

**Leon County Research and Development Authority
Development Review Committee**

This meeting will be held electronically--see note below
Tuesday, April 14, 2020, 9:00 a.m.

Agenda

1. Call to Order
2. Introduction of Guests
3. Modifications to the Agenda
4. Public Comment
5. Approval of Minutes, May 14, 2019 (*Attachment A*)
6. FSU Center for Advanced Power Systems Expansion Phase II (*Attachments B1-B4*)
Florida State University is requesting approval of its project to complete a second phase addition of a research lab building for the Center for Advanced Power Systems to the FSU Research Foundation A Building. The 6,294 GSF building is a high bay open lab to match the phase one expansion.
7. New Business
8. Adjourn

Note: Due to the ongoing Coronavirus/COVID-19 pandemic the Innovation Park offices are closed to the public. Anyone wishing to address the Development Review Committee may submit written comments by 9:00am, April 13, 2020 so that your comments can be distributed to the members of the committee. Comments submitted after this time (up to the time of the meeting) will be accepted and included in the official record of the meeting. Email comments to: publicinput@inn-park.com. The meeting will be held via video conference, in accordance with Executive Order 20-69 by the governor. You may join the ZOOM meeting by clicking on the following link: <https://us04web.zoom.us/j/239151008>

Join Zoom Meeting
Meeting ID: 239 151 008

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+1 312 626 6799 US (Chicago)	+1 301 715 8592 US
+1 646 558 8656 US (New York)	+1 346 248 7799 US (Houston)
+1 253 215 8782 US	+1 720 707 2699 US (Denver)

**Leon County Research and Development Authority
Development Review Committee**
Knight Administrative Centre
1736 W Paul Dirac Drive 32310
Tuesday, May 14, 2019, 9:00am

DRAFT Minutes

Members in Attendance: Ron Miller, Greg Harden, Patrick Hoy, Cheryl McCall, Kimberly Strobel-Ball.

Members not in Attendance: None.

Guests: Mike Drymand (City of Tallahassee Utilities), Ross Ellington and Mary Jo Spector (FSU), Kinley Jones and Craig Talton (FAMU), Tom O'Steen (Moore Bass Consulting), Peggy Bielby (LCRDA staff).

1. Call to Order

The meeting was called to order at 9:00am.

2. Introduction of Guests

All present introduced themselves.

3. Modifications to the Agenda

None.

4. Public Comment

None.

5. Approval of Minutes, July 10, 2018

Greg Harden offered a motion to approve the July 10, 2018 minutes. Patrick Hoy seconded the motion which passed unanimously.

Cheryl McCall joined the meeting at 9:08am.

6. FSU Interdisciplinary Research and Commercialization Building

- a. Florida State University (FSU) is requesting approval of its proposed construction of a 116,250 sf Interdisciplinary Research and Commercialization Building.
- b. The application also requests the Authority grant variances to the following Innovation Park/Tallahassee Declaration of Protective Covenants and Restrictions (C&R) and the Innovation Park/Tallahassee Planned Unit Development (PUD):
 - i. C&R, Article VII, Section 3, to allow portions of the building, retaining walls, and decorative seating wall to be constructed within the 50' setback;
 - ii. C&R, Article VII, Section 4, to allow a building height of 76' +/- to exceed the C&R 45' maximum, but within the 90' maximum allowed by the PUD;
 - iii. PUD parking requirements, to allow 114 parking spaces rather than the PUD required 210 spaces based on the intended use of the building, the building's location within the Multimodal Transportation District and availability of alternative transportation modes;
 - iv. PUD landscape buffer requirements, to allow for two parking spaces within the 25' landscape buffer.

Within fifteen (15) days following the public hearing the Committee shall recommend to the Authority its proposed disposition of the application. The Authority shall act upon the application by majority vote within thirty (30) days following receipt of the Committee's recommendations and the Authority's decision shall be final and binding.

Ron Miller clarified the vote today does not address nor approve any of the City of Tallahassee Utility issues, and that the approvals are subject to receiving the required lighting plan.

After discussion, Greg Harden offered a motion to approve the site plan for the FSU construction of a 116,250sf Interdisciplinary Research and Commercialization Building at Innovation Park subject to receiving the required lighting plan. Cheryl McCall seconded the motion which passed unanimously.

Patrick Hoy offered a motion to recommend the Leon County R&D Authority Board of Governors approve the requested C&R and PUD variances. Greg Harden seconded the motion which passed unanimously.

7. New Business

None.

8. Adjourn

The meeting was adjourned at 9:37am.

CITY OF TALLAHASSEE/INNOVATION PARK
SITE PLAN REVIEW
COMPLETENESS DETERMINATION CHECKLIST

In order for an application to be eligible for review, the following materials must be submitted to the Innovation Park/Tallahassee Development Review Committee. Five copies are required for this review.

APPLICANT
VERIFICATION

STAFF
VERIFICATION

✓
✓

✓

✓
✓

✓

1. The applicant shall submit to the Innovation Park/Tallahassee Development Review Committee a detailed statement of objectives indicating:
 - a. The general purpose of the development
 - b. The type and square footage of non-residential development including floor area ratios, pervious and impervious surface areas, and other standards as may be required.
2. A site conditions map drawn to an appropriate engineer's scale sufficient to show and to depict the location of existing property lines for both private and public property (boundary survey), existing contours shown at a contour interval of two (2) feet, streets, buildings, watercourses, transmission lines, sewers, culverts, and drain pipes, water mains, public utility easements, wooded area, streams, lakes, marshes, and any other physical conditions on the site.
3. A site plan shall be drawn to an appropriate engineer's scale showing:
 - a. The proposed grading plan.
 - b. All rights-of-way and easements showing points of reference.
 - c. All proposed buildings and other structures.

✓ _____

✓ _____

✓ _____

✓ _____

✓ N/A _____

✓ N/A _____

✓ _____

✓ _____

✓ _____

✓ _____

✓ _____

✓ _____

✓ _____

✓ _____

✓ _____

- d. The location of phase lines indicating all applicable construction phases if applicable.
- e. The off-street parking and loading plan.
- f. A circulation diagram showing vehicular and pedestrian movements including any special engineering features and traffic regulation devices.
- ✓ g. Provisions for the control of signs including size, shape and appearance.

4. A utility service plan showing:

- a. Existing drainage and sewer lines.
- b. The disposition and/or retention of sanitary waste and storm water.

5. A landscaping plan showing:

- a. Landscaped areas.
- b. All specimen trees or groups of trees thirty-six (36) inches in diameter or larger, indicating those to be retained, removed, or relocated.
- c. The location, height, and material for walks, fences, walkways, and other man-made landscape features.
- d. Any special landscape features including but not limited to, man-made lakes, land sculptures and waterfalls.

6. Statistical information including:

- a. Total acreage of the site.
- b. Maximum building coverage expressed as a percentage of the total site area.
- c. The area of land devoted to rights-of-way, transportation easements, parking and other transportation facilities expressed as a percentage of the total site area.
- d. The area of land devoted to undisturbed open space expressed as a percentage of the total site area.
- e. The calculated density/intensity for the project and impervious percentage.

✓ _____

7. Development schedule showing order of construction, proposed date for the beginning of construction and completion of the project as a whole and any phases thereof.

✓ _____

8. This completed checklist.

✓ _____

9. Other relevant information which is deemed to be appropriate by the Innovation Park/Tallahassee Development Review Committee to ensure consideration of all relevant issues.

If the Innovation Park/Tallahassee Development Review Committee refers the project to the City of Tallahassee the following will be required:

10. Completed application for Site Plan Review - Type A.

11. Application fee.

Note: All of the items listed above must be submitted at time of application, unless the Development Review Committee Chairman waives a specific item.

April 3, 2020

Hicks
Nation
Architects
Incorporated

Architecture
Programming
Planning

Mr. Ronald J. Miller, Jr.
Executive Director
Leon County R & D Authority
Innovation Park
1736 Paul Dirac Drive
Tallahassee, FL 32310

**RE: Research Building Expansion – Phase II
Center for Advanced Power Systems
2000 Levy Avenue
FSU Research Foundation
Tallahassee, Florida
HNA Project No. 2050**

Dear Mr. Miller,

We are herein submitting our site development plans for the above referenced project for your review. The project consists of the expansion to the existing Research Building located near FSU Foundation Building “A”. The building will be occupied by the Center for Advanced Power Systems and constructed to the north side of the existing Research Building which is nearing completion. The expansion contains approximately 6,294 GSF. The location of the building can be seen on the civil plans. A detail explanation of the project is included on Dwg. No. G1.2, General Notes & Building Design Summary.

The building will be located on existing asphalt drive and parking that will be removed as part of this project. The total building footprint for this project is 12,694 GSF. The Impervious Surface Calculations Plan is attached for your review.

The building exterior will be covered with the same brick and performed ribbed metal wall panel that the existing building is covered with. See Dwg. No’s. A3.0 and A4.1 for exterior elevations and a building section.

Mr. Ronald J. Miller, Jr.
April 3, 2020
Page 2 of 2

We intend to have the construction documents and all reviews completed and ready for permitting by the beginning of July. The University plans to start construction later this year with completion scheduled for June, 2021. Let us know if we need to meet to review the plans or if we can answer any questions.

