

PD LAYOUT PLAN

DEVELOPMENT DATA

TOTAL SITE AREA	= ±1.69 ACRES
ZONE A (MIN. BUILDING AREA)	= ±1.46 ACRES; 86.4% OF TOTAL SITE
ZONE B (MAX. URBAN AREA)	= ±0.17 ACRES; 9.9% OF TOTAL SITE
ZONE C (TYPE 'C' BUFFER)	= ±0.06 ACRES; 3.6% OF TOTAL SITE

APPROVED USE MIX:
(Square footage may vary 2.5% to accommodate building footprint requirements)

MULTI-FAMILY RESIDENTIAL	= 202 DWELLING UNITS
NON-RESIDENTIAL*	= 28,000 SQUARE FEET

MAX. BUILDING HEIGHT	= AS SHOWN ON PLAN
MAX. IMPERVIOUS AREA	= 1.66 ACRES; 100% OF TOTAL SITE







MIN. URBAN AREA REQUIREMENTS:	
FRONT	= 15 TO 20 FEET
SIDE	= 11 FEET

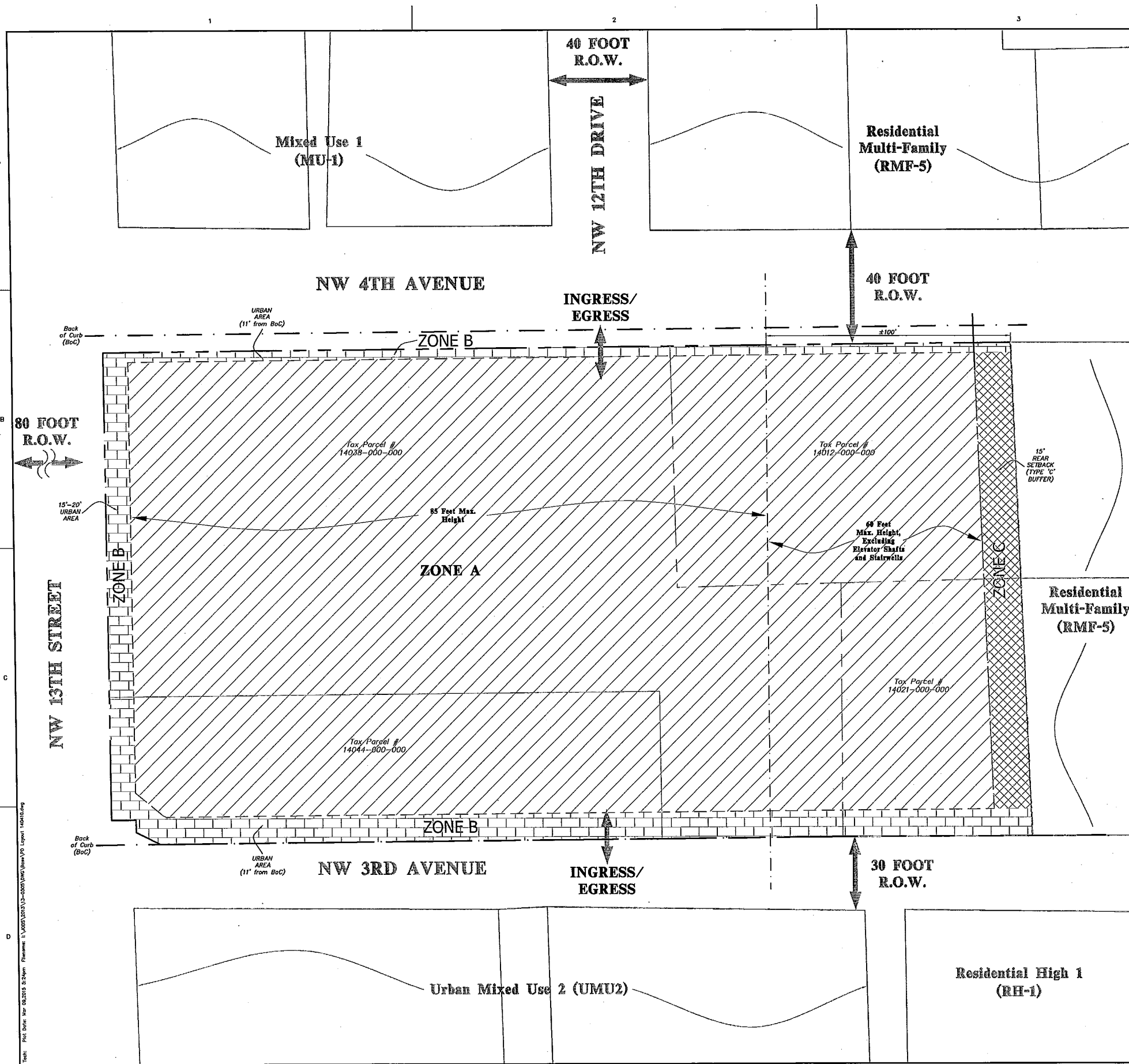
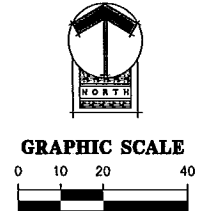
REAR SETBACKS = 15 FEET

