

GABLES CITITOWER

Issue: Vertical accessibility to a raised platform in an office building.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to a platform raised 4 inches in the lobby of an office building. The project is a tenant build out and according to the applicant, the need for vertical accessibility was not identified until an onsite inspector noted the platform. The project will cost approximately \$65,000 and estimates of \$68,851 and \$73,390 were submitted to substantiate disproportionate cost.

Project Progress:

The project is under construction.

Items to be Waived:

Vertical accessibility to a 4 inch raised platform, 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.

(4)

**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: Gables CitiTower

Address: 999 Ponce de Leon Boulevard, Coral Gables, 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 S. Fine, Esq., AIA

Applicant's Address: Greenberg Traurig, PA, 1221 Brickell Avenue, Miami, FL 33131

Applicant's Telephone: 305-579-0826 FAX: 305-961-5826

Applicant's E-mail Address: finer@gtlaw.com

Relationship to Owner: Legal counsel

Owner's Name: 999 Ponce, LLC.

Owner's Address: 999 Ponce de Leon Boulevard, Suite 101, Coral Gables, FL 33134

Owner's Telephone: 305-442-7301 FAX _____

Owner's E-mail Address: c/o Applicant

Signature of Owner:  as agent for 999 Ponce, LLC

Contact Person: Robert S. Fine

Contact Person's Telephone: 305-579-0826 E-mail Address: finer@gtlaw.com

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.)

_Office building_____

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): _____ Approximately \$ 65,000.00 _____

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.

_Concern for whether vertical accessibility is required was first raised by inspector during inspections while construction was underway.

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

Issue

1: __ § 553.509, Fla. Stat / 11-4.1.6(1)(f): Vertical accessibility_____

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.

__The cost to provide vertical accessibility to the level that contains the tenant space being altered is disproportionate to the cost of the alteration to the tenant space.

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.

Please see attached estimates_____

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. _Cost estimate number 1, Construction One: \$ 68,851.01_____

b. _Cost estimate number 2, Suncoast Construction Group, Inc.: \$ 73,390_____

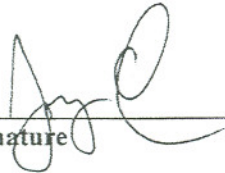
c. _____

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.

The project is a tenant build-out in a space located on a partially raised area of the lobby level of the building. The alteration is wholly contained within the lease line for the tenant space and does not cross into the landlord-controlled common area. The construction hard cost for this tenant improvement is approximately \$ 65,000.00.

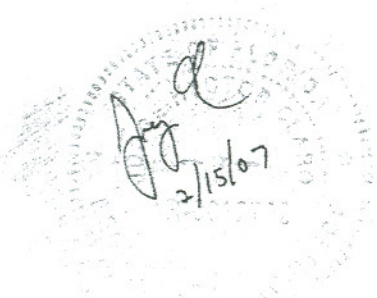
If a lift were to be provided in the lobby to provide vertical accessibility, it would take a significant amount of work in the middle of a highly finished lobby resulting in the amounts in the provided cost estimates.

It is my opinion that the cost of providing a lift is disproportionate to the cost of the tenant build-out which is why we are applying for this waiver.


Signature _____ Printed Name JORGE CLARO

Phone number 305-265-0757 #212


(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 15 day of February, 2007



Signature

Robert S. Fine _____
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. _____

b. _____

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 _____

Jurisdiction _____

Building Official or Designee

Signature

Printed Name

Certification Number

Telephone/FAX

Address: _____

PROJECT INFORMATION AND DESIGN CRITERIA

ADDRESS/LEGAL DESCRIPTION

ADDRESS: 999 Ponce de Leon Blvd, Suite 100, Coral Gables, FL 33134
 PROJECT #: 08-140-000-001
 LEGAL DESCRIPTION: 4.34 AC PL 23-60 CORAL GABLES DOUGLASS LOTS 3 THRU 4 INC & LOTS 16 THRU 19 INC BKG 12 LOT SIZE IRREGULAR OR 2342-001 05 2005 1

PROJECT DESCRIPTION

INTERIOR OF EXISTING RENOVATION IN AN EXISTING OFFICE BUILDING. NO STRUCTURAL OR EXTERIOR SCOPE OF WORK.

APPLICABLE CODES

FLORIDA BUILDING CODE (2004) & SUPPLEMENTS
 REF.P.A. III (CURRENT EDITION)
 FLORIDA ACCESSIBILITY CODE FOR BLDG. CONSTRUCTION CHAPTER 11 FBC
 NOTE: IN ADDITION ALL WORK TO CONFORM TO APPLICABLE TRADE CODES, LAWS & REGULATIONS
 THIS IS AN INTERIOR RENOVATION ONLY. NO ALTERATION WILL BE MADE TO EXISTING FACADES OF BUILDING.

