

2200 NW 2nd Ave
Suite 203
Miami 33127
305 200 5251
bbamiami.com
AA26002109

June 20TH 2018

Vertical Accessibility Waiver Request: Design Professional Comments

Carlota at South Beach
511 16th Street
Miami Beach, FL 33139

To Whom It May Concern:

Berenblum Busch Architecture Inc. (dba. Berenblum Busch Architects) was hired as the Architect for the renovation of the project Carlota at South Beach located at 511 16th St. Miami Beach by Mr. Juan Carlos Naves the property owner. We have designed the renovation of the building that is currently a multi-family residence, back to its original single family designation and layout, as well as bringing it up to code.

The client intends to operate the 1920's Mediterranean Revival home as a Bed and Breakfast, which is allowed per the City's municipal ordinance code only if the house is historically contributing and maintains its original layout. We have presented the project to Miami Beach's Historical Preservation Board as part of the process and have received their approval. The project is currently under permitting review and we would like to respectfully request a Vertical Accessibility Waiver.

During the design process we met with Miami Beach building officials to discuss accessibility and implemented most of the accessibility requirements per their request and as many as we could without compromising the historical features of the contributing structure. Some of these include, a fully ADA accessible bedroom and bathroom on ground floor, a bedroom on each floor equipped with the appropriate smoke detectors for the visually and hearing impaired, and an ADA accessible outdoor pool area.

However, we believe that complying with the vertical accessibility requirements will have a large impact in the building and might compromise its historical nature. To access the ground level there is a 14 inch step-up elevation to the main entrance where adding a ramp would signify 14 feet long across the south historical façade. Once on the ground floor there are two levels, the south half of the house is 10" lower than the north half of the house, where a 10 feet ramp or leveling of the floors might be required to provide accessibility.

Access for the second floor other than through the stair is also challenging because the second floor has very limited space and the addition of an elevator will require eliminating one of the few rooms. This would alter the historical (original) layout, which is a requirement by code to qualify to operate as a bed and breakfast. The municipal code does not permit roof top additions, therefore an elevator cannot be accommodated since there is not enough space for the over run. Please see attached support documentation and sketch for clarification on ramp and elevator impact on the project.

We have included plans and elevations of the proposed design that has been submitted for permitting. We are very excited to participate in this project, we thank you in advance for your consideration and please don't hesitate to contact me if we can be of further assistance.

Submitted by Gustavo Fabio Berenblum,
Berenblum Busch Architecture, Inc.

Gustavo Berenblum, AIA.
President

