

LITTLE HAITI SOCCER PARK

Issue: Vertical accessibility to all rows of bleachers and a control room.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all 10 rows of bleachers in a new, \$644,262 multipurpose facility. The project will include a 750 seat bleacher structure and control booth, and a community center with offices, exercise room and multipurpose room that are being remodeled from an existing building. The Outdoor facilities will include a children's splash park, toddler's playground, 10 station Vita course, two picnic pavilions and three dominoes shelters. The section housing the bleachers is new and the applicant is planning to provide 8 wheelchair and companion seating locations; however, the code requires a total of 10 seats for a project this size. An estimate of \$217,467 was submitted to substantiate the cost of making all bleacher levels and the control booth accessible. Note: The plans indicate an accessible toilet stall is planned in the men's room; however, the ladies room has an adjacent room labeled "unisex" with no designated accessible stall.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to all rows of seats, as required by Section 553.509, Florida Statutes.

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

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

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

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: Little Haiti Soccer Park

Address: 6301 NE 2nd Avenue

Miami, FL 33138

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: Juan Socorro c/o Zyscovich, Inc.

Applicant's Address: 100 N. Biscayne Blvd, 27th Floor, Miami, FL 33132

Applicant's Telephone: (305) 372-5222 FAX: (305) 577-4521

Applicant's E-mail Address: juan@zyscovich.com

Relationship to Owner: Architect

Owner's Name: City of Miami – Department of Capital Improvements

Owner's Address: 444 SW 2nd Avenue, 8th Floor

Owner's Telephone: (305) 416-1245 FAX (305) 416-2152

Owner's E-mail Address: valerodriguez@ci.miami.fl.us

Signature of Owner: 

Contact Person: Alex W. Rodriguez, RA

Contact Person's Telephone: (305) 416-1245 E-mail address: alerodriguez@ci.miami.fl.us

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.)

The Little Haiti Soccer Park includes an international competition regulation soccer field and a practice field, with a new Zyscovich-designed bleacher structure with 750-seats and a control booth, and an 11,000 SF community center with offices, exercise room and multipurpose room remodeled from the former Grace Lutheran Church building, built in the 1950s. Outdoor facilities will include a children's splash park, a toddler's playground, a 10-station Vita course, two picnic pavilions, and three dominos shelters.
The lower-most row of seating is level with the first level seating area. Please see building plans and sections provided for further detail.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): _____ \$ 644,262 (based on schedule of values from base bid) _____

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.

City of Miami Building Department plan review comment stating "state waiver required to provide vertical accessibility to all levels."

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

Issue

1: Per Part II, Subsection 553.509 **Vertical Accessibility** of the Florida Statutes states that, “Nothing in sections 553.501-553.513 or the guidelines shall be construed to relieve the owner...from the duty to provide vertical accessibility to all levels above and below the occupiable grade level...” and Florida Building Code (FBC) Chapter 11/Section 11-4.1.3 **Accessible Buildings** states that “Vertical accessibility shall be provided to all levels above and below the occupiable grade level...”

Issue

2: Florida Building Code (FBC) Chapter 11/Section 11-4.33.3 **Assembly Areas** requires choice of line of sight when seating capacity exceeds 300 and states wheelchair spaces shall be provided in more than one location. There is an exception that notes “Accessible viewing positions may be clustered for bleachers, balconies, and other areas having sight lines that require slopes of greater than 5 percent. Equivalent accessible viewing positions may be located on levels having accessible egress.”

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.

Section 553.509 refers to “...all levels above and below the occupiable grade level...” in a building. For most owners, this statement applies to each floor level of a building; however, in this case, because the building is a fixed bleacher with 10 rows of fixed stadium-type seats, this statement could be interpreted to mean that all 10 “levels” of the building may be required to have vertical accessibility. As shown in the attached drawings, this building is a two-story building, with a small second floor Control Booth of 65 s.f. with only 2 occupants; it is not a 15-story building. The owner of this 2-story building with a top-level Control Booth would suffer a hardship if he/she were required to comply with the requirements of this code when the levels of seating are interpreted as 10 levels requiring accessibility. Additionally, this owner has met the Exception of Section 11-4.33.3 of the 2001 Florida Building Code which states that “accessible viewing positions may be clustered for areas having sight lines that require slopes of greater than 5 percent.”

