



City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
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F: (352) 334-2648

CITY DEVELOPMENT REVIEW BOARD STAFF REPORT

PUBLIC HEARING DATE: July 31, 2018

ITEM NO: 1

PROJECT NAME AND NUMBER: Campus Circle (DB-18-62)

APPLICATION TYPE: Quasi-judicial

CITY PROJECT CONTACT: Andrew Persons



. Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: CHW

Property Owner(s): Garrison SW 17th Avenue, LLC.

Related Petition(s): N/A

Legislative History: N/A

Neighborhood Workshop: May 8, 2018

SITE INFORMATION:

Address: 1796 SW 38th Terr

Parcel Number(s): 06724-004-000

Acreage: 11.55 acres

Existing Use(s): Vacant land, Florida Gas Utility (FGU) transmission line corridor, Florida Power electric transmission line corridor, AT&T fiber optic corridor.

Land Use Designation(s): Urban Mixed-Use High-Intensity (UMUH)

Zoning Designation(s): Urban Zone 9 (U-9)

Overlay District(s): N/A

**Transportation Mobility Program
Area (TMPA):** Zone M

Census Tract: 15.20

Water Management District: St. Johns River Water Management District

Special Feature(s): Utility easements, Hull Road extension

Annexed: 2009

Code Violations: N/A

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Vacant	CON	CON
South	Kensington North Condominiums	UMUH	U-9
East	Varsity House Apartments, Aloft Hotel	UMUH	U-9
West	Madison on 20 th Apartments	UMUH	U-9

PURPOSE AND DESCRIPTION:

This petition includes development plan review of a 156 unit multifamily development and a series of variance requests to various transect building form standards. The variance requests will facilitate urban development on a site that is severely constrained by multiple factors that significantly affect site design and limit strict adherence to the transect building form standards.

These factors include:

- 100' wide Florida Power electric transmission corridor easement (East – West)
- 60' wide Florida Gas Utility gas transmission corridor easement (North – South)
- 5' wide public utility easement (Along SW 38th Terr)
- 20' wide AT&T easement (Along SW 38th Terr)
- 90' wide Dedication and construction of Hull Road
- On-site wetlands and associated buffers

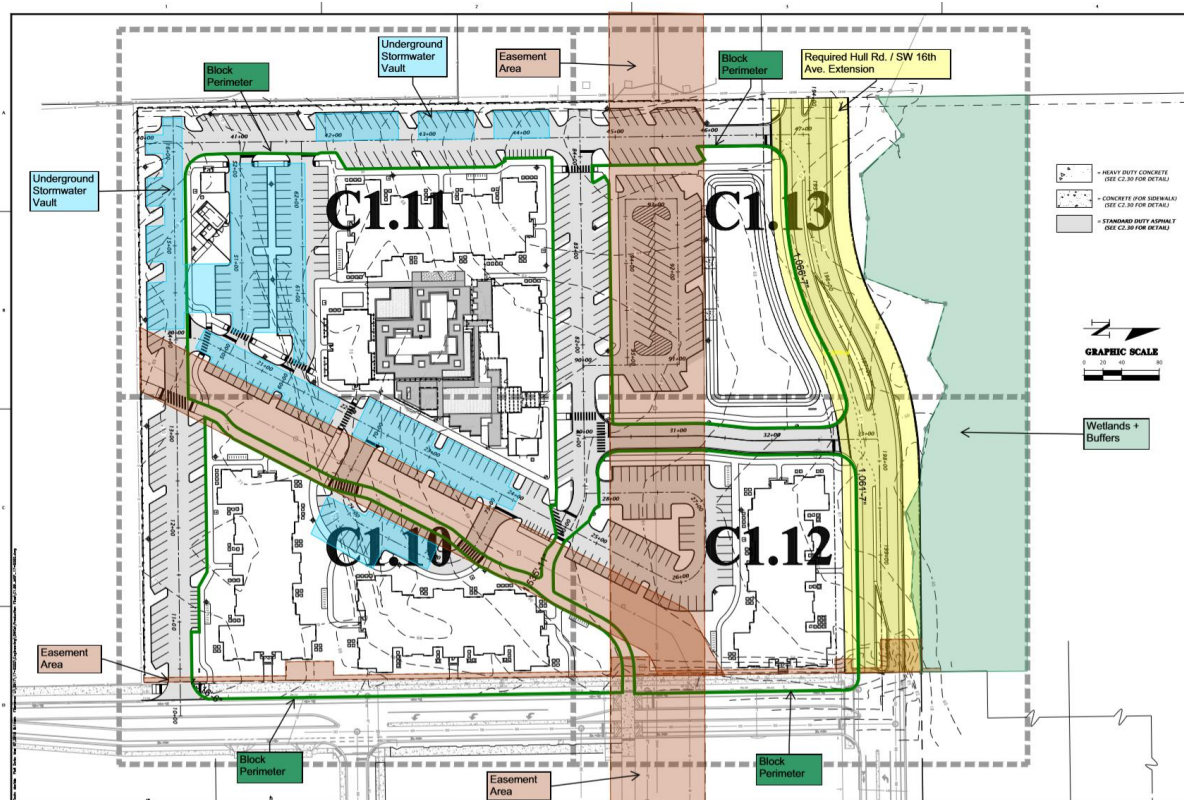


Figure 1: Constraints Map

The existing easements on the site prohibit the erection of buildings and placement of landscaping, this fact along with the extension of Hull Road constrain approximately 30% of the total site, essentially bisecting the subject property into 3 smaller sub-areas. Additionally, the site design includes several underground vaults to collect and store stormwater. The vaults are prohibited within the easements and due to design limitations, cannot be placed underneath the buildings.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS:

Development data:

The development proposal includes four large multi-family buildings with approximately 492 bedrooms totaling approximately 224,500 square feet . Three of buildings are arranged along SW 38th Terrace and Hull Road; the fourth is situated between the gas and electric easements along with the clubhouse and associated smaller support buildings. The buildings are 4-stories (48' average) and meet or exceed the required minimum façade glazing and articulation standards for residential buildings within the transect zones. The project also includes approximately 419 parking spaces, 232 bicycle parking spaces, and 38 scooter spaces. Additional buildings include a clubhouse, fitness center, and amenity facilities.



Figure 2: Building rendering

Landscaping consists of approximately 128 new street and canopy trees and includes a mix of 65 gallon live oaks (street trees) and 30 gallon sycamores, magnolias, red maples, and live oaks. Additionally, 25 understory trees are proposed as part of the landscape buffers and 17 bald cypress are depicted within the surface basin along the Hull Road extension.

Full cut-off LED lighting fixtures will be provided for the vehicular use areas, pedestrian paths and sidewalks, and building entrances. Lighting levels at the property line also conform to the City's light trespass standards.

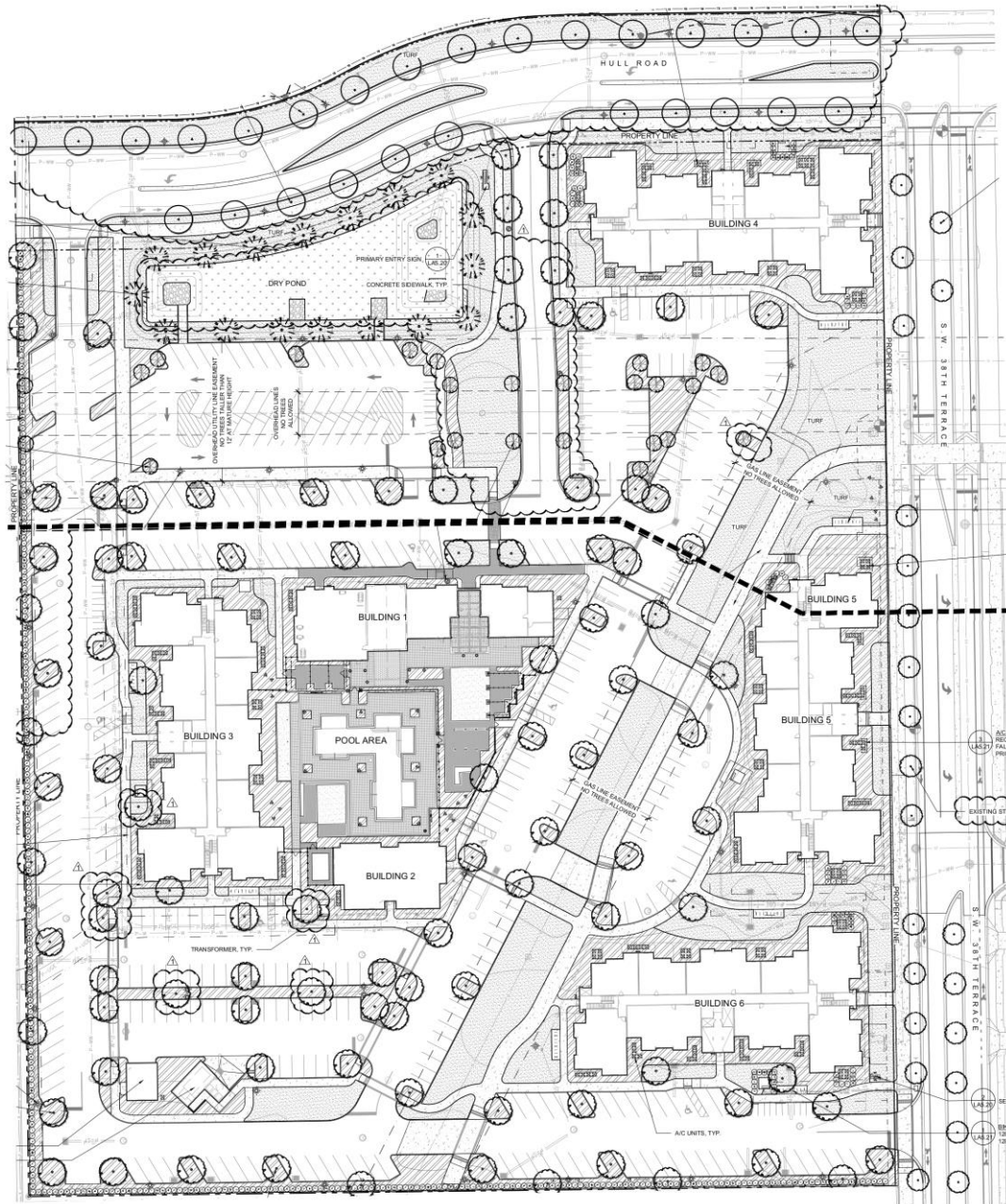


Figure 3: Site Plan

Urban 9 zoning standards:

Block perimeter:

New development in the U-9 zoning must comply with block perimeter requirements which stipulate resulting blocks created by development through the design and construction of new streets and urban

walkways shall not exceed 2,000 linear feet. The development proposes to meet the block perimeter standards through a combination of the Hull Road extension, new private streets along the project's property line, and an urban walkway connecting an extension of the existing archer braid trail located on the east side of SW 38th Terrace, through the subject property, and stubbing at the southern property line. Additional street stubs have been provided at the western and southern property lines to accommodate cross access upon the future development of the adjoining properties.

Building frontage:

Building frontage means the total length in linear feet of a building façade(s) within a development that fronts directly on a required street or urban walkway. Building frontage is regulated as a required percentage of the total length of the development frontage along the street or urban walkway. Within U-9 zoning 70% of the frontage on primary streets requires building placement. On secondary streets that is reduced to 50%. The project is requesting variances to reduce the required building frontage along SW 38th Terrace as follows:

1. Northeast block: 70% to 40%
2. Southeast block: 70% to 66%

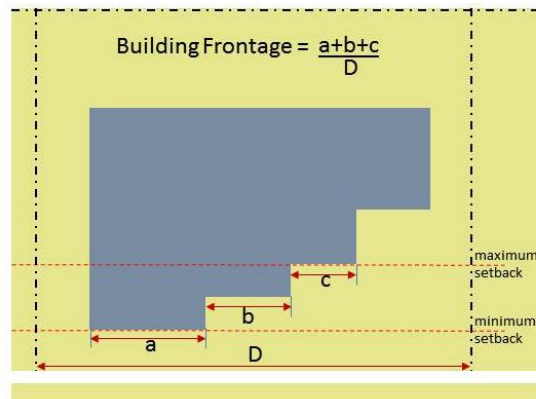


Figure 4: Building frontage figure

Similarly, the project is requesting a variance to reduce the building frontage along the internal (north-south) private street as follows:

3. Southwest block North-South street: 70% to 52%

The location of the major utility corridor through the site and the associated prohibition of building within the confines of the easements limit the amount of building area that can be placed between the minimum and maximum setback area thereby necessitating the variance requests.

Building placement and orientation:

Placement of buildings within the urban zones is prescribed by a combination of zoning and adjoining street designations. Both SW 38th Terrace and Hull Road are designated Storefront streets within the form based code framework. Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, minimum sidewalk widths are increased and building front entrances are oriented to this street type when there are multiple street frontages for the property.

Buildings shall be placed between 20'-25' from the back of curb along Storefront streets and 16'-21' along local streets. The proposed buildings 4, 5, and 6 provide front entrances that are oriented to SW 38th Terrace and Hull Road. Building 3 which has frontage along two private streets in the development includes a primary entrance on both facades.

The project is requesting variances to building placement (setbacks) from the southernmost local street to reduce the minimum setback along the street from **(1)** 16' to 11.5' and increase the maximum setback from

(2) 21' to 47.5'. Additional variances for building 4 in the northeast block of the site are requested along both Hull Road and SW 38th Terrace to increase the maximum setbacks from (3) 25' to 55' (Hull Road) and from (4) 25' to 32' (SW 38th Terr). A variance is requested to increase the setback maximum from (5) 25' to 52' along SW 38th Terrace for building 5 in the southeastern block. Finally, the project is requesting variances to reduce the minimum setback from the westernmost local street from (6) 16' to 11.5' and to increase the maximum setback from (7) 21' to 42'.