Sincerely,



John W. Nation, AIA

Xc: Mary Jo Spector, Jamie Graham, Paul Davidson, Craig Allen & Jack Chason

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RESEARCH BUILDING EXPANSION - PHASE II CENTER FOR ADVANCED POWER SYSTEMS

2000 LEVY AVE.
FSU PROJECT NO. 1927600
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

Hicks
Nation
Architects
Incorporated

Architecture
Programming
Planning

1382
Timberlane Road
Suite C
Tallahassee, FL
32312
850.893.1130
License Number
AA C00 1403

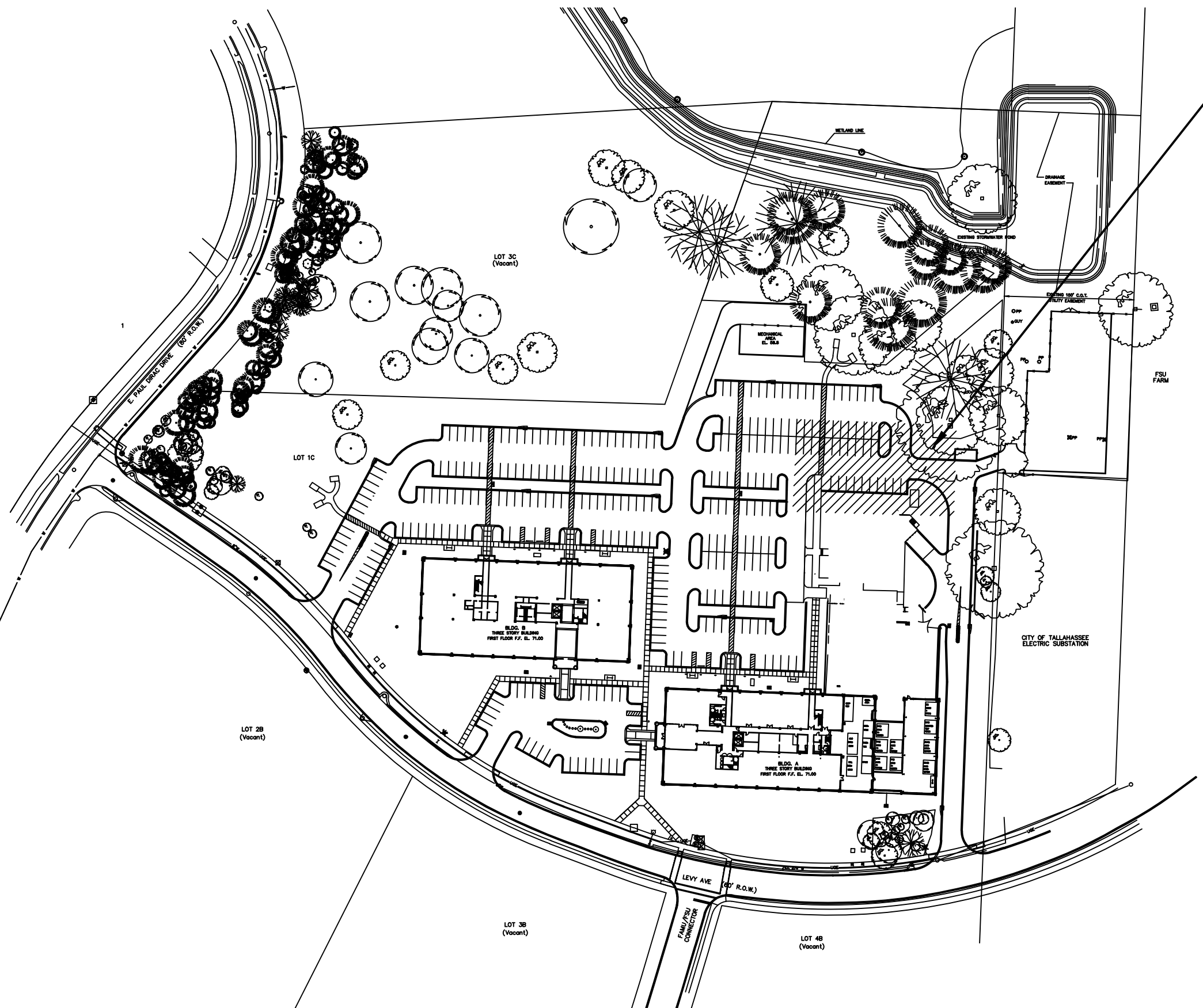
Project Site



LOCATION MAP



Project Site



OVERALL SITE PLAN



INDEX TO DRAWINGS

DWG. NO.	SHEET NO.	TITLE
G11	1 OF 40	TITLE SHEET, INDEX TO DRAWINGS & LOCATION MAP
G12	2 OF 40	BUILDING DESIGN SUMMARY, GENERAL NOTES & PRODUCT APPROVAL
G13	3 OF 40	USE SAFETY PLANS
C11	4 OF 40	DEMOLITION AND EROSION/SEDIMENT CONTROL PLAN
C2.0	5 OF 40	SITE GEOMETRY PLAN
C3.0	6 OF 40	GRADING & DRAINAGE PLAN
C4.0	7 OF 40	SITE DETAILS
A1.0	8 OF 40	ARCHITECTURAL SITE PLAN
A1.1	9 OF 40	DEMOLITION PLAN, SECTION AND ELEVATION
A1.2	10 OF 40	FLOOR PLAN AND EQUIPMENT PLATFORM PLAN
A3.0	11 OF 40	EXTERIOR ELEVATIONS
A4.1	12 OF 40	BUILDING SECTION
S1.0	13 OF 40	STRUCTURAL NOTES
S1.1	14 OF 40	STRUCTURAL NOTES
S1.2	15 OF 40	C & C WINDLOAD DIAGRAMS
S2.1	16 OF 40	FOUNDATION & PLATFORM PLANS
S2.2	17 OF 40	ROOF FRAMING PLAN
S3.0	18 OF 40	FOUNDATION DETAILS
S3.1	19 OF 40	FOUNDATION DETAILS
S4.0	20 OF 40	MASONRY DETAILS
S5.0	21 OF 40	FRAMING DETAILS
M0.1	22 OF 40	ABBREVIATIONS, LEGENDS & GENERAL NOTES
M0.2	23 OF 40	MECHANICAL SCHEDULES
M0.3	24 OF 40	VENT CALCULATIONS
M1.0	25 OF 40	FLOOR PLAN - HVAC DUCTWORK
M1.1	26 OF 40	FLOOR PLAN - HVAC PIPING
M2.0	27 OF 40	MECHANICAL DETAILS
M3.0	28 OF 40	SEQUENCE OF OPERATION & CONTROLS
E0.1	29 OF 40	SYMBOL LEGEND, ABBREVIATIONS & GENERAL NOTES
E0.2	30 OF 40	PROJECT SPECIFICATIONS
E0.3	31 OF 40	PARTIAL POWER RISER DIAGRAM
E0.4	32 OF 40	SITE PLAN
E0.5	33 OF 40	PANEL SCHEDULES
E0.6	34 OF 40	PANEL SCHEDULES
E0.7	35 OF 40	PANEL SCHEDULES
E0.8	36 OF 40	PANEL SCHEDULES
E0.9	37 OF 40	ELECTRICAL DETAILS
E1.0	38 OF 40	FLOOR PLAN, EQUIPMENT PLATFORM PLAN - POWER & SYSTEMS
E1.1	39 OF 40	FLOOR PLAN, EQUIPMENT PLATFORM PLAN - LIGHTING
E1.2	40 OF 40	ROOF PLAN - LIGHTNING PROTECTION

RESEARCH BUILDING EXPANSION - PHASE II
CENTER FOR ADVANCED POWER SYSTEMS
FSU PROJECT NO. 1927600
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

MARCH 23, 2020
HNA No. 2050

John W. Nation
AR 12778

G1.1

1. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF EITHER CONTRACTOR, ARCHITECT, ENGINEER, OR SUPPLIER OR ANY OF THE CONSULTANTS, AGENTS OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS, NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE ARCHITECT OR ANY OF THE ARCHITECT'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO CHANGE OR MODIFY THE DUTIES, RESPONSIBILITIES OR PERFORMANCE OF THE WORK OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.

3. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE FLORIDA BUILDING CODE SIXTH EDITION (2017).

5. THE CONTRACTOR SHALL NOTIFY IN WRITING THE ARCHITECT OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE CONTRACT DOCUMENTS.

1. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AND PUBLISHED THE DATE OF TAKING BIDS UNLESS SPECIFICALLY STATED OTHERWISE.

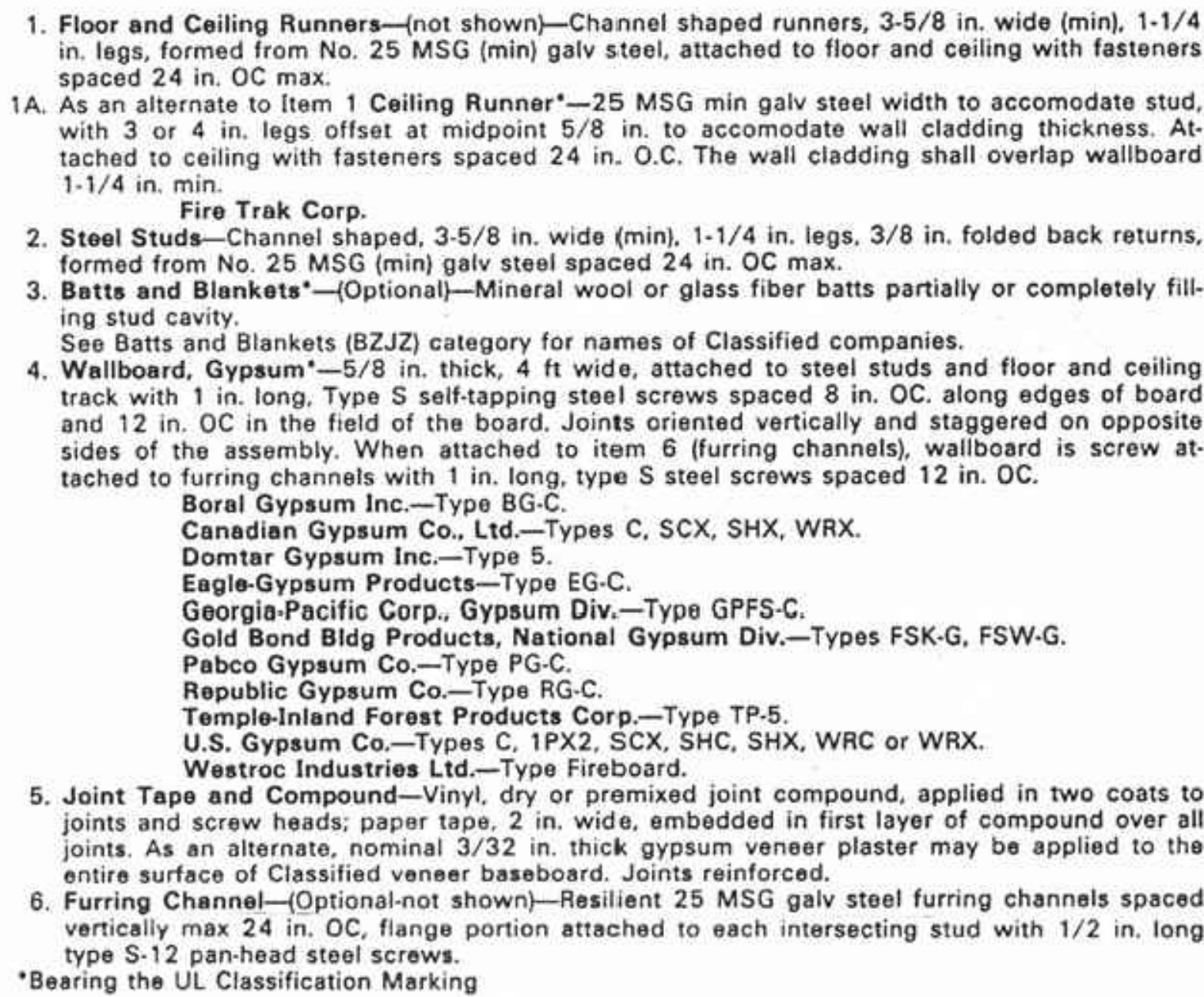
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDER OF PUBLIC AUTHORITIES (ESPECIALLY OSHA) BEARING ON SAFETY OF PERSONS OR PROPERTY OR THEIR PROTECTION FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL NOT LOAD OR PERMIT ANY PART OF THE CONSTRUCTION SITE TO BE LOADED SO AS TO ENDANGER ITS SAFETY.

1. REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ARCHITECT/ENGINEER OF RECORD DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

IT IS CRITICAL THAT THE OWNERS OPERATIONS NOT BE DISTURBED DURING THE CONSTRUCTION PROCESS. THE BUILDING SITE WILL NEED TO BE MAINTAINED IN A SECURE STATUS WHEN UNOCCUPIED.

THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND FOR CONFORMANCE WITH THE HEALTH AND SAFETY PROVISIONS REQUIRED BY ANY REGULATORY AGENCIES. THE ARCHITECT HAS NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR, OR THEIR EMPLOYEES WITH REGARD TO THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS.

U.L. FIRE RATED DESIGN ASSEMBLIES:



<u>OWNER:</u>	FLORIDA STATE UNIVERSITY
<u>PROJECT LOCATION:</u>	RESEARCH LAB CENTER FOR ADVANCED POWER SYSTEMS 2000 LEVY AVE FLORIDA STATE UNIVERSITY

<u>BUILDING CODES:</u>	<u>AFFLICABLE CODES:</u>	
	FLORIDA BUILDING CODE, BUILDING (FBC-B)	SIXTH EDITION (2017)
	FLORIDA BUILDING CODE, ACCESSIBILITY	SIXTH EDITION (2017)
	FLORIDA BUILDING CODE, MECHANICAL (FBC-M)	SIXTH EDITION (2017)
	FLORIDA BUILDING CODE, ENERGY CONSERVATION	SIXTH EDITION (2017)
	FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)	SIXTH EDITION (2017)
	FLORIDA BUILDING CODE, PLUMBING (FBC-P)	SIXTH EDITION (2017)
	FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)	SIXTH EDITION (2017)
	FLORIDA FIRE PREVENTION CODE (FFPC)	SIXTH EDITION (2017)
	NATIONAL ELECTRICAL CODE (NEC)	EDITION (2014)

BUILDING CONSTRUCTION CLASSIFICATION: FBC - B - 602 FBC - B - TABLE 601 & 602	TYPE II B CONSTRUCTION - UNPROTECTED - UNSPRINKLERED BUILDING SEPARATION - 2'-0" - ASSUMED PROPERTY LINE IS 10'-0", NO FIRE RATING REQUIRED FOR EXTERIOR WALL IF 10'-0" OR OVER PER TABLE 602.
--	--

ALLOWABLE HEIGHTS & BUILDING AREAS:	BUILDING DESIGN BASED ON TYPE II B CONSTRUCTION. BUILDING HEIGHT - 55'-0" MAX ALLOWED. EXISTING AREA - 13,000 SF FLOOR MAX. ALLOWED. NO. OF STORIES - 3 STORY MAX. ALLOWED.	DESIGNED: 30'-0" DESIGNED: 6,400 + 6,234 + 12,694 GSF TOTAL DESIGNED: 1 STORY
FBC - B - CHAPTER 5 FBC - B - TABLE 504 & 506	EXISTING MEZZANINES & EQUIPMENT PLATFORMS: (FBC-B 505.2.1) EXISTING MEZZANINE & EQUIPMENT PLATFORM NO. 1 - 474 SF NEW MEZZANINE & EQUIPMENT PLATFORM No. 1 - 231 SF EXISTING MEZZANINE & EQUIPMENT PLATFORM NO. 2 - 171 SF NEW MEZZANINE & EQUIPMENT PLATFORM No. 3 - 524 SF	
	TOTAL 3,000	DESIGNED

OPEN LAB FLOOR AREA:	EXISTING - 3,453 SF
	NEW - 5,460 SF
	0,053 SF
	X 6.7 FBC 505.3.1
	5,936 SF ALLOWED MEZZANINE/PLATFORM

OCCUPANT LOAD:
FBC - B - 1004
FBC - B - TABLE 1004.12
NFPA 101 - CHAPTER 30

OCCUPANCY - GROUP B BUSINESS
REFER TO FBC-B, SECTION 1004.12 EXCEPTION FOR OCCUPANT LOAD COUNT.

THIS FACILITY IS NOT OPEN TO THE PUBLIC AND HAS RESTRICTED CARD ACCESS ONLY FOR THE SCIENTIST OCCUPYING THE FACILITY AND ASSOCIATED GRADUATE STUDENTS. ACCORDING TO THE FACILITY DIRECTOR, THE OCCUPANT LOAD FOR THIS FACILITY WILL BE APPROXIMATELY 40 OCCUPANTS.

MEANS OF EGRESS:	MAX. TRAVEL DISTANCE TO EXIT	200 ft.	200 ft.	13'-0"
FBC - B CHAPTER 10	MAX. COMMON PATH OF TRAVEL	75 ft.	75 ft.	36'-0"
FBC - B TABLE 10B.1	MAX. DEAD END CORRIDOR	20 ft.	20 ft.	
NFPA 101 CHAPTER 7	EGRESS WIDTH PER PERSON SERVED	02 in.	02 in.	60" SERVES 340
NFPA 101 38-2	MIN. STAIR WIDTH (OCCUPANT LOADS LESS THAN 50)	44 in. 36 in.	44 in. -	- 36 in.
	MIN. NUMBER OF EXITS (1-500 PEOPLE)	2	2	5

FIRE PROTECTION: INTERIOR FINISHES OTHER THAN THOSE APPLIED TO THE FLOOR SHALL HAVE A FLAMESPREAD CLASSIFICATION IN ACCORDANCE WITH ASTM E84 FOR CLASS B FLAMESPREAD 26-75 AND SMOKE DEVELOPMENT 0-450.

FIRE RATED ASSEMBLIES: FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED TO CONFORM TO THE FOLLOWING TESTED ASSEMBLIES.

1 HR FIRE RATED GWD PARTITION UL DESIGN NO. U465

SEAL ALL PENETRATIONS IN FIRE RATED CONSTRUCTION TO MAINTAIN FIRE RESISTANT RATING OF ASSEMBLY.

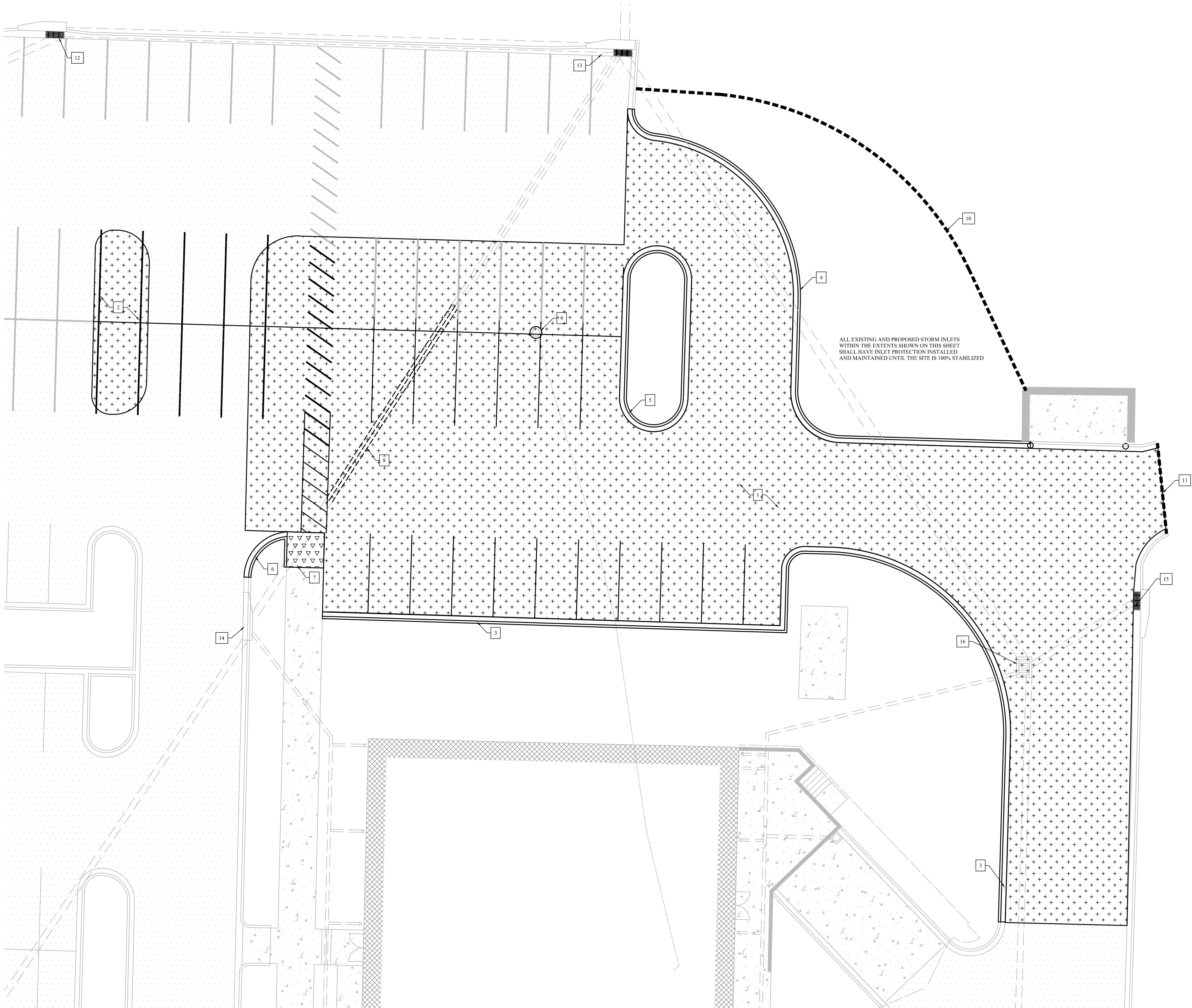
ALL FIRE RATED PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH RED LETTERED (STENCILED) SIGN ON A WHITE BACKGROUND. LETTERS SHALL BE 1/2" HIGH WITH THE FOLLOWING WORDS: "FIRE AND SMOKE BARRIER." PROTECT ALL OPENINGS. STENCILED SIGN SHALL BE ABOVE DECORATIVE CEILING AND IN CONCEALED SPACES ON EACH SIDE OF WALL AT A DISTANCE NOT TO EXCEED 20 FEET.

