

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 070436

MAY 17 2007

CITY OF PORTLAND

This is to certify that MATHIEU DIANE W & RACHEL COONEY &/David Brack

has permission to Remove open deck rear of building repl w/hand up ramp same foot print

AT 1051 WASHINGTON AVE 172 E009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is laid or closed-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. Craig Chase
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Jeannie Bonke 5/17/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0436	Issue Date:	CBL: 172 F009001
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Location of Construction: 1051 WASHINGTON AVE	Owner Name: MATHIEU DIANE W & RACHEL	Owner Address: 1051 WASHINGTON AVE	Phone:
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Business Name:	Contractor Name: David Brackett	Contractor Address: 52 Melbourne Street Portland	Phone: 2072324948
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B1
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Past Use: Commercial - Real-estate Office	Proposed Use: Commercial - Real-estate Office - Remove open deck rear of building replace w/handicap ramp in same foot print	Permit Fee: \$50.00	Cost of Work: \$2,400.00	CEO District: 4
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*change of use permit
(06-0558)*

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB
Signature: <i>Craig Carr</i> Signature: <i>JMB 5/11/07</i>	

*To A-1
Requirements*

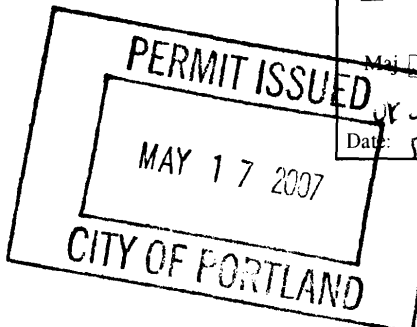
IBC-2003

Proposed Project Description: Remove open deck rear of building replace w/handicap ramp in same foot print	Signature: <i>Craig Carr</i>	Signature: <i>JMB 5/11/07</i>
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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: Idobson	Date Applied For: 04/25/2007	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 <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	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
	Date: <i>5/15/07</i> <i>KBU</i>	Date:	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: 07-0436	Date Applied For: 04/25/2007	CBL: 172 F009001
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Location of Construction: 1051 WASHINGTON AVE	Owner Name: MATHIEU DIANE W & RACHEL	Owner Address: 1051 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: David Brackett	Contractor Address: 52 Melbourne Street Portland	Phone (207) 232-4948
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Real-estate Office - Remove open deck rear of building replace w/handicap ramp in same foot print	Proposed Project Description: Remove open deck rear of building replace w/handicap ramp in same foot print
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 05/15/2007
 Note: Change of use permit #06-0558) Ok to Issue:

- 1) Thi permit is being issued with the condition that the work is taking place within the existing footprint.
- 2) 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: 05/16/2007
 Note: Ok to Issue:

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Need Temp to Perm CO on permit #06-0558

Dept: Fire Status: Approved with Conditions Reviewer: Capt Greg Cass Approval Date: 05/15/2007
 Note: Ok to Issue:

- 1) Install shall comply with Alpha One requirements. "attached "

Comments:

5/16/2007-jmb: Left voicemail w/David B. For details on framing, handrails and verify height off grade

5/17/2007-jmb: David B. Came in with handrail detail - he will make some modifications for graspability and add the 12" extension, ok to issue

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date

5/17/07

Signature of Inspections Official

Date

5-17-07

CBL: 172-F-009-

Building Permit #:

070436

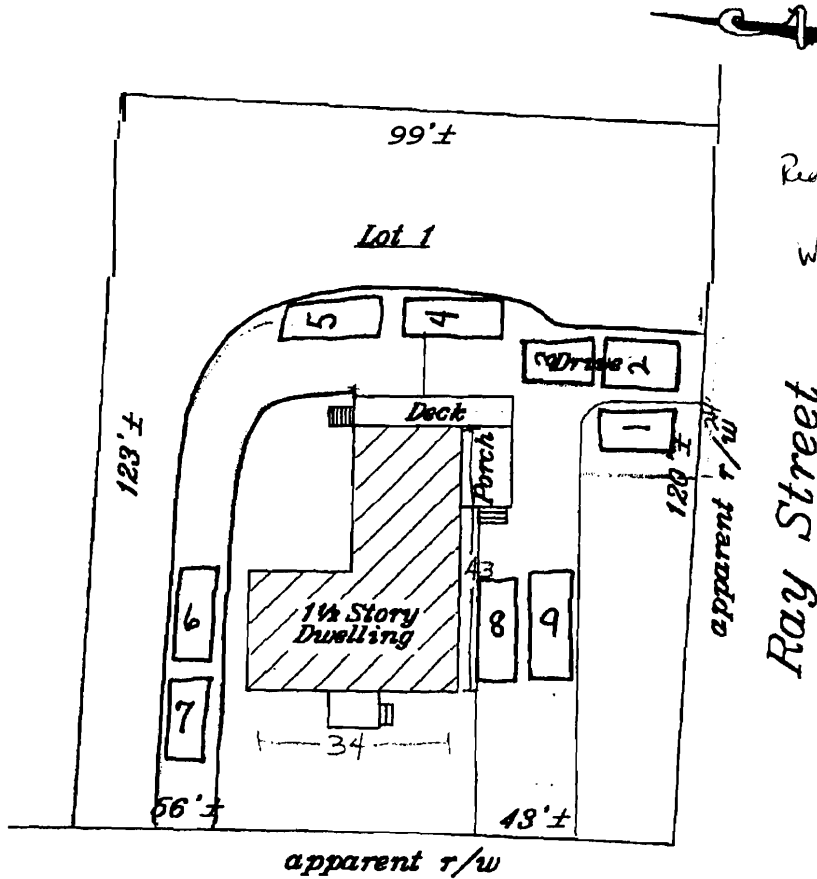
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO ORIGINAL SETBACKS, AND B) FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY, TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPERATIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 1051 Washington Ave. INSPECTION DATE: June 11, 2004
Portland, Maine SCALE: 1" = 30'

Lot 2



Rear setback 20' to residential zone
 w/ an existing footprint

Washington Ave.

