



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**Commission of Architectural Review
Certificate of Appropriateness Application**
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 3110 E Broad st

Current Zoning:

Historic District: Church Hill

RG

Application is submitted for: (check one)

Alteration
 Demolition
 New Construction

Project Description (attach additional sheets if needed):

Applicant/Contact Person: Phoebe Mix

Company:

Mailing Address: 3110 East Broad Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (703) 732-4874

Email: phoebemix1@gmail.com

Billing Contact?

Applicant Type (owner, architect, etc.):

Property Owner: Phoebe Mix

If Business Entity, name and title of authorized signee:

Mailing Address: 3110 East Broad Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (703) 732-4874

Email: phoebemix1@gmail.com

Billing Contact?

Owner must sign at the bottom of this page

Acknowledgement of Responsibility

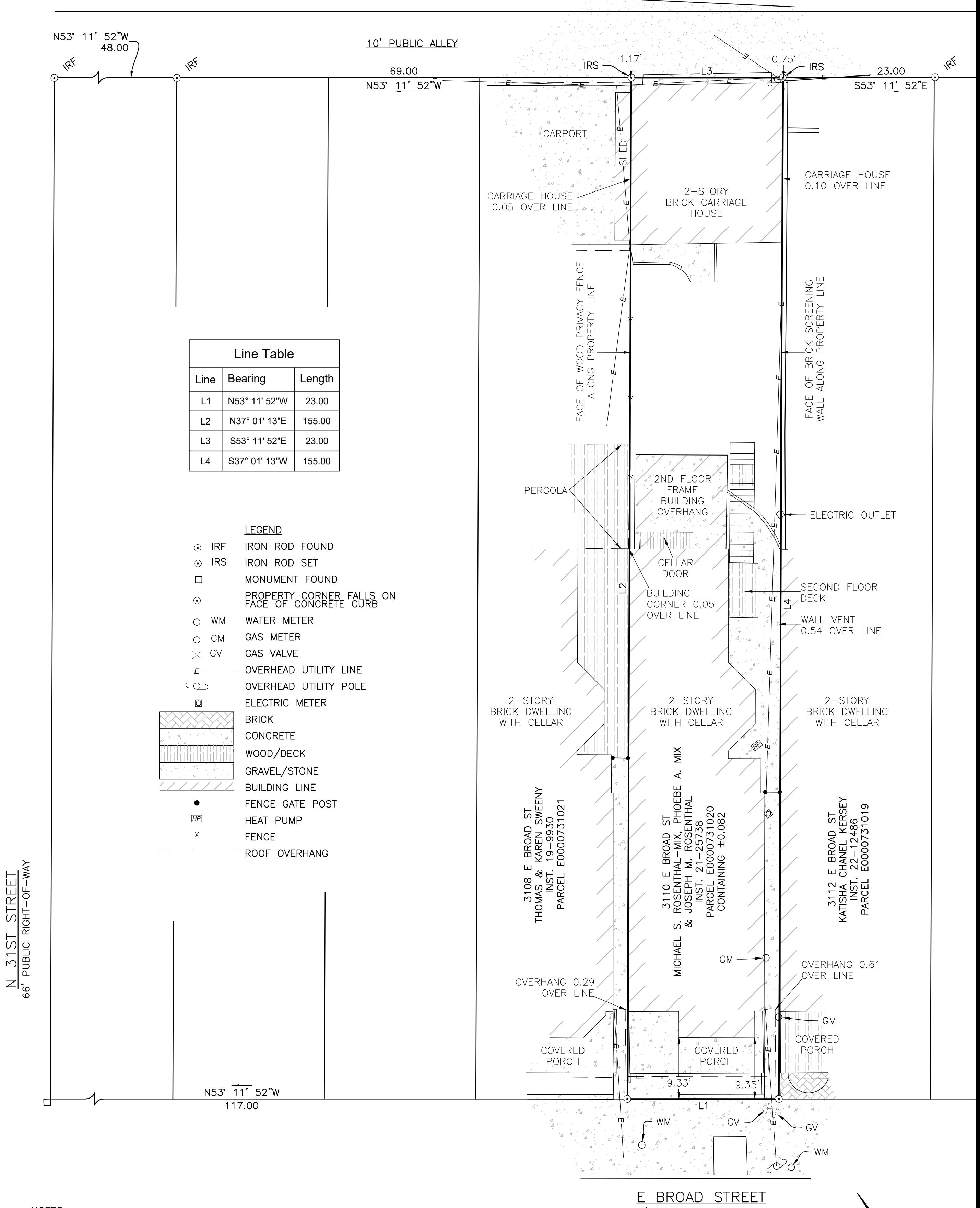
Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA 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. Owner contact information and signature is required. Late or incomplete applications will not be considered.

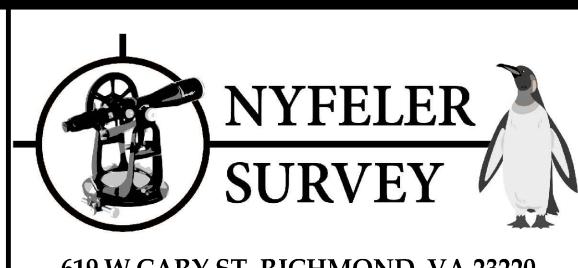
Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature:

Date:

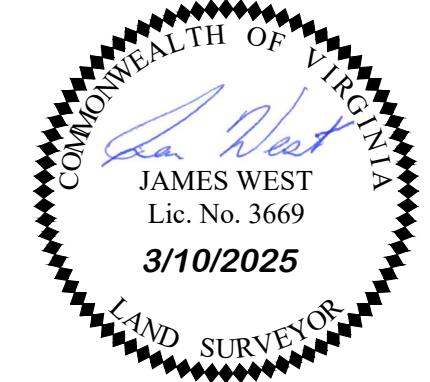
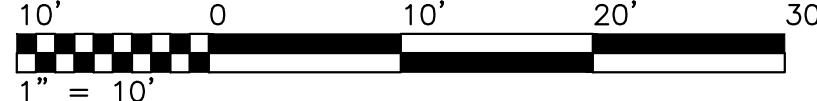


BOUNDARY SURVEY FOR
3110 E BROAD STREET
PARCEL E0000731020
CITY OF RICHMOND, VA



SHEET NO.: 1 OF 1

DATE: 3/10/2025	SCALE: 1" = 10'
JOB NUMBER: 25026	DRAWN BY: JRW
10' 0 10' 20' 30'	
1" = 10'	









3110 East Broad Street

CAR Application Plans

Owner

Michael Rosenthal Mix
3110 East Broad Street
Richmond, VA, 23223

Engineer

Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID	E0000731020
Zoning	R-6
Use	Residential
Setbacks	Front Yard = 15 feet Side Yard = 5 feet Rear Yard = 5 feet < 55%
Lot Coverage	

Scope of Work

Scope of work will generally consist of the renovation of an existing carriage house in accordance with these plans and the Virginia Residential Code, 2018.

Table of Contents

Sheet Number	Sheet Name
CAR 1	CAR Cover Sheet
CAR 2	First Floor Plans
CAR 3	Second Floor Plans
CAR 4	Roof Plan
CAR 5	North Elevations
CAR 6	West Elevations
CAR 7	East Elevations
CAR 8	South Elevations



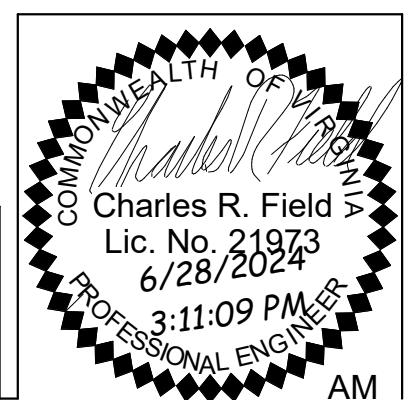
Obsidian, Inc.
417 North 22nd Street
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804.647.1589
obsidianrva@gmail.com

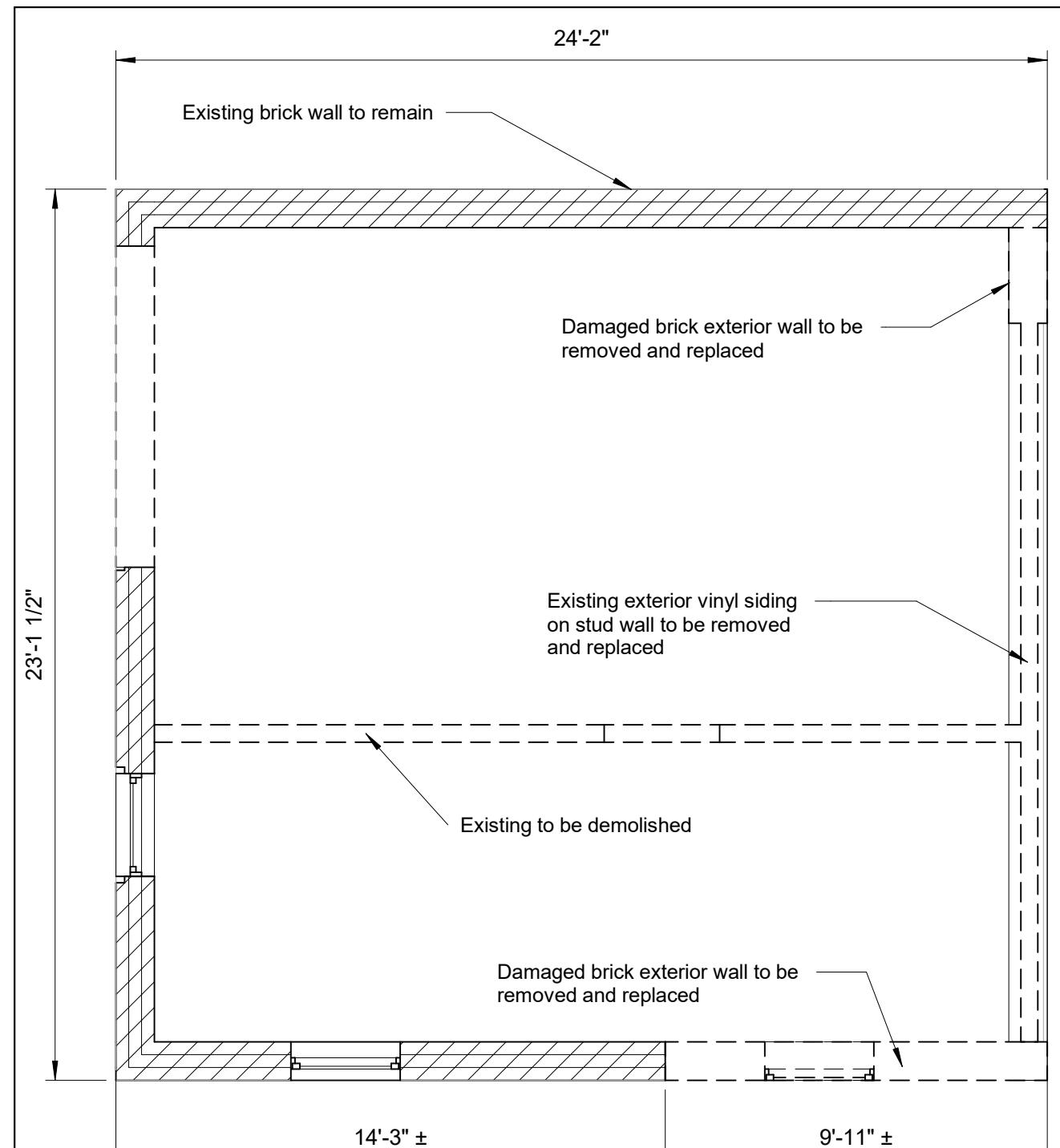
CAR Cover Sheet
3110 E Broad St Carriage House Renovation
Mixed Designs

