



Fee (\$300): \_\_\_\_\_ App No. \_\_\_\_\_

**City of Fredericksburg**  
**BOARD OF ZONING APPEALS**  
**Community Planning & Building Department**  
**715 Princess Anne Street, P.O. Box 7447**  
**Fredericksburg, Virginia 22404**

## ZONING VARIANCE

**What is a variance?** A reasonable deviation from those provisions in the Zoning Ordinance regulating the size or area of a lot or parcel of land, or the size, area, bulk, or location of a building or structure when the strict application of the Zoning Ordinance would result in unnecessary or unreasonable hardship to the property owner, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the intended spirit and purpose of this article, and would result in substantial justice being done. It shall not include a change in use which could be accomplished by a rezoning, a conditional zoning, or a special use permit.

**Who can grant a variance?** The Board of Zoning Appeals (BZA) has the authority to grant variances in cases where strict application of the Zoning Ordinance would result in unnecessary hardship for the property owner.

**What is the Board of Zoning Appeals (BZA)?** The BZA is a five-member board comprised of City residents and appointed by the Circuit Court. The BZA will hear and consider requests for variances to the City of Fredericksburg Zoning Ordinance, and appeals of the Zoning Administrator's decisions.

**What is the basis for a variance?** The BZA must make the following three findings, as set forth in the Code of Virginia §15.2-2309(2), in order to grant a variance:

1. The strict application of the ordinance would produce undue hardship;
2. The hardship is not shared generally by other properties in the same zoning district and the same vicinity; and
3. The authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

**How do I prove a hardship?** To prove hardship, a property owner must show that the strict application of the terms of the ordinance effectively prohibits or unreasonably restricts the use of the property. A variance may be justified by:

1. the exceptional size or shape of a property at the time of the effective date of the ordinance, or
2. the exceptional topographic conditions or other extraordinary situation of such property.

The BZA must be satisfied, upon the evidence heard, that granting a variance will alleviate a clearly demonstrated hardship, as distinguished from a special privilege or convenience sought by the applicant.

**What is the application process?** Variance applications must be filed with the Community Planning & Building Department.

- A pre-submission conference is held between the applicant and a Planning Services Division staff member. A solution may be discovered without the need for a variance.
- A complete variance application with original signatures and all associated materials must be submitted with seven (7) copies of all material and the application fee (\$300) by the established deadline. (Please provide an electronic version of accompanying materials, if possible.)
- The Planning Services Division will advertise the variance request as a notice of public hearing once a week for two consecutive weeks prior to the hearing date in the local newspaper. The notice will specify the date, time, and place of the hearing so persons affected may appear and present their views.
- The applicant will notify adjoining property owners of the requested variance and hearing date.
- A Planning Services Division staff member will prepare a staff report that will accompany the variance application and both will be forwarded to the members of the BZA for their review before the meeting date.

- At the public hearing the BZA will approve, deny, or defer the variance request until a later date after hearing the applicant and all interested parties.
- **The policy of the Board of Zoning Appeals is that members will not discuss variance cases with applicants prior to a scheduled public hearing of the Board of Zoning Appeals.**

**How long does a typical variance process take?** The average variance process is approximately four to six weeks from submission to action.

**What if I want to appeal the decision of the BZA?** Any one aggrieved by a decision of the BZA has thirty (30) days to appeal the decision to the Fredericksburg Circuit Court.

Name of Applicant: General Washington Executive Center, LLC

Telephone: 540-424-2076 Email tommymitchellleasing@gmail.com

Mailing Address: 614B Caroline Street, Fredericksburg, VA 22401

Interest in Property: Owner

If the Applicant is not the Property Owner, complete the Affidavit for Special Power of Attorney Owner Consent Form (attached).

Name of Property Owner (if different from applicant): n/a

Mailing Address: \_\_\_\_\_

\_\_\_\_\_ Telephone \_\_\_\_\_

**Property Description**

The property is described as follows: 58,000 sq. ft. office building built in the 1930s as the Stratford Hotel

Street Address: 2217 Princess Anne St Zoning District: CH

Tax Map ID 2858 GPIN No. 7779-89-7284

Legal Description (include subdivision and lot number): LT 1-16 19-28 31-34 BL 164-6-L1 & PT 17 & 18 Van Buren St. & 2217 PR Anne St 2.797

This is a request for a variance to Section 72-31.5 B of the Zoning Ordinance. Only those items previously listed in the definition of a variance may be requested.

Describe the proposed variance and the reason(s) such a variance is necessary. The following items must be specifically addressed for this application to be considered complete: (Use additional sheets, if necessary.)

1. How the strict application of the provisions of the Zoning Ordinance would create undue hardship.

Please see attached document.

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2. What exceptional circumstances or conditions are applicable to the property, or to the intended use of the property, that do not apply generally to other properties in the same zoning district and the same vicinity.

Please see attached document.

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3. How a variance will not be of substantial detriment to adjacent property, and the character of the district will not be changed thereby.

Please see attached document.

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4. Has any previous application or appeal been filed in connection with this property?

No     Yes

If yes, provide the date and type of application: \_\_\_\_\_

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*If necessary, additional sheets may be used*



**AFFIDAVIT FOR SPECIAL POWER OF ATTORNEY  
OWNER CONSENT FORM**

I, \_\_\_\_\_ the owner of the property located at

\_\_\_\_\_  
Make, constitute, and appoint \_\_\_\_\_,  
special power of attorney to do and perform all acts, and make all representation necessary, without any  
limitation whatsoever, to make application for said variance. The rights, powers, and authority of said  
attorney-in-fact herein granted shall commence and be in force and effect on \_\_\_\_\_.

