



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUL 25 2019

PROPERTY (location of work)

Address 507 N 29th Street

Historic district _____

Date/time rec'd:	<u>JUL 25 2019</u>
Rec'd by:	_____
Application #:	<u>BY: _____</u>
Hearing date:	_____

APPLICANT INFORMATION

Name Jack Bergman

Phone 804-744-1001 804-229-3964

Company JB Contracting Inc ^{DBA} The Deck Tech

Email jack@the-deck-tech.com

Mailing Address 17801 Hull St Rd
Madsey VA 23120

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Michael D. Thorn

Company _____

Mailing Address 507 N 29th St
Richmond, VA 23223

Phone 510-502-1774

Email michael.d.thorn@gmail.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Remove existing deck and build a 12x14 Screen porch

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

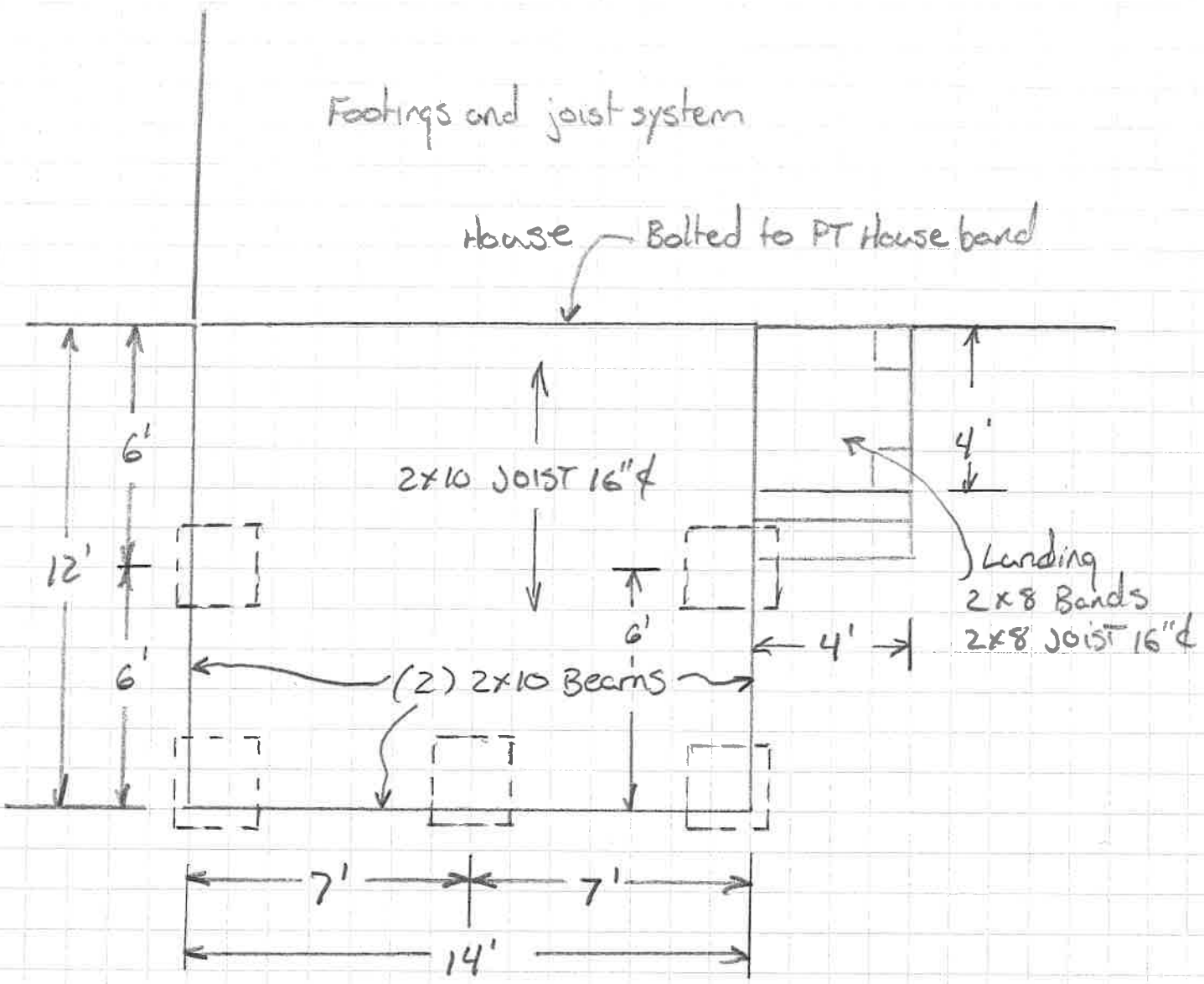
Signature of Owner

07/24/19


Date _____

Footings and joist system

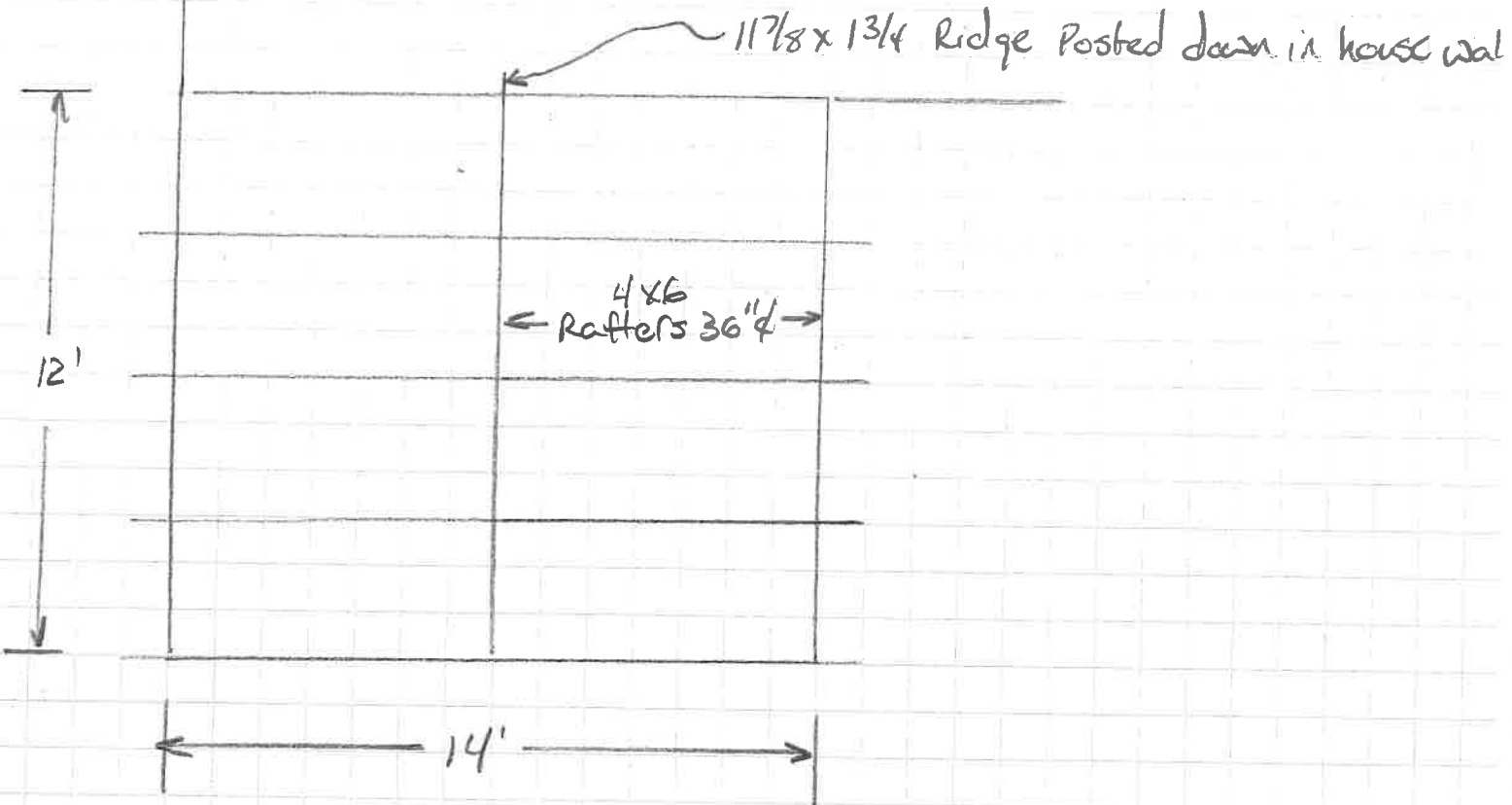
House Bolted to PT House band



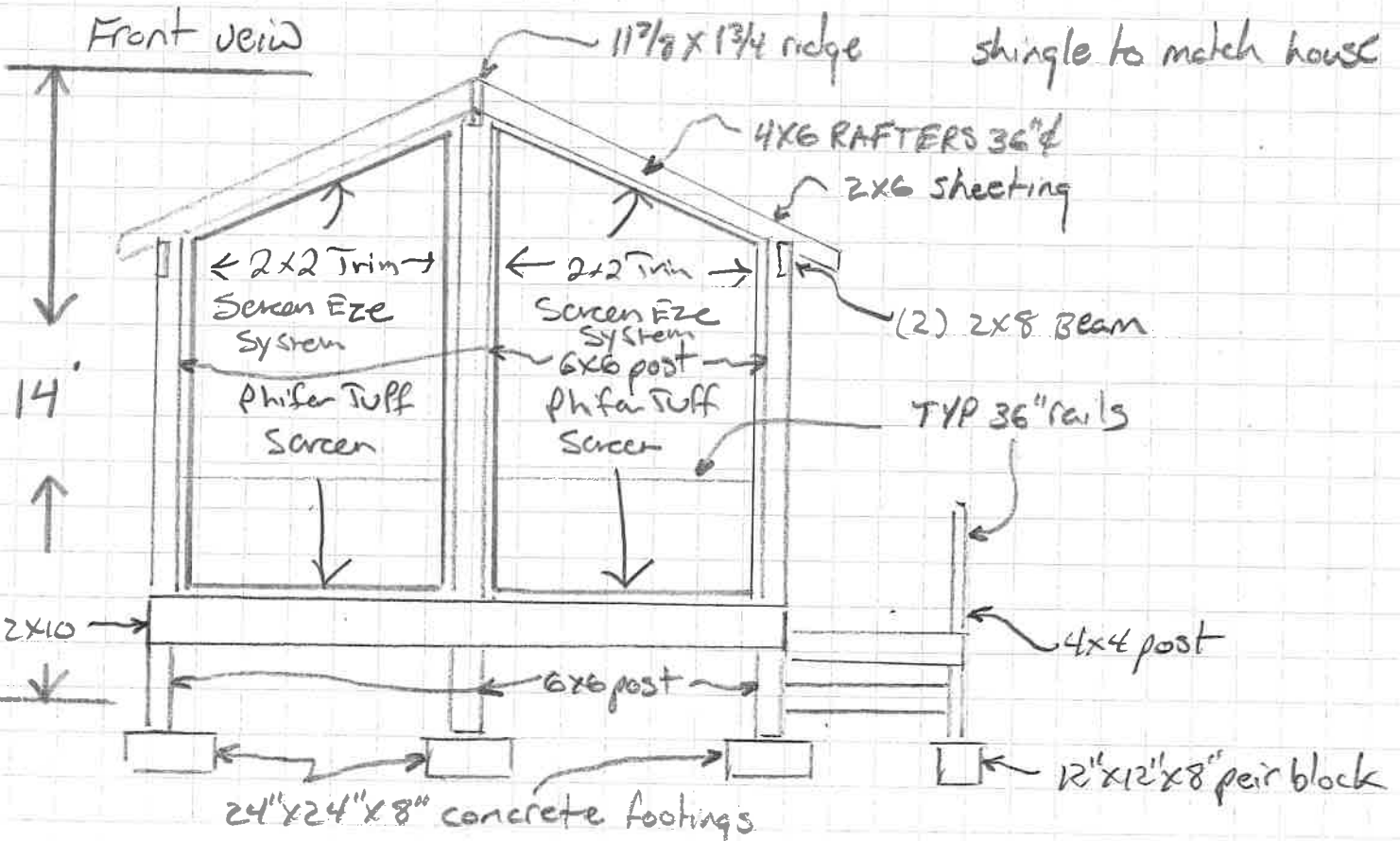
 = 24" x 24" x 8" concrete footing for 12' x 14' porch

