

**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:** Key Auto Company – Buick Facility Upgrades

**Address:** 4660 Southside Boulevard

Jacksonville, FL 32256

**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:** Daniel J. Heumann, AIA

Reynolds, Smith and Hills, Inc.

**Applicant's Address:** 10748 Deewood Park Blvd., South, Jacksonville, FL 32256-0597

**Applicant's Telephone:** (904) 256-2427 **FAX:** (904) 256-2502

**Applicant's E-mail Address:** daniel.heumann@rsandh.com

**Relationship to Owner:** Architect of Record

**Owner's Name:** Maureen Burnett, President

**Owner's Address:** Key Auto Company, 4660 Southside Blvd., Jacksonville, FL 32256

**Owner's Telephone:** (904) 642-6060 **FAX** (904) 565-2256

**Owner's E-mail Address:** Maureen.burnett@keyautocompany.com

**Signature of Owner:** 

**Contact Person:** Daniel J. Heumann, AIA

**Contact Person's Telephone:** (904) 256-2427

**E-mail Address:** Daniel.heumann@rsandh.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.)

The existing facility is a two story automotive dealership building with a large service area in the rear. The first floor of the two story building is 8,879 s.f. and houses the automobile showroom, related offices and conference room. The second floor is 4,741 s.f. and contains private offices and a conference room. The single story service area is 36,165 s.f. and includes service and parts related functions. Break rooms are included on the first and second floors.

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

\$518,900 (Approximately \$200,000 in exterior Buick/GMC signage and branding requirements and about \$300,000 in interior finishes upgrades)

**6. Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

☐ Under Design ☒ Under Construction\*

☐ In Plan Review ☐ Completed\*

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

The current project, Buick Facility Upgrades, consists of the upgrading of the building finishes, including new paint, carpet, floor tile, acoustical ceiling panels, light fixtures and an exterior signage element will be added to the exterior. The first floor show room and service area have

accessible public entrances. An elevator does not exist in this 1985 built facility to access the second floor. The local building department recommended that we apply for an accessibility waiver to address the challenges in accommodating vertical accessibility. All services on that level are provided on the accessible first floor.

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

**Issue**

1: Florida Building Code 11-4.1.6 (k)(iii) states, "Nothing in this section shall be construed to relieve the owner of any building, structure or facility from the duty to provide vertical accessibility to all levels above and below occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility ... .."

**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.

The showroom, related offices and public functions all occur on the accessible first floor. Rooms on the second floor are not intended to be for the public and are also redundant to the rooms on the first floor. All services on the second level are provided on the accessible first floor.

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

The current project is an upgrade of finishes with very minimal construction. The addition of an elevator would require the burden of additional cost and construction of a new addition, to accommodate the elevator and ancillary spaces. In addition, an existing office would be compromised and may result in further additional expense to add the office in as a part of the elevator addition.

[X ] 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.

Please see cost estimates below:

**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. \$147,502 by Auld & White Constructors, LLC dated January 11, 2012 (Attachment A).

\_\_\_\_\_

b. \$166,938 by Danis dated January 13, 2012 (Attachment 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.

The waiver is necessary to facilitate the owner's requirement to upgrade the finishes per

Buick/GMC standards within the current project budget



Signature

Daniel J. Heumann, AIA, LEED AP

Printed Name

Phone number (904) 256-2427

(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 13<sup>TH</sup> day of JANUARY, 20 12

  
Signature

DANIEL J. HEUMANN  
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. 11-4.1.6 REQUIRING VERTICAL ACCESS TO ALL LEVELS

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 518,900 DOLLARS (PERMIT B11468087.000)

Comments/Recommendation APPROVAL BASED ON FINANCIAL HARDSHIP

AND OR DISPROPORTIONATE COST. CONTRACT PRICE IS PRIMARILY FINISHES

Jurisdiction CITY OF JACKSONVILLE

Building Official or Designee James R. Schock PE, CBO  
Signature

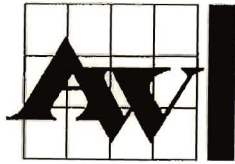
JAMES R. SCHOCK  
Printed Name

BU-892  
Certification Number

904-255-8508  
Telephone/FAX

Address: 214 NORTH HOGAN ST.

JACKSONVILLE, FL. 32202



AULD & WHITE  
CONSTRUCTORS · LLC

January 11, 2012

Re: Key Buick Facility Automation  
AWC Project No. 1322

Mr. Daniel Heumann  
RS&H  
10748 Deerwood Park Boulevard  
Jacksonville, Florida 32256

Dear Mr. Heumann:

Please accept this letter as our Change Order Proposal No. 07 for the following additional work:

- Elevator Addition – Control No. 3A.

TOTAL AMOUNT OF THIS CHANGE ORDER PROPOSAL NO. 07 ..... \$147,502.

A breakdown is attached for your review. Please indicate your approval and Owner's acceptance by signing in the space provided below and returning one (1) copy for our files. Upon acceptance of same, we will prepare a Change Order for execution.

Sincerely,

Jeffrey L. Kleffman  
Project Manager

JLK/pam

c: File 1322-23/PM Book

Attachments

**ACCEPTED:**

KEY BUICK AUTO COMPANY

RS&H

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

PROJECT:	KEY BUICK FACILITY UPGRADES																												
LOCATION:																													
PROJ MGR:	JLK																												
JOB #:	1322																												
COP #	COP #7																												
DESCRIPTION:	Elevator Addition Control 3A																												



OWNER: Key Auto Company  
PROJECT: Key Auto Company

## SCHEMATIC DESIGN BUDGET ESTIMATE

January 13, 2012

DESCRIPTION	COST	UNIT PRICE
01/ FOUNDATIONS	\$12,115	\$17.11 \$/SF
02/ SUB-STRUCTURE	\$4,369	\$6.17 \$/SF
03/ SUPERSTRUCTURE	\$20,024	\$28.28 \$/SF
04/ SKIN	\$10,017	\$14.15 \$/SF
05/ ROOFING	\$4,905	\$6.93 \$/SF
06/ INTERIOR	\$7,366	\$10.40 \$/SF
07/ CONVEYING SYSTEMS	\$55,000	\$77.68 \$/SF
08/ MECHANICAL SYSTEMS	\$6,109	\$8.63 \$/SF
09/ ELECTRICAL	\$10,130	\$14.31 \$/SF
10/ SPECIALTIES	\$0	\$0.00 \$/SF
11/ SITEWORK	\$1,276	\$1.80 \$/SF
12/ GENERAL REQUIREMENTS	\$7,518	\$10.62 \$/SF
13/ SPECIAL CONSTRUCTION	\$2,718	\$3.84 \$/SF
<b>SUB-TOTAL</b>	<b>\$141,547</b>	
CONSTRUCTION INSURANCES	1.10%	\$1,557
<b>SUB-TOTAL</b>	<b>\$143,104</b>	
PERFORMANCE & PAYMENT BOND	1.00%	\$1,431
<b>SUB-TOTAL</b>	<b>\$144,535</b>	
CONSTRUCTION FEE	10.00%	\$14,454
<b>SUB-TOTAL</b>	<b>\$158,989</b>	
CM CONTINGENCY	5.00%	\$7,949
<b>SUB-TOTAL</b>	<b>\$166,938</b>	
SALES TAX SAVINGS (DPO) ALLOWANCE	0.00%	\$0
<b>CONSTRUCTION TOTAL</b>	<b>\$166,938</b>	<b>\$235.79 \$/SF</b>
<b>OWNER DIRECT COSTS</b>		
DESIGN FEES	NIC	
FIXTURES, FURNITURE & EQUIPMENT	NIC	
OWNER'S LEGAL EXPENSES	NIC	
OWNER'S INSURANCE & OTHER COSTS	NIC	
<b>PROJECT TOTAL</b>	<b>\$166,938</b>	<b>\$235.79 \$/SF</b>

*Michael BO-892*

# KEY AUTO COMPANY - BUICK FACILITY UPGRADES

DECEMBER 29, 2011



## INDEX OF DRAWINGS

### ARCHITECTURAL

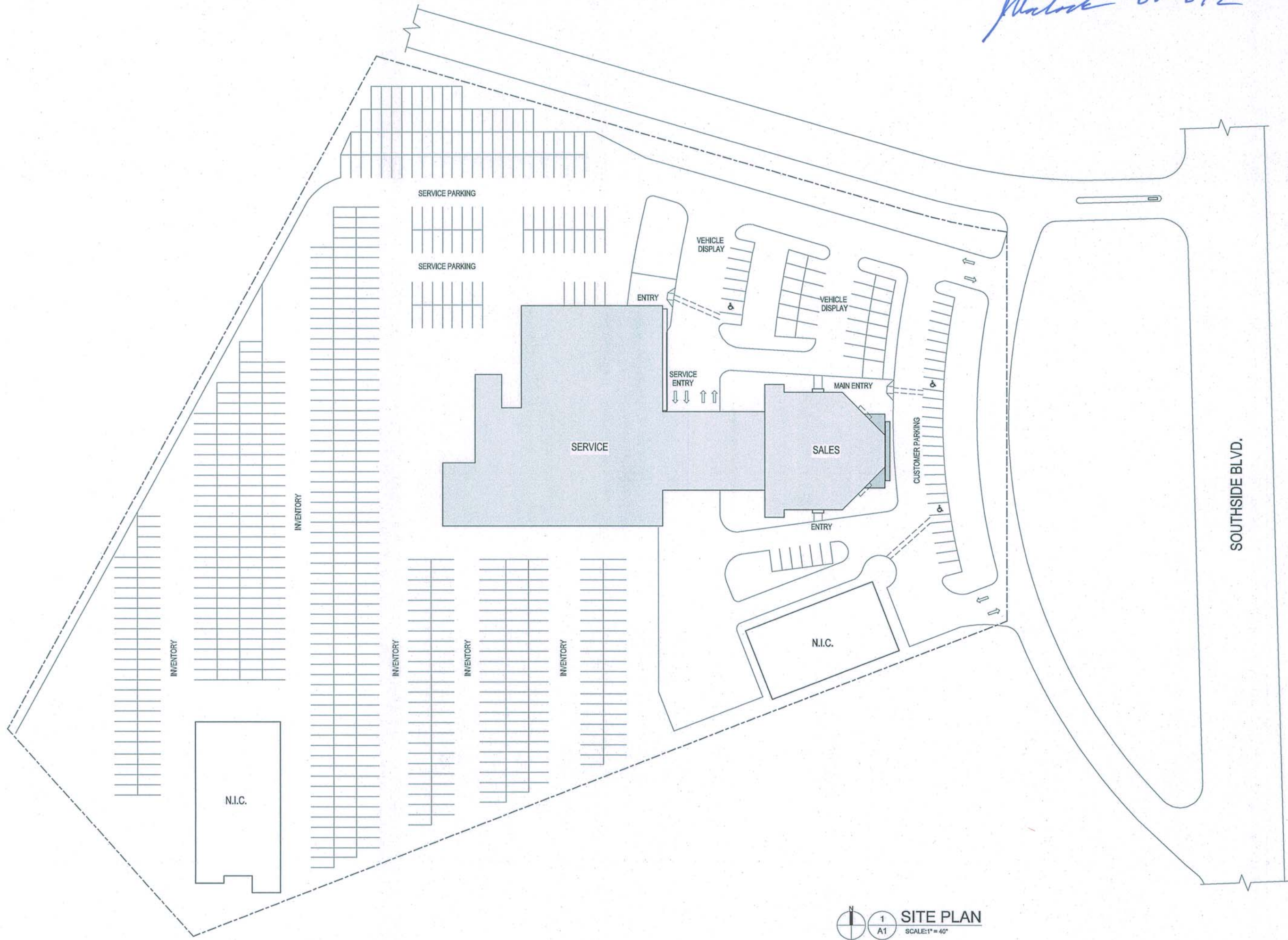
- A1 SITE PLAN
- A2 FLOOR PLANS AND BUILDING SECTION
- A3 ENLARGED PLANS: DEMOLITION AND PROPOSED

