

DDS- Planning & Zoning: Historic Review Application



Submission date: **24 May 2022, 2:14PM**
Receipt number: **663**
Related form version: **2**

Property Information

Property Address
Street: **313 Garden St**
City: **Hartford**
State: **CT**
Zip Code: **06112**

Zoning District: **Nx-1**

Parcel ID: **221-223-015**

Property Owner: **Investors Paradise Funding LLC/ Nelson Dominguez**

Property Owner's Address:
Street: **313 Garden street**
City: **Hartford**
State: **CT**
Zip Code: **06112**

Phone: **8457761112**

Email: **lpfteam@mail.com**

Applicant

Please check if "Applicant" is the same as "Property Owner"

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Name of Applicant: **Investors Paradise Funding LLC Nelson Dominguez**

File Date: **5/23/2022**

Address:

Street: 1245 Farmington Ave #1043

City: West Hartford

State: CT

Zip Code: 06107

Phone:

8457761112

Email:

lpfteam@mail.com

Primary Point of Contact

Name:

Nelson Dominguez

Phone:

8457761112

Email:

lpfteam@mail.com

Describe your application action(s) and provide as much detail as possible.

Replace front steps/ porch with concrete steps/ metal railings

Proposed work:

Structural Addition

Other: Replace front steps and hand rails

Current materials being repaired/replaced:

Wood is in place now , but concrete steps with metal railings to be installed

Materials/products being used in work:

Concrete steps / metal railings

Please upload all supporting materials and photographs below.

[313 Garden St Hartford.pdf](#)

[Steps 8x48x4 C.pdf](#)

[313 Wrought-Iron-Rail-Detail.pdf](#)

Signatures

Signature of Applicant:



[Link to signature](#)

Name of Applicant:

Nelson Dominguez

Date:

5/23/2022

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

Date:

5/23/2022



65 Burritt Street
 New Britain, CT 06053
 Phone: (860) 224-2244
 Fax: (860) 224-2255
 www.atlasconcrete.com

PAYMENT
 NET 30 COD DEPOSIT + COD PREPAID

DATE OF QUOTE: _____
 REQUESTED SHIP DATE: _____

CHARGE TO: _____
 Name: Investors Paradise Funding LLC

BUILDING
 NEW
 EXISTING

PROPERTY
 RESIDENTIAL
 COMMERCIAL

Street Address _____ Town _____ State _____ Zipcode _____

CONTACT NAME: _____ Ralph _____ EMAIL: _____ ipfteam@mail.com

CELL PHONE: _____ 845-776-1112 _____ OFFICE PHONE: _____

JOB ADDRESS (IF DIFFERENT) : _____ 313 Garden St Hartford

QUANTITY	MODEL #	Description	Price	Ext. Price
1		Stair 8-48-4 C	\$2,075.00	\$ 2,075.00
2		Rails 48-4 C	\$ 585.00	\$ 1,170.00
		Note- removal/disposal of existing stair to be done by others, fencing will need to be down to access the stair location		
1		Fuel / Delivery Charge	\$ 75.00	\$ 75.00

	\$0.00
Sub Total	\$ 3,320.00
CT Tax (6.35%)	\$210.82
Total	\$ 3,530.82
Prepaid	\$0.00
Remaing Balance	\$ 3,530.82

SPECIAL INSTRUCTIONS:

All products listed as Custom, Banking Stair, Pipe Rail or Panelized Platform will need to be prepaid.

NOT RESPONSIBLE FOR CONCRETE PRODUCTS DAMAGED BY USE OF SALT OR DEICERS

A FINANCE CHARGE OF 1-1/2% PER MONTH (18% PER ANNUM) will be added to all past due accounts. In the event of default, purchaser agrees to pay all costs of collections, including reasonable attorney's fees, regardless of whether or not suit is actually instituted or judgment rendered.

In Consideration of making delivery off highway, buyer assumes responsibility for any and all damages.

SALESMAN'S SIGNATURE: _____

SALESMAN: _____ Brian 860-276-4257

CUSTOMER'S SIGNATURE: _____

DATE: _____

ATLAS CONCRETE PRODUCTS, INC.

TERMS AND CONDITIONS

Acceptance. This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions, made between **YOU (the customer paying for the service)** and **Atlas Concrete Products, Inc. (ACP)**. Any of your terms and conditions which are in addition to or different from those contained herein, which are not separately agreed to in writing are deemed immaterial and are hereby objected to and rejected. The customer is responsible for picking final sizing of any and all products.

