



Item #5

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EFN*
DATE: 4 March 2016
RE: **106 and 108 Hanover Street – Demolition**
718 Sophia Street – Demolition
100 Hanover Street – New Construction

Thomas Mitchell requests a Certificate of Appropriateness for demolition of 106 and 108 Hanover Street, demolition of 718 Sophia Street, and for new construction at 100 Hanover Street. This project was considered by the Board as well as the City Council in 2013.

On May 13, 2013, the Board approved demolition of all three buildings and then approved the site planning and the scale and massing of a five-story mixed-use building. After this initial Board action, the City Council considered and granted a Special Exception to exceed the 50 height limit by six feet, to increase the residential density (to account for donation of an easement for a wider alley), and to modify the required commercial component (because of floodplain issues). The City Council also granted Special Use Permits for construction in the floodplain and for a mixed-use building of the proposed size.

On October 14, 2013, following the City Council's approvals, the applicant returned to the Board and received approval for the architectural details of the new building. The Special Exception and the Special Use Permits issued by the City Council remain valid and run with the land. Only the Board's approvals need to be renewed.

As was done initially, the Board should consider demolition of the three existing buildings and then proceed to review of the new construction.

Demolition of 106 and 108 Hanover Street and of 718 Sophia Street

The criteria for considering the appropriateness of demolition is contained in Section 72-23.1.D.(2) of the City Code, as follows:

1. The architectural significance of the buildings –

- 106 and 108 Hanover Street are connected, one-story, flat-roof, concrete-block, commercial buildings. The facades, with their stepped parapet walls, exhibit an Art Deco influence. Their period of construction is c. 1930.
- 718 Sophia Street is a two-story, wood frame structure covered with corrugated metal. Its period of construction is c. 1935.
- The City's 2006 architectural survey notes that a roughly five-block area of Sophia Street includes a range of vernacular commercial buildings, constructed from

the 1930s to the 1950s. They are/were simple, utilitarian buildings. Most are small and indistinct and do not have any particular architectural significance. As a group, however, they reflect the architectural trends of the interwar and post-war periods as well as the development patterns along this historically semi-industrial waterfront neighborhood. All three buildings are identified as contributing to the Historic District.

2. The historical significance of the buildings -

- As noted in the 2006 architectural survey, these buildings reflect the utilitarian uses of the Fredericksburg riverfront. The river has been a route for commerce, been diverted to power local industries, and has also been a dumping place for all manner of industrial and organic waste. The buildings are not associated with significant events or people.

3. Whether the buildings are linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular buildings individually -

- As noted in the 2006 architectural survey, these commercial buildings are not individually significant, but rather are an assemblage that represents the uses of the riverfront in the early twentieth century. A trend toward environmental values that began in the 1960s, however, has altered public policy related to natural resources such as the river and resulted in ambitious plans for a riverfront park that will highlight the entire span of the City's history along the river. A public park highlighting the river as a resource is a departure from the historical use of the river as a receiving stream for waste products. Components of this assemblage of small commercial buildings have been removed over the past 25 years, to allow for a riverfront recreational amenity to be developed.

4. The significance of the buildings or their proposed replacement in furthering the goals of the Comprehensive Plan -

- The overall plan for the Sophia Street corridor is for an open riverfront on the east (river) side of Sophia Street and redevelopment along the west (dry) side of Sophia Street. The Comprehensive Plan (2015) includes the following statement: “[A] riverfront park is being designed for 3 acres of City-owned land between Hanover and Wolfe Streets. The concept for the road corridor is to encourage development on the west side of the street, while leaving the east side open (p. 117).” The Comprehensive Plan contains policies related to preserving historic resources, but the City has engaged in a judicious removal of obsolete buildings in this area to meet its other public policy goals.

5. The condition and structural integrity of the buildings -

- The buildings at 106 and 108 Hanover Street are in reasonably good shape. The building at 718 Sophia Street is intact, but is more of a large shed than viable commercial space. The condition of the buildings is not a factor in this request for demolition.

6. Effect on surrounding properties -

- The justification for seeking demolition approval is to clear these lots to accommodate a proposed 18-unit condominium project, with all related parking provided on-site on the first level. There will also be commercial space on Hanover

Street. The City seeks this type of development as a means to redevelop the Sophia Street corridor and to continue to revitalize its downtown.

7. Inordinate hardship -

- This request for demolition does not claim an inordinate hardship.

Recommendation

The buildings at 106 and 108 Hanover Street and 718 Sophia Street have limited architectural value. Their historical value has been as components of an early twentieth century assemblage, but that assemblage also has limited economic value. The community has spent the past 30 years developing riverfront park plans, acquiring the land to accommodate a park, and removing buildings to prepare for park development and revitalization of the 600-800 blocks of Sophia Street. Staff finds that removal of the buildings at 106 and 108 Hanover Street and at 718 Sophia Street is consistent with adopted public policy and recommends approval of their removal.

New Construction at 100 Hanover Street

The applicant proposes to construct a five-story mixed use structure. The bottom floor will provide all required parking on-site and also have street level commercial space along Hanover Street. The upper four floors will consist of 18 condominiums and support spaces. In August 2013, the City Council approved a Special Exception for the 56 foot height, an increase in the residential density (to account for donation of an easement for a wider alley), and a modification of the required commercial component (because of floodplain issues). The City Council also granted Special Use Permits for construction in the floodplain and for a mixed-use building of the proposed size.

In reviewing new construction within the Historic District, the Board adheres to the following sequence:

- **Site Planning**
 - The construction site is at the corner of Hanover and Sophia Streets, extending 160 feet along Sophia Street and 116 feet along Hanover Street. There is a 15-foot wide alley behind this property that will be expanded to a 20-foot width, to enhance access by fire-fighting equipment. The Special Use Permit granted by the City Council carries the condition that the owner undertake an archaeological investigation of the site, to begin with a Phase I investigation, with the potential to expand to a Phase II investigation.
- **Scale and Massing**
 - The new building will be 56 feet high, but its massing is broken up by significant modulation of the wall planes and stepping back portions of the fourth and fifth floors. The height limit for this site is 50 feet so the City Council has granted a Special Exception to allow for the additional 6 feet. This Special Exception (which has no expiration date) recognizes that downtown Fredericksburg is locat-

ed on a series of terraces, where the topography can absorb the mass of substantial buildings.

- **Windows and Doors**

- The fenestration, separate from the storefronts, will consist of Anderson units, with aluminum exteriors and wood interiors. Some Board members had previously expressed concern that the amount of glass might be inappropriate to the historic context. The response was that the Hanover Street side of the building, which is the front of the building, reflects the ratio of solids to voids and the rhythm and balance of the fenestration of nearby historic buildings on Caroline Street. The Sophia Street elevation is a side elevation and though there is more glass, the modulation of the walls and the use of solid side walls ensure that an observer will see more brick than glass from most any angle. In addition, the windows on the primary wall planes are smaller units, to reflect an appropriate ratio of solids to voids, and will also be white, to give them visual definition. The French doors and surrounding glass walls will provide critically needed light to the residential units, but are set back from the primary wall planes and will also have a dark terratone finish, which will obscure their visual presence.

- **Storefronts**

- The storefronts will be aluminum, with a terratone finish that matches the top floor windows. The finish will be Kawneer Medium Bronze.

- **Exterior Architectural Elements**

- Entrances – There are two storefronts on Hanover Street, as well as an entryway for the residential units. The residential entry is deliberately understated, leaving the visual emphasis on the commercial components. The openings into the parking area that front on Sophia Street have been configured to relate to the fenestration of the upper stories, as much as possible. The garage openings will have woven metal screens, with a Kawneer Medium Bronze finish. The garage doors will have metal gates.
- Porches – There are prominent balconies for each of the residential units, which is part of the significant modulation that breaks up the building massing.
- Cornices – The Hanover Street side of the building has a strong cornice at the fourth story, to relate the façade to Caroline Street. The opposite (south) end of the building has the same feature in the same location. Along Sophia Street, there will be a strong cornice at the fourth story, but some of the fourth floor is set back from the front wall plane. Another cornice will cap the third story, which will provide for visual continuity along Sophia Street.

- **Materials**

- Wall surfaces – The upper stories will be clad in brick and include an accent brick.
- Foundation – The first story will be clad in a smooth stone, with an accent of split stone.
- Roof – The roof will be flat and not visible.

- **Miscellaneous Details**

- Trim – The window arches and the cornices will be a pre-cast material, consistent with the first story stone. The columns on the alley side of the building will be composite or aluminum clad units, with a finish that matches the railings.

- Gutters – There will be no visible gutters.
- Mechanical units – The roof top mechanical units will not be visible from the ground.
- Lights – Light fixtures will be placed along Hanover and Sophia Streets. They will be copper units with either a gas light or a flickering electric light.

Staff finds the proposed new construction to be architecturally compatible with the historic aspects of the Historic District and recommends renewal of the approval given in 2013 for the submitted drawings.



**CITY OF FREDERICKSBURG, VIRGINIA
NOTIFICATION OF CITY ACTION**

TO: Sophia, LLC
1008 Prince Edward Street
Fredericksburg, Virginia 22401

FROM: Charles Johnston, Director of Planning and Community Development

DATE: August 30, 2013

RE: SUP2-2013-06 – Special Use Permit Request for Sophia, LLC

Your request for:	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Plat/Plan
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Special Use Permits
<input type="checkbox"/> Change of Non-Conforming Use	
has been:	
<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved with conditions
	<input type="checkbox"/> Denied
<input type="checkbox"/> Other _____	
At the August 27, 2013 meeting of the:	
<input type="checkbox"/> Planning Commission	<input checked="" type="checkbox"/> City Council
Your next step should be:	
<input type="checkbox"/> File additional/revised plans as required	
<input checked="" type="checkbox"/> Obtain other required permits	
<input type="checkbox"/> No further information is required	

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

Your request for special use permit approval in order to develop a mixed-use building within the 100-year floodplain; and for a mixed-use building which exceeds 4,000 square feet in site coverage in the Commercial-Downtown (C-D) district on property located at 108 Hanover Street, 106 Hanover Street, 100 Hanover Street, 0 Sophia Street (alley) and 718 Sophia Street has been granted. See attached Resolution No. 13-73 and Resolution No. 13-74 for details.

- c: Building & Development Services Commissioner of the Revenue Fire Department
- Department of Public Works School Board Economic Dev
- IT Department Abutting Property Owners



MOTION: ELLIS
SECOND: DEVINE

August 27, 2013
Regular Meeting
Resolution No. 13-73

RE: GRANTING A SPECIAL USE PERMIT TO THOMAS H. MITCHELL TO CONSTRUCT A MIXED-USE BUILDING WITHIN THE 100 YEAR FLOODPLAIN ON PROPERTY LOCATED AT: 108 HANOVER STREET – GPIN 7789-24-0627; 106 HANOVER STREET – GPIN 7789-24-0658; 100 HANOVER STREET – GPIN 7789-24-0697; 0 SOPHIA STREET (ALLEY) – GPIN 7789-24-0673; AND 718 SOPHIA STREET – GPIN 7789-24-1509

ACTION: APPROVED: Ayes: 7; Nays: 0

WHEREAS, the applicant, Thomas H. Mitchell, has applied to this Council for a special use permit to construct a mixed-use building within the 100 year floodplain on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street, pursuant to § 78-820 of the Fredericksburg City Code.

WHEREAS, the Council after notice and public hearing, has considered the application in light of (1) its conformity with the City's Comprehensive Plan; (2) the type of proposed structure and use; (3) the location of the proposed structure and use; (4) flood frequency; (5) the nature of flooding and historical flood impacts; (6) access to the site for the proposed land use; (7) nature and extent of proposed fill; (8) the impact of the proposal on the floodplain; and (9) the potential increase in flood damage and risk of human life.

NOW, THEREFORE, BE IT RESOLVED: This Council grants Thomas H. Mitchell a special use permit to construct a mixed-use building within the 100 year floodplain on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street in substantial accordance with his application for a special use permit filed on May 1, 2013, as amended in response to comments from the City's Department of Building and Development.

