

WHISPERING PINES CENTER

Issue: Reduction of maneuvering clearance at push side of a door and installing a 36" grab bar rather than 42" in a toilet room.

Analysis: The applicant is requesting a waiver for modifications to the requirements for 18" maneuvering clearance at a doorway and to reduce the size of a toilet room grab bar from 42" to 36". The project is an existing facility and during the course of construction a structural column was found that prohibits being able to provide the required clearance and grab bar. To do so would require extensive demolition and reconfiguration of the space, including reducing classroom size. The scope of the project is renovation of 11 existing toilet rooms at a cost of \$341,333. NOTE: This request is not for a waiver from a Florida specific standard, but from requirements of the federal guidelines.

Project Progress:.

The project is complete.

Items to be Waived: Doorway maneuvering clearance as required by Section 11-4.13.6 and Figure 25. Grab bars as required by Section 11-4.26.2 and Figure 39.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Whispering Pines Center

Address: 3609 SW 89th Avenue
Miramar, FL

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Crain Engineering Company, d.b.a. Crain Atlantis Engineering, Inc.

Applicant's Address: 210 SW Natura Avenue, Deerfield Beach, FL 33441

Applicant's Telephone: 954-917-0411 FAX: 954-917-0415

Applicant's E-mail Address: crainatlantis@crainatlantis.com


Relationship to Owner: Architectural/Engineering Consultant

Owner's Name: School Board of Broward County

Owner's Address: 1700 SW 14th Court, Ft. Lauderdale, FL 33312

Owner's Telephone: 754 321 1510 FAX: 754 - 321 - 1681

Owner's E-mail Address: Thomas.Lindner@Browardschools.com

Signature of Owner: 

Contact Person: ROSSANA PREM @ crainatlantis

Contact Person's Telephone: (954) 917-0411 E-mail Address: (see above)

This application is available in alternate formats upon request.

Form No. 2001-01

3. Please check one of the following:

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

Whispering Pines Center is a Broward County Public School learning center; it is a one story building of approximately 9,000 sq ft., constructed in 1991.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration)

The project required renovation of eleven (11) existing restrooms to accommodate ADA at a cost of \$341,333

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

Two of the existing renovated restrooms (404D and 404B) required field changes due to the discovery of a structural column within the affected area. The spaces were re-designed to accommodate the planned renovation and upon completion of the construction a final on site review was made and an installed 36" grab bar adjacent to the water closet was found to be 10 inches rather than the max. 12 inches from the rear wall. The completed spaces are restricted by the door width and in-wall multiple services; plumbing, electrical, alarm, and conduit and piping, etc. In order to accommodate the 42" grab bar required, complete demolition and re-build of the

walls containing the multiple services would be necessary at an additional cost of \$31,000 and disruption to the teaching facility.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: 2007 Florida Building Code, Chapter 11 figure 29: grab bar at water closet 12-inch maximum from back wall /54-inch min.

Issue

2:

Issue

3:

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Substantial financial costs will be incurred by the owner if the waiver is denied.

(See Item 9)

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where

appropriate, photographs. Cost estimates must include bids and quotes.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

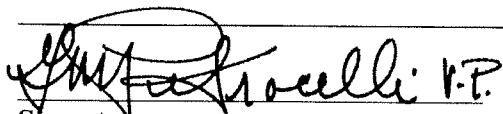
a. Thornton Construction Company \$30,849

b. Modern Construction \$31,523

c. _____

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

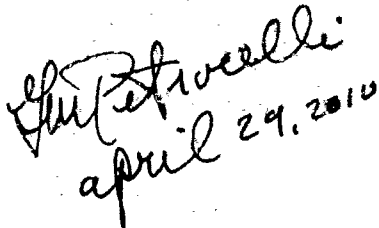
(See request letter)

 V.P.
Signature

George M. Petrocelli, P.E. Vice President
Printed Name

Phone number: 954-9170411

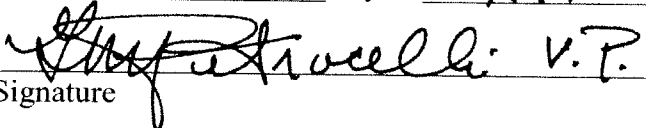
(SEAL)


George M. Petrocelli
April 29, 2010

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 29 day of APRIL, 20 10


Signature

George M. Petrocelli, P.E., Vice President
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.



CRAIN ATLANTIS

ENGINEERING, INC.

Consulting Engineers
EB-27488

May 11, 2010

Department of Community Affairs
Florida Building Commission
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Subject: Addendum to Request for Waiver – Whispering Pines Center, (original submitted 4-29-2010)
School Board of Broward County

Dear Council Members,

Enclosed is the addendum to our original appeal, submitted on April 29, 2010 that addressed the grab bars in restrooms 404D and 407B. Based on the recommendation of the Broward County Schools, we would like to add an additional restroom, which was included in the same project at Whispering Pines Center, to the original request for waiver.

The additional restroom is 201A. There were originally two very small restrooms in a confined area that were converted to ADA restrooms. Due to the limited space available, the new restroom does not meet the maneuverability clearance at the restroom door according to the 2007 Florida Building Code, Chapter 11, Figure 25a (front approach) which shows a 48" clear floor space with a 12" clearance on the push side of the door. In the case of restroom 201A a portion of the lavatory is 44" from the door and the clearance on the push side of the door is 7" (see the attached photos). However, we responded to the Building Department Permit Review Number 05-PR209PR2 (see the attached) by referencing Figure 25b of the Florida Building Code, Chapter 11, for a hinge side approach which allows a 42" clearance and the 12" clearance on the push side is not required. Based on the side approach, we would like to appeal the inspection report finding. Please note the e-mail (see attached dated August 27, 2009) response by Robert F. Hamberger, SBBC Chief Building Official, in which he states, "Regarding bathroom 201A, using the side approach (Figure 25b), found in Chapter 11 of the FBC, it is my opinion that the 42"x 54" maneuvering clearance would be adequate."

