

SANDCASTLE REAL ESTATE OFFICE

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the new, 1,100 square foot second floor of an existing real estate office. The space will contain four offices and a toilet room which is not accessible. An existing accessible toilet room is available on the first floor which also has a conference room. The project will cost \$233,500 and bids to provide an elevator were submitted for \$42,000 and \$42,300. According to the applicant, there is insufficient space on the property to construct and exterior elevator and maintain the required number of parking spaces.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

SUNCOAST REAL ESTATE OFFICE

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the new, 1,100 square foot second floor of an existing real estate office. The space will contain four offices and a toilet room which is not accessible. An existing accessible toilet room is available on the first floor which also has a conference room. The project will cost \$233,500 and bids to provide an elevator were submitted for \$42,000 and \$42,300. According to the applicant, there is insufficient space on the property to construct and exterior elevator and maintain the required number of parking spaces.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS OF CHAPTER 553, PART V, FLORIDA STATUTES

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: SAND CASTLE REAL ESTATE OFFICE.

Address: 201 108TH AVENUE,
TREASURE ISLAND, FLORIDA 33706

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: A. T. "TIM" DOYLE

Applicant's Address: 1717 DONCASTER RD., CLEARWATER, FL. 33764

Applicant's Telephone: 727-365-1800 FAX: 727-524-4050

Applicant's E-mail Address: atdoyle@TAMPABAY.RR.COM.

Relationship to Owner: GENERAL CONTRACTOR

Owner's Name: JUDY A. WASHEN TRUSTEE - JUDY WASHEN^{KISS,} BROKER

Owner's Address: 750 CAPRI BLVD, TREASURE ISLAND, FL. 33706

Owner's Telephone: 727-367-1223 FAX 727-367-8604

Owner's E-mail Address: SANDCAST@GTE.NET.

Signature of Owner: Judy Washen Kiss

Contact Person: A.T. "TIM" DOYLE

Contact Person's Telephone: 727-365-1800 E-mail Address: atdoyle@tampabay.

RR.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.)

SEE APPENDUM.

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

SEE APPENDUM

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.

SEE APPENDUM

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

Issue

1: SECTION 11-4.1.1 APPLICATION (3) "AREAS THAT ARE USED ONLY AS WORK AREAS SHALL BE DESIGNED AND CONSTRUCTED SO THAT INDIVIDUALS CAN APPROACH, ENTER, AND EXIT AREAS"

2: SEC. 11-4.1.3- APP (5) ONE PASSENGER ELEVATOR COMPLYING WITH SECTION 11-4.10 SHALL SERVE EACH LEVEL.

Issue

3: SECTION 11-4.3.8- CHANGE IN LEVEL

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. OWNER HAS ENOUGH LAND TO ADD 1,100 SQUARE FEET ONLY AS A 2ND FLOOR. NO ADDITIONAL LAND AVAILABLE IN DOWNTOWN CORE. ELEVATOR SPACE IS COSTLY, THEY ARE IN CENTRAL BUSINESS DISTRICT.

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

11.4.1.5. (2) "ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OR TRAVEL TO ALTERED AREAS SHALL BE DEEMED DISPROPORTIONATE TO THE OVERALL ALTERATION WHEN THE COSTS EXCEED 20% - \$4200 / \$23,000 = 18.0% VERY CLOSE

[] 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. SEE ADDENDA

SECTION - EXCEPTION 1. "NO BUILDING REQUIREMENT SPACE
ON ANY FLOOR IS LESS THAN 3,000 SQ. FT. SEE ADDENDUM
FOR OTHER EXCEPTIONS.

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. OTIS ELEVATORS - \$42,000 (BID INCLUDED)

b. THYSSENKRUPP ELEVATOR - \$42,300 - (BID INCLUDED)

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.

Signature PETER MARICH
Printed Name

Phone number 727 461 2402

(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 11 day of November, 2006

Signature

A. T. DOYLE

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. SECT. 11-4.1.3 (5) EXCEPTION 1 - ELEVATOR NOT REQUIRED.

b. SECT. 11-4.3.8 CHANGES IN LEVEL

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 APPROVAL

Jurisdiction CITY OF TREASURE ISLAND, FL

Building Official or Designee

Signature

MICHAEL T. WICHMAN, SR.

Printed Name

BU-159

Certification Number

727-547-4575 / 727-547-4584

Telephone/FAX

Address: 120-108TH AVE

TREASURE ISLAND, FL 33706

ADDENDUM

SandCastle Real Estate, Inc.
Application for Waiver of Elevator
201 108th Ave., Treasure Island, Fl. 33706
As of 10-28-06
Addendum to Application
(Form 2001-01)

Paragraph 4. The current building is a masonry one-story real estate office in the Central Business District of Treasure Island with a "Key West" motif. It is approximately 1,164 square feet of offices that house the real estate offices, where Mrs. Judy Washek Kief is the broker and owner. The Owner desires to increase the building by taking off the roof and doubling the space and going straight up over the existing foot print and adding offices for more real estate associates. There is a bathroom on the ground floor that is handicapped accessible already and will remain. There is a back door out of the first floor that comes on to a public alleyway.

The design of the new building will capitalize on the current look, continuing the "Key West" idea. The front will feature a small balcony to soften the two story element and there will be an exterior fire escape set of stairs on the rear to satisfy egress requirements. The second floor will meet the new hurricane codes; it will be frame construction with horizontal siding and plenty of windows. The roof will be a new high class metal roof.

The office space and parking are limited. The lot and adjoining lot (owned by the Owner) are small, so space is a luxury. The Owner wants to just build an interior staircase to produce office space for real estate associates in this highly developed area of Pinellas County. Sandcastle has successfully occupied this space for some 7 years and wants to stay here, yet address the real estate needs of its customers. It does not want to move their location. They have a comfortable lobby and adjoining conference room to serve the requirements of the public. Again, the handicap accessible bathroom is on the first floor.

The side lot will be engineered for more parking and access for the new associates and the public per City requirements and codes. Additional landscaping buffers will be emphasized on the west side along 1st St. E. to enhance the beauty of the proposed two-story structure.