Yotes:

Ayes: Greenlaw, Ellis, Devine, Howe, Kelly, Paolucci, Solley

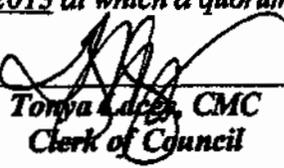
Nays: None

Absent from Vote: None

Absent from Meeting: None

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 13-73 duly adopted at the City Council meeting held August 27, 2013 at which a quorum was present and voted.



Tonya L. Carter, CMC
Clerk of Council



MOTION: DEVINE

**August 27, 2013
Regular Meeting
Resolution No. 13-74**

SECOND: ELLIS

RE: GRANTING A SPECIAL USE PERMIT TO THOMAS H. MITCHELL FOR A MIXED-USE BUILDING WHICH EXCEEDS 4,000 SQUARE FEET IN SITE COVERAGE IN THE COMMERCIAL-DOWNTOWN (C-D) DISTRICT ON PROPERTY LOCATED AT: 108 HANOVER STREET – GPIN 7789-24-0627; 106 HANOVER STREET – GPIN 7789-24-0658; 100 HANOVER STREET – GPIN 7789-24-0697; 0 SOPHIA STREET (ALLEY) – GPIN 7789-24-0673; AND 718 SOPHIA STREET – GPIN 7789-24-1509

ACTION: APPROVED: Ayes: 5; Nays: 2

WHEREAS, the applicant, Thomas H. Mitchell, has applied to this Council for a special use permit to develop a mixed-use building which exceeds 4,000 square feet in site coverage in the Commercial-Downtown District, on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street, Fredericksburg, Virginia.

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the City's Comprehensive Plan, its harmony with the purposes and standards of the zoning district regulations, its compatibility with existing or planned uses of neighboring properties, and whether the proposed special use and related improvements will be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

NOW, THEREFORE, BE IT RESOLVED: Based on the above considerations, Council finds: (a) the request as submitted or modified does conform to the City's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto (b) the request is in harmony with the purpose and intent of the zoning district regulations, (c) this request will not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (d) this request is appropriately designed, sited, landscaped and otherwise configured.

This Council grants to Thomas H. Mitchell a special use permit to develop a mixed-use building which exceeds 4,000 square feet in site coverage in the Commercial-Downtown District, on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street, in substantial accordance with his application for a special use permit dated May 1, 2013, and in conformance with the conditions for the vacation of the Sophia Street Alley set forth in Ordinance 07-45.

This permit is conditioned upon the landowner conducting a Phase I archaeological survey of the site of the proposed development, and if indicated, a Phase II survey, prior to obtaining a

building permit for the mixed use building. The archaeological survey or surveys shall conform to the "Guidelines for Conducting Historic Resources Survey in Virginia" of the Virginia Department of Historic Resources, dated October 2011.

Votes

Ayes: Greenlaw, Ellis, Devine, Howe, Solley

Nays: Kelly, Paolucci

Absent from vote: None

Absent from meeting: None

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 13-74 duly adopted at the City Council meeting held August 27, 2013 at which a quorum was present and voted.



Tonya Lacey, CMC
Clerk of Council



**CITY OF FREDERICKSBURG, VIRGINIA
NOTIFICATION OF CITY ACTION**

TO: Sophia, LLC
1008 Prince Edward Street
Fredericksburg, Virginia 22401

FROM: Charles Johnston, Director of Planning and Community Development

DATE: August 30, 2013

RE: SE2013-01 – Request for Special Exceptions – Sophia, LLC (One Hanover)

Your request for:	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Plat/Plan
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Special Exception Permits
<input type="checkbox"/> Change of Non-Conforming Use	
has been:	
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved with conditions
<input type="checkbox"/> Other _____	<input type="checkbox"/> Denied
At the August 27, 2013 meeting of the:	
<input type="checkbox"/> Planning Commission	<input checked="" type="checkbox"/> City Council
Your next step should be:	
<input type="checkbox"/> File additional/revised plans as required	
<input checked="" type="checkbox"/> Obtain other required permits	
<input type="checkbox"/> No further information is required	

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

Your request for special exceptions in order to increase the building height from 50 feet to 56 feet; and to increase the floor area ratio from 3.0 to 3.225; to decrease the percentage of the ground floor to be commercial from 100% to 15%; and to increase the maximum residential density to from 36 to 40 units per acre, on property located at 108 Hanover Street, 106 Hanover Street, 100 Hanover Street, 0 Sophia Street (alley) and 718 Sophia Street has been granted. See attached Resolution No. 13-75 for details.

c: Building & Development Services
Department of Public Works
IT Department

Commissioner of the Revenue
School Board
Abutting Property Owners

Fire Department
Economic Dev



MOTION: ELLIS

**August 27, 2013
Regular Meeting
Resolution No. 13-75**

SECOND: HOWE

RE: GRANTING A SPECIAL EXCEPTION TO THOMAS H. MITCHELL FOR CONSTRUCTION OF A MIXED-USE BUILDING WITH A HEIGHT OF 56 FEET, A FLOOR AREA RATIO OF 3.225, A 15% COMMERCIAL GROUND FLOOR, AND A DENSITY OF 40 RESIDENTIAL UNITS PER ACRE ON PROPERTY LOCATED AT: 108 HANOVER STREET – GPIN 7789-24-0627; 106 HANOVER STREET – GPIN 7789-24-0658; 100 HANOVER STREET – GPIN 7789-24-0697; 0 SOPHIA STREET (ALLEY) – GPIN 7789-24-0673; AND 718 SOPHIA STREET – GPIN 7789-24-1509

ACTION: APPROVED: Ayes: 5; Nays: 2

WHEREAS, the applicant, Thomas H. Mitchell, has applied to this Council for a special exception to City Code § 78-515 to:

- a. Increase the building height from 50 feet to 56 feet;
- b. Increase the floor area ratio from 3.0 to 3.225;
- c. Decrease the percentage of the ground floor to be commercial from 100% to 15%; and
- d. Increase the maximum residential density to 40 units per acre.

on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street.

WHEREAS, the Council after notice and public hearing thereon, has considered the special exception application in light of its conformity with the City's criteria for the review of special exception applications.

NOW, THEREFORE, BE IT RESOLVED,

1. Council makes the following findings with respect to the special exception application: (a) the proposed use is unique and unlikely of recurrence; (b) the grant of the special exception is consistent with the City's Comprehensive Plan; (c) the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance; (d) there has been a sufficient period of time for investigation and community planning with respect to the application; (e) the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use; (f) the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual; and (g) the applicant has demonstrated that its application meets all these criteria.

2. Council grants to Thomas H. Mitchell a special exception to:
- a. Increase the building height from 50 feet to 56 feet;
 - b. Increase the floor area ratio from 3.0 to 3.225;
 - c. Decrease the percentage of the ground floor to be commercial from 100% to 15%; and
 - d. Increase the maximum residential density to 40 units per acre.

on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street, in substantial accordance with his application dated May 1, 2013.

Votes

Ayes: Greenlaw, Ellis, Devine, Howe, Solley

Nays: Kelly, Paolucci

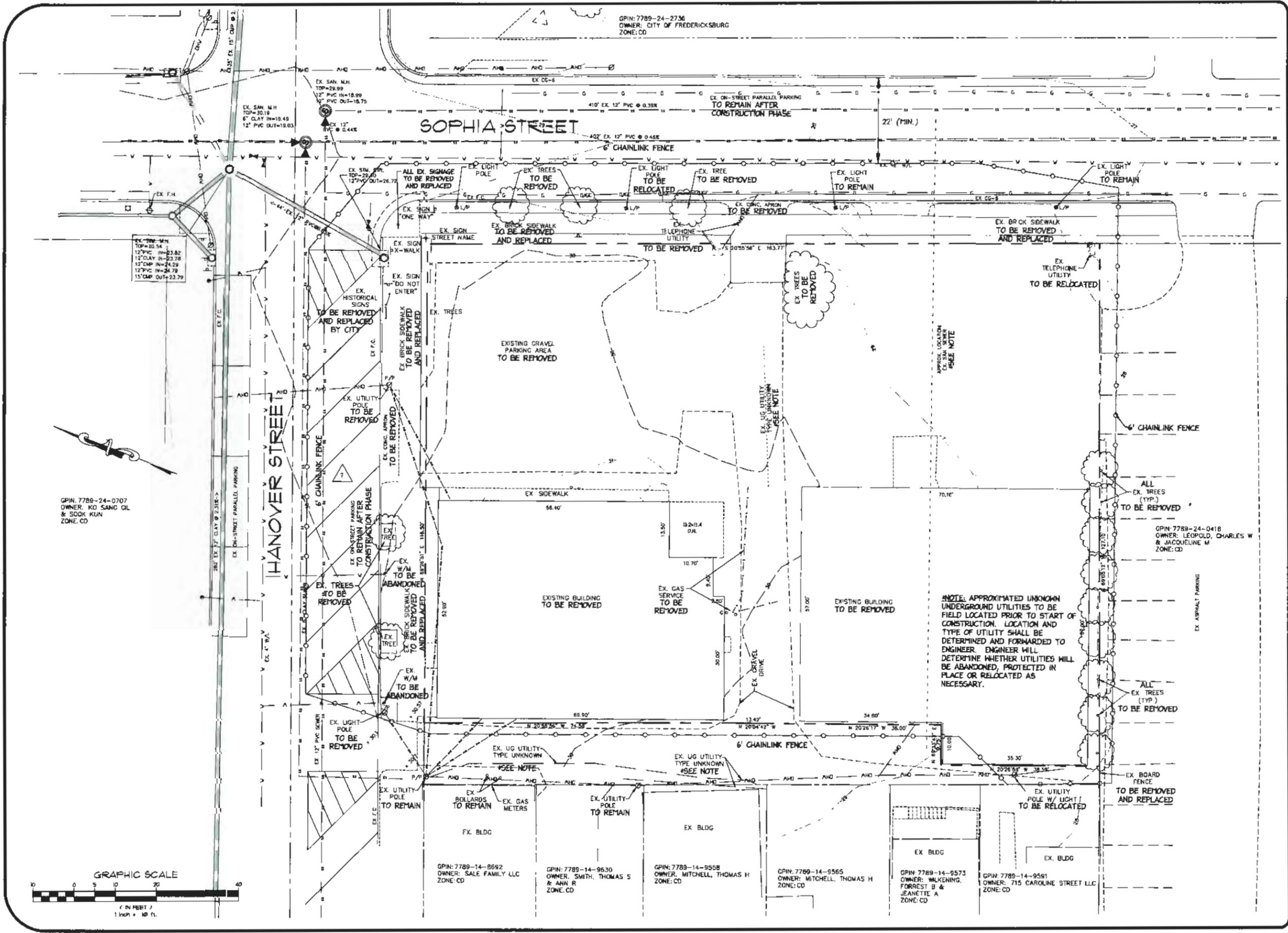
Absent from vote: None

Absent from meeting: None

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 13-75 duly adopted at the City Council meeting held August 27, 2013 at which a quorum was present and voted.


Tonya Lacey, CMC
Clerk of Council

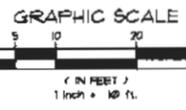


GPIN: 7789-24-0707
 OWNER: KO SANG OIL
 & SOOK KUN
 ZONE: CD

GPIN: 7789-24-2736
 OWNER: CITY OF FREDERICKSBURG
 ZONE: CD

SOPHIA STREET

HANOVER STREET



NOTE: APPROXIMATED UNKNOWN UNDERGROUND UTILITIES TO BE FIELD LOCATED PRIOR TO START OF CONSTRUCTION. LOCATION AND TYPE OF UTILITY SHALL BE DETERMINED AND FORWARDED TO ENGINEER. ENGINEER WILL DETERMINE WHETHER UTILITIES WILL BE ABANDONED, PROTECTED IN PLACE OR RELOCATED AS NECESSARY.

