

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090417

PERMIT ISSUED
MAY 20 2009

This is to certify that SHIR SADRI /Sterling Builders, Steve Mor
has permission to Temporary, ADA compliant, Critical Access Wheel chair ramp 90
AT 104 FRONT ST CBI 167 B006001

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 worked-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

Devin Foulke 5/20/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

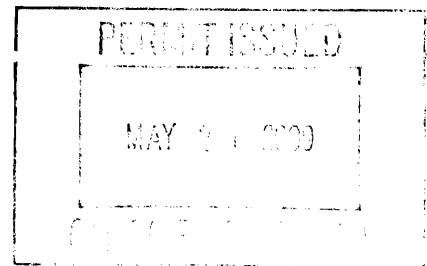
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

[Handwritten Signature]
Signature of Applicant/Designee

5/21/09
Date

[Handwritten Signature]
Signature of Inspections Official

5/20/09
Date



City of Portland, Maine - Building or Use Permit Application

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

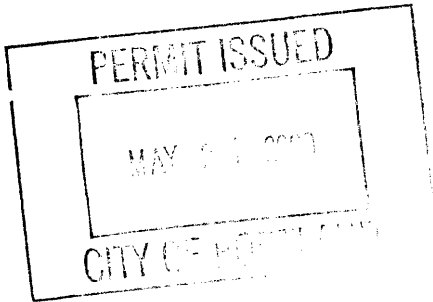
Permit No: 09-0417	Issue Date:	CBL: 167 B006001
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Location of Construction: 104 FRONT ST	Owner Name: SHIR SADRI	Owner Address: 41 OCEAN HOUSE RD	Phone:
Business Name:	Contractor Name: Sterling Builders, Steve Morrow	Contractor Address: P O Box 43 Westbrook	Phone 2078319595
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family - Temporary, ADA compliant, Critical Access wheel chair ramp 90' long	Permit Fee: \$120.00	Cost of Work: \$9,130.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003	

Proposed Project Description: Temporary, ADA compliant, Critical Access wheel chair ramp 90' long	Signature:	Signature: <i>JMB 5/20/09</i>
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: 05/06/2009	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>- needs to apply for disability var. ans.</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/ conditions. Date: 5/15/09 <i>APM</i>	Zoning Appeal <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 Date: _____	Historic Preservation <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 <i>APM</i> Date: _____
			

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: 09-0417	Date Applied For: 05/06/2009	CBL: 167 B006001
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Location of Construction: 104 FRONT ST	Owner Name: SHIR SADRI	Owner Address: 41 OCEAN HOUSE RD	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 - Temporary, ADA compliant, Critical Access wheel chair ramp 90' long	Proposed Project Description: Temporary, ADA compliant, Critical Access wheel chair ramp 90' long
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/19/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that the applicant will apply for a disability variance within thirty days of the permit being issued. The proposed ramp does not meet the front yard setback of 25'. It is one foot from the property line. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/20/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 			

Comments:
5/6/2009-amachado: Spoke to Steve Morow at Sterling Builders. Need to know where the front property line is and what the setback is to the proposed ramp. The plot plan gives dimension from edge of road to porch.
5/19/2009-amachado: Received revised plot plan.
5/20/2009-jmb: Spoke with Arne K. About ramp details and noted on plans. This is modeled after a method approved by HUD called the Minnesota Book which Arne will provide a copy of for this office. These ramps are specifically designed to be temporary and re-used. They are not attached to the structure and it is less than 400 sf.



