

LEGISTAR
NO. 210117

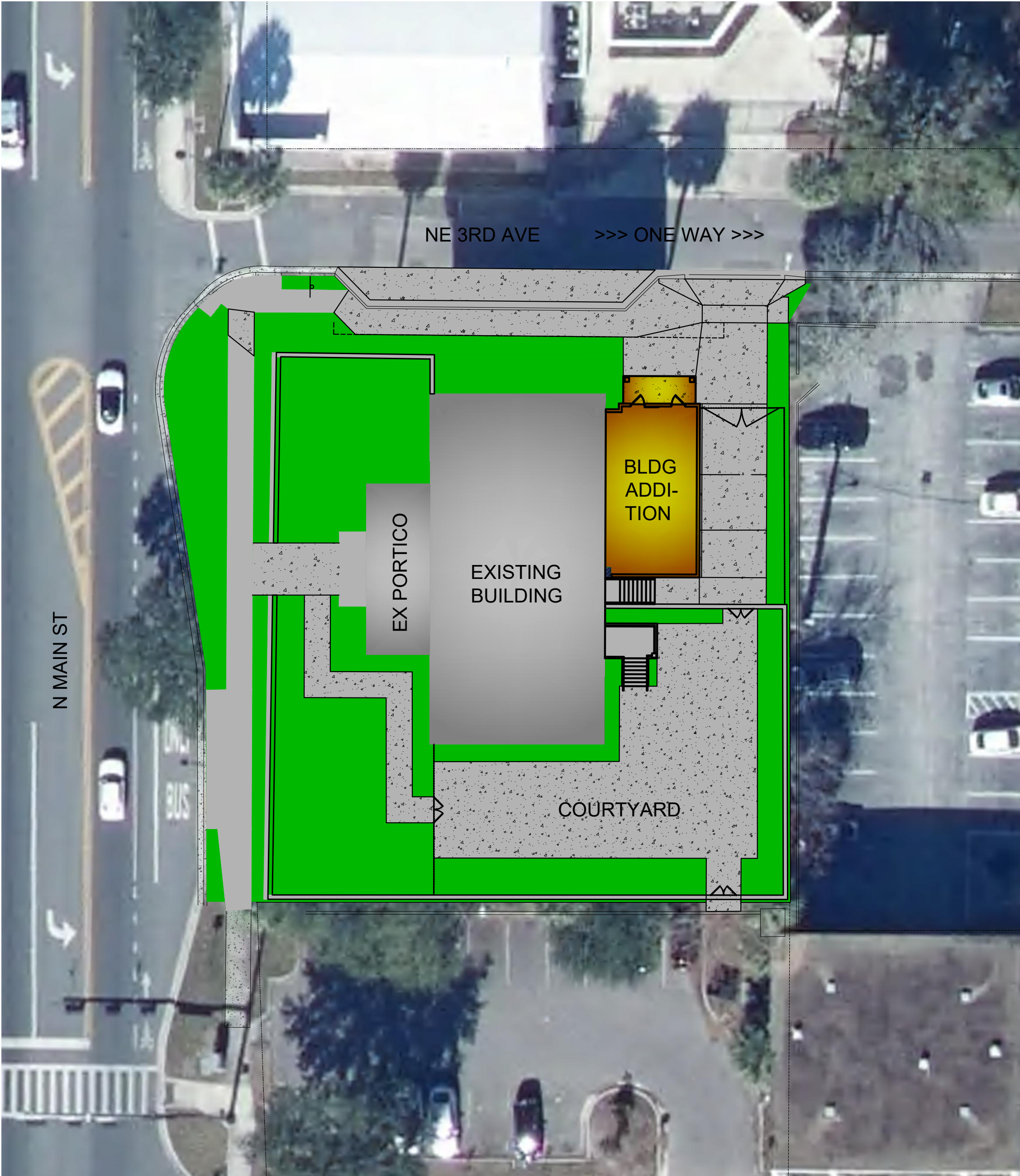
Existing Conditions

MASONIC TEMPLE

RAPID REVIEW



VICINITY MAP



SITE PLAN MAP

PROJECT INFORMATION

PROJECT NAME MASONIC TEMPLE
OWNER HISTORIC MASONIC GAINESVILLE, LLC
PROJECT LOCATION 215 N MAIN ST
GAINESVILLE, FL 32601
TP#14730-000-000
CIVIL ENGINEER CHRISTOPHER A. GMUER, PE
GMUER ENGINEERING, LLC
(352) 281-4928
2603 NW 13TH ST BOX 314
GAINESVILLE, FL 32609
LAND USE URBAN CORE (0-150DU/AC)
ZONING DOWNTOWN
EXISTING USE VACANT
PROPOSED USE EVENT SPACE / HOSTING
SITE AREA 0.372 ACRES
SETBACKS STOREFRONT STREET (N MAIN ST) : 4'-10'-5" / 20'Min-25'Max
LOCAL STREET (NE 3rd AVE) : 4'-6'-5" / 15'Min-20'Max
BUFFERS NOT APPLICABLE
VEHICLE PARKING NOT REQUIRED
BICYCLE PARKING 1 PER 2,000SF OF NON-RESIDENTIAL = 0 REQUIRED
SCOOTER PARKING NOT REQUIRED
BUILDING INFO BUILDING HEIGHT - 2 STORIES + GROUND FLOOR ELEVATOR AND STAIR
GROSS FLOOR AREA - 1,920 SF
BUILDING SPRINKLED - NO

1. IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL NEW BUILDINGS WHERE RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ
2. SITE IS NOT LOCATED WITHIN A FLOOD, FIRE, HISTORIC, GREENWAY, GATEWAY, SURFACE WATER, NATURE PARK, OR UPLAND PROTECTION DISTRICT. SITE IS NOT AFFECTED BY CREEK SETBACKS, SITE IS NOT IN A WELLFIELD DISTRICT. SITE HAS NO WETLANDS OR WETLAND SETBACKS.
3. PARKING LOT LIGHTING TO MEET CITY OF GAINESVILLE ORDINANCES, LIGHTS ARE TO BE FULL CUTOFF LUMINAIRES, SHIELDED FROM SHINING ON ADJACENT PROPERTIES. LIGHT POLES WILL NOT BE LOCATED IN REQUIRED LANDSCAPE ISLANDS. LIGHTING TO BE IN CONFORMANCE WITH SECTION 30-6.12 OF THE GAINESVILLE CODE.
4. BUILDING SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-5(A) & (B)]. THERE ARE NO SPECIAL FIRE CONCERNS FOR THIS BUILDING OR ITS INTENDED USE. FIRE HYDRANTS AND STABILIZED SURFACES SHALL BE IN PLACE PRIOR TO THE ACCUMULATION OF COMBUSTIBLE MATERIALS ON SITE.
5. THE OWNER OR THE 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)]
