

JAY REEVES & ASSOCIATES, INC.



ARCHITECTS AND DESIGNERS

725 NORTHEAST 1ST STREET

GAINESVILLE, FLORIDA 32601

WWW.JAYREEVES.COM

PHONE 352.371.3205

FAX 352.505.5689

Ms. Mary-Kathryn Smith
Department of Community Affairs
Codes and Standards
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

April 26, 2011

Dear Ms. Smith:

Please accept our Request for Waiver application for the Proposed Addition to the Fine Law Office in Gainesville Florida.

Included with this application are the following:

- Application including certifications from the Applicant, Architect and Building Code Official.
- Exhibit A, including contractors cost information.
- Full- Size set of requested plans.
- Reduced 11x17 set of requested plans.
- CD with all documentation.

Please let me know if you need additional information. Thank you for your help with the application process.

Sincerely,

Jay Reeves

Project Architect

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: FINE OFFICE BUILDING ADDITION

Address: 622 N.E. 1ST STREET, GAINESVILLE FLORIDA

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: JAMES D. REEVES JR.

Applicant's Address: 725 N.E. 1ST STREET, GAINESVILLE FLORIDA

Applicant's Telephone: 352-371-3205 FAX: 352-505-5689

Applicant's E-mail Address: JAY.REEVES@JAYREEVES.COM

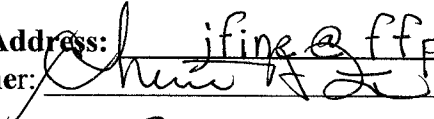
Relationship to Owner: OWNER'S ARCHITECT

Owner's Name: JACK & CHERIE FINE

Owner's Address: 622 N.E. 1ST STREET, GAINESVILLE FLORIDA

Owner's Telephone: 352-376-6046 FAX 352-372-0049

Owner's E-mail Address: jfine@ffplaw.com

Signature of Owner: 

Contact Person: JAY REEVES

Contact Person's Telephone: 352-371-3205 E-mail Address: JAY.REEVES@JAYREEVES.COM

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.)

EXISTING BUILDING - 1ST FLOOR: 1917 SQ. FT., 2ND FLOOR: 1191 SQ. FT.

PROPOSED ADDITION - 1ST FLOOR: 793 SQ. FT.

2ND FLOOR: 987 SQ. FT.

THE USE IS PROFESSIONAL LAW OFFICE.

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

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 GAINESVILLE BUILDING DEPARTMENT HAS

REFERRED THE ITEM.

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

Issue

1: VERTICAL ACCESSIBILITY TO PRIVATE OFFICES AT SECOND FLOOR. SECTION 553.509

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.

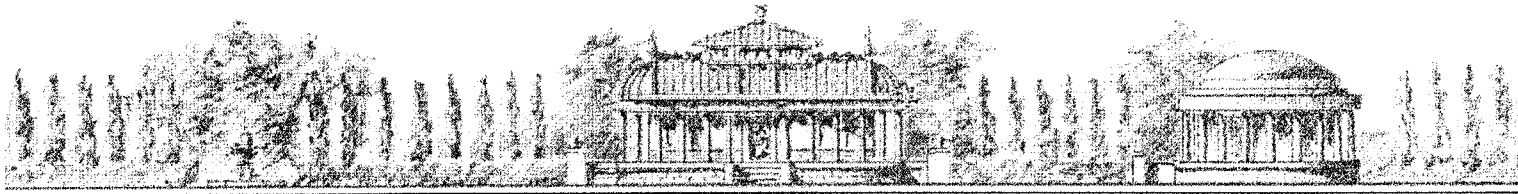
The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

HISTORIC RESIDENTIAL STRUCTURE CONVERTED TO OFFICE BY OWNERS IN 1980'S, ADDING "3" - 2ND FLOOR OFFICES.

Substantial financial costs will be incurred by the owner if the waiver is denied.

A CHAIR LIFT IS THE ONLY VIABLE OPTION, THE STAIR WOULD NEED TO BE ENLARGED, A LIFT INSTALLED AT A COST OF \$20,000

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.



Arkitectura

Building Construction and Historic Restorations
1841 N.W. 55th Street
Gainesville, Florida 32605
352.538.5555

April 20,2011

Jay Reeves & Associates
725 NE 1st Street
Gainesville, Florida 32601

Proposed Fine Law Office Addition

RE: increase in project budget for addition of Stair Lift for ADA.

