

INTRODUCED: March 13, 2017

AN ORDINANCE No. 2017-073

To authorize the special use of the property known as 1117 West Franklin Street for the purpose of an expansion of an existing institutional use, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: APR 10 2017 AT 6 P.M.

WHEREAS, the owner of the property known as 1117 West Franklin Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of an expansion of an existing institutional use, which use, among other things, is not currently allowed by sections 30-412.6, concerning lot coverage requirements, and 30-412.8, concerning height requirements, of the Code of the City of Richmond (2015), 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 tend to create

AYES:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    APR 10 2017    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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 30-1050.1 of the Code of the City of Richmond (2015), 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 1117 West Franklin Street and identified as Tax Parcel No. W000-0531/009 in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing a Boundary and Topographic Survey on a Parcels of Land Being #1109 to #1125 Franklin Street, Congregation Beth Ahabah, Trustees, City of Richmond - Virginia,” prepared by Dewberry Consultants LLC, dated November 25, 2014, and last revised January 28, 2015, 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 the expansion of an existing institutional use, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Congregation Beth Ahabah, Richmond, VA,” prepared by Shinberg.Levinas, dated November 9, 2016, and last revised March 8, 2017, 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 an expansion of the existing institutional use, substantially as shown on the Plans.

(b) The height of the expansion shall not exceed the height of existing adjacent structures, substantially as shown on the Plans.

(c) All building materials, material colors, and site improvements shall be substantially as shown on the Plans, subject to the requirements of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2015), as amended.

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

§ 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, 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, and (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 30-1220 of the Code of the City of Richmond (2015), 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 (2015), 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 (2015), 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.

RECEIVED

City of Richmond

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

FEB 22 2017

Item Request

OFFICE OF CITY ATTORNEY

File Number: PRE. 2017.054

O & R REQUEST

FEB 13 2017

Office of the  
Chief Administrative Officer


4-6225

O & R Request

DATE: February 13, 2017

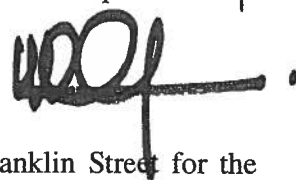
EDITION:1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer 

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

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

RE: To authorize the special use of the property known as 1117 West Franklin Street for the purpose of an expansion of an existing institutional use, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 1117 West Franklin Street for the purpose of an expansion of an existing institutional use, upon certain terms and conditions.

**REASON:** The proposed expansion would not meet the lot coverage or height requirements of the underlying R-6 zoning district. A special use permit is therefore 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 3, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 40,382.79 SF or .927 acre parcel of land improved with a five (5) building institution. All are a part of The Fan District neighborhood, the West Franklin Street City Old and Historic District, and Near West Planning District.



The City of Richmond's current Master Plan designates the subject property for Single-Family (Medium Density) Residential land use. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (p.133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship. The current Zoning District for the property is R-6 Residential (Single-Family Attached). All adjacent properties are located within the same R-6 Residential (Single-Family Attached) District.

**FISCAL IMPACT / COST:** The Department 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:** \$2,400.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** March 13, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** April 10, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, April 3, 2017

**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 ORD. OR RES.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

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

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (511)  
804-646-5734

*PDR O&R 17-02*



# 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/>

SUP-009607-2016

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

Project Name: CONGREGATION BETH SHARAH Date: 11/29/2016

Property Address: 1117-1125 W. FRANKLIN ST Tax Map #: W 531009

Fee: \$2,400.00/100 Total area of affected site in acres: 0.929  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-6

### Proposed Use

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

Existing Use: WORSHIP & SCHOOL

Is this property subject to any previous land use cases? NO CHANGE OF USE

Yes No  
 If Yes,  please list the Ordinance Number:

Applicant/Contact Person: JOHANNAS DESIGN GROUP / DOUG KLEFFNER

Company: JOHANNAS DESIGN GROUP

Mailing Address: 1901 W. CARY ST

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: (804) 358-8211

Email: doug@johannasdesign.com

Property Owner: TRUSTEES CONGREGATION BETH SHARAH

If Business Entity, name and title of authorized signee: RUSSELL FINER, EXECUTIVE DIRECTOR

(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: 1111 W. FRANKLIN ST.

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 358-6757 Fax: (804) 358-3451

Email: rsalzman@salzmanrealestate.net

Property Owner Signature: Russell Finer, Executive Director

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)

# **Special Use Report**

## **Congregation Beth Ahabah**

### **1111-1125 West Franklin Street**

#### **INTRODUCTION**

Congregation Beth Ahabah has occupied property on West Franklin Street since the original sanctuary was constructed in 1904. The current campus for the congregation is comprised of 5 buildings located on just under one acre of property that is currently zoned R-6. #1109 and 1111 W. Franklin are not part of the scope of work for this project. The current scope of work includes interior renovations at #1117 and 1125, and interior renovations to #1121 with additions connecting to the buildings on each side, #1117 and 1125.

The Education Building, at 1121 West Franklin Street, was constructed in 1957 and is just to the west of the Temple structure. This two-story brick and glass, modern style building, has little architectural character and is out of scale with the neighborhood. The Education Building renovation and addition will provide direct connection of the three main structures that are used by the congregation - the Temple, the Education Building, and the Joel House.

Some of the main goals for this project are to create one central entrance that will be accessible, improve connectivity and functionality, and enhance security for the congregation. In order to connect the three buildings the footprint of the Education Building will be expanded by 1,749 square feet.

A new facade will be constructed in front of the Education Building that will provide visual connection between the Joel House and the Temple. The height of the facade addition will align with the parapet of the Joel House and will be similar in height to many of the nearby residences.

This project will also remove a vehicular cut through between West Franklin Street and the alley that is located between the Education Building and the Joel House. This will improve pedestrian safety for the neighbors as well as the congregation. The elimination of the drive lane back to the alley will also reduce automobile traffic in the alley that is behind the residences along West Avenue.

#### **SPECIAL USE PERMIT**

This project will require a Special Use Permit because of two items that do not conform to existing R-6 zoning requirements. There is no change of use proposed for the campus facilities and the number of employees and hours of operation will not change.

**HEIGHT:** The new facade of the education building will exceed the allowed 35 foot building height limit (plus 4' parapet). This new facade will align with the height of the existing Joel House (1125 W. Franklin) and other structures along West Franklin Street. Every structure in the block is currently three stories or more and exceeds the 35 foot height, with the exception of the Beth Ahabah Education Building. The drawings indicate the proposed height of this element.

**LOT COVERAGE:** The five buildings on the Congregation Beth Ahabah site cover 54.3% of the lot. The proposed addition footprint of 1749 sf and will bring the lot coverage to 58.6%. A BZA case in April of 2000 approved additions to the Joel House that allowed a lot coverage of up to 58.7%. Aspects of that proposed project were changed and the allowed lot coverage was not fully realized at that time. A review of adjacent parcels indicates that many of the neighboring properties also exceed the 55% coverage limit.