6. TREE BARRICADES SHALL BE ERRECTED AT THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION. NO MATERIALS SHALL BE STORED, VEHICLES PARKED OR EQUIPMENT STOCKED PILED WITHIN THE LIMITS OF THE TREE BARRICADES.
7. ROOTS 1" OR LARGER WHICH ARE CUT OR EXPOSED SHALL BE CUT CLEANLY AND COVERED WITH CLEAN TOPSOIL.
8. ALL REQUIRED EXISTS ARE TO OPEN ONTO A LANDING. THE SAME ELEVATION AND WIDTH AS THE FINISHED FLOOR AND DOORWAY FROM WHICH IT IS EXITING.
9. A LEVEL 5' X 5' LEVEL PLATFORM SHALL BE PLACED AT ALL REQUIRED EXITS.
10. THIS SITE SHALL MEET PERFORMANCE STANDARDS AS OUTLINED IN SECTION 30-345 OF THE LAND DEVELOPMENT REGULATIONS.
11. ALL NEW UTILITIES ARE TO BE UNDERGROUND, ALL UTILITIES CONSTRUCTION TO CONFORM TO GRU STANDARDS AND SPECIFICATIONS.
12. THE METHOD AND MANNER OF PERFORMING THE WORK AND QUALITY OF MATERIALS USED FOR CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND THE FDOT.
13. NO WORK SHALL BE DONE NOR MATERIALS USED WITHIN THERE WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070). THE CONTRACTOR SHALL FURNISH THE CITY EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK DONE AND MATERIALS USED ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
14. SITE WILL COMPLY WITH ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.
15. CALL PARKS DIVISION @ 334-2111 FOR BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK BEGINS. REFER TO THE BARRICADE DETAIL ON THE PLANTING PLAN. BARRICADES SHOULD BE AT 2/3 OF THE DRIPLINE FOR REGULATED TREES AND AT THE DRIPLINE FOR HERITAGE TREES. IF CLEARING AND GRUBBING WORK IS REQUIRED WITHIN THESE LIMITS IT SHALL BE DONE BY HAND.
16. REMOVE ALL CONSTRUCTION DEBRIS, LIMBEROCK, EXCESS BUILDERS SAND, CONCRETE, MORTAR, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIAL FROM PANTING BEDS AND AREAS TO BE SODDED. CLEAN FLORIDA FILL Ph 5.5-6.5 SHALL BE INSTALLED PRIOR TO THE PLANTING OF ANY TREES OR SHRUBS.
17. ALL INVASIVE NON-NATIVE SPECIES ARE TO BE REMOVED FROM THIS SITE PRIOR TO THE CERTIFICATE OF OCCUPANCY.

