

**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: Phi Mu Sorority, Florida State University Chapter

Address: 823 West Jefferson Street, Tallahassee, 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: Michael A. Conn, AIA

Applicant's Address: 1960-C Buford Boulevard, Tallahassee, FL 32308

Applicant's Telephone: (850) 878-8784 **FAX:** (850) 878-8784

Applicant's E-mail Address: mconn@connandassociates.com

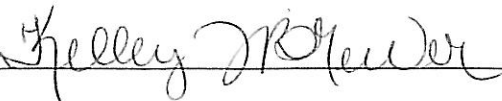
Relationship to Owner: Architect / Owner's Representative

Owner's Name: Alpha Epsilon Building Corp.

Owner's Address: 823 West Jefferson Street, Tallahassee, FL

Owner's Telephone: (850) 224-0773 **FAX:** _____

Owner's E-mail Address: kelleytbrewer@hotmail.com

Signature of Owner: 

Contact Person: Michael A. Conn, AIA

Contact Person's Telephone: (850) 878-8784 **E-mail Address:** mconn@connandassociates.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 existing building is an 11,805 (+/-) two-story sorority house, with 6,121 (+/-) square feet on the first floor and 5,684 (+/-) square feet on the second floor. The (2) new additions will add approximately 1,328 (+/-) square feet to the first floor only. No work is being done on the second floor.

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

\$ 270,000.00

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 project is currently in City of Tallahassee Growth Management Plan Review, and the following comment has been issued: "This addition/alteration invokes Section 553.509 FL Statutes.

- Provide vertical accessibility to second floor or a letter from owner indicating that the second floor is not open to the public and will not house more than 5 persons, consistent with Section 11-4.1.6(1)(f)(3), FBC, Chapter 11.

OR

- Seek and obtain waiver for this requirement."

Although the second floor is not open to the public, it houses more than 5 persons; therefore we are requesting the waiver.

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 (FBC-B), Sections 11-4.1.6(1)(b), 11-4.1.3(5), Florida Statutes, Section 553.509. Section 11-4.1.6(1)(b) requires that an alteration to an existing space comply with the requirements of Sections 11-4.1.1 to 11-4.1.3 (minimum requirements for new construction). Section 11-4.1.3(5) requires a passenger elevator to serve all levels of the building.

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.

The space required for an elevator and all associated equipment, including machine room and shaft, would consume a disproportionate amount of space for the areas to be served. Installation of an elevator would require removal of at least 1 room on each floor, which would reduce the number of residents housed. A chairlift is not a viable option since both existing stairwells are too narrow to provide the required clearances.

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

The estimated cost of the renovation is \$ 270,000. Twenty percent (20%) of \$ 270,000 is \$54,000. The new accessible elements already included in the project (accessible parking space and access aisle, exterior accessible ramp, accessible entry doors and accessible restroom) will consume a large part of the 20% allocation for accessibility. The national average for a 2-stop commercial elevator installed, with the shaft enclosure, is in the range of \$ 80,000 to \$ 90,000. Please see the attached elevator quotes. Please note that these quotes are only for the elevator equipment and installation and do not include the shaft enclosure or any alterations to the existing building.

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

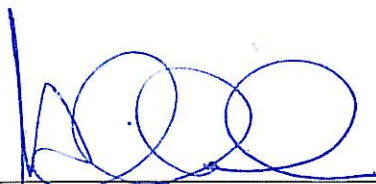
9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility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

- a. Estimated price for a 2,100 lb capacity hydraulic holeless elevator by Schindler Elevator Corporation – \$ 39,000.00. Please note that this quoted price includes the elevator equipment and installation only. Associated costs for construction of the elevator shaft enclosure and alterations to the existing building are not included in the estimated price.
- b. Estimated price for a 2,100 lb capacity hydraulic holeless elevator by ThyssenKrupp Elevator Company, Inc. – \$ 34,000.00. Please note that this quoted price includes the elevator equipment and installation only. Associated costs for construction of the elevator shaft enclosure and alterations to the existing building are not included in the estimated price.
- 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.

The existing facility was originally constructed in 1950 and currently does not meet accessibility requirements. The proposed renovations will add accessible parking, ramp, entry, and restroom on the first floor. It is our opinion that these modifications, along with the substantial cost of installing an elevator will greatly exceed the 20% threshold as stated in FBC-B 11-4.1.6(2), thereby representing a disproportionate cost to the overall alteration.