#### **CHARTER REQUIREMENTS**

The City Charter requires that the proposed special use will not:

1. be detrimental to the safety, health, morals and general welfare of the community involved;

- a. Congregation Beth Ahabah has operated for over 100 years in this location. It is a proven good neighbor and many members of the congregation live within the immediate vicinity.
2. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
  - a. The proposed additions will not create congestion in streets, roads, alleys and other public ways and places. Elimination of the vehicular cut through between Franklin Street and the alley will be a benefit the community by improving pedestrian safety and reducing automobile traffic in the alley.
3. create hazards from fire, panic or other dangers;
  - a. The renovation and new construction will be in accordance with all life-safety code requirements and will not create hazards from fire, panic or other dangers.
4. tend to cause overcrowding of land and an undue concentration of population;
  - a. The small footprint of the proposed addition will not overcrowd the land and there will be no change in the concentration of population.
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
  - a. This project will not adversely affect or interfere with existing public improvements. The proposed work will enhance the connectivity and access to the private religious school on the Beth Ahabah campus and will provide handicap accessibility to the second floor of the education building.
6. interfere with adequate light and air.
  - a. The proposed work will not interfere with adequate light and air and is not adjacent to any residential buildings.

## **OTHER REVIEWS**

### **Commission of Architectural Review**

The congregation has worked with the staff of the Commission of Architectural Review (CAR) and presented 3 times to the commission. A Certificate of Appropriateness was approved at the September 27, 2016 meeting of the CAR.

### **Neighborhoods**

This project was been presented to a joint meeting of the West Avenue Improvement Association (WAIA) and the Fan District Association (FDA) on June 1, 2016.

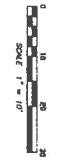
The project, as amended and approved by CAR, was presented to WAIA on October 17, 2016 with no opposition voiced.

An additional presentation will be made to the Fan District Association once the SUP application has been submitted.

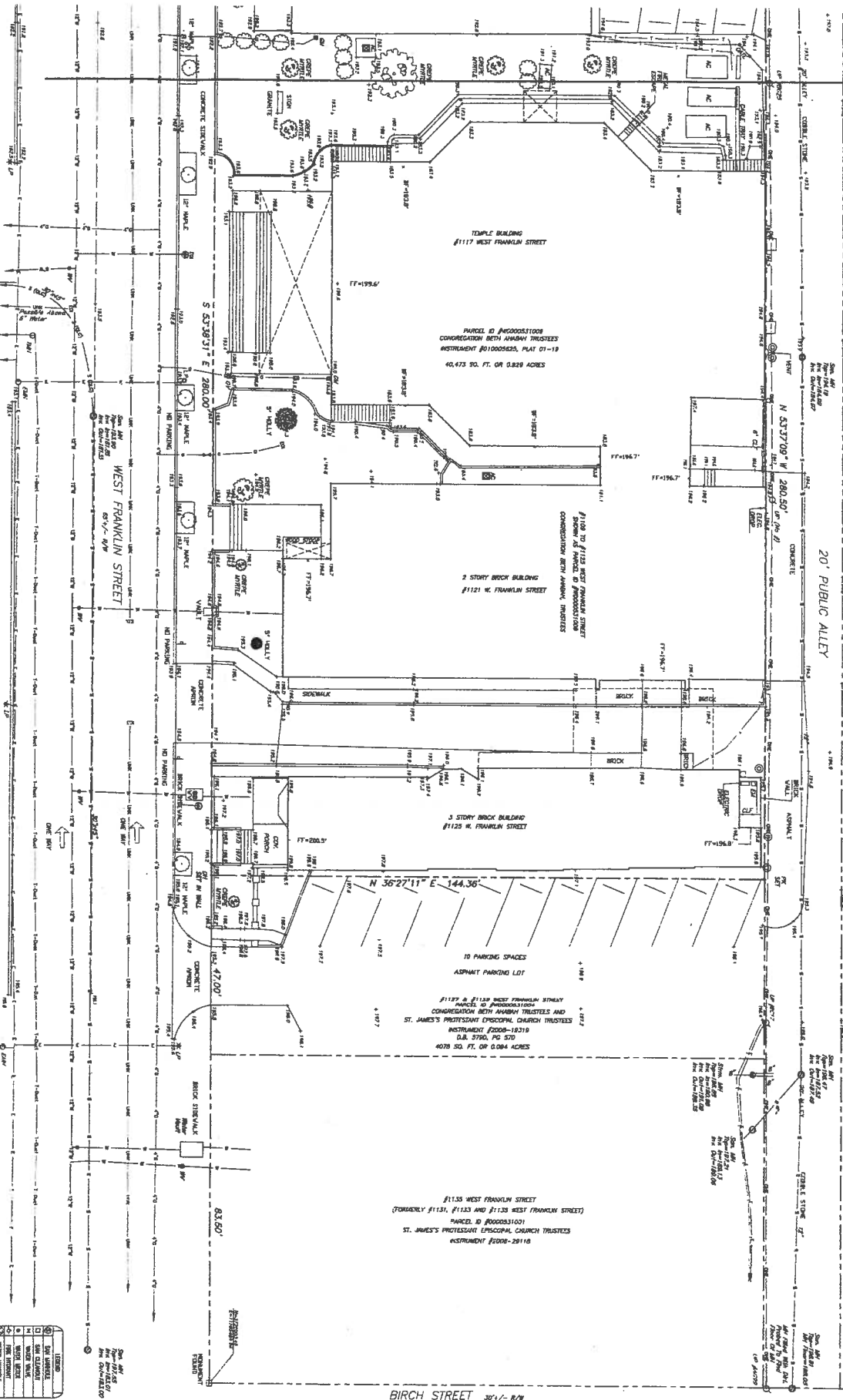
Additional meetings with neighbors will be scheduled if requested.

November 29, 2016

MATCH LINE  
MATCH LINE



NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION
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12	REVISION
13	REVISION
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15	REVISION
16	REVISION
17	REVISION
18	REVISION
19	REVISION
20	REVISION



- NOTES
1. NO TITLE REPORT GENERATED. THIS SURVEY DOES NOT PURPORT TO REVEAL ALL EXISTING ENCUMBRANCES OR OTHER ADVERSE AFFECTING THE TITLE OF THE SUBJECT PREMISES.
  2. EXISTING UTILITIES SHOWN BASED ON VISUAL SURFACE INDICATIONS AND RECORDS OF THE CITY OF RICHMOND, VIRGINIA.
  3. THIS SURVEY IS BASED ON A COMBINED FIELD SURVEY PERFORMED 11/11/2015.

