

GALLOP'S KARATE SCHOOL/CRYSTAL'S AFTER SCHOOL PROGRAM

Issue: Vertical accessibility to the second floor.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the second floor of a 17,727 square foot building housing an after school program on the first floor and a karate school on the second. The building was constructed prior to adoption of the vertical accessibility requirements. Accessible entrances are provided at grade level of both floors and the intervening stairway is used by employees to travel from one program to the other which are under the same ownership. Estimates of \$35,000-\$40,000 were provided for the cost of an elevator and \$23,850 for a wheelchair lift. According to the applicant, work already done to make the building more accessible would render the lift disproportionate when those costs were added to the equipment cost.

Project Progress:

The project is completed.

Items to be Waived:

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

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: Gallop's Karate School / Crystal's After School Program.

Address: 2811 Industrial Plaza Drive
Tallahassee, Florida 32301

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: Franklin Management, Inc.

Applicant's Address: 2811 Industrial Plaza Drive Tallahassee, Florida 32301

Applicant's Telephone: (850) 216-1212 **FAX:** (850) 216-1288

Applicant's E-mail Address: galkar2@comcast.net

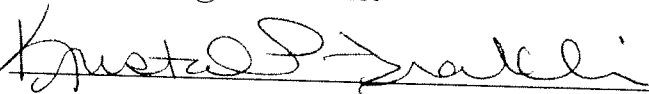
Relationship to Owner: company run by owner

Owner's Name: ^{KRISTAL}
~~Crystal~~ Franklin

Owner's Address: 2811 Industrial Plaza Drive Tallahassee, Florida 32301

Owner's Telephone: (850) 216-1212 **FAX:** (850) 216-1288

Owner's E-mail Address: galkar2@comcast.net

Signature of Owner: 

Contact Person: Michael A. Conn, AIA

Contact Person's Telephone: (850) 878-8784

E-mail Address: mconn@connandassociates.com

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.)

The subject building is composed of two stories, with 8,829 square feet at the ground floor, and 8,898 square feet at the upper floor, for a total of 17,727 square feet. The building's current use is as a Karate school at the upper floor, with the After School Program occupying the ground floor space. The building was first constructed in 1987, prior to the establishment of vertical accessibility requirements, and was previously used for a variety of independent offices, with the stairway used to connect related spaces on the two floors.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$125,000 (per information filed with Building Permit application for alterations)

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.**

The tenant businesses are under the same ownership, and had previously agreed to permanently lock the stairway as an alternative to providing full vertical accessibility between the two floors. At the time of this application, the businesses are operating with a temporary Certificate of Occupancy. The decision not to use the stairway has been reversed (to permit staff to travel between the two floors), which has re-engaged the requirement to provide vertical accessibility. This request is referred to the Commission because Tallahassee's Growth Management Department does not have the authority to grant a waiver of the requirement to provide vertical accessibility.

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

Issue

1: Florida Building Code – Building (FBC-B), sections 11-4.1.6(b), 11-4.1.3(1) and 11-4.1.3(5). The first of these sections requires that an alteration to an existing space comply with the requirements of sections 11-4.1.1 through 11-4.1.3 (minimum requirements for new construction). **Section 11-4.1.3(1)** requires that an accessible entrance be connected by an accessible route to all accessible spaces within the facility. **Section 11-4.1.3(5)** requires a passenger elevator to serve all levels of the building.

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.

The subject building was originally constructed without a passenger elevator in 1987, before the Florida Accessibility Code for Building Construction was established. Installation of a passenger elevator to satisfy the requirement for vertical accessibility is disproportional to the \$125,000 cost of the recently-completed alterations. The lower of the elevator cost estimates obtained for this waiver request (\$35,500) exceeds 20 percent of the renovation cost.

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. Estimated price for 2,000 pound capacity hydraulic elevator by Mowrey Elevator Company of Florida, Inc. Marianna, Florida. - \$35,500. Quoted price estimate is for manufacture and installation of the elevator. Associated costs for alteration of the building to allow for the installation are not included in this estimated price.

b. Estimated budget range for a 2,100 pound capacity hydraulic elevator by ThyssenKrupp Elevator Company - \$35,000 - \$40,000, based on an estimate prepared for another project with a similar elevator. (Price for that particular elevator was \$38,750.) Quoted price estimate is for manufacture and installation of the elevator only. Associated costs for alteration of the building to allow for the installation are not included in this estimated price.

c. Estimated price for a 750 pound capacity wheelchair lift by Garaventa (Genesis Enclosure or Shaftway models) series wheelchair lift is \$23,580. Although this price is lower than \$25,000 (20% of the project construction cost), it should be noted that other significant expenditures were made in upgrading accessibility of the building; most notably a ramp from the first floor to grade level, and new accessible men's and women's toilet rooms at both floors. The sum of these other items surpasses the \$1,420 difference remaining between the wheelchair lift and the 20% expected maximum.

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.

The estimated cost of construction as specified on the permit application is \$125,000. Twenty percent of this is \$25,000, which is inadequate to provide full vertical accessibility in addition to the other accessibility improvements already made as a part of this project.



Signature

MICHAEL A. CONN

Printed Name

Phone number (850) 878 8784

(SEAL)

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 17th day of September, 20 09

Kristal P. Franklin
Signature

Kristal P. Franklin
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.



4070 CR 124-A, Unit #1
Wildwood, Florida 34785
www.accessibilitylifts.com
352 399 2982 Fax 352 399 2981

ACCESSIBILITY LIFTS, INC.

PROPOSAL AND SALES AGREEMENT

Based on: Phone conversation

Difference from above after site visit will require a revised quote.

Date: 9/17/09
Attn: Donald Swaby
Re: Genesis vertical lift enclosure

Accessibility Lifts, Inc. respectfully submits the following proposal to furnish and install:

- (1) Genesis Steel enclosure, screw drive, pit mount, travel to 130", electrical disconnect by mfg, Steel enclosure, keyed operation, mid size enter/exit platform, steel ADA doors.

PRICE: \$23,580

NOTE:

If unit totally enclosed, then a dome and ventilation system required to pass inspection, add \$1,900

Options for an enclosure unit:

Plexi enclosure, add	\$895
Plexi doors, add	\$325 each
Hydraulic drive, add	\$1,600
Outdoor package	\$395

Note: All quotes are based on standard equipment. RAL color selections and PDO's to address latch clearance (Required when there is less than 18" from handle to wall) is optional.