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>104 Front Street</u>		
Total Square Footage of Proposed Structure/Area <u>332 S.F.</u>	Square Footage of Lot <u>- 0258</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>167</u> Block# <u>B</u> Lot# <u>006 001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Shir Sadri</u> Address <u>41 Ocean House Rd</u> City, State & Zip <u>CAPE ELIZABETH ME 04107</u>	Telephone: <u>207 541 4870</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip	Cost Of Work: \$ <u>9,130</u> C of O Fee: \$ _____ Total Fee: \$ <u>120.00</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>Temporary, ADA compliant, Critical Access wheel chair ramp 40' Long</u>		
Contractor's name: <u>Steering Builders Inc</u> Address: <u>POB 43</u> City, State & Zip <u>Westbrook ME 04098</u> Telephone: <u>632 4205</u> Who should we contact when the permit is ready: <u>ARNE KLEPINGER</u> Telephone: <u>831 9595</u> Mailing address: <u>See Above</u> <u>ARNE KLEPINGER</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.

MAY - 6 2009

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.

Arne Klepinger SBI

Signature: See attached landlord acknowl Date: 4-27-09

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

R-3

lot size = 11,250 sf.
front setback = 25' min - 1' sign
rear setback - 4' / 4
side - 15' long ft - 12' sign ok
lot coverage 35%

3957.5 sf
1711 (10)

