

INTRODUCED: June 28, 2021

AN ORDINANCE No. 2021-196

To authorize the special use of the property known as 5605 Grove Avenue for the purpose of an office use, upon certain terms and conditions, and to repeal Ord. Nos. 72-150-157, adopted Jul. 24, 1972, 85-208-197, adopted Aug. 26, 1985, and 2009-200-204, adopted Nov. 9, 2009.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 26 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 5605 Grove Avenue, which is situated in a R-4 Single-Family Residential District, desires to use such property for the purpose of an office use, which use, among other things, is not currently allowed by section 30-408.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 26 2021 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 5605 Grove Avenue and identified as Tax Parcel No. W020-0186/016 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey for 5605 Grove Avenue, City of Richmond,” prepared by Nyfeler Associates, and dated November 2, 2020, provided as an inset on sheet CV-101 of the plans entitled “Saunders Office, 5605 Grove Ave., Richmond, VA 23226,” prepared by Kimley Horn, dated January 18, 2021, and last revised April 13, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of an office use, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Saunders Office, Special Use Permit,” prepared by fultz & singh, dated January 13, 2021, and last revised April 13, 2021, and “Saunders Office, 5605 Grove Ave., Richmond, VA 23226,” prepared by Kimley Horn, dated January 18, 2021, and last revised April 13, 2021, hereinafter collectively referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as an office use, substantially as shown on the Plans, except that medical offices shall not be permitted.

(b) No more than 30 employees shall be permitted on the Property at any given time.

(c) The height of the Special Use shall be limited to 36 feet, substantially as shown on the Plans.

(d) A minimum of 15 parking spaces shall be provided on the Property, substantially as shown on the Plans.

(e) A minimum of three bike racks shall be provided on the Property, substantially as shown on the Plans.

(f) All building materials and site improvements, including, but not limited to, building finishes, landscaping, and lighting, shall be substantially as shown on the Plans.

(g) Use of the third story patio shown on sheet A1.02 of the Plans shall be accessory to the office use of the Property.

(h) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(i) Signs on the Property shall be limited to (i) signs in the general locations identified on sheet A2.00 of the Plans and (ii) signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended. Signs on the Property visible from any street frontage shall be limited to a total sign area of 20 square feet. Freestanding signs shall not be permitted on the Property.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

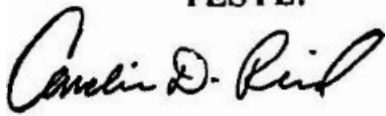
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building

Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Repeal of Prior Ordinance.** That Ordinance Nos. 72-150-157, adopted July 24, 1972, 85-208-197, adopted August 26, 1985, and 2009-200-204, adopted November 9, 2009, be and are hereby repealed.

§ 8. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2021.686

O & R Request

DATE: May 28, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)



THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer



THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



FROM: Kevin J. Vonck, Acting Director, Dept. of Planning and Development Review



RE: To authorize the special use of the property known as 5605 Grove Avenue for the purpose of an office use and providing for the repeal of Ord. No. 2009-200-204, adopted November 9, 2009, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 5605 Grove Avenue for the purpose of an office use and providing for the repeal of Ord. No. 2009-200-204, adopted November 9, 2009, upon certain terms and conditions.

REASON: The applicant is request to authorize the special use of the property known as 5605 Grove Avenue for the purpose of constructing a new three-story office building with accessory parking. Ord. No. 2009-200-204, which allowed the current building to be used for retail purposes, is requested to be repealed. The property is located in an R-4 Single-Family Residential District, which does not permit the proposed office use. Additionally, feature requirements of the R-4 District, including parking, yards (setbacks) and height are not met for the proposed office building. Therefore, a special use permit is necessary to authorize the proposed office building.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 19, 2021, meeting.

BACKGROUND: The subject property consists of a single parcel of land that has a lot area of 17,380 square feet (0.399 acres) and is improved with a two-story building that was most recently occupied by a retail antique store. The property is located in the Westhampton neighborhood on Grove Avenue between Seneca Road and Granite Avenue.

The subject property is located within the R-4 Single-Family Residential District. The proposed office use is not permitted in the R-4 Single-Family Residential District, and the height, yards (setbacks) and parking for the proposed office building do not meet the requirements of the R-4 Single-Family Residential District.

Richmond 300 recommends a future land use of “Community Mixed-Use” for the property. The development style recommended for Community Mixed-Use is development that generally complements the existing context with continuance or enhancement of the gridded street pattern to increase connectivity. The intensity recommended for Community Mixed-Use is two to six story buildings, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historic buildings should stepback from the build-to line after matching the height of the predominant cornice line of the block. Ground floor uses should engage and enliven the street, with windows, doors, storefronts and other features that allow transparency and interaction between the building and the street. The primary uses recommended for Community Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Pedestrian, bicycle, and transit access must be prioritized and bike parking should be provided.

The property is also within the Westhampton Neighborhood Node, which is envisions new development on underdeveloped parcels to be in a manner that complements and enhances to existing village-scale feel of the area. The portion of Grove Avenue that this property fronts on is designated as both a “Great Street” and a “Major Mixed-Use Street” on Richmond 300’s “Great Streets and Street Typologies Map.”

Other commercial uses are located along Grove Avenue to the west and north of the subject property. Single family uses are located to the south and east of the subject property.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 28, 2021

CITY COUNCIL PUBLIC HEARING DATE: July 26, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 19, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Repeal Ord. No. 2009-200-204

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648

**Application for SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**
☐ **special use permit, plan amendment**
☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 5605 Grove Avenue

Date: 1-27-21

Tax Map #: W020-0186/016 Fee: \$1,200.00

Total area of affected site in acres: 0.399

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4 with a Special Use Permit

Existing Use: retail and apartment

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

office

Existing Use: retail and apartment

Is this property subject to any previous land use cases?