WORK BY OTHERS: *Electrician: Must bring the wiring to unit and call-send controls. Provide Minimum 5 ft candle lighting at each landing for emergency lighting back-up as required by code in order to pass inspection and provide a Fusible/lockable disconnect. (If electrical disconnect not provided by the manufacturer)*

GC: Provide a minimum 3" re-enforced concrete pad and backing as indicated on drawings to tie back the mast. If the unit requires a shaft, the GC must supply a shaft that is code compliant and install ADA doors. (Doors supplied by ALI, installed by GC)

NOTE: Pricing includes material, shipping, installation, Bureau of Elevator Safety permitting, and B.E.S inspection. All commercial accessibility lifts require installation by a registered elevator company, such as ALI, and an inspection by a representative of the Bureau of Elevator Safety.

AT THIS DATE, lead time 60 days for Bureau of Elevator Safety permitting process, concurrent with 6-8 weeks production/installation/inspection of product.

All materials are warranted to be as specified above. All work shall be completed in a workmanlike manner according to local industry standards and shall comply with all applicable building codes. Any alteration or deviation from the above specifications and/or "work by others" which requires or involves additional labor or materials must be requested in writing by the purchaser and will be performed by the Seller as an extra. The Purchaser agrees to pay the charges for such extras and such charges shall be in addition to the above contract price. **Storage charges that may be incurred by A.L.I. due to delay of site readiness, as scheduled by the G.C. will be subject to a back -charge. Additional installation time required by A.L.I. due to lack of site readiness may be back charged as well as site condition. A 7 day notice is required for installation.**

QUOTES VALID FOR 60 DAYS: After acceptance, price remains valid only if goods are shipped within 180 days from acceptance. Any changes or manufacturers price increases will affect the original quoted price.

TERMS:

25% deposit before release for production of this custom equipment,

65% material delivery to site.

10% at completion of successful State Elevator Department inspection/turnover.

10% cancellation fee after signed proposal received, 75% after order released to production.

Note: Keys and owners manual will be turned over after inspection and unit paid to 90% of contract.

Add 5% surcharge for credit card payments.

Material WILL NOT be released for production without deposit nor lift turned over without final payment.

WARRANTY:

One (1) year manufacturers warranty on parts only.

No labor is included 90 days after installation from installer or Seller. Warranty becomes effective the day of successful inspection by the Dept. of Elevator Safety.

PM contract (not service) is optional, \$500/year. Manufacturer will extend parts only

Up to 5 years with a PM contract.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Purchaser: _____ Date: _____

Accessibility Lifts, Inc.

Submitted by: *Accessibility Lifts, Inc. rep: Stasia Owczarzak*
Phone: *352-399-2982*
Fax: *352-399-2981*

www.accessibilitylifts.com

Accessibility Lifts, Inc.



Corporate Office:
4070 CR 124-A Unit #1
Wildwood, Florida 34785

ACCESSIBILITY LIFTS, INC.



352 399 2982 Phone

Vertical Lifts will serve up to 14' with a capacity of 750 pounds. Can be in an enclosure with Plexiglas or metal panels or shaftway built by others.



NOT AVAILABLE....LULA ELEVATOR



Garaventa Wheelchair Lifts

GENESIS DESIGN AND PLANNING GUIDE

for lifting heights up to fourteen feet



Donald Swaby

From: Sales [sales@mowreyelevator.com]

Sent: Tuesday, September 15, 2009 3:13 PM

To: 'Donald Swaby'

Mr. Swaby,

Your budget number for the elevator below is \$35,500.00.

2000LB capacity

2 in line

100 FPM

Dual-piston Holeless application

Travel – approx. 11ft.

Machine room within 20ft of the hoistway

Thank you,

Jennifer Tomlin, Sales Coordinator

Mowrey Elevator Company of Florida, Inc.

4518 Lafayette Street

Marianna, FL 32446

800.441.4449 Ext. 298

Fax: 850.526.2375

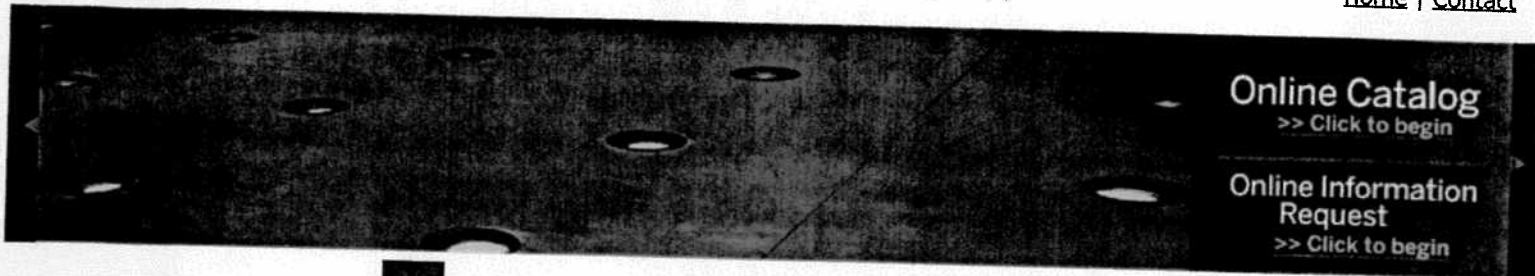
Email: sales@mowreyelevator.com

Website: www.mowreyelevator.com

MOWREY
E L E V A T O R



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Cabs

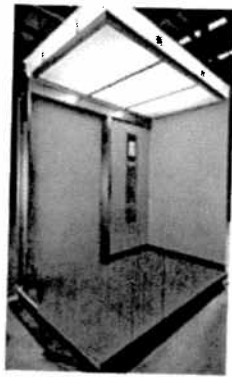
The Mowrey ME 200 and ME 225 Cabs are made with durable materials and completely fabricated by skilled technicians in our 350,000 square foot manufacturing facility in Marianna, Florida. We offer a wide variety of cab heights, ceiling styles, flooring options and wall surface materials. Contact your Mowrey representative for a complete color brochure of finishing options.

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	ME 200 CAB	ME 225 CAB	Upgrade Options
Walls	Durable wood construction walls for sound insulation, covered with 1/16 plastic laminate on cab interior. Many standard color options available.	Durable wood construction walls for sound insulation. Applied plastic laminate wall panels.	Steel construction with enamel finish, custom wall panels of #4 or #8 stainless steel, #4 or #8 muntz.
Car Top	Wood construction. Includes emergency exit.	Wood construction. Includes emergency exit.	Steel construction.
Front Return	Applied #4 stainless steel car station with plastic laminate front wall.	Applied #4 stainless steel car station with #4 stainless steel front wall.	20 degree swing return, enamel, #4 or #8 stainless steel, #4 or #8 muntz.