FBC - P, TABLE 403.1 - BASED ON 40 OCCUPANTS

NOTE:
TWO SINGLE USER TOILET ROOMS ARE EXISTING. PER SECTION 213.2, EXCEPTION NO. 4 IN THE FLORIDA BUILDING CODE - ACCESSIBILITY, ONE OF THE RESTROOMS IS H/C COMPLIANT AND ONE IS NOT.

FBC-A, SECTION 213.2 EXCEPTION NO. 4:
"WHERE MULTIPLE SINGLE USER TOILET ROOMS ARE CLUSTERED AT A SINGLE LOCATION, NO MORE THAN 50 PERCENT OF THE SINGLE USER TOILET ROOMS FOR EACH USE AT EACH CLUSTER SHALL BE REQUIRED TO COMPLY WITH 603."

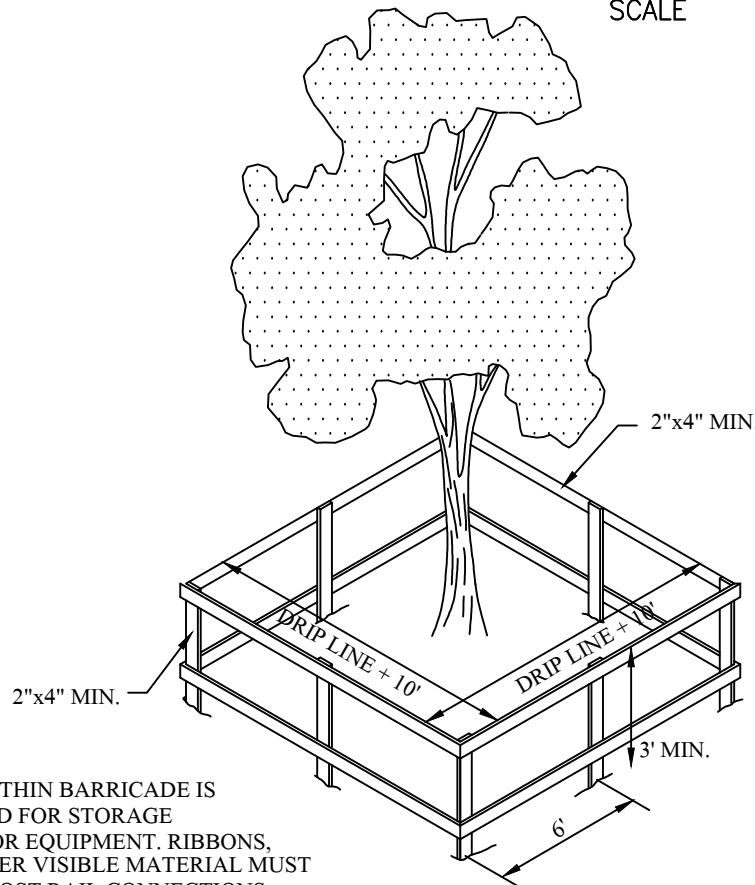
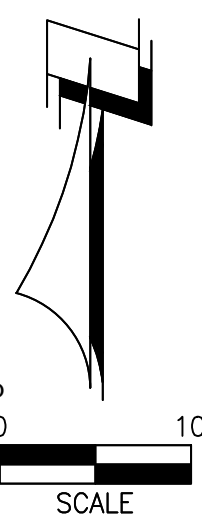
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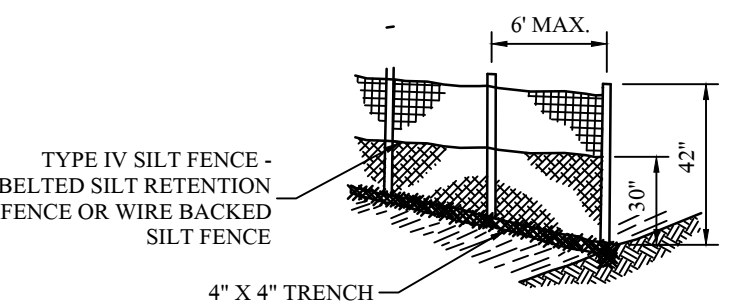
DEMOLITION PLAN
SCALE: 1/4"=0'-0"

LEGEND

	EXISTING BUILDING
	EXISTING ASPHALT
	EXISTING CONCRETE
	ASPHALT TO BE REMOVED
	CONCRETE TO BE REMOVED
	GRAVEL TO BE REMOVED



B
C/1.1
TREE BARRICADE DETAIL
N.T.S.



A
C/1.1
SILT FENCE DETAIL
N.T.S.

DEMOLITION NOTES	
1	REMOVE 13,460 SF ASPHALT PAVEMENT & LIMEROCK BASE
2	REMOVE 438 SF ASPHALT PAVEMENT & LIMEROCK BASE
3	REMOVE 225 LF CURB & GUTTER
4	REMOVE 137 LF CURB & GUTTER
5	REMOVE 91 LF CURB & GUTTER
6	REMOVE 14 LF CURB & GUTTER
7	REMOVE 62 SF CONCRETE SIDEWALK
8	REMOVE 80 LF 18" RCP
9	REMOVE LIGHT POLE
10	INSTALL 120 LF SILT FENCE PER DETAIL A/C1.1
11	INSTALL 20 LF SILT FENCE PER DETAIL A/C1.1
12	INSTALL CURB INLET PROTECTION SOCK
13	INSTALL CURB INLET PROTECTION SOCK
14	INSTALL CURB INLET PROTECTION SOCK
15	INSTALL CURB INLET PROTECTION SOCK
16	WRAP SILT FENCE AROUND INLET AND TRIPLE WRAP INLET GRATE WITH FILTER FABRIC

DAVID H. MELVIN, INC.
Consulting Engineers

EB-0005637
2541-1 BARRINGTON CIRCLE
TALLAHASSEE, FLORIDA 32308
850-671-7221

NO.

DATE

REVISION

Hicks Nation

Architects Incorporated

Architecture
Programming
Planning

1382
Timberlane Road
Suite C
Tallahassee FL
32312
850.893.1130
License Number
AA C00 1403

RESEARCH BUILDING EXPANSION - PHASE II

CENTER FOR ADVANCED POWER SYSTEMS

FSU PROJECT NO. 1927600

FLORIDA STATE UNIVERSITY

DEMOLITION PLAN

PAUL DAVIDSON
PE 84667

DATE

March 23, 2020

PROJECT NO.

1900

DESIGNED BY

PSD

DRAWN BY

PSD

CHECKED BY

DHM

DWG. NO.

C1.1

DAVID H. MELVIN, INC.

Consulting Engineers

EB-0005637

2541-1 BARRINGTON CIRCLE

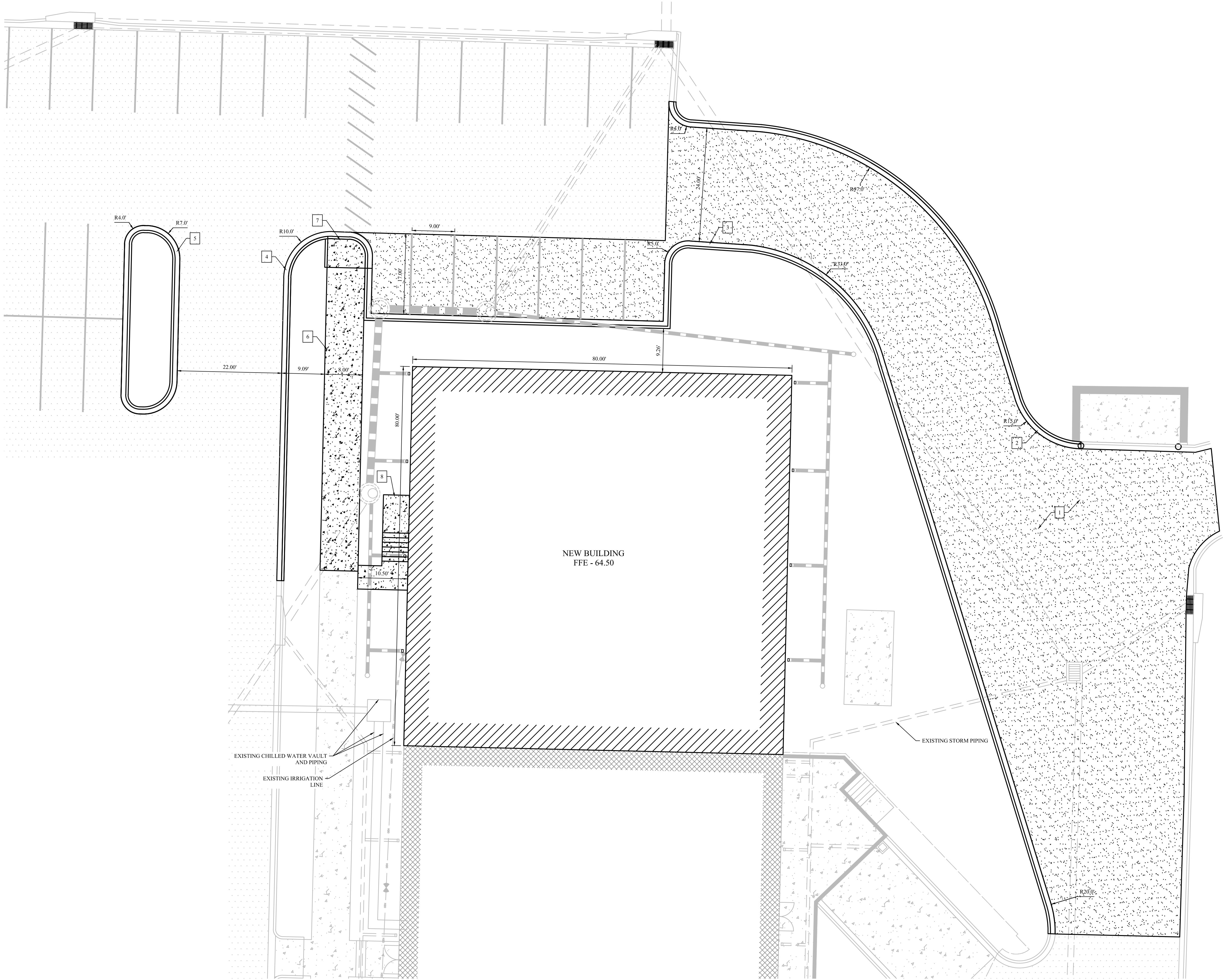
TALLAHASSEE, FLORIDA 32308

850-671-7221

Development Review Committee Meeting - April 14, 2020

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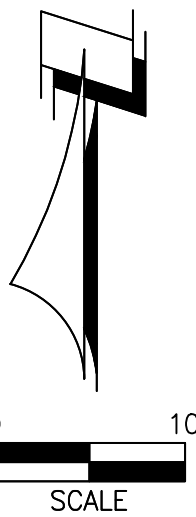
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SITE PLAN
SCALE: 1"=10'-0"

