

This application is available in alternate formats upon request.

**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: Ransom Everglades School Pool Replacement

Address: 3575 Main Highway

Coconut, Grove, FL 33133

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: Bruno E. Ramos

Applicant's Address: 3075 NW South River Drive

Applicant's Telephone: 305-461-2053 **FAX:** 305-634-0599

Applicant's E-mail Address: ber@beai.com

Relationship to Owner: Project Architect

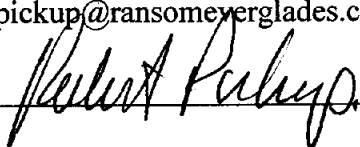
Owner's Name: Robert Pickup, Dir. Finance & Operations

Owner's Address: 3575 main Highway

Owner's Telephone: 305-460-8851 **FAX:** 305-443-0735

Owner's E-mail Address: bpickup@ransomeverglades.com

Signature of Owner: _____



Contact Person: Robert Pickup

Contact Person's Telephone: 305-460-8851 **E-mail Address:** 305-460-8851

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.)

Aquatic complex consisting of 50m competition pool and a Warm-up pool inclusive of 3-story, 3,422sf building with locker rooms, coaches' offices, bleachers, mechanical/storage rooms as well as on-grade parking space for 17 vehicles.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$8,410,000.00

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.

Waiver has come up as a requirement while coordinating T.C.O. requirements with City of Miami Building Department staff.

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

Issue

1: Section 553.509 FS, provide vertical access to all levels of bleachers / stadium style seating.

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.

This is a small 444 seat facility composed of pre-engineered / pre-manufactured metal bleacher system with no permanent "levels" between the Pool Deck Level and the Upper Level deck. Both the Pool Deck Level and the Upper Deck Level provide space for adequate number of wheelchairs and both levels are fully accessible via an elevator. This project was designed under 2007 Florida Building Code. 2007 FBC Chapter 11 allowed; as an Exception to 11-4.33.3, placement of wheelchair locations, providing equivalent accessible viewing positions to be provided on levels having accessible egress. The plans for the project were submitted to the building department for review on September 23, 2010 and approved on January 26, 2011. Section 553.509 requiring vertical accessibility to all rows of bleacher / stadium style seating came into effect July 01, 2011.

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.

a. _____

b. _____

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 above referenced project was designed under 2007 Florida Building Code. 2007 FBC Chapter 11 allowed; as an Exception to 11-4.33.3, placement of wheelchair locations, providing equivalent accessible viewing positions to be provided on levels having accessible egress. The plans for the project were submitted to the building department for review on September 23, 2010 and approved on January 26, 2011. Section 553.509 requiring vertical accessibility to all rows of bleacher / stadium style seating came into effect July 01, 2011.

Signature

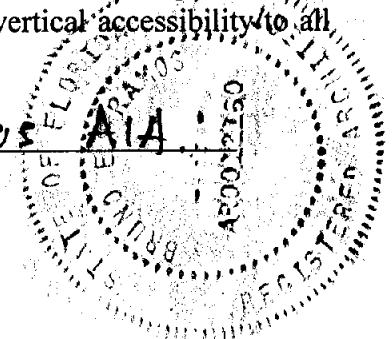


Printed Name

BRUNO E. RAMOS

Phone number 305 491-7172

(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 23rd day of December, 2011



Signature

Bruno E. Ramos
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. FBC 11-4.1.2 NEW CONSTRUCTION
- 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 APPROVAL AS PRESENTED . AOR PROVIDED
ACCESSIBLE SITES LOW AND HIGH LEVELS.

Jurisdiction CITY OF MIAMI

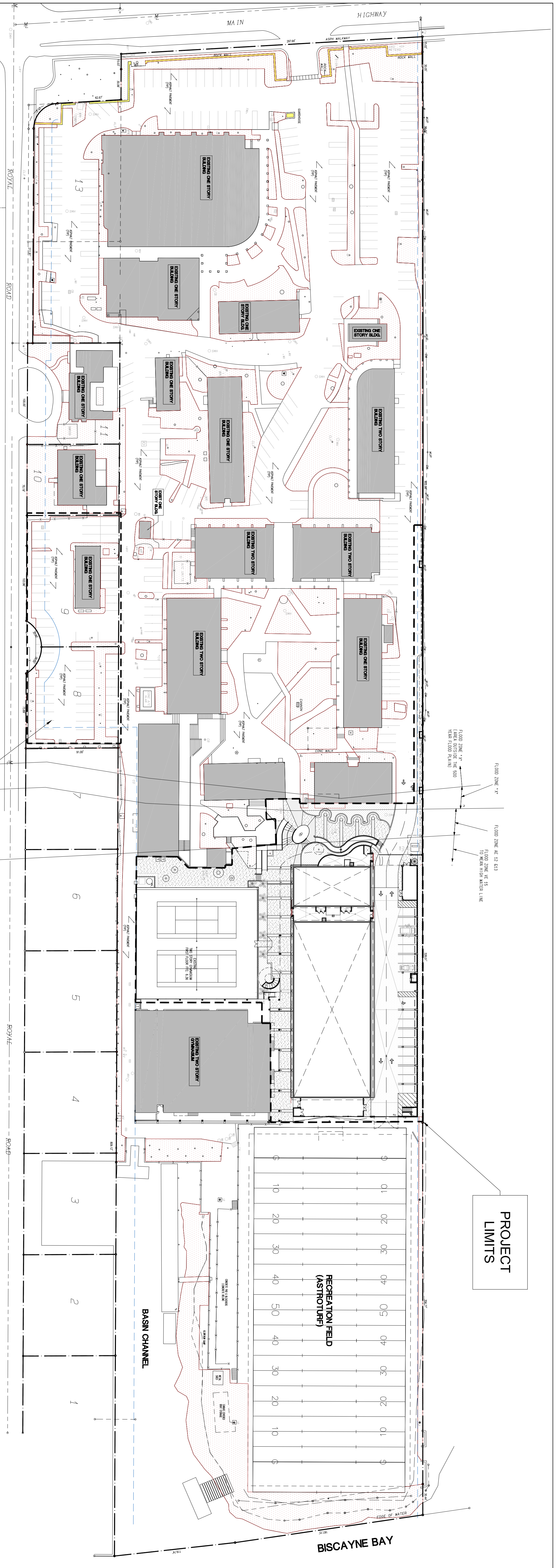
Building Official or Designee _____
Signature 

