

Attachment “A”

Technical Review Committee Comments and Conditions

Petition DB-17-05 SPA: Technical Review Committee Comments and Conditions

Project Name: DB-17-005 SPA Exactech Expansion

Report Generated: 03/17/2017 03:27 PM

File	COMMENTS	DATE OF COMMENT	Department/Reviewer	Applicant Response
C4_30 UTILITY PLAN FOR PARKING GARAGE.pdf	PER STANDARDS NEED 10' CLEARANCE FROM TX BASED ON TYPE OF TREE TO BE PLANTED. REQUESTING MIN. 7.5' CLEARANCE IF 10' CAN NOT BE OBTAINED.	03/10/2017 11:53 AM	Melodee Williams Elcectic	
C4_30 UTILITY PLAN FOR PARKING GARAGE.pdf	Captrue 4" conduit Inst 2 new UJB"S Inst 2 - 4" pvc conduits across street to TX	03/10/2017 11:53 AM	Melodee Williams Elcectic	
C4_20 UTILITY PLAN FOR BUILDING EXPANSION SHEET 2 OF 2.pdf	Capture 4" inch conduit and turn up 4" steel elbows into and out of new TX. TX requires 4' clearance on all sides and 10' clearance in front of TX	03/10/2017 11:30 AM	Melodee Williams Elcectic	
C2_10 PAVING, GRADING AND DRAINAGE PLAN (1 OF 2).pdf	Need more detail on dumpster enclosure. Unusual dimensions, unclear where gates are located.	03/09/2017 6:09 PM	Steve Joplin Solid Waste	
C2_30 PAVING, GRADING AND DRAINAGE PLAN (PARKING GARAGE).pdf	All pipes within City right-of-way shall be reinforced concrete pipes.	03/09/2017 2:19 PM	Mary Frieg Public Works	
C2_10 PAVING, GRADING AND DRAINAGE PLAN (1 OF 2).pdf	Cannot put a permanent structure (ie building) in an easement.	03/09/2017 1:42 PM	Mary Frieg Public Works	
C0_00 COVER SHEET.pdf	All development plans shall include on the cover sheet or by separate letter to the Public Works Department the following information under the heading "Stormwater Management Utilty Dats": <ul style="list-style-type: none"> <input type="checkbox"/> Total Impervious Area <input type="checkbox"/> Total Semi-Impervious Area (i.e. grass parking) <input type="checkbox"/> Table containing the following information for each stormwater management facility: <ul style="list-style-type: none"> o SMF ID o Lowest Discharge Elevation (ft) o Retention Volume Below Lowest Discharge Elevation (cf) o Retention Area at Lowest Discharge Elevation (ft) 	03/09/2017 8:36 AM	Mary Frieg Public Works	
C0_41 DEMOLITON PLAN BUILDING EXPANSION SHEET 1 OF 2.pdf	What are the limits of removal and how will the portion within the roadway be addressed? this is a typical question for all utility removal.	03/09/2017 8:28 AM	Matt Williams Utility Removal	
C4_10 UTILITY PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	Open trench will not be permitted per previous comments	03/09/2017 8:10 AM	Matt Williams Utility Removal	
E012.4.pdf	Cannot tell how this meets code requirements	03/08/2017 4:17 PM	Lawrence Calderon Planning	
E012.1.pdf	Entrance lighting does not meet the minimum code requirement of 50fc. Ramp Data does not distinguish between day and night intensities.	03/08/2017 4:11 PM	Lawrence Calderon Planning	