LEGEND

	PROPOSED BUILDING
	PROPOSED ASPHALT
	PROPOSED CONCRETE



SITE DATA

General Information

Property Tax ID #(s):	410327 C0010
Site Address:	2000 Levy Avenue
Owner:	FSU Board of Trustees
Architect:	Hicks Nation Architects, Inc.
Engineer:	David H. Melvin, Inc.
Surveyor:	Meridian Surveying and Mapping, Inc.
Utilities:	
Water:	City of Tallahassee
Sewer:	City of Tallahassee
Electric:	City of Tallahassee
Zoning:	PUD 13
Existing Use(s):	8600 - County
Proposed Use(s):	8600 - County

Area Data - Phase 1

Demolished Impervious Area (SF):	22987 SF
Asphalt:	20671 SF
Concrete:	2156 SF
Gravel:	160 SF

Proposed Impervious Area (SF):	18551 SF
Building(s) Footprint:	6400 SF
Asphalt:	6854 SF
Concrete:	5297 SF

Post-Development Net Decrease in Impervious Area (SF):	4436 SF
--	---------

Area Data - Phase 2

Demolished Impervious Area (SF):	14658 SF
Asphalt:	13898 SF
Concrete:	760 SF

Proposed Impervious Area (SF):	15601 SF
Building(s) Footprint:	6400 SF
Asphalt:	7801 SF
Concrete:	1400 SF

Post-Development Net Increase in Impervious Area (SF):	943 SF
--	--------

Total Post-Development Net Decrease in Impervious Area (SF):	3493 SF
--	---------

Parking Data - Phase 1

Existing Parking Spaces	364
Demolished Parking Spaces	58
Post-Development Parking Spaces	306

Post-Development Gross Square Footage	188862 SF
---------------------------------------	-----------

Required Parking Spaces from PUD	255
----------------------------------	-----

Breakdown	
2 per 250 SF up to 20,000 SF	160
2 per 2,000 SF from 20,001 SF to 40,000 SF	20
2 per 4,000 SF above 40,001 SF	75

Parking Data - Phase 2

Existing Parking Spaces	306
Demolished Parking Spaces	28
Post-Development Parking Spaces	278

Post-Development Gross Square Footage	195262 SF
---------------------------------------	-----------

Required Parking Spaces from PUD	258
----------------------------------	-----

Breakdown	
2 per 250 SF up to 20,000 SF	160
2 per 2,000 SF from 20,001 SF to 40,000 SF	20
2 per 4,000 SF above 40,001 SF	78

SITE NOTES

1	INSTALL 7,806 SF ASPHALT PER DETAIL A/C2.0
2	INSTALL 123 LF 18" TYPE F CURB & GUTTER PER FDOT STD. INDEX NO. 300
3	INSTALL 283 LF 18" TYPE F CURB & GUTTER PER FDOT STD. INDEX NO. 300
4	INSTALL 77 LF 18" TYPE F CURB & GUTTER PER FDOT STD. INDEX NO. 300
5	INSTALL 90 LF 18" TYPE F CURB & GUTTER PER FDOT STD. INDEX NO. 300
6	INSTALL 557 SF CONCRETE SIDEWALK PER DETAIL C/C2.0
7	INSTALL 45 SF CONCRETE TYPE CR-F CURB RAMP PER FDOT STD. INDEX NO. 304
8	INSTALL CONCRETE LANDING AND STAIRS, SEE STRUCTURAL

DAVID H. MELVIN, INC.
Consulting Engineers

EB-0005637

2541-1 BARRINGTON CIRCLE
TALLAHASSEE, FLORIDA 32308
850-671-7221

NO.	DATE	REVISION

Hicks
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Architects
Incorporated

Architecture
Programming
Planning

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Timberlane Road
Suite C
Tallahassee FL
32312
850.893.1130
License Number
AA C00 1403

RESEARCH BUILDING EXPANSION - PHASE II
CENTER FOR ADVANCED POWER SYSTEMS
FSU PROJECT NO. 1927600
FLORIDA STATE UNIVERSITY
SITE PLAN

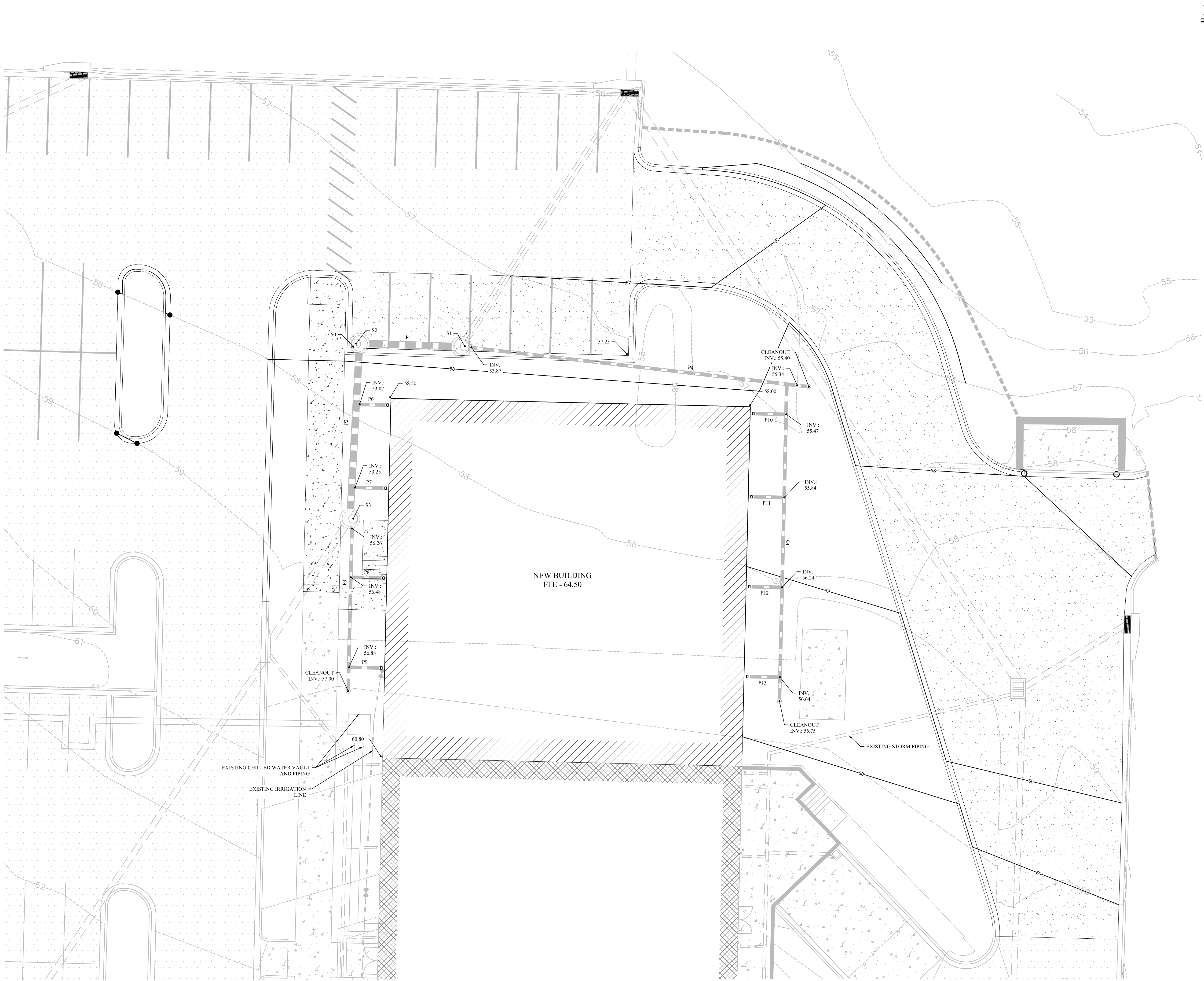
PAUL DAVIDSON
PE 84667

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March 23, 2020
PROJECT NO.
1900
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PSD
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PSD
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DWG. NO.

C2.0

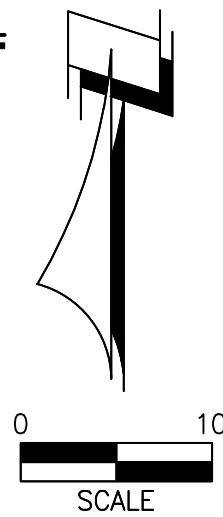
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LEGEND

	PROPOSED BUILDING
	PROPOSED ASPHALT
	PROPOSED CONCRETE



STRUCTURE CHART			
STRUCTURE	DESCRIPTION	TOP	INVERT
S1	MANHOLE W/ 3'-6" O P-BOTTOM PER FDOT STANDARD INDEX NO. 425-010	57.40	52.78
S2	MANHOLE W/ 3'-6" O P-BOTTOM PER FDOT STANDARD INDEX NO. 425-010	57.50	52.96
S3	MANHOLE W/ 3'-6" O P-BOTTOM PER FDOT STANDARD INDEX NO. 425-010	58.75	53.30

PIPE CHART		
PIPE	LENGTH (LF)	DESCRIPTION
P1	20	18" RCP
P2	36	18" RCP
P3	37	8" ADS N-12
P4	77	8" ADS N-12
P5	71	8" ADS N-12
P6	7	6" ADS N-12
P7	7	6" ADS N-12
P8	7	6" ADS N-12
P9	7	6" ADS N-12
P10	7	6" ADS N-12
P11	7	6" ADS N-12
P12	7	6" ADS N-12
P13	7	6" ADS N-12

GRADING & DRAINAGE PLAN
SCALE 1"=10'-0"