Doors	Hollow metal, horizontal single sliding with plastic laminate finish. Standard door height is 7'-0".	Hollow metal, horizontal single sliding with #4 stainless steel finish. Standard door height is 7'-0".	---
Frames	Standard #4 stainless steel.	Standard #4 stainless steel.	---
Ceiling	Suspended prismatic light diffuser ceiling panels in an aluminum frame with florescent lighting. Standard ceiling height is 7'-6" with 8'-0" cab height.	Six (6) equally-spaced down lights with #4 stainless steel ceiling panel. Standard ceiling height is 7'-6" with 8'-0" cab height.	6 or 24 down lights, mica (standard), enamel, #4 or #8 stainless steel, #4 or #8 muntz.
Sills	Die cast aluminum.	Die cast aluminum.	---
Handrails	Cylindrical #4 Stainless steel on back wall.	Cylindrical #4 Stainless steel on back wall.	#4 or #8 stainless steel, #4 or #8 muntz cylindrical or flat bar. Side walls (standard is back wall).
Flooring	1/16 vinyl composition tile is standard, or commercial grade carpeting in a standard selection of colors. For other custom floor finishes, we will prepare the sub-floor and set the base height to accommodate your requirements.	1/16 vinyl composition tile is standard, or commercial grade carpeting in a standard selection of colors. For other custom floor finishes, we will prepare the sub-floor and set the base height to accommodate your requirements.	In addition to the standard options shown above, our elevators can accept a variety of custom floor finishes. We will prepare the sub-floor and set the base height to accommodate your requirements.

Click on the cab images below to see a larger view:



ME 200 Cab



ME 225 Cab

All equipment, whether manufactured in our plant, or purchased, is of the highest quality and meets or exceeds all local, state and national codes governing elevators.

CAB & CEILING HEIGHTS:

8' 6" cab height with 8' 0" ceiling

9' 0" cab height with 8' 6" ceiling

10' 0" cab height with 9' 6" ceiling

REPAIR HOTLINE

For rapid response & service options [click here.](#)

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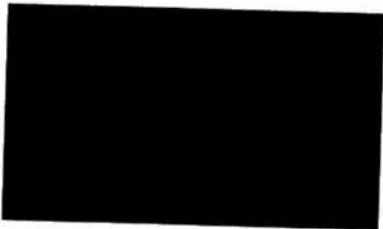
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Donald Swaby

From: Donald Swaby [dswaby@connandassociates.com]

Sent: Tuesday, September 15, 2009 3:12 PM

To: 'tallahassee@thyssenkrupp.com'

Subject: Preliminary price for elevator

Dear Mr. Elliner;

Thank you for your help in obtaining a budget price for a two-stop elevator. On your company's website, I found the model AMEE 21 most suited to the project I mentioned. I am working on a two story building with a floor-to-floor height of 10'-9" (more or less). Like the elevator you mentioned with a \$38,750 price estimate, I was assuming a modestly-priced unit, without frills or extra bells and whistles. For the time being, I don't need an extensive quote from you, but I likely will need some documentation (before October 12th) like what you provided to the church which you mentioned in our telephone conversation.

Again, many thanks for your help.

Sincerely,

Donald D. Swaby, Assoc. AIA
Conn & Associates Architects, Inc.
1960-C Buford Boulevard
Tallahassee, Florida 32308
p 850-878-8784

dswaby@connandassociates.com



ThyssenKrupp Elevator

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AMEE 21				
Twinpost Telescopic (3-Stage)				
Speed	80	100	125	150
Clear Overhead	12' - 11"	12' - 11"	12' - 11"	12' - 11"
Max Rise	33' - 6 1/2"	33' - 6 1/2"	33' - 6 1/2"	33' - 6 1/2"
Min Pit Depth	4' - 0"	4' - 0"	4' - 0"	4' - 0"
Door Type	Front		Front / Rear	
	Single Speed (RH/LH)			
Standard Car Height	7' - 11"		7' - 11"	
Clear Inside Width	5' - 8"		5' - 8"	
Clear Inside Depth	4' - 3"		4 - 3 1/2"	
Door Width	3' - 0"		3' - 0"	
Standard Door Height	7' - 0"		7' - 0"	
Hoistway Width	7' - 8"		7' - 8"	
Hoistway Depth	5' - 9"		6' - 8 3/4"	

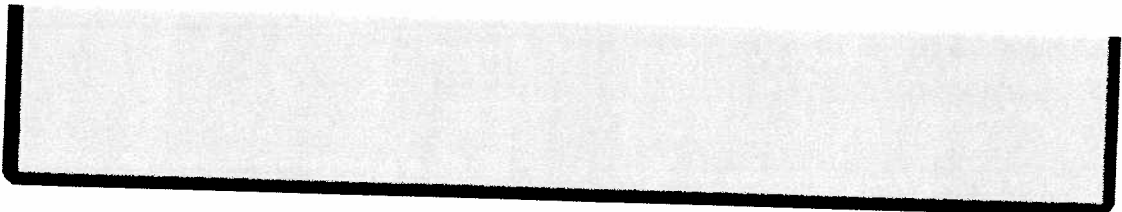
Additional Travel: Pit and/or overhead increases 1" for every 3" of net travel over 33'-6 1/2" up to 48'-3 1/2". Maximum 2'-0" allowed in overhead.

For multiple elevators, add 4" for a divider beam between hoistways.

Safety beams are required by OSHA 1926.502, provided and installed by others as directed by TKE. Clear overhead dimensions shown are to the bottom of the beam; the beam may not encroach into these required clear overhead dimensions.

