

FLORIDA ASSOCIATION OF COUNTIES

Issue: Vertical accessibility to the second floor of contiguous office buildings.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the second floor of an office facility having several separate buildings adjacent to one another purchased and renovated since 1990. As a result, there are different entrance elevations for some buildings. The total project will cost \$137,699, of which \$34,623 is designated for improvements to accessibility. According to the applicant, it would be disproportionate to the cost of the alteration to install an elevator connecting all levels at a cost of an additional \$94,000-98,500.

Project Progress:

A portion of the project has been completed and the remainder is under design.

Items to be Waived:

Vertical accessibility to the second floors, 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.

**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: Florida Association of Counties, Inc.

Address: 100 South Monroe Street
Tallahassee, Florida 32301

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: Richard Barnett, AIA

Applicant's Address: 225 South Adams Street, Tallahassee, Florida 32301

Applicant's Telephone: 850-224-6301 **FAX:** 850-561-6978

Applicant's E-mail Address: rbarnett@bfbarchitects.com

Relationship to Owner: Architects

Owner's Name: Florida Association of Counties, Inc. – Chris Holley, Executive Director

Owner's Address: 100 South Monroe Street, Tallahassee, Florida 32301

Owner's Telephone: 850-922-4300 **FAX** 850-488-7501

Owner's E-mail Address: adoughty@fl-counties.com

Signature of Owner: 

Contact Person: Anna Doughty, Director of Finance and Administration

Contact Person's Telephone: 850-922-4300 **Email Address:** See Above

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 Florida Association of Counties (FAC) began purchasing their property on the SW corner of Park Avenue and South Monroe in 1990. Their first purchase was the corner building, 100 South Monroe. This property consisted of two buildings, one fronting South Monroe and the second fronting Park Avenue. Because of grade changes along Monroe and Park the ground floor of this composite building has two entry elevations. The second floor of this composite building is all one level. These buildings were brought into current code compliance when they were renovated. The two buildings south of this composite building on South Monroe (102/104) were also renovated and brought into code compliance within this same time frame, but by another owner.

As FAC expanded its services, it became necessary to lease additional space at 102/104 South Monroe. After several years of leasing, the owner of these buildings joined the two buildings with openings and access stairs on the first and second floors to facilitate use by FAC. There are several feet of grade change between the ground and second floors of these buildings (100 and 102/104). In the late 90's, FAC purchased 102/104 South Monroe from the adjacent owner and continued occupancy of these buildings "as is."

Last year FAC bought 104 ½ South Monroe, the next building south, with the intention of maintaining the ground floor restaurant tenant (1629 gsf) but expanding their offices into its second floor (1449 gsf). This second floor space requires renovation and life/safety improvements to meet current code requirements.

FAC has produced a schematic design package of how they intend to connect the second floors and meet the current life safety requirements. There is a significant grade change between 100, 102/104 and 104 ½ South Monroe that will require FAC to install an elevator to provide an accessible route to the second floor of 104 ½ South Monroe. Because of the amount of space required for an ADA accessible elevator to be installed in a location that touches all four levels between 100 and 102/104 South Monroe while maintaining the minimum corridor width on the first and second floors of 100 South Monroe it will be necessary to cut the elevator shaft into the masonry party wall separating these buildings. It remains to be seen whether this solution is "technically feasible." The cost of this elevator when compared to the cost of the required improvements represents a disproportionate share (68.3 %) of the overall cost of these

renovations. FAC proposes to make one restroom on first and second floors of their building comply with current ADA requirements for accessibility. This cost represents 25% of the overall cost of the work. FAC is seeking to have the requirements of section 503.509 of the Florida Statutes and section 11-4.1.6(K)(iii) of the Florida Building Code 2004 waived and provide ADA upgrades to the building that approximate the 20% ADA improvements requirement for renovations.

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

By Childers Construction Company Estimate and LLT Building Corporation

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*

Schematic Design Complete – Awaiting determination by Florida Building Commission to ascertain project viability within available funds.

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

There is a significant grade change between 100, 102/104 and 104 ½ South Monroe that will require FAC to install an elevator to provide an accessible route to the second floor of 104 ½ South Monroe. Because of the amount of space required for an ADA accessible elevator to be installed in a location that touches all four levels between 100 and 102/104 South Monroe while maintaining the minimum corridor width on the first and second floors of 100 South Monroe it will be necessary to cut the elevator shaft into the masonry party wall separating these buildings. It remains to be seen whether this solution is “technically feasible.” The cost of this elevator when compared to the cost of the required improvements represents a disproportionate share (68.3 %) of the overall cost of these renovations. FAC proposes to make one restroom on first and second floors of their building comply with current ADA requirements for accessibility. This cost represents 25% of the overall cost of the work. FAC is seeking to have the requirements of Florida Statutes 503.509 and section 11-4.1.6(K)(iii) of the Florida Building Code 2004 waived and provide ADA upgrades to the building that approximate the 20% ADA improvements requirement for existing buildings.

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

Issue

1: Making an accessible route to the second floor space that conforms with 11-4.1.6(K)(iii) of

the Florida Building Code 2004.

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.

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

Total cost of required/desired renovations is \$137,699 including life/safety improvements. The cost of an ADA accessible route to a major portion of the building is \$94,099. This represents 68.3% of the required work, which is disproportionate when compared to the small cost of the alteration. The owner proposes to upgrade two existing toilets (one on the 1st floor and one on the second for a total ADA upgrade cost of \$34,623.00. These improvements represent 25% ADA upgrades to the project site as described in 11.4.1.6 (2).

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.

FAC has obtained two cost estimates from licensed general contractors. These contractors are Childers Construction Company and LLT Building Corporation.

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. See Cost Estimates Attachment 1 and Attachment 2.

b. _____

c. _____

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

BFBA has stated our reasons for this waiver in the preceding narrative.

 Richard R. Barnett, AIA
Signature **Printed Name**

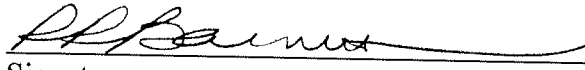
Phone number 850-224-6301

(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 8th day of November, 2007



Signature

Richard R. Barnett, 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.

RE: Florida Association of Counties
100 S. Monroe St, Tallahassee FL 32301
Vertical Accessibility – FS 503.509 & Section 11-4.1.6, FBC-B

In accordance with the DCA Assistant General Counsel (Kathy Butler) memorandum dated June 6, 2000, the federal disproportionate cost exception may not be applied to the Florida vertical accessibility requirement. Therefore, the proposed alteration and expansion of premises on the second floor of this building would be considered an alteration to an area containing a primary function. Vertical accessibility must be provided to all levels unless the Florida Building Commission grants a waiver.

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

Yes No Cost of Construction _____

Comments/Recommendation

Based upon the supporting documentation, it appears that both disproportionate cost and technical infeasibility would be applicable when applying the requirements of Section 503.509 FL Statutes to this alteration. Except for attesting to the accuracy of the cost figures as presented, to the best of my knowledge all information stipulated herein is true and accurate.

Jurisdiction City of Tallahassee

Building Official or Designee Bob S. Tredik
Signature

Robert S. Tredik
Printed Name

Bu 230 bob.tredik@tal.gov.com
Certification Number

850-891-7071 891-7099
Telephone/FAX

Address: Box B-28 - City Hall
Tallahassee, FL 32301



ATTACHMENT #1

November 5, 2007

RE: Proposal for Construction
Florida Association of Counties
Tallahassee, FL

Mr. Rick Barnett
Barnett Fronczak Barlowe Architects
225 South Adams Street
Tallahassee, Florida 32301

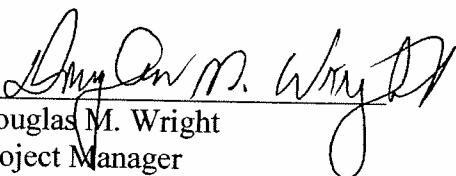
Rick:

Thank you for the opportunity to quote on the construction work to be performed at the Florida Association of Counties. Our proposal is based on BFBA Drawings, dated November 1, 2007.

We have broken our bid down into several categories as shown on the attached estimates.

If you have any questions regarding this proposal, please call the undersigned at 545-1621. Again, thank you for this opportunity.

Sincerely,



Douglas M. Wright
Project Manager

FLORIDA ASSOCIATION OF COUNTIES

1-Nov-07

DESIRED/REQUIRED IMPROVEMENTS

Remove Steel Stairs/ Platform/Ladder-Rear Ext.	\$1,500	
Remove Door/Block up hole-East Bldg Rear	\$1,300	
Remove Steel Stairs/ Platform	\$1,500	
Remove Door/Block up holes-North Bldg Rear	\$1,300	
New Rear Door/Landings/Stairway	\$19,400	
South Bldg.-Sleepers and new subfloor	\$3,700	
- Carpet	\$5,760	
-Ceiling	\$4,550	
-Partition Walls	\$9,375	
-Paint	\$3,500	
-Doors	\$1,500	
-Cabinetry	\$4,970	
-HVAC	\$12,000	
-Electrical	\$21,000	
-Cut door opening	<u>\$3,300</u>	
subtotal		\$94,655
General Conditions (15%)		<u>\$14,198</u>
subtotal		\$108,853
Overhead & Profit (15%)		<u>\$16,328</u>
subtotal		\$125,181
Contingency (10%)		<u>\$12,518</u>
TOTAL COST OF DESIRED/REQUIRED IMPROVEMENTS		\$137,699
Cost of Desired/Required Improvements	\$137,699	
Cost of ADA Improvements Within Bldg @ 20%	<u>\$27,540</u>	
TOTAL COST OF IMPROVEMENTS WITH ADA WORK @ 20%		\$165,239

NOTES:

Does not include any appliances
 Carpet allowance of \$40/SY Installed
 Existing Electrical Panels will support new HVAC

**ACCESSIBLE ROUTE TO SECOND FLOOR WITH DESIRED/REQUIRED IMPROVEMENTS
DESIRED/REQUIRED IMPROVEMENTS**

Remove Steel Stairs/ Platform/Ladder-Rear Ext.	\$1,500	
Remove Door/Block up hole-East Bldg Rear	\$1,300	
Remove Steel Stairs/ Platform	\$1,500	
Remove Door/Block up holes-North Bldg Rear	\$1,300	
New Rear Door/Landings/Stairway	\$19,400	
South Bldg.-Sleepers and new subfloor	\$3,700	
- Carpet	\$5,760	
-Ceiling	\$4,550	
-Partition Walls	\$9,375	
-Paint	\$3,500	
-Doors	\$1,500	
-Cabinetry	\$4,970	
-HVAC	\$12,000	
-Electrical	\$21,000	
-Cut door opening	<u>\$3,300</u>	
subtotal		\$94,655
General Conditions (15%)		<u>\$14,198</u>
subtotal		\$108,853
Overhead & Profit (15%)		<u>\$16,328</u>
subtotal		\$125,181
Contingency (10%)		<u>\$12,518</u>
TOTAL		\$137,699
 TOTAL COST OF DESIRED/REQUIRED IMPROVEMENTS		 \$231,798

HANDICAP ACCESSIBLE ELEVATOR

Concrete Floor Removal	\$1,600	
Excavate/form/pour concrete walls--pit	\$3,400	
Cut hole second floor	\$1,200	
2-story shaftwall	\$3,696	
Paint	\$672	
Trim at ceilings/floors	\$588	
Fire rated ceiling	\$528	
Elevator-2 stop/2 door	\$45,000	
Electrical	<u>\$8,000</u>	
subtotal		\$64,684
General Conditions (15%)		<u>\$9,703</u>
subtotal		\$74,387
Overhead & Profit (15%)		<u>\$11,158</u>
subtotal		\$85,545
Contingency (10%)		<u>\$8,554</u>
TOTAL ACCESSIBLE ROUTE TO SECOND FLOOR		\$94,099

RATIO OF ELEVATOR TO PROJ. TOTAL

Handicap Elevator Work Total	\$94,099	
Desired/Revised Improvements w/ ADA @ 20% Total	\$137,699	
PERCENT OF TOTAL PROJECT		68.3%

NOTES:

Does not include any appliances
 Carpet allowance of \$40/SY Installed
 Existing Electrical Panels will support new HVAC

FLORIDA ASSOCIATION OF COUNTIES

1-Nov-07

DESIRED IMPROVEMENTS WITH HANDICAP RELATED WORK TARGETED AT 20%

DESIRED/REQUIRED IMPROVEMENTS

Remove Steel Stairs/ Platform/Ladder-Rear Ext.	\$1,500	
Remove Door/Block up hole-East Bldg Rear	\$1,300	
Remove Steel Stairs/ Platform	\$1,500	
Remove Door/Block up holes-North Bldg Rear	\$1,300	
New Rear Door/Landings/Stairway	\$19,400	
South Bldg.-Sleepers and new subfloor	\$3,700	
- Carpet	\$5,760	
-Ceiling	\$4,550	
-Partition Walls	\$9,375	
-Paint	\$3,500	
-Doors	\$1,500	
-Cabinetry	\$4,970	
-HVAC	\$12,000	
-Electrical	\$21,000	
-Cut door opening	<u>\$3,300</u>	
subtotal		\$94,655
General Conditions (15%)		<u>\$14,198</u>
subtotal		\$108,853
Overhead & Profit (15%)		<u>\$16,328</u>
subtotal		\$125,181
Contingency (10%)		<u>\$12,518</u>
TOTAL COST OF DESIRED/REQUIRED IMPROVEMENTS		\$137,699

