



238 W UNIVERSITY

GAINESVILLE, FLORIDA DEVELOPMENT REVIEW PACKAGE

DATE OF ISSUE: 03/01/16

LEGAL DESCRIPTION:

TAX PARCEL #14260-000-000 & #14269-000-000 (OFFICIAL RECORDS BOOK 173, PAGE 1542)
ALL OF LOTS 1, 2, AND 5 TOGETHER WITH THE SOUTH 81.55 FEET OF LOTS 3 AND 4 OF THE REPLAT OF THE WEST HALF OF BLOCK-19 OF "BRUSH'S ADDITION TO GAINESVILLE, FL.", FILED JANUARY 24, 1925, IN PLAT BOOK "A", AT PAGE 16 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO THE EAST HALF OF BLOCK 19 OF BRUSH'S ADDITION AS PER PLAT THEREOF, AS RECORDED IN DEED BOOK "O", PAGE 218 LESS THE EAST 150 FEET THEREOF, LESS ALL THE RIGHT-OF-WAY FOR N.W. 2ND AVENUE, PER OFFICIAL RECORDS BOOK 733, PAGE 431, ALSO THE WEST 280.70 FEET OF BLOCK 20 OF BRUSH'S ADDITION AS PER PLAT THEREOF, AS RECORDED IN DEED BOOK "O", PAGE 216, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THAT PART OF SAID BLOCK 19 ABOVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT A DRILL HOLE MARKING THE SOUTHWEST CORNER OF SAID BLOCK 19, OF "BRUSH'S ADDITION TO GAINESVILLE FLORIDA", SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 3RD STREET (A 32 FOOT RIGHT-OF-WAY), THENCE RUN NORTH 01°20'11" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 81.55 FEET, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°19'22" EAST, A DISTANCE OF 104.11 FEET TO A SET REBAR AND CAP STAMPED P.L.S. 2228, THENCE RUN NORTH 01°20'58" WEST, A DISTANCE OF 18.38 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 89°13'38" EAST, A DISTANCE OF 48.80 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 01°22'07" WEST, A DISTANCE OF 85.35 FEET TO AN IRON PIPE ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 2ND AVENUE (RIGHT-OF-WAY VARIES), THENCE SOUTH 89°28'32" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.22 FEET TO A SET NAIL AND DISK STAMPED P.L.S. 2228, THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, RUN SOUTH 01°22'07" EAST, A DISTANCE OF 183.28 FEET TO AN IRON PIPE ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF N.W. 1ST AVENUE (A 60 FOOT RIGHT-OF-WAY), THENCE RUN SOUTH 89°15'22" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.24 FEET TO THE POINT OF BEGINNING.

TAX PARCEL #14260-001-000 (OFFICIAL RECORDS BOOK 2022, PAGE 540)
THE EAST 150 FEET OF BLOCK 19 OF BRUSH'S ADDITION TO GAINESVILLE AS PER MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK "O", PAGE 216 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE NE CORNER OF BLOCK 19, BRUSH ADDITION, DEED BOOK "O", PAGE 219 RUN SOUTH 89 DEGREES, 10 MINUTES AND 57 SECONDS WEST 96.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01 DEGREES, 22 MINUTES AND 32 SECONDS EAST 18.29 FEET; THENCE RUN NORTH 89 DEGREES, 28 SECONDS AND 32 MINUTES WEST 100.05 FEET; THENCE RUN NORTH 01 DEGREES, 22 MINUTES AND 32 SECONDS WEST 15.94 FEET; THENCE RUN NORTH 89 DEGREES, 10 MINUTES AND 57 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST.

FIRE AND LIFE SAFETY SERVICES:

- THE DEVELOPMENT SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-5 (A) AND (B)]
- FIRE HYDRANTS AND STABILIZED SURFACES SHALL BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16.4.3)]
- IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE A.H.J. IT IS HIGHLY RECOMMENDED THAT DEVELOPERS EVALUATE AND ADDRESS THE POTENTIAL NEED FOR IBPRES IN THE EARLY STAGES OF PROJECT PLANNING. FOR ADDITIONAL SPECIFIC REQUIREMENTS PERTAINING TO SIGNAL STRENGTH, COVERAGE, MAINTENANCE AND TESTING REFER TO NFPA 72-14.4.12 AND 24.5.2. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-11.10)]
- THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION, AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241, THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16)]

DEVELOPMENT INFORMATION:

- PROJECT NAME: 238 W. UNIVERSITY
- ADDRESS: 238 W. UNIVERSITY AVENUE
- PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE CONSTRUCTION OF A MIXED USE APARTMENT COMPLEX WITH 129 RESIDENTIAL UNITS, RETAIL FACADE ALONG UNIVERSITY AVE., PARKING, AND ASSOCIATED STREETScape, STORMWATER, AND UTILITY IMPROVEMENTS.
- TOTAL PROJECT AREA: 110,538 S.F. / 2.54 A.C.

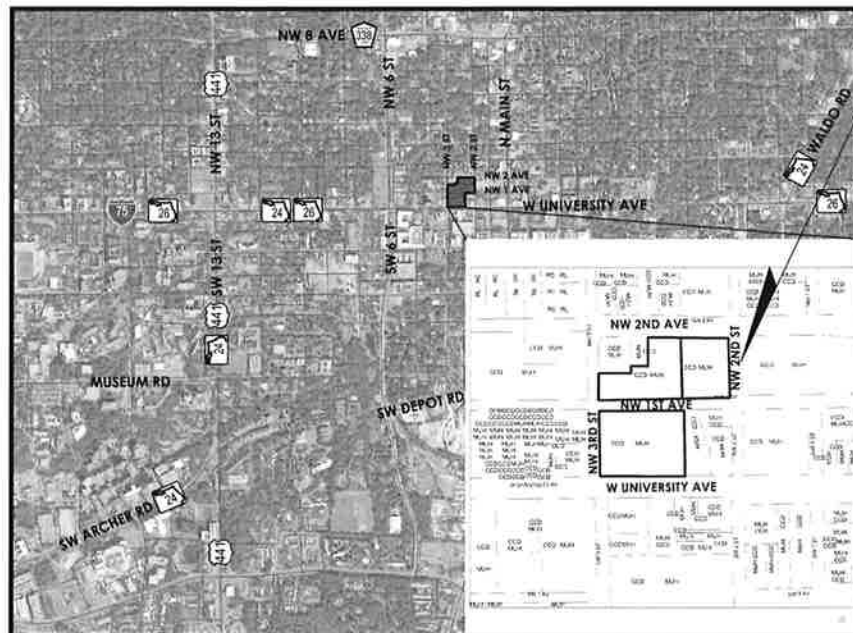
ZONING STANDARDS:

- ZONING: CCD - CENTRAL CITY DISTRICT
- FUTURE LAND USE: MIXED USE RESIDENTIAL
- MAX. BUILDING HEIGHT: 12 STORIES
- SIDEWALK WIDTH: 10' ON ARTERIAL STREETS AND 7' LOCAL STREETS
- SETBACKS: NONE REQUIRED
- BUILD-TO LINE: 14' FOR ARTERIAL ROADS AND 11' FOR LOCAL STREETS PER TRADITIONAL CITY SPECIAL DEV. PLAN
- THIS SITE IS LOCATED IN THE "TRADITIONAL CITY OVERLAY DISTRICT"
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT

STORMWATER INFORMATION:

1. TOTAL IMPERVIOUS AREA:	2.190 AC	
2. TOTAL SEMI-IMPERVIOUS AREA:	0.000 AC	
SMF ID	1	2
DESCRIPTION	NORTH PROPERTY	SOUTH PROPERTY
LOWEST DISCHARGE ELEVATION	173.50 FT-NAVD	173.50 FT-NAVD
RETENTION VOLUME BELOW LOWEST DISCHARGE ELEVATION	0.268 AC-FT	0.250 AC-FT
RETENTION AREA AT LOWEST DISCHARGE ELEVATION	0.075 AC (UNDERGROUND CHAMBER)	0.069 AC (UNDERGROUND CHAMBER)

LOCATION MAP



REGISTRATION

REGISTRATION NO. ----
DATE: ----

SUB-CONSULTANT

CLIENT

KLM Properties Inc.

PROJECT INFORMATION

238 W
UNIVERSITY

GAINESVILLE, FLORIDA

PROJECT NUMBER
15-195.004

CLIENT PROJECT NUMBER

VERIFY SCALES

0" = 1"
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE
03/01/16

DESIGNED BY

DRAWN BY

CHECKED BY

DRAWING TITLE

EXISTING
CONDITIONS
AND DEMOLITION
PLAN

DRAWING NUMBER

C1.01
3 OF 00

EXISTING CONDITIONS NOTES:

- 1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY DEREN LAND SURVEYING, PROJECT NUMBER 16831, DATED 10/20/15. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, G.L.S. INFORMATION AND FIELD VISITS.
2. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.
4. BEARINGS ARE BASED ON A RECORDED CALL OF SOUTH 89°15'22" WEST FOR THE SOUTH LINE OF TAX PARCEL 14260-000-000.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" MAP (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD PLAIN), EFFECTIVE DATE JUNE 16, 2006 (BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 314 OF 640, COMMUNITY PANEL No. "125107 0314 D").

GENERAL NOTES:

- 1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, WHETHER SHOWN OR NOT, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. THE HORIZONTAL AND VERTICAL LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON FIELD OBSERVATION AND/OR AVAILABLE PLANS. THE EXACT LOCATION MAY VARY. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
3. ALL EXISTING MANHOLES, VALVES, ETC. ARE TO BE ADJUSTED TO MATCH PROPOSED ELEVATIONS.
4. ANY EXISTING ITEM DISTURBED DURING CONSTRUCTION IS TO BE RESTORED TO EQUAL OR BETTER QUALITY.
5. GROUND RESTORATION IS TO MATCH EXISTING GRADE UNLESS OTHERWISE NOTED.
6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
7. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
8. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF POWER LINES.
9. THE CONTRACTOR SHALL PROVIDE THE CITY WITH AN AS-BUILT SURVEY OF THE RETENTION/DETENTION BASIN (INCLUDING UNDERGROUND SYSTEMS) AND ASSOCIATED STRUCTURES, PREPARED BY A REGISTERED LAND SURVEYOR. THE SURVEYOR SHALL BE SUBMITTED ON PAPER COPY AND ELECTRONICALLY (PDF AUTOCAD).
10. A MOT PERMIT IS REQUIRED FOR ANY ACTIVITY IN THE ROW THAT EITHER DIRECTLY OR INDIRECTLY AFFECTS VEHICULAR OR PEDESTRIAN TRAFFIC.

DEMOLITION NOTES:

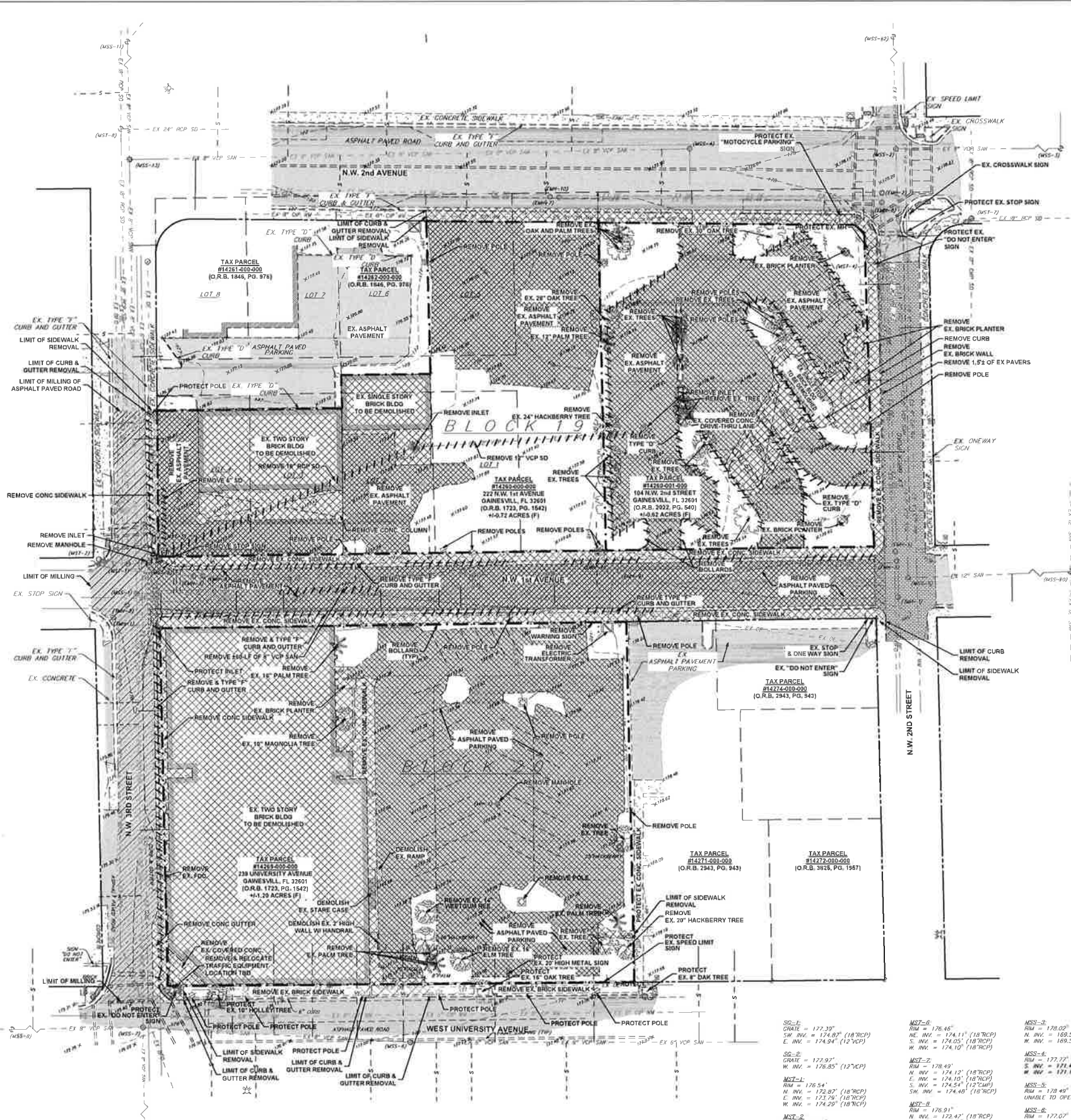
- 1. ALL EXISTING FEATURES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
2. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
3. BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
4. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR IN-USE FACILITIES WITHOUT PERMISSION FROM OWNER, THE TRIBE AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATIONS.
6. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
7. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, BARRIERS, RAILINGS, ETC. WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
8. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
9. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
10. FOR SELECTIVE DEMOLITION, USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES, USE HAND OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
11. DEMOLISH CONCRETE IN SMALL SECTIONS. CUT CONCRETE AT JUNCTURES WITH CONSTRUCTION TO REMAIN, USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
12. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER; HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS TO THE SYSTEMS NOT SHOWN.
13. REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.D.E.P., E.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
14. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
15. ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS. CONTRACTOR SHALL USE CARE TO ENSURE EXISTING REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SO D AREAS SHALL BE REMOVED AND 3" OF CLEAN FLORIDA FILL OF PH 5.4-5.8 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.



