

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

October 23, 2008

Tim Goering
Phillips Partnership
400 Perimeter Center Terrace, 650
Atlanta, GA 30346

Certificate of Appropriateness Application

BAR 08-10-01

316 E. Main Street

TM 28 P 42

Tim Goering, Applicant/ 316-318 East Main St Investment LLC, Owner
Exterior storefront improvements

Dear Mr. Goering,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 21, 2008.

The BAR approved (6-0) the application with one provision that the walnut frame glass stop on the fixed window on the Water Street entrance be revised and submitted to staff for administrative approval to show the stop reduced in scale to the degree appropriate to the proportion of that opening. Also a friendly suggestion was made to look at the way the proposed lighting interacts with the coffers on the Main Street entrance.

Please submit the revised glass stop detail to staff for approval.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (October 21, 2009), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 21, 2008**



Certificate of Appropriateness Application

BAR 08-10-01

316 E. Main Street

TM 28 P 42

Tim Goering, Applicant/ 316-318 East Main St Investment LLC, Owner

Exterior storefront improvements

Background

The Walker Building, built in 1909, is a contributing structure located in the Downtown ADC District.

March 20, 2007 - the BAR approved (5-3) all the changes proposed on the mall side elevation, with the stipulation of single stem light fixtures.

The BAR accepted (8-0) the applicant's request for deferral of the proposed changes on the Water Street elevation. Some pertinent guidance included: the zippy grid is acceptable but the storefront design should be symmetrical; do not bring the interior wall to the storefront; do not alter the masonry openings; do open up the existing arch – it could be connected to a 3 ft. doorway; explore automatic door opener on 3 ft. door or open doorway with vestibule inside; do not add glass panels to the loading doors; have to see detail of the glass plate in order to consider it.

May 15, 2007 - Approved (8-0) as submitted, including staff approval of replacement windows on south side with aluminum clad wood and simulated divided lights to match existing; elimination of middle lighting fixture; and allowance of alternate storefront infill door and transom without muntin bars as an option if desired to satisfy DHR tax credits.

May 20, 2008 – The applicant discussed the current proposal under “matters from the public not on the agenda,” and was advised to make the vent the full length and set in the back of the canopy, and to make application to be on a regular meeting agenda.

June 17, 2008 – The BAR approved as submitted an application to add louvers to the underside of the canopy.

Application

The applicant is requesting storefront modifications to both the Water Street and Main Street elevations. They will bring a material sample board to the BAR meeting.

Water Street (Drawings R101, A 301, A 302, A 303)

Two of the three masonry openings are being revised for Urban Outfitters. The accessible entrance on the left will be reconstructed as previously approved. On the right the double doors are proposed to be enlarged, eliminating the sidelights and reducing the size of the transom. The aluminum storefront material will be replaced with wood clad frames. The center loading doors will be covered with a clear glass window, as previously approved, also framed in wood.

One of the two previously approved light fixtures is being replaced with a horizontal fluorescent fixture located above both doors, with dull galvanized finish.

A new sign "Urban Outfitters" will be painted on the building using BM Witching hour (dark cool gray). The existing painted brick on the lower wall will be repainted ivory.

Main Street (Drawings R100, A 300)

The canopy will remain, with the top painted Witching hour. The underside will be white powder coated aluminum with "Urban Outfitters" signage cut out and bend down perpendicular to the surface. Concealed lamps in the canopy will shine through the openings to light the letters.

The existing "The Hardware Store" signage will remain, but the flanking signs will be removed. The existing projecting sign will be reused, with new laser cut letters to form a new sign.

The entry and display window ceilings are proposed to be lit with exposed conduit and fluorescent globe lights.

The basement windows will be covered with translucent film.

Criteria and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Rehabilitation

P. 4.2 Facades and Storefronts

- 1) *Conduct pictorial research to determine the design of the original building or early changes.*
- 2) *Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) *Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) *Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) *Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) *When designing new elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing).*
- 7) *Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) *Design new elements that respect the character, materials, and design of the building.*
- 9) *False historical appearances, such as "Colonial," "Olde English," or other theme designs, should not be used.*
- 10) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be the opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 11) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted wood, artificial siding, and wood shingles.*
- 12) *Avoid using inappropriate elements, such as mansard roofs, small paned windows, plastic shutters, inoperable shutters, or shutters on windows, where they never previously existed.*
- 13) *Maintain paint on wood surfaces.*
- 14) *Use appropriate paint placement to enhance the inherent design of the building.*

p. 4.6 – Entrances, Porches, and Doors

9. *Avoid adding a new entrance to the primary elevation.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
- b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *New door openings should not be introduced on facades visible from the street.*

p. 4.4 – Windows

4. *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*

Discussion and Recommendations

In general, the revisions are in keeping with the previous approvals, and the spirit of the building. The colors and signage are well done. The entry lights need consideration.

Water Street

On the loading doors the granite threshold must remain. The glass type should be specified. The fluorescent light fixture must be fully shielded if it exceeds 3000 lumens per dark sky requirements. The wood frame finish should be approved by the BAR. Per previous approval, "The Hardware Store" painted sign must remain. The newer signage below may be painted over.

Main Street

The canopy and signage as shown are acceptable. All signage requires separate sign permits.

The previously approved canopy louvers are no longer needed.

The exposed fluorescent globes appear to be bare bulbs, not permitted on the exterior. Previously, two single stem fixtures were approved in the entry.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed rehabilitation changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in this district, and that the BAR approves the application with the following modifications....



NEW FIXED
LOADING E

NEW WALL
LIGHTING I
PROVIDING
LIGHTING-

NEW CLEA
GLASS

NEW KAWNEER
STOREFRONT
MASONRY

ED

SS

IM

IG



MAY 15, 2007
BAR APPROVAL

P 08-0022



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. Checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Information on Subject Property

Physical Street Address: 316 MAIN STREET
City Tax Map/Parcel: Tax map 28, Parcel 42

Name of Historic District or Property: THE HARDWARE STORE BUILDING
Do you intend to apply for Federal or State Tax Credits for this project? YES

Applicant

Name: TIM GOERING
Address: 400 PERIMETER CENTER TERRACE, 650 ATLANTA, GA 30346
Email: tgoering@phillipsart.com
Phone: (W) 770 394 6616 (H) 770 394 1314
FAX: CELL: 678 463 9116

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 9-26-08
Signature Date

Property Owner (if not applicant)

Name: 316-318 East Main St Investment LLC
Address: 126 Garrett St Suite G Charlottesville VA 22903
Email: hugh@octagonpartners.com
Phone: (W) 434-531-2309 (H) _____
FAX: 434-979-7779

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.
316-318 E MAIN ST INVESTMENTS, LLC
[Signature] 9-29-08
Signature Date

Description of Proposed Work (attach separate narrative if necessary): TENANT IMPROVEMENTS, WATER STREET STOREFRONT MODIFICATIONS

Attachments (see reverse side for submittal requirements): 10 HALF SIZED SETS OF PROPOSED IMPROVEMENTS.

For Office Use Only	
Received by: <u>BSW</u>	Approved/Disapproved by: _____
Fee paid: <u>100.00</u> Cash/Ck. # <u>39573</u>	Date: _____
Date Received: <u>9/30/08</u>	Conditions of approval: _____

URBAN OUTFITTERS

THE HARDWARE STORE, CHARLOTTESVILLE, VA



DESIGN DEVELOPMENT 1

Not Issued for Construction

Contents:

- | | |
|---|---|
| C100 Cover Sheet | A200 Reflected Ceiling Plan |
| C102 Finish Schedule | A300 East Storefront Plans and Elevations |
| C104 TSM | A301 West Storefront Plans and Elevations |
| E201 Lighting Schedule | A302 Signage Details |
| R100 North Storefront Perspective | A303 North Storefront Lighting Details |
| R101 South Storefront Perspective | A400 Feature Wall Elevation and Section |
| R102 Interior Perspective | A500 Building Sections |
| A100 Floor Plans | A501 Building Sections |
| A105 Enlarged Fitting Room Plan and
Common Area Elevations | A600 Enlarged Stair Plan and Section |
| | A601 Enlarged Stair Plan and Section |

NOTE:

EXISTING CONDITIONS, INCLUDING CEILING STRUCTURE AND SERVICES ARE BASED ON PARTIAL BASE BUILDING DRAWINGS. FINAL CONDITIONS AND DESIGN WILL BE DETERMINED UPON COMPLETION OF BASE BUILDING AND SUBSEQUENT SURVEY.



