

LANDING 3

EL.=63.3

LANDING

EL.=63.3

PLANDING (

SLOPE=8%

PLAN

SECTION

21,863 S.F.

21,863 S.F.

295.90 FT

5.8 FT

91.9 FT

81.6 FT

1 STORY

21,863 S.F.

21,863 S.F.

295.90 FT

5.8 FT

96.8 FT

76.7 FT

1 STORY

72.7%

1. AS PUBLISHED IN THE, TITLE III REGULATIONS (28 CFR PART 36, REVISED SEPTEMBER 15, 2010) ISSUED BY THE DEPARTMENT OF JUSTICE. THE APP STANDARDS FOR ACCESSIBLE DESIGN ARE IN APPENDIX A OF THE TITLE III REGULATIONS.

2. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.

RESIDENTIAL A DISTRICT

33,541 S.F.

LOT AREA

LOT WIDTH

HEIGHT

LOT AREA (UPLAND)

LOT FRONTAGE

FRONT SETBACK

SIDE SETBACK

REAR SETBACK

TOWN LANDING / PUBLIC BEACH

TOWN LANDING / PUBLIC BEACH

MAX IMPERVIOUS COVER (8.E.5)

ZONE II, ZONE III, AND FLOOD PLAIN OVERLAY DISTRICTS

3. DO NOT SCALE DRAWINGS.

5. CLEAR FLOOR SPACE MUST BE ADEQUATE TO MANEUVER ON AND OFF RAMP.

ADA RAMP DETAIL

ZONE:

EXISTING USE:

PROPOSED USE:

DIMENSIONAL REQUIREMENTS:

PARCEL SIZE

4. RAMPS REQUIRES LEVEL LANDING AT BOTH TOP AND BOTTOM OF EACH RAMP AND BETWEEN EACH RAMP. 010336.02-01

40,000 S.F.

125'@SETBACK

150 FT

\*25 FT

20 FT

25 FT

2.5 STORIES

15%/2,500 S.F. 48.5%

26.67 7.83' 17.83' LOCKER ROOM SNACK BAR 7.83' 8.4' 8.4' BATHROOM (MENS) OFFICE INFIRMARY BATHROOM STORAGE ROOM (LADIES) 7.83 17.83 26.67

> PROPOSED BUILDING SKETCH (NOT TO SCALE)

SURFACES SHALL NOT BE STEEPER THAN 1:48.

ADA 405.9 - EDGE PROTECTION COMPLYING WITH 405.9.1 OF 405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT

ADA 502.2 - CAR PARKING SPACES SHALL BE 96 INCHES (2440 MM) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES (3350 MM) WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE

EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 96 INCHES (2440 MM) WIDE MINIMUM WHERE THE

ADA 505.4 - TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865 MM) MINIMUM AND 38 INCHES (965 MM) MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A

ADVISORY 505.4 - THE REQUIREMENTS FOR STAIR AND RAMP HANDRAILS IN THIS DOCUMENT ARE FOR ADULTS. WHEN CHILDREN ARE THE PRINCIPAL USERS IN A BUILDING OR FACILITY (E.G., ELEMENTARY SCHOOLS), A SECOND SET OF HANDRAILS AT AN APPROPRIATE HEIGHT CAN ASSIST THEM AND AID IN PREVENTING ACCIDENTS. A MAXIMUM HEIGHTS OF 28 INCHES (710 MM) MEASURED TO THE TOP OF THE GRIPPING SURFACE FROM THE RAMP SURFACE OR STAIR NOSING IS RECOMMENDED FOR HANDRAILS DESIGNED FOR CHILDREN. SUFFICIENT VERTICAL CLEARANCE BETWEEN UPPER AND

