63 S. HIGH ST – EXTERIOR IMPROVEMENTS

ADA ACESS POINT STATEMENT

Design Guideline 4.14B states that ADA ramps should be located to the side or rear of the building to minimize impacts. During design review, it was determined that the rear entry door was not an adequate access point for a new ADA ramp, and so the plan was altered to approach the front entry door to provide the required ADA ramp.

The primary reason for this is current width of both the door and door frame are too small. The measurement of the door opening clearance is 31 inches. Additionally, it is unable to be opened to a full 90 degrees because of an interior wall preventing this. Due to the nature of this historic structure- this door frame and door cannot be altered without compromising the structural integrity of the building. The existing front entry already has adequate clearance of 50", opens to a full 90-degree angle, and has an adequately sized landing which will be able to comply with ADA regulations with the new ramp approach.

The second reason that the rear entry point is not adequate is due to the limited space between the primary building and the garage. The distance between the structures is only 7.5', which is insufficient to provide an ADA compliant ramp width and adequate space for entry into the garage from the side door. There is also a significant grade difference between the entry door on the primary building and the garage door. This leads to an inability to adequately drain water away from the garage foundation without new underground drainage infrastructure, which is both unadvisable, as the well cap is located under the current concrete slab, and cost prohibitive.