

**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:** THE MANSION

**Address:** 1218 East New Haven Ave Melbourne, Florida 32901

**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:** VENDAL DEAN and MARY ELIZABETH DIGIACINTO

**Applicant's Address:** 628 Pine Tree Dr. Indialantic, Fl 32903

**Applicant's Telephone:** 321-773-9373 FAX: N/A

**Applicant's E-mail Address:** [Dean@thebigmansion.com](mailto:Dean@thebigmansion.com)

**Relationship to Owner:** Owners

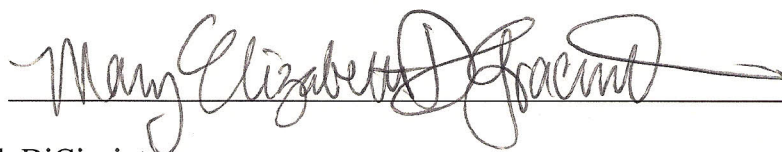
**Owner's Name** VENDAL DEAN and MARY ELIZABETH DIGIACINTO

**Owner's Address:** 628 Pine Tree Dr. Indialantic, FL 32903

**Owner's Telephone:** 321-773-9373 FAX N/A

**Owner's E-mail Address:** [dean@thebigmansion.com](mailto:dean@thebigmansion.com)

**Signature of Owner:** \_\_\_\_\_



**Contact Person:** Beth DiGiacinto

**Contact Person's Telephone:** 321-773-9373 **E-mail Address:** [beth@thebigmansion.com](mailto:beth@thebigmansion.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.)

The entire facility is going to be a total of 9200 square feet after renovations. The front of the complex is a historic 1905 house. In 1980, an addition was added to the back of the home and the house became The Strawberry Mansion Restaurant. In 1986 another addition was added for a new restaurant area that was more casual than the main restaurant. The entire complex was closed in 2006 and has remained vacant. We purchased the property in February, 2010. Our plans include the renovation of the existing buildings, removal of an old addition, replacement with a new addition for storage and the addition of a second floor outdoor deck. The original 1905 house will become mercantile use; a package wine and beer shop. The additional existing areas will be indoor and outdoor seating, a kitchen and bathroom facilities for a full service restaurant. We are going to add a 2000 square foot second floor open air deck. Accessibility to this is by a new staircase. Services offered on the second floor deck are the exact same as offered on the first floor either indoors or in the outdoor covered garden area.

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

For issue #1 - Construction costs for areas being altered that are to be included in the disproportionate cost factor include the additional deck at \$95,640.00, a new wall in the dining area at \$15,700.00 and concrete pads for new seating on east side of building at \$3140.00. Total costs associated with construction are \$114,480.00

For issue #2 - There is no construction costs to the old house. Only cosmetic alterations are being done to this structure. The only construction costs would be the cost of a vertical access wheelchair lift

**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\*



[ X ] In Plan Review [ ] Completed\*

***\*Will be under construction in the next month***

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

City of Melbourne determined that the project requires vertical access for the second floor deck and second floor mercantile according to FBC. Recommendations to submit a waiver request were made.

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

**Issue 1**

**1** Vertical access to the new second floor deck - FBC Section 11-4

**Issue 2**

**2** Vertical access to second floor of 1905 house - FBC Section 11-4

**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.

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

For our first access issue, the costs associated with vertical access construction and installation is 41% of the total costs of the alterations of primary function areas . We are applying for a waiver for a vertical lift based on extreme financial hardship.

For our second access issue, vertical access added to an historical house built in 1905 would negatively impact the character of the building. The House is merely a change of use to mercantile and all work being done to the original structure is cosmetic. Costs of adding a vertical lift to the house greatly outweigh any costs associated with the cosmetic renovation. No vertical access was required in the house when it was a restaurant that had seating on first and second floors. We would like to sell wine on the first and second floors and will have staff on hand to assist in selection and procurement of anything a customer would like from the second floor that they are unable to access. We cannot open the second floor to the public for

mercantile if the waiver is not obtained. This would greatly reduce our retail square footage which in turn would minimize our sales revenue.

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

For our first access issue, cost of the addition of a vertical lift for the new second floor deck exceeds 20% of the cost of the addition to 41%. Total cost of the addition and alterations to other existing primary function areas is \$114,480.00 and the lowest bid received to put in a vertical lift as well as any necessary alterations for lift access is \$47,309.00. We would be happy to accommodate any disabled individual with the same services on the first floor.

For our second access issue, cost of the addition of a vertical lift to the second floor mercantile area would begin at \$29,900.00. This would be 100% of the cost of the structural renovation.

[X ] 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.

Please see attached 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. Our architect determined that the lowest cost method for vertical access is a Wheelchair Lift. Our contractor has acquired two bids for the wheelchair lift. They are attached. The bids are \$33,300.00 and \$29,900.00 for the lift itself. The cost to install the lowest priced lift including structural modifications, electrical, roofing and flashing, framing and finishes is \$47,309.00. Please see supportive documents attached.

b. The costs for the wheelchair lift for the 1905 house would begin at \$29,900.00. I have no additional costs associated with the installation because we did not bid out the installation. We did not contract architectural drawings for the house because we did not intend to make any structural changes to the house. Please see supportive documents attached.

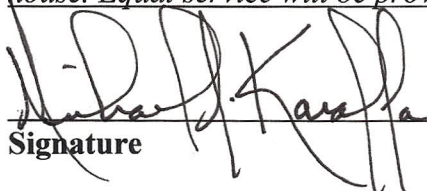
**10. Licensed Design Professional:** Where a licensed design professional has designed the



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 waiver is necessary for the second floor deck because of the disproportionate cost associated with the installation of the lift and the overall alteration of primary function areas. This is a financial hardship on the owner and there are sufficient areas of equal service and atmosphere located throughout the facility that are 100% handicapped accessible.

The waiver is necessary in the 1905 house structure because adding a wheelchair lift would greatly alter the historic character of the building. Existing woodwork and hardwood floors would need to be removed or altered. The cost is also disproportionate to work being done in the house. Equal service will be provided for those unable to access the second floor.



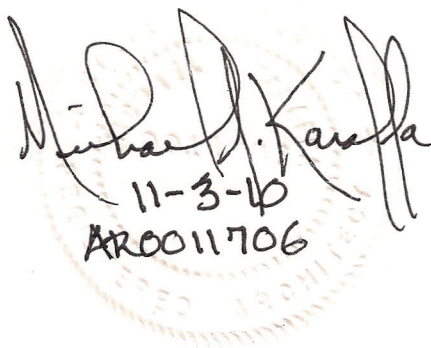
Signature

MICHAEL J. KARAFFA

Printed Name

Phone number 321-727-7100

(SEAL)

  
11-3-10  
AR0011706

**REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.**

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. A review of the plans submitted has revealed that vertical access is required per 2007 FBC 11-4.1.6 (1) (k) (iii). Since the proposed space is open to the public none of the automatic three exceptions would apply. Therefore, only the Florida Building Commission may grant the waiver.

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes  No Cost of Construction N/A

**Comments/Recommendation.** For Issue #1 the FBC section 11-5.4 allows an alteration involving a raised dining area to not provide accessibility as long as the same services and décor are provided in an accessible space usable by the general public. However, the code then states that nothing in this code shall relieve the owner from providing vertical access. Therefore, I would be in favor of the waiver if the Florida Building Commission determines that this is a financial hardship. The value of construction shown on the permit application is \$600,000.

Issue #2 is also a financial hardship as presented. However, if the waiver in Issue #1 is NOT granted and vertical access to the proposed outdoor second level deck is indeed required, I would recommend looking into providing access from that second level deck to the second level Wine Stock Room 202, through the exterior wall that separates the two areas.

Jurisdiction City of Melbourne

Building Official or Designee John T. Walker 11-4-10  
Signature

John T. Walker (plans examiner)  
Printed Name

PX 1963  
Certification Number

321-608-7915 321-608-7920  
Telephone Fax

Address: 900 E. Strawbridge Ave.

Melbourne, FL 32901



**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 3 day of November, 2010

Mary Elizabeth DiGiacinto  
Signature

Mary Elizabeth DiGiacinto  
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.

 **Don**  
**Facciobene**  
INCORPORATED  
GENERAL CONTRACTORS  
CGC-038695

October 29, 2010

Dean Digiacinto  
1218 New Haven Avenue  
Melbourne, FL 32901

RE: Renovation Proposal for "The Mansion Restaurant"

Dear Mr. and Mrs. Digiacinto;

The following is a narrative description of the scope of work included for your renovation project at the aforementioned address. We have taken great care to be as inclusive of all items of repair, renovation and new work as possible. The scope of work below is for the addition of an elevated structural steel framed deck with concrete over metal pans, approximately 2,200 square feet, with two concrete filled metal stairs for access, code compliant steel handrails and permits, as shown on the drawings provided by DFI and Michael Karaffa based upon the latest drawings with revisions dated October 22, 2010.

**This does not include the cost of the vertical wheelchair lift.**

Our proposal includes:

1. We propose to provide labor, materials and equipment to complete the work, per plans including permits and general requirements.

For the lump sum price of **Ninety-five Thousand six hundred forty dollars (\$95,640.00)**

This price is valid for 45 days from today. Thank you for the opportunity to bid and we look forward to working with you.

Respectfully submitted,

*Jim Monarchy*

Jim Monarchy, Project Manager



□□□□□ **Don**  
**Facciobene**  
INCORPORATED  
GENERAL CONTRACTORS  
CGC-038695

October 29, 2010

Dean Digiacinto  
1218 New Haven Avenue  
Melbourne, FL 32901

RE: Renovation Proposal for "The Mansion Restaurant"

Dear Mr. and Mrs. Digiacinto;

The following is a narrative description of the scope of work included for your renovation project at the aforementioned address. We have taken great care to be as inclusive of all items of repair, renovation and new work as possible. The scope of work below is for Expanding the Beau Jean's dining area out to the exterior header of the covered porch, including demolition, foundation, framing, windows, electrical, HVAC, finishes and permits, as shown on the drawings provided by DFI and Michael Karaffa based upon the latest drawings with revisions dated October 22, 2010. Our proposal includes:

1. We propose to provide labor, materials and equipment to complete the work, per plans including permits and general requirements.

For the lump sum price of **Fifteen Thousand seven hundred dollars (\$15,700.00)**

This price is valid for 45 days from today. Thank you for the opportunity to bid and we look forward to working with you.

Respectfully submitted,

*Jim Monarchy*

Jim Monarchy, Project Manager

 **Don**  
**Facciobene**  
INCORPORATED  
GENERAL CONTRACTORS  
CGC-038695

October 29, 2010

Dean Digiacinto  
1218 New Haven Avenue  
Melbourne, FL 32901

RE: Renovation Proposal for "The Mansion Restaurant"

Dear Mr. and Mrs. Digiacinto;

The following is a narrative description of the scope of work included for your renovation project at the aforementioned address. We have taken great care to be as inclusive of all items of repair, renovation and new work as possible. The scope of work below is for installation of sidewalk and concrete dining pads at the east exterior of the Mansion/Deli area, as shown on the drawings provided by DFI and Michael Karaffa based upon the latest drawings with revisions dated October 22, 2010. Our proposal includes:

1. We propose to provide and prep, form, pour and finish concrete sidewalk and dining table pads and restore/sod grassed areas, per plans including permits and general requirements.