*THE LEASING OFFICE WILL NOT COUNT AGAINST THE PERMITTED NON-RESIDENTIAL SQUARE FOOTAGE.

NOTES

- LAND USE ZONE AREA BOUNDARIES MAY BE MODIFIED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
- ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE PD ORDINANCE, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
- ZONE B SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE BUILDING FACADE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE B. HOWEVER, STORMWATER MAY NOT BE DISPENSED IN ZONE B.
- REQUIRED URBAN AREAS SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE BUILDING FACADE. THE URBAN AREA ALONG NW 13TH STREET SHALL BE A MINIMUM OF 15 FEET EXCEPT WHERE LANDSCAPING AND/OR STREET TREES ARE PROVIDED, THEN THE URBAN AREA SHALL BE A MINIMUM OF 20 FEET. THE URBAN AREA ALONG NW 4TH AVENUE AND NW 3RD AVENUE SHALL BE A MINIMUM OF 11 FEET.
- SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
- PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
A.M. PEAK HOUR = 87 TRIPS
P.M. PEAK HOUR = 138 TRIPS
ANNUAL AVERAGE DAILY TRIPS = 1,326 TRIPS
- LOADING ZONES AND SOLID WASTE FACILITIES WILL BE LOCATED WITHIN THE COLONNADE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE BUILDING'S ROOF, IF FEASIBLE.
- NON-RESIDENTIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
- THE BUILDING'S HEIGHT WILL TRANSITION FROM AN 85' MAXIMUM HEIGHT TOWARDS NW 13TH STREET TO A 60' MAXIMUM HEIGHT WITHIN ±100' OF THE EASTERN PROPERTY BOUNDARY.

-  ZONE A: BUILDING AREA
-  ZONE B: URBAN AREA
-  ZONE C: 15' REAR SETBACK/TYPE 'C' BUFFER
-  PARCEL LINES
-  PROJECT BOUNDARY
-  BUILDING HEIGHT DIVISION LINES