MARIANO J. FERNANDEZ, P.E.
Printed Name

BU 689
Certification Number

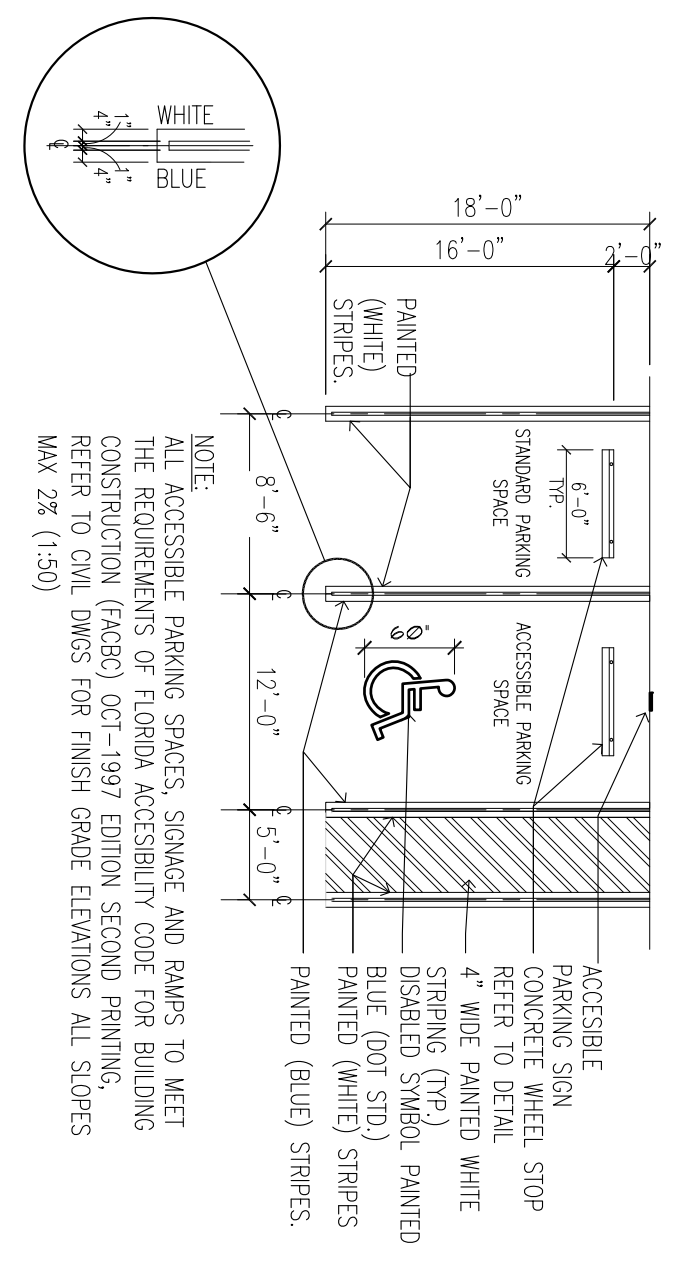
(305) 416 1102
Telephone/FAX

Address: 444 SW 2 AVE .
MIAMI, FL 33130

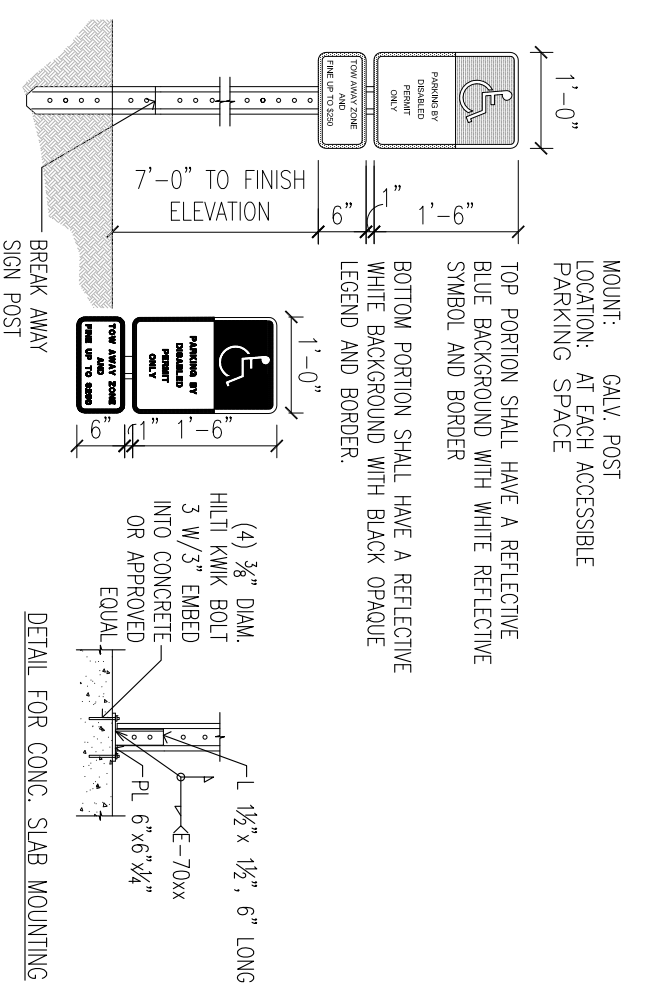


1 MASTER PLAN
Scale: 1:50

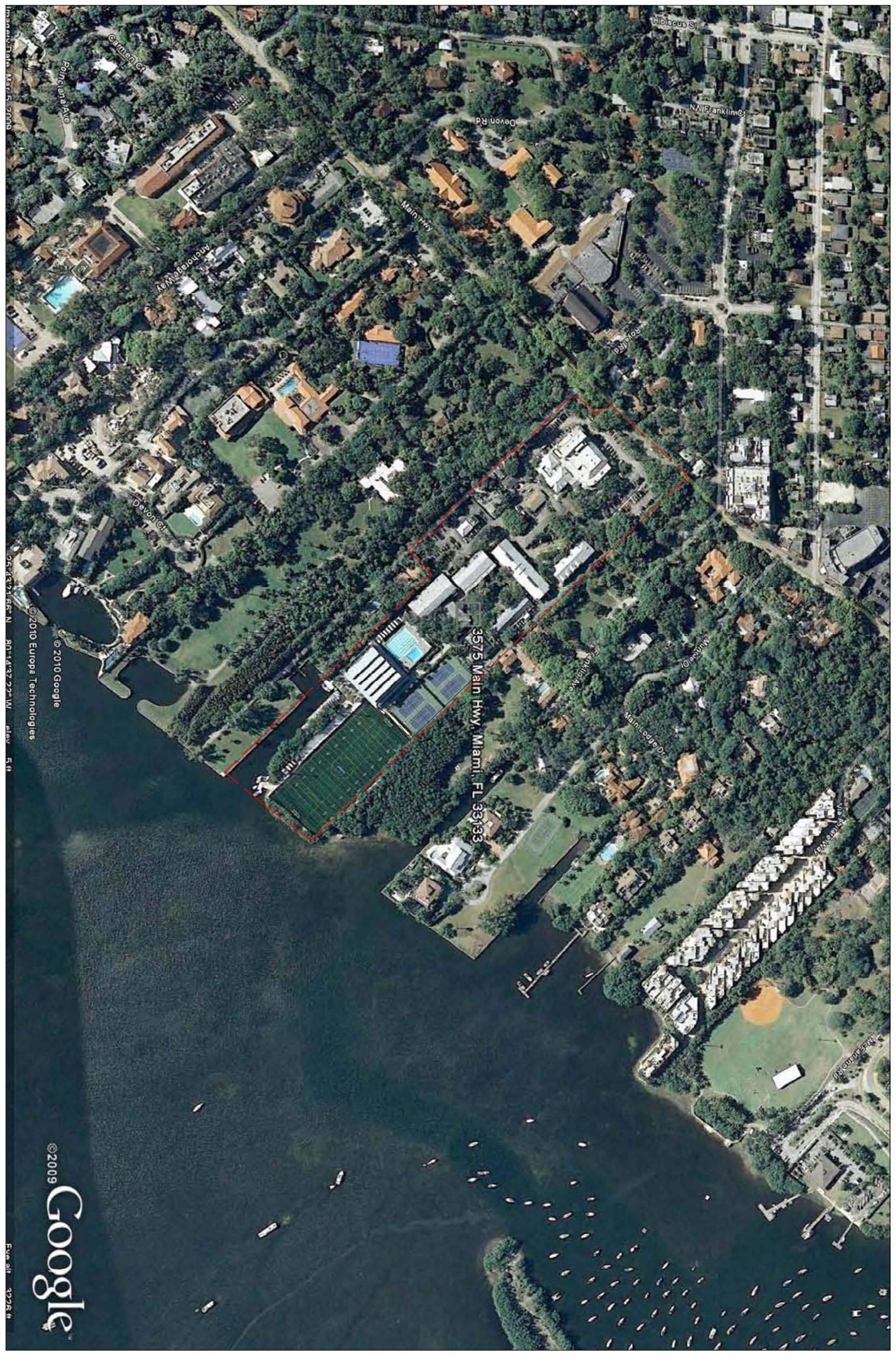
LANDSCAPE
RELOCATION AREA
SEE LANDSCAPE PLANS



2 TYPICAL ACCESSIBLE PARKING STALL
Scale: NTS



3 TYPICAL ACCESSIBLE PARKING SIGN
Scale: 1/2" = 1'-0"



4 SITE AERIAL PLAN
Scale: NTS

