

WALDORF TOWERS HOTEL

Issue: Providing an accessible route to a public entrance.

Analysis: The applicant is requesting a waiver from providing an accessible route into the hotel from one of two existing entrances to the building. The building is undergoing an approximate \$665,400 alteration, which cannot impair the façade, which is considered historic. The main entry (Ocean Drive) is four steps above the adjacent sidewalk which are comprised of terrazzo, considered a historic building material in the Art Deco district. There is insufficient space at the 9th Street entrance to make modifications to render it accessible. It would be possible to modify this entrance by modifying the structural aspects of the building, losing four existing windows which would alter the Art Deco façade, losing two guest rooms and reducing rentable space in the adjacent market. The applicant proposes to provide an accessible ramp at the existing service entrance and add walls and other architectural and security features at the alternate location.

Project Progress:

The project is in plan review.

Items to be Waived:

An accessible route to a public entrance, as required by Section 11-4.1.2(1) with 11-4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided and public streets or sidewalks, to an accessible building entrance.

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: *Waldorf Towers Hotel*

Address: *860 Ocean Drive, Miami Beach, FL*

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: *Andres Golpe*

Applicant's Address: *110 Washington Avenue Suite 1617, Miami Beach, FL*

Applicant's Telephone: *949.351.3285*

FAX: *305.647.0207*

Applicant's E-mail Address: *dresgol@gmail.com*

Relationship to Owner: *Owner's Representative working for Ferrado Miami, LLC*

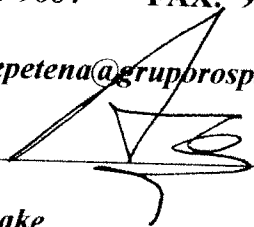
Owner's Name: *Ferrado Miami, LLC*

Owner's Address: *20411 SW Birch St # 360, Newport Beach, CA 92660*

Owner's Telephone: *949 474-9884* **FAX:** *949 474-9892*

Owner's E-mail Address: *pepetena@grupprosp.com*

Signature of Owner: -



Contact Person: *Meredith Lake*

Contact Person's Telephone: *949 474-9884* **E-mail Address:** *meredithlake@ferrado-us.com*

Issue

2: N/A

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 project in reference is a Historic Art Deco Hotel and the existing conditions do not allow the provision of an accessible route at any of their two Public Entrances for the following reasons:

Public Entrance # 1 on Ocean Drive (East Side)

The existing steps (4) from the sidewalk to Terrace level (Hotel Lobby) are terrazzo flooring which is considered a Historic Exterior Element to be preserved. There is also an existing Historic Balustrade on each side of the steps which is to be preserved as well.

These elements cannot be altered or removed to create or accommodate an accessible route as it would destroy the Historic significance of the Building.

Public Entrance # 2 on 9th Street (North Side)

The North Entrance has limited available space and it is not enough to provide an accessible route. See SK-01-02 analysis and results of providing an accessible route at this location.

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

The cost of providing an accessible ramp on the North Entrance (based on SK-01-02 analysis) will represent:

- 1. Reinforcing the perimeter walls of the proposed ramp, new foundation that could conflict with the existing Building foundation. This structural modification will increase greatly the Construction Budget.*
- 2. Alteration to the Historic Art Deco Façade (North) by removing four existing windows.*
- 3. The loss of two Hotel Guest Rooms (Level 1) which represent a significant source of income for the Hotel Owner.*
- 4. The loss of rentable space from the adjacent Market (Basement Level).*

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.

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.)

Mixed Use – Hotel with Restaurant and Market Component

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

\$ 665,400.00 approximately. Construction Cost is not final and it is still being discussed with General Contractor.

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.

As part of the Building Permit comments The City of Miami Beach has communicated to the Architect of Record that in order to obtain a waiver for accessibility requirements, an application to the Commission must be submitted for approval.

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 2007, Section 11-4.1.3 (8) requires 50% of Public Entrances to be accessible.

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.

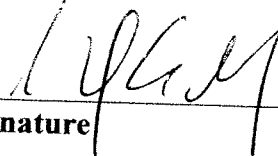
a. Please find attached two proposals from General Contractors for the cost of the accessible ramp on 9th Street based on SK-01-02 analysis.

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 because there is no available space at any of the existing Public Entrances to provide an accessible route as required per FBC 2007, Section 11-1.1.3 (8). As explained above, the East Entrance on Ocean Drive has Historic terrazzo flooring and cannot be altered. An Analysis to provide an accessible ramp on the North Entrance (See Attached A. SK-01-02) shows that it will not only affect the existing structure of the Building and increase the construction budget, but also alter the Art Deco Historic Façade on 9th Street. Additionally the reconfiguration of the adjacent space required to provide an accessible route at the North Entrance will represent the loss of valuable rentable space at the Market (Basement Level) and most important the loss of two Hotel Guest Rooms (Level 1), which are a significant source of income for the Hotel Owner. In an effort to provide an accessible route at the Hotel, the Owner at his own expense, is providing an accessible ramp at the West Entrance of the Building. This ramp contributes to create an accessible route from the West Entrance to the Hotel Lobby. The West Entrance provides access to the existing service corridor which is proposed to be renovated with a new fence, new floor finishes, new paint, new lighting and decorative planters along the corridor. See A.SK-03 and Analysis letter of West Entrance.

We appreciate your consideration to provide this waiver given our existing conditions.

Thank you


Signature _____ Printed Name CARLOS E. GONZALEZ

Phone number 726-543-1943

(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 15 day of January, 2010

Signature

Andres Golpe
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.

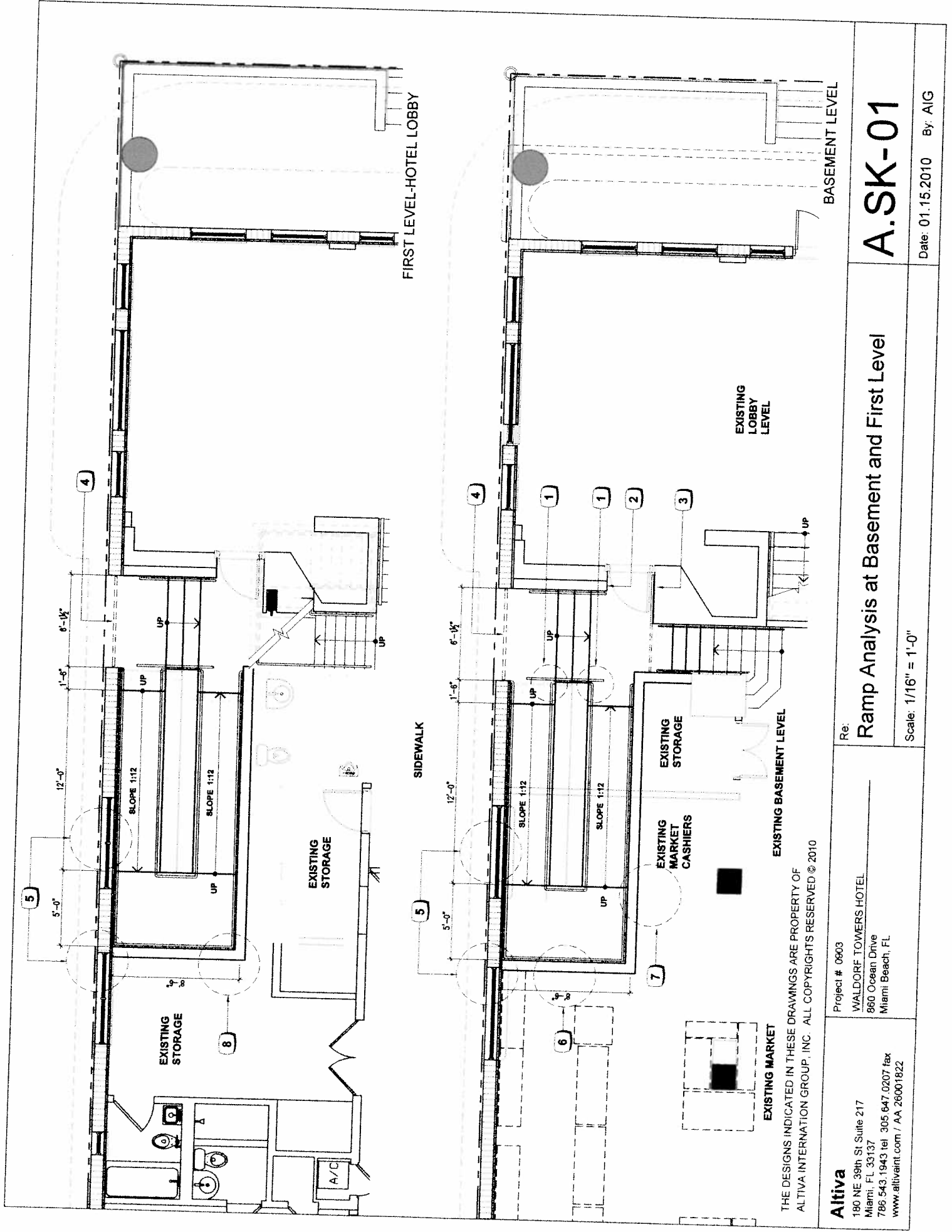
ACCESSIBLE RAMP ANALYSIS ON NORTH ENTRANCE (9TH STREET)

