

**Department of Business and Professional Regulation
FLORIDA BUILDING COMMISSION
1940 North Monroe Street
Tallahassee, Florida 32399-0772
Form FBC 2012-01
Request for Waiver**

NOTICE TO WAIVER APPLICANTS

Please make certain you comply with the following:

- The person submitting the waiver request application as the Applicant **MUST** sign the application. Should you fail to do so, your application will be returned.
- If a licensed design professional (architect or engineer) has designed the project, his or her comments **MUST** be included as a part of this application.
- Be as explicit as possible. The more information provided to the Florida Building Commission, the more informed its decisions can be. If you are claiming financial hardship, please specify why and to what degree. Two estimates substantiating a claim for disproportionate cost must be included.
- Petitioners are strongly advised to participate in the Council's conference call, webinar or onsite meeting for application review. Sometimes pertinent facts are inadvertently omitted, or information provided/presented in the Request for Waiver application is not clear. Your participation in the meetings to answer questions will enhance the possibility of the waiver being approved, since the Council and the Commission will receive the most complete information – from you. When we receive the completed application, we will send you a notice of the time, date, and place for both the Council and the Commission meetings.

Enclosed is a **List of Required Information** and the **Request for Waiver** application.

If you have any questions or would like additional information, please call the Codes and Standards Section at (850) 487-1824.

Please mail this application to the Department of Business and Professional Regulation at the address above. **Include a copy of the application, photos where appropriate and drawings or plans on a CD in PDF format. NOTE: Please do not send files in CAD format but rather provide the files in pdf format.**

This application is available in alternate formats upon request.

LIST OF REQUIRED INFORMATION:

1. Drawings that will clearly present your project and that identify the issue(s) that relate to the waiver you are requesting. As a minimum, the following drawings must be submitted:
 - a. Project site plan if pertinent to the application
 - b. 24" x 36" minimum size drawings
 - c. Building/project sections (if necessary to assist in understanding the waiver request)
 - d. Enlarged floor plan(s) of the area in question
2. When substantial financial cost of compliance is alleged, supporting cost estimates with quotes from at least two vendors or contractors and catalog information.
3. If you feel photographs and/or renderings are necessary for your presentation, provide legible color copies of the photographs and/or renderings on the CD with the application and plans in jpeg, tif or pdf format.
4. Please submit one hard copy of this application and attachments to the Florida Building Commission, Department of Business and Professional Regulation.

General Information:

- a. **Verbal Descriptions:** Presentations may be to sight or hearing impaired persons; visual presentations should consider adequate verbal and text descriptions of charts and pictures.

Your application will be reviewed by the Accessibility Advisory Council. You will have the opportunity to answer questions and/or make a short presentation **not to exceed 15 minutes**. The Council will provide recommendations to the Florida Building Commission. The Commission will review the application; where you will have another opportunity to answer questions and /or give a short presentation **not to exceed 15 minutes**. The Commission will consider all information and the Council's recommendation before voting on the waiver.

This application is available in alternate formats upon request.

**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: _____ 2501 Riverside Avenue Renovation _____

Address: _____ 2501 Riverside Avenue, Jacksonville, FL 32204 _____

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: _____ Christopher P. Noel, AIA, LEED AP _____
TTV Architects Inc. _____

Applicant's Address: _____ 115 East Forsyth Street, Jacksonville, FL 32202 _____

Applicant's Telephone: _____ 904.798.8333 _____ FAX: _____ 904.798.8335 _____

Applicant's E-mail Address: _____ chrisn@ttvarch.com _____

Relationship to Owner: _____ Architect for Owner _____

Owner's/Tenant's Name: _____ Scot and Alex Ackerman _____

Owner's Address: _____ 4072 Alhambra Drive West, Jacksonville, FL 32207 _____

Owner's Telephone: _____ 904.399.3636 _____ FAX _____ NA _____

Owner's E-mail Address: _____ alex@ackermania.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.)

_____The facility is an existing 2-story brick building (non-historic) constructed in 1943 of approximately 3,748 square feet. The building use is Office. _____

5. Project Construction Cost (Provide cost for new construction, the addition, or the alteration): _____The project Cost is estimated to be \$574,048_ for the alteration (not including the elevator) _____

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.

_____The project is currently in the Construction Documents phase.

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

Issue

1: _____FL Accessibility Code, Section 201.1.1 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.

Project involves the complete renovation, including existing site & all existing systems of an existing 2-story commercial building. Estimated renovation costs are significant and the estimated cost for the new elevator would make the project financially unfeasible.

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.

Renovated building will house one Tenant on both floors with the new design locating all of the Common Public, Accessible spaces and areas on the first floor such as Conference Room, ADA Restrooms, Accessible Work Areas, and Accessible Breakroom. All of the first floor accessible spaces are then accessed by new ADA Ramp, enlarged door opening with new 36" wide door,

and ADA parking spaces with sidewalk on the exterior. A new elevator if required would need to be located on the outside of the building with elevator and associated enclosure would incur very significant expense.

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. Estimated Cost for new Elevator per Email from Otis Elevator (Kyle R. Stopa- Senior Account Manager) dated 9-19-13 _____

b. Estimated Cost for new Elevator per Email from Schindler Elevator (Christopher Curtis- Senior Account Manager) dated 9-23-13 _____

c. Budget Cost Estimate dated 9-27-13 as prepared by Mallen Construction for full alteration along with separate costs/breakdown for new elevator option & ADA Accessibility Renovation Costs. _____

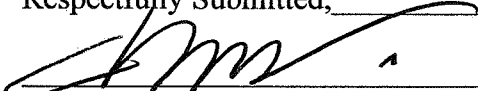
10. Licensed Design Professional: Where a licensed design has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

Architect respectfully submits several reasons for needing approval for the vertical accessibility waiver. Overall costs for this full alteration of both the interior and exterior are very significant for the existing building which is currently un-occupied and in need of significant repairs. Current design provides for full accessibility from the new parking lot areas into the renovated 1st floor areas which are also fully accessible to the Public and Employees. The added costs of providing a new elevator and enclosure would significantly increase the construction cost and render the project unfeasible. The attached costs for the elevator attempt to demonstrate that the addition of the elevator would exceed 20% of the alteration costs and be Disproportionate per FAC 202.4.1. Attached estimates also attempt to show estimated costs being spent on alterations and affording accessibility to the building's primary function areas.

Overall, Owner is trying to fully renovate the building/site, provide for full accessibility to the 1st

floor, yet keep the overall construction costs affordable as the Owner currently has one Tenant committed to lease both floors. Architect has met with City of Jacksonville Building Officials on several occasions to review and discuss the project to try to ensure that we are on the same page with the Building & Accessibility Code, yet trying to keep the project feasible.


Respectfully Submitted, _____


Signature

Christopher P. Noel, AIA, LEED AP _____
Printed Name

Phone number 904-798-8333 _____

(SEAL)



10-03-13

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 3rd day of OCTOBER, 2013.

Signature


Christopher P. Noel, AIA, LEED AP

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.

2501 Riverside Ave. Jacksonville FL.

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. PAR 202.4.1 IN FL. ACCESSIBILITY CODE, 2010 EDITION
- 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 WE HAVE REVIEWED THE SUBMITTAL PACKAGE & AGREE w/ WAIVER REQUEST

Jurisdiction DUAL COUNTY (CITY OF JACKSONVILLE)

Building Official or Designee Chris E. Pardee
Signature

Christian Eric Pardee
Printed Name

BUI399
Certification Number

904-255-8508
Telephone/FAX

Pardee@coj.net
Email Address

Address: 214 North Hogan St Jacksonville FL 32202

2501 Riverside Avenue Renovation- This sheet Not Applicable.

Certification of Licensed Design Professional for Replicated Designs to be Placed on Consent Agenda

Note: Fill out pages _____ only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda.

I, _____, a licensed architect/engineer in the state of Florida, whose Florida license number is _____, hereby state as follows:

1. I am the architect/engineer of record for the project known as (name of project) _____, for which the Owner seeks a waiver of one or more accessibility requirements in an application to which this Certification is attached.

2. I hereby certify that to the best of my knowledge and belief to the Florida Building Commission that the design documents for the (insert project described in paragraph 1 above) _____ are the same as the design documents previously submitted to the Commission and referenced in paragraph 3 below, except that the two projects are built or to be built on different parcels of land at different locations.

3. The licensed design professional of record (identify the licensed design professional of record), _____, prepared the design documents for the project known as _____, for which the majority of the Accessibility Advisory Council recommended approval and the Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

Printed Name: _____ Affix certification seal below:

Address: _____

Telephone: _____

Fax: _____

E-Mail Address: _____

2501 Riverside Avenue Renovation- Existing Exterior Photos
Request for Vertical Accessibility Waiver



DSCN4725.jpg



DSCN4733.jpg

2501 Riverside Avenue Renovation- Existing Interior Photos
Request for Vertical Accessibility Waiver



20130521_151044.jpg



20130521_151236.jpg



20130521_151248.jpg



20130521_155022.jpg

Ackerman Riverside Ave

09.17.13

3,762

	Estimated Quantity	Unit	Unit Cost	Total	Cost / SF
1000 GENERAL REQUIREMNTS					
GENERAL INDIRECT COST INCL SUPERVISION	20	WK	\$ 1,500.00	\$ 30,000.00	7.97
PERMIT	1	LS	\$ 1,500.00	\$ 1,500.00	0.40
FINAL CLEAN	3,762	SF	\$ 0.35	\$ 1,316.70	0.35
Dumpsters	4	EA	\$ 300.00	\$ 1,200.00	0.32
Lead Mold Allowance	1	LS	\$ 10,000.00	\$ 10,000.00	2.66
Rotten Wood Allowance	1	LS	\$ 10,000.00	\$ 10,000.00	2.66
2000 SITE CONSTRUCTION					
SITWORK	1	LS	\$ 80,000.00	\$ 80,000.00	21.27
TREE PROTECTION	INCL				
EARTH WORK	MINIMAL				
STORM DRAINAGE	NA				
CURB AND GUTTER	NA				
ASPHALT PAVING	INCL				
PAVEMENT MARKING	INCL				
CONCRETE PAVING	NA				
Parking Lot Stripping	INCL				
Site Sidewalks and Ramp	1	LS	\$ 15,600.00	\$ 15,600.00	4.15
Landscape & Irrigation Allowance	1	LS	\$ 20,000.00	\$ 20,000.00	5.32
				\$ -	0.00
Aluminum Fencing	418	LF	\$ 61.00	\$ 25,498.00	6.78
Dumpster Fence & Gates	1	LS	\$ 1,000.00	\$ 1,000.00	0.27
EXTERIOR GAS	NA				
Water tap for fire sprinkler	IN FIRE SPRINKLER				
EXTERIOR FIRE MAIN & Backflow	IN FIRE SPRINKLER				
EXTERIOR WATER	NA				
EXTERIOR SEWER	NA				
INTERIOR BUILDING DEMO	3,762	SF	\$ 3.75	\$ 14,107.50	3.75
Crawl space not accessible don't know if piers are correct	-	LS		\$ -	0.00
Mold ???				\$ -	0.00