GRAPHIC SCALE
1 INCH = 30 FEET

LEGEND

- REMOVE OR ABANDON ITEM AS INDICATED ON PLAN
RESTORATION AREA
MILL EX ASPHALT
PLAT INFORMATION
RECORD MEASUREMENT
FIELD MEASUREMENT
IDENTIFICATION
RIGHT-OF-WAY
OFFICIAL RECORDS BOOK
TYPICAL
EXISTING
INVERT
REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE
WIREMESH CLAY PIPE
NAIL & DISK SET
REBAR & CAP SET
OPEN PIPE FOUND
NAIL & DISK FOUND
NAIL FOUND
IRON ROD FOUND
DRILL HOLE FOUND
BOLLARD
EXISTING PAVER BRICKS
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE
EXISTING RIGHT OF WAY
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN
EXISTING SERVICE LATERAL INCLUDING PLUG AND CLEANOUT
EXISTING STORM DRAIN PIPE
EXISTING BURIED FIBER-OPTIC LINES
EXISTING BURIED ELECTRIC LINES
EXISTING OVERHEAD ELECTRIC LINES
EXISTING CABLE TELEVISION BOX
EXISTING CURB INLET
EXISTING CONCRETE LIGHT POLE
EXISTING CLEAN-OUT
EXISTING CROSSWALK SIGNAL POLE
EXISTING ELECTRIC BOX
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC MANHOLE (EMH)
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING GUY WIRE
EXISTING FIRE HYDRANT
EXISTING LIGHT POLE
EXISTING MANHOLE (MH)
EXISTING SANITARY SEWER MANHOLE (MSS)
EXISTING STORM DRAIN MANHOLE (MST)
EXISTING SIGN
EXISTING SEWER VALVE
EXISTING TELEPHONE MANHOLE (TMH)
EXISTING TELEPHONE PEDESTAL
EXISTING TRAFFIC SIGNAL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING WATER METER
EXISTING WOOD POWER POLE
EXISTING WATER VALVE



LINE TABLE

LINE #	LINE BEARING AND DISTANCE
L1	N01°20'55"W 18.58'(7) N01°20'55"W 18.31'(7)
L2	N89°13'30"E 48.90'(7) N89°13'30"E 48.90'(7)
L3	7.19'(7) S46°27'42"E 7.26'(7)

- SG-1: GRADE = 172.39'
SW INV = 174.02' (18"TCP)
S INV = 174.05' (18"TCP)
W INV = 174.10' (18"TCP)
- SG-2: GRADE = 172.97'
W INV = 176.05' (12"TCP)
- MST-1: RM = 176.54'
N INV = 172.87' (18"TCP)
E INV = 172.75' (18"TCP)
W INV = 174.29' (18"TCP)
- MST-2: RM = 176.81'
N INV = 173.88' (18"TCP)
- MST-3: RM = 176.26'
N INV = 174.47' (18"TCP)
E INV = 174.16' (18"TCP)
- MST-4: RM = 176.37'
N INV = 174.73' (18"TCP)
- MST-5: RM = 176.80'
N INV = 174.55' (8"TCP)
E INV = 174.65' (18"TCP)
SW INV = 174.60' (18"TCP)
- MST-6: RM = 176.45'
N INV = 174.11' (18"TCP)
E INV = 174.05' (18"TCP)
W INV = 174.10' (18"TCP)
- MST-7: RM = 176.02'
N INV = 168.56' (8"TCP)
E INV = 168.53' (8"TCP)
W INV = 174.10' (18"TCP)
- MST-8: RM = 176.17'
S INV = 177.77'
W INV = 177.11' (8"TCP)
- MST-9: RM = 176.91'
N INV = 172.47' (18"TCP)
E INV = 172.59' (24"TCP)
S INV = 172.35' (18"TCP)
- MST-10: RM = 177.07'
N INV = 170.98' (8"TCP)
E INV = 168.42' (8"TCP)
S INV = 166.92' (8"TCP)
- MST-11: RM = 176.52'
N INV = 162.00' (8"TCP)
E INV = 168.96' (8"TCP)
S INV = 166.92' (8"TCP)
- MST-12: RM = 175.89'
N INV = 164.32' (8"TCP)
E INV = 164.80' (8"TCP)
S INV = 166.62' (8"TCP)
- MST-13: RM = 175.09'
N INV = 162.45' (8"TCP)
E INV = 167.87' (8"TCP)
S INV = 163.41' (8"TCP)
- MST-14: RM = 175.95'
N INV = 168.19' (8"TCP)
E INV = 168.42' (8"TCP)
S INV = 168.15' (8"TCP)
- MST-15: RM = 177.55'
N INV = 169.58' (8"TCP)
S INV = 169.54' (8"TCP)
- MST-16: RM = 177.09'
N INV = 162.45' (8"TCP)
E INV = 167.87' (8"TCP)
S INV = 163.41' (8"TCP)
- EMH-1: RM = 176.41'
BOTTOM = 166.11'
- EMH-2: RM = 176.22'
BOTTOM = 167.37'
- EMH-3: RM = 176.52'
BOTTOM = 166.22'
- EMH-4: RM = 172.62'
UNABLE TO OPEN
- EMH-5: RM = 176.42'
UNABLE TO OPEN
- EMH-6: RM = 176.20'
UNABLE TO OPEN
- EMH-7: RM = 177.69'
UNABLE TO OPEN
- EMH-8: RM = 176.51'
UNABLE TO OPEN
- EMH-9: RM = 177.69'
UNABLE TO OPEN
- EMH-10: RM = 176.51'
UNABLE TO OPEN
- EMH-11: RM = 177.69'
UNABLE TO OPEN
- EMH-12: RM = 176.51'
UNABLE TO OPEN

Plot Date: 8/15/2016 11:37:31 PM User Name: JHall Layout Name: C1.01
Folder Path: C:\Users\jhall\Desktop\Projects\15-195.004 - 238 W University Avenue\Design\CAD\Plans
Filename: 15-195.004 Existing Conditions and Demolition Plan.dwg

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine 811.com

DEVELOPMENT REVIEW PACKAGE

ZONING STANDARDS:

1. ZONING: CCD - CENTRAL CITY DISTRICT
2. FUTURE LAND USE: MIXED USE RESIDENTIAL
3. MAX. BUILDING HEIGHT: 12 STORIES
4. SIDEWALK WIDTH: 12' ON ARTERIAL STREETS AND 7' LOCAL STREETS
5. SETBACKS: NONE REQUIRED
6. BUILD TO LINE: 14' FOR ARTERIAL ROADS AND 11' FOR LOCAL STREETS PER TRADITIONAL CITY SPECIAL DEV. PLAN
7. THIS SITE IS LOCATED IN THE "TRADITIONAL CITY OVERLAY DISTRICT"
8. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT

SITE AREA CALCULATIONS:

DESCRIPTION	SQUARE FOOT / ACRES / PERCENTAGE OF SITE COVERAGE
TOTAL SITE AREA:	119,842 S.F. / 2.74 A.C. / 100%
BUILDING COVERAGE:	(B) BLDG. 220,047 S.F. / 0.66 A.C. / 25.98%
	(N) BLDG. 31,137 S.F. / 0.71 A.C. / 27.55%
TOTAL BUILDING COVERAGE:	60,184 S.F. / 1.37 A.C. / 51.93%
TOTAL IMPERVIOUS AREA:	35,451 S.F. / 0.81 A.C. / 29.58%
TOTAL PERVIOUS AREA:	15,161 S.F. / 0.35 A.C. / 12.63%

BUILDING DATA:

BUILDING HEIGHT:	NORTH BUILDING = 3 STORIES OF RESIDENTIAL SOUTH BUILDING = 3 STORIES OF RESIDENTIAL
GROSS FLOOR AREA:	NORTH BUILDING = 49,219 S.F. SOUTH BUILDING = 42,065 S.F.
GROSS FLOOR AREA PER FLOOR:	NORTH BUILDING = 29,552 S.F. SOUTH BUILDING = 27,456 S.F.
RESIDENTIAL UNITS:	NORTH BUILDING: 24 ONE BEDROOM UNITS + 47 TWO BEDROOM UNITS = 71 TOTAL UNITS SOUTH BUILDING: 9 ONE BEDROOM UNITS + 48 TWO BEDROOM UNITS = 55 TOTAL UNITS TOTAL UNITS = 126

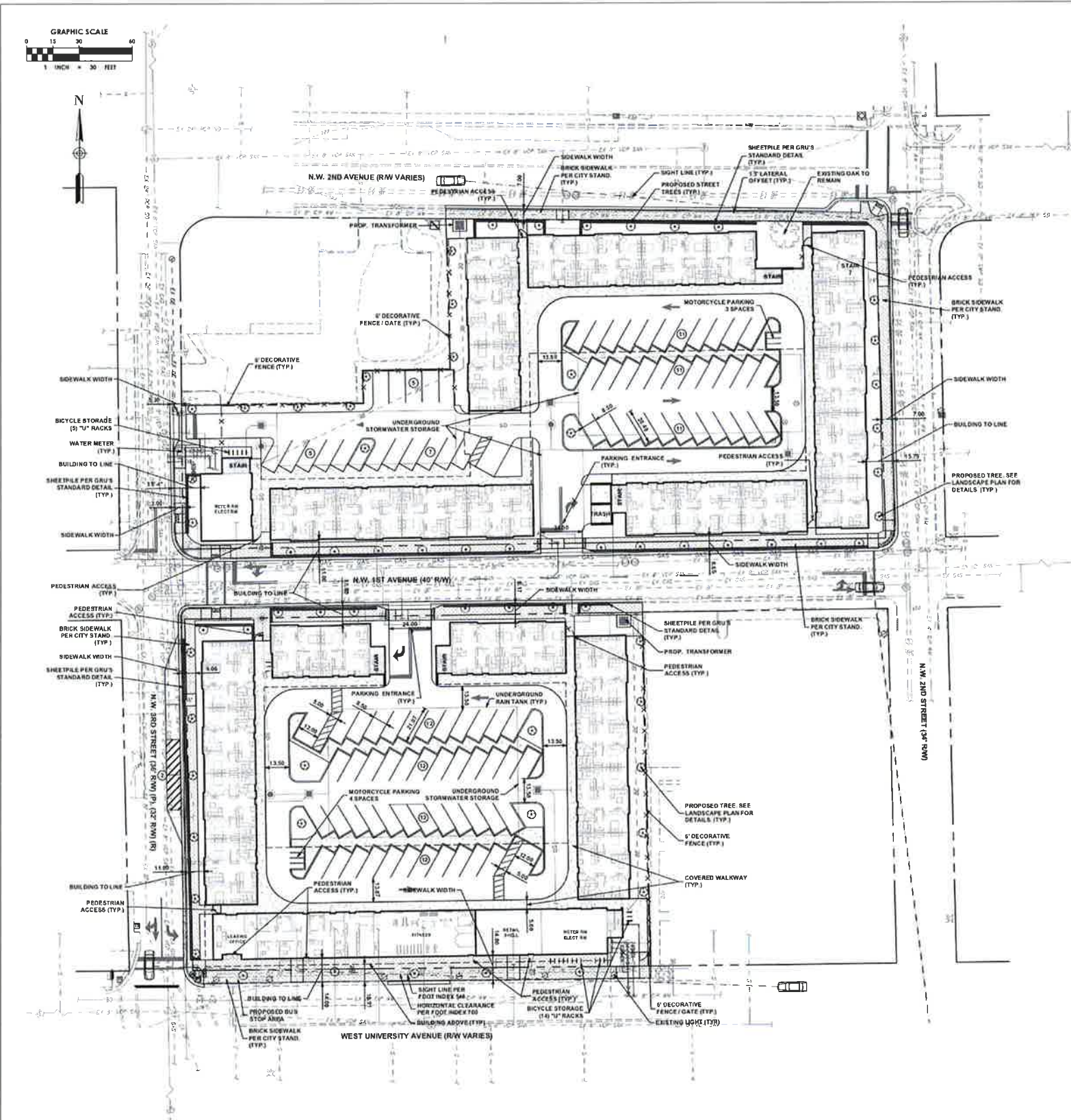
PARKING CALCULATIONS:

BUILDING	SPACES	MOTORCYCLE	COMMENTS
No. 1 (B)	46	4	
No. 2 (N)	50	3	
EXT. SURF. SP.	69		69 SPACES AT LOT 2
DROP OFF	2		2 EXIST. SPACES ON 3RD ST. INCL. 4 HOV SPACES
TOTAL	169		
BICYCLE PARKING:	15% OF REQUIRED VEHICULAR SPACES	183 X 6.50' = 18.9 SPACES REQUIRED	19 BIKE SPACES PROVIDED

TRIP GENERATION:

238 University Proposed Trip Generation									
		AM			PM		ADT		
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	
220	Apartment	219 Persons	21	80	101	83	44	127	1,443
Multi-modal Reduction 15%		(3)	(12)	(15)	(12)	(7)	(19)	(216)	
Total		18	68	86	70	38	108	1,227	

GENERAL NOTE:
 DEVELOPMENT IS WITHIN ZONE A OF THE TRANSPORTATION MOBILITY PROGRAM AREA WILL COMPLY WITH POLICIES 10.1.4 AND 10.1.14 OF THE TRANSPORTATION MOBILITY ELEMENT



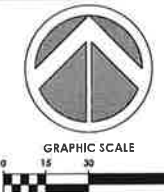
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Plot Date: 3/1/2016 5:09:49 PM. Username: jputton. Layout Name: C2.01. Filename: 15-195.004_Site Plan.dwg
 Folder path: C:\Users\jputton\Desktop\Projects\15-195.004 - 238 W University Avenue\Design\CAD\Plans

LEGEND

	PROPOSED ASPHALT
	PROPOSED ASPHALT MILL & RESURFACING
	PROPOSED PAVEMENT
	PROPOSED STORM DRAIN PIPE
	PROPOSED CATCH BASIN OR INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SERVICE LATERAL INCLUDING PLUG AND CLEANOUT
	PROPOSED WATER MAIN
	PROPOSED CAP
	PROPOSED TAP SLEEVE AND VALVE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED NATURAL GAS LINE
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING SERVICE LATERAL INCLUDING PLUG AND CLEANOUT
	EXISTING STORM DRAIN PIPE
	EXISTING BURIED FIBER-OPTIC LINES
	EXISTING BURIED ELECTRIC LINES
	EXISTING OVERHEAD ELECTRIC LINES
	EXISTING CABLE TELEVISION BOX
	EXISTING CURB INLET
	EXISTING CONCRETE LIGHT POLE
	EXISTING CLEAN-OUT
	EXISTING CROSSWALK SIGNAL POLE
	EXISTING ELECTRIC BOX
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING GUY WIRE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM WATER MANHOLE
	EXISTING SIGN
	EXISTING SEWER VALVE
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING WATER METER
	EXISTING WOOD POWER POLE
	EXISTING WATER VALVE
	EXISTING RIGHT-OF-WAY
	EXISTING REINFORCED CONCRETE PIPE
	EXISTING CORRUGATED METAL PIPE
	EXISTING WRAPPED CLAY PIPE



WHENEVER THE BUILDING IS LESS THAN 10' FROM EXISTING UTILITIES, CONTRACTOR SHALL INSTALL SHEET PILE TO PROTECT THE UTILITY AND THE BUILDING FOOTING SYSTEM. THE SHEET PILING SHALL BE DESIGNED SUCH AS TO PROTECT THE FOOTERS FROM POTENTIAL PIPE BREAKS AND SOIL WASHOUT AND EROSION. SHEET PILE PER GRU WATER AND SEWER CONSTRUCTION DETAIL W-16.5

NOTE
 THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENT PILES IN A METES AND BOUNDS FORMAT. UPON GRU'S APPROVAL OF PLANS FOR DEVELOPMENTS NOT BEING PLATTED, OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET PUE OVER THE ENTIRE PROPERTY PROVIDED IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS TABLE IN APPENDIX C OF THE GRU STANDARDS.

NOTE
 FOR DETAILED INFORMATION ON THE WATER AND SEWER, REFER TO THE WATER AND SEWER PLAN, AND FOR DETAILED INFORMATION ON THE DRAINAGE SYSTEM, REFER TO THE PAVING, GRADING AND DRAINAGE PLAN.
 REFER TO ELECTRICAL PLANS FOR ADDITIONAL DETAIL.

GAINESVILLE REGIONAL UTILITIES NOTES:

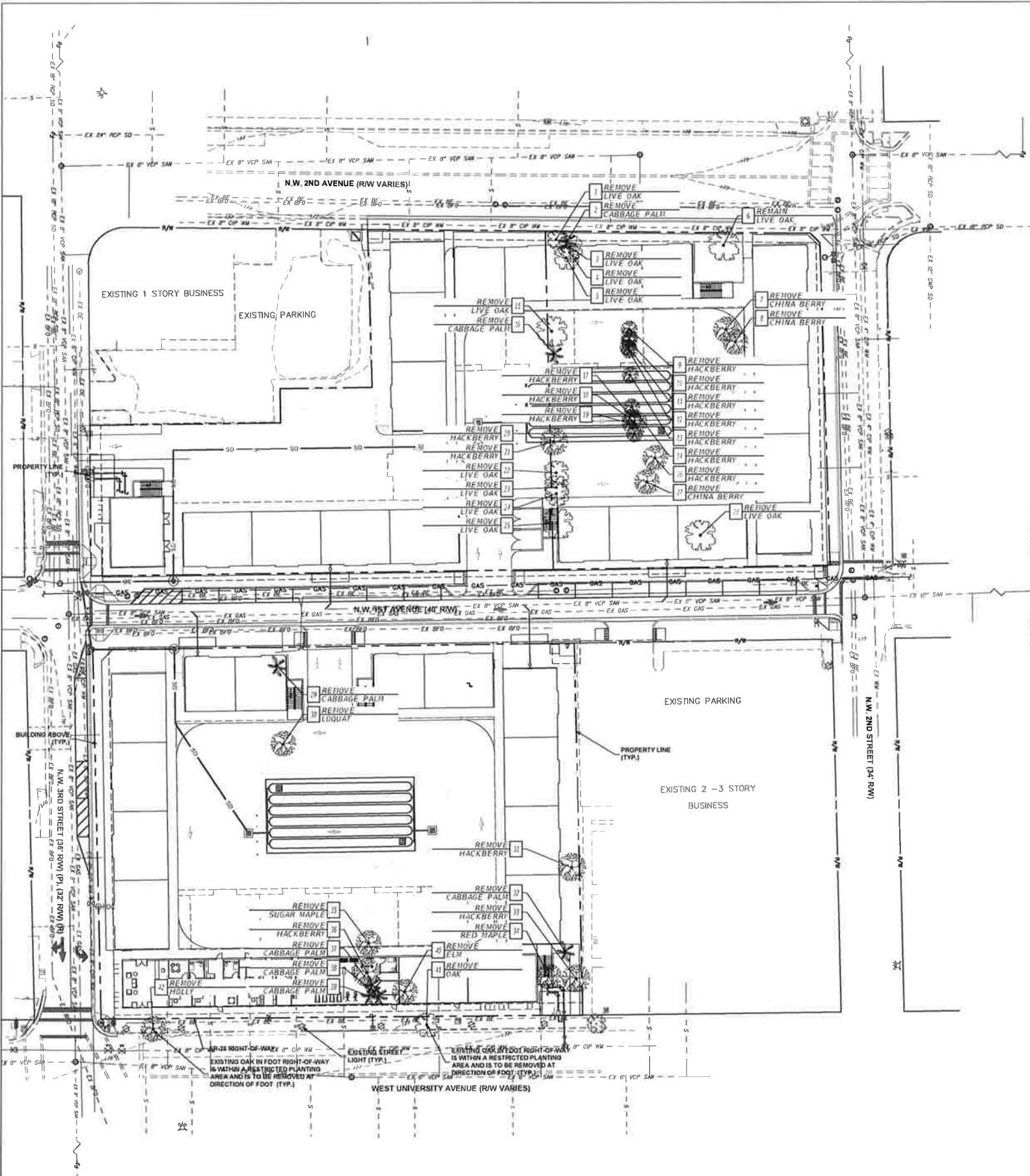
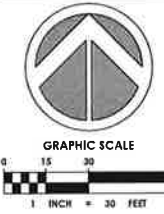
- ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL CONFORM TO GRU'S MOST RECENT POTABLE WATER, WASTEWATER, & RECLAIMED WATER SYSTEM DESIGN STANDARDS AND APPROVED MATERIALS MANUAL.
- POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM TREES, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES. LIVE OAK TREES REQUIRE AN ADDITIONAL 5 FEET OF HORIZONTAL CLEARANCE. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 3" SLEEVES (SEE APPENDIX C OF GRU'S DESIGN STANDARDS AND CONSTRUCTION DETAILS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER - HORIZONTAL SEPARATION DISTANCES FOR PARALLEL AND PERPENDICULAR CLEARANCE FROM OTHER OBJECTS TABLE.)
- POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL. EFFECTIVE OCTOBER 1, 2017, FOR COMMERCIAL, MULTIFAMILY, AND INSTITUTIONAL DEVELOPMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING POTABLE WATER SERVICES AND YOKES ASSEMBLY PACKAGE UP TO AND INCLUDING THE METER YOKES BOX (INSTALLED AT FINAL GRADE) AND ASSOCIATED APPURTENANCES, FOR METERS 1" AND SMALLER (SEE GRU WWWRCW CONSTRUCTION DETAIL W-8.6), WITH A ONE-YEAR WARRANTY.
- 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, SHALL BE GRU APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH BRASS NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
- WATER MAINS 4" IN DIAMETER AND GREATER, PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 6 FEET PAST THE BACK OF CURB (3 FEET WITHIN CITY OF GAINESVILLE LIMITS). TRACER WIRE INSTALLED ON PVC WATER MAINS SHALL CONTINUE ACROSS THE CLOSURE SECTIONS.
- 1" OR 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 3" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB (3' INSIDE CITY OF GAINESVILLE LIMITS).
- ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES.
- ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT LENGTH OF A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE REACTION AS SPECIFIED ON THE RESTRAINED JOINT STANDARD IN THE CONSTRUCTION DETAILS OF THE GRU STANDARDS (W-2.8 & 2.9, RW-2.8 & 2.9, AND WW-2.4 & 2.6). CALCULATIONS FOR REQUIRED RESTRAINT LENGTH MUST BE PROVIDED IF THE SPECIFIED RESTRAINT LENGTH DUE TO SOIL TYPE OR DEPTH OF COVER, DIFFERS FROM THOSE PROVIDED ON THESE DETAILS.
- ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
- WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS ADJACENT TO PAVED AREAS SHALL BE RATED FOR TRAFFIC LOAD BEARING. WASTEWATER CLEANOUT COVERS IN OTHER SIDEWALKS/WALKWAYS SHALL BE BRASS WITH A SQUARE RECESS.
- MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 1:1 SLOPE TO FINISHED GRADE.
- UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE (BWV) IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
- WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 10 FT. OF AN ELECTRIC TRANSFORMER, A 25 FT. LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, WHETHER SHOWN OR NOT, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON FIELD OBSERVATION AND/OR AVAILABLE PLANS. THE EXACT LOCATION MAY VARY. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
- ALL EXISTING MANHOLES, VALVES, ETC. ARE TO BE ADJUSTED TO MATCH PROPOSED ELEVATIONS.
- ANY EXISTING ITEM DISTURBED DURING CONSTRUCTION IS TO BE RESTORED TO EQUAL OR BETTER QUALITY.
- PAVEMENT AND DRIVEWAY RESTORATION ARE TO MATCH EXISTING GRADE UNLESS OTHERWISE NOTED.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF POWER LINES.

