

BRUCE AND MICHELLE HAZEN

Issue: Vertical accessibility to the second floor.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the 1,110 square foot second floor of a residential structure that is being converted to an office. Renovation work includes constructing a ramp to the porch area, increasing the size of entry doors and reconfiguring some interior spaces. Estimates were submitted ranging from \$18,244 to \$34,322 to install a lift to the second area. A letter was provided from the local historic preservation planner that installation of the lift would damage or destroy the historic character of the structure. No dimensions were included and it is unclear whether toilet room facilities comply with the code.

Project Progress:

The project is in preliminary plan review.

Items to be Waived:

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

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

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

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

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

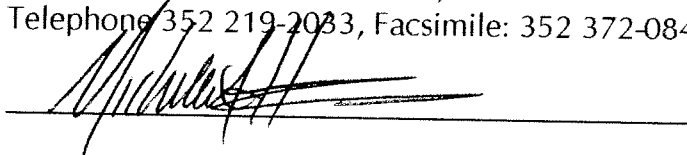
Department of Community Affairs
Florida Building Commission
555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

1. Project: Alterations (including change of use) to a Commercial Building for Bruce and Michelle Hazin
224 NW 2nd Avenue, Gainesville, FL 32601

2. Applicant: Bill Warinner, Architect, AIA
The Aachen Designers, 306 NE 5th Avenue, Gainesville, FL 32601-5403
Telephone 352 372-5056, Facsimile: 352 373-8048, E-mail: BW@BillWarinner.com

Relationship: Owner-Architect

Owner: Bruce and Michelle Hazen
430 NE 9th Avenue, Gainesville, FL 32601
Telephone 352 219-2033, Facsimile: 352 372-0847 (call 1st), E-mail: thehazens@hotmail.com



Contact: Bill Warinner, Architect, AIA

3. The project includes: change of use (residential to office), alterations and historic preservation.
4. Type of Facility: Built as a residence, 1110 square feet per floor, total heated: 2220 square feet, two story. The structure has been a residential (single family) income property. Owner proposes a change of use from residential to office.
5. See the attached projected additional cost impact attributable to having an elevator and in turn making all of Level Two accessible.
6. The status of the project: Documentation of Existing Conditions, Preliminary Design and awaiting DCA Waiver approval to apply for Planning Review by the City of Gainesville.
7. The requirement sought to be waived is that the Owner provide elevator access to Level Two and that Level Two be made fully accessible.
8. The unique hardship is that the location of the subject property has become less suitable for residential use and with its proximity to the downtown Gainesville business community it would be better utilized for a business purpose. The structure has survived in remarkably good condition with almost all of the original fabric in tact. Meeting the accessibility requirements

for Level Two would mean changing much of that fabric. See the attached cost estimates, plan views and photo documentation.

9. See the attached documentation.

10. The applicant is a William Everett Warinner, a Florida Registered Architect (AR 10017). All of these foregoing comments are those of the applicant. The applicant's contact information is above.

Attachments:

Survey (reduced to 11 X 17)

Site Plan

Architect's Levels One and Two: Existing Conditions plus ramp to Level One.

Architect's Levels One and Two: Impact of elevator requirement.

Photos of Existing Conditions: Exterior and Interior.

The Property Appraiser's description in text.

The Property Appraiser's depiction of the footprint of the improvements.

A letter in support of the application to the City Historic Preservation Planner

Concord Elevator technical information.

An estimate of the construction costs from Kinetic Builders, Inc., General Contractors.

An estimate of the construction costs from Douglas J. Porch, G.C., Doug Porch, Inc.

All of the above except for Survey on a DVD disk.

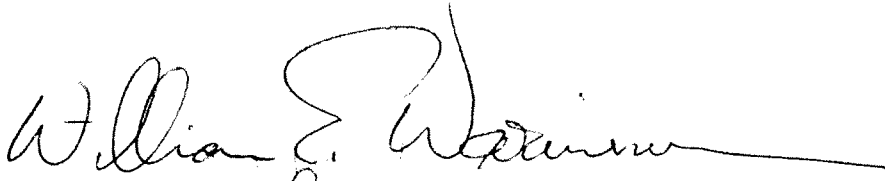
CERTIFICATION OF THE APPLICANT

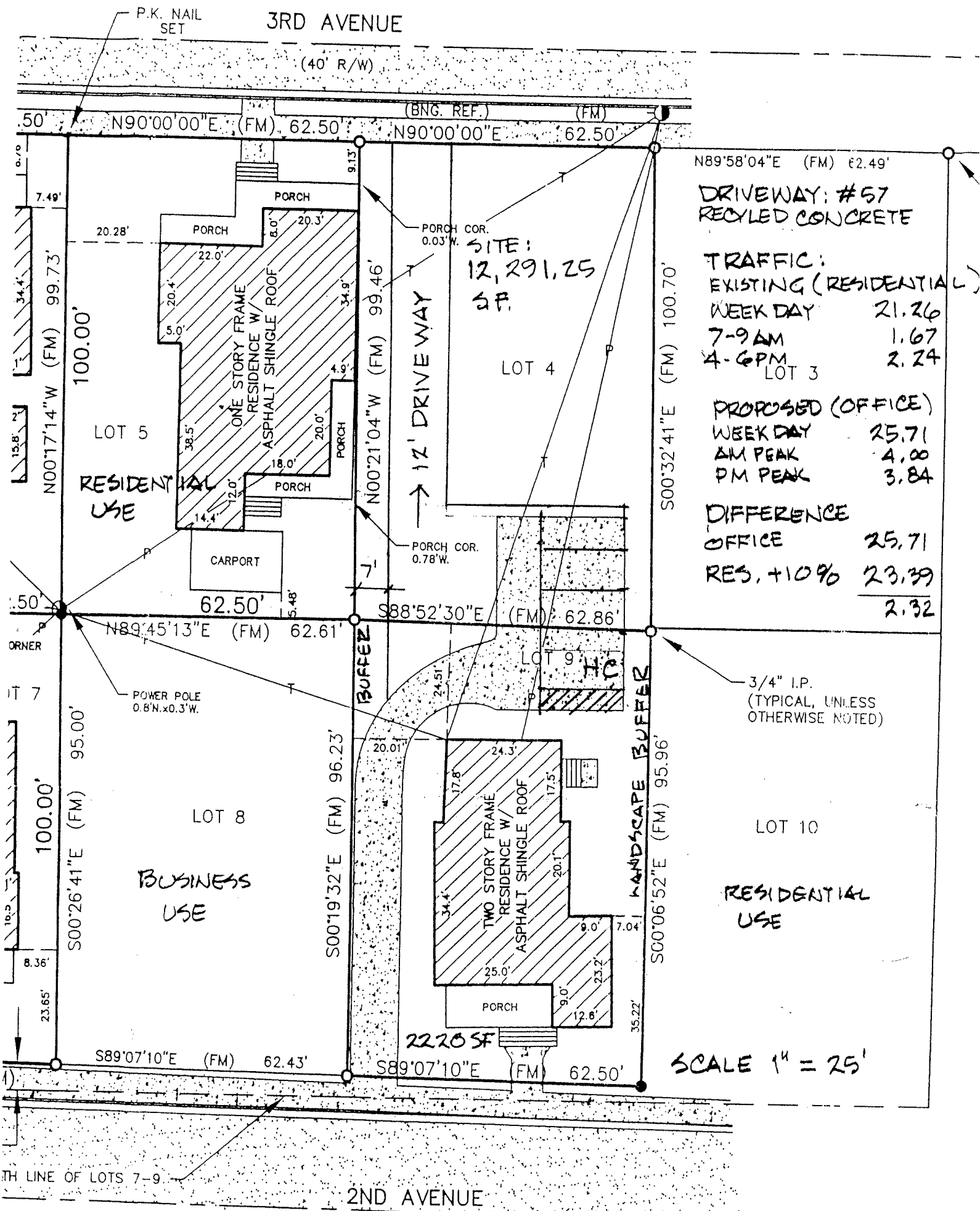
I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 9th day of April 2008

