

DINO LAUDATI SALON

Issue: Vertical accessibility to a mezzanine.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to a 400 square foot mezzanine in a hair salon. The facility was previously mixed use and is being renovated to provide salon services on both levels. The scope of the work is \$87,000 in alterations; and a \$24,396 estimate was submitted for installation of a lift. All services provided on the mezzanine are duplicated on the accessible first level. Note: The toilet room on the mezzanine is not accessible.

Project Progress:

The project is under construction.

Items to be Waived:

Vertical accessibility to the mezzanine, 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: Dino Laudati Salon

Address: 701 S. Olive, Ste 12

West Palm Bch, FL 33401

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: Aaron French: 561-281-3390 cell

Applicant's Address: 701 S. Olive, Ste 119, West Palm Bch, FL 33401

Applicant's Telephone: 561-685-8787 FAX: _____

Applicant's E-mail Address: laudati@salonbuilder.com

Relationship to Owner: _____

Owner's Name: Dino Laudati

Owner's Address: 701 S. Olive Ste. 12, West Palm Bch, FL 33401

Owner's Telephone: 561-685-8787 FAX _____

Owner's E-mail Address: laudati@salonbuilder.com

Signature of Owner: _____

Contact Person: Aaron French

Contact Person's Telephone: 561-281-3390 E-mail Address: afrench@kastbuild.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.)

Live/Work unit originally permitted as a mixed occupancy and will now be full commercial with the Salon business. 1,200 sf down stairs / 400 sf upstairs.

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

\$87,000

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* Projected TCO of 9/20/09

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

We are requesting that the requirement for vertical accessibility to be waived. To comply with this requirement would be technically infeasible for the business plan. In addition, equivalent facilitations have been provided for the business services. Compliance would also cause an undue hardship to the owner and business strategies.

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

Issue

1: 11-4.1.6 Technical Infeasibility

Issue

2: 11-2.2 Equivalent Facilitations

Issue

3: Compliance may cause undue hardship

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. *See letter from BC architects for more detail on hardship.*
Space is so small and critical to operation of the business. The placement of the lift would have to be placed at the reception desk and color bar location and severely hamper the business.

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

The owner would not only have the cost of the lift installation, but the impact to the business plan and space layout would directly hinder and cost more than the lift itself over time.

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.

See attached quote from Garaventa

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.

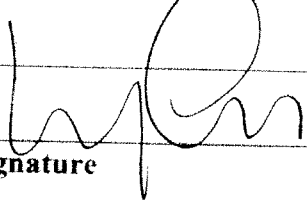
a. See attached quote from Garaventa

b.

c.

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

See attached Letter from Architect



Signature

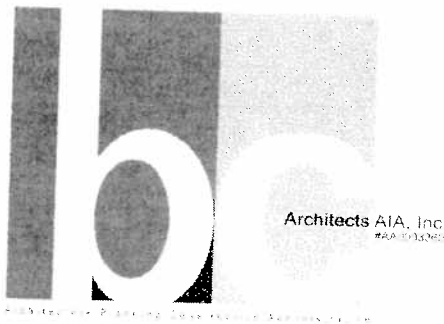
Lawrence S Cohen

Printed Name

Phone number 309.663.3132

(SEAL)





September 2, 2009

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

To Whom It May Concern:

On behalf of The Laudati Salon Owners, we respectfully ask for your review and understanding of why we are applying for a waiver for vertical accessibility. The Owners are moving from a location that has very little street presence, into a residential condominium building that has live/work spaces at ground level with good street frontage, and greater visibility. These live/work units were designed (in keeping with the desire of the local downtown zoning ordinance) with the intent of bringing small businesses into the downtown area. To that end, the live/work units are 2-story spaces with open mezzanines. The D. Laudati Salon has 1,200 sq. ft. on the Ground Level, and a 400 sq. ft. mezzanine. It must be noted that per both zoning and building codes, mezzanine areas are limited to 1/3 of the ground level area they serve.

The Salon design proposes 2 shampoo stations on the ground and 1 on the mezzanine. There are 4 styling stations on the ground and 2 on the mezzanine. The mezzanine level would facilitate peak times. It is clearly a less desirable space for the patron; lower ceilings, less natural light, and climbing the stairs would not be a first choice. There is a 2 to 1 ratio of equivalent facilitation from ground floor to mezzanine.

In order to introduce a lift into the space, the following major items will make the condition technically infeasible to provide adequate services for a viable business:

- Ground:
- a. The color bar – reduction of storage, function and a reduction from 3 to 1 patrons.
 - b. The reception would be un-usable in its present location – if brought to the entry, the retail area would be severely limited.

- Mezzanine:
- c. The styling station on the south side would have to be eliminated; leaving one styling station and one shampoo station.

The Owner's ability to conduct a small business would be an undue hardship if the mezzanine level cannot be used. Although the mezzanine would serve only 2 additional patrons the potential to have 6 styling stations in lieu of 4 during peak hours means a lot to this small business' bottom line

We ask for your consideration to waive the requirement of vertical accessibility for this project.

Sincerely,

Lawrence Cphan, Principal

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 20th day of August, 2009

Signature



Printed Name

Aaron French

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.

