

DR. P. PHILLIPS ORLANDO PERFORMING ARTS CENTER

Issue: Vertical accessibility to all rows of seats in three tiered auditoriums.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in three new auditoriums in a \$240,000,000 performing arts facility. Accessible seating has been located at the top, center and middle sections of the theaters; however, in some cases, companion seats are not provided and the accessible seating is on the ends of the rows. The auditoriums have been designed in such a way that they can be reconfigured depending on the performance in each venue.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to all rows of seats, 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.

This application is available in alternate formats upon request.

**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: Dr. P. Phillips Orlando Performing Arts Center

Address: Magnolia Ave, Orlando 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: Barton Myers, BMA Inc.

Applicant's Address: 1025 Westwood Boulevard, Los Angeles, CA 90024

Applicant's Telephone: 310.208.2227 **FAX:** 310.208.2207

Applicant's E-mail Address: b_myers@bartonmyers.com

Relationship to Owner: Architect

Owner's Name: Dr. P. Phillips Orlando Performing Arts Center (Operator)

Owner's Address: 455 South Orange Avenue,
Suite 400, Orlando FL 32801

Owner's Telephone: 407-839-0119

FAX: 407-839-0116

Owner's E-mail Address kathy.ramsberger@orlandopac.org

Signature of Owner: 

Contact Person: Michael Gross

Contact Person's Telephone: 407-839-0119 **E-mail Address:** michael.gross@hines.com

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.)

DPAC is a theater complex, with three performance venues, a shared atrium lobby, banquet room and support spaces.

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

\$240,000,000.

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.

This is a multi-venue performance hall with tiered seating areas. Providing access to every seating level provides an undue hardship for this project. Accessible seating has been properly dispersed in all prices ranges and site lines but vertical access is impracticable to each and every row. We are asking the Commission to review our plans for accessible seating and allow the requirement for "vertical accessibility to all levels above and below the habitable grade level" to be waived for this project.

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

Issue

1: The section of the FACBC that needs a waiver is 11-4.1.1 (5)(a) Wheelchair access to every level of the stepped seating in the three auditoriums cannot be provided.

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.

This is a one of a kind facility, so it is difficult to compare to "owners in general." If compared to other similar performance halls, DPAC provides comparable access for seating wheel chairs.

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

There is no practical way for wheelchair access to be provided to each stepped level of seating in the auditoriums. The seating rake is too steep for ramped access. There is not space available on the site to add ramps or lifts outside the theaters for wheelchair access to each step.

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.

A true study of the cost implications for wheelchair access to each stepped level of seating cannot be done. The site constraints are too tight to create a design which would accommodate wheel chair seating at every row.

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.

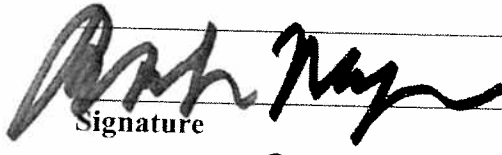
a. The project provides wheelchair accessible seating and companion seating in accordance with Florida State Building Code and the federal ADA Design Guidelines. Current costs and design include an accessible route to those seats. Elevators, ramps, corridors and chair lifts are included in the budget.

b. _____

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.

This is a multi-venue performance hall with tiered seating areas. Providing access to every seating level provides an undue hardship for this project.

 BARTON MYERS
Signature Printed Name

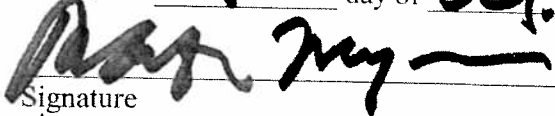
Phone number 310 208 2227

(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.

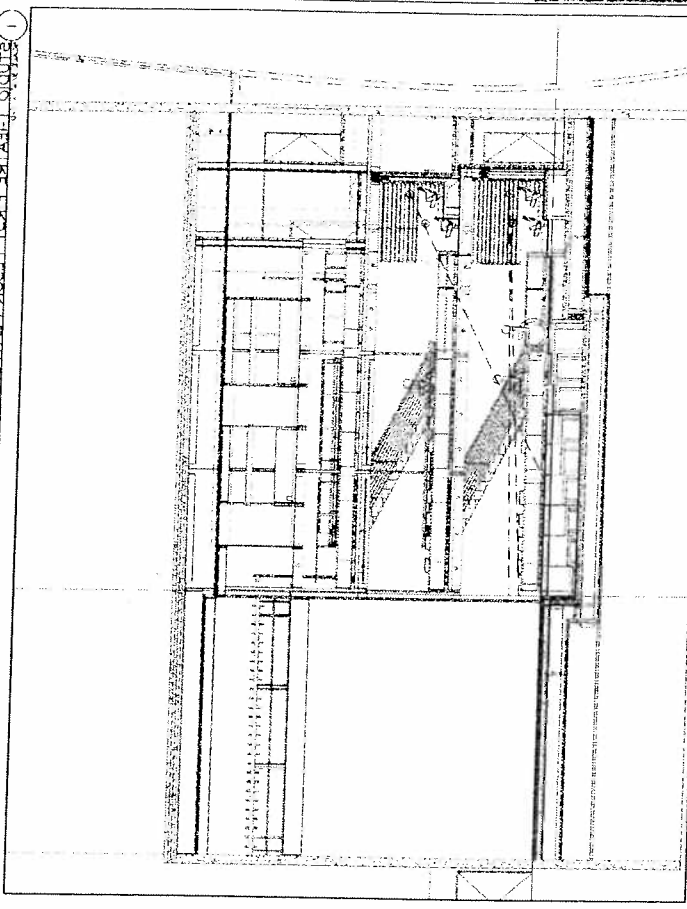
Dated this 21 day of Oct., 2009


Signature

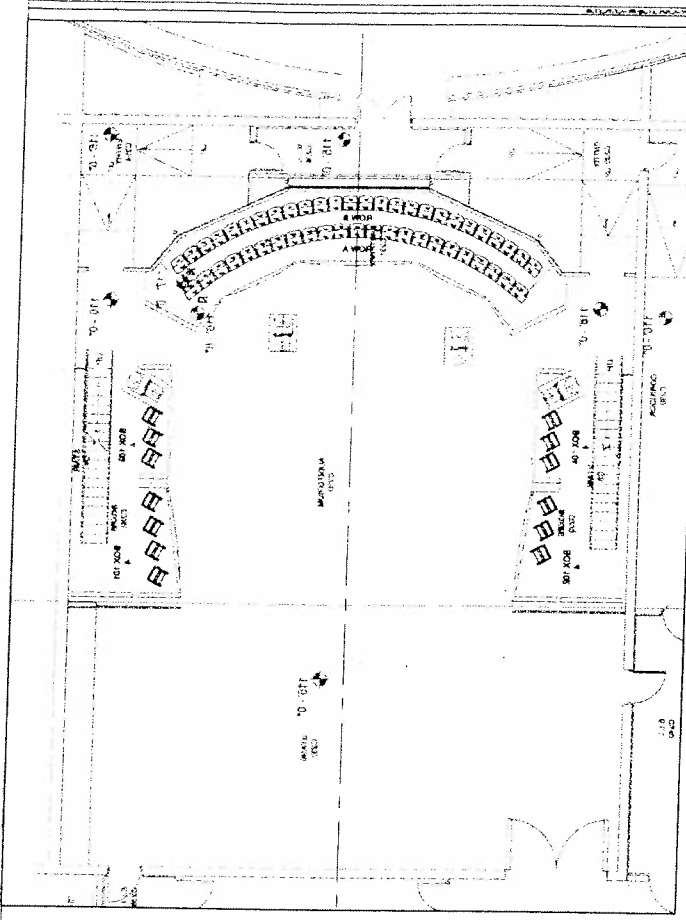
BARTON MYERS
Printed Name

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.

3 STUDIO THEATRE CENTERLINE SECTION - F1A - FLOOR CONTOUR



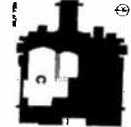
1 STUDIO THEATRE FIRST FLOOR PLATFORM PLAN



123.03

STUDIO THEATRE
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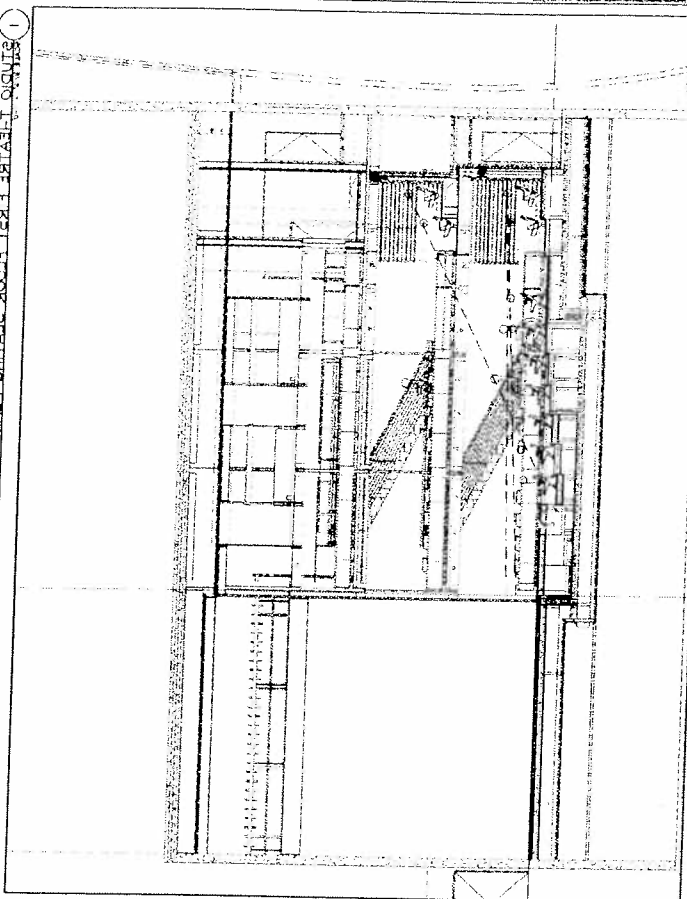


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SHEET: 123.03

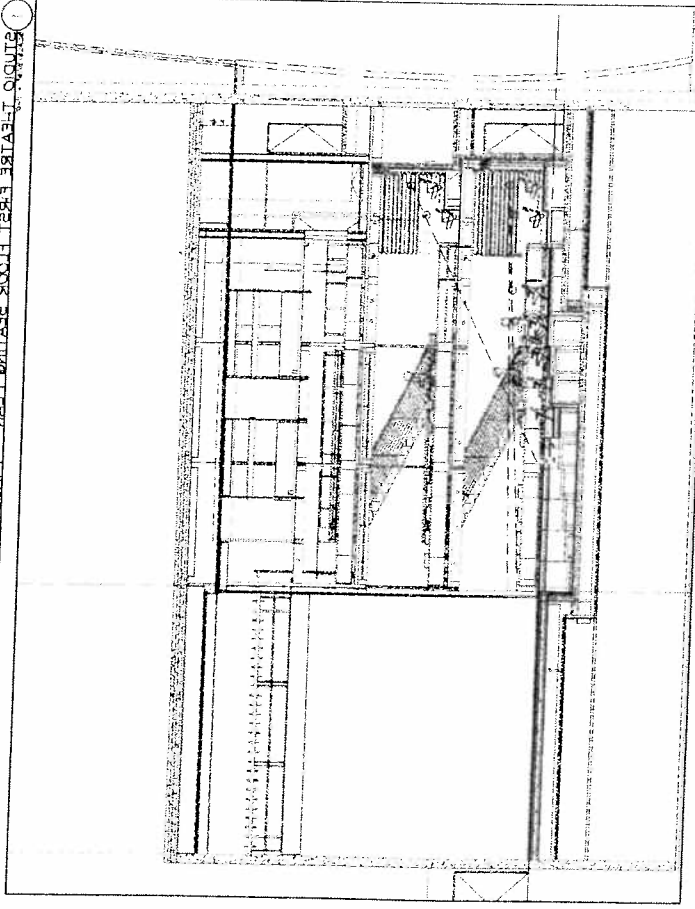


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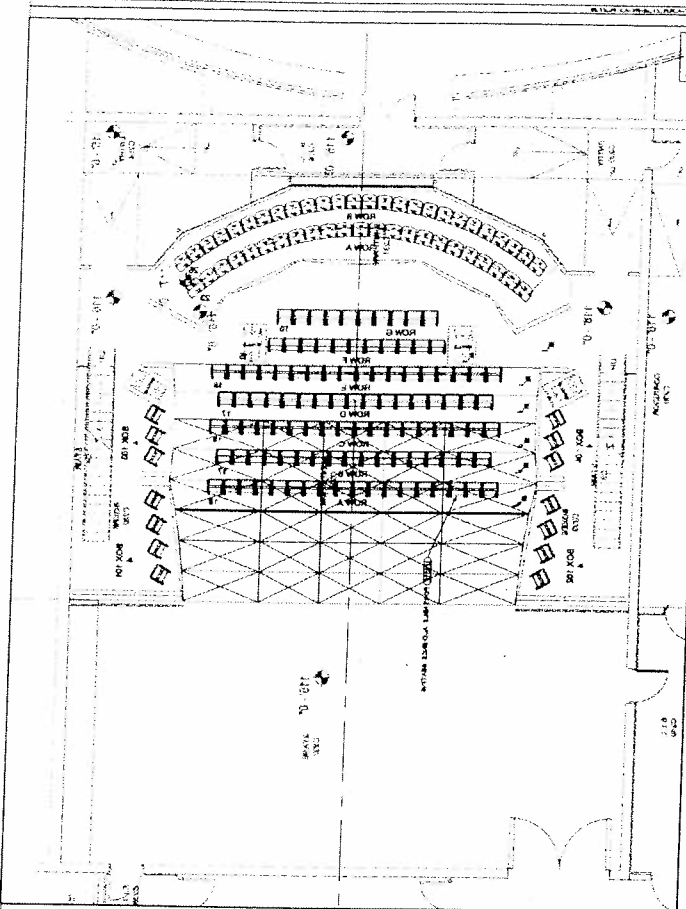
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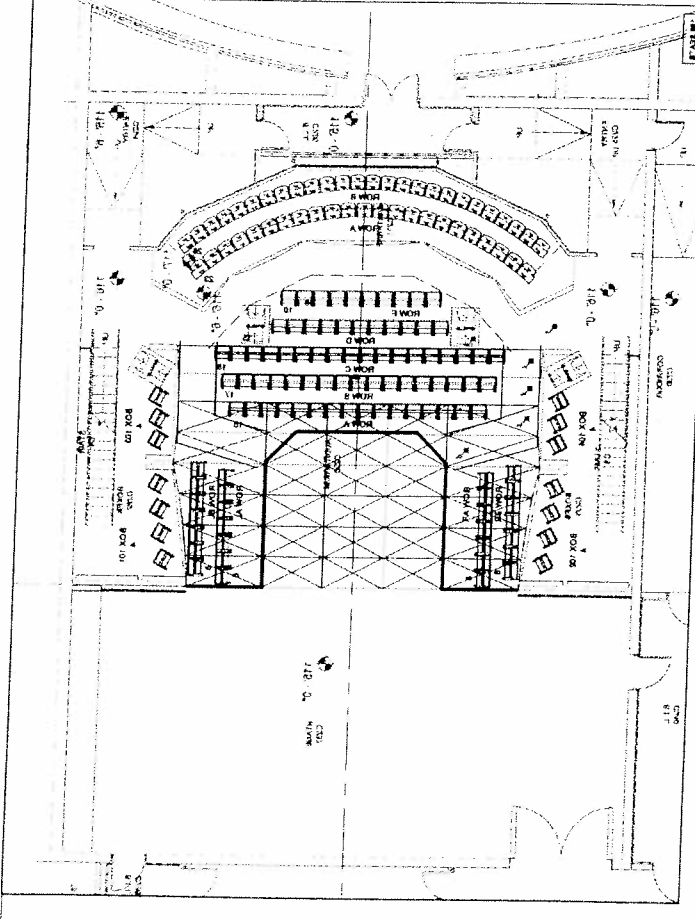
4 STUDIO THEATRE CENTERLINE SECTION - THRU STAGE