**RS&H**  
IMPROVING YOUR WORLD

Reynolds, Smith and Hills, Inc.  
10748 Deerwood Park Blvd. South  
Jacksonville, Florida 32256  
904-256-2500 FAX 904-256-2501  
[www.rsandh.com](http://www.rsandh.com)  
FL.Cert.Nos. AAC001886 EB0005620 LGC000210



Plotlook BU-892



**SITE PLAN**  
SCALE: 1" = 40'

**RS&H**  
IMPROVING YOUR WORLD  
10748 Deerwood Park Blvd. S.  
Jacksonville, Florida 32256-0597  
904-256-2500 FAX 904-256-2501

**BUICK**

**KEY AUTO COMPANY**  
4660 Southside Blvd.  
Jacksonville, FL 32256

CONSULTANTS

**KEY**

**REVISIONS**

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011  
REVIEWED BY: DH  
DRAWN BY: ASV/PEK  
DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

© 2012 REYNOLDS, SMITH AND HILLS INC.

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A1**





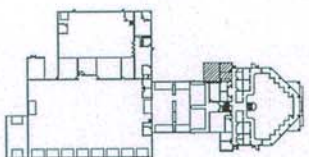
BUICK

## KEY AUTO COMPANY

4660 Southside Blvd.  
Jacksonville, FL  
32256

CONSULTANTS

### KEY



### REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011

REVIEWED BY: DH

DRAWN BY: ASV/PEK

DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

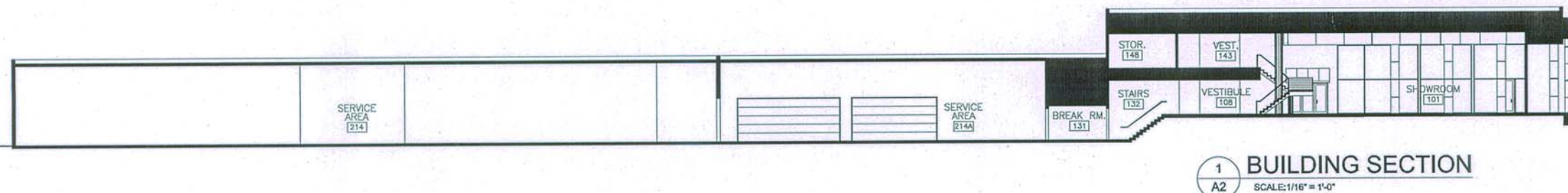
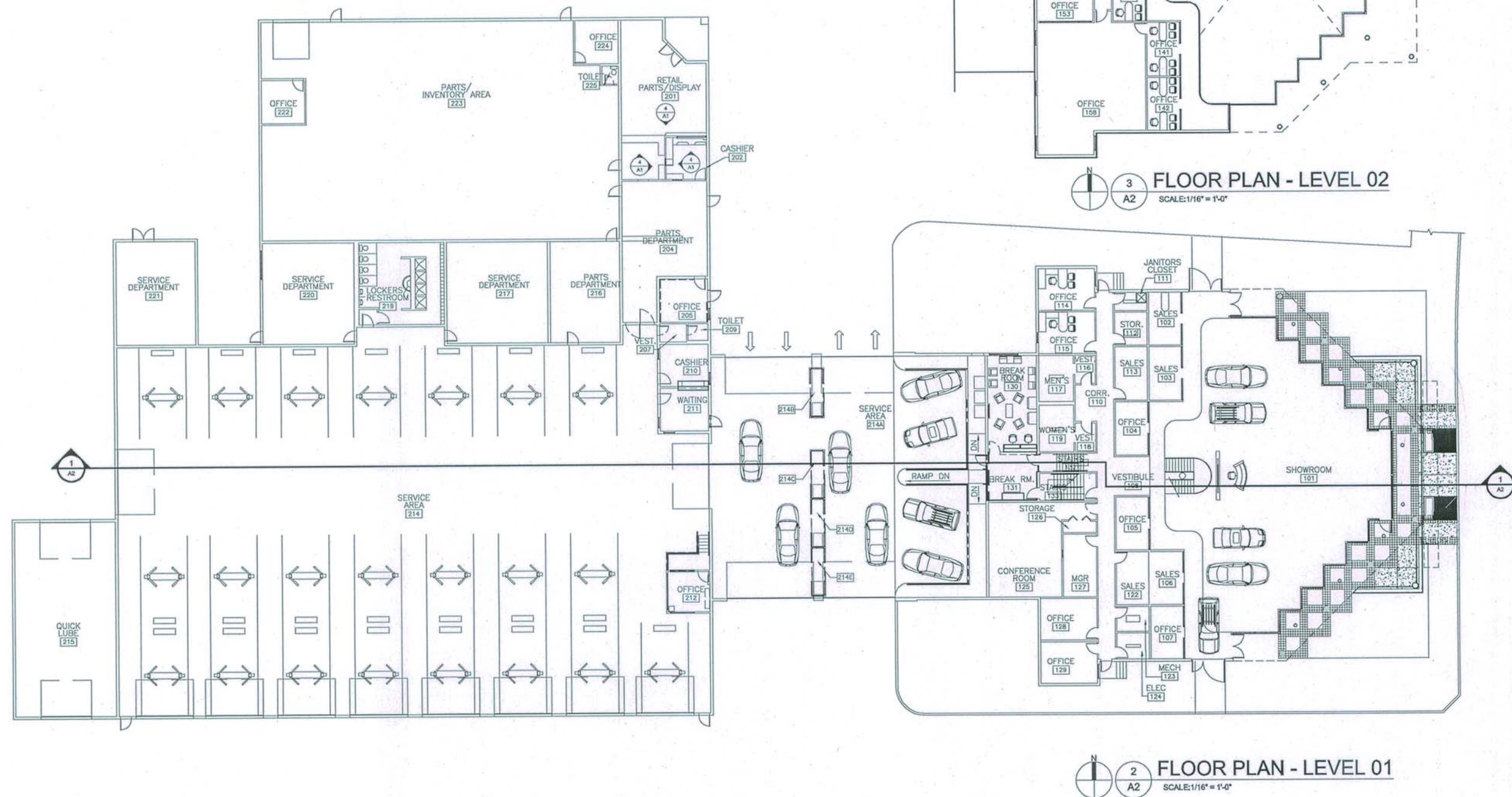
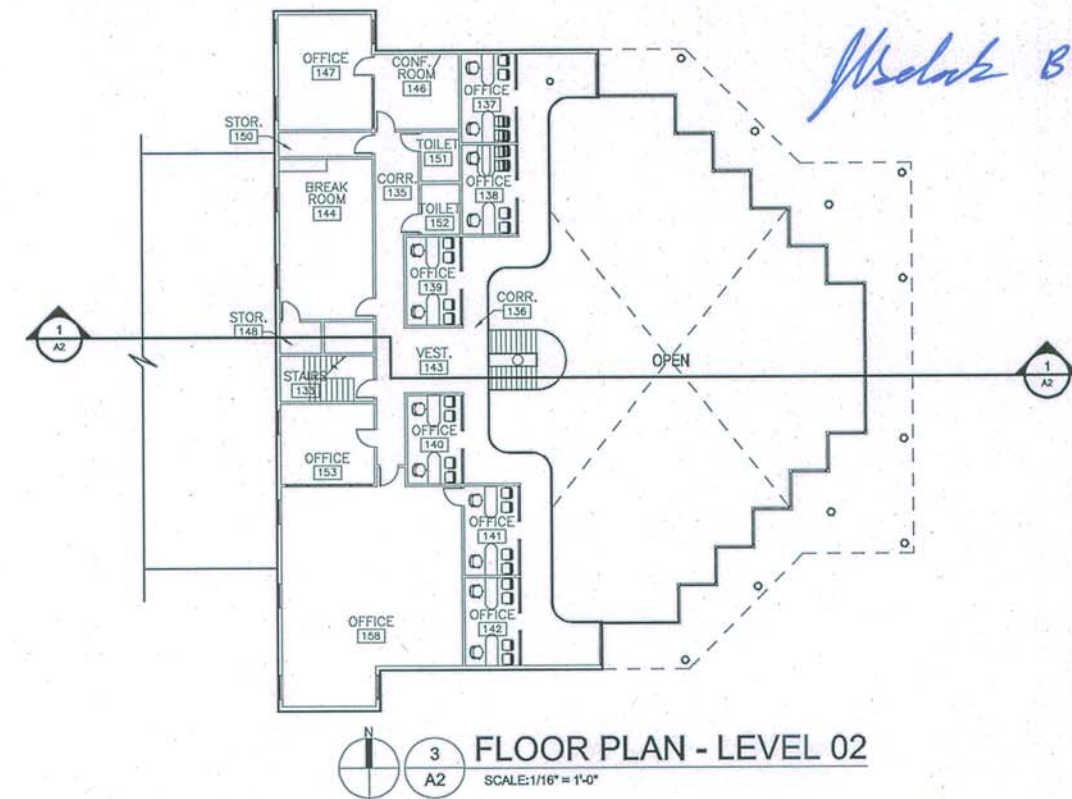
© 2012 REYNOLDS, SMITH AND HILLS INC.