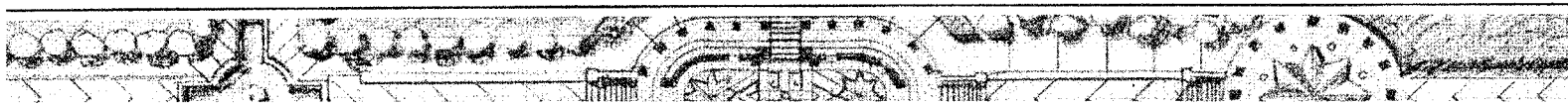
Dear Jay Reeves,

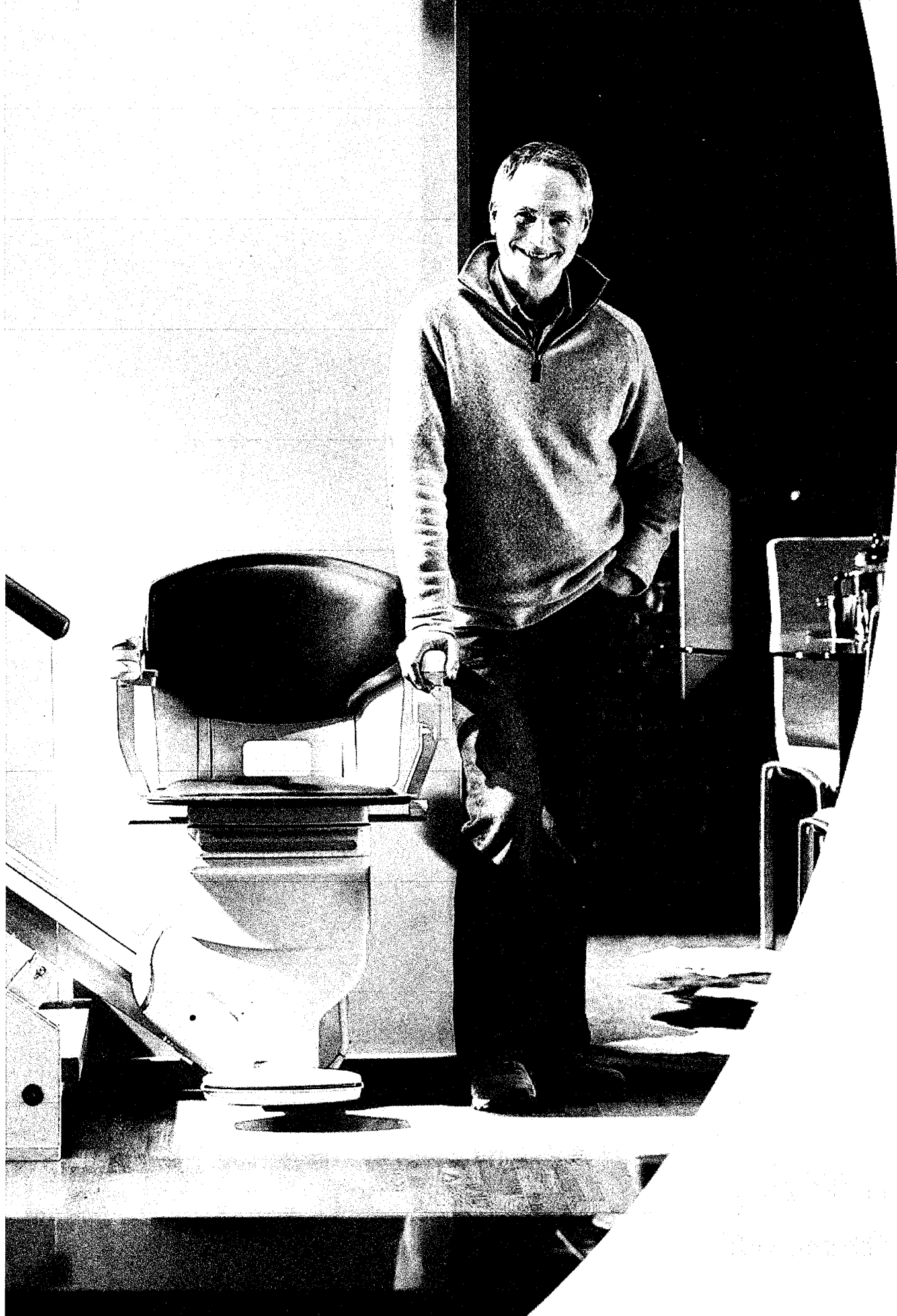
We have reviewed your alternate drawings for the additional cost to enlarge the stair to a clear width of 5 feet, expanding the rear stair to the West a total of 3 feet on all three levels. The additional structure and finish stair work would increase the overall project price by roughly \$4850,excusive of the chair lift and electrical circuit required. The lift and installation shall be by others.