**SURVEYORS CERTIFICATION**

I, THE UNDERSIGNED, SURVEYOR OF VIRGINIA, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF VIRGINIA AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
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15	REVISION
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17	REVISION
18	REVISION
19	REVISION
20	REVISION

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

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

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

LAST REVISION: 01/28/2015  
 DRAWN BY: LAMH  
 CHECKED BY:  
 SHEET 1 OF 2  
 JOB NUMBER: 20070371  
 14-0-19

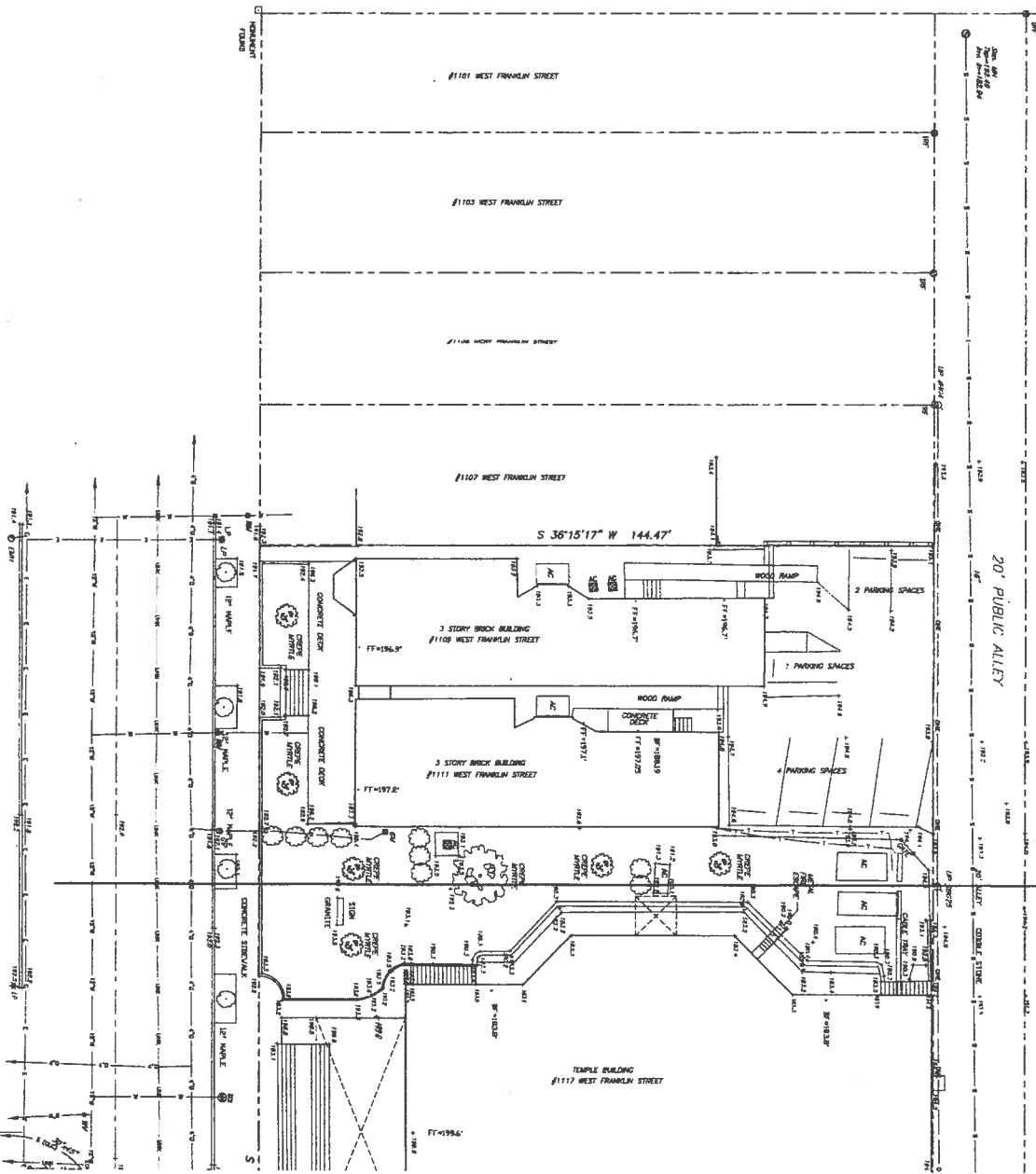
TRIM WITH  
PLANNING  
DIVISION

BOYD STREET  
N/R -1.10  
ONE WAY

TRIM WITH  
PLANNING  
DIVISION



MATCH LINE  
MATCH LINE



- 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. SUBSTANCES UTILIZED SHOWN BASED ON VISUAL SURVEY RECOGNITION AND OBSERVATION MADE ON A SURVEY OF SAID VISIBLE BY ACCOMPANYING PHOTOGRAPHS DATED 11-11-2014.
  3. THE PROPERTY SURVEY IS BASED ON A CANNON FIELD SURVEY.

RYLAND STREET  
N/R -1.10

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

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

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

LAST REVISED: 01/28/2015  
DATE: 11/28/2014  
DRAWN BY: DMH  
CHECKED BY:  
SHEET 2 OF 2  
JOB NUMBER: 50070571  
14-D-19

# Lot Diagram

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



EXISTING AREA	21,819 SF
NEW ADDITIONS	1,749 SF
PROPOSED TOTAL BUILT AREA	23,568 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

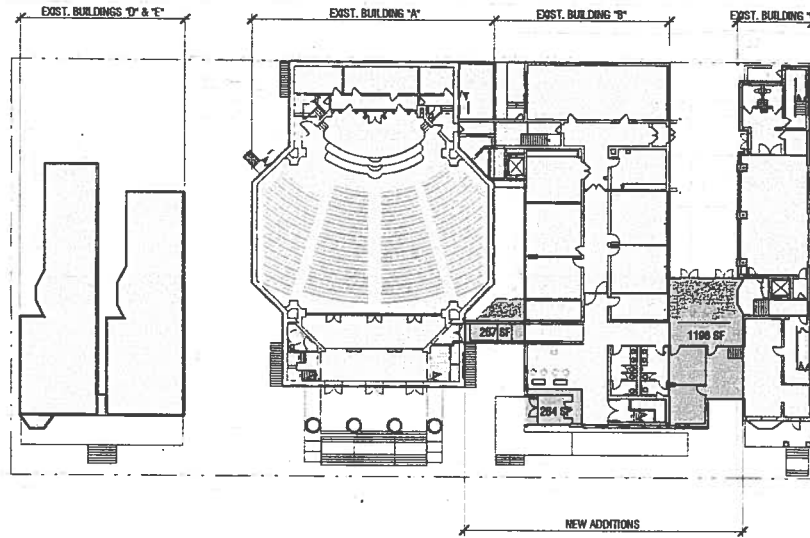
\*\* MAX. LOT COVERAGE 55%, PER ZONING ORDINANCE SEC. 114-412.6;  
MAX. LOT COVERAGE 58.7%, PER BOARD OF ZONING APPEAL MINUTES, DATED APRIL 5 2000