RANSOM EVERGLADES SCHOOL POOL REPLACEMENT PERMIT

**3575 MAIN HIGHWAY,
MIAMI, FL**



SHEET TITLE:
MASTER PLAN &
PARKING DETAILS

REVISIONS:
▲ 10.04.2010 GENERAL REV.

SUBMITTAL
PERMIT SET

SCALE:
N/A

DATE:
10-04-2010

PROJECT NO.:
09-1245

DRAWN BY:
JC

CHECKED BY:
JC

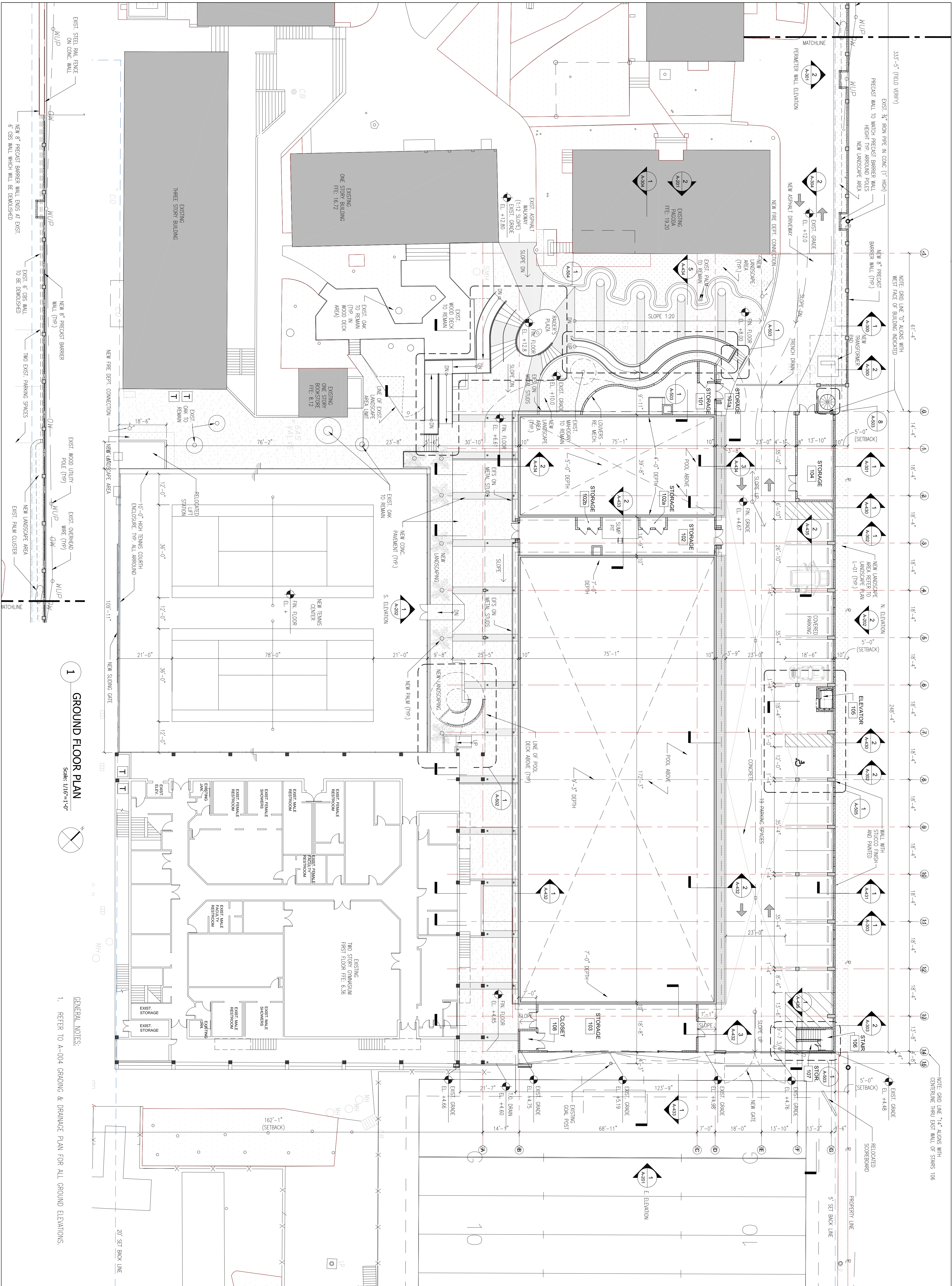
SHEET NO.:
A-001



BEA architects Inc.
LICENSE No. AA26001612
3075 NW South River Drive
Miami, FL 33142
PHONE: (305) 634-4611-30553
FAX: (305) 634-0599
E-mail: bea@bea.com
http://www.bea.com

