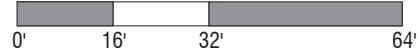


Lot Diagram

Scale: 1/32" = 1'-0"



EXISTING AREA	21,919 SF
NEW ADDITIONS	1,749 SF
PROPOSED TOTAL BUILT AREA	23,668 SF
EXISTING LOT AREA	40,382.79 SF *
PROPOSED LOT COVERAGE	58.6%**

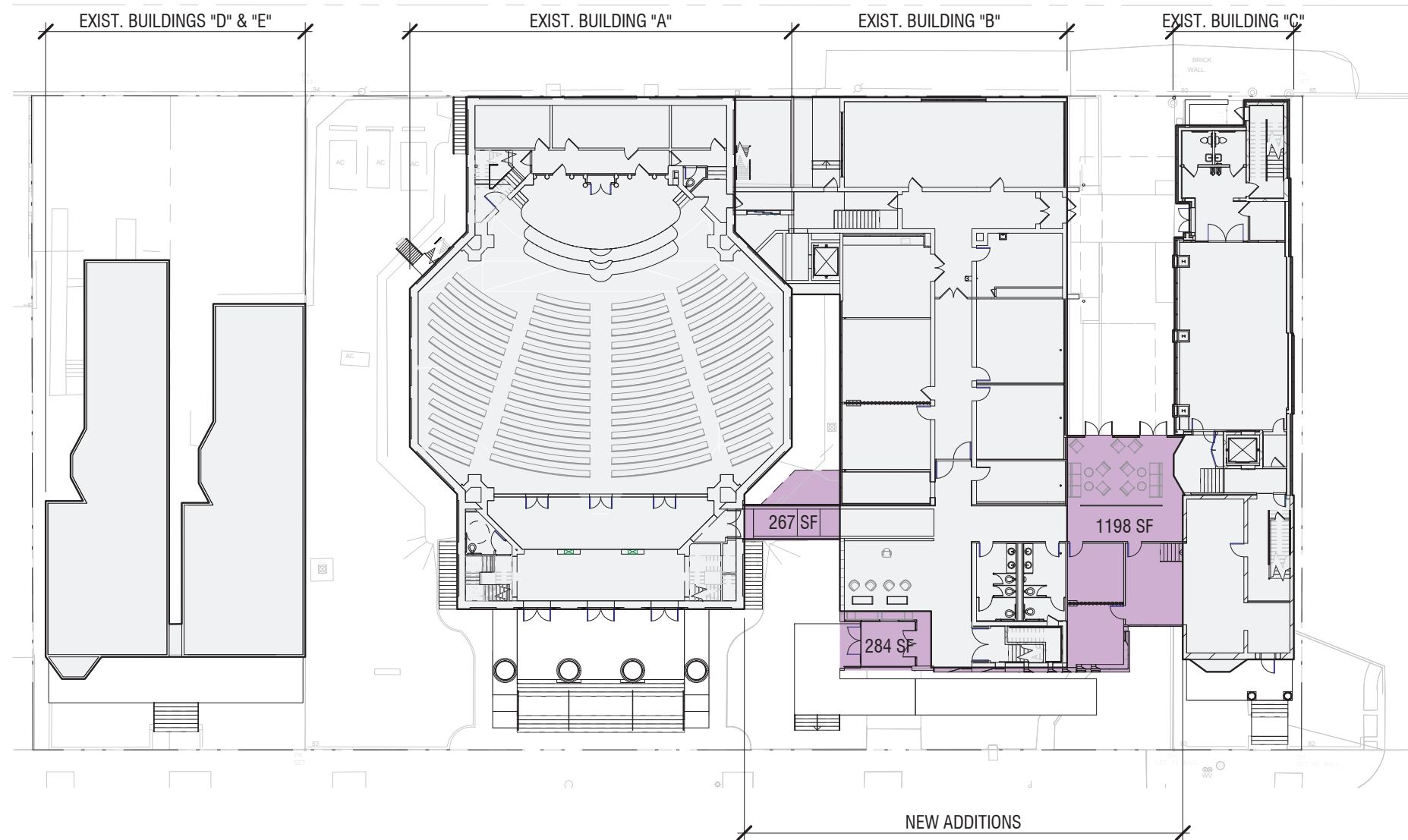
* BASED ON CITY OF RICHMOND ZONING PARCEL MAPPER, PARCEL ID: W0000531009
 TOPOGRAPHICAL SURVEY: 40,473 SF
 CITY OF RICHMOND PLAT: 40,458 SF

** MAX. LOT COVERAGE 55%, PER ZONING ORDINANCE SEC. 114-412.6;
 MAX. LOT COVERAGE 58.7%, PER BOARD OF ZONING APPEAL MINUTES, DATED APRIL 5 2000

EXISTING "D" & "E": 3894 SF EXISTING "A": 7992 SF EXISTING "B": 6982 SF EXISTING "C": 3051 SF
 NEW ADDITIONS: 1749 SF

INDEX

- 1 LOT DIAGRAM
- A100 LEVEL 00
- A101 LEVEL 01 & LIGHTING
- A102 LEVEL 02
- A201 BUILDING ELEVATIONS
- C1 SITE PLAN
- L! LANDSCAPE PLAN
- SURVEY 1 of 2
- SURVEY 2 of 2



CONGREGATION BETH AHABAH

1117-1125 WEST FRANKLIN ST
 RICHMOND VA 23220

CIVIL ENGINEER

DEWBERRY
 4180 INNSLAKE DRIVE
 GLEN ALLEN, VA 23060
 TEL 804.205.3343
 TEL 804.290.7957

STRUCTURAL ENGINEER

EHLERT BRYAN CONSULTING STRUCTURAL ENGINEERS
 1451 DOLLEY MADISON BLVD., #220
 MCLEAN, VA 22101
 TEL 703.827.9552

MEP

CAPITOL ENGINEERING GROUP
 1825 K STREET NW #375
 WASHINGTON, DC 20006
 TEL 202.216.0039
 TEL 202.216.0067

ISSUES

NO.	ISSUE	DATE

SEAL

NOT FOR CONSTRUCTION

DRAWN BY: Author

DATE: 11/09/2016

SCALE: 1/8" = 1'-0"

