

## **ITALIA VILLA HOTEL**

**Issue:** Vertical accessibility to the second floor of a historic building undergoing an alteration.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to the portion of the building containing a second floor. The oldest portion of the structure was originally built in the early 1900's, with an addition in the 1930's and a second addition provided during the 1960's. The project is undergoing a \$750,000 alteration and documentation has been provided by the local historic preservation officer that it would be structurally infeasible to install an elevator and would damage the historic significance of the building if one were provided. There are 13 rooms in the hotel and all facilities available on the second floor are also provided on the accessible first floor. The alteration also includes installation of a sloped walkway to access the hotel entrance.

### **Project Progress:**

The project is in plan review.

### **Items to be Waived:**

Vertical accessibility to the second floor, 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.

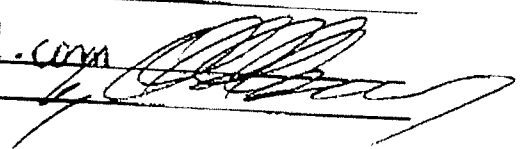
**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS  
OF CHAPTER 553, PART V, FLORIDA STATUTES**

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: ITALIA VILLA HOTEL  
Address: 354 WASHINGTON AVE. 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: PABLO CORAZZINI FOR VC ARCHITECTS, PA.  
Applicant's Address: 300 ARAGON AVE SUITE 330 CORAL GABLES FL 33134  
Applicant's Telephone: 305 5670602 <sup>x102</sup> FAX: 305 446 3197  
Applicant's E-mail Address: PCORAZZINI@VCMIAAMI.COM  
Relationship to Owner: OWNER'S ARCHITECT  
Owner's Name: GREGORY GERASIMOV FOR GG REALTY, INC.  
Owner's Address: 16711 COLLINS AVE SUITE 2501 SUNNY ISLES BEACH, FL  
Owner's Telephone: 305 778-4428 FAX: 331600  
Owner's E-mail Address: ggerasimov@aol.com  
Signature of Owner:   
Contact Person: PABLO CORAZZINI  
Contact Person's Telephone: 305 567.0602 E-mail Address: PCORAZZINI@VCMIAAMI.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.)

A 6781 SF 2-STORY HOTEL COMPRISED OF AN ORIGINAL 2-STORY WOOD FRAME BUNGALOW BUILT IN THE 1910'S AND 2 ADDITIONS BUILT DURING THE 1930'S, PLUS 1 - 1STORY ROOM BUILT PROBABLY IN THE 1960'S

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

\$ 750,000

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\*

In Plan Review  Completed\*

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

COMMENTS BY THE BUILDING DEPARTMENT OF THE CITY OF MIAMI BEACH REFERRED THIS ACCESSIBILITY ISSUE TO THE FLORIDA BUILDING COMMISSION.

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

**Issue**

1: VERTICAL ACCESSIBILITY TO ALL LEVELS ABOVE AND BELOW THE OCCUPIABLE GRADE LEVEL, FEC 11-4.1.3

**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.

THIS IS A HISTORICAL DESIGNATED PROPERTY COMPRISED BY A 1910'S WOOD FRAME BUNGALOW AND 2 1930'S DECO STYLE ADDITIONS.

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.

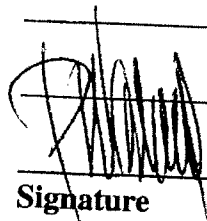
9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility 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.

  
Signature

PABLO CORAZZINI  
Printed Name

Phone number 305 567 0602 x 102

(SEAL)

IN THIS REMODELING WE ARE PROVIDING VERTICAL ACCESSIBILITY WHERE THERE WASNT, VIA A SLOPED PATH FROM THE PUBLIC RIGHT OF WAY TO THE GROUND LEVEL OF THE MAIN BUILDINGS. THERE ARE SIGNIFICANT DIFFICULTIES IN PROVIDING AN ELEVATOR TO MEET THE VERTICAL ACCESSIBILITY REQUIREMENTS FOR THE SECOND FLOOR OF THE 1910'S WOOD FRAME BUNGALOW WHICH WOULD ADVERSELY ALTER THE HISTORICAL CHARACTER OF THE BUILDING.

Members of the Florida Building Commission & Accessibility Council  
c/o Mary- Kathy Smith  
Office of Codes and Standards  
Florida Department of Community Affairs  
2555 Shumard Oaks Boulevard  
Tallahassee, Florida 32399-2100

Re: The Italia Villa Hotel, 354 Washington Avenue, Miami Beach  
Via: FedEx

June 15, 2009

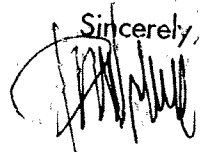
Dear Ms. Smith and members of the Commission and Council:

In the remodeling of this historical hotel we are implementing vertical accessibility from the street to the ground floor level of the buildings via a sloped path and an elevated exterior common deck area. We are also providing accessible rooms at the ground level to comply with the Florida Building Code (2004) Chapter 11-4.1.7.