EXISTING "D" & "E": 3884 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
- LI LANDSCAPE PLAN

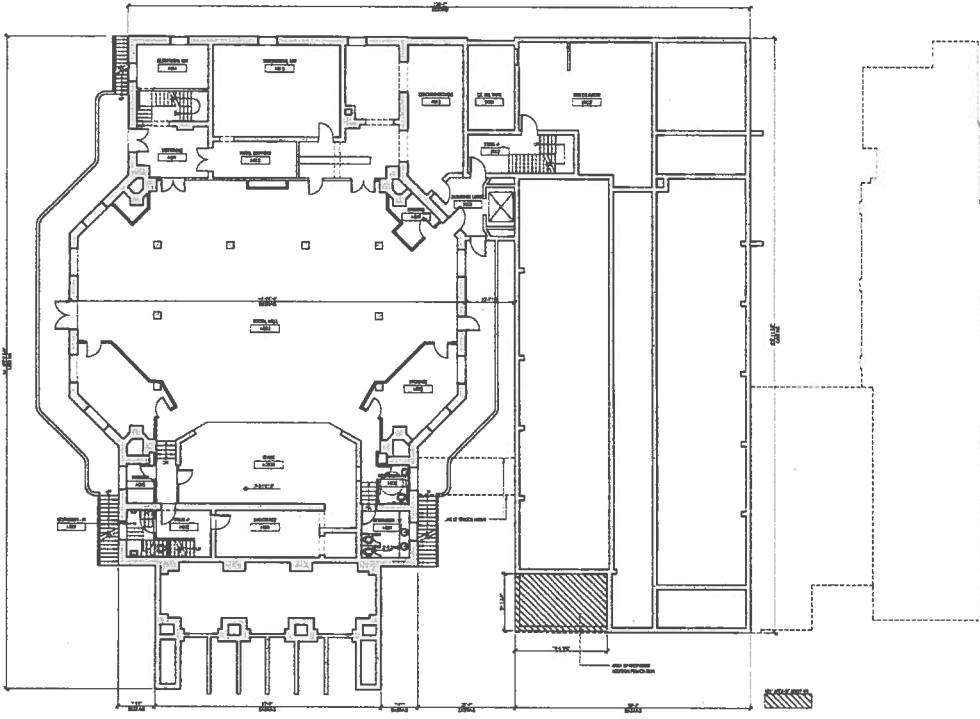
SURVEY 1 of 2  
SURVEY 2 of 2



SYMBOLS AND NOTATION	
[Symbol]	CONCRETE WALL
[Symbol]	CONCRETE COLUMN
[Symbol]	EXPOSED BRICK WALL
[Symbol]	MECHANICAL FLOOR
[Symbol]	MECHANICAL FLOOR WITH FLOOR FINISH
[Symbol]	MECHANICAL FLOOR WITH FLOOR FINISH AND CEILING
[Symbol]	MECHANICAL FLOOR WITH FLOOR FINISH AND CEILING AND ROOF
[Symbol]	MECHANICAL FLOOR WITH FLOOR FINISH AND CEILING AND ROOF AND EXTERIOR WALL
[Symbol]	MECHANICAL FLOOR WITH FLOOR FINISH AND CEILING AND ROOF AND EXTERIOR WALL AND FOUNDATION
[Symbol]	MECHANICAL FLOOR WITH FLOOR FINISH AND CEILING AND ROOF AND EXTERIOR WALL AND FOUNDATION AND ROOF STRUCTURE

**GENERAL NOTES**

1. REFER TO ALL DRAWINGS FOR DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BOSTON BUILDING CODE, MASSACHUSETTS STATE BOARD OF BUILDING REGULATIONS, AND ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
4. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN SAFE ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE DEMOLISHED.
9. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE DEMOLISHED.



01 LEVEL 00  
 SCALE 1/8" = 1'-0"  
 0 5 10 20

**Shuberg LEVINS**  
 Architects & Planners  
 111 F STREET NW, SUITE 300  
 WASHINGTON, DC 20004  
 (202) 638-1111

**CONGREGATION BETH AHABAH**  
 111 F STREET NW, SUITE 300  
 WASHINGTON, DC 20004

**DATE:** 11/09/2016  
**SCALE:** 1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

**LEVEL 00**

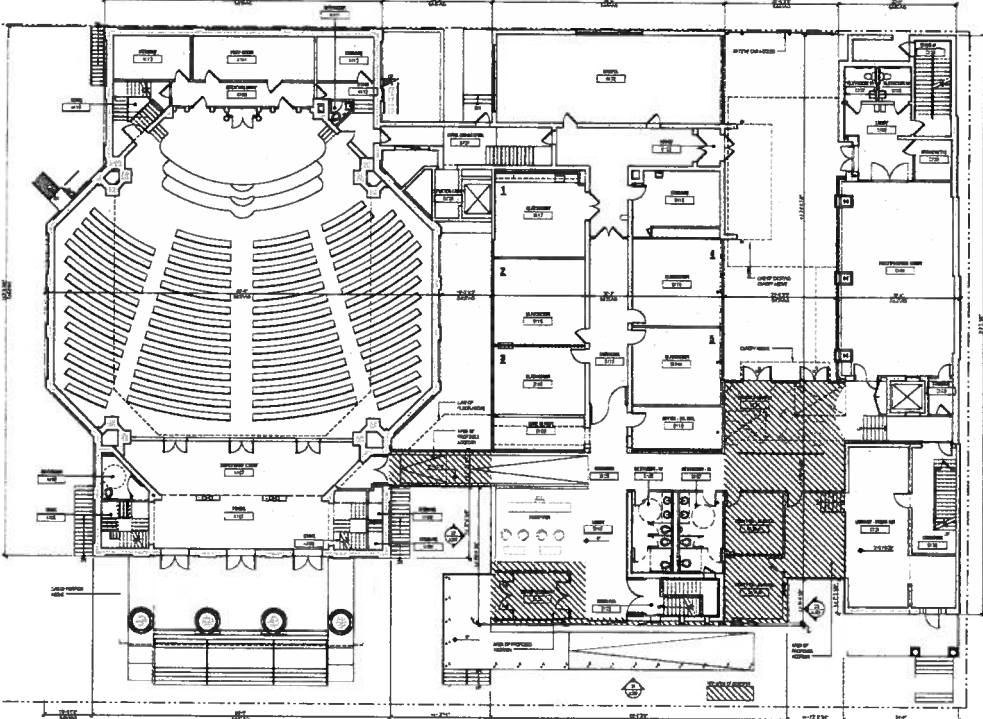
**A100**



**NOTATIONS**

○	GENERAL NOTES
◆	WORK AREA
⊕	MECHANICAL ROOM
⊗	TO BE DEMOLISHED
⊙	TO BE RELOCATED
⊚	TO BE ADDED
⊛	TO BE REMOVED

- GENERAL NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL, STATE AND FEDERAL AGENCIES.
  2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
  4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
  5. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
  6. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR.
  7. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
  8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  9. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO COMMENCEMENT OF WORK.
  10. ALL NECESSARY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.



