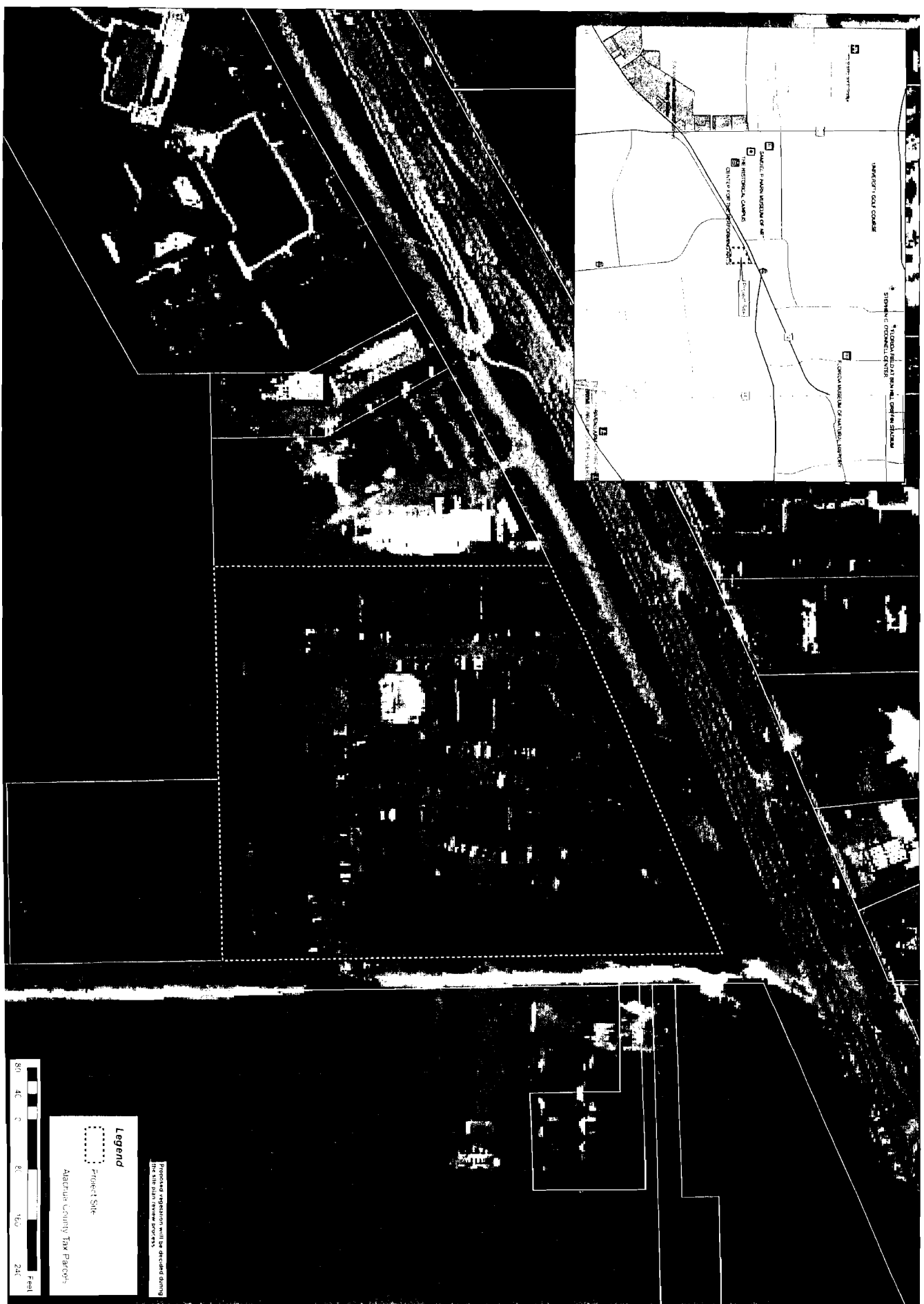


06011 B



Legend
 [Dashed Line] Project Site
 [Solid Line] Alameda County Tax Parcels

Proposed application will be decided during
 the public hearing process.

CE Causseaux & Ellington, Inc.
 Engineering • Surveying • Planning
 5631 NW 1st Place, Gainesville, Florida 32607
 Phone: (352) 331-1979 Fax: (352) 331-2476
 Email: mailbox@c&e.com
 Web: www.c&e.com

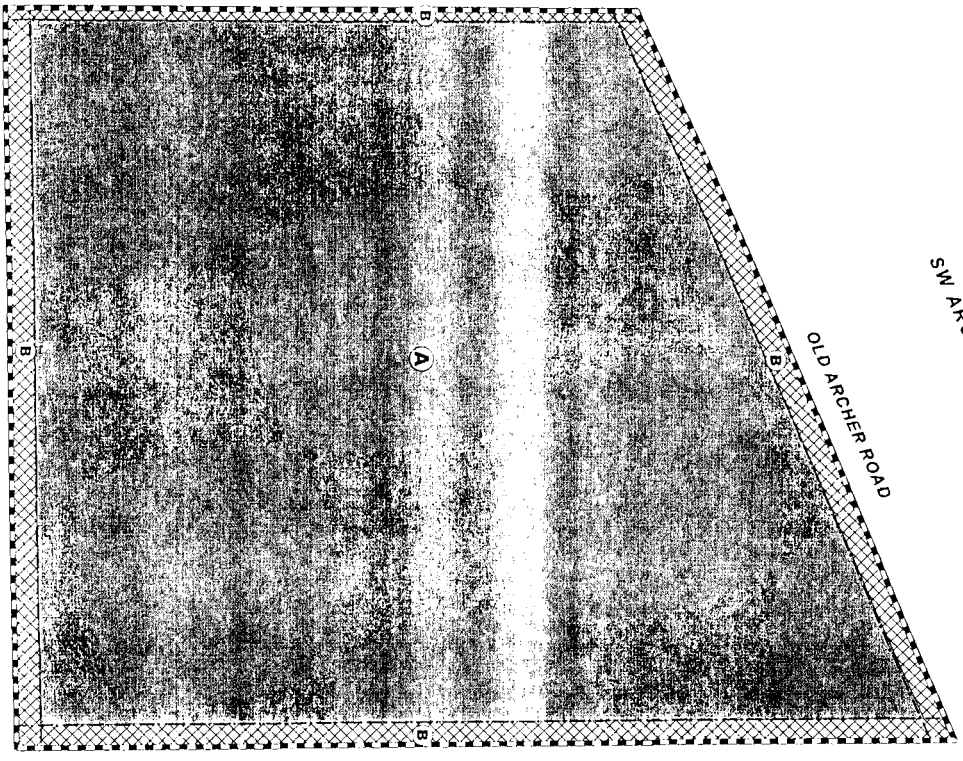


**Gatorwood Apartments
 Planned Development Application**

ILLUSTRATION 2
 EXISTING
 CONDITIONS
 SUPERIMPOSED
 MAP

Legend

- Project Site
- Atachua County Tax Parcels
- Setbacks
- Zone A
- Zone B



SW 23RD STREET

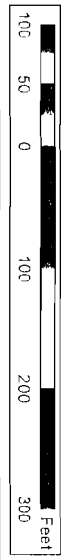
SW ARCHER ROAD

OLD ARCHER ROAD

DEVELOPER SPECIFICATIONS

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GATORWOOD AND THE STATE OF FLORIDA.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GATORWOOD AND THE STATE OF FLORIDA.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GATORWOOD AND THE STATE OF FLORIDA.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GATORWOOD AND THE STATE OF FLORIDA.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GATORWOOD AND THE STATE OF FLORIDA.

LAND USE CLASSIFICATION	ALLOWABLE USES	SPECIFICATIONS	SITE ACREAGE	PERCENTAGE OF SITE
ZONING	INDUSTRIAL, RESIDENTIAL AND ASSOCIATED ACTIVITIES, FACTORIES, CLEANING OFFICE, MECHANICAL REPAIRS, REMANUFACTURING, VEHICLE REPAIRS, REMANUFACTURING, OPEN SPACE, LANDSCAPING, STORAGE, TRUCKS, TRAILERS, ETC.	MINIMUM DWELLING UNIT: 15,000 MAXIMUM DWELLING UNIT: 180	8.00	85%
TOTAL			9.15	100%



CE Causseaux & Ellington, Inc.
 11001 E. 11th Avenue, Suite 1000
 Denver, CO 80231
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.ceinc.com

**Gatorwood Apartments
 Planned Development Application**

**City of Gainesville
Department of Community Development
Current Planning Division
Summary of Technical Review Committee Comments**

Petition: 36LUC-06PB/37PDV-06PB

Plan Board

Meeting Date: 5/18/06

Reviewed by: Bedez E. Massey

Project Name/Description:

Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Amend the City of Gainesville Future Land Use Map from MUL (Mixed-Use Low-Intensity: 8-30 units per acre) to PUD (Planned Use District). Located at 2337 Southwest Archer Road. Related to Petition 37PDV-06PB.

Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Rezone property from MU-1 (Mixed use low intensity district) to PD (Planned development) for construction of Gatorwood Apartments. Located at 2337 Southwest Archer Road. Related to Petition 36LUC-06PB.

I. Department Comments:

1. **Planning:** Approvable with conditions.
2. **City Engineering:** Approvable as submitted.
3. **Solid Waste:** Approvable with conditions.
4. **Gainesville Regional Utilities:** Approvable as submitted.
5. **Building:** Approvable as submitted.
6. **Fire:** Approvable with conditions.
7. **Police:** Approvable with recommendations.
8. **Arborist:** Approvable as submitted
9. **A.C.E.P.D.:** Approvable with conditions.

II. Overall Recommendation: The petition is approvable with staff conditions, as stated within this Exhibit D and the associated staff reports.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. 36LUC-06PB/37PDV-06PB	Date Plan Rec'd: 5/2/06	Review Type: Planned Development
Review For: City Plan Board	Review Date: 5/18/06	Project Planner: Bedez E. Massey

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

Description/Location/Agent:
Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Amend the City of Gainesville Future Land Use Map from MUL (Mixed-Use Low-Intensity: 8-30 units per acre) to PUD (Planned Use District). Located at 2337 Southwest Archer Road. Related to Petition 37PDV-06PB.
Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Rezone property from MU-I (Mixed use low intensity district) to PD (Planned development) for construction of Gatorwood Apartments. Located at 2337 Southwest Archer Road. Related to Petition 36LUC-06PB.

