

NARRATIVE

The existing Seagull Hotel was built in 1948, is located in the Ocean Drive Collins Avenue Historic District and is arranged the first floor as a main lobby, restaurant, fitness center and meeting room, service area and 12 cabanas guestrooms in the pool area. The eight-story floor tower accommodates 160 guestrooms.

The public area in the first floor consisting of conference room, gym and corridor is being renovated under the permit # B1602448 and the main lobby, dining area and ADA ramp stair and terrace under process # RV1016-1245.

A new mater permit BC17003525 was created to consolidated the above permits and add the renovation of the tower guestroom bathrooms.

The existing elevators provide a partial vertical accessibility to all levels. The original designed configuration allows a front and rear access in the ground level. As a result, for accessibility to the second floor where six ADA guestrooms are located, a front access in the lobby must be used. For vertical accessibility from levels three to eight arear lobby access must be used.

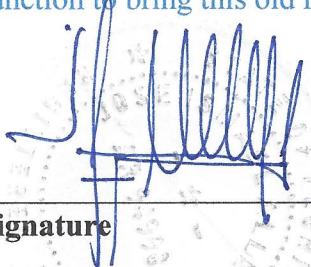
Sings will be posted as follows: for accessibility to second floor use lobby access; for accessibility to third thru eight floors use rear lobby access.

The waiver is necessary because the replacement of the elevators will cause an unreasonable, and extreme hardship to the hotel. To get the money for the actual improvement it was require a refinancing of the building.

The Owner is doing an enormous effort to provide with the propose 22% ADA improvements of the total construction cost of this renovation such us:

- New ADA ramp that connect the main lobby with the pool area (see sheets A-8 & A-9)
- The entire main lobby, dining, conference room and gym area are accessible. (see sheets A-2, A-2.0 & A-7)
- Two roll-in-shower bathrooms at the cabanas. (see sheet A-10.6)
- Six accessible baths at the second floor (see sheets A-10.5 & A-14)
- Fourteen guestrooms with communication features (see sheet A-10.1)
- The railings of the two fire stairwells were upgraded to code last year. (Permit SD0816-0154)

To bring the elevators up to code will be a total cost alteration disproportional of the primary area function to bring this old hotel to the current standards.



Signature

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(SEAL)