ADDENDUM-PARAGRAPH 5

Sandcastle Realty
Budget
201 108th Avenue
Treasure Island, Florida 33707
As of 11/30/2006

Category	Description	Details	Total Cost
Architecture/Engineering			\$ 23,000.00
Permits			\$ 4,500.00
Demolition	Tear Off Roof and Siding		\$ 14,000.00
Site Work			\$ 23,000.00
Construction -1st floor	stairs/drywall/[paint		\$ 13,000.00
Construction-2nd Floor	1164 Sq. Ft.-frame -offices and stucco/steel roof Balcony		\$ 121,500.00
Miscellaneous			\$ 4,500.00
Supervision, and Overhead			\$ 12,000.00
Total Costs			\$ 233,500.00

ADDENDUM
SandCastle Real Estate, Inc.
Application for Waiver of Elevator
201 108th Ave., Treasure Island, Fl. 33706
As of 10-28-06
Addendum to Application
(Form 2001-01)

Paragraph 6. Briefly, first of all, this space is only for work space. Clients of the Owner have space on the first floor in a conference room and there is a handicap bath on the first floor already. The Owner proposes to add only an additional 1,100 plus square feet and change the building from a one story to a two story. The cost for just the addition of a commercial elevator is over \$42,000. (See bids) This does not include the work the Contractor would have to spend to get the shaft ready. This exceeds 20% of the building and site work. This makes the total cost very high. Also, a precious 100 square feet of valuable space will be dedicated to an elevator shaft and equipment area. It seems unnecessary.

ADDENDUM

SandCastle Real Estate, Inc.
Application for Waiver of Elevator
201 108th Ave., Treasure Island, Fl. 33706
As of 10-28-06
Addendum to Application
(Form 2001-01)

Exception 1. This building will not exceed 3,000 square feet in total. It will have only 1,164 square feet on each floor.

Exception 3. The Owner will stipulate that they are only using the new space on the second floor for new Broker Associates. They also stipulate that there will be no more than 5 of them. The space is only for 3 offices and a general meeting room. The public will not be coming upstairs. The ground floor has currently a conference/meeting room for the public and a handicapped accessible bathroom for the public on the ground floor.



OTIS ELEVATOR COMPANY
1212 West Cass Street
Tampa, FL 33606
(813) 251-1841 Phone x18
(813) 254-9748 FAX

DATE: 11-9-06

TO: Tim Doyle

FAX NUMBER: 727-524-4050

FROM: Richard Dotson

SUBJECT: Elevator Info

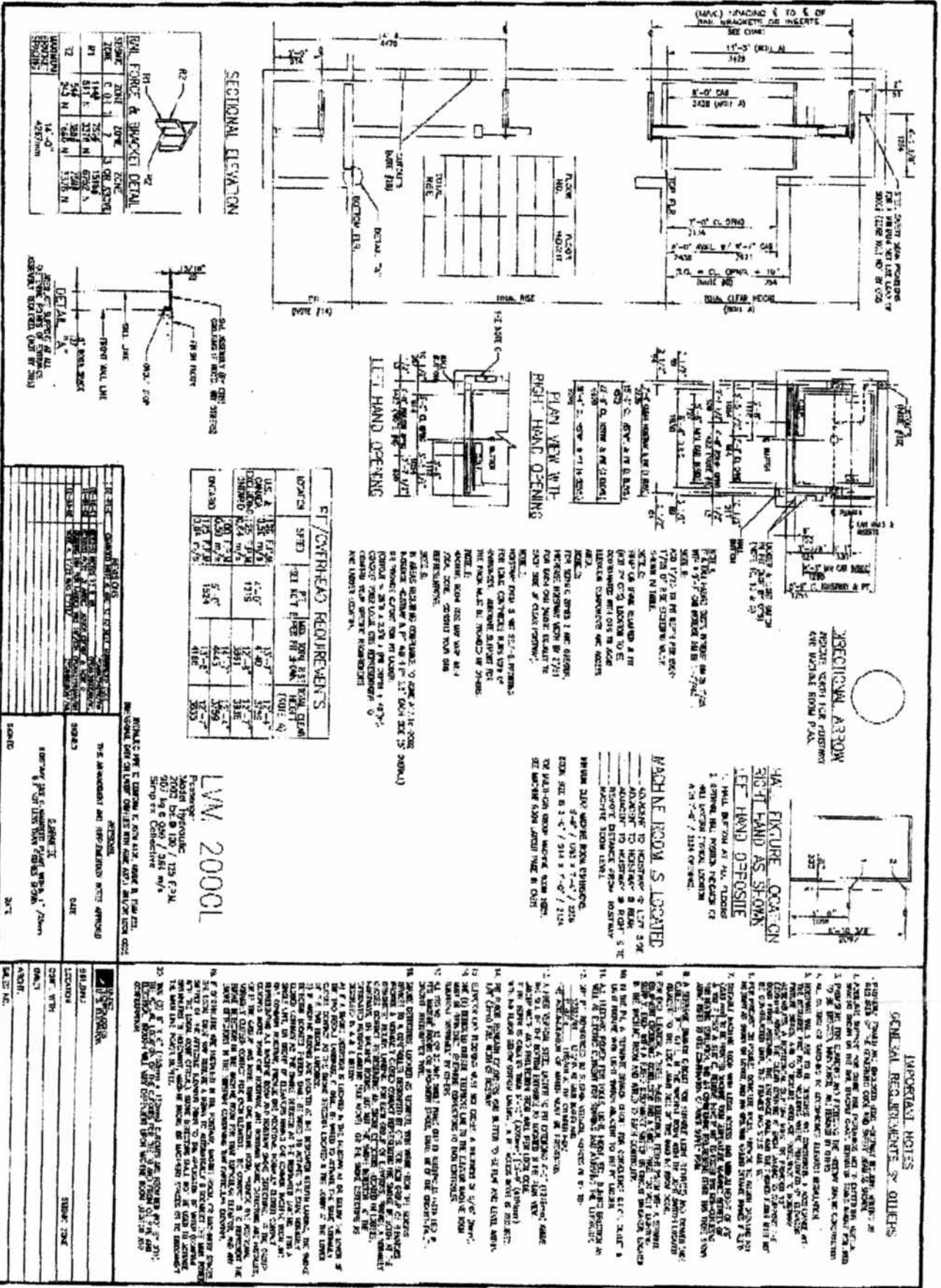
NUMBER OF PAGES (INCLUDING COVER): _____

MESSAGE: Tim: Here Is A Typical Layout For A 2000lb
2 Stop Hddelen. Layout Does Not Fit To Well So
I Have Enlarged It Onto 2 Sheets.

