

“THE RANCH” POLO PAVILION

Issue: Vertical accessibility to all levels of seating in an open air assembly structure.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all levels of seating in an open air structure that will contain restrooms and viewing spaces for polo matches. The structure contains 4,957 square feet of seating and will provide ramps to the main level which will house tables, chairs and counter seating as well as restroom facilities. Two lower sections only have bench seating and according to the applicant installation of ramps would interfere with sight lines to the polo fields. The applicant stated that cost was not a factor and felt that since the majority of the structure is accessible, total access is not required.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to all levels of seating, 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: **"The Ranch" Polo Pavilion**

Address: **State Road 60, Indian River County, Florida**

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: **Robert Banov, Banov Architects, P.A.**

Applicant's Address: **2975 Twentieth Street, Vero Beach, Florida 32960**

Applicant's Telephone: **772/299-6565 FAX: 772/299-6578**

Applicant's E-mail Address: **banovarch@bellsouth.net**

Relationship to Owner: **Design Professional**

Owner's Name: **Fort Drum Venture, LLC**

Owner's Address: **6050 5th St SW, Vero Beach, FL 32968**

Owner's Telephone: **772/567-0000 FAX: 772/567-0004**

Owner's E-mail Address: DolfKahle@aol.com

Signature of Owner:  by **Dolf Kahle, Mgr.**

Contact Person: **Robert Banov**

Contact Person's Telephone: **772/299-6565** E-mail Address: **banovarch@bellsouth.net**

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.)

This Polo Pavilion is a 4,957 gross s.f. assembly structure (primarily open air) designed for the viewing of polo matches on adjacent polo field.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):
NOT APPLICABLE

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.

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

Issue

1: Florida Building Code 11-4.33 Assembly Areas. This section of the code requires all assembly and associated areas to be accessible. This Polo Pavilion is an open-air structure to provide covered assembly area and restrooms. The primary seating area for viewing the Polo Field is from the main level of the building, which is elevated above grade approximately 5 feet. This waiver is being sought for two intermediate viewing levels not accessible by ramp. The main level is on an accessible route, accessible via ramps to the grade level outside the building. Restrooms are located on this main level. The two access ramps provide access and egress from the facility. Seating on the main level is a combination of tables and chairs and counter seating. Adjacent to the main level

are two levels that are tiered at intermediate levels between the main level and grade level. These provide additional viewing areas, but are lower to avoid disrupting sightlines from the main level. These tiered seating areas are accessible via steps. Seating at the intermediate viewing tiers is on benches. The ramps do not serve these levels and it is not practical to provide ramps to these areas, as the ramps themselves would interrupt the viewing sightlines of one end of the polo field from these levels. It is access to these intermediate viewing tiers for which this exemption is being sought.

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.

Similar to conditions in a movie theatre, site lines for visibility of the polo match are a concern of the design of this facility. Ample primary seating is accessible to handicapped individuals on the main level; access to the intermediate levels does not prevent the full enjoyment of the viewing the polo match.

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

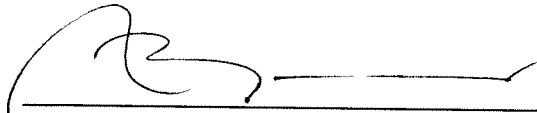
The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

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

NOT APPLICABLE

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.

This building is being designed to provide access to seating/viewing for the polo match as well as access to the restroom and all other facilities. The only areas restricted from full handicapped access are the two intermediate viewing levels. To provide wheelchair access to the intermediate levels would encumber the design with a series of ramps that would obstruct the sight lines from all of the viewing areas. The main level is the primary viewing area and is fully accessible per the Florida Accessibility Code. Restroom facilities and other public services are located on the main level.



Signature

Robert Banov, Architect
Printed Name

Phone number: **772-299-6565**

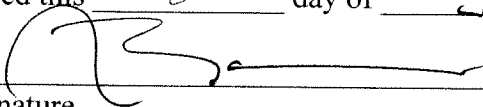
(SEAL)



CERTIFICATION OF APPLICANT:

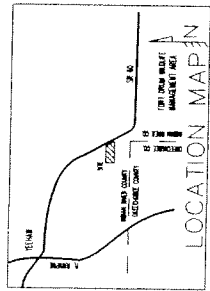
I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 2 day of JANUARY, 2008


Signature

ROBERT BANOV
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.



PLUMBING FIXTURE CALCULATIONS

SEWAGE REQUIREMENTS: 10 GALLON PER DAY
 (BASED ON 100 PERSONS)
 (SEE SCHEDULE 405 FOR SIZES)
 WATER CLOSETS: 1 REQUIRED
 URINALS: 1 REQUIRED
 URINALS MAY BE SUBSTITUTED FOR 67% OF 3" WIDENED URINALS
 SINKS: 1 REQUIRED
 SINKS MAY BE SUBSTITUTED FOR 67% OF 3" WIDENED SINKS
 HAND WASHING SINKS: 1 REQUIRED
 HAND WASHING SINKS MAY BE SUBSTITUTED FOR 67% OF 3" WIDENED SINKS
 SERVICE SINK: 1 REQUIRED
 SERVICE SINKS MAY BE SUBSTITUTED FOR 67% OF 3" WIDENED SINKS

ACCESSIBILITY REQUIREMENTS

ALL AREAS OF THE BUILDING ARE ACCESSIBLE TO THE HANDICAPPED
 ACCESS TO THE BUILDING FROM THE PARKING AREA

BUILDING CODE ANALYSIS

APPLICABLE CODE: 2003 INTERNATIONAL BUILDING CODE
 THE 2003 VERSION OF THE INTERNATIONAL BUILDING CODE
 OCCUPANCY: FIRST AND SECOND FLOORS ARE "A-2" USES
 UNDESIGNATED AS TO BE CLASSIFIED AS PER PERSONS
 WITH CODE ANALYSIS MADE FOR EACH EXISTING SEPARATION TYPE OF CONSTRUCTION THAT IS UNRESTRICTED
 MAXIMUM ALLOWED PER FLOOR: 100 SF PER PERSON
 MAXIMUM ALLOWED PER SECOND FLOOR: 100 SF PER PERSON
 MAXIMUM ALLOWED PER TOTAL FLOOR AREA: 100 SF PER PERSON
 TOTAL OCCUPANT LOAD: 200 PEOPLE
 OCCUPANCY IS LESS THAN 300 PEOPLE, THE APPROXIMATE REQUIRED EXITS ARE 2 (SEE TABLE 1030.2.1) AND 2 (SEE TABLE 1030.2.1) IN ACCORDANCE WITH THE IBC. ALL EXITS ARE UNRESTRICTED WITH A MINIMUM OF 200 SF PER PERSON AND 100 SF PER PERSON (SEE TABLE 1030.2.1) IN ACCORDANCE WITH THE IBC.