Terms. All orders are COD or PREPAID with cash, or check, except for previously approved credit arrangement. Quotes, sales orders, and estimates are valid for 30 days from the date of the quote. ACP reserves the right to change the price after the 30 day period. Additional costs for manufacturing of product during winter months may apply. Credit card payments over \$3300.00 will be subjected to a 5% processing fee. Late payments are subject to a \$60 administrative fee, finance charges of 1.5% per month, collection costs, and attorney's fees. ACP retains title to the product until paid in full. All returned checks from the bank are subject to a \$75 fee. No retainage, holdbacks, or partial payments will be allowed. All custom products, including pipe rails, will be PREPAID and therefore cannot be returned.

Pricing. Prices exclude any and all terms and conditions not expressly stated herein, including, without limitation, prevailing wages, any obligation by ACP to name you or any third party as an additional insured on its insurance policy. Any terms or conditions required by you by contract or otherwise in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher prices. Any additional work performed is subject to ACP's then current pricing (unless ACP otherwise agrees in writing) and to this agreement. If the installer is on site for longer than normal installation period for products due to site conditions, additional charges may apply for wait time. If additional work not already done by contractor is performed by installer, ACP has the right to charge \$150.00/hr.

Waivers. In consideration for ACP delivering product off road ACP will not be responsible for any damage to grass, sidewalks, foundations, siding, underground utilities or any other items damaged while off road. Owner assumes all responsibility for any damages to lawns, shrubbery, etc. If required to offload product in a city right-of-way it is the signer's responsibility to provide traffic control at their expense. You are responsible for any and all permits required and the cost thereof. You the customer are solely responsible for choosing the size of any product quoted to you by any agent of ACP. If an agent offers suggested sizes, you still have the final say in the ultimate size, and you accept the consequences for such sizing. ACP is not responsible for damage to concrete by use of salt or deicers.

Returns. Returns in new, unused, and re-saleable condition will be allowed but are subject to a 20% restocking fee. ACP reserves the right to accept or deny any returns. Items requiring jobsite pickup will incur a delivery charge. No returns or refunds are allowed on custom-made orders or orders made for you, or items which were installed. If ACP Needs to return with a different product after already being on the site, additional charges may apply.

Warranty. All products have a one (1) year warranty from the original purchase date. To see a full warranty please go to atlasconcrete.com/FAQ or ask for a written copy. Warranty terms are not extendable.



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Backfilling Instructions (all models & sizes)

****Proper backfilling is paramount to insuring a leak free installation****

- 1) Water must not be allowed to build pressure around foundation by improper installation of a footing drain.
- 2) Backfill and compact excavation with stone or clean free draining gravel. Never use construction debris and never backfill higher than 2" below top of concrete casting.
- 3) Final grade should be adjusted to leave 2" - 6" of concrete above finished grade. Immediately slope grade away and create an adequate swale.
- 4) To prevent door from leaking, it must be installed before siding.
- 5) Avoid locating downspouts, sill cocks, and sump pump discharge near the hatchway.

Failure to follow these instructions will void all warranties on Hatchway products

WARRANTY FOR ALL CONCRETE PRODUCTS

Seller warrants the material and workmanship for their product and will remedy any defects per the terms of the warranty. Seller warrants its product, if used in accordance with Seller's Procedures, will be free from material defects and workmanship for a period of **one (1) year** from date of original delivery.

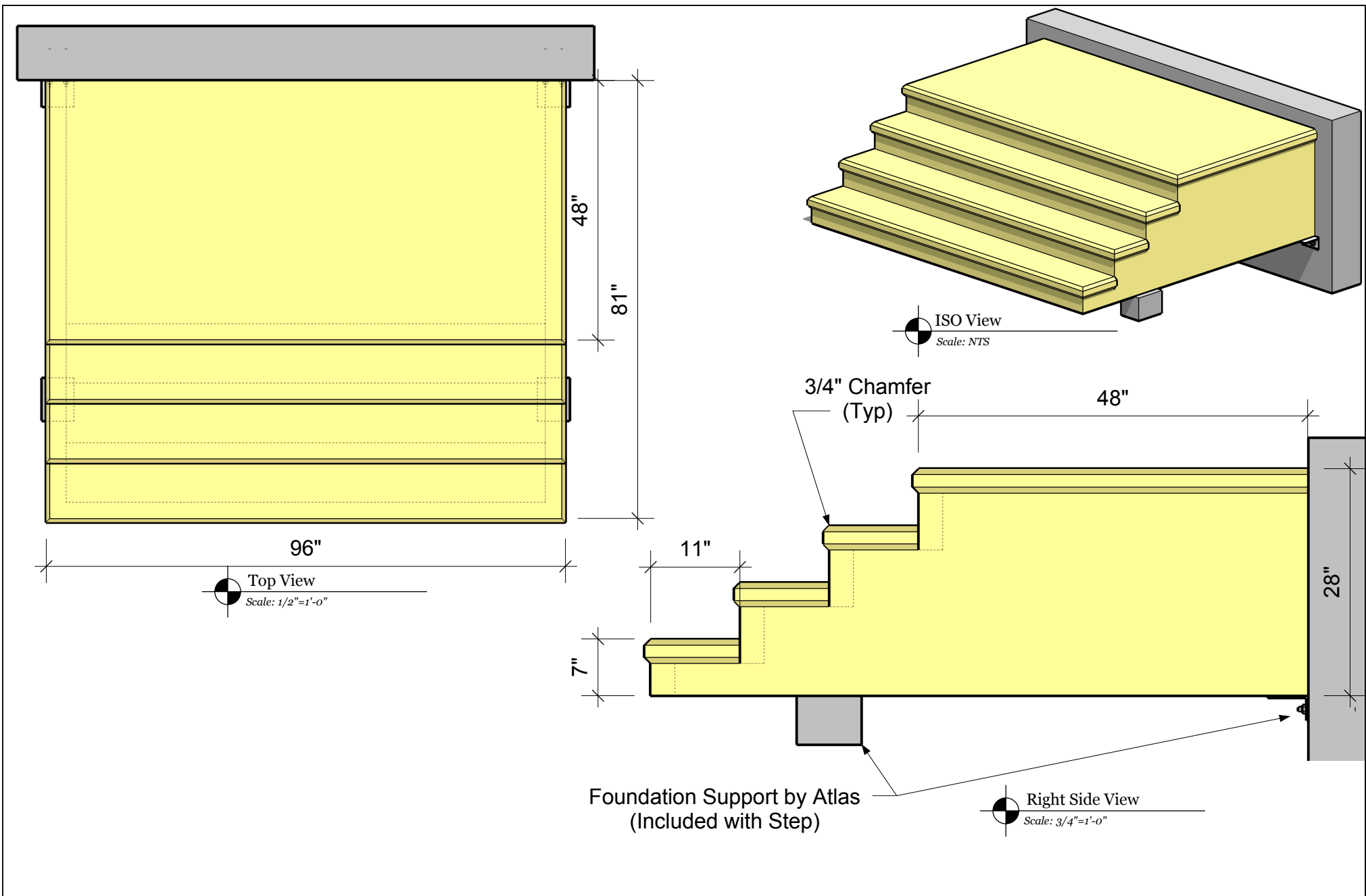
To request warranty service, all claims must be made in writing within the warranty period. **Warranty does not extend to maintenance**, or operation contrary to their recommended use, whether intentional or otherwise, or any other cause or damage of any kind not the fault of Seller.

Seller only warrants repairs or alterations performed by Seller or its authorized contractors. Buyer's sole and exclusive remedy for breach of warranty is limited at Seller's option to: (a) repair of the defect, (b) delivery of a replacement product to the point of original delivery.

The Buyer must give Seller the opportunity to observe and inspect prior to removal or the claim will be barred. If Seller repairs or replaces a product, its warranty term is not extended.

The warranty does not cover costs associated with excavation or other services needed to replace the product. No warranties whether expressed or implied, including, but not limited to, any particular purpose shall extend beyond the respective warranty period.

Seller shall not be responsible or liable for any special, incidental or consequential damages of loss arising from the use of this product. In no event, shall Seller's total liability hereunder exceed the original purchase price of the product which gave rise to such liability.



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www.AtlasConcrete.com

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New Britain CT 06053

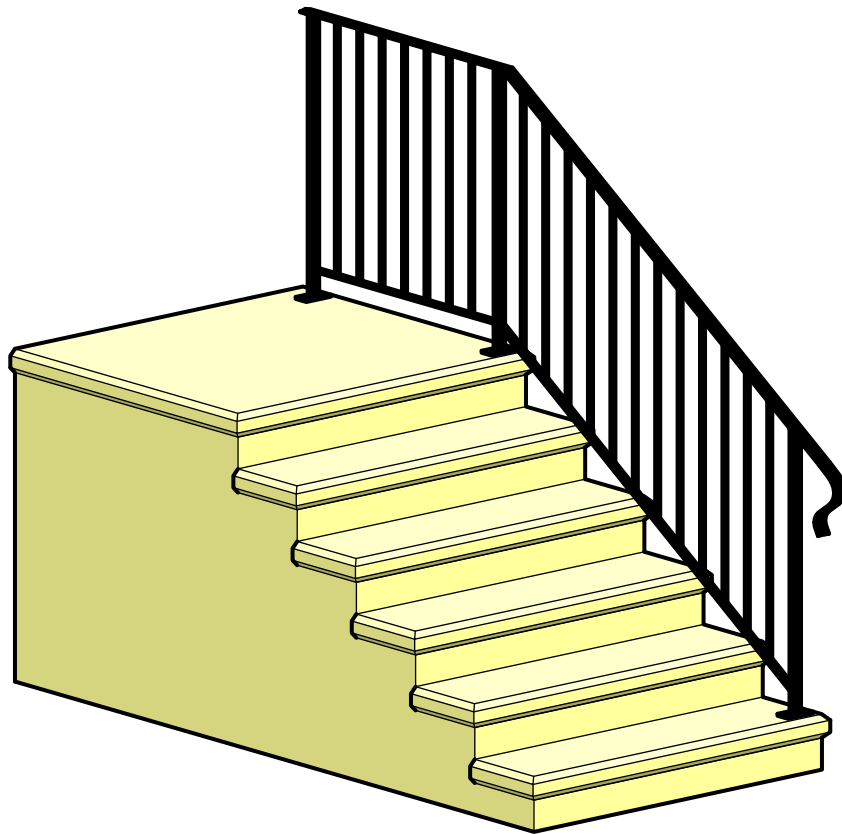
800-774-1112
860-224-2244
860-224-2255 Fax



**8' Wide x 48" Platform x 4 Rise
Commercial Step**

Item# 8 48 4 C

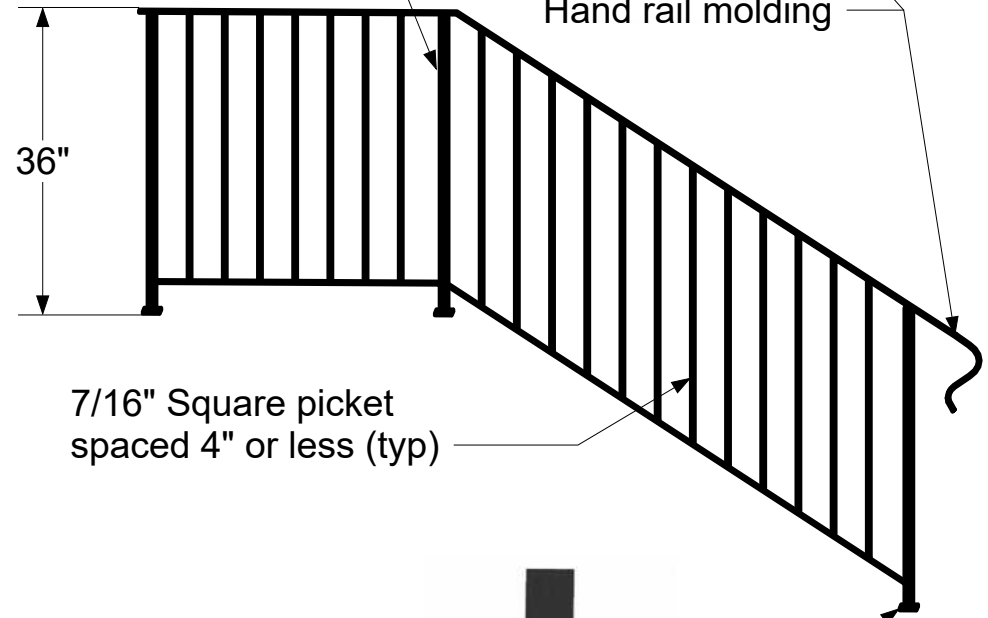
3464 lbs



1"x1" square tube
steel post



Hand rail molding



36"

7/16" Square picket
spaced 4" or less (typ)



Rail Foot Detail:

1" x 1" Square Tube Steel Post
2 1/2" x 4" x 1/4" Steel plate
(2) 2 3/4" x 3/8" Stainless Steel
Wedge Anchors per Foot

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CONCRETE PRODUCTS

Wrought Iron Rail Detail (typ)