 = 12" x 12" x 8" pair blocks for 4' x 4' landing

House Ridge + Rafters



Front view



Shingles to match house

2x6 wood sheathing

(2) Timber bolts

4x6 RAFTERS 36" c

(3) simpson Timber bolts min. 5"
installed through (2) 2x8 beam into 6x6 post

(2) 2x8 Beam

6x6 columns

5/4x6 wood decking

(2) Simpson Timber bolts

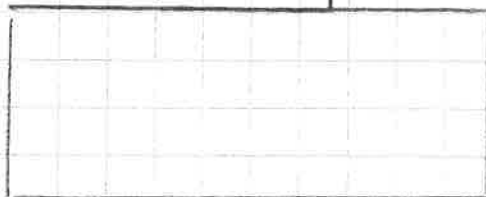
(2) 2x10

2x10 joist 16" c

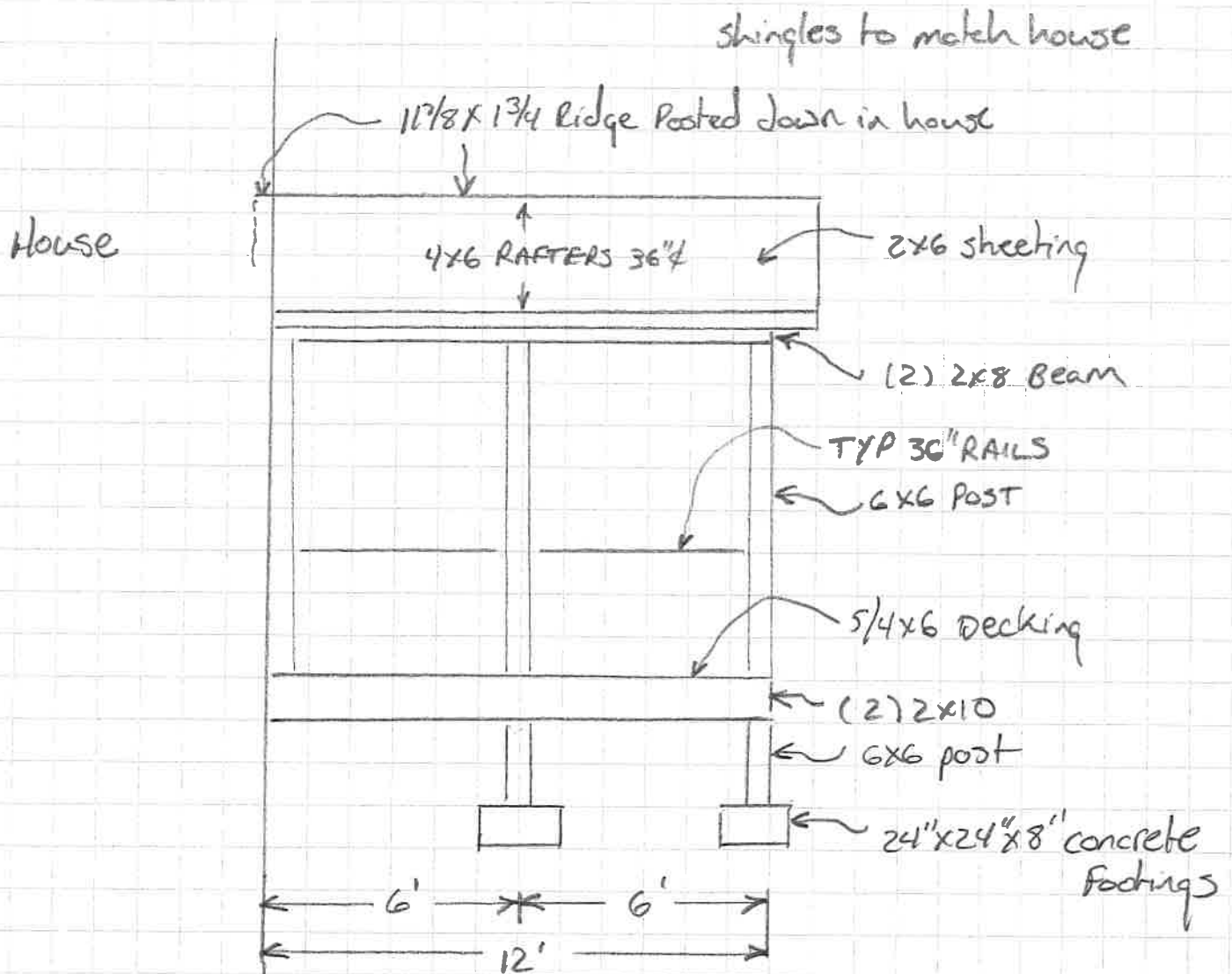