The applicant represents that the information is true, accurate and complete and that if there is any misrepresentation or omission of material information that Commission may revoke any order and will notify the building official of the permitting jurisdiction and that providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

My seal is below.


9 April 2008



DRIVEWAY: #57
RECYCLED CONCRETE

TRAFFIC:
EXISTING (RESIDENTIAL)

WEEK DAY	21.26
7-9 AM	1.67
4-6 PM	2.24

LOT 3

PROPOSED (OFFICE)

WEEK DAY	25.71
AM PEAK	4.00
PM PEAK	3.84

DIFFERENCE

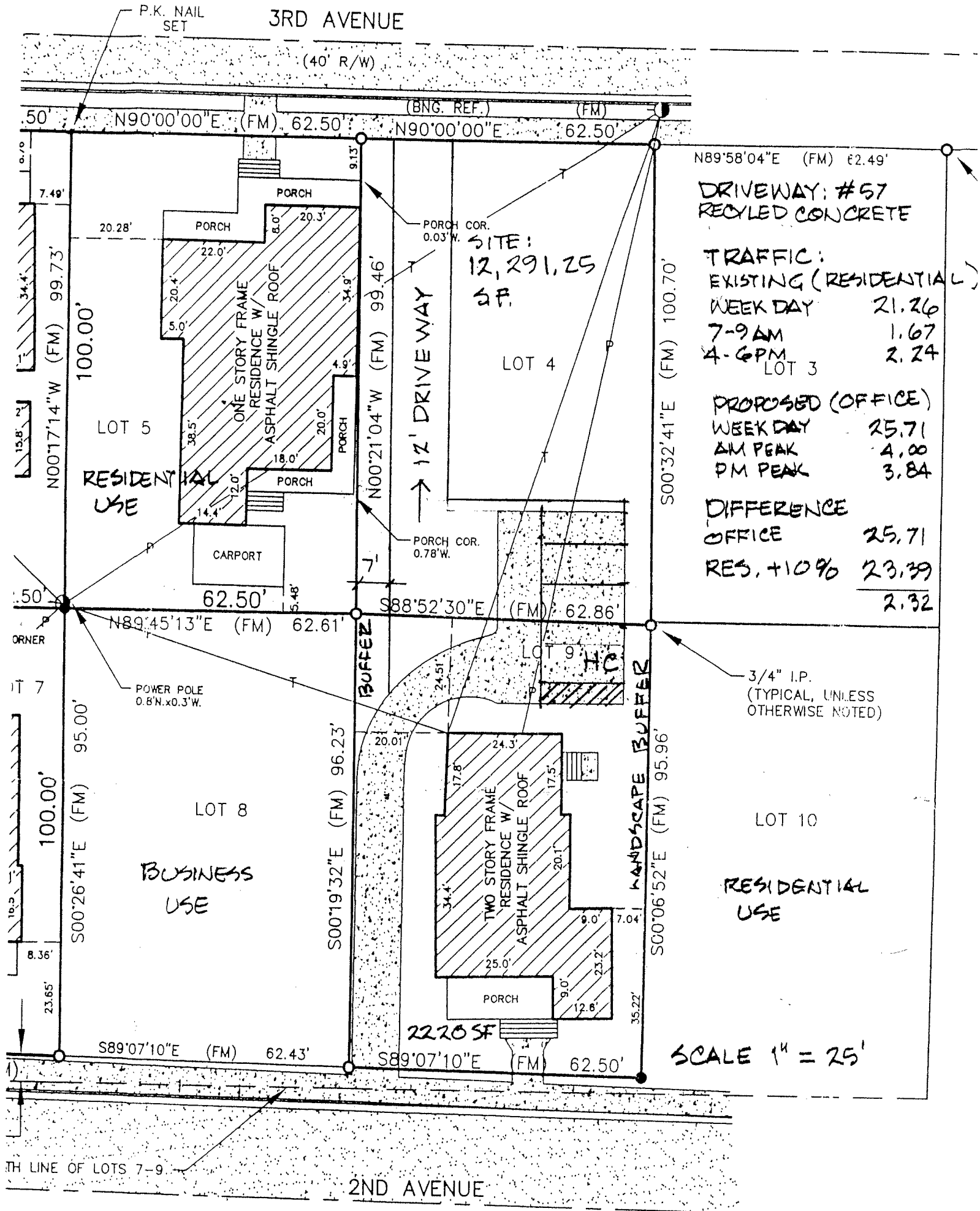
OFFICE	25.71
RES. +10%	23.39
	<u>2.32</u>