We are applying to waive the requirements for the Florida Building Code (2004) Chapter 11.1.3 to provide vertical accessibility to all levels above and below the occupiable grade level for the following reasons:

There are significant difficulties in providing an elevator to meet the vertical accessibilities for the second floor of the 1910's wood frame bungalow which would adversely alter the historical character of the building. Also, providing an elevator will require approximately 250 Square feet of space to accommodate an elevator shaft for the cabin, elevator machine room and the associated necessary circulation area. This would mean a reconfiguring the interior layout of the floor plan and probably losing one bedroom, which would significantly impact the feasibility of the project considering the small size of the hotel. Also, the cost of implementing the elevator would represent a significant financial burden on the project, although this is not the main issue for this waiver request. A cost Estimate for an elevator is \$50,000 as per Schindler Elevators preliminary quote. In addition, the construction estimate for the elevator hoist way including hoist beam and pit ladder is \$35,000.00 as per the project's Contractor's (Cuesta Construction) estimate.

Please don't hesitate to contact me if you have additional questions regarding this application.

Sincerely,  
  
Pablo Corazzini

**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. Florida statutes 553.509 Vertical Accessibility to all levels requirement. / 2004 FBC 11-4.1.3(5)

b. \_\_\_\_\_

c. \_\_\_\_\_

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes  No Cost of Construction: \_\_\_\_\_

**Comments/Recommendation** The project is in plan review stage in the City of Miami Beach. During the review we found that providing vertical accessibility to the 2<sup>nd</sup> floor will be technically infeasible due to the structural work extend required to install an elevator. In addition, the intense interior and exterior work require to provide vertical accessibility to each level will destroy the historical significance of building according with Letter from Thomas Mooney, CMB Design & Preservation Manager. To comply with the Florida Building Code the applicant is proposing new ramp that will provide accessibility to the court yard, reception office, public bathroom, accessible units and most of the 1<sup>st</sup> floor areas.

Jurisdiction City Of Miami Beach

Building Official or Designee Gladys N. Salas, PE (B.O. Designee)  
Signature

Gladys N. Salas, PE  
Printed Name

PX0001401  
Certification Number

305-673-7610 ext. 6888/ 786-394-4087  
Telephone/FAX

Address: 1700 Convention Center Dr. Miami Beach, FL 33139, 2<sup>ND</sup> Floor.

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Gladys N. Salas, PE  
Printed Name

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Certification Number

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# MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 10, 2009

Members of the Florida Building Commission & Accessibility Advisory Council  
c/o Mary-Kathryn Smith  
Office of Codes and Standards  
Florida Department of Community Affairs  
2555 Shumard Oaks Boulevard  
Tallahassee, Florida 32399-2100

*Re: The Italia Villa, 354 Washington Avenue, Miami Beach: Application for waiver of accessibility requirements*

Dear Ms. Smith and Members of the Commission and Council:

I am writing to you in support of the accessibility waiver application for the Italia Villa at 354 Washington Avenue, which consists of an existing two (2) story structure located in south Miami Beach, Florida. The subject structure is classified as a 'Contributing' building in the Miami Beach Historic Properties Database and is located within the Ocean Beach Local Historic District. The subject structure is a qualified historic building under the Title III of the Americans with Disabilities Act ("ADA") regulations, 28 C.F.R. § 36.405, Section 4.1.7 of the ADA Accessibility Guidelines ("ADAAG"), and Section 11-4.1.7 of the Florida Building Code ("FBC").

Because it would take a significant reconfiguration of the interior and exterior of the structure to provide vertical accessibility to the second floor, we support the applicant's request that you waive the requirement to provide vertical accessibility to the second floor level.

If you should have any additional questions regarding the historic characteristics and attributes of the property, please do not hesitate to contact me.