June 28, 2024

CAR 1

Rev.	Date	Description

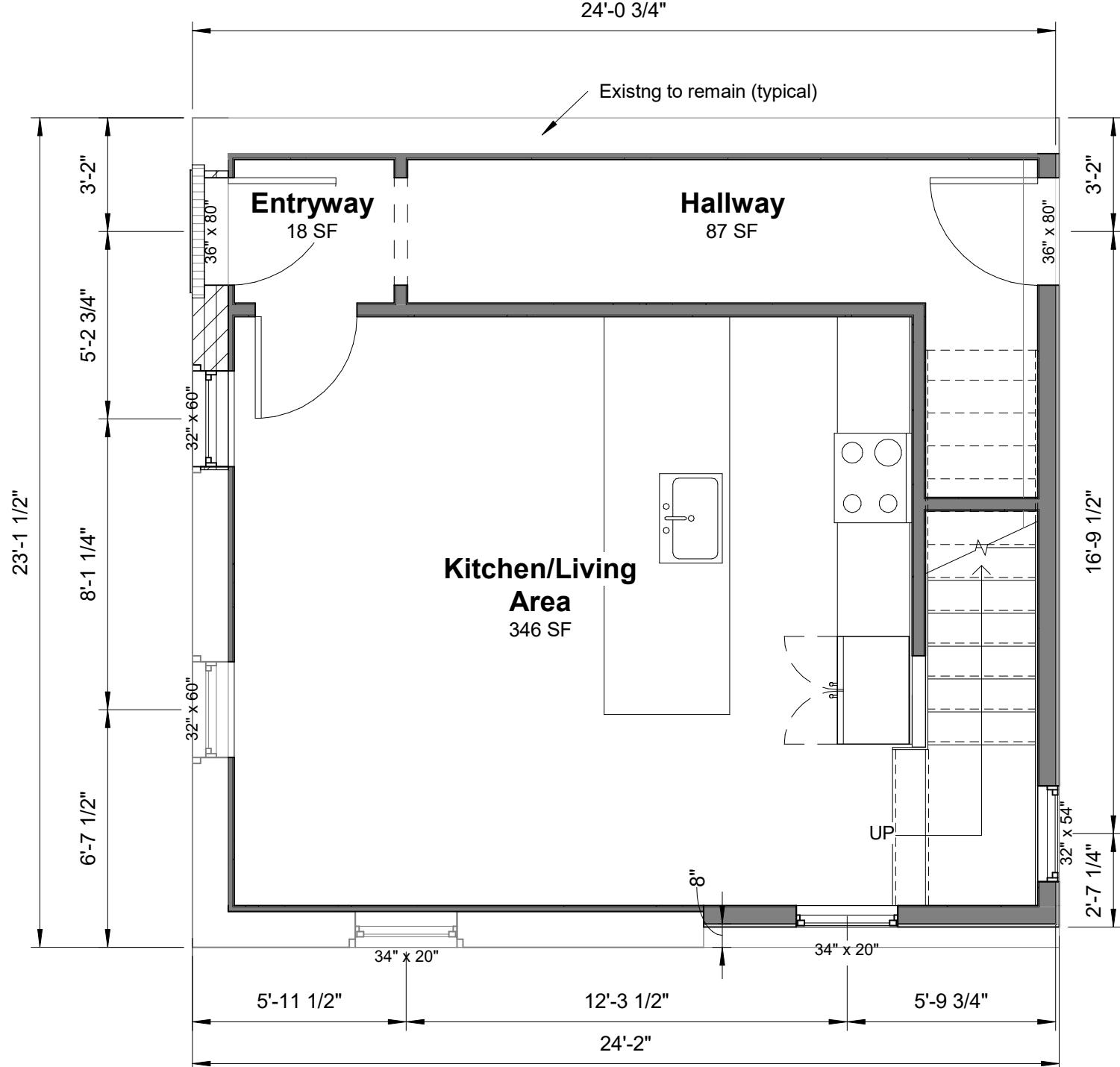




1 1st Floor - Existing

1/4" = 1'-0"

2'-0" 8'-0"
0' 4'-0"
SCALE = 1/4" = 1'-0"



2 1st Floor - Proposed

1/4" = 1'-0"

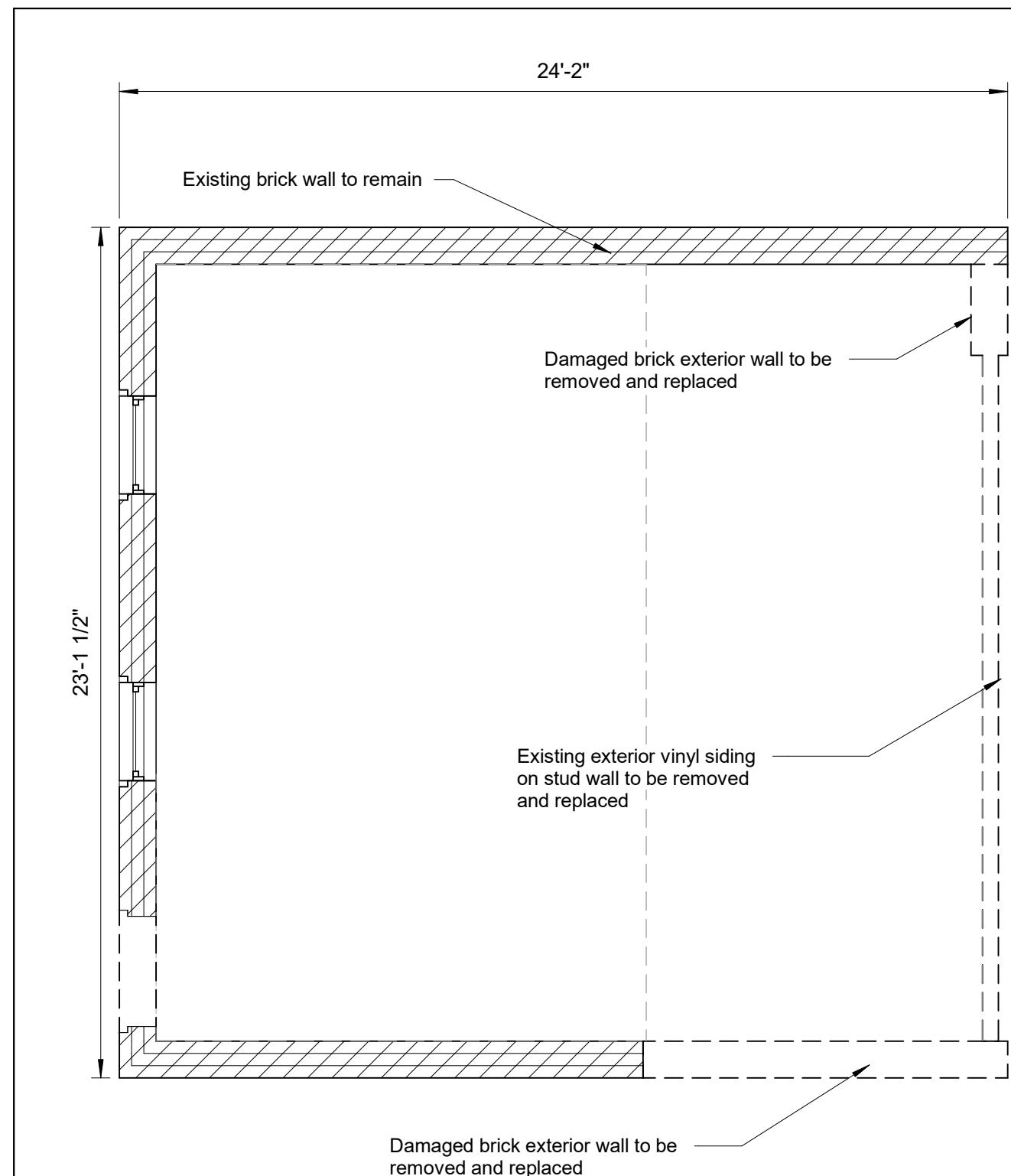
Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

First Floor Plans
3110 E Broad St Carriage House Renovation
Mixed Designs

June 28, 2024

CAR 2

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Charles R. Field
Lic. No. 21973
6/28/2024
3:11:09 PM
PROFESSIONAL ENGINEER
AM



1 2nd Floor - Existing
1/4" = 1'-0"

Print plans at 11" x 17", Tabloid

Rev.	Date	Description
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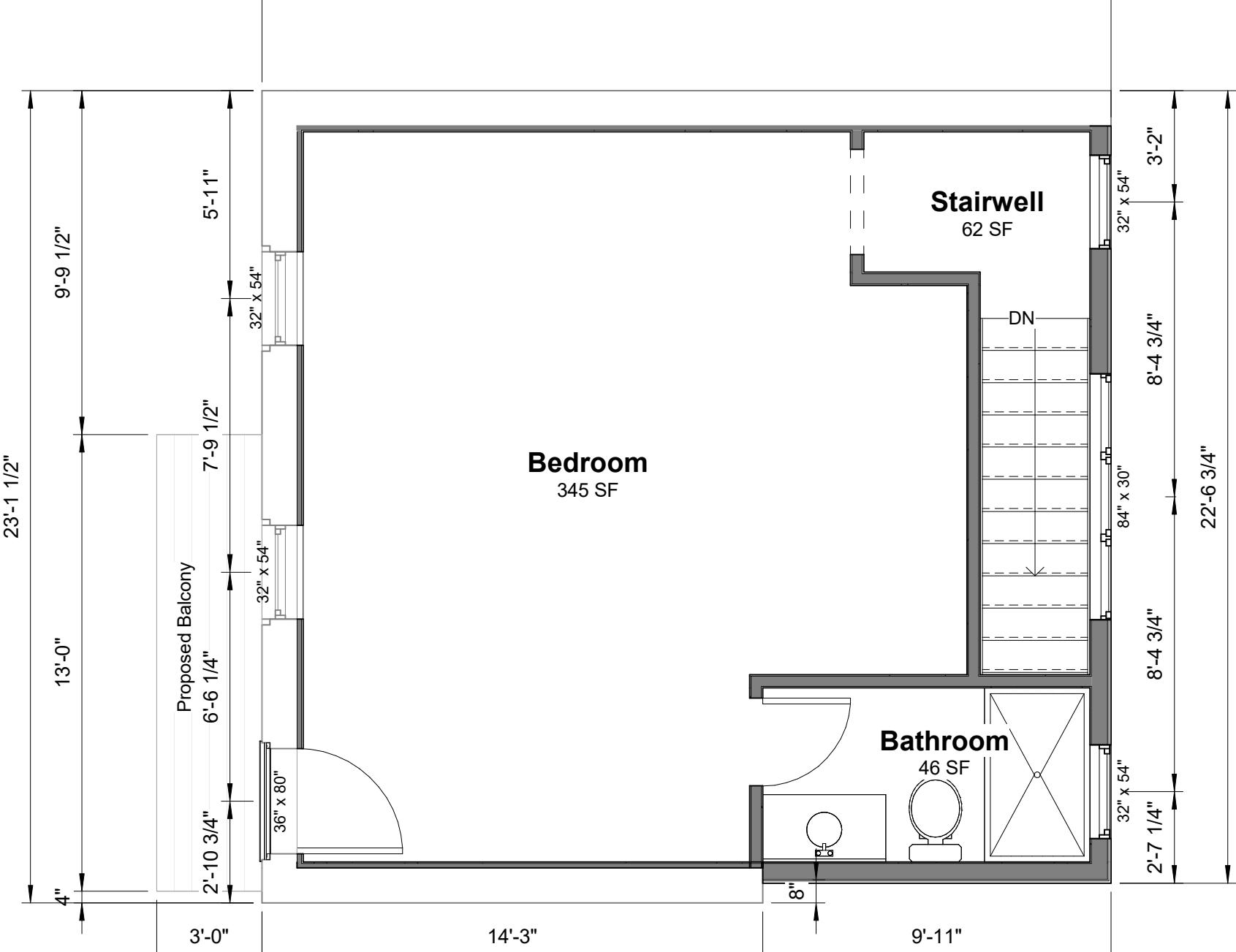
2'-0" 8'-0"
0' 4'-0"
SCALE = 1/4" = 1'-0"

