



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 727 North 22nd Street

Historic District Union Hill

PROPOSED ACTION

- Alteration (including paint colors)
 Rehabilitation
 Demolition
 Addition
 New Construction (Conceptual Review required)
 Conceptual Review
 Final Review

OWNER

Name Maggie 1 LLC
 Company _____
 Mailing Address P O Box 11012
Richmond, VA 23230
 Phone _____
 Email _____
 Signature _____
 Date _____

APPLICANT (if other than owner)

Name Chris DeTreville
 Company OBSIDIAN, INC.
 Mailing Address 515 N. 22nd Street
 Phone 804 334 1160
 Email cdetreville@obsidian.pro
 Signature *[Signature]*
 Date 08-31-2017

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

(Space below for staff use only)

Application received:

Date/Time _____

Complete Yes No

By _____

ECE VED

Created 7/2016

COA-021095-2017

AUG 31 2017

727 North 22nd Street CAR Application Plans

Owner

Maggie 1 LLC
PO Box 11012
Richmond, VA 23230

Scope of Work

Scope of work will generally consist of the renovation of an existing structure to include the restoration of the front porch, the enclosure of the side porch, and the construction of a 2nd story over the rear of the house in accordance with these plans and the IRC, 2012.

Engineer

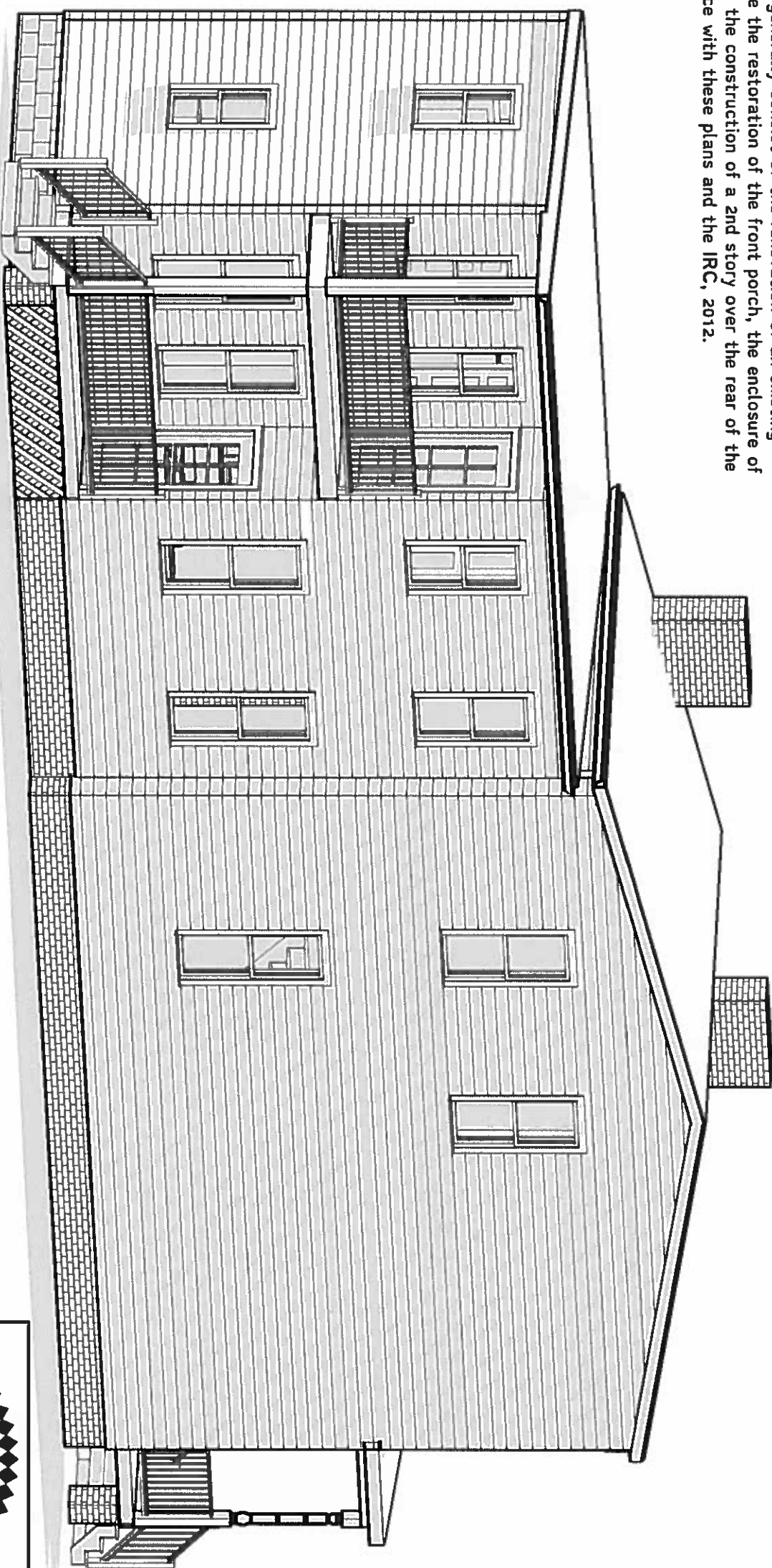
Obsidian, Inc.
Charles R. Field, P.E.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

