



Property (location of work)

Property Address: 2315 Monument Ave Current Zoning: R-6
Historic District: Monument Avenue

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

We are requesting approval for an already constructed free standing chimney in the side yard of the property. It was not in the original CAR submission, but was approved in the City of Richmond Permit Set issued in September of 2023. The chimney will be behind the neighbor's 8' stucco wall and our new screen wall. The +

Applicant/Contact Person: Matson Roberts

Company: SMS Architects

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23226

Telephone: [REDACTED]

Email: [REDACTED]

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

Property Owner: Den Cralle

If Business Entity, name and title of authorized signee: [REDACTED]

Mailing Address: [REDACTED]

City: Richmond State: Va Zip Code: 23220

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? No

****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: [REDACTED] Date: 2/4/226

The Cralle Residence

2315 Monument Avenue

City of Richmond

SMS
ARCHITECTS

804.212.9907
RICHMOND, VA



PROJECT TITLE

THE CRALLE RESIDENCE
2315 MONUMENT AVE
RICHMOND, VA 23221
RICHMOND CITY

CONSULTANTS

GENERAL CONTRACTOR:
R.A. PRAUGHT CONSTRUCTION
9524 DOWNING ST
RICHMOND, VA 23238

RAY PRAUGHT
804-346-0397

MICHAEL PRAUGHT
804-380-9539

INTERIOR DESIGNER:
AVERY FRANK DESIGNS
804-240-1659
AVERY@AVERYFRANK.COM

STRUCTURAL ENGINEER:
RICHMOND STRUCTURAL DESIGN
JOSIAH JOHNSON
PHONE: 301.351.9346
EMAIL: JOSIAH@RICHMONDSTRUCTURALDESIGN.COM

PERMIT SET

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| △ | | |
| △ | | |
| △ | | |
| △ | | |

DATE

SEPTEMBER 18, 2023

PROJECT NO.

23.01 CRALLE

SHEET TITLE

SITE PLAN &
PROJECT INFORMATION

SHEET NO.

CS



BUILDING DATA

LOCATION:
2315 MONUMENT AVE
RICHMOND, VA 23220

PARCEL ID: W001086009
PARCEL DESCRIPTION: 217 - MONUMENT AVE

OWNER:
CRALLE, RICHARD F. III

SCOPE OF PROJECT:
FIRST FLOOR KITCHEN ADDITION, INTERIOR RECONFIGURATION & RENOVATION ON FIRST AND SECOND FLOOR, LANDSCAPE RENOVATION

BUILDING CODE:
2018 VIRGINIA RESIDENTIAL CODE
2018 INTERNATIONAL RESIDENTIAL CODE

ZONING:
R-6

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION:

STORIES:

HEIGHT:

GROSS BUILDING AREA:

| | |
|---------------|--|
| GROUND FLOOR- | NO CHANGE EXISTING GROSS UNFINISHED AREA |
| FIRST FLOOR- | 506 SF ADDED GROSS FINISHED AREA (HEATED) 3953 SF EXISTING GROSS FINISHED AREA (HEATED) |
| SECOND FLOOR- | 21 SF ADDED FINISHED AREA (HEATED) 2100 SF EXISTING GROSS FINISHED AREA (HEATED) |
| THIRD FLOOR- | 2100 SF EXISTING GROSS FINISHED AREA (HEATED) |
| TOTALS- | 8680 SF TOTAL GROSS FINISHED AREA (HEATED) |

MINIMUM BATT INSULATION R-VALUES

| | |
|--|---------------|
| WALLS: | R-15 |
| FLOORS: | R-19 |
| CEILING: | R-49 |
| CEILING W/OUT ATTIC SPACE: | R-38 |
| CEILING W/OUT ATTIC SPACE < 500 SQ FT: | R-30 |
| FENESTRATION: | 0.32 U-FACTOR |