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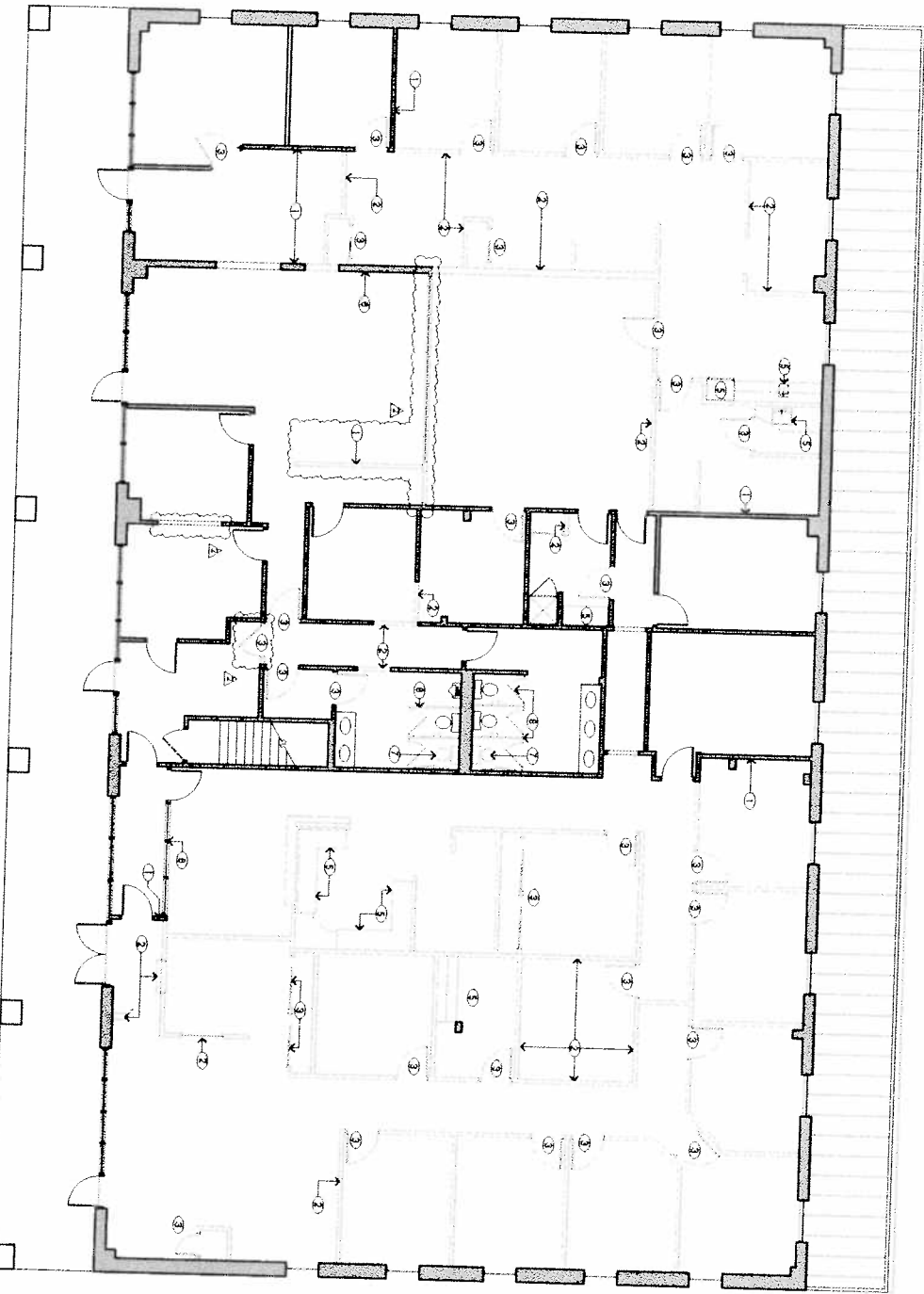
Demolition Plan Second Floor

SC. 3/16" = 1'-0"

LEGEND

INDICATES EXISTING WALL OR REMOVED STRUCTURE TO BE DEMOLISHED. SEE DEMOLITION NOTES FOR FURTHER INFORMATION.

INDICATES EXISTING WALL, DOOR, WINDOW, SEE DEMOLITION AND DEMOLITION NOTES FOR FURTHER INFORMATION.



KEYNOTES

- 1 INDICATES EXISTING WALL AT THIS AREA TO BE DEMOLISHED. SEE DEMOLITION NOTES FOR FURTHER INFORMATION.
- 2 REMOVE PORTION OF EXISTING WALL AND INTERIOR PARTITION TO EXTERIOR SIDE.
- 3 REMOVE DOOR, FRAME, L HANDRAIL TO BE DEMOLISHED. SEE DEMOLITION NOTES FOR FURTHER INFORMATION.
- 4 REMOVE EXISTING INTERIOR PARTITION ON THE EXTERIOR SIDE. SEE DEMOLITION NOTES FOR FURTHER INFORMATION.
- 5 REMOVE EXISTING WINDOW, FRAME AND PRODUCT TO BE DEMOLISHED. SEE DEMOLITION NOTES FOR FURTHER INFORMATION.
- 6 REMOVE EXISTING WINDOW TO EXTERIOR SIDE.
- 7 REMOVE EXISTING WINDOW TO EXTERIOR SIDE.
- 8 REMOVE EXISTING WINDOW TO EXTERIOR SIDE.

EXISTING CONDITIONS AS SHOWN ARE BASED ON FIELD MEASUREMENTS AND MAY VARY FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

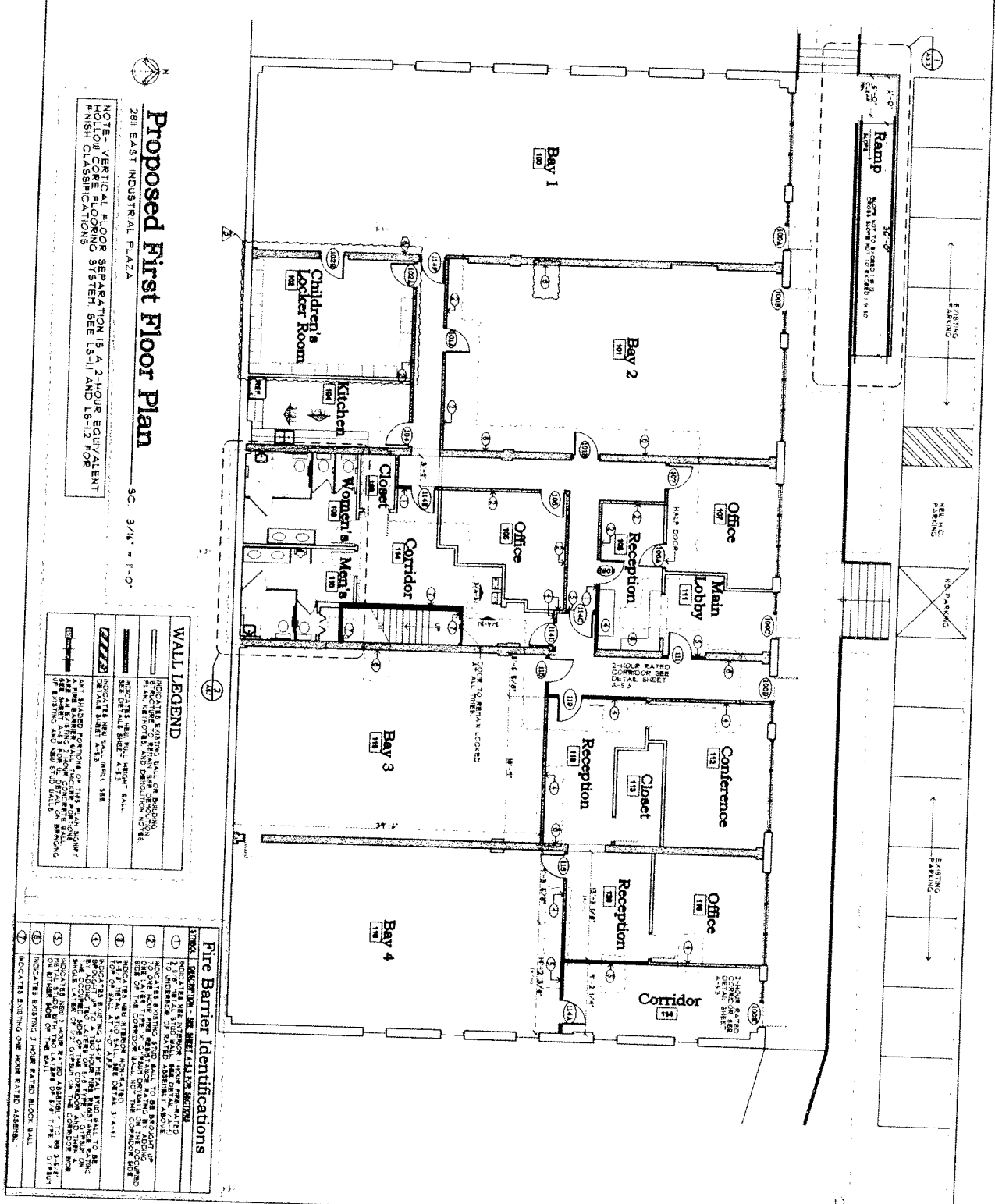
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BY	DEO
PROJECT	08-239
DATE	MAY 2, 2004
SCALE	A-12