The following is an analysis to provide an accessible route with the insertion of an ADA ramp at the North Entrance of the Building on 9th Street. A chairlift would have a similar scenario. An accessible route at this Entrance would not be readily-achievable or technically -feasible due to the following reasons: (Please refer to A.SK-01 & 02 for the reference numbers below)

- 1.** Reconfiguration of the existing steps at this Entrance is required to incorporate an ADA ramp. The proposed three steps to access Market and Hotel Lobby are required to have handrails as per FBC 2007, Section 11-4.9.4. The required handrails represent a conflict with the proposed ramp landings as per FBC 2007, Section 11-4.8.4.(1)-(3).
- 2.** Access door to Lobby does not comply with required maneuvering clearances as per FBC 11-4.13.6. Figure 25 (a).
- 3.** A sliding door is proposed to close the Market during non operational hours. It will remain open during the day in order not to conflict with the mean of egress.
- 4.** There is a concern that the proposed ramp would create a dark corner that could potentially be haunted by homeless to sleep in or use it as a restroom or for delinquent activities especially during no operational hours. To prevent this situation a door is required to enclose this space. Ideally the door should be located prior to the ramp's bottom landing. However due to the proposed configuration and limited available space, the only possible location to provide a door is on the face of the North Façade (9th Street). A suggestion for a roll up door at this location was presented to City of Miami Beach Zoning Department as shown on # 4 on A.SK-01, but it was rejected because roll up doors or any other type of doors on Historic Façades, destroy the Historic significance of the Building and are not allowable. Not properly enclosing this space can become a serious concern for the City of Miami Beach and will not be acceptable.
- 5.** The proposed ramp conflicts with four existing Historic windows on the North Façade (9th Street), two at the Basement Level; and two at the First Level. This is a significant impact as it destroys the rhythm of the windows, aligned from Basement Level all the way up to the 3rd Level, in the Historic Façade. Please refer to elevations.
- 6.** The proposed ramp may require a separate foundation which can potentially impact the integrity of the existing structure. The required handrail around the perimeter of the ramp may demand to further reinforce the exterior wall affecting structurally the Historic North Façade (9th Street).
- 7.** The proposed ramp also represents the loss of valuable rentable space in the Market located at the Basement Level.
- 8.** The existing finish floor slab at the First Level will need to be cut to allow for the proposed ramp required headroom, thus eliminating two Guest Rooms which are proposed to be recovered from the original hotel design. This is a significant financial impact for the Hotel Owner.

Thank you in advance for reviewing this information.

Sincerely,
Altiva International Group



A.SK-01

Ramp Analysis at Basement and First Level

Date: 01.15.2010 By: AIG

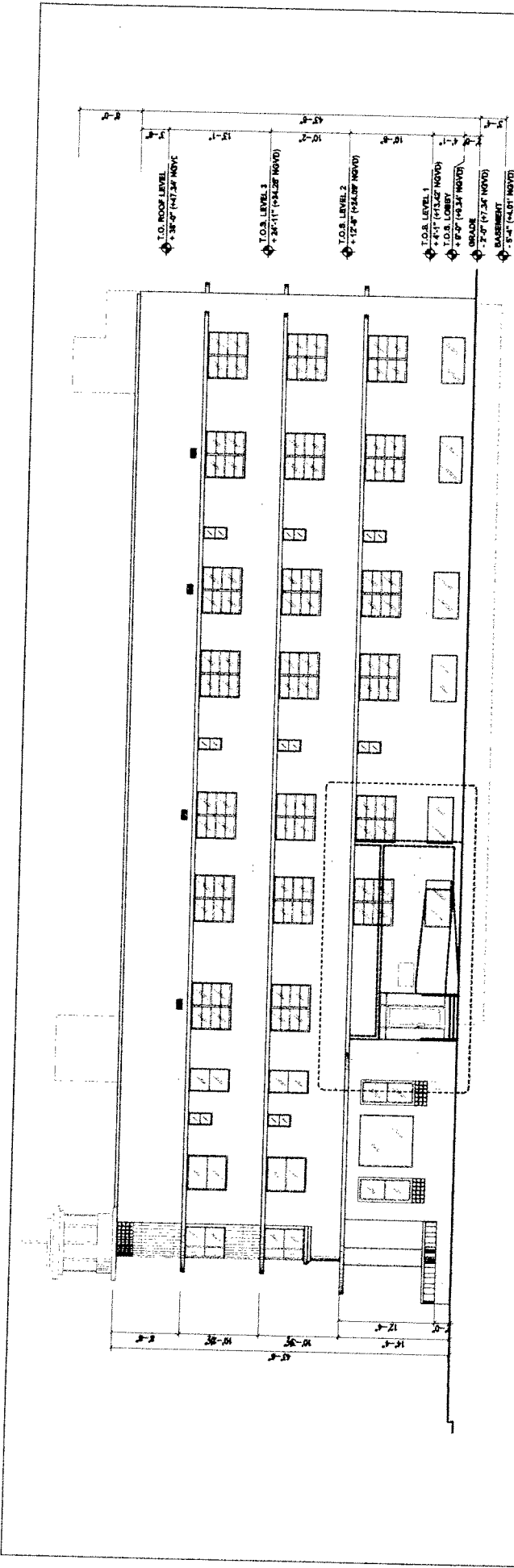
Re:

Project # 0603
 WALDORF TOWERS HOTEL
 860 Ocean Drive
 Miami Beach, FL

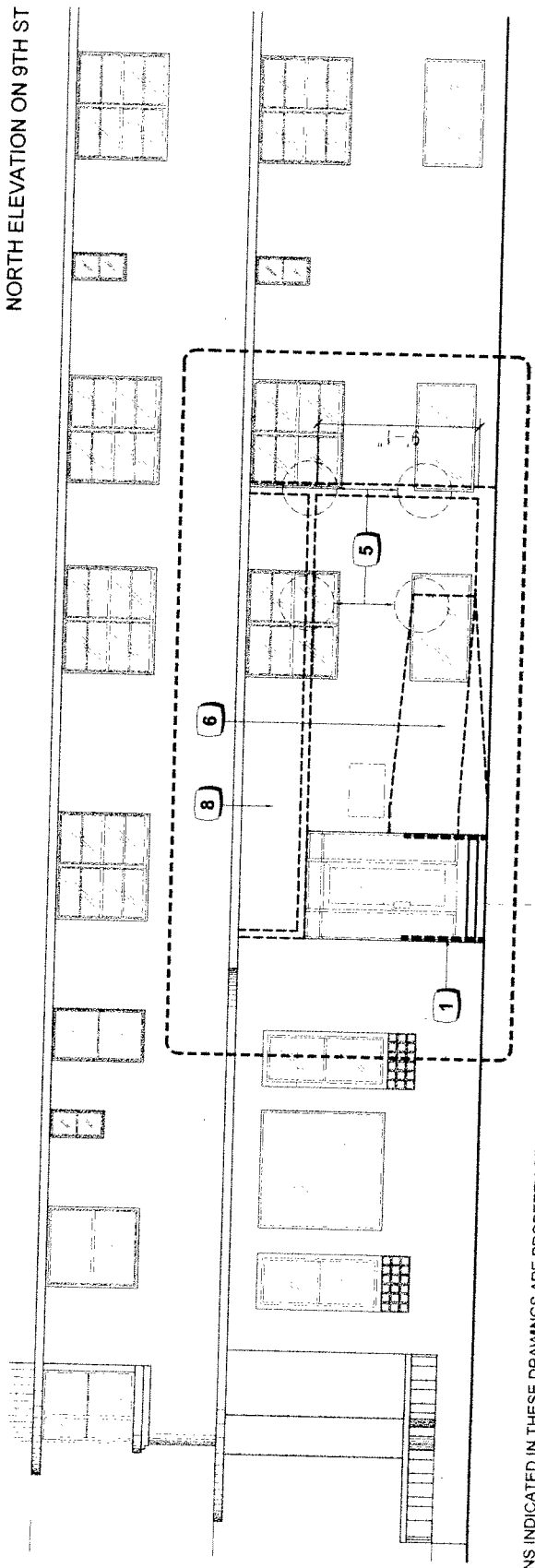
Altiva
 180 NE 39th St, Suite 217
 Miami, FL 33137
 786 543-1943 tel. 305 647-0207 fax
 www.altivaintl.com / AA 26001822

Scale: 1/16" = 1'-0"

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NORTH ELEVATION ON 9TH ST



ENLARGED VIEW OF NORTH ENTRANCE ON 9TH ST

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Project # 0903
 WALDORF TOWERS HOTEL
 860 Ocean Drive
 Miami Beach, FL

Re: Accessible Ramp Analysis on North Entrance
 (9th Street)

A.SK-02

Scale: 1" = 20'-0"

Date: 01.15.2010 By: AIG

ACCESSIBLE RAMP ANALYSIS ON WEST ENTRANCE (OCEAN COURT)

The following is an analysis to provide an accessible route at the West Side of the Building (Service Corridor). An accessible route at this Entrance is feasible and does not destroy the Historic significance of the building due to the following reasons:

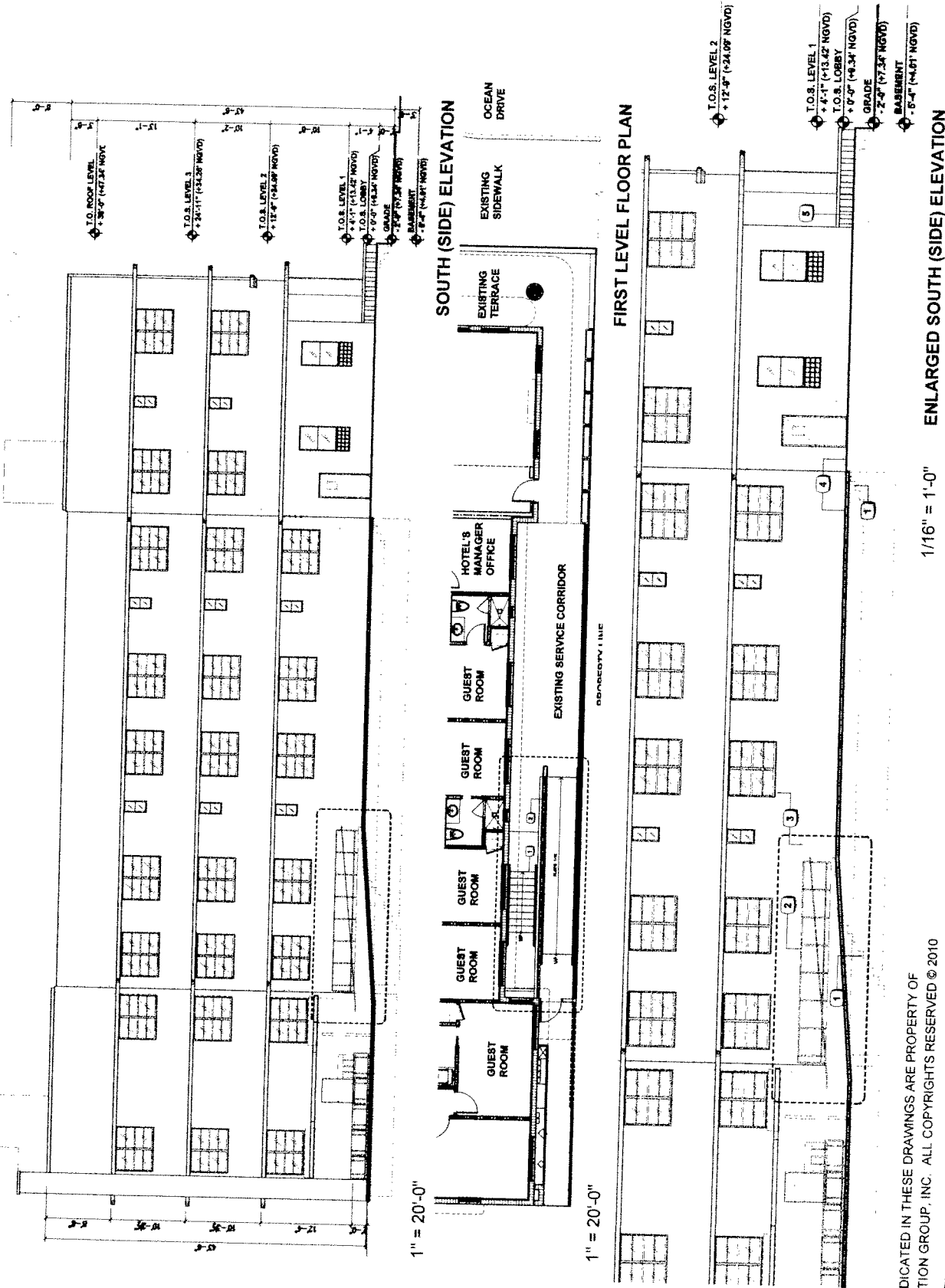
(Please see A.SK-03 for the reference numbers below)

1. The existing steps to the Kitchen Entrance (Half Level Down) were reconfigured to allow for more room to add an accessible ramp next to them. Additionally, these steps were combined with the steps coming from the front terrace (East Side) to eliminate the difference in levels.
2. The proposed ramp complies with FBC 2007, Section 11-4.8.
3. The proposed ramp does not affect the Historic South Façade as the reconfiguration of Kitchen Entrance steps and addition of the ramp do not impact significantly the building structure neither they conflict with any exiting windows on this Façade.
- 4-5 The proposed ramp connects the West Side Entrance to the Hotel Lobby through the South service corridor and front terrace (East Side). As part of the proposed design, this Entrance will be improved by providing a new fence, new finish floor, new exterior painting, new decorative lighting and planters along the way which will create a more appealing and welcoming look. A security camera and a ADA doorbell will be provided at the door of the West Entrance to control the access. This ADA doorbell will be connected to the Hotel reception desk and will advise when a Hotel Guest wants to access the Entrance.