Sincerely

Thomas R. Mooney, AICP  
Design & Preservation Manager

TRM:tm

F:\PLAN\SALLIGEN\_CORR\ACCESSIBILITY WAIVERS\TM-FBC 354 WASHINGTON AVE.DOCX



Existing Front Elevation of Bungalow  
Photo 1



Existing TV Room on Front Elevation  
Photo 2



Existing Elevation of 2 Story Hotel  
Photo 3



Corner Elevation of 4<sup>th</sup> Street and Washington Ave  
Photo 4



Façade on 4<sup>th</sup> Street  
Photo 5



Rear Façade on Euclid Ave  
Photo 6

**NOTES**

1. SEE ARCHITECT'S GENERAL NOTES FOR ALL DETAILS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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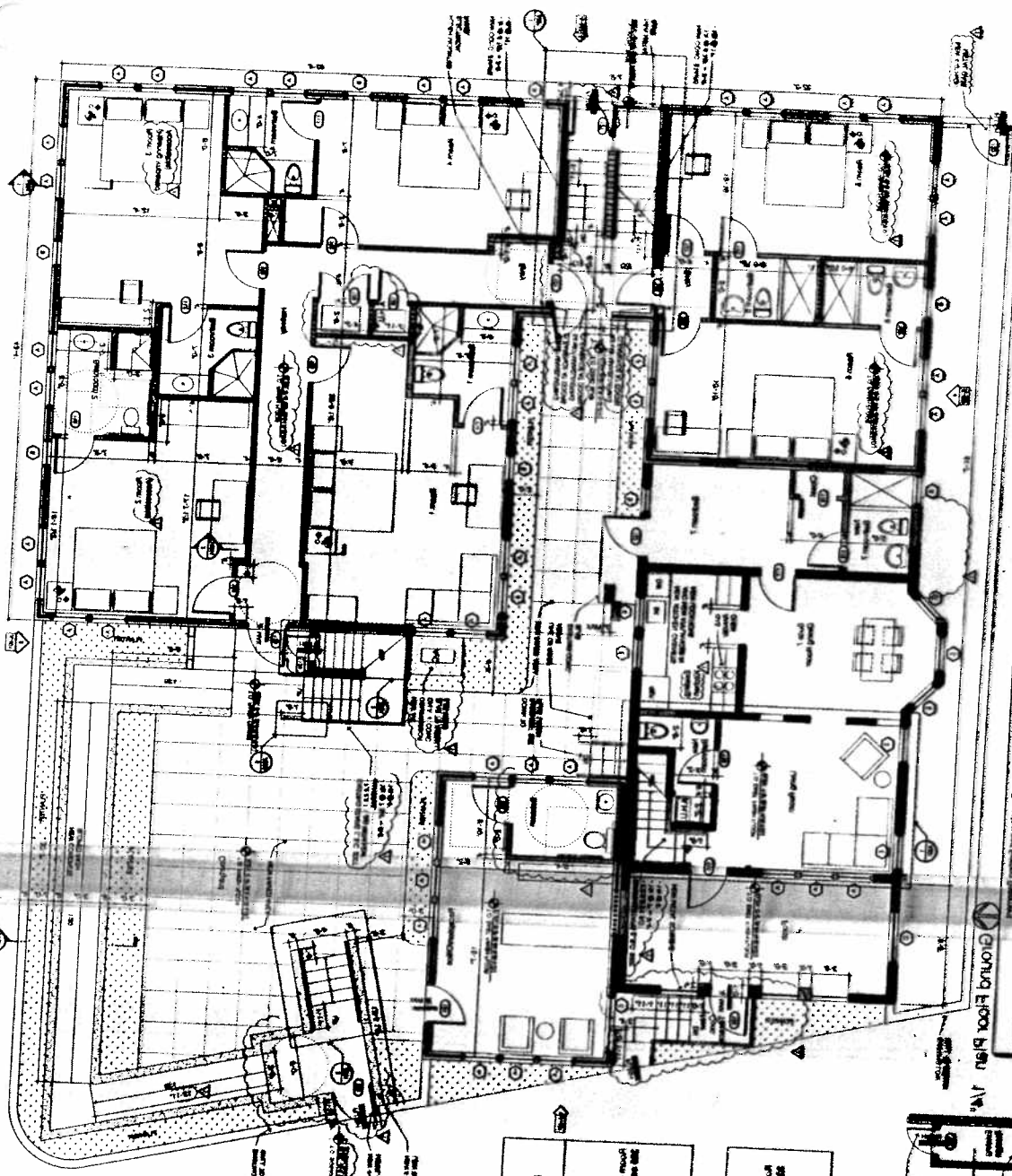
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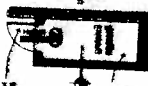
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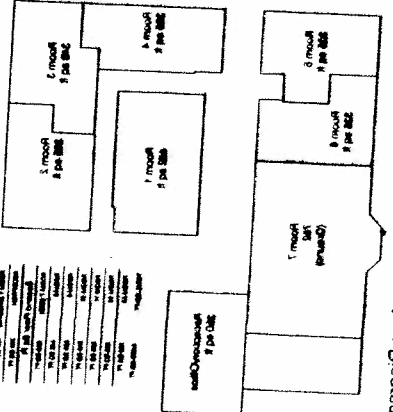


Ground Floor Plan 1/A

Upper Exit Stair 1/A  
Exit Concrete Grade



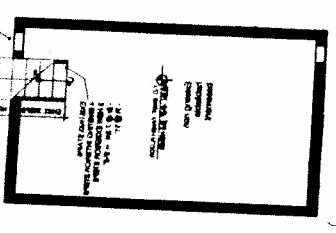
Upper Exit Stair 1/A  
Exit Concrete Grade



Vestibule

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
200	Entrance	150	150	
201	Reception	200	200	
202	Office	100	100	
203	Office	100	100	
204	Office	100	100	
205	Office	100	100	
206	Office	100	100	
207	Office	100	100	
208	Office	100	100	
209	Office	100	100	
210	Office	100	100	
211	Office	100	100	
212	Office	100	100	
213	Office	100	100	
214	Office	100	100	
215	Office	100	100	
216	Office	100	100	
217	Office	100	100	
218	Office	100	100	
219	Office	100	100	
220	Office	100	100	