Bay window

104 Front St

Property line

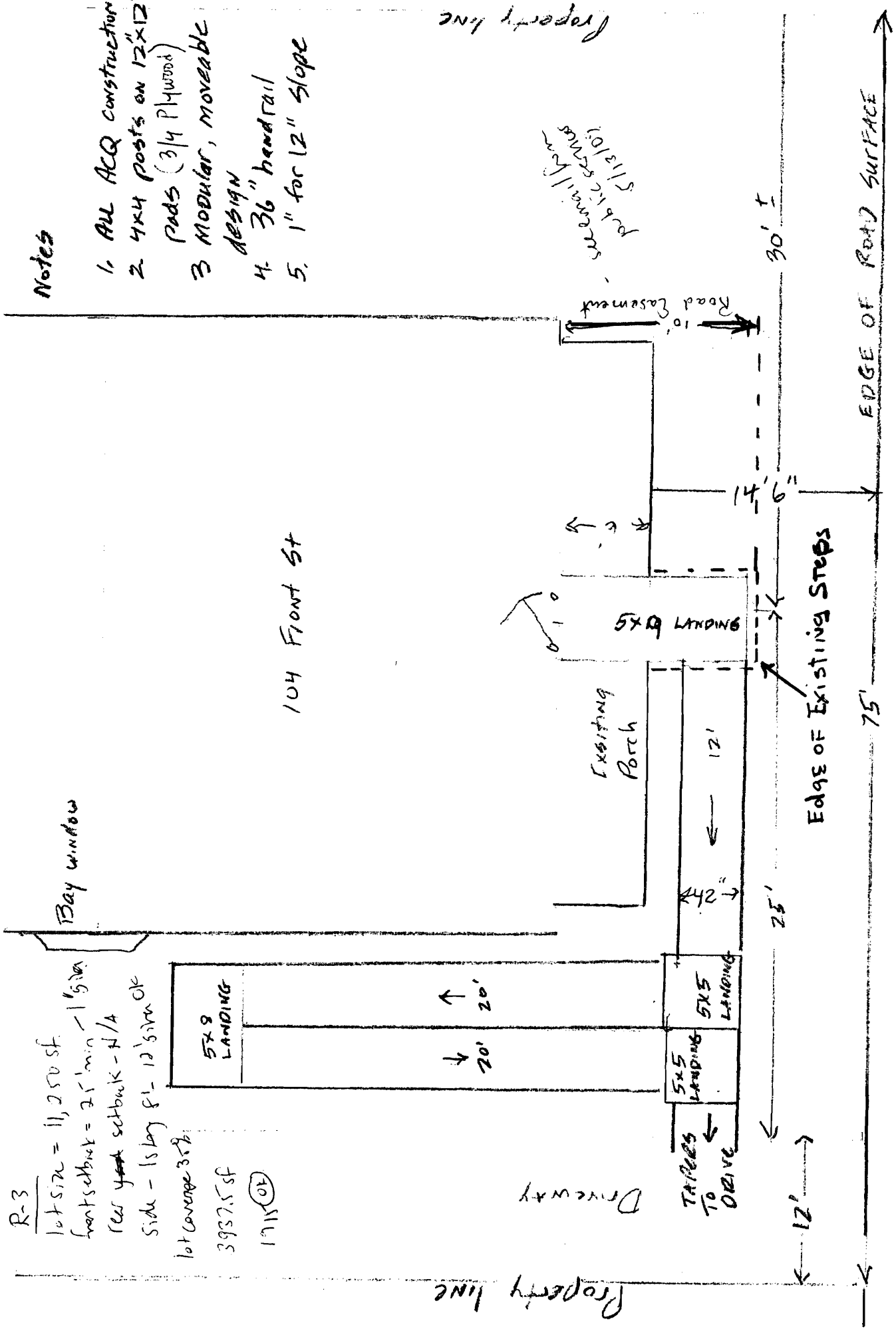
Driveway

Notes

1. All ACQ construction
2. 4x4 posts on 12"x12" pads (3/4 Plywood)
3. MODULAR, MOVEABLE design
4. 36" handrail
5. 1" for 12" slope

Property line

sewer main from public services 5/13/05



MAY 18 2000

Front Street

Mohamad Jabril
104 Front St.
Portland, ME 04103



Powering Independent Living

Critical Access Ramp Program Installation Form

Name MOHAMED, Jibril (child of Hodan ADEN) **Date:** 05/05/09
Address: 104 Front Street **Male**
 Portland, Maine 04103 **Female**
County: Cumberland
Phone: (207) 541-4870
E-mail: NA

Approximate Height To Threshold: 51 inches

Length Of Ramp Suggested: At least 51 feet

Proposed Configuration: SEE ATTACHED CONTINUATION SHEET

Components Suggested: SEE ATTACHED CONTINUATION SHEET

Description of Site & Conditions: Mostly level; Unpaved driveway

Comments: Installation is at the front door. The small landing needed would encroach on the 25 foot setback by about 3 ½ feet, but will be far enough away from the street to be safe. Looking from the house to the street, a large platform would extend across the front porch, turn right along the porch, and then right again along the south side of the house, double back and end at the driveway. The ramp will fit between the south side of the house and the tree next to the driveway. The porch is covered, and there are gutters along the south side of the roof that will keep rain and snowmelt off the ramp's deck. Access to the faucet on the southeastern corner of the house may be affected. Inside the front door there is a 4 inch drop from the threshold to the floor. This design will require a variance of the setback from the street, but provides the inclined footage needed (51 feet) without removing any trees or shrubs. The area that is cold patched should be extended by about 2 feet to the paved part of the driveway, in lieu of building a lower landing.

The landlord, Mr. Sadri SHIR agrees with the design, but emphasized he needs to have clear access to the driveway. He also stated that he intends to remove the tree located at the southeastern corner of the house, but does not know if this will be done before the ramp is installed.

The residence is not located on a floodplain, and tie downs are not needed. The source of funding is "Portland" under Alpha One's Critical Access Ramp Program.

ILS: Dwight E. Glidden, Independent Living Assistant

Date Submitted: May 5, 2009



Powering Independent Living

Critical Access Ramp Program
Landlord's Acknowledgement of
Property Modification

Property Address: 104 Front Street, Portland, Maine 04103

Tenant Name (Consumer): Ms. Hodan ADAN (for dependent child Jibril MOHAMED)

Property Owner Name: Mr. Shir SADRI

As an accommodation for my tenant, I have agreed to the modifications to my property located at address listed above.

Description of Modifications:

The landlord and tenant also agree to the following:

- 1. Alpha One will ensure that the ramp conforms to applicable local, State, and Federal codes and requirements.
2. The ramp is considered the personal property of the tenant. At the proper conclusion of the rental agreement the tenant may remove the ramp and take it with them for use at their next residence.
3. At the request of the landlord, the tenant will be responsible for restoring the property to its original condition upon removal of the ramp.
4. If the ramp or other equipment is abandoned by the tenant Alpha One will be notified and will have the option to place the ramp with another person with a disability.

