

INTRODUCED: April 13, 2015

AN ORDINANCE No. 2015-92-75

To authorize the special use of the property known as 1817 East Main Street for the purpose of permitting up to 78 multifamily dwelling units, accessory parking and uses permitted in the B-5 Central Business District, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 11 2015 AT 6 P.M.

WHEREAS, the owner of the property known as 1817 East Main Street, which is situated in a M-1 Light Industrial District, desires to use such property for the purpose of up to 78 multifamily dwelling units, accessory parking, and uses permitted in the B-5 Central Business District, which use, among other things, is not currently allowed by section 114-452.1 of the Code of the City of Richmond (2004), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 11 2015 REJECTED: _____ STRICKEN: _____

tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 114-1050.1 of the Code of the City of Richmond (2004), 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 1817 East Main Street and identified as Tax Parcel No. E000-0133/009 in the 2015 records of the City Assessor, being more particularly shown on a survey entitled “Canal Walk 5, (1871 E. Main ST.) 19th and Main Streets, Richmond, Virginia,” prepared by SWA Architects-VA, Inc., and dated November 14, 2014, 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 up to 78 dwelling units, accessory parking, and uses permitted in the B-5 Central Business District, hereinafter referred to as “the Special Use,” substantially as shown on sheets A100 through A104, A200 through A202 and A2.05 of the plans entitled “Canal Walk 5, (1871 E. Main ST.) 19th and Main Streets, Richmond, Virginia,” prepared by SWA Architects-VA, Inc., dated November 14, 2014, and last revised February 10, 2015, hereinafter 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 use of the Property shall be as a multifamily dwelling fronting on 19th Street and a mixed-use building fronting on East Main Street. The multifamily dwelling fronting on 19th Street shall contain up to 76 dwelling units with accessory parking and uses permitted in the

B-5 Central Business District, substantially as shown on the Plans. The mixed-use building fronting on East Main Street shall contain uses permitted in the B-5 Central Business District on the ground floor and up to two dwelling units above the ground floor.

(b) A minimum of one parking space per dwelling unit in the building fronting on South 19th Street shall be provided. A minimum of 19 parking spaces shall be provided on the Property as shown on the Plans, and the remaining 57 parking spaces shall be provided in accordance with subsections (1) through (4) of section 114-710.4 of the Code of the City of Richmond (2004), amended. The off-premises parking spaces need not be identified as required by subsection (5) of section 114-710.4 of the Code of the City of Richmond (2004), as amended.

(c) The building fronting on East Main Street shall be developed substantially as shown on the Plans. In addition, the following conditions shall apply to this building:

(1) The lot may be subdivided as shown on the Plans and in accordance with Chapter 94 of the Code of the City of Richmond (2004), as amended.

(2) Principal uses permitted in the B-5 Central Business District shall be permitted in the building.

(3) A maximum of two dwelling units shall be permitted. The dwelling units shall not be located on the ground floor. Each dwelling unit shall have a minimum of one window.

(4) The building shall be constructed of glass and predominantly brick.

(5) The building shall be no less than two stories in height and no more than three stories in height.

(6) The building design shall be subject to the approval of the Director of Planning and Development Review prior to issuance of a building permit.

(7) No parking spaces shall be required for uses located within this building.

(d) The final certificate of occupancy for the building fronting on South 19th Street shall not be issued until a building permit application has been filed for the building fronting on East Main Street and construction has commenced.

§ 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 (2004), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed

only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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 114-1220 of the Code of the City of Richmond (2004), 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 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), 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 114-1080 of the Code of the City of Richmond (2004), 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. **Effective Date.** This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
Richmond, VA 23219
www.Richmondgov.com

Intracity Correspondence
Report: TMP-943

O & R REQUEST

FEB 24 2015

File Number: TMP-943

Chief Administration Office
City of Richmond

To authorize the special use of the property known as 1817 East Main Street for the purpose of authorizing up to seventy-eight (78) multi-family dwelling units, accessory parking, and use(s) permitted in the B-5 Central Business District, upon certain terms and conditions.

O & R Request

DATE: February 24, 2015

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer

THROUGH: Peter L. Downey, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

SUBJECT: To authorize the special use of the property known as 1817 East Main Street for the purpose of authorizing up to seventy-eight (78) multi-family dwelling units, accessory parking, and use(s) permitted in the B-5 Central Business District, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1817 East Main Street for the purpose of authorizing up to seventy-eight (78) multi-family dwelling units, accessory parking, and use(s) permitted in the B-5 Central Business District, upon certain terms and conditions.

REASON: The property is zoned M-1 Light Industrial District. The applicant proposes up to seventy-eight (78) multi-family dwelling units and uses permitted in the B-5 Central Business District. Dwelling units are not permitted principal uses in the M-1 district. Therefore, a special use permit is required.

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 April 20, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The applicant proposes to develop an eight-story apartment building with up to seventy-six (76) multi-family dwelling units. The building would be located along 19th Street. In addition, the applicant proposes to develop a two-story mixed-use building on East Main Street, which would contain commercial uses permitted in the B-5 Central Business District on the first floor and up to two (2) dwelling units on the second floor.

A minimum of one (1) parking space per dwelling unit in the building located on South 19th Street would be required. There would be nineteen (19) parking spaces on-site and a minimum of fifty-seven (57) off-premises parking spaces. Other site amenities include a roof garden and recreation area, as well as on-site storage units for resident use only.

The applicant has also agreed to certain conditions regarding the proposed mixed-use building on East Main Street. Some of the conditions include that a maximum of two dwelling units would be permitted on the second floor only. Each dwelling unit would have at least one window. The building would be constructed of glass and predominantly brick and be no less than two stories in height. The building design would be subject to the approval of the Director of Planning and Development Review prior to issuance of a building permit, and the final occupancy of the eight-story building on South 19th Street would not be issued until a building permit application has been filed for the building located on East Main Street and construction has commenced.

The Richmond Downtown Plan designates this area as Urban Center Area. "The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks" (p. 3.25).

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

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

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: March 23, 2015

CITY COUNCIL PUBLIC HEARING DATE: April 27, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, April 20, 2015

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance); City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

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

STAFF: Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734

PDR O&R No. 15-02



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

Permit Fees - Canal II
CEA 11/20

Project Name/Location

Project Name: CANAL WALK II Date: 11/20/14

Property Address: 1817 E. MAIN ST 23223 Tax Map #: E0000133009

Fee: \$1000⁰⁰ Total area of affected site in acres: .305 ACRE
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning *approved*
Current Zoning: M-1

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

Existing Use: PARKING LOT

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

82 APARTMENT WITH FIRST
FLOOR 19TH STREET
4 UNITS BEING LIVE/WORK
ALLOWED OR COMMERCIAL.

Applicant/Contact Person: HLSALOMONSKY

Company: HISTORIC HOUSING LLC

Mailing Address: 1553 E. MAIN ST.