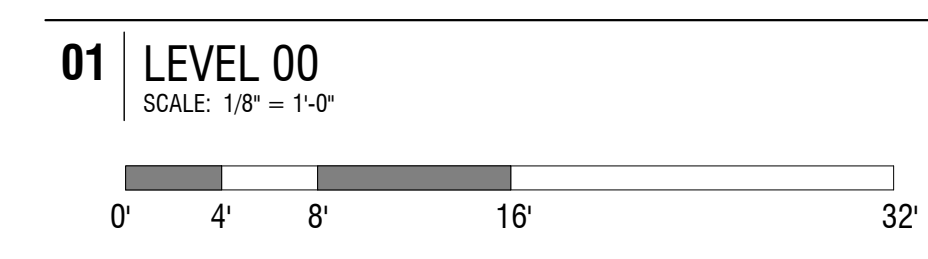
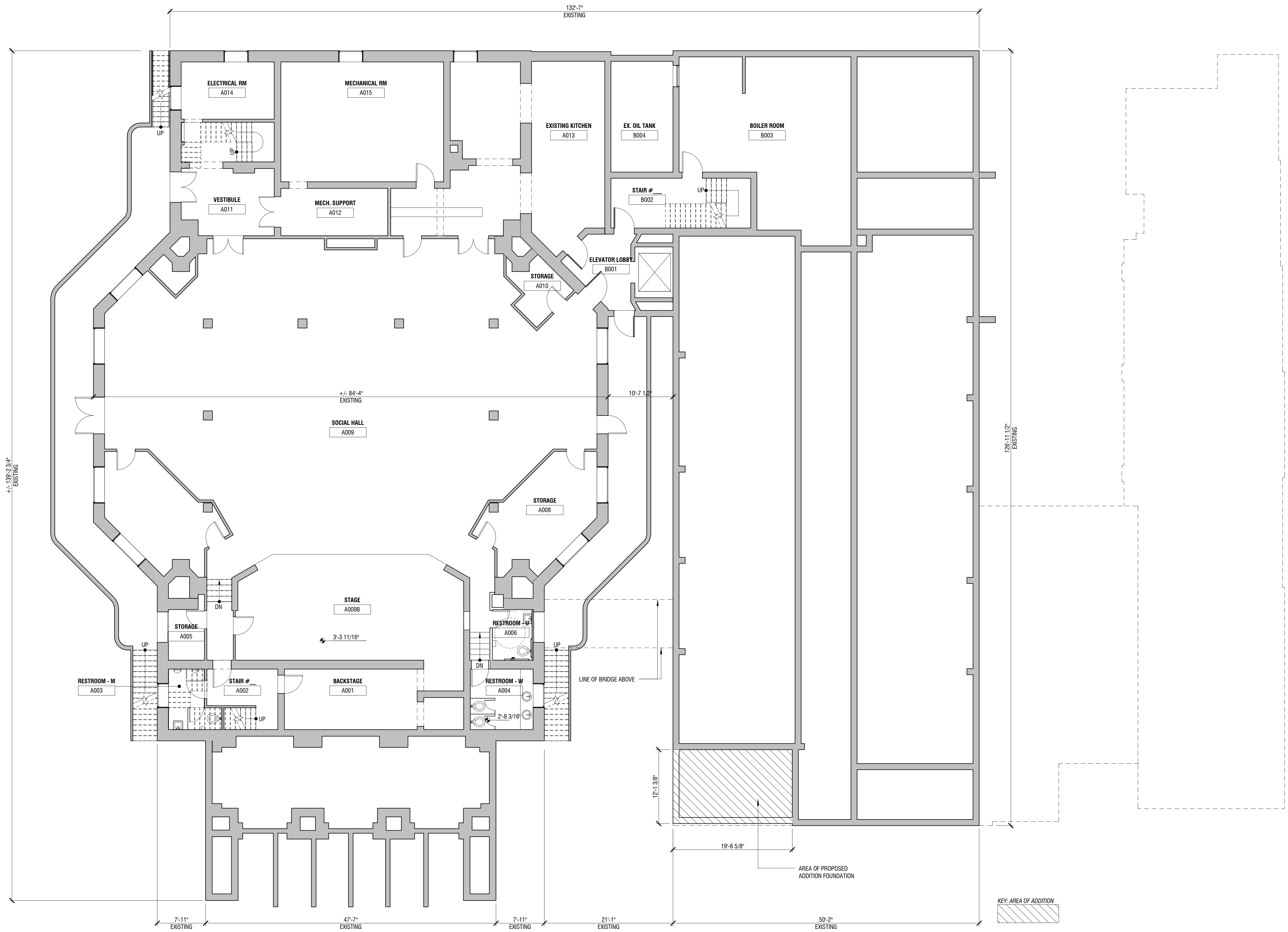
LEVEL 00

A100

FLOOR PLAN LEGEND

	NEW WALL WALLS
	EXISTING WALL TO REMAIN
	1-HR FIRE RATED WALL
	EXISTING WALL TAG -
	NEW WALL TAG - SEE SHEET [] FOR PARTITION TYPES
	WINDOW TAG
	PLAN KEY NOTES
	DOOR TAG: EXISTING DOOR TO REMAIN
	DOOR TAG: NEW DOOR; REFER TO DOOR SCHEDULE IN SHEET []

- #### GENERAL NOTES
- A. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK.
 - B. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB AND TOP UNDERLAYMENT UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
 - C. DIMENSIONS MARKED "MIN" INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED.
 - D. REFER TO SHEET [] FOR SYMBOLS AND ABBREVIATIONS.
 - E. ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORT.
 - F. PROVIDE (CONT) BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.
 - G. ALL FINISH WALL AND CEILING SURFACES TO BE FLUSH U.N.O.
 - H. ALL D.P.R. WALLS TO BE TAPE, SANDED, AND PRIMED TO LEVEL 4 FINISH U.N.O.
 - I. REF. WINDOW SCHEDULE [] FOR ALL HEAD, SILL, AND JAMB DETAIL SHALL COMPLY WITH CURRENTLY ADOPTED ICC, NFPA, APMO, ASME.
 - J. ALL WORK TO BE PERFORMED AS REQUIRED BY CODE, APPLICABLE GOVERNMENT REGULATIONS AND LANDLORDS RULES AND REGULATIONS.
 - K. REFER TO SHEET [] FOR WALL TYPE DESIGNATIONS.
 - L. ALL NEW PARTITIONS TO BE TYPE W01 U.N.O.
 - M. TAPE AND SEAL ALL VAPOR BARRIER PENETRATIONS PER MANUFACTURERS RECOMMENDATIONS.