701 S. OLIVE, STE. 12

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. EXISTING RESIDENTIAL MIXED (LIVE WORK) OCCUPANCY
- b. NEW BUSINESS FUNCTIONS BEING ADDED TO 2ND FLOOR (SUNROOM AREAS)
- c. SERVICES OFFERED ON 2ND FLOOR ARE IDENTICAL TO FIRST FLOOR

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 \$100M (NEW BUILDING - RECENTLY COMPLETED)

Comments/Recommendation APPEARS TO MEET CRITERIA FOR EQUIVALENT FACILITATION (11-2.2) AND COMPLIANCE WILL CAUSE UNDOE HARDSHIP

Jurisdiction CITY OF WEST PALM BEACH

Building Official or Designee

Signature

DOUGLAS RIFE

Printed Name

1301272

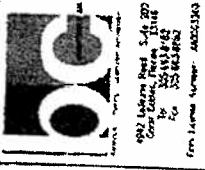
Certification Number

561 805 6650 / 561 805 6677

Telephone/FAX

Address: 401 CLEMATIS STREET, WEST PALM BEACH
FLORIDA, 33401

Revision 3 drawings signed by Doug Wise (Building Official)



TWO CITY PLAZA
 191 S. GERRIE AVE
 WEST PALM BEACH, FL
UNIT 112

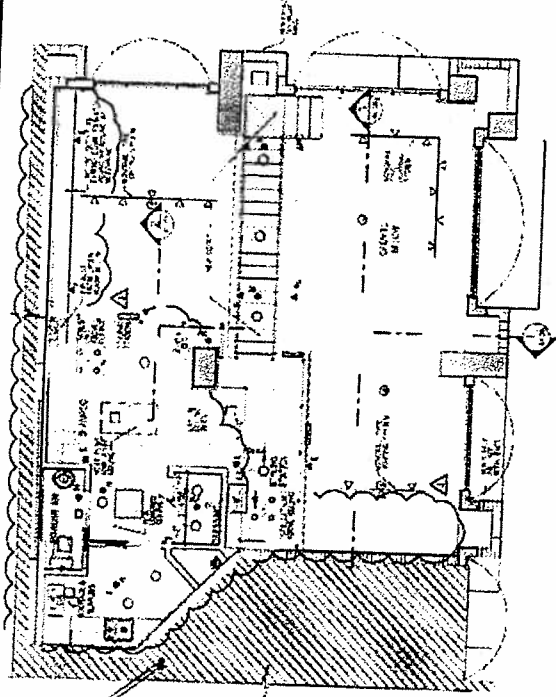
OWNER:
ENZO & MARILYN LAUDATI
 191 S. GERRIE AVE
 WEST PALM BEACH, FL 33411

DATE: 02/14/14
 02/13/14
 02/11/14

BY: [Signature]
 TITLE: ARCHITECT

GROUND AND MEZZANINE FLOOR AND REFLECTED CEILING PLANS

A1.04

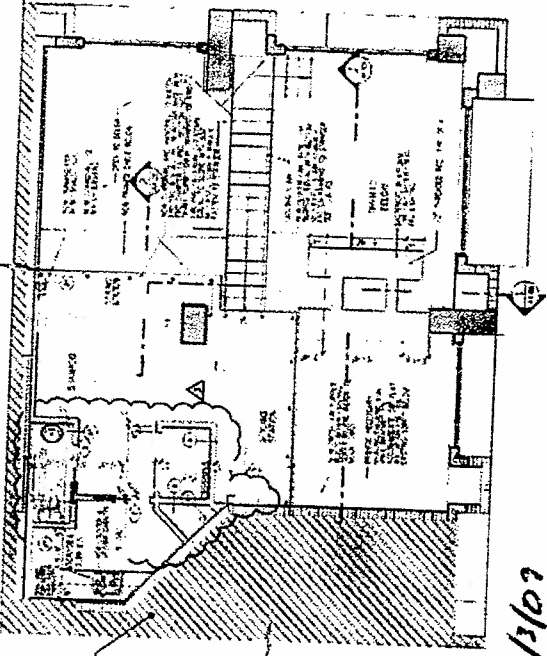


SHADED AREA NOT PART OF THIS UNIT

- LEGEND**
- 1. FINISH FLOOR
 - 2. FINISH WALL
 - 3. FINISH CEILING
 - 4. FINISH DOOR
 - 5. FINISH WINDOW
 - 6. FINISH STAIR
 - 7. FINISH ELEVATOR
 - 8. FINISH RAMP
 - 9. FINISH BALCONY
 - 10. FINISH TERRACE
 - 11. FINISH PORCH
 - 12. FINISH DRIVEWAY
 - 13. FINISH GARAGE
 - 14. FINISH DRIVEWAY
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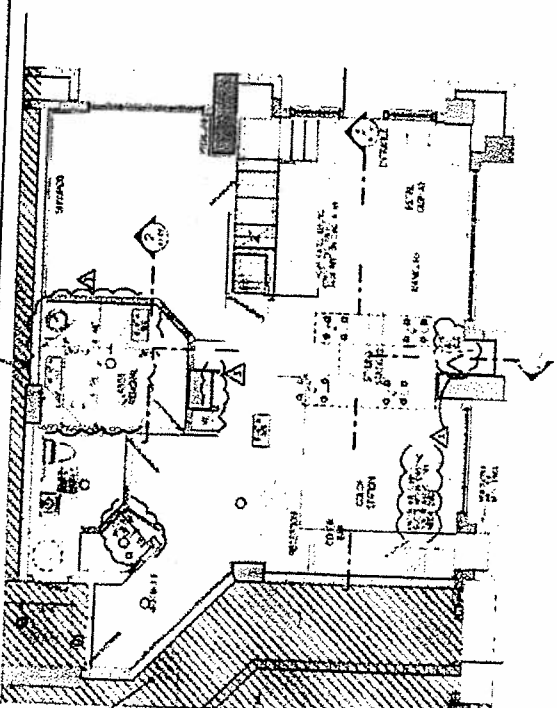
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 SCALE: 1/8" = 1'-0"