According to FBC 2007 Section 11-4.1.7 (2)(b) *Alterations to qualified Historic Buildings and Facilities not subject to Section 106 of the National Historic Preservation Act*: if the state historic preservation officer agrees that compliance with the accessibility requirements for accessible routes (interior & exterior) would threaten or destroy the significance of the Building or Facility, the alternative requirements in FBC 2007, Section 11-4.1.7 (3) may be used. Under the minimum requirements described in this section (b) exception: if it is determinate that no entrance used by the public can comply with Section 11-4.14, than access at any entrance not used by the general public but open (unlocked) with directional signage at the primary entrance may be used. The accessible entrance shall also have a notification system. Where security is a problem, remote monitoring may be used.

Thank you in advance for reviewing this information.

Sincerely,
Altiva International Group



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Project # 0903
 WALDORF TOWERS HOTEL
 860 Ocean Drive
 Miami Beach, FL

Re:
Proposed Accessible Route at West Entrance

Scale: 1" = 20'-0"

1/16" = 1'-0"

ENLARGED SOUTH (SIDE) ELEVATION

Date: 01.15.2010 By: AIG

A.SK-03

HALLORAN CONSTRUCTION

DESIGN • BUILD • RENOVATE

1-11-10

**Proposal for A.D.A Ramp
Waldorf Hotel
860 Ocean Drive**

For the sum of **\$ 155,770.00** Halloran Construction proposes to construct an ADA compliant ramp at the North Façade of the Waldorf Hotel. The ramp will include all demolition, including rooms 101, and 103, all concrete cutting and placing, coordinating the closing of the Compass market for approximately one month, all interior construction and finishing, and all permitting and inspections.

The contract will be cost plus based on plans provided by Architect Altiva.

Halloran Const Corp will not be responsible for loss of revenue should the retail market be closed longer than four weeks,

Please see the attached excel line item cost breakdown which will be known as addendum A

Feel free to contact me at any time.

Andrew Halloran

804 NW 7TH STREET RD • MIAMI, FL 33136 • CGC 1510980

PH: 305 545 0405 • FX: 305 324 3798

Estimate for Construction

Prepared for: A.D.A. RAMP WALDORF HOTEL

Date:

No.	Category	Description	Rate	Quantity	Cost	Totals
1	General Requirements	Markup and overhead (20%)	1	\$ 20,000.00	20,000.00	
		Equipment rental rates	1		0.00	
		Supervisor	4	2000	8,000.00	
		General labor	1	18000	18,000.00	
		Debris removal (debris and soil)	1	4680	4,680.00	
		Misc hardgoods	1	12400	12,400.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
					\$ 63,080.00	
2	Site Work	Site clearing and demolition	1	16000	16,000.00	
		Excavation and grading	1	4600	4,600.00	
		Landscaping	1		0.00	
		Concrete cutting	1	2550	2,550.00	
		Paving and walkways	1	6500	6,500.00	
		Soil test	1	450	450.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
					\$ 30,100.00	
3	Concrete	Formwork	1	14800	14,800.00	
		Concrete placing	1	13360	13,360.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
					\$ 28,160.00	
4	Masonry	Blockwork	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
					\$ -	
5	Metals	Interior metal framing	1	1800	1,800.00	

Metal fabrication	1		0.00
Handrails	1	1200	1,200.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00

\$ 3,000.00

6 Wood and Plastic

Carpentry/wood framing	1		0.00
Bucking/furring	1	780	780.00
Millwork	1		0.00
Rough carpentry/framing	1	2500	2,500.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00

\$ 3,280.00

7 Thermal and Moisture Protection

Roofing	1		0.00
Fire stopping	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00

\$ -

8 Doors and Windows

Doors and Windows 9IMPACT)	1	3900	3,900.00
Exterior doors	1		0.00
Interior doors	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00

\$ 3,900.00

9 Finishes

Interior and misc. finishes	1	7000	7,000.00
Painting	1	3500	3,500.00
Drop Ceiling	1		0.00
Drywall (with finish)	1	3750	3,750.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00
	1		0.00

\$ 14,250.00

10 Specialties

Exterior signage	1		0.00
Wall covering (FRP)	1		0.00
Bathroom partitions	1		0.00
	1		0.00
	1		0.00

EMERALD MASONRY CORP.
1086 N W 1st Court
HALLANDALE BEACH, FL 33009
PHONE (954) 241-2583
FAX (954) 241-2586
CC# 96BS0086

Emerald Masonry Corp. Proposal

Proposal # 1

1/27/2010

Prepared for:

Attn: Jose Tena
Waldorf Towers Hotel
Miami Beach, FL

PHONE (305) 809-9345 FAX (305) 782-7234
JOB NAME/LOCATION
A D A Ramp
Waldorf Hotel
860 Ocean Drive

We hereby submit specifications and estimates for:

Plan Dates:

Architect

Architectural

Altiya

Structural

Proposal Includes:

- 1 All labor and materials required to construct A D A ramp as per plans provided by Altiya Architects
- 2 Concrete Slabs, Footing, Beams, and Columns included
- 3 All Demolition
- 4 All required concrete cutting
- 5 All required concrete slabs and ramp
- 6 All interior work and finishes per plans
- 7 All required Coordination at Compass Market
- 8 Site cleaning, grading and demo
- 9 Misc metals including railings per plans

Exclusions and Qualifications:

- 1 Public works side walk repair
- 2 Landscaping
- 3 All loss of retail revenues absorbed by others
- 4 Surveying

Additional unit costs (Not included in Base Proposal):

- 1 None

Base Proposal to furnish material and labor in accordance with the above specifications, for the Base Sum of
One hundred sixty six thousand eight hundred seventy five dollars

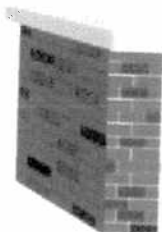
\$166,875

Alternates: (Not included in Base Proposal):

- 1 Bond

Add: 1.50%

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.
Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.
This Proposal is subject to acceptance within **60** days and is void thereafter at the option of Emerald Masonry Corp.