CONN ARCHITECTS
ASSOCIATES

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RENOVATION of
2811 EAST INDUSTRIAL PLAZA, TALLAHASSEE, FLORIDA

DEMOLITION PLAN SECOND FLOOR - GALLOP'S KARATE



Proposed First Floor Plan
 2811 EAST INDUSTRIAL PLAZA
 5C 3/4" = 1'-0"

NOTE - VERTICAL FLOOR SEPARATION IS A 2-HOUR EQUIVALENT HOLLOW CORE FLOOR SYSTEM. SEE LS-11 AND LS-12 FOR FINISH CLASSIFICATIONS

WALL LEGEND

	INDICATES EXISTING WALL OF 2-HOUR RATED CONCRETE OR MASONRY. SEE DETAIL SHEET A-5-3 FOR FINISHES AND PENETRATION NOTES.
	INDICATES EXISTING 1-HOUR RATED WALL.
	INDICATES EXISTING 1/2-HOUR RATED WALL.
	INDICATES EXISTING 1-HOUR RATED WALL WITH DOOR. SEE DETAIL SHEET A-5-3 FOR FINISHES AND PENETRATION NOTES.
	INDICATES EXISTING 1-HOUR RATED WALL WITH WINDOW. SEE DETAIL SHEET A-5-3 FOR FINISHES AND PENETRATION NOTES.

Fire Barrier Identifications

①	INDICATES EXISTING 2-HOUR RATED WALL.
②	INDICATES EXISTING 1-HOUR RATED WALL.
③	INDICATES EXISTING 1/2-HOUR RATED WALL.
④	INDICATES EXISTING 1-HOUR RATED WALL WITH DOOR.
⑤	INDICATES EXISTING 1-HOUR RATED WALL WITH WINDOW.
⑥	INDICATES EXISTING 1-HOUR RATED WALL WITH PENETRATION.

DATE: MAY 5, 2004
 DRAWN BY: C.A.S.
 PROJECT: GALLOP'S KARATE - RENOVATION OF 2811 EAST INDUSTRIAL PLAZA, TALLAHASSEE, FLORIDA
 SHEET: 08-239
 SCALE: A-21

CONNARCHITECTS
 1001 - 10th Street, Tallahassee, Florida 32301-1001
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GALLOP'S KARATE - RENOVATION OF
 2811 EAST INDUSTRIAL PLAZA, TALLAHASSEE, FLORIDA
 PROPOSED FIRST FLOOR PLAN -
 CRYSTAL'S AFTER SCHOOL PROGRAM

THIS DRAWING IS THE PROPERTY OF CONN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONN ARCHITECTS.