9/1/10



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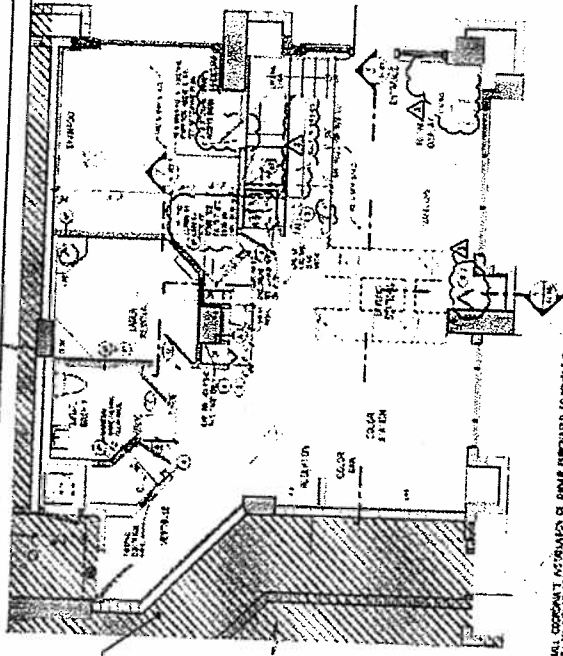
2 MEZZANINE LEVEL PLAN
 SCALE: 1/8" = 1'-0"



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- LEGEND**
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 - 3. FINISH CEILING
 - 4. FINISH DOOR
 - 5. FINISH WINDOW
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 - 20. FINISH DRIVEWAY

3 GROUND LEVEL CEILING PLAN
 SCALE: 1/8" = 1'-0"



SHADED AREA NOT PART OF THIS UNIT

4 GROUND LEVEL PLAN
 SCALE: 1/8" = 1'-0"



SEE SMALL COMPONENTS SHEETS FOR DETAILS AND FINISHES FOR WATER RESISTANT WALLS, FLOORS AND ALL LOW WALLS.



4155 CALHOUN BLVD. SUITE 200
 GAITHERSBURG, MARYLAND 20878
 TEL: 301-943-3333
 FAX: 301-943-3333

FOR MORE INFORMATION: 410-223-8888

TWO CITY PLAZA
 281 N. GARDEN AVE.
 WEST PALM BEACH, FL
UNIT 112

DESIGNER:
CNO & MARIANNE LAJOIE
 200 N. W. 10th St.
 Ft. Lauderdale, FL 33304

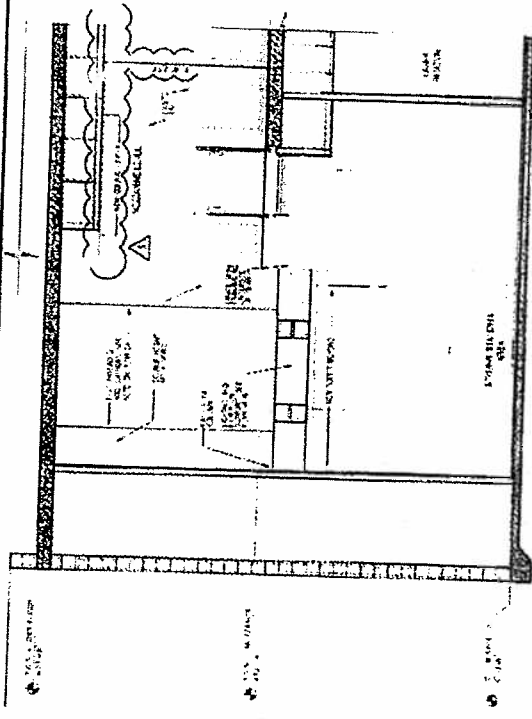
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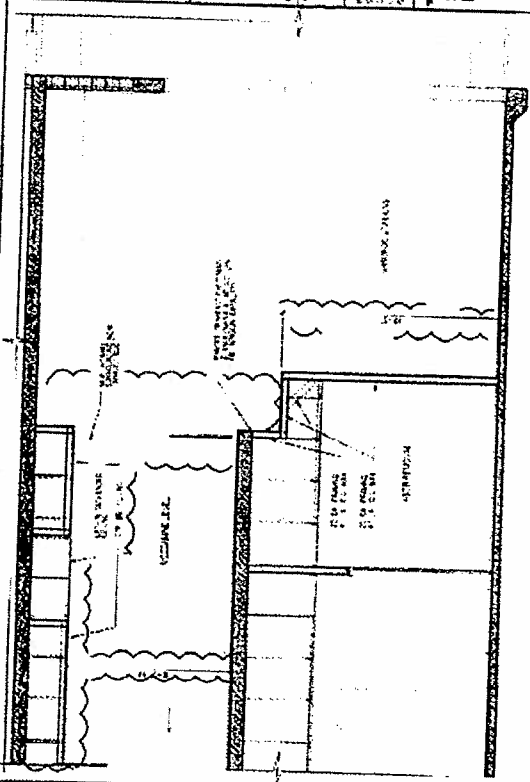
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SECTIONS AND DETAILS