URBAN OUTFITTERS

THE HARDWARE STORE
316 E. MAIN STREET
CHARLOTTESVILLE, VA 22901

CONSULTANT:
POMPEI A.D.
161 AVE. OF THE AMERICAS
2ND FLOOR
NEW YORK, NY 10013

DRAWN BY:

YD JS MW

ISSUE / DATE:

FIRST LOOK	08-26-2008
SCHEMATIC DESIGN	09-09-2008
FINAL SD	09-11-2008
DD1	09-23-2008

REVISION:

SHEET TITLE:

COVER SHEET

SHEET NO.:

C100

FINISH SCHEDULE																			
	KEY	FINISH / MATERIAL	COLOR / STYLE	FINISH	MANUFACTURER	REMARKS	TSM	SqFt		KEY	FINISH / MATERIAL	COLOR / STYLE	FINISH	MANUFACTURER	REMARKS	TSM	SqFt		
FLOORS	(F 1X)	EXISTING TO REMAIN (NO FINISH SCOPE)				CLEAN IF NECESSARY. REMOVE ALL DEBRIS LEFT OF PAST CONSTRUCTION. PATCH TO ORIGINAL CONDITION.			CEILINGS	(C 1X)	EXISTING TO REMAIN (NO FINISH SCOPE)				CLEAN IF NECESSARY. REMOVE ALL DEBRIS LEFT OF PAST CONSTRUCTION. PATCH TO ORIGINAL CONDITION.				
	(F 1A)	EXISTING CONCRETE, SEALED	WATERPROOFING SEALER #02-41062-07-CLR	CLEAR MATTE	QUIKCRETE	CONCRETE FLOOR SHALL BE CLEANED, PATCHED AND PREPARED PER MANUFACTURERS SPECIFICATIONS TO RECEIVE SILICONE/ACRYLIC BLENDED CONCRETE SEALANT.				(C 1)	TAPE, MUD & SANDED GYB.					FINISH LEVEL 4.			
	(F 1B)	GROUND AND SEALED CONCRETE (SALES AREA)				GRIND FLOOR WITH 70, 120, 200, 400, 800 GRIT METAL BONDED DIAMOND GRIND, AS REQUIRED TO MATCH DESIGN CONTROL. SAMPLE SEALER SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS ON GROUND AND POLISHED CONCRETE FLOOR SLAB. BUBBLES, BLEMISHES, WATERMARKS, AND RIDGES ARE NOT ACCEPTABLE. G.C. SHALL BE RESPONSIBLE FOR PRE-FINISHING AND PRIMING EXISTING SUBSTRATE. CRACKS AND BLEMISHES AS REQUIRED TO PREVENT CRACKING PER MANUFACTURERS RECOMMENDATIONS. G.C. SHALL CONTACT: DAN SIMON, HOOVER WELLS 7: (419)56-3620 TO BE ON SITE TO INSPECT AND CONTROL THE APPLICATION OF THE PRODUCT. SEE FINISH NOTE #6. PROVIDE (3) SAMPLES OF DIFFERENT GRIND LEVELS FINISHED CONCRETE TO POMPEI A.D. FOR REVIEW AND APPROVAL.				(C 2)	PAINT ON G.W.B (OFFICE & TOILETS)	WHITE #955 REGAL AQUAVELVET	EGGSHELL	BENJAMIN MOORE	PAINT TO COVER (MIN. TWO COATS) OVER ONE COAT BENJAMIN MOORE FRESH START ALL PURPOSE 100% ACRYLIC PRIMER. SUBMIT SAMPLE TO POMPEI A.D. FOR REVIEW AND APPROVAL.				
	(F 2)	V.C.T. (W.C.)	STANDARD EXCELON #51861 "SOFT WARM GRAY"		ARMSTRONG WWW.ARMSTRONG.COM	INSTALL V.C.T. TILE ON WATERPROOF MEMBRANE ON EXISTING SLAB. PROVIDE "CUSTOM BUILDING PRODUCTS" MODEL "REGGARD" WATERPROOFING & ANTI-FRACTURE MEMBRANE OR EQUAL AT BATHROOM FLOORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONTINUE WATERPROOFING MEMBRANE A MINIMUM OF 4" AT ALL VERTICAL SURFACES.				(C 3)	EXISTING WOOD DECK AND BEAM	BM: 00-57 WHITE TERRON							
	(F 3)	CARPET (OFFICE)	#71525 (SLATE) #59271 (FETO #28 EW24)	TEXTURED LOOP	SHAW ECO SOLUTION NYLON CARPET TILE	CARPET SHALL PASS THE DOC FF-1 "PILL TEST" (MIN. CRITICAL RADIANT FLUX OF 0.012 WATTS/SQ. CM.). CARPET SHALL BE INSTALLED GLUE-DOWN METHOD. USE W.C. TAYLOR PREMIUM GRADE ADHESIVE OR EQUAL. USE CONCRETE TOPPING TO LEVEL, IF REQD.	(TS 100)			(C 4)	EXISTING WOOD PANELING (STOREFRONT)	BM: 2120-30 WATCHING HOUR							
WALLS	(F 4A)	EXISTING WOOD FLOOR	SAND AND SEAL	CLEAR MATTE		WOOD FLOOR SHALL BE CLEANED AND PREPARED PER MANUFACTURERS SPECIFICATIONS TO RECEIVE SEALER.	(TS XXX)		STEEL & STRUCTURE	(S 1X)	EXISTING TO REMAIN (NO FINISH SCOPE)				CLEAN IF NECESSARY. REMOVE ALL DEBRIS LEFT OF PAST CONSTRUCTION. PATCH TO ORIGINAL CONDITION WHERE REQUIRED.				
	(F 4B)	RECLAIMED WOOD PLANKS	SAND AND SEAL	CLEAR MATTE		WOOD FLOOR SHALL BE CLEANED AND PREPARED PER MANUFACTURERS SPECIFICATIONS TO RECEIVE SEALER.	(TS XXX)			(S 1)	STEEL FIXTURE STANDARDS	"NATURAL" STEEL FINISH	MATTE			SEE NOTE #11 & 12	(TS 100)		
	(W 1X)	EXISTING TO REMAIN (NO FINISH SCOPE)				CLEAN IF NECESSARY. REMOVE ALL DEBRIS LEFT OF PAST CONSTRUCTION. PATCH TO ORIGINAL CONDITION.				(S 2)	STEEL BEAM	BM: 2120-30 WATCHING HOUR	EGGSHELL	BENJAMIN MOORE	POWDERCOATED ALUMINUM FINISH				
	(W 1A)	TAPE, MUD & SANDED GYB.				FINISH LEVEL 4.				(S 3)	STAIR STRINGER	"NATURAL" STEEL FINISH	MATTE			SEE NOTE #12	(TS 100)		
	(W 1B)	PAINT ON G.W.B (OFFICE AND TOILETS)	WHITE #955 REGAL AQUAVELVET	EGGSHELL	BENJAMIN MOORE	PAINT TO COVER (MIN. TWO COATS) OVER ONE COAT BENJAMIN MOORE FRESH START ALL PURPOSE 100% ACRYLIC PRIMER. SUBMIT SAMPLE TO POMPEI A.D. FOR REVIEW AND APPROVAL.				(M 1)	PLATE GLASS MIRROR	CLEAR				PLATE GLASS MIRROR TO BE 1/4" THICK AND LAMINATED TO 3/4" THICK SOLID PLYWOOD BACKING. POLISH ALL EXPOSED EDGES.	(TS 071) (TS 075)		
(W 2)	FRP (TOILET ROOMS AND VISUAL MERCH)	WHITE	PEBBLE FINISH	MARLITE	G.C. TO INSTALL TO 4'-0" AFF IN TOILET ROOM. G.C. TO INSTALL TO 4'-0" WIDE TO CEILING ON EACH SIDE OF MCP SINK IN VISUAL MERCH.			(M 2)	PLASTIC LAMINATE	FASHION GREY D36760	MATTE	WILSONART		ALL COUNTER TOPS IN OFFICE, EMPLOYEE AREA, STORAGE AND VISUAL MERCHANDISE RMS. TO BE PLASTIC LAMINATE. ALL SHELVING TO BE MATCHING FOLKSTONE MELAMINE WITH MATCHING VINYL EDGE BANDING AT ALL EDGES.					
(W 3A)	CEMENT BOARD PANELS 8'X8' STRIP	NATIONAL GYPSUM PERMABASE 5/8" THK CEMENT BOARD		NATIONAL GYPSUM	CEMENT BOARD SHALL BE IN NEW, UNIFORM CONDITION: WEATHERING, DISCOLORATION, WATER MARKS ARE NOT ACCEPTABLE. TAPERED SIDE SHALL FACE STUDS (TYPICAL "BACK" FACE TO BE THE FRONT FACE); PRINTED STAMPS SHOULD NOT BE EXPOSED. ATTACH WITH SILVER TYPE S FLAT HEAD SCREWS. SCREWS SHALL BE EQUALLY SPACED, ALIGNED TOP TO BOTTOM, SIDE TO SIDE, AND EACH TWO ADJACENT SCREWS SHALL BE ALIGNED. LOCATE TRIM SCREWS ALONG BOARD PERIMETER ONLY. NO FIELD SCREWS. BOARDS TO BE GLUED TO SUBSTRATE WITH CONSTRUCTION ADHESIVE. SEE SECTIONS AND ELEVATIONS FOR ORIENTATION OF BOARDS ("RUNNING BOND" PATTERN). SUBMIT SAMPLE (TO MATCH CONTROL SAMPLE) TO POMPEI A.D. FOR REVIEW AND APPROVAL.			(M 3)	VINYL COVE BASE	WALL BASE 71 MID GREY		ARMSTRONG	AT BACK-OF-HOUSE LOCATIONS WHERE SHOWN, WALL BASE TO BE ARMSTRONG COLOR INTEGRATED VINYL WALL BASE 6" HIGH FOR VISUAL MERCHANDISE. 8" HIGH FOR BATHROOMS.						
(W 3B)	CEMENT BOARD PANELS 4'X8' STRIP	NATIONAL GYPSUM PERMABASE 5/8" THK CEMENT BOARD		NATIONAL GYPSUM	CEMENT BOARD SHALL BE IN NEW, UNIFORM CONDITION: WEATHERING, DISCOLORATION, WATER MARKS ARE NOT ACCEPTABLE. TAPERED SIDE SHALL FACE STUDS (TYPICAL "BACK" FACE TO BE THE FRONT FACE); PRINTED STAMPS SHOULD NOT BE EXPOSED. ATTACH WITH SILVER TYPE S FLAT HEAD SCREWS. SCREWS SHALL BE EQUALLY SPACED, ALIGNED TOP TO BOTTOM, SIDE TO SIDE, AND EACH TWO ADJACENT SCREWS SHALL BE ALIGNED. LOCATE TRIM SCREWS ALONG BOARD PERIMETER ONLY. NO FIELD SCREWS. BOARDS TO BE GLUED TO SUBSTRATE WITH CONSTRUCTION ADHESIVE. SEE SECTIONS AND ELEVATIONS FOR ORIENTATION OF BOARDS ("RUNNING BOND" PATTERN). SUBMIT SAMPLE (TO MATCH CONTROL SAMPLE) TO POMPEI A.D. FOR REVIEW AND APPROVAL.			(M 4)	METAL (DUCTWORK)					GALVANNEAL FINISH		SEE NOTE #6			
(W 4)	RECLAIMED WOOD PLANKS	NATURAL WOOD PLANK	CLEAR MATTE SEALER	SALVAGE FROM SITE	INSTALL BOARDS RANDOMLY. NAILS TO BE MINIMIZED AND INSTALL ON A REGULAR PATTERN.	(TS XX)		(M 5)	PLYWOOD & LUAN PANELS (MERCHANDISING STANDARDS)	NATURAL				1" FIRE RETARDANT CDX PLYWOOD TO BE TACK NAILED WITH PNEUMATIC NAILING GUN TO WOOD STUDS. FULL SHEET TO BE STARTED AT BOTTOM RIGHT CORNER, RUNNING BOND PATTERN. 1/2" LUAN PLYWOOD VENEER TO BE TACK NAILED TO CDX ON FRONT FACE ONLY. SEAMS FLUSH, (VISIBILITY OF NAILS TO BE MINIMIZED). SAND CDX ON SIDES, TOP AND BOTTOM AND EDGE OF LUAN TO REMOVE SPLINTERS. START FULL PATTERN OF LUAN AT TOP RIGHT CORNER, RUNNING BOND PATTERN. SUBMIT SAMPLE TO POMPEI A.D. FOR REVIEW AND APPROVAL.					
(W 5)	EXISTING WOOD STOREFRONT	BM: 2120-30 WATCHING HOUR	EGGSHELL	BENJAMIN MOORE	PAINT TO COVER (MIN. TWO COATS) OVER ONE COAT BENJAMIN MOORE FRESH START ALL PURPOSE 100% ACRYLIC PRIMER. FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALL AND FINISH. SUBMIT SAMPLES (FINISHED) TO POMPEI A.D. FOR REVIEW AND APPROVAL.			(M 6)	SALVAGE WOOD TIMBER	RECLAIMED FROM SITE				WOOD TO BE PLANED & SANDED TO A SMOOTH, EVEN SURFACE. SEAL WITH 2 COATS OF SEALER. SUBMIT SAMPLE TO POMPEI A.D. FOR REVIEW & APPROVAL.	(TS 062)				
(W 7)	PAINT EXISTING BRICK	BM: 00-133 ANCIENT IVORY						(M 7)	CASHWRAP TOP	CONCRETE	WATERPROOFING SEALER	RETAIL FIXTURE				(TS 200)			
(W 8)	PAINT EXISTING CMU	BM: 00-53 NOVEMBER RAIN						(M 8)	SALVAGE DOOR							(TS 170)			
								(M 9)	PAINTED FOLD SIGNAGE	POWDERCOATED	RAL 9016	TIGER				(TS XXX)			
								(M 10)	PAINTED SIGNAGE	BM: 2120-30 WATCHING HOUR	EGGSHELL	BENJAMIN MOORE		PAINT TO COVER (MIN. TWO COATS) OVER ONE COAT BENJAMIN MOORE FRESH START ALL PURPOSE 100% ACRYLIC PRIMER. FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALL AND FINISH. SUBMIT SAMPLES (FINISHED) TO POMPEI A.D. FOR REVIEW AND APPROVAL.	(TS XXX)				
								(M 11)	VINYL FILM	TRANSLUCENT				CLEAN IF NECESSARY. GC TO INSTALL.					

