

1 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices
2 described at which hearings the parties in interest and all others had an opportunity to be and were,
3 in fact, heard.

4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
5 **CITY OF GAINESVILLE, FLORIDA:**

6 **Section 1.** The following described property is rezoned from "CCD: Up to 150
7 units/acre central city district" to "Planned Development District";

8 See Exhibit "A" attached hereto and made a
9 part hereof as if set forth in full.

10
11 **Section 2.** The City Manager or designee is authorized and directed to make the
12 necessary change in the Zoning Map Atlas to comply with this Ordinance.

13 **Section 3.** The Development Plan attached to this Ordinance which consists of
14 the following:

15 1. the development plan report entitled "Alachua County Courts Complex",
16 dated May 14, 2001, last revised on August 7, 2001, attached and identified as
17 Exhibit "B"; and

18 2. development plan maps consisting of 2 sheets: 1) "Existing Conditions Map",
19 dated May 14, 2001, revised June 5, 2001; and 2) "Planned Development Layout Plan
20 Map" dated May 14, 2001, revised July 30, 2001; identified as Exhibit "C"; are
21 incorporated and made a part of this Ordinance as if set forth in full. The terms,
22 conditions, and limitations of the Development Plan shall regulate the use and
23 development of the land described herein zoned to the category of Planned Development

1 District as provided in Chapter 30, Land Development Code of the City of Gainesville
2 (hereinafter referred to as "Land Development Code"). In the event of conflict between
3 the provisions of the development plan report (Exhibit "B") and the development plan
4 maps (Exhibit "C"), the provisions, regulations, and restrictions of the development plan
5 maps (Exhibit "C") shall govern and prevail.

6 **Section 4.** The following additional conditions, restrictions and regulations shall apply to
7 the development and use of the land:

- 8 1. Future Phased development plans require site plan approval from the Plan Board and the
9 City Commission.
- 10 2. A final concurrency application must be filed concurrently with the Final Site Plan
11 application.
12
- 13 3. The County shall construct an artificially lighted, custom-built "Bus Shelter" utilizing
14 Phase I Courthouse materials and design that must be included on the finalized site plans
15 for the Phase I Criminal Courthouse. The seating within the shelter shall be designed in
16 such a manner that dissuades sleeping on the benches.
17
- 18 4. The building setback along SW 2nd Street and south of SW 2nd Place is 20 feet from the
19 eastern edge of pavement. The maximum building height allowed along Southwest 2nd
20 Street, south of Southwest 2nd Place, is limited to three (3) stories with a forty (40) foot
21 maximum building height limitation. These height limitations apply to all buildings or
22 structures located between 20 to 40 feet from the edge of pavement of SW 2nd Street and
23 south of SW 2nd Place.
24
- 25 5. In addition to the steps and porch as the sole focal point of the building facing Main
26 Street at Southeast 2nd Place, an area located west of the porch entrance that is aligned
27 with the centerline with 2nd Place shall be identified on the finalized site plan as a
28 possible location for the placement of art in public places.
29
- 30 6. Applicant shall develop a health and safety plan that addresses specific site conditions
31 such as known groundwater and potential soil contamination that may be encountered
32 during site construction activities. The plan shall consider environmental risks as well as
33 proper procedures for handling and disposal of any potentially contaminated media
34 removed from the site.
35
36

- 1 7. Any on-site stormwater management systems will be limited to non-soil/groundwater
 2 recharge type treatment systems to minimize potential impacts to potential groundwater
 3 contamination that may be located in the vicinity of the site.
 4
- 5 8. Orange tree barriers should be utilized to protect all trees not approved for removal
 6 during a particular phase of construction.
 7
- 8 9. Existing trees shall not be removed from staging areas, except as needed and approved by
 9 the City Manager or designee during the site plan review process.
 10
- 11 10. It is understood that the County intends to file a formal request with the City to convert
 12 Southwest 2nd Street from one-way traffic circulation north to a two-way traffic
 13 circulation pattern to be implemented prior to the time a CO (Certificate of Occupancy) is
 14 granted for the Phase I Criminal Courthouse building.
 15
- 16 11. During construction of Phase I, Criminal Courthouse building, the primary access for
 17 construction vehicles is limited to Southwest 4th Avenue with more restricted limited
 18 access allowed from Southwest 2nd Avenue and South Main Street for the delivery and
 19 unloading of very large building materials or machinery. No access of construction
 20 vehicles shall be allowed from Southwest 2nd Street or through the neighborhood to the
 21 west to protect the character of the adjacent residential areas (Porter's neighborhood).
 22
- 23 12. Southwest 3rd Avenue and the remainder of Southwest 1st Street, located between 3rd
 24 Avenue and 4th Avenue, shall not be vacated by the City until the County has submitted a
 25 revised development plan for a future phased expansion of the Courthouse Complex, and
 26 formally requests the City to commence the vacation process.
 27
- 28 13. Unsecured parking spaces, designated for the general employees of the Courthouse
 29 Complex, should be made available, if possible, to the general public, after regular
 30 operating hours.
 31
- 32 14. The final development plans for the Phase II surface parking lots must be approved by the
 33 City prior to the issuance of the CO (Certificate of Occupancy) for the Phase I Criminal
 34 Courthouse building. Construction of the parking lots should be completed within six
 35 months of the issuance of the CO.
 36
- 37 15. Except as expressly provided herein, the use, regulations and development of the property
 38 shall be governed as if this land were zoned "CCD: Up to 150 units/acre central city
 39 district", with the minimum development standards of the Traditional City Area of the Land
 40 Development Code.

41 **Section 5.** If it is determined by the City Manager that a violation of this Ordinance exists,
 42 the City Manager may issue and deliver to the County Manager an order to cease and desist from

1 such violation to correct a violation, to preclude occupancy of the affected building or area, or to
2 vacate the premises. The City Manager, through the City Attorney, may seek an injunction in a
3 court of competent jurisdiction and seek any other remedy available at law.

4 **Section 6.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
5 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect
6 the validity of the remaining portions of this ordinance.

7 **Section 7.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
8 such conflict hereby repealed.

9

1 **Section 8.** This ordinance shall become effective immediately upon final adoption.

2 **PASSED AND ADOPTED** this 24th day of September, 2001.

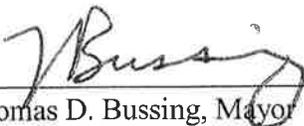
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Thomas D. Bussing, Mayor

8 ATTEST:

APPROVED AS TO FORM AND LEGALITY:

9

10

11



Kurt Lannon,
Clerk of the Commission

12

13

14

15



Marion J. Radson, City Attorney

SEP 25 2001

16

This ordinance passed on first reading this 10th day of September, 2001.

17

This ordinance passed on second reading this 24th day of September, 2001.

PLANNED DEVELOPMENT PLAN REPORT

for

Alachua County Courts Complex

Property Owner: *Alachua County
12 SE 1st Street
Gainesville, Florida 32601
(352) 374-5210*

Developer: *Alachua County
12 SE 1st Street
Gainesville, Florida 32601
(352) 374-5210*

Prepared by: *Causseaux & Ellington, Inc.
6011 NW 1st Place
Gainesville, Florida 32607
(352) 331-1976*

Date: *May 14, 2001*
Revised: *June 5, 2001*
Revised: *July 30, 2001*
Revised: *August 7, 2001*

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Purpose and Intent of Development

The purpose and intent of the project is to construct a Courts Complex in “downtown Gainesville” on a sufficient amount of contiguous property to allow for a consolidated County Courts complex to include: criminal courts, civil courts (family and juvenile services), and courts services (State Attorney’s office, Public Defender’s office, court reporter, victim services, and related uses). The planning and design of the new Criminal Courthouse represents Phase I of Alachua County’s long range plan for a consolidated County Courts Complex.

Court Complex planning in an urban setting always offers a variety of interesting challenges. Civic architecture, traditionally, is at the heart of our downtowns. In fact, in most cities the courthouse is the centerpiece for urban development and social interaction. Historically, the American courthouse was set on a green with the rest of the city evolving around it. In today’s planning, the opportunity to start from scratch rarely exists. Urban design tends to be less of a springboard for future development, but more of an urban infill intended to mend the existing fabric our historic downtowns. In this case, the City of Gainesville is no different.

The design of the new Alachua County Courts Complex must address all of these urban planning issues as well as cater to the unique issues, such as enhanced security, associated with the “modern” courthouse. Within the six-block site the development is tasked with maintaining street edges and referencing an established historic context, but also provide a secure building perimeter, a single point entrance for the public, separate circulations systems for inmates and judge’s, and ensure that the civic nature and dignity of what a courthouse stands for is not lost or diluted. These circulation patterns and security issues are all a part of the evolving complexity of the American courthouse.

It is the long-range goal of Alachua County to consolidate all of the courts components to this location. To successfully plan for this future growth of the courts system there must be a clearly defined set of objectives that take into account the space need and the need for parking.