B1 | LEVEL 01  
 1/8" = 1'-0"  
 0' 5' 0"

**GENERAL NOTES**

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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
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**CONGREGATION BETH AHABAH**  
 1115 LEE STREET, ARLINGTON, VA 22204

**CIVIL ENGINEER**

NAME: SHIRLEY L. LEVINAS  
 LICENSE NO.: 1000000000  
 EXPIRES: 12/31/2010

**STRUCTURAL ENGINEER**

NAME: SHIRLEY L. LEVINAS  
 LICENSE NO.: 1000000000  
 EXPIRES: 12/31/2010

**DATE**

11/08/2010

**SCALE**

AS SHOWN

**NOT FOR CONSTRUCTION**

DATE: 11/08/2010

SCALE: AS SHOWN

**LEVEL 02**

DATE: 11/08/2010

SCALE: AS SHOWN

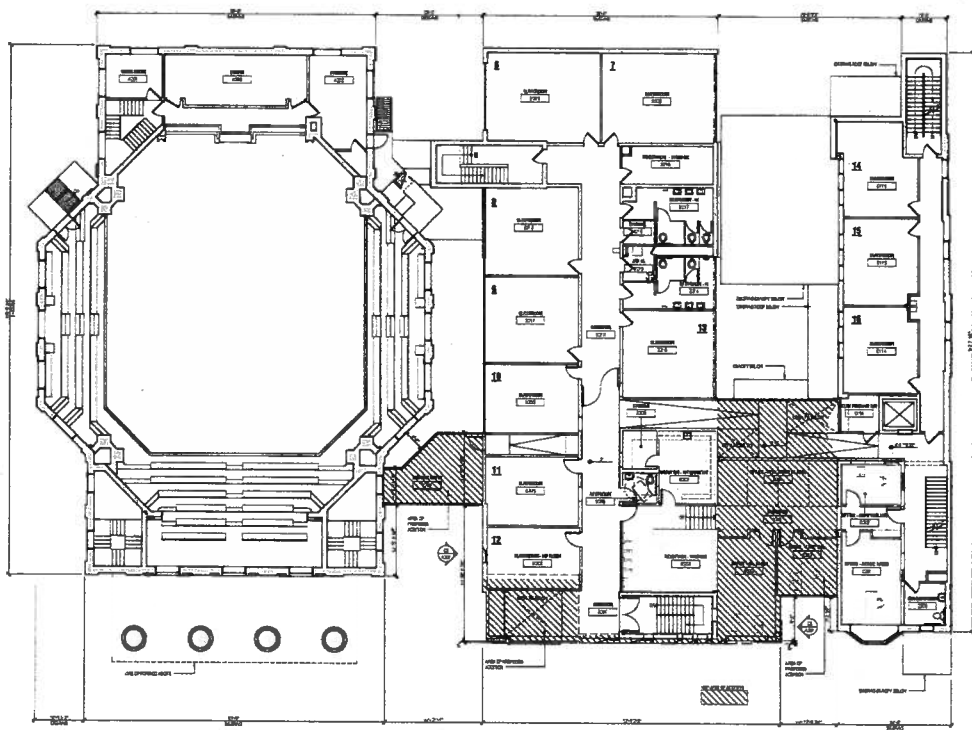
**A102**

**SYMBOLS**

	STRUCTURAL WALL
	STRUCTURAL COLUMN
	STRUCTURAL BEAM
	STRUCTURAL SLAB
	STRUCTURAL STAIR
	STRUCTURAL WALL WITH WINDOW
	STRUCTURAL WALL WITH DOOR
	STRUCTURAL WALL WITH OPENING
	STRUCTURAL WALL WITH PIER
	STRUCTURAL WALL WITH NICHE
	STRUCTURAL WALL WITH BAY WINDOW
	STRUCTURAL WALL WITH BALCONY
	STRUCTURAL WALL WITH TERRACE
	STRUCTURAL WALL WITH STAIRCASE
	STRUCTURAL WALL WITH ELEVATOR
	STRUCTURAL WALL WITH LIFT
	STRUCTURAL WALL WITH RAMP
	STRUCTURAL WALL WITH STAIRCASE LANDING
	STRUCTURAL WALL WITH ELEVATOR LANDING
	STRUCTURAL WALL WITH LIFT LANDING
	STRUCTURAL WALL WITH RAMP LANDING
	STRUCTURAL WALL WITH STAIRCASE LANDING WITH STAIRCASE
	STRUCTURAL WALL WITH ELEVATOR LANDING WITH ELEVATOR
	STRUCTURAL WALL WITH LIFT LANDING WITH LIFT
	STRUCTURAL WALL WITH RAMP LANDING WITH RAMP

**GENERAL NOTES**

- ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE TO FACE.
- ALL WALLS ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL FLOORS ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL CEILING ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL ROOFS ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL STAIRS ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL ELEVATORS ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL RAMP ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL OPENINGS ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL NICHE ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL BAY WINDOW ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL BALCONY ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL TERRACE ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL STAIRCASE LANDING ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL ELEVATOR LANDING ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL LIFT LANDING ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL RAMP LANDING ARE CONCRETE UNLESS OTHERWISE SPECIFIED.