CONGREGATION BETH AHABAH

1117-1125 WEST FRANKLIN ST
RICHMOND VA 23220

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WASHINGTON, DC 20006
TEL 202.216.0039
TEL 202.216.0067

ISSUES

NO.	ISSUE	DATE

SEAL

NOT FOR CONSTRUCTION

DRAWN BY: RP, KB, MG

DATE: 11/09/2016

SCALE: 1/8" = 1'-0"

LEVEL 01

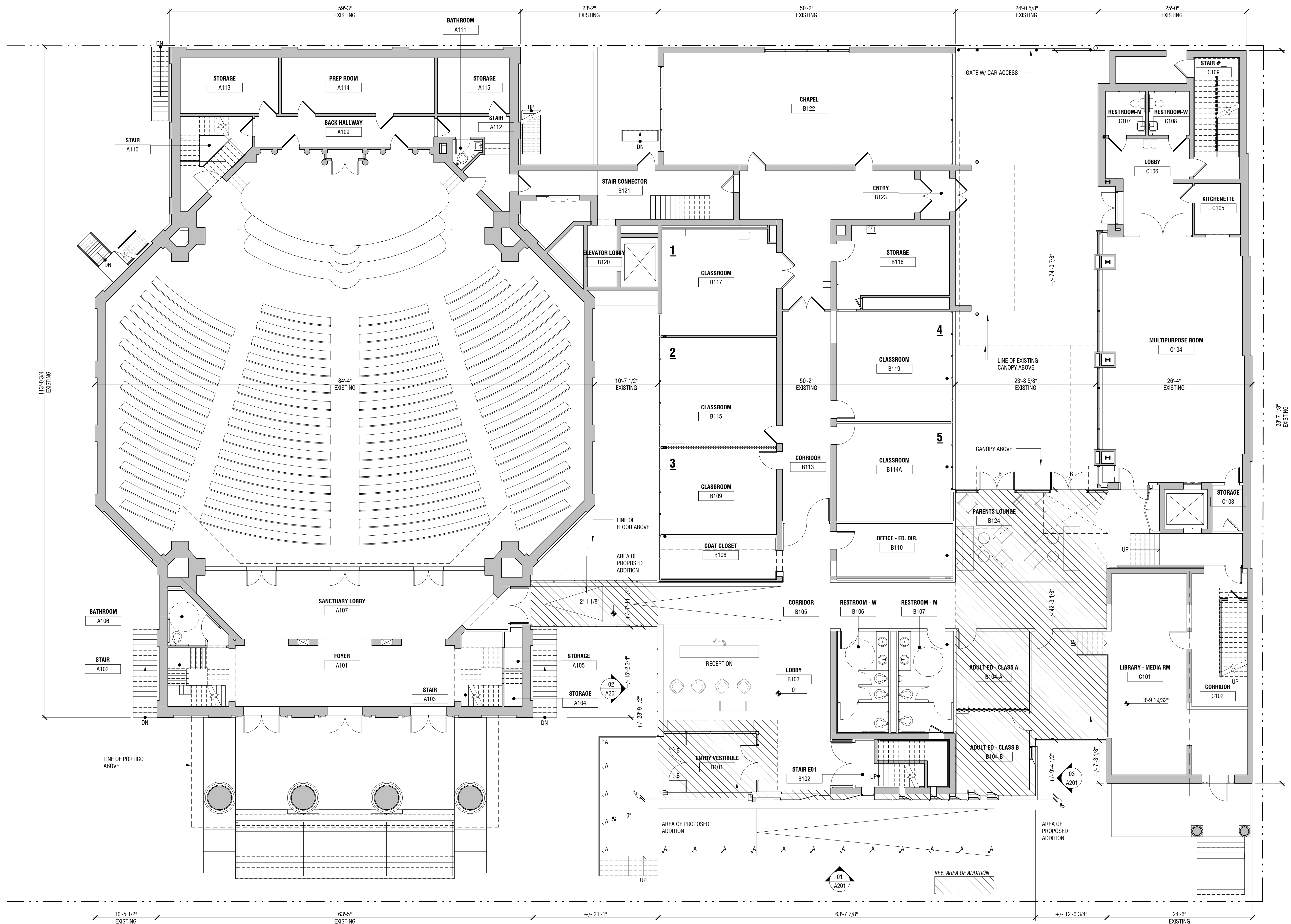
A101

FLOOR PLAN LEGEND

(Symbol)	NEW WALL WALLS
(Symbol)	EXISTING WALL TO REMAIN
(Symbol)	1-HR FIRE RATED WALL
(Symbol)	EXISTING WALL TAG
(Symbol)	NEW WALL TAG - SEE SHEET FOR PARTITION TYPES
(Symbol)	WINDOW TAG
(Symbol)	PLAN KEY NOTES
(Symbol)	DOOR TAG: EXISTING DOOR TO REMAIN
(Symbol)	DOOR TAG: NEW DOOR: REFER TO DOOR SCHEDULE IN SHEET

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LIGHT FIXTURE TYPE A
Drive-over surface-mounted luminaires to illuminate ground surfaces

Outer Housing: Constructed of high tensile strength, copper free die cast aluminum alloy with two (2) light openings. Standard, stainless steel base plate allows top casting to rotate to any orientation. Die castings are marine grade, copper free (c. 0.3% copper content) A3053 aluminum alloy.

Enclosure: One piece heavy duty die cast aluminum body with clear bromocresol green. Reflector of pure anodized aluminum. All aluminum used in the construction is marine grade and copper free. All fasteners are stainless steel. Two (2) molded, one piece, high temperature silicone gaskets on top and bottom of the lens.

Electrical: G-17W LED luminaires, 9.3 total system watts, -40°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 80 CRI. Available in 4000K (85 CRI), add suffix X4 to order.

Note: LED's supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA US. For the most current technical data, please refer to www.bega-us.com.

Mounting: Luminaire mounts directly to ground mounted weatherlight wiring box. BEGA, standard holes in stainless steel luminaires base plate allow for up to 50° of base plate rotation. BEGA wiring box suitable for 1/2" side or bottom conduit entry.

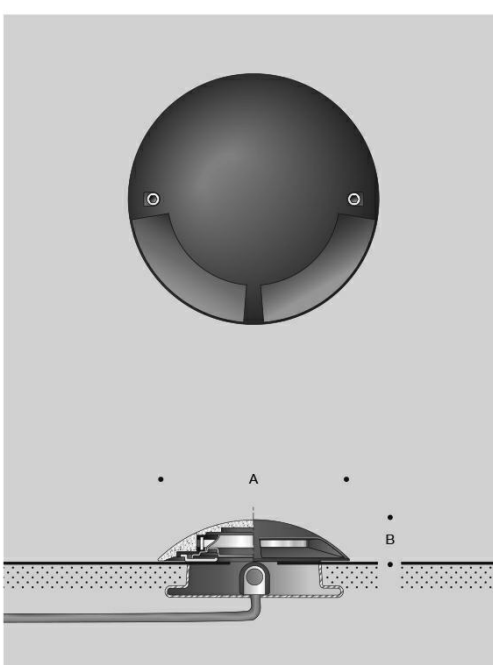
Note: The luminaires must not be installed in traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction. A force reducer must be supplied by the contractor designed to bear the static pressure loads from vehicles with pneumatic tires. The luminaires are designed to withstand a static load of 3,200 lbs.

Finish: All BEGA standard finishes are polymer powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK), Custom colors not available.

CSA: certified to U.S. and Canadian standards for wet locations, Protection class IP67.

Weight: 6.4 lbs.