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Property Information

Parcel ID E0000331047
Zoning R-63
Use Residential
Setbacks Front Yard = 15 feet
Side Yard = 3 feet, none where attached and none along street frontage
Rear Yard = 5 feet
Lot Coverage 65%



Rev.	Date	Description

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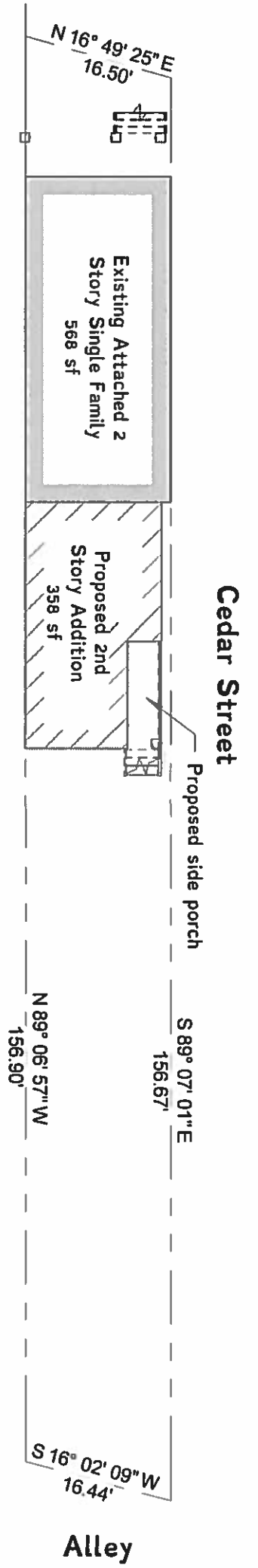
Title Sheet
727 North 22nd Street - Renovation Plans
Paul Clothier
August 28, 2017

CAR1 2017.08.28 11:53 AM -04'00'

COMMONWEALTH OF VIRGINIA
Charles R. Field
Lic. No. 21973
8/29/2017
Charles R. Field, P.E.
Professional Engineer

North 22nd Street

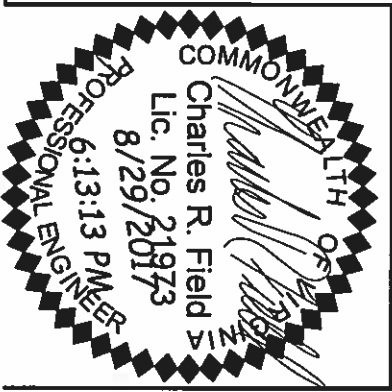
1 Site Plan
1/16" = 1'-0"