Checklist Data



Floor Plan 1/A  
Exit Concrete Grade

**1915 Alps Hotel**  
Historic Rehabilitation

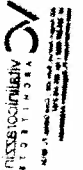
Architect: [Name]  
Structural Engineer: [Name]  
Civil Engineer: [Name]  
Mechanical Engineer: [Name]  
Electrical Engineer: [Name]  
Plumbing Engineer: [Name]  
HVAC Engineer: [Name]

Project Location: [Address]  
City: [City]  
State: [State]  
Zip: [Zip]

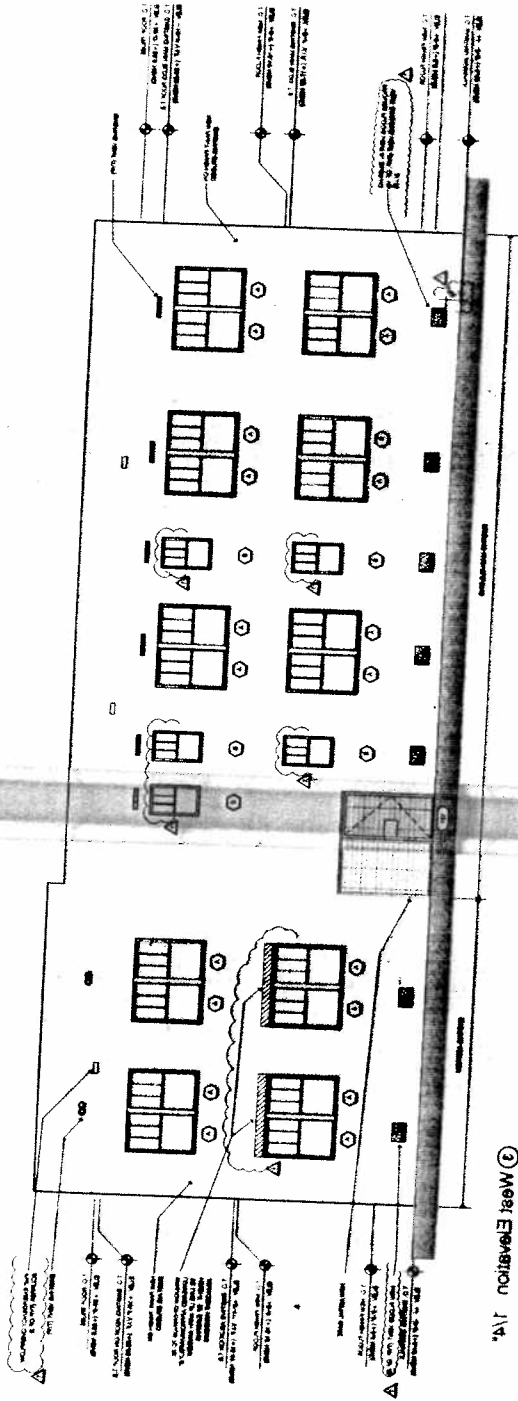
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Date: [Date]

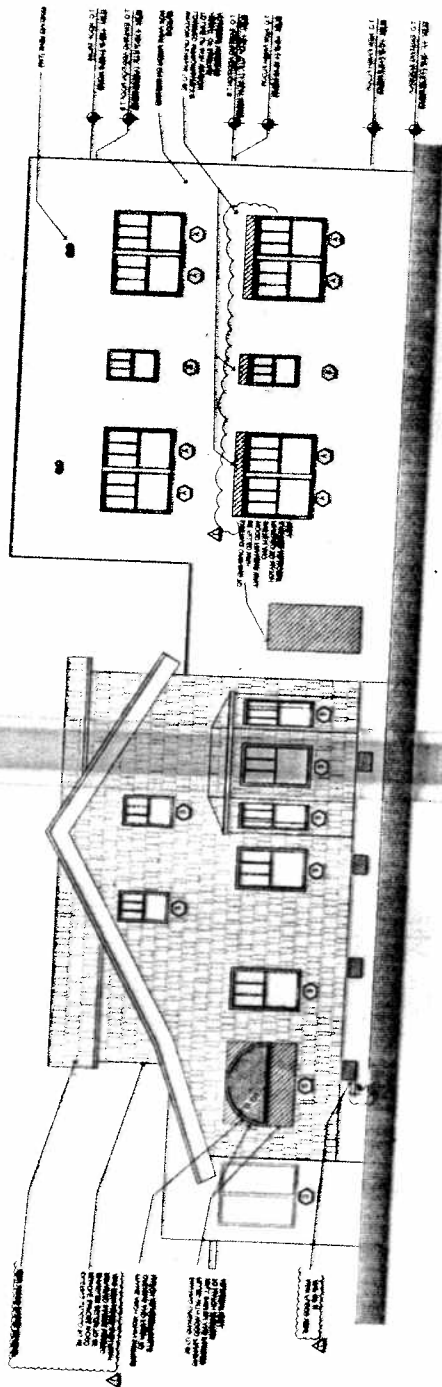
Sheet No.: [Number]