GPIN: 7789-14-8692
 OWNER: SALE FAMILY LLC
 ZONE: CD

GPIN: 7789-14-9630
 OWNER: SMITH, THOMAS S
 & ANN R
 ZONE: CD

GPIN: 7789-14-9558
 OWNER: MITCHELL, THOMAS H
 ZONE: CD

GPIN: 7789-14-9565
 OWNER: MITCHELL, THOMAS H
 ZONE: CD

GPIN: 7789-14-9573
 OWNER: WALKENING,
 FORREST B &
 JEANETTE A
 ZONE: CD

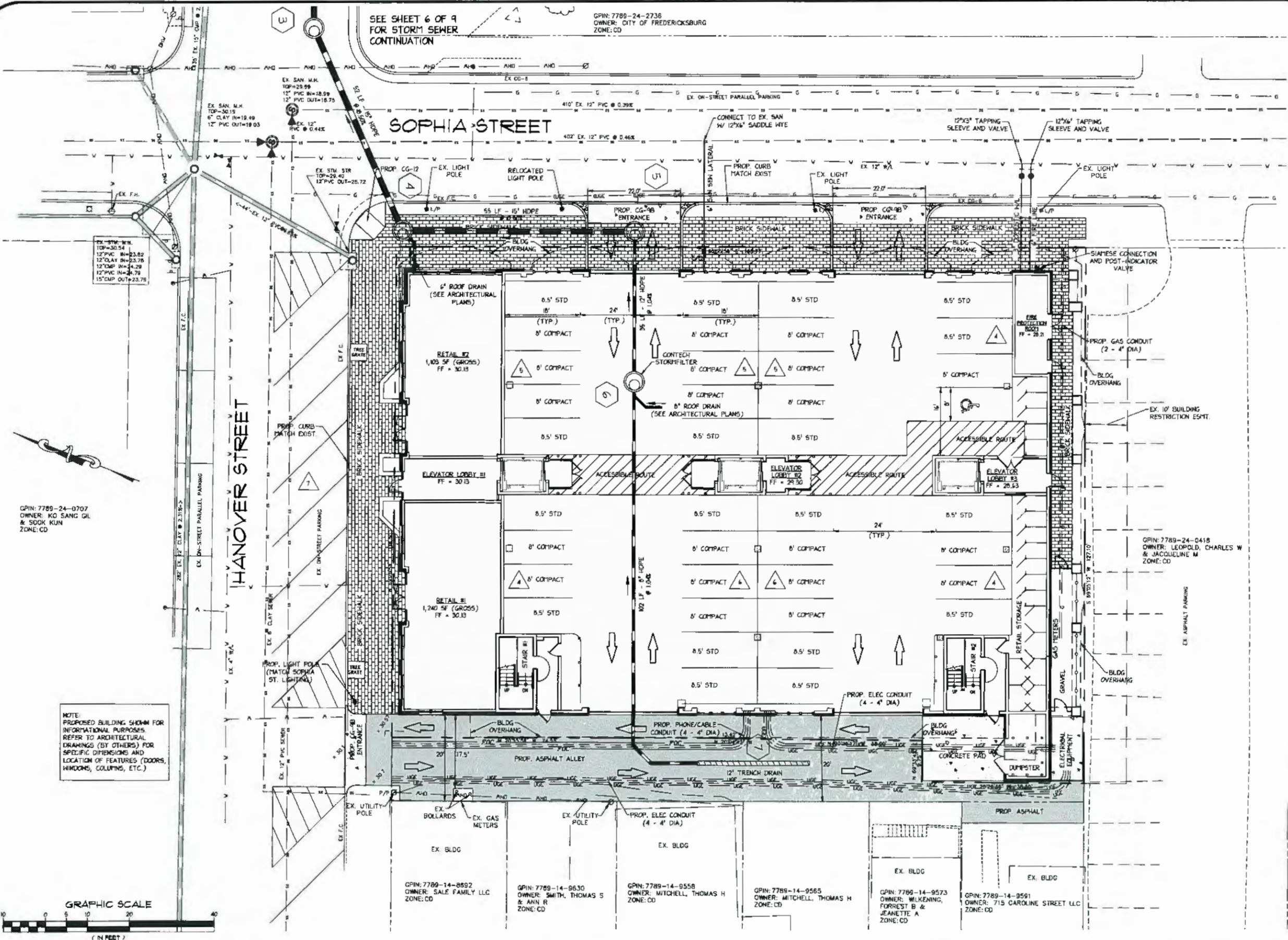
GPIN: 7789-14-9591
 OWNER: 715 CAROLINE STREET LLC
 ZONE: CD

GPIN: 7789-24-0418
 OWNER: LEOPOLD, CHARLES W
 & JACQUELINE M
 ZONE: CD

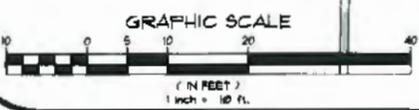
REVISION	
DATE	
EXISTING CONDITIONS/DEMOLITION PLAN ONE HANOVER CONDOMINIUMS CITY OF FREDERICKSBURG, VIRGINIA	
County Plan Number:	
Drawn By:	TTP
Designed By:	TTP
Checked By:	RFP
Date:	04/21/14
Scale:	1" = 10'
Sheet:	3 of 9

Freeland Engineering, PC
 rfreetan@freelandengineeringpc.com
 10814 Courthouse Road
 Fredericksburg, Virginia 22408
 Phone: 540.858.3092
 Fax: 877.658.7735
 www.freelandengineeringpc.com

SEE SHEET 6 OF 9 FOR STORM SEWER CONTINUATION
 GPIN: 7789-24-2736
 OWNER: CITY OF FREDERICKSBURG
 ZONE: CD

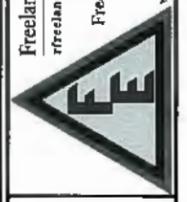


NOTE:
 PROPOSED BUILDING SHOWN FOR INFORMATIONAL PURPOSES REFER TO ARCHITECTURAL DRAWINGS (BY OTHERS) FOR SPECIFIC DIMENSIONS AND LOCATION OF FEATURES (DOORS, WINDOWS, COLUMNS, ETC.)



REVISION	DATE

Freeland Engineering, PC
 rfreeland@freelandengineering.com
 10814 Courthouse Road
 Fredericksburg, Virginia 22408
 Phone: 540.898.3092
 Fax: 877.658.7735
 www.freelandengineering.com



SITE AND UTILITY PLAN
ONE HANOVER CONDOMINIUMS
 CITY OF FREDERICKSBURG, VIRGINIA



County Plan Number:
 Drawn By: TTP
 Designed By: TTP
 Checked By: RFP
 Date: 04/2/14
 Scale: 1" = 10'
 Sheet: 4 of 9

GPIN: 7789-24-0707
 OWNER: KO SANG KIL & SOOK KUN
 ZONE: CD

GPIN: 7789-24-0418
 OWNER: LEOPOLD, CHARLES W & JACQUELINE M
 ZONE: CD

GPIN: 7789-14-8892
 OWNER: SALE FAMILY LLC
 ZONE: CD

GPIN: 7789-14-9630
 OWNER: SMITH, THOMAS S & ANN R
 ZONE: CD

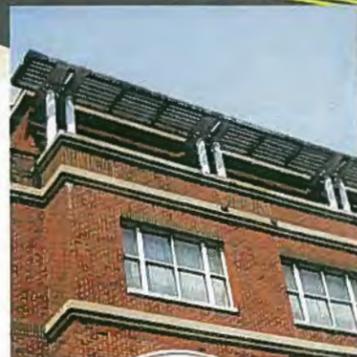
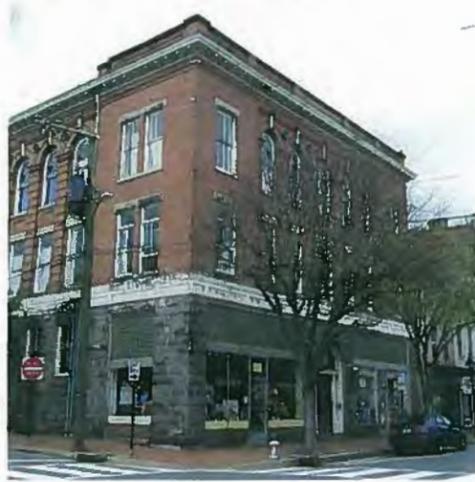
GPIN: 7789-14-9558
 OWNER: MITCHELL, THOMAS H
 ZONE: CD

GPIN: 7789-14-9565
 OWNER: MITCHELL, THOMAS H
 ZONE: CD

GPIN: 7789-14-9573
 OWNER: WILKENING, FORREST B & JEANNETTE A
 ZONE: CD

GPIN: 7789-14-9591
 OWNER: 715 CAROLINE STREET LLC
 ZONE: CD

SITE CONTEXT BUILDINGS



ONE HANOVER CONDOMINIUMS



FOR FREDERICKSBURG ARB USE ONLY. NOT FOR CONSTRUCTION

INSPIRATION PHOTOS
(Charleston, SC)



nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
☎ (804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA
PC: -

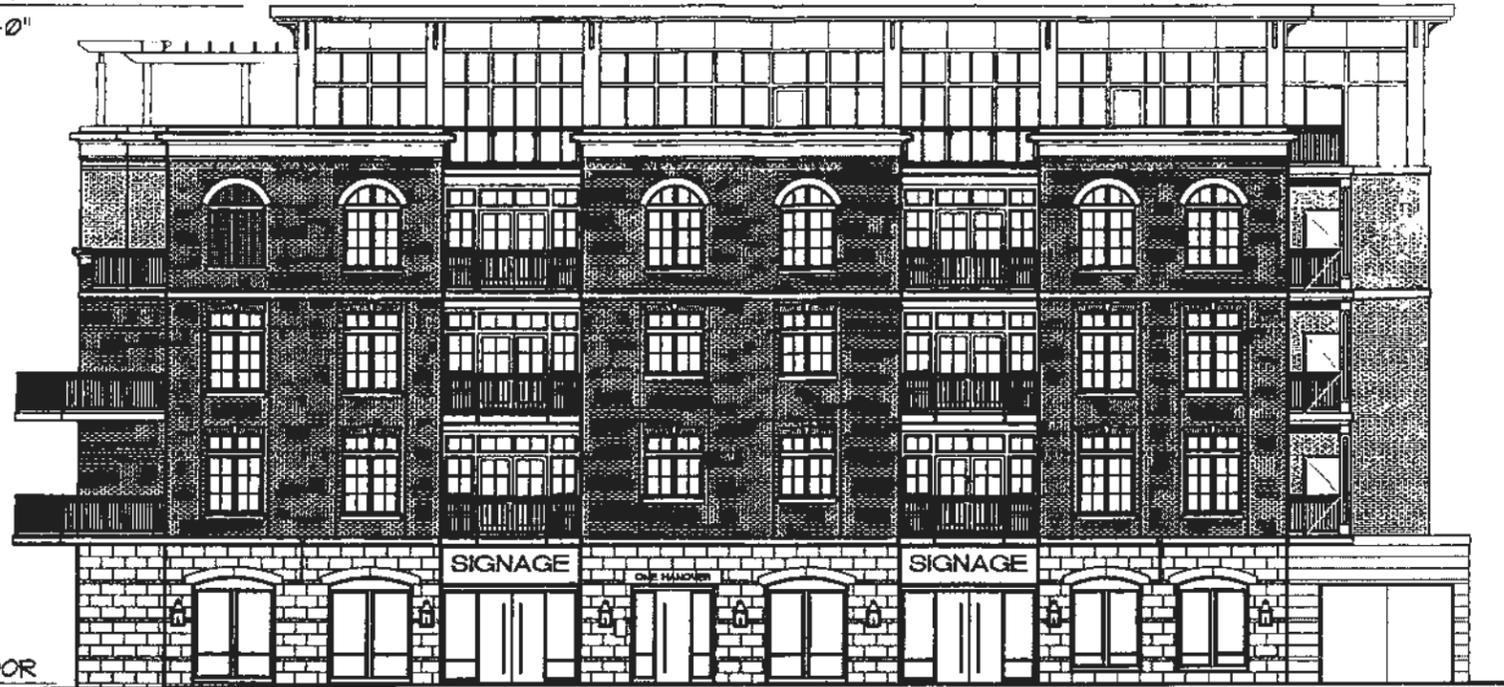
SEPT 27, 2013	
REVISIONS	
NO.	DATE

DWG. NO.

