



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

Historic District: Church Hill

Current Zoning: R-6

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 signer: \_\_\_\_\_

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: Phoebe Mix

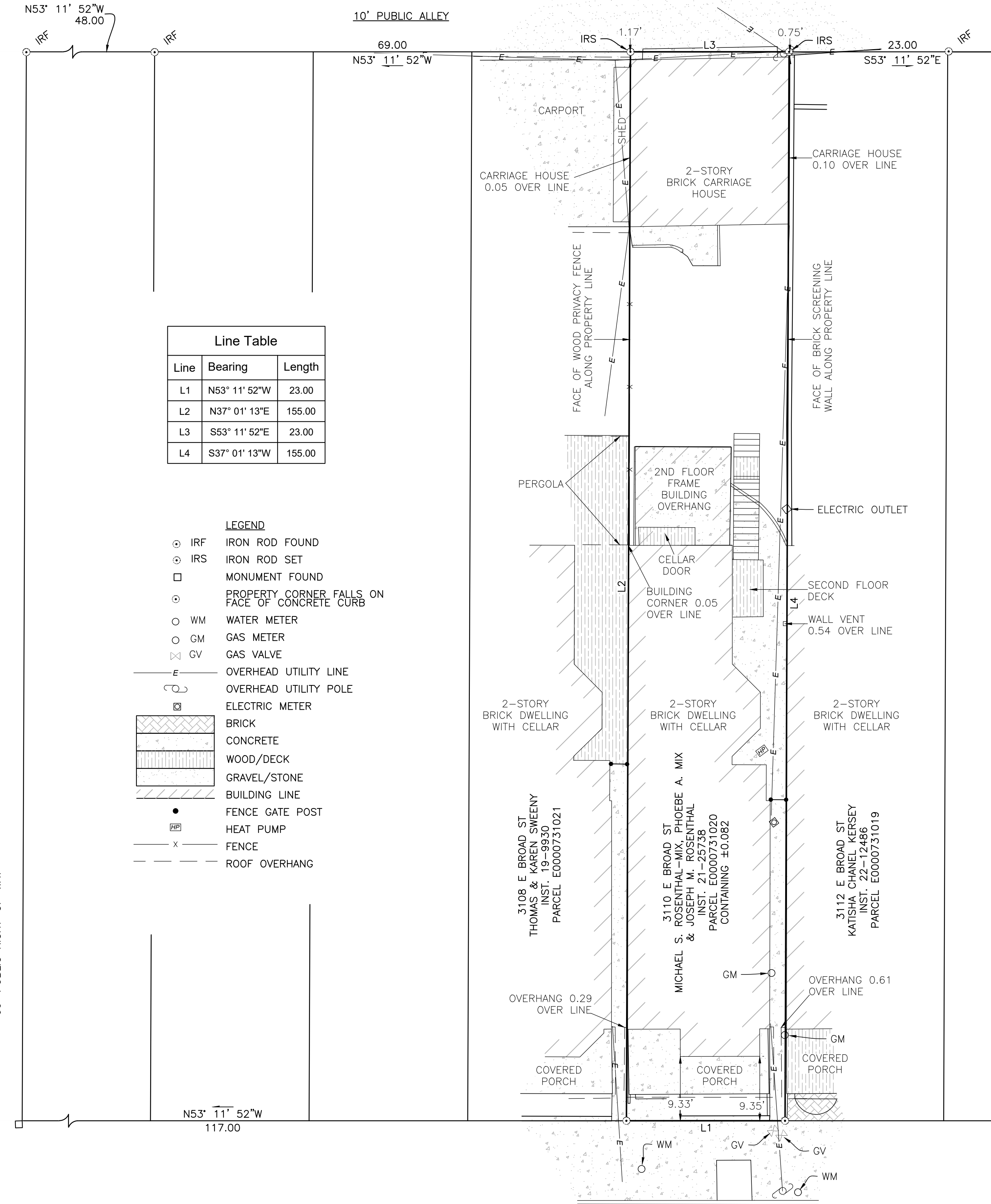
Date: \_\_\_\_\_



Line Table		
Line	Bearing	Length
L1	N53° 11' 52"W	23.00
L2	N37° 01' 13"E	155.00
L3	S53° 11' 52"E	23.00
L4	S37° 01' 13"W	155.00

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- MONUMENT FOUND
- PROPERTY CORNER FALLS ON FACE OF CONCRETE CURB
- WM WATER METER
- GM GAS METER
- GV GAS VALVE
- OVERHEAD UTILITY LINE
- OVERHEAD UTILITY POLE
- ELECTRIC METER
- BRICK
- CONCRETE
- WOOD/DECK
- GRAVEL/STONE
- BUILDING LINE
- FENCE GATE POST
- HEAT PUMP
- FENCE
- ROOF OVERHANG



NOTES:

- ALL BUILDINGS ARE CLEAR OF PROPERTY LINES EXCEPT WHERE NOTED HEREON.
- THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND RIGHT-OF-WAY TAKES MAY EXIST THAT ARE NOT SHOWN.

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



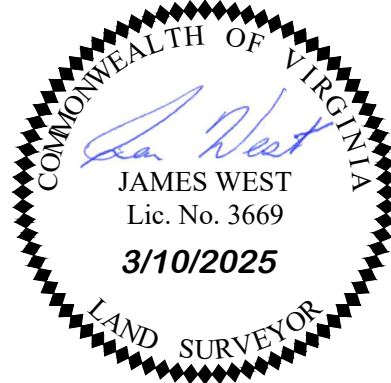
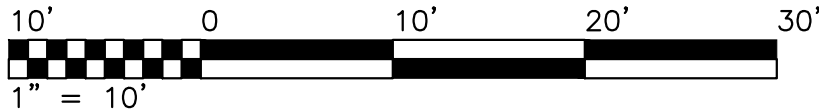
NYFELER  
SURVEY



619 W CARY ST. RICHMOND, VA 23220  
804-277-4231 NyfelerSurvey.com

SHEET NO.: 1 OF 1

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

















# 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

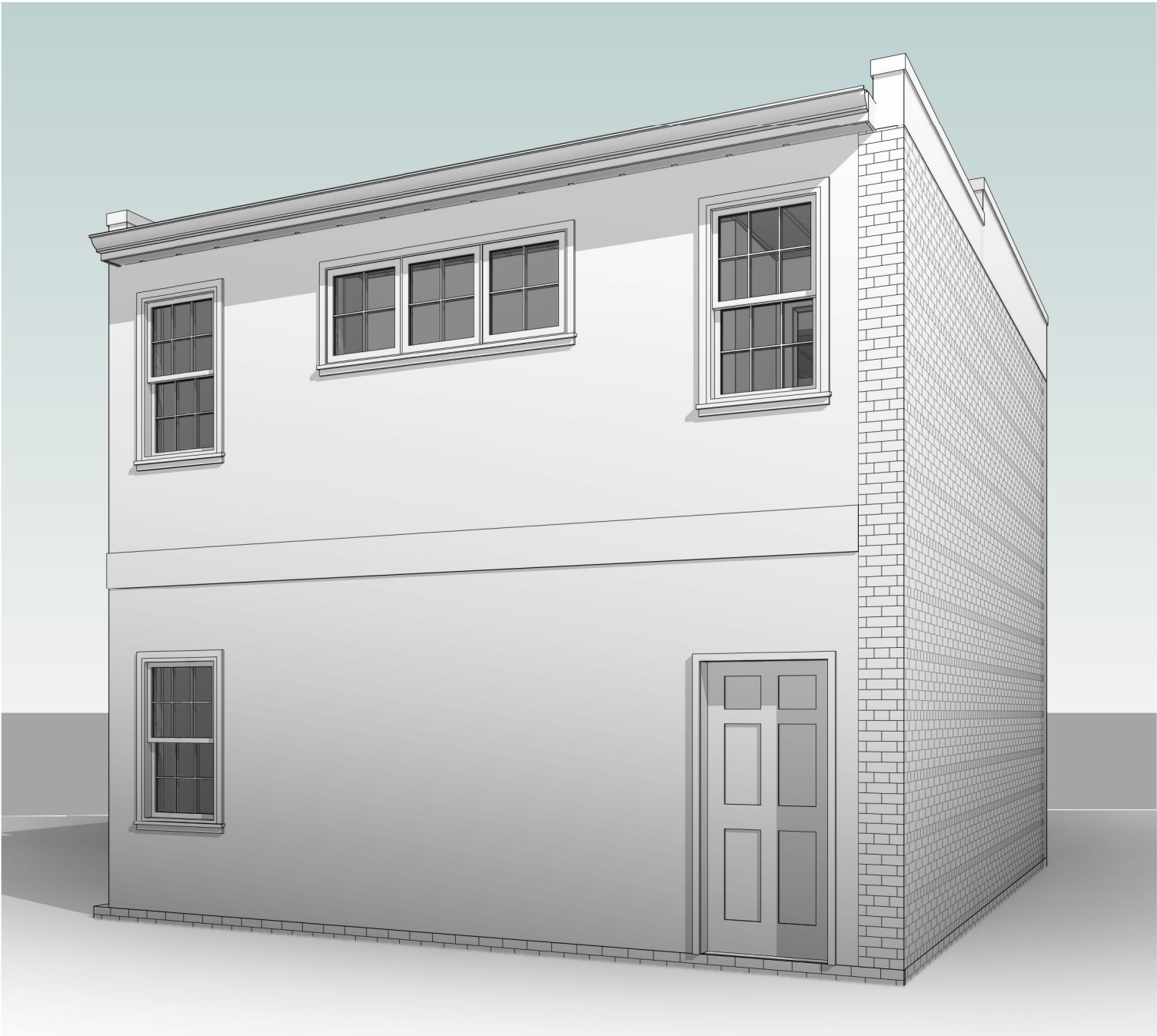
Parcel ID            E0000731020  
Zoning                R-6  
Use                    Residential  
Setbacks            Front Yard = 15 feet  
                          Side Yard = 5 feet  
Lot Coverage       Rear Yard = 5 feet  
                          < 55%

Scope of Work

Scope of work will generally consist of the rennovation 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