1 STUDIO THEATRE FIRST FLOOR SEATING PLAN - FORESTAGE



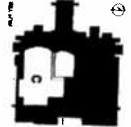
2 STUDIO THEATRE FIRST FLOOR SEATING PLAN - THRU STAGE



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STUDIO THEATRE
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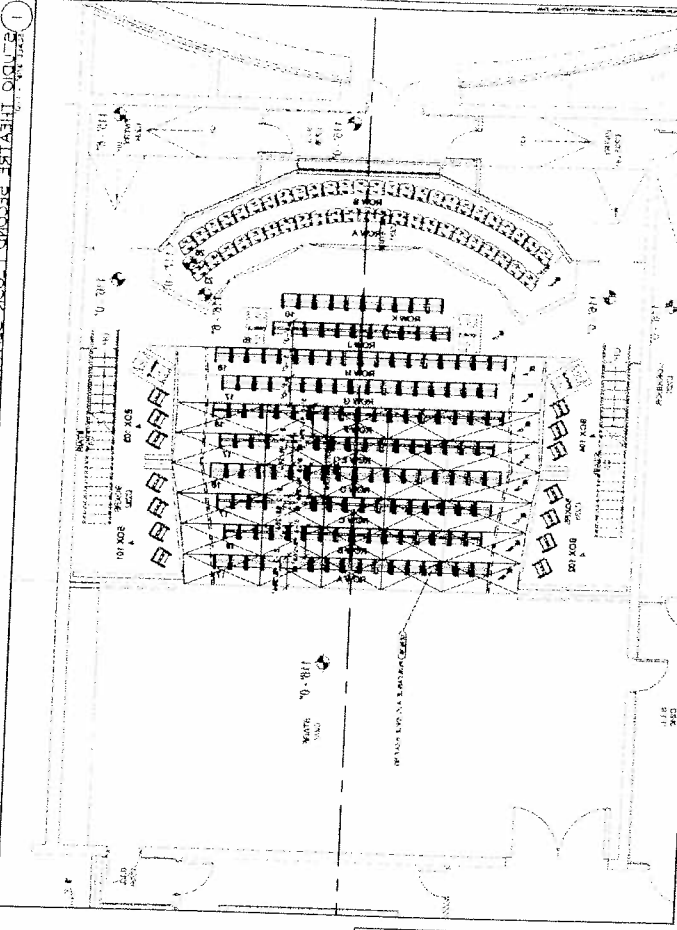


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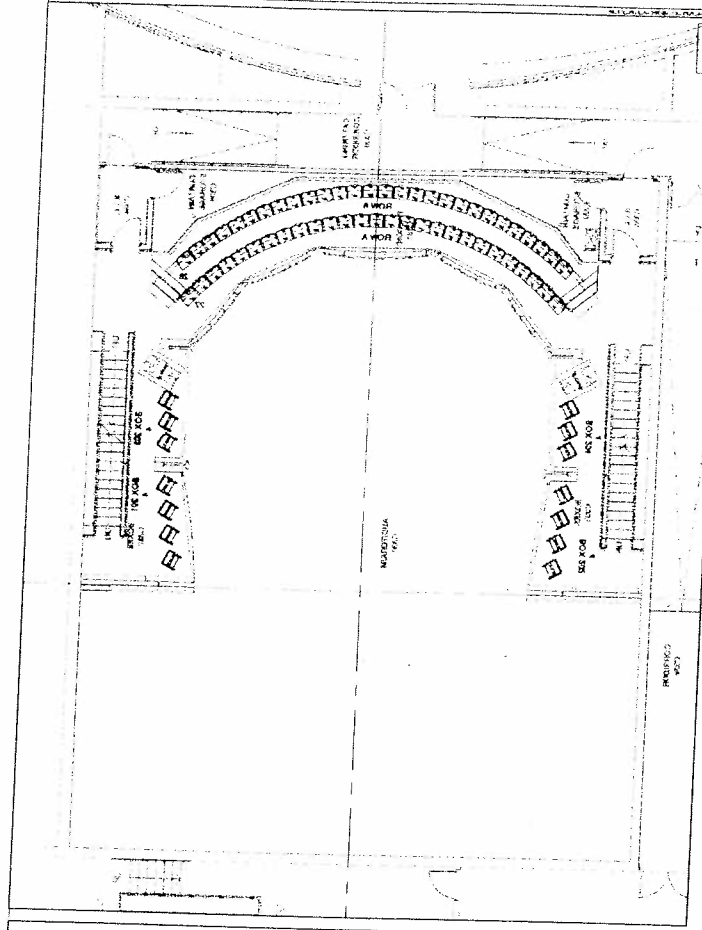
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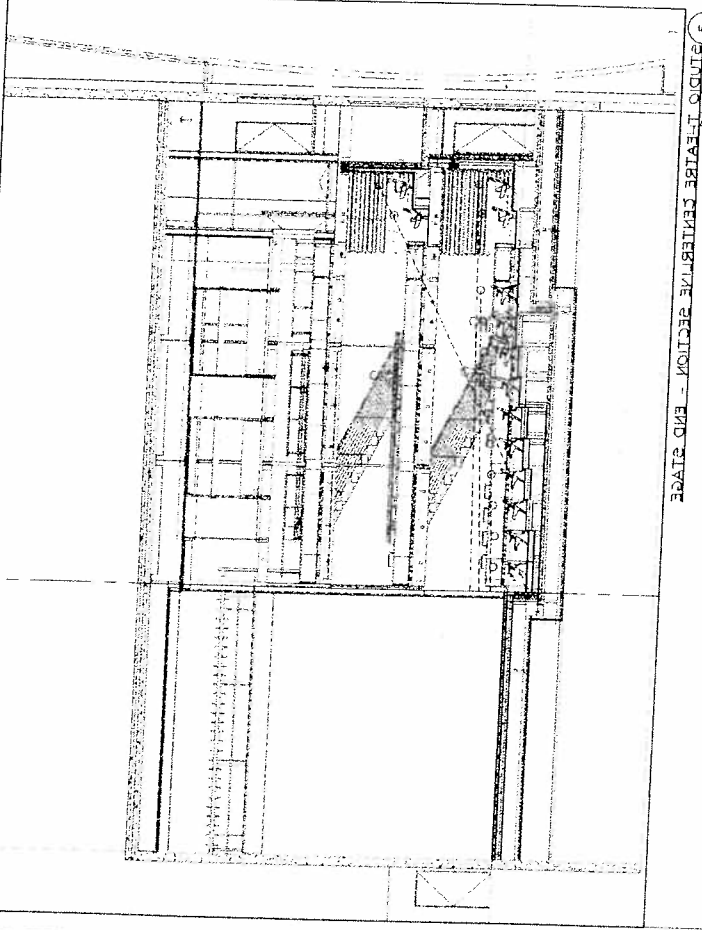
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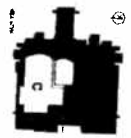
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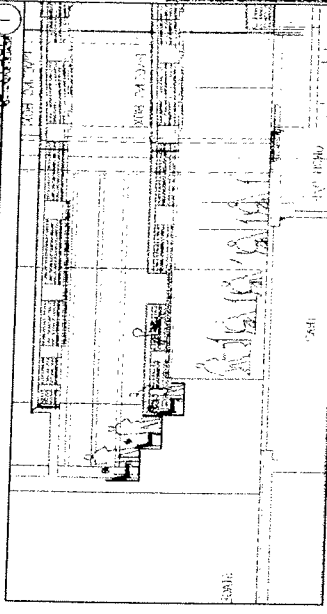


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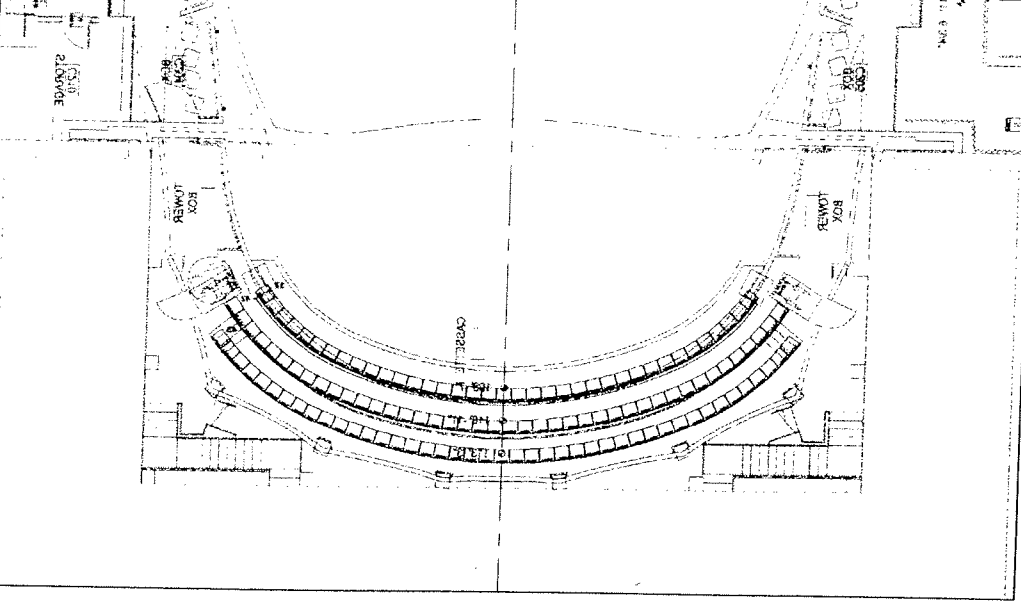
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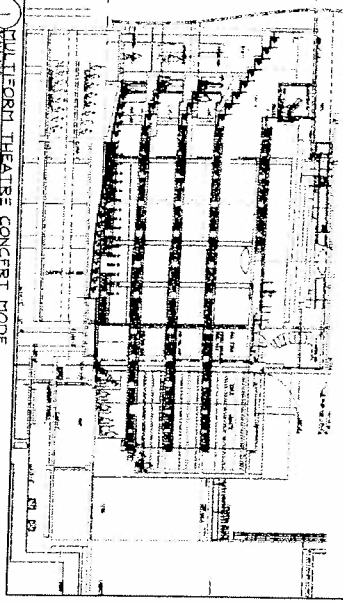
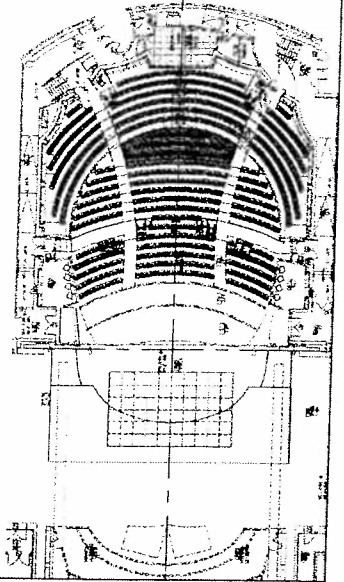
JOHN J. BRYANT
ARCHITECTURAL FIRM
114157300

Construction
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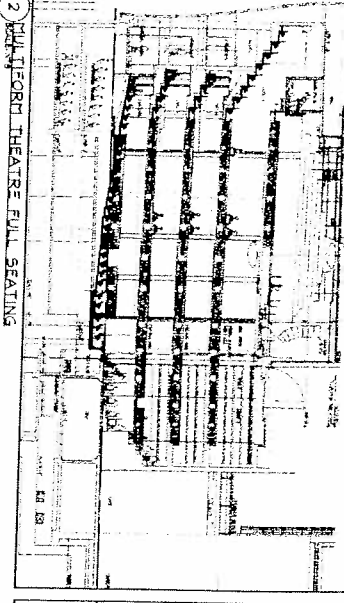
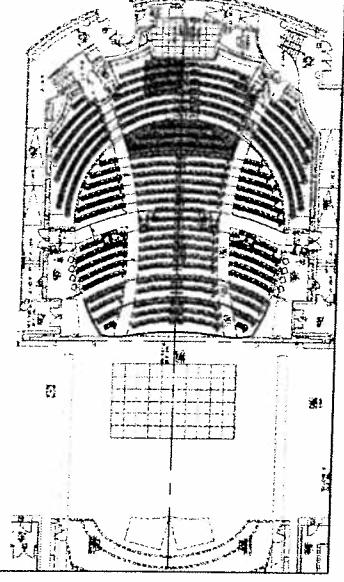


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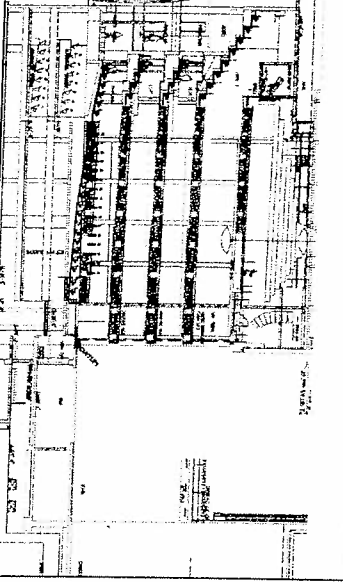
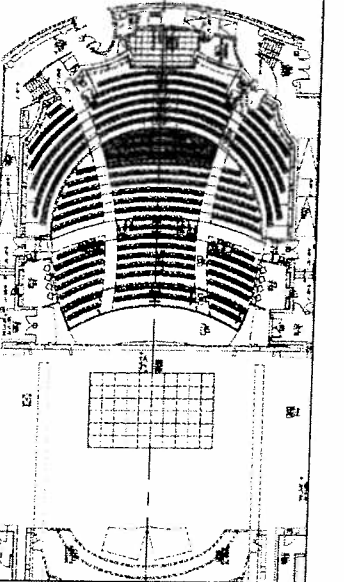




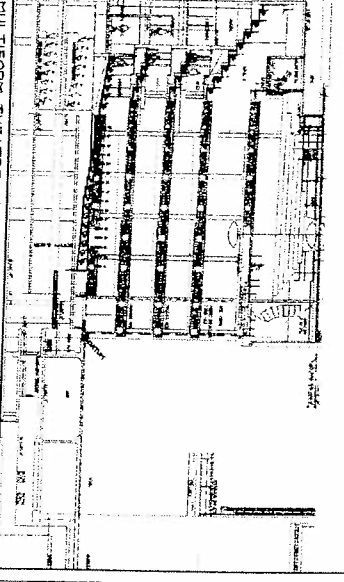
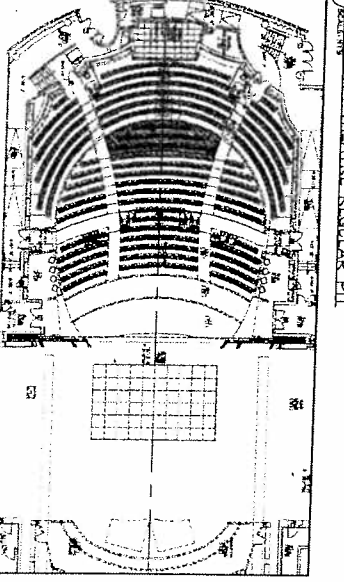
1 MULHOLLAND THEATRE CONCERT MODE



