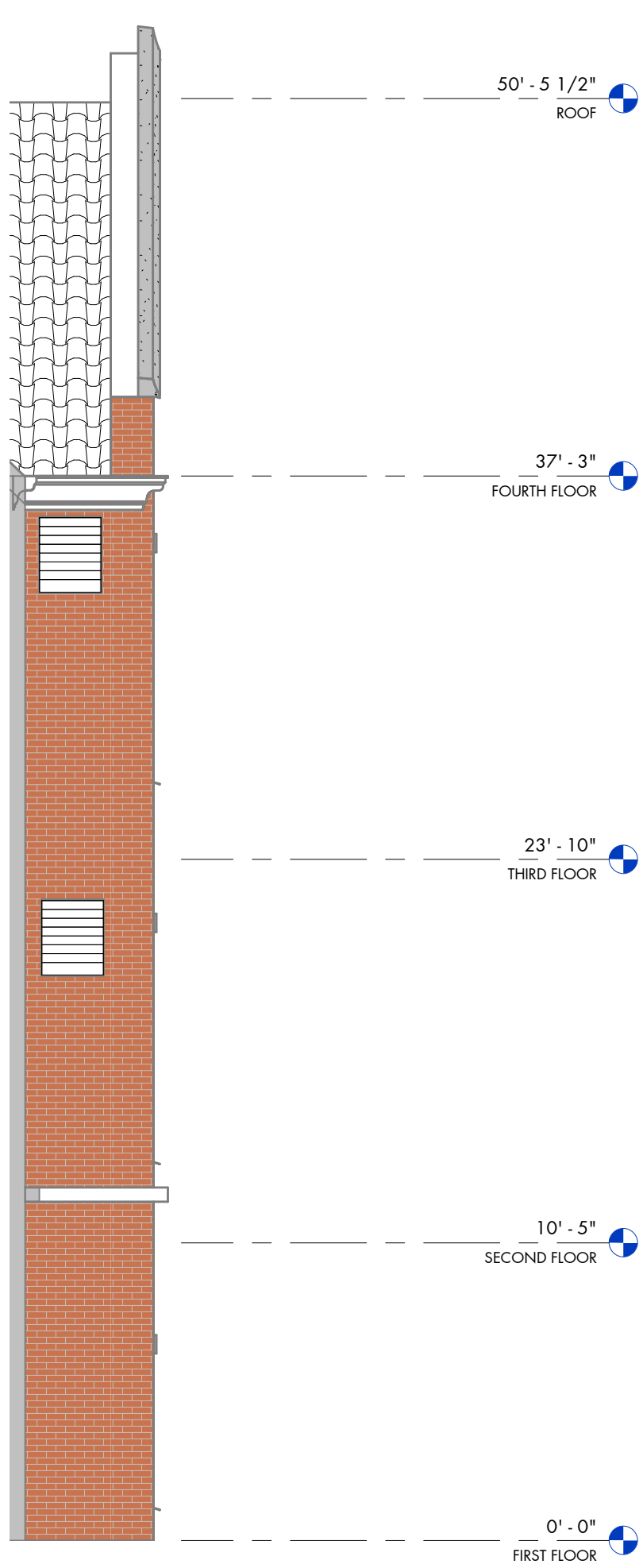
