

Building Inspections - RE: FW: 72 Westminster Ave. - Permit #2014-00179 - ADA handicap accessible ramp

From: Candace Scripture <CScripture@customfloat.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 2/19/2014 9:11 AM
Subject: RE: FW: 72 Westminster Ave. - Permit #2014-00179 - ADA handicap accessible ramp
CC: Building Inspections <buildinginspections@portlandmaine.gov>, "JillJohan..."

Good Morning, Ann;

I am writing to inform you that we will not be installing the ramp at this time due to additional structural work that needs to be completed. The client is working with contractors to take of the renovations. We hope to complete the ramp installation at a later time. I realize we will need to begin the Permit process again. We will not be pursuing a Variance and ask that Permit# 2014-00179 be nullified.

We appreciate your time and efforts on this project and look forward to working with you in the future.

Sincerely,

Candace Scripture

Custom Float Services

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Tuesday, February 04, 2014 8:13 AM
To: Candace Scripture
Subject: Re: FW: 72 Westminster Ave. - Permit #2014-00179 - ADA handicap accessible ramp

Candace -

Thanks for following up. I have signed off on the permit, and it should be issued in the next day or so. I will be sending you a letter because the owner must apply for a disability variance within thirty days of the permit being issued since the ramp does not meet the minimum required side setback.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

>>> Candace Scripture <CScripture@customfloat.com> 2/3/2014 2:10 PM >>>

Hello, Anne;

Does this make better sense? The structural notes which includes the material lists for each component, sample cross sections is a standard form we submit with applications. I apologize for my part in the confusion.

Thank You, Again!

Candace Scripture

Custom Float Services

From: Jill Johanning [<mailto:JJohanning@alphaonenow.org>]
Sent: Monday, February 03, 2014 1:38 PM
To: Candace Scripture
Cc: Bethany Mogan
Subject: RE: 72 Westminster Ave. - Permit #2014-00179 - ADA handicap accessible ramp

Candace,

I think I can understand Ann's confusion. I was showing the ramps components as 42 inches wide and the large landing 8 feet wide, based on field measurements of initial CFS installations (see attached images) which would leave only 6" set back as I have added to the plan.

I'm around the rest of the afternoon if you would like to try and get this resolved further.

Thanks,

Jill

Jill S. Johanning, AIA

Maine Licensed Architect

Access Design / Alpha One

tel: 207.767.2189 (v/tty)
www.accessdesignme.org



From: Candace Scripture [<mailto:CScripture@customfloat.com>]
Sent: Monday, February 03, 2014 12:54 PM
To: Jill Johanning; Bethany Mogan
Subject: FW: 72 Westminster Ave. - Permit #2014-00179 - ADA handicap accessible ramp

Hi Jill;

Would it possible to create a simpler layout for Anne?

As far as the side setback, she is looking for a measurement from the outer edge of the ramp (proposed) to the side property line.

Candace

From: Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]
Sent: Monday, February 03, 2014 12:35 PM
To: Candace Scripture
Subject: RE: 72 Westminster Ave. - Permit #2014-00179 - ADA handicap accessible ramp

Candace -

Thanks for sending the fast track application.

The revised site plan does show the front and rear setbacks. I still need to know what the side setback is going to be. Is it one foot? Half a foot?

The numbers for the ramp and landings still don't make sense. The notes say that the ramps are 5' x 10' yet the landing is only 8' wide and the number at the bottom says the ramp is 3' 6" wide. Are each ramp 10' long by 3' 6" wide and the wedge 5' long by 3' 6" wide?
Please send a revised site plan that shows this.

Thanks.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

>>> Candace Scripture <CScripture@customfloat.com> 2/3/2014 9:27 AM >>>

Good Morning, Anne:

I've attached a revised site plan from Jill showing more detail. Please let me know if you need something more. We appreciate your help with this.

Candace Scripture

Custom Float Services

From: Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]
Sent: Monday, February 03, 2014 8:12 AM
To: Candace Scripture
Subject: RE: 72 Westminster Ave. - Permit #2014-00179 - ADA handicap accessible ramp

Candace -

The C1 Structure Plan and the site installation plan show two different setups. I understand that the ramps are 5' in width. The C1 Structure plan shows a 5' x 5' ramp and a 10' x 5' ramp coming off the top landing and a 5' x 10' ramp to a 5' x 5' wedge to the ground from the mid point landing. The site installation plan shows a 10' x 5' ramp coming off the top landing to the mid point landing. Also, how big are the two landings? Sheet C1 shows the large landing as 5' x 8' although the mid point landing would have to be 5' x 10'. I did not see a dimension for the smaller landing at the top.

Thanks.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

>>> Candace Scripture <CScripture@customfloat.com> 1/31/2014 1:27 PM >>>

Good Afternoon, Ann;

Per my voice message, the components are all 5' wide and are either 5' or 10' in length. A further breakdown of each component we use is listed on the C1 structural notes submitted with the application.

I am forwarding this to Jill Johanning of Alpha One for clarification on the additional information you need.

Thank You, Ann, for your assistance with this process.

Candace Scripture

Custom Float Services

207-653-6059

From: Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]
Sent: Friday, January 31, 2014 10:28 AM
To: Candace Scripture
Subject: 72 Westminster Ave. - Permit #2014-00179 - ADA handicap accessible ramp

Candace -

I left you a voicemail. I need some more information before I can sign off on the permit.

First of all, this permit can be fast tracked, but you need to fill out the two page fast track application and send the pdf to me. I have attached the form. By applying for the fast track application, it means that the permit only has to be reviewed by zoning because by signing the form you are guaranteeing that the ramp will be built to code.

Second, I need more information on the actual sizes of the landings and ramp sections. The site plan shows the length of the two long ramps as 10' but what are their widths? Also what are the exact sizes of the two landings - one by the door and the one midway?

Third, I need to know what the exact setback is to the side property line and what the setback is to the rear property line for the proposed ramp.

Finally, I will issue the permit as soon as I get the information I need, but the owner will have to do a disability variance.

Thanks.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
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