A Typical Installation Runs About
\$40,000. Allow \$2,000 To \$3,000 For The
Machine Room At The Second Floor.

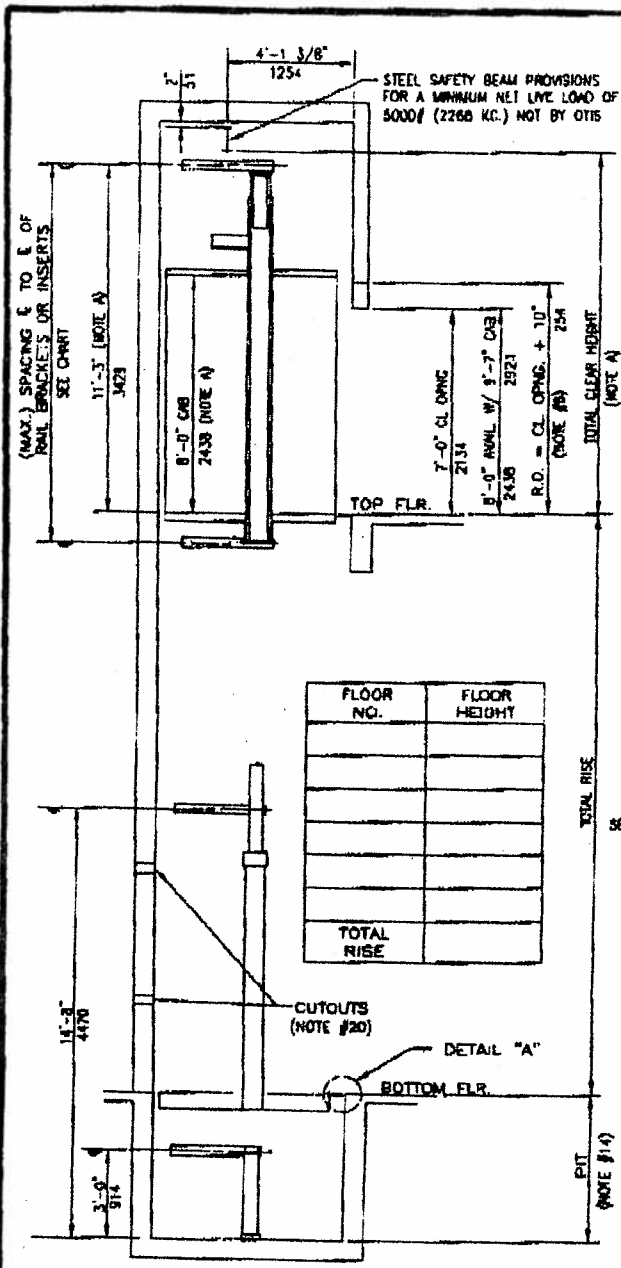
Thanks,

Richard

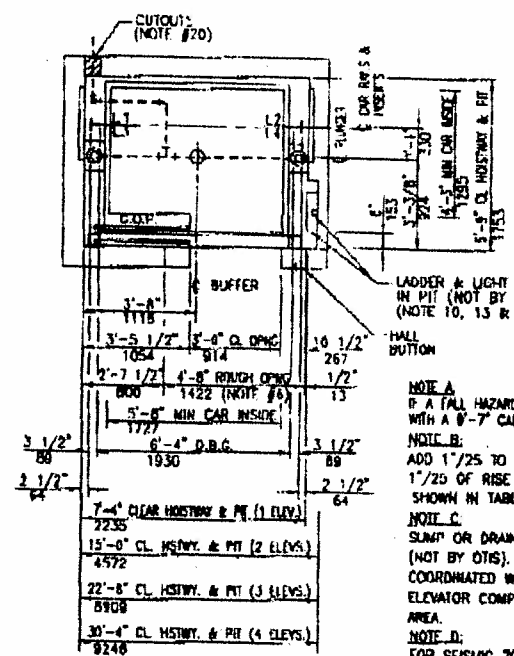


LWM 2000L

DWG. NO. 444280-0B

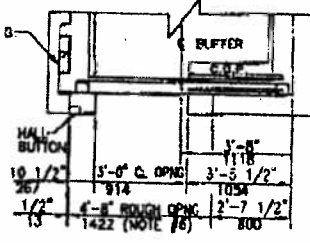


FLOOR NO.	FLOOR HEIGHT
TOTAL RISE	



DIRECTIONAL
INDICATE NORTH FOR AND MACHINE ROOM

PLAN VIEW WITH RIGHT HAND OPENING

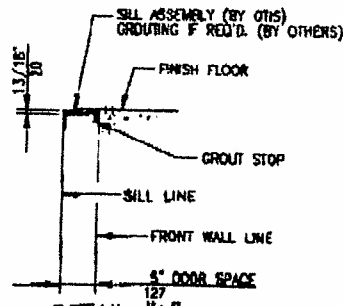


PLAN VIEW WITH LEFT HAND OPENING

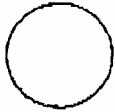
PIT/OVERHEAD REQUIREMENTS				
LOCATION	SPEED	PIT *SEE NOTE B	MAX. TOTAL RISE PER PIT SHOWN	TOTAL HEIGHT (N)
U.S. & CANADA EXCLUDING ONTARIO	100 F.P.M / 0.50 m/s	4'-0"	13'-7" 4140	
	125 F.P.M / 0.64 m/s	1219	12'-8" 3861	
ONTARIO	100 F.P.M / 0.50 m/s	5'-0"	14'-7" 4445	
	125 F.P.M / 0.64 m/s	1524	13'-8" 4186	

RAIL FORCE & BRACKET DETAIL

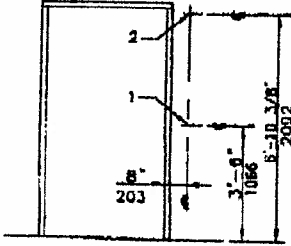
SEISMIC ZONE	ZONE 0 OR 1	ZONE 2	ZONE 3 OR ABOVE
R1	144# 641 N	758# 3376 N	1518# 6782 N
R2	54# 240 N	380# 1690 N	758# 3376 N
MAXIMUM BRACKET SPACING	14'-0" 4267mm		



REVISIONS	
05-01-01	ISSUED FOR RISE & TOO TO THE WEST SIDE OF THE HOISTWAY
05-18-02	REVISED HOISTWAY & RISE
10-01-02	REVISED HOISTWAY & RISE LADDER LOCATION & HOISTWAY
12-01-03	LOCATED DIM FOR LADDER WAS 10'7/8" & 11'5/8" & 11'5/8"



DIRECTIONAL ARROW
INDICATE NORTH FOR HOISTWAY
AND MACHINE ROOM PLAN.