In addition, the installation of an elevator will also substantially disrupt the configuration and circulation of the two existing floors and will require removal of at least one usable room on each floor. This will reduce the number of residents housed, which could have a negative impact on the Sorority Chapter.



Signature

Michael A. Conn, AIA

Printed Name

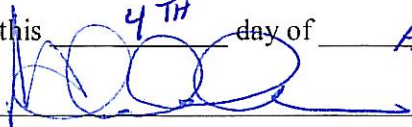
Phone number (850) 878-8784

(SEAL)

CERTIFICATION OF APPLICANT:

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

Dated this 4TH day of APRIL, 2012



Signature

Michael A. Conn, AIA

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.

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. _____
- b. _____
- c. _____

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 _____

Comments/Recommendation _____

Jurisdiction _____

Building Official or Designee _____

Signature

Printed Name

Certification Number

Telephone/FAX

Address: _____

April 02, 2012



Negotiation Number: 6431-N-708398
Project: Phi Mu Sorority
Location: Tallahassee, FL 32301

Gentlemen:

Schindler Elevator Corporation is pleased to submit our Budget Proposal to furnish and install one (1) Simplex 330A Holeless Single Jack Hydraulic Elevator(s) for the sum of Thirty Nine Thousand and 00/100, (\$39,000.00) including tax.

The above proposal pricing is based on our attached Specification Summary Sheet, Elevator Specifications and Building Drawings were not provided. Please find our clarifications/exceptions:

We offer our proposal with the following clarifications:

- **Quote based on our standard holeless application. A jack hole is not required.**
- **All corridor fixtures are installed in the elevator entrance jamb. No interface (block outs or cutouts) is required with finish front wall construction.**
- **Pit ladder provided and installed by others. The cost for Schindler to provide and install a pit ladder is \$450.00 per ladder, which is not included in the base bid.**
- **Schindler supplies an integral sill system, which eliminates the contractor providing sill angles.**
- **All grouting if required by others.**
- **Cab flooring by others.**
- **Passenger elevator #1 requires an inside hoistway dimension of 7'4" wide inside clear x 6'0" deep inside clear.**
- **We will be providing 3'0" wide x 7'0" high single slide hoistway doors and frames for the passenger elevator . Finishes for all hoistway doors and frames will be Baked Enamel.**
- **If you do not sign our standard elevator contract attached, we will require our Contract Review Specialist to review your subcontract if we are selected to provide the elevator proposed.**
- **Elevator hoistway overhead requires a minimum of 12'3" of overhead clearance to the hoistway beam, which is provided by others.**
- **We have provided one (1) 2100# capacity /100 FPM passenger elevator. Budget pricing based on two (2) front in-line openings.**
- **Bid based on an adjacent elevator machine room located at the first floor for the passenger elevator.**
- **We have provided twelve (12) months of service/warranty in our base bid for all units.**
- **Pit depth requirement is 4'0" deep.**
- **There will be no more than one crew working on this project at any given time.**
- **Adequate temp 110/220 [power available in machine rooms and at ground floor in front of hoistways. Bid based on providing a single phase motor in lieu of the standard three phase motor due to three phase power not being available.**
- **Adequate access and area to unload 40' trailers via fork-lift (provided by General Contractor) and roll into work area in front of hoistways.**
- **Proposal based upon mutually agreeable schedule.**
- **Permanent power, generator, or rental of temporary pump unit must be provided upon delivery of elevator or contractor will be charged a remobilization fee.**