FINISH NOTES

- FINISHES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS FOR INTERIOR FINISH AND TRIM. ALL FINISH MATERIALS TO BE CLASS "A" OR CLASS "2" FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
- ALL COMBUSTIBLE FINISHES, IN WOOD TRIM PANELS, IF REQUIRED BY LOCAL CODES, SHALL BE FIELD TREATED WITH THE FOLLOWING: FIRE RETARDANT PAINT "F-101" MR. AWL GAVATED CHEMICAL WEST BLOOMFIELD, MI. DAVID WEISS, 248-737-5563, OR APPROVED EQUAL. THIS PAINT SHALL BE A MATTE, CLEAR WATER BASED AND NON-TOXIC FORMULATION (TESTED AS PER ASTM #84). CLASS 1 FLAME SPREAD OF 6, SMOKE-DEVELOPED RATING OF 10; AND MUST BE APPROVED AND ACCEPTED BY THE LOCAL BUILDING CODE FOR THE INTENDED USE. APPLICATION AS PER MFRS INSTRUCTIONS.
- UNLESS OTHERWISE NOTED (U.O.N.) ALL STOREFRONT STEEL, TUBE STEEL, ANGLES, PLATES, FASTENERS, ETC. IN SALES AREA AND FITTING ROOM TO BE OF A FINISH GRADE STEEL (TYPICAL A36 HOT ROLLED SECTIONS TEND TO BE INCONSISTENT AND BUFFING EXPOSES FITTING) AND FINISHED PER "NATURAL" STEEL FINISH. SEE NOTE #12.
- NEW STRUCTURAL STEEL, BEAMS, TUBES, PLATES, FASTENERS, ETC. IN SALES AREA AND FITTING ROOM TO BE OF A FINISH GRADE STEEL (TYPICAL A36 HOT ROLLED SECTIONS TEND TO BE INCONSISTENT AND BUFFING EXPOSES FITTING) AND FINISHED PER FINISH TAGS ABOVE.
- ALL ELECTRICAL CONDUIT IN SALES AREAS MUST RUN ACCORDING TO DETAILS ON DRAWINGS. HANG PER CODE. NO CONDUIT AT SALES AREA SHOULD BE RUN VERTICALLY AT COLUMNS OR WALLS U.O.N. OR APPROVED BY POMPEI A.D. NO J-BOXES. FIRE ALARM, OR SMOKE DETECTION DEVICES SHOULD BE PLACED ON COLLUMS OR BEAMS UNLESS PRIOR APPROVAL IS OBTAINED FROM POMPEI A.D.
- ALL EXPOSED ELECTRICAL CONDUIT & HVAC UNISTRUIT TO BE GALVANIZED ALUMINUM OR EXTRUDED ALUMINUM. WIPE DOWN ENTIRE CONDUIT & SUPPORT ASSEMBLY.
- GALVANIZED STEEL HVAC DUCT SHALL BE FINISHED PER M-4. ALL GALVANIZED SURFACES MUST BE PREPARED PRIOR TO PATINA PROCESS BY WIPING DOWN WITH A VINEGAR AND WATER SOLUTION OR OTHER GALVANIZING PREPARING SOLUTION. ALL GALVANIZED HANGERS, ASSEMBLY, AND SUPPORT ELEMENTS TO MATCH M-4.
- FINISH/MATERIAL APPLICATION MUST CONFORM TO LOCAL AIR POLLUTION CONTROL AUTHORITY'S REQUIREMENTS.
- U.O.N. NO BASES OR TRIMS WILL BE INSTALLED AT BOTTOM EDGES OF WALLS OR AT CUTOUTS. THEREFORE, ALL EDGES OF ALL WALL SURFACES SHALL BE CUT, FINISHED AND INSTALLED IN A CLEAN AND LEVEL MANNER.
- ALL EXISTING HVAC DUCTWORK, SPRINKLER, PLUMBING, SUPPLY RISERS, WASTE LINES, ROOF DRAINING LEADERS WHICH ARE TO REMAIN SHALL BE NATURAL/UNFINISHED. PROVIDE THOROUGH CLEANING OF SAID PIPES AND FITTINGS.
- ALL WALLS, BEAMS, COLUMNS AND JOISTS; ROOF DECK; DECK/BEAM MOUNTED SYSTEMS (MECHANICAL/ELECTRICAL, PLUMBING, SPRINKLER, ETC.) ABOVE BACK OF HOUSE CEILING/WALLS TO BE FINISHED WITH SALES FLOOR/FITTING ROOM FINISHES (UNLESS INVISIBLE FROM SALES FLOOR). FIELD VERIFY LOCATIONS.
- UNLESS OTHERWISE NOTED (U.O.N.) ALL STEEL, FIXTURE STANDARDS STEEL (TUBE STEEL, ANGLES, PLATES, FASTENERS, ETC.) TO BE OF ASTM 506 GRADE B HOT ROLLED STRUCTURAL STEEL AND FINISHED PER FINISH TAG S-1 ABOVE. SUBMIT SAMPLE TO POMPEI A.D. LLC FOR REVIEW AND APPROVAL.
- "NATURAL" STEEL SPECIFICATION:
1. NATURAL APPEARANCE (MILL FINISH) OF STEEL IS TO REMAIN. REMOVE ANY BURRS OR CUTTING HAZARDS.
2. STEEL TO BE DEGREASED AND WIPED DOWN WITH NAVAL JELLY ON SCOTCHBRITE TO REMOVE ANY EXISTING RUST, FOREIGN MATTER OR SCALING.
3. POWDERCOAT SEALER OPTION: APPLY TOP COAT OF CLEAR MATTE POWDERCOAT SEALER RAL 9003/07. SEALER TO BE APPLIED IN A TIMELY MANNER TO PREVENT OXIDATION AND/OR DISCOLORING FROM OCCURRING PRIOR TO SEALING.
4. SPRAY APPLY SEALER OPTION: INTERIOR LOCATIONS ONLY; SEAL WITH SHERWIN WILLIAMS "MOISTURE RESISTANT" LAQUER FULL RUBBED EFFECT TYP "2" SEALER TO BE APPLIED IN A TIMELY MANNER TO PREVENT OXIDATION AND/OR DISCOLORING FROM OCCURRING PRIOR TO SEALING.
5. WELDING NOTE: INITIAL WELDS ARE FINAL. WELDS SHALL NOT BE GRIND DOWN OR POLISHED (FINISH WILL BE AFFECTED).

NOTE: CLEAR MATTE POWDERCOAT SEALER TO BE USED IF POSSIBLE. ABOVE PROCEDURE IS TO BE TESTED & SAMPLED BY FABRICATION. PROVIDE SAMPLES TO POMPEI A.D. FOR REVIEW & APPROVAL PRIOR TO FABRICATION.



URBAN OUTFITTERS
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CHARLOTTEVILLE, VA 22901

CONSULTANT :
POMPEI A.D.
161 AVE. OF THE AMERICAS
2ND FLOOR
NEW YORK, NY 10013

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YD JS MW

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FINISH SCHEDULE

SHEET NO. :
C102

TENANT SUPPLIED MATERIAL RESPONSIBILITY MATRIX

TSM NUMBER	CATEGORY	VENDOR	DETSHT	SQ. FT.	COMMENTS (INCLUDING QUANTITY)
TS001-TS099 LOW VOLTAGE AND ELECTRICAL SPECIALTIES					
TS-001A	AUDIO SYSTEM - PREWIRE VISIT / PROJECT REVIEW	BOSE			GC TO PROVIDE ALL RIGID CONDUITS CONNECTION BOXES
TS-001B	AUDIO SYSTEM - EQUIPMENT ON SITE	BOSE			
TS-001C	AUDIO SYSTEM - INSTALLATION	BOSE			
TS100-TS199 LIGHTING					
TS-100	BULK LIGHTING	CAPTOL LIGHTING	A200s		
TS-102	SPACHEIT LIGHTS ABOVE FLOOR CUT-OUT	RETAIL FIXTURES	A200s		