(2) simpson Timber bolts

6x6 support post

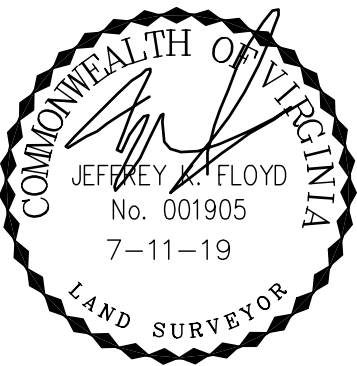
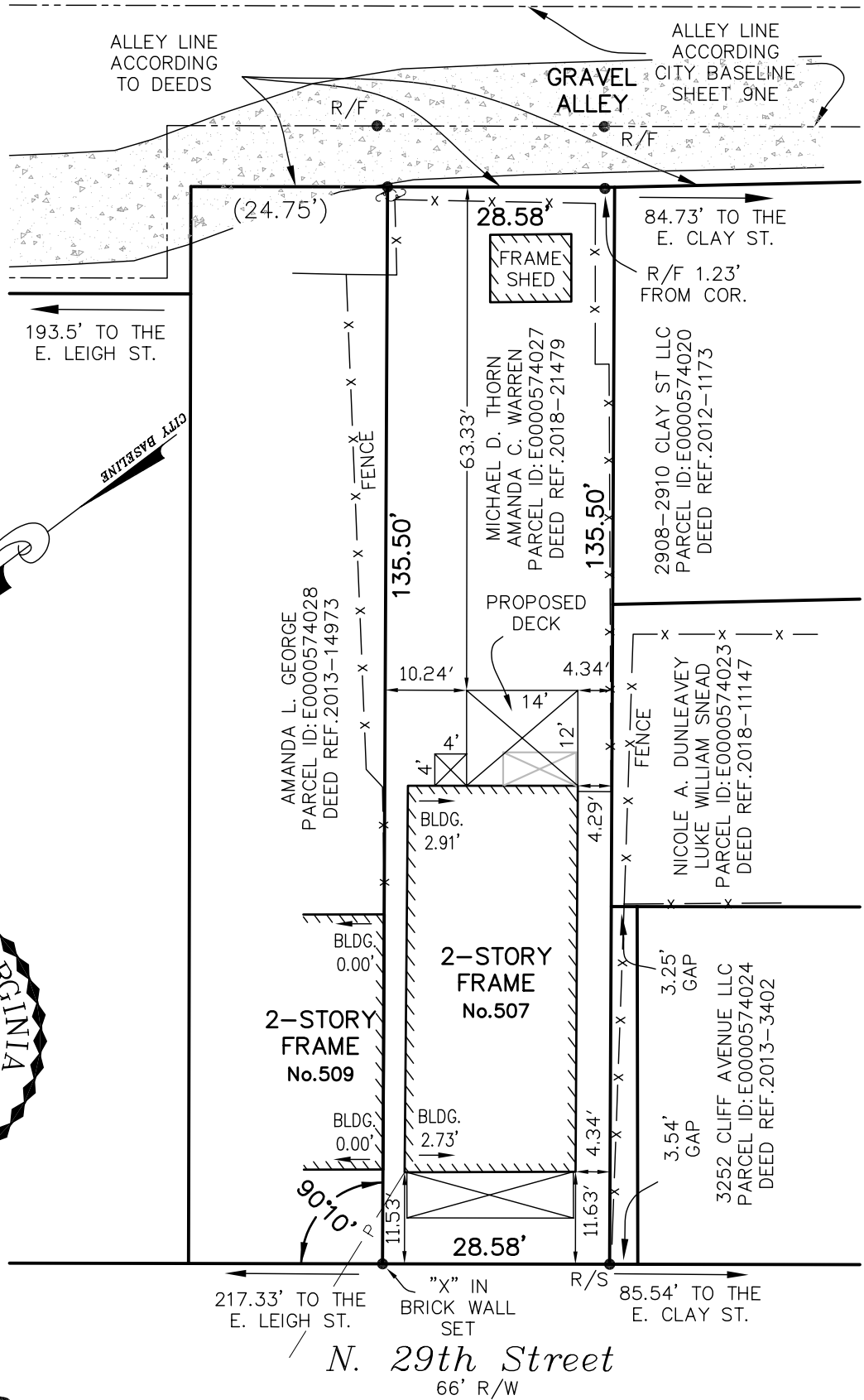
24"x24"x8" concrete footing



left side view



This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-11-19 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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SKETCH SHOWING A PROPOSED DECK
AT 507 N 29th STREET
IN THE CITY OF RICHMOND, VA.

