

# REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS

FROM

ACCESSIBILITY ADVISORY COUNCIL  
FLORIDA BUILDING COMMISSION  
FLORIDA DEPARTMENT OF COMMUNITY  
AFFAIRS  
CODES AND STANDARDS SECTION  
TALLAHASSEE, FLORIDA

EDWARD WATERS COLLEGE  
POLLY BROOKS BUILDING  
1404 TYLER STREET  
JACKSONVILLE, FLORIDA

July 27, 2010



**BERTRAM A. BRUTON, ARCHITECT**

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: THE POLLY BROOKS BUILDING, EDWARD WATERS COLLEGE**

**Address: 1404 TYLER STREET, JACKSONVILLE, FLORIDA**

**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: BERTRAM A. BRUTON, ARCHITECT**

**Applicant's Address: 1778 W. 11<sup>TH</sup> STREET, JACKSONVILLE, FL 32209**

**Applicant's Telephone: 303.949.5084 FAX: 303.388.8506**

**Applicant's E-mail Address: [bbruton@babassociates.net](mailto:bbruton@babassociates.net)**

**Relationship to Owner: PROJECT ARCHITECT**

**Owner's Name: EDWARD WATERS COLLEGE**

**Owner's Address: 1658 KINGS ROAD, JACKSONVILLE, FL 32209**

**Owner's Telephone: 904.470.8014 FAX: 904.470.8044**

**Owner's E-mail Address: [Randolph.Mitchell@ewc.edu](mailto:Randolph.Mitchell@ewc.edu)**

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

**Contact Person: RANDOLPH MITCHELL**

**Contact Person's Telephone: 904.470.8014 E-mail Address: [Randolph.Mitchell@ewc.edu](mailto:Randolph.Mitchell@ewc.edu)**

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). See Attachments A & B

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 building is a two (2) story, former residence, containing 2,198 sq.ft. on the 1<sup>st</sup> floor and 1,751 sq.ft. on the 2<sup>nd</sup> floor for a total of 3,949 sq.ft. The building is one of five Historic Buildings on the Edward Waters College campus, and was previously used as the School of Music. The proposed alteration is designed to accommodate a Computer Training Facility, consisting of approximately 40 computer workstations on two floors, General Offices, Conference Room and all purpose space.**

5. **Project Construction Cost (Provide cost for new construction, the addition or the alteration):** Two hundred – Seventy Three Thousand dollars (\$273,000) (historic changes) and handicap ramp location cost of Six Thousand (\$6,000).

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.

**The building is designed to provide computer training for the complete student population. Hence the required program spaces are included on both building floors. However, the First Floor is 100% handicap accessible, via a handicap compliant ramp. All interior spaces are accessible and a single unisex restroom and a two-level drink fountain are provided. The building, as altered, meets the requirement of the Uniform Building Code (UBC). To meet the requirements of 100% accessibility would require the addition of an accessible elevator, eliminating the floor level changes and major modification of existing corridors and doors to provide an accessible route; and installation of an additional accessible restroom.**

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

**Issue**

**1: BUILDING / SPACE – 100% HANDICAP ACCESSIBLE ; FBC 11-4.1.6**

**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 installation of an elevator and increasing the corridor width and other accessibility requirements will reduce usable floor area by approximately 250 sq. ft. The computer workstations will be reduced by 10 stations. The cost required to make the building and spaces 100% handicap accessible will increase the construction cost by approximately 25% and decrease the possible student population by 25%.**

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

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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.

<b>a. Two Stop Elevator and Associated Modifications – 1<sup>st</sup> &amp; 2<sup>nd</sup> Floors</b>		
<b>Low Bid</b>	<b>Flint Construction Service</b>	<b>\$ 73,200</b>
	<b>15% Contingency</b>	<b>10,980</b>
		<b>-----</b>
	<b>Total Additional Cost</b>	<b>\$ 84,180</b>
		<b>=====</b>

**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 training program planned for the facility requires a minimum of 40 computer training workstations. The currently designed will supply 38 computer workstations and 4 other spaces for additional use, printers, system network and other equipment. The waiver will allow the college to maximize the proposed computer training program within the building and proposed construction budget. Additionally, the proposed alterations will maintain the historic character of the building. The degree of modification necessary to achieve 100% accessibility, may not be consistent with the Historic Rehabilitation Standards. As planned, the modifications have been reviewed and approved with minor conditions. See Attachments A & B.**

**Attachments:**

- A. Certificate of Appropriateness  
Jacksonville Planning and Development Department**
- B. Certificate of Appropriateness  
Jacksonville Historic Preservation Commission**
- C. Proposal – Installation of Elevator and Other Alterations  
Second Floor Accessibility:
  - 1. Flint Construction Services**
  - 2. Big Gator Construction Company****

\_\_\_\_\_  
**Signature**

Bertram A. Bruton, Architect

**Printed Name**

License No.: AR0008487

**Phone number:** 303 / 949-5084

**Email:** [bbruton@babassociates.net](mailto:bbruton@babassociates.net)

(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 27th day of July, 2010

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Signature

Bertram A. Bruton, Architect

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.

**BEFORE THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION**

**IN RE: The Certificate of Appropriateness Application of  
1404 Tyler Street, Landmark  
Edward Waters College**

**COA-10-355**

**ORDER APPROVING, WITH CONDITIONS,  
CERTIFICATE OF APPROPRIATENESS APPLICATION 10-355**

This matter came to be heard upon the Certificate of Appropriateness ("COA") Application submitted by Edward Waters College (owner) and Bertram A. Bruton (applicant). The applicant seeks approval to a) construct an accessibility ramp; b) install a new window opening and c) re-construct the rear steps for the landmark property located at 1404 Tyler Street.

At the duly noticed June 23, 2010 meeting, the JACKSONVILLE HISTORIC PRESERVATION COMMISSION ("Commission") considered the COA application, and the Planning and Development Department Staff's Report and Recommendations. Having duly considered all testimony and documentary evidence presented at the public hearing, including the Planning and Development Department's Staff Report and Recommendations for COA-10-355 and all attachments thereto (hereinafter "Staff Report"), a copy of which is attached as "Exhibit A", the Commission hereby adopts and incorporates the recommendations of the Staff Report, and makes the following findings:

1. The subject property, built *circa* 1912, is a local landmark at 1404 Tyler Street, located on the campus of historic Edward Waters College.
2. The applicant seeks approval to a) construct a new masonry accessibility ramp on the front elevation; b) install a new window opening on the first story of the north elevation and c) re-construct the steps on the rear elevation. The proposed work involves the installation of the

ramp parallel to the front elevation north of the steps. The front steps will be extended to accommodate the new platform that provides access to the inside of the structure. The outer edge of the ramp and platforms will feature a decorative wrought iron style railing. The applicant also seeks to install a single, vertical window opening to the west of the chimney on the north elevation. The proposed window will match the existing three (3) windows on the first story of the north side elevation. The new opening is compatible in design to the original, and will balance the first story of the north elevation with a window to flank each side of the chimney.

Substantial, competent evidence demonstrates that COA-10-355 meets, to the extent applicable, the *Secretary of the Interior's Standards for Rehabilitation and Chapter 307, Ordinance Code*. Therefore, the Certificate of Appropriateness is **APPROVED**, subject to the following conditions:

- a. The proposed accessibility ramp shall be re-designed to extend off the south side of the steps and wrap around along the south side elevation.
- b. Before issuance of a building permit, staff shall review and approve any modifications to the plans submitted by the applicant.
- c. The proposed window opening and window shall replicate the existing windows in design, size, trim and set back.

**DONE AND ORDERED** by the Jacksonville Historic Preservation Commission at the June 23, 2010, public meeting.



JOSEPH F. THOMPSON, Architect  
CHAIRMAN

Dated: July 9, 2010

FORM APPROVED:



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CHERRY A. SHAW  
ASSISTANT GENERAL COUNSEL

Copy to:  
Randolph Mitchell  
Edwards Waters College  
1658 Kings Road  
Jacksonville, FL 32209  
Owners

Bertram A. Bruton  
2001 York Street  
Denver, CO 80205  
Applicant

NOTICE OF RIGHT TO APPEAL

Persons listed in §307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by §307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

G:\Land Use\CShaw\Historic Preservation\COAs\2010 Final Orders\COA 10-355 AC 070210.doc

June 23, 2010

**THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**CERTIFICATE OF APPROPRIATENESS APPLICATION COA-10-355**

<b>Address:</b>	1404 Tyler Street	<b>Year Built:</b>	c. 1912
<b>Location:</b>	Northwest corner of Tyler Street and West 4 <sup>th</sup> Street (closed)	<b>Designation:</b>	Local Landmark
		<b>Status:</b>	Local Landmark
<b>Owner:</b>	Edward Waters College 1658 Kings Road Jacksonville, FL 32209 Att: Randolph Mitchell	<b>Applicant:</b>	Bertram A. Bruton, Architect 2001 York Street Denver, Colorado 80205

**REQUEST / RECOMMENDATION**

**Request:** Construct an accessibility ramp  
**Recommendation:** Approve with conditions  
**Condition:** That the accessibility ramp be re-designed to come off the south side of the steps and wrap around along the south side elevation.

That any modifications to the submitted plans are reviewed by the Planning and Development Department before building permit is sought.

**Request:** Install new window opening on first story of north elevation  
**Recommendation:** Approve with condition  
**Condition:** That the opening and associated window replicate the current ones in design and size, as well as trim and set back.

