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November 2, 2022

To: Florida Building Commission
2601 Blair Stone Road
Tallahassee, Florida, 32399

Re: 1771 Coral Way – Vertical Access Waiver #565-R0

To whom it may concern,

We are including with our request for waiver the below certified letter from Wm. H. Arthur IV, AIA, NCARB, the Architect of Record for the improvements:

The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon the consideration of at least one (1) of three (3) potential conditions determining an unnecessary, unreasonable or extreme hardship; we find the subject property possesses two (2) conditions:

Condition 1) The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general:

The subject property is an existing 3,884 sq.ft. office building built in 1947. A permit for interior work was obtained from the City of Miami on June 22, 2021 (BD21000684001). The proposed work includes a fully ADA-compliant interior build-out. There is no exterior work proposed.

The city of Miami recently performed right-of-way improvements at the street and public sidewalk. The main entry approach between the door threshold and sidewalk has an aggregate difference in height of approximately 4 inches. The first change in elevation is approximately 1 inch without a bevel. The second change in elevation is approximately 2-1/2 inches in the form of a non-compliant slope. The third is approximately 3/4 of an inch at the threshold. **Photographs of the condition have been provided under additional documentation .**

Thank you,

William H. Arthur IV, AIA, NCARB
Principal, WHAA

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