DATE: 7-12-19

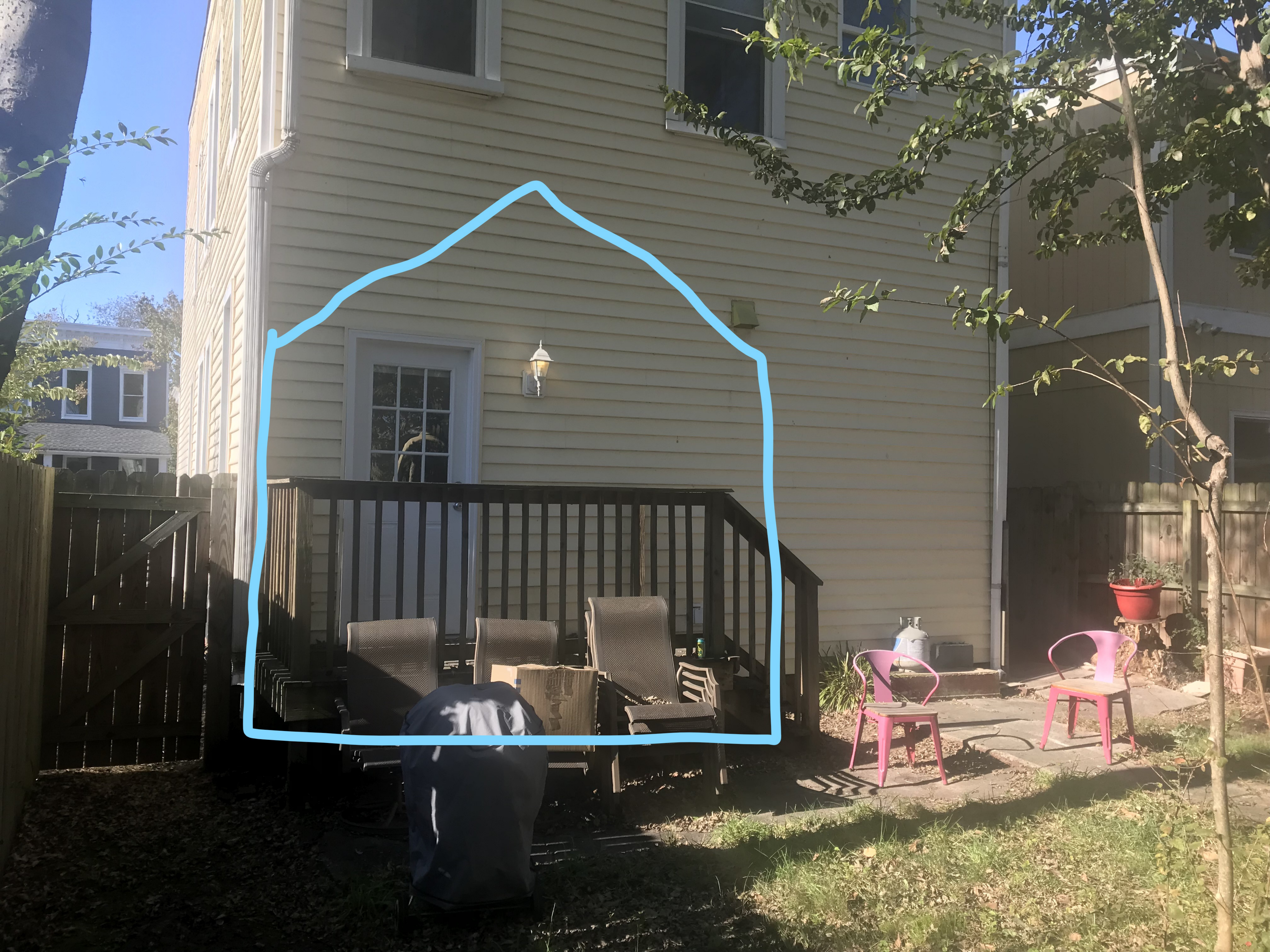
CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 190612741







Contract

17801 Hull Street Road
Moseley, VA 23120
Phone: 804-744-1001
Fax: 804-744-1087

DATE: JULY 25, 2019

Prepared By: Jack Bergman
jack@thedeck-tech.com

TO Michael Thorn
507 N. 29th Street
Richmond, Va. 23223
510-502-1774



PROJECT	REVISION	START DATE	ESTIMATED DURATION
14'x12' Screen Porch		Week Of June 17 th	30 Days