A0

FCSP-ARB.DWG

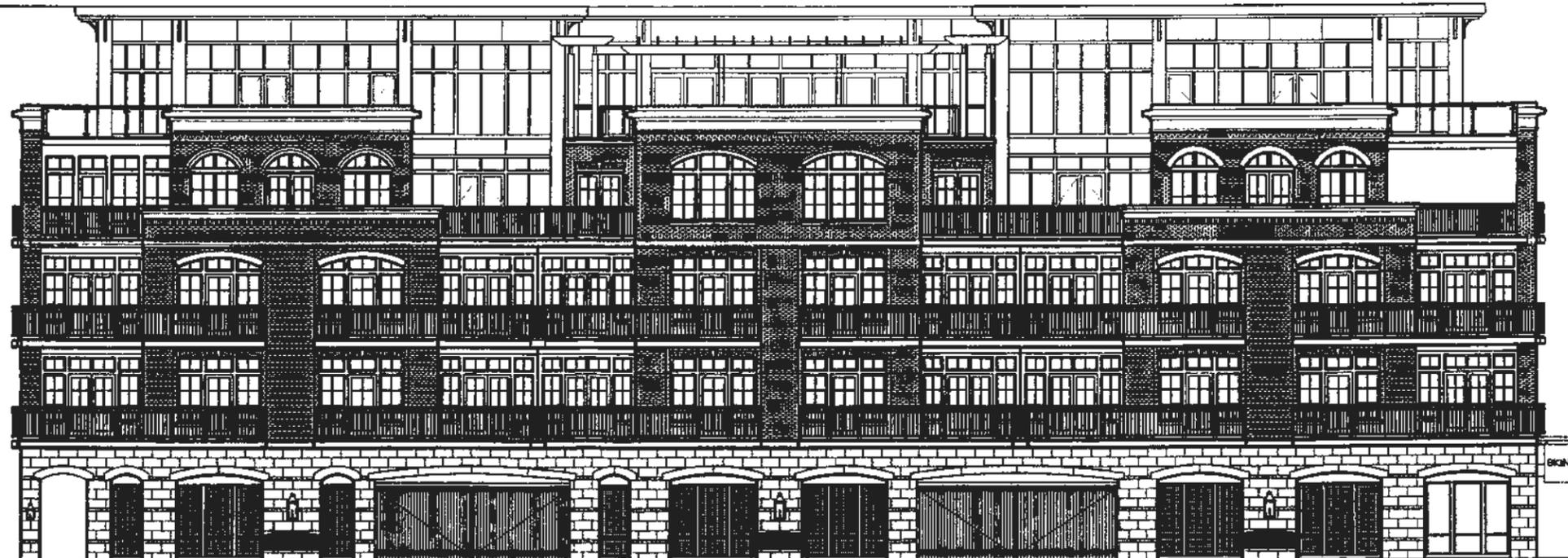
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A1 HANOVER STREET ELEVATION
SCALE: 1/16" = 1'-0"

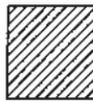
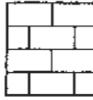
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A1 SOPHIA STREET ELEVATION
SCALE: 1/16" = 1'-0"

BASIS OF DESIGN FINISHES

-  FIELD BRICK
CAROLINA CERAMICS
CHERRY SMOOTH
-  FIELD BRICK
CAROLINA CERAMICS
BURGANDY SMOOTH
-  ARRISCRAFT
RENAISSANCE SMOOTH
OAK RIDGE
-  ARRISCRAFT
RENAISSANCE SPLIT
OAK RIDGE
-  METAL PANELS
TO MATCH KAUNEER
MEDIUM BRONZE

FOR FREDERICKSBURG ARB USE ONLY. NOT FOR CONSTRUCTION



nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
(804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

ELEVATIONS

SEPT 27, 2013

REVISIONS
NO. DATE

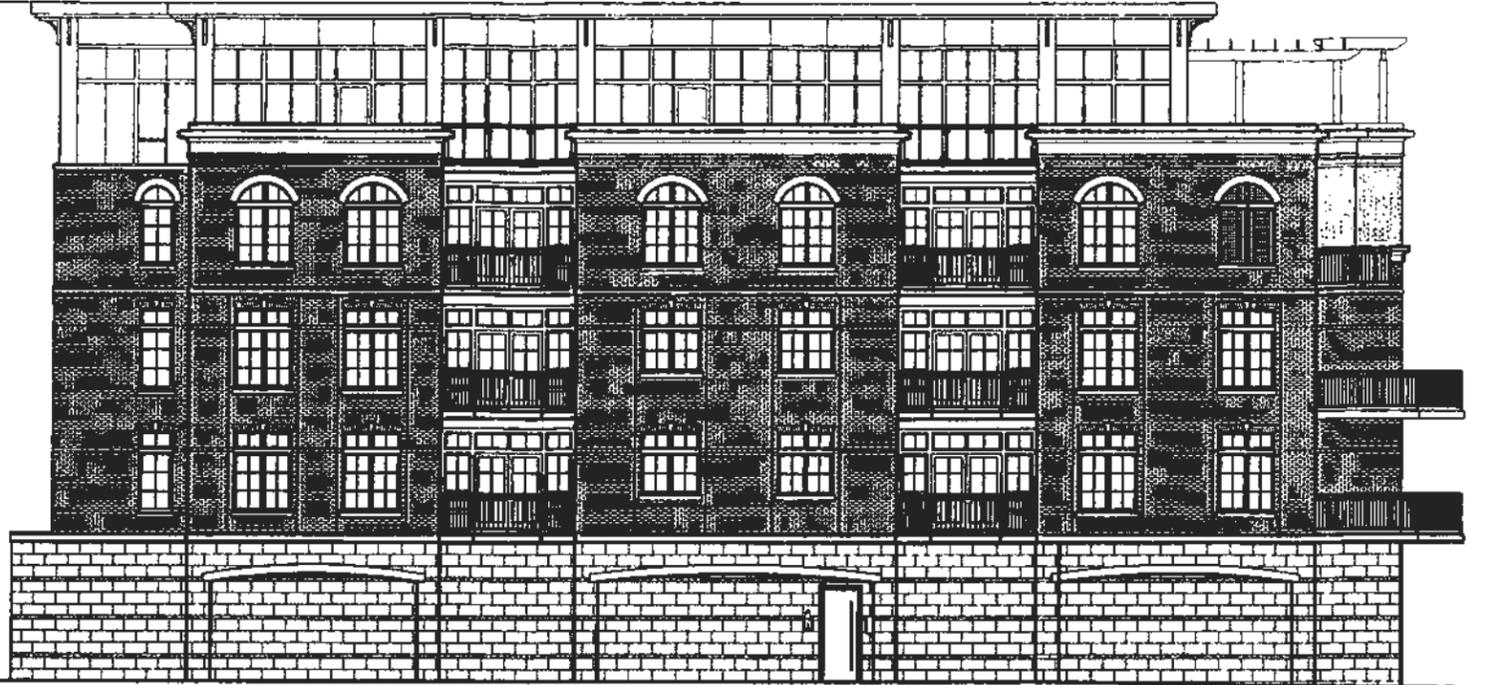
1/16" = 1'-0"

DWG. NO.

A1

FCSP-ARB.DWG

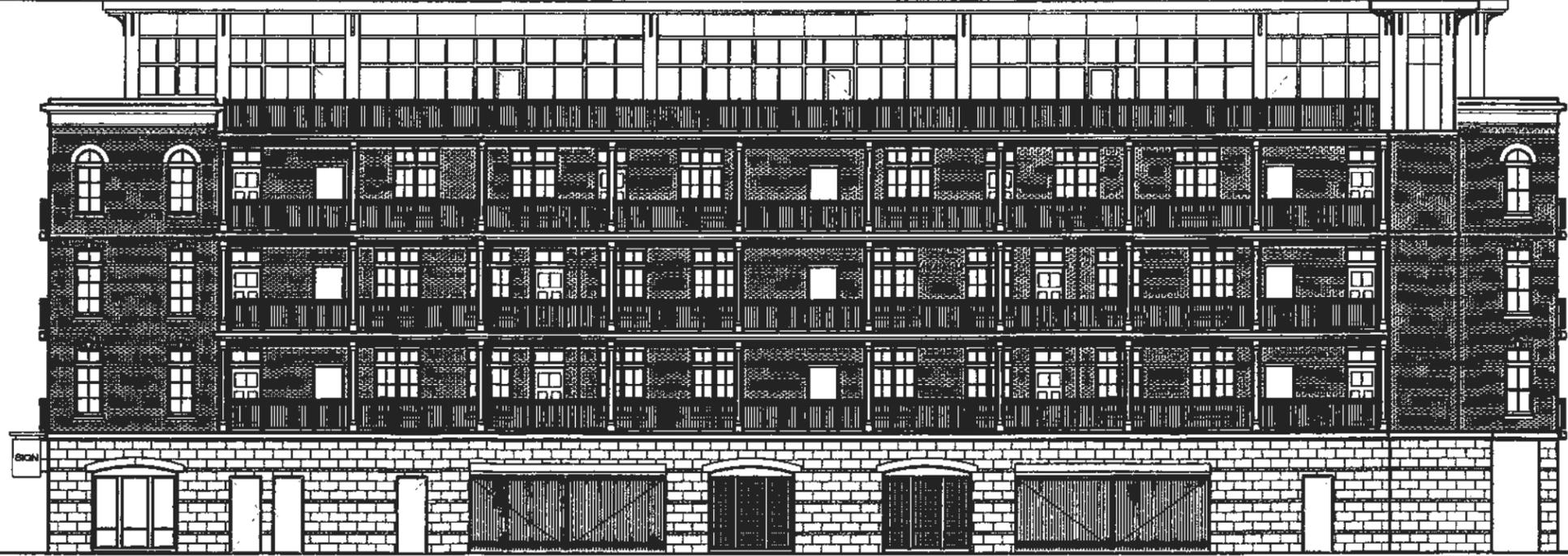
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A2 BACK ELEVATION
SCALE: 1/16" = 1'-0"

T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A2 ALLEY ELEVATION
SCALE: 1/16" = 1'-0"

BASIS OF DESIGN FINISHES

	FIELD BRICK CAROLINA CERAMICS CHERRY SMOOTH
	FIELD BRICK CAROLINA CERAMICS BURGANDY SMOOTH
	ARRISCRAFT RENAISSANCE SMOOTH OAK RIDGE
	ARRISCRAFT RENAISSANCE SPLIT OAK RIDGE
	METAL PANELS TO MATCH KAUNEER MEDIUM BRONZE

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PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

