

**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: South Beach Hotel

Address: 236 21st Street, Miami Beach, FL 33139

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: Collins Park Hotel, LLC

Applicant's Address: 236 21st Street, Miami Beach, FL 33139

Applicant's Telephone: (516) 526-9620 FAX: (212) 409-8597

Applicant's E-mail Address: mshemel@thinkproperties.com

Relationship to Owner: Manager of Collins Park Hotel, LLC

Owner's Name: Collins Park Hotel, LLC

Owner's Address: 236 21st Street, Miami Beach, FL 33139

Owner's Telephone: (516) 526-9620 FAX: (212) 409-8597

Owner's E-mail Address: mshemel@thinkproperties.com

Signature of Owner: 

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.)

Existing historic 2-story hotel with 51 units built in 1939 and containing approximately 21,738 square feet. The building is U-shaped with an open courtyard facing the street. The small historic lobby and the courtyard will contain a small restaurant. The historic lobby provides access to the first floor units in the east and west wings via a few stairs, however a fully accessible elevator provides access from the accessible lobby to the second floor, on which there will be numerous ADA-compliant hotel rooms.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): The Applicant is renovating the historic hotel at a cost of approximately \$250,000. Combining other work to the building over the last 3-years brings the total cost of construction to \$293,667.

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 City of Miami Beach Building Department requests vertical accessibility to the first floor hotel rooms unless a waiver is obtained from the Florida Building Commission. The hotel provides access from the lobby, to the ADA-compliant elevator, which takes guests to the second floor where there are ADA-compliant hotel rooms.

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

Issue

1: Requirement pursuant to Section 553.509, Florida Statutes, and Section 201.1, Florida Administrative Code, for vertical accessibility to first floor hotel rooms.

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.

The unique layout of the small historic lobby with narrow access corridors prohibits implementation of ADA access to the first floor hotel rooms at both the southeast and southwest corridors. It is structurally impractical to place either chair lift conveyance systems or ramps. There is insufficient staging area at the bottom and top of the steps for chair lifts. The lift apparatus would impede access to the sole elevator that provides access to the second floor and the ADA lobby restroom at the southeast corridor and the service area and ADA lobby restroom at the southwest corridor. Further, the lift, even when not in use, would obstruct the movement of hotel guests on the stairs and in the corridor.

For ramps, the height differential of approximately 2.3' means that the size and length of each ramp and associated landings and handrails would completely inhibit access to a number of presently accessible and required areas. The areas that would be obstructed include the new front desk at the east side of the lobby, the sole elevator accessing the second floor and an ADA restroom at the southeast corridor, the main stairs and historic front desk area at the center of the lobby, and a service station for the restaurant and an ADA restroom at the southwest corridor, as well as other back of house areas. All these areas would need landings in front of them and modified entries, and the elevator must be modified, because of the height differential established by the ramps. This creates further accessible issues. The two ramps would essentially occupy about one-third of the historic lobby, which significantly and negatively impacts the historic layout and appearance, and if only one ramp is installed, the historic symmetry of the lobby would also be impacted. Further, due to the downward extension of the architectural elements at the tops of the entrances to both corridors, which are historic and must be preserved, installing ramps will decrease the vertical clearance of the corridor entrances.

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

The Applicant obtained two estimates for ADA-compliant access to the first floor hotel rooms at costs of \$78,581 for two chair lift conveyance systems and \$68,513 for two ramps, including the elevator modification. As such, the ADA costs for the project amount to 26.8% and 23.3%, respectively, of the total value. In addition, already included in the value of the project the

Applicant is renovating and providing additional ADA features, the cost of which further increases these cost percentages. Pursuant to 28 CFR Section 36.403(f)(1), compliance with Section 553.509, Florida Statutes, exceeds 20% of the total value of construction and represents a disproportionate cost on the Applicant.

[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.

See response to subsection on Substantial financial costs immediately above. Cost estimates and photos are provided with this application.

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.

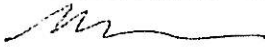
a. See proposals for cost for ADA compliance included with this application.

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.

Providing appropriate ADA elements to access the first floor hotel rooms is structurally impractical and will be an unfair burden and disproportionate cost of over 23.3% of the total value of the project on the Applicant. Also, the ADA elements will prohibit access to the sole ADA-compliant elevator that provides access to the second floor that contains ADA-compliant rooms, as well as inhibit access to the hotel front desk, ADA-compliant lobby restrooms and other areas. These ADA elements will negatively impact the historic layout of the lobby and restrict the vertical clearance for the entrances to the corridors leading to the elevator and first floor rooms.



Signature

Phone number 305-975-4811

Michael Noll, Architect

Printed Name

Kerr-Tek Design, Inc.

AIA, FL Reg. No. AR0017758

3301 NE 5th Avenue, Suite 420

Miami, FL 33137

CERTIFICATION OF APPLICANT:

I hereby declare 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 26 day of September, 2013

Signature

Mark Shovel

Printed Name

I understand that if I falsify, misrepresent, or omit any material information on this document, the Commission may revoke any order and will notify the building official of the permitting jurisdiction.

KNOWINGLY MAKING A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY IS A MISDEAMEANOR OF THE SECOND DEGREE PURSUANT TO SECTION 837.06 F.S. AND SECTION 775.083, F.S.

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. Applicant/owner is required to comply with Section 553.509, Florida Statutes, Florida Accessibility Code 201.1.1 for vertical accessibility to first floor hotel rooms.

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 _____

Jurisdiction _____

Building Official or Designee _____
Signature

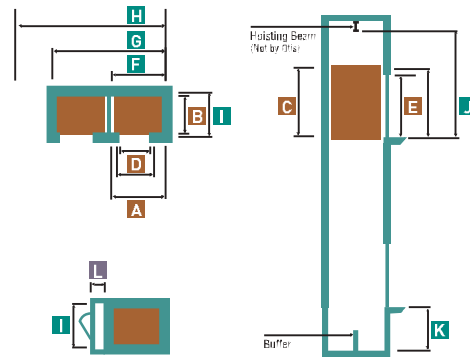
Printed Name

Certification Number

Telephone/FAX

Email Address

Address: _____



Travel height maximum	80' 24m	100' 30m	150' 45m
Maximum stops	10	13	16
Speed (ft/min)	150 0.76m/s	200 1.02m/s	350 1.78m/s

Passenger

IMPORTANT:

To assist in your planning, we recommend that you call your Otis representative at the beginning of the project.

Car¹

Rated lbs. Passenger Capacity	2100 (953kg) 13	2500 (1134kg) 15	3000 (1361kg) 18	3500 (1588kg) 21	4000 (1814kg) ² 25
A Interior width	5'-8 5/16" (1735mm)	6'-5 9/16" (1970mm)	7'-5 9/16" (2275mm)		
B Interior depth for front and rear openings	4'-3 9/16" (1309mm)	4'-4 1/8" (1324mm)	5'-0 9/16" (1528mm)	5'-0 3/4" (1543mm)	5'-5 9/16" (1665mm)
C Cab height ³	7'-9" Optional 9'-9" (2362mm Optional 2972mm)				
D Car door width	3'-0" (914mm)		3'-6" (1067mm)		4'-0" (1219mm)
Door type	SS		CO/SS		CO
E Entrance height	7'-0" Optional 8'-0" (2134mm Optional 2438mm)				