01 | LEVEL 02  
 1/8" = 1'-0"



Dewberry Engineers Inc.  
 1111 N. 11TH STREET  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1000  
 FAX: 303.733.1001

CONGREGATION  
 BETH ABABAH  
 PERMIT REVIEW  
 1111 N 11TH BY PENNINGTON STREET  
 DENVER, CO



NET PLAN

SCALE

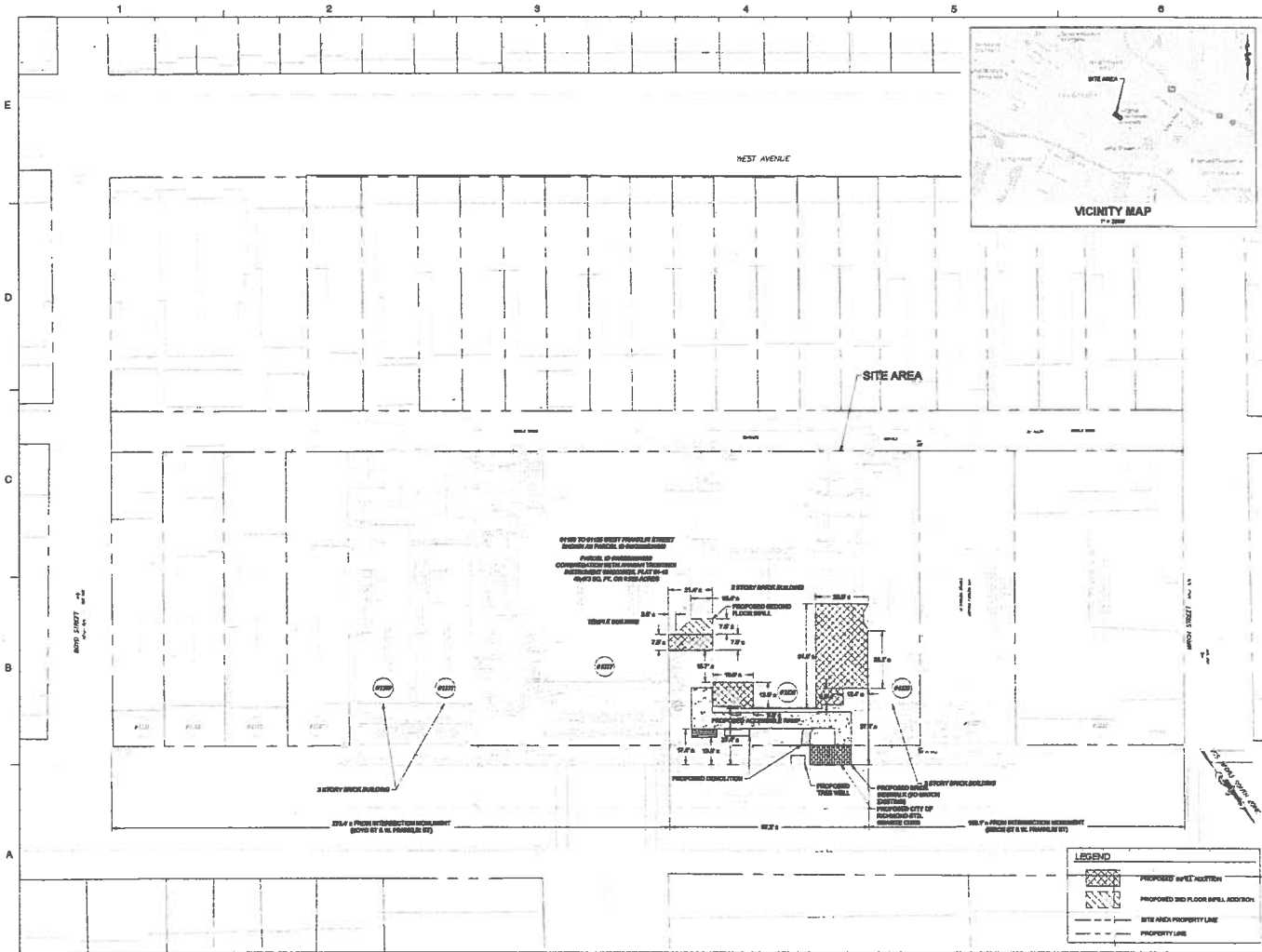


NO.	DATE	BY	DESCRIPTION
1	03/08/2017	MEC	SUB. CORRECT

DESIGNED BY	MEC
CHECKED BY	
DATE	FEB. 01, 2017
TITLE	

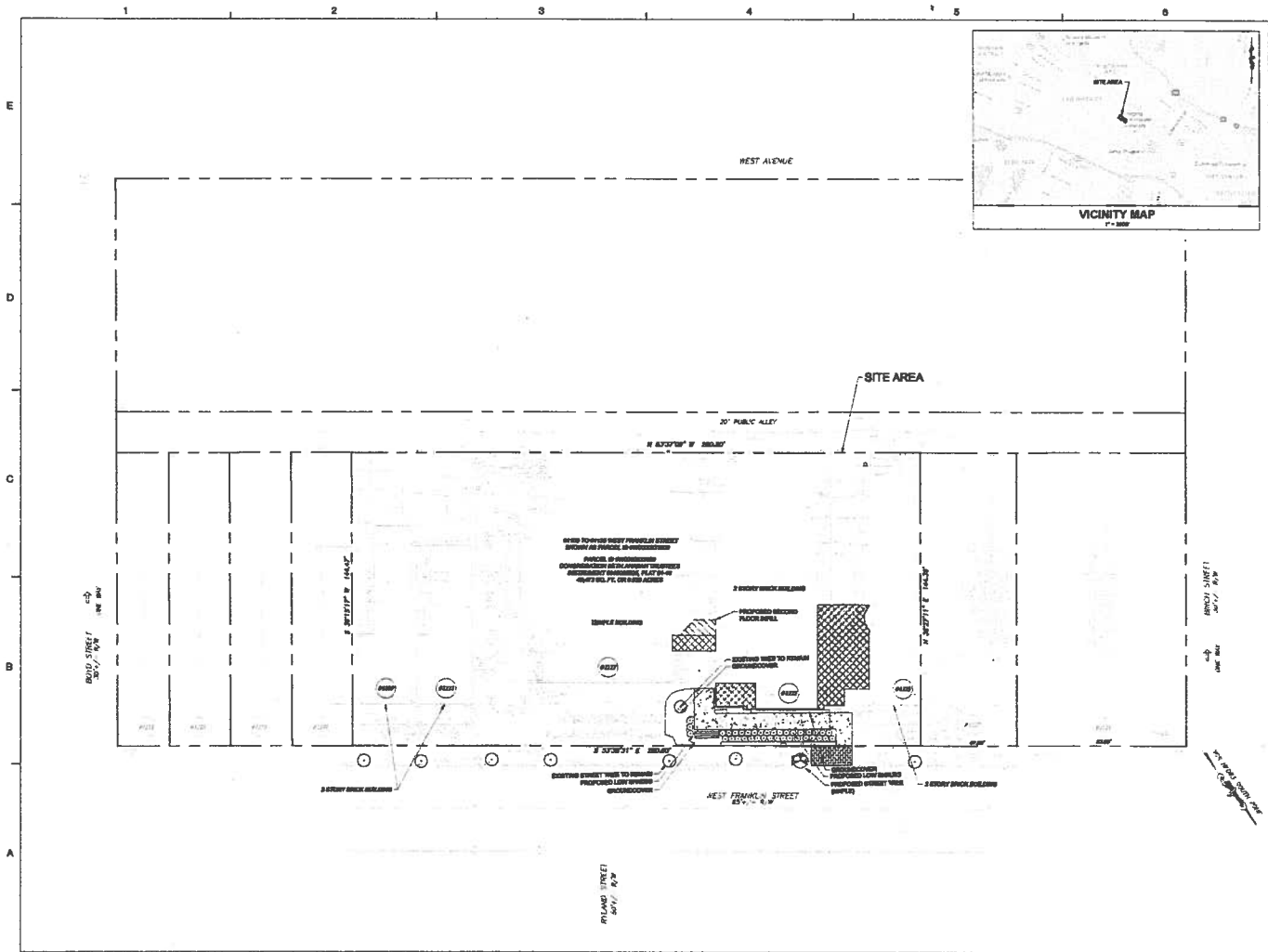
PROJECT NO. 50087126

C1  
 SHEET NO.