Type: BEGA
Product:
Project:
Voltage:
Color:
Options:
Modified:



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 686-9474 www.bega-us.com
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LIGHT FIXTURE TYPE B
Recessed ceiling downlights with symmetrical light distribution - narrow beam

Housing: Constructed of die cast and extruded aluminum housing to provide with mounting clearance that provides a vibration proof installation. Rough in housing constructed of galvanized steel with through wiring box. Rough in housing includes Die castings are marine grade, copper free (c. 0.3% copper content) A3053 aluminum alloy.

Enclosure: Tempered clear glass, retained by a one piece, die cast aluminum frame pressed into luminaire housing. Internal reflector made from pure, anodized aluminum. Fully gasketed for weather light operation using a molded silicone gasket.

Electrical: 12.0W LED luminaire, 15.5 total system watts, -30°C start temperature. E394 LED 0-10V dimmable driver mounted to the junction box of the ceiling pan for easy maintenance. The LED driver provides smooth and flicker free dimming down to 0.1% and is compatible with both sink and current source controllers. Optional DAL dimmable driver available. Contact factory for details. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 80 CRI. Available in 4000K (85 CRI), add suffix X4 to order.

Note: LED's supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polymer powder coat with minimum 3 mil thickness. Available in standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number custom colors listed on special order.

CSA: certified to U.S. and Canadian standards, suitable for wet locations, Protection class IP65

Weight: 0.9 lbs.

Luminaire Lumens: 1055

Type: BEGA
Product:
Project:
Voltage:
Color:
Options:
Modified:



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 686-9474 www.bega-us.com
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NOTE: THE LIGHTING LAYOUTS AND SELECTED FIXTURES SHOWN ON THE PLAN ARE FOR CONCEPTUAL ILLUSTRATIVE DESIGN PURPOSES ONLY.

01 LEVEL 01
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

CONGREGATION BETH AHABAH

1117-1125 WEST FRANKLIN ST
 RICHMOND VA 23220

CIVIL ENGINEER

DEWBERRY
 4180 INNSLAKE DRIVE
 GLEN ALLEN, VA 23060
 TEL 804.205.3343
 TEL 804.290.7957

STRUCTURAL ENGINEER

EHLERT BRYAN CONSULTING STRUCTURAL ENGINEERS
 1451 DOLLEY MADISON BLVD., #220
 MCLEAN, VA 22101
 TEL 703.827.8552

MEP

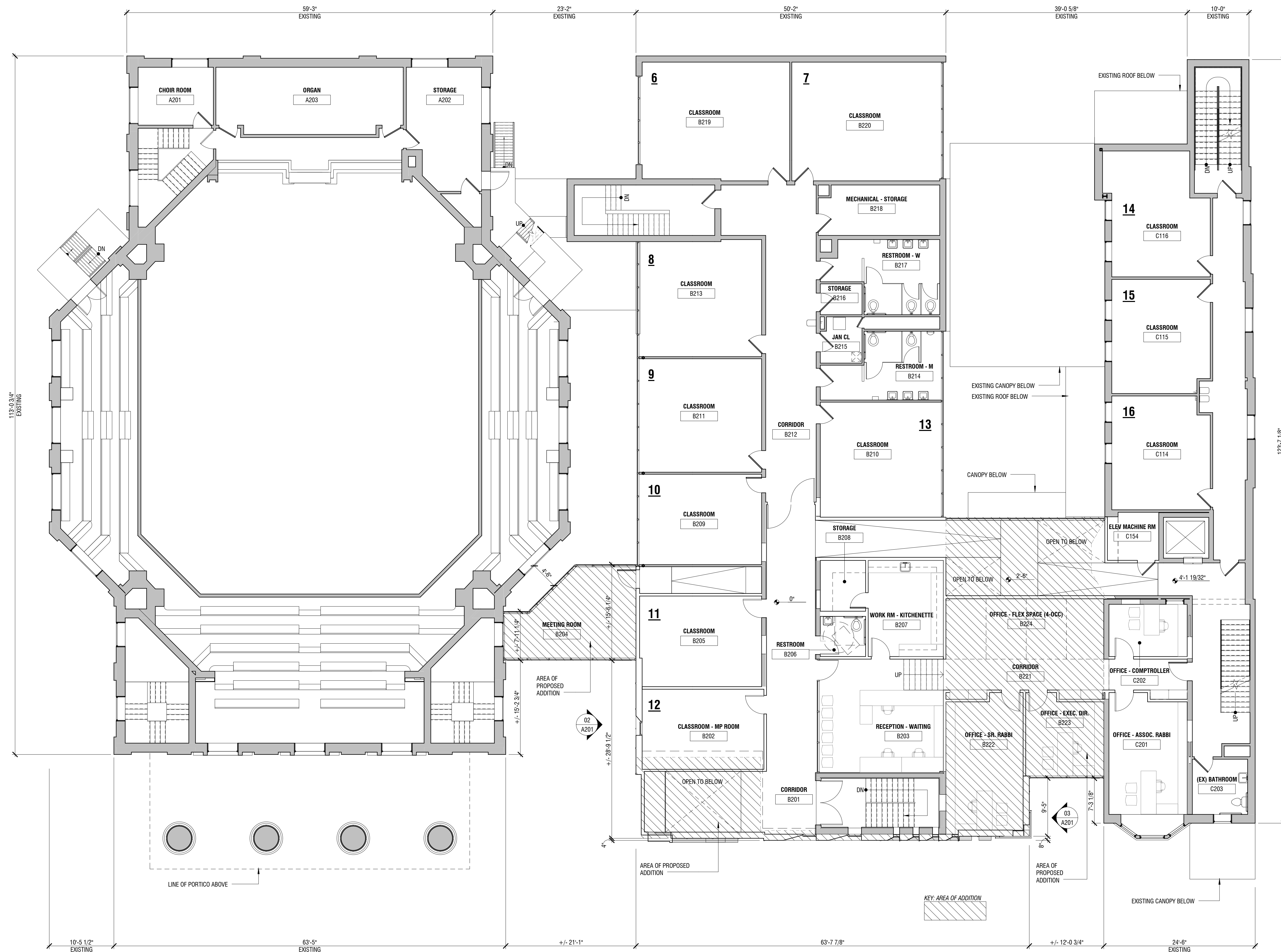
CAPITOL ENGINEERING GROUP
 1825 K STREET NW #375
 WASHINGTON, DC 20006
 TEL 202.216.0039
 TEL 202.216.0067

FLOOR PLAN LEGEND

	NEW WALL WALLS
	EXISTING WALL TO REMAIN
	1-HR FIRE RATED WALL
	EXISTING WALL TAG -
	NEW WALL TAG - SEE SHEET [] FOR PARTITION TYPES
	WINDOW TAG
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01 LEVEL 02
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16' 32'