TS-103	RIGID CONDUIT NETWORK BY NORTH (MAIN ST) ENTRY	RETAIL FIXTURES	A200s		
TS-104	CHA NOELIER IN FITTING ROOMS	RETAIL FIXTURES	A200s		
TS-105	6' WALL WASH LIGHTS NEAR N. (MAIN ST) ENTRY	RETAIL FIXTURES	A200s		
TS-106	RECESSED CAN LIGHTS ON N. (MAIN ST) ENTRY	RETAIL FIXTURES	A200s		
TS200-TS299 OPERATIONS					
TS-200	OFFICE CASEWORK	RETAIL FIXTURES	A100s		
TS-201	VISUAL MERCHANDISING CASEWORK	RETAIL FIXTURES	A100s		
TS-202	STORAGE ROOM CASEWORK	RETAIL FIXTURES	A100s		
TS-203	EMPLOYEE AREA CASEWORK	RETAIL FIXTURES	A100s		
TS-204	VISUAL MERCHANDISING STORAGE BINS	RETAIL FIXTURES	A100s		
TS-206	STORAGE HIGH DENSITY SHELVING	PPP	A100s		
TS-207	OFFICE CARPET	TR-STATE	A100s		GLUE DOWN SYNTHETIC CARPET
TS-208	HANGER MANAGEMENT SYSTEM	IRSG	A100s		LOCATED IN THE BACK-OF-HOUSE
TS-209	LOCKERS	S & S INDUSTRIAL	A100s		SEE MFG INSTRUCTIONS FOR INSTALL LOCKERS GC TO FASTEN LOCKERS TO SOLID WOOD BLOCKING 5 LOCKERS HIGH BY 6 WIDE ASSEMBLY. 12"X12"X12" EACH
TS300-TS399 VISUAL MERCHANDISE					
TS-310	SHOP VAC	S & S INDUSTRIAL			
TS-311	DUSTY DEPUTY	ONEDA			
TS-312	FLAMMABLE LIQUIDS SAFETY CABINETS	S&S INDUSTRIAL	A100s		SEE DWG FOR LOCATION VISUAL MERCHANDISE
TS400-TS499 SIGNAGE / STOREFRONT MATERIALS					
TS-401	CONSTRUCTION BARRICADE GRAPHIC	PRINTING PLANT	A300s		
TS-110	FOLDED ALUMINUM SIGNAGE AT N. (MAIN ST.) ENTRY	US SIGN AND MILL	A300s		
TS-411	ENTRY DOOR HANDLES N. (MAIN ST.) ENTRY	ROCKWOOD	A300s		ROCKWOOD SCULPTURE R-5042 20" HANDLES BRASS FINISH
TS-412	WOOD FRAME AND GLASS DOORS (WATER ST.) ENTRY	RETAIL FIXTURES	A300s		HEAVY TIMBER FRAME TO BE SALVAGED FROM SITE
TS-413	WOOD FRAME AND GLASS WINDOWS (WATER ST.) ENTRY	RETAIL FIXTURES	A300s		HEAVY TIMBER FRAME TO BE SALVAGED FROM SITE
TS-414	PAINTED SIGNAGE AT S. (WATER STREET) ENTRY	US SIGN AND MILL	A300s		
TS500-TS599 STANDARDS AND STAIRS					
TS-500	FLAT STEEL STANDARDS	RETAIL FIXTURES	A100s & A500s		GC TO INSTALL
TS-501	OUTRIGGER STANDARDS	RETAIL FIXTURES	A100s & A500s		GC TO INSTALL
TS-510	PRECAST CONCRETE TREAD AND STEEL I-BEAM	TBD	A600s		
TS-511	HEAVY TIMBER TREADS SALVAGED FROM SITE. TBD	SITE	A600s		
TS-513	GLASS GUARDRAIL & STEEL HANDRAIL	RETAIL FIXTURES	A600s		
TS-514	SALVAGED WOOD HANDRAIL AND DOOR	SITE	A600s		DOOR WILL NEED TO BE REFINISHED AND FIRE RATED
TS-515	WOOD POST GUARDRAIL AT MEZZANINE	RETAIL FIXTURE	A600s		DYKES
TS600-TS699 FINISHES - FLOOR/WALL COVERING					
TS600	WOOD PLANKS SALVAGED FROM SITE	TBD	A100s		
TS601	STRUCTURAL S. BOARDS SALVAGED FROM SITE	TBD	A100s		BOARDS TO SPAN EXISTING MEZZANINE STEEL BEAMS
TS602	CEMENT BOARD PANELS 2' X 96"	RETAIL FIXTURES	A100s		
TS700-TS799 FITTING ROOMS					
TS-701	FITTING ROOM DOOR SALVAGED FROM SITE AND ADJUST	SITE	A400s		(5) UNITS
TS-702	FITTING ROOM DOOR JAMB	RETAIL FIXTURES	A400s		
TS-704	FITTING ROOM DOOR HOOK	RETAIL FIXTURES	A400s		(3) PER FITTING ROOM FINISH DARK BRONZE.
TS-705	FITTING ROOM MOLDING SALVAGED FROM SITE AND ADJUST	TBD	A400s		
TS-708	FITTING ROOM CLOTHING INTERIOR HANGBAR	RETAIL FIXTURE	A400s		
TS-710	FITTING ROOM DOOR HARDWARE	RETAIL FIXTURES	A400s		SEE DOOR HARDWARE SCHEDULE FOR SPECIFICATIONS
TS-711	FITTING ROOM SERVICES CASEWORK	RETAIL FIXTURES	A400s		
TS-714	FITTING ROOM MIRROR	RETAIL FIXTURES	A400s		(1) PER FITTING ROOM
TS-715	FITTING ROOM BENCH	RETAIL FIXTURES	A400s		(1) PER FITTING ROOM
TS-716	FITTING ROOM CUSHION	MISKO	A400s		3" FOAM BY VENDOR. FABRIC BY GC INC
TS-717	COMMON AREA MIRROR	RETAIL FIXTURES	A400s		SIZE (3) 7'-0" X 3'-0"
TS-718	FITTING ROOM PANELING TO BE SALVAGED FROM SITE	TBD	A400s		
TS800-TS899 SALES AREA CUSTOM ASSEMBLIES / FIXTURES					
TS-800	POG CASHWRAP CABINET AT S. (WATER ST) ENTRY	RETAIL FIXTURES			(2) UNITS
TS-801	BACKWRAP AT S. (WATER ST) ENTRY	RETAIL FIXTURES			(1) UNIT
TS-802	POG CASHWRAP CABINET AT N. (MAIN ST) ENTRY	RETAIL FIXTURES			(2) UNITS
TS-803	BACKWRAP AT N. (MAIN ST) ENTRY	RETAIL FIXTURES			(1) UNIT
TS-804	ART WALL AT S. (WATER ST) BACKWRAP	RETAIL FIXTURES OR GC			SIZE TBD
TS-805	ART WALL AT N. (MAIN STREET) BACKWRAP	RETAIL FIXTURES OR GC			SIZE TBD
TS-807	MIRROR AT GROUND (WATER STREET) FLOOR	RETAIL FIXTURES			SIZE (3) 3'-0" X 7'-0"
TS-807	MIRROR AT 1ST (MAIN STREET) FLOOR	RETAIL FIXTURES			SIZE (3) 5'-0" X 10'-0"
TS1000-TS1099 LOSS PREVENTION					
TS-1000	STORE KEY CORES	SECURITY SOURCE			SEE DOOR HARDWARE SCHEDULE LOCKSET CORES RECEIVED BY GC INSTALLED BY STORE OPENING TEAM
TS-1002	OFFICE SAFE	CORPORATE SAFE			STEEL FIREPROOF FLOOR SEATED SAFE APPROXIMATE WEIGHT IS 1000 LBS. 26 1/4" H. 24" W. 20" D.
TS-1004	EAS SYSTEM Site visit	CHECKPOINT			
TS-1004A	EAS System final connection	CHECKPOINT			
TS-1005	SECURITY ALARM SYSTEM	ADT			CONDUIT AND PULLSTRING TO EQUIPMENT FURNISHED BY GC
TS1100-TS1199 INFORMATION TECHNOLOGY					
TS-1100	POINT OF SALES SYSTEM	Spencer			
TS-1101	TELECOMMUNICATION SYSTEM	Spencer			
TS-1102	RF SYSTEM	MS			
TS-1103	DATA PROCESSING EQUIPMENT	MS			
TS-1104	DSL CIRCUIT	MS			
TS1200-TS1299 DISPLAY OPERATIONS					
TS-1200	DISPLAY LIGHTING PACKAGE				