Schindler

- **Additionally insured is not included in this proposal, if requested there will be an additional cost.**
- **Testing of other subcontractor's equipment is not included in this proposal.**
- **Elevator machine rooms are required to have conditioned air by others.**
- **Finish flooring by others.**
- **Sump pump to be provided and installed by others.**
- **We have not included a Performance Bond in our base bid.**
- **We have included our standard elevator warranty, which begins when the elevator is final accepted.**
- **If the Contractor requires using the elevator on temporary usage, the contractor agrees to sign our standard temporary usage agreement. In addition, the Owner will pay the monthly State permit fee directly to the State of Florida. All cab and entrance protection during temporary usage will be provided by others. The monthly cost for temporary service will be \$750.00 per elevator per month. This cost is not included in the base bid. The inspection fee is typically \$200.00-\$300.00 per elevator for the inspector, which is also not included in our base bid. The GC will have to pay the inspector his fee directly. Cab and entrance protection provided and installed by the GC during temporary usage.**
- **Please note that our price is valid for 45 days due to the volatility of carbon steel and specialty steel prices.**
- **Elevator will be released into production upon field verifying all measurements.**
- **Please see attached our standard work by others page and our Specifications Summary page.**
- **Prices include one (1) final inspection visit for the job. Additional Florida inspections required due to no fault of Schindler Elevator Corporation but the omissions or failures of other trades will be billed at our standard billing rates.**

For your convenience, we will provide you with an invoice equal to 35% of the above price upon acceptance of our proposal. Payment of the initial invoice is a condition precedent to production of materials.

Lead times- 1-2 weeks for approval drawings, once approved drawings and executed contract is returned.

Respectfully submitted,


Cort McCord

Schindler Elevator Corporation

schindler Elevator Corporation
hydraulic Elevator Specification Summary

hi Mu Sorority
 SU Campus
 allahassee, FL 32301

Project Information:

Negotiation #: 708398-A-A
Unit(s) in Estimate: 01
Units in Bank: 01
Product Code: 113
Sales Office: 6431
Installation Office: 6431

Sales Rep Information:

Cort McCord
 2901 East Park Avenue
 Suite 1900
 Tallahassee, FL 32301
 Phone: (850) 422-2258
 Fax: (850) 422-2278
 Cort.McCord@us.schindler.com

Product:	Schindler 330A (TM)	Opening Size:	3 Ft. 0.00 In. X 7 Ft. 0.00 In.
Application:	330A Holeless Single Jack	Cab Height:	8 Ft. 0 In.
Platform Type:	General Purpose	Cab Type:	125-Cab with Hung Panels
Capacity:	2100 Lbs	Pit Depth:	4 Ft. 0.000 In.
Speed:	100 FPM	Overhead:	12 Ft. 3.000 In.
Travel:	9 Ft. 6.000 In.	Platform Width:	6 Ft. 0 1/4 In.
Future Travel:	None	Platform Depth:	5 Ft. 4 In.
Stops:	2 (2 Front / 0 Rear)	Hatch Width:	7 Ft. 4.000 In.
Floors:	Single Speed Side Opening	Hatch Depth:	6 Ft. 0.000 In.
Power Supply:	208 Volts 60 Hz 3 Phase	Seismic Equipment:	N

<u>Cab:</u>	<u>Features:</u>	<u>Entrances:</u>
Cab Panels: Plastic Laminate M999	Follow IBC - 2006	Emergency Escutcheons
Cab LH Wall: Baked Enamel E999	Audible Gong (Std)	Doors:
Cab RH Wall: Baked Enamel E999	Low Oil Bypass (Std)	(2) Baked Enamel E999
Cab Rear Wall: Baked Enamel E999	Infrared Door Protection (Std)	Frames:
Cab Base: None	Phase Monitor Relay (Std)	(2) Baked Enamel E999
Base, Frieze, Reveal: None	Independent Service/HES (Std)	Sills:
Front Return, Transom: #4 Stainless Steel	Soft Start	(2) Aluminum
Cab Doors: #4 Stainless Steel	Adjacent Machine Room	Sill Mounting:
Canopy: Gettysburg	Shutoff Valve Qty: 2	(2) Easy Match
Ceiling: SC02 Removable Flat	Muffler	
Cab Threshold: Aluminum	QKS16 Door Operator	
Handrail Type: Round 1 1/2"	9 Pound Rails	
Handrail Finish: #4 Stainless Steel	Keyed Emergency Stop Switch	
Handrail Location: Rear	Top Exit Switch	
Handrail Row Qty: 1	ADA Compliant Phone	
Platform Recess: 0.375	Sliding Guide Shoes	
Protective Pads: None	1 Speed Fan	
Protective Pads Source: None	1 Hoistway Access Switches	
Cab Finished Floor: Carpet By Others	Firefighter's Service Phase 2	
	Class B Fire Rating For Cab	
	Pressure Switch	
	Pit Ladder Source: GC	
		Hall Fixtures:
		Hall Fixtures Type:
		HT-Jamb Mounted
		Hall Fixtures Finish:
		(2) #4 SS Push Buttons
		(1) Separate FER Switch

Cab Fixtures:

Type: HT
Finish: Black Lexan with #4 Stainless Steel
 (1) L.E.D. Car Position Indicator
 1 Main COP
 Locking Service Panel
 (1) Car Lantern(s)
 Certificate Frame

New Product Service:

12 Months, 8 Hours Callback

This bid is subject to change after forty-five (45) days.