GENERAL DESCRIPTION:

ARCHITECT: BANOV ARCHITECTS, P.A.
 PROJECT NO: 2003-01-08
 DATE: 01-08-03
 SHEET NO: 1

AREA SUMMARY

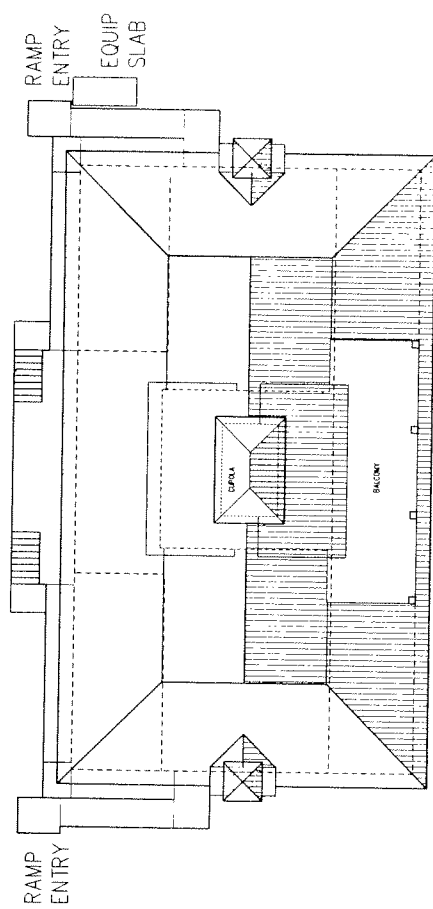
MAIN LEVEL	1862 SF
SECOND LEVEL	1862 SF
AT-RISER LEVEL	1862 SF
MEZZANINE LEVEL	1862 SF
STAIRS	1862 SF
CLIMATE CONTROL	1862 SF
MECHANICAL	1862 SF
ELECTRICAL	1862 SF
TELEPHONE	1862 SF
PLUMBING	1862 SF
MECHANICAL	1862 SF
ELECTRICAL	1862 SF
TELEPHONE	1862 SF
PLUMBING	1862 SF
TOTAL AREA	1862 SF

NFPA/LIFE SAFETY CODE ANALYSIS

APPLICABLE CODE: 2003 INTERNATIONAL FIRE AND LIFE SAFETY CODE
 OCCUPANCY: FIRST AND SECOND FLOORS ARE "A-2" USES
 UNDESIGNATED AS TO BE CLASSIFIED AS PER PERSONS
 WITH CODE ANALYSIS MADE FOR EACH EXISTING SEPARATION TYPE OF CONSTRUCTION THAT IS UNRESTRICTED
 MAXIMUM ALLOWED PER FLOOR: 100 SF PER PERSON
 MAXIMUM ALLOWED PER SECOND FLOOR: 100 SF PER PERSON
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DRAWING SHEET INDEX

1	PARKING SITE PLAN
2	MAIN LEVEL FLOOR PLAN
3	SECOND LEVEL FLOOR PLAN
4	AT-RISER LEVEL FLOOR PLAN
5	MEZZANINE LEVEL FLOOR PLAN
6	STAIRS AND ELEVATORS
7	ELEVATORS
8	MECHANICAL
9	ELECTRICAL
10	TELEPHONE
11	PLUMBING
12	MECHANICAL
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14	TELEPHONE
15	PLUMBING
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150	TELEPHONE



TO SOUTH
PARKING
AREA
(SEE SITE
PLAN)

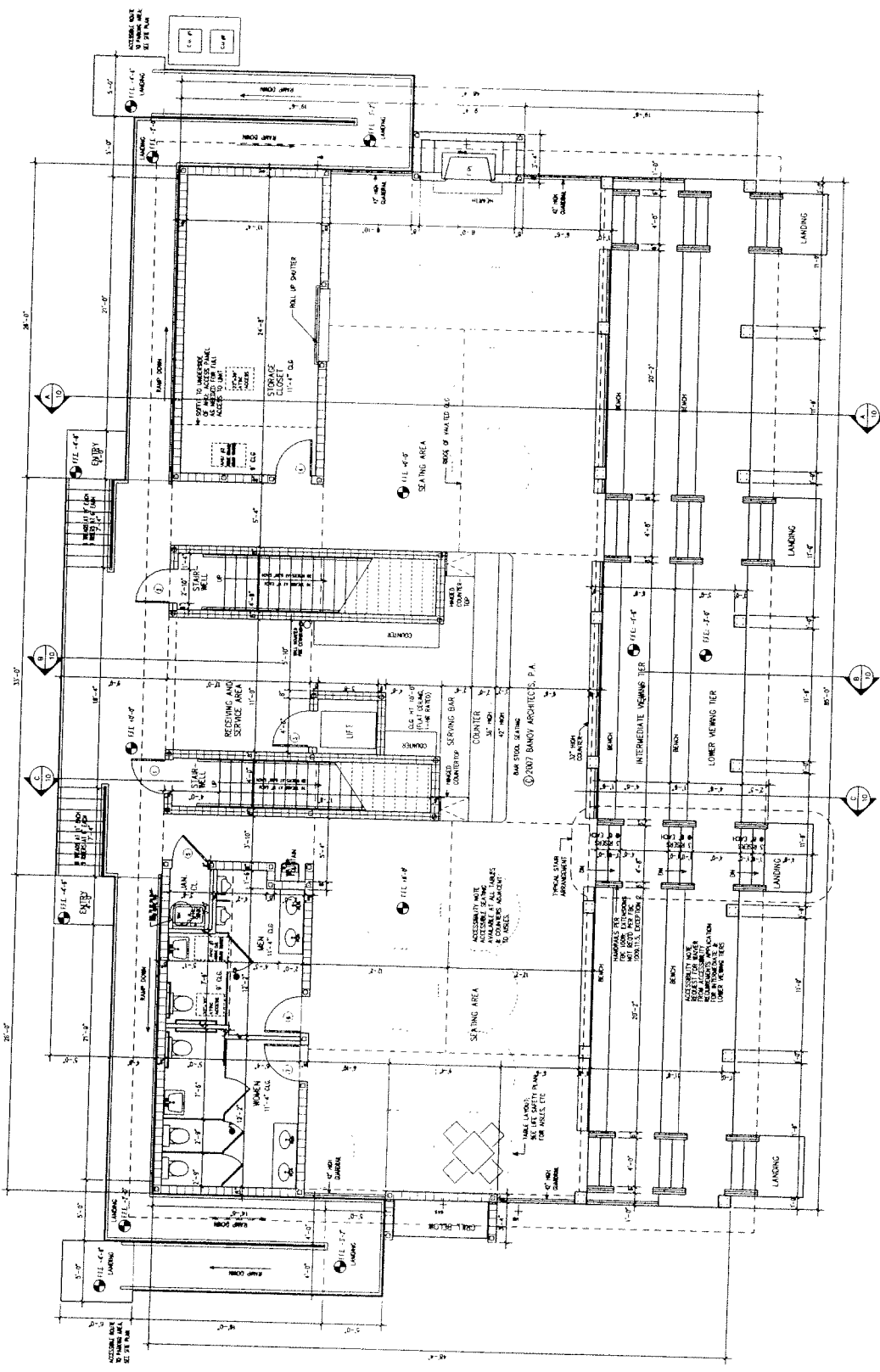
TO NORTH
PARKING
AREA
(SEE SITE
PLAN)