ELEVATIONS

SEPT 27, 2013

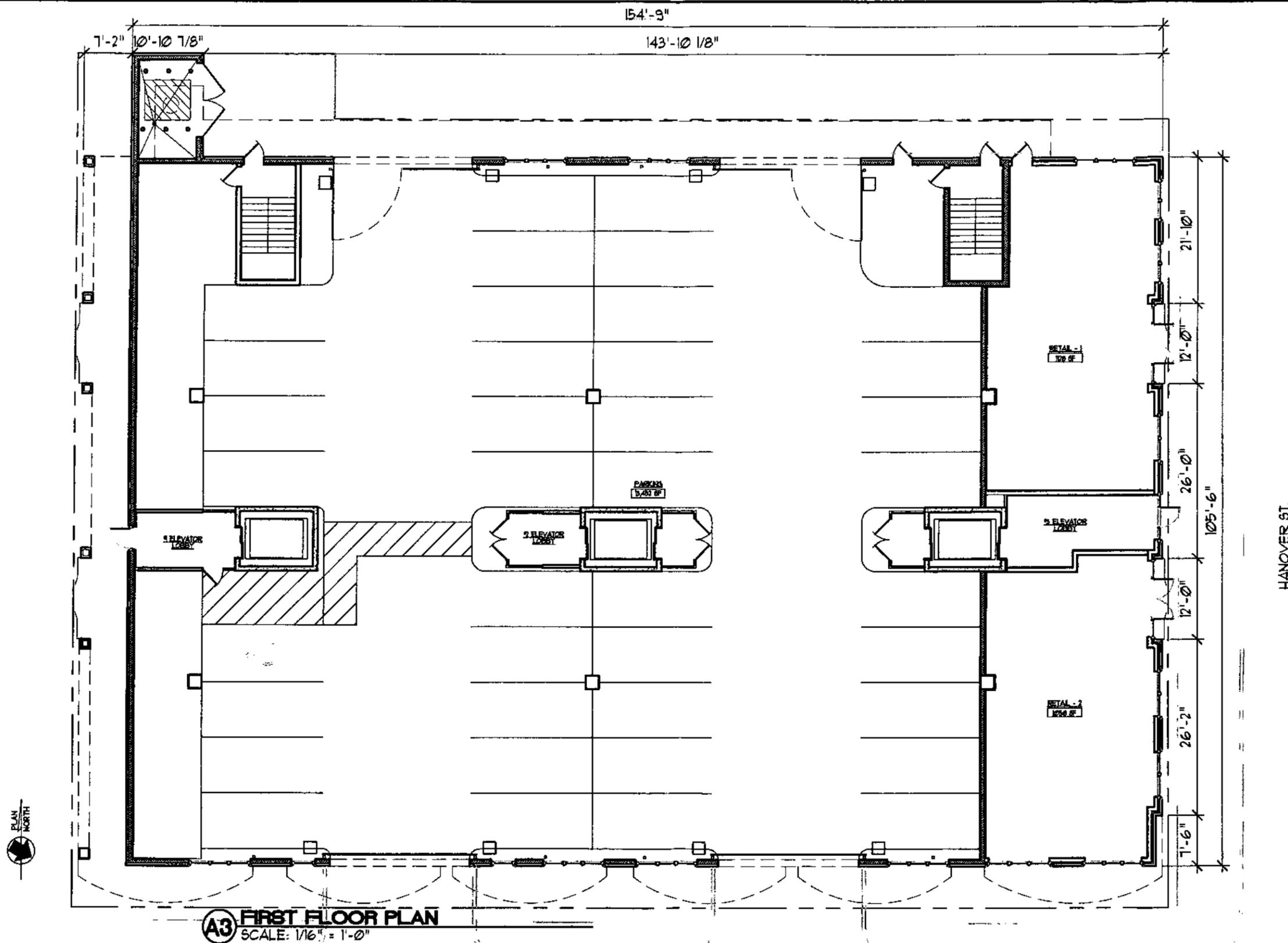
REVISIONS
NO. DATE

1/16" = 1'-0"

DWG. NO.

A2

FCSP-ARB.DWG



A3 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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HANOVER ST.



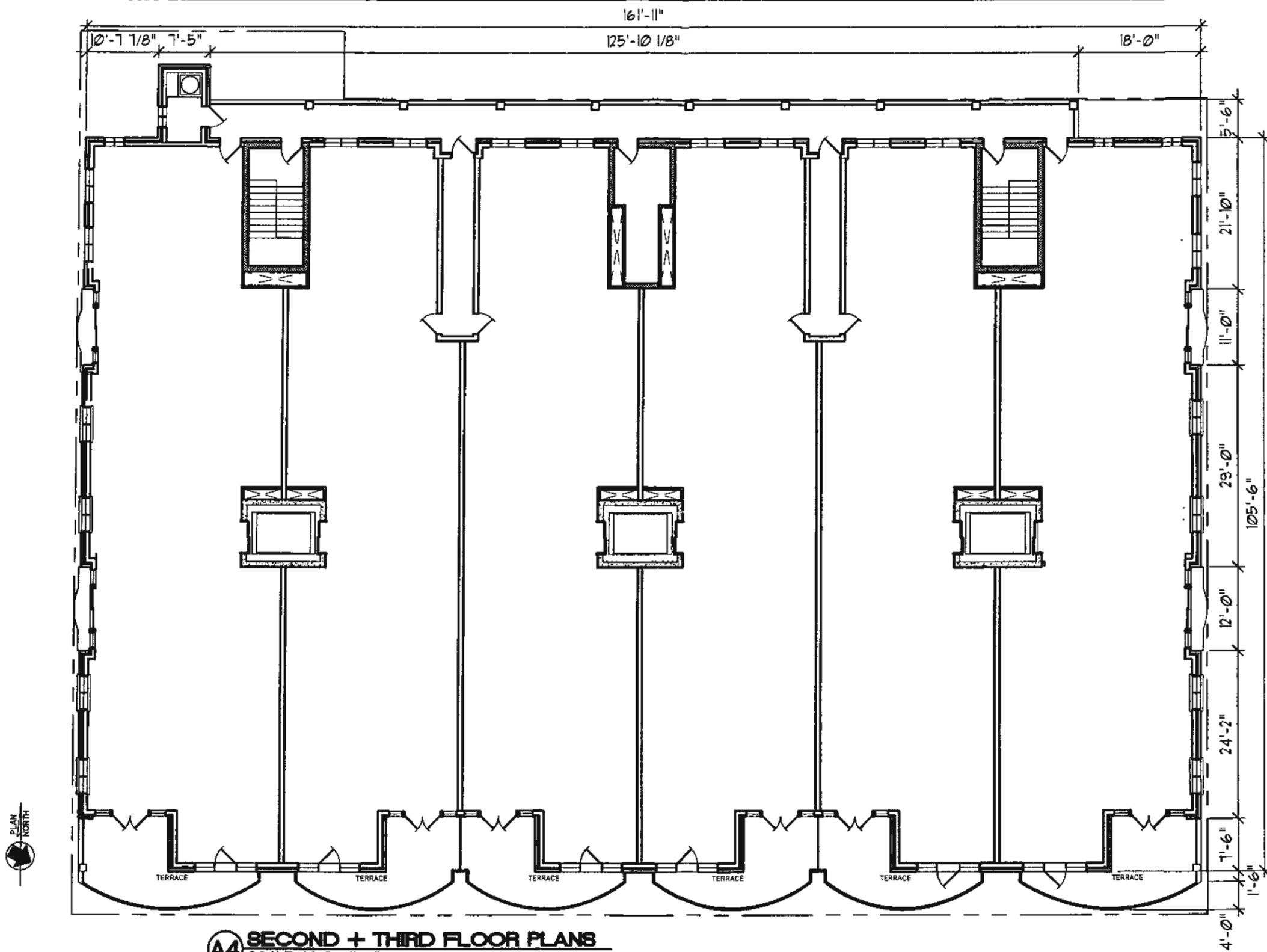
nbj ARCHITECTURE
A Professional Limited Company
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Glen Allen, VA 23059
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FREDERICKSBURG, VA
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FIRST FLOOR PLAN

SEPT 27, 2013	
REVISIONS	
NO.	DATE
1/16" = 1'-0"	

DWG. NO.
A3
FCSP-ARB.DWG



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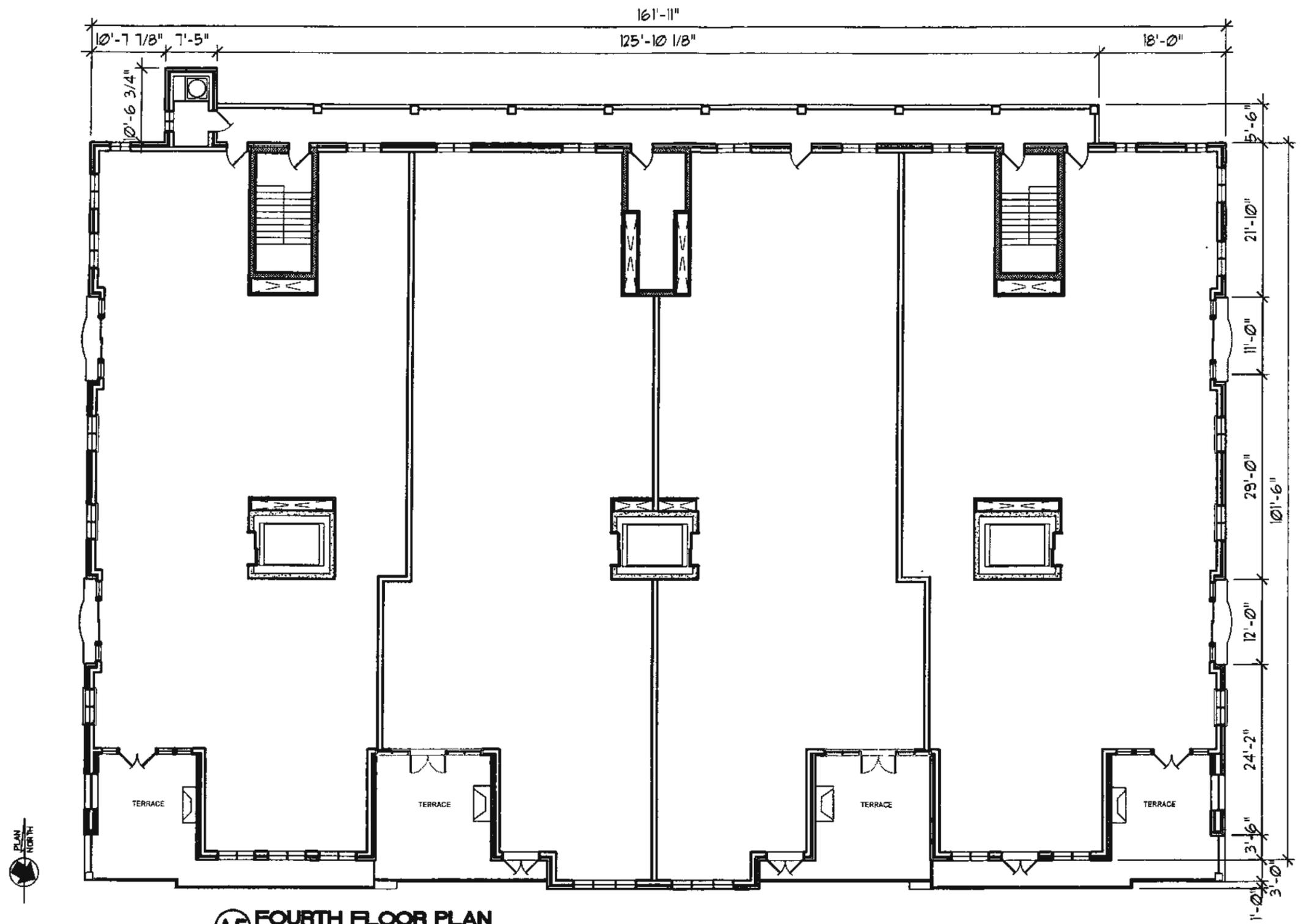
nbj ARCHITECTURE
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 Glen Allen, VA 23059
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SECOND + THIRD FLOOR PLANS

SEPT 27, 2013	
REVISIONS	
NO.	DATE
1/16" = 1'-0"	

