

## **BRANDT INFORMATION SERVICES, INC.**

**Issue:** Vertical accessibility to the second floor and basement of an office building.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to the basement and second floor of an office building undergoing a \$55,000 alteration. The structure was built in 1970 and has been continually used for offices since that time. Estimates of \$45,900 - \$62,000 for elevators were submitted to substantiate the applicant's position that installing the equipment would be disproportionate to the cost of the alteration.

### **Project Progress:**

The project is in plan review.

### **Items to be Waived:**

Vertical accessibility, as required by Chapter 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:** Brandt Information Services, Inc.

**Address:** 501 N. Duval Street

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:** JOHN B. THOMAS

**Applicant's Address:** 1377 Cross Creek Circle Tallahassee, Florida 32301

**Applicant's Telephone:** (850) 877-7713 **FAX:** (850) 681-3952

**Applicant's E-mail Address:** john.t@brandtinfo.com

**Relationship to Owner:** SAME

**Owner's Name:** SAME AS ABOVE

**Owner's Address:** 1377 Cross Creek Circle Tallahassee, Florida 32301

**Owner's Telephone:** (850) 877-7713 **FAX:** (850) 681-3952

**Owner's E-mail Address:** SAME AS ABOVE

**Signature of Owner:**  CEO

**Contact Person:** Michael A. Conn, AIA

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

**E-mail Address:** [mconn@connandassociates.com](mailto: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, each with 4,872 square feet, and a basement, with 2,913 square feet, for a total of 12,657 square feet. The building's current use is as office space. Considering the building's location, design and construction, it is likely that the use of the building has not changed throughout its existence.

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

**\$55,000 (per information filed with Building Permit application)**

**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 City of Tallahassee's Growth Management Department does not have the authority to grant a waiver of the requirement to provide vertical accessibility.

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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.

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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 1970, 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 \$55,000 cost of the current planned alterations. The lower of the elevator cost estimates obtained for this waiver request exceeds 20 percent of the estimated 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.

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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.

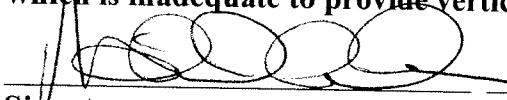
a. Estimated price for 2,000 pound capacity elevator by Mowrey Elevator Company of Florida, Inc. Marianna, Florida. - \$45,900. Quoted price estimate is for manufacture and installation of the elevator. Associated costs for alteration of the building to allow for the installation are not included in this estimated price.

b. Estimated price for 2,100 pound capacity elevator (telescopic holeless hydraulic type) by Otis Elevator Company - \$60,000. 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.

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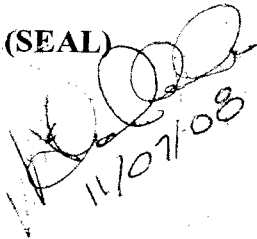
10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

The estimated cost as specified on the permit application is \$55,000. 20% of this is \$11,000, which is inadequate to provide vertical accessibility.

  
Signature \_\_\_\_\_ Printed Name Michael A. Conn

Phone number (850) 878 8784

(SEAL)

  
11/07/08

**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 7th day of NOVEMBER, 2003

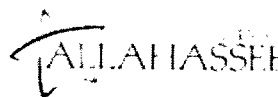
Signature

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.

# Permit Manager

Welcome to Tallahassee, Florida



City of Tallahassee Growth Management Department

## Detail

[Inspections](#)   [Status](#)   [Payment History](#)

Case / Application / Permit Number	TBB081982
Type / Classification	T-BLDP 0322
Address	TBLD: COTGM Building Permits 501 N DUVAL ST TALLAHASSEE-LEON COUNTY, FL
Parcel Number	<a href="#">2136401823920</a>
File Date	2008-10-24
Status	PLANCK
Status Date	N/A
Valuation	\$55,000.00
Fees	\$988.40
Payments	\$816.08
Balance	\$172.32

[Online Payment](#)

There is an outstanding balance. You can make online payment here by clicking on the link above.

This agency accepts:



Description	NW - ALT COMM OFFC EXP (BRANDT INFO SVCS)
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## Contacts

Name	WHITLEY CONTRACTING INC.
Business	N/A
Relationship	CONTRACTOR
Phone	N/A

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Name	WHITLEY CONTRACTING INC.
Business	N/A
Relationship	APPLICANT
Phone	N/A

[New Search](#)

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**Donald Swaby**

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**From:** JENNIFER TOMLIN [sales@mowreyelevators.com]

**Sent:** Friday, November 07, 2008 11:41 AM

**To:** dswaby@connandassociates.com

**Mr. Swaby,**

**To confirm our phone conversation:**

**A 2000LB 3-stop hydraulic elevator will cost approximately \$45,900.00 in the Tallahassee area. This amount includes manufacturing and installation only. Please note, there will be work to be done by other trades. Please feel free to give me a call, if you should have any other questions.**

**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@mowreyelevators.com](mailto:sales@mowreyelevators.com)

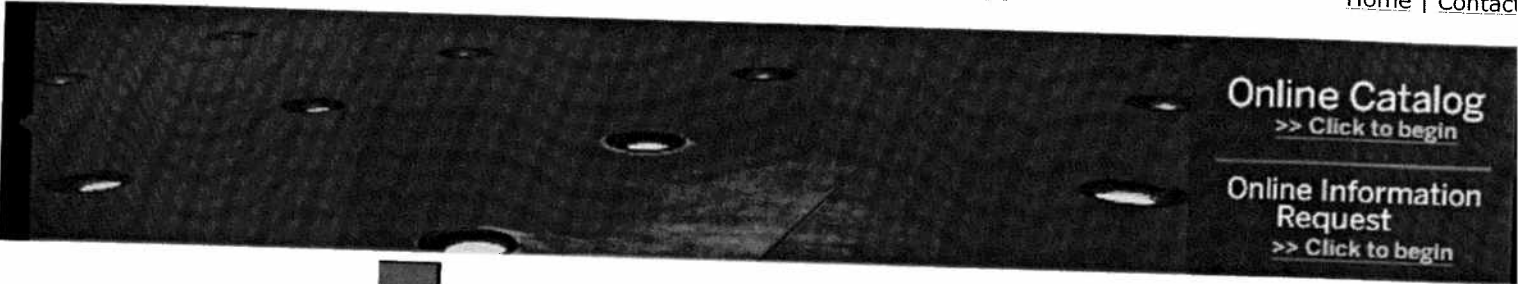
Website: [www.mowreyelevators.com](http://www.mowreyelevators.com)

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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.

	ME 200 CAB	ME 225 CAB	Upgrade Options
<b>Walls</b>	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.
<b>Car Top</b>	Wood construction. Includes emergency exit.	Wood construction. Includes emergency exit.	Steel construction.
<b>Front Return</b>	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.

<b>Doors</b>	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".	---
<b>Frames</b>	Standard #4 stainless steel.	Standard #4 stainless steel.	---
<b>Ceiling</b>	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.
<b>Sills</b>	Die cast aluminum.	Die cast aluminum.	---
<b>Handrails</b>	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).
<b>Flooring</b>	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