DAVID H. MELVIN, INC.
Consulting Engineers

EB-0005637

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Hicks Nation Architects Incorporated

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RESEARCH BUILDING EXPANSION - PHASE II
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FLORIDA STATE UNIVERSITY
GRADING & DRAINAGE PLAN

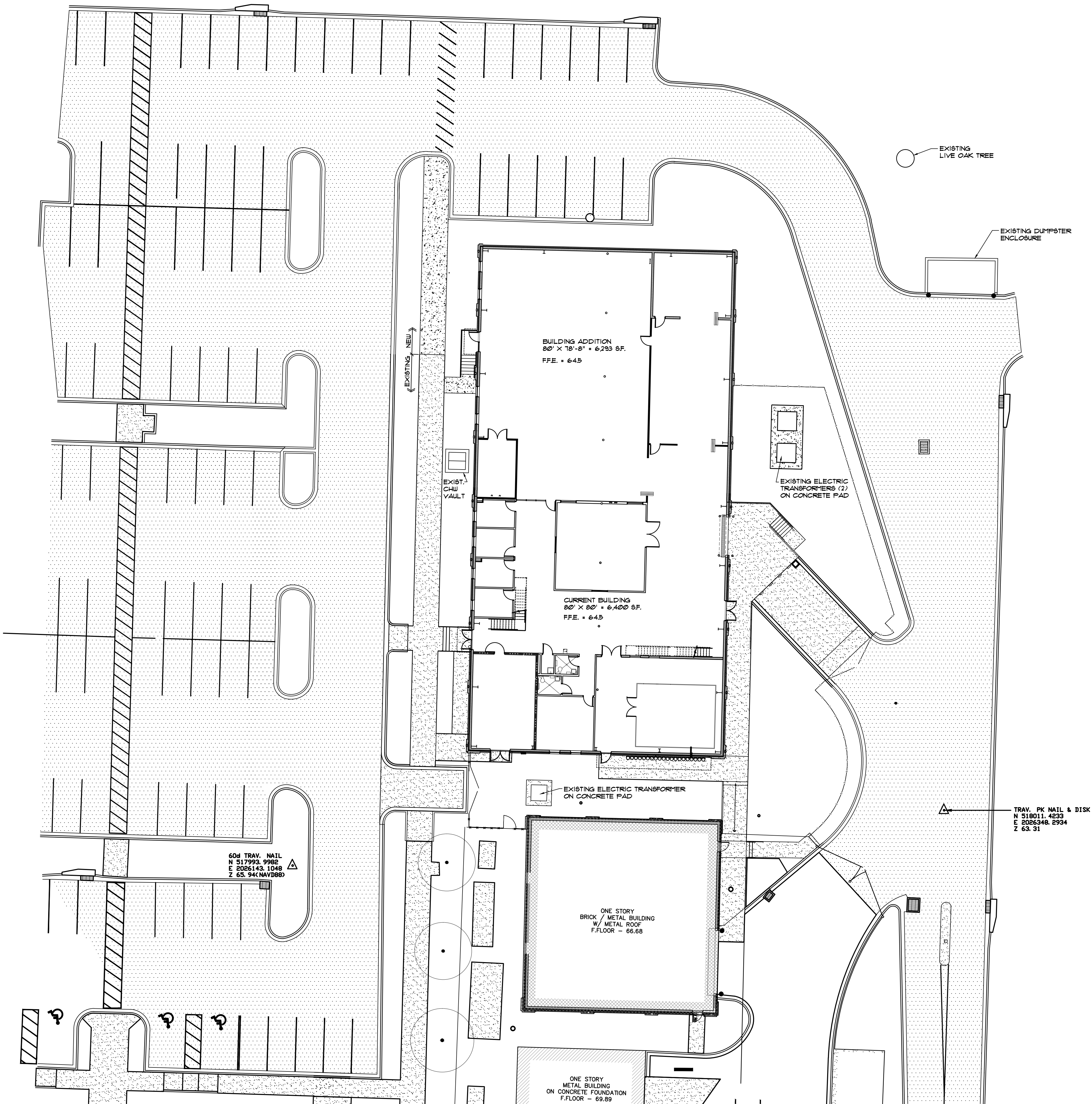
PAUL DAVIDSON
PE 84667

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PSD
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Development Review Committee Meeting - April 14, 2020
Page 13 of 18

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ARCHITECTURAL SITE PLAN

SCALE: 1/16"=1'-0"



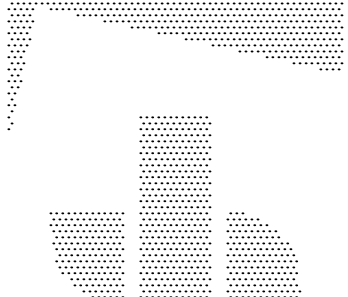
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FSU PROJECT NO. 1927600
FLORIDA STATE UNIVERSITY
ARCHITECTURAL SITE PLAN