FEATURES OF FIRE PROTECTION

BUILDING IS FULLY SPRINKLERED
 EMERGENCY LIGHTING: ON BATTERY BACKUP
 FIRE ALARM SYSTEM: EXISTING SYSTEM TO REMAIN-EXPANDED
 SMOKE EVACUATION SYSTEM: NO
 ATRIUM SPACE/MEZZANINES: NONE IN SCOPE OF WORK
 BUILDING HEIGHT: OVER 75' CLASSIFIED AS HIGH RISE

HANDICAPPED COMPLIANCE:

THIS PROJECT IS NOT A BARRIER FREE SPACE AS PER F.L.A. ACCESSIBILITY CODE SECTION 4.1.6. (ACCESSIBLE BUILDING ALTERATIONS FBC CHAPTER 11)
 THIS SPACE IS NOT FULLY ACCESSIBLE.

PLUMBING FIXTURE COUNT

GROSS USABLE AREA = 14,151 SQ.FT. OF FLOOR PLATE
 # OF OCCUPANT CORNERS (BUSINESS OFFICES) OF 100 SQ.FT./PERSON OF THE GROSS AREA EQUALS:
 14,151 SQ.FT./100 = 142 PERSONS = 71 MALE / 71 FEMALE

FIXTURE COUNT OCCUPANT LOAD (FBC TABLE 409.1)
 1 PERSON PER 100 SQ. FT. OF GROSS FLOOR AREA (FBC 403.1.1.2 PLUMBING EDITION)
 14,151 SQ.FT. = 142

TABLE 403.1

| PERSONS | WATER CLOSETS (1 PER 25 (157 SQ) 1 PER 50 THEREAFTER) | URINALS | LAVATORIES (1 PER 40 (157 SQ) 1 PER 80 THEREAFTER) | DRINKING (1 PER 100) | SERVICE SINK |
|-------------|---|---------|--|-------------------------|--------------|
| (71) MALE | 2 | 1 | 2 | 1 | N/A |
| (71) FEMALE | 3 | N/A | 2 | N/A | N/A |

* FIXTURE COUNT IS ADEQUATE AS PROVIDED BY SHELL BLDG.

LIFE SAFETY

NFPA III (CURRENT EDITION) FBC 2004 TABLE 505.1 & 505.1 & 506.1

| OFFICE | OCCUPANT LOAD | TRAVEL DISTANCE | TRAVEL DISTANCE | TRAVEL DISTANCE | COMMON PATH | CORRIDOR RATING | # OF EXITS |
|----------|-------------------------|-----------------|-----------------|-----------------|-------------|-----------------|------------|
| REQUIRED | 100 GROSS | 200' | 100' | 50' | 100' | N.A. | 1 |
| PROVIDED | 2,378 / 100 = 24 PEOPLE | N/A | 187 MAX. | 0 | 87 MAX. | N/A | 2 |

* PROVIDE ONE (1) EXIT TYPE EXTINGUISHER PER EVERY 1,000 SQ.FT. NOT TO EXCEED 75' OF TRAVEL. MOUNT 5' OF A.F.F. TO TOP OF EXTINGUISHER.

CORRIDORS / TENANT SEPARATIONS

CORRIDOR (FBC TABLE 1004.1) - NO FIRE RATING REQUIRED FOR EXIT ACCESS CORRIDOR IN A SPRINKLER BLDG. FOOTNOTE 4C CORRIDOR PARTITION TO BE SMOKE PARTITION
 TENANT SEPARATION (FBC TABLE 102.1.2) - NO SEPARATION BETWEEN TENANTS FOR GROUP B TO GROUP B IN FULLY SPRINKLERED BUILDING

TENANT FIRE SEPARATION (F.B.C. 906.1 SECTION 951) - PROVIDE 1-HOUR SEPARATION BETWEEN INDIVIDUAL TENANT SPACES EXCEEDING 3000 SQUARE FEET
 *NEW DEMISING PARTITIONS ARE TO BE UL RATED AS PER PLANS. TENANT CORRIDOR PARTITIONS TO BE SMOKE PARTITIONS.

OCCUPANCY CLASSIFICATION/ LOAD

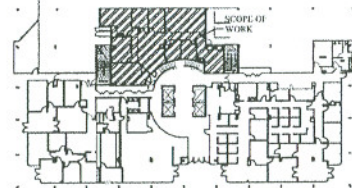
GROUP B (304) COMMERCIAL OFFICE
 USABLE SQUARE FOOTAGE = 2,378 SQ. FT.
 LIFE-SAFETY OCCUPANT LOAD (REF.P.A. 104) & FBC TABLE 1004.1.2
 1 PERSON PER 100 SQ. FT. OF GROSS FLOOR AREA
 2,378 SQ. FT. = 24 PERSONS

CONSTRUCTION TYPE

THE BASE BUILDING IS EXISTING & THEREFORE NOT IN CONTRACT
 THE A.M. OF FOLLOWING CHECKLIST IS TO DETERMINE ANY FURTHER FIRE PROOFING REQUIREMENTS WHICH MAY NOT HAVE BEEN PERFORMED UNDER THE BASE BUILDING CONTRACT.
 CONSTRUCTION TYPE - TYPE II
 CONSTRUCTION REQUIREMENTS:
 COLUMNS: CONCRETE
 BEAMS, GIRDERS, JOISTS: CONCRETE
 EXTERIOR WALLS, CURTAIN WALL GLASS SYSTEM