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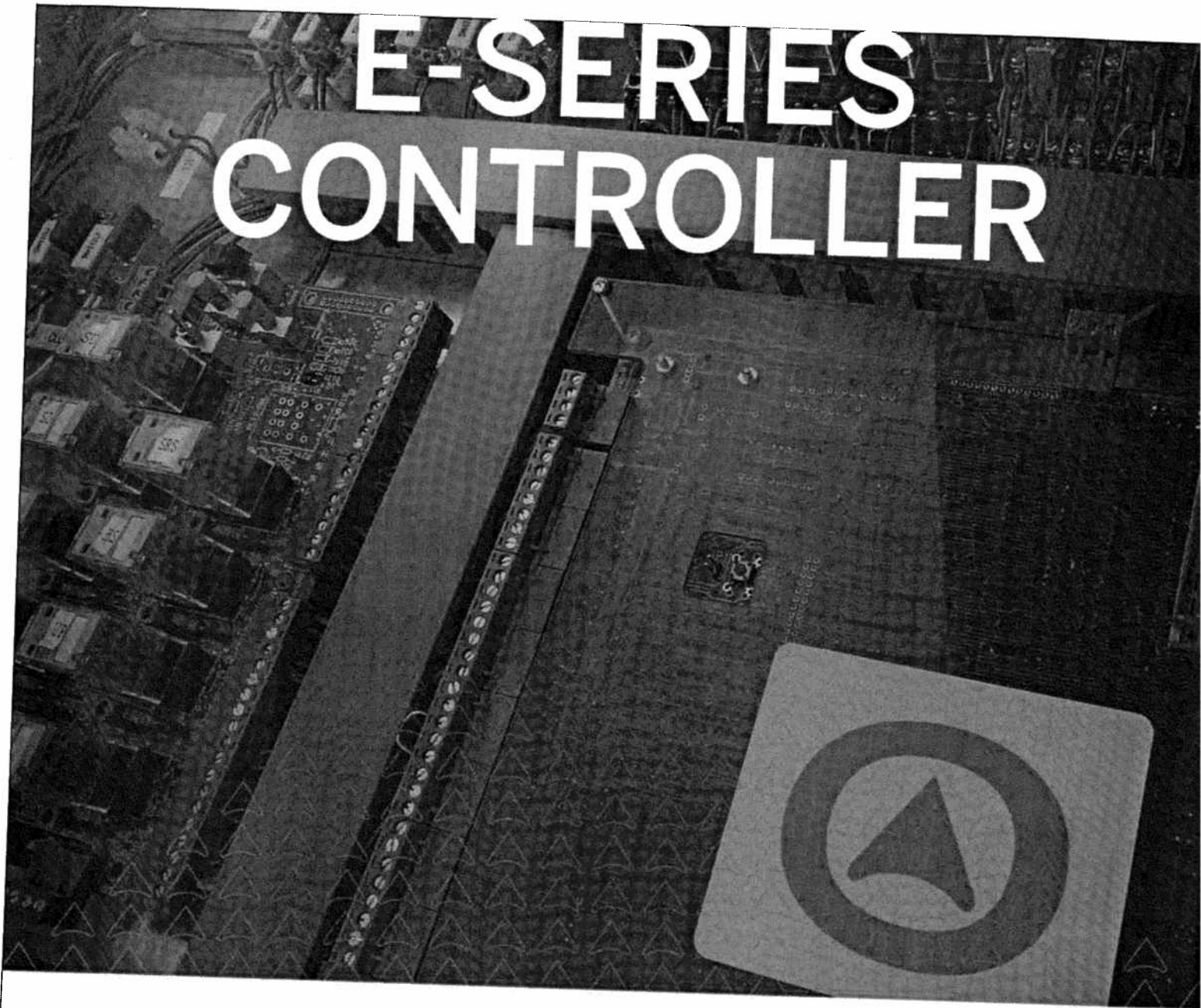
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# E-SERIES CONTROLLER



**The heart of Mowrey technology,** the E-Series Controller is designed to provide trouble-free operation and ease of service with many standard features normally considered options. The memory is permanent with no need for any on-board battery.

Built-in diagnostics are displayed on the position indicator providing service without the need of any hand held programming devices. All of the programming is done by qualified engineers at our factory. Factory support by modem is also available.

**MOWREY**  
E L E V A T O R

## E-SERIES CONTROLLER

The Mowrey E-Series Controller is so "smart" that it can actually call our office to let us know if there are system problems.

*\*dedicated phone required*

### Additional features of the E-Series Controller include:

- ▲ A state-of-the-art microprocessor with permanent memory is at the heart of the Mowrey system and comes fully programmed and tested at the factory with no need for field programming.
- ▲ A digital voice announcer comes standard with each unit. A pleasant voice announces the floor level, direction of travel and other important messages.
- ▲ Our control system has as standard encoder position, infrared leveling inductors, modem (with dedicated phone by others) and multi-speed door operators.
- ▲ Serial communication is used extensively insuring that dependability is built-in.
- ▲ Complete factory support available via modem **24 hours a day** to aid in rapid response to calls for service. (dedicated phone line by others is required).

### Optional equipment available at additional cost:

- ▲ Hall position indicators and hall lanterns
- ▲ Keypad / Card Reader: key pad access—  
Secures access with 6- digit code for up to 200 users
- ▲ Optional programmable timer
- ▲ Plasma display screen

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.

800.441.4449

TOLL FREE

850.482.2482

FACSIMILE: CONSTRUCTION/SERVICE

850.526.237

FACSIMILE: SALES

4518 LAFAYETTE STREET  
MARIANNA, FLORIDA 32446

800.432.2966

TOLL FREE - WITHIN FL.

954.581.8900

LOCAL

954.583.1119

FACSIMILE

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DAVIE, FLORIDA 33314

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## Hydraulic Jack Units

Each Hydraulic Jack Unit must pass a comprehensive inspection from the Mowrey Quality Control team prior to shipping.

Note: In Florida, any elevator with a serial number of 9982 or lower may have a single bottom cylinder. Unless it can be documented to the state that it has a safety bulkhead, it will have to be replaced with a new "double bottom" cylinder with a safety bulkhead.

We offer Hydraulic Jack Units for all applications from in-ground (most commonly recommended) to dual piston holeless and telescopic. Our in-ground jack units are capable of reaching up to eight landings (some restrictions do apply; please see Mowrey Sales Representative for details).

Holeless jack units require no drilling and these applications are to be used on two and three story buildings (some restrictions and requirements do apply; please see a Mowrey Sales Representative for details).

Mowrey Hydraulic Jack Units have the required safety bulkhead on the bottom of each cylinder.

Most hydraulic elevator cylinders are buried underground, and cylinders installed prior to 1972 did

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Hydraulic Jack Unit



Hydraulic Jack Unit

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not require safety bulkheads. Due to electrolysis or rusting, elevator cylinders typically fail where the bottom is welded on, and if the cylinder fails there is a potential for injury. A safety bulkhead is an internal secondary bottom which prevents the elevator from falling quickly should the bottom of the cylinder have a sudden leak.

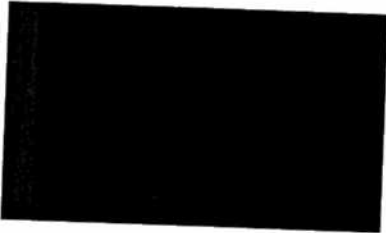
**Mowrey Elevator Company has operated under the same name and ownership since 1976 and is now one of the largest privately owned elevator companies in the United States.**

*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.*

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## Pumping Units

Mowrey Pumping Units are constructed of heavy 11 gauge steel and are capable of powering any hydraulic elevator.

**Mowrey Elevator Company offers both wet and dry pumps, and all pumps feature a 12-month warranty.**

Both wet and dry units are provided with rust-inhibiting paint, manual shutoff valve & mufflers to decrease noise.

Wet pumping units are provided with rubber insulating panels for minimal vibration, and each wet unit has a pump discharge strainer to prevent foreign materials from entering control system and cylinder-plunger unit (jack).

Dry pumping units are self contained units which include oil-hydraulic elevator pump, electric motor, drive assembly, structural steel outer base with tank and supports, oil-tight drip pan and inner pump mounting base. Dry units are also provided with sound-insulating panels to isolate airborne noise from non oil-immersed pump-motor assembly.

*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.*

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**Donald Swaby**

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**From:** Valdes, Steve [steve.valdes@otis.com]  
**Sent:** Friday, November 07, 2008 1:18 PM  
**To:** dswaby@connandassociates.com  
**Subject:** Elevator Budget Price

Don,

Per our conversation I ran the estimate for a better budget number for the 3 stop 2100lb two stage telescoping elevator it is \$60,000, while the 2500lb is \$62,000. I hope this helps. If you have any questions or want a layout let me know.

Sincerely

**Steve Valdes** | Account Manager, New Equipment | Otis Elevator Company | 6631 Executive Park Court, #206 | Jacksonville  
FL 32216 Office: 904-296-6847 x 20 | Cell: 904-759-0854 | Fax: 860-660-4186 | e-mail: Steve.Valdes@Otis.com

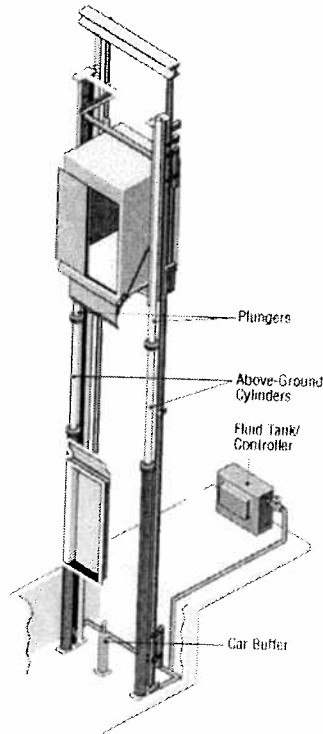
Have you checked out our Architects Assistant for CSI Specifications and Drawings at [www.otis.com](http://www.otis.com) US

# TELESCOPIC HYDRAULIC ELEVATOR

# OTIS

## Specifications

<b>SPEEDS</b>	100, 125 fpm
<b>CONTROL</b>	Eleonic® 211
<b>DOOR TYPES</b>	Single Slide or Center Opening
<b>DOOR OPERATOR</b>	Black Belt with LAMBDA® 3D entrance-protection system
<b>APPLICATIONS</b>	<p>Ideal for installation at sites with known subterranean risks, waterfront sites and sites with high-water tables.</p> <p>Does not replace existing Holeless Hydraulic system, but extends its upper limit to allow for 5 stops.</p>



## Extending A Proven Solution

— Otis' Holeless Telescopic Hydraulic elevator employs sophisticated twin telescoping plungers to extend the rise of our time-tested holeless hydraulic to five stops.