BRUNO E. RAMOS
FL LICENSE #W12160

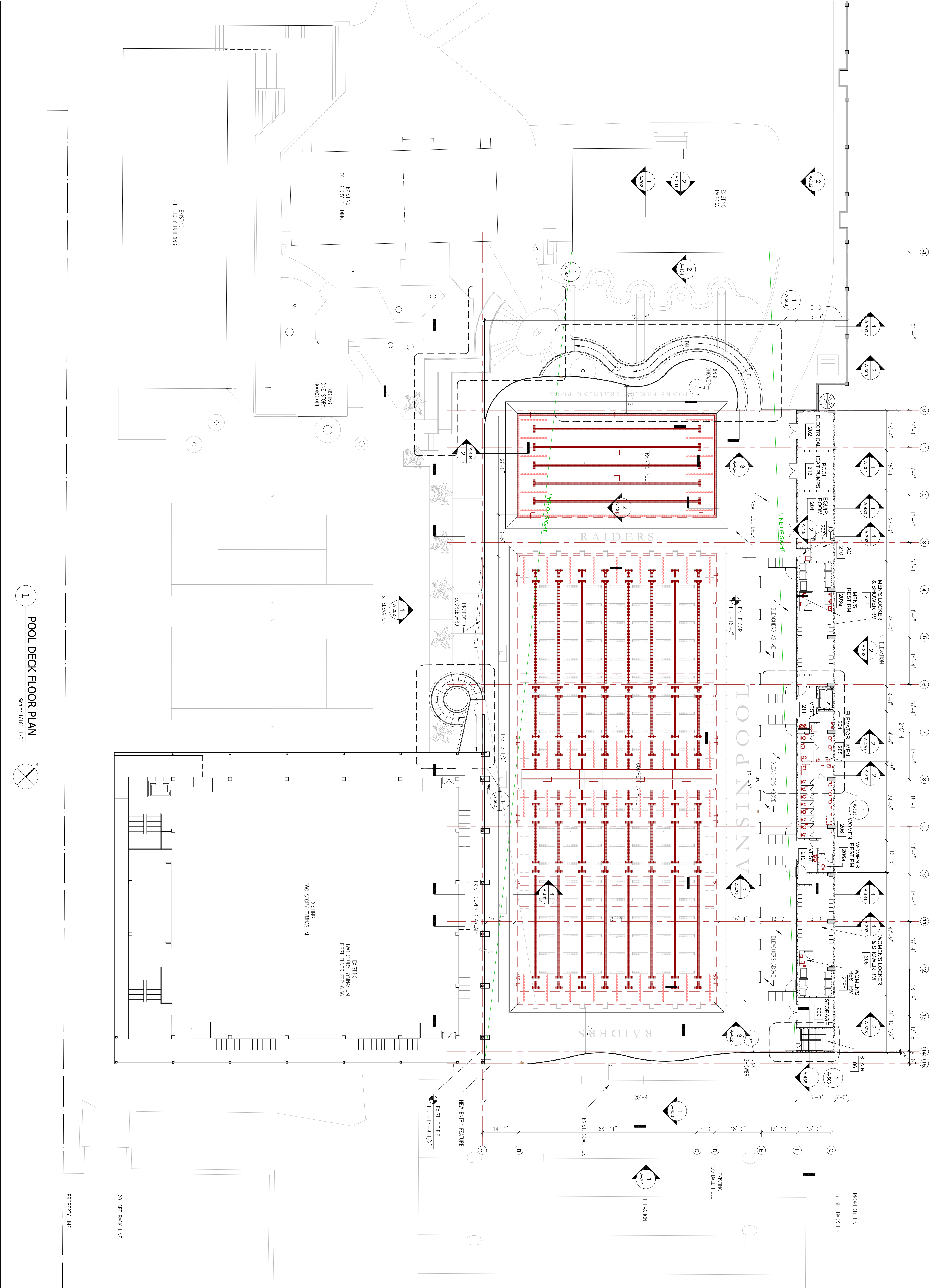
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1 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

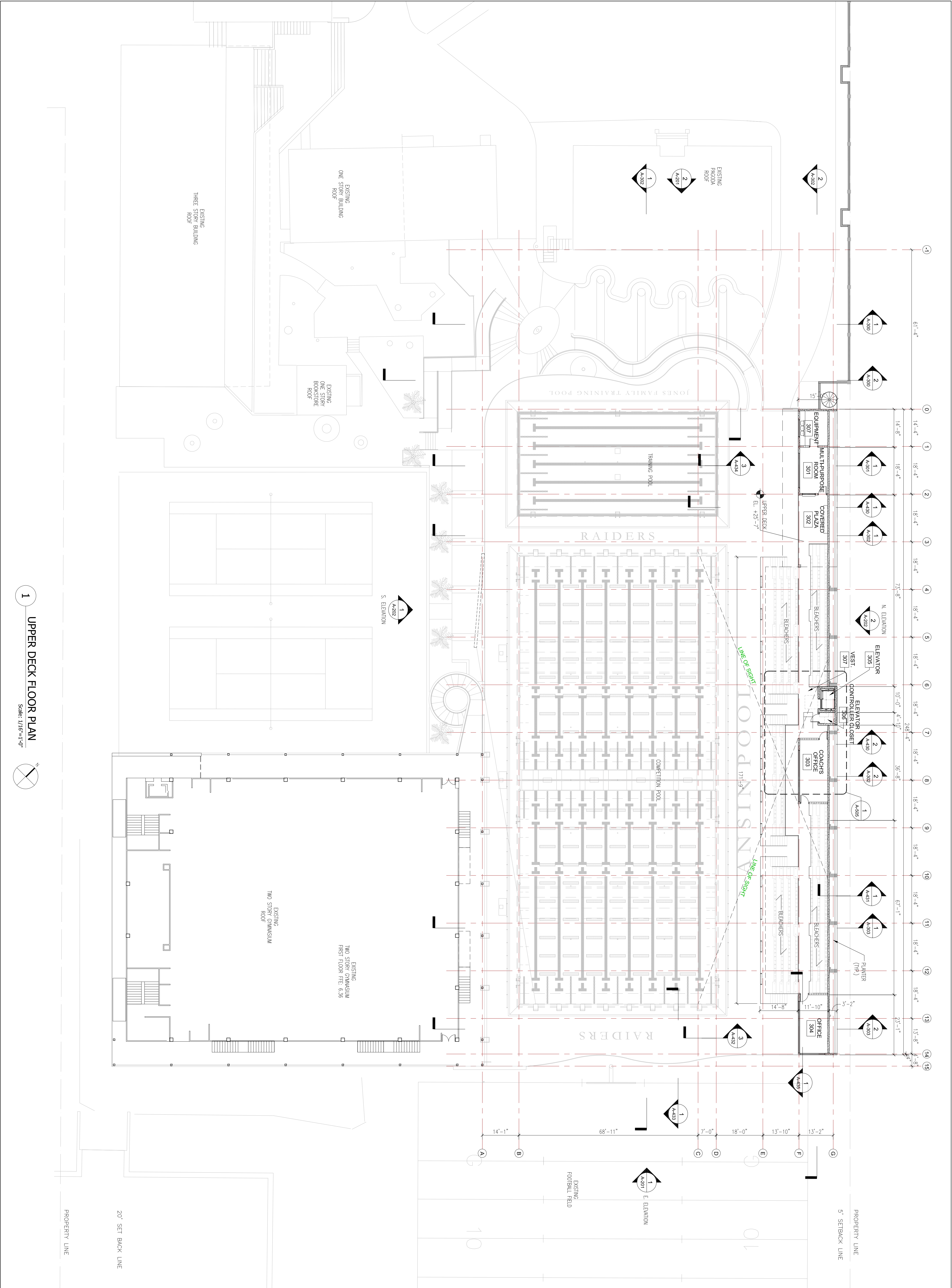
GENERAL NOTES:
1. REFER TO A-004 GRADING & DRAINAGE PLAN FOR ALL GROUND ELEVATIONS.

