



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)
Addition
Rehabilitation
New Construction (Conceptual Review required)
Conceptual Review
Demolition
Final Review

OWNER

Name Paul Cothier
Company Homes REI
Mailing Address PO Box 34218
North Chesterfield
Phone 540-842-1615
Email paul@newlifehomesrei.com
Signature
Date

APPLICANT (if other than owner)

Name Charles Field
Company Obsidian, Inc.
Mailing Address 515 North 22nd N Street
Richmond, VA 23223
Phone 804-647-1589
Email crfield@obsidian.pro
Signature Charles R. Field, P.E.
Date 2017.07.28 11:39:55 04'00'

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: ECE VED

Date/Time JUL 27 2017

By

2:36 pm

Complete Yes No

COA-021095-2017

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%

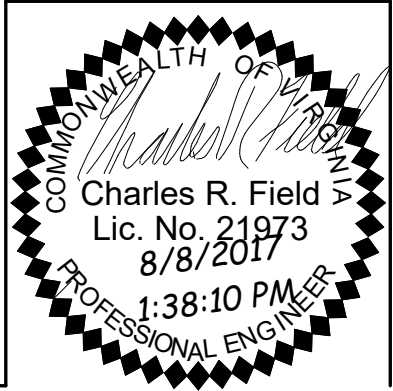


Print plans at 11" x 17",

Rev.	Date	Description

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obsidianrva@gmail.com

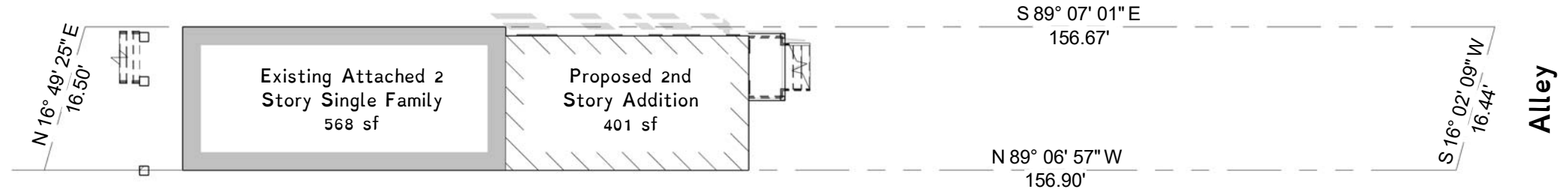
Title Sheet
727 North 22nd Street - Renovation Plans
Paul Clothier
rev. 8/8/2017
July 28, 2017



CAR1

North 22nd Street

Cedar Street



Alley

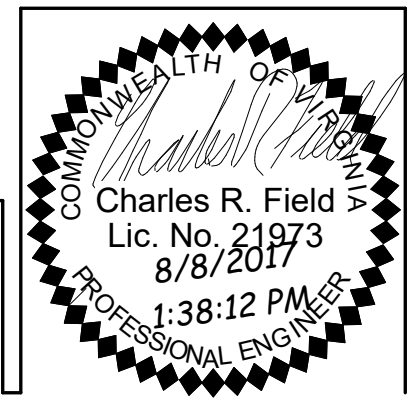
1 Site Plan
1/16" = 1'-0"



