

stephenbrasgalla architect, p.a.

DOCUMENT TRANSMITTAL

Date: **December 18, 2012**

To: **Department of Community Affairs
FLORIDA BUILDING COMMISSION**
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Attn: Mary-Kathryn Smith
Tel. 850-410-2598

Re: **Christian Liaigre**
137-139 Northeast 40th street
Miami, Florida 33137

Dear Ms. Smith,

I am representing James Goldsmith of Gator Investments, Owner of the property at 137-139 Northeast 40th Street, Miami, Florida. I am submitting the application package for the Vertical Accessibility Lift Waiver. The following is included in this submittal:

- One (1) set of 24" x 36" plans; sheets T-1, A-1 and A-2
- One hard copy of the Waiver Application
- Two (2) Estimates for the lift, installation of the lift and construction of the lift enclosure
- The Estimate for the lift from the lift manufacturer
- An Agent Authorization Letter executed by the Owner
- One (1) CD containing all of the above in PDF format

Thank you so much for your kind assistance. Please contact me if you have questions or comments.

Best regards,



Steve Brasgalla

Access Lifts And Elevators Inc.

Access Lifts and Elevators Inc.

Phone: 954 826-5438 Fax: 954-894-7707

8362 Pines Blvd #380

Pembroke Pines, Florida 33024



PROPOSAL

SUBMITTED TO: Carolyn Stewart
stephenbrascgalla architect, p.a.
6991 West Broward Boulevard, Suite 100
Plantation, Florida 33317
Tel. 954.655.6175 Fax. 954.208.0600
Email: carolyn@design23.net

PREPARED BY: Jim Jeschonek
Access Lifts and Elevators
Mobile: 561-602-7506
Email: jim.jeschonek@gmail.com

DATE: 12/7/12

PROJECT: Christian Liaigre
137-139 NE 40th Street
Miami, Florida 33137

FOR: VLC-SL-168 Vertical Platform Lift

SCOPE: This proposal is intended to cover the complete furnishing of one (1) VLC-SL-168 Vertical Platform Lift manufactured by Symmetry Elevator Solutions., and installed by Access Lifts And Elevators Inc. All work shall be performed in a workmanlike manner and shall include all work and material in accordance with the following as specified herein:

PACKAGE TYPE: VPC-SL-168

DRIVE: Roped Hydraulic

MODEL NAME: VPC-SL-168

PIT: 3" Pit to avoid Ramping

CONFIGURATION: 90 degree

COLOR: Ivory

TOTAL TRAVEL: 156"^{""} To be field verified.

Maximum travel 171".

RATED LOAD: 750 lbs.

GATES: Lower: Fire door/ with auto opener

Upper: Fire Door / with auto opener

CALL SEND CONTROLS: Keyed constant pressure controls at both landings & platform
OPTIONS INCLUDED: ADA Platform emergency Lighting, ADA Phone and lowering device,

POWER: To be supplied by others:

- 115 VAC, 60 Hz, 20 amp lockable, fusible disconnect
(Location to be determined by Access Lifts And Elevators Inc.).

HOISTWAY: Provided by others

DOORS: Installation of fire doors and frames by others

PHONE LINE: Provided by others

HOISTWAY LIGHTING: Supplied by other must be minimum 5 candlelight

WARRANTY: Manufactures warranty 4 year limited parts warranty on the basic unit, including all electrical and drive components.. **We provide a (90) day labor warranty that runs from the date of completion of the work. Any work required will be completed during normal working hours and days. No overtime work is included. One (1) hour of round trip travel from our location is included in the warranty for each warranty trip needed in the first 90 days. All additional travel time will be billed at the normal billing rate. Warranties provided by us an the manufacture do not cover any parts or labor required as a result of misuse or vandalism or any other work performed by anyone other than Access Lifts and Elevators personnel. Access lifts will not under this warranty reimburse purchaser or the owner for the cost of work done by others.**

This warranty is in lieu of any other liability for defects. Access Lifts and Elevators makes no warranty of merchantability and no warranties which extend beyond the description in this agreement, nor are there any other warranties, express or implied, by operation of law or otherwise.

