



COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 813 N. 24TH STREET
Historic District CHURCH HILL

PROPOSED ACTION

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

OWNER

Name KB + ASSOC. LLC
 Company KB + ASSOC. LLC
 Mailing Address 10908 COURTHOUSE RD
#102126, FREDRICKSBURG, VA.
 Phone 22408
 Email _____
 Signature _____
 Date _____

APPLICANT (if other than owner)

Name CHRIS DETREVILLE
 Company OPSIDIAN, INC.
 Mailing Address 515 N. 22ND ST.
R/VA, 23223
 Phone 804-334-1160
 Email CF3CITIES@GMAIL.COM
 Signature [Signature]
 Date 14 MARCH 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: ECE VED
 Date/Time 3/14/17 12PM MAR 14 2017 Complete Yes No
 By C. Jeanes

813 North 24th Street CAR Application

Owner

KB & Associates LLC
10908 Courthouse Road #102126
Fredericksburg, VA 22408

Engineer

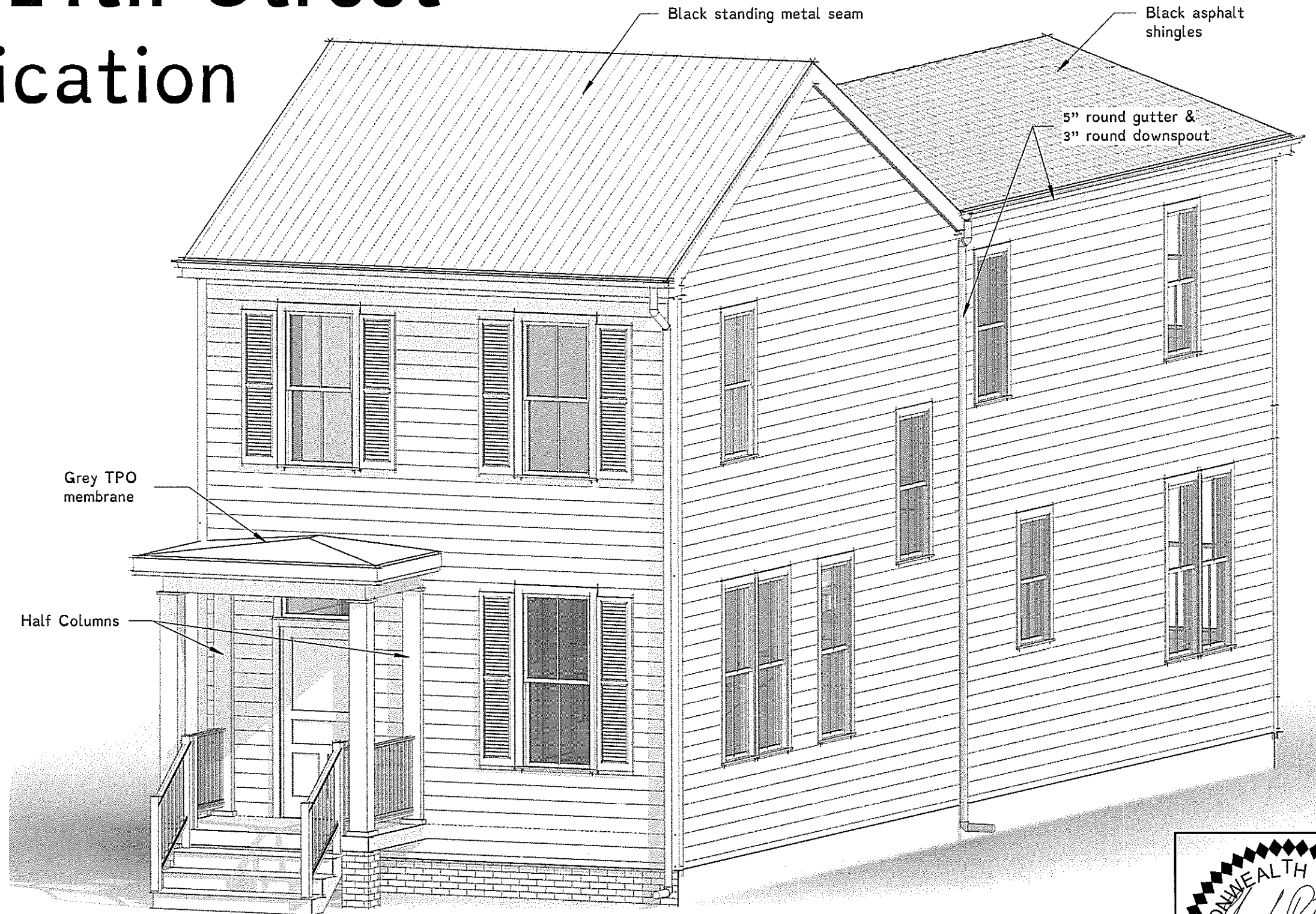
Obsidian, Inc.
Charles R. Field, P.E.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidian.pro