ISSUES

NO.	ISSUE	DATE

SEAL

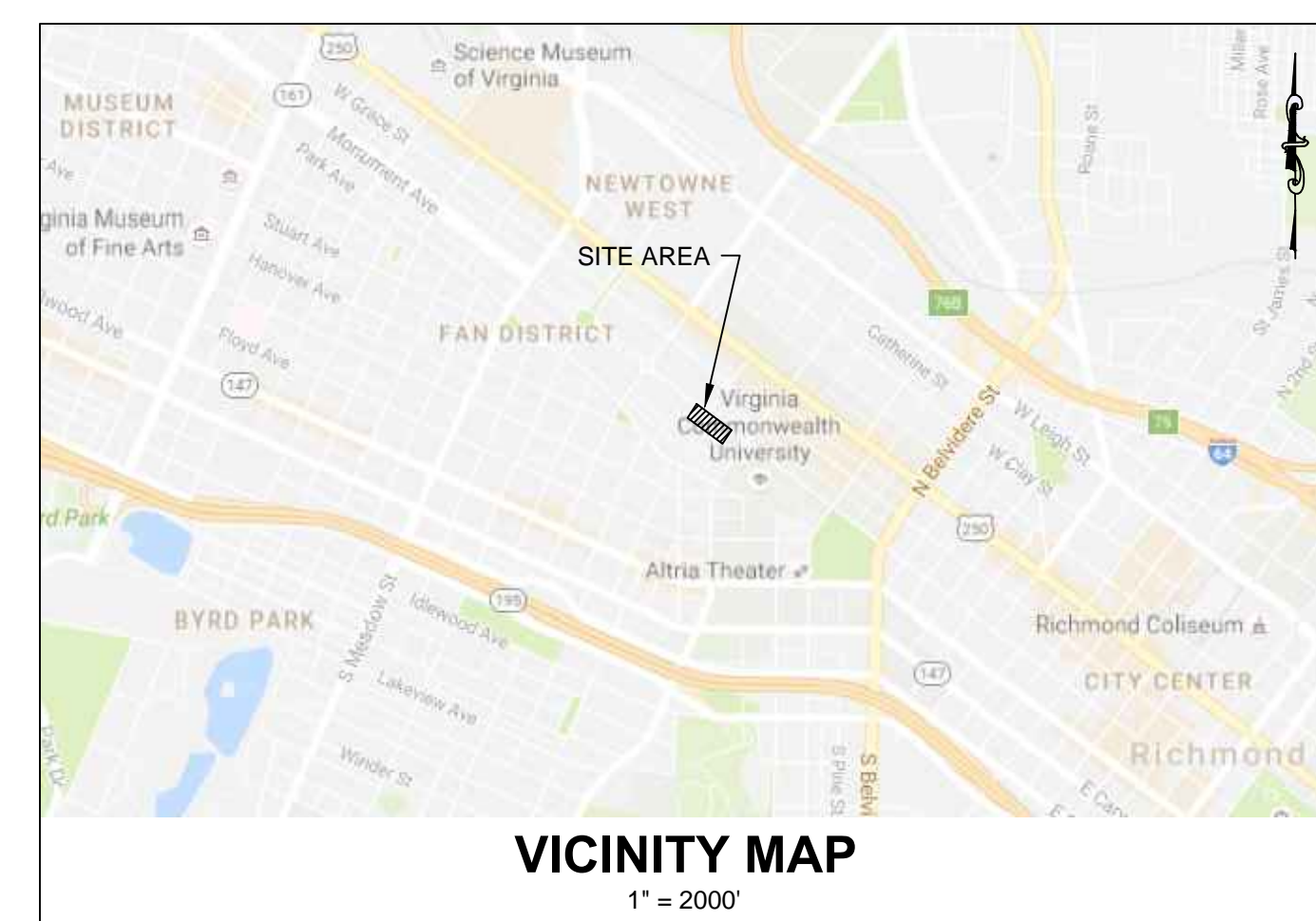
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DRAWN BY: RP, KB, MG

DATE: 11/09/2016

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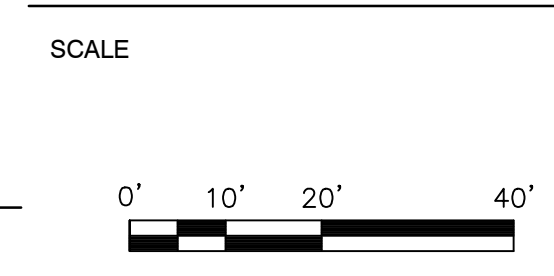
LEVEL 02