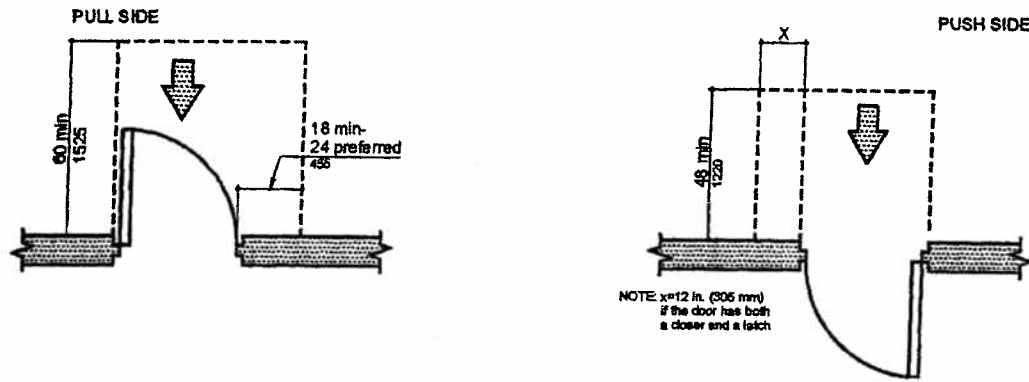
This addendum to the request for waiver is being submitted because the only other solution would be to demolish and rebuild the walls to construct only one compliant ADA restroom due to the limited area. The work necessary to demolish the two existing restrooms, retrench and relocate the existing utility piping and conduit creates a hardship to allow for the distance required for a front approach, as well as reducing the area to only one compliant restroom. This additional modification would result in the interruption of the classes and inability to use these restroom facilities during the construction phase and would take space from the adjoining classrooms.

We appreciate your consideration in this matter.

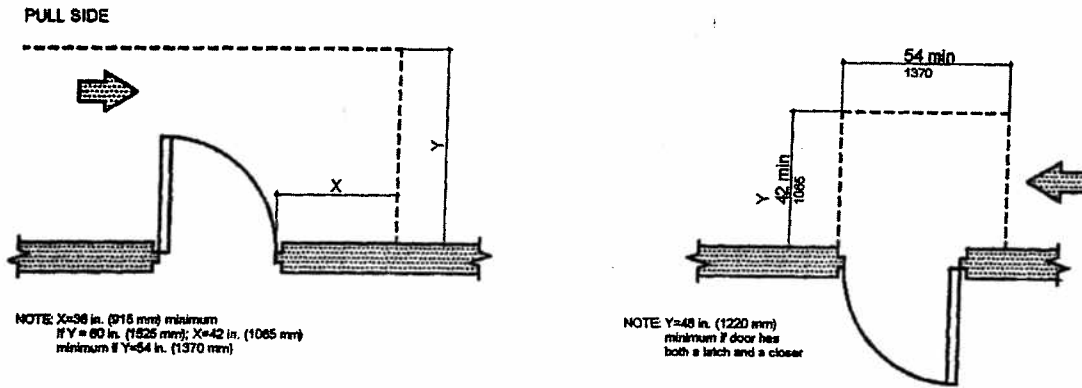
Very Truly Yours,

George M. Petrocelli, P.E.
Vice President

Florida Massachusetts New Jersey New York North Carolina Rhode Island Texas



(a)
Front Approaches - Swinging Doors



(b)
Hinge-side Approaches - Swinging Doors

NOTE: All doors in alcoves shall comply with
the clearances for front approaches.

FIGURE 25
MANEUVERING CLEARANCE AT DOORS

Whispering Pines Center – Addendum to Request for Waiver



Restroom 201A – Distance from lavatory to doorway is 44”.



Restroom 201A – Clearance on push side of door is 7”.



School Board of Broward County
Building Department
2301 NW 26th Street, Bldg. 9
Oakland Park, FL 33311

Ph: (754) 321-4800
Fax: (754) 321-3389

Inspection Report

TO: <u>Pasquariello, Joseph</u>	Inspector	Request No. 167941
Date/Time Requested: <u>8/24/2009</u>		
Inspection To Be Performed By: <u>8/25/2009</u>	Inspector of Record	
Project <u>Whispering Pines School</u>	Project Number <u>1752 - 9904</u>	
Contractor <u>Thorton Construction</u>	Superintendent <u>Ainsley Debydeen</u>	<u>(786) 216-9621</u>
Consultant <u>Design Services</u>	Project Manager <u>Coley, Sonjia</u>	

Architectural

Final

Building Restrooms ~~201A, 201B~~, 407B, 30SA & B, 315B & C & A, 201B
o.k. o.k. o.k.
FIB/C 11.4.13

in 201A - pull side of door less than 16" - 18" required, push side 6", 12" req.
NOTE - BATHROOM IS USABLE
Room 404 D - Grab bar only 36", 42" required, code states 12" max.
From the wall if 42" is used it would be approx. 8" from back wall
BATH ROOM O.K. FOR USE.

PASSED	FAILED
✓	

Comments:

Distribution:

- Contractor (White)
- Consultant (Yellow)
- Project File (Pink)
- Inspector (Goldenrod)

By: [Signature] Date _____

The School Board of Broward County, Florida
Building Department
2301 NW 26th Street
Oakland Park, FL 33311
Ph: (754) 321-4809

Building Department Permit Review

Phase IIR2 100%: Construction Document
Revision 3

Facility Name: *Whispering Pines*
Project Name: *ADA Restroom / Grab Bars*
Design Consultant: *Crain*
Project Manager: *Reinaldo Olivera*

Project No.: **1752-9904**
Sap No: **P.000341**
Date of Receipt: **09-25-09**
BD No.: **05-PR209PR2**

To: **Reinaldo Olivera, Project Manager**

The following represents the status of the completed design review of all technical disciplines for the above listed project.

▪ **PEER REVIEWED BY: BUILDING DEPARTMENT**

- Roofing – **Not Applicable**
- Building – **Approved**
- Site Utilities– **Not Applicable**
- Mechanical – **Not Applicable**
- Electrical – **Approved**
- Plumbing – **Revise & Resubmit**
- Fire Safety – **Revise & Resubmit**
- Fire Protection- **Not Applicable**

NOTE: Written & Electronic responses (via attached diskette provided by SBBC) to these review comments must be attached to the succeeding submittal. See attached comments.