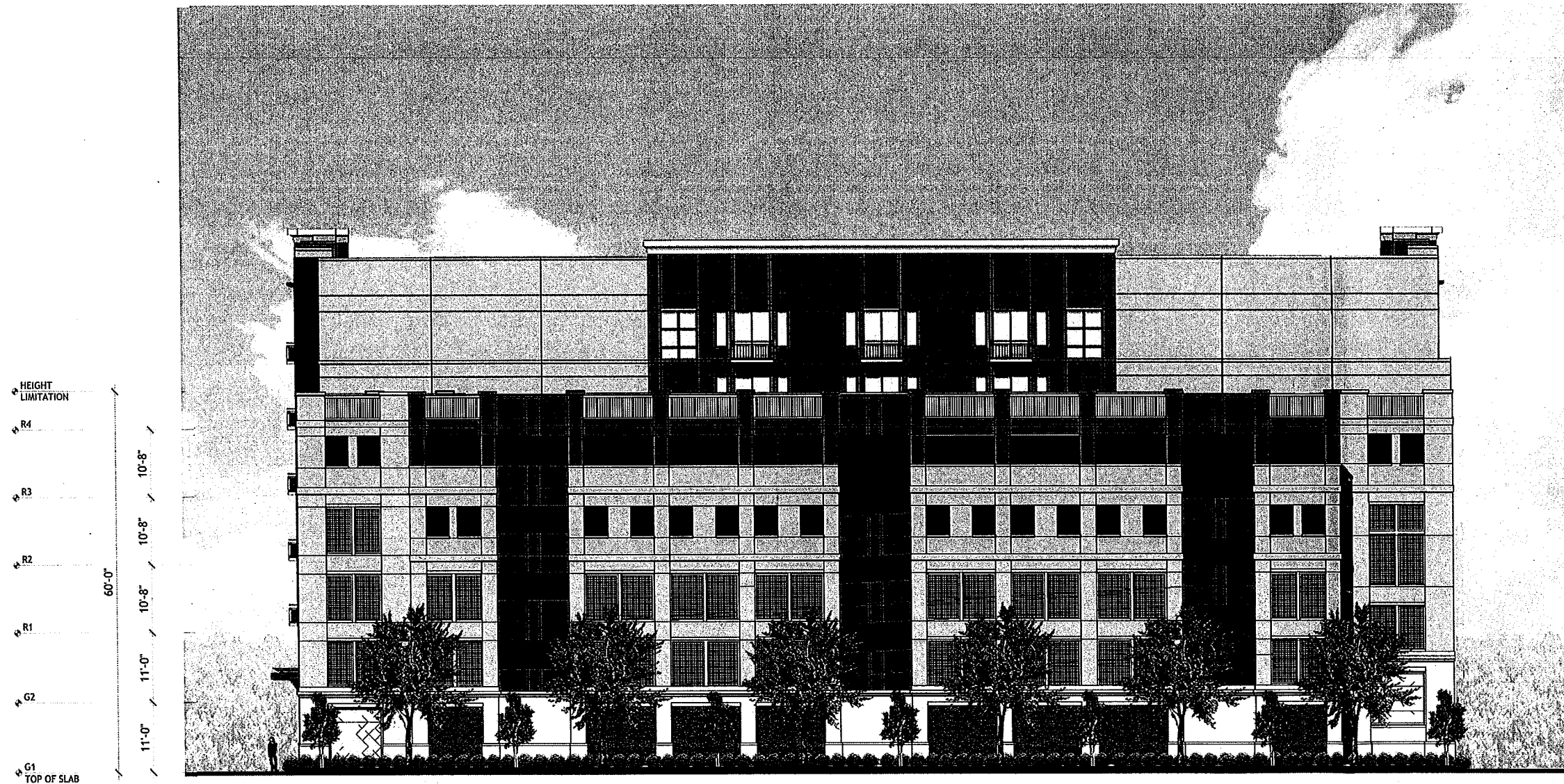
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CHW
 CIVIL ENGINEERING
 SURVEYING
 PLANNING

DATE	1" = 20'
SCALE	AS SHOWN
PROJECT	PD LAYOUT PLAN
SHEET NO.	13-0305
SHEET 1	

Elevations

Mixed Use Development
Gainesville, Florida



View From East

Exhibit "C" to Ordinance No. 130515
page 2 of 5



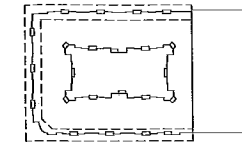
ELEVATION 2 WEST ELEVATION
1/16" = 1'-0" A4.00



ELEVATION 1 SOUTH ELEVATION
1/16" = 1'-0" A4.00

ELEVATION NOTES

TOTAL AREA BETWEEN 3'-0" AND 8'-0" ABOVE GRADE = 3,590.38 SF
 50% OF TOTAL AREA BETWEEN 3'-0" AND 8'-0" ABOVE GRADE = 1,795.18 SF
 TOTAL AREA OF GLAZING BETWEEN 3'-0" AND 8'-0" ABOVE GRADE = 1,801.67 SF



JOB NUMBER: 113033.00
 DRAWN BY: XXX
 CHECKED BY: XXX

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05.05.14 PROGRESS SET

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A Mixed Use Development by:
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 NW 13th St at NW 3rd Ave
 Gainesville, Florida