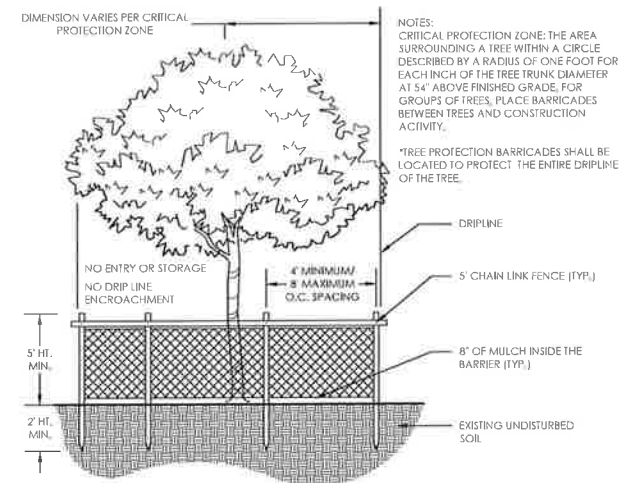
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TREE DISPOSITION NOTES

1. CONTRACTOR SHALL SECURE ALL APPLICABLE TREE REMOVAL PERMITS FOR THE SITE PRIOR TO MOBILIZATION.
2. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY ABOVE OR BELOW GROUND STRUCTURES OR SERVICES THAT IMPACT THIS PROJECT.
3. ALL ADJACENT PROPERTIES AND AREAS ACCESSIBLE TO THE PUBLIC AND EXTERIOR PROPERTY LINES SHALL BE PROTECTED AGAINST DEBRIS FALLING OVER THE PROPERTY LINES.
4. CONTRACTOR SHALL INSPECT & ASSESS THE SITE TO FULFILL THE INTENT OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS AND PRIOR TO THE ISSUE OF THE GUARANTEED MAXIMUM PRICE. DEVIATIONS FROM THE CONTRACT DOCUMENTS REQUIRED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW BEFORE PROCEEDING. DEMOLISHED & REMOVED ITEMS SHALL BE DISCARDED, TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.
5. SITE AREA CLEAN UP MUST TAKE PLACE SEVERAL TIMES A DAY OR WHEN NEEDED. REMOVAL FROM CONSTRUCTION SITE IS THE RESPONSIBILITY OF CONTRACTOR.
6. CONTRACTOR SHALL MAINTAIN CLEAN, CLEAR, AND SAFE PUBLIC ACCESS AT ALL TIMES.
7. PEDESTRIAN ACCESS SHALL BE MAINTAINED TO ALL ADJACENT FACILITIES DURING CONSTRUCTION.
8. ALL UTILITIES, STRUCTURES AND OTHER INFORMATION IDENTIFIED ON THIS PLAN ARE BASED ON THE SURVEY. REFER TO SURVEY FOR ADDITIONAL INFORMATION ON EXISTING CONDITIONS.
9. ROOTZONE PROTECTION
 - 9.1. DURING THE ENTIRE CONSTRUCTION PERIOD ALL REASONABLE EFFORTS SHALL BE MADE TO PROTECT THE ROOT ZONE FROM DAMAGE. TREE PROTECTION BARRICADING SHALL BE ERECTED AROUND THE TREES. ALL PLANT MATERIAL DESIGNATED TO BE SAVED, OR OUTSIDE OF THE LIMITS OF CONSTRUCTION, SHALL BE PROTECTED DURING CONSTRUCTION WORK. WORK UNDER THESE ITEMS WILL INCLUDE CONSTRUCTION AND MAINTENANCE OF TEMPORARY BARRICADE FENCING TO PROTECT THE ROOT ZONES OF EXISTING TREES AND OTHER PLANTINGS.
 - 9.2. A PROTECTION BARRIER OR TEMPORARY FENCE OF AT LEAST 4 FEET IN HEIGHT SHALL BE INSTALLED AROUND EACH TREE TO BE PROTECTED AND PRESERVED. THE TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE ACTUAL CONSTRUCTION START AND MAINTAINED FOR THE DURATION OF THE PROJECT.
 - 9.3. TREE BARRICADE FENCING SHALL BE: AS PER THE APPLICABLE DETAIL(S).



1 TREE PRESERVATION BARRICADE FENCING

3/8" = 1'-0"

329343-06

Plot Date: 8/16/2016 12:00:28 AM Username: JHail Layout Name: L1.01 Filename: 15-195.004 Tree Disposition Plan.dwg Folder Path: C:\Users\jautton\Desktop\Projects\15-195.004 - 238 W University Avenue\Design\CAD\Plans

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CLIENT

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PROJECT INFORMATION

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GAINESVILLE, FLORIDA

PROJECT NUMBER
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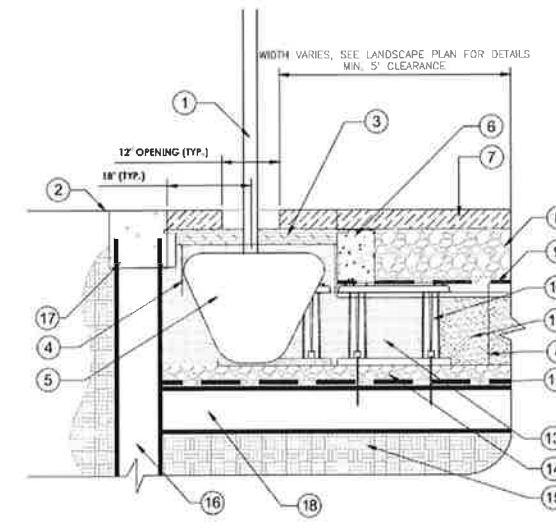
**LANDSCAPE
 PLAN - GROUND
 LEVEL**

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17 OF 00

PLANT SCHEDULE GROUND LEVEL LANDSCAPE

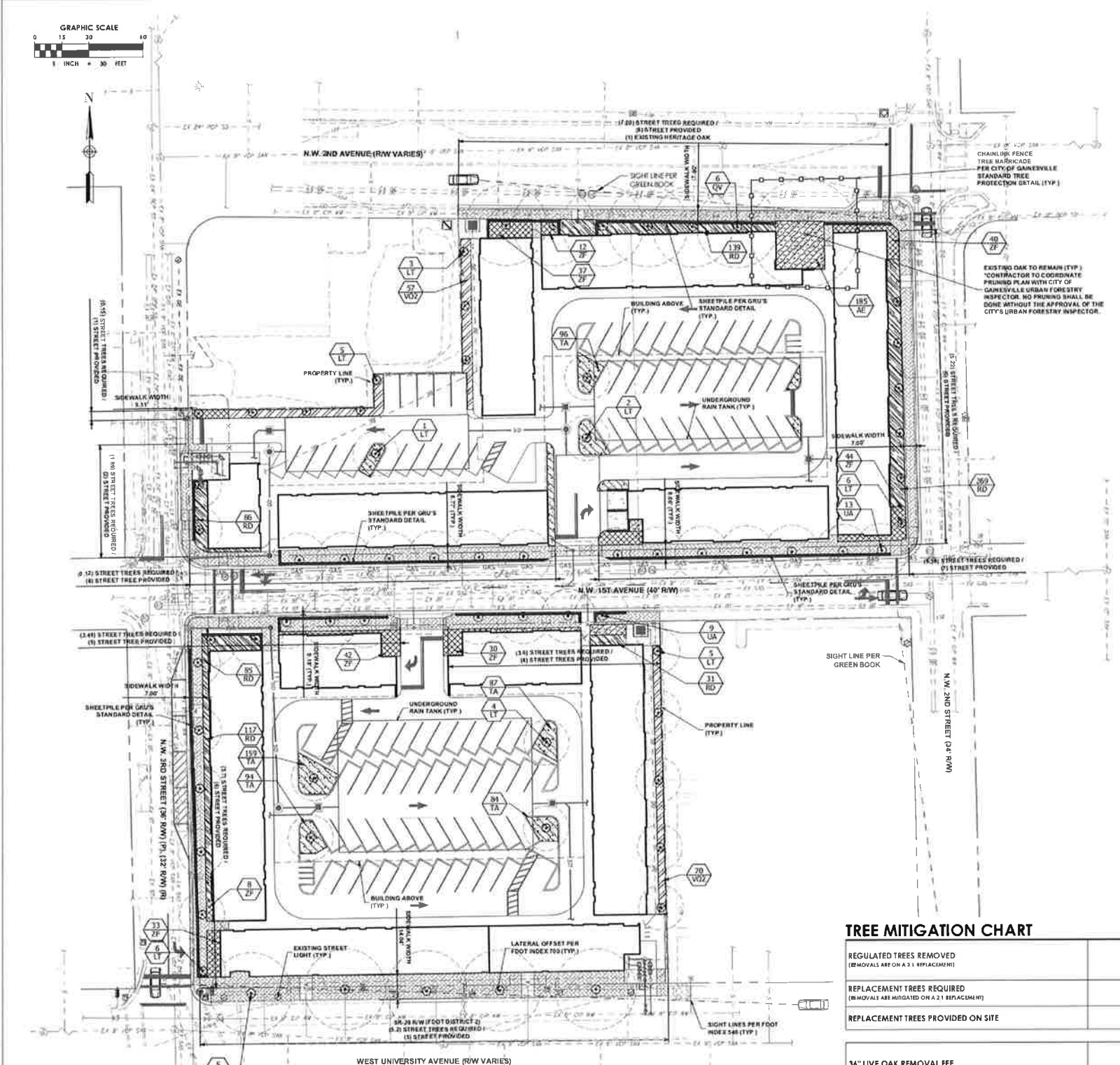
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	
LT	34		Tulip Tree	Liriodendron tulipifera	45 gal	12" - 14" HT, 4" SPRD, 3" CAL	
OV	11		Southern Live Oak	Quercus virginiana 'Park Side'	F.G.	16" HT MIN, 9" SPRD, 5" CAL	
UA	22		Florida Elm	Ulmus americana floridana	65 gal	14" OAH, 6" SPR, 3" CAL	
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	SPACING
AE	255		Cash Iron Plant	Aspidistra elatior	3 gal		24" o.c.
RD	774		Azalea	Rhododendron azalea 'Duc de Rohan'	7 gal	24" HT, 24" SPRD	24" o.c.
TA	875		Asiatic Jasmine	Trachelopogon asiaticum 'Asiatic'	1 gal	6"x6"	18" o.c.
VO2	183		Walter's Viburnum	Viburnum obtusatum	3 gal	18" HT, 18" SPRD	28" o.c.
IF	294		Coastal Palm	Zamia floridana	3 gal	14" HT, 14" SPRD	30" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	
PN	1,567.1		Bahia Grass	Paspalum notatum	Sold Sod		



- 1 STREET TREE
- 2 MATCH EXISTING GRADE. SEE PLAN/LANDSCAPE PLAN FOR SHEETPILE LOCATIONS
- 3 36"x36" PAVES GRATE
- 4 ROOF BARRIER. INSTALL AT BACK OF CURB AND BETWEEN EDGE OF CELL AND BUILDING/ WALL FOUNDATION
- 5 TREE ROOTBALL
- 6 CONCRETE CURB, POSITIONED OVER CELL POSTS. ATTACH TO PAVERS.
- 7 PAVERS, PER CITY OF GAINESVILLE STANDARD DETAILS
- 8 12" AGGREGATE BASE COURSE
- 9 GEOTEXTILE. 18" MINIMUM OVERLAP POST EXCAVATION
- 10 SILVA CELL FRAME
- 11 BACKFILL. INSTALLED IN 8" LIFTS, WITHIN 4'-6" FROM TOP OF DECKS, COMPACTED TO 95%
- 12 GEOTEXTILE ON COMPACTED SUBGRADE
- 13 PLANTING SOIL PER SILVA CELL SPECIFICATIONS. INSTALLED IN 8" LIFTS (2 LIFTS PER CELL)
- 14 4" COMPACTED SUB BASE, COMPACTED TO 95%
- 15 SUBGRADE BELOW GEOTEXTILE AND AGGREGATE BASE COURSE, COMPACTED TO 95%
- 16 SHEETPILE FOR HORIZONTAL SEPARATION PER GRU'S SHEETPILE DETAIL W-10.5
- 17 12" CONCRETE CAP FLUSH WITH FINISH GRADE PER GRU'S SHEETPILE DETAIL W-10.5
- 18 SHEETPILE FOR VERTICAL SEPARATION OF UNDERGROUND UTILITIES

1 STREET TREE PLANTING DETAIL W/ SHEETPILE

DEVELOPMENT REVIEW PACKAGE



TREE MITIGATION CHART

REGULATED TREES REMOVED (REMOVALS ARE ON A 2:1 REPLACEMENT)	28
REPLACEMENT TREES REQUIRED (REMOVALS ARE MITIGATED ON A 2:1 REPLACEMENT)	56
REPLACEMENT TREES PROVIDED ON SITE	67
36" LIVE OAK REMOVAL FEE	\$22,381.90
28" LIVE OAK REMOVAL FEE	\$13,539.68
24" LIVE OAK REMOVAL FEE	\$9,947.52
TREE MITIGATION FEE TOTAL	\$45,869.10

NOTE:
 * MITIGATION FEES ARE DUE AT THE TIME OF DEVELOPMENT ORDER OR A SITE WORK PERMIT IS ISSUED FOR THE DEVELOPMENT.