Property Information

Parcel ID E0000379028
Zoning R-63
Use Residential
Setbacks Front Yard = >15 feet
Side Yard = 3 feet
Rear Yard = 5 feet
Lot Coverage >65%

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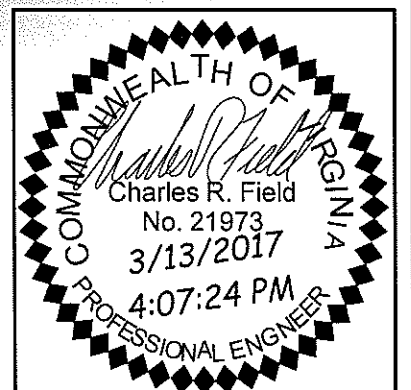
Rev.	Date	Description

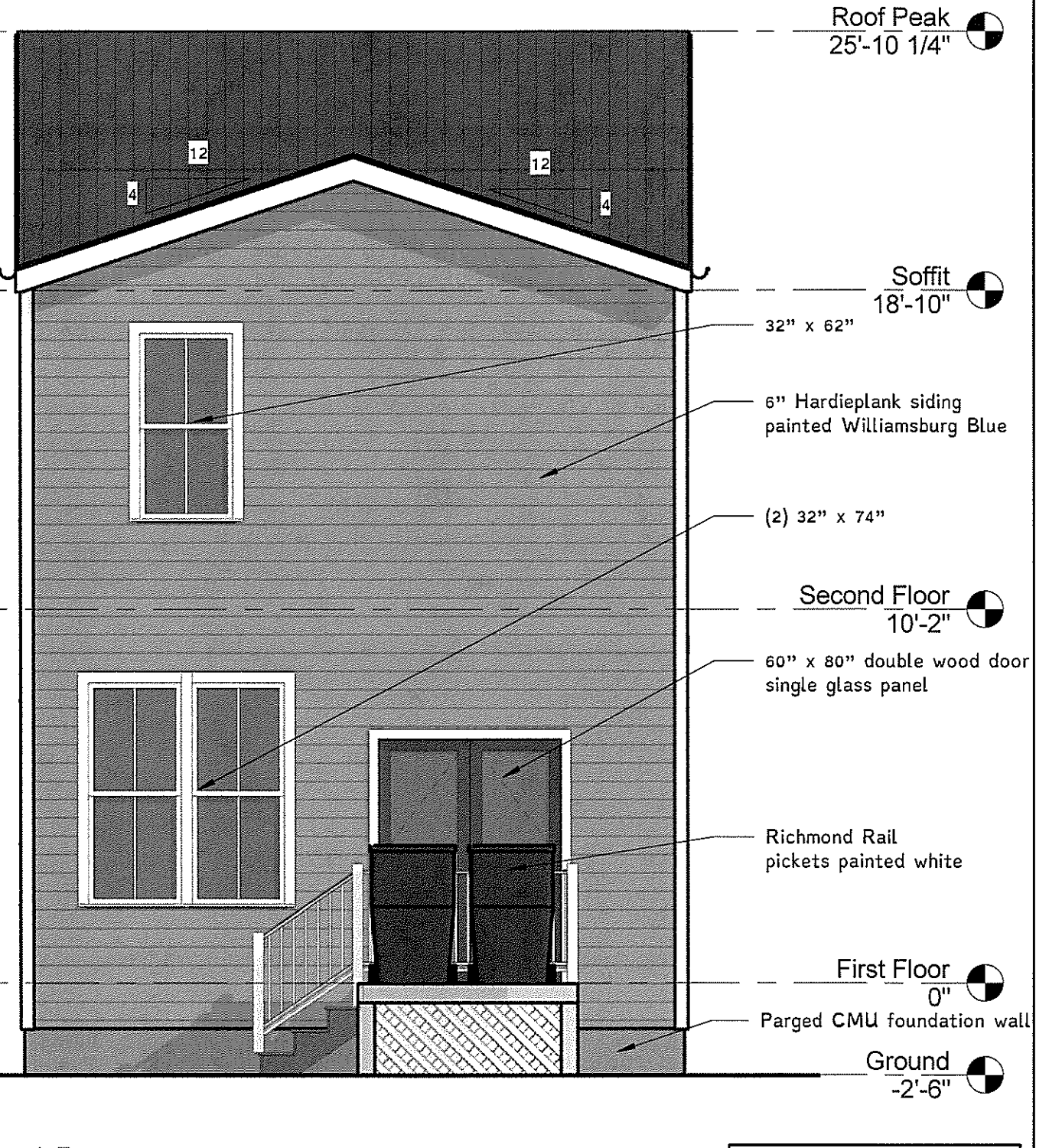
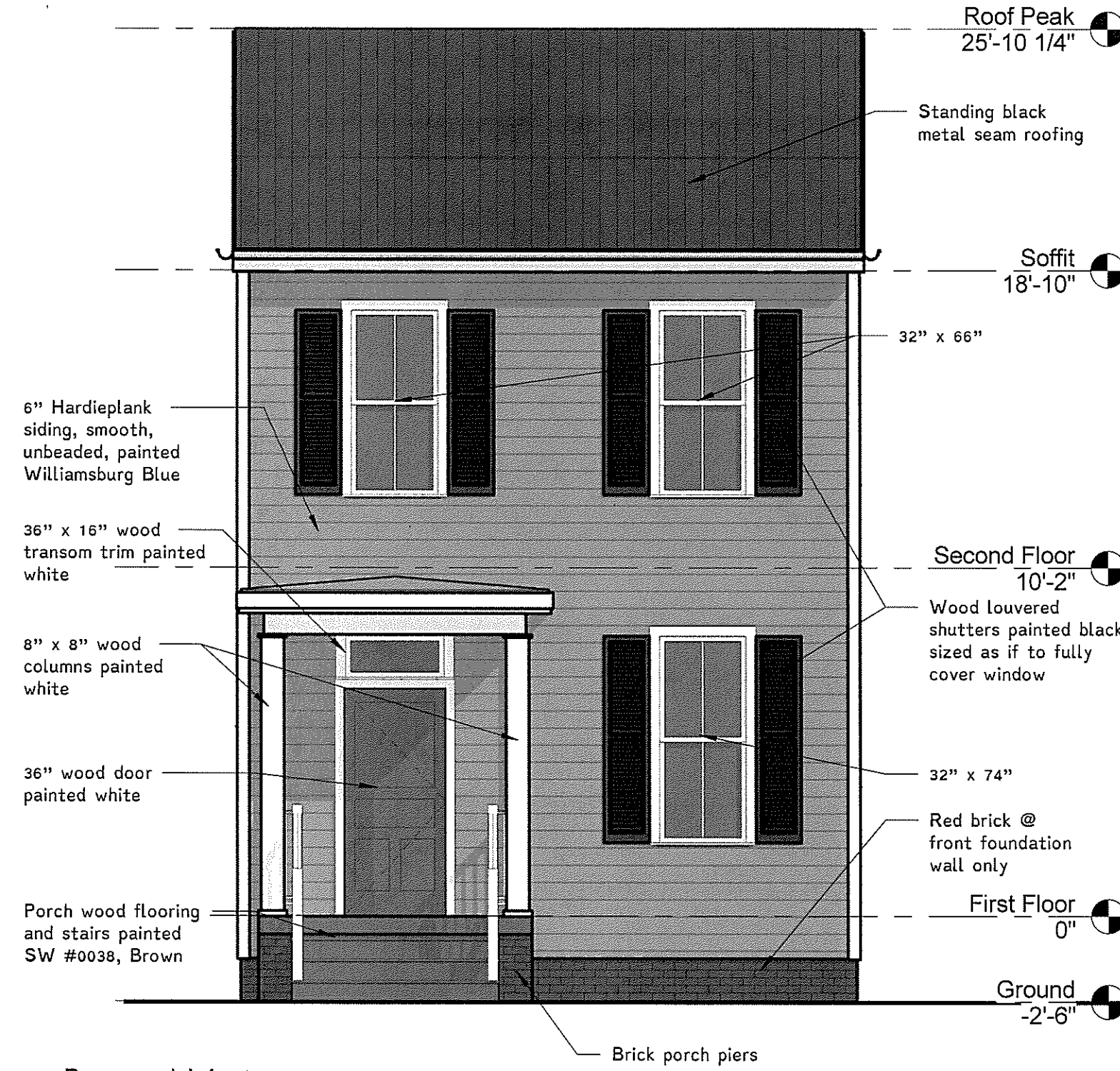
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rev. 3/13/2017
January 24, 2017