POLO FIELD
PARTIAL SITE PLAN

PARTITION LEGEND

[Symbol]	1/2" GYP BOARD PARTITION
[Symbol]	5/8" GYP BOARD PARTITION
[Symbol]	1" GYP BOARD PARTITION
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[Symbol]	60" GYP BOARD PARTITION
[Symbol]	72" GYP BOARD PARTITION
[Symbol]	96" GYP BOARD PARTITION
[Symbol]	120" GYP BOARD PARTITION



PLAN NORTH
 MAIN LEVEL PLAN
 SCALE 1/4" = 1'-0"
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Search Criteria

Biller Name: State of Florida Dept of Community Affairs
 Details Date: 02/22/2008
 Filter: PaymentMethod: ACH Division: DCA
 Created: Thu Mar 6 2008 16:06:15 EST

Reporting Results

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Wachovia, N.A.	64248	02/21/2008 16:46:34	\$193.02	\$193.02	19554991	ACH	Business Checking	DCA	webser
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BB&T	64252	02/22/2008 10:38:43	\$100.00	\$100.00	19578928	ACH	Business Checking	DCA	webser
Suntrust	64253	02/22/2008 12:40:13	\$150.00	\$150.00	19585472	ACH	Business Checking	DCA	webser
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Suntrust	64256	02/22/2008 14:58:34	\$285.00	\$285.00	19593385	ACH	Business Checking	DCA	webser
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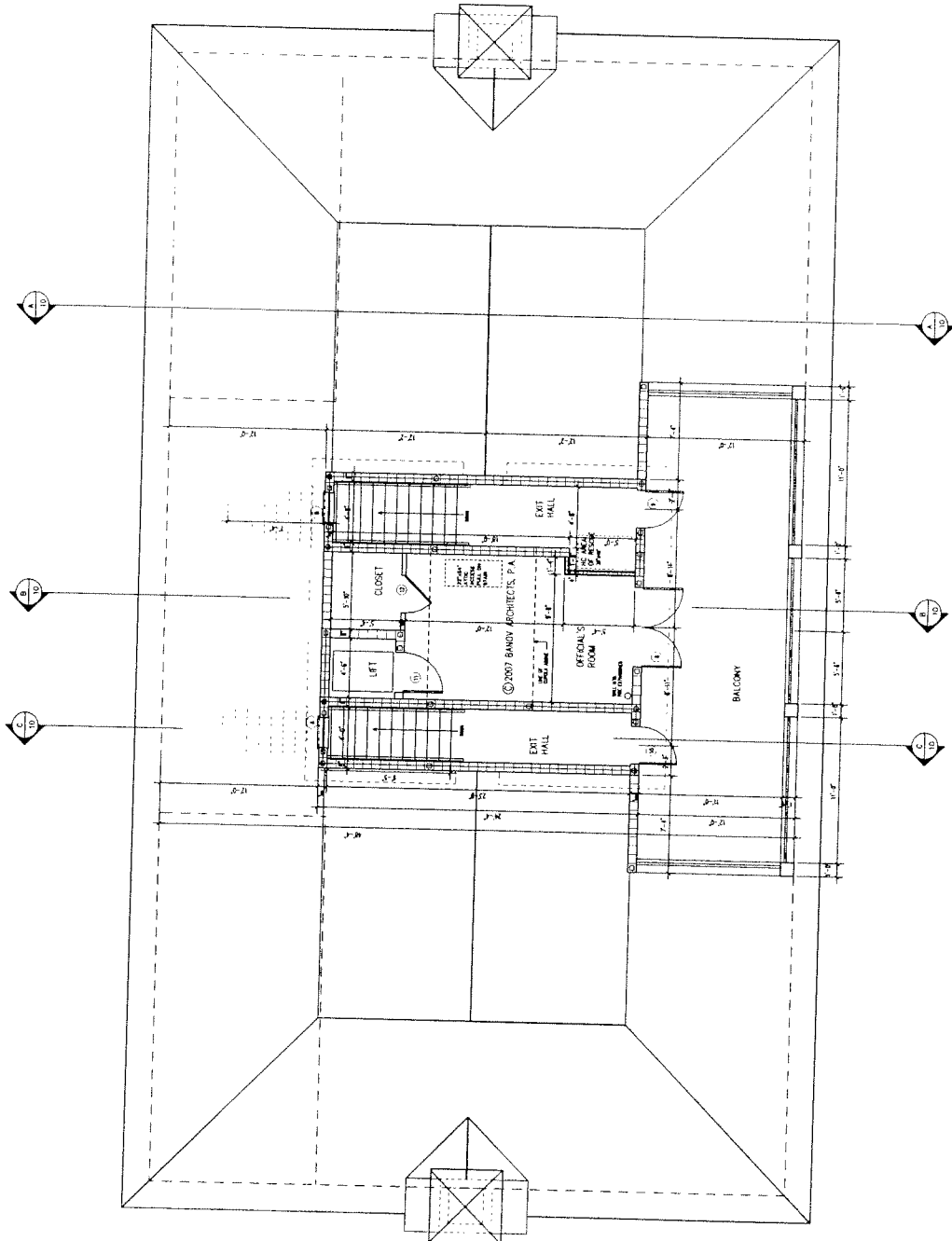
Totals