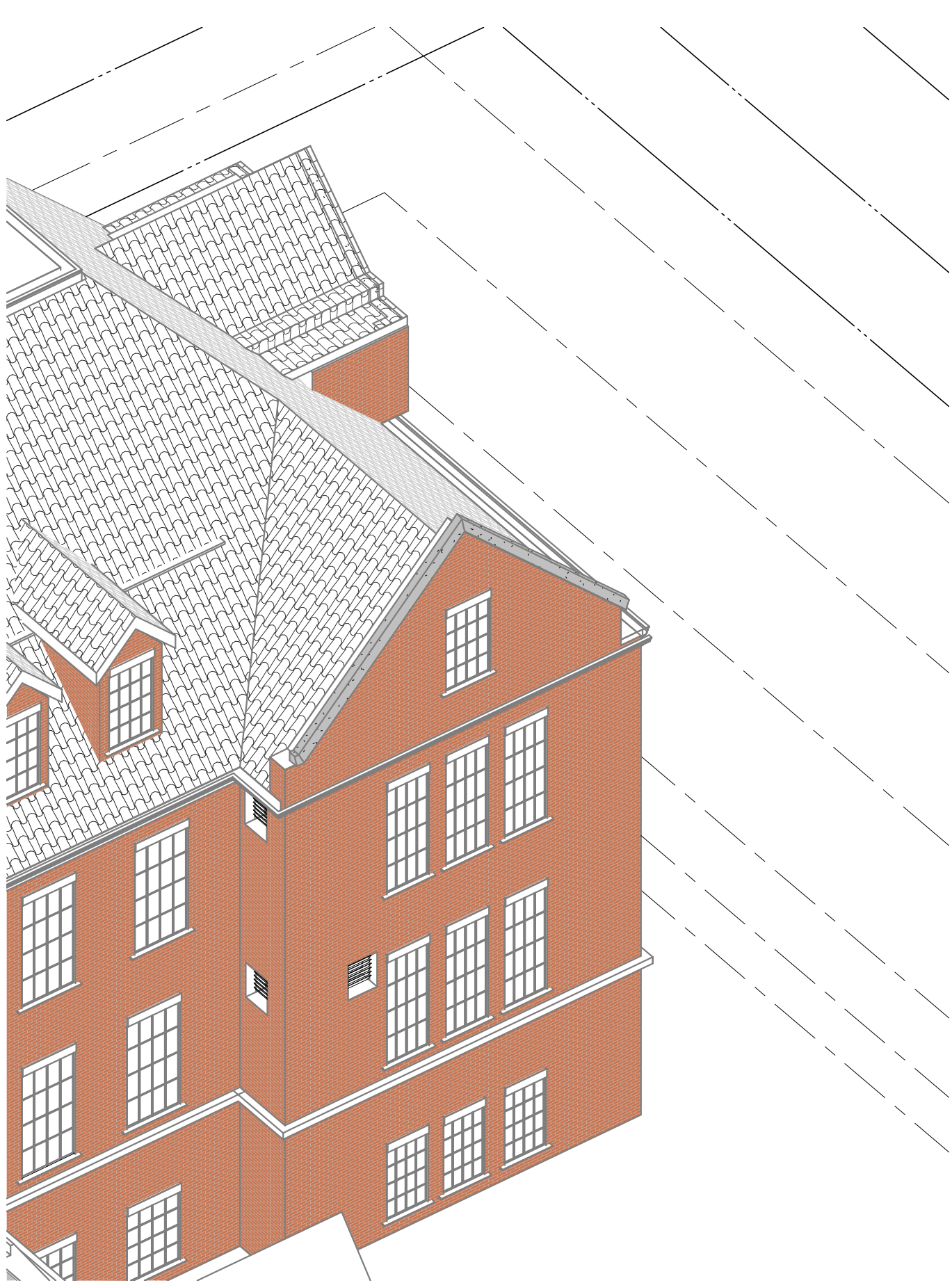