1. Secure a sufficient amount of contiguous property to allow the County to construct a criminal courthouse and land bank the balance of property for future growth of 50 years. The vacation and closure of streets will be required to form the 6-block site into a single block of contiguous property uninterrupted by internal streets. Accordingly, internal streets (i.e. SW 1st Street, SW 2nd Place, and SW 3rd Avenue) will be vacated and closed on a phased schedule coordinated with the development of the Courts Complex.
2. Provide a first phase building footprint to meet the court’s program and operational needs in the most efficient design possible within the budget and schedule set by the county commissioners.
3. Position the initial building on the site to accommodate future phases and to create a cohesive courthouse complex that will serve the citizens of Alachua County.
4. Provide the maximum site security for the courts, users and the citizens through the control for the site perimeter.
5. Develop parking areas and points of access into the initial building which address the security requirements of both the first phase and the future phases.
 - a. Public

- b. Judicial
 - c. Secure
 - d. Service
6. Provide a reasonable amount of dedicated public parking with good access to the courthouse entrance.

The planning and design of the new Criminal Courthouse represents Phase I of Alachua County's long range plan for a consolidated county courts complex. With this in mind, building location and orientation is critical to making the first step in a long-term master plan a successful one.

Locating Phase I in the northeast corner of the six-block site accomplishes two things. First, it leaves the most room possible for future expansion, and secondly, it makes a strong urban statement by addressing the street edge at the intersection of South Main Street and SW 2nd Avenue. As the initial investment and hinge piece to the proceeding phases, this strong urban presence was deemed essential by the design team, Alachua County, and the City of Gainesville.

The main focus of the expansion methodology is to provide a flexible and functional solution for the Master Plan, without compromising the presence, initial county investment and effectiveness of the Phase I design. As the first piece to the future county courts complex, it is necessary for the Criminal Courthouse to be sited as the cornerstone for future development, not the backdrop. Phase I will be able to operate as a stand-alone building and as part of a complex of buildings.

An important option that this concept provides is the ability to add structured or surface parking. Just as we will not be able to completely predict growth trends, the amount of available parking in the future is also an unknown. As downtown Gainesville grows, parking structures may become a common development to support local businesses. In which case, staff and juror parking could use these facilities during daytime hours. If this does not happen, room will be available on the southern half of the six-block site for structured parking. The Master Plan will generate parking the same time it will take up much of the usable site area with new buildings. That is why this Master Plan with its ability to accommodate future growth and parking is a very practical solution for Alachua County and downtown Gainesville.

The architectural theme proceeds along the dual aims of creating a building, which would not only reflect the dignity and honor appropriate to a courthouse, but also make a notable and civic statement that is a sympathetic addition to the fabric of downtown Gainesville. The design draws from classical Architecture, a vertical vocabulary and is organized in classical formula of base, middle and top. It is intended that this building have an architectural feel, which is different and distinct from commercial or religious structures. The strong solid ends and almost severity of the elevations call attention to the seriousness of what this building represents and sets it apart from the more superficial aspects or our day-to-day commercial architecture.

The designs work both "inside-out" and "outside-in" to define the building massing. The massing is composed of three separate volumes and is a reflection of the functional aspects of the building. The first and largest is the main courts tower. Levels 1-4 contain primarily the courts and their direct support. The separation of the judicial chambers allowed for the creation of the

second feature, a low wing along SW 2nd Avenue. The third component is the two-story entrance pavilion facing the northeast of the low wing and tower.

This tri-part arrangement of parts allows the building to have a more massive base and to attenuate as it reaches towards the sky, thereby creating a more visually pleasing and proportional silhouette. It also allowed the building to respond to simultaneity of scales, creating both a gentle transition to the smaller size and scale of the buildings on the adjacent blocks as well as responding to the larger realm of the Gainesville skyline.

The asymmetrical 'Z' shaped plan relationship of tower to low wing and entry pavilion, create the opportunity to form a powerful urban space and entry forecourt. This plaza not only allows the tower to reinforce the urban edge of Main Street but also becomes a major component of the entry sequence into the building. An additional benefit of the 'Z' plan located at the northeast portion with the lobby located the south is that this general organization will facilitate future expansion to the south.

In creating this dynamic and somewhat complex relationship of pieces and parts, the courthouse ran the risk of becoming visually confusing. It was therefore decided to reduce the exterior cladding to a minimal palate of materials. Encased mainly in brick, the building exterior will also be articulated through a carefully designed pattern of vertical windows at the waiting areas of the court-floors and along the east face of the entry pavilion. A grey-buff brick will be used in conjunction with a simulated limestone base to create a traditional civic building and distance itself from any association to the red brick buildings of the university. Along with the base of the building, the cornice details will also be clad in a simulated limestone pre-cast concrete. The light color and rustication of the simulated limestone will ease the visual transition to grade and enhance the pedestrian quality and energy of the building.

As future development occurs on the site, the design and location of the new Criminal Courthouse will serve several purposes. The most important of which being that this first phase project will stand as the focal point of the Alachua County Courts Complex. The entry pavilion is placed so that it will act as the front door for any future additions to the courthouse. Architectural features of the public entry will provide a vista for the western terminus of SW 2nd Place. To the extent possible, the "Art in Public Places" may also be located in this area to enhance the vista. As the complex continues to grow, the public will continue to access the courthouse in the same manner preserving the initial investment and allowing the entry plaza to continue to be a place for pedestrian interaction for years to come. Secondly, the buildings location in the northeast corner of the site allows future development to occur that is necessary to meet the needs of the courts. As we cannot predict today what the future will bring, the balance of the site is available for growth without being restricted by the location of the Criminal Courthouse. Although the planning of future phases is afforded some degree of flexibility, it is the intent that all future construction uses the materials and character of the Criminal Courthouse as the basis of design.

Phase I construction will provide the greatest degree of change from existing to proposed conditions. Phase I construction includes the removal of existing development improvements which were constructed several decades ago. Accordingly, structures of historical importance

must be removed with respect to the degree of historical importance. The County agrees to perform a research of the history of the on-site structures and to prepare an appropriate plan for removal. The plan will include relocation (as possible, economical, and feasible), deconstruction (as appropriate and feasible), and demolition (when relocation and deconstruction are not viable options). The relocation plan component will be provided with an incentive to encourage would-be participants to relocate the significant structure to avoid deconstruction and demolition. Relocation participants will be selected based upon a specified, prepared criteria list to rank the participants. When relocation is not possible or feasible, applicable structures will be deconstructed to preserve materials for reuse or recycling. When relocation and deconstruction are not possible or feasible, structures will be demolished. An appropriate demolition or moving permit must be obtained from the City of Gainesville prior to structure demolition or removal.

The purpose and intent of the development of the courts complex complies with the objectives set forth in Section 30-211 of the LDC and the goals and policies of the City's comprehensive plan. The courts complex participates to maintain the "downtown" as a focal point of the community and to maintain a setting where services necessary for people to live, work, ...can be provided. The PD maintains a design standard to promote development and redevelopment sensitive to architectural resources and encourages a continuous urban fabric along streets, sidewalks, and pedestrian ways to maintain a strong urban character.

Statistical Information

<u>Description</u>	<u>Information</u>	
Total Acreage of site	6.53 acres total. (6 city blocks or 5.19 acres, plus vacated streets or 1.34 acres.	
Maximum Building Coverage	80%	
Maximum Impervious Ground Coverage	90%	
Minimum on-site open/landscape space	10%	
The maximum number of Residential Dwelling Units	0	
Non-residential Land uses by type and size (gross floor area) allowed	<u>Uses:</u> Criminal Courthouse Civil Courthouse Courts Services Family/Juvenile/Other Court related functions State Attorney Offices Public Defenders Offices Related Judicial Services	<u>Size:</u> The building area and height for each use is not restricted. The total building area and height shall be limited by a maximum or allowed floor area ratio (FAR) of 10.00. The building height is only restricted in the location along SW 2 nd Street and south of SW 2 nd Place. In this location the building height is limited to three (3) stories and a forty (40) foot maximum height. The height limitations only apply to buildings located between 20 to 40 feet from the edge of pavement of SW 2 nd Street.
The Maximum acreage of each use area:	All the uses will be combined onto the single combined 6.53-acre site.	

Stormwater Management Concept Plan

Stormwater Management systems will be provided to comply with the current applicable City of Gainesville Land Development Code requirements and requirements of the St. John's River Water Management District (SJRWMD). The systems may be provided on-site or off-site. On-site systems will be required to comply with the water quality treatment requirements of the City of Gainesville and the SJRWMD prior to off-site discharge. On-site systems may be eliminated with the provision of off-site systems. Off-site systems may be joint Master basins developed by the City or others. Connections to the off-site system will be permitted by the off-site system governing authority.

On-site stormwater management systems will be limited to non-soil/ground water recharge type treatment systems to minimize potential impacts to potential groundwater contamination that may be located in the vicinity of the site. In addition, the County shall develop a health and safety plan that addresses specific site conditions such as known groundwater and potential soil contamination that may be encountered during site construction activities. The plan shall consider environmental risks as well as proper procedures for handling and disposal of any potentially contaminated media removed from the site.