\_\_\_\_\_  
Property Owner

**Commonwealth of Virginia  
City of Fredericksburg**

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Registration Number

\_\_\_\_\_  
Commission Expiration

## PUBLIC NOTIFICATION REQUIREMENTS

**Written Notice:** Written notice of an application initiated by a property owner or contract purchaser shall be provided to adjacent property owners by certified return receipt mail **by the applicant at least five calendar days prior** to the public hearing (not counting the date of the hearing) and **not more than 15 days prior** to the hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred indefinitely, notification shall be given when the application is rescheduled.

Evidence of the receipt of such notice shall be provided to the Zoning Administrator prior to the public hearing. In the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

**The following notice documents must be submitted to the office of the Zoning Administrator at least 5 days prior to the public hearing:**

1. a copy of the notice letter sent
2. a list of the names and addresses of those persons to whom notice was sent
3. a copy of the post office receipts for the certified or return receipt mail
4. "Certification of Notice" form found at the back of this application

**Posted Notice:** The applicant shall post a sign provided by the Zoning Administrator on each parcel of land involved in an application for zoning map amendment (when 25 or fewer parcels are affected), **Posted notice shall be erected at least five days before the BZA public hearing and before the City Council public hearing.**

**Failure to send accurate or correct notices will result in deferral of the application to a later hearing date.** Property ownership information is to be obtained from the City Real Estate Office, Room 107, City Hall, 715 Princess Anne Street or online at [Fredericksburgva.gov](http://Fredericksburgva.gov)

**APPLICANT to mail this notice by certified return receipt mail to adjoining and abutting property owners between 15 and 5 days prior to the scheduled hearing.**

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the City of Fredericksburg Board of Zoning Appeals on the issues described below.

**PUBLIC MEETING DATE:** \_\_\_\_\_

**AT  
4:00 PM, CITY HALL  
715 PRINCESS ANNE STREET  
COUNCIL CHAMBERS (LOWER LEVEL)  
FREDERICKSBURG, VA 22401**

**ISSUE  
DESCRIPTION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

**PROPERTY  
ADDRESS:** \_\_\_\_\_

**GPIN NUMBER:** \_\_\_\_\_

**As a citizen and party of interest, you are invited to attend the meeting and express your views concerning the above issue. If you have questions regarding the request, you can reach me at \_\_\_\_\_.**

Sincerely,

\_\_\_\_\_  
**Applicant signature**

\_\_\_\_\_  
**Applicant printed name**



## Property Owners List

**Subject Address:** 2217 Princess Anne Street

**GPIN:** 7779-89-7284

<b>Property Address</b>	<b>Owner Name &amp; Mailing Address</b>	<b>GPIN</b>
2401 Princess Anne St	Larry Arlington Lancaster 229 Germania St Fredericksburg, VA 22401	7779-89-4496
2400 Van Buren St	Donelson Rebecca M & Carol A Keith 718 Chiswick Park Rd Henrico, VA 23229	7779-89-5572
2216 Caroline St	Fredericksburg Housing Associates II LP C/O Equity MGMT II LLC 8975 Guilford Rd STE 100 Columbia, MD 20814	7779-89-9415
2100 Caroline St & 2102 Caroline St	PADB C/O Downtown Properties PO Box 1246 Fredericksburg, VA 22402	7779-99-0268 & 7779- 99-1205
2104, 2106 & 2108 Caroline St	Upper Caroline Street LLC 614-B Caroline St Fredericksburg, VA 22401	7779-99-1213, 7779- 99-1231 & 7779-99- 1250
208, 212, 214, 216 & 218 Hunter St	General Washington Executive Center LLC C/O the Galleria 614-B Caroline St Fredericksburg, VA 22401	7779-99-0190, 7779- 99-0057, 7779-99- 0014, 7779-89-9070 & 7779-88-9947
2113 Princess Anne St	General Washington Executive Center LLC C/O the Galleria 614-B Caroline St Fredericksburg, VA 22401	7779-88-8994
2100 Princess Anne St	Pitts Benj T Est 105 Amelia St Fredericksburg, VA 22401	7779-88-8830
2200 Princess Anne St	Sponseller Paul N & SAGRARIO R Trs 132 Woodland Rd Fredericksburg, VA 22401	7779-88-6986
2206 Princess Anne St	Doris G Eglevsky 205 Caroline St Fredericksburg, VA 22401	7779-89-5070
2216 Princess Anne St	Medicorp Properties Inc. Attn: MHS-General Accounting 2300 Fall Hill Ave #418 Fredericksburg, VA 22401	7779-89-4164

2400 Princess Anne St	E R Morris PO Box 1 King George, VA 22485	7779-89-3359
0 Hunter Street	City of Fredericksburg, Dora M. Clary et al, and Carrie Moncure et al c/o City Manager PO Box 7447 Fredericksburg, VA 22404	7779-89-9115 & 7779- 89-9137

7405186-1 031970.00003

<b>Property Address</b>		
<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>		
<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>		
<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>		
<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

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<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

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<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>		
<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>		
<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>		
<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>		
<b>Owner Name</b>		<b>GPIN NUMBER</b>
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

**ATTACH ADDITIONAL SHEETS IF NECESSARY**

**NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401**



Variance # \_\_\_\_\_

### CERTIFICATION OF NOTICE

**TO:           Zoning Administrator  
              715 Princess Anne Street  
              Fredericksburg, VA  22401**