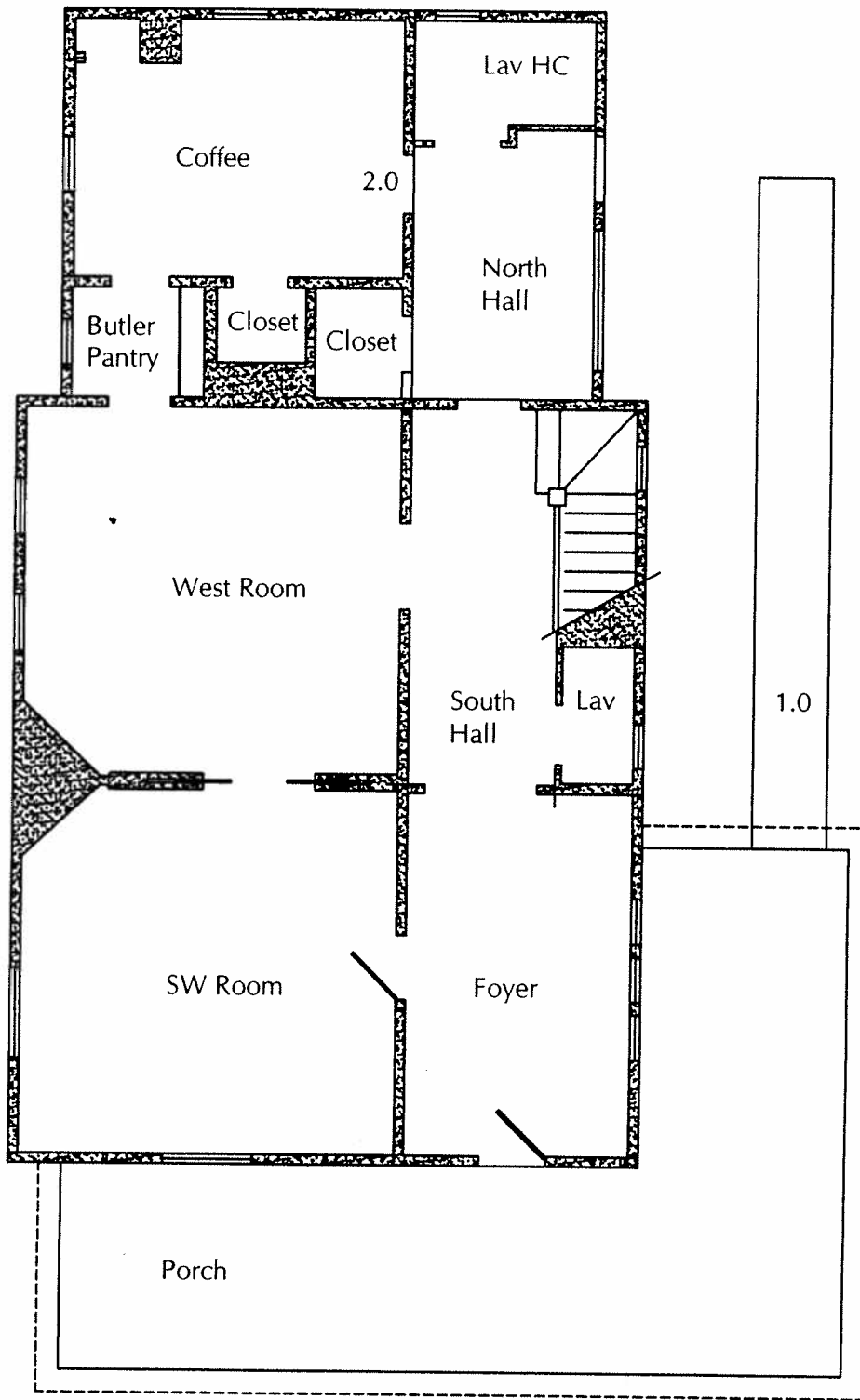
3/4" I.P.
(TYPICAL, UNLESS
OTHERWISE NOTED)

SCALE 1" = 25'

SITE:
12,291.25
SF.

