



January 06, 2020

Department of Business and Professional Regulation
FLORIDA BUILDING COMMISSION
2601 Blair Stone Road
Tallahassee, Florida 32399

DESIGN PROFESSIONAL'S COMMENTS:

College Station, 222 / 224 E. College Ave. Tallahassee, Florida

The existing 2-story building was constructed in 1966, and is located on a severely sloped street in Tallahassee, Florida. The College Street location is in the central urban core of the original city limits. The street and the city sidewalk do not meet accessibility slope standards. The 2nd floor of the building is currently occupied by office space. The ground floor is split in to addresses, 222 E. College and 224 E. College, separated by a concrete block wall. Both 222 (1,559 s.f.) and 224 (1,728 s.f.) have their own separate entrances to the public way.

A restaurant currently occupies both 222 and 224, though the only physical connection between the two is via an existing opening to access a stock room on the 222 side. The restaurant owners would like to cut a new opening within the concrete block separation wall to provide access for their overflow seating located on the 222 side, however, the two addresses do not share the same finished floor elevation. (222 is roughly 24" higher than 224.)

The construction value associated with the project, as confirmed by the General Contractor, is \$10,000 to cut and finish out the new opening.

It is our professional opinion that due to the very narrow building footprint, the age of the building and the limitations of the physical building configuration, that providing vertical accessibility via 1:12 ramp at the proposed new opening will invoke a hardship for technical infeasibility, as set-aside for accessibility improvements, as described in the 2014 FAC Section 202. Additionally, the cost of a wheelchair lift would represent a disproportionate cost to the development.

If you have any questions please don't hesitate to contact me at (850) 878-8784.

Sincerely,

Michael A. Conn, AIA, NCARB
Architect
Project #19-265
Design Prof Comments.docx