**At least five days or prior to the public hearing, the applicant shall supply the Zoning Administrator with the following notice documents:**

- 1. A copy of the notice sent**
- 2. A list of the names of those persons to whom notice has been given**
- 3. Copies of the post office receipts for certified or registered mail.**
- 4. A certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.**

**The applicant shall use the records and maps maintained in the City’s office of real estate or GIS to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of the UDO.**

**The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required, was sent to the attached list of property owners concerning the following issue on (DATE)\_\_\_\_\_.**

**PROPERTY**  
**ADDRESS:** \_\_\_\_\_  
**ISSUE**  
**DESCRIPTION:** \_\_\_\_\_

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Applicant Printed Name**

\_\_\_\_\_  
**Telephone Number**

\_\_\_\_\_  
**Date**

**NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA  22401**

# SIGN POSTING PROCEDURES

## Instructions

It is the applicant's responsibility to ensure that the sign(s) remain on the project site for the required time and are maintained in good/legible condition until after the public hearing date.

## Site Posting Procedure

Sign(s) shall be posted at least five (5) business days before the public hearing/meeting. The applicant shall complete a notarized affidavit stating the sign(s) shall be posted in accordance with these procedures. Within three (3) days of posting the sign the applicant shall provide a photograph of the posted sign to the Community Planning and Building Department. **Failure to submit a notarized affidavit and/or photograph of the posted sign may result in the removal of the application from the scheduled meeting agenda.**

Information required on the sign(s) shall be completed by a member of the planning staff and provided to the applicant for posting. Signs shall be removed within three (3) days of the public hearing/meeting. Sign(s) should **not** be returned to the Community Planning & Building Department.

A minimum of one sign shall be placed along any adjacent arterial street. Signs should be posted every 600 feet when a street frontage adjacent to a project exceeds that distance. Sign(s) shall be placed parallel to the roadway.

Sign(s) shall be placed on the property in the most visible location available in such a manner that landscaping or other obstructions do not impair the visibility of the sign(s) from the street. The sign(s) shall not be placed on the public street right-of-way. The sign(s) should not be placed more than 10 feet behind the property line adjacent to the street.

The Community Planning and Building Department may vary any of the above guidelines where there are special circumstances in order to ensure that the sign(s) will be visible to the general public.

**The undersigned acknowledges that he/she has read this procedure and understands how and where to post the required sign(s).**

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**Applicant Signature**

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**Date**



**APPLICATION FOR VARIANCE**  
**CITY OF FREDERICKSBURG, VIRGINIA**  
**BOARD OF ZONING APPEALS**

**Applicant/Owner:** General Washington Executive Center, LLC  
Sole Member LLC, owned by Thomas Mitchell

**Property:** GPIN 7779-89-7284, 2217 Princess Anne Street  
City of Fredericksburg, VA

**Variance Request:** Variance to Section 72-31.5 B of City UDO

**Current Zoning:** Commercial Highway (“CH”)

**Date:** December 28, 2015

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**OVERVIEW:**

This variance request is being made pursuant to Section 72-22.8, et al., of the City’s Uniform Development Code (“UDO”). The Applicant is requesting a variance to the minimum lot width requirements under Section 72-31.5 B. The subject Property is zoned Commercial Highway (“CH”), which allows by right, in relevant part, residential uses (R-12 standard) at a density not to exceed 12 units to the acre. The Applicant desires to redevelop a portion of the Property for multifamily purposes. The Property was originally a hotel, and is currently used as commercial office space. The adaptive re-use of the Property is consistent with the City’s comprehensive plan and Section 3.3.1 of the City Design Guidelines for the Princess Anne Street Historic Corridor Overlay District.

This request is not contrary to the public interest and the literal enforcement of the subject ordinance will cause an unnecessary hardship upon the property owner; and approval of this variance request will be consistent with the spirit of the ordinance and provide a positive impact to the immediate community.

- I. Proposed Variances:** The proposed project includes a total of 22 proposed multifamily units, as shown on that certain attached “Exhibit C” prepared by James O. McGhee Architects, P.C., entitled “General Washington Executive Center, Building ‘C’ 2217 Princess Anne Street” ( “Exhibit C”). The request is to grant a variance for 12 of the 22 units allowing said 12 units to be constructed with a minimum lot width of 14’-6”. The remaining 10 units will be 18’-10” in width.

Given the condition of the existing building, the Applicant believes this request is in accordance with Section 72-22-.8, et al, of the City UDO. In this regard, if the

Applicant were required to meet the minimum lot width requirements within the subject area shown on “Exhibit D” for the 18’ wide units, there would likely be structural issues with this part of the building because the Applicant would have to remove certain support beams and other supporting material and improvements (refer to Exhibits A, B1, B2, and D). However, if allowed this variance, the Applicant would not have to remove said structural materials and supports. In addition, removing the said beams and other structural material would not be economically feasible for the owner, and thus would prohibit the applicant from redeveloping this portion of the Property. Thus, given all of the foregoing, and the current condition of the site, as acquired by the Applicant in good faith, this request is reasonable and without the variance would likely cause undue hardship to the property owner.

