

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 090380
PERMIT ISSUED
MAY 4 2009
CITY OF PORTLAND

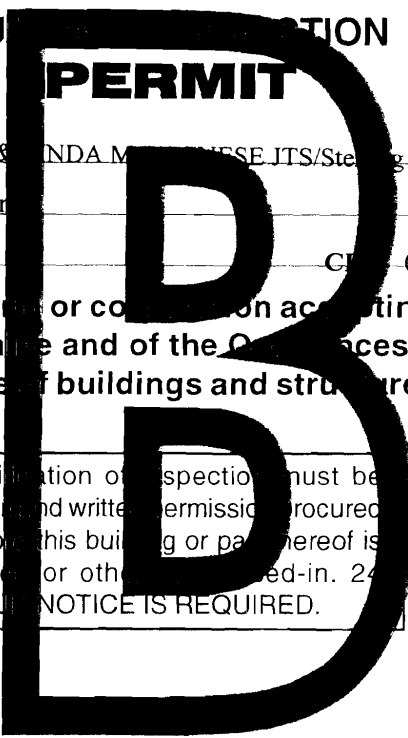
This is to certify that MESERVE WILLIAM A JR & RONDA M MESERVE JTS/Ste

has permission to Ada approved critical access ramp

AT 400 ST JOHN ST

City of Portland 066 F006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Christy S. RA 5/4/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

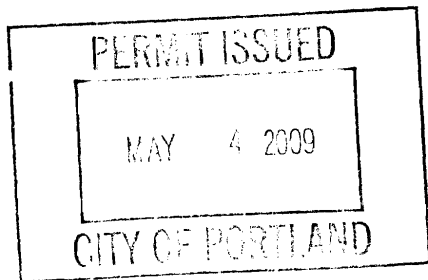
Permit No: 09-0380	Issue Date: 5/4/09	CBL: 066 F006001
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Location of Construction: 400 ST JOHN ST	Owner Name: MESERVE WILLIAM A JR & LIN	Owner Address: 400 ST JOHN ST	Phone:
Business Name:	Contractor Name: Sterling Builders, Steve Morrow	Contractor Address: P O Box 43 Westbrook	Phone 2078319595
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-1

Past Use: Single Family Home	Proposed Use: Single Family Home - Ada approved critical ^{ACCESS} ramp	Permit Fee: \$120.00	Cost of Work: \$9,130.00	CEO District: 3
Proposed Project Description: Ada approved critical ^{ACCESS} ramp		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003 ADA-Ramp Signature: <i>CL</i> 5/4/09	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 04/28/2009	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>Ok w/cond. for</i> Date: 4/28/09 <i>ABH</i></p>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date: _____</p>	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p><i>ABH</i> Date: _____</p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

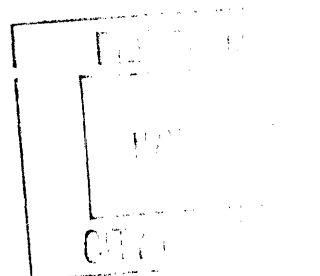
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0380	Date Applied For: 04/28/2009	CBL: 066 F006001
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Location of Construction: 400 ST JOHN ST	Owner Name: MESERVE WILLIAM A JR & LIN	Owner Address: 400 ST JOHN ST	Phone:
Business Name:	Contractor Name: Sterling Builders, Steve Morrow	Contractor Address: P O Box 43 Westbrook	Phone (207) 831-9595
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Ada approved critical aCcess ramp	Proposed Project Description: Ada approved critical access ramp
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 04/28/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The setbacks to the ramp must be verified in the field during the first inspection.			
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 05/04/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.			