Robert Hamberger, Chief Building Official

Review Issued: October 22, 2009 /LF

cc:

Derrick Ragland, Executive Director, Facilities and Project Management (Cover)
Claudia Munroe, Executive Director, Design Services c/o Clara Sanchez
Denis Herrmann, Director Contracts c/o Donna Murray
Shelley Meloni, Director, Design (Cover)
Alfredo Leon, Architect V
Fernando Cuin, Supervisor III, Operations
UBCI File
CENTRAL PROJECT

Attachment(s) Diskette

(5) Construction Drawings
(5) Structural Calculations



The School Board of Broward County,
 Florida
 Building Department Division

Phase Submittal: **IIIR2 100% Rev 3**

Discipline Review: **Plumbing**

Facility Name: **Whispering Pines**

Reviewed By: **Wayne Smith**

Project Name: **ADA Restroom / Grab Bars**

Peer Review Consultant: **BVNA**

Date of Review Completion: **10-22-09**

Project Number: **17529904**

BD#: **05-PR509PR2**

PERMIT REVIEW Review Status: Revise & Resubmit

Sheet No.	Item No.	Phase	M/R/C	Comments	Compl.	Date
A-7	1	IIIR2	M	Comment: Restrooms 308A&B water closets are both required to be handicap accessible. FBC 11-4.1.1(6)		
				Response: Due to restricted area (Corridor 007 and Electrical room 314B), there is only enough room for one ADA restroom.		



The School Board of Broward County,
Florida
Building Department Division

Phase Submittal: IIIIR2 100% Rev 3

Discipline Review: Fire Safety

Facility Name: Whispering Pines

Reviewed By: Tom Keane

Project Name: ADA Restroom / Grab Bars

Peer Review Consultant: BCPS Building Dept.

Date of Review Completion: 10/15/09

Project Number: 17529904

BD#: 05PR209PR2

PERMIT REVIEW **Review Status: Revise and Resubmit**

Sheet No.	Item No.	Phase	M/R/C	Comments	Compl.	Date
A-6	1.	IIIIR2	M	Comment: There shall be 48" of maneuvering clearance on the push side of the door to toilet room #201A. A lavatory obstructs the required clear space. FBC/FACBC 2004, 11-4.13.6, Figure #25 (a) and (b)		
A-6, A-7, A-9, A-10 and A-11	2.	III	M	Response: FBC 2004 11-4.13.6 Figure #25(b) also allow for hinge side approach. To comply with 42 X 54 clearance at exit door, 4.2.4.1 states -clear floor or ground space for wheelchairs may be part of the knee space required under some objects- Comment: Tissue dispensers, if mounted above the grab bars must have a 12" clearance from the grab bar and be 7" - 9" in front of the water closet as measured to the centerline of the toilet tissue dispenser. FBC/FACBC 2004, 423.4.4, ADAAG Building Elements for Childrens Use, 1998, section 4.16.7 (5) *Equivalent Facilitation Permitted by BCPS C.B.O. allowing tissue dispenser above grab bar.		
				Response: See revised drawing sheet A-11		
A-7	3.	III	M	Comment: Lavatory lacks required 21" clearance to wall in front of lavatory per FPC 2004, 405.3.1		
				Response: Lavatory was incorrectly shown on drawings. Actual conditions allow for over 21 inches clearance in front of Lavatory. See revised drawing sheet A-7		
A-9 and A-10	4.	III	M	Comment: A clear space of 18" with no projections from the wall is required on the pull side of door #9 at toilet room #404D and door #10 at #407B. FBC/FACBC 2004, 11-4.13.6 , Figure #25 (a)		
				Response: See revised drawings sheet A-9 & A-10		

Rossana Prem

From: Robert F. Hamberger [robert.hamberger@browardschools.com]
Sent: Thursday, August 27, 2009 3:37 PM
To: Rossana Prem
Cc: Reinaldo J. Olivera; cae@crainatlantis.com; gpetrocelli@crainatlantis.com
Subject: Re: SBBC Whispering Pines Elementary ADA Toilets Citations

Rossana,

I concur with the contents of your email with the exception of 404D and 407B. In the case of these two rooms the grab bars must extend 54" from the back wall (Figure 29) found in Chapter 11 of the FBC, so the 42" grab bar may not be set back from the door jamb as we initially thought. Rather, it must be set 12" off the rear wall to extend the full 54" off of the rear wall.

Regarding bathroom 201A, using the side approach (Figure 25(b) found in Chapter 11 of the FBC, it is my opinion that the 42" x 54" maneuvering clearance would be adequate.

Note that there are bathrooms in the ADA grouping at Whispering pines that still require re-inspection in order for the Building Department to grant occupancy. I hope this is of help to you.

Robert F. Hamberger

Chief Building Official
The School Board of Broward County, Florida
2301 NW 26th Street
Oakland Park, Florida 33311
954-804-9972
robert.hamberger@browardschools.com

"Rossana Prem" <rprem@crainatlantis.com> on Thursday, August 27, 2009 at 12:24 PM -0400 wrote:

Chief Hamberger,

First, I wish to thank you kindly for taking my visit this morning in such short notice. Please extend my appreciation also, to Mr. Tom Keen with whom I met today as well. To have on record items discussed, here are issues cited by your inspectors over the last few days and our agreement to have them resolved,