Print plans at 11" x 17", Tabloid

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

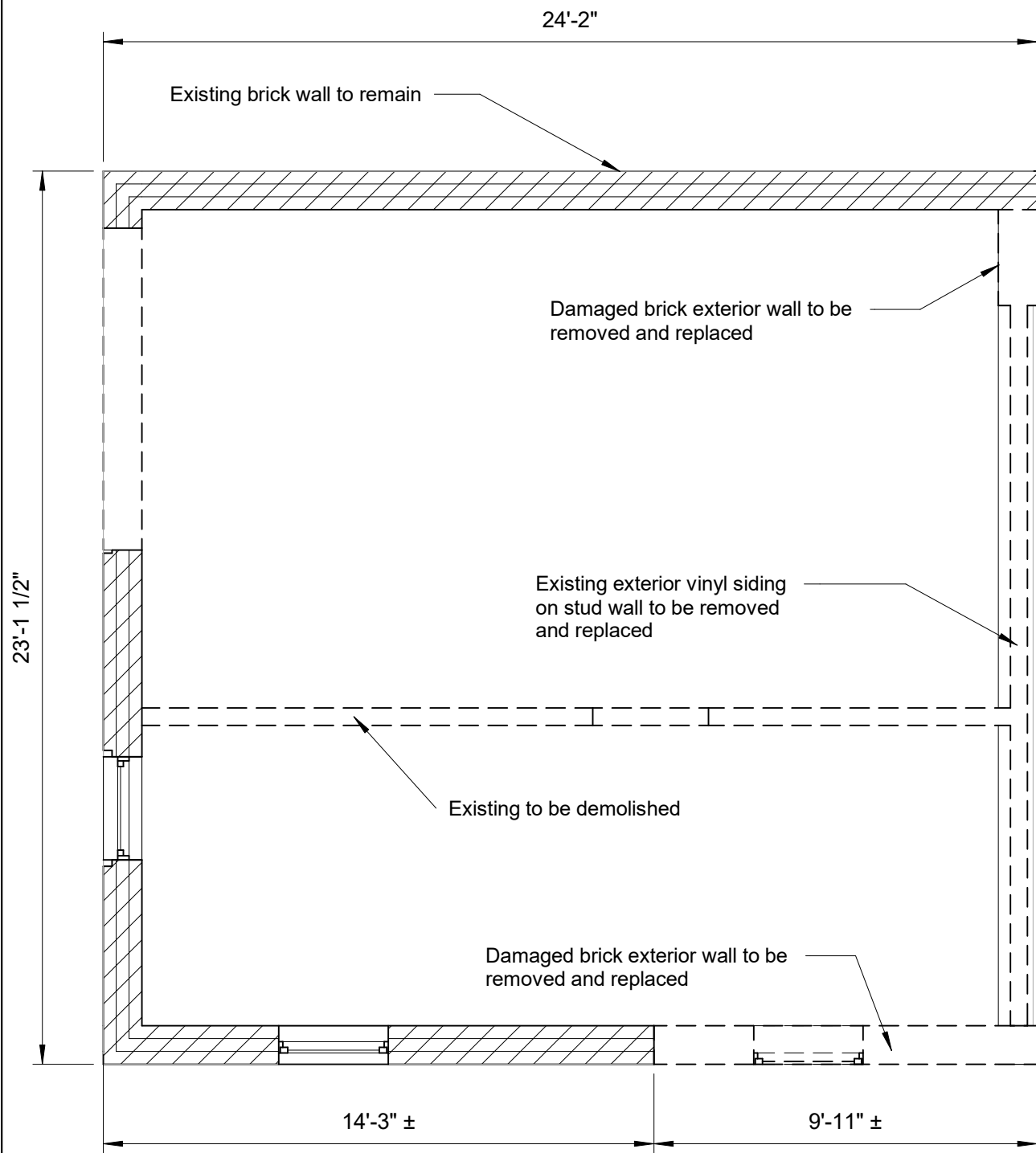
CAR Cover Sheet  
3110 E Broad St Carriage House Renovation  
Mixed Designs

June 28, 2024

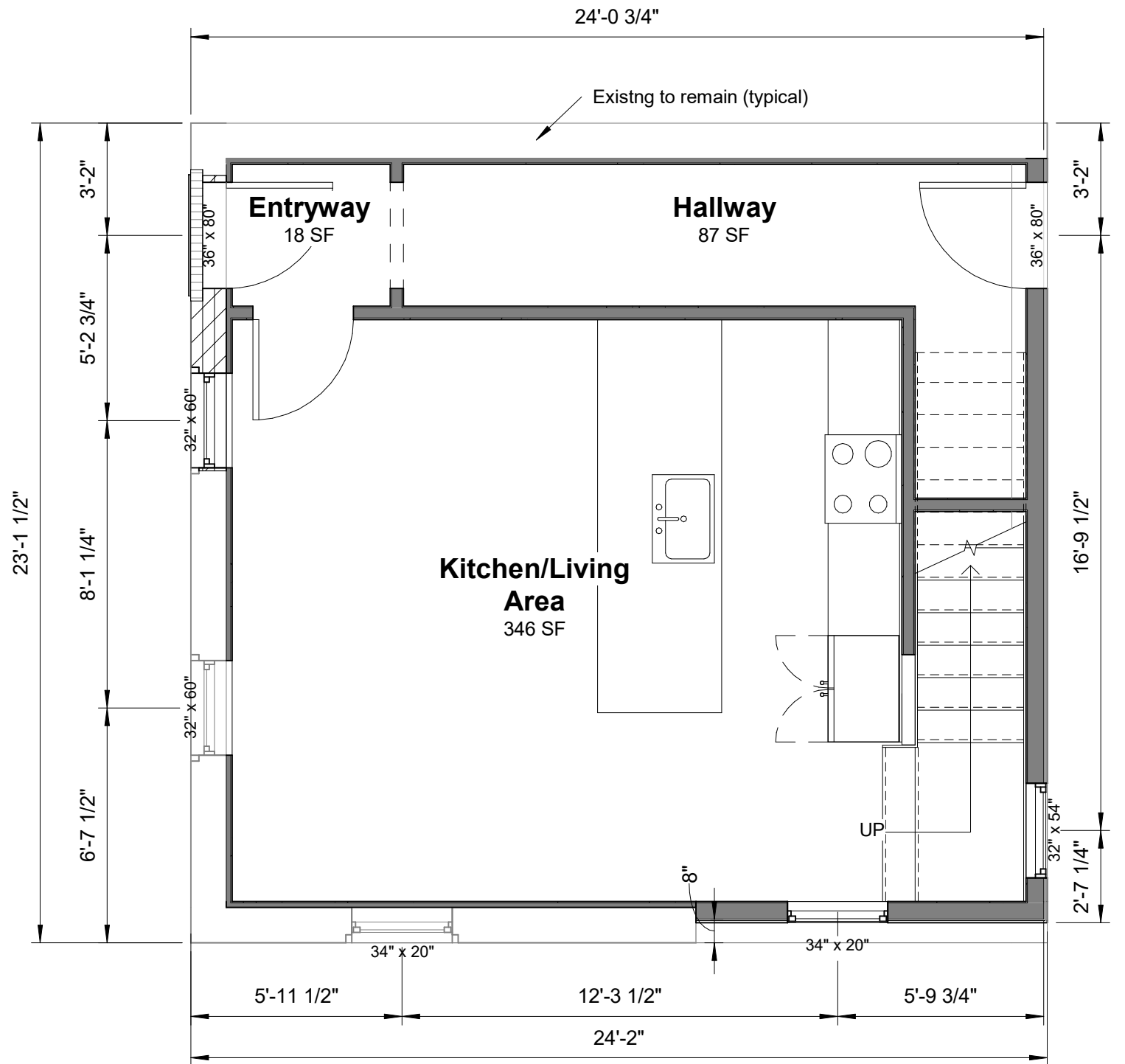
CAR 1



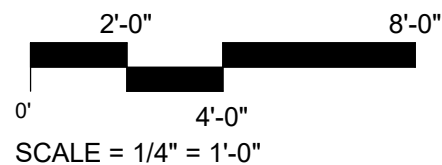
Print plans at 11" x 17", Tabloid



1 1st Floor - Existing  
1/4" = 1'-0"



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



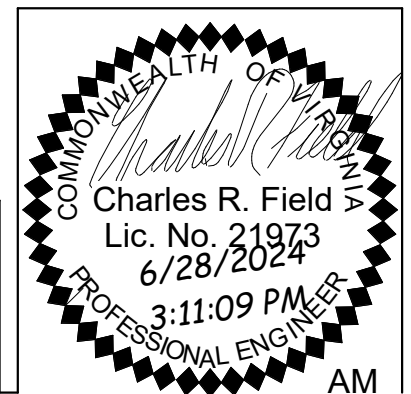
Rev.	Date	Description
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**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