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 2ND FLOOR
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1 STOREFRONT PERSPECTIVE
SCALE: NTS

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**NORTH
 STOREFRONT
 RENDERING**

SHEET NO. :

R100



URBAN OUTFITTERS
 THE HARDWARE STORE
 316 E. MAIN STREET
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CONSULTANT :
 POMPEI A.D.
 161 AVE. OF THE AMERICAS
 2ND FLOOR
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SHEET TITLE :
**SOUTH
 STOREFRONT
 RENDERING**

SHEET NO. :
R101

STOREFRONT RENDERING
 SCALE: NTS



PHILLIPS
PARTNERSHIP
ARCHITECT

URBAN OUTFITTERS

THE HARDWARE STORE
316 E. MAIN STREET
CHARLOTTESVILLE, VA 22901

CONSULTANT :
POMPEI A.D.
161 AVE. OF THE AMERICAS
2ND FLOOR
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REVISION:

SHEET TITLE:

INTERIOR
PERSPECTIVE
CONCEPT

SHEET NO.:

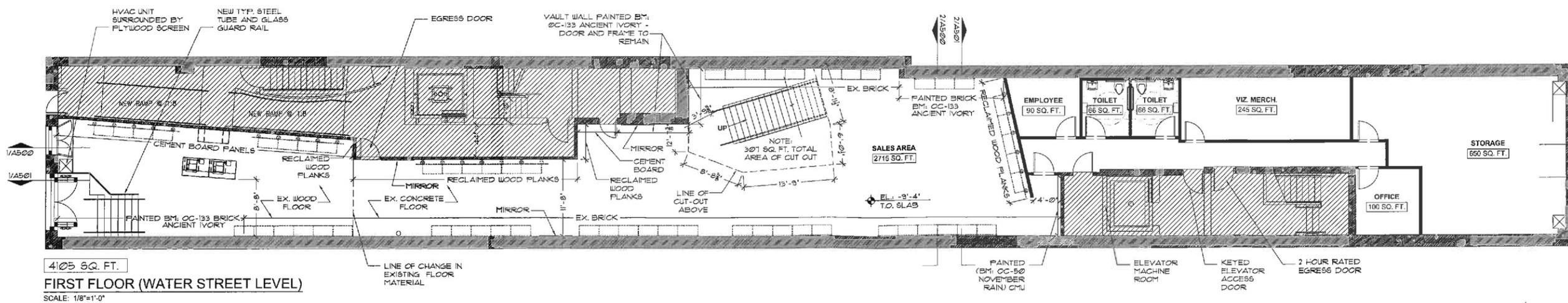
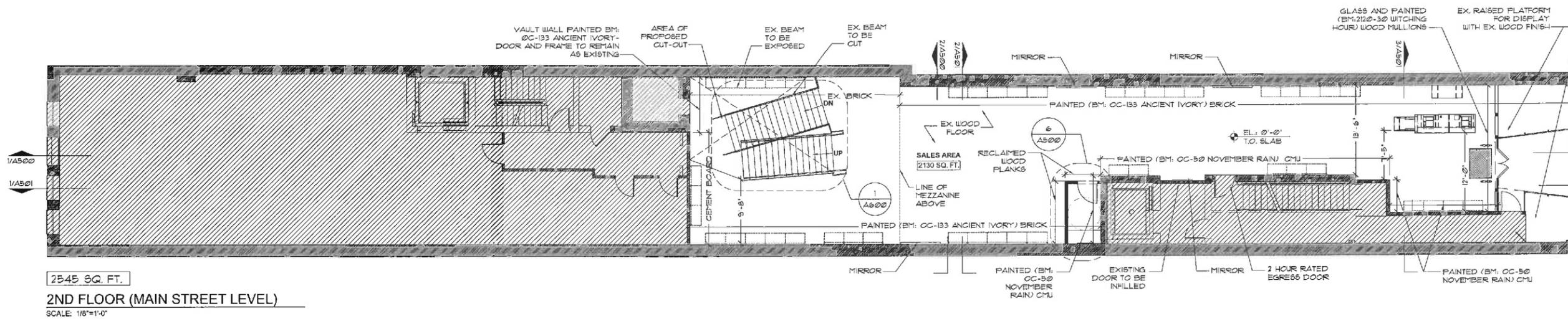
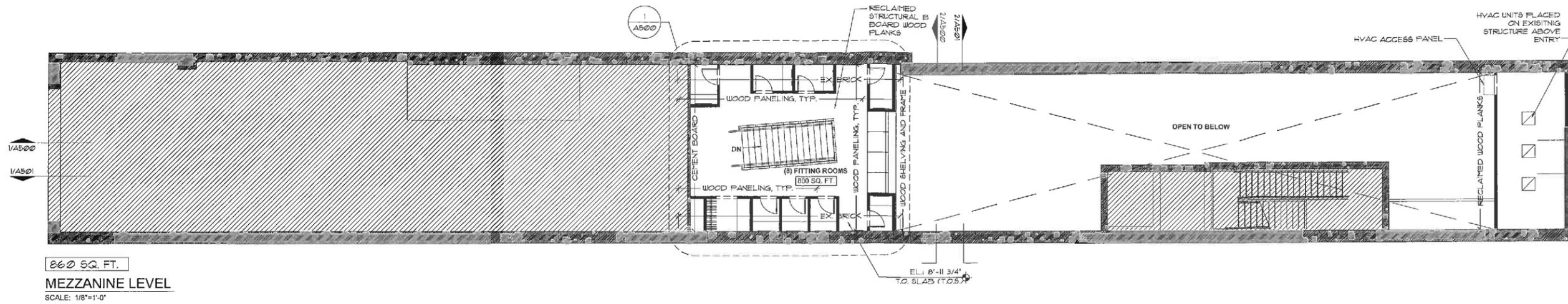
R102