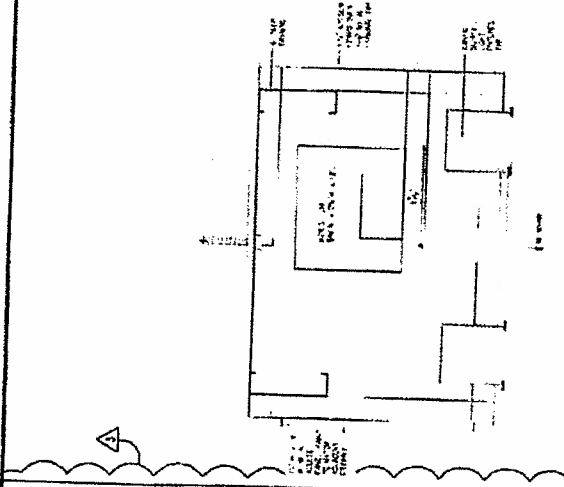
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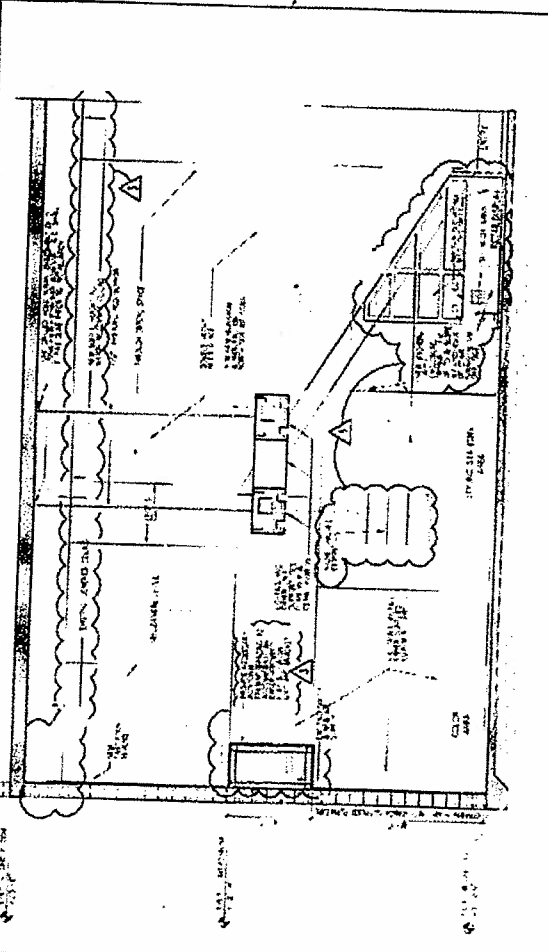
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1 SECTION
 11/23/09
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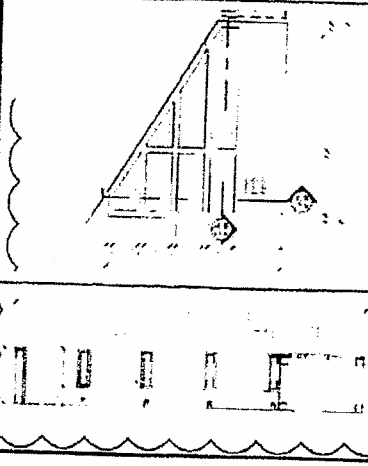
2 SECTION
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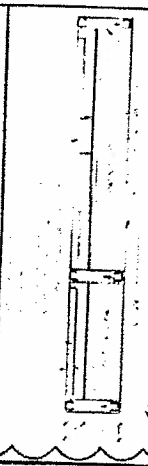
3 SECTION THROUGH SUSPENDED PLATFORM
 SCALE: 1/2" = 1'-0"



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



5 BUILT-IN SHELVES ELEV.
 SCALE: 1/2" = 1'-0"



6 PLAN SECTION
 SCALE: 1/2" = 1'-0"

Proposal Number: 07070916WFS
Proposal Date: July 8, 2009
Expiration Date: 30 days from above



PROPOSAL Vertical Wheelchair Lift

Project: **City Plaza Salon/Kast**
Location: **Palm Beach, FL.**
Specification: **Vertical Wheelchair Lift/14420**

- I. Summary. This proposal represents our offer to furnish and install the full scope of work described in the plans and specifications. Compliance with plans, specifications and design intent is certified, with exceptions, if any, listed in paragraph VII below.
- II. Materials to be provided: One (1) Garaventa Vertical Wheelchair Lift, according to the following schedule:

	<u>Model</u>	<u>Location</u>
a.	GVL-EN-144	per plans

The vertical wheelchair lift is to be equipped as follows:

- 750 lb capacity
- 3 hp 1" Hydro Drive
- Keyed landing controls
- Tall Enclosure at 2 upper landing
- Landing door & gate with interlock
- Emergency Batt. lowering device
- Emergency Stop/Alarm
- 36" x 54" platform
- Plexi panel enclosure
- Automatic Platform Lighting w/ battery
- Car Grab Rail
- Pitted Construction
- All required safety devices
- State Certification
- Indoor Package
- 1-year parts warranty

- III. Labor to be provided: All labor and incidental materials necessary for the delivery, set-up, installation, adjusting, inspecting, testing and delivery to the owner of the complete lift system at location in the building prepared by others.

IV. Proposal amount: \$ 24,396.35 + \$1,900 + 500 = 26,796 + removal of finishes.
↑ railing modifications

V. Terms: 40% deposit, 35% material on site, balance on state inspection.
↓ concrete removal and recess

Materials which are not accepted upon an attempt to deliver will be stored and scheduled for re-delivery at the owner's expense. Invoices are payable upon presentation. Title to all equipment shall remain with Garaventa USA, Inc. until all invoices are paid in full.

Customer agrees to bear all costs of collection of overdue invoiced amounts, including any agent/attorney's fees incident thereto.

- VI. Delivery: In accordance with the project phasing schedule, but not earlier than 7 weeks from approval of submittals or shop drawings. Shop drawings may be expected within 2 weeks of acceptance by all parties of this proposal or other form of contract/purchase order. These time estimates are provided for planning purposes only and do not represent a contractual obligation or commitment.

