



**Property** (location of work)

Property Address: 3110 E Broad st

Current Zoning: RG

Historic District: Church Hill

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: \_\_\_\_\_

City: Richmond State: VA Zip Code: 23223

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Billing Contact? Applicant Type (owner, architect, etc.):

**Property Owner:** Phoebe Mix

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: Richmond State: VA Zip Code: 23223

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

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: \_\_\_\_\_

N53° 11' 52"W 48.00  
 10' PUBLIC ALLEY  
 69.00  
 N53° 11' 52"W  
 1.17'  
 L3  
 0.75'  
 23.00  
 S53° 11' 52"E

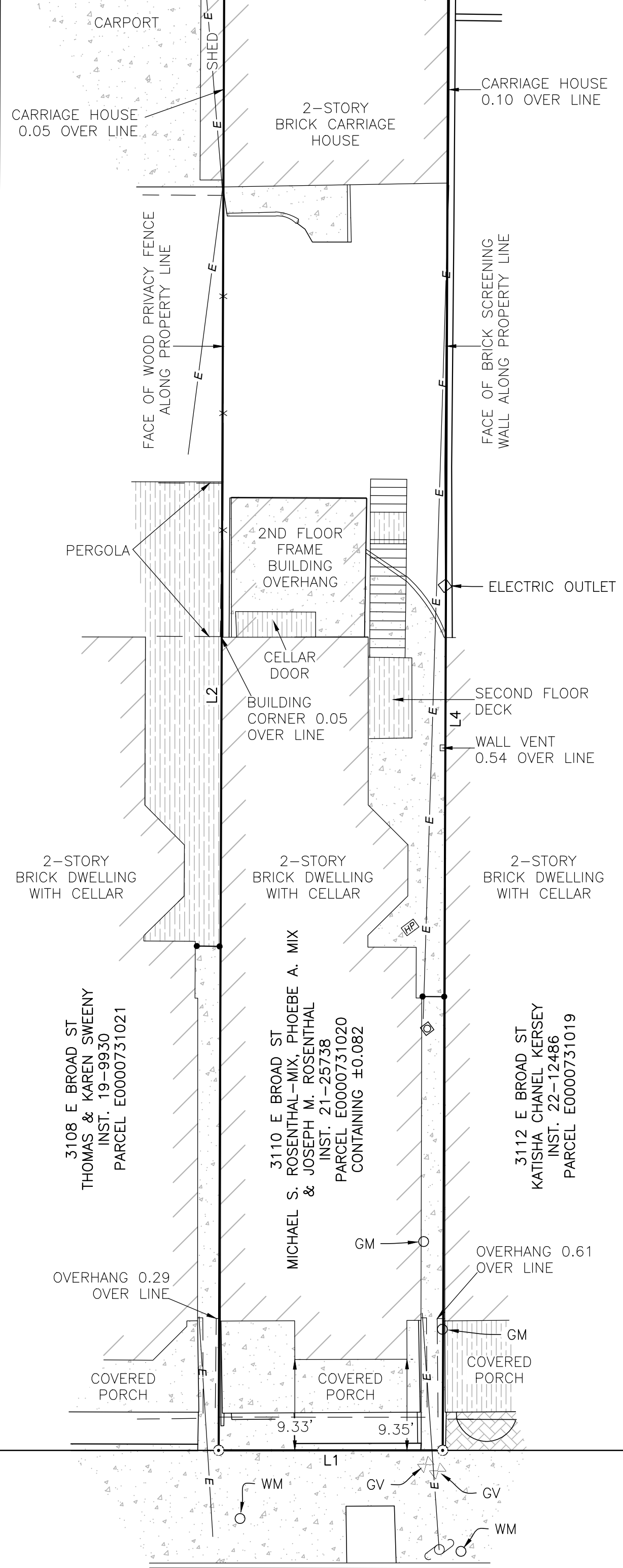
Line Table		
Line	Bearing	Length
L1	N53° 11' 52"W	23.00
L2	N37° 01' 13"E	155.00
L3	S53° 11' 52"E	23.00
L4	S37° 01' 13"W	155.00

**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
- E— OVERHEAD UTILITY LINE
- ⊕ OVERHEAD UTILITY POLE
- ⊠ ELECTRIC METER
- BRICK
- CONCRETE
- WOOD/DECK
- GRAVEL/STONE
- BUILDING LINE
- FENCE GATE POST
- HP HEAT PUMP
- x FENCE
- ROOF OVERHANG

N 31ST STREET  
 66' PUBLIC RIGHT-OF-WAY

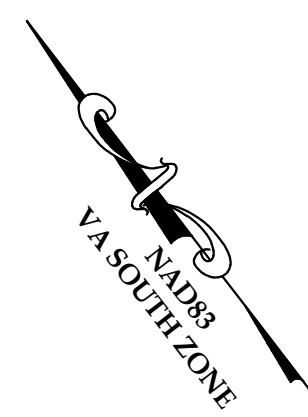
N53° 11' 52"W  
 117.00



E BROAD STREET  
 66' PUBLIC RIGHT-OF-WAY

**NOTES:**

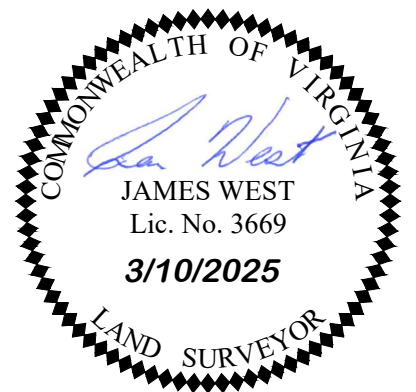
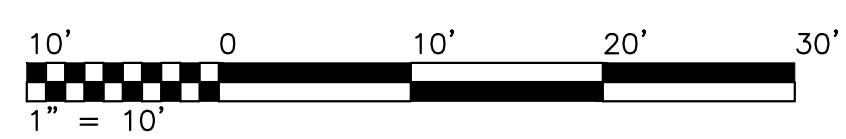
- ALL BUILDINGS ARE CLEAR OF PROPERTY LINES EXCEPT WHERE NOTED HEREON.
- THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND RIGHT-OF-WAY TAKES MAY EXIST THAT ARE NOT SHOWN.



**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

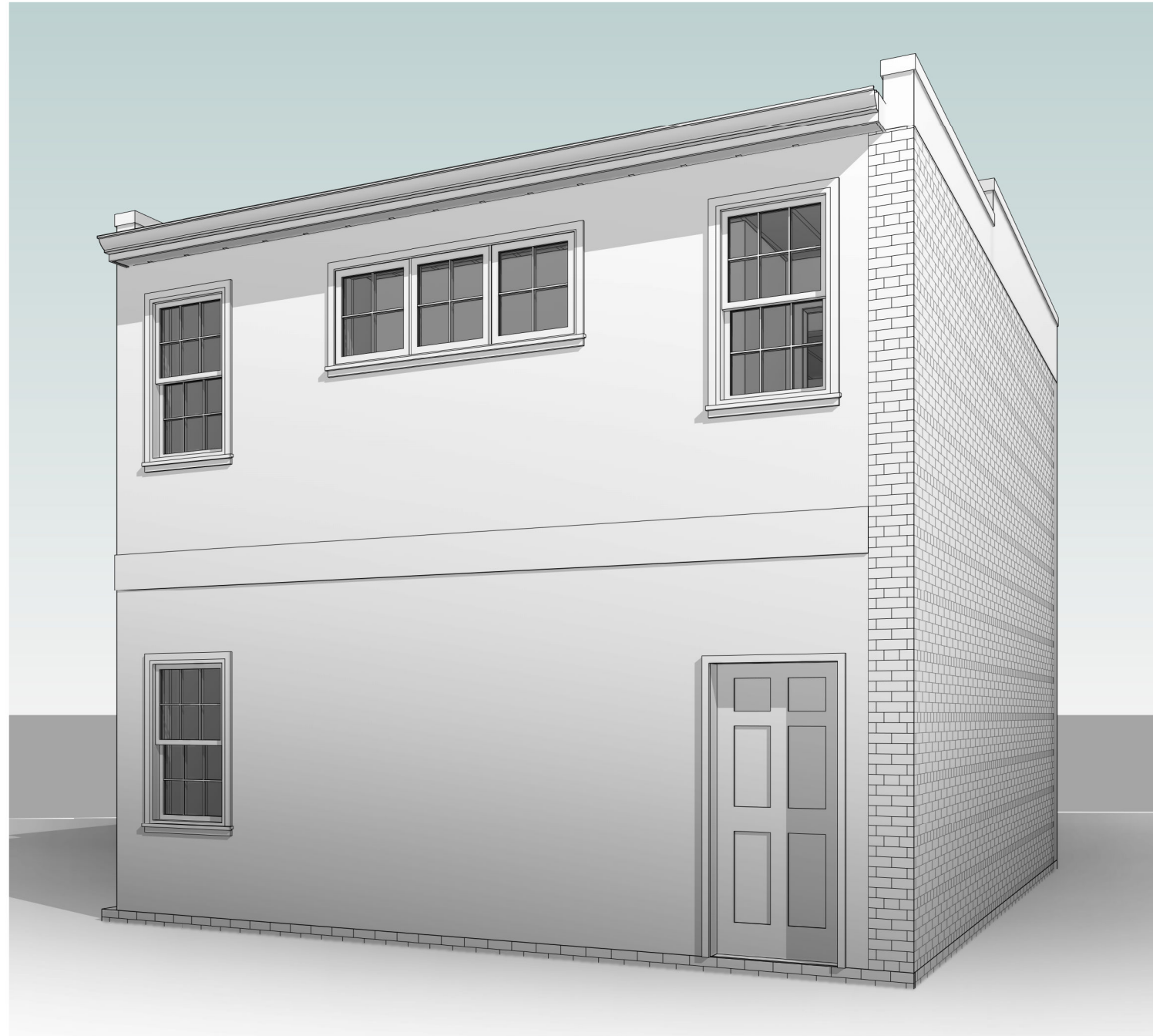
Parcel ID E0000731020  
Zoning R-6  
Use Residential  
Setbacks Front Yard = 15 feet  
Side Yard = 5 feet  
Rear Yard = 5 feet  
Lot Coverage < 55%