INTERIOR PERSPECTIVE

SCALE: NTS

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DD1	09-23-2008



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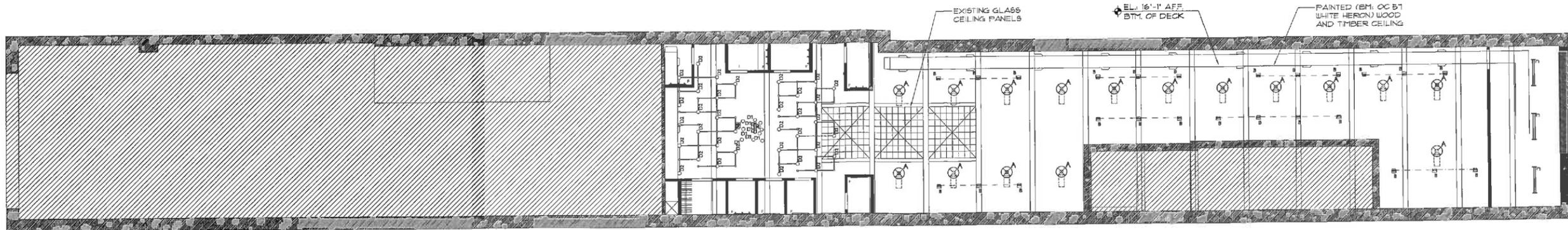
ISSUE / DATE:

FIRST LOOK	08-26-2008
SCHEMATIC DESIGN	09-09-2008
FINAL SD	09-11-2008
DD1	09-23-2008

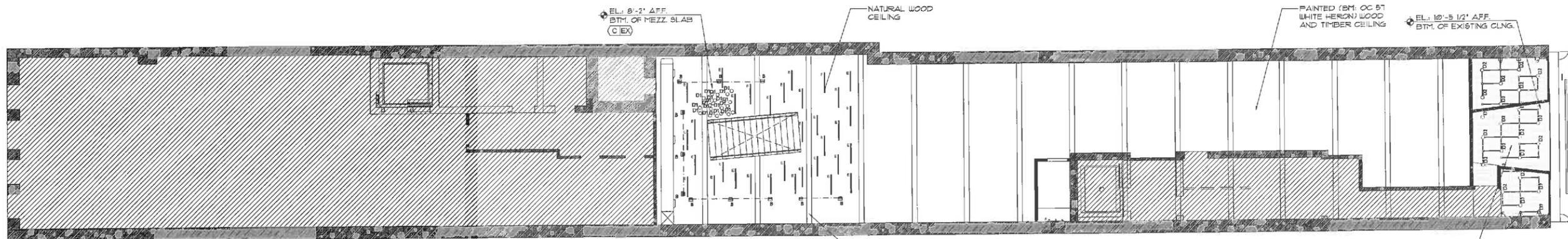
REVISION:

SHEET TITLE:
**REFLECTED
CEILING PLAN**

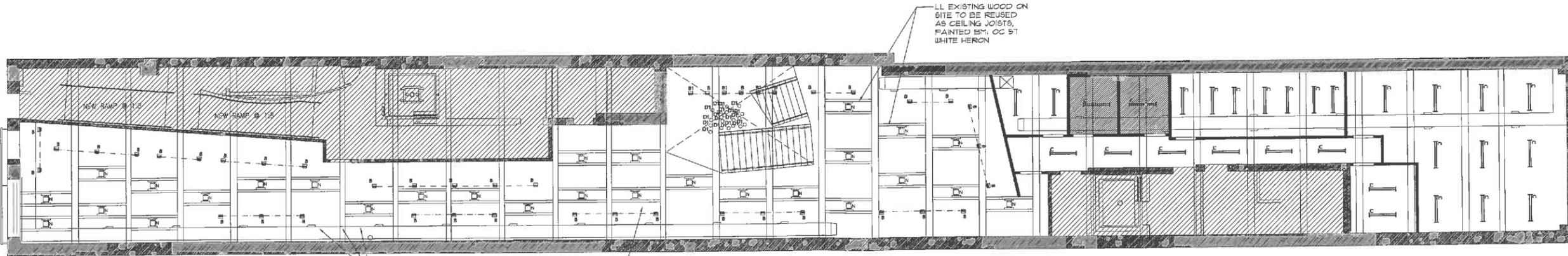
SHEET NO.:
A200



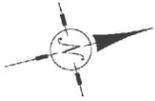
860 SQ. FT.
MEZZANINE LEVEL
SCALE: 3/32"=1'-0"