DWG. NO.
A4
 FCSP-ARB.DWG



A5 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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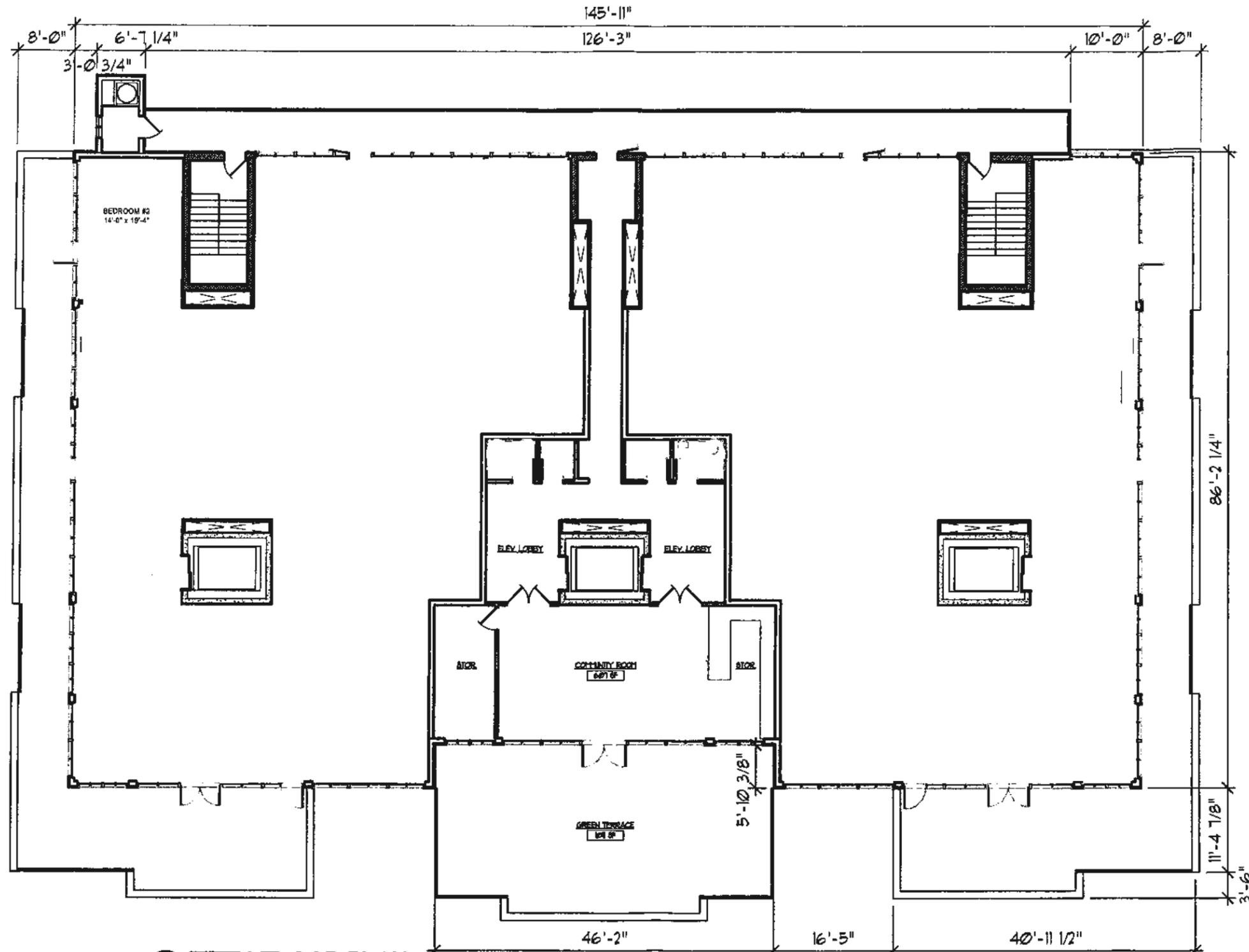
nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
(804) 273-9811 fax: (804) 273-9843

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FREDERICKSBURG, VA
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FOURTH FLOOR PLAN

SEPT 27, 2013	
REVISIONS	
NO.	DATE
1/16" = 1'-0"	

DWG. NO.
A5
FCSP-ARB.DWG



A6 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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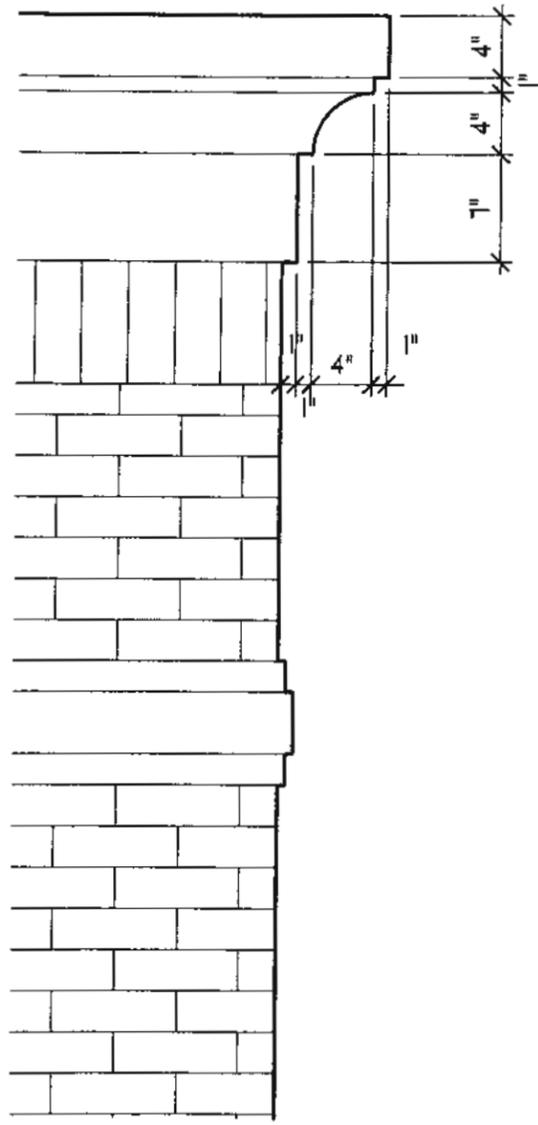
nbj ARCHITECTURE
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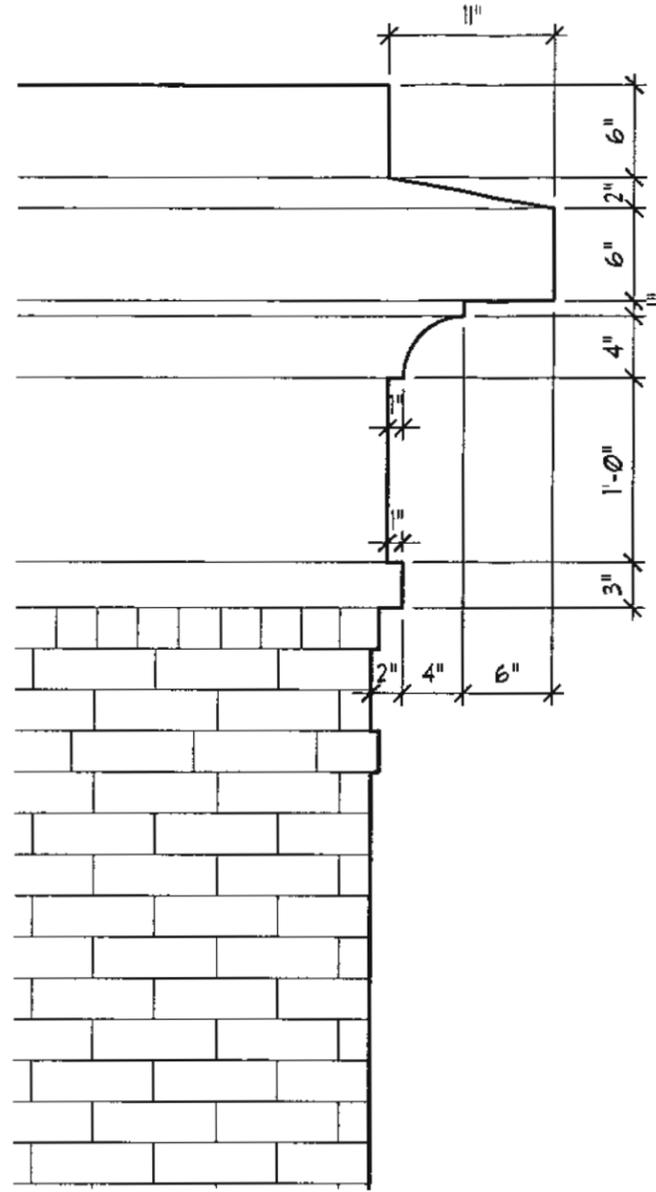
FIFTH FLOOR PLAN

SEPT 27, 2013	
REVISIONS	
NO.	DATE
1/16"=1'-0"	

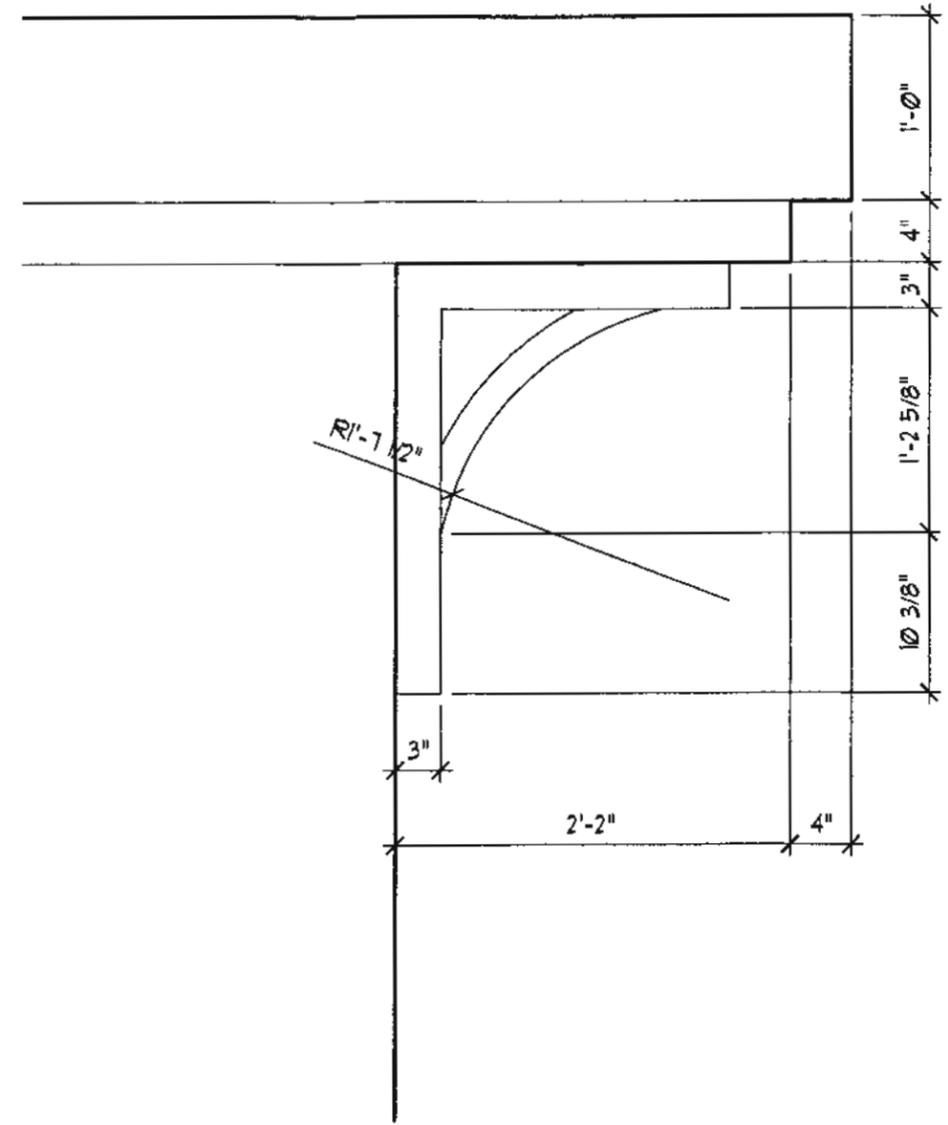
DWG. NO.
A6
FCSP-ARB.DWG



(A)



(B)



(C)

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A7 CORNICE PROFILES
SCALE: 1" = 1'-0"