STORMWATER MANAGEMENT UTILITY
TOTAL NEW IMPERVIOUS AREA = 2,562 SF
EXISTING IMPERVIOUS AREA = 4,187 SF
TOTAL IMPERVIOUS AREA = 6,749 SF
SMF ID = SMF1
LOWEST DISCHARGE ELEVATION (FT) = 174.60
RETENTION VOLUME BELOW LOWEST DISCHARGE ELEVATION (CF) = 841 CF
RETENTION AREA AT LOWEST DISCHARGE ELEVATION (SF) = 363 SF

- GRU NOTES
- A. FOR REVIEW ONLY
 - B. WATER / WASTEWATER / RECLAIMED WATER SYSTEM DESIGN IS IN ACCORDANCE WITH GRU DESIGN STANDARDS
 - C. ELECTRIC DESIGN PROVIDED BY GRU ENERGY DELIVERY
 - D. ELECTRIC DESIGN SHOWN ON SITE PLANS FOR COORDINATION PURPOSES ONLY
 - E. GAS DESIGN PROVIDED BY GRU ENERGY DELIVERY

SHEET INDEX

- C-000 COVER & SHEET INDEX
C-010 CONSTRUCTION NOTES, SWPPP, & LEGEND
C-050 DEMOLITION & EROSION CONTROL PLAN
C-100 SITE, DEVELOPMENT, & HORIZ CONTROL PLAN
C-200 PAVING, GRADING, DRAINAGE, & UTILITY PLAN
LS-1 LANDSCAPE PLAN, SCHEDULE, NOTES
1 OF 1 BOUNDARY & TOPOGRAPHIC SURVEY
A1.0 BUILDING DEMO AND GROUND FLOOR PLAN
A2.0 BUILDING 1st FLOOR PLAN
A3.0 BUILDING 2nd FLOOR PLAN
A4.0 BUILDING ELEVATIONS

PRELIMINARY	BUDGETING
PRECING	CONSTRUCTION
PERMITTING / DESIGN REVISIONS : 2020-10-21 CITY / GRU INITIAL SUBMITTAL 2021-01-25 CITY / GRU RESUBMITTAL	
ENGINEER OF RECORD : CHRISTOPHER A. GMUER FL PE # 71599 2021-01-25	
CLIENT HISTORIC MASONIC GAINESVILLE, LLC	DESIGN QUALITY CONTROL : CA GMUER, PE CA GMUER, PE
SITE PLAN APP # WMD APP # GEng PROJECT #	
TBD 10-2 20-0027	
MASONIC TEMPLE	
COVER & SHEET INDEX	
C-000	

Project: Masonic 215 N Main St.