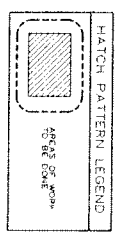
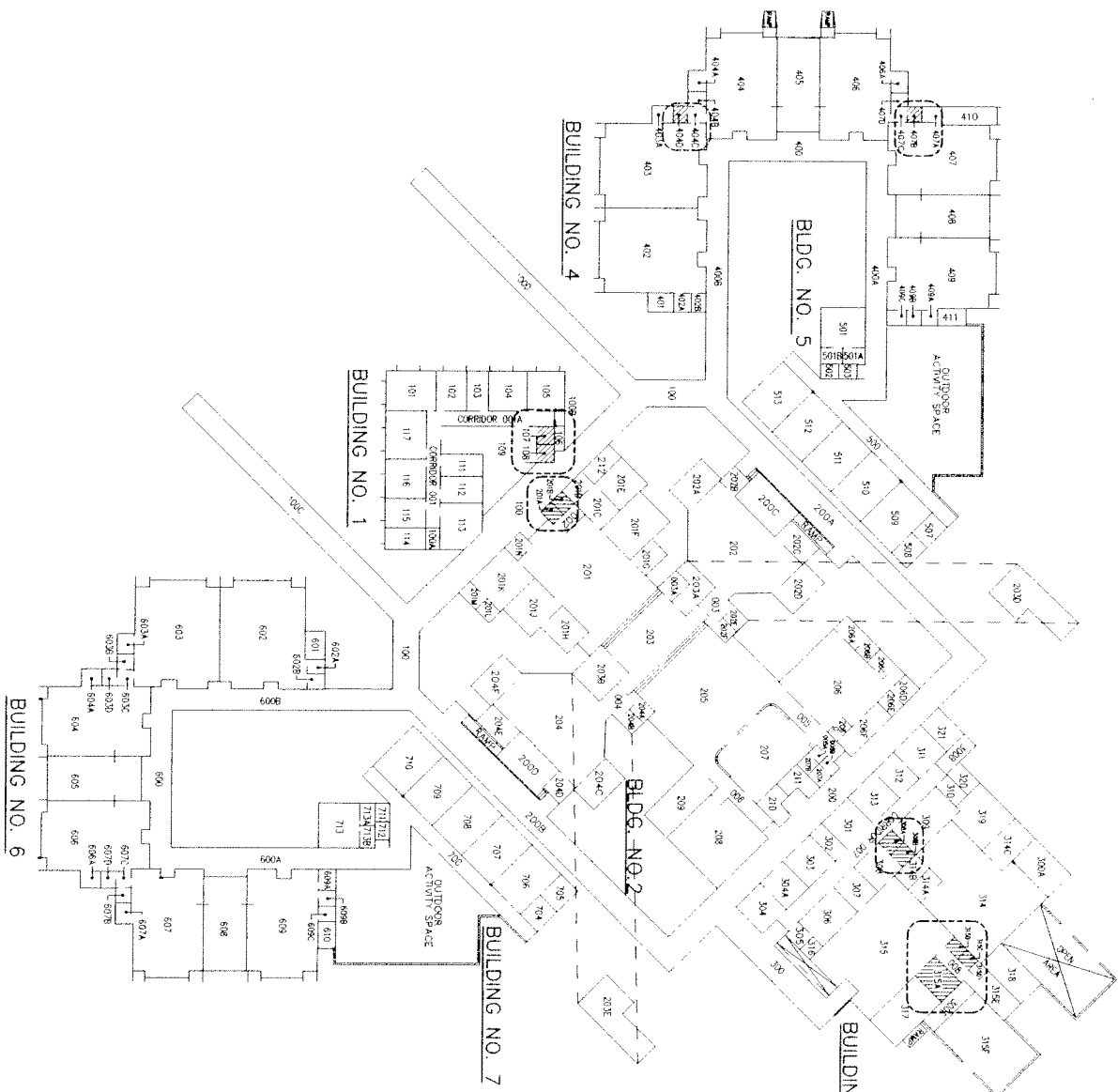
- 1243138. Toilet rooms 404D and 407B side grab bars at water closet shall be replaced with 42" bars as required by Ch. 11 of the FBC. Same shall be installed according to the structural strength specifications 11-4.26.3
- 1243138. Toilet room 308B shower seat shall be removed and a new side grab bar added on wall where seat will be taken out
- 1243138. Toilet room 201A front approach issue remains unresolved, pending second review by SBBC plumbing inspectors

Again Sir, thank you for your time and consideration



CRAIN ATLANTIS
ENGINEERING, INC
Consulting Engineers and Architects

Rossana L. Prem
Associate AIA
210 S.W. Natura Avenue
Deerfield Beach, FL 33441
Phone: 954-917-0411 ext. 107
Fax: 954-917-0415
rprem@crainatlantis.com



SCOPE OF WORK

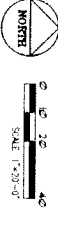
REMODEL THE FOLLOWING TOILETS TO COMPLY WITH THE FLORIDA BUILDING CODE FOR A ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND CHAPTER 413 EDUCATIONAL FACILITIES

ROOM - BLDG - SHEET

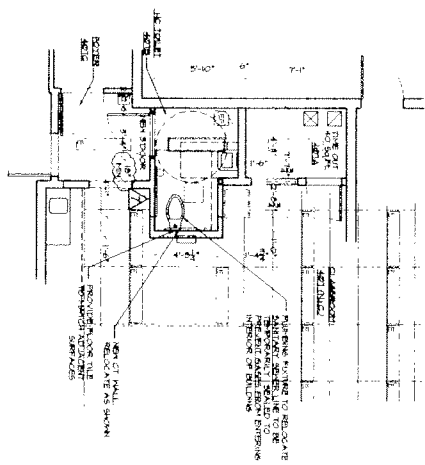
408	4	4.1
409	4	4.1
410	4	4.1
411	4	4.1
412	4	4.1
413	4	4.1
414	4	4.1
415	4	4.1
416	4	4.1
417	4	4.1
418	4	4.1
419	4	4.1
420	4	4.1
421	4	4.1
422	4	4.1
423	4	4.1
424	4	4.1
425	4	4.1
426	4	4.1
427	4	4.1
428	4	4.1
429	4	4.1
430	4	4.1
431	4	4.1
432	4	4.1
433	4	4.1
434	4	4.1
435	4	4.1
436	4	4.1
437	4	4.1
438	4	4.1
439	4	4.1
440	4	4.1
441	4	4.1
442	4	4.1
443	4	4.1
444	4	4.1
445	4	4.1
446	4	4.1
447	4	4.1
448	4	4.1
449	4	4.1
450	4	4.1
451	4	4.1
452	4	4.1
453	4	4.1
454	4	4.1
455	4	4.1
456	4	4.1
457	4	4.1
458	4	4.1
459	4	4.1
460	4	4.1
461	4	4.1
462	4	4.1
463	4	4.1
464	4	4.1
465	4	4.1
466	4	4.1
467	4	4.1
468	4	4.1
469	4	4.1
470	4	4.1
471	4	4.1
472	4	4.1
473	4	4.1
474	4	4.1
475	4	4.1
476	4	4.1
477	4	4.1
478	4	4.1
479	4	4.1
480	4	4.1
481	4	4.1
482	4	4.1
483	4	4.1
484	4	4.1
485	4	4.1
486	4	4.1
487	4	4.1
488	4	4.1
489	4	4.1
490	4	4.1
491	4	4.1
492	4	4.1
493	4	4.1
494	4	4.1
495	4	4.1
496	4	4.1
497	4	4.1
498	4	4.1
499	4	4.1
500	4	4.1