Print plans at 11" x 17",

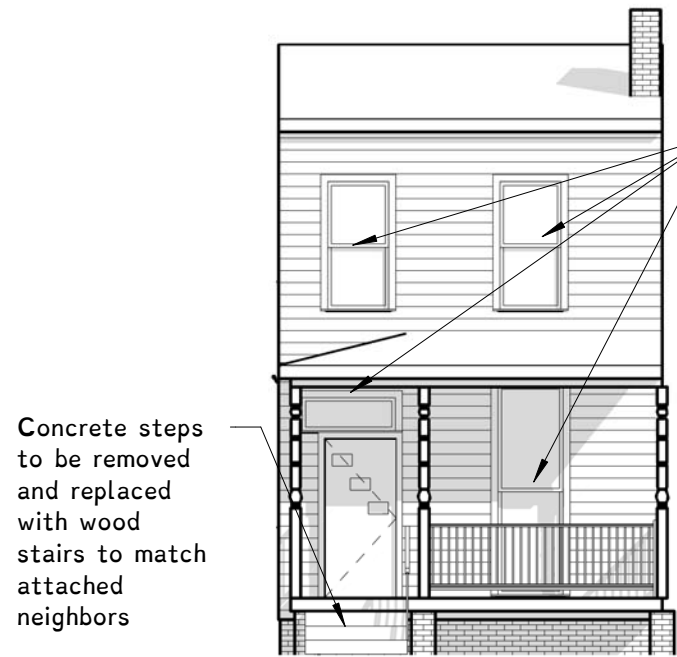
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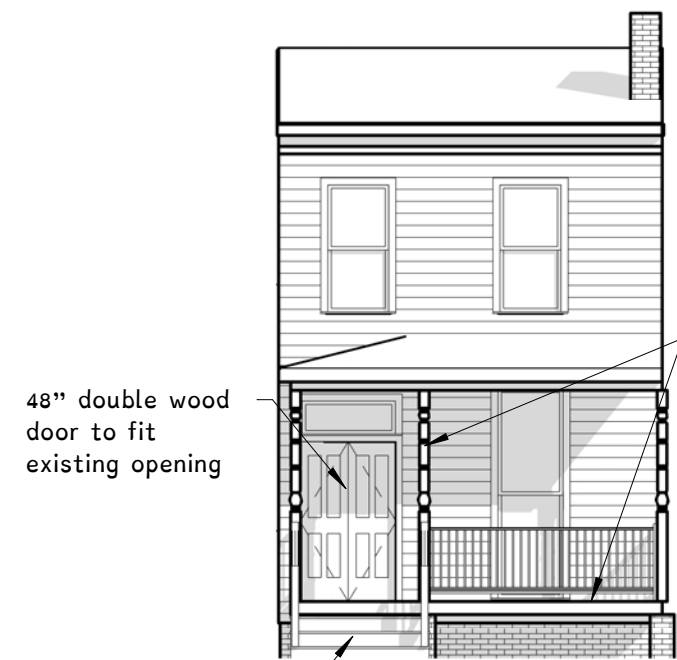
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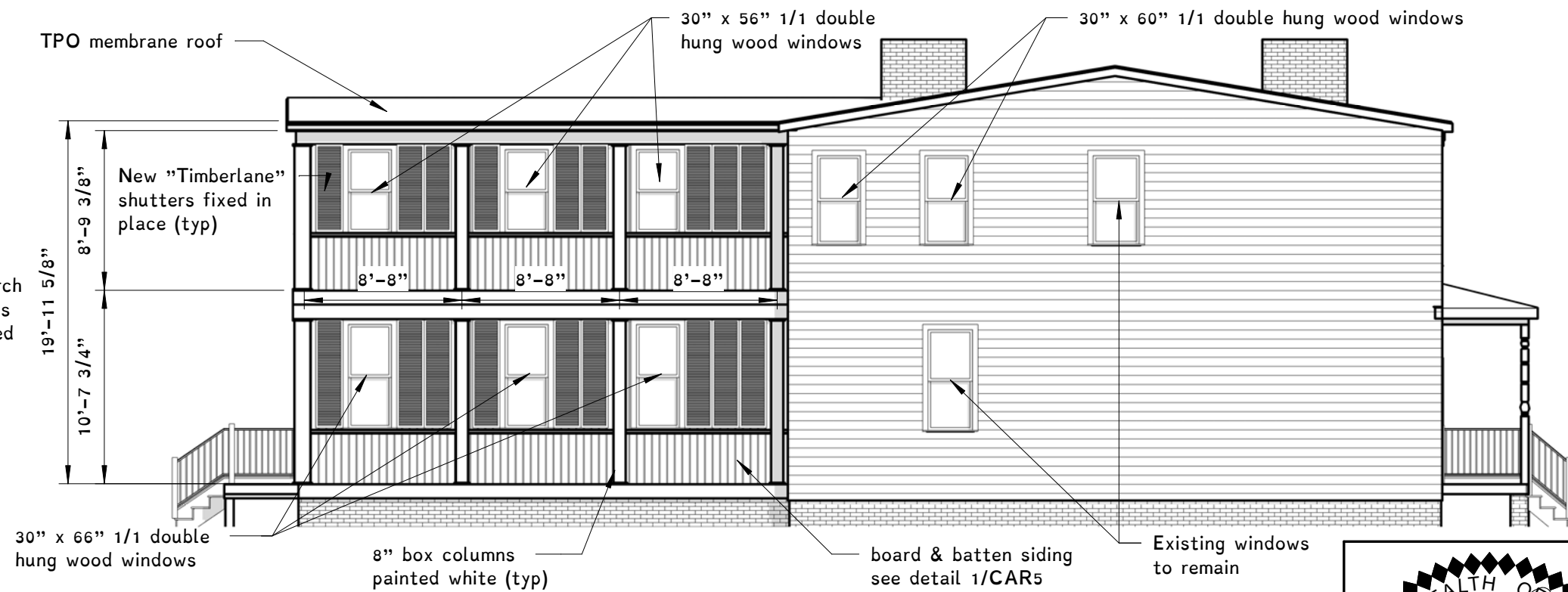
1 Existing West
1/8" = 1'-0"