Total Transactions: 11
 Total Dollar Amount: \$5182.96

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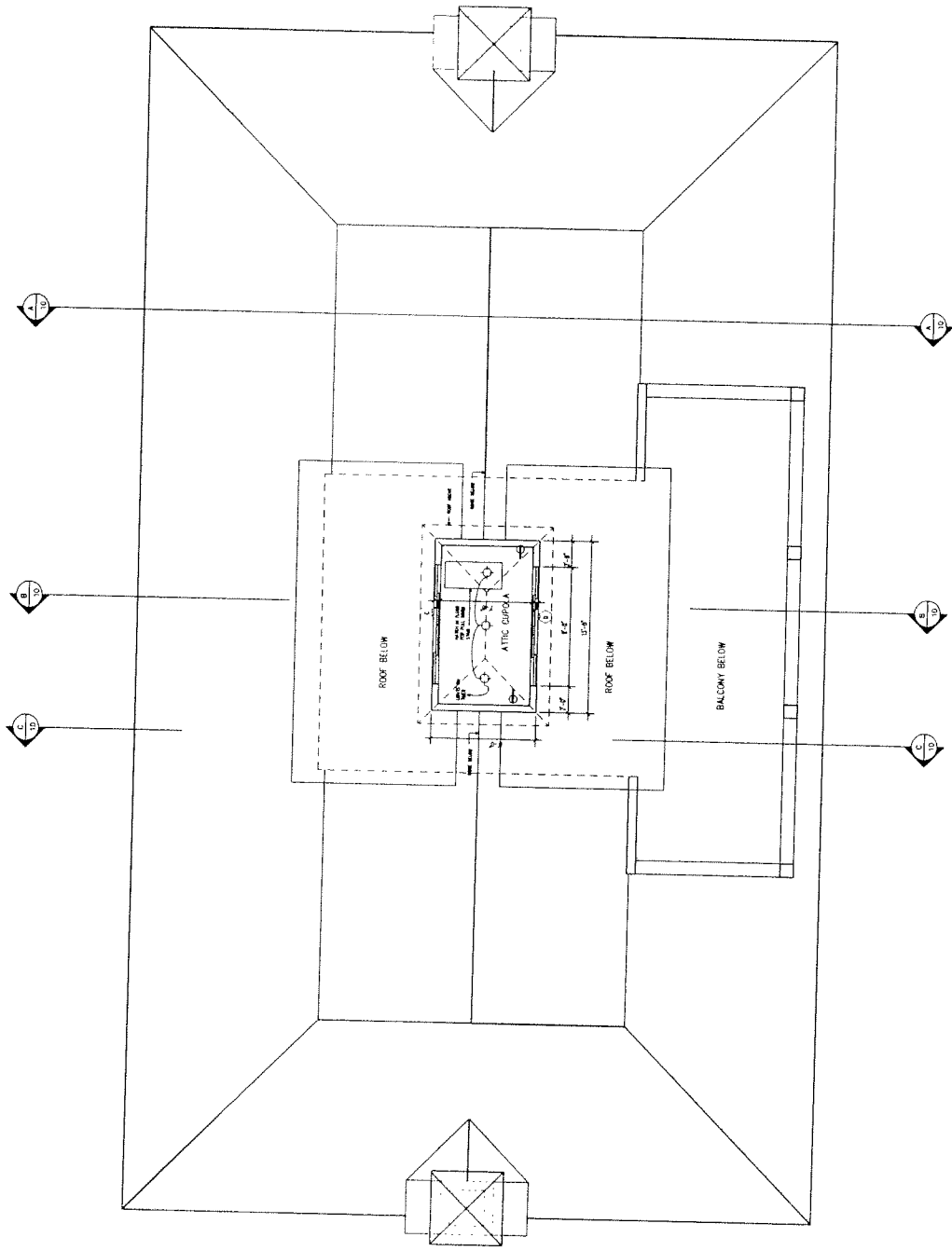
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NO. 09	DATE
NO. 10	DATE



SECOND LEVEL PLAN
 SCALE 1/4" = 1'-0"
 PLAN NORTH

DATE	
BY	
CHECKED	
APPROVED	



ATTIC LEVEL PLAN
 SCALE 1/4" = 1'-0"
 PLAN NORTH



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Completed Transactions Report Detail

Search Criteria

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Reporting Results

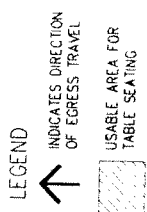
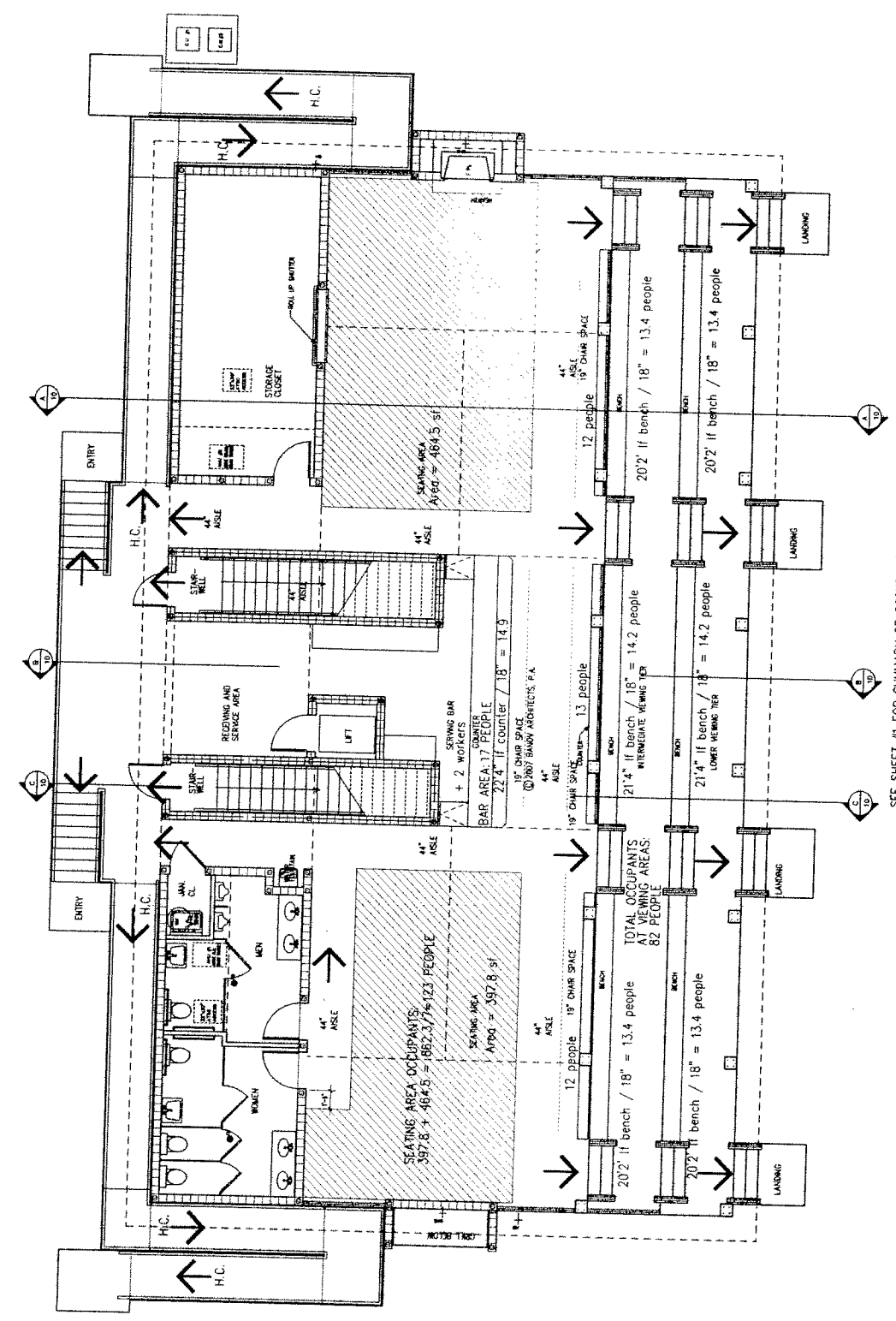
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Totals