3 NEW LOUVER LOCATIONS
scale : 3/16" = 1'-0"



2 NEW LOUVER LOCATIONS
scale : 3/16" = 1'-0"



1 NEW LOUVERS PERSPECTIVE
scale :



EXISTING LOUVER



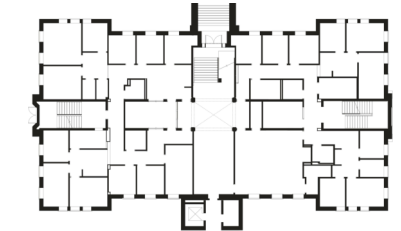
NEW LOUVER LOCATION



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Rick Rowe
AR0013510 2021.04.02



Project Information
UNIVERSITY OF FLORIDA

UF-657
PEABODY HALL
RENOVATIONS

1500 Union Road
Gainesville, FL 32603

Project Number 2014.00

Distribution		
No.	Description	Date
01	Adv Schematic Design	2020-11-05
02	Design Development	2021-01-14
03	Early Release Package	2021-03-17
04	100% Construction Documents	2021-04-02

Revisions

No.	Description	Date

Sheet Information

NEW LOUVERS

A801

As discussed, our justification for the three new louvers on the exterior of Peabody Hall is described below:

In the mechanical design of the Peabody Hall renovation, we've had to take into account the fact that required ventilation rates have increased significantly. When this building was remodeled in the late 1980s, it was common to use 5 CFM per person which caused "sick building syndrome" in a lot of buildings. Now ASHRAE 62-2016, which is required for LEED, requires 5 CFM per person plus an area calculation addition, and ventilation multipliers for diffusers and systems. With the VAV system for this project, we are closer to 20 CFM per person. So we have increased the outdoor air requirements almost 400%. This requires larger louvers, ducts, etc. to achieve the necessary volume.

There was one existing exterior louver in the project space, but it is in a location that cannot be reused as it is very low. One of the primary goals of the project (which we have achieved) is to raise perimeter ceiling heights to at least the window head height, which is more in keeping with the historic interiors. Also, the existing louver is in the future location of the large Conference Room, where it is most critical that we achieve the highest possible ceiling height.

We have located the new louvers on the east side of the building (facing Criser Hall) as it is the least visible façade. We were also able to place two of the three of the louvers on a south-facing protrusion of the east façade, which is extremely well concealed to the passer-by.

Throughout the course of design, the architecture and MEP teams have explored multiple possible solutions to provide the necessary ventilation with the least possible visual impact to the historic building. We entertained the idea of routing ductwork through the upper floors and the roof, but this would have done a lot more damage to the historic fabric of the building, in addition to being prohibitively costly. We also looked at the option of adding equipment on the roof, but it would have been very visible and unsightly from the ground as there are no parapets to hide behind. In short, our professional recommendation (based on years of experience in renovating buildings per the Secretary of the Interior Standards for the Treatment of Historic Properties) is that the addition of three louvers to the building exterior is the minimum aesthetic impact that allows the project to achieve the current performance, building code, and sustainability requirements.

We're happy to discuss further if there are any additional questions we can answer.

Angela Hendershot, AIA, LEED AP

Principal

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CAMPUS MASTER PLAN, 2020-2030 AMENDMENTS

JUNE 2021

PLANNING, DESIGN &
CONSTRUCTION DIVISION



**University of Florida
Comprehensive Master Plan
June 2021**

Sections

1. Acreage Chart of Land Use Changes
2. Campus Development Agreement
3. Future Land Use Amendments

FLU-21-1 McCarty Woods Future Land Use
Future Land Use maps Figures 2-1 (current & proposed)

4. Capital Improvements Amendment – NONE at this time

Omitted: Table Update with Changes to Existing Capital Projects and the Addition of New Capital Projects

5. Replacement Maps

Figure 2-1 Future Land Use
Figure 2-2 Future Building Site by Future Land Use
Figure 7-1 Conservation Areas
Figure 11-1 Capital Improvements

Section 1

ACREAGE CHART OF LAND USE CHANGES

UF Main Campus

Land Use Classification	As Adopted 2020-2030 (Acres)	FLU-21-1	Total Acreage as Amended June 2021
Academic	278.4	-1.8	276.6
Academic - Outdoor	302.9		302.9
Active Recreation	89.3		89.3
Active Recreation - Outdoor	172.1		172.1
Buffer	19.6		19.6
Conservation	455.3	1.8	457.1
Cultural	19.5		19.5
Housing	128.7		128.7
Parking	105.6		105.6
Road	82.4		82.4
Support	194.2		194.2
Urban Park	79.4		79.4
Utility	26.9		26.9
Total	1954.3		1954.3