City: RICHMOND State: VA Zip Code: 23219

Telephone: (804) 237 8247 Fax: (804) 782 6810

Email: HLSALOMONSKY@SWA-CO.COM

Property Owner: BACON HOUSING SCP LP

If Business Entity, name and title of authorized signee: HLSALOMONSKY: MGR of its GP

Mailing Address: SAME

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____ Fax: (____) _____

Email: _____

Property Owner Signature: *[Signature]*

(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)

Applicant's Report

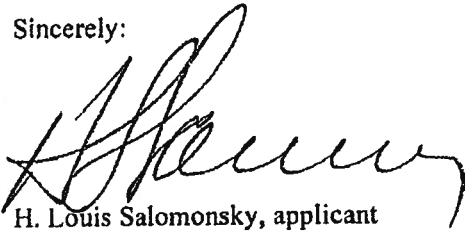
Use permit for Canal Walk V Lofts

1817 E. Main St.

Richmond, VA 23223

1. The building will be renovated for occupancy by good credit tenants required to meet the quality standards of the community.
2. The traffic and congestion will be less than the church/school use presently in the building which has caused us no problems.
3. The building will have a sprinkler system thus eliminating fire hazard.
4. The concentration of people will be less than the present use, which has been no problem.
5. The occupancy of the building will produce probably no school age children except for university students. All use will not create a problem for public utilities.
6. The large windows will give good light, air, and ventilation together with the HVAC units to each occupied space.

Sincerely:



H. Louis Salomonsky, applicant
November 20, 2014

CANAL WALK LOFTS, A/LP
DEED # 12 2340
1810 E. MAIN ST.
E000-0133/019

VARIABLE WIDTH PUBLIC ALLEY

99.39' N54°28'40"W

Rod/f on P/L
2.6' from corner

177.88' N35°18'00"E

RICHMOND PARKING, INC.
DEED # 040018265
1811 E. MAIN ST.
E000-0133/001

Rod/f

553°08'20"E 45.45'

MAD 83 (SEE PLAT REFERENCE)

S37°02'00"W 80.08'

BACON HOUSING SCP L.P.
DEED # 00 0020852
1817 E. MAIN ST.
E000-0133/009
0.305 Acre

10' PRIVATE ALLEY
N53°08'20"W 59.54'

(19.5')

(0.35')

(50.5')

Chis X/f

#1821 E. MAIN ST.
CHARLES E. ARGENZIO
FAMILY LTD. PARTNERSHIP.
DB 288 PG 1930
E000-0133/011

#1823 E. MAIN ST.
LOUIS T. CONWARDIN
DB 6700 PG 815
E000-0133/012

LH/f

Former
R/W Line

#1825 E. MAIN ST.
LAURA PARKER
DB 433 PG 1144
E000-0133/013

553°08'20"E (Total) 205.87'

EAST MAIN STREET 19th STREET
70' +/- RIGHT-OF-WAY

S37°11'00"W 95.42'

Chis X/f

19th STREET
66' RIGHT-OF-WAY

Stone/f

PLAT INFORMATION TAKEN FROM:
PLAT SHOWING BOUNDARY LINE ADJUSTMENT FOR
TWO PARCELS OF LAND LYING SOUTH OF EAST MAIN
STREET BETWEEN 1818 STREET & 1816 STREET
LOCATED IN THE CITY OF RICHMOND, VIRGINIA
GENE ANDERSON & ASSOCIATES, P.C.
1111 DOWNTOWN BLVD
RICHMOND, VIRGINIA
23219-4122

SURVEY
SCALE 1/16" = 1'-0"



SWA Architects-VA, Inc.
1553 E. Main Street Richmond, Va 23219

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HEREIN IS COVERED BY COPYRIGHT. USE OF
THIS WORK BY THIRD OR OTHER PARTIES FORRE-
PRODUCED WITHOUT THE EXPRESSED WRITTEN CON-
SENT OF SWA ARCHITECTS

PROJECT NO:
CANAL 5

PROJECT MGR:
KM

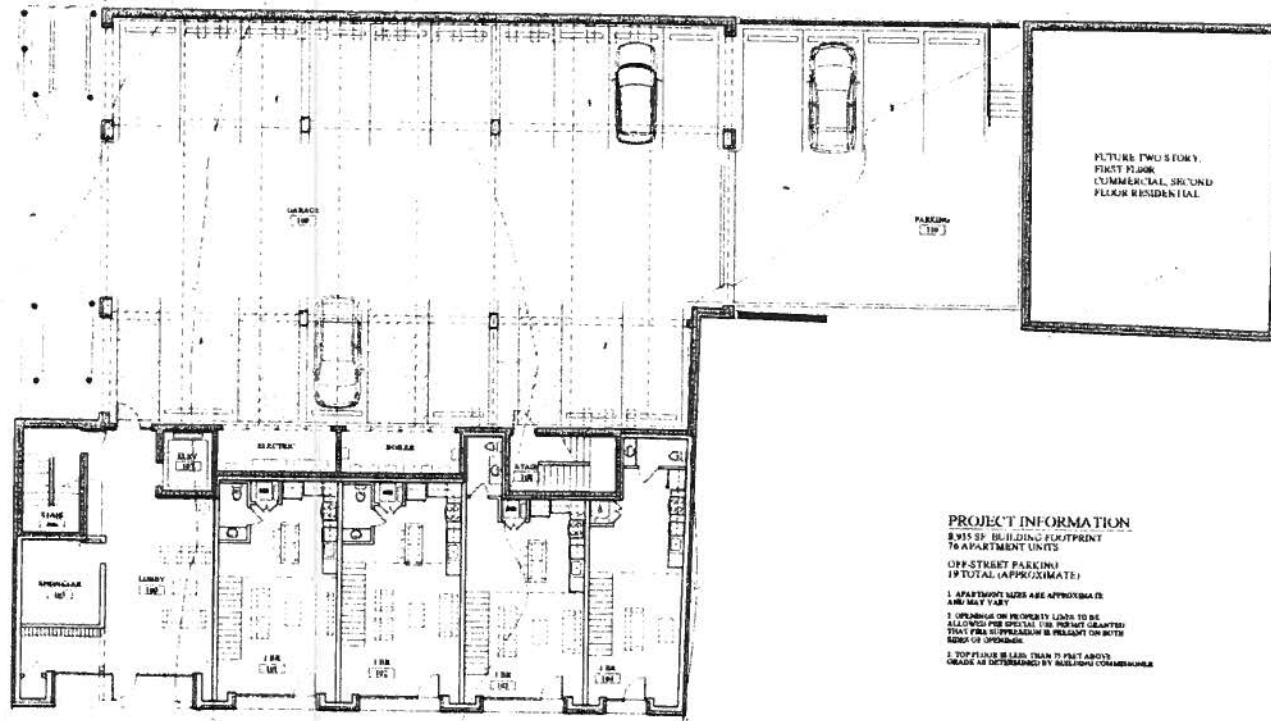
DATE:
11/14/14
SPECIAL USE

CANAL WALK 5 (1871 E. MAIN ST.)

19th AND MAIN STREETS
Richmond, Virginia

TITLE
SURVEY

A0.01



PROJECT INFORMATION

8915 SF BUILDING FOOTPRINT
76 APARTMENT UNITS

OFF-STREET PARKING
19 TOTAL (APPROXIMATE)

1. APARTMENT SIZES ARE APPROXIMATE
AND MAY VARY.

2. OPENINGS ON PROPERTY LOTS TO BE
ALLOWED PER SPECIAL USE PERMIT GRANTED
THAT PERMIT OPENING IS PERMITTED ON BOTH
SIDES OF OPENING.