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The following conditions are recommended in addition to those provided within the associated staff reports for the above-referenced petitions:

1. The owner/developer of the subject property shall provide a letter indicating that City approval of the final development plan for Gatorwood Apartments, as filed under Petition No. 178SPL-04DB, is no longer being pursued. The letter shall be submitted prior to the submittal of a development plan implementing a new zoning or land use designation on the subject property.
2. All documents associated with the requested zoning and land use change shall contain signatures and seals, where required, upon resubmittal. All documents shall be revised to reflect the terms of the approved PD zoning and PUD land use applications.
3. The responses to Items 6.A. and 6.H. on the rezoning application must be revised to be consistent with the same items on the land use application.
4. Item 6. C. of the rezoning and land use applications must be completed.
5. The definition of neighborhood convenience center shall not be used as a reference to how proposed retail use will be treated. The definition refers to a maximum square feet of gross leasable nonresidential floor area that is inconsistent with other data within the PD Report, PD Layout Plan Map land use application.
6. Once approved, the land use boundaries, as depicted on the proposed PD Layout Plan Map, shall not be adjusted unless approved through a PD amendment. Adjustment of the boundaries will impact other data proposed within other related documents, such as the PD Report. This note shall be removed, as worded, on the proposed PD Layout Plan Map.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

Development Plan Evaluation
Petition 36LUC-06PB/37PDV-06PB
Page 2

7. All data affecting the size, quantity or location of buildings associated with the Planned Development shall be provided in Table 2 of the PD Layout Plan Report (e.g., maximum building height and building setbacks).
8. Floor area, and not gross floor area, should be used to describe the maximum amount of total floor area to be devoted to the leasing office and retail use.

**DEVELOPMENT PLAN REVIEW
PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 1

Petition	<u>37PDV-06PB</u>	Date Received	<u>05/02/06</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input checked="" type="checkbox"/> Final
Project Name	<u>Gatorwood Apartments</u>			<input type="checkbox"/> Amendment
Location	<u>2337 S.W. Archer Road</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Causseaux & Ellington, Inc.</u>			<input type="checkbox"/> Planned Dev.
Reviewed by	<u>Jason Simmons</u>			<input type="checkbox"/> Design Plat Concept

Approvable (as submitted)
 Approvable (subject to below)
 Insufficient Information
 PD Concept (Comments only)
 Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. On the Specialty Retail Center row of the trip generation table, please round up 13 to 14 ($5000 / 1000 = 5 \times 2.71 = 13.55$ or 14). On the trip reduction line of the trip generation table, the total trips for the PM peak hour should be 149, not 161 ($0.62 \times 240 = 148.8$ or 149). These new totals in the PM peak column will add up to 76, not 63 as currently listed.

On the redevelopment credit row of the trip generation table, 10% of the trips for the previous use (1613) are 161.3 or 161, not 149. This changes the total ADT trips from 920 to 908. Ten percent of the AM peak trips (122) are 12.2 or 12, not 13. This changes the total AM peak trips from 52 to 53. Please correct these figures and adjust the remainder of the table, other tables that use this data and text that may reference this table, accordingly.



SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58


Petition No. <u>36LUC-06PB</u>	Review Date: <u>4/21/06</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>4/21/2006</u>	<u>Preliminary Final Amend.</u>
Description, Agent & Location: <u>Gatorwood Apartments</u>		Project Planner:
<u>CEI</u>	<u>2337 SW Archer Rd.</u>	<u>Bedez Massey</u>

APPROVED
(as submitted)

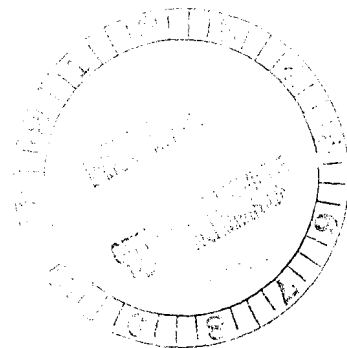
APPROVED
(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 Yr. critical duration storm event must be analyzed.
- SJRWMD stormwater permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency

Comments By:

Rick Melzer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:



SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No.36LUC06PB/37PDA-06PB Review Date:03/22/06
Review For :Technical Review Committee Plan Reviewed:
Description, Apartments

Review Type:

Preliminary Final

Project Planner:

Lawrence Calderon

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 Yr. critical duration storm events must be analyzed.
- SJRWMD storm water permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency

Comments By:

Paul F. Alcantar

Paul F. Alcantar
Solid Waste Manager

REVISIONS / RECOMMENDATIONS:

Need to increase solid waste area to allow for cardboard recycling.



DEVELOPMENT REVIEW EVALUATION GAINESVILLE REGIONAL UTILITIES

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Apr 20, 2006

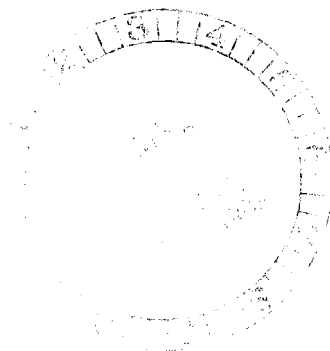
11 Petition 37PDV06PB

Causseaux & Ellington, Inc. agent for **Gatorwood Apartments**, LLC. Planned development Amendment. Present designation. Mixed Use 1. Requested Designation: PD (Planned Development) (Bedez) Located at: 2337 Southwest Archer Road. (Planner, Bedez Massey)

- Conceptional Comments**
- Approved as submitted**
- Conditions/Comments**
- Insufficient information to approve**

- New**
- Services**
- Water**
- Sanitary**
- Sewer**
- Electric**
- Gas**
- Real**
- Estate**

The Land Use Change is approved as submitted.



Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you onsite utilities.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 36LUC-06PB & 37PDV-06PB	Review Date: <u>4/20/06</u>	Review Type: <u>Planned Development</u>
Review For : <u>Plan Board</u>	Plan Reviewed: <u>4/20/06</u>	
Description, Agent & Location: <u>Causseaux & Ellington, Inc., Gatorwood Apartments, LLC, 2337 SW Archer Road</u>	Project Planner: <u>Bedez Massey</u>	

APPROVABLE **APPROVABLE** **DISAPPROVED** **CONCEPT**
SUBJECT TO COMMENTS

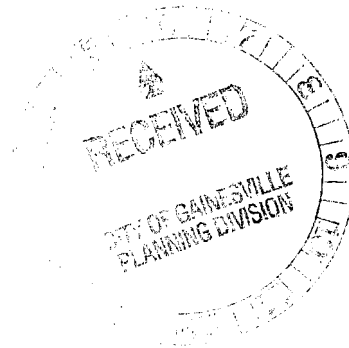
<p>This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.</p>	<p>Comments By: <i>Brenda G. Strickland</i> Brenda G. Strickland Plans Examiner</p>
---	---

REVISIONS / RECOMMENDATIONS:

The Building Department has no problem with the proposed Land Use change and PD plan.

All Building Department Data shall be provided, for review, in the Preliminary/Final site plan submittal.

FYI, since there is a request to alleviate the minimum distance between buildings, the required fire resistant ratings will check for at the building permit review.



SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

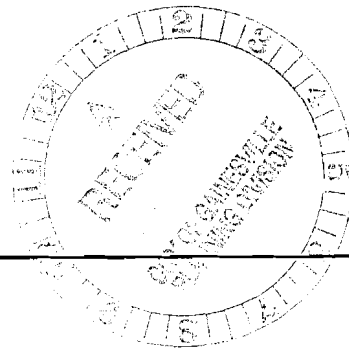
<u>Petition No.:</u> 37PDV06PV	<u>Due Date:</u> 4/20/2006	<u>Review Type:</u> Preliminary Final
<u>Review for:</u> Technical Review Staff Meeting	<u>Review Date:</u> 4/19/2006	<u>Project Planner:</u> Bedez Massey
<u>Description:</u> Gatorwood Apartments SW Archer Rd		

Approvable **Approvable
Subject to Comments** **Disapproved** **Concept**

<input type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.	<u>Comments By:</u> _____ MF Wilder, #233 Fire Inspector
<input checked="" type="checkbox"/> Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.	
<input checked="" type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.	

Revisions/Recommendations:

1. Please add a Note to the cover sheet: "The building shall comply with the Florida Fire Prevention Code." [Gainesville Fire Prevention and Protection Code section 10-5 (a) & (b)].
2. The estimated fire flow calculation was not provided. [Gainesville Land Development Code section 30-160(d)(14)].
3. The actual fire flow was not provided. To obtain, contact GRU: Lewis Richardson at 334-1639. Please fax to your planner @ 334-3259 and to the Fire Safety Management Division at 334-2523. [Gainesville Land Development Code section 30-160(d)(14)].
4. Please add a note to the cover sheet: Fire Hydrants and stabilized surfaces must be in service prior to the accumulation of combustibles on site. [Gainesville Fire Prevention and Protection Code section 10-7(d)].
5. Please show the locations of the existing and proposed fire hydrants and the size and locations of the water mains that supply them. [Gainesville Land Development Code section 30-160(d)(11)].
6. Please indicate an approximate location of the features of fire protection including: fire alarm panel, fire sprinkler and /or stand-pipe riser, backflow preventor, post indicating valve, and fire department connections. [Gainesville Land Development Code section 30-160(d)(9)].
7. All buildings in excess of 150 ft from a public way must have a fire lane. [Florida Fire Prevention Code 1:3.5.1] Proposed or required fire lanes to are to be provided on the site plan. [Gainesville Land Development Code section 30-160(d)(13)].
8. Unable to determine fire apparatus access due to the small scale of the drawings. The smallest scale that we can accommodate is 1" = 60".



**SITE PLAN EVALUATION SHEET
GAINESVILLE POLICE DEPARTMENT**

Petition Number: 36LUC-06PB

Review Date: March 22, 2006

Site Visit Date: None

Description: Gatorwood Apartments

Location: 2337 Southwest Archer Road

Review For: TRC

Planner: Bedez Massey

Reviewed By: Sgt. Art Adkins

Recommend for Approval With Consideration for Comments

Recommend for Disapproval

.....

Recommendations and Comments

1. No comments related to rezoning application. However, the police department would like to review this project before final review for construction.
Recommend approval.

The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

RECEIVED
GAINESVILLE
PLANNING DIVISION

**SITE PLAN EVALUATION SHEET
GAINESVILLE POLICE DEPARTMENT**

Petition Number: 37PDV06PB

Review Date: March 22, 2006

Site Visit Date: None

Description: Gatorwood Apartments

Location: 2337 Southwest Archer Road

Review For: TRC

Planner: Massey, Bedez

Reviewed By: Sgt. Art Adkins

Recommend for Approval With Consideration for Comments

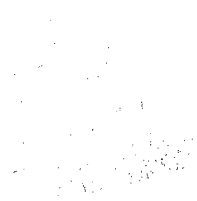
Recommend for Disapproval

.....

