

MARRIOTT'S CRYSTAL SHORES ON MARCO ISLAND

Issue: Vertical accessibility to a water slide.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to a water slide. The property is being renovated to be offered as a resort condominium. The applicant stated that this type of facility is not governed by Chapter 11 of the Florida Building Code; however, it is a component in a place of public accommodation. No cost estimates were provided since the applicant feels it is unnecessary since you specific code requirements were cited. Although the slide is not accessible, the pool itself may be reached by a zero pool entry.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to a water slide.

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.

**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: Marriott's Crystal Shores on Marco Island – Phase 1

Address: 600 South Collier Blvd
Marco Island, Florida 34145
Collier County, 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: Robert M. Coleman III

Applicant's Address: 3377 North Blvd., Baton Rouge, LA 70806

Applicant's Telephone: 225.387.4414 **FAX:** 225.387.4693

Applicant's E-mail Address: bcoleman@cparch.com

Relationship to Owner: Architect of Record

Owner's Name: Marriott Ownership Resorts Inc.

Owner's Address: 600 South Collier Blvd, Marco Island, Florida 34145

Owner's Telephone: 239.642.2460 **FAX** 239.642.2548

Owner's E-mail Address: vinnie.grasser@vacationclub.com

Signature of Owner: _____

Contact Person: Christopher M. Haslitt AIA

Contact Person's Telephone: 225.387.4414 ext 193 **E-mail Address:** chaslitt@cparch.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.)

Renovation of existing multi-story building shells for a new resort condominium (timeshares) - 14 floors in tower A, 13 floors in Tower B, 2 floors @ pool bar and grill, 2 pools & 1 spa.

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.

Local building official cited the requirement for vertical accessibility to a water slide in permit review comments.

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

Issue

1: The requirement by the local building department to provide vertical accessibility to a water slide at the Grotto Pool.

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.

No requirement to provide access to recreational element (waterslide) adjacent to a swimming pool is addressed in the FBC Accessibility guidelines or FBC Swimming Pools and Bathing House (Public or Private). Access to the pool has been provided by means of a zero entry pool as required by FBC Swimming Pools & Bathing Houses (Public & Private) Section 424.1.2.5.6 – Disabled Access.

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

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.

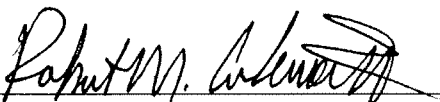
a. _____

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.

No requirement to provide access to recreational element (waterslide) adjacent to a swimming pool is addressed in the FBC Accessibility guidelines or FBC Swimming Pools and Bathing House (Public or Private). Access to the pool has been provided by means of a zero entry pool as required by FBC Swimming Pools & Bathing Houses (Public & Private) Section 424.1.2.5.6 – Disabled Access


