

Attachment “A”

Application and Supporting Documents

PETITION TO THE BOARD OF ADJUSTMENT
Planning & Development Services Department

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
Hearing Date: _____ EZ Fee: \$ _____
Account No. 001-660-6680-3401 []
Account No. 001-660-6680-1124 (Enterprise Zone) []
Account No. 001-660-6680-1125 (Enterprise Zone Credit []

CHECK ONE:

☒ Variance ☐ Appeal of Administrative Decision ☐ Special Exception ☐ Special Permit

Please note that a pre-application conference is required before submitting this application

Owner(s) of Record (please print)		Agent Authorized to Act on Owner Behalf	
Name: Contrax Furnishings Inc.		Name: William Bernhardt	
Address: 690 NE. 23rd Ave.		Address: 1108 Sheffield Court	
Gainesville, FL. 32609-3708		Altamonte Sprngs, FL. 32714	
E-mail Address: Blatham@meteorededucation.com		E-mail Address: Billb.wbc@gmail.com	
Phone: 800-699-7516		Phone: 407-848-4475	
Fax:		Fax: 407-641-9113	
PROPERTY INFORMATION:			
Street address: 690 NE 23rd Ave. Gainesville, FL. 32609			
Tax parcel no(s): 08228-000-000			
Legal description (may be attached): Attached			
Existing Zoning: MU2		Lot size: 2.66 acres	
Present use: Warehouse / Office		Proposed use: Warehouse / Office	
Historic District or Landmark?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Present structures (type) and improvements upon the land: Metal building with block exterior walls, interior offices			
Paved Parking lot, 2 loading docks at North end of building			
SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	RMF6	RM	Not used Vacant Land
South	RSF1	Single Family	1 unit residence
East	RMF6	RM	Apartment complex
West	MU2	MUM	Office
NE	RMF6	RM	Vacant
West	MU2	MUM	Vacant Land
West	MU2	MUM	Vacant Land

Certified Cashier's Receipt:

SIGNATURE PAGE

1. (a) I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
(b) I authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
2. I/We understand that this petition becomes a part of the permanent records of the Board of Adjustment. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature: _____ Date: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____ 20____,
by (Name) _____.

Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

VARIANCE

The process for requesting a variance is documented in the Land Development Code Chapter 30-354(d)(3).

Indicate the specific code a variance is requested from and summarize the context:

Code source:	<input checked="" type="checkbox"/> Land Development Code	<input type="checkbox"/> Fire Code	<input type="checkbox"/> Building Code
Section:	SEC.30-346. (6) (H) , (2) & (3) 30-346.1 (A), (B)		

The following questions must be answered to demonstrate the foundation for the variance request as specifically required by the Land Development Regulations. As the applicant, you bear the burden of proving the variance criteria.

(1) What special conditions and circumstances peculiar or unique to this land, structure or building exist that necessitate the variance?

Attached as separate page

(2) Are these special conditions or circumstances applicable to other lands, structures, or buildings in the same district? ☐ YES ☒ NO

Attached as separate page

(3) Does a literal enforcement of the provisions of the zoning or building code limit the use of the property or building in a manner unlike that of other properties in the same district? If so, please describe the limitation or hardship.

Attached as separate page

(4) Were these special conditions or circumstances described in (1), above, the result of your actions?

Attached as separate page

(5) Explain how the requested variance will not confer a special privilege on you that is not enjoyed by other properties in the same district.

Attached as separate page

(6) Has an application for a variance been filed within the last 2 years in connection with these premises? Please note that the board will not entertain an application for a variance within two years of the board issuing a denial of the same variance request. ☐ Yes ☒ No

Please continue on additional pages as needed

(Variance, continued)

In addition to the above criteria, the Board of Adjustment will be required to make the following findings to authorize the variance request: *(please acknowledge by initialing each item)*

- _____ (a) That the applicant has met the requirements set forth in section 30-354(d)(3) of the Land Development Code
- _____ (b) That the reasons set forth in the application justify granting the variance
- _____ (c) That the variance is the minimum variance that will make possible the reasonable use of the land, structure, or building
- _____ (d) That granting the variance will be in harmony with the general intent and purpose of the land development code or building chapters
- _____ (e) That granting the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare

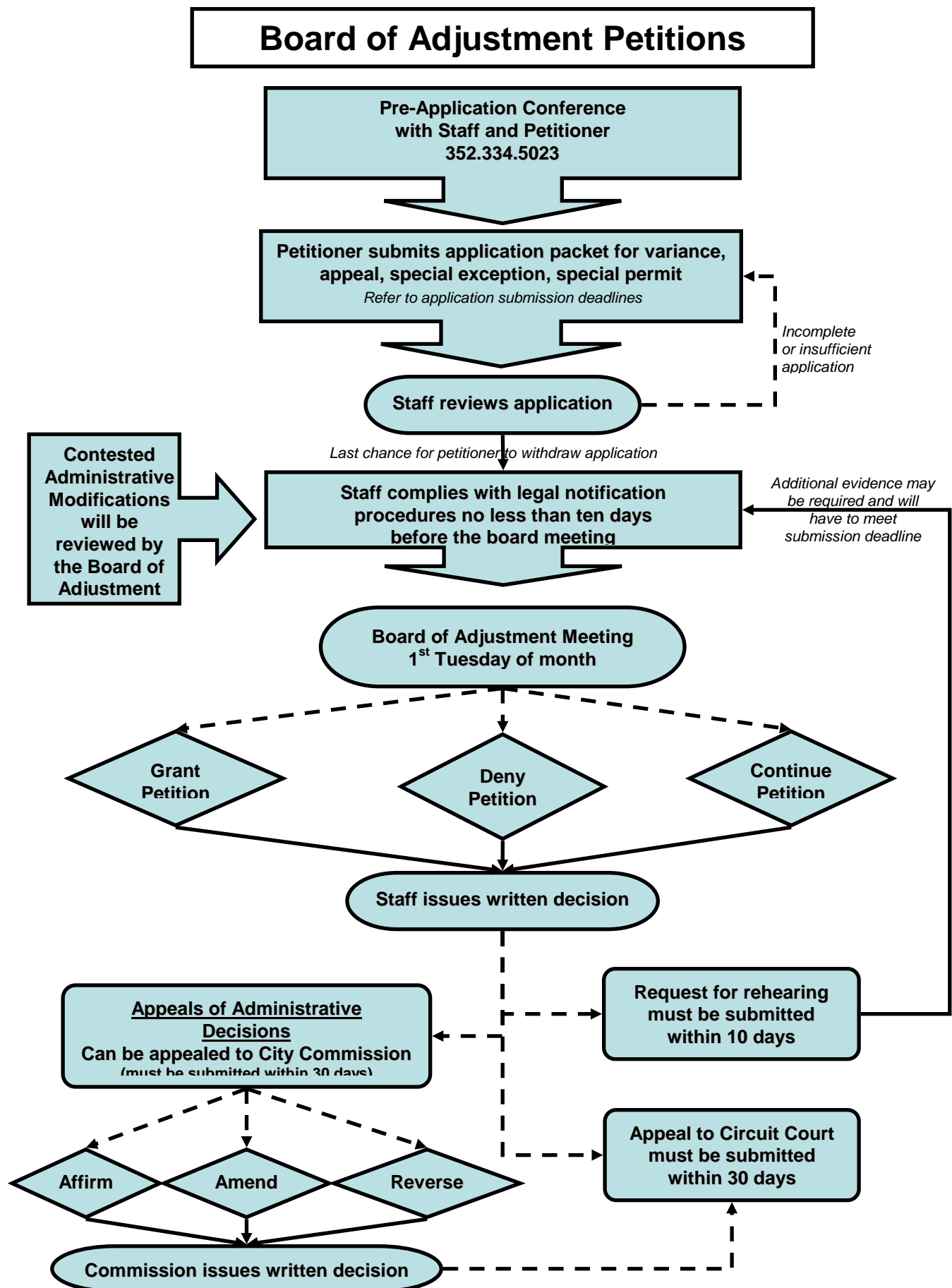
Check below that you have included these items with your application:

- ☒ Scaled drawing, site plan, or survey depicting property boundaries, easements, existing and proposed structures shown with their distance to the property line and existing building setback lines. The requested variance should be clearly illustrated with respect to each of these features.
- ☒ Reduced images or digital submission for oversized paper documents (greater than 11x17)
- ☒ Legal description, if not entered on front page
- ☒ Any other supporting materials you wish to provide

Variances are only authorized for height of structures, size of yard setbacks, driveway widths, street line corner clearances, and property line edge clearances as provided in section 30-336(15); and landscape and tree management and flood control provisions as provided in section 30-310.