Yes
☒

No
☐

If Yes, please list the Ordinance Number: 2009-200-204

Applicant/Contact Person: Jennifer Mullen

Company: Roth Jackson Gibbons Conklin PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond

State: VA

Zip Code: 23230

Telephone: (804) 977-3374

Fax: ()

Email: jmullen@rothjackson.com

Property Owner: S2 5605, LLC

If Business Entity, name and title of authorized signee: Brock Saunders

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 58 Broad Street Rd

City: Manakin Sabot

State: VA

Zip Code: 23103

Telephone: ()

Fax: ()

Email:

Property Owner Signature: J. Brock Saunders

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

January 29, 2021

Jennifer D. Mullen, Esq.
Richmond Office
(804) 977-3374 (direct)
jmullen@rothjackson.com

Mr. Matthew Ebinger, AICP
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Special Use Permit – 5605 Grove Avenue (W0200186016)

Dear Mr. Ebinger:

This firm represents S2 5605, LLC, a Virginia limited liability company (the “Applicant”), the owner of the property located at 5605 Grove Avenue (the “Property”) and this letter shall serve as the Applicant’s Report for the Special Use Permit application to permit the use of the Property as an office. This Property, as all of the other properties on both the north and south side of the 5600 block of Grove Avenue are zoned R-4, single family residential, but are used for various commercial purposes pursuant to a special use permits. The current special use permit for the Property, Ordinance 2009-200-204 (the “SUP”) permits the use as retail and apartment purposes. The Applicant proposes to amend the SUP to only permit the Property for office purposes as configured on the site plan included with this application.

The proposed office use and design are compatible with the designation as Community Mixed-Use in the Richmond 300 Master Plan. The Community Mixed-Use designation contemplates a “[c]luster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.” (Richmond 300, page 58). More specifically, the vision for the Westhampton Neighborhood Node (Richmond 300, C-14) identifies a vision for the node that includes retention of a maximum of height of three stories, and the implementation of design standards to create a high quality and well designed neighborhood. The proposed use meets the goals of the primary next steps identified in the Richmond 300, with its design as a two-story building with a significant step back to a small enclosed space on the third story at the rear of the building, which is not visible from Grove Avenue. The proposal includes 15 on-site parking spaces located to the side and rear of the building, which are also not visible from Grove Avenue. The materials are high-quality brick and stone with residential-scale windows, and a varied front yard, all creating transparency and engagement with the street which maintaining consistency and compatibility with both the commercial development to the west

{01182102:v1}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

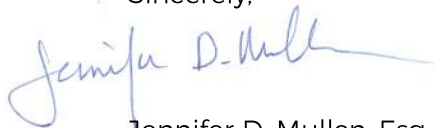
8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

and the residential uses to the east. The building design and landscaping elements complement and elevate the existing context of the 5600 block of Grove Avenue.

This building design has evolved based on feedback prior to this application from the neighbors and neighborhood associations, with whom the applicant continues to engage. The special use permit would authorize the use as office with 15 on-site parking spaces and permit two additional feet on the enclosed space on the third floor to the rear of the Property. This request is an appropriate redevelopment of the Property which meets the goals of the Richmond 300 and is compatible within the neighborhood context.

The proposed amendment request for the Property meets the criteria set forth in the Charter of the City of Richmond that the special use requested will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Sincerely,



Jennifer D. Mullen, Esq.

Enclosure

{01182102-v1}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525



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
[P] 804.896.9335

STRUCTURE

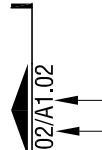
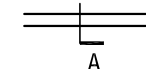

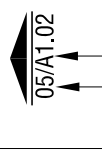

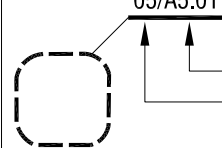
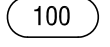
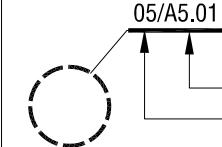
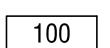
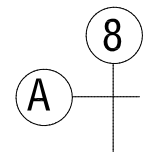
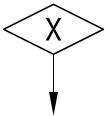
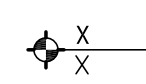
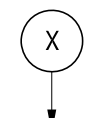
LYNCH MYKINS
1519 SUMMIT AVENUE
RICHMOND, VIRGINIA 23230
[P] 804.346.3935