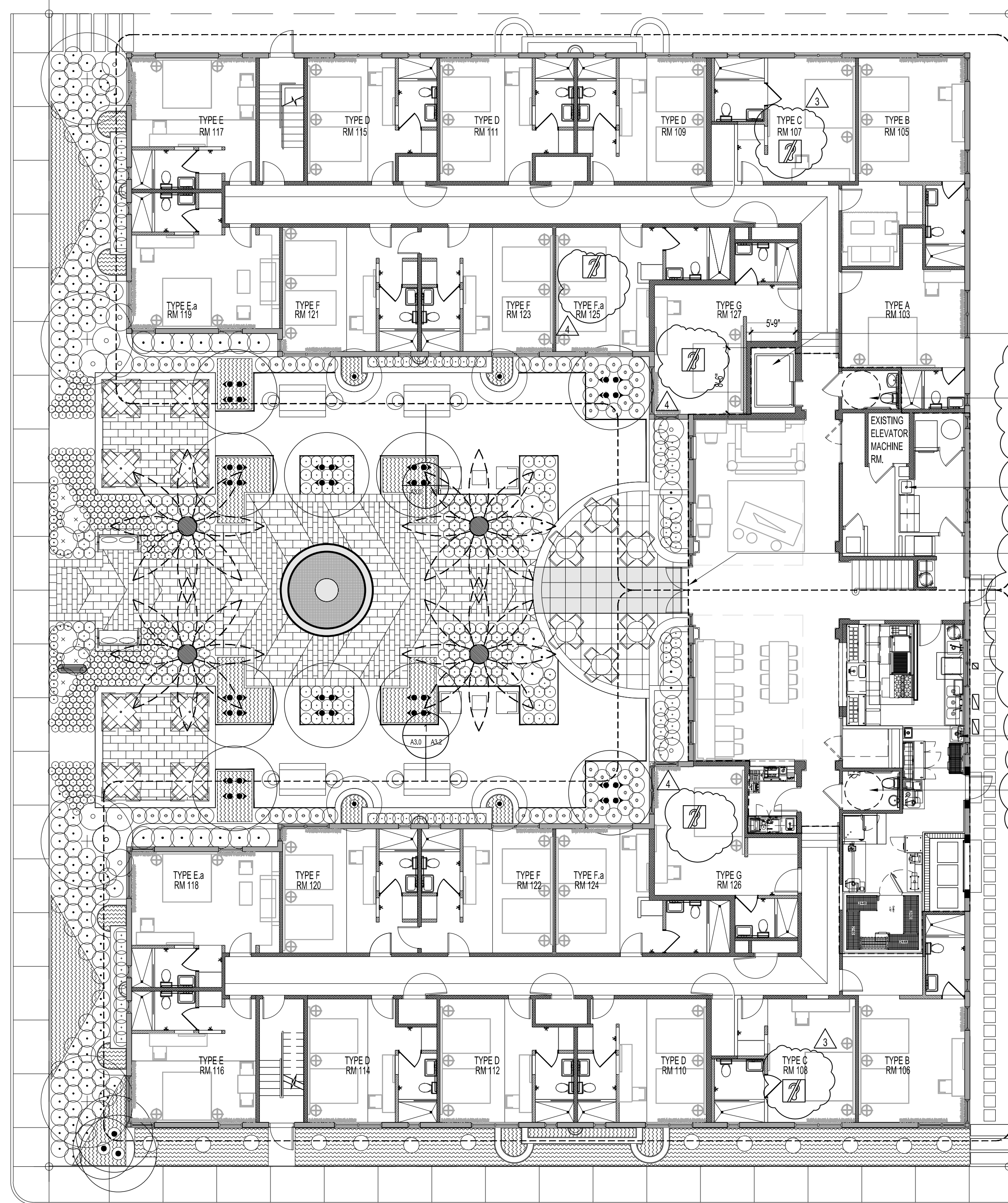
Hoistway

Rated lbs. Passenger Capacity	2100 (953kg) 13	2500 (1134kg) 15	3000 (1361kg) 18	3500 (1588kg) 21	4000 (1814kg) ¹ 25
F Single width in seismic zones	7'-7" (2311mm)	8'-4" (2540mm)	9'-4" (2845mm)		
G Double width in seismic zones	15'-6" (4724mm)	17'-0" (5182mm)	19'-0" (5791mm)		
H Triple width in seismic zones	23'-5" (7137mm)	25'-8" (7823mm)	28'-8" (8738mm)		
I Depth for front and rear openings	5'-9" (1753mm)	6'-4" (1930mm)	6'-11" (2108mm)		
J Clear overhead to hoist beam ^{4,5}	7'-9" Cab height	9'-9" Cab height			
150-200 FPM (0.76 m/s, 1.02 m/s)	12'-7" (3835mm)	14'-7" (4445mm)			
350 FPM (1.78 m/s)	13'-2" (4013mm)	15'-2" (4623mm)			
K Min pit depth ⁶	150-200 FPM (0.76 m/s, 1.02 m/s)	350 FPM (1.78 m/s)			
	4'-0"/5'-0" (1219mm/1524mm)	4'-6"/5'-6" (1372mm/1676mm)			

Control Closet/Room⁷ (optional)

L Control closet	I x 3'-10" (Optional) [I x 1168mm (Optional)]	I x 3'-10" (350 ft/min) [I x 1168mm (1.78 m/s)]
Control room	I x 5'-9" (Optional) [I x 1753mm (Optional)]	
Control room-duplex	I x 7'-6" (Optional) [I x 2286mm (Optional)]	

1. Interior dimensions may vary depending on interior finishes
2. 4000P elevator @ 350fpm requires a control closet.
3. Clear cab height varies by ceiling type and floor recess
4. Allow a minimum of 4" [102mm] between top of safety beam and top of hoistway
5. In seismic areas, add 4" [102mm] to min and max overhead
6. Some locations require a 5' - 0" [1524mm] pit, contact your local Otis sales representative for details.
7. Please consult your local Otis representative regarding multi-car groups or smaller dimensions.
8. A pit ladder pocket may be required. Please contact your local Otis sales representative for details.
9. Hoistway widths for rises above 80' should be increased by 2" to allow for variance.



EXISTING ELEVATOR INTERIOR CAB FINISHED DIMENSIONS 6'-5 1/2" X 4'-3 1/2" ACCESSIBLE FROM LOBBY LEVEL

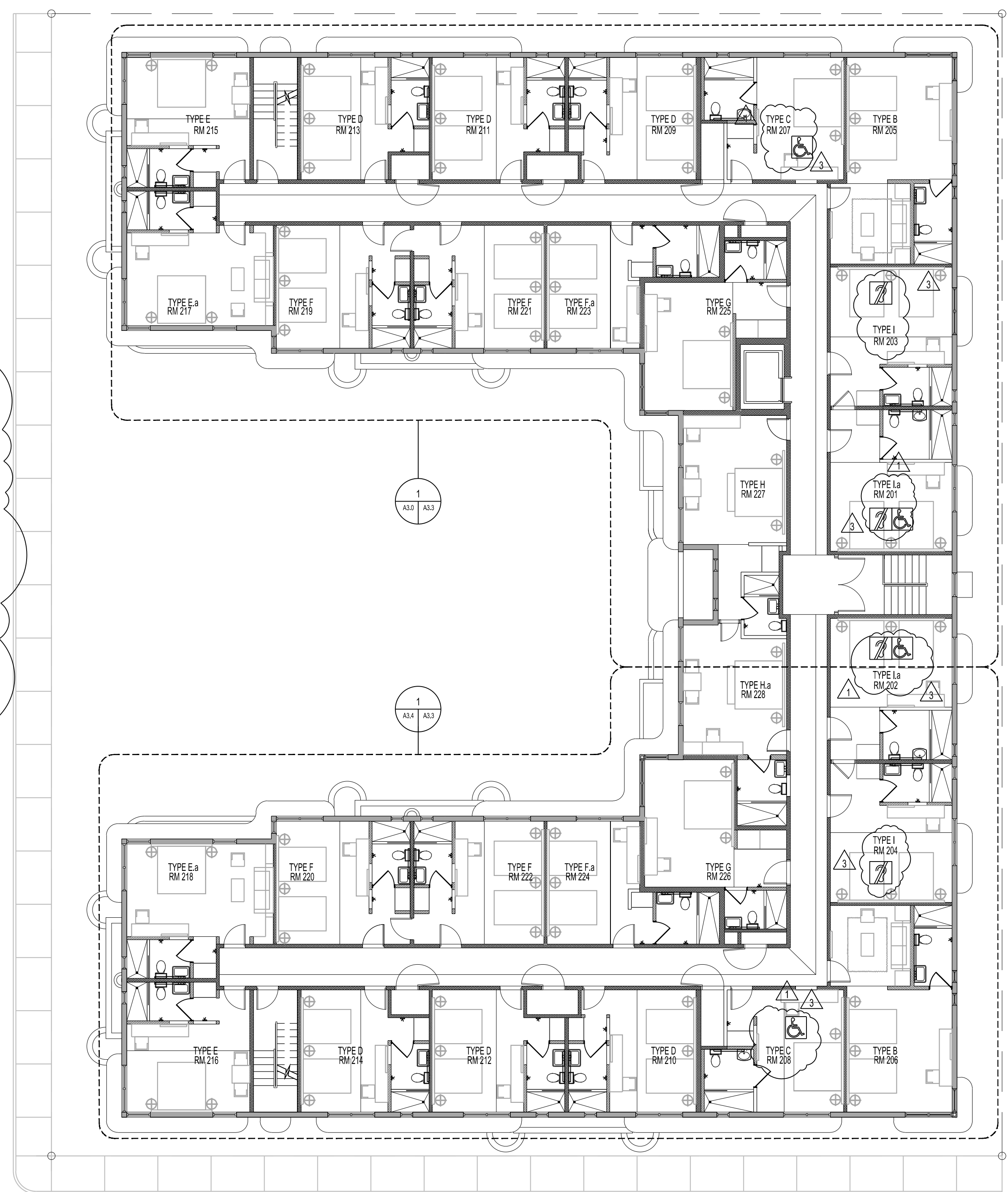
EXISTING ADA RESTROOM ACCESSIBLE FROM LOBBY TO REMAIN

SECONDARY SERVICE SINCE LOCATED IN KITCHEN

EXISTING LOBBY ENTRANCE/FLOOR IS LEVEL WITH EXISTING EXTERIOR TERRAZZO TERRACE FLOOR. *MAX. 7" THRESHOLD AT ENTRANCE OF LOBBY DOORS

PRIMARY SERVICE SINCE LOCATED IN KITCHEN

EXISTING ADA RESTROOM ACCESSIBLE FROM LOBBY TO REMAIN



LEGEND:

