

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 107 West Street		Owner: Frank & Anna Savoik		Phone: 775-4110		Permit No: 981320	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: A. J. Sawyer		Address: 107 Duane St. South Portland, ME 04106		Phone: 767-5489		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 23 1998 CITY OF PORTLAND </div>	
Past Use: 1-Flm.		Proposed Use: Office		COST OF WORK: \$ 2,500 PERMIT FEE: \$ 400 340.00			
Proposed Project Description: Replace existing front entrance stairs.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		INSPECTION: Use Group: Type: _____ Signature: _____		Zone: _____ CBL: 063-A-023	
						Zoning Approval: 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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: _____		Date Applied For: 11-3-98		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		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	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Close Permit

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

11-4-98

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 19 NOV. 98 ADDRESS: 107 West St. CBL 063-A-013
REASON FOR PERMIT: Replace stairs at front entrance
BUILDING OWNER: Hank & Anna Benoit
CONTRACTOR: Andrew Greer
PERMIT APPLICANT: ↓
USE GROUP R-3 (u) BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *10

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special

Proposal

Page No. _____ of _____ Pages



ANDREW J. GREER
General Contractor
167 Mussey Street
SOUTH PORTLAND, MAINE 04106
(207) 767-5489

PROPOSAL SUBMITTED TO <i>Hank and Amy Benoit</i>	PHONE <i>783-4216</i>	DATE <i>11/02/98</i>
STREET <i>107 West Street</i>	JOB NAME <i>(House)</i>	
CITY, STATE and ZIP CODE <i>Portland Me. 04102</i>	JOB LOCATION	
ARCHITECT —	DATE OF PLANS —	JOB PHONE —

We hereby submit specifications and estimates for:

Replacing existing front entrance stairs 1.) excavate front brick stairs 2.) install new Durablock precast concrete steps as described in attached forms) 3.) On top of concrete steps build remaining wood steps with half walls on either side as described in attached construction plans 4.) paint all wood 2 coats of paint or stain as needed.

*Please sign top white copy and return the yellow copy back to me.
Thanks!*

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

labor + materials + 10% _____ dollars (\$ _____).

Payment to be made as follows:

Full payment due at the job's completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

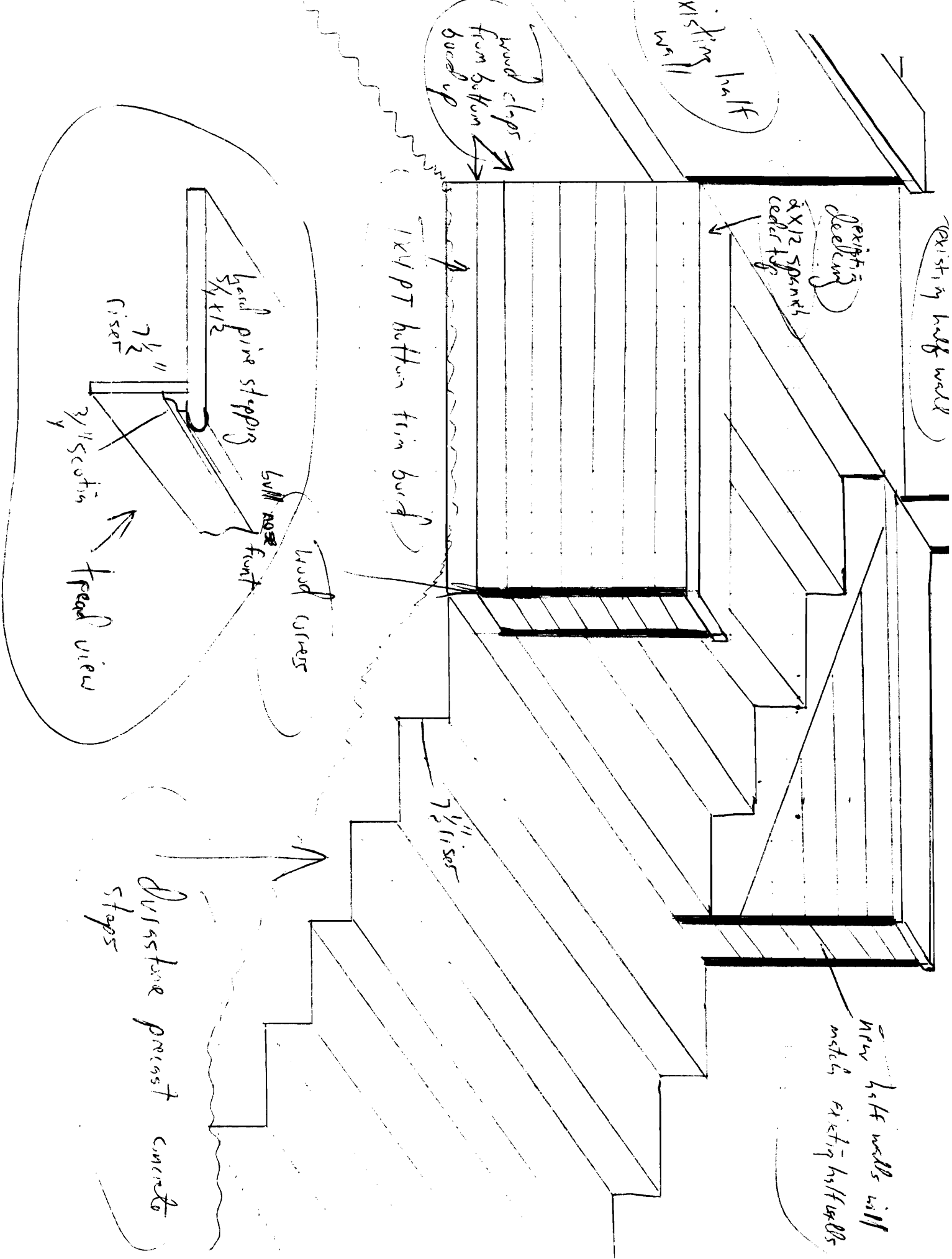
Authorized Signature *Andrew J. Greer*

Note: This proposal may be withdrawn by us if not accepted within *14* days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *[Signature]*
Signature *11-2-98*