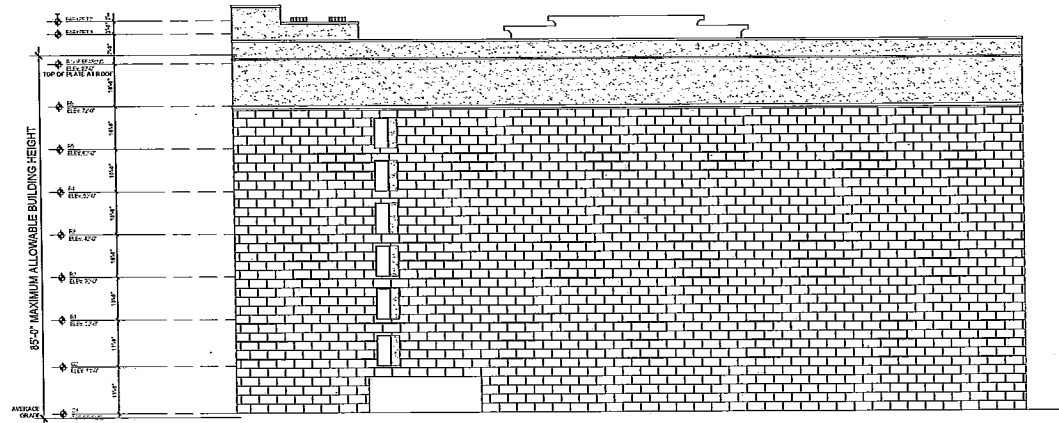
PERIMETER ELEVATIONS

A4.00

DATE: 03/11/2014

PER THE CITY OF GAINESVILLE CODE OF ORDINANCES, SECTION 30-23 OF THE LAND DEVELOPMENT CODE:

Building height means the vertical distance measured from the average elevation of the proposed finished grade to the top plate of the highest story.



ELEVATION 2 EAST ELEVATION
1/16" = 1'-0" A4.01



ELEVATION 1 NORTH ELEVATION
1/16" = 1'-0" A4.01

PER THE CITY OF GAINESVILLE CODE OF ORDINANCES, SECTION 30-23 OF THE LAND DEVELOPMENT CODE:

Building height means the vertical distance measured from the average elevation of the proposed finished grade to the top plate of the highest story.