ACCEPTANCE OF INSTALLATION: Delivery and installation of the VPC-SL-168 is by Access Lifts and Elevators Inc. All other work, including but not limited to pit requirement, structural support, landing preparation, and power supply to the unit is not the responsibility of Access lifts And Elevators. (Building permit or approval from local building authority is by owner.)

PRICE: We propose to furnish and install the equipment for Christian Liaigre Miami Florida for the net sum of
\$ \$28,217.00(TWENTY EIGHT THOUSAND TWO HUNDRED AND SEVENTEEN DOLLARS AND ZERO CENTS)
Includes tax, Permit and Inspection. .

TERMS:

Deposit required at point of sale (to issue engineered construction drawings)	\$ 8,465.00
First Progress Payment due upon release of unit to production	\$ 16,930.00
Final balance due upon completion of installation and inspection.....	\$ <u>2,822.00</u>
Total:	\$ 28,217.00

ACCEPTANCE OF PROPOSAL: The contract price, terms, specifications and conditions are satisfactory and are hereby accepted. Access Lifts And Elevators Inc. is authorized to proceed with provision of the equipment specified. I understand this order is subject to cancellation charges under the following schedule: 25% if cancelled prior to engineering work, 50% after engineering is complete, 70% if in production, and 100% if production is completed. All orders are subject to credit approval. We reserve the right to discontinue our work at any time until payments have been made as agreed and we have assurance satisfactory to us that the subsequent payments will be made as they become due. A monthly service charge of 1 ½ % will be due on all amounts not paid within 30 days. You also agree to pay, in addition to any defaulted amount plus service charges, all attorneys' fees, collection costs, or court costs in connection therewith.

This proposal is submitted for acceptance within **Thirty (30)** days from the date submitted by us.

This proposal, when signed and accepted by the Purchaser and approved by an officer of Access Lifts And Elevators Inc. shall constitute exclusively and entirely the contract between parties, and all prior representations or agreements, whether written or verbal, not incorporated herein, are superseded. No changes in or additions to this agreement will be recognized unless made in writing and properly executed by both parties.

DATE: _____ 20__

Respectfully Submitted,
Access Lifts and Elevators Inc.

BY: _____
Purchaser – Signature – Title

BY: Jim Jeschonek
Sales Executive

GATOR

INVESTMENTS

December 18, 2012

Department of Community Affairs
Florida Building Commission
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: AGENT AUTHORIZATION LETTER
CHRISTIAN LIAIGRE
137 Northeast 40th Street
MIAMI, FLORIDA 33137

Dear State Officials:

I am the owner of the above property. Stephen Brasgalla, Architect shall be my agent in the matter of our application for the Vertical Accessibility Lift Waiver. He will submit the package and manage the process. He is entitled to sign documents related to this submission.

Thank you for your kind attention to this matter. If you have questions or comments, please contact Joseph Champagnie at the telephone numbers listed below.

Sincerely,



James Goldsmith
President
GATOR ACQUISITIONS, INC.

Tel: 305.949.9049
Fax: 305.948.6478
Cell: 786.385.2030
1595 N.E. 163 Street
N. Miami Beach, FL 33162
www.gatorinvestments.com

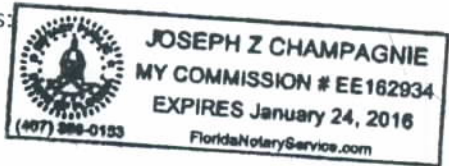
STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

On this 18 day of DECEMBER, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared James Goldsmith as President of Gator Acquisitions, Inc who executed the foregoing instrument on behalf of said corporation for the purposes therein expressed. He is personally known to me or has produced _____ as identification. In witness whereof, I have hereunto set my hand and official seal the day and year last written above.