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL

14'x12' Screen porch with 4x4 landing and steps to patio
Remove existing landing and steps and dispose

Footers concrete with treated pine 6x6 supports

Framing treated pine 2x10 beams with 2x10 joist
Landing is 2x8 beams and joist
Steps 2x12 stringers with 1x8 closed risers

Screen on top of joist to keep bugs out

Flooring and step treads options

1- Treated Pine C and Better decking all to be screwed down

Wood Floor

4x4 landing and steps we will be using left over composite material
at my office (will have owner come by and choose color)

Landing and
Steps
Composite
Floor

Wall Options

1- 6x6 treated pine columns with treated pine 2x2 trim with
no rails
Rails between columns 2x6 treated pine 36" off floor with
black or bronze square or round aluminum balusters

Screen Eze system with Phifer Tuff Screen

Door 36" Pella Full view storm door

Beams above columns to be matching treated wood material made
to size of columns

Roof A style 4x6 rafters 3' on center with 2x6 held tight together
for ceiling
vinyl soffits, Dimensional shingles and gutters with down spouts

Ceiling vaulted with open rafters and 2x6 above rafters

Electrical new circuit, move existing house light to outside new
storm door, fan/light on a switch (customer to purchase fan/light
we will install) 2 outlets

Lattice detail under deck horizontal or vertical treated pine 1x6
spaced 1" apart with gate for access

Eagle Bay Paver Patio 200 Square Feet

Patio

Eagle Bay Aspen open stone fire pit (fire Pit \$1,850.00)

Stump grind 2 stumps to get patio in

Stump Grind

This estimate includes all materials, labor, trash removal and permits.
There will be a 3% surcharge for credit cards.

Any additional engineered plans or soils reports that may be required
by the county are not included.

Jack Bergman, Owner. Class A License 2705127080

Thank you for the opportunity to improve your
outdoor living space!

SUBTOTAL

SALES TAX

TOTAL

THANK YOU FOR YOUR BUSINESS!

THE DECK TECH

TERMS AND CONDITIONS

1. Owner represents to Contractor that Owner has good title to the premises herein above described and/or Owner has the authority to contract with Contractor for the improvements to the premises as set forth herein-above. Owner further certifies that Owner's credit is not impaired in any way and authorizes verification of credit rating as deemed necessary by Contractor. In the event there is more than one Owner or more than one Guarantor, their liability hereunder shall be joint and several.

2. Contractor agrees to furnish the materials set forth above and to perform the work herein specified in a substantial and workmanlike manner. Contractor shall comply with all local requirements for building permits, inspections, and zoning. Owner shall be responsible for determining compliance with and obtaining approvals for any subdivision of restricted covenants. Owner allows Contractor, if necessary; to act on their behalf to obtain all permits and other approvals required to perform the work in this agreement.

3. Any modification to this agreement which changes the cost, materials, work performed, or the estimated completion date must be in writing and signed by all parties. No work is to be done other than that specified in this agreement without additional charges and set forth in a written change order signed by the parties.

4. Contractor shall not be liable for delays in delivery or for failure to perform due to causes beyond the reasonable control of Contractor which causes shall include, without limitation, weather, acts of God or omissions of Buyer or civil or military authorities, fire, strikes, epidemics, quarantine restriction, flood, earthquakes, riot, war, delays in transportation or inability to obtain necessary labor, materials, or supplies. Delays caused by such events do not constitute abandonment and are not included in calculating time frames for payment or performances. This agreement shall not be binding on Contractor until received and approved by a manager of the Contractor. In the event Owner shall default in the payment of any amounts due Contractor, or should Owner breach, violate or fail to perform any of the provisions hereof, or if any proceeding in bankruptcy, receivership or insolvency is instituted by or against Owner, or if the said property is seized in any proceeding, then in any such event the full amount remaining unpaid shall, at the option of Contractor, become forthwith due and payable. In the event Owner fails to make any payment when due, Owner agrees to pay interest on said amount at the rate of eighteen percent (18%) per annum. Owner agrees to pay all expenses incurred by Contractor in collecting any sums due hereunder, including costs and a reasonable attorney's fee of twenty-five percent (25%) of the amount due.

5. All the terms and provisions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, successor and assigns of the parties hereto. Upon any assignment hereof by Contractor, the assignee shall be entitled to all rights of Contractor and Owner agrees not to assert against such assignee any defense, offset or counterclaim which Owner might have against Contractor, it being expressly understood and agreed that the word "Contractor" wherever used in this agreement shall be understood to include Contractor's successors and assigns.