ADA ACCESSIBLE TOILETS ON 1ST AND 2ND FLOOR

Handicap Toilet Area- First Floor	\$10,500	
Handicap Toilet Area- Second Floor	<u>\$13,300</u>	\$23,800
General Conditions (15%)		<u>\$3,570</u>
subtotal		\$27,370
Overhead and Profit (15%)		<u>\$4,106</u>
subtotal		\$31,476
Contingency (10%)		<u>\$3,148</u>
TOTAL HANDICAP RELATED WORK		\$34,623

RATIO OF HANDICAP TO PROJ. TOTAL

Handicap Toilet Work Total	\$34,623	
Desired Improvements Total	\$137,699	
TOTAL		<u>\$172,322</u>

PERCENT OF TOTAL PROJECT

25%

NOTES:

- Does not include any appliances
- Carpet allowance of \$40/SY Installed
- New HC Plumbing Fixtures in HC Restrooms
- Existing Electrical Panels will support new HVAC

Florida



Georgia

Barnett Fronczak Barlowe
Architects

**Florida Association of Counties
Renovations**

LLT Building Corp
November 3, 2007

Barnett Fronczak Barlowe Plans dated November 1, 2007
Pages A 1.1, A 1.2, A1.1a, A 1.2a, A3.1, A 3.2

		SqFtg			Main	Baths	Elev
Demolition	Baths	150	\$15.00	\$2,250		\$2,250	
	Stairs	250	\$30.00	\$7,500	\$7,500		
	Rear Opening	32	\$125.00	\$4,000	\$4,000		
Firs & Walls	1st & 2nd	1500	\$10.00	\$15,000	\$15,000		
Struc Steel	Stair	250	\$88.00	\$22,000	\$22,000		
Finishes	1st & 2nd	1500	\$12.00	\$18,000	\$18,000		
CeramicTile	New HC Baths	150	\$28.00	\$4,200		\$4,200	
Elevator	New incl demo	100	\$660.00	\$66,000			\$66,000
Plumbing	New HC Baths	150	\$150.00	\$22,500		\$22,500	
Mechanical	1st & 2nd	3000	\$4.50	\$13,500	\$13,500		
Electrical	1st & 2nd	3000	\$8.00	\$24,000	\$24,000		
	elevator	100	\$80.00	\$8,000			\$8,000
Sub Total				\$206,950	\$104,000	\$28,950	\$74,000
Conceptual Design Contingency				\$20,695	\$10,400	\$0	\$0
General Conditions				\$36,216	\$18,200	\$5,066	\$12,950
OH & Profit				\$31,043	\$15,600	\$4,343	\$11,100
Total				\$294,904	\$148,200	\$38,359	\$98,050

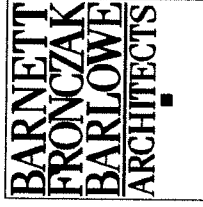
De. Little, President

LLT BUILDING CORPORATION
CONSTRUCTION • MANAGEMENT • RENOVATION

402 West College Avenue Tallahassee, FL 32301-1407 voice 850-222-5062 fax 850-222-6962
Lic. #CG C009845 www.lltbldg.com

FLORIDA ASSOCIATION OF COUNTIES

Tallahassee Florida



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W/F
PROJECT CODE

1 November 2007
DATE

REVISED

Florida Association of Counties

Tallahassee Florida

INDEX

225 SOUTH GARDNER ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 224-4501 FAX 904 241-4978



1 EAST ELEVATION AT MONROE ST.

A0.0



2 NORTH ELEVATION AT PARK AVE.

A0.0

**BARNETT
FRONCZAK
BARLOWE
ARCHITECTS**

W/F
PROJECT CODE

1 November 2017
DATE

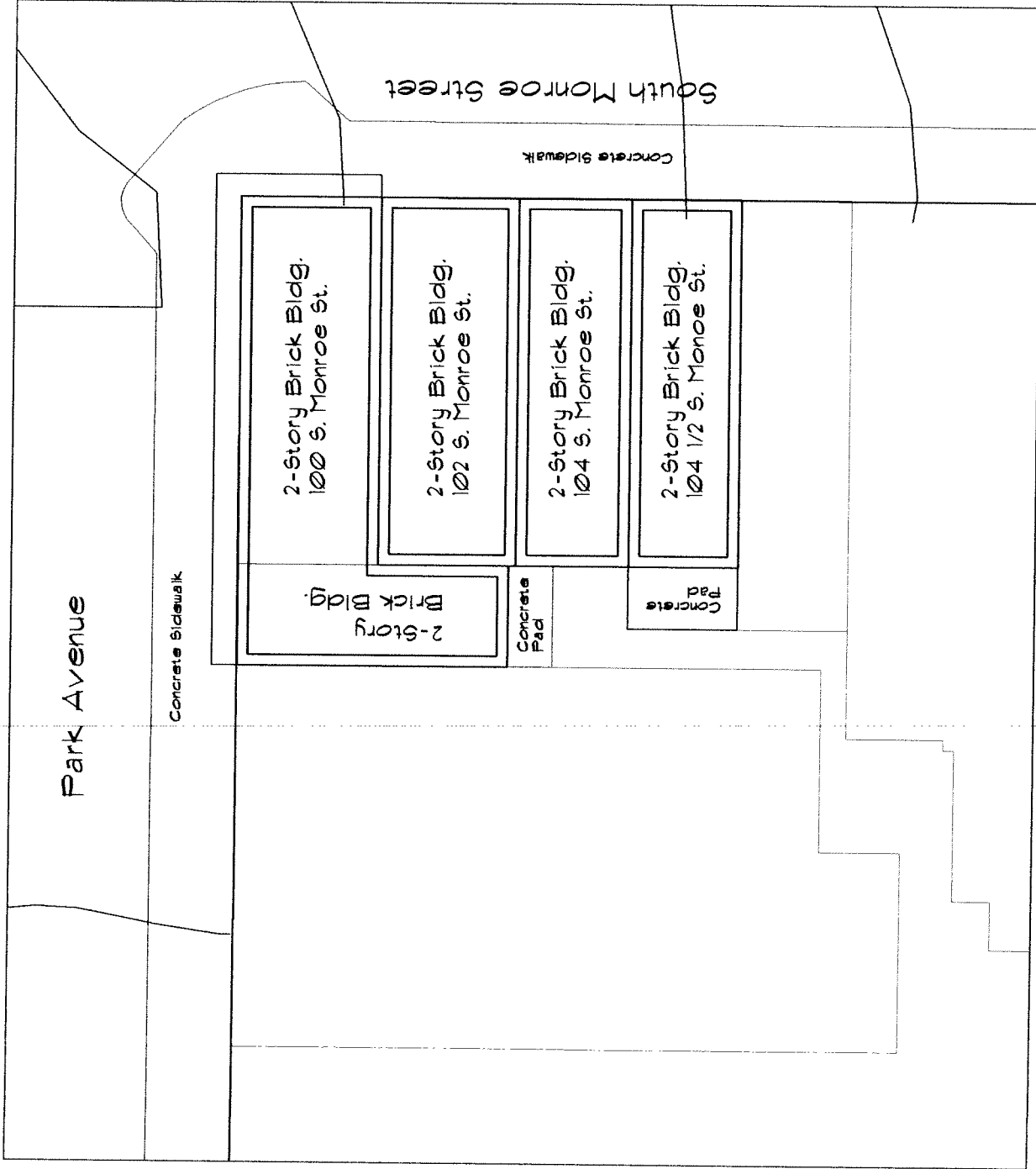
REVISED

Florida Association of Counties

Telephone Florida

A0.0

225 SOUTH OWENS ST., TAMPA, FLORIDA 33601
PHONE (813) 294-4321 FAX (813) 951-9018



**BARNETT
FRONCZAK
BARLOWE
ARCHITECTS**

NO. PROJECT CODE

1 NOVEMBER 2007 DATE

REVISED
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Florida Association of Counties

Trilabs Inc. Florida

A1.0

225 SOUTH MONROE ST., TALLAHASSEE, FLORIDA 32301
 PHONE (904) 224-4301 FAX (904) 561-8878

1 SITE PLAN
 SCALE 1"=200'-0"

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**BARNETT
FRONCZAK
BARLOWE
ARCHITECTS**

W/P
PROJECT CODE

1 NOVEMBER 2007
DATE

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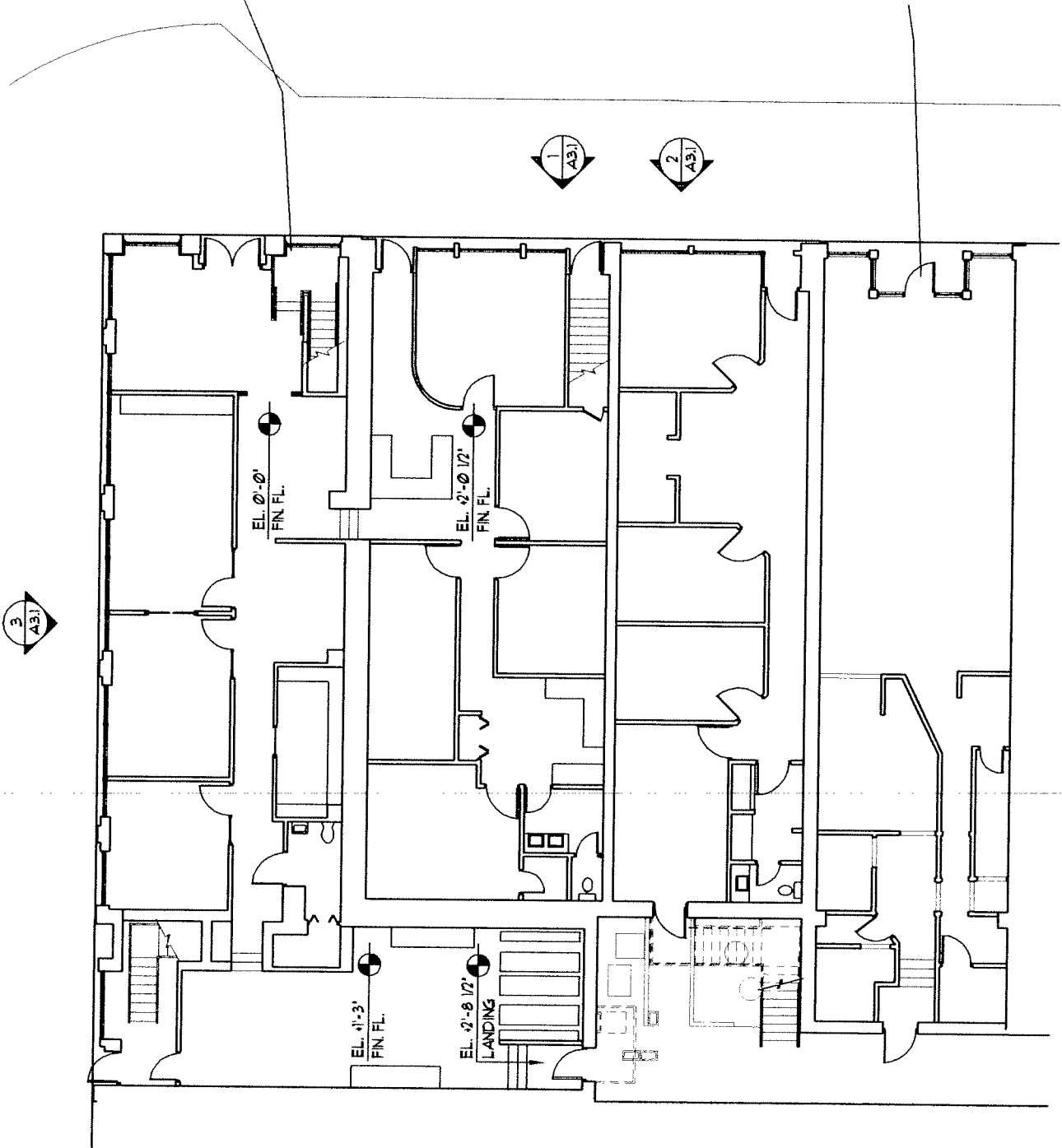
Florida Association of Counties

Table#000000

Florida

A1.1

225 SOUTH ADAMS ST., PALM BEACH, FLORIDA 33401
PHONE 561 224-0301 FAX 561 541-4878



1 FIRST FLOOR PLAN - Existing

SCALE 1/8" = 1'-0"

A1.1

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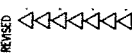
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FRONCZAK
BARLOWE
ARCHITECTS**