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 www.chenmoore.com
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GAINESVILLE, FLORIDA

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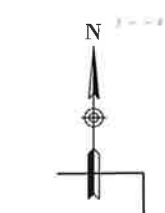
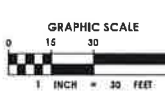
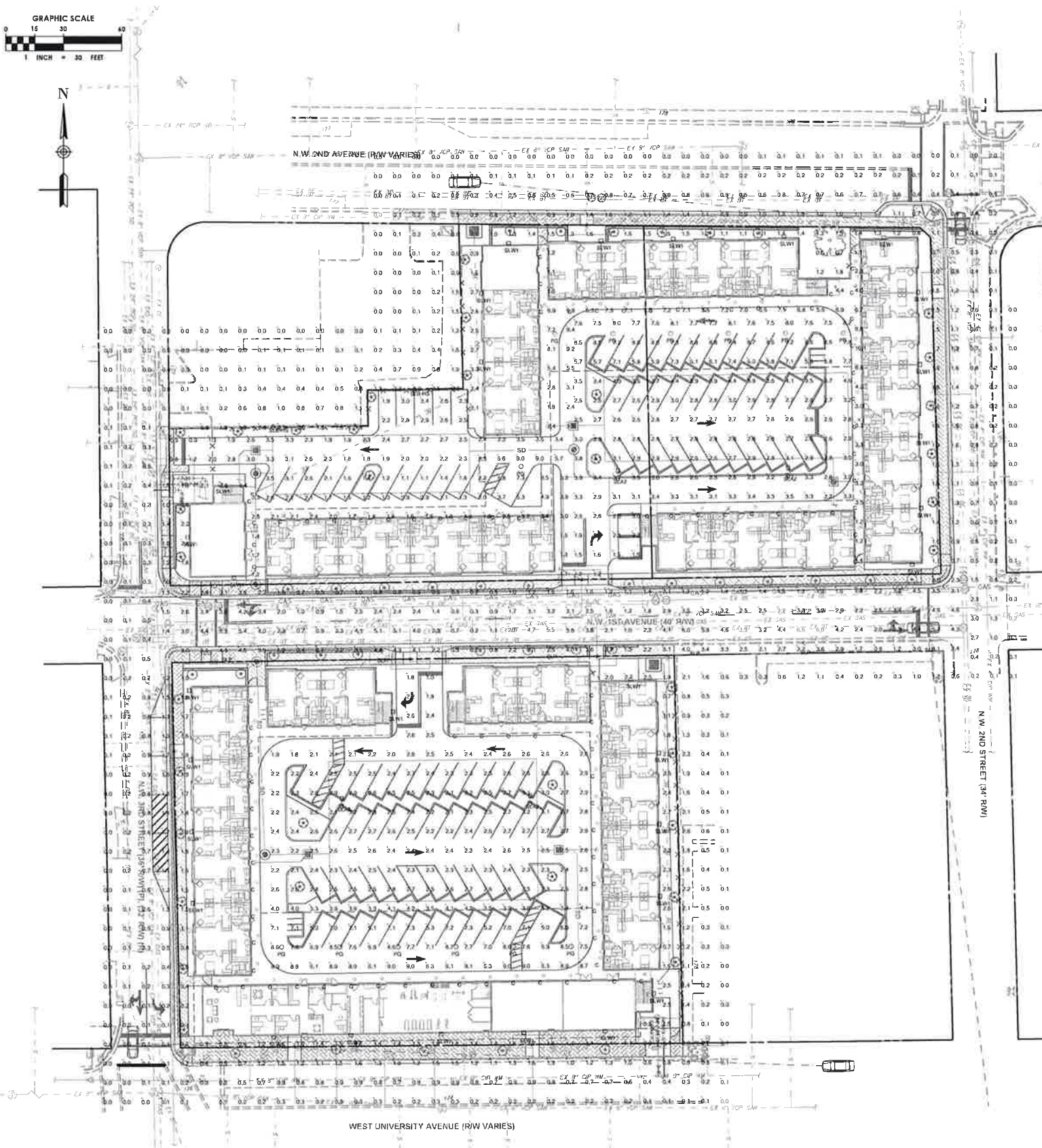
**LIGHTING PLAN -
 GROUND LEVEL**

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DEVELOPMENT REVIEW PACKAGE



Landreth Lighting Luminaire Schedule

Symbol	(MANUFAC)	Qty	Label	Arrangement	Description	LEF	Lum. Watts	Lum. Lumens	BUO Rating
○	Browise Lighting	92	C	SINGLE	7700-4-96LED-35K, CEILING MOUNTED	1.000	5.58	403	B0-U3-G1
○	Lithonia Lighting	13	PG	SINGLE	POX LED FS 30K 150 MVOLT, CEILING MOUNTED	1.000	114	10814	B3-U3-G3
○	Lithonia Lighting	4	SLA3	BACK-BACK	DSX0 LED 40C 700 40K 15W MVOLT, POLE MOUNTED @ 20' AFG	1.000	91	11508	B4-U3-G2
○	Lithonia Lighting	2	SLB-HS	SINGLE	DSX0 LED 40C 700 40K 15W MVOLT, POLE MOUNTED @ 20' AFG	1.000	91	8815	B1-U2-G2
○	Lithonia Lighting	6	SLP	SINGLE	MRP LED 40C 700 40K SR3 MVOLT, POLE MOUNTED @ 14' AFG	1.000	100	7994	B1-U2-G2
○	Lithonia Lighting	30	SLW1	SINGLE	DSXW1 LED 10C 530 40K 12M MVOLT, WALL MOUNTED @ 15' AFG	1.000	19.1	2101	B1-U3-G1

Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1st Avenue	Illuminance	Fc	2.60	6.6	0.2	13.00	33.00
North Covered & Open Parking Lot	Illuminance	Fc	3.67	9.0	0.5	7.34	18.00
Perimeter	Illuminance	Fc	0.88	3.4	0.0	N/A	N/A
South Covered & Open Parking Lot	Illuminance	Fc	3.78	9.1	1.0	3.78	9.10

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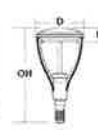
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**MRP LED
 LED Area Luminaire**

Specifications
 Efficacy: 110 lm/W
 Luminaire Height: 25"
 Overall Height: 32"
 Diameter: 18"
 Weight: 15 lbs
 Depth: 18"



Introduction

The MRP LED luminaire is a stylish, fully integrated LED luminaire for building mount applications. It features a sleek, modern design and is fully integrated to provide long lasting, energy efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the MRP LED is a reliable, low maintenance lighting solution that reduces costs that are operationally illuminated.

Ordering Information EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DBXK

MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED
MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED

MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED
MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED

MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED	MRP LED
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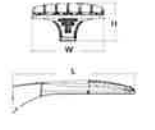


Street Lights



**D-Series
 Size 0
 LED Area Luminaire**

Specifications
 Efficacy: 110 lm/W
 Length: 18"
 Width: 18"
 Height: 18"
 Weight: 15 lbs
 Depth: 18"



Introduction

The D-Series luminaire is a stylish, fully integrated LED luminaire for building mount applications. It features a sleek, modern design and is fully integrated to provide long lasting, energy efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series luminaire is a reliable, low maintenance lighting solution that reduces costs that are operationally illuminated.

Ordering Information EXAMPLE: DSXQ LED 40C 1000 40K T3M MVOLT SPA DBXK

DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED
DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED

DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED
DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED

DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED	DSXQ LED
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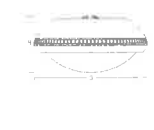


Parking Lot Lights



**PGX LED
 Parking Garage**

Specifications
 Diameter: 10"
 Height: 9"
 Weight: 15 lbs
 Mount: 25 lbs



Introduction

The PGX LED luminaire is designed to provide visual comfort, energy savings, and long life. Its prismatic, frosted glass lens delivers optimal visual comfort, superior photometric control, and no discoloration over the life of the luminaire. The PGX LED delivers up to 86% in energy savings when replacing 175W metal halide luminaires. With over a 100,000 hour life expectancy (2+ years of 24/7 continuous operation), the PGX LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information EXAMPLE: PGX LED P1 40K T5M MVOLT PM DWXK

PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED
PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED

PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED
PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED

PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED
PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED	PGX LED

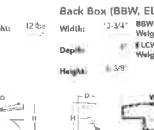


Parking Garage Light



**D-Series Size 1
 LED Wall Luminaire**

Specifications
 Luminaire Width: 13.1"
 Depth: 10"
 Height: 9.5"



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED luminaire for building mount applications. It features a sleek, modern design and is fully integrated to provide long lasting, energy efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low maintenance lighting solution that reduces costs that are operationally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBXK

DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED
DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED

DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED
DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED

DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED
DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED	DSXW1 LED



Wall Light

7700 LED

STANDARD SPECIFICATIONS

TYPE
 7700 LED luminaire is a circular, ceiling mounted luminaire. The luminaire is designed to provide long lasting, energy efficient lighting with a variety of optical and control options for customized performance.

LED PERFORMANCE - 7700 LED LUMINAIRE
 Efficacy: 110 lm/W
 Luminaire Diameter: 18"
 Overall Height: 32"
 Weight: 15 lbs
 Depth: 18"

PROJECT:
MODEL #:
REQUIRED TYPE:



WARRANTY
 5 Year Limited Warranty
ORDERING INFORMATION

7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED
7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED	7700 LED

Specifications and dimensions subject to change without notice.

CEILING MOUNTED



Always call 811 two full business days before you dig to have underground utilities located and marked.



OWNER

KLM PROPERTIES INC.
101 SE 2ND PLACE, STE 202
GAINESVILLE, FL 32601
352.372.8172

ARCHITECT



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(F) 561 988 3002
PGAL TBPE REG. No. F-2742
www.pgal.com
CONSULTANT

PROJECT TITLE

238 UNIVERSITY

PROJECT LOCATION

238 W. UNIVERSITY AVE.
GAINESVILLE, FL

SUBMITTAL HISTORY

REGISTRATION No. AR-009498
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PROJECT NUMBER

1002712.00

CURRENT DOCUMENT STAGE

SITE PLAN SUBMITTAL

CURRENT ISSUE DATE

08/16/16

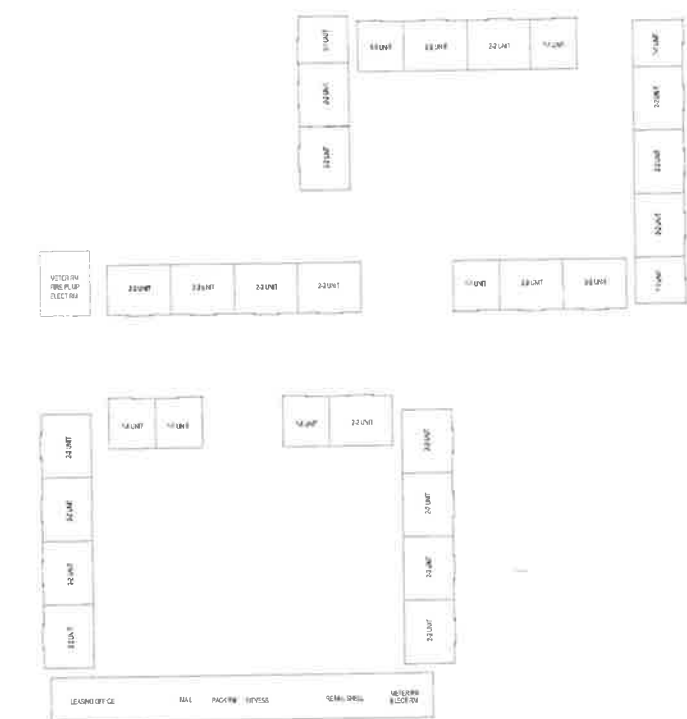
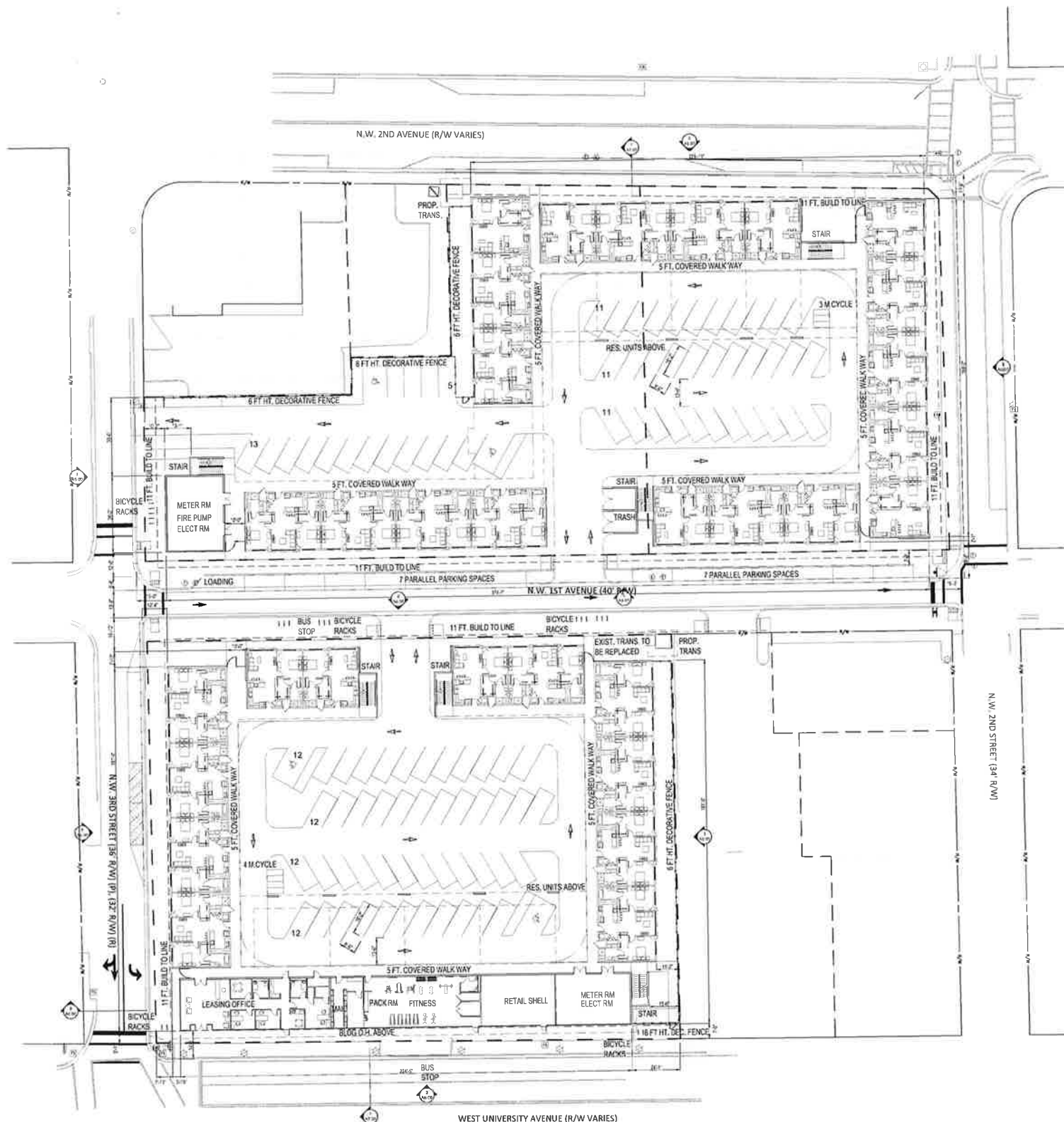
SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.00

