



JD Engineering & Construction Corp.

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HARDING HOTEL LLC
c/o 1680 Meridian Ave, Suite#102
Miami Beach, FL 33139
Office: 305-535-1903
Project Manager: 954-275-4261

November 10, 2014

Members of the Florida Building Commission & Accessibility Advisory Council.
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399

Re: **HARDING HOTEL LLC**
Located at: 210 63rd Street, Miami Beach FL 33141

Request: Waiver for ADA compliance.

To whom it may concern:

We are submitting our application for the project located at 210 63rd Street for an exemption of below ADA requirements:

FBC 804 12. Provide vertical accessibility to all levels above and below the occupable grade level.
FAC 201.1 Vertical accessibility to all levels.

The general circulation path to the building is currently the main entrance located on the corner of 63rd Street and Indian creek. In order to comply with the above requirement we would need to do the following:

1. Install a ramp in the main lobby to make the guest rooms on the first floor accessible. This ramp at 1:12 as required by code would not be possible. The ramp would block the main entrance and is simply not possible due to required slope and length.
2. Install an alternate route ramp to in the lobby. This ramp would invade a huge amount of space in the main lobby area and block access to the historical front desk.
3. Install a chair lift in the lobby. This is also not possible due to the limited width of the stairs leading to the first floor, next to the historic front desk.
4. Install an elevator. This is not possible without completely changing the historical nature of the lobby area. We do not have the required structure or the space to add an elevator.
5. Install a ramp in the east side of the property/rear of property. This option was also explored but the area is only 4'-0" from face of building to property line and is needed for Florida Power Light access since poles and electrical transformers that serve the area are on the east side/rear of the property. The installation of a ramp in this area will not work.

6. The cost to install the elevator and construct its infrastructure would be a substantial increase in overall cost of the Hotel improvements. In addition, two hearing impaired guest rooms will be provided on first level.

We strongly believe that the installation of any code compliant ramp or elevator/lift will destroy significantly the historic character of the existing lobby in Harding Hotel.

If we need to discuss this by phone once you have had the chance to review this letter and plans do not hesitate to call at **954-275-4261** for immediately assistance.