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PROJECT CODE

1 NOVEMBER 2007
DATE

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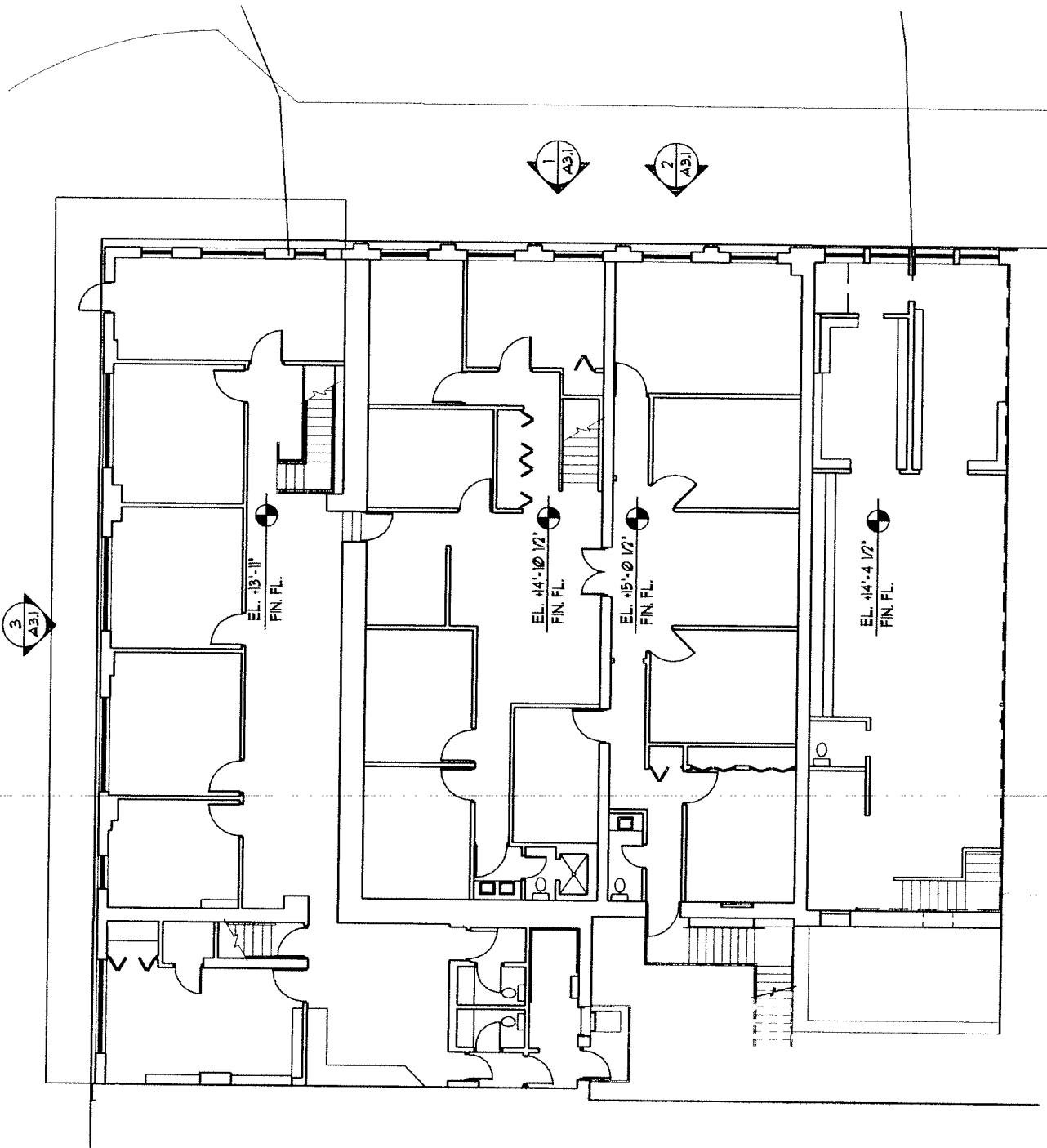


Florida Association of Counties

Tablespaces Florida

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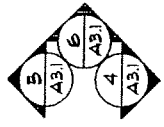
225 SOUTH ADAMS ST., PALM BEACH, FLORIDA 33401
PHONE 561 224-4301 FAX 561 561-9878



1 SECOND FLOOR PLAN - Existing

SCALE 1/8" = 1'-0"

A1.2



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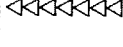
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**BARNETT
FRONCZAK
BARLOWE
ARCHITECTS**

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1 NOVEMBER 2007
DATE

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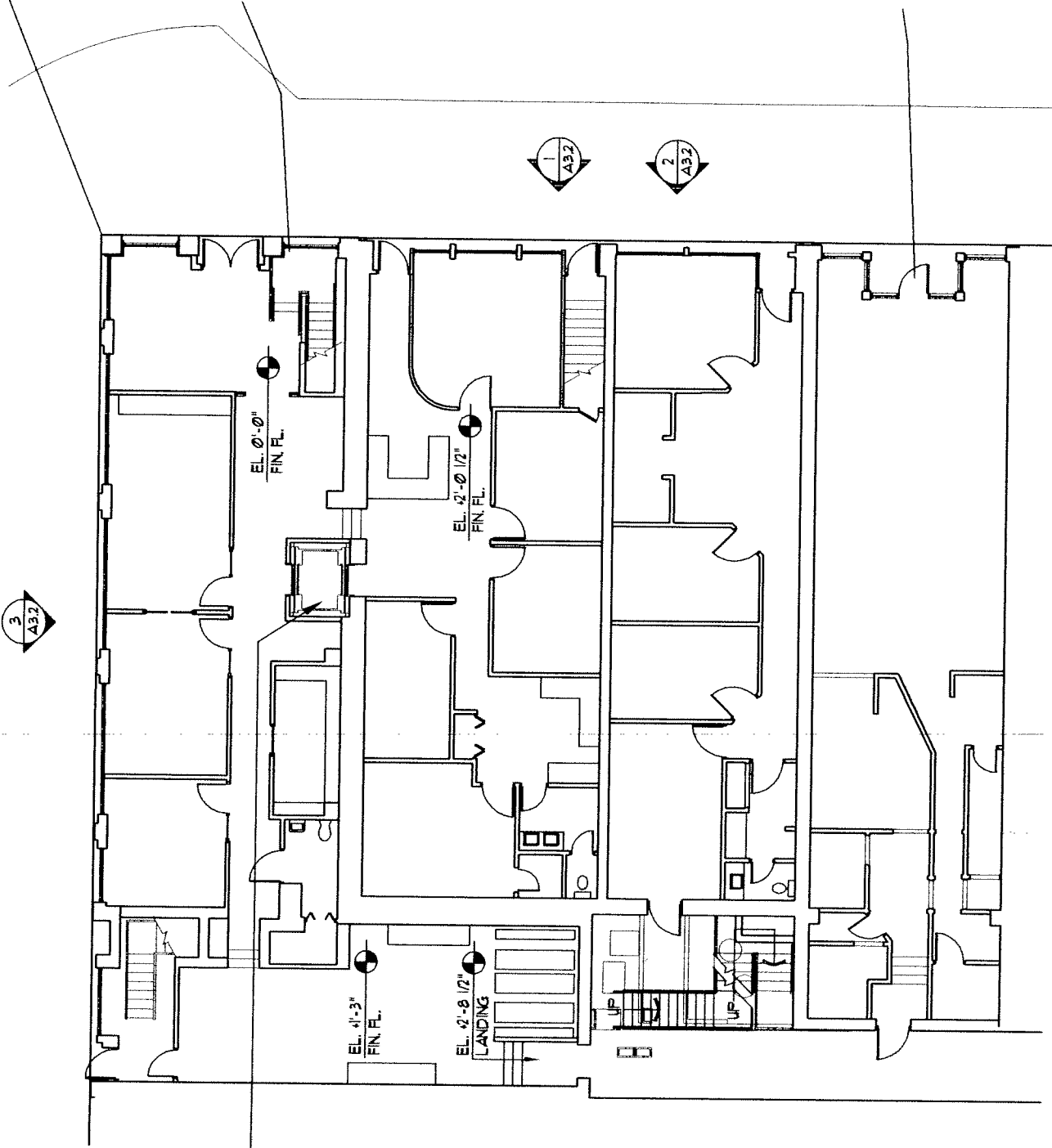


Florida Association of Counties

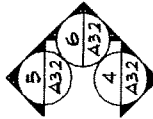
Tallahassee Florida

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225 SOUTH ADAMS ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 224-4301 FAX 904 941-9878



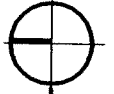
NEW HANDICAP
ACCESSIBLE
ELEVATOR



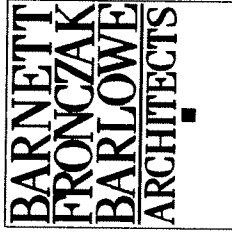
1 FIRST FLOOR PLAN - Proposed

A1.1A

SCALE 1/8" = 1'-0"



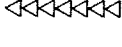
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#178
PROJECT CODE

1 NOVEMBER 2007
DATE

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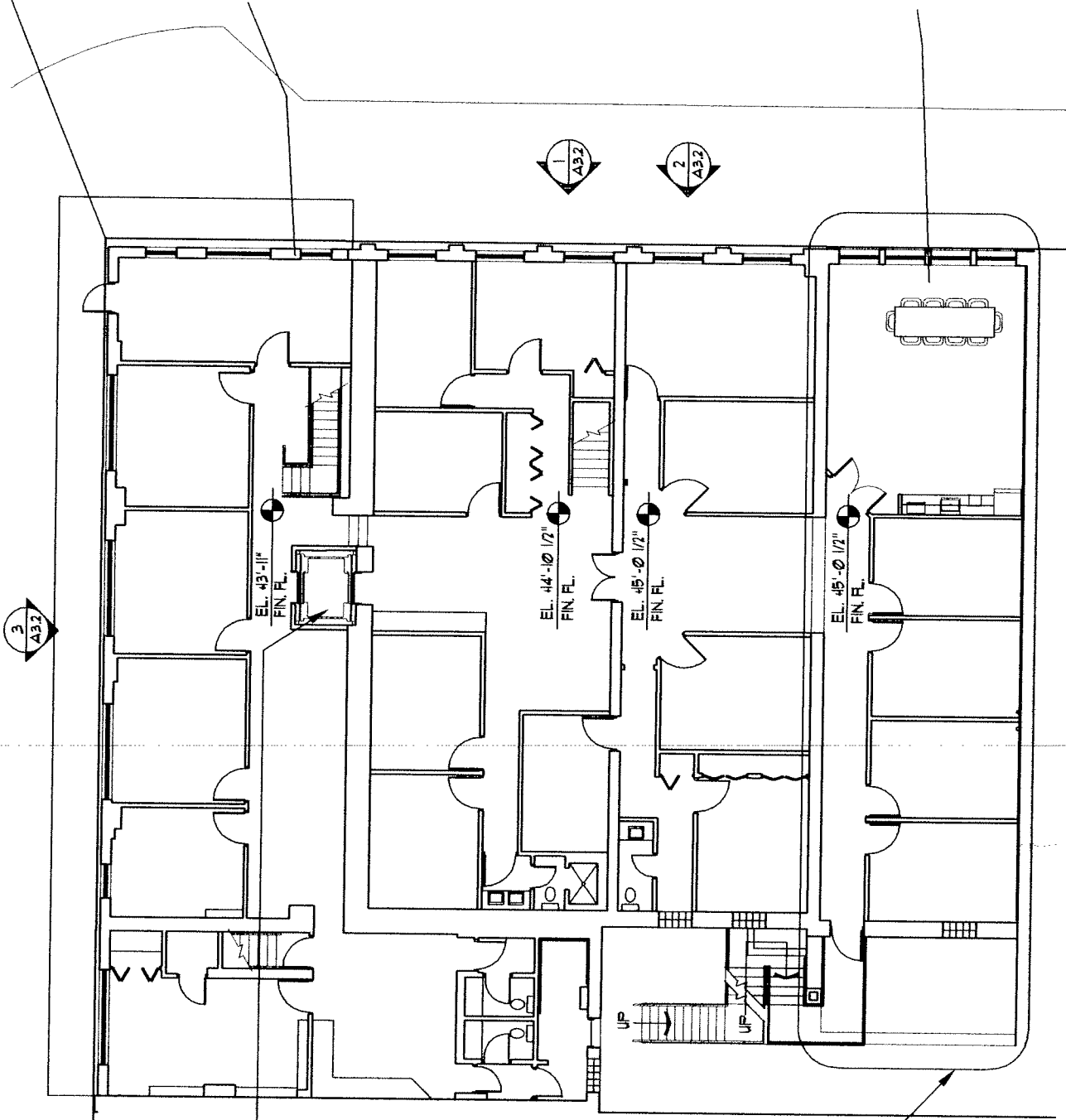
Florida Association of Counties

Tallahassee

Florida

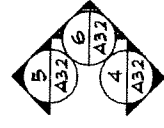
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220 SOUTH ADAMS ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 224-4301 FAX 904 961-9078



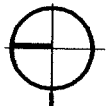
NEW HANDICAP
ACCESSIBLE
ELEVATOR

AREA OF
RENOVATION



1 SECOND FLOOR PLAN - Proposed

A1.2A SCALE 1/8" = 1'-0"