GENERAL CONTRACTOR

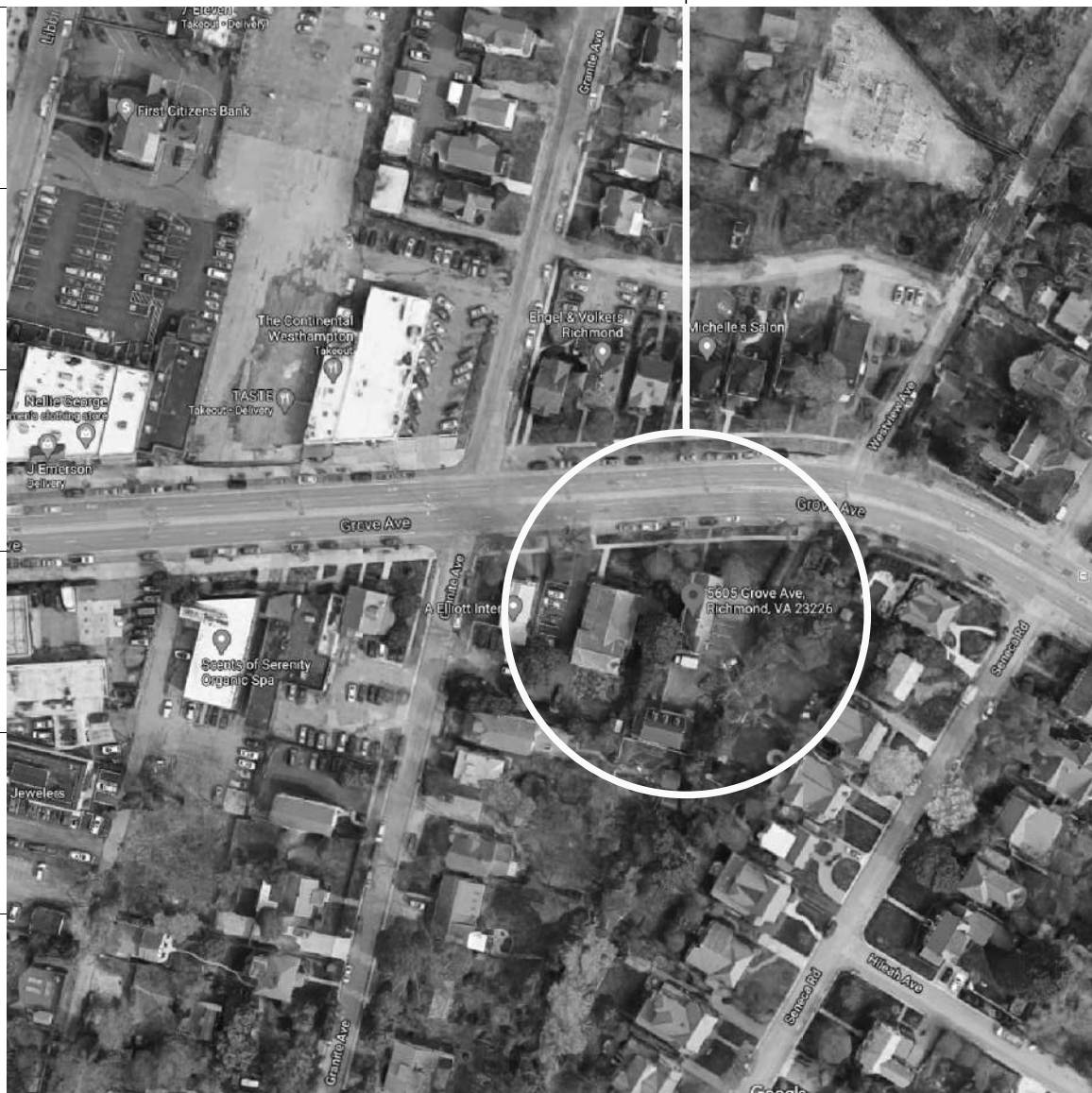
TBD

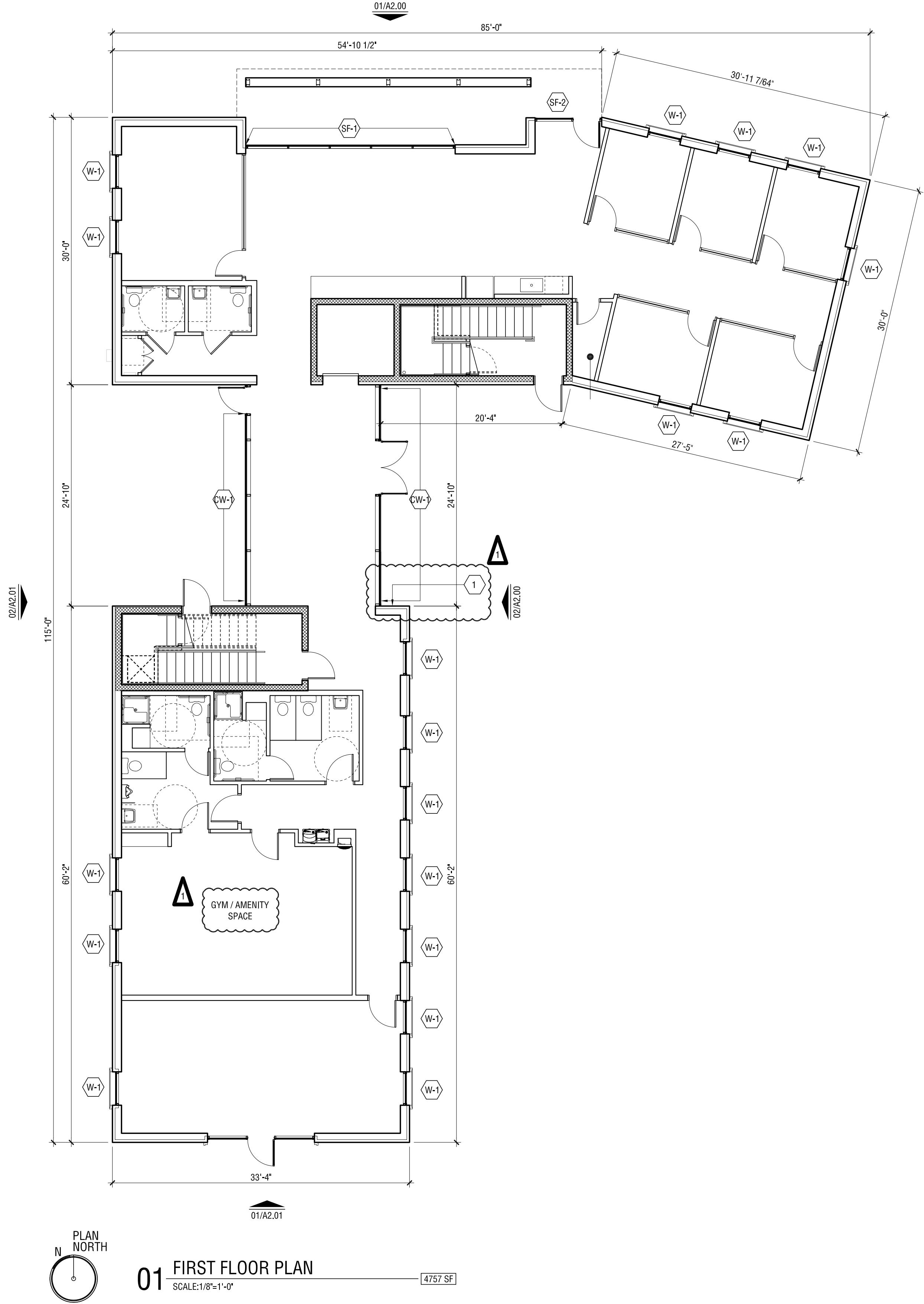
SAUNDERS OFFICE SPECIAL USE PERMIT

SYMBOLS LEGEND

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

VICINITY MAP

[illegible]