PROJECT DATA			
GENERAL			
COD - CENTRAL CITY DISTRICT			
<ul style="list-style-type: none"> • APPLICABLE CODES: FBC 2014 5TH EDITION, FPFC 5TH EDITION (NFPA 1 AND 101) • OCCUPANCY TYPE - R2 - MULTI FAMILY COMMERCIAL DEVELOPMENT. • CONSTRUCTION TYPE - III - PER TABLE 503 AND 603, NON COMBUSTIBLE NON BEARING WOOD PARTITIONS, EXT WALLS AND ROOF CONSTRUCTION. • BUILDINGS SHALL BE FULLY SPRINKLERED. • BUILDING STORES: 3 STORES • BUILDING HT. • BUILDING AREA • PER FBC TABLE 508.4 (R) 1 HOUR SEPARATION REQUIRED. • PER FBC TABLE 601, 0 HRS FIRE RESISTANCE RATING. • 20 OPEN MEANS OF EGRESS STAIRS PROVIDED FOR EACH BUILDING. TRAVEL DISTANCE 200 FT. 			
SETBACKS REQUIRED:			
(CCD) - NONE REQUIRED			
TRADITIONAL CITY SPECIAL DEV. PLAN - BUILD TO LINES: ARTERIAL RD (14 FT) AND LOCAL RD (11 FT)			
BUILT TO LINE PROVIDED:			
SOUTH BUILDING:			
W. UNIVERSITY AVE: VARIES (14 FT. AT GROUND FLOOR AND 10'-11" FOR RES. UNITS ABOVE)			
NW 1ST AVE: 18'-0"			
NW 2ND STREET SIDE: (EAST ADJACENT PROPERTY) 11'-2" TO PROPERTY LINE			
NW 3RD STREET: 12'-4"			
NORTH BUILDING:			
NW 1ST AVE: 18'-0"			
NW 2ND AVE: 11'-0"			
NW 2ND STREET: 14'-0"			
NW 3RD STREET: 15'-0"			
FULL BALCONIES (ALL WITHIN RW)			
12'-0" CLR. COLONNADE ON W. UNIVERSITY AVE. (2'-7" DP) AND 3RD STREET (4'-10" DP)			
10 FT. WIDE MIN. SIDEWALK ON UNIVERSITY AVE. SIDEWALKS VARY FROM 7 FT MIN. FOR ARTERIAL RD AND LOCAL RD, REF. TO CIVIL ENG. PLANS FOR FURTHER INFO.			
NW 1ST AVE. (BETWEEN 3RD AND 2ND ST) DEDICATED TO OWNER AND CHANGED TO ONE WAY TRAFFIC (EAST BOUND) EAST BOUND BUS ROUTE MAINTAINED W/ PARALLEL PARKING FOR RESIDENCES.			
7'-2" HT. DRIVEWAY CLEARANCE UNDER RESIDENTIAL UNITS.			
DROP OFF ON NW 3RD STREET, 2 PARKING SPACES (SHORT TERM)			
8'-6" X 18 FT DP ANGLED, 8'-6" X 20'-0" 90 DEGREE AND 8' X 20' PARALLEL PARKING STALLS PER CITY ENG. STANDARDS APPENDIX B-2			
24 FT. WIDE DRIVEWAY ENTRANCES AND 13'-6" ONE WAY DRIVE ISLES PROVIDED PER CITY ENG. STANDARDS APPENDIX B-2			
THIS SITE IS NOT LOCATED WITHIN THE HISTORIC DISTRICT OR FLOOD PLAIN.			
THIS SITE AND BUILDING COMPLIES WITH THE STATE OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION			
KNOX BOX WILL BE PROVIDED TO ENSURE EMERGENCY ACCESS TO THE "RESTRICTED ACCESS OCCUPANCY", PER GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-16(b).			
BUILDING			
AREA TYPE	STORES	APPROX. G.S.F.	COMMENTS
(B) BLDG. No. 1	3	82,068	APPROX. 27,456 / FLR
(N) BLDG. No. 2	3	89,859	APPROX. 29,953 / FLR
LEASING MGMT. OFFICE	1	1,850	DOUBLE HT. LOBBY CEILING
FITNESS	1	1,445	
MAIL PACK RM.	1	402	
RETAIL SHELL	1	971	SHELL SPACE AT UNIVERSITY AVE.
MFP SUPPORT	1	1,584	
TOTAL UNIT COUNT - BUILDING No. 1 AND 2 (3 RES. FLOORS)			
UNIT TYPE	UNITS	PERCENTAGE	COMMENTS
1 BEDROOM	38	28.46%	
2 BEDROOM	91	70.54%	
TOTAL	129	100%	220 BEDS
PARKING			
BUILDING	SPACES	MOTORCYCLE	COMMENTS
No. 1 (S)	48	4	
No. 2 (N)	51	3	
EXT. SURF. SP.	83		14 PARALLEL SPACES ON 1ST AVE 88 SPACES AT LOT 2 15T AVE ONE WAY - (T) LOADING ST
DROP OFF	2		2 EXIST. SPACES ON 3RD ST.
TOTAL	184		INCL. 4 HC SPACES

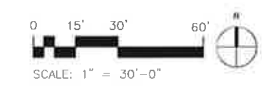


KEY PLAN

1" = 50'-0"

ARCHITECTURAL SITE PLAN

1" = 30'-0" 1



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238 DEVELOPMENT LLC

OWNER

KLM PROPERTIES INC.
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352.372.6172

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www.pgal.com

CONSULTANT

PROJECT TITLE

238 UNIVERSITY

PROJECT LOCATION

238 W. UNIVERSITY AVE.
GAINESVILLE, FL

SUBMITTAL HISTORY

REGISTRATION No. AR-009468
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PROJECT NUMBER

1002712.00

CURRENT DOCUMENT STAGE

SITE PLAN SUBMITTAL

CURRENT ISSUE DATE

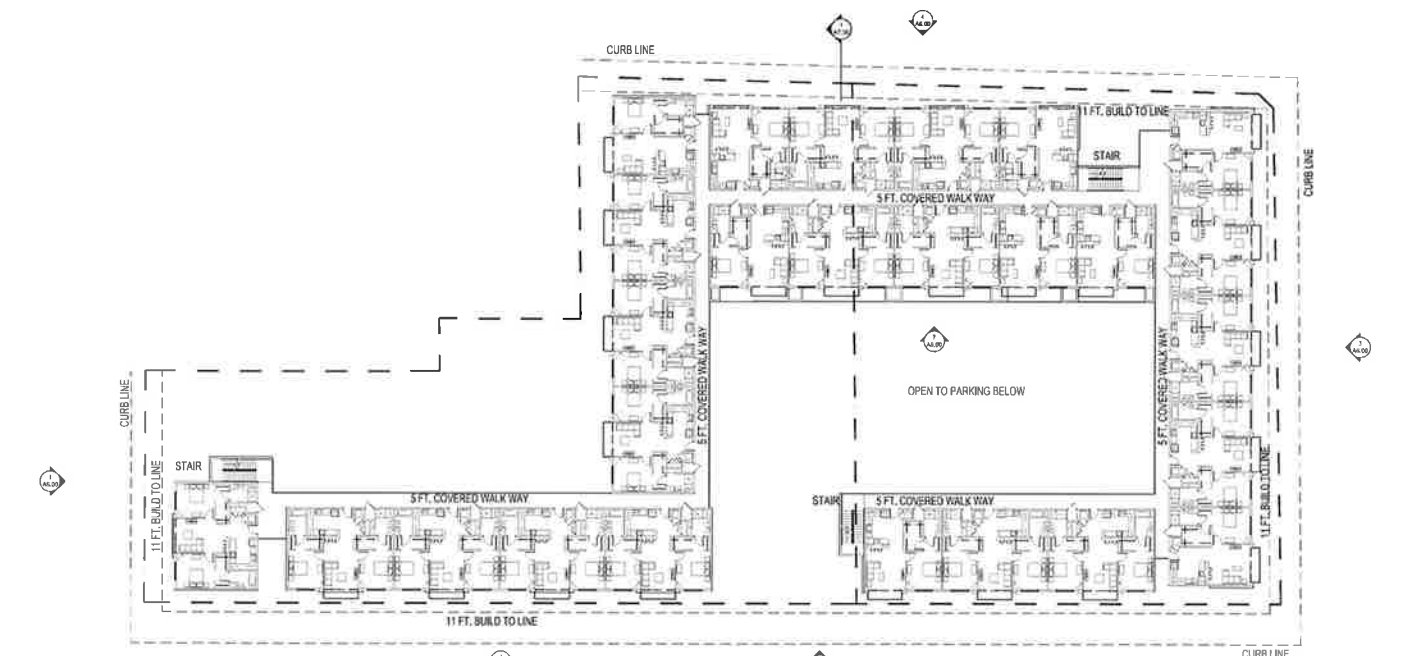
08/16/16

SHEET TITLE

SECOND FLOOR PLAN

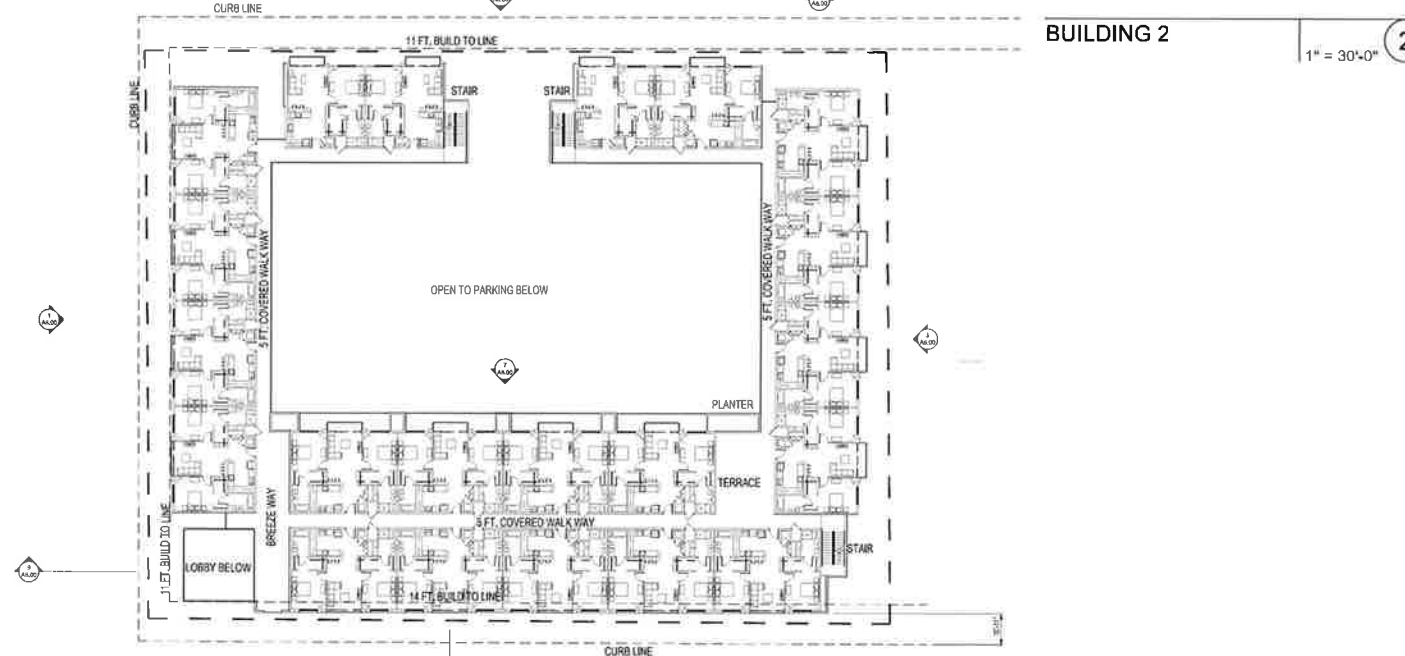
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A2.02