NOTES

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BARLOWE
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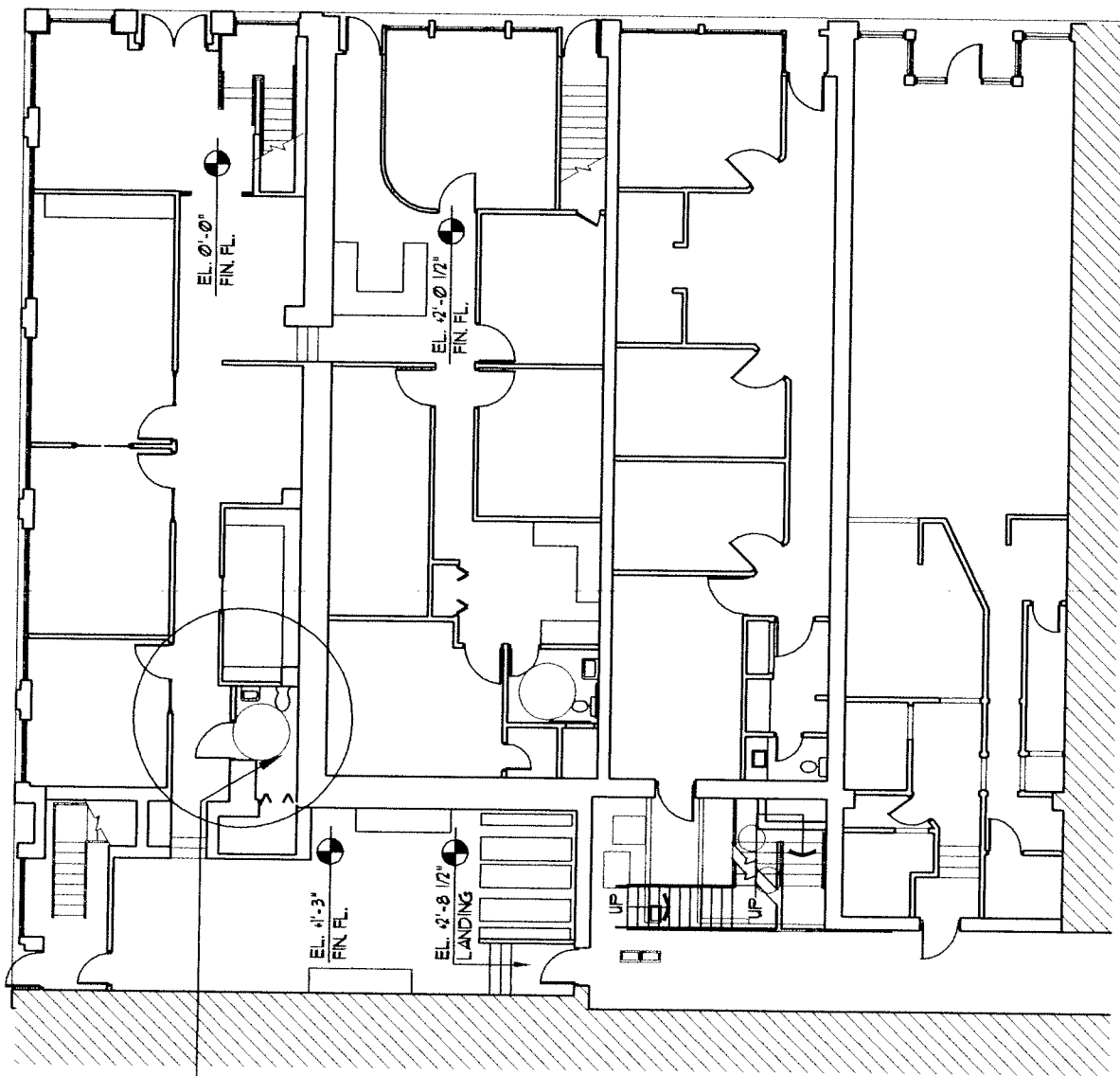
Florida Association of Counties

Tallahassee

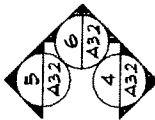
Florida

A1.1B

225 SOUTH DAVIS ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 224-6301 FAX 904 961-4978



NEW HANDICAP
ACCESSIBLE
TOILET



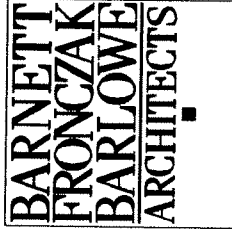
1 FIRST FLOOR PLAN - Proposed

SCALE 1/8" = 1'-0"

A1.1B

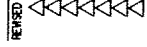


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1 NOVEMBER 2007 DATE

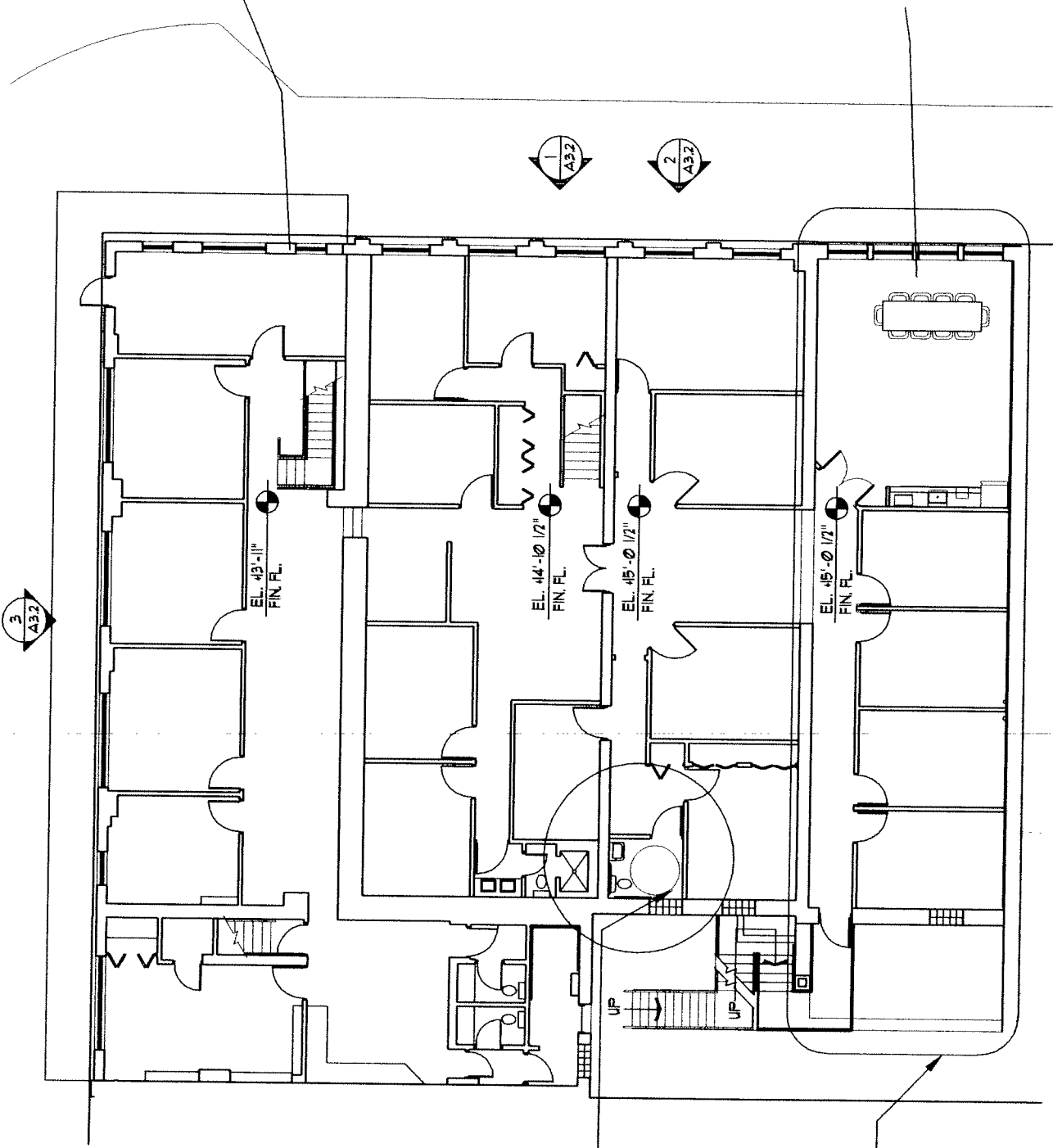


Florida Association of Counties

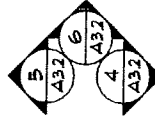
Tallahassee Florida

A1.2B

225 SOUTH ADAMS ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 224-4301 FAX 904 961-0878



NEW HANDICAP ACCESSIBLE TOILET

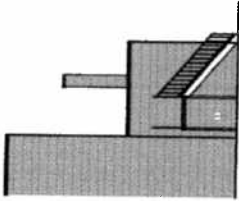


AREA OF RENOVATION

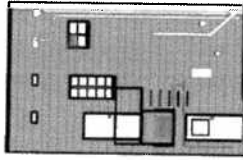
1 SECOND FLOOR PLAN - Proposed

A1.2B SCALE 1/8" = 1'-0"

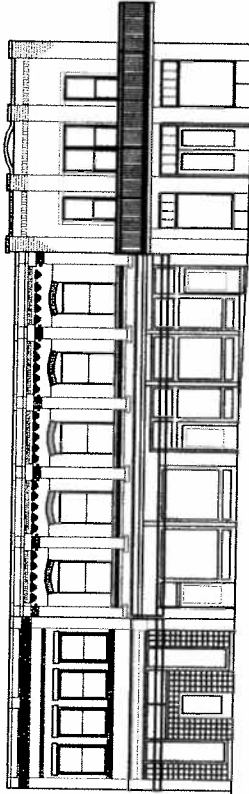
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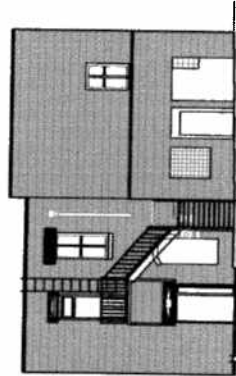
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SCALE 1/8"=1'-0"



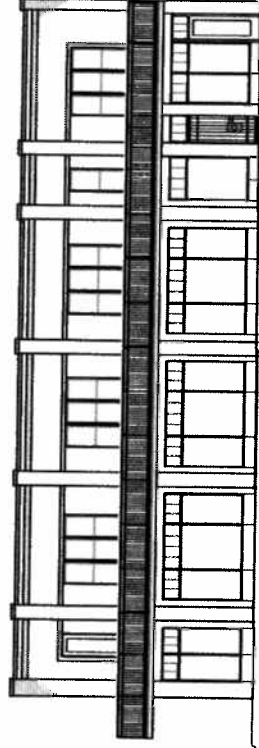
4 SOUTH ELEV.
SCALE 1/8"=1'-0"



1 EAST ELEVATION - FRONT
SCALE 1/8"=1'-0"



5 WEST ELEV.
SCALE 1/8"=1'-0"



2 EAST ELEVATION - FRONT
SCALE 1/8"=1'-0"

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BARLOWE
ARCHITECTS**

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1 November 2007
DATE

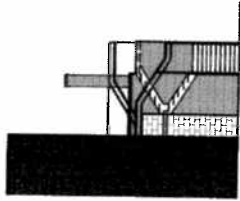
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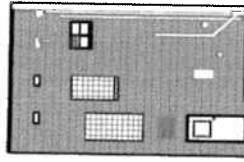
Telephone Florida

A3.1

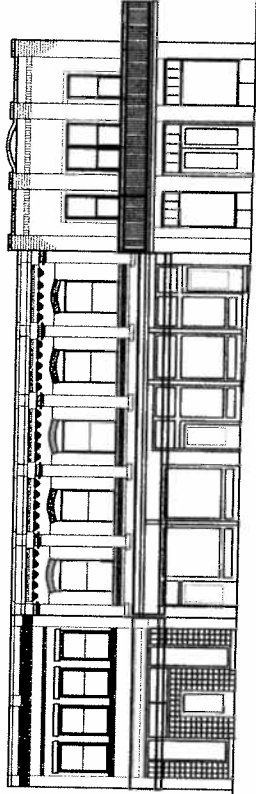
225 SOUTH ANNE ST., TALLAHASSEE, FLORIDA 32301
PHONE (904) 224-4871 FAX (904) 241-4878



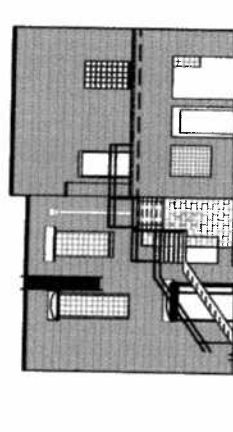
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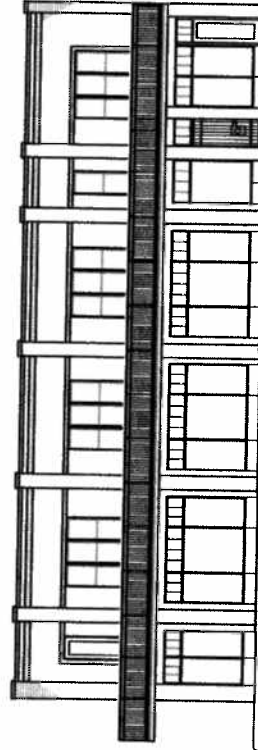
4 SOUTH ELEV.
A3.2 SCALE 1/8"=1'-0"