General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>400 St. John Street Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>332'</u>	Square Footage of Lot <u>5,500</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>66</u> <u>F</u> <u>6</u> <u>R6</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>William Meserve</u> Address <u>400 St. John St.</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>775-2671</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>9,130</u> C of O Fee: \$ _____ Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Ada Approved Critical Access ramp</u>		
Contractor's name: <u>Sterling Builder Inc.</u> Address: <u>PO Box 43</u> City, State & Zip <u>Westbrook, ME 04098</u> Telephone: <u>854-1289</u> Who should we contact when the permit is ready: <u>Anne Klepinger/Steve Morn</u> Telephone: <u>632-4205/831-9595</u> Mailing address: <u>Same as Above</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: See attached "Grant Agreement" Date: 4/20/09

This is not a permit; you may not commence ANY work until the permit is issue

Builder Contractor Sterling Builders Inc Anne Klepinger 4/27/09

Applicant: William Mcserve

Date: 4/28/09

Address: 400 St. John St

C-B-L: 66-F-001
permit # - 09-0350

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1917

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 20' min - 24' given

Side Yard - 10' min - right side - 14'

Projections - left side - 8'

Width of Lot -

Height -

Lot Area - 4500 sq ft min - 5500 sq ft

Lot Coverage Impervious Surface - 55% = 2750 sq ft

Area per Family - 1,200 sq ft ok

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

house - 1086
garage - 572

1658
100 288 (5x5)(4)
~~28~~ ~~55~~
40 5x8

83
1798 w/out ramp
168 shed

1966

OK

1/8

7.295

FENCE

14'

29'

SIDEWALK

Porch

STAIRS

W. MESSERVE HOUSE

St John St

53

Paved DRIVEWAY

21'

19'

Property line

dh

5x8 LANDING

5x5 LAND

5x5 LAND

1x of w/ N. Harrison

5x5 LAND

5x5 LAND

W. MESSERVE GARAGE

Adjacent House

Notes

1. Temporary, ADA compliant Modular Access Ramp
2. ALL ACO construction
3. 36" Railing Height
4. Posts rest on 12"x12" Pads

REAR PROPERTY LINE

24±'

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 066 F006001
Location 400 ST JOHN ST
Land Use SINGLE FAMILY

Owner Address MESERVE WILLIAM A JR & LINDA M DAGNESE JTS
 400 ST JOHN ST
 PORTLAND ME 04102

Book/Page 9330/317
Legal 66-F-6
 ST JOHN ST 398-400
 5500 SF

Current Assessed Valuation

Land	Building	Total
\$86,400	\$117,900	\$204,300

Property Information

Year Built 1912	Style Old Style	Story Height 2	Sq. Ft. 1708	Total Acres 0.126		
Bedrooms 4	Full Baths 1	Half Baths	Total Rooms 8	Attic Unfin	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	22X26	C	F
SHED-FRAME	1	1940	7X24	D	F

164.

Sales Information

Date	Type	Price	Book/Page
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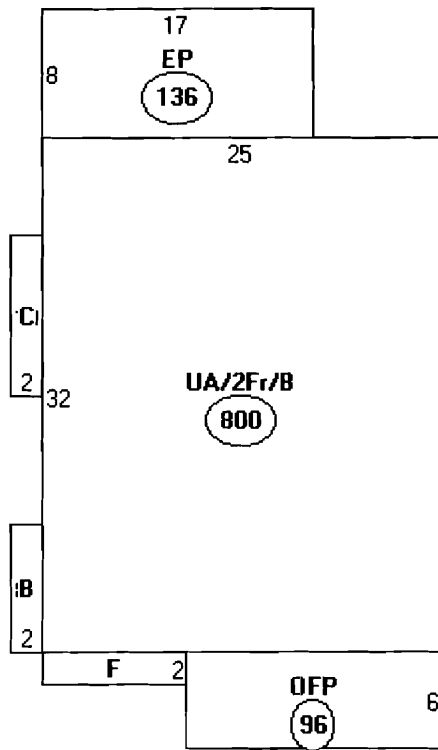
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area
 A: UA/2Fr/B
 800 sqft
 B: 2FBAY/B
 16 sqft
 C: 2FBAY/B
 20 sqft = 1086
 D: EP
 136 sqft
 E: OFF
 96 sqft
 F: 2FBAY/B
 18 sqft

5 w/ 24c.