The telescopic system preserves virtually all of the non-plunger components and features of Otis' original holeless design, while incorporating new, rigorously tested and quality-assured synchronized telescoping technology. The result is a new, precision-engineered, cost-effective and environmentally safe product with a proven record of safety, reliability, easy maintenance and speedy installation.

## Features and Benefits

### Cost Effective

Saves time and money by eliminating drilling and its associated subterranean uncertainties — rock, shifting soil conditions, high groundwater tables and other hidden subsurface conditions.

### Flexible

Positioning of the telescopic plungers permits greater architectural flexibility in cab design — single sliding, center opening, and front and rear opening door options, are all available.

Ideal for sites with construction limitations, such as renovations, that would require inside drilling. The telescoping plungers, which arrive at the site pre-filled and fully assembled, fit easily into tight spaces.

### Environmentally Friendly

As an above-ground solution, the Holeless Telescopic Hydraulic minimizes the risk of soil or groundwater contamination and related problems and concerns.

### Reliable, Tested and Proven

Retains key operating components of Otis' time-tested, market-proven holeless hydraulic elevator system. All new components have passed Otis' rigorous quality and reliability assurance tests.

Microprocessor controls and sophisticated internal hydraulic controlling features — rather than exterior chains or wire ropes — synchronize plunger movement for a smooth ride.

In addition, state-of-the-art manufacturing technology; including cylinder pairs produced to precise tolerances — near absolute roundness, perfect concentricity of the pistons and precision honed surfaces — allow for the best lubrication of seals, virtually eliminating oil seepage caused by packing wear.

## Elevator Dimensions

Capacity	2000	2100	2500	3000	3500
<b>Hoistway width (rise up to 30'-1")</b>	7'-4"	7'-4"	8'-4"	8'-4"	8'-4"
<b>Hoistway width (rise over 30'-1")</b>	7'-10"	7'-10"	8'-10"	8'-10"	8'-10"
<b>Hoistway depth</b>	5'-9"	5'-9"	5'-9"	6'-3"	6'-11"
<b>Minimum pit depth</b>	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
<b>Minimum Rise</b>			15'-0"		
<b>Maximum Rise w/4' pit @ 100 fpm</b>			35'-1"		
<b>Maximum Rise w/7' pit @ 100 fpm</b>			44'-1"		
<b>Clear Overhead*</b>	<b>@ 100 fpm</b>		12'-8"	(rise up to 30'-1")	
	<b>@ 100 fpm</b>		13'-0"	(rise over 30'-1")	

\* If a fall hazard exists, increase clear overhead by 5".

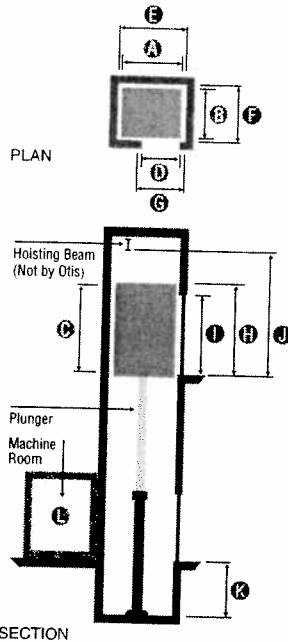
# Telescopic Holeless Hydraulic

## Travel Height

- Maximum 44 ft 1 in
- Maximum stops 5
- Speed (ft/min) 100, 125

## Key Attributes

- No need for well hole drilling and its associated costs
- Above-ground solution substantially reduces risk of soil and ground water contamination
- Applicable for:
  - Hazard-sensitive sites
  - Waterfront sites
  - Existing buildings
- Available in passenger elevator configurations and capacities only
- Solid-state starter improves performance through precise control of electric current
- Optional:
  - Front and rear entrances
  - Ceiling height of 9'-7"
  - 8'-0" clear opening
  - Glassback
  - REM\* remote elevator monitoring



## Dimensions

### Passenger elevators

	2000	2100	2500	3000	3500
Rated lbs	2000	2100	2500	3000	3500
Passenger Capacity	13/12	13/12	18/15	20/15	23/21
Car*					
A Interior width	5'-8"	5'-8"	6'-8"	6'-8"	6'-8"
B Interior depth	4'-3"	4'-3"	4'-3"	4'-9"	5'-5"
C Interior height	8'-0" (Optional 9'-7")				
D Car door width	3'-0"	3'-0"	3'-6"	3'-6"	3'-6"
Hoistway <sup>3</sup>					
E Width (rise up to 30 ft 1 in)	7'-4"	7'-4"	8'-4"	8'-4"	8'-4"
Width (rise up to 30 ft 1 in) in seismic zones <sup>4</sup>	7'-6"	7'-6"	8'-6"	8'-6"	8'-6"
Width (rise over 30 ft 1 in)	7'-10"	7'-10"	8'-10"	8'-10"	8'-10"
F Depth <sup>5</sup>	5'-9"	5'-9"	5'-9"	6'-3"	6'-11"
G Rough opening width	4'-8"	4'-8"	5'-2"	5'-2"	5'-2"
H Rough opening height	7'-10"				
I Clear opening height	7'-0" (Optional 8'-0")				
J Clear overhead to hoist beam (rise up to 30 ft 1 in)					
@ 100 ft/min				12'-8"	
@ 125 ft/min				12'-11"	
Clear overhead to hoist beam (rise over 30 ft 1 in)					
@ 100 ft/min				13'-0"	
@ 125 ft/min				13'-2"	
K Minimum pit depth <sup>6</sup>	4'-0" (5'-0" for Canadian Province of Ontario) to 7'-6" depending on rise				
Machine Room					
L Number of elevators in group	1	2	3	4	
Width x depth	5'-9" x 7'-4"	11'-6" x 8'-6"	17'-0" x 8'-6"	22'-0" x 8'-6"	

<sup>1</sup> Capacity code requirements: US/Canada.

<sup>2</sup> Interior dimensions may vary depending on interior finishes.

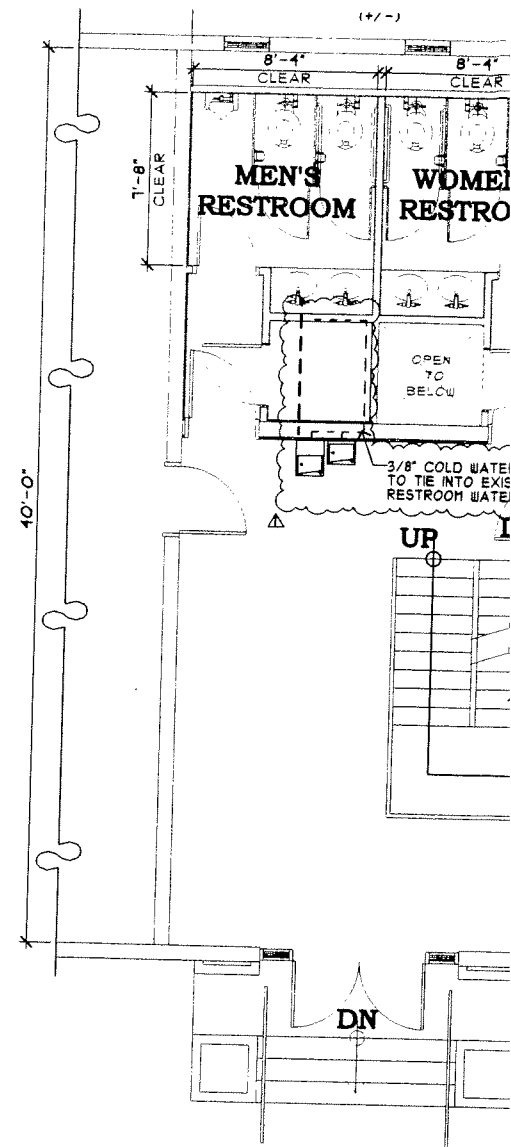
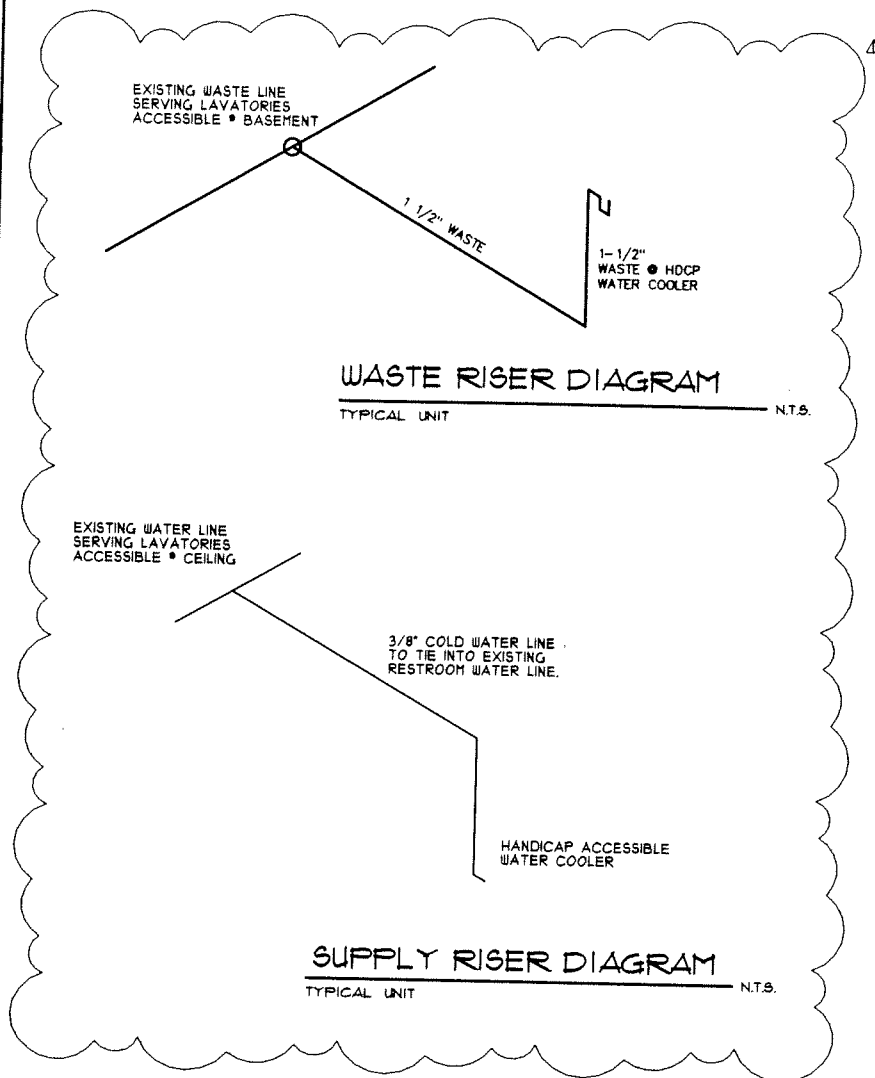
<sup>3</sup> A 3-stage plunger may require additional hoistway width. Contact your local Otis representative for all hoistway dimension changes.

