



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 3108 East Broad Street Richmond, VA. 23223

Historic District: City Old and Historic District

Applicant Information Billing Contact

Name: Taylor Bergman

Email: Jack@thedeck-tech.com

Phone: 804-744-1001

Company: JB Contracting Inc. The Deck Tech

Mailing Address: 17801 Hull Street Rd
Moseley, Va. 23120

Applicant Type: Owner Agent Lessee

Architect Contractor

Other (specify): _____

Owner Information Billing Contact

Same as Applicant

Name: Thomas Sweeney

Email: tbsweeney57@gmail.com

Phone: 301-832-7241

Company: _____

Mailing Address: 3108 East Broad Street
Richmond, Va. 23223

****Owner must sign at the bottom of this page****

Project Information

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

Project Description (attach additional sheets if needed):

Please see attached.

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications 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 an application materials should be prepared in compliance with zoning.

Signature of Owner *[Handwritten Signature]*

Date 3/11/22







Contract

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

DATE: MARCH 11, 2022

PREPARED BY: Jack Bergman
jack@thedeck-tech.com

TO Thomas Sweeney
3108 East Broad Street
Richmond Va. 23223
301-832-7241
Tbsweeney57@gmail.com



PROJECT	REVISION	START DATE	ESTIMATED DURATION
Deck, Fence and Roof		March	4 to 6 Weeks

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
-----	-------------	------------	------------

Deck	Deck	Deck	
	Remove all flooring, steps and lower frame and dispose Remove shed and dispose	Dispose	Included
	We will inspect framing under porch roof and advise on site if any problems are found	Inspect	Included
	Build new deck to same size		
	Footers concrete with 6x6 supports	Footers	Included
	Option to install concrete with block piers instead of 6x6 supports	Block Option	
	Framing Treated Pine RGH 2x8 hoist Trex joist tape on top of all joist	Framing	Included
	Flooring Trex Transcends with color options Spiced Rum All Trex to be installed with hidden fasteners	Flooring	Included
	Paint house brick where shed was to match house color	Paint	Included
	Option to wrap all framing bands with Trex matching color	Wrap	Included
	Trex Lighting for Deck Transformer with 4 steps lights and 8 In floor lights	Trex Lighting	
Pergola	Pergola 24'x16' around porch	Pergola	
	6x6 white vinyl columns 2x8 white vinyl beams and rafters All 2x8 to have decorative end caps 1x4 shade cover on top of rafters 2 fans to be wired with switch (customer to purchase outdoor fans we will install)	24'x16'	
Fence	115' Trex Fencing 6' Tall Saddle Remove all fence and dispose	Trex Fence	
	Install Trex post in concrete Install Trex Fencing between post 2 Trex 4' gates with hardware Available Colors Saddle, Winchester Grey and Woodlawn Brown	Concrete and Fence	Included Included
Roof Parking Area	23'x24' Roof Over Parking Area	Parking Roof	
	Footers concrete with steel columns to steel beams	Footers/Steel	Included
	All steel beams to be wrapped with white pvc Steel columns to be wrapped in white pvc to form a 8"x8" columns	Wrap	Included
	Roof rafters with osb sheeting Roof Options 1- Metal Bright Copper	Roof Metal	Included Included
	Gutter with down spout	Gutter	
	Ceiling solid vinyl soffit with choice of colors	Ceiling	
	Storage Shed along brick wall under roof	Storage Shed	
	Electrical wired for 2 security lights on a switch 4 can lights on dimmer, Light switch inside storage shed	Electrical	