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Second Floor Plans
3110 E Broad St Carriage House Renovation
Mixed Designs

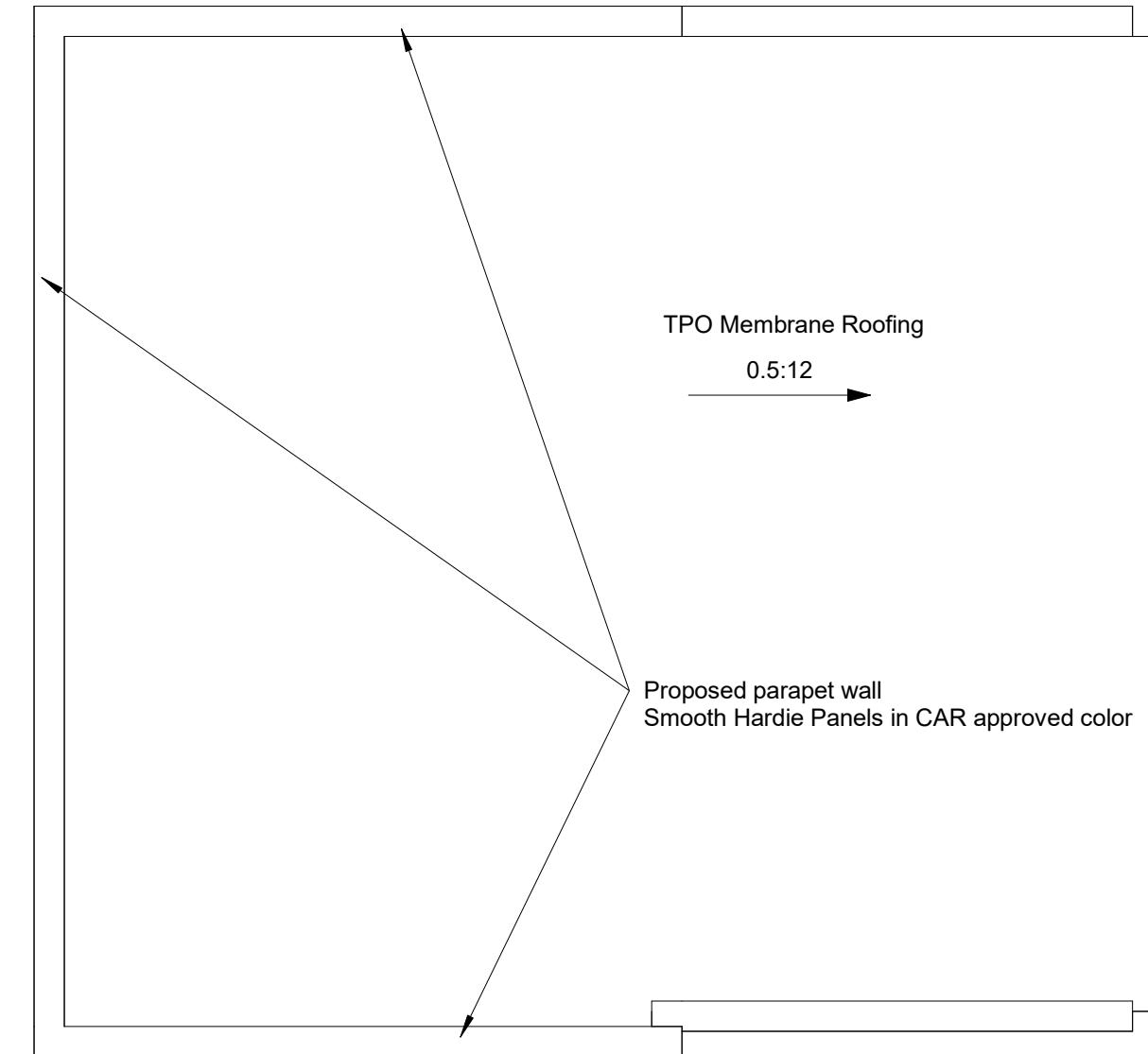
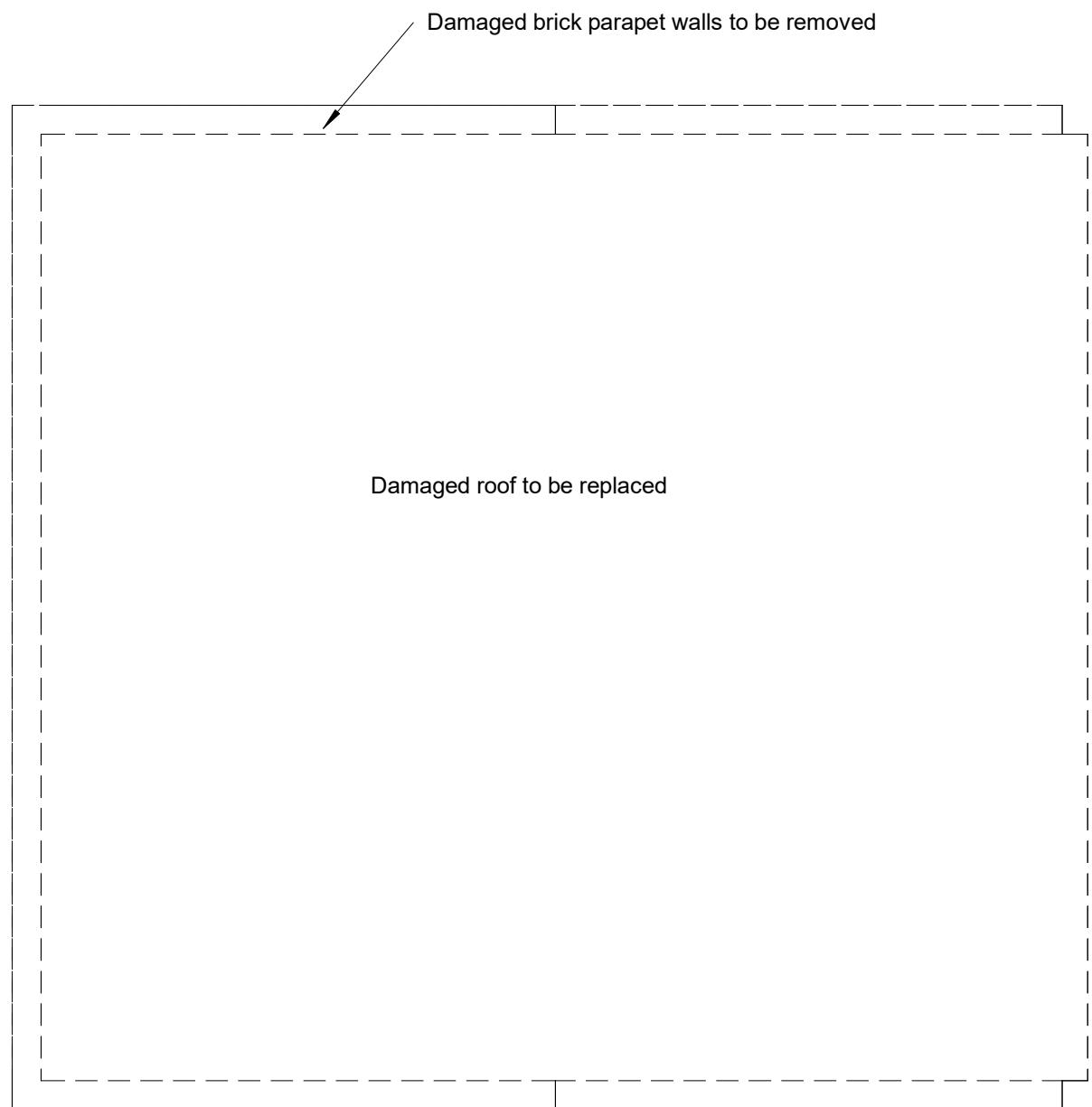
June 28, 2024

