

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART II, 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: Watermark Clubhouse

Address: 9324 Seider Rd, Winter Garden, FL, 34787

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: Raymond L. Scott, Architect of Record

Applicant's Address: 429 S. Keller Road #200, Orlando, FL 32810

Applicant's Telephone: 407-660-2766 FAX: _____

Applicant's E-mail Address: rscott@scottarchitects.com

Relationship to Owner: Architect of Record

Owner's/Tenant's Name: Meritage Homes (Sean Ells)

Owner's Address: 5337 Milenia Lakes Boulevard, suite 410, Orlando, FL 32839

Owner's Telephone: 407-571-1817 FAX 407-712-8688

Owner's E-mail Address: sean.ells@meritagehomes.com

Signature of Owner: _____

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.)

A total of 8,245 SF, single story (35' height), residential clubhouse with 5,068 SF of enclosed space (kitchens, gym, yoga room,

multi-purpose/flex rooms, rest rooms, storage rooms, offices, closets, garbage rooms.) and 1,179 SF of unenclosed areas

(pool, pool deck, playground pavilion, birthday pavilion, and trellis).

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

The total cost of the building is \$1,153,023.00

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.

Orange County Building Department has indicated in their review of the plans, that the proposed observation

deck does not meet the vertical accessibility requirement to this area.

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

Issue

FBC 2012-01
Request for Waiver

Rule 61G20-4.001
effective 4/25/2013

1: FBC Accessibility 201.1.1.

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.

Installing either a vertical cab lift, or a stair lift, would place too much of a financial hardship on the community. Currently, the clubhouse is under construction, and adding a vertical lift, or stair lift, would put the project construction cost over budget. The added costs would result in a loss of amenities within the clubhouse, and then added on to the price of homes within the community to make up for the added construction costs.

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.

a. The cost of a vertical lift as provided by Elevators Solutions will be \$26,546.00.

b.

c.

10. Licensed Design Professional: Where a licensed design 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.


Signature

Raymond L. Scott
Printed Name

Phone number 407-860-2766

(SEAL)



CERTIFICATION OF APPLICANT:

I hereby declare 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 29 day of AUGUST, 2014



Signature

Raymond L. Scott

Printed Name

I understand that if I falsify, misrepresent, or omit any material information on this document, the Commission may revoke any order and will notify the building official of the permitting jurisdiction.

KNOWINGLY MAKING A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY IS A MISDEAMEANOR OF THE SECOND DEGREE PURSUANT TO SECTION 837.06 F.S. AND SECTION 775.083, F.S.

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. 201.1.1 VERTICAL ACCESSIBILITY

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 OBSERVATION DECK IS ABOVE AN APARTMENT COMPLEX CLUBHOUSE + IS APPROXIMATELY 775 SF, - BIDDING

Jurisdiction ORANGE COUNTY

Building Official or Designee Cynthia D Nielsen
Signature

CYNTHIA D NIELSEN
Printed Name

BU 944
Certification Number

407-926-5671
Telephone/FAX

CINDY.NIELSEN@OCFL.NET
Email Address

Address: ORANGE CO. DIV. OF BLDG. SAFETY
P.O. BOX 2687, ORLANDO, FL 32802-2687



ELEVATOR SOLUTIONS, INC.

3171 Rolling Hills Lane, Apopka, FL 32712
Toll Free 866 501 6483 Office 407 889 8681 Fax 407 889 8681
Email: sales@elevatorsolutions-fl.com

AGREEMENT

Savaria \$ **26,546.00**

V-1504 Vertical Platform Lift

Contractor Info

Contact

Company:	Edwards Construction Services, Inc.	Phone:	407-515-1026
Name:	Matthew Celinski	Fax:	407-872-3966
Address:	4301 Vineland Road, Ste E12	Cell:	407-883-9425
City:	Orlando	Email:	mcelinski@edwardsconstruction.com
State:	FL	Alt phone:	
Zipcode:	32811		

Job Site

Project:	Watermark Clubhouse #2	Date:	August 7, 2014
Address:	7650 Lower Gateway Loop	Estimate #:	TBD
City:	Orlando	Rep:	Jimmy Farrow
State:	FL		
Zipcode:	32827		
County:	Orange		

This agreement is entered into this day, the 7th of August, 2014 by and between:

ELEVATOR SOLUTIONS, INC and the Builder, **Edwards Construction Services, Inc.**

Elevator Solutions, Inc. agrees to furnish all labor, material, services & equipment necessary to install the equipment listed in this quote as per the plans and specifications listed for the amount shown on the Quote (attached hereto). All relevant state permits and installation inspections required during the building process are included in the quoted price. Annual Certificate of Operation inspections are not included.