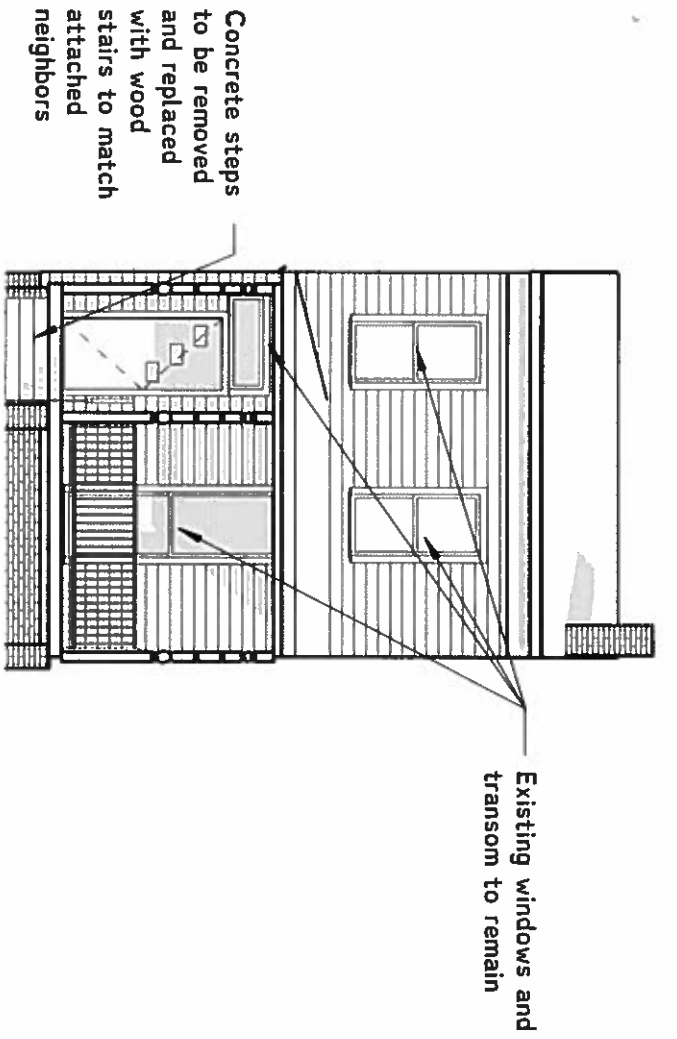


Rev.	Date	Description

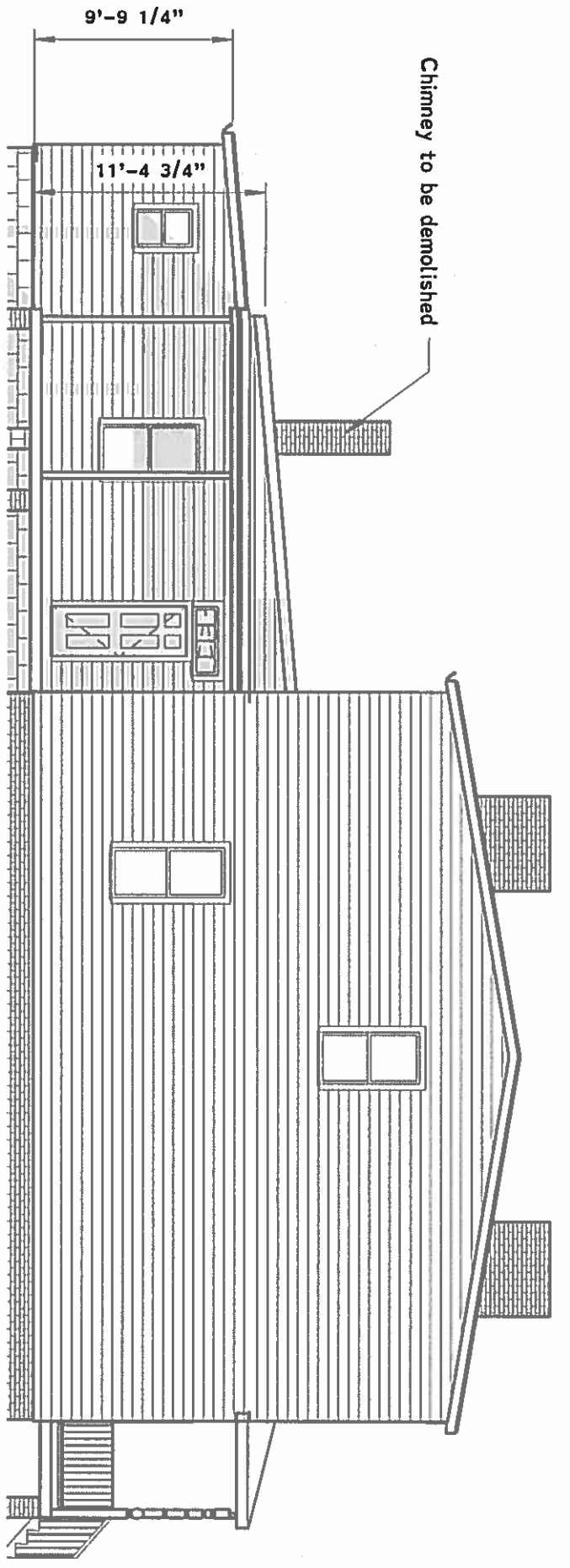
Obsidian, Inc.
 515 North 22nd Street
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 obsidianva@gmail.com

Site Layout & Neighborhood Context View
 727 North 22nd Street – Renovation Plans
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 CAR2