HATCHING DENOTES EXISTING WALLS AND AREAS NOT TO BE RENOVATED

HATCHING DENOTES EXISTING SHEAR WALL OR COLUMNS

HATCHING DENOTES EXISTING FIRE RATED TENANT SEPARATION PARTITIONS. SEE LIFE SAFETY FOR MORE INFORMATION

DENOTES NEW PARTITION WALL

- A.D.A. NOTES:**
- HOTEL ACCESS**
THE PATH OF TRAVEL INTO THE COURTYARD AND BUILDING LOBBY IS A LEVEL SURFACE AND COMPLIES WITH F.A.C.C. LATEST EDITION.
- EXISTING ELEVATOR**
- EXISTING ELEVATOR MUST COMPLY WITH F.A.C. 407.4 REQUIREMENTS
 - THE NEW ELEVATORS IS AN OTIS MODEL HYDRAULIC 2500 R.
 - THIS ELEVATOR COMPLIES WITH THE STRETCHER PROVISION OF THE NFPA 101
 - INSTALLER TO PROVIDE SHOP DRAWINGS TO BUILDING DEPARTMENT FOR APPROVAL
 - INTERIOR DIMENSION IS 6'-5 1/2" (77.5") WIDE X 4'-3 1/2" (51.5") DEPTH, 53" AT DOOR MIN. REQUIRED IS 68" WIDE X 51" DEPTH
- TELEPHONE ACCESS**
HOTEL WILL PROVIDE A TELEPHONE WITH AN ACCESSIBLE DESK FOR PUBLIC USE
- HOTEL GUESTS ROOMS**
- GUEST ROOMS MUST COMPLY WITH F.A.C. 224
 - GUEST ROOMS WITH MOBILITY FEATURES MUST COMPLY WITH FAC 806.2
 - GUEST ROOMS WITH COMMUNICATION FEATURES ARE IN ADDITION TO GUESTROOMS MOBILITY FEATURES MUST COMPLY WITH F.A.C. 806.3
 - PLUMBING FIXTURES MUST COMPLY WITH F.A.C. CH. 6
 - ALL ACCESSIBLE PATHS, DOORS, CLOSETS, FIXTURES, ETC. COMPLY WITH THE LATEST EDITION OF F.A.C.B.C. INCLUDING SECTION 4-28.
 - STROBE LIGHTS IN PUBLIC AND COMMON AREAS
 - ACCESSIBLE UNITS ARE EQUIPPED WITH 177C4 IN SLEEPING AREAS & T5C4 IN BATHROOMS.
 - ALL DOOR HARDWARE IS TO BE INSTALLED NOT HIGHER THAN 48" INCHES ABOVE FINISH FLOOR, INCLUDING PEEP HOLES
 - ALL DOOR TO HAVE MAX. 1/2" IN HEIGHT THRESHOLD, TYPICAL

FIRST FLOOR ROOM COUNT SUMMARY:

5	SPECIAL PROVISION HEARING IMPAIRED (HI) (ROOMS 107, 108, 126, 125 AND 127)
18	REGULAR ROOMS. (ROOM 208)
23	TOTAL ROOMS AT FIRST FLOOR

SECOND FLOOR ROOM COUNT SUMMARY:

4	SPECIAL PROVISION HEARING IMPAIRED (HI) (ROOMS 201, 202, 203, AND 204)
3	MOBILITY ACCESSIBLE (PH) AND SPECIAL PROVISION (HI) (ROOMS 201, 202, 207 AND 208)
1	MOBILITY ACCESSIBLE (PH) AND SPECIAL PROVISION (HI) WITH ROLLING SHOWER (ROOMS 207)
1	SUITE (ROOMS 228)
21	REGULAR ROOMS
28	TOTAL ROOMS AT SECOND FLOOR

1 GROUND FLOOR PLAN
A3.0 SCALE: 3/32" = 1'-0"

NOTE:

- LOBBY AND LOBBY RESTROOMS OF HISTORIC HOTEL ARE MOBILITY ACCESSIBLE, NO CHANGE IN ELEVATION AT THIS LEVEL
- GROUND FLOOR OF HISTORIC HOTEL ROOMS ARE NOT MOBILITY ACCESSIBLE THIS LEVEL IS 2'-0" HIGHER THAN LOBBY LEVEL
- SECOND FLOOR OF HISTORIC HOTEL ROOMS ARE MOBILITY ACCESSIBLE, SEE FLOOR PLAN FOR REQUIRED ROOMS AND LOCATIONS
- WAIVER WILL BE PROVIDED TO THE ADA STANDARDS BY THE FLORIDA BUILDING COMMISSION IF REQUIRED

ORIGINAL HOTEL ROOM COUNT (52)
24 ROOMS: GROUND FLOOR
28 ROOMS: SECOND FLOOR

RENOVATED HOTEL ROOM COUNT (51)
23 ROOMS: GROUND FLOOR (ONE REMOVED TO MAKE ROOM FOR NEW KITCHEN)
28 ROOMS: SECOND FLOOR

2 SECOND FLOOR PLAN
A3.0 SCALE: 3/32" = 1'-0"

NEW UNIT AREA BREAKDOWN ONLY

UNIT TYPE	QUANTITY	INTERIOR AREA	TOTAL
UNIT TYPE "A"	1	263 SF	263
UNIT TYPE "B"	4	375 SF	1500
UNIT TYPE "C"	4	266 SF	1064
UNIT TYPE "D"	12	253 SF	3036
UNIT TYPE "E"	4	265 SF	1060
UNIT TYPE "E.a"	4	301 SF	1204
UNIT TYPE "F"	8	278 SF	2224
UNIT TYPE "F.a"	4	265 SF	1060
UNIT TYPE "G"	4	289 SF	1156
UNIT TYPE "H"	2	287 SF	574
UNIT TYPE "H.a"	2	292 SF	584
UNIT TYPE "H"	1	316 SF	316
UNIT TYPE "H.a"	1	280 SF	280
TOTAL AREA	51		14321

ADA ROOM REQUIREMENTS, FAC 224.2 AND FAC224.4

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS	MINIMUM NUMBER OF REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES
51-75	3	1	4	7
	PROVIDED	PROVIDED	PROVIDED	PROVIDED
	3	1	4	8

SOUTH BEACH HOTEL - ROOMS
Think Properties
236 21 Street, Miami Beach, Florida 33139

KERR-TEK DESIGN, INC.
1200 MARIPOSA AVE. #202, CORAL GABLES, FL 33146
P. 305-321-2085 E. ROBERT@KERRTEKDESIGN.COM

M3 Design + Development
3301 NE 5TH AVE. SUITE 400, MIAMI, FLORIDA 33137
P. 305-321-2085 E. KERRTEKDESIGN@AOL.COM

REVISIONS		ISSUE DATE	PROJECT NO.
NO.	DATE	REMARKS	
1	6/26/13	BUILDING DEPARTMENT COMMENTS	2013-05
2	9/04/13	BUILDING DEPARTMENT COMMENTS	
3	9/17/13	BUILDING DEPARTMENT COMMENTS	
4	9/23/13	BUILDING DEPARTMENT COMMENTS	

FLOOR PLAN

ISSUE DATE: MAY 31, 2013
PROJECT NO.: 2013-05

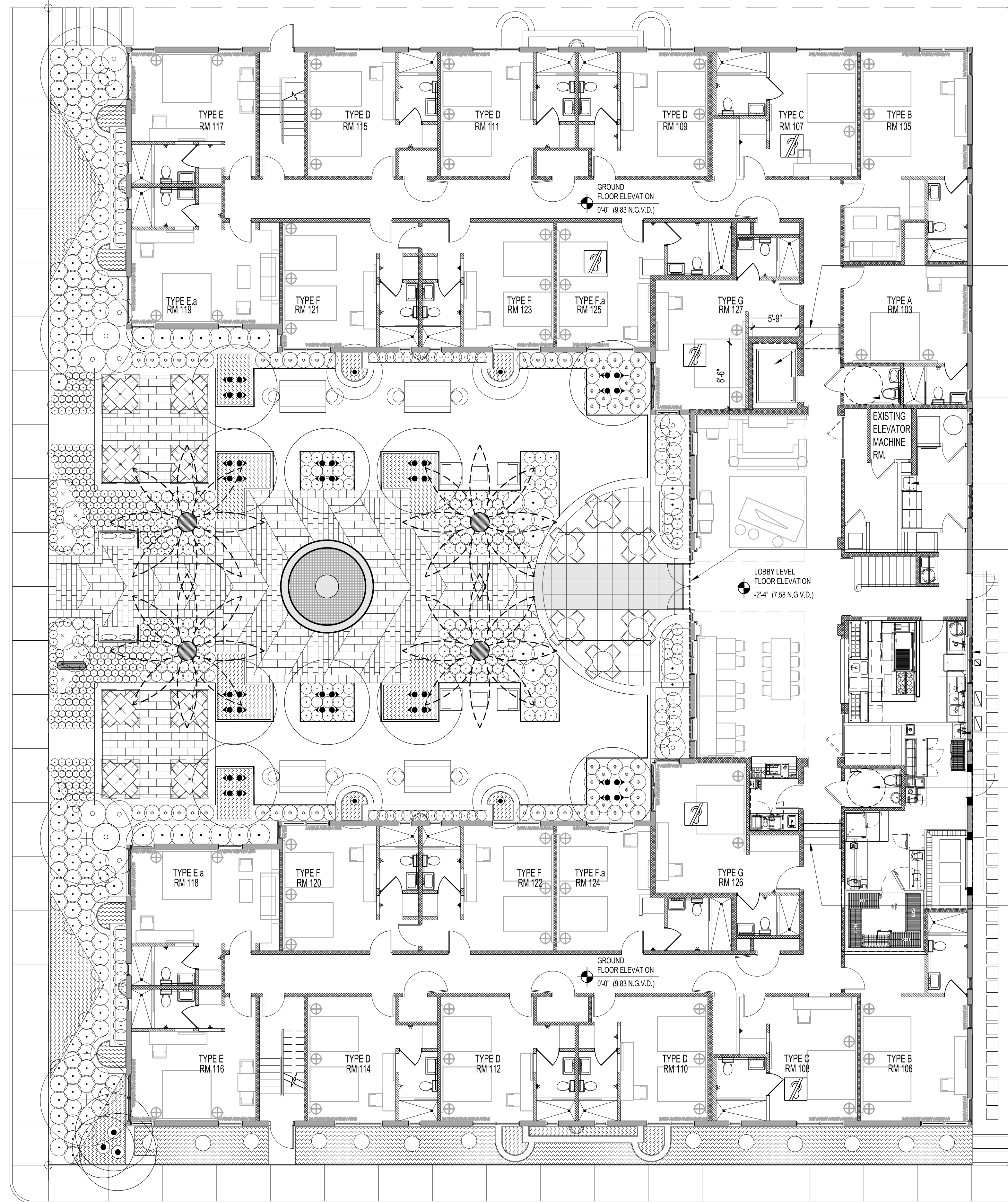
SEAL: _____ SHEET NUMBER: _____

MICHAEL NOLL, AIA
FL ARCHITECT
REG. NO. AR0017768

A3.0

3301 NE 5TH AVE. SUITE 400
MIAMI, FLORIDA 33137
P. 305-321-2085

0 F SHEET



LEGEND:

HATCHING DENOTES EXISTING WALLS AND AREAS NOT TO BE RENOVATED	
HATCHING DENOTES EXISTING SHEAR WALL OR COLUMNS	
HATCHING DENOTES EXISTING FIRE RATED TENANT SEPARATION PARTITIONS. SEE LIFE SAFETY FOR MORE INFORMATION	
DENOTES NEW PARTITION WALL	

A.D.A NOTES:

HOTEL ACCESS
THE PATH OF TRAVEL INTO THE COURTYARD AND BUILDING LOBBY IS A LEVEL SURFACE AND COMPLIES WITH F.A.C.C. LATEST EDITION.