INSP. BY SBH

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Diane Mathieu REQ. PARTY: New England Title, LLC
 OWNER: Donna Borelli ATTORNEY: _____
 LENDER: First Financial Mortgage Corp. FILE No. 20415770

TITLE REFERENCES:

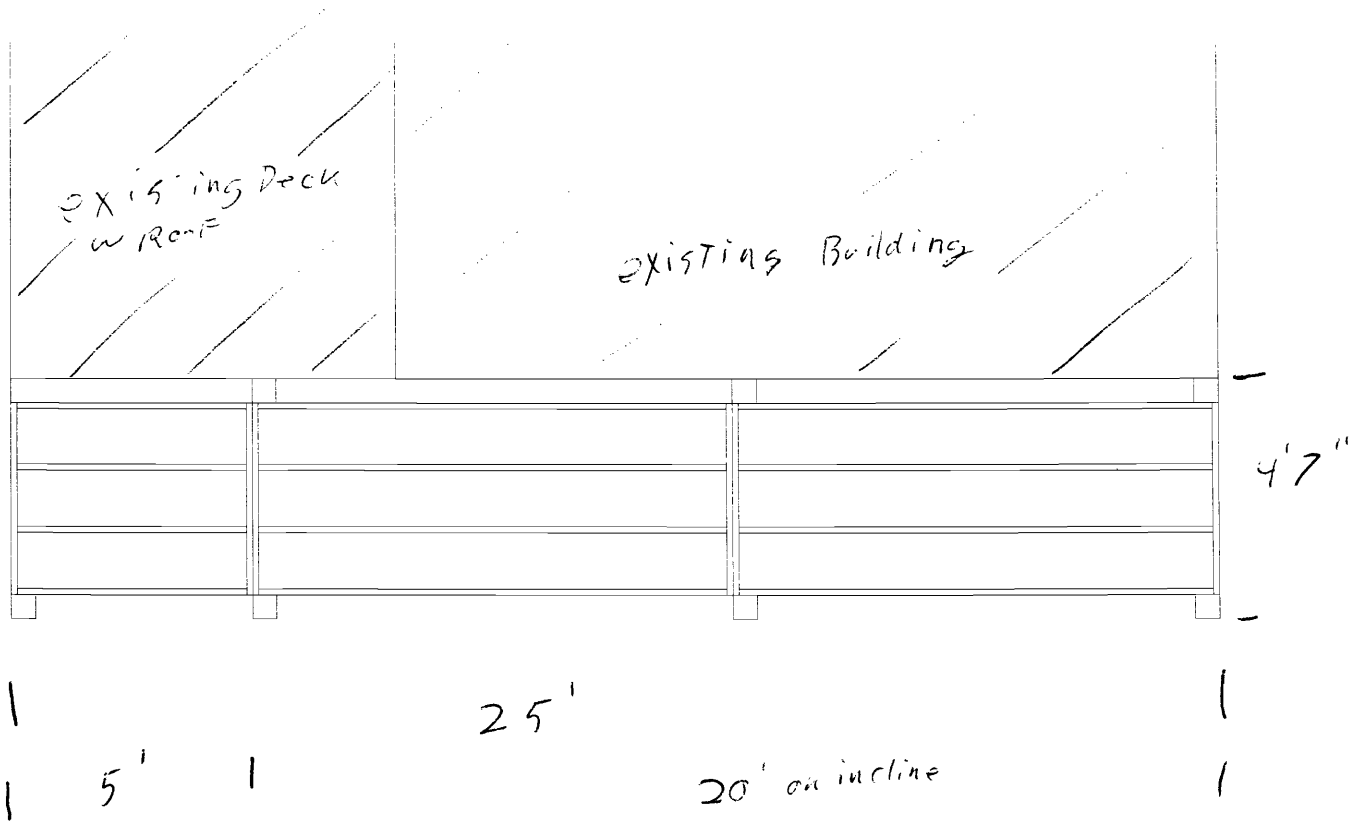
DEED BOOK: 15200 PAGE: 141
 PLAN BOOK: 13 PAGE: 72 LOT: 1
 COUNTY: Cumberland