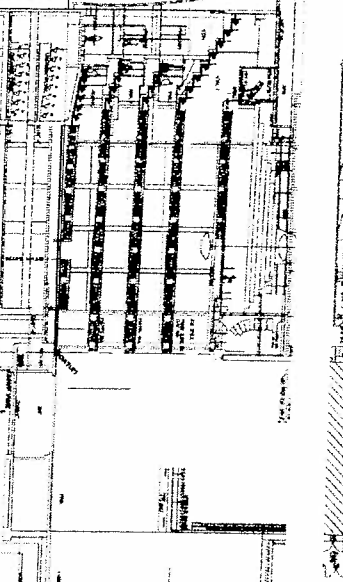
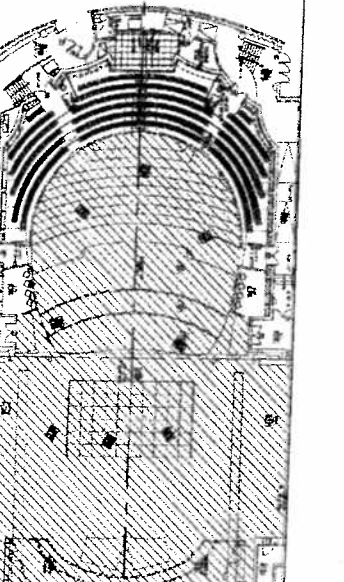
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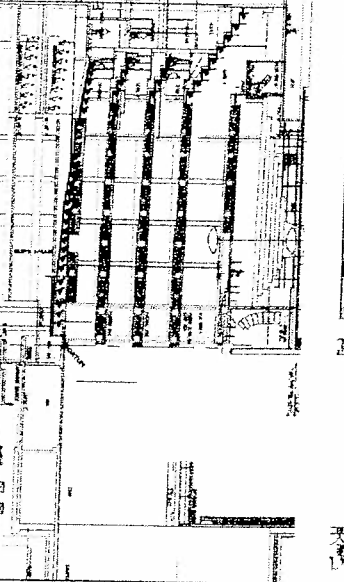
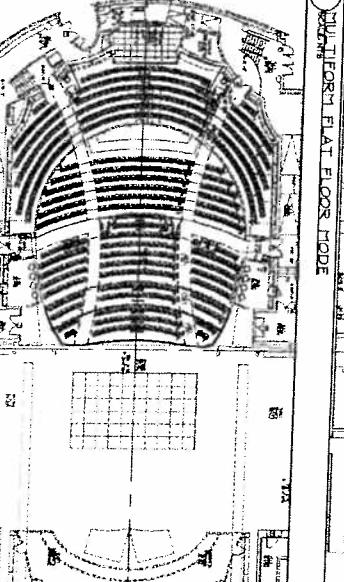
3 MULHOLLAND THEATRE REGULAR PIT



4 MULHOLLAND THEATRE LARGE PIT



5 MULHOLLAND THEATRE FLAT FLOOR MODE



6 MULHOLLAND THEATRE SOUND COCKPIT



THEATRE ADMINISTRATION
 1147 L Street, Suite 100
 Los Angeles, CA 90012
 (213) 475-1147
 www.dpac.com

SEATING
 ALL SEATING IS PROVIDED BY
 THEATRE ADMINISTRATION
 AND IS SUBJECT TO THE
 SEATING CHARTS AND
 CONDITIONS OF SALE
 AVAILABLE AT THE BOX
 OFFICE AND ONLINE AT
 WWW.DPAC.COM

ADMISSION
 ALL TICKETS ARE FOR THE
 MAIN FLOOR SEATING
 UNLESS OTHERWISE
 INDICATED. TICKETS
 ARE NON-REFUNDABLE
 AND NON-TRANSFERABLE.
 ALL SALES ARE FINAL.

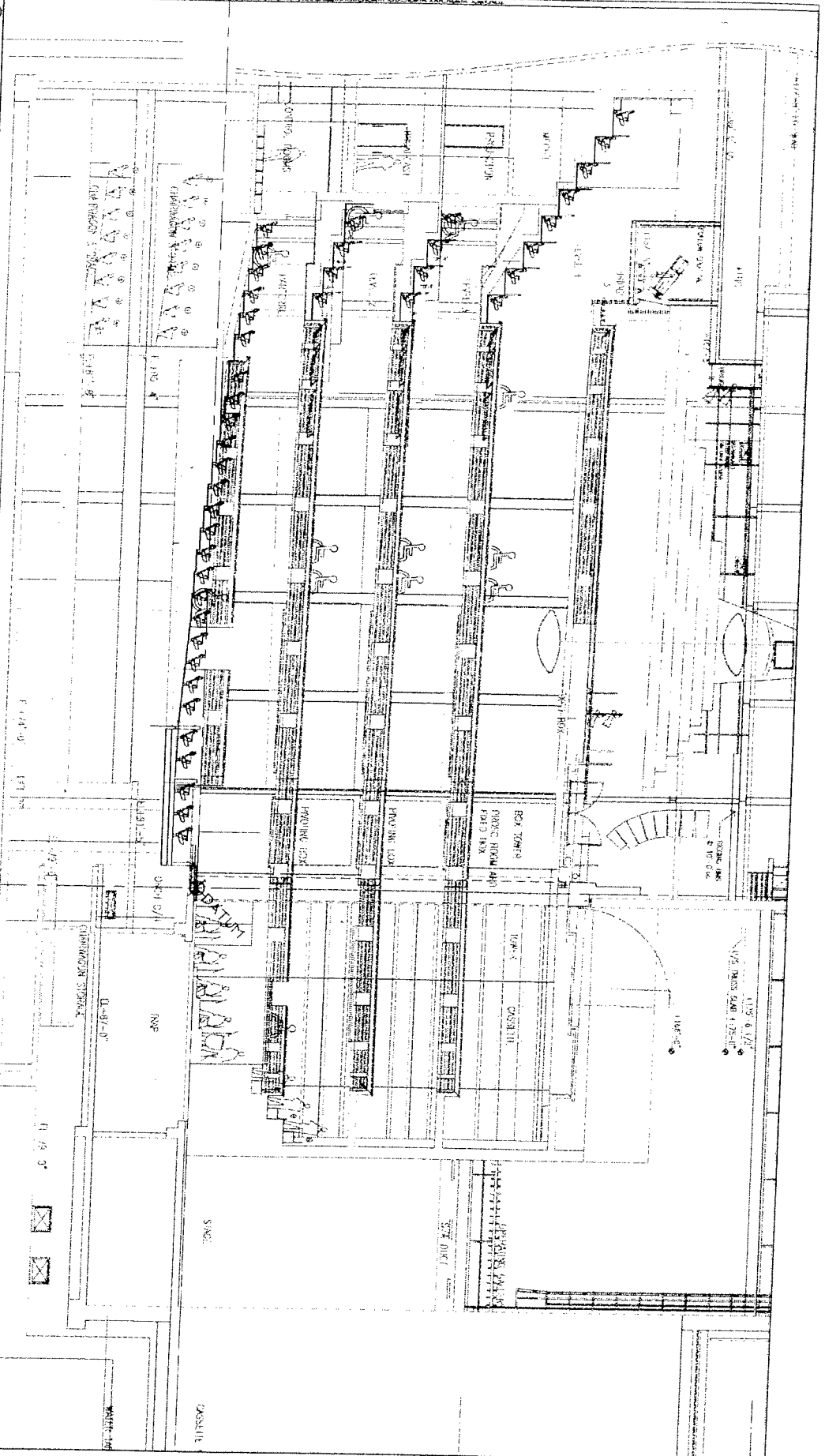
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 CONSTRUCTION SCHEDULE
 AND CONDITIONS OF
 SALE AVAILABLE AT THE
 BOX OFFICE AND ONLINE
 AT WWW.DPAC.COM

GENERAL INFORMATION
 ALL INFORMATION IS
 SUBJECT TO THE
 GENERAL INFORMATION
 AND CONDITIONS OF
 SALE AVAILABLE AT THE
 BOX OFFICE AND ONLINE
 AT WWW.DPAC.COM

CONTACT US
 BOX OFFICE: (213) 475-1147
 WEBSITE: WWW.DPAC.COM
 EMAIL: BOXOFFICE@DPAC.COM

NOT FOR CONSTRUCTION

1 MULTIFORM THEATRE SEATING INVENTORY



NOT FOR CONSTRUCTION

DATE: 11/17/2005

PROJECT: MULTIFORM THEATRE SECTION & DETAILS

TS2.05

GENERAL NOTES:

1. REFER TO SHEET TS2.01 FOR SEATING INVENTORY.
2. SEATING IS TO BE PROVIDED AS SHOWN ON THIS SHEET.
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1 MILLFORD THEATRE THIRD FLOOR SEATING PLAN

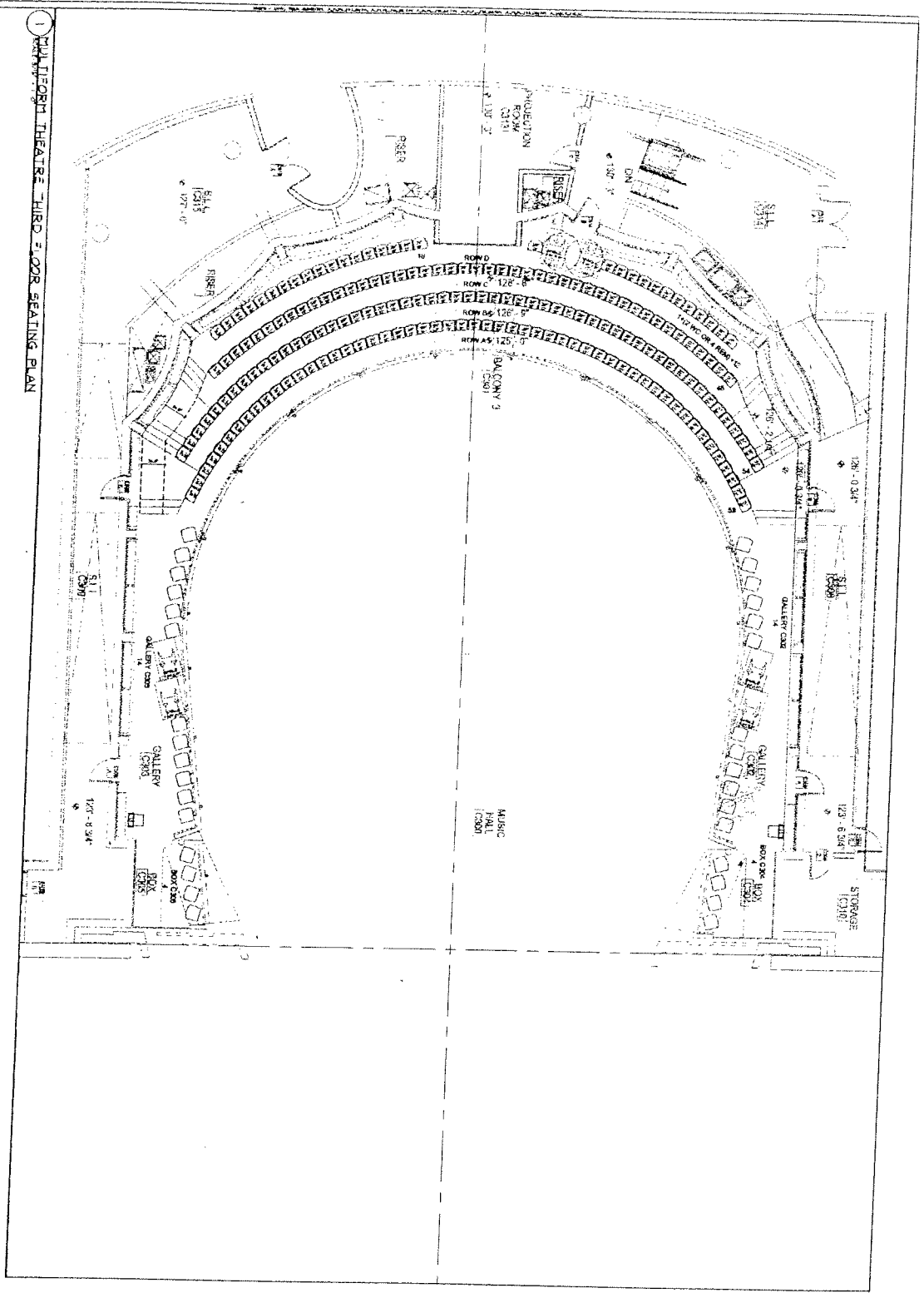


EXHIBIT A
 MILLFORD THEATRE
 THIRD FLOOR SEATING PLAN
 11/17/2000

THEATRE PLAN
 MILLFORD THEATRE
 THIRD FLOOR SEATING PLAN
 11/17/2000

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 THIRD FLOOR SEATING PLAN
 11/17/2000

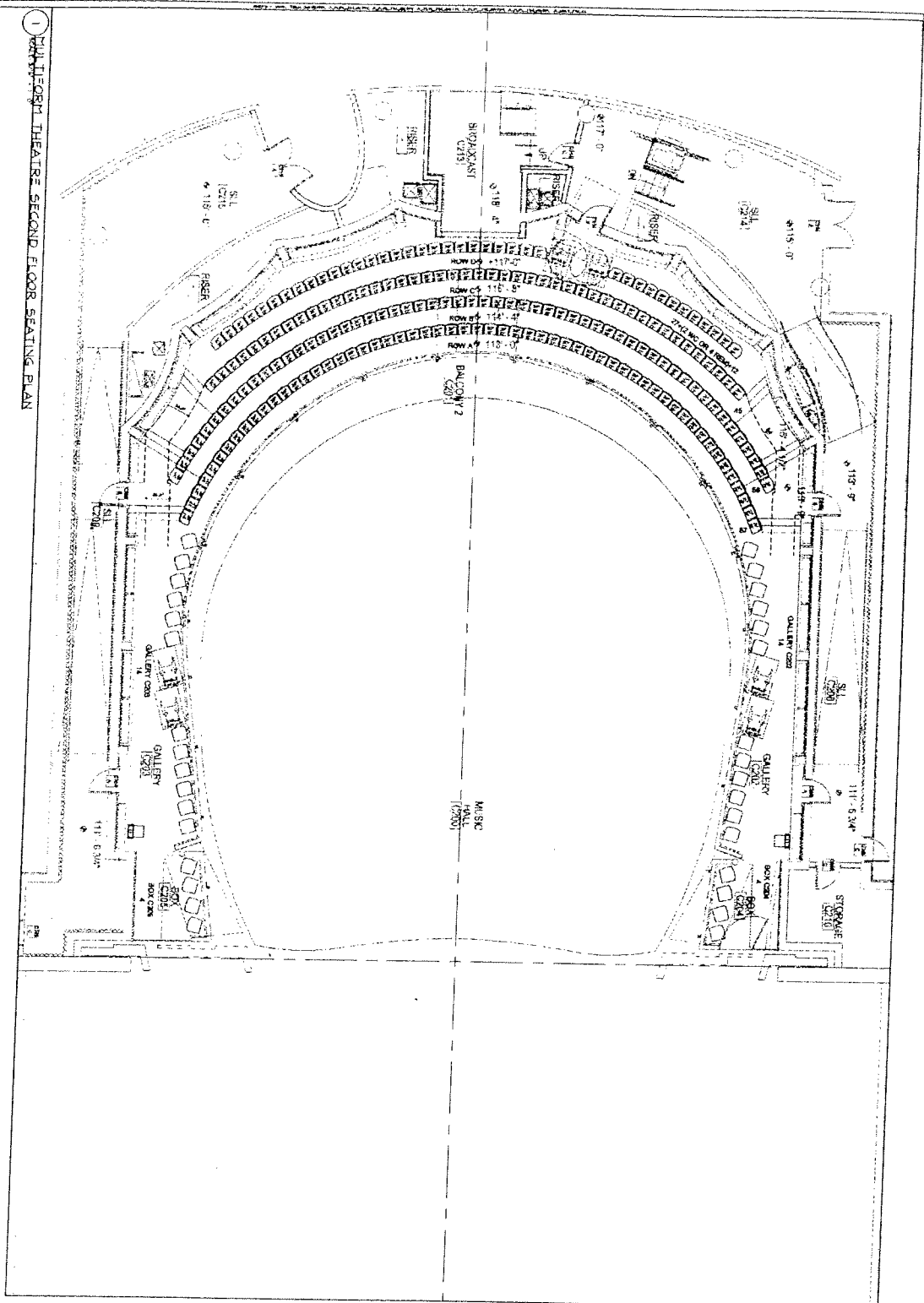
SEATING PLAN
 MILLFORD THEATRE
 THIRD FLOOR SEATING PLAN
 11/17/2000

SEATING PLAN
 MILLFORD THEATRE
 THIRD FLOOR SEATING PLAN
 11/17/2000

SEATING PLAN
 MILLFORD THEATRE
 THIRD FLOOR SEATING PLAN
 11/17/2000

NOT FOR CONSTRUCTION

1 MILLTOWN THEATRE SECOND FLOOR SEATING PLAN



REGISTERED ARCHITECT
 DESIGN PROFESSIONAL CORPORATION
 1117 S. 5th Ave.
 Milltown, NJ 07041
 TEL: 908.261.1234
 FAX: 908.261.1235
 WWW.DPCARCHITECTS.COM