**II. How the strict application of the provisions of the Zoning Ordinance would create undue hardship.**

Response:

The subject Property was originally constructed in 1926 and utilized as a hotel. Most recently, the Property has been used as commercial office space. The Property is zoned CH, which allows residential units with a density of 12 units per acre. The City’s Comprehensive Plan and accompanying design standards encourage an adaptive re-use of the Property. The market for commercial office space in this area is poor and overly saturated. There is also a need for additional residents in this area, especially those with disposable incomes. Thus, the Applicant properly evaluated a redevelop plan for a portion of the Property for residential uses. Pursuant to the Applicant’s analysis for a portion of the site, it was determined that the Applicant may be able to develop by right 28 multifamily units with a minimum lot width of 18’ (Exhibits B1,B2, and D) However, once the Applicant further analyzed the architectural and construction requirements for such a proposal, it was determined that “Exhibits B1, B2, and D” would likely cause structural challenges and require the Applicant to unnecessarily remove key structural(\*) supports, materials and improvements. Thus, the Applicant reviewed a second proposal (Exhibit C) and this was to include only 22 multifamily units with 12 of those units at a minimum width of 14’-6”, and 10 of those units at 18’-10”, all as shown on the attached Exhibits. Thus, a variance in the lot minimum width under R-12 is necessary. Otherwise, the Applicant would be subject to an extreme modification of the structure, which could likely cause structural integrity challenges \*(require removal of all structural floor elements and modifications to roof support structure). Further, if the Applicant was required to undertake such modifications, it would not be economically feasible for the Applicant to do so, and thus the Applicant would not be able to redevelop this section of the Property.

Thus, due to existing condition of the building on the Property within the area of the proposed renovations, the strict application of the ordinance would prohibit the owner from the reasonable and beneficial use of the property. The strict application of the ordinance would result in unnecessary or unreasonable hardship to the owner. The

subject property was purchased in good faith by the owner believing the current structure was suitable for the proposed use described herein.

**III. What exceptional circumstances or conditions are applicable to the property, or to the intended use of the property that do not apply generally to other properties in the same zone or neighborhood?**

The General Washington Executive Center is one of the most prominent properties on the Old Route 1 Highway District and along the Princess Anne Street corridor. Entirely unique in its architecture and four story scale, it stands apart from the “Machine Modern” style the rest of the corridor possesses. There are currently no existing renovation projects in the Old Route 1 Highway District addressing residential installations. Section 3.3.1 of the Design Guideline handbook for the Princess Anne Corridor clearly states that a project should “embrace opportunities for adaptive reuse of historic buildings”, containing an illustration of the General Washington Executive as the clear example for this guideline. Converting the old medical facility in building C in to individual residential units will spearhead the corridor’s rehabilitation efforts and set the standard for future rehabilitation projects. With only a few exterior alterations, the project will maintain its architectural integrity and only enhance the aesthetic beauty of Princess Anne Street.

Given the foregoing, the need for this variance is not shared generally by other properties. In fact, there are no similar uses (e.g. mix of commercial and residential) among other properties in this zoning area or surrounding neighborhood. Thus, we do not believe this type of specific request will be of a recurring nature and may be reasonably resolved through this application without the necessity of a general amendment to the zoning ordinance.

Further, the intended use of the Property with the proposed variance is not inconsistent or contrary to the spirit and purpose of the ordinance or City Comprehensive Plan.

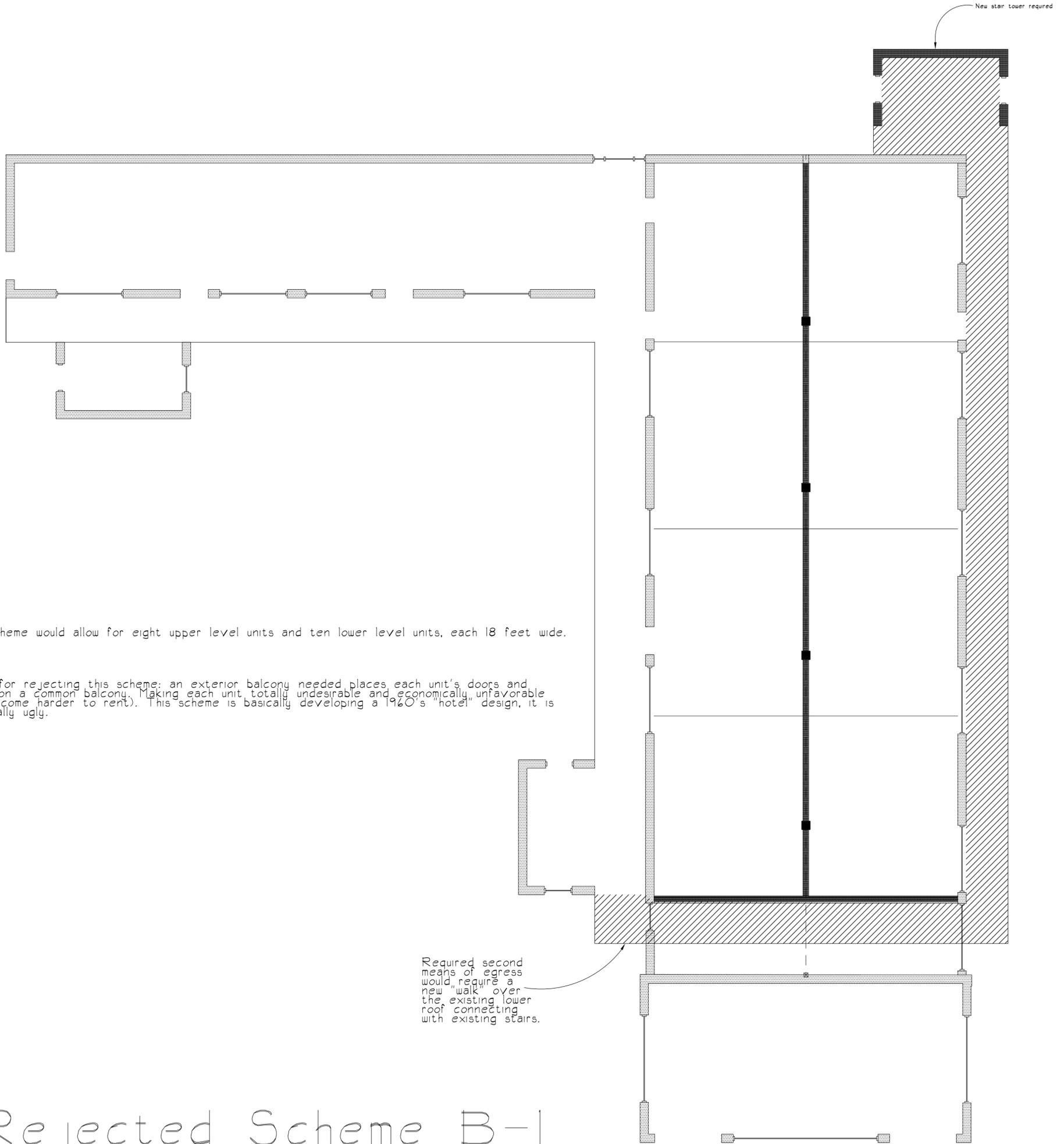
**IV. How a variance will not be of substantial detriment to adjacent property, and the character of the district will not be changed thereby.**

