DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that EDUARDO S JR LAYUG

Located At 427 ST JOHN ST

Job ID: 2012-08-4764-ALTR

CBL: 066A- F-020-001

has permission to Replace exist ramp w/ADA Ramp

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4764-ALTR **Located At:** 427 ST JOHN ST **CBL:** 066A- F-020-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The proposed ramp does not meet the side setback of eight feet. The permit is being issued but the applicant has thirty days from when the permit is issued to apply for a disability variance.

Building

If the ramp is over 30" in height, 36" high guards are required with baluster spacing lees than 4" between.

City of Portland, Maine - Building or Use Permit Application

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

Job No:	Date Applied:	CBL:	
2012-08-4764-ALTR	**8/21/2012**	**066A- F-020-001**	
Location of Construction: **427 ST JOHN ST**	Owner Name: **EDUARDO S LAYUG, JR**	Owner Address: **427 ST JOHN ST** **PORTLAND,ME 04102**	Phone: **207-773-3523**
Business Name:	Contractor Name: **Custom Floats Services**	Contractor Address: **36 Union Wharf Portland ME 04101**	Phone: **(207) 772-3796**
Lessee/Buyer's Name:	Phone:	Permit Type: **BLDG - Building**	Zone: **R-5**
Past Use: Single family	Proposed Use: Same – Single family – install ADA Temporary Critical Access Ramp – install 5' x 13' landing & 15' x 5' ramp to 5' x 5' rubber mat at grade	Cost of Work: **2000.00**	CEO District:
		Fire Dept: ___ Approved ___ Denied ___ N/A Signature:	Inspection: Use Group: R-3 Type: 5B ERC 09 Signature:
Proposed Project Description: **Replace existing ramp w/ADA Ramp**		Pedestrian Activities District (P.A.D.)	
Permit Taken By: **Brad**			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrial work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland	___ Variance	✓ Not in Dist or Landmark
___ Wetlands - needs to apply for a disability variance	___ Miscellaneous	___ Does not Require Review
___ Flood Zone	___ Conditional Use	___ Requires Review
___ Subdivision	___ Interpretation	___ Approved
___ Site Plan	___ Approved	___ Approved w/Conditions
___ Maj ___ Min ___ MM	___ Denied	___ Denied
Date: Ok w/condition 8/30/12 ABM	Date:	Date: ABM

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 appication 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

PORTLAND MAINE

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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

August 30, 2012

Candace Scripture
Custom Floats Service
36 Union Wharf
Portland, ME 04101

Re: 427 St. John Street – 066A F020 – R-5 Residential Zone – Disability Variance - permit #2012-08-4764

Dear Ms. Scripture,

Your company applied for a permit to build a ramp to make the property at 427 St. John Street accessible for a wheel chair. This property is located in the R-5 residential zone. The required side yard setback is eight (8) feet [section 14-120(1)(d)(3)]. The submitted plot plan did not give a set distance to the side property line from the ramp, but the narrative said the ramp should be located as close to the property line as possible. Since the ramp has to be installed immediately, the permit has been issued to build it, but you need to apply for a disability variance within thirty days of the permit being issued, since the ramp does not meet the required side setback.

I have enclosed the disability variance application and the information about the appeal process. Please feel free to contact me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc file

RF.

Extend 8/21/12 (B)

General Building Permit Application

by Mr.

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.

2012-08-4764-ALTR

Location/Address of Construction: 427 St John Street, Portland, Me 04102		
Total Square Footage of Proposed Structure/Area: 28L X 5'W (140 LF)	Square Footage of Lot: 5800	Number of Stories: 2
Tax Assessor's Chart, Block & Lot — Chart#: 066A Block#: F Lot#: 20	Applicant: (must be owner, lessee or buyer) Name: Eduado S. Layug Address: 427 St. John Street City, State & Zip: Portland, ME 04102	Telephone: 207-773-3523 2000
Lessee/DBA	Owner: (if different from applicant) Name / Address / City, State & Zip	Cost of Work: $~~1180.00~~ C of O Fee: $ Historic Review: $ Planning Amin.: $ Total Fee: $ 40.00

RECEIVED
AUG 21 2012
Dept. of Building Inspections
City of Portland Maine

Current legal use (i.e. single family): single family Number of Residential Units: 1
If vacant, what was the previous use?
Proposed Specific use:
Is property part of a subdivision? If yes, please name
Project description: Replace existing 12 ft ramp with an ADA Temporary Critical Access Ramp

