or similar device in any sidewalk café shall be more than six and one-half feet above ground level without approval of the City.
- q. All sidewalk cafés shall be located only in the exact location described in the approved application. Approved furnishings, including the number of tables and chairs to be provided, may not be modified or substituted.

Compatibility per Staff Analysis: *Although neither items p. or q. speak directly to an enclosure of this nature, they do emphasize the general expectation that furniture or vertical elements not explicitly approved by the City shall not be allowed.*

Recommendations

Though staff is sympathetic to the applicant’s desire to maximize use of their space, there is a process that must be followed to ensure that sidewalk cafes benefit the larger downtown environment and not just the applicant. Additionally, allowing such an element sets a precedent that others may attempt to follow.

In this instance, it could be argued that the largely opaque enclosure does more to detract from Tower Square than it does to add any meaningful value to the downtown environment. The color and materiality of the enclosure is not especially well suited for an active downtown environment and certainly does not adequately complement Tower Square or the architecture of the adjacent building.

That said, staff is open to alternative opinions and solutions that won’t result in excessive costs for the applicant. To that end, the Committee should consider the following:

- Is the enclosure as currently designed an appropriate sidewalk café element?
- If not, are there modifications that could be made to make the enclosure more palatable and conforming to the code?
- What are the most critical urban design considerations the City should be considering in weighing a proposal like this?

ATTACHMENT A - Location Map



2022 Aerial



UDR23073 - Bison Witches Sidewalk Café (1300-1320 P Street)

Project: 020PrairieDev/Fin/2022/DC_LocationMap.apr
PSP: 24-March-2024/020PrairieDev/Fin/2022/DC_LocationMap.apr

ATTACHMENT B – Photos







URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23075
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	401 N 9 th Street
HEARING DATE	June 06, 2023
ADDITIONAL MEETINGS	October 4, 2022 (original review by UDC)
APPLICANT	Hallie Salem, 402-441-7866, hsalem@lincoln.ne.gov
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: ADVICE ONLY

Summary of Request

In October of 2022, Urban Design Committee recommended approval, subject to review of the site plan once complete (minutes from the October meeting have been attached to the agenda packet). While refinement of the site plan cannot be completed until streetscape-related improvements are negotiated, the developer is proposing some changes to the project that they'd like to get approval on.

As can be seen in the attached renderings, the original proposal included a freestanding canopy south of the building that would complement the existing canopy in front of the adjacent Courtyard by Marriott. What is now being shown is an enlarged canopy extending out from the building's south façade. The canopy would consist of white fascia and soffit, with a faux framing recess above the lobby entry point. This recess would be lit to further highlight and brighten up the entry.

The Urban Design Committee is being asked to weigh in on these proposed canopy modifications.