Should this waiver be denied, an elevator would be required behind the Control Booth and a 5' clear width accessible route would need to be provided to allow access to additional seats at the top level. Both items would require additional area be added to the building.

If a ramp were used to accommodate every level instead of an elevator, the same argument applies in terms of landing widths and turning radii for each level of seating. In addition, the sight lines would be drastically reduced. Furthermore, providing accessibility to all levels of the bleachers would generate a costly increase to the Owner and would further put the project over the fixed budget price (See Exhibit K).

[] 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 per square foot of additional building area required to accommodate the same number of seats with ramps and landings at every level is \$150 for a total additional cost of \$733,500. (10 rows of seating requiring an additional 41" each in depth = 34' of new depth; 34' x 114' of existing building width = 3,876 s.f. of additional space; 3,876 s.f. x \$150psf = \$581,400). Please note that the estimate used for these calculations is based on Schedule of Values from Design/Builder for this project. (See Exhibit K for Schedule of Values)

b. The cost of adding an elevator and top level landing for accessible route is approximately \$217,467. (See Attachment No.2 for Cost Estimates).

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.

This waiver is necessary due primarily to the fact that the seating area in the bleachers would need to be almost doubled to require necessary ramps and adequate landing dimensions and turning radii at every level of seating, and such area would present an economic hardship and cause the project to go over budget. In addition, the sight lines for the bleachers would be drastically diminished either if the rows of seats were to be deepened to accommodate such dimensions. Furthermore, that providing an elevator and accessible route to accessible viewing areas at the top level would also present an economic hardship and cause the project to go over budget.

The design does make an effort to make available several clusters of accessible viewing positions and we feel it does comply with the code **Exception** listed in the FBC Section 11-4.33.3 Placement of wheelchair locations. We hope you find our recommendation acceptable. Please refer to the attached drawings for further details.

Signature

Jose Murguido, AIA, Principal, Zyscovich, Inc.

Printed Name

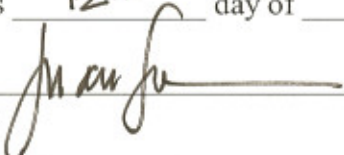
Phone number 305-372-5222

(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 12TH day of JANUARY, 20 06

Signature 

JUAN SOCORRO
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. DESIGN INFESIBILITY.
- b. INCURRING DISPROPORTIONATE COSTS.
- 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 _____

Jurisdiction CITY OF MIAMI

Building Official or Designee [Signature]
Signature

Idonia Garcia
Printed Name

BU 932
Certification Number

305-4163 / 2148
Telephone/FAX

Address: 444 SW 2AVE.

MIAMI, FLA. 33130.

EXHIBIT 'K'