E012.1.pdf	Sec. 30-344 (c). Lighting intensities for all floors, ramps, entrance/exit areas, and stairways shall be as listed in Table 1.	03/08/2017 4:11 PM	Lawrence Calderon Planning	
E012.pdf	The code, as listed in Table 1 requires a Minimum Horizontal Illuminance of 50fc. The data provided here in this table does not reflect compliance. The boundary of the property should have no more than 1.0fc but the table is showing 3.04; please explain. Please note that board approved plans are not eligible for staff waiver after the board meeting; if there is a need for waivers; please submit a separate request with associated justifications.	03/08/2017 3:40 PM	Lawrence Calderon Planning	
Master Plan Submittal A103-2.pdf	Please take into consideration that staff understands that all of the parking within the structure may not be required but parking when provided must meet the minimum standards. The columns within the floors of the parking structure do not quite meet required standards of 8.5 by 19 feet; some spaces are made compact to avoid meeting the minimum dimensions; compact spaces are not allowed. Please explain how the columns relate to the parking design and layout as provided.	03/08/2017 2:11 PM	Lawrence Calderon Planning	
C4_10 UTILITY PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	A) GRU Gas to install a gas main crossing NW 22nd St./SR 121 and extending the main along the East R/W of NW 71ST PL and the north R/W of NW 23rd Way for +/- 200 feet. Maintain 1' setback from property line. B) Identify "unknown" utility. Note 1: Proposed easement over gas main to be 7' wide and encompass the width of the sidewalk. Note 2: There may be a cost to the owner of Exactech for GRU to extend the gas main to their property. Note 3: Please provide estimated gas loads.	03/10/2017 3:07 PM	Rand Larsen GRU GAS	
C4_10 UTILITY PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	Please revise the proposed PUE shown per the markups made by Rand Larsen in GRU Gas.	03/08/2017 12:00 PM	Ann Mullins GRU Real Estate	
C4_10 UTILITY PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	PUE covering water facilities (see markup arrow) will need to be adjusted to cover 10' beyond GRU maintained facilities - per GRU W/WW comments. Please revise as needed.	03/08/2017 12:00 PM	Ann Mullins GRU Real Estate	
C4_10 UTILITY PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	Transformer & PUE location subject to approval by GRU Energy Delivery. Location may need to change if they require it.	03/08/2017 12:00 PM	Ann Mullins GRU Real Estate	

C4_30 UTILITY PLAN FOR PARKING GARAGE.pdf	<p>2. All new buildings meeting any one of the criteria listed below require a standpipe system, and therefore a fire hydrant must be provided within 100 feet of the fire department connection.</p> <p>(1) More than three stories above grade where the building is protected by an approved automatic fire sprinkler system</p> <p>(2) More than two stories above grade where the building is not protected by an approved automatic fire sprinkler system</p> <p>(3) More than 50 feet (15m) above grade and containing intermediate stories or balconies</p> <p>(4) More than one story below grade</p> <p>The hydrant to the SE is greater than 100' from the FDC, is there a hydrant to the NW off the plans that can meet this requirement? If there is it needs GRU flow information if not already obtained.</p>	03/06/2017 10:23 AM	Tom Burgett Fire Safety	
C4_20 UTILITY PLAN FOR BUILDING EXPANSION SHEET 2 OF 2.pdf	Add label & show limits of existing blanket PUE recorded in OR 2132, pg. 963 AND/OR place the note regarding existing PUE with recording info in the GRU notes on C4.00 Master Utility Plan.	03/08/2017 12:10 PM	Ann Mullins GRU Real Estate	
C4_20 UTILITY PLAN FOR BUILDING EXPANSION SHEET 2 OF 2.pdf	Transformer and PUE location subject to approval by GRU Energy Delivery.	03/08/2017 12:10 PM	Ann Mullins GRU Real Estate	
C4_30 UTILITY PLAN FOR PARKING GARAGE.pdf	Add 10' wide PUE along this entire property line to cover existing OH electric.	03/06/2017 9:14 AM	Ann Mullins GRU Real Estate	
C4_30 UTILITY PLAN FOR PARKING GARAGE.pdf	Add PUE along entire property line to cover 10' separation requirement from Water and fire hydrant.	03/06/2017 9:14 AM	Ann Mullins GRU Real Estate	
C0_41 DEMOLITON PLAN BUILDING EXPANSION SHEET 1 OF 2.pdf	<p>1) Add additional text to note</p> <p>2) Provide existing water meter number</p>	02/28/2017 10:33 AM	Christina DeStephens	
E011.pdf	Light too low in handicapped area	02/25/2017 4:50 PM	Richard Schneider GPD	
C0_00 COVER SHEET.pdf	Building size for the main building is shown as >96,300 sq ft on the first floor. For a "B" and "F-1" occupancy class the maximum size of the building is limited to 19,000 and 12,000 sq ft respectively. Show justification for exceeding the limits of the building size. FBC-B 503 and Table 503 by reference.	02/10/2017 3:12 PM	Eric Brunn Building Division	See revised calculation on cover sheet. Architect has met with the building department to discuss these concerns.
C0_00 COVER SHEET.pdf	Provide a life safety plan for the entire building. This is to ensure there are no life safety issues to the existing portion of the building incurred by the addition. This will include verifying travel distances, dead end corrdors, and similar concerns.	02/10/2017 3:12 PM	Eric Brunn Building Division	Architect is working on this - The travel distances and dead end corridor concerns will be addressed in future submittal and diagrammed to achieve code compliancy.
C0_00 COVER SHEET.pdf	<p>A note of information.</p> <p>Please be aware the demolition of the existing buiding prior to construction of the new garage will require a demolition permit.</p> <p>Also a new E911 address for the new garage building will need to be verified.</p>	02/10/2017 3:13 PM	Eric Brunn Building Division	Noted.
Survey-Headquarters.PDF	Show extents of each Parcel from legal descriptions	02/09/2017 12:08 PM	Pat Durbin Public Works Survey	See revised survey