SHEET TITLE

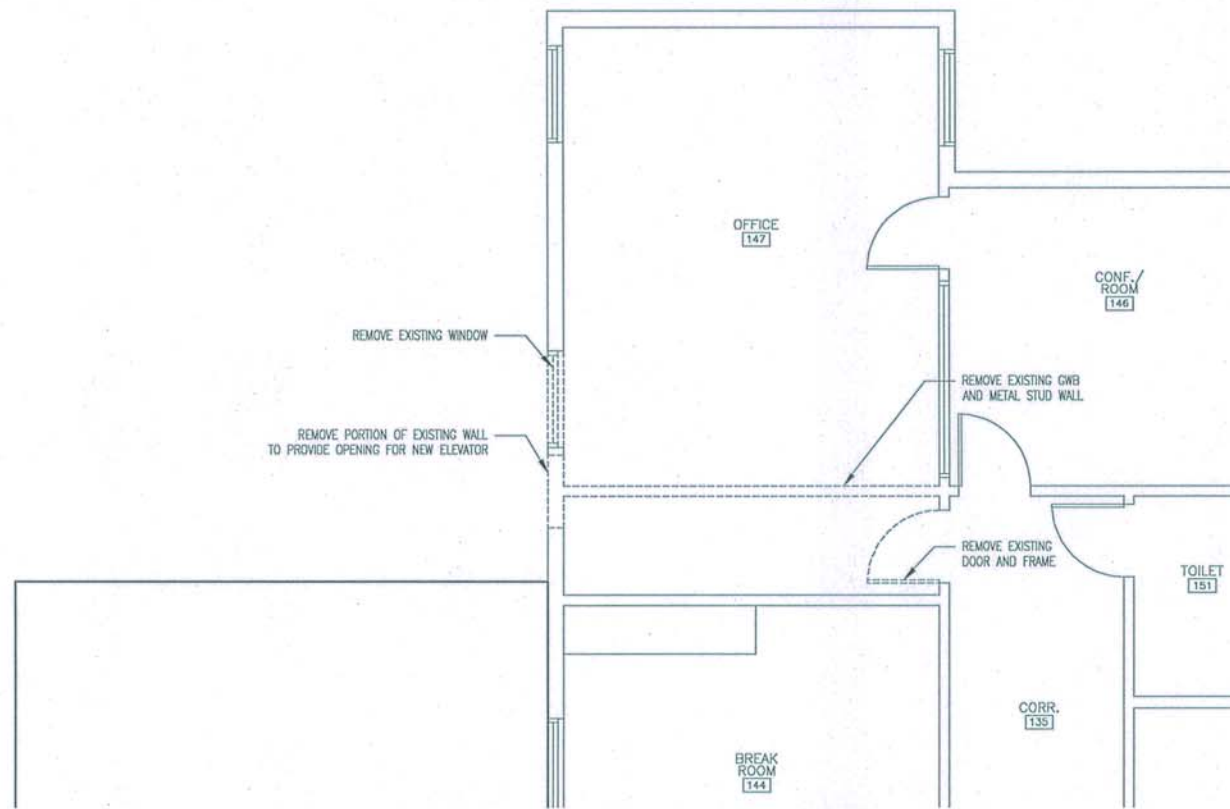
FLOOR PLANS  
AND  
BUILDING SECTION

SHEET NUMBER

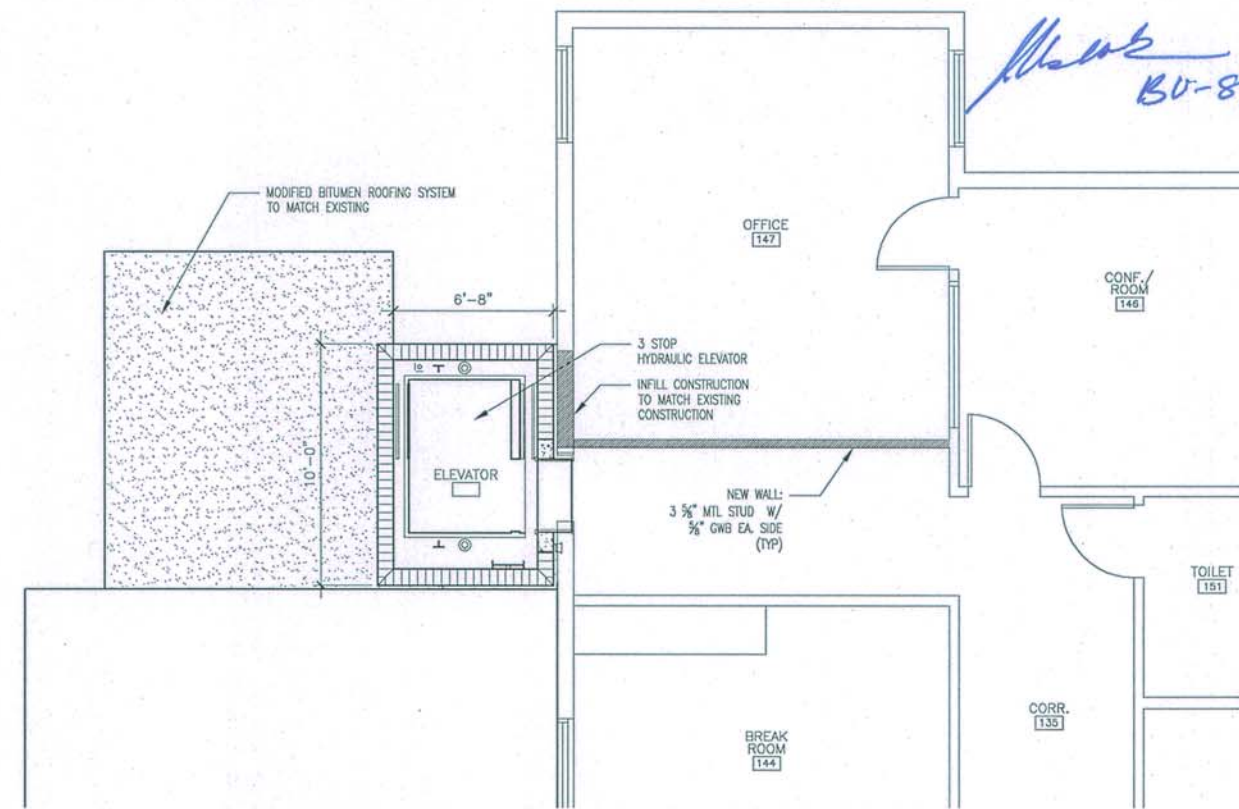
A2



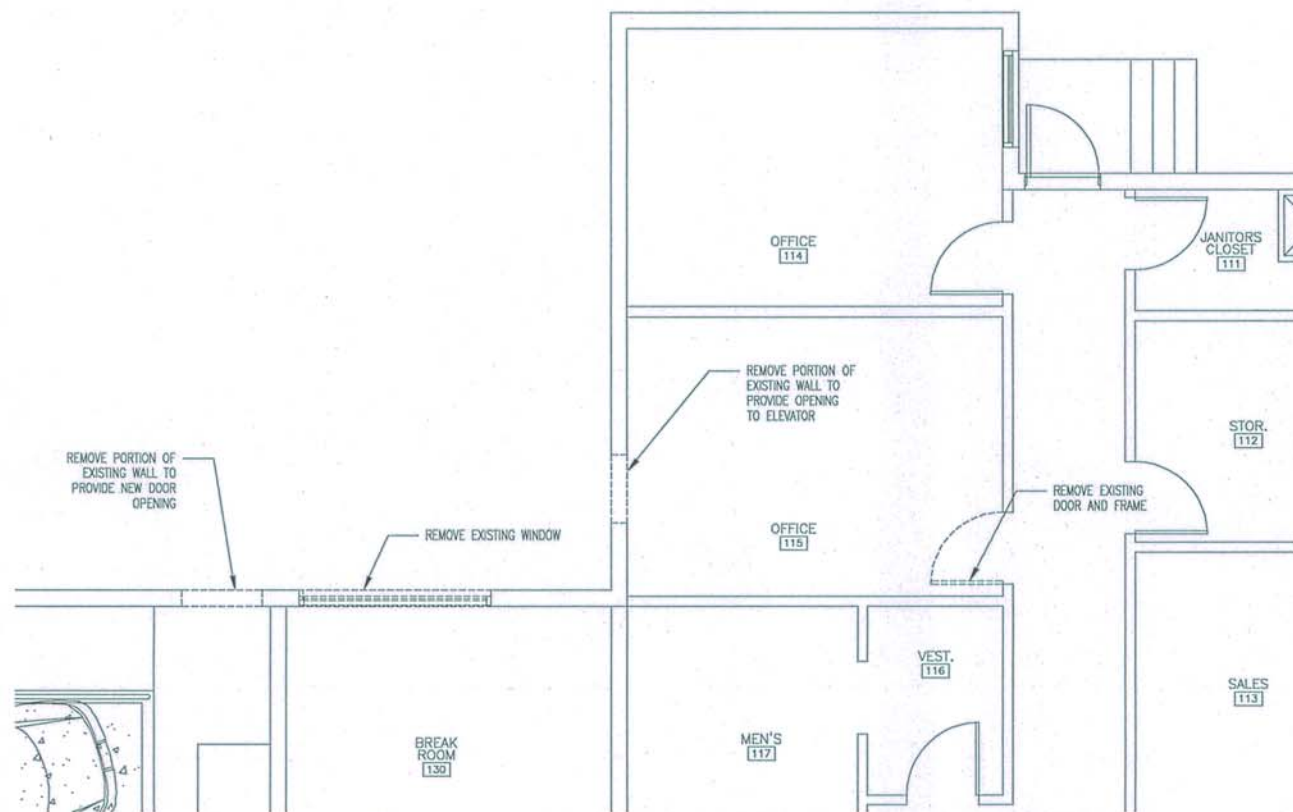




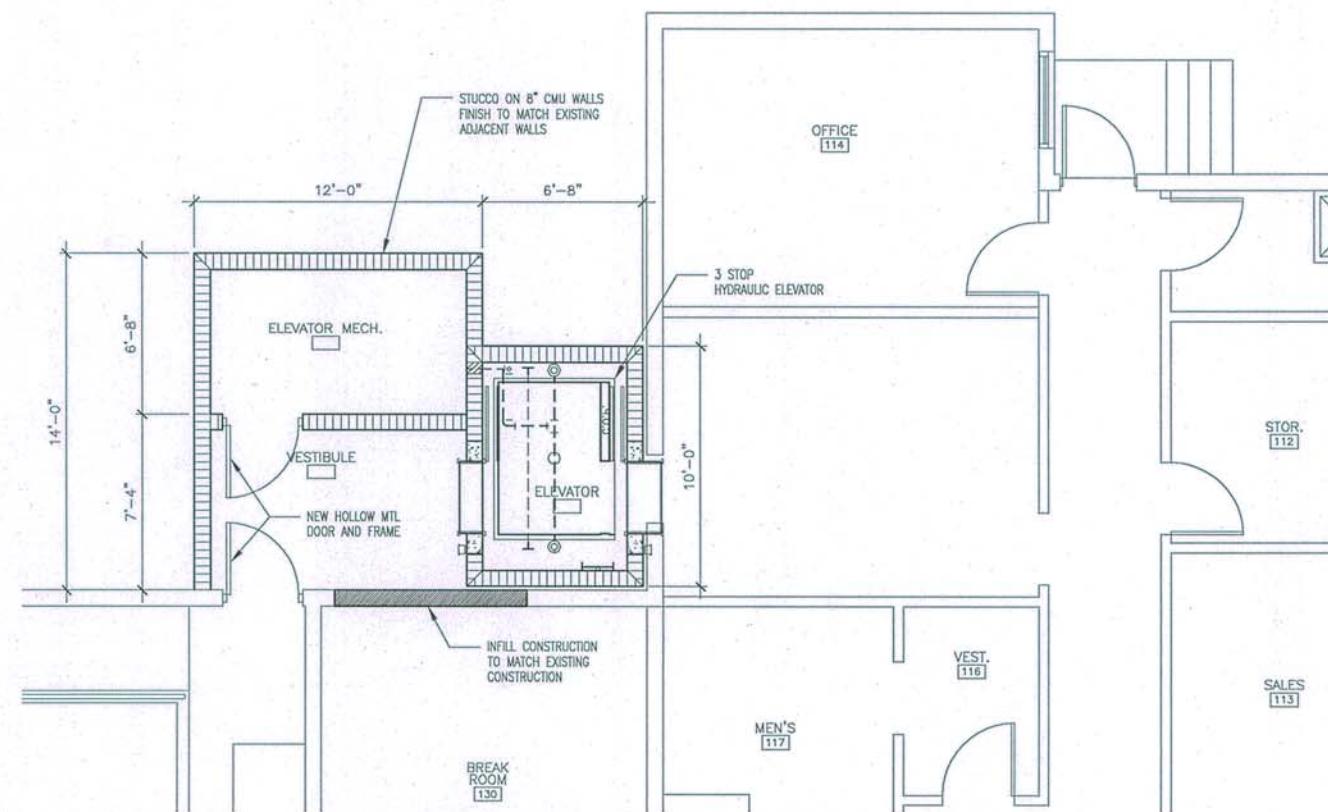
1  
A3  
N  
DEMOLITION FLOOR PLAN - LEVEL 02  
SCALE: 1/4" = 1'-0"



2  
A3  
N  
PROPOSED FLOOR PLAN - LEVEL 02  
SCALE: 1/4" = 1'-0"



3  
A3  
N  
DEMOLITION FLOOR PLAN - LEVEL 01  
SCALE: 1/4" = 1'-0"



4  
A3  
N  
PROPOSED FLOOR PLAN - LEVEL 01  
SCALE: 1/4" = 1'-0"

**RS&H**  
IMPROVING YOUR WORLD  
10748 Deerwood Park Blvd. S.  
Jacksonville, Florida 32256-0597  
904-256-2500 FAX 904-256-2501



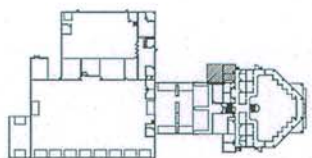
BUICK

**KEY AUTO  
COMPANY**

4660 Southside Blvd.  
Jacksonville, FL  
32256

CONSULTANTS

KEY



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011

REVIEWED BY: DH

DRAWN BY: ASV/PEK

DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

© 2012 REYNOLDS, SMITH AND HILLS INC.

SHEET TITLE

ENLARGED PLANS  
DEMOLITION  
AND  