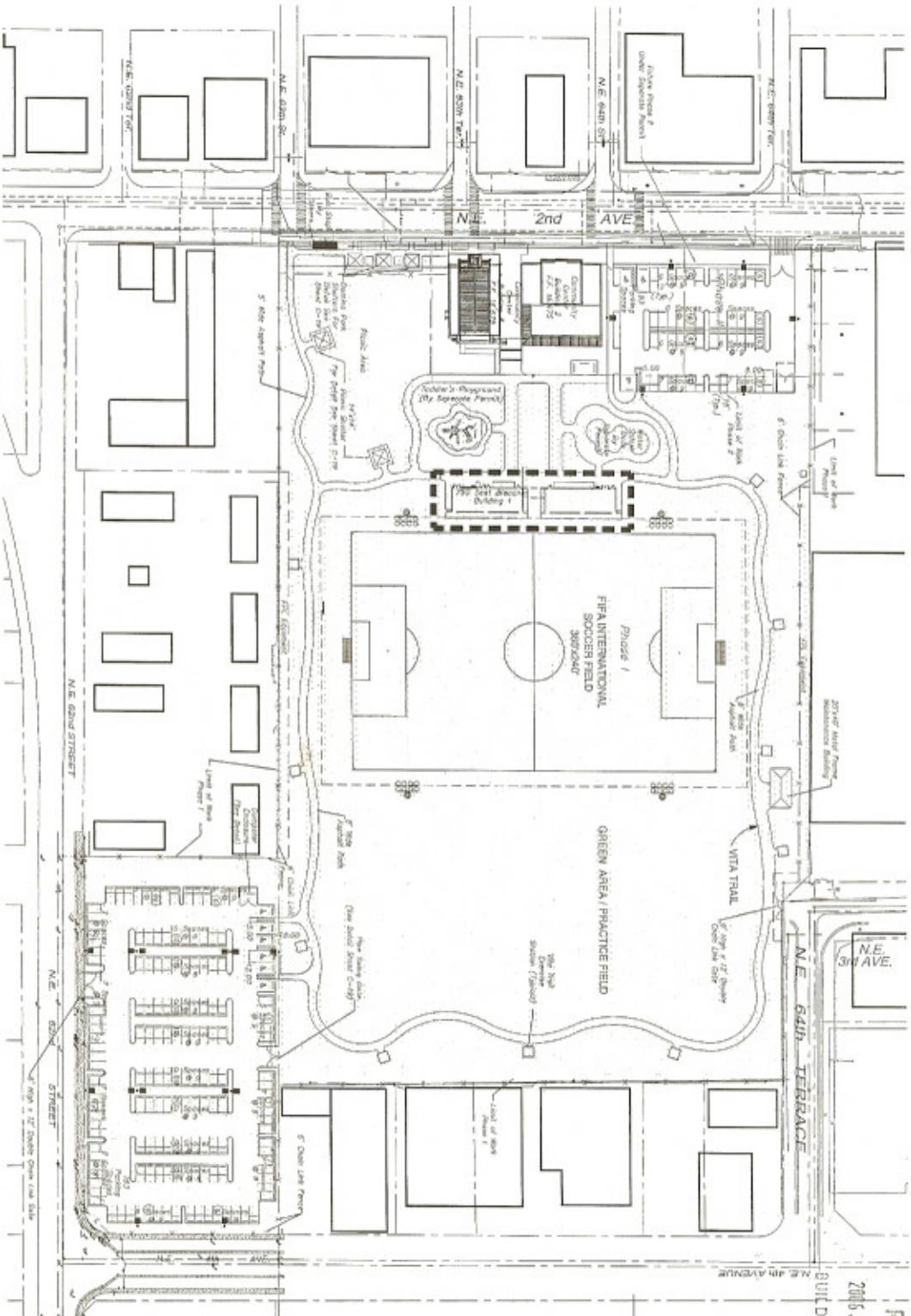
RECREATIONAL DESIGN & CONST
 SCHEDULE OF VALUES
 LITTLE HAITI RECREATION PARK

DESCRIPTION	Quantity	Unit	AMOUNT
Design Fees	1	Ls	\$ 341,500
General Conditions	9	Mos	\$ 297,761
Bond	1	Ls	\$ 51,880
Permits	1	Ls	\$ 24,572
Clearing	1	Ls	\$ 130,500
Earthwork	1	Ls	\$ 346,260
Utilities	1	Ls	\$ 382,687
Paving	1	Ls	\$ 283,757
Stabilized Access Road	1	Ls	\$ 39,665
Curbs and sidewalks	1	Ls	\$ 69,210
Landscaping	1	Ls	\$ 236,673
Irrigation	1	Ls	\$ 128,751
Fencing	1	Ls	\$ 33,500
Soccer & Practice Field	1	Ls	\$ 383,562
Restroom Concession Space	1	Ls	\$ 202,936
Bleachers and Control Booth	1	Ls	\$ 644,262
Maintenance Building	1	Ls	\$ 65,100
Domino Park Shelter	1	Ls	\$ 117,775
Community Building Repairs	1	Ls	\$ 965,700
Playground	1	Ls	\$ 109,786
Vita Course & Trails	1	Ls	\$ 84,712
Picnic Shelters	1	Ls	\$ 44,465
Site Furnishings	1	Ls	\$ 28,595
Splash Deck	1	Ls	\$ 253,418
Site Electric	1	Ls	\$ 458,915
BASE BID:			\$ 5,725,942
Exteneded General Conditions to account for one year delay in Building Renovation including inflation cost	1	Ls	Add \$ 175,000