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

1 KNOX BOX

MATERIAL LEGEND

ROOF - REPRESENTS OUTDOOR SPACE

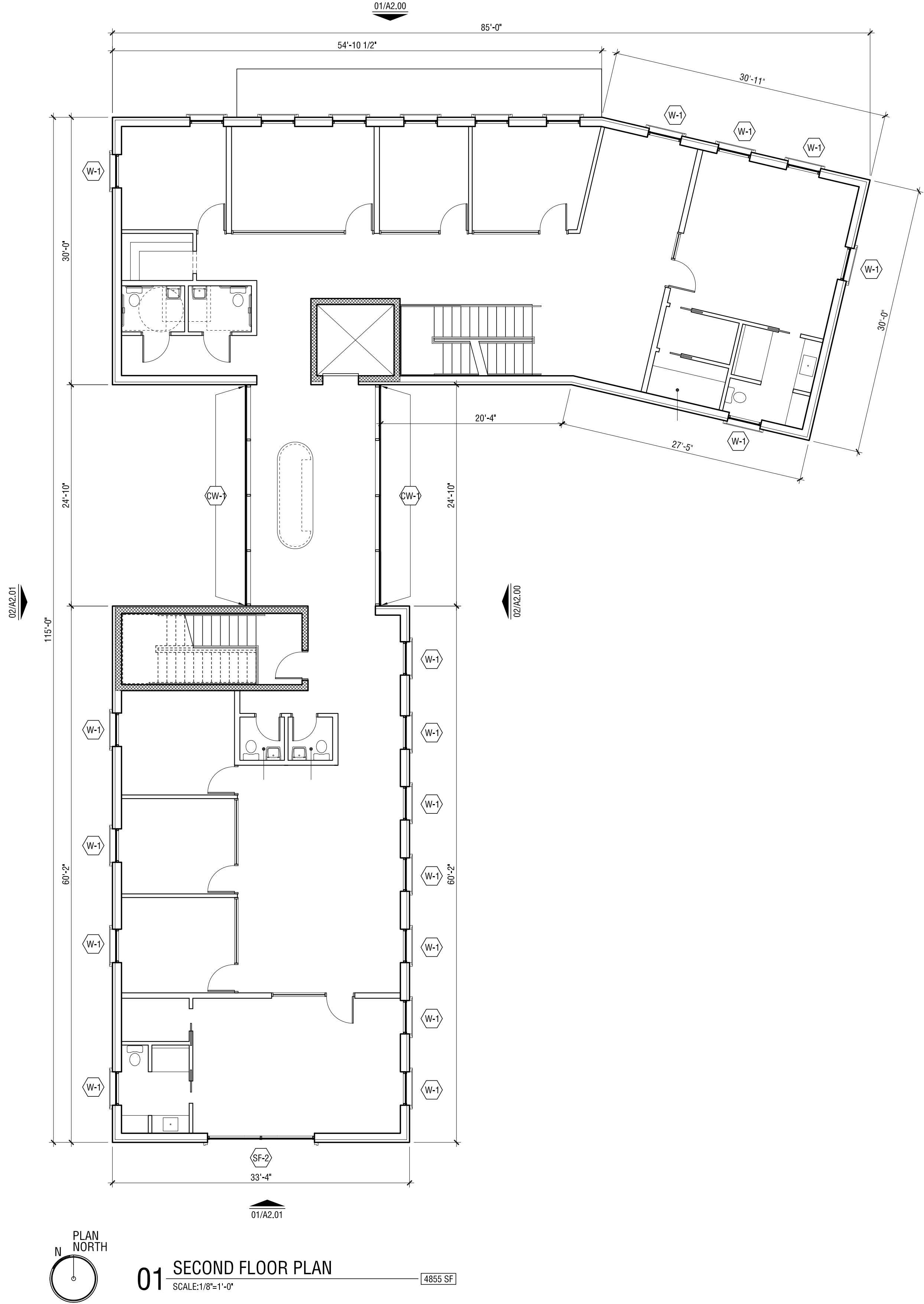
JOB NUMBER / 0050		DATE / 13 APR 2021	SCALE / 1/8"=1'-0"	DRAWN / CHECKED /		REVISIONS /
				APS	JCH	
A1.00			FIRST FLOOR PLAN			
SHEET /						

SAUNDERS OFFICE

5605 GROVE AVENUE RICHMOND, VIRGINIA, 23226



fultzsingharchitects.com
3412 W LEIGH STREET
SUITE 200
RICHMOND VA 23230



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

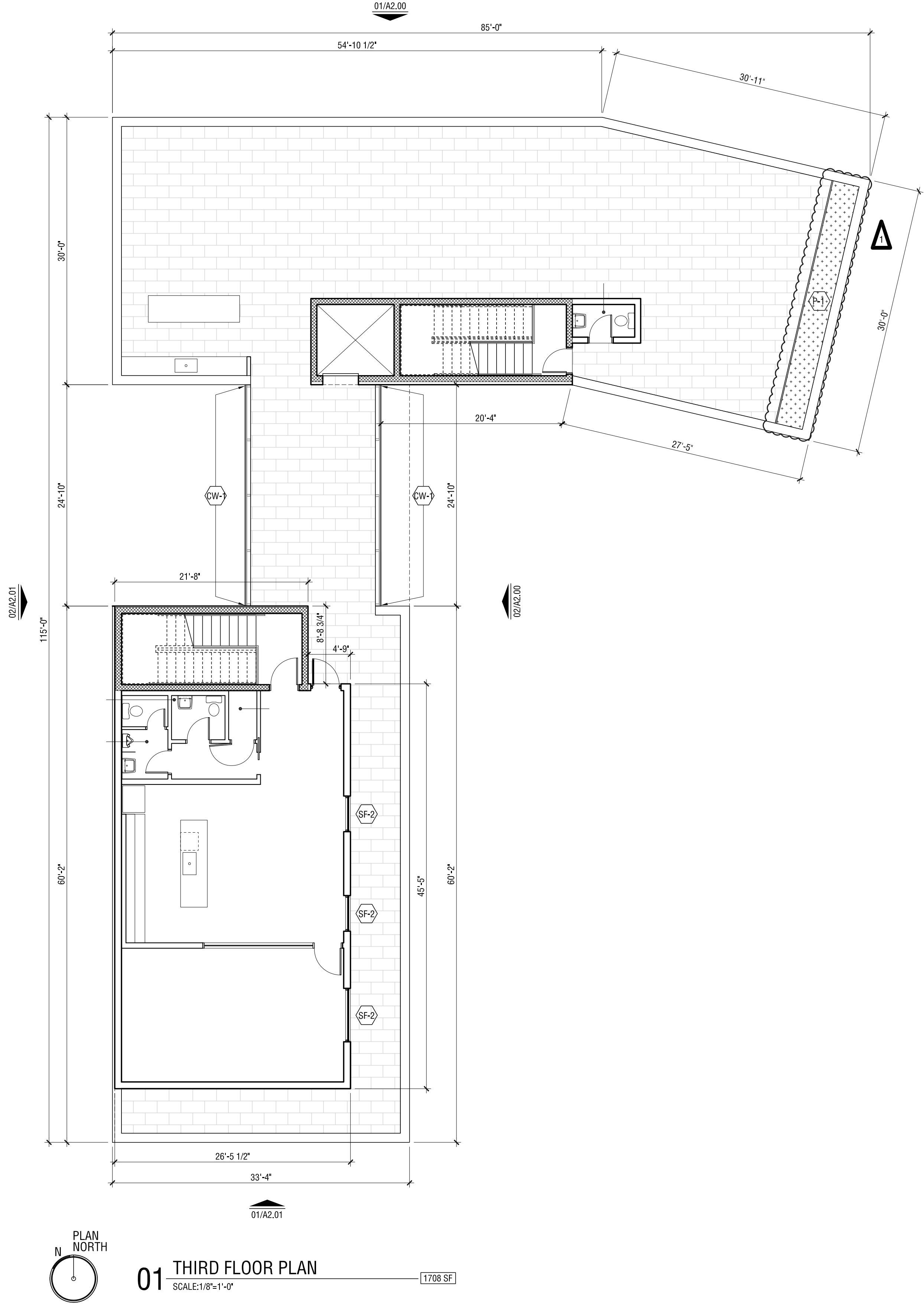
JOB NUMBER /		DATE /	SCALE /	APSDRAWN /		REVISIONS /
0050		13 APR 2021	1/8"=1'-0"	CHECKED / JCH		
SHEET /		SECOND FLOOR PLAN				
A1.01						