2220 SF

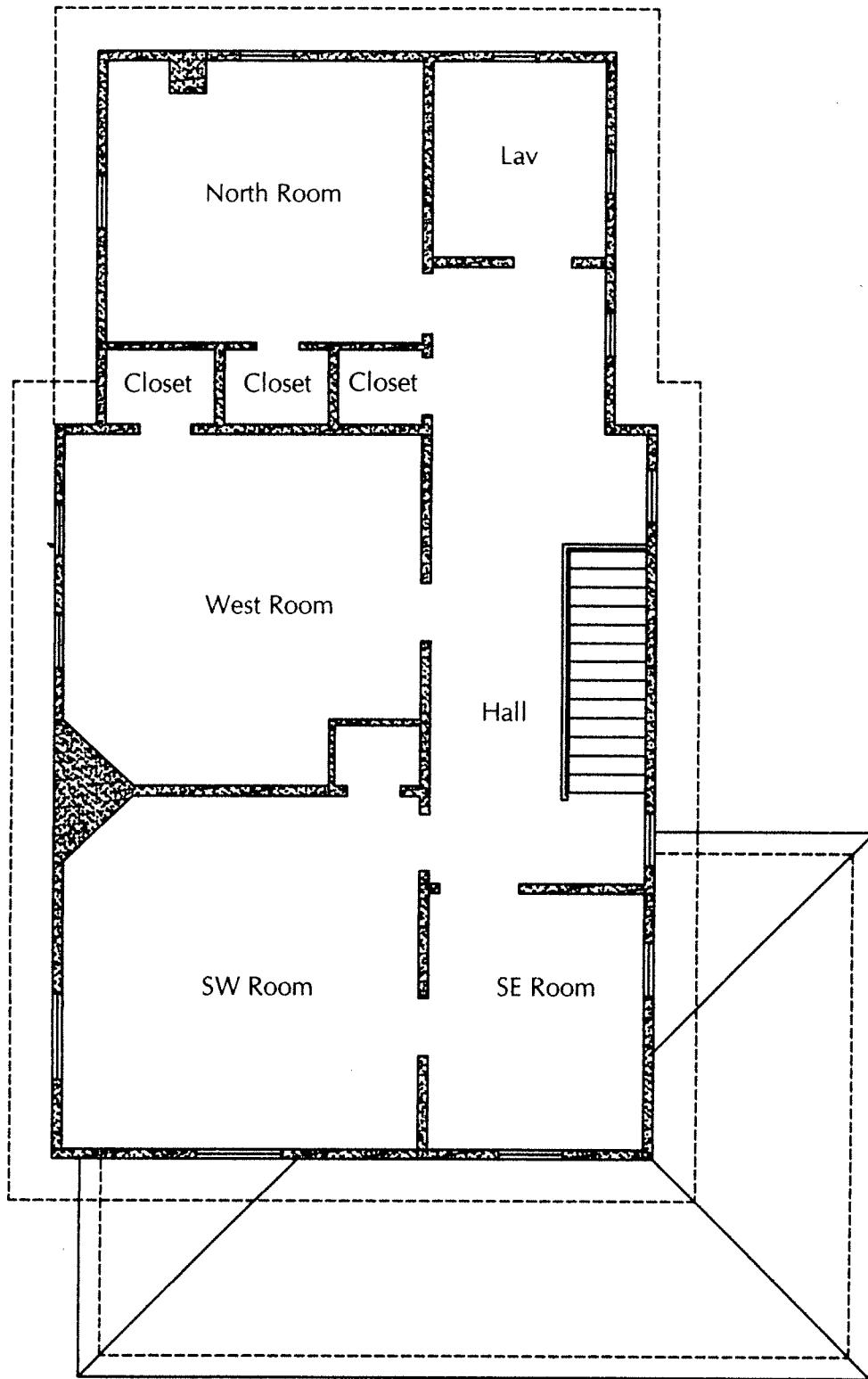




1.0 New 30' ramp from porch to landing
 2.0 Change 2'8" door to 3'0"

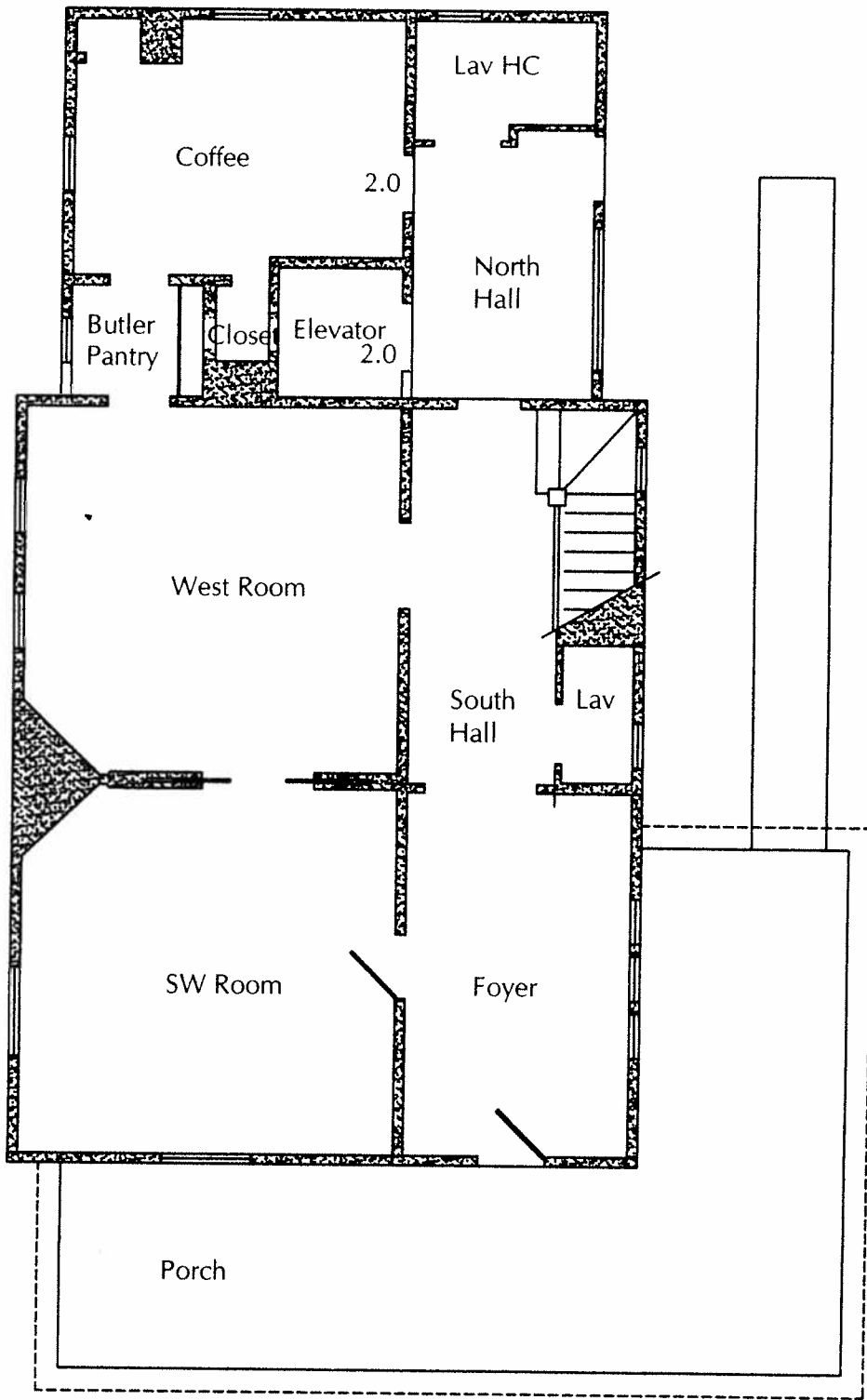
Existing Conditions: Level One 1/8" 1:96

Hazen: Existing Conditions 08004 9 April 2008



Existing Conditions: Level Two 1/8" 1:96

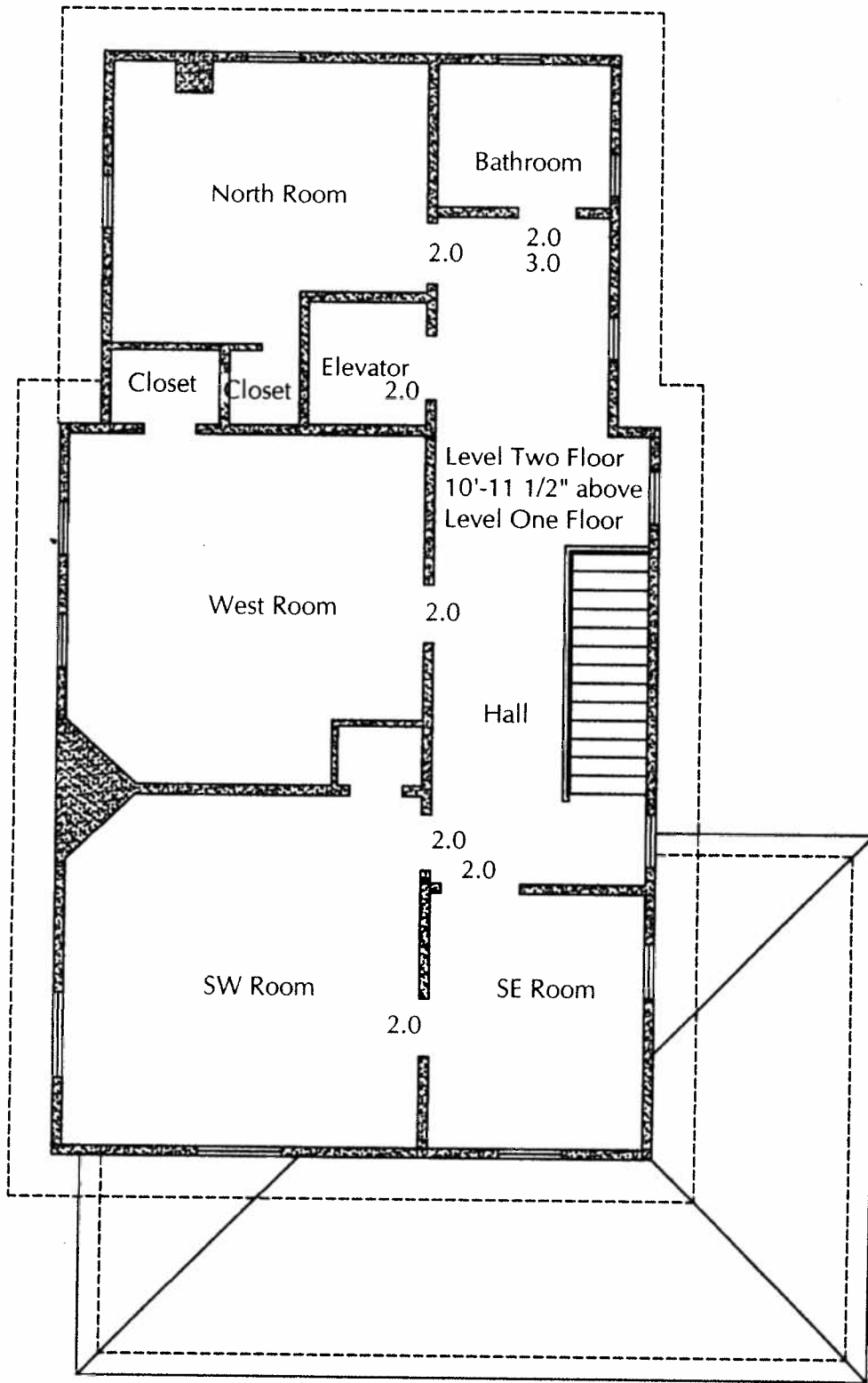
Hazen: Existing Conditions 08004 9 April 2008



