



# SAUNDERS OFFICE SPECIAL USE PERMIT

**OWNER**

S2 5605 LLC

**ARCHITECT**

FULTZ & SINGH ARCHITECTS  
3412 W LEIGH ST  
SUITE 200  
RICHMOND, VIRGINIA 23230  
(C) 804.873.9800

**CIVIL**

KIMLEY-HORN  
1700 WILLOW LAWN DRIVE  
SUITE 200  
RICHMOND, VIRGINIA 23230  
(P) 804.673.3882

**MEP CONSULTANT**

PERMITZIP  
3412 W LEIGH ST  
SUITE 200  
RICHMOND, VIRGINIA 23230  
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**STRUCTURE**

LYNCH MYKINS  
1519 SUMMIT AVENUE  
RICHMOND, VIRGINIA 23230  
(P) 804.346.3935

**GENERAL CONTRACTOR**

TBD

SHEET	DRAWING TITLE	SPECIAL USE PERMIT 13 JAN 2021	SPECIAL USE PERMIT 13 APR 2021
CS.00	COVER SHEET	•	•
A1.00	FIRST FLOOR PLAN	•	•
A1.01	SECOND FLOOR PLAN	•	•
A1.02	THIRD FLOOR PLAN	•	•
A2.00	EXTERIOR ELEVATIONS	•	•
A2.01	EXTERIOR ELEVATIONS	•	•
A2.02	RENDERINGS	•	•
A2.03	RENDERINGS	•	•
CV-101	EXISTING CONDITIONS	•	•
CS-101	SITE PLAN	•	•
CP-101	LANDSCAPE PLAN	•	•
CL-101	LIGHTING PLAN	•	•



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3412 W LEIGH STREET  
SUITE 200  
RICHMOND VA 23230

SAUNDERS OFFICE

5605 GROVE AVENUE RICHMOND, VIRGINIA, 23226

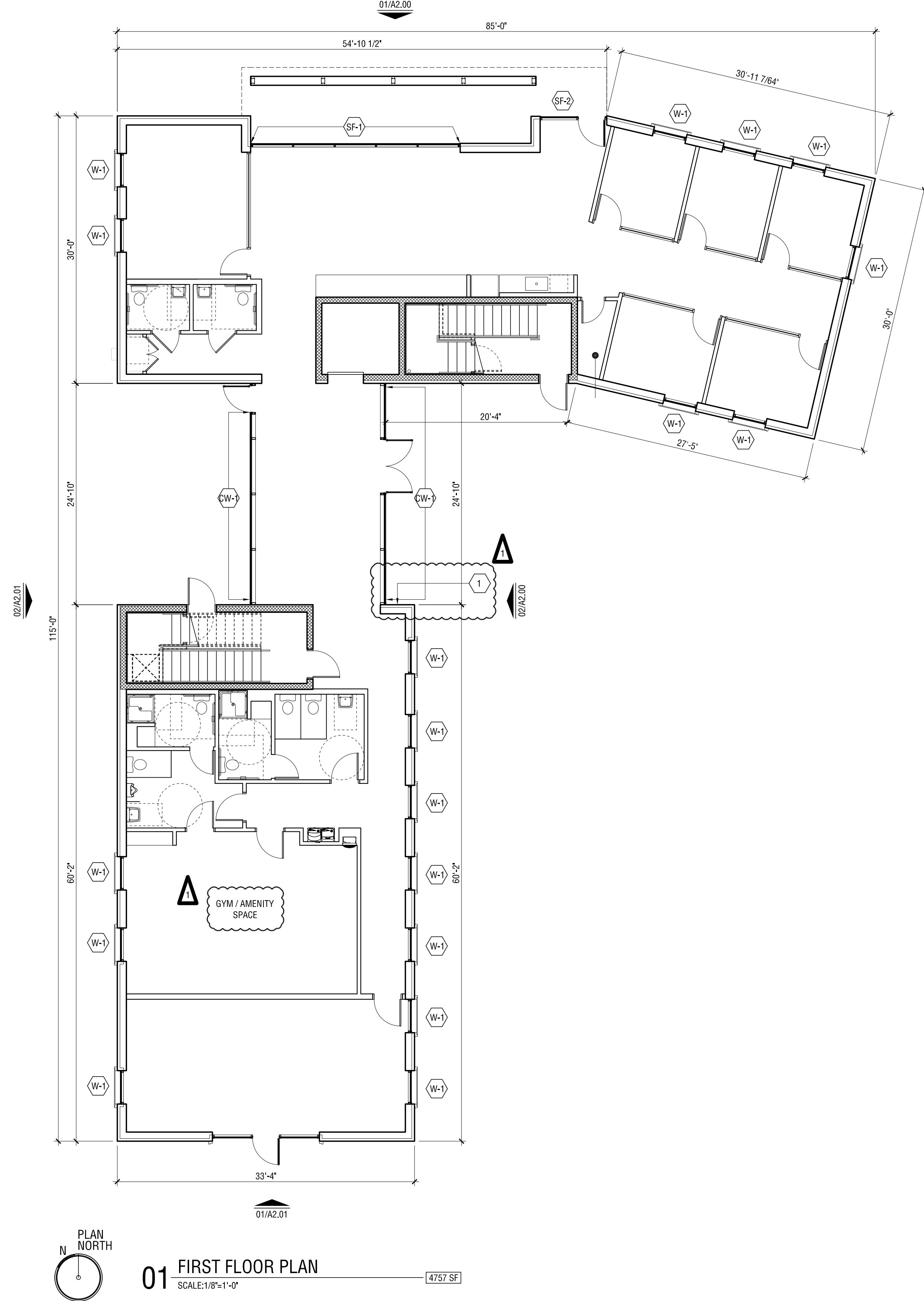
**SYMBOLS LEGEND**

	SECTION SHEET NUMBER DETAIL NUMBER		WALL TYPE INDICATOR		REVISION
	INTERIOR ELEVATION SHEET NUMBER DETAIL NUMBER		WALL TYPE INDICATOR [FULL HEIGHT - TO UNDERSIDE OF WD DECK]		
	ENLARGED PLAN/SECTION SHEET NUMBER DETAIL NUMBER		DOOR NUMBER		
	DETAILED DRAWING SHEET NUMBER DETAIL NUMBER		ROOM NUMBER		
	COLUMN REFERENCE GRID		DEMOLITION PLAN NOTE		
	ELEVATION INDICATOR		NOTES		

**VICINITY MAP**



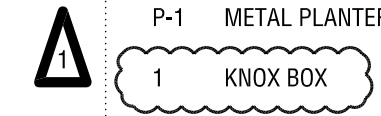
JOB NUMBER / 0050	DATE / 13 APR 2021	SCALE / NTS	DRAWN / APS	REVISIONS /
SHEET / CS.00	CHECKED / JCH	COVER SHEET		