<sup>4</sup> In seismic zones 2 or greater. A 3-stage plunger may require extra hoistway width. Please consult your local Otis representative.

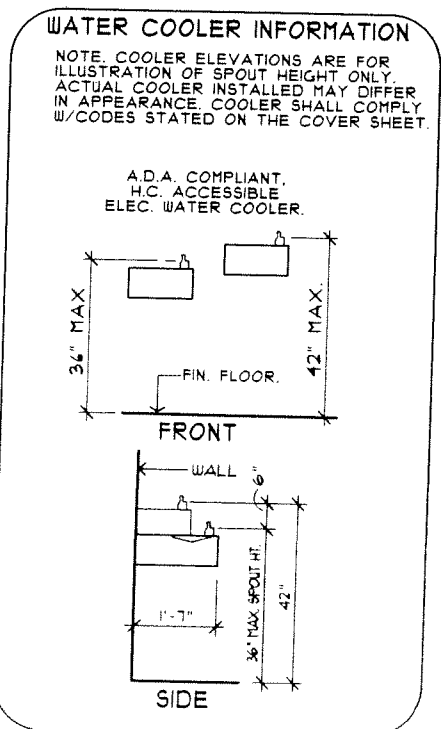
<sup>5</sup> For cars with front and rear doors add 9 1/2" to depth.

<sup>6</sup> Maximum rise with 4'-0" pit depth is 34'-4". Consult Otis.com or your local Otis representative.

Visit [www.otis.com](http://www.otis.com) for the latest information



**Propose**  
1st FLOOR INTERIOR IMPF

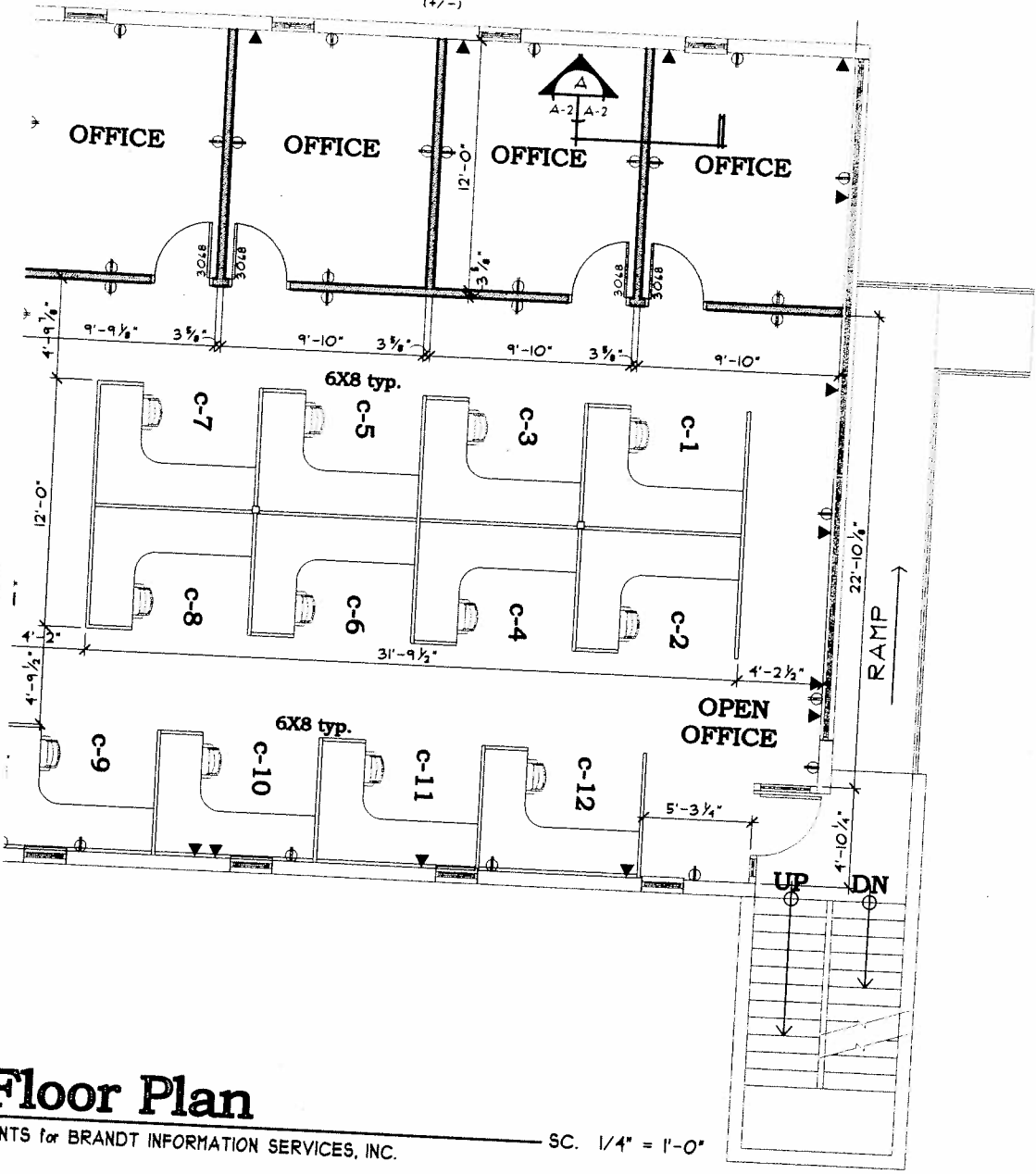


**ROOM FINISH SCHEDULE**

ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILIN
OFFICE	CARPET	4" VNTL	GWB/PANT	CEILING TILE	5'-6"
OFFICE	CARPET	4" VNTL	GWB/PANT	CEILING TILE	9'-6"
OFFICE	CARPET	4" VNTL	GWB/PANT	CEILING TILE	9'-6"
OFFICE	CARPET	4" VNTL	GWB/PANT	CEILING TILE	9'-6"
OPEN OFFICE	CARPET	4" VNTL	GWB/PANT	CEILING TILE	9'-6"

- FINISH SCHEDULE NOTES**
- ALL FINISH SYSTEMS AND COLORS SHALL BE PER OWNER.
  - THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
  - ALL INTERIOR WALL / CEILING FINISHES SHALL BE CLASS B 26 TD, SMOKE DEVELOPED @ 450.

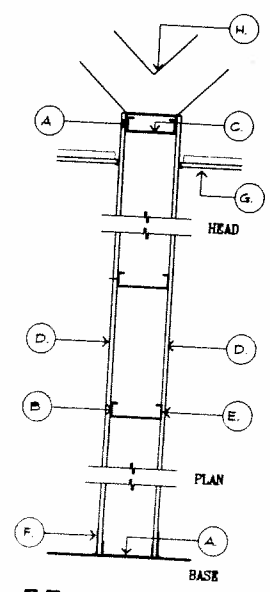
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# Floor Plan

IMPROVEMENTS for BRANDT INFORMATION SERVICES, INC.