A variance may not be granted for the following reasons:

- For establishment or expansion of a use otherwise prohibited
- Because of the presence of nonconformities in the zoning district or adjoining districts
- Because of financial loss or business competition
- Because the property was purchased with the intent to develop or improve the property, and the intended development or improvement would violate the restrictions of the land development code or building chapter, whether or not it was known at the time of purchase that such development would be a violation



BA-17-4



PETITION TO THE BOARD OF ADJUSTMENT
Planning & Development Services Department

OFFICE USE ONLY	
Petition No. <u>BA-17-4</u>	Fee: \$ <u>302.00</u>
Hearing Date: _____	EZ Fee: \$ _____
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

CHECK ONE:

☒ Variance ☐ Appeal of Administrative Decision ☐ Special Exception ☐ Special Permit

Please note that a pre-application conference is required before submitting this application

Owner(s) of Record (please print)		Agent Authorized to Act on Owner Behalf	
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Address: 690 NE. 23rd Ave.		Address: 1108 Sheffield Court	
Gainesville, FL. 32609-3708		Altamonte Sprngs, FL. 32714	
E-mail Address: Blatham@meteorededucation.com		E-mail Address: Billb.wbc@gmail.com	
Phone: 800-699-7516		Phone: 407-848-4475	
Fax: _____		Fax: 407-641-9113	
PROPERTY INFORMATION:			
Street address: 690 NE 23rd Ave. Gainesville, FL. 32609			
Tax parcel no(s): 08228-000-000			
Legal description (may be attached): Attached			
Existing Zoning: MU2		Lot size: 2.66 acres	
Present use: <u>01100 store office</u>		Proposed use: <u>01100 store Warehouse / OFFICE</u>	
Historic District or Landmark?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Present structures (type) and improvements upon the land: Metal building with block exterior walls, interior offices			
Paved Parking lot, 2 loading docks at North end of building			
SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	RMF6	<u>vacant</u>	Not used / <u>vacant</u>
South	RSF1	<u>single family</u>	1 unit residence
East	RMF6	<u>Residential Medium</u>	Apartment complex
West	MU2	<u>office</u>	Office
North east	RMF6	<u>Residential Medium</u>	<u>Certified Cashier's Receipt: Vacant</u>
West	MU-Z	<u>MUM</u>	<u>Vacant</u>
West	MU-Z	<u>MUM</u>	<u>Vacant</u>

SIGNATURE PAGE

1. (a) I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
(b) I authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
2. I/We understand that this petition becomes a part of the permanent records of the Board of Adjustment. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature:

William L. Latham III Date: 2/20/17

STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 20th day of February 2017,
by (Name) _____

James A. Land
Signature - Notary Public

Personally Known ☒ OR Produced Identification ____ (Type) _____



JAMES A. LAND
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # FF094797
EXPIRES 2/20/2018
BONDED THRU 1-888-NOTARY1

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Attached as separate page

(4) Were these special conditions or circumstances described in (1), above, the result of your actions?

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(5) Explain how the requested variance will not confer a special privilege on you that is not enjoyed by other properties in the same district.

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(Variance, continued)

In addition to the above criteria, the Board of Adjustment will be required to make the following findings to authorize the variance request: *(please acknowledge by initialing each item)*

- msb* (a) That the applicant has met the requirements set forth in section 30-354(d)(3) of the Land Development Code
- msb* (b) That the reasons set forth in the application justify granting the variance
- msb* (c) That the variance is the minimum variance that will make possible the reasonable use of the land, structure, or building
- msb* (d) That granting the variance will be in harmony with the general intent and purpose of the land development code or building chapters
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Check below that you have included these items with your application:

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- For establishment or expansion of a use otherwise prohibited
- Because of the presence of nonconformities in the zoning district or adjoining districts
- Because of financial loss or business competition
- Because the property was purchased with the intent to develop or improve the property, and the intended development or improvement would violate the restrictions of the land development code or building chapter, whether or not it was known at the time of purchase that such development would be a violation

(1) What special conditions and circumstances peculiar to this land, structure or building exist that necessitate the variance?

The Property located at 690 NE23rd ave was constructed in 1971 when set back were not as stringent as they are today. Current set back standards are prohibiting the installation of the emergency stairs from being installed without a request for a variance. The building structure to the property line is 12'-2" at proposed stair location on the building.

Installation of emergency use egress stairs at this location of the building would reduce the distance to approx. 8'-6" from the tree lined property line.

Distance from existing building located at 690 NE 23rd Ave and nearest building structure adjacent to the east is 60' and would overlook parking / roadway area of adjacent

(2) Are these special conditions or circumstances applicable to other lands, structures, or buildings in the same district?

Not to our knowledge. Local survey of this circumstance would be known better at the Zoning office by previous like variance requests by other building / property owners.

(3) Does a Literal enforcement of the provisions of the zoning or building code limit the use of the property or building in a manner unlike that of other properties in the same district? If so, please describe the limitations or hardship.

Yes, the unique interior design of the second floor within the building (Constructed by previous owner) limits the available location and installation of egress stairways from the second floor area to the exterior of the building. to enforcement of the current zoning code would impact the ability to increase projected staffing needed to increase business sales. Furthermore, it would limit the ability or desire to continue interior or exterior renovations to improve the property and community.

(4) Were these special conditions or circumstances described in (1), above, the result of your actions?

No.

(5) Explain how the requested variance will not confer a special privilege on you that is not enjoyed by other properties in the same district.

Respectfully; Our Request is not for enjoyment of the facilities or stair structure we are requesting this variance for. The request is to facilitate emergency egress and will be used solely for that purpose.

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name

BA-17-04 VAR

Applicant (Owner or Agent)

William Bernhardt

Tax parcel(s)

THWAITE S/D ADJ CASE BOX 88 LOT 7 LESS
N 560 FT) OF 2636 10547

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7.

8.

Applicant (signature)

Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 20th day of February, 2017, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Forrest Eddleton Notary
Public

My Commission expires: 6/8/2019

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY

Petition Number

Planner

Parcel: 08228-000-000

Search Date: 2/16/2017 at 2:20:29 PM

Taxpayer:	CONTRAX FURNISHINGS INC	Legal:	THWAITE S/D ADJ CASE BOX 88 LOT 7 LESS N 560 FT) OR 2636/0547
Mailing:	690 NE 23RD AVE GAINESVILLE, FL 32609-3708		
Location:	690 NE 23RD AV GAINESVILLE		
Sec-Twn-Rng:	28-09-20		
Property Use:	01100 - Stores		
Tax Jurisdiction:	Gainesville - 3600		
Area:	Commercial		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Stores	132600	132600	354700	23600	510900	0	510900	510900	0	0	510900	510900	12026.49
2015	Stores	132600	132600	359400	23600	515600	0	515600	515600	0	0	515600	515600	12386.04
2014	Stores	132600	132600	364800	23600	521000	0	521000	521000	0	0	521000	521000	12700.63
2013	Stores	132600	132600	370800	23600	527000	0	527000	527000	0	0	527000	527000	12883.75
2012	Stores	132600	132600	376900	23600	533100	0	533100	533100	0	0	533100	533100	12880.18
2011	Stores	132600	132600	383000	23600	539200	0	539200	539200	0	0	539200	539200	13303.11
2010	Stores	132600	132600	389100	23600	545300	0	545300	545300	0	0	545300	545300	13325.67
2009	Stores	132600	132600	395200	23600	551400	0	551400	551400	0	0	551400	551400	13515.38
2008	Stores	132600	132600	401200	23600	557400	0	557400	0	0	0	557400	0	12675.42
2007	Stores	132600	132600	377100	23600	533300	0	533300	0	0	0	533300	0	12124.55

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Store 1 Floor	MU2		Square Feet	30360
Store 1 Floor	MU2		Square Feet	88440
			2016 Certified Land Just Value: 132600	2016 Certified Land Assessed Value: 132600