Recommendations and Comments

1. From a police perspective, we are concerned with landscaping so as not to prohibit natural surveillance of the parking lots and apartments; lighting to aid in the same; and large numbers on the buildings so each unit can be located.
Recommend approval.

The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

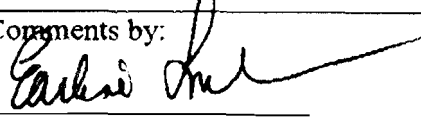


SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27

Petition: 36LUC-06PB Review For: Technical Review Committee Agent: Causseaux & Ellington for Gatorwood Apartments PUD located at 2337 SW Archer Road.	Review date: 4/20/06	Review: PD Planner: Bedez
--	----------------------	------------------------------

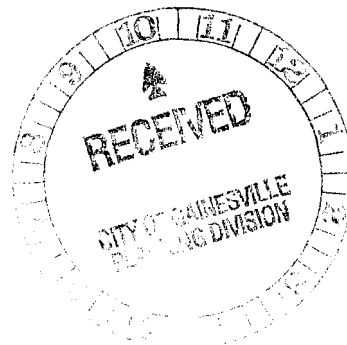
APPROVED (as submitted)
 APPROVED (with conditions)
 DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
--	--

Approved as Planned Development.

General Comment

- Project will be in compliance with landscaping requirements for street buffers (30-353), and stormwater management areas [30.251 (2) b] and parking lot requirements.



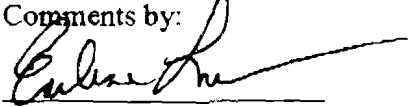
No impact on the Urban Forest at this time.

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27

Petition: 37PDV-06 PB Review For: Technical Review Committee Agent: Causseaux & Ellington for Gatorwood Apartments Planned Development located at 2337 SW Archer Road.	Review date: 4/20/06 Review: Rezoning Planner: Bedez
---	--

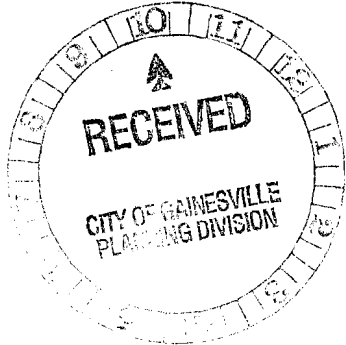
APPROVED (as submitted)
 APPROVED (with conditions)
 DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
--	--

Approved for rezoning.

General Comment

- Project will be in compliance with landscaping requirements for street buffers (30-353), and stormwater management areas [30.251 (2) b] and parking lot requirements.



No impact on the Urban Forest at this time.

Massey, Bedez E.

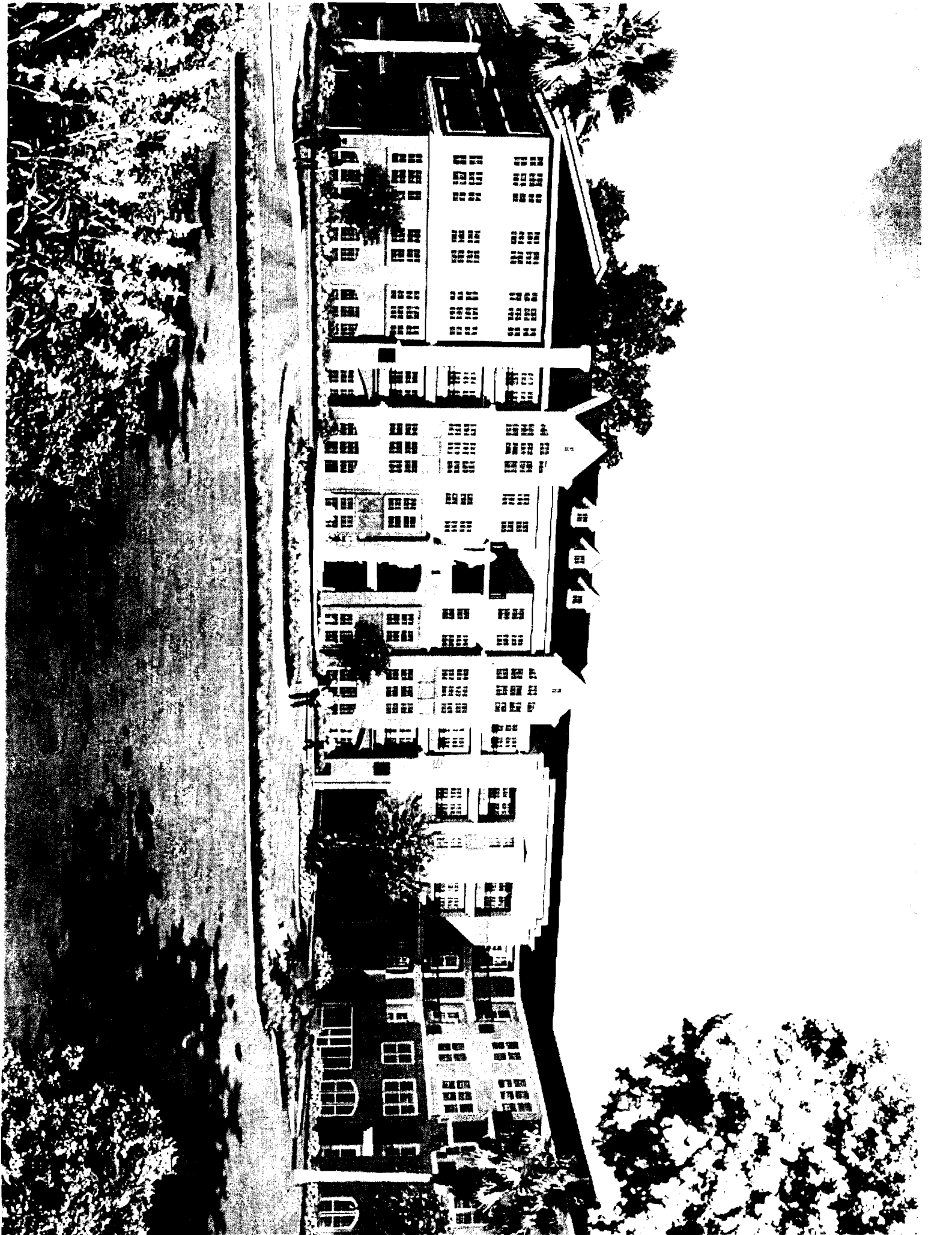
From: Betty Levin [BLevin@alachua.fl.us]
Sent: Wednesday, April 19, 2006 4:03 PM
To: Massey, Bedez E.
Cc: Katherine Fanning; Michael Drummond
Subject: RE: FW: Petition 1SUB-06DB (Blues Creek, Unit 5, Phases 2 & 3)

Comments for Gatorwood are the same as the last month's staff comments:

Please incorporate previously recommended language related to building demolition permits:

All buildings shall be inspected prior to demolition. All hazardous materials regulated under the Alachua County Hazardous Materials Management Code, including fluorescent lamps and other mercury containing devices, shall be removed and properly managed. The petitioner shall provide a letter to ACEPD certifying that the inspection and, if applicable, the removal and proper management of regulated materials was completed.

Sincerely,
Betty





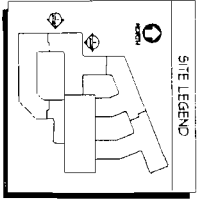
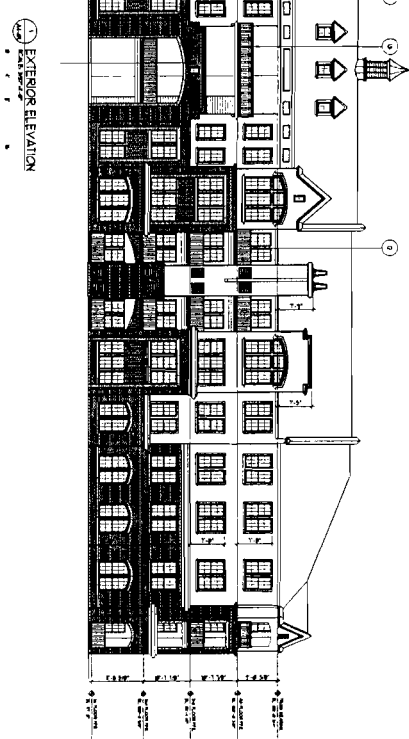
THE PRESTON PARTNERSHIP, LLC
 A MULTI-RESIDENTIAL DESIGN FIRM
 1000 ALBANY ROAD, SUITE 400
 ATLANTA, GEORGIA 30328
 TEL: 770.538.5948
 FAX: 770.538.5948
 WWW.PRESTONPARTNERSHIP.COM

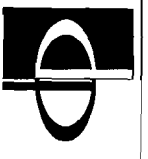
PROJECT: _____
 THE
BARCLAY
 BARRIUM
 425 W. 12TH STREET
 ATLANTA, GA 30309

FORAM
 FORAM
 DEVELOPMENT LLC
 1000 W. 12TH STREET, SUITE 400
 ATLANTA, GA 30309

DRAWING NO. _____
 SHEET NO. _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DESIGNED BY: _____
 PROJECT: _____
 DRAWING TITLE: _____
 SCALE: _____
 SHEET NO. _____