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

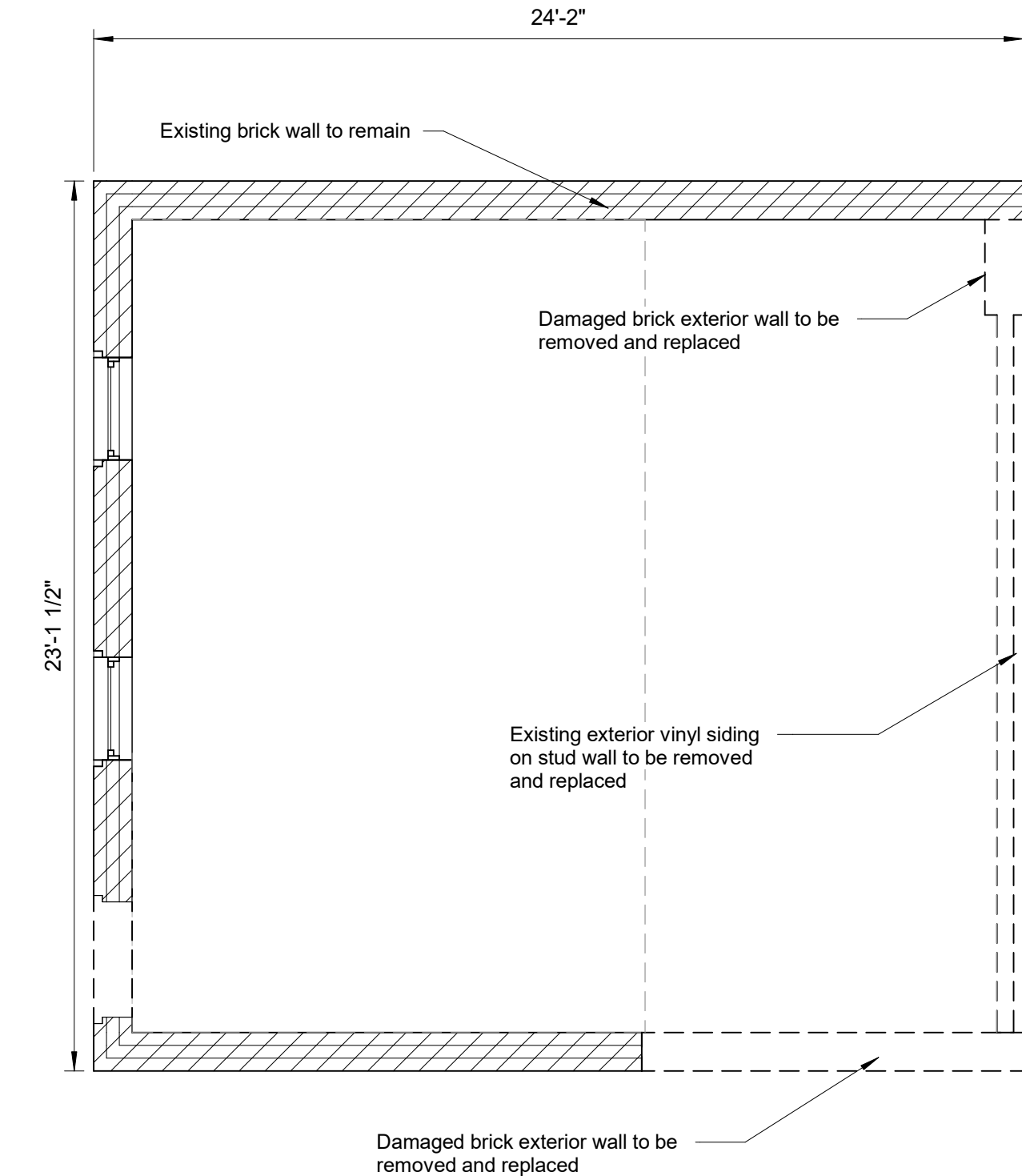
June 28, 2024

CAR 2

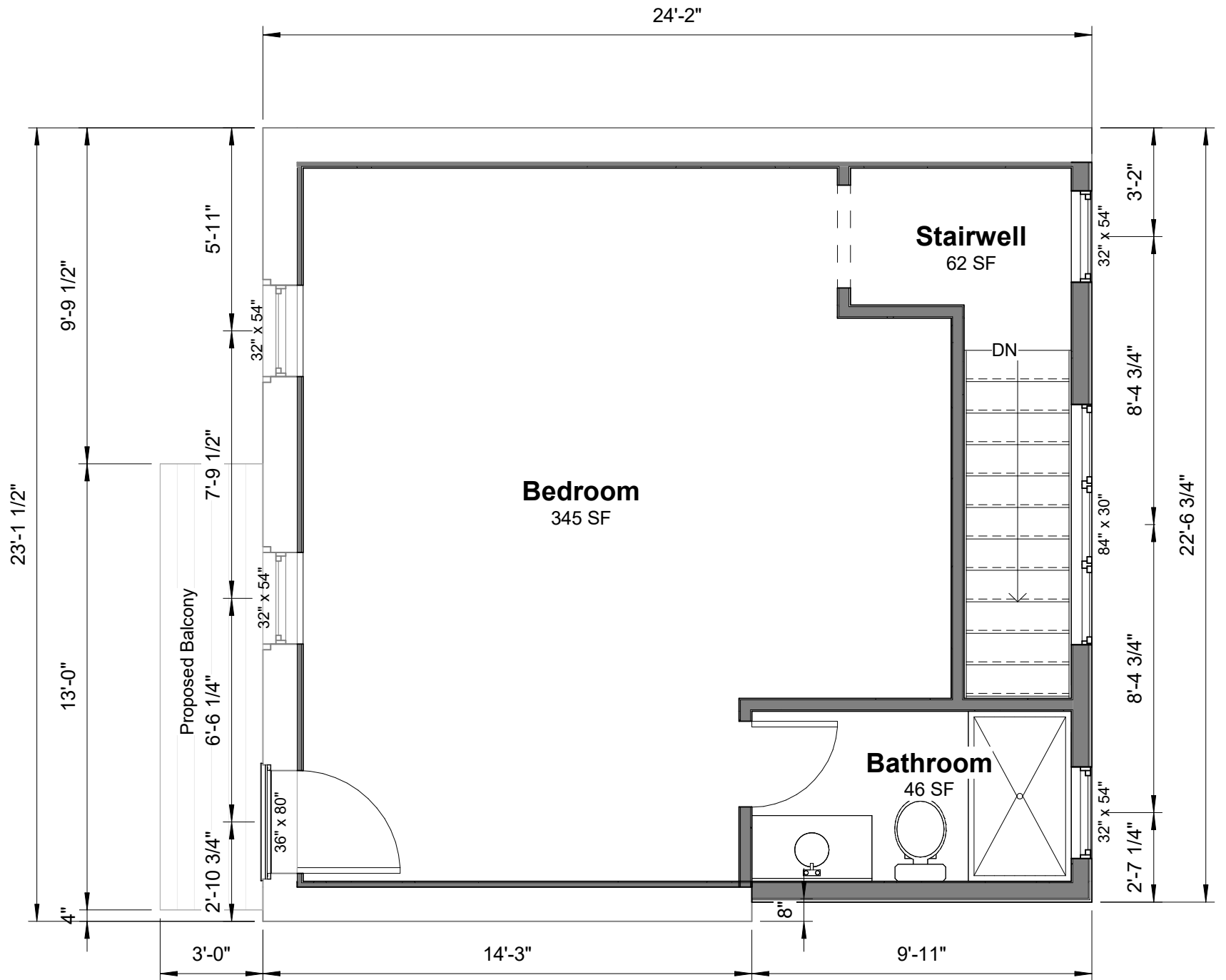




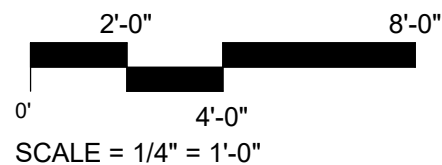
Print plans at 11" x 17", Tabloid



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



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



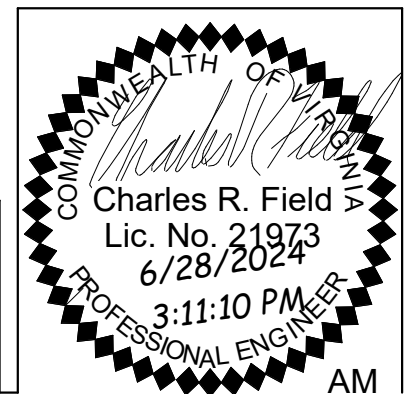
Rev.	Date	Description
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**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