SC. 1/4" = 1'-0"



## Non Rated Wall

A-2 | A-2 STANDARD WALL

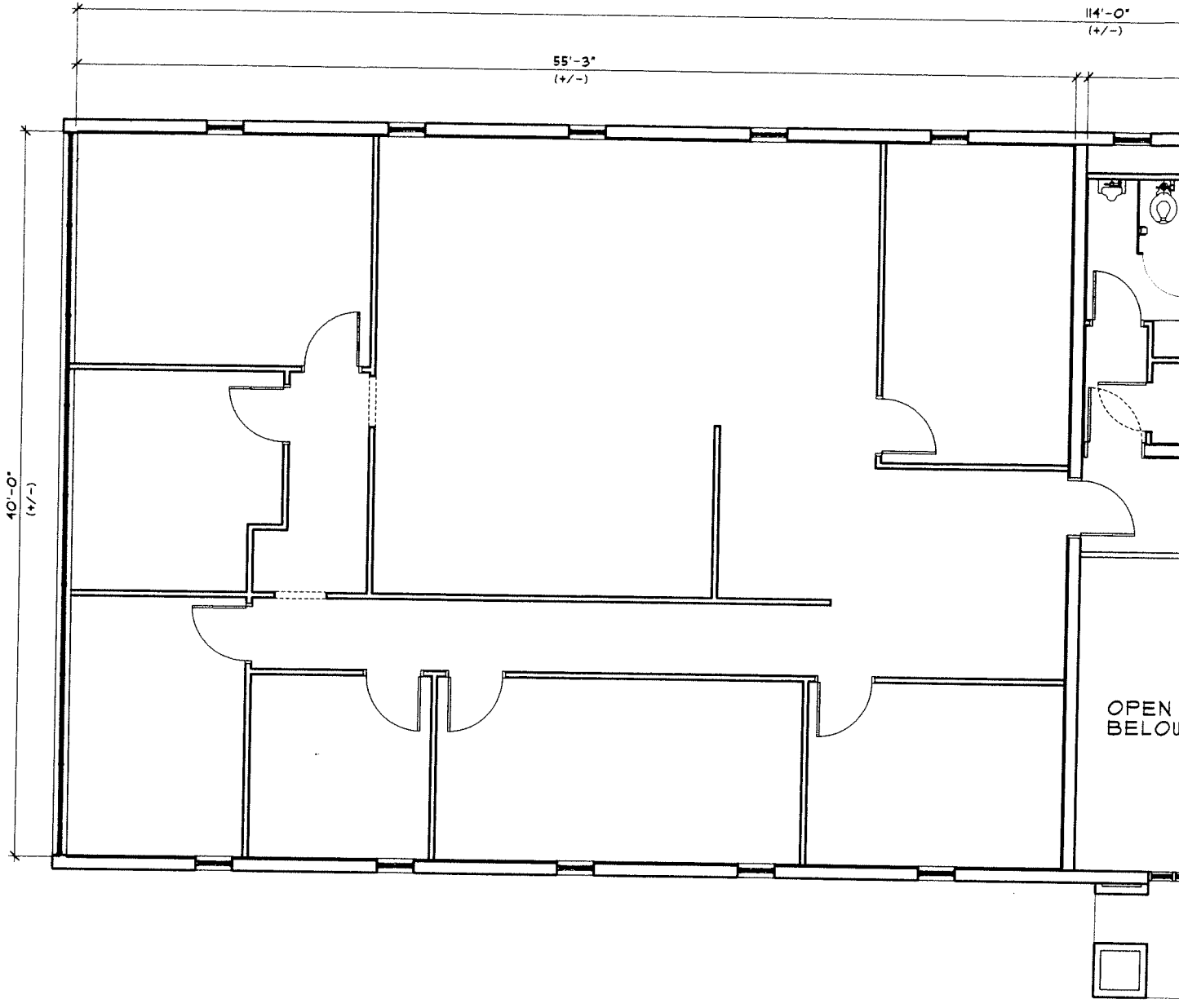
## Key Notes

- A. FLOOR 1 CEILING RUNNER - 22 MSG (MIN) GALV STEEL 1" HIGH, RETURN LEGS 3 5/8" WIDE (MIN) ATTACHED TO FLOOR AND CEILING WITH FASTENERS 1/4" O.C.
- B. STEEL STUDS - 3 5/8" WIDE (MIN) 1-5/8" LEGS, 3/8" RETURN, FORMED OF 22 MSG (MIN) GALV STEEL MAXIMUM STUD SPACING AT 14" O.C.
- C. TOP PLATE - 3 5/8" WIDE (MIN) 1-5/8" THICK (MIN)
- D. WALLBOARD, GYPSUM - 1/2" THICK, 4 FT WIDE, ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG TYPE 'S' SELF-TAPPING STEEL SCREWS SPACED 8" O.C. ALONG EDGES OF BOARD AND 12" O.C. IN THE FIELD OF THE BOARD ASSEMBLY.
- E. JOINT TAPE AND COMPOUND - VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS - PAPER TAPE, 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOMINAL 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.
- F. BASE AS PER OWNERS SPECIFICATIONS.
- G. FINISHED CEILING AS SCHEDULED.
- H. FASTEN TOP PLATE TO BUILDING STRUCTURE AT 48" O.C.

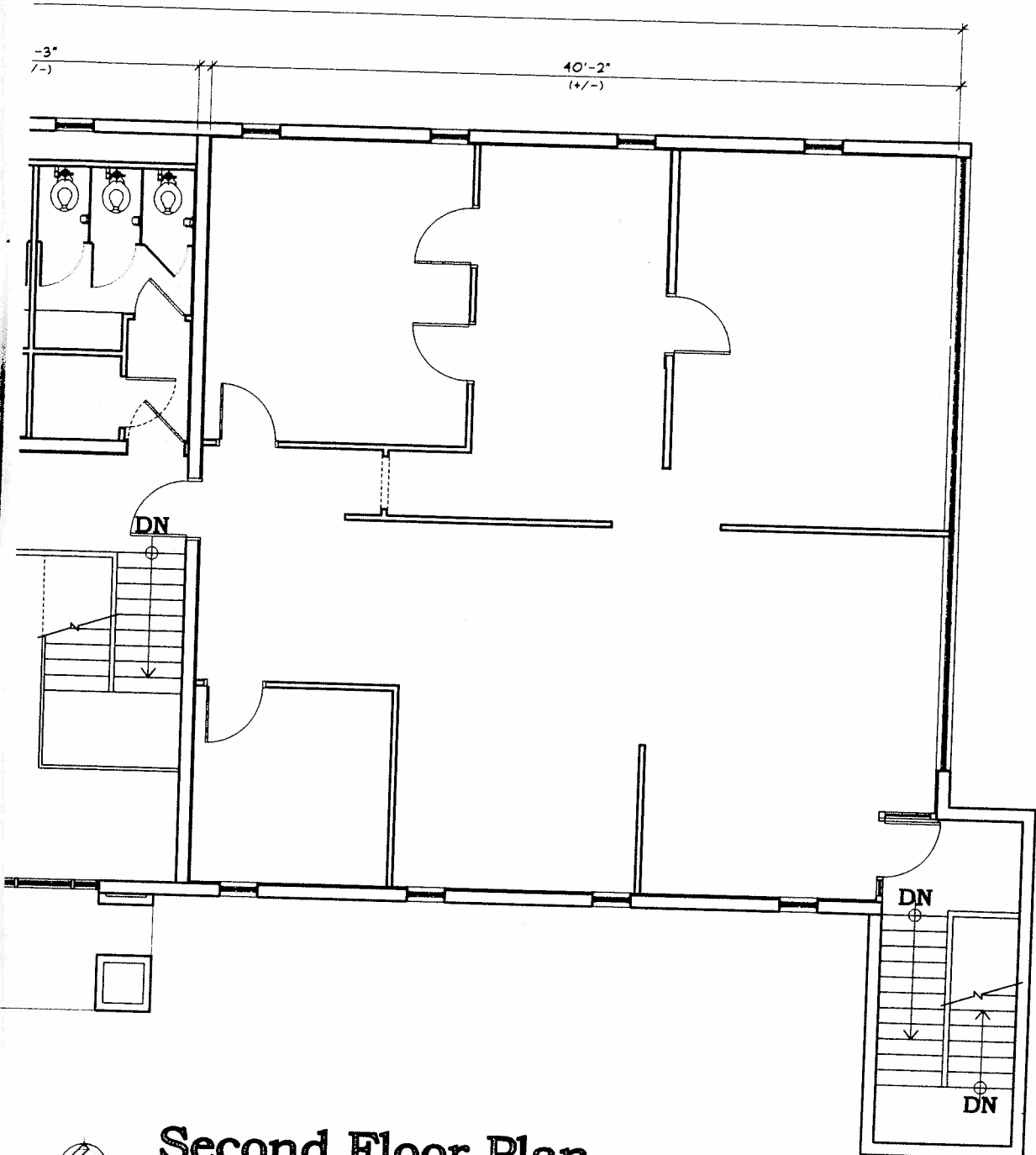
PROJECT: INTERIOR IMPROVEMENTS for BRANDT INFORMATION SERVICES, INC.  
 at 501 NORTH DUVAL STREET, TALLAHASSEE, FL.  
 TITLE: PROPOSED FLOOR PLAN / DETAILS

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REVISED	
Δ OCT. 29, 2008	
JOB NUMBER	08-181
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SHEET NUMBER	A-2



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# Second Floor Plan

ELI BUILDING EXISTING BUILDING  
JULY 25, 2008

SC. 1/8" = 1'-0"



EXISTING CONDITIONS AS SHOWN ARE BASED ON FIELD MEASUREMENTS AND MAY VARY FROM ACTUAL FIELD CONDITIONS. ACTUAL FIELD CONDITIONS SHALL GOVERN.