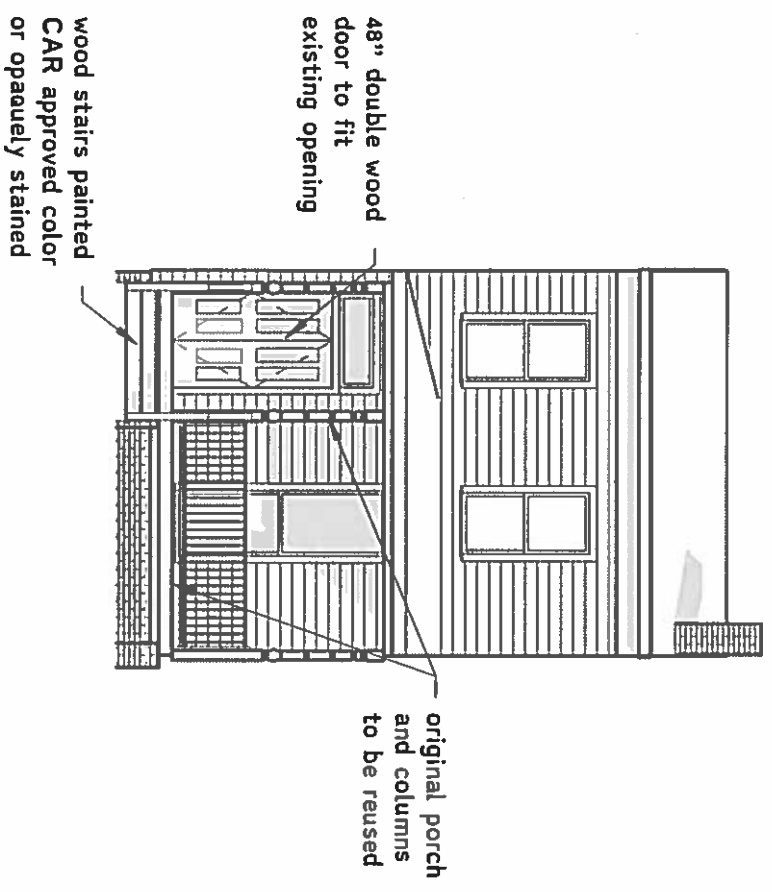




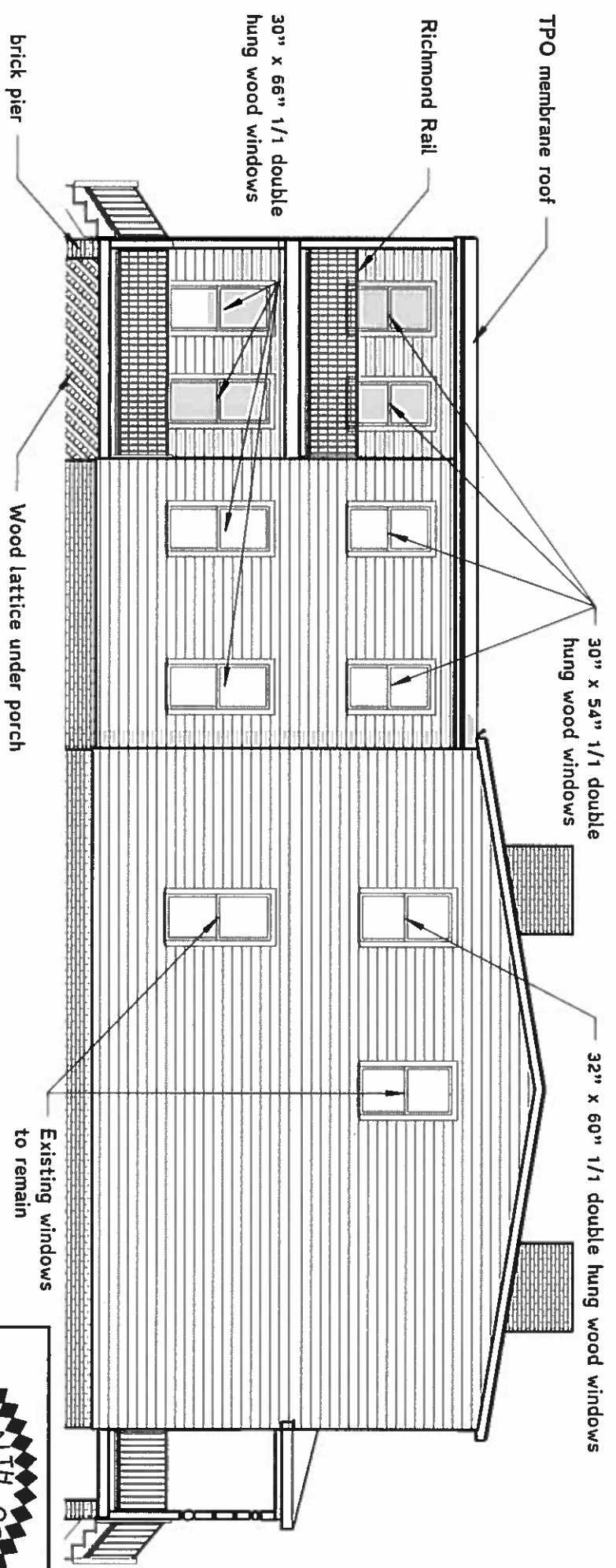
1 Existing West
1/8" = 1'-0"