**Request:** Rebuild rear steps  
**Recommendation:** Approve

It is the position of the Planning and Development Department that the proposed work under the stated condition would be consistent with all or in part with:

1. *The Secretary of the Interior's Standards for Rehabilitation* numbers: 2, 9 and 10
2. Department of the Interior's Preservation Brief Number 32, "Making Historic Properties Accessible"
3. Chapter 307.106(k) General Standards: 1-4
4. Chapter 307.106(l) Guidelines on Alterations: 1-8

**GENERAL INFORMATION**

Chapter 307.106(k), *City of Jacksonville Ordinance Code* states that in considering applications for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Commission shall be guided by four

general standards. Chapter 307.106(1), *City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for alterations, the Jacksonville Historic Preservation Commission shall consider eight additional standards that reflect the same concerns as the Secretary of the Interior Standards for Rehabilitation. Chapter 307.106(m), *City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for new construction, the Commission shall consider nine additional standards. In an effort to streamline the staff findings and recommendation, these additional standards are addressed under #2 and #3.

### **GUIDELINES, STANDARDS AND FINDINGS**

1. *The effect of the proposed work on the landmark, landmark site or property within a historic district upon which such work is to be done;*

#### **DESCRIPTION OF WORK**

The applicant for COA-10-355 is requesting approval for the following work on the landmark building at 1404 Tyler Street, the Polly Brooks Residence, Edward Waters College:

- Construct new masonry accessibility ramp on the front elevation.
- Install new window opening on the first story of the north elevation
- Rebuild steps on rear or west elevation.

A previous application, COA-10-354, was approved administratively on June 4, 2010 for repair and limited replacement of deteriorated wood and masonry on the subject property.

The proposed accessibility ramp will be placed parallel to the front elevation north of the steps. A 17' section of the masonry ramp will rise to the north connecting to a 5' by 9' landing. At that point, the ramp will turn and head south for 26' to a new 7' 5" x 5 foot landing at the top of the front steps. The front steps will be extended in order to accommodate the new platform that provides access to the interior. The outer edge of the ramp and platforms will have a decorative wrought iron style railing.

A single vertically oriented window opening, matching the existing three on the first story of the north side elevation, will be installed immediately to the west of the chimney. No historical or physical evidence has been provided documenting such an opening as being original or early to the residence. However, the new opening is compatible in design to the original, and will balance the first story of the north side elevation by providing a window on each side of the chimney. The steps on the rear elevation are currently wooden and were constructed over earlier masonry steps in order to provide a larger landing. Both sets of steps will be removed in order to accommodate a new one constructed of masonry with a larger landing and ledges on both sides that support the same decorative wrought iron style railing.

The Planning and Development Department is recommending that the accessibility ramp be approved with the condition that it be placed on the south end of the porch and run west along the south side elevation. This condition would decrease the amount of the ramp evident on the front elevation while leaving the north gabled end projection more visible, as it was historically. In a 1919 photograph, this two-story projection had a gabled balcony off the first story of the front elevation that has since been removed and filled with a single window. Originally sited on corner lot, the placement of the ramp on the south side elevation would have been more intrusive, however, West 4<sup>th</sup> Street that runs parallel to this elevation has been closed creating an open space. In addition, the one story porch that wraps around to the south side elevation has been enclosed; thus

the new ramp would not impact any sense of openness characteristic of front porches. It is the testimony of the applicant that the position of the ramp on the north end of the porch is to take advantage of an existing sidewalk connecting the building to a parking lot. Therefore, as conditioned, the proposed new accessibility ramp, as well as the new window opening and rear steps, would not impact the traditional design or historic fabric of the subject property.

### **DOCUMENTED AND CURRENT CONDITIONS**

In 1999, five historic buildings on the campus of Edward Waters College were designated as local landmarks mainly due to their age, as well as architectural and historical significance. The five buildings include Centennial Hall (1715 Kings Road), B.F. Lee Theological Seminary Building (1658 Kings Road), Henry Y. Tookes Library (1660 Kings Road), the Susie E. Tolbert Residence (1665 Pearce Street) and the Polly Brooks Residence (1404 Tyler Street). Although significantly altered, the Polly Brooks Residence, which was constructed in c.1912, is significant because of its association with Polly D. Brooks.

Referred to as "Jennie's Park", the large two story house was first depicted on the 1913 Sanborn Map of Jacksonville. The residence was built and first occupied by Reverend R.B. and Mrs. J. L. Brooks. After their death, the house continued to be occupied by their daughter, Polly Dinkins Brooks. A graduate of Kittrell College in North Carolina, as well as Florida A & M University, Polly D. Brooks served as dean of the Junior High School Department at Edward Waters College before starting her forty year teaching career with the Duval County Public Schools. Polly D. Brooks was an active and long time member of Mount Zion A.M.E. Church where she served in the Missionary Society, as well as on the Stewardess Board. After her death in 1982, the house was purchased by Edward Waters College and renovated to become the Polly Brooks Music Building.

The Polly Brooks Residence is the most altered of the five buildings constituting the landmark site designation for Edward Waters College. In addition to the enclosing of the wrap-around front porch, the original horizontal wood siding has been covered with a brick veneer on the first story and aluminum siding of a different width on the second story. All of the original wooden, double-hung sash windows have been replaced with contemporary anodized aluminum windows with "Colonial style" divided lights, (sixteen over eight or nine over six).

Although severely altered, the building was included in the landmark site designation because of its long-term association with Ms. Polly Dinkins Brooks, and because of the presence of significant architectural detailing particularly on the inside. Original features still visible include the grouping of fluted Ionic porch columns, rusticated concrete block piers, Palladian style attic vents on three of the four gable ends, and decorative interior stair, door and window trim. Based on historical documentation, a pre-1919 photograph, and the presence of original architectural features, the house has potential for being rehabilitated to be more consistent with its original appearance. Relocating the ramp to the south end of the front elevation would allow for greater rehabilitation potential since the two story projection including the gabled balcony could be restored without being partially blocked by the new construction.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

#### **EFFECT OF WORK ON LANDMARK SITE**

The National Park Service's Preservation Brief 32 (hereinafter brief) states that when making a building accessible, one must take into consideration the existing architecture, not only to complement the existing style but also not block any character defining features. The brief goes on to state that the accessibility alterations should be reversible if at all possible. These features should not replicate the historic features but be of a simple design. However, the subject property has been severely altered with very little historic fabric evident on the exterior. Further the original corner location has also been altered with the closing of West 4<sup>th</sup> Street. Therefore, either the submitted design or that recommended for relocating to the south side elevation would meet the overall intent of Preservation Brief 32. Located on the south side elevation will reduce the ramp's visual presence on the front facade; thus enhancing the potentially of the most significant elevation to be rehabilitated to its original design. The remaining work, installation of a new window opening and rebuilding the rear steps, will be to secondary elevations and will not significantly impact historic fabric. Further, all of these alterations will make the residence more functional and accessible for continued educational uses.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property would be affected.*

#### **EFFECT OF WORK ON STRUCTURE OR SITE**

The proposed ramp as conditioned is in keeping with the *Secretary of the Interior's Standards for Rehabilitation* Numbers 2, 9 and 10 as conditioned by the Planning and Development Department. Standard 2 states, "*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*" As conditioned, the propose ramp will not physically change existing fabric on the front elevation except for moving the front steps further towards the street to accommodate the landing. Because of the significant degree of alterations evident on the subject property, the changes as conditioned, including the ramp, new window opening, and new steps, will not result in the removal of historic fabric or alteration of features and spaces that characterize the property.

Consistent with Standards 9<sup>1</sup>, the proposed alterations as conditioned will not destroy any historic materials that characterize the property and are compatible with the massing, size, scale and current architectural features of the subject property. All of the proposed work could be reversed without significantly impacting the essential form and integrity of the property and its environment, consistent with Standard 10<sup>2</sup>.

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<sup>1</sup> New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

<sup>2</sup> New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4. *Whether the plans may be carried out by the applicant within a reasonable period of time*

**TIME FRAMES**

Chapter 307.106 (S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this Section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission." It is the opinion of the Planning and Development Department that the proposed work can be completed within the aforementioned time frame.

# Flint Construction Services

1419 Linkside Drive  
Atlantic Beach, FL 32233  
License# CGC1508003 & CCC1327402  
CAC1816283 & CFC1428077  
PH 904.994.9626  
Fax: 904.372.9011  
[flintr@comcast.net](mailto:flintr@comcast.net)

July 15, 2010

Edward Waters College  
Polly Brook Building  
1260 West 7<sup>th</sup> Street  
Jacksonville, FL 32209

## Proposal

*We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:*

### **Two Stop Elevator and Associated Modifications**

#### Scope of Work:

- • Demo wall, relocate wall and doors at second floor, demo floors at first and second level- \$5,245
- • Build Elevator shaft to include all structural supports- \$14,593
- • Site work, frame and pour elevator pit- \$5,125
- • Change roof line to accommodate 13' required above second floor to include truss cutting and stabilizing- \$3,500
- • Site work and framing for machine room- \$4,850
- • Dry well, pump and drainage- \$1,900
- • Elevator with machinery- \$38,000 (Quotes from Oits and Coastal Elevator)

#### Exclusions, but not limited to:

- • Any undisclosed conditions.
- • Any scope of work not discussed in this proposal.