REGISTERED ARCHITECT
 DESIGN PROFESSIONAL CORPORATION
 1117 S. 5th Ave.
 Milltown, NJ 07041
 TEL: 908.261.1234
 FAX: 908.261.1235
 WWW.DPCARCHITECTS.COM

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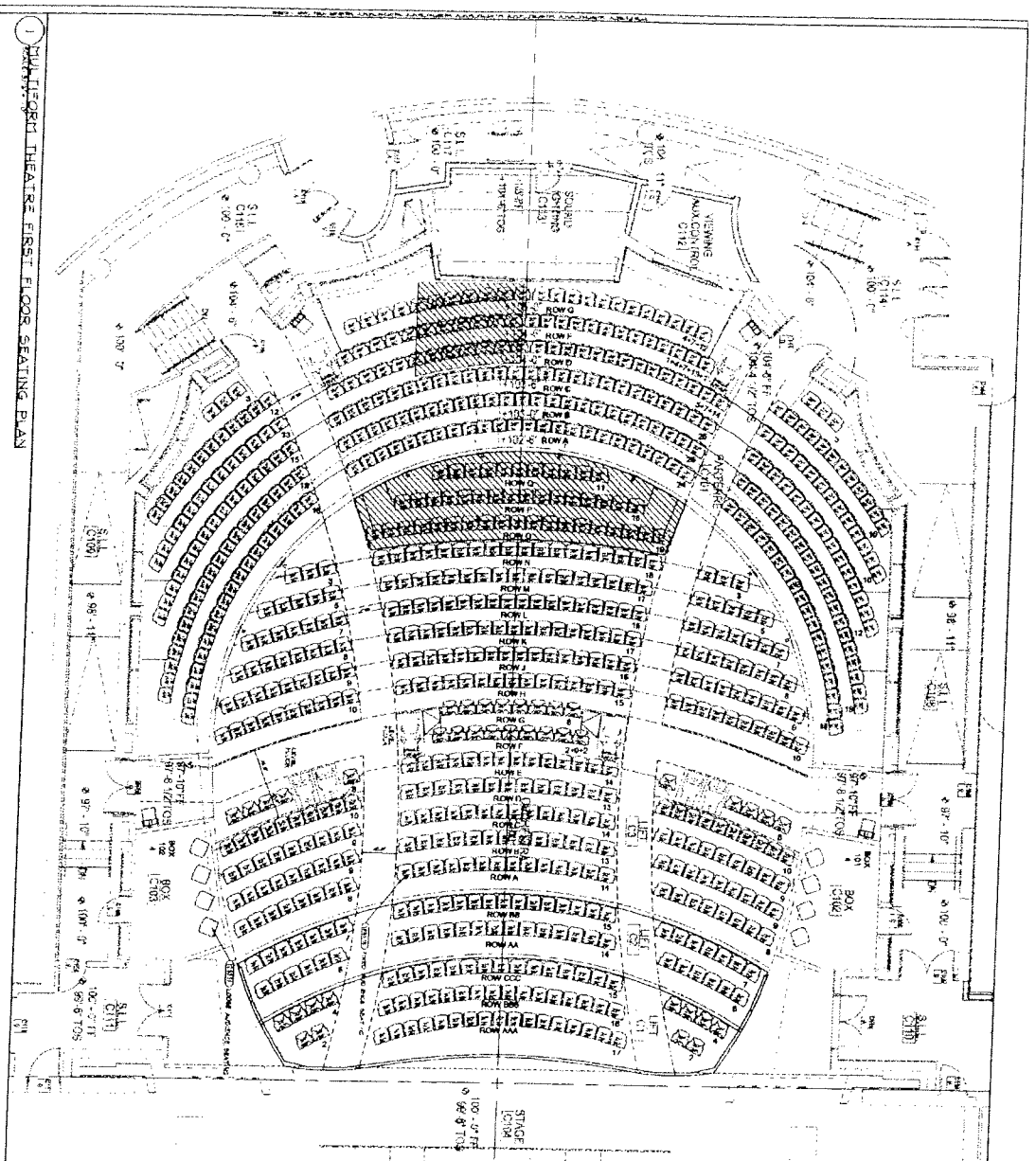
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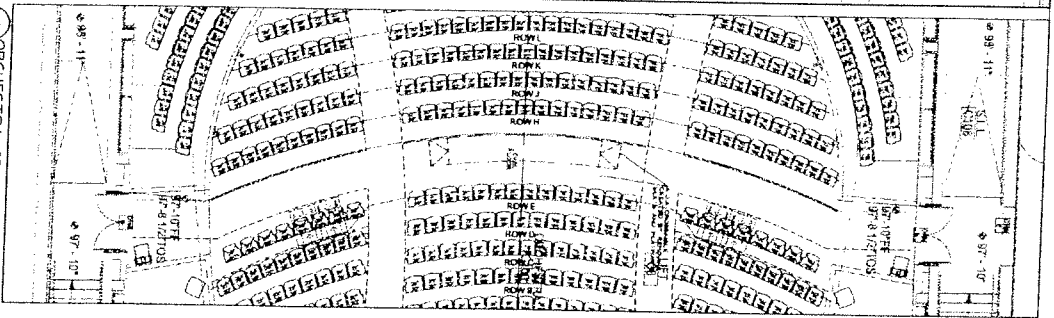
REGISTERED ARCHITECT
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 1117 S. 5th Ave.
 Milltown, NJ 07041
 TEL: 908.261.1234
 FAX: 908.261.1235
 WWW.DPCARCHITECTS.COM

NOT FOR CONSTRUCTION
 MILLTOWN THEATRE
 SECOND FLOOR SEATING
 TS2 02

1 MULTITECH THEATRE FIRST FLOOR SEATING PLAN



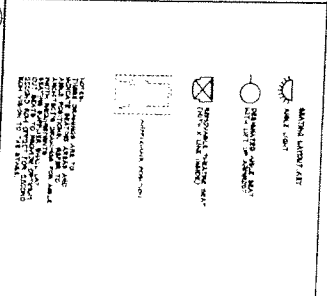
2 ORCHESTRA CROSSAISLE



7 NOTES

1. ALL SEATING SHALL BE PROVIDED WITH THE FOLLOWING FEATURES:
 a. SEATING SHALL BE PROVIDED WITH A 12\"/>

8 DRAWING KEY



NOT FOR CONSTRUCTION

DATE: 11/17/2000

PROJECT: MULTITECH THEATRE FIRST FLOOR SEATING PLAN

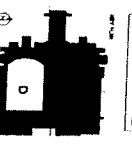
TS2 01



1 BROADWAY THEATRE SEATING INVENTORY

SEATING AREA	SEATING TYPE	ROW NO.	SEAT NO.	SEAT CLASS	SEAT PRICE	SEAT STATUS	TOTAL SEATS	TOTAL PRICE	TOTAL SEATING REVENUE	TOTAL SEATING REVENUE PER SEAT
ORCHESTRA	SEAT	1	1-100	ORCHESTRA	100.00	100	100	10000.00	10000.00	100.00
MEZZANINE	SEAT	11	11-200	MEZZANINE	50.00	200	200	10000.00	10000.00	50.00
BALCONY	SEAT	21	21-400	BALCONY	25.00	400	400	10000.00	10000.00	25.00
BOX SEAT	SEAT	31	31-40	BOX SEAT	500.00	40	40	20000.00	20000.00	500.00
LOBBY	SEAT	41	41-100	LOBBY	10.00	100	100	1000.00	1000.00	10.00
STAGE	SEAT	51	51-100	STAGE	10.00	100	100	1000.00	1000.00	10.00

SEATING AREA	SEATING TYPE	ROW NO.	SEAT NO.	SEAT CLASS	SEAT PRICE	SEAT STATUS	TOTAL SEATS	TOTAL PRICE	TOTAL SEATING REVENUE	TOTAL SEATING REVENUE PER SEAT
ORCHESTRA	SEAT	1	1-100	ORCHESTRA	100.00	100	100	10000.00	10000.00	100.00
MEZZANINE	SEAT	11	11-200	MEZZANINE	50.00	200	200	10000.00	10000.00	50.00
BALCONY	SEAT	21	21-400	BALCONY	25.00	400	400	10000.00	10000.00	25.00
BOX SEAT	SEAT	31	31-40	BOX SEAT	500.00	40	40	20000.00	20000.00	500.00
LOBBY	SEAT	41	41-100	LOBBY	10.00	100	100	1000.00	1000.00	10.00
STAGE	SEAT	51	51-100	STAGE	10.00	100	100	1000.00	1000.00	10.00



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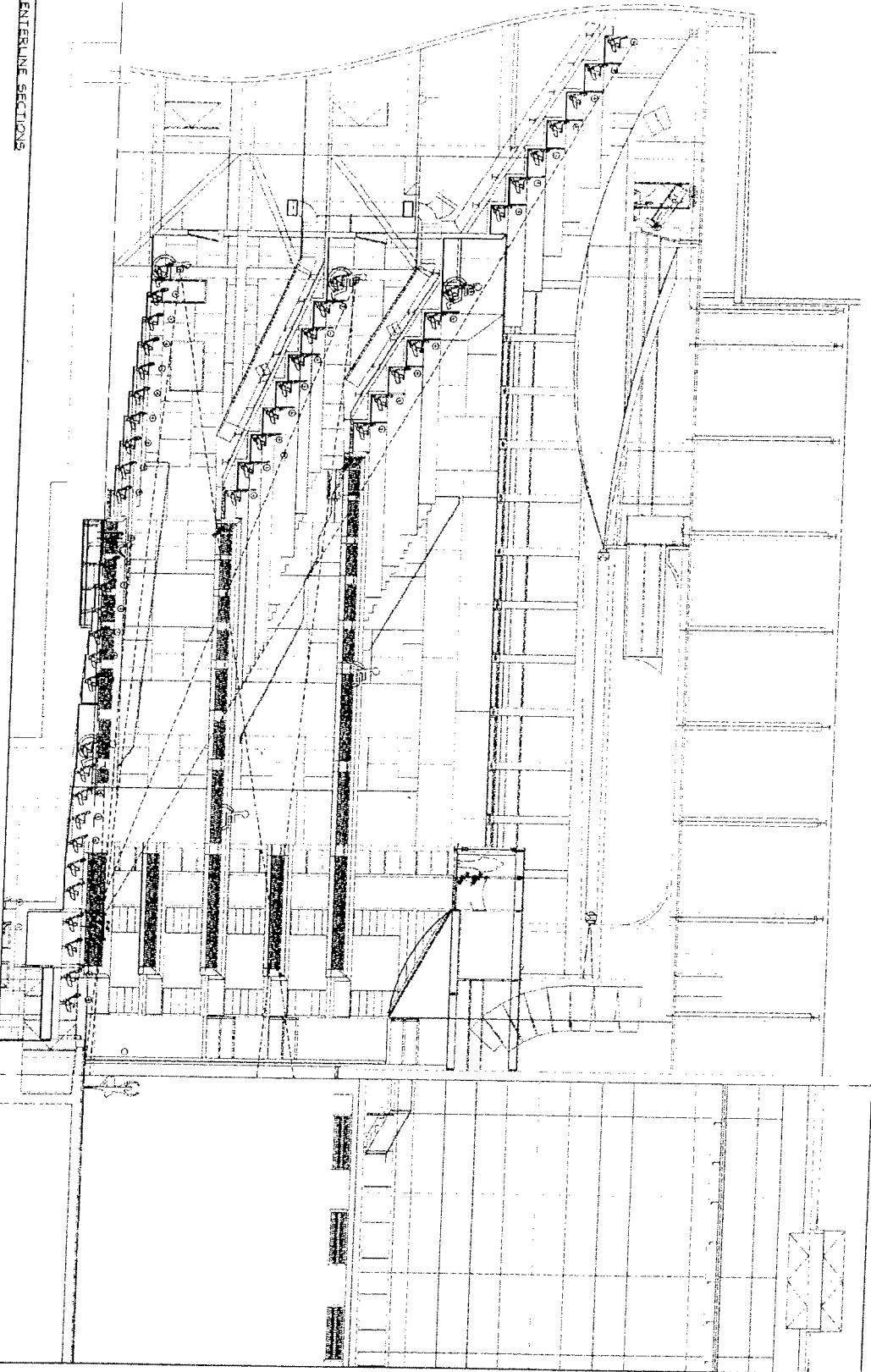
15107

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1 BROADWAY THEATRE CENTERLINE SECTIONS



MEMORANDUM
 TO: THE BOARD OF DIRECTORS
 FROM: THE GENERAL MANAGER
 SUBJECT: [REDACTED]

MEMORANDUM
 TO: THE BOARD OF DIRECTORS
 FROM: THE GENERAL MANAGER
 SUBJECT: [REDACTED]

MEMORANDUM
 TO: THE BOARD OF DIRECTORS
 FROM: THE GENERAL MANAGER
 SUBJECT: [REDACTED]