Powering Independent Living

Critical Access Ramp Program Installation Form

Name: MESERVE, William A. **Date:** 04/21/09
Address: 400 St. John Street **Male:**
 Portland, Maine 04102 **Female:**
County: Cumberland
Phone: (207) 775-2671
E-mail: N/A

c 252 2436 ← Linder →

Approximate Height To Threshold: 54 inches

Length Of Ramp Suggested: At least 54 feet

Proposed Configuration: SEE ATTACHED CONTINUATION SHEET

Components Suggested: SEE ATTACHED CONTINUATION SHEET

Description of Site & Conditions: Level and paved but currently filled with debris

Comments: There is no room for the ramp at the front door of the house, so the ramp needs to be located at the steps of the back porch. The area proposed for the ramp is level and paved, but is now filled with debris that the MESERVE'S will remove before the ramp is installed. There are also several vehicles in the back area of the lot that the MESERVE'S will have moved. They will also remove a propane tank along the back wall of the porch that was connected to a heater that is no longer used. The ramp needs to be situated so that the MESERVE'S can still access the bulkhead door to the basement, and the shed that are located on the north, or right side of the house.

It is 41 inches from the ground to the top of the cement stairs and landing; and 13 inches from the cement landing to the threshold. There is a storm door that opens outward from left to right. The cement steps appear to be in good condition and will support another small landing to level the threshold. Also, there is a 3 inch rise from the floor of the porch to the inside door to the kitchen. The ramp should at least 54 feet of incline.

The home is not located in a flood zone and no tie downs are required.

The funding source for this ramp is "Portland".

ILS: Dwight E. Glidden, Independent Living Assistant

Date Submitted: April 24, 2009



Powering Independent Living

Critical Access Ramp Program Grant Agreement

This Grant Agreement is between Alpha One with its principal office at 127 Main Street, South Portland, Maine 04106 and William A. MESERVE whose address is 402 St. John Street, Portland, Maine (the "Grantee") 04102

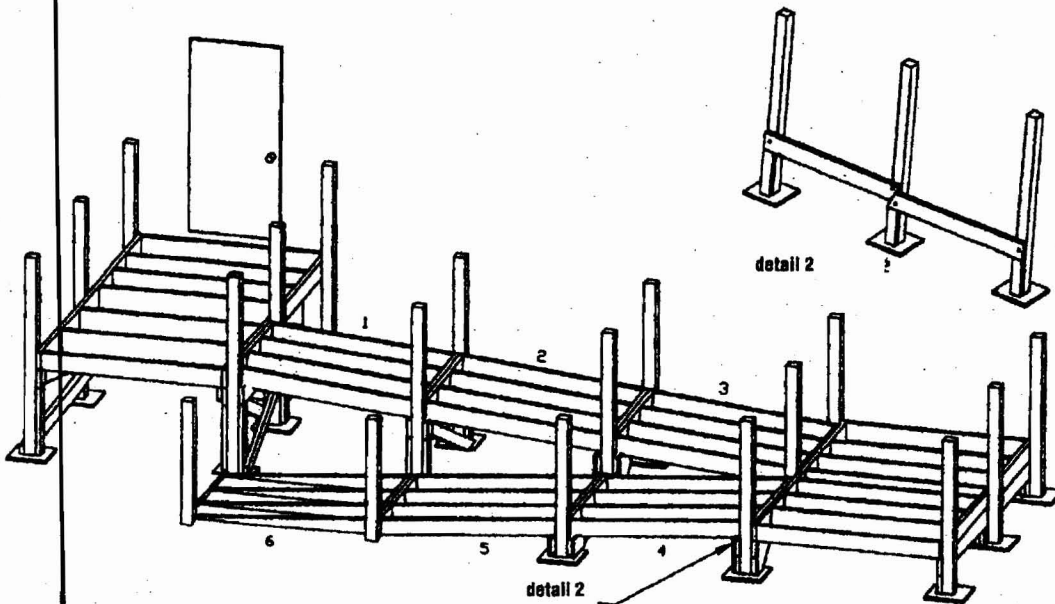
If I am approved for the Critical Access Ramp program I understand that I will be participating in a wheelchair ramp program in which I will receive a moveable wheelchair ramp built in accordance with the Minnesota Ramp Project design. I acknowledge and agree to the following:

1. This program provides a ramp only. The intent of this program is to help provide critical access from a doorway to the ground. It does not include other access features such as pathways to and from the ramp nor any other access features inside the home.
- NA 2. If I am renting, I am current with my rent and am in good standing with my landlord.
- NA 3. If I rent, my landlord is aware of and approves of my ramp installation plans (see Landlord's Acknowledgement).
4. If I no longer have need of the ramp I will contact Alpha One so that they have an opportunity to place the ramp with someone else with a disability.
5. If I abandon the ramp Alpha One can reclaim it for redistribution to serve someone else with a disability.
- NA 6. If I rent, the landlord understands that the ramp should be returned to Alpha One if it is abandoned and left at the property.
7. Once the ramp is installed I understand that I am responsible for the proper care and maintenance of the ramp and that I am responsible for all liability pertaining to the ramp.
8. Upon removal of the ramp, the consumer understands that he/she is responsible for addressing any site issues left after the removal of the ramp such as lawn repairs, yard fill, or replacement of any shrubbery or any other landscape changes or modifications that were made to accommodate the installation of the ramp.

Alpha One strongly advises that you acquire adequate renter or homeowner liability insurance coverage for your ramp.

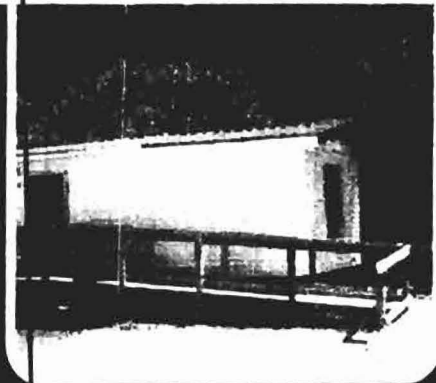
<u>William A. MESERVE</u> Grantee Name (Please Print)	 Grantee Signature	<u>April 20, 2009</u> Date
<u>Dwight E. Gladden</u> Alpha One Representative (Please Print)	 Alpha One Representative Signature	<u>April 20, 2009</u> Date

- ▼ Attach string line from top of level landing to point where ramp will end.
- ▼ Bolt Module #4 to landing with 3/8"x 4" carriage bolts. Match module slope to string.
- ▼ Attach cross support for Module #4 as shown in detail 2.
- ▼ Cross supports for the junction of Modules #4 and #5 will be attached to the 4x4 at the junction of Modules #2 and #3.



Note: The same options for transition to the ground are used for this design. Guardrail/handrail options are also the same except the inside guardrail on the lower portion of the ramp will be attached to the center 4x4's. Between modules 3 & 4 some 2x2x30" spindles will need to be screwed in place from inside the ramp.

Critical Access



Critical Access is a program developed to quickly provide those who meet program guidelines with a high quality, moveable wheelchair ramp, which can be taken down and re-installed at a variety of sites.

A person who needs a ramp and doesn't have one can easily become trapped and isolated in their own home. Getting to critical medical appointments, visiting friends and family, or just going out for a stroll can all become an overwhelming struggle when ordinary porch steps become an insurmountable barrier.

The simple addition of a ramp can enable someone to move freely beyond the front door and back into a life of independence and well-being.

The Critical Access program provides:



- An attractive design
- Pressure-treated lumber
- A solid free-standing, moveable design
- A design that has been used in over 3,000 ramps over the past 12 years in the midwest.
- High quality construction by professional builders
- A design that meets the ADA and other local standards

Please call your local Alpha One office for more details:

127 Main Street
South Portland, ME 04106

alphaOne

www.alphaonenow.org
(800) 640-7200 (v/tty)

The Critical Access program receives funding and other essential support from:



"Critical Access Ramp Program Installation Form"

CONTINUATION SHEET PAGE 2

RE: MESSERVE, William A. 410 ST. JOHN STREET, PORTLAND, MAINE 04102

DATE: APRIL 21, 2009

- COMPONENTS:
- LARGE LANDING (1)
 - SMALL LANDINGS (4)
 - LONG RAMP (4)
 - SHORT RAMP (2)
 - WEDGE (1)