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

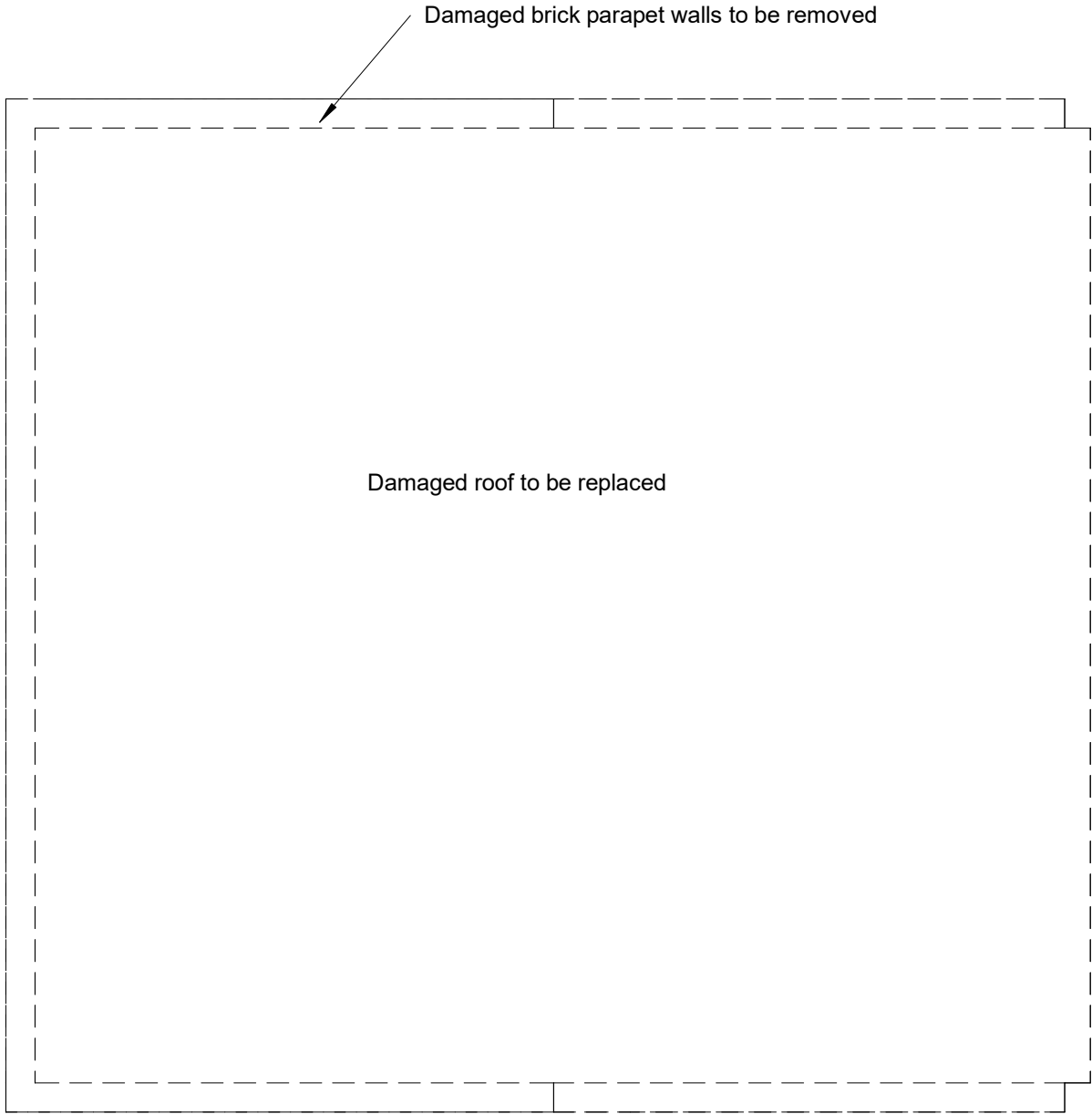
June 28, 2024

CAR 3

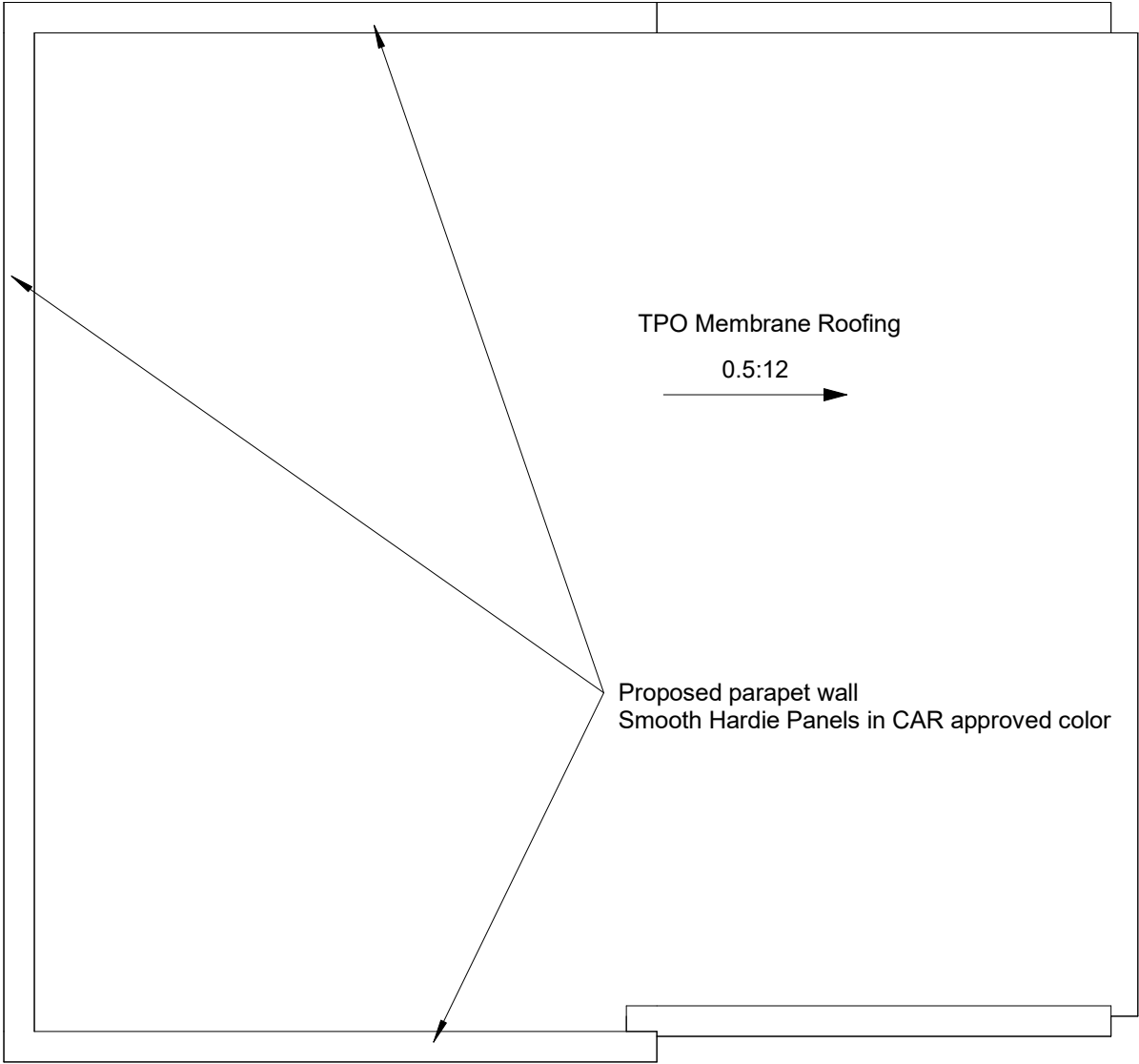




Print plans at 11" x 17", Tabloid



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



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

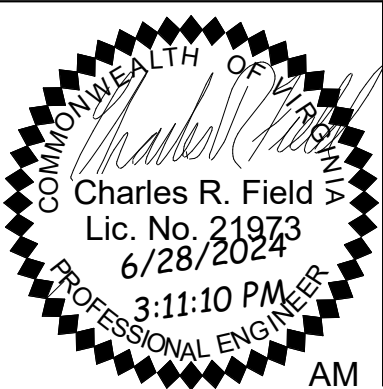
Rev.	Date	Description
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**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**Roof Plan**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**

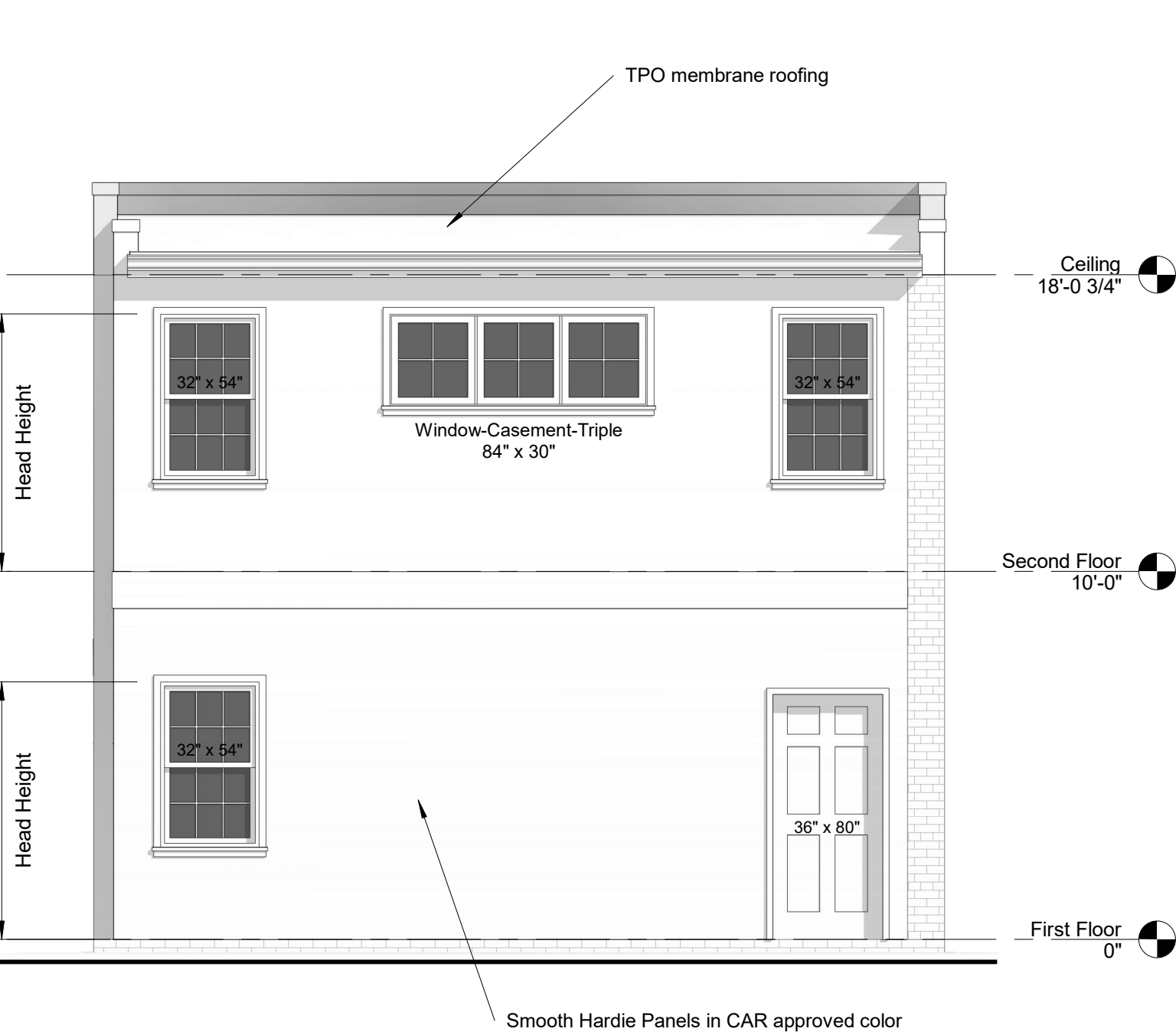
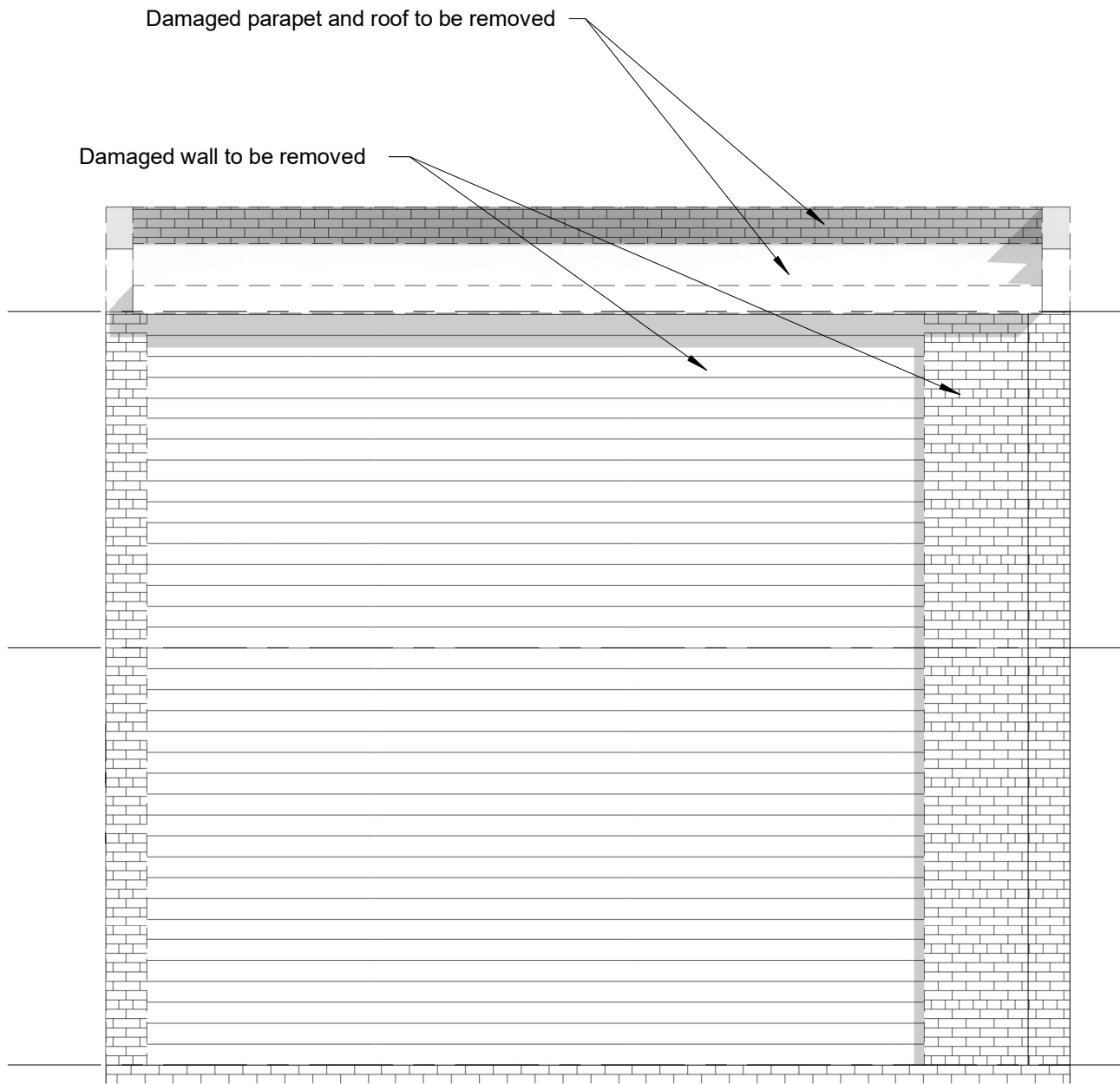
June 28, 2024