PROPOSED

SHEET NUMBER

A3



*Michael BO-892*

# KEY AUTO COMPANY - BUICK FACILITY UPGRADES

DECEMBER 29, 2011



## INDEX OF DRAWINGS

### ARCHITECTURAL

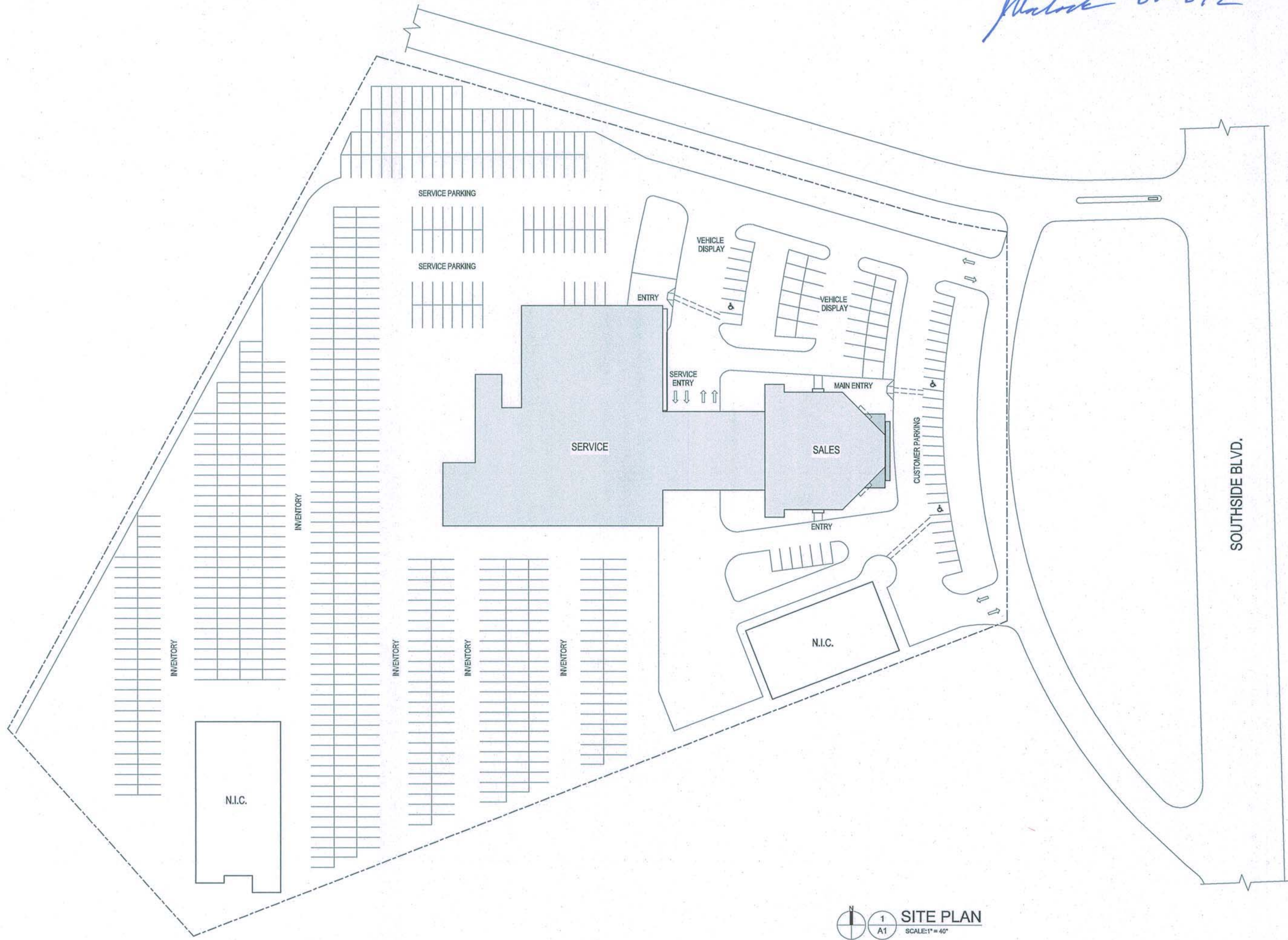
- A1 SITE PLAN
- A2 FLOOR PLANS AND BUILDING SECTION
- A3 ENLARGED PLANS: DEMOLITION AND PROPOSED

**RS&H**  
IMPROVING YOUR WORLD

Reynolds, Smith and Hills, Inc.  
10748 Deerwood Park Blvd. South  
Jacksonville, Florida 32256  
904-256-2500 FAX 904-256-2501  
www.rsandh.com  
FL.Cert.Nos. AAC001886 EB0005620 LGC000210



Photo BU-892



**SITE PLAN**  
SCALE: 1" = 40'

**RS&H**  
IMPROVING YOUR WORLD  
10748 Deerwood Park Blvd. S.  
Jacksonville, Florida 32256-0597  
904-256-2500 FAX 904-256-2501

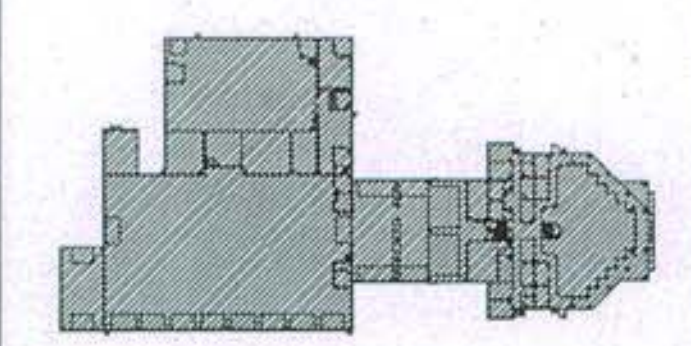


**KEY AUTO  
COMPANY**

4660 Southside Blvd.  
Jacksonville, FL  
32256

CONSULTANTS

KEY



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011  
REVIEWED BY: DH  
DRAWN BY: ASV/PEK  
DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

© 2012 REYNOLDS, SMITH AND HILLS INC.