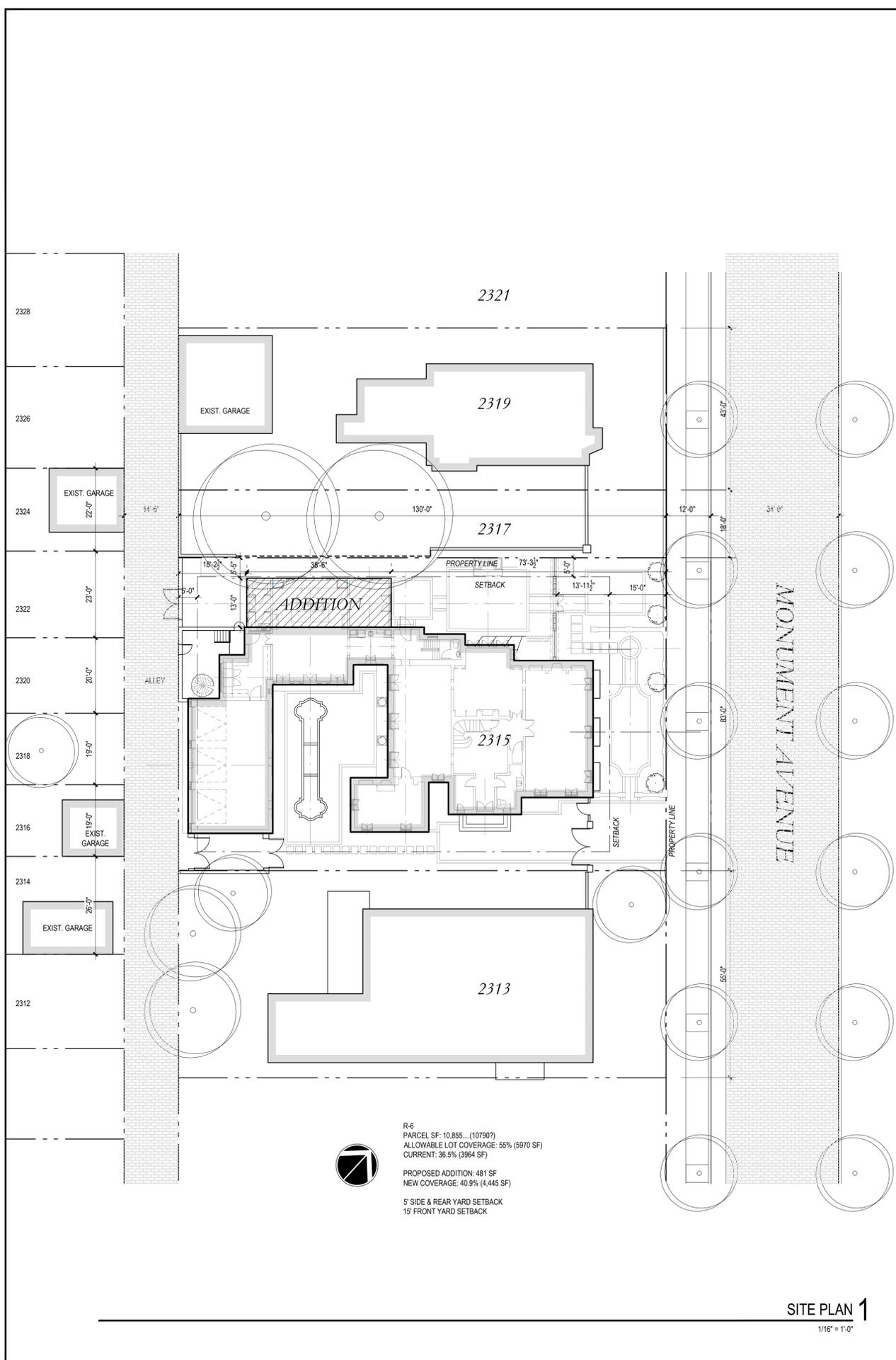
ENERGY DESIGN CRITERIA: CLIMATE ZONE 4A
SPRINKLER ASSEMBLY: NONE

THE FOLLOWING ARE STRUCTURAL DESIGN REQUIREMENTS SPECIFIC TO RICHMOND, VIRGINIA:

FROST DEPTH: 18"
DESIGN WIND SPEED: 90 MPH, 3-SECOND GUST
ULTIMATE DESIGN WIND SPEED FOR RISK CATEGORY II BUILDINGS: 115 MPH
SNOW LOAD: 20 PSF
SEISMIC DESIGN CATEGORY: B

FRAMING, MEP, & ELECTRICAL NOTES

- ALL DIMENSIONS ARE TO THE FACE OF FRAMING STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO THE SUB-FLOOR AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY VARIANCE BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT.
- ALL ELECTRICAL WORK IS TO CONFORM TO WITH FIRE UNDERWRITERS CODE AND ALL LOCAL CODES IN JURISDICTION.
- SMOKE ALARMS SHALL COMPLY WITH NFPA72. CARBON MONOXIDE ALARMS SHALL COMPLY WITH UL 2034 AND UL 217. DETECTORS SHALL BE PLACED IN THE FOLLOWING: 1) IN EACH BEDROOM AND IN THE IMMEDIATE VICINITIES OUTSIDE EACH SEPARATE SLEEPING AREA. 2) ON EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND 3) AT NO LESS THAN THREE FEET HORIZONTALLY FROM THE DOOR OF A BATHROOM, UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM.
- VERIFY FINAL GRILLES, REGISTERS, AND DIFFUSERS WITH ARCHITECT.



R-6
PARCEL SF: 10,855...(107907)
ALLOWABLE LOT COVERAGE: 55% (5970 SF)
CURRENT: 36.5% (3964 SF)

PROPOSED ADDITION: 481 SF
NEW COVERAGE: 40.9% (4,445 SF)

5' SIDE & REAR YARD SETBACK
15' FRONT YARD SETBACK

SITE PLAN 1
1/16" = 1'-0"



PROJECT TITLE
THE CRALLE RESIDENCE
2315 MONUMENT AVE
RICHMOND, VA 23221
RICHMOND CITY

CONSULTANTS
GENERAL CONTRACTOR:
R.A. PRAUGHT CONSTRUCTION
9524 DOWNING ST
RICHMOND, VA 23238
RAY PRAUGHT
804-346-0397
MICHAEL PRAUGHT
804-380-9539
INTERIOR DESIGNER:
AVERY FRANK DESIGNS
804-240-1659
AVERY@AVERYFRANK.COM
STRUCTURAL ENGINEER:
RICHMOND STRUCTURAL DESIGN
JOSIAH JOHNSON
PHONE: 301.351.9346
EMAIL: JOSIAH@RICHMONDSTRUCTURALDESIGN.COM