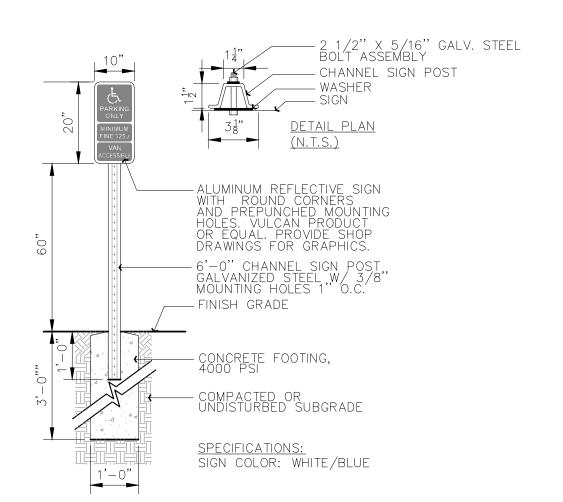
### NOTES

ADA 403.3 - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING

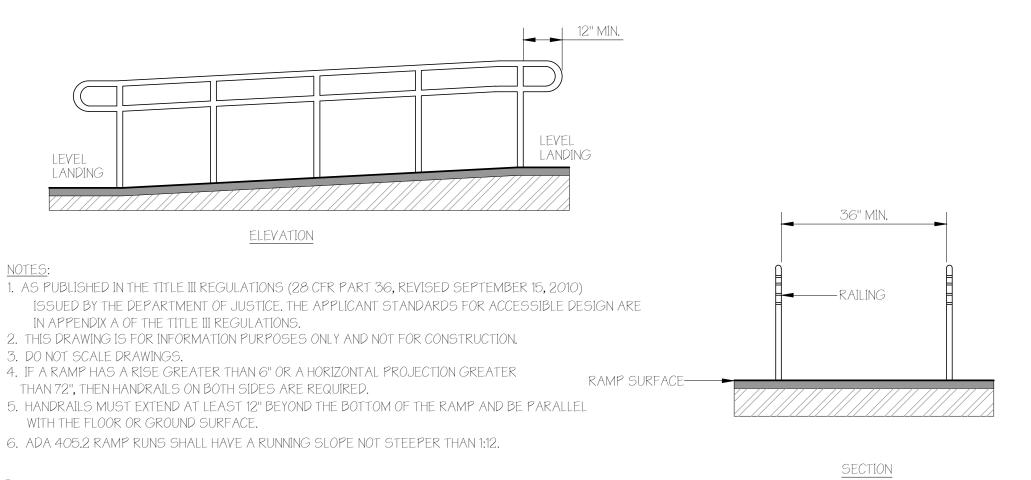
EACH SIDE OF RAMP LANDINGS.

ACCESS AISLE IS 96 INCHES (2440 MM) WIDE MINIMUM.

CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. LOWER HANDRAILS, 9 UNCHES (230 MM) MINIMUM, SHOULD BE PROVIDED TO HELP PREVENT ENTRAPEMTN.







# ADA ACCESSIBLE RAMP

01 0336.01-01

#### LOCAL UPGRADE APPROVAL REQUEST

1. 15.405(1)(b) REDUCTION IN SYSTEM LOCATION (TIGHT TANK) SETBACKS TO THE CELLAR WALL FROM STATE AND LOCAL REQUIREMENT OF 10-FEET TO 7± FEET.

#### VARIANCE REQUESTS

PZB SECTION IV.1.D.2 - TO REDUCE THE FRONT YARD REQUIREMENT FROM 25 FEET TO 5.8 FEET. PZB SECTION IV.8.E.5 - TO ALLOW UP TO 75% OF IMPERVIOUS COVERAGE

#### FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE AE (BFE 59) AND PARTIALLY LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C0212J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

> RECORD OWNER: ASSESSOR MAP B8 LOT 72 TOWN OF PEMBROKE 100 CENTER STREET PEMBROKE, MA 02359

PLAN REFERENCES: 1. PLAN BOOK 1 PAGE 123 2. PLAN BOOK 5 PAGE 200

## SITE PLAN **TOWN LANDING** #187 WAMPATUCK STREET PEMBROKE, MASSACHUSETTS

PREPARED FOR: EDWIN J. THORNE TOWN OF PEMBROKE ADMINISTRATOR TOWN OF PEMBROKE INTERIM MANAGER 100 CENTER STREET

PEMBROKE, MA 02359

JUNE 21, 2019 SCALE: 1"=20' JOB No. 19-051



Civil Engineers, Land Surveyors & Landscape Architects 71 Evergreen Street, Suite 1, Kingston, MA 02364 Phone (781) 585–2300 Fax (781) 585–2378