CAR 4



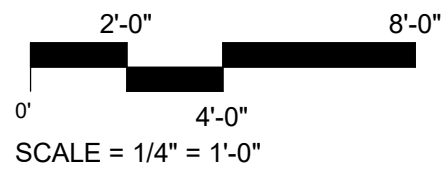


Print plans at 11" x 17", Tabloid



1 Existing Alley Wall Elevation  
1/4" = 1'-0"

2 Proposed Alley Wall Elevation  
1/4" = 1'-0"

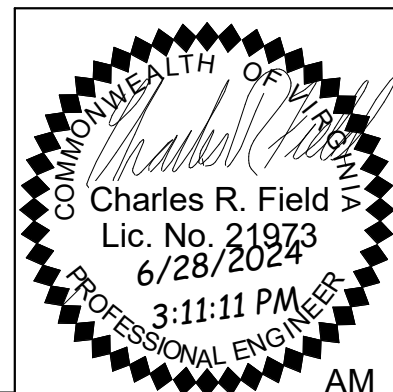


SCALE = 1/4" = 1'-0"

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

**North Elevations**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**  
June 28, 2024  
CAR 5





Print plans at 11" x 17", Tabloid

Damaged Parapit to be removed and replaced with smooth Hardie Panel

Damaged wall to be removed and replaced with smooth Hardie Panel

Smooth Hardie Panel in CAR approved color

Ceiling  
18'-0 3/4"

Second Floor  
10'-0"

First Floor  
0"

Metal Railing

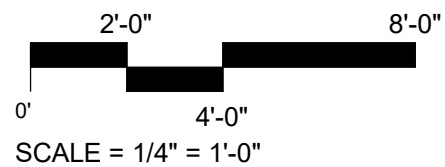
Wood bracket

Existing window to be replaced in kind

New window location to match existing

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

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

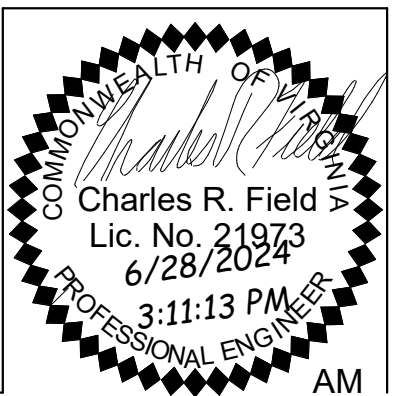


**Obsidian, Inc.**  
417 North 22nd Street  
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804.647.1589  
obsidianrva@gmail.com

**West Elevations**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**

June 28, 2024

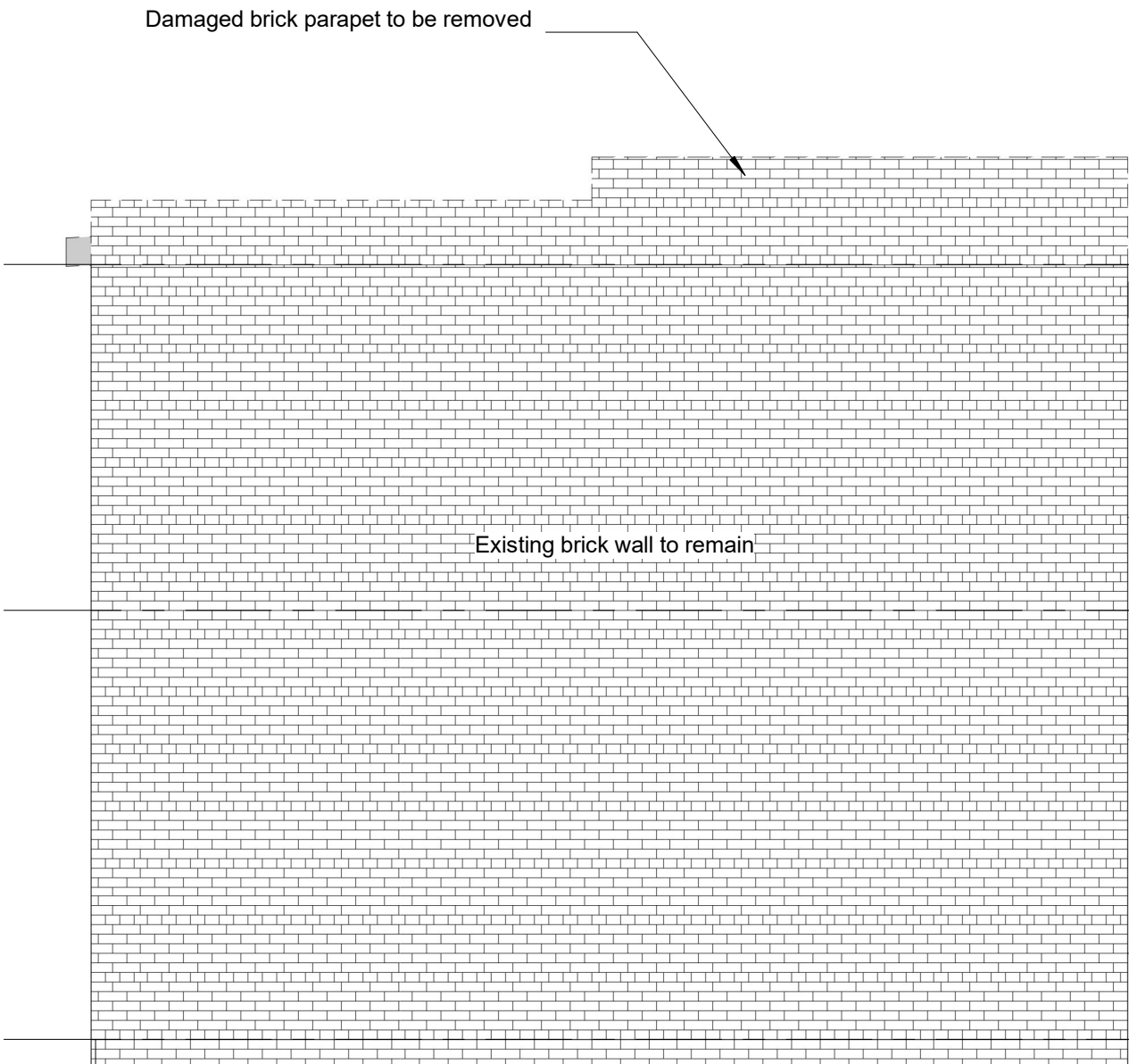
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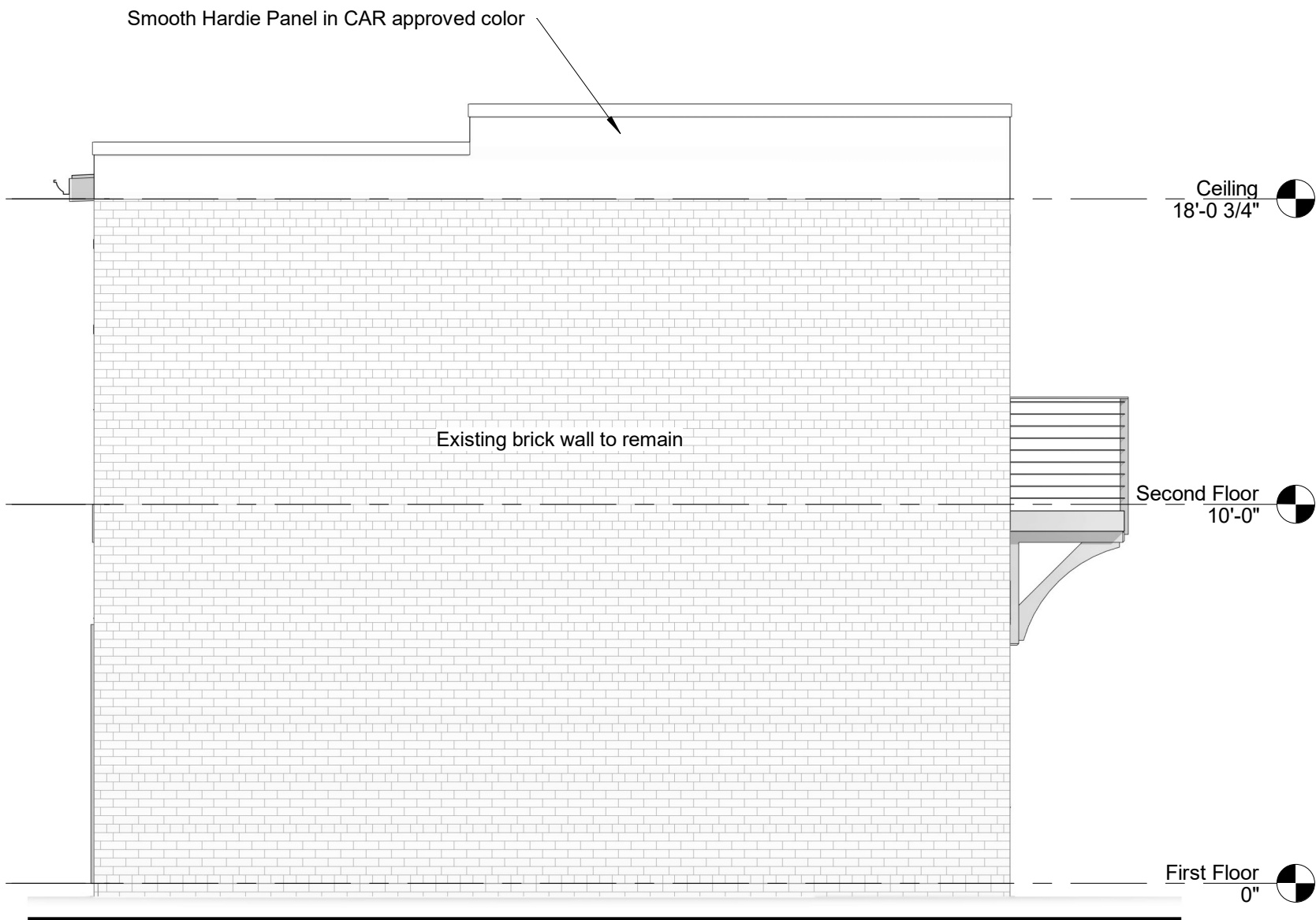
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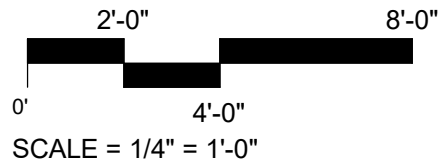
Print plans at 11" x 17", Tabloid