3 Existing North
1/8" = 1'-0"



2 Proposed West
1/8" = 1'-0"



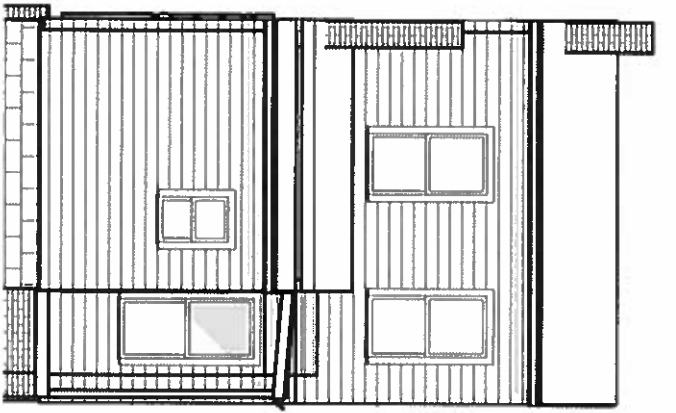
4 Proposed North
1/8" = 1'-0"

Rev.	Date	Description

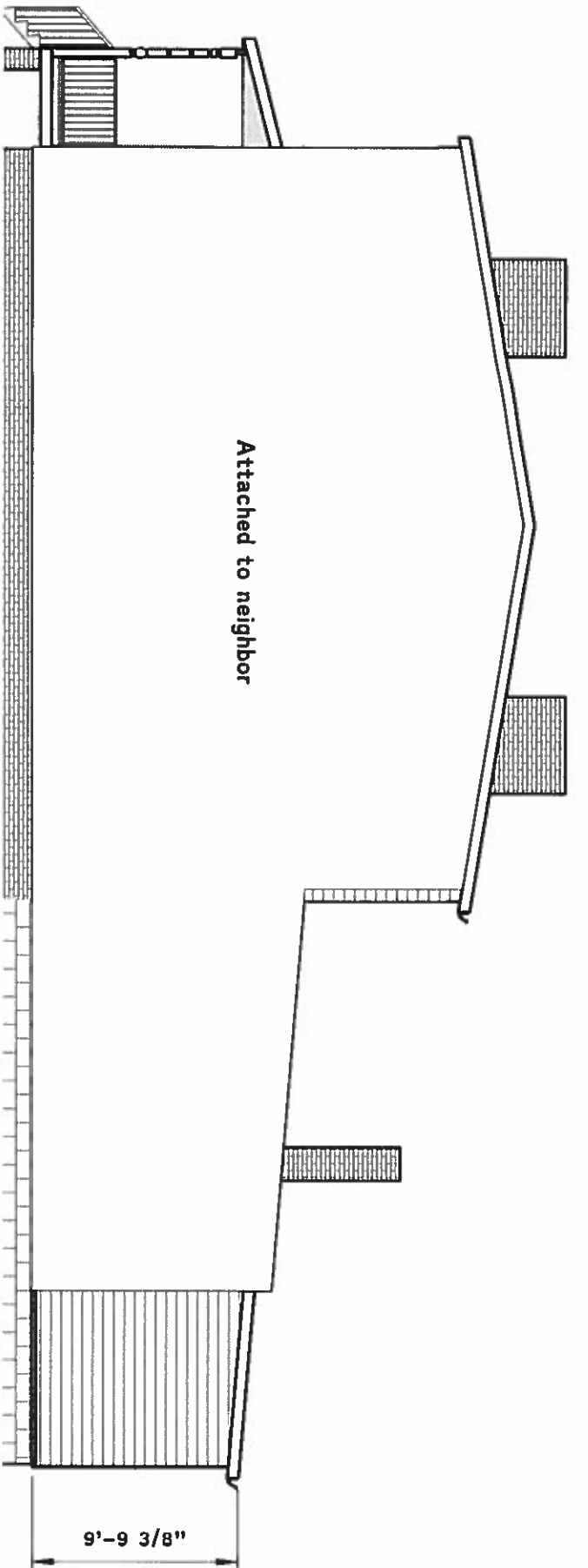
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North & West Elevations
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CAR3