Photos of Property condition



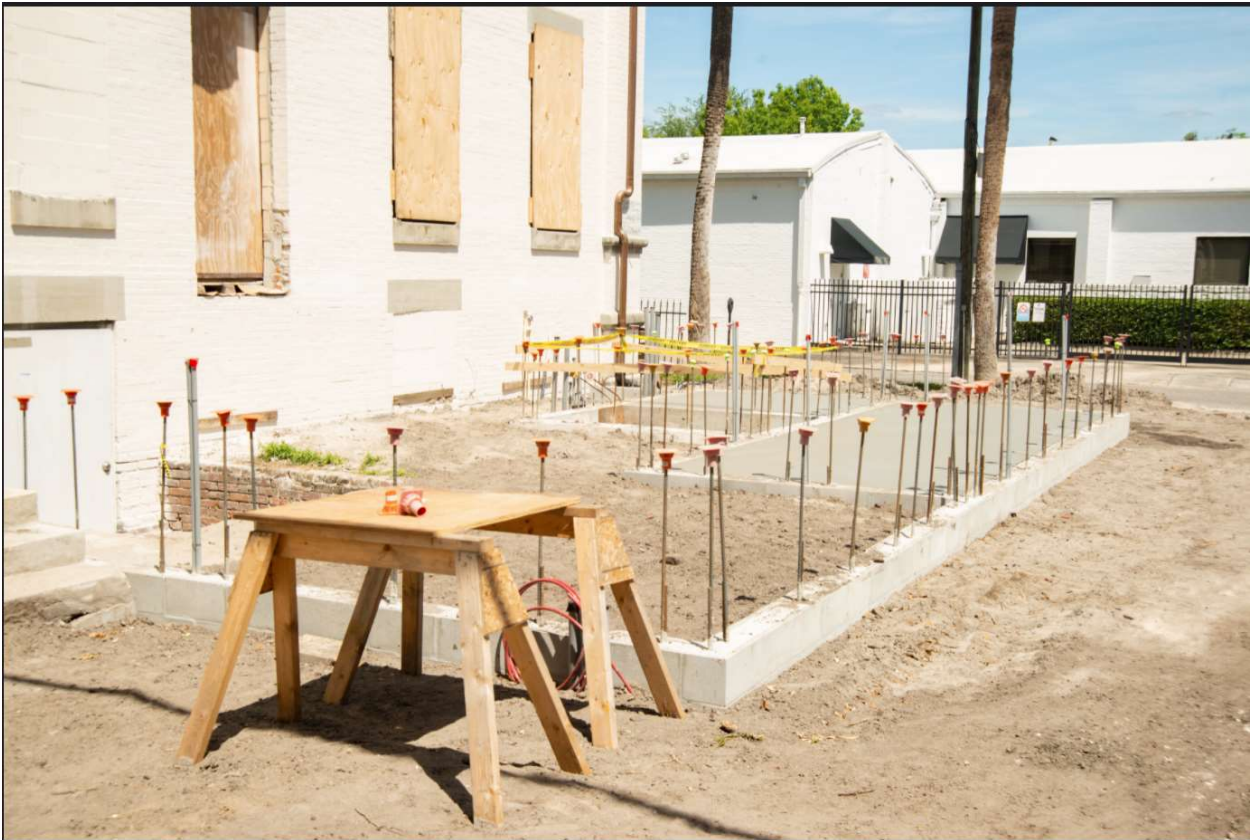






Photos of addition starting











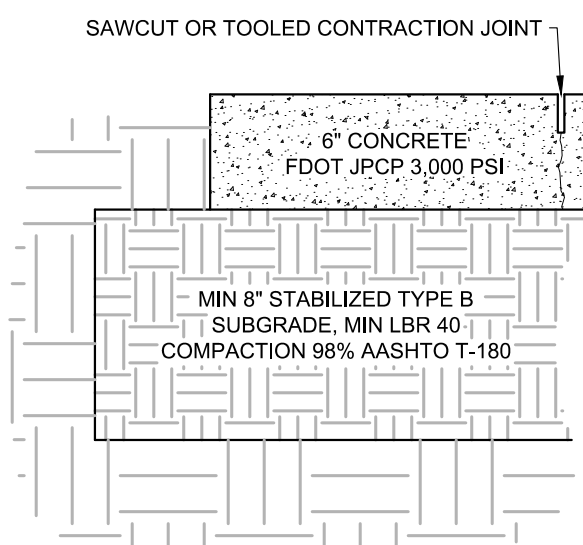
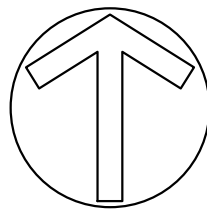




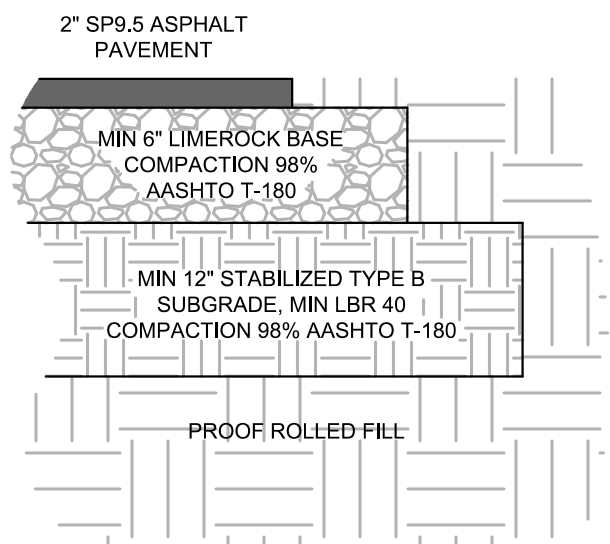


Proposed Improvements

0 10 20 Feet



PROPOSED CONCRETE PAVEMENT DETAIL
NOT TO SCALE



CITY OF GAINESVILLE PAVEMENT DETAIL
NOT TO SCALE

N MAIN STREET
(30' R/W)