EXISTING ELEVATOR

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FIRST FLOOR ROOM COUNT SUMMARY:

5	SPECIAL PROVISION HEARING IMPAIRED (HI) (ROOMS 107, 108, 126, 125 AND 127).
18	REGULAR ROOMS. (ROOM 208)
23	TOTAL ROOMS AT FIRST FLOOR

EXISTING STAIR TO GROUND FLOOR LEVEL

EXISTING ELEVATOR INTERIOR CAB FINISHED DIMENSIONS 6'-5 1/2" X 4'-3 1/2" ACCESSIBLE FROM LOBBY LEVEL

EXISTING ADA RESTROOM ACCESSIBLE FROM LOBBY TO REMAIN

EXISTING ELEVATOR MACHINE RM.

SECONDARY SERVICE SINCE LOCATED IN KITCHEN

EXISTING LOBBY ENTRANCE/FLOOR IS LEVEL WITH EXISTING EXTERIOR TERRAZZO TERRACE FLOOR. *MAX. 1/2" THRESHOLD AT ENTRANCE OF LOBBY DOORS

DASHED LINE DENOTE LIMITS OF LOBBY LEVEL ELEVATION

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EXISTING ADA RESTROOM ACCESSIBLE FROM LOBBY TO REMAIN

EXISTING STAIR TO GROUND FLOOR LEVEL

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1 GROUND FLOOR PLAN
A3.0a SCALE: 1/8" = 1'-0"

NOTE:

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SOUTH BEACH HOTEL - ROOMS
Think Properties
236 21 Street, Miami Beach, Florida 33139

NO.	DATE	REMARKS
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Δ	9/04/13	BUILDING DEPARTMENT COMMENTS
Δ	9/17/13	BUILDING DEPARTMENT COMMENTS
Δ	9/23/13	BUILDING DEPARTMENT COMMENTS

TITLE OF SHEET
GROUND FLOOR PLAN

ISSUE DATE	PROJECT NO.
MAY 31, 2013	2013-05
SEAL	SHEET NUMBER

MICHAEL NOLL, AIA
FL ARCHITECT
REG. NO. AR0017758

A3.0a

3301 NE 57th Ave. Suite 420
Miami, Florida 33137
P. 305-321-2085

0 F SHEET

LEGEND:

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- HATCHING DENOTES EXISTING SHEAR WALL OR COLUMNS
- HATCHING DENOTES EXISTING FIRE RATED TENANT SEPARATION PARTITIONS. SEE LIFE SAFETY FOR MORE INFORMATION
- DENOTES NEW PARTITION WALL

A.D.A NOTES:

HOTEL ACCESS
THE PATH OF TRAVEL INTO THE COURTYARD AND BUILDING LOBBY IS A LEVEL SURFACE AND COMPLIES WITH F.A.C.B.C. LATEST EDITION.

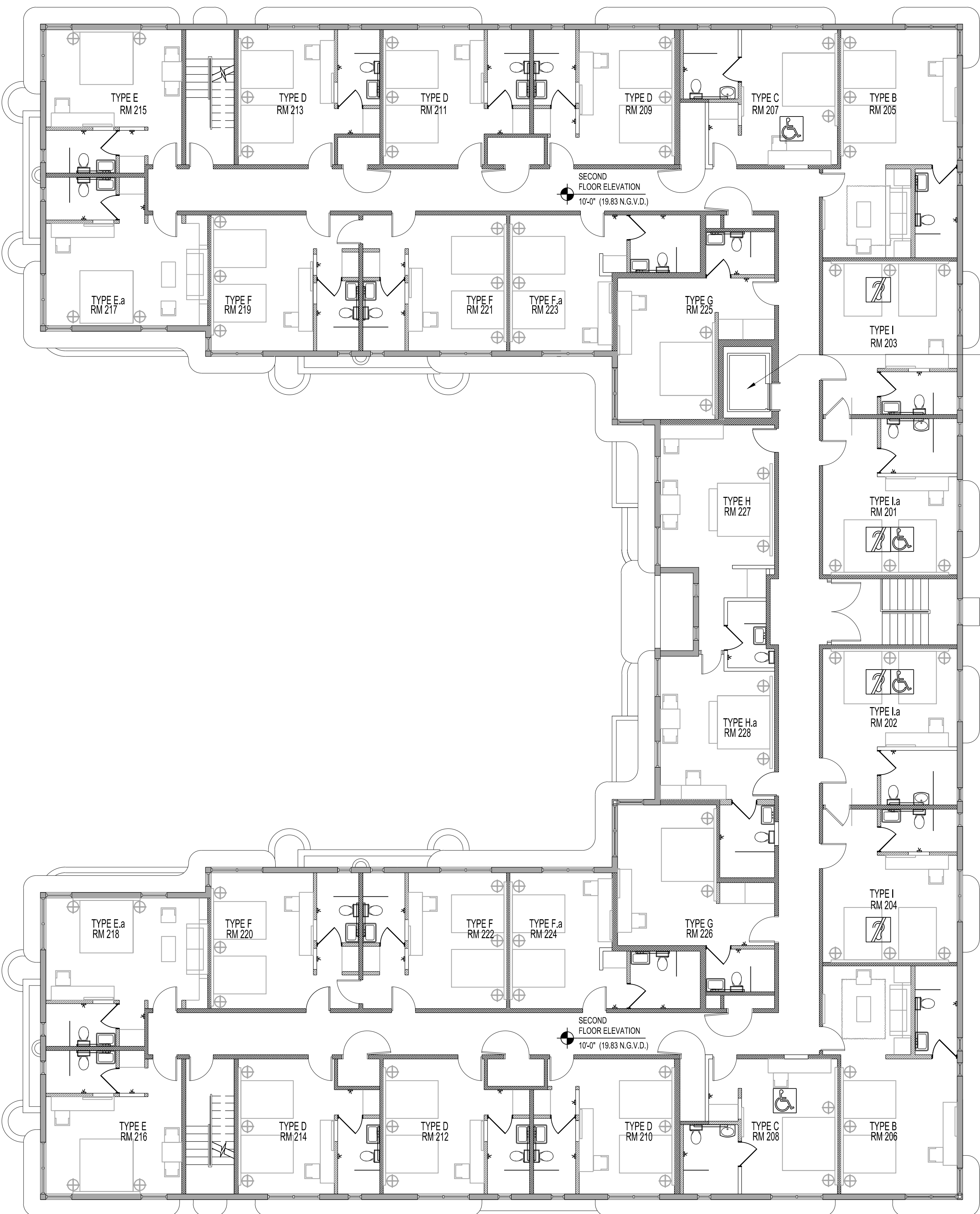
- EXISTING ELEVATOR**
1. EXISTING ELEVATOR MUST COMPLY WITH F.A.C. 407.4 REQUIREMENTS
 2. THE NEW ELEVATORS IS AN OTIS MODEL HYDRAULIC 2500 R.
 3. THIS ELEVATOR COMPLIES WITH THE STRETCHER PROVISION OF THE NFPA 101
 4. INSTALLER TO PROVIDE SHOP DRAWINGS TO BUILDING DEPARTMENT FOR APPROVAL
 5. INTERIOR DIMENSION IS 6'-5 1/2" (77.5") WIDE X 4'-3 1/2" (51.5") DEPTH, 53" AT DOOR MIN. REQUIRED IS 68" WIDE X 51" DEPTH

TELEPHONE ACCESS
HOTEL WILL PROVIDE A TELEPHONE WITH AN ACCESSIBLE DESK FOR PUBLIC USE

- HOTEL GUESTS ROOMS**
1. GUEST ROOMS MUST COMPLY WITH F.A.C. 224
 2. GUEST ROOMS WITH MOBILITY FEATURES MUST COMPLY WITH FAC 806.2
 3. GUEST ROOMS WITH COMMUNICATION FEATURES ARE IN ADDITION TO GUESTROOMS MOBILITY FEATURES MUST COMPLY WITH FAC 806.3
 4. PLUMBING FIXTURES MUST COMPLY WITH F.A.C., CH. 6
 5. ALL ACCESSIBLE PATHS, DOORS, CLOSETS, FIXTURES, ETC, COMPLY WITH THE LATEST EDITION OF F.A.C.B.C. INCLUDING SECTION 4-28.
 6. STROBE LIGHTS IN PUBLIC AND COMMON AREAS
 7. ACCESSIBLE UNITS ARE EQUIPPED WITH 177C4 IN SLEEPING AREAS & 75C4 IN BATHROOMS.
 8. ALL DOOR HARDWARE IS TO BE INSTALLED NOT HIGHER THAN 48" INCHES ABOVE FINISH FLOOR, INCLUDING PEEP HOLES
 9. ALL DOOR TO HAVE MAX. 1/2" IN HEIGHT THRESHOLD, TYPICAL