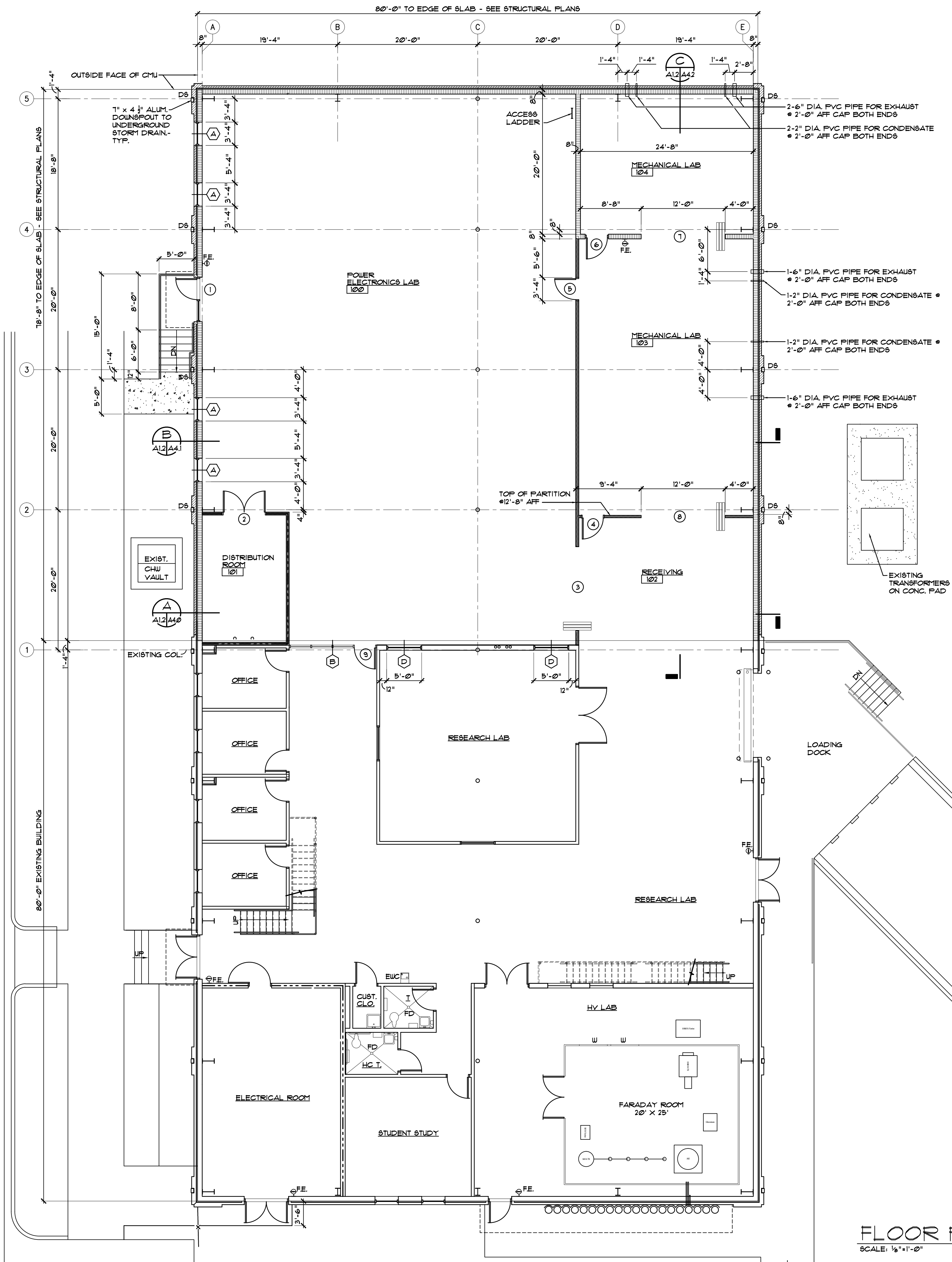


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AR 12778

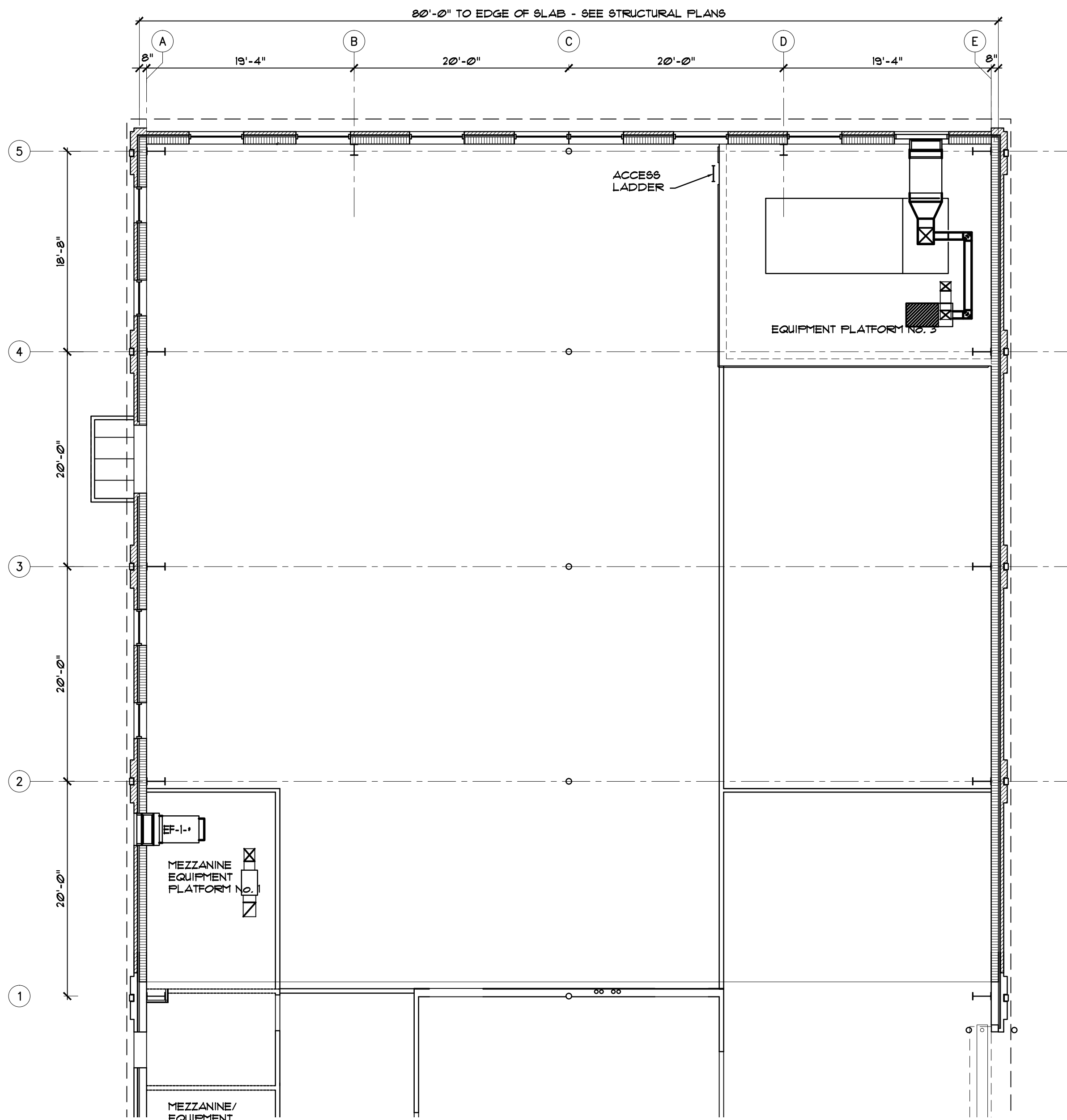
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PROJECT NO.
2050
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JWN
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MFL
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JWN
DWG. NO.

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FLOOR PLAN
SCALE: 1/8"=1'-0"



EQUIPMENT PLATFORM PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. WALL CONTROL JOINTS HAVE TYPICALLY BEEN INDICATED ON THE EXTERIOR ELEVATIONS FOR EXTERIOR WALLS. INTERIOR PARTITION CONTROL JOINTS HAVE NOT BEEN SHOWN ALTHOUGH THEY ARE REQUIRED AS SPECIFIED.
2. COORDINATE LOCATION OF CONTROL JOINTS IN MASONRY AND CONCRETE WITH ARCHITECT TO COMPLY WITH THE SPECIFICATIONS.

PARTITION LEGEND

- EXTERIOR WALL:
8" CMU W/ BITUMINOUS COATING 4 1 1/2" RIGID INSULATION 4 BRICK VENEER W/ METAL WALL PANELS ON WALL GIRTS, INSULATION 4 INTERIOR METAL PANELS ABOVE.
- INTERIOR GUB PARTITION:
4" METAL STUDS (20 GA.) @ 16" O.C. W/ 5/8" GUB EACH SIDE, W/ 3/4" SOUND ATTENUATION BATT INSULATION (STC 49), IN ALL PARTITIONS. EXTEND GUB 4 INSULATION TO UNDERSIDE OF MEZZANINE ABOVE UNLESS NOTED OTHERWISE.
- INTERIOR ONE HOUR FIRE RATED GUB PARTITION:
4" METAL STUDS (20 GA.) @ 16" O.C. W/ 5/8" FIRE RATED GUB EACH SIDE, W/ 3/4" SOUND ATTENUATION BATT INSULATION (STC 49), IN ALL PARTITIONS. EXTEND GUB 4 INSULATION TO UNDERSIDE OF MEZZANINE ABOVE UNLESS NOTED OTHERWISE. UL DESIGN NO. U465.
- BRACKET MOUNTED FIRE EXTINGUISHER
F.E. FIRE EXTINGUISHER SHALL BE UL-RATED 4-A:60-B:C, 10 LB NOMINAL.

NO DATE REVISION

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RESEARCH BUILDING EXPANSION - PHASE II
CENTER FOR ADVANCED POWER SYSTEMS
FSU PROJECT NO. 1927600
FLORIDA STATE UNIVERSITY
FLOOR PLAN & EQUIPMENT PLATFORM PLAN

John W. Nation
AR 12778

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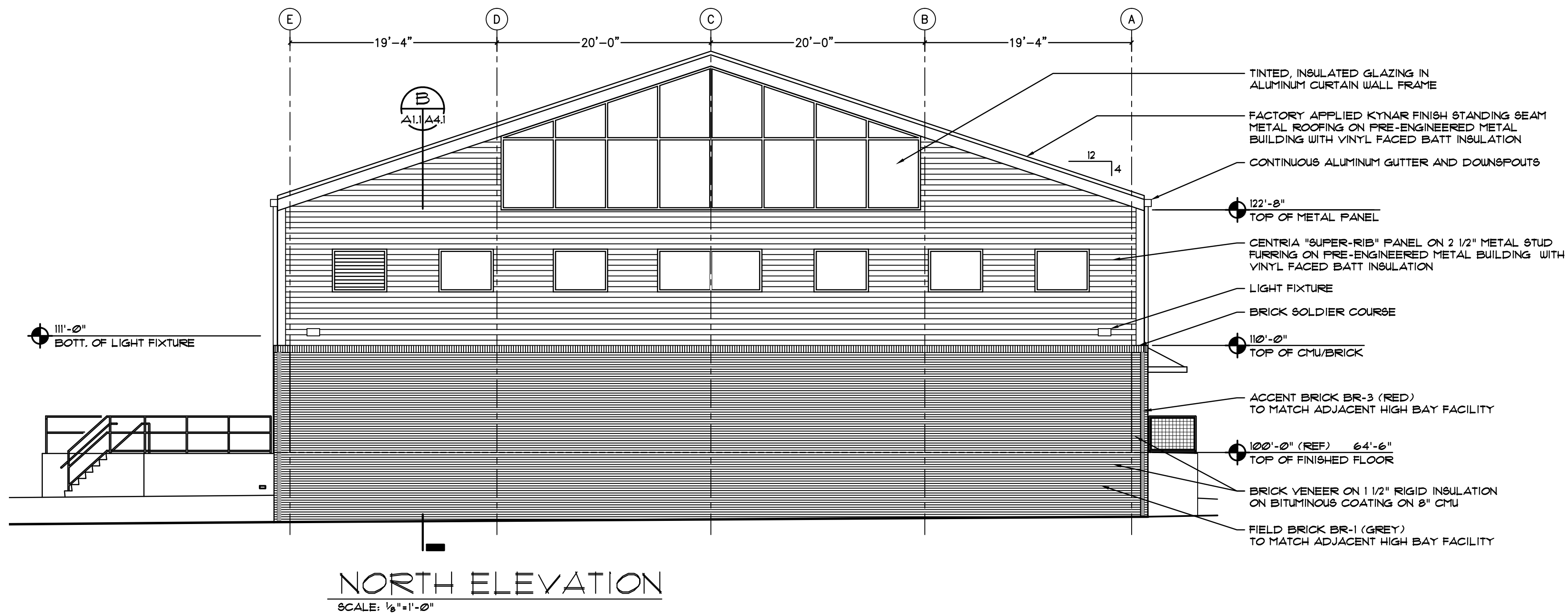
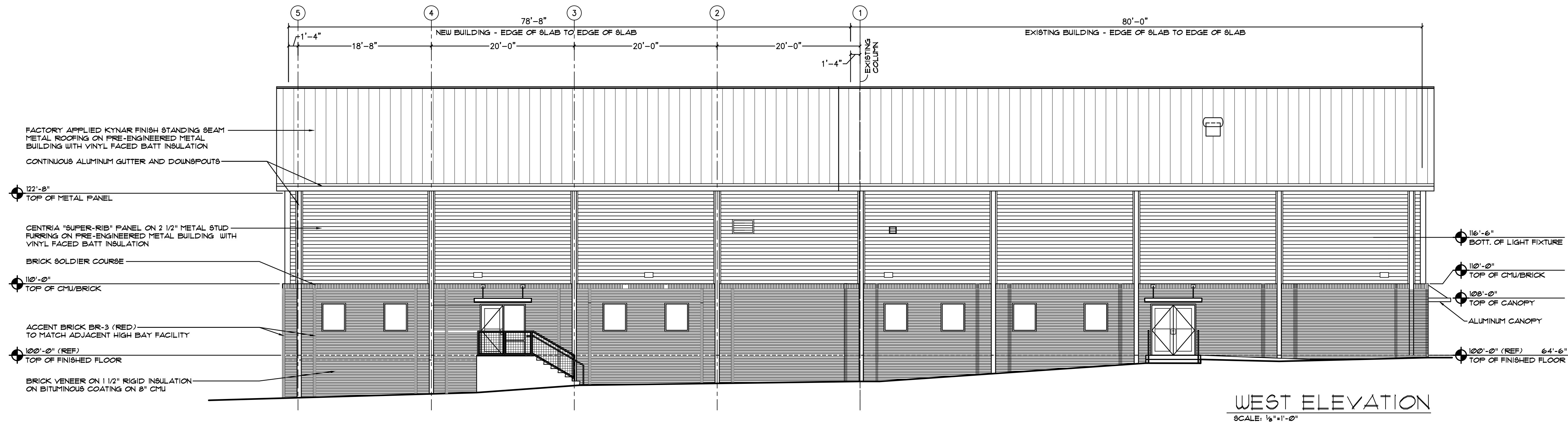
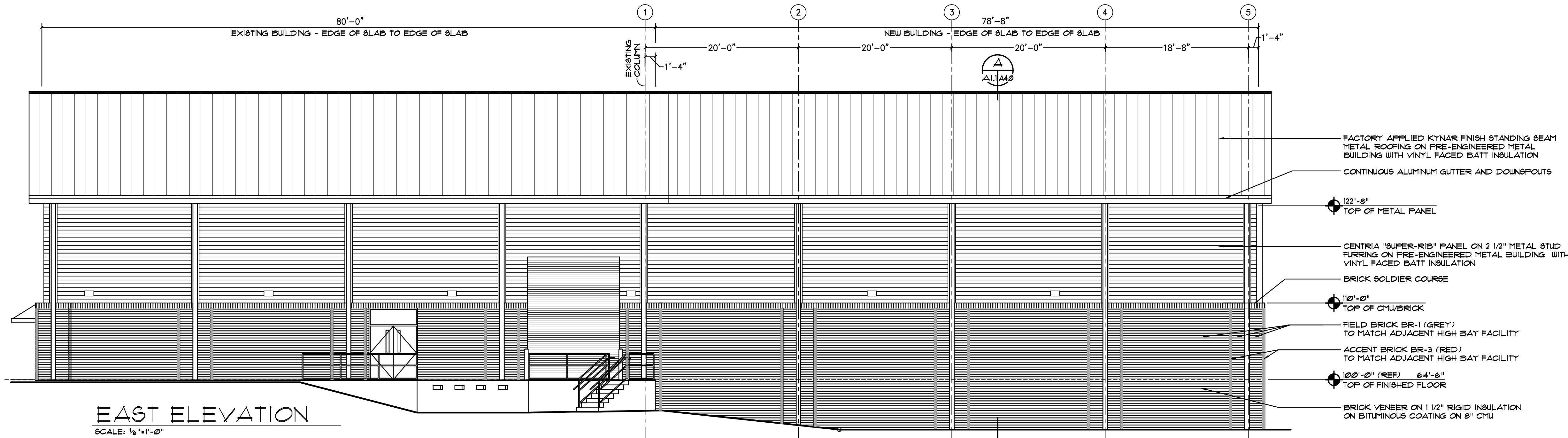
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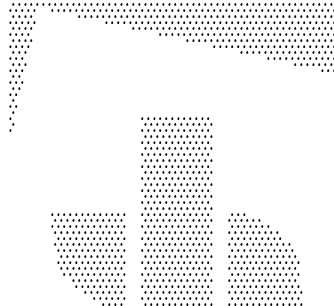
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RESEARCH BUILDING EXPANSION - PHASE II
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EXTERIOR ELEVATIONS