BUS STOP

BUS STOP

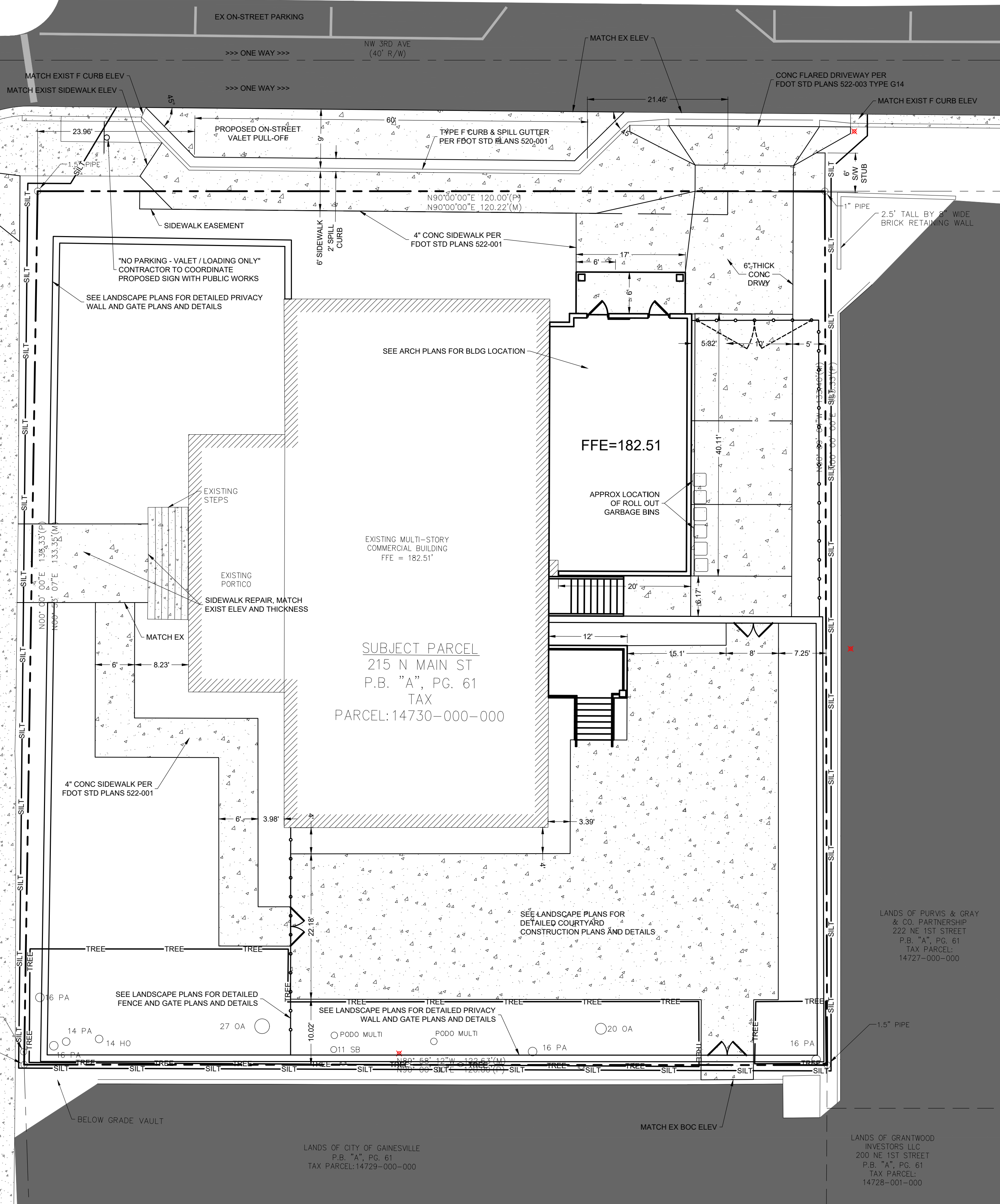
1.5" PIPE

SPEED LIMIT

NAIL AND DISK
PARRISH RLS 4789
NORTHING: 244454.21'
EASTING: 2659378.67'
ELEVATION: 176.66'

LANDS OF HOLY TRINITY EPISCOPAL SCHOOL
305 N MAIN STREET
P.B. "A", PG. 61
TAX PARCEL:14766-000-000

NAIL AND DISK
JEPRO TRAV PT
NORTHING: 244456.66'
EASTING: 2659494.21'
ELEVATION: 175.96'