**Total Bid: \$73,213.00**

*Seventy Three Thousand Two Hundred Thirteen dollars only*

This proposal was approved on this \_\_\_\_ day of \_\_\_\_\_, 2010, by:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_



ATTACHMENT C2

Edward Waters College  
Polly Brook Building  
1260 West 7<sup>th</sup> Street  
Jacksonville, FL 32209

To Whom It May Concern,

Big Gator Construction Company, Inc. is pleased to submit the attached proposal.

The following is a detailed description of the work, which shall be performed. In the interim, I invite you to call with any questions or concerns.

Thank you for the opportunity you have provided Big Gator Construction Company, Inc. to submit this proposal and we look forward to your review and approval.

All damaged materials will be replaced with like materials as readily available. When like materials are not available, equal or greater than materials will be used upon approval of Big Gator Construction Company, Inc. and owner or agent of owner.

Respectfully yours,

Big Gator Construction Company, Inc.



Edward Waters College  
Polly Brook Building  
1260 West 7<sup>th</sup> Street  
Jacksonville, FL 32209

**Scope of Work:**

Prepare second floor for elevator and accessibility- including demolition and relocation of walls.  
Excavate under house to allow for elevator pit. Frame and pour pit with proper drainage.  
Demolition, framing supports and new framing for elevator shaft from 4' beneath house to 13' above second floor stop.  
Cut roof and trusses to allow for shaft then re-frame and flash.  
Includes finished Otis Two Stop Hydraulic Elevator with machinery

**Total Price of Proposal: \$75,345.00**

All labor and materials to be provided by Big Gator Construction Co Inc.

Thanks for your consideration,

Big Gator Construction Co. Inc.

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Signature of Approval

Date

The pricing in this proposal is valid for 30 days. By signing this proposal, customer agrees to pay in full all invoiced amounts within 30 days of receipt. Customer also agrees that failure to pay in full within 30 days of receipt of invoices will result in the accrual of interest at the rate of 1 ½% per month or the highest rate allowed by law, whichever is greater. Customer further agrees that in the event of a dispute related to the proposal or the work therein, attorneys' fees are recoverable by the prevailing party and that venue lies exclusively in Duval County, Florida. All warranties over 90 days whether express or implied must be in writing in company letterhead with the owner's signature, are void in the event customer fails to pay in full under the terms of this proposal and the corresponding invoices.

# MODIFICATION AND REHABILITATION

## POLLY BROOK BUILDING EDWARD WATERS COLLEGE 1400 TYLER STREET JACKSONVILLE, FLORIDA 32209

### ARCHITECT

**BERTRAM A. BRUTON**  
1778 W. 11TH STREET, JACKSONVILLE, FLORIDA 32209  
303.949.5084  
2001 YORK STREET, DENVER, COLORADO 80205  
303.388.4314  
CONTACT: BERTRAM A. BRUTON  
EMAIL: bbruton@bobassociates.net

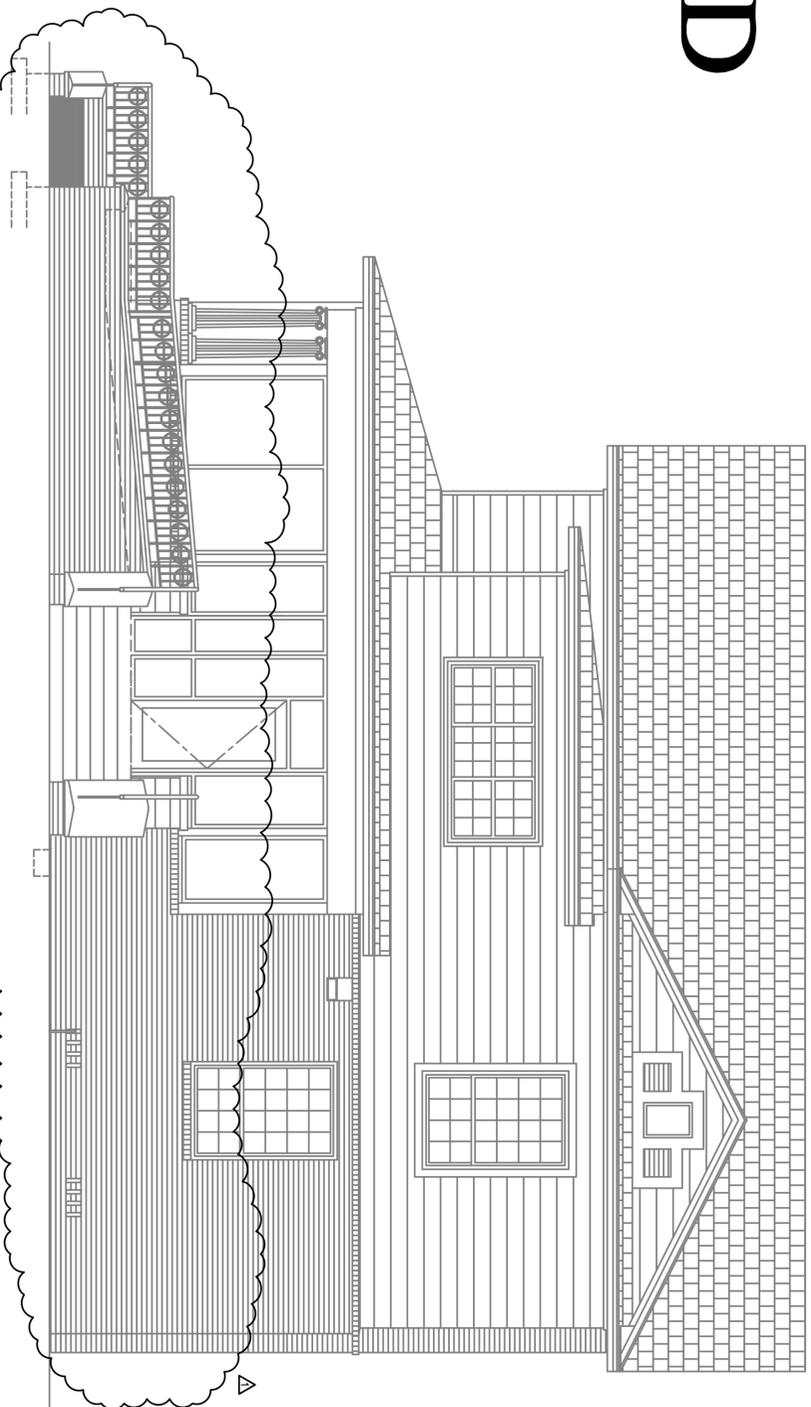
### MECHANICAL-ELECTRICAL ENGINEERS

**ACTECH ARCHITECTS, ENGINEERS AND PLANNERS**  
126 W. ADAMS STREET, SUITE 450  
JACKSONVILLE, FL 32202  
904.356.1274  
904.356.1374 (fax)  
CONTACT: SEDLEY HUEY  
EMAIL: actech@eelsouth.net

22 JUNE 2010

ISSUE FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS



#### GENERAL NOTES :

- 1.- All portion dimensions are to the face of finished wall unless otherwise noted.
- 2.- Do not scale drawings. Written dimensions and notes shall establish all locations. Large scales drawings shall have priority over smaller scale drawings.
- 3.- Contractor to verify existing conditions and to notify the architect of any discrepancies in dimensions, locations and grades.
- 4.- Refer to applicable sections of the specifications for additional information on requirements.
- 5.- Elevations shown are based on the city Datum coordinate system.
- 6.- The contractor shall notify all utilities affected by this contract prior to beginning the construction. The contractor shall also coordinate work for the protection of existing utility lines affected by this contract.
- 7.- All work under terms of these Construction Documents shall comply with the appropriate relevant sections of the Standard OSHA regulations unless otherwise noted in the General Requirements.
- 8.- Verify with Architectural drawings for all floor and wall openings requirements. (Layout the Architectural Plan before framing the opening).
- 9.- Comply with Fire-Resistant Directory for rated construction.
- 10.- Verify with Architect for colors and materials not shown on drawings.
- 11.- Submit color samples on all finish materials for review and action prior to ordering.
- 12.- All floor elevations are to be finished floor or to top of high points unless otherwise noted.
- 13.- All door openings are located so hing-side door jambs are 4" wide at perpendicular walls unless otherwise noted.
- 14.- All structural members and mechanical, electrical and plumbing equipment to be installed in accordance with above ceiling height system or finish schedule for clearance (UNO).
- 15.- Where architectural topping slabs with waterproofing are indicated, elevations of 0'-0" noted at the drains refer to the topping slab. Drainage details should be referred to for thickness of waterproofing and topping above structural slab.
- 16.- Manufacturer's nameplates, trademark, logos or other identifying stain not be visible.
- 17.- Paint all exposed steel and sheet metal. (UNO).
- 18.- Refer to structural drawings for layout, size and location of all structural members.
- 19.- Refer to mechanical & plumbing drawings for layout of all floor drains, housekeeping pad, floor openings, etc.
- 20.- Refer to Material Finishes Schedule and Specifications for specific finishes scheduled on the drawings.
- 21.- Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortion and misalignment according to applicable codes, standards and good practice.

