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BY DESIGN i n c .
Kevin Sossong, AIA AA 0003340

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Florida Building Commission
Department of Business and Professional Regulations
2555 Shumard Oak Blvd.
Tallahassee, FL 32399

27 February 2015

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Re: 113 South Adams St.
ADA Accessibility Waiver

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Dear Commission Members,

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This letter is a request for an ADA vertical accessibility waiver for the renovation of the 2nd floor tenant space at 113 South Adams Street in Tallahassee, Florida. Due to available space restrictions and disproportionate costs, it is technically infeasible to provide vertical accessibility to the 2nd floor tenant space. I have attached several exhibits to indicate the proposed scope of the renovation and to ask for your ruling on this matter.

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The building renovation includes the gutting of two 2nd floor tenant spaces, and combining them into a single 1,395 sf space. Access to the 2nd floor is via a single exterior concrete stair. The tenant space is bounded by the property line along the south and west sides, the driving aisle for a parking garage on the east side, and an electrical equipment room on the north side. The existing building structure is comprised of concrete floor slabs with integral concrete beams and is supported on concrete columns.

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Installation of an elevator would involve major, and costly, modifications to the existing concrete structure, in addition to the estimated \$43,500 cost of a two-stop elevator. The installation of an elevator would be a disproportionate cost to the proposed renovation of the 2nd floor tenant space. Providing vertical accessibility via a chair lift mounted along the existing stair is also not possible. The existing concrete stair is only 36" wide, with the clear space between handrails of only 32".

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The 1st floor tenant space is also being renovated, with all aspects of the proposed 1st floor construction meeting Florida's ADA code requirements.

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Please review the attached plans and the photographs of existing conditions and let us know how we should proceed.

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1022 Holland Drive
Tallahassee, Florida 32301
Phone/Fax 850-878-8639
sossong@architecturebydesign.com



VIEW LOOKING SOUTH ALONG ADAMS ST.



VIEW LOOKING EAST ALONG ADAMS ST.