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



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



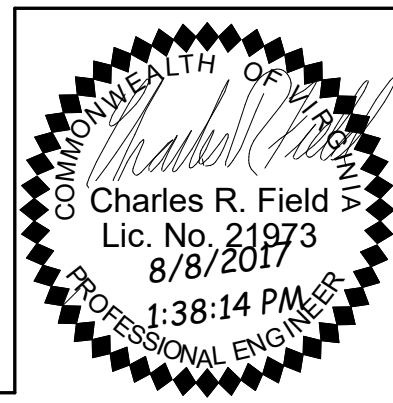
4 Proposed North
1/8" = 1'-0"

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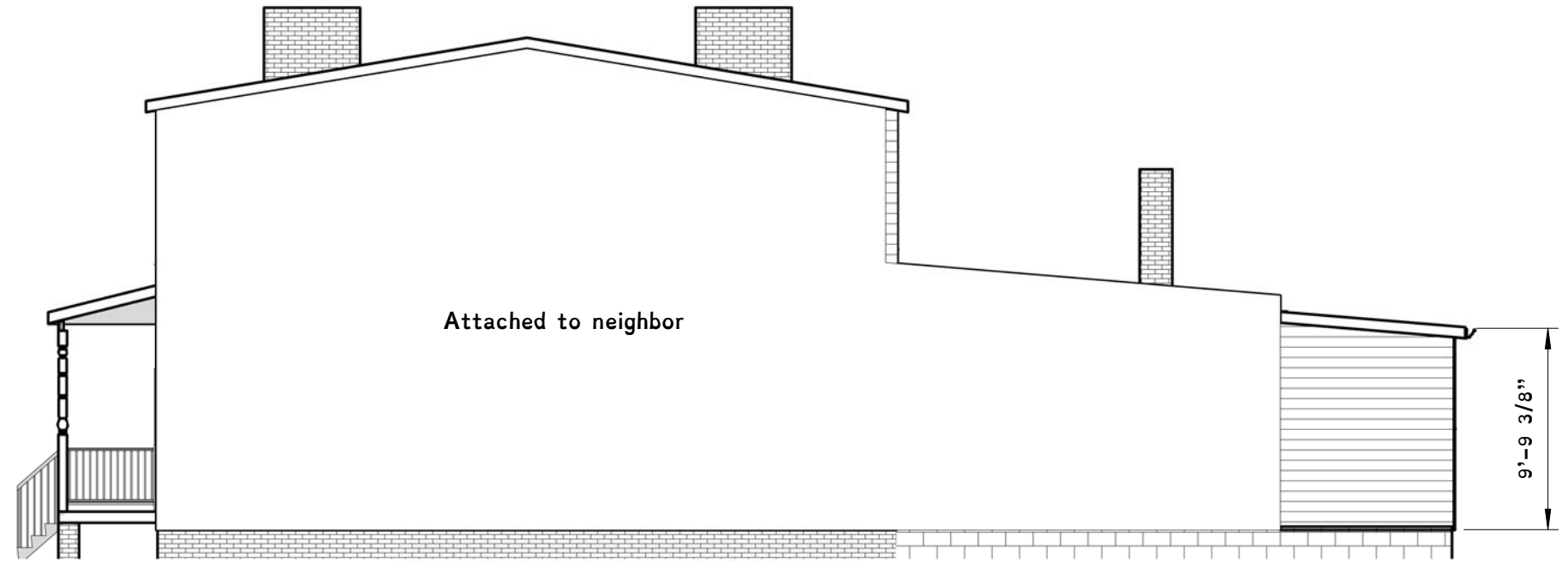