For the lump sum price of **Three Thousand one hundred forty dollars (\$3,140.00)**

This price is valid for 45 days from today. Thank you for the opportunity to bid and we look forward to working with you.

Respectfully submitted,

*Jim Monarchy*

Jim Monarchy, Project Manager



 **Don  
Facciobene**  
INCORPORATED  
GENERAL CONTRACTORS  
CGC-038695

October 29, 2010

Dean Digiacinto  
1218 New Haven Avenue  
Melbourne, FL 32901

RE: Renovation Proposal for "The Mansion Restaurant"

Dear Mr. and Mrs. Digiacinto;

The following is a narrative description of the scope of work included for your renovation project at the aforementioned address. We have taken great care to be as inclusive of all items of repair, renovation and new work as possible. The scope of work below is for installation of a 14' vertical wheel chair lift as shown on the drawings provided by DFI and Michael Karaffa based upon the latest drawings with revisions dated October 22, 2010. Our proposal includes:

1. We propose to provide and install one Wheelchair lift, including structure modifications, electrical, roofing and flashing, framing, finishes permits and general requirements.

For the lump sum price of **Forty Seven Thousand three hundred nine dollars (\$47,309.00)**

This price is valid for 45 days from today. Thank you for the opportunity to bid and we look forward to working with you.

Respectfully submitted,

*Jim Monarchy*

Jim Monarchy, Project Manager



4070 CR 124-A, Unit #1  
Wildwood, Florida 34785  
[www.accessibilitylifts.com](http://www.accessibilitylifts.com)  
352 399 2982 Fax 352 399 2981

# ACCESSIBILITY LIFTS, INC.

## PROPOSAL AND SALES AGREEMENT

Difference from below description after site visit will require a revised quote.

Date: 10-21-10  
Attn: Mike Karaffa  
Re: The Mansion

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

One vertical platform lift with the following:  
Hydraulic drive, travel to 14', Mid size enter/exit platform, outdoor package  
Floor mount, fixed ramp, Power door opener  
Two bronze plexi doors, dome & ventilation system per code  
Bronze plexi enclosure by Garaventa

PRICE: \$29,980

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.

If unit is not pit mounted, a power door opener will be required at lower level to address code.

**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.

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:**

- 50% deposit before release for production of this custom equipment,
- 40% 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 1 year after installation from installer or Seller. Warranty becomes effective the day of successful inspection by the Dept. of Elevator Safety.
- PM contract is optional, \$500/year. Manufacturer will extend parts only
- Up to 5 years with a PM contract. *This is not a service contract.* Vandalism and Misuse of equipment subject to labor cost to repair.
- Yearly maintenance proposals available.

**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: \_\_\_\_\_

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

Accessibility Lifts, Inc.

# MOWREY

ELEVATOR

Thursday, October 14, 2010

**RE: MANSION RESTAURANT  
MELBOURNE, FL**

To Whom It May Concern:

We are pleased to quote the amount of **\$33,300.00** for the installation of **one V1504 TL 168"** model wheel chair lift by **Savaria**. Their web site is [www.savaria.com](http://www.savaria.com).

|            |          |                        |                      |
|------------|----------|------------------------|----------------------|
| Rated Load | 750 lbs. | Maximum lifting height | 168"                 |
| Speed      | 14 fpm   | Landings               | On/Off opposite side |

Notes: Power to the unit or any concrete work is by other.  
This quote is good for 60 days.  
Bond, if required, add 3.5%.

Payment Terms:

50% Deposit  
25% Upon delivery  
25% Upon completion

Thank you for your consideration. Please do not hesitate to contact this office if you should have any questions.

Sincerely,



Grace Bush, Construction Sales Manager  
Mowrey Elevator Company of Florida, Inc.

WWW.MOWREVELEVATOR.COM

850.526.4111 · 800.441.4449 · 850.526.2375FAX | 4518 LAFAYETTE STREET · MARIANNA · FLORIDA 32446





## GENESIS VERTICAL LIFT

Enclosure and Shaftway models - for lifting heights up to fourteen feet



The Garaventa Genesis is a vertical platform lift designed to provide access into or within public buildings. It travels inside a complete, self-contained enclosure, as shown, or can be located in a shaftway constructed by others. Our unique, anodized aluminum design is strong, durable and attractive.



## Shaftway Model

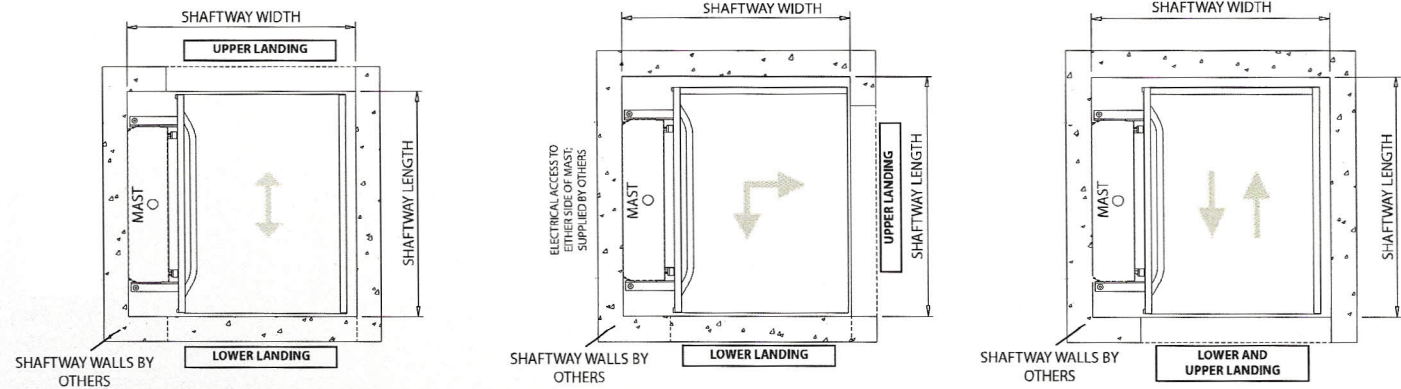
The Genesis Shaftway model fits inside a vertical runway that is built by others in accordance to Garaventa Lift specifications. The system consists of a drive mast, passenger platform and doors or gates. The shaftway can be completely enclosed, much like an elevator shaftway, or it can be open at the upper landing. A variety of doors and gates are available.



The lower landing of this Genesis Shaftway model was designed with filler walls.

## Genesis Shaftway Dimensions

(for more detailed technical information refer to the Genesis Design and Planning Guide)



| Shaftway Straight Through |                     |                     |                 |                     |
|---------------------------|---------------------|---------------------|-----------------|---------------------|
| Platform Size             | Shaftway Width      | Shaftway Length     | Platform Width  | Platform Length     |
| Compact                   | 1317mm<br>[51 7/8"] | 1295mm<br>[51"]     | 914mm<br>[36"]  | 1257mm<br>[49 1/2"] |
| Standard                  | 1394mm<br>[54 7/8"] | 1407mm<br>[55 3/8"] | 992mm<br>[39"]  | 1370mm<br>[53 7/8"] |
| Mid-Size                  | 1394mm<br>[54 7/8"] | 1558mm<br>[61 3/8"] | 992mm<br>[39"]  | 1520mm<br>[59 7/8"] |
| Large                     | 1546mm<br>[60 7/8"] | 1558mm<br>[61 3/8"] | 1146mm<br>[45"] | 1520mm<br>[59 7/8"] |

| Shaftway 90° Entry/Exit |                     |                 |                     |
|-------------------------|---------------------|-----------------|---------------------|
| Shaftway Width          | Shaftway Length     | Platform Width  | Platform Length     |
| 1272mm<br>[50 1/8"]     | 1316mm<br>[51 7/8"] | 940mm<br>[37"]  | 1208mm<br>[47 1/2"] |
| 1350mm<br>[53 1/8"]     | 1428mm<br>[56 1/4"] | 1017mm<br>[40"] | 1320mm<br>[52"]     |
| 1350mm<br>[53 1/8"]     | 1579mm<br>[62 1/8"] | 1017mm<br>[40"] | 1471mm<br>[57 7/8"] |
| 1502mm<br>[59 1/8"]     | 1579mm<br>[62 1/8"] | 1169mm<br>[46"] | 1471mm<br>[57 7/8"] |

| Shaftway Encl. On / Off Same Side |                     |                 |                     |
|-----------------------------------|---------------------|-----------------|---------------------|
| Shaftway Width                    | Shaftway Length     | Platform Width  | Platform Length     |
| 1317mm<br>[51 7/8"]               | 1316mm<br>[51 7/8"] | 914mm<br>[36"]  | 1209mm<br>[49 1/2"] |
| 1394mm<br>[54 7/8"]               | 1428mm<br>[56 1/4"] | 992mm<br>[39"]  | 1320mm<br>[52"]     |
| 1394mm<br>[54 7/8"]               | 1579mm<br>[62 1/8"] | 992mm<br>[39"]  | 1471mm<br>[57 7/8"] |
| 1546mm<br>[60 7/8"]               | 1579mm<br>[62 1/8"] | 1144mm<br>[45"] | 1471mm<br>[57 7/8"] |

(Entry/Exit Adjacent to Mast)

- See separate drawings in the Genesis Design and Planning Guide for door details.
- Platform dimensions are clear inside dimensions.
- Ramp required for floor mount
- If the tie back rail (spreader bar) is to be used to attach the mast to the shaftway wall, the shaftway width dimension will increase by 38 mm [1 1/2"]
- Mast-to-wall attachment required

[www.garaventalift.com](http://www.garaventalift.com)

## Applications:

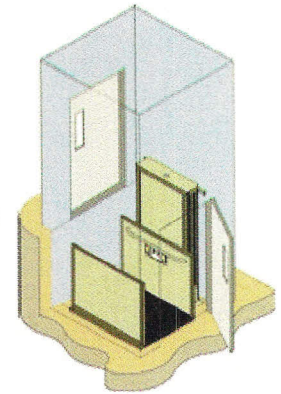
Schools, churches, public buildings, clubs and residences

## Standard Features

- Choice of Leadscrew or Continuous Mains Powered Hydraulic drive (with an auxiliary power system)
- Leadscrew drive - for lifting heights up to 3734mm (147")
- Hydraulic drive - for lifting heights up to 4343mm (171")
- Certified electric interlocks and automatic closer for doors and gates
- Sturdy 16 gauge galvanized steel platform side walls: 1070mm (42 1/8") high
- Directional control switches and emergency stop switch
- Grab rail on platform side wall panel
- Keyless operation