**01 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"  
4757 SF

**EXTERIOR MATERIALS**

- W-1 SIERRA PACIFIC H3 DOUBLE HUNG METAL CLAD WOOD WINDOW WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- SF-1 KAWNEER TRIFAB VG 451 THERMALLY BROKEN FRONT SET STRUCTURAL SILICONE GLAZED STOREFRONT WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- SF-2 KAWNEER TRIFAB VG 451 THERMALLY BROKEN FRONT SET STOREFRONT WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- CW-1 KAWNEER 1600 WALL SYSTEM 2 FRONT SET STRUCTURAL SILICONE GLAZED CURTAIN WALL WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- P-1 METAL PLANTER SCREEN



**MATERIAL LEGEND**

- ROOF - REPRESENTS OUTDOOR SPACE

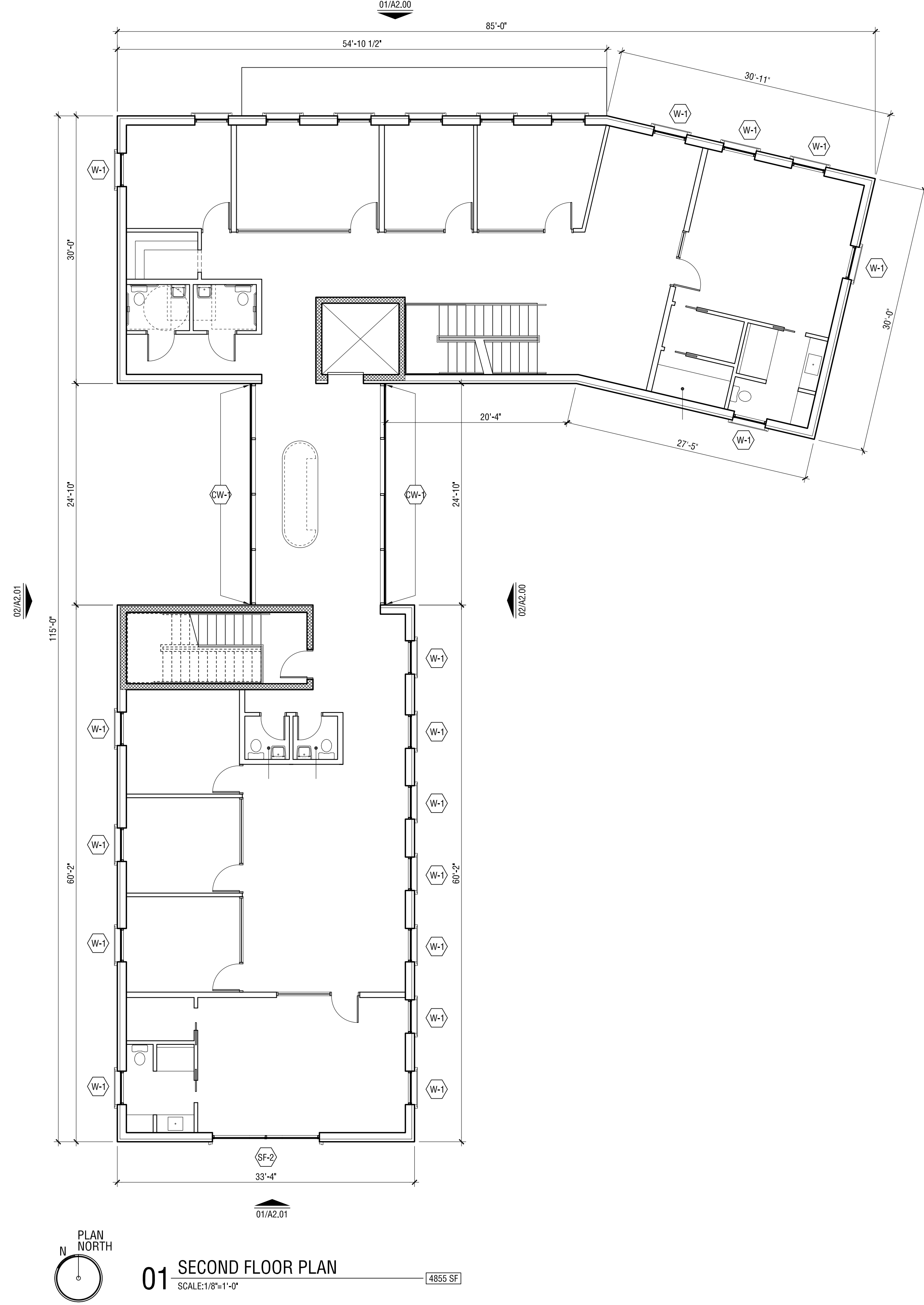
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<b>A1.00</b>			<b>FIRST FLOOR PLAN</b>		

**SAUNDERS OFFICE**



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SUITE 200  
RICHMOND VA 23220

5605 GROVE AVENUE RICHMOND, VIRGINIA, 23226



**01 SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

4855 SF

**EXTERIOR MATERIALS**

- W-1 SIERRA PACIFIC H3 DOUBLE HUNG METAL CLAD WOOD WINDOW WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- SF-1 KAWNEER TRIFAB VG 451 THERMALLY BROKEN FRONT SET STRUCTURAL SILICONE GLAZED STOREFRONT WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- SF-2 KAWNEER TRIFAB VG 451 THERMALLY BROKEN FRONT SET STOREFRONT WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- CW-1 KAWNEER 1600 WALL SYSTEM 2 FRONT SET STRUCTURAL SILICONE GLAZED CURTAIN WALL WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- P-1 METAL PLANTER SCREEN