Should you have questions or require additional cost information, please contact me at 352.538.5555.

Sincerely,

Todd Bicker
Construction Manager





Stairlifts for straight stairs...

Choice of seat

We offer a choice of seat styles.

Control

Gently move the control to operate your stairlift. The chair also has a key lock.

Reclining

Our indoor straight stairlifts can be folded without bending down, for comfort and safety.

Swiveling

Turns to face the landing at the top of the stairs, becoming a safety-barrier behind you.

Safety stop

Sensors in the base automatically detect obstructions on your stairs and bring the chair to a prompt and gentle stop.

Big or not so big

Choose from hard-wearing woven, leather or vinyl in a choice of colors.

Adjustable arms

Both armrests can be adjusted to suit you.

Seat belt

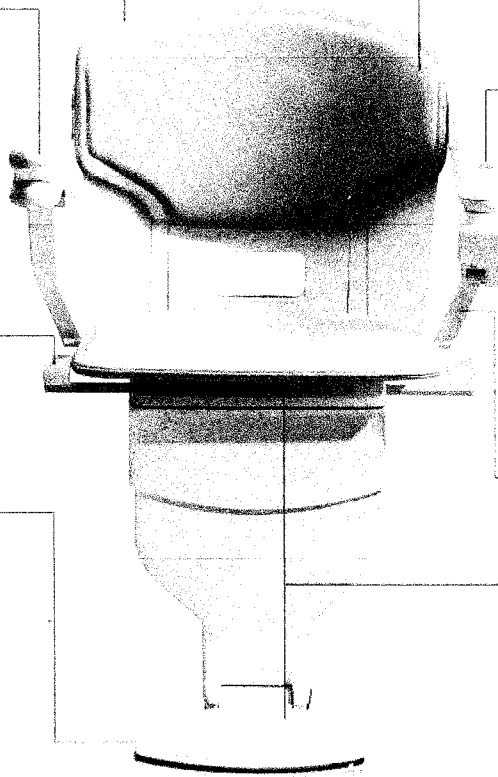
For added reassurance. On the Solus and Sofia chairs you can fasten and unfasten the retractable seat belt with one hand.

Removable front foot

For side access.

Adjustable seat back tilt

Set at the time of installation, for your comfort. (Straight stairlifts only.)



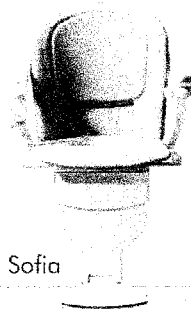
Model shown: Solus chair with Oyster upholstery

Swiveling hinged rail

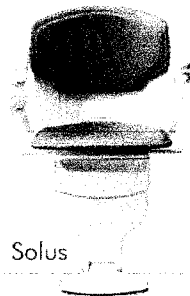
If the stairlift track obstructs the lower landing, this option allows it to automatically fold up out of the way.

Weather resistant

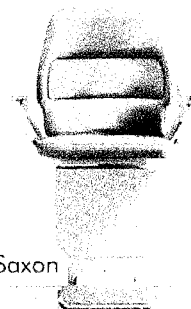
The Stannah 320 withstands harsh weather, salt spray and small animals, and can be locked to prevent unauthorized use. A strong cover provides extra protection when not in use.



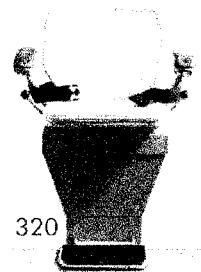
Sofia



Solus



Saxon

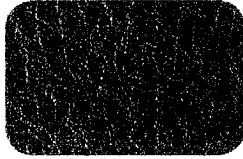


320

Stannah Stairlifts for
curved stairs and
outdoor use.

High Quality Stairs - Wood & Solid Colors

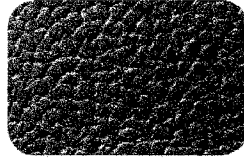
Leather - made from the finest quality Scottish leather



Black



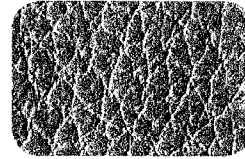
Cream



Cocoa

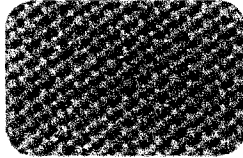


Oyster

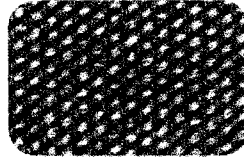


Slate

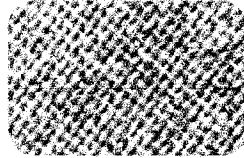
Woven upholstery - made from a stain-repellent wool blend fabric