#### INDEX OF DRAWINGS

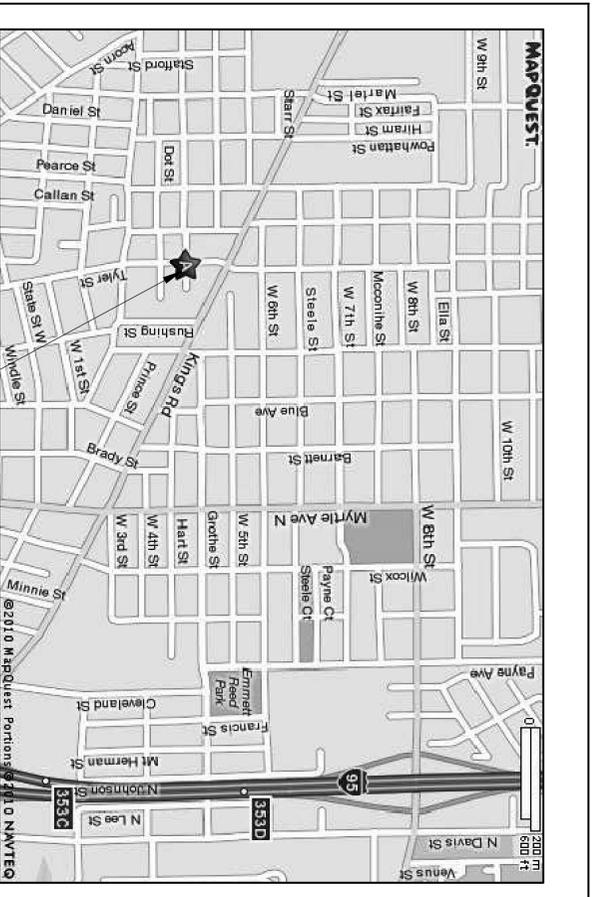
GENERAL	COVER SHEET, GENERAL NOTES & INDEX DRAWINGS
GO.1	
ARCHITECTURAL	
A1	1ST FLOOR: DEMOLITION AND FLOOR PLAN
A2	2ND FLOOR: DEMOLITION AND FLOOR PLAN
A3	ROOF PLAN, DOOR AND ROOM FINISH SCHEDULES
A4	BUILDING ELEVATIONS
A5	BUILDING ELEVATIONS
A6	MISCELLANEOUS DETAILS
MECHANICAL	
M1	1ST AND 2ND FLOOR MECHANICAL PLANS
M2	MECHANICAL SCHEDULES AND DETAILS
PLUMBING	
P1	1ST AND 2ND FLOOR PLUMBING PLANS
P2	PLUMBING SCHEDULE AND DETAILS
ELECTRICAL	
E1	1ST & 2ND FLOOR LIGHTING PLANS
E2	1ST & 2ND FLOOR POWER PLANS
E3	POWER PLAN COMMUNICATIONS & FIRE ALARM ELECT. DETAILS, SCHEDULES, NOTES AND LOAD CALCULATIONS

#### BUILDING CODE COMPLIANCE

BUILDING CODE:	2007 FLORIDA BUILDING CODE
	EXISTING MUSIC BUILDING
OCCUPANCY GROUP:	B
TYPE OF CONSTRUCTION:	TYPE 5-B
OCCUPANCY LOAD:	20 S.F. / PERSON
BUILDING AREA:	
FIRST FLOOR:	2,198 S.F.
SECOND FLOOR:	1,751 S.F.
TOTAL FLOOR AREA:	3,949 S.F.
BUILDING HEIGHT:	2 STORES
ALLOWABLE BUILDING HEIGHT:	2 STORES
ALLOWABLE BUILDING AREA:	9,000 / FLOOR
FLOOR LIVE LOAD:	40 # / S.F.

#### WIND LOADS:

WIND VELOCITY:	120 MPH
BUILDING CATEGORY:	II
BUILDING EXPOSURE:	B
COMPONENTS AND CLADDING:	-29.3 PSF



#### VICINITY MAP

1  
GO.1

NOT TO SCALE

PROJECT  
OWNER

MODIFICATION AND REHABILITATION  
POLLY BROOK BUILDING  
1400 TYLER STREET JACKSONVILLE, FL 32209  
EDWARD WATERS COLLEGE  
JACKSONVILLE, FLORIDA

CHECKED  
BAB  
DRAWN  
LZR  
APPROVED DATE  
JOB NO. 903

DATE  
06-22-10  
DATE  
06-22-10

SCALE  
REV. #  
22 JUNE 2010 ISSUE FOR CONSTRUCTION

AS NOTED

SEAL: BERTRAM A. BRUTON



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ARCHITECTS

SHEET NO.  
**GO.1**



1

# DEMOLITION 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



0 1' 2' 4' 8' 16'



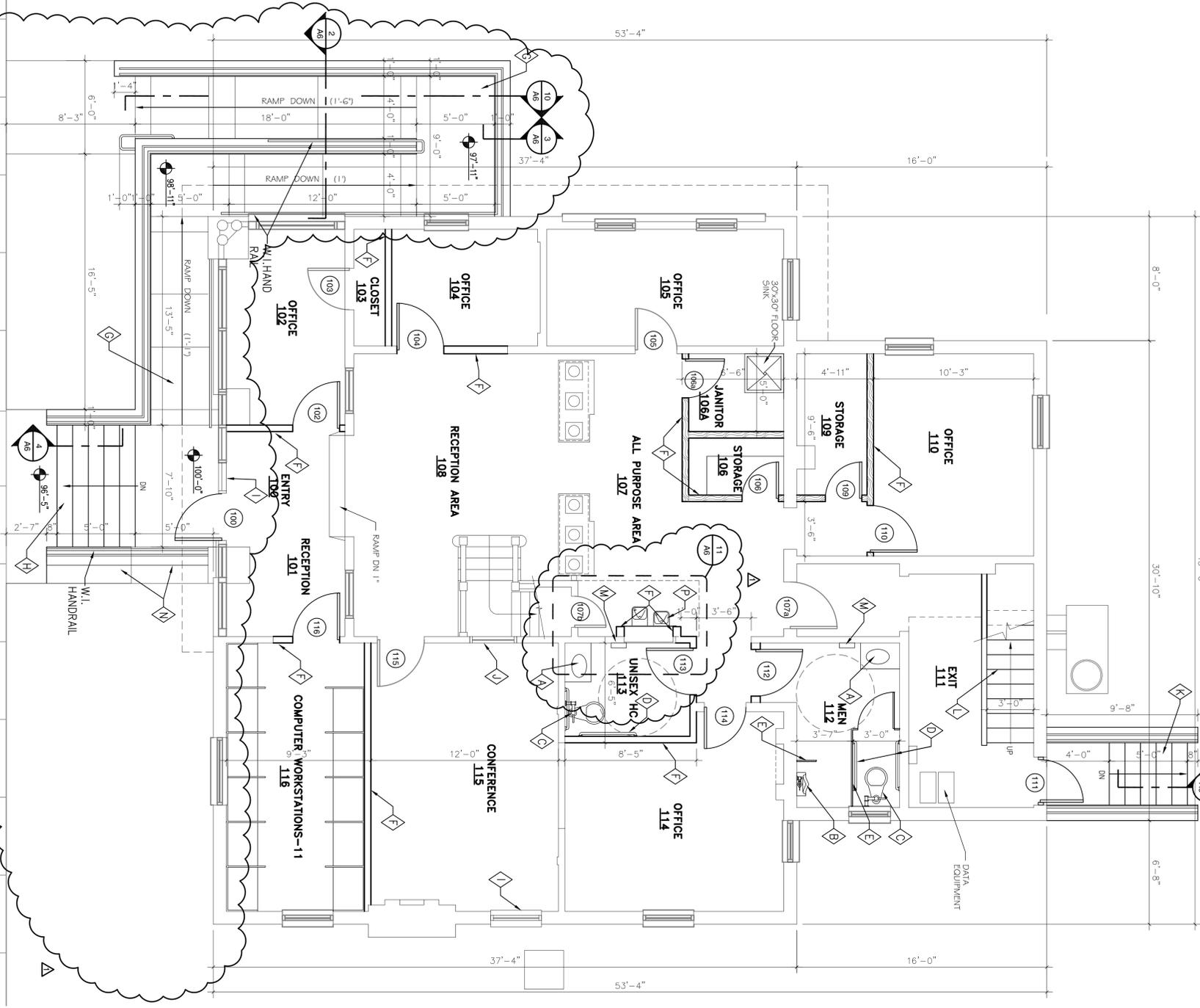
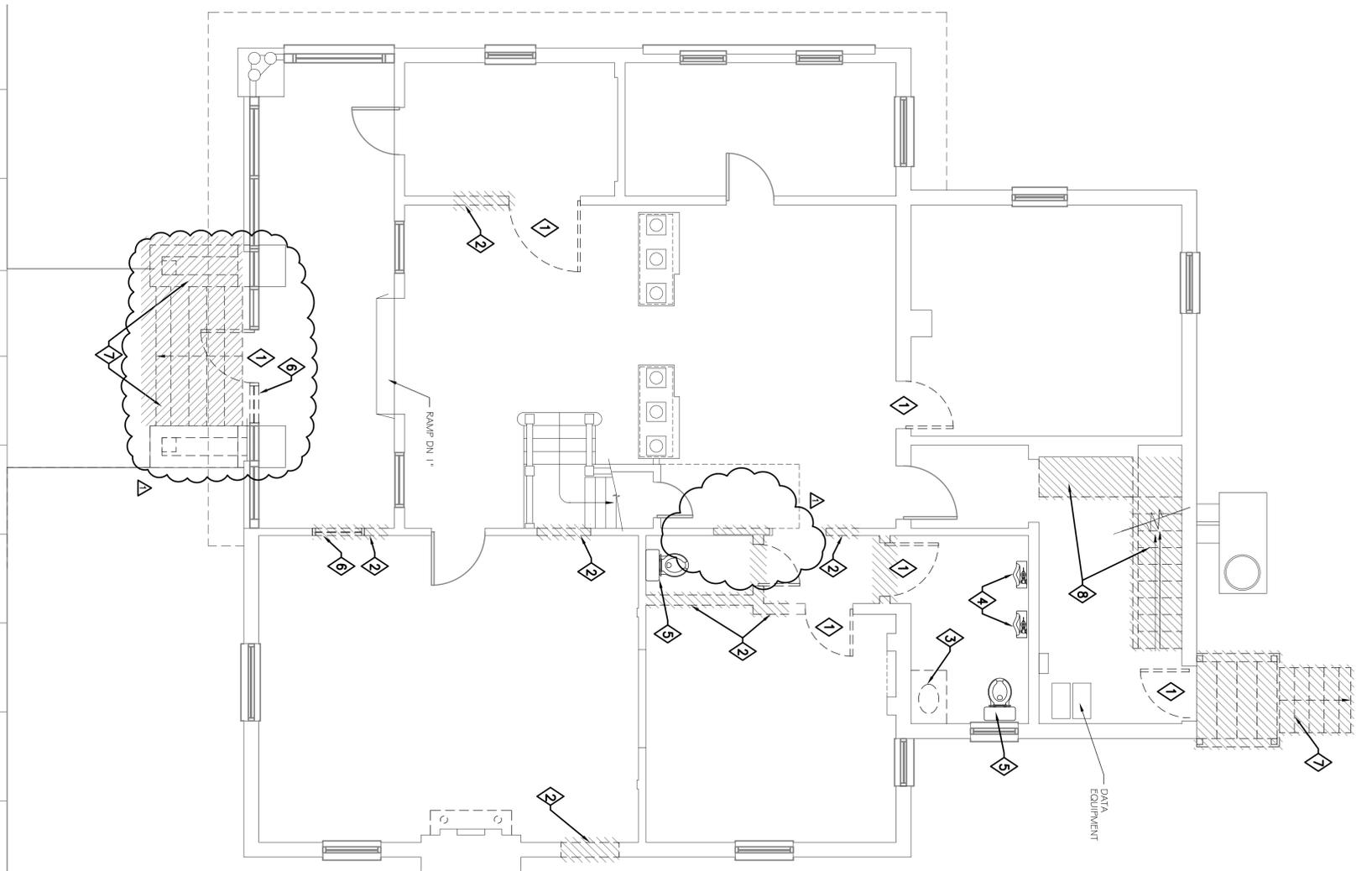
2