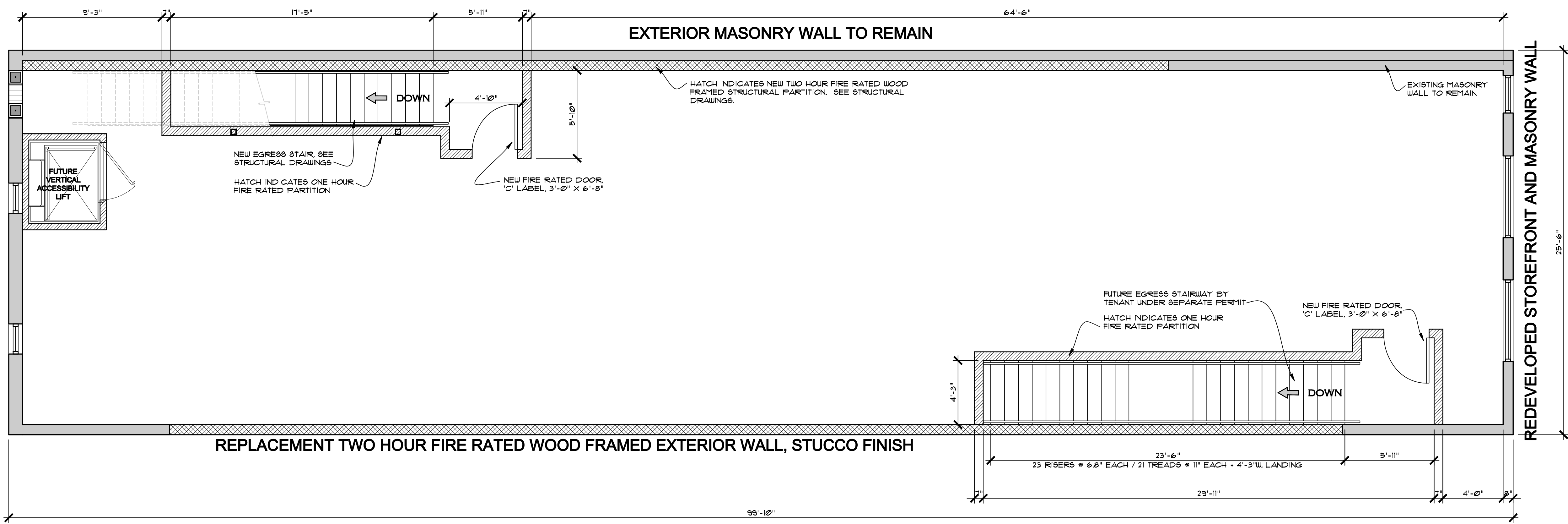
Notary Public

Print Name: JOSEPH Z. CHAMPAGNIE
SEAL NOTARY PUBLIC *Joseph Z Champagne*

My Commission Expires:



EXISTING MASONRY WALL, WINDOWS AND DOOR TO REMAIN

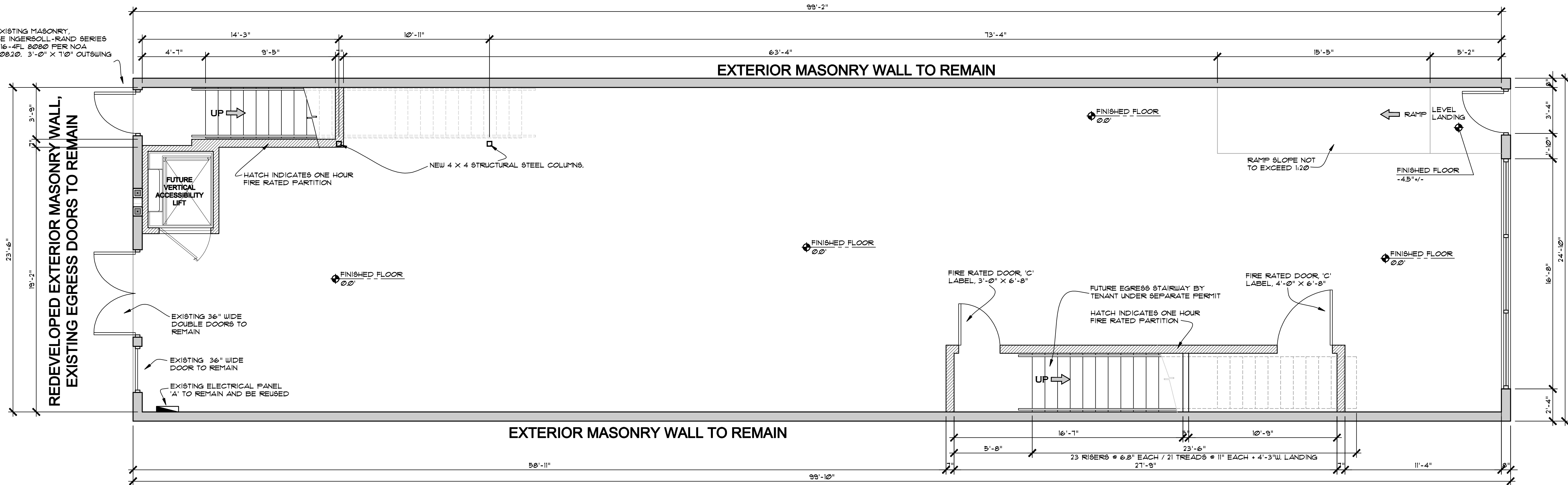


SECOND FLOOR PLAN

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

2
A-1

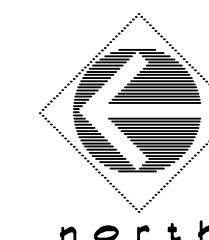
NEW DOOR IN EXISTING MASONRY. DOOR SHALL BE INGERSOLL-RAND SERIES STEELCRAFT H-16-4FL 8020 PER NOA NUMBER 08-090820. 3'-0" X 7'-0" OUTSWING DOOR



FIRST FLOOR PLAN

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

1
A-1



Revisions:

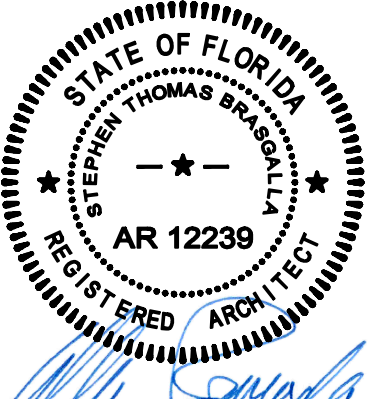
- 1
- 2
- 3
- 4
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Project Number
110102

CHRISTIAN LIAIGRE
LANDLORD IMPROVEMENTS
137 - 139 NORTHEAST 40TH STREET
MIAMI, FLORIDA 33137

Project Name
CHRISTIAN LIAIGRE

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION NO. AR12239
6901 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
TELEPHONE 954.614.3801
TELEFAX 954.208.0800
ARCHITECT © DESIGN23.NET



Drawn By: CMS
Checked By: STB
Scale: SHOWN
Date: 12-17-12

Project Number
110102

Sheet:
A - 1

Revisions:

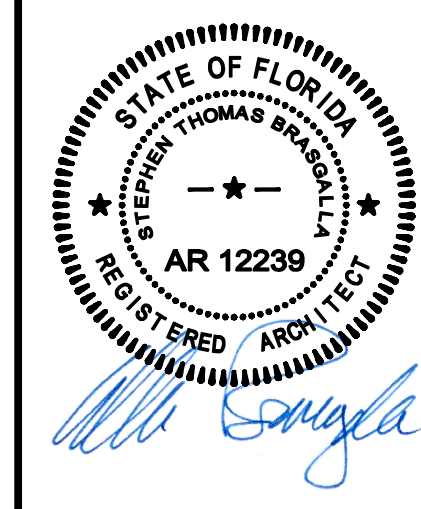
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- 5