### 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



Print plans at 11" x 17", Tabloid

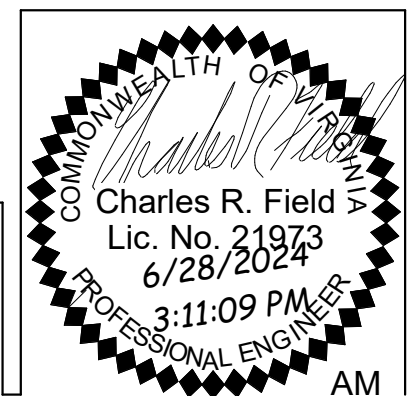
Rev.	Date	Description

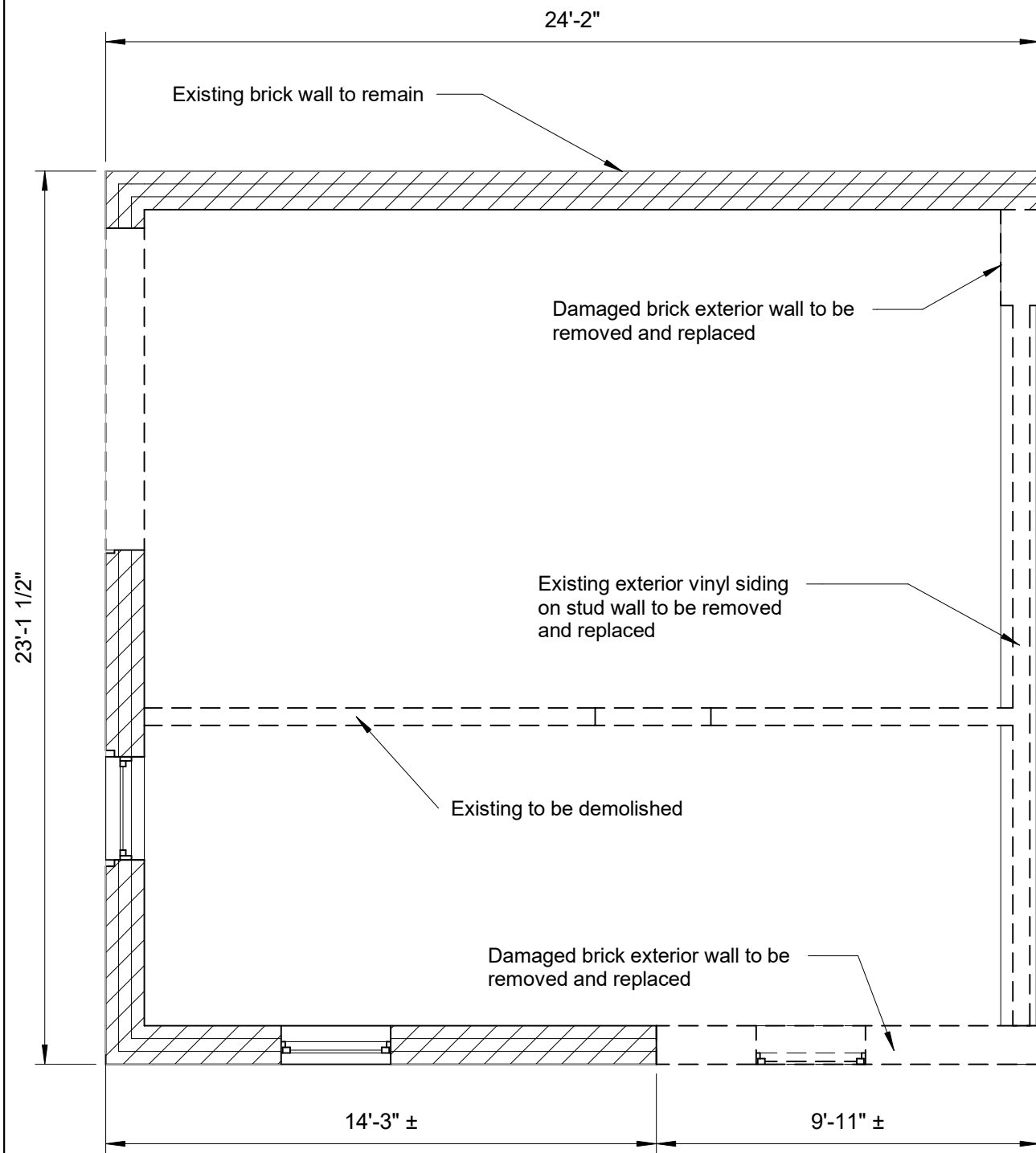
**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

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

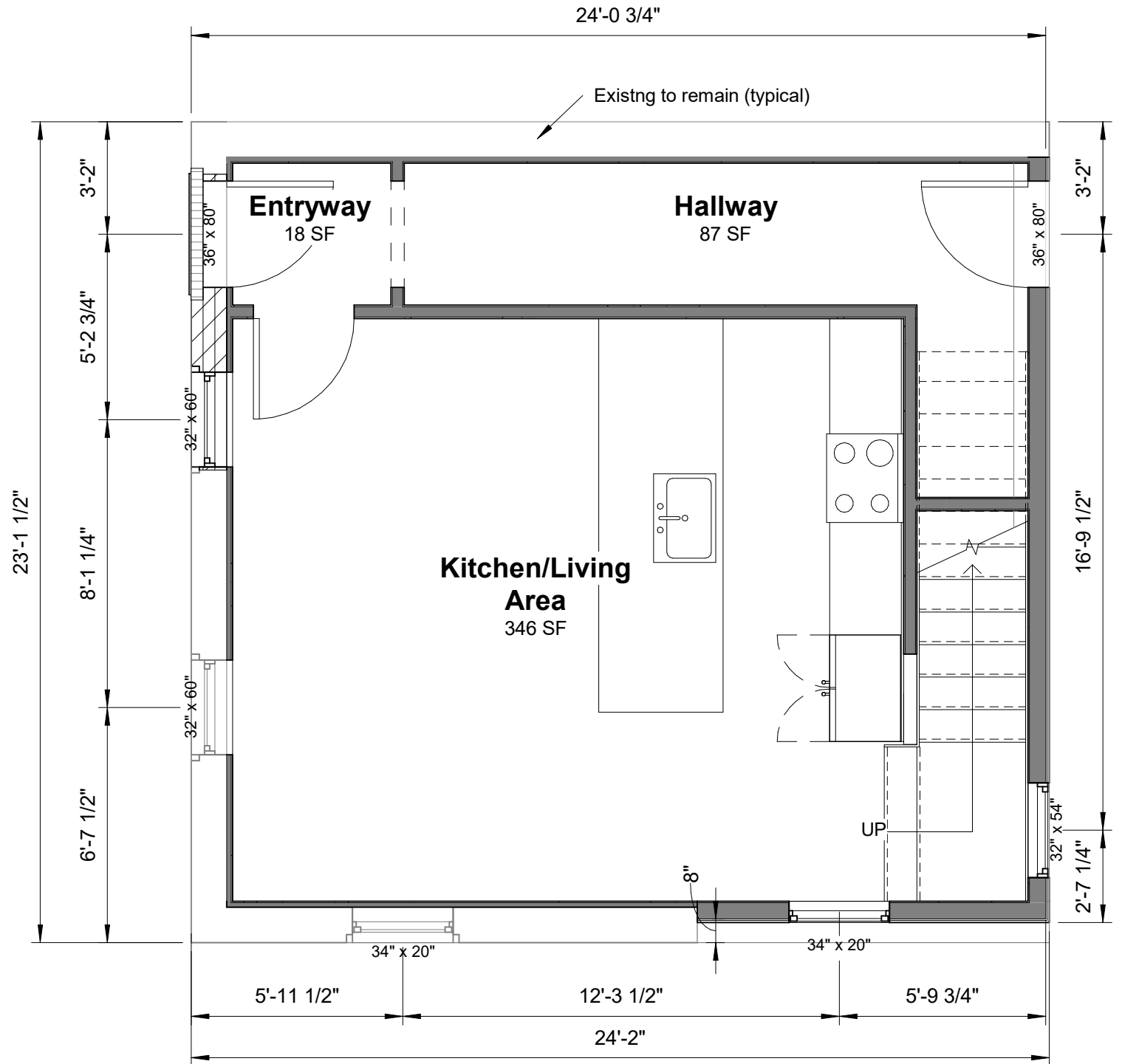
June 28, 2024

CAR 1

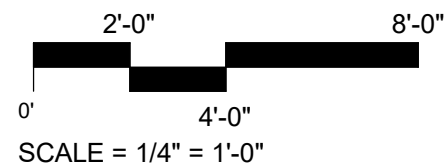




1 1st Floor - Existing  
1/4" = 1'-0"



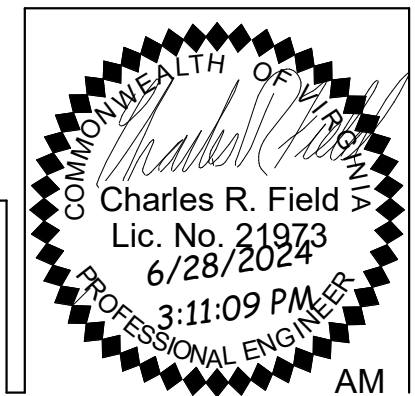
2 1st Floor - Proposed  
1/4" = 1'-0"