Visit Our Website at www.us.schindler.com



ThyssenKrupp

ThyssenKrupp Elevator Americas

Transmittal

April 4, 2012

Conn & Associates Inc.
1960 – C Buford Blvd.
Tallahassee, FL 32308

Regarding: Phi Mu Sorority
Elevator Budget

Dear Shane:

ThyssenKrupp Elevator Corp. is please to quote the budget price of \$34,000 for the complete installation of (1) one 2100#, 2-landing passenger elevator system.

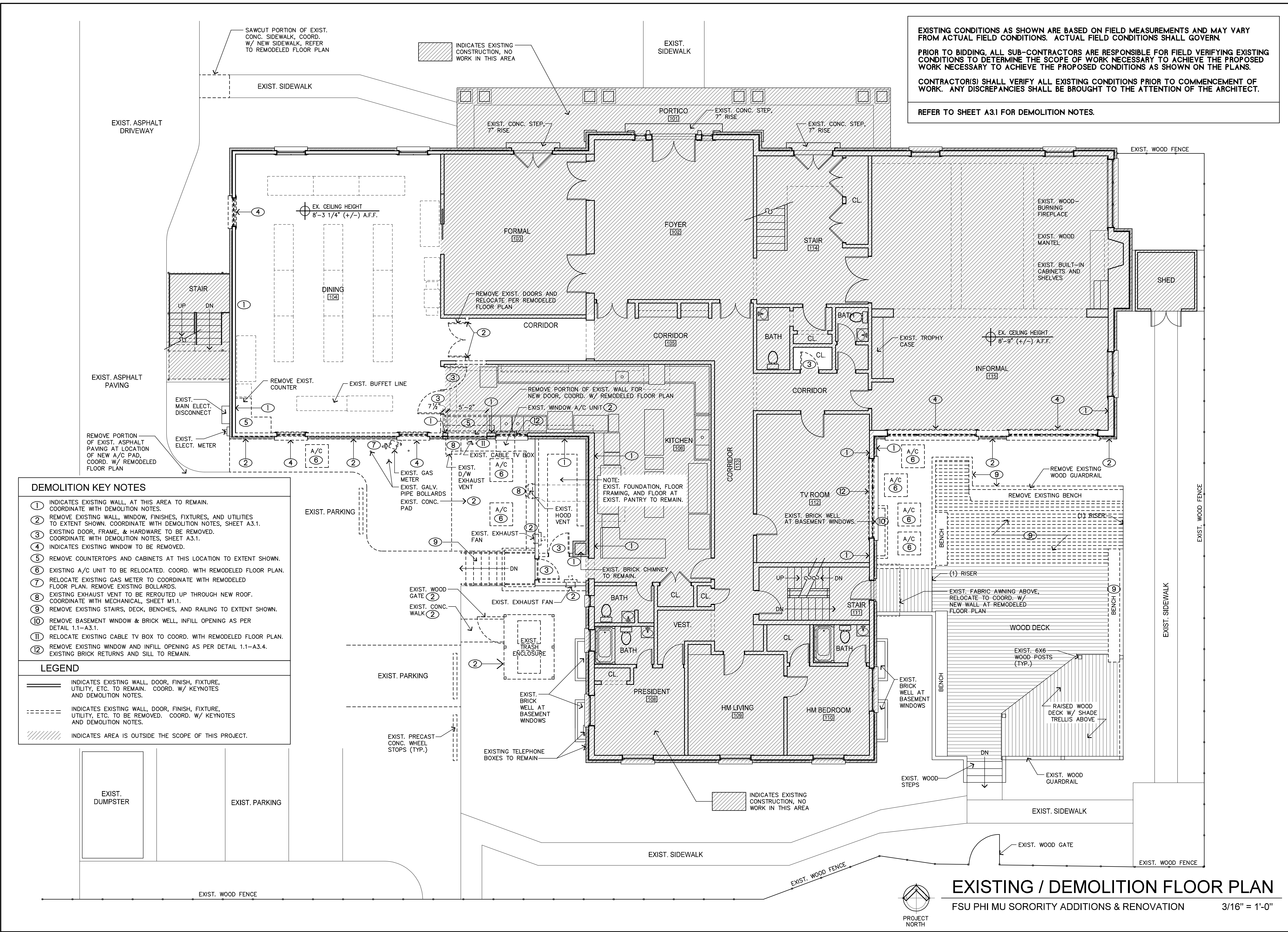
Please see the attached specifications and layout drawings. If you should have any questions please do not hesitate to call me at 850-576-0161.