Emerald Masonry Corp
Quality
Pride
Service

Authorized
Signature

Mark Humbles
Mark Humbles

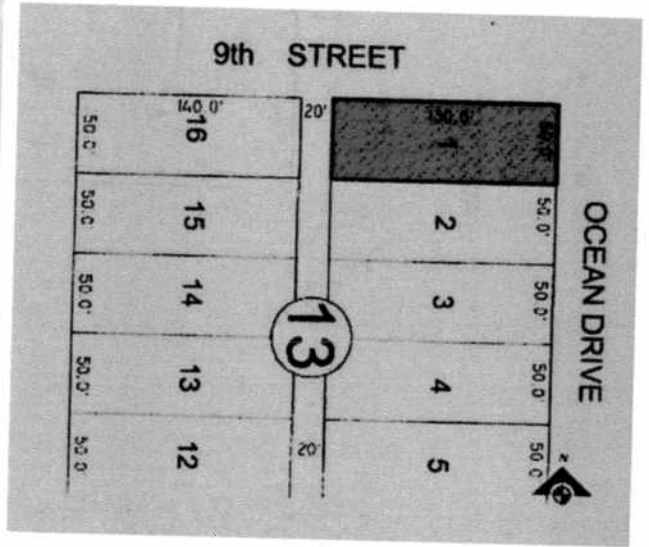
Signature

Date of Acceptance

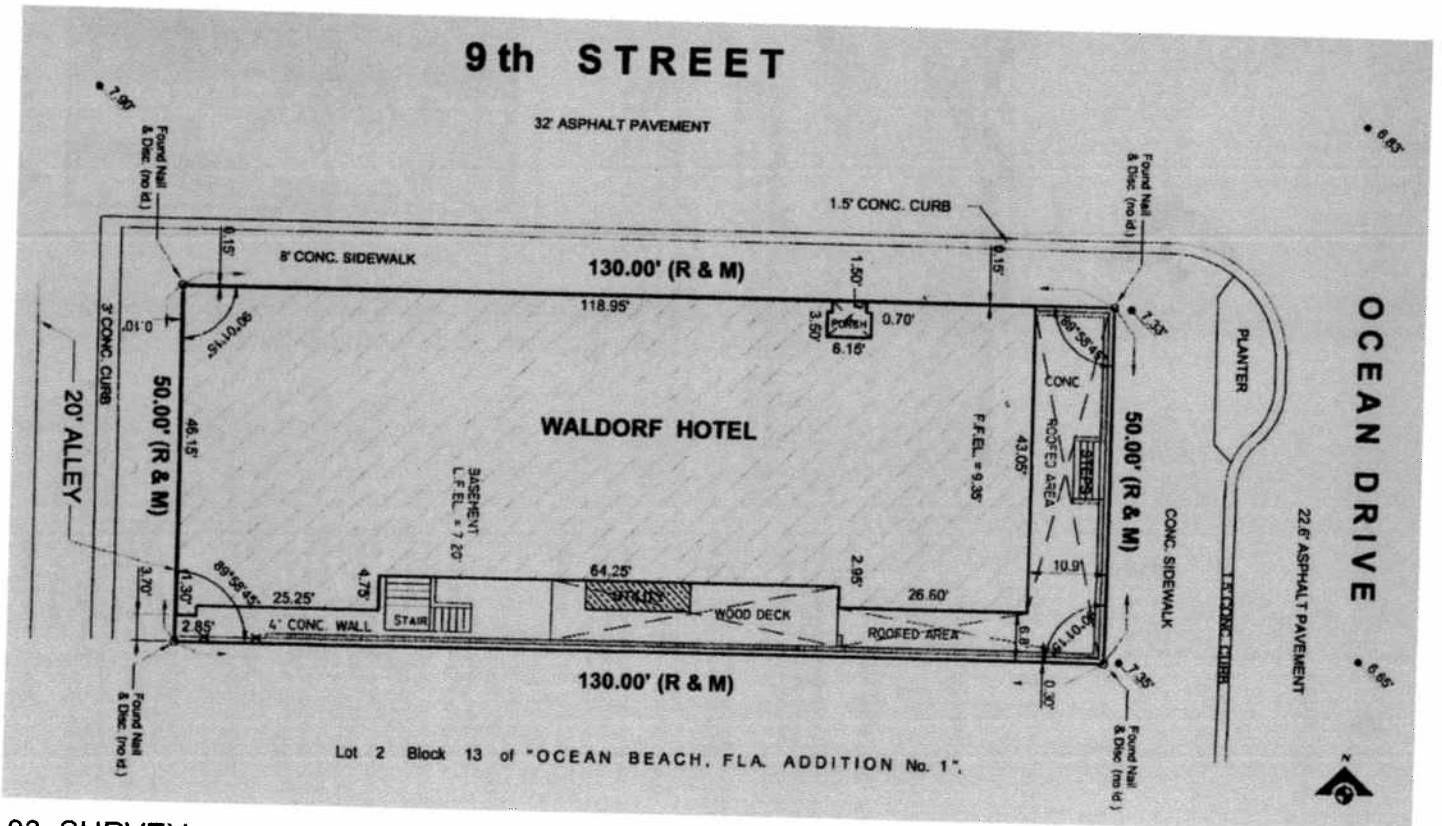
WALDORF HOTEL
 860 Ocean Drive
 Miami Beach, FL