Contractor's name: Custom Floats Service Email: cscripture@customfloats.com
Address: 36 Union Wharf
City, State & Zip: Portland, Me. 04101 Telephone: 772-3796
Who should we contact when the permit is ready: Candace or Roberta Telephone: 772-3796
Mailing address: 36 Union Wharf Portland, Me 04101

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.

and 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: Candace Scripture Date: 8/16/2012

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

Candace Scripture

"Critical Access Ramp Program Installation form"

CONTINUATION SHEET, PAGE 2

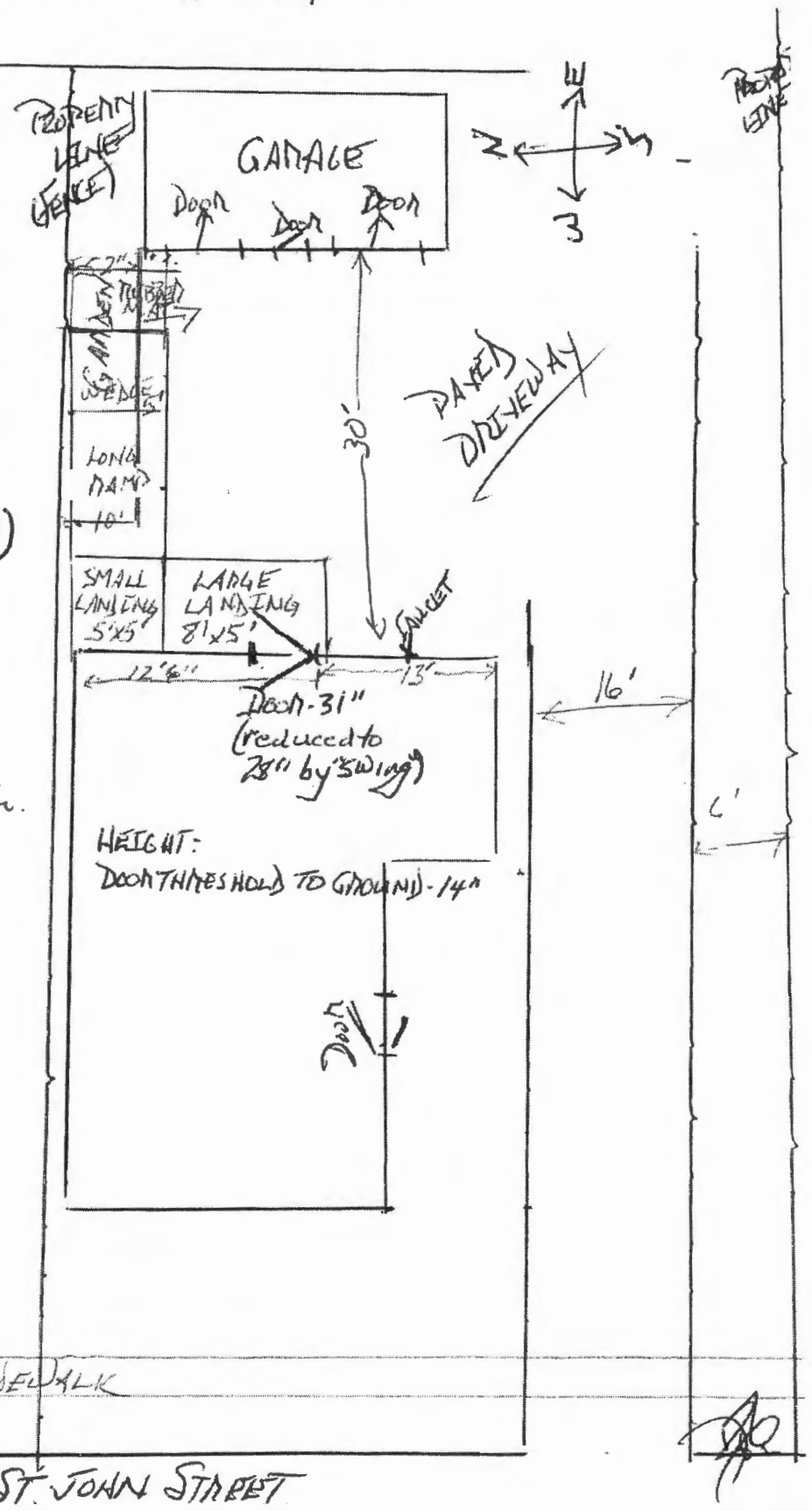
RE: Eduardo LAY UG, 427 St. John Street Portland, Maine 04102