**CONGREGATION
BETH AHABAH
PERMIT REVIEW**
1117, 1121 & 1125 W. FRANKLIN STREET
RICHMOND, VA



KEY PLAN



No.	DATE	BY	Description
1	03/08/17	MEO	SUP COMMENT

REVISIONS

DRAWN BY: MEO

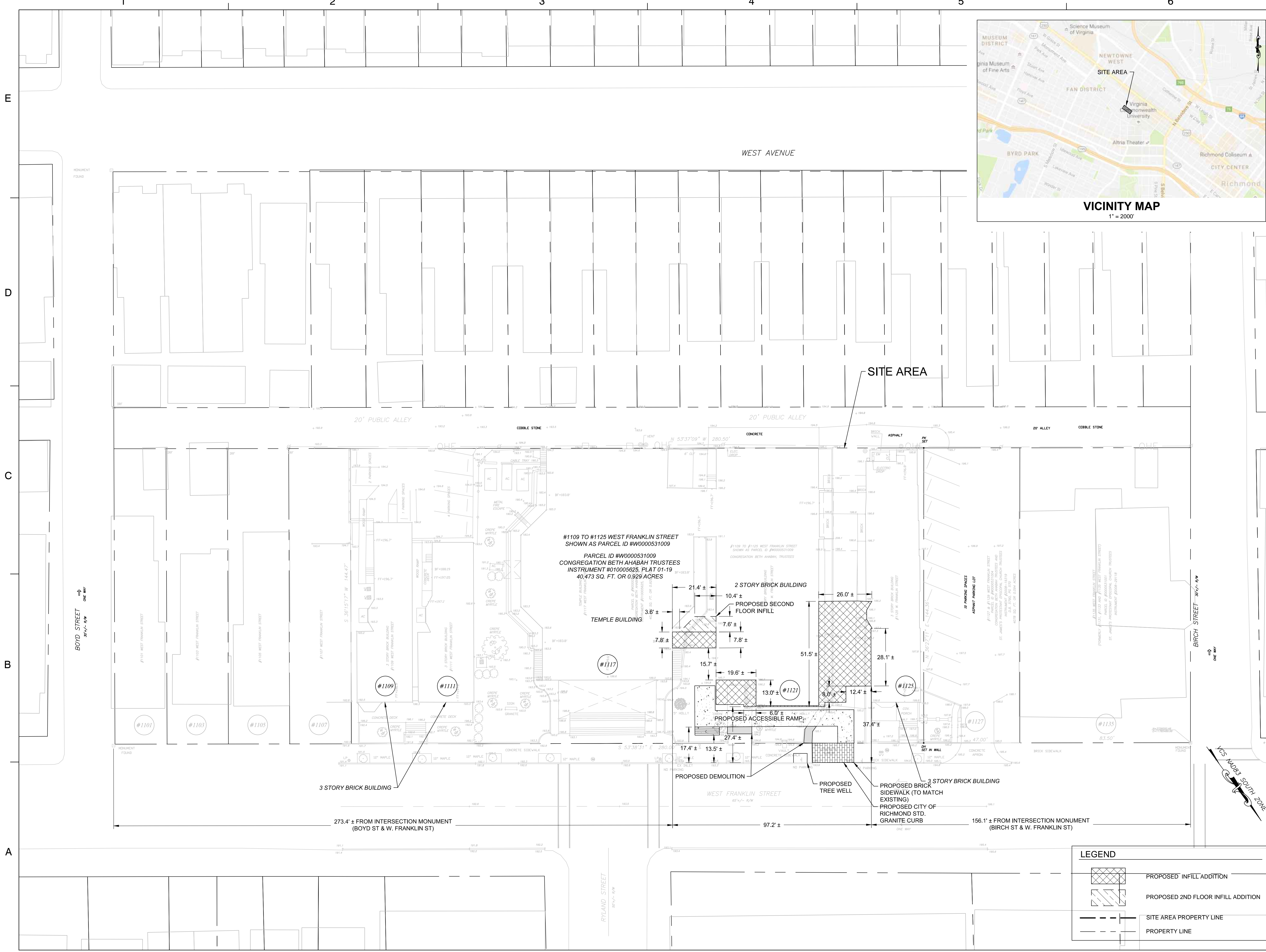
APPROVED BY: _____

CHECKED BY: _____

DATE: FEB. 10, 2017

TITLE: _____

PROJECT NO. 50087126



LEGEND

- PROPOSED INFILL ADDITION
- PROPOSED 2ND FLOOR INFILL ADDITION
- SITE AREA PROPERTY LINE
- PROPERTY LINE

1 2 3 4 5 6

E
D
C
B
A



Dewberry
 Dewberry Engineers Inc.
 4805 LAKE BROOK DRIVE
 SUITE 200
 GLEN ALLEN, VA 23060
 804.290.7967 (PHONE)
 804.290.7928 (FAX)

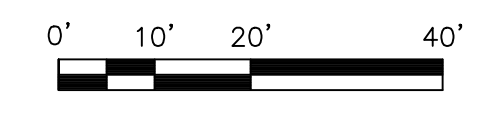
**CONGREGATION
 BETH AHABAH
 SPECIAL USE PERMIT**

RICHMOND, VIRGINIA

SEAL

KEY PLAN

SCALE



No.	DATE	BY	Description

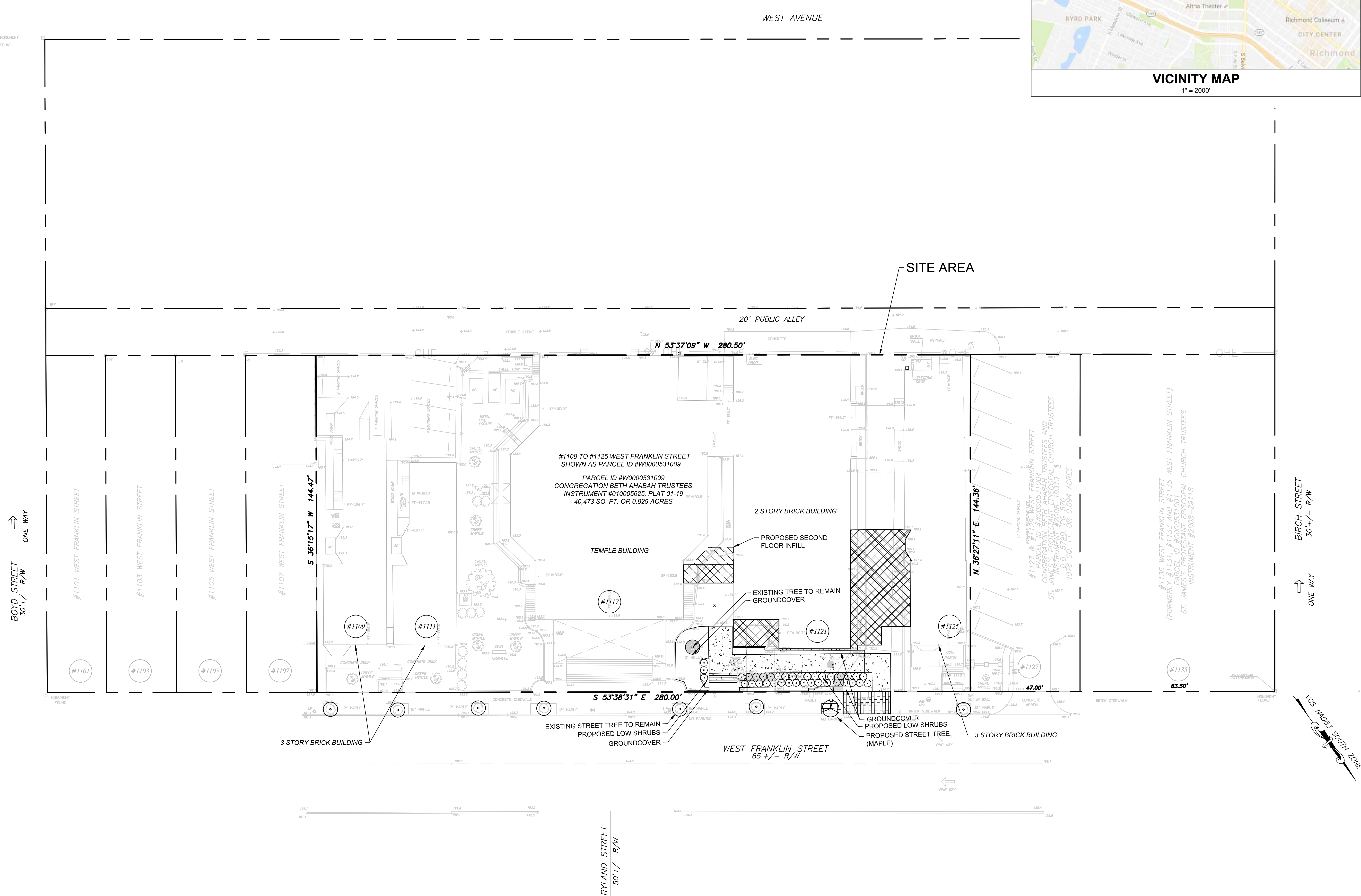
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 APPROVED BY: KWW
 CHECKED BY: KWW
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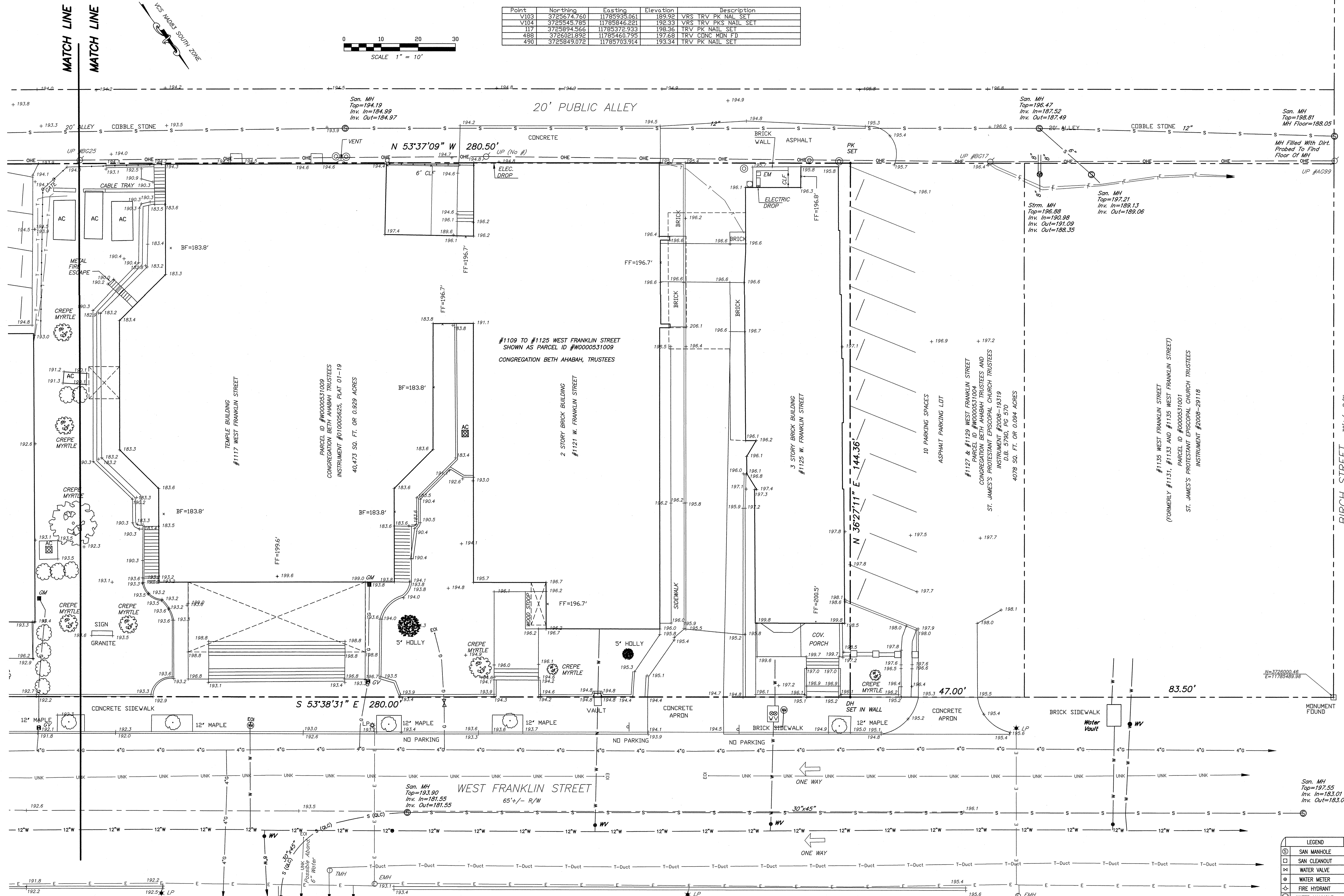
**LANDSCAPE
 PLAN**