 <p>RANSOM EVERGLADES SCHOOL POOL REPLACEMENT PERMIT 3575 MAIN HIGHWAY, MIAMI, FL</p> <p><small>© COPYRIGHT BEA architects Inc. THESE DOCUMENTS ARE THE PROPERTY OF BEA architects Inc. ANY REPRODUCTION WITHOUT THE WRITTEN CONSENT OF BEA architects Inc. IS PROHIBITED.</small></p>	<p>REVISIONS: ▲ 10.04.2010 GENERAL REV.</p>	<p>SHEET TITLE: GROUND FLOOR PLAN</p>	<p>SUBMITTAL PERMIT SET</p>	<p>SCALE: 1/16" = 1'-0"</p>	<p>DATE: 10-04-2010</p>	<p>PROJECT NO.: 09-1245</p>	<p>DRAWN BY: H.O., S.M. AP</p> <p>CHECKED BY: JC</p>	<p>SHEET NO.: A-101</p>	<p>BRUNO E. RAMOS FL LICENSE #W12160</p>	<p>BEA architects</p> <p><small>BEA architects Inc. LICENSE No. AA26001612 3075 NW South River Drive Miami, FL 33142 PHONE: (305) 461-2053 FAX: (305) 634-0399 E-mail: bea@bea.com http://www.bea.com</small></p>
	<p style="text-align: center;">A-101</p>									

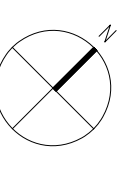


1 POOL DECK FLOOR PLAN
Scale: 1/16" = 1'-0"

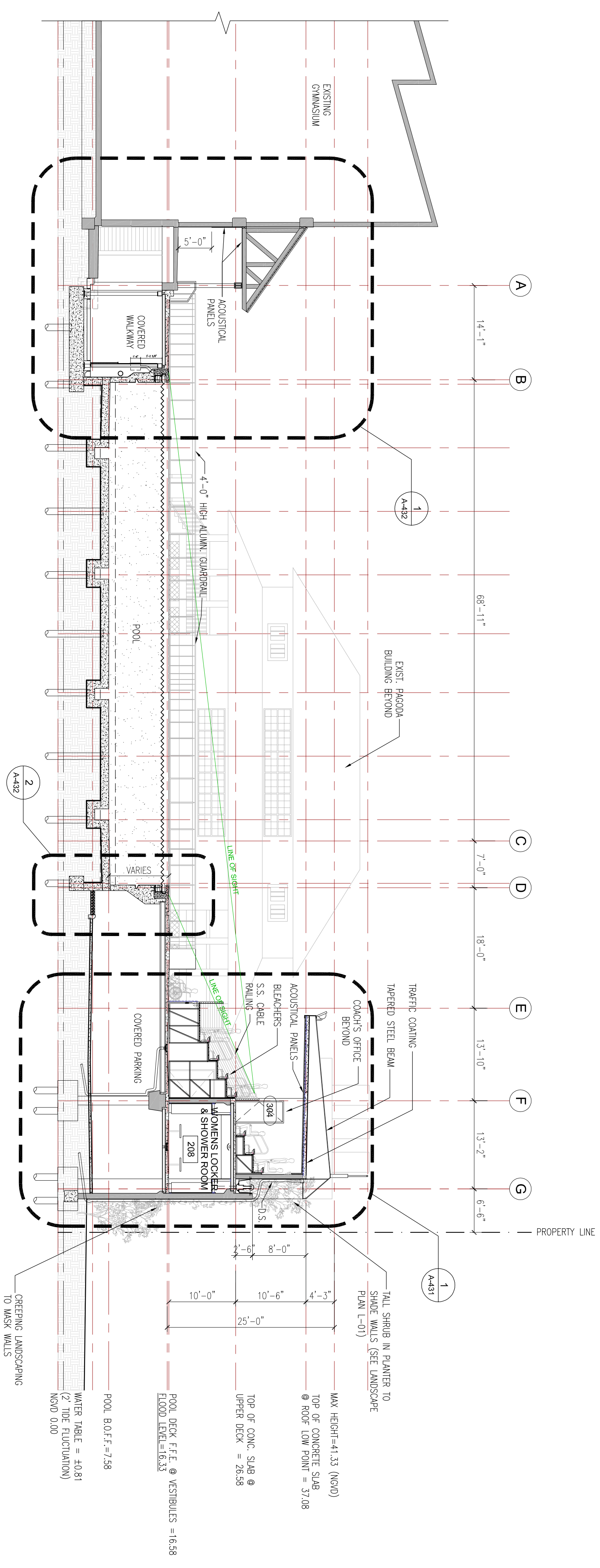
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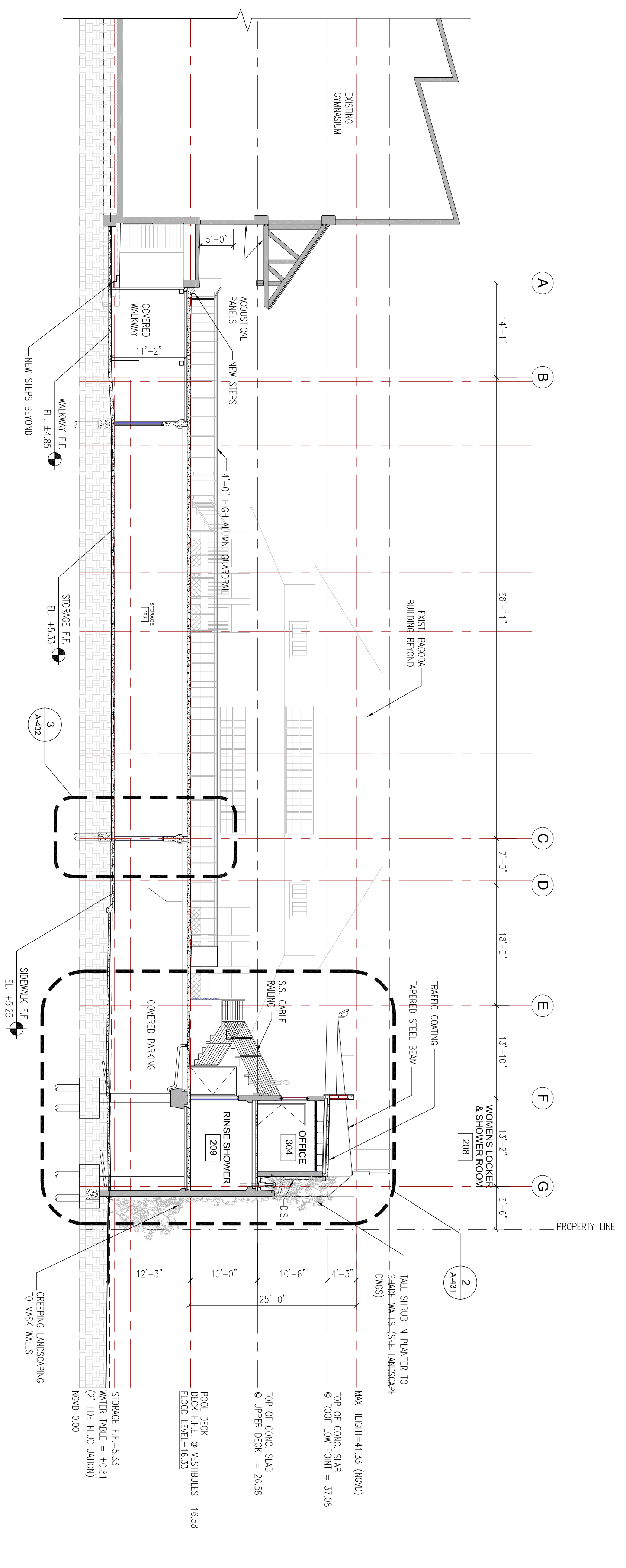
1 UPPER DECK FLOOR PLAN
Scale: 1/16"=1'-0"