Infrastructure Design Standards

On-site driveways, parking facilities, general vehicle use areas and pedestrian facilities will be designed to comply with the minimum standards defined in the current City of Gainesville Land Development Code. The horizontal separation of driveways and the requirement to align driveways and street intersections may vary from standard minimum separation requirements and alignment requirements. The variation of alignment is allowed to build in a security measure. Loading and service facilities may be designed to permit service vehicles to back-up on city streets to back into the designated site service areas from adjacent local City street right-of-way. Urban development within a downtown environment requires the use of Public streets for vehicle circulation including service vehicles. All on-site improvements will be privately owned and maintained and are not dedicated to the public.

The owner reserves the right to control vehicular ingress/egress to on-site parking lots and other vehicle use areas. Ingress and egress may be restricted for users and by hours of operation. Gates or other control mechanisms may be employed. The County and users may permit joint use of on-site parking for the general public if an appropriate joint use agreement is executed and agreed upon with the City of Gainesville. General public parking is a permitted use not to be prohibited by this "PD."

Site ingress and egress and general site access during construction will be managed to minimize impacts to residential neighborhoods located south and west of the project site. Construction traffic in route to and from the project site will be prohibited from utilizing residential neighborhood streets located south and west of the site. All construction traffic must utilize South Main Street or SW 2nd Avenue for routes to the project site. Phase I

construction traffic must access the northern four-block site from SW 2nd Avenue, SW 3rd Avenue or SW 1st Street and access the southern two-block site from SW 3rd Avenue, SW 1st Street or SW 4th Avenue. Site access for future phases of construction will be limited to using SW 2nd Avenue, SW 3rd Avenue or SW 4th Avenue.

The County shall officially request the City to convert SW 2nd Street from one-way traffic circulation north to a two-way traffic circulation pattern prior to the issuance of a Certificate of Occupancy for Phase I facilities.

The project site is located within Zone 'A' of the TCEA and therefore will meet all relevant Zone 'A' standards of the Concurrency Management Element. As part of satisfying these standards, the phase I construction will include internal sidewalk connections to adjacent public sidewalks, and an architecturally consistent bus shelter built to RTS standards and accessibility code requirements. The phase I preliminary site plan and all future phases will require the submittal of an application for a Certificate of Concurrency.

Development Schedule

One intent of the PD zoning is to secure a sufficient amount of contiguous property to allow the County to construct a criminal courthouse and land bank the balance of the property for a future growth of the courts system over a long period of time. Accordingly, a time limit or expiration of the PD zoning is not appropriate.

The courts complex will be constructed in several phases over an extended period of time. Each phase of development must receive site plan approval as required by the Land Development Code. Future development phases will even replace construction of previous phases. Initial and other early phases of development will include surface grade parking lots to meet the parking demand of County Government in the downtown area. Over time, the surface parking lots will be replaced by future building expansions or construction.

The following schedule provides one scenario of site development. The order and time line are not binding, but presented to comply with the LDC requirements and to illustrate one scenario for site build-out.

<u>Phase</u>	<u>Function</u>	<u>Schedule</u>
I	Criminal Courthouse with on-site surface grade parking, secure parking, sally port, and service area, on the northern 4-block site.	2002-2003
II	Temporary surface grade parking facilities on the two southern blocks. Site permitting must be initiated prior to the completion of construction of phase I. Site construction must be substantially completed within 6 months of completion and occupation of phase I.	2003-2004

III	Courts Service Building with or without parking garage (on-site or off-site).	2010
IV	Civil Courthouse relocation with secure parking and possibly a parking garage (on-site or off-site).	2015
V	General Courthouse expansion with secure parking and possibly a parking garage (on-site or off-site).	unknown

Unified Signage Plan

The site signage is intended to comply with article IX of the City of Gainesville LDC.

PD Zoning Standards Comparison to CCD Zoning Standards

The PD zoning standards are intended to allow for the long-term growth of the courts system on a contiguous parcel of land. Refer to the first section of this report for a general statement of the intent and purpose. Accordingly, the PD standards differ from the CCD standards in the following defined ways:

1. Permitted uses:

The PD permitted uses are limited to the courts and their related uses (criminal/civil courts, courts services, family and juvenile services, State Attorney, Public Defender,...)

2. Dimensional requirements:

The building setback or build-to-line will be determined by the design Architect in consideration of design measures associated with the proposed use. The building height is only restricted in the location along SW 2nd Street and south of SW 2nd Place. In this location the building height is limited to three (3) stories and a forty (40) foot maximum height. The height limitations only apply to buildings located between 20 to 40 feet from the edge of pavement of SW 2nd Street.

Perimeter buffers of 9' minimum will be required for on-site vehicle use areas.

3. Parking requirements:

The standard LDC requirements for parking will not be applicable. However, as a practical matter the need for parking is recognized for the court services complex. Accordingly, on-site parking will be provided and is permitted to meet reasonable demand issues and to provide required secured parking. On-site joint use parking garages will be utilized to meet parking demands. In addition, temporary surface parking lots will be permitted to meet parking demands for the County Government until future site buildings are constructed and parking garage structures are available to meet the parking demand.

4. Landscape:

The on-site surface parking facilities will be landscaped to meet the City of Gainesville LDC requirements. Street tree and shade tree requirements will be satisfied, as well as the spacing and dimensional requirements for landscape islands. Appropriate tree barricades shall be constructed and maintained during site construction to protect all trees located in the construction area and not approved for removal for a particular phase of construction. Existing trees shall not be removed from construction staging areas, except as noted on the approved site plan and approved by City Staff during the site plan review process.

The PD zoning standards override the requirements of any 'overlay' zoning criteria (i.e. Traditional City, Central City District,...). However, the PD zoning standards shall include the following in addition to those defined in items 1-4 above:

1. Trash receptacles:

Trash receptacles must be screened from the public view and shall be located at least 20' from a street sidewalk.

2. Sidewalks:

Sidewalks will be required along the street edge of all adjacent streets on the side contiguous to the property. The minimum widths of sidewalks along SW 2nd Street, SW 4th Avenue, SW 3rd Avenue, and SW 1st Street will be 7'. The minimum widths of sidewalks along SW 2nd Avenue and South Main Street will be 12'. During each phase of construction, all buildings and parking lots or structures must be interconnected by sidewalks and crosswalks that are a minimum of 5 feet in width.

3. Mechanical Equipment:

Mechanical equipment will be placed on the roof or rear/side of the building where it must be screened from the public view.

4. Lighting:

Site lighting will be provided to satisfy the general City of Gainesville LDC requirements.

Appendix 'A'

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, THAT IS BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 2ND AVENUE; ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 2ND STREET; ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 4TH AVENUE; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.53 ACRES, MORE OR LESS.

Exhibit A-2**Alachua County Public Defender's Building
PB-15-00031
Intermediate Development Plan****Technical Review Committee:****Planning Comments (Approved with conditions)
Andrew Persons, Senior Planner, 334-5023**

1. Final approval is subject to approval by the City Plan Board and City Commission.

Concurrency Comments (Approvable subject to below)

1. 1. Please revise note #20 B to delete the reference to the University of Florida Context Area (Please note that the property is located within the UF Context Area but it does not matter for this project because it is not a multiple-family residential development). This can be redlined if necessary.

Public Works Recommendation: APPROVABLE (subject to comments)**REVIEW SUMMARY:**

Comments: STORMWATER MGT Approvable (subject to comments) Reviewed By: Andy Roberts

1 - Per the City of Gainesville Engineering Design and Construction Manual (EDCM) Sec. 8.1.2, "Electronic copies of all reports, calculations, and plans shall be provided to the Public Works Department in .pdf format for all requested reviews".

Comments: ROADWAY & SITE DESIGN Approvable (as submitted) Reviewed By: Rick Melzer

**Fire and Life Safety Services (Approvable with Comments)
Steve Hesson, Fire Inspector, 334-5065**

1. Please correct note 21 D on sheet C0.0, which references the Florida Fire Prevention Code 2010 ed. Either leave reference to the edition out entirely, or correct the note to state the "Florida Fire Prevention Code fifth edition".
2. The proposed FDC location is not readily accessible to fire apparatus. Due to the limited space provided for fire apparatus maneuverability in the parking area and the presence of the security gate restricting access, the FDC should be relocated.

**Urban Forestry Comments (Approvable with one condition)
Earline Luhrman, Urban Forestry Inspector, 393-8188**

1. Approvable as submitted with a redline that the mitigation fee will be due at the time of the development order or at the time of site work permit is issued.

**GRU Comments (NOT APPROVED)
New Development Coordinator, 393-1413**

GRU comments are being provided to the applicant in the form of redline markups of the plans.

W/W/W - not approved see link below for comments

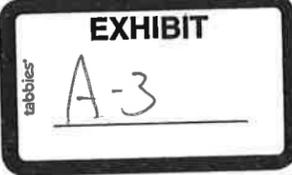
<https://www.dropbox.com/sh/t7de6s18y6bxwh7/AACP8YwpXfpHsixH8EhcvmkXa?dl=0>

E - Not approved see link below for comments

<https://www.dropbox.com/s/q2cb16ar5s26dnu/Plan%20Review%20%231%20-%20Alac hua%20County%20Public%20Defenders%20Building.pdf?dl=0>

G - Not Approved: Contact Mike Brown at 393-1466 with load information and to determine service size. Thank you.