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TITLE: EXISTING CONDITIONS

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SHEET NUMBER	A-1b

APPROXIMATE INTERIOR AREA SQUARE FOOTAGE

BASEMENT LEVEL

APPROXIMATE INTERIOR AREA 2,304 SQ. FT.

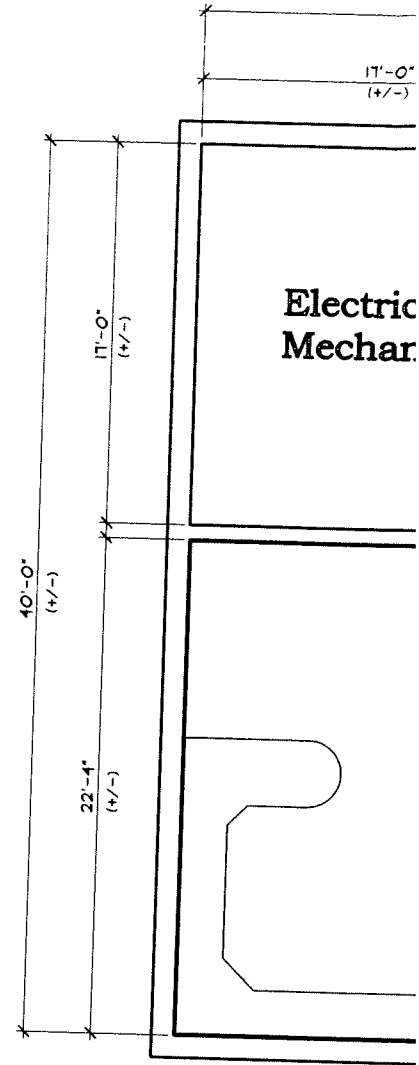
FIRST FLOOR PLAN

RIGHT SIDE AREA 1,404 SQ. FT.  
CENTRAL CORE AREA 490 SQ. FT.  
LEFT SIDE AREA 2,210 SQ. FT.  
APPROXIMATE INTERIOR AREA 4,560 SQ. FT.

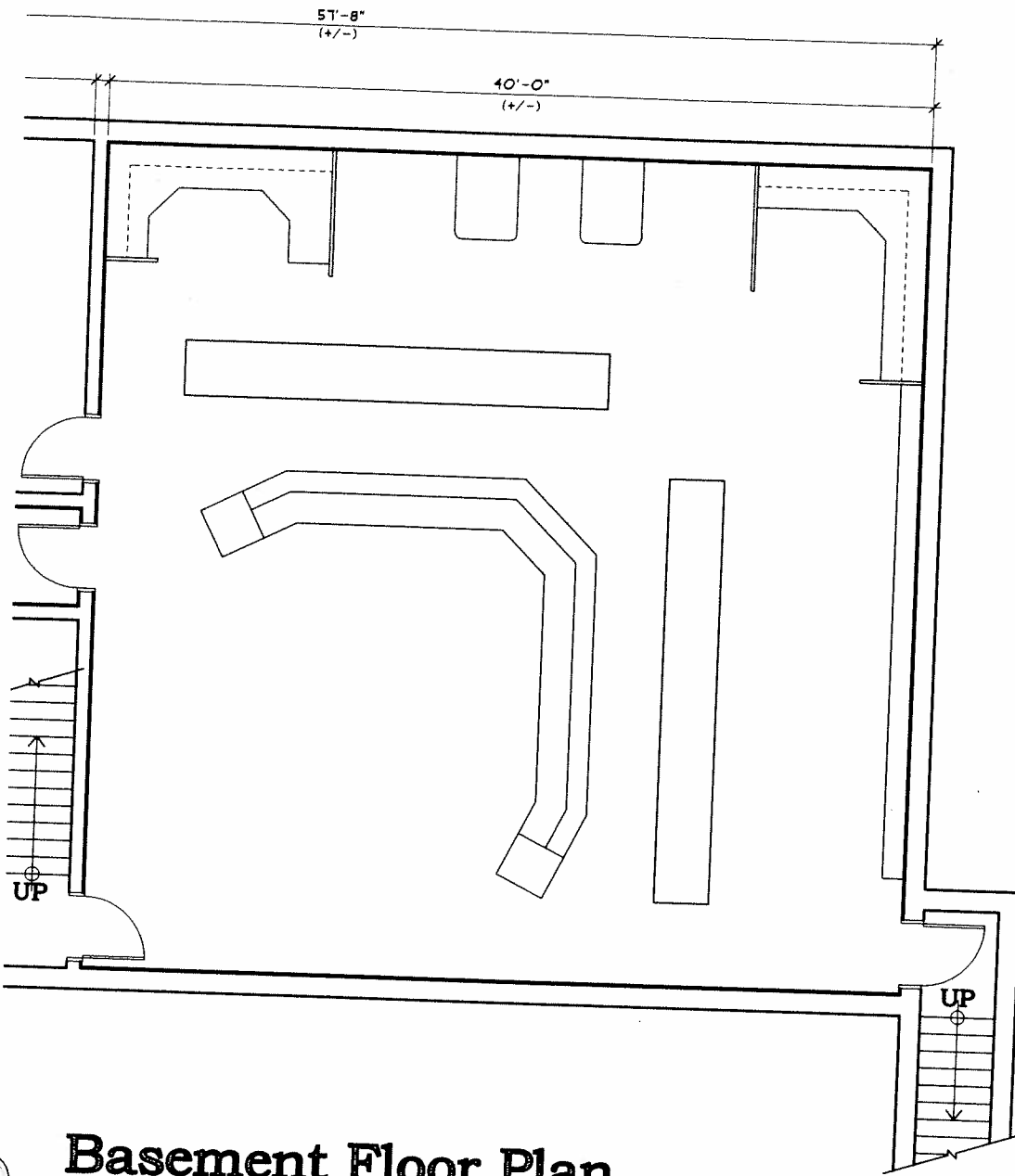
SECOND FLOOR PLAN

RIGHT SIDE AREA 1,404 SQ. FT.  
CENTRAL CORE AREA 490 SQ. FT.  
LEFT SIDE AREA 2,210 SQ. FT.  
APPROXIMATE INTERIOR AREA 4,560 SQ. FT.

TOTAL APPROXIMATE INTERIOR AREA 11,424 SQ. FT.







# Basement Floor Plan

ELI BUILDING, EXISTING BUILDING  
JULY 25, 2008

SC. 1/8" = 1'-0"