**MATERIAL LEGEND**

ROOF - REPRESENTS OUTDOOR SPACE

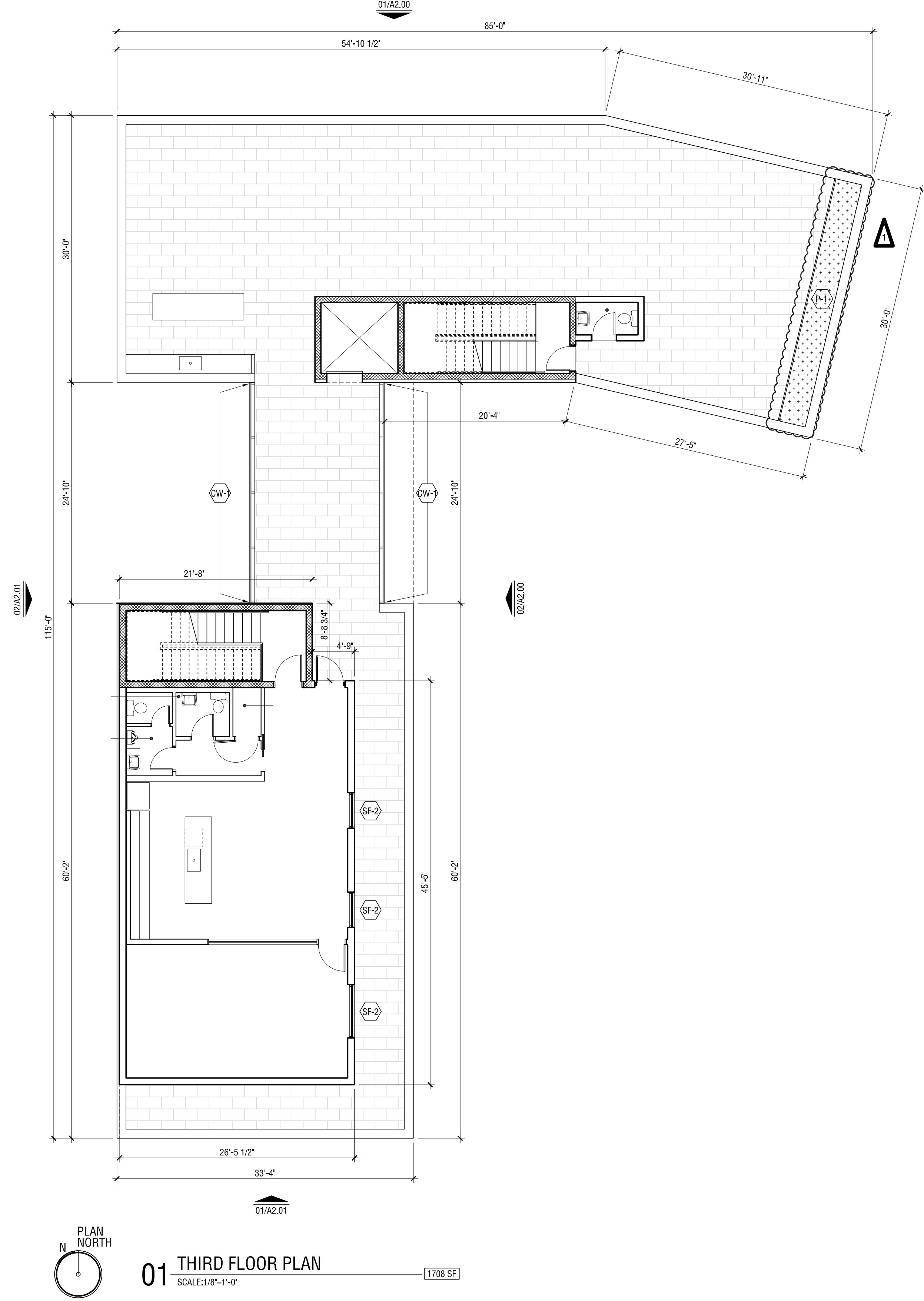
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SHEET / <b>A1.01</b>	<b>SECOND FLOOR PLAN</b>			CHECKED / JCH

**SAUNDERS OFFICE**

5605 GROVE AVENUE RICHMOND, VIRGINIA, 23226



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3412 W LEIGH STREET  
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RICHMOND VA 23230



**01** THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"

1708 SF

EXTERIOR MATERIALS

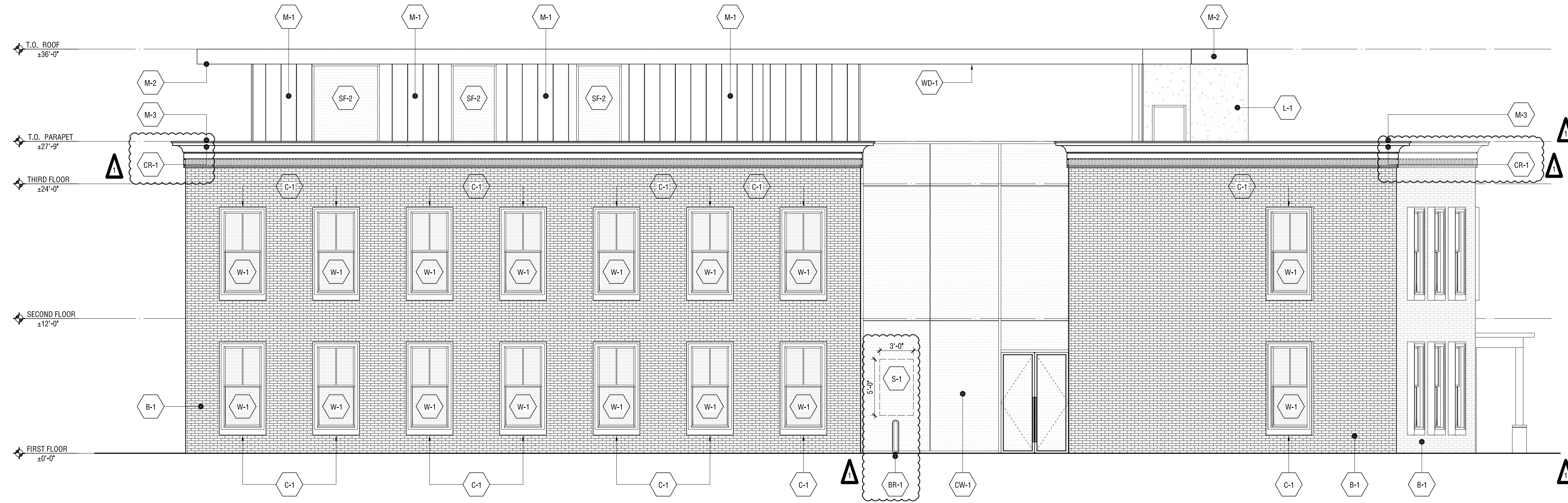
- W-1 SIERRA PACIFIC H3 DOUBLE HUNG METAL CLAD WOOD WINDOW WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- SF-1 KAWNEER TRIFAB VG 451 THERMALLY BROKEN FRONT SET STRUCTURAL SILICONE GLAZED STOREFRONT WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
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- CW-1 KAWNEER 1600 WALL SYSTEM 2 FRONT SET STRUCTURAL SILICONE GLAZED CURTAIN WALL WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL

P-1 METAL PLANTER SCREEN

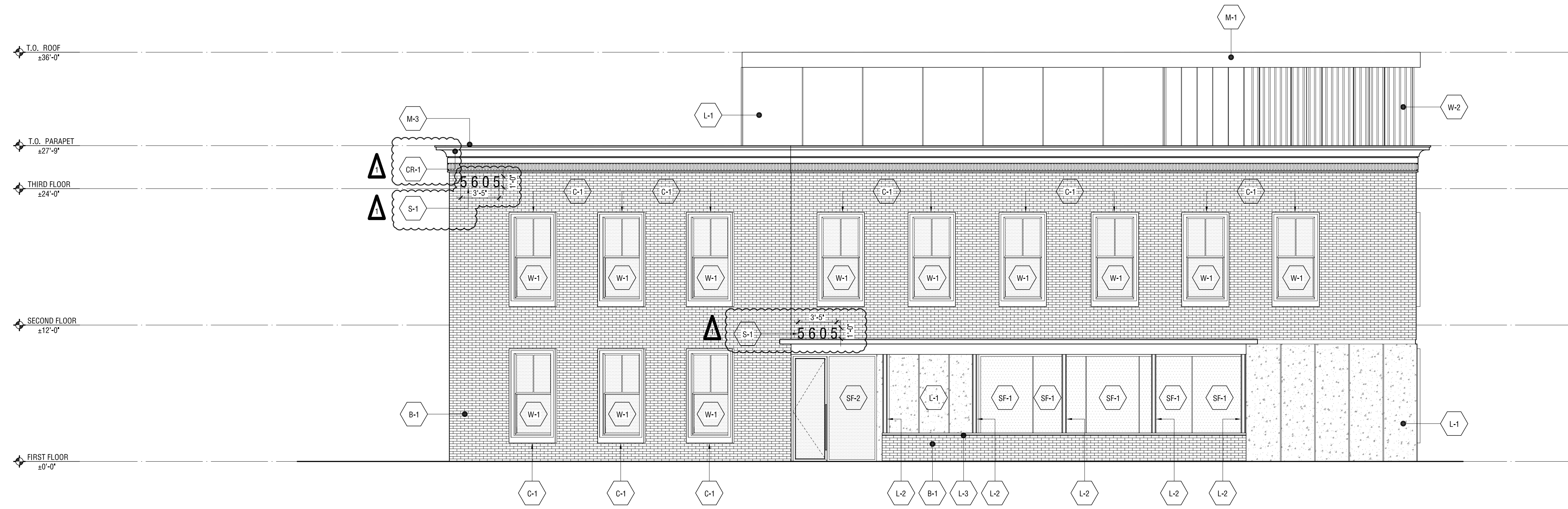
MATERIAL LEGEND

ROOF - REPRESENTS OUTDOOR SPACE

JOB NUMBER / 0050	DATE / 13 APR 2021	SCALE / 1/8"=1'-0"	DRAWN / APS	REVISIONS / REVISION 01 - 30 MAR 2021
SHEET / <b>A1.02</b>	THIRD FLOOR PLAN			
			CHECKED / JCH	

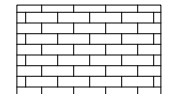
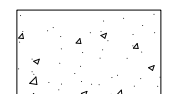
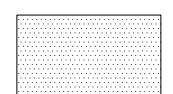