ZONING COMMENTS:

- EXISTING HVAC EQUIPMENT IS LOCATED ON ROOF AND IS SHIELDED ON ALL SIDES BY THE PARAPET
- THIS TENANT WILL USE THE EXISTING TRASH CONTAINER LOCATED IN THE COMMON ALLEY, FULLY ENCLOSED ON ALL SIDES.
- THIS IS AN INTERIOR RENOVATION ONLY. NO ALTERATIONS WILL BE MADE TO THE EXISTING FACADES OF THE BUILDING.



KEY PLAN

SCALE: N.T.S.
 NOT IN CONTRACT

PAGE INDEX

ARCHITECTURAL:

- A-0.1 COVER
- A-0.2 PROJECT INFORMATION
- A-0.3 GENERAL NOTES
- A-1.0 DEMOLITION PLAN
- A-1.1 CEILING DEMOLITION PLAN
- A-2.0 CONSTRUCTION PLAN
- A-3.0 FURNITURE AND POWER PLAN
- A-3.1 FINISH PLAN
- A-4.0 REFLECTED CEILING PLAN
- A-5.0 SECTIONS-ELEVATIONS
- A-6.0 SCHEDULES

MECHANICAL:

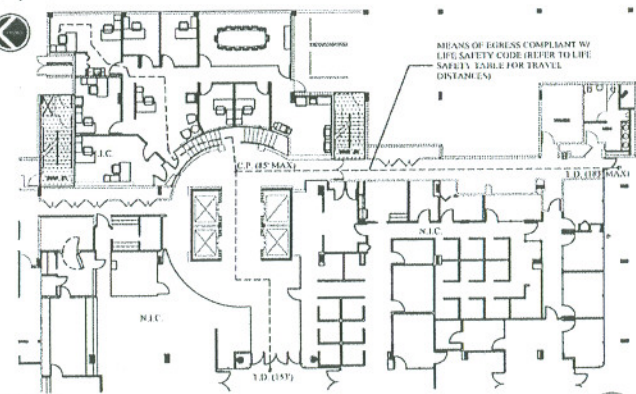
- M-1 MECHANICAL FLOOR PLANS & NOTES
- M-2 MECHANICAL NOTES, LEGEND & DETAILS

ELECTRICAL:

- E-1 LIGHTING FLOOR PLAN
- E-2 POWER FLOOR PLAN
- E-3 ELECTRICAL PANELS, RISER, NOTES, LEGENDS, AND ABBREVIATIONS

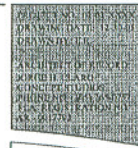
FIRE PROTECTION:

- FP-1 FIRE PROTECTION PLANS, DETAILS & NOTES



LIFE SAFETY PLAN

SCALE: N.T.S.



studios
 Interior Architects
 5515 Biscayne Blvd, Suite 100
 Miami, FL 33154
 Tel: 305.551.0011
 Fax: 305.551.0011