Signature

Robert M. Coleman III
Printed Name


Phone number 225.387.4414

(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 9th day of November, 2007

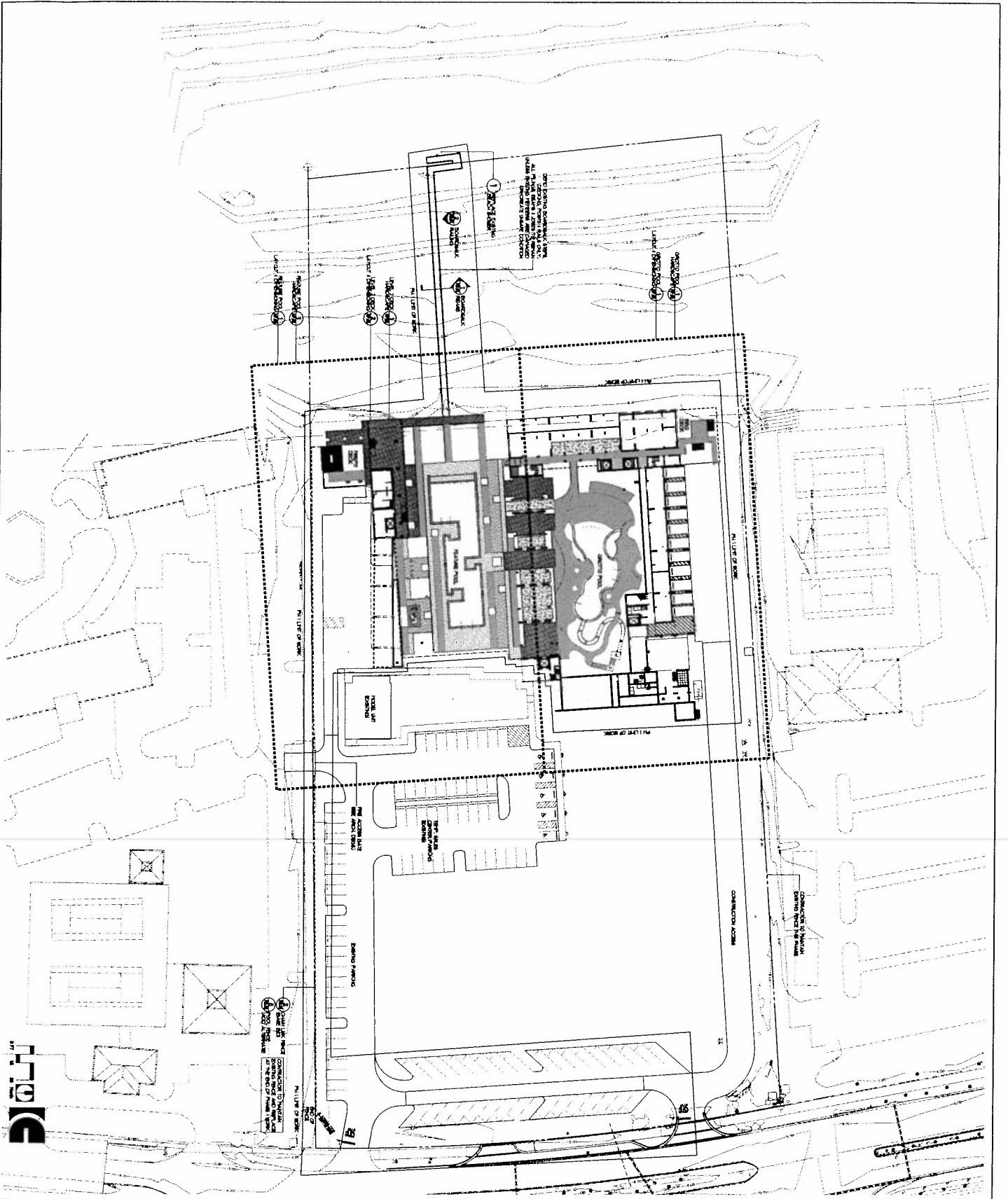


Signature

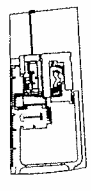
Robert M. Coleman III

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.