- VII. Exceptions to specification:

Garaventa USA- Florida

3500 NE 11th Avenue, Ft. Lauderdale, FL 33334

www.garaventa-florida.com

Phone: (954) 567-1252 FAX: (954) 567-1178

VIII. Comments/conditions:

1. All site preparations, including mains electrical power to the drive machine location is the responsibility of the owner, as well as any permits required for this portion of the work. Electrical mains power (120 volt 1 phase, 20 amps, with neutral) with lockable, fused disconnect included with lift.
2. This lift may require reinforcement of floors, walls or both in order to bear the loads associated with this unit. Our shop drawings will locate and describe the loads imparted to the structure. Evaluation of these loads and their effect on the structure as well as any reinforcement required is the responsibility of others.
3. Local building permits, variances or reviews are the responsibility of the owner. We will apply and pay for the state elevator installation permits and acceptance tests.
4. Quoted price includes installation by qualified and licensed technicians during normal working hours as scheduled with the owner in advance.
5. A ninety day labor, and one year parts warranty is included in the quoted proposal amount. Extended warranties programs are available; a preventative maintenance agreement is included with the turnover package and will initiate after the ninety day warranty maintenance is concluded. The PMA is a condition of the purchase contract; this will be assigned to the owner as part of the construction documents and project turnover.
6. Upon acceptance of this proposal, and unless otherwise specified in contract documents, a cancellation fee will apply if this agreement is canceled by the customer prior to the fabrication of the equipment. The amount of the cancellation fee will be (10) percent of the proposal price (less installation, taxes and freight charges) or actual costs, whichever is greater. Cancellation after the equipment has been fabricated and offered for delivery will be subject to a cancellation fee equal to the full contract value less installation labor.

Thank you for your interest in the Garaventa line of products and services. Please contact me directly if you have any questions or concerns.

For Garaventa USA, Inc

W. Bill Scott
954-567-1252

Acceptance:

This proposal is accepted

(authorized signature)

(print name and title)

(Date accepted)



1642 Lakeside Road, Suite 200
 Coral Gables, FL 33134
 For Sales: 305.863.8100
 For Leasing: 305.863.8882
 Firm License Number: HQ0003260
 © 2008 HOK VENTURA, INC.
 ALL RIGHTS RESERVED

DESIGNED BY
FLORIAN HOFMEIER ARCHITECT

TWO CITY PLAZA
 701 S. OLYVE AVE.
 WEST PALM BEACH, FL
UNIT 112

OWNER:
DINO & MARIANNE LAUDATI
 2015 OLYVE AVE. UNIT 112
 WEST PALM BEACH, FL
 (561) 633-7811

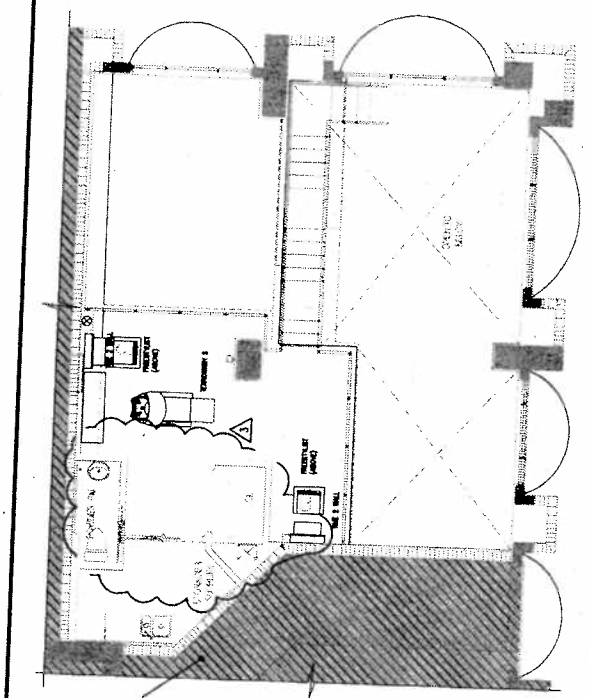
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2	06-07-08	SET MARKING
3	06-07-08	SET MARKING

107 PLAN
 PROJECT FOR PERMIT
 04/17/08

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:
 IBC 2006 L.C.
 IFC 2006 L.C.
 IES 2006 L.C.
 IFC 2006 L.C.