Real Estate- Not approved:



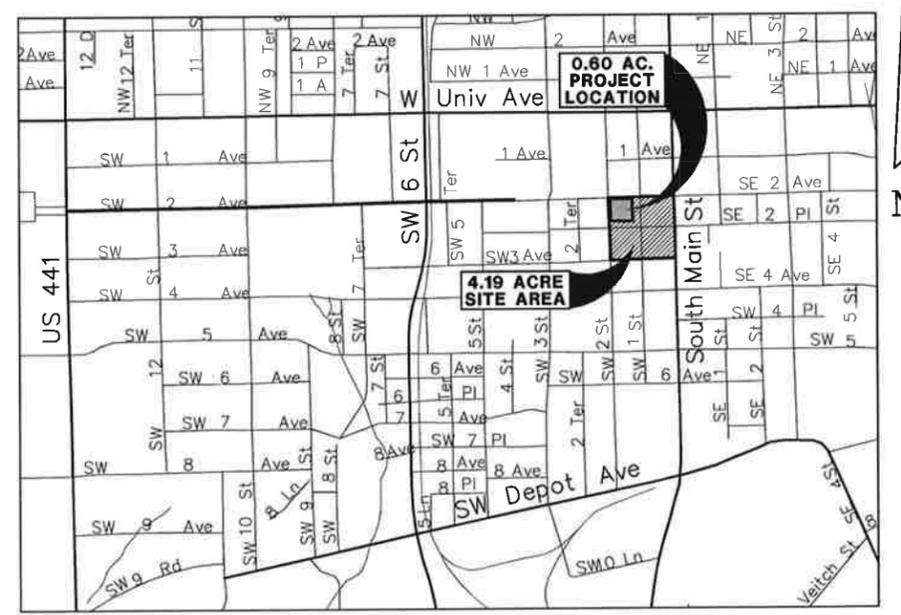
CONSTRUCTION DRAWINGS OF ALACHUA COUNTY PUBLIC DEFENDER OFFICE BUILDING FOR ALACHUA COUNTY

GENERAL DEVELOPMENT NOTES

- USE & DESCRIPTION OF PROJECT:**
 - A NEW 2 STORY OFFICE BUILDING WITHIN THE ALACHUA COUNTY COURT COMPLEX
- THE PROPERTY OWNER IS: ALACHUA COUNTY BOARD OF COMMISSIONERS
- THE PROPERTY TAX PARCEL NO. IS: 14557-000-000
- THE PROPERTY IS ZONED: PLANNED DEVELOPMENT (PD)
- THE PROPERTY LAND USE IS: MU-H
- SITE ADDRESS: 151 SW 2ND AVENUE GAINESVILLE, FL 32601
- SECTION/TOWNSHIP/RANGE: SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST
- DEVELOPMENT DATA (PROVIDED FOR PROJECT AREA):**
 - A. TOTAL SITE AREA: 284,477 SF = 6.53 AC
 - B. TOTAL IMPERVIOUS AREA: 179,942 SF = 4.13 AC = 63.3%
 - C. TOTAL OPEN AREA: 104,535 SF = 2.40 AC = 36.7%
 - D. PROJECT AREA (PD PHASE III): 25,950 SF = 0.60 AC = 100.0%
 - 1. PROPOSED PVMT & S/W AREA: 8,273 SF = 0.19 AC = 31.9%
 - 2. PROPOSED BUILDING AREA: 14,144 SF = 0.32 AC = 54.5%
 - 3. TOTAL IMPERVIOUS AREA: 22,417 SF = 0.51 AC = 86.4%
 - 4. OPEN AREA: 3,533 SF = 0.08 AC = 13.6%
- PARKING:**
 - A. PARKING REQUIREMENT: PER THE ALACHUA COUNTY COURTS COMPLEX PD, NO PARKING IS REQUIRED FOR THIS PROJECT.
 - B. SPACES REMOVED:
 - 1. VEHICLES: 41 SPACES
 - 2. MOTORCYCLES: 0 SPACES
 - 3. BICYCLES: 0 SPACES
 - C. SPACES PROVIDED:
 - 1. VEHICLES: 9 SPACES, INCLUDING 1 HC SPACE
 - 2. MOTORCYCLES: 0 SPACES
 - 3. BICYCLES: 2 SPACES
- BUILDING INFORMATION:**
 - A. **PUBLIC DEFENDER OFFICE BUILDING**
 - 1. NO. STORIES: 2
 - 2. GROSS FLOOR AREA: 21,733 SF (FLOOR 1 = 11,099 SF; FLOOR 2 = 10,634 SF)
 - 3. BUILDING HEIGHT: 30'
 - 4. OCCUPANCY CLASS: BUSINESS GROUP B
 - 5. TYPE OF CONSTRUCTION: TYPE III-B
 - 6. SPRINKLERED: YES
 - 7. ROOF TYPE: BUILT-UP; MODIFIED BITUMEN
 - B. THIS SITE AND BUILDING SHALL COMPLY WITH THE STATE OF FLORIDA CODES AND ACCESSIBILITY STANDARDS.
- THIS SITE IS NOT LOCATED IN A FEDERAL FLOOD ZONE "C".
- THE SITE IS NOT LOCATED IN THE HISTORIC, GREENWAY, NATURE PARK, GATEWAY, OR WELLFIELD DISTRICTS.
- THIS SITE SHALL COMPLY WITH THE CITY OF GAINESVILLE'S REQUIREMENT FOR SAFETY AND THE PARKING LOT LIGHTING SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS. THE PROPOSED PARKING LOT LIGHTING IS SHOWN ON THE PHOTOMETRIC PLAN.
- STORMWATER:** AN ON-SITE STORMWATER MANAGEMENT SYSTEM IS NOT REQUIRED FOR THIS PROJECT. THIS SITE FALLS WITHIN THE OVERALL COURT COMPLEX PROPERTY WHICH WAS GRANTED APPROVAL FOR DISCHARGE TO THE DEPOT PARK REGIONAL STORMWATER TREATMENT SYSTEM. THIS WAS APPROVED PER SURWMD ERP PERMIT NO. 40-001-111266-4 ISSUED 12-17-09.

S.RWMD ERP 111266-1 SMF DEPOT PARK REGIONAL DETENTION POND		
STAGE	AREA (AC)	CUMULATIVE STORAGE (AC-FT)
123	1.15	-- --
129*	1.96	9.3
131	2.50	13.8
133**	2.95	19.2
134	3.20	22.3

 - * BLEED DOWN CONTROL LEVEL
 - ** CONTROL STRUCTURE OVERFLOW ELEVATION
- ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS. THE SIGNAGE SHALL BE PERMITTED SEPARATELY WITH THE CITY OF GAINESVILLE BUILDING DEPARTMENT.
- THIS SITE AND BUILDING COMPLIES WITH THE STATE OF FLORIDA'S ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING AMENDMENTS ACT.
- TREE PROTECTION:** THE SITE PLAN SHOWS THE EXISTING TREES TO REMAIN. THE LANDSCAPE PLAN PROVIDES THE PROPOSED NEW PLANTINGS. THE TREES TO REMAIN HAVE BEEN PROVIDED WITH TREE BARRICADES. SEE LANDSCAPE DRAWINGS. ALL INVASIVE NONNATIVE PLANT SPECIES ARE REQUIRED TO BE REMOVED FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL EXIT DOORWAYS SHALL OPEN ONTO A LANDING OF AT LEAST THE WIDTH OF THE DOOR AND SHALL BE THE SAME ELEVATION AS THE BUILDING FINISHED FLOOR. THIS CRITERIA WILL BE MET. THE DOORWAY LOCATIONS ARE SHOWN ON THE DESIGN DRAWINGS.
- THIS SITE WILL BE ACCESSED FROM SW 2ND ST. A SINGLE DRIVEWAY CONNECTION IS EXISTING AND IS SHOWN ON THE DESIGN DRAWINGS.
- TRIP GENERATION DATA:**
 - A. BASED ON A 21,733 SF OFFICE BUILDING
 - B. ITE TRIP GENERATION MANUAL 9TH EDITION - LAND USE 930 (GOVERNMENT OFFICE BUILDING):
 - 1. AVERAGE DAILY TRIP GENERATION = 455 TRIPS
 - 2. AM PEAK HOUR = 36 TRIPS
 - 3. PM PEAK HOUR = 47 TRIPS
 - C. THIS SITE IS IN TMAP ZONE A, AND IS NOT WITHIN THE UNIVERSITY OF FLORIDA CONTEXT AREA.
 - D. THIS PROJECT WILL MEET APPLICABLE PROVISIONS OF POLICY 10.1.4
- FIRE PROTECTION CONCERNS:**
 - A. THERE ARE NOT ANY SPECIAL FIRE PROTECTION CONCERNS RELATED TO THE USE OF THE NEW BUILDING.
 - B. A FIRE HYDRANT IS LOCATED WITHIN 10 FEET OF THE BUILDING, AT THE SOUTHWEST CORNER OF THE SW 2ND ST. & SW 2ND AVE. INTERSECTION. TWO ADDITIONAL HYDRANTS ARE ALSO LOCATED WITHIN 100' OF THE BUILDING, ONE ALONG SW 2ND AVE, AND ONE ALONG SW 2ND ST.
 - C. SMOKE DETECTION SHALL COMPLY WITH NFPA 72 (2010).
 - D. CONSTRUCTION SHALL COMPLY WITH 2010 FLORIDA FIRE PREVENTION CODE; 5TH EDITION AS CURRENTLY ADOPTED.
 - E. IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL NEW BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT CONNECTION IS NOT ACHIEVED AT AN ACCEPTABLE LEVEL DETERMINED BY THE AHJ.
- FIRE PROTECTION CONCERNS: (CONTINUED)**
 - F. THE OWNER OR 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 FPPC, INCLUDING NFPA 241.
- GAINESVILLE POLICE DEPARTMENT CRIME PREVENTION UNIT:**
 - A. BUILDING LIGHTING SHALL PROVIDE APPROPRIATE LIGHTING FOR ALL DOOR ENTRIES.
- PLANNED DEVELOPMENT CONDITIONS:**
 - A. SEE SHEET CO.1 FOR A LIST OF THE ALACHUA COUNTY COURTS COMPLEX PD CONDITIONS AND RESPONSES AS TO HOW THIS PROJECT COMPLIES WITH THE CONDITIONS.