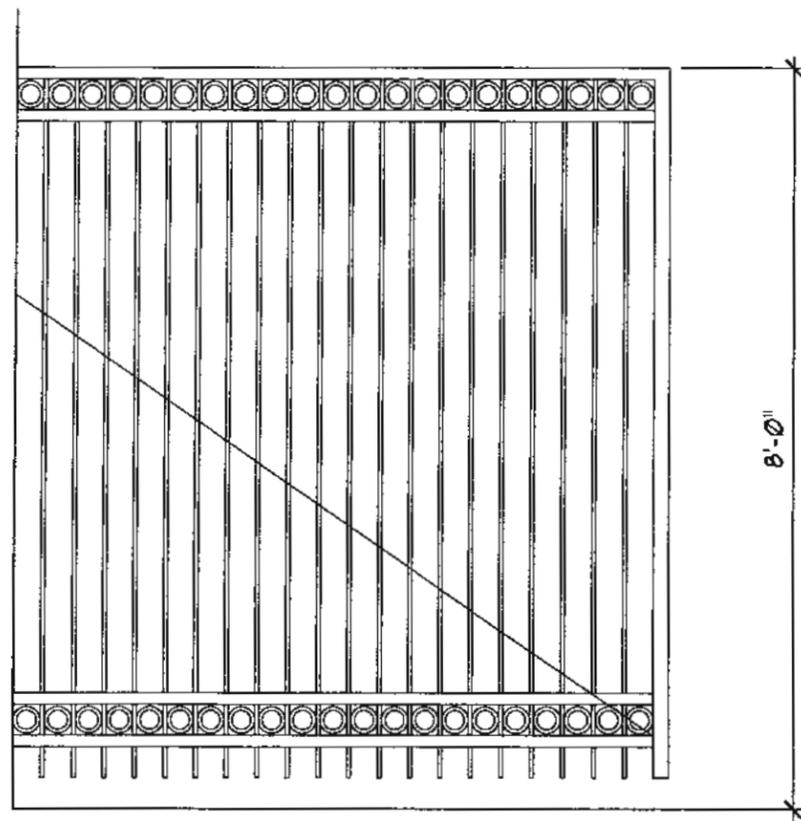
nbj ARCHITECTURE
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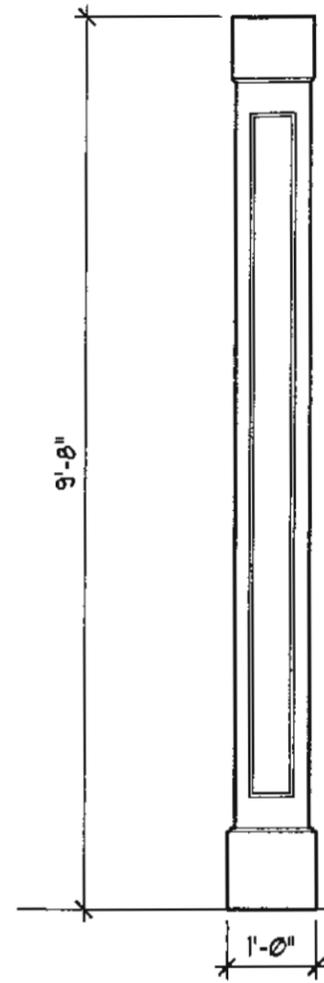
DETAILS

SEPT 27, 2013	
REVISIONS	
NO.	DATE
1'-1'-0"	

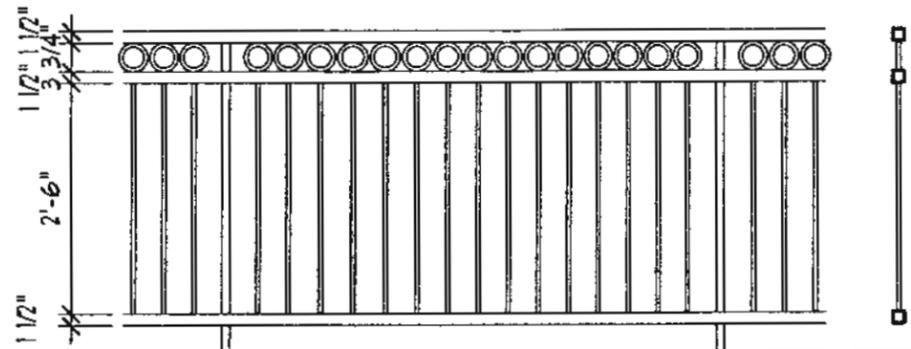
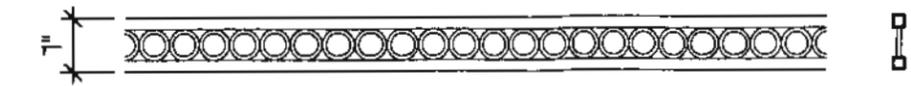
DWG. NO.
A7
FCSP-ARB.DWG



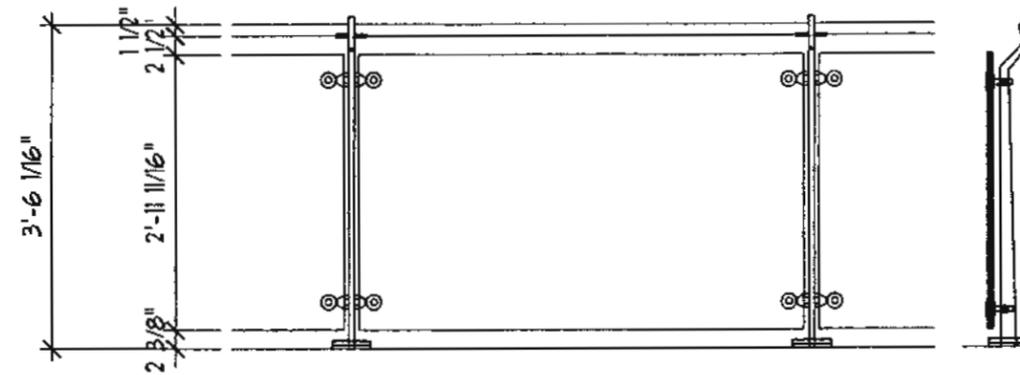
A8 GATE DETAILS
SCALE: 1/2" = 1'-0"



C



B



A

A8 RAILING DETAILS
SCALE: 1/2" = 1'-0"

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PC: -

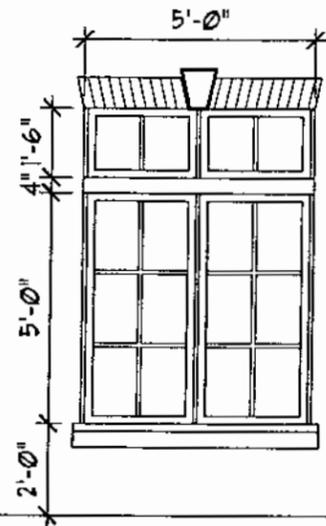
DETAILS

SEPT 27, 2013	
REVISIONS	
NO.	DATE
1/2"=1'-0"	

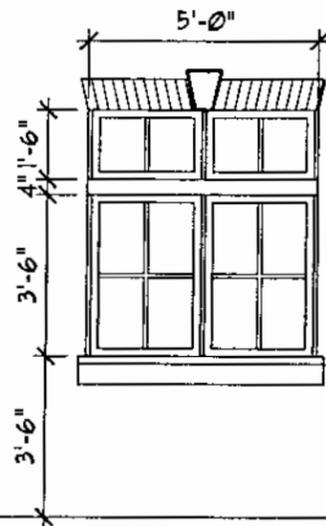
DWG. NO.

A8

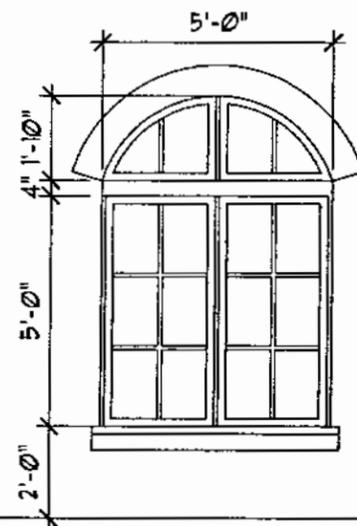
FCSP-ARB.DWG



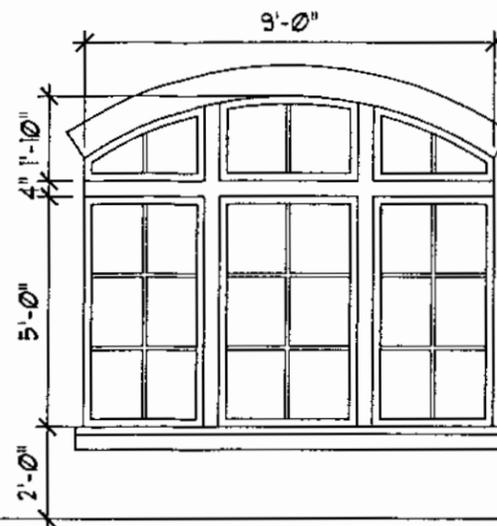
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



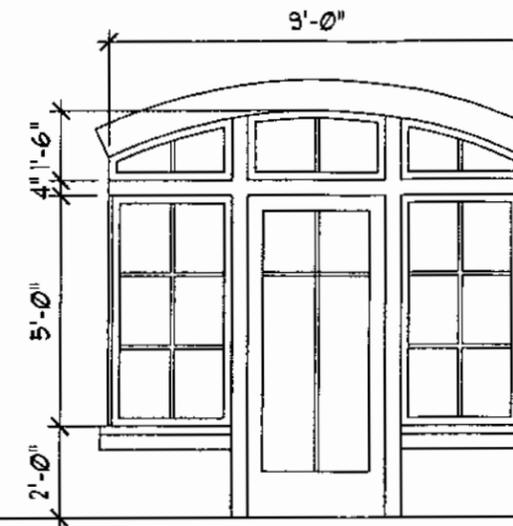
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



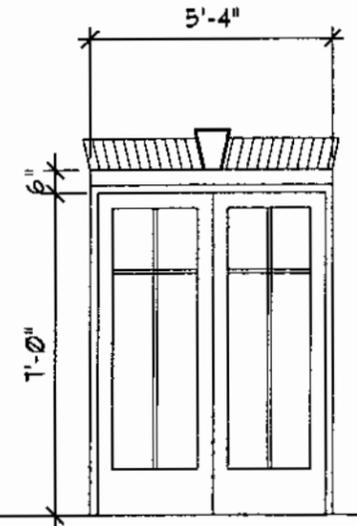
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



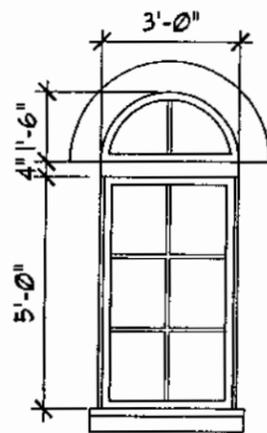
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



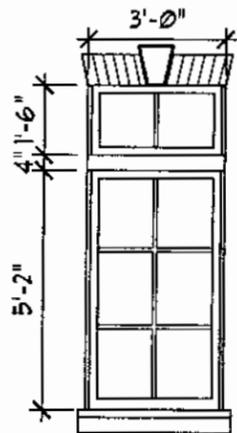
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



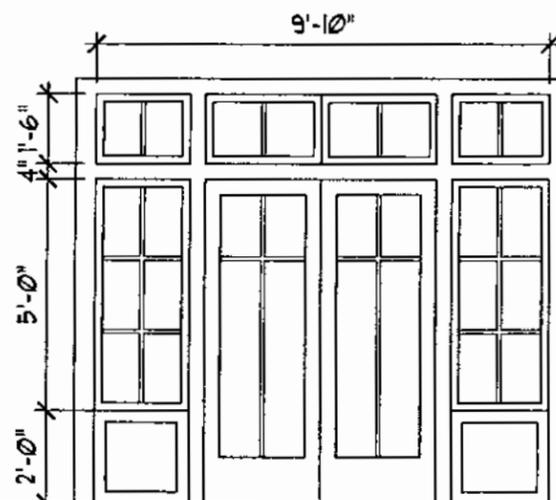
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