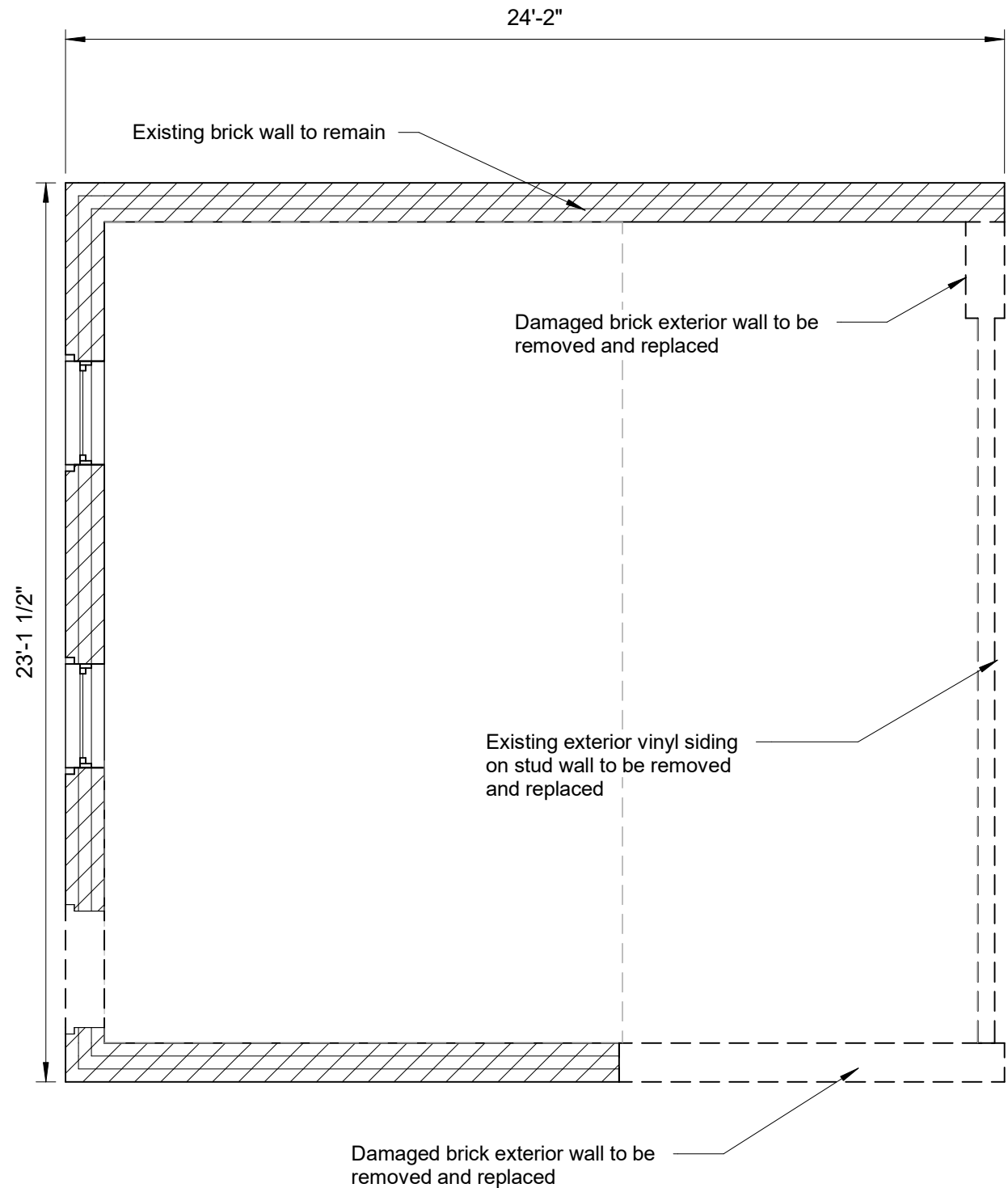
Rev.	Date	Description

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

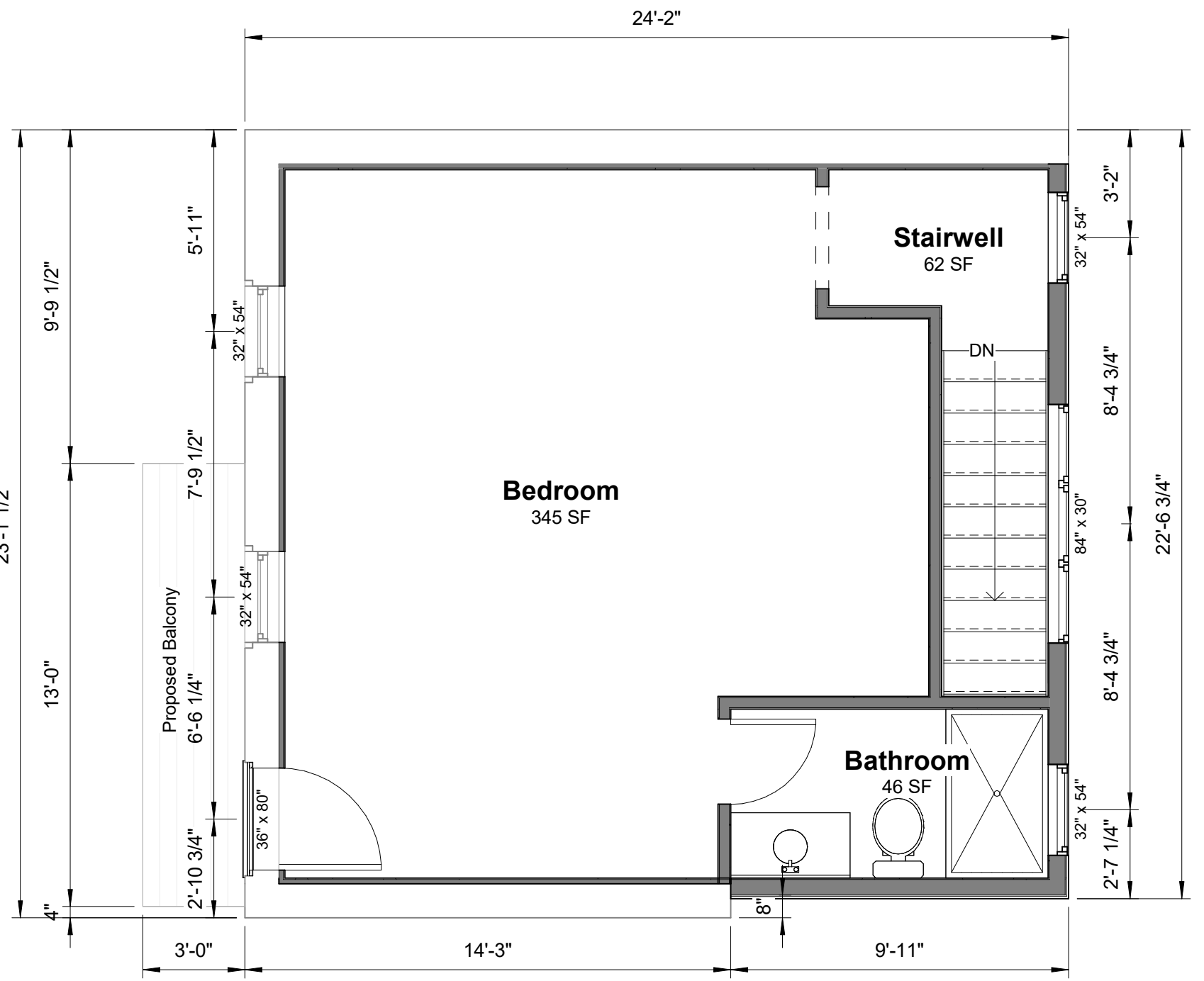
**First Floor Plans**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**  
June 28, 2024  
CAR 2



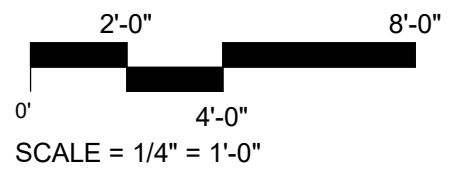
Print plans at 11" x 17", Tabloid



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

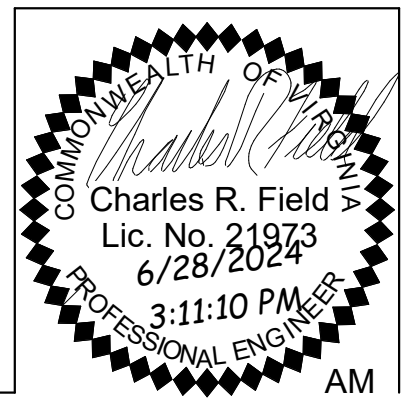


2 2nd Floor - Proposed  
1/4" = 1'-0"



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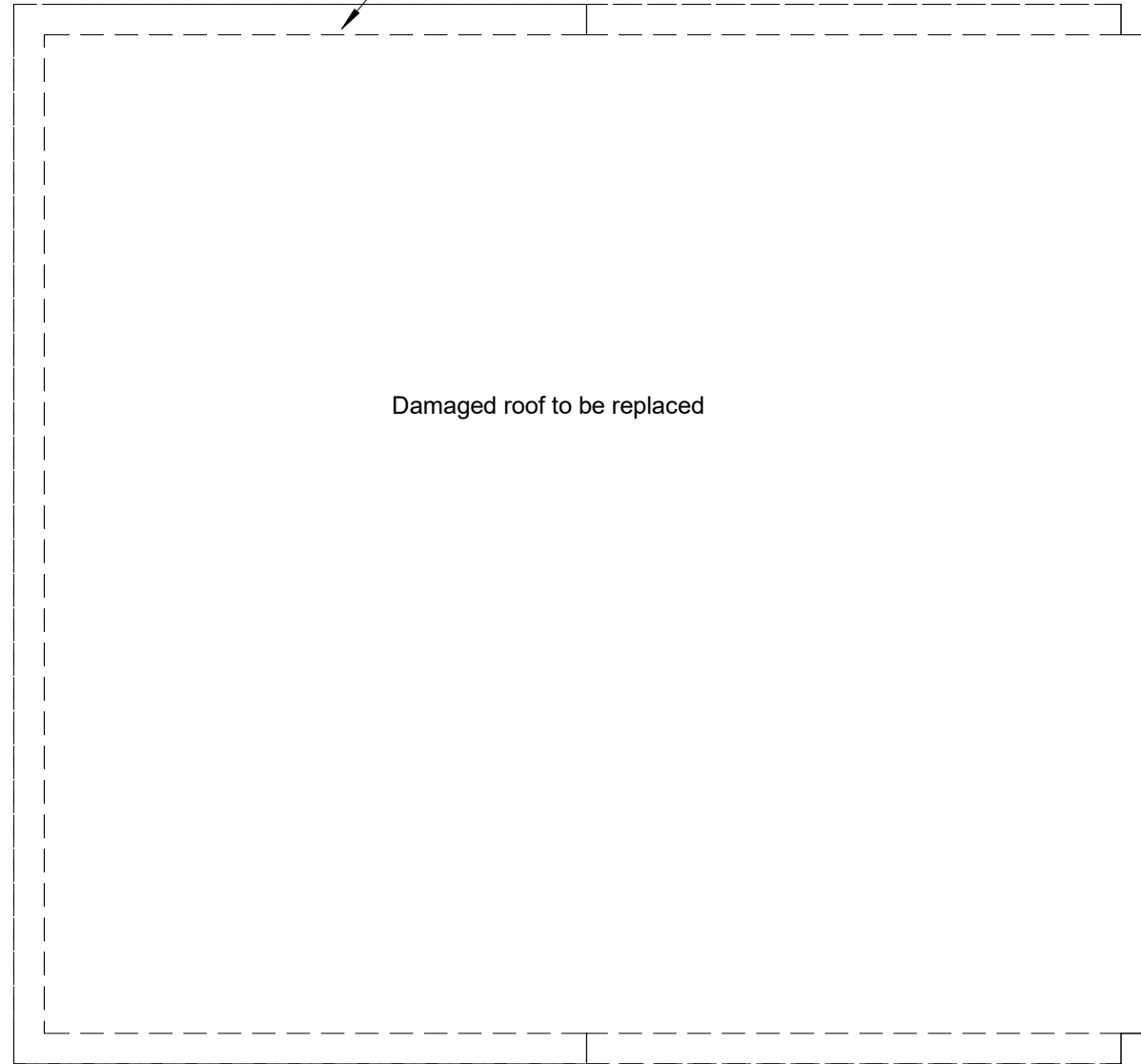
**Second Floor Plans**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**  
June 28, 2024  
CAR 3