EXHIBIT K

SCHEDULE OF VALUES
LITTLE HAITI RECREATION PARK : ADA ACCESS ELEVATOR

DESCRIPTION	Quantity	Unit	AMOUNT
Design Fees	1	Ls	\$ 16,400
Bond	1	Ls	\$ 2,700
Concrete Works	1	Ls	\$ 76,779
Masonry	1	Ls	\$ 16,988
Aluminum Railings	1	Ls	\$ 15,500
Carpentry and Wood Trusses	1	Ls	\$ 14,200
Roofing	1	Ls	\$ 9,900
Doors, Louvers & Hardware	1	Ls	\$ 4,300
Finishes	1	Ls	\$ 12,500
Elevator	1	Ls	\$ 43,250
Electrical Work	1	Ls	\$ 4,950
TOTAL ESTIMATE BUDGET			\$ 217,467



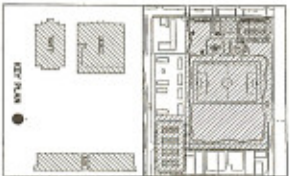
Total Parking Spaces

Phase I	Phase II
Number of Spaces: 17	Number of Spaces: 20
Net: 5	Net: 3
Total: 10	Total: 15

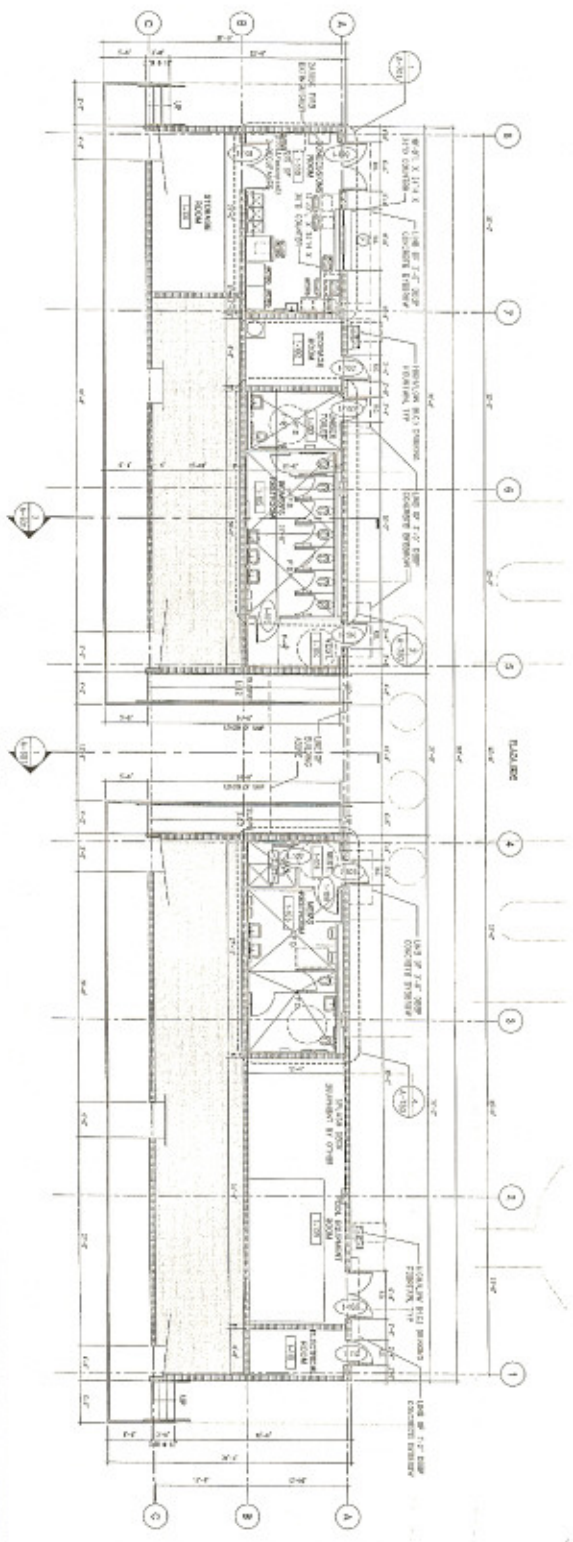
Project General Schedule

Total Area: 117,200 sq ft
 Area to be built: 231,000 sq ft
 Area to be landscaped: 113,800 sq ft
 Total Area: 464,000 sq ft
 Total Project Cost: \$10,000,000
 Total Project Value: \$10,000,000
 Total Project Value: \$10,000,000
 Total Project Value: \$10,000,000
 Total Project Value: \$10,000,000

RECEIVED
 2015 JAN 12 PM 1:28
 BUILDING DEPARTMENT



 <p>Architects Engineers Planners</p>	<p>3789 N.W. 5th Avenue Fort Lauderdale, FL 33309 Phone: 561-552-5200 Fax: 561-552-5201</p>
	<p>Little Haiti Soccer Park Miami, FL</p>
<p>PROJECT NUMBER 181b-116</p>	<p>DATE : 09/13/2014</p>
<p>DESIGNER J.S.R. ENGINEER J.S.C. CHECKER J.S.C.</p>	<p>SHEET NUMBER C-1</p>



1 LOWER LEVEL BLEACHER FLOOR PLAN: Building 1

 1/8" = 1'-0"

GENERAL NOTES

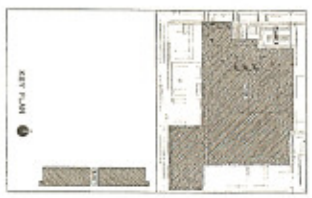
1. VERIFY INSTALLATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
2. VERIFY TO EACH DRAWING FOR ALL CHANGING DIMENSIONS FOR ACTUAL DIMENSIONS.
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10. VERIFY TO EACH DRAWING FOR ALL CHANGING DIMENSIONS FOR ACTUAL DIMENSIONS.

LEGEND

- EXISTING CONCRETE MASONRY WALL
- NEW CONCRETE MASONRY WALL
- EXISTING COLUMN
- EXISTING STRUCTURAL MEMBER
- NEW STRUCTURAL MEMBER

BUILDING CODE INFORMATION

DESCRIPTION	SECTION	MIN. THICKNESS	MIN. AREA
CONCRETE	10.1	4" / 5" / 6" / 8" / 10" / 12"	N/A
REINFORCING STEEL	10.1	#4 / #5 / #6 / #7 / #8 / #9 / #10 / #11 / #12	N/A
REINFORCING BARS	10.1	W40 / W36 / W33 / W30 / W27 / W24 / W21 / W18 / W15	N/A
CONCRETE MASONRY	10.1	8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE BLOCK	10.1	8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE BRICK	10.1	8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE TILE	10.1	8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE BOARD	10.1	8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE ROOF	10.1	4" / 5" / 6" / 8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE FLOOR	10.1	4" / 5" / 6" / 8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE WALL	10.1	8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE COLUMN	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE BEAM	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE SLAB	10.1	4" / 5" / 6" / 8" / 10" / 12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE JOIST	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE TRUSS	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE RAFTER	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE GIRD	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE POST	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE BRACE	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DIAPHRAGM	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE SHEAR WALL	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE CORE	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE CHIMNEY	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE TOWER	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE PILE	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE FOOTING	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE FOUNDATION	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE RETAINMENT WALL	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE CURB	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE SLOPE	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE EMBANKMENT	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE CUTTING	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE FILL	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE CURB	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE GUTTER	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE CHANNEL	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE STRUCTURE	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE STRUCTURE CURB	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE STRUCTURE GUTTER	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE STRUCTURE CHANNEL	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A
CONCRETE DRAINAGE STRUCTURE STRUCTURE	10.1	12" / 14" / 16" / 18" / 20" / 24" / 30" / 36" / 48"	N/A