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1





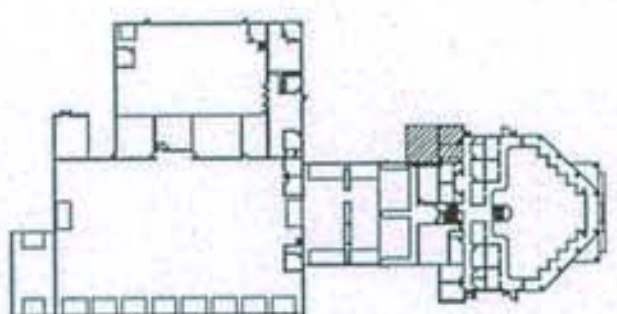
BUICK

## KEY AUTO COMPANY

4660 Southside Blvd.  
Jacksonville, FL  
32256

CONSULTANTS

### KEY



### REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011

REVIEWED BY: DH

DRAWN BY: ASV/PEK

DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

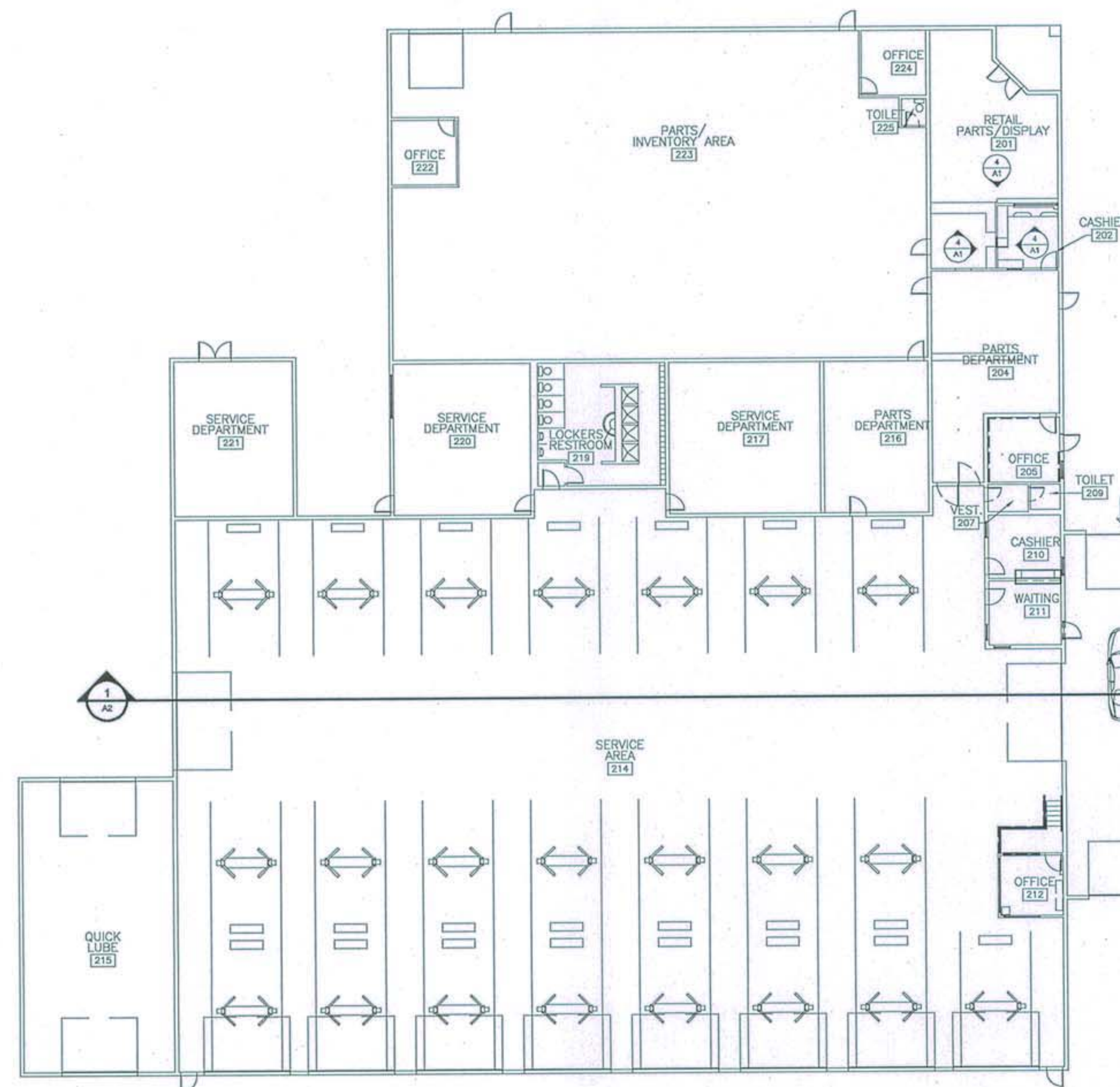
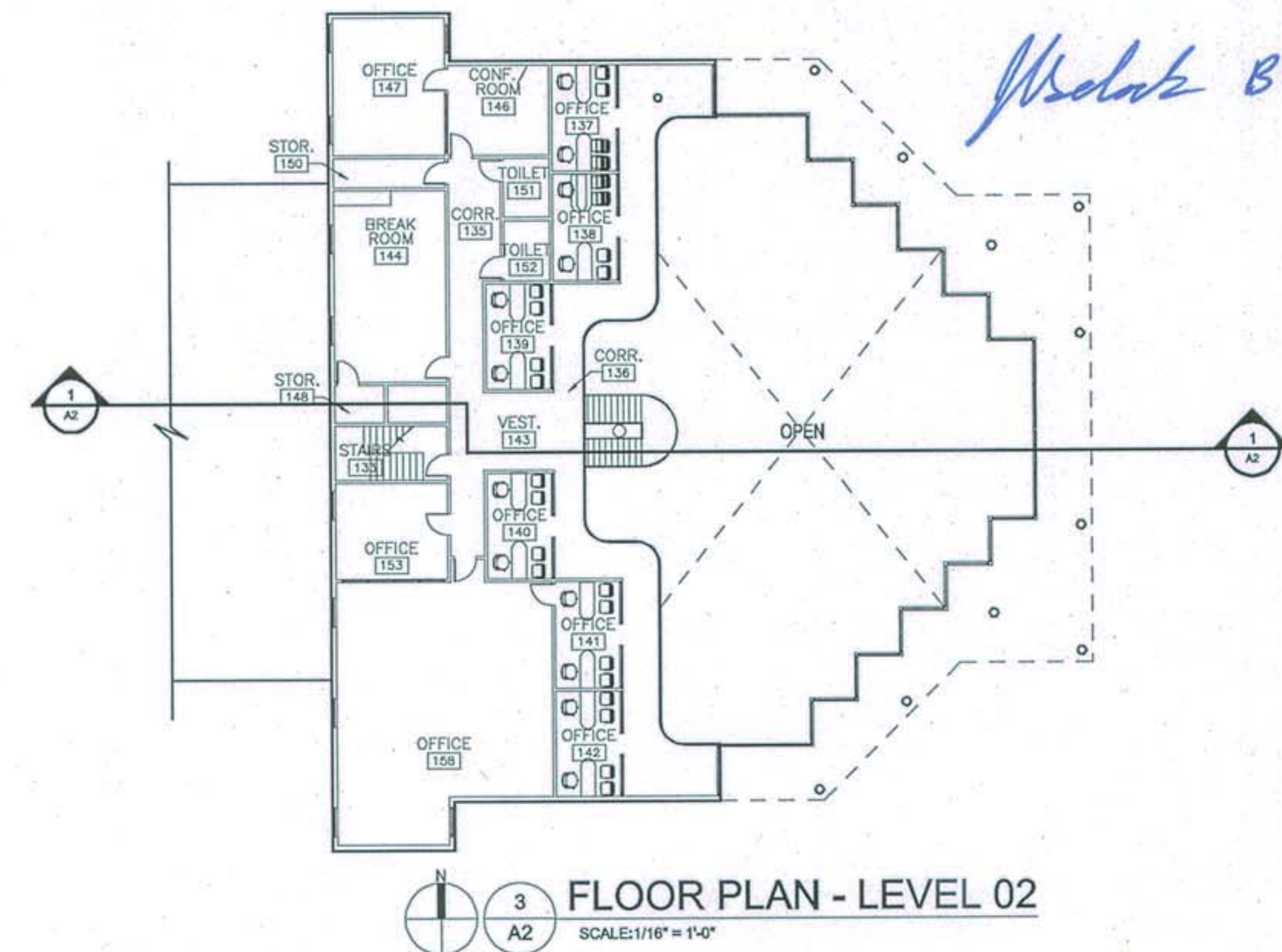
© 2012 REYNOLDS, SMITH AND HILLS INC.