concept
 Architects
 1000
 Miami
 Florida
 33134

MK TRAVEL
 999 PONCE DE LEON BLVD.
 SUITE 100
 CORAL GABLES, FL 33134

DRAWING
 PROJECT
 INFORMATION
 SHEET NO.
 A-0.2

SUITE 100-ADA LIFT

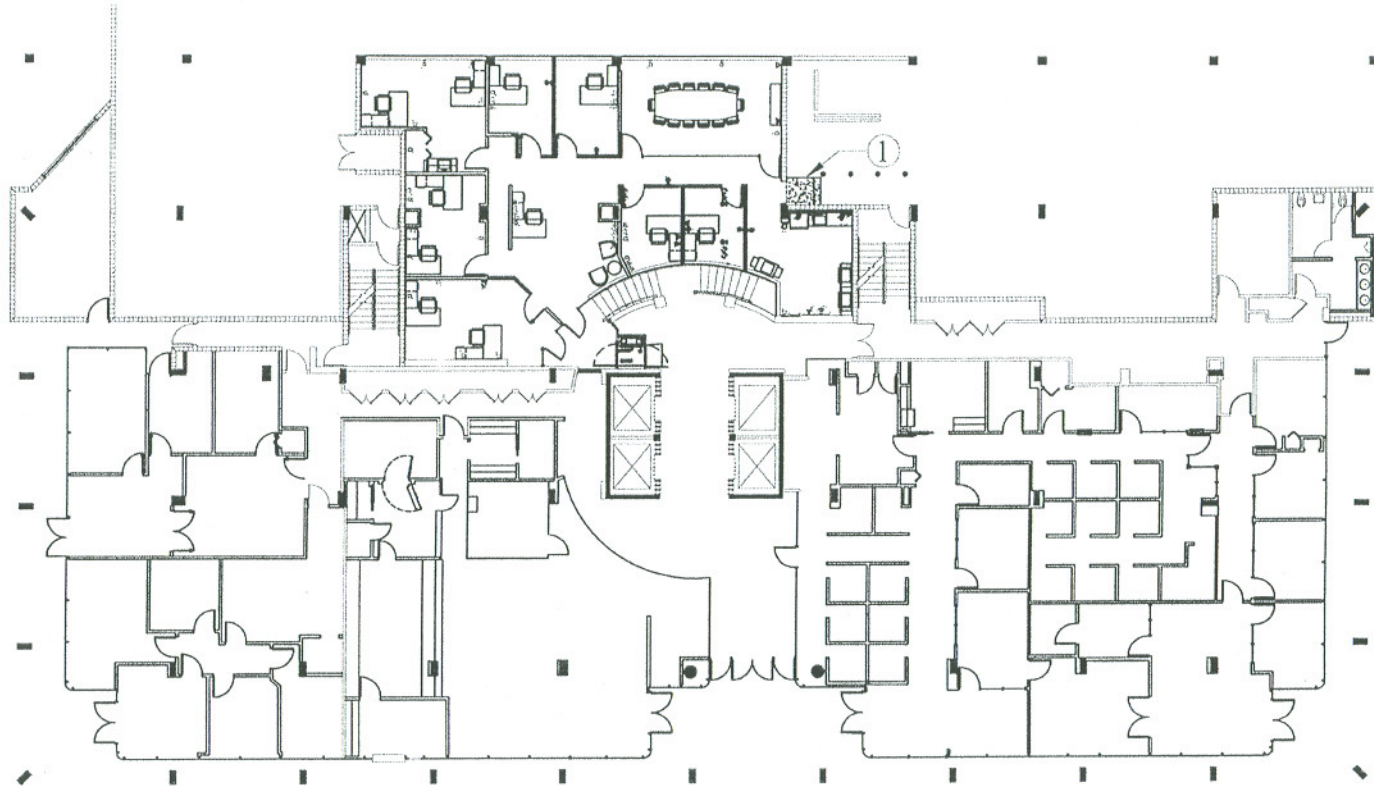
999 PONCE DE LEON

SUITE 100

KEY PLAN

SCALE: N.T.S.

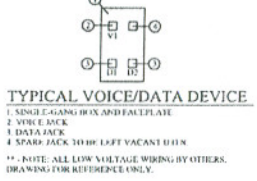
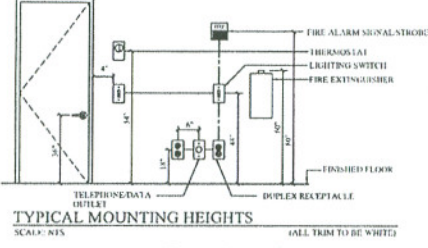
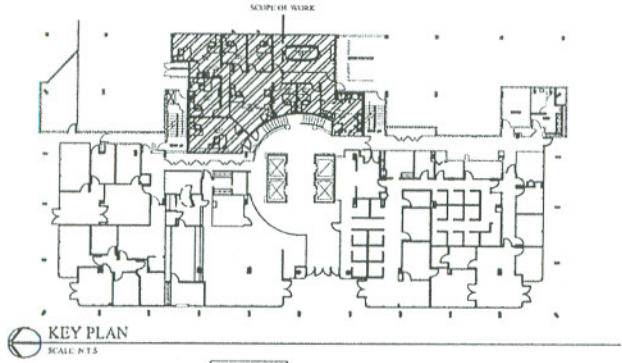
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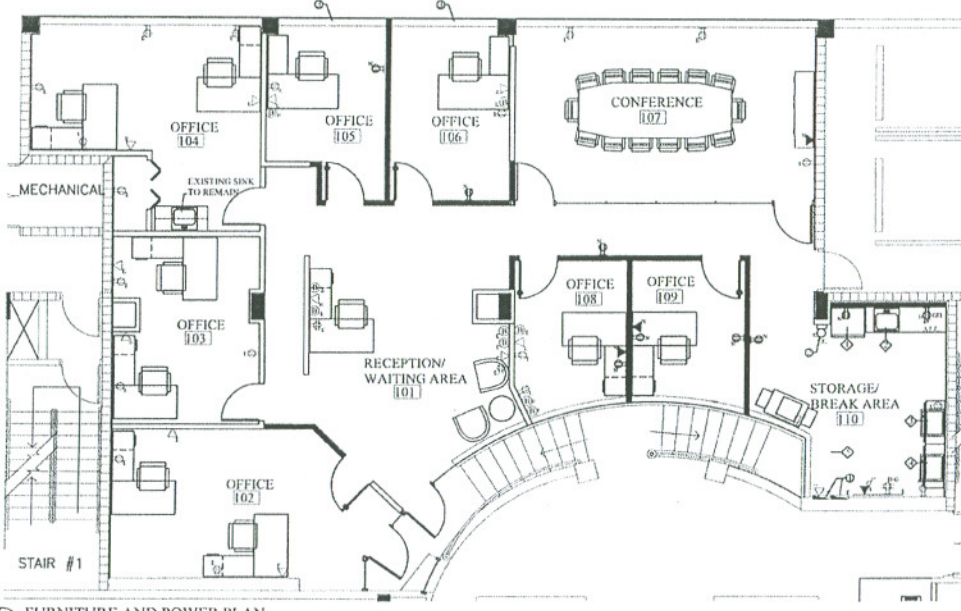
KEY PLAN
SCALE: N.T.S.