<p>Need to have Electrician look before exact price Wired for future electric car plug</p> <p>24'x24' Broom Finished concrete driveway Dig out existing stone to be able install #57 stone Pour 6" concrete with fiber mix and wire mesh</p> <p>Deposit Schedule 20% due at contract signing 30% due at time we start 30% due at time of decking or Roofing install Balance due at time of completion</p> <p>This is based on 2021 current lumber prices We will check lumber cost at time of the build and if numbers have stayed within 5% we will not have to increase or decrease cost But if more than 5% we will discuss lumber cost</p> <p>Home Owner Home Work</p> <p>Flooring Color, Border and Main Floor Color Trex Frame Color</p> <p>Metal Roof Color</p> <p>Fence Color</p> <p>Purchase 2 outdoor Fans 6'</p> <p>This estimate includes all materials, labor, trash removal and permits. There will be a 2% surcharge for credit cards.</p> <p>Any additional engineered plans or soils reports that may be required by the county are not included.</p> <p><i>Jack Bergman, Owner. Class A License 2705127080</i></p>	<p>Car Plug</p> <p>Concrete Drive Way</p> <p>Total</p>	
<p>Thank you for the opportunity to improve your outdoor living space!</p>	<p>SUBTOTAL</p> <p>SALES TAX</p> <p>TOTAL</p>	

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, 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 two 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.