A-501



③ West Elevation 1/4"

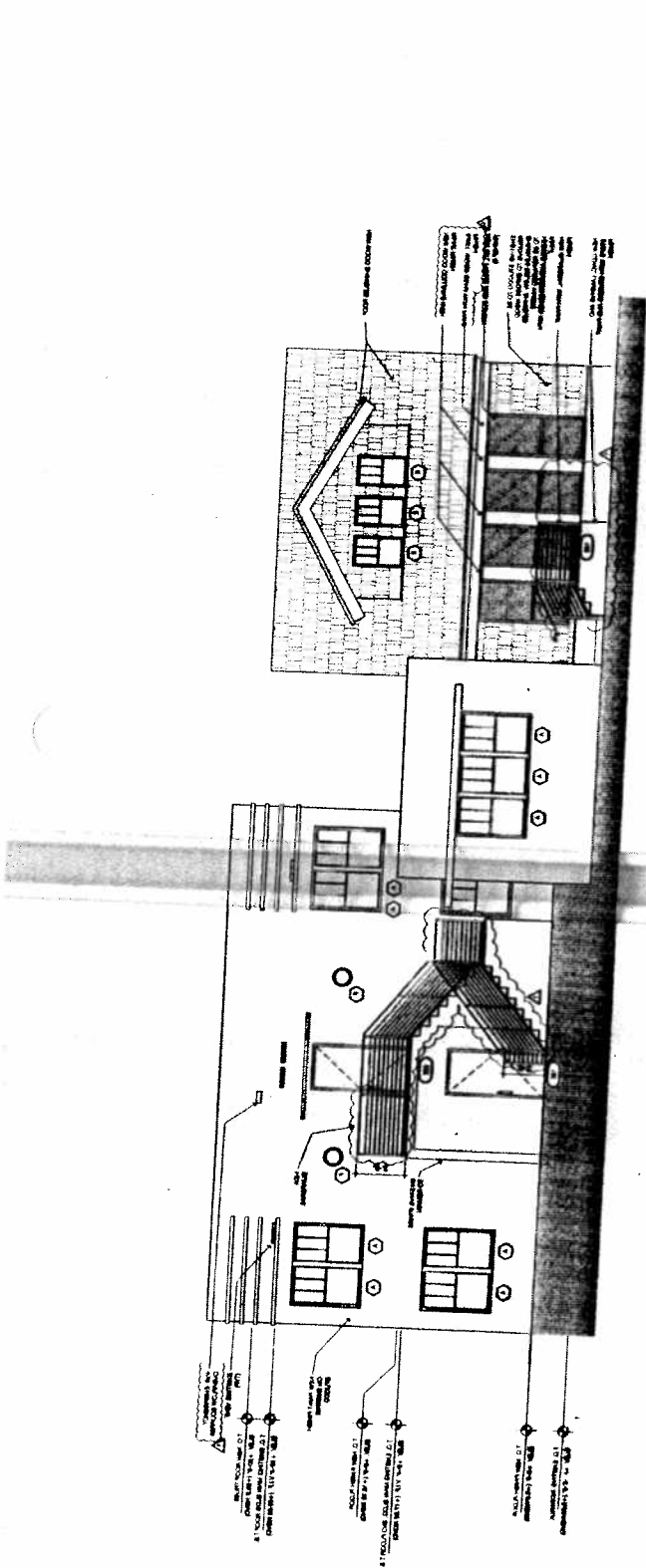


① North Elevation 1/4"