KEYED NOTES:

1. NEW CONCRETE LANDING AND RAMP TO CORRECT 4" CHANGE OF LEVEL
(1/2" CHANGE OF LEVEL MAX)



- ELECTRICAL NOTES**
- SWITCHING DEVICES WILL BE GANGED IN A MINIMUM PLATE, WHENEVER SIGNIFY IS PAIR OR GROUP, IF NOT POSSIBLE TO GANG, MOUNT AS CLOSE AS POSSIBLE.
 - SWITCHING DEVICES WILL BE LOCATED VERTICALLY. THE CENTER LINE OF SWITCHING DEVICES WILL BE LOCATED 48" A.F.F., UNLESS OTHERWISE NOTED.
 - ALL OUTLETS AND RECEPTACLES WILL BE LOCATED VERTICALLY. THE CENTERLINE OF OUTLETS AND RECEPTACLES WILL BE 18" A.F.F., UNLESS OTHERWISE NOTED.
 - OUTLETS AND RECEPTACLES WILL BE LOCATED 6" O.C. FROM EACH OTHER, UNLESS OTHERWISE NOTED.
 - ELECTRICAL AND/OR TELEPHONE BOXES ON OPPOSITE FACTS OF THE SAME WALL ARE TO BE STAGGERED, CAULKING FOR SOUND PROOFING.
 - THIS DRAWING IS FOR OUTLET RECEPTACLE LOCATION ONLY. FOR COMPLETE SPECIFICATION, SEE ENGINEERING.
 - CLASS CIRCUIT TELEVISION, TELEPHONE AND DATA OUTLETS: PROVIDE CONDUIT SLEEVE, DRAG LIST AND RUN TRON BUS AS REQUIRED.
 - ALL WORK TO BE PERFORMED BY LICENSED ELECTRICIAN TO N.E.C. CODES.
 - REPLACE ALL EXISTING ELECTRICAL RECEPTACLES AND COVERPLATES WITH BUILDING STANDARD ELECTRICAL RECEPTACLES AND COVERPLATE.
 - ELECTRICAL & DATA BUSSES REQUIRED OUTSIDE OF TENANT PREMISES (11 FLOOR BOXES) SHALL BE IN CONDUIT 3/4" TRADE "WIRE" LOW VOLTAGE LINES ONE SIDE OF TENANT PREMISES TO BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM TENANT.
 - ALL FURNITURE & EQUIPMENT IS PROVIDED BY TENANT, UNLESS OTHERWISE NOTED.
 - ALL ELECTRICAL AND TELEPHONE/DATA COVERS TO BE UNIFORMED OR V-V BY W/ ARCHITECT PRIOR TO ORDERING TRIM.



SCHEDULE OF GENERAL EQUIPMENT

| NO. | DESCRIPTION | MAKE / MODEL | VOLUME / POWER / CAPACITY | REMARKS |
|-----|-------------|--------------|---------------------------|---------|
| 1 | RECEPTION | | | |
| 2 | OFFICE | | | |
| 3 | CONFERENCE | | | |
| 4 | STAIR | | | |
| 5 | STAIR | | | |
| 6 | STAIR | | | |
| 7 | STAIR | | | |
| 8 | STAIR | | | |
| 9 | STAIR | | | |
| 10 | STAIR | | | |
| 11 | STAIR | | | |
| 12 | STAIR | | | |
| 13 | STAIR | | | |
| 14 | STAIR | | | |
| 15 | STAIR | | | |
| 16 | STAIR | | | |
| 17 | STAIR | | | |
| 18 | STAIR | | | |
| 19 | STAIR | | | |
| 20 | STAIR | | | |
| 21 | STAIR | | | |
| 22 | STAIR | | | |
| 23 | STAIR | | | |
| 24 | STAIR | | | |
| 25 | STAIR | | | |
| 26 | STAIR | | | |
| 27 | STAIR | | | |
| 28 | STAIR | | | |
| 29 | STAIR | | | |
| 30 | STAIR | | | |

- WALL LEGEND**
- EXISTING INTERIOR PARTITION
 - NEW PARTITION TO UNDERSIDE TO GO

- KEY NOTES**
- EXISTING ELECTRICAL PANELS TO REMAIN
 - RELOCATE FIRE EXTINGUISHER
 - RESIZE EXISTING HORIZONTAL BLINDS AS REQUIRED TO ACCOMMODATE NEW OFFICE