HALL FIXTURE LOCATION
RIGHT HAND AS SHOWN
LEFT HAND OPPOSITE

- HALL BUTTON AT ALL FLOORS
- OPTIONAL HALL POSITION INDICATOR OR HALL LANTERN (TYPICAL LOCATION WITH 1'-0" / 2134 OPENING).

MACHINE ROOM IS LOCATED

- _____ ADJACENT TO HOISTWAY @ LEFT SIDE
- _____ ADJACENT TO HOISTWAY @ REAR
- _____ ADJACENT TO HOISTWAY @ RIGHT SIDE
- _____ REMOTE DISTANCE FROM HOISTWAY
- _____ MACHINE ROOM LEVEL

MINIMUM CLEAR MACHINE ROOM DIMENSIONS:
5'-9" / 1753 X 7'-4" / 2236
DOOR SIZE IS 3'-0" / 914 X 7'-0" / 2134

FOR MULTI-CAR GROUP MACHINE ROOM SIZES,
SEE MACHINE ROOM LAYOUT PAGE IN OASIS.

7 SWITCH
(OTIS)
(6)

NO EXISTS, INCREASE DIM BY 1"/25.
DIM INCREASE DIM BY 1'-7"/163

3 FIT DEPTH PER EVERY
EXCEEDING VALUE
BLE.

MIN REQUIRED IN PIT
(LOCATION TO BE
WITH OTIS TO AVOID
IMPEDIMENTS AND ACCESS

ZONES 2 AND GREATER,
1STWAY WIDTH BY 2"/51
OR (ADDED EQUALLY TO
F CLEAR HOISTWAY).

2A IS NOT SELF-SUPPORTING
CONTINUOUS RUNS VOID OF
ADEQUATE SUPPORT FOR
MUST BE PROVIDED BY OTHERS.

2M SIZE MAY VARY WITH
CONSULT YOUR OTIS
ME.

ENSURING COMPLIANCE TO ASME A17.1b-2002
1STWAY & PIT WIDTH BY 2.5" EACH SIDE (5" OVERALL)
CUTOUT FOR PIT LADDER:
26"W x 2.5"D x (PIT DEPTH + 48")H.
OR LOCAL OTIS REPRESENTATIVE TO
OR SPECIFIC REQUIREMENTS
LOCATION.

D REQUIREMENTS

PIT OTE B	MAX. TOTAL RISE PER PIT SHOWN	TOTAL CLEAR HEIGHT (NOTE A)
-0"	13'-7"	12'-4"
	4140	3759
19	12'-8"	12'-7"
	3861	3835
-0"	14'-7"	12'-4"
	4445	3759
24	13'-8"	12'-7"
	4166	3835

LVM 2000L

Passenger
Model Hydraulic
2000 lbs. @ 100 / 125 F.P.M.
907 kg @ 0.50 / 0.64 m/s
Simplex Collective

HYDRAULIC PIPE TO CONFORM TO ASTM A108, GRADE B, SEAMLESS.
DIMENSIONAL DATA ON LAYOUT COMPLES WITH ASME A17.1 AND/OR LOCAL CODE.