YOUR FILE #: A04-593

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS

916 BRIGHTON AVENUE 238 CLARKS WOODS ROAD
 PORTLAND, ME 04103 LYMAN, ME 04003
 (207) 878-7870 (207) 488-2358

1051 Washington Ave

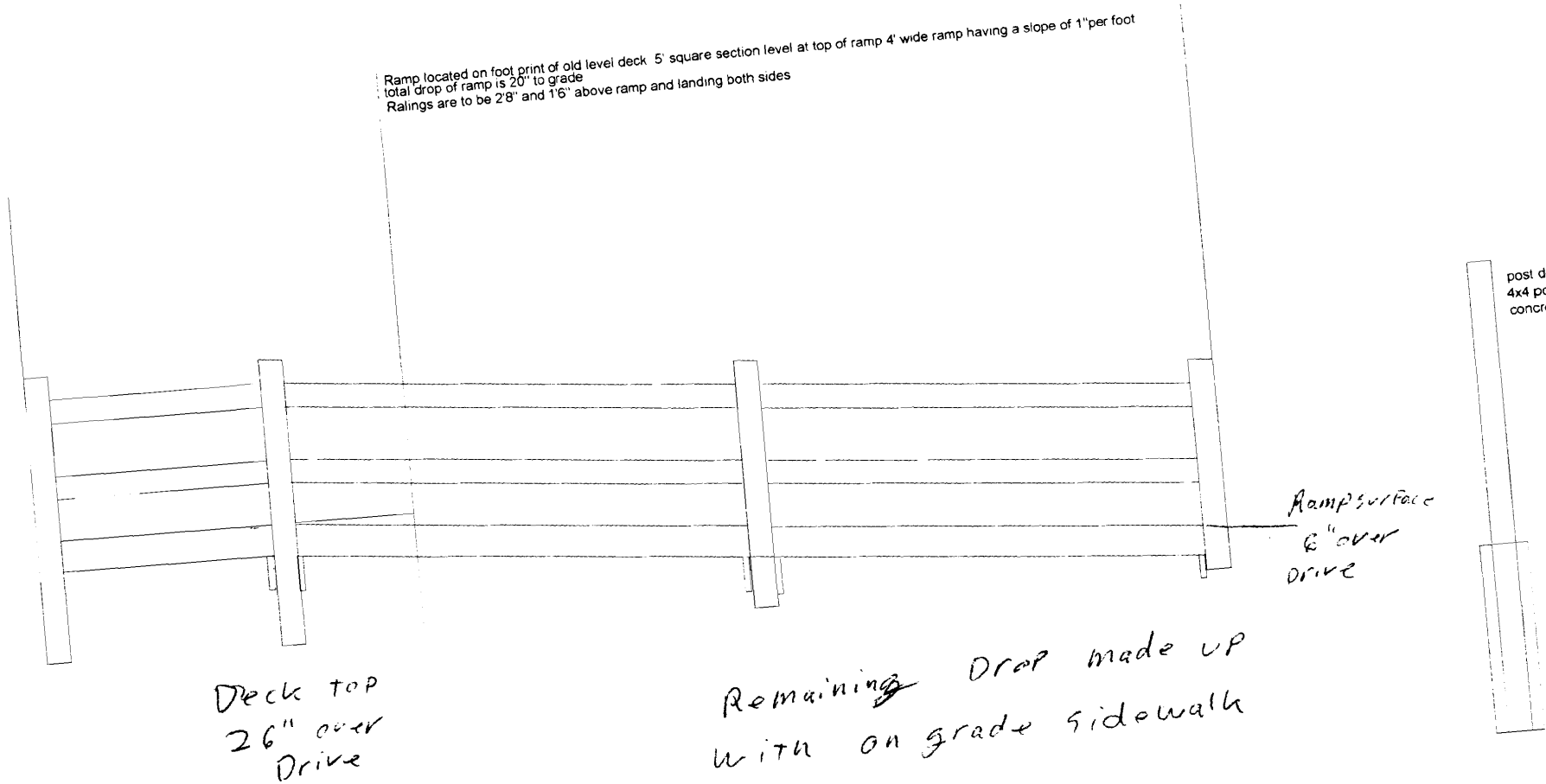


Ramp section detail PT 2x8 frame steel joist hangers as needed supported with 2x8 bolted under section across posts also bolted to post 5/4 decking across slope of ramp

all ~~sets~~ Details From alpha one document included

1051 Washington ave

Ramp located on foot print of old level deck 5' square section level at top of ramp 4' wide ramp having a slope of 1" per foot
total drop of ramp is 20" to grade
Railings are to be 28" and 16" above ramp and landing both sides



Deck top
26" over
Drive

Remaining Drop made up
with on grade sidewalk

post detail
4x4 post set 4' below grade
concrete fill to 10' tube

Ramp surface
6" over
drive

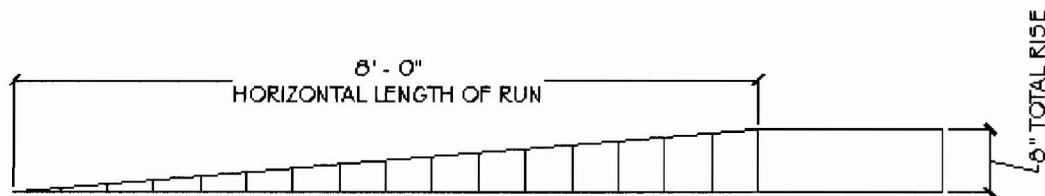
Powering Independent Living

This insert is intended as a "pocket guide" to building a ramp for residential use. We have condensed information contained in An Accessible Entrance: Ramps, an excellent publication written by Design Coalition. We thank them for their consultation in putting this abbreviated guide together, and for their willingness to share this information.

WHERE DO I PUT A RAMP?

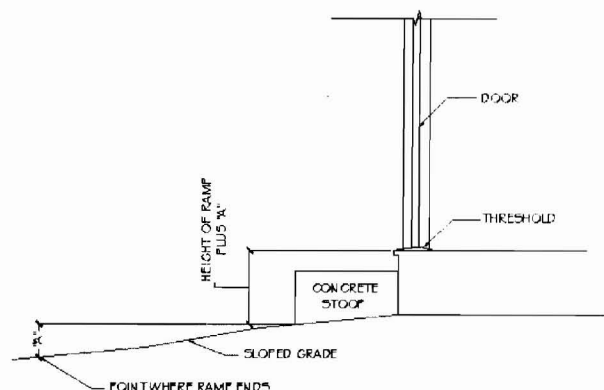
Take some time to decide the best location for your accessible entrance. It is true that the shorter the ramp, the less expensive it will be to build. However, also look at the other factors such as how close (and convenient) the ramp's location will be to your driveway, whether one of your entrances has an easier door to use, and how much of your home is made accessible according to the entrance you select.

Once you have done some "eyeballing", it is essential to measure precisely three basic things: amount of rise, clear opening at doors, and approaches and door swings.



AMOUNT OF RISE: What is the distance from the ground to the threshold of the entrance? Is the entrance located off a sloped surface? (If so, you need to calculate that into the length of ramp you will need). For every inch in height, your ramp needs to have a foot in length (ratio of 1:12). For example, if you are ramping an entrance that is eight inches high, you will need a ramp eight feet long.

It may be tempting to build a shorter ramp, but by doing that, you are also sacrificing important safety features. A steeper incline than 1:12 makes it more difficult for someone to push a wheelchair up the ramp; it can also be harrowing at best when the person is going down the ramp.