	Estimated Quantity	Unit	Unit Cost	Total	Cost / SF
3000 CONCRETE				\$ -	0.00
SEE SITE AND STAIRS				\$ -	0.00
				\$ -	0.00
5000 METALS				\$ -	0.00
STEEL STAIR	1	EA	\$ 8,000.00	\$ 8,000.00	2.13
STAIR ENGINEERING	1	EA	\$ 1,000.00	\$ 1,000.00	0.27
SS RAILINGS	90	LF	\$ 303.00	\$ 27,270.00	7.25
WOOD TREAD & RISER	32	EA	\$ 65.00	\$ 2,080.00	0.55
Steel Beam / INCL FOUNDATION	1	LS	\$ 5,500.00	\$ 5,500.00	1.46
				\$ -	0.00
6000 CARPENTRY					
ROUGH CARPENTRY	1	LS	\$ 5,000.00	\$ 5,000.00	1.33
FINISH CARPENTRY	1	LS	\$ 15,200.00	\$ 15,200.00	4.04
CABINETS				\$ -	0.00
Breakroom	10	LF	\$ 300.00	\$ 3,000.00	0.80
Open Offices/ workstations	30	LF	\$ 300.00	\$ 9,000.00	2.39
7000 THERMAL & MOISTURE PROTECTION					
BATT INSULATION	4,900	SF	\$ 1.00	\$ 4,900.00	1.30
ROOFING	NA				
SOFFIT	NA				
FASCIA	NA				
GUTER & DWN SPOUT	NA				
JOINT SEALANTS	NA				
Sky Lights	NA				
8000 DOORS AND FRAMES					
ENTRY DOORS	INCL				
WOOD DOORS	17	EA	\$ 1,250.00	\$ 21,250.00	5.65
FINISH HDW	17	EA	\$ 500.00	\$ 8,500.00	2.26
ACCESS DOORS				\$ -	0.00
				\$ -	0.00
ALUMINUM WINDOWS				\$ -	0.00
GLAZING				\$ -	0.00
GLASS WALL	12	LF	\$ 300.00	\$ 3,600.00	0.96
Windows				\$ -	0.00
FEATURE WALL 5 X 9	1	EA	\$ 10,000.00	\$ 10,000.00	2.66
					0.00
				\$ -	0.00
9000 FINISHES					
METAL STUDS	6,614	SF	\$ 1.25	\$ 8,267.50	2.20
DRYWALL	8,646	SF	\$ 1.25	\$ 10,807.50	2.87
WOOD FLOOR REFINISH	280	SF	\$ 4.00	\$ 1,120.00	0.30
HARD TILE	321	SF	\$ 15.00	\$ 4,815.00	1.28
VCT	NA				

	Estimated Quantity	Unit	Unit Cost	Total	Cost / SF
CARPET	310	SY	\$ 25.00	\$ 7,761.11	2.06
PAINTING	1	LS	\$ 15,500.00	\$ 15,500.00	4.12
				\$ -	0.00
10000 SPECIALTIES				\$ -	0.00
SIGNAGE				\$ -	0.00
PANEL SIGNS	1	LS	\$ 700.00	\$ 700.00	0.19
PLAQUES	NA				
LETTERS	NA				
FIRE EXTINGUISHERS	3	EA	\$ 200.00	\$ 600.00	0.16
TOILET ACCESS	1	LS	\$ 650.00	\$ 650.00	0.17
FRONT DOOR AWNING	1	LS	\$ 2,000.00	\$ 2,000.00	0.53
APPLIANCES	NA				
BLINDS	NA				
				\$ -	0.00
13000 Elevator	-	EA	\$ -	\$ -	0.00
15000 MECHANICAL					
Fire Sprinkler	1	LS	\$ 57,800.00	\$ 57,800.00	15.36
HVAC	10	tons	\$ 2,000.00	\$ 20,000.00	5.32
Plumbing	5	FIX	\$ 2,000.00	\$ 10,000.00	2.66
16000 ELECTRICAL	1	LS	\$ 20,000.00	\$ 20,000.00	5.32
Electrical Light Fixture - Allowance	1	LS	\$ 8,000.00	\$ 8,000.00	2.13
Site Electrical	1	LS	\$ 10,000.00	\$ 10,000.00	2.66
SUBTOTAL				\$ 512,543.31	136.24
Contractors fee			12%	\$ 61,505.20	16.35
Estimated Architectural Fee's				\$ -	0.00
TOTAL				\$ 574,048.51	152.59

Ackerman Riverside Ave
BUDGET
ASSUMPTIONS AND CLARIFICATIONS
09.17.13

9/17/13
Sent to
Arch.

GENERAL

1. Builder's risk insurance will be provided by Mallen.
2. Contractors General Liability and Workers Compensation insurance are included.
3. Building Permit fees are included.
4. Temporary toilet facilities will be provided by Mallen.
5. Foundation surveys and as-built surveys are excluded.
6. Temporary power and water will be provided by the owner.
7. Permit plans and engineering are to be provided by owner.
8. Meter deposits and initial service connection fees for water and electric utilities are to be provided and paid for by the owner.
9. The irrigation water meter is by owner.
10. Payment & Performance bond is excluded for all trades.
11. Price is based on performing job in one phase from start to finish.

SITE – Division 2

1. All sanitary sewer and domestic water impact connection and meter fees are excluded.
2. Stop signs, handicapped signs, and street signs are included.
3. Monument sign Allowance \$2,000
4. Owner to provide initial field control survey points.
5. All tree mitigation is excluded.
6. Underground sleeving is included for irrigation system only; all other sleeving is in landscape allowance
7. Drive & Parking is to be 4" concrete paving.
8. Downspouts – no work included
9. 4 foot aluminum fence at parking area
10. Concrete curbing is not included.

11. Landscape and irrigation is included. Allowance \$20,000
12. No work included for JEA poles etc.

Ackerman Riverside Ave
BUDGET
ASSUMPTIONS AND CLARIFICATIONS

13. Picnic tables, trashcans, playground equipment or any other site amenities are to be provided and installed by owner.
14. Subsurface exploration – It is assumed that all soils on site are adequate for the construction methods and no bad soils will have to be removed.
15. Clearing – Price to clear and haul off site is included.
16. Demolition – demo existing drives and parking areas and interior of building
17. Site Drainage – NA
18. Site Utilities – NA
19. Site Lighting – Allowance
20. Dumpster fence & gates
21. No gas main is included

STRUCTURAL – Division 3 - Concrete

1. Pad foundations below the steel columns are included. 3 each
2. Side walks are included.

STRUCTURAL – Division 4 - Masonry

1. No masonry work

STRUCTURAL – Division 5 - Metals

1. Structural steel columns and beam at first floor.
2. Structural steel stairs stringer. Wood treads & risers
3. Stainless steel handrails and railing at stair.

ARCHITECTURAL – Division 6 – Wood & Plastic

1. Wood window sill and apron are included at all interior and exterior windows.
2. Wood base is included.
3. Wood jambs and head trim are included at all interior and exterior doors.
4. All cabinets note locations breakroom and open office/ workstations
5. Painted wood base.
6. Feature wall Lumicore 5 x 16 Allowance
7. Built in work to be P lam with solid surface tops

Ackerman Riverside Ave
BUDGET
ASSUMPTIONS AND CLARIFICATIONS

8. Stairs to be wood treads and risers with steel stringer system and stainless steel railing system similar to HDI Circum

ARCHITECTURAL – Division 7 – Thermal & Moisture Protection

1. Gutters and downspouts - NA
2. All exterior walls are to receive batt insulation.
3. Interior walls around restroom are batt insulation.
4. 2nd floor ceilings are to be R-30 batt insulation.
5. Skylights – NA
6. No spray fire proofing is included.

ARCHITECTURAL – Division 8 – Doors and Windows

1. Office doors are to be stained wood with full glass
2. Closet doors are to be stained wood – no glass
3. Door in Glass wall to be stained wood with full glass
4. New rear door is to be wood
5. New Front door is to be wood
6. All finish hardware is to be commercial grade as selected by the contractor.
7. Keying for the hardware is included.
8. Wood base.
9. Wood Window stools.
10. Wood Window apron.
11. No crown molding.
12. No chair molding.

ARCHITECTURAL – Division 9 - Finishes

1. Stucco – NA
2. Exterior tile – NA
3. Interior walls are to be 3 5/8” metal stud.
4. Exterior walls are to be 1 5/8” metal stud.

Ackerman Riverside Ave
BUDGET
ASSUMPTIONS AND CLARIFICATIONS

5. Drywall ceiling are to be 5/8" 2nd floor only. First floor is exposed wood joist
6. Walls are to be ½" with a level four finish.
7. 2nd floor ceiling is to have ½" floating channel
8. Carpet is per the finish schedule.
9. Gypsum board walls are to receive 1 coat primer, 2 coats latex eggshell. Gypsum board ceilings are to receive 2 coats flat latex.
10. Wood doors, window sills and baseboards are to receive 1 coat primer, 2 coats alkyd semi-gloss.
11. Paint exterior soffit fascia and windows.
12. No specialty painting is included.