KEYPLAN



LANDSCAPE ARCHITECT: DATE: 10/15/08
 ARCHITECT: DATE: 10/15/08
 ENGINEER: DATE: 10/15/08
 CONTRACTOR: DATE: 10/15/08

NO. OF PRODUCTION DRAWINGS: 10
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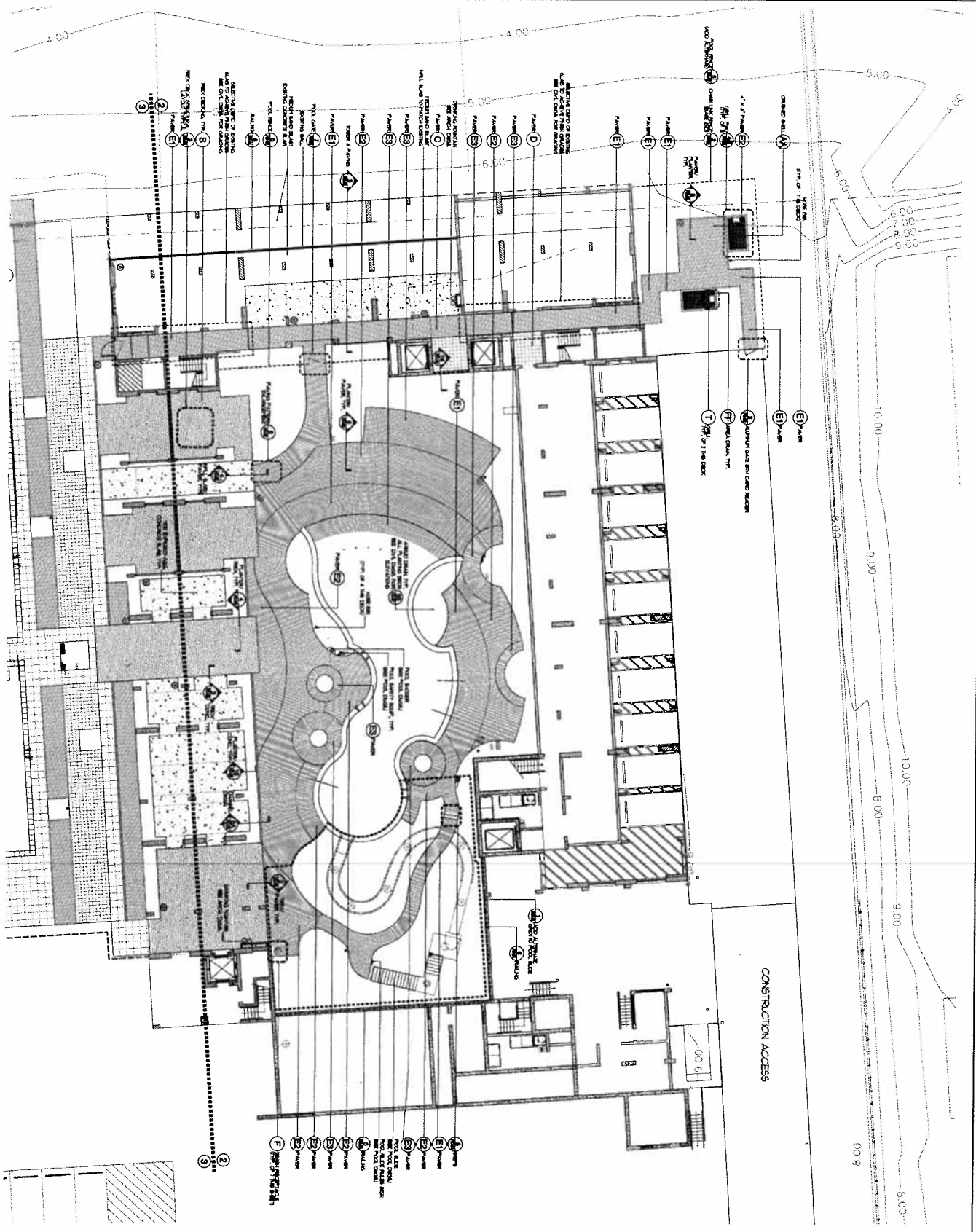
NO.	DATE	REVISION/DESCRIPTION

PHASE 1
Marriott Vacation Club
Crystal Springs
PHASE 1
 PROJECT NO. 08-00000000
 SHEET NO. HP-01

HARDSCAPE PLAN

PROJECT NO. 08-00000000
 SHEET NO. HP-01
 DATE: 10/15/08
 SCALE: 1" = 6'