Powering Independent Living

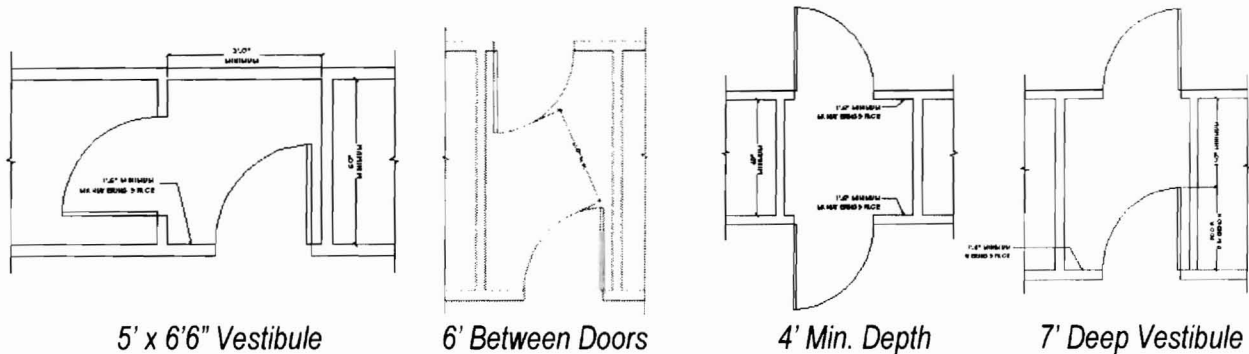
Building a Ramp



DOORS: There are three factors to determine when measuring entrances: the amount of clearance, the kinds of approaches and door swings, and the ease with which the door may be opened.

The minimum clearance you want to have is 32". Anything less may just not be adequate. Clearance is not the same as door size. To measure for clearance, measure the amount of space that exists between the door stop and the door when it is open 90 degrees.

APPROACHES AND DOOR SWINGS: It is critical to have adequate room at both the inside and outside of the entrance in order to negotiate turns and operate the door. If the entrance you are planning to ramp has a vestibule or foyer, the minimum space you will need is a width of 5' by a length of 6'6". If the entrance or foyer has two doors, make sure the doors open in the same direction or open out. If both doors open into the room there must be 6' or more between their arcs of swing.



SLOPES: (one foot in length to every inch in rise, or a ratio of 1:12) apply to the ramp portion only. Add the platform dimension to the length or ramp you will need. (Otherwise, what you have done is made the ramp portion steeper and less safe).

HANDRAILS AND MIDRAILS are both safety and assistive features. The Standard Minimum height for adults is 2'-8" above the surface of the ramp and 1'-4" to 1'-6" for children. For residential ramps these dimensions can be adjusted for the particular user. If the handrail is installed on a wall, allow a 1/2" knuckle space between the rail and the wall. *Note: Local building codes may require vertical balusters as a guardrail; check with your local building inspector.*

34-38"
Range
per David
3/16/07

CURBS help prevent wheels from going over the edge of the ramp surface, and as such, as an essential safety feature. These are continuous strips of wood, laid along both ramp edges (2" min. height).

RAMP WIDTH can vary, particularly for residential use since the ramp is being designed to specifically accommodate a consumer. The recommended [and minimum] width for residential ramps is 3'6" [or 3' between handrails] to facilitate comfortable reach to both handrails at the same time.



Building a Ramp

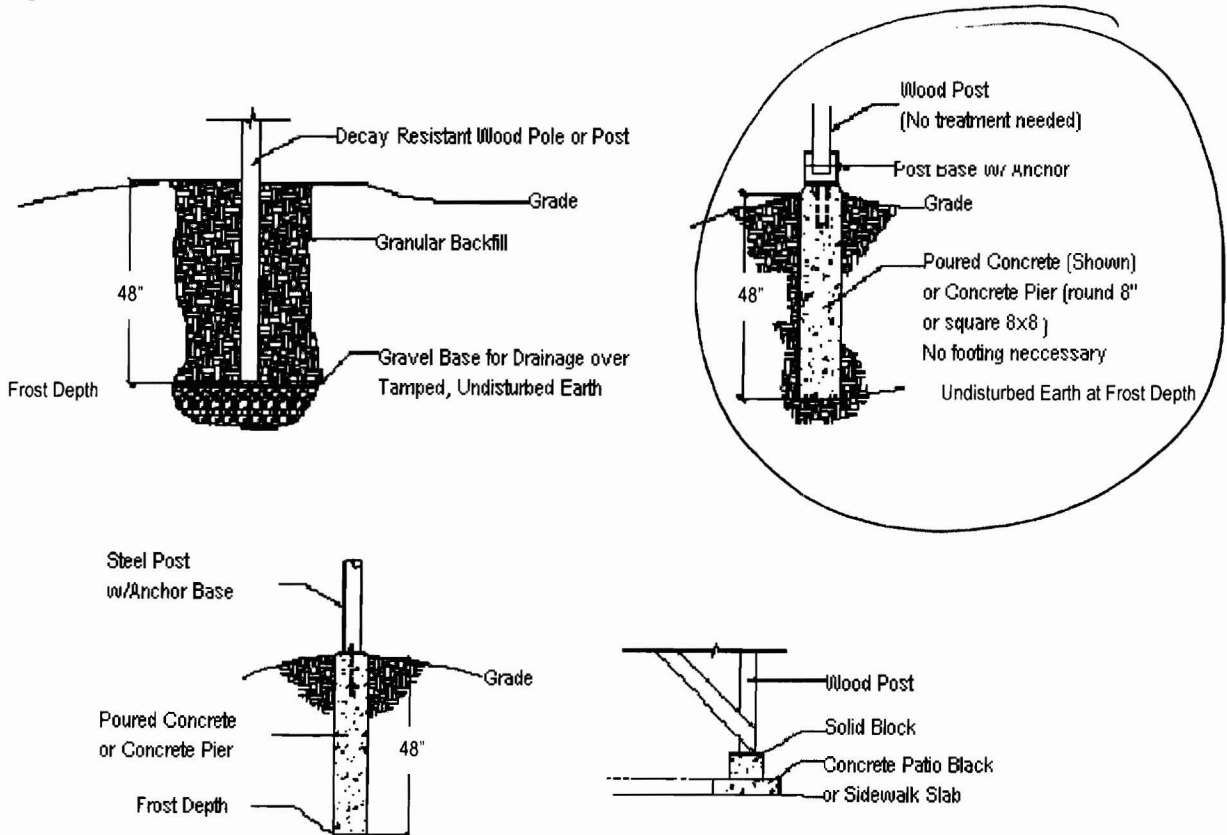
Powering Independent Living

CONSTRUCTION WITH LUMBER

FOUNDATION – A foundation anchors your ramp and distributes the weight and load of your ramp. Wood used for posts, or wood 8" or closer to the ground, must be decay-resistant.