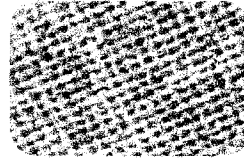
Red



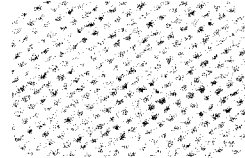
Blue



Green

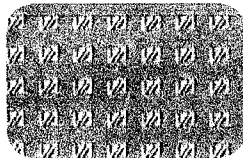


Stone

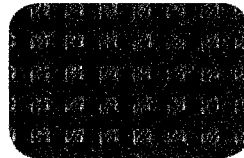


Mustard

Vinyl - lightly textured and easy to keep clean



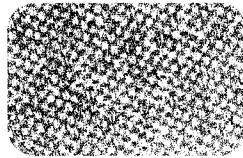
Sand



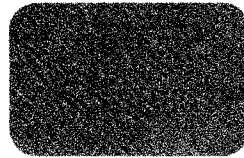
Lavender

High Quality Stairs - Wood and Acrylic Stairs

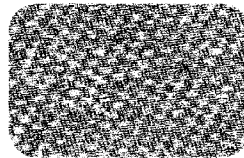
Vinyl - lightly textured and easy to keep clean



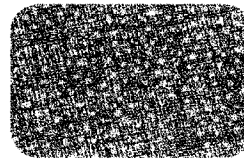
Mallum



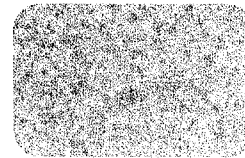
Skye



Forest



Roeburn



Clova

Stannah Stairlifts

Call for a free no-obligation survey of your stairs.

ProFound Medical Equipment

7598 Currency Drive
Orlando FL 32809

Toll-Free: (877) 710-8181

Phone: (407) 401-9667

Fax: (877) 720-7131

Email: support@ProfoundMedicalEquipment.com

Our company policy is one of continuing product improvement. We therefore reserve the right to alter specifications and improve design at any time. Stannah is a registered trademark. Colors may vary due to normal printing processes.

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Stannah Stairlifts

Stannah Stairlifts Inc

Head office & showroom:

20 Liberty Way, Suite A
Franklin MA 02038
Toll-free 1-800-877-8247
Tel 1-508-520-7878
Fax 1-508-520-7883

New York showroom:

45 Knollwood Rd., Suite 103
Elmsford, NY 10523
Toll-free 1-888-333-8708
Tel 1-914-345-8484
Fax 1-914-345-8488

www.StannahStairlifts.com

TERRI VANIWARDER - VERBAL QUOTE \$14,000 TO \$15,000.

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Form No. 2001-01

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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. ARKITECTURA CONSTRUCTION (SEE ATTACHED)

b. JOYNER CONSTRUCTION (SEE ATTACHED)

c. STANNAH STAIRLIFTS INC. (SEE ATTACHED)

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.

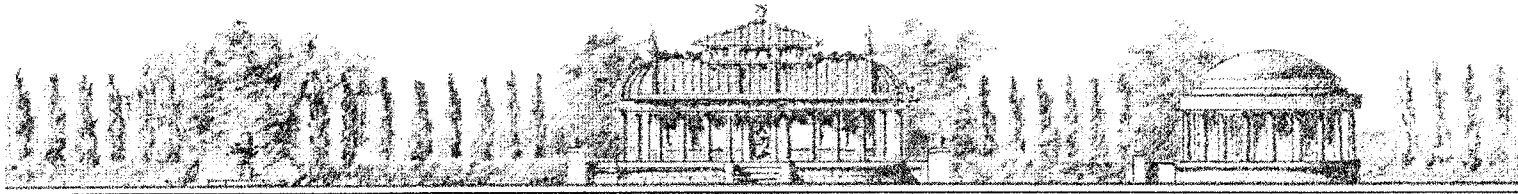

Signature

JAMES D. REEVES JR.
Printed Name

Phone number (352) 371 - 3205

(SEAL)





Arkitectura

Building Construction and Historic Restorations
1841 N.W. 55th Street
Gainesville, Florida 32605
352.538.5555

April 20,2011

Jay Reeves & Associates
725 NE 1st Street
Gainesville, Florida 32601

Proposed Fine Law Office Addition

RE: increase in project budget for addition of Stair Lift for ADA.

Dear Jay Reeves,

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Should you have questions or require additional cost information, please contact me at 352.538.5555.