ARCHITECTURAL – Division 10 - Specialties

1. Toilet Accessories are included.
2. Four fire extinguishers and cabinets are included.
3. Appliances NA
4. Window blinds NA
5. Restroom grab bars are included.
6. Awnings at front door.

EQUIPMENT – Division 11

1. NA.

FURNISHINGS – Division 12

1. NA

SPECIAL CONSTRUCTION – Division 13

1. NA

CONVEYING SYSTEMS – Division 14

1. N/A

Ackerman Riverside Ave
BUDGET
ASSUMPTIONS AND CLARIFICATIONS

MECHANICAL – Division 15 - HVAC

1. HVAC 10 tons

MECHANICAL – Division 15 - Plumbing

2. Two restrooms

ELECTRICAL – Division 16

1. A/C wiring
2. 59 receptacles
3. 27 switches
4. 18 Data/Phone cat5e
5. Wiring for lighting
6. Fire alarm monitor panel
7. Electrical site work Allowance
8. No electrical service. Use existing
9. All wiring in MC cable
10. The security system is to be by owner.
11. No landscaping lighting is included.
12. No generator systems are included.
13. Light fixture allowance \$8,000

Mallen Construction Inc.

10702 Hood Road South Suite # 8
Jacksonville FL 32257-3244
904-880-5580
904-880-8761 FAX

website: www.mallenconstruction.com

DATE: 9/26/13

RE: Ackerman Riverside



My emails keep getting bounced
back. Here are the two
items we discussed.
Contact me with questions

Revision

PHONE NO: _____

TO _____

FROM:

NAME: Chris Noel

NAME: Allen Davis

COMPANY: TTU Arch.

Number of pages including cover

FAX #: 798-8335

2

Ackerman Riverside Ave

*estimated
q/t's*

09.26.13

ADA Elements	Estimated Quantity	Unit	Unit Cost	Total	Cost / SF
New ADA parking space, sidewalk & signage	1	LS	\$ 1,450.00	\$ 1,450.00	
New ADA ramp & handrails	144	SF	\$ 40.00	\$ 5,760.00	
Enlarge existing exterior opening, New accessible door & hardware	1	EA	\$ 3,800.00	\$ 3,800.00	
New accessible break room & millwork	78	SF	\$ 152.00	\$ 11,856.00	
New ADA restrooms	108	SF	\$ 152.00	\$ 16,416.00	
New accessible conference room	188	SF	\$ 152.00	\$ 28,576.00	
New ADA compliant doors & hardware	14	EA	\$ 1,650.00	\$ 23,100.00	
New accessible work area millwork	186	SF	\$ 152.00	\$ 28,272.00	
New Fire alarm system with accessible audible/Visible Alarms	1	LS	\$ 5,200.00	\$ 5,200.00	
SUBTOTAL				\$ 124,430.00	
Contractors fee				INCL	
Estimated Architectural Fee's				\$ -	
TOTAL					

Ackerman Riverside Ave

09.27.13

Elevator Shaft	Estimated Quantity	Unit	Unit Cost	Total	Cost / SF
Site work	1	LS	\$ 500.00	\$ 500.00	
Elevator Plt	1	EA	\$ 5,200.00	\$ 5,200.00	
Machine Room	-	SF	\$ 50.00	\$ -	
Elevator Lobby	144	SF	\$ 150.00	\$ 21,600.00	
Elevator Shaft 2 stories Stucco finish on CMU	144	SF	\$ 140.00	\$ 20,160.00	
Modify Existing Building	1	LS	\$ 3,000.00	\$ 3,000.00	
Electrical	1	LS	\$ 5,000.00	\$ 5,000.00	
Elevator	1	EA	\$ 46,000.00	\$ 46,000.00	
SUBTOTAL				\$ 101,460.00	
Contractors fee			12%	\$ 12,175.20	
Estimated Architectural Fee's				\$ -	
TOTAL				\$ 113,635.20	

*Finalized
9/27/13*

Chris Noel

From: Stopa, Kyle R <Kyle.Stopa@otis.com>
Sent: Thursday, September 19, 2013 4:18 PM
To: Chris Noel
Subject: Otis Hydrofit

Chris, Otis Hydrofit hydraulic elevator 2 stops, front openings only, about 12' rise, standard finishes, you're looking at about \$50K. This doesn't include shaft, routing power, etc., the standard non-elevator items. Please let me know if you have any questions on this info.

Sincerely,
Kyle R. Stopa | Sr. Account Manager

Otis Elevator Company | 6631 Executive Park Court N. #206, Jacksonville, FL 32216
☎ (904)296.6847 ext 16 | 📱 Cell (904)219-6856 | 📠 Fax (904)296-9483. kyle.stopa@otis.com



Chris Noel

Subject: FW: Commercial 2 Stop Elevator Costs
Attachments: 201309201246.pdf; Final (low-res) 3300 Capabilities Brochure.pdf; 3300 LD Sheet.pdf

From: chris.cornelius@us.schindler.com [<mailto:chris.cornelius@us.schindler.com>]

Sent: Monday, September 23, 2013 8:58 AM

To: Chris Noel

Subject: Re: Commercial 2 Stop Elevator Costs

Chris,

Attached please find a hatch drawings and specification summary for a basic two stop hydraulic. A good current budget price would be \$43,000. Also, please be advised, we have a newer product that is a **machine room less traction elevator that we could provide at a budget price of \$46,000.** Using this product, there would be some cost savings ie... building a machine room, along with providing AC in the machine room, also the motor horsepower is typically under 10 hp. therefore, that would also be a savings to the owner. I have attached a couple brochures showing details of this product.

After you have had a chance to review, if you should have any questions, please do not hesitate to call.

Regards,

Chris

Chris Cornelius | District Sales Specialist
Phone 904.880.4922 ext. 223 | Mobile 904.237.3805 | Fax 904.880.4916
chris.cornelius@us.schindler.com

Schindler Elevator Corporation | Jacksonville
9143 Philips Hwy. Suite #260 | Jacksonville, Florida 32256, USA
www.us.schindler.com

Please consider your environment.

Schindler supports sustainable urban development with safe, reliable and ecologically sound mobility solutions.

Schindler Elevator Corporation
Hydraulic Elevator Specification Summary

Project Information:
Opportunity ID: [REDACTED]
Unit(s) In Estimator: 01
Units In Bank: 01
Product Code: 113
Sales Office: 6431
Installation Office: 6431

Sales Rep Information:
Chris Cornelius
9143 Phillips Highway
Suite 260
Jacksonville, FL 32256
Phone: (904) 880-4922 Ext 223
Fax: (904) 880-4916
Chris.Cornelius@us.schindler.com

Product:	Schindler 330A (TM)	Opening Size:	3 Ft. 0.00 In. X 7 Ft. 0.00 In.
Application:	330A Holeless Single Jack	Cab Height:	8 Ft. 0 In.
Platform Type:	General Purpose	Cab Type:	125-Cab with Hung Panels
Capacity:	2100 Lbs	Pit Depth:	4 Ft. 0.000 In.
Speed:	100 FPM	Overhead:	12 Ft. 0.000 In.
Travel:	11 Ft. 8.000 In.	Platform Width:	6 Ft. 0 1/4 In.
Future Travel:	None	Platform Depth:	5 Ft. 4 In.
Stops:	2 (2 Front / 0 Rear)	Hatch Width:	7 Ft. 4.000 In.
Doors:	Single Speed Side Opening	Hatch Depth:	6 Ft. 0.000 In.
Power Supply:	208 Volts 60 Hz 3 Phase	Seismic Equipment:	N

<u>Cab:</u>	<u>Features:</u>	<u>Entrances:</u>
Cab Panels: Plastic Laminate M999	Follow IBC - 2006	Emergency Escutcheons
Cab LH Wall: Baked Enamel E999	Audible Gong (Std)	Doors:
Cab RH Wall: Baked Enamel E999	Low Oil Bypass (Std)	(2) Baked Enamel E999
Cab Rear Wall: Baked Enamel E999	Infrared Door Protection (Std)	Frames:
Cab Base: None	Phase Monitor Relay (Std)	(2) Baked Enamel E999
Base, Frieze, Reveal: None	Independent Service/HES (Std)	Sills:
Front Return, Transom: #4 Stainless Steel	Soft Start	(2) Aluminum
Cab Doors: #4 Stainless Steel	Adjacent Machine Room	Sill Mounting:
Canopy: Gettysburg	Shutoff Valve Qty: 2	(2) Easy Match
Ceiling: SC02 Removable Flat	Muffler	
Cab Threshold: Aluminum	QKS16 Door Operator	
Handrail Type: Flat (1/2" x 2")	9 Pound Rails	
Handrail Finish: Aluminum	Keyed Emergency Stop Switch	
Handrail Location: Rear	Top Exit Switch	
Handrail Row Qty: 1	ADA Compliant Phone	
Platform Recess: 0.375	Sliding Guide Shoes	
Protective Pads: None	1 Speed Fan	
Protective Pads Source: None	Firefighter's Service Phase 2	
Cab Finished Floor: Carpet By Others	Class B Fire Rating For Cab	

Cab Fixtures:
Type: HT
Finish: Black Lexan with #4 Stainless Steel
(1) L.E.D. Car Position Indicator
1 Main COP
Locking Service Panel
(1) Car Lantern(s)
Certificate Frame

Hall Fixtures:
Hall Fixtures Type:
HT-Jamb Mounted
Hall Fixtures Finish:
(2) Lexan Push Buttons
(1) Separate FER Switch

New Product Service:

12 Months, 8 Hours Callback

This bid is subject to change after forty-five (45) days.