# 1ST FLOOR PLAN (100% ACCESSIBLE)

SCALE: 1/4" = 1'-0"



0 1' 2' 4' 8' 16'



- DEMOLITION NOTES**
- 1 REMOVE (E) DOOR AND DOOR FRAME
  - 2 DEMO (E) WALL - FRAME FOR (N) WINDOW
  - 3 REMOVE (E) LAVATORIES
  - 4 REMOVE (E) URINALS
  - 5 REMOVE (E) TOILET
  - 6 RELOCATE (E) WINDOW
  - 7 DEMO (E) STAIRS
  - 8 MODIFY (E) STAIRS

- GENERAL DEMO NOTES**
1. GENERAL CONTRACTOR TO FIELD VERIFY ALL MECHANICAL EQUIPMENT.
  2. ALL WORK TO BE DONE UNDER OSHA RECOMMENDATIONS.
  3. ALL DEMOLITION OF EXISTING CONSTRUCTION TO BE VERIFIED IN FIELD.
  4. ALL REMOVED DOORS, DOOR FRAMES, WINDOWS, PLUMBING FIXTURES AND FIXTURE LIGHTS SHOULD BE GIVEN TO THE OWNER.

- LEGEND**
- DEMOLISH AREA

- CONSTRUCTION NOTES**
- A PROVIDE (N) LAVATORY/LAM, PLASTIC COUNTER - HC HEIGHT ON 1ST FLOOR
  - B URINAL
  - C (N) FLUSH VALVE TOILET
  - D HC GRAB BARS
  - E PROVIDE (N) PARTITION STALL SYSTEM
  - F PROVIDE (N) 2x4 WD STUDS @ 16" O.C. WALL SYSTEM W/ 7/8" GYP. BD. E.A. SIDE
  - G PROVIDE (N) ADA ACCESSIBLE CONCRETE RAMP
  - H PROVIDE (N) STAIRS MATCH (E)
  - I PROVIDE (N) WINDOW MATCH ADJACENT
  - J (E) WINDOW RELOCATED
  - K (N) STAIRS
  - L MODIFIED (E) STAIRS - WIDTH 3' CLEAR MIN.

- GENERAL NOTES**
- M (N) PAPER TOWEL DISPENSER
  - N (N) PRECAST CONCRETE CAP
  - O (N) TMOBILE, SOFT SIGNS, WATER COOLER
  - P WALL JOINT BARRIER FREE ACCESS, MODEL ERFPMZKR FROM ELKAY
  - Q PROVIDE (N) CONCRETE SIDEWALK