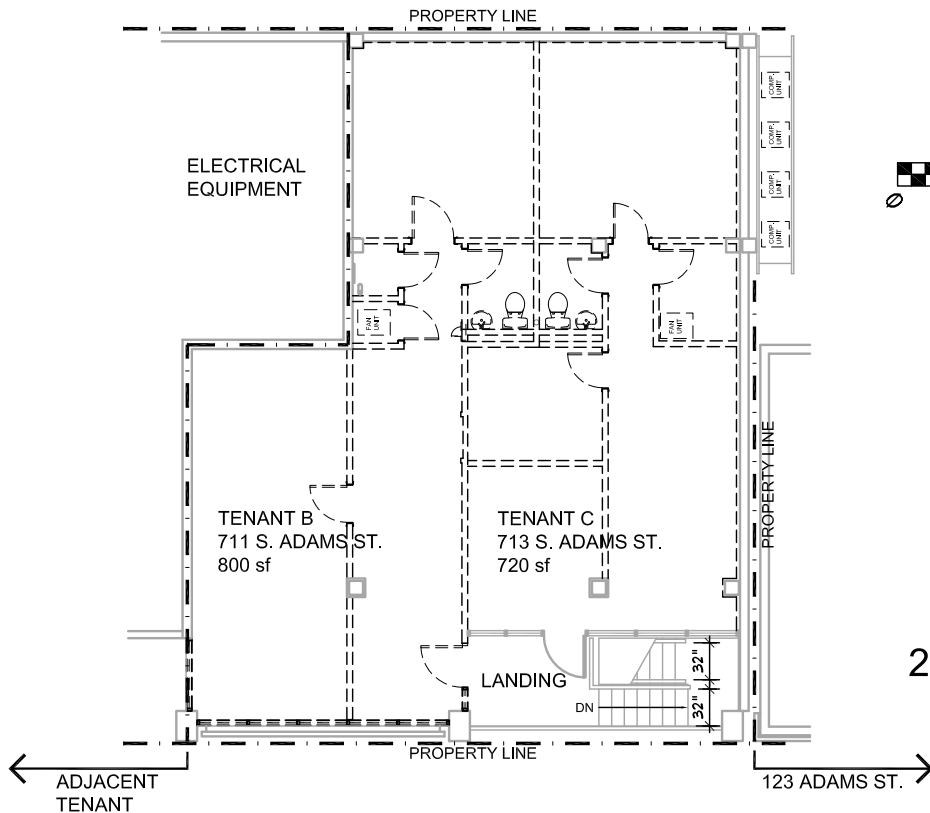
STREET VIEWS

ARCHITECTURE

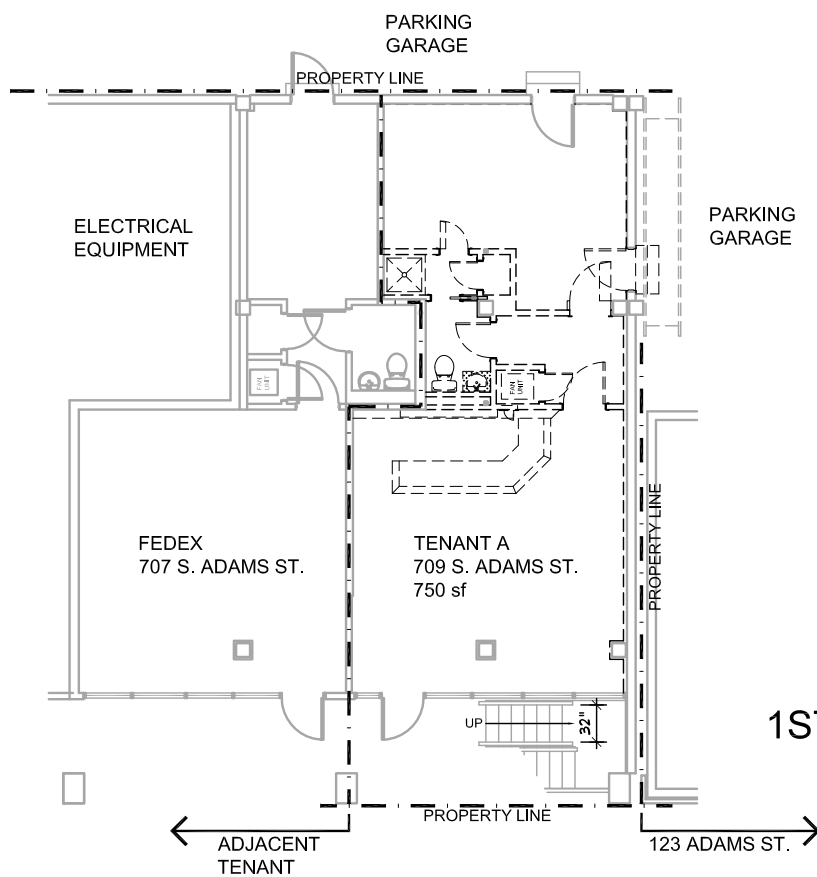
BY DESIGN INC
KEVIN SOSSONG AA 0003340

SCALE: 1/8" = 1'-0"
DATE: 2 JANUARY 2015

109 + 113 SOUTH ADAMS ST.
TALLAHASSEE, FLORIDA



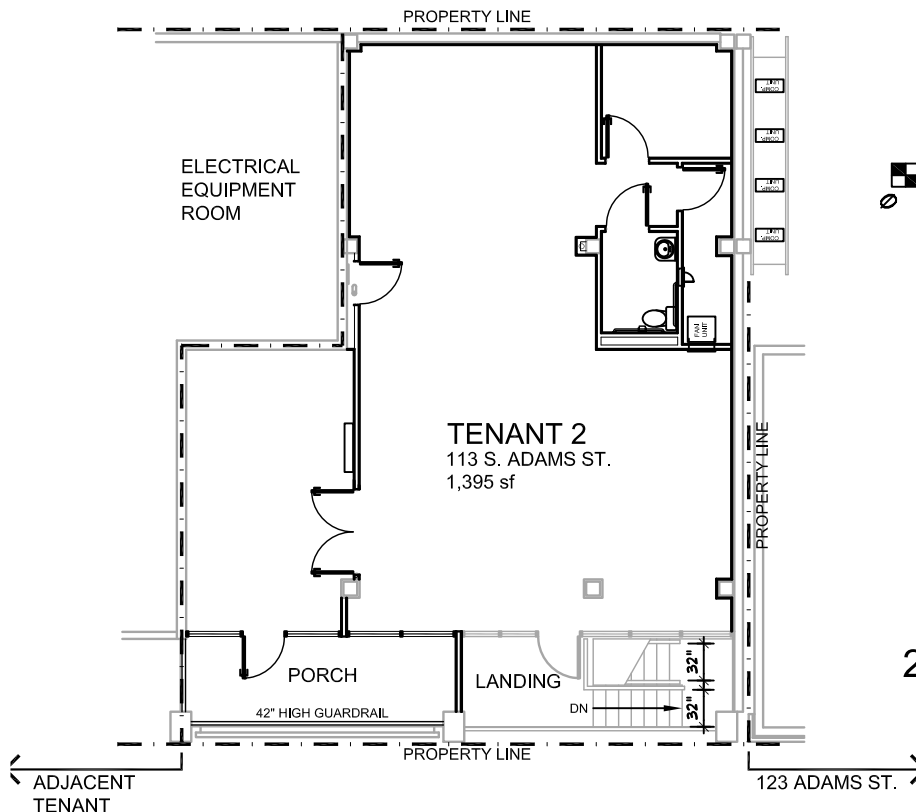