<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> A-103 </div>	<p>SHEET No.:</p> <p>09-1245</p> <p>DRAWN BY: H.G. OV, SM, AP</p> <p>CHECKED BY: JC</p>	<p>PROJECT No.:</p> <p>10-04-2010</p> <p>DATE:</p> <p>10-04-2010</p> <p>SCALE:</p> <p>1/16"=1'-0"</p> <p>SUBMITTAL PERMIT SET</p>	<p>REVISIONS:</p> <p>10.04.2010 GENERAL REV.</p>	 <p>RANSOM EVERGLADES SCHOOL POOL REPLACEMENT PERMIT 3575 MAIN HIGHWAY, MIAMI, FL</p> <p><small>© COPYRIGHT BEA architects Inc. THESE DOCUMENTS ARE THE PROPERTY OF BEA architects Inc. ANY REPRODUCTION WITHOUT THE WRITTEN CONSENT OF BEA architects Inc. IS PROHIBITED.</small></p>	<p>BRUNO E. RAMOS FL LICENSE #W12160</p>	 <p>BEA architects Inc. LICENSE No. AA26001612 3075 NW South River Drive Miami, FL 33142 PHONE: (305) 461-4611 FAX: (305) 634-0399 E-mail: bea@beai.com http://www.beai.com</p>
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1 TRANSVERSE SECTION
Scale: 3/32"=1'-0"



2 TRANSVERSE SECTION
Scale: 3/32"=1'-0"

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FL LICENSE #AR12160

**RANSOM EVERGLADES SCHOOL
POOL REPLACEMENT
PERMIT**
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MIAMI, FL**

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SHEET TITLE:
SECTIONS

REVISIONS:
▲ 10.04.2010 GENERAL REV.

SUBMITTAL
PERMIT SET

SCALE:
3/32"=1'-0"

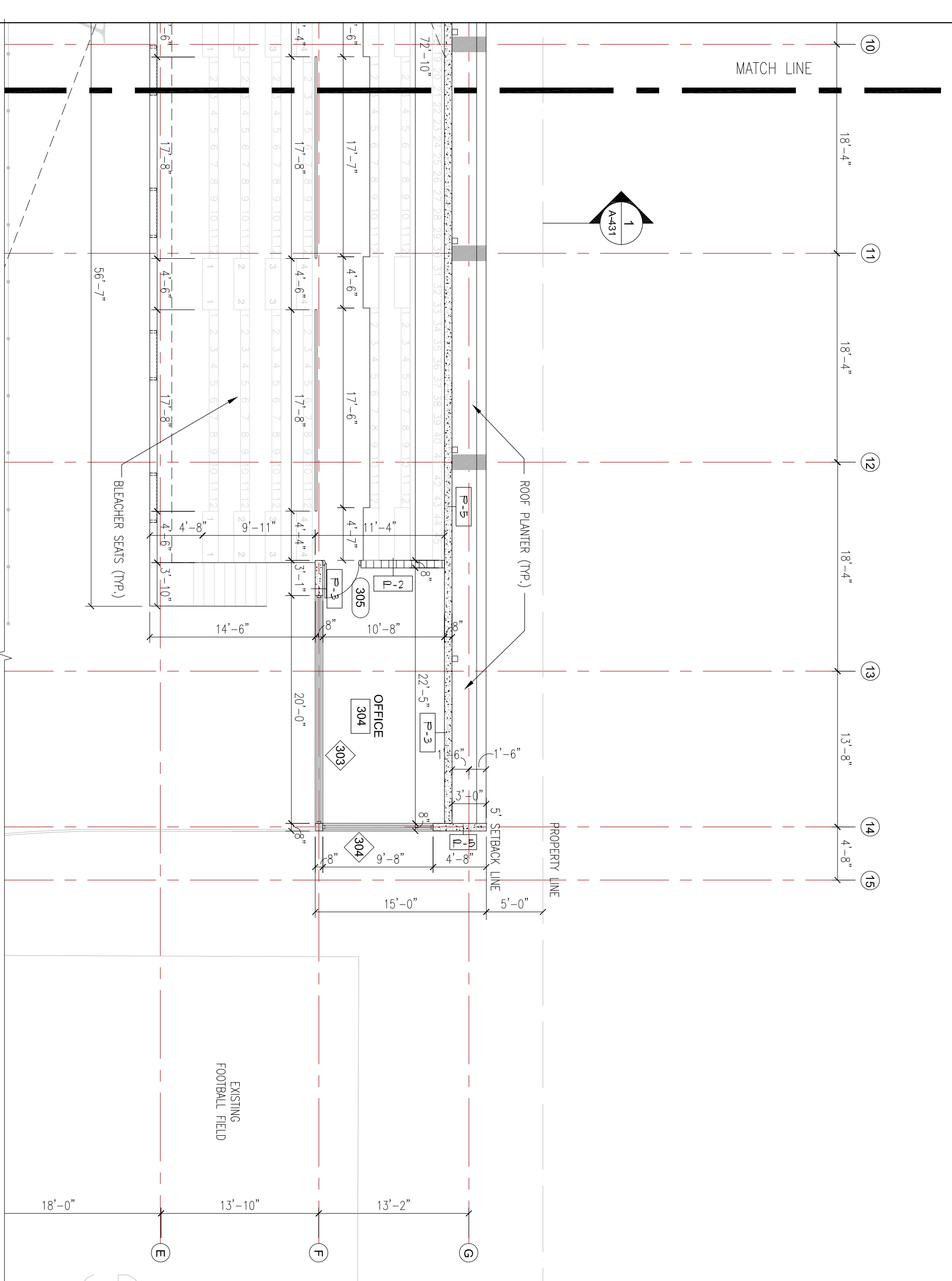
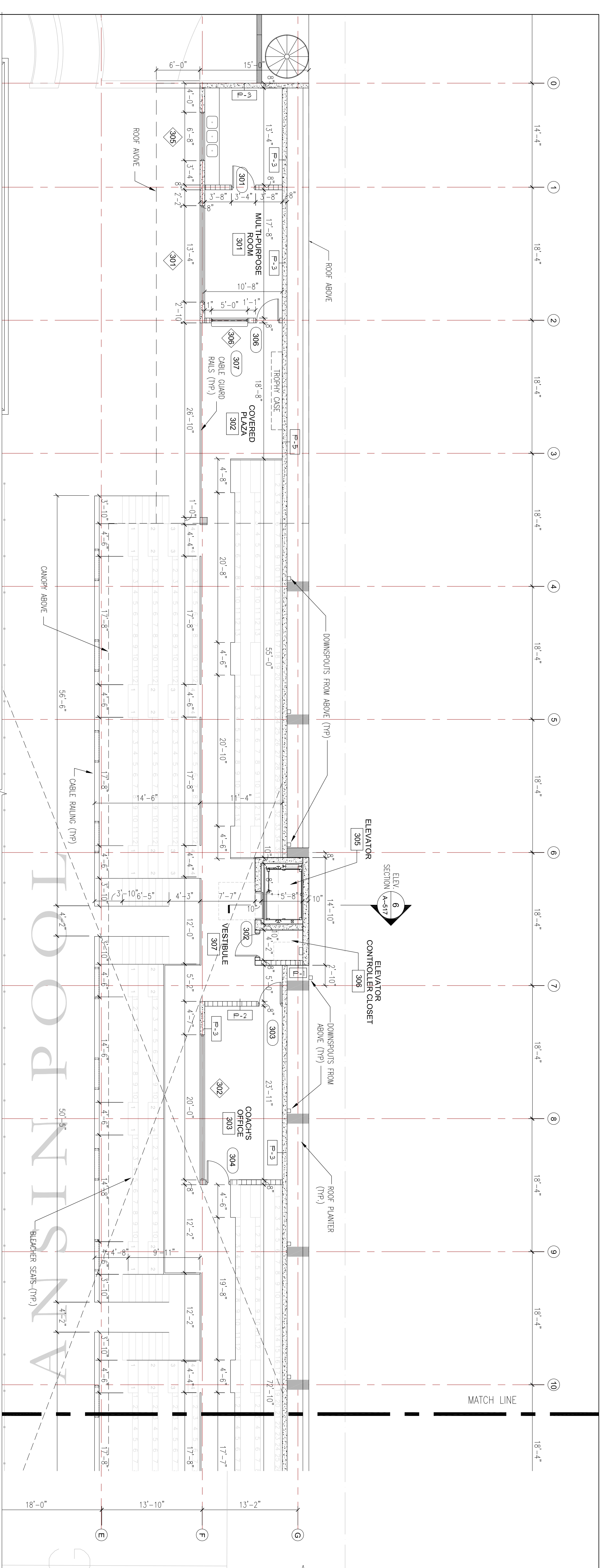
DATE:
10-04-2010