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: _____

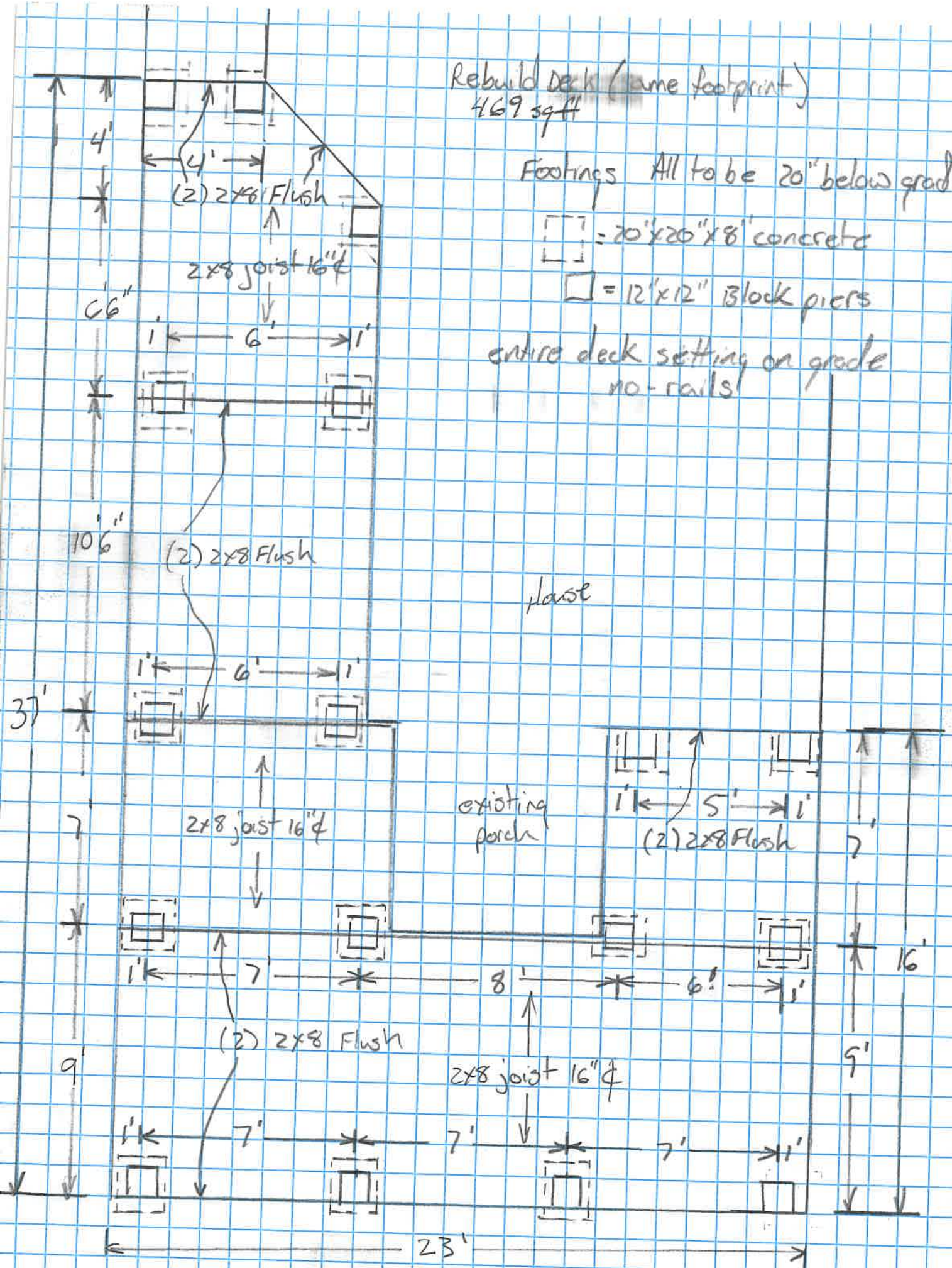
Rebuild deck (same footprint)
469 sqft

Footings All to be 20" below grade