Section 2

CAMPUS DEVELOPMENT AGREEMENT

The University Comprehensive Master Plan process is intended to facilitate coordination between universities and their host local governments. To this end, Chapter 1013.3, Florida Statutes requires that universities enter into Campus Development Agreements with these governments. Among other things, the Campus Development Agreement (CDA) must address level-of-service requirements, deficiencies, and campus development impacts on public facilities and services including roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation and public transportation. The Agreements may also address public electricity, non-potable water, law enforcement, fire and emergency rescue, gas and telephone facilities and services. The Agreements are also intended to ensure consistency between the university Comprehensive Master Plan and the local government Comprehensive Plan. More information on the CDA can be found at <https://facilities.ufl.edu/campus-planning/campus-master-plan/campus-development-agreement/>.

The University's current CDA is valid through December 31, 2025. This CDA will be replaced by a new agreement currently in negotiation for the Campus Master Plan Amendment, 2020-2030 that was adopted on December 4, 2020. The FLU-21-1 amendment does not change the amount of planned development on the campus during the 2020-2030 plan horizon.

Section 3

MAP AMENDMENT FLU-21-1

McCarty Woods – This map amendment returns a portion of McCarty Woods to the Conservation Future Land Use as it was designated prior to the December 2020 amendment.

Master Plan Maps Updated by Future Land Use Change

<u>Figure</u>	<u>Title</u>
2-1	Future Land Use
2-2	Future Land Use and Buildings
13-1	Future Building Locations

EXISTING LAND USE / ACRES

Academic/Research: -1.8

PROPOSED LAND USE /ACRES

Conservation: +1.8

PUBLIC FACILITIES IMPACT

There are no public facilities impacts with this amendment. The modification is consistent with the Campus Development Agreement.

LANDUSE COMPATIBILITY

This proposed land use change is compatible with the adjacent Conservation Land Use on the remainder of the McCarty Woods site.

CONSISTENCY WITH GOP'S

A review of the goals, objectives and policies (GOP's) of the Campus Master Plan indicates that the proposed land use change is consistent with the Master Plan and supports the following objectives and policies:

Future Land Use

Policy 1.1.4: The Future Land Use map and Future Building Sites map shall be used to identify available land and redevelopment sites suitable for development on the main campus to accommodate future growth, define future infill opportunities and conserve existing resources. Future Land Use maps shall identify available land for development on campus master plan satellite properties in Alachua County consistent with the list of projects in Table 13-1 and the Capital Improvements Element. This inventory of available sites shall be updated on a periodic basis, no less than once every five years, to reflect changes in status.

Conservation Land Use

Objective 1.1: To preserve and enhance native vegetation communities and wildlife habitat on or adjacent to the main campus or satellite properties.

Policy 1.4.6: Support the University's teaching and research mission by coordinating with departments involved in ecological research.

Section 4





**CAPITAL IMPROVEMENTS AMENDMENTS
OMITTED - NOT APPLICABLE**

Section 5

REPLACEMENT MAPS

- Figure 2-1 Future Land Use
- Figure 2-2 Future Building Site by Future Land Use
- Figure 7-1 Conservation Areas
- Figure 11-1 Capital Improvements

Figure 2 - 1
Future Land Use
2020 - 2030

- | | |
|--|--|
|  Master Plan Boundary |  Cultural |
|  Academic / Research |  Housing |
|  Academic / Research - Outdoor |  Parking |
|  Active Recreation |  Support / Clinical |
|  Active Recreation - Outdoor |  Urban Park |
|  Green Space Buffer |  Utility |
|  Conservation | |

June 2021

0 0.2 0.4 0.8 Miles