SAUNDERS OFFICE

5605 GROVE AVENUE RICHMOND, VIRGINIA, 23226



fultzsingharchitects.com
3412 W LEIGH STREET
SUITE 200
RICHMOND VA 23230

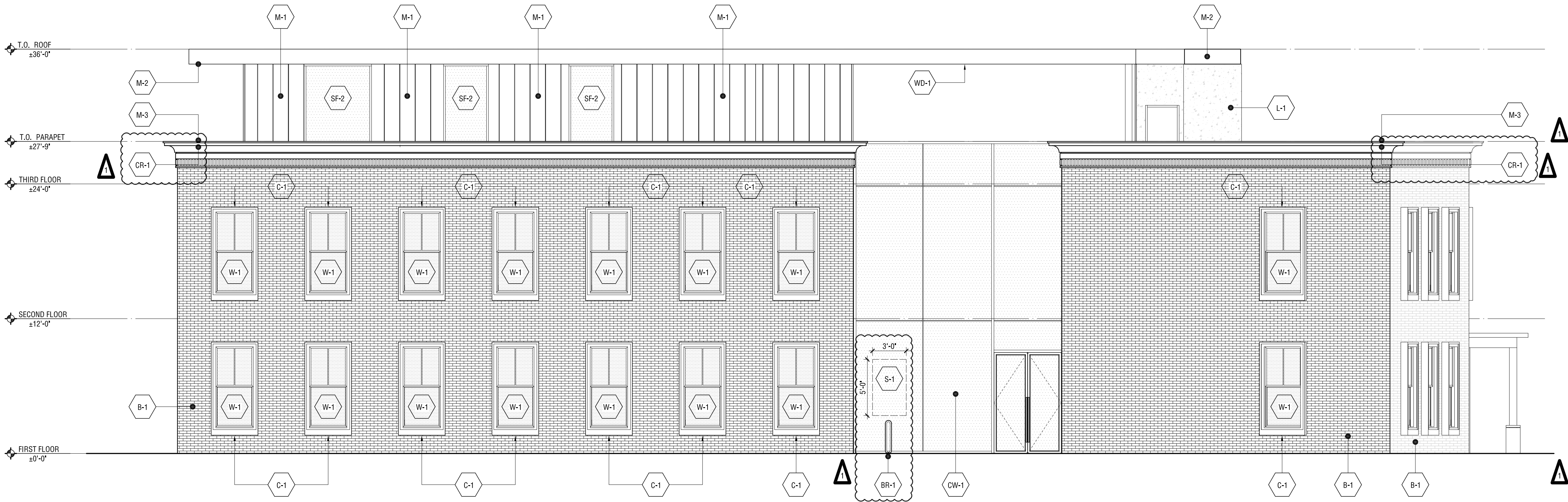


EXTERIOR MATERIALS	
W-1	SIERRA PACIFIC H3 DOUBLE HUNG METAL CLAD WOOD WINDOW WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
SF-1	KAWNEER TRIFAB VG 451 THERMALLY BROKEN FRONT SET STRUCTURAL SILICONE GLAZED STOREFRONT WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
SF-2	KAWNEER TRIFAB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

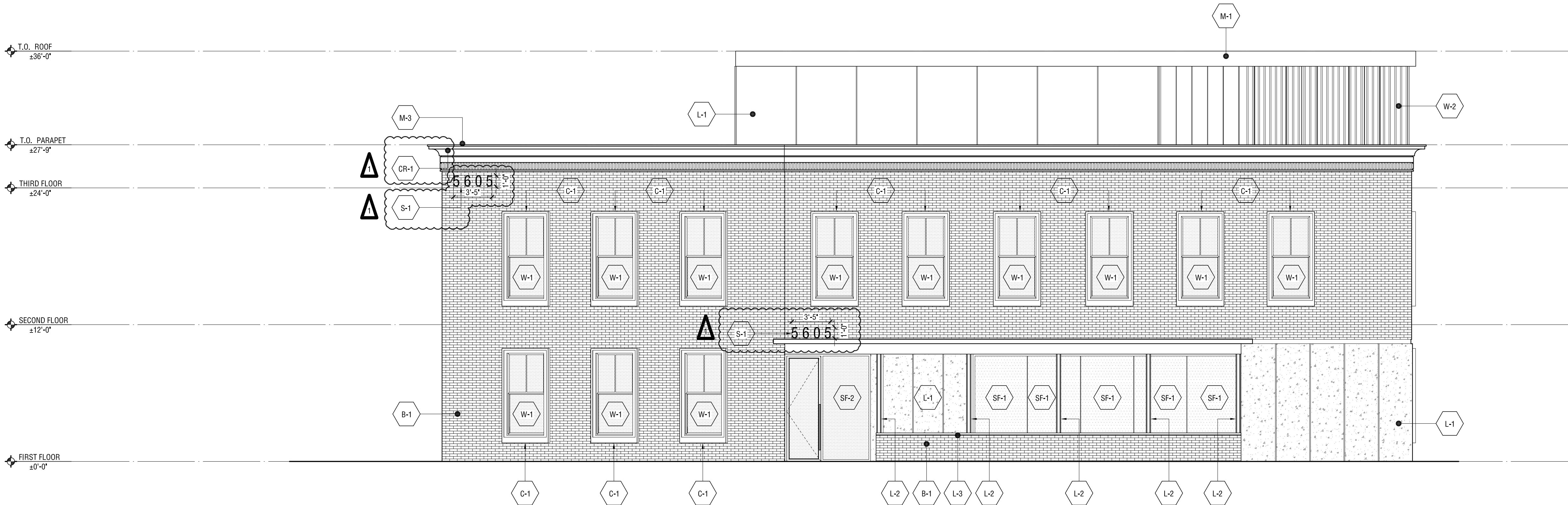
JOB NUMBER / SHEET /	DATE /	SCALE /	APPS	REVISIONS /
0050	13 APR 2021	1/8"=1'-0"	DRAWN / CHECKED /	REVISION 01 - 30 MAR 2021
THIRD FLOOR PLAN				
A1.02				