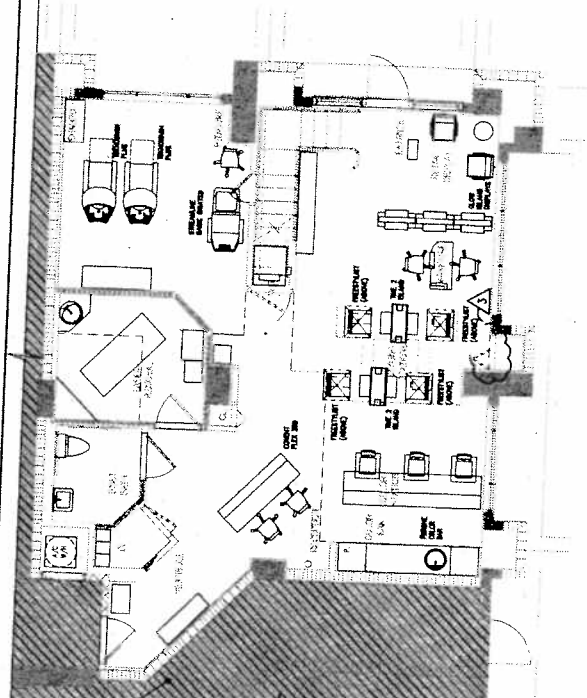
EQUIPMENT LAYOUT PLANS

PROJECT NO.
 SHEET NO. **A1.03**



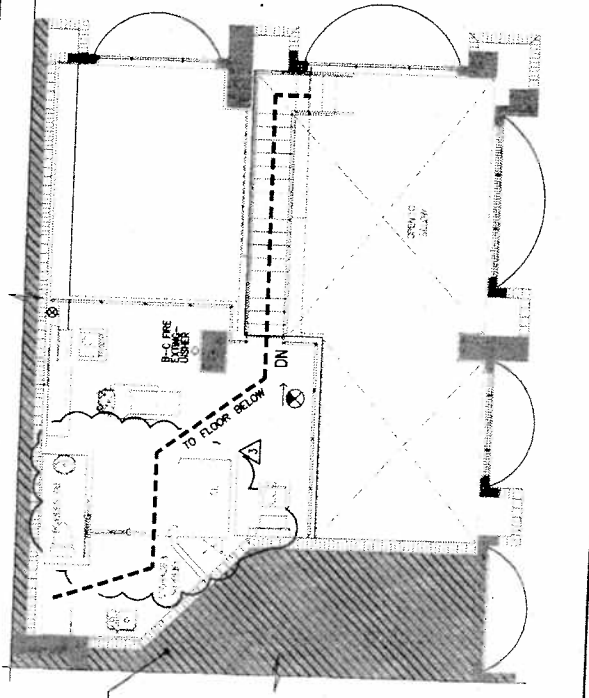
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2 MEZZANINE LEVEL EQUIPMENT PLAN
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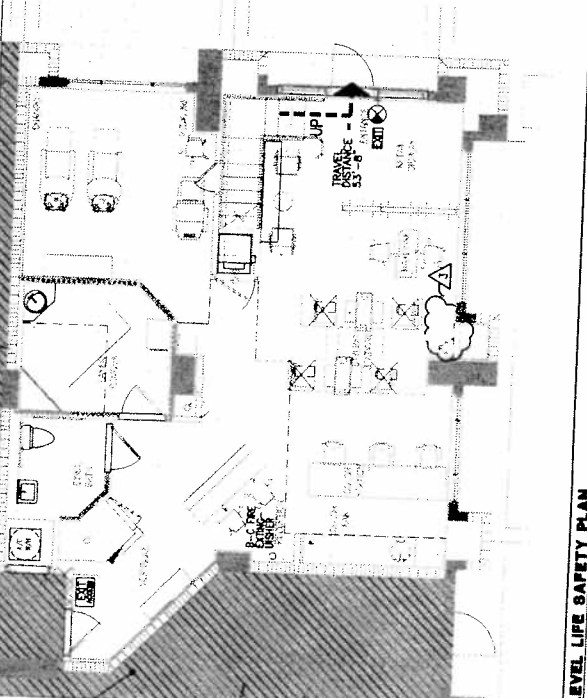
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1 GROUND LEVEL EQUIPMENT PLAN
 SCALE: 1/4" = 1'-0"



SHADED AREA NOT PART OF THIS UNIT

4 MEZZANINE LEVEL LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"



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3 GROUND LEVEL LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"

PL 10318 100 012 1 1/2 (10/08) 10/08-03-01-03.dwg (1-11-03) Aug 07 2008 8:13 AM ARVMS



1800 Lakeside Blvd. Suite 200
 Coral Gables, FL 33134
 Tel: 305.663.1110
 Fax: 305.663.1862
 Firm License Number: AH0003336
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TWO
CITY PLAZA
 701 S. OULZE AVE.
 WEST PALM BEACH, FL
UNIT 112

OWNER:
DINO & MARIANNE LAUDATI
 701 S. OULZE AVE. UNIT 112
 WEST PALM BEACH, FL
 (561) 832-7911

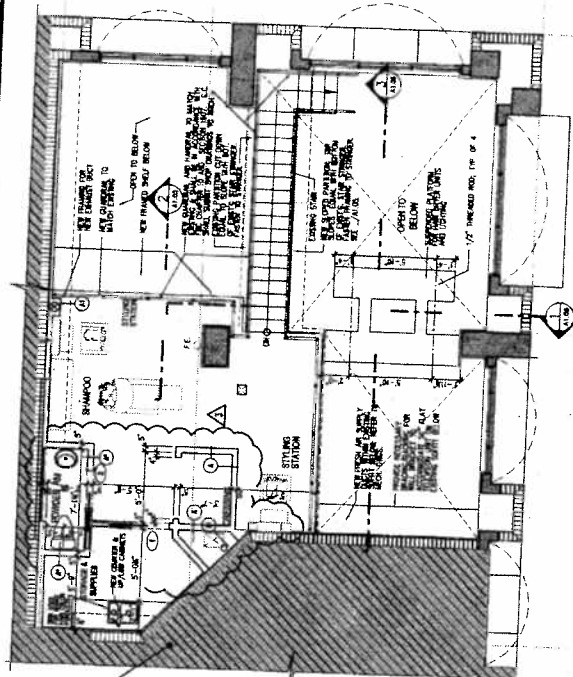
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3	09-29-09	SEE MARKING

SET PLAN
 CHECKED FOR TOLERANCE
 04/22/08

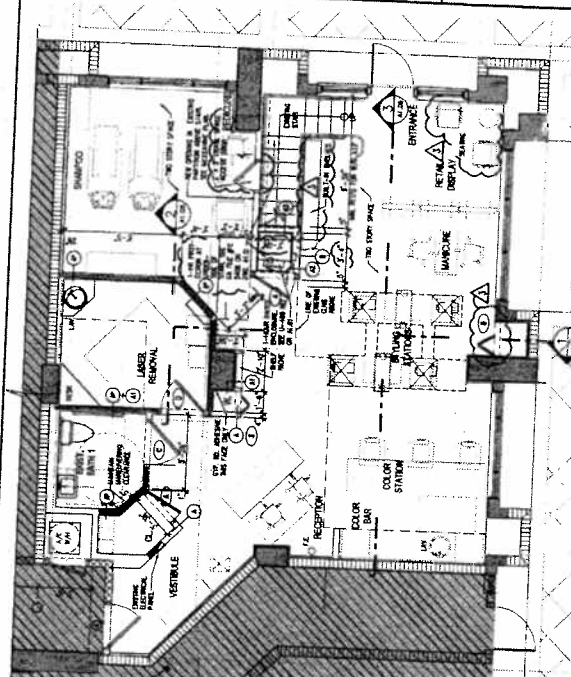
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 CHECKED: J.C.
 080612-01104