3. STOPPAGE IS LESS THAN 10 FEET ABOVE
GRADE AS DETERMINED BY MEASUREMENTS CONFORMANCE

FUTURE TWO STORY,
FIRST FLOOR
COMMERCIAL, SECOND
FLOOR RESIDENTIAL



SWA Architects-VA, Inc.
Richmond, Va 23219
1553 E. Main Street

**CANALWALK
FIVE
APARTMENTS**

1070 AND EAST MAIN STREE I
RICHMOND VA 23221

GENERAL CONTRACTOR
1711 S. VIRGINIA ST. #100
1711 EAST MAIN STREET
RICHMOND VA 23221
PHONE: 804 707-0400

UTILITY ENGINEER
RICHMOND & INDEPENDENCE
1100 COMMONWEALTH BLVD. SUITE 100
ARLINGTON VA 22201
804 746-9277

STRUCTURAL ENGINEER
SPECTER ENGINEERS & DESIGNERS P.C.
1377 N. COMMERCE WAY SUITE 101
RICHMOND VA 23220
703 421-1000

MECHANICAL ENGINEER
BORG AND ORNSTEIN ENGINEERS
100 NEW MARKET SQUARE
PETERSBURG VA 23109
804 339-0017

DATE: 11/11/11
BY: J. M. H. / J. M. H. / J. M. H.
CHECKED BY: J. M. H. / J. M. H. / J. M. H.
SCALE: AS SHOWN
SHEET NO. 1 OF 1

PROJECT NO. 11-1111
PROJECT NAME: CANALWALK FIVE
SHEET NO. 1 OF 1

DESIGN DEVELOPMENT

A100
FIRST FLOOR PLAN

CANALWALK FIVE APARTMENTS

1578 AND 1601 MAIN STREET
RICHMOND, VA 23221

GENERAL CONTRACTOR:
R & A LINDSEY, INC.
1000 EAST MAIN STREET
RICHMOND, VA 23221
PHONE: 804 782-8888

UNIT DEVELOPER:
RENTAL & DEVELOPMENT, INC. 1578
1578 MAIN STREET, RICHMOND, VA 23221
PHONE: 804 782-8888

REGISTERED ENGINEER:
SPENCER WASHINGTON & FRANCIS, P.C.
717 WEST LEIGH WALK, SUITE 102
VIRGINIA BEACH, VA 23462
757 487-8800

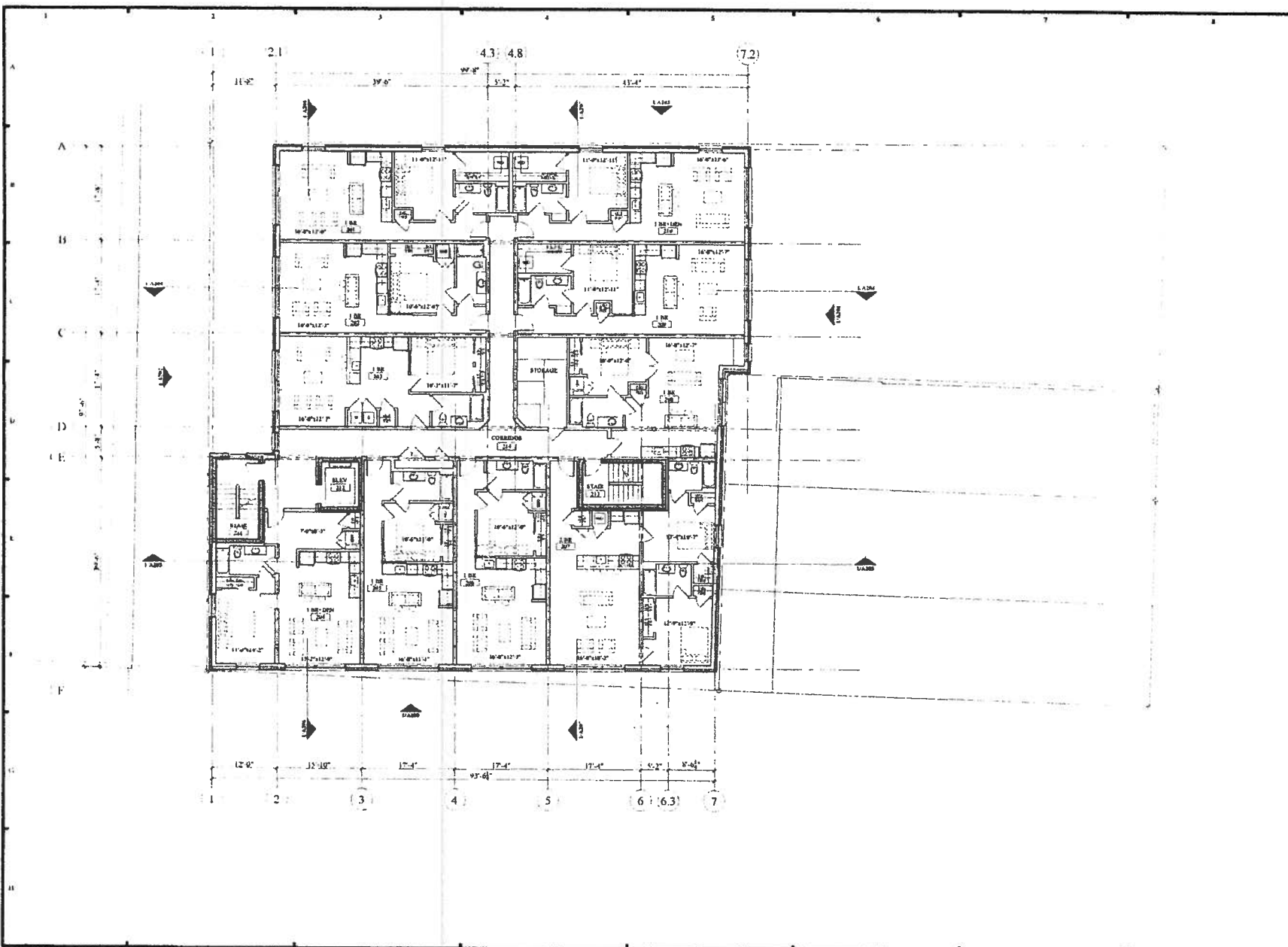
MEP ENGINEER:
LINDSAY ENGINEERING ARCHITECTS
2000 MAIN STREET, SUITE 111
RICHMOND, VA 23221
804 782-8888