CAR 3



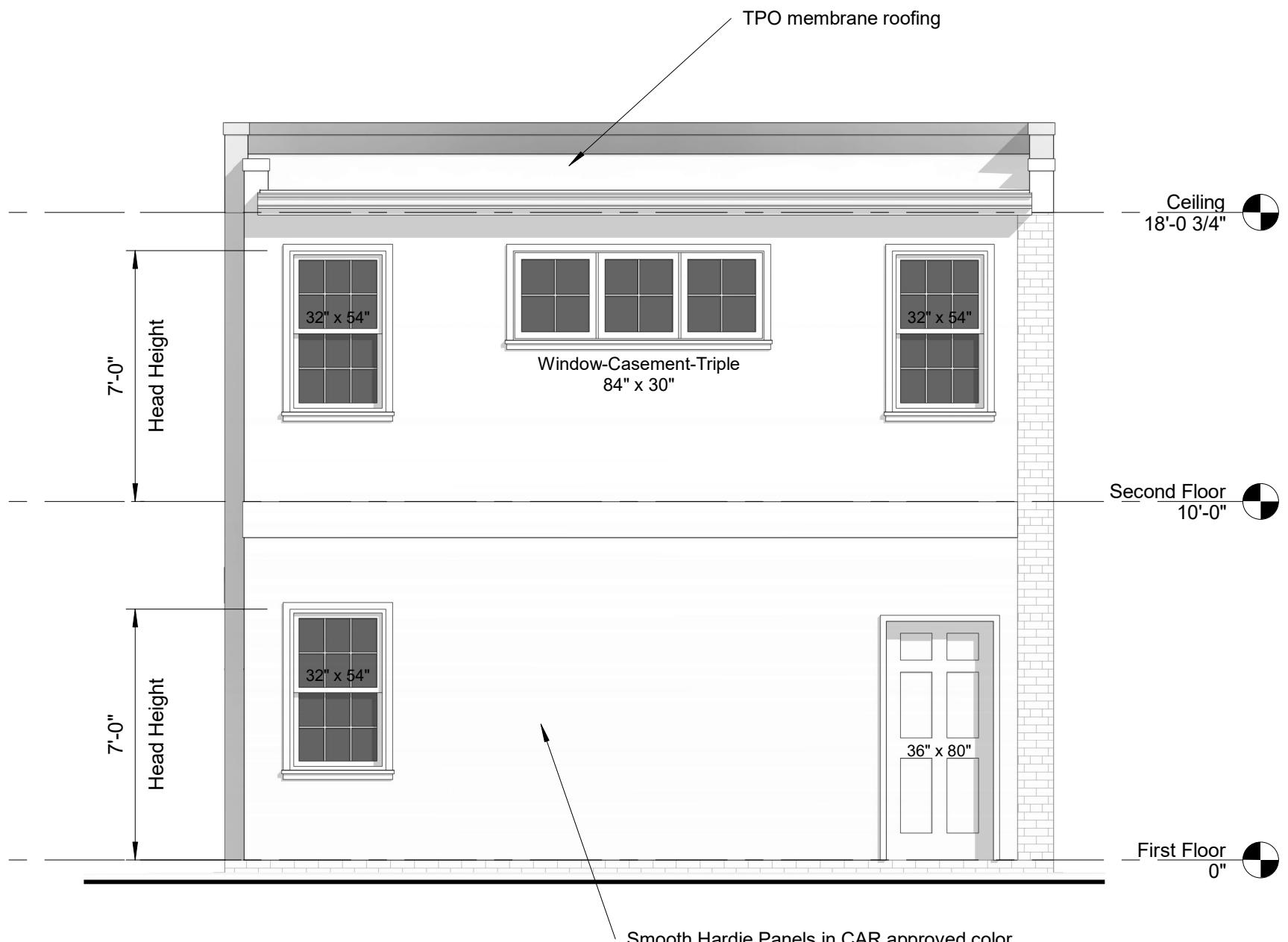
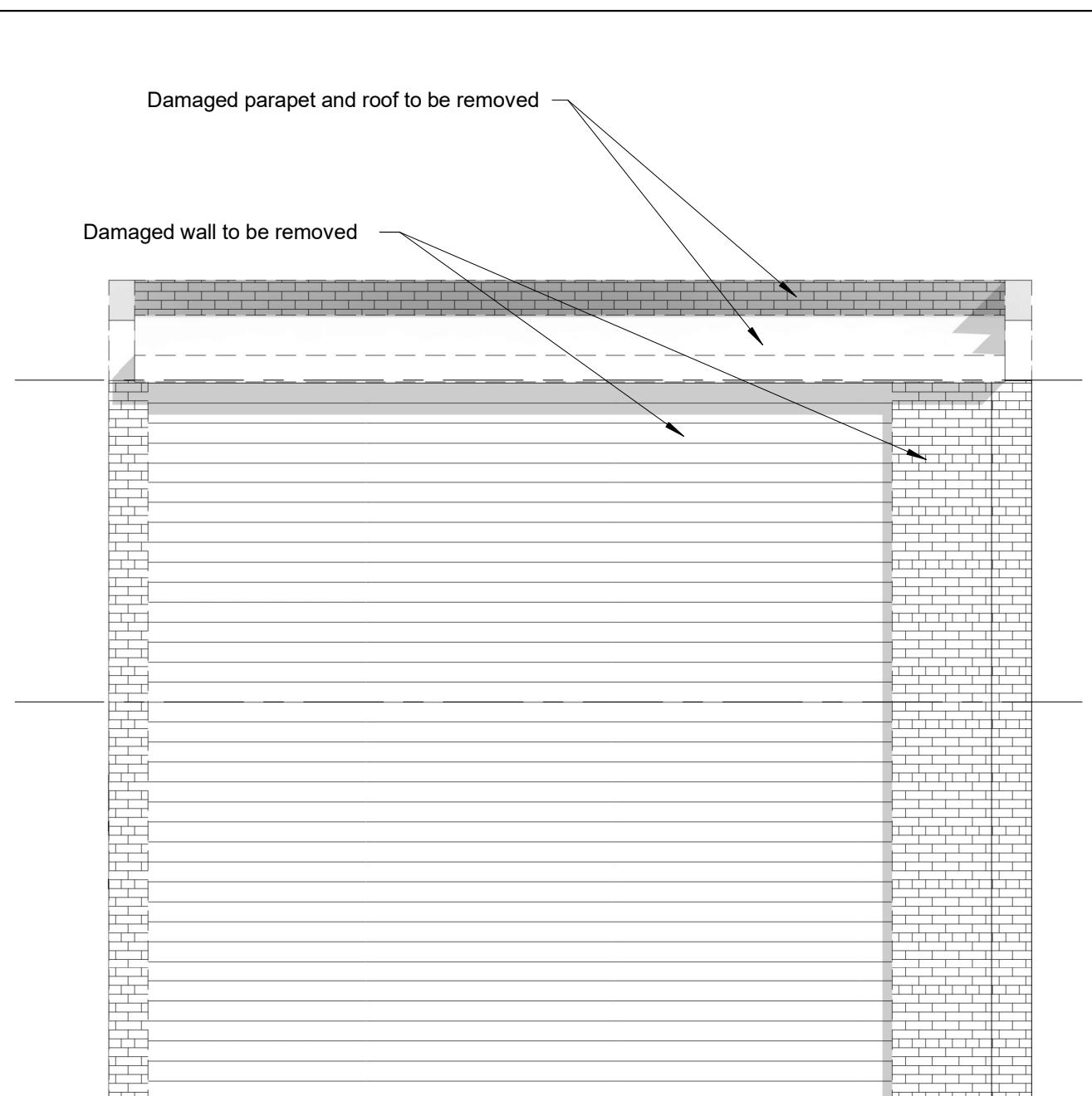
2 2nd Floor - Proposed
1/4" = 1'-0"

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Lic. No. 21973
6/28/2024
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PROFESSIONAL ENGINEER
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1 Roof - Existing
1/4" = 1'-0"

2 Roof - Proposed
1/4" = 1'-0"



Print plans at 11" x 17", Tabloid

Rev.	Date	Description
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2'-0" 8'-0"
0' 4'-0"
SCALE = 1/4" = 1'-0"

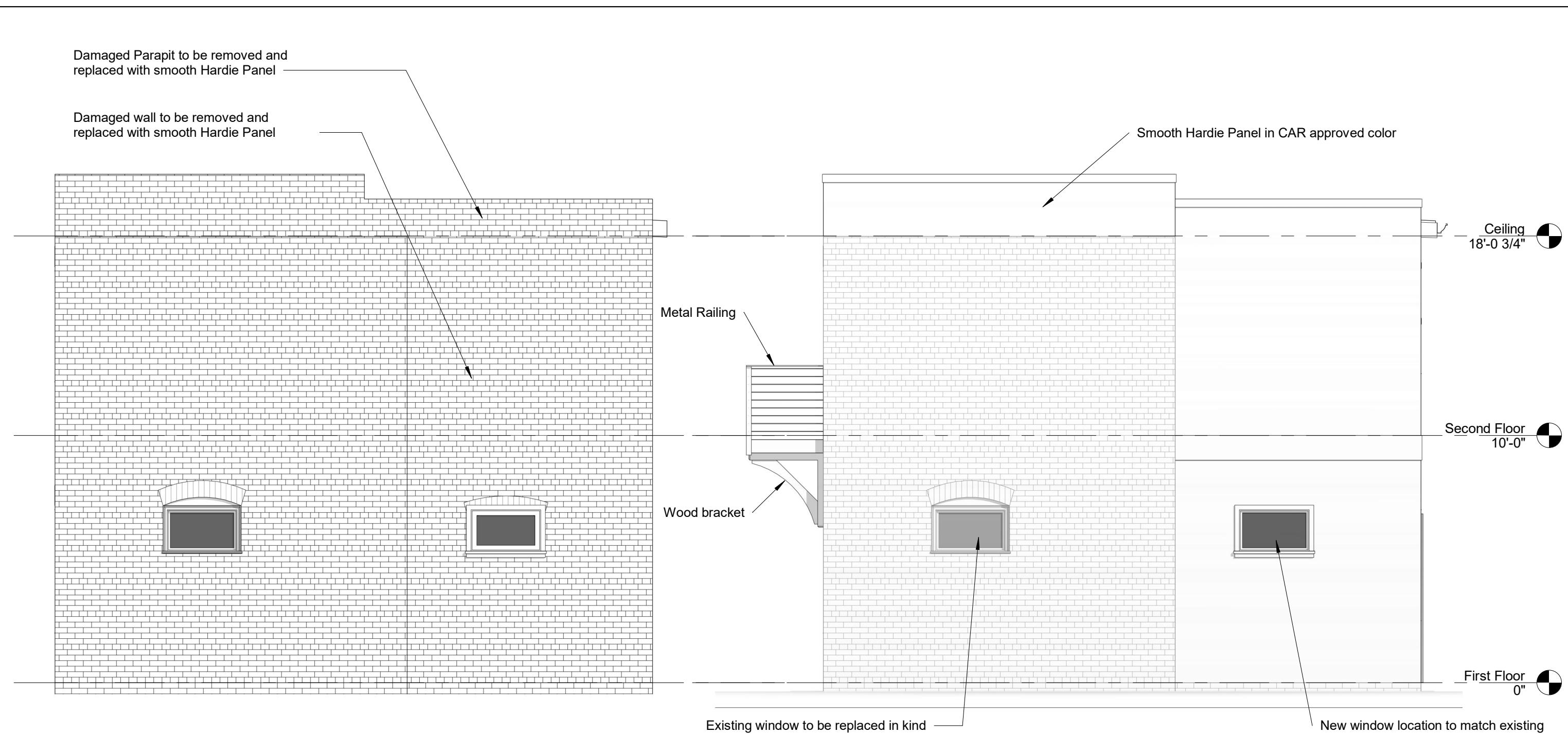
Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
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obsidianrva@gmail.com

North Elevations
3110 E Broad St Carriage House Renovation
Mixed Designs

June 28, 2024

CAR 5

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Charles R. Field
Lic. No. 21973
6/28/2024
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PROFESSIONAL ENGINEER
AM



1 Existing West
1/4" = 1'-0"

2 Proposed West
1/4" = 1'-0"

2'-0" 8'-0"
0' 4'-0"
SCALE = 1/4" = 1'-0"

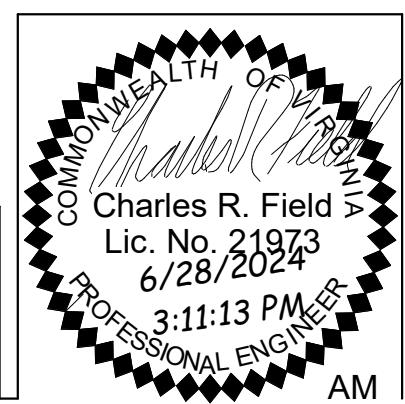
Rev.	Date	Description
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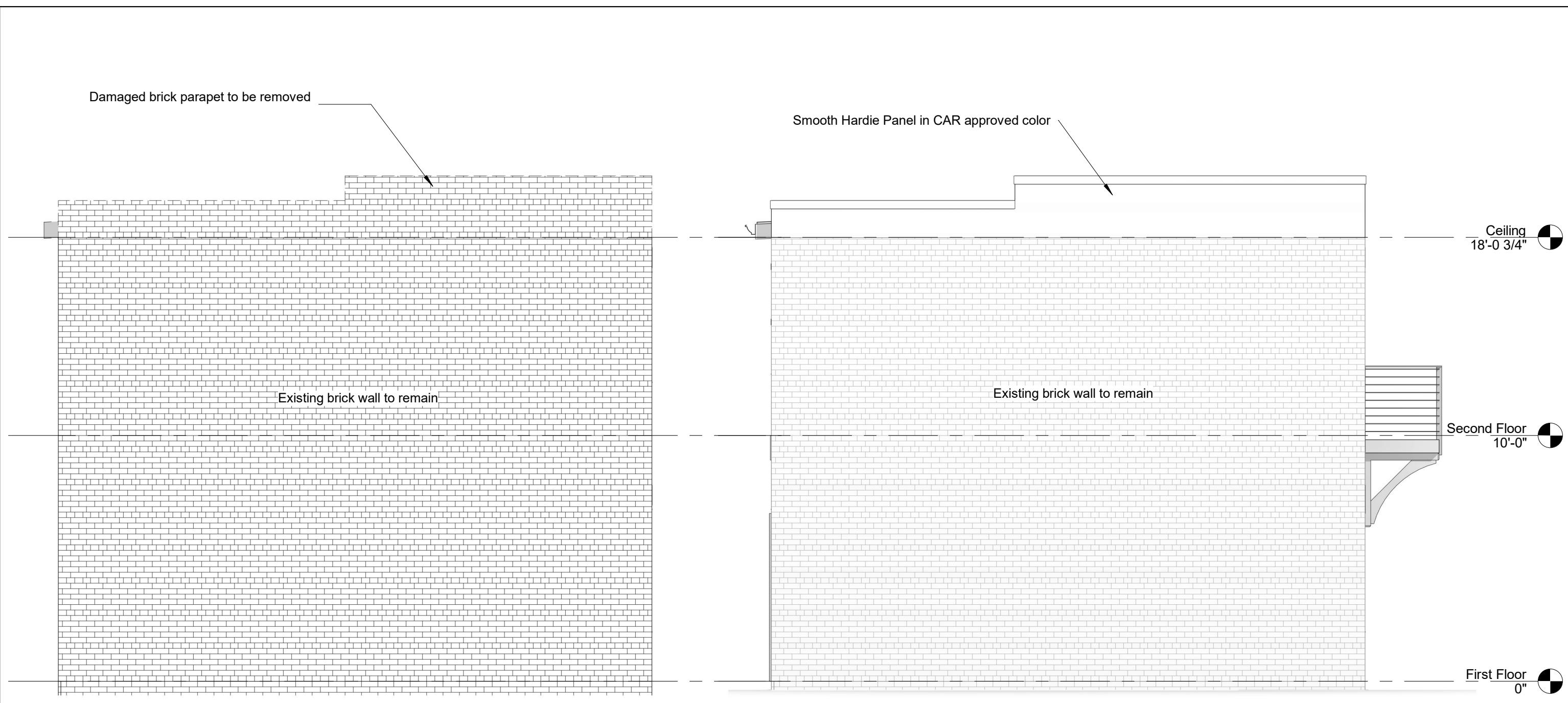
Obsidian, Inc.
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Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