LOCATION MAP
NTS

ALACHUA COUNTY PUBLIC DEFENDER OFFICE BUILDING SHEET INDEX	
SHEET NO.	TITLE
CO.0	COVER SHEET
CO.1	LEGEND, ABBREVIATIONS AND NOTES
CO.2	PD LAYOUT PLAN MAP (2001) BY OTHERS
C1.1	DEMOLITION AND TREE PROTECTION PLAN
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C1.3	EROSION & SEDIMENTATION CONTROL PLAN
C2.0	DIMENSION PLAN
C3.0	PAVING, GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS & NOTES
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A3.1	BUILDING ELEVATIONS AND SECTIONS
A3.2	BUILDING SECTIONS AND IMAGES
E-1	LIGHTING / PHOTOMETRIC PLAN
LS-1	LANDSCAPE PLAN
SUR-1	BOUNDARY & TOPOGRAPHIC SURVEY

PETITION NO. PB-15-00031



3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbrgroup.com
Fla. Board of Professional Engineers CA No. 30495

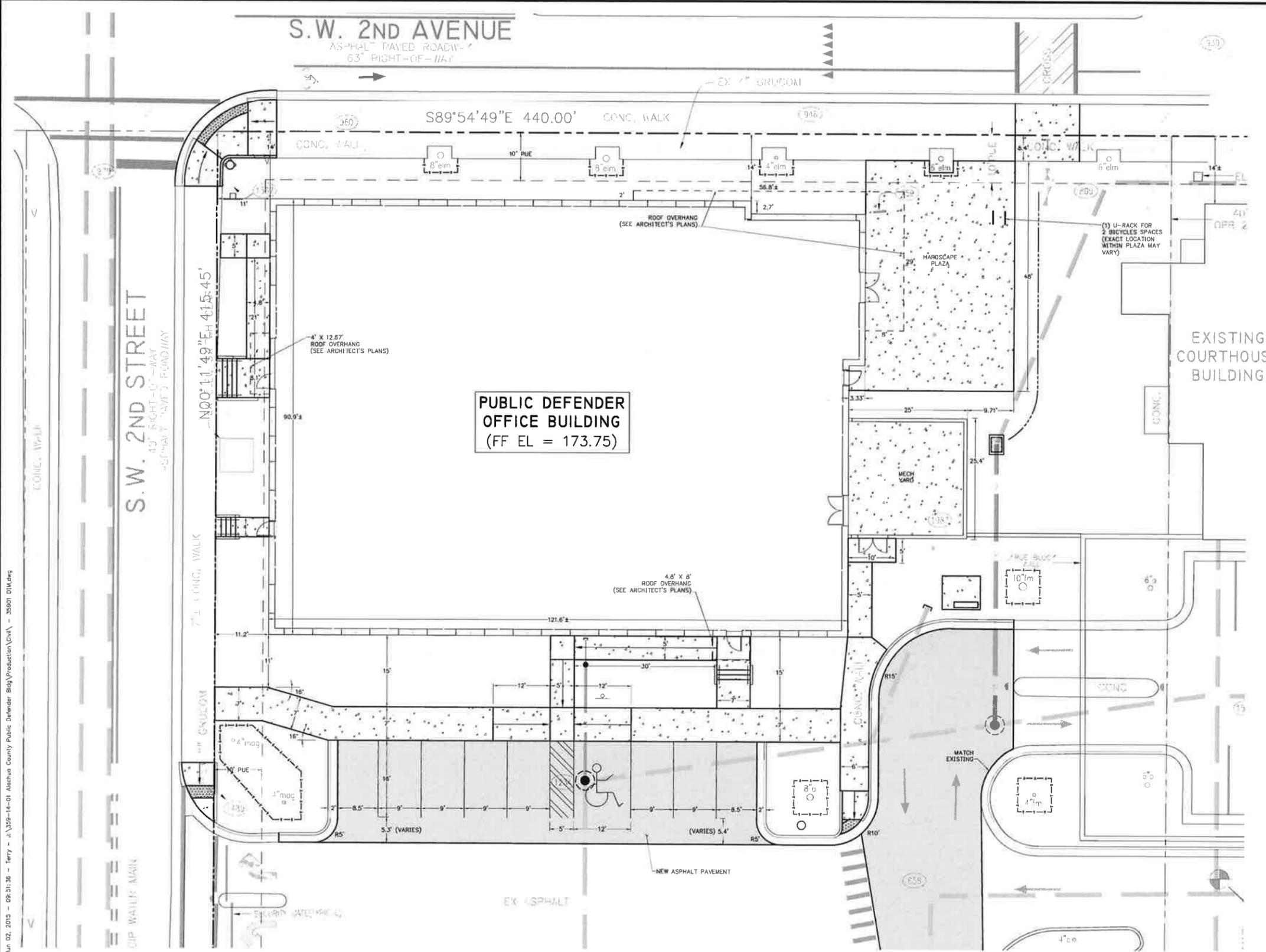
PROJECT ENGINEER A.J. "JAY" BROWN, JR., P.E. 43879	DATE JUNE 2015
PROJECT NO. 359-14-01	DRAWN BY TRH
PROJECT MGR. AUB	CHECKED CO.0

FOR REVIEW ONLY

THE POTABLE WATER/WASTEWATER/RECLAIMED WATER SYSTEM DESIGN IS CERTIFIED TO BE IN ACCORDANCE WITH GRU STANDARDS. ELECTRIC DESIGN PROVIDED BY GRU ENERGY DELIVERY.

No.	DATE	REVISION NOTE	BY	APPR.

Jun 02, 2015 - 09:39:22 - Terry - J:\359-14-01\Alachua County Public Defender Bldg\Production\Civil - 35901.Cad



- DIMENSION NOTES**
1. THE PROPOSED ALACHUA COUNTY PUBLIC DEFENDER BUILDING IS PARALLEL AND PERPENDICULAR TO THE SW 2ND AVE RIGHT-OF-WAY. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBPRO SURVEY DATED 12/22/2014.
 2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND THE COURT COMPLEX RECORD DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
 3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
 4. ARCHITECTURAL DRAWINGS SHALL BE REFERENCED FOR ADDITIONAL DETAILING OF SITE SPECIFIC FEATURES, INCLUDING STAIRWAYS, RAMPS, HANDRAILS, OVERHANGS, CANOPIES, AND HARDSCAPE.
 5. SEE LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSION, MATERIALS AND DETAILING OF SITE LANDSCAPE & HARDSCAPE FEATURES.

- STRIPING NOTES**
1. PARKING LOT STRIPING SHALL BE TRAFFIC PAINT CONFORMING TO FOOT SPECIFICATION SECTION 971-3.
 2. ALL STRIPING SHALL BE IN ACCORDANCE WITH FOOT INDEX 17346 UNLESS OTHERWISE NOTED.
 3. ALL PARKING & STRIPING SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE & THE LATEST FOOT AND MUTCD STANDARDS. SEE DETAIL ON SHEET C-3.1 FOR HANDICAP STRIPING INFORMATION.