PROJECT NO. 50087126

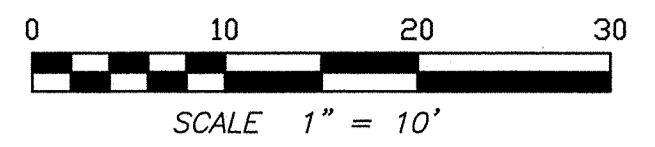
L1

SHEET NO. 1 OF 1





Point	Northing	Easting	Elevation	Description
V103	3725574.760	11785935.061	189.92	VRS TRV PK NAIL SET
V104	3725545.785	11785846.221	192.33	VRS TRV PK NAIL SET
117	3725894.566	11785372.933	198.36	TRV PK NAIL SET
488	3725021.892	11785460.795	197.68	TRV CONC MON FJ
430	3725845.072	11785703.914	193.34	TRV PK NAIL SET



20' PUBLIC ALLEY

#1109 TO #1125 WEST FRANKLIN STREET
SHOWN AS PARCEL ID #W0000531009
CONGREGATION BETH AHABAH, TRUSTEES

2 STORY BRICK BUILDING
#1121 W. FRANKLIN STREET

3 STORY BRICK BUILDING
#1125 W. FRANKLIN STREET

#1127 & #1129 WEST FRANKLIN STREET
PARCEL ID #W0000531004
CONGREGATION BETH AHABAH TRUSTEES AND
ST. JAMES'S PROTESTANT EPISCOPAL CHURCH TRUSTEES
INSTRUMENT #2008-18319
D.B. 5790, PG 570
4078 SQ. FT. OR 0.094 ACRES

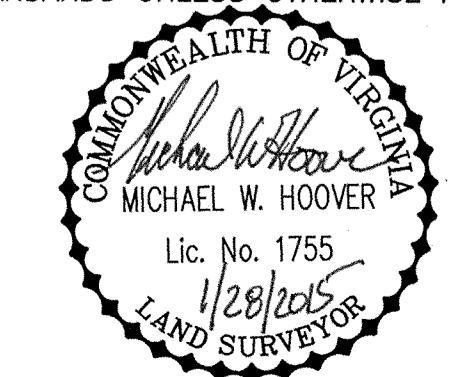
#1135 WEST FRANKLIN STREET
(FORMERLY #1131, #1133 AND #1135 WEST FRANKLIN STREET)
PARCEL ID #W00051001
ST. JAMES'S PROTESTANT EPISCOPAL CHURCH TRUSTEES
INSTRUMENT #2008-29118

PLAT SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY
ON A PARCELS OF LAND BEING #109 TO #125 FRANKLIN STREET
CONGREGATION BETH AHABAH, TRUSTEES
CITY OF RICHMOND - VIRGINIA

- NOTES:
1. NO TITLE REPORT FURNISHED. THIS SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CONDITIONS AFFECTING THE TITLE OF THE SUBJECT PROPERTIES.
 2. SUBSURFACE UTILITIES SHOWN BASED ON VISIBLE SURFACE INDICATIONS AND DESIGNATIONS BASED ON A SURVEY OF SAID UTILITIES BY ACCUMARK INC.
 3. THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY PERFORMED 11-11-2014.