- POWER & COMMUNICATIONS LEGEND**
- DUPLEX RECEPTACLE 20A-120V GROUNDING TYPE (18" A.F.F.)
 - DEDICATED DUPLEX RECEPTACLE
 - DUPLEX RECEPTACLE WITH (GROUND FAULT INTERRUPT)
 - FIRE EXTINGUISHER 5 LB. ABC TYPE (MOUNT 48" A.F.F.)
 - 4" x 4" x 1/2" PLYWOOD PAINTED TO MATCH EXISTING WALL WITH FIRE RETARDANT PAINT. MOUNT PLYWOOD @ 18" A.F.F.
 - 2" CONDUIT 24 LEVE, THROUGH CEILING GRID FROM RUN TO BEING FIRST CLOSELY VERIFY THIS SCOPE OF WORK W/ FIELD ENGINEER. PROVIDE GROUNDING BAR FOR EQUIPMENT
 - LOW VOLTAGE 120V VOLTAGE STUD 18" A.F.F.
 - THERMOSTAT
 - JUNCTION BOX
 - ELECTRICAL FLOOR BOX
 - LOW VOLTAGE FLOOR BOX
- NO DESIGNATION - EXISTING TO REMAIN
"E" - RELOCATED
"N" - NEW

PREPARED BY: SSKS
DRAWING DATE: 12-20-03
DRAWN BY: SSKS
CHECKED BY: SSKS
PROJECT NO.: 03-001
PROJECT NAME: MK TRAVEL
CONTRACT NO.: 03-001
SCALE: AS SHOWN

concept studios
INTERIOR ARCHITECTURE
6311 E. Lake Forest Drive, Suite 102
Miami, FL 33126 Tel: 305.242.0727
Fax: 305.242.0811

concept studios
1000
MIAMI
ARCHITECTURE
DESIGN

MK TRAVEL
999 PONCE DE LEON BLVD.
SUITE 100
CORAL GABLES, FL 33134

DATE: 12/20/03
FURNITURE AND POWER PLAN
SCALE: 1/4" = 1'-0"

SUITE 100-ADA LIFT

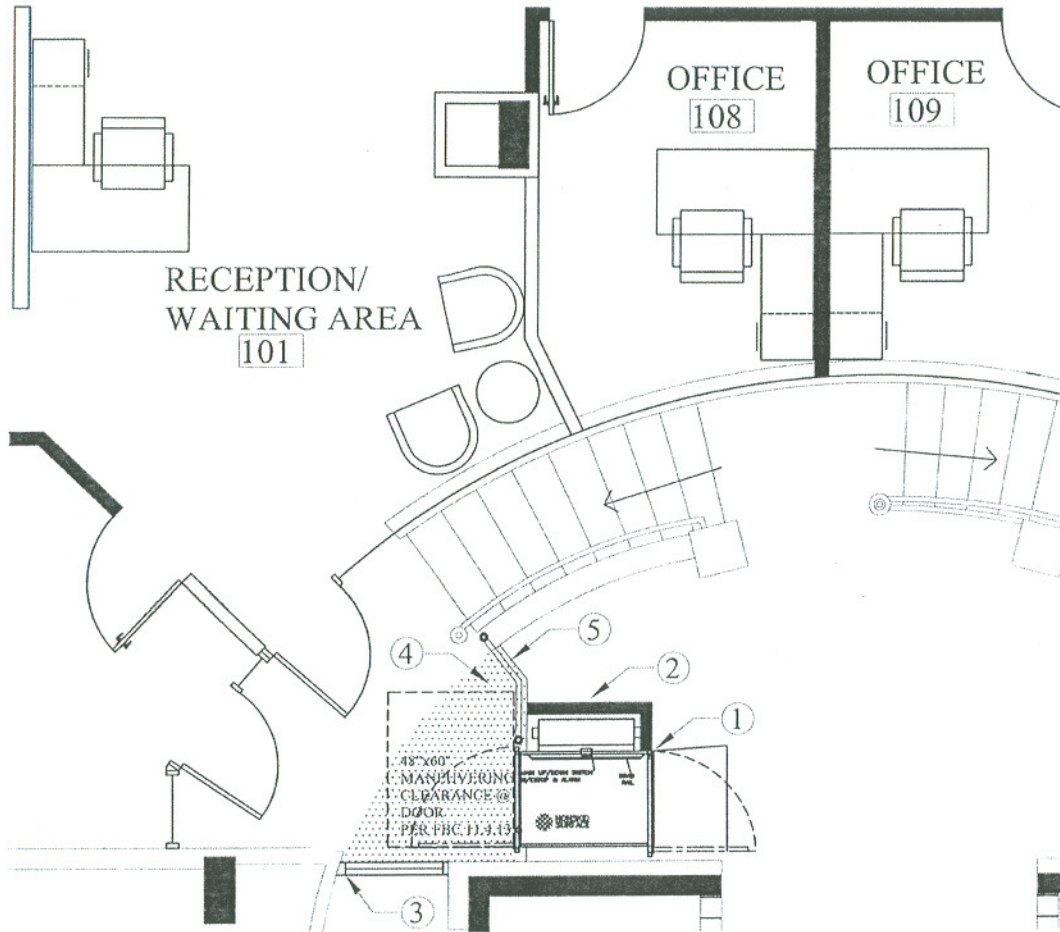
999 PONCE DE LEON



SUITE 100

SPACE PLAN

SCALE: N.T.S.