- 1.0 New 30' ramp from porch to landing
- 2.0 Change 2'8" door to 3'0"

Level One with Elevator 1/8" 1:96

Hazen: TAD 08004 9 April 2008



2.0 Change 2'8" door to 3'0"
3.0 Wall moved

Level Two with Elevator 1/8" 1:96

Hazen: TAD 08004 9 April 2008



View of the South and West from the Southwest



North Elevation

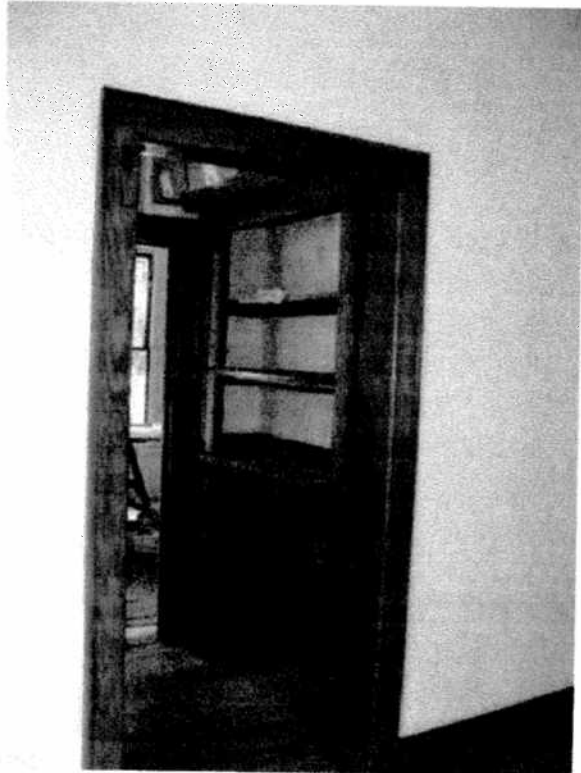


West from the Northwest

Hazen, 224 NW 2nd Avenue, Gainesville, FL



Level One Southwest Room



Typical Door with Butler Pantry Beyond



Level One Bottom of Stair

Parcel: 14255-000-000

Taxpayer: HAZEN BRUCE CHARLES MICHELLE AL YNE	Legal: BRUSH ADDN DB O-218 BK 18 BAIRD REPLAT PB A-96 LOTS 4 9 LESS NW 2ND AVE R/W OR 2300/1492 & OR 3452/0418
Mailing: 430 NE 9TH AVE GAINESVILLE, FL 32601	
Location: 224 NW 2ND AVE Gainesville	
Sec-Twn-Rng: 5-10-20	
Use: SINGLE FAMILY	
Tax Jurisdiction: Gainesville	
Area: PLEASANT ST AREA	
Subdivision: BAIRD E REPLAT OF BLK 18 BRUSH ADDN	

Assessment History

Year	Use	Land	Building	Misc	Total	SOH Deferred	Assessed	Exempt	Taxable	Taxes
2007	SINGLE FAMILY	16000	79100	1700	96800	0	96800	0	96800	2182.84
2006	SINGLE FAMILY	20000	72600	1800	94400	0	94400	0	94400	2340
2005	SINGLE FAMILY	20000	57400	1800	79200	0	79200	0	79200	2017.43
2004	SINGLE FAMILY	20000	51600	1200	72800	0	72800	0	72800	1873.51
2003	SINGLE FAMILY	20000	49600	1200	70800	0	70800	0	70800	1866.01
2002	SINGLE FAMILY	20000	45200	1200	66400	0	66400	0	66400	1772.71
2001	SINGLE FAMILY	20000	43300	1200	64500	0	64500	0	64500	1720.86
2000	SINGLE FAMILY	20000	42100	1200	63300	0	63300	0	63300	1712.35
1999	SINGLE FAMILY	20000	41500	1000	62500	0	62500	0	62500	1702.46
1998	SINGLE FAMILY	20000	39000	1000	60000	0	60000	0	60000	1683.27
1997	SINGLE FAMILY	20000	38100	1000	59100	0	59100	0	59100	1692.66
1996	SINGLE FAMILY	20000	35600	1000	56600	0	56600	0	56600	1625.68
1995	SINGLE FAMILY	20000	35900	1000	56900	0	56900	0	56900	1635.69

Land

Use	Zoning	Acres
SFR	Central City District	0
SFR	Central City District	0

2007 Certified Land Value: 16000

Building

Actual Year Built 1927	Area Type	Square Footage
Effective Year Built 1970		
Use: SINGLE FAMILY	BASE AREA (BAS)	1110
Bedrooms: 5	FINISHED OPEN PORCH (FOP)	405
Baths: 2.5	FINISHED UPPER STORY (FUS)	1110
Stories: 2	Heated Area: 2220 Total Area: 2625	
Exterior Wall: SINGLE SIDING		
AC: NONE		
Heating: CONVECTION		