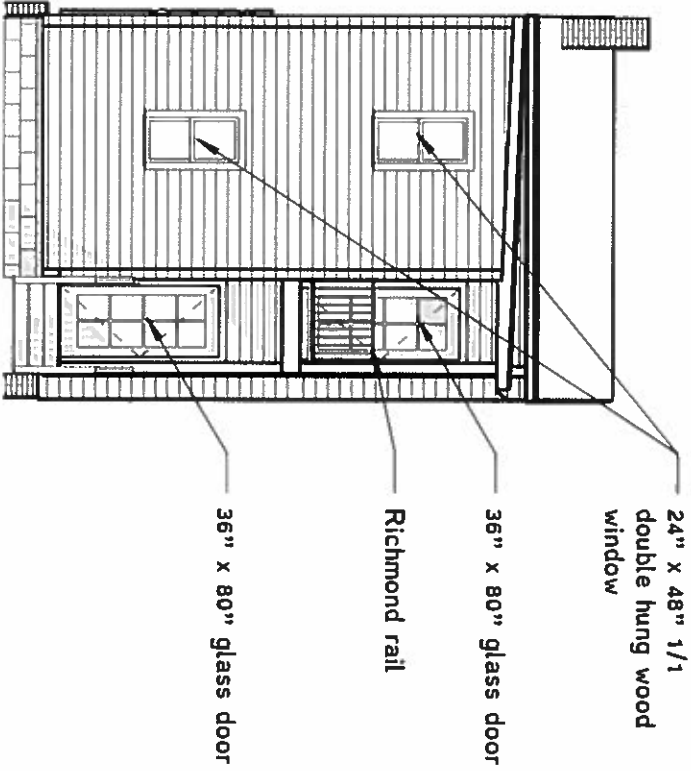




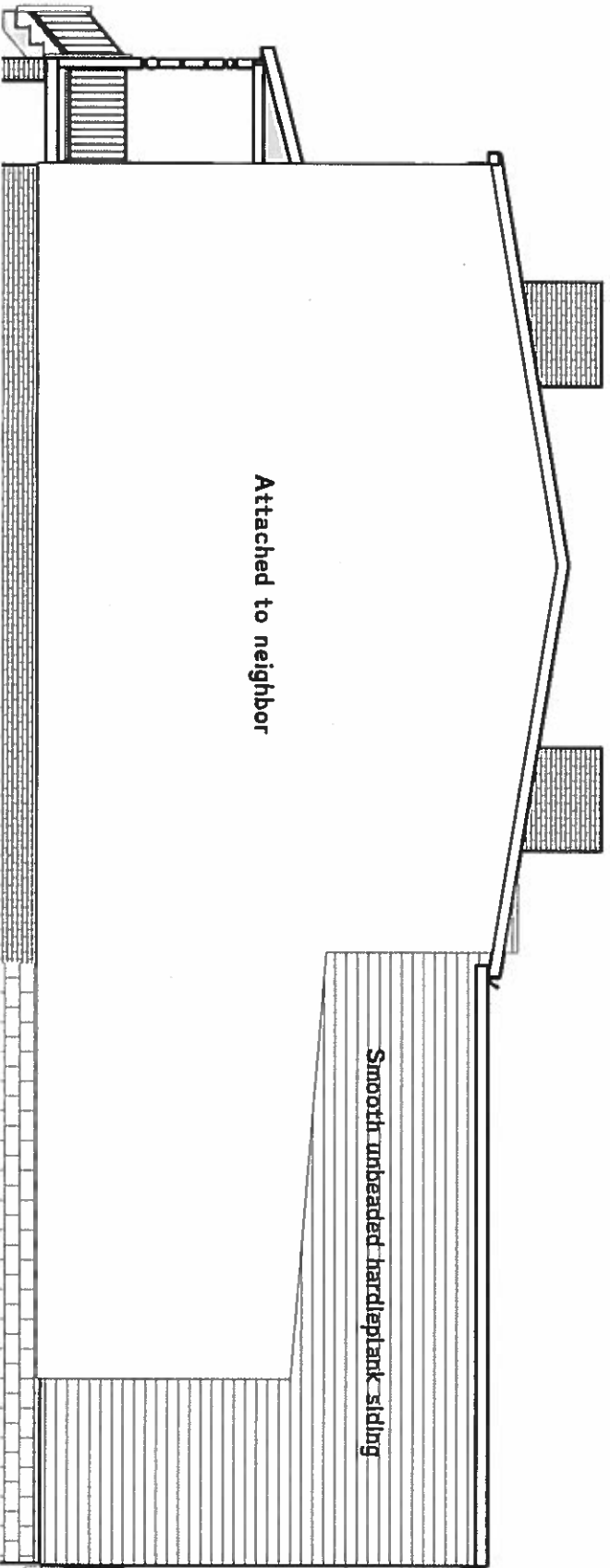
1 Existing East
1/8" = 1'-0"