PERMIT SET

REVISIONS

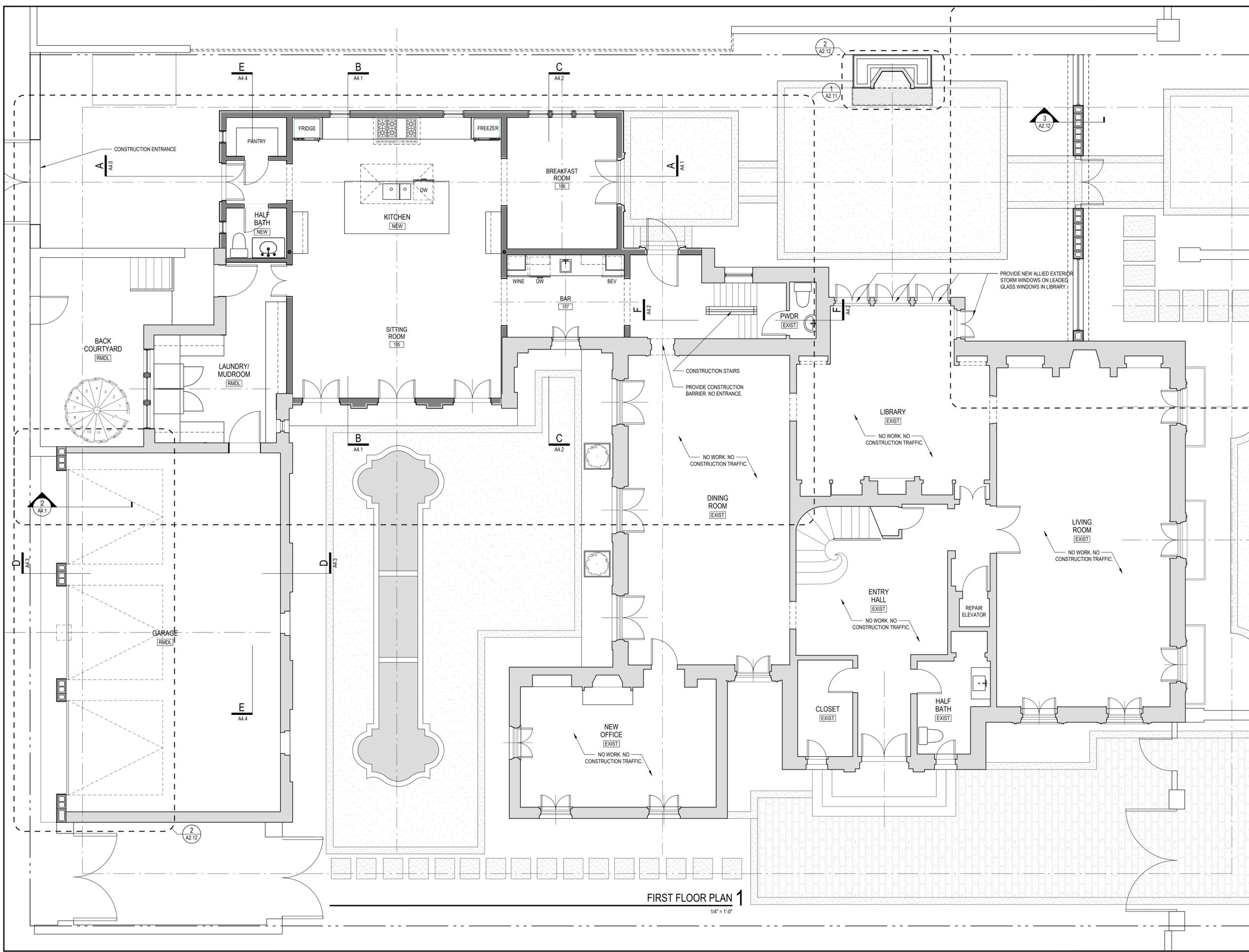
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| △ | | |
| △ | | |
| △ | | |
| △ | | |