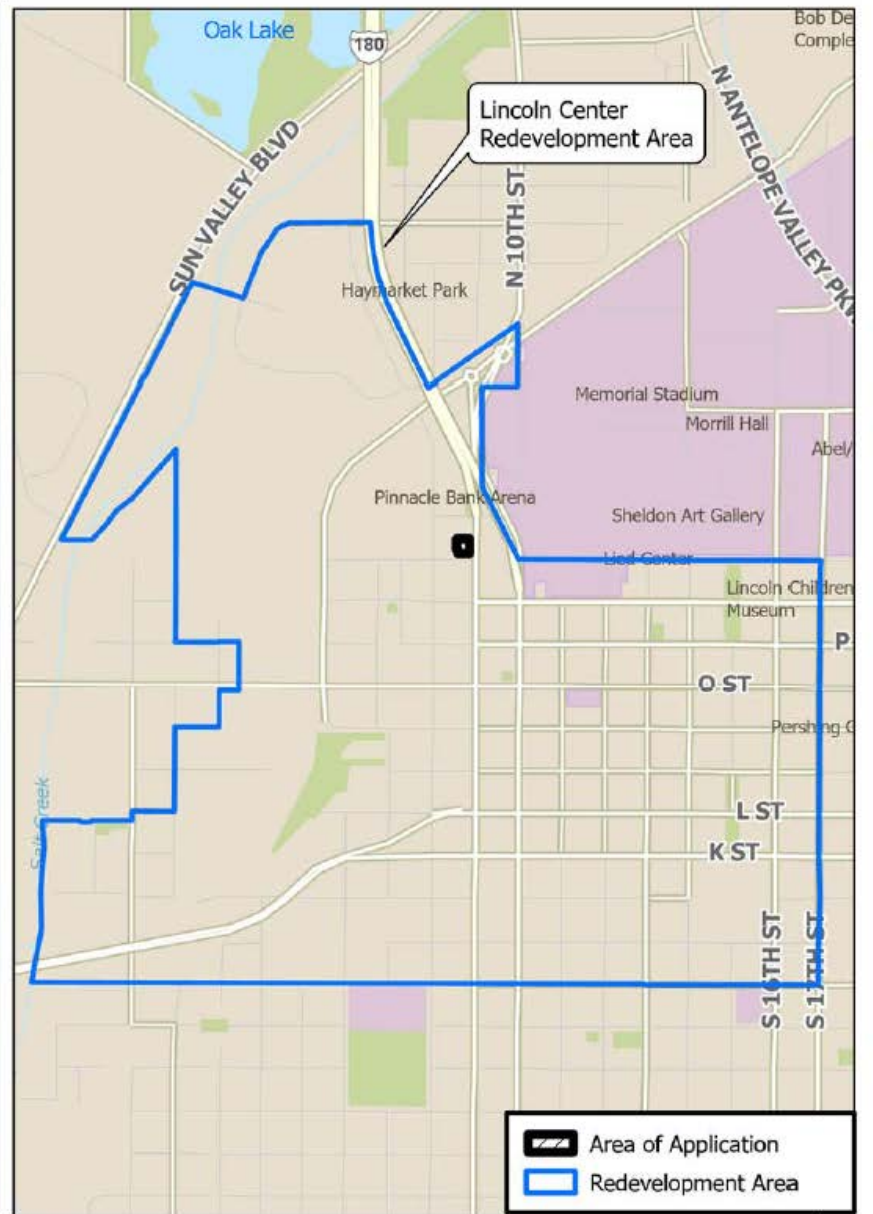
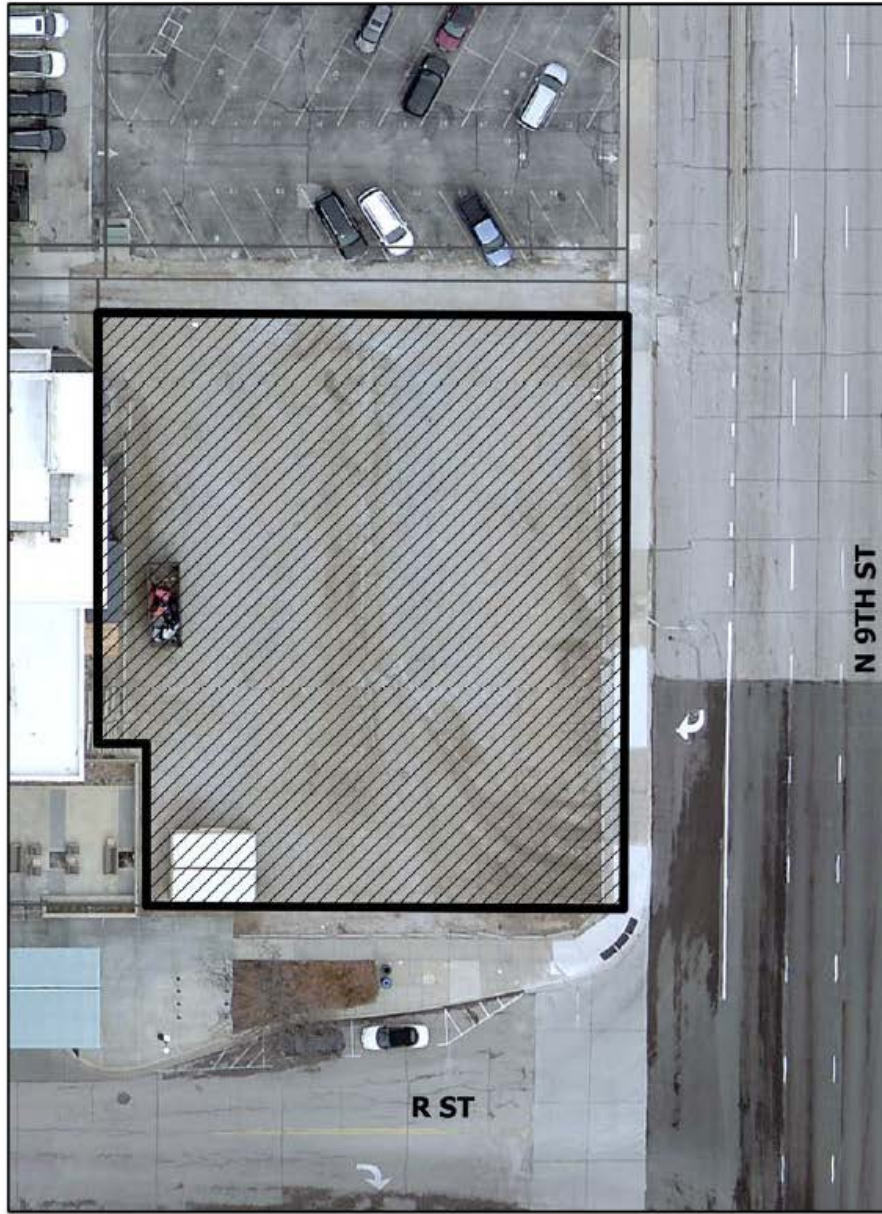
Compatibility with the Downtown Design Standards

The materiality of the proposed canopy should be presented by the applicant and discussed by the Committee, but ultimately this modification does not appear to be in conflict with any of the Downtown Design Standards.

Recommendations

While the proposed canopy change will certainly have an impact of the south façade and the adjacent streetscape, it meets the Downtown Design Standards. Still, the Urban Design Committee should weigh the proposal and offer appropriate feedback pertaining to materiality, lighting, impacts on the streetscape, and the interaction that this feature creates between the interior and exterior of the building. Additionally, the Committee should reiterate its desire to see the applicant come back for a final review of the site plan at a future date.

