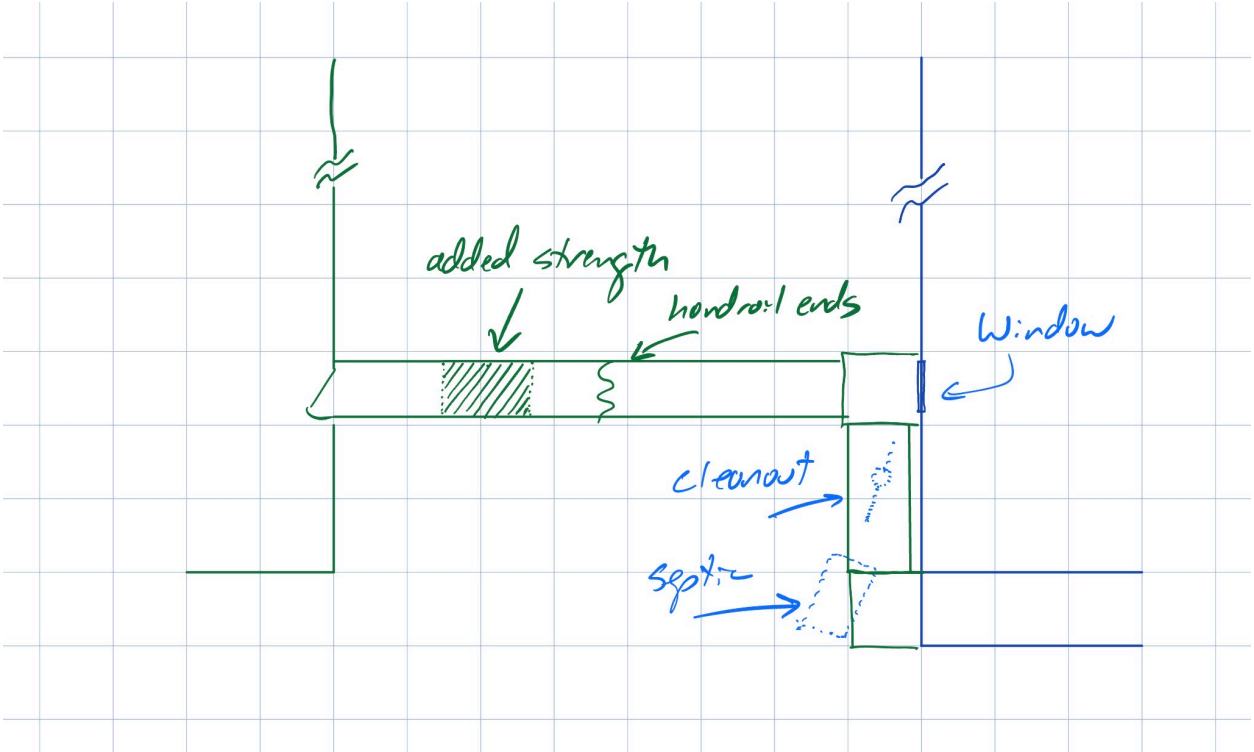
CHAPIN CARPENTER

125 Quick Terrace Rd

Wheelchair ramp

Project	Description
Scope	Build a wooden wheelchair ramp 48” wide that spans approximately 55’ between the house and garage and rises approximately 41” to the the front porch.
Features	> Easy access to the plumbing clean out near the house > Cantilever around the septic tank > Ground level vehicle drive over > Match the existing handrail picket design on the porch > Match the rough cedar design of the house where possible > 6x6 posts on standoff brackets, concrete footers, 5/4 decking
ADA details	> not steeper than 1/12, but 1/18 preferable > graspable handrail both sides > side guards to prevent wheels slipping off > 60” wide landing and turnaround areas



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Notes	Design challenges
	With a 41” porch height, the shortest ramp would be 41’. Even if the ramp started immediately at the porch, that would put the vehicle pass through within 5’ of the garage entry. And, a long 41’ ramp at 1/12 would be no fun to climb.
	Three benefits from an L shaped design: > vehicle pass through appropriately spaced from the garage > midpoint landing which breaks up the climb > slightly easier to climb 1/14 - 1/16 grade

Costs	Description	
Labor	41’ of ramp, 10’ of landings, 25’ of ground level boardwalk, easy access plumbing clean out, rough cedar trim, handrails on both sides, extra strong vehicle drive over spot, screw fasteners (not nails). $115 linear foot labor.	8,740
Supplies	Supply costs change over time, but based on this design with permits and inspections I’m estimating $60 linear foot in supply costs.	Est 4,560

Payment	Description	
Deposit	There is no deposit required to start, I don’t like to ask for money until I have something to show for it.	0
Labor	Labor draws are progressive and reflective of the amount of work completed as we go. Rough in, decking, pickets, handrails, etc.	Percentage of work completed
Supplies	There will be a big delivery at the beginning, but there will also be days when I need to pick up some items that weren’t included in the original delivery. On those days I’ll show you the receipts and we’ll settle up as we go.	Settle up as we go.