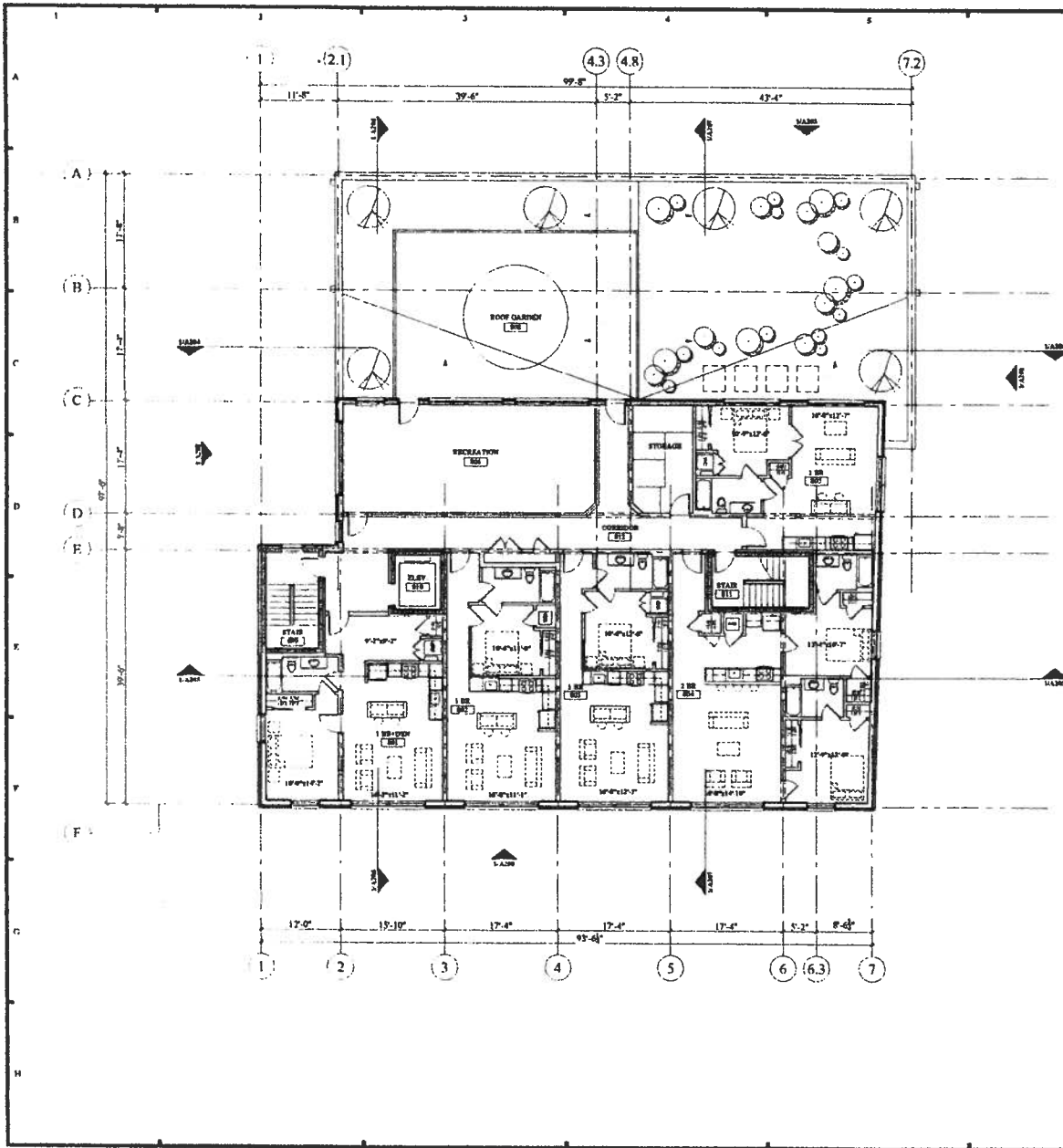
THIS DRAWING IS THE PROPERTY OF SWA ARCHITECTS-V.A, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SWA ARCHITECTS-V.A, INC.

PROJECT SHEET
PROJECT NO. 1578-15
DATE 04/18/05

DESIGN DEVELOPMENT

A102
UPPER FLOOR PLANS





CANALWALK FIVE APARTMENTS

1778 AND 1847 MAIN STREET
 RICHMOND, VA 23221

GENERAL CONTRACTOR
 JWG ARCHITECTS-VA, INC.
 1563 E. MAIN STREET
 RICHMOND, VA 23219
 PHONE: 703 762-0446

CYRIL STUBBS JR.
 ARCHITECT-REGISTERED PROFESSIONAL
 1100 W. MAIN STREET
 4TH FLOOR, VA 23297
 804 784-0077

STRUCTURAL ENGINEER
 ROBERT BARNHILL & ASSOCIATES, P.C.
 1115 W. MAIN STREET, SUITE 401
 RICHMOND, VA 23220
 804 627-1020

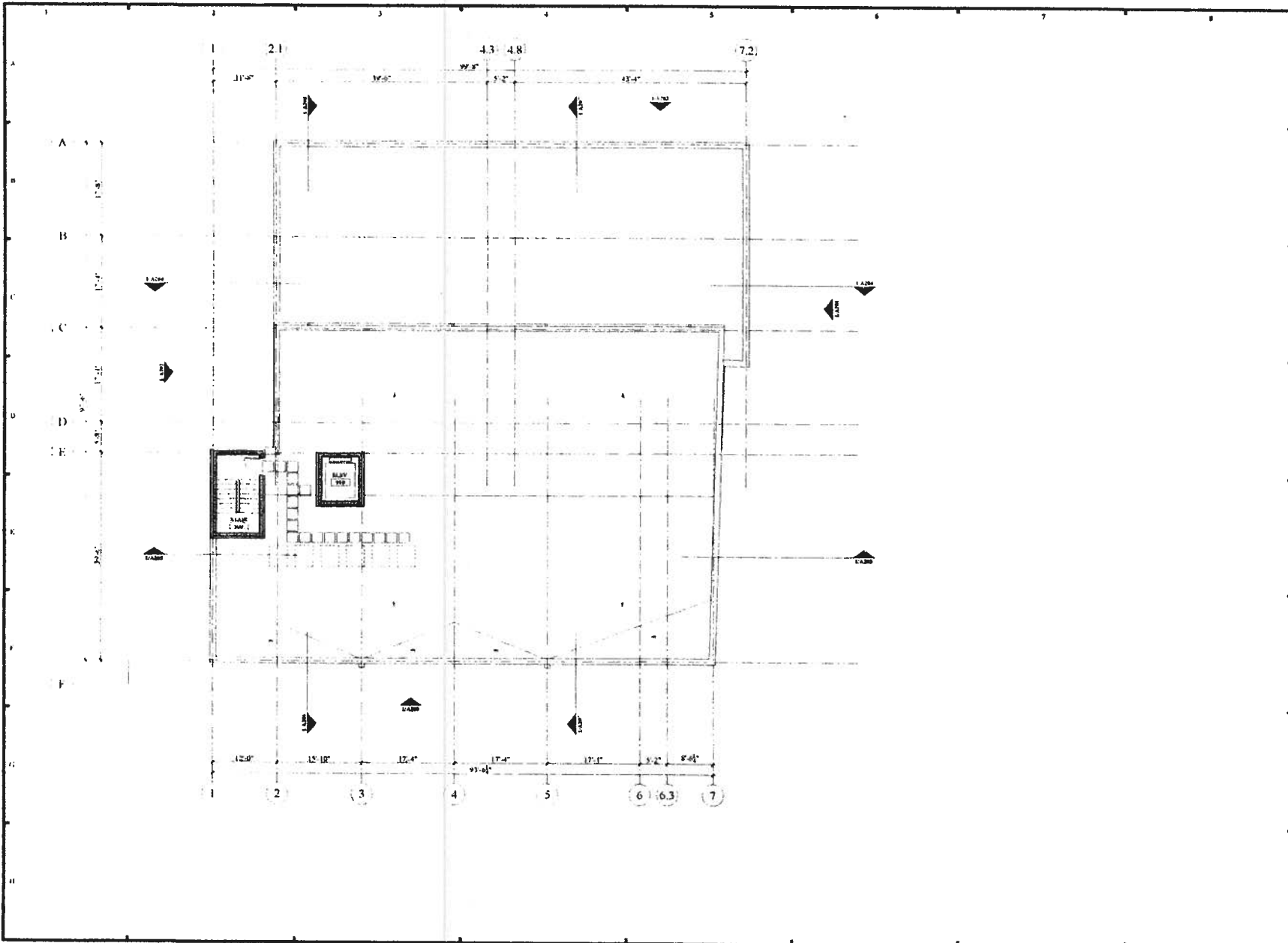
MECHANICAL ENGINEER
 JERRY HENNINGER ENGINEERS
 1200 NEW MARKET TERRACE
 RICHMOND, VA 23219
 804 678-0077

ME
 Mechanical drawings shall comply with applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for coordinating all trades and ensuring proper installation and operation of all mechanical systems. The contractor shall be responsible for protecting all existing mechanical systems and equipment. The contractor shall be responsible for maintaining accurate records of all work performed and materials used. The contractor shall be responsible for ensuring that all work is completed in a timely and efficient manner. The contractor shall be responsible for ensuring that all work is completed in accordance with the contract documents and applicable codes and standards.