DATE
SEPTEMBER 18, 2023

PROJECT NO.
23.01 CRALLE

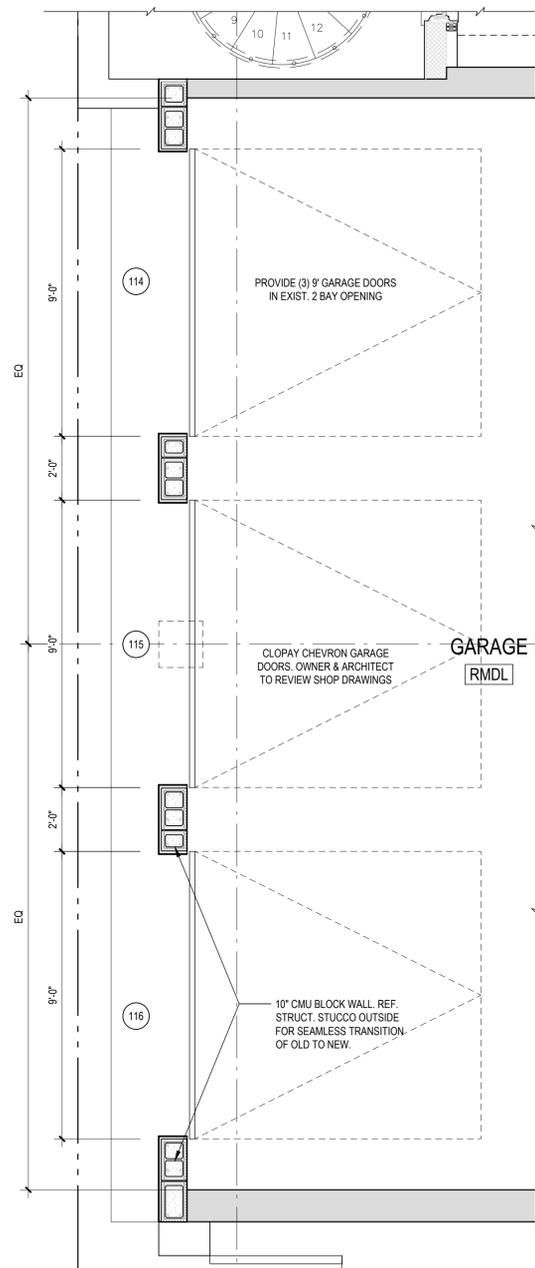
SHEET TITLE
**COMPOSITE
FIRST FLOOR PLAN**

SHEET NO.
A2.1

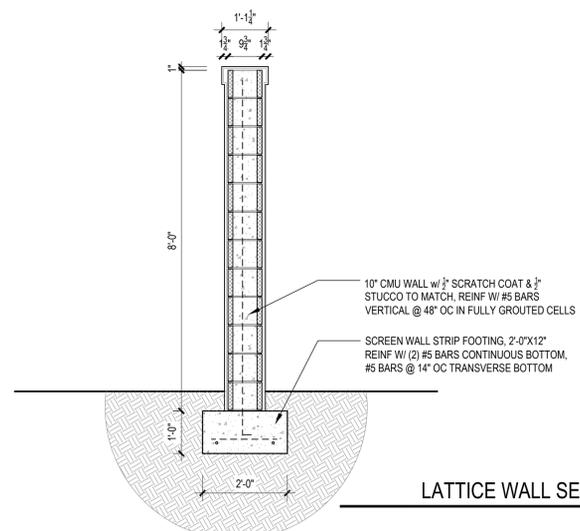


FIRST FLOOR PLAN 1
1/4" = 1'-0"

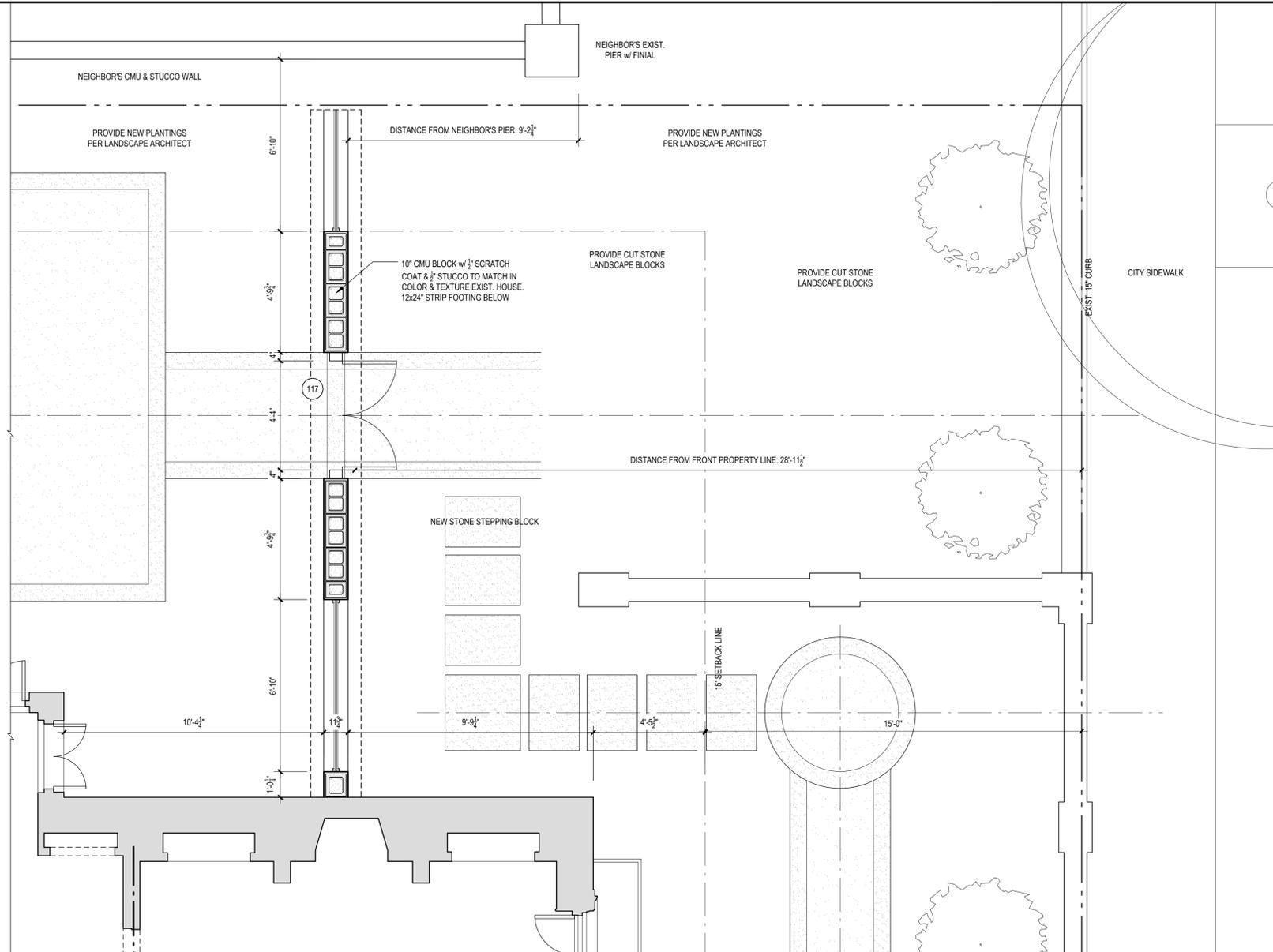
This document is for use by SMS Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any details or design without the express written consent of SMS Architects is prohibited. All rights reserved. Copyright 2023 SMS Architects.



