

RCOTEK ARCHITECTURE

1395 Brickell Ave

Miami FL. 33131

Subject: Request for ADA Exemption Due to Structural Constraints

As the Design Professional of Record for this project, I am submitting a request for an ADA exemption due to significant structural limitations that make the installation of a vertical lift or elevator infeasible. The existing building configuration and spatial constraints prevent any viable option for a lift that would meet ADA standards for independent wheelchair access to the upper floor.

Specifically, the physical limitations of the stairwell, along with the surrounding wall structure, are incompatible with the installation of a lift. Available lift options on the market accommodate a height of up to 10 feet, while our structure requires over 14 feet. Installing a lift would necessitate major structural modifications to both the interior wall adjacent to seating booths and the external wall, which houses essential mechanical systems, including heating and plumbing. These alterations would not only disrupt the building's current use but would also lead to an extraordinary increase in project costs, exceeding typical feasibility.

An elevator option was also considered; however, this would require construction through critical areas such as the kitchen and bathroom facilities, which would compromise life safety standards and technical integrity, as well as infringe upon essential functionality.

To ensure accessibility, we have taken substantial measures on the ground floor. All amenities, including ADA-compliant restrooms, seating, tables, and circulation pathways, are fully compliant with ADA guidelines. Additionally, all services provided on the upper floor are equally available on the first floor, ensuring that all patrons have access to the same offerings.

This exemption request is made with a commitment to maintaining ADA compliance wherever feasible, balanced with recognition of the structural limitations that prevent upper-level access modifications.

Thank you for your attention to this request. Please contact me for further discussion or to request additional documentation.

Sincerely,

RCTEK ARCHITECTURE

Alain Santana Architecture

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LIC # AA-26003535

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