ALTERNATE No. 1

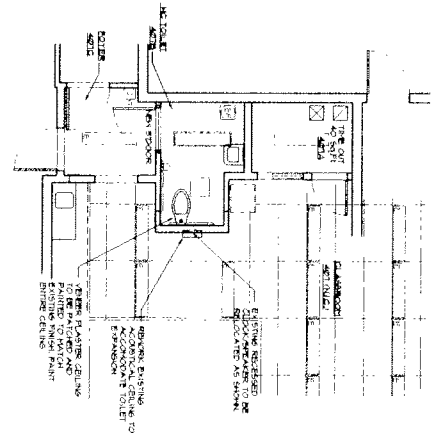
408	4	4.1
409	4	4.1
410	4	4.1
411	4	4.1
412	4	4.1
413	4	4.1
414	4	4.1
415	4	4.1
416	4	4.1
417	4	4.1
418	4	4.1
419	4	4.1
420	4	4.1
421	4	4.1
422	4	4.1
423	4	4.1
424	4	4.1
425	4	4.1
426	4	4.1
427	4	4.1
428	4	4.1
429	4	4.1
430	4	4.1
431	4	4.1
432	4	4.1
433	4	4.1
434	4	4.1
435	4	4.1
436	4	4.1
437	4	4.1
438	4	4.1
439	4	4.1
440	4	4.1
441	4	4.1
442	4	4.1
443	4	4.1
444	4	4.1
445	4	4.1
446	4	4.1
447	4	4.1
448	4	4.1
449	4	4.1
450	4	4.1



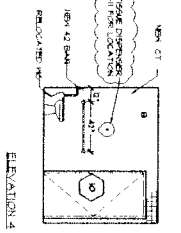
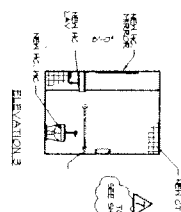
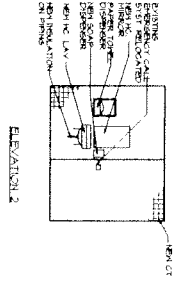
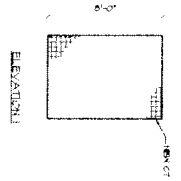
PROJECT No. R01030.1 SCALE: AS SHOWN DATE: 2/18/05 DRAWN BY: CAE CHECKED BY: RBH APPROVED BY: RBH	SHEET TITLE F.I.S.H. PLAN REVISIONS 1. () 2. () 3. ()	WHISPERING PINES CENTER 3406 S.W. 89TH AVENUE, MIRAMAR, FL 33025 ADA RESTROOM RENOVATIONS SCHOOL BOARD OF BROWARD COUNTY PROJECT NUMBER 1752-99-04	CRAIN ENGINEERING COMPANY, INC. 1100 N.W. 11TH AVENUE, SUITE 200, MIAMI, FL 33136 TEL: 305.575.1100 FAX: 305.575.1101 WWW.CRAINENGINEERING.COM



PROPOSED PLANS - RESTROOM 407B
SCALE 1/8" = 1'-0"



PROPOSED REF. CLG. - RESTROOM 407B
SCALE 1/8" = 1'-0"



PROPOSED ELEVATIONS - RESTROOM 407B
SCALE 1/8" = 1'-0"

NOTE: REFER TO GENERAL ADA RESTROOM REQUIREMENTS FOR K-9 AND ADULT CHILDREN AND NEW DIMENSIONS APPROPRIATE TO OTHER REQUIREMENTS.

ROOT FINISH SCHEDULE

NO.	DESCRIPTION	FINISH
1	CEILING	REMOVE EXISTING CEILING AND REFINISH WITH 1/2" GYP BOARD AND POP
2	WALLS	REMOVE EXISTING WALLS AND REFINISH WITH 1/2" GYP BOARD AND POP
3	FLOOR	REMOVE EXISTING FLOOR AND REFINISH WITH 1/2" GYP BOARD AND POP
4	TOILET	REMOVE EXISTING TOILET AND REFINISH WITH 1/2" GYP BOARD AND POP
5	SINK	REMOVE EXISTING SINK AND REFINISH WITH 1/2" GYP BOARD AND POP
6	MIRROR	REMOVE EXISTING MIRROR AND REFINISH WITH 1/2" GYP BOARD AND POP
7	CLOSET	REMOVE EXISTING CLOSET AND REFINISH WITH 1/2" GYP BOARD AND POP

NOTE: CONTRACTOR SHALL RELOCATE WALL, CEILING, FLOOR, PARTITION, AND TOILET TO MEET ADA REQUIREMENTS. ALL FINISHES SHALL BE APPLIED TO ALL SURFACES. FINISHES SHALL BE APPLIED TO ALL SURFACES. FINISHES SHALL BE APPLIED TO ALL SURFACES. FINISHES SHALL BE APPLIED TO ALL SURFACES.

PROJECT NO.	R61030.1	SHEET TITLE	FLOOR PLANS & ELEVATIONS
SCALE		DATE	6/24/09
DRAWN BY	CAE	CHECKED BY	CC
APPROVED BY	CC		

CHARLES CRAIN
ARCHITECT
DRAWINGS NO.
A-10
OF 11 SHEETS

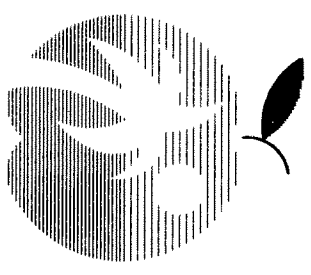
WHISPERING PINES CENTER
3409 S.W. 88TH AVENUE, MIAMI, FL 33025
ADA RESTROOM RENOVATIONS
SCHOOL BOARD OF BROWARD COUNTY PROJECT NUMBER 1752-99-04

CRAIN ENGINEERING COMPANY, INC.		REVISIONS	
CORPORATE OFFICE: 1752-99-04		1	INLETS DEPT. COPTS
2700 N.W. 107th Ave., Ft. Lauderdale, FL 33309		2	INLETS DEPT. COPTS
TEL: 754-781-1111		3	INLETS DEPT. COPTS
FAX: 754-781-1112		4	INLETS DEPT. COPTS
WWW.CRAINENGINEERING.COM		5	INLETS DEPT. COPTS

ADA RESTROOMS RENOVATIONS

PROJECT NUMBER 1752-99-04

SCHOOL BOARD OF BROWARD COUNTY, FLORIDA



WHISPERING PINES CENTER

3609 S.W. 89TH AVENUE, MIRAMAR, FLORIDA 33025

CRAIN ENGINEERING COMPANY, INC.