DATE: June 14, 2012

COMPONENTS SUGGESTED:

LONG RAMPS -	10 FEET	(1)
SHORT RAMPS -	5 FEET	(0)
LARGE LANDINGS -	8 FEET x 5 FEET	(1)
SMALL LANDING -	5 FEET x 5 FEET	(1)
WEDGE -	5 FEET	(1)

ALSO: RUBBER MAT (5' x 5')



R-5 zone

* need dimensions verified.

lot size - 5800 ϕ

* side setback 5' min - - on property line.

lot coverage - 40% = 2320 ϕ

house - 1216 ϕ

garage - 475

ramp -		
	8x5 landing	40
	5x5 landing	25
	10x5 ramp long ramp	50
	5x5 - start ramp	25
		140 ϕ

total = 1831 ϕ (OK)

The Critical Access Ramp Program

The critical Access ramp program is a project provided through funding from Maine's Office of Community Development, Maine State Housing, and HUD. It is designed to enable people to obtain a well-built wheelchair ramp for their home quickly and efficiently. Families and individuals with low to moderate incomes who are not able to enter or leave their home because of an inability to use stairs would have an opportunity to obtain a wheelchair ramp within approximately 2-3 weeks anywhere in Maine. The program will address several critical obstacles faced by people in the past: Getting a ramp quickly , getting a functioning and safe ramp that meets applicable codes, requirements, and recommendations, and getting a high quality ramp that can go with a person when they move.

A comprehensive independent living evaluation will be done at a person's home by Alpha One and will include a site evaluation for a ramp. Modular ramp components will be pre-fabricated out of pressure treated wood and stockpiled in ready-to-go inventories. Trained, professional installers would then pick up, deliver, and build the modules into a ramp quickly and efficiently. People would not have to go into nursing homes, miss essential medical treatments, or remain trapped in their homes isolated from family and community. The components can also be disassembled and re-built if the consumer moves to a new location -- people would not have to seek funds to build a new ramp each time they moved. This program will also be available to families and individuals who rent and will not be limited to homeowners only (home wonership is a requirement for most grant and low-interest loan programs.

The problem of obtaining ramps has been a long term barrier for people with disabilities and promises to grow more urgent in the years to come as we all age and more and more of us need ramps. This program is a giant step toward meeting that need in a comprehensive and effective way.

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:

DECD

MaineHousing
Maine State Housing Authority

Candace Scripture

From: Dwight Glidden [DGlidden@alphaonenow.org]
Sent: Monday, August 13, 2012 4:44 PM
To: Charlie Poole; Scott Dyer; Candace Scripture
Cc: Bethany Mogan; Brad Strause
Subject: Critical Access ramp Program, ESL in Portland
Attachments: LAYUG (Ramp) Installation Form 06142012.doc; LAYUG (Ramp) Installation Form Continuation Sheet 06142012.pdf; LAYUG (Ramp) Grant Agreement 06142012.pdf; IMG_3228.JPG; IMG_3231.JPG; IMG_3233.JPG; ATT00001.txt

Eduardo S. LAYUG has been approved for the Critical Access Ramp Program. He resides at 427 St John Street, Portland, Maine 04102 (207) 773-3523. We recently received the requisite "Request for Historical Impact Determination". Installation will probably require removing a raised garden next to the driveway to maintain access to the garage. Can you do this?

The "Installation Form", the "Installation Form Continuation Sheet" with sketch, and the initial site photos are being copied to a compact disc for delivery to your office tomorrow morning. A copy of the "Grant Agreement" is also included (Mr. LAYUG owns his home) to support the building permit application if a building permit is needed.

Please call me directly at 207-619-9239 (office) or 207-239-9810 (cell) if you have questions or concerns.