SECOND FLOOR ROOM COUNT SUMMARY:

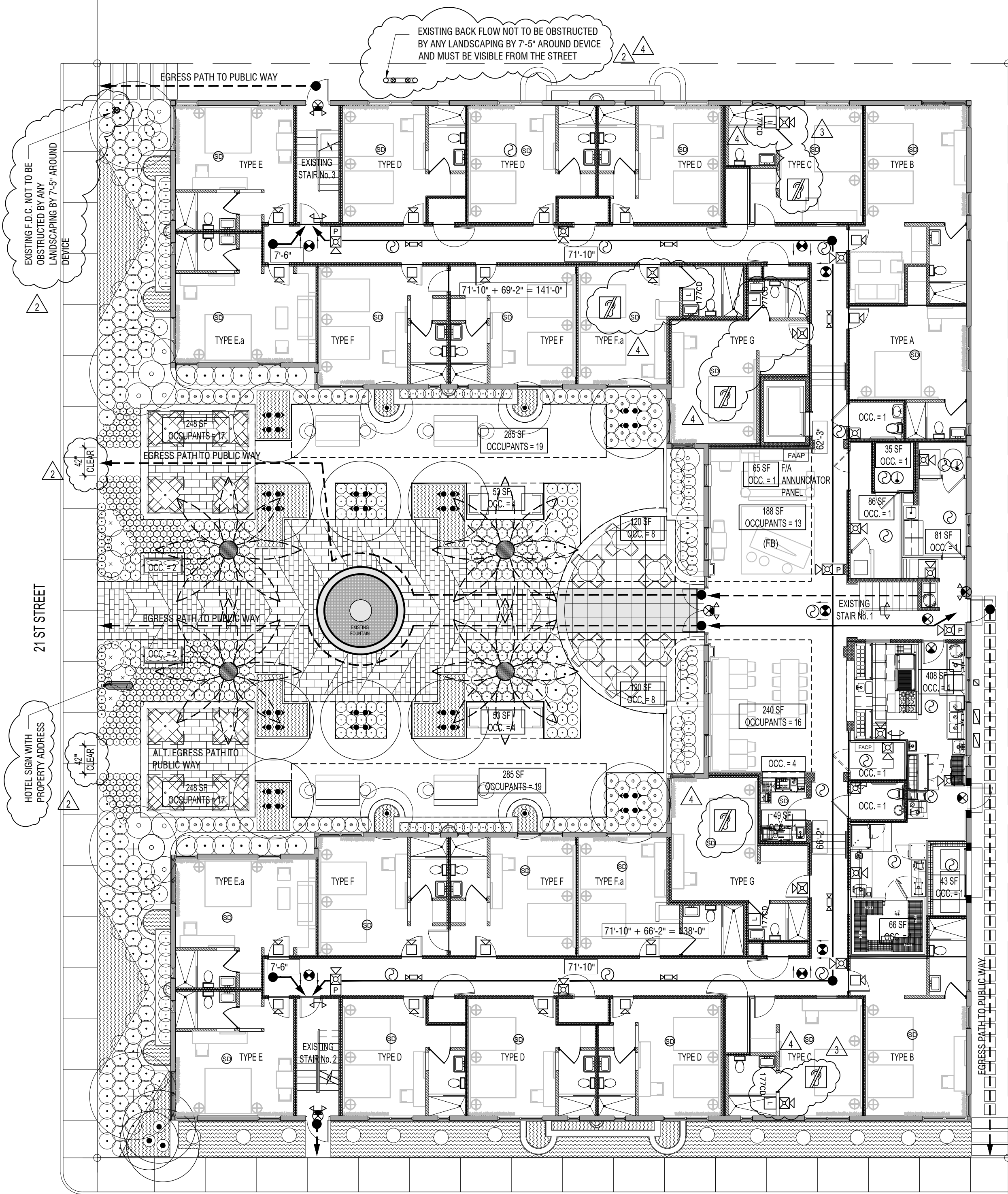
4	SPECIAL PROVISION HEARING IMPAIRED (HI) (ROOMS 201, 202, 203, AND 204)
3	MOBILITY ACCESSIBLE (PH) AND SPECIAL PROVISION (HI) (ROOMS 201, 202, 207 AND 208)
1	MOBILITY ACCESSIBLE (PH) AND SPECIAL PROVISION (HI) WITH ROLLING SHOWER (ROOMS 207)
1	SUITE (ROOMS 228)
21	REGULAR ROOMS
28	TOTAL ROOMS AT SECOND FLOOR



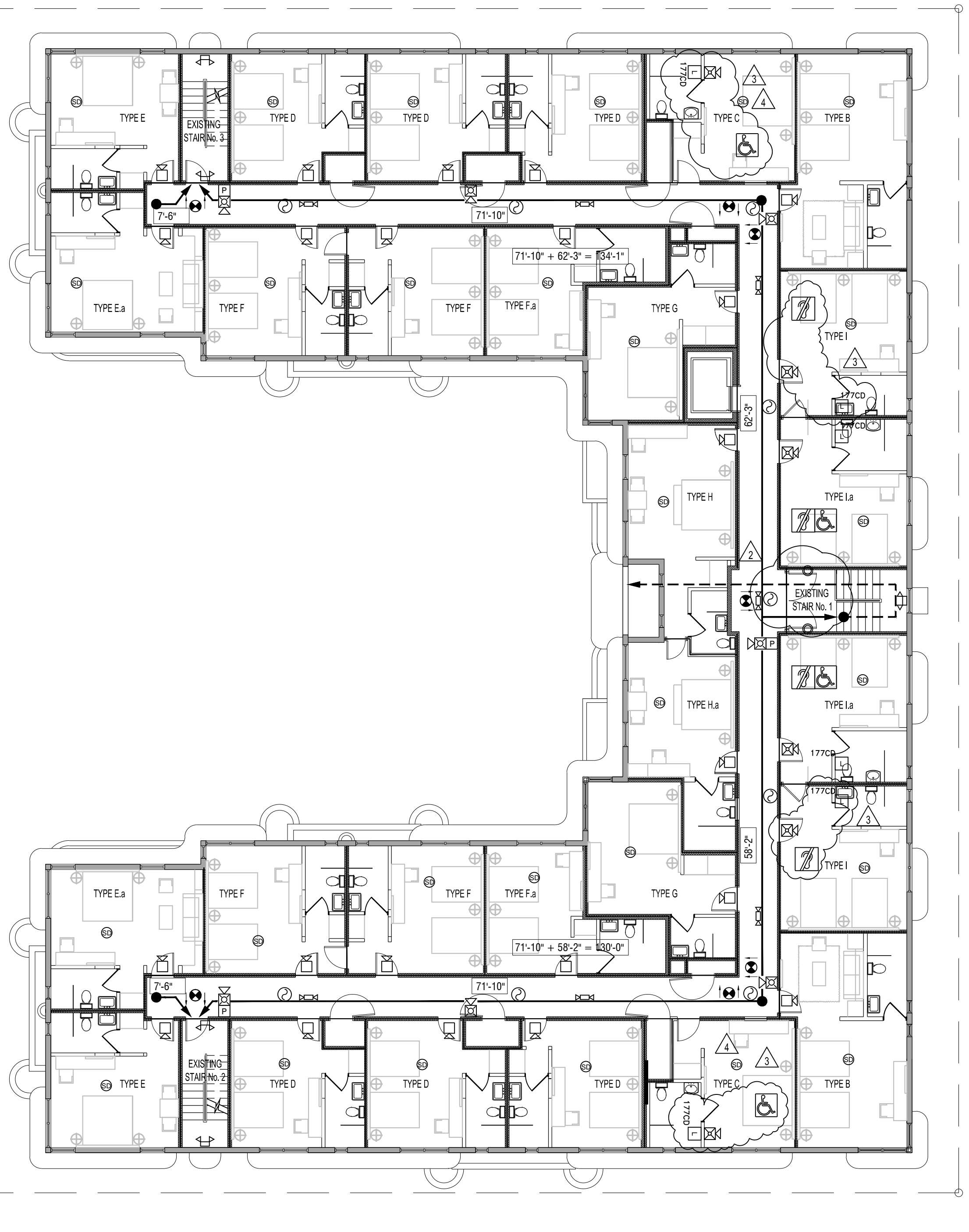
EXISTING ELEVATOR INTERIOR CAB FINISHED DIMENSIONS 6'-5 1/2" X 4'-3 1/2" ACCESSIBLE FROM LOBBY LEVEL