**02 EAST EXTERIOR ELEVATION**  
SCALE: 3/16"=1'-0"



**01 NORTH EXTERIOR ELEVATION**  
SCALE: 3/16"=1'-0"

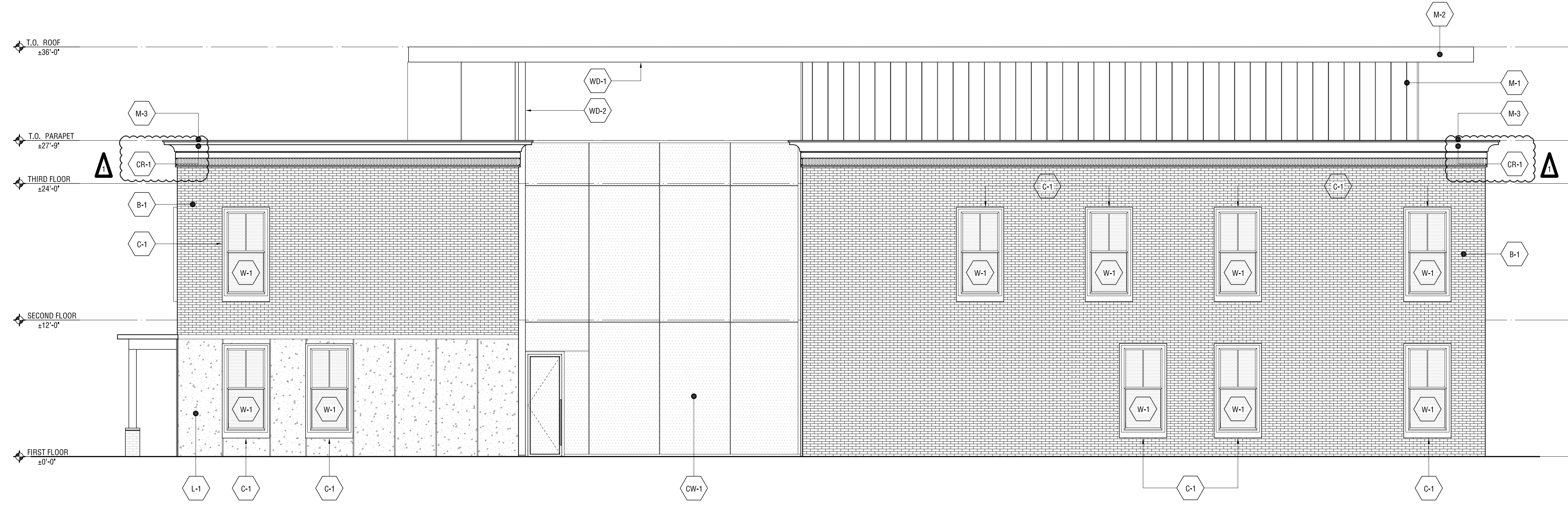
**LEGEND**

-  BRICK
-  STONE PANEL
-  GLASS

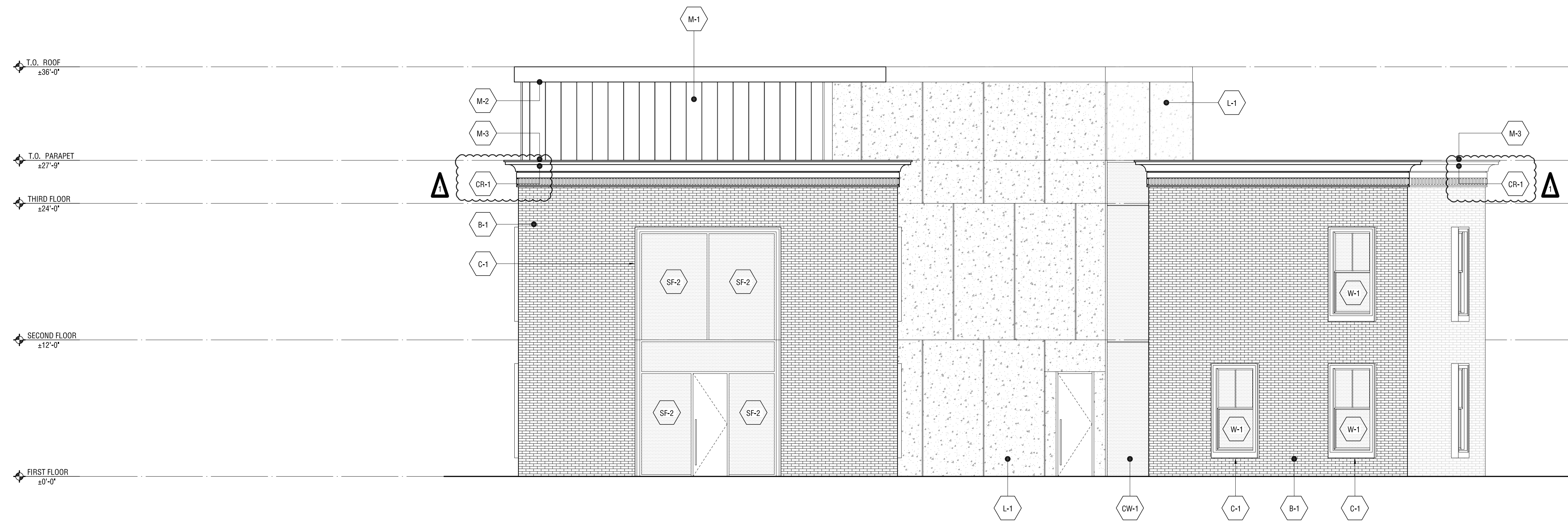
**EXTERIOR MATERIALS**

- B-1 4" NORMAN BRICK RUNNING BOND WITH RAKED BED JOINT (COLOR TUMBLEWEED OR EQUAL)
- CR-1 CORNICE AND FRIEZE BOARD
- C-1 PRECAST CONCRETE WINDOW SURROUND
- L-1 LIMESTONE WALL CLADDING [LARGE FORMAT]
- L-2 LIMESTONE COLUMN CLADDING
- L-3 LIMESTONE CAP
- M-1 STANDING SEAM METAL PANEL [FLAT PANEL]
- M-2 22 GA METAL FASCIA
- M-3 HEAVY GAUGE METAL COPING
- W-1 SIERRA PACIFIC H3 DOUBLE HUNG METAL CLAD WOOD WINDOW WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
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- WD-1 1 X 6 T&G IPE CEILING WITH HIDDEN FASTENERS OR EQUAL
- BR-1 [3] FORM + SURFACES OLYMPIA BIKE RACKS
- S-1 PROPOSED EXTERIOR SIGNAGE

JOB NUMBER / 0050	DATE / 13 APR 2021	SCALE / 3/16" = 1'-0"	DRAWN / APS	REVISIONS /
SHEET / <b>A2.00</b>			CHECKED / JCH	
<b>EXTERIOR ELEVATIONS</b>				

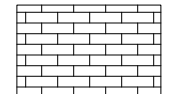
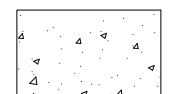
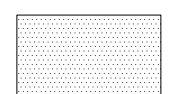


**02 WEST EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"



**01 SOUTH EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"

**LEGEND**

-  BRICK
-  STONE PANEL
-  GLASS

**EXTERIOR MATERIALS**

- B-1 4" NORMAN BRICK RUNNING BOND WITH RAKED BED JOINT (COLOR TUMBLEWEED OR EQUAL)
- CR-1 CORNICE AND FRIEZE BOARD
- C-1 PRECAST CONCRETE WINDOW SURROUND
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JOB NUMBER / 0050	DATE / 13 APR 2021	SCALE / 3/16" = 1'-0"	DRAWN / APS	REVISIONS /
SHEET / <b>A2.01</b>			CHECKED / JCH	
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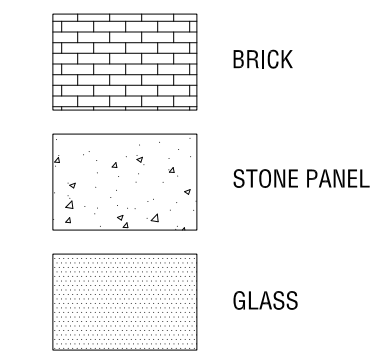


**02 EAST EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"



**01 NORTH EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"

**LEGEND**



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JOB NUMBER / 0050		DATE / 13 APR 2021	SCALE / 3/16" = 1'-0"	DRAWN / APS	REVISIONS /
SHEET / <b>A2.02</b>		CHECKED / JCH		<b>RENDERINGS</b>	

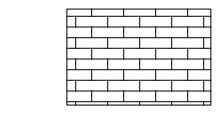
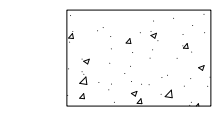
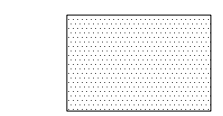