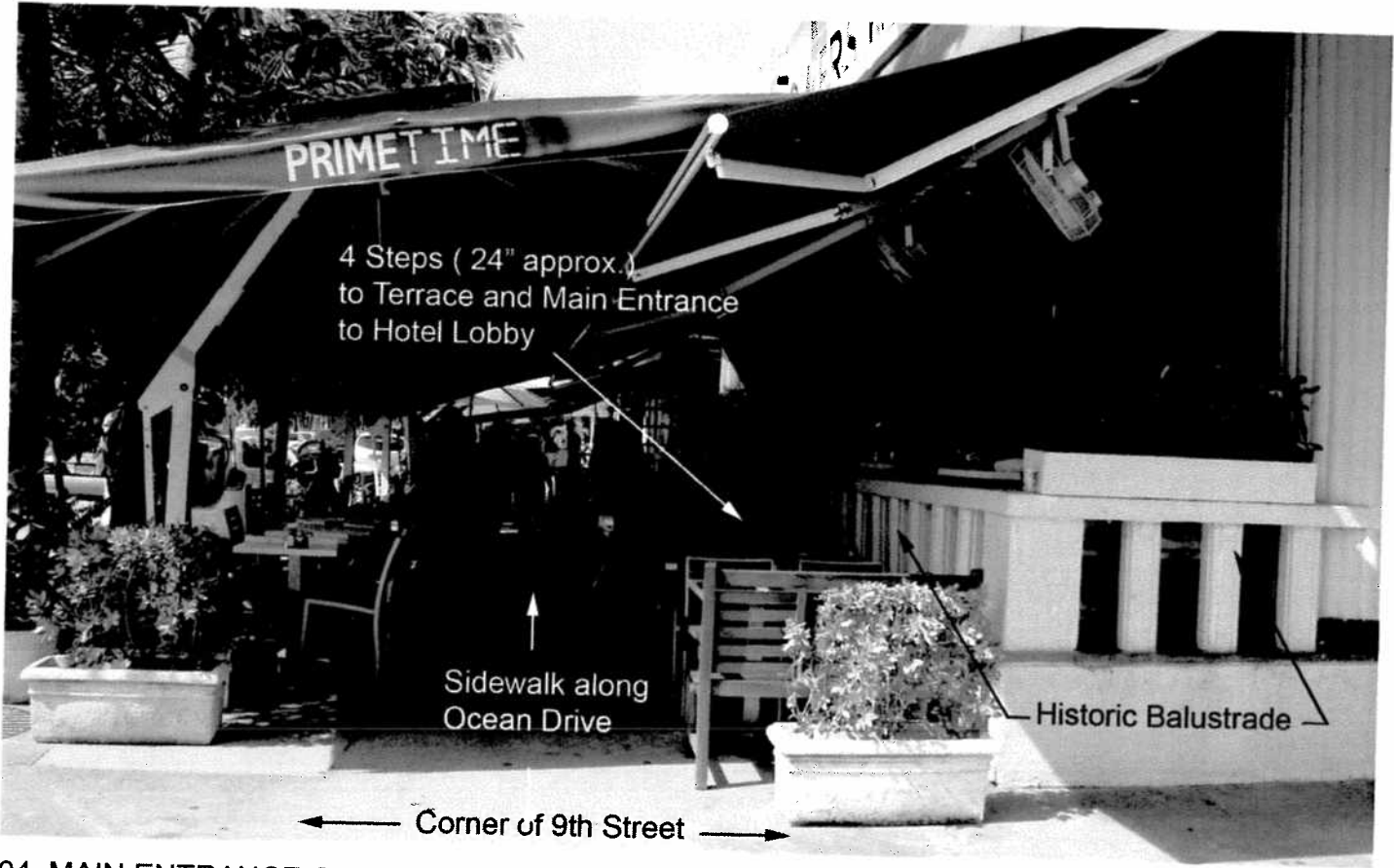
01 AERIAL PICTURE



02 LOCATION MAP



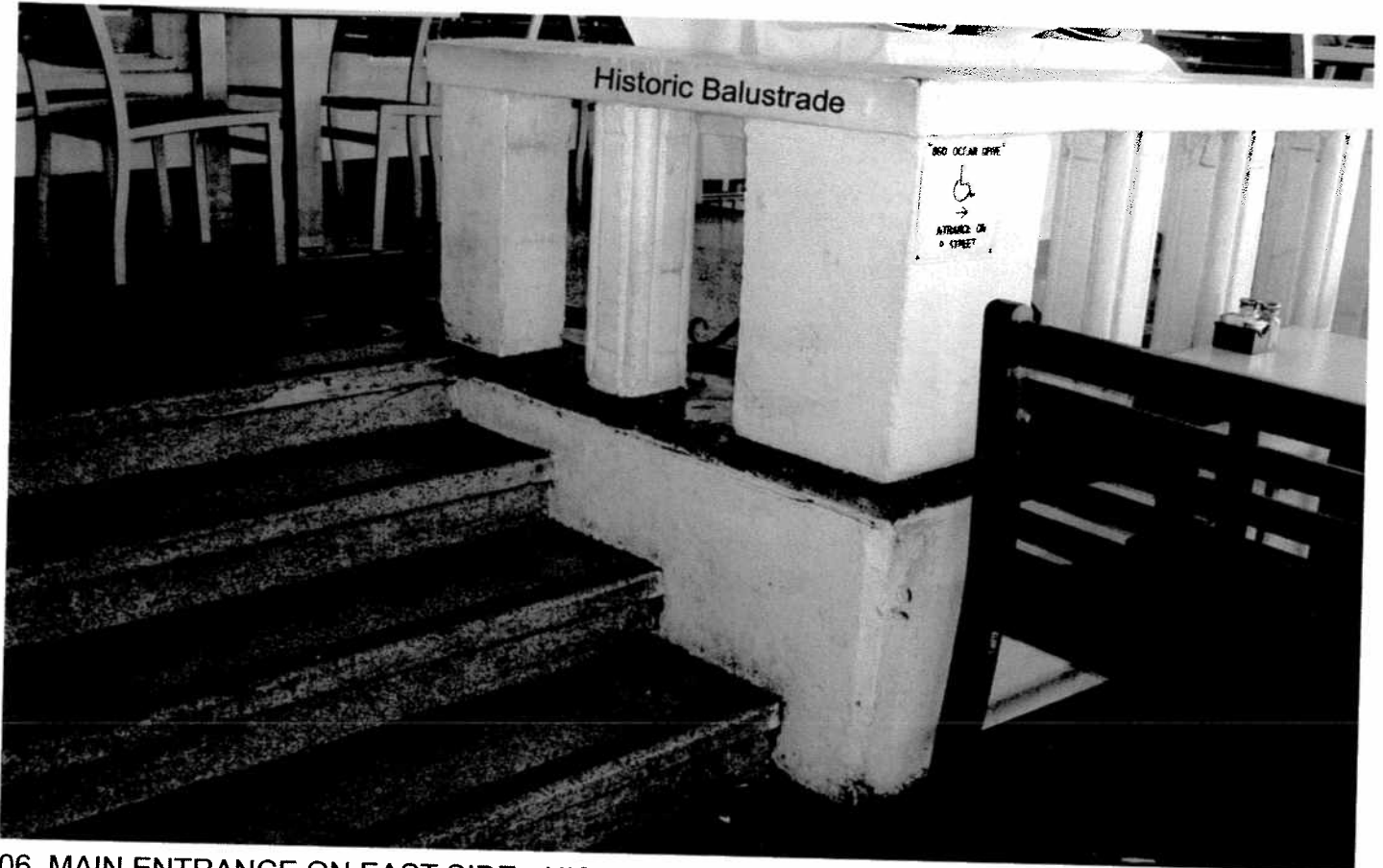
03 SURVEY



04 MAIN ENTRANCE ON EAST SIDE - VIEW OF CORNER OF OCEAN DRIVE AND 9TH STREET



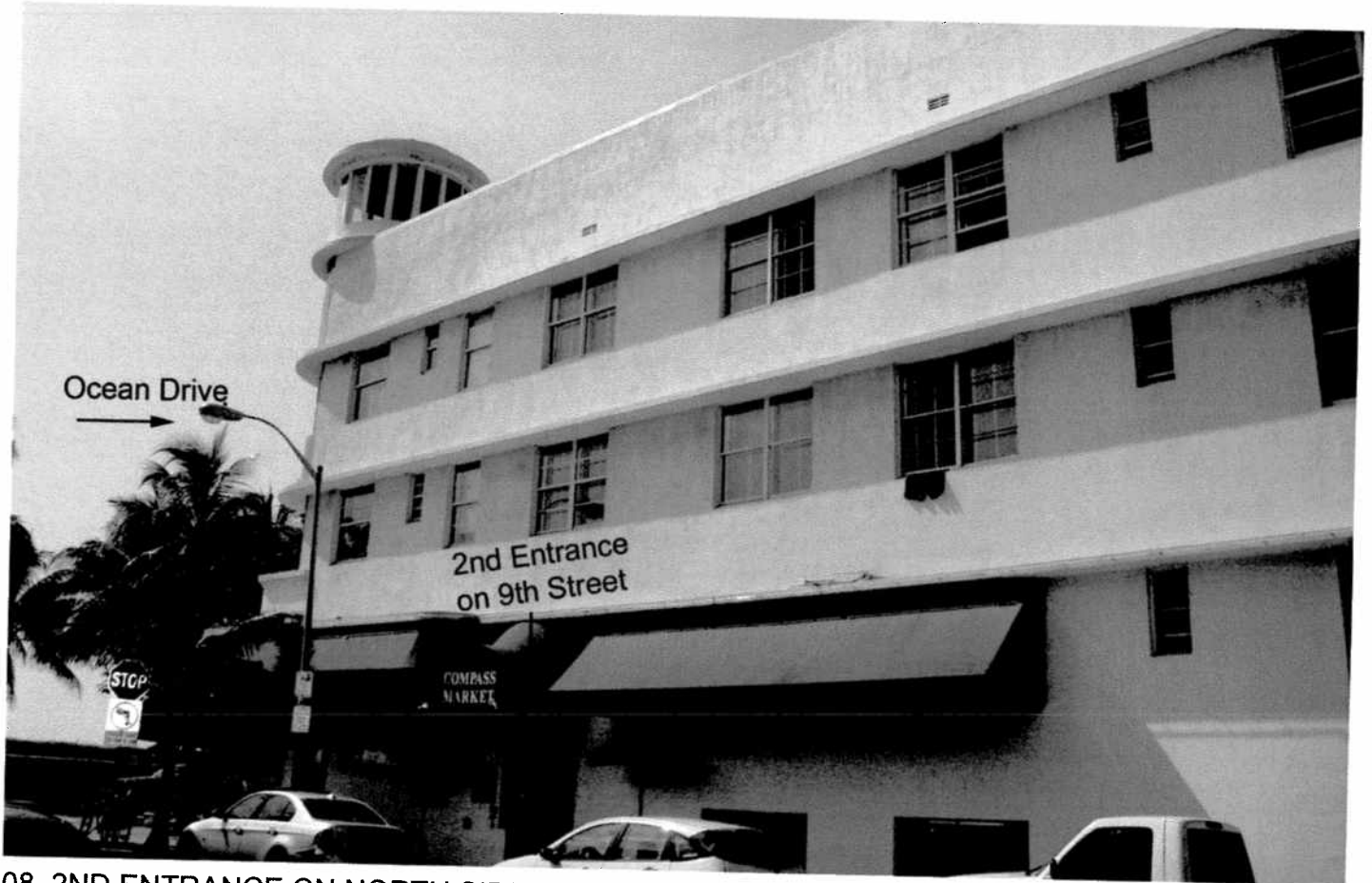
05 MAIN ENTRANCE ON EAST SIDE (OCEAN DRIVE)