PROJECT NO.	PROJECT NAME, SIZE	DATE

SECTION DE WFL PROPERTY

A103
 ROOF GARDEN PLAN



CANALWALK FIVE APARTMENTS

1976 AND EAST MAIN STREET RICHMOND, VA 23223

GENERAL CONTRACTOR:
 S.W.A. ARCHITECTS, Inc.
 1700 EAST MAIN STREET
 RICHMOND, VA 23223
 PHONE: 304 782 8000

MECHANICAL ENGINEER:
 RICHMOND INTERNATIONAL, Inc.
 1700 EAST MAIN STREET
 RICHMOND, VA 23223
 304 782 8000

STRUCTURAL ENGINEER:
 SPANNEY MARSHALL & PLUMMER, P.C.
 2121 EAST MAIN STREET, SUITE 100
 RICHMOND, VA 23223
 703 621 1000

MEP ENGINEER:
 HENRY ENGINEERING, INC.
 2500 WEST END AVE., SUITE 100
 RICHMOND, VA 23220
 804 777 4011

NOT TO SCALE
 THIS PLAN IS A PART OF A SET OF ARCHITECTURAL DRAWINGS FOR THE CANALWALK FIVE APARTMENTS. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET. IT IS NOT TO BE USED SEPARATELY. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR ANY OTHER DRAWING IN THE SET. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIM OR HER.

PROJECT NO. 7
PROJECT NO. 7
 DATE: 04/19
 REVISED: 04/19 (SEE PROJECT 4200-11)

DESIGN DEVELOPMENT

A104
 UPPER FLOOR PLAN



CANALWALK FIVE APARTMENTS

19TH AND EAST MAIN STREETS
OF RICHMOND, VA 23219

GENERAL CONTRACTOR:
SVA CONTRACTING, INC.
190 EAST MAIN STREET
RICHMOND, VA 23219
PHONE: 804-781-8484

SEAL ENGINEER:
SPECTRUM INTERNATIONAL, LTD.
4000 EIGHTH STREET NORTH
ANNE ARBOR, VA 22801
804-781-8171

STRUCTURAL ENGINEER:
KIMBERLY HARRIS/DAVIS & PARTNERS, P.C.
1111 NORTHERN AVENUE SUITE 401
VIRGINIA BEACH, VA 23462
757-471-1000

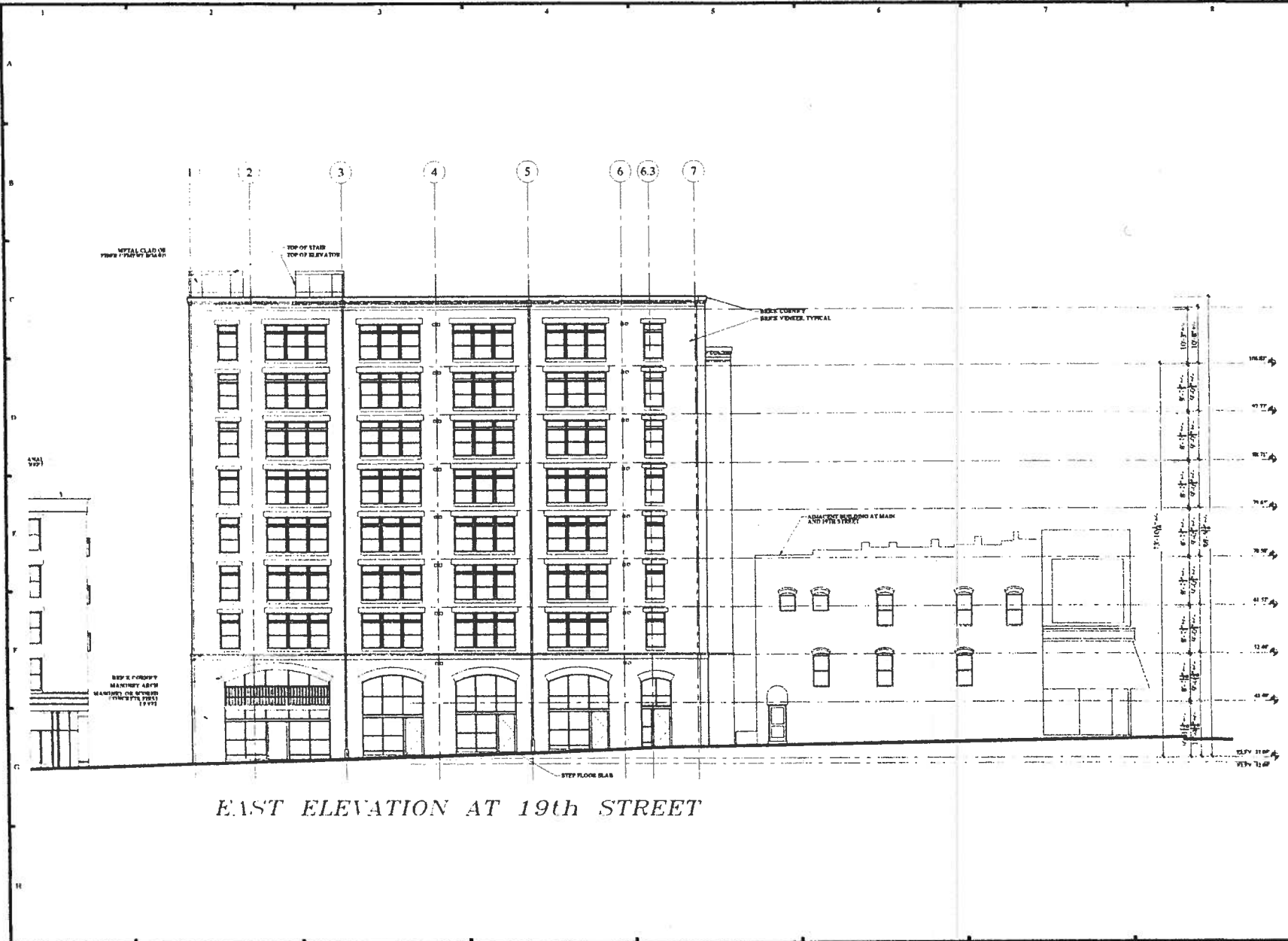
MEP ENGINEER:
KIMBLE ENGINEERING SERVICES, INC.
1328 WEST HURLOCK STREET
DUMFRIES, VA 22026
804-731-8071

NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PROJECT #007	PROJECT MGR. SJK	DATE
190001		
190002		
190003		
190004		
190005		
190006		
190007		
190008		
190009		
190010		

DESIGN BY VPI ARCHITECTS

A200
BUILDING ELEVATION



EAST ELEVATION AT 19th STREET



SWA Architects-V.A., Inc.
 1653 E. Main Street
 Richmond, Va 23219

CANALWALK FIVE APARTMENTS

1719 AND 1721 MAIN STREET
 RICHMOND, VA 23221

GENERAL CONTRACTOR
 W & A LORSTEN, INC.
 1001 EAST MAIN STREET
 RICHMOND, VA 23221
 PHONE: 804-782-2444

TYPE SUPPLIER
 BERRY'S & SONS, INC.
 1700 ALBANY STREET
 RICHMOND, VA 23220
 804-776-4211

SHINY TRAIL SPANGLER
 SPANGLER, MARSHALL & FRANKLIN, P.C.
 2125 WEST LEXINGTON AVENUE, SUITE 100
 WILMINGTON, VA 23406
 757-437-1000

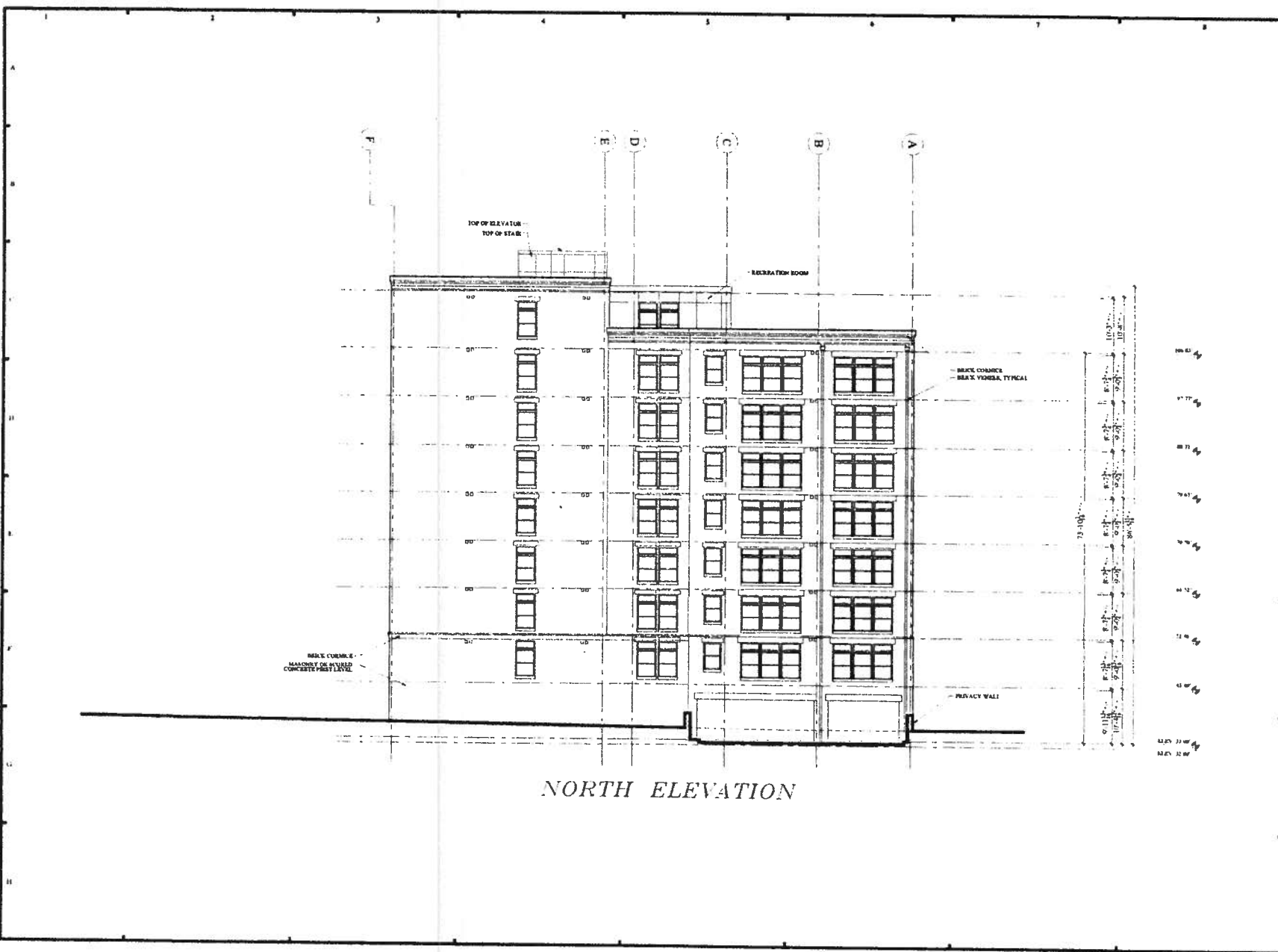
MEP ENGINEER
 WALKER ENGINEERING AND ARCHITECTS
 1000 WEST LEXINGTON AVENUE, SUITE 100
 WILMINGTON, VA 23406
 757-437-1001

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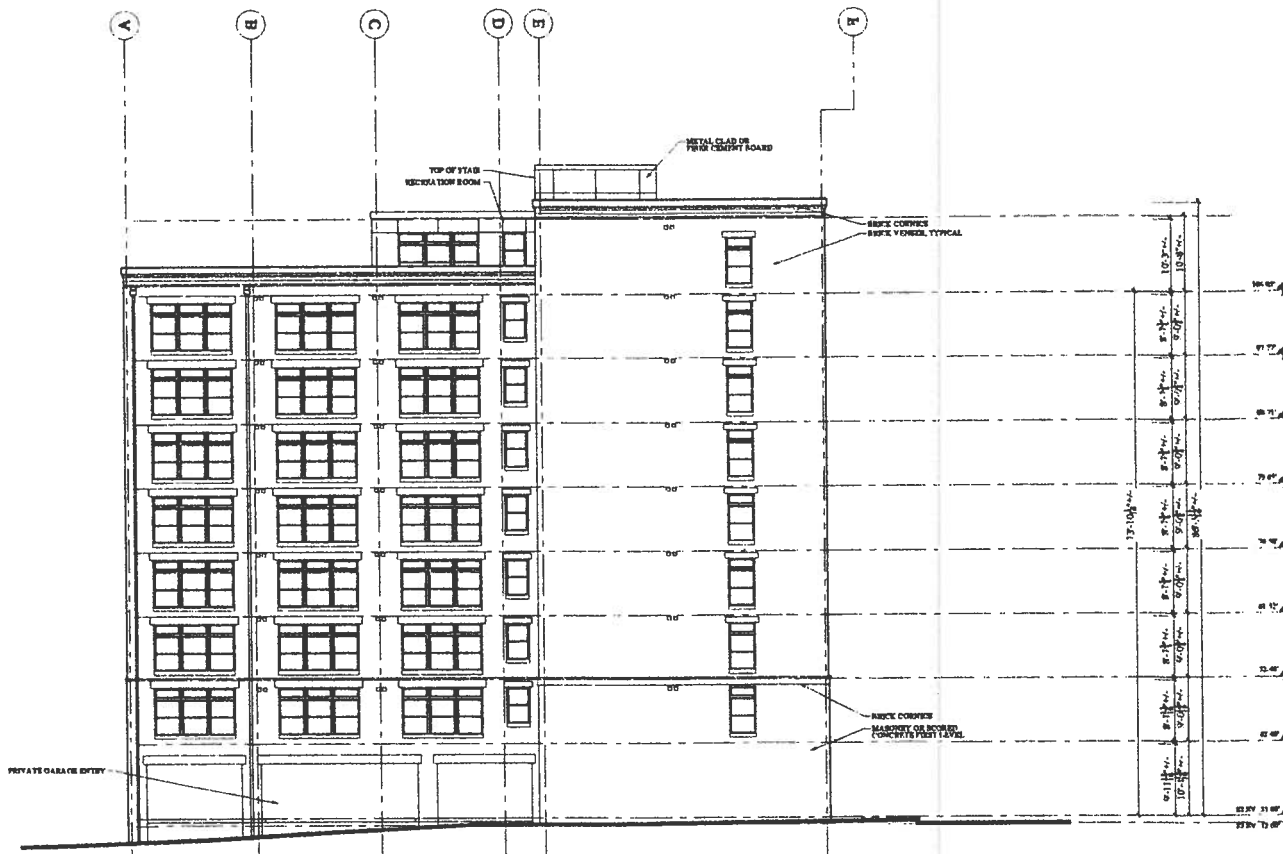
PROJECT SHEET
 PROJECT NUMBER: 0413
 DATE: 04/13/07
 REVISED SHEET: 1 OF 1