## Optional Features

- Power Door Operators (ADA compliant)
- Custom platform sizes available
- Illuminated and tactile constant pressure directional buttons
- Arrival gong and digital floor display
- Anodized aluminum doors/gates with Plexiglas panels or fire rated doors
- Choice of RAL colors
- Autodialer phone (ADA compliant)
- Keyed operation
- Battery powered emergency lowering (Leadscrew drive only)
- Full time battery operation - for low use applications (Hydraulic drive only)
- Custom applications (Consult Garaventa Lift)





## Enclosure Model

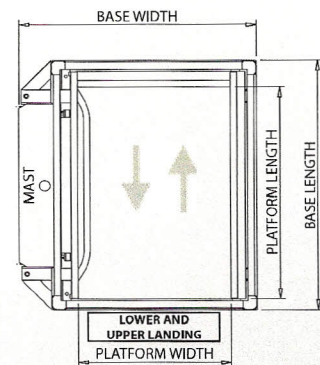
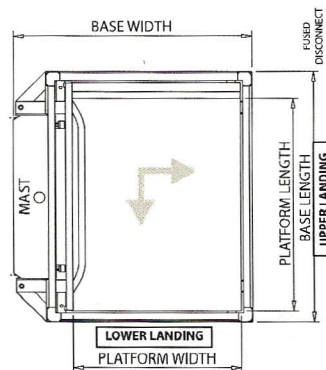
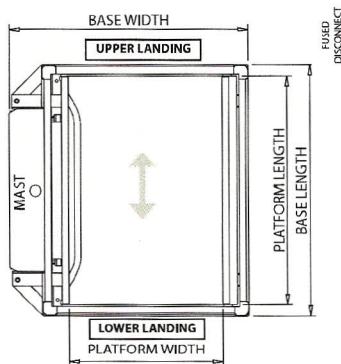
The Genesis Enclosure model is a complete, self-contained vertical access solution. It is similar to the Shaftway Model except it includes its own pre-fabricated enclosure and integrated doors or gates. The enclosure can be built full height and fitted with a Plexiglas dome for weather protection, or can be left open at the top.



This Enclosure model combines anodized aluminum extrusions with Plexiglas panels.

## Genesis Enclosure Dimensions

(for more detailed technical information refer to the Genesis Design and Planning Guide)



| Enclosure Straight Through |                     |                     |                     |                     |
|----------------------------|---------------------|---------------------|---------------------|---------------------|
| Platform Size              | Base Width          | Base Length         | Platform Width      | Platform Length     |
| Standard                   | 1399mm<br>[55 1/8"] | 1505mm<br>[59 1/4"] | 947mm<br>[37 1/4"]  | 1370mm<br>[53 7/8"] |
| Mid-Size                   | 1399mm<br>[55 1/8"] | 1656mm<br>[65 1/8"] | 947mm<br>[37 1/4"]  | 1520mm<br>[59 7/8"] |
| Large                      | 1551mm<br>[61 1/8"] | 1656mm<br>[65 1/8"] | 1099mm<br>[43 1/4"] | 1520mm<br>[59 7/8"] |

| Enclosure 90° Entry/Exit |                     |                     |                     |
|--------------------------|---------------------|---------------------|---------------------|
| Base Width               | Base Length         | Platform Width      | Platform Length     |
| 1399mm<br>[55 1/8"]      | 1505mm<br>[59 1/4"] | 1017mm<br>[40"]     | 1295mm<br>[51"]     |
| 1399mm<br>[55 1/8"]      | 1656mm<br>[65 1/8"] | 1017mm<br>[40"]     | 1446mm<br>[56 7/8"] |
| 1551mm<br>[61 1/8"]      | 1656mm<br>[65 1/8"] | 1155mm<br>[45 1/2"] | 1446mm<br>[56 7/8"] |

| Enclosure On/Off Same Side |                     |                     |                     |
|----------------------------|---------------------|---------------------|---------------------|
| Base Width                 | Base Length         | Platform Width      | Platform Length     |
| 1399mm<br>[55 1/8"]        | 1505mm<br>[59 1/4"] | 947mm<br>[37 1/4"]  | 1295mm<br>[51"]     |
| 1399mm<br>[55 1/8"]        | 1656mm<br>[65 1/8"] | 947mm<br>[37 1/4"]  | 1446mm<br>[56 7/8"] |
| 1551mm<br>[61 1/8"]        | 1656mm<br>[65 1/8"] | 1099mm<br>[43 1/4"] | 1446mm<br>[56 7/8"] |

(Entry/Exit Adjacent to Mast)

- See separate drawings in the Genesis Design and Planning Guide for door details.
- Platform dimensions are clear inside dimensions.
- Ramp required for floor mount
- Mast-to-wall attachment required

## Applications:

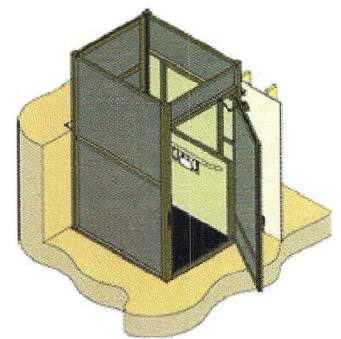
Schools, churches, public buildings, clubs and residences

## Standard Features

- Choice of Leadscrew or Continuous Mains Powered Hydraulic drive (with an auxiliary power system)
- Leadscrew drive - for lifting heights up to 3734mm (147")
- Hydraulic drive - for lifting heights up to 4343mm (171")
- Interlocks and automatic closer for doors and gates
- Champagne colored anodized aluminum frame enclosure
- Sturdy 16 gauge galvanized steel platform side walls: 1070mm (42 1/8") high
- Directional control switches and emergency stop switch
- Grab rail on platform side wall panel
- Keyless operation

## Optional Features

- Power Door Operators (ADA compliant)
- Custom platform sizes available
- Illuminated and tactile constant pressure directional buttons
- Arrival gong and digital floor display
- Steel or Plexiglas enclosure panels
- Choice of RAL colors
- Autodialer phone (ADA compliant)
- Keyed operation
- Battery powered emergency lowering (Leadscrew drive only)
- Full time battery operation - for low use applications (Hydraulic drive only)
- Fan and Ventilation System with thermostatic controls and battery backup - requires Continuous Mains Power
- Custom applications (Consult Garaventa Lift)





# GENESIS VERTICAL LIFT

Need Design Assistance?

Call your local Garaventa Lift representative or our Design Hotline at 1-800-663-6556

Other Garaventa Lift Products:  
Genesis Opal Model



The Garaventa Genesis OPAL model is a reliable, cost-effective accessibility solution for buildings or private residences. The OPAL can be installed indoors or outdoors when a hoistway or factory enclosure is not required. This durable lift features easy to use call stations, platform controls and is equipped with many built-in safety features. Maximum floor to floor travel, when floor mounted, is 1600mm (60") (per ASME A18.1).

## Architects!

Many resources are available at [www.garaventlift.com](http://www.garaventlift.com)

- Design Specifications
- Spec-Wizard
- CAD Blocks
- Design and Planning Guides
- Photo Gallery

## Garaventa Lift

PO Box 1769,  
Blaine, WA 98231-1769  
7505 134A Street, Surrey, BC  
Canada V3W 7B3

Phone: +1 604 594-0422  
Toll Free: 1-800-663-6556  
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Email: [productinfo@garaventlift.com](mailto:productinfo@garaventlift.com)  
Web site: [www.garaventlift.com](http://www.garaventlift.com)  
Global Portal: [www.garaventliftgroup.com](http://www.garaventliftgroup.com)

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Printed in Canada  
15805-L-PB

## Leadscrew Drive Technical Information

### Platform Sizes

#### Enclosure Model Platforms:

947mm x 1370mm (37 1/4" x 54")  
947mm x 1522mm (37 1/4" x 60")  
1099mm x 1522mm (43 1/4" x 60")

#### Shaftway Model Platforms:

914mm x 1257mm (36" x 49 1/2")  
992mm x 1370mm (39" x 54")  
992mm x 1522mm (39" x 60")  
1144mm x 1520mm (45" x 60")

### Rated Load

340 kg (750 lbs), with a safety factor of 5

### Speed

3 meters (10 ft) per minute at full load

### Operating Controls:

**Keyless Controls:** no key required for call stations and platform controls

**Directional Controls:** Constant pressure switches

**Control Voltage:** 24 VDC

### Drive System

#### Motor:

2 HP (1750 RPM) Motor

**Drive Type:** ACME screw (1" diameter)

#### Mains Supply:

North American Models: 120 VAC  
on a dedicated 20 amp circuit  
International Models: 208-240 VAC  
on a dedicated 16 amp circuit

## Hydraulic Drive Technical Information

### Platform Sizes

#### Enclosure Model Platforms:

947mm x 1370mm (37 1/4" x 54")  
947mm x 1522mm (37 1/4" x 60")  
1099mm x 1522mm (43 1/4" x 60")

#### Shaftway Model Platforms:

914mm x 1257mm (36" x 49 1/2")  
992mm x 1370mm (39" x 54")  
992mm x 1522mm (39" x 60")  
1144mm x 1520mm (45" x 60")

### Rated Load

340 kg (750 lbs), with a safety factor of 5

### Speed

5.2 meters (17 ft) per minute at full load

### Operating Controls

**Keyless Controls:** no key required for call stations and platform controls

**Directional Controls:** Constant pressure switches

**Control Voltage:** 24 VDC

### Drive System

#### Motor:

3 HP (2.2 KW) Motor

**Drive Type:** Chained Hydraulic  
(Dual 5/8" ANSI 50 chains)

#### Mains Supply:

North American Models: 120 VAC  
on a dedicated 15 amp circuit  
International Models: 208-240 VAC  
on a dedicated 16 amp circuit



## Garaventa Artira

### Inclined Platform Wheelchair Lift

The Artira is able to follow straight and curving stairways up several flights of stairs and across horizontal landings. A variety of platform sizes and options allow for extensive customization of the Artira to meet the needs of the user.