OTHER FACTORS – Evaluate the type of door handle you have in terms of how easy it is to use (i.e., a lever type is easier than a knob). Also look at how quickly and how easily a door opens and closes, as well as how heavy the door is. Most of these considerations can be easily modified to provide maximum access.

Thresholds higher than 1/2" can be hazardous and/or impossible for wheelchair users to use. If the additional height is due to weather stripping remove it from the threshold and apply it to the bottom of the door. Another alternative is to add a mini-ramp or transition using wood or metal.



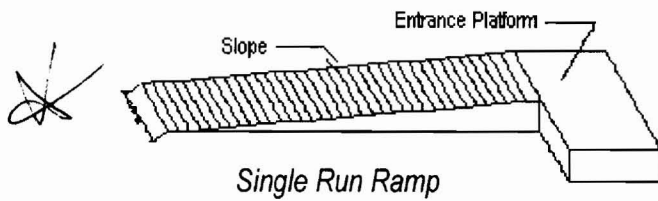


Powering Independent Living

Building a Ramp

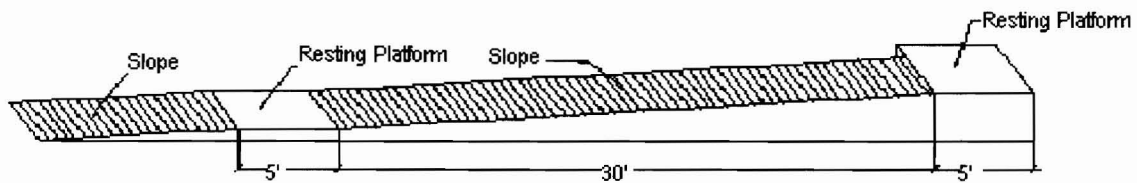
DESIGN

PLATFORMS are level areas which are located to allow for maneuvering, turning, and resting.

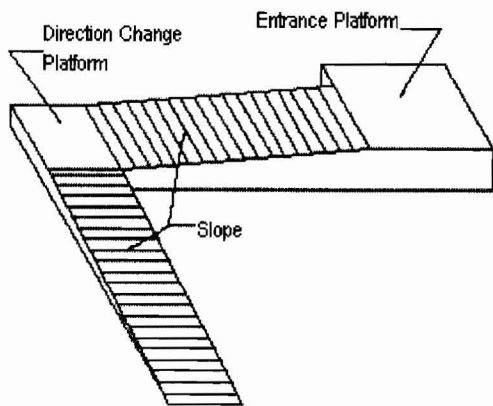


wheelchair users can make a turn safely and with ease.

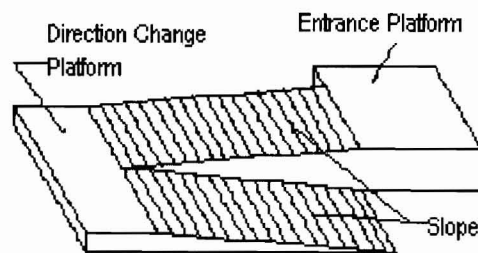
A platform at the entrance is essential. The platform should be 5' deep and extend a minimum of 18" on the latch side of the door. If your ramp will be constructed to that it has a right angle turn or doubles back, it will need a direction change platform. Again, it should be 5' deep so that



If your ramp is straight and is longer than 30', include a resting platform every 30'
Single Run Ramp Exceeding 30'



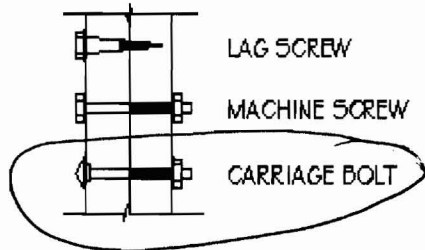
Right Angle Ramp



Double Back Ramp

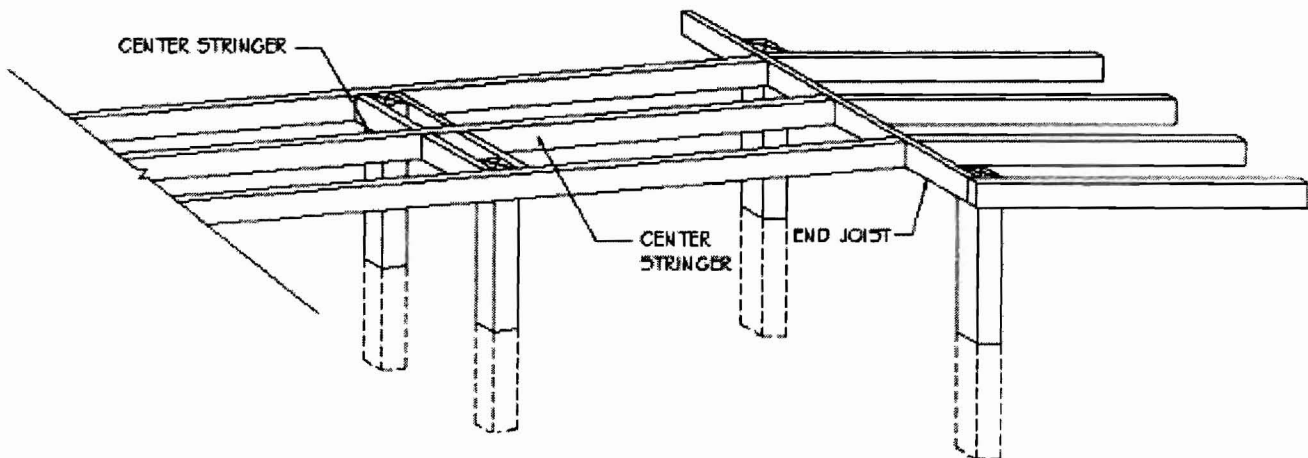
Powering Independent Living

SUPPORTING FRAMEWORK – This includes side beams (stringers), joists, and cross bracing. These support the ramp surface, distribute the load, and add strength to the structure.