Total Transactions: 1
 Total Dollar Amount: \$102.89

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SEE SHEET #1 FOR SUMMARY OF OCCUPANT LOAD

MAIN LEVEL LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"



SEATING AREA OCCUPANTS:
 $397.8 + 484.5 = 882.3 / 18 = 49.0$ PEOPLE

SEATING AREA:
 $4100 = 397.8$ sf

BAR AREA: 17 PEOPLE
 $22.4 / 18 = 1.24$

RESTROOMS: 13 PEOPLE

REST AND SERVICE AREA: 14.9 PEOPLE

SEATING AREA: 464.5 sf

SEATING AREA: 397.8 sf

SEATING AREA: 464.5 sf

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SEATING AREA: 397.8 sf



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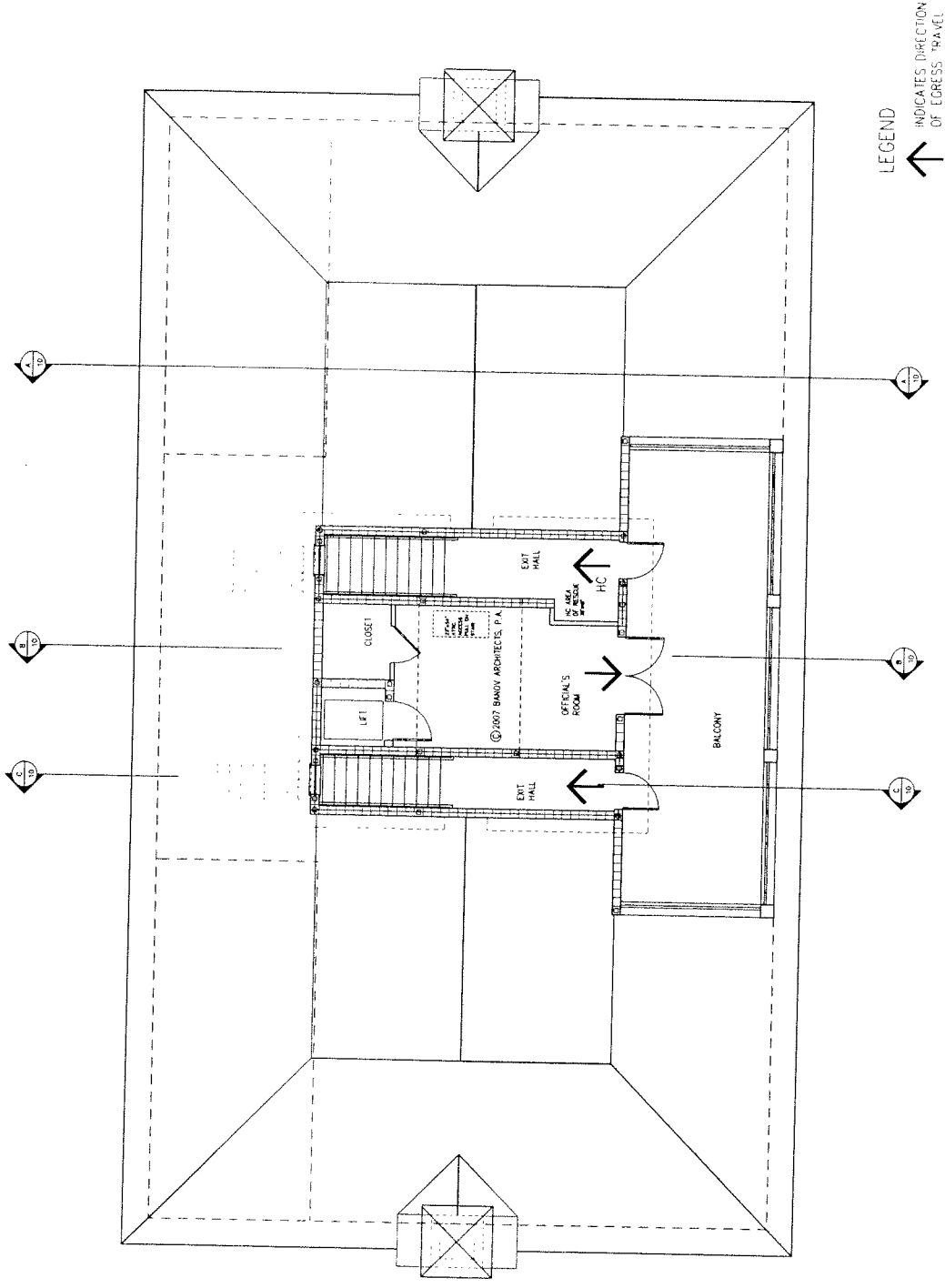
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Florida Community Bank	64263	02/25/2008 08:40:39	\$1025.00	\$1025.00	19636745	ACH	Business Checking	DCA
Suntrust	64264	02/25/2008 09:03:02	\$195.00	\$195.00	19637220	ACH	Business Checking	DCA
Suntrust	64265	02/25/2008 09:54:17	\$285.00	\$285.00	19638890	ACH	Business Checking	DCA
Capital City Bank	64267	02/25/2008 11:02:37	\$13.40	\$13.40	19641883	ACH	Business Checking	DCA
Bank Of America	64268	02/25/2008 11:21:24	\$600.00	\$600.00	19642767	ACH	Business Checking	DCA
Wachovia	64272	02/25/2008 13:24:15	\$168.22	\$168.22	19648893	ACH	Business Checking	DCA
Capital City Bank	64273	02/25/2008 15:12:08	\$87.62	\$87.62	19654413	ACH	Business Checking	DCA