Rev.	Date	Description

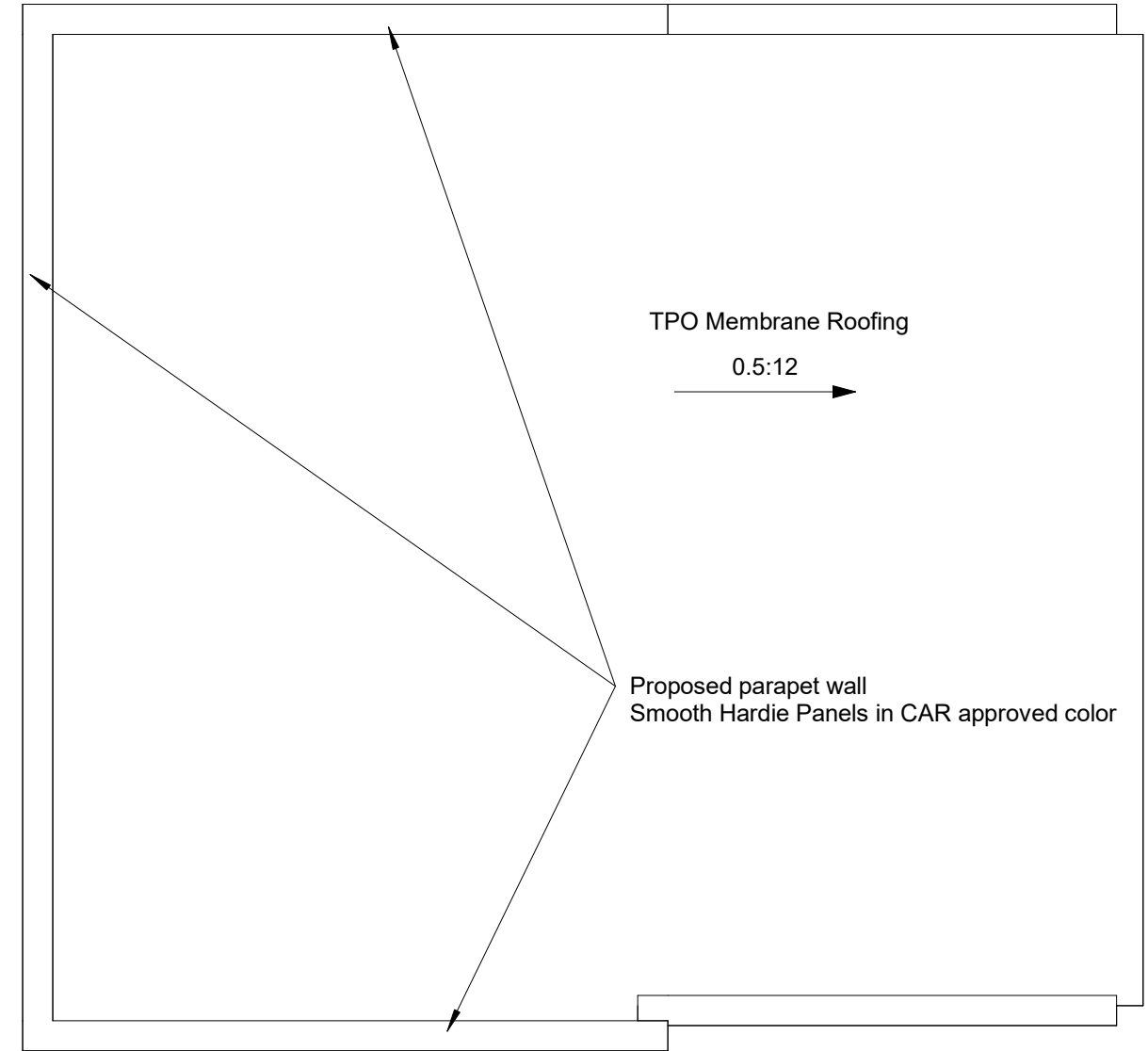
Print plans at 11" x 17", Tabloid

Damaged brick parapet walls to be removed



Damaged roof to be replaced

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



TPO Membrane Roofing

0.5:12

Proposed parapet wall  
Smooth Hardie Panels in CAR approved color

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

Print plans at 11" x 17", Tabloid

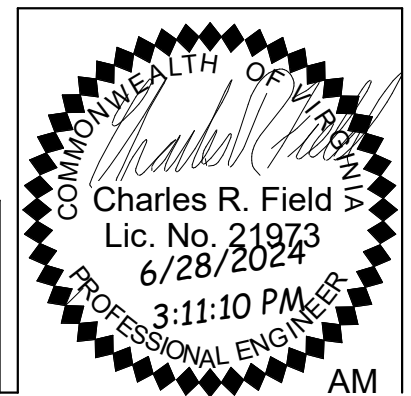
Rev.	Date	Description

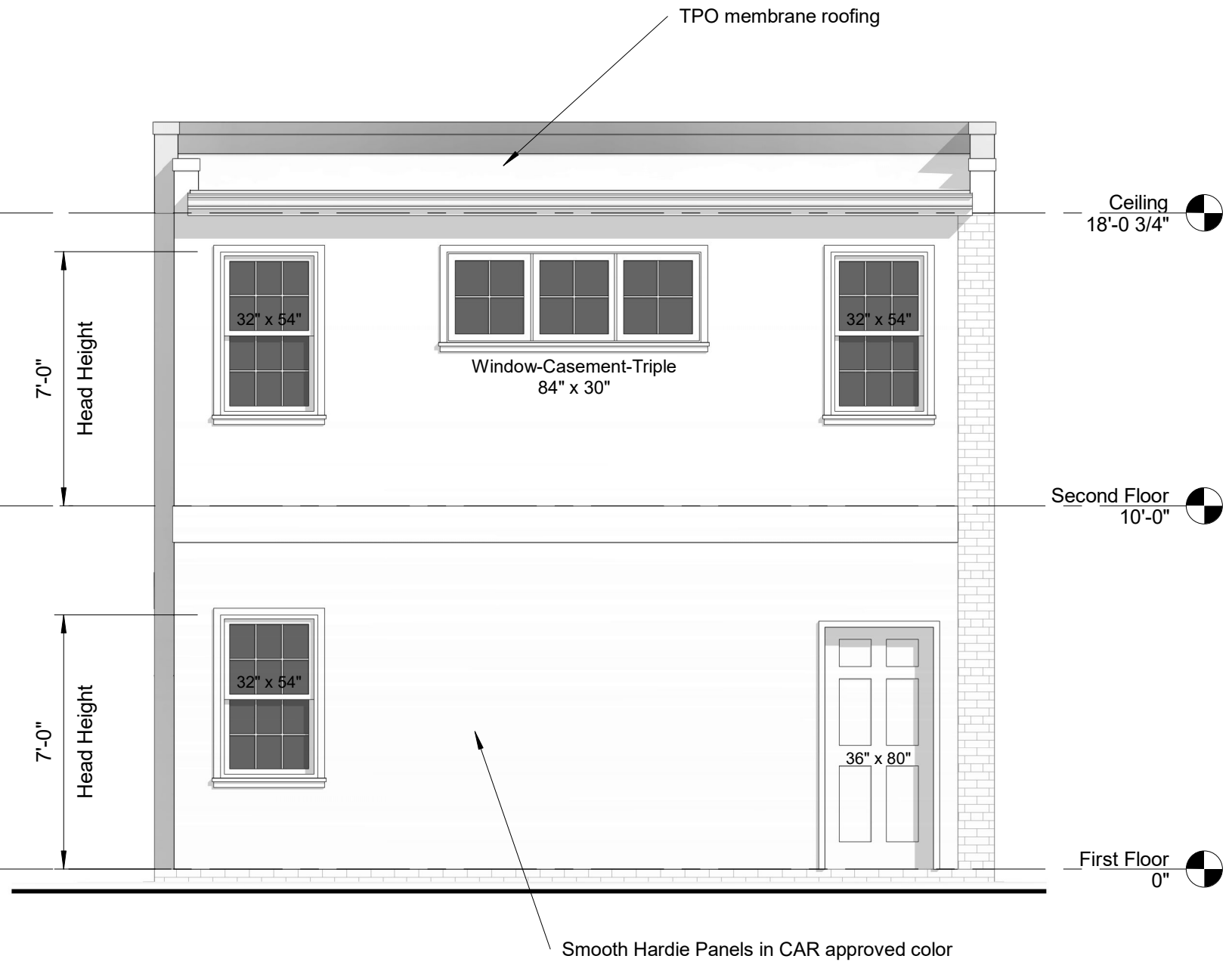
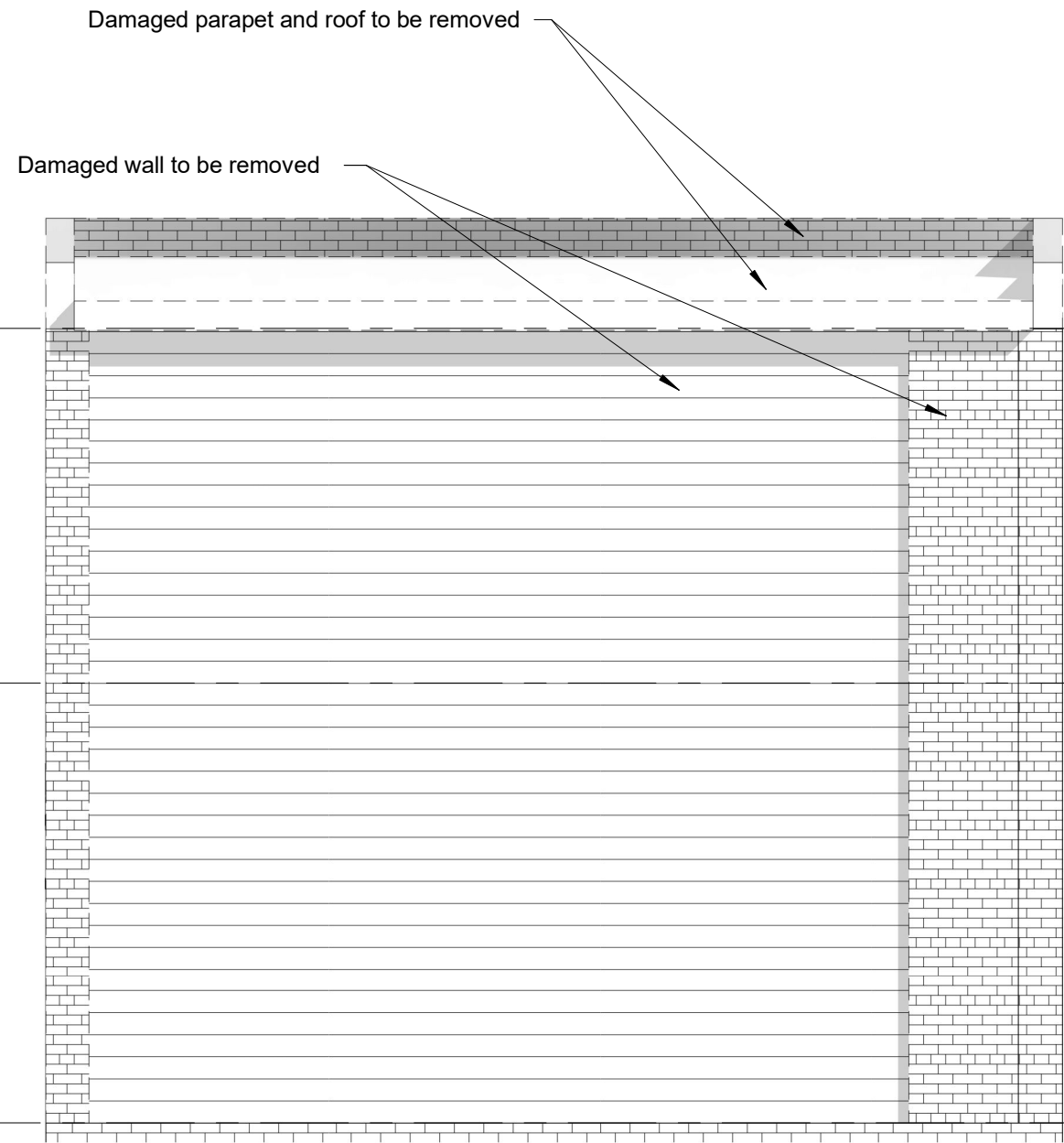
**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