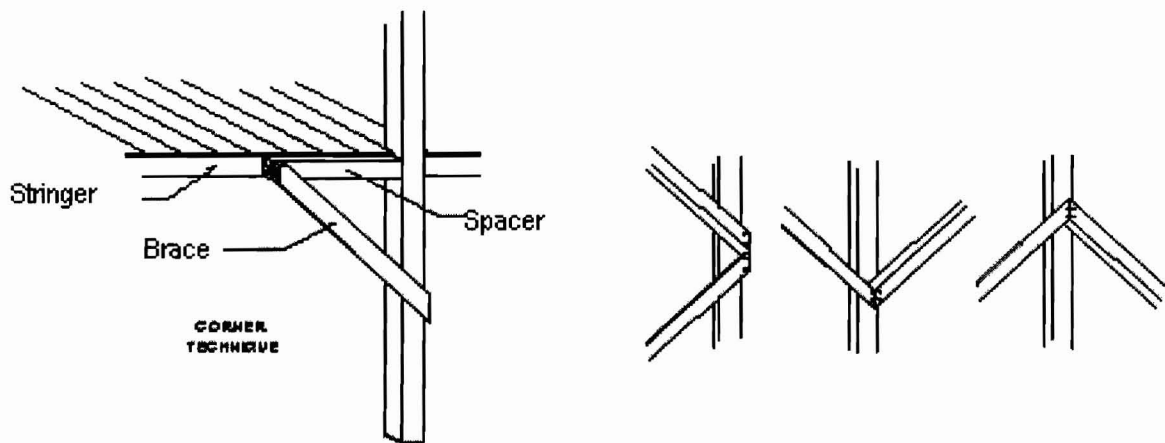
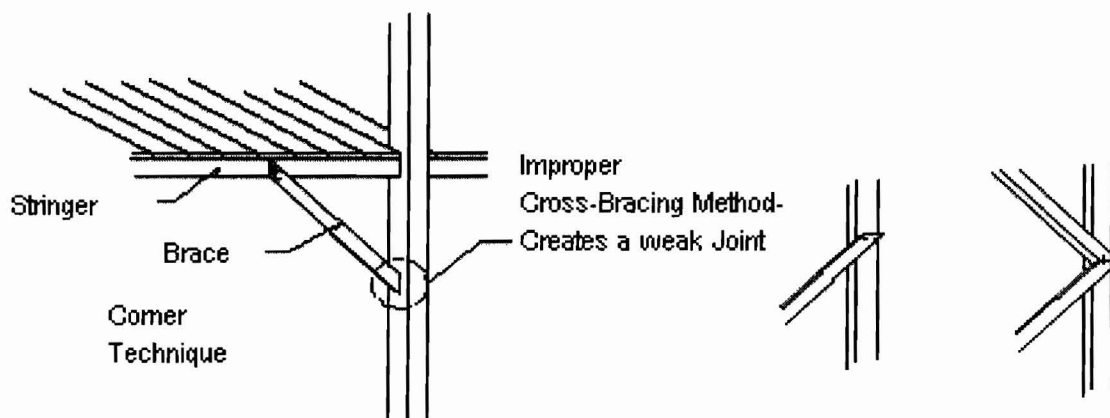
Attach side beams to the posts with carriage bolts, machine bolts, or lag screws. When using bolts, drill a hole the size of the bolt (1/2" hole for 1/2" diameter bolt) and pound the bolt through the wood. While you can also fasten by using galvanized nails, this does not create as strong a joint. For support to the decking surface, add a center beam. Face nail this beam with galvanized nails to the end joist and reinforce mid-way with bridging or a center joist.

Joists run perpendicular to the side beams, and are used with a 5/8" OR 3/4" plywood surface. Minimum size lumber for joists is 2x6 with spacing 16" on center. Attach them to the side beams with 16d galvanized nails. (You can also use joist hangers but they are expensive).



Powering Independent Living

When posts are not secured in the ground, or to a foundation, it is a good idea to apply cross bracing at the ramp posts.

Cross Bracing Methods

Correct Technique

Incorrect Technique

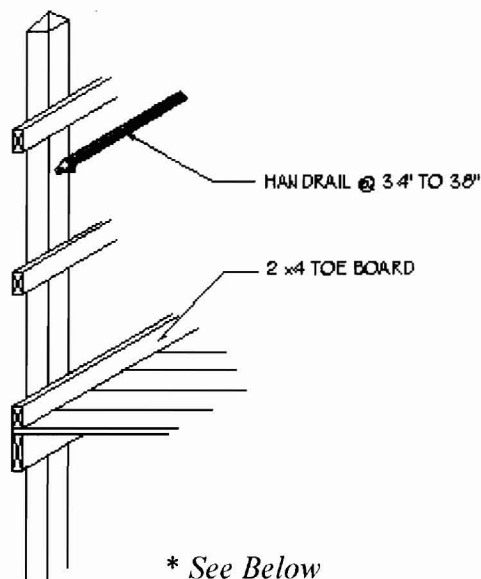
SURFACE – Two common ramping surfaces are plywood sheets or decking. If you decided to use plywood, use a 5/8" or 3/4" exterior type, AC grade. This has a waterproof bond and a paintable veneer grade panel face. Secure the plywood at each joint with 8d galvanized nails spaced 10" apart and along each edge spaced 6" apart.