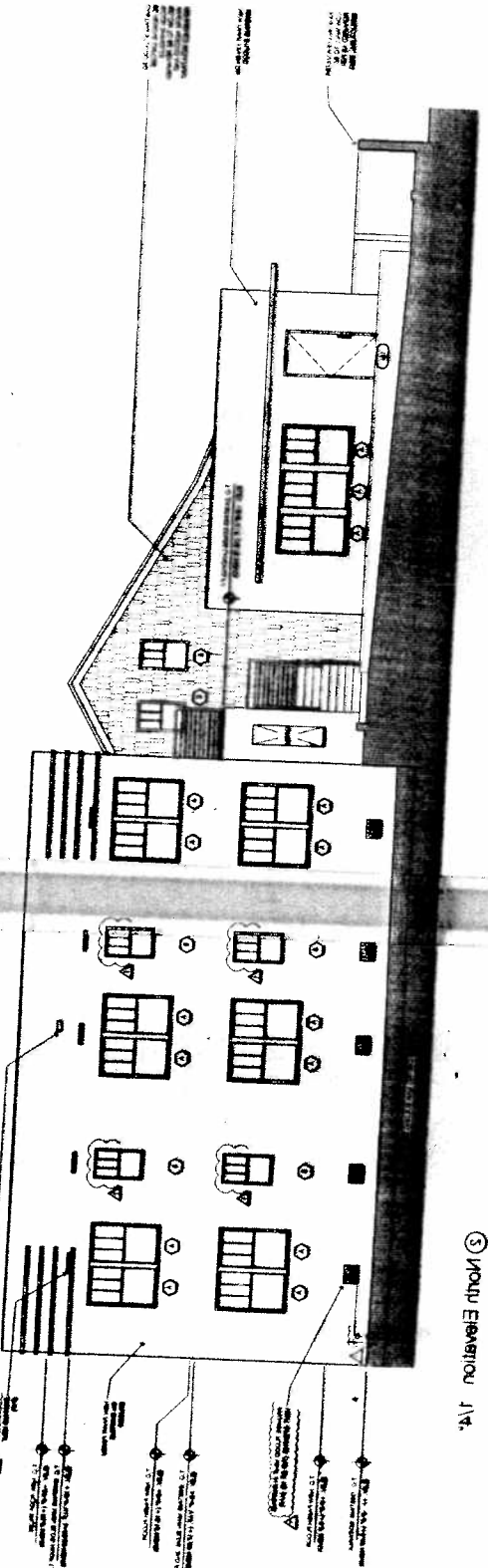
DATE	1918
DRAWN BY	J. H. HARRIS
CHECKED BY	J. H. HARRIS
PROJECT	1875th Ave. Home
DESCRIPTION	Historic Reupholstering
NO.	100
This drawing is the property of the architect and is not to be used for any other purpose without his written consent.	

ARCHITECT  
 J. H. HARRIS  
 1875th Ave. Home  
 Historic Reupholstering

100  
 A 405



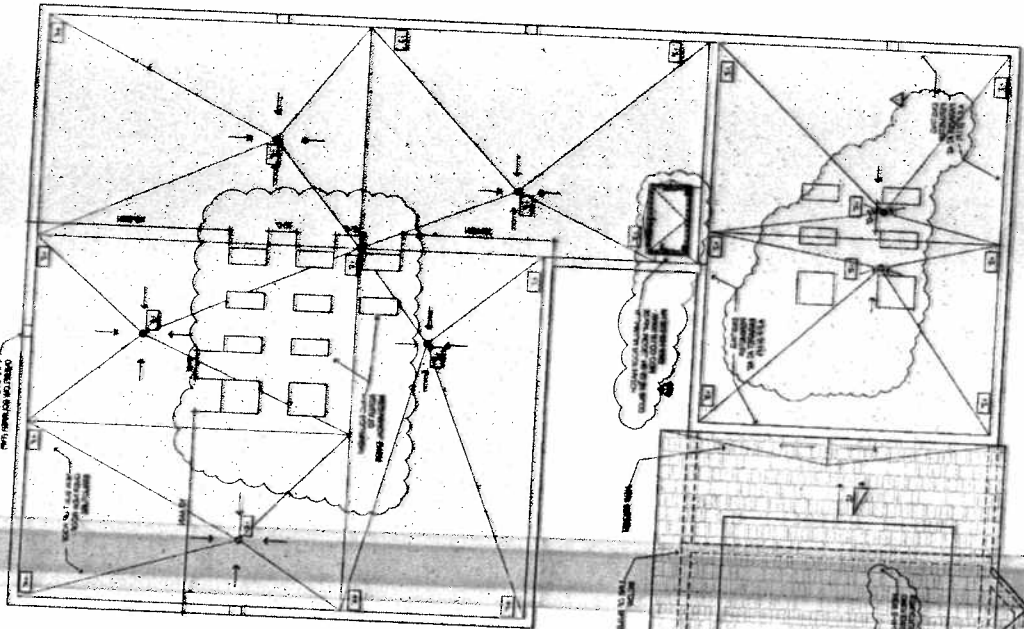
① East Elevation 1/4"



② North Elevation 1/4"

Project Name: Paris Alps Hotel Historic Preservation DC Permit, LLC	
Prepared by: [Name] Date: [Date]	Checked by: [Name] Date: [Date]
Drawn by: [Name] Date: [Date]	Scale: 1/4" = 1'-0"
Title: [Title]	Sheet: [Sheet]
Project No.: [Project No.]	Drawing No.: [Drawing No.]
Revision: [Revision]	Date: [Date]
Description: [Description]	Location: [Location]
Notes: [Notes]	Status: [Status]

10A-A-01

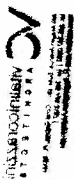


THIS AREA TO BE REMOVED  
 AS SHOWN ON THE EXISTING PLAN

THIS AREA TO BE RECONSTRUCTED  
 AS SHOWN ON THE EXISTING PLAN

SHEET NO. 303-A

PROJECT NO. 151-151-101  
 1. 100% DESIGN  
 2. CONTRACT DOCUMENTS  
 3. PERMITS  
 4. CONSTRUCTION  
 5. POST-OCCUPANCY  
 DATE: 12/15/10  
 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]  
 APPROVED BY: [unreadable]



A 303-A  
 SHEET NO.