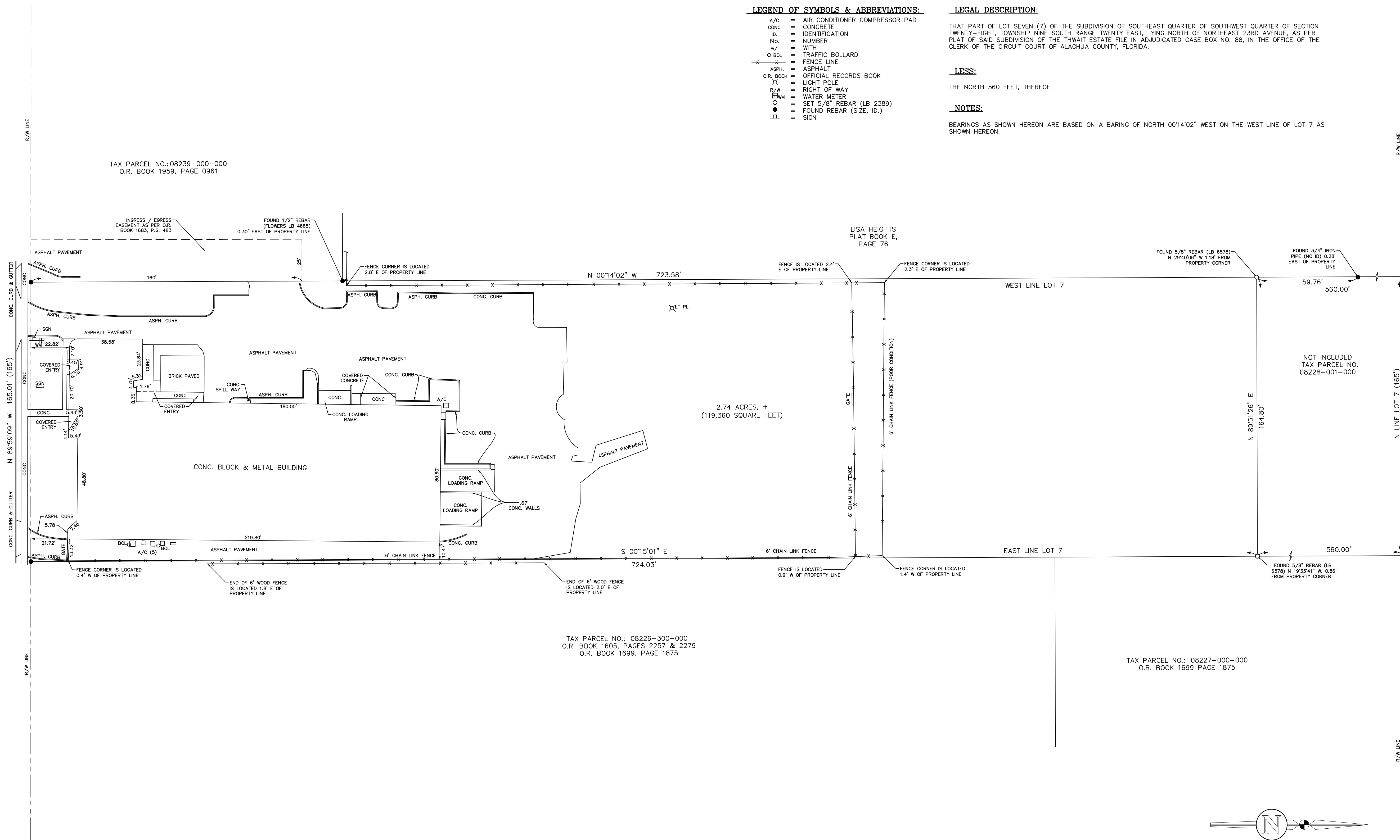
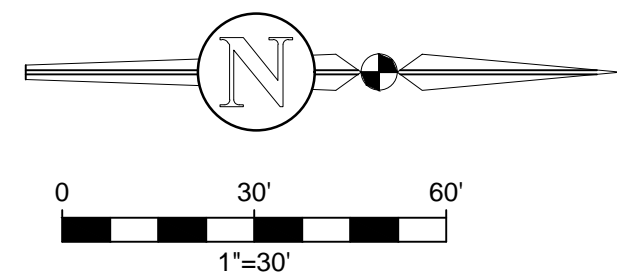
Building

Actual Year Built	1973	Footprint_file = 74960_74960.jpg
Effective Year Built	1973	
Building Quality	Average	
Building Style	Commercial	
Building Use	Store Discount	
Bedrooms:		
Baths:		
Stories:	1.0	
Exterior Wall 1:	Pre-Finsh Metl	
Exterior Wall 2:	Concrete Block	
Interior Wall 1:	Drywall	
Interior Wall 2:	N/A	
Floor Cover 1:	Cork Tile	
Floor Cover 2:	Carpet	
Roof Cover:	Modular Metal	
Roof Structure:	Steel Fr/Truss	
AC:	Central	
Heating Type:	Forced Air	
Heating System:	Gas	

IN

FOR
CONTRAX FURNISHINGS LLC

A/C	=	AIR CONDITIONER COMPRESSOR PAD
CONC	=	CONCRETE
ID	=	IDENTIFICATION
N.O.	=	NUMBER
W/	=	WITH
O BOL	=	TRAFFIC BOLLARD
—	=	FENCE LINE
ASPH	=	ASPHALT
O.R. BOOK	=	OFFICIAL RECORDS BOOK
—	=	LIGHT POLE
R/W	=	RIGHT OF WAY
WATER	=	WATER METER
5/8"	=	SET 5/8" REBAR (LB 2389)
●	=	FOUND REBAR (SIZE, ID.)
—	=	SIGN



NE 28TH AVENUE (60' R/W)

FLOOD INSURANCE RATE MAP STATEMENT	
THE REAL PROPERTY SHOWN HEREON LIES WITHIN	
ZONE(S) (X UNSHADED)	AS DESIGNATED ON THE FLOOD
RATE MAP NUMBER 12001c0312	COMMUNITY
NUMBER: 125107 ; PANEL: 312D ; EFFECTIVE DATE:	
06/16/06	SAY: SAID MAP DESCRIBES ZONE(S) X (UNSHADED)
*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL	
CHANCE FLOODPLAIN.*	

eda
eda engineers-surveyors-planners, inc.
LB 2380
2404 N.W. 33rd ST. GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3141 FAX. (352) 373-7249

Project No.	2016-162	
Drawn	S.G.	
Check	B.G.	

eda engineers - survivors - planners, inc.

Corporate Authorization No. LB 2389

By: Robert W. Grover P.S.M. 4239

943 Petitions	42-46 Page	05/02/16	Survey time	Drawing	Completed	05/03/16	Revised
1. CONTRAX FURNISHINGS LLC 2. WELLS FARGO BANK, NA 3. COMMUNITY TITLE LLC 4. FIDELITY NATIONAL TITLE INS. CO.							

THIS SURVEY/METER THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 46-7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2015), FLORIDA STATUTES.

Sheet No.:

V-001

Comment

No.	Date
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mailto:mail@bedafl.com

E-MAIL: m...

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UNCLASSIFIED SEAL
HT © 2016

ORIGINAL RAR
R. COPYRIGHTAND THE C
AND MAPPESIGNATURE
SURVEYOR

WITHOUT THE
A LICENSED

NOT VALID WITHOUT A FLORIDA...

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05/02/16

\$ of _____

CONDITIONS A

THE SITE CO

DEPICTS T

THIS SURVEY

T

Contrax Furnishings 690 NE 23rd Ave: Pictures of East side of building showing location of Stair Variance
Location East side of building, looking North





East side of building
looking North



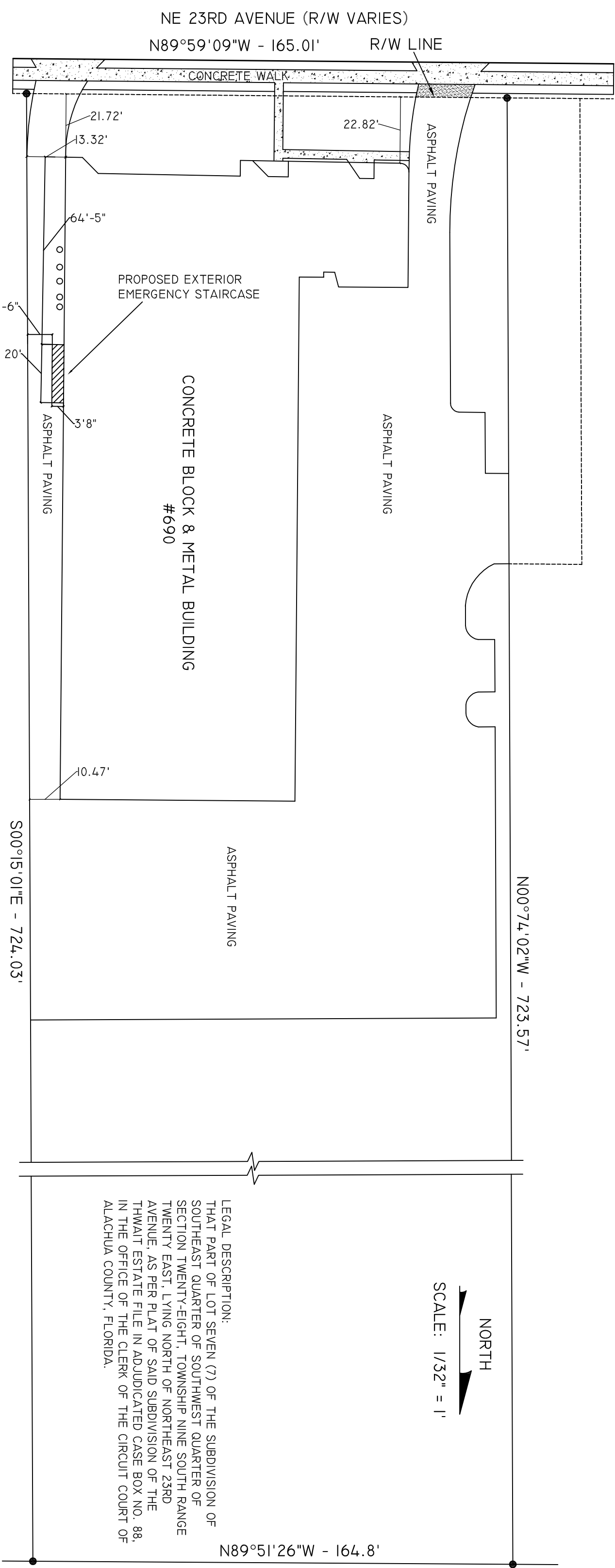
East Side of Building Looking
South toward NE 23rd Ave.