West Elevations
3110 E Broad St Carriage House Renovation
Mixed Designs

June 28, 2024

CAR 6





1 Existing East
1/4" = 1'-0"

2 Proposed East
1/4" = 1'-0"

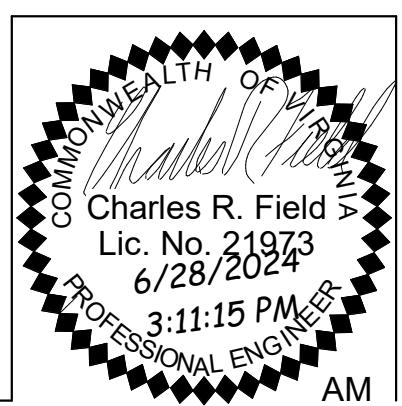
2'-0" 8'-0"
0' 4'-0"
SCALE = 1/4" = 1'-0"

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

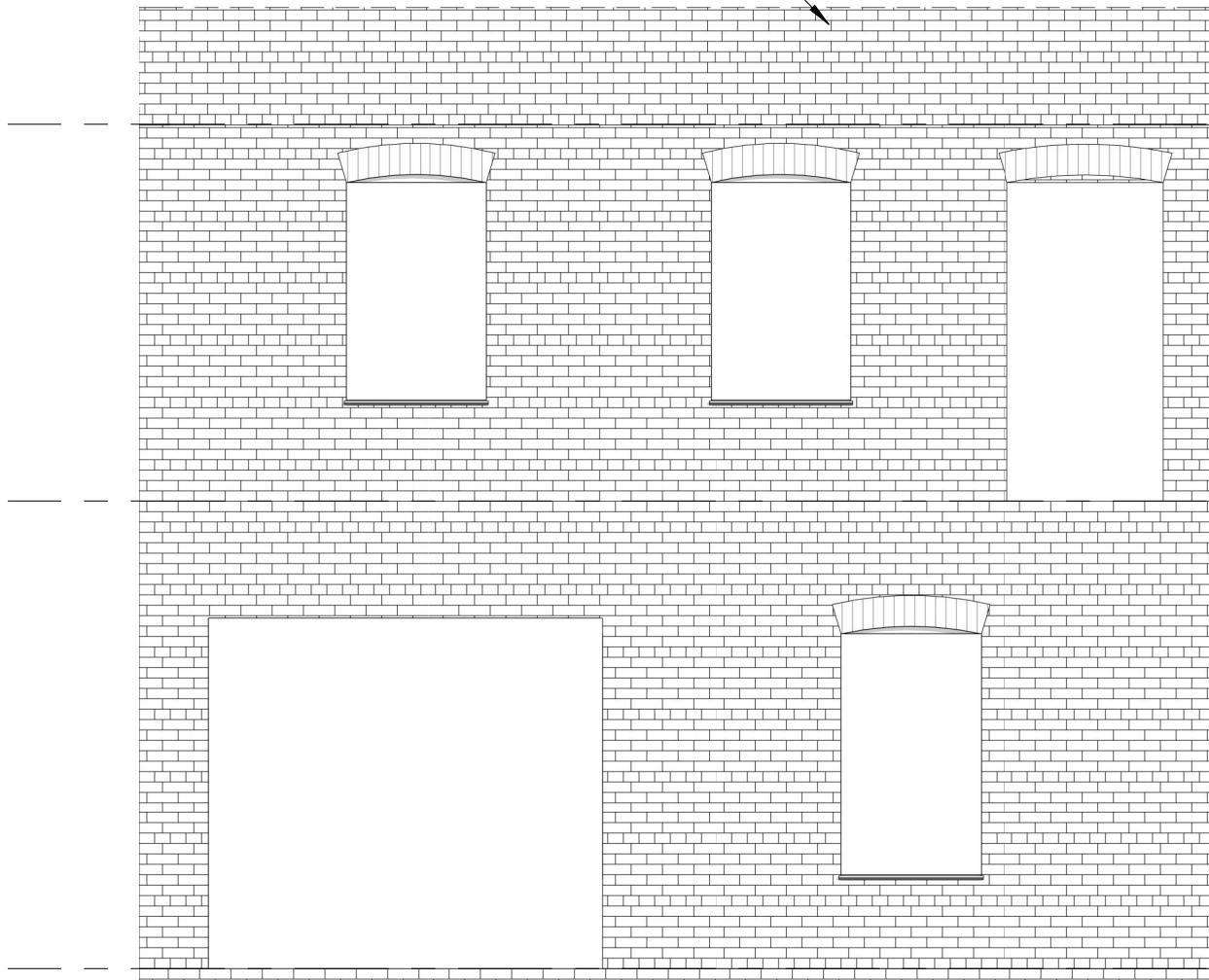
East Elevations
3110 E Broad St Carriage House Renovation
Mixed Designs

June 28, 2024

CAR 7



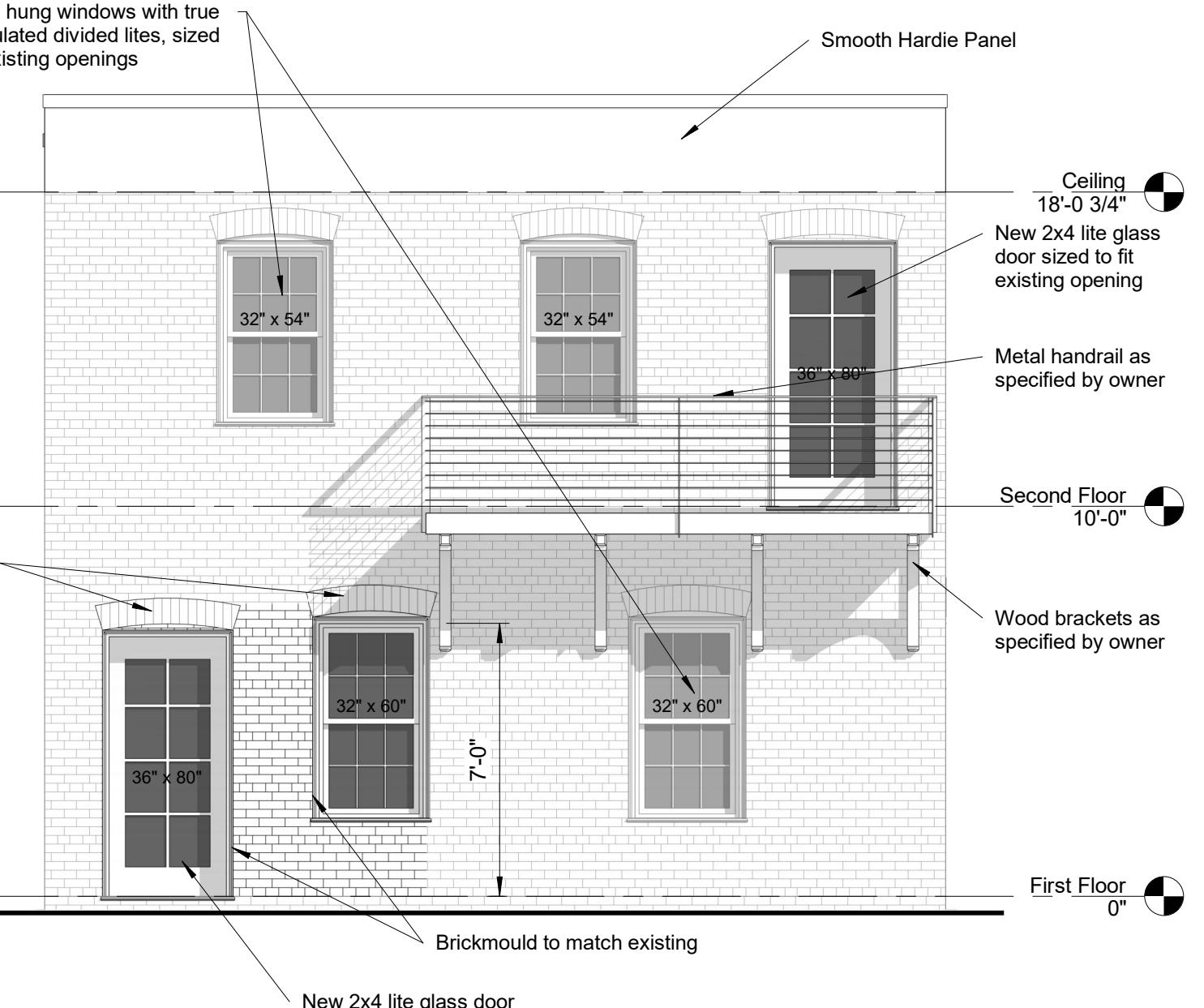
Damaged Parapit to be removed and replaced with smooth Hardie Panel



1 Existing Garden Wall Elevation

1/4" = 1'-0"

Double hung windows with true or simulated divided lites, sized to fit existing openings



2 Proposed Garden Wall Elevation

1/4" = 1'-0"

Print plans at 11" x 17", Tabloid

Rev.	Date	Description

2'-0" 8'-0"
0' 4'-0"
SCALE = 1/4" = 1'-0"