As a reminder, the Property is zoned CH. The CH district allows residential uses with a density of no greater than 12 units per acre. The proposed use is consistent with these requirements and the intent of the CH zoning district.

It is our opinion that a variance to the adaptive reuse of Property (at Building C location), as shown on the attached Exhibit, will not be of any substantial detriment to adjacent properties and the character of the district will only be strengthened by the project. New residential units will add a diverse and unique parameter to the corridor and implement a substantial contribution to the “old meets new” guideline that district

needs. The project will also eliminate its position in the real estate market of a Medical Facility, thus alleviating strain from that particular marketplace and no longer being in competition with surrounding buildings on the 2200-2216 block of Princess Anne Street. The project will enrich the community and meet the ever-growing need for new, modern housing while maintaining the architectural splendor of Downtown Fredericksburg.

Given the foregoing, it is our position that this variance request will not be detrimental to the public welfare or injurious to the property or improvements in the zoned area and neighborhood.

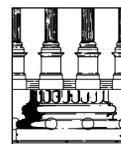


# Rejected Scheme B-1

GPIN # 7779897284

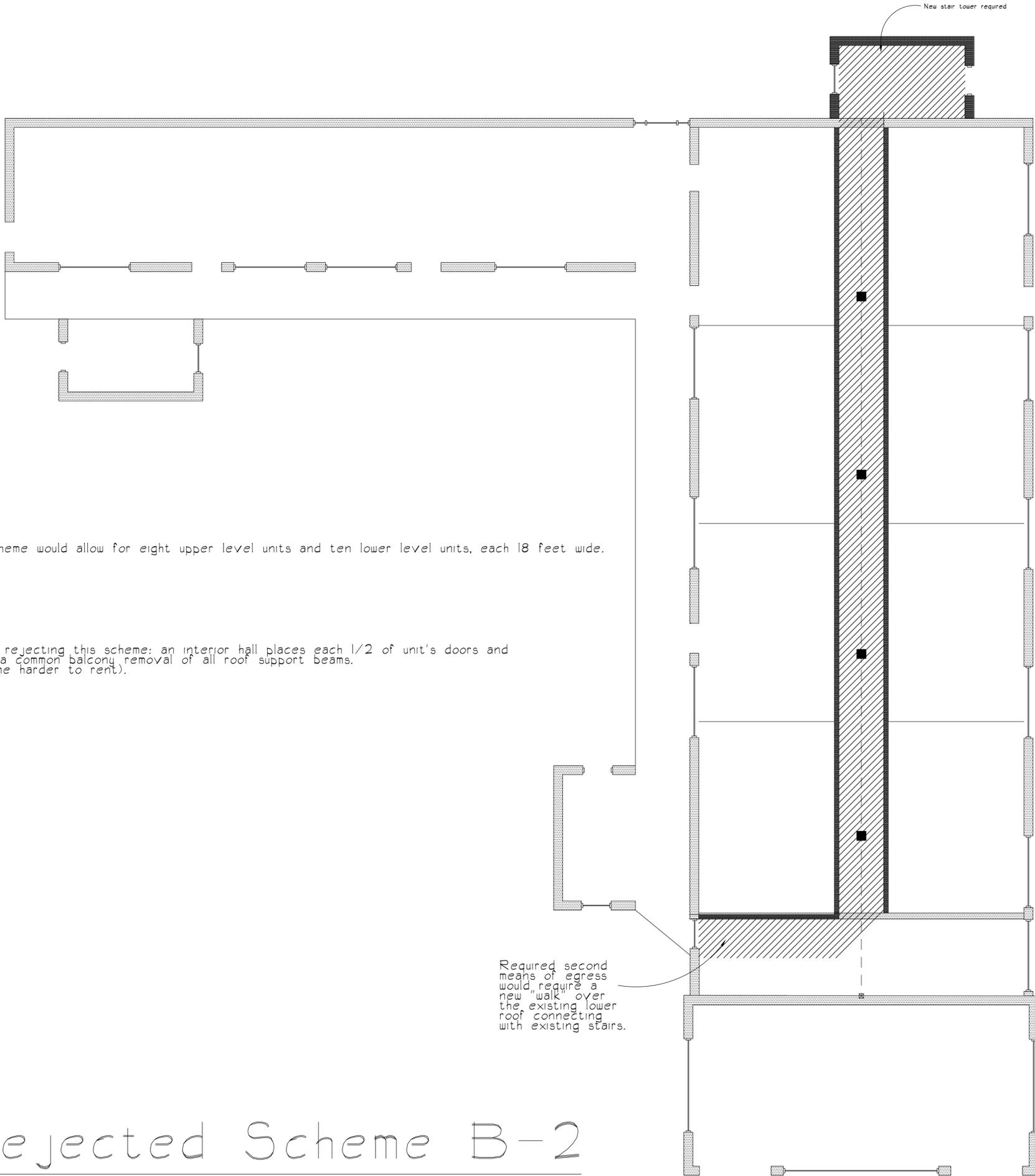
GENERAL WASHINGTON EXECUTIVE CENTER  
BUILDING 'C'  
2217 PRINCESS ANNE STREET

12-23-2015



JAMES O. MCGHEE  
ARCHITECTS, P.C.

400 CAROLINE STREET  
FREDERICKSBURG, VIRGINIA 22401  
Phone 540 371 9091 • Fax 540 371 5831

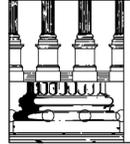


Note 1:  
 This scheme would allow for eight upper level units and ten lower level units, each 18 feet wide.

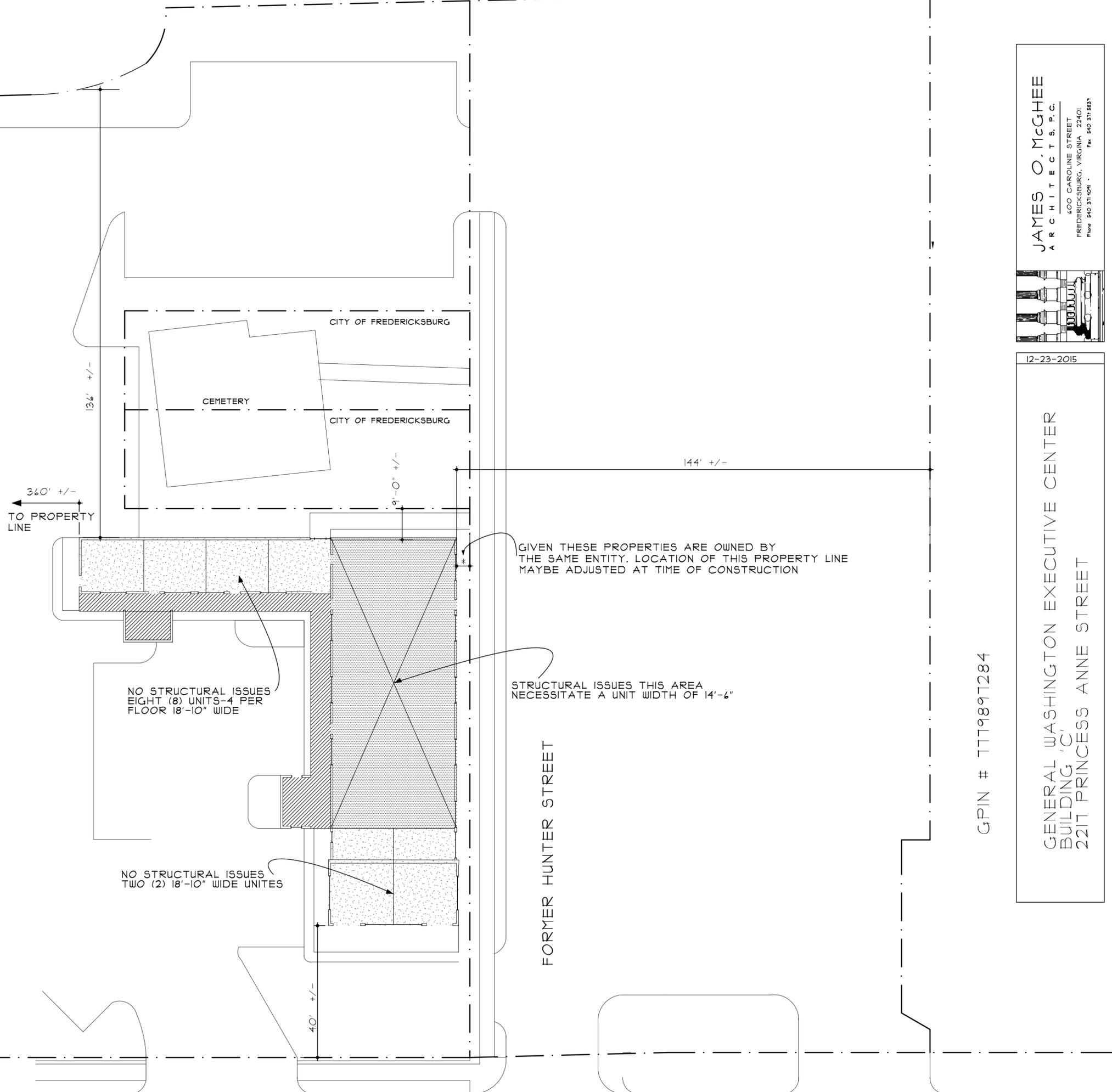
Reason for rejecting this scheme: an interior hall places each 1/2 of unit's doors and windows on a common balcony, removal of all roof support beams. (they become harder to rent).  
 esthetical