LEGEND

	CONCRETE
	ASPHALT

PUBLIC DEFENDER OFFICE BUILDING
(FF EL = 173.75)

EXISTING COURTHOUSE BUILDING

Jun 02, 2015 - 09:51:36 - Terry - s:\359-14-01 Alachua County Public Defender Bldg Production\dwg\ - 35901 DIM.dwg

CLIENT:	ALACHUA COUNTY	3530 NW 43rd Street • Gainesville, Florida 32606 PHONE: (352) 375-8999 • FAX: (352) 375-0833 E-MAIL: contact@jbrgroup.com Fla. Board of Professional Engineers CA No. 30495	PROJ. MANAGER: AJB	SCALE:	SHEET TITLE DIMENSION PLAN	SHEET NO. C2.0
PROJECT:	ALACHUA COUNTY PUBLIC DEFENDER OFFICE BUILDING		DRAWN BY: TRM PROJ. #: 359-14-01 DATE: JUNE 2015	A. J. "JAY" BROWN, JR., P.E. FL PE NO. 43879		



Buford Davis + Associates
landscape architects site planners
2406 NW 43rd Street
Gainesville, Florida 32606
352.335.1806 (tel)
352.373.6407 (fax)
Certificate of Authorization No. 0000033

PUBLIC DEFENDER'S
OFFICE BUILDING
S.W. 2ND AVE. & S.W. 2ND ST.
GAINESVILLE, FL

CONSULTANT:

SEAL:

PROJECT NO: 15-009
DRAWN BY: CMT
CHECKED BY: BOD
DATE: 07 APR 2015
REVISIONS:
02 JUN 2015

DRAWING SCALE:



DRAWING TITLE:
LANDSCAPE PLAN
ISSUED FOR:
SITE PLAN REVIEW

DRAWING NUMBER:
LS-1
SHEET: 1 of 1

TREE MITIGATION CALCULATIONS Sec. 30-284(a)(4)

CATEGORY	REQUIRED MITIGATION
HIGH QUALITY HERITAGE TREES IN FAIR OR BETTER CONDITION	TOTAL TREES IN CATEGORY TO BE MITIGATED.....0 TREES
	MAXIMUM 3 TREES PER ACRE: TOTAL SITE AREA N/A MAXIMUM APPRAISED TREES.....0 TREES
	TREES BEYOND MAXIMUM TO BE MITIGATED INCH FOR INCH.....0 TREES
	APPRAISED TREES: N/A INCH FOR INCH TREES: N/A
HERITAGE TREES OF OTHER THAN HIGH QUALITY SPECIES IN FAIR OR BETTER CONDITION	TOTAL TREES IN CATEGORY TO BE MITIGATED.....0 TREES
	TOTAL MITIGATION REQUIRED @ 1 INCH FOR INCH REPLACEMENT.....0" TOTAL TREES @ 2.5"/TREE.....0 TREES
ALL OTHER REGULATED TREES	HIGH QUALITY HERITAGE TREES IN LESS THAN FAIR CONDITION.....0 TREES
	NON-HIGH QUALITY HERITAGE TREES IN LESS THAN FAIR CONDITION.....0 TREES
	OTHER REGULATED TREES.....19 TREES
TOTAL TREE MITIGATION	TOTAL TREES IN CATEGORY TO BE MITIGATED.....19 TREES
	TOTAL TREES REQUIRED FOR MITIGATION @ 2 1/2" REPLACEMENT.....38 TREES TOTAL INCHES @ 2.5"/TREE.....95"
	TOTAL MITIGATION INCHES REQUIRED.....95" TOTAL MITIGATION PROVIDED.....24.5" 7 @ 3.5" = 24.5" 7 TREES FOR A TOTAL OF 24.5" TOTAL MITIGATION INCHES DEFICIT/SURPLUS.....70.5" TOTAL MITIGATION TREES @ 2.5"/TREE.....28.2 TREES
TOTAL MITIGATION PAYMENT:	
TREE APPRAISALS TOTAL	\$0
DEFICIT PAYMENT (\$100/TREE)	\$2,820
TOTAL PAYMENT REQUIRED	\$2,820
* NOTE: MITIGATION PAYMENT SHALL BE MADE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.	

TREE PROTECTION NOTES

- REGULATED TREES TO REMAIN THAT ARE WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT OR MATERIALS SHALL BE PROTECTED BY A TREE PROTECTION BARRIER.
- TREE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES TO REMAIN TO PREVENT ENCROACHMENT BY MACHINERY. NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES, FUELS, OR CHEMICALS SHALL BE STORED WITHIN THE TREE BARRICADE LIMITS AT ANY TIME.
- BARRIERS SHALL BE PLACED AT OR OUTSIDE THE DRIP LINE FOR HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES. FOR ALL OTHER REGULATED TREES TO REMAIN, TREE BARRIERS SHALL BE LOCATED AT TWO-THIRDS THE AREA OF THE TREE DRIFLINE OR AT THE ROOT PLATE AT A MINIMUM AND WITH CITY URBAN FORESTRY INSPECTOR APPROVAL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE CITY MANAGER OR DESIGNEE.
- TREE BARRICADES SHALL REMAIN IN PLACE AND IN WORKING ORDER THROUGHOUT CONSTRUCTION. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION ACTIVITIES ARE COMPLETE AND LANDSCAPE INSTALLATION BEGINS. LANDSCAPE PREPARATION WITHIN THE PROTECTED AREAS SHALL BE LIMITED TO SHALLOW DISKING LIMITED TO A DEPTH OF FOUR (4) INCHES UNLESS OTHERWISE APPROVED BY CITY MANAGER.
- A LAYER OF WOOD CHIPS AT LEAST EIGHT (8) INCHES THICK SHALL COVER THE SOIL WITHIN THE TREE BARRICADE AREA.
- WHERE ROOTS GREATER THAN ONE (1) INCH ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- CONTRACTOR SHALL TRIM ONLY THOSE EXISTING TREES AS NOTED ON THE PLAN OR AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. TRIMMING/PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI 300) AND PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH SAFETY REQUIREMENTS (ANSI Z133). REMOVE NO MORE THAN 25% OF THE CROWN AT ONE TIME. ON YOUNG TREES, REMOVE NO MORE THAN 33% OF THE TRUNK BARE OR BRANCHES. DISCUSS PROPOSED TRIMMING ACTIVITIES WITH OWNER'S REPRESENTATIVE AND CITY'S URBAN FORESTRY INSPECTOR PRIOR TO ACTIVITIES/REMOVAL.
- STANDARD TREE PROTECTION BARRIER FOR REGULATED TREES THAT ARE NOT HIGH-QUALITY HERITAGE - SEE DETAIL 1/LB-1. BARRICADES TO BE A MINIMUM OF THREE (3) FEET TALL AND CONSTRUCTED OF EITHER 2X4 WOODEN CORNER POSTS BURIED TO ONE FOOT DEPTH WITH AT LEAST TWO COURSES OF 1X4 WOODEN SIDE BLATS WITH COLORED FLAGGING/COLORED MESH ATTACHED OR CONSTRUCTED OF ONE-INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
- CALL PLANNING SERVICES AT 352-393-8188 TO SCHEDULE A BARRICADE INSPECTION BEFORE ANY CLEARING AND GRUBBING WORK BEGINS.

GENERAL NOTES

ALL ASPHALT, LIMESTONE, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3". IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH PH 6.5-6.8.

ALL TREES TO BE A MINIMUM SEVEN (7) FEET IN HEIGHT AND TWO (2) INCH CALIPER, OR LARGER, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1'-3" ABOVE FINISHED GRADE.

ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

TREES OUTSIDE OF MULCHED LANDSCAPE BEDS TO BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBE.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR THE SURVIVAL OF THE LANDSCAPING ELEMENTS FOR ONE YEAR, AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

CALL THE URBAN FORESTRY INSPECTOR FOR A BARRICADE INSPECTION AT 352-393-8188 BEFORE CLEARING AND GRUBBING WORK BEGINS.

INVASIVE EXOTIC PLANT MATERIAL

ALL INVASIVE PLANT SPECIES TO BE REMOVED FROM SITE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLAN FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS'. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352-393-8188 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

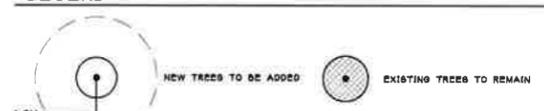
IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM. BUBBLERS SHALL BE INSTALLED BY EACH TREE AS PART OF THE IRRIGATION SYSTEM.

T.M.P.A.

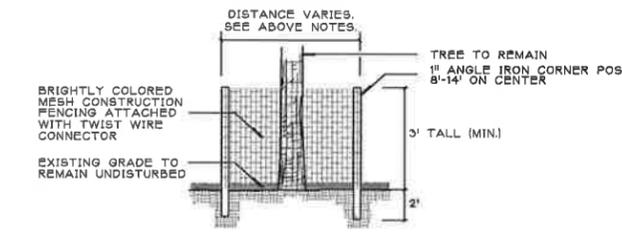
SITE IS LOCATED IN ZONE A OF THE TRANSPORTATION MOBILITY PROGRAM AREA.