1 SECOND FLOOR PLAN
A3.0b SCALE: 1/8" = 1'-0"

 <small>1200 MARIPOSA AVE. C202, CORAL GABLES, FL 33146 P. 305-321-2085 E. ROBERT@KERRTEKDESIGN.COM</small> <small>3301 NE 5TH AVE. SUITE 400, MIAMI, FLORIDA 33137 P. 305-321-2085 E. KERRTEKDESIGN@AOL.COM</small>	SOUTH BEACH HOTEL - ROOMS Think Properties 236 21 Street, Miami Beach, Florida 33139		TITLE OF SHEET SECOND FLOOR PLAN	
	REVISIONS		ISSUE DATE MAY 31, 2013	PROJECT NO. 2013-05
	NO. DATE REMARKS	SEAL	SHEET NUMBER A3.0b	
	MICHAEL NOLL, AIA FL ARCHITECT REG. NO. AR0017758	3301 NE 5th Ave. Suite 420 Miami, Florida 33137 P. 305-321-2085		0 F SHEET



LIBRARY AVENUE
1 GROUND FLOOR PLAN
 LS.1 SCALE: 3/32" = 1'-0"



2 SECOND FLOOR PLAN
 LS.1 SCALE: 3/32" = 1'-0"

HOTEL EGRESS CALCULATIONS:

2010 LIFE SAFETY CODE SECTION

OCCUPANCY TYPE	HOTEL (R1)	
TOTAL FLOOR AREA	(~) 21,073 SF	
HOTEL GUEST ROOMS: RESIDENTIAL	OCCUPANTS: PERMITTED: 98 PERSONS	
OCCUPANT LOAD: HOTEL ROOMS (FIRST FLOOR)	8,793 SF / 200 = 44 PERSONS	CH. 10, TABLE 1004.1.1
OCCUPANT LOAD: HOTEL ROOMS (SECOND FLOOR)	10,884 SF / 200 = 54 PERSONS	
RESTAURANT: ASSEMBLY-LOBBY	OCCUPANTS: PERMITTED: 43 PERSONS, PROVIDED: 48	
OCCUPANT LOAD: LOBBY, LESS CONCENTRATED USE, W/O FIXED SEAT	428 SF / 15 = 29 PERSONS	CH. 10, TABLE 1004.1.1
OCCUPANT LOAD: LOBBY-BAR COUNTER	6'-0" x 4'-7" = 4 PERSONS	
OCCUPANT LOAD: KITCHEN, RECEPTION DESK & SERVICE AREA	522 SF / 100 = 6 PERSONS	CH. 10, TABLE 1004.1.1
OCCUPANT LOAD: RESTROOMS	2 RESTROOMS = 2 PERSONS	CH. 10, TABLE 1004.1.1
OCCUPANT LOAD: STORAGE AREAS, LUGGAGE, TRASH ROOM, WALK-IN COOLER & ELEVATOR MACHINE ROOM	341 SF / 300 = 2 PERSONS	CH. 10, TABLE 1004.1.1
RESTAURANT: ASSEMBLY-LOBBY	OCCUPANTS: PERMITTED: 99 PERSONS, PROVIDED: 100	
OCCUPANT LOAD: COURTYARD, LESS CONCENTRATED USE, W/O FIXED SEAT	1484 SF / 15 = 99 PERSONS	CH. 10, TABLE 1004.1.1
TRAVEL DISTANCE (SPRINKLERED BUILDING)	75' LF	SEC. 30.1, TABLE A.31.1
MAX. ALLOWABLE TRAVEL DISTANCE WITHIN UNIT	30'-6" LF	
MAX. PROVIDED TRAVEL DISTANCE WITHIN UNIT		
TRAVEL DISTANCE (SPRINKLERED BUILDING)	200' LF	CH. 10, TABLE 1016.1
MAX. ALLOWABLE TRAVEL DISTANCE FROM UNIT DOOR TO EXIT	71'-10" LF	
MAX. PROVIDED TRAVEL DISTANCE FROM UNIT DOOR TO EXIT		
CAPACITY FACTORS		CH. 10, SEC. 1005.1
STAIRWAYS	3	
LEVEL COMPONENTS (CORRIDORS)	2	
CORRIDORS		CH. 10, SEC. 1018.2
MIN. CORRIDOR WIDTH	44"	
ACTUAL CORRIDOR WIDTH	58"	
MAX. ALLOWABLE DEAD END CORRIDOR	20'-0"	
MAX. PROVIDED DEAD END CORRIDOR	7'-6"	
MIN. CORRIDOR EGRESS LOAD	441/2 = 220 PERSONS	CH. 10, SEC. 1018.2
ACTUAL CORRIDOR EGRESS LOAD PROVIDED	581/2 = 290 PERSONS	
ACTUAL OCCUPANT LOAD	142 PERSONS	
STAIRS		CH. 10, SEC. 1009.1
MIN. STAIR WIDTH	44"	
ACTUAL STAIR WITH PROVIDED	44"	
STAIR EGRESS LOAD PROVIDED	441/3 = 147 PERSONS/ STAIR	
MAX. STAIR EGRESS LOAD PROVIDED	147 X 2 STAIRS = 294 PERSONS	
ACTUAL OCCUPANT LOAD	109 PERSONS	
EXIT DOORS		CH. 10, SEC. 1008.1.1
MIN. CLEAR OPENING OF EXIT DOORS	32"	
ACTUAL CLEAR OPENING OF EXIT DOORS PROVIDED	36"	
ALLOWABLE EXIT DOOR CAPACITY	361/2 = 180 PERSONS/ EXIT DOOR	
ACTUAL EXIT DOOR CAPACITY	109 PERSONS/2 EXIT DOORS = 55 PERSONS/EXIT DOORS	

BUILDING CONST. PROTECTION

1. ALL BUILDING BASED ON FBC, FLORIDA FIRE PROTECTION CODE AND NFPA 101.
2. EXISTING BUILDING IS SPRINKLERED
3. PLANS ARE DESIGNED IN COMPLIANCE TO FBC 2010: EXISTING BUILDING ALTERATIONS - LEVEL 2

NOTES

1. SEE REFLECTED CEILING PLANS FOR REMAINDER OF LIGHTING.
2. ALL EXIT DOORS AND OPENING LEADING INTO RATED EXIT CORRIDORS SHALL BE A RATED U.L. LABELED ASSEMBLY.
3. EACH ROOM WITH AN OCCUPANCY OVER 50 SHALL HAVE A "MAXIMUM OCCUPANCY - XX" SIGN, REFER TO ID DRAWINGS FOR LOCATIONS.
4. TRAVEL DISTANCE IS MEASURED IN COMPLIANCE WITH FFPC, CURRENT EDITION CHAPTER 7 SECTION 7.6.2 AND 7.6.5, AND SHALL TERMINATE AT TOP OF EXTERIOR PROTECTED STAIRS. ALL TRAVEL DISTANCES SHALL BE LESS THAN 200' IN COMPLIANCE OF FFPC, CURRENT EDITION, CHAPTER 14 SECTION 14.2.6 PROVISIONS FOR FULLY SPRINKLERED BUILDING.
5. ALL SMOKE DETECTORS IN TOILET ROOMS AND JANITOR CLOSETS TO BE TAMPER PROOF.
6. NO CONCEALED EMERGENCY LIGHTS OR FIRE ALARM DEVICES TO BE INSTALLED.
7. SHUT DOWN TO BE PROVIDED FOR MUSIC SYSTEM IN CASE OF EMERGENCY

PLUMBING FIXTURE RESTAURANTS

OCCUPANTS PER F.B.C TABLE 1004.1.1
 * TOTAL OCCUPANTS = 147

WATER CLOSET		LAVATORIES		URINALS	OTHER
MALE	FEMALE	MALE	FEMALE	MALE	
1 PER 75	1 PER 75	1 PER 200	1 PER 200	NO MORE THAN 50% OF REQD	1 SERVICE SINK
PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED
75(M)=1	75(F)=1	75(M)=1	75(F)=1	N/A	1
PROVIDED	PROVIDED	PROVIDED	PROVIDED	PROVIDED	PROVIDED
1	1	1	1	N/A	1

LIFE SAFETY LEGEND

	FARTHEST POINT-EXIT DISTANCE		ABC FIRE EXTINGUISHER-WALL MOUNTED (K TYPE) (42051) 5 LB. INSPECTED AND TAGGED EXTINGUISHER		HORN/STROBE MULTICANDELA
	TRAVEL DISTANCE END POINT (ONLY FARTHEST CONDITION SHOWN FOR CLARITY)		ABC FIRE EXTINGUISHER CABINET (K TYPE) (1830) SEMI-RECESSED SOLID DOOR (42051) 5 LB. INSPECTED AND TAGGED EXTINGUISHER		STROBE LIGHT MULTICANDELA
	1-HOUR WALL SEPARATION RATING		F.E.C.		FLOW SWITCH
	2-HOUR WALL SEPARATION RATING		EM. DISCONNECT		TAMPER SWITCH
	3-HOUR WALL SEPARATION RATING		HOSE CABINET W/ FEX		CEILING MOUNTED SMOKE DETECTOR
	EMERGENCY H.I.D. DOWNLIGHT		FIRE SIAMESE CONNECTION (WALL OR HYDRANT)		WALL MOUNTED SMOKE DETECTOR
	EMERGENCY 2X4 LIGHT		MANUAL PULL STATION		WALL MOUNTED HORN/SPEAKER
	EMERGENCY STRIP LIGHT		CARBON MONOXIDE DETECTOR		EXIT LIGHT FIXTURE, 90 MIN. BATTERY BACKUP
	MAGNETIC DOOR HOLDER		HEAT DETECTOR		COMBINATION EMERGENCY/EXIT SIGN FIXTURE, 90 MIN. BATTERY BACKUP
			SMOKE DUCT DETECTOR W/ RELAY		

INTERIOR FINISH CLASSIFICATION LIMITATION

OCCUPANCY	EXITS	ACCESS TO EXITS	OTHER SPACES
EXISTING HOTEL USE - EXISTING LOBBIES AND CORRIDORS	A OR B, I or II	A or B, I or II	A, B, OR C, N/A
NEW ASSEMBLY USE (RESTAURANT) - CLASS A OR B	A or B, I or II	A OR B, I OR II	A, B, OR C
EXISTING HOTEL USE - WITHIN LIVING UNIT		C	
CLASS A - INTERIOR WALL AND CEILING FINISH - FLAME SPREAD 0-25, (NEW) NEW SMOKE DEVELOPED 0-450			
CLASS B - INTERIOR WALL AND CEILING FINISH - FLAME SPREAD 26-75, (NEW) NEW SMOKE DEVELOPED 0-450			
CLASS C - INTERIOR WALL AND CEILING FINISH - FLAME SPREAD 76-200, (NEW) NEW SMOKE DEVELOPED 0-450			
CLASS F - INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT LESS THAN 0.45 W/cm²			
CLASS II - INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT LESS THAN 0.2X W/cm²			
ALL INTERIOR FINISHES SHALL COMPLY WITH 2010 FFPC (LSC) TABLE A.10.2.2			

KERR-TEK DESIGN, INC.