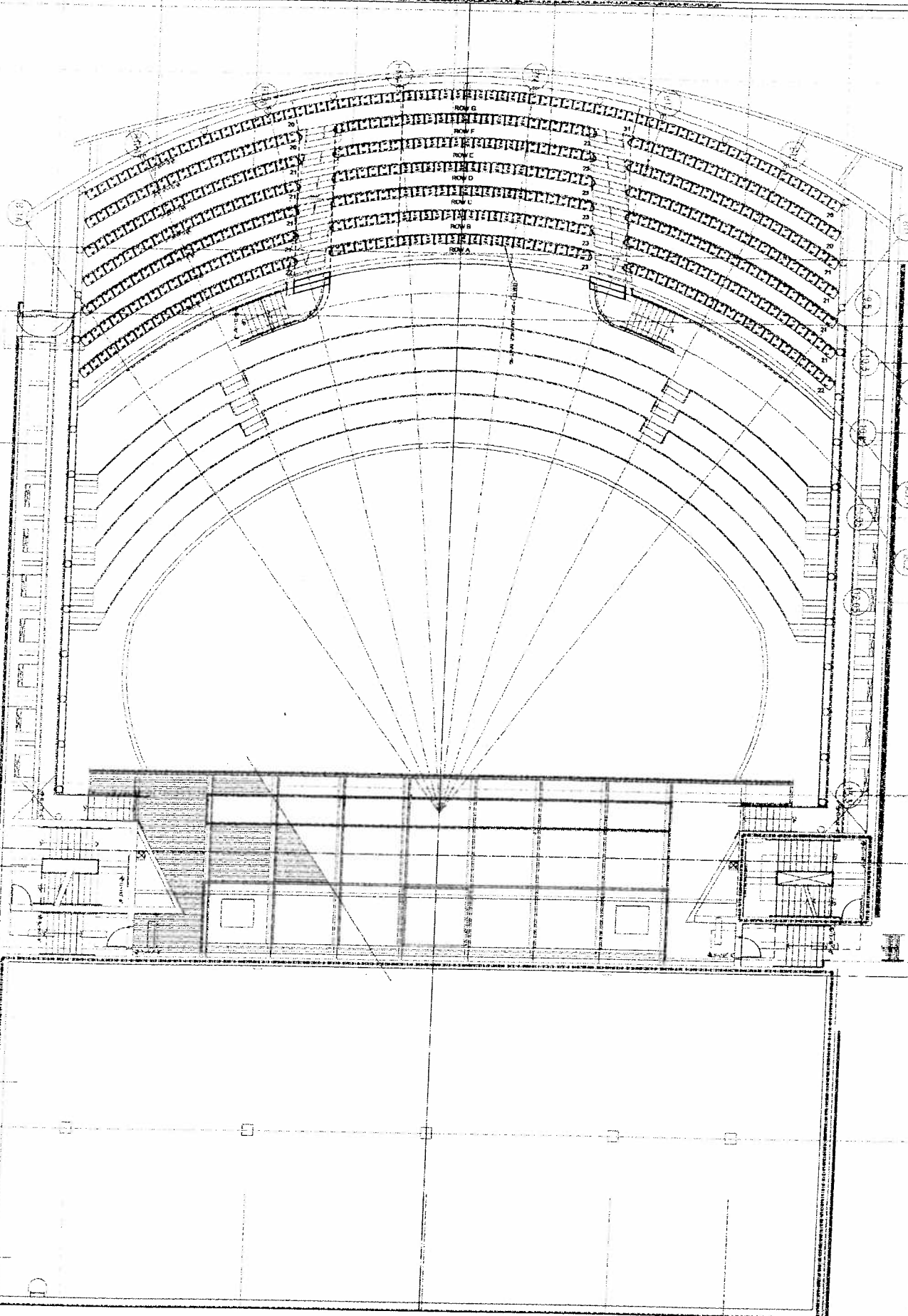
MEMORANDUM
 TO: THE BOARD OF DIRECTORS
 FROM: THE GENERAL MANAGER
 SUBJECT: [REDACTED]

MEMORANDUM
 TO: THE BOARD OF DIRECTORS
 FROM: THE GENERAL MANAGER
 SUBJECT: [REDACTED]



NOT FOR CONSTRUCTION

BROADWAY THEATRE REAR THIRD FLOOR SEATING PLAN



11/17/2000
 BROADWAY THEATRE
 REAR THIRD FLOOR
 SEATING PLAN

NOT FOR CONSTRUCTION

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DATE: 11/17/2000

PROJECT: BROADWAY THEATRE REAR THIRD FLOOR SEATING PLAN

DESIGNER: DP&C ARCHITECTS, P.C.

CHECKED: [Signature]

DATE: [Date]

GENERAL NOTES

1. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

2. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

3. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

4. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

5. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

6. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

7. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

8. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

9. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

10. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

THEATRE PLANNING

THEATRE PLANNING IS THE DESIGN OF THE SEATING PLAN FOR A THEATRE OR OTHER VENUE. IT INVOLVES THE DETERMINATION OF THE SEATING CAPACITY, THE LOCATION OF THE SEATING, AND THE DESIGN OF THE SEATING PLAN. THEATRE PLANNING IS A CRUCIAL PART OF THE DESIGN PROCESS AND CAN HAVE A SIGNIFICANT IMPACT ON THE SUCCESS OF A THEATRE PRODUCTION.

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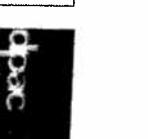
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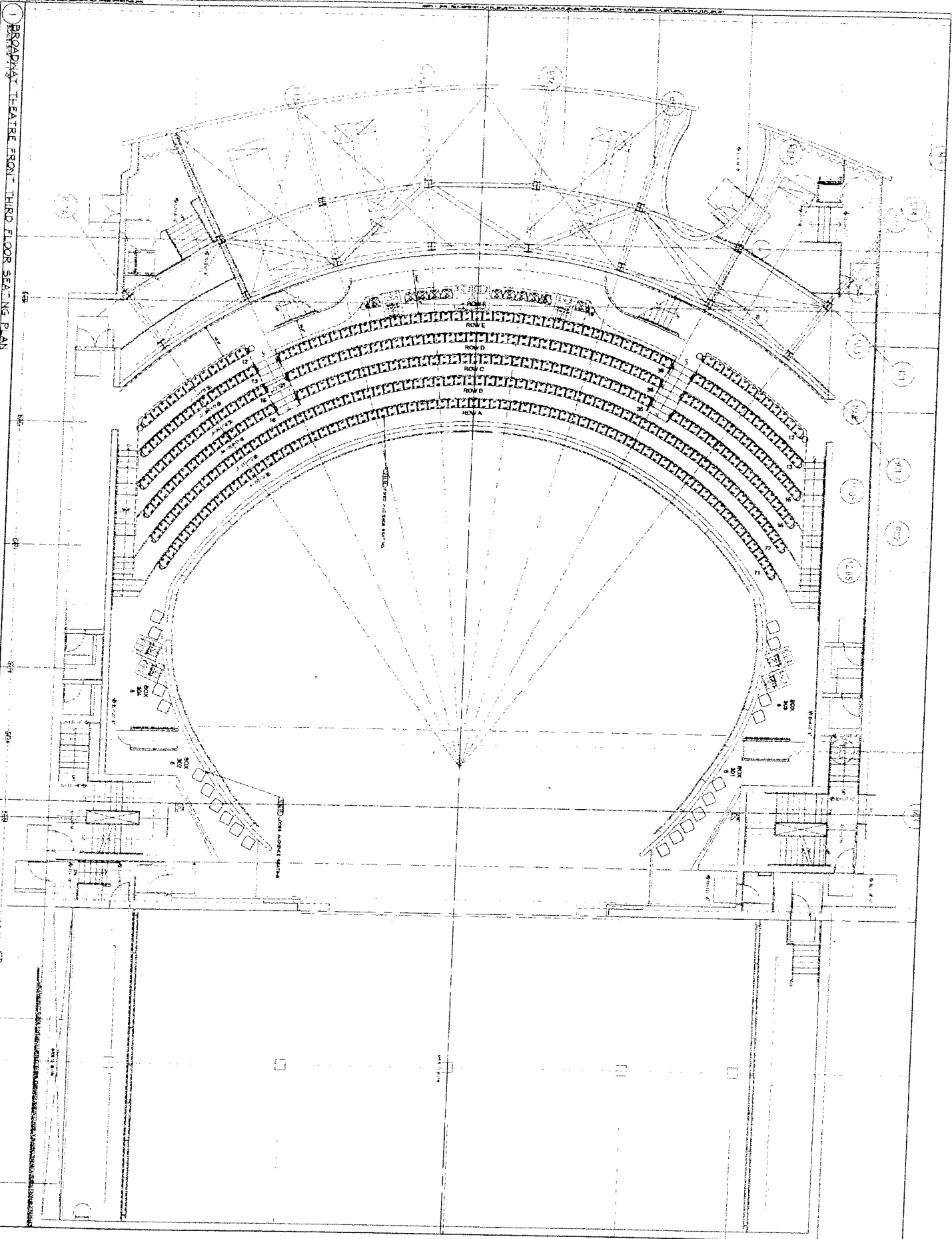
8. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

9. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.

10. ALL SEATING SHALL BE PROVIDED BY THE CLIENT.



1 BROADWAY THEATRE FRONT THIRD FLOOR SEATING PLAN



NOT FOR CONSTRUCTION

DATE: 11/17/03

PROJECT: BROADWAY THEATRE FRONT THIRD FLOOR SEATING PLAN

SCALE: AS SHOWN

OWNER: BROADWAY THEATRE

ARCHITECT: [Firm Name]

DATE: 11/17/03

PROJECT: BROADWAY THEATRE FRONT THIRD FLOOR SEATING PLAN

SCALE: AS SHOWN

REVISIONS:

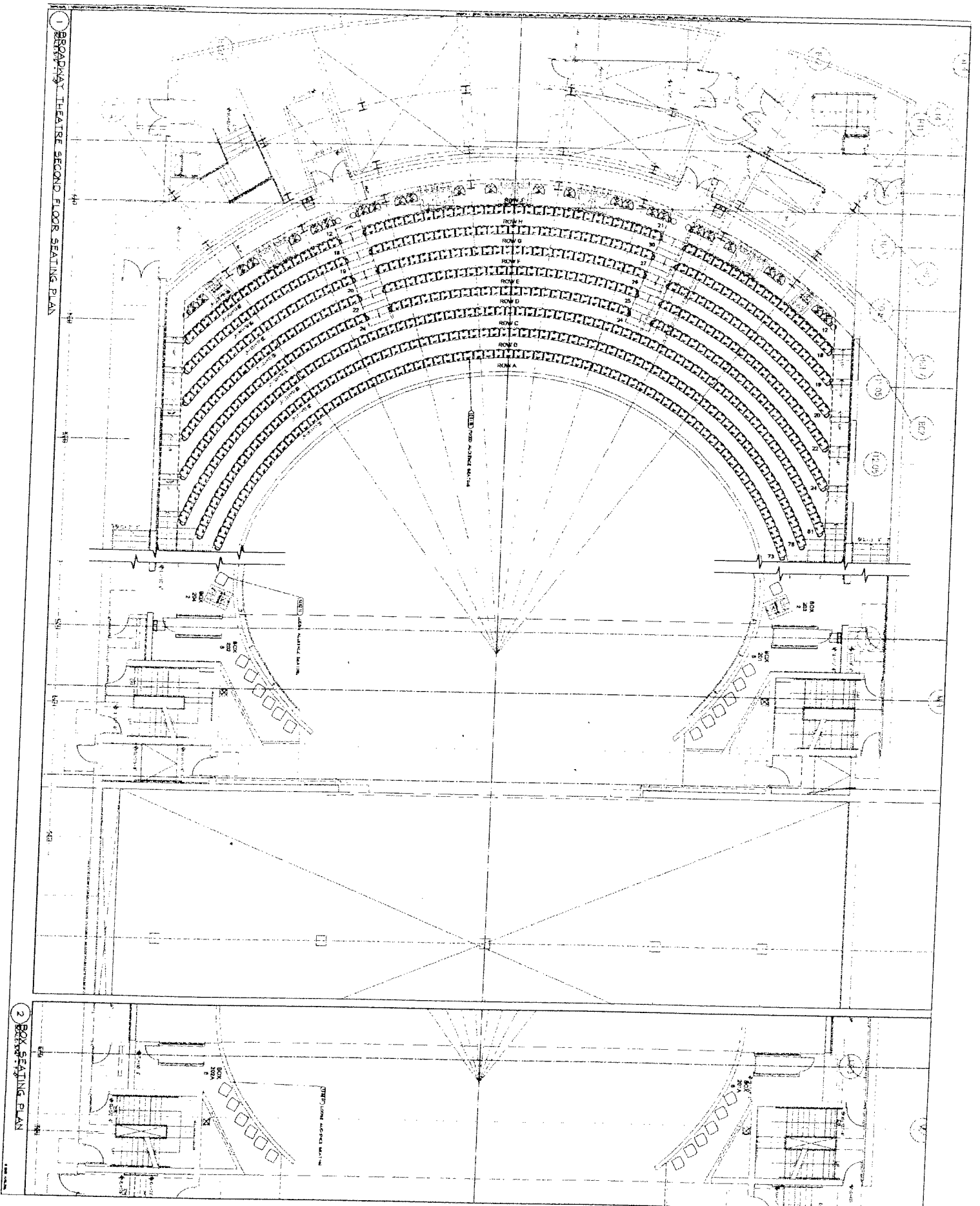
NO.	DATE	DESCRIPTION
1	11/17/03	ISSUED FOR PERMIT REVIEW

PERMIT REVIEW ONLY

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ALL RIGHTS RESERVED.

ppac



1 BROADWAY THEATRE SECOND FLOOR SEATING PLAN

2 BOX SEATING PLAN

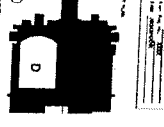


ASSISTANT ARCHITECT
 THE ARCHITECTS FOR THE BROADWAY THEATRE
 ASSOCIATE ARCHITECT
 ARCHITECTS FOR THE BROADWAY THEATRE
 111 NASSAU ST. 11TH FLOOR
 NEW YORK, NY 10038
 TEL: 212 692 1234
 FAX: 212 692 1235
 WWW: WWW.OPAC.COM

ARCHITECT
 THE ARCHITECTS FOR THE BROADWAY THEATRE
 111 NASSAU ST. 11TH FLOOR
 NEW YORK, NY 10038
 TEL: 212 692 1234
 FAX: 212 692 1235
 WWW: WWW.OPAC.COM