Visit Our Website at www.us.schindler.com

JOB NAME [REDACTED]

ADDRESS [REDACTED]

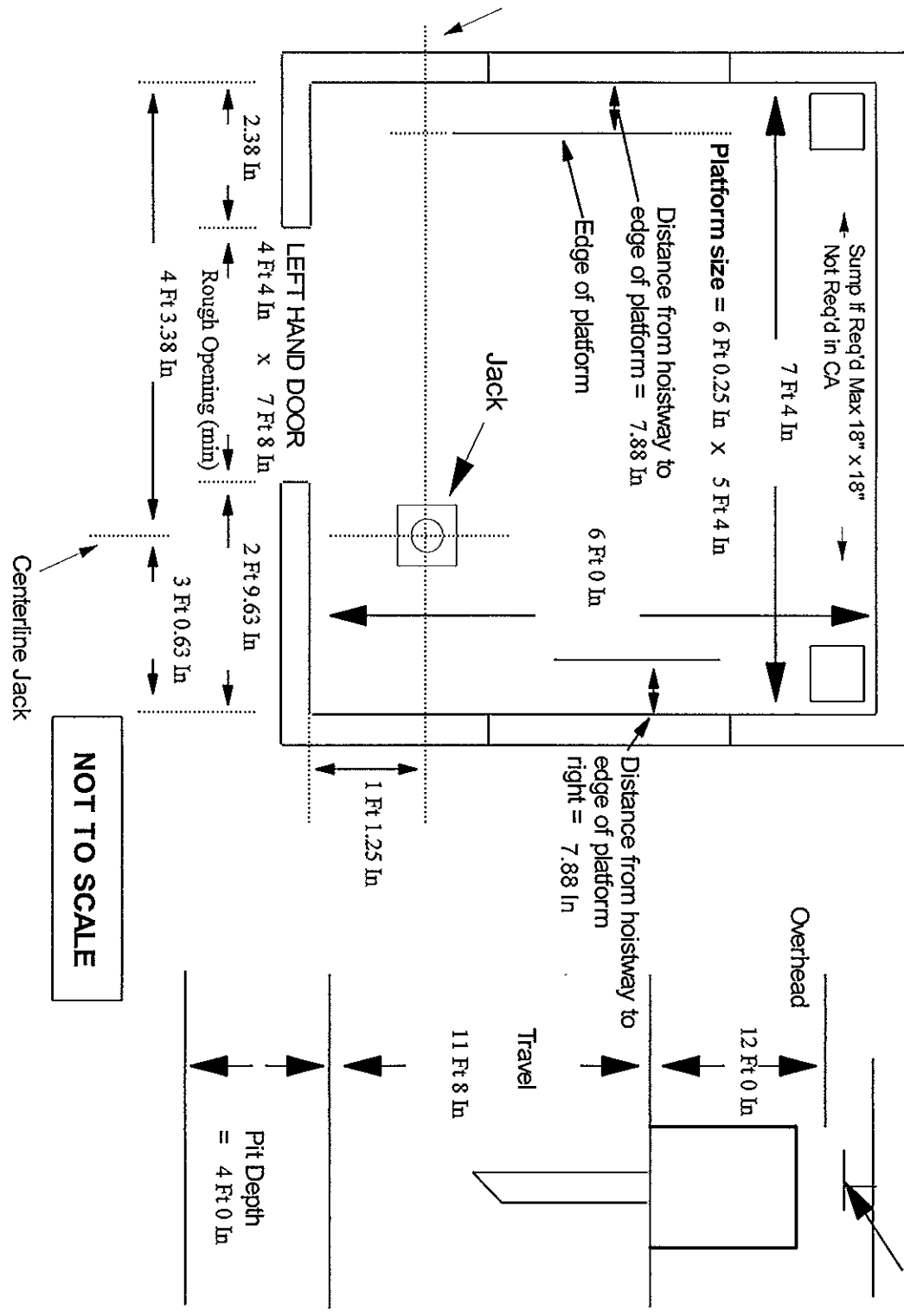
NO 01

CAPACITY 2,100 LBS

SPEED 100 FPM

Hoist Beam By Others
Consult Schindler Sales Representative When Required

Centerline Jack, Rails & Inserts



Clear Entrance Frame Opening = 3 Ft 0 In X 7 Ft 0 In
(Please see Schindler shop drawings for exact rough masonry opening position)

Schindler 3300 MRL Traction Elevator

General Purpose

Standard Speeds: 100, 150 fpm (0.5, 0.75 m/s)

Openings: 8 Front

Travel: Up to 98'-5" (30.0 m)



Schindler 3300 MRL Traction Elevator

General Purpose

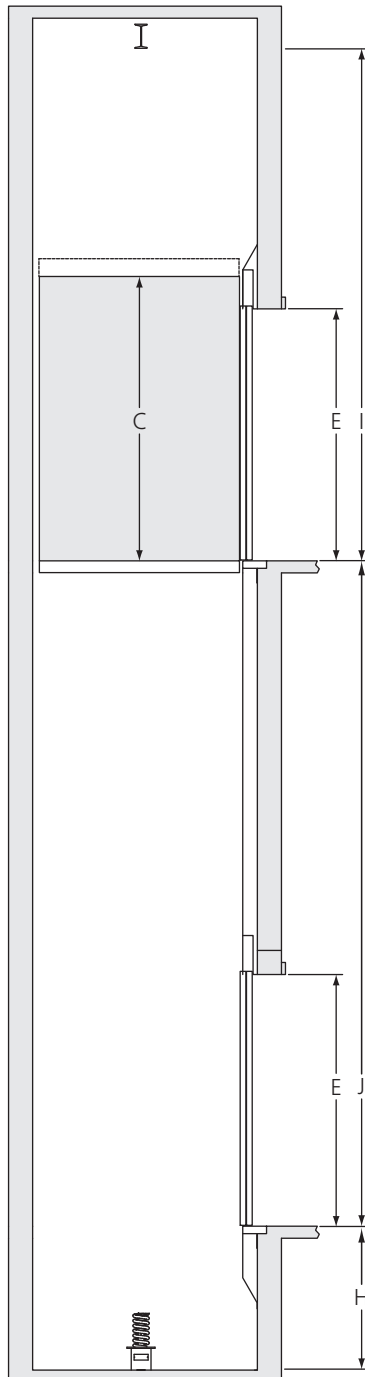
Standard Speeds: 100, 150 fpm (0.5, 0.75 m/s)

Openings: 8 Front

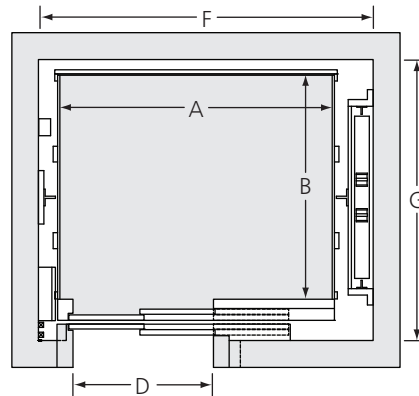
Travel: Up to 98'-5" (30.0 m)

Section and plan view

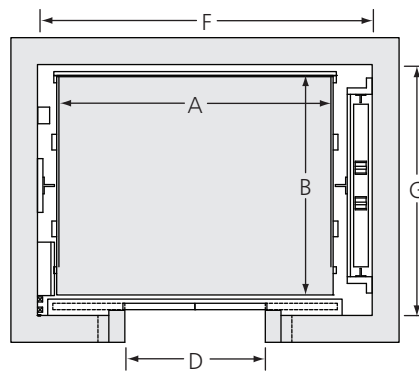
Front entrance only



Front entrance only, two-speed side opening (2SSO)



Front entrance only, single-speed center opening (SSCO)



Machine room-less traction elevator with frequency-controlled drive

Capacity 2100 – 3500 lbs, 14 – 23 passengers

Capacity lbs (kg)	Passengers max.	Speed fpm (m/s)	Number of stops max.	Available entrances max.	Car			Door		Shaft				Travel height max. J (vi) ft (m) / FPM (m/s)		
					A in (mm)	B in (mm)	C in (mm)	Door type	D in (mm)	E in (mm)	F (iii) ft (mm)	G ft (mm)	H ft (mm)		I (iv) ft (mm)	
2100 (950)	14	100/150 (.5/.75)	8	Front only	5'-9 3/8" (1761)	4'-4 7/8" (1343)	7'-9" (2366)	2SSO	3' (915)	7' (2134)	7'-4" (2235)	5'-9" (1755)	5'-0" (1524)	12'-7" (3835)	59' (17.7) / 100 (.5) 98'-5" (30.0) / 150 (.75)	
2500 (1135)	17	100/150 (.5/.75)	8	Front only	6'-9 3/8" (2066)	4'-4 7/8" (1343)	7'-9" (2366)	2SSO	3'-6" (1067)	7' (2134)	8'-4" (2540)	5'-9" (1755)	5'-0" (1524)	12'-7" (3835)	59' (17.7) / 100 (.5) 98'-5" (30.0) / 150 (.75)	
								SSCO	3'-6" (1067)	7' (2134)	8'-4" (2540)	5'-9" (1755)	5'-0" (1524)	12'-7" (3835)		
3000 (1360)	20	100/150 (.5/.75)	8	Front only	6'-9 3/8" (2066)	4'-10 7/8" (1495)	7'-9" (2366)	2SSO	3'-6" (1067)	7' (2134)	8'-4" (2540)	6'-3" (1905)	5'-0" (1524)	12'-7" (3835)	59' (17.7) / 100 (.5) 98'-5" (30.0) / 150 (.75)	
								SSCO	3'-6" (1067)	7' (2134)	8'-4" (2540)	6'-3" (1905)	5'-0" (1524)	12'-7" (3835)		
3500 (1590)	23	100/150 (.5/.75)	8	Front only	6'-9 3/8" (2066)	5'-6 7/8" (1699)	7'-9" (2366)	2SSO	3'-6" (1067)	7' (2134)	8'-4" (2540)	6'-11" (2110)	5'-0" (1524)	12'-7" (3835)	59' (17.7) / 100 (.5) 98'-5" (30.0) / 150 (.75)	
								SSCO	3'-6" (1067)	7' (2134)	8'-4" (2540)	6'-11" (2110)	5'-0" (1524)	12'-7" (3835)		
					A	Inside cab width			2SSO 2-speed side opening (i)		F				Shaft width	
					B	Inside cab depth			SSCO Single speed center opening		G				Shaft depth	
					C	Inside cab height			D		H				Pit depth	
									E		I				Overhead	

Notes:

- (i) 2SSO doors available with right or left opening.
- (ii) Duplex operation available.
- (iii) For areas in seismic zone 2 or greater, provide additional 2" (50 mm) on the F dimension.
- (iv) Clear overhead is defined as the lowest point below any obstruction such as: hoist beam(s), building beams, or roof structure.
- (v) Where permitted by code, no control closet is required. A 3-phase and 110v disconnect must be located in both the hoistway overhead and a location in the building outside of the hoistway. This is not required to be an elevator-dedicated space.
- (vi) Travel height max. varies depending on speed (FPM) and capacity (lbs).