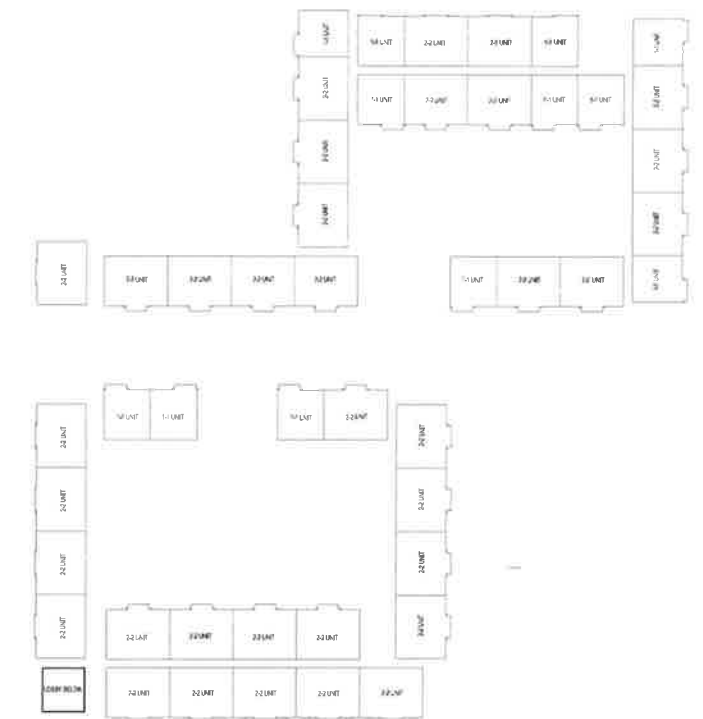
BUILDING 1

1" = 30'-0" ①



BUILDING 2

1" = 30'-0" ②

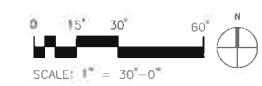


KEY PLAN

1" = 50'-0" ③

SECOND FLOOR PLAN

1" = 30'-0" ④



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PROJECT TITLE

238 UNIVERSITY

PROJECT LOCATION

238 W. UNIVERSITY AVE.
GAINESVILLE, FL

SUBMITTAL HISTORY

REGISTRATION No. AR-004498
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PROJECT NUMBER

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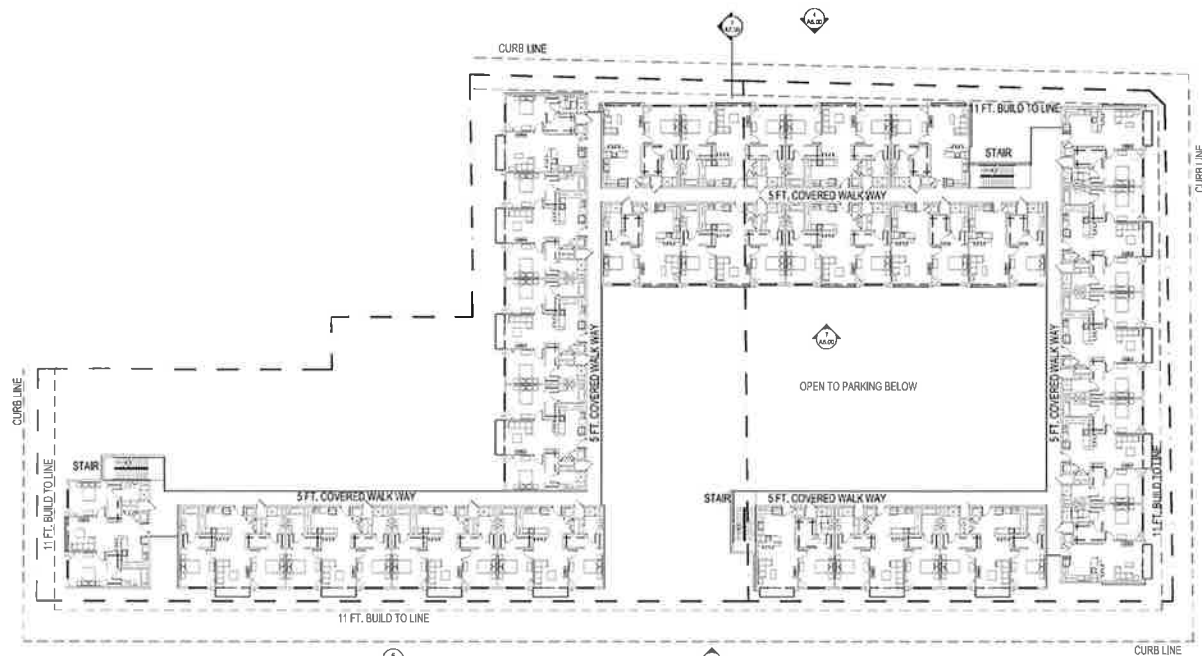
08/16/16

SHEET TITLE

THIRD - FIFTH FLOOR PLANS

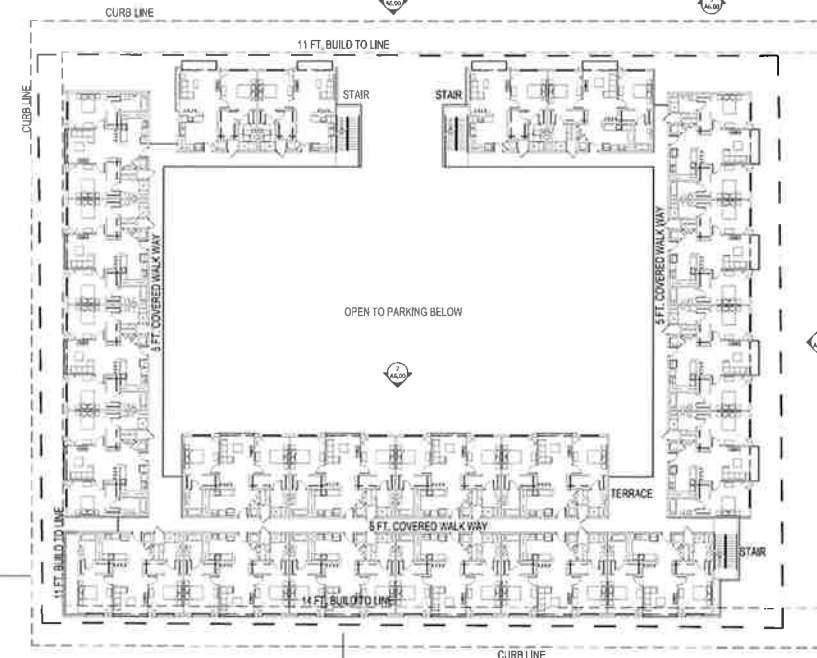
SHEET NUMBER

A2.03



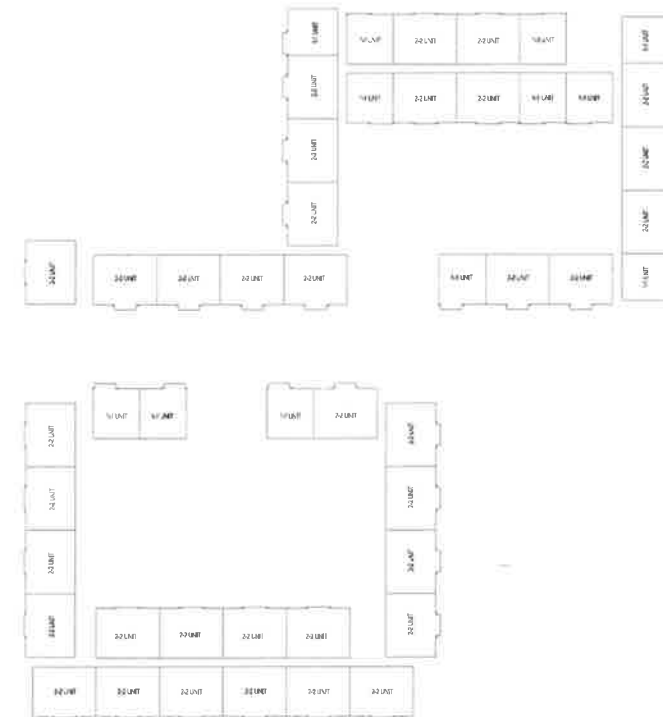
BUILDING 2

1" = 30'-0" 2



BUILDING 1

1" = 30'-0" 1

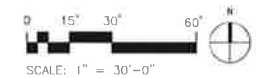


KEY PLAN

1" = 50'-0"

THIRD - FIFTH FLOOR PLANS

1" = 30'-0"



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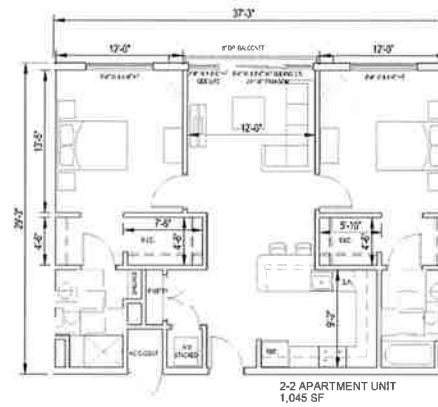
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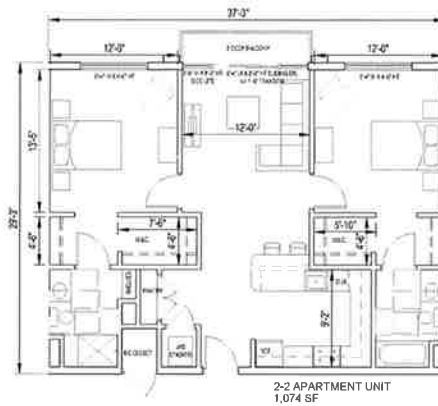
UNIT FLOOR PLANS (GROUND FLOOR BAY WINDOW)

1/8" = 1'-0" 3



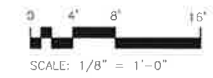
UNIT FLOOR PLANS (BALCONET)

1/8" = 1'-0" 2



UNIT FLOOR PLANS

1/8" = 1'-0" 1



Pierce Goodwin Alexander & Limville

PROJECT TITLE

238 UNIVERSITY

PROJECT LOCATION

238 W. UNIVERSITY AVE.
GAINESVILLE, FL

SUBMITTAL HISTORY

REGISTRATION No. AR-0094498
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PROJECT NUMBER