Sincerely,

Todd Bicker
Construction Manager



March 28, 2011

Mr. Jay Reeves & Associates

725 NE 1st Street

Gainesville, FL 32601

RE: Fine Law Office Analysis for Adding Structure to Accommodate Chair Lift

Dear Jay:


After review of the preliminary plans for this project received from your office, we have done our review and analysis of probable costs to improve the structure to accommodate the added chair lift at the new rear stair. Our budget does not include the chair lift. We have made allowance for the added closet and additional tread width and landing width as well as additional wall and roof framing, siding and roofing.

Our proposed cost to make this modification is \$5,000.00.

Should you have any questions regarding this budget, please call me at my office to discuss.

Sincerely,

Joyner Construction, Inc.



Chuck Austin

Project Manager



Profound Medical Equipment

INVOICE

ProFound Medical Equipment, Inc.

Keeping People Moving!

INVOICE # 18007
DATE: APRIL 27, 2011

P.O. Box 691724 Orlando, FL 32869
Phone 877-710-8181 Fax 877-720-7131
Profoundmedicalequipment.com

TO Jay Reeves
725 NE 1st Street
Gainesville, FL 32601
352-371-3205

Same Quote

| SALESPERSON | JOB | SHIPPING METHOD | SHIPPING TERMS | DELIVERY DATE | PAYMENT TERMS | DUE DATE |
|-----------------|------------|-----------------|----------------|---------------|---------------|----------|
| Terri Vanwarden | Stairlifts | PME | | | Installation | |

| QTY | ITEM # | DESCRIPTION | UNIT PRICE | DISCOUNT | TOTAL |
|-----|--------|--|------------|----------|-----------|
| 1 | 260 | Stannah Curved Stairlift Model 260 W/Commerical Building Package Heavy Duty Batteries, and 2252 Keys on all controls, With (2) Turn and Parks at the top and bottom. 50% Deposit when order is placed and remaining 50% at Installation Includes Delivery and Installation 2yr Warranty parts and labor, 10 yr Motor & Gearbox Sales Tax waived w/prescription | 16900.00 | 300.00 | 16,600.00 |

TOTAL DISCOUNT

SUBTOTAL

SALES TAX

TOTAL

0

Make all checks payable to ProFound Medical Equipment

Thank you for your business!

JAY REEVES & ASSOCIATES, INC.



ARCHITECTS AND DESIGNERS

**725 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32601**

WWW.JAYREEVES.COM

PHONE 352.371.3205

FAX 352.505.5689

Doug Murdock
Building Department
City of Gainesville

April 21, 2011

Doug,

We respectfully are requesting an accessibility waiver for a proposed addition to the law offices of Fine, Farkash, &Parlapiano located on NE 1st Street. Their office is located in a renovated historic residential structure built in 1904. The building is entirely office use and currently has four private offices located on the second floor. There are three private offices, receptionist office, and conference room located on the first floor. Accessibility to the first floor is via a portable ramp that does not meet ADA.

The proposed addition is about 1650 Sq. FT. and replaces some poor quality previous additions at the first floor with new space at the second floor. There will be three additional private offices at the second floor, and a new rear stairwell that is fire rated. The ground floor will have expanded offices at the rear, a new rear porch, and a new permanent ADA compliant ramp up to the front porch.

The second floor will remain private offices not open to the public. Should a disabled attorney join the firm; they most likely would utilize a ground floor office out of convenience. Disabled clients would be met at the first floor in any event. Physically the property is very limiting in terms of the addition and is requiring set back variances to construct. The building is Historic located in the Northeast Historic District and subject to Historic board approval.

The lowest cost option to provide vertical accessibility to the second floor would be to expand the proposed rear stair by 4 feet in width at an additional cost of \$ 5000, and approximately \$15,000 for the chair lift capable of making the turns. The existing doorways at the second floor are not 32 " clear, and no renovation work is proposed in the existing structure. The existing doors are paneled heart pine with glass transoms above and cannot be modified. These are considered a historic feature and should be retained. It is intended that the public shall continue to have only access to the first floor where the meeting rooms and facilities are located, and second floor restricted to private offices as it has functioned since the 1980's owned by the same firm. Please review and advise as to a potential waiver.

Thank You,


Jay Reeves, Architect

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. Vertical Accessibility To The 2nd Fl. F.S. 553.509
- 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 Because of the HISTORIC NATURE of
The building we would be agreeable to a waiver of 553.509

Jurisdiction CITY of Gainesville

Building Official or Designee *DR Murdock*
Signature

Douglas R. Murdock
Printed Name

BO-441
Certification Number

352-334-5050 / 352-334-2207
Telephone/FAX

Address: 306 NE 6th AVENUE
GAINESVILLE, FL 32602

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 26th day of APRIL, 2011

Signature

James D. Reeves Jr.

JAMES D. REEVES JR.

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.