



ESPAZIO DESIGN CORP.

February 25, 2016

FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
1940 North Monroe Street | Tallahassee, Florida | 32399
Codes and Standards

Re: 3900/3920 Garden Avenue, Miami Beach, FL

To Whom It May Concern:

I have personally met with vendors, contractors and various divisions of our Local Building Department looking for the most effective way in which to bring this building into full compliance. The Design has one building (3900) with 2 main points of entry into the units, while building 3920 has 3 separate and individual points of entry. This multiple entry design adheres nicely to the site by maximizing its appearance onto the street but provides a hardship when attempting to allocate one primary point of entry where to position vertical accessibility to upper floors. Due to its design, vertical accessibility to the upper level would require the design to allocate multiple elevators or new walkways throughout the building to access all units from one main point of access.

It has been my finding and is my professional opinion that the adjustments and renovations that are being proposed (which include remodeling an existing suite into ADA compliance, reconfiguring site features to accommodate an ADA ramp, making adjustments to 2 additional units for communication features, and adjusting all handrail and guardrails to meet current guidelines) demonstrate a commitment of the property owner toward making the building as accessible as possible without incurring disproportionate costs.

If you should have further questions please do not hesitate to contact me at 786-205-8674

Regards,

Naly Alexandra Cardenas-Barrero, R.A., LEED AP

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