1200 MARIPOSA AVE. #202, CORAL GABLES, FL 33146
 P. 305-321-2085 E. ROBERT@KERRTEKDESIGN.COM

M3 Design + Development

3301 NE 5TH AVE. SUITE 400, MIAMI, FLORIDA 33137
 P. 305-321-2085 E. KERRTEKDESIGN@AOL.COM

SOUTH BEACH HOTEL - KITCHEN

Think Properties
 236 21 Street, Miami Beach, Florida 33139

REVISIONS		
NO.	DATE	REMARKS
1	06/04/13	BUILDING DEPARTMENT COMMENTS
2	09/11/13	BUILDING DEPARTMENT COMMENTS
3	09/17/13	BUILDING DEPARTMENT COMMENTS
4	09/23/13	BUILDING DEPARTMENT COMMENTS

LIFE SAFETY PLAN

ISSUE DATE		PROJECT NO.
APRIL 15, 2013		2013-03
SEAL		SHEET NUMBER
MICHAEL NOLL, AIA FL. ARCHITECT REG. NO. AR0017758		LS1.0
3301 NE 5TH AVE. SUITE 420 MIAMI, FLORIDA 33137 P. 305-321-2085		OF SHEET



PROJECT NAME: South Beach Hotel - ADA
Conveyance System

PROPOSAL DATE: 09/18/13

PROJECT NOTES

Estimate is based on the City of Miami Beach's request to make the first floor of the South Beach Hotel, 236 21st Street, Miami Beach, FL 33139, ADA accessible.

PROJECT INFORMATION

GROSS AREA (GSF): 200

DURATION (MONTHS): 6 Weeks

ECOSTRUCTION JOB #: 13

ESTIMATE STATUS: \$78,581

OWNER

Tenant Name: Collins Park Hotel LLC/Mark Shemel

Address: 236 21st Street

City, State & Zip: Miami Beach, FL

Phone Number: 305-788-7483

Email Address: Sam@Ecostruction.us

ECOSTRUCTION PROJECT TEAM

Project Manager

Sam Modzelewski

(305) 788-7483

ARCHITECT

Architect: M3 Design + Development

Contact & Title: Michael Noll, Principal

Address: 3301 NE 5th Ave #420

City, State & Zip: Miami, FL 33137

Phone Number: 305.975.4811

Email Address: m3concepts@gmail.com

DESIGNER

Designer: TBD

Contact & Title

Address

City, State & Zip

Phone Number

Email Address

ESTIMATE SUMMARY



HEADQUARTERS
 3250 NE 1st Avenue #1109
 Miami, FL 33139
 (305) 788-7483 |
 Lic. CGC1519969

PROJECT:	South Beach Hotel - ADA Conveyance System
JOB #:	13
ESTIMATE DATE:	09/18/13
DURATION:	6 Weeks MONTHS
GROSS AREA (GSF):	200
ESTIMATE STATUS:	\$78,581.25

PROJECT NOTES

CSI #	DESCRIPTION	TOTAL COST	\$ / GSF	% TOTAL
1	GENERAL CONDITIONS	\$ 11,850	\$ 59.25	15.08%
2	SITWORK	\$ 900	\$ 4.50	1.15%
3	CONCRETE	\$ 6,800	\$ 34.00	8.65%
4	MASONRY	\$ 900	\$ 4.50	1.15%
5	METALS			
6	WOOD & PLASTIC	\$ 750	\$ 3.75	0.95%
7	MOISTURE PROTECTION	\$ 650	\$ 3.25	0.83%
8	DOORS & WINDOWS			
9	FINISHES	\$ 3,600	\$ 18.00	4.58%
10	SPECIALTIES			
11	EQUIPMENT			
12	FURNISHINGS			
13	SPECIAL CONSTRUCTION			
14	CONVEYING SYSTEMS	\$ 33,600	\$ 168.00	42.76%
15	MECHANICAL	\$ 7,000	\$ 35.00	8.91%
16	ELECTRICAL	\$ 3,800	\$ 19.00	4.84%
CSI SUB-TOTAL		\$ 69,850		
CSI SUB-TOTAL W. LANDLORD DEDUCT		\$ 69,850	\$ 349.25	
	CONTRACTOR CONTINGENCY 2.00%	\$ 1,397	\$ 6.99	1.78%
	INSURANCE FEE 0.50%	\$ 349	\$ 1.75	0.44%
	CONSTRUCTION FEE 10.00%	\$ 6,985	\$ 34.93	8.89%
TOTAL BASE PROJECT		\$ 78,581	\$392.91	

TRADE DETAILS



HEADQUARTERS
 3250 NE 1st Avenue #1109
 Miami, FL 33139
 (305) 788-7483 |
 Lic. CGC1519969

PROJECT:	South Beach Hotel - ADA Conveyance System
JOB #:	13
ESTIMATE DATE:	9/18/2013
DURATION:	6 Weeks MONTHS
GROSS AREA (GSF):	200
ESTIMATE STATUS:	78581.25

LINE	DESCRIPTION	QTY	UNIT	EACH	EXTENDED	COST/SF	COMMENTS
DIVISION 1							
1	Architectural & Engineering Fees	1	LS	5,000.00	5,000	25.00	Excluded
2	Expediting Fees	1	LS	750.00	750	3.75	
3	Dumpsters	2	EA	300.00	600	3.00	
4	Supervision/Temp Labor	1	LS	5,500.00	5,500	27.50	
DIVISION 1 SUBTOTAL					11,850	59.25	
DIVISION 2							
5	Demolition	1	LS	900.00	900	4.50	
DIVISION 2 SUBTOTAL					900	4.50	
DIVISION 3							
6	Concrete Material (.40 w/c)	10	YD	120.00	1,200	6.00	
7	Rebar Material Reinforcement	1	LS	900.00	900	4.50	
8	Rebar Labor	1	LS	900.00	900	4.50	
9	Formwork	1	LS	1,200.00	1,200	6.00	
10	Concrete Pumping	10	HR	100.00	1,000	5.00	
11	Concrete Placing & Finishing	10	YD	100.00	1,000	5.00	
12	Concrete Accessories	1	LS	100.00	100	0.50	
13	Epoxy Dowels	1	LS	500.00	500	2.50	
		1	LS				

LINE	DESCRIPTION	QTY	UNIT	EACH	EXTENDED	COST/SF	COMMENTS
DIVISION 3 SUBTOTAL					6,800	34.00	
DIVISION 4							
14	Masonry/Lintels	1	LS	900.00	900	4.50	
DIVISION 4 SUBTOTAL					900	4.50	
DIVISION 5							
DIVISION 5 SUBTOTAL							
DIVISION 6							
15	Rough Carpentry	1	LS	750.00	750	3.75	
DIVISION 6 SUBTOTAL					750	3.75	
DIVISION 7							
16	Wall Insulation	1	LS	650.00	650	3.25	
DIVISION 7 SUBTOTAL					650	3.25	
DIVISION 8							
DIVISION 8 SUBTOTAL							
DIVISION 9							
16	Drywall Walls and Framing	1	LS	3,600.00	3,600	18.00	
DIVISION 9 SUBTOTAL					3,600	18.00	
DIVISION 10							

LINE	DESCRIPTION	QTY	UNIT	EACH	EXTENDED	COST/SF	COMMENTS
DIVISION 10 SUBTOTAL							
DIVISION 11							
DIVISION 11 SUBTOTAL							
DIVISION 12							
DIVISION 12 SUBTOTAL							
DIVISION 13							
DIVISION 13 SUBTOTAL							
DIVISION 14							
1	Conveyance System	2	EA	16,800.00	33,600	168.00	Excluded
DIVISION 14 SUBTOTAL					33,600	168	
DIVISION 15							
1	Pumbing	2	EA	3,500.00	7,000	35.00	Excluded
DIVISION 15 SUBTOTAL					7,000	35.00	
DIVISION 16							
1	Electrical	1	AL	3,800.00	3,800	19.00	Excluded
DIVISION 16 SUBTOTAL					3,800	19.00	

LINE	DESCRIPTION	QTY	UNIT	EACH	EXTENDED	COST/SF	COMMENTS
TRADE ESTIMATE SUBTOTAL					69,850	349.25	
	CSI SUB-TOTAL W. LANDLORD DEDUCT				-	-	Excluded
	CONTRACTOR CONTINGENCY	2.00%			1,397	6.99	
	INSURANCE FEE	0.50%			349	1.75	
	CONSTRUCTION FEE	10.00%			6,985	34.93	
TOTAL PROJECT					78,581	392.91	



PROJECT NAME:	South Beach Hotel - ADA Ramps
PROPOSAL DATE:	09/18/13

PROJECT NOTES

Estimate is based on the City of Miami Beach's request to make the first floor of the South Beach Hotel, 236 21st Street, Miami Beach, FL 33139, ADA accessible.