[www.garaventlift.com](http://www.garaventlift.com)

Authorized Garaventa Lift Representative





# GENERAL NOTES

1. THE PROPOSED BUILDING/SPACE SHALL BE HANDICAPPED ACCESSIBLE. CHANGES IN LEVEL IN EXCESS OF 1/2" AT THE DOORWAYS REQUIRED TO BE ACCESSIBLE SHALL BE RAMPED.
2. LOCKING DEVICES SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT FROM INSIDE THE BUILDING. DOUBLE KEYS KEYS CHANGER LOOKS ARE PROHIBITED.
3. EMERGENCY LIGHTING FIXTURES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NO LESS THAN AN AVERAGE OF 1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. NOTE: A FUNCTIONAL ILLUMINATION TEST OF THE EMERGENCY LIGHTING WILL BE MADE USING A LIGHT METER TO MEASURE FOOT-CANDLES PRIOR TO THE FINAL INSPECTION OF THE BUILDING. (ADDITIONAL LIGHTING UNITS MAY BE NEEDED.)
- 4A. CALL FOR AN EMERGENCY LIGHT TEST. ALLOW FOR A 24-HOUR NOTICE.
- 4B. EMERGENCY LIGHTING FIXTURES SHALL BE INSTALLED AND ARRANGED SO THAT THE PATH OF TRAVEL IS ILLUMINATED, BUT THAT LIGHT DOES NOT SHINE IN THE FACE OF PERSONS APPROACHING THE EXIT.
5. PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY THE TYPE, SIZE AND LOCATION OF FIRE EXTINGUISHERS WITH THE FIRE INSPECTOR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
6. FIRE EXTINGUISHERS SHALL BE INSPECTED AND TAGGED BY A STATE CERTIFIED FIRE EXTINGUISHER COMPANY. USFS 44-21
7. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ALL EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FEET ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES FROM THE FLOOR. NFPA 10
8. MEANS OF EGRESS SHALL BE ARRANGED AND MAINTAINED TO PROVIDE AN UNOBSTRUCTED PATH OF EGRESS FROM ALL PARTS OF THE BUILDING OR STRUCTURE AT ALL TIMES WHEN IT IS OCCUPIED.
9. ALL DOORS SHALL HAVE LEVER OR OTHER APPROVED THE HARDWARE PER THE ACCESSIBILITY CODE AND APPROVED BY THE CLIENT.
10. ALL DOORS THAT ARE EQUIPPED WITH CLOSERS SHALL COMPLY WITH THE OPENING FORCES SPECIFIED IN THE ACCESSIBILITY CODE. EXTERIOR DOORS 8.5 POUNDS/FOOT MAX. INTERIOR DOORS 5 POUNDS/FOOT MAX.
11. LOCKING DEVICES ON EXIT DOORS SHALL BE DIRECT ACTING REQUIRING NO MORE THAN A SINGLE MOTION TO UNLATCH THE DOOR.
12. A LATCH OR OTHER FASTENING DEVICE SHALL BE PROVIDED WITH ONLY ONE KNOB, HANDLE, PANEIC BAR OR OTHER SIMPLE TYPE OF RELEASING DEVICE. DOORS SHALL BE OPERABLE BY NO MORE THAN ONE SUCH DEVICE.
13. THE ARCHITECT IS NOT RESPONSIBLE FOR HIS CONSULTANTS ERRORS AND OMISSIONS AND CLAIM CANNOT BE BROUGHT UPON HIM FOR SUCH ERRORS.

# ROOM NAME & FINISH KEY

| ROOM NAME      | RESOURCE | ROOM NUMBER |
|----------------|----------|-------------|
| FLOOR FINISH   | 201      | 201         |
| BASE FINISH    | 202      | 202         |
| CEILING FINISH | 203      | 203         |
| WALL FINISH    | 204      | 204         |

| FLOOR | FINISH       |
|-------|--------------|
| 1     | SEALED CONC. |
| 2     | CERAMOTILE   |
| 3     | EXISTING     |

| BASE | FINISH        |
|------|---------------|
| 1    | VINYL BASE    |
| 2    | CERAMOTILE    |
| 3    | EXISTING BASE |

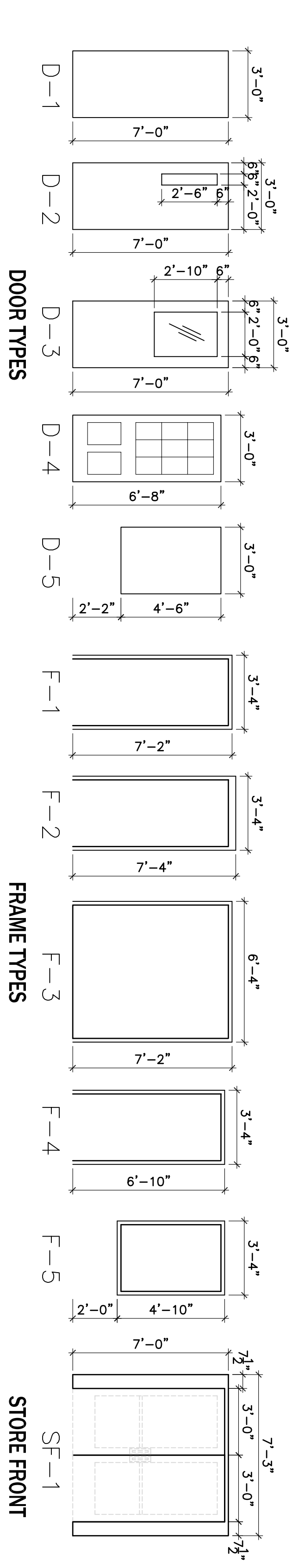
| WALLS | FINISH                      |
|-------|-----------------------------|
| 1     | PAINTED GWB                 |
| 2     | CERAMOTILE                  |
| 3     | PAINTED GWB                 |
| 4     | PAINTED BLOCK               |
| 5     | PAINTED BLOCK & PAINTED GWB |

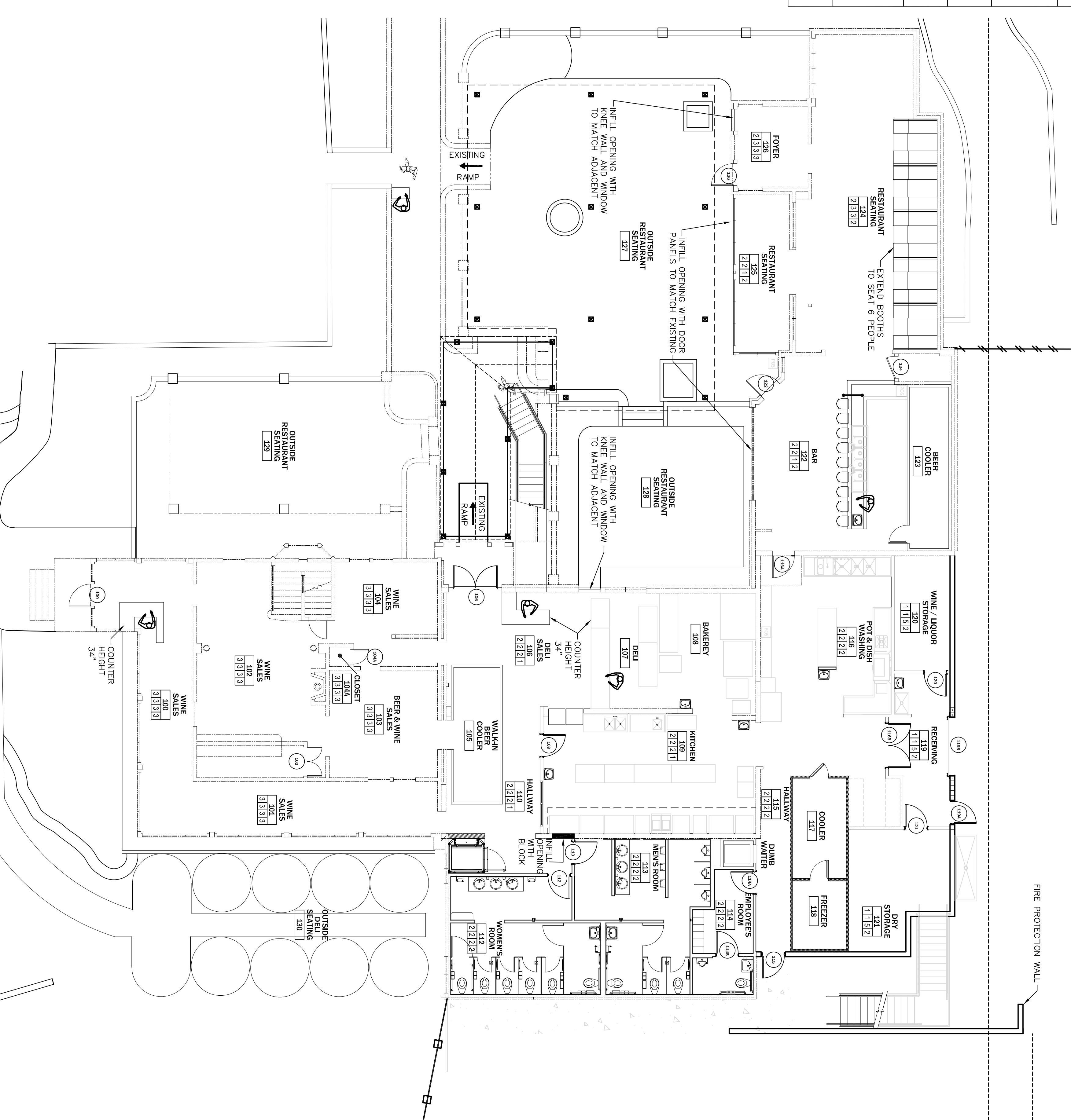
| CEILING | FINISH                              |
|---------|-------------------------------------|
| 1       | 2X4 ACOUSTICAL CEILING TILE (ACT 2) |
| 2       | PAINTED GWB                         |
| 3       | PAINTED EXISTING                    |

# DOOR SCHEDULE

| DOOR # | DOOR               |      | FRAME |      | THRESH | LABEL | DETAILS |   |   | HDW. # | REMARKS   |
|--------|--------------------|------|-------|------|--------|-------|---------|---|---|--------|---|
|        | SIZE               | TYPE | MAT'L | TYPE |        |       | MAT'L   | H | J |        |   |
| 100    | EXISTING           |      |       |      |        |       |         |   |   |        | REPAIR/REPLACE GLASS                            |
| 102    | EXISTING           |      |       |      |        |       |         |   |   |        | REPAIR/REPLACE GLASS                            |
| 104A   | EXISTING           |      |       |      |        |       |         |   |   |        |   |
| 106    | (2) 3x7'-0"x1 3/4" | SF-1 | ALUM  | SF-1 | ALUM   |       |         |   |   |        | HALF LITE                                       |
| 109    | 3x7'-0"x1 3/4"     | D-2  | SCW   | F-1  | HM     |       |         |   |   |        |   |
| 112    | 3x7'-0"x1 3/4"     | D-1  | SCW   | F-1  | HM     |       |         |   |   |        |   |
| 113    | 3x7'-0"x1 3/4"     | D-1  | SCW   | F-1  | HM     |       |         |   |   |        |   |
| 114A   | 3x7'-0"x1 3/4"     | D-1  | SCW   | F-1  | HM     |       |         |   |   |        |   |
| 114B   | 3x7'-0"x1 3/4"     | D-1  | SCW   | F-1  | HM     |       |         |   |   |        |   |
| 115    | 3x7'-0"x1 3/4"     | D-1  | HM    | F-2  | HM     |       |         |   |   |        |   |
| 116A   | 3x7'-0"x1 3/4"     | D-1  | HM    | F-2  | HM     |       |         |   |   |        | HOLD OPEN DEVICE CONNECTED TO FIRE ALARM SYSTEM |
| 116B   | (2) 3x7'-0"x1 3/4" | D-3  | SCW   | F-3  | HM     |       |         |   |   |        |   |
| 119A   | 3x7'-0"x1 3/4"     | D-1  | HM    | F-2  | HM     |       |         |   |   |        |   |
| 119B   | REUSED             |      |       |      |        |       |         |   |   |        | ROLL UP DOOR                                    |
| 120    | 3x7'-0"x1 3/4"     | D-1  | SCW   | F-1  | HM     |       |         |   |   |        |   |
| 121    | 3x7'-0"x1 3/4"     | D-1  | SCW   | F-1  | HM     |       |         |   |   |        |   |
| 122    | 3x7'-0"x1 3/4"     | D-4  | WD    | F-4  | ALUM   |       |         |   |   |        |   |
| 124    | EXISTING           |      |       |      |        |       |         |   |   |        |   |
| 126    | 3x7'-0"x1 3/4"     | D-4  | WD    | F-4  | WD     |       |         |   |   |        |   |
| 202    | EXISTING           |      |       |      |        |       |         |   |   |        |   |
| 203    | EXISTING           |      |       |      |        |       |         |   |   |        |   |
| 204    | 3x4'-6"x1 3/4"     | D-5  | HM    | F-5  | HM     |       |         |   |   |        | DUMB WATER DOOR WEATHER SEAL, DEAD BOLT         |