EXTERIOR FINISH KEY		
NO.	FINISH DESCRIPTION	FINISH / COLOR INFO
1	PAINTED STEEL BRACKET	PAINT TO MATCH
2	PAINTED STEEL BRACKET	PAINT TO MATCH
3	PAINTED STEEL BRACKET	PAINT TO MATCH
4	PAINTED STEEL BRACKET	PAINT TO MATCH
5	PAINTED STEEL BRACKET	PAINT TO MATCH
6	PAINTED STEEL BRACKET	PAINT TO MATCH
7	PAINTED STEEL BRACKET	PAINT TO MATCH
8	PAINTED STEEL BRACKET	PAINT TO MATCH
9	PAINTED STEEL BRACKET	PAINT TO MATCH
10	PAINTED STEEL BRACKET	PAINT TO MATCH
11	PAINTED STEEL BRACKET	PAINT TO MATCH
12	PAINTED STEEL BRACKET	PAINT TO MATCH
13	PAINTED STEEL BRACKET	PAINT TO MATCH
14	PAINTED STEEL BRACKET	PAINT TO MATCH
15	PAINTED STEEL BRACKET	PAINT TO MATCH
16	PAINTED STEEL BRACKET	PAINT TO MATCH
17	PAINTED STEEL BRACKET	PAINT TO MATCH
18	PAINTED STEEL BRACKET	PAINT TO MATCH
19	PAINTED STEEL BRACKET	PAINT TO MATCH
20	PAINTED STEEL BRACKET	PAINT TO MATCH
21	PAINTED STEEL BRACKET	PAINT TO MATCH
22	PAINTED STEEL BRACKET	PAINT TO MATCH
23	PAINTED STEEL BRACKET	PAINT TO MATCH
24	PAINTED STEEL BRACKET	PAINT TO MATCH
25	PAINTED STEEL BRACKET	PAINT TO MATCH
26	PAINTED STEEL BRACKET	PAINT TO MATCH
27	PAINTED STEEL BRACKET	PAINT TO MATCH
28	PAINTED STEEL BRACKET	PAINT TO MATCH
29	PAINTED STEEL BRACKET	PAINT TO MATCH
30	PAINTED STEEL BRACKET	PAINT TO MATCH
31	PAINTED STEEL BRACKET	PAINT TO MATCH
32	PAINTED STEEL BRACKET	PAINT TO MATCH
33	PAINTED STEEL BRACKET	PAINT TO MATCH
34	PAINTED STEEL BRACKET	PAINT TO MATCH
35	PAINTED STEEL BRACKET	PAINT TO MATCH
36	PAINTED STEEL BRACKET	PAINT TO MATCH
37	PAINTED STEEL BRACKET	PAINT TO MATCH
38	PAINTED STEEL BRACKET	PAINT TO MATCH
39	PAINTED STEEL BRACKET	PAINT TO MATCH
40	PAINTED STEEL BRACKET	PAINT TO MATCH
41	PAINTED STEEL BRACKET	PAINT TO MATCH
42	PAINTED STEEL BRACKET	PAINT TO MATCH
43	PAINTED STEEL BRACKET	PAINT TO MATCH
44	PAINTED STEEL BRACKET	PAINT TO MATCH
45	PAINTED STEEL BRACKET	PAINT TO MATCH
46	PAINTED STEEL BRACKET	PAINT TO MATCH
47	PAINTED STEEL BRACKET	PAINT TO MATCH
48	PAINTED STEEL BRACKET	PAINT TO MATCH
49	PAINTED STEEL BRACKET	PAINT TO MATCH
50	PAINTED STEEL BRACKET	PAINT TO MATCH



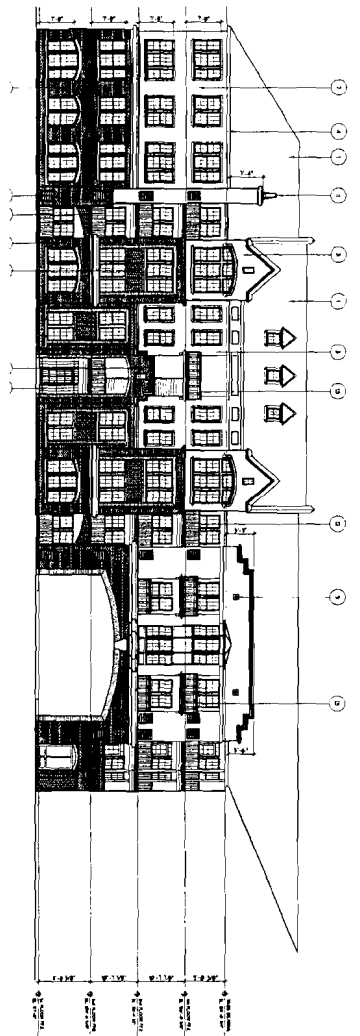


THE PARKSON PARTNERSHIP, LLC
 A REAL ESTATE INVESTMENT TRUST
 11000 ARDENWAY ROAD, SUITE 400
 FORT WORTH, TEXAS 76134
 TEL: 787.394.2815
 WWW.PARKSONPARTNERSHIP.COM

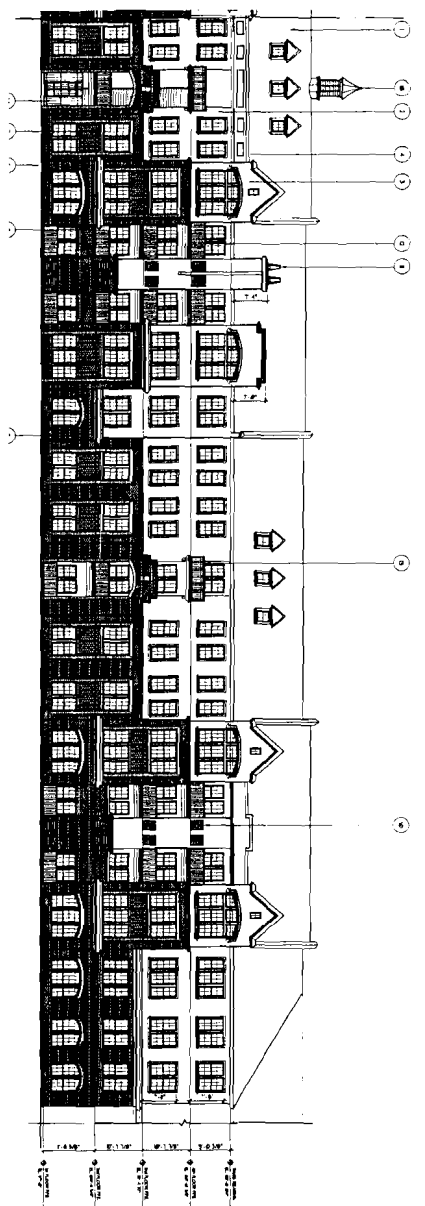
FORAM
 ARCHITECTS
 11000 ARDENWAY ROAD, SUITE 400
 FORT WORTH, TEXAS 76134
 TEL: 787.394.2815
 WWW.FORAMARCHITECTS.COM

FORAM DEVELOPMENT, LLC
 11000 ARDENWAY ROAD, SUITE 400
 FORT WORTH, TEXAS 76134
 TEL: 787.394.2815
 WWW.FORAMDEVELOPMENT.COM

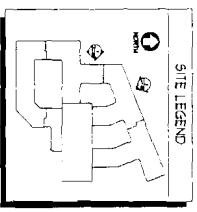
EXTERIOR FINISH KEY		
NO.	DESCRIPTION	PAINT / COLOR / NO.
1	BRICK	BRICK
2	CONCRETE	CONCRETE
3	GLASS	GLASS
4	WOOD	WOOD
5	ROOFING	ROOFING
6	LANDSCAPE	LANDSCAPE
7	PAVING	PAVING
8	IRON	IRON
9	STEEL	STEEL
10	ALUMINUM	ALUMINUM
11	COPPER	COPPER
12	ZINC	ZINC
13	BRASS	BRASS
14	STAINLESS STEEL	STAINLESS STEEL
15	GLASS BLOCK	GLASS BLOCK
16	TRANSOM	TRANSOM
17	SCREENED GLASS	SCREENED GLASS
18	GLASS CURTAIN WALL	GLASS CURTAIN WALL
19	GLASS BALCONY	GLASS BALCONY
20	GLASS RAMP	GLASS RAMP
21	GLASS STAIR	GLASS STAIR
22	GLASS ELEVATOR	GLASS ELEVATOR
23	GLASS ENTRANCE	GLASS ENTRANCE
24	GLASS CORNER	GLASS CORNER
25	GLASS RAILING	GLASS RAILING
26	GLASS PARTITION	GLASS PARTITION
27	GLASS DOOR	GLASS DOOR
28	GLASS WINDOW	GLASS WINDOW
29	GLASS SKYLIGHT	GLASS SKYLIGHT
30	GLASS ROOF	GLASS ROOF
31	GLASS FLOOR	GLASS FLOOR
32	GLASS CEILING	GLASS CEILING
33	GLASS SIGN	GLASS SIGN
34	GLASS LETTER	GLASS LETTER
35	GLASS MURAL	GLASS MURAL
36	GLASS ART	GLASS ART
37	GLASS SCULPTURE	GLASS SCULPTURE
38	GLASS FOUNTAIN	GLASS FOUNTAIN
39	GLASS BENCH	GLASS BENCH
40	GLASS TABLE	GLASS TABLE
41	GLASS CHAIR	GLASS CHAIR
42	GLASS LAMP	GLASS LAMP
43	GLASS VASE	GLASS VASE
44	GLASS BOTTLE	GLASS BOTTLE
45	GLASS JAR	GLASS JAR
46	GLASS BOWL	GLASS BOWL
47	GLASS PLATE	GLASS PLATE
48	GLASS CUP	GLASS CUP
49	GLASS GLASS	GLASS GLASS
50	GLASS GLASS	GLASS GLASS



EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



SITE LEGEND

1. BUILDING

2. DRIVE

3. PARKING

4. LANDSCAPE

5. SIGNAGE

6. UTILITY

7. FENCE

8. TREE

9. WATER

10. ROAD

11. RAILROAD

12. AIRPORT

13. PORT

14. CANAL

15. LAKE

16. MOUNTAIN

17. HILL

18. VALLEY

19. PLAIN

20. DESERT

21. TROPICS

22. SNOW

23. ICEBERG

24. VOLCANO

25. EARTHQUAKE

26. TORNADO

27. HURRICANE

28. TSUNAMI

29. COMET

30. METEOR

31. ASTEROID

32. SHOOTING STAR

33. NEBULA

34. GALAXY

35. PLANET

36. STAR

37. SUN

38. MOON

39. PLANET

40. STAR

41. SUN

42. MOON

43. PLANET

44. STAR

45. SUN

46. MOON

47. PLANET

48. STAR

49. SUN

50. MOON

51. PLANET

52. STAR

53. SUN

54. MOON

55. PLANET

56. STAR

57. SUN

58. MOON

59. PLANET

60. STAR

61. SUN

62. MOON

63. PLANET

64. STAR

65. SUN

66. MOON

67. PLANET

68. STAR

69. SUN

70. MOON

71. PLANET

72. STAR

73. SUN

74. MOON

75. PLANET

76. STAR

77. SUN

78. MOON

79. PLANET

80. STAR

81. SUN

82. MOON

83. PLANET

84. STAR

85. SUN

86. MOON

87. PLANET

88. STAR

89. SUN

90. MOON

91. PLANET

92. STAR

93. SUN

94. MOON

95. PLANET

96. STAR

97. SUN

98. MOON

99. PLANET

100. STAR

FORAM DEVELOPMENT, LLC
 11000 ARDENWAY ROAD, SUITE 400
 FORT WORTH, TEXAS 76134
 TEL: 787.394.2815
 WWW.FORAMDEVELOPMENT.COM