Sincerely,

A handwritten signature in blue ink that reads "Matt Ellnor".

Matt Ellnor
Branch Manager

EXISTING CONDITIONS AS SHOWN ARE BASED ON FIELD MEASUREMENTS AND MAY VARY FROM ACTUAL FIELD CONDITIONS. ACTUAL FIELD CONDITIONS SHALL GOVERN.
PRIOR TO BIDDING, ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS TO DETERMINE THE SCOPE OF WORK NECESSARY TO ACHIEVE THE PROPOSED WORK NECESSARY TO ACHIEVE THE PROPOSED CONDITIONS AS SHOWN ON THE PLANS.
CONTRACTOR(S) SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
REFER TO SHEET A3.1 FOR DEMOLITION NOTES.



- DEMOLITION KEY NOTES**
- ① INDICATES EXISTING WALL, AT THIS AREA TO REMAIN. COORDINATE WITH DEMOLITION NOTES.
 - ② REMOVE EXISTING WALL, WINDOW, FINISHES, FIXTURES, AND UTILITIES TO EXTENT SHOWN. COORDINATE WITH DEMOLITION NOTES, SHEET A3.1.
 - ③ EXISTING DOOR, FRAME, & HARDWARE TO BE REMOVED. COORDINATE WITH DEMOLITION NOTES, SHEET A3.1.
 - ④ INDICATES EXISTING WINDOW TO BE REMOVED.
 - ⑤ REMOVE COUNTERTOPS AND CABINETS AT THIS LOCATION TO EXTENT SHOWN.
 - ⑥ EXISTING A/C UNIT TO BE RELOCATED. COORD. WITH REMODELED FLOOR PLAN.
 - ⑦ RELOCATE EXISTING GAS METER TO COORDINATE WITH REMODELED FLOOR PLAN. REMOVE EXISTING BOLLARDS.
 - ⑧ EXISTING EXHAUST VENT TO BE REROUTED UP THROUGH NEW ROOF. COORDINATE WITH MECHANICAL, SHEET M1.1.
 - ⑨ REMOVE EXISTING STAIRS, DECK, BENCHES, AND RAILING TO EXTENT SHOWN.
 - ⑩ REMOVE BASEMENT WINDOW & BRICK WELL, INFILL OPENING AS PER DETAIL 1.1-A3.1.
 - ⑪ RELOCATE EXISTING CABLE TV BOX TO COORD. WITH REMODELED FLOOR PLAN.
 - ⑫ REMOVE EXISTING WINDOW AND INFILL OPENING AS PER DETAIL 1.1-A3.4. EXISTING BRICK RETURNS AND SILL TO REMAIN.

- LEGEND**
- INDICATES EXISTING WALL, DOOR, FINISH, FIXTURE, UTILITY, ETC. TO REMAIN. COORD. W/ KEYNOTES AND DEMOLITION NOTES.
 - INDICATES EXISTING WALL, DOOR, FINISH, FIXTURE, UTILITY, ETC. TO BE REMOVED. COORD. W/ KEYNOTES AND DEMOLITION NOTES.
 - INDICATES AREA IS OUTSIDE THE SCOPE OF THIS PROJECT.