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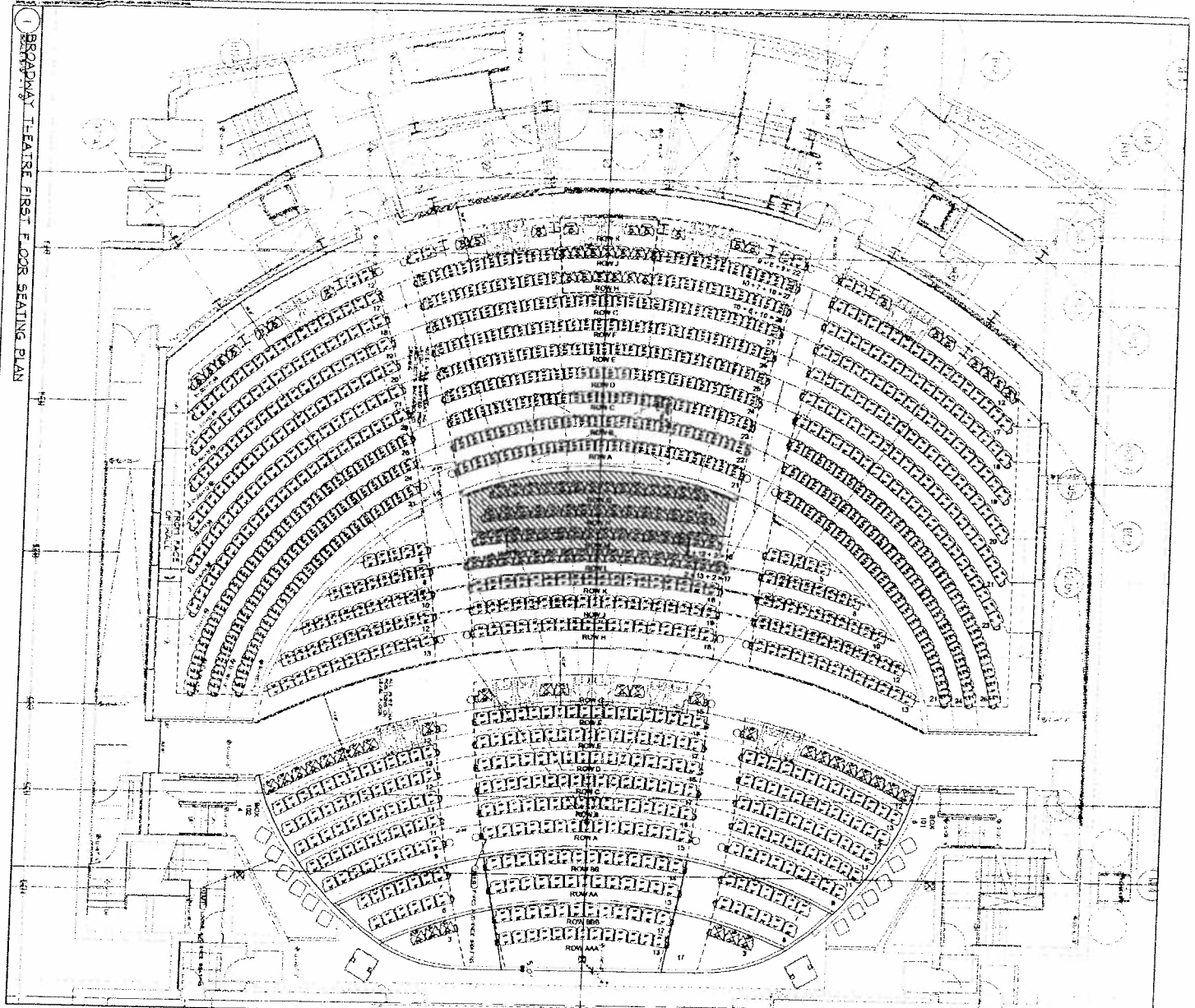
ARCHITECT
 THE ARCHITECTS FOR THE BROADWAY THEATRE
 111 NASSAU ST. 11TH FLOOR
 NEW YORK, NY 10038
 TEL: 212 692 1234
 FAX: 212 692 1235
 WWW: WWW.OPAC.COM



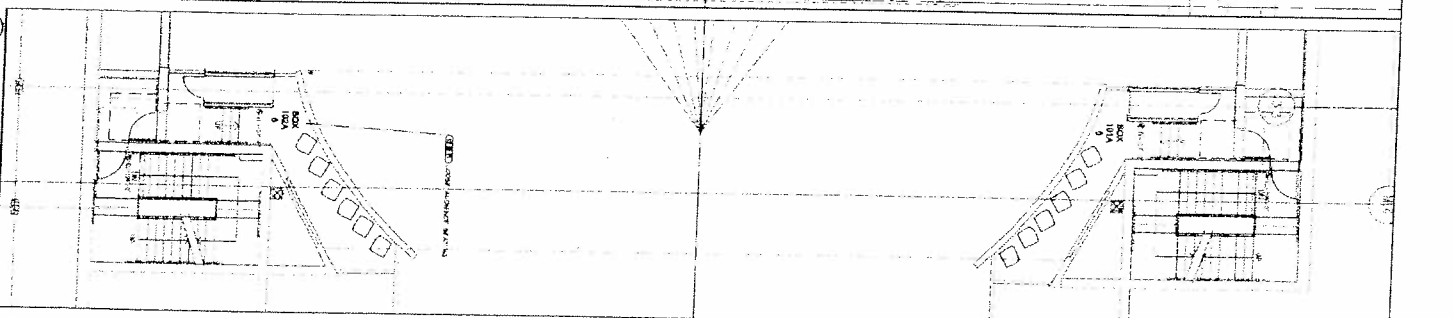
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11/17/02
 BROADWAY THEATRE
 SECOND FLOOR
 SEATING PLAN
 TS1102

1 BROADWAY THEATRE FIRST FLOOR SEATING PLAN



2 BOX SEATING PLAN



4 NOTES

1. ALL SEATING SHALL BE PROVIDED WITH SEATBELTS AND SAFETY INSTRUCTIONS SHALL BE PROVIDED TO ALL PASSENGERS.

2. ALL SEATING SHALL BE PROVIDED WITH SEATBELTS AND SAFETY INSTRUCTIONS SHALL BE PROVIDED TO ALL PASSENGERS.

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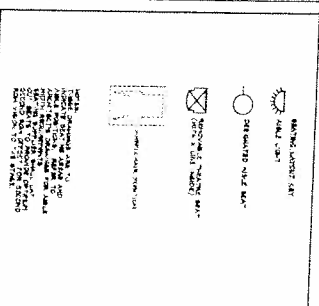
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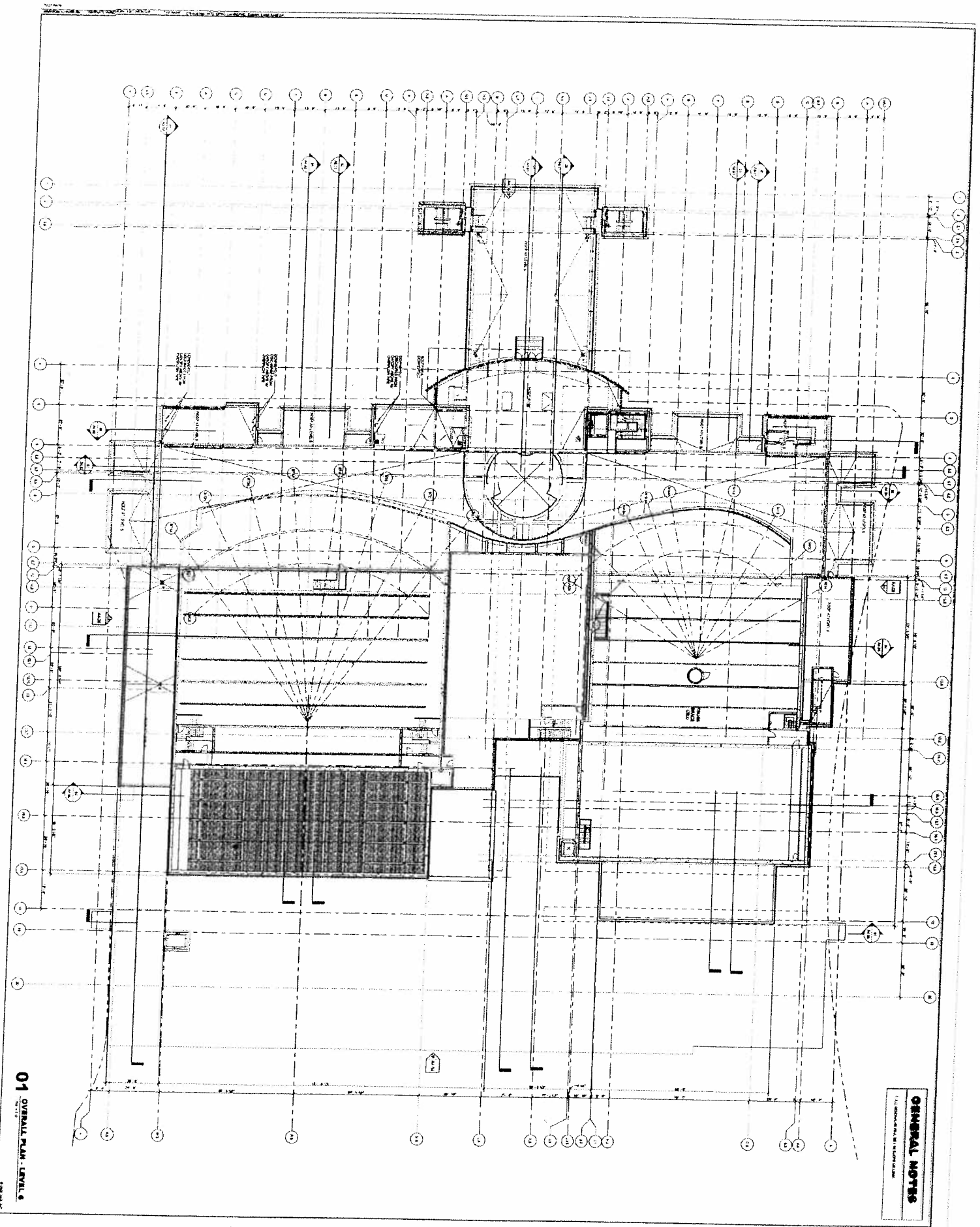
3 DRAWING KEY



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DATE: 11/17/2006
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: BROADWAY THEATRE FIRST FLOOR SEATING PLAN





GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SCHEDULED SPECIFICATIONS.



DESIGNING ARCHITECT
 QUALITY PROJECT ASSOCIATES
 1000 EAST 17TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW: WWW.QPAC.COM

ARCHITECT OF RECORD
 PERKINS+WILL
 600 NORTH LAKE DRIVE, SUITE 2000
 CHICAGO, ILLINOIS 60611
 PHONE: (312) 344-4000
 FAX: (312) 344-4001
 WWW: WWW.PW.COM

GENERAL CONTRACTOR
 THE PERKINS COMPANY
 1000 EAST 17TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW: WWW.TPC.COM

MECHANICAL CONTRACTOR
 HOK
 1000 EAST 17TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW: WWW.HOK.COM

ELECTRICAL CONTRACTOR
 PERKINS+WILL
 600 NORTH LAKE DRIVE, SUITE 2000
 CHICAGO, ILLINOIS 60611
 PHONE: (312) 344-4000
 FAX: (312) 344-4001
 WWW: WWW.PW.COM

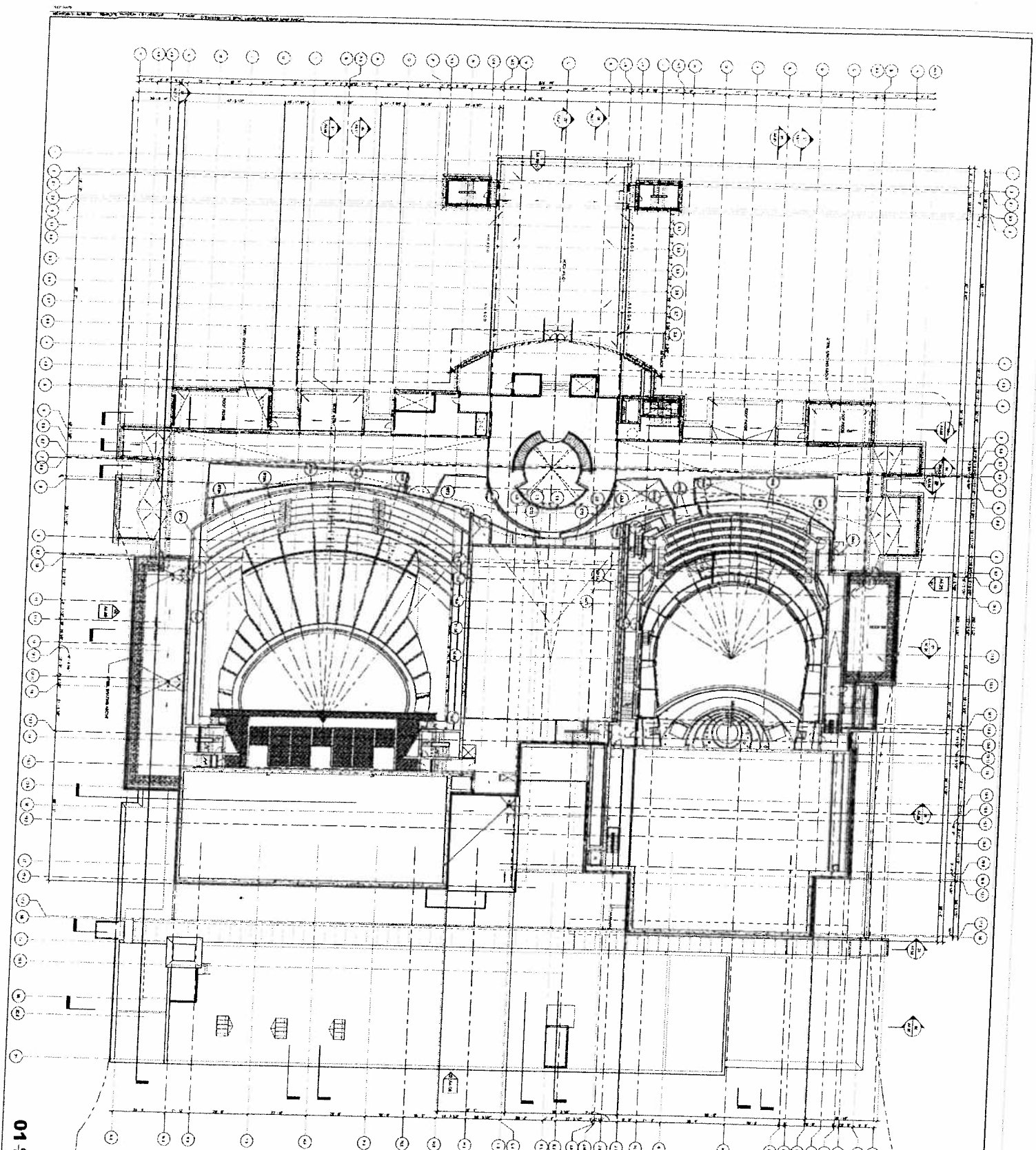
PLUMBING CONTRACTOR
 PERKINS+WILL
 600 NORTH LAKE DRIVE, SUITE 2000
 CHICAGO, ILLINOIS 60611
 PHONE: (312) 344-4000
 FAX: (312) 344-4001
 WWW: WWW.PW.COM

THEIR EXTERIOR
 PERKINS+WILL
 600 NORTH LAKE DRIVE, SUITE 2000
 CHICAGO, ILLINOIS 60611
 PHONE: (312) 344-4000
 FAX: (312) 344-4001
 WWW: WWW.PW.COM

PROGRESS NOT FOR CONSTRUCTION

01 GENERAL PLAN - LEVEL 6

ADA-160



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

LEGENDING SYMBOLS

- FINISH FLOOR
- FINISH CEILING
- FINISH WALL
- FINISH DOOR
- FINISH WINDOW
- FINISH STAIR
- FINISH ELEVATOR
- FINISH MECHANICAL
- FINISH ELECTRICAL
- FINISH PLUMBING
- FINISH GAS
- FINISH WATER
- FINISH SLOPE
- FINISH CURB
- FINISH DRIVEWAY
- FINISH PAVEMENT
- FINISH LANDSCAPE
- FINISH SITEWORK
- FINISH EXTERIOR
- FINISH INTERIOR
- FINISH MECHANICAL
- FINISH ELECTRICAL
- FINISH PLUMBING
- FINISH GAS
- FINISH WATER
- FINISH SLOPE
- FINISH CURB
- FINISH DRIVEWAY
- FINISH PAVEMENT
- FINISH LANDSCAPE
- FINISH SITEWORK
- FINISH EXTERIOR
- FINISH INTERIOR

LEGENDING SYMBOLS

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- FINISH CEILING
- FINISH WALL
- FINISH DOOR
- FINISH WINDOW
- FINISH STAIR
- FINISH ELEVATOR
- FINISH MECHANICAL
- FINISH ELECTRICAL
- FINISH PLUMBING
- FINISH GAS
- FINISH WATER
- FINISH SLOPE
- FINISH CURB
- FINISH DRIVEWAY
- FINISH PAVEMENT
- FINISH LANDSCAPE
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- FINISH EXTERIOR
- FINISH INTERIOR

