



October 16, 2017

Florida Building Commission & Accessibility Advisory Council
Office of Codes & Standards, Florida Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

RE: Statement on Greenbrier Hotel Vertical Accessibility

To Whom It May Concern

I am the Architect for the Renovation of the Greenbrier Hotel located at 3101 Indian Creek Drive in Miami Beach, Florida. This historic structure is about to go through a Level 2 alternation that will restore its original use as a hotel. The hotel was built in 1940 and designed by well-known Architect L. Murray Dixon in the Streamline Modern Style. In 1992, the structure was converted to a residential condominium and at that time, the historic lobby was converted to Residential units. The current renovation proposes to remove those residential units and restore the historic lobby back to its original use and design.

The existing building has several ADA deficiencies and while we are preparing documents to correct almost all of these deficiencies, there are a few that are “technically infeasible” and this letter serves to request the following waivers for this project:

1. Vertical Accessibility Waiver for floors 2-4, the upper portion of the first floor and the basement.

Ground Floor

Currently, there is no accessible entrance to the Front door of the lobby due to the fact the first level is raised about 20” from the sidewalk and there are no existing ramps. We have planned a new Accessible Ramp from 31st Street to the front Terrace as well as a new sloped walkway to the main entry door of the hotel. Please see sheet A3.1

The ground floor is a typical ‘Miami Beach’ plan that has the lobby at a lower level and the guestrooms at the ground level several feet higher to protect the guestroom against flooding. The East and North wings of the ground floor are at a higher level. We have planned a full size LULA lift on the south end to be installed but currently the developer has not been able to purchase unit 106 where the proposed lift would be installed, the unit is in the court system to be foreclosed on and offers have been made to the existing owner. Once this unit is purchased, the developer will install an ADA lift up to the southern end of the ground floor. See sheet A4.01 for future plan. We request to waive vertical accessibility at the northern end of the ground floor and vertical temporary accessibility waiver at the southern wing.

2nd through 4th Floor

The building was built with one Elevator shaft that is constructed of concrete beams and CMU walls with a stair adjacent to it. The elevator recently received upgrades for its most recent 40 year inspection. The current elevator cab is 39” deep x 48” in width. The Elevator shaft size has

been reviewed and a larger cab cannot fit within that shaft and the concrete shaft would need to be enlarged and structurally altered to comply with the required 36" x 54" elevator cab. The adjacent wood joists would need to be cut and shored while two sides of the concrete shaft demolished and then enlarged in size which will alter the Historic lobby that we are trying to restore. This is a major structural alteration that is technically infeasible for a project of this size.

Basement

Currently, the existing basement is partially below grade and there is no access from the elevator or ramp. The plans for the basement contemplate it to only be a service and storage area where there is no public access.

Below is a list of Alternations to the building that are included in the attached plans that will correct the current barriers and ADA deficiencies.

- An Accessible Parking space is being added to the current surface parking lot with an accessible route to the front entry door.
- A 1:12 ramp will be installed along 31st street to allow for Barrier free access to the main entry door
- The front entry will be leveled out so there is less than a 1/2" change in height at the threshold of the door.
- The front entry door will be replaced to allow for the 32" clear opening and required max force to open the door.
- The new reception desk will have an ADA service counter for guests.
- The ground floor restrooms will be converted to ADA restrooms with all required clearances and grab bars.
- The path out to the pool deck will have an accessible approach.
- 4 ADA guestrooms are being added to all floors of the hotel (see sheet A0.02)
- The required hearing impaired communication rooms are being added to the hotel (see sheet A0.02)
- A lift will be added to the southern portion of the ground floor once unit 106 is in possession of the developer
- All objects that protrude more than 4" in the accessible path are being removed
- New signage package for the hotel will have braille and raised letters included

The development and design team believe that we have provided plans that will greatly increase the barrier free design of this historic hotel and that the only item that we could not correct which is the vertical accessibility is technically infeasible. We appreciate your time in this matter and look forward to your response.

Sincerely,
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