Survey-Headquarters.PDF	What is the source for the legal descriptions?	02/09/2017 12:08 PM	Pat Durbin Public Works Survey	Official records book and page are cited on revised survey
Survey-Headquarters.PDF	The information for the perimeter boundary is cluttered with the topographic information and requires going back and forth between sheets. Would it not be better to have all the Boundary information on one sheet, by use of line and curve tables if necessary. It looks to me that it would all fit on this cover sheet where the sheet index is and the sheet index could be scaled down and moved and still be legible enough to suit its purpose.	02/09/2017 12:08 PM	Pat Durbin Public Works Survey	I'm sorry we are not able to accommodate this request. Boundary and Topographic survey are provided within the same document for this project.
C4_30 UTILITY PLAN FOR PARKING GARAGE.pdf	Please indicate the approximate location of the features of fire protection, including: --Fire department connection: Fire department connections shall be located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction. (NFPA 13- 8.17.2.4.6) -- Post Indicator Valve and/or OS&Y type Backflow Preventer for each building: Every connection from the private fire service main to a building shall be provided with a listed indicating valve located so as to control all sources of water supply. The post indicator valve shall be located not less than 40 ft. from the building, or as close to 40 ft. as is possible considering site limitations. (NFPA 24- 6.2)	02/09/2017 8:57 AM	Tom Burgett Fire Safety	See revised sheet C4.30
C0_00 COVER SHEET.pdf	I did not see the actual fire flows from GRU for the existing hydrant (garage) and new hydrant for the addition.	02/08/2017 3:50 PM	Tom Burgett Fire Safety	See documents folder for actual and modeled fire flows from GRU.
C4_10 UTILITY PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	Change #2 on the water fitting schedule to OS&Y valve on the backflow preventer.	02/08/2017 3:48 PM	Tom Burgett Fire Safety	See revised C4.10
C4_10 UTILITY PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	I don't see and FDC, is this addition connencted to the exting suppression system?	02/08/2017 3:48 PM	Tom Burgett Fire Safety	Connected to existing
C2_10 PAVING, GRADING AND DRAINAGE PLAN (1 OF 2).pdf	The existing drainage easement to the City should be released, the storm pipe is not maintained by the City.	02/08/2017 2:36 PM	Rick Melzer Public Works	The drainage easement will be released by GRU and City Public Works through the process of this project.
C0_20 MASTER PLAN.pdf	The proposed mid-block crossing should meet the requirements of the MUTCD for signing and markings.	02/08/2017 2:26 PM	Rick Melzer Public Works	See revised sheet C1.30 and C2.30
C0_20 MASTER PLAN.pdf	Any development proposed for consideration utilizing an existing or planned master stormwater facility shall provide the calculations and documentation necessary to establish the right to use the facility and that the contribution of stormwater runoff of the proposed development will be within the design parameters of the master system.	02/07/2017 5:05 PM	Mary Frieg Public Works	Drainage design notes have been provided for this project. The proposed building addition and garage comply with the existing SW permit. No additional pond volume is required to attenuate and treat the additional runoff. The 100 year flood was established in previous design phases that accounted for the impervious area of this project. The existing basin still contains 10,658 cf of additional volume for
C0_00 COVER SHEET.pdf	Per the City of Gainesville Engineering Design and Construction Manual (EDCM) Sec. 4.27, provide the following information on the cover sheet - Total impervious area; Total semi-impervious area (ie grass parking); and a table containing the following information - SMF ID; Lowest discharge elevation; Retention volume below lowers discharge elevation; Retention area at lowest discharge elevation.	02/07/2017 5:03 PM	Mary Frieg Public Works	See table on cover sheet.