SHEET TITLE

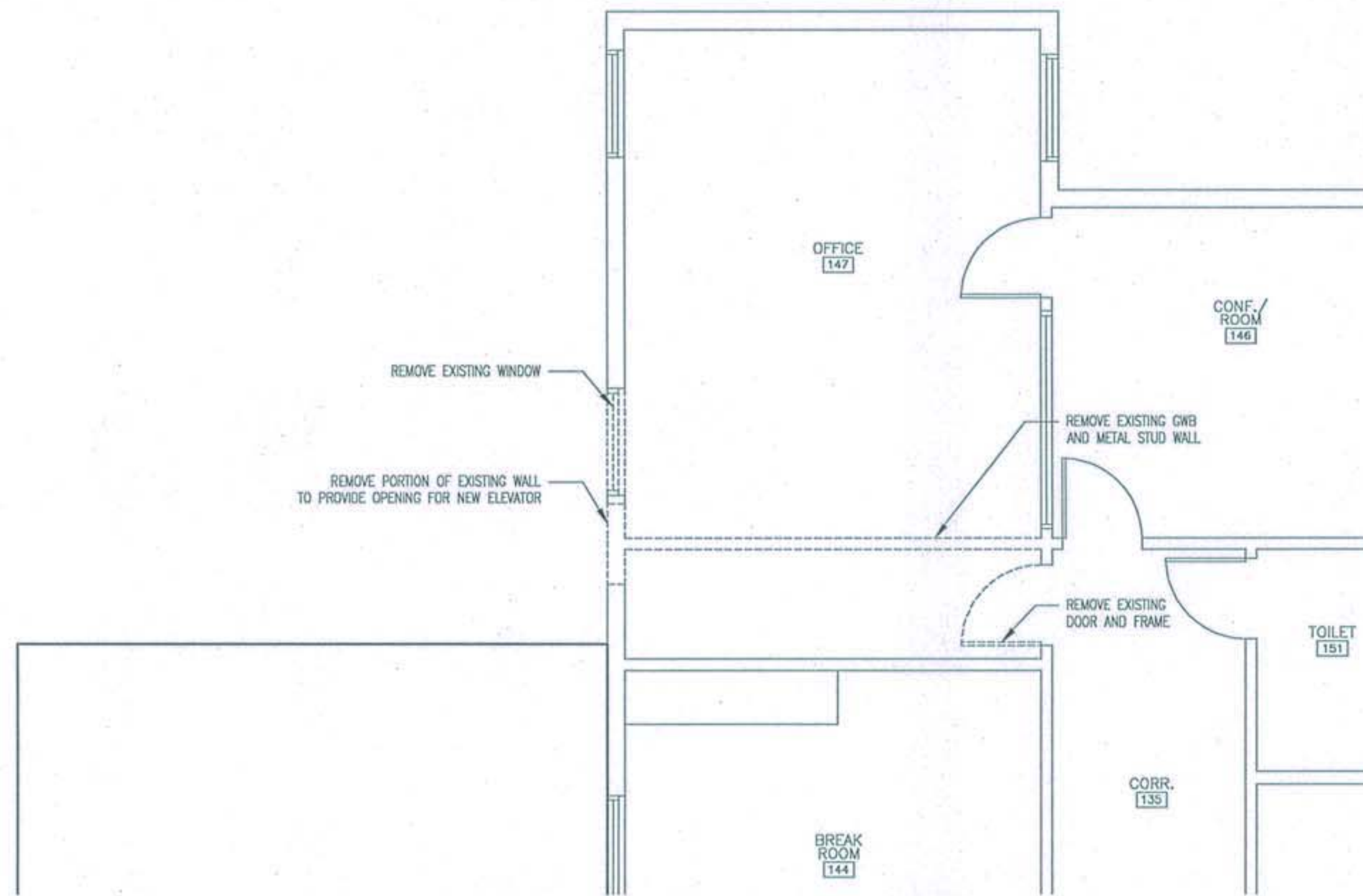
FLOOR PLANS  
AND  
BUILDING SECTION

SHEET NUMBER

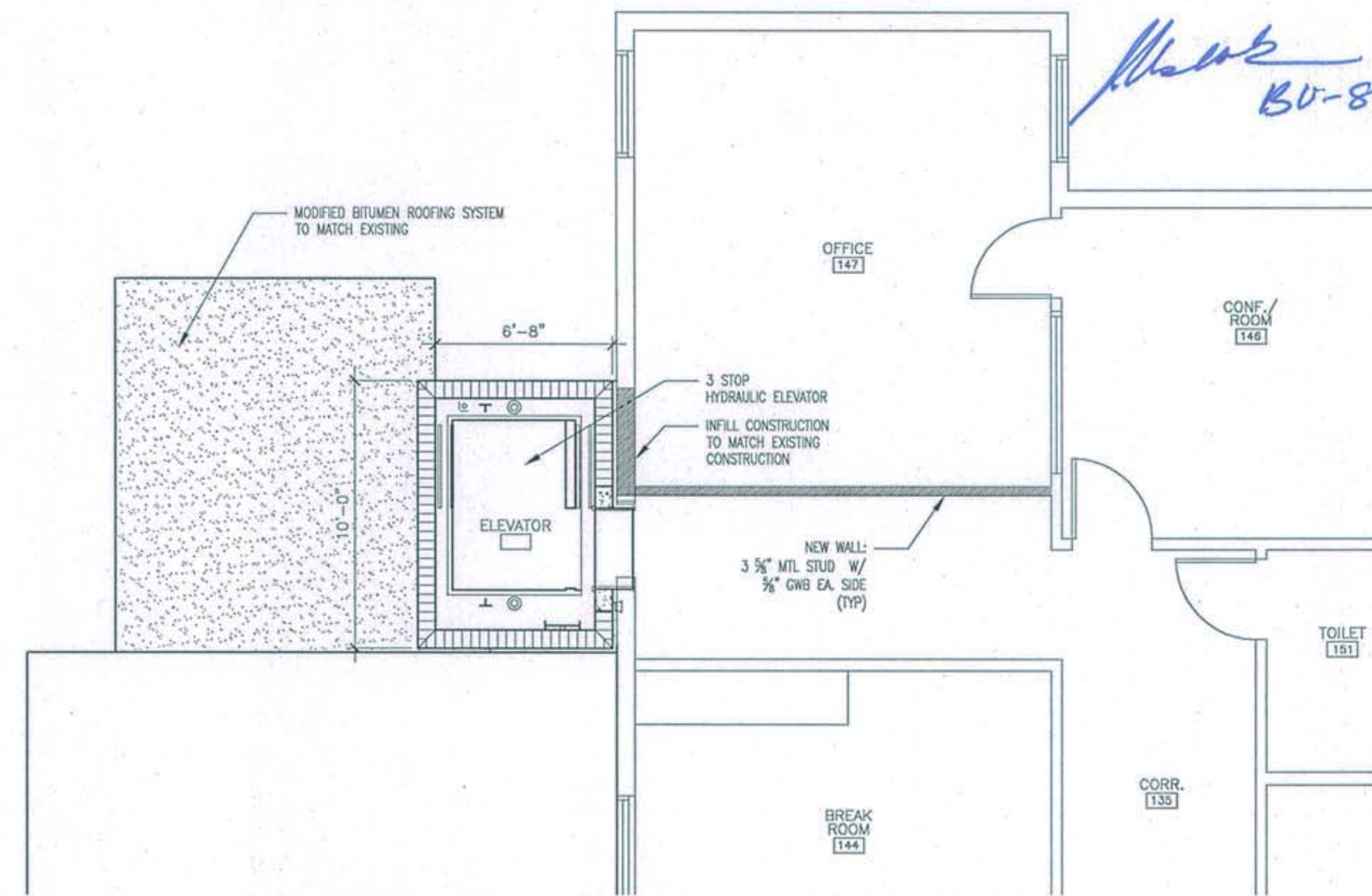
A2



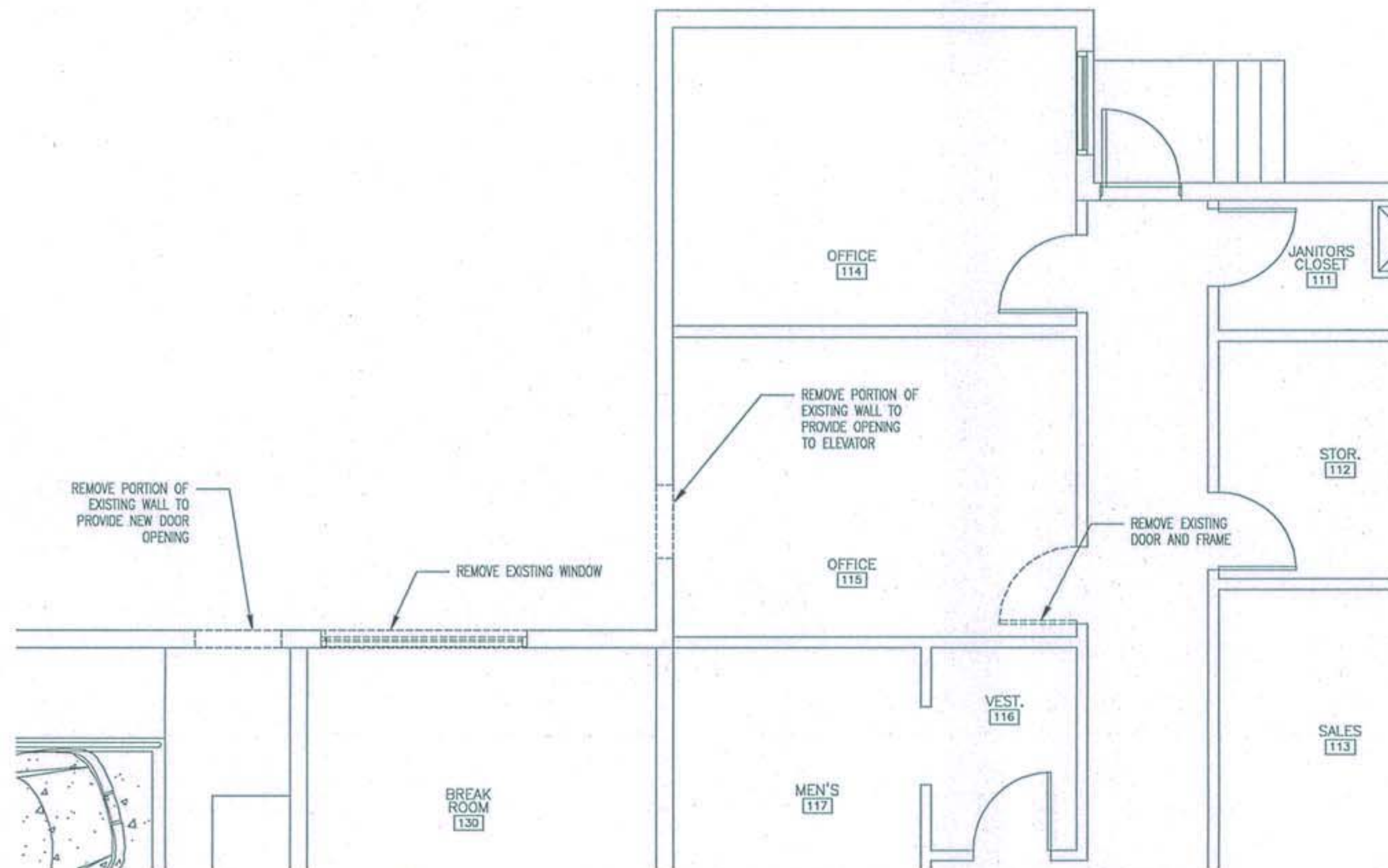




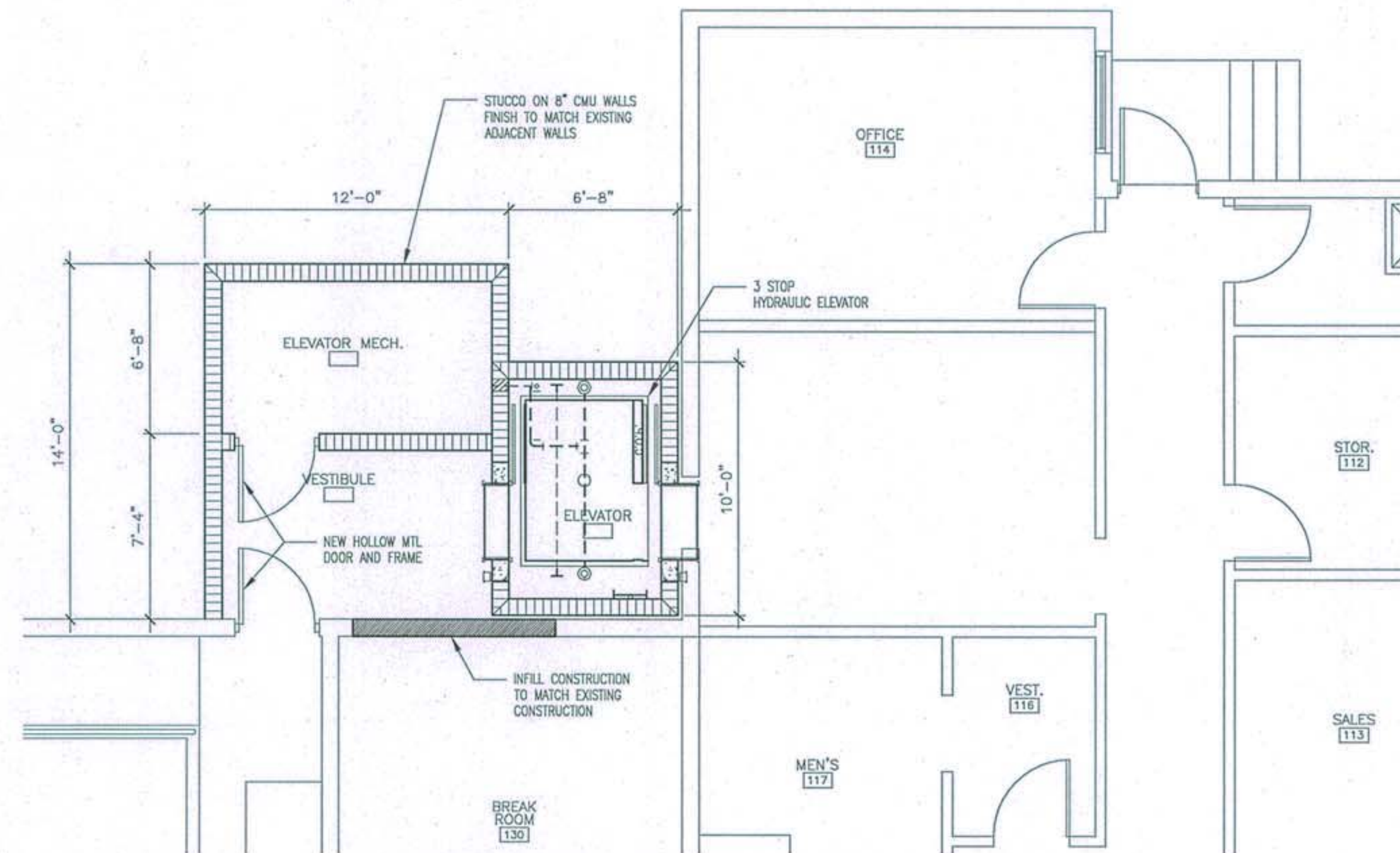
1  
A3  
N  
DEMOLITION FLOOR PLAN - LEVEL 02  
SCALE: 1/4" = 1'-0"



2  
A3  
N  
PROPOSED FLOOR PLAN - LEVEL 02  
SCALE: 1/4" = 1'-0"



3  
A3  
N  
DEMOLITION FLOOR PLAN - LEVEL 01  
SCALE: 1/4" = 1'-0"



4  
A3  
N  
PROPOSED FLOOR PLAN - LEVEL 01  
SCALE: 1/4" = 1'-0"

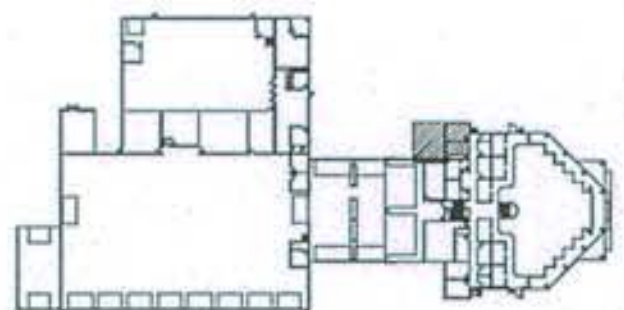
**RS&H**  
IMPROVING YOUR WORLD  
10748 Deerwood Park Blvd. S.  
Jacksonville, Florida 32256-0597  
904-256-2500 FAX 904-256-2501



**KEY AUTO  
COMPANY**  
4660 Southside Blvd.  
Jacksonville, FL  
32256

CONSULTANTS

KEY



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011

REVIEWED BY: DH