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

June 28, 2024

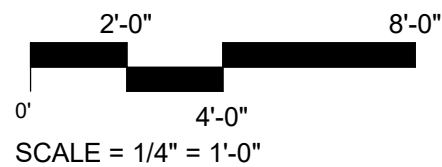
CAR 4





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

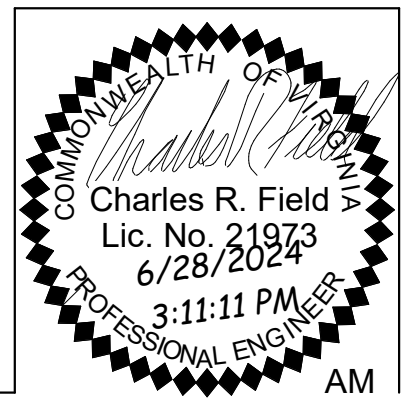
2 Proposed Alley Wall Elevation  
1/4" = 1'-0"



Rev.	Date	Description

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obsidianrva@gmail.com

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

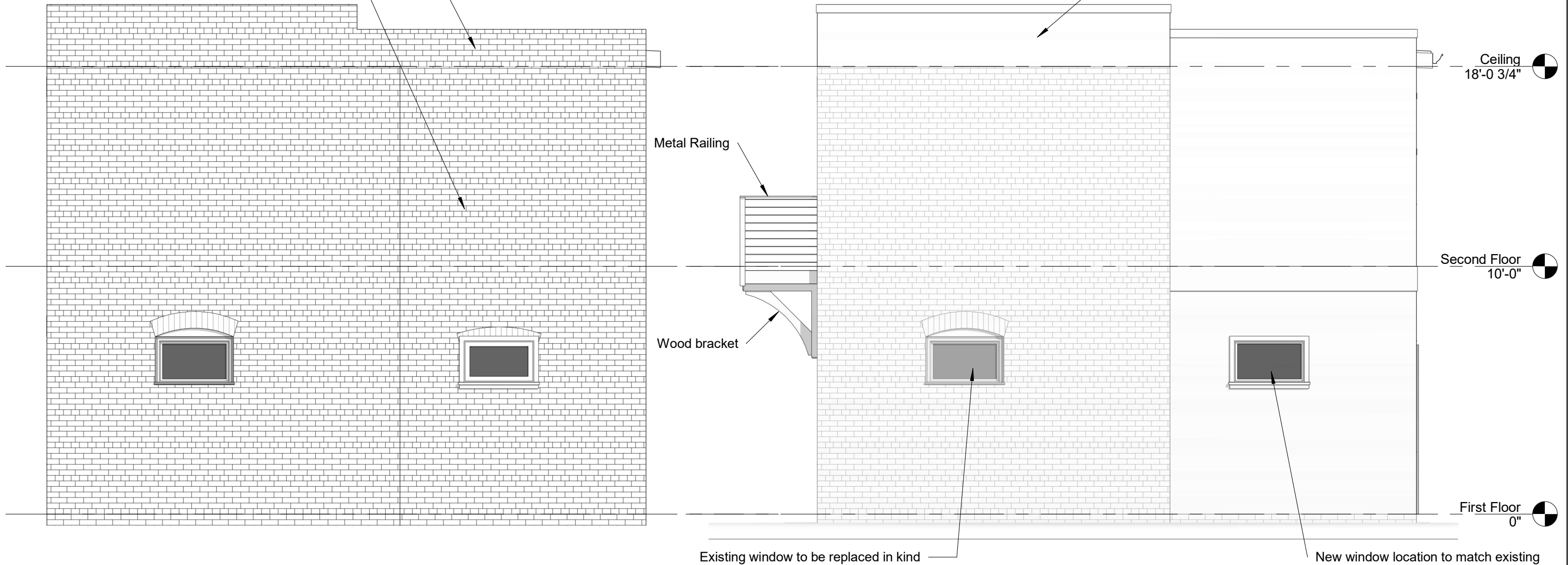


Print plans at 11" x 17", Tabloid

Damaged Parapit to be removed and replaced with smooth Hardie Panel

Damaged wall to be removed and replaced with smooth Hardie Panel

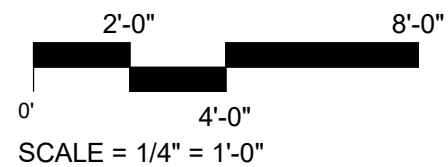
Smooth Hardie Panel in CAR approved color



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

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

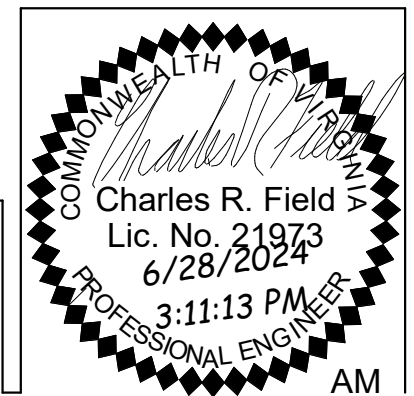
Print plans at 11" x 17", Tabloid



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 804.647.1589  
 obsidianrva@gmail.com

**West Elevations**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**  
 June 28, 2024  
 CAR 6



Damaged brick parapet to be removed

Smooth Hardie Panel in CAR approved color

Existing brick wall to remain

Existing brick wall to remain

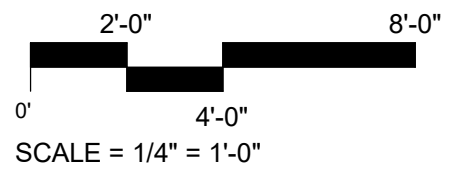
Ceiling  
18'-0 3/4"

Second Floor  
10'-0"

First Floor  
0"

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

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



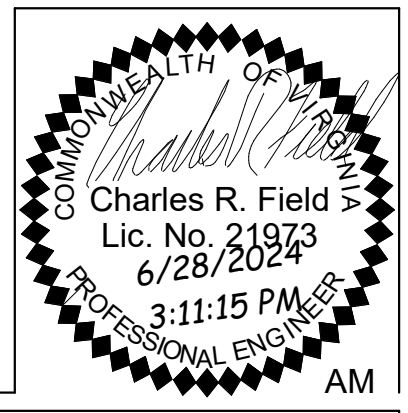
Rev.	Date	Description

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

June 28, 2024

CAR 7

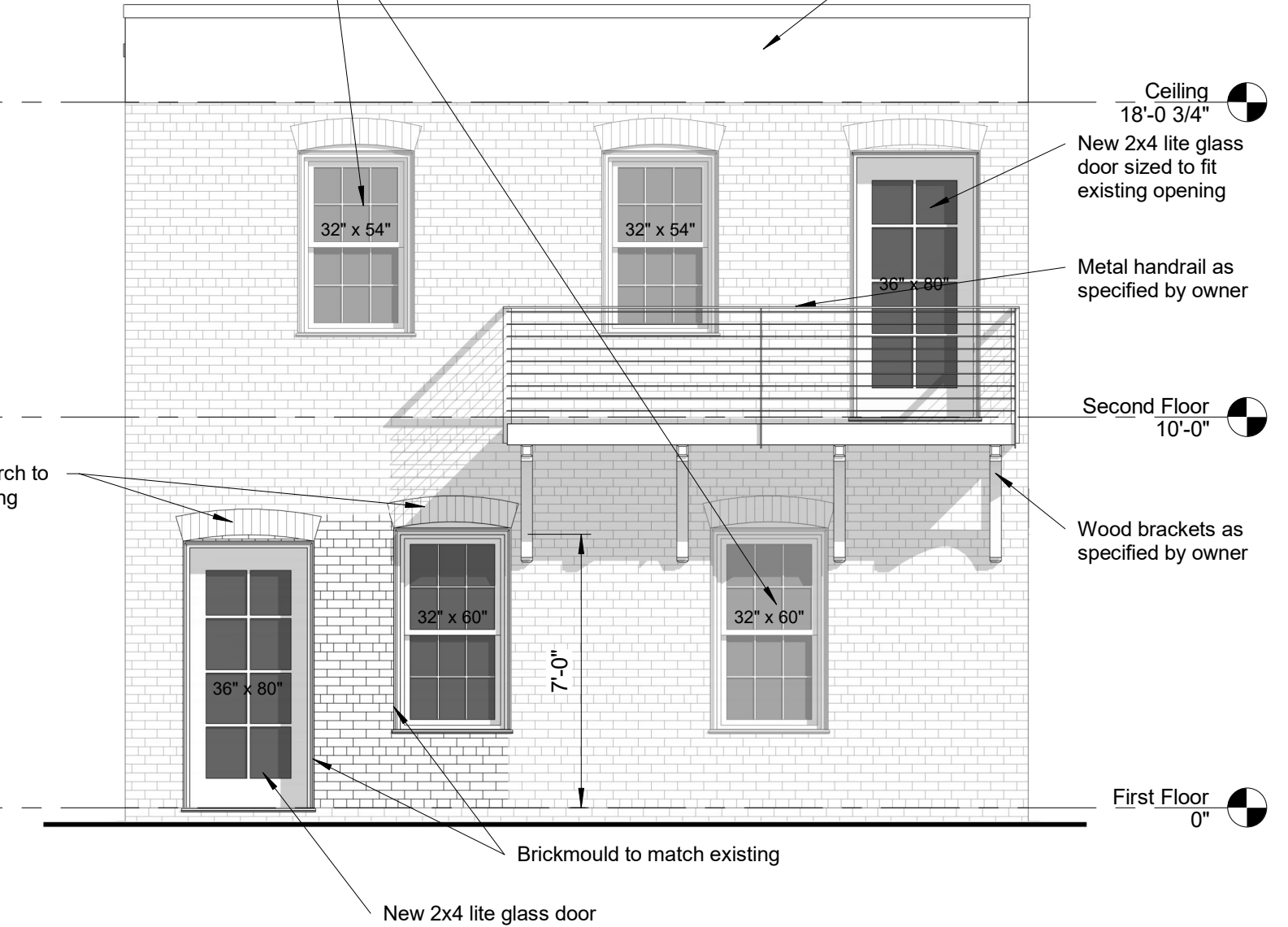
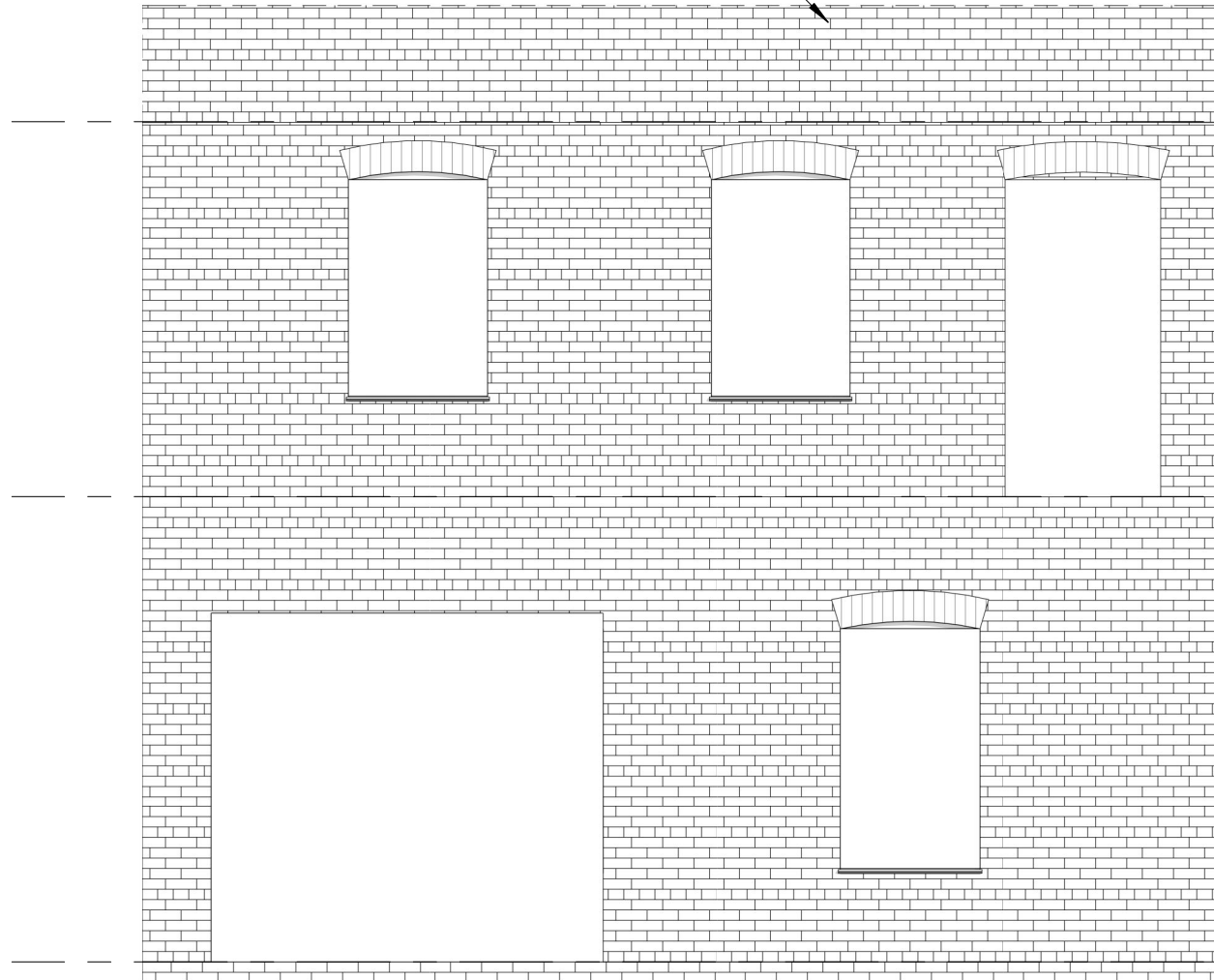