CONSULTING ENGINEERS & ARCHITECTS
 2900 14th St. N. Suite 15
 Model City, Florida 33556
 Tel: 561-423-3033

EB - 0002382

A/C - 0006985

THE SCHOOL BOARD OF BROWARD COUNTY MEMBERS

2007

- ROBIN BARTLEMAN, CHAIR**
MAUREN DINNEN, VICE-CHAIR
BEVERLY A. GALLAGHER
JENNIFER LEONARD GOTTLIEB
PHYLLIS G. HOPE
STEPHANIE ARMA KRAFT, Esq.
ROBERT D. PARKS, Esq.
ELEANOR SOBEL
BENJAMIN J. WILLIAMS
- JAMES F. NOTTER, SUPERINTENDENT OF SCHOOLS**
MICHAEL C. GARRETTSON, DEPUTY SUPERINTENDENT

INDEX OF DRAWINGS

T-1	TITLE SHEET
SP-1	SITE PLAN
A-1	ABBREVIATIONS AND SYMBOLS
A-2	FISH PLAN
A-3	DEMOLITION PLANS
A-4	FLOOR PLANS AND ELEVATIONS
A-5	FLOOR PLANS AND ELEVATIONS
A-6	FLOOR PLANS AND ELEVATIONS
A-7	FLOOR PLANS AND ELEVATIONS
A-8	FLOOR PLANS AND ELEVATIONS
A-9	FLOOR PLANS AND ELEVATIONS
A-10	SCHEDULES AND DETAILS
M-1	MECHANICAL PLANS
M-2	MECHANICAL PLANS
M-3	MECHANICAL PLANS
E-1	ELECTRICAL PLANS
E-2	ELECTRICAL PLANS
E-3	ELECTRICAL PLANS
P-1	PLUMBING PLANS
P-2	PLUMBING PLANS
P-3	PLUMBING PLANS

100% PHASE III COMPLETION
FLORIDA BUILDING CODE 2004
SREF 2004

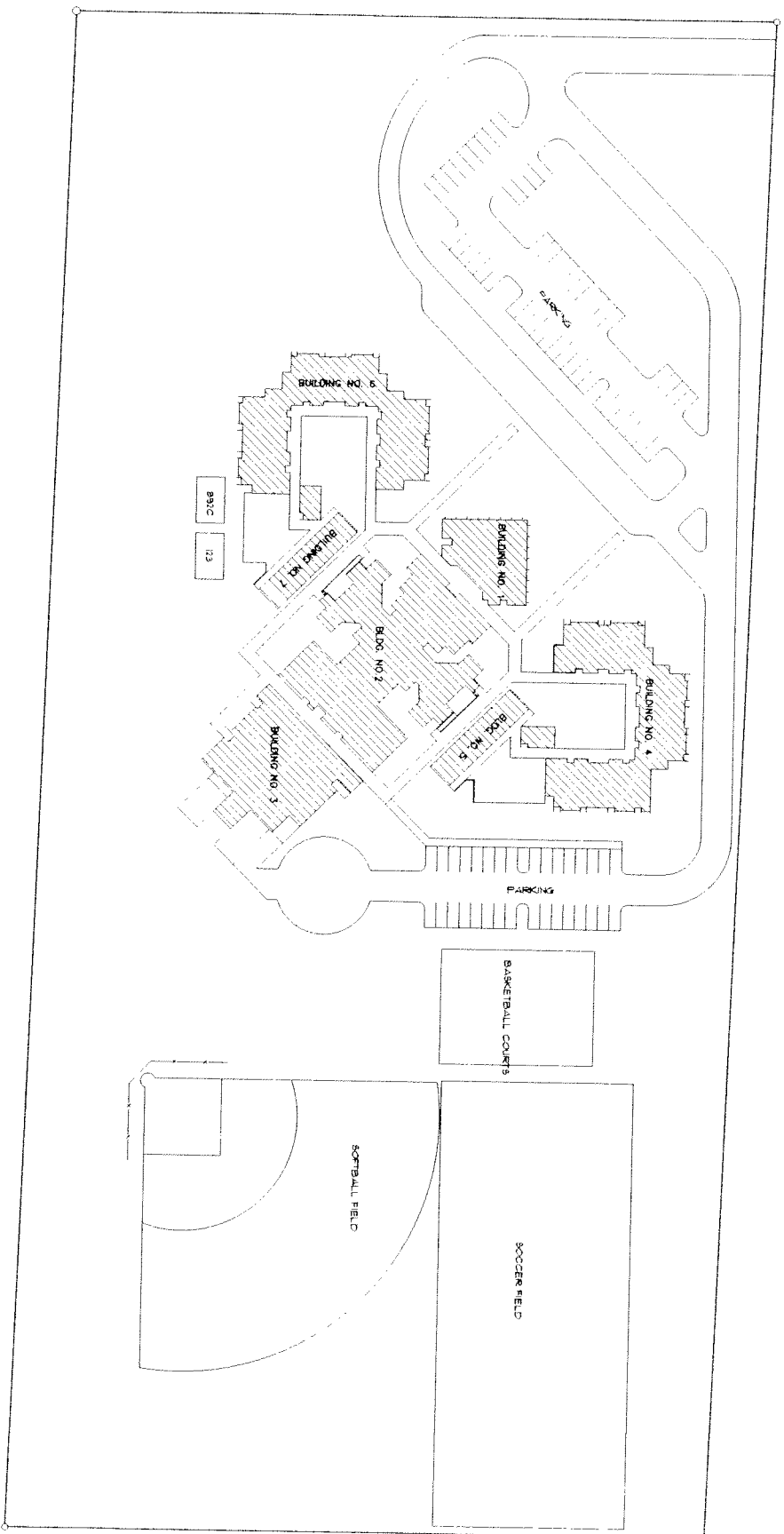
TO THE BEST OF MY KNOWLEDGE THESE
 COMPLETE AND CORRECT MANUAL AND
 REQUIREMENTS FOR EDUCATIONAL FACILITIES
 I HEREBY CERTIFY THAT THE PROJECT
 DRAWINGS AND THE PROJECT MANUAL WERE
 PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM A REGISTERED
 ARCHITECT UNDER THE LAWS OF
 THE STATE OF FLORIDA.