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



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



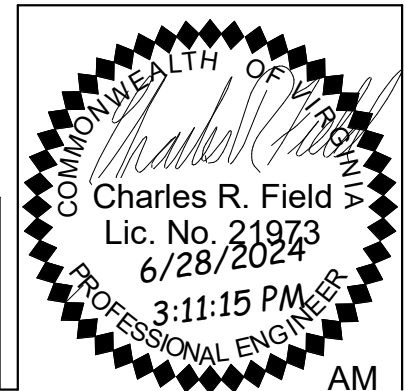
Rev.	Date	Description
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**Obsidian, Inc.**  
417 North 22nd Street  
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obsidianrva@gmail.com

**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

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

Smooth Hardie Panel

Ceiling  
18'-0 3/4"

New 2x4 lite glass door sized to fit existing opening

Metal handrail as specified by owner

Second Floor  
10'-0"

Wood brackets as specified by owner

First Floor  
0"

Brick Jack arch to match existing

7'-0"

Brickmould to match existing

New 2x4 lite glass door

1 Existing Garden Wall Elevation  
1/4" = 1'-0"

2 Proposed Garden Wall Elevation  
1/4" = 1'-0"

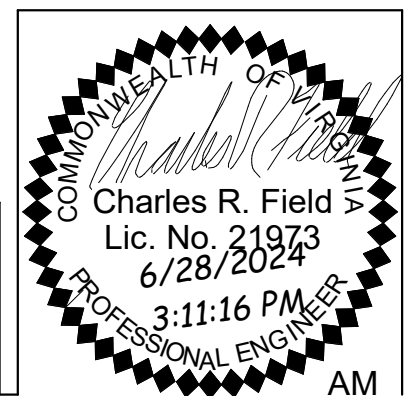
0' 2'-0" 4'-0" 8'-0"  
SCALE = 1/4" = 1'-0"

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

**South Elevations**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**

June 28, 2024

CAR 8



Rev.	Date	Description
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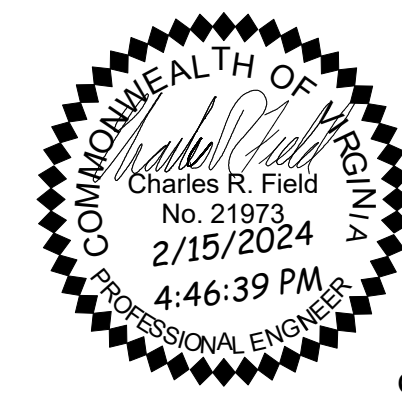


Rev.	Date	Description

February 15, 2024

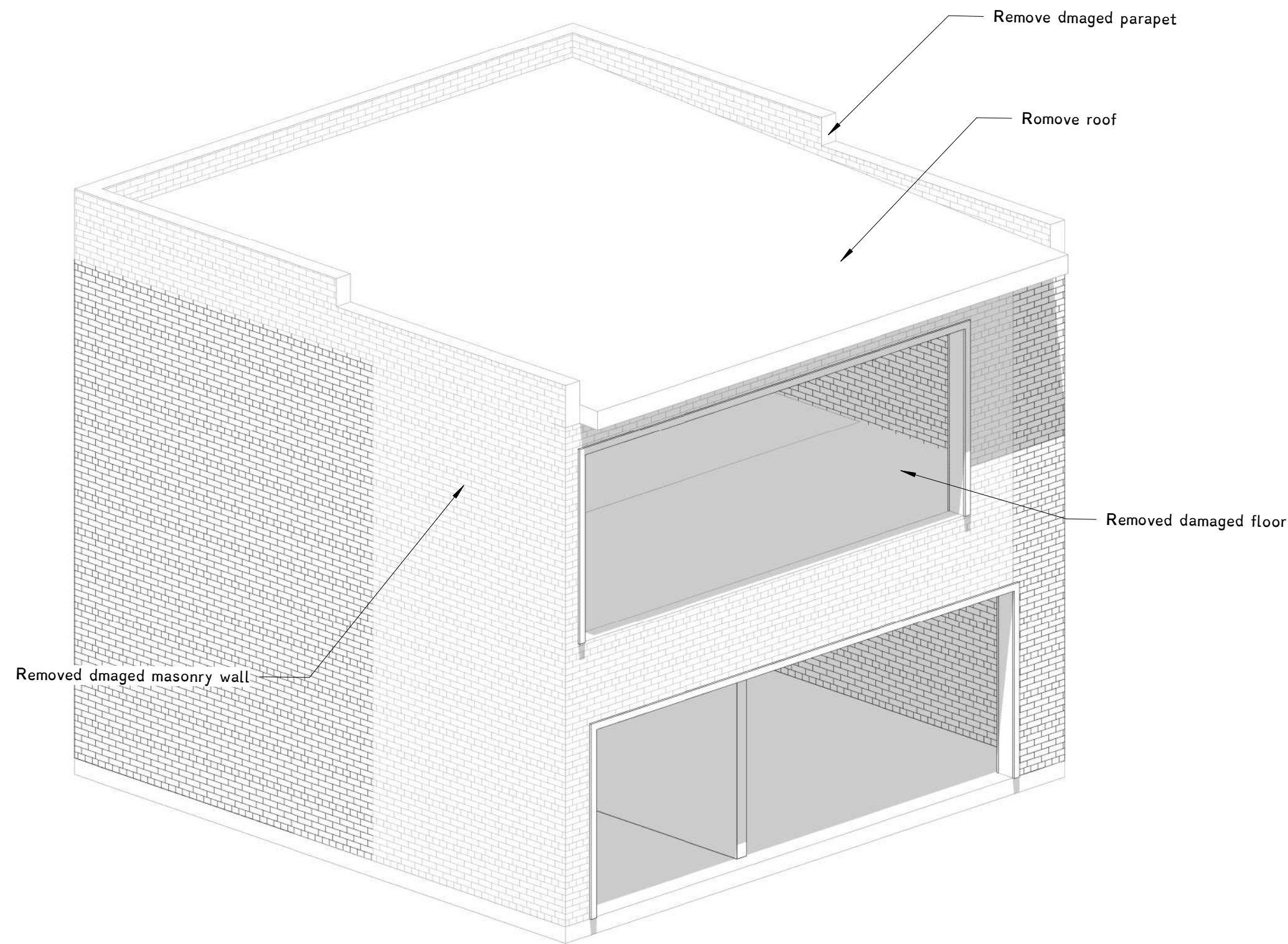
Demolition Plans  
3110 East Broad Street  
Mixed Designs