Totals

Total Transactions: 8
Total Dollar Amount: \$2751.05

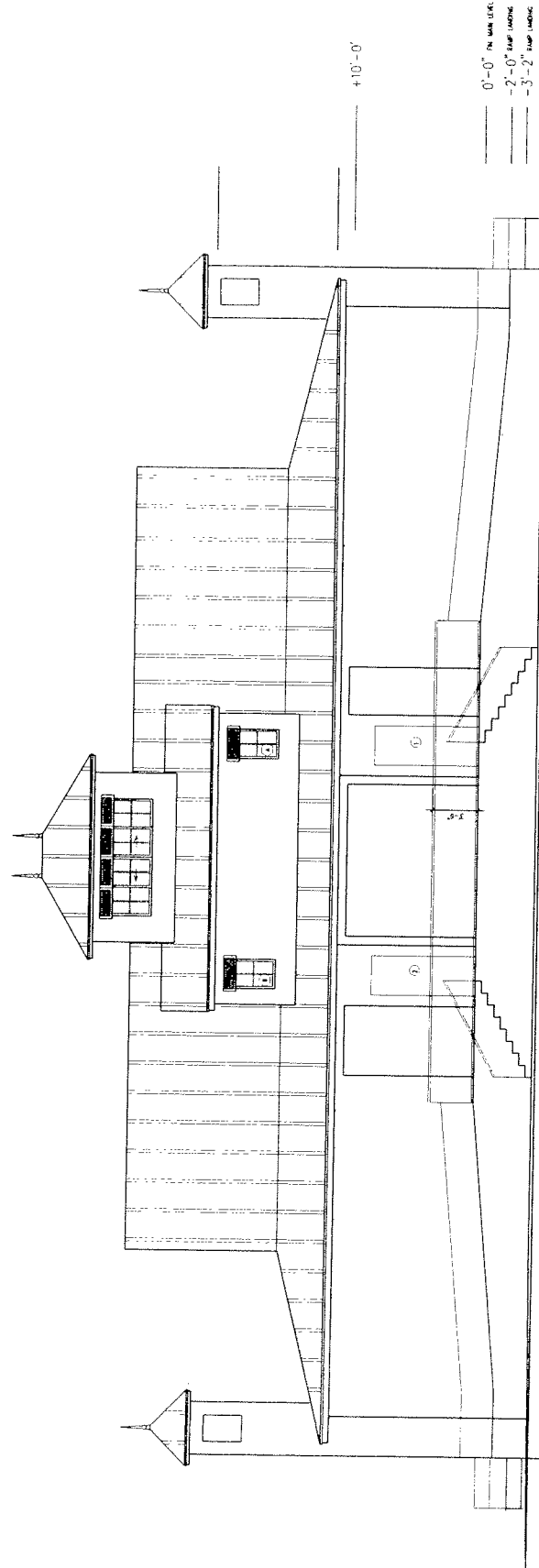
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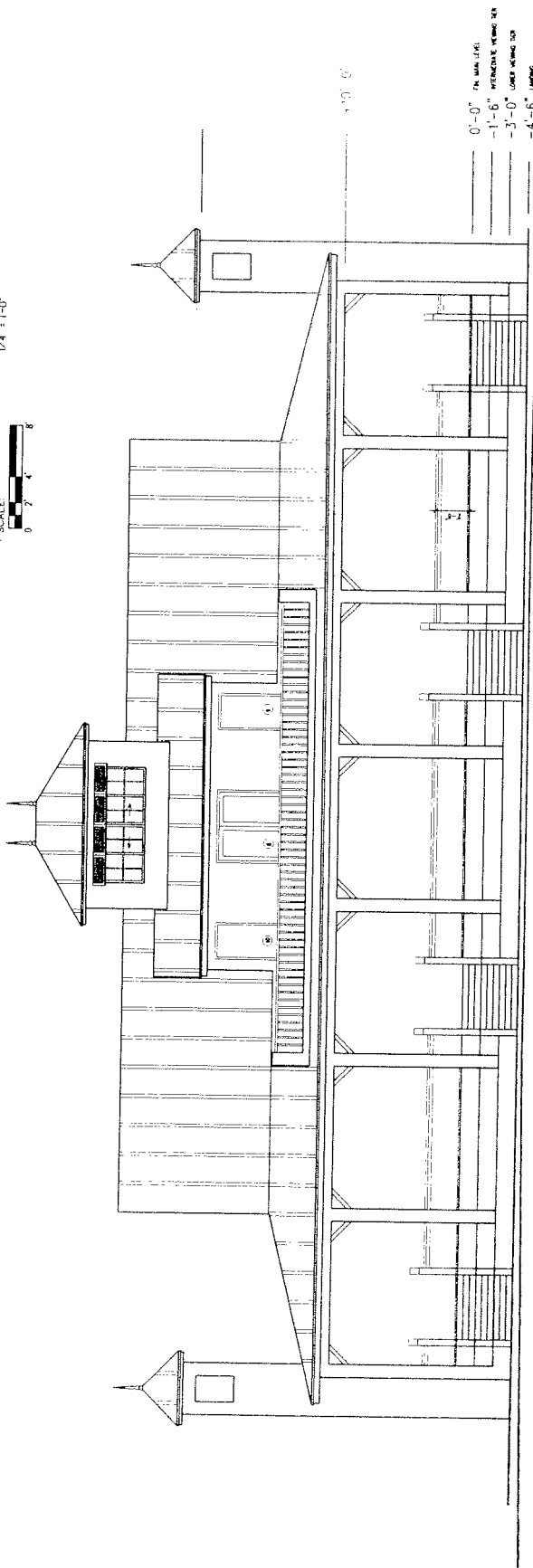
LEGEND
 → INDICATES DIRECTION OF EGRESS TRAVEL

SECOND LEVEL LIFE SAFETY PLAN
 SCALE 1/4" = 1'-0"
 PLAN NORTH

1	NO. 23
2	DATE: 01-04-08
3	BY: J. B. B.
4	PROJECT: THE POLO PAVILION
5	LOCATION: "THE RANCH", INDIAN RIVER COUNTY, FLORIDA
6	ARCHITECT: BANOV ARCHITECTS, P.A.
7	2975 TWENTIETH STREET, VERO BEACH, FLORIDA 32960
8	PHONE: (772) 299-6565
9	FAX: (772) 299-6565
10	WWW: WWW.BANOVARCHITECTS.COM