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CURRENT DOCUMENT STAGE

SITE PLAN SUBMITTAL

CURRENT ISSUE DATE

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SHEET TITLE

UNIT FLOOR PLANS

SHEET NUMBER

A4.00

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PROJECT TITLE

238 UNIVERSITY

PROJECT LOCATION

238 W. UNIVERSITY AVE.
GAINESVILLE, FL

SUBMITTAL HISTORY

REGISTRATION No. AR-0094498

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PROJECT NUMBER

1002712.00

CURRENT DOCUMENT STAGE

SITE PLAN SUBMITTAL

CURRENT ISSUE DATE

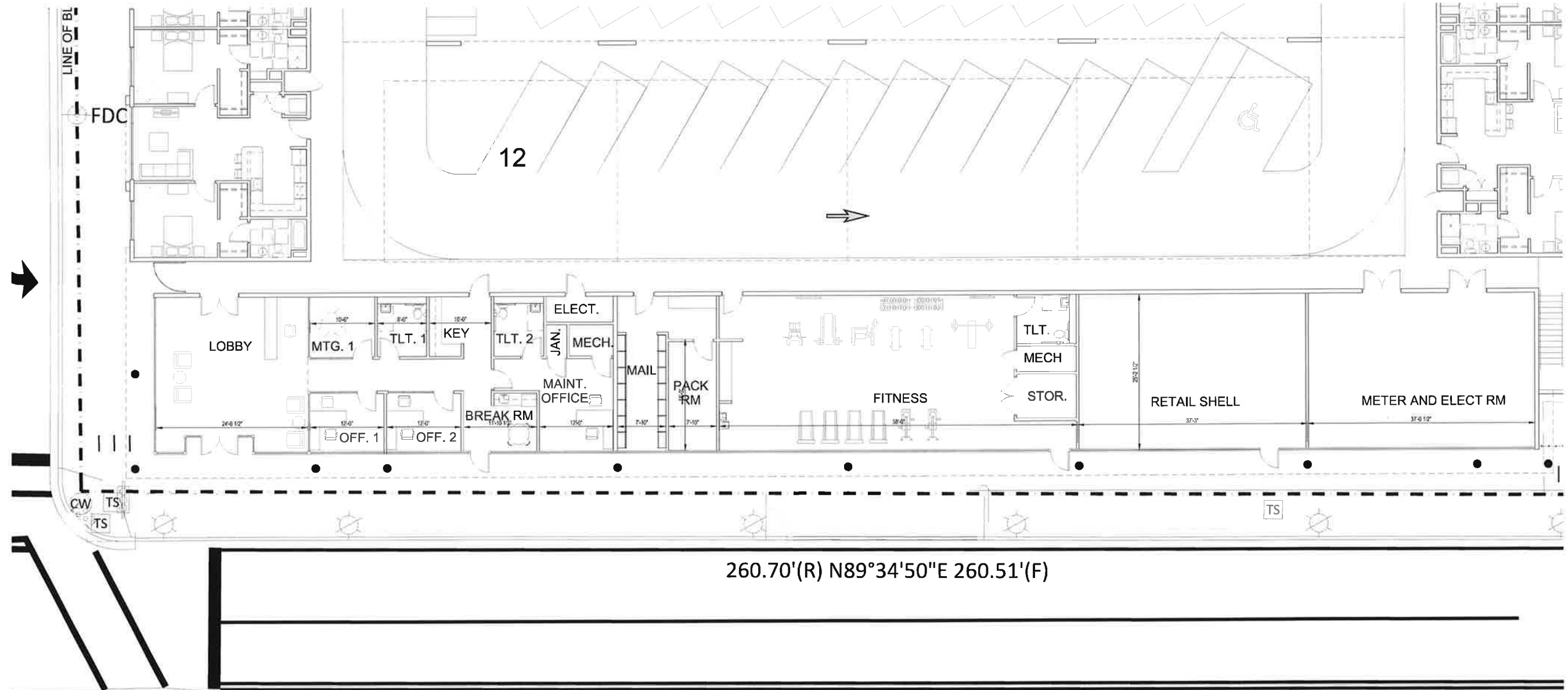
08/16/16

SHEET TITLE

ENLARGED GROUND
FLOOR PLAN

SHEET NUMBER

A4.01

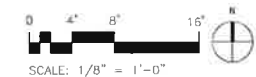


WEST UNIVERSITY AVENUE (R/W VARIES)

ENLARGED GROUND FLOOR PLAN

1/8" = 1'-0"

1



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Pierce Goodwin Alexander & Linville
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Portland, Oregon
San Francisco, California
Seattle, Washington
St. Louis, Missouri
Wash. DC, DC



SOUTH BUILDING 1 - SOUTH ELEVATION (W. UNIVERSITY AVE.)

1" = 30'-0" ②



SOUTH BUILDING 1 AND NORTH BUILDING 2 - WEST ELEVATION (NW 3RD STREET)

1" = 30'-0" ①



SOUTH BUILDING 1 AND NORTH BUILDING 2 - EAST ELEVATION (NW 2ND STREET)

1" = 30'-0" ③



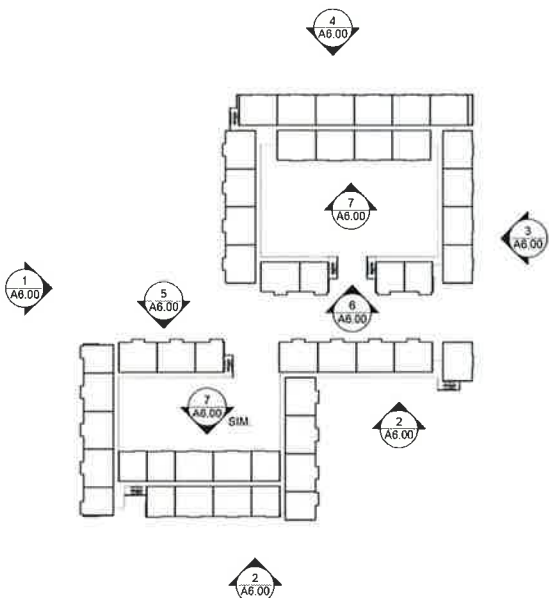
SOUTH BUILDING 2 - NORTH ELEVATION (NW 2ND AVE.)

1" = 30'-0" ④



NORTH BUILDING 2 - SOUTH ELEVATION (NW 1ST AVE.)

1" = 30'-0" ⑤



KEY PLAN

N.T.S.



SOUTH BUILDING 1 - NORTH ELEVATION (NW 1ST AVE.)

1" = 30'-0" ⑥

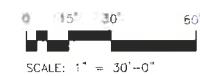


SOUTH BUILDING 1 - NORTH INTERIOR CAR PARK ELEVATION

1" = 30'-0" ⑦

GRAPHIC LEGEND	
	THIN BRICK VENEER - LIGHT YELLOW BROWN BLENDED COLOR
	HORIZONTAL RIBBED CEMENTITIOUS ARCHITECTURAL WALL CLADDING (BM 1534 RODED COLOR)
	LARGE FORMAT CEMENTITIOUS ARCHITECTURAL WALL CLADDING (BM 1462 MOUNTAIN COLOR)
	PRE-FINISHED ALUMINUM HORIZ. SLIDING WINDOW WITH INSULATED HIGH PERFORMANCE CLEAR GLASS (WHITE FRAME AND SILL)
	CLEAR TEMPERED GLASS AND METAL FRAME BALUSTRADE AND RAILING (WHITE GLOSS FRAME COLOR)

KEY NOTES	
001	THIN BRICK VENEER ON MFG. RECOMMENDED CLIPS OVER WATER/WATER RESISTANT BARRIER AND FIBERGLASS MAT SHEATHING (LIGHT YELLOW BROWN BLENDED COLOR)
002	HORIZONTAL RIBBED CEMENTITIOUS ARCHITECTURAL WALL CLADDING W/ 3/8" REVEALS AT 5/8" O.C. (INSTALLED ON MFG. RECOMMENDED CLIPS OVER WATER/WATER RESISTANT BARRIER AND FIBERGLASS MAT SHEATHING (BM 1534 RODED PAINT COLOR)
003	LARGE FORMAT CEMENTITIOUS ARCHITECTURAL WALL CLADDING WITH 1/2" WIDE REVEALS AS SHOWN, INSTALLED ON MFG. RECOMMENDED CLIPS OVER WATER/WATER RESISTANT BARRIER AND FIBERGLASS MAT SHEATHING (BM 1462 GRAY MOUNTAIN PAINT COLOR)
004	ALUMINUM CORNER TRIM PAINTED TO MATCH CLADDING FINISH
005	ALUMINUM FLASHING PAINTED TO MATCH CLADDING FINISH
006	CLEAR TEMPERED GLASS AND METAL FRAME BALUSTRADE AND RAILING (WHITE GLOSS FRAME COLOR)
007	PRE-FINISHED ALUMINUM HORIZ. CASSEMENT WINDOW WITH INSULATED HIGH PERFORMANCE CLEAR GLASS AND 1/2" HIGH PRE-FINISHED ALUMINUM SILL (WHITE FRAME AND SILL)
008	PRE-FINISHED ALUMINUM SLIDING DOORS WITH INSULATED HIGH PERFORMANCE CLEAR GLASS (WHITE FRAME) & FIXED SILLIES AND TRANSOMS FOR ELEVATION AND FLAM.
009	PRE-FINISHED ALUMINUM STORE FRONT WITH INSULATED HIGH PERFORMANCE CLEAR GLASS (WHITE FRAME)
010	PAINTED METAL DOOR AND FRAME WITH CLEAR GLASS (TRANSOM PAINTED TO MATCH CLADDING FINISH)
011	PRE-FINISHED ALUMINUM TRELLIS (PAINTED WHITE COLOR)
012	8 FT. HT. CARB. TRASH ENCLOSURE WALL AND CONT. CONCRETE CAP WITH BRICK VENEER FINISH (LIGHT YELLOW BROWN BLENDED COLOR)
013	PRE-FINISHED ALUMINUM TRUSS (PAINTED WHITE COLOR)
014	16" DIA. COLUMNS COVERS WITH PAINTED FINISH (WHITE)
015	3 FT. DEEP BALCONY WITH PAINTED WHITE ALUMINUM CLADDED PERIMETER FASCIA, RETURNS AND SOFFIT (CLEARING)
016	8 INCH DEEP BALCONY WITH PANELS OF ALUMINUM CLADDED PERIMETER FASCIA AND RETURNS
017	PLANTER WALL AND CONT. CONCRETE CAP WITH BRICK VENEER FINISH (LIGHT YELLOW BROWN BLENDED COLOR)
018	FINISH STAINLESS STEEL CHANNEL LETTERS
019	PAINTED METAL TRASH ENCLOSURE GATES WITH PRE-FINISHED DECORATIVE GRILLE INSERTS 5" HT. X 1" WID. X 1" DP. HEAVY DUTY HINGES AND LOCKABLE LATCH (WHITE FRAMES AND ALUMINUM COLOR GRILLE)
020	DECORATIVE METAL FENCE PAINTED BLACK
021	ALUMINUM FASCIA, SOFFIT RETURNS AND TRIM PAINTED TO MATCH CLADDING FINISH (BM 1462 GRAY MOUNTAIN PAINT COLOR)
022	TWO STEP (12" AND 6" HT.) ALUMINUM CLADDED CORNICE PAINTED WHITE
023	12" HT. ALUMINUM CLADDED TRIM PAINTED WHITE
024	6" HT. ALUMINUM CLADDED CAP PAINTED WHITE
025	PRE-FINISHED STORE FRONT WINDOW FRAME (NO GLAZING) PAINTED WHITE



SCALE: 1" = 30'-0"

Pierce Goodwin Alexander & Linville | Pierce Goodwin Alexander & Linville | New Orleans | Musco City

238 DEVELOPMENT LLC

OWNER

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www.pgal.com

CONSULTANT

PROJECT TITLE

238 UNIVERSITY

PROJECT LOCATION

238 W. UNIVERSITY AVE.
GAINESVILLE, FL

SUBMITTAL HISTORY

1	SITE PLAN SUBMITTAL	02/29/16
2	SITE PLAN RE SUBMITTAL	04/19/16
3	SITE PLAN RE SUBMITTAL	05/17/16
4	TECH REVIEW COMMENTS	06/02/16

REGISTRATION No. AR-0094458

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CURRENT DOCUMENT STAGE

SITE PLAN SUBMITTAL

CURRENT ISSUE DATE

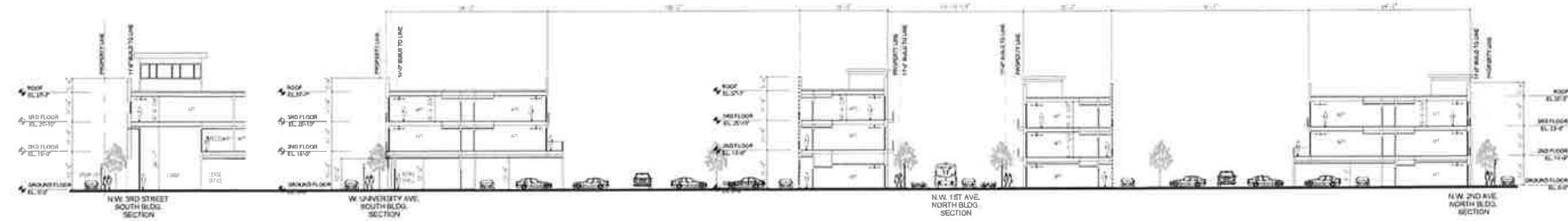
08/16/16

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A7.00



BUILDING SECTIONS

1" = 30'-0"

1



SCALE: 1" = 30'-0"

Vertical text on the left margin: 150908M, 08/16/16, PGAL, 791 Park of Commerce Blvd., Suite 400, Boca Raton, FL 33487, (561) 988-4002, (561) 988-3002, www.pgal.com

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238 DEVELOPMENT LLC

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PROJECT TITLE

238 UNIVERSITY

PROJECT LOCATION

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GAINESVILLE, FL

SUBMITTAL HISTORY

Pierce Goodwin Alexander & Linville

Los Angeles | New Orleans | Mexico City
Houston | Dallas | Boston | Dallas | Houston | Las Vegas | Los Angeles | New Orleans | Mexico City

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SHEET TITLE

EXTERIOR

RENDERINGS

SHEET NUMBER

A7.10



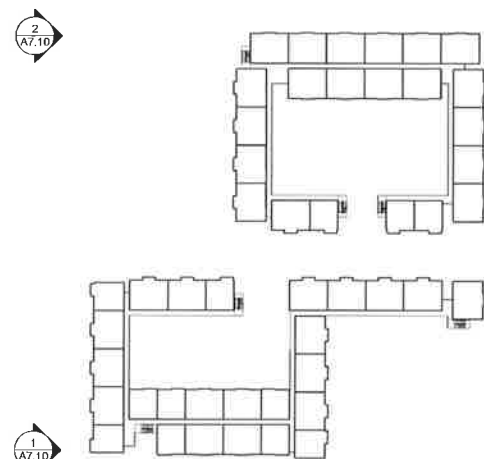
EXTERIOR RENDERING LOOKING NORTHWEST FROM WEST UNIVERSITY AVE

N.T.S. ②



EXTERIOR RENDERING LOOKING NORTHEAST FROM WEST UNIVERSITY AVE

N.T.S. ①



KEY PLAN

N.T.S. ①

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