Print plans at 11" x 17", Tabloid

Damaged Parapit to be removed and replaced with smooth Hardie Panel

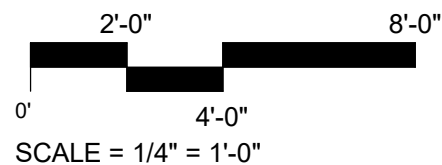
Double hung windows with true or simulated divided lites, sized to fit existing openings

Smooth Hardie Panel



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

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



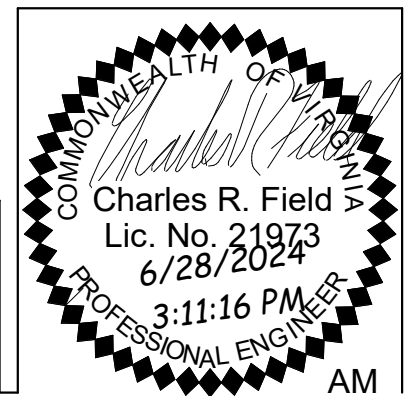
Rev.	Date	Description

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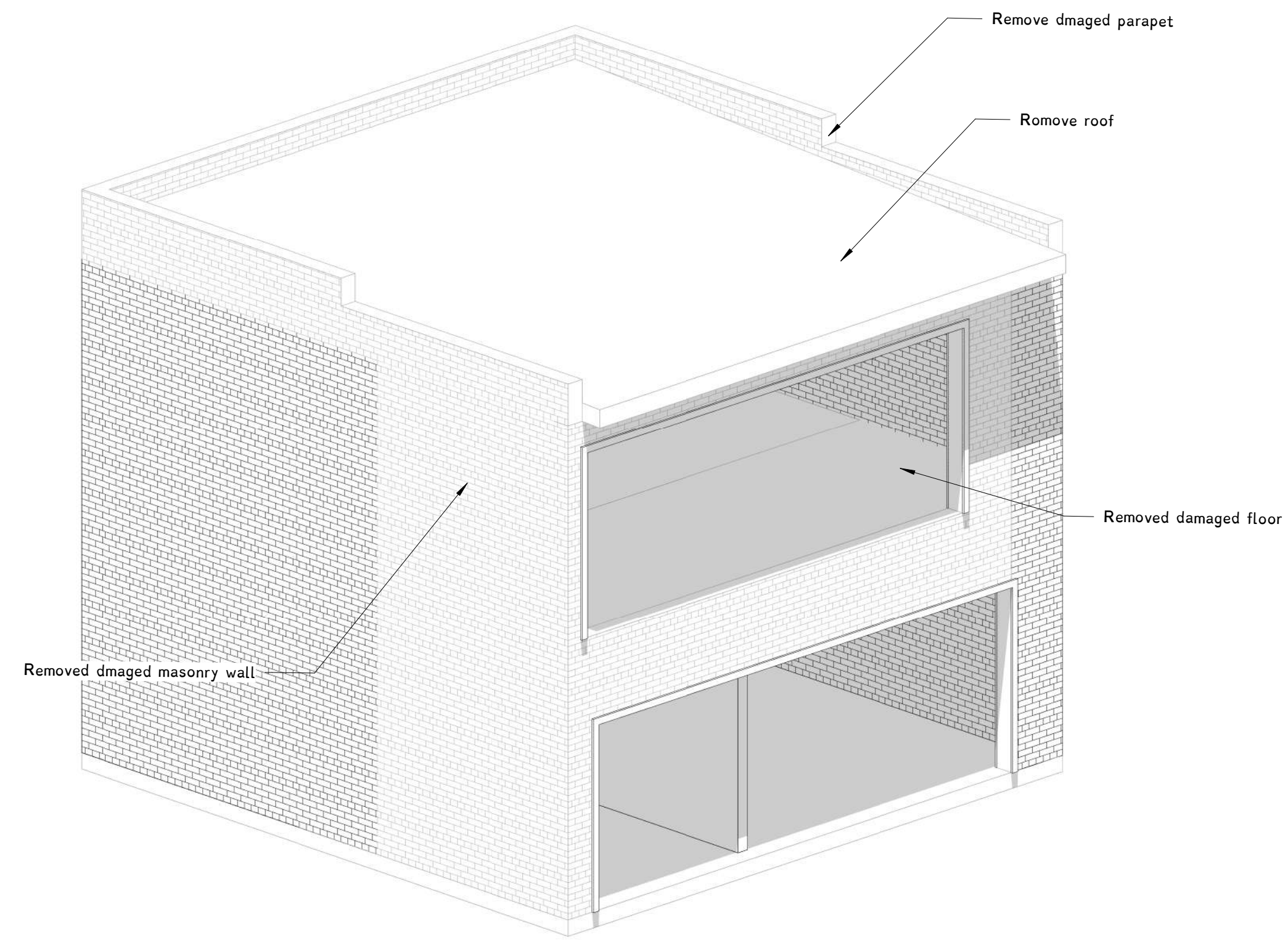
**South Elevations**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**