Schindler 3300 MRL Traction Elevator

General Purpose

Standard Speeds: 100, 150 fpm (0.5, 0.75 m/s)

Openings: 8 Front

Travel: Up to 98'-5" (30.0 m)

General requirements

Requirements for installation vary by type of equipment selected. These general requirements assist you in preparing your building for the installation of Schindler elevators. All designs, clearances, construction, workmanship and materials, unless specifically excepted, shall be in accordance with the requirements of the latest published ASME A17.1 Code for electric traction elevators plus applicable building code and local codes. State or local requirements must be used if more stringent.

Items to be provided — A complete installation includes the following items not included in the elevator contract:

1. Clear, plumb hoistway, with variations on a minimum dimension hoistway not to exceed -0" and +1" (25.4 mm) per side at any point. Tolerance may increase to variations not to exceed -1" (-25.4 mm) and +1" (25.4 mm) per side at any point when an additional 2" (50.8 mm) is provided on the hoistway width dimension.
2. Two-hour fire resistance of hoistway walls or rating to meet applicable local codes. 75° bevel guards on all projections, recesses or setbacks over 4" (102 mm) except on side used for loading or unloading. The overhead machinery space temperature at top of hoistway to be maintained between 32° F (0° C) and 110° F (43° C) and < 95% relative humidity, non-condensing.
3. Supports for rail brackets at pit, each floor and one or two locations above top floor in the overhead (application dependent). Divider beams between hoistways at each floor level and one or two locations above top floor in the overhead for guide rail bracket supports. Locate per layout. For masonry block hoistway construction, Schindler will provide rail bracket inserts for installation by others, located per the Schindler final layout drawings. Where inserts are not used, hollow masonry blocks are not acceptable for bracket fastening. Provide 125 mm (5") concrete belt around hoistway or other acceptable support at each floor, in overhead, and intermediate levels (if required). For max. rail bracket vertical spacing, contact your local sales representative.
4. Supply hoist/safety beam for elevator construction and service work. Beam to run across the width of the elevator shaft. Locate per layout. Hoist beam to be left in place after elevator installation.
5. A temporary work platform is required for installation. It is to be constructed at the top floor of each elevator. It must comply with applicable governing codes and regulations. The platform shall be securely fastened to the building structure. Erection, maintenance, and removal are by others. (Reference Schindler drawing TD440.)
6. Lighting, light switch and duplex receptacle (GFCI) for each elevator, in the center of hoistway pit and in the elevator overhead/machinery space, as indicated by Schindler. The pit light switch located adjacent to access door.
7. Recesses, supports, and patching, as required, to accommodate hall button boxes, signal fixtures, etc. (if required).
8. All barricades outside elevator hoistways or between elevators inside hoistways.
9. Dry pit reinforced to sustain normal vertical forces from rails and buffers.
10. Drains & sumps in elevator pits, where provided, shall comply with the plumbing code, and shall be provided with a positive means to prevent water, gases and odors from entering the hoistway. The cover must be secured and level with the pit floor and located to clear elevator equipment. (Cannot be connected directly to storm drain or sewer.)
11. Pit ladders shall be provided where required.

Inspection and test panel

12. A switch placed adjacent to the jamb-mounted inspection and test panel enclosure shall control lighting in front of the panel. Minimum lighting to be 200 lux (19 fc).
13. A lockable, 13 1/2" x 15 1/2" x 3 1/2" metal cabinet with group-1 key provided by Schindler to house the required electrical schematics and maintenance history documents, shall be wall-mounted, adjacent to the disconnect switch, by others, preferably at the top landing.
14. Provide, preferably on the same floor as the elevator inspection and test panel, a lockable panel with a fused disconnect switch or circuit breaker suitable for 3-phase power for the elevator control, and a fused disconnect switch or circuit breaker for car lighting for each elevator in a separate lockable panel adjacent to the 3-phase panel or within the 3 phase panel. The panel(s) must be accessible to qualified personnel only (NEC NFPA req. 620.51[C]) with a Group 2 key (ASME A17.1 req. 8.1.3). Alternative locations for the panel(s) can be considered, provided they are located in accessible areas without obstructions to qualified personnel in compliance with NEC NFPA req. 620.51(C). Locate and mark the panels and disconnects with appropriate signage, (NEC NFPA 70 req. 620-22 and 620-51, or CSA C22.1-02 sections 38-022 and 38-053). The disconnects or circuit breakers may also be located without panels in a Group 2 key-secured

room identified and dedicated to elevator apparatus only, and in all cases must be capable of being locked in the open position with a lock that cannot be removed from the devices or panel(s). FOR DRIVE IN HOISTWAY CONFIGURATION ONLY: Electrical contractor to supply an additional lockable auxiliary non-fused disconnect in the hoistway at the location of the drive (motor controller), along with wiring from the main disconnect to the auxiliary disconnect (see also NEC NFPA 70 - 2008 req. 620.51[C](1)). This disconnect must also be lockable in the open position with a secured lock that cannot be removed from the device.

Control spaces (When specified in lieu of an Inspection and Test Panel, a partial or full body entry space/room shall be provided.)

15. Enclosed and protected control space at top landing adjacent to the hoistway wall closest to the elevator hoist machine. Two-hour fire rating of control space walls or rating to meet applicable local codes.
16. Provide fire-rated, self-closing, self-locking door. Door must be capable of opening 180 degrees for access to control space.
17. 42" (1067 mm) minimum clear space is required in hallway in front of control space door and top hoistway entrance for service barriers. Additional hallway width may be required, subject to local building, fire and ADA codes.
18. The temperature in front of the control space must be maintained between 32° F (0° C) and 104° F (40° C) and less than 95% relative humidity, non-condensing, for proper operation of equipment.
19. Disconnects for each elevator must be provided per National Electrical Code (NFPA No. 70) and located inside the elevator control space.

Other wiring

20. Suitable copper feeder, ground and branch wiring circuits for signal system and power operated door. Feeder and branch wiring circuits for car light and fan.
21. Telephone outlet provided at the inspection and test panel or in control closet (where applicable).
22. All conduit and wire runs remote from either the control space or hoistways (if required).
23. Heat, smoke or products of combustion-sensing devices connected to elevator control space terminals when such devices are required.

Emergency provisions

24. Elevator Firefighter's and other emergency services, depending on height of the building or number of landings, per ASME A17.1 Rule 2.27.3 and local codes.
25. Elevator Firefighter's and other emergency services' wiring and interconnections to automatic sprinkler systems or heat and smoke-sensing devices furnished by others.
26. When emergency/standby power operation of elevators is required, the Electrical Contractor should coordinate with Schindler for operation requirements.
27. Provisions for earthquake protection, dictated by building code, are required in various sections of the country.

Entrances

28. Hoistway walls must have a fire rating per ASME A17.1 Rule 2.1.1.1.
29. Furnishing, installing and maintaining the required fire rating of elevator hoistway walls, including the control spaces and also the penetration of fire wall by elevator fixture boxes (if applicable), is not the responsibility of the elevator contractor.
30. The interface of the elevator wall with the hoistway entrance assembly shall be in strict compliance with the elevator contractor's requirements.
31. Entrance wall and finished floor are not to be constructed until after door frames and sills are in place.
 - a. Where front walls are of reinforced concrete, the concrete openings must be minimum 16" (406 mm) wider [8" (203 mm) on each side] and 8" (203 mm) higher than the clear opening.
 - b. Where drywall or sheet rock construction is used for front walls, it shall be of sufficient strength to maintain the doors in true lateral alignment. Drywall contractor to coordinate with the elevator contractor.
Note: A support member must be provided for floor heights greater than 15'-0" (4572 mm) to support entrance header struts.
 - c. Door frames are to be anchored to walls and properly grouted in place to maintain legal fire rating (masonry construction).
32. Filling and grouting around entrance by others.
33. Where openings occur, all walls and sill supports must be plumb.

U.S. Headquarters. Morristown, New Jersey

Tel. 973.397.6500

www.us.schindler.com

Canada Headquarters. Scarborough, Ontario

Tel. 416.332.8280

www.ca.schindler.com



Schindler is a member organization of the U.S. Green Building Council.



Schindler has received renewal to ISO 14001:2004 and ISO 9001:2008 certificates.



Schindler prints with vegetable-based ink on paper containing post-consumer waste fiber.



Chris Noel

From: Sheppard, Lisa <Sheppard@coj.net>
Sent: Wednesday, June 26, 2013 12:46 PM
To: Chris Noel
Subject: RE: 2501 Riverside Avenue Property
Attachments: Scan 001.pdf

Had a brief moment...here is the page. Contributing structures have checks in the box. Double check the RE # to confirm.

Lisa Sheppard, AICP, LEED® AP
Senior Historic Preservation Planner
City of Jacksonville
Planning and Development Department
Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Phone: 904-255-7843
Fax: 904-255-7885
Email: sheppard@coj.net

The greenest building is the one already built...

Historic Preservation is the ultimate recycling.