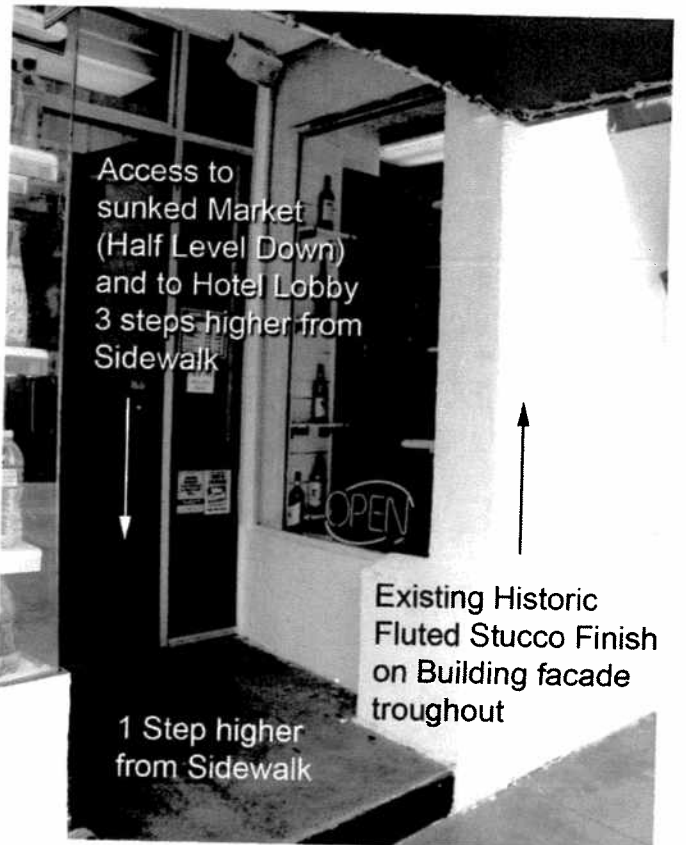
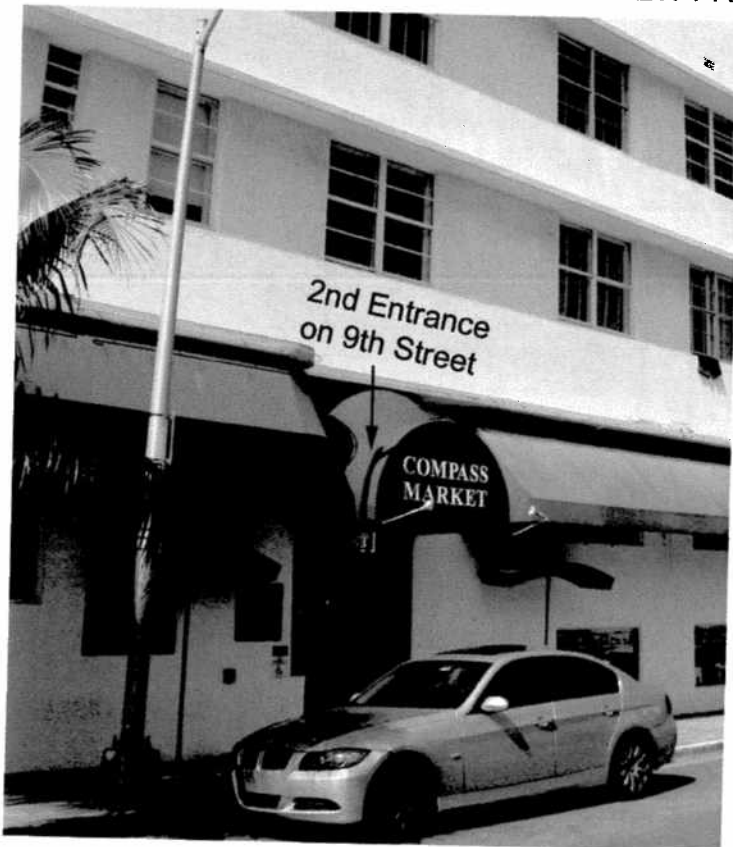
06 MAIN ENTRANCE ON EAST SIDE - HISTORIC BALUSTRADE ON EACH SIDE OF STEPS