2 Existing South
1/8" = 1'-0"



3 Proposed East
1/8" = 1'-0"



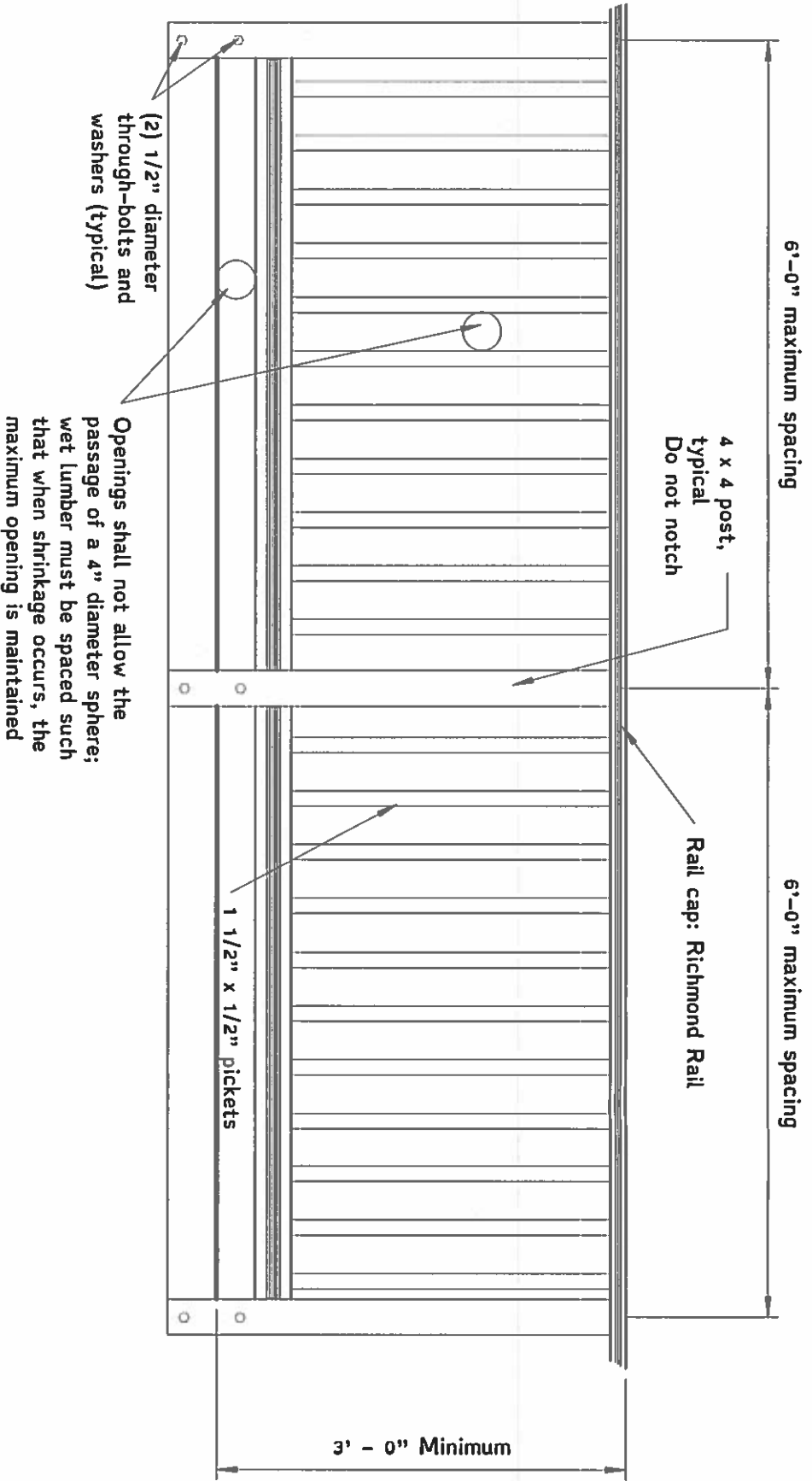
4 Proposed South
1/8" = 1'-0"

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South & East Elevations
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2 Richmond Rail Detail
3/4" = 1'-0"