SAUNDERS OFFICE

5605 GROVE AVENUE RICHMOND, VIRGINIA, 23226

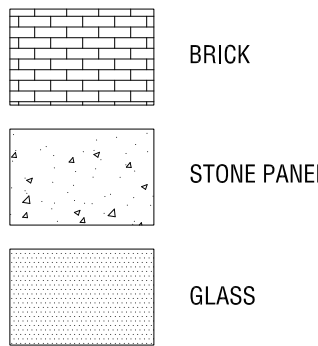


02 EAST EXTERIOR ELEVATION
SCALE:3/16"=1'-0"



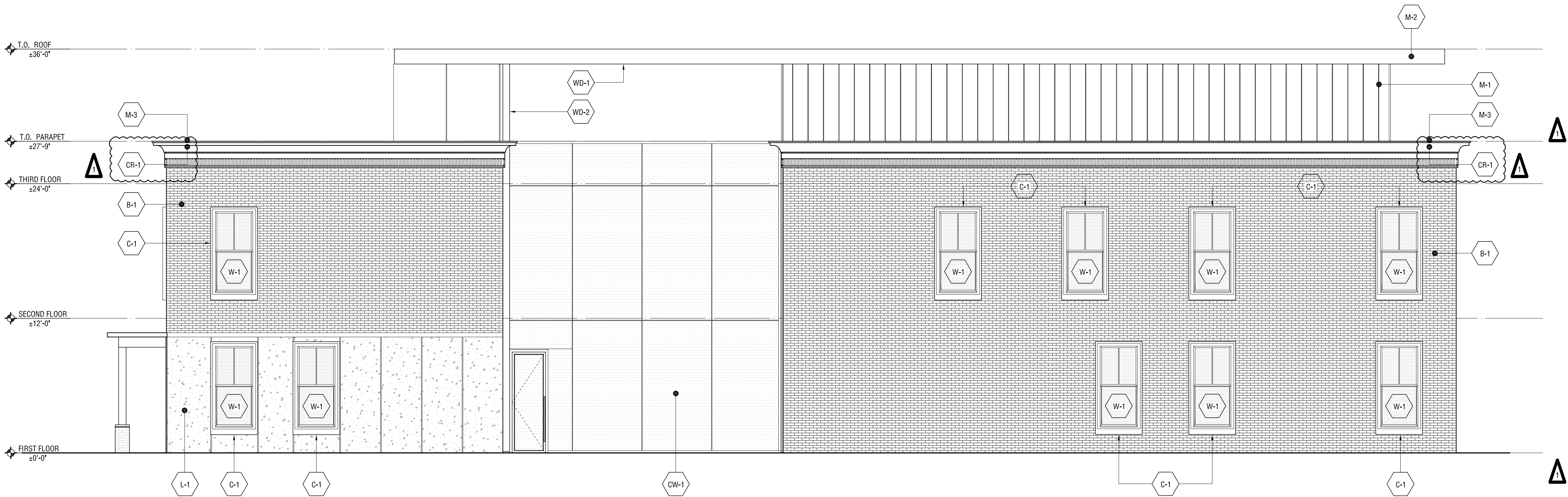
01 NORTH EXTERIOR ELEVATION
SCALE:3/16"=1'-0"

LEGEND



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
- 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
- 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

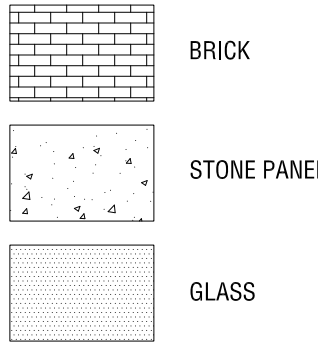


02 WEST EXTERIOR ELEVATION
SCALE:3/16"=1'-0"



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

LEGEND



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
- 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
- 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

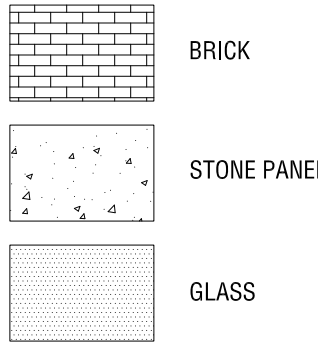


02 EAST EXTERIOR ELEVATION
SCALE:3/16"=1'-0"



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

LEGEND



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
- SP-1 KAWNEER TRIFAB VG 451 THERMALLY BROKEN FRONT SET STRUCTURAL SILICONE GLAZED STOREFRONT WITH 100% TRANSPARENT INSULATED LOW IRON GLAZING OR EQUAL
- SP-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
- 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"	APR 13 2021		REVISIONS /
			DRAWN / APS	CHECKED / JCH	
SHEET /			RENDERINGS		
A2.02					