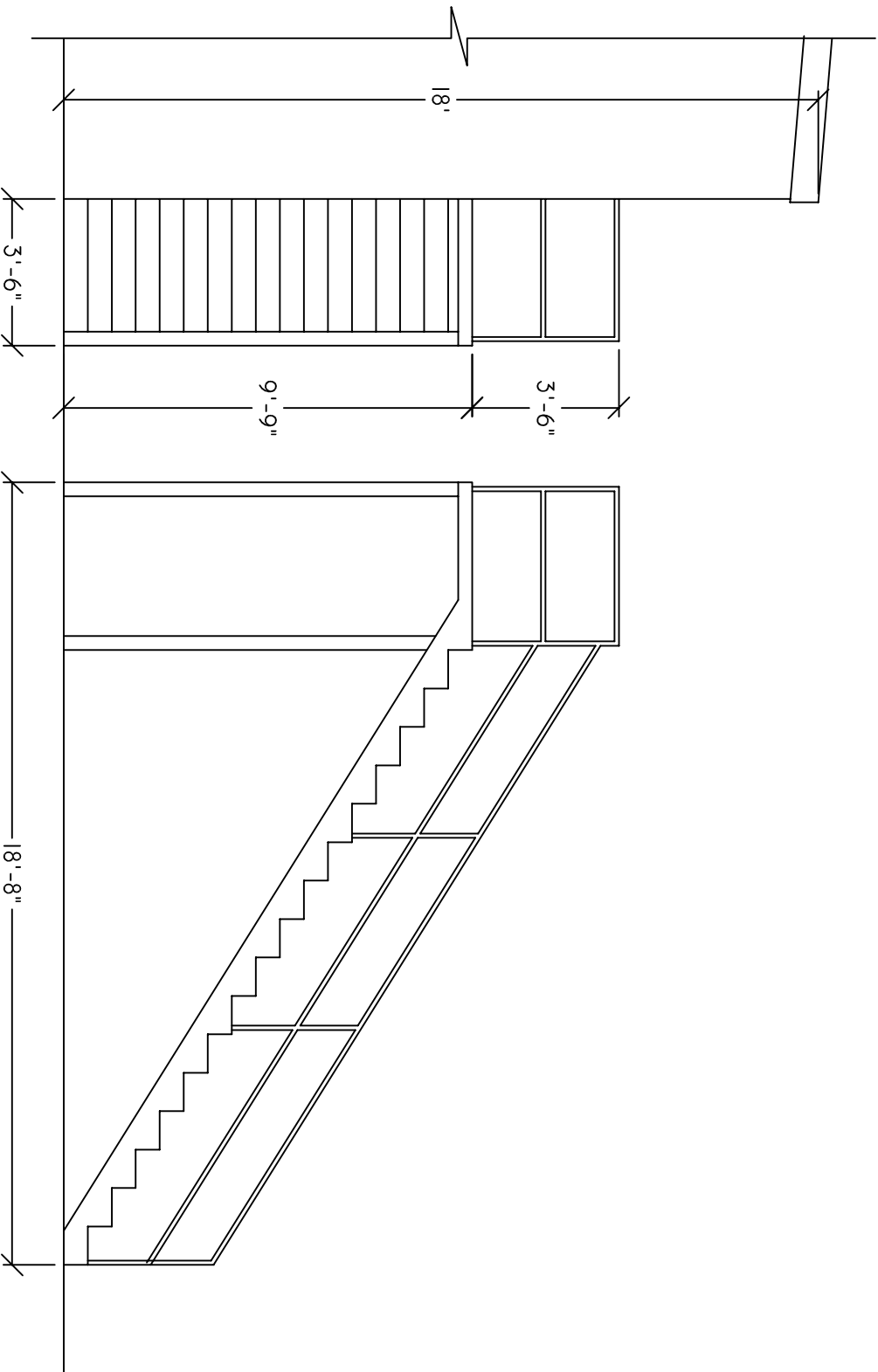


Picture of East side of 690 NE
23rd ave Building from
Apartment complex driveway
looking South West

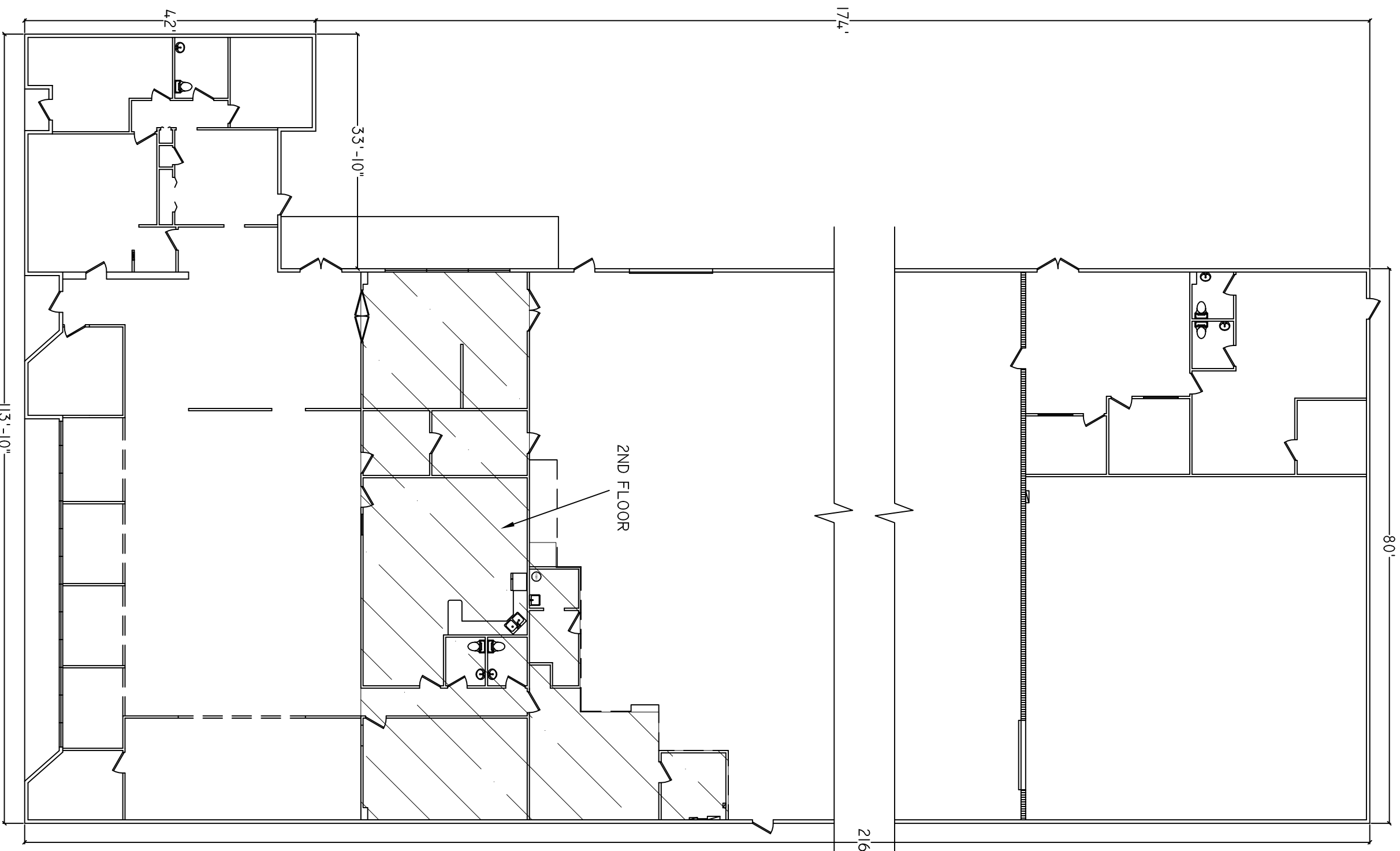


East side of 690 NE
23rd Ave Building from
Apt complex parking
area Looking West.





NE 23RD AVENUE



EXIST. BLDG. FLOOR PLAN
SCALE: 1/16" = 1'