Title Sheet
813 North 24th Street
KB & Associates

CAR 1



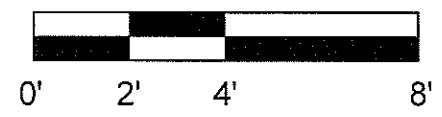


1 Proposed West
1/4" = 1'-0"

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

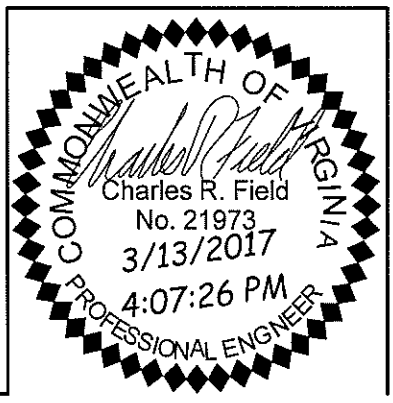
Note: all windows shall be 2/2 double hung aluminum-clad windows unless otherwise noted. Trim and sash painted white.

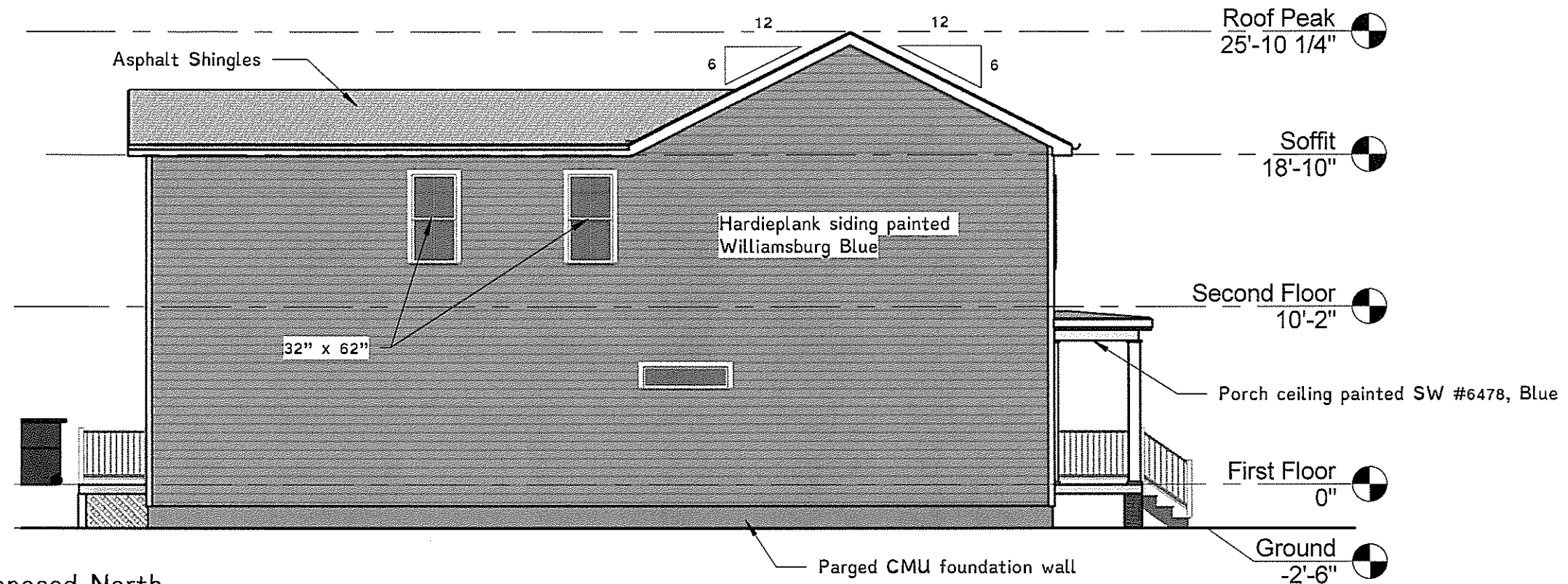
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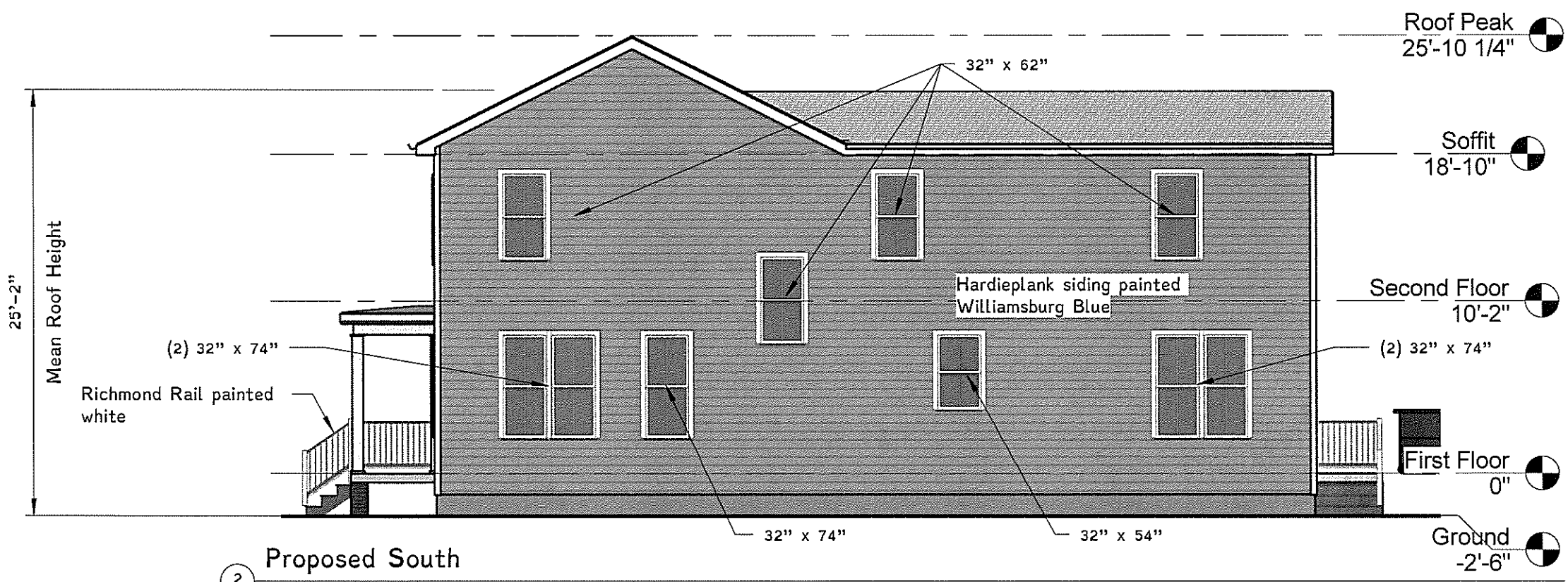
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West & East Elevations
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1 Proposed North
1/8" = 1'-0"