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417 North 22nd Street
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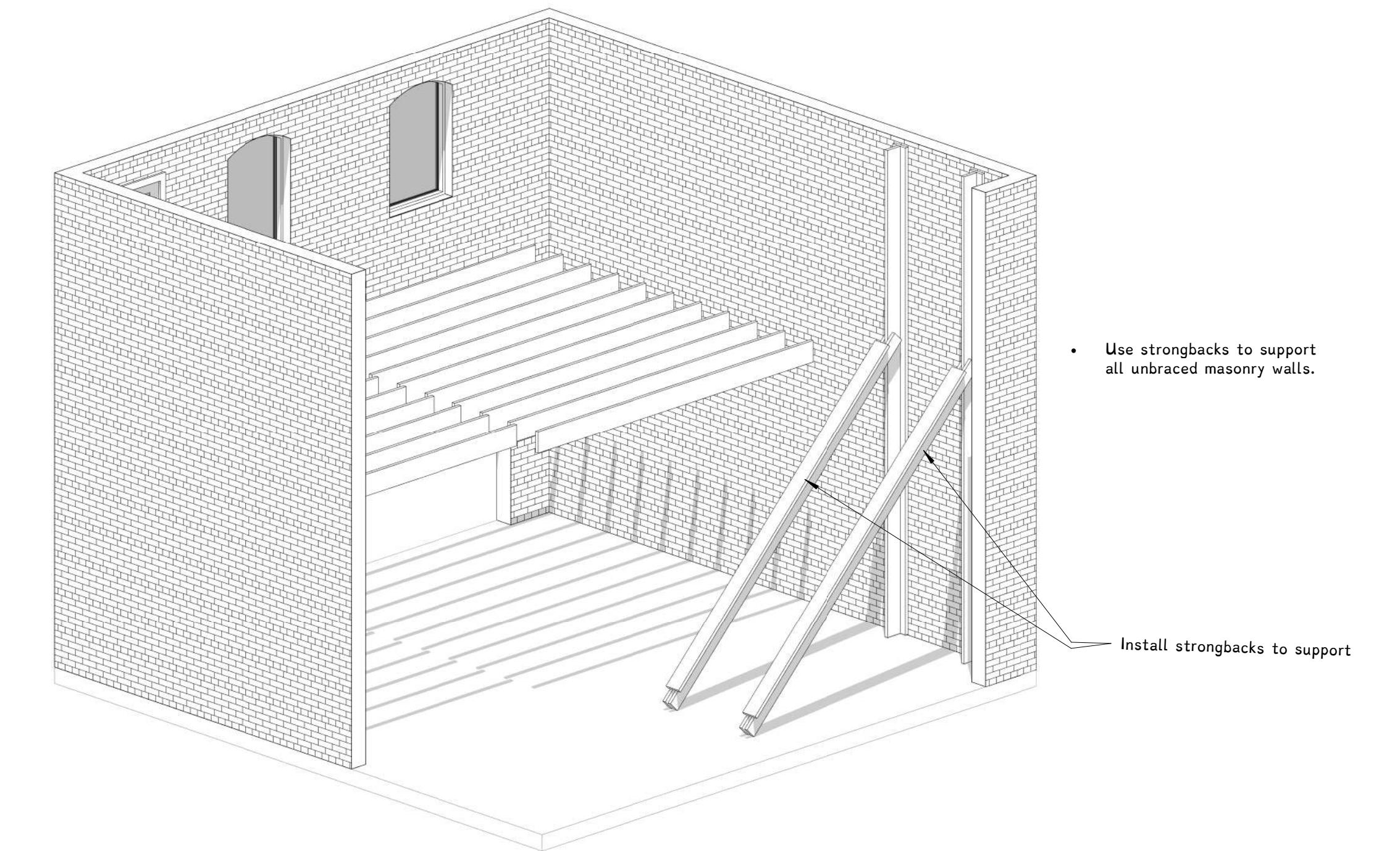
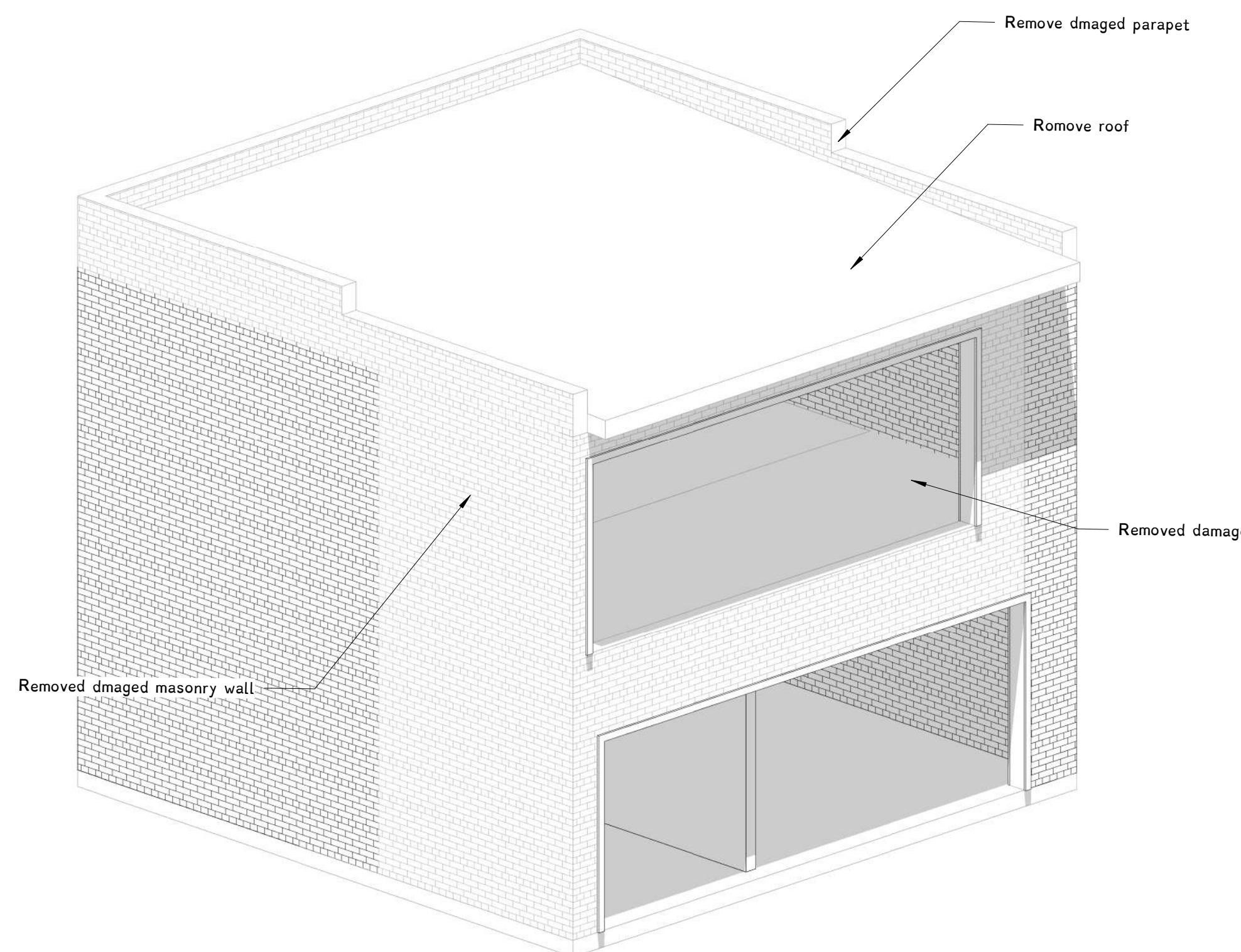
South Elevations
3110 E Broad St Carriage House Renovation
Mixed Designs

June 28, 2024

CAR 8

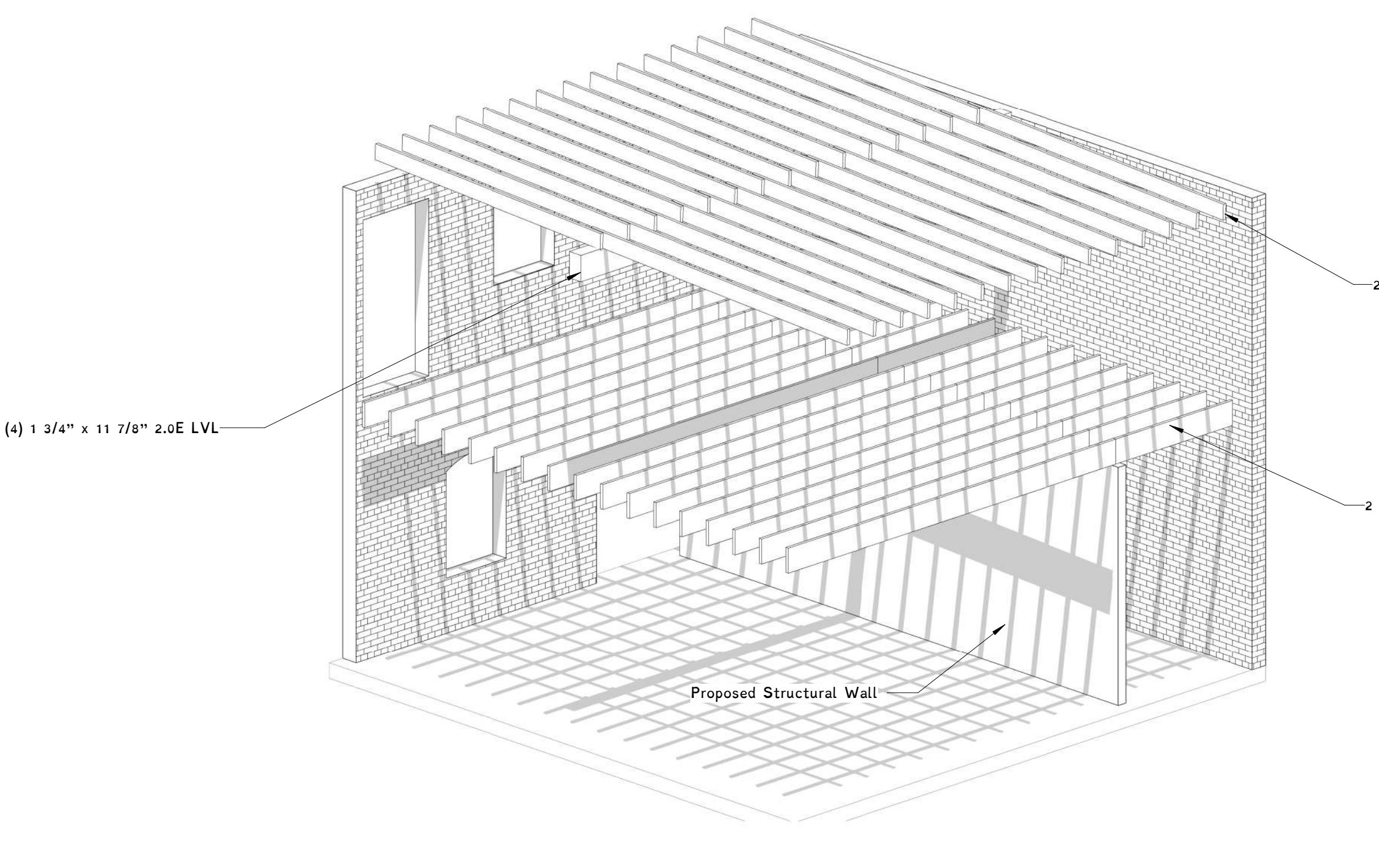
COMMONWEALTH OF VIRGINIA
Charles R. Field
Lic. No. 21973
6/28/2024
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PROFESSIONAL ENGINEER
AM