Project Number
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 137 - 139 NORTHEAST 40TH STREET
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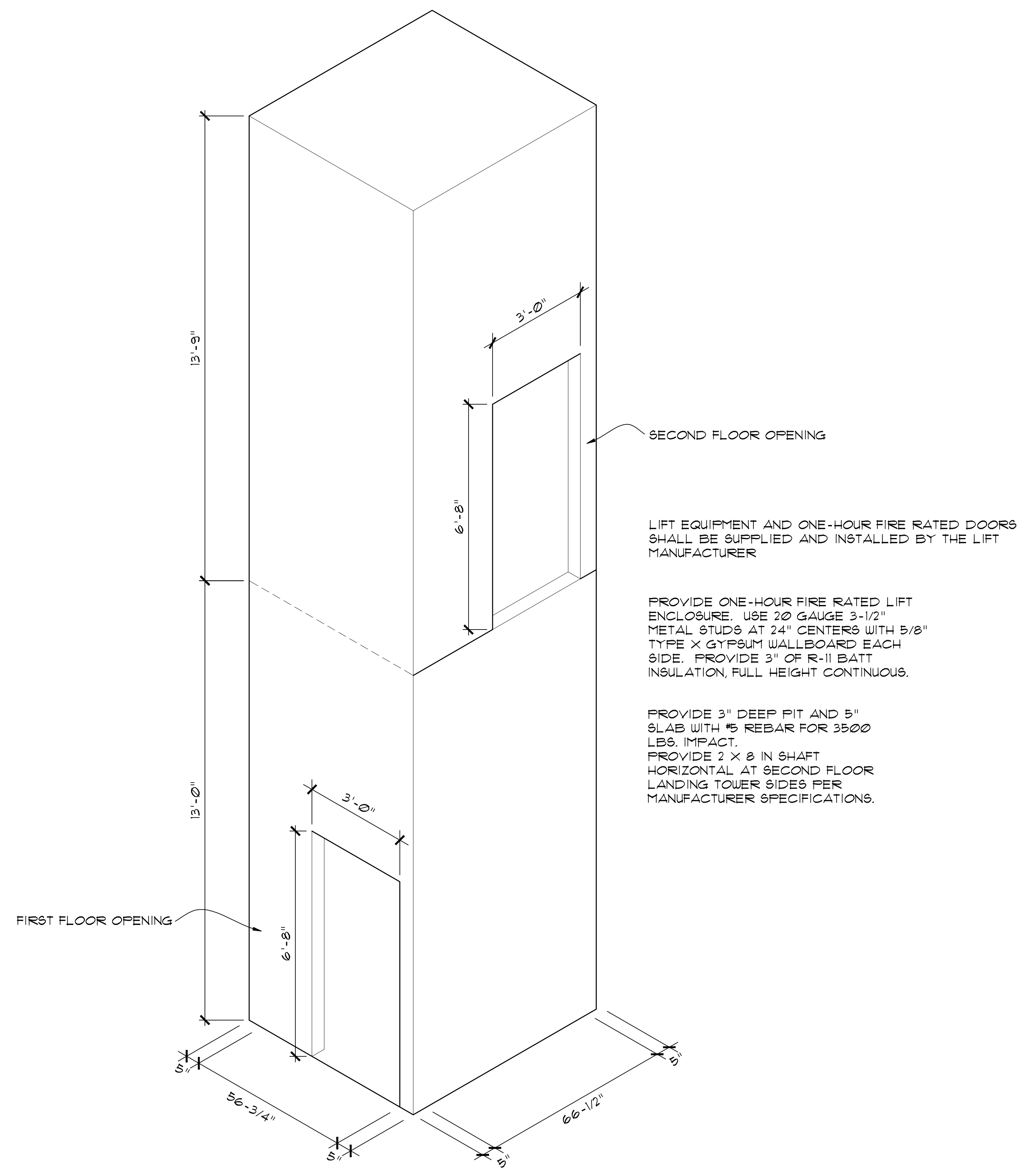
STEPHEN BRASGALLA,
ARCHITECT
 STATE OF FLORIDA
 REGISTRATION No. AR12239
 6991 WEST BROWARD BOULEVARD
 SUITE 100
 PLANTATION, FLORIDA 33317
 TELEPHONE 954.614.3801
 TELEFAX 954.208.0800
 ARCHITECT @ DESIGN23.NET



Drawn By: CMS	Checked By: STB
Scale: SHOWN	Date: 12-17-12

Project Number
110102

Sheet:
A - 2



LIFT SHAFT ENCLOSURE ISOMETRIC (1)
 SCALE: 1/2" = 1'-0"
 SHAFTWAY DESIGN - 90° EXIT,
 LOWER LANDING PIT MOUNTED APPLICATION. (A-2)