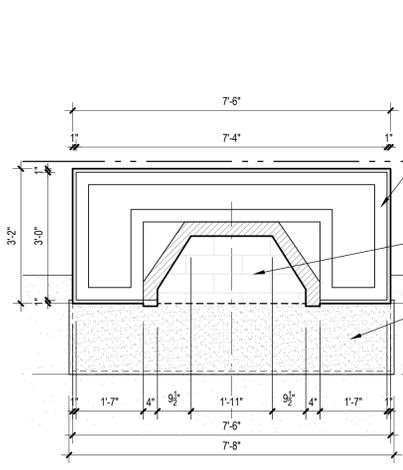
GARAGE DOORS PLAN 2
3/8" = 1'-0"



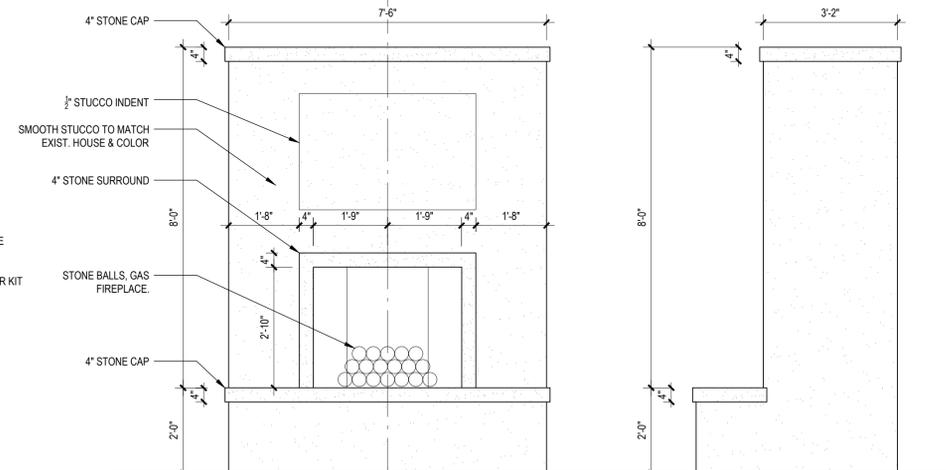
LATTICE WALL SECTION 3
1/2" = 1'-0"



TRELLAGE PLAN 1
3/8" = 1'-0"



FIREPLACE PLAN DETAIL 2
1/2" = 1'-0"



OUTDOOR GAS FIREPLACE 1
1/2" = 1'-0"



PROJECT TITLE
THE CRALLE RESIDENCE
2315 MONUMENT AVE
RICHMOND, VA 23221
RICHMOND CITY

CONSULTANTS
GENERAL CONTRACTOR:
R.A. PRAUGHT CONSTRUCTION
9524 DOWNING ST
RICHMOND, VA 23238
RAY PRAUGHT
804-346-0397
MICHAEL PRAUGHT
804-380-9539
INTERIOR DESIGNER:
AVERY FRANK DESIGNS
804-240-1659
AVERY@AVERYFRANK.COM
STRUCTURAL ENGINEER:
RICHMOND STRUCTURAL DESIGN
JOSIAH JOHNSON
PHONE: 301.351.9346
EMAIL: JOSIAH@RICHMONDSTRUCTURALDESIGN.COM

PERMIT SET

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|----------------|
| △ 1 | 7/12/24 | WALL STRUCTURE |
| △ 2 | | |
| △ 3 | | |
| △ 4 | | |

DATE
SEPTEMBER 18, 2023

PROJECT NO.
23.01 CRALLE

SHEET TITLE
DETAIL PLANS

SHEET NO.
A2.12

This document is for use by SMS Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any details or design without the expressed, written consent of SMS Architects is prohibited. All rights reserved. Copyright 2023 SMS Architects.

PROJECT TITLE

THE CRALLE RESIDENCE
2315 MONUMENT AVE
RICHMOND, VA 23221
RICHMOND CITY

CONSULTANTS

GENERAL CONTRACTOR:
R.A. PRAUGHT CONSTRUCTION
9524 DOWNING ST
RICHMOND, VA 23238

RAY PRAUGHT
804-346-0397

MICHAEL PRAUGHT
804-380-9539

INTERIOR DESIGNER:
AVERY FRANK DESIGNS
804-240-1659
AVERY@AVERYFRANK.COM

STRUCTURAL ENGINEER:
RICHMOND STRUCTURAL DESIGN
JOSIAH JOHNSON
PHONE: 301.351.9346
EMAIL: JOSIAH@RICHMONDSTRUCTURALDESIGN.COM