The requested variances are in order to facilitate development within the areas of the site constrained by easements. The AT&T and public utility easements along both Hull Road and SW 38th Terrace necessitate shifting the buildings slightly west to provide the necessary street trees, sidewalks, and building frontage zone required by the U-9 zoning. Similarly, the Hull Road extension and major gas and electric easements constrain the site from the north thereby shifting the buildings to the south.

Public realm standards:

Within the urban zones, the public realm is defined by three distinct areas that comprise the area between the building face and the back of the street curb. These areas include the landscape zone, sidewalk zone, and building frontage zone are depicted in Figure 3 below. Along Storefront streets the minimum public realm dimensions for the landscape, sidewalk, and building zones are 5'/10'/5' and 5'/6'/5' for local streets.



Figure 5: Public realm

The proposed development includes new public realm zones along Hull Road including a 10' sidewalk along the south side of the road and live oak street trees between the curb and sidewalk. The project is proposing to increase the width of the sidewalk zone along the local streets to 7'. In addition, the project will build a 12' wide urban walkway through the site (NE to SW) which will connect to the existing walkway east of the site on the opposite side of SW 38th Terrace. The walkway, which is located within the gas easement will stub out to the southern property line in order to facilitate future extension during redevelopment of the abutting properties.

Variance review criteria:

As described in the staff report the project has requested several variances to facilitate the development of the subject property. The variances include:

1. Building frontage reductions (3 variance requests).
2. Reductions in minimum and increases to maximum street setbacks (7 variance requests).

The Development Review Board shall use the variance review criteria listed in Land Development Code Section 30.3.55 and included below in determining whether to grant the requested variances.

Review criteria. A variance from the terms of this chapter or building chapters shall not be granted unless the appropriate reviewing board affirmatively finds that each of the following criteria have been met:

1. Special conditions and circumstances exist that are peculiar to the land, structure, or building involved and that are not applicable to other lands, structures, or buildings in the same district.
2. The special conditions and circumstances do not result from the action of the applicant.
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this section to other lands, structures, or buildings in the same district.
4. Literal enforcement of the provisions of the Land Development Code or building chapters would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Land Development Code or building chapters.
5. The variance requested is the minimum variance required to make possible the reasonable use of the land, building, or structure.
6. The variance is in harmony with the general intent and purpose of the regulation at issue and the Land Development Code, and such variance will not be injurious to the abutting lands or to the area involved or otherwise detrimental to the public welfare.

The Department of Doing worked extensively with the developer to determine the optimal building placement to meet the U-9 zoning standards while working within the unique confines of the site's constraints. The range of utility easements and the proposed Hull Road extension create a special circumstance where a literal enforcement of the U-9 code standards would significantly constrain the development rights of the applicant. The close collaboration between the City and the project's design team ensured that the requested variances are the minimum variances required to make possible the reasonable use of the land.

RECOMMENDATION: Approval of the development plan review and the requested variances to the transect building form standards.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Technical Review Committee (TRC) Conditions

Appendix C Development Plan

Appendix A:

The proposed project is consistent with the goals, objectives, and policies contained within the Comprehensive Plan and referenced below:

Future Land Use Element:

GOAL 1: Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

GOAL 2: Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density

requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

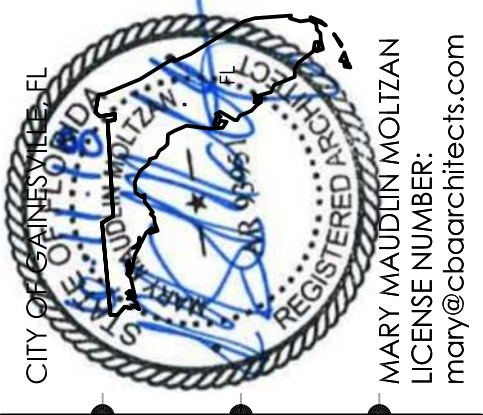
Department Review Status Report

Project Name:	DB-18-00062 Campus Circle Apartments
Workflow Started:	04/26/2018 2:15 PM
Report Generated:	07/27/2018 02:52 PM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1						
2	Building Coordinator	John Freeland	freelandjc@cityofgainesville.org	Approved		
	Environmental	Mark Brown	brownmm@cityofgainesville.org			
	Gainesville Fire Rescue Department	Tom Burgett	burgettta@cityofgainesville.org	Approved	Approvable	
	GRU New Services Department	Wendy Mercer	MercerWL@gru.com	Assign Only		
	Electric West	Johnny Muniz	munizjw@gru.com	Corrections Required		
	Gas	Darrell Swilley	swilleydb@gru.com	Approved		
	GRUCom	Curtis Spencer	spencercr@gru.com	Approved		
	Real Estate	Tiffany Davis	davista@gru.com	Corrections Required		
	Right of Way Permit - GRU Real Estate	Jennifer Rushing	RushingJR@gru.com	Approved	Work is within City R/W, no Joint Utility Permit required.	
	Water-Waste Water	Russ Ingram	ingramrd@gru.com	Approved		
	Water-Waste Water	Barbara Misener	MISENERBJ@gru.com	Corrections Required		
	Planners	Andrew Persons	personsaw@cityofgainesville.org	Approved		
	Public Works - Design	Rick Melzer	melzerra@cityofgainesville.org	Corrections Required	See comments	
	Public Works Constructability	Matt Williams	williamsrm@cityofgainesville.org	Corrections Required	See comments, Retaining wall, sidewalk, grading, and utilities	
	Public Works Solid Waste	Steve Joplin	joplinsh@cityofgainesville.org	Approved		
	Public Works Stormwater	Mary Frieg	FriegMC@cityofgainesville.org	Corrections Required	Please coordinate a meeting with PW staff and Management to discuss terms and conditions of maintenance. This is a request per the Stormwater Engineer and should include the PW Director.	
	Public Works Survey	Pat Durbin	durbinpr@cityofgainesville.org	Approved	requests from review dated 5/17/18 have been addressed	

Department Review Status Report

2	RTS	Krys Ochia	ochiak1@cityofgainesville.org	Corrections Required	"Based on the sites's proximity to the University of Florida campus, it (Campus Circle Apartments) is expected to house primarily college students," states the Traffic Impact Analysis report. The project will build a-490 bedroom (apartment) development that is expected to generate a total of 1925 daily trips; therefore, given the characteristics of potential residents, it is expected that transit could serve as a major mode of choice. Applicant is encouraged to provide interconnected walkable (with corner ramps) internal sidewalks to connect pedestrians to the existing Route 33 (especially at Village Point 2 and 3 stops) that will serve the development. Perhaps, developer might add a shelter (working with RTS) at the Village Point 2 bus stop to serve the anticipated increase in the number of expected passenger count at that bus stop.	
	Transportation Mobility	Jason Simmons	simmonsja@cityofgainesville.org	Corrections Required		
	Urban Forestry	Liliana Kolluri	kollurils@cityofgainesville.org	Corrections Required		



CAMPUS CIRCLE
GAINESVILLE FLORIDA

BAINBRIDGE COMPANIES, LLC.
401 HARRISON OAKS BLVD, SUITE 250
CARY, NORTH CAROLINA 27513
PH: 325-370-8121



1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 875 9948
www . cbaarchitects . com

BUILDING #3, 4, 5, 6
BUILDING TYPE ONE
EXTERIOR ELEVATIONS

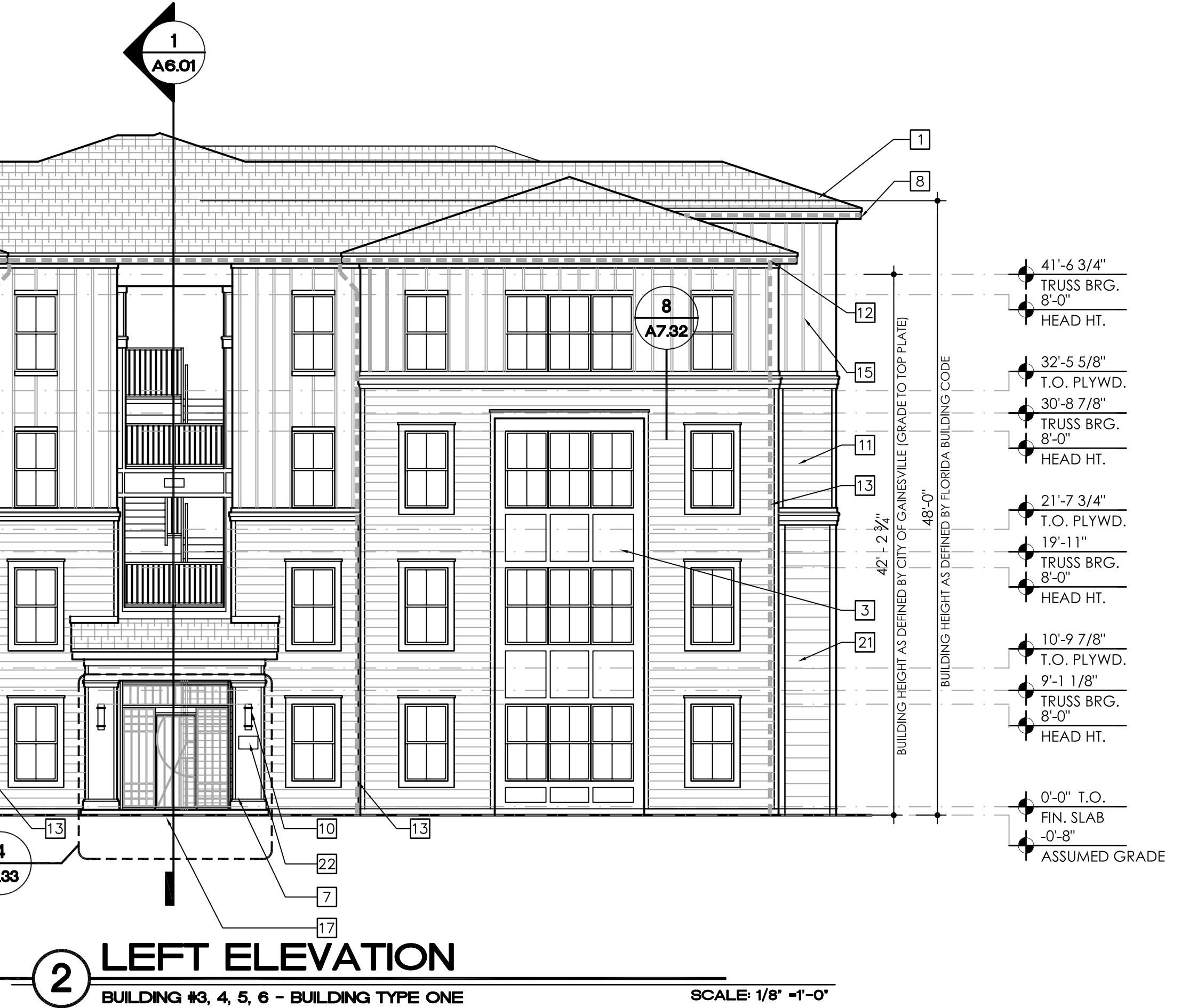
date: 06-11-2018
job no: 3983.17
drawn by: WAS
reviewed by: CBA
file: 3983A2.11
issue history:

Building Type I - Upper Floors - Glazing Calculation (end of structure)
Total tabulation area : 2667 sq.ft. (15% min. glazing required = 400 sq.ft.)
Total glazing provided: 720 sq.ft.

Building Type I - First Floor - Glazing Calculation (end of structure)
Total tabulation area : 471 sq.ft. (30% min. glazing required = 142 sq.ft.)
Total glazing provided: 200 sq.ft.

Building Type I - Upper Floors Glazing Calculation (front of structure)
Total tabulation area : 6,558 sq.ft. (15% min. glazing required = 984 sq.ft.)
Total glazing provided: 1,393 sq.ft.

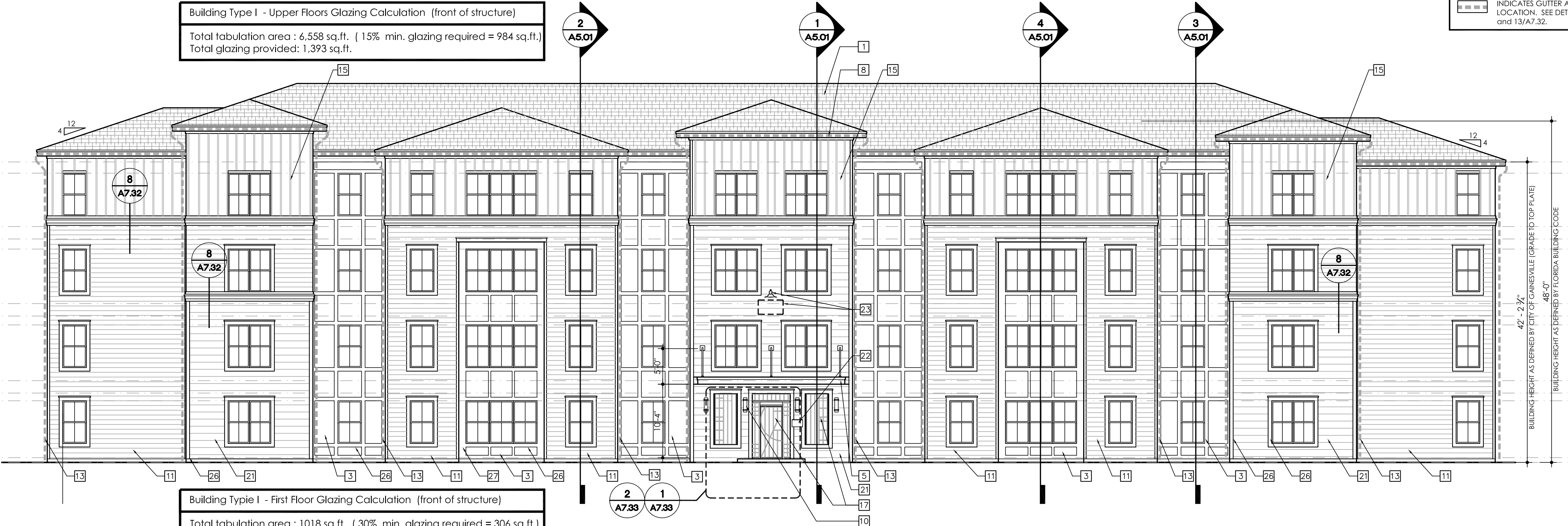
Building Type I - First Floor Glazing Calculation (front of structure)
Total tabulation area : 1018 sq.ft. (30% min. glazing required = 306 sq.ft.)
Total glazing provided: 326 sq.ft.