HARDSCAPE PLAN



KEYPLAN



LEGEND

1. 1" x 1" PAVED CONC. WALKWAY
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BASE BID POOL HARDSCAPE PLAN

PHASE 1

ARROYO VACATION CLUB
 Crystal Springs
 PHASE 1

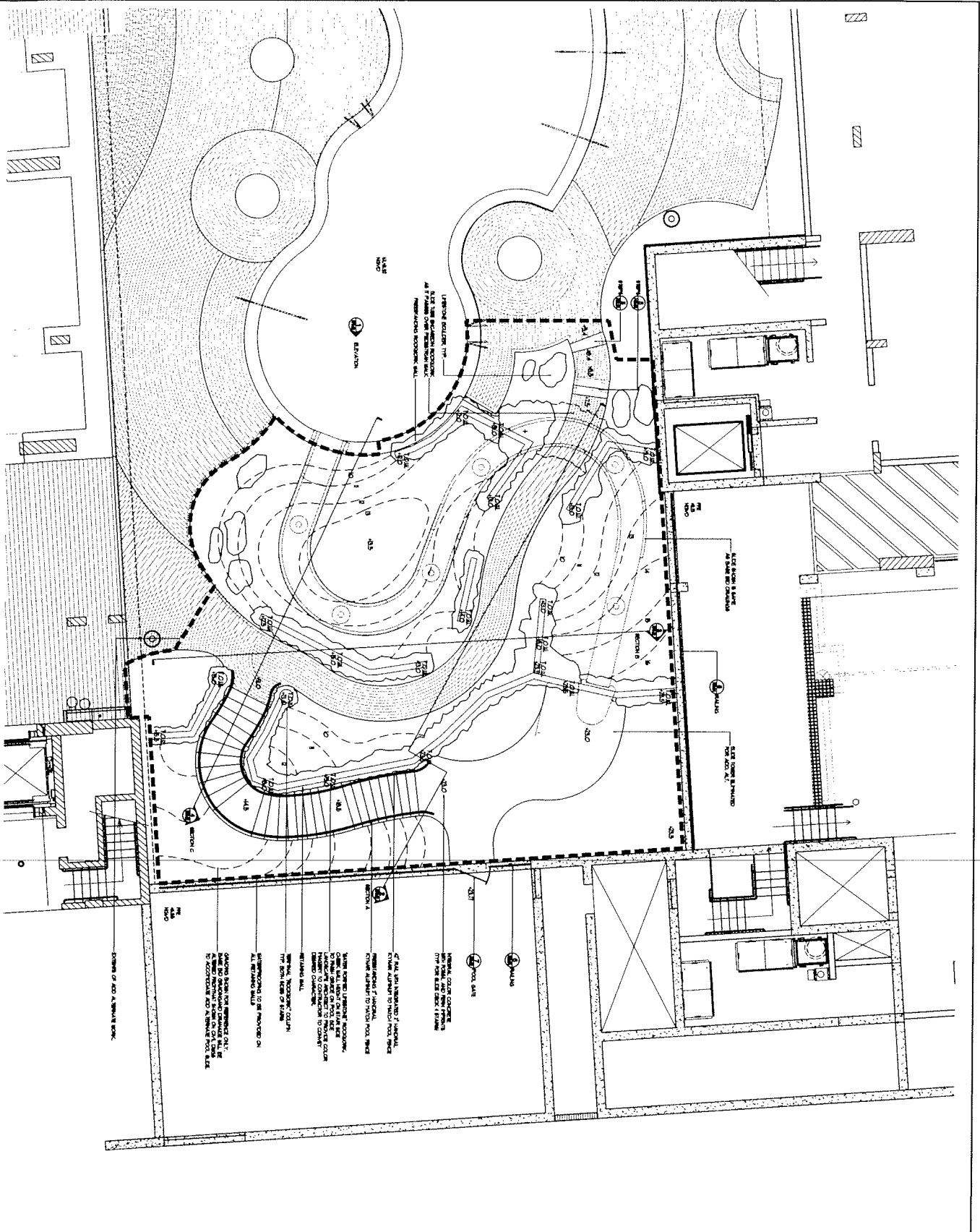
DESIGNED BY: [Logo]
PROJECT NO.: [Number]
DATE: [Date]

APPROVED BY: [Signature]
DATE: [Date]

CONTRACT NO.: [Number]
DATE: [Date]

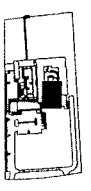
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HP 02
2 of 6



1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES TO BE INDICATED ON DRAWING.
 3. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
 4. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 5. ALL UTILITIES TO BE SHOWN AND PROTECTED.
 6. ALL EXISTING CONDITIONS TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 7. ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 8. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 9. ALL MATERIALS TO BE STORED PROPERLY AND PROTECTED FROM WEATHER.
 10. ALL WORK TO BE CLEAN AND NEAT AT ALL TIMES.