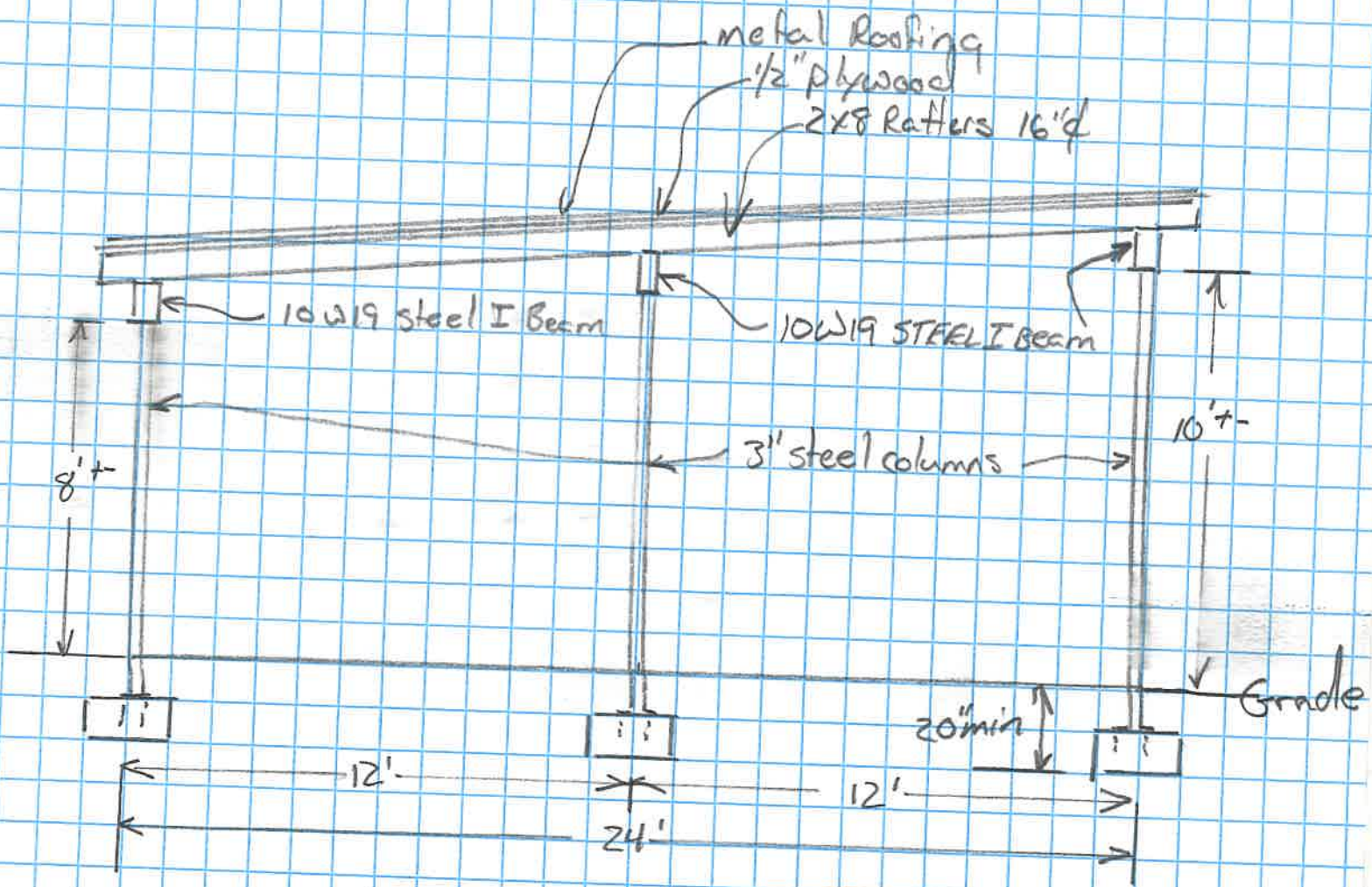
□ = 20"x20"x8" concrete

□ = 12"x12" block piers

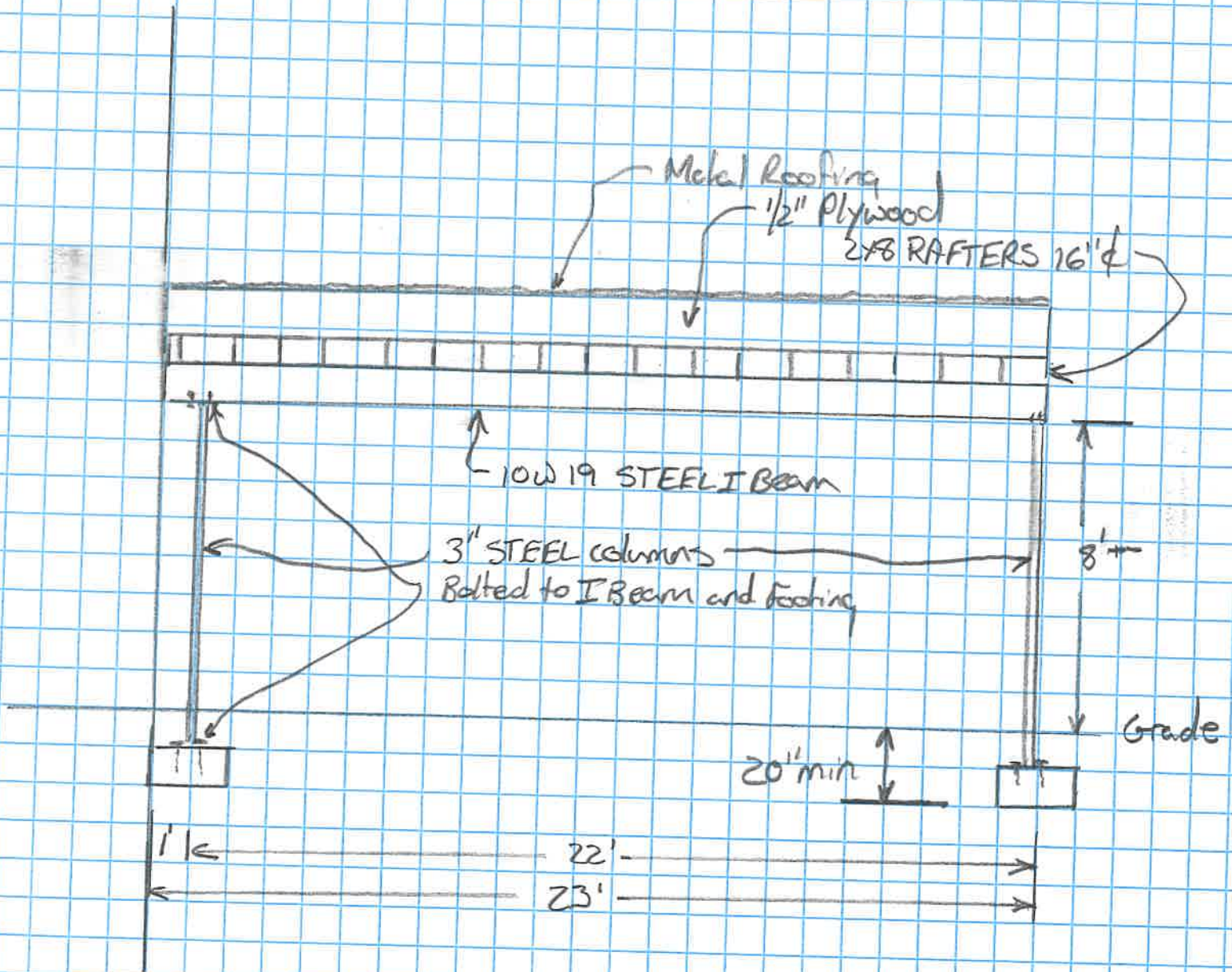