LEGEND

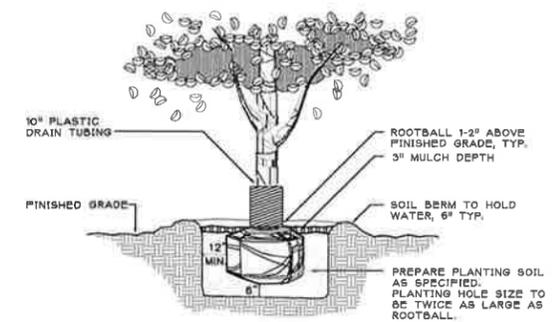


PLANT SCHEDULE

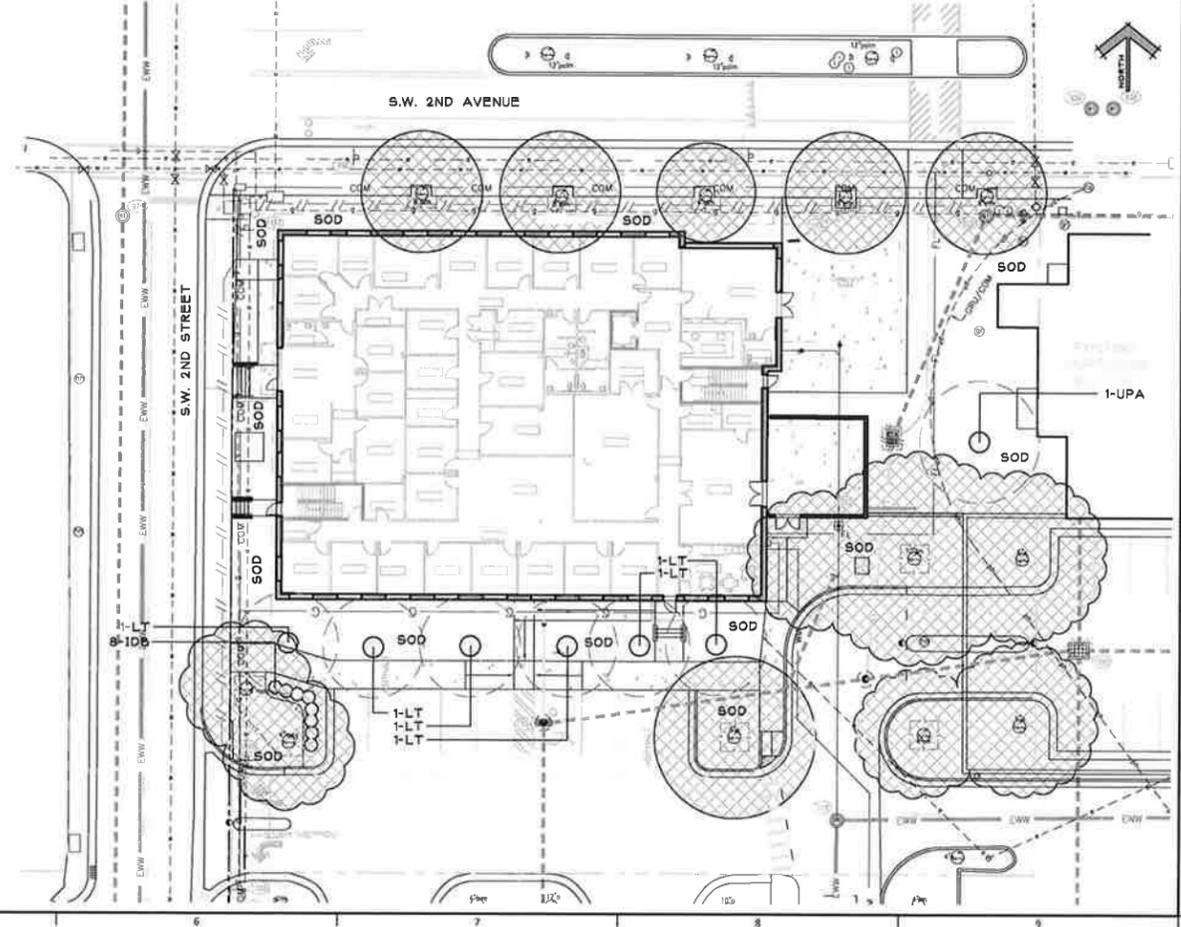
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LT	6	LIRIODENDRON TULIPIPERA	TULIP POPLAR	65 GAL., 13.5' HT., 5' SPR, 3.5" CAL.	
UPA	1	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	65 GAL., 12' HT., 6' SPR, 3.5" CAL.	
SHRUBS	8	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL., 18" HT X 12" SPR.	36" o.c.
SOD/SEED		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	



1 STANDARD TREE PROTECTION DETAIL - REGULATED, NON-HIGH QUALITY HERITAGE N.T.S.



2 TREE PLANTING DETAIL N.T.S.



PLOTDATE: 05/29/2015 4:28 PM USER: DACU FILENAME: Z:\CLIENTS\15-009 ALACHUA COUNTY PUBLIC DEFENDERS OFFICE\15-009-02-SPRZ\15-009-02-SPRZ-BOA-SPR-BASE.DWG

SEAL

William W. Brame
Registration #AR-0007024
Comp. Lic. No. AA-000021

BUILDING ELEVATIONS
& BUILDING SECTION

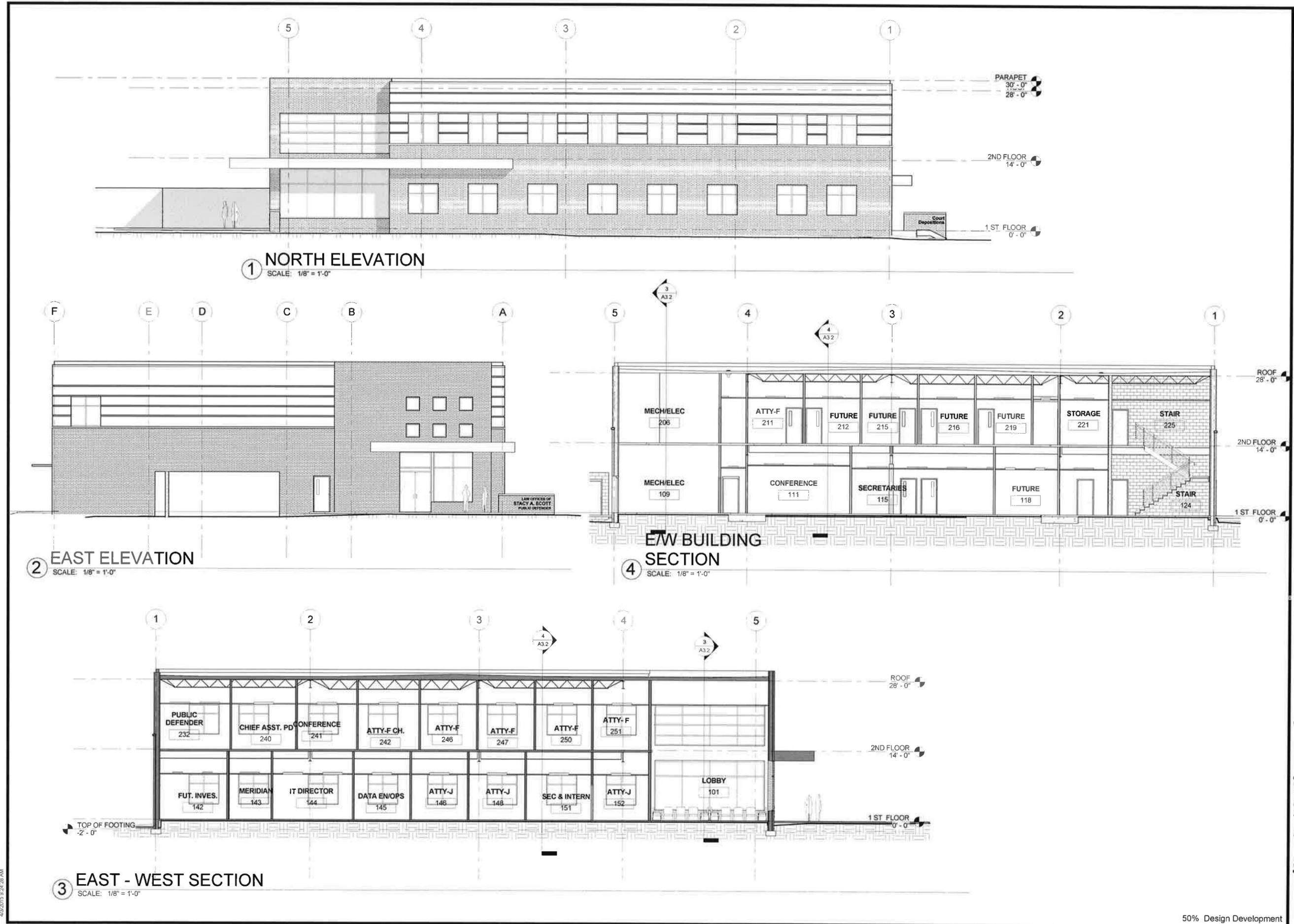
DRAWN BY: BB
CHECKED BY: BB
DATE: 4/08/2015
CAD: F:\8034370\DD\DPDO DD.rvt
REVISIONS:

FILE NO: 6034370

S H E E T

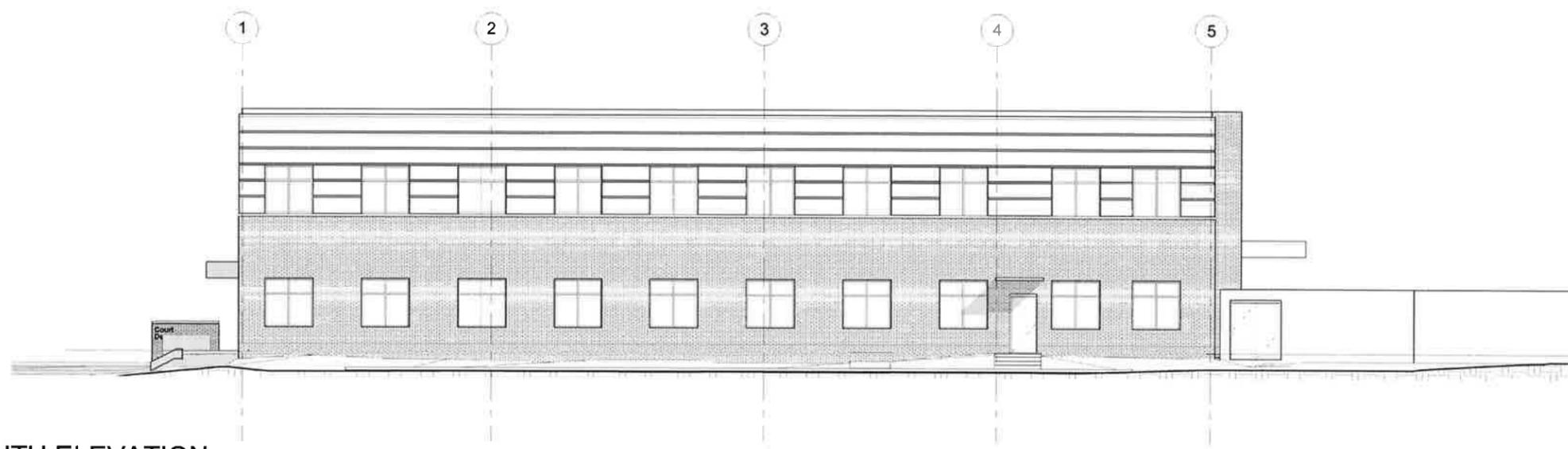
A3.1

50% Design Development

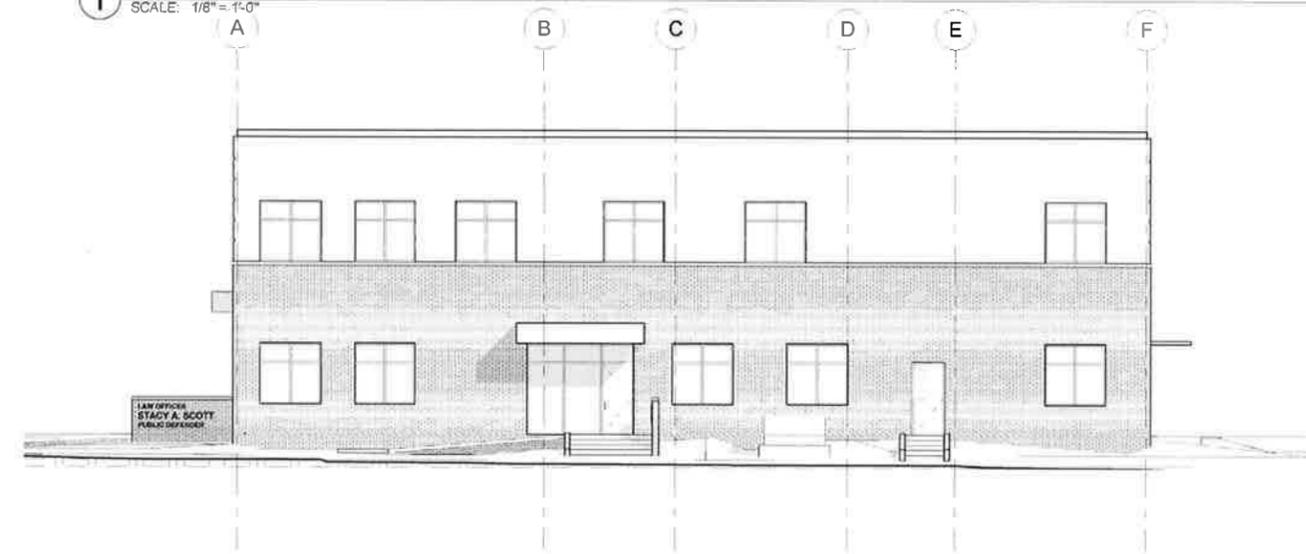


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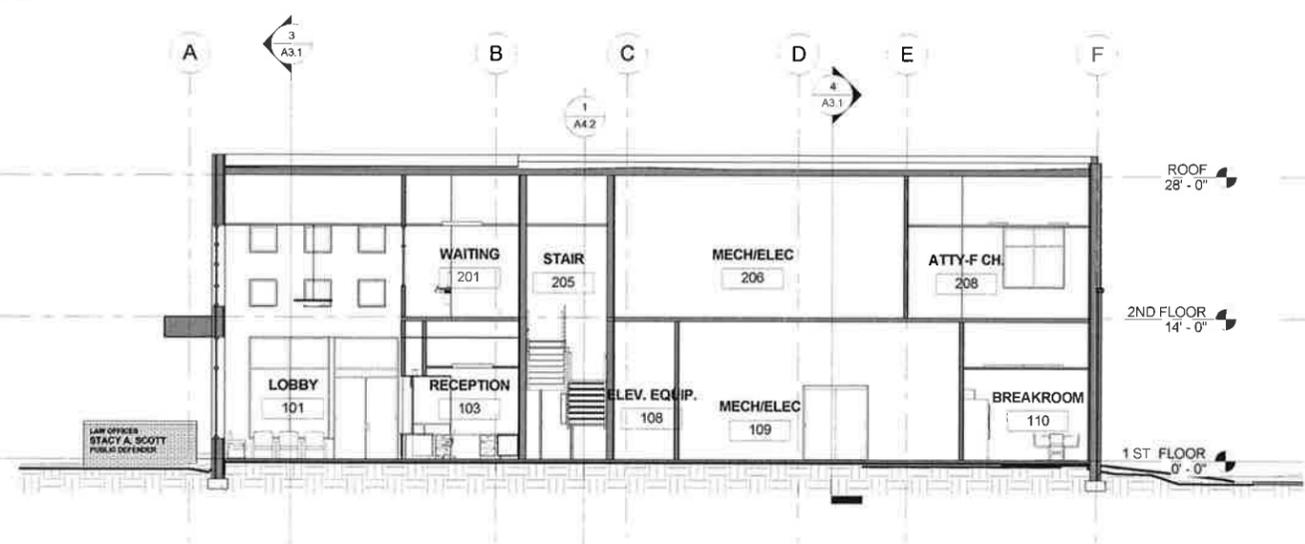
Alachua County
Public Defender Office Building
151 S.W. 2nd Avenue Gainesville, Florida



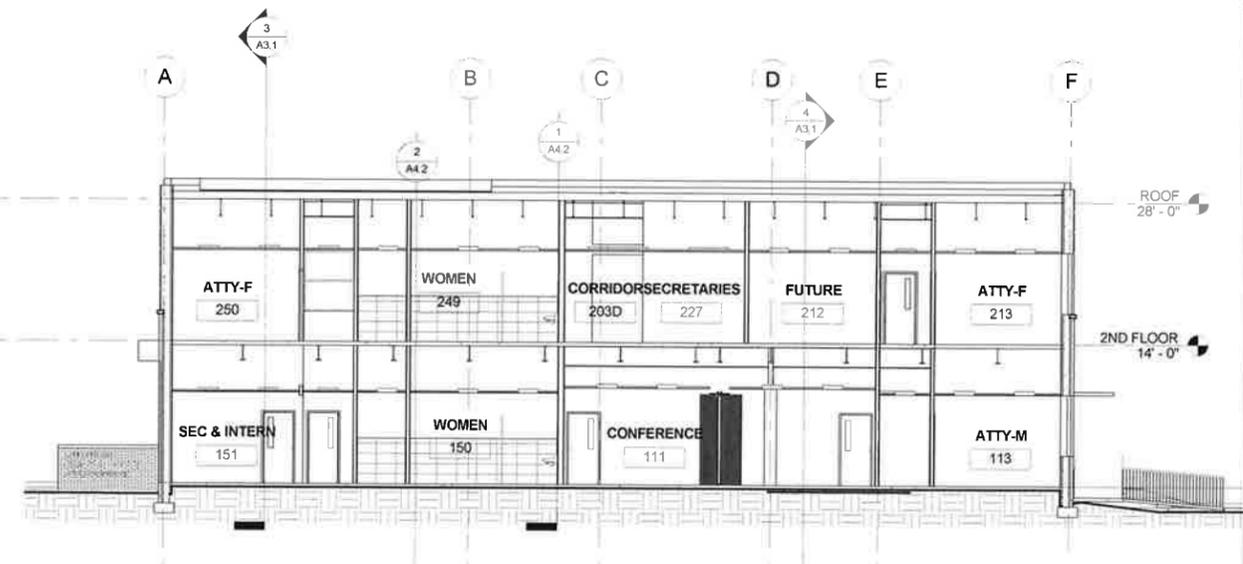
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH - SOUTH SECTION
SCALE: 1/8" = 1'-0"



4 N/S BUILDING SECTION
SCALE: 1/8" = 1'-0"

4/8/2015 9:25:38 AM

REAL

William W. Brame
Registration #AR-007024
CORP. LIC. No. AA-000021

BUILDING SECTIONS
AND IMAGES

DRAWN BY BB
CHECKED BY BB
DATE 4/08/2015
CAD F:\6034370\DD\DPDO DD.rvt

REVISIONS

FILE No 6034370

SHEET

A3.2

50% Design Development