ROBERT B. HANE, P.E., AIA
 PROJECT NUMBER AB-001510
 REGISTERED ARCHITECT / ARCHITECT OF RECORD

PROJECT No. R01030-1	SHEET TITLE	WHISPERING PINES CENTER 3609 S.W. 89TH AVENUE, MIRAMAR, FL 33025	CRAIN ENGINEERING COMPANY, INC. CONSULTING ENGINEERS & ARCHITECTS 2900 14th St. N. Suite 15 Model City, Florida 33556 Tel: 561-423-3033
SCALE	DATE 02/18/05	ADA RESTROOM RENOVATIONS	SCHOOL BOARD OF BROWARD COUNTY PROJECT NUMBER 1752-99-04
DRAWN BY CAE	REVISIONS	THIS DOCUMENT IS THE PROPERTY OF CRAIN ENGINEERING COMPANY, INC. IT IS TO BE RETURNED TO THE COMPANY, INC. THE COMPANY IS NOT RESPONSIBLE FOR THE USE OF THIS DOCUMENT FOR ANY OTHER PROJECTS OTHER THAN THAT FOR WHICH IT WAS PREPARED.	
CHECKED BY RN	DATE		
APPROVED BY RBH	DATE		

ROBERT B. HANE, P.E., AIA
 PROJECT NUMBER AB-001510
 REGISTERED ARCHITECT / ARCHITECT OF RECORD

T-01
 OF 1 SHEETS



SITE PLAN



SCALE: 1" = 40'

LOCATION PLAN	
DOUGLAS ROAD	TREASURE PARKWAY
531 31 STREET	SOUTHINGTON DR.
ORPHEUS DRIVE EAST	UNIVERSITY DRIVE

NOT TO SCALE

PROJECT No.	801030.1	SHEET TITLE	SITE PLAN
SCALE		DATE	08/08/08
DRAWN BY	CAE	REVISIONS	
CHECKED BY	RN	APPROVED BY	RBH

WHISPERING PINES CENTER
 5609 S.W. 84TH AVENUE, MIAMI, FL 33025

ADA RESTROOM RENOVATIONS

SCHOOL BOARD OF BROWARD COUNTY PROJECT NUMBER 1752-99-04

THIS DRAWING AND ANY PARTS OF IT ARE THE PROPERTY OF THE UNIVERSITY OF FLORIDA. NO REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR ANY PART OF IT IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE UNIVERSITY OF FLORIDA. ALL RIGHTS RESERVED. EXCEPT AS OTHERWISE PROVIDED IN WRITING, THE UNIVERSITY OF FLORIDA DISCLAIMS ANY LIABILITY FOR DAMAGES THAT MAY BE INCURRED BY THE USER OF THIS DRAWING.

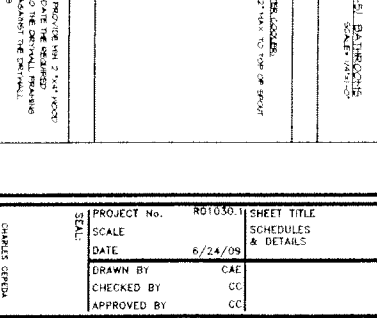
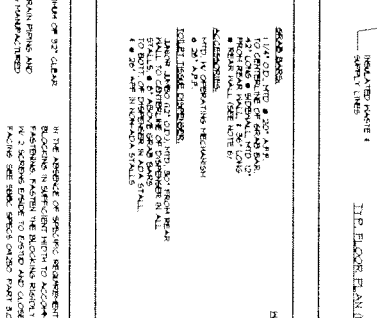
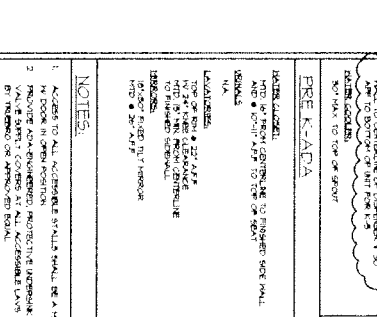
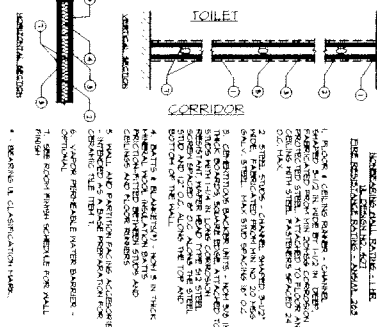
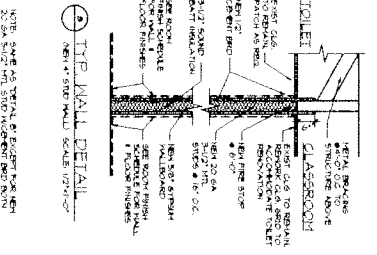
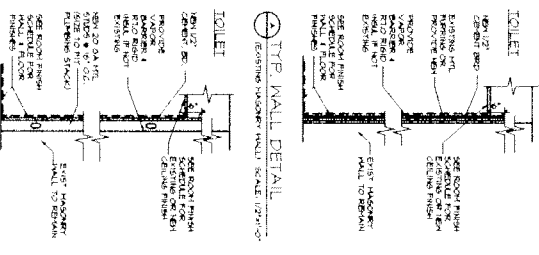
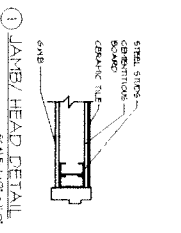
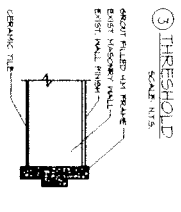
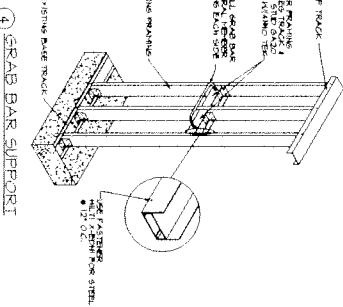
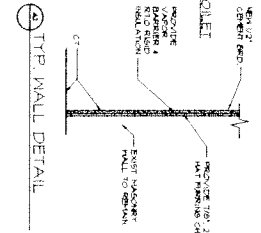
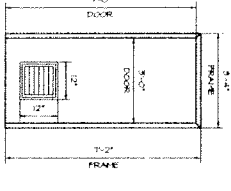
CRAIN ENGINEERING COMPANY, INC.

REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12573

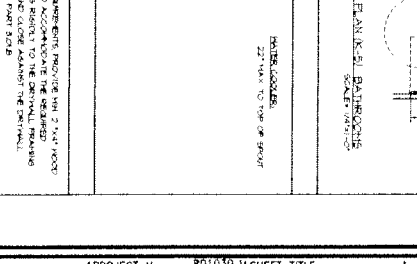
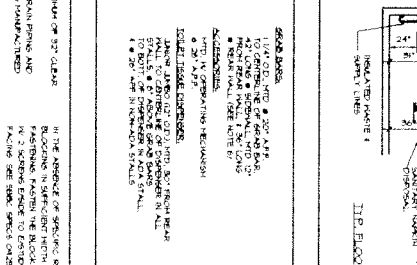
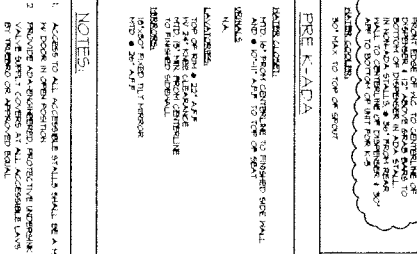
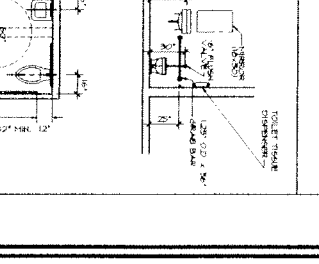
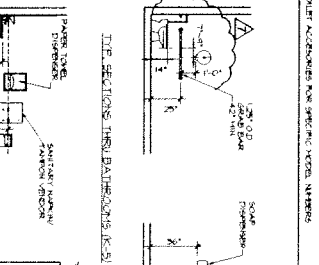
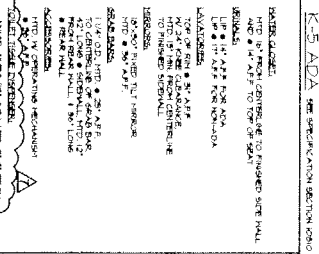
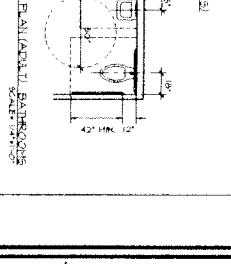
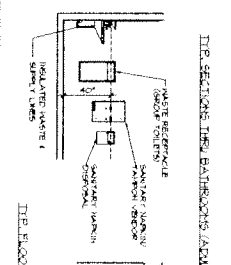
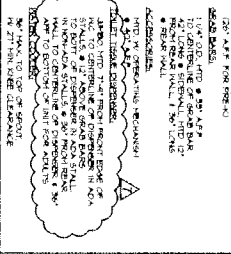
DATE: 08/08/08
 DRAWN BY: CAE
 CHECKED BY: RN
 APPROVED BY: RBH

PROJECT: 8 AUG. 08
 DRAWING NO.: SP-01
 SHEETS: 1 of 1

DOOR SCHEDULE		TYPE		FRAME		HURDLES		HURDLES		HURDLES	
NO.	SYMBOL	TYPE	FRAME	HURDLES	HURDLES	HURDLES	HURDLES	HURDLES	HURDLES	HURDLES	HURDLES
1	1	1	1	1	1	1	1	1	1	1	1
2	2	1	1	1	1	1	1	1	1	1	1
3	3	1	1	1	1	1	1	1	1	1	1
4	4	1	1	1	1	1	1	1	1	1	1
5	5	1	1	1	1	1	1	1	1	1	1
6	6	1	1	1	1	1	1	1	1	1	1
7	7	1	1	1	1	1	1	1	1	1	1
8	8	1	1	1	1	1	1	1	1	1	1
9	9	1	1	1	1	1	1	1	1	1	1
10	10	1	1	1	1	1	1	1	1	1	1



GENERAL ADA RESTROOM REQUIREMENTS	
<p>ADULTS</p> <p>1. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>2. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>3. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>4. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>5. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>6. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>7. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>8. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>9. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>10. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p>	<p>CHILDREN</p> <p>1. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>2. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>3. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>4. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>5. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>6. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>7. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>8. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>9. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p> <p>10. TOILET SEATING TO BE PROVIDED FOR SEATED TOILET USE.</p>



NOTES	
<p>1. ACCESS TO ALL RESTROOMS SHALL BE A MINIMUM OF 36" CLEARANCE.</p> <p>2. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>3. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>4. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>5. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>6. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>7. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>8. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>9. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>10. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p>	<p>REVISIONS</p> <p>1. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>2. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>3. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>4. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>5. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>6. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>7. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>8. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>9. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p> <p>10. TOILET SEATING SHALL BE PROVIDED FOR SEATED TOILET USE.</p>

WHISPERING PINES CENTER
3600 S.W. 98TH AVENUE, MIAMI, FL 33125

ADA RESTROOM RENOVATIONS

SCHOOL BOARD OF BROWARD COUNTY PROJECT NUMBER 1752-99-04

PROJECT NUMBER: R01030-11
SHEET TITLE: SCHEDULES & DETAILS
DATE: 6/24/09

DRAWN BY: CAE
CHECKED BY: CC
APPROVED BY: CC

CRAIN ENGINEERING COMPANY, INC.
CORPORATE OFFICE: 1100 N.W. 11TH AVENUE, SUITE 100, MIAMI, FL 33136
TELEPHONE: (305) 571-1100
FAX: (305) 571-1101
WWW.CRAINENGINEERING.COM