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

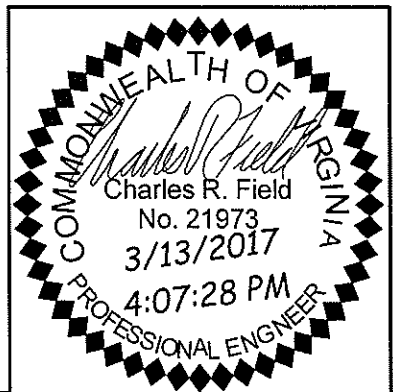
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North & South Elevations
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CAR 3

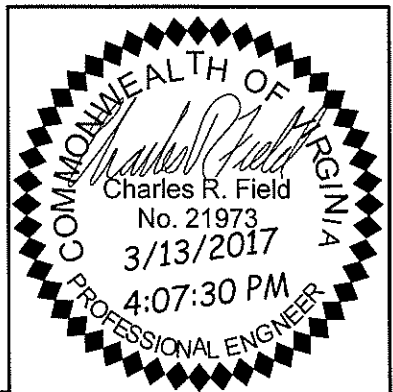




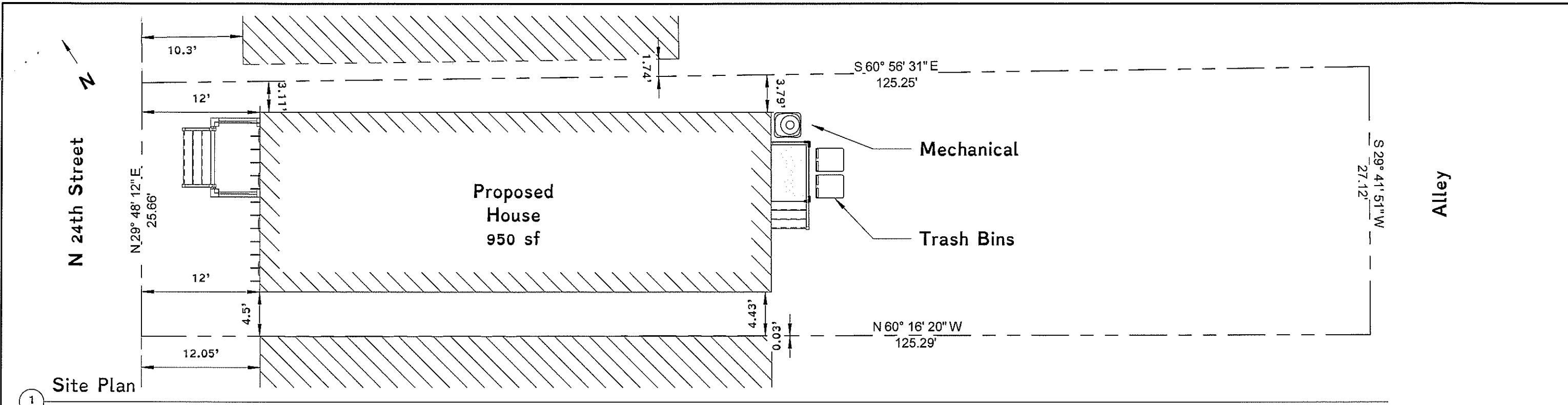
Roof Peak 25'-10 1/4"
 Soffit 18'-10"
 2nd Floor Window Head 17'-8 1/4"
 2nd Floor Window Sill 12'-3 3/4"
 Second Floor 10'-2"
 1st Floor Window Head 8'-2 1/4"
 1st Floor Window Sill 2'-1 3/4"
 First Floor 0"
 Top of Exposed Foundation -1'-2 3/4"
 Ground -2'-6"

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Elevation Dimensions
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Neighborhood Context Perspective

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Site Layout
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