PROJECT No.:
09-1245

DRAWN BY:
H.G. OV, SM, AP

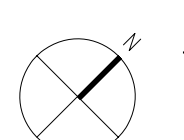
CHECKED BY:
JC

SHEET No.:
A-303



1 ENLARGED THIRD LEVEL FLOOR PLAN

Scale: 1/8"=1'-0"



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Ransom Everglades School
 Coconut Grove, Florida

SHEET TITLE:
 ENLARGED THIRD LEVEL
 FLOOR PLAN

REVISIONS:
 ▲ 10.04.2010 GENERAL REV.

SUBMITTAL
 PERMIT SET

SCALE:
 1/8"=1'-0"

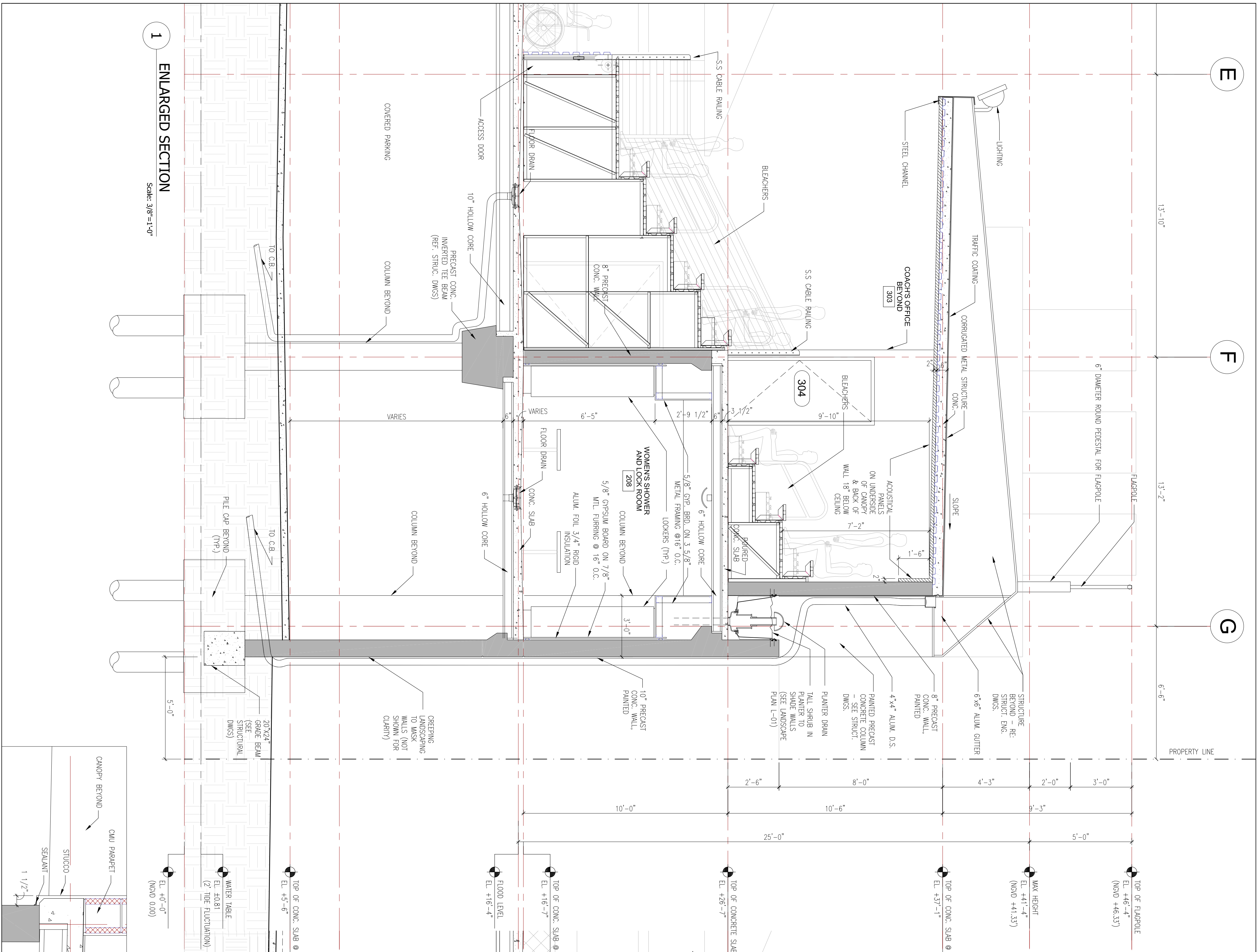
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PROJECT No:
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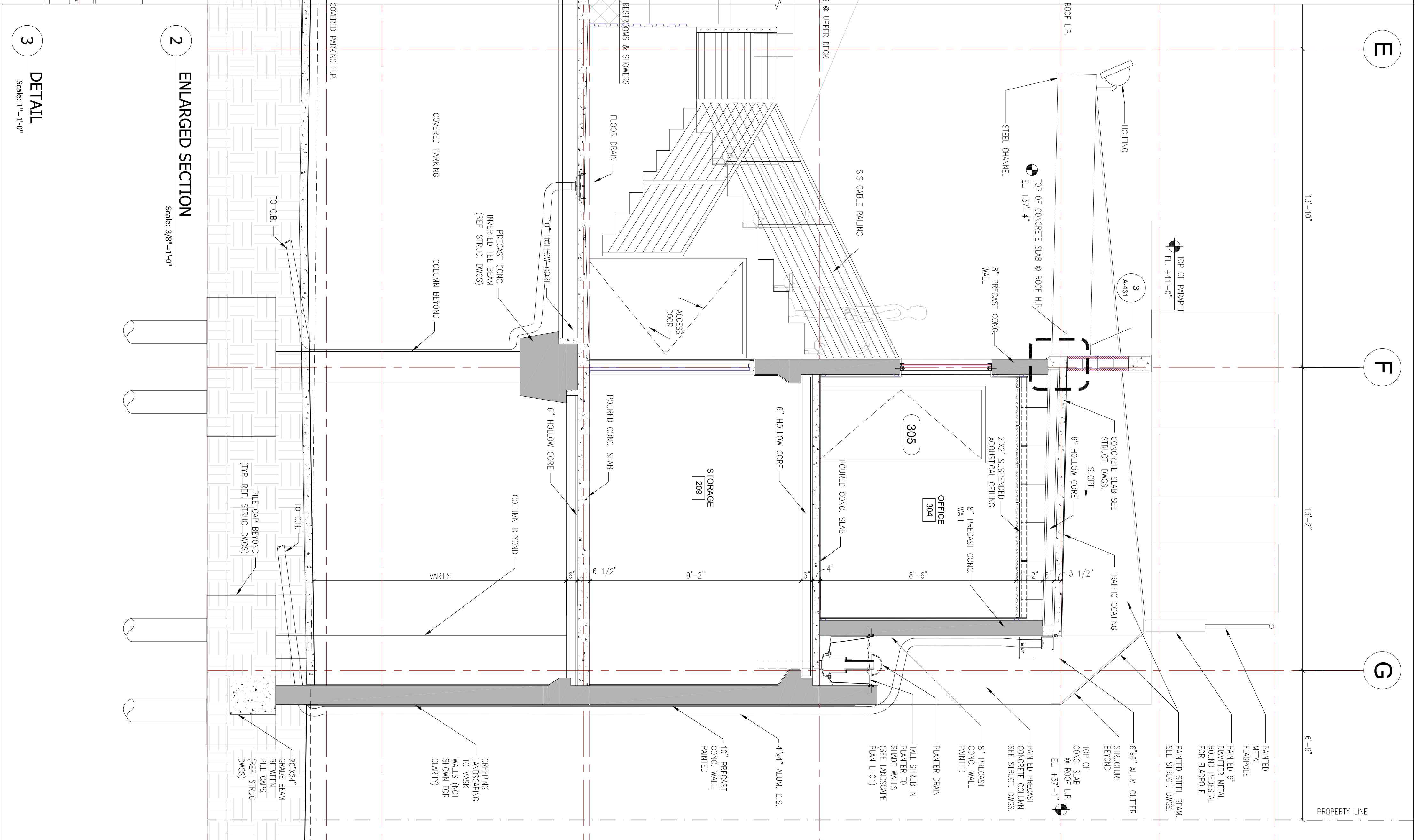
DRAWN BY:
 H.G. OV, SM, AP