2 LEFT ELEVATION
BUILDING #3, 4, 5, 6 - BUILDING TYPE ONE
SCALE: 1/8" = 1'-0"

- ELEVATION KEYED NOTES**
- 1 ARCHITECTURAL GRADE ASPHALT SHINGLES ON #30 FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES ANCHORED @ EA. END.
 - 2 STANDING SEAM METAL ROOF WITH 40 MIL. HIGH TEMPERATURE MEMBRANE
 - 3 FIBER CEMENT PANEL SIDING WITH BATTENS ON STRUCTURAL SHEATHING WITH INTEGRATED WEATHER BARRIER - INSTALLED PER MANUF. RECOMMENDATIONS.
 - 4 PAINTED THIN BRICK VENEER SYSTEM ON STUCCO SYSTEM ON SHEATHING WITH INTEGRATED WEATHER BARRIER.
 - 5 ALUMINUM CANOPY SYSTEM WITH INTEGRATED GUTTER AND TIE-BACK SUPPORTS
 - 6 COMMUNICATION EQUIPMENT - REFER TO SHOP DRAWINGS
 - 7 FIBER CEMENT CLAD COLUMN.
 - 8 METAL DRIP EDGE ON ALUMINUM WRAPPED 1X3 ON 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN.
 - 9 SIGNAGE IDENTIFYING BUILDING ADDRESS
 - 10 LIGHT FIXTURE
 - 11 8" EXPOSED FIBER CEMENT LAP SIDING OVER SHEATHING WITH INTEGRATED WEATHER BARRIER - INSTALL PER MFG. RECOMMENDATIONS
 - 12 ALUMINUM GUTTER (TYP.)
 - 13 ALUMINUM DOWNSPOUT (TYP.)
 - 14 20" x 30" DECORATIVE FYPON APPLIED LOUVER.
 - 15 DECORATIVE 1x3 VERTICAL BATTENS STRIPS ON FIBER CEMENT PANEL SIDING
 - 16 WOOD BRACKET. SELECT STAIN GRADE LUMBER.
 - 17 METAL GATES AND RAILS W/ ACCESS CONTROL
 - 18 EXHAUST. COORDINATE WITH MEP DWGS. COLOR TO MATCH ADJACENT.
 - 19 SPACED COLUMN - SELECT STAIN GRADE LUMBER
 - 20 BUILT UP BEAM - SELECT STAIN GRADE
 - 21 1'-0" EXPOSED FIBER CEMENT LAP SIDING OVER SHEATHING WITH INTEGRATED WEATHER BARRIER - INSTALL PER MFG. RECOMMENDATIONS
 - 22 ACCESS CONTROL SMART SCREEN PANEL
 - 23 BUILDING SIGN WITH LIGHT FIXTURE ABOVE
 - 24 5/4 x 4 FIBER CEMENT TRIM
 - 25 2 x 4 FIBER CEMENT TRIM
 - 26 5/4 x 6 FIBER CEMENT TRIM
 - 27 5/4 x 12 FIBER CEMENT TRIM
 - 28 SMOOTH RED CEDAR TIMBERS W/ TINTED STAIN FINISH. ALL EXPOSED TIMBER SHALL BE MAINTAINED ACCORDING TO MFG STANDARDS
 - 29 ALL METAL TO BE SHOP PRIMED & FIELD PAINTED WITH INDUSTRIAL ENAMEL PAINT. REFER TO METAL PAINT SPECIFICATIONS

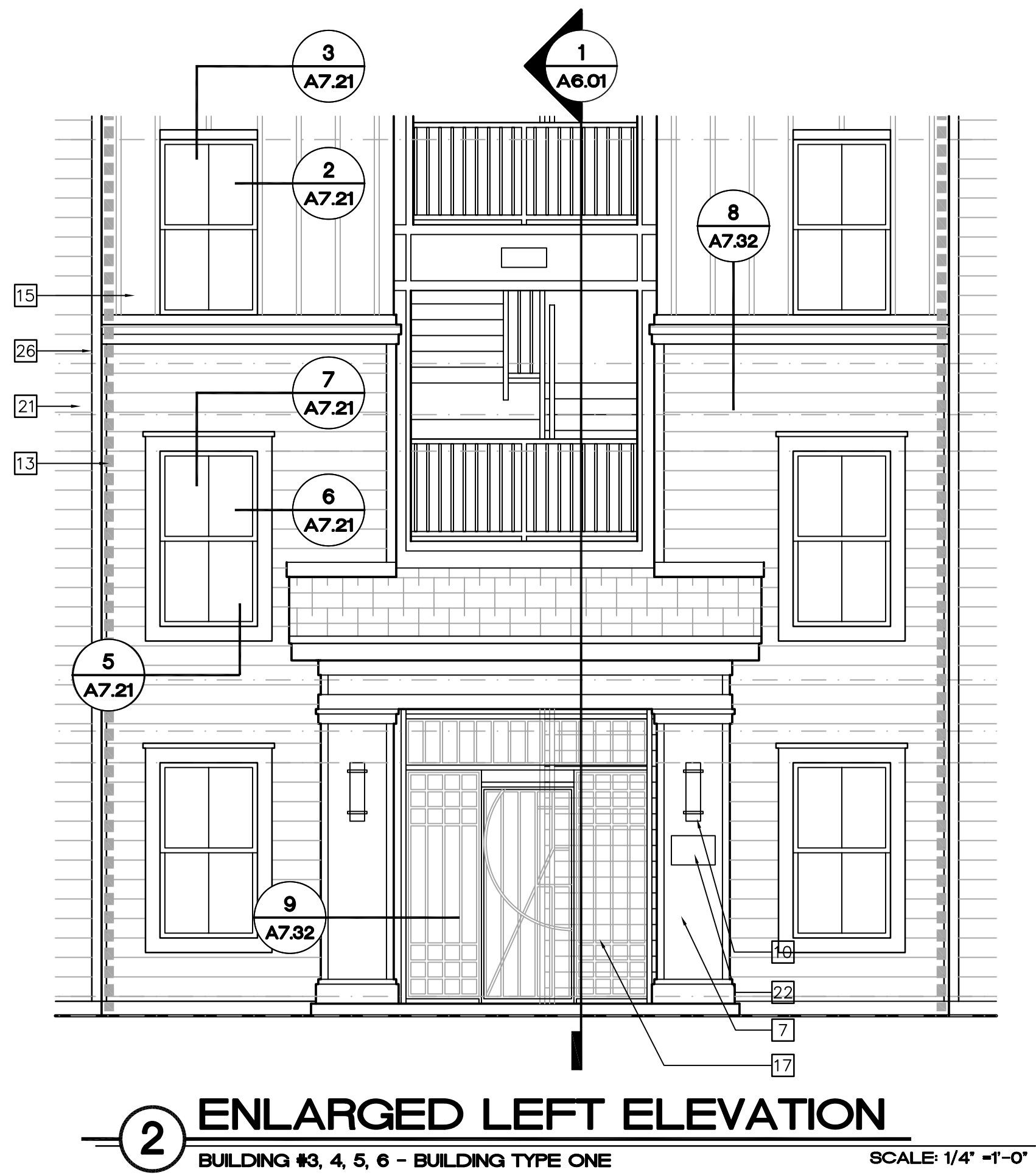
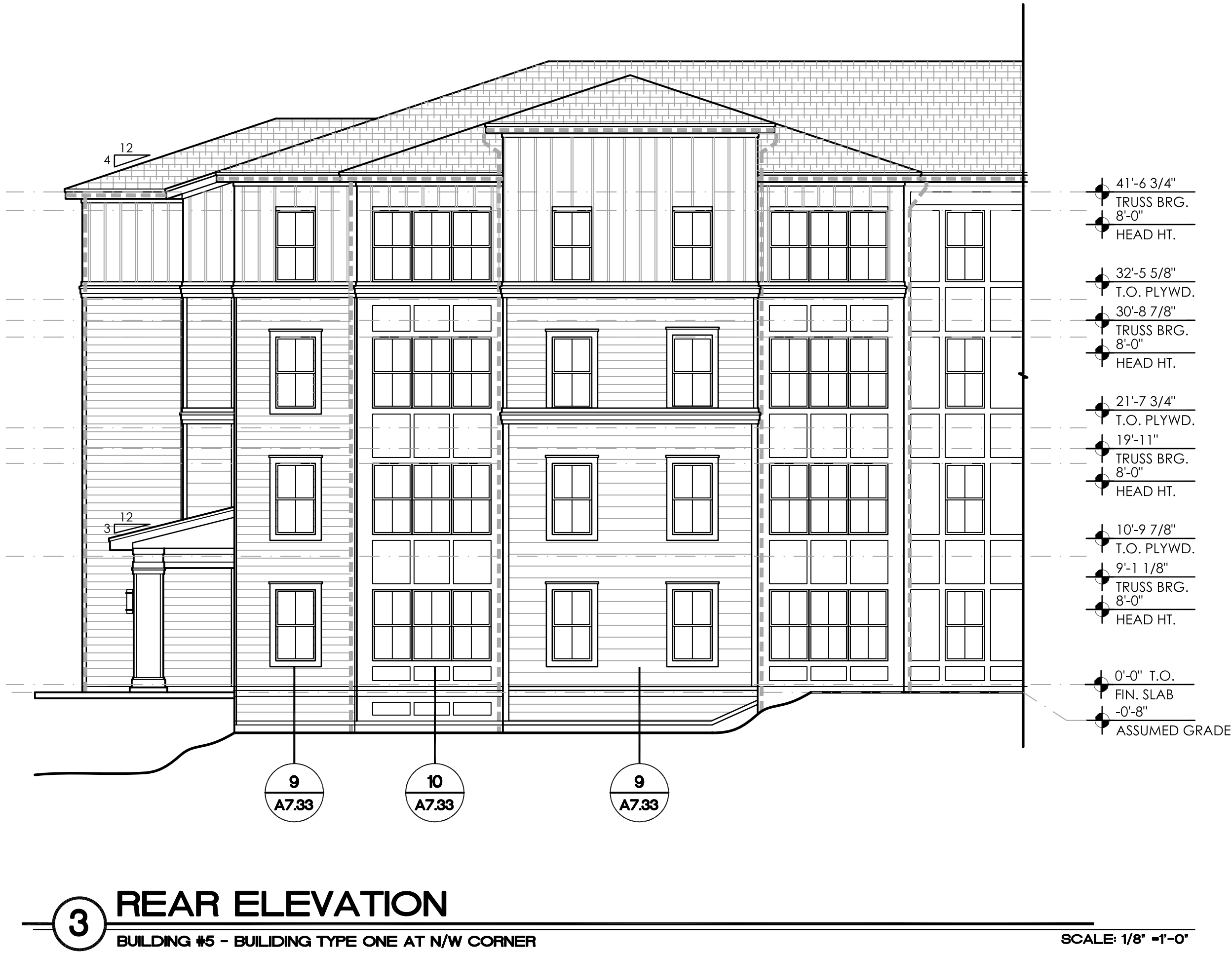
- TYPICAL ELEVATION NOTES**
1. TYPICAL EXTERIOR CLADDING - FIBER REINFORCED CEMENTITIOUS SIDING ON EXTERIOR SHEATHING WITH INTEGRATED WEATHER BARRIER. TAPE ALL CORNERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE SHEET A7.81 FOR MORE INFORMATION.
 2. ALL EXTERIOR DOOR TRIM TO BE FIBER REINFORCED CEMENTITIOUS BOARD. REFER TO ELEVATIONS AND DETAILS FOR SIZES. ALL EXTERIOR WINDOW TRIM TO BE FOAM LTD SYSTEM.
 3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
 4. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
 5. ALL EXTERIOR RAILS TO BE STEEL.
 6. ALL FINISH GRADE SHALL BE MINIMUM 10" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING AT MIN 2% RATE.
 7. PROVIDE SILICONE SEALANT AT ALL INSIDE SIDING CORNERS. REFER TO DETAILS 10, 11, 14, AND 15 ON SHEET A7.31 FOR CORNER DETAILS.
 8. PROVIDE SILICONE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZ. BUILDING BANDS.
 9. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
 10. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
 11. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO 1/A7.42 FOR DETAIL LOCATIONS.
 12. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
 13. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/2 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
 14. REFER TO SHEET A7.03 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
 15. PROVIDE SUFFICIENT BLOCKING AT ALL CANOPY, AWNINGS AND BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
 16. CONTRACTOR TO COORDINATE MATERIAL AND PRODUCT CONFLICTS PRIOR TO INSTALLATION
- INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 11/A7.32, 12/A7.32 AND 13/A7.32.