# Rejected Scheme B-2

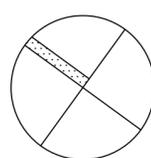
GPIN # 7779897284

<p>GENERAL WASHINGTON EXECUTIVE CENTER          BUILDING 'C'          2217 PRINCESS ANNE STREET</p>	<p>12-23-2015</p>		<p><b>JAMES O. MCGHEE</b>          ARCHITECTS, P.C.          400 CAROLINE STREET          FREDERICKSBURG, VIRGINIA 22401          Phone 540 371 1091 • Fax 540 371 5857</p>
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## EXHIBIT B-2



**BUILDING 'C'**  
 INFORMATIONAL SITE PLAN no scale



**SITE INFORMATION**

AREA = 2.8 ACRES

CH ZONING

ALLOWABLE RESIDENTIAL UNITS @ 12 PER ACRE = 33.6

ALLOWABLE HEIGHT = 40 FEET

INFORMATION FOR THE PORTION OF EXISTING STRUCTURE IN THIS REQUEST (SHADED AREA ON PLAN)

NUMBER OF RESIDENTIAL UNITS

WITHOUT APPROVAL = 28

WITH APPROVAL = 22

EXISTING HEIGHT = 22'

UNCHANGED

NOTE:  
 WITH APPROVAL  
 10 UNITS WILL BE 18'-10" WIDE  
 12 UNITS WILL BE 14'-6" WIDE

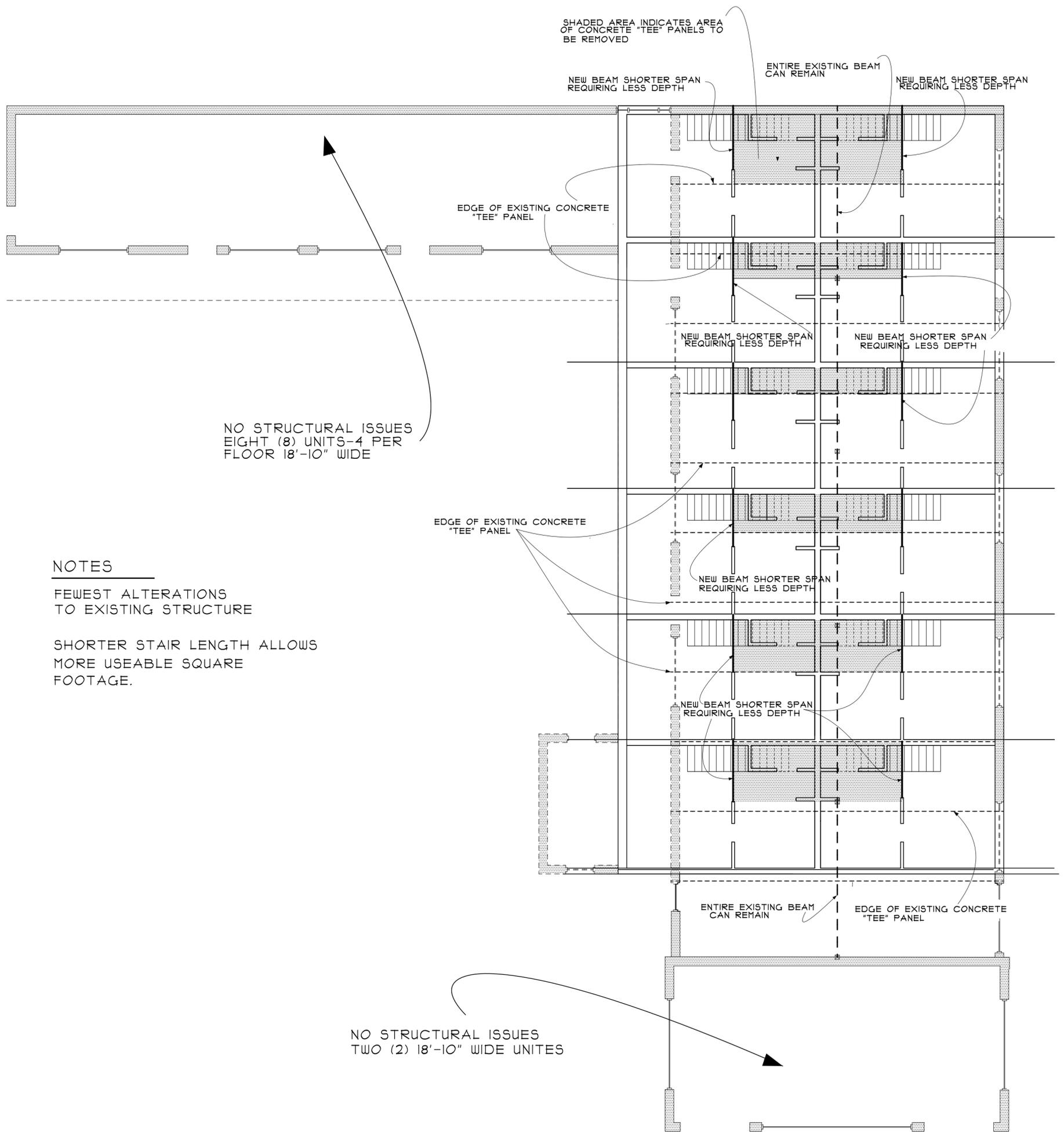


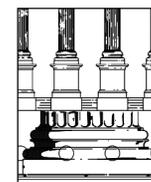
DIAGRAM OF REQUIRED STRUCTURAL ALTERATIONS