C2_30 PAVING, GRADING AND DRAINAGE PLAN (PARKING GARAGE).pdf	Developments that encroach into a 100 year floodplain as designated by FEMA and the City of Gainesville, or any other determination by a jurisdictional authority shall demonstrate that the loss of onsite storage will not cause adverse offsite impacts to the floodplain.	02/07/2017 4:47 PM	Mary Frieg Public Works	100 year flood elevation was determined taking into account future impervious area
Exactech_L-105.pdf	3. Transportation Mobility Element Policy 10.5.5 requires 65-gallon trees to be planted along roadways listed in the annual Level of Service Report produced by the North Central Florida Regional Planning Council. Northwest 22nd Street is one of the roadways listed. As a result, the landscape plans should indicate that the required trees along NW 22nd Street meet the minimum 65-gallon size requirement.	02/06/2017 4:28 PM	Jason Simmons Planning	No trees are proposed along NW 22nd Street.
C0_00 COVER SHEET.pdf	1. This development is located in Zone B of the Transportation Mobility Program Area (TMPA) and must meet all relevant Transportation Mobility Element Policy 10.1.4 and 10.1.6 criteria. Based on the estimated average daily trip generation, this development must meet 3 Transportation Mobility Element Policy 10.1.6 criteria. Please contact Jason Simmons (334-5022) to determine how this development will meet the required criteria. 2. Please add a note to the site plan that states this development must meet 3 Transportation Mobility Element Policy 10.1.6 criteria. When a determination has been made concerning how the development will meet the standards, this information should also be added as a note to the site plan.	02/06/2017 4:26 PM	Jason Simmons Planning	A payment will be made to meet TMPA criteria.
C2_50 PAVING, GRADING AND DRAINAGE DETAILS.pdf	Minimum thickness (2" total) 2- 1" lifts required within the City ROW	02/06/2017 12:41 PM	Matt Williams Public Works	See revised C2.50
C4_10 UTILITY PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	It appears roadway has been resurfaced recently. Open trenching is highly discouraged. Directional bore?	02/06/2017 12:33 PM	Matt Williams Public Works	See revised C4.10