North & West Elevations
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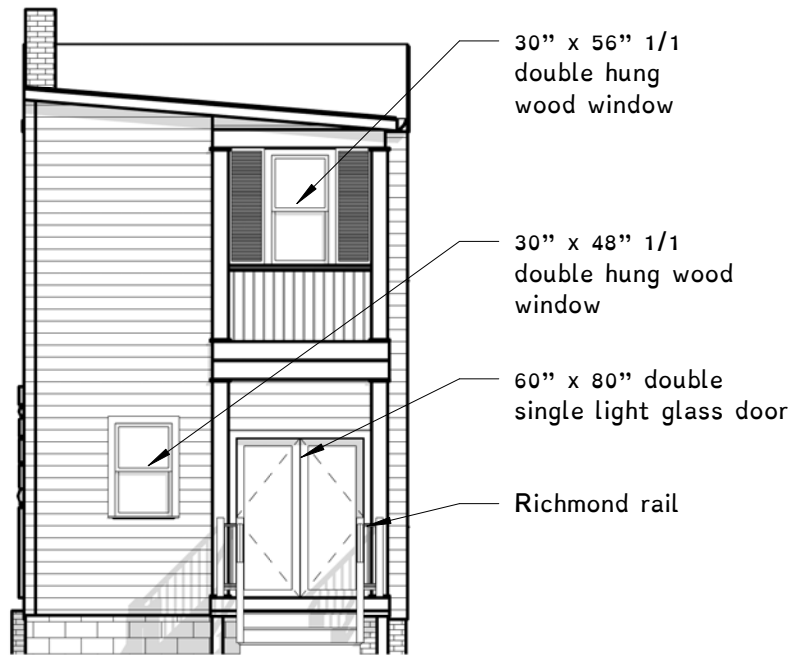
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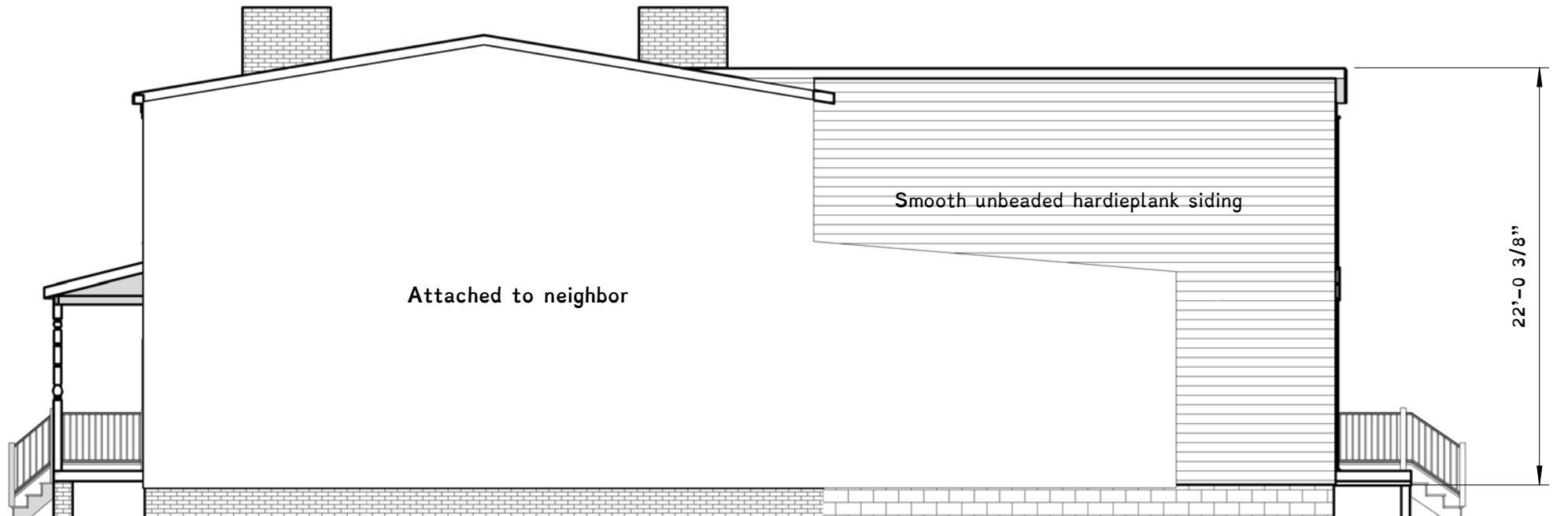
1 Existing East
1/8" = 1'-0"