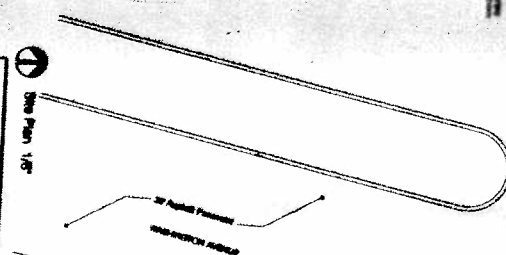
Historic Hotel Bristol  
 Historic Preservation



DC Party, Inc.  
Architect

Table with multiple columns for specifications and materials, including sections for 'WOOD', 'METAL', and 'GLASS'.

Site Plan 1/8"

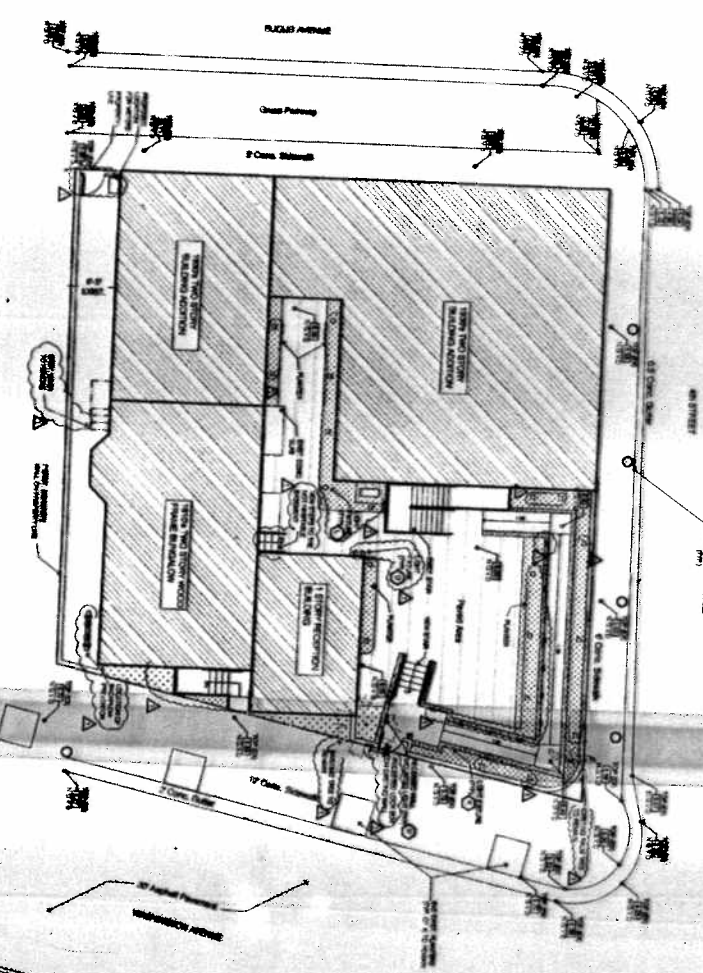


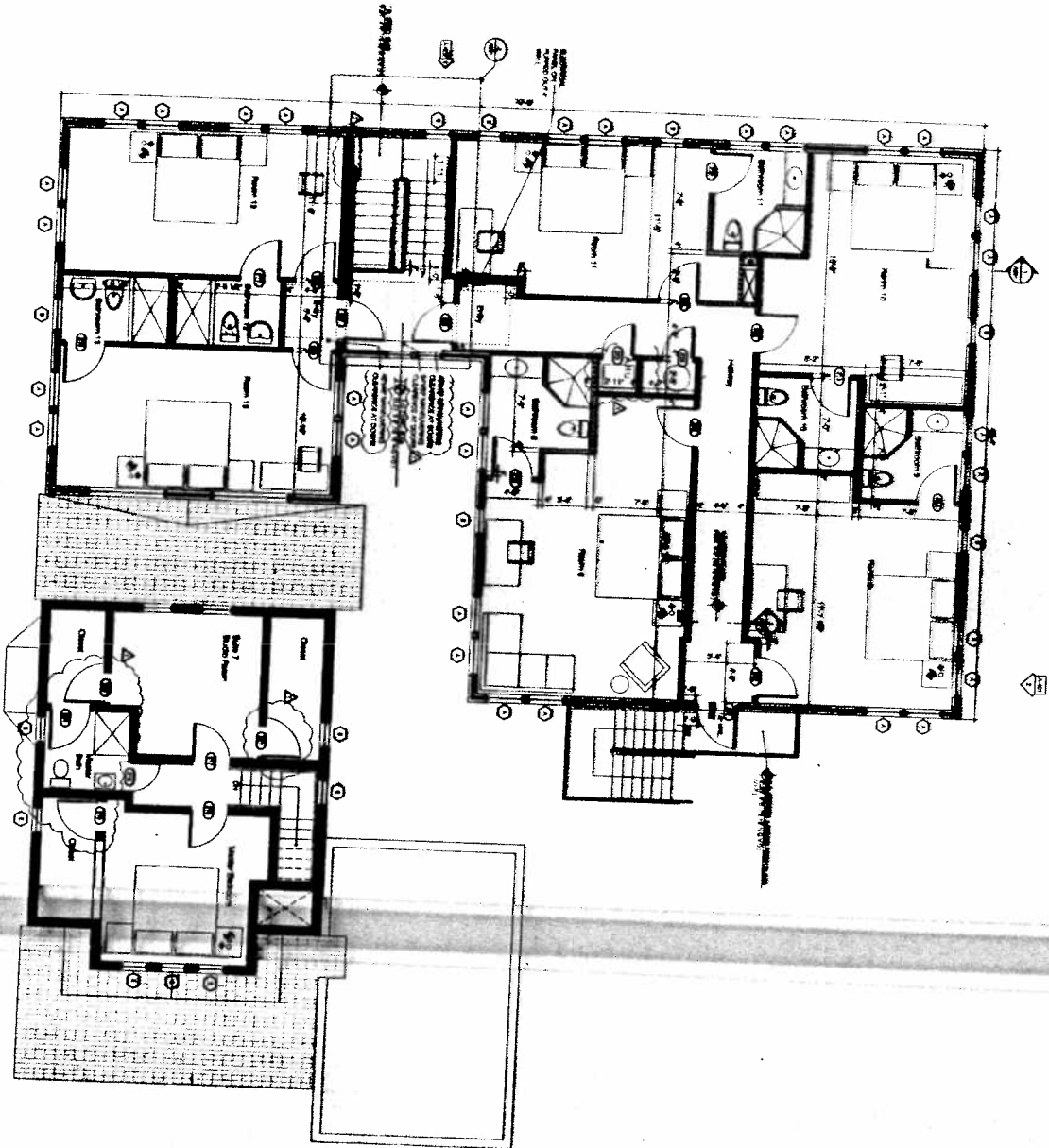
General Code Data table with columns for code number, description, and other relevant information.