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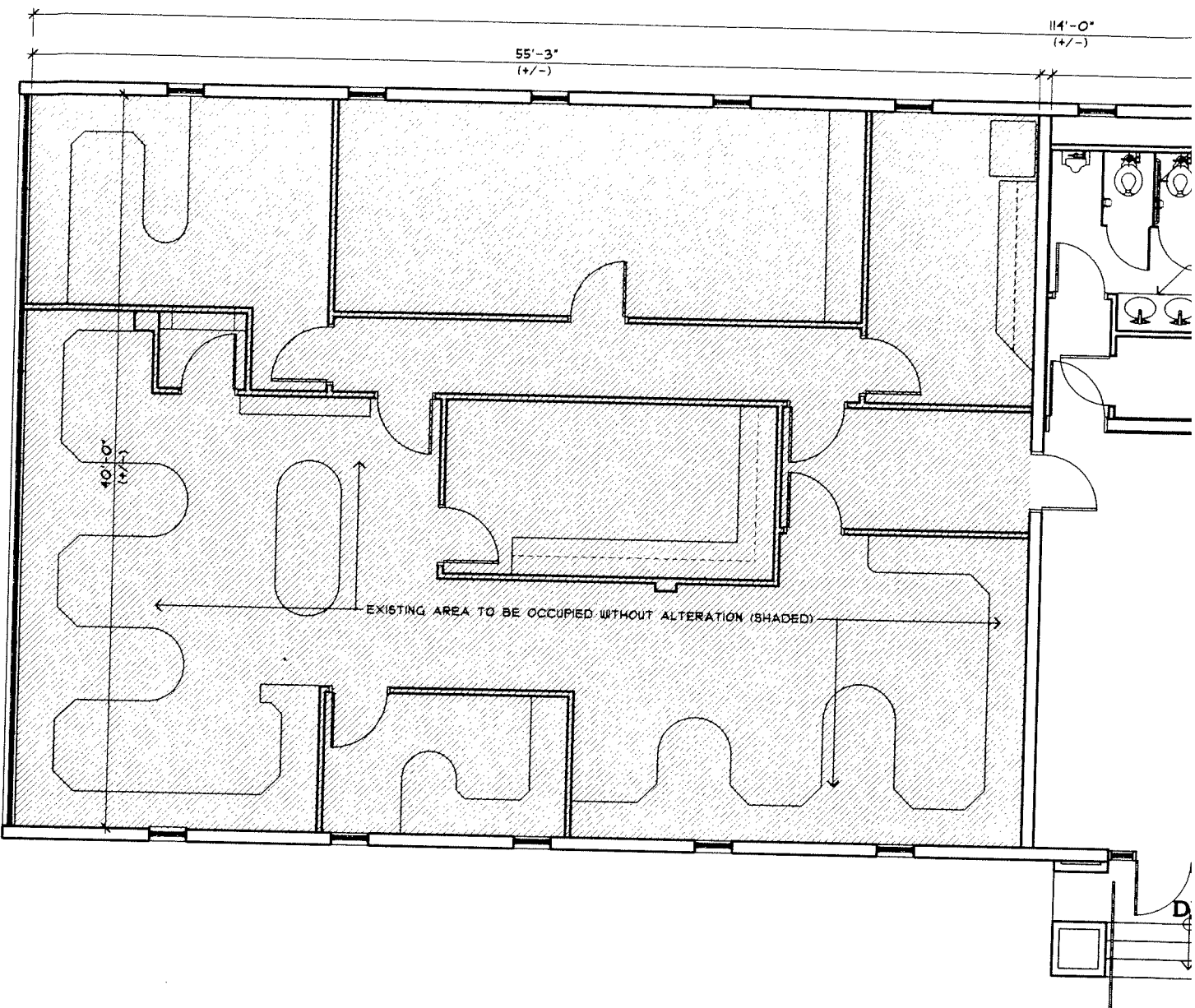
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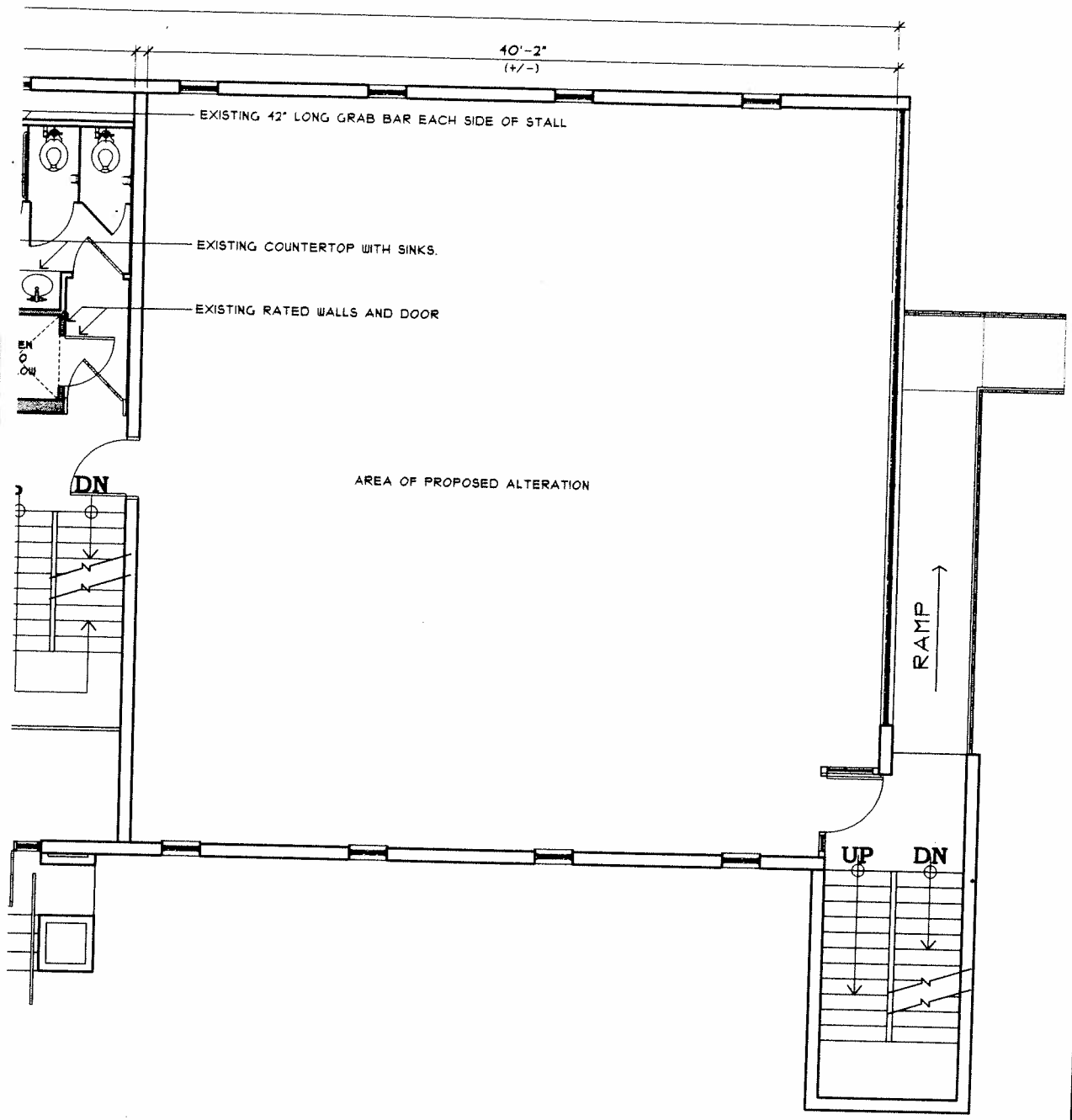
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EXISTING AREA TO BE OCCUPIED WITHOUT ALTERATION (SHADED)

**Existing Cond**  
INTERIOR IMPROVEMENTS for BRANDT INFORT

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**at 501 NORTH DUVAL STREET. TALLAHASSEE, FL.**  
**EXISTING CONDITIONS**