If you decide to use decking, use 1x4 or 1x6 nominal dimension lumber. (Larger decking sizes are stronger, but have a tendency to warp). Apply it perpendicular to the direction of travel; secure it at the side and center beams with galvanized nails or screws. Try to use edge-grained wood since it weathers better than flat-grained lumber. If you use flat-grained lumber, fasten it in place with the arc of the grain facing up. Leave a 1/8"-1/4" space between boards for water to drain off the surface. Screws are stronger and result in a more finished appearance. If a lip exists at the bottom of the ramp

Powering Independent Living

after the decking or plywood has been applied, you can attach a $\frac{1}{4}$ " thick metal plate to span the lip and help ease of access to the ramp.

CURBS – A continuous 2"x2" strip of wood nailed to the surface of the ramp along both edges can help prevent chair wheels from rolling off the ramp surface. A bottom rail or tow board (fig. 17a) can serve the same purpose.



HANDRAILS and MIDRAILS – This is the final construction step. Railings must be smooth, continuous, and anchored securely on both sides of the ramp. Accessibility codes require a maximum diameter of 1 $\frac{1}{2}$ " for gripping ease. A 2x4 can be modified to meet this requirement.

FINISHES – Ramps need some type of protection from the wear of weather, decay and regular use. Different options are noted below:

- redwood, cedar, or cypress can all weather naturally. These, however, are all expensive lumber
- if you decide to use a stain, select a type that does not rub off on clothing or track underfoot.
- Paint requires more maintenance than natural finishes, but it is best for lower grade lumber.

If you use plywood decking, seal the edges well so they don't de-laminate. Be sure to prime the wood first and use high quality paint specifically for heavy wear areas.

SLIP-RESISTANT SURFACES – These are applied after the finish except for porch or deck paint used with silica sand. When applying paint with sand, paint about 9 sq. feet of surface and sprinkle with silica, then immediately apply a second coat of paint. This surface is inexpensive, easy to apply, and relatively durable.

A non-skid material similar to coarse sandpaper with an adhesive backing is easy to apply and is made more durable by rounding the ends and adding waterproof adhesive to the edge. This is available in different widths and colors.

Cross-rib rubber runners, another option, are sold in 3' wide rolls and available by the square foot. Use a waterproof adhesive to secure to the ramp surface. It weathers relatively well.

* Local building codes may require vertical balusters as a guardrail; check with your local building inspector.

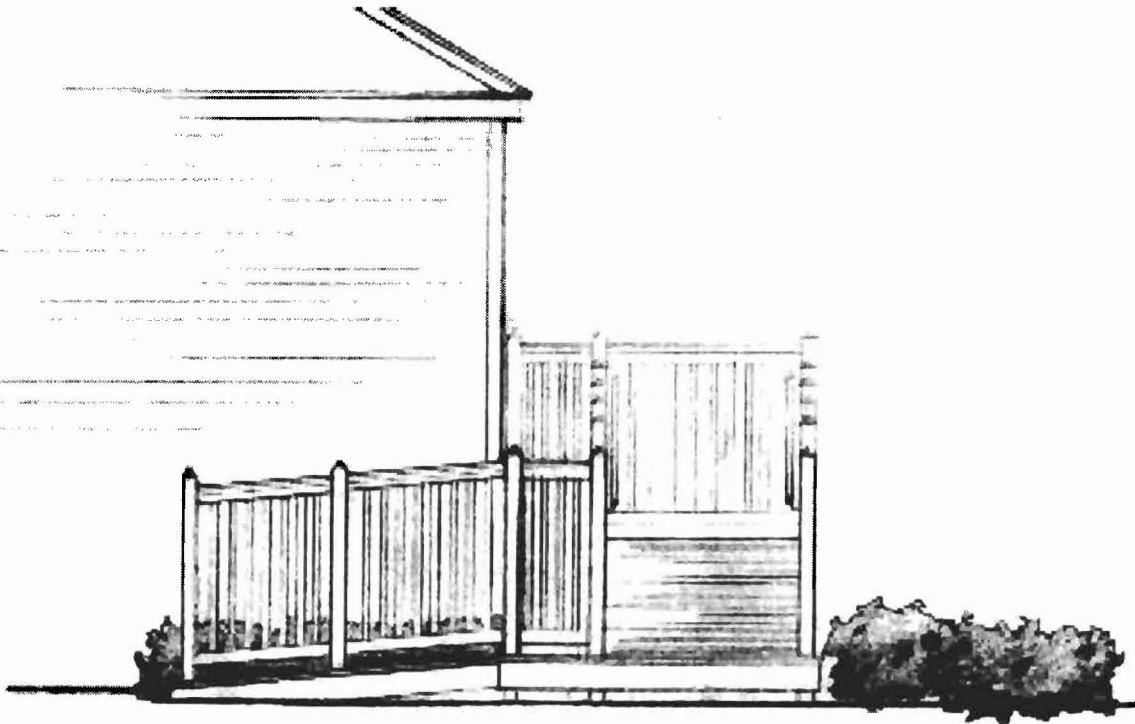


Powering Independent Living

Building a Ramp

AESTHETICS

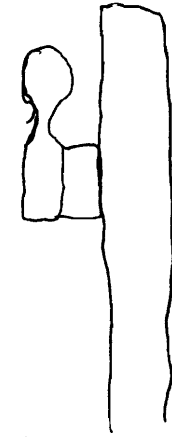
Ramps can be designed and built to integrate well with the existing architecture. Landscaping or other applications, such as decorative fencing or screen panels, can be incorporated into your ramp planning to suit your personal tastes. Factors to consider include cost, amount of maintenance required, and amount of space you have available. There are many free sources to use to get ideas – seed catalogs, library books on landscaping, nursery personnel, etc. etc. Adding your personal touch can make your ramp not only functional, but an attractive addition to your home and yard.