DESIGN DEVELOPMENT

A201
 BUILDING ELEVATION



NORTH ELEVATION



SOUTH ELEVATION AT ALLEY



CANALWALK FIVE APARTMENTS

15TH AND EAST MAIN STREETS
RICHMOND, VA 23221

GENERAL CONTRACTOR
VVA FOSTER/STUBBINS
1000 EAST MAIN STREET
RICHMOND, VA 23221
PHONE: 630-180-8444

PIVOT ENGINEER
SPINNEY INTERNATIONAL LTD
4000 LANE VA 23061
804-746-4277

STRUCTURAL ENGINEER
SPINNEY, HAZENBUEHL & PEARSON, P.C.
1115 WASHINGTON ST., SUITE 100
VIRGINIA BEACH, VA 23462
757-427-1800

MECHANICAL ENGINEER
HNTB ENGINEERS ARCHITECTS
1201 WEST BROADWAY, SUITE 1700
PORTSMOUTH, VA 23704
804-771-4847

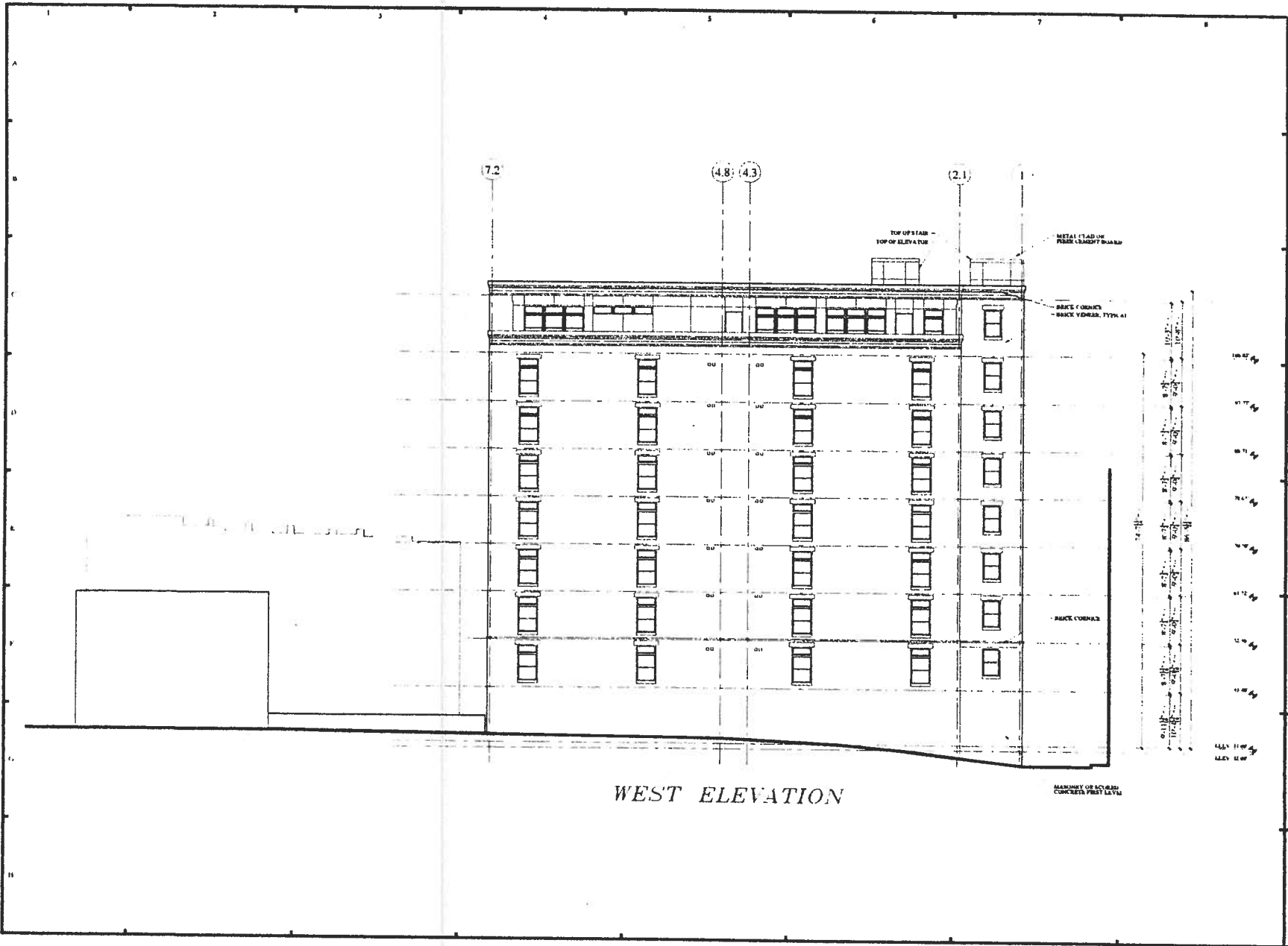
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PROJECT SHEET
PROJECT NO: 0411
DATE: 04/11/11
REVISED SPECIAL USE PERMIT: 04/11/11