IMPORTANT NOTES
GENERAL REQUIREMENTS BY OTHERS

- PROPERLY FRAMED AND ENCLOSED LEGAL HOISTWAY INCLUDING VENTING AS REQUIRED BY THE GOVERNING CODE AND SAFETY BEAM AS SHOWN.
- ADEQUATE SUPPORT FOR GUIDE RAIL. FASTENINGS NOT TO EXCEED THE VERTICAL SPACING SHOWN ON THE RAIL BRACKET CHART. SEPARATOR BEAMS WHERE REQUIRED.
- PROVISIONS FOR GUARDING AND PROTECTING THE HOISTWAY DURING CONSTRUCTION TO BE ERECTED, MAINTAINED, AND REMOVED BY OTHERS.
- ALL CUTTING OR PATCHING TO ACCOMMODATE ELEVATOR INSTALLATION.
- HOISTWAY WALLS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIRED FIRE RATING INCLUDING WHERE PENETRATED BY ELEVATOR FIXTURE BOXES, AND TO INCLUDE ADEQUATE FASTENINGS TO HOISTWAY ASSEMBLIES. A HORIZONTAL SUPPORT MUST BE PROVIDED 12" (305mm) ABOVE THE CLEAR OPENING AT EACH LANDING TO SUPPORT THE DOOR FRAME ASSEMBLY. THE ENTRANCE WALL AND THE FINISHED FLOOR MUST NOT BE CONSTRUCTED UNTIL THE FRAMES AND SILLS ARE SET.
- FOR PRECAST OR POURED CONCRETE WALLS, PROVIDE THE ROUGH OPENING FOR HOISTWAY AS SHOWN ON LAYOUT, AND ANY GRouting AROUND ENTRANCE FRAMES IF REQ'D.
- SUITABLE MACHINE ROOM WITH LEGAL ACCESS AND MINIMUM HEIGHT OF 7'6" (2286 mm) TO BE PROVIDED. MACHINE ROOM TEMPERATURE MAINTAINED BETWEEN 50° & 100° F (10.0° & 37.8° C). RELATIVE HUMIDITY NOT TO EXCEED 95% NON-CONDENSING. FOR HEATING, VENTILATION, AND AIR CONDITIONING REQUIREMENTS OTHER THAN THOSE SHOWN ABOVE REFER TO OTIS CONTRACTOR'S REQUIREMENTS FORM FOR POWER SUPPLY FORM.
- A SEPARATE BRANCH CIRCUIT FOR SUITABLE LIGHT FIXTURE(S) AND CONVENIENCE OUTLETS, WITH G.F.I. IN THE MACHINE ROOM WITH THE LIGHT SWITCH LOCATED ADJACENT TO THE LOCK JAMB SIDE OF THE MACHINE ROOM DOOR.
- FOR EACH ELEVATOR, A THREE-PHASE ELECTRICAL FEEDER SYSTEM WITH A SEPARATE EQUIPMENT GROUNDING CONDUCTOR AND A SINGLE PHASE 120 VOLT LIGHTING SUPPLY, EACH WITH A FUSED DISCONNECT SWITCH OR CIRCUIT BREAKER, LOCATED IN THE MACHINE ROOM AND WIRED TO EACH CONTROLLER.
- IN THE PIT, A SEPARATE BRANCH CIRCUIT FOR CONVENIENCE G.F.C.I. OUTLET & LIGHT FIXTURE WITH LIGHT SWITCH ADJACENT TO THE PIT LADDER.
- ALL ELECTRIC POWER FOR TOOLS, LIGHT, HOIST, ETC., DURING ERECTION AS WELL AS ELECTRIC CURRENT FOR STARTING AND ADJUSTING THE ELEVATOR.
- DRY PIT REINFORCED TO SUSTAIN VERTICAL FORCES OF UP TO:
13727/81 LBS/IN AT EACH BUFFER AND
3116/46 LBS/IN AT THE CYLINDER HEAD.
THE ACCUMULATION OF WATER MUST BE PREVENTED.
- A FIXED VERTICAL STEEL LADDER TO PIT EXTENDING 4'-0" (1219mm) ABOVE THE SILL OF THE BOTTOM ENTRANCE AS LOCATED IN THE PLAN VIEW. LADDER WIDTH AND PROJECTION FROM WALL PER LOCAL CODE. IF PIT DEPTH IS GREATER THAN 8'-10" (3000mm) [13'-9" (4191mm) WITH NO FLOOR BELOW BOTTOM LANDING], A PIT ACCESS DOOR IS REQUIRED.
- PIT FLOOR BENEATH CYLINDERS AND BUFFER TO BE FLAT AND LEVEL WITHIN 1/8" (3mm) FULL WIDTH OF HOISTWAY.
- ELEVATOR CAR FLOORING MUST NOT EXCEED A THICKNESS OF 5/16" (8mm).
- ONE (1) DEDICATED OUTSIDE TELEPHONE LINE TO THE ELEVATOR MACHINE ROOM MUST BE FURNISHED. TELEPHONE CONNECTIONS TO EACH CONTROLLER. TELEPHONE INSTRUMENT BY OTHERS.
- ALL 125 VOLT, 15 OR 20 AMP, SINGLE PHASE DUPLEX RECEPTACLES INSTALLED IN PITS, MACHINE ROOMS OR MACHINERY SPACES, SHALL BE OF THE GROUND-Fault-CIRCUIT-INTERRUPTER TYPE.
- SMOKE DETECTORS, LOCATED AS REQUIRED, WITH WIRING FROM THE SENSING DEVICES TO A CONTROLLER DESIGNATED BY OTIS. FOR EACH GROUP OF ELEVATORS, PROVIDE A NORMALLY CLOSED CONTACT REPRESENTING THE SMOKE DETECTOR AT THE DESIGNATED RETURN LANDING. FOR EACH GROUP OF ELEVATORS, PROVIDE A NORMALLY CLOSED CONTACT REPRESENTING ALL SMOKE DETECTORS LOCATED IN LOBBIES, HOISTWAYS, OR MACHINE ROOMS, BUT NOT THE SMOKE DETECTOR AT THE DESIGNATED RETURN LANDING (SEE ABOVE) OR THE SMOKE DETECTORS AS DESCRIBED IN A & B BELOW.
A) IF A SMOKE DETECTOR IS LOCATED IN THE HOISTWAY AT OR BELOW THE LOWER OF THE TWO RECALL LANDINGS, IT SHALL BE WIRED TO ACTIVATE THE SAME NORMALLY CLOSED CONTACT AS THE SMOKE DETECTOR LOCATED IN THE LOBBY AT THE LOWER OF THE TWO RECALL LANDINGS.
B) IF MACHINE ROOMS ARE LOCATED AT THE DESIGNATED RETURN LANDING, THE SMOKE DETECTOR LOCATED THEREIN SHALL BE WIRED TO ACTIVATE THE SAME NORMALLY CLOSED CONTACT AS THE SMOKE DETECTOR AT THE DESIGNATED LANDING. FOR A SINGLE UNIT, OR GROUP OF ELEVATORS HAVING ONE COMMON MACHINE ROOM AND ONE COMMON HOISTWAY, PROVIDE ONE ADDITIONAL NORMALLY CLOSED CONTACT REPRESENTING ALL MACHINE ROOM AND HOISTWAY SMOKE DETECTORS. IF THE GROUP CONTAINS MORE THAN ONE HOISTWAY, AND HOISTWAY SMOKE DETECTORS ARE INSTALLED, OR IF THE GROUP HAS MORE THAN ONE MACHINE ROOM, PROVIDE ONE ADDITIONAL NORMALLY CLOSED CONTACT FOR EACH ELEVATOR. THE CONTACT IS TO REPRESENT THE SMOKE DETECTOR IN THE MACHINE ROOM FOR THAT PARTICULAR ELEVATOR, AND ANY SMOKE DETECTORS IN THE HOISTWAY CONTAINING THAT PARTICULAR ELEVATOR.
- IF SPRINKLERS ARE INSTALLED IN THE HOISTWAY, MACHINE ROOM, OR MACHINERY SPACES, THE LOCAL CODE MAY REQUIRE A MEANS TO AUTOMATICALLY DISCONNECT THE MAIN POWER SUPPLY OF THE AFFECTED ELEVATOR PRIOR TO THE APPLICATION OF WATER (CONFORM WITH THE LOCAL CODE OFFICIAL). SMOKE DETECTORS SHALL NOT BE USED TO ACTIVATE SPRINKLERS IN HOISTWAYS, MACHINE ROOMS OR MACHINERY SPACES OR TO DISCONNECT THE MAIN LINE POWER SUPPLY.
- TWO (2) 6" X 5" (152mm x 127mm) CUTOUTS ARE REQUIRED (NOT BY OTIS). THE ACTUAL LOCATION OF THE CUTOUTS FOR THE TO AND FROM OIL PIPE AND ELECTRICAL TROUGH WILL VARY DEPENDENT UPON MACHINE ROOM LOCATION AND CONFIGURATION.