Machinery Station for Roof Mounted A/C Compressors - 7/2/8

- Vertical list of notes and specifications, including material requirements and construction details.

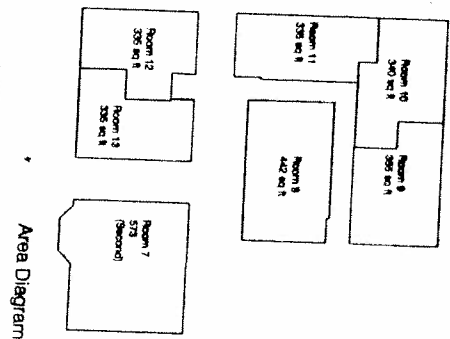




Second Floor Plan 1/4"

**Original Data**

Room No.	Area (sq. ft.)	Volume (cu. ft.)
Room 1	442	13,260
Room 2	395	11,850
Room 3	340	10,200
Room 4	338	10,140
Room 5	338	10,140
Room 6	338	10,140
Room 7	338	10,140
Room 8	338	10,140
Room 9	338	10,140
Room 10	338	10,140
Room 11	338	10,140
Room 12	338	10,140
Room 13	338	10,140



- NOTES:**
1. THIS FLOOR PLAN IS A SUMMARY OF THE INFORMATION CONTAINED IN THE ARCHITECTURAL RECORDS OF THE PROJECT.
  2. THIS FLOOR PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE APPROVAL OF THE ARCHITECT.
  3. THIS FLOOR PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE APPROVAL OF THE ARCHITECT.

Historic Rehabilitation  
 Nella Villa Hotel

DC Realty, Inc.  
 1111 Ohio Street, N.W.  
 Washington, D.C. 20004

Room No.	Area (sq. ft.)	Volume (cu. ft.)
Room 1	442	13,260
Room 2	395	11,850
Room 3	340	10,200
Room 4	338	10,140
Room 5	338	10,140
Room 6	338	10,140
Room 7	338	10,140
Room 8	338	10,140
Room 9	338	10,140
Room 10	338	10,140
Room 11	338	10,140
Room 12	338	10,140
Room 13	338	10,140

A-202

VC  
 Vignelli Associates, Inc.  
 1111 Ohio Street, N.W.  
 Washington, D.C. 20004

T R A N S M I T T A L  
L E T T E R

Date: 06-18-09

Re: Italia Villa Hotel vertical  
Accessibility Waiver application

Job Number: 08006

From: Pablo Corazzini

To: Members of the  
Florida Building Commission  
& Accessibility Council  
c/o Mary- Kathy Smith

Phone:

Sent Via: FedEx

We deliver herewith the following:

- 1 Waiver Application with color copies
- (1) 24"x36" Set of Drawings
- (1) 11"x17" reduced set of drawings
- (1) 8-1/2"x11" reduced set of Transparencies

Comments:

300 Aragon Avenue, Suite 330

Coral Gables, FL 33134

tel: 305.567.0602

fax: 305.446.3197

www.vcmiami.com

FL Registration AA26001654