2-13-07



| SCHEMATIC WALL LEGEND | |
|---|--|
|  | NEW BLDG. STANDARD PARTITION TO THE UNDERSIDE OF SUSPENDED CEILING |
|  | EXISTING WALL TO REMAIN |
| | |
| | |

GENERAL NOTES:

1. NEW ADA COMPLIANT LIFT BY NATIONAL WHEEL O VATOR OR EQUAL. PROVIDE POWER AS PER MANUFACTURER'S SPECS
2. PROVIDE METAL STUD AND GWB SHROUD CLADDIED WITH STONE TILE TO MATCH EXISTING LOBBY
3. NEW METAL STUD AND GWB PARTITION CLADDIED WITH STONE TILE TO MATCH EXISTING LOBBY. NEW GLASS PARTITION/RAILING TO MATCH REMOVED.
4. NEW 6" 20 GA. 16" O.C METAL STUD PLATFORM W/ 5/8" PLYWOOD SUBSTRATE & NEW CARPET TO MATCH EXISTING BUILDING STANDARD. (SHADED AREA DEPICTS EXTENT OF NEW PLATFORM)
5. NEW 42" METAL SAFEGUARD TO MATCH ADJACENT (TO COMPLY W/ 4" SPHERE AND 50 LF/LB LOAD)

 SPACE PLAN
SCALE: N.T.S

SUITE 100-ADA LIFT

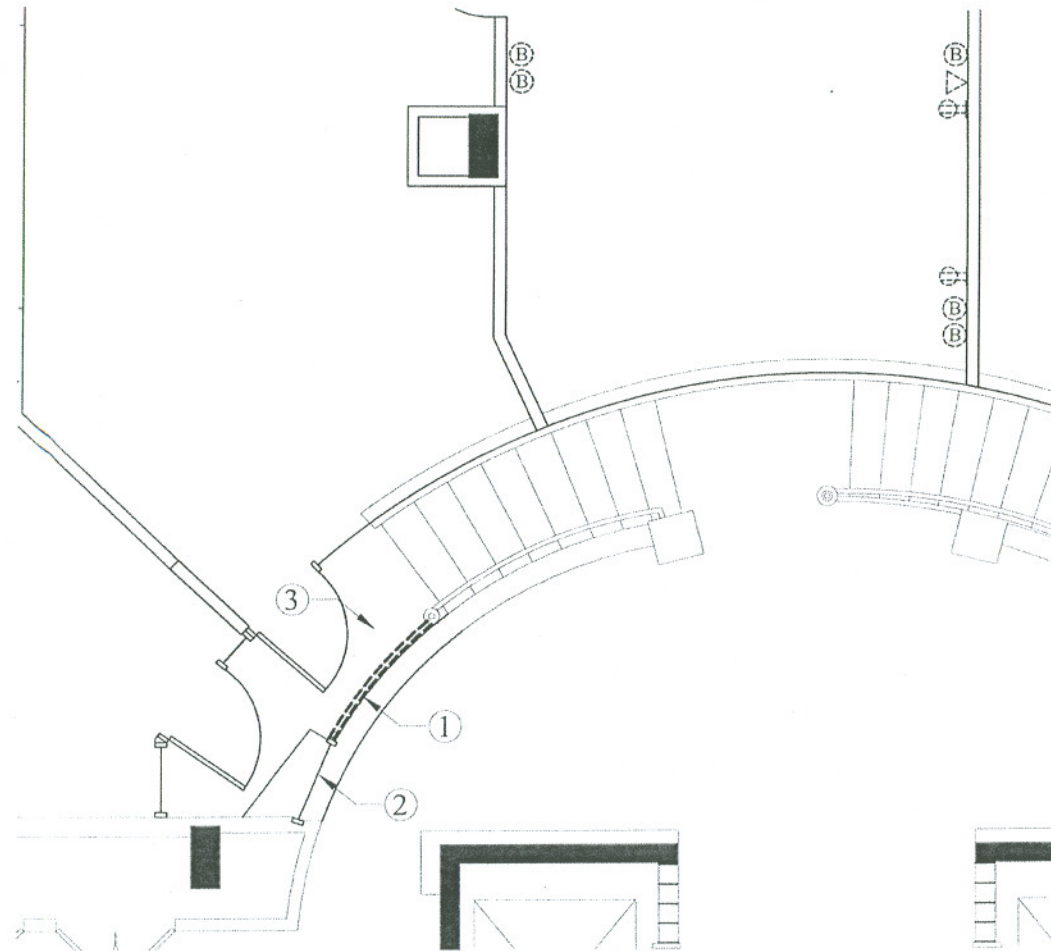
999 PONCE DE LEON

SUITE 100

DEMOLITION PLAN

SCALE: N.T.S.