LEGENDING SYMBOLS

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- FINISH DOOR
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- FINISH MECHANICAL
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- FINISH DRIVEWAY
- FINISH PAVEMENT
- FINISH LANDSCAPE
- FINISH SITEWORK
- FINISH EXTERIOR
- FINISH INTERIOR

LEGENDING SYMBOLS

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- FINISH CEILING
- FINISH WALL
- FINISH DOOR
- FINISH WINDOW
- FINISH STAIR
- FINISH ELEVATOR
- FINISH MECHANICAL
- FINISH ELECTRICAL
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- FINISH GAS
- FINISH WATER
- FINISH SLOPE
- FINISH CURB
- FINISH DRIVEWAY
- FINISH PAVEMENT
- FINISH LANDSCAPE
- FINISH SITEWORK
- FINISH EXTERIOR
- FINISH INTERIOR

LEGENDING SYMBOLS

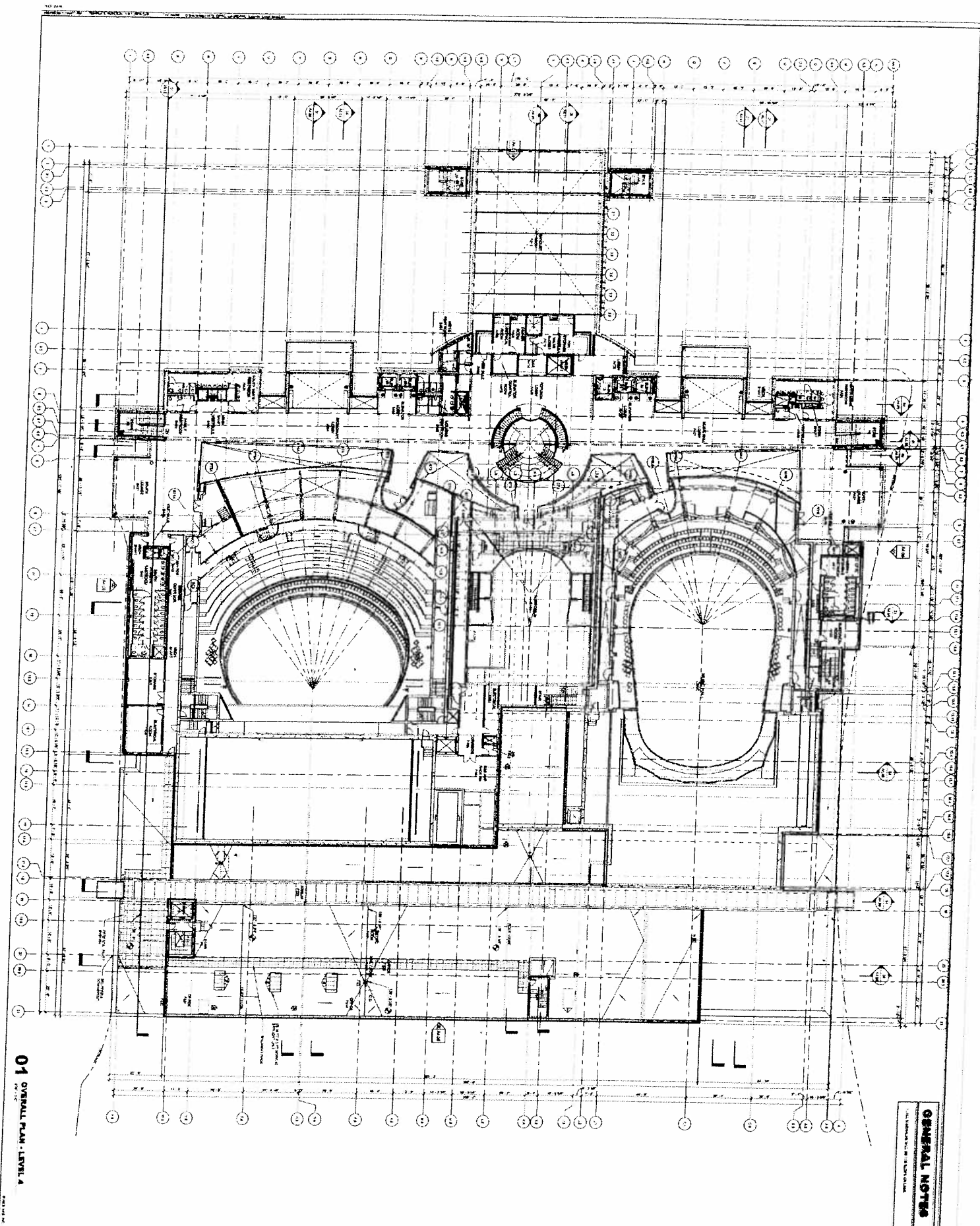
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- FINISH CEILING
- FINISH WALL
- FINISH DOOR
- FINISH WINDOW
- FINISH STAIR
- FINISH ELEVATOR
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- FINISH ELECTRICAL
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LEGENDING SYMBOLS

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- FINISH CURB
- FINISH DRIVEWAY
- FINISH PAVEMENT
- FINISH LANDSCAPE
- FINISH SITEWORK
- FINISH EXTERIOR
- FINISH INTERIOR

PROGRESS NOT FOR CONSTRUCTION

ADA-150



01 OVERALL PLAN - LEVEL 4

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

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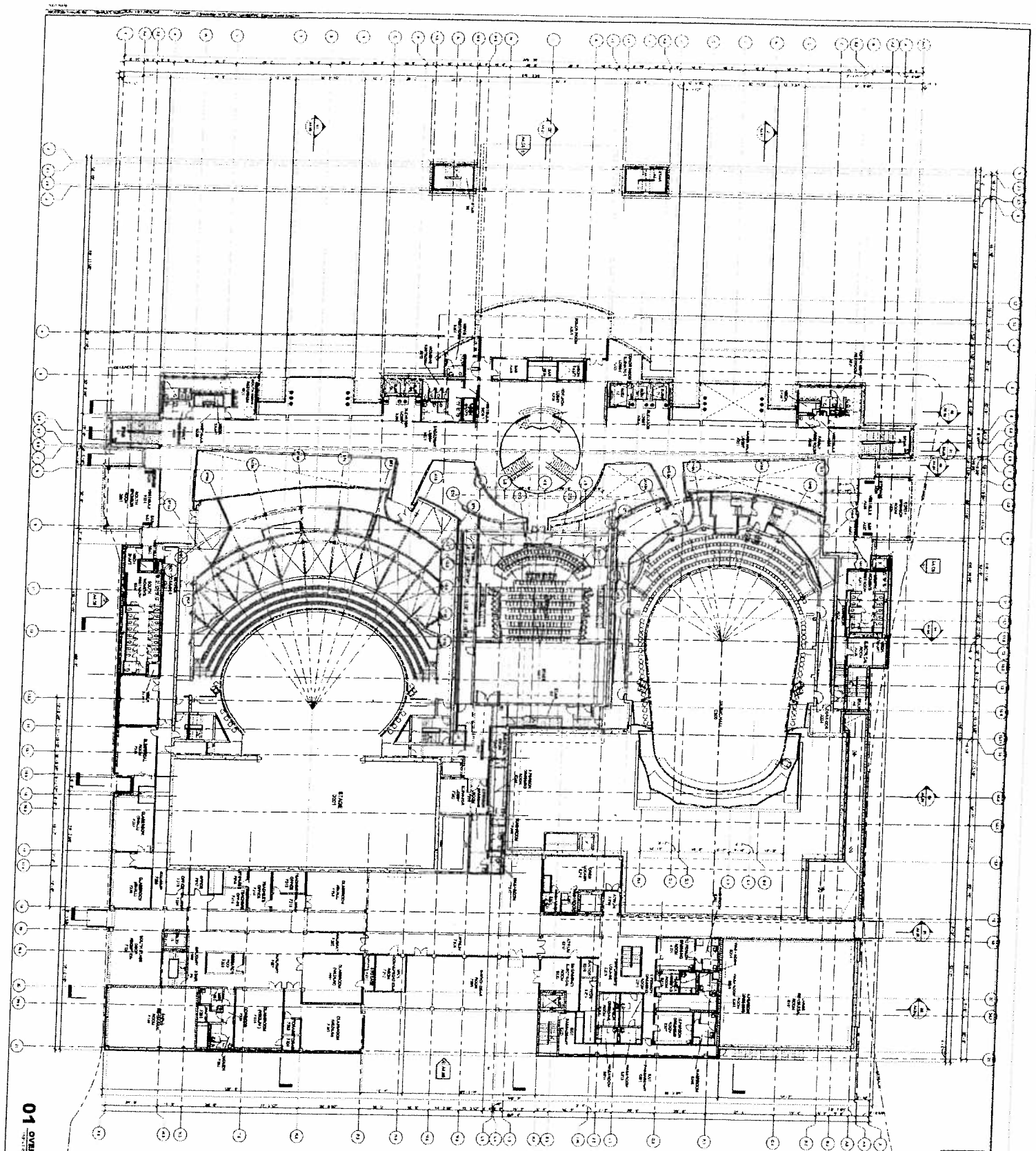
ADA-140



PROGRESS NOT FOR CONSTRUCTION

11/07/2010

LEVEL 04



01 OVERALL PLAN - LEVEL 2

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

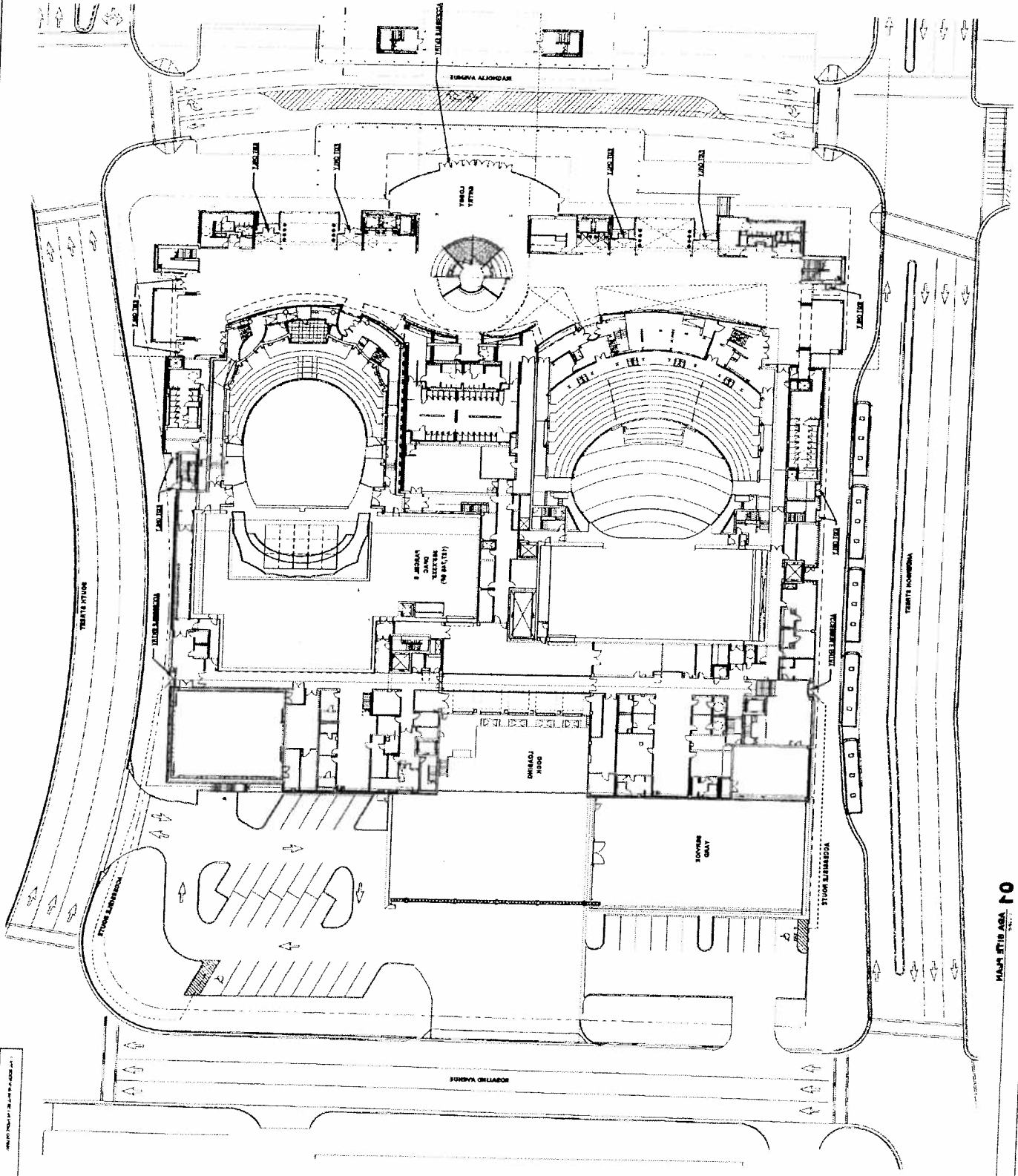
- 1. THE NATIONAL BUILDING CODE OF THE PHILIPPINES
- 2. THE NATIONAL ELECTRICAL CODE OF THE PHILIPPINES
- 3. THE NATIONAL MECHANICAL CODE OF THE PHILIPPINES
- 4. THE NATIONAL PLUMBING CODE OF THE PHILIPPINES
- 5. THE NATIONAL SANITATION CODE OF THE PHILIPPINES
- 6. THE NATIONAL FIRE CODE OF THE PHILIPPINES
- 7. THE NATIONAL SAFETY CODE OF THE PHILIPPINES
- 8. THE NATIONAL ENVIRONMENTAL CODE OF THE PHILIPPINES
- 9. THE NATIONAL HEALTH CODE OF THE PHILIPPINES
- 10. THE NATIONAL LABOR CODE OF THE PHILIPPINES
- 11. THE NATIONAL TAX CODE OF THE PHILIPPINES
- 12. THE NATIONAL CUSTOMS CODE OF THE PHILIPPINES
- 13. THE NATIONAL FOREST CODE OF THE PHILIPPINES
- 14. THE NATIONAL WATERS CODE OF THE PHILIPPINES
- 15. THE NATIONAL AIR CODE OF THE PHILIPPINES
- 16. THE NATIONAL SOIL CODE OF THE PHILIPPINES
- 17. THE NATIONAL CLIMATE CODE OF THE PHILIPPINES
- 18. THE NATIONAL AGRICULTURE CODE OF THE PHILIPPINES
- 19. THE NATIONAL FISHERIES CODE OF THE PHILIPPINES
- 20. THE NATIONAL MINING CODE OF THE PHILIPPINES
- 21. THE NATIONAL ENERGY CODE OF THE PHILIPPINES
- 22. THE NATIONAL TRANSPORT CODE OF THE PHILIPPINES
- 23. THE NATIONAL COMMUNICATIONS CODE OF THE PHILIPPINES
- 24. THE NATIONAL POSTAL CODE OF THE PHILIPPINES
- 25. THE NATIONAL TELEGRAPH CODE OF THE PHILIPPINES
- 26. THE NATIONAL TELEPHONE CODE OF THE PHILIPPINES
- 27. THE NATIONAL RAILROAD CODE OF THE PHILIPPINES
- 28. THE NATIONAL AIRCRAFT CODE OF THE PHILIPPINES
- 29. THE NATIONAL SHIP CODE OF THE PHILIPPINES
- 30. THE NATIONAL MARITIME CODE OF THE PHILIPPINES