June 28, 2024

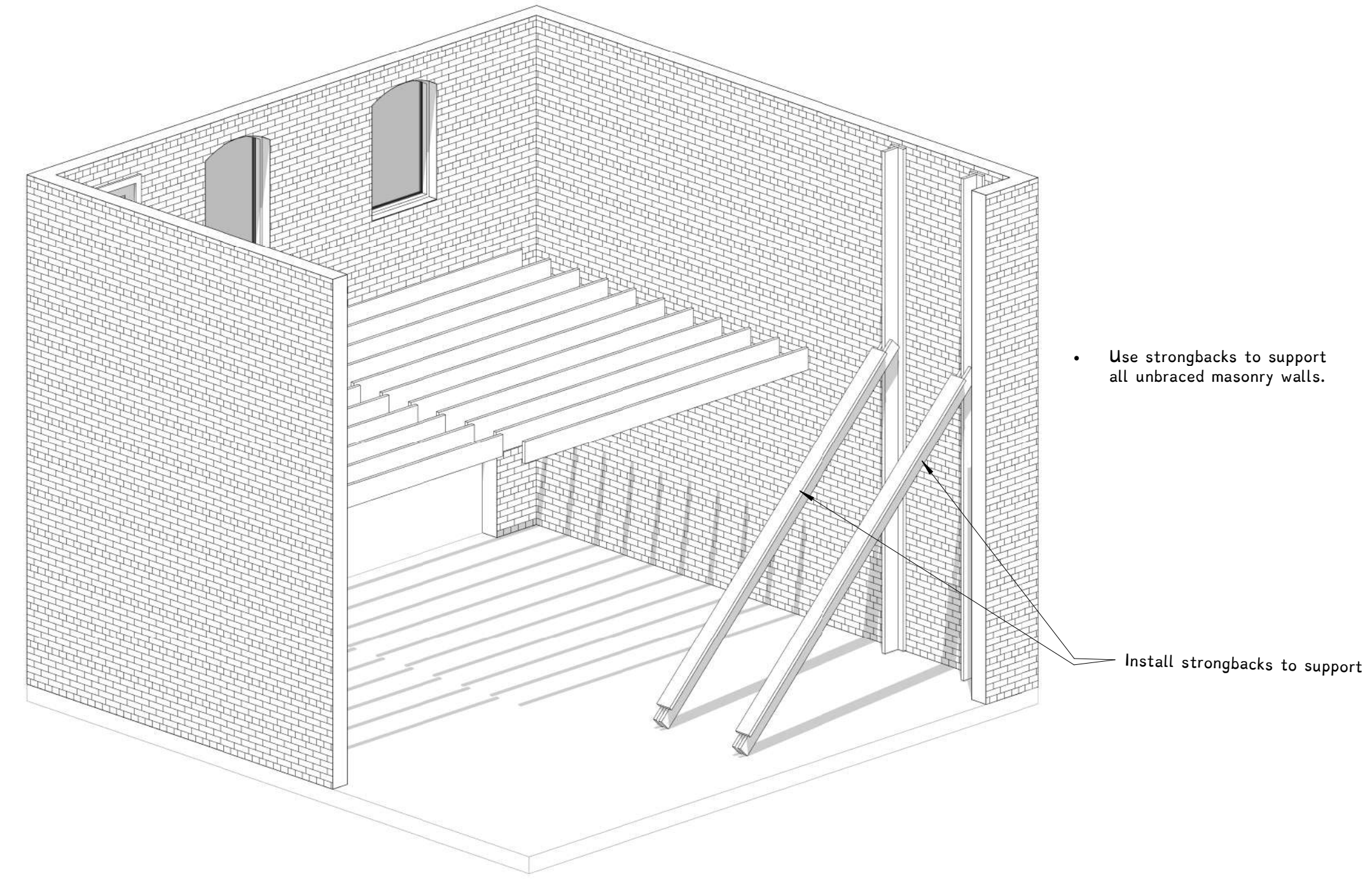
CAR 8



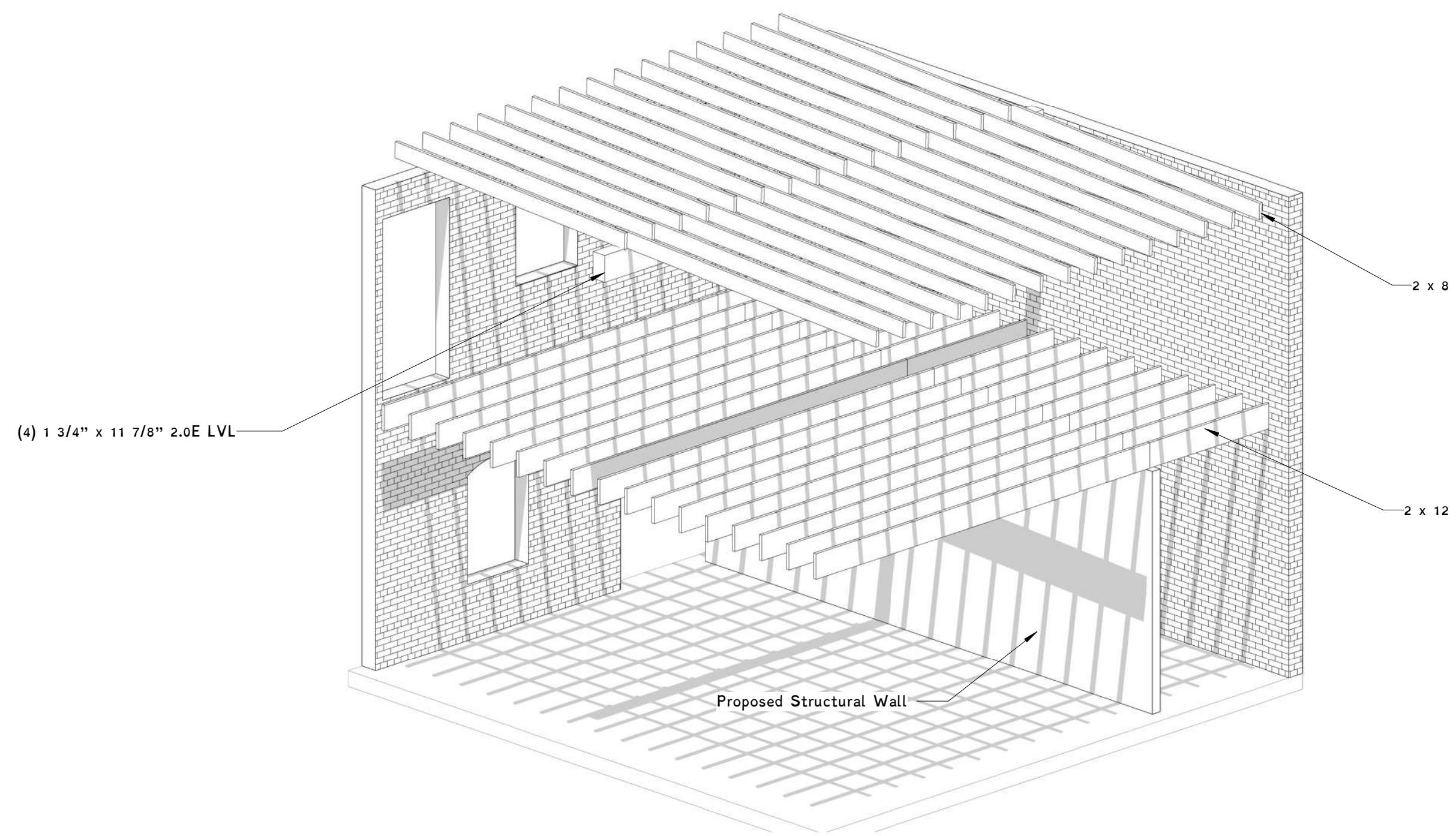
Print plans at 11" x 17", Tabloid



2 Existing Conditions



1 Demolished Condition



3 Structural View

Rev.	Date	Description

February 15, 2024

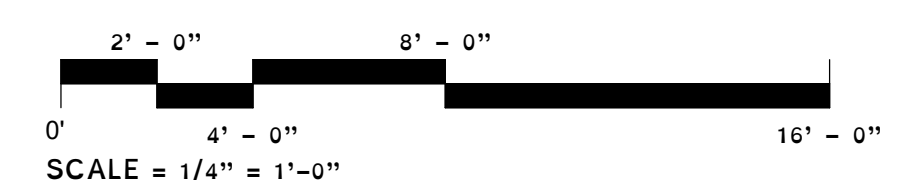
**Demolition Plans**  
 3110 East Broad Street  
 Mixed Designs

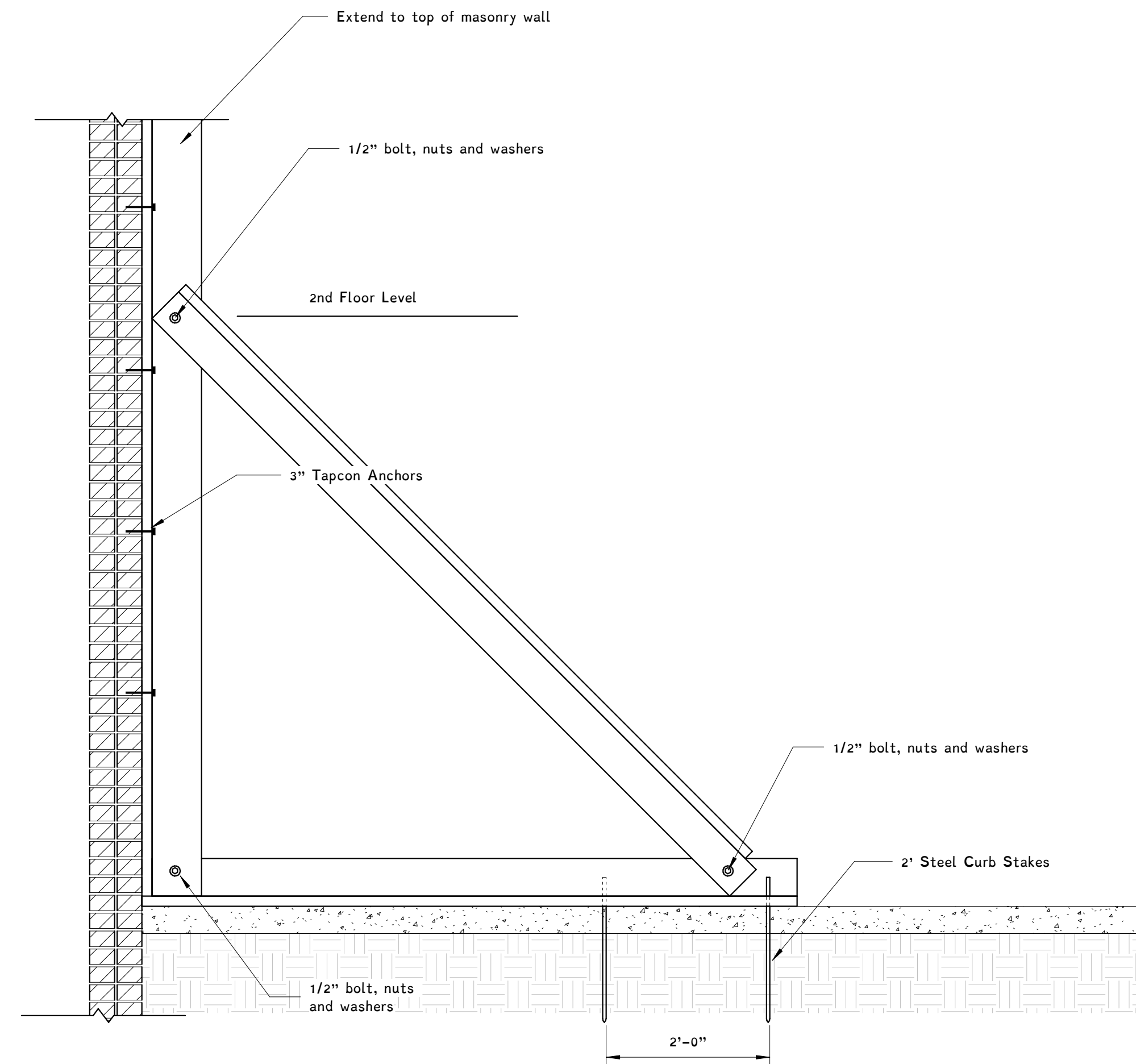
City of Richmond, VA



CRF

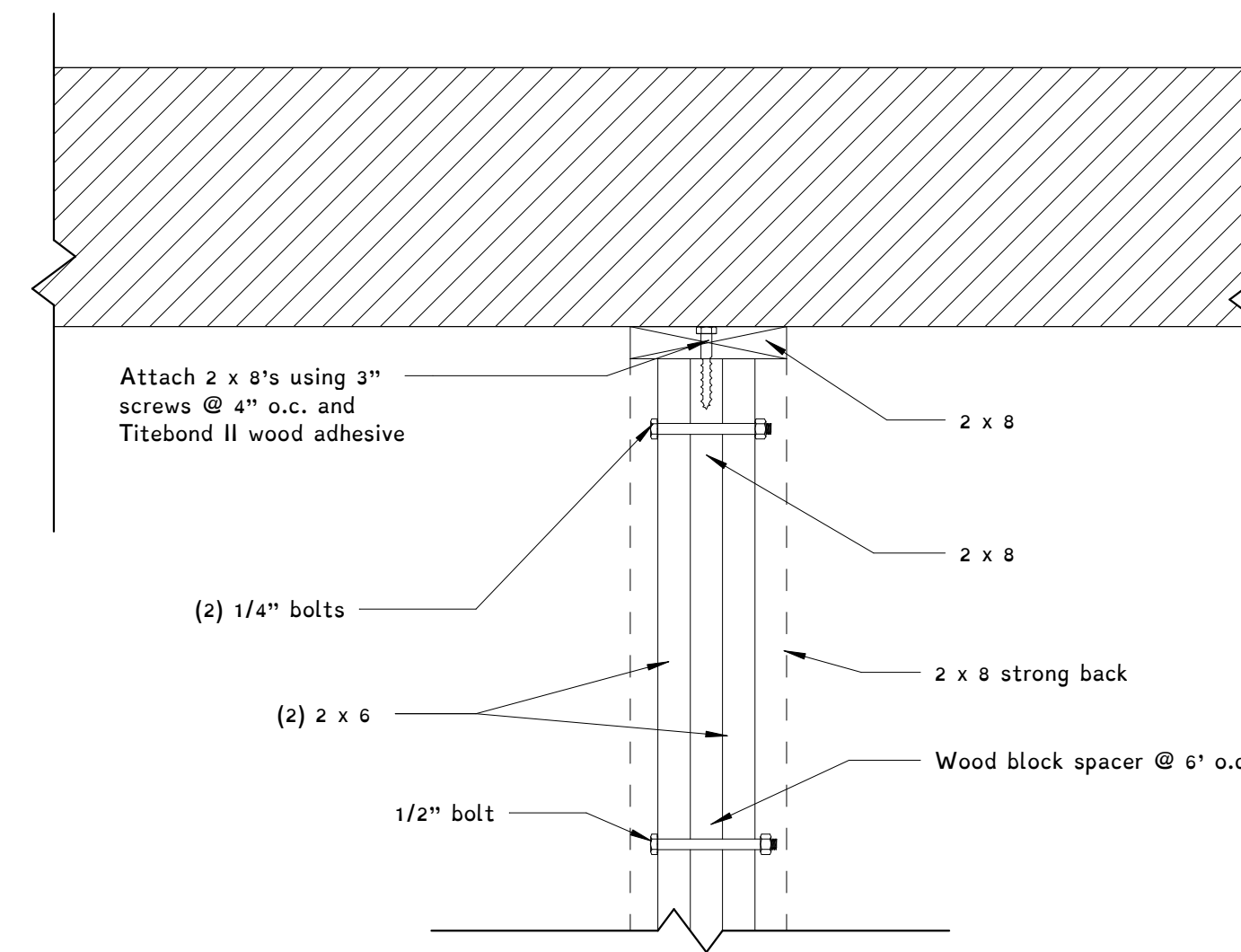
**Obsidian**  
 A Professional Engineering Practice  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589