EXISTING / DEMOLITION FLOOR PLAN
FSU PHI MU SORORITY ADDITIONS & RENOVATION 3/16" = 1'-0"

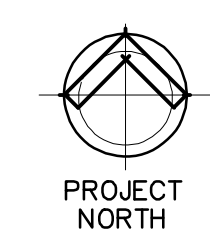


DATE	JUNE 22, 2011
DRAWN BY	SAM
REVISION	
NO.	
JOB NO.	10-216
DATE	
SHEET NUMBER	A1.1

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EXISTING SECOND FLOOR PLAN

FSU PHI MU SORORITY ADDITIONS & RENOVATION

3/16" = 1'-0"

FSU PHI MU SORORITY ADDITIONS AND RENOVATIONS
 823 W. JEFFERSON STREET, TALLAHASSEE, FL

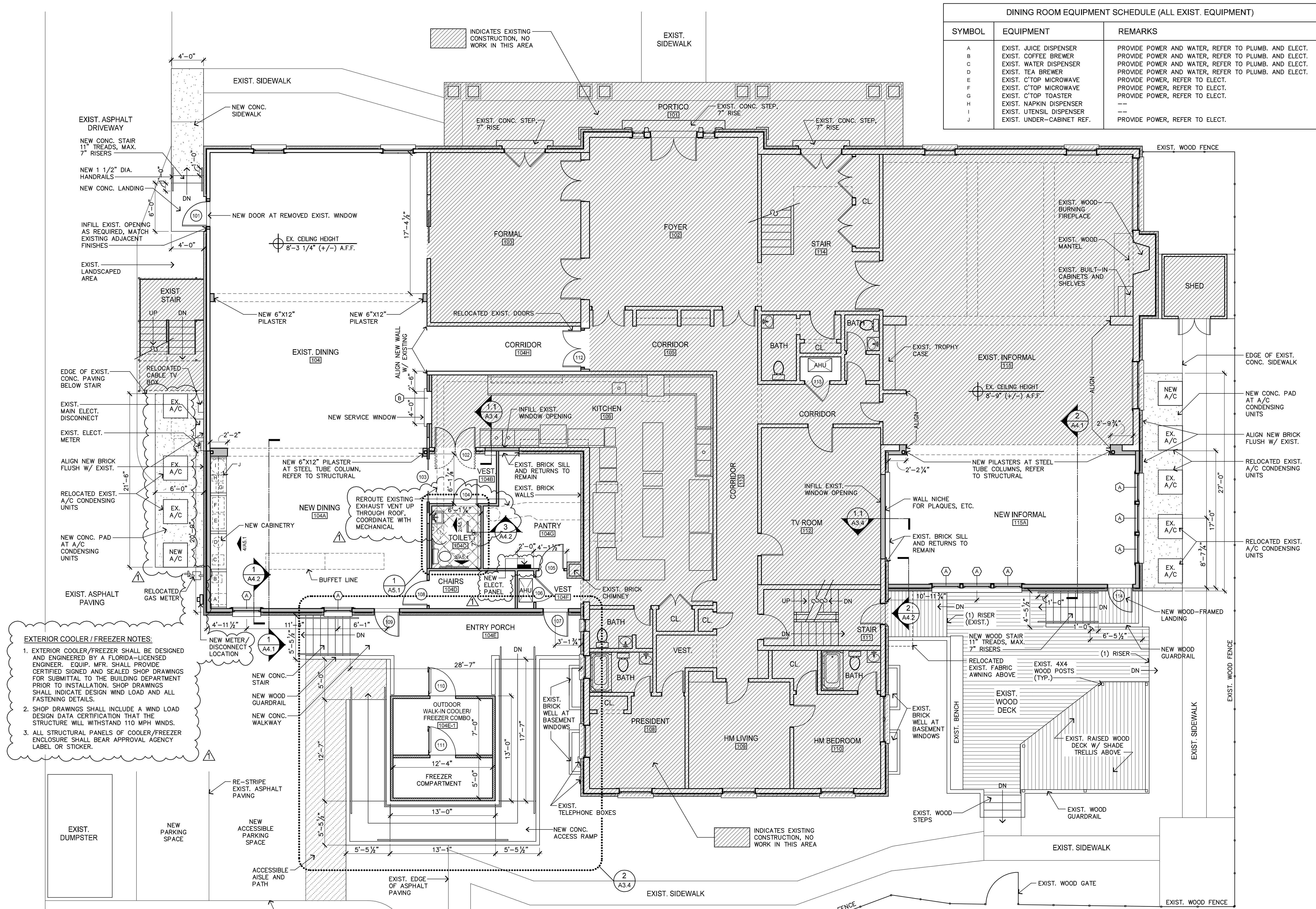
EXISTING SECOND FLOOR PLAN



DATE	JUNE 22, 2011
DRAWN BY	SAM
REVISED	
JOB NO.	10-216

DATE
SHEET NUMBER
A1.2

DINING ROOM EQUIPMENT SCHEDULE (ALL EXIST. EQUIPMENT)		
SYMBOL	EQUIPMENT	REMARKS
A	EXIST. JUICE DISPENSER	PROVIDE POWER AND WATER, REFER TO PLUMB. AND ELECT.
B	EXIST. COFFEE BREWER	PROVIDE POWER AND WATER, REFER TO PLUMB. AND ELECT.
C	EXIST. WATER DISPENSER	PROVIDE POWER AND WATER, REFER TO PLUMB. AND ELECT.
D	EXIST. TEA BREWER	PROVIDE POWER AND WATER, REFER TO PLUMB. AND ELECT.
E	EXIST. C'TOP MICROWAVE	PROVIDE POWER, REFER TO ELECT.
F	EXIST. C'TOP MICROWAVE	PROVIDE POWER, REFER TO ELECT.
G	EXIST. C'TOP TOASTER	PROVIDE POWER, REFER TO ELECT.
H	EXIST. NAPKIN DISPENSER	---
I	EXIST. UTENSIL DISPENSER	---
J	EXIST. UNDER-CABINET REF.	PROVIDE POWER, REFER TO ELECT.



EXTERIOR COOLER / FREEZER NOTES:

1. EXTERIOR COOLER/FREEZER SHALL BE DESIGNED AND ENGINEERED BY A FLORIDA-LICENSED ENGINEER. EQUIP. MFR. SHALL PROVIDE CERTIFIED SIGNED AND SEALED SHOP DRAWINGS FOR SUBMITTAL TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. SHOP DRAWINGS SHALL INDICATE DESIGN WIND LOAD AND ALL FASTENING DETAILS.