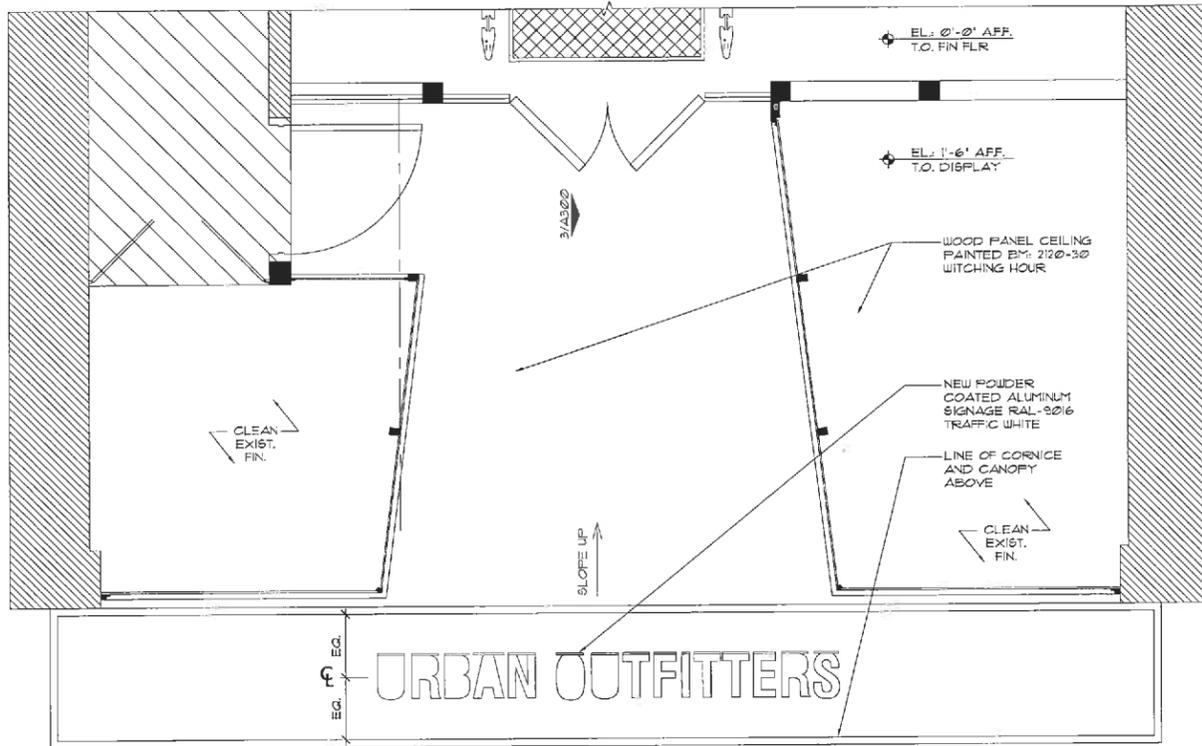


2545 SQ. FT.
2ND FLOOR (MAIN STREET LEVEL)
SCALE: 3/32"=1'-0"



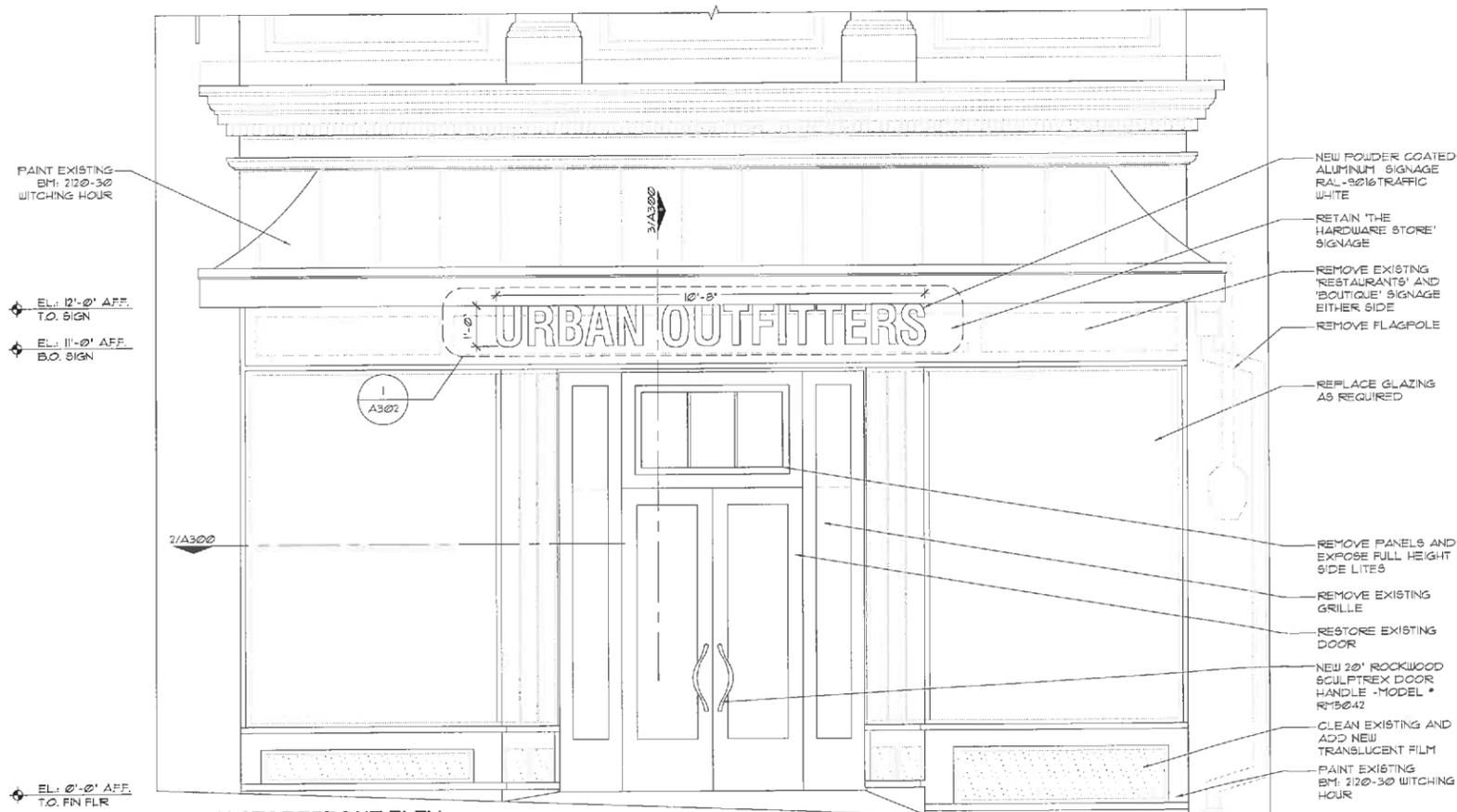
4105 SQ. FT.
FIRST FLOOR (WATER STREET LEVEL)
SCALE: 3/32"=1'-0"





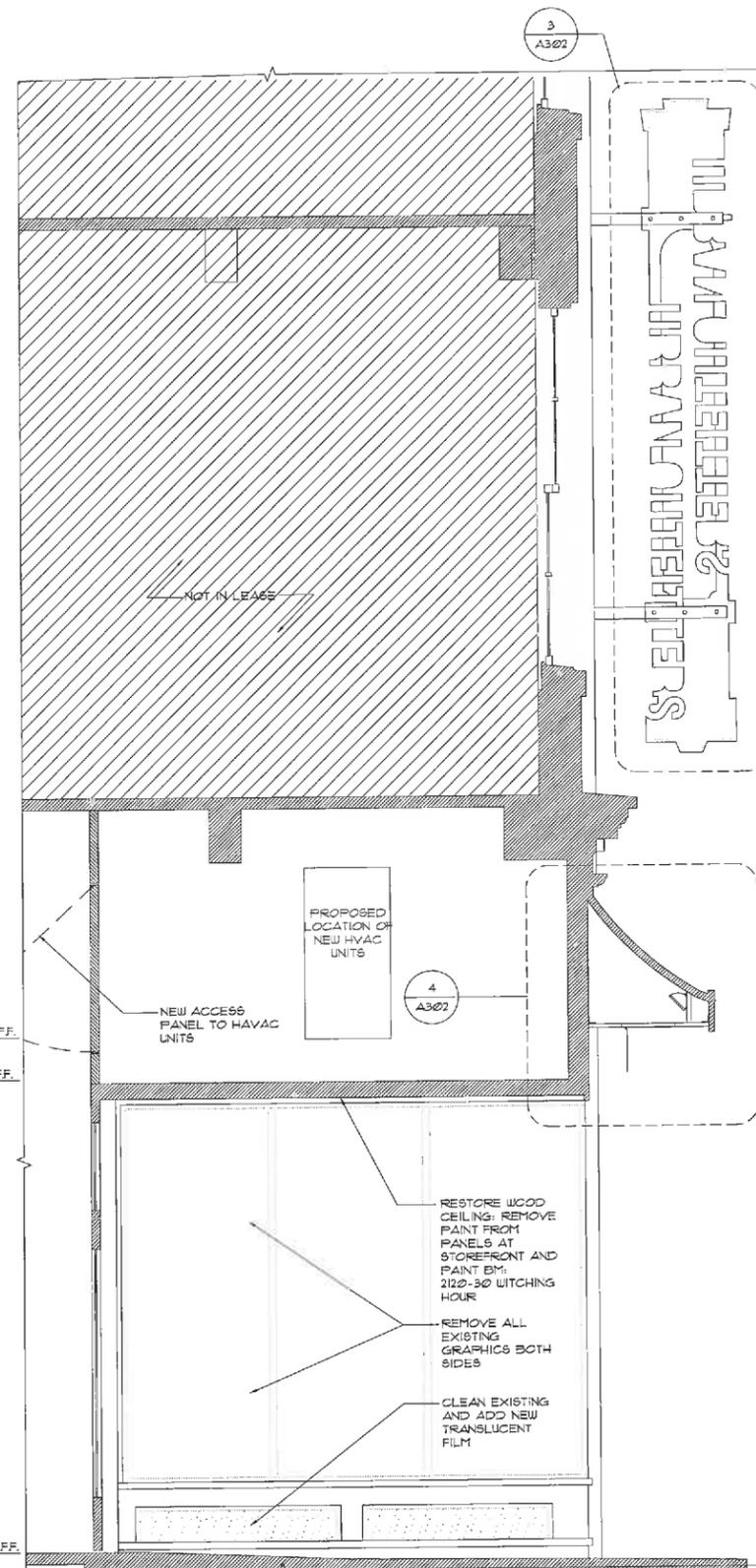
2 N STOREFRONT PLAN

A300 SCALE: 1/2"=1'-0"



1 N STOREFRONT ELEV

A300 SCALE: 1/2"=1'-0"



3 N STOREFRONT SECTION

A300 SCALE: 1/2"=1'-0"