1 FRONT ELEVATION
BUILDING #3, 4, 5, 6 - BUILDING TYPE ONE
SCALE: 1/8" = 1'-0"

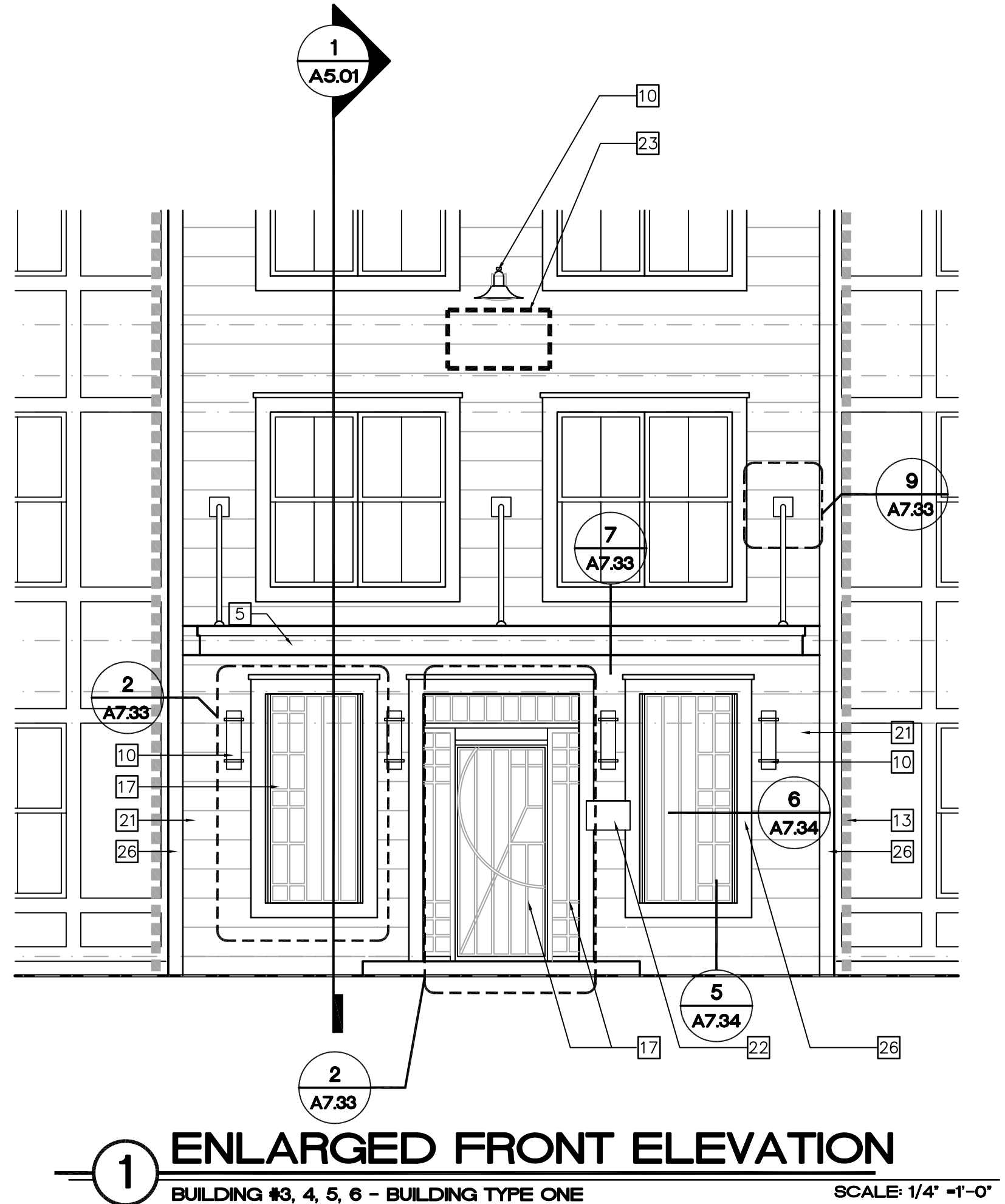
- 41'-6 3/4" TRUSS BRG. 8'-0" HEAD HT.
- 32'-5 5/8" T.O. PLYWD.
- 30'-8 7/8" TRUSS BRG. 8'-0" HEAD HT.
- 21'-7 3/4" T.O. PLYWD.
- 19'-11" TRUSS BRG. 8'-0" HEAD HT.
- 10'-9 7/8" T.O. PLYWD.
- 9'-1 1/8" TRUSS BRG. 8'-0" HEAD HT.
- 0'-0" T.O. FIN. SLAB 0'-8" ASSUMED GRADE

A2.12



- ELEVATION KEYED NOTES**
- 1 ARCHITECTURAL GRADE ASPHALT SHINGLES ON #30 FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES ANCHORED @ EA. END.
 - 2 STANDING SEAM METAL ROOF WITH 40 MIL. HIGH TEMPERATURE MEMBRANE
 - 3 FIBER CEMENT PANEL SIDING WITH BATTENS ON STRUCTURAL SHEATHING WITH INTEGRATED WEATHER BARRIER - INSTALLED PER MANUF. RECOMMENDATIONS.
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 - 17 METAL GATES AND RAILS W/ ACCESS CONTROL
 - 18 EXHAUST. COORDINATE WITH MEP DWGS. COLOR TO MATCH ADJACENT.
 - 19 SPACED COLUMN - SELECT STAIN GRADE LUMBER
 - 20 BUILT UP BEAM - SELECT STAIN GRADE
 - 21 1'-0" EXPOSED FIBER CEMENT LAP SIDING OVER SHEATHING WITH INTEGRATED WEATHER BARRIER - INSTALL PER MFG. RECOMMENDATIONS
 - 22 ACCESS CONTROL SMART SCREEN PANEL
 - 23 BUILDING SIGN WITH LIGHT FIXTURE ABOVE
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 - 28 SMOOTH RED CEDAR TIMBERS W/ TINTED STAIN FINISH. ALL EXPOSED TIMBER SHALL BE MAINTAINED ACCORDING TO MFG STANDARDS
 - 29 ALL METAL TO BE SHOP PRIMED & FIELD PAINTED WITH INDUSTRIAL ENAMEL PAINT. REFER TO METAL PAINT SPECIFICATIONS

- TYPICAL ELEVATION NOTES**
1. TYPICAL EXTERIOR CLADDING - FIBER REINFORCED CEMENTITIOUS SIDING ON EXTERIOR SHEATHING WITH INTEGRATED WEATHER BARRIER. TAPE ALL CORNERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE SHEET A7.81 FOR MORE INFORMATION.
 2. ALL EXTERIOR DOOR TRIM TO BE FIBER REINFORCED CEMENTITIOUS BOARD. REFER TO ELEVATIONS AND DETAILS FOR SIZES. ALL EXTERIOR WINDOW TRIM TO BE FOAM LTD SYSTEM.
 3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
 4. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
 5. ALL EXTERIOR RAILS TO BE STEEL.
 6. ALL FINISH GRADE SHALL BE MINIMUM 10" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING AT MIN 2% RATE.
 7. PROVIDE SILICONE SEALANT AT ALL INSIDE SIDING CORNERS. REFER TO DETAILS 10, 11, 14, AND 15 ON SHEET A7.31 FOR CORNER DETAILS.
 8. PROVIDE SILICONE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZ. BUILDING BANDS.
 9. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
 10. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
 11. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO 1/A7.42 FOR DETAIL LOCATIONS.
 12. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
 13. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/2 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
 14. REFER TO SHEET A7.03 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
 15. PROVIDE SUFFICIENT BLOCKING AT ALL CANOPY, AWNINGS AND BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
 16. CONTRACTOR TO COORDINATE MATERIAL AND PRODUCT CONFLICTS PRIOR TO INSTALLATION
- INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 11/A7.32, 12/A7.32 and 13/A7.32.



CAMPUS CIRCLE
GAINESVILLE FLORIDA

BAINBRIDGE COMPANIES, LLC.
401 HARRISON OAKS BLVD, SUITE 250
CARY, NORTH CAROLINA 27513
PH. 325-370-8121

cba
charlan • brock
associates

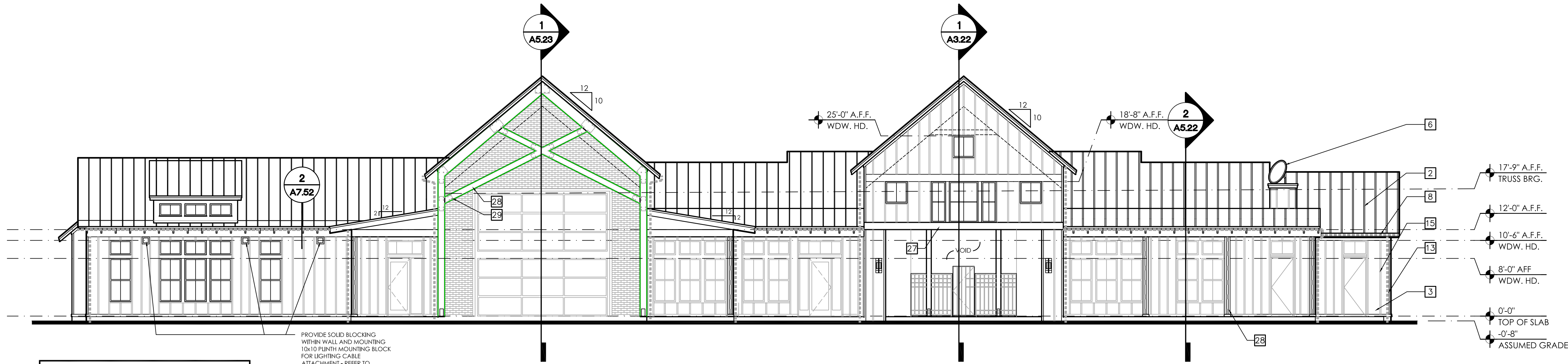
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407 660 8900 f: 407 875 9948
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2018-06-11 PERMIT ISSUANCE - NOT FOR CONSTRUCTION

BUILDING #3, 4, 5, 6
BUILDING TYPE ONE
EXTERIOR ELEVATIONS

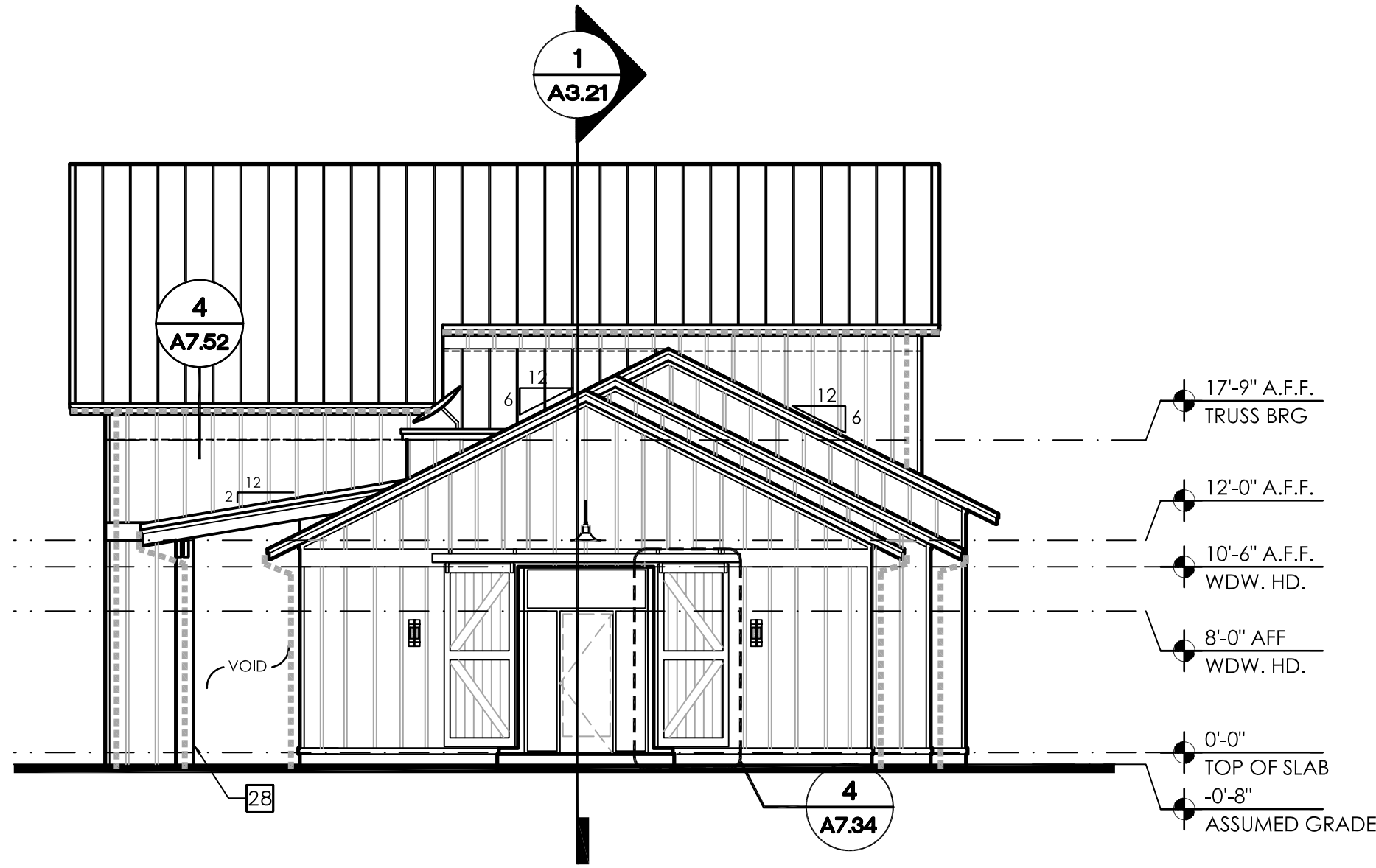
date: 06-11-2018
job no: 3983.17
drawn by: CR
reviewed by: CBA
file: 3983A2.13
issue history:



- ### ELEVATION KEYED NOTES
- ARCHITECTURAL GRADE ASPHALT SHINGLES ON #30 FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES ANCHORED @ 6A. END.
 - STANDING SEAM METAL ROOF WITH 40 MIL. HIGH TEMPERATURE MEMBRANE
 - FIBER CEMENT PANEL SIDING WITH BATTENS ON STRUCTURAL SHEATHING WITH INTEGRATED WEATHER BARRIER - INSTALLED PER MANUF. RECOMMENDATIONS.
 - PAINTED THIN BRICK VENEER SYSTEM ON STUCCO SYSTEM ON SHEATHING WITH INTEGRATED WEATHER BARRIER.
 - ALUMINUM CANOPY SYSTEM WITH INTEGRATED GUTTER AND TIE-BACK SUPPORTS
 - COMMUNICATION EQUIPMENT - REFER TO SHOP DRAWINGS
 - FIBER CEMENT CLAD COLUMN.
 - METAL DRIP EDGE ON ALUMINUM WRAPPED 1X3 ON 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN.
 - SIGNAGE IDENTIFYING BUILDING ADDRESS
 - LIGHT FIXTURE
 - 8' EXPOSED FIBER CEMENT LAP SIDING OVER SHEATHING WITH INTEGRATED WEATHER BARRIER - INSTALL PER MFG. RECOMMENDATIONS
 - ALUMINUM GUTTER (TYP.)
 - ALUMINUM DOWNSPOUT (TYP.)
 - 20' x 30' DECORATIVE FYPON APPLIED LOUVER.
 - DECORATIVE 1X3 VERTICAL BATTENS STRIPS ON FIBER CEMENT PANEL SIDING
 - WOOD BRACKET. SELECT STAIN GRADE LUMBER.
 - METAL GATES AND RAILS W/ ACCESS CONTROL
 - EXHAUST. COORDINATE WITH MEP DWGS. COLOR TO MATCH ADJACENT.
 - SPACED COLUMN - SELECT STAIN GRADE LUMBER
 - BUILT UP BEAM - SELECT STAIN GRADE
 - 1'-0" EXPOSED FIBER CEMENT LAP SIDING OVER SHEATHING WITH INTEGRATED WEATHER BARRIER - INSTALL PER MFG. RECOMMENDATIONS
 - ACCESS CONTROL SMART SCREEN PANEL
 - BUILDING SIGN WITH LIGHT FIXTURE ABOVE
 - 5/4 x 4 FIBER CEMENT TRIM
 - 2 x 4 FIBER CEMENT TRIM
 - 5/4 x 6 FIBER CEMENT TRIM
 - 5/4 x 12 FIBER CEMENT TRIM
 - SMOOTH RED CEDAR TIMBERS W/ TINTED STAIN FINISH. ALL EXPOSED TIMBER SHALL BE MAINTAINED ACCORDING TO MFG STANDARDS
 - ALL METAL TO BE SHOP PRIMED & FIELD PAINTED WITH INDUSTRIAL ENAMEL PAINT. REFER TO METAL PAINT SPECIFICATIONS

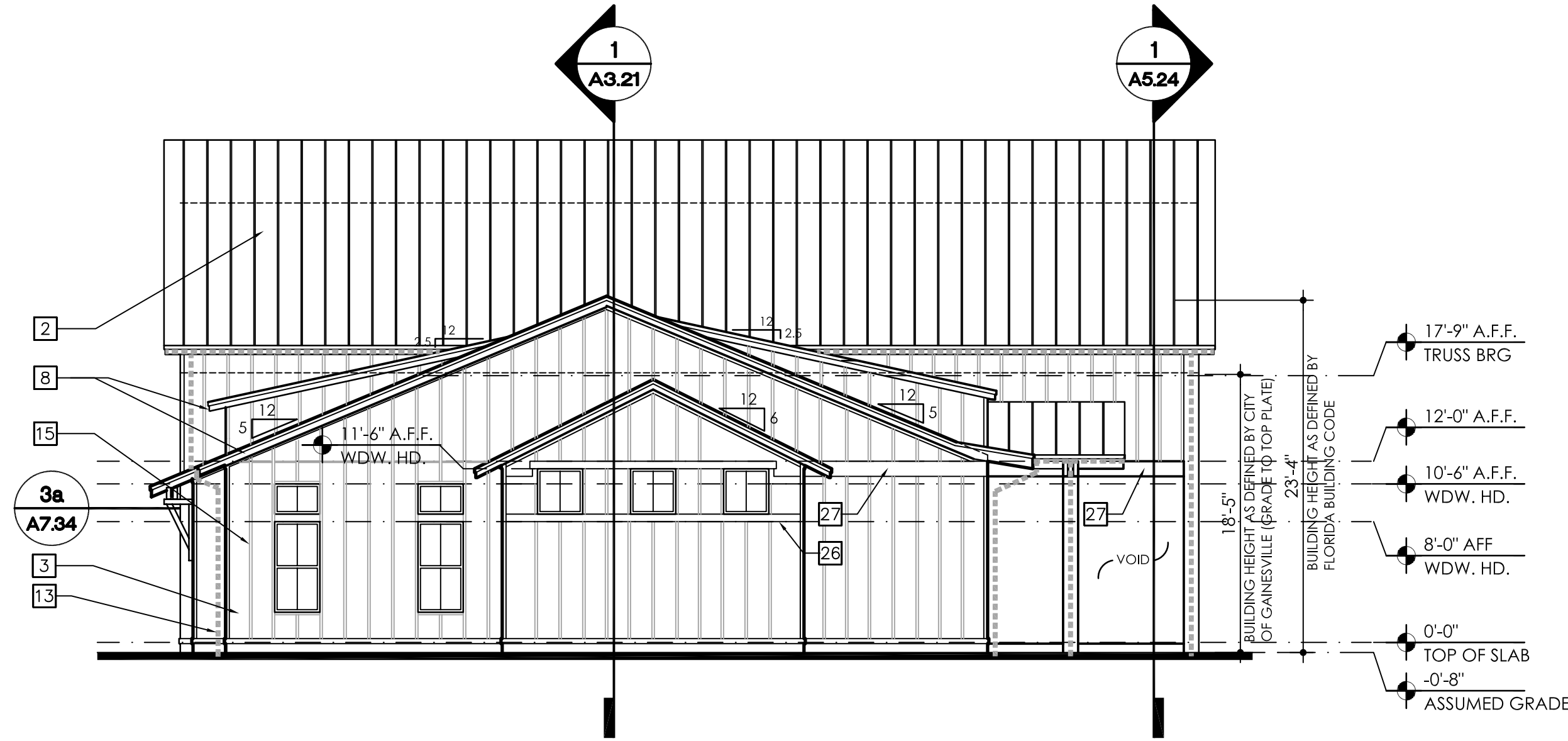
4 BACK SIDE ELEVATION

BUILDING #1 - BUILDING TYPE TWO - CLUBHOUSE / LEASING SCALE: 1/8" = 1'-0"



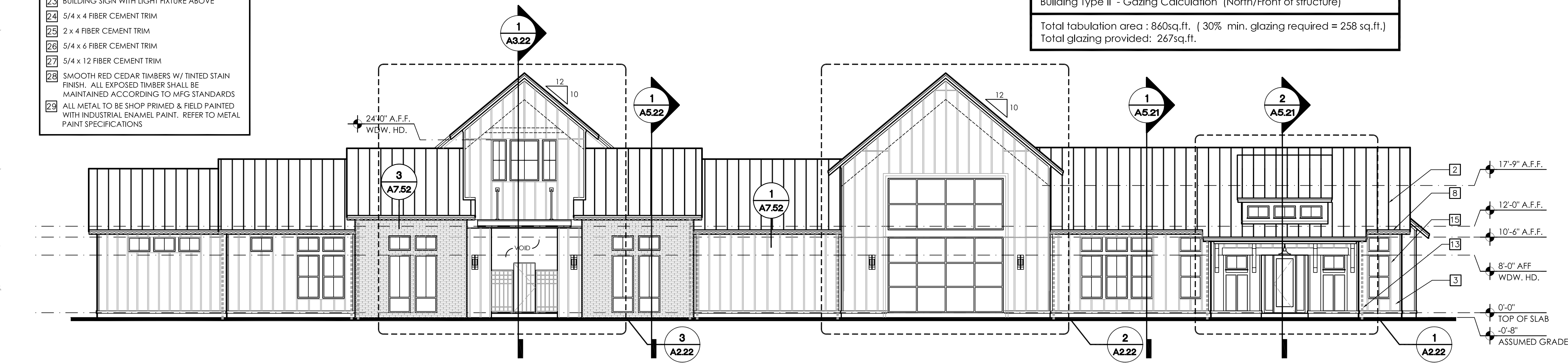
3 LEFT SIDE ELEVATION

BUILDING #1 - BUILDING TYPE TWO - CLUBHOUSE / LEASING SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION

BUILDING #1 - BUILDING TYPE TWO - CLUBHOUSE / LEASING SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION

BUILDING #1 - BUILDING TYPE TWO - CLUBHOUSE / LEASING SCALE: 1/8" = 1'-0"

- ### TYPICAL ELEVATION NOTES
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 - CONTRACTOR TO COORDINATE MATERIAL AND PRODUCT CONFLICTS PRIOR TO INSTALLATION
- INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 11/A7.32, 12/A7.32 AND 13/A7.32.

Building Type II - Gazing Calculation (North/Front of structure)

Total tabulation area : 860sq.ft. (30% min. glazing required = 258 sq.ft.)

Total glazing provided: 267sq.ft.

DEVELOPMENT PLANS FOR: CAMPUS CIRCLE GAINESVILLE, FLORIDA

SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST
SUBMITTED TO:
CITY OF GAINESVILLE
GAINESVILLE REGIONAL UTILITIES
ST. JOHNS RIVER WATER MANAGMENT DISTRICT

OWNER/DEVELOPER

BAINBRIDGE CONSTRUCTION, LLC
12765 WEST FOREST HILL BLVD, SUITE 1307
WELLINGTON, FL 33414
(561) 721-3989

CIVIL ENGINEER

ROBERT J WALPOLE, P.E.
CHW
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GAINESVILLE, FLORIDA 32607
(352) 331-1976
ROBERTW@chw-inc.com

LANDSCAPE ARCHITECT

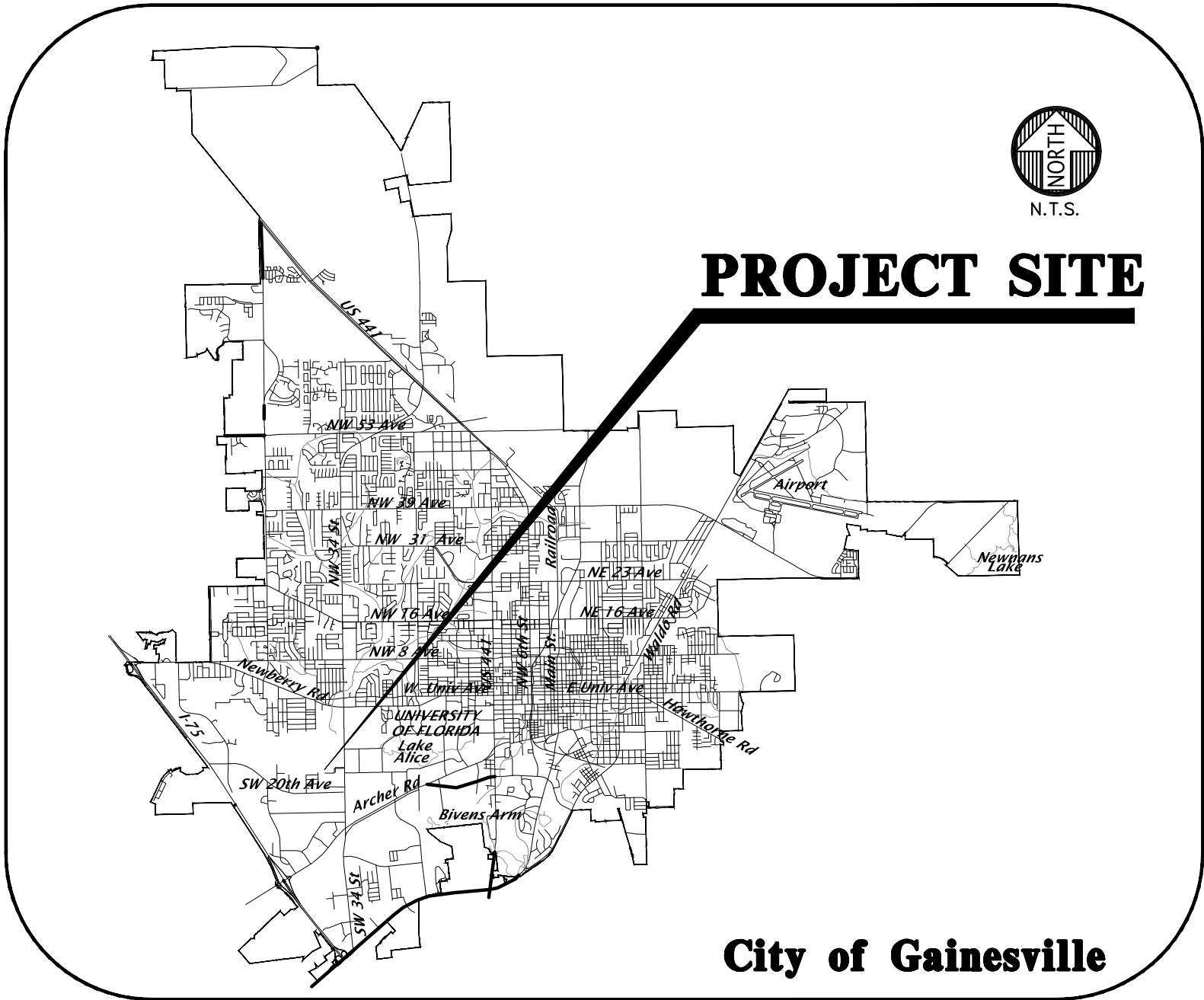
JESSICA GRIGGS, PLA
DIX HITE PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA 32750
(407) 667-1777

