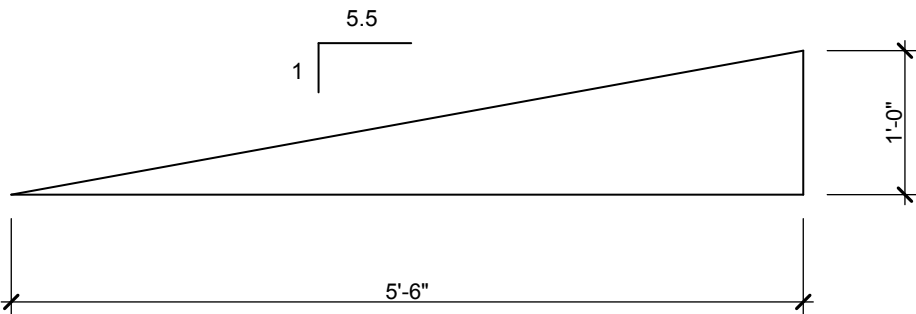


BEST CASE SCENARIO: LOT LINE IS 5'-6" AWAY FROM FACE OF BUILDING= WITH 12" STEP DOWN, RAMP THAT COULD BE BUILT IS NOT ALLOWED PER 2010 ADA. (SEE SECITON). AND FURTHERMORE THERE IS NO ROOM FOR A PROPER LANDING = TECHNICALLY INFEASIBLE

WORST CASE SECNARIO: LOT LINE IS COINCIDENT WITH FACE OF BUILDING = NO RAMP ALLOWED BEYOND LOT LINE = TECHNICALLY INFEASIBLE



RAMP SECTION:
PER ADA SEC. 405: IF A RAMP RISE IS OVER 3" THEN SLOPE CANNOT BE GREATER THAN 1:10. THE MIN. SLOPE FOR THIS RAMP WOULD BE 1:5.5 AND THEREFORE NOT ALLOWED PER CODE.

ANALYSIS OF RAMP SCENARIOS:
THERE ARE TWO POSSIBLE LOCATIONS OF THE BUILDING'S PROPERTY LINE:
1) PROPERTY LINE = FACE OF BUILDING (B3 ZONING ALLOWS FOR 100% LOT COVERAGE)
2) PROPERTY LINE = 5.5' OUT FROM FACE @ APPARENT CURB / ALLEY INTERFACE (GIVEN BULKHEAD AND CURB IT IS POSSIBLE THIS IS LOT LINE - IT ALSO ALIGNS WITH A STEP OUT IN FACE OF BUILDING (CBL 032 1013))

CASE 1) DOES NOT ALLOW ANY CONSTRUCTION BEYOND LOT LINE THEREFORE NO RAMP CAN BE BUILT.
CASE 2) LIMITS RAMP LENGTH TO 5.5', BUT DROP IS 12" WHICH IS TOO STEEP PER ADA SEC. 405 (1:10 MAX.), AND THERE IS NO SPACE FOR A 60" LANDING (ADA 405.7 ADVISORY REQ.) THEREFORE NO COMPLIANT RAMP CAN BE BUILT.



BULKHEAD PROJECTS 5'-6" FROM FACE OF BUILDING

ONLY POSSIBLE LOCATION FOR RAMP ACCESS



ELEVATION OF EXISTING GRANITE STEP AT DOOR



EXIST. 12" GRANITE STEP

PHASE:	FOR PERMIT / CONSTRUCTION
SCALE:	3/4" = 1'-0"
DATE:	12/09/2016
REVISED:	