1 EAST ELEVATION
A3.2 SCALE 1/8"=1'-0"



5 WEST ELEV.
A3.2 SCALE 1/8"=1'-0"



2 NORTH ELEVATION - FRONT
A3.2 SCALE 1/8"=1'-0"

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PROJECT CODE

1 November 2007
DATE

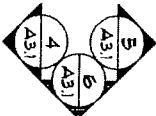
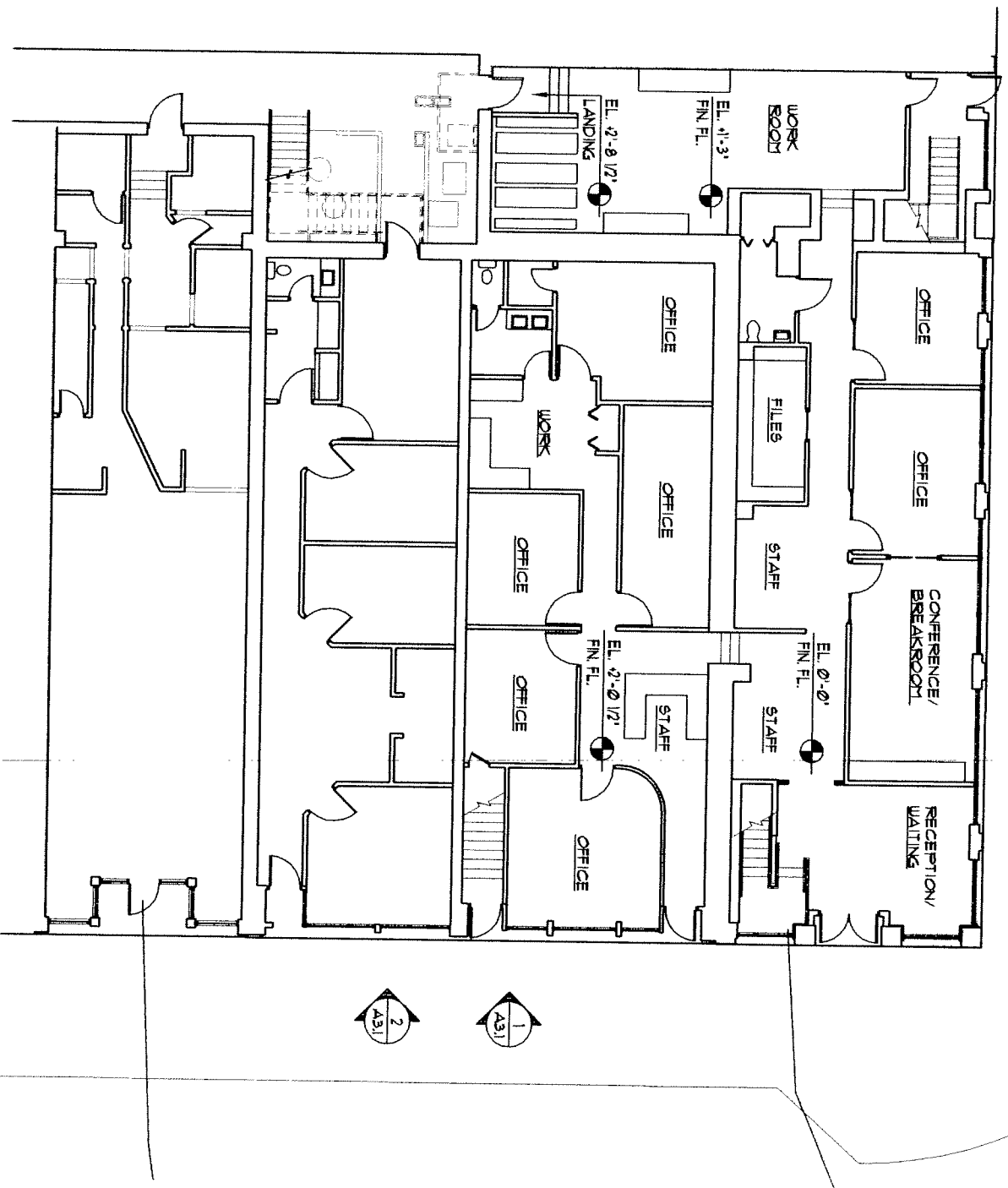
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Florida Association of Counties

Telephone Florida

A3.2

25 SOUTH AVENUE S.E., PALMWOOD, FLORIDA 32909
PHONE 888 251-4320 FAX 888 251-4878



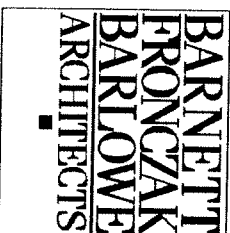
1
A1.1

FIRST FLOOR PLAN - Existing

SCALE 1/8" = 1'-0"

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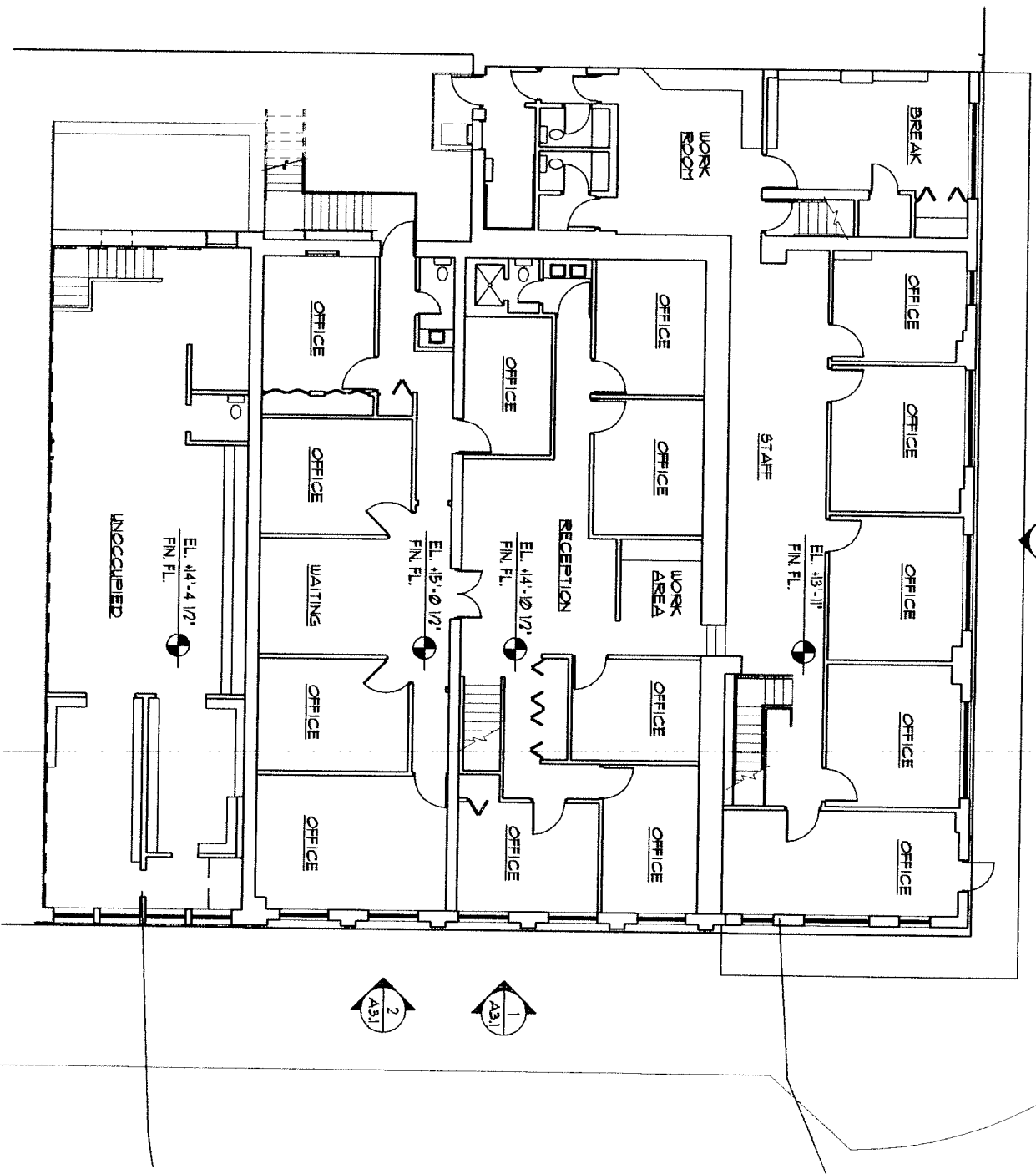
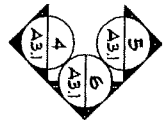
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Tallahassee Florida

A1.1

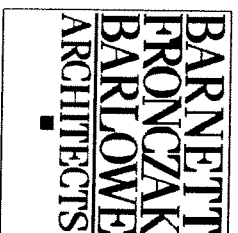
225 SOUTH GADSDEN ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 291-4301 FAX 904 291-4078



1 SECOND FLOOR PLAN - Existing
A1.2
 SCALE 1/8" = 1'-0"

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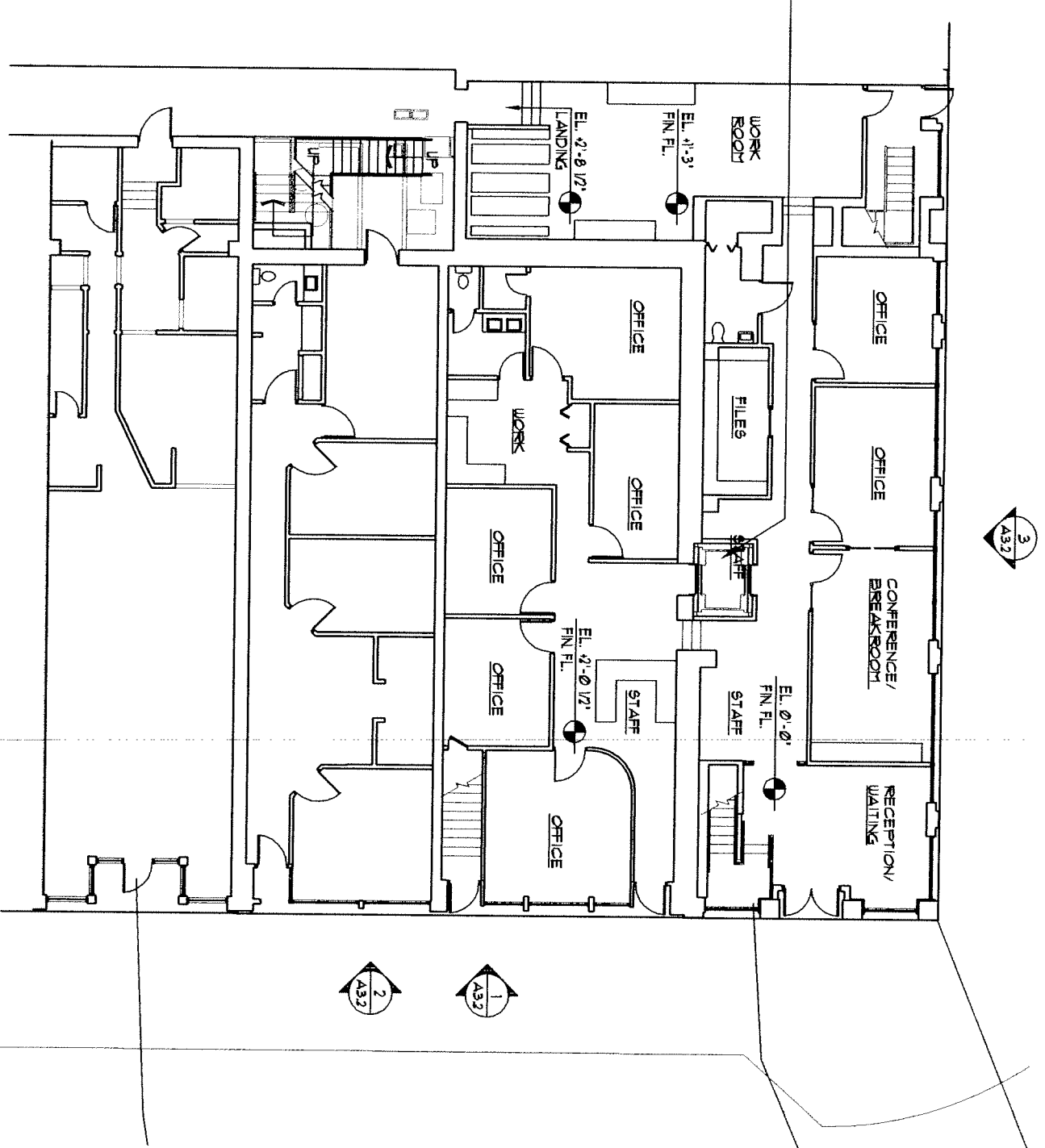
Tallahassee

Florida

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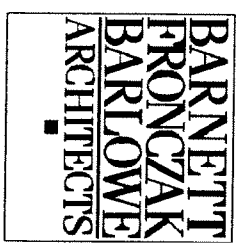
225 SOUTH HAVENS ST., TALLAHASSEE, FLORIDA 32301
 PHONE: 850 224-4301 FAX: 850 561-0878