14' UNIT

GPIN # 7119897284

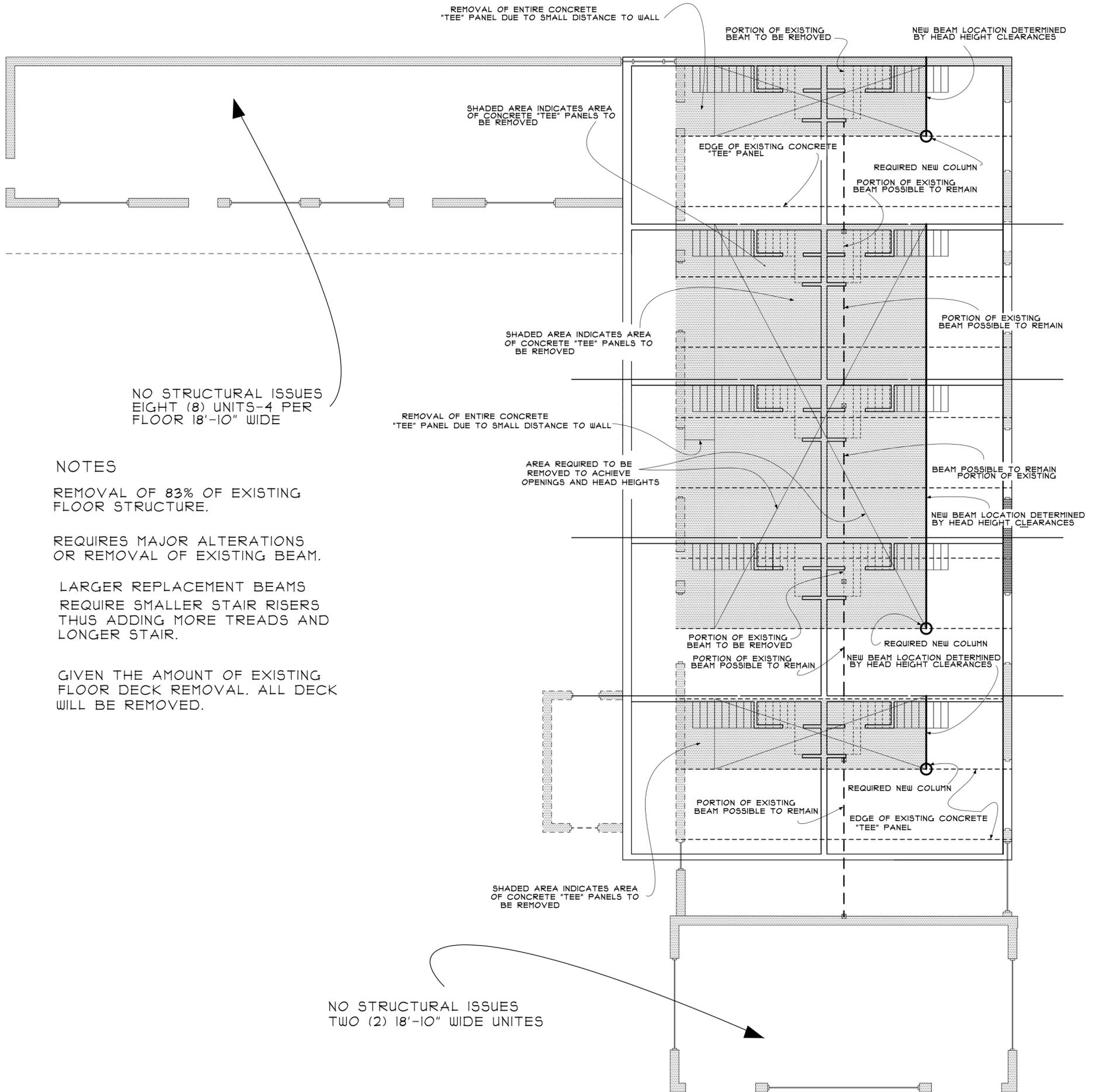
GENERAL WASHINGTON EXECUTIVE CENTER  
 BUILDING 'C'  
 2217 PRINCESS ANNE STREET

12-23-2015



JAMES O. MCGHEE  
 ARCHITECTS, P.C.

600 CAROLINE STREET  
 FREDERICKSBURG, VIRGINIA 22401  
 Phone 540 371 1091 Fax 540 371 5837



NO STRUCTURAL ISSUES  
EIGHT (8) UNITS-4 PER  
FLOOR 18'-10" WIDE

NOTES

REMOVAL OF 83% OF EXISTING  
FLOOR STRUCTURE.

REQUIRES MAJOR ALTERATIONS  
OR REMOVAL OF EXISTING BEAM.

LARGER REPLACEMENT BEAMS  
REQUIRE SMALLER STAIR RISERS  
THUS ADDING MORE TREADS AND  
LONGER STAIR.

GIVEN THE AMOUNT OF EXISTING  
FLOOR DECK REMOVAL. ALL DECK  
WILL BE REMOVED.

NO STRUCTURAL ISSUES  
TWO (2) 18'-10" WIDE UNITES

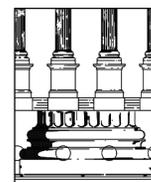
## DIAGRAM OF REQUIRED STRUCTURAL ALTERATIONS

### 18' UNIT

GPIN # 7119897284

GENERAL WASHINGTON EXECUTIVE CENTER  
BUILDING 'C'  
2217 PRINCESS ANNE STREET

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