- LEGEND**
- (N) WD. STUDS PARTITIONS
  - (N) TOILET PARTITIONS

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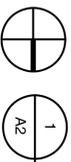
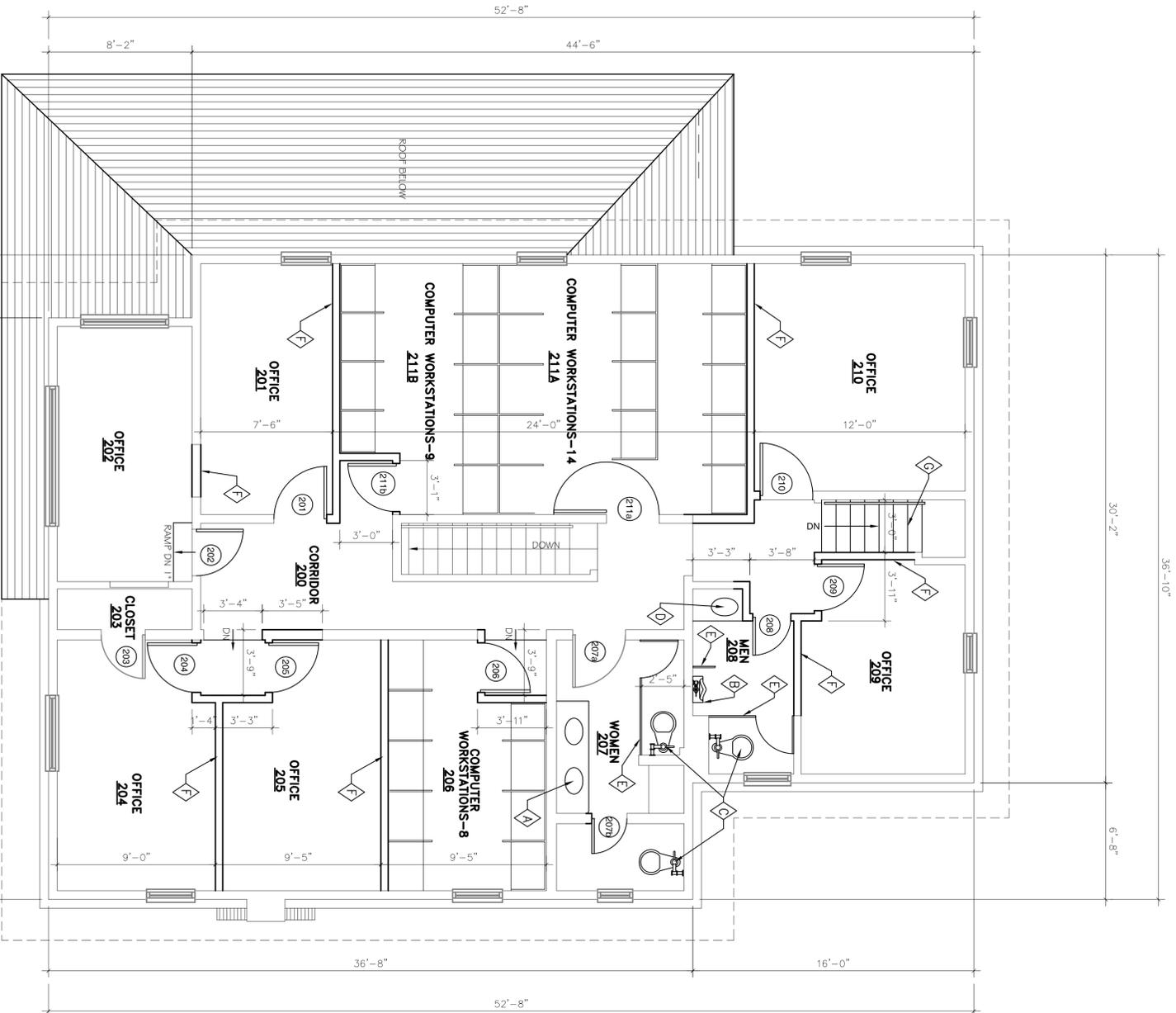
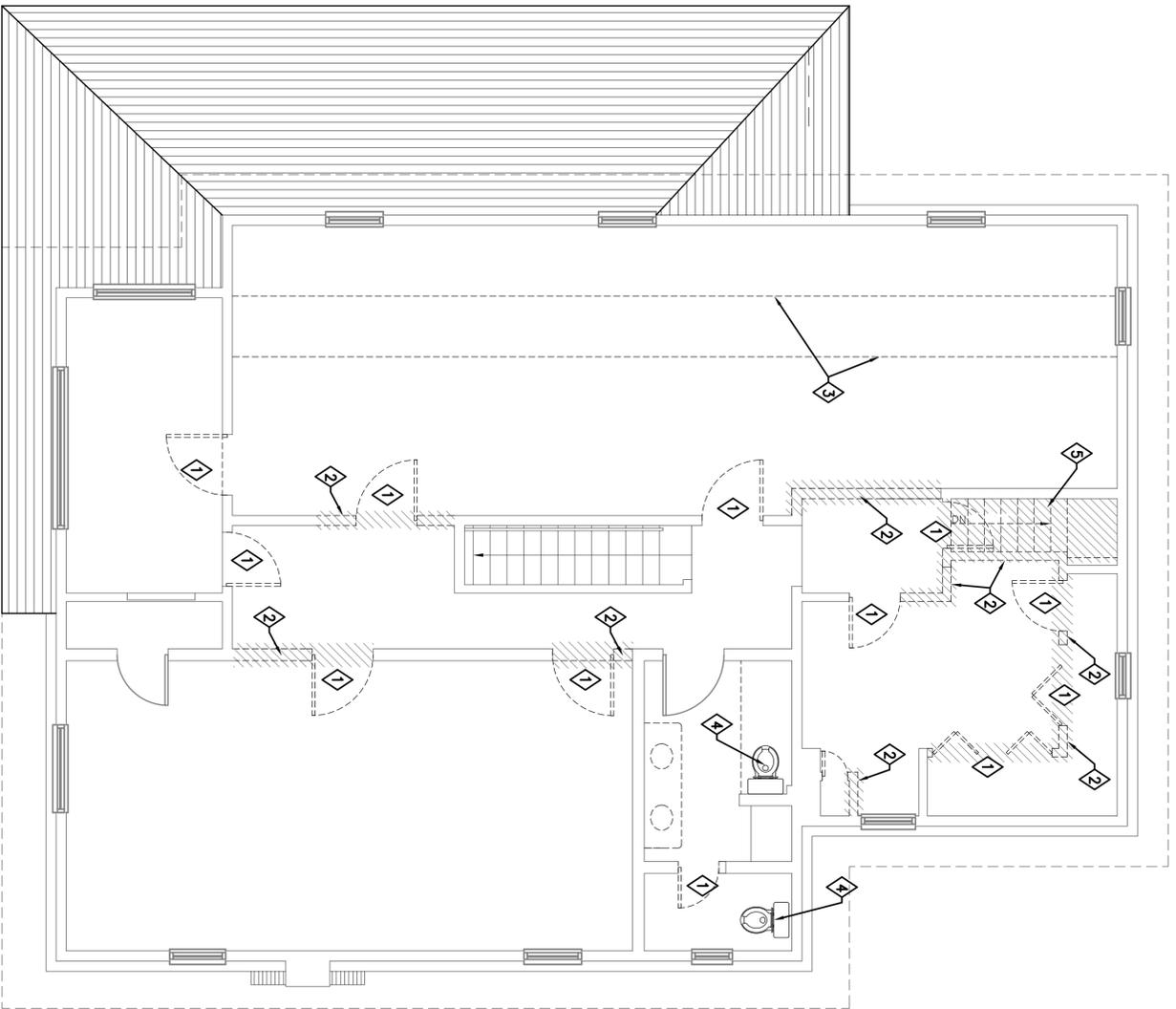
PROJECT: MODIFICATION AND REHABILITATION POLLY BROOK BUILDING  
 1400 TYLER STREET JACKSONVILLE, FL 32209

OWNER: EDWARD WATERS COLLEGE  
 JACKSONVILLE, FLORIDA

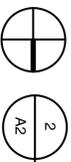
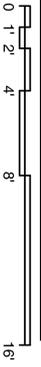
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BAB	06-22-10	REV. #	22 JUNE 2010 ISSUE FOR CONSTRUCTION
DRAWN	DATE		
LZR	06-22-10		
APPROVED DATE			
JOB NO.	903		

SEAL: BERTRAM A. BRUTON

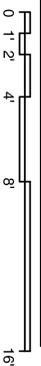
SHEET NO. A1



1  
A2  
SCALE: 1/4" = 1'-0"



2  
A2  
SCALE: 1/4" = 1'-0"



**DEMOLITION NOTES**

- 1 REMOVE (E) DOOR AND DOOR FRAME
- 2 DEMO (E) WALL
- 3 REMOVE (E) RISERS; PATCH FLOOR AS REQUIRED
- 4 REMOVE (E) TOILETS
- 5 REMOVE (E) STAIRS

**GENERAL DEMO NOTES**

- 1- GENERAL CONTRACTOR TO FIELD VERIFY ALL MECHANICAL EQUIPMENT.
- 2- ALL REMOVED DOORS, DOOR FRAMES, WINDOWS, PLUMBING FIXTURES AND FIXTURES LIGHTS SHOULD BE GIVEN TO THE OWNER.
- 3- ALL DEMOLITION OF EXISTING CONSTRUCTION TO BE VERIFIED IN FIELD.

**LEGEND**



**CONSTRUCTION NOTES**

- A PROVIDE (N) LAVATORIES
- B URINALS
- C PROVIDE (N) FLUSH VALVE TOILETS
- D PROVIDE (N) LAVATORY
- E PROVIDE (N) PARTITION STALL SYSTEM
- F PROVIDE (N) 2x4 W/4" STUDS @ 16" O.C. WALL SYSTEM W/1/2" GYP. BO EA. SIDE-FILL IN WALLS - MATCH THICKNESS OF EXISTING WALLS
- G MODIFIED STAIRS - WIDTH 3' CLEAR MIN.

**GENERAL NOTES**

- 1- ALL DIMENSIONS ARE TO FACE OF STUD, CMU, OR GRIDLINE UNLESS NOTED OTHERWISE.
- 2- PATCH AND REPAIR ALL DAMAGED WALL, CEILING, FLOOR, TRIM, ETC BEFORE APPLYING SCHEDULED FINISHES.
- 3- CONTRACTOR TO VERIFY ALL DIMENSIONS AND COORDINATE THE DRAWINGS.
- 4- RE: MECH., ELEC., ETC., FOR ANY ADDITIONAL REQUIRED INFORMATION.

**LEGEND**

- (N) W/D. STUDS PARTITIONS
- (N) TOILET PARTITIONS

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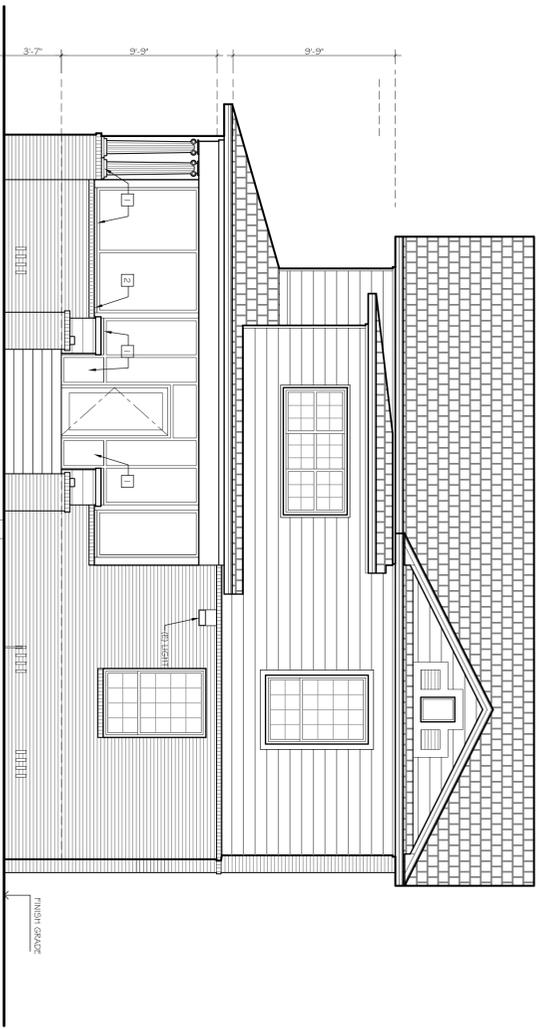
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PROJECT	MODIFICATION AND REHABILITATION POLLY BROOK BUILDING 1400 TYLER STREET JACKSONVILLE, FL 32209
OWNER	EDWARD WATERS COLLEGE JACKSONVILLE, FLORIDA