2007 Certified Building Value: 79100

Miscellaneous

Description	Units
DRIVE/WALK	2075

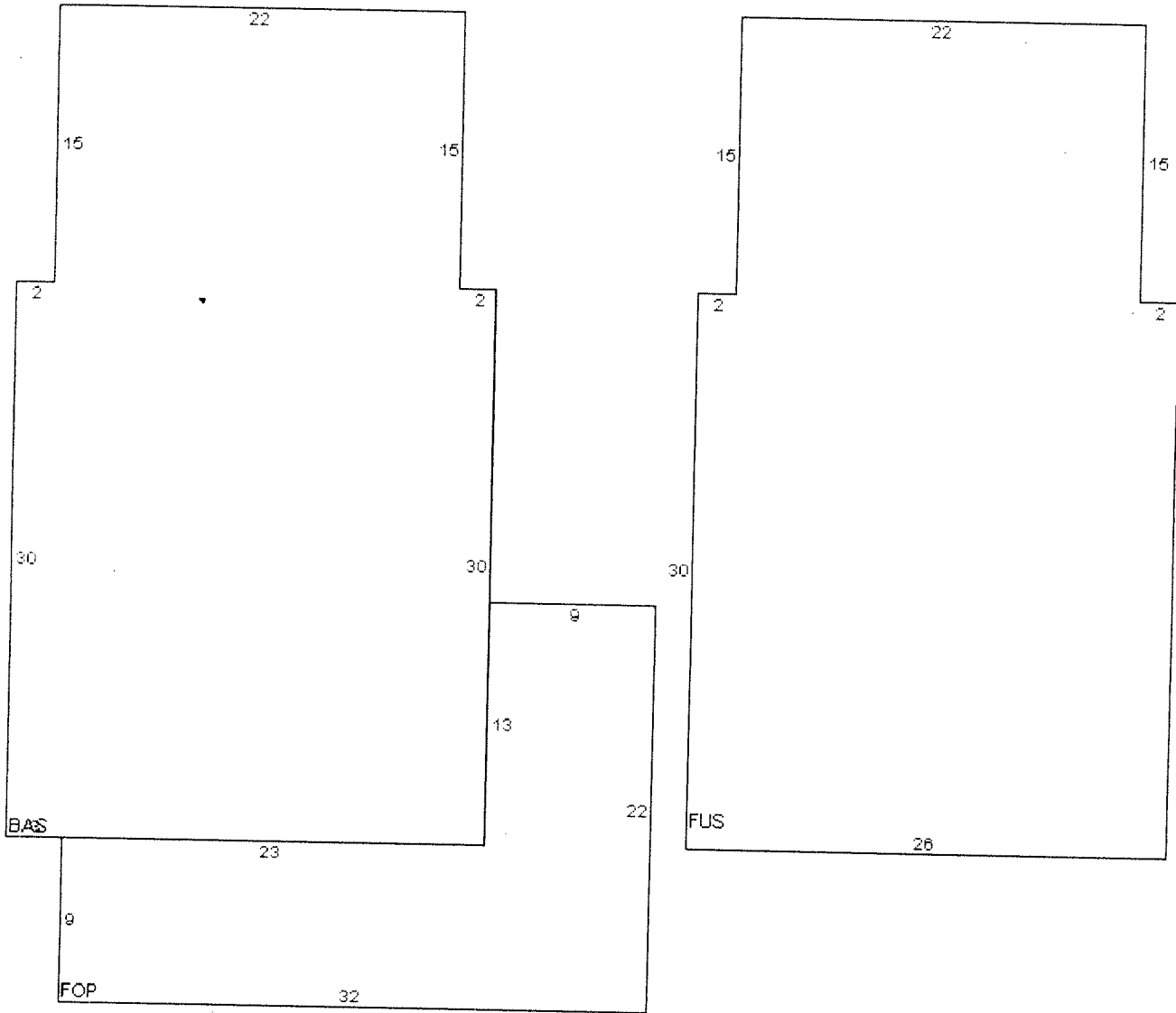
2007 Certified Miscellaneous Value: 1700

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
08/25/2006	100	No	No	3452	0418	Warranty Deed
06/30/2000	425000	No	No	2300	1492	Mult Sale
09/22/1993	100	No	No	1927	2853	Quitclaim Deed
07/28/1993	100	No	No	1919	2535	Quitclaim Deed
04/24/1989	100	No	No	1734	1442	Quitclaim Deed

Parcel: 14255-000-000

For color, check here.





Planning & Development Services

PO Box 490
Gainesville, FL 32602-0490
352-334-5022
352-334-2648 (fax)
www.cityofgainesville.org

Florida Building Commission
Tallahassee, Florida

April 10, 2008

Re: Elevator wavier at 224 NW 2nd Avenue

Commissioners,

After an extensive survey of options to install an elevator in the historic property at 224 NW 2nd Avenue, it has become evident that an elevator would not only destroy vital historic fabric during the installation but would result in the alternation of the historic floor plan on the second floor. To meet accessibility standards, the six historic doors and jams on the second floor would need to be replaced with new three foot doors and the jams would need to be enlarged. These changes will alter the original character of the structure.

Over the years, each of Gainesville's Historic Districts has developed a street on the edge of the district that has become more commercial with law and architectural offices, cafes and even a tea house. This fusion of mixed uses is necessary to the community and a revitalization tool that encourages a work-live environment and lessens dependency on the automobile. NW 2nd Avenue, which was originally a residential street in the Pleasant Street Historic District, has experienced this transformation. Being on two blocks from downtown, this street has become a mix of compatible retail and residential.

It is my opinion that the elevator requirement would not only destroy Gainesville's important historic fabric but create a financial burden on the owner that is above and beyond the cost of the rehabilitation of the structure that the owners has already incurred.

If you have any questions, please do not hesitate to contact me at (352) 334-5022.

Sincerely,

D. Henrichs
Historic Preservation Planner

PAL-S

PROVISIONS BY OTHERS

GENERAL: THE HOISTWAY MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH "SAFETY STANDARDS FOR PLATFORM LIFTS AND STAIRWAY CHAIRS" (ASME A17.1 SEC. 5.0) OR "SAFETY CODE FOR PASSENGER PLATFORM LIFTS" (ASME A17.1 SEC. 5.0) AND ALL STATE AND LOCAL CODES.

ELECTRICAL: ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES. THE HOISTWAY MUST BE PROVIDED WITH A 200 AMP 240 VAC 3 PHASE 4 WIRE SERVICE TO THE HOISTWAY. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.

MECHANICAL: THE HOISTWAY MUST BE PROVIDED WITH A MECHANICAL SYSTEM TO MAINTAIN A CONSTANT TEMPERATURE OF 68°F TO 72°F. THE HOISTWAY MUST BE PROVIDED WITH A MECHANICAL SYSTEM TO MAINTAIN A CONSTANT HUMIDITY OF 40% TO 60%.

STRUCTURAL: THE HOISTWAY MUST BE PROVIDED WITH A STRUCTURAL SYSTEM TO SUPPORT THE PLATFORM AND ALL EQUIPMENT. THE STRUCTURAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND ALL LOCAL CODES.

FINISHES: THE HOISTWAY MUST BE PROVIDED WITH FINISHES THAT ARE DURABLE AND EASY TO MAINTAIN. THE FINISHES SHALL BE DESIGNED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.

SAFETY: THE HOISTWAY MUST BE PROVIDED WITH SAFETY FEATURES TO PROTECT PASSENGERS AND EQUIPMENT. THE SAFETY FEATURES SHALL BE DESIGNED IN ACCORDANCE WITH THE "SAFETY STANDARDS FOR PLATFORM LIFTS AND STAIRWAY CHAIRS" (ASME A17.1 SEC. 5.0) OR "SAFETY CODE FOR PASSENGER PLATFORM LIFTS" (ASME A17.1 SEC. 5.0) AND ALL LOCAL CODES.