PLEASE NOTE THAT UNDER FLORIDA'S VERY BROAD PUBLIC RECORDS LAW, COMMUNICATIONS TO AND FROM CITY OFFICIALS ARE SUBJECT TO PUBLIC DISCLOSURE

From: Chris Noel [<mailto:ChrisN@ttvarch.com>]
Sent: Wednesday, June 26, 2013 11:35 AM
To: Sheppard, Lisa
Subject: 2501 Riverside Avenue Property

Lisa,

Thanks a lot for your help a few minutes ago. If you could Email me a copy of the non-contributing list including the 2501 Riverside Property that would great, when you get a chance.


No rush.

Thanks again Lisa,

Christopher Noel, AIA
Senior Vice President
LEED™ Accredited Professional

TTVARCHITECTS, INC.
115 East Forsyth St.
Jacksonville, FL 32202 USA
www.ttvarch.com

T- 904.798.8333
F- 904.798.8335

 Please consider the environment before printing this e-mail.

<i>Contributing?</i>	<i>Real Estate Number</i>	<i>Property Address</i>
<input type="checkbox"/>	090500 0000	2116 RIVERSIDE AV
<input type="checkbox"/>	090657 0000	2247 RIVERSIDE AV
<input type="checkbox"/>	090618 0000	2501 RIVERSIDE AV
<input type="checkbox"/>	077810 0000	2791 RIVERSIDE AV
<input type="checkbox"/>	078375 0000	2821 RIVERSIDE AV
<input type="checkbox"/>	077890 0000	2916 RIVERSIDE AV
<input type="checkbox"/>	077998 0000	2978 RIVERSIDE AV
<input type="checkbox"/>	078180 0000	3220 RIVERSIDE AV
<input type="checkbox"/>	079379 0000	3236 RIVERSIDE AV
<input type="checkbox"/>	079378 0000	3240 RIVERSIDE AV
<input type="checkbox"/>	079407 0000	3255 RIVERSIDE AV
<input type="checkbox"/>	079414 0000	3315 RIVERSIDE AV
<input type="checkbox"/>	079417 0000	3343 RIVERSIDE AV
<input type="checkbox"/>	079468 0000	3405 RIVERSIDE AV
<input type="checkbox"/>	079498 0000	3549 RIVERSIDE AV
<input type="checkbox"/>	091738 1002	3636 RIVERSIDE AV
<input type="checkbox"/>	091738 1008	3636 RIVERSIDE AV
<input type="checkbox"/>	091738 1006	3636 RIVERSIDE AV
<input type="checkbox"/>	091738 1004	3636 RIVERSIDE AV
<input type="checkbox"/>	091742 0000	3654 RIVERSIDE AV
<input type="checkbox"/>	091749 0000	3688 RIVERSIDE AV

ARCHITECT: JENNIFER JENNINGS

PROJECT ARCHITECT
CHRISTOPHER P. NOEL

LICENSE NO. 148-92890
CONSULTANT:

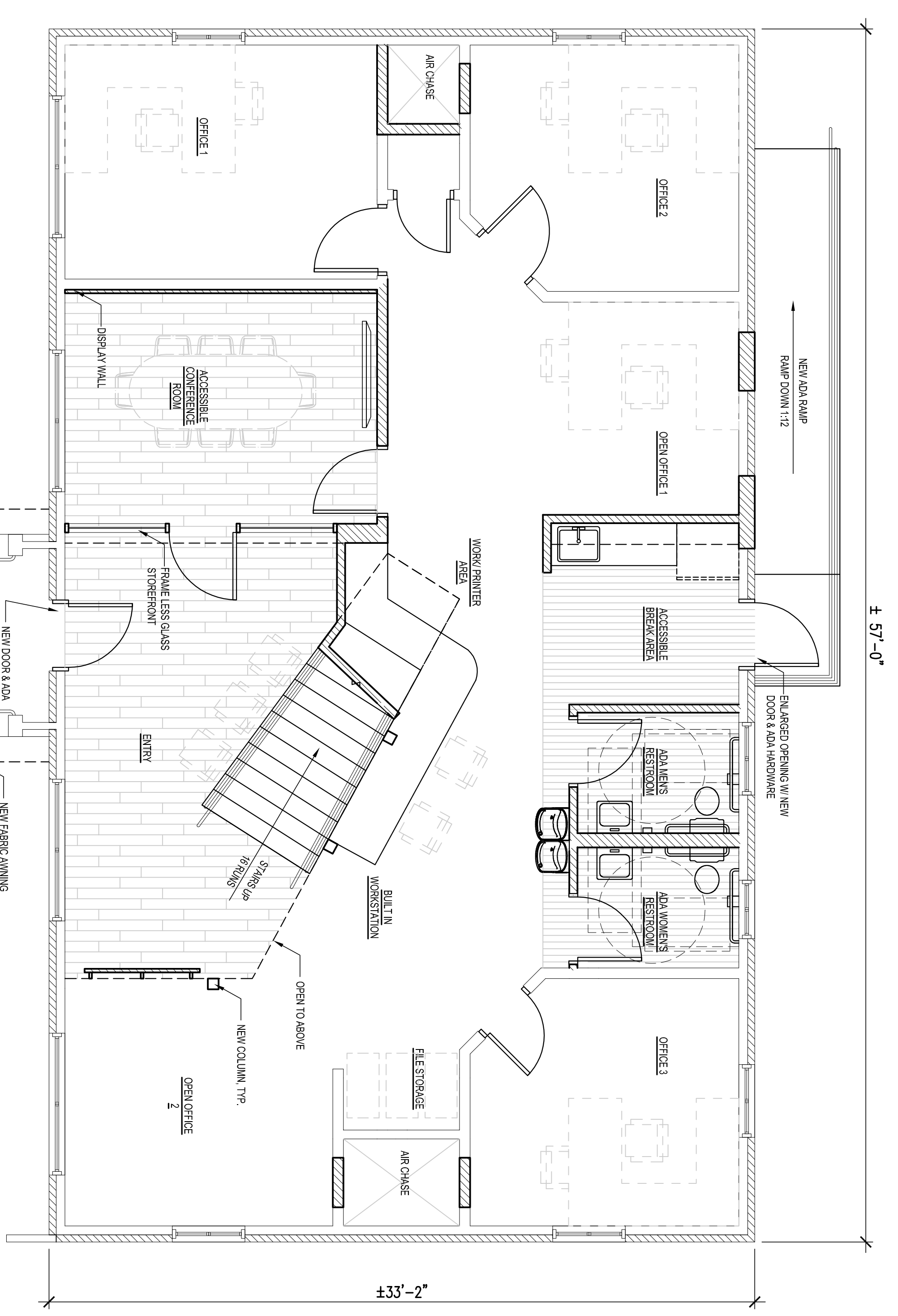
NO.	DATE	REVISION
1	10.07.13	VERTICAL ACCESSIBILITY WAIVER SUBMITTAL

2501 RIVERSIDE AVE RENOVATION
2501 Riverside Ave. Jacksonville, Florida

ON BEHALF OF THE ARCHITECT:
CHRISTOPHER P. NOEL, ARCHITECT
REGISTERED PROFESSIONAL ARCHITECT
FLORIDA LICENSE NO. 148-92890
DATE: 10/07/13
DRAWN BY: MHN
CHECKED BY: CPM
COMMISSION NO. 1313