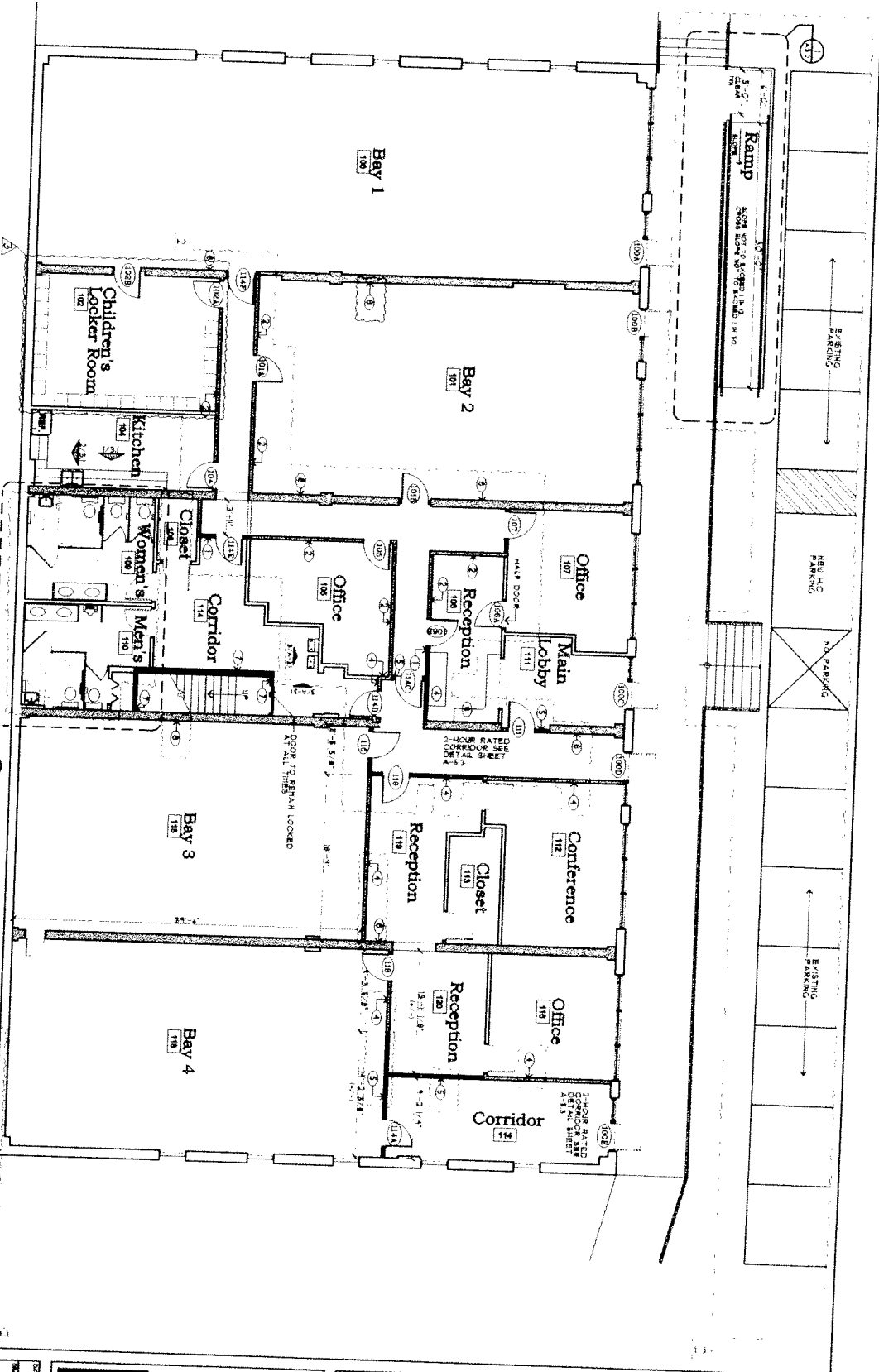
Proposed First Floor Plan

28th EAST INDUSTRIAL PLAZA

NOTE: VERTICAL FLOOR SEPARATION IS A 2-HOUR EQUIVALENT HOLLOW CORE FLOORING SYSTEM SEE LS-111 AND LS-112 FOR FINISH CLASSIFICATIONS

WALL LEGEND

	INDICATES EXISTING WALL OR BUILDING WALL. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
	INDICATES NEW WALL. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
	INDICATES FIRE-RATED WALL. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
	INDICATES FIRE-RATED WALL WITH DOOR. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
	INDICATES FIRE-RATED WALL WITH WINDOW. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.



Fire Barrier Identifications

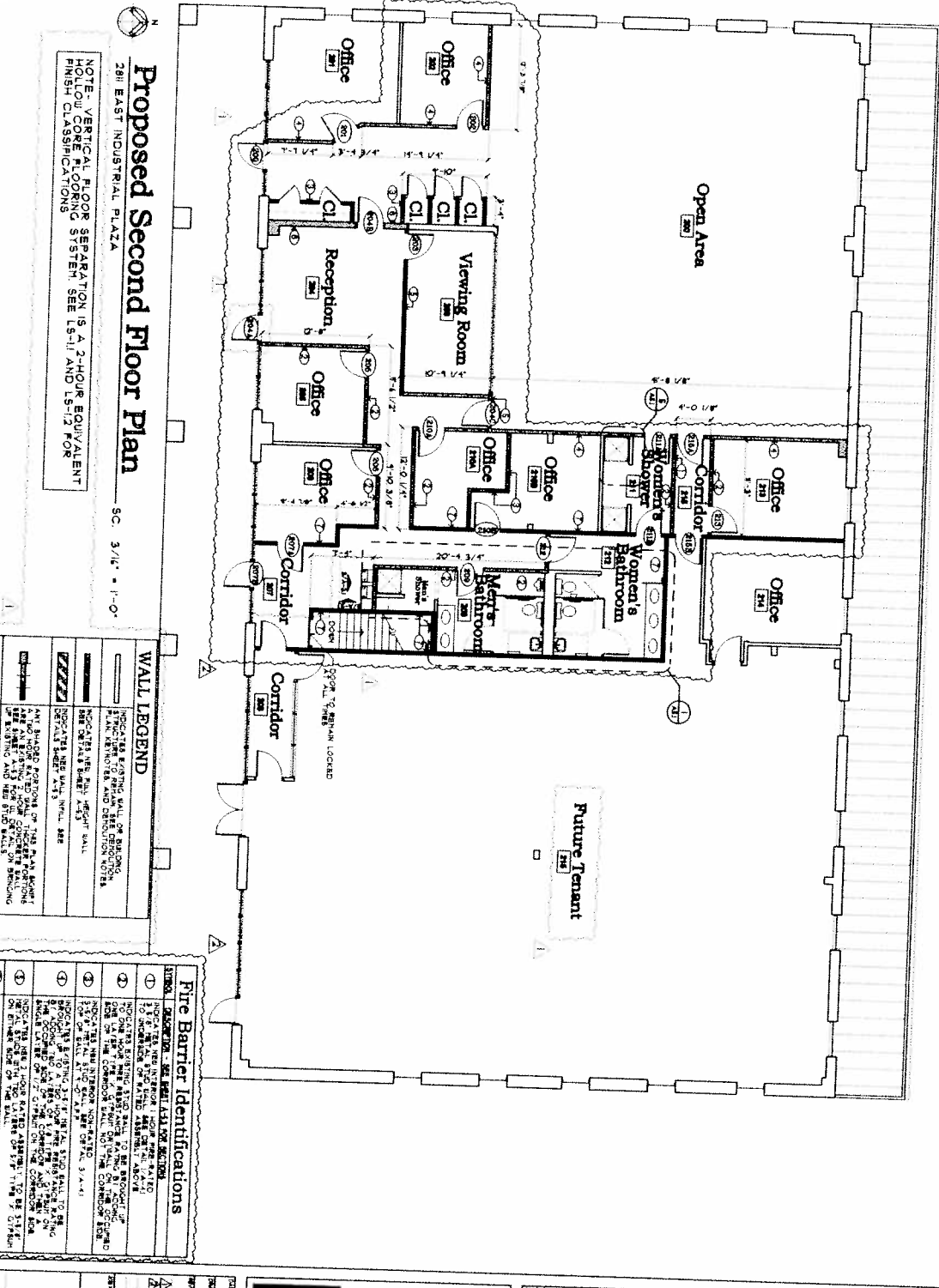
1	INDICATES EXISTING FIRE-RATED WALL OR BUILDING WALL. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
2	INDICATES NEW FIRE-RATED WALL. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
3	INDICATES FIRE-RATED WALL WITH DOOR. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
4	INDICATES FIRE-RATED WALL WITH WINDOW. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
5	INDICATES FIRE-RATED WALL WITH PENETRATION. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
6	INDICATES FIRE-RATED WALL WITH PENETRATION. REMOVE AND RECONSTRUCT WITH CONSTRUCTION NOTES.
7	INDICATES EXISTING 1 HOUR RATED ASSEMBLY.