NOTE: EXTERIOR WALLS & CMU

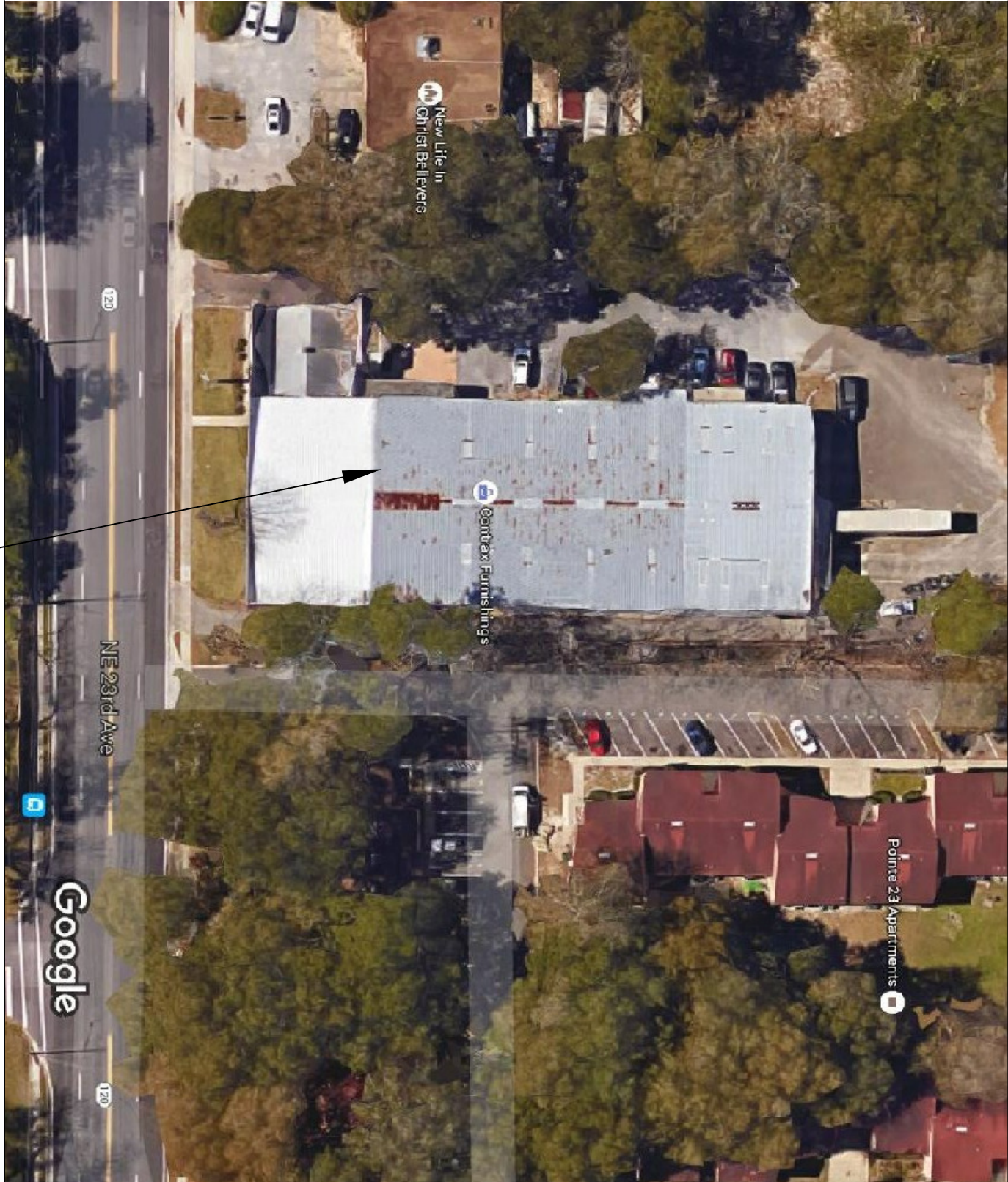
BUILDING TYPE - TYPE VB, RISK CATEGORY II, NON-SPRINKLED
OCCUPANCY - B & S-I (DISPLAY)
WIND SPEED - 130MPH
WIND EXPOSURE - CATEGORY C
EXISTING BUILDING - ALTERATION LEVEL II

REFERENCED CODES:

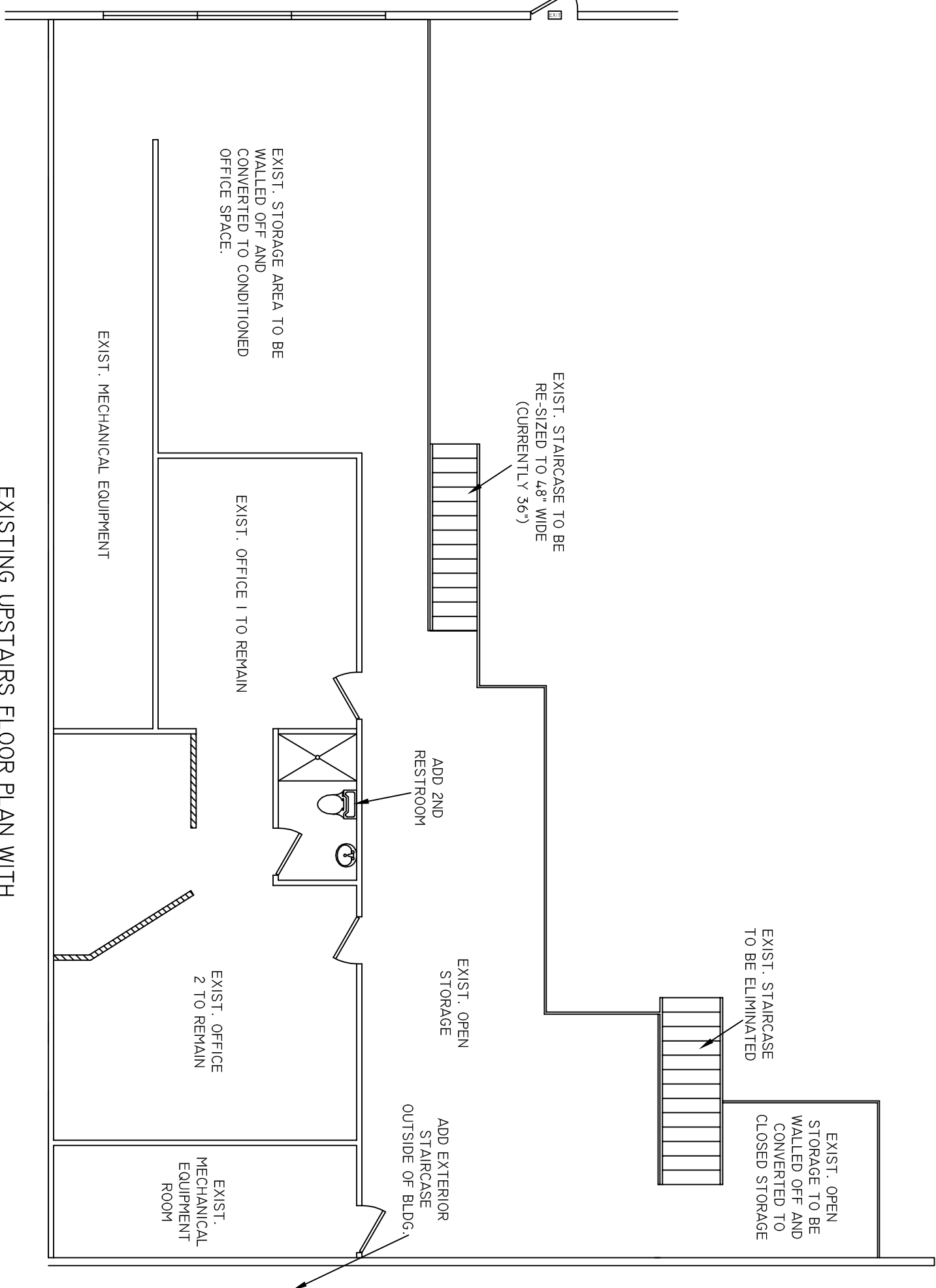
FBC FIFTH EDITION (2014) BUILDING
FBC FIFTH EDITION (2014) PLUMBING
FBC FIFTH EDITION (2014) MECHANICAL
FBC FIFTH EDITION (2014) EXISTING BUILDING
FBC FIFTH EDITION (2014) ACCESSIBILITY
FLORIDA FIRE PREVENTION CODE FIFTH EDITION
NFPA 1, FIRE CODE, 2012 EDITION
NFPA 101, LIFE SAFETY CODE, 2012
MODIFICATION 4.3.2.1.3
2011 NEC

SHEET INDEX

- A-1 SITE PLAN - CODES - EXIST. FLOOR PLAN
- A-2 PROPOSED FLOOR PLAN
- A-3 LIFE SAFETY
- A-4 DETAILS
- E-1 REFLECTIVE CEILING
- E-2 POWER
- M-1 MECHANICAL
- M-2 MECHANICAL