NEW HANDICAP
ACCESSIBLE
ELEVATOR



1 FIRST FLOOR PLAN - Proposed
A1.1A SCALE 1/8" = 1'-0"

NOTES



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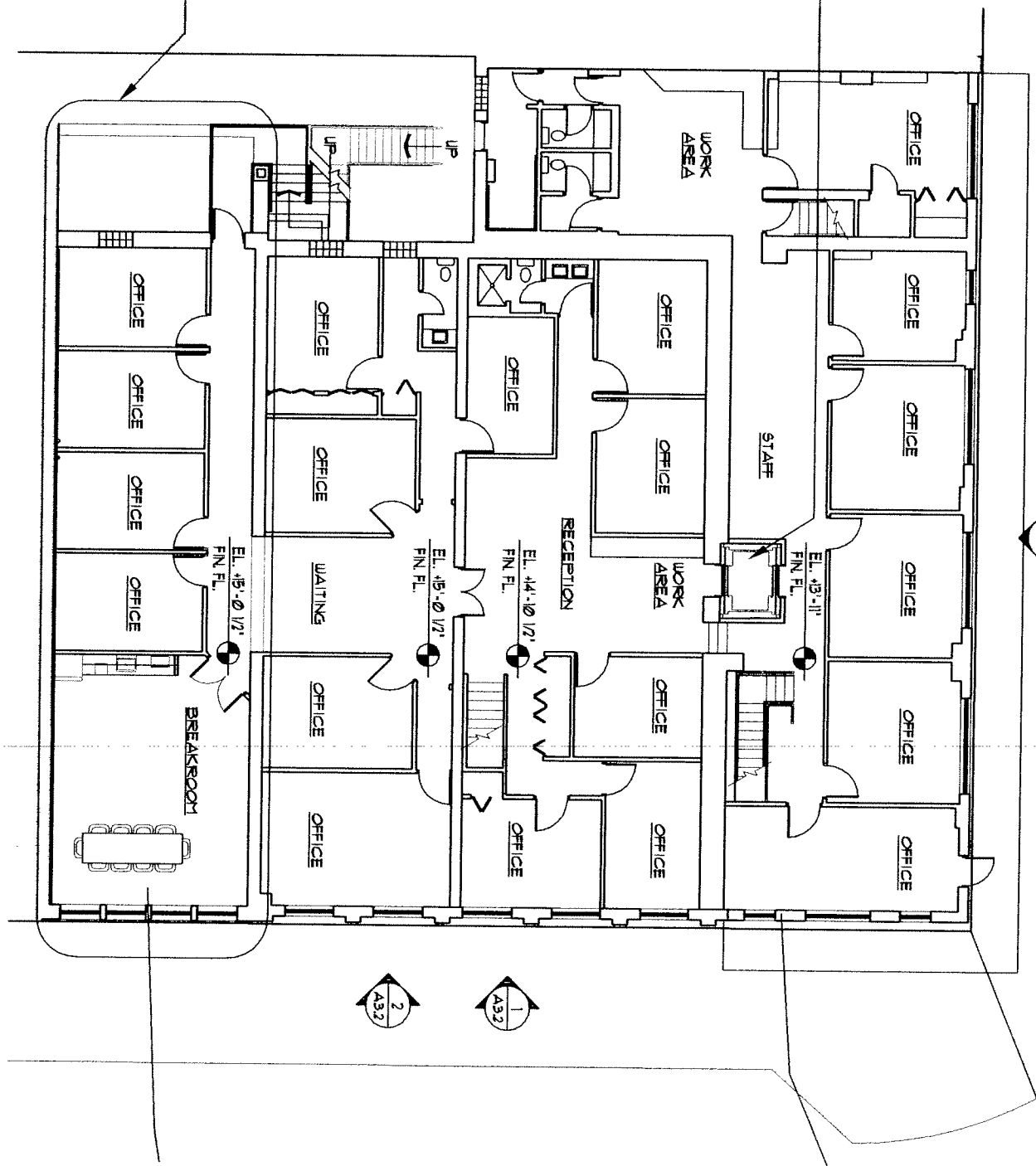
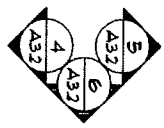
Tallahassee Florida

A1.1A

225 SOUTH ALABAMA ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 224-4301 FAX 904 561-6478

NEW HANDICAP
ACCESSIBLE
ELEVATOR

AREA OF
RENOVATION



1
A1.2A

SECOND FLOOR PLAN - Proposed

SCALE 1/8" = 1'-0"

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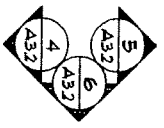
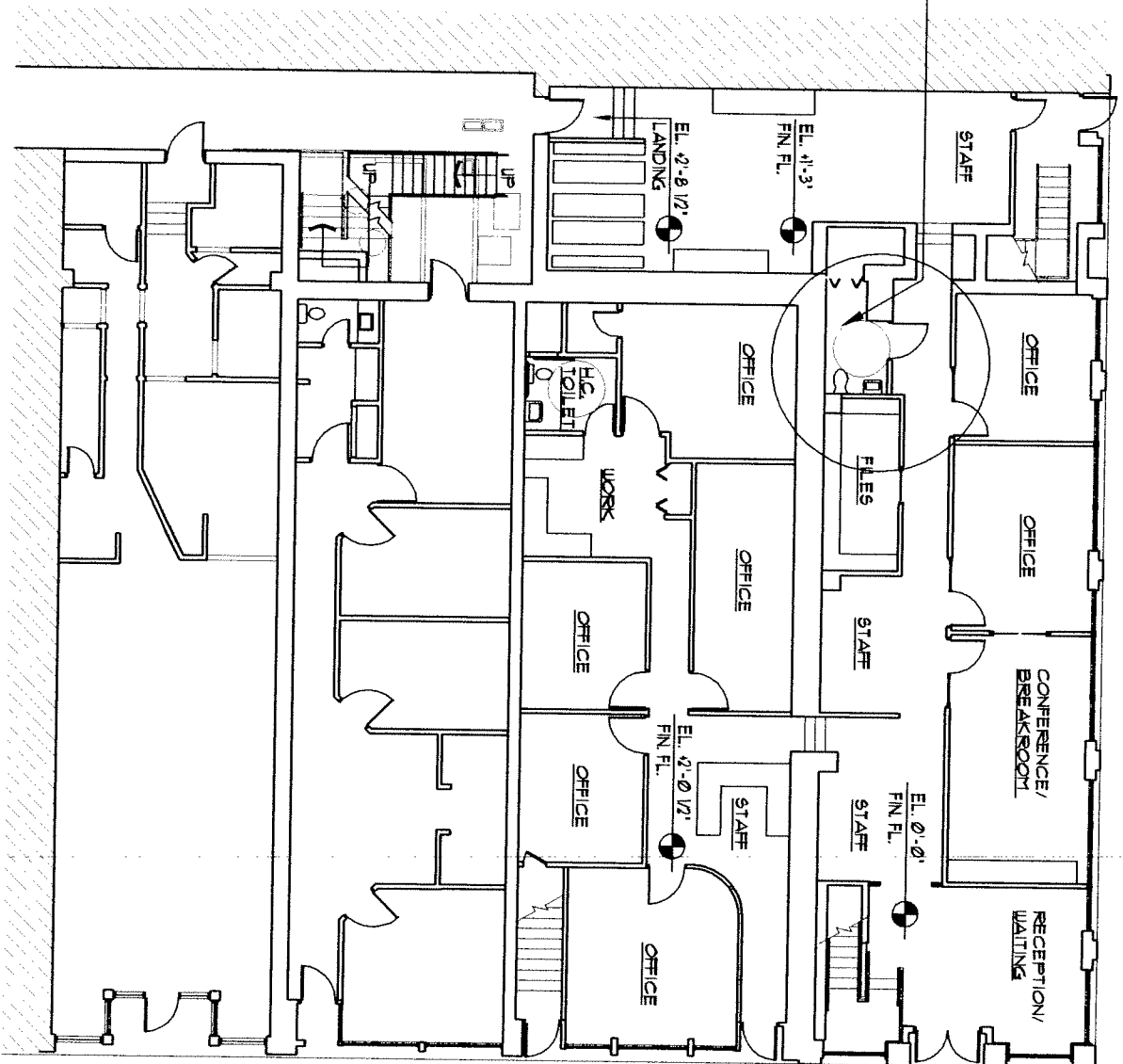
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A1.2A

225 SOUTH KANG ST., PALM BEACH, FLORIDA 33407
PHONE 561 274-4301 FAX 561 561-0478

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ACCESSIBLE
TOILET

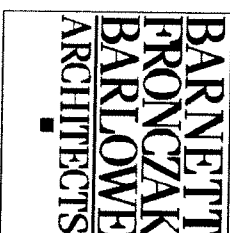


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A1.1B

FIRST FLOOR PLAN - Proposed
SCALE 1/8" = 1'-0"

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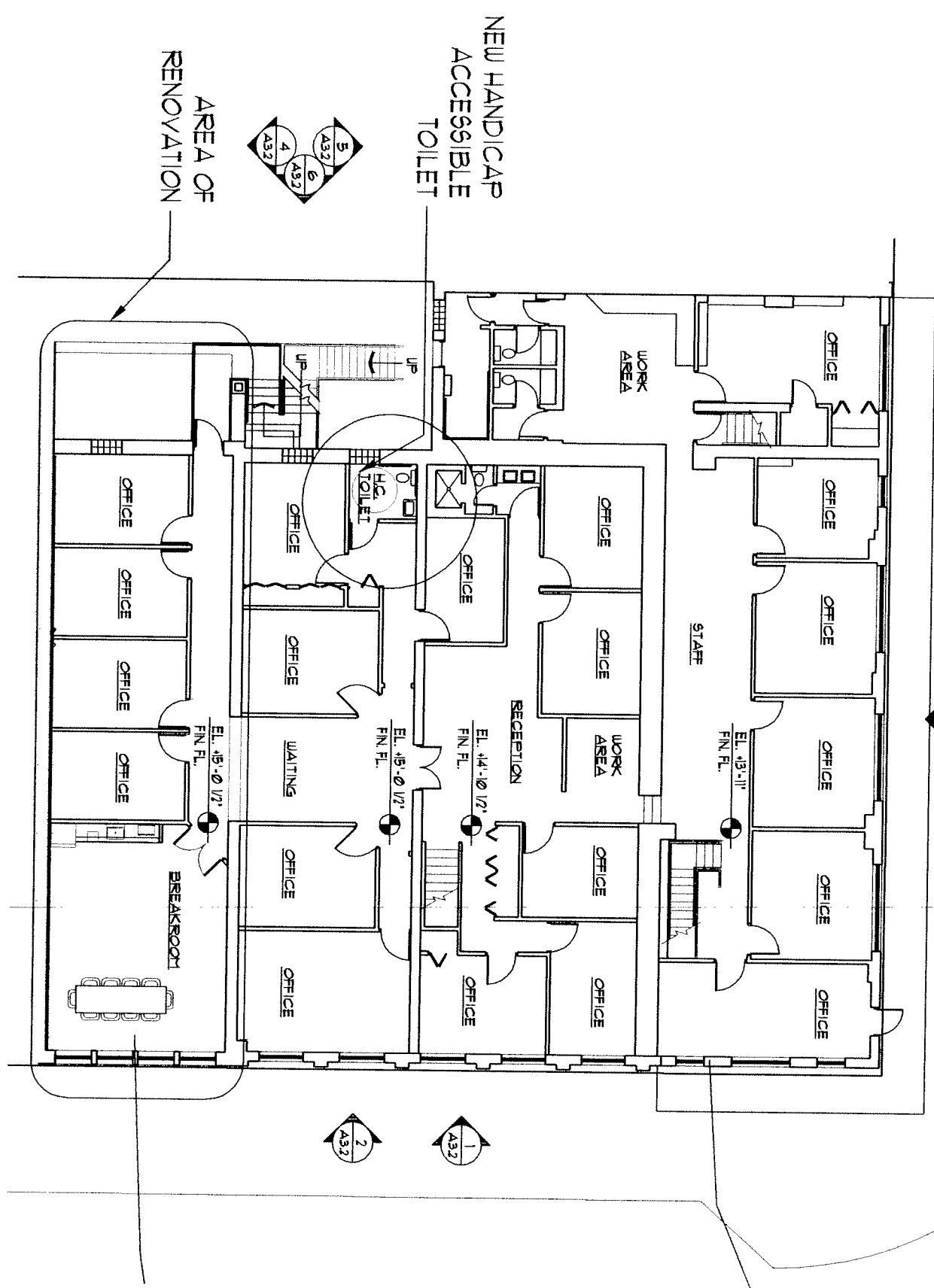
Tallahassee Florida

A1.1B

225 SOUTH JONES ST., TALLAHASSEE, FLORIDA 32301
PHONE: 904 224-4307 FAX: 904 561-9878



NOTES



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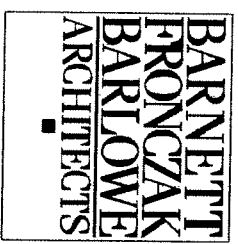
AREA OF RENOVATION