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 1900 S. Central Blvd., Tallahassee, Florida 32309
 Phone: 904.224.1111
 www.connarchitects.com

GALLOP'S KARATE - RENOVATION OF
 28th EAST INDUSTRIAL PLAZA . TALLHASSEE, FLORIDA

PROPOSED FIRST FLOOR PLAN -
 CRYSTAL'S AFTER SCHOOL PROGRAM

DATE	11.15.2004
PROJECT	C.R.S.
SCALE	AS SHOWN
DESIGNER	A-21
DATE	08-23-04



Proposed Second Floor Plan
 2811 EAST INDUSTRIAL PLAZA
 NOTE: VERTICAL FLOOR SEPARATION IS A 2-HOUR EQUIVALENT
 HOLLOW CORE FLOORING SYSTEM. SEE LS-11 AND LS-12 FOR
 FINISH CLASSIFICATIONS

SC. 3/16" = 1'-0"

WALL LEGEND

	INDICATES EXISTING WALL OR BUILDING PLAN, ROOMS, AND DEMONSTRATIONS
	INDICATES NEW WALL
	INDICATES FIRE RATED WALL
	INDICATES FIRE RATED WALL WITH DOOR
	INDICATES FIRE RATED WALL WITH WINDOW
	INDICATES FIRE RATED WALL WITH DOOR AND WINDOW

Fire Barrier Identifications

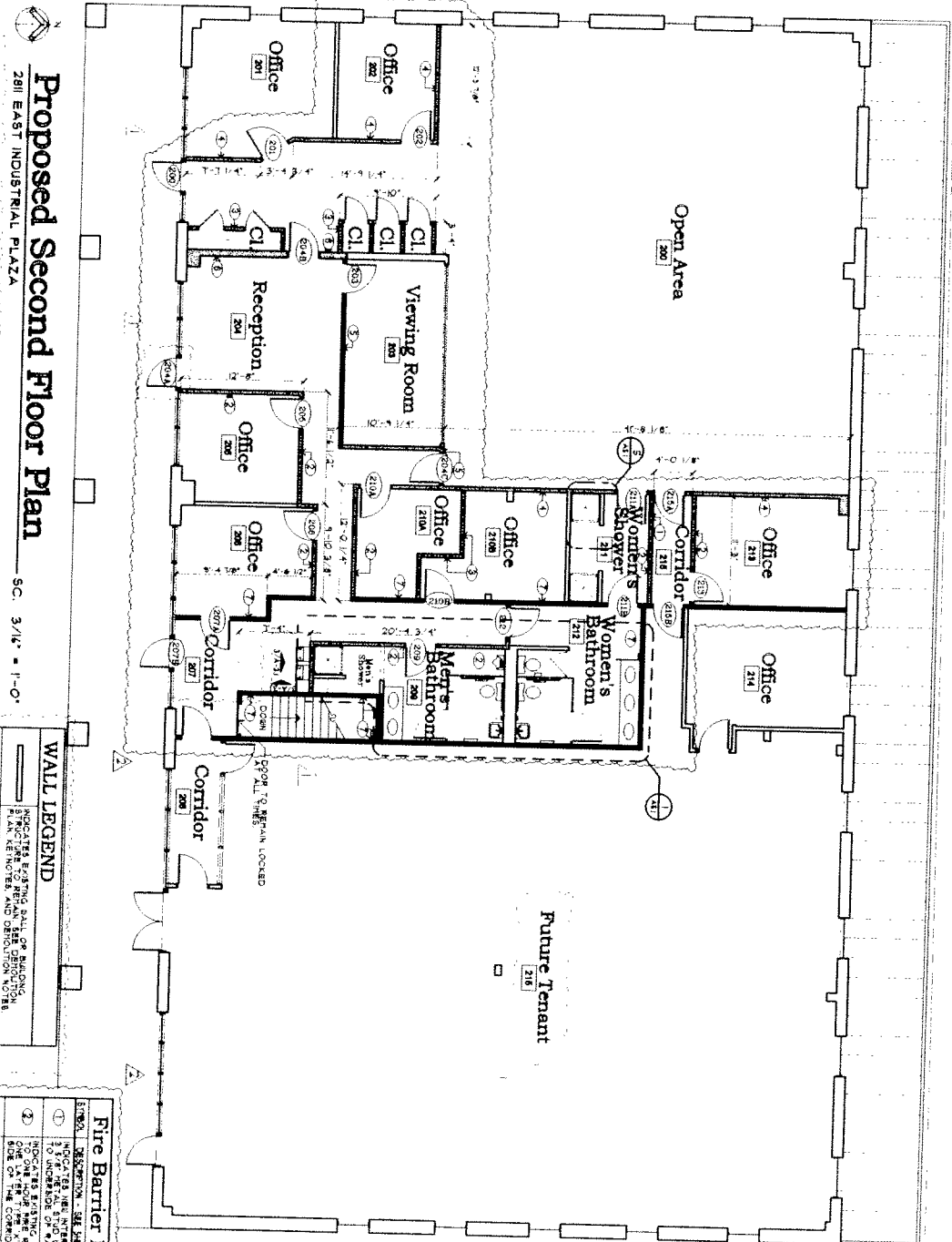
①	INDICATES EXISTING 2-HOUR RATED ASSEMBLY
②	INDICATES EXISTING 1-HOUR RATED ASSEMBLY
③	INDICATES EXISTING 1-HOUR RATED ASSEMBLY WITH GLASS
④	INDICATES EXISTING 2-HOUR RATED ASSEMBLY WITH GLASS
⑤	INDICATES EXISTING 1-HOUR RATED ASSEMBLY WITH GLASS
⑥	INDICATES EXISTING 2-HOUR RATED ASSEMBLY WITH GLASS

DATE: MAY 1, 2004
 DRAWN BY: C.M.E.
 PROJECT: 08-239
 SHEET: A-22

CONN ARCHITECTS
 ASSOCIATES
 1000 N. GULF BLVD., SUITE 200, TALLAHASSEE, FLORIDA 32301
 TEL: 904.209.1234 FAX: 904.209.1235
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RENOVATION of
 2811 EAST INDUSTRIAL PLAZA, TALLAHASSEE, FLORIDA
 PROPOSED SECOND FLOOR PLAN - GALLOP'S KARATE

NOT TO SCALE. THIS PLAN IS A REPRESENTATION OF THE PROPOSED WORK AND IS NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE CONTRACTOR'S WORK OR FOR THE RESULTS OF THE CONTRACTOR'S WORK.



Proposed Second Floor Plan
 2811 EAST INDUSTRIAL PLAZA
 SC. 3/16" = 1'-0"

NOTE: VERTICAL FLOOR SEPARATION IS A 2-HOUR EQUIVALENT HOLLOW CORE FLOORING SYSTEM. SEE LS-11 AND LS-12 FOR FINISH CLASSIFICATIONS.

WALL LEGEND

	INDICATES EXISTING 1-HOUR RATED WALL. SEE DETAIL SHEET A-33.
	INDICATES NEW 2-HOUR RATED WALL. SEE DETAIL SHEET A-33.
	INDICATES NEW 1-HOUR RATED WALL WITH GLASS. SEE DETAIL SHEET A-33.
	INDICATES NEW 1-HOUR RATED WALL WITH GLASS AND PANEL. SEE DETAIL SHEET A-33.
	INDICATES NEW 1-HOUR RATED WALL WITH GLASS AND PANEL AND PANEL. SEE DETAIL SHEET A-33.
	INDICATES NEW 1-HOUR RATED WALL WITH GLASS AND PANEL AND PANEL AND PANEL. SEE DETAIL SHEET A-33.