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



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



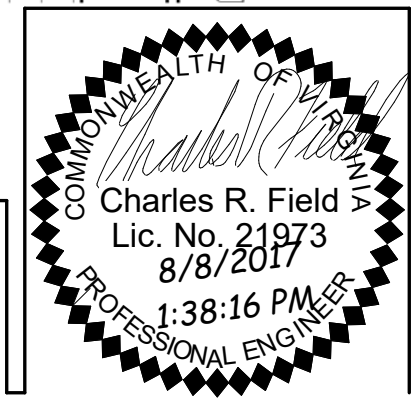
4 Proposed South
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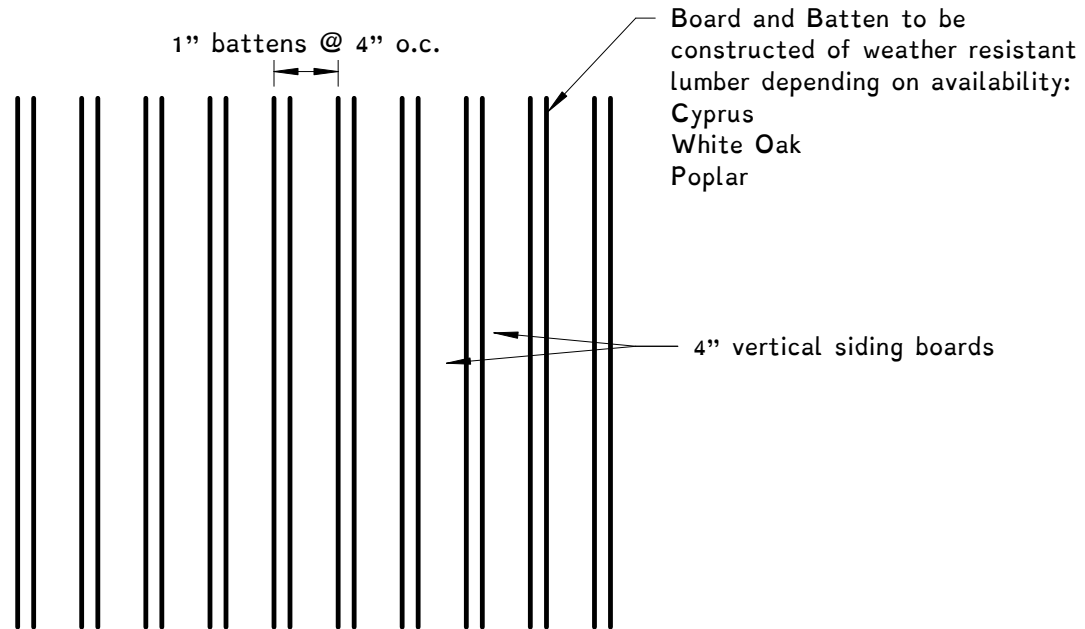
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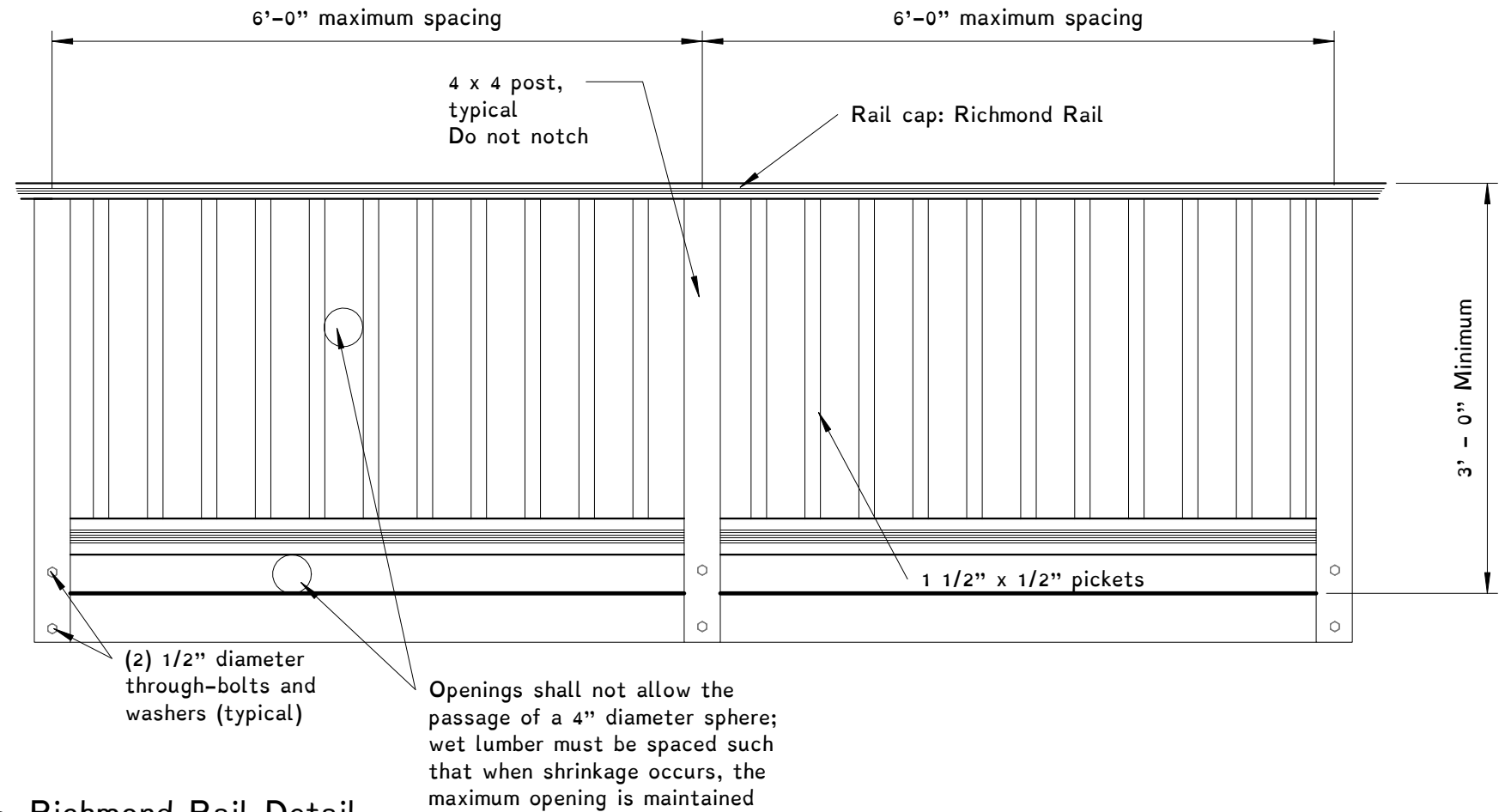
South & East Elevations
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CAR4