KEYPLAN

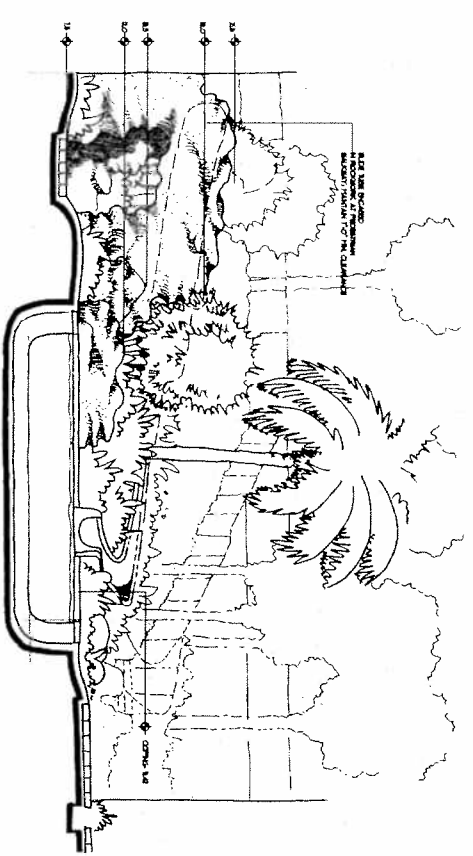


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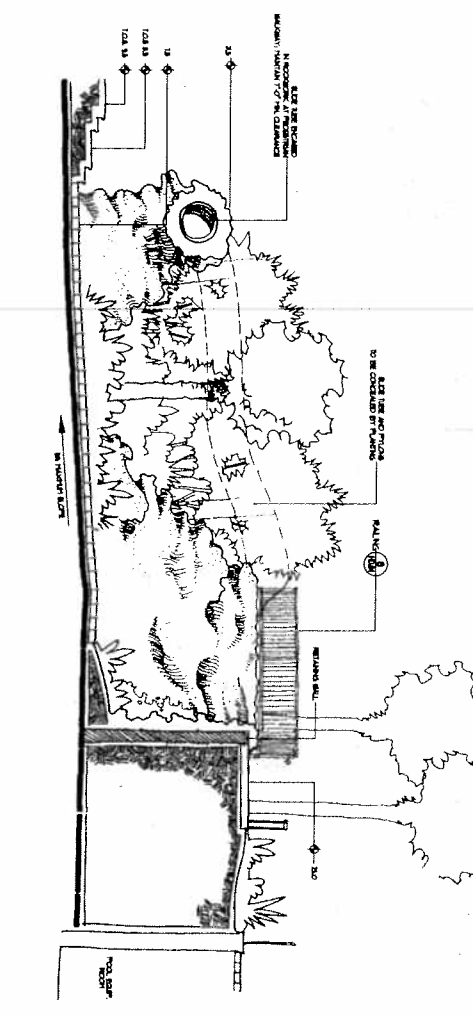
PHASE 1
ALTERNATE GROTTO POOL SLIDE
LANDSCAPE PLAN