C2_10 PAVING, GRADING AND DRAINAGE PLAN (1 OF 2).pdf	Verify the following notes are included in the design plans on the Paving, Grading and Drainage sheet; Remove any modified or conflicting notes from the Design Plans.	02/06/2017 9:23 AM	Matt Williams Public Works	See C2.50
Public Works Notes				
<ul style="list-style-type: none"> • All work within or on City owned or maintained facilities, ROW or easement will require as-built plans. As-built plans should show the constructed conditions of the City owned or maintained area and be performed by a Florida Licensed Professional Surveyor and Mapper. Requirements further described in the City of Gainesville Design and Construction Manual (current edition) section 8.3. • The Contractor shall provide the City with an as-built survey of the retention / detention basin and associated structures, prepared by a registered land surveyor. The survey shall be submitted on paper copy and electronically (.pdf autodesk CAD) Requirements further described in the City of Gainesville Design and Construction Manual (current edition) section 10.8.7. • Any construction in the City of Gainesville Public ROW will require permits from the Public Works Department prior to beginning work. A MOT permit is required for any activity in the ROW the either directly or indirectly affects vehicular or pedestrian traffic. • Flexible pavements are to evaluated and designed in accordance with the FDOT Flexible Pavement Design Manual and FDOT Standards Index 514. Additional provisions are further described in the City of Gainesville Design and Construction Manual (current edition) section 10.8.7. • The Public Works Department reserves the right to modify the proposed work within the ROW to ensure compatibility with existing improvements. Such modification costs shall be borne by the Developer. 				
C4_00 MASTER UTILITY PLAN.pdf	The code allows temporary unpaved parking but not within the Wellfield District. I could not determine how this unpaved parking is allowed. Let's talk about this one.	02/03/2017 5:00 PM	Lawrence Calderon Planning	Temporary parking in on existing paved area.
P100-1.pdf		02/03/2017 1:07 PM	Doug Reich WWW Engineering	The storm building drains and clearwater waste building drains connect to a new 15" site storm. Refer to Drawing C2.10 (Paving, Grading and Drainage Plan (1 of 2)) and Drawing C2.20 (Paving, Grading and Drainage Plan (2 of 2)).
Master Plan Submittal A104-2.pdf	<p>1. Transverse Coverage and Cutoff based on Eight-Foot Mounting Height.</p> <p>The angle of incidence of lights within the travel aisle is not shown for traffic flow within the parking structure.</p> <p>2. Did not see the location of supporting columns relative to delineated parking spaces within the structure.</p>	02/03/2017 12:08 PM	Lawrence Calderon Planning	See photometric sheets for parking garage
E013.pdf	1. There are several sidewalk areas with no lighting.	02/02/2017 5:03 PM	Lawrence Calderon Planning	Sidewalks are existing, not in project scope. Owner has numerous landscape lights along both sides of path.
E013.pdf	The area has liht levels belo 0.5 which is below what is allowed by code.	02/02/2017 5:00 PM	Lawrence Calderon Planning	Additional light has been added to bring minimum value up to 0.5 fc.
E013.pdf	The minimum light intensity should not be less than 0.5fc	02/02/2017 4:51 PM	Lawrence Calderon Planning	Additional light has been added to bring minimum value up to 0.5 fc.