PERMIT SET

REVISIONS

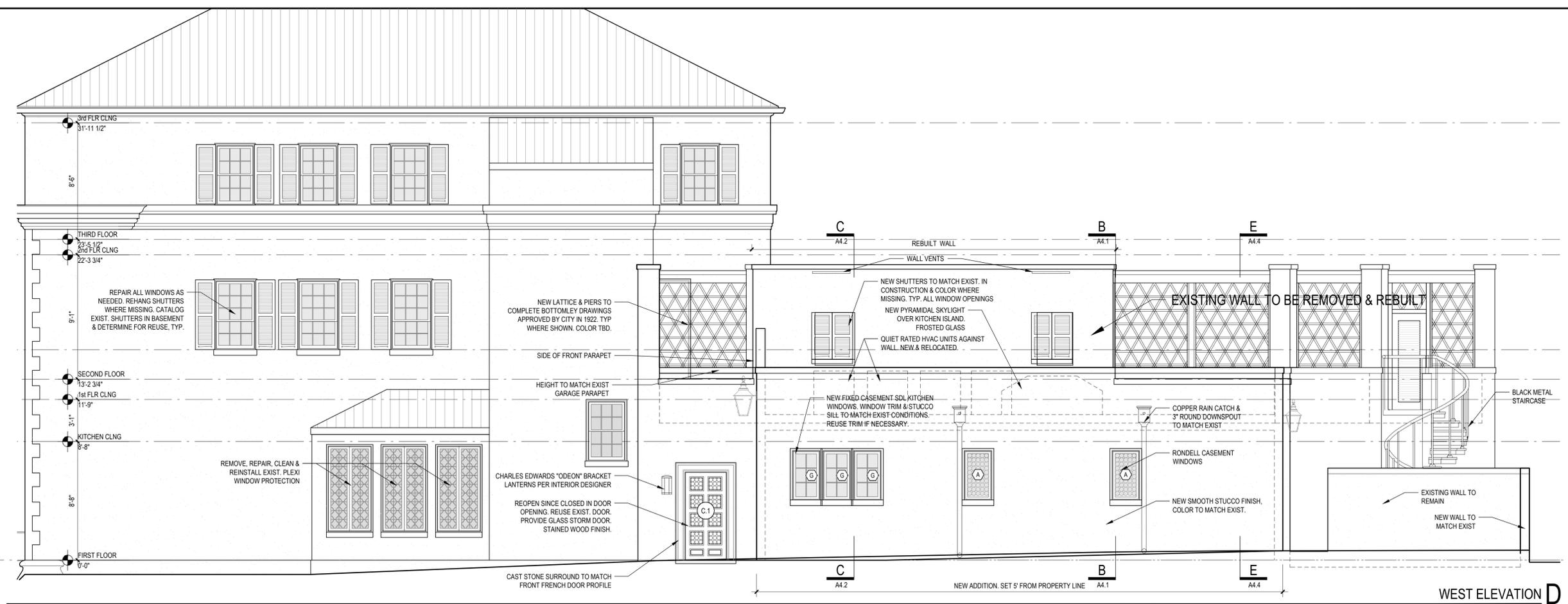
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| △ | | |
| △ | | |
| △ | | |
| △ | | |