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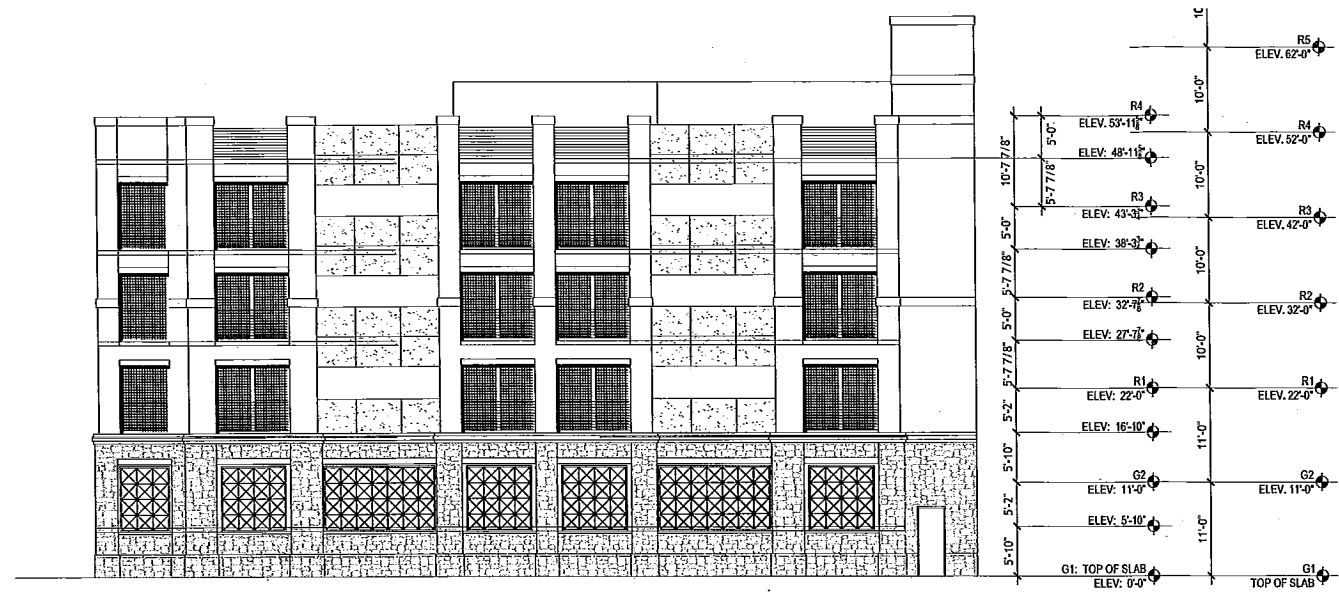
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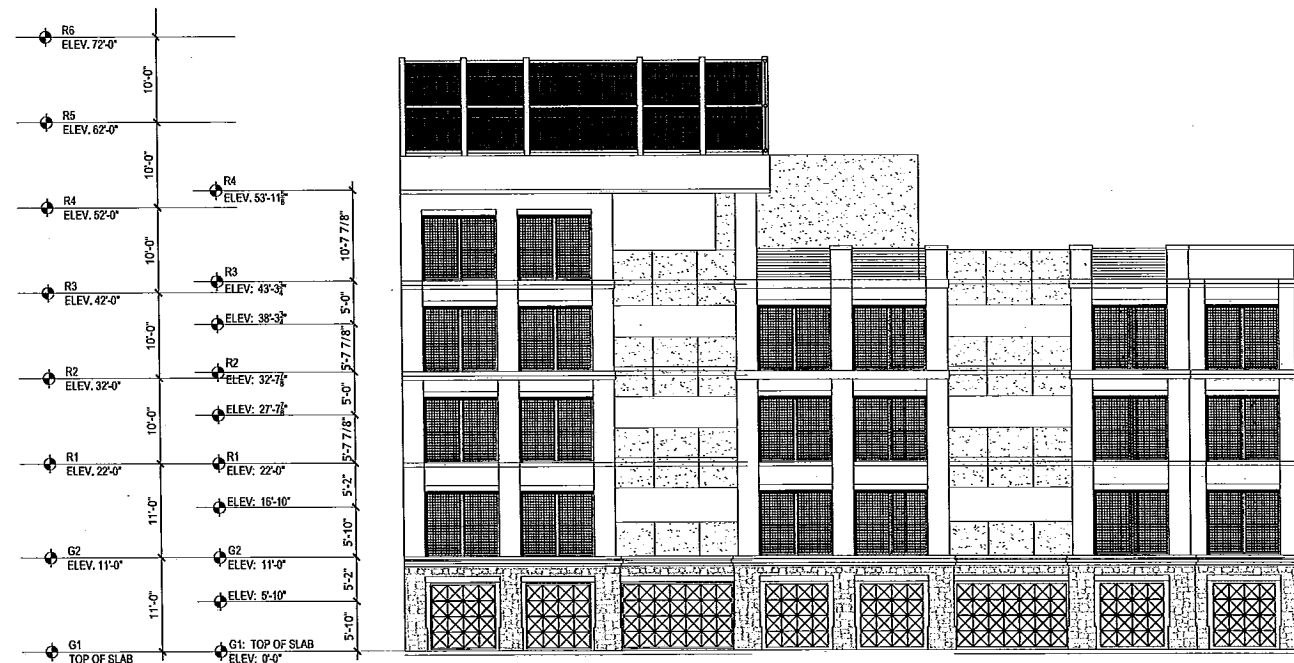
PERMITS/ELEVATIONS

A4.01

DATE: 03/11/2014



ELEVATION 2 NORTH ELEVATION
1/8" = 1'-0" AP3.01



ELEVATION 1 SOUTH ELEVATION
1/8" = 1'-0" AP3.01

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ELEVATIONS

AP3.01

DATE: 03/11/2014