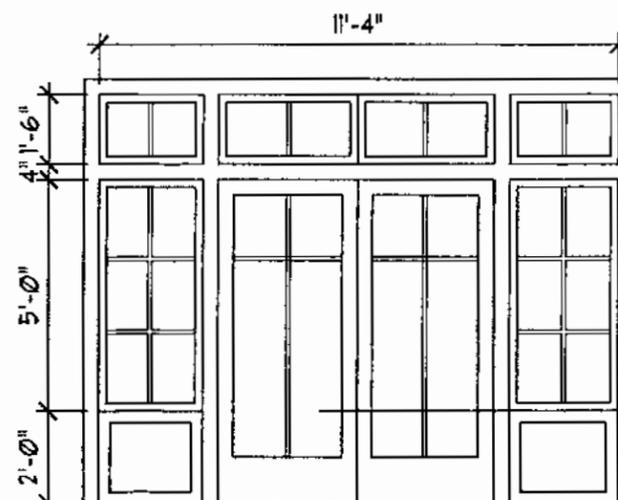
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



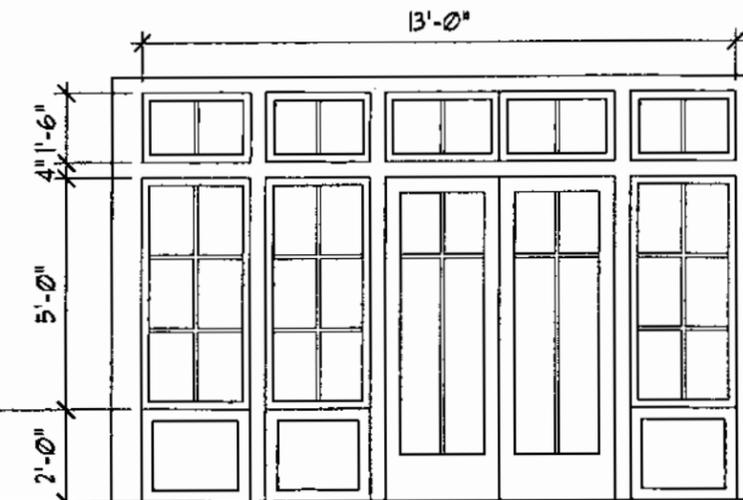
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE

A9 WINDOW DETAILS

SCALE: 1/4" = 1'-0"

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ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

WINDOW DETAILS

SEPT 27, 2013

REVISIONS
NO. DATE

1/2"=1'-0"

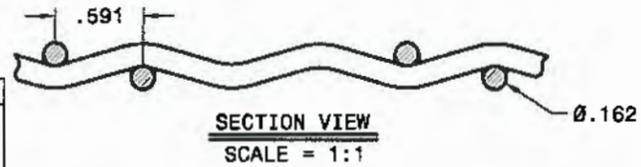
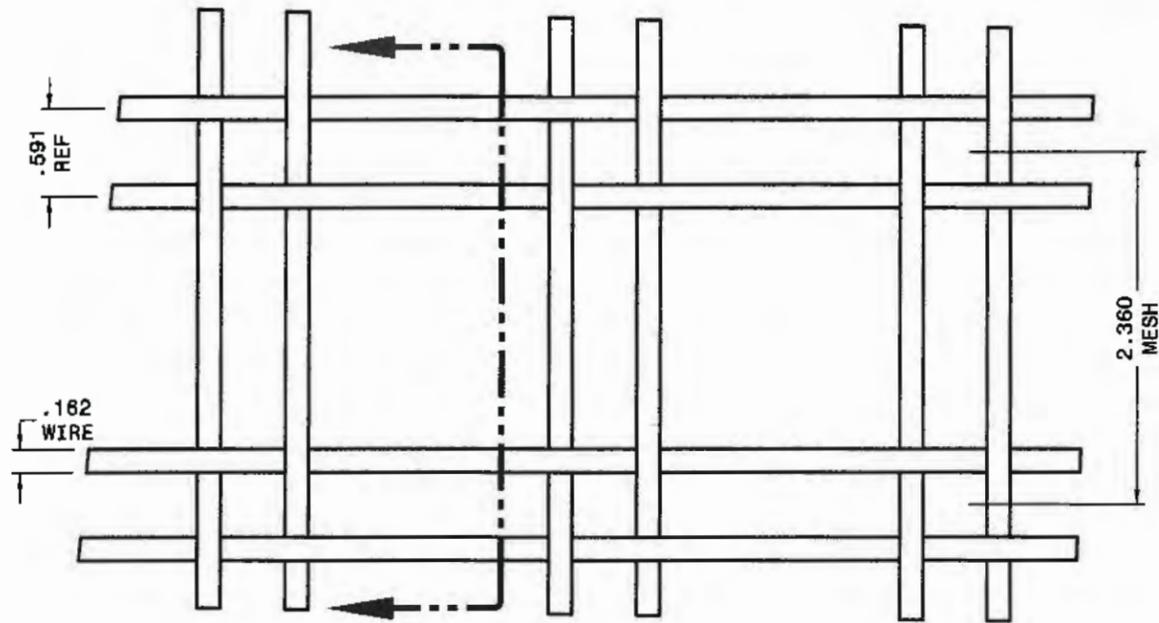
DWG. NO.

A9

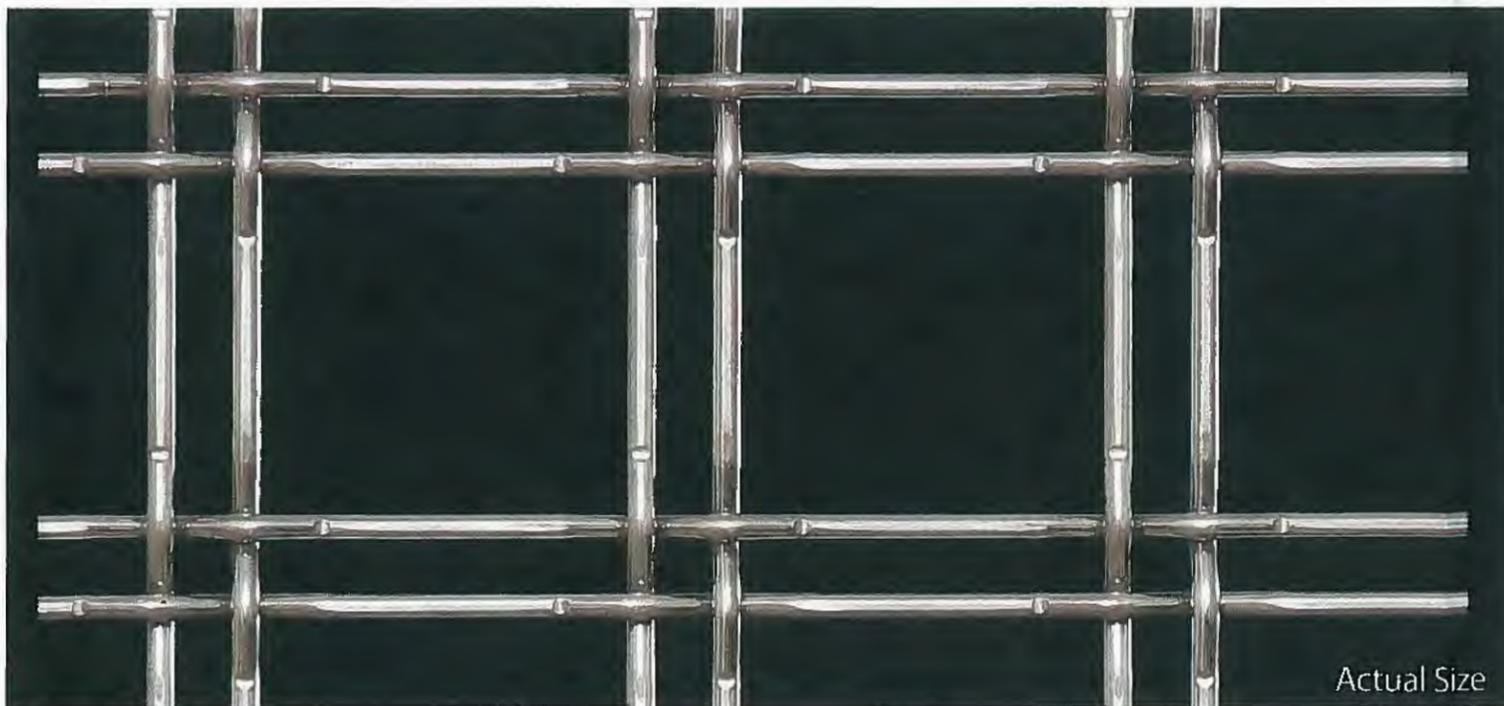
FCSP-ARB.DWG

Woven metal mesh in parking garage openings. (finished to match Medium Bronze storefront frames)

Residential Windows (2nd - 4th Floor) - Marvin and Anderson Basis of Design



McNICHOLS Quality Wire Mesh Specs	
1. Wire Type:	McNICHOLS Techna™ 3150
2. Wire Centers or Opening:	2.360" Mesh
3. Wire Diameter:	.162"



Aluminum Clad Wood (Marvin)
or Fibrex Wood Composite
(Anderson) exterior finish



simulated divided lites

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**BASIS OF DESIGN
SELECTIONS**

SEPT 27, 2013	
REVISIONS	
NO.	DATE

DWG. NO.
A10
FCSP-ARB.DWG

Basis of design park benches - Finish color to match Medium Bronze storefront finish



Basis of design exterior lighting- Finish color to match Medium Bronze storefront finish



Product Details

Materials: Manufactured with 20oz, Non-Corrosive Copper
 Finish: Aged Copper Appearance - No Clear Coat is Applied
 Lead Time: Approximately 3-4 Weeks
 Mounting: Standard Wall Mount is 6" x 5" and Designed to Mount Into Standard 4" Exterior Junction Box
 UL/CSA Approved
 Note: Please Call for Individual Specification Sheets or Mounting Options
 No Returns Accepted On This Product

Lantern Sizes

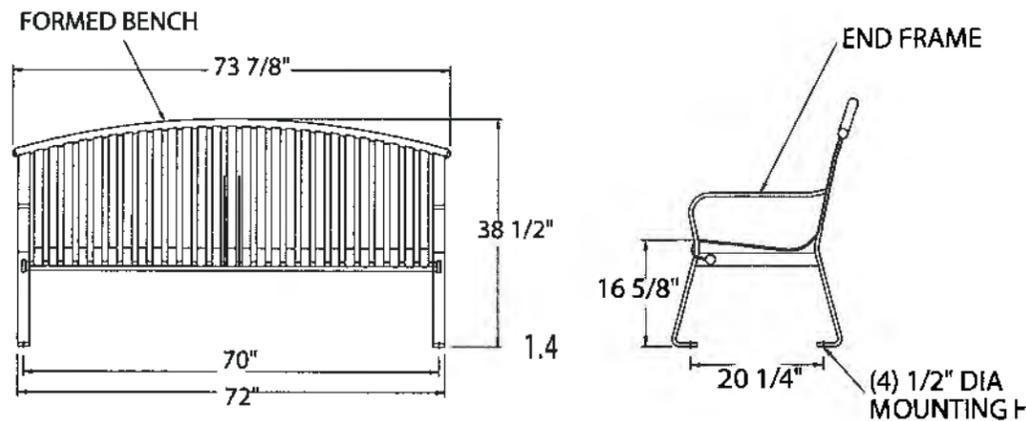
Small Size: H 19 3/4" x W 9 1/2" with 11 1/4" Depth
 Medium Size: H 26 1/4" x W 13 1/2" with 15 1/2" Depth
 Large Size: H 32 1/4" x W 13 3/4" with 15 3/4" Depth

Gas and Electric Information

Small Lantern: Gas: Single Burner | Electric: 2-60W Candles
 Medium Lantern: Gas: Single Burner | Electric: 3-60W Candles
 Large Lantern: Gas: Single Burner | Electric: 3-60W Candles

Metal-ArmorSM Coated Steel Park Bench w/ Center Arm

- ANCHOR DETAIL
 To install Rawl-BoltSM one piece heavy duty anchors, follow simple instructions below:
1. With fixtures in place, drill hole of same nominal diameter as the Rawl-BoltSM.
 2. Remove tag from assembled anchor. Insert anchor through hole in fixture.
 3. Tap Rawl-BoltSM into hole until washer and bolt head are seated against fixture.
 4. Tighten with wrench.



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BASIS OF DESIGN SELECTIONS

SEPT 27, 2013	
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NO.	DATE

DWG. NO.
A11
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