DATE
SEPTEMBER 18, 2023

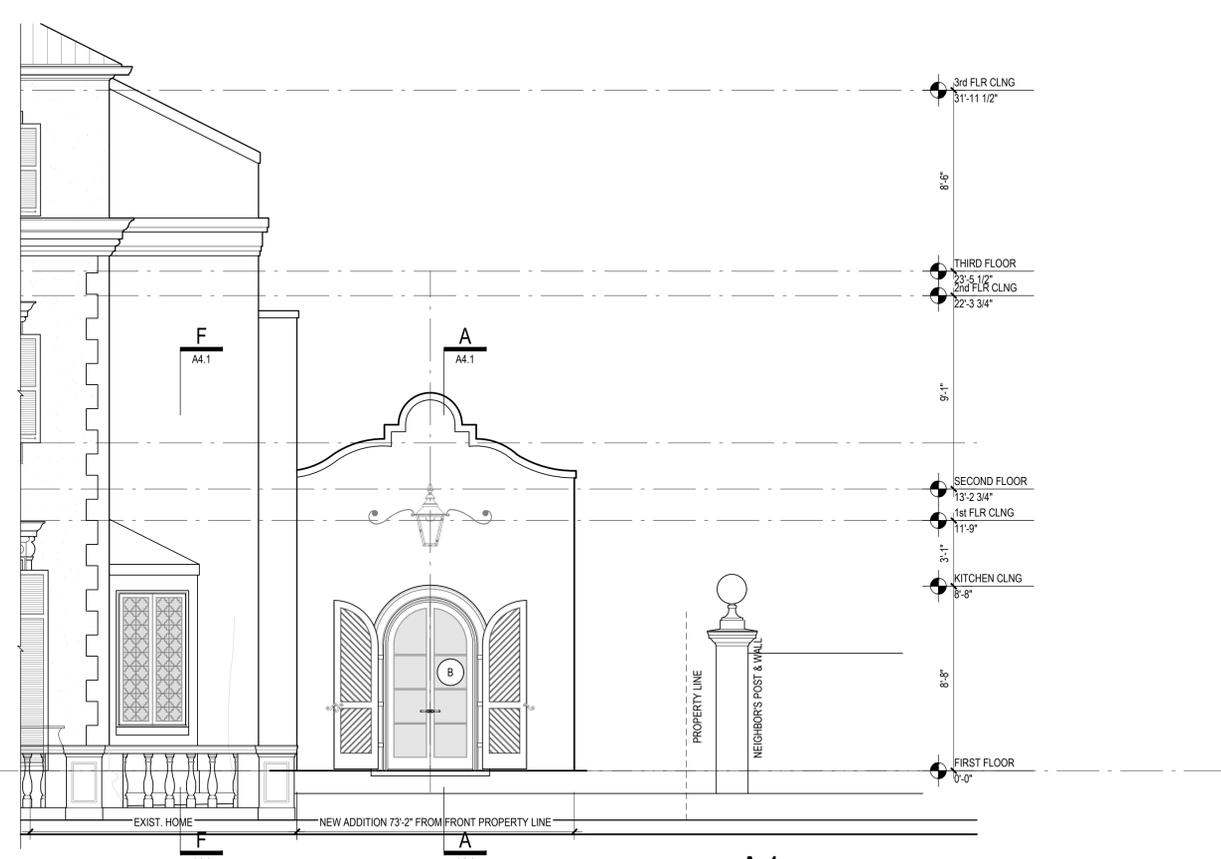
PROJECT NO.
23.01 CRALLE

SHEET TITLE
ELEVATIONS

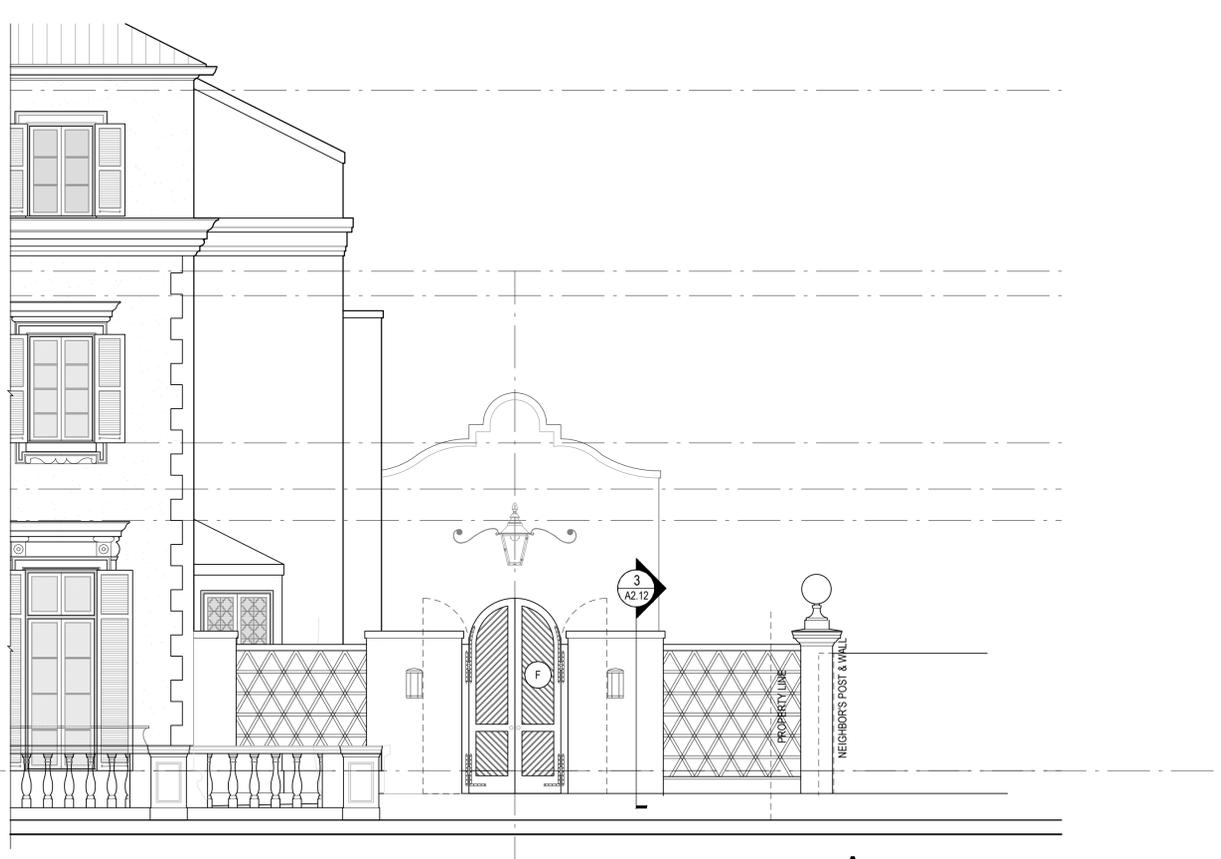
SHEET NO.
A3.0



WEST ELEVATION D
1/4" = 1'-0"



NORTH ADDITION ELEVATION A1
1/4" = 1'-0"



NORTH ELEVATION A
1/4" = 1'-0"

PROJECT TITLE
THE CRALLE RESIDENCE
2315 MONUMENT AVE
RICHMOND, VA 23221
RICHMOND CITY

CONSULTANTS
GENERAL CONTRACTOR:
R.A. PRAUGHT CONSTRUCTION
9524 DOWNING ST
RICHMOND, VA 23238
RAY PRAUGHT
804-346-0397
MICHAEL PRAUGHT
804-380-9539
INTERIOR DESIGNER:
AVERY FRANK DESIGNS
804-240-1659
AVERY@AVERYFRANK.COM
STRUCTURAL ENGINEER:
RICHMOND STRUCTURAL DESIGN
JOSIAH JOHNSON
PHONE: 301.351.9346
EMAIL: JOSIAH@RICHMONDSTRUCTURALDESIGN.COM