new floor plan

A1.0



1 NEW 1ST FLOOR PLAN
1/4"=1'-0"

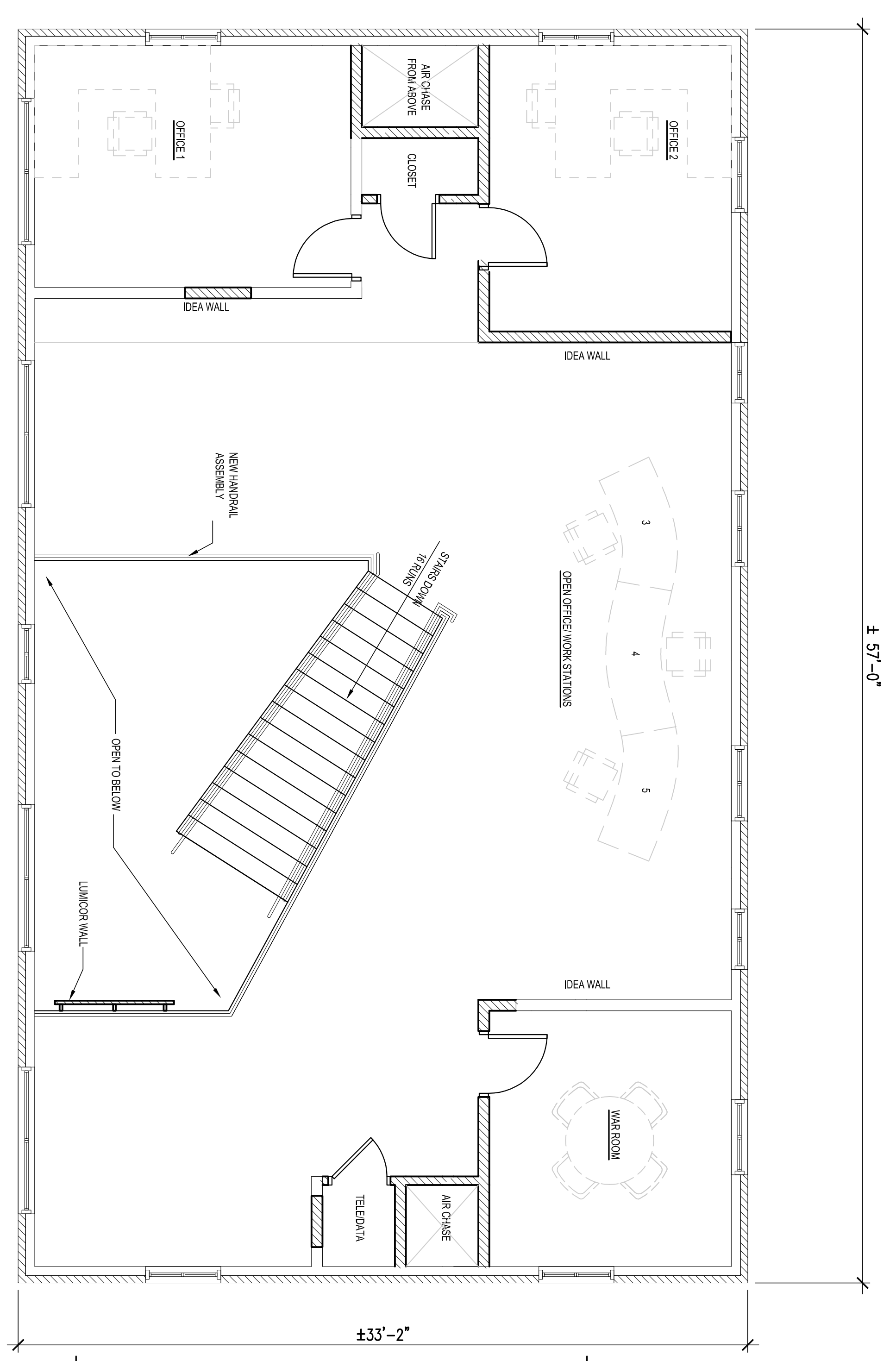
NEW FLOOR PLAN LEGEND

	EXISTING WALL TO REMAIN
	NEW WALL

ADA ALLOTMENT-REFER TO CONTRACTOR/VENDOR BREAKDOWN UNDER SEPARATE COVER

- TOTAL CONSTRUCTION COST: \$374,048.51
- ADA ALLOTMENT: UP TO 20% REQUIREMENT
\$374,048.51 X .20 = \$114,809.70
- ADA ITEMS
 - NEW ADA PARKING SPACE, SIDEWALK, & SIGNAGE = \$1,450
 - NEW ADA RAMP & HANDRAILS = \$5,750
 - ENLARGE EXISTING EXTERIOR OPENING, NEW ACCESSIBLE DOOR & HARDWARE= \$3,800
 - NEW ADA RESTROOMS = \$16,416
 - NEW ADA COMPLIANT DOORS & HARDWARE = \$28,576
 - NEW ADA COMPLIANT WORK AREA MILLWORK = \$26,272
 - NEW FIRE ALARM SYSTEM W/ ACCESSIBLE AUDIBLE/VISIBLE ALARMS=\$5,200

TOTAL ADA ALLOTMENT(WITHOUT ELEVATOR) = \$124,430 OR 21.6%
COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE PRIMARY FUNCTION AREA PER 202.4.1 IN FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 2012 EDITION



2 NEW 2ND FLOOR PLAN
1/4"=1'-0"

VERTICAL ACCESSIBILITY WAIVER SUBMITTAL

NO.	DATE	REVISION
1	10.07.13	VERTICAL ACCESSIBILITY WAIVER SUBMITTAL

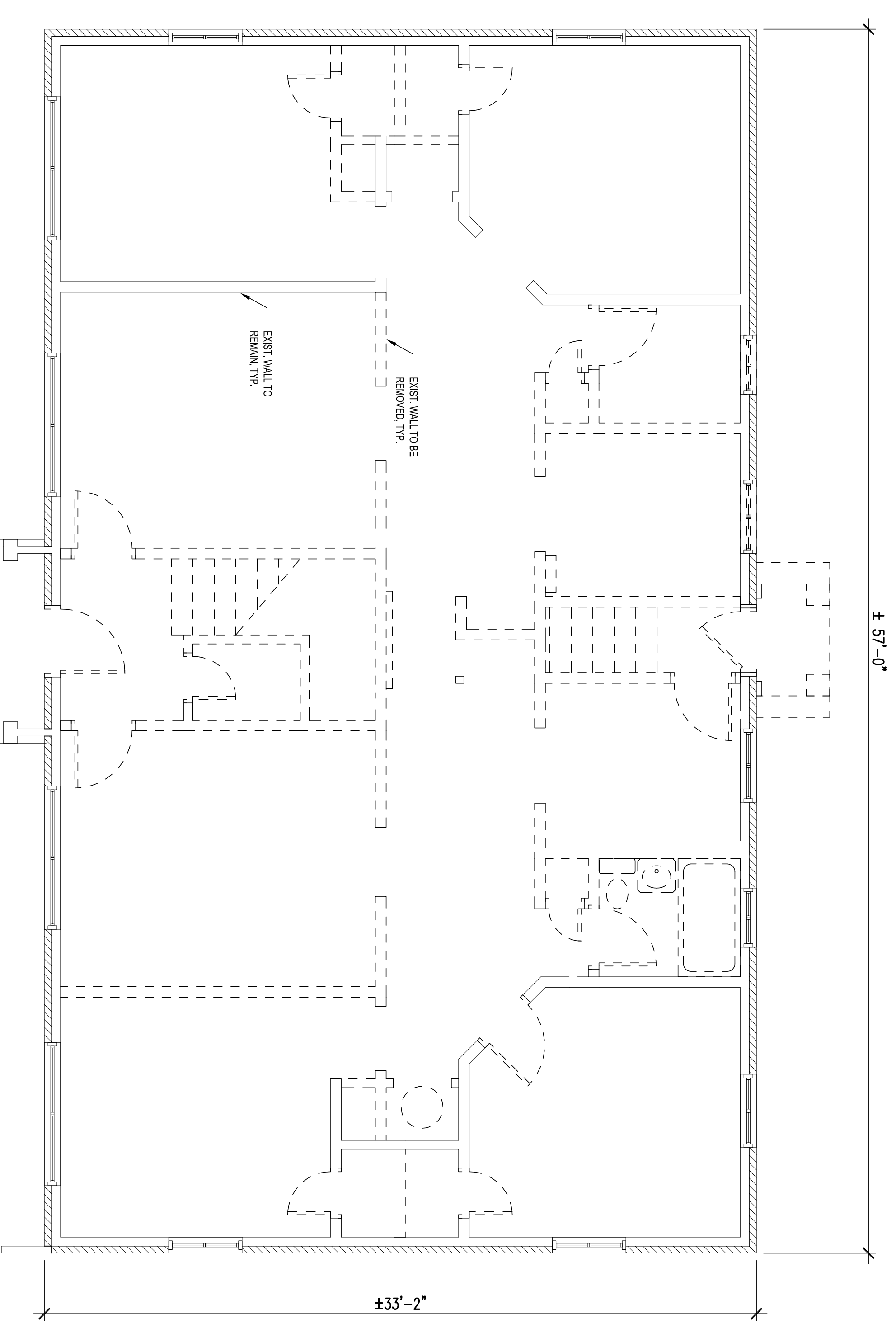
2501 RIVERSIDE AVE RENOVATION
 2501 Riverside Ave. Jacksonville, Florida

ON APRIL 2013, THE ARCHITECTS
 RECEIVED FROM THE OWNER AN
 ELECTRONIC COPY OF AN EXISTING
 AS-BUILT DRAWING SET FOR THE
 PROJECT OF RENOVATION OF
 2501 RIVERSIDE AVENUE. THE
 DOCUMENTS WERE ONLY FOR
 INFORMATION AND NOT FOR
 CONSTRUCTION. THE ARCHITECTS
 HAVE CONDUCTED VISUAL
 VERIFICATION OF THE DRAWING'S
 ACCURACY.