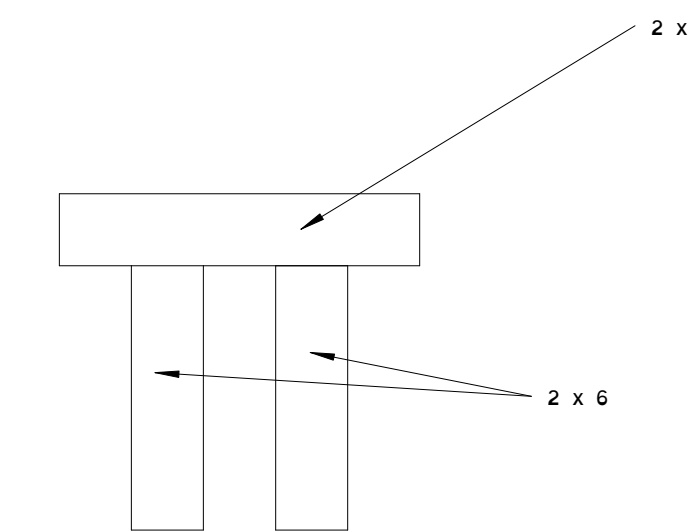
4 Strongback Section View  
3/4" = 1'-0"

1



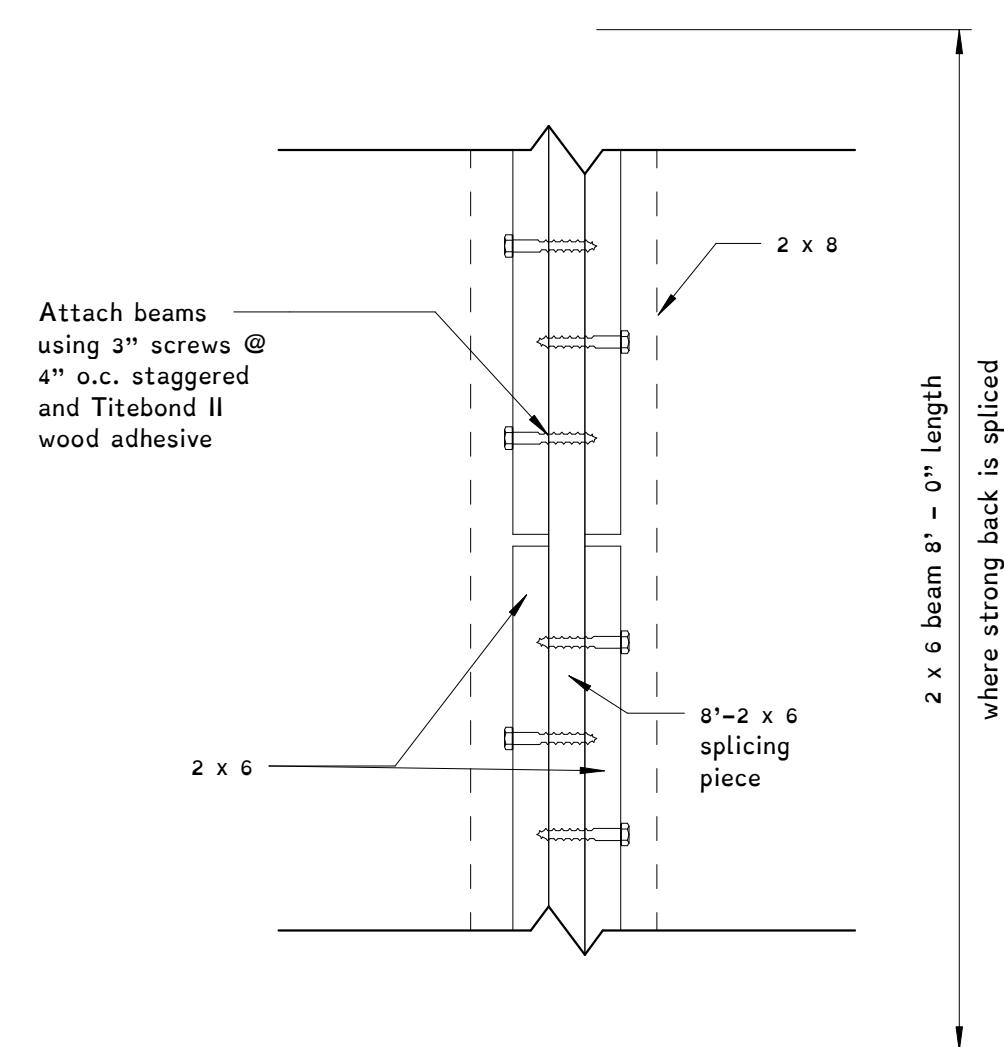
3 Strongback Bracing Plan View  
1 1/2" = 1'-0"

2



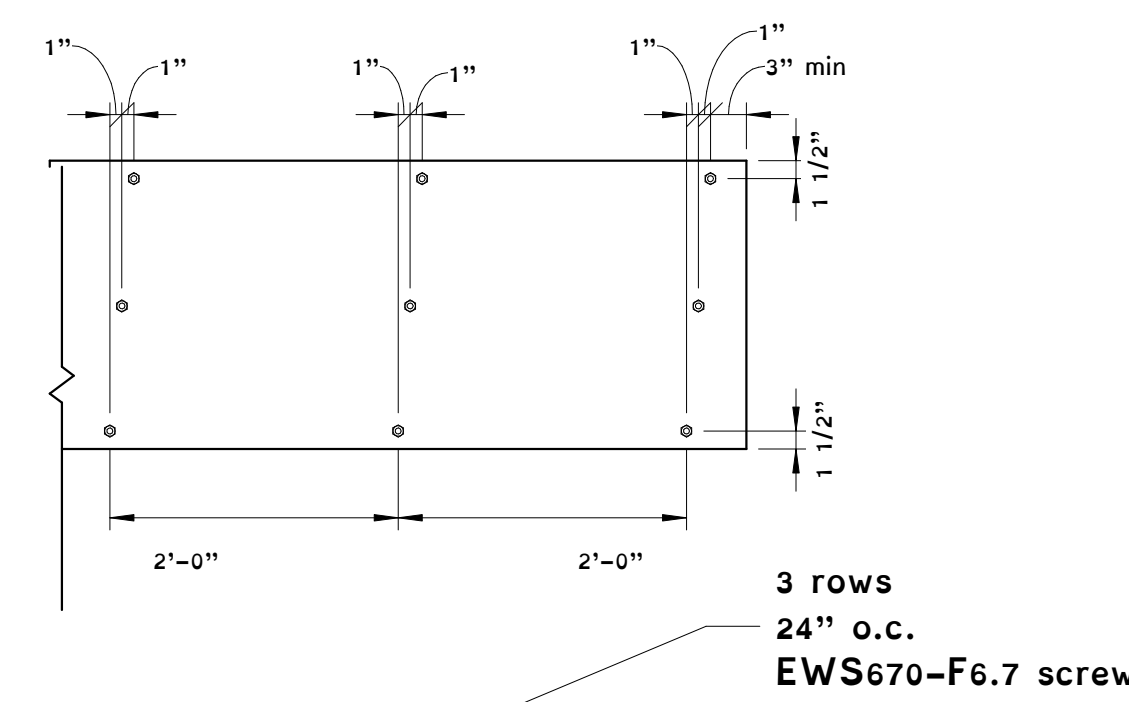
1 Strongback Brace Section  
3" = 1'-0"

3



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

4



TrusLok Screw Size	Rows	2		3		4		2		3		4		2		3		4	
		Spacing	24	24	24	16	16	16	16	12	12	12	12	12	12	12	12	12	12
EWS338-F3.3	2 - PLY	516	586	774	879	1032	1172	774	879	1161	1319	1548	1758	1172	1548	1758	2064	2344	
EWS605-F5.0	3 - PLY	387	443	581	650	774	879	581	650	871	989	1161	1319	774	879	1161	1319	1548	1758
EWS670-F6.7	4 - PLY	344	391	516	586	688	781	516	586	774	879	1032	1172	688	781	1032	1172	1376	1563

Notes:  
 1) Table is for LVL ply-to-ply attachment to act as a single unit with side-applied uniformly distributed loads. For top-loaded conditions, or when loaded equally on both sides, it is permitted to use minimum two rows of fasteners at maximum 24 inches o.c. spacing (see also note 7).  
 2) Table values indicate maximum capacity in pounds per linear foot (plf) for floor loading ( $C_u = 1.0$ ). For roof loading, multiply table value by 1.15.  
 3) Observe the following fastener location requirements (also illustrated below):  
 a = 1 1/2": edge distance; hold all outer rows  
 d = 4": minimum end distance (along the grain)  
 b = 3": minimum vertical spacing (across the grain)  
 s: horizontal spacing of rows indicated in the table (inches)  
 TrusLok screws  
 4) TrusLok screws, manufactured by Fastenmaster: 0.228" nominal diameter, 0.215" root diameter,  $F_u = 202,200$  psi. (reference: ICC-ES ESR-1078, reissued February 1, 2007)  
 5) Side framing must be properly fastened to LVL per hanger manufacturer's requirements.  
 6) Verify adequacy of beam prior to using this table.  
 7) Use minimum two rows of fasteners for 7 1/4" to 11 7/8" LVL beam depths and minimum three rows of fasteners for 14" to 24" depths. For less than 7 1/4" LVL beam depth, contact International Beams.

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

5

S5.1

Rev.	Date	Description

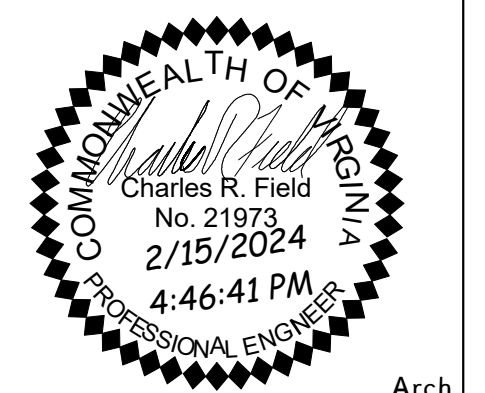
Description

Date

February 15, 2024

**Details**  
 3110 East Broad Street  
 Mixed Designs

City of Richmond, VA



Arch D

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

7