Landlord's Signature: [Signature] Date: [Date]

[Handwritten signature and date]

Stevan Morrow

From: William Scott [WGS@portlandmaine.gov]
Sent: Wednesday, May 13, 2009 1:58 PM
To: smorrow@maine.rr.com
Cc: Frank Brancely; William Clark
Subject: Street line reference at 104 Front Street
Attachments: Front St 01.jpg

Hello Steve. Regarding your request on May 8th concerning the location of the street line at this address, please see the JPG image below. According to this survey tie sheet, the street line of Front Street is approximately ten feet (10') from the cornerboard of the house (not porch) on the side closest to Johansen Street.

Please respond to this email to verify that this message is clear to you, and that you can access the image below. Feel free to call me as well, if need be. Thank you.

Bill Scott
Project Engineer-Surveys
City of Portland, Maine
Department of Public Services
Engineering Section
207-874-8825

MAY 18 2009

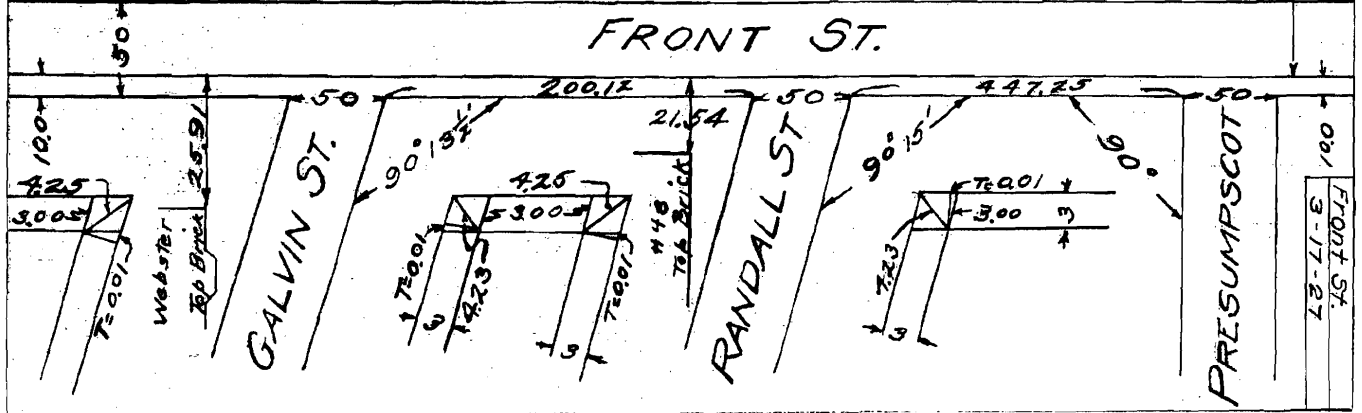
FRONT ST.

see plan 987/1.5

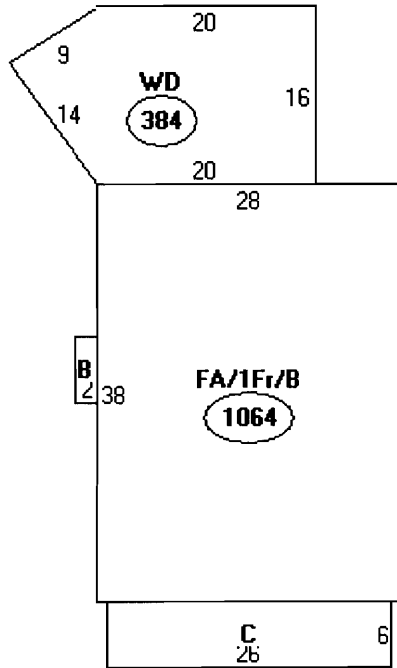
#104

50.03
COR. BLD.

FRONT ST.