**LEGEND**

- [Hatched Box] PROPOSED 2ND FLOOR WALKWAY
- [Dotted Box] PROPOSED 2ND FLOOR WALKWAY
- [Dashed Line] SITE AREA PROPERTY LINE
- [Solid Line] PROPERTY LINE



**Dewberry**

Dewberry Engineers Inc.  
 1000 W. WISCONSIN STREET  
 SUITE 200  
 MILWAUKEE, WI 53233  
 PHONE: 414.224.1100  
 FAX: 414.224.1101

**CONGREGATION  
 BETH ANABAH  
 SPECIAL USE PERMIT**

DATE: 10/27/11

SCALE: 0 10' 20' 40'

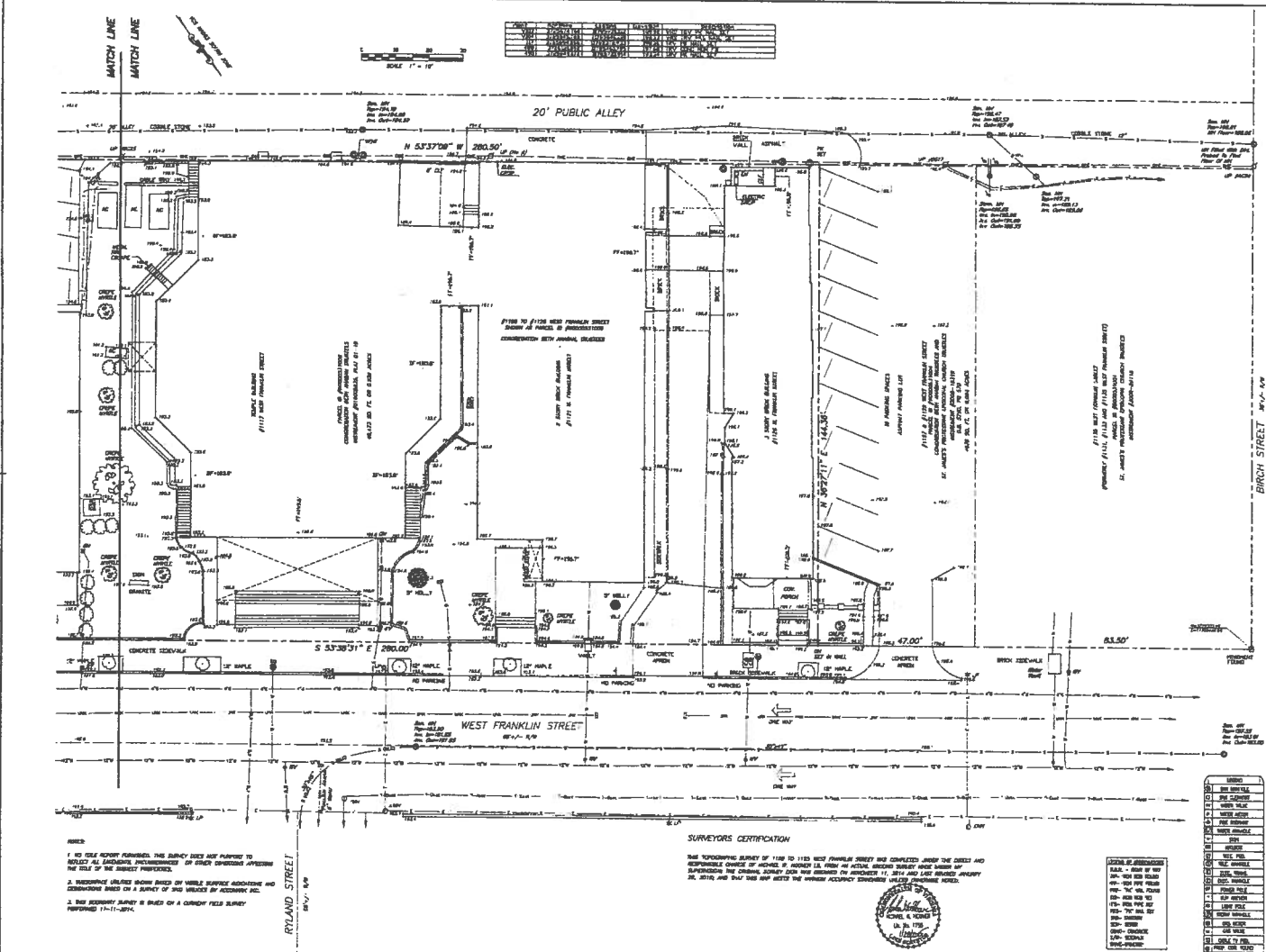

NO. DATE BY: Dewberry  
 REVISIONS  
 DRAWN BY: HCS  
 APPROVED BY: JMM  
 CHECKED BY: JMM  
 DATE: 10/27/11  
 TLR

**LANDSCAPE  
 PLAN**

PROJECT NO: 5008728

**L1**

SHEET NO: 1 of 1



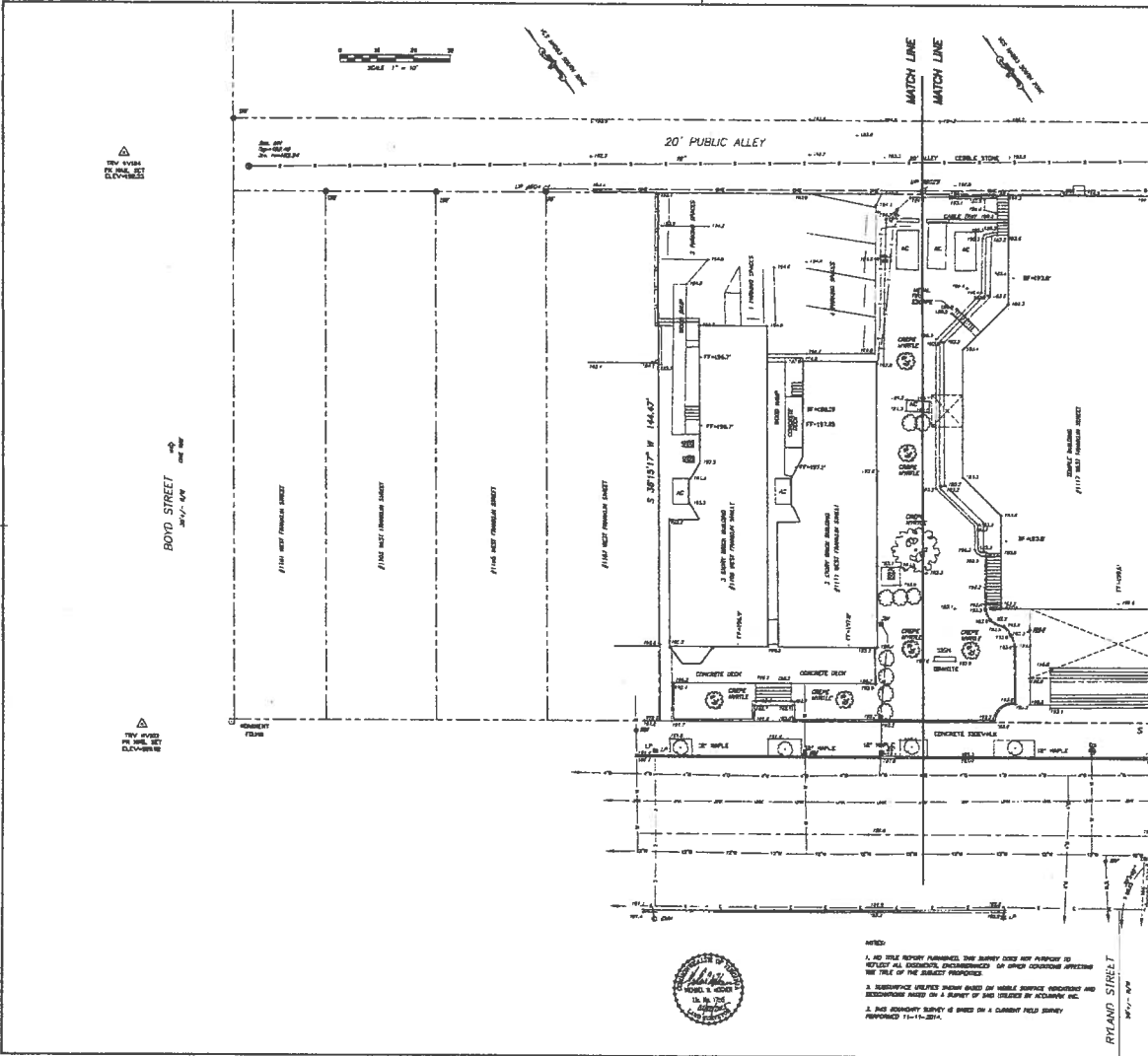
**Dewberry**  
 Dewberry Consultants LLC  
 10000 Lakeside Drive, Suite 100  
 Fairfax, VA 22030  
 703.261.7320  
 www.dewberry.com

DATE	REVISION
01/24/2015	ISSUED FOR CONSTRUCTION
01/24/2015	ISSUED FOR CONSTRUCTION

FLAT SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY  
 ON A PARCEL BOUND BY RYLAND STREET  
 CONGREGATION BETH  
 ABABAH TRUSTEES  
 CITY OF RICHMOND - VIRGINIA

NO.	DESCRIPTION
1	WALL
2	DOOR
3	WINDOW
4	CEILING
5	FLOOR
6	ROOF
7	FOUNDATION
8	CONCRETE
9	BRICK
10	WOOD
11	IRON
12	COPPER
13	ZINC
14	ALUMINUM
15	GLASS
16	PLASTER
17	STUCCO
18	PAINT
19	CEMENT
20	SAND
21	GRAVEL
22	ASPHALT
23	CONCRETE
24	BRICK
25	WOOD
26	IRON
27	COPPER
28	ZINC
29	ALUMINUM
30	GLASS
31	PLASTER
32	STUCCO
33	PAINT
34	CEMENT
35	SAND
36	GRAVEL
37	ASPHALT
38	CONCRETE
39	BRICK
40	WOOD
41	IRON