FORAM ARCHITECTS
 11000 ARDENWAY ROAD, SUITE 400
 FORT WORTH, TEXAS 76134
 TEL: 787.394.2815
 WWW.FORAMARCHITECTS.COM

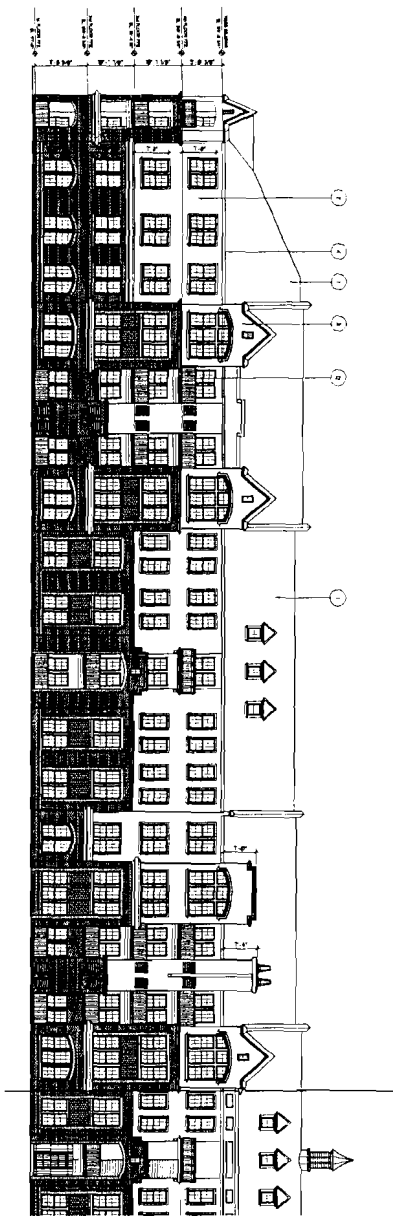
THE PARKSON PARTNERSHIP, LLC
 A REAL ESTATE INVESTMENT TRUST
 11000 ARDENWAY ROAD, SUITE 400
 FORT WORTH, TEXAS 76134
 TEL: 787.394.2815
 WWW.PARKSONPARTNERSHIP.COM

DATE: 03/15/20
PROJECT: THE PARKSON PARTNERSHIP, LLC
CLIENT: THE PARKSON PARTNERSHIP, LLC
ARCHITECT: FORAM ARCHITECTS
SCALE: 1/8" = 1'-0"

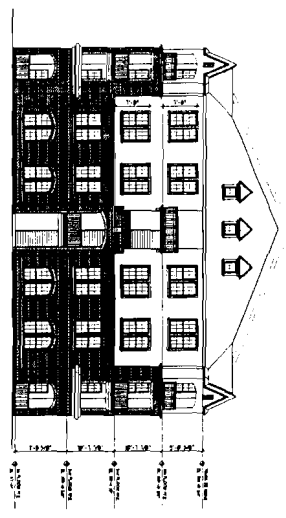
REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/15/20
2	ISSUED FOR PERMIT	03/15/20
3	ISSUED FOR PERMIT	03/15/20
4	ISSUED FOR PERMIT	03/15/20
5	ISSUED FOR PERMIT	03/15/20
6	ISSUED FOR PERMIT	03/15/20
7	ISSUED FOR PERMIT	03/15/20
8	ISSUED FOR PERMIT	03/15/20
9	ISSUED FOR PERMIT	03/15/20
10	ISSUED FOR PERMIT	03/15/20
11	ISSUED FOR PERMIT	03/15/20
12	ISSUED FOR PERMIT	03/15/20
13	ISSUED FOR PERMIT	03/15/20
14	ISSUED FOR PERMIT	03/15/20
15	ISSUED FOR PERMIT	03/15/20
16	ISSUED FOR PERMIT	03/15/20
17	ISSUED FOR PERMIT	03/15/20
18	ISSUED FOR PERMIT	03/15/20
19	ISSUED FOR PERMIT	03/15/20
20	ISSUED FOR PERMIT	03/15/20
21	ISSUED FOR PERMIT	03/15/20
22	ISSUED FOR PERMIT	03/15/20
23	ISSUED FOR PERMIT	03/15/20
24	ISSUED FOR PERMIT	03/15/20
25	ISSUED FOR PERMIT	03/15/20
26	ISSUED FOR PERMIT	03/15/20
27	ISSUED FOR PERMIT	03/15/20
28	ISSUED FOR PERMIT	03/15/20
29	ISSUED FOR PERMIT	03/15/20
30	ISSUED FOR PERMIT	03/15/20
31	ISSUED FOR PERMIT	03/15/20
32	ISSUED FOR PERMIT	03/15/20
33	ISSUED FOR PERMIT	03/15/20
34	ISSUED FOR PERMIT	03/15/20
35	ISSUED FOR PERMIT	03/15/20
36	ISSUED FOR PERMIT	03/15/20
37	ISSUED FOR PERMIT	03/15/20
38	ISSUED FOR PERMIT	03/15/20
39	ISSUED FOR PERMIT	03/15/20
40	ISSUED FOR PERMIT	03/15/20
41	ISSUED FOR PERMIT	03/15/20
42	ISSUED FOR PERMIT	03/15/20
43	ISSUED FOR PERMIT	03/15/20
44	ISSUED FOR PERMIT	03/15/20
45	ISSUED FOR PERMIT	03/15/20
46	ISSUED FOR PERMIT	03/15/20
47	ISSUED FOR PERMIT	03/15/20
48	ISSUED FOR PERMIT	03/15/20
49	ISSUED FOR PERMIT	03/15/20
50	ISSUED FOR PERMIT	03/15/20
51	ISSUED FOR PERMIT	03/15/20
52	ISSUED FOR PERMIT	03/15/20
53	ISSUED FOR PERMIT	03/15/20
54	ISSUED FOR PERMIT	03/15/20
55	ISSUED FOR PERMIT	03/15/20
56	ISSUED FOR PERMIT	03/15/20
57	ISSUED FOR PERMIT	03/15/20
58	ISSUED FOR PERMIT	03/15/20
59	ISSUED FOR PERMIT	03/15/20
60	ISSUED FOR PERMIT	03/15/20
61	ISSUED FOR PERMIT	03/15/20
62	ISSUED FOR PERMIT	03/15/20
63	ISSUED FOR PERMIT	03/15/20
64	ISSUED FOR PERMIT	03/15/20
65	ISSUED FOR PERMIT	03/15/20
66	ISSUED FOR PERMIT	03/15/20
67	ISSUED FOR PERMIT	03/15/20
68	ISSUED FOR PERMIT	03/15/20
69	ISSUED FOR PERMIT	03/15/20
70	ISSUED FOR PERMIT	03/15/20
71	ISSUED FOR PERMIT	03/15/20
72	ISSUED FOR PERMIT	03/15/20
73	ISSUED FOR PERMIT	03/15/20
74	ISSUED FOR PERMIT	03/15/20
75	ISSUED FOR PERMIT	03/15/20
76	ISSUED FOR PERMIT	03/15/20
77	ISSUED FOR PERMIT	03/15/20
78	ISSUED FOR PERMIT	03/15/20
79	ISSUED FOR PERMIT	03/15/20
80	ISSUED FOR PERMIT	03/15/20
81	ISSUED FOR PERMIT	03/15/20
82	ISSUED FOR PERMIT	03/15/20
83	ISSUED FOR PERMIT	03/15/20
84	ISSUED FOR PERMIT	03/15/20
85	ISSUED FOR PERMIT	03/15/20
86	ISSUED FOR PERMIT	03/15/20
87	ISSUED FOR PERMIT	03/15/20
88	ISSUED FOR PERMIT	03/15/20
89	ISSUED FOR PERMIT	03/15/20
90	ISSUED FOR PERMIT	03/15/20
91	ISSUED FOR PERMIT	03/15/20
92	ISSUED FOR PERMIT	03/15/20
93	ISSUED FOR PERMIT	03/15/20
94	ISSUED FOR PERMIT	03/15/20
95	ISSUED FOR PERMIT	03/15/20
96	ISSUED FOR PERMIT	03/15/20
97	ISSUED FOR PERMIT	03/15/20
98	ISSUED FOR PERMIT	03/15/20
99	ISSUED FOR PERMIT	03/15/20
100	ISSUED FOR PERMIT	03/15/20

A4-02

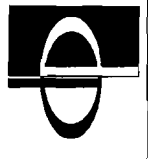
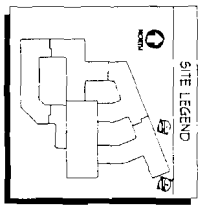


EXTERIOR ELEVATION
SCALE 3/8" = 1'-0"



EXTERIOR ELEVATION
SCALE 3/8" = 1'-0"

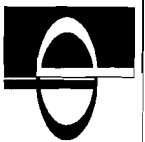
EXTERIOR FINISH KEY		
NO.	PART DESCRIPTION	NAME & COLOR NO.
1	CONCRETE	CONCRETE
2	BRICK	BRICK
3	GLAZED ALUMINUM	GLAZED ALUMINUM
4	GLAZED ALUMINUM	GLAZED ALUMINUM
5	GLAZED ALUMINUM	GLAZED ALUMINUM
6	GLAZED ALUMINUM	GLAZED ALUMINUM
7	GLAZED ALUMINUM	GLAZED ALUMINUM
8	GLAZED ALUMINUM	GLAZED ALUMINUM
9	GLAZED ALUMINUM	GLAZED ALUMINUM
10	GLAZED ALUMINUM	GLAZED ALUMINUM
11	GLAZED ALUMINUM	GLAZED ALUMINUM
12	GLAZED ALUMINUM	GLAZED ALUMINUM
13	GLAZED ALUMINUM	GLAZED ALUMINUM
14	GLAZED ALUMINUM	GLAZED ALUMINUM
15	GLAZED ALUMINUM	GLAZED ALUMINUM
16	GLAZED ALUMINUM	GLAZED ALUMINUM
17	GLAZED ALUMINUM	GLAZED ALUMINUM
18	GLAZED ALUMINUM	GLAZED ALUMINUM
19	GLAZED ALUMINUM	GLAZED ALUMINUM
20	GLAZED ALUMINUM	GLAZED ALUMINUM
21	GLAZED ALUMINUM	GLAZED ALUMINUM
22	GLAZED ALUMINUM	GLAZED ALUMINUM
23	GLAZED ALUMINUM	GLAZED ALUMINUM
24	GLAZED ALUMINUM	GLAZED ALUMINUM
25	GLAZED ALUMINUM	GLAZED ALUMINUM
26	GLAZED ALUMINUM	GLAZED ALUMINUM
27	GLAZED ALUMINUM	GLAZED ALUMINUM
28	GLAZED ALUMINUM	GLAZED ALUMINUM
29	GLAZED ALUMINUM	GLAZED ALUMINUM
30	GLAZED ALUMINUM	GLAZED ALUMINUM
31	GLAZED ALUMINUM	GLAZED ALUMINUM
32	GLAZED ALUMINUM	GLAZED ALUMINUM
33	GLAZED ALUMINUM	GLAZED ALUMINUM
34	GLAZED ALUMINUM	GLAZED ALUMINUM
35	GLAZED ALUMINUM	GLAZED ALUMINUM
36	GLAZED ALUMINUM	GLAZED ALUMINUM
37	GLAZED ALUMINUM	GLAZED ALUMINUM
38	GLAZED ALUMINUM	GLAZED ALUMINUM
39	GLAZED ALUMINUM	GLAZED ALUMINUM
40	GLAZED ALUMINUM	GLAZED ALUMINUM
41	GLAZED ALUMINUM	GLAZED ALUMINUM
42	GLAZED ALUMINUM	GLAZED ALUMINUM
43	GLAZED ALUMINUM	GLAZED ALUMINUM
44	GLAZED ALUMINUM	GLAZED ALUMINUM
45	GLAZED ALUMINUM	GLAZED ALUMINUM
46	GLAZED ALUMINUM	GLAZED ALUMINUM
47	GLAZED ALUMINUM	GLAZED ALUMINUM
48	GLAZED ALUMINUM	GLAZED ALUMINUM
49	GLAZED ALUMINUM	GLAZED ALUMINUM
50	GLAZED ALUMINUM	GLAZED ALUMINUM