Prepared cooperatively by Access to Independence and Design Coalition.

1051 Washington Ave

2X6 Railing
Roundover at Top
3/8" Deep
Cove Both
sides



Lower
Rail
17"-19"

Railing extensions
Be Turned to Posts 12"

Deck
existing

10'

10'

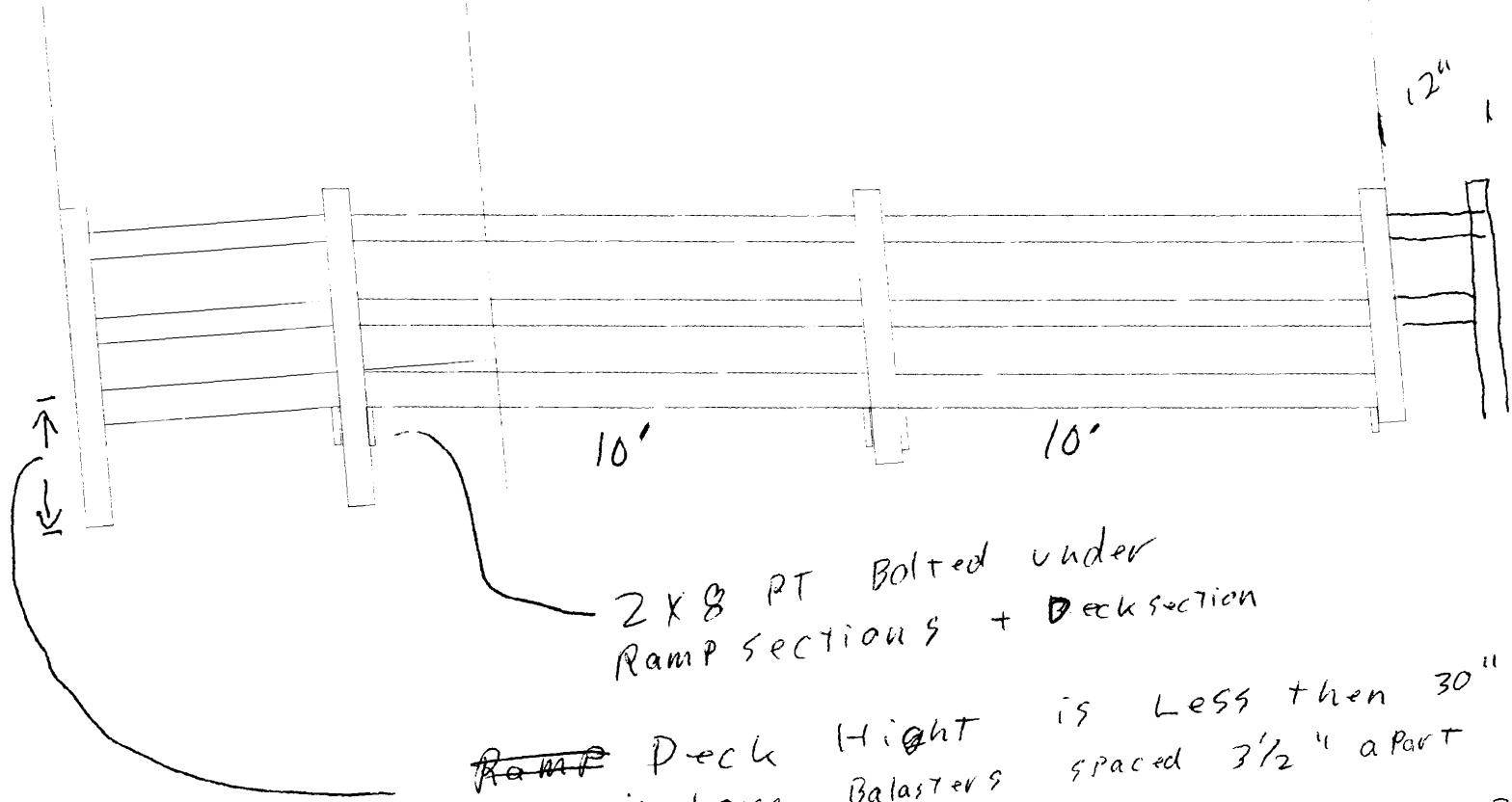
existing Double 2x8 Beam
to Be Left in Place

Ramp section detail PT 2x8 frame steel joist hangers as needed supported with 2x8 bolted under section across posts also bolted to post 5/4 decking across slope of ramp

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 15 2007
RECEIVED

1051 Washington Ave

Ramp located on foot print of old level deck 5' square section level at top of ramp 4' wide ramp having a slope of 1" per foot
total drop of ramp is 20" to grade
Railings are to be 2'8" and 1'6" above ramp and landing both sides



post detail
4x4 post set 4' below grade
concret fill to 10" tube

2x8 PT Bolted under
Ramp sections + Deck section

~~Ramp~~ Deck Height is Less than 30"
But will have Balusters spaced 3 1/2" apart
* Ramp Railings on Both sides no Balusters



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>1051 Washington Ave</u>		
Total Square Footage of Proposed Structure <u>125</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>172</u> Block# <u>F</u> Lot# <u>9</u>	Owner: <u>Mathieu, Danna</u> <u>Coonie Rachel</u> <u>Coonie Mike</u>	Telephone: <u>207 318 8177</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>David Brackett</u> <u>52 mel Bourne st</u> <u>Portland me 04101</u> <u>207 232-4948</u>	Cost Of Work: \$ <u>2400</u> Fee: \$ <u>50</u> C of O Fee: \$
Current legal use (i.e. single family) <u>Business Real Estate</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remove open Deck on Rear of Building</u> <u>Build Handy cap Ramp in same foot print</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>David Brackett</u> Mailing address: _____ Phone: <u>232-4948</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant:	Date: <u>4/25/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.