6. Subject to the limitations below, Contractor warrants that any work or material performed or supplied by it shall be performed in a reasonably good and workmanlike manner and shall be reasonably fit for the intended purpose(s). Work or material which proves to be defective within two (2) years from the date of installation or completion, whichever occurs first, will be repaired or replaced without cost to the Owner. However, Owner must notify Seller of such defect within that one year period in writing at Contractor's address: **17801 Hull Street Road, Moseley, VA 23120**. Owner's exclusive remedy for breach of Contractor's warranty shall be repair or replacement of the defective work or materials by Contractor. It is agreed that in no event shall the Seller be liable for incidental, consequential or special damages for breach of warranty (express or implied) or for negligence. In no event shall any liability of the Contractor exceed the contract price. Additionally extended Manufacturer's warranties for material and/or replacement labor, whenever specified, may be issued by the Manufacturer after completion of work and payment thereof. Such Manufacturer's extended warranties beyond one year are not warranted by the Contractor and Contractor shall have no responsibility for such. Warranties will be issued and become effective upon clearing of final payment.

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, AND CONSTITUTES THE ONLY WARRANTY OF CONTRACTOR WITH RESPECT TO THE GOODS AND SERVICES, AND IS OWNER'S EXCLUSIVE REMEDY AGAINST CONTRACTOR. TO THE MAXIMUM EXTENT PERMITTED, CONTRACTOR DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OR ARISING BY COURSE OF DEALING AND USAGE OF TRADE, INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CONTRACTOR DOES NOT WARRANT TITLE, TRANSFERABILITY, LACK OF INFRINGEMENT, FREEDOM OF LIENS OR SECURITY INTERESTS, OR EXTEND TO ITS OWNERS ANY OTHER WARRANTIES. CONTRACTOR EXPRESSLY EXCLUDES ALL IMPLIED WARRANTIES OF MERCHANTABILITY, PASSING WITHOUT OBJECTION IN THE TRADE, FITNESS FOR GENERAL OR PARTICULAR PURPOSE, OR CONFORMITY.

7. Owner shall make available a safe and suitable place for installation in accordance with Contractor's installation and site preparation procedures. Contractor shall be under no obligation to perform or continue with the work unless (i) Owner is current with all payment obligations pursuant to any agreements with Contractor, (ii) all prerequisite products, goods and equipment and the installation site are properly prepared, and (iii) the products, goods and equipment and the installation site are made available to Contractor. All materials remain the property of the Contractor until final payment is made.

8. This agreement constitutes the entire contract, and no waivers or modifications shall be valid unless written upon or attached to this agreement. This agreement shall be construed in accordance with the laws of the Commonwealth of Virginia. No action, regardless of form arising out of or in any way connected with the goods furnished and services rendered by Contractor may be brought by Owner more than two (2) years after the cause of action has accrued. Any provision hereof found to be invalid or unenforceable shall be invalid only with respect to the offending provision and all other provisions of this agreement shall remain enforceable.

9. Any delay caused by weather or other events beyond the control of the contractor shall not constitute abandonment and shall not be included in calculating time frames for payment or performance.

10. There will be a 2% surcharge for credit cards.

11. Owner agrees to allow The Deck Tech to use any photographs or video for marketing purposes only.

_____ Yes _____ No

12. Owner hereby acknowledges that he/she has been provided with and read the Department of Professional and Occupational Regulation statement of protection. Owner hereby acknowledges the receipt of a copy of this agreement and acceptance of all of the terms contained in this agreement. Owner acknowledges that the Contractor has notified the Owner of the existence of the Virginia Contractor Transaction Recovery Fund. The Virginia Board for Contractors can provide claim information by contacting the Board at 9960 Mayland Drive, Suite 400, Richmond, Virginia 23233; (804) 367-8511; www.dpor.virginia.gov.

BUYER'S RIGHT TO CANCEL: If this agreement was solicited at a residence and you do not want the goods or services, you, the buyer, may cancel this transaction, at any time prior to midnight of the third business day after the date of this transaction. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN business days following receipt by the seller of your cancellation notice. To cancel this transaction: mail, fax or deliver a notice signed and dated copy of this cancellation notice to the seller at the address and/or fax number above.

SIGNATURES:

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

CONTRACTOR: _____ DATE: _____