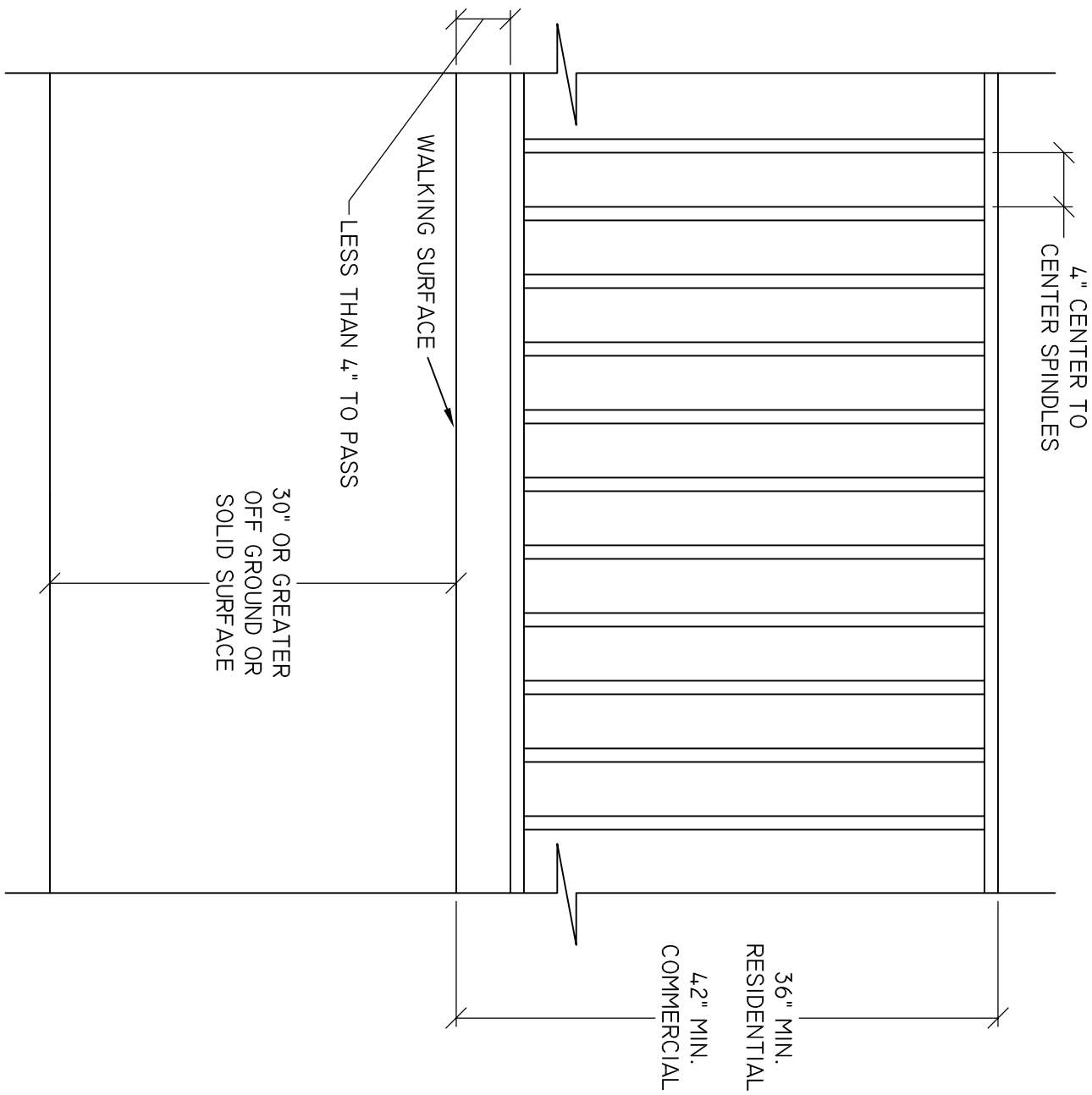


CONTRAX FURNISHINGS LLC
690 NE. 23RD AVE.
(08228-000-000)
GAINSVILLE, FLORIDA 32609



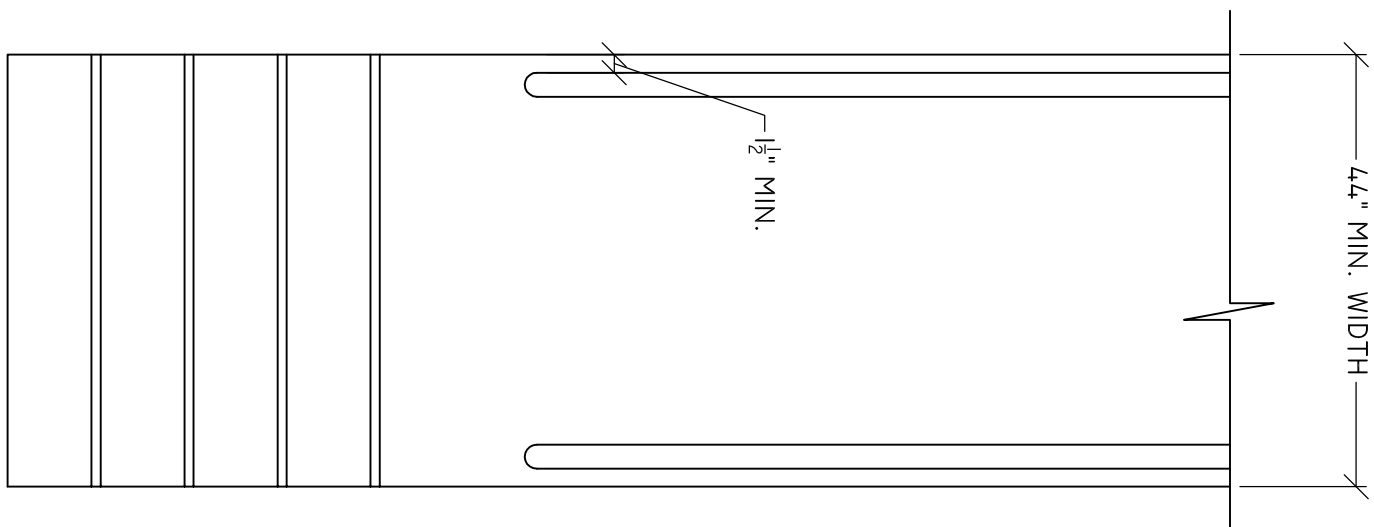
EXISTING UPSTAIRS FLOOR PLAN WITH
NOTES ON PROPOSED CHANGES
SCALE: 1/8" = 1'

DATE	REVISIONS



TYPICAL GUARDRAIL CONSTRUCTION

NOTE: GUARD RAIL DESIGN TO RESIST 200# CONCENTRATED LOAD. ALL INTERMEDIATE RAILS (IE: BALUSTERS AND PANEL FILLERS) TO RESIST 50# CONCENTRATED LOAD

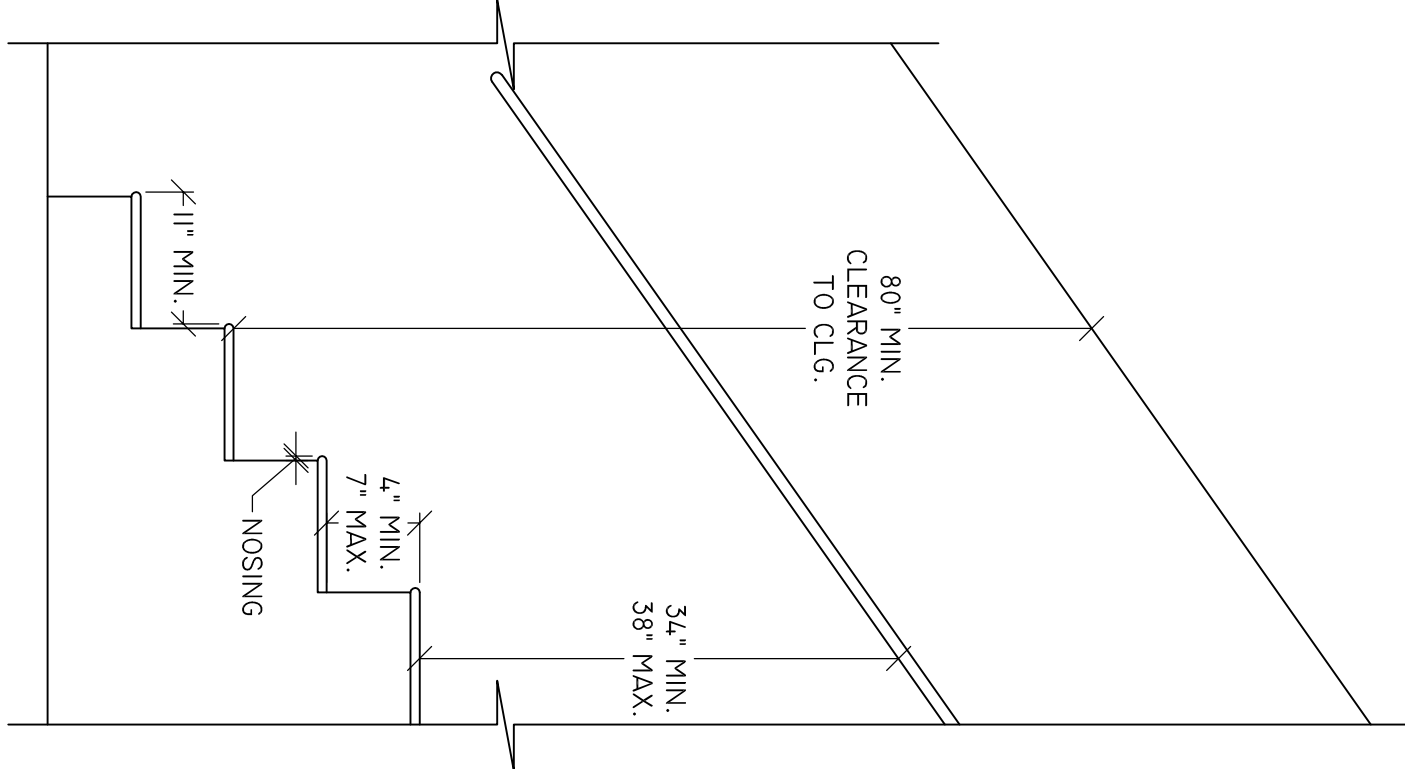


TYPE I - HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.5" AND NO GREATER THAN 2". WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2.25" AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1". EDGES SHALL HAVE A MIN. RADIUS OF .01".

TYPE II - HANDRAILS WITH A PERIMETER GREATER THAN 6.25" SHALL PROVIDE A GRASPABLE FINER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINER RECESSES SHALL BE SPACED WITHIN A DISTANCE OF 75" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1.5" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1.25" TO A MAX. OF 2.75". EDGES SHALL HAVE A MIN. RADIUS OF .01".