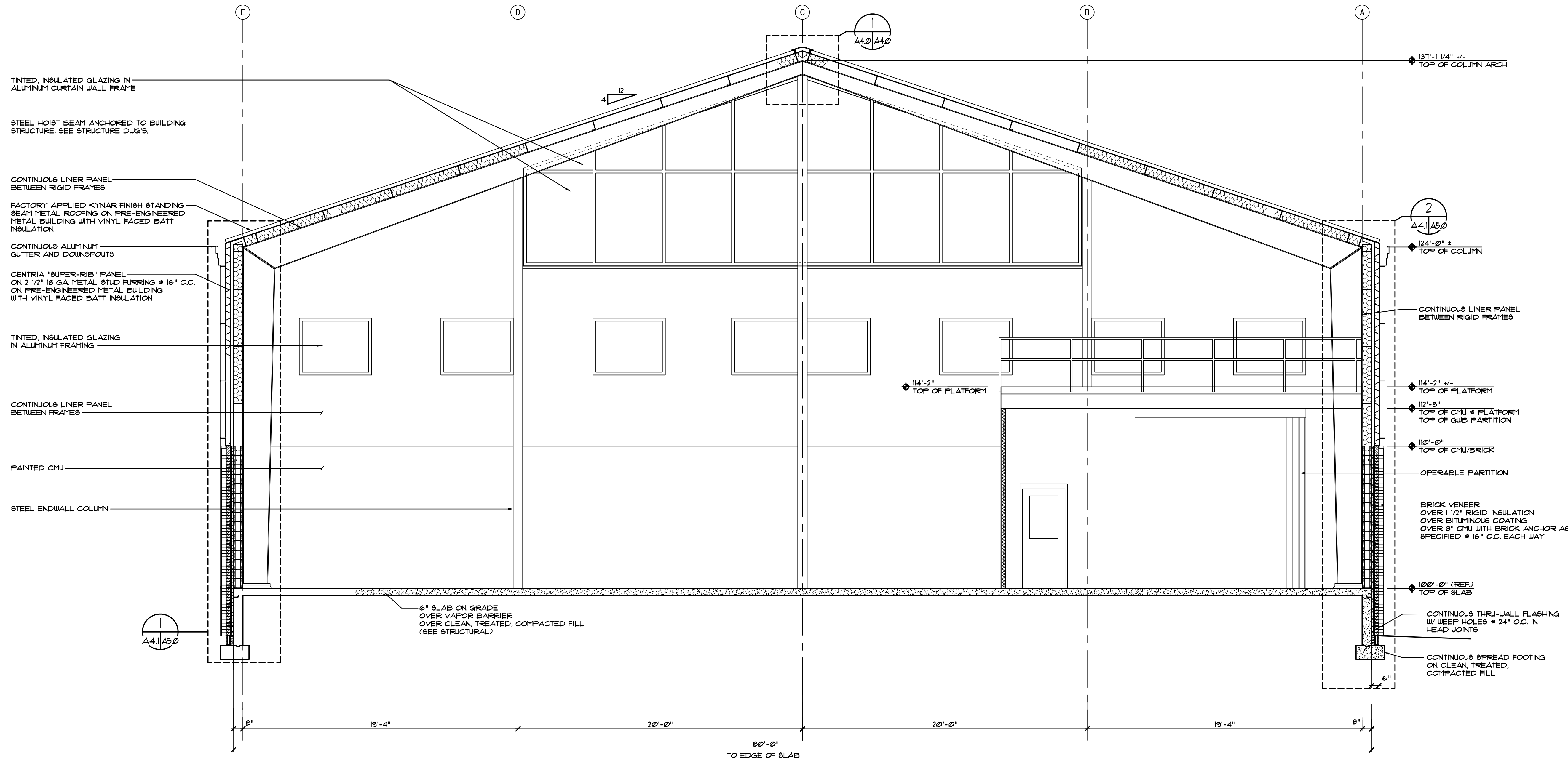


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B BUILDING SECTION
A4.1/A4.1 SCALE: 1/4"=1'-0"

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RESEARCH BUILDING EXPANSION - PHASE II
CENTER FOR ADVANCED POWER SYSTEMS
FSU PROJECT NO. 1927600
FLORIDA STATE UNIVERSITY
BUILDING SECTION

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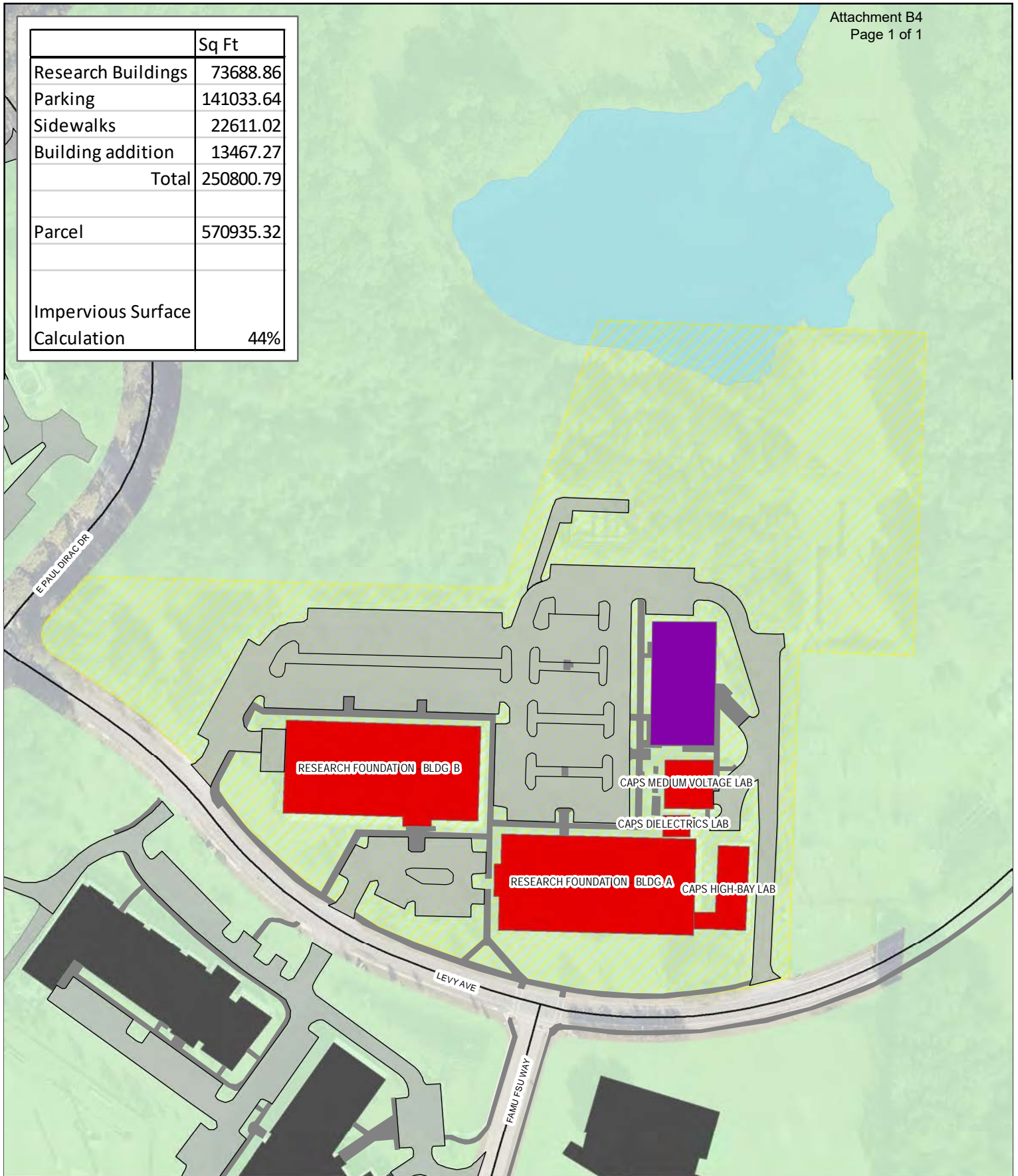
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A4.1

	Sq Ft
Research Buildings	73688.86
Parking	141033.64
Sidewalks	22611.02
Building addition	13467.27
Total	250800.79
Parcel	570935.32
Impervious Surface Calculation	44%



Florida State University Research Foundation Impervious Surface Calculations

- Building Addition
- Research Buildings
- FSU Buildings
- FSU Parcels
- Walkways
- Parking

Map created by:

Facilities Planning
mrunion@fsu.edu

April 2020

Leon County R&D Authority
Development Review Committee Meeting - April 14, 2020

Page 18 of 18

Source: FSU Facilities Planning & TLCCGIS



4/1/2020