**02 WEST EXTERIOR ELEVATION**  
SCALE: 3/16"=1'-0"



**01 SOUTH EXTERIOR ELEVATION**  
SCALE: 3/16"=1'-0"

**LEGEND**

-  BRICK
-  STONE PANEL
-  GLASS

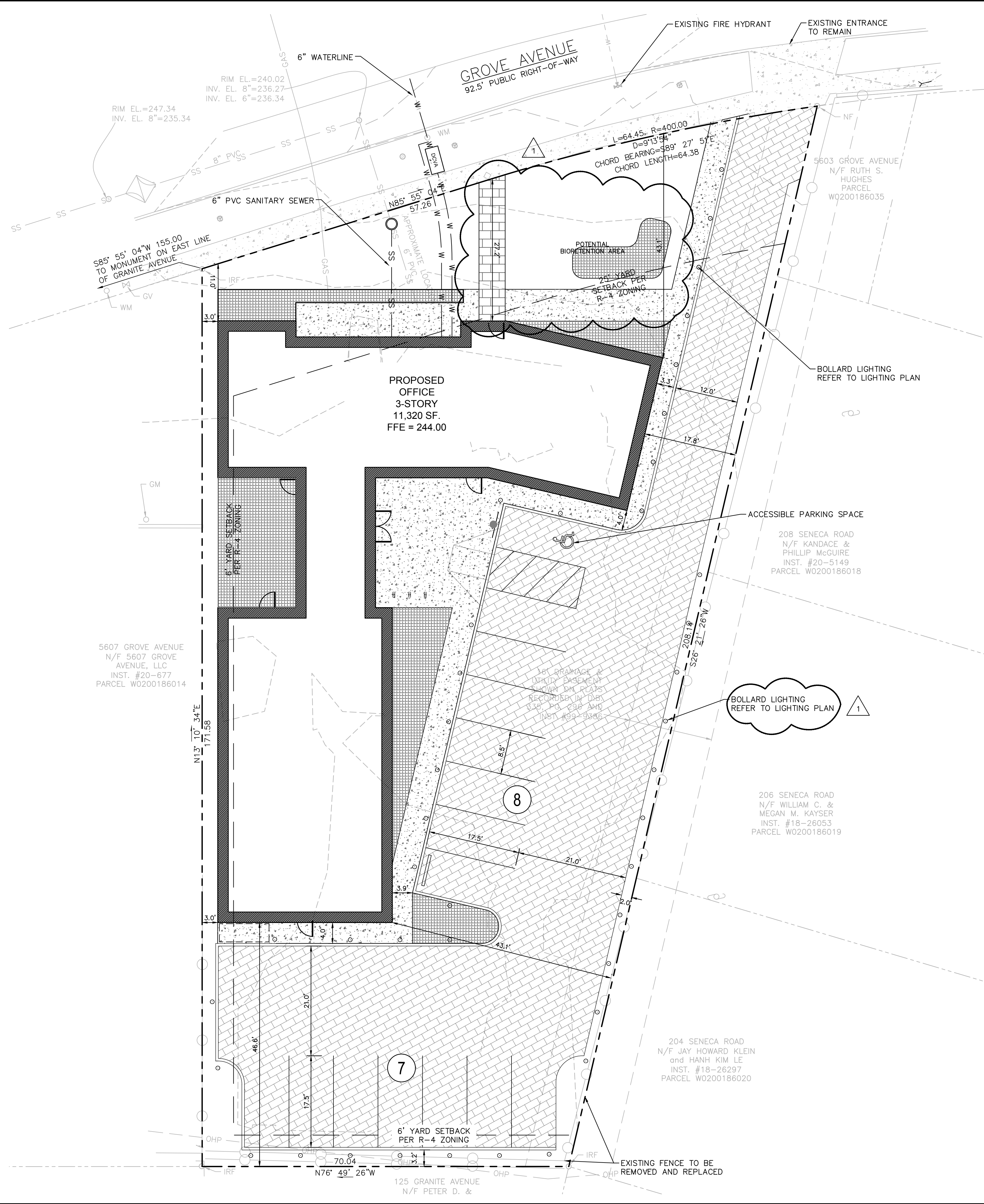
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JOB NUMBER / 0050	DATE / 13 APR 2021	SCALE / 3/16" = 1'-0"	DRAWN / APS	REVISIONS /
	SHEET / <b>A2.03</b>		CHECKED / JCH	RENDERINGS



Plotted By: KIMLEY-HORN, Elizabeth, Sheet: Set: kha - Layout: CS-101 SITE PLAN - April 13, 2021 - 02:26:42pm - K:\BIC-LALP\113251000-5605-Grove-Ave-Planning-Phase\110-CAD-Files\PlanSheets\Site\CS-101-SITE-PLAN.dwg  
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SITE LEGEND	
PERMEABLE PAVERS	
CONCRETE SIDEWALK	
LANDSCAPE AND PLANTING REFER TO LANDSCAPE PLAN	

NO.	REVISIONS	DATE	BY
01		04/13/21	EM

**Kimley»Horn**  
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 1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230  
 PHONE: 804-673-3882  
 WWW.KIMLEY-HORN.COM

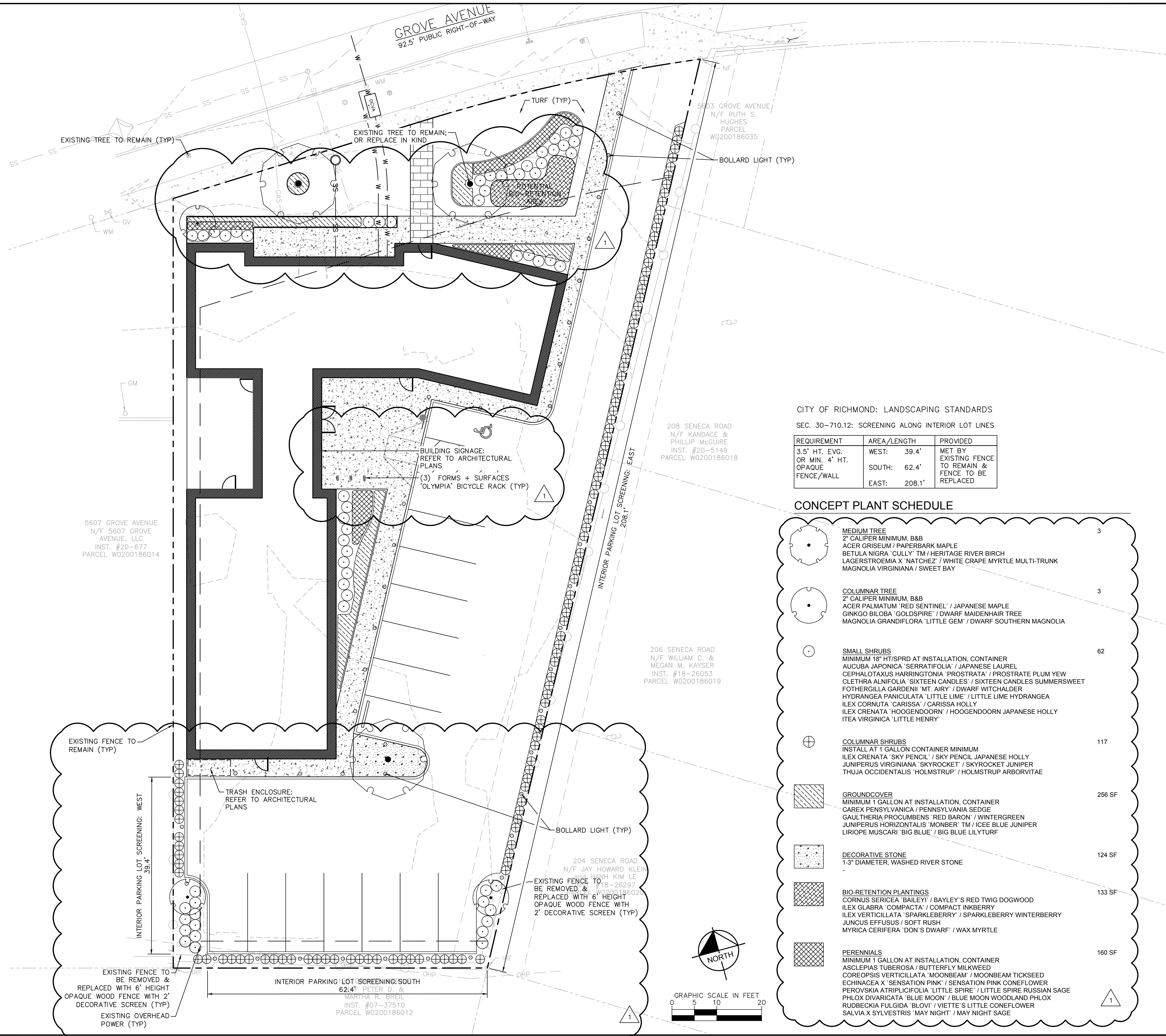
KHA PROJECT	113251000
DATE	01/18/2021
SCALE	AS SHOWN
DESIGNED BY	DL/EM
DRAWN BY	DL/EM
CHECKED BY	SM/DE