DRAWN BY: ASV/PEK

DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

© 2012 REYNOLDS, SMITH AND HILLS INC.

SHEET TITLE

ENLARGED PLANS  
DEMOLITION  
AND  
PROPOSED

SHEET NUMBER

A3



*W. S. S. B0-892*

# KEY AUTO COMPANY - BUICK FACILITY UPGRADES

DECEMBER 29, 2011



## INDEX OF DRAWINGS

### ARCHITECTURAL

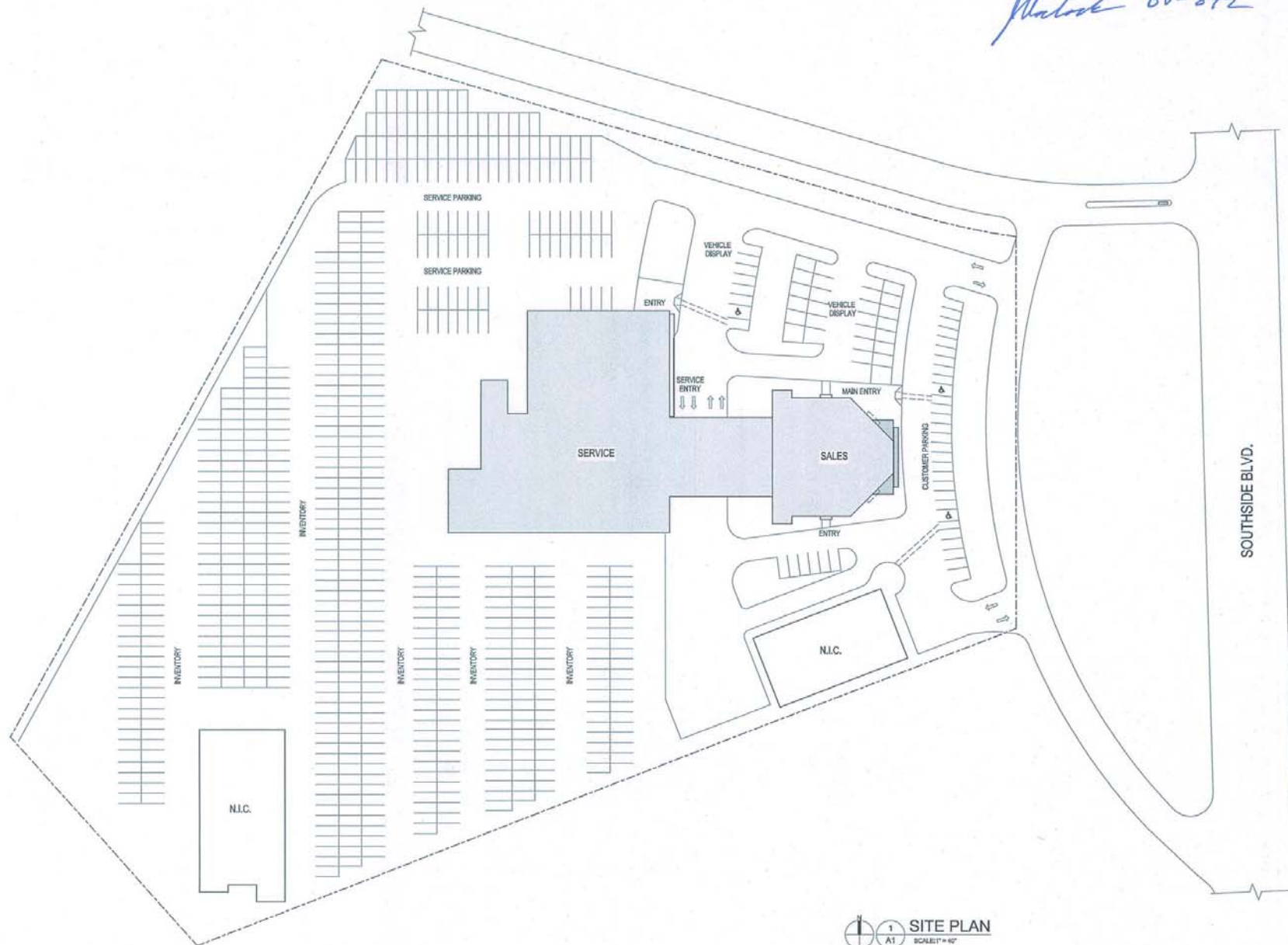
- A1 SITE PLAN
- A2 FLOOR PLANS AND BUILDING SECTION
- A3 ENLARGED PLANS: DEMOLITION AND PROPOSED

**RS&H**  
IMPROVING YOUR WORLD

Reynolds, Smith and Hills, Inc.  
10748 Deerwood Park Blvd. South  
Jacksonville, Florida 32256  
904-256-2500 FAX 904-256-2501  
www.rsandh.com  
FL Cert. No. AAC001886 EB0005620 LGC000210



*Photo BU-892*



**SITE PLAN**  
SCALE: 1" = 60'

**RS&H**  
IMPROVING YOUR WORLD  
10748 Deerwood Park Blvd. S.  
Jacksonville, Florida 32256-0597  
904-256-2500 FAX 904-256-2501