S1.1

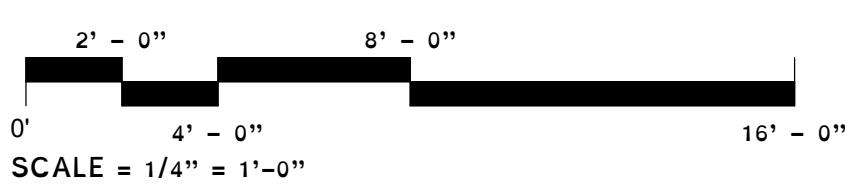


① Demolished Condition

② Existing Conditions



③ Structural View

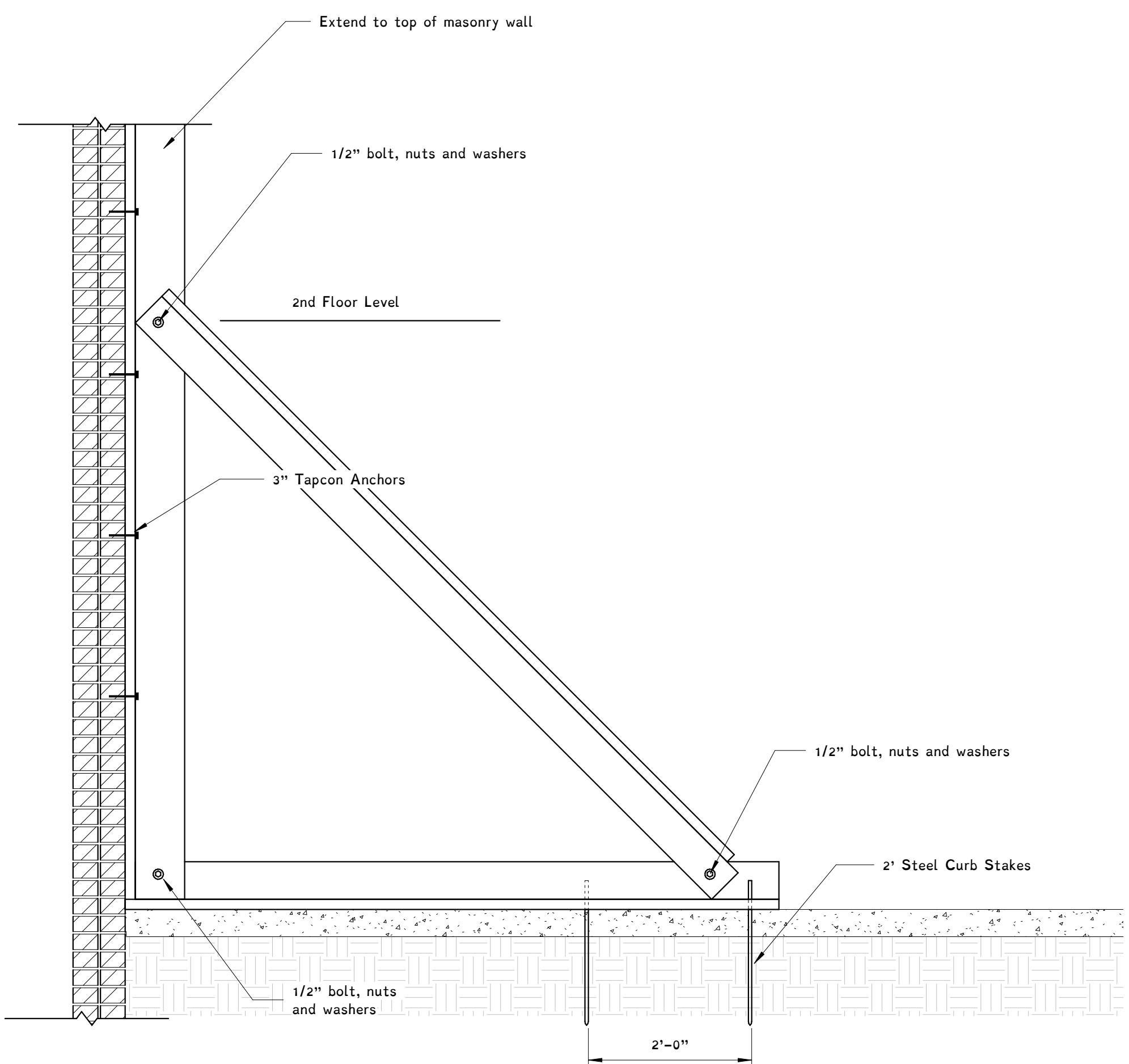
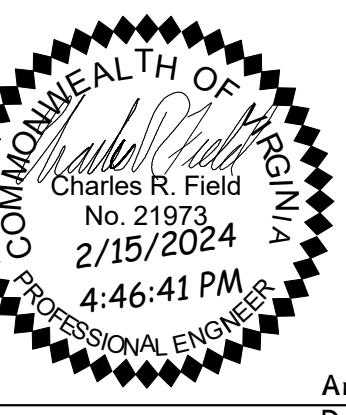


Details
3110 East Broad Street
Mixed Designs

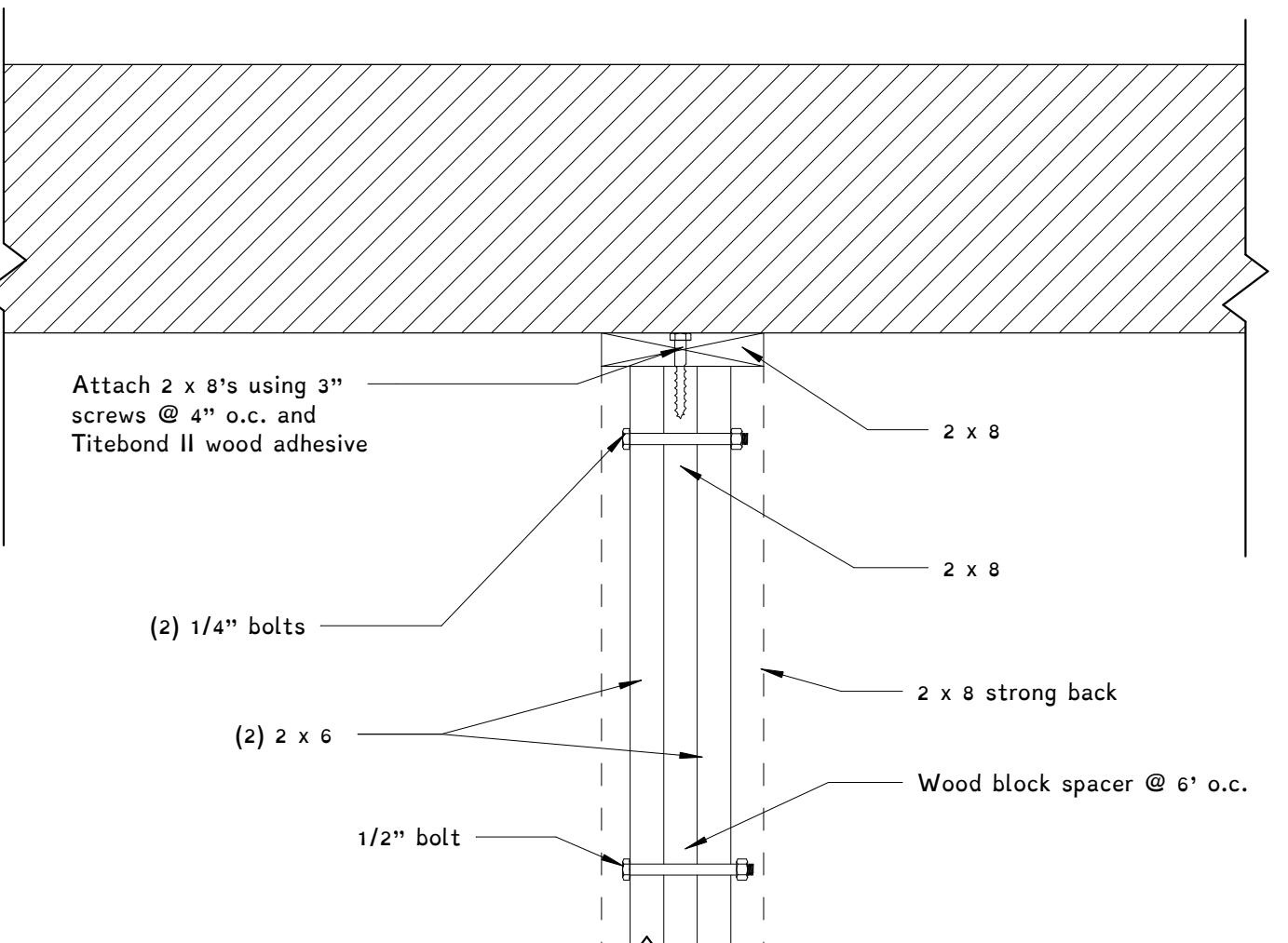
February 15, 2024

City of Richmond, VA

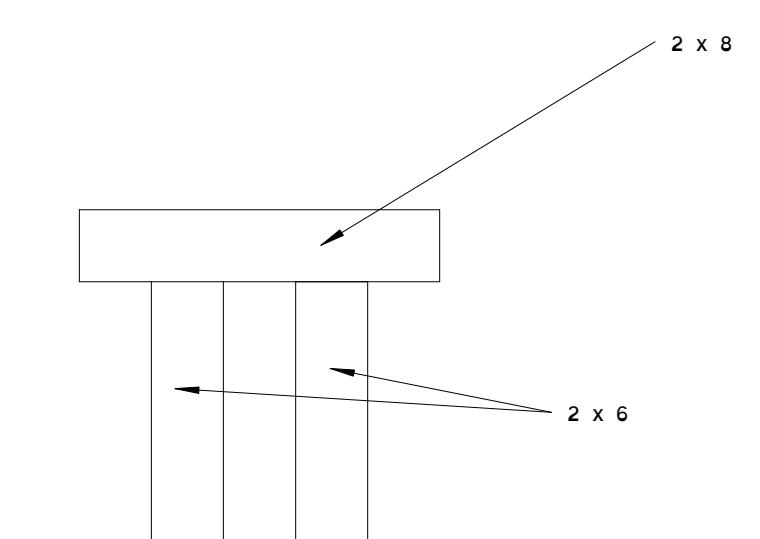
Obsidian
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589