SHEET TITLE
GROUND AND MEZZANINE FLOOR AND REFLECTED CEILING PLANS

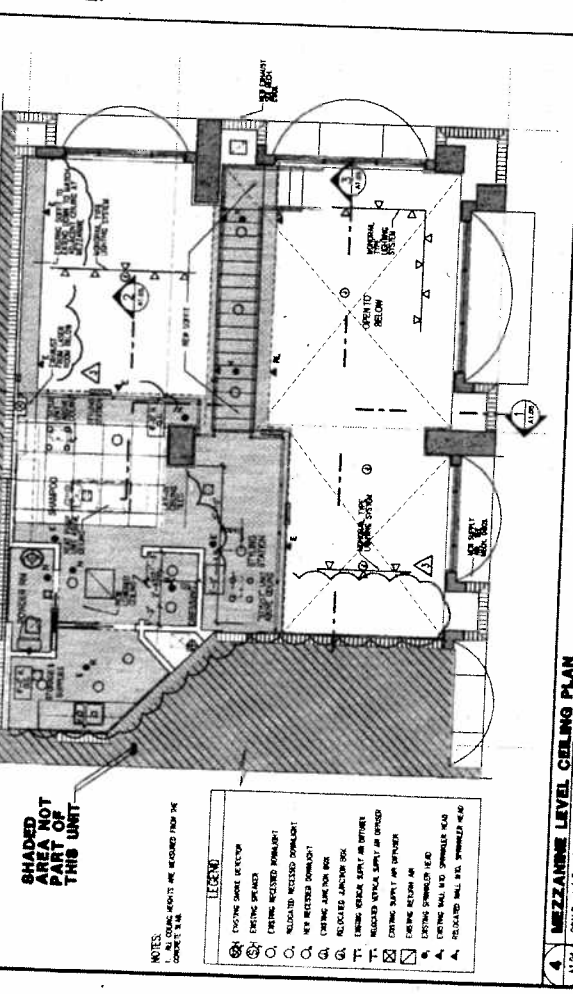
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A1.04



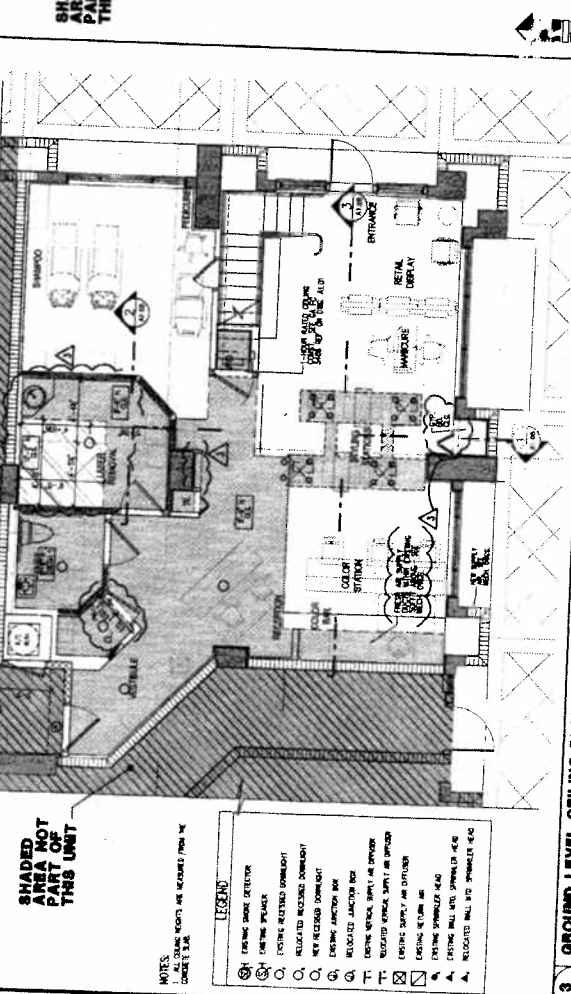
1 MEZZANINE LEVEL CEILING PLAN
 SCALE: 1/4" = 1'-0"



2 MEZZANINE LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3 GROUND LEVEL CEILING PLAN
 SCALE: 1/4" = 1'-0"



4 GROUND LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTES:
 1. ALL CEILING HEIGHTS ARE REQUIRED FROM THE CORNER'S FIN.

NOTES:
 1. ALL SHADING IS TO INDICATE THE INSTALLATION OF OWNER PURCHASED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND ALL APPLICABLE CODES.

NOTES:
 1. ALL SHADING IS TO INDICATE THE INSTALLATION OF OWNER PURCHASED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND ALL APPLICABLE CODES.



442 Laine Road Suite 200
 Coral Gables, FL 33146
 For: 305.853.8852
 Firm License Number: AK000330
 M. B. BROWN, P.E.
 ARCHITECT