THE FORAN PARTNERSHIP, LLC
A RICHMOND PARTNERSHIP DESIGN FIRM
1000 ALBANY STREET, SUITE 200
RICHMOND, VIRGINIA 23220
TEL: 773.508.7642
WWW.FORANPARTNERSHIP.COM

FORAM
DEVELOPMENT, LLC
1000 ALBANY STREET, SUITE 200
RICHMOND, VIRGINIA 23220

DATE: 05/15/20
DRAWN BY: JSC
CHECKED BY: JSC
DESIGNED BY: JSC
PROJECT NO: 44-03



THE PERSON ARCHITECTURE LLC
 A 501(C)(3) NON-PROFIT ORGANIZATION
 1000 ASBURY AND N. 50TH RD
 ATLANTA, GEORGIA 30328
 TEL: 404.525.3844
 FAX: 404.525.3841
 WWW.THEPERSONARCHITECTURE.COM

PROJECT:
 THE
 BARTRAM
 GARDEN LEADERA
 PHASE 1A



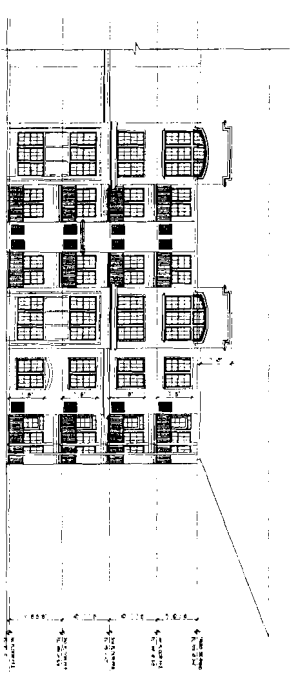
FORAM
 DEVELOPMENT, LLC
 1000 MARKET AVENUE, SUITE 1000
 ATLANTA, GA 30339

DATE:	08/11/2011
PROJECT:	THE BARTRAM GARDEN LEADERA PHASE 1A
CLIENT:	FORAM DEVELOPMENT, LLC
ARCHITECT:	THE PERSON ARCHITECTURE LLC
DESIGNER:	JRS
DATE:	08/11/2011
PROJECT:	THE BARTRAM GARDEN LEADERA PHASE 1A
CLIENT:	FORAM DEVELOPMENT, LLC
ARCHITECT:	THE PERSON ARCHITECTURE LLC
DESIGNER:	JRS
DATE:	08/11/2011
PROJECT:	THE BARTRAM GARDEN LEADERA PHASE 1A
CLIENT:	FORAM DEVELOPMENT, LLC
ARCHITECT:	THE PERSON ARCHITECTURE LLC
DESIGNER:	JRS

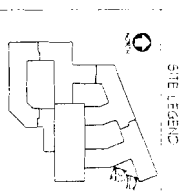
NO.	DESCRIPTION	DATE	BY	CHKD BY
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			
11	REVISION			
12	REVISION			
13	REVISION			
14	REVISION			
15	REVISION			
16	REVISION			
17	REVISION			
18	REVISION			
19	REVISION			
20	REVISION			
21	REVISION			
22	REVISION			
23	REVISION			
24	REVISION			
25	REVISION			
26	REVISION			
27	REVISION			
28	REVISION			
29	REVISION			
30	REVISION			
31	REVISION			
32	REVISION			
33	REVISION			
34	REVISION			
35	REVISION			
36	REVISION			
37	REVISION			
38	REVISION			
39	REVISION			
40	REVISION			
41	REVISION			
42	REVISION			
43	REVISION			
44	REVISION			
45	REVISION			
46	REVISION			
47	REVISION			
48	REVISION			
49	REVISION			
50	REVISION			
51	REVISION			
52	REVISION			
53	REVISION			
54	REVISION			
55	REVISION			
56	REVISION			
57	REVISION			
58	REVISION			
59	REVISION			
60	REVISION			
61	REVISION			
62	REVISION			
63	REVISION			
64	REVISION			
65	REVISION			
66	REVISION			
67	REVISION			
68	REVISION			
69	REVISION			
70	REVISION			
71	REVISION			
72	REVISION			
73	REVISION			
74	REVISION			
75	REVISION			
76	REVISION			
77	REVISION			
78	REVISION			
79	REVISION			
80	REVISION			
81	REVISION			
82	REVISION			
83	REVISION			
84	REVISION			
85	REVISION			
86	REVISION			
87	REVISION			
88	REVISION			
89	REVISION			
90	REVISION			
91	REVISION			
92	REVISION			
93	REVISION			
94	REVISION			
95	REVISION			
96	REVISION			
97	REVISION			
98	REVISION			
99	REVISION			
100	REVISION			



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



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



SITE LEGEND

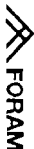


THE PERSON PARTNERSHIP, LLC
 A WHOLLY OWNED ENTITY OF
 1000 MIDWAY BUILDING, SUITE 600
 TALLAHASSEE, FLORIDA 32304
 FAX: 904.244.2444
 WWW.PERSONPARTNERSHIP.COM

CONTRACT NO. _____

PROJECT NO. _____

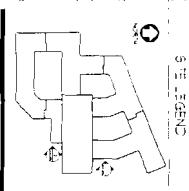
THE
BARTRAM
 ARCHITECTS



FORAM
 DEVELOPMENT, LLC
 1000 MIDWAY BUILDING, SUITE 600
 TALLAHASSEE, FLORIDA 32304
 TEL: 904.244.2444

PROJECT NO.	1000 MIDWAY BUILDING, SUITE 600
DATE	05/15/04
DESIGNED BY	FORAM
DRAWN BY	FORAM
CHECKED BY	FORAM
DATE	05/15/04

DATE: 05/15/04
 DRAWN BY: FORAM
 CHECKED BY: FORAM
 PROJECT NO. 1000 MIDWAY BUILDING, SUITE 600
 TALLAHASSEE, FLORIDA 32304
 TEL: 904.244.2444



3rd ELEVATION

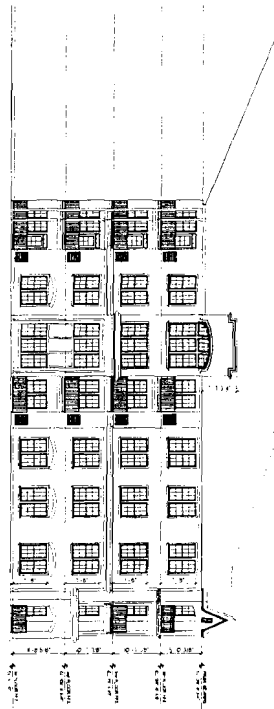
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	3rd ELEVATION	1	SHEET	100.00	100.00
2	3rd ELEVATION	1	SHEET	100.00	100.00
3	3rd ELEVATION	1	SHEET	100.00	100.00
4	3rd ELEVATION	1	SHEET	100.00	100.00
5	3rd ELEVATION	1	SHEET	100.00	100.00
6	3rd ELEVATION	1	SHEET	100.00	100.00
7	3rd ELEVATION	1	SHEET	100.00	100.00
8	3rd ELEVATION	1	SHEET	100.00	100.00
9	3rd ELEVATION	1	SHEET	100.00	100.00
10	3rd ELEVATION	1	SHEET	100.00	100.00
11	3rd ELEVATION	1	SHEET	100.00	100.00
12	3rd ELEVATION	1	SHEET	100.00	100.00
13	3rd ELEVATION	1	SHEET	100.00	100.00
14	3rd ELEVATION	1	SHEET	100.00	100.00
15	3rd ELEVATION	1	SHEET	100.00	100.00
16	3rd ELEVATION	1	SHEET	100.00	100.00
17	3rd ELEVATION	1	SHEET	100.00	100.00
18	3rd ELEVATION	1	SHEET	100.00	100.00
19	3rd ELEVATION	1	SHEET	100.00	100.00
20	3rd ELEVATION	1	SHEET	100.00	100.00
21	3rd ELEVATION	1	SHEET	100.00	100.00
22	3rd ELEVATION	1	SHEET	100.00	100.00
23	3rd ELEVATION	1	SHEET	100.00	100.00
24	3rd ELEVATION	1	SHEET	100.00	100.00
25	3rd ELEVATION	1	SHEET	100.00	100.00
26	3rd ELEVATION	1	SHEET	100.00	100.00
27	3rd ELEVATION	1	SHEET	100.00	100.00
28	3rd ELEVATION	1	SHEET	100.00	100.00
29	3rd ELEVATION	1	SHEET	100.00	100.00
30	3rd ELEVATION	1	SHEET	100.00	100.00
31	3rd ELEVATION	1	SHEET	100.00	100.00
32	3rd ELEVATION	1	SHEET	100.00	100.00
33	3rd ELEVATION	1	SHEET	100.00	100.00
34	3rd ELEVATION	1	SHEET	100.00	100.00
35	3rd ELEVATION	1	SHEET	100.00	100.00
36	3rd ELEVATION	1	SHEET	100.00	100.00
37	3rd ELEVATION	1	SHEET	100.00	100.00
38	3rd ELEVATION	1	SHEET	100.00	100.00
39	3rd ELEVATION	1	SHEET	100.00	100.00
40	3rd ELEVATION	1	SHEET	100.00	100.00
41	3rd ELEVATION	1	SHEET	100.00	100.00
42	3rd ELEVATION	1	SHEET	100.00	100.00
43	3rd ELEVATION	1	SHEET	100.00	100.00
44	3rd ELEVATION	1	SHEET	100.00	100.00
45	3rd ELEVATION	1	SHEET	100.00	100.00
46	3rd ELEVATION	1	SHEET	100.00	100.00
47	3rd ELEVATION	1	SHEET	100.00	100.00
48	3rd ELEVATION	1	SHEET	100.00	100.00
49	3rd ELEVATION	1	SHEET	100.00	100.00
50	3rd ELEVATION	1	SHEET	100.00	100.00