Dwight Glidden

alphaOne

Powering Independent Living

Alpha One – Independent Living Assistant
800.640.7200 (tty/v)
www.alphaonenow.org

alphaOne

Powering Independent Living

Critical Access Ramp Program Installation Form

Name Eduado S. LAYUG
Address: 427 St. John Street
Portland, Maine 04102
County: Cumberland
Phone: (207) 773-3523
E-mail: elayug1@maine.rr.com

Date: 06/14/12
Male ☒
Female ☐

Approximate Height To Threshold: 14 inches

Length Of Ramp Suggested: At least 14 feet of lineal slope

Proposed Configuration: SEE ATTACHED CONTINUATION SHEET

Components Suggested: SEE ATTACHED CONTINUATION SHEET

Description of Site & Conditions: Level ground to paved driveway

Comments: The best location for the ramp is at the back door. The door is 31 inches wide, reduced to 28 inches by the swing of the door. From the outside it pushes in from right to left. There is a storm door that from the outside pulls from right to left. It is 14 inches from the door threshold to the ground and the ramp should have at least 14 feet of lineal slope. To maintain access to the garage 30 feet away, the existing flower garden along the fence needs to be shortened, and the ramp needs to run over this area as close as possible to the fence and northern property line.

After removing the existing landing and ramp, a large landing should extend 12 ½ feet to the north corner of the house. From there the ramp turns east for 14 feet to a rubber mat that will end on the driveway.

Funding is from Portland. The home is not located on a floodplain and no tie downs are required.

ILS: Dwight E. Glidden, Independent Living Assistant

Date Submitted: August 13, 2012

* this is just how they are built.

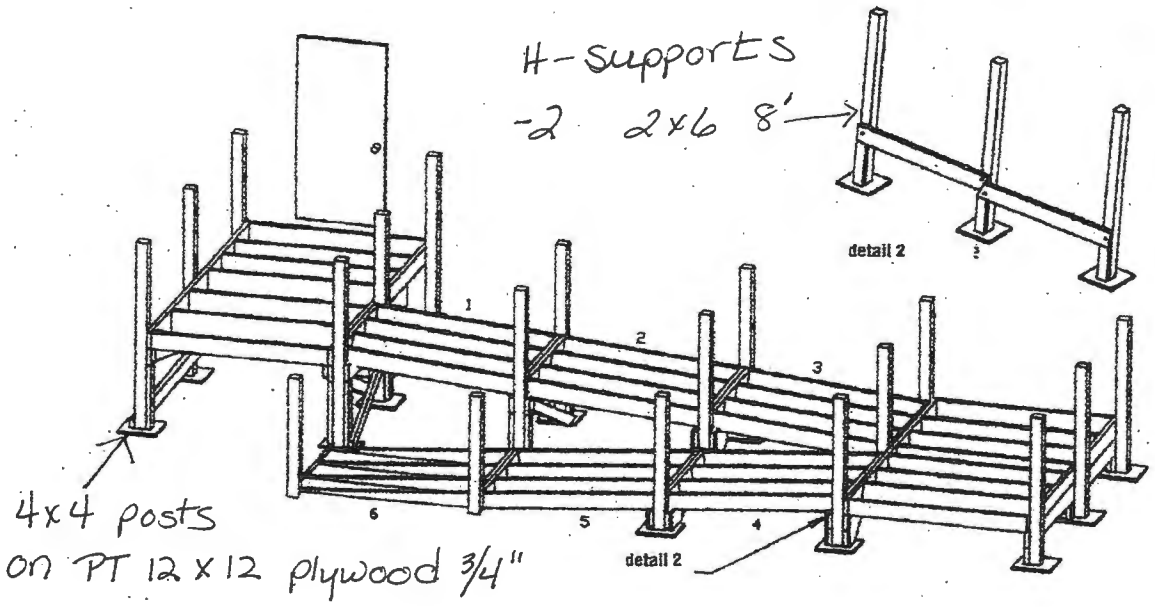
▼ Attach string line from top of level landing to point where ramp will end.

▼ Bolt Module #4 to landing with 3/8"x 4" carriage bolts. Match module slope to string.

↑ FASTENERS

▼ 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.