1 Board & Batten - Finish Face Detail
1" = 1'-0"



2 Richmond Rail Detail
3/4" = 1'-0"

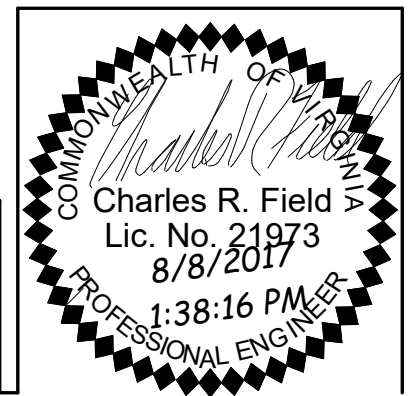
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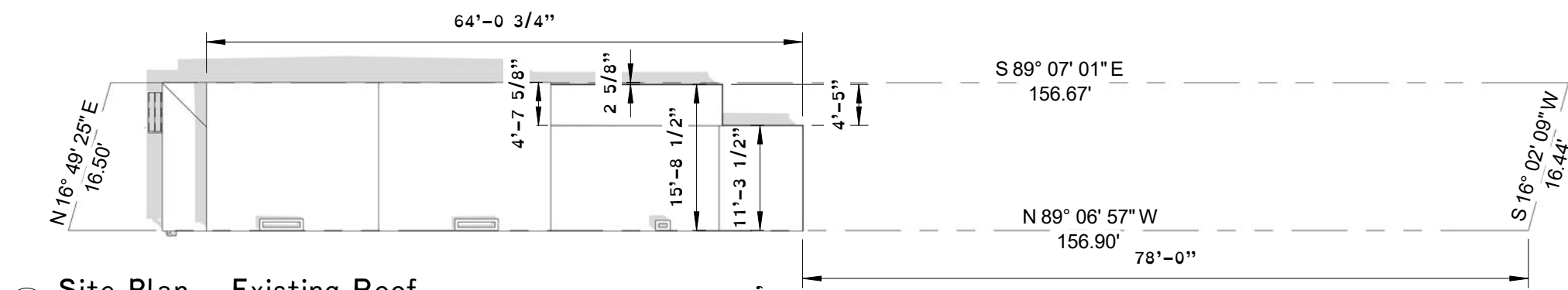
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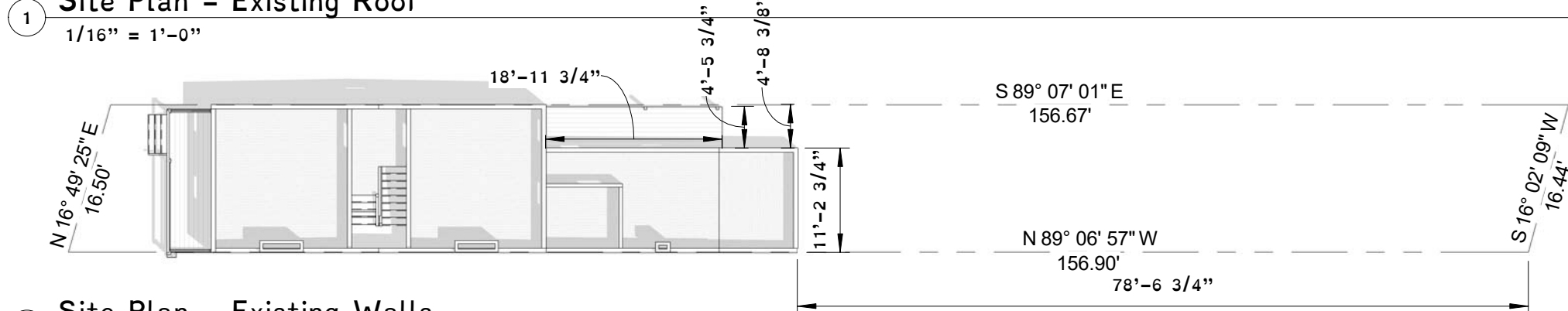
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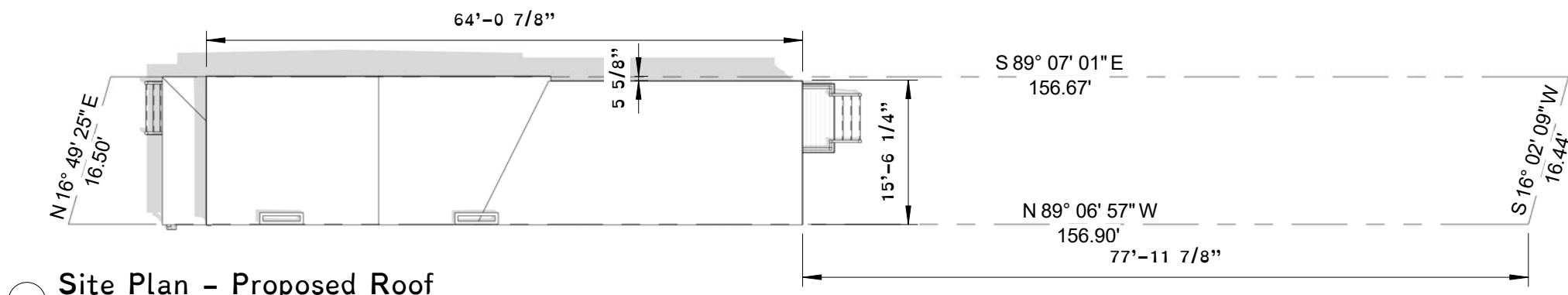