PRELIMINARY

BUDGETING

PRECING

CONSTRUCTION

PERMITTING / DESIGN REVISIONS :

2020-10-21 CITY / GRU INITIAL SUBMITTAL

2021-01-25 CITY / GRU RESUBMITTAL

ENGINEER OF RECORD :

CHRISTOPHER A. GMUER

FL PE # 71599

2021-01-25

CLIENT

HISTORIC MASONIC GAINESVILLE, LLC

DESIGN

CA GMUER PE

QUALITY CONTROL

CA GMUER PE

SITE PLAN APP #

TBD

WMD APP #

10-2

GEN PROJECT #

20-0027

MASONIC TEMPLE

SITE, DEV, & HORIZ CONTROL PLAN

C-100

MATCH EXIST' CURB ELEV
MATCH EXIST' SIDEWALK ELEV

CONC FLARED DRIVE
FDOT STD PLANS 522-001

PROPOSED ON-STREET
PARKING / VALET PULL-OFF

TYPE F CURB & SPILL GUTTER
PER FDOT STD PLANS 520-001

6" SIDEWALK
2" SPILL
CURB

4" CONC SIDEWALK PER
FDOT STD PLANS 522-001

SEE LANDSCAPE PLANS FOR DETAILED PRIVACY
WALL AND GATE PLANS AND DETAILS

SEE ARCH PLANS FOR BLDG LOCATION

FFE=182.51

MULTI-STORY
COMMERCIAL BUILDING
FFE = 182.51'

SUBJECT PARCEL
215 N MAIN ST
P.B. "A", PG. 61
TAX
PARCEL: 14730-000-000

STEPS

POBECO

SIDEWALK REPAIR, MATCH
EXIST ELEV AND THICKNESS

MATCH EX

4" CONC SIDEWALK PER
FDOT STD PLANS 522-001

SEE LANDSCAPE PLANS FOR
DETAILED COURTYARD
CONSTRUCTION PLANS AND DETAILS.

SEE LANDSCAPE PLANS FOR DETAILED
FENCE AND GATE PLANS AND DETAILS

SEE LANDSCAPE PLANS FOR DETAILED PRIVACY
WALL AND GATE PLANS AND DETAILS

PODO MULTI
O11 SB

PODO MULTI
O11 SB

20 OA

16 PA

27 OA

BELOW GRADE VAULT

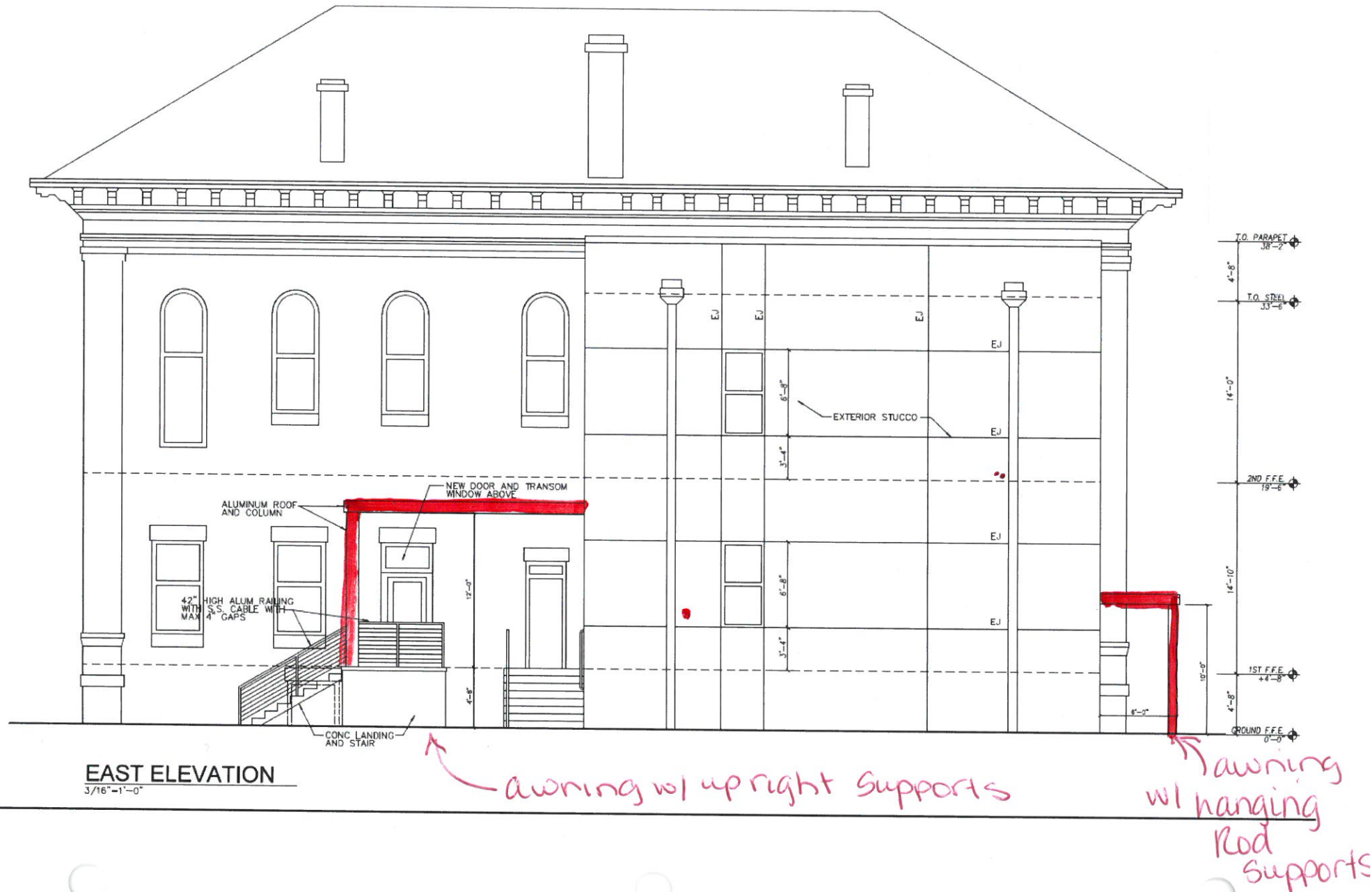
LANDS OF CITY OF GAINESVILLE
P.B. "A", PG. 61
TAX MAP 14730-000-000