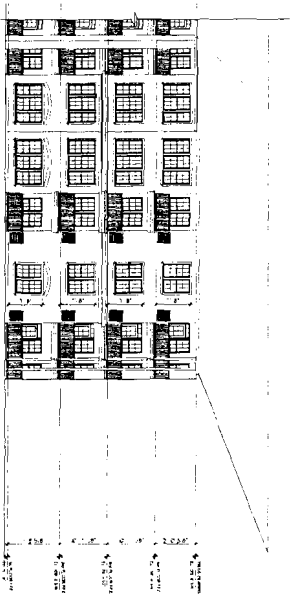
2nd ELEVATION
 SCALE: 1/8" = 1'-0"



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

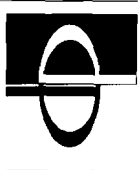
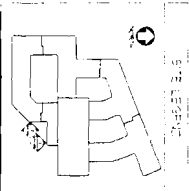


EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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

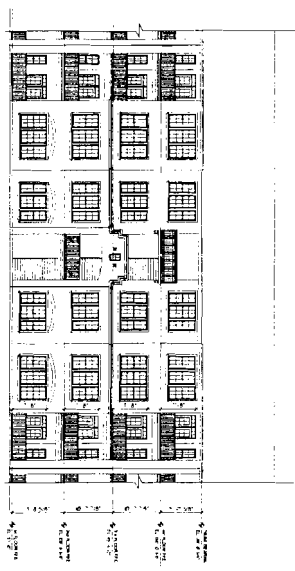
EXTERIOR FINISHES		
NO.	DESCRIPTION	PLAN / COLOR REF.
1	PAINTED ALUMINUM	PAINT / COLOR REF.
2	PAINTED ALUMINUM	PAINT / COLOR REF.
3	PAINTED ALUMINUM	PAINT / COLOR REF.
4	PAINTED ALUMINUM	PAINT / COLOR REF.
5	PAINTED ALUMINUM	PAINT / COLOR REF.
6	PAINTED ALUMINUM	PAINT / COLOR REF.
7	PAINTED ALUMINUM	PAINT / COLOR REF.
8	PAINTED ALUMINUM	PAINT / COLOR REF.
9	PAINTED ALUMINUM	PAINT / COLOR REF.
10	PAINTED ALUMINUM	PAINT / COLOR REF.
11	PAINTED ALUMINUM	PAINT / COLOR REF.
12	PAINTED ALUMINUM	PAINT / COLOR REF.
13	PAINTED ALUMINUM	PAINT / COLOR REF.
14	PAINTED ALUMINUM	PAINT / COLOR REF.
15	PAINTED ALUMINUM	PAINT / COLOR REF.
16	PAINTED ALUMINUM	PAINT / COLOR REF.
17	PAINTED ALUMINUM	PAINT / COLOR REF.
18	PAINTED ALUMINUM	PAINT / COLOR REF.
19	PAINTED ALUMINUM	PAINT / COLOR REF.
20	PAINTED ALUMINUM	PAINT / COLOR REF.
21	PAINTED ALUMINUM	PAINT / COLOR REF.
22	PAINTED ALUMINUM	PAINT / COLOR REF.
23	PAINTED ALUMINUM	PAINT / COLOR REF.
24	PAINTED ALUMINUM	PAINT / COLOR REF.
25	PAINTED ALUMINUM	PAINT / COLOR REF.
26	PAINTED ALUMINUM	PAINT / COLOR REF.
27	PAINTED ALUMINUM	PAINT / COLOR REF.
28	PAINTED ALUMINUM	PAINT / COLOR REF.
29	PAINTED ALUMINUM	PAINT / COLOR REF.
30	PAINTED ALUMINUM	PAINT / COLOR REF.
31	PAINTED ALUMINUM	PAINT / COLOR REF.
32	PAINTED ALUMINUM	PAINT / COLOR REF.
33	PAINTED ALUMINUM	PAINT / COLOR REF.
34	PAINTED ALUMINUM	PAINT / COLOR REF.
35	PAINTED ALUMINUM	PAINT / COLOR REF.
36	PAINTED ALUMINUM	PAINT / COLOR REF.
37	PAINTED ALUMINUM	PAINT / COLOR REF.
38	PAINTED ALUMINUM	PAINT / COLOR REF.
39	PAINTED ALUMINUM	PAINT / COLOR REF.
40	PAINTED ALUMINUM	PAINT / COLOR REF.
41	PAINTED ALUMINUM	PAINT / COLOR REF.
42	PAINTED ALUMINUM	PAINT / COLOR REF.
43	PAINTED ALUMINUM	PAINT / COLOR REF.
44	PAINTED ALUMINUM	PAINT / COLOR REF.
45	PAINTED ALUMINUM	PAINT / COLOR REF.
46	PAINTED ALUMINUM	PAINT / COLOR REF.
47	PAINTED ALUMINUM	PAINT / COLOR REF.
48	PAINTED ALUMINUM	PAINT / COLOR REF.
49	PAINTED ALUMINUM	PAINT / COLOR REF.
50	PAINTED ALUMINUM	PAINT / COLOR REF.



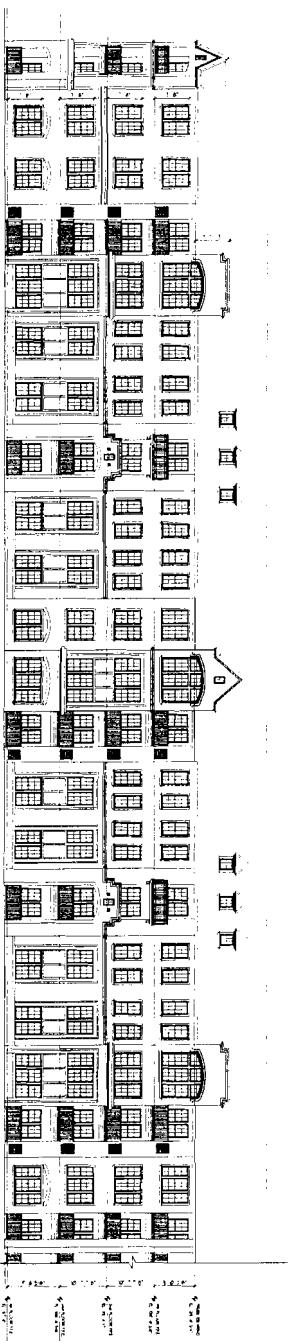
THE PRESTON PARTNERSHIP, LLC
 1 WITH DISTRICT/STATE DESIGN FROM
 1000 ALABAMA ROAD, SUITE 600
 ATLANTA, GEORGIA 30303
 TEL: 770 398 3943
 WWW.PRESTONPARTNERSHIP.COM

FORAM
 DEVELOPMENT, LLC
 1000 ALABAMA ROAD, SUITE 600
 ATLANTA, GEORGIA 30303
 TEL: 770 398 3943
 WWW.FORAMDEVELOPMENT.COM

PROJECT: 1000 ALABAMA ROAD, SUITE 600
 CLIENT: THE PRESTON PARTNERSHIP, LLC
 ARCHITECT: FORAM DEVELOPMENT, LLC
 DATE: 05/15/06
 DRAWING NO.: 1000-01
 SHEET NO.: 11.06



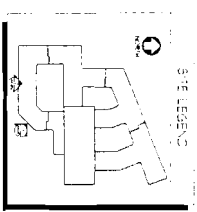
EAST ELEVATION
SCALE 1/8" = 1'-0"



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

EXTERIOR FINISH KEY

NO.	DESCRIPTION	PAINT / COLOR / NO.
1	CONCRETE	CONCRETE
2	BRICK	BRICK
3	GLASS	GLASS
4	WOOD	WOOD
5	STAINLESS STEEL	STAINLESS STEEL
6	ALUMINUM	ALUMINUM
7	IRON	IRON
8	COPPER	COPPER
9	BRASS	BRASS
10	STEEL	STEEL
11	PAINT	PAINT
12	ROOFING	ROOFING
13	LANDSCAPE	LANDSCAPE
14	MECHANICAL	MECHANICAL
15	ELECTRICAL	ELECTRICAL
16	PLUMBING	PLUMBING
17	MECHANICAL	MECHANICAL
18	ELECTRICAL	ELECTRICAL
19	PLUMBING	PLUMBING
20	MECHANICAL	MECHANICAL
21	ELECTRICAL	ELECTRICAL
22	PLUMBING	PLUMBING
23	MECHANICAL	MECHANICAL
24	ELECTRICAL	ELECTRICAL
25	PLUMBING	PLUMBING
26	MECHANICAL	MECHANICAL
27	ELECTRICAL	ELECTRICAL
28	PLUMBING	PLUMBING
29	MECHANICAL	MECHANICAL
30	ELECTRICAL	ELECTRICAL
31	PLUMBING	PLUMBING
32	MECHANICAL	MECHANICAL
33	ELECTRICAL	ELECTRICAL
34	PLUMBING	PLUMBING
35	MECHANICAL	MECHANICAL
36	ELECTRICAL	ELECTRICAL
37	PLUMBING	PLUMBING
38	MECHANICAL	MECHANICAL
39	ELECTRICAL	ELECTRICAL
40	PLUMBING	PLUMBING
41	MECHANICAL	MECHANICAL
42	ELECTRICAL	ELECTRICAL
43	PLUMBING	PLUMBING
44	MECHANICAL	MECHANICAL
45	ELECTRICAL	ELECTRICAL
46	PLUMBING	PLUMBING
47	MECHANICAL	MECHANICAL
48	ELECTRICAL	ELECTRICAL
49	PLUMBING	PLUMBING
50	MECHANICAL	MECHANICAL



SITE LEGEND

PROJECT: THE BARTON BARRAM APARTMENT BUILDING

DATE: 05/15/20

DRAWN BY: JES

CHECKED BY: JES

PROJECT NO: 44-0



THE BARTON BARRAM APARTMENT BUILDING

1000 ASPENWOOD ROAD SW, SUITE 400

ATLANTA, GEORGIA 30338

TEL: 770 598 2845

FAX: 770 598 2845

WWW.BARTONBARRAM.COM



FORAM DEVELOPMENT, LLC

1000 ASPENWOOD ROAD SW, SUITE 400

ATLANTA, GEORGIA 30338

TEL: 770 598 2845

FAX: 770 598 2845

PROJECT: THE BARTON BARRAM APARTMENT BUILDING

DATE: 05/15/20

DRAWN BY: JES

CHECKED BY: JES

PROJECT NO: 44-0

Petition 37PDV-06 PB

Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Rezone property from MU-1 (8-30 units/acre mixed-use low intensity) to PD (Planned development) for a residential, mixed-use development. Located at 2337 Southwest Archer Road. Related to Petition 36LUC-06 PB.