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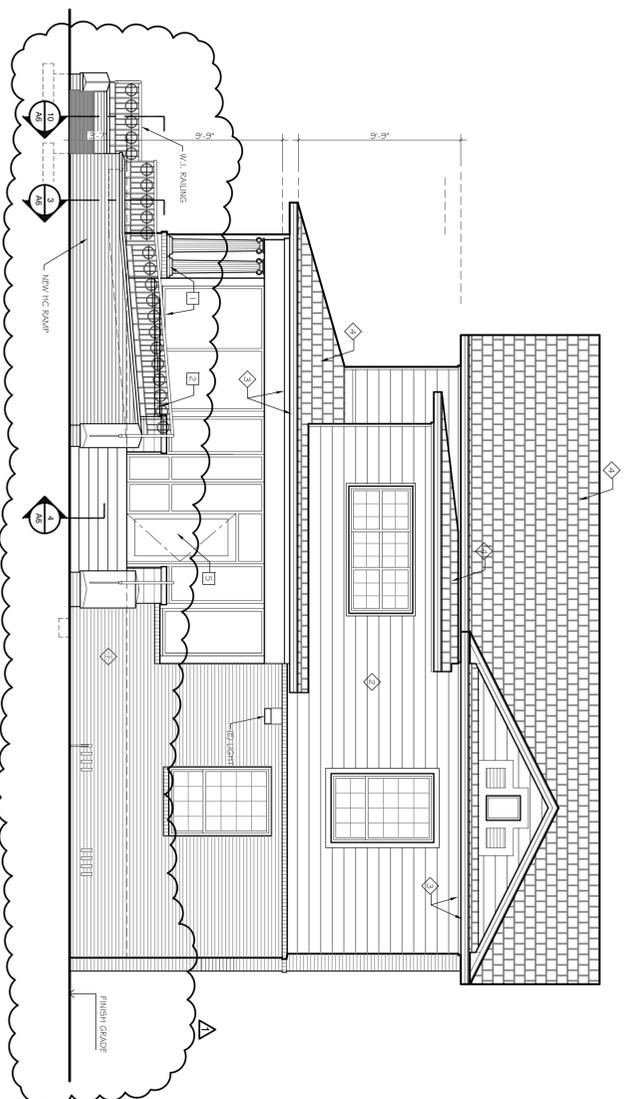




1 EAST ELEVATION

A4

SCALE: 3/16" = 1'-0"



2 EAST PROPOSED ELEVATION

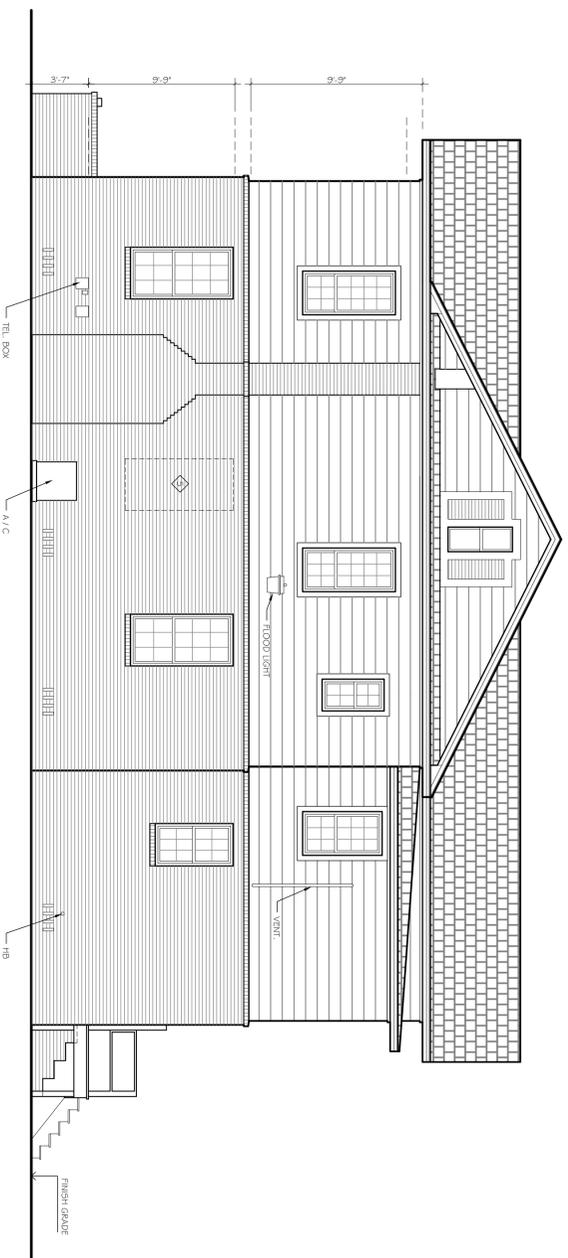
A4

SCALE: 3/16" = 1'-0"

- ELEVATION KEY NOTES
- 1 REPLACE DETROKORATE WOOD, TYPICAL.
  - 2 REPAIR BRICK.
  - 3 REPAIR OPENING IN SIDING, TYPICAL.
  - 4 REMOVE BRICK, REINSTALL WITH ADEQUATE ANCHORS.
  - 5 REPLACE DOOR AND FRAME.
  - 6 REPAIR/REPLACE STAIR AND LANDING.

GENERAL NOTES

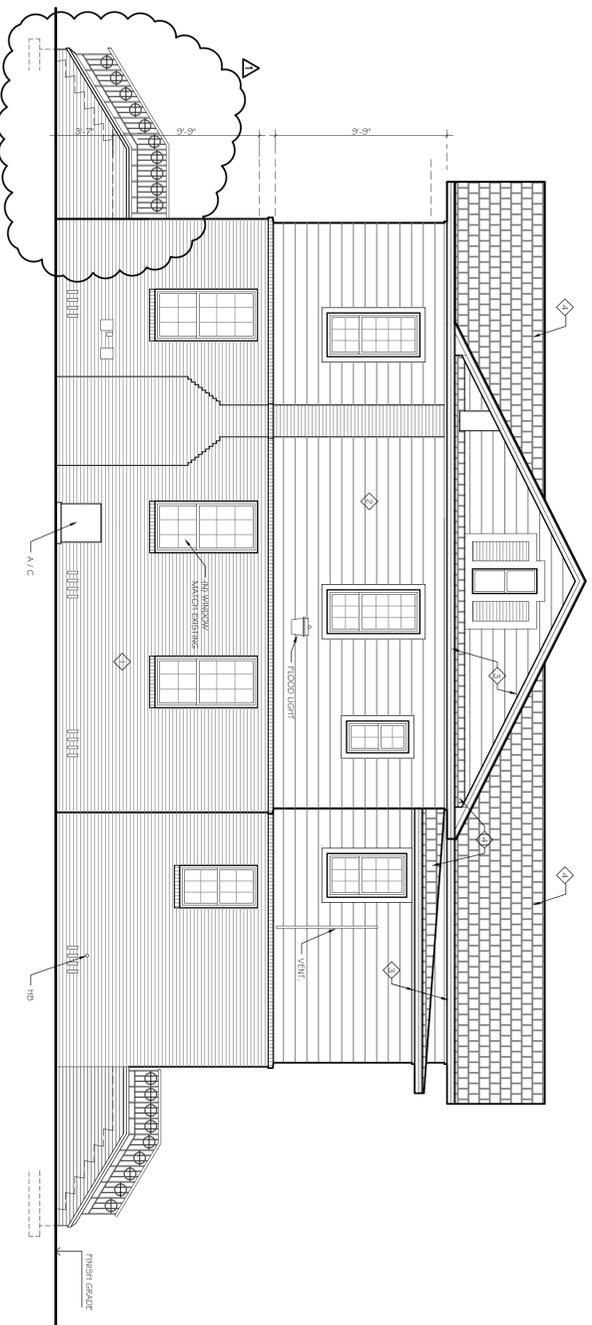
- 1 (D) BRICK TUCKERPOINT AS REQUIRED - POWER WASH.
- 2 (E) LAP SIDING - PATCH DAMAGED AREAS, POWER WASH AND PAINT.
- 3 REPAIR SOFFIT, FASCIA AND TRIM; REPAINT
- 4 REMOVE AND REPLACE EXISTING ROOFS.
- 5 CUT OPENING, FRAME AND INSTALL NEW WINDOW - MATCH EXISTING, REPAIR EXISTING BRICK AND INTERIOR PLASTER, TRIM, MATCH EXISTING.