MATCH EX BOC ELEV

LAND
IN
2003

#6 - Elevations & Sketches

Rear Elevation





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

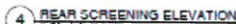
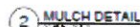
awning
 w/ upright
 supports

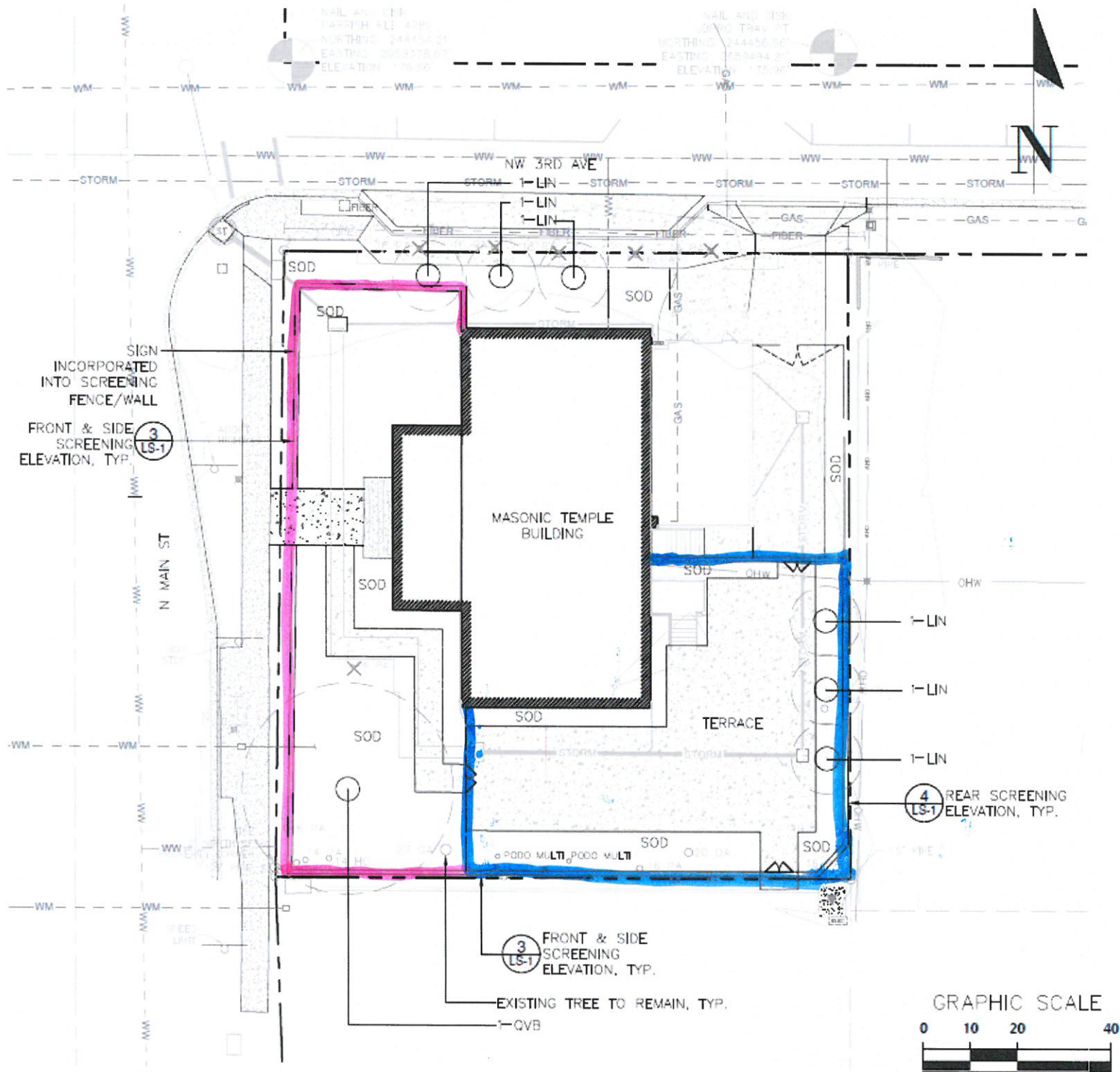


NORTH ELEVATION

1/8"=1'-0"

awning w/ hanging Rod supports

[illegible]



EX ON-STREET PARKING

ONE WAY

MATCH EX ELEV

CONC FLARED DRIVEWAY PER
FOOT STD PLANS 522-003 TYPE Q14

MATCH EXIST F-CURB ELEV

MATCH EXIST F-CURB ELEV
MATCH EXIST SIDEWALK ELEV

PROPOSED ON-STREET
VALET PICK-UP

TYPE F CURB & SPILL OUTLET
PER FOOT STD PLANS 605-001

SIDEWALK EASEMENT

"NO PARKING - VALET / LOADING ONLY"
CONTRACTOR TO COORDINATE
PROPOSED SIGN WITH PUBLIC WORKS
SEE LANDSCAPE PLANS FOR DETAILED PRIVACY
WALL AND GATE PLANS AND DETAILS

6" SIDEWALK
2" RAIL
CURE

4" CONC SIDEWALK PER
FOOT STD PLANS 522-001

6" THICK
CONC
DRIVE

SEE ARCH PLANS FOR BLDG LOCATION

Addition

FFE=182.51

APPROX LOCATION
OF RECYCLED
DUMPSTER