COMPONENT MODULES MATERIALS

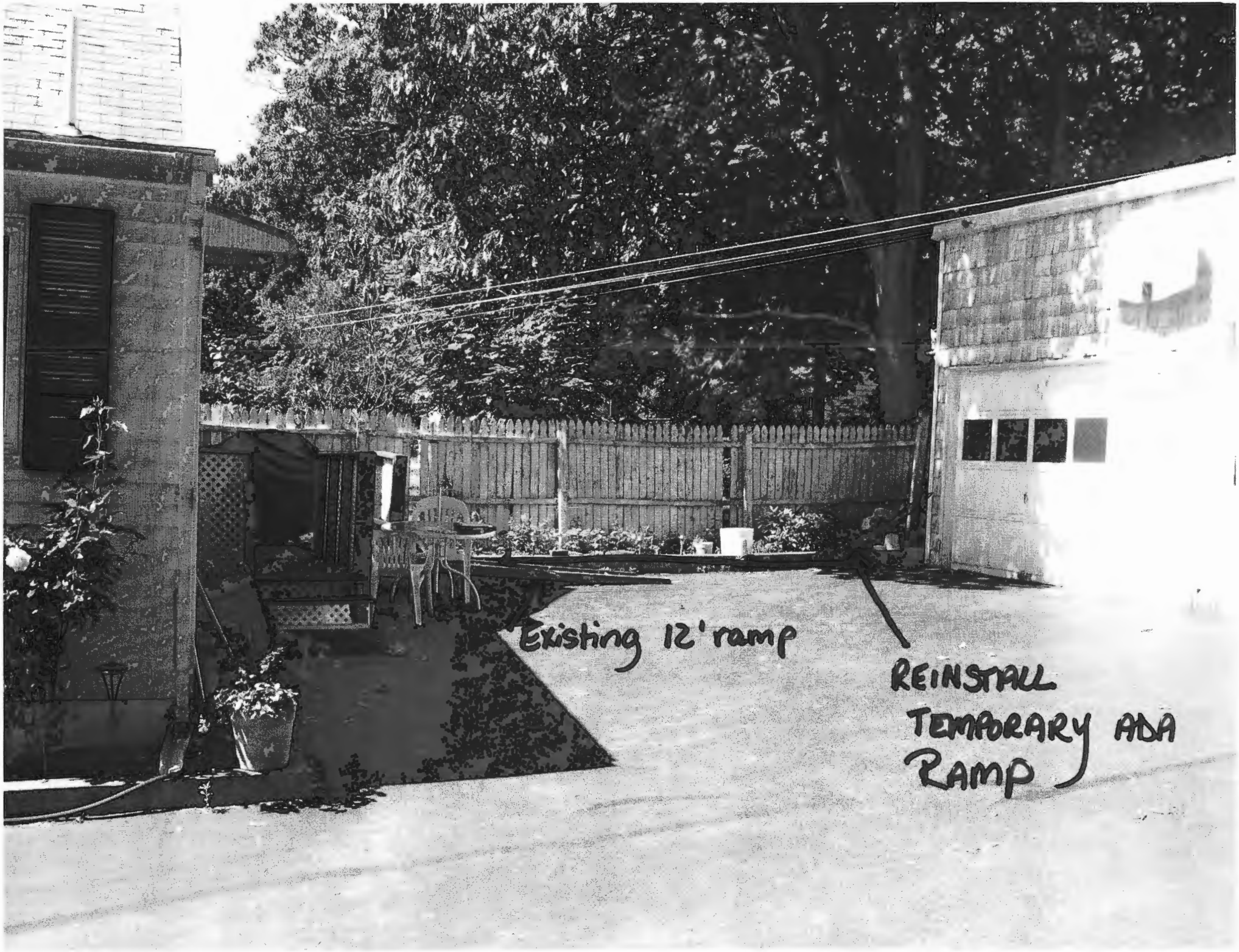
( ) Large Landing 8x5:
- 4 2x6 10'
- 2 2x6 8'
- 10 5/4 x 6 8' Decking
- 10 2x6 joist hangers