City of Richmond, VA

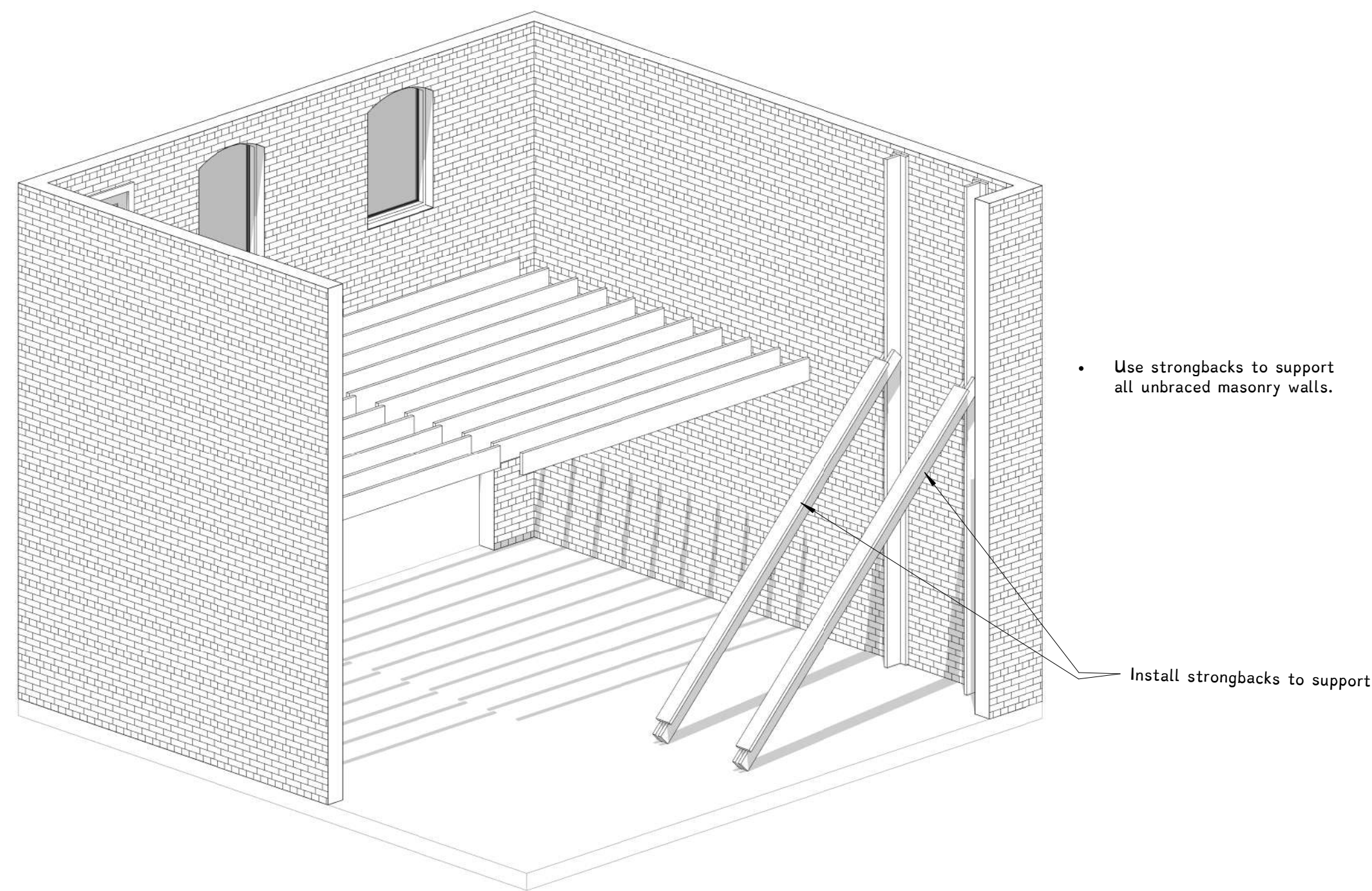


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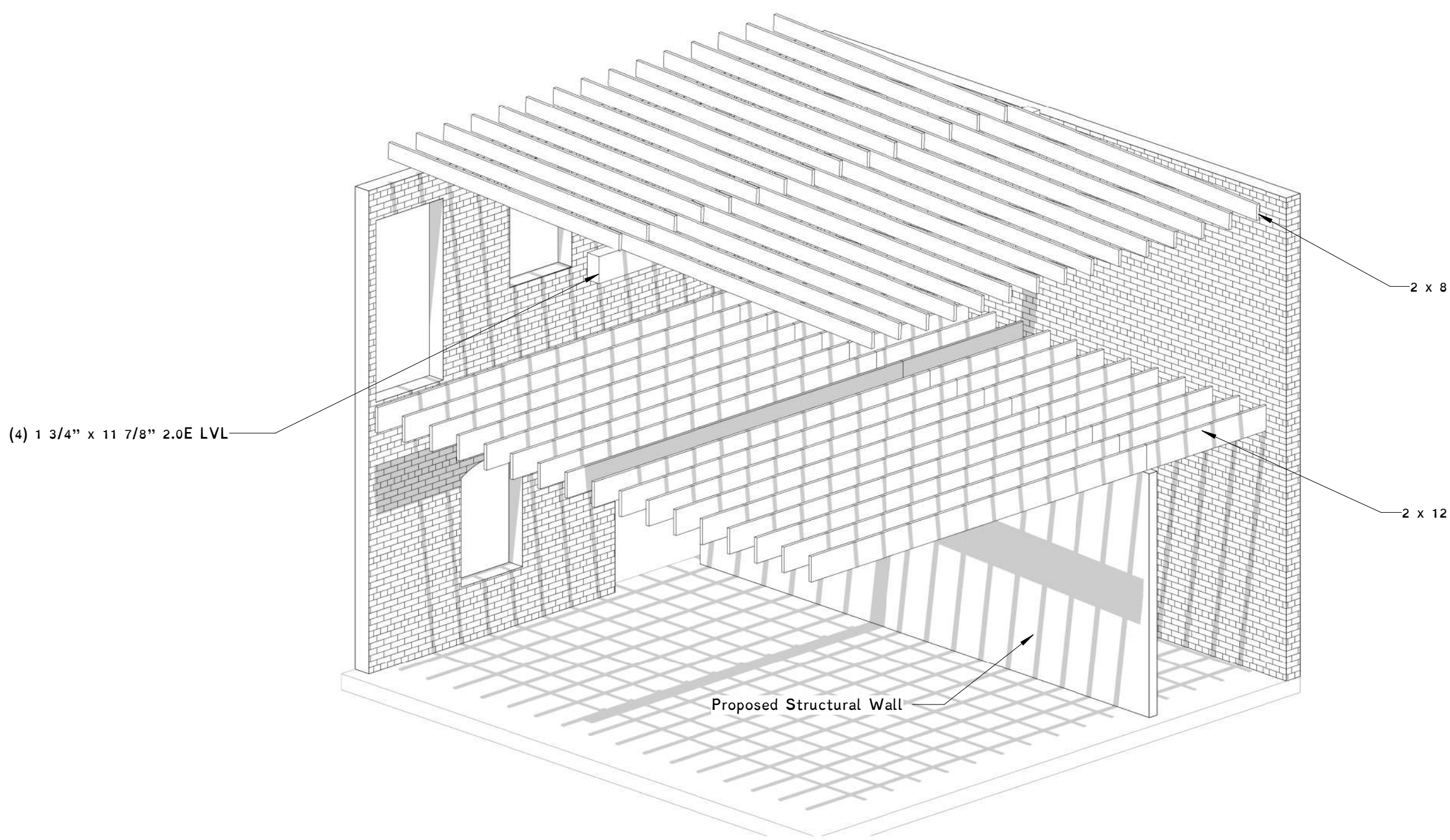
**Obsidian**  
A Professional Engineering Practice  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589