MAY 18 2009



Descriptor/Area

A: FA/1Fr/B
1064 sqft

B: FBAY
12 sqft

C: OFF
156 sqft

D: WD
384 sqft

= 1616

299 ramp

~~Corner cut 41?~~

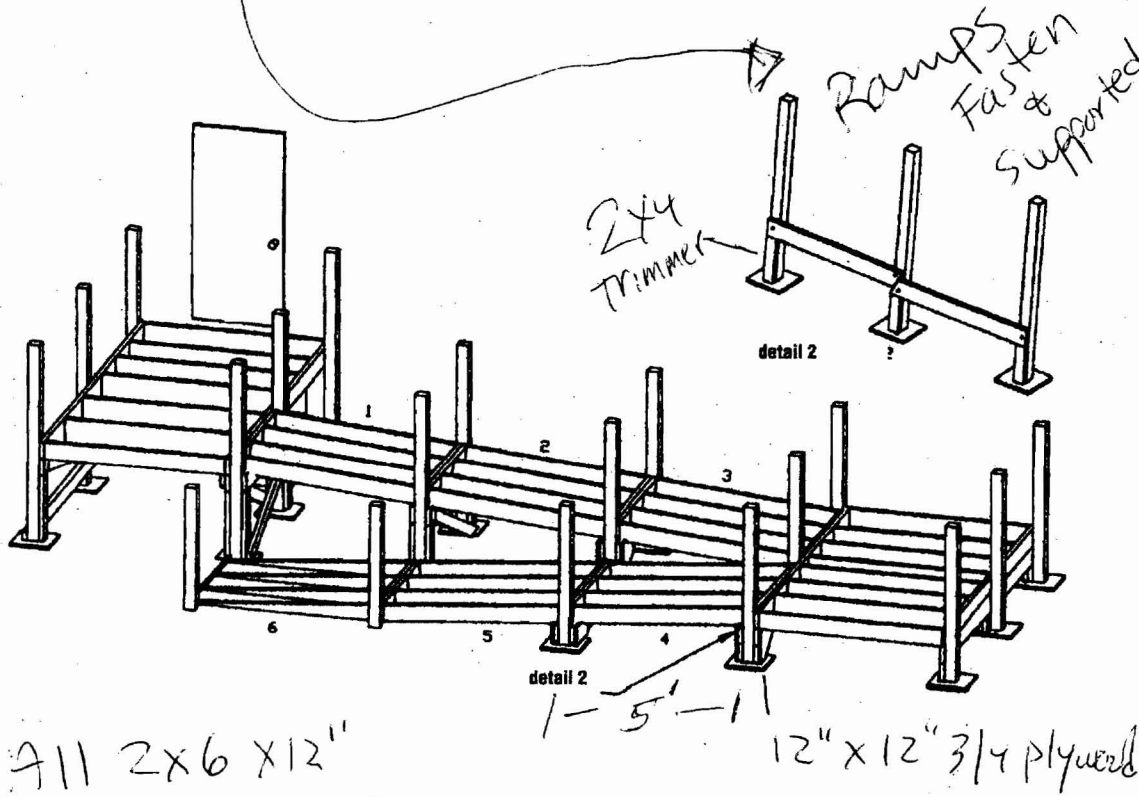
ramp
 $8 \times 9 = 72$
 $35 \times 12 = 42$
 $5 \times 5 = 25$
 $20 \times 35 = 70$
 $5 \times 8 = 40$
 $20 \times 35 = 70$
 $5 \times 5 = 25$

 299 Φ

This example is from the Minnesota Book HUD program

Notes per Arne K. 5/20/09 tel/com

- ▼ 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.



All 2x6 x 12"
Landings 16" o.c.

decking
5/4 x 5 1/2

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.

36" Guard will provide < 4" if over 30"
per IRC handrail not required
if 1:12 slope or less. JMB

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.alphaone.org
(800) 640-7200 (v/tty)

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