**FIRST FLOOR PLAN**  
1/8" = 1'-0"



| date     | ISSUE    |
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| 9-15-10  | PERMIT   |
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| 10-22-10 | REVISION |
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| Δ        | 10-22-10 |

**THE MANSION**  
BUILDING RENOVATIONS  
1218 NEW HAVEN AVENUE  
MELBOURNE, FLORIDA  
BREVARD COUNTY

Michael J. Karaffa, AIA  
AR-0011706

**Don Facciobene**  
INCORPORATED  
GENERAL CONTRACTORS  
CCC 038695

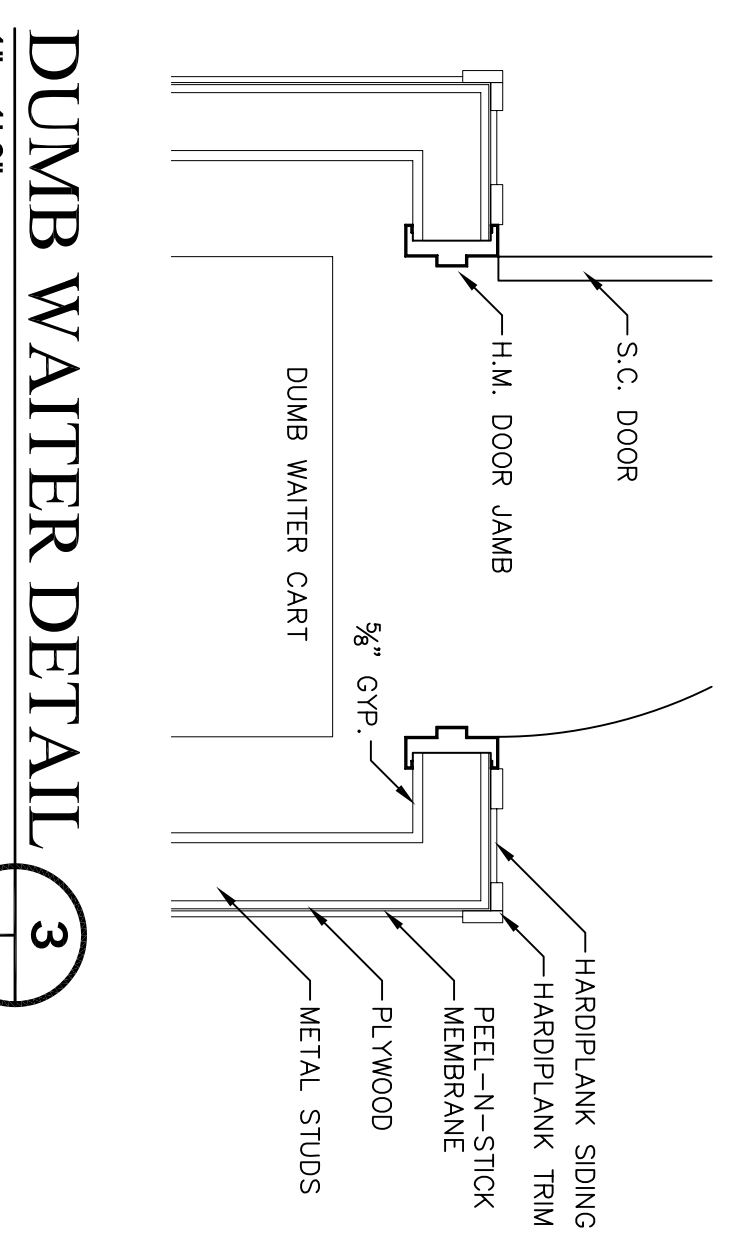
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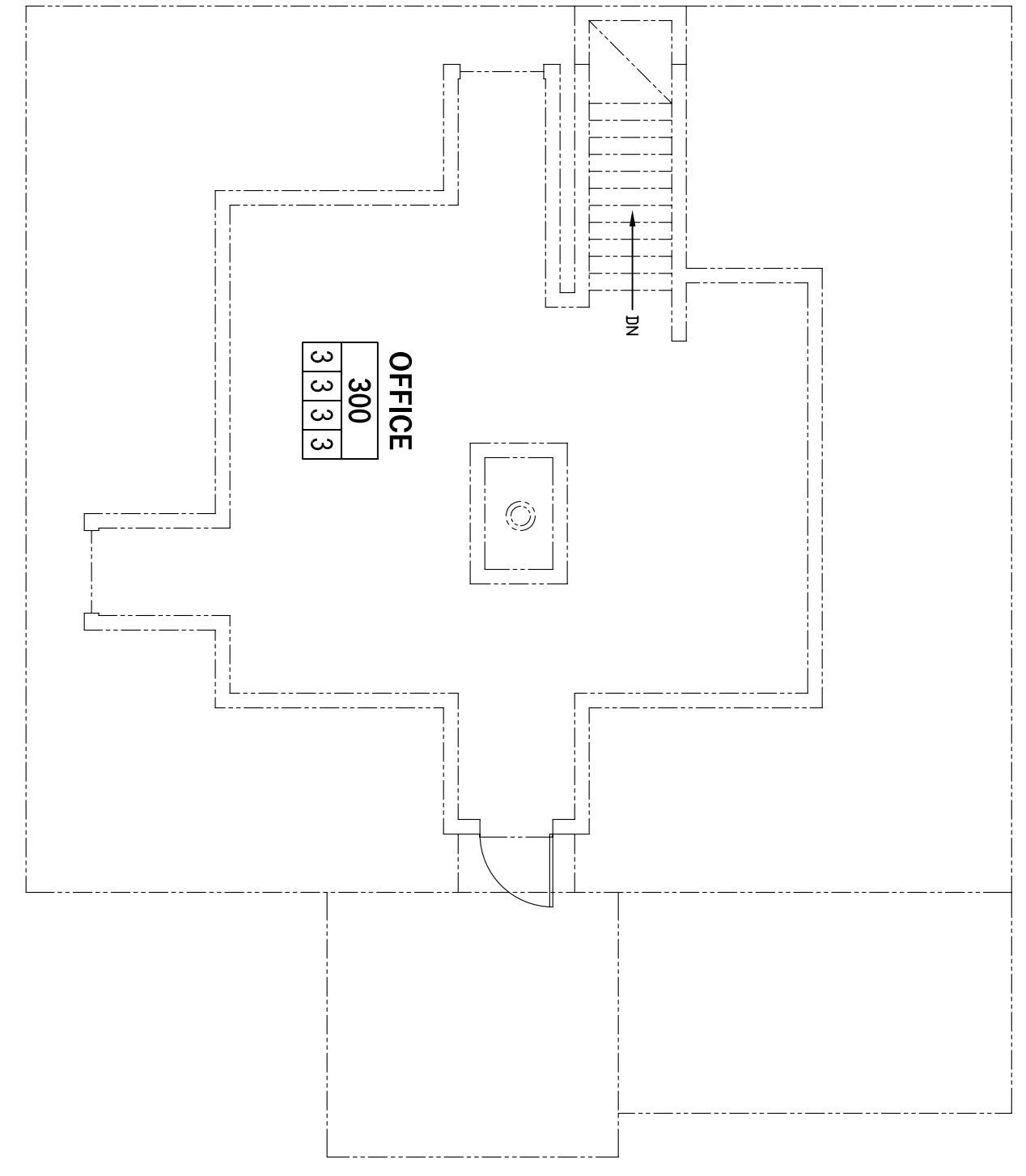
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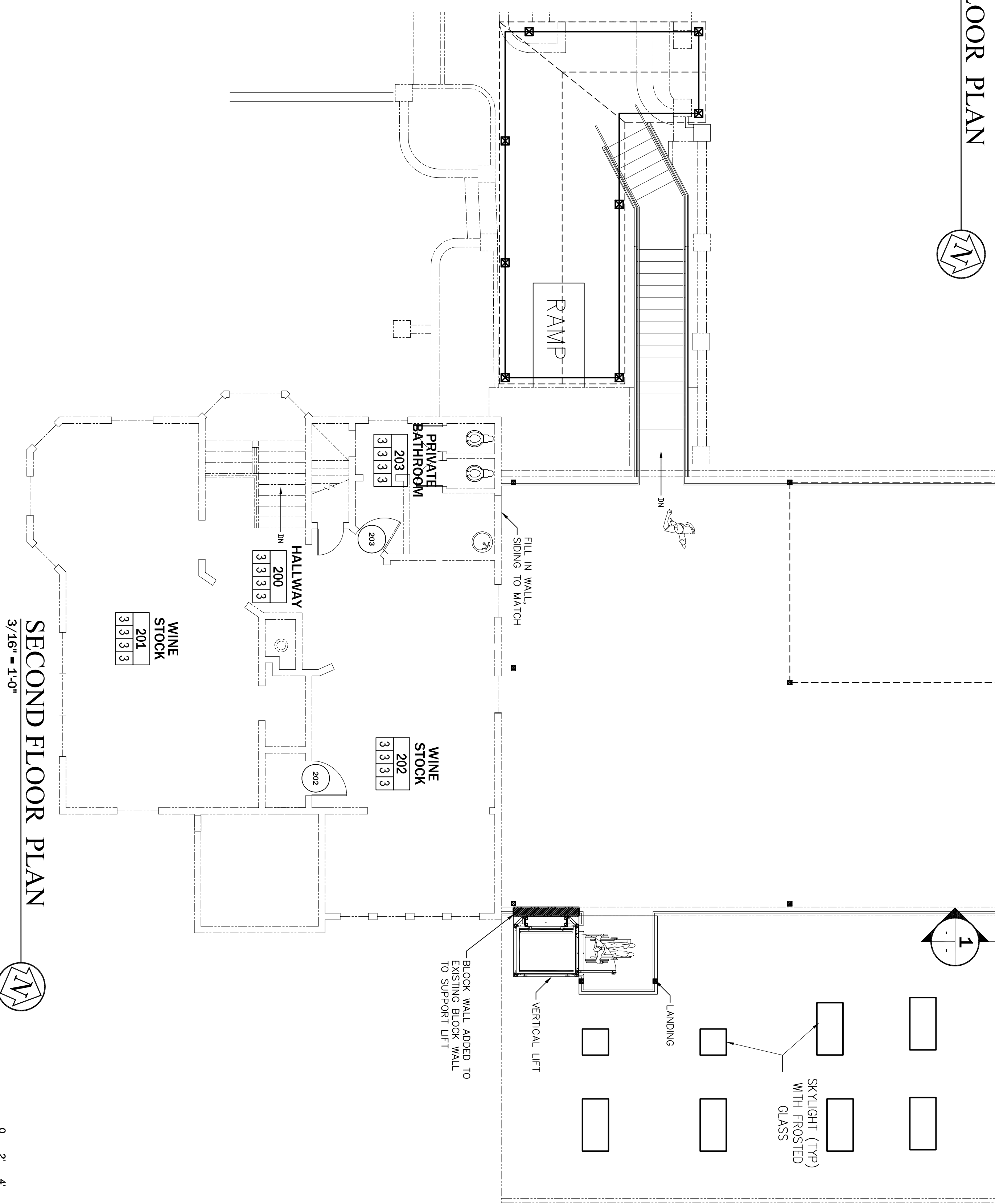
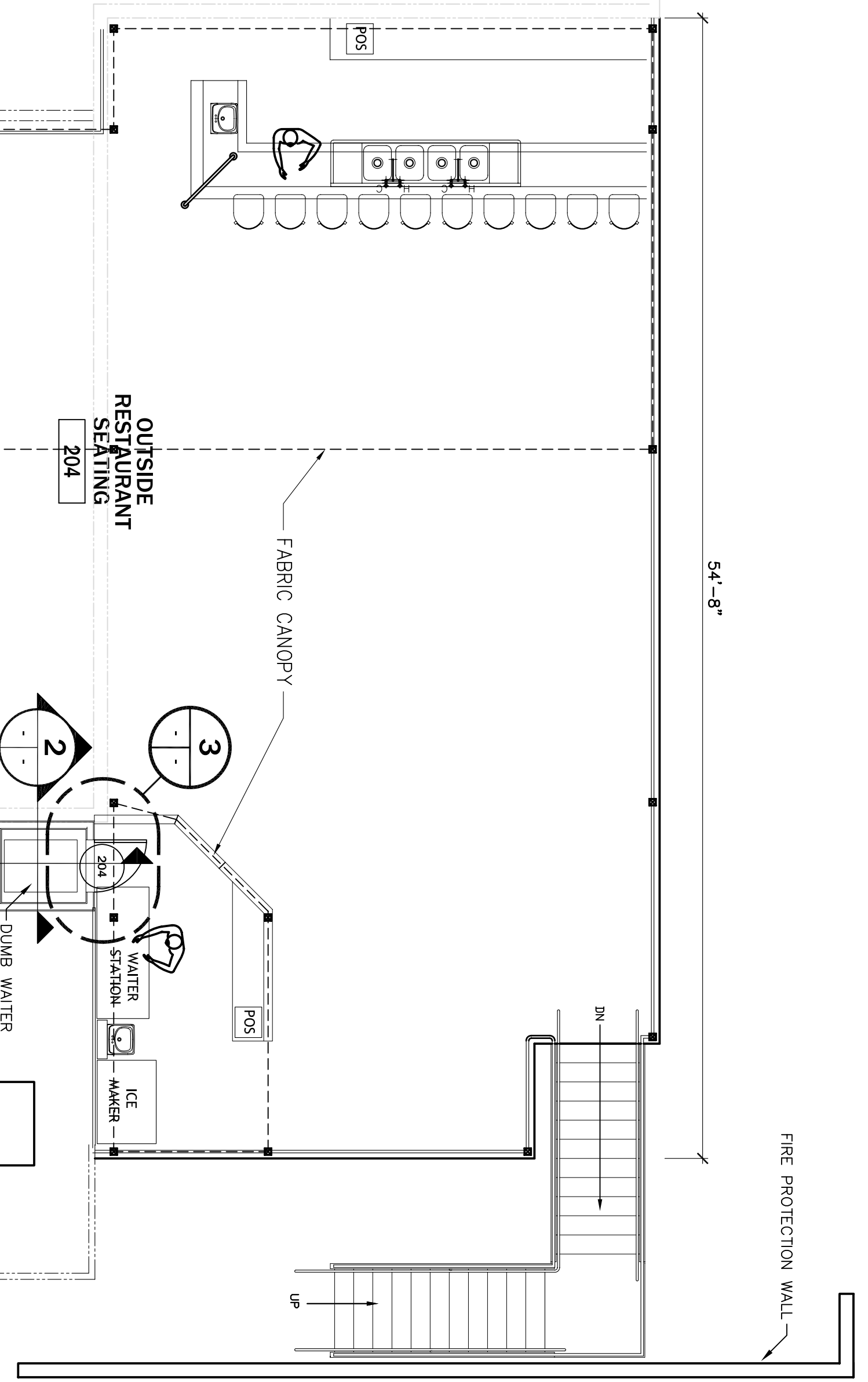
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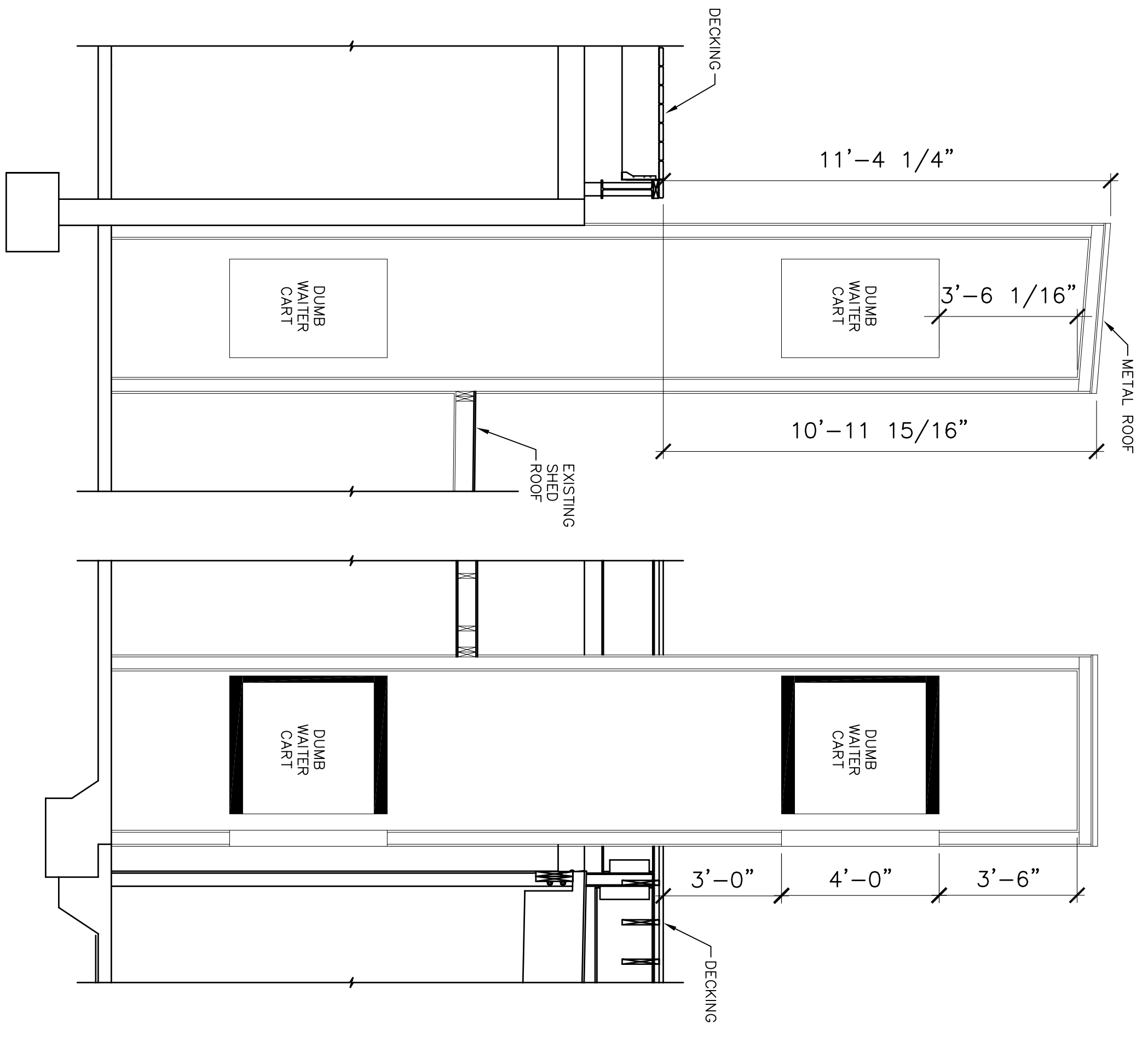
DUMB WATER DETAIL 3  
1" = 1'-0"



