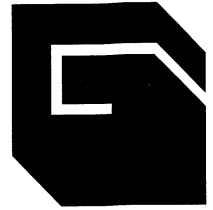


Giller & Giller, Inc.

The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-6324 fax/modem (305) 538-5921
Reg. #AA C001364



September 1, 2015

Florida Department of Professional Regulation
Accessibility Council
1940 North Monroe Street
Tallahassee, FL 32399

**RE: Accessibility Waiver
Sola Salon Studios
7403 Collins Avenue
Miami Beach, FL 33141
City of Miami Beach Permit #B1500479**

To Whom It May Concern:

As the Design Professional for this project, I am writing to describe the Grounds for Waiver for Sola Salon Studios..

EXISTING CONDITIONS

The original building is located within a local Historic District. It is an existing 2-story former movie theater which was most recently used as a film production facility. The 1st floor is fully accessible. The 2nd floor was originally used as a lounge and balcony viewing. It is accessed by two existing stairs, which are not being altered in the proposed construction.

PROPOSED CONDITIONS

The proposed project will create multiple Beauty Salon booths under a single tenant. The booths are individually sub-rented by sole practitioners on a short term leasing basis. The booths at the first floor are identical to the booths at the second floor, including finishes, equipment, views to the exterior (there are none), and quality of space. These booths are interchangeable for the sole practitioners, and if either client or employee requires accessibility to a booth, they can locate on the first floor space.

In addition, all Primary Functions such as bathrooms, drinking fountains, break rooms, and laundry areas are available and accessible on the 1st floor.

HISTORIC ASPECT OF EXISTING BUILDING

The project required and obtained the City of Miami Beach Historic Preservation Board's approval. The design meets all requested design features.

REQUIREMENT TO BE WAIVED

An Accessibility Waiver for a new elevator to the existing 2nd floor is requested.

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FDPR

September 1, 2015


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GROUND FOR WAIVER

- 1) As per FBC Section 202.3, exception #1, "Vertical accessibility in an existing building where elements or spaces are altered and the circulation path the altered element or space is not altered.". The existing stairs are not being altered.
- 2) The total project cost is approximately \$508,500, and the cost for a new elevator is approximately \$151,000, which is approximately 29% of the total project cost without a new elevator. This is more than the 20% maximum per FBC Section 202.4
- 3) The project is located within a locally designated Historic District

In my professional opinion, an Accessibility Waiver for this project would still allow compliance with the Florida Building Code based on FBC 202.3. The finished project will allow for vertical accessibility for all salon booths per the FBC and will not destroy any historic elements.

Sincerely,



Steve Bernard
AR0013611
Vice President
Giller & Giller, Inc.