E011.pdf	1. I did not see an average vertical illuminance of 0.2 footcandles measured five feet above the height of the luminaire, relative to the buildings.	02/02/2017 4:50 PM	Lawrence Calderon Planning	Vertical foot-candle values not provided as lights in noted area are existing to remain. Existing lights are controlled by photocell on/ timeclock off. Existing schedule to remain unchanged.
E010.pdf	It appears that there will be new light fixtures proposed for the site. Those will have to comply with the lighting ordinance.	02/02/2017 4:28 PM	Lawrence Calderon Planning	New fixtures comply with the lighting ordinance. Existing fixtures/lighting on site is below the required amount to bring the site up to code.
C1_30 DIMENSION PLAN FOR PARKING GARAGE.pdf	The sidewalks provided is well designed and will serve the project well; it provides a convenient link between the parking structure and other office areas on the campus.	02/02/2017 4:23 PM	Lawrence Calderon Planning	
C0_41 DEMOLITION PLAN BUILDING EXPANSION SHEET 1 OF 2.pdf	The existing plan has 4 spaces for the handicap	02/02/2017 4:18 PM	Lawrence Calderon Planning	4 existing to remain. 15 proposed in parking garage.
C1_10 DIMENSION PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	The new layout has only one space for the handicap; the previous layout had a total of five spaces. How this relate to the location of entrances related to parking spaces?	02/03/2017 11:31 AM	Lawrence Calderon Planning	See revised plans. Additional handicap spaces are provided in the parking garage.
C1_10 DIMENSION PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	Staff understands that the applicant is working on a realignment of the drainage easement. In the next submittal, please address how this will be done and authorization of the entity holding the easement.	02/03/2017 11:31 AM	Lawrence Calderon Planning	This is still being worked out with GRU and City Public Works, but the easement will be vacated.
C1_10 DIMENSION PLAN FOR BUILDING EXPANSION SHEET 1 OF 2.pdf	The proposed handicap route is so long as shown by the orange line; would it be possible to create an alternate ramp as shown here and marked blue on the plans. The difference in travel distance is approximately 85 feet. Just a recommendation.	02/03/2017 11:31 AM	Lawrence Calderon Planning	
C0_20 MASTER PLAN.pdf	The sidewalks provided offers a very useful pedestrian link between the parking structure and the related offices.	02/02/2017 4:11 PM	Lawrence Calderon Planning	
E012.pdf	Lighting at the entrance of the garage must be much higher to avoid the effect of driving from a very bright area into a darker area. Per the code, it must be 50fc at daylight and 1fc at night time: Sec. 30-338 (e)(5)(c) Table 1. No data is provide as required by the Table. The Driver Approach information in terms of the cut-off angle is not provided.	02/02/2017 2:56 PM	Lawrence Calderon Planning	Lighting for parking garage has been revised. See additional garage calculation sheets.
Wellfield Exemption.pdf	This petition is in the Tertiary Zone of the Wellfield and must be reviewed by ACEPD in order to be approved. Please contact ACEPD for review and provide letter of approval. Staff will also attempt to contact the department.	01/31/2017 9:02 AM	Lawrence Calderon Planning	County staff has been contacted.
Exactech_L-103.pdf	Please make sure light fixtures are 10' from any existing or proposed trees for this development.	01/26/2017 3:26 PM	Earline Lührman Planning	Noted. Some existing light fixtures and trees may not comply with this requirement, but all proposed light poles and trees do.
Exactech_L-101.pdf	Please provide a tree mitigation chart for the trees that are to be removed for development. Regulated trees are replaced at a 2:1 and high quality heritage trees are a fee, if any.	01/26/2017 3:22 PM	Earline Lührman Planning	A mitigation chart will be included in the next submittal as requested.
Exactech_L-103.pdf	Is this parking part of the development? If so, please provide shade trees.	01/26/2017 3:08 PM	Earline Lührman Planning	This parking lot is not part of the project.

Exactech_L-102.pdf	It seems many of these trees are marked out for removal so the site visit with the Landscape Architect will clear up this issue.	01/26/2017 3:01 PM	Earline Luhrman Planning	Existing trees will remain at the corner of NW 23rd Way and NW 71st Place. A few trees to the east and to the south of this corner will be removed for addition of the new sidewalk. Removed trees in these areas
Exactech_L-102.pdf	Please provide street trees along the frontage of NW 71st Place. (40' centers) The street trees could be moved back from the utilities so there are no conflicts.	01/26/2017 3:01 PM	Earline Luhrman Planning	Existing trees to remain along NW 71st Place satisfy the street tree requirement for this project. The section of NW 71st Place currently without street trees is beyond the property line of this project (to the east of this project).