ATTIC FLOOR PLAN  
3/16" = 1'-0"



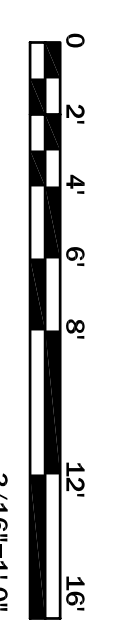
SECOND FLOOR PLAN  
3/16" = 1'-0"



SECTION 1  
3/8" = 1'-0"

SECTION 2  
3/8" = 1'-0"

DUMB WATER SECTIONS



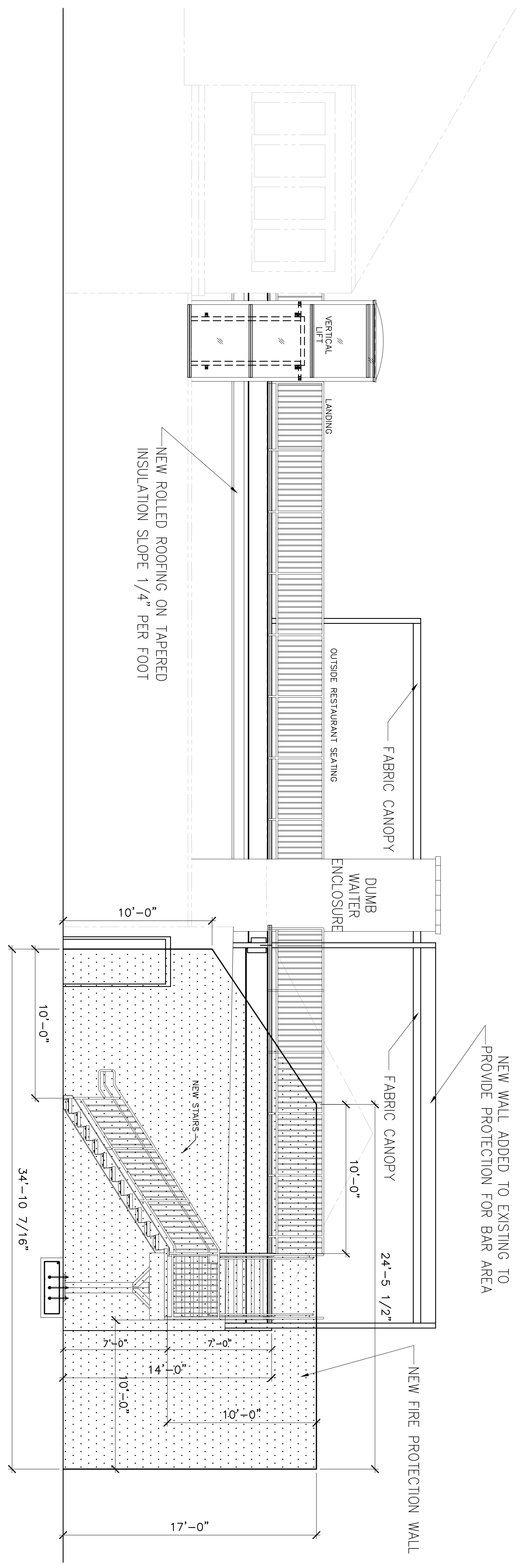
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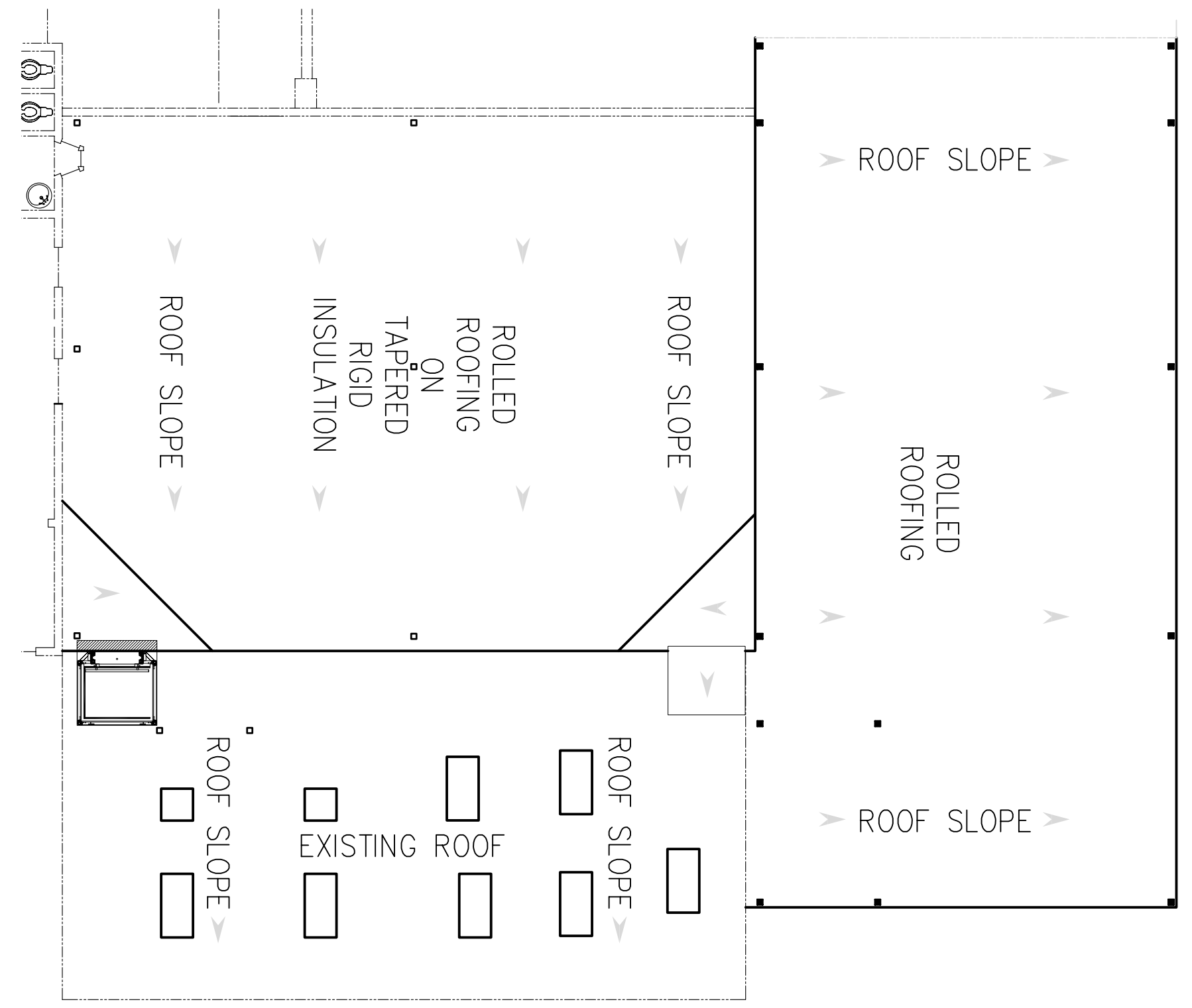
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approved: M.J. KARAFFA  
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job no.: A0201  
SECOND FLOOR  
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ATTIC PLAN

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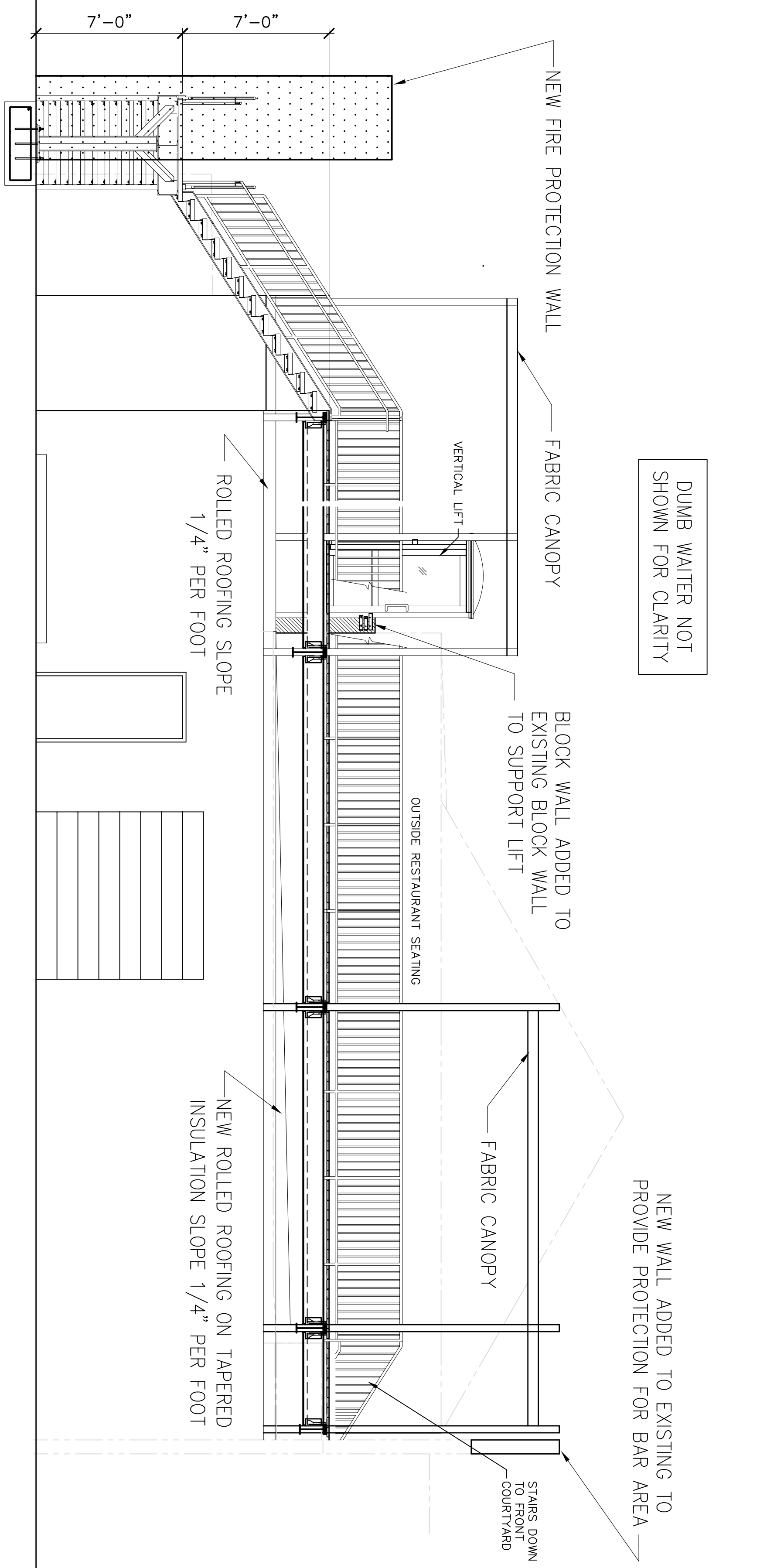
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**EAST ELEVATION**  
1/4" = 1'-0"