BY 11 30 1997	APPROVAL
TECHNICAL	THIS ARRANGEMENT AND SUPPLEMENTARY NOTES APPROVED
DATE	SIGNED
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

GUARANTEE
HOISTWAY SIZE GUARANTEED PLUMB WITHIN 1" / 25mm
BUT NOT LESS THAN FIGURES SHOWN

LIMITED TECHNOLOGIES OTIS ELEVATOR	
BUILDING	
LOCATION	SOSMAC ZONE
CONT. WITH	
OWNER	
ARCHT.	
SALES NO.	

NO. 609 P. 1

THE CONSTRUCTION

ThyssenKrupp Elevator

Americas Business Unit

Construction Sales Department

November 9, 2006

All Bidders

RE: New 2 Story

Dear Tim:

ThyssenKrupp Elevator is pleased to provide you with the following quote of Forty Two Thousand, Three Hundred Dollars (\$42,300) to furnish and install (1) 2100# ThyssenKrupp elevators at the above referenced project per the following clarifications:

JOB SPECIFIC CLARIFICATIONS

1. Quoted per layout.

GENERAL CLARIFICATIONS

- There are no provisions in this bid for liquidated or consequential damages; therefore, none will be accepted. Please note this quote is based solely on enclosed information only.
- The schedule shall be agreed to in writing by both parties before becoming effective. ThyssenKrupp Elevator's price is valid for sixty (60) days from the date of bid submission.
- ThyssenKrupp Elevator's quotation is contingent upon all of our work being performed during the normal working hours of the elevator trade. All related work as included on the attached work not included form shall be performed by other trades.
- Due to how our insurance costs are distributed throughout our corporation, we cannot participate in OCIP, CCIP, DSIP or other similar programs. ThyssenKrupp Elevator will provide its own insurance.
- ThyssenKrupp Elevator will proceed with manufacturing of the equipment only after complete approvals have been returned, as well as the fully executed contract.
- If re-inspection is required due to deficiencies by other trades, ThyssenKrupp Elevator will be reimbursed \$880 for re-inspection per elevator, as well as the cost of the additional inspector fees.
- Contractor/Owner agrees that in the event the project is delayed due to no fault of Subcontractor (ThyssenKrupp Elevator), Contractor/Owner shall reimburse Subcontractor for any additional costs, which may include remobilization fees, as well as any labor rate increases Subcontractor has incurred based on its collective bargaining agreement with The International Union of Elevator Constructors (IUEC).
- Contractor/Owner shall supply ThyssenKrupp Elevator with suitable onsite storage, approximately 28' x 25' (per elevator), adjacent to the hoistway at the bottom landing. A charge of \$1,200.00 per elevator will be assessed to Contractor/Owner for any additional handling or re-transportation of the equipment required pursuant to this agreement. Further, in the event Contractor/Owner is unable to take possession of the equipment pursuant to the contract documents, ThyssenKrupp Elevator will assess Contractor/Owner a charge of \$600.00 per month, per elevator for offsite storage.
- Hoistway, pit, overhead and machine room to suit ThyssenKrupp Elevator's standard space for the capacities specified.
- ThyssenKrupp Elevator will furnish two (2) copies of its normal closeout documents which include our standard owners manual and standard warranty documents. ThyssenKrupp Elevator's proposal is based on others providing adequate rail bracket support as required and based on factory recommended locations.
- Tax Exempt or Owner Purchased Programs are acceptable, but the Tax Exempt Certificate, Change Order from the General Contractor, and the Purchase Order from the Owner must be submitted with the Initial Revision of the contract. Also, the Purchase Order must be made out to our factory's address. Please call for details. Unless the information is given in a timely manner, ThyssenKrupp has the option to waive the tax exempt and owner purchase program.

ThyssenKrupp Elevator Corporation
5100 W. Grace St
Tampa FL 33607
Telephone: (813) 287-1744, (800) 885-8888
Fax: (813) 288-1984
E-mail: jeff.zellinek@thyssenkrupp.com
Internet: www.thyssenkruppelevator.com

- ThyssenKrupp Elevator's proposal is based on the Contractor providing the hoisting of our one piece jack and piston into the elevator hoistway at no cost to ThyssenKrupp Elevator. Normally this activity takes place prior to top out of the building structure. ThyssenKrupp Elevator will assist with manpower to help with coordination of hoisting and provide early delivery of the one piece jack and piston.
- ThyssenKrupp Elevator's proposal is based on others providing a hoisting beam rated for at least 5,000 lbs. and with proper overhead clearance. ThyssenKrupp Elevator's price is based upon utilizing an outside truck mounted well drilling rig. The price is subject to increase if an inside mounted well drilling rig must be furnished. ThyssenKrupp Elevator's proposal is based on concrete structural slab machine room installation method. Contractor to provide hoisting of machine room equipment to machine room floor slab prior to machine room roof structure being installed.
- ThyssenKrupp Elevator's price is based on the understanding that, other than delays caused solely by ThyssenKrupp Elevator, ThyssenKrupp Elevator's work will be completed in its entirety during the calendar year of 2007 unless mutually agreed to in writing by both parties. If not any associated costs relating to remobilization fees and labor rate increases will be subject to an adjustment to the previously agreed upon Contract Price. All labor rate increases will be based on ThyssenKrupp Elevator's collective bargaining agreement with The International Union of Elevator Constructors (IUEC).
- In some instances, ThyssenKrupp requires a 25% deposit. This is a job by job basis, and needs to be discussed with the sales representative before the contract is executed.
- Hoistway, pit, overhead and machine room to suit ThyssenKrupp Elevator's standard space for the capacities specified.
- ThyssenKrupp Elevator will furnish two (2) copies of its normal closeout documents which include our standard owners manual and standard warranty documents.
- ThyssenKrupp Elevator's proposal is based on others providing adequate rail bracket support as required and based on factory recommended locations.