42	COPPER
43	ZINC
44	ALUMINUM
45	GLASS
46	PLASTER
47	STUCCO
48	PAINT
49	CEMENT
50	SAND
51	GRAVEL
52	ASPHALT
53	CONCRETE
54	BRICK
55	WOOD
56	IRON
57	COPPER
58	ZINC
59	ALUMINUM
60	GLASS
61	PLASTER
62	STUCCO
63	PAINT
64	CEMENT
65	SAND
66	GRAVEL
67	ASPHALT
68	CONCRETE
69	BRICK
70	WOOD
71	IRON
72	COPPER
73	ZINC
74	ALUMINUM
75	GLASS
76	PLASTER
77	STUCCO
78	PAINT
79	CEMENT
80	SAND
81	GRAVEL
82	ASPHALT
83	CONCRETE
84	BRICK
85	WOOD
86	IRON
87	COPPER
88	ZINC
89	ALUMINUM
90	GLASS
91	PLASTER
92	STUCCO
93	PAINT
94	CEMENT
95	SAND
96	GRAVEL
97	ASPHALT
98	CONCRETE
99	BRICK
100	WOOD

LAST REVISED: 01/24/2015  
 DATE: 11/29/2014  
 DRAWN BY: JMB  
 CHECKED BY:  
 SHEET 1 OF 2  
 JOB NUMBER: 20020571



NOTES:  
 1. NO FIELD REVISIONS WERE MADE TO THIS SURVEY AND NO REVISIONS TO THE FILE OF THE SUBJECT PARCEL.  
 2. REVISIONS WERE MADE TO THIS SURVEY AND NO REVISIONS TO THE FILE OF THE SUBJECT PARCEL.  
 3. THIS SURVEY IS BASED ON A CLARIFIED FIELD SURVEY DATED 11-11-2011.

**Dewberry**  
 Dewberry Consultants LLC  
 10000 Lakeside Drive, Suite 200  
 Glen Allen, VA 22060  
 804-222-2300  
 www.dewberry.com

DATE	REVISION
01/28/2013	ISSUED INTERIOR MATCH LINE FOR PREVIOUS CONSULTANTS

PLAT SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY  
 ON A PARCEL OF LAND IN THE CITY OF RICHMOND, VIRGINIA  
**CONGREGATION BETH ABRAHAM TRUSTEES**  
 CITY OF RICHMOND, VIRGINIA

DATE PLOTTED	01/28/2013
DATE	11/23/2011
DRAWN BY	1081
CHECKED BY	1081
SHEET	2 OF 2
JOB NUMBER	3002571