ARCHITECT

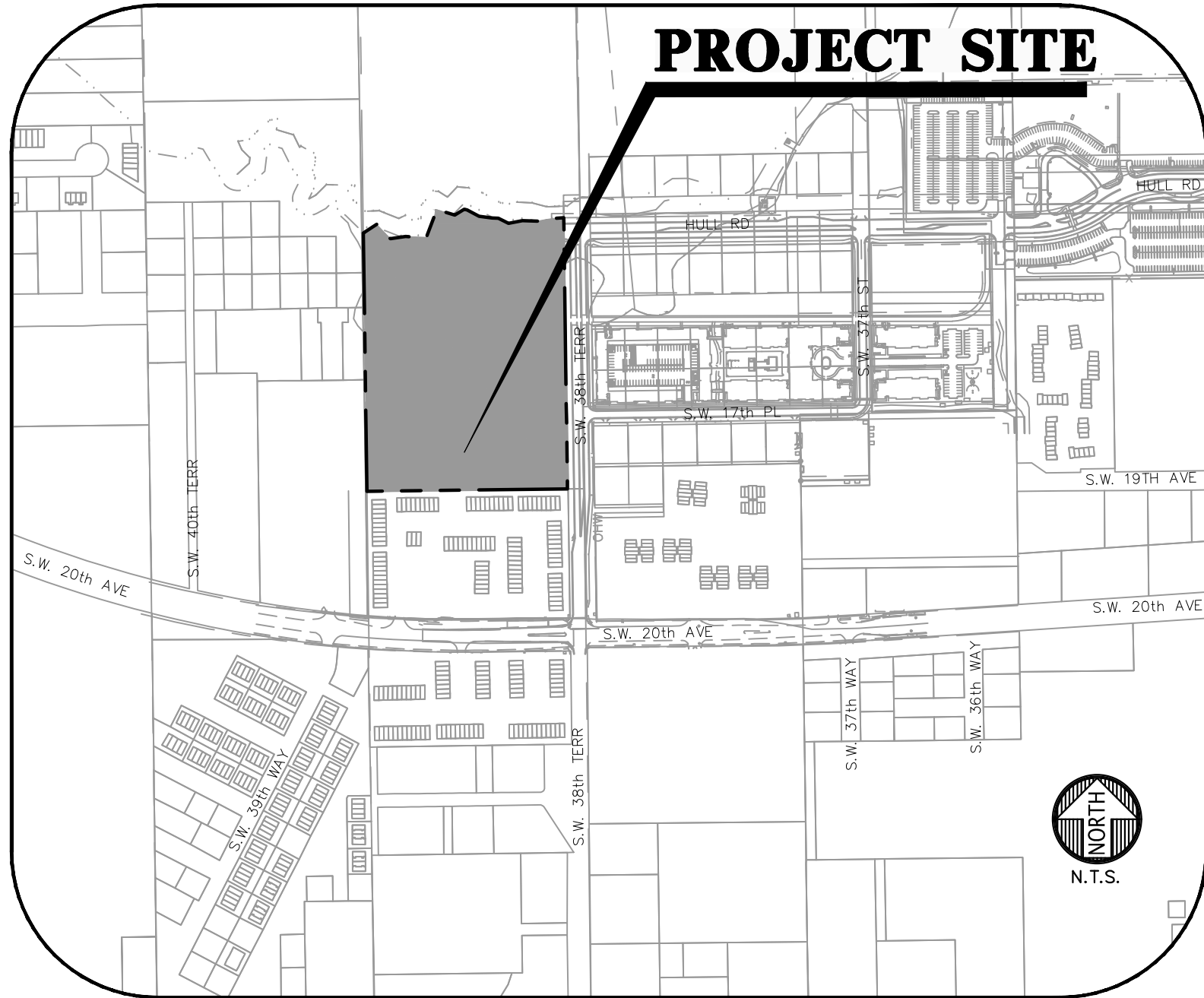
MARY MAUDLIN MOLTZAN
CHARLAN BROCK ASSOCIATES
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MAITLAND, FLORIDA 32751
(407) 660-8900
MARY@CBAARCHITECTS.COM

PHOTOMETRIC CONSULTANT

MIGRE ENGINEERS, LLC
1760 FLORIDA CENTRAL PARKWAY, SUITE 224,
LONGWOOD, FLORIDA 32750
(407) 636-7999



VICINITY MAP



LOCATION MAP

GENERAL NOTES

1. DEVELOPMENT DATA:
TOTAL AREA= 498,624 S.F. 100.0% 11.45 ACRES
EX. IMPERVIOUS PAVEMENT= 7,045 S.F. 1.4%
TOTAL IMPERVIOUS AREA= 274,463 S.F. 55.0%
OPEN AREA= 224,161 S.F. 45.0%

DESCRIPTION: THE PROJECT IS THE CONSTRUCTION OF FIVE MULTI-STORY APARTMENT BUILDINGS, AN AMENITY CENTER, AND ASSOCIATED PARKING, STORMWATER AND UTILITY IMPROVEMENTS.

2. SITE ZONING: U9

LAND USE:
URBAN MIXED USE
BUFFERS:
SEE PLANS

3. PARKING:

REQUIRED:

CAR: MINIMUM = NONE
MAXIMUM = 1 PER BEDROOM = 1 X 492 BEDS = 492
BIKE: 1 SPACE PER 3 BEDS = 164 SPACES (82 U-RACKS) BIKE RACKS INSIDE EACH RESIDENTIAL BUILDING = 30 EACH
30 x 4 BLDGS = 120
SCOOTER: 1 SPACE PER 6 BEDS = 82 SPACES
PROVIDED:
407 REGULAR & 9 HANDICAP SPACES = 419 PROVIDED SPACES; 232 BIKE SPACES, 38 SCOOTER SPACES
REQUEST 44 SCOOTER SPACE REDUCTION

4. UTILITIES:

ALL UTILITY SERVICES SHALL BE INSTALLED BELOW GRADE PER LDC SECTION 30-345.
WATER: - THE PROJECT PROPOSES A MASTER WATER METER FOR BUILDINGS #1, 2, 3 AND 7. BUILDINGS #4, 5 AND 6 WILL BE INDIVIDUALLY METERED.

WASTEWATER: - BUILDINGS ARE CONNECTED TO A PROPOSED EXTENDED PUBLIC COLLECTION SYSTEM ON HULL ROAD VIA PROPOSED PRIVATE 8" GRAVITY SANITARY SEWER COLLECTION SYSTEM. TWO BUILDINGS ARE CONNECTED TO EXISTING PUBLIC COLLECTION SYSTEM VIA A PROPOSED MANHOLE CONNECTED WITH 8" GRAVITY SANITARY SEWER CONNECTED TO AN EXISTING MANHOLE ON SW 38TH TERRACE

ELECTRIC: - CONNECTION TO EXISTING LINE ON SW 38TH TERRACE, PROPOSED ELECTRIC ON HULL ROAD EXTENSION, AND EXISTING OVERHEAD LINE ON THE WESTERN SIDE OF THE PROPOSED DEVELOPMENT.

GAS: - THERE ARE NO GAS SERVICES PROPOSED WITH THIS PROJECT.

5. STORMWATER MANAGEMENT UTILITY DATA:

TOTAL IMPERVIOUS AREA = ±327,850 SF
TOTAL SEMI-IMPERVIOUS AREA = 0 SF

Basin ID	Lowest Discharge Elevation (ft)	Retention Vol. Below Lowest Discharge El. (CF)	Retention Area At Lowest Discharge El. (SF)
SMF-6 (DRY RETENTION/DETENTION)	64.51	24,103	17,600

SMF-1, SMF-2, SMF-3, SMF-4, AND SMF-5 ARE ALL DESIGNED TO BE FULL RETENTION FACILITIES WITH NO PROPOSED DISCHARGE.
THE PROJECT MUST COMPLY WITH ALL NPDES CRITERIA BOTH DURING AND AFTER CONSTRUCTION.

6. REFUSE COLLECTION: ON-SITE COMPACTOR WITHIN SCREENED ENCLOSURE (SEE C1.00 FOR LOCATION)

7. PARKING LOT LIGHTING IS PROVIDED THROUGH PRIVATE LIGHTING. THE LIGHT LOCATIONS PROVIDE FULL CUTOFF LUMINARIES AND COMPLIES WITH ARTICLE IX OF THE LAND DEVELOPMENT CODE. SEE PLAN SHEET ##.

8. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FLORIDA D.O.T. STANDARDS.

8. FIRE PROTECTION: THE BUILDING SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. FIRE PROTECTION SYSTEMS PROVIDED IN THE STRUCTURES SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE APPROPRIATE FIRE PROTECTION AND BUILDING CONSTRUCTION STANDARDS. ALL STABILIZED SURFACES MUST BE IN PLACE PRIOR TO ANY ACCUMULATION OF COMBUSTIBLES ON SITE.
BUILDINGS #3, 4, 5 AND 6 ARE FULLY SPRINKLERED.

9. 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 FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241. THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16)].

10. IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ. IT IS HIGHLY RECOMMENDED THAT DEVELOPERS EVALUATE AND ADDRESS THE POTENTIAL NEED FOR IBPES IN THE EARLY STAGES OF PROJECT PLANNING. FOR ADDITIONAL SPECIFIC REQUIREMENTS PERTAINING TO SIGNAL STRENGTH, COVERAGE, MAINTENANCE AND TESTING REFER TO NFPA 72-14.4.12 AND 24.5.2. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-11.10)]

11. NO GENERAL HAZARDS ARE PROPOSED FOR THIS PROJECT.

12. THERE ARE NO KNOWN SPECIAL FIRE PROTECTION CONCERNS.

- THE SITE IS NOT IN THE HISTORICAL PRESERVATION DISTRICT.
- THE SITE IS IN A FLOOD PLAIN DISTRICT.
- THE SITE IS AFFECTED BY WETLANDS REGULATIONS.
- THE SITE IS NOT LOCATED ON A NATURE PARK, GREENWAY, OR GATEWAY DISTRICT.
- THE SITE IS NOT LOCATED WITHIN THE WELLFIELDS PROTECTION DISTRICT.
- THE MAXIMUM HEIGHT OF THE PROPOSED STRUCTURES ARE 49 FEET IN HEIGHT OR LESS. PER APPENDIX F SECTION II.A.2.b. THIS STRUCTURE IS WITHIN SUBZONE 2, IT IS LESS THAN 200 FEET TALL, AND IS THEREFORE NOT TO BE CONSIDERED A "POTENTIAL AIRPORT OBSTRUCTION".

20. THE SITE COMPLIES WITH THE MOST CURRENT ADOPTED FLORIDA BUILDING CODE, AND ALL RELATED CODES AND FLORIDA HANDICAPPED ACCESSIBILITY CODES AND STANDARDS INCLUDING THE FOLLOWING:
FLORIDA BUILDING CODE - BUILDING
FLORIDA BUILDING CODE - EXISTING
FLORIDA BUILDING CODE - RESIDENTIAL
FLORIDA BUILDING CODE - PLUMBING
FLORIDA BUILDING CODE - FUEL GAS
FLORIDA BUILDING CODE - MECHANICAL
FLORIDA BUILDING CODE - ENERGY CONSERVATION
FLORIDA BUILDING CODE - ACCESSIBILITY
NATIONAL ELECTRICAL CODE
NFPA 101 LIFE SAFETY CODE W/ FLORIDA MODIFICATIONS
FLORIDA FIRE PREVENTION CODE.

20. TRAFFIC STATEMENT:
THE PROJECT TRAFFIC GENERATION IS CALCULATED FROM TRIP GENERATION RATES PUBLISHED IN THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION, AN INFORMATIONAL REPORT, 10TH EDITION.

PROPOSED LAND USE	QUANTITY	ADT	AM PEAK HR	PM PEAK HR
OFF-CAMPUS STUDENT APARTMENT	225	1925	84	150

TOTAL
THE DEVELOPMENT IS LOCATED IN ZONE M OF THE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA), AND WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE TMPA POLICY 10.1.4 AND 10.1.13. AND WILL COMPLY WITH THE PROVISIONS OF TMPA 10.1.14, CONCERNING NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT FUNDING CAPITAL TRANSIT COSTS ASSOCIATED WITH TRANSIT SERVICE NEEDS. DEVELOPER AGREES TO SATISFY MOBILITY CRITERIA OF POLICY 10.1.13 BY MAKING A PAYMENT TO THE CITY.