**BUICK**

**KEY AUTO COMPANY**

4660 Southside Blvd.  
Jacksonville, FL  
32256

CONSULTANTS

**KEY**



**REVISIONS**

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011  
REVIEWED BY: DH  
DRAWN BY: ASV/PEK  
DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

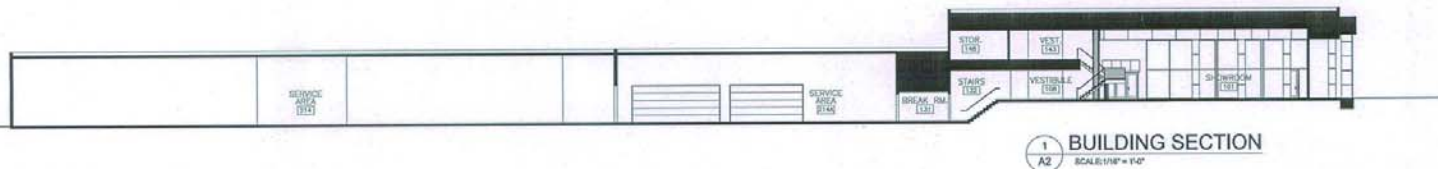
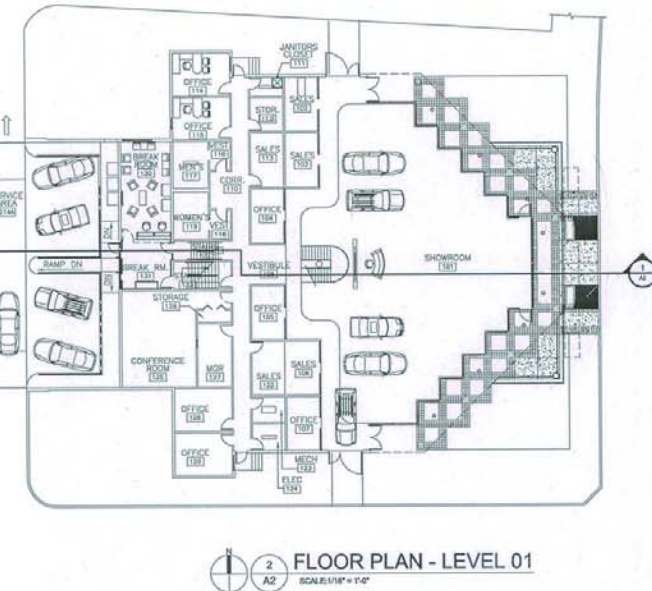
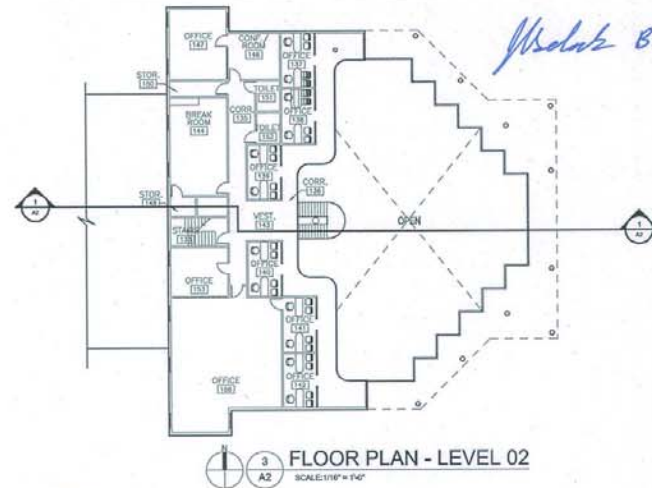
© 2012 BENNETT, SMITH AND HILL INC.

**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER**

**A1**



**RS&H**  
IMPROVING YOUR WORLD  
10748 Deerwood Park Blvd. S.  
Jacksonville, Florida 32256-9597  
904-256-2500 FAX 904-256-2501



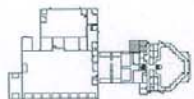
BUICK

**KEY AUTO  
COMPANY**

4660 Southside Blvd.  
Jacksonville, FL  
32256

CONSULTANTS

**KEY**



**REVISIONS**

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011

REVIEWED BY: DH

DRAWN BY: ASV/PEK

DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

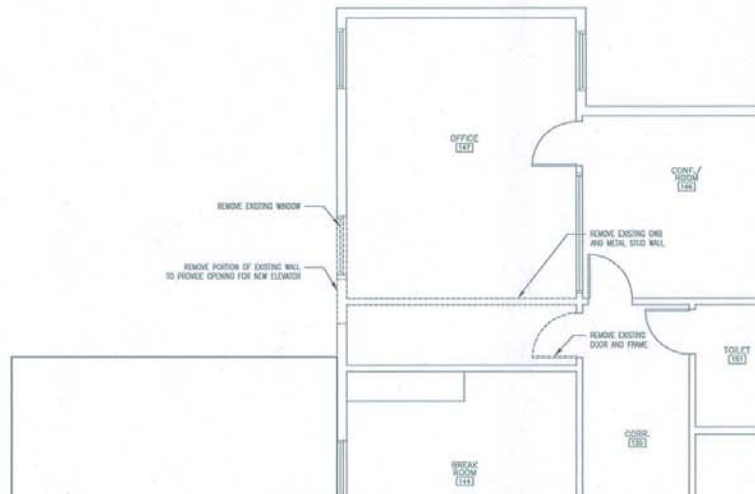
© 2012 RICHOLDS, BISH AND HILLS INC.

SHEET TITLE

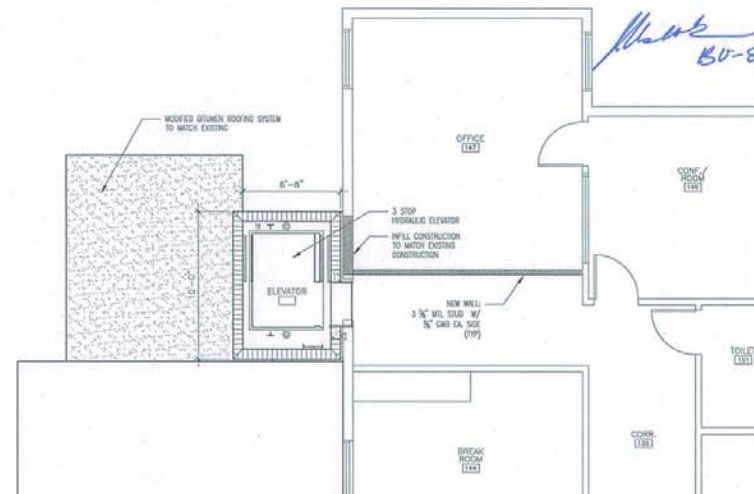
**FLOOR PLANS  
AND  
BUILDING SECTION**

SHEET NUMBER

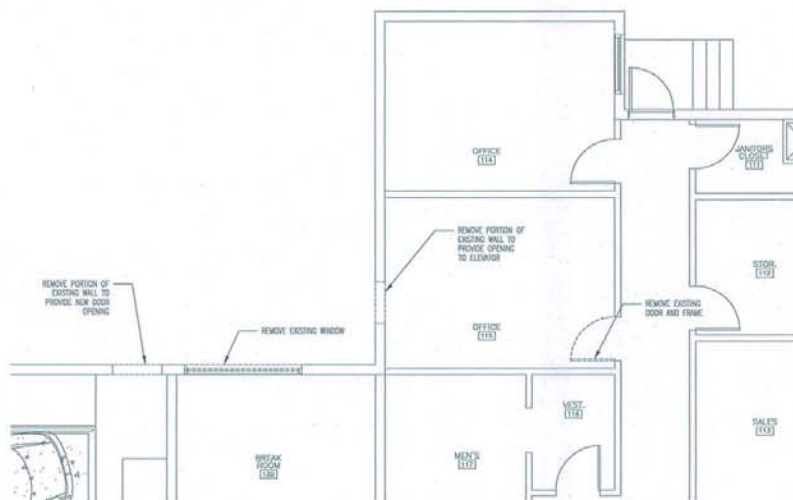
**A2**



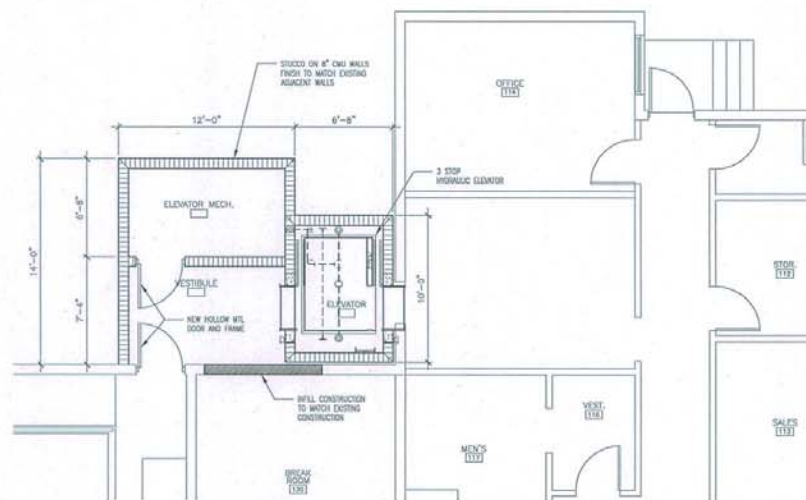
1 DEMOLITION FLOOR PLAN - LEVEL 02  
SCALE: 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN - LEVEL 02  
SCALE: 1/8" = 1'-0"



3 DEMOLITION FLOOR PLAN - LEVEL 01  
SCALE: 1/8" = 1'-0"



4 PROPOSED FLOOR PLAN - LEVEL 01  
SCALE: 1/8" = 1'-0"

**RS&H**  
IMPROVING YOUR WORLD  
10748 Deerwood Park Blvd. S.  
Jacksonville, Florida 32256-0597  
904-256-2500 FAX 904-256-2501



BUICK

## KEY AUTO COMPANY

4660 Southside Blvd.  
Jacksonville, FL  
32256

CONSULTANTS

### KEY



### REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-29-2011

REVIEWED BY: DH

DRAWN BY: ASV/PEK

DESIGNED BY: DL

AEP PROJECT NUMBER  
501-2215-000

© 2011 RETHOLD, SMITH AND HELLS INC.  
SHEET TITLE

ENLARGED PLANS  
DEMOLITION  
AND  
PROPOSED

SHEET NUMBER

A3