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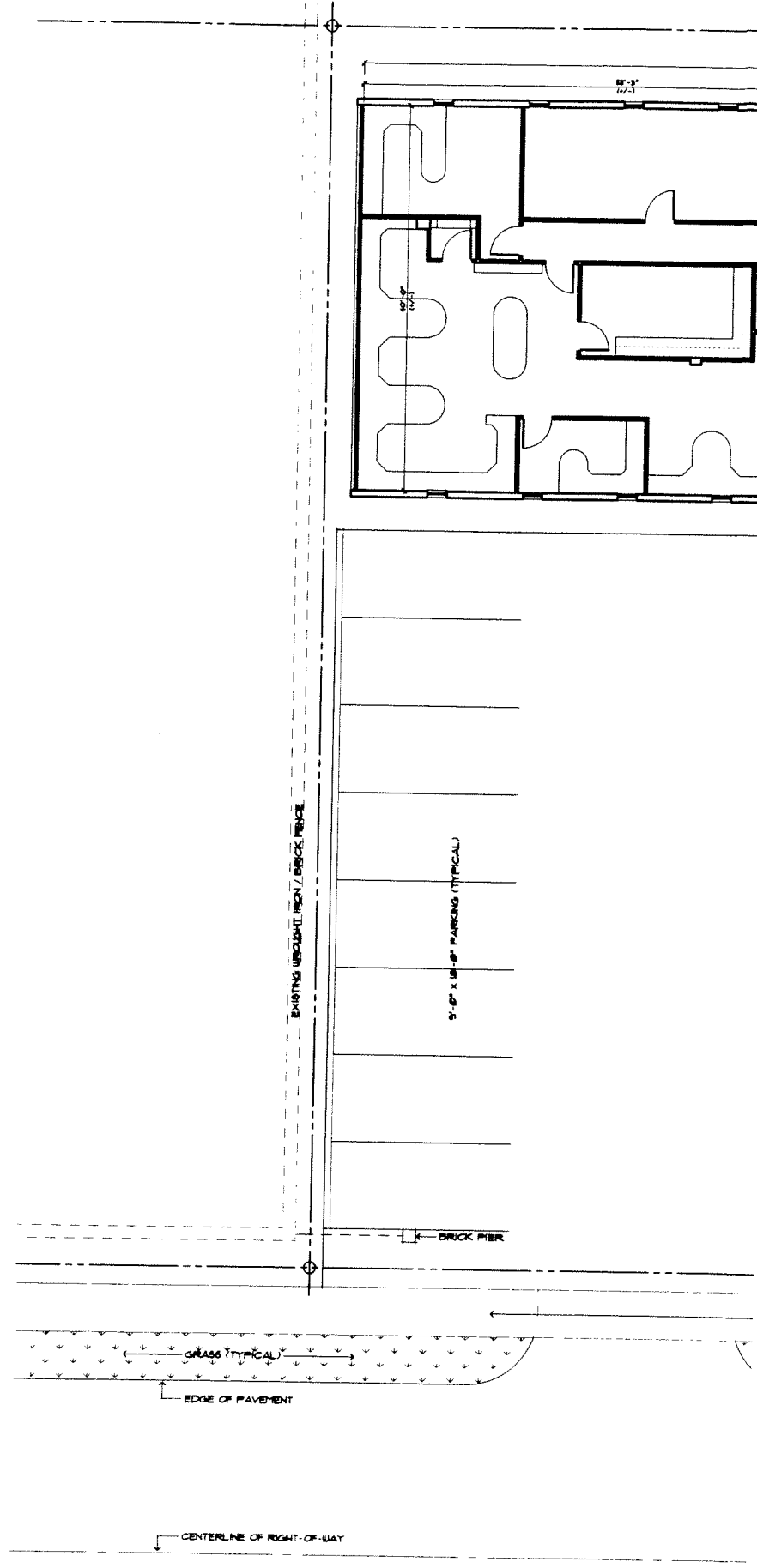
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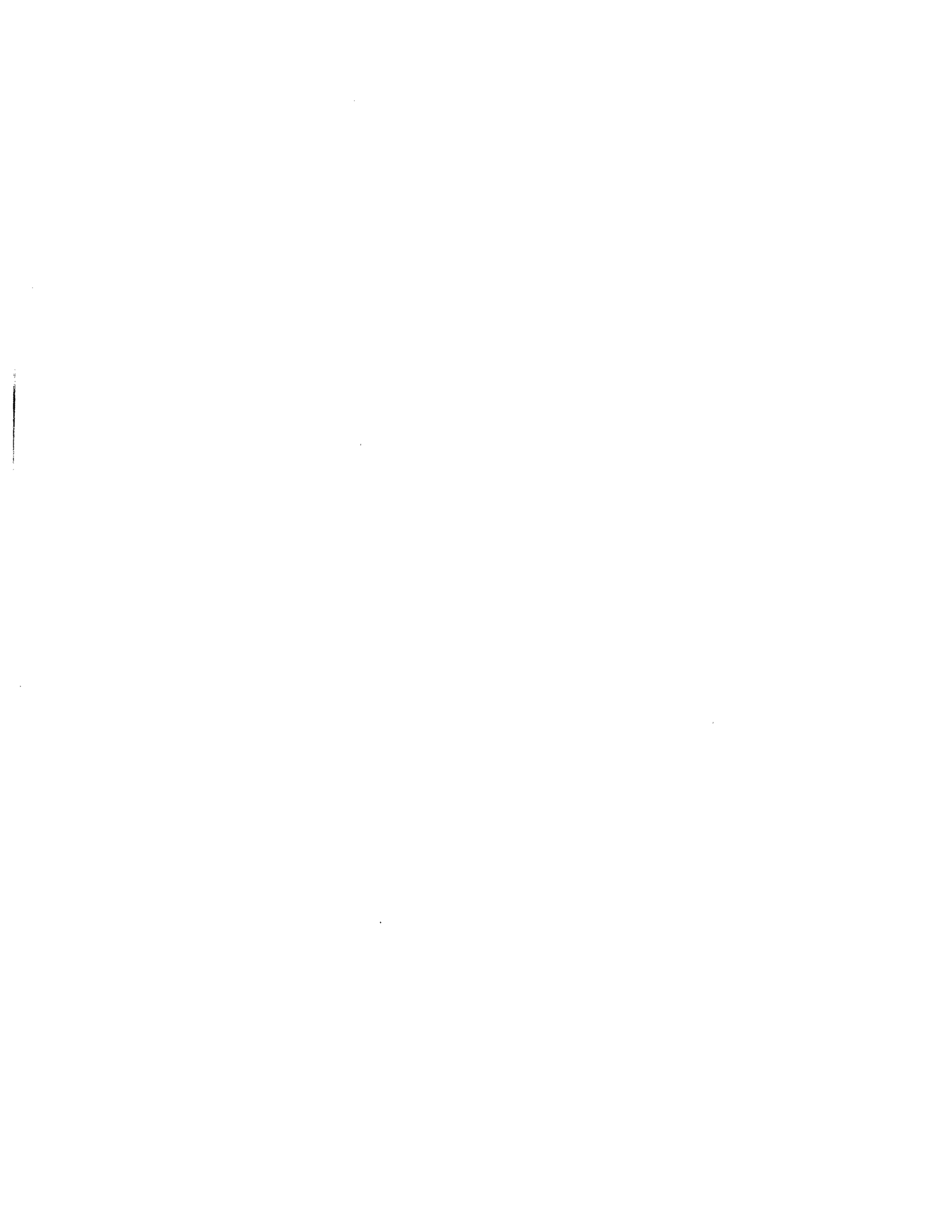
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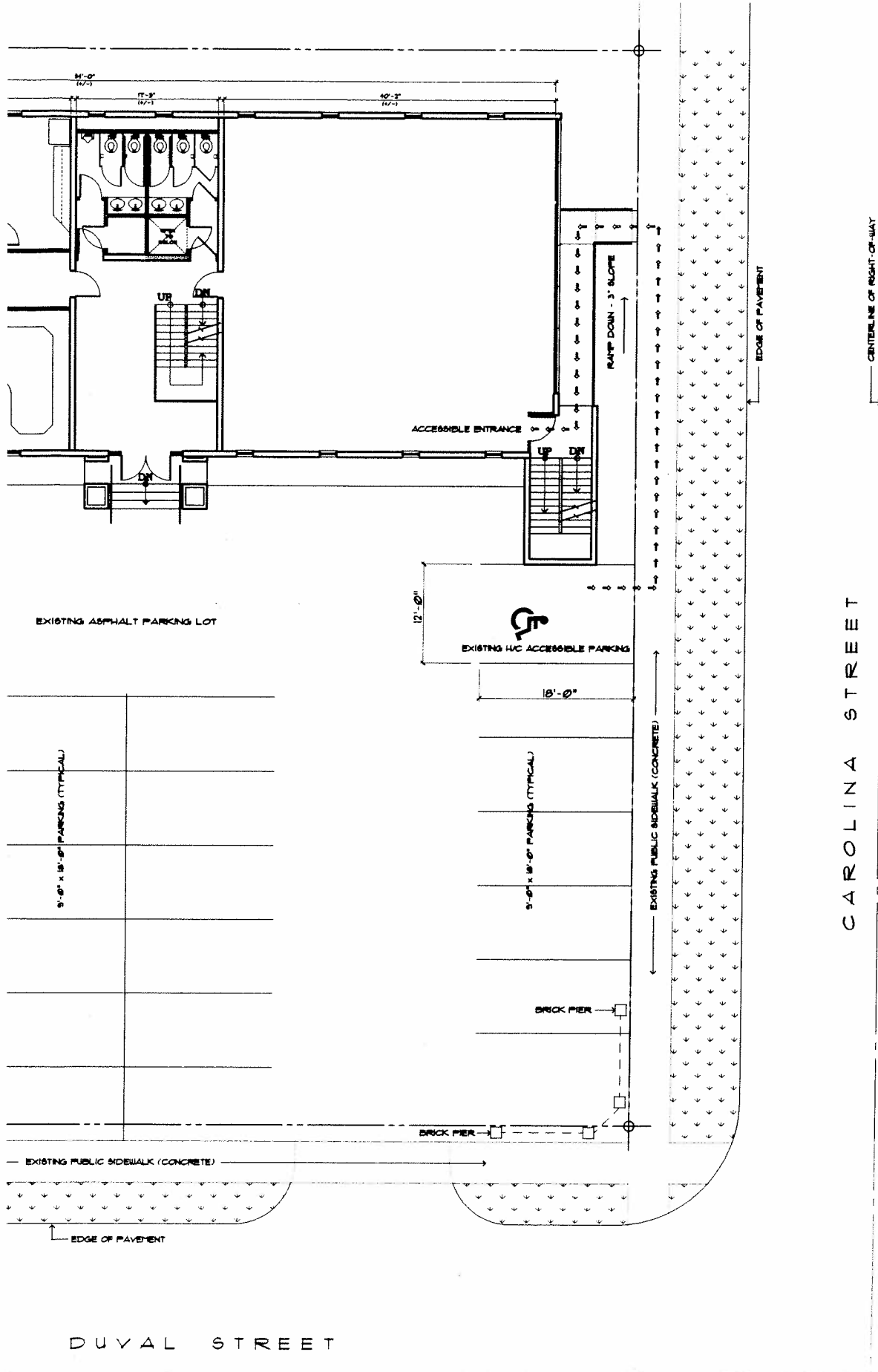
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 BRANDT INFORMATION SERVICES, INC. at 501 NORTH DUVAL STREET SC. 1/4" = 1'-0"

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FILE

SITE PLAN, WITH FIRST FLOOR

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 IS BASED UPON G.I.S. INFORMATION AND FIELD MEASUREMENTS - NOT A SURVEY INSTRUMENT  
 FOR IMPROVEMENTS for BRANDT INFORMATION SERVICES, INC at 501 NORTH DUVAL STREET  
 SCALE 1/8" = 1'-0"