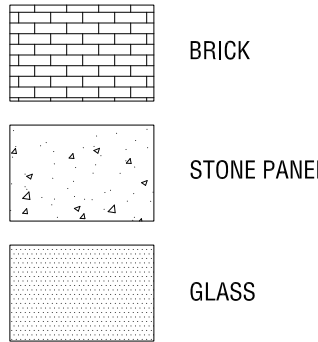


02 WEST EXTERIOR ELEVATION
SCALE:3/16"=1'-0"



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

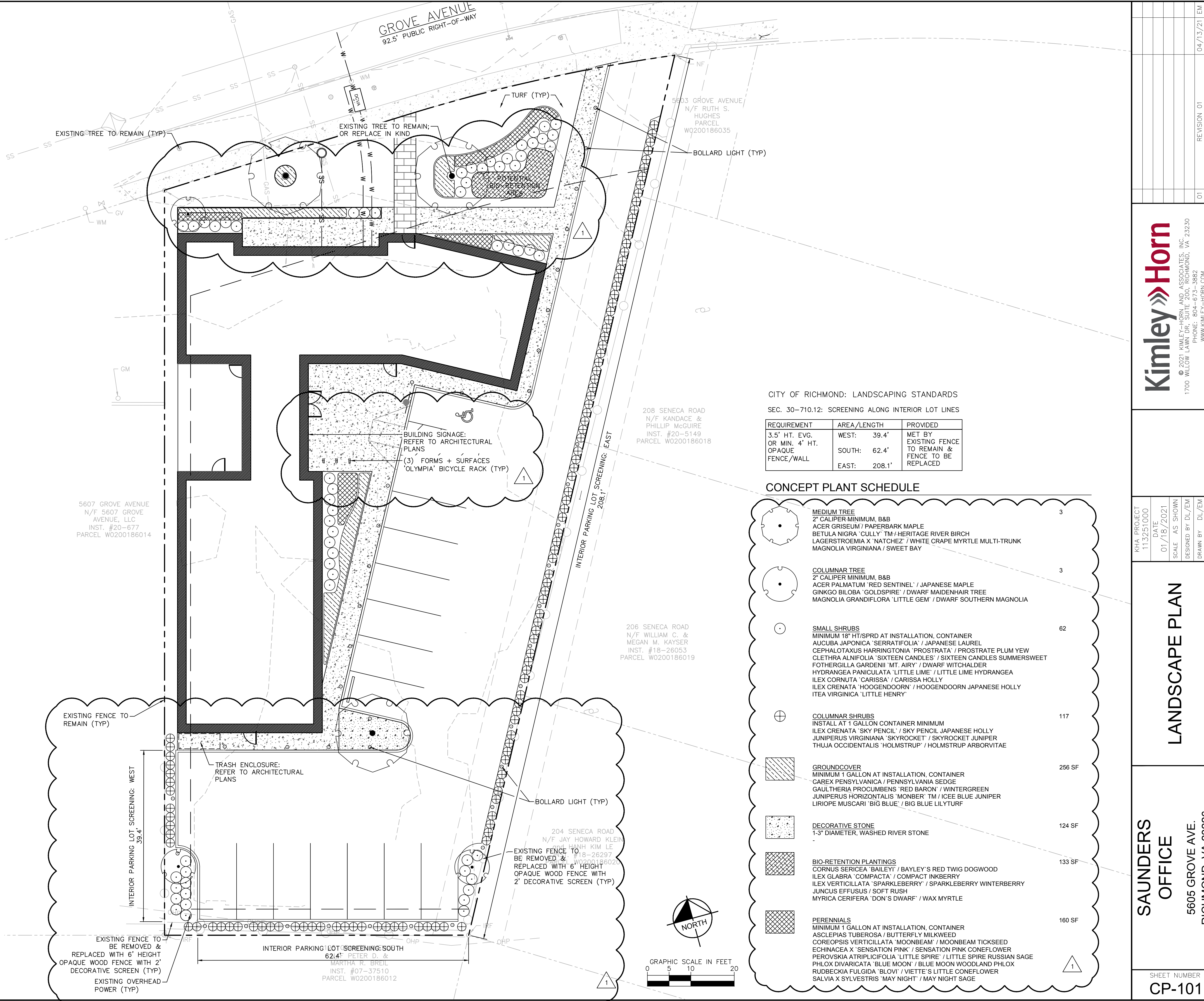
LEGEND



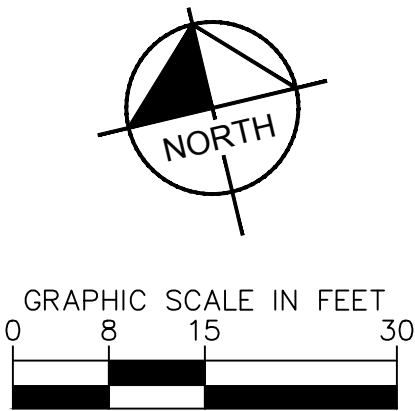
EXTERIOR MATERIALS

- 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
- 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
- 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"	APPS		REVISIONS /
			DRAWN /	CHECKED /	
			JCH		



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



LID
LIGHTING DESIGNS BY DUGAN

LED bollard - symmetric				
LED		A	B	C
68261		20.6W	60	37 % 43%
				79 824

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.	Type: BEGA Product: Project: 5685 GROBE AVENUE Modified:
Materials Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A380.0 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 IP 65 Weight: 18.7 lbs	
Electrical Operating voltage 120-277V AC Minimum start temperature -30° C LED module wattage 17.0W System wattage 22.0W Controllability 0-10V dimmable Color rendering index Ra> 90 Luminaire lumens 1,907 lumens (3000K) LED service life (L70) 60,000 hours	
LED color temperature <input type="checkbox"/> 4000K - Product number + K4 <input type="checkbox"/> 3500K - Product number + K35 <input type="checkbox"/> 3000K - Product number + K3 <input type="checkbox"/> 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 <input type="checkbox"/> Black (BLK) <input type="checkbox"/> White (WHT) <input type="checkbox"/> RAL: <input type="checkbox"/> Bronze (BRZ) <input type="checkbox"/> Silver (SLV) <input type="checkbox"/> CUS:	



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 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 11/27/18

