



JD Engineering & Construction Corp.

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HARDING HOTEL LLC
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Project Manager: 954-275-4261

December 1, 2014

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

Re: **Mt. VERNON HOTEL**
Located at: 6084 Collins Ave, Miami Beach FL 33141

Request: Waiver for ADA compliance.

To whom it may concern:

We are submitting our application for the project located at 6084 Collins Ave, Miami Beach FL 33141 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 Collins Ave. In order to comply with the above requirement we would need to do the following:

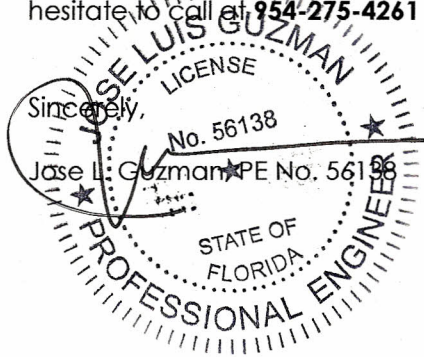
1. Connecting existing driveway with existing covered porch; there are 22" elevation different.
 - a. Accessible ramp is not a solution because 22 feet of ramp will compromise the existing driveway shape and right of way property entrances.
 - b. The installation of any complaint lift will impact to the architectural integrity of the main entrance façade. It would not be consistent with the existing structure and would be, visibly, a very heavy device in front of the building detracting from its look, character, and style.
2. Connecting existing lobby with existing first floor level; there are 42" elevation different.
 - a. Accessible ramp is simply not possible due to required slope and length. This ramp would invade a huge amount of space in the main lobby area and block the main entrance access to the historical lobby.
 - b. Install a chair lift in the lobby. This is also not possible due to the limited width of the existing stairs leading to the lobby and will compromise the life safety path.
 - c. The installation of any complaint lift will impact to the historical configuration of the main lobby.

3. Connecting existing first floor level with existing second floor level.
 - a. 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 based on the existing floor plans.
 - b. The cost to install the elevator and construct its infrastructure would be a substantial increase in overall cost of the Hotel improvements.

In addition, and in order to satisfy others ADA regulations we will provide:

- I. 2 full accessible guest rooms equipped with roll-in showers located on the first level.
- II. 6 hearing impaired guest rooms located on the first level.
- III. 1 full accessible unisex restroom on the lobby.

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.



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