PROJECT INFORMATION

GROSS AREA (GSF): 200
DURATION (MONTHS): 6 Weeks
ECOSTRUCTION JOB #: 13
ESTIMATE STATUS: \$68,513

OWNER

Tenant Name: Collins Park Hotel LLC/Mark Shemel
Address: 236 21st Street
City, State & Zip: Miami Beach, FL
Phone Number: 305-788-7483
Email Address: Sam@Ecostruction.us

ECOSTRUCTION PROJECT TEAM

Project Manager

Sam Modzelewski
(305) 788-7483

ARCHITECT

Architect: M3 Design + Development

Contact & Title: Michael Noll, Principal
Address: 3301 NE 5th Ave #420
City, State & Zip: Miami, FL 33137
Phone Number: 305.975.4811
Email Address: m3concepts@gmail.com

DESIGNER

Designer: TBD

Contact & Title
Address
City, State & Zip
Phone Number
Email Address

ESTIMATE SUMMARY



HEADQUARTERS
 3250 NE 1st Avenue #1109
 Miami, FL 33139
 (305) 788-7483 |
 Lic. CGC1519969

PROJECT:	South Beach Hotel - ADA Ramps
JOB #:	13
ESTIMATE DATE:	09/18/13
DURATION:	6 Weeks MONTHS
GROSS AREA (GSF):	200
ESTIMATE STATUS:	\$68,512.50

PROJECT NOTES

CSI #	DESCRIPTION	TOTAL COST	\$ / GSF	% TOTAL
1	GENERAL CONDITIONS	\$ 11,850	\$ 59.25	17.30%
2	SITWORK	\$ 900	\$ 4.50	1.31%
3	CONCRETE	\$ 6,800	\$ 34.00	9.93%
4	MASONRY	\$ 900	\$ 4.50	1.31%
5	METALS			
6	WOOD & PLASTIC	\$ 6,800	\$ 34.00	9.93%
7	MOISTURE PROTECTION	\$ 650	\$ 3.25	0.95%
8	DOORS & WINDOWS			
9	FINISHES	\$ 6,800	\$ 34.00	9.93%
10	SPECIALTIES			
11	EQUIPMENT			
12	FURNISHINGS			
13	SPECIAL CONSTRUCTION			
14	CONVEYING SYSTEMS	\$ 12,000	\$ 60.00	17.52%
15	MECHANICAL	\$ 9,000	\$ 45.00	13.14%
16	ELECTRICAL	\$ 5,200	\$ 26.00	7.59%
CSI SUB-TOTAL		\$ 60,900		
CSI SUB-TOTAL W. LANDLORD DEDUCT		\$ 60,900	\$ 304.50	
	CONTRACTOR CONTINGENCY 2.00%	\$ 1,218	\$ 6.09	1.78%
	INSURANCE FEE 0.50%	\$ 305	\$ 1.52	0.44%
	CONSTRUCTION FEE 10.00%	\$ 6,090	\$ 30.45	8.89%
TOTAL BASE PROJECT		\$ 68,513	\$342.56	

TRADE DETAILS



HEADQUARTERS
 3250 NE 1st Avenue #1109
 Miami, FL 33139
 (305) 788-7483 |
 Lic. CGC1519969

PROJECT:	South Beach Hotel - ADA Ramps
JOB #:	13
ESTIMATE DATE:	9/18/2013
DURATION:	6 Weeks MONTHS
GROSS AREA (GSF):	200
ESTIMATE STATUS:	68512.5

LINE	DESCRIPTION	QTY	UNIT	EACH	EXTENDED	COST/SF	COMMENTS
DIVISION 1							
1	Architectural & Engineering Fees	1	LS	5,000.00	5,000	25.00	Excluded
2	Expediting Fees	1	LS	750.00	750	3.75	
3	Dumpsters	2	EA	300.00	600	3.00	
4	Supervision/Temp Labor	1	LS	5,500.00	5,500	27.50	
DIVISION 1 SUBTOTAL					11,850	59.25	
DIVISION 2							
5	Demolition	1	LS	900.00	900	4.50	
DIVISION 2 SUBTOTAL					900	4.50	
DIVISION 3							
6	Concrete Material (.40 w/c)	10	YD	120.00	1,200	6.00	
7	Rebar Material Reinforcement	1	LS	900.00	900	4.50	
8	Rebar Labor	1	LS	900.00	900	4.50	
9	Formwork	1	LS	1,200.00	1,200	6.00	
10	Concrete Pumping	10	HR	100.00	1,000	5.00	
11	Concrete Placing & Finishing	10	YD	100.00	1,000	5.00	
12	Concrete Accessories	1	LS	100.00	100	0.50	
13	Epoxy Dowels	1	LS	500.00	500	2.50	
		1	LS				

LINE	DESCRIPTION	QTY	UNIT	EACH	EXTENDED	COST/SF	COMMENTS
DIVISION 3 SUBTOTAL					6,800	34.00	
DIVISION 4							
14	Masonry/Lintels	1	LS	900.00	900	4.50	
DIVISION 4 SUBTOTAL					900	4.50	
DIVISION 5							
DIVISION 5 SUBTOTAL							
DIVISION 6							
15	Rough Carpentry	1	LS	6,800.00	6,800	34.00	
DIVISION 6 SUBTOTAL					6,800	34.00	
DIVISION 7							
16	Wall Insulation	1	LS	650.00	650	3.25	
DIVISION 7 SUBTOTAL					650	3.25	
DIVISION 8							
DIVISION 8 SUBTOTAL							
DIVISION 9							
16	Drywall Walls and Framing	1	LS	6,800.00	6,800	34.00	
DIVISION 9 SUBTOTAL					6,800	34.00	
DIVISION 10							

LINE	DESCRIPTION	QTY	UNIT	EACH	EXTENDED	COST/SF	COMMENTS
DIVISION 10 SUBTOTAL							
DIVISION 11							
DIVISION 11 SUBTOTAL							
DIVISION 12							
DIVISION 12 SUBTOTAL							
DIVISION 13							
DIVISION 13 SUBTOTAL							
DIVISION 14							
1	Elevator Modification	1	LS	12,000.00	12,000	60.00	Excluded
DIVISION 14 SUBTOTAL					12,000	60	
DIVISION 15							
1	Pumbing	2	EA	3,500.00	7,000	35.00	Excluded
1	Fire Sprinkler	1	LS	2,000.00	2,000	10.00	Excluded
DIVISION 15 SUBTOTAL					9,000	35.00	
DIVISION 16							
1	Electrical	1	AL	3,800.00	3,800	19.00	Excluded
1	Fire Alarm	1	AL	1,400.00	1,400	7.00	Excluded

LINE	DESCRIPTION	QTY	UNIT	EACH	EXTENDED	COST/SF	COMMENTS
DIVISION 16 SUBTOTAL					5,200	26.00	
TRADE ESTIMATE SUBTOTAL					60,900	294.50	
	CSI SUB-TOTAL W. LANDLORD DEDUCT				-	-	Excluded
	CONTRACTOR CONTINGENCY	2.00%			1,218	6.09	
	INSURANCE FEE	0.50%			305	1.52	
	CONSTRUCTION FEE	10.00%			6,090	30.45	
TOTAL PROJECT					68,513	342.56	



SoBe Hotel: No Level changes from Courtyard to Hotel Lobby



SoBe Hotel: No Level changes from Courtyard to Hotel Lobby



Main Entry from Terrace, which is Level with the Lobby



Main Entry from Inside Lobby



East Wing from Lobby Level



East Wing From Lobby Level



East Wing of Hotel
Lobby level with elevator to the Left to access second Floor and Ladies Restroom to the right. Existing Historic Stair to access Ground Floor Hotel Rooms



Lobby Picture showing Access to West Wing



Lobby Level Showing Existing Historic Stair to Second Level



West Wing of Hotel
Men's Restroom the Left and door to access Bar Service Area to the right
Existing Historic Stair to access Ground Floor Hotel Rooms



Elevator access to
Second Floor

Elevator access to Second Floor

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. / 2010 FBC, Accessibility Code, 202 Requirements for existing buildings.

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?

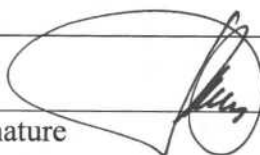
Yes No Cost of Construction \$293,667 (236 21st Street, MB).

Comments/Recommendation: We recommend that the waiver be granted based in the Florida Accessibility Code (FAC) section 202.3 Exception 1. According with the documentation submitted by the applicant the cost of providing vertical accessibility will be disproportionate to the cost of construction. In addition per FAC section 202.3 it is technically infeasible to comply with the applicable requirements due to existing constrains. Nevertheless, the design include the following accessible areas, elements and spaces: Accessible route from the sidewalk to the building, accessible elevator to the 2nd floor; and accessible units in compliance with all other requirements of the FAC.

Jurisdiction City of Miami Beach

Building Official or Designee

Signature



Mariano Fernandez, PE.

Printed Name

BU689

Certification Number

305-673-7610 ext. 6288/ 305-535-7513

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