



March 3, 2015

Mary-Kathryn Smith
Department of Business and Professional Regulation
FLORIDA BUILDING COMMISSION
1940 North Monroe Street
Tallahassee, Florida 32399

DESIGN PROFESSIONAL'S COMMENTS:

College Station, 222 E. College (old Po Boy's) Tallahassee, Florida

Dear Mary-Kathryn,

The existing 2 story building was built in 1966, and was constructed such that the top level was an office space and the lower level was retail / restaurant. The current 2nd floor does not meet accessibility requirements because there is no vertical, internal communication between the two levels. The current access to the 2nd floor is via stairwell from the street level. The 2nd floor also has an exterior emergency stair that we are replacing to comply with the latest codes. There are no plans for renovations at the lower level at this time. The building footprint is roughly 3,300 s.f. and is bound by buildings on the west and north, right of way to the south, and partial utility yard to the east.

The construction value associated with the project, as confirmed by the General Contractor, is \$600,000.00 for the renovations, and \$85,000 for the new stairwell.

It is our professional opinion that due to the very small building footprint, the limitations of the building configuration, and proposed usage, that the installation of a passenger elevator will invoke a hardship for technical infeasibility as set-aside for accessibility improvements, as described in the 2010 FAC Section 202.4.

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

Sincerely,

Michael A. Conn, AIA, NCARB
Architect
Project #14-174
Design Prof Comments.docx