CHECKED BY:
 JC

SHEET No:
A-421



1 ENLARGED SECTION
Scale: 3/8"=1'-0"



2 ENLARGED SECTION
Scale: 3/8"=1'-0"

3 DETAIL
Scale: 1"=1'-0"

REVISIONS:
 ▲ 10.04.2010 GENERAL REV.

SHEET TITLE:
 ENLARGED SECTIONS

PROJECT NO.:
 10-04-2010

DATE:
 10-04-2010

SCALE:
 3/8"=1'-0"

SUBMITTAL PERMIT SET

DRAWN BY:
 J.C.

CHECKED BY:
 J.C.

SHEET NO.:
 A-431

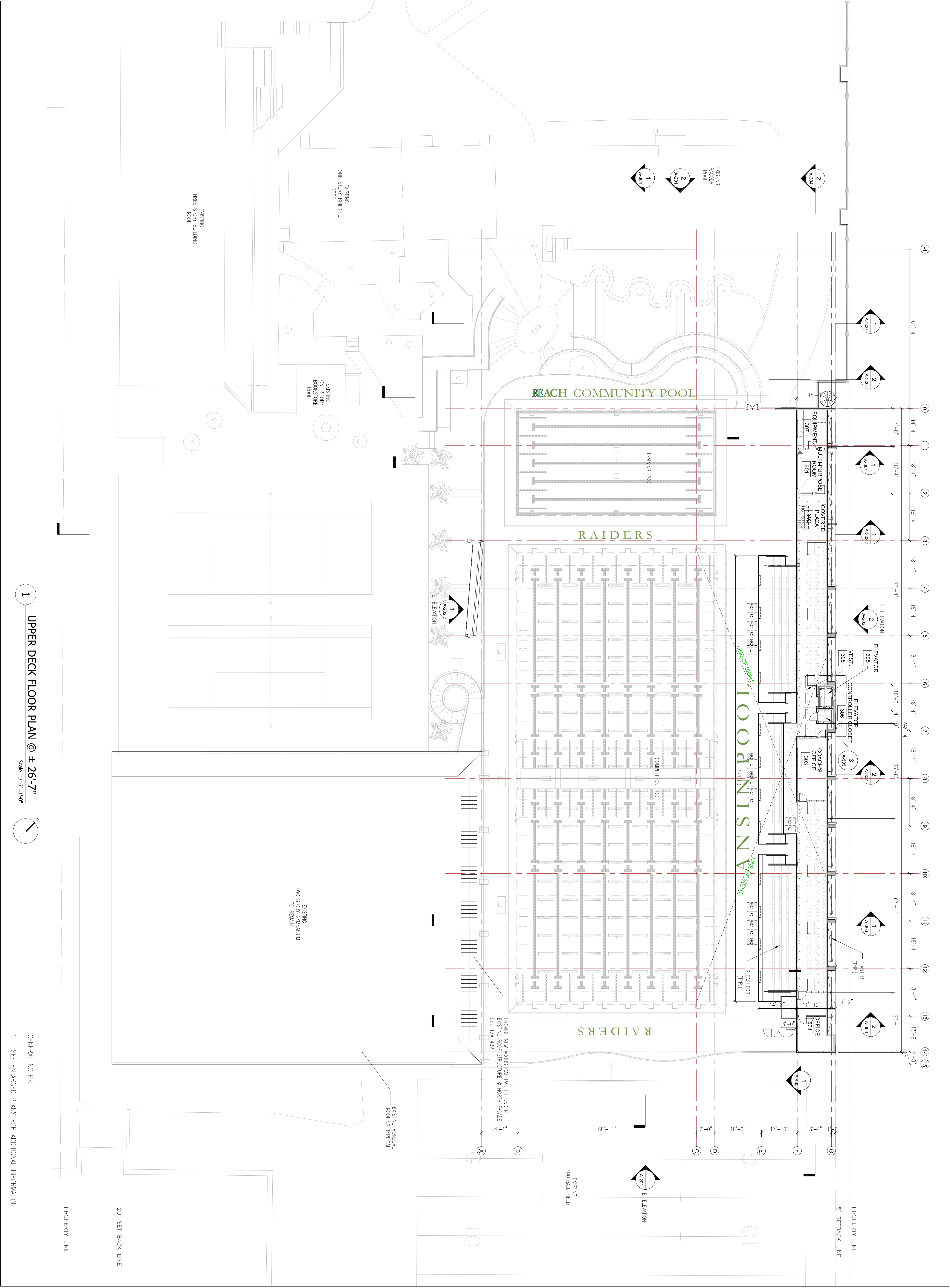
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 POOL REPLACEMENT
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 E-mail: bea@bea.com
 http://www.bea.com



1 UPPER DECK FLOOR PLAN @ F 26'-7"
Scale: 1/16"=1'-0"

GENERAL NOTES:
1. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.

	
<p>SHEET TITLE: UPPER DECK FLOOR PLAN</p>	
<p>REVISIONS: ▲ 10.04.2010</p>	
<p>SUBMITTAL: PERMIT SET</p>	<p>SCALE: 1/16"=1'-0"</p>
<p>DATE: 10-18-2010</p>	<p>PROJECT No: 09-1245</p>
<p>DRAWN BY: FG, OV, SM, AP</p>	<p>CHECKED BY: JC</p>
<p>SHEET No: A-103</p>	<p>PROPERTY LINE 20' SET BACK LINE</p>

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