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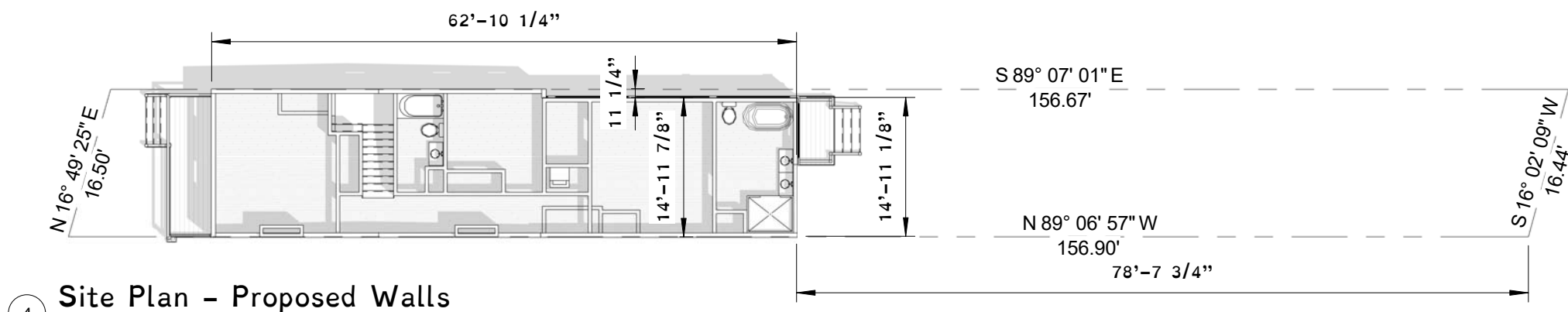
1 Site Plan - Existing Roof
1/16" = 1'-0"



3 Site Plan - Existing Walls
1/16" = 1'-0"



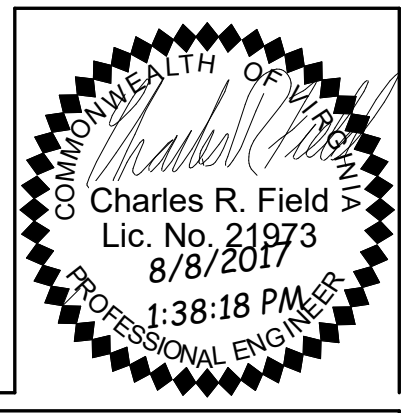
2 Site Plan - Proposed Roof
1/16" = 1'-0"



4 Site Plan - Proposed Walls
1/16" = 1'-0"

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CAR6