2. SHOP DRAWINGS SHALL INCLUDE A WIND LOAD DESIGN DATA CERTIFICATION THAT THE STRUCTURE WILL WITHSTAND 110 MPH WINDS.
3. ALL STRUCTURAL PANELS OF COOLER/FREEZER ENCLOSURE SHALL BEAR APPROVAL AGENCY LABEL OR STICKER.

REMODELED FLOOR PLAN
 FSU PHI MU SORORITY ADDITIONS & RENOVATION 3/16" = 1'-0"

FSU PHI MU SORORITY ADDITIONS AND RENOVATIONS
 823 W. JEFFERSON STREET, TALLAHASSEE, FL



DATE	JUNE 22, 2011
DRAWN BY	SAM
REVISED	APR. 2, 2012
JOB NO.	10-216
DATE	
SHEET NUMBER	A2.1

REMODELED FLOOR PLAN

CONN ARCHITECTS & ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE REQUIRED TO SIGN AND SEAL SHOP DRAWINGS FOR SUBMITTAL TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. SHOP DRAWINGS SHALL INDICATE DESIGN WIND LOAD AND ALL FASTENING DETAILS. SHOP DRAWINGS SHALL INCLUDE A WIND LOAD DESIGN DATA CERTIFICATION THAT THE STRUCTURE WILL WITHSTAND 110 MPH WINDS. ALL STRUCTURAL PANELS OF COOLER/FREEZER ENCLOSURE SHALL BEAR APPROVAL AGENCY LABEL OR STICKER.

WEST JEFFERSON STREET

EXISTING CONCRETE SIDEWALK

NORTHERN PROPERTY LINE

EXISTING LANDSCAPING

EXISTING CONCRETE SIDEWALK

NEW CONCRETE SIDEWALK

EXISTING CONCRETE SIDEWALK

INDICATES EXISTING CONSTRUCTION, NO WORK IN THIS AREA

NEW CONCRETE LANDING & STAIR

CONTRACTOR NOTICE (AS REVISED OCT. 2010):

CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 (F.S.), AND THE 2007 FLORIDA BUILDING CODE, WITH 2009 SUPPLEMENT (FBC-B) IS MANDATORY. IF INCORRECT AT THE FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH F.S. AND FBC-B. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER DETAILS ON PLANS:

1. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON AN ACCESSIBLE ROUTE NOT LESS THAN 44 WIDE IN ORDER THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES. SECTION 11-4.6.2, FBC-B AND F.S. 553.5041
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST SAFELY ACCESSIBLE ROUTE FROM H/C PARKING TO AN ACCESSIBLE ENTRANCE. 11-4.6.2, FBC-B AND F.S. 553.5041
3. ACCESSIBLE PARKING SPACES SHALL BE 12 WIDE OUTLINED WITH BLUE PAINT. 11-4.6.3 AND 11-4.6.4, FBC-B
4. ACCESS AISLES SHALL BE 5 WIDE WITH DIAGONAL STRIPING. 11.4.6.3, FBC-B
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:50 SLOPE IN ALL DIRECTIONS). 11-4.6.3, FBC-B
6. A PARKING SIGN APPROVED BY FDOT FOR ACCESSIBLE PARKING SPACES SHALL READ PARKING BY DISABLED PERMIT ONLY ALONG WITH A SIGN TO INDICATE A \$250 FINE FOR ILLEGAL USE, SHALL BE INSTALLED AT 84 FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). 11.4.6.4. F.S. 553.5041(6)
7. CURB RAMP SLOPES SHALL NOT TO EXCEED 1:12 SLOPE IN ANY DIRECTION. RAMP SIDE SLOPES SHALL NOT EXCEED 1:12 SLOPE. CURB RAMP SHALL NOT ENCR OACH ACCESS AISLE. 11-4.7, FBC-B
8. ALL RAMPS OTHER THAN CURB RAMPS AS REFERENCED ABOVE SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF 11-4.8, FBC-B.
9. ACCESSIBLE ROUTE TO MAIN ENTRY SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:50. 11. 4.1.2, FBC-B.
10. ACCESSIBLE ROUTE CONNECTING ALL BUILDINGS ON THE SAME SITE SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:50. 11. 4.1.2, FBC-B.
11. ACCESSIBLE ROUTE TO PUBLIC WAY SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:50. 11. 4.1.2, FBC-B.
12. CODE COMPLIANT DETECTABLE WARNINGS SHALL BE PROVIDED AT ALL VEHICULAR CROSSWALKS, AND AT LOCATIONS WHERE THE ACCESSIBLE ROUTE IS ADJACENT TO AND FLUSH WITH THE VEHICULAR WAY. 11-4.29, FBC-B

833 WEST JEFFERSON STREET

EXISTING ASPHALT DRIVEWAY

EXISTING DINING ROOM

EXISTING SHED

A/C UNITS

EXPANDED DINING ROOM

EXPANDED INFORMAL ROOM

A/C UNITS

NEW CONCRETE WALKWAY AND STAIRWAY

EXISTING ASPHALT PAVING

NEW WOOD FRAMED LANDING & STAIR

EXISTING WOOD FENCE

EXISTING ASPHALT PAVING SHALL BE REGRADED & RE-PAVED AS NECESSARY TO ENSURE THAT SLOPE OF H/C PARKING SPACE AND ACCESS COMPLY WITH FBC REQUIREMENTS.

12'-0"

5'-0"



NEW ACCESS AISLE

NEW OUTDOOR WALK-IN COOLER / FREEZER

EXISTING CONCRETE SIDEWALK

EXISTING WOOD DECK

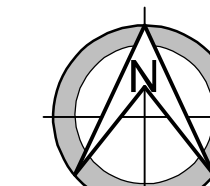
815 WEST JEFFERSON STREET

EXISTING LANDSCAPED AREA

NEW HANDICAP ACCESSIBLE PARKING SPACE

820 WEST PENSACOLA STREET

PARKING LOT



REMODELED SITE PLAN

FSU PHI MU SORORITY ADDITION & RENOVATION

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

FSU PHI MU SORORITY ADDITIONS AND RENOVATIONS
823 W. JEFFERSON STREET, TALLAHASSEE, FL

REMODELED SITE PLAN



DATE JUNE 22, 2011

DRAWN BY SAM

REVISED APR. 2, 2012

JOB NO. 10-216

DATE SHEET NUMBER G2.0

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