LANDLORD IMPROVEMENTS

CHRISTIAN LIAIGRE

137 - 139 NORTHEAST 40TH STREET

MIAMI, FLORIDA 33137



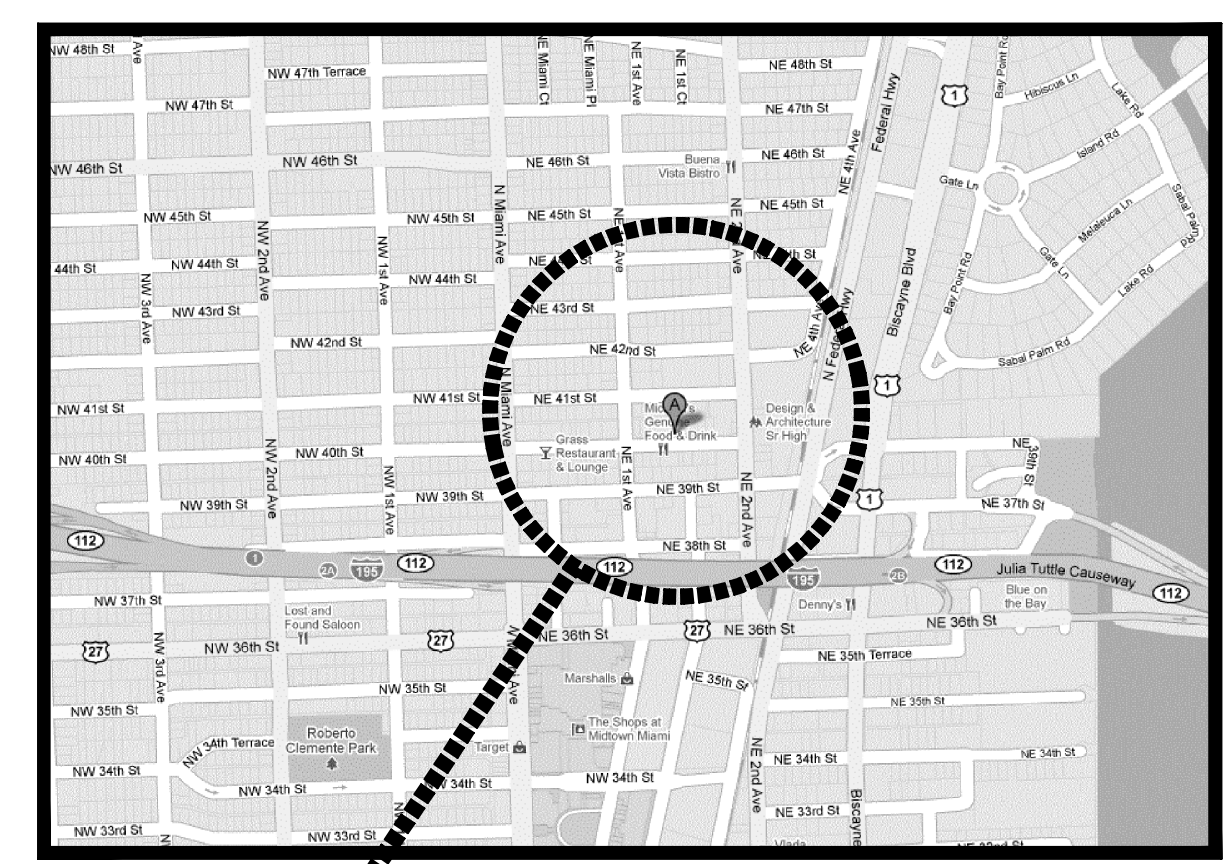
SITE PLAN
SCALE: NOT TO SCALE

2
T-1

INDEX OF DRAWINGS	
T-1	TITLE SHEET AND SITE PLAN
A-1	FIRST AND SECOND FLOOR PLAN
A-2	LIFT ENCLOSURE ISOMETRIC

GOVERNING CODE:	
FLORIDA BUILDING CODE 2001 EDITION WITH 2009 SUPPLEMENTS	
2001 FLORIDA FIRE PREVENTION CODE	

BUILDING DATA SUMMARY	
BUILDING HEIGHT : EXISTING (TWO STORY)	
CONSTRUCTION TYPE: TYPE V, A (PROTECTED)	
THE EXISTING CEILING IS NOT FIRE RATED THE NEW CEILING IS BY TENANT UNDER SEPARATE PERMIT	
THE BUILDING IS NOT FIRE SPRINKLERED	
AREA OF EXISTING BUILDING (GROSS S.F.)	
FIRST FLOOR	2,479 SQ. FT.
SECOND FLOOR	2,479 SQ. FT.
TOTAL AREA:	4,958 SQ. FT.



LOCATION OF EXISTING PROPERTY



LOCATION MAP
SCALE: NOT TO SCALE

1
T-1

Revisions:

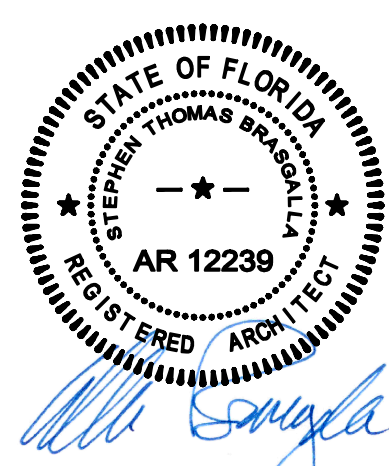
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- 3
- 4
- 5

Project Number
110102

CHRISTIAN LIAIGRE
LANDLORD IMPROVEMENTS
 137 - 139 NORTHEAST 40TH STREET
 MIAMI, FLORIDA 33137

Project Name
CHRISTIAN LIAIGRE

STEPHEN BRASGALLA,
ARCHITECT
 STATE OF FLORIDA
 REGISTRATION NO. AR12239
 6901 WEST BROWARD BOULEVARD
 SUITE 100
 PLANTATION, FLORIDA 33317
 TELEPHONE 954.614.3801
 TELEFAX 954.208.0800
 ARCHITECT @ DESIGN23.NET



Drawn By: CMS	Checked By: STB
Scale: SHOWN	Date: 12-17-12

Project Number
110102

Sheet:
T-1

Air Handlers of the Palm Beaches, Inc
d/b/a FBI Construction
CGC 1576159
 3285 Lake Worth Rd Suite L