PROGRESS NOT FOR CONSTRUCTION

11/27/2019
LEVEL #1

ADA-120



01 MAIN BUILDING PLAN

GENERAL NOTES

ADA-050

DATE: 11/20/00
 DRAWN BY: J. B. RILEY
 CHECKED BY: J. B. RILEY
 PROJECT: 11-035700

CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

LEGEND

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

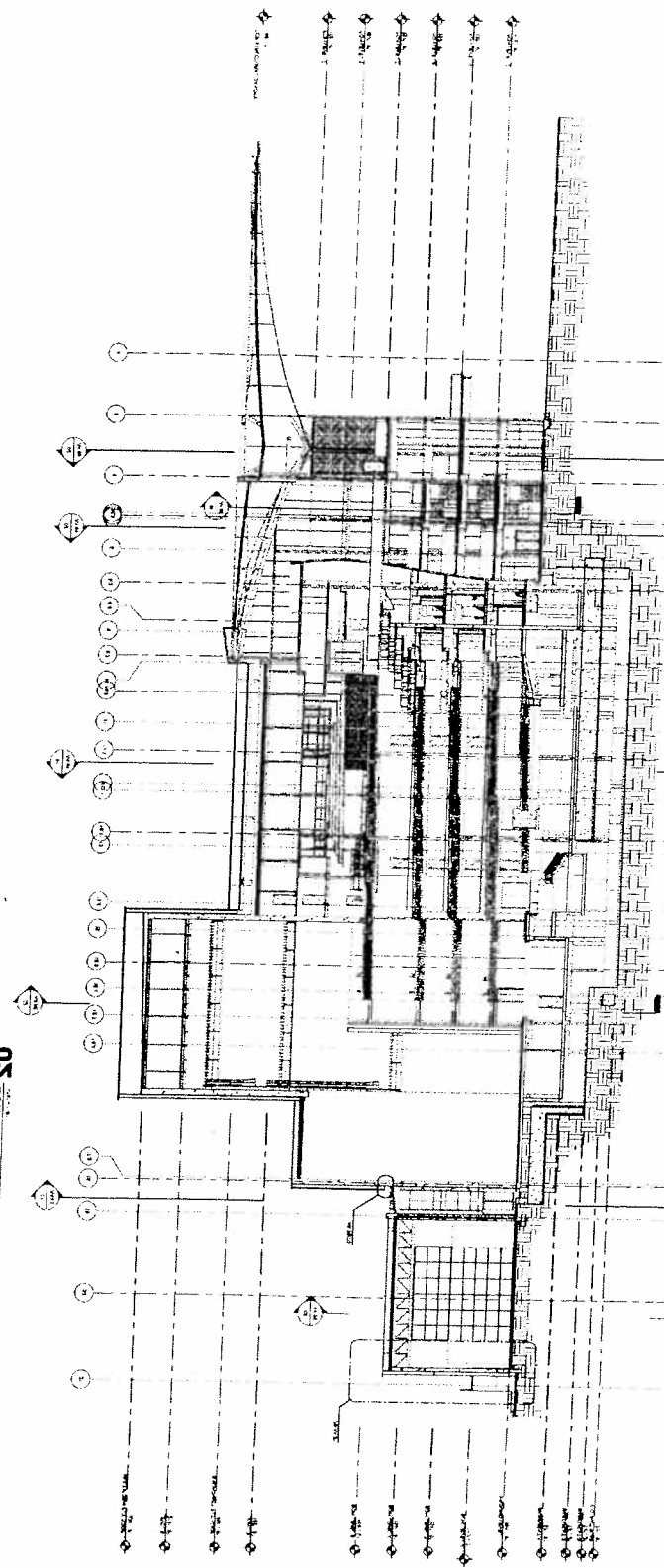
ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES.

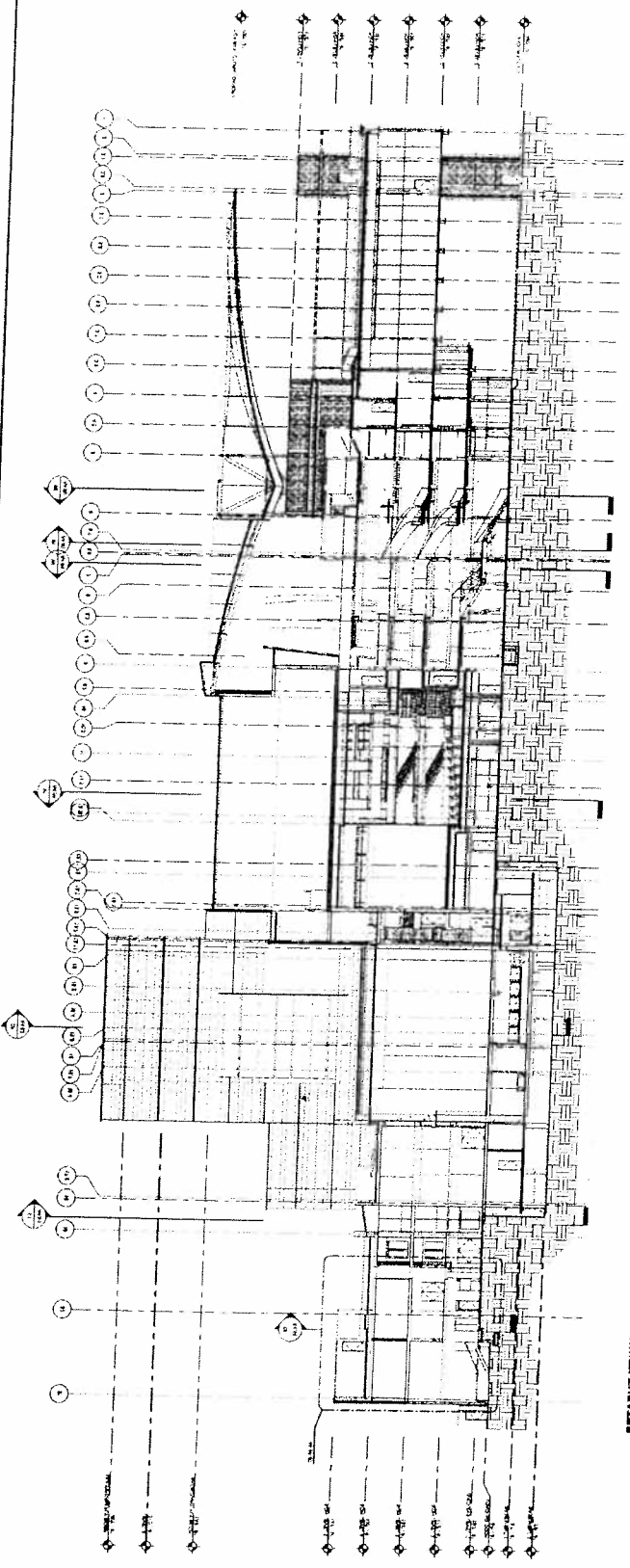
ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



01
 SECTION THROUGH MAIN HALL



05
 SECTION THROUGH MAIN HALL



01

SECTION THROUGH MAIN HALL

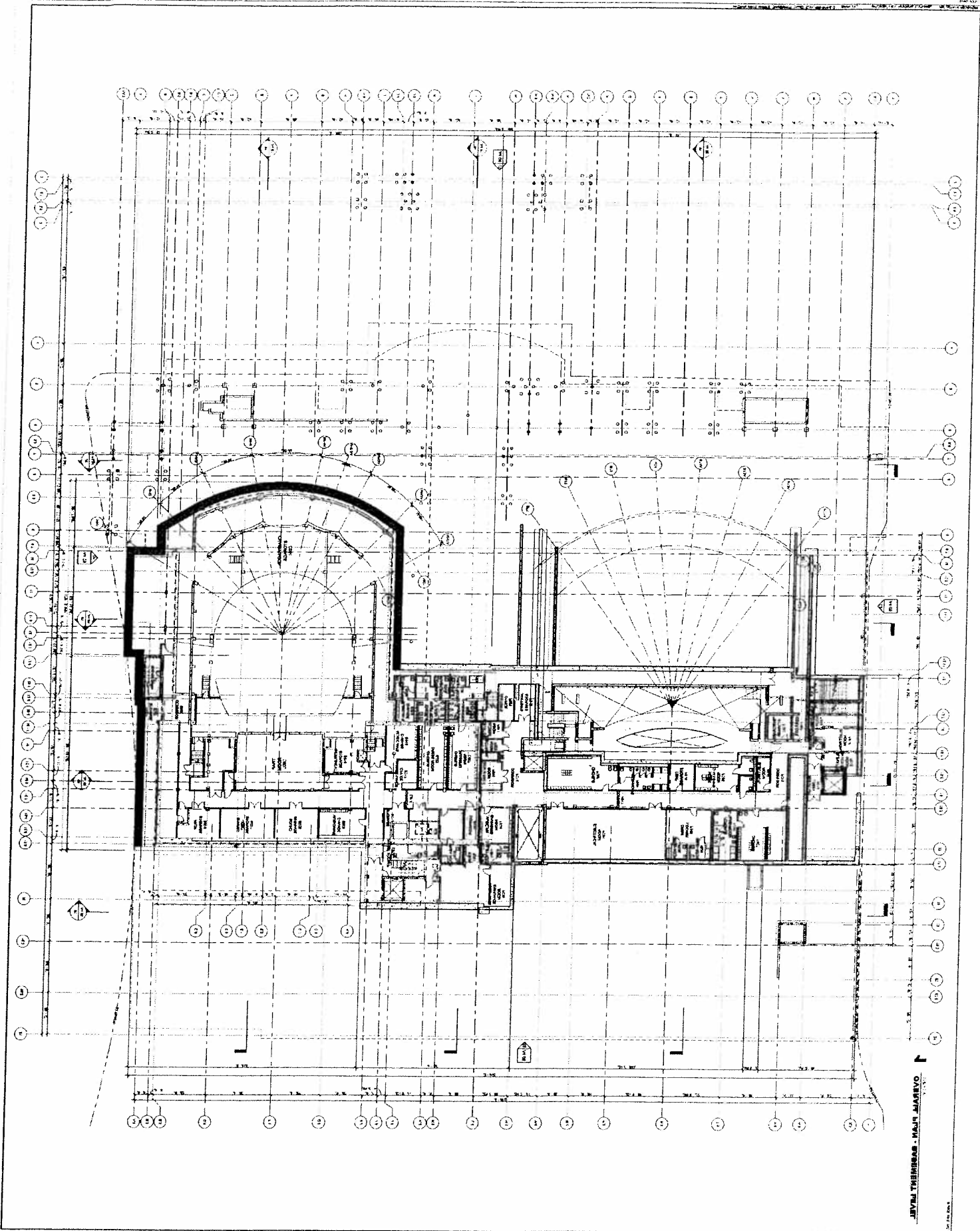
11-13-70

CONSTRUCTION
 NOT FOR
 RECORD

DATE: 11-13-70
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET NO. 01 OF 05



ARCHITECTS
 INTERIORS
 1000 BROADWAY
 SUITE 1000
 OAKLAND, CALIF. 94612
 TEL. (415) 778-1000
 FAX (415) 778-1001



LEVEL THREE - MAIN AREA

ADU-104

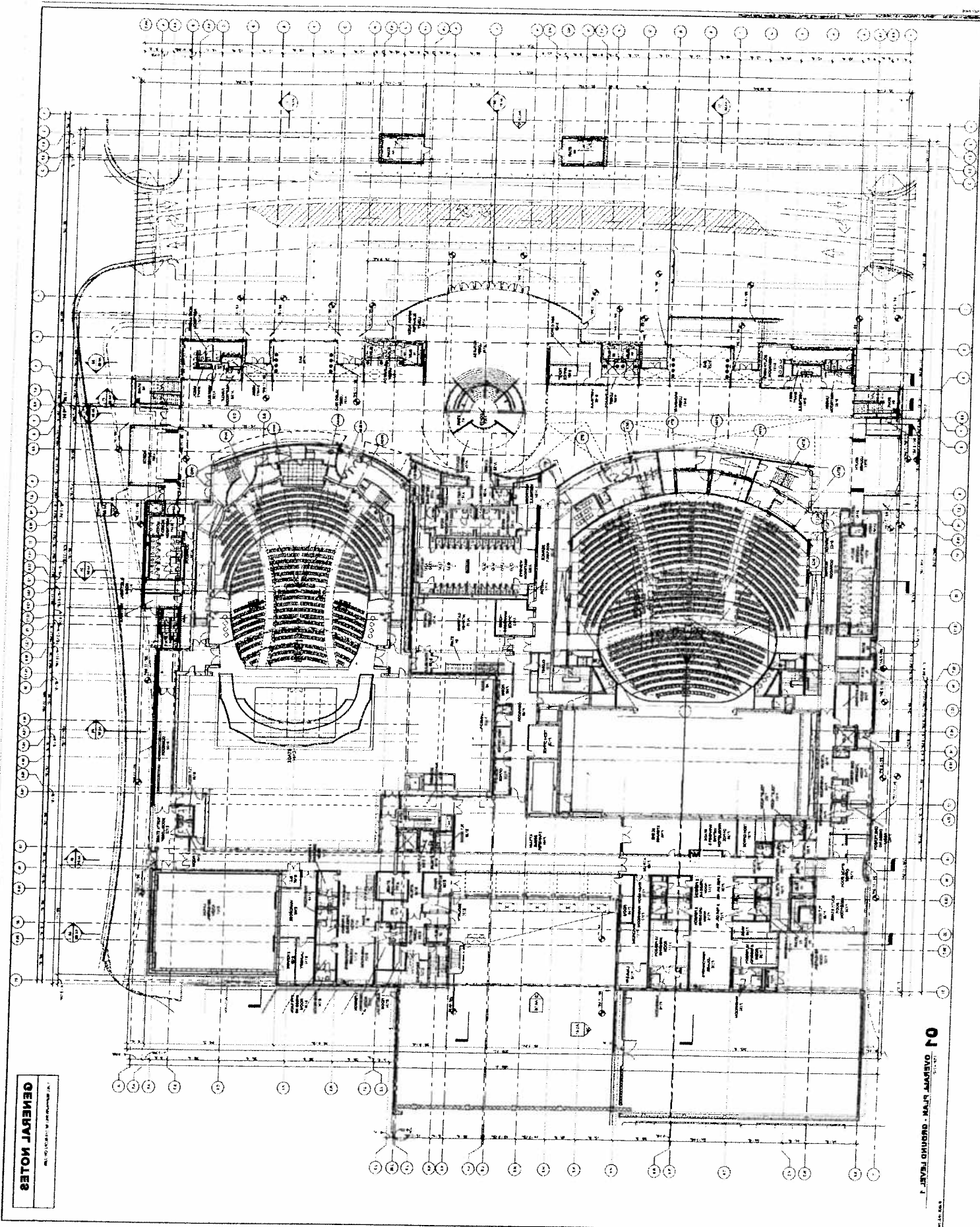
CONSTRUCTION NOT FOR PROGRESS



GENERAL NOTE: THIS DRAWING IS A PART OF THE CONTRACT DOCUMENTS FOR THE PROJECT AND IS TO BE USED ONLY FOR THE PURPOSES OF THE PROJECT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE: 11/15/96
 PROJECT: ADU-104
 SHEET: 11/15/96
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 TITLE: ARCHITECT
 FIRM: [Firm Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP Code]
 PHONE: [Phone Number]
 FAX: [Fax Number]
 E-MAIL: [Email Address]
 WWW: [Website]
 PROJECT LOCATION: [Location]
 PROJECT NUMBER: [Project Number]
 SHEET NUMBER: [Sheet Number]
 SHEET TOTAL: [Total Sheets]





01 ODEUM STAGE - GROUND FLOOR 1

GENERAL NOTES

ADA-110

GROUND FLOOR
11/28/88

CONSTRUCTION
NOT FOR
BIDDING



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.

7. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

9. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