It has been a pleasure providing you with this quotation. ThyssenKrupp Elevator is eagerly looking forward to providing you with the very best vertical transportation system available through the use of quality ThyssenKrupp Elevator products. Please feel free to contact me at (813) 287-1744 if you have any questions or require further information.

Sincerely,

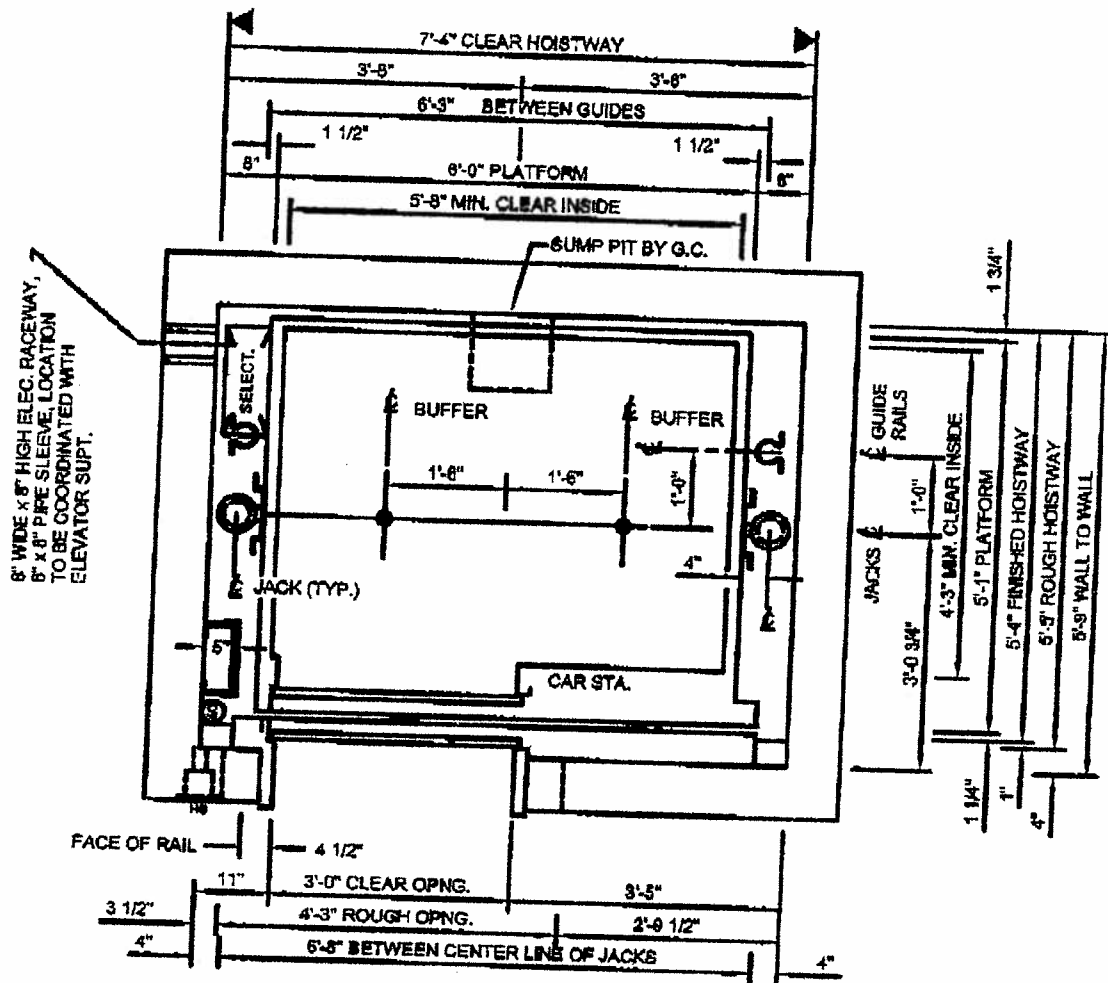
Jeff Zielinski
New Construction Sales Manager

DESCRIPTION OF EQUIPMENT

ELEVATOR DESCRIPTION: 1
CONTROL: TAC 20
CAPACITY / SPEED 2100# / 110 FPM
DRIVE: HOLE-LESS - TWINPOST
CAR PLATFORM SIZE: 6' 0" X 5' 1"
CAR INSIDE CLEAR: 5' 8" X 4' 3"
HOISTWAY: MINIMUM CLEARANCE: 7' 4" X 5' 9"
PIT DEPTH: 4' 0"
OVERHEAD CLEAR MINIMUM: 12' 4"
TRAVEL: 10'0"
POWER SUPPLY: VERIFYVOLT, 3 PHASE FOR A 20 HP MOTOR
MACHINE / CONTROL LOCATION: ADJACENT FIRST FLOOR
STOPS / OPENINGS: 2 STOPS / 2 OPENINGS
HOISTWAY DOOR TYPE, SIZE: 3' 6" X 7' 0" , SINGLE SLIDE, LEFT OR RIGHT HAND,
 FRAME: BAKED ENAMEL
 DOOR: BAKED ENAMEL
SILL: EXTRUDED ALUMINUM
DOOR OPERATION: MICRO-PROCESSOR CONTROLLED, DC CONTROLLED
SIGNALS: THYSSENKRUPP AURORA FIXTURES: MAIN CAR STATION WITH
 DISCRETE POSITION INDICATOR, AND BRAILLE MARKINGS.
 CAR RIDING LANTERN, HALL POSITION INDICATOR NOT INCLUDED
 FINISH: #4 STAINLESS
CAR ENCLOSURE: TKLP- FLAT LAMINATE WALLS ON PARTICLE BOARD
 CAB HEIGHT: 7' 11"
 REVEALS: NA
 FRONT RETURN: #4 STAINLESS
 CAR DOOR: #4 STAINLESS
 CEILING TYPE: SUSPENDED WITH PLASTIC GRID DIFFUSER
 CEILING FINISH: BAKED ENAMEL FRAME, FLOURESCENT
 SILL: EXTRUDED ALUMINUM
 BASE: NONE
 HANDRAILS: #4 STAINLESS, 2" CYLINDRICAL ON REAR WALL ONLY
TELEPHONE: INTEGRAL ADA PHONE INCLUDED, WIRING TO THE MACHINE ROOM BY
 OTHERS
ACCESSORIES: TWO SPEED EXHAUST FAN, LOW OIL PROTECTIVE DEVICE, FIREMANS
 CONTROL, ISOLATION COUPLINGS, STAND BY POWER, INDEPENDENT
 SERVICE SPECIAL FEATURES:PIT LADDER, SILL ANGLE SUPPORTS,
 MICROLITE 40 BEAM PASSENGER SENSING DEVICE,
 ACROSS THE LINE STARTING
MAINTENANCE 3 MONTHS PREVENTATIVE MAINTENANCE
MISCELLANEOUS INFORMATION:

727-365-1800
727-524-4850

▲ = RAIL BRACKET MOUNTING SURFACE



HOISTWAY PLAN

NOTE A: OIL PIPE LINES AND FITTINGS SHALL BE PROPERLY SUPPORTED TO RELIEVE STRAIN.

NOTE B: ALL REACTIONS INCLUDE ALLOWANCE FOR IMPACT.

NOTE C: THYSSENKRUPP ELEVATOR TO BE NOTIFIED OF ANY CHANGE TO ELEVATOR HOISTWAY OR MACHINE ROOM DESIGN.

NOTE D: ELEVATOR DESIGN & FABRICATION BASED ON ESTIMATED CAB WEIGHT SHOWN. LAYOUT APPROVAL WILL BE CONSTRUED AS FINAL CAB WEIGHT, UNLESS OTHERWISE NOTIFIED.

WORK NOT INCLUDED

A legal hoistway, properly framed and enclosed, and including a pit of proper depth, sump pump, lights, access doors and waterproofing, as required. Dewatering of pit(s). Legal machine room, adequate for the elevator equipment, including floors, trap doors, gratings, foundations, lighting, ventilation and heat to maintain the room at an ambient temperature of 50 degrees Fahrenheit minimum 90 degrees Fahrenheit maximum, non-condensing. Adequate supports and foundations to carry the loads of all equipment, including support for guide rail brackets. Adequate bracing of entrance frames to prevent distortion during wall construction. When required, divider beams at suitable points shall be provided for guide rail bracket support.

It is agreed that in the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, you will monitor our work place and prior to and during our manning of the job, you will certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event our employees or those of our subcontractors are exposed to an asbestos hazard, PCP's or other hazardous substances, you agree to indemnify, defend, and hold us harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Removal and disposal of asbestos containing material is the responsibility of the contractor.

All sill supports, including steel angles where required, and sill recesses (if sill angles not supplied by Elevator Contractor) and the grouting of door sills. Provide O.S.H.A. compliant removable temporary enclosures or other protection (barricades and kickboards) from open hoistways during the time the elevator is being installed (protection must allow clearance for installation of entrance frames). Proper trenching and backfilling for any underground piping and/or conduit. Cutting and patching of walls, floors, etc., and removal of such obstructions as may be necessary for proper installation of the elevator. Setting anchors and sleeves. Pockets or block outs for signal fixtures. Structural steel door frames with extensions to beam above if required on hoistway sides and sills for freight elevators, including finish painting of these items.

Suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per NEC. Wiring to controller for car lighting. (Per N.E.C. Articles 620-22 and 620-51). Electric power without charge, for construction, testing and adjusting of the same characteristics as the permanent supply. A means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room will be furnished by the electrical contractor. This means shall not be self-resetting. Wiring and conduit from life safety panel or any other monitor station to elevator machine room or suitable connection point in hoistway.

Heat and smoke sensing devices at elevator lobbies on each floor, machine room, and hoistways (where applicable), with normally open dry contacts terminating at a properly marked terminal in the elevator controller. Telephone connection to elevator controller (must be a dedicated line and monitored 24 hours - instrument in cab by others). One additional telephone line per group of elevators for diagnostic capability wired to designated controller.

Emergency power supply with automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller. Electrical cross connections between elevator machine room for emergency power purposes is to be provided by others. Any governmentally required safety provisions not directly involved for elevator installation. All painting, except as otherwise specified. Temporary elevator service prior to completion and acceptance of complete installation. Furnishing, installing and maintaining the required fire rating of elevator hoistway walls, including the penetration of fire wall by elevator fixture boxes, is not the responsibility of the elevator contractor. Flooring and/or installation of flooring by others.

Owner/General Contractor to provide a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground. Remote wiring to outside alarm bell as requested by the Safety Code for Elevators and Escalators (ASME 17.1) (where applicable).

The contractor agrees to provide a dry and secure area adjacent to the hoistway(s) at ground level for storage of the elevator equipment at the time of delivery. Adequate ingress and egress to this area will also be provided. Any relocation of the equipment as directed by the contractor after its initial delivery will be at contractor's expense.

The contractor agrees to provide at no cost a crane to hoist elevator equipment as needed. Composite clean up crews will not be provided. Elevator contractor will be responsible for own housekeeping. All existing equipment removed by company shall become the exclusive property of company. Unless otherwise noted, this proposal does not include finished cab flooring, pit ladders, grouting of sills and frames, participation in composite clean-up crews, or contributions to WBE, DBE, or MBE percentages.

HYDRAULICS ONLY

A 30" X 30" block out, or as otherwise indicated on shop drawings, in pit floor for jack hole properly located from building lines (if pit not installed) with adequate ingress and egress for mobile well drilling equipment. Access to pressurized water supply within 100 feet of hole (To be field coordinated). Removal of all dirt and debris accumulated during excavation of the jack hole to be by the General Contractor. Grouting and water proofing of block out after jack is installed. Should unusual conditions be encountered during excavation of jack hole, contractor will be notified immediately and written authorization to proceed shall be obtained by Subcontractor. The contract price shall be increased by the amount of additional labor at Subcontractor's usual billing rates, and the actual cost of any additional material plus 15%.