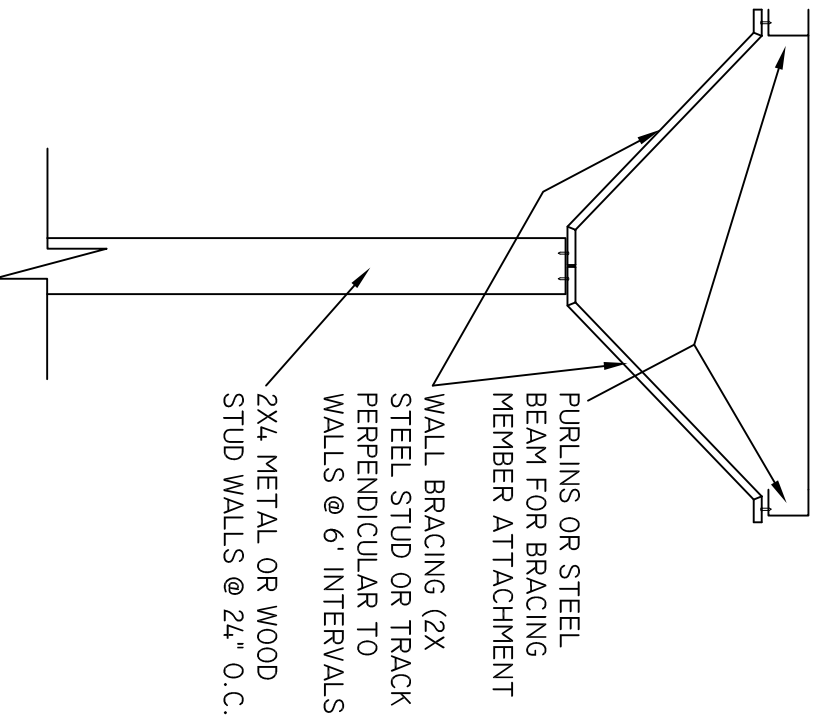
NOTE: HAND RAIL DESIGN TO RESIST 200# CONCENTRATED LOAD. ALL INTERMEDIATE (IE: BALUSTERS AND PANEL FILLERS) TO RESIST 50# CONCENTRATED LOAD

NOTE: HAND RAIL DESIGN TO RESIST 500# CONCENTRATED LOAD.



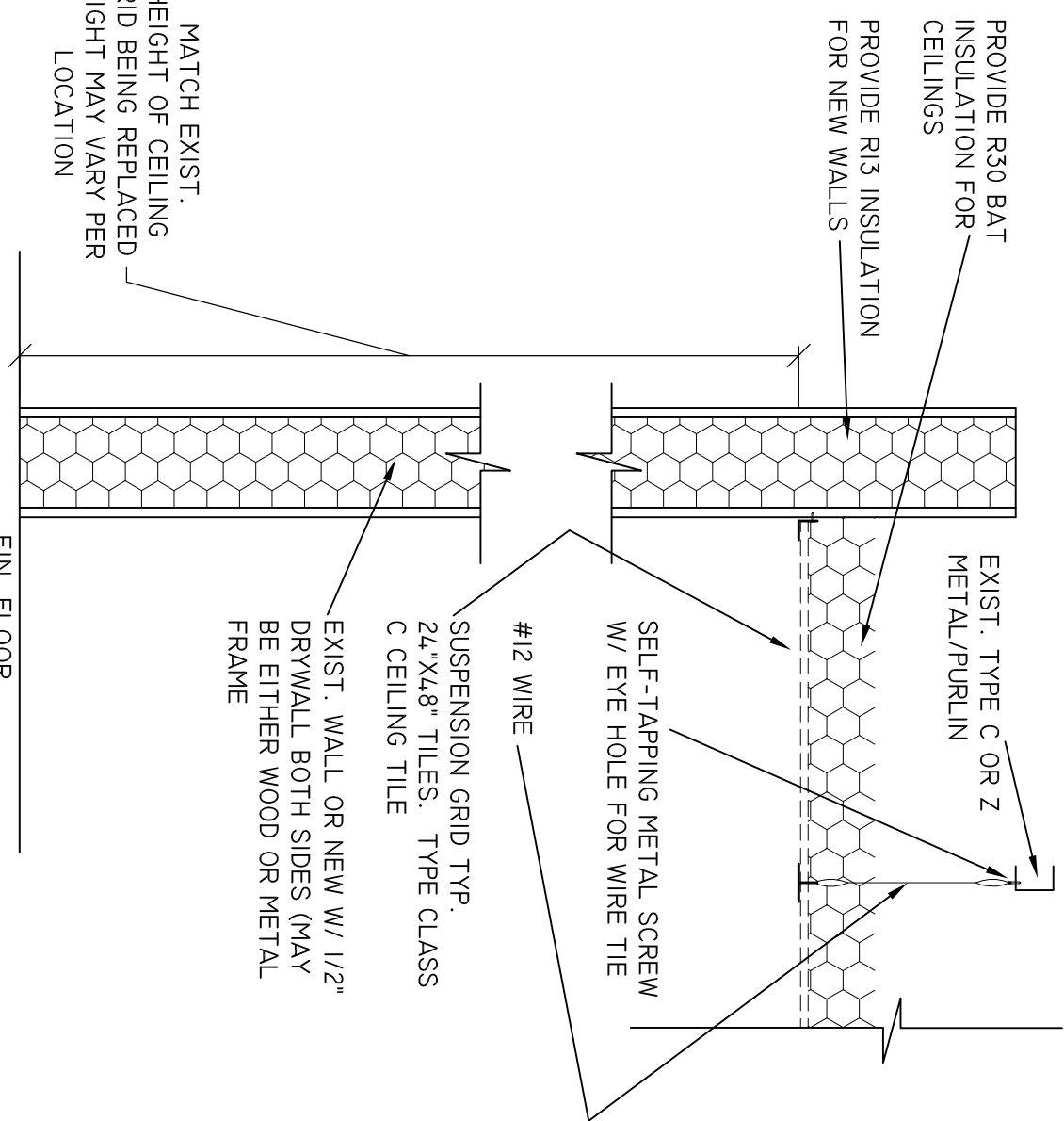
TYPICAL STAIRWAY DETAILS FOR COMMERCIAL CONSTRUCTION

NTS



WALL BRACE DETAIL METAL STUD WALL

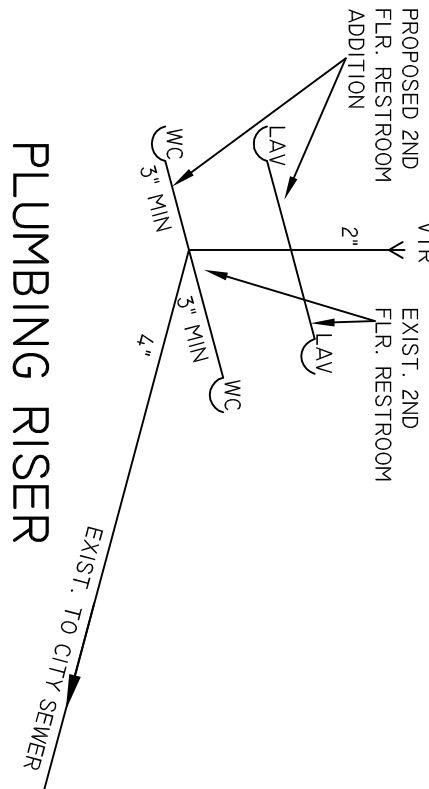
NTS



NOTE: TYPICAL WIRE SUPPORT @ 12" EACH WAY. LIGHTING FIXTURES OVER 55# TO BE SUPPORTED INDEPENDENTLY FROM STRUCTURE ABOVE.