HPA01
 1 of 3
 11/11/11

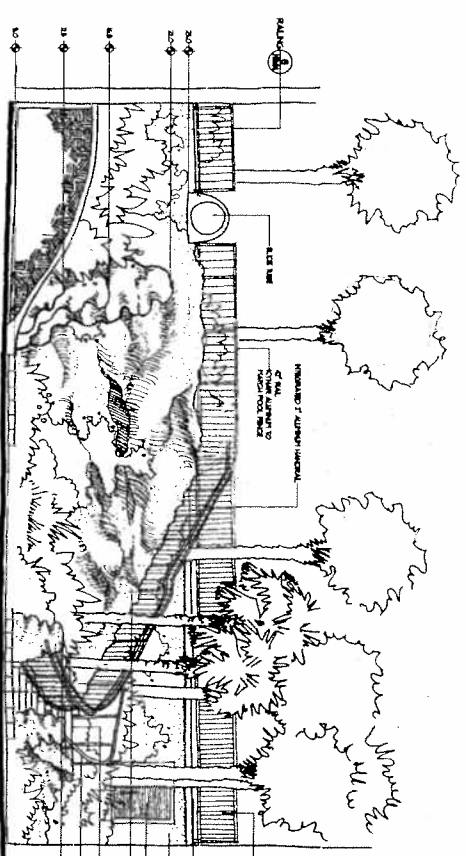




1 ELEVATION

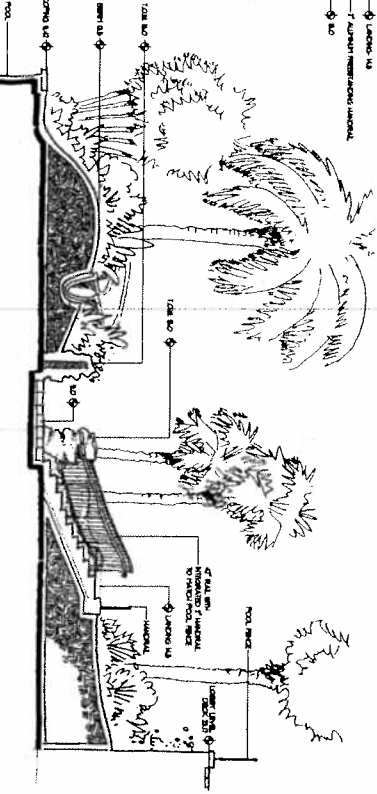


SECTION A

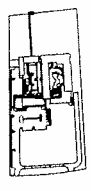


SECTION B

NOTE:
 COLOR PHOTOS OF DESIRED ROCKWORK
 CHARACTER TO BE PROVIDED TO CONTRACTOR
 BY LANDSCAPE ARCHITECT UPON DIRECTION
 OF THE OWNERS.