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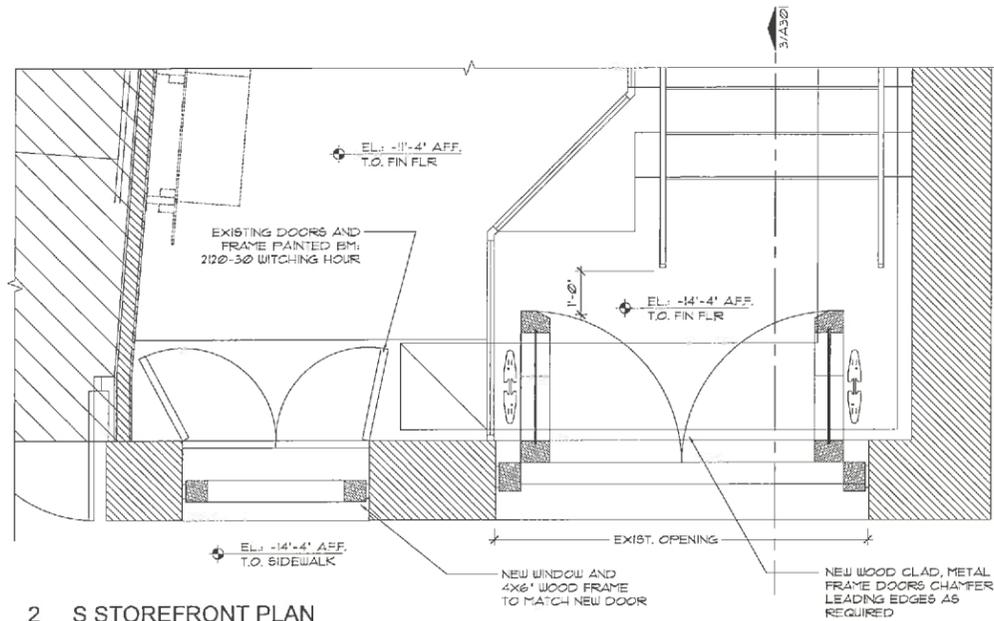
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SHEET TITLE:
**ENLARGED NORTH
(MAIN STREET)
STOREFRONT
PLAN / ELEVATION**

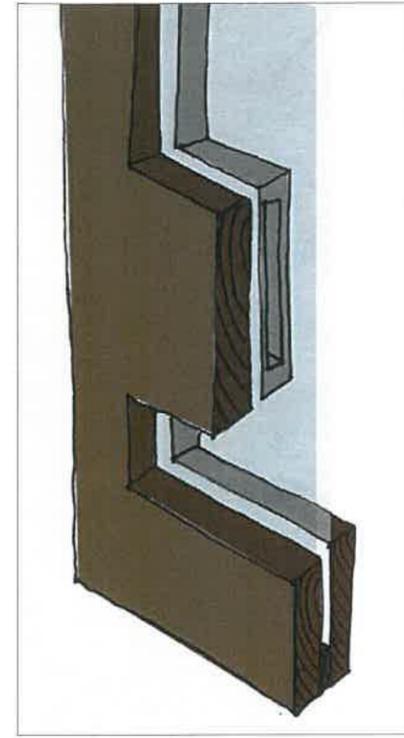
SHEET NO.:

A300



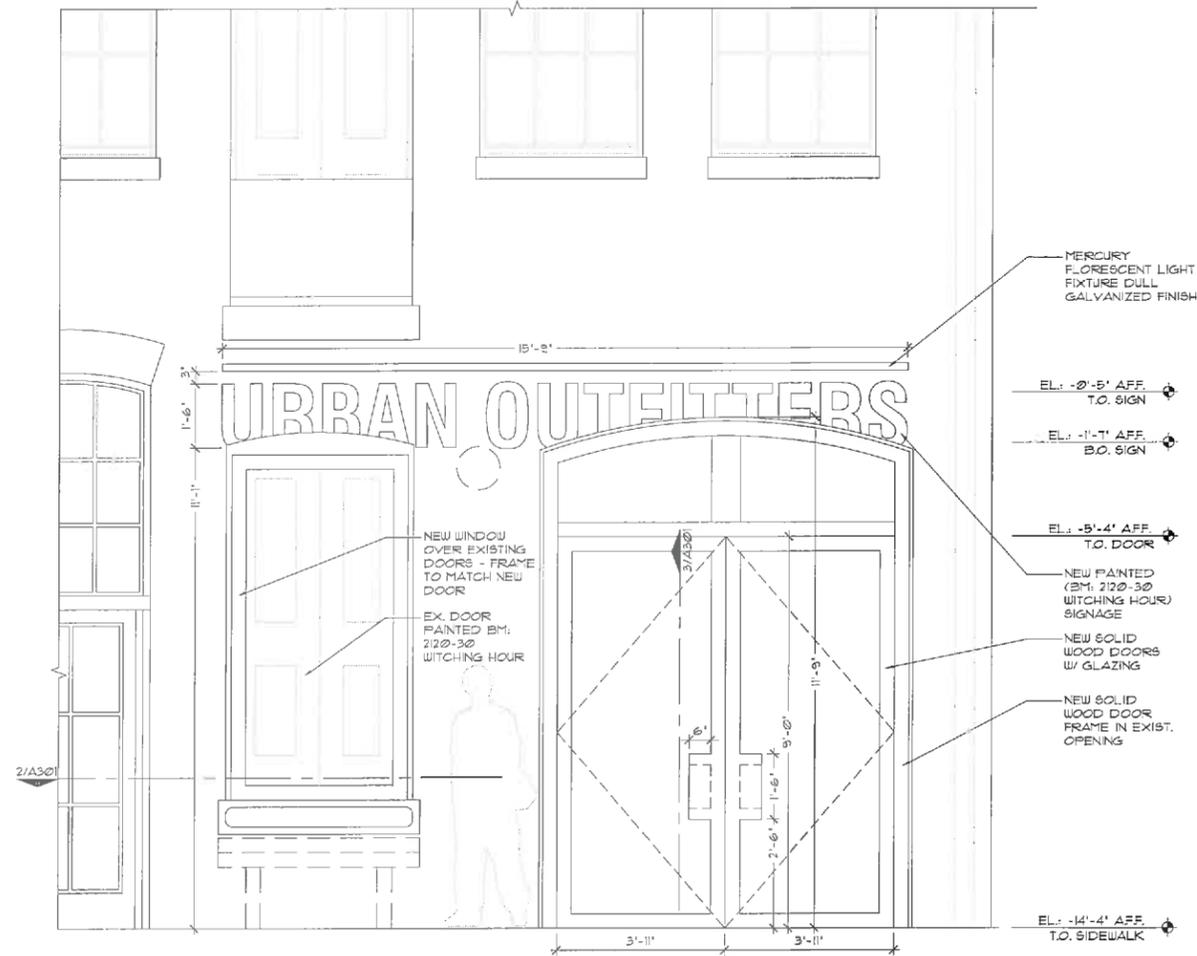
2 S STOREFRONT PLAN

A300 SCALE: 1/2"=1'-0"



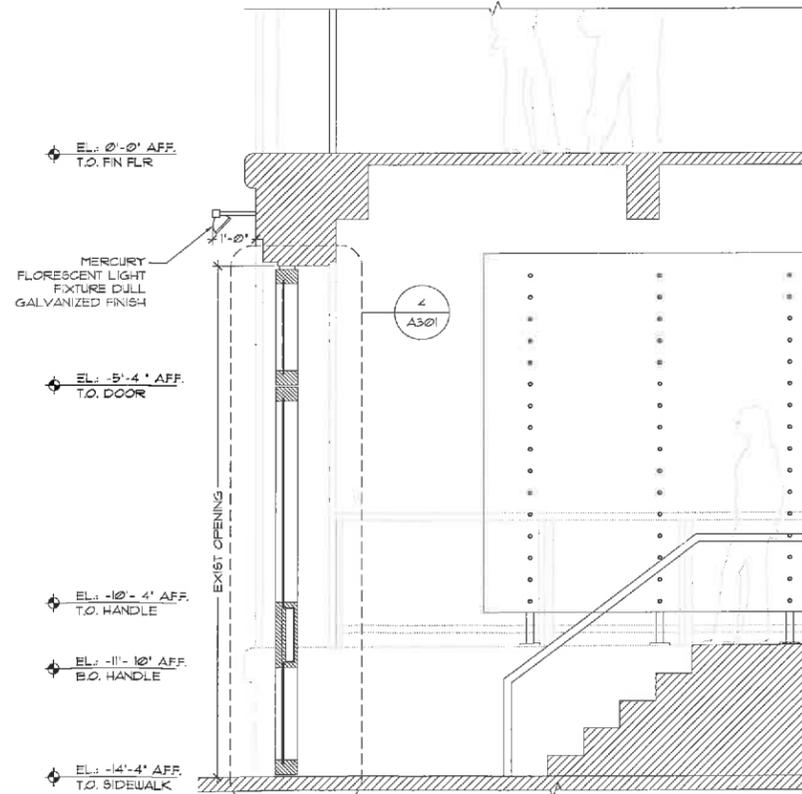
4 DOOR HANDLE DETAIL

A301 SCALE: NTS