LITTLE HAITI SOCCER PARK
 MIAMI, FLORIDA

Zyscovich
 ARCHITECTURAL
 PLANNING
 INTERIORS
 2001 Biscayne Blvd, Suite 200
 Miami, Florida 33132
 Phone: (305) 371-1111
 Fax: (305) 371-1112



PROJECT NUMBER	05038000
DATE	08/20/06
ISSUE REVISIONS	
DATE	
BY	
CHECKED	
DESIGNED	
FILE NO.	
SHEET NUMBER	A-211
FLOOR PLAN: BLDG. 1	
SHEET NUMBER	

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Zyscovitch
 ARCHITECTURE
 15750 SW 15th Street
 Miami, Florida 33185
 Tel: 305.557.2222 Fax: 305.557.4444

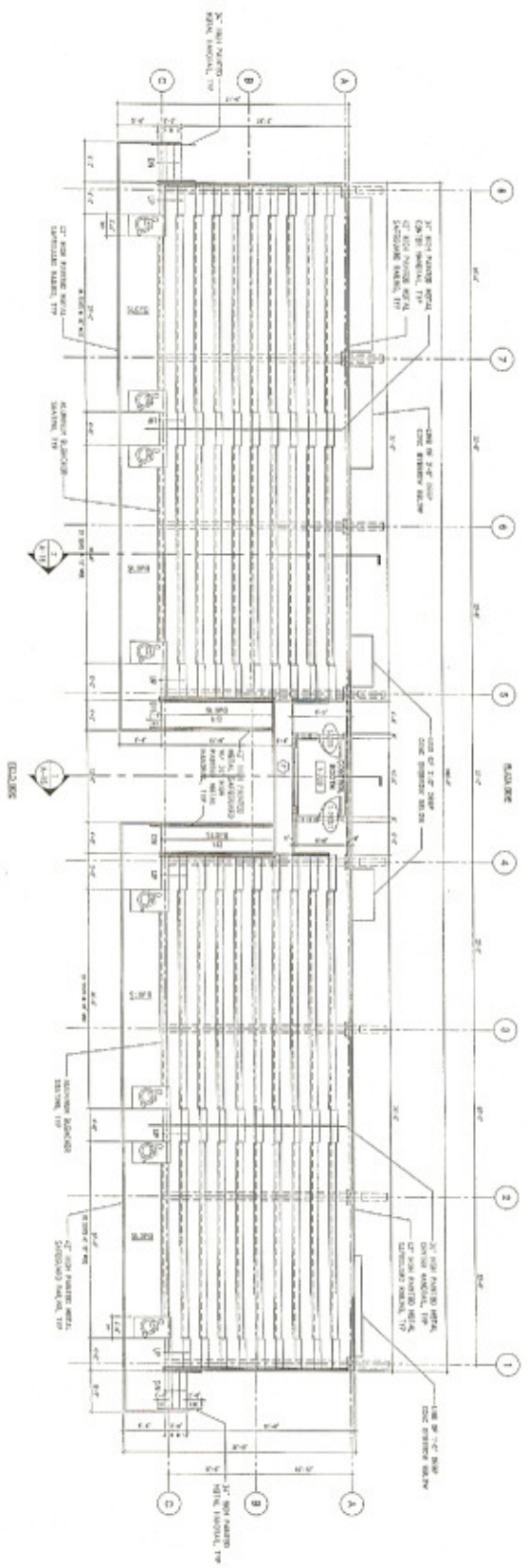
REGISTERED
 DESIGN AND
 CONSULTATION, INC.
 2500 N.W. 107th Avenue, Suite 200
 Ft. Lauderdale, FL 33309
 Tel: 954.526.3332 Fax: 954.526.3332

LITTLE HAITI SOCCER PARK

MIAMI, FLORIDA

PROJECT NUMBER: 09039000
 SHEET TITLE: UPPER LEVEL
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 09/23/09
 ISSUE REVISIONS:

NO.	DATE	DESCRIPTION
1	09/23/09	ISSUE REVISIONS



GENERAL NOTES

1. REFER ARCHITECT'S SET SPECIFICATIONS SUBMITTALS TO THE ARCHITECT FOR ALL MATERIALS, FINISHES, AND CONDITIONS OF ALL STRUCTURE, WALL, ROOFING, ETC. SPECIFICATIONS AND OTHER WALL, ROOFING FINISHES.
2. REFER TO DIVISION 5 SEATING SEATING 500-750 FOR SEATING SPECIFICATIONS.
3. REFER TO THE SPECIFICATIONS FOR A. GENERAL REQUIREMENTS AT SECTION 05 100, PART 1, SEATING SEATING FOR FURNISHING.
4. DIMENSIONS ARE TAKEN FROM FACE UNLESS NOTED OTHERWISE. DIMENSIONS SHALL BE TAKEN FROM THE FACE UNLESS NOTED OTHERWISE. THIS IS A DIMENSION FROM FACE TO FACE.
5. CONNECTION TO FIELD VERIFY ALL EXISTING CONDITIONS.

LEGEND

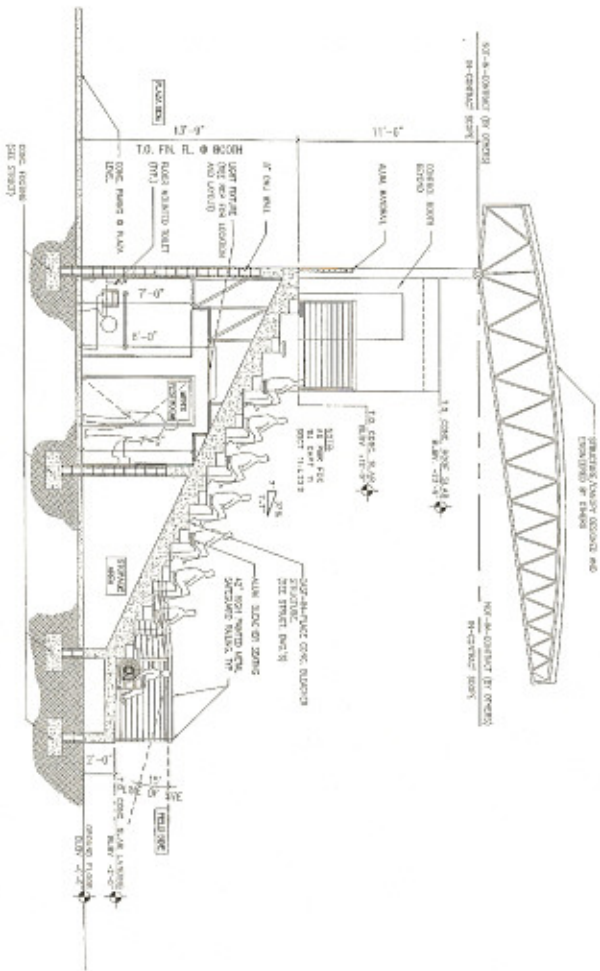
- EXPOSED CONCRETE WOODEN WALL
- SPR CONCRETE SEATING WALL
- CONCRETE COLUMN
- EXISTING BRICK/STUCCO PARTITION
- NEW BRICK/STUCCO PARTITION



1

UPPER LEVEL BLEACHER FLOOR PLAN: Building 1
 1/8" = 1'-0"





2 BUILDING SECTION: Building 1
1/8" = 1'-0"



Zyscovich
ARCHITECTURE
P.A.
1001 N. W. 10th St.
Miami, FL 33136
Tel: 305.375.7200 Fax: 305.375.7202

PROJECT NUMBER
050380CC

DATE : 08/18/06
ISSUE/REVISIONS

DATE : 08/18/06
ISSUE/REVISIONS

DATE : 08/18/06
ISSUE/REVISIONS

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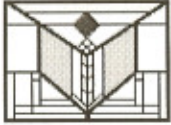
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LITTLE HAITI SOCCER PARK
MIAMI, FLORIDA

A-601

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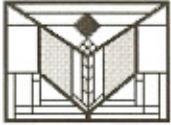


Mary-Kathryn
Smith/DCA/FLEOC
02/28/2006 10:13 AM

To juan@zyscovich.com
cc
bcc
Subject Little Haiti Soccer Park

Your waiver application for this project is scheduled to be reviewed by the Accessibility Advisory Council at its meeting on March 20th. At the last meeting, the Council noted that three additional accessible spaces are required and suggested developing a plan to cover the seating area. Also, the announcer's booth should be made accessible. I am in the process of preparing the package to be reproduced for the Commission, and while I can do this without the revised plans, it is to your benefit to make these available so the Council and Commission can review them prior to the meeting. If you have any questions, please call (850) 410-2598 or e-mail me. The necessary information may be sent electronically. Thanks! MK

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.