**SITE PLAN**

**SAUNDERS OFFICE**  
 5605 GROVE AVE.  
 RICHMOND, VA 23226

SHEET NUMBER  
**CS-101**

Plotted By: Noelle, Eliza - Sheet Set.kha - Layout: CP-101 LANDSCAPE PLAN - April 13, 2021 - 02:28:44pm - K:\VIC-LA\LA\13251000-5605 Grove Ave\Planning Phase\CP-101 LANDSCAPE PLAN.dwg  
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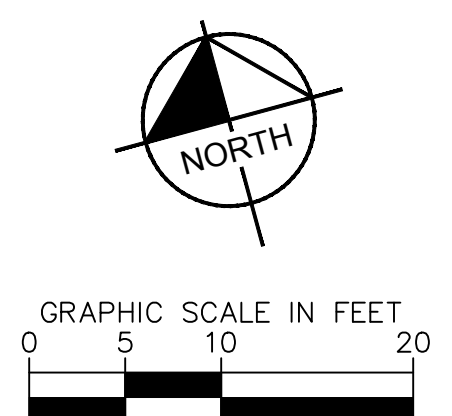
**CITY OF RICHMOND: LANDSCAPING STANDARDS**

**SEC. 30-710.12: SCREENING ALONG INTERIOR LOT LINES**

REQUIREMENT	AREA/LENGTH	PROVIDED
3.5' HT. EVG. OR MIN. 4' HT. OPAQUE FENCE/WALL	WEST: 39.4' SOUTH: 62.4' EAST: 208.1'	MET BY EXISTING FENCE TO REMAIN & FENCE TO BE REPLACED

**CONCEPT PLANT SCHEDULE**

	<b>MEDIUM TREE</b> 2" CALIPER MINIMUM, B&B ACER GRISEUM / PAPERBARK MAPLE BETULA NIGRA 'CULY' TM / HERITAGE RIVER BIRCH LAGERSTROEMIA X 'NATCHEZ' / WHITE GRAPE MYRTLE MULTI-TRUNK MAGNOLIA VIRGINIANA / SWEET BAY	3
	<b>COLUMNAR TREE</b> 2" CALIPER MINIMUM, B&B ACER PALMATUM 'RED SENTINEL' / JAPANESE MAPLE GINKGO BILOBA 'GOLDSPIRE' / DWARF MAIDENHAIR TREE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	3
	<b>SMALL SHRUBS</b> MINIMUM 18" HT/SPRD AT INSTALLATION, CONTAINER AUCUBA JAPONICA 'SERRATIFOLIA' / JAPANESE LAUREL CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' / PROSTRATE PLUM YEW CLETHRA ALNIFOLIA 'SIXTEEN CANDLES' / SIXTEEN CANDLES SUMMERSWEET FOTHERGILLA GARDENII 'MT. AIRY' / DWARF WITCHALDER HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA ILEX CORNUTA 'CARISSA' / CARISSA HOLLY ILEX CRENATA 'HOOGENDOORN' / HOOGENDOORN JAPANESE HOLLY ITEA VIRGINICA 'LITTLE HENRY'	62
	<b>COLUMNAR SHRUBS</b> INSTALL AT 1 GALLON CONTAINER MINIMUM ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET JUNIPER THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP ARBORVITAE	117
	<b>GROUNDCOVER</b> MINIMUM 1 GALLON AT INSTALLATION, CONTAINER CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE GAULTHERIA PROCUMBENS 'RED BARON' / WINTERGREEN JUNIPERUS HORIZONTALIS 'MONBER' TM / ICEE BLUE JUNIPER LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	256 SF
	<b>DECORATIVE STONE</b> 1-3" DIAMETER, WASHED RIVER STONE	124 SF
	<b>BIO-RETENTION PLANTINGS</b> CORNUS SERICEA 'BAILEY' / BAYLEY'S RED TWIG DOGWOOD ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY ILEX VERTICILLATA 'SPARKLEBERRY' / SPARKLEBERRY WINTERBERRY JUNCUS EFFUSUS / SOFT RUSH MYRICA CERIFERA 'DON'S DWARF' / WAX MYRTLE	133 SF
	<b>PERENNIALS</b> MINIMUM 1 GALLON AT INSTALLATION, CONTAINER ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED COREOPSIS VERTICILLATA 'MOONBEAM' / MOONBEAM TICKSEED ECHINACEA X 'SENSATION PINK' / SENSATION PINK CONEFLOWER PEROVSKIA ATRIPPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE PHLOX DIVARICATA 'BLUE MOON' / BLUE MOON WOODLAND PHLOX RUDBECKIA FULGIDA 'BLOVI' / VIETTE'S LITTLE CONEFLOWER SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SAGE	160 SF



**Kimley-Horn**

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1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-3882  
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
01	REVISION 01	04/13/21	EM