TERMS

Total price of this contract without options: \$ 26,546.00

- | | | |
|--|----|-----------|
| 1. A deposit of 10% is required to provide Engineering & Plans, State Permits and to hold the price quoted for a period of six (6) months. | \$ | 2,654.60 |
| 2. An additional draw of 60% will be required prior to ordering the equipment. | \$ | 15,927.60 |
| 3. Upon the completion of the installation, 28% of the total contract value will be due and payable; the final 2% of the total contract will be due after the unit passes inspection satisfactorily. | \$ | 7,432.88 |
| | \$ | 530.92 |

If any or all Options are selected for this unit, the total contract price will be adjusted to reflect the changes. The progress payments due at each stage of production will change in amount not percentage. Attached to this quote is Addendum 'A' which outlines the details of the services Elevator Solution, Inc. will or will not provide under this quote.

Manufacturers Limited Warranty:

3 Years From Ship Date

Labor Limited Warranty:

1 Year From Completion Date

Elevator Solutions, Inc
James H. Farrow, Owner

Date

Edwards Construction Services, Inc.
Builder

Date



ELEVATOR SOLUTIONS, INC.

3171 Rolling Hills Lane, Apopka, FL 32712
Toll Free 866 501 6483 Office 407 889 8681 Fax 407 889 8581
Email: sales@elevatorolutions-fl.com

AGREEMENT

Savarla \$ **23,611.00**
V-1504 Vertical Platform Lift

Contractor Info

Contact

Company:	Edwards Construction Services, Inc.	Phone:	407-515-1026
Name:	Matthew Celinski	Fax:	407-872-3986
Address:	4301 Vineland Road, Ste E12	Cell:	407-883-9425
City:	Oriando	Email:	mcelinski@edwardsconstruction.com
State:	FL	Alt phone:	
Zipcode:	32811		

Job Site

Project:	Watermark Clubhouse #1	Date:	August 7, 2014
Address:	7650 Lower Gateway Loop	Estimate #:	TBD
City:	Orlando	Rep:	Jimmy Farrow
State:	FL		
Zipcode:	32827		
County:	Orange		

This agreement is entered into this day, the 7th of August, 2014 by and between:

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TERMS

Total price of this contract without options: \$ 23,611.00

- | | | |
|--|----|-----------|
| 1. A deposit of 10% is required to provide Engineering & Plans.State Permits and to hold the price quoted for a period of six (6) months. | \$ | 2,361.10 |
| 2. An additional draw of 60% will be required prior to ordering the equipment. | \$ | 14,166.60 |
| 3. Upon the completion of the installation, 28% of the total contract value will be due and payable; the final 2% of the total contract will be due after the unit passes inspection satisfactorily. | \$ | 6,611.08 |
| | \$ | 472.22 |

If any or all Options are selected for this unit, the total contract price will be adjusted to reflect the changes. The progress payments due at each stage of production will change in amount not percentage. Attached to this quote is Addendum 'A' which outlines the details of the services Elevator Solution, Inc. will or will not provide under this quote.