CEILING GRID & TILE DETAIL

NTS



PLUMBING RISER

DATE	REVISIONS

EXISTING PANEL 400A SEPARATE METER					
DESCRIPTION	TYPE	WIRE	TRIP	#	TRIP
USED				1	2
USED				3	4
USED				5	6

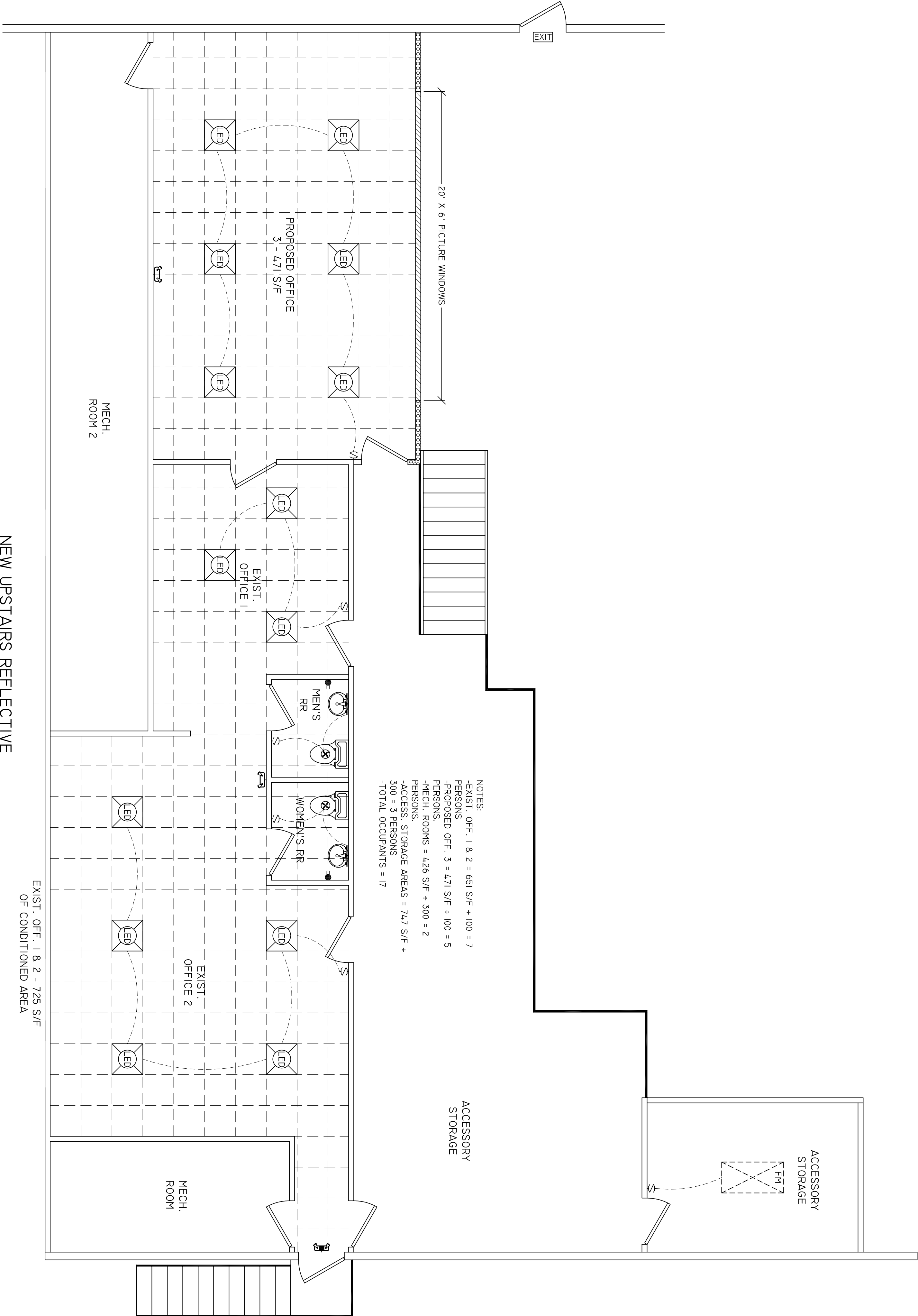
USED			56	56			USED
USED			57	58			USED
NEW AH			59	60			USED
			61	62			USED
NEW COND.			63	64			USED
			65	66			USED
NOT USED			67	68			USED
USED			69	70	12	MC	NEW LIGHTING
NOT USED			71	72	20	12	NEW RECEPTACLES
USED			73	74			NOT USED
NOT USED			75	76			NOT USED
NOT USED			77	78			NOT USED
NOT USED			79	80			NOT USED
NOT USED			81	82			NOT USED
NOT USED			83	84			NOT USED

LOAD CALCULATIONS

ELECTRICAL NOTES:
-CIRCUITS SHOWN ARE FOR LOAD CALCULATIONS ONLY.
-LICENSED ELECTRICIAN TO PROVIDE FINAL CIRCUITRY AS INSTALLED.
-ALL NEW RECEPTACLES TO BE TAMPER RESISTANT TYPE.
-ALL RECEPTACLES AT KITCHEN COUNTERTOPS AND BATHROOM TO BE GFI.
-DISCONNECT
-LOW VOLTAGE BY OTHERS
-EMERGENCY / EXIT LIGHTING TO BE WIRED AHEAD OF ANY SWITCHED FIXTURES.

TOTAL
10000 @ 100%
101500@ 40%
TOTAL
50600 / 240
210 AMPS

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
⚡	I10 RECEPTACLE GFI
⚡	I10 RECEPTACLE
⊙	220 RECEPTACLE
⚡	WALL MOUNT LIGHT
⊗	EXHAUST FAN
EXIT	EXIT LIGHT W/ 1.5 HR BATTERY BACKUP
EXIT	EMERGENCY LIGHT W/ 1.5 HR BATTERY BACKUP
EXIT	EXIT / EMERGENCY LIGHT W/ 1.5 HR BATTERY BACKUP
⚡	FIRE EXTINGUISHER
⚡	SWITCH
LED	2X2 LED DROP IN LIGHTING



RESIDENTIAL AND COMMERCIAL DESIGN
PH. 40-701-2707 EMAIL: RLRESDESIGN@GMAIL.COM

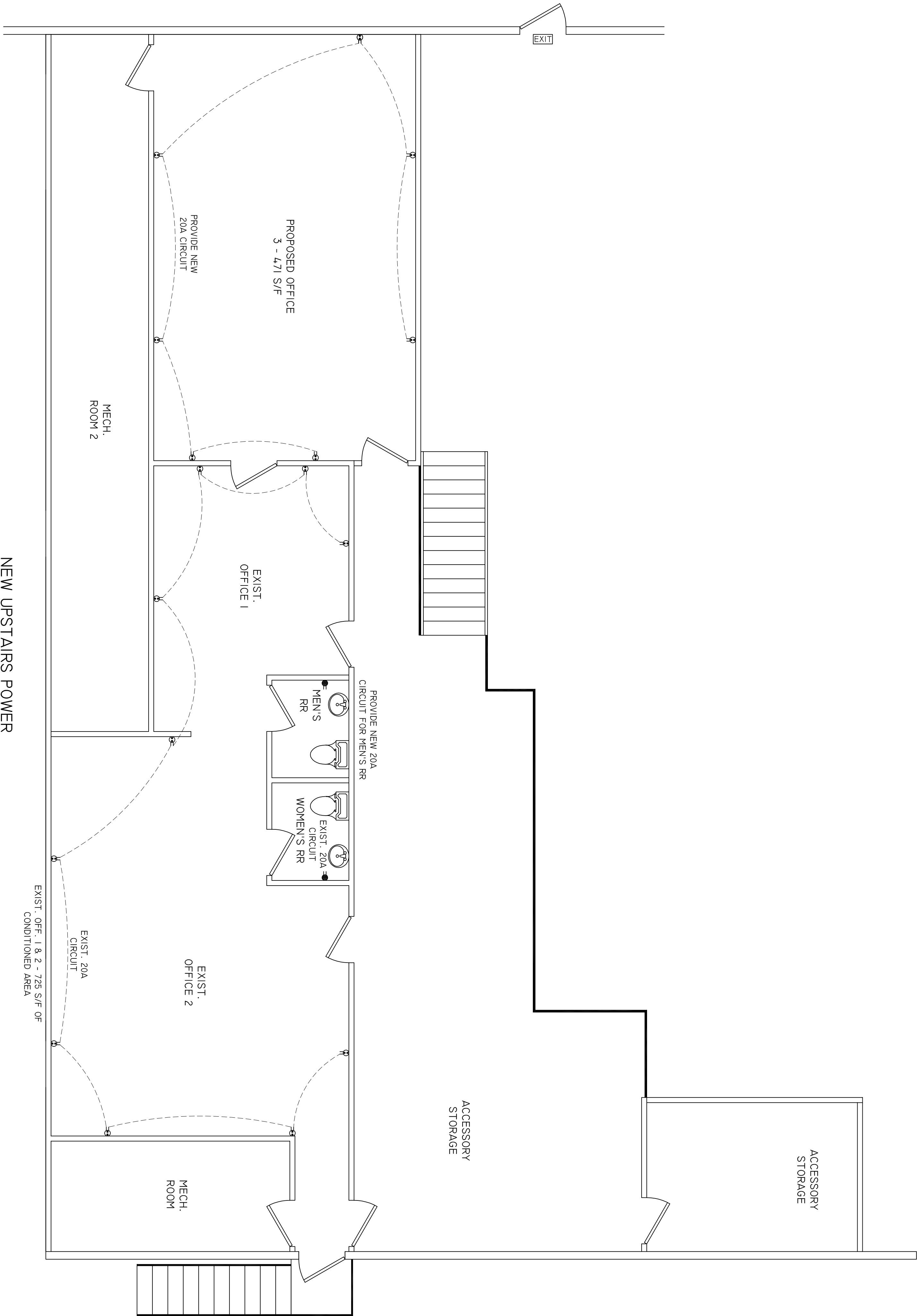
DATE	REVISIONS

WELL BUILT CONSTRUCTION INC.

CONTRAX FURNISHINGS RENOVATIONS
690 NE. 23RD AVE.(08228-000-000)
GAINESVILLE, FL. 32609

CHAD LINN
P.E. #579324
P.O. BOX 140584
ORLANDO, FL 32814
407-282-4433

E-1
SCALE: 1/4" = 1'
OR AS NOTED
L1268-1-2017



DATE	REVISIONS