PLAN VIEW - PAL - S TYPE-1L

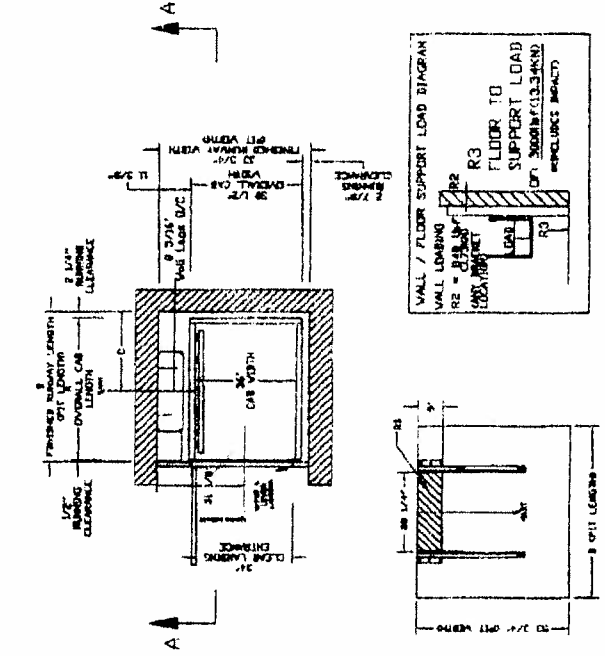


TABLE 2 - HOISTWAY DIMENSION

CLEAR INSIDE CAB WIDTH	A	B	C
36"	49 3/4"	52 1/2"	28" (710)
36"	55 3/4"	58 1/2"	31" (787)
36"	61 3/4"	64 1/2"	34" (864)

TABLE 3 - ELEVATION OF THE ATTACHMENT POINTS

Mast Height	128"	153"	177"	201"
Mandatory	123 7/8"	147 3/4"	123 7/8"	123 7/8"
Well mounting		172 1/8"	195 7/8"	

SECTIONAL VIEW A-A PAL - S TYPE-1L

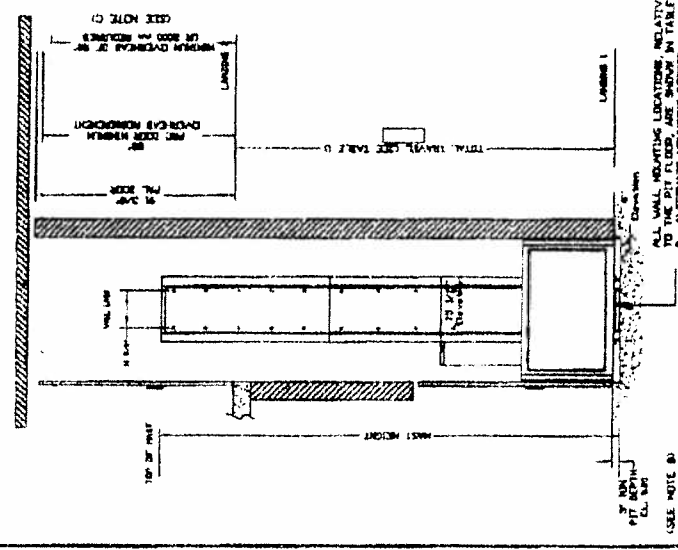


TABLE 1 - MAST HEIGHT

HOIST	Mast Travel (Inches)	Mast Height (Inches)
96	96"	129"
128	128"	153"
144	144"	177"
160	160"	201"

ALL INFORMATION IS SUBJECT TO CHANGE. PLEASE REFER TO THE DRAWINGS AT THE BOTTOM OF EACH SHEET FOR THE MOST RECENT UPDATES. PRODUCT REVISIONS: (DATE: 03/08/05)

ENCLOSED VERTICAL PLATFORM LIFT
PAL - S, 36" PLATFORM WIDTH
TYPE 1L, US



DATE	BY	CHKD	APP'D



2784 Wrights Rd, Suite 1032
Oviedo, FL 32765
Ph: 407-971-2507 Fx: 407-971-1618
www.accessibilitylifts.com

ACCESSIBILITY LIFTS, INC.

PROPOSAL & SALES AGREEMENT

Based on: Site Visit

Difference from above after site visit will require a revised quote.

Date: 4-11-08

Attn: Bruce Hazen

Re: Vertical Platform Lift for Office Building at 224 NW 2nd Avenue

Accessibility Lifts, Inc. respectfully submits the following proposal to furnish and install:

One, vertical platform lift, travel to 10', hydraulic drive, compact enter/exit platform, call send controls, keyed operation, steel upper and lower landing doors. (Unit installed by ALI in a code compliant shaft created by the GC)

PRICE: \$22,880

Note: All quotes are based on standard equipment. RAL color selection and PDO's to address latch clearance are optional. Certain car configurations require larger cars.

WORK BY OTHERS: *Electrical to unit and call-send controls, min. 3" concrete pad, emergency lighting back-up. If shaft application, doors supplied by ALI, installed by GC. Doors will be delivered to site via common carrier and unloaded by GC. Electrician to provide Minimum 10 ft candle lighting at each landing for emergency lighting back-up as required by code in order to pass inspection*

NOTE: Pricing includes material, shipping, installation, Bureau of Elevator Safety permitting, and B.E.S inspection. *All commercial accessibility lifts require installation by a registered elevator company, such as ALI, and an inspection by a representative of the Bureau of Elevator Safety.*

AT THIS DATE, lead time 60 days for Bureau of Elevator Safety permitting process, concurrent with 6-8 weeks production/installation/inspection of product.

All materials are warranted to be as specified above. All work shall be completed in a workmanlike manner according to local industry standards and shall comply with all applicable building codes. Any alteration or deviation from the above specifications and/or "work by others" which requires or involves additional labor or materials must be requested in writing by the purchaser and will be performed by the Seller as an extra. The Purchaser agrees to pay the charges for such extras and such charges shall be in

addition to the above contract price. **Storage charges that may be incurred by A.L.I. due to delay of site readiness, as scheduled by the G.C. will be subject to a back -charge. Additional installation time required by A.L.I. due to lack of site readiness may be back charged as well as site condition. A 7 day notice is required for installation.**

QUOTES VALID FOR 60 DAYS: After acceptance, price remains valid only if goods are shipped within 180 days from acceptance. Any changes or manufacturers price increases will affect the original quoted price.

TERMS:

50% deposit before release for production of this custom equipment,

40% material delivery to site.

10% at completion of successful State Elevator Department inspection/turnover.

10% cancellation fee after signed proposal received, 75% after order released to production.

Note: Keys and owners manual will be turned over after inspection and unit paid to 90% of contract.

Material WILL NOT be released for production without deposit nor lift turned over without final payment.