 Palm Springs Fl 33461

Estimate

Date	Estimate #
12/14/12	3454

Name / Address
Christian Liaigre 137 NE 40th Street Miami, Florida 33137 Permit # 12000757

Project

Description	Qty	Rate	Total
Lift Mechanism - Supplied and Installed by Specialty Contractor			28,217.00
Construction of Shaft Enclosure (includes framing and fire rated enclosure with concrete form per plans)			19,500.00
Electrical Wiring - Supplied by Electrician			2,900.00
General Conditions and Overhead/Profit			7,592.55
Total			58,209.55



December 17, 2012

Permit No. 12000757

Christian Liaigre
137 Northeast 40 Street
Miami, Florida 33137

Construction Quote:

Furnish and install a vertical accessibility lift within an existing two story building.

Lift Mechanism:

Furnished and installed by Specialty Contractor: \$ 28,217.00

Shaft Enclosure:

Light gauge metal studs, fire-rated construction
and concrete work:
Materials & Labor \$ 22,000.00

Electrical work \$ 3,300.00

Overhead & Profit \$ 6,422.00

Total adjustment to contract: \$ 59,939.00



CONSTRUCTION &
MANAGEMENT, LLC.
CGC#018482

Mr. Joseph Champagnie
Gator Investments
1595 NE 163 Street
North Miami Beach, Florida 33162

**Re: Space Improvement at C. Liaigre
139 NE 40th St.
Miami, Florida 33137**

Mr. Joseph Champagnie:

Please be advised that the total contract to complete all work at referenced project is \$131,046.18.

Feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Shear". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gary Shear
President