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3 Years From Ship Date

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1 Year From Completion Date

Elevator Solutions, Inc
James H. Farrow, Owner

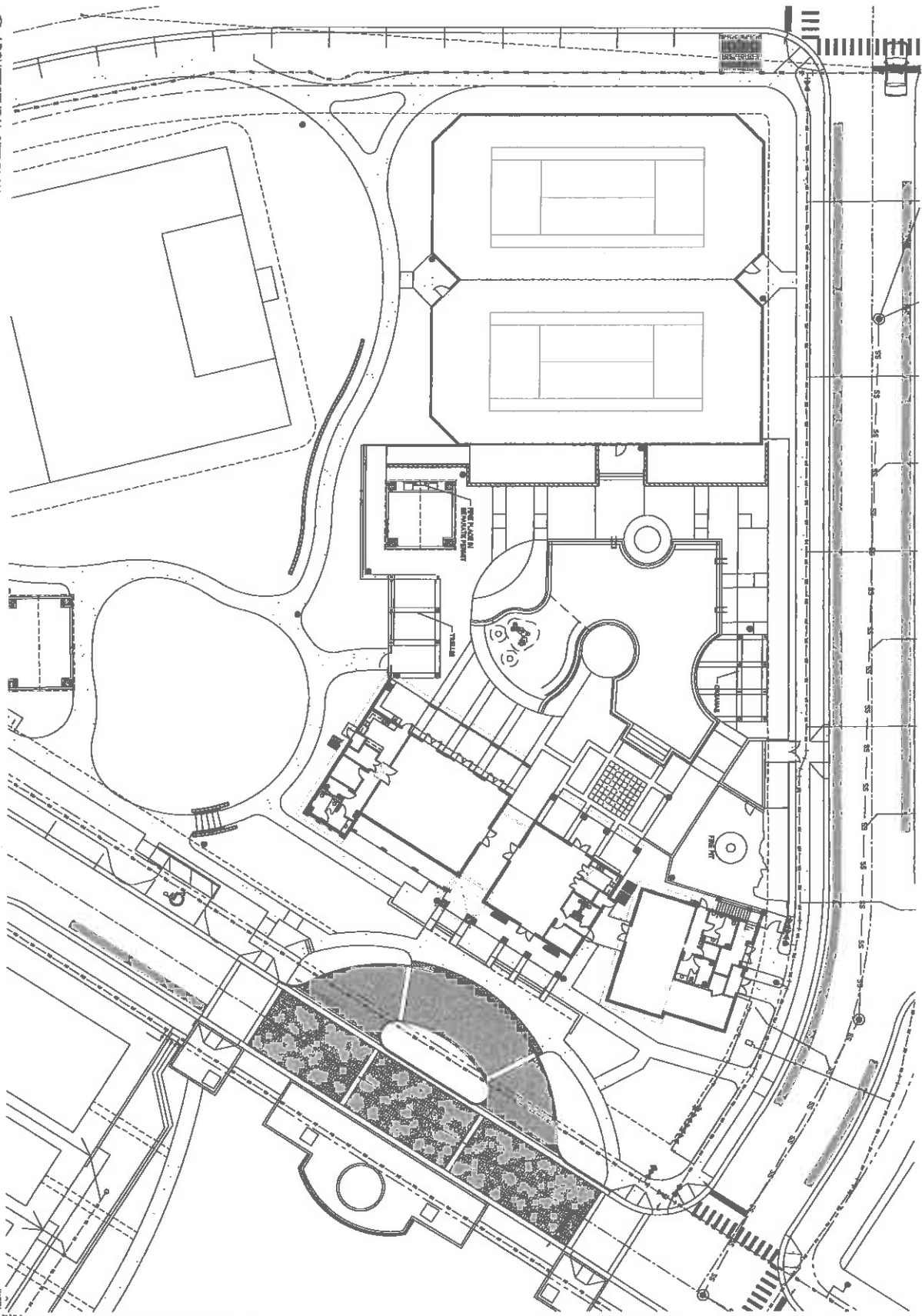
Date

Edwards Construction Services, Inc.
Builder

Date

Without acknowledgment from drawings shall have precedence over verbal discussions. Designer shall verify and be responsible for all dimensions and conditions on the job. Small Architectural shall be notified immediately in writing of any violation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to being out or disturbing associated work. Any to the architect's attention may indicate that the drawings and field conditions are not in compliance with the contract. When details are not shown on the drawings, the architect shall be notified by the contractor prior to making materials, fabricating and delivery to the job site, unless otherwise provided for under the contract. Architectural shall be notified immediately in writing of any violation from the dimensions and conditions shown on these drawings. These drawings are not to be reproduced, altered, or copied in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Small Architectural, Inc. In the event of reproduction of these drawings by a third party, the third party shall hold Small Architectural harmless and agree to indemnify Small Architectural, Inc. for such use in an amount equal to the original fee for the original documents, plus legal fees, court costs, and other costs.

01 ARCHITECTURAL SITE PLAN



Small Architectural
 428 South Keller Road #210
 Orange, FL 32811
 Phone: (407) 851-1111
 Fax: (407) 851-1112
 Website: www.smallarchitectural.com
 License No. SA00000001
 License No. SA00000002
 License No. SA00000003
 License No. SA00000004
 License No. SA00000005
 License No. SA00000006
 License No. SA00000007
 License No. SA00000008
 License No. SA00000009
 License No. SA00000010

WATERMARK CLUBHOUSE
PARCELS R-3 & P-13
 Orange County, FL

DATE: 2014 April 18

PROJECT NO: 14001

General Notes:
 1. All work shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 3. The contractor shall maintain access to all existing utilities and structures on the site.
 4. The contractor shall be responsible for protecting all existing structures and utilities on the site.
 5. The contractor shall be responsible for the safety of all workers and the public during the construction process.
 6. The contractor shall be responsible for the proper disposal of all construction waste and materials.
 7. The contractor shall be responsible for the proper storage and handling of all construction materials.
 8. The contractor shall be responsible for the proper use of all construction equipment and machinery.
 9. The contractor shall be responsible for the proper use of all construction materials.
 10. The contractor shall be responsible for the proper use of all construction equipment and machinery.

NO.	DATE	DESCRIPTION
1	04/18/14	ISSUED FOR PERMIT
2	04/18/14	ISSUED FOR PERMIT
3	04/18/14	ISSUED FOR PERMIT
4	04/18/14	ISSUED FOR PERMIT
5	04/18/14	ISSUED FOR PERMIT
6	04/18/14	ISSUED FOR PERMIT
7	04/18/14	ISSUED FOR PERMIT
8	04/18/14	ISSUED FOR PERMIT
9	04/18/14	ISSUED FOR PERMIT
10	04/18/14	ISSUED FOR PERMIT

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