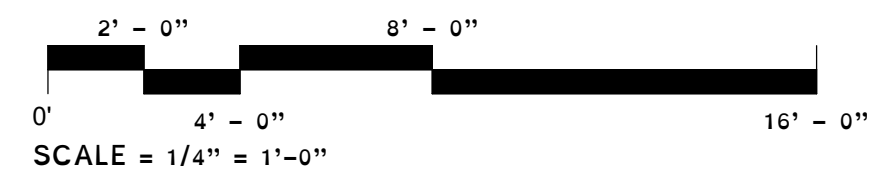
Existing Conditions



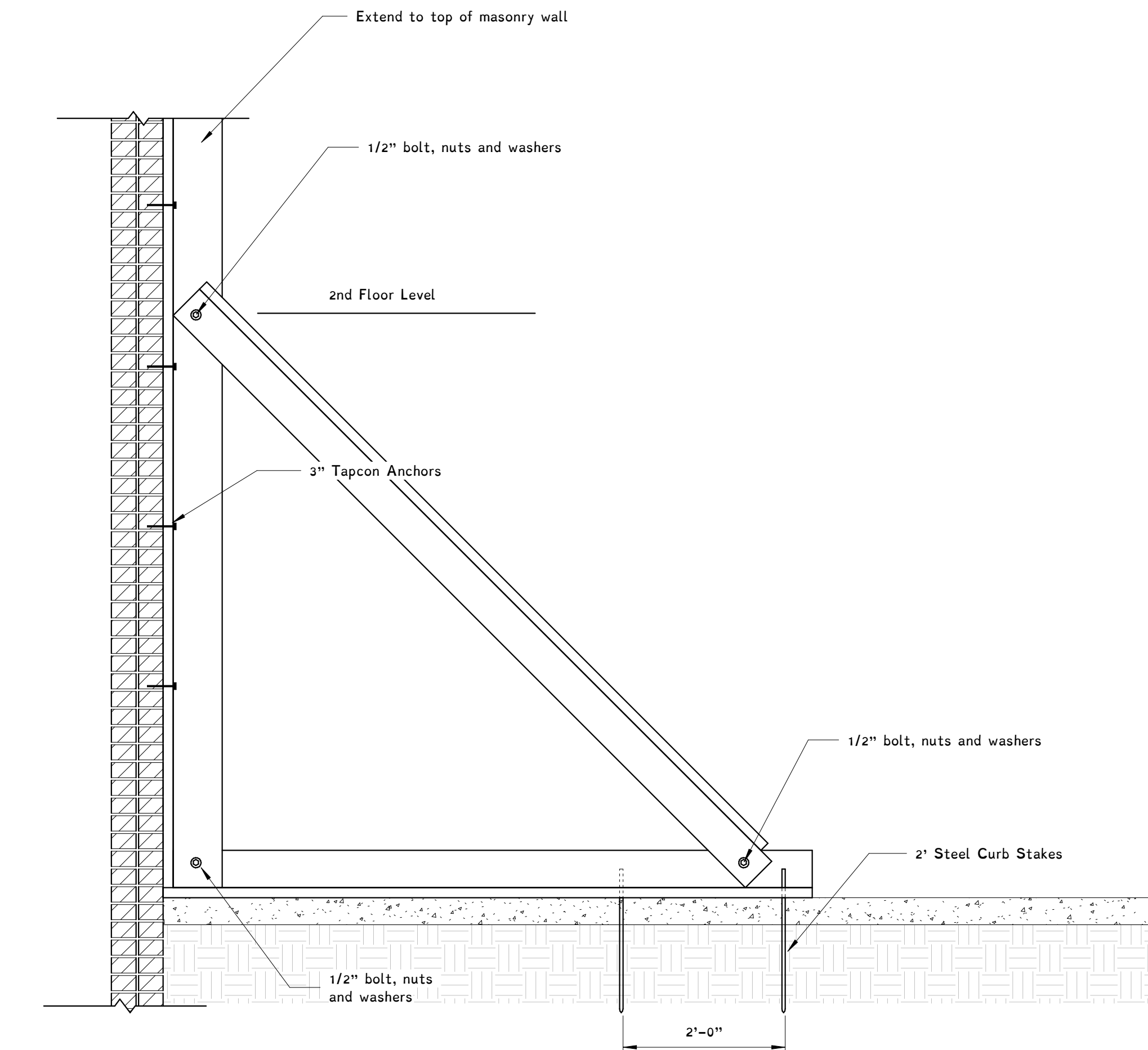
Demolished Condition



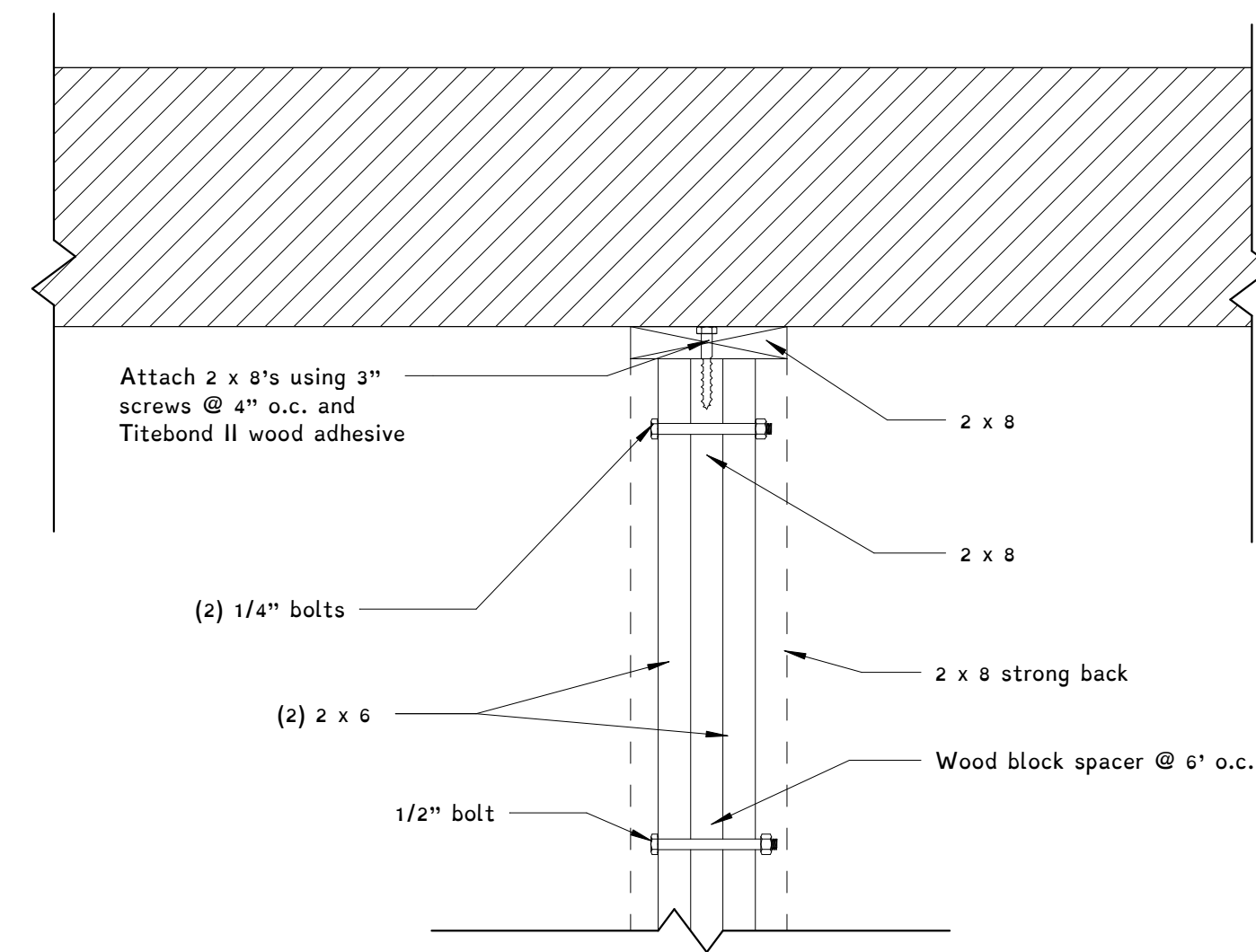
Structural View



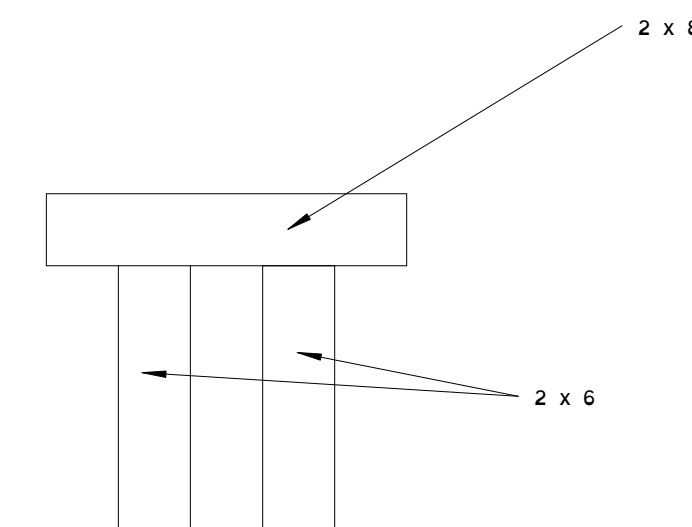




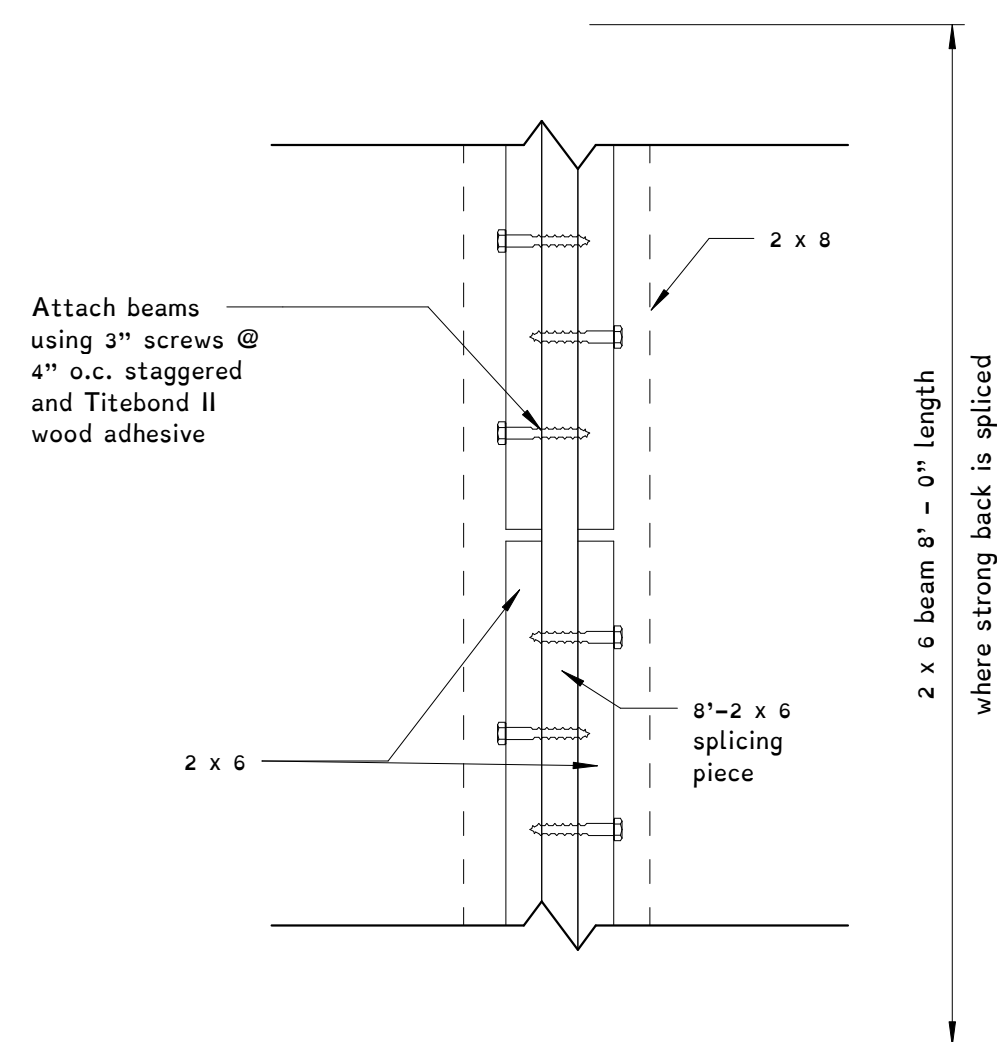
4 Strongback Section View  
3/4" = 1'-0"



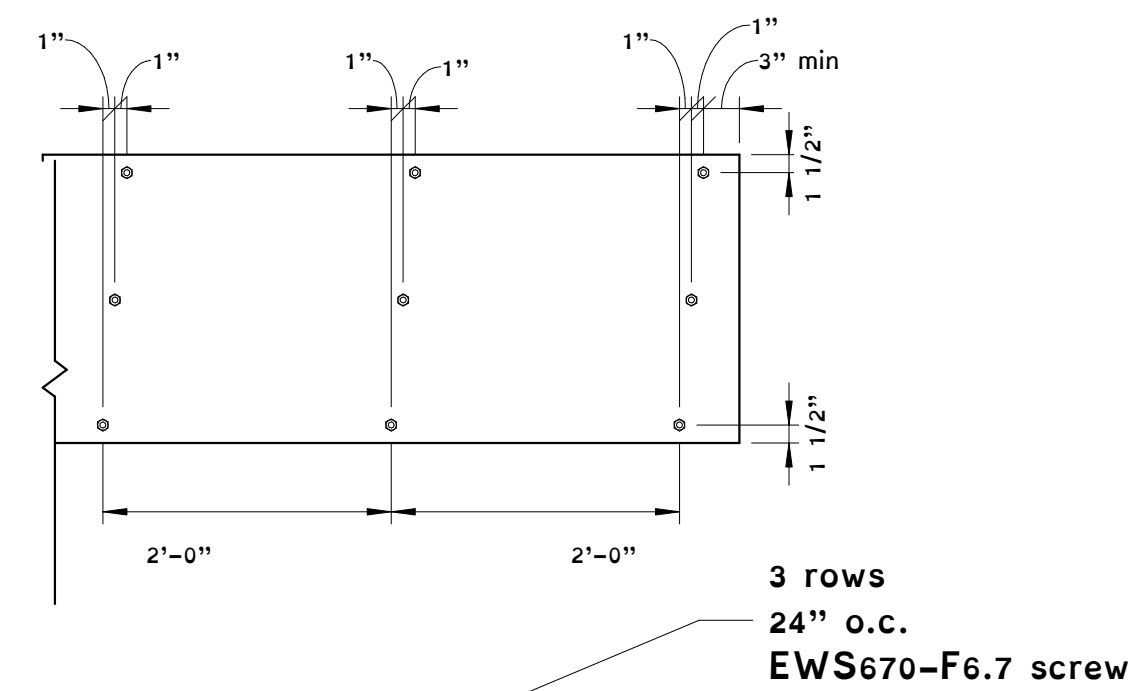
3 Strongback Bracing Plan View  
1 1/2" = 1'-0"



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



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



TrusLink Screw Size	Rows	2		3		4		2		3		2		3		4	
	Spacing	24		24		24		16		16		12		12		12	
	load side	point	head	point	head	point	head	point	head	point	head	point	head	point	head	point	head
EW35CS-F3.0	2 → PLV	516	586	774	859	1032	1172	774	879	1161	1310	1548	1032	1172	1548	1758	2004
EW35CS-P5.3	2 → PLV	387	440	581	670	774	870	1161	1310	1548	1032	1172	1548	1758	2004	2346	2748
EW36SF-59.7	4 → PLV	344	391	516	586	688	781	516	586	774	879	1032	1172	688	781	1032	1172

### Notes

- Table 1 for LVL ply-to-ply attachment can be used as a single unit with side-upside-uniformly distributed loads. For top-loaded conditions, or when loaded equally on both ends, it is permitted to use minimum two rows of fasteners at maximum 24 inches *c*-spacing (see also note 7).
- 1) Table values indicate maximum fastener spacing (inches) per linear foot of beam for flexing loading ( $C_F = 1.0$ ). For roof loading, multiply table values by 0.75.
- 2) The following fastener location requirements (also illustrated below):
- a = 1 1/2": edge distance; hold at outer rows
  - d = 4": minimum end distance (along the grain)
  - b = 5": minimum vertical spacing (between the grain)
  - e: horizontal spacing of rows indicated in the table (inches)
- 4) TrusLok screws, manufactured by FastenerMaster, 1/2" nominal diameter, 0.215" rod diameter,  $F_u = 202,000$  psi.  
 (reference: CCC-BIS ESR-1078, released February 1, 2007)
- 5) Sizing framing must be properly fastened to LVL per hanger manufacturer's requirements.
- 6) Verify applicable code prior to using this table.
- 7) Use minimum two rows of fasteners for 1 1/8" LVL beam depths and minimum three rows of fasteners for 1 3/4" to 2 1/4" depths. For less than 1 1/8" LVL beam depth, contact International LVL.
- 

5 **LVL Fastening**  
3/4" = 1'-0"

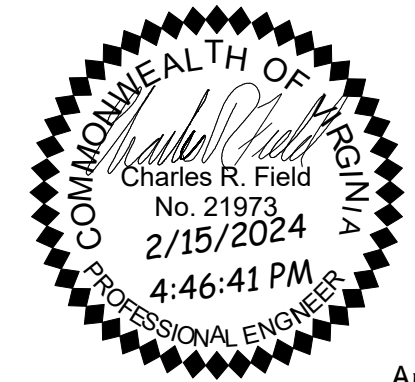
[illegible]

February 15, 2024

## Details

**3110 East Broad Street  
Mixed Designs**

City of Richmond, VA

Arch  
D

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