PERMIT SET

REVISIONS

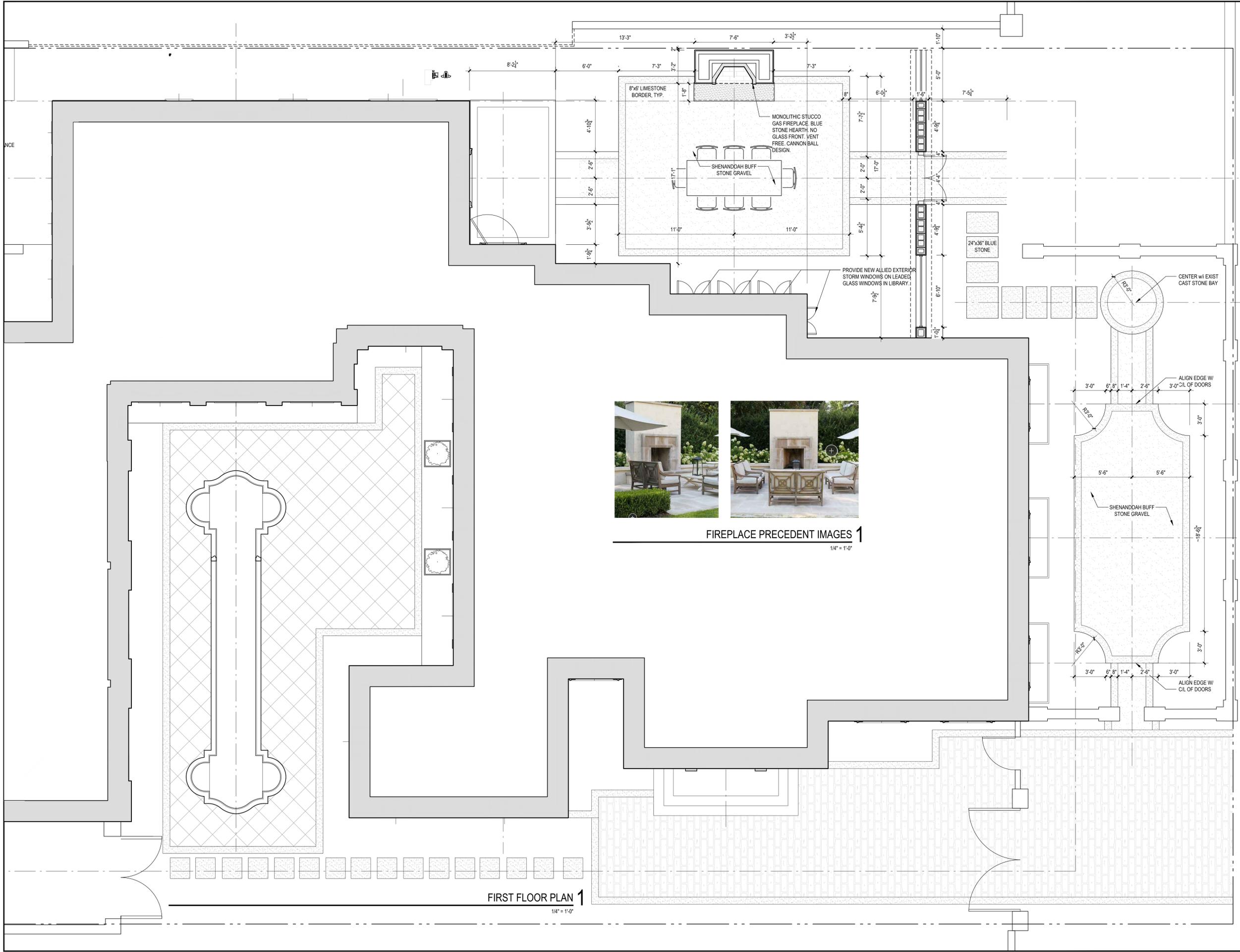
| NO. | DATE | DESCRIPTION |
|-----|---------|----------------|
| △ | 7/18/24 | WALL STRUCTURE |
| △ | | |
| △ | | |
| △ | | |

DATE
SEPTEMBER 18, 2023

PROJECT NO.
23.01 CRALLE

SHEET TITLE
LANDSCAPE PLANS

SHEET NO.
L2.1



CRALLE PLANT MATERIAL

| NO. | LATIN NAME | COMMON NAME | SIZE |
|-------|--|-------------------|---------|
| A. 14 | Buxus 'Green Mountain' | boxwood | 36"bb |
| B. 14 | Buxus 'Green Mound' | Boxwood | 24-36" |
| C. 50 | Mondo Grass | Mondo Grass | flats |
| D. 45 | Helleborus 'Josef Lempur' | Lenten Rose | 4 qt. |
| E. 38 | Hydrangea 'Annabelle' | Hydrangea | 3 gal. |
| F. 5 | Ligustrum Recurvifolium | Ligustrum | 5-6"bb |
| G. 25 | Buxus 'Little Missy' | Boxwood | 3 gal. |
| H. 6 | Buxus 'Dee Runk' | Boxwood | 36"bb |
| I. 12 | Autumn Fern | Autumn Fern | 4 qt. |
| J. 26 | Azalea 'Hardy Gardenia' | White azalea | 3 gal. |
| K. 7 | Prunus 'Otto Luyken' | Laurel | 10 gal. |
| L. 12 | Raphiolepis 'Eleanor Tabor' | Indian Hawthorne | 7 gal. |
| M. 10 | Ilex x Fosterii Pleached, single trunk | Foster Holly | 9-10"bb |
| N. 4 | Magnolia virginiana | Sweetbay Magnolia | 9-10"bb |

LANDSCAPE/HARDSCAPE PLAN
CRALLE RESIDENCE
 2315 MONUMENT AVE
 RICHMOND, VIRGINIA 23221
 FOR DESIGN PURPOSES ONLY
 CONTRACTORS TO VERIFY GRADES
 MARCIA FRYER LANDSCAPE DESIGNS LLC 804-852-2508
 SCALE: 1/8"=10"
 JUNE 14, 2023