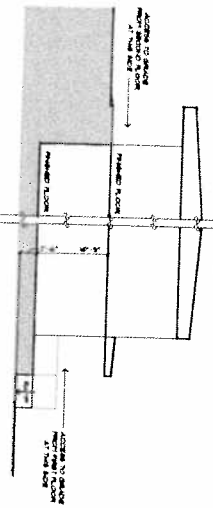
Fire Barrier Identifications

	INDICATES EXISTING 1-HOUR RATED FIRE BARRIER. SEE DETAIL SHEET A-33 FOR SECTIONS.
	INDICATES NEW 2-HOUR RATED FIRE BARRIER. SEE DETAIL SHEET A-33 FOR SECTIONS.
	INDICATES EXISTING 1-HOUR RATED FIRE BARRIER WITH GLASS. SEE DETAIL SHEET A-33 FOR SECTIONS.
	INDICATES NEW 2-HOUR RATED FIRE BARRIER WITH GLASS. SEE DETAIL SHEET A-33 FOR SECTIONS.
	INDICATES EXISTING 1-HOUR RATED FIRE BARRIER WITH GLASS AND PANEL. SEE DETAIL SHEET A-33 FOR SECTIONS.
	INDICATES NEW 2-HOUR RATED FIRE BARRIER WITH GLASS AND PANEL. SEE DETAIL SHEET A-33 FOR SECTIONS.

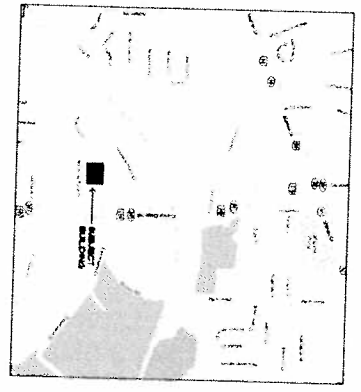
DATE: MAY 1, 2004
 PROJECT: 08-239
 DRAWING: A-22

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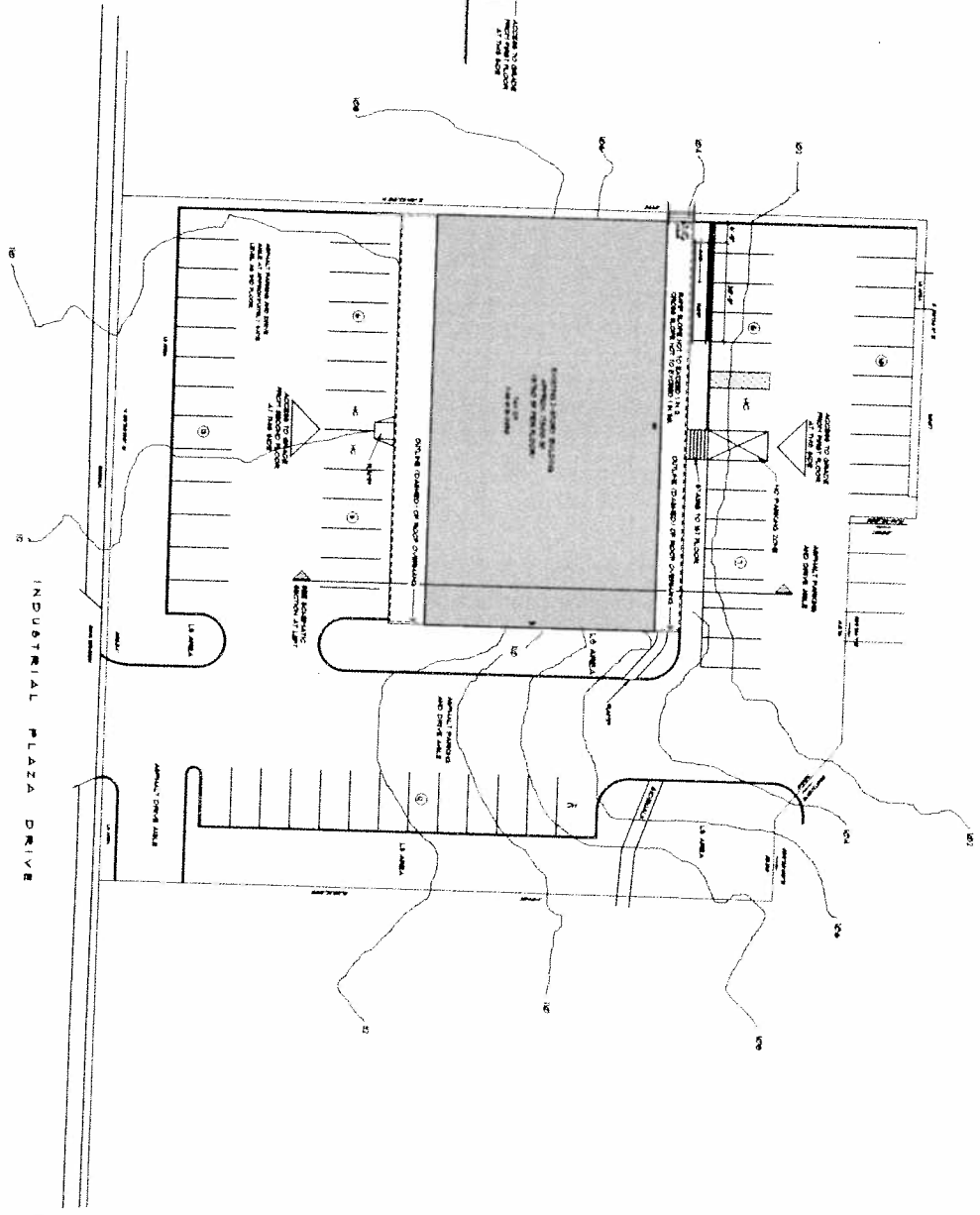
PROJECT: RENOVATION of
 2811 EAST INDUSTRIAL PLAZA, TALLAHASSEE, FLORIDA
 TITLE: PROPOSED SECOND FLOOR PLAN - GALLOP'S KARATE



Schematic Section
SCALE: 1/8" = 1'-0"



Project Vicinity Map
NOT TO SCALE



Project Site Plan
2811 EAST INDUSTRIAL PLAZA
SCALE: 1/8" = 1'-0"

DATE	01.12.2010
CLIENT	ALT. 2, 3, 4, 5, 6, 7, 8, 9, 10
PROJECT	INDUSTRIAL PLAZA
NO.	001
DATE	06-23-09
SCALE	1/8" = 1'-0"
PROJECT	9P-1

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PROJECT	RENOVATION OF 2811 EAST INDUSTRIAL PLAZA, TALLAHASSEE, FLORIDA
PLAN	PROJECT SITE PLAN