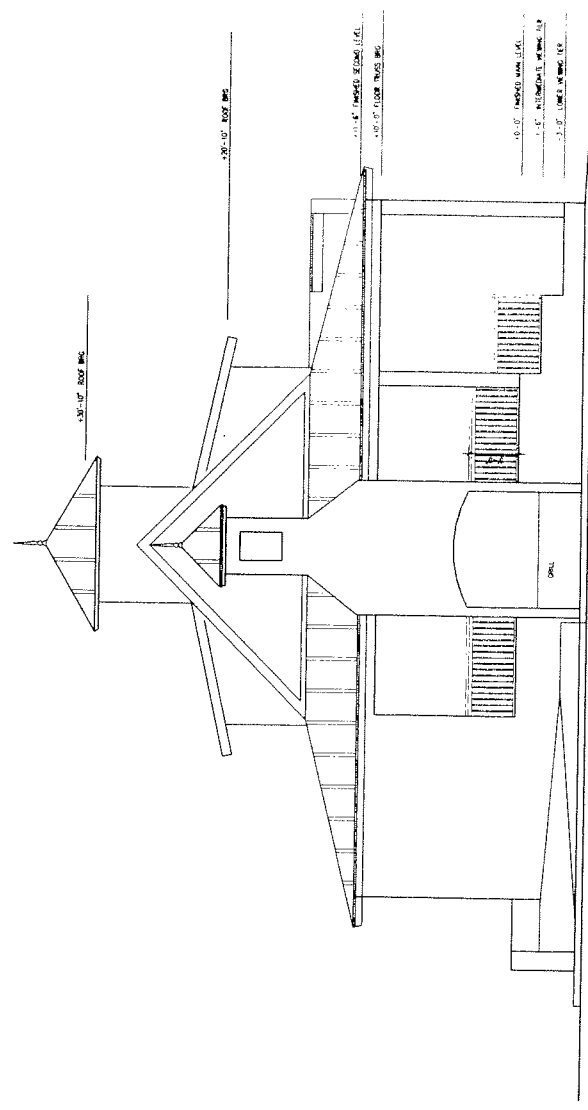


WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

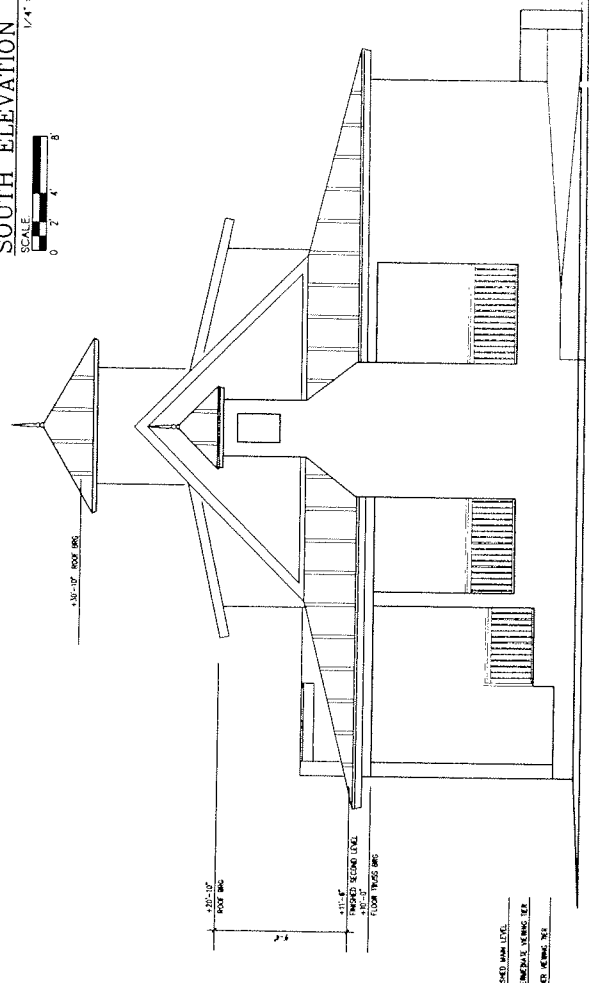
REGISTERED ARCHITECT (FLORIDA)



SOUTH ELEVATION
1/4" = 1'-0"



FINISH PAINT PAINT SYSTEM,
FINISH PAINTED FOR
CLARITY, SEE PAINT DETAILS

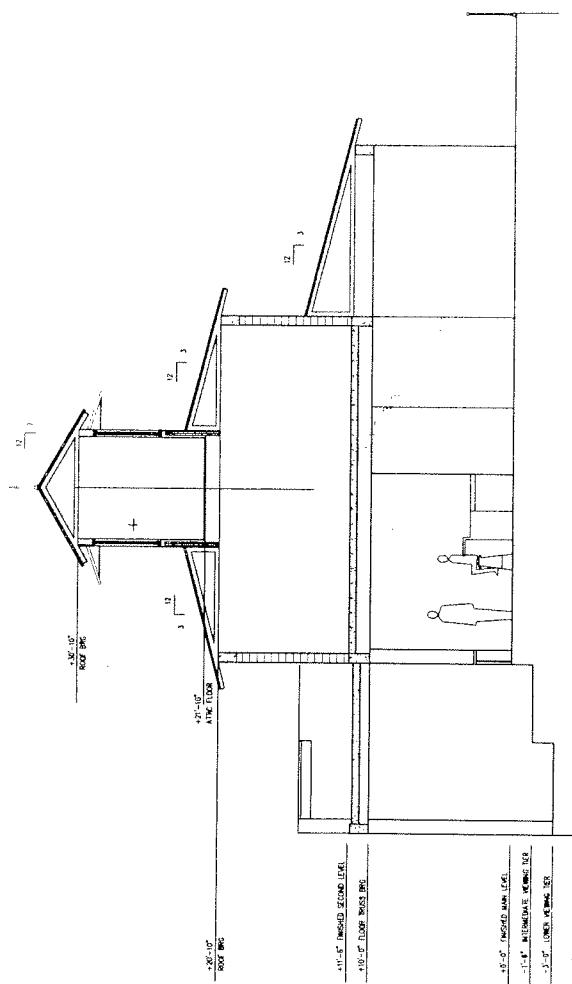


NORTH ELEVATION
1/4" = 1'-0"