Mary-Kathryn
Smith/DCA/FLEOC
03/03/2006 09:36 AM

To juan@zyscovich.com
cc
bcc
Subject Little Haiti Soccer Park

Juan, I still don't have the revised plan for this project that reflects changes recommended by the Advisory Council. I am finishing the agenda package today and it will be reproduced on Monday, so please let me know how you wish to proceed. Thank you and if you have any questions or need further information, please contact me. MK

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"Juan Socorro"
<JUAN@zyscovich.com>
03/03/2006 06:17 PM

To <Mary-Kathryn.Smith@dca.state.fl.us>
cc "Jose Murguido" <JOSE@zyscovich.com>
bcc
Subject Re: Little Haiti Soccer Park

Hello Ms. Smith. Thank you for following up and contacting me. I apologize for not contacting you sooner. I have forwarded the comments and recommendations from the Advisory Meeting to our client, RDC, the Design-Builder and to the City of Miami and I am awaiting direction from them regarding how they want to address the comments and recommendations from the Advisory Council. They are in the process of reviewing the different options and cost estimates for the different changes and they will notify me when they are ready to meet to discuss solution.

Unfortunately at this time I do not have any revised drawings prepared to address the recommendations from the Advisory Council. I am not sure what my next step is in this process until I receive further direction from the City of Miami and RDC.

Please advise.

Thank you in advance for your attention and cooperation in this important matter.

Juan M. Socorro
Project Manager
Zyscovich, Inc
100 N. Biscayne Blvd., 27th Floor
Miami, Florida 33132
V. 305-372-5222, ext. 115
F. 305-577-4521
E. juan@zyscovich.com

>>> <Mary-Kathryn.Smith@dca.state.fl.us> 03/03/06 9:40 AM >>>
Juan, I still don't have the revised plan for this project that reflects changes recommended by the Advisory Council. I am finishing the agenda package today and it will be reproduced on Monday, so please let me know how you wish to proceed. Thank you and if you have any questions or need further information, please contact me. MK

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"Juan Socorro"
<JUAN@zyscovich.com>
03/23/2006 11:10 AM

To <Mary-Kathryn.Smith@dca.state.fl.us>
cc
bcc
Subject Re: Little Haiti Soccer Park

Good morning Ms. Smith. I am finally getting back to you on the Little Haiti Soccer Park project.

First of all I would be interested in knowing how the Commission Meeting went on March 20th, particularly concerning our project.

Moreover, we met with the City of Miami and our client to determine the direction they wanted to take on the bleacher building. They have decided to keep the Control Booth and provide vertical accessibility via an elevator. At the same time we will expand the top level landing of the bleacher building to accommodate Handicap Accessible locations at the top for better viewing. In addition, we will extend the canopy to provide better cover for the patrons seated in the first row.

I am now working on the revised drawings.

My questions for you are firstly, when and where is the next Accessibility Advisory Council meeting?; and secondly, how soon or how late do the drawings and the package need to be in to your office for the next meeting? Please advise. I appreciate your assistance in this process.

Thank you in advance for your attention and cooperation in this matter.

Juan M. Socorro
Project Manager
Zyscovich, Inc
100 N. Biscayne Blvd., 27th Floor
Miami, Florida 33132
V. 305-372-5222, ext. 115
F. 305-577-4521
E. juan@zyscovich.com

>>> <Mary-Kathryn.Smith@dca.state.fl.us> 03/06/06 8:53 AM >>>

I'll include your application as originally submitted with your most recent e-mail, so the Council and Commission are aware that you are working on the issue. If you have additional information subsequent to this, please be prepared to present it at the upcoming meeting March 20th.

Let me know if you have questions or need additional information. MK

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