This petition was heard simultaneously with Petition 36LUC-06 PB.

Petition 36LUC-06 PB

Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Amend the City of Gainesville 2000-2010 Future Land Use Map from MUL (Mixed Use Low Intensity, 8-30 units/ acre) to PUD (Planned Use District). Located at 2337 Southwest Archer Road. Related to Petition 37PDV-06 PB.

Ms. Bedez Massey was recognized. She presented slides and stated this was a 9.15-acre site and pointed out the location on the overhead. She stated it is the existing site of Gatorwood Apartments, which are currently vacant. She stated the request was to rezone the property from the current zoning designation of MU-1 to PD (Planned Development) and to change the land use from MUL (Mixed use low) to PUD (Planned Use District).

Mr. Jerry Dedenbach of Causseaux & Ellington, was recognized. He stated this area was a very important area in the University community because it is close to campus and will be home to hundreds of students. He showed slides of the area pointing out Archer Road and a bike trail. He gave a brief history of the site and said the request was to increase the density of the land use from 30 dwelling units per acre to 40. He said the zoning request was to change the zoning from MU-1 to Planned Development. He stated a small portion of the site would have about 8,000 square feet of some community supportive commercial area. He pointed out the area on the northern portion of the site to the rear, where the buildings would be clustered to allow for a larger open space and retention pond. He pointed out surrounding properties and the connection for walking, biking, and vehicles that would be to the north to Old Archer Road. He further pointed out the proposed layout of the plan.

Mr. Dedenbach stated staff conditions listed two driveway entrances, however, a third was needed. He stated the two primary entrances were for student access, residential access and access to the retail through the garage. He stated the third access would be for loading, unloading and emergency access, which would allow for moving in, moving out and dumpster and fire access. He explained planned roadway improvements. He showed a representation of the transit stop that would be built and would have the architectural style of the buildings. He stated new sidewalks would be added, in addition to perimeter buffers and security fencing around the back of the site to add security to the building. Regarding the condition to build an architectural wall, Mr. Dedenbach stated a fence would be preferred rather than an architectural wall, since it was up against the woods. He showed an architectural rendering of the site, stating it would be 4 floors and explained features of the building and stated it would be Collegiate Style. To clarify the condition of the stormwater management facility, he stated it would be an irregular shape, but it has not been depicted what the basin will look like because the old buildings have not yet been removed from the site. He said since it will be behind the structures, inside the fenced area, it will take a curvilinear form on the southern portion of the property because it would drain towards Bivens Arm. He stated a range for parking had been placed on the application. He explained the request for parking spaces. He showed a

roundabout parking area with parallel parking that would be in the front of the building and explained how it would work.

Dr. Reiskind stated the Plan Board had not received the information Mr. Dedenbach had given before the meeting and asked whether the information given at this meeting was the Planned Development application.

Mr. Dedenbach stated the main application was to increase the density from 30 to 40 units per acre. Regarding the zoning application, he stated they are building what would be considered one structure. He pointed out the entrance and egress, circulation through the site, service and emergency egress and how the site would be secured through the form of buffering and perimeter fencing. He stated that the applicant would like this project to be reviewed by the Plan Board.

Chair Polshek asked for clarification that once the land use and zoning is approved, the petitioner would go back to the engineer and architect and come back to the Plan Board for development plan review. He stated, typically, the Plan Board receives the plan to place conditions on the project.

Ms. Massey stated that, once the ordinances are adopted, the applicant would be bound by the conditions of those ordinances. She said the Plan Board was establishing the parameters in which the developer has to work to come up with a Development Plan. She stated the Plan Board had been provided with a Planned Development Plan Layout Report that identifies the standards, as well as the land use proposal.

Mr. Cohen stated that Condition 21 states the bus shelter will be architecturally compatible with the building constructed on the property. He asked whether the design standard could be a condition. He asked if it would be agreeable for the Plan Board to impose some design standards.

Mr. Dedenbach stated the bus shelter would be architecturally compatible with the building.

Mr. Cohen was concerned whether the architectural design that was shown in the Plan would be followed.

Mr. Cohen asked whether Condition 20 regarding a fence or wall was acceptable to Mr. Dedenbach. Mr. Dedenbach stated the applicant would like that condition to be modified to be just the fence.

Ms. Massey stated that staff would prefer that both options remain available. She explained that fences have a tendency to rot over the years. She stated there is one existing single-family dwelling that remains to the south of the development, in addition to some facilities owned and operated by the University of Florida.

Mr. Cohen stated that the petitioner had requested that the range of parking be modified so that the minimum is not the maximum.

Ms. Massey stated that currently the property is zoned MU-1 which allows one vehicle space per bedroom for multi-family development. She stated the petitioners had requested that standard be reduced to a minimum of .75. She stated that, in the spirit of the TCEA, which does not permit excess parking, that if the applicant wished to deviate from 1 vehicle space to .75, it would be sufficient as a minimum and a maximum.

There was discussion regarding the parking requirements.

Ms. Massey pointed out that the project is being proposed as a multi-modal development, therefore, overflow parking is not anticipated. She stated that parking will be for residents and guests only and they will have the option of using bikes and motorcycles/scooters, for which spaces will be provided. She said there will also be four bus stops on Archer Road. She added that there would be sidewalks.

Ms. Roy asked whether the circular drive in front of the building was the only place for guests to park. She asked how many spaces would be in the parking circle.

Mr. Dedenbach replied there would be under 20 in the circle. He further explained that there could be guest parking in the secure area because, at one parking space per bed, due to the multi-modal nature of the complex, some residents will not have a car.

Mr. Keith Colgan, Vice President with Form Development, was recognized. He stated that there is a section of parking within the garage that is for leasing, visitors, van drop-offs, FedEx delivery and handicapped access.

Mr. Gold asked whether the residents would have access to the 3rd entrance at all times.

Mr. Dedenbach stated they would. He said it would be more for utility purposes or emergency connection to the roadway.

Mr. Colgan noted that the Fire Department had requested that that area be gated so no one could park in front of the fire access.

Ms. Massey stated that if the Plan Board agreed that the applicant be allowed a third point of ingress and egress, that would be a modification to the conditions that would be associated with both petitions. She added that this third point of ingress and egress had not been reviewed by the City's Public Works Department and the City has jurisdiction over SW 23rd Street, therefore, it may be necessary to make it subject to approval by the City to have the third point of ingress and egress.

Mr. Gold asked about the sidewalk going across Old Archer Road to the bus stop. He asked if there would be any traffic control on Old Archer Road.

Mr. Dedenbach stated there would be a crossing in conjunction with the driveway. He stated in the development review process, Public Works will probably recommend that a section be striped with reflective pavement markings or some treatment across the pavement to mark the crossing.

There was discussion about the amount of traffic and safety of crossing Archer Road.

Regarding the parking, Chair Polshak stated he felt one car per bedroom may be too much, considering the multi-modal nature and proximity of the project to campus. He asked whether there would be any percentage of units that would be affordable housing. He asked if green building aspects of development would be addressed and about the size of the bus shelter.

Ms. Massey stated that the bus shelter would be subject to RTS approval and review.

Chair Polshak asked if the retail would face Old Archer Road.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

Mr. Dedenbach addressed the question.

There was discussion about the retail aspect of the development.

Regarding the design, Chair Polshek asked how the Plan Board could be confident that the design will be attractive.

Chair Polshek asked if any members of the public wished to speak.

Mr. Chris Callen, a representative of the wooded property on the corner, was recognized. He said the project seems to be similar to that which is already there.

Chair Polshek stated it would be the same use and would be updated.

Mr. Dedenbach stated that one parking space per bedroom would provide space for everyone that lives there. Ms. Massey stated staff would support an amendment to the condition, whereby vehicle parking would be subject to one per bedroom in accordance with the City Land Development Code.

Mr. Colgan stated that with the costs involved, nothing would be set aside for affordable housing. Regarding the sustainable design, he said the owners are sustainable builders.

There was discussion regarding the retail uses.

Chair Polshek stated that this petition was the second time that a Development Plan was not presented to the Plan Board.

Mr. Reiskind stated he felt that this is rental property and the retail should be rendered to the people who live there.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Dr. Reiskind
<u>Moved to:</u> Approve Petition 36LUC-06 PB, with staff conditions and the modification to Condition 12, to add a third point of ingress/egress subject to approval of the relevant regulating authorities.	<u>Upon Vote:</u> Motion Carried 4- 0 Aye: Cohen, Polshek, Reiskind, Gold

<u>Motion By:</u> Mr. Cohen	<u>Seconded By:</u> Dr. Reiskind
<u>Moved to:</u> Approve Petition 37PDV-06 PB, with staff conditions, modified as follows: Modify Condition 14, total number of vehicle parking spaces, not exceed one per bedroom.	

There was discussion about the proportion of retail to face Archer Road.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

Chair Polshek stated that in the future, the Plan Board should not get a Planned Development without a much more developed plan. He said, in this case, it was a relatively well-defined project but in the past, there were well developed site plans and elevations.

Ms. Massey stated the developer is given the option of requesting a rezoning in conjunction with preliminary or preliminary and final development plan approval. She said the applicant did not choose the option of a Development Plan and were only required to submit a PD layout plan map, which is a very conceptual plan map and not as detailed as a Development Plan and report.

Mr. Dedenbach pointed out that the design process can be extremely expensive and by presenting the land use and zoning as conceptual ideas, the applicant is asking whether they are proceeding in the right direction. He said the conditions will allow them to come back with a plan that will fit the building area.

Mr. Gold stated the Plan Board would see the Development Plan in the future.

Ms. Massey read from page 5, number 1 of the Planned Development Report that addressed the orientation of the buildings towards streets and sidewalks, etc. She said the applicants have indicated that the Development Plan will include those expectations that the Plan Board was concerned about, and those standards must be illustrated on a proposed Development Plan.

Upon Vote: Motion Carried 4– 0 Aye: Cohen, Polshek, Reiskind, Gold