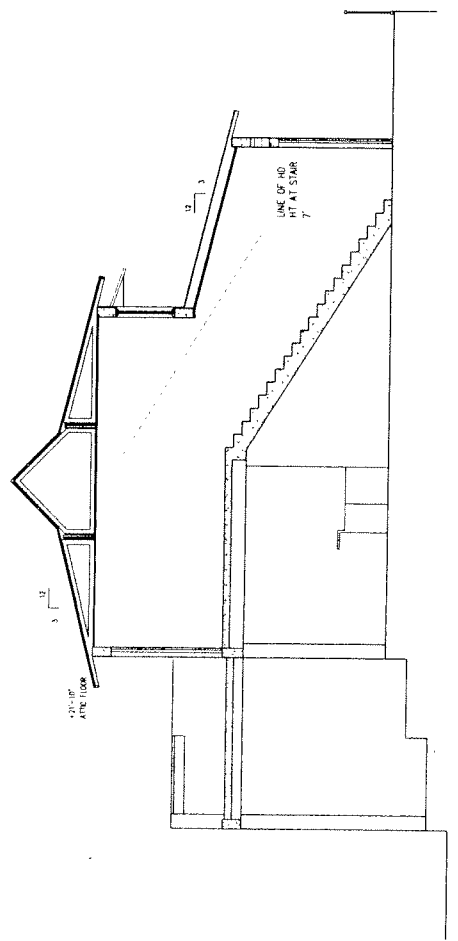


FINISH PAINT PAINT SYSTEM,
FINISH PAINTED FOR
CLARITY, SEE PAINT DETAILS

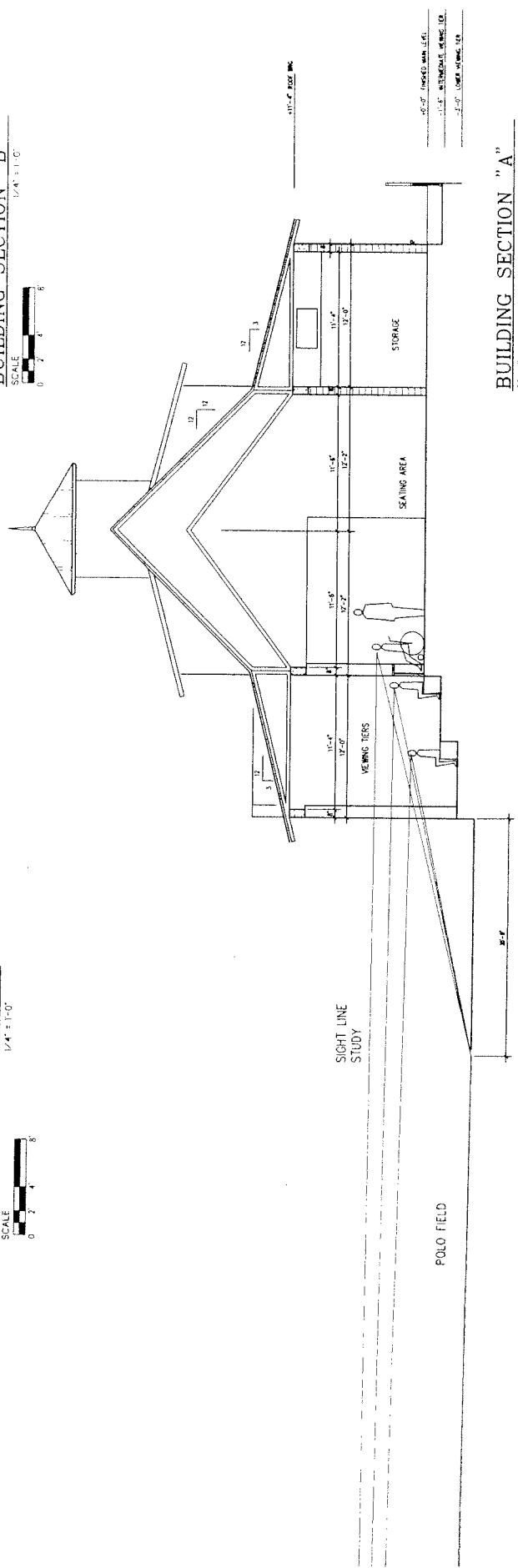
Kathie Tanc	64260 2/22/2008 16:41	\$11.03	\$11.03	MasterCard
Sid Boughto	64269 2/25/2008 11:23	\$103.38	\$103.38	MasterCard
		\$114.41		



BUILDING SECTION "B"
 SCALE 1/4" = 1'-0"



BUILDING SECTION "C"
 SCALE 1/4" = 1'-0"



BUILDING SECTION "A"
 SCALE 1/4" = 1'-0"

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Welcome Barbara Bryant.

MANAGE PAYMENTS | REPORTING | ADMINISTRATION

Daily Reports | Returned Transactions | Canceled Transactions | Pending Transactions | Completed Transactions

Completed Transactions Report Detail

Search Criteria

Biller Name: State of Florida Dept of Community Affairs
 Details Date: 02/26/2008
 Filter: PaymentMethod: ACH Division: DCA
 Created: Thu Mar 6 2008 16:10:08 EST

Reporting Results

Name on Payment Account	Account Number	Date/Time Initiated	Payment Amount	Total	Conf. Number	Payment Account Type	Payment Account Subtype	Div
First National Bank	64275	02/25/2008 16:45:09	\$150.00	\$150.00	19660354	ACH	Business Checking	D
SunTrust	64277	02/26/2008 08:24:00	\$1093.74	\$1093.74	19675931	ACH	Business Checking	D
Suntrust	64280	02/26/2008 09:38:38	\$255.00	\$255.00	19677764	ACH	Business Checking	D
Suntrust	64282	02/26/2008 10:02:52	\$270.00	\$270.00	19678529	ACH	Business Checking	D
Suntrust	64283	02/26/2008 10:30:08	\$270.00	\$270.00	19679524	ACH	Business Checking	D
Drummond Community Bank	64286	02/26/2008 11:03:17	\$73.69	\$73.69	19680932	ACH	Business Checking	D
Drummond Community Bank	64287	02/26/2008 11:04:23	\$169.36	\$169.36	19680975	ACH	Business Checking	D
Drummond Community Bank	64288	02/26/2008 11:05:27	\$4.56	\$4.56	19681019	ACH	Business Checking	D
Drummond Community Bank	64289	02/26/2008 11:07:27	\$5.49	\$5.49	19681102	ACH	Business Checking	D
Drummond Community Bank	64290	02/26/2008 11:08:58	\$59.21	\$59.21	19681176	ACH	Business Checking	D
Drummond Community Bank	64291	02/26/2008 11:09:58	\$70.48	\$70.48	19681230	ACH	Business Checking	D
Drummond Community Bank	64292	02/26/2008 11:10:46	\$71.71	\$71.71	19681263	ACH	Business Checking	D

Totals

Total Transactions: 12
Total Dollar Amount: \$2493.24

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