DATE:	10.07.13
DRAWN BY:	MKN
CHECKED BY:	CPN
COMMISSION NO.:	1313



demolition
 plan

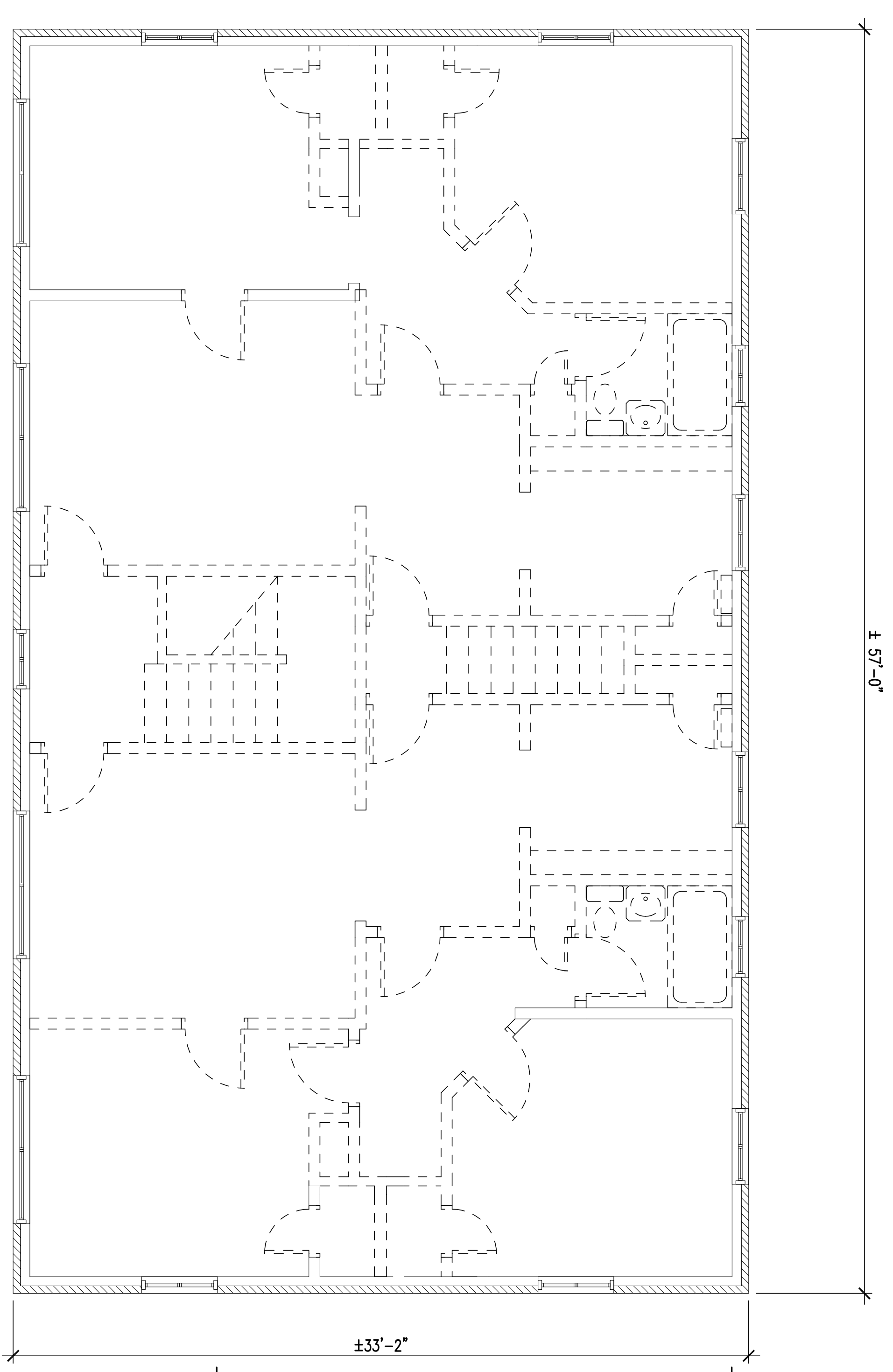
D1.0



1
 DEMOLITION PLAN-1ST FLOOR
 1/4"=1'-0"

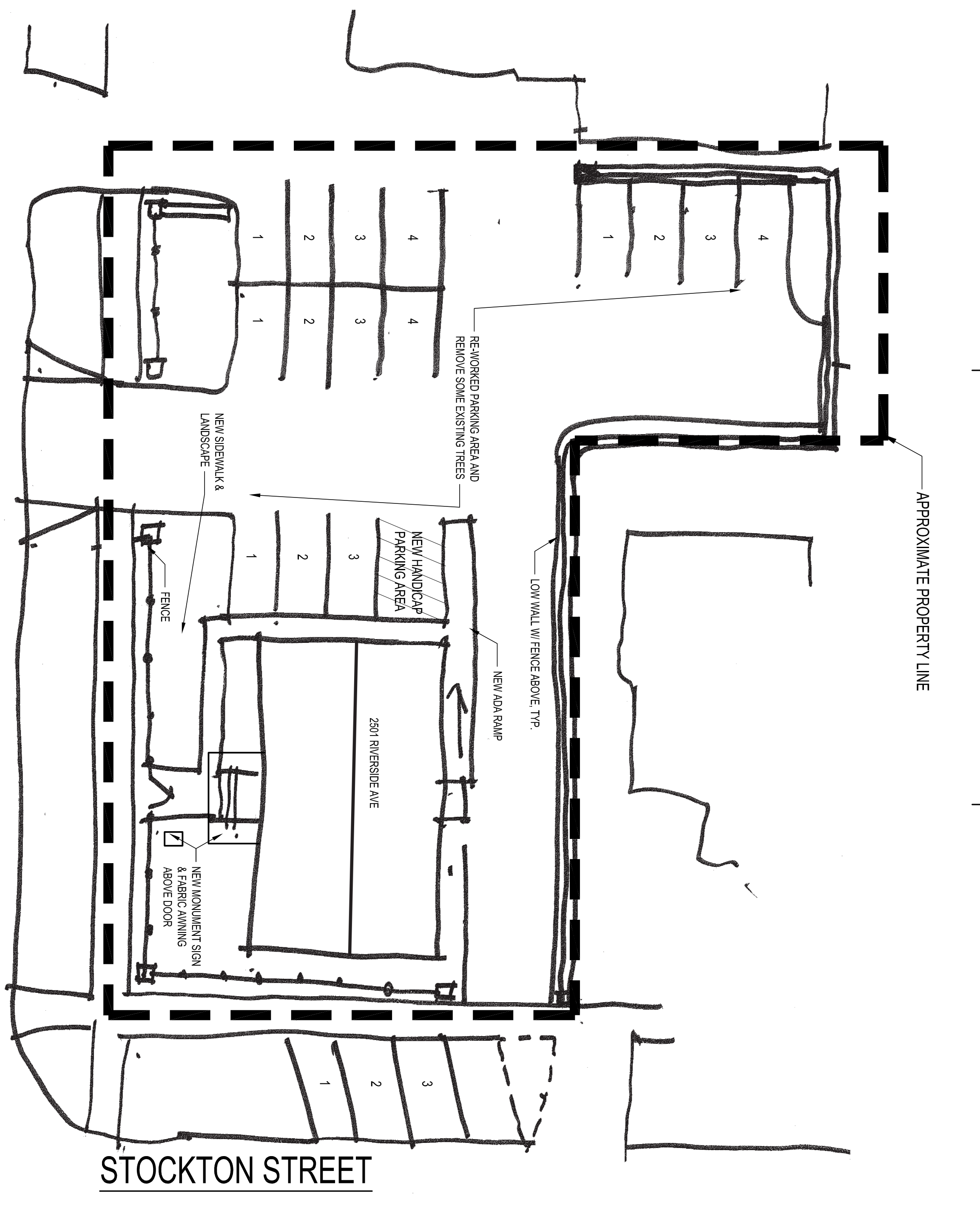
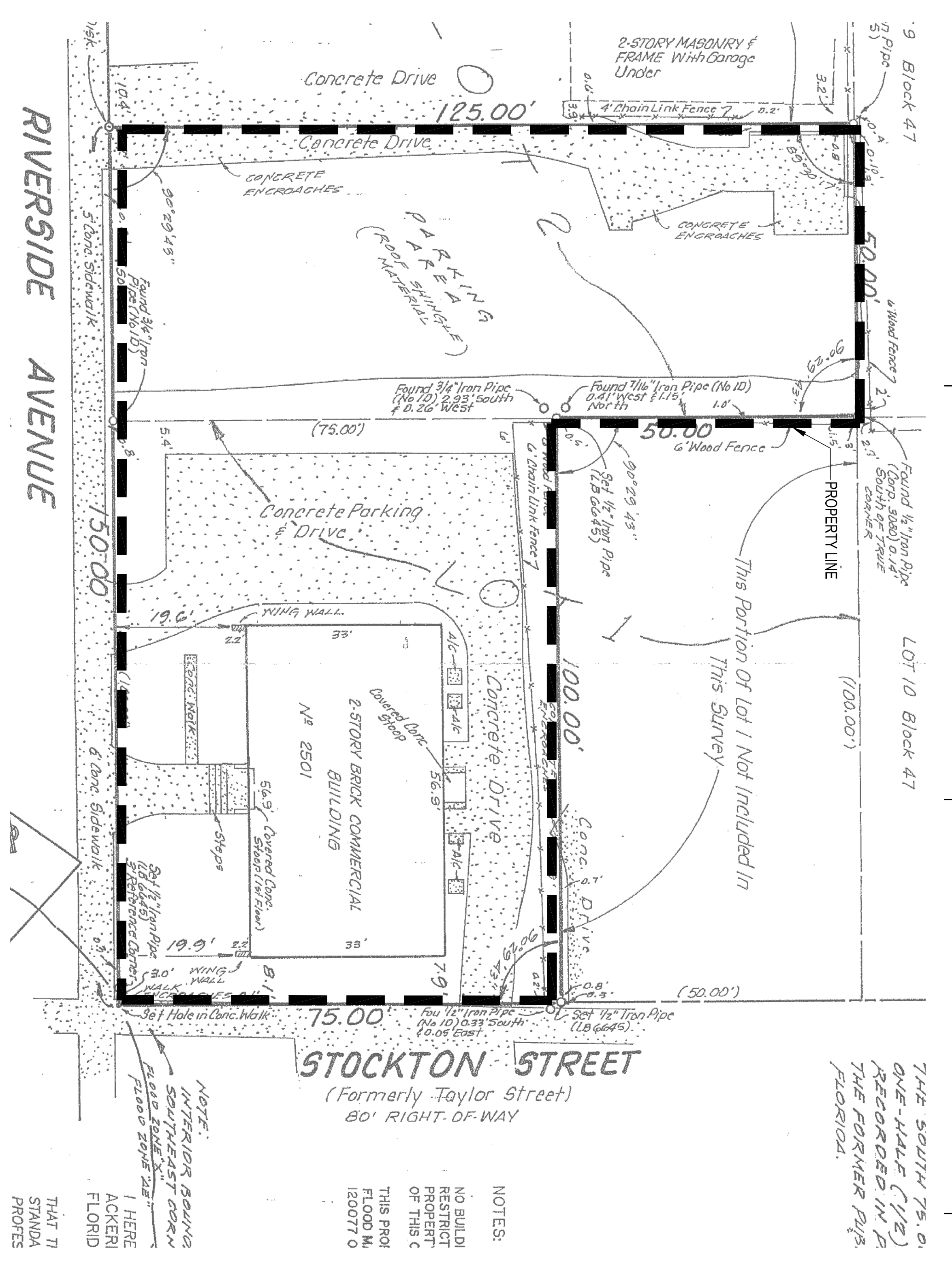
DEMOLITION LEGEND

	WALL TO BE REMOVED
	EXISTING WALL TO REMAIN



2
 DEMOLITION PLAN-2ND FLOOR
 1/4"=1'-0"

VERTICAL ACCESSIBILITY WAIVER SUBMITTAL



VERTICAL ACCESSIBILITY WAIVER SUBMITTAL

2501 RIVERSIDE AVE RENOVATION
2501 Riverside Ave. Jacksonville, Florida

NO.	DATE	REVISION
	10.07.13	VERTICAL ACCESSIBILITY WAIVER SUBMITTAL

th architects, inc.
115 EAST HORTON ST
JACKSONVILLE, FLORIDA 32202
T 904.798.8333
WWW.THARCHITECTS.COM
FL#LM44000099

PROJECT ARCHITECT
CHRISTOPHER P. NOEL

LICENSE NO. 148-92890
CONSULTING

ARCHITECTURE PLANNING INTERIOR DESIGN

OWNER: 10.07.13
DRAWN BY: MHN
CHECKED BY: CPM
COMMISSION NO.: 1313

site plan

G1.0