21. PARCEL INFORMATION: TAX PARCEL # 06724-004-000

22. PROPOSED USE: RESIDENTIAL

BUILDINGS:	BUILDING FLOOR AREA	BUILDING AREA	BUILDING LEASABLE AREA	BUILDING HEIGHT - HIGHEST	BUILDING HEIGHT - AVERAGE	TYPE OF CONSTRUCTION	OCCUPANCY CLASS	DWELLING UNITS
BUILDING 1: BUILDING TYPE 2:	6,892 SQ.FT.	9,186 SQ.FT.	9,186 SQ.FT.	33'-11"	23'-4"	V-B UNSPRINKLED	A-3/B - MIXED USE	N/A
BUILDING 2: BUILDING TYPE 3:	3,475 SQ.FT.	3,475 SQ.FT.	3,475 SQ.FT.	33'-11"	23'-8"	V-B UNSPRINKLED	A-3	N/A
BUILDING 3: BUILDING 4: BUILDING 5: BUILDING 6:								
BUILDING TYPE 1 BUILDING TYPE GROUND FL.	12,554 SQ.FT.	14,250 SQ.FT.	11,715 SQ.FT.					9
BUILDING TYPE SECOND FL.	12,315 SQ.FT.	13,943 SQ.FT.	12,316 SQ.FT.					10
BUILDING TYPE THIRD FL.	12,315 SQ.FT.	13,943 SQ.FT.	12,316 SQ.FT.	53'-3"	48'-0"	V-A SPRINKLED WITH NFPA 13K	R-2	10
BUILDING TYPE FOURTH FL.	12,315 SQ.FT.	13,798 SQ.FT.	12,490 SQ.FT.					10
TOTAL BUILDING - TYPICAL : (4 BLDGS ON SITE TOTAL = 197,996 SQ.FT.)	49,499 SQ.FT.	56,114 SQ.FT.	48,837 SQ.FT.					39
		(4 BLDGS ON SITE TOTAL = 224,456 SQ.FT.)	(4 BLDGS ON SITE TOTAL = 195,348 SQ.FT.)					
BUILDING 7: BUILDING TYPE 4:	626 SQ.FT.	626 SQ.FT.	626 SQ.FT.	18'-9"	14'-5"	V-B UNSPRINKLED	S-2	N/A
BUILDING 8: BUILDING TYPE 5:	0 SQ.FT. (NOT ENCLOSED)	753 SQ.FT.	753 SQ.FT.	8'-0"	8'-0"	V-B UNSPRINKLED	S-2	N/A
BUILDING 9: BUILDING TYPE 6:	0 SQ.FT. (NOT ENCLOSED)	378 SQ.FT.	378 SQ.FT.	18'-11.5"	14'-8"	N/A UNSPRINKLED	N/A	N/A
TOTAL:	208,989 SQ.FT.	238,874 SQ.FT.	209,746 SQ.FT.					

FOR REVIEW ONLY GRU CERTIFICATION

THE WATER & WASTEWATER SYSTEM DESIGN IS IN ACCORDANCE WITH CURRENT GRU DESIGN STANDARDS.

DATE: _____

GRU NOTIFICATIONS

- NOTIFY GRU WASTEWATER ENGINEERING 48 HOURS PRIOR TO CONSTRUCTION AT 352-393-1633; IF PROPER NOTIFICATION IS NOT MADE, CONTRACTOR IS SUBJECT TO STOP WORK ORDER.
- NOTIFY GRU ELECTRIC INSPECTIONS 48 HOURS PRIOR TO CONSTRUCTION AT 352-339-0430; IF PROPER NOTIFICATION IS NOT MADE, CONTRACTOR IS SUBJECT TO BE SHUT DOWN.

BEFORE YOU DIG!
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH

1-800-432-4770

Know what's below.
Call before you dig.

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
I-2	SURVEY(S)
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21 - C0.24	STORMWATER POLLUTION PREVENTION PLAN(S) AND DETAILS
C0.30	MASTER DEMOLITION AND TREE PROTECTION PLAN
C0.31 - C0.38	DEMOLITION AND TREE PROTECTION PLAN(S)
C1.00	MASTER SITE PLAN
C1.10 - C1.13	DETAILED HORIZONTAL CONTROL AND SITE PLAN(S)
C1.20 - C1.23	SIGNAGE AND STRIPING PLANS
C1.30 - C1.31	CURB RAMP DETAILS
C2.00	MASTER GRADING AND DRAINAGE PLAN
C2.01	MASTER STORM STRUCTURE SCHEDULE
C2.10 - C2.13	DETAILED GRADING AND DRAINAGE PLAN
C2.14	ENLARGED COMPACTOR AREA HORIZONTAL CONTROL AND DETAILED GRADING
C2.15 - C2.17	DOWNSPOUT DRAINAGE CONNECTIONS
C2.20 - C2.22	STORMWATER MANAGEMENT FACILITY ## PLAN AND DETAILS
C2.30	CONSTRUCTION DETAILS
C3.00	MASTER UTILITY PLAN
C3.01	SANITARY SEWER STRUCTURE SCHEDULE AND WATER FITTING SCHEDULE
C3.10 - C3.13	DETAILED UTILITY PLAN
C3.40 - C3.42	WASTEWATER PLAN AND PROFILE
C4.00	TYPICAL ROADWAY SECTIONS
C4.10 - C4.11	[ROADWAY] PLAN AND PROFILE
C6.00	[ROADWAY] CROSS SECTIONS
A1.11 - A2.41	ARCHITECTURAL FLOOR PLANS/ROOF PLANS/ AND ELEVATIONS
LA5.01 - LA5.99	LANDSCAPE PLAN(S)
E0.11	PHOTOMETRIC PLAN

DB-18-00062

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Gainesville, Florida 32607
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www.chw-inc.com
441-1988 FLORIDA
CA-5075

CHW
Professional Consultants

VERIFY SCALE ON
ORIGINAL DRAWING
1"
= 100'
THIS SHEET ADJUST
SCALES ACCORDINGLY.

SCALE
N/A
CONSTRUCTION REVISIONS

CITY OF GAINESVILLE
04/10/2018 CITY, GRU AND SRIMD 1ST SUBMITTAL
06/14/2018 CITY AND GRU 2ND SUBMITTAL

CLIENT: BAINBRIDGE PROPERTIES, LLC
PROJECT: CAMPUS CIRCLE
SHEET TITLE: COVER SHEET AND INDEX

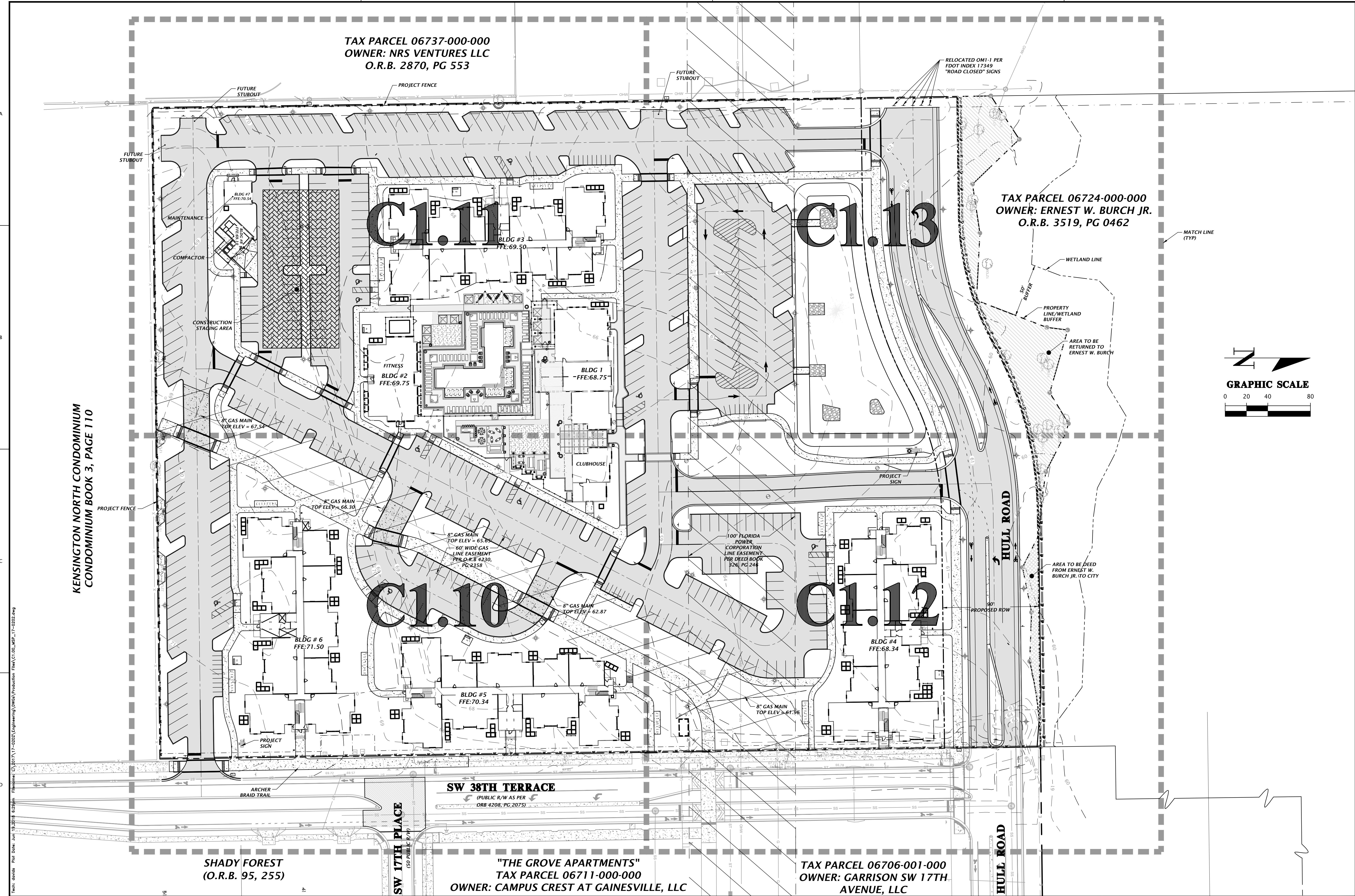
DESIGNER: DIS
PROJECT ENGINEER: TH
QUALITY CONTROL: RW
PROJECT NUMBER: 17-0202

ROBERT J. WALPOLE

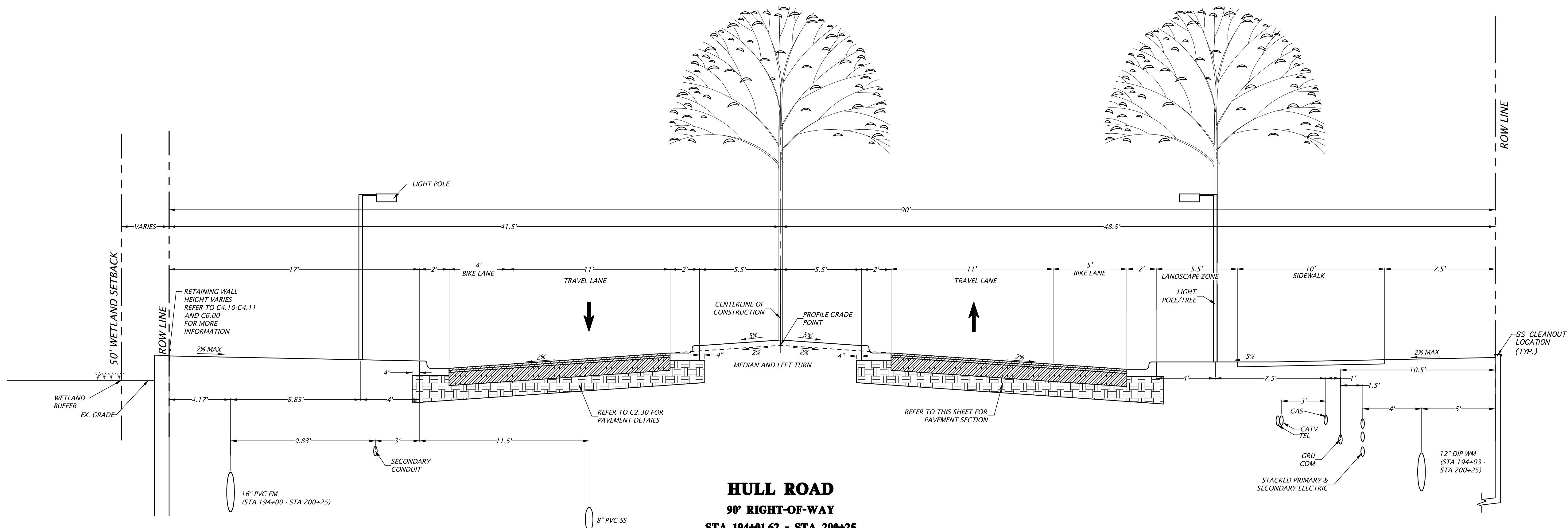
FL PE No. 58206

SHEET NO.