3 NORTH ELEVATION

A4

SCALE: 3/16" = 1'-0"



4 NORTH PROPOSED ELEVATION

A4

SCALE: 3/16" = 1'-0"

SEAL: BERTRAM A. BRUTON

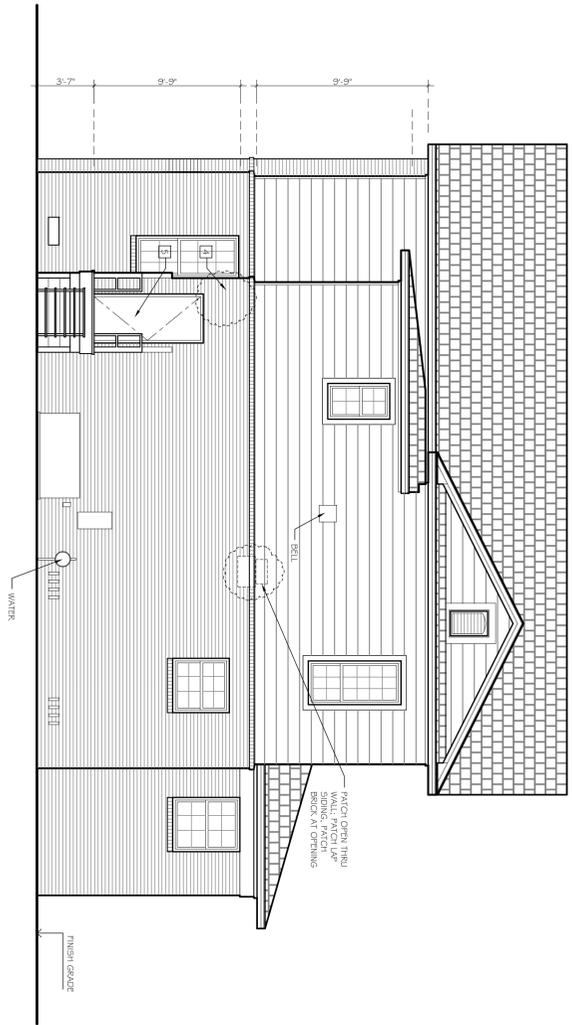
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OWNER	EDWARD WATERS COLLEGE JACKSONVILLE, FLORIDA

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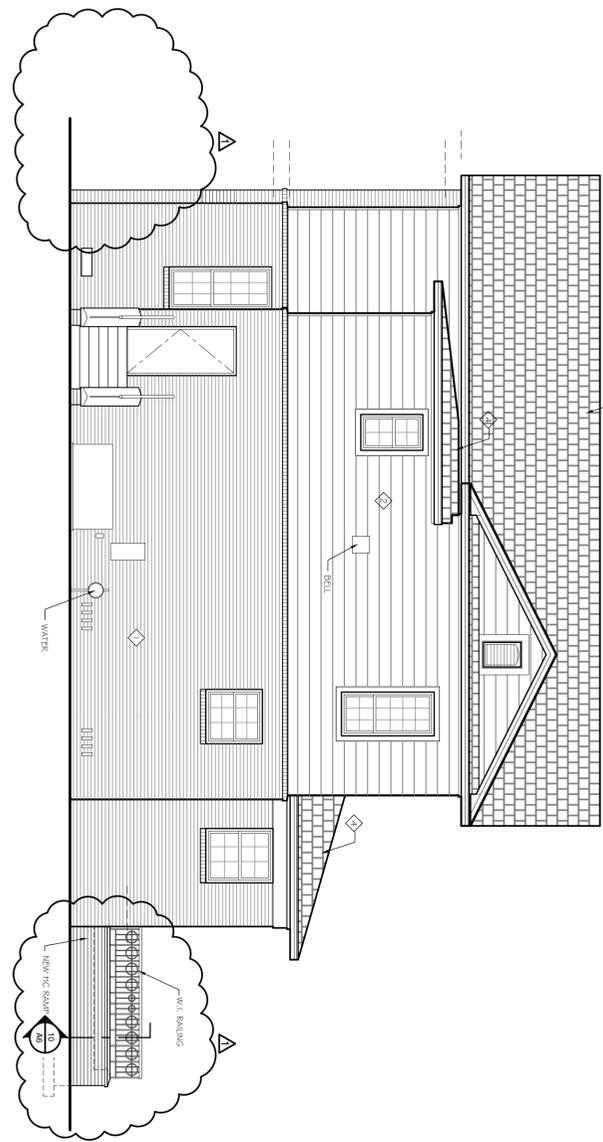
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SHEET NO.  
**A4**



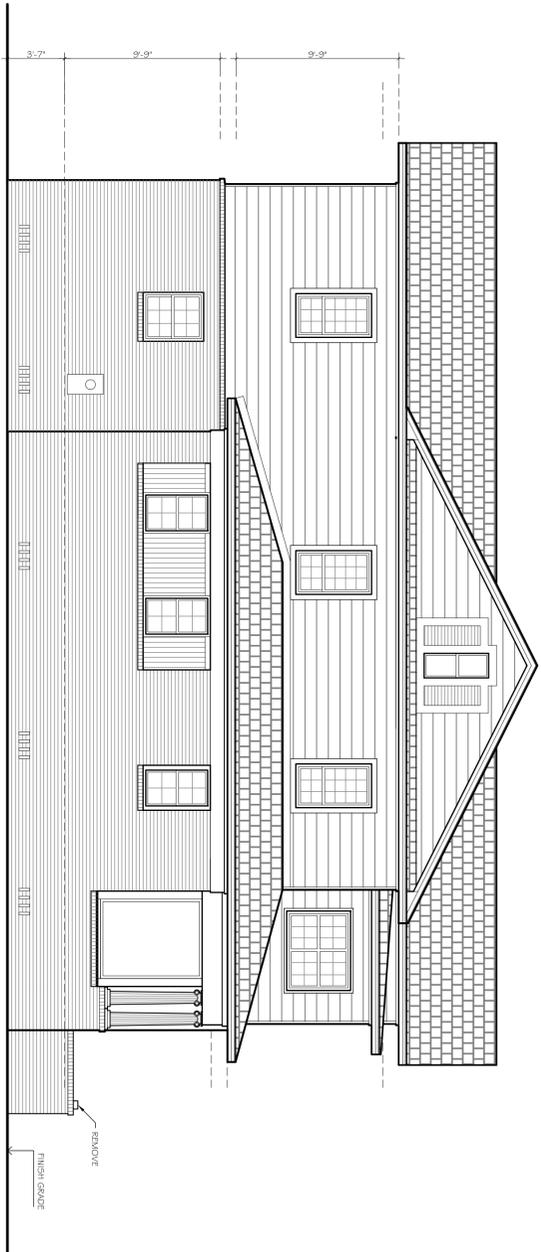
1 WEST ELEVATION

SCALE: 3/16" = 1'-0"



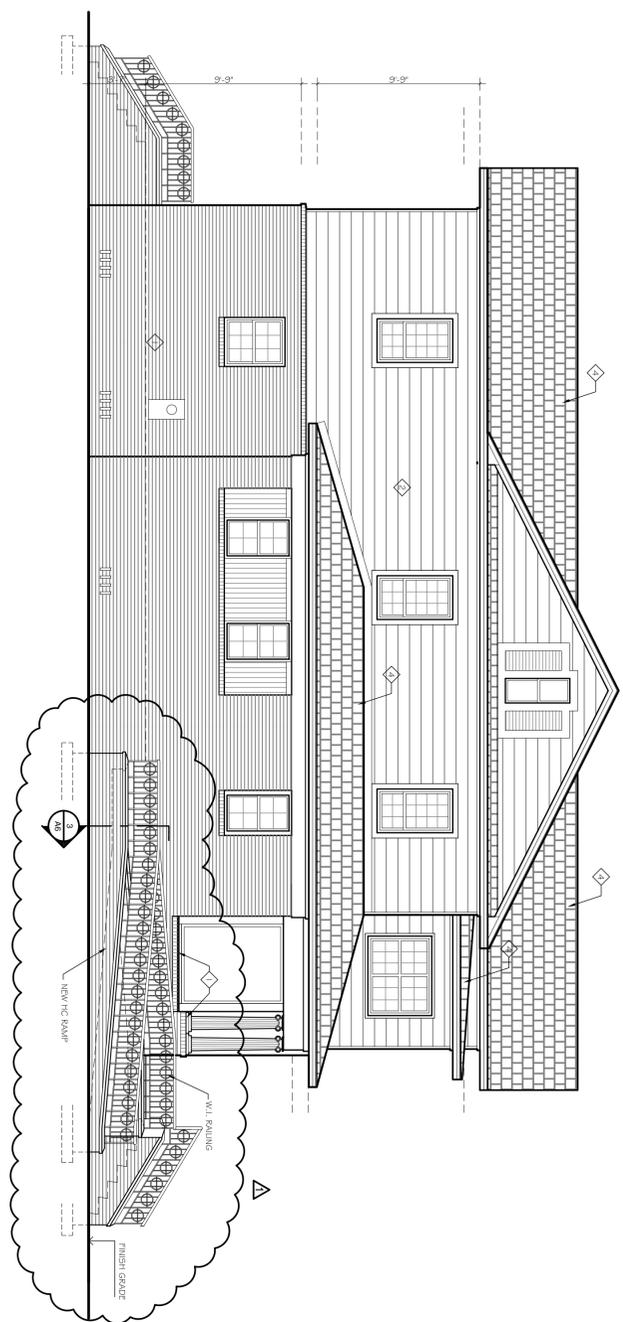
2 WEST PROPOSED ELEVATION

SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



4 SOUTH PROPOSED ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION KEY NOTES

- 1 REPLACE DETERIORATE WOOD, TYPICAL.
  - 2 REPAIR BRICK.
  - 3 REPAIR OPENING IN SIDING, TYPICAL.
  - 4 REMOVE BRICK, REINSTALL WITH ADJACULATE ANCHORS.
  - 5 REPLACE DOOR AND FRAME
  - 6 REPAIR-REPLACE STAIR AND LANDING
- GENERAL NOTES
- 1 (E) BRICK TUCK-POINT AS REQUIRED. FORMER WASH.
  - 2 (E) LAP SIDING- PATCH DAMAGED AREAS, TOWER WASH AND PAINT.
  - 3 REPAIR SOFFIT, FASCIA AND TRIM; REPAIR
  - 4 REMOVE AND REPLACE EXISTING ROOFS.
  - 5 CUT OPENING, FRAME AND INSTALL NEW WINDOW. MATCH EXISTING, REPAIR EXISTING BRICK AND INTERIOR PLASTER, TRIM, MATCH EXISTING.

SEAL: BERTRAM A. BRUTON

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SHEET NO.  
**A5**