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KHA PROJECT  
113251000

DATE  
01/18/2021

SCALE  
AS SHOWN

DESIGNED BY  
DL/EM

DRAWN BY  
DL/EM

CHECKED BY  
SM/DLE

# LANDSCAPE PLAN

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**SAUNDERS  
OFFICE**

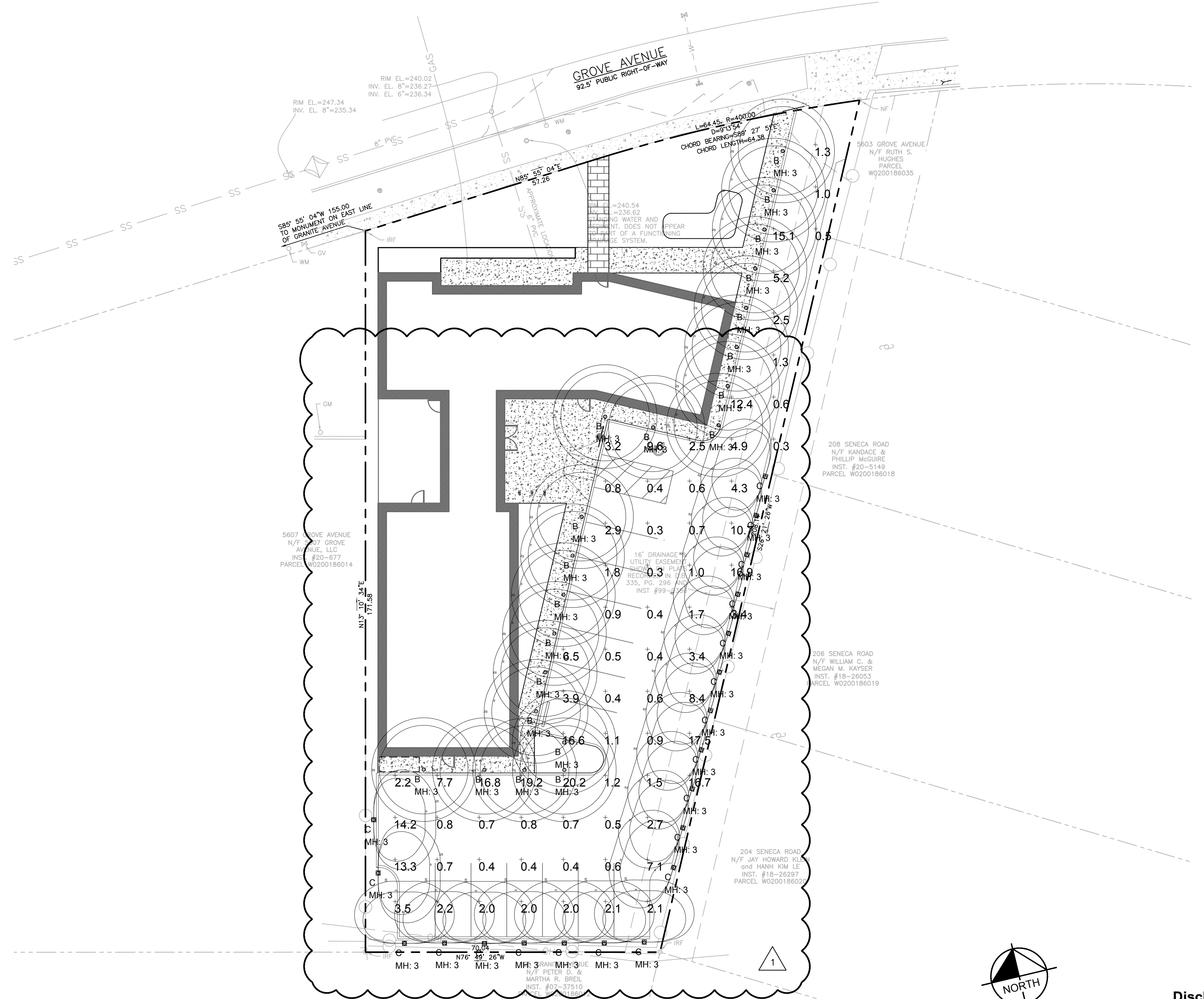
5605 GROVE AVE.  
RICHMOND, VA 23226

SHEET NUMBER  
**CP-101**

Plotted By: Mchugh, Eliza - Sheet: Set: kha - Layout: CL-101 LIGHTING PLAN - April 13, 2021 05:26:26:56pm - K:\VIC-LA\LA\112551000-5605 Grove Ave Planning Phase 2\10-CAD Files\PlanSheets\Sub-C-101 LIGHTING PLAN.dwg  
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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]	Filename
⊖	21	B	SINGLE	1578	25	0.720	88261 3' Bollard	BEGA Converted by LUMCat V 01.06.2015 /	88261_BEGA_IES.ies
⊕	20	C	SINGLE	1907	22	0.720	99560 3' Assym Bollard	BEGA Converted by LUMCat V 03.11.2016 /	99560_K3_BEGA_IES.ies

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
Paved Areas	Illuminance	Fc	4.40	20.2	0.3	14.67	67.33	10ft Grid	



**LED bollard - symmetric** BEGA

**88261+Kg+(Finish?)**

**Application**  
LED bollard with fully shielded light distribution. The glare-free illumination of these luminaires is ideally suited for lighting entrances and footpaths as well as many areas of garden and landscape architecture.

**Materials**  
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A960.0 aluminum alloy  
Clear safety glass with optical texture  
Reflector made of pure anodized aluminum  
High temperature silicone gasket  
Mechanically captive stainless steel fastener

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 11.0 lbs

**Electrical**  
Operating voltage: 120-277VAC  
Minimum start temperature: -30°C  
LED module wattage: 20.6W  
System wattage: 25.0W  
Controllability: 0-10V dimmable  
Color rendering index: Ra > 80  
Luminaire lumens: 1577 lumens (3000K)  
Lifetime at Ta = 15°C: >200,000 h (L70)  
Lifetime at Ta = 50°C: 280,000 h (L70)

**LED color temperature**  
 4000K - Product number + **K4**  
 3500K - Product number + **K35**  
 3000K - Product number + **K3**  
 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.  
Available colors:  Black (BLK)  White (WHT)  RAL:  Bronze (BRZ)  Silver (SLV)  CUS:

**LED bollard - symmetric**

LED	A	B	C	Anchorage	
88261	20.6W	10	37%	4%	79824

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-6533 info@bega-us.com  
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com © copyright BEGA 2018 Updated 08/07/18

**Bollard - wide spread light distribution** BEGA

**Application**  
Bollards with wide spread light distribution are perfect for the illumination of walkways and paths. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

**Materials**  
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A960.0 aluminum alloy  
Clear safety glass with optical texture  
Reflector made of pure anodized aluminum  
High temperature silicone gasket

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 18.7 lbs

**Electrical**  
Operating voltage: 120-277VAC  
Minimum start temperature: -30°C  
LED module wattage: 17.9W  
System wattage: 22.0W  
Controllability: 0-10V dimmable  
Color rendering index: Ra > 80  
Luminaire lumens: 1,907 lumens (3000K)  
LED service life (L70): 60,000 hours

**LED color temperature**  
 4000K - Product number + **K4**  
 3500K - Product number + **K35**  
 3000K - Product number + **K3**  
 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.  
Available colors:  Black (BLK)  White (WHT)  RAL:  Bronze (BRZ)  Silver (SLV)  CUS:

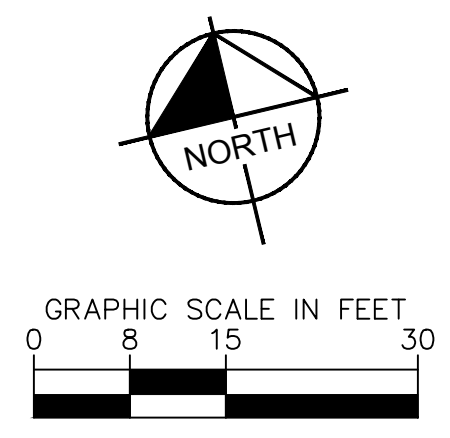
**Bollard - wide spread light distribution**

LED	A	B	C	Anchorage	
99560	17.9W	9"	43%	5%	79817

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Lighting Designs by Dugan (LDD) assumes no responsibility for any errors in the IES files, background images, or other information provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.



NO.	REVISIONS	DATE	BY
01	REVISION 01	04/13/21	EM

**Kimley»Horn**  
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PROJECT	113251000
DATE	01/18/2021
SCALE	AS SHOWN
DESIGNED BY	DL/EM
DRAWN BY	DL/EM
CHECKED BY	SM/ZDE

**LIGHTING PLAN**

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 5605 GROVE AVE.  
 RICHMOND, VA 23226

SHEET NUMBER  
**CL-101**