WARRANTY:

One (1) year manufacturers warranty on parts only.

No labor is included 90 days after installation from installer or Seller. Warranty becomes effective the day of successful inspection by the Dept. of Elevator Safety.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Purchaser: _____ Date: _____

Submitted by: *Accessibility Lifts, Inc. rep: Stasia Owczarzak*

www.accessibilitylifts.com

Accessibility Lifts, Inc.

LIFT ASSOCIATES, INC./FIRST COAST LIFTS, INC.
200 EXECUTIVE WAY, SUITE 108
PONTE VEDRA BEACH, FLORIDA 32082
(904) 280-8070
FAX: 285-8995
MARCH 07, 2008

SUMMARY AND PRICING

LOCATION: HAZEN PROJECT
224 N.W. 2ND AVENUE
GAINESVILLE, FLORIDA

Lift Associates, Inc. agrees to install:

MODEL#: Concord Vertical Wheelchair Lift
Pal S-144 (12 FEET-APPROX. TOTAL LIFTING HEIGHT)

STANDARD FEATURES:

- Quiet Hydraulic Drive - 1:2 Application
- 24 Volt DC System with Transformer - 750 lbs. Capacity
- Anti-Creep Mechanism - Anti Skid Safety Thread Flooring
- Re-leveling Device - Slack Cable Safety Device
- Manual Lowering Device - Safety Underpan Sensors
- Easy Detachable Sling Arms and Legs - Upper and Lower Limit Switches
- Key Operated Control on Platform - Constant Pressure Control in Cab
- Battery Operated Emergency Light - Low Battery Indicator
- Grab Rail - Emergency Stop
- Automatic Battery Recharging System - Final Limit Switch
- 42 1/2" High Aluminum Barrier Cab Wall Frame
- Approximate Rated Speed of 15 feet per minute
- Baked Polyester Powder Coat Paint

OPTIONS INCLUDED:

- CALL/SENDS (2)
- ELECTRO MECHANICAL INTERLOCKS (KWIKLOCKS)

INSTALLATION INCLUDES: LABOR, EQUIPMENT, FREIGHT

NOTE: 110 Volt, single phase, 60 hertz with lockable fuse disconnect provided BY OTHERS.
Hoistway construction plus 3" pit (optional) plus Hoistway doors BY OTHERS

TOTAL COST: \$18,244.00 + TAX (INCLUDES EQUIPMENT, FREIGHT & INSTALLATION)

Any alteration or deviation from the agreement for specifications attached and made a part of this contract involving extra cost of material or labor will only be executed upon written orders from same, and will become an extra charge over the sum stated above. PRICING WILL BE MAINTAINED FOR THIRTY DAYS.



Kinetic Builders, Inc.

Lic. #CG-C011580
 P.O. Box 15105
 Gainesville, Florida 32604
 (352) 337-9600
 (352) 337-9955 (Fax)

Proposal Submitted To Bruce and Michelle Hazen		Phone 219-2033	Date 04/05/2008
Street		Job Name 594 - Lift System Modifications	
City, State, Zip Code Gainesville, Florida		Job Location 224 NW 2 nd Avenue	
Architect BW	Date of Plans NA	Notes	Job Phone

We Propose hereby to furnish material and labor - complete with specifications below - for the sum of: \$29,700.00 (Twenty nine Thousand Seven Hundred dollars and no cents)

Payment to be made as follows: To be arranged.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below (including extra costs) will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delay, subject our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers' compensation insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn up to if not accepted within 10 days.

We hereby submit specifications and estimates for:

Structural and building layout modifications and improvements for addition of accessible lift system.

Including:

- 1) 6'x6'x3' "approx" interior CMU foundation and pad for downstairs floor joist supports, balloon framing, and lift system.
- 2) Structural balloon framing and shaft wall system through the second floor and expansion of upstairs closet including supports for the existing second floor joist system.
- 3) Moving upstairs bathroom wall and entry to upstairs office to make room for lift system.
- 4) Electrical, HVAC, and plumbing modification and relocation as required.
- 5) All wood trim work, drywall, plaster (patch and new), painting, caulking and clean-up.
- 6) All miscellaneous fees: labor and labor tax, sales tax, overhead expenses, travel expenses, temporary restroom, dumpster fees, building permit, and protection of surfaces.

***Special Notes**

*We will coordinate scheduling and planning of lift system, but the actual cost of lift system and installation is not included in the above price.

*There are seven doors that need to be changed in size for the lift system and upstairs handicapped accessibility requirements. Our price includes installation of these doors, but only an allowance of \$800 each for custom millwork and trim to match existing doors.

*Wood flooring is an existing heart pine, moving upstairs bathroom wall and office door as required **"WILL"** result in a visible interruption of unmatched wood flooring and may not be acceptable. **We have not included any price for wood flooring.**

***Plans, design and engineering are not included in above price.**

*Our proposal is based upon onsite meetings, inspections, and discussion with you, the architect, and the elevator company. We have given a price based upon verbal requirements and visual inspection. **If the design specifications change "significantly" from what we have discussed we may have to modify this proposal.**

*Additional work will be done at time and materials + 15%

Thank you for the opportunity to work with you on this project.
Please let us know if we can provide any further assistance.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Acceptance Date: _____

Signature: _____

Signature: _____

PROPOSAL

DATE
4/9/2008

Proposal #
1547

DOUG PORCH, INC.
 PO Box 357655
 GAINESVILLE, FL 32635-7655
 352-338-9227 (PH-FAX)
 CGC 040160

PROJECT/ ADDRESS
 Bruce and Michelle Hazen
 224 NW 2nd Ave
 Gainesville, FL

DESCRIPTION	TOTAL	
<p>We propose to perform the following:</p> <ol style="list-style-type: none"> 1) Permits for project as discussed. 2) Protect existing structure as needed. 3) Construct an elevator shaft as discussed to accommodate an owner provided elevator. This estimate includes anticipated structural aspects of this system such as foundation, framing, 2nd floor support alterations, and roof modifications. As you know, this is an estimate only but I believe that I have a pretty good understanding of the basic construction needs associated with the project. Existing foundation and framing conditions may affect the construction requirements but we won't know the specific details until the plans are finalized. 4) Modify the existing 2nd floor layout to accommodate the new construction. 5) Change existing doorways as discussed to meet ADA specifications and match the existing details. 6) Modify existing systems (IE: HVAC, Plumbing, Electric, etc.) as required. 7) Paint all new work. 8) Remove all debris. <p>Total for above</p> <p>Obviously, this is only an estimate. Changes in the final plans may result in a change in the estimated price.</p> <p style="text-align: center;">Thanks. Please call with any questions.</p> <p style="text-align: center;">Doug Porch</p>	<p>34,322.00</p>	
TERMS	T/B Determined	TOTAL
		\$34,322.00

ACCEPTED BY: _____

DATE: _____