DESIGN DEVELOPMENT



A202
BUILDING ELEVATION



WEST ELEVATION

MARKING OF ROOFED CONCRETE FIRST LEVEL



CANALWALK FIVE APARTMENTS

17TH AND EAST MAIN STS
RICHMOND, VA 23223

GENERAL CONTRACTOR:
SVA & COMPANY, INC.
1001 EAST MAIN STREET
RICHMOND, VA 23221
PHONE: 804 382-0044

STRUCTURAL ENGINEER:
SVA & COMPANY, INC.
1001 EAST MAIN STREET
RICHMOND, VA 23221
PHONE: 804 382-0044

MECHANICAL ENGINEER:
SVA & COMPANY, INC.
1001 EAST MAIN STREET
RICHMOND, VA 23221
PHONE: 804 382-0044

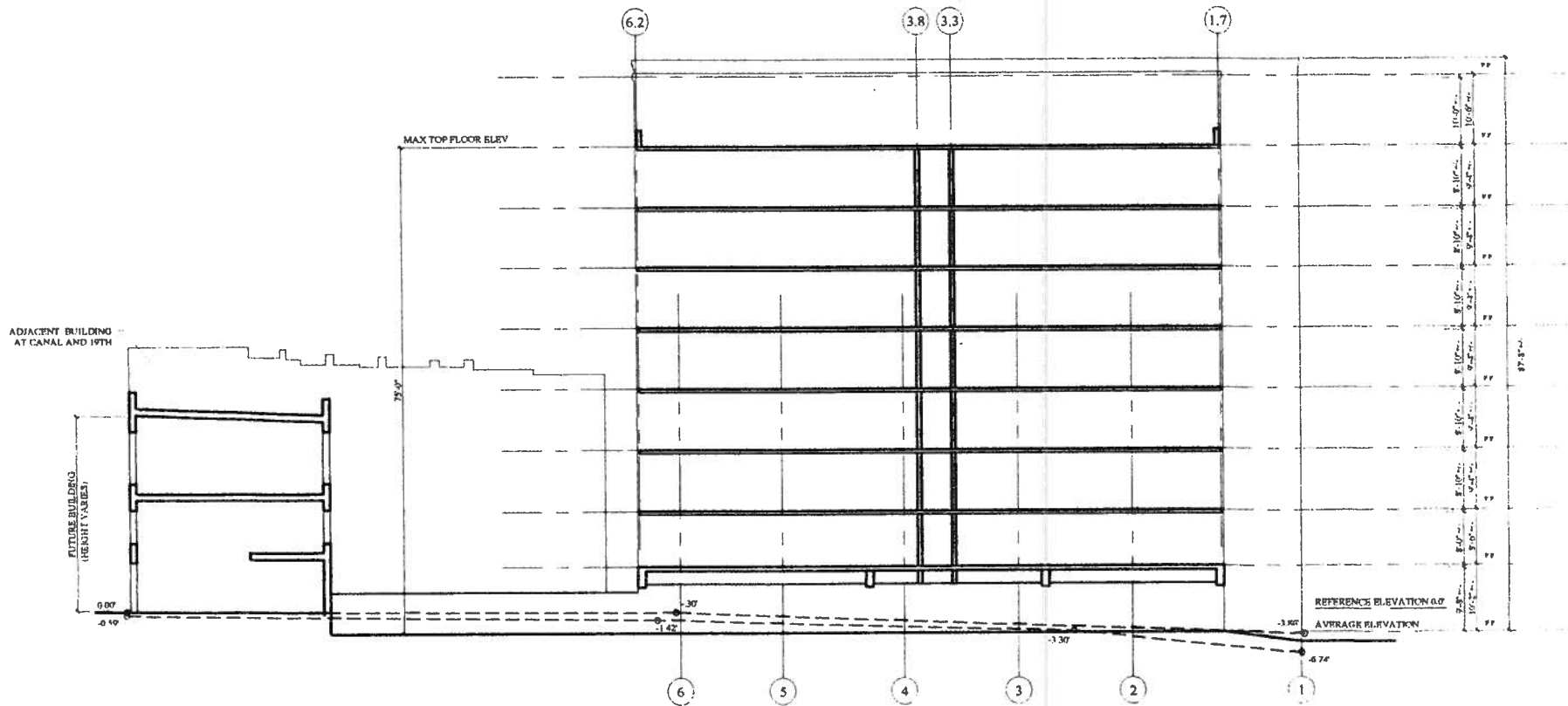
PLUMBING ENGINEER:
SVA & COMPANY, INC.
1001 EAST MAIN STREET
RICHMOND, VA 23221
PHONE: 804 382-0044

ELECTRICAL ENGINEER:
SVA & COMPANY, INC.
1001 EAST MAIN STREET
RICHMOND, VA 23221
PHONE: 804 382-0044

PROJECT NO. 0007
DRAWN BY: SVA, SJK
DATE: 08/15/11
REVISIONS: SEE THE PLAN SET 08/15/11

DESIGN DEVELOPMENT

A203
BUILDING ELEVATION



BUILDING SECTION

SCALE 1/16" = 1'-0"



swa Architects-VA, Inc.
1553 E. Main Street Richmond, Va 23219

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PROJECT NO:
CANAL 5

PROJECT MGR:
KM

DATE:
01/16/15
SPECIAL USE

CANAL WALK 5 (1871 E. MAIN ST.)

19th AND MAIN STREETS
Richmond, Virginia

TITLE: SECTION

A2.05

RICHMOND PARKING, INC.
DEED # 040018285
1811 E. MAIN ST.
ED00-0133/001

Rod/f on P/L
2.6' from corner

Rod/f

177.88' N35°18'00"E

MAD 83 (SEE PLAT REFERENCE)

VARIABLE WIDTH PUBLIC ALLEY

99.39' N54°28'40"W

CANAL WALK LOTS IN LP
DEED # 00 23000
1811 E. MAIN ST.
ED00-0133/016

BACON HOUSING SCP L.P.
DEED # 00 0020852
1817 E. MAIN ST.
ED00-0133/009
0.305 Acre

S37°02'00"W 80.08'

S53°08'20"E 45.45'

Bldg
0.5

Bldg
0.5
& 0.9

Bldg
0.7

(19.5') (0.35') (50.5')

#1821 E. MAIN ST.
CHARLES E. ARGENZIO
FAMILY LTD. PARTNERSHIP.
DB 288 PG 1930
ED00-0133/011

Chis X/f

10' PRIVATE ALLEY

N53°08'20"W 59.54'

#1823 E. MAIN ST.
LOUIS T. CONWARDIN
DB 8700 PG 815
ED00-0133/012

LH/f

#1825 E. MAIN ST.
LAURA PARKER
DB 433 PG 1144
ED00-0133/013

Former
R/W Line

S37°11'00"W 95.42'

S53°08'20"E (Total) 205.87'

EAST MAIN STREET 19th STREET
70' +/- RIGHT-OF-WAY

Stone/f

19th STREET
66' RIGHT-OF-WAY

SURVEY
SCALE 1/16" = 1'-0"



Swa Architects-VA, Inc.
1553 E. Main Street Richmond, Va 23219

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PROJECT NO:
CANAL 5

PROJECT MGR:
SJK
DATE:
01/16/15
SPECIAL USE

CANAL WALK 5 (1871 E. MAIN ST.)
19th AND MAIN STREETS
Richmond, Virginia

PLAT INFORMATION TAKEN FROM:
PLAT SHOWING BOUNDARY LINE ADJUSTMENT FOR
TWO PARCELS OF LAND LYING SOUTH OF EAST MAIN
STREET BETWEEN 18th STREET & 19th STREET
LOCATED IN THE CITY OF RICHMOND, VIRGINIA
GENE BRITTON & ASSOCIATES, P.C. DATE: JAN 4, 2010
4211 BOWMETTS AVE
RICHMOND, VIRGINIA
804-771-8038

TITLE:
SURVEY

A0.01