1 A1.2B

SECOND FLOOR PLAN - Proposed

SCALE 1/8" = 1'-0"

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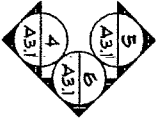
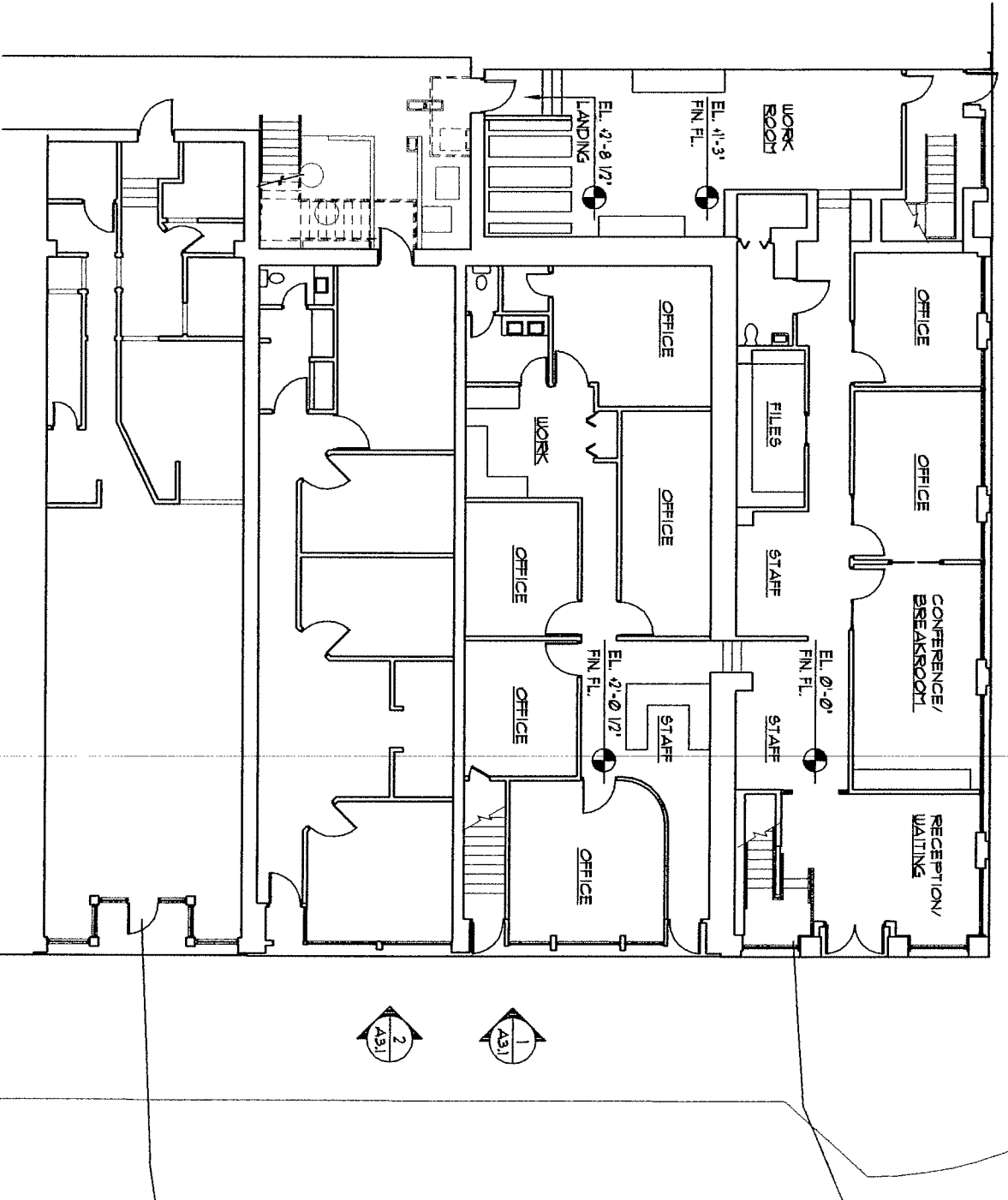
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DATE

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Florida Association of Counties

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A1.2B

225 SOUTH JAMES ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 224-4301 FAX 904 561-9976



1
FIRST FLOOR PLAN - Existing
 SCALE 1/8" = 1'-0"
 A1.1

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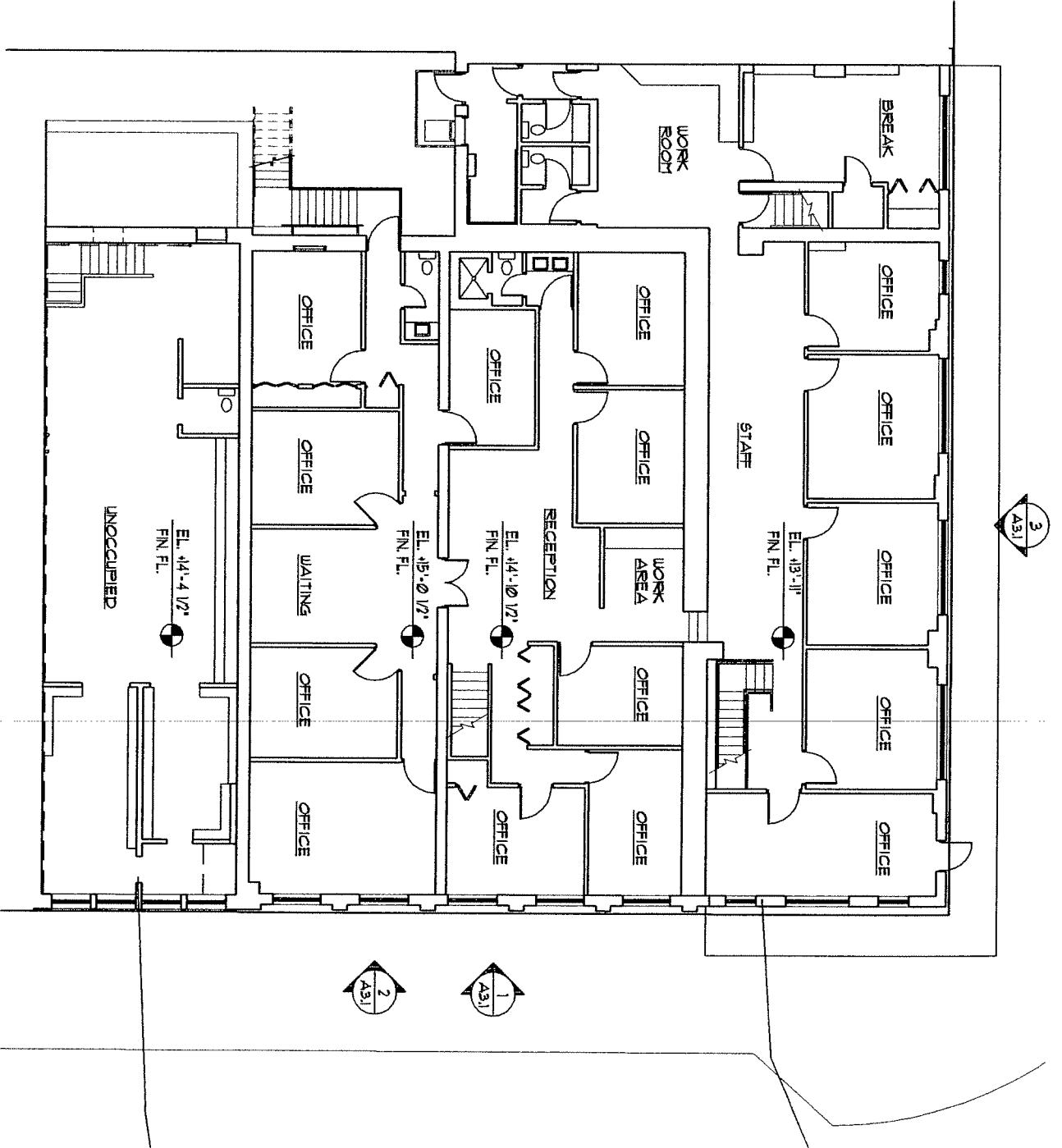
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Tabularies
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A1.1

225 SOUTH ADAMS ST., TALLAHASSEE, FLORIDA 32
 PHONE: 904 224-4301 FAX: 904 241-46



1 SECOND FLOOR PLAN - Existing

A1.2

SCALE 1/8" = 1'-0"

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PROJECT CODE _____

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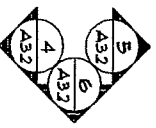
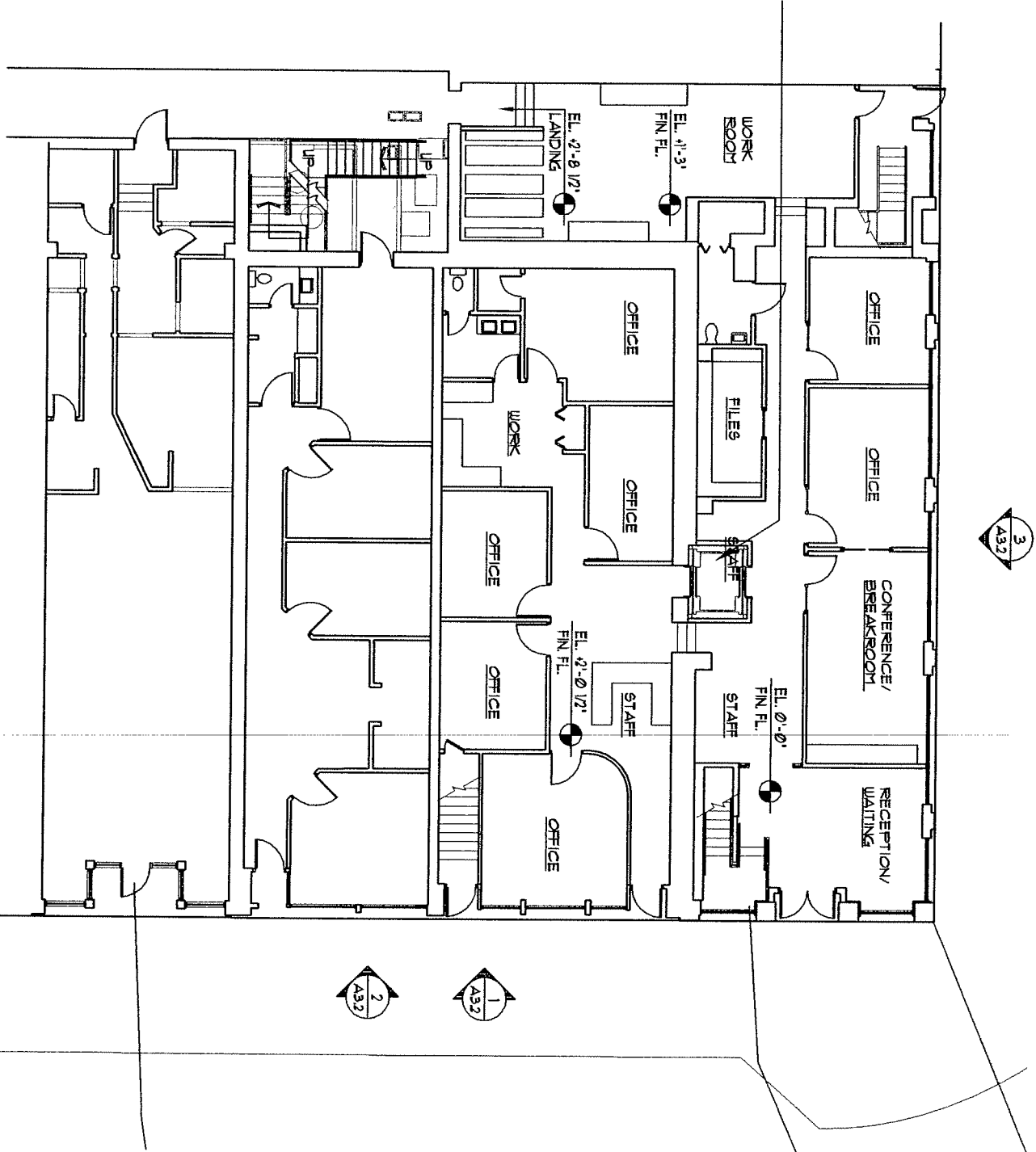
Florida Association of Councils

Tallahassee Park

A1.2

222 SOUTH ADAMS ST., TALLAHASSEE, FLORIDA 323
 PHONE 904 224-4301 FAX 904 561-4646

NEW HANDICAP
ACCESSIBLE
ELEVATOR



1

FIRST FLOOR PLAN - Proposed

SCALE 1/8" = 1'-0"