ATTACHMENT A - Location Map



2022 aerial

UDR23075 - 9th and R Redevelopment (401 N 9th Street)

Project: GIS\Projects\LincolnCenter\UDR23075\LocationMap.aprx
File: UDR23075\UDR23075\LocationMap



ATTACHMENT B – Original Canopy Rendering



ATTACHMENT C – New Canopy Renderings





Excerpt from MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, October 4, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Emily Deeker, Jill Grasso, Tom Huston and Gil Peace; (Peter Hind and Michelle Penn absent).

OTHERS IN ATTENDANCE: Paul Barnes, Stacey Hageman, Collin Christopher and Teresa McKinstry of the Planning Department; Matt Larson; Emily Andersen; Josh Berger with Woodbury Corp.; Aaron Stitt with Marriott; Ben Kunz; Jennifer Seacrest with Olsson Studio; Brandon Mannix Slobig appeared via Zoom Video Communications ©; and other interested parties.

Vice-Chair Peace called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

9th and 'R' REDEVELOPMENT:

October 4, 2022

Members present: Canney, Deeker, Grasso, Huston and Peace; Hind and Penn absent.

Hageman stated this is a redevelopment project adjacent to the Haymarket. Images were included in the agenda. There are also renderings of what it looks like with building elevations.

Josh Berger stated this is a project that has been a long time in the making. We have been working with the City. This is on a busy intersection that we are coordinating with the City. Particular attention was paid to the adjacency of the Haymarket. They also tried to pay attention to the historical nature of the Haymarket. Some details are reminiscent of a warehouse district.

Huston asked how many rooms the hotel will have. Berger replied 122. This has been a long time in the making.

Canney inquired about outdoor space. Berger stated the site is less than 20,000 square feet. The southwest inside corner of the hotel is a plaza. They will have some brand amenities that come with a Residence Inn. The site plan is not fully developed yet. It is not modeled yet.

Peace wanted to hear the applicant talk about materials a little. He wondered if the brick will match. Berger doesn't think it will match perfectly. It will be a blended mixture. They haven't fully vetted that yet. The top band is proposed to be metal panels. The terra cotta color on the stair towers he believes are metal panel as well. Between the window louvres is where the mechanicals will sit. They are trying to make that as subtle as possible. There are also metal panels under the windows. The windows will be floor to ceiling. The first floor on the slip street adjacent to 9th St. won't have glass all the way to the street. He believes one of the challenges with a building like this is there is not really a back of the building. The north elevation is as important as the south elevation.

Grasso noted the drawing looks like there is horizontal banding on the north side, and the south side has vertical banding as well. Berger is not sure.

Peace questioned what the white material is at the base. Berger believes it is a masonry material or CMU. Grasso believes it wraps all the way around. Deeker noted the legend says face stone. Berger believes perhaps it is some kind of limestone toned material.

Deeker asked if the canopy is part of the plan. Canney stated it would be helpful to see a site plan and how it relates to its surroundings. Berger noted they were just talking about that. There will be a gap between the two canopies. We want to slow the corner down. He believes that is in line with what the City wants to do. They aren't quite there yet on the site plan. The site plan will show the courtyard as well.

Huston asked what kind of schedule the applicant is looking at. Berger responded they would like to break ground in the spring with about eighteen months to build.

ACTION:

Huston moved approval subject to review of the site plan once it is complete, seconded by Deeker.

Peace stated it would be nice to see if the brick on the existing building could be matched with this. It would tie together the two Marriott projects. If this building could have access to the courtyard firepit, that would be really nice as well. Berger noted they are trying to sort through the details.

Grasso inquired if this will all be grade level. Berger replied no, there will be steps.

Peace asked about the amenities they will have to provide. Aaron Stitt stated they have the courtyard with an outdoor firepit. This will more into gaming and family activities. They will do what they can.

Stitt stated this project is the latest prototype of Residence Inn. This is a custom urban build. It is a power brand. Residence Inn is Marriott. There is currently no extended stay in downtown Lincoln. There is a definite need for this. He thinks it will be an excellent addition to downtown. It will be owned and managed by the same company. The company currently has sixteen hotels under development. They have a long track record of excellence with Marriott and Hilton. Berger added that a lot of due diligence has been done.

Peace believes extending the canopy will be nice. He noted this street goes up hill. He thinks the idea of keeping louvres is great, along with floor to ceiling glass. He urged them to not let anyone talk you into PTAC (Package Terminal Air Conditioner) units under the windows. Berger doesn't believe that will happen. The way the rooms are set up, floor to ceiling glass is a plus.

Motion for approval subject to review of the site plan once it is complete carried 5-0: 5-0: Canney, Deeker, Grasso, Huston and Peace voting 'yes'; Hind and Penn absent.

https://linclanc.sharepoint.com/sites/PlanningDept-Boards/SharedDocuments/Boards/UDC/REPORTS/2023/04 June/Minutes_100422.docx