EXIST
TIE

SIDEWALK REPAIR, MATCH
EXIST ELEV AND THICKNESS

MATCH EX

4" CONC SIDEWALK PER
FOOT STD PLANS 522-001

SUBJECT PARCEL
215 N VAN ST
P.B. 147, PG. 61
TAX
P-RCEL 14730-000-000

SEE LANDSCAPE PLANS FOR
DETAILED COURTYARD
CONSTRUCTION PLANS AND DETAILS

SEE LANDSCAPE PLANS FOR DETAILED
FENCE AND GATE PLANS AND DETAILS

SEE LANDSCAPE PLANS FOR DETAILED PRIVACY
WALL AND GATE PLANS AND DETAILS

10'0" WLT
10'0" WLT

MATCH EX BOC ELEV

LAND OF CITY OF GARDENVILLE
P.B. 147, PG. 61
TAX PARCEL 14730-000-000

LAND OF GARDENWOOD
P.B. 147, PG. 61
TAX PARCEL 14730-000-000

NOT TO SCALE

MIN 6" OVERLOCK BASE
COMPACTION 86%
AASHTO T-99

MIN 12" STABLE BED TYPE 5
SUBGRADE MIN OR 40
COMPACTION 86% AASHTO T-99

PROOF ROLLED FILL

NOT TO SCALE

PARRISH NLS 4789
NORTHING 244454.21"
EASTING 2509378.67
ELEVATION 175.68'

PARRISH NLS 4789
NORTHING 244454.21"
EASTING 2509378.67
ELEVATION 175.68'

SUBJECT PARCEL
215 N MAIN ST
P.B. "A", PG. 61
TAX
PARCEL: 14730-000-000

Exterior Lighting Map & Test Photos