A1.1A

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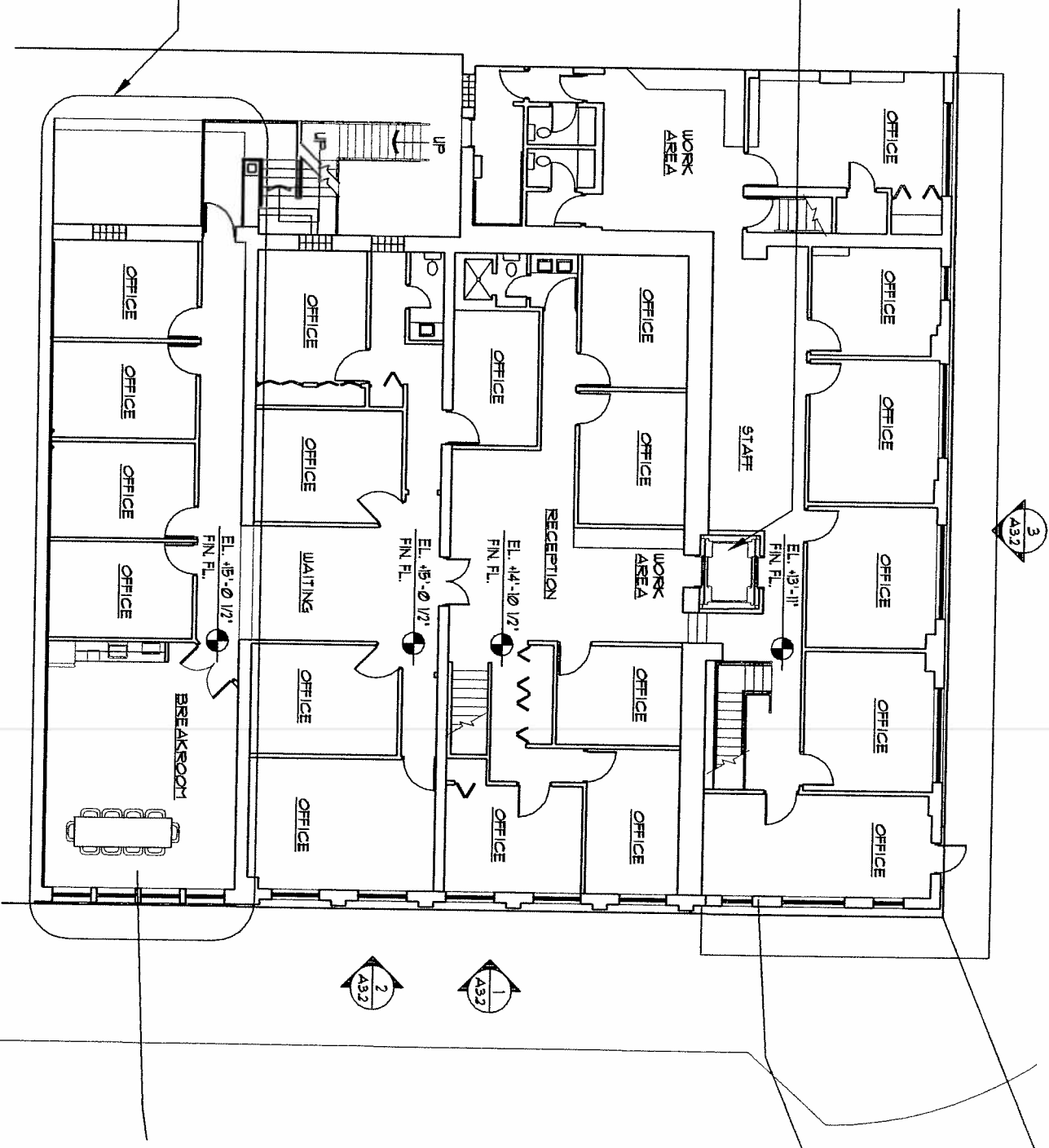
Tallahassee Florida

A1.1A

225 SOUTH JONES ST., TALLAHASSEE, FLORIDA 32301
 PHONE: 904-224-4301 FAX: 904-561-8877

NEW HANDICAP
ACCESSIBLE
ELEVATOR

AREA OF
RENOVATION



1 SECOND FLOOR PLAN - Proposed
A1.2A SCALE 1/8" = 1'-0"

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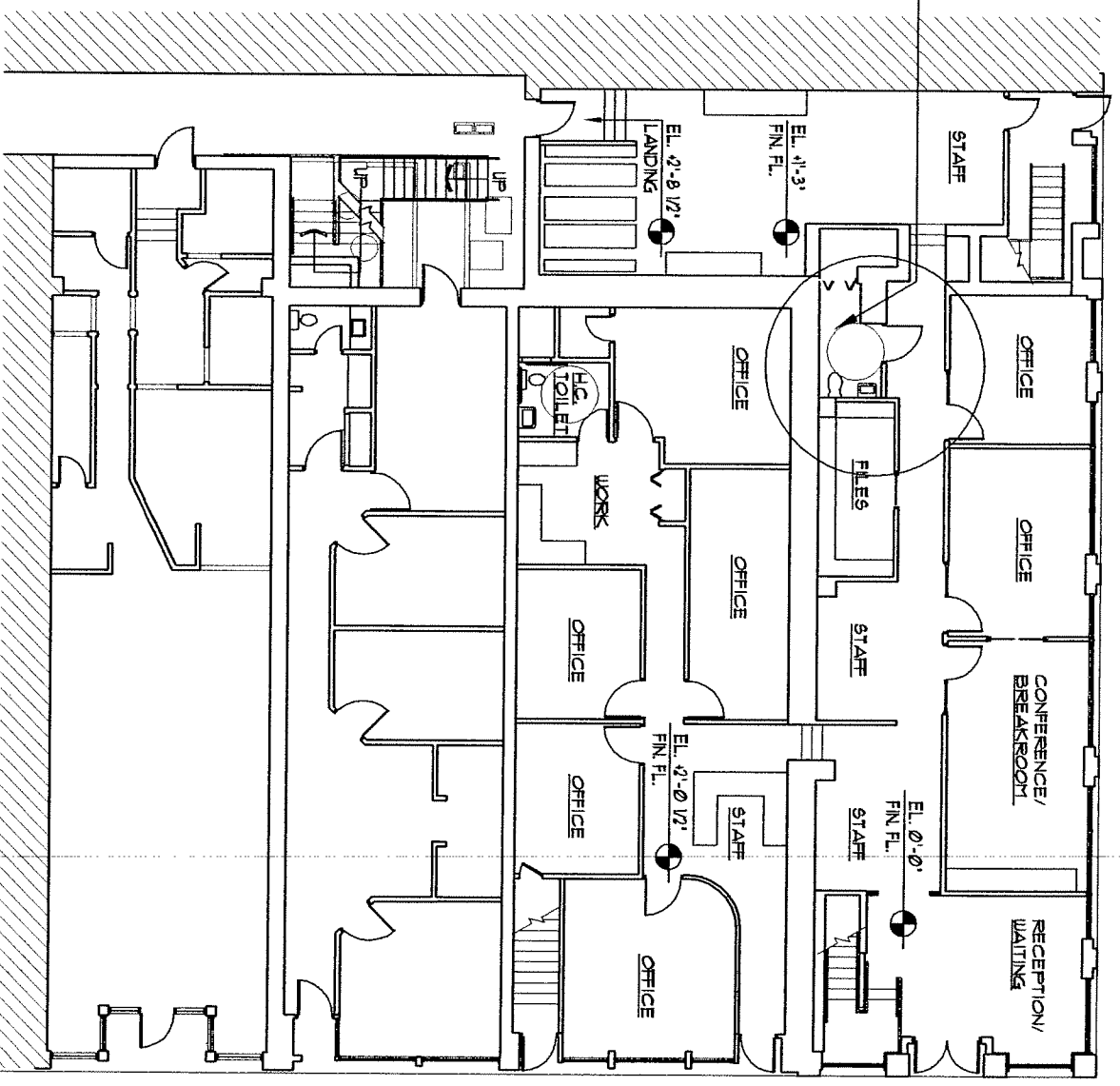
DATE 1 NOVEMBER 2007

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 225 SOUTH JONES ST., TALLAHASSEE, FLORIDA 32301
 PHONE 904 224-0301 FAX 904 561-0478

A1.2A

NEW HANDICAP
ACCESSIBLE
TOILET



1
A1.1B

FIRST FLOOR PLAN - Proposed

SCALE 1/8" = 1'-0"

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A3.2

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A3.2

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A3.2

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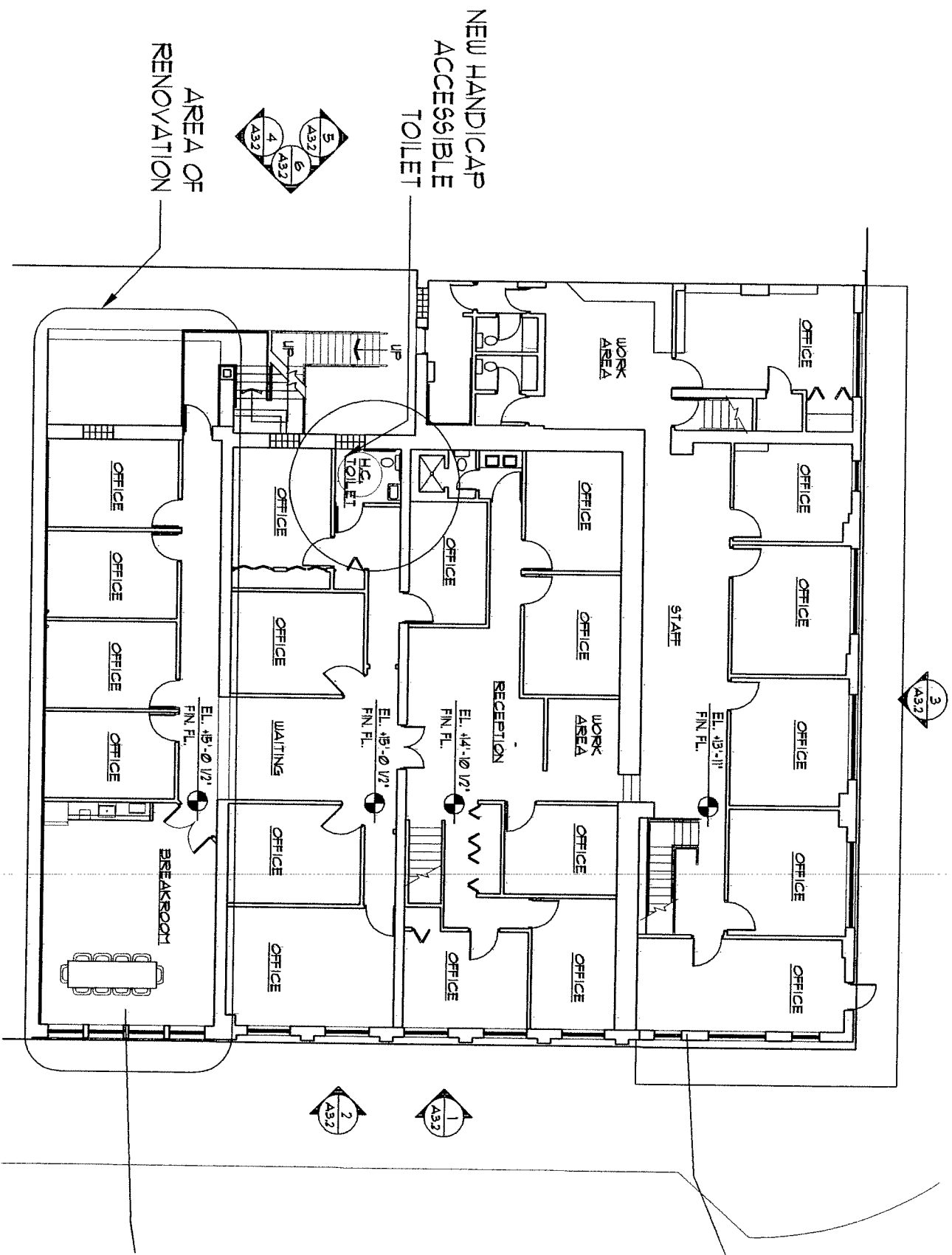


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A1.1B

225 SOUTH MOBILE ST., TALLAHASSEE, FLORIDA 32301
PHONE 904 224-4301 FAX 904 561-9697



1 SECOND FLOOR PLAN - Proposed
 A1.2B SCALE 1/8" = 1'-0"

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 Architects

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A1.2B

225 SOUTH GARDNER ST., TALLAHASSEE, FLORIDA 32301
 PHONE (904) 224-4301 FAX (904) 224-4871



225 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301
850 224 6301
FAX 850 561 6978

TRANSMITTAL

DATE 8 November 2007
TO Mary-Kahtryn Smith
Department of Community Affairs
Codes & Standards Section

RE Florida Association of Counties

- WE ARE SENDING:
- HEREWITH
 - UNDER SEPARATE COVER
 - E-MAIL

COPIES	DATED	DESCRIPTION
1 set		Revised 24' x 36' Floor Plans - 6 sheets
2 sets		Revised 8 1/2" x 11' Floor Plans - 6 sheets each
1		Revised Electronic Copy of Florida Building Commission Waiver Application

- THESE ARE TRANSMITTED:
- APPROVED
 - APPROVED AS NOTED
 - NOT APPROVED
 - AT YOUR REQUEST
 - FOR YOUR USE
 - TO BE RESUBMITTED
 - _____
 - _____
- NOTES

BY Amy Gordey for Rick Barnett