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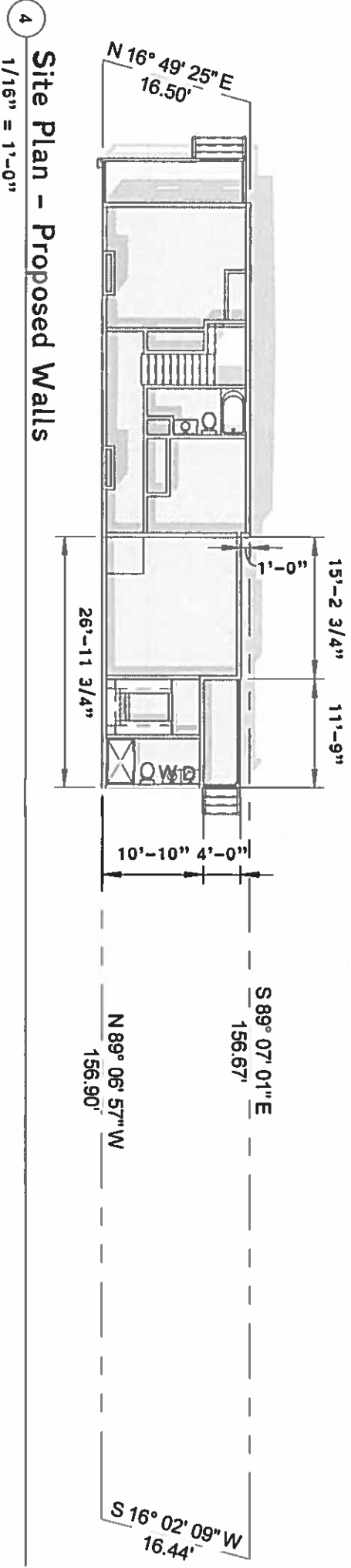
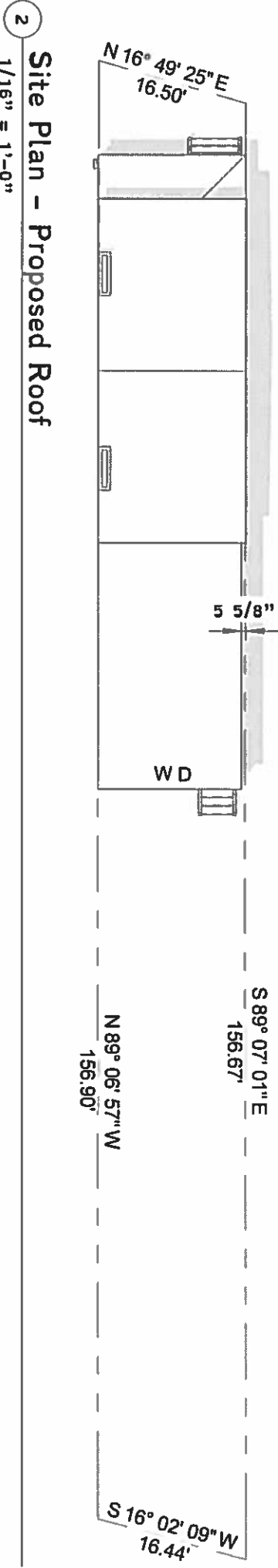
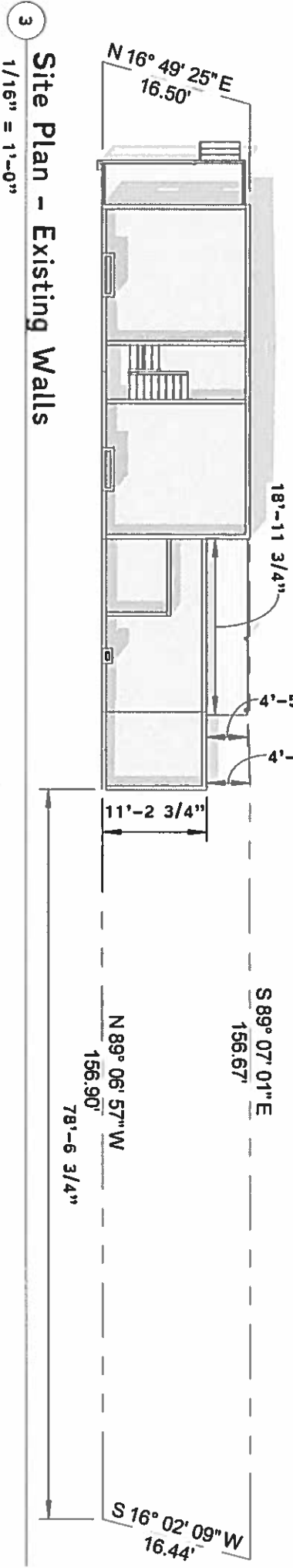
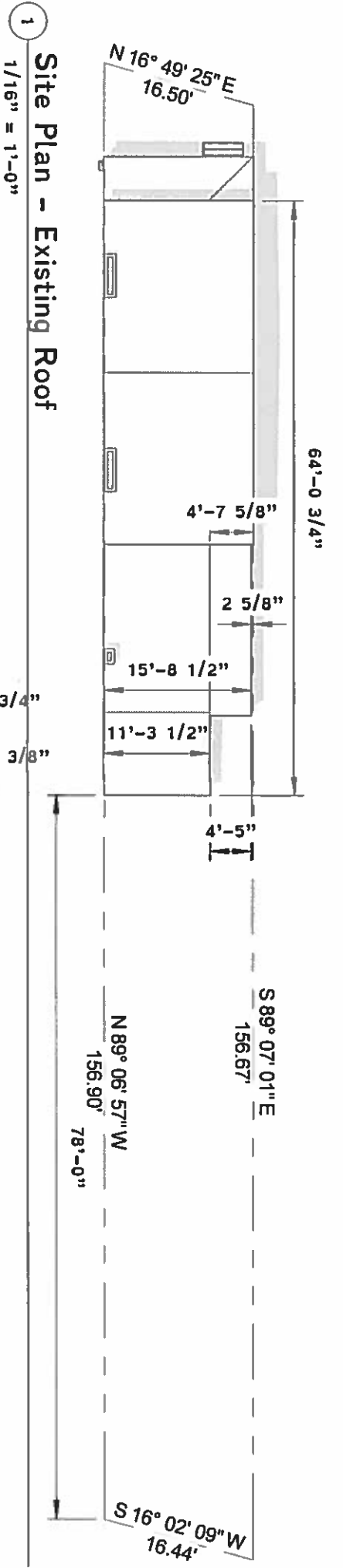
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Details
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CAR5



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Site Plans
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