C0.00



Test: danda For Date: Jun 19, 2018 6:58pm Filename: L:\2017\17-0202\Engineering\Draws\Production\Flas\C4.00_17PXS_17-0202.dwg



HULL ROAD
90' RIGHT-OF-WAY
STA 194+01.62 - STA 200+25
PRINCIPAL STREET
(DESIGN SPEED=30 MPH; POSTED SPEED=25 MPH)

3" (2-1.5" LIFTS) TYPE SP
12.5 ASPHALTIC CONCRETE
10" LIMEROCK BASE (2-5" LIFTS)
COMPACTION 98%
AASHTO T-180
12" STABILIZED TYPE 8 SUBGRADE,
MIN. LBR 40 COMPACTION 98%
AASHTO T-180
SAND FILL PLACED IN 12" MAX LIFTS
COMPACTION 95%
AASHTO T-180

**HEAVY DUTY
PAVEMENT DETAIL
HULL ROAD
(PUBLIC RIGHT-OF-WAY)**

NTS

132 NW 76th Drive
Gainesville, Florida 32607
(852) 331-1976 / (852) 331-2776
www.cdnw-inc.com

CHW
Professional Consultants

THIS SCALE
BASED ON THE
ORIGINAL DRAWING
IF NOT SPECIFIED
THIS SHEET ADJUST
SCALES ACCORDINGLY

SCALE

N/A

CONSTRUCTION RESPONSE

DATE: 04/30/2018 CITY, SIGNED, AND GRU 1ST SUBMITTAL
06/14/2018 CITY AND GRU 2ND SUBMITTAL

CLIENT: BANBRIDGE PROPERTIES, LLC

PROJECT: CAMPUS CIRCLE

PROJECT NUMBER: TH

QUALITY CONTROL: RW

PROJECT NUMBER: 17-0202

PROJECT NUMBER: 17-0202

PROJECT NUMBER: 17-0202

PROJECT NUMBER: 17-0202

PROJECT NUMBER: 17-0202

PROJECT NUMBER: 17-0202

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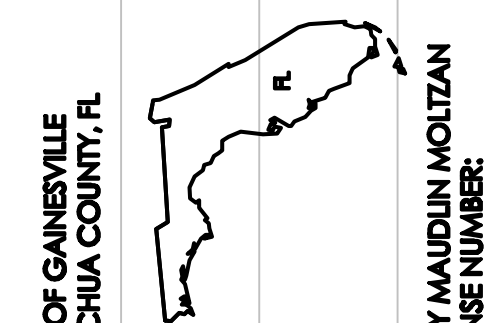
PROJECT NUMBER: 17-0202

PROJECT NUMBER: 17-0202

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PROJECT NUMBER: 17-0202



CITY OF GAINESVILLE
ALACHUA COUNTY, FL

MiGre
Engineers LLC

760 FLORIDA CENTRAL PARKWAY
SUITE 224
LONGWOOD, FL 32750
PH: 407.636.7999
PROJECT #: 17060

CAMPUS CIRCLE
GAINESVILLE FLORIDA

BAINBRIDGE COMPANIES, LLC.
401 HARRISON OAKS BLVD, SUITE 250
CARY, NORTH CAROLINA 27513
PH: 336-370-8121

charlan • brock
associates

architects • planners

1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 875 9948
www.cbaarchitects.com

PHOTOMETRIC

SITE
PLAN

date: 04-19-2018
job no: 3983.17
drawn by: MLD
reviewed by: MLD
file: 17060-E-SITE
issue history:

100% DD SET 03-01-18

EO.11

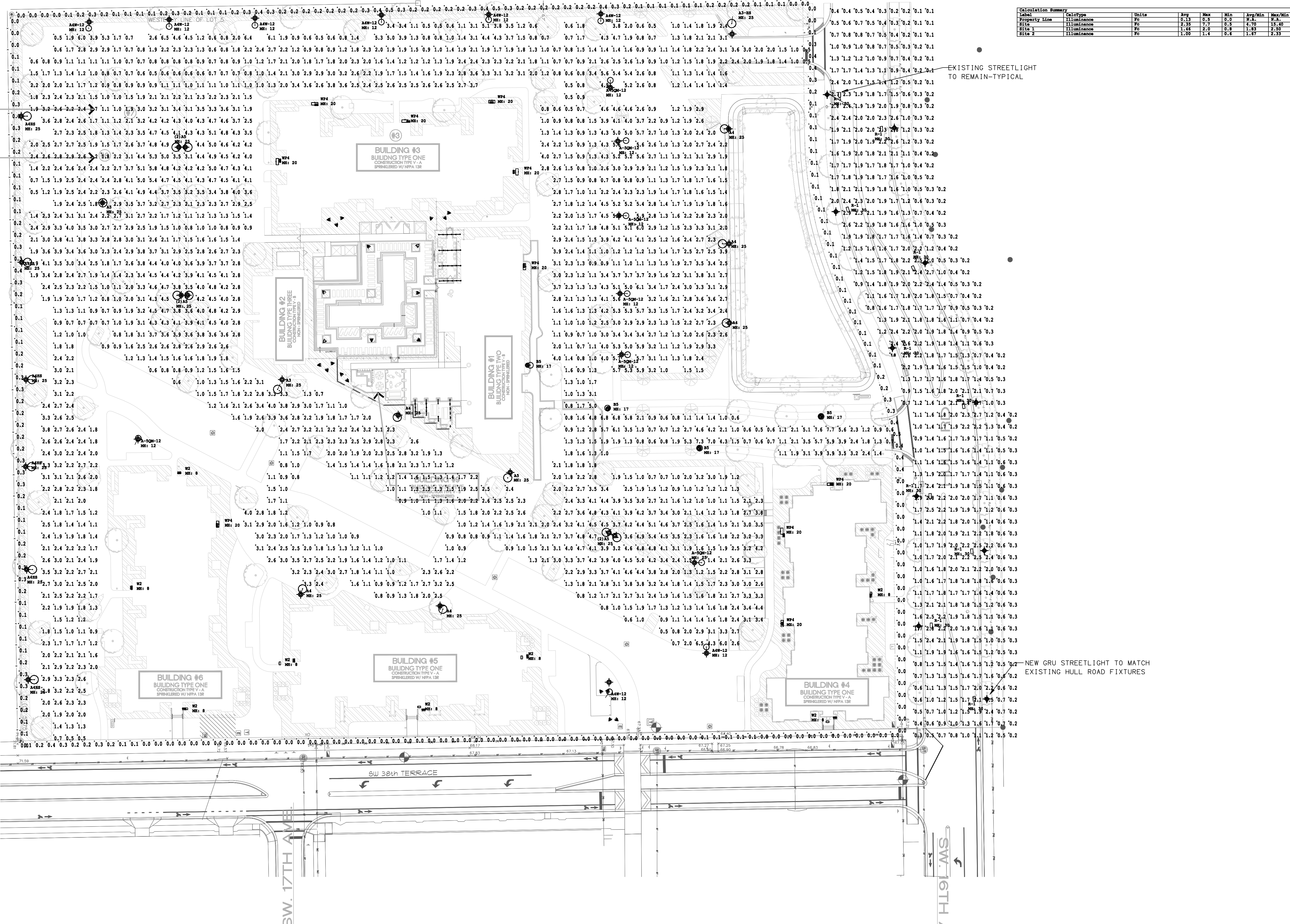
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Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fluorescence Lumen Per Lamp	Wattage
□	A	10	GE LIGHTING SOLUTIONS (Hull, Roadway, Warehouse, Utility, Warehouse, Office, Security, Wm Location)	ERL1_08C330	Extrale LED Roadway Streetlight ERL1	LED	1	ERL1_08C330 8790.010	84

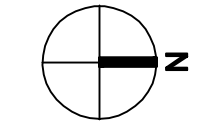
FIXTURE MOUNTED ON 30' POLE WITH 10' ARM

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Watt	Description	Lum. Watts	Arr. Watts	Total Watts
○	7	A-SM-12	SM-12	8,790.010	84	0.800 0820-545-75-48T-SM-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	756.22	756.22	533.54
○	1	A3-SH	SH-12	8,790.010	84	0.800 0820-545-75-48T-SH-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	154.81	154.81	154.81
○	1	A3-SH	SH-12	8,790.010	84	0.800 0820-545-75-48T-SH-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	154.85	154.85	154.85
○	6	A3-SH	SH-12	8,790.010	84	0.800 0820-545-75-48T-SH-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	154.85	154.85	930.30
○	2	A3-SH	SH-12	8,790.010	84	0.800 0820-545-75-48T-SH-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	154.85	154.85	309.70
○	8	A3-SH	SH-12	8,790.010	84	0.800 0820-545-75-48T-SH-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	154.85	154.85	1,238.80
○	4	A3-SH	SH-12	8,790.010	84	0.800 0820-545-75-48T-SH-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	154.85	154.85	619.40
○	8	A3-SH	SH-12	8,790.010	84	0.800 0820-545-75-48T-SH-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	154.85	154.85	1,238.80
○	4	A3-SH	SH-12	8,790.010	84	0.800 0820-545-75-48T-SH-12-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	154.85	154.85	619.40
○	10	NP4	NP4	8,790.010	84	0.800 0820-545-75-48T-NP4-08V-A34-DB-Valmont-2408 40 60 5 F 8 DI DB	170.5	170.5	1705

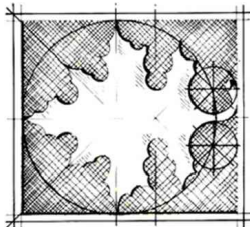
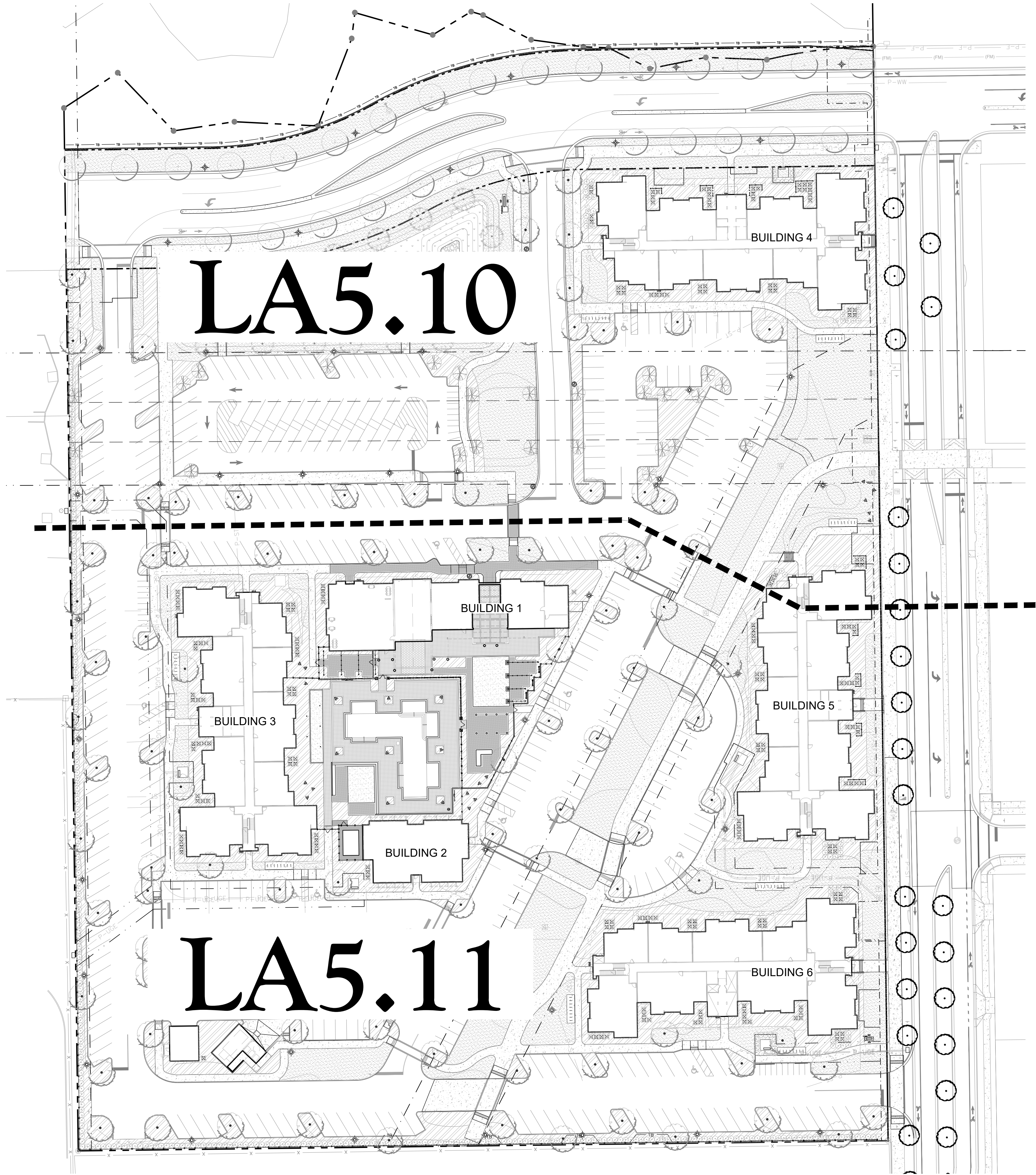
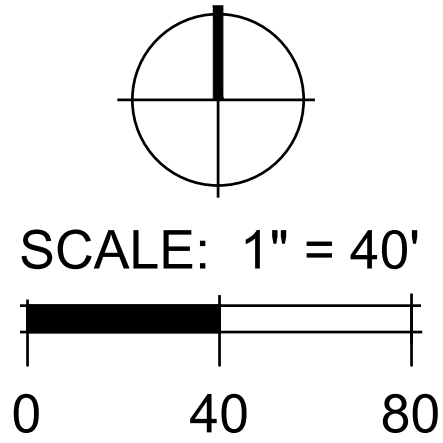
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Property Line	Illuminance	FC	0.13	0.5	0.0	N/A	N/A		
Site 1	Illuminance	FC	2.35	7.7	0.5	15.40	15.40		
Site 2	Illuminance	FC	1.46	2.0	0.6	1.69	2.80		



1 **PHOTOMETRIC SITE PLAN**
SCALE: 1"= 40'-0"



Date:	04/25/18
Drawn by:	JB
Reviewed by:	JG
Job Number:	21755.7
Revision:	Date:



DIX.HITE
+ PARTNERS
150 S. GULF BLVD., SUITE 200
LONGWOOD, FL 32750
TEL 407.467.1777
FAX 407.467.1777

CODE LANDSCAPE PLANS

Key Sheet

CAMPUS CIRCLE UF
Gainesville, FL

The Bainbridge Companies
401 Harrison Oaks Blvd. Suite 250, Cary, NC 27513

Sheet Number:
LA5.01