TWO CITY PLAZA
 701 S. OLIVE AVE.
 WEST PALM BEACH, FL
UNIT 112

OWNER:
DINO & MARIANNE LAUDATI
 301 WEST PALM BEACH, FL
 (561) 833-1811

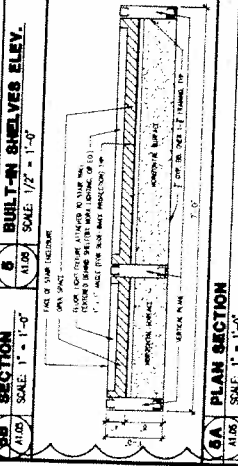
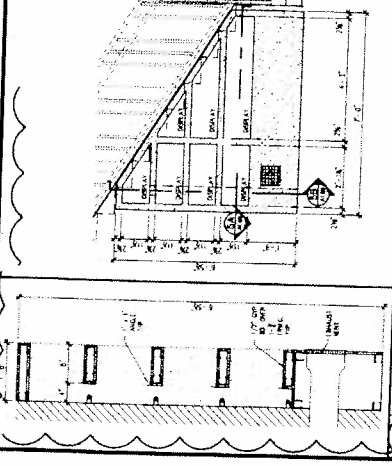
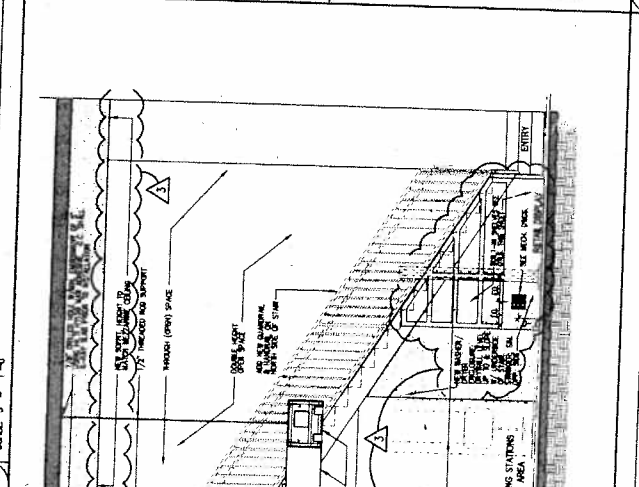
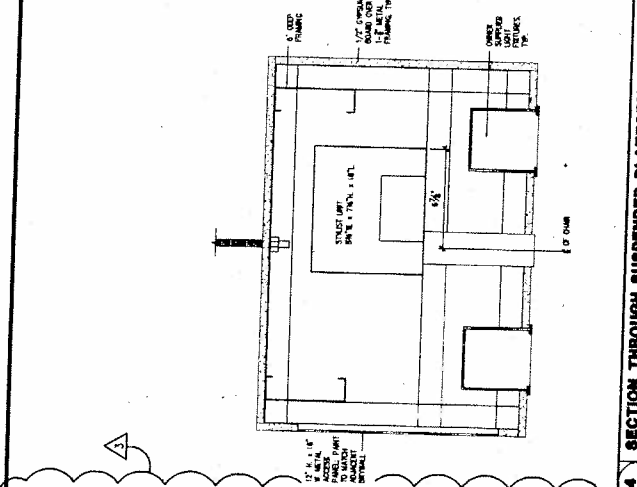
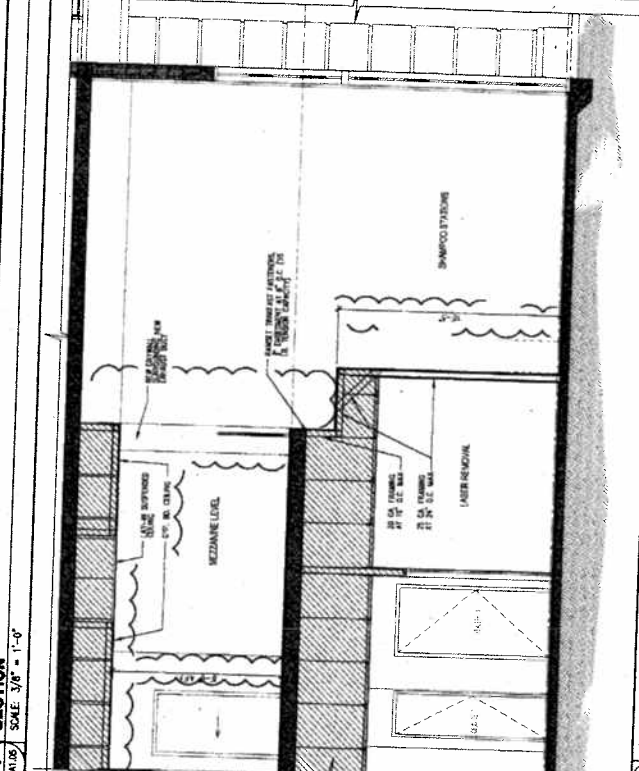
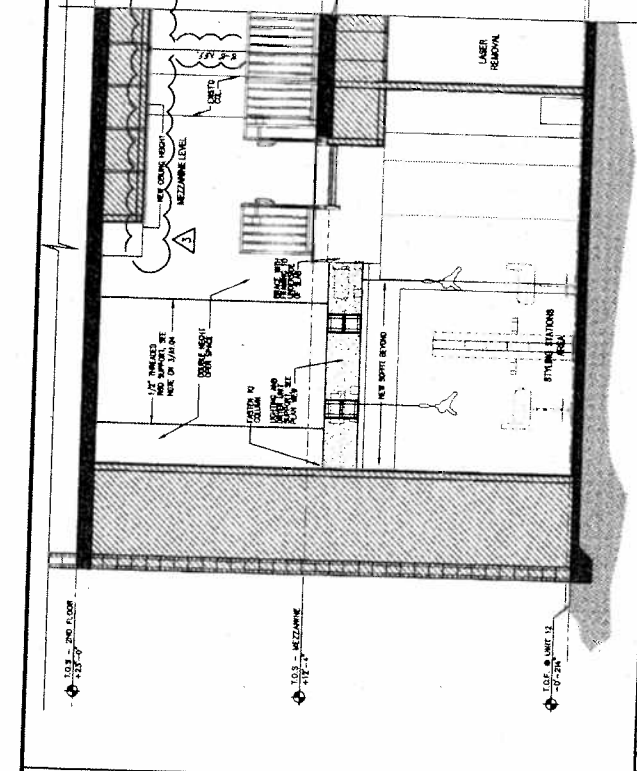
1	05-21-08	SET ARCHITECTURE
2	06-23-08	SET ARCHITECTURE
3	08-07-08	SET WORKING

DATE: 04/22/08
 DESIGNED BY: P. BROWN

P.L. COUNTY: MIAMI
 AS NOTED
 CHECKED: P. BROWN
 DATE: 03-11-08

SECTIONS AND DETAILS

A1.05



NOTE: THE CITY PLAZA LOCATIONS SHOWN ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CITY PLAZA ARCHITECTS AND ENGINEERS. THE CITY PLAZA ARCHITECTS AND ENGINEERS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.