SURVEYORS CERTIFICATION

THIS TOPOGRAPHIC SURVEY OF 1109 TO 1125 WEST FRANKLIN STREET WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. HOOVER LS, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE ORIGINAL SURVEY DATA WAS OBTAINED ON NOVEMBER 11, 2014 AND LAST REVISED JANUARY 28, 2015; AND THAT THIS MAP MEETS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



LEGEND OF ABBREVIATIONS

- R.O.W. - RIGHT OF WAY
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND
- PKF - "PK" NAIL FOUND
- IRS - IRON ROD SET
- IPS - IRON PIPE SET
- PKS - "PK" NAIL SET
- SN - SANITARY
- SEW - SEWER
- CONC - CONCRETE
- S/W - SIDEWALK
- DRIVE-DRIVEWAY

LEGEND

- ⊙ SAN MANHOLE
- ⊠ SAN CLEANOUT
- ⊡ WATER VALVE
- ⊕ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ TELE. PED.
- ⊙ TELE. MANHOLE
- ⊙ ELEC. TRANS.
- ⊙ ELEC. MANHOLE
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ LIGHT POLE
- ⊙ STORM MANHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ CABLE TV PED.
- ⊙ PROP. COR. FOUND

REVISION

DATE	REMOVED INTERIOR PARCEL LINES PER PREVIOUS CONSOLIDATION
01/28/2015	

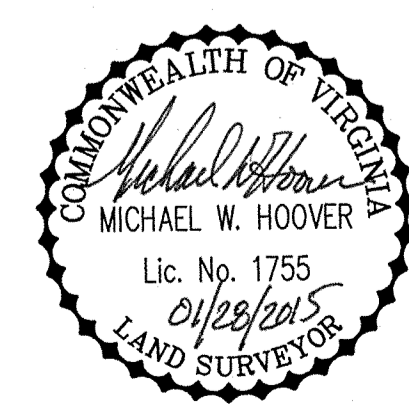
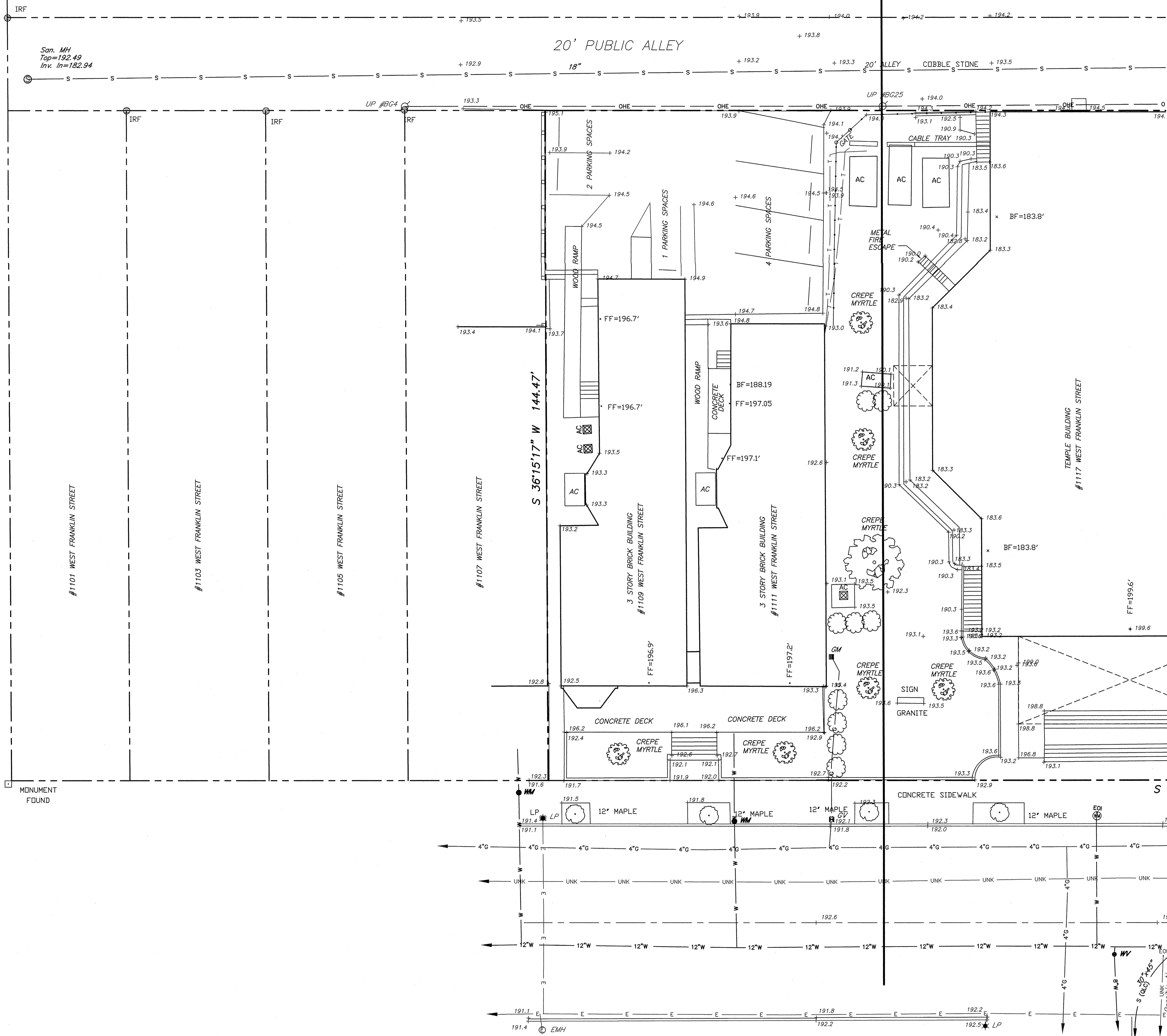
LAST REVISED: 01/28/2015
DATE: 11/25/2014
DRAWN BY: MWH
CHECKED BY:
SHEET 1 OF 2
JOB NUMBER 50070571

Dewberry
Dewberry Consultants LLC
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
804-290-7928 (F)
804-205-3355
www.Dewberry.com

TRV #V104
PK NAIL SET
ELEV=192.33

BOYD STREET
30'+/- R/W
ONE WAY

TRV #V103
PK NAIL SET
ELEV=189.92



NOTES:

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Dewberry
Dewberry Consultants LLC
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
804-250-7928 (F)
804-205-3555
www.Dewberry.com

DATE	REVISION
01/28/2015	REMOVED INTERIOR PARCEL LINES PER PREVIOUS CONSOLIDATION

PLAT SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY
ON A PARCEL OF LAND BEING #1109 TO #1125 FRANKLIN STREET
**CONGREGATION BETH
AHABAH, TRUSTEES**
CITY OF RICHMOND - VIRGINIA

LAST REVISED: 01/28/2015
DATE: 11/25/2014
DRAWN BY: MWH
CHECKED BY:
SHEET 2 OF 2
JOB NUMBER 50070571