SECTION C



KEYPLAN

LANDSCAPE ARCHITECT
 DATE: 10/15/2010
 PROJECT: HPA02
 SHEET: 2 OF 3

DATE: 10/15/2010
PROJECT: HPA02
SHEET: 2 OF 3

REVISION/SUBMISSION

NO.	DATE	REVISION/SUBMISSION

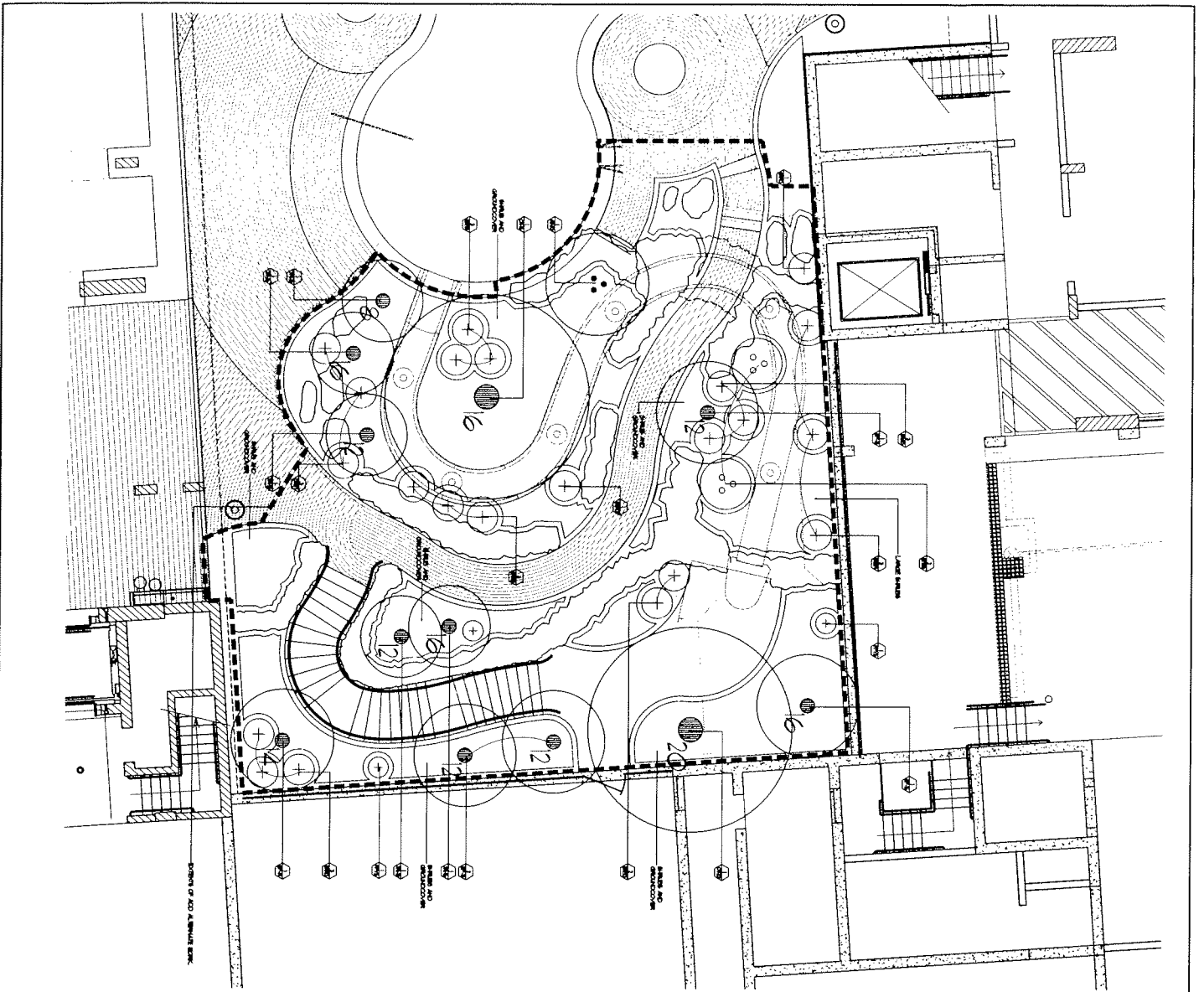
PROJECT: HPA02
SHEET: 2 OF 3

DATE: 10/15/2010
PROJECT: HPA02
SHEET: 2 OF 3

MAINTIHI VACATION CLUB
PHASE 1

PROJECT: HPA02
SHEET: 2 OF 3





PLANT LIST

PLANT	QTY	RECOMMENDATION	CONTAINER	REPLACEMENT	REMARKS
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BRASSER, GROUNDWORK & WMS
 BRASSER & ASSOCIATES, INC. ARCHITECTS AND ENGINEERS
 1000 UNIVERSITY AVENUE, SUITE 1000, BERKELEY, CA 94702
 (415) 841-1000
 BRASSER & ASSOCIATES, INC. ARCHITECTS AND ENGINEERS
 1000 UNIVERSITY AVENUE, SUITE 1000, BERKELEY, CA 94702
 (415) 841-1000

KEYPLAN

REVISION/SUBMISSION

NO.	DATE	REVISION/SUBMISSION

LANDSCAPE ARCHITECTS
 BRASSER & ASSOCIATES, INC.
 1000 UNIVERSITY AVENUE, SUITE 1000, BERKELEY, CA 94702
 (415) 841-1000

REGISTERED PROFESSIONAL ENGINEERS
 BRASSER & ASSOCIATES, INC.
 1000 UNIVERSITY AVENUE, SUITE 1000, BERKELEY, CA 94702
 (415) 841-1000

CLIENT INFORMATION
 MARIOTT VACATION CLUB
 1000 UNIVERSITY AVENUE, SUITE 1000, BERKELEY, CA 94702
 (415) 841-1000

PROJECT INFORMATION
 ADD ALTERNATE GROTTO POOL SLIDE
 LANDSCAPE PLAN
 SHEET NO. 3 OF 3

DATE 12/15/03
SCALE 1/8" = 1'-0"

PROJECT NO. HPA03
DATE 12/15/03