2-13-07



GENERAL NOTES:

1. THIS DRAWING IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
2. FURNITURE SHOWN IS N.I.C. UNLESS NOTED OTHERWISE.
3. SIZES OF ROOMS ARE APPROXIMATE & ACTUAL SIZE MAY VARY WHEN VERIFIED IN FIELD.
4. TENANT IS RESPONSIBLE FOR APPROVING LAYOUT SHOWN & FOR PROVIDING ARCHITECT WITH POWER, VOICE & DATA LOCATIONS / REQUIREMENTS.
5. THIS PLAN MAY REFLECT EXISTING CONDITIONS SUPPLIED TO CONCEPT STUDIOS BY OTHERS. CONCEPT STUDIOS IS NOT RESPONSIBLE FOR AS-BUILT CONDITIONS THAT HAVE NOT BEEN VERIFIED BY THIS OFFICE.

SCHEMATIC WALL LEGEND

| | |
|---|-------------------------|
|  | EXISTING WALL TO REMAIN |
|  | DEMO EXISTING PARTITION |
|  | DEMO EXISTING DOOR |

GENERAL NOTES:

1. DEMO EXISTING METAL RAILING & GWB CURB
2. DEMO EXISTING GLASS PARTITION AND CURB
3. DEMO EXISTING CARPET ON LANDING



DEMOLITION PLAN
SCALE: N.T.S.



8010 W 23 AVE SUITE #4
 MIAMI, FLORIDA 33016

BREAKDOWN

Proposal # LP-702131

Date: 02/13/07

Submitted to:

Mr. Brian De Wolfe
 999 Ponce, LLC.
 999 Ponce De Leon Blvd.
 Coral Gables, Florida 33155

Job Location:

999 Ponce De Leon Blvd.
 Main Lobby
 ADA Lift

| Item | Description | Total Cost |
|------|----------------------------------|--------------------|
| 1 | DEMOLITION | \$1,681.00 |
| 2 | DRYWALL PARTITIONS | \$4,512.00 |
| 4 | CEILINGS | \$0.00 |
| 5 | DOORS / DOOR FRAMES / HARDWARE | \$0.00 |
| 6 | ELECTRICAL | \$4,251.00 |
| 7 | HVAC | \$0.00 |
| 8 | FIRE PROTECTION / FIRE ALARM | \$0.00 |
| 9 | FIRE SPRINKLERS | \$0.00 |
| 10 | PLUMBING | \$0.00 |
| 11 | FLOORING | \$5,610.00 |
| 12 | PAINT | \$1,654.00 |
| 13 | WOODWORK / CASEWORK/ MILLWORK | \$0.00 |
| 14 | RESTROOM ACCESSORIES | \$0.00 |
| 15 | RAILING | \$2,351.00 |
| 16 | GLASS | \$1,958.00 |
| 17 | ADA LIFT | \$22,120.00 |
| 18 | PLATFORM | \$5,214.00 |
| | SUBTOTAL | \$49,351.00 |
| 18 | PERMIT AND C.O. | \$0.00 |
| 19 | PERMIT PROCESSING | \$0.00 |
| 20 | ARCHITECTURAL PLAN | \$0.00 |
| 21 | SUPERINTENDENT/GENERAL CONDITION | \$6,812.00 |
| 22 | CLEANING | \$277.56 |
| 23 | TRASH | \$461.10 |
| 24 | OVERHEAD/PROFIT | \$11,949.35 |
| | SUBTOTAL - ITEMS 21-25 | \$19,500.01 |
| | TOTAL | \$68,851.01 |

Eniso Santos
 Construction One Inc.
 Estimator
 Tuesday, February 13, 2007

Suncoast Construction Group, Inc.

General Contractors

(305) 448-7977 Office
(305) 448-4227 Facsimile
CGC# 060570

To: Gable City Towers
999 Ponce De Leon
Coral Gables, Fl.

Date: 2/14/2007
Re: ADA

Proposal / Contract # 2007-222

Suncoast Construction Group, Inc. for and in consideration of the price herein given, proposed to furnish the labor and or materials hereinafter describe to perform the above mentioned project.

SCOPE OF WORK

| | |
|-------------------------|--------------|
| 1. Demo | \$ 2,345.00 |
| 2. Drywall | \$ 4,850.00 |
| 3. Electrical | \$ 5,300.00 |
| 4. Flooring | \$ 6,000.00 |
| 5. Paint | \$ 1,200.00 |
| 6. Railing | \$ 2,660.00 |
| 7. Glass | \$ 1,800.00 |
| 8. Lift | \$ 23,550.00 |
| 9. Platform | \$ 4,850.00 |
| 10. General Conditions | \$ 7,400.00 |
| 11. Cleaning | \$ 500.00 |
| 12. Trash | \$ 500.00 |
| 13. Overhead and Profit | \$ 12,435.00 |

Total Cost of Project \$ 73,390.00