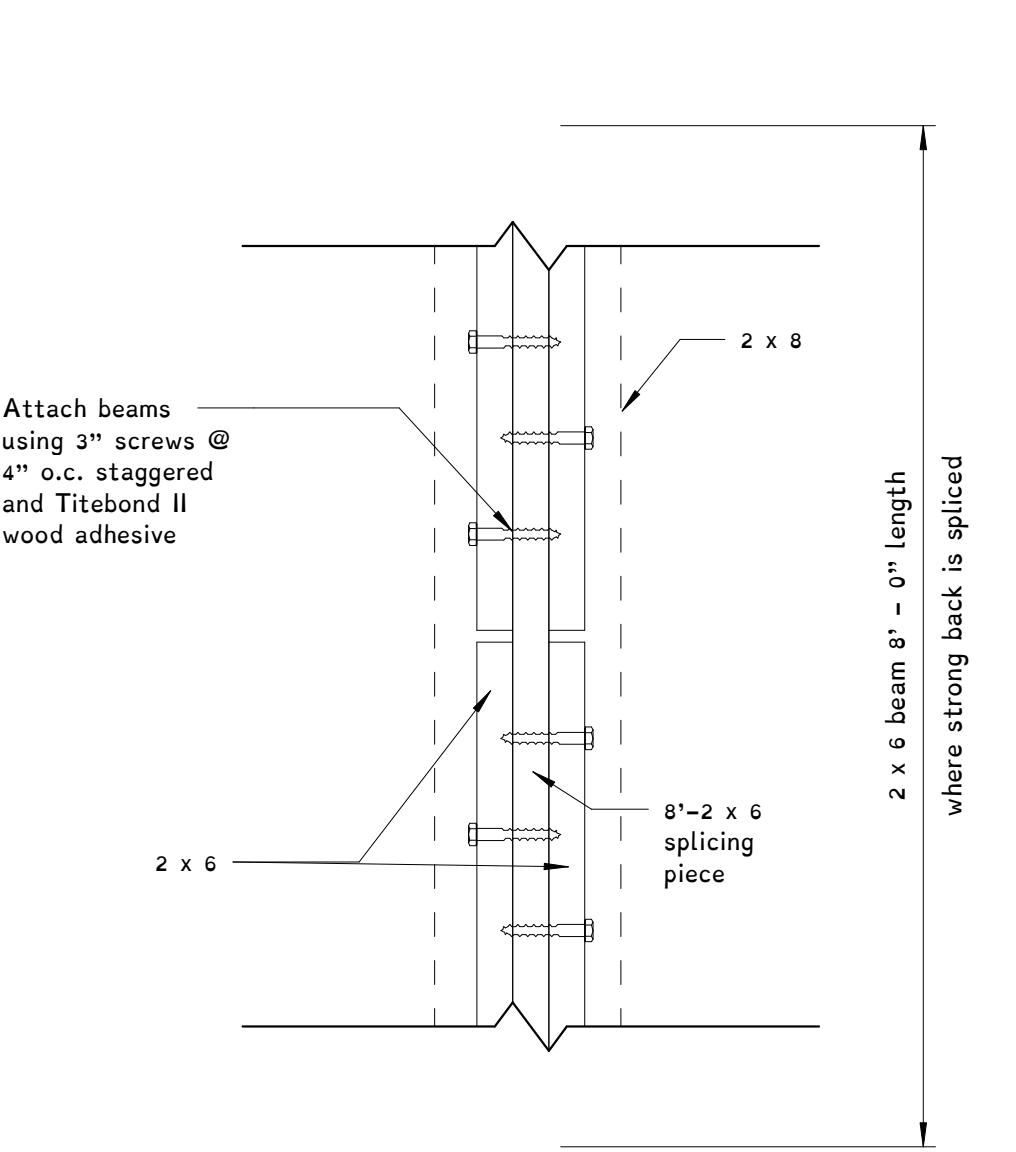
④ Strongback Section View
 $3/4'' = 1'-0''$



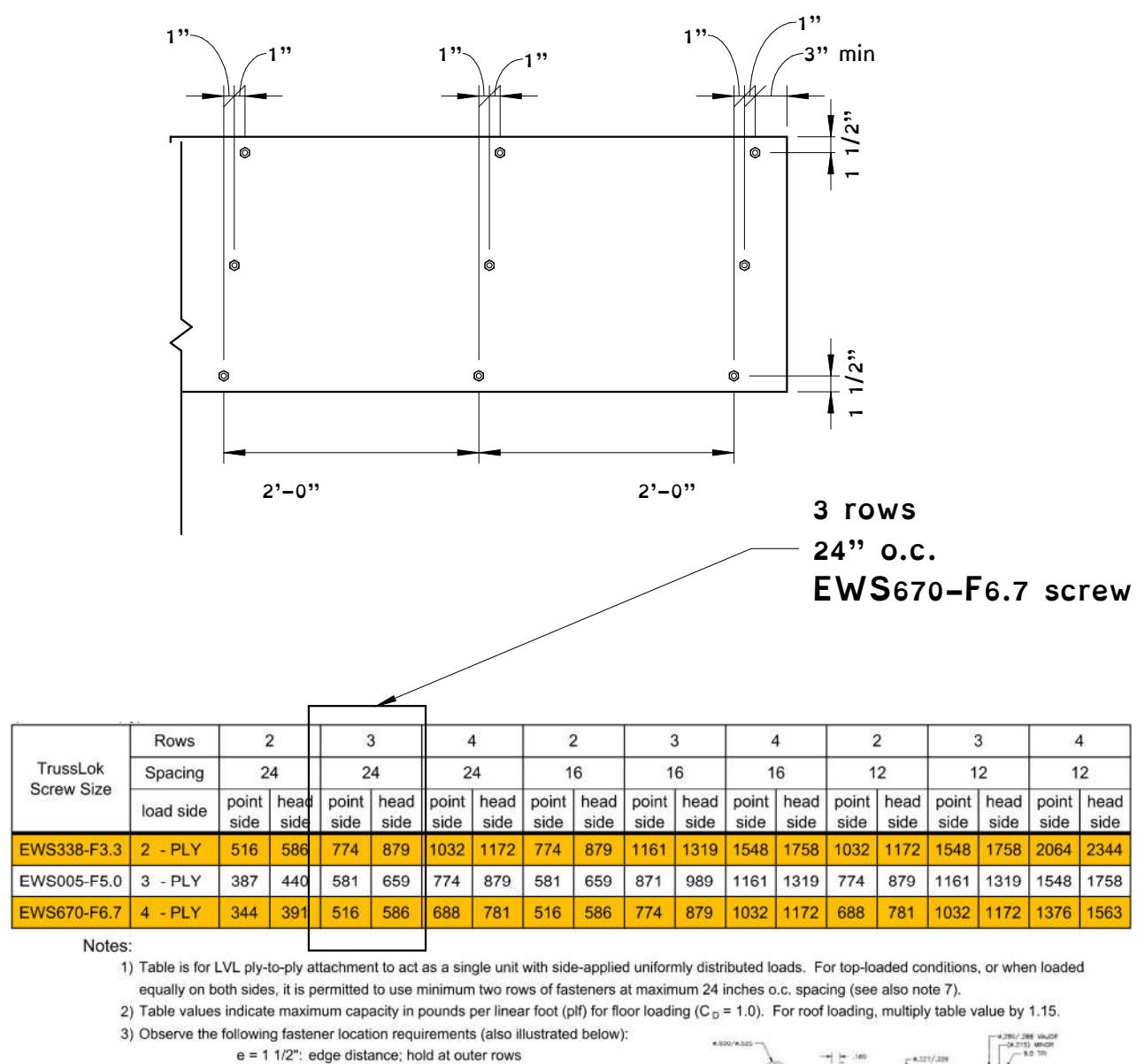
③ Strongback Bracing Plan View
 $1 1/2'' = 1'-0''$



① Strongback Brace Section
 $3'' = 1'-0''$



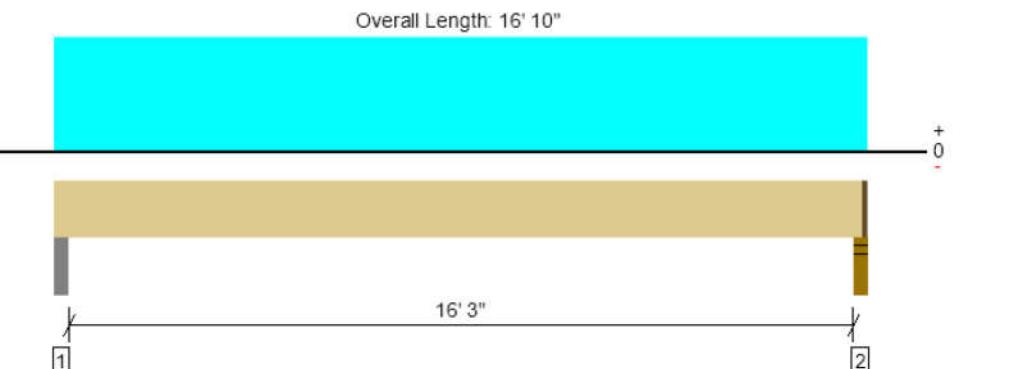
② Strongback Brace Splice Detail
 $1 1/2'' = 1'-0''$



Print plans at 24" x 36", Arch D

⑤ LVL Fastening
 $3/4'' = 1'-0''$

ADU	Member Name	Results (Max Util %)	Current Solution	Comments
Floor: Joist	Passed (77% M)	1 piece(s) 2 x 12 SP No.2 @ 12" OC		
2nd Floor Drop Beam-type	Passed (102% AT)	4 piece(s) 3/4" x 11 7/8" 2.0E Microlam® LVL		
Roof: Joist-type	Passed (44% M)	1 piece(s) 2 x 8 SP No.2 @ 12" OC		



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	432 @ 16' 1 1/2"	1434 (2.25")	Passed (30%)	—	1.0 D + 1.0 L (All Spans)
Shear (lbs)	374 @ 12' 2 3/4"	1969	Passed (19%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Fl-lbs)	1752 @ 8' 5"	2274	Passed (77%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Def. (in)	0.262 @ 8' 5"	0.547	Passed (L75)	1.00	1.0 D + 1.0 L (All Spans)
Total Load Def. (in)	0.341 @ 8' 5"	0.821	Passed (L578)	—	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	—	N/A

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowable moment does not reflect the adjustment for the beam stability factor.
- An 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length		Loads to Supports (lbs)			Accessories	
	Total	Available	Required	Dead	Floor Live		
1 - Pocket - masonry	3.50"	3.50"	1.50"	101	337	438	None
2 - Stud wall - SPF	3.50"	2.25"	1.50"	101	337	438	1 1/4" Rim Board

* Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

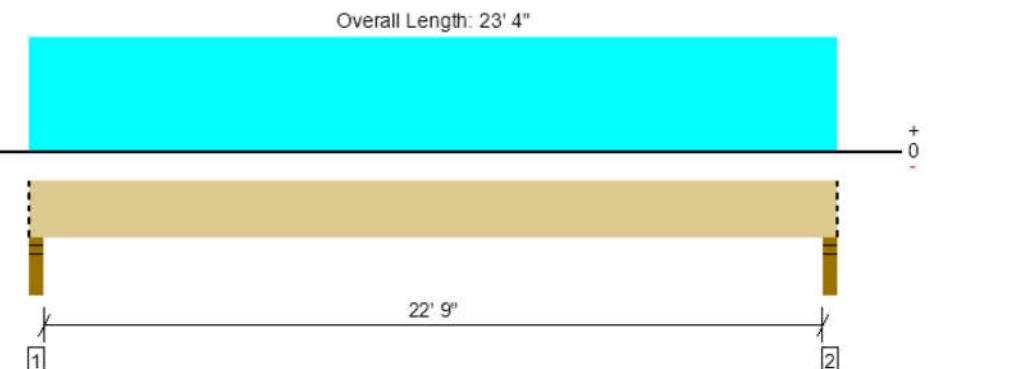
Lateral Bracing	Bracing Intervals		Comments		
	Top Edge (Lu)	Bottom Edge (Lu)	6' 5" o/c	16' 9" o/c	
					*Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments	
					Comments	
1 - Uniform (PSF)	0 to 16' 10"	12"	12.0	40.0	2nd Floor	

*Maximum allowable bracing intervals based on applied load.

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	4137 @ 2' 3 5/8"	10113 (3.50")	Passed (40%)	—	1.0 D + 1.0 S (All Spans)
Shear (lbs)	3693 @ 1' 3 3/8"	18163	Passed (20%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Fl-lbs)	23450 @ 11' 8"	41051	Passed (57%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Def. (in)	0.729 @ 11' 8"	0.767	Passed (L728)	—	1.0 D + 1.0 S (All Spans)
Total Load Def. (in)	1.175 @ 11' 8"	1.150	Passed (L235)	—	1.0 D + 1.0 S (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowable moment does not reflect the adjustment for the beam stability factor.
- Member should be side-loaded from both sides of the member or braced to prevent rotation.

*Member length does not reflect the adjustment for the beam stability factor.

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