( ) Long Ramp 5x10'
- 4 2x6 10'
- 1 2x6 8'
- 5 5/4 x 6 14' Decking

( ) Small Landing
- 4 2x6 10'
- 5 5/4 x 6 10' Decking
- 6 2x6 joist hanger

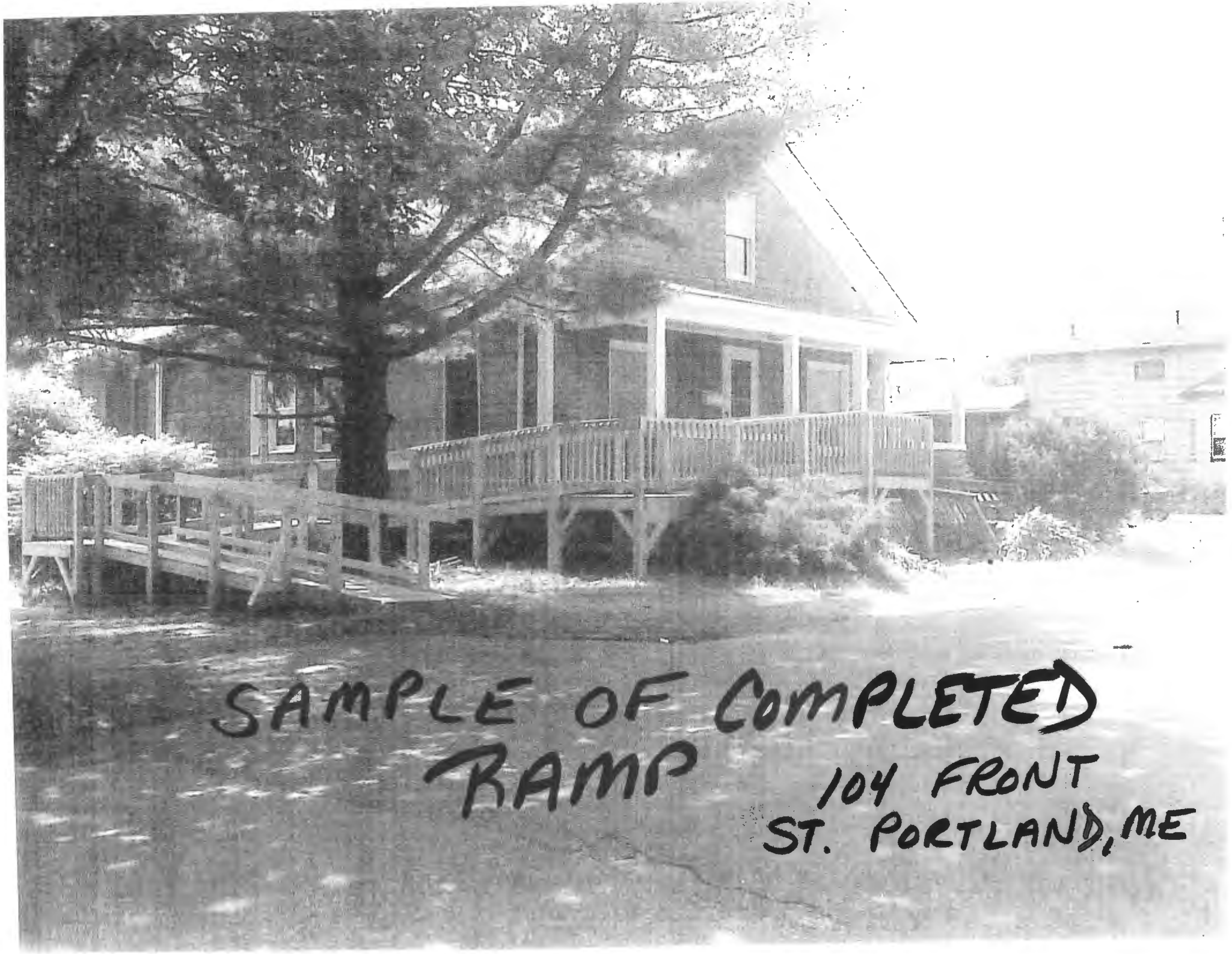
( ) Short Ramp 5x5
- 2 2x6 10'
- 1 2x6 8'
- 3 5/4 x 6 14' decking

( ) Wedge 5x5
- 1 2x6 10'
- 1 2x4 8'
- 3 5/4 x 6 14' Decking


Existing 12' ramp
REINSTALL TEMPORARY ADA RAMP

Existing Ramp
Rebuild Site

SAMPLE


SAMPLE OF COMPLETED
RAMP
104 FRONT
ST. PORTLAND, ME

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Receipts Details:

Tender Information: Check , Check Number: 15460
Tender Amount: 40.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 8/21/2012
Receipt Number: 47329

Receipt Details:

Referance ID:	7731	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-08-4764-ALTR - Replace exist ramp w/ADA Ramp			
Additional Comments: 427 St. John			

Thank You for your Payment!