07 MAIN ENTRANCE ON EAST SIDE - VIEW OF HISTORIC BALUSTRADE



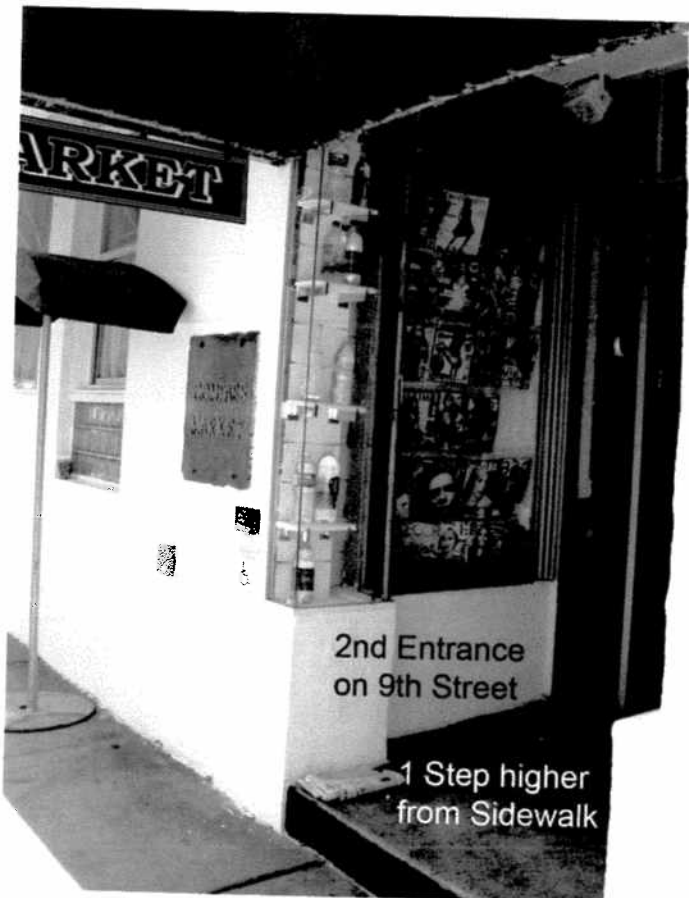
08 2ND ENTRANCE ON NORTH SIDE - VIEW FROM 9TH STREET



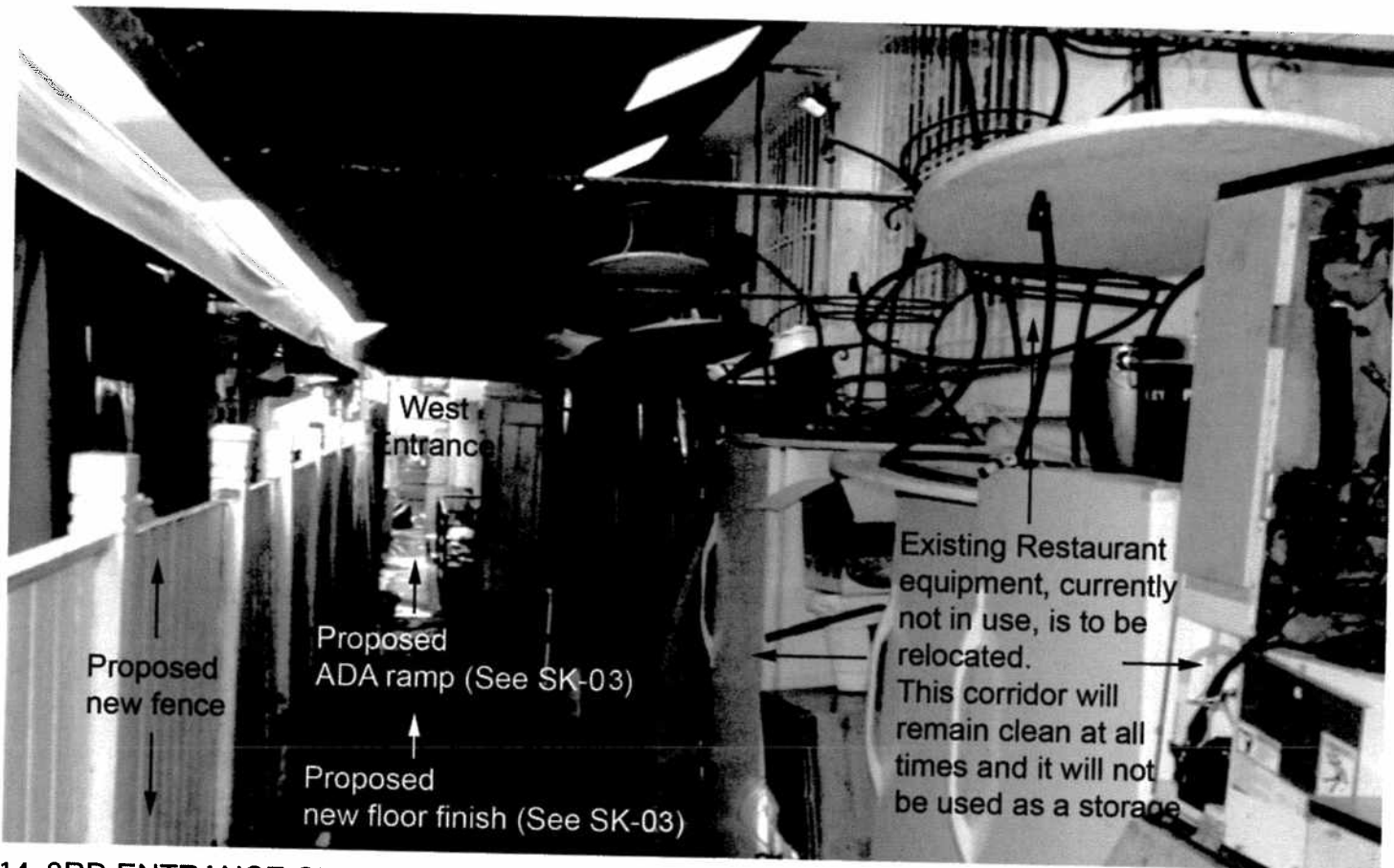
09-10 2ND ENTRANCE ON NORTH SIDE - VIEW FROM 9TH STREET



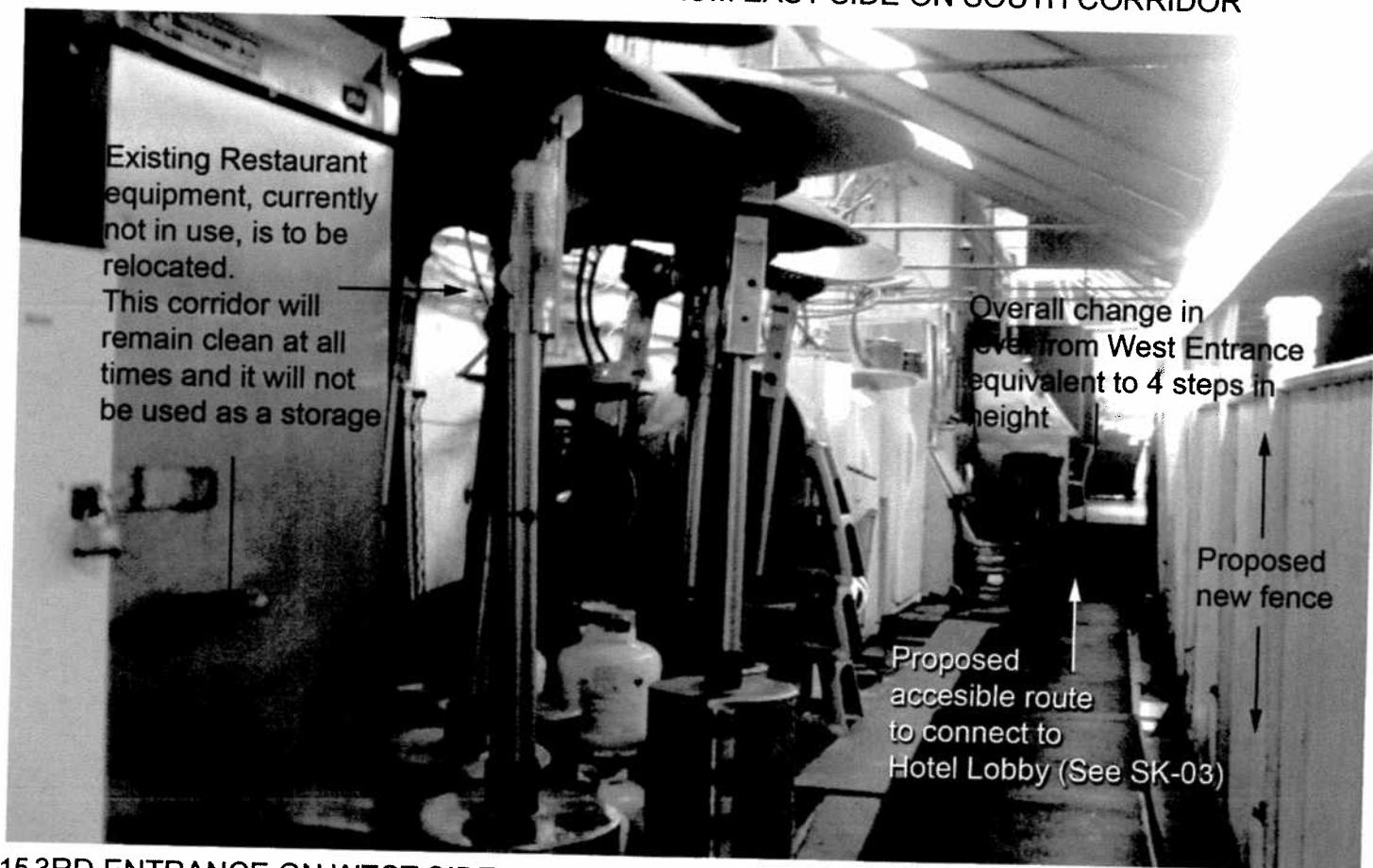
11 2ND ENTRANCE ON NORTH SIDE - VIEW FROM 9TH STREET



12-13 2ND ENTRANCE ON NORTH SIDE - VIEW FROM 9TH STREET



14 3RD ENTRANCE ON WEST SIDE - VIEW FROM EAST SIDE ON SOUTH CORRIDOR



15 3RD ENTRANCE ON WEST SIDE - VIEW FROM WEST SIDE ON SOUTH CORRIDOR

Waldorf Towers Hotel

860 OCEAN DRIVE, MIAMI BEACH FLORIDA 33139

Request for Waiver from Accessibility Requirements of Chapter 553, Part V, Florida Statutes

Florida Building Commission

JANUARY 15, 2010

AtivaTM
ARCHITECTURE

MIAMI DESIGN DISTRICT
180 NE 39th STREET STE. 217
MIAMI, FLORIDA 33137