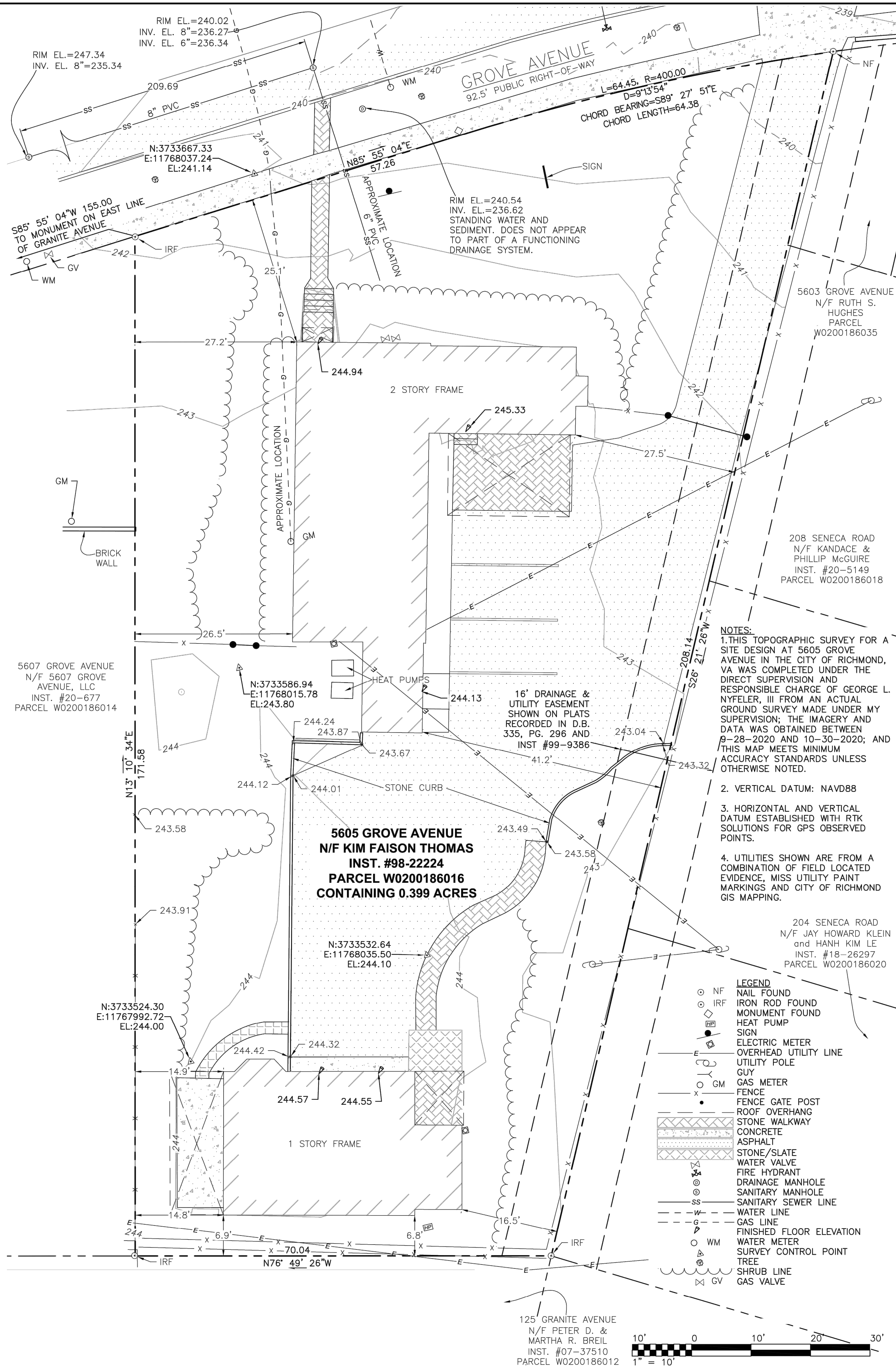
Kimley»»Horn
© 2021, KIMLEY-HORN AND ASSOCIATES, INC.
7700 MILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

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

LIGHTING PLAN

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

SHEET NUMBER
CL-101
























NOTES:
1. THIS TOPOGRAPHIC SURVEY FOR A
SITE DESIGN AT 5605 GROVE
AVENUE IN THE CITY OF RICHMOND,
VA WAS COMPLETED UNDER THE
DIRECT SUPERVISION AND
RESPONSIBLE CHARGE OF GEORGE L.
NYFELER, III FROM AN ACTUAL
GROUND SURVEY MADE UNDER MY
SUPERVISION; THE IMAGERY AND
DATA WAS OBTAINED BETWEEN
8-28-2020 AND 10-30-2020; AND
THIS MAP MEETS MINIMUM
ACCURACY STANDARDS UNLESS
OTHERWISE NOTED.

2. VERTICAL DATUM: NAVD88

3. HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH RTK SOLUTIONS FOR GPS OBSERVED POINTS.

4. UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE, MISS UTILITY PAINT MARKINGS AND CITY OF RICHMOND GIS MAPPING.

- | | |
|---------------------------------------------------------------------------------------|--------------------------|
| | LEGEND |
| ○ NF | NAIL FOUND |
| ○ IRF | IRON ROD FOUND |
|  | MONUMENT FOUND |
|  | HEAT PUMP |
|  | SIGN |
|  | ELECTRIC METER |
|  | OVERHEAD UTILITY LINE |
|  | UTILITY POLE |
|  | GUY |
| ○ GM | GAS METER |
| — x — | FENCE |
| • | FENCE GATE POST |
| — — — — — | ROOF OVERHANG |
|  | STONE WALKWAY |
|  | CONCRETE |
|  | ASPHALT |
|  | STONE/SLATE |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | DRAINAGE MANHOLE |
|  | SANITARY MANHOLE |
| — ss — | SANITARY SEWER LINE |
| — w — | WATER LINE |
| — g — | GAS LINE |
|  | FINISHED FLOOR ELEVATION |
|  | WATER METER |
|  | SURVEY CONTROL POINT |
|  | TREE |
|  | SHRUB LINE |
|  | GAS VALVE |

10' 0 10' 20' 30'

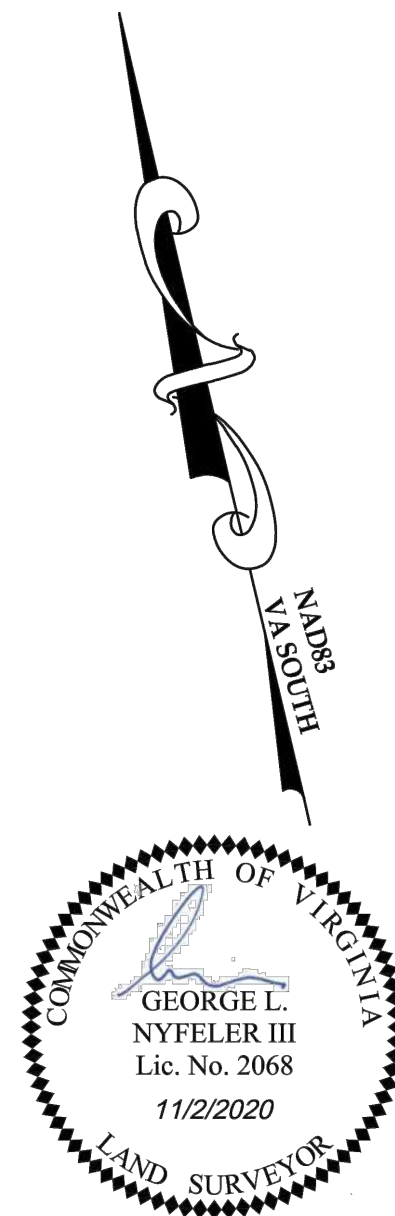
1" = 10'

TOPOGRAPHIC SURVEY FOR
**5605 GROVE
AVENUE**
CITY OF RICHMOND, VA



SHEET NO.: 1 OF 1

DATE: 11/2/2020	SCALE: 1" = 10'
JOB NUMBER: 20114B	DRAWN BY: JRW

[illegible]

**SAUNDERS
OFFICE**

5605 GROVE AVE.
RICHMOND, VA 23226

EXISTING CONDITIONS

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



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

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