**ROOF SLOPES**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/4" = 1'-0"

**THE MANSION**  
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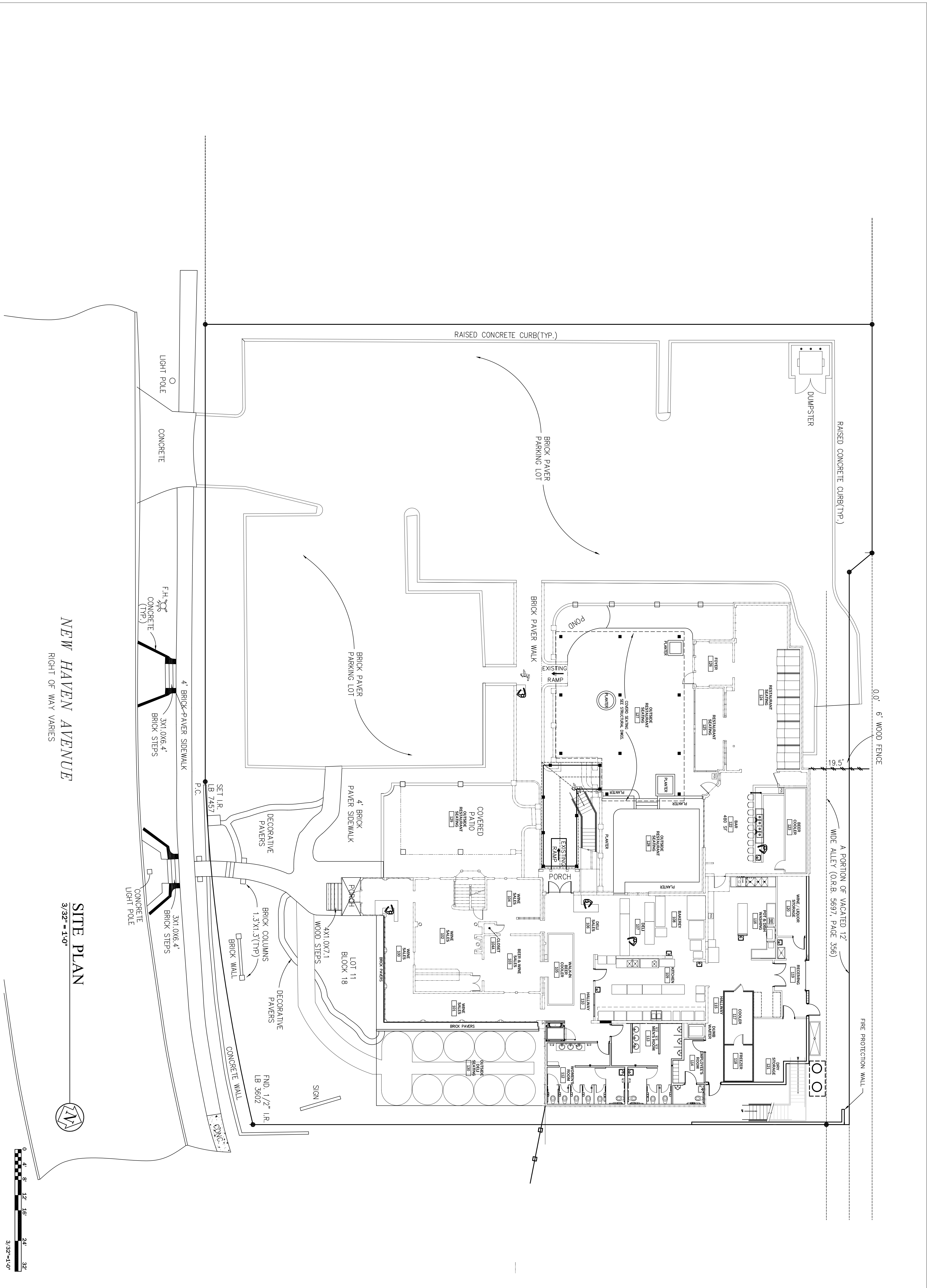
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 date: 5-28-10  
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**NEW HAVEN AVENUE**  
 RIGHT OF WAY VARIES

**SITE PLAN**  
 3/32" = 1'-0"

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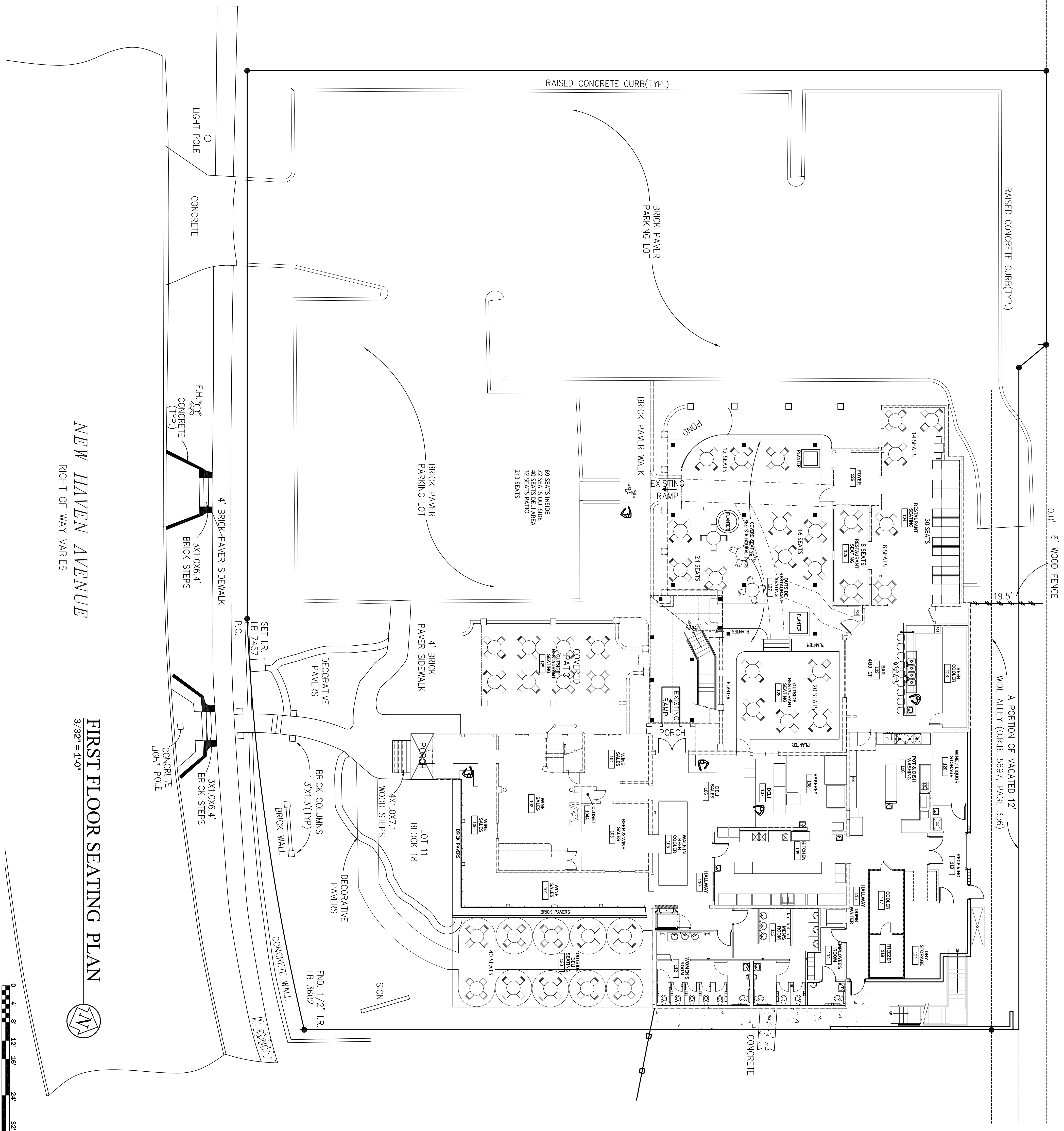
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 MELBOURNE, FLORIDA  
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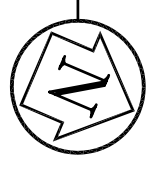
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**1**  
 OF



NEW HAVEN AVENUE  
 RIGHT OF WAY VARIES

FIRST FLOOR SEATING PLAN  
 3/32" = 1'-0"



0' 4" 8" 12" 16" 24" 32"  
 3/32" = 1'-0"

| date     | ISSUE    |          |
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| 9-15-10  | PERMIT   |          |
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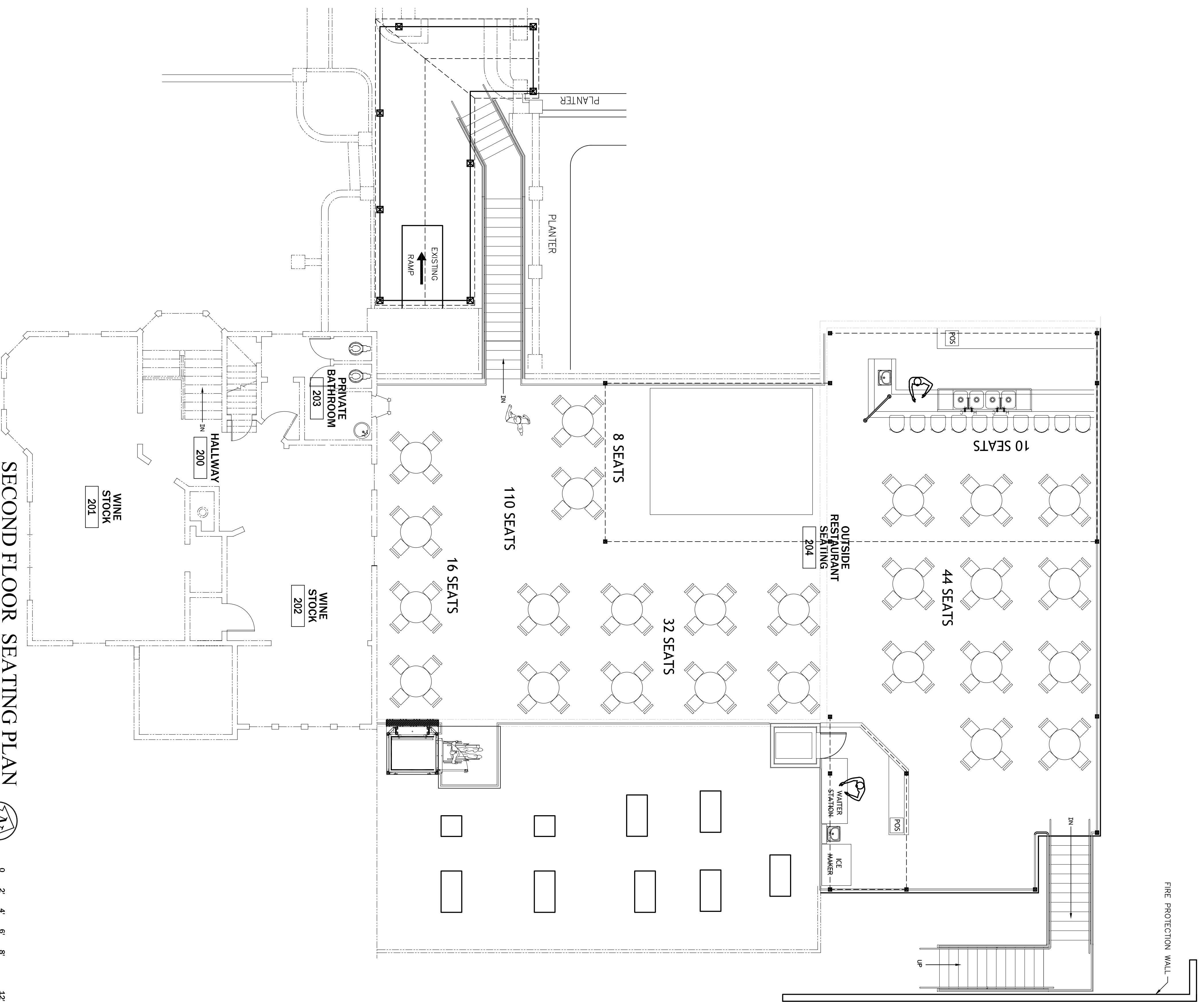
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 Fax: (321) 728-7100  
 Web: www.dfr-gc.com

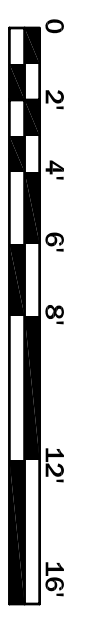
scale: As Shown  
 drawn: C. THOMAS  
 checked: M.J. KARAFFA  
 approved: M.J. KARAFFA  
 date: 5-28-10  
 job no.: A0201  
 SECOND FLOOR SEATING PLAN

SHEET NO.  
**SP**  
**2**  
 OF



SECOND FLOOR SEATING PLAN

3/16" = 1'-0"



3/16" = 1'-0"