entire deck setting on grade
no-rails



Right side view




View from Alleyway

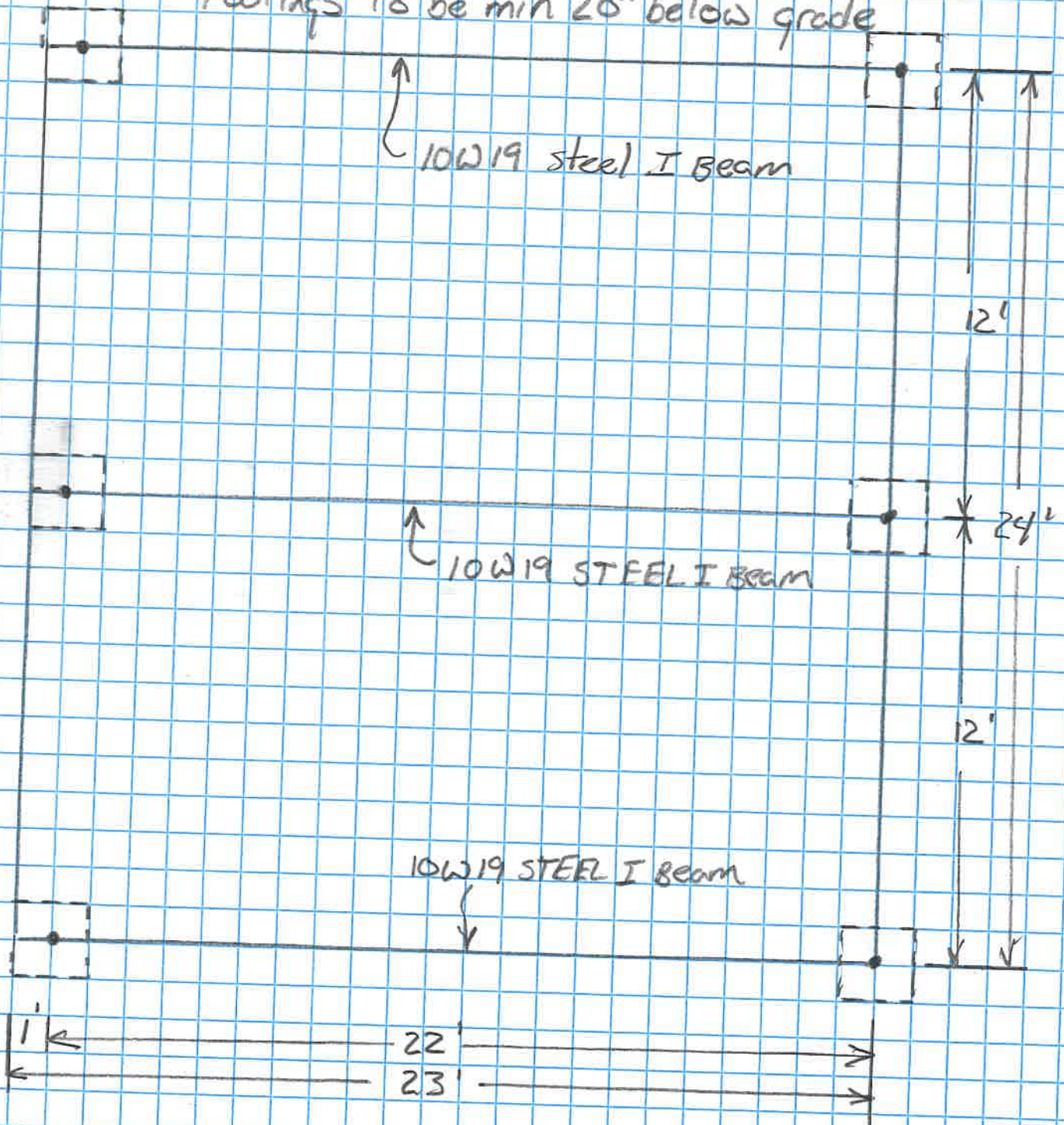


23' x 24' carport roof (shed)

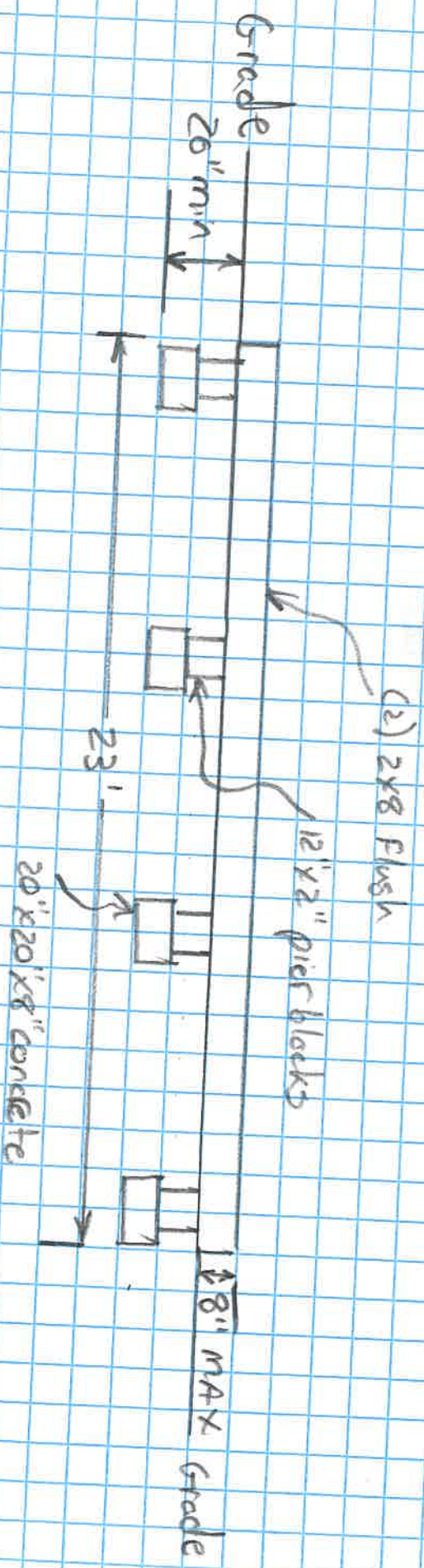
notes

 = 24" x 24" x 12" concrete footings
with 3" steel column support

Footings To be min 20" below grade



Front view



Left side view