2ND FLOOR PLAN



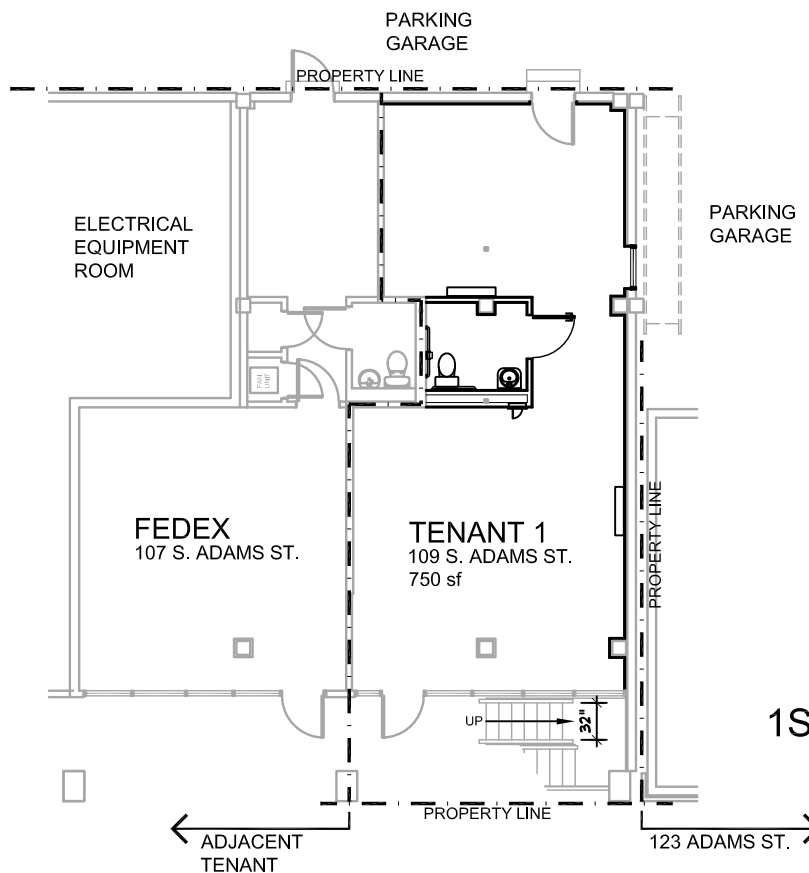
1ST FLOOR PLAN

EXISTING/DEMO PLANS

109 + 113 SOUTH ADAMS ST.
TALLAHASSEE, FLORIDA



2ND FLOOR PLAN



1ST FLOOR PLAN

SIDEWALK ALONG ADAMS STREET

PROPOSED PLANS

109 + 113 SOUTH ADAMS ST.
TALLAHASSEE, FLORIDA