Date of Acceptance: _____



existing half wall

existing
decking

2x12 spruce
cedar top

existing half
wall

wood claps
from bottom
board up

1x4 PT bottom trim board

wood crests

bull nose front

hard pine stepping
5/8x12

7 1/2"
riser

3/4" Scotia

front view

7 1/2" riser

New half walls will
match existing half walls

Disturbance prevent concrete
steps

FAX

Date 10-23-98

Number of pages including cover sheet 3

TO: HANK BENOIT
107 WEST STREET
PORTLAND, ME 04103

FROM: Bob Nadeau
DURASTONE
66 MILLIKEN STREET
PORTLAND, ME 04103

Phone
Fax Phone 772-1302

Phone 207-797-3552
Fax Phone 207-797-3800

RE: GRANITE STEPS

REMARKS: Urgent For your review Reply ASAP Please Comment

I ENCLOSE AN AGREEMENT FOR YOUR SIGNATURE AND

IF YOU HAVE QUESTIONS FEEL FREE TO CALL ME.

I ALSO ENCLOSE A STEP VENDOR REPORT

PLEASE SIGN BOTH AND MAIL BACK TO ME

ALONG WITH YOUR DEPOSIT OF \$278⁰⁰

THANK YOU

Bob Nadeau



Architectural Precast
and Cast Stone Products

DURASTONE


66 Milliken Street
Portland, Maine 04103

DEMOLISHING / STEP REMOVAL AGREEMENT

Demolition of concrete – Brick or any solid material step. We understand the charges to remove, perform demolition services to install our new DuraStone steps – to be

1. \$150 for first two hours / includes air compressor and jackhammer and 1 man.
 - A. 1st hour on job
 - B. 2nd hour removal of debris at plant
2. Cost after 1st hour is \$45 per hour per man, with air compressor and jackhammer included.
3. Laborer – Associated helper to remove debris – place material on a truck, or in a cull bucket is \$28 per hour.

Sales Representative



Signature



10/23/98 14:58

2077973800

DURASTONE

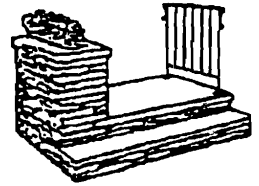
001/003



Precast Concrete Products DURASTONE

66 Milliken Street, Portland, Maine 04103
207-797-3552 207-797-8377

2754



Purchaser: HANK BENNETT

Day 772-4624
Phone Number: Evening

Address: 107 WEST STREET - PORTLAND, ME

FAX 772-1302

Deliver To: Same

Estimated Delivery Date: 1 month

WE AGREE TO FURNISH AND INSTALL
DESCRIPTION

TOTAL DROP QUANTITY

UNIT PRICE

TOTAL AMOUNT

TOTAL
Projection
96"

1 GRANITE STEP GTX-1 (SMOOTH FINISH)
93" WIDE - 4 RISES - 62" PLATFORM
W/NO WALL IN WALL
NO RAILINGS

REMOVAL OF OLD UNIT
BLUE + CONCRETE
SEE ATTACHED AGREEMENT

927 -

+

Purchaser contracts with Durastone Steps to perform work, labor and services in accordance with the above specifications.

LIMITED WARRANTY: Durastone's product is warranted for five years for defects in material or workmanship provided salt or chemicals are not used on the steps. Durastone's installation is warranted for one year when concrete pads are used, two years when pads and angle irons are used, and five years when angle irons and frost posts or concrete brackets are used. This is the sole warranty provided. DURASTONE MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED. ALL OTHER WARRANTIES INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED. This warranty gives specific legal rights, you may have other rights which vary from state to state.

ADDITIONAL TERMS APPEAR ON THE BACK OF THIS AGREEMENT.
PLEASE READ.

ACCEPTED: Bob Nason
DURASTONE STEPS
[Signature]
PURCHASER

10/23/98
DATE
10-27-98
DATE

Total Amount.....	\$.....
.....	\$.....
.....	\$.....
Deposit Herewith....	\$ <u>278 -</u>
Balance, Payable on Completion of Work	\$.....

RAILING WAIVER AND SALT AND CHEMICALS NOTICE

Railings: I have been informed that most building codes require railings on steps for safety reasons. I choose not to have Durastone provide railings. I will provide railings myself. If I do not purchase railings from Durastone, I will hold Durastone harmless from any claim arising from the lack of railings or improper installation of railings.

Salt/Chemicals: I have been advised that salt or chemicals will damage my steps and void my warranty.

[Signature]
Owner

HENRI BENOIT
ANNA NOYES BENOIT
56 WEST ST.
PORTLAND, ME 04102

52-60/112

3204

10-27-98

PAY TO THE
ORDER OF

Durastone

\$ 278.⁰⁰

Two hundred seventy eight dollars and ⁰⁰/₁₀₀ DOLLARS



Key Bank of Maine
Portland, Maine 04112 105

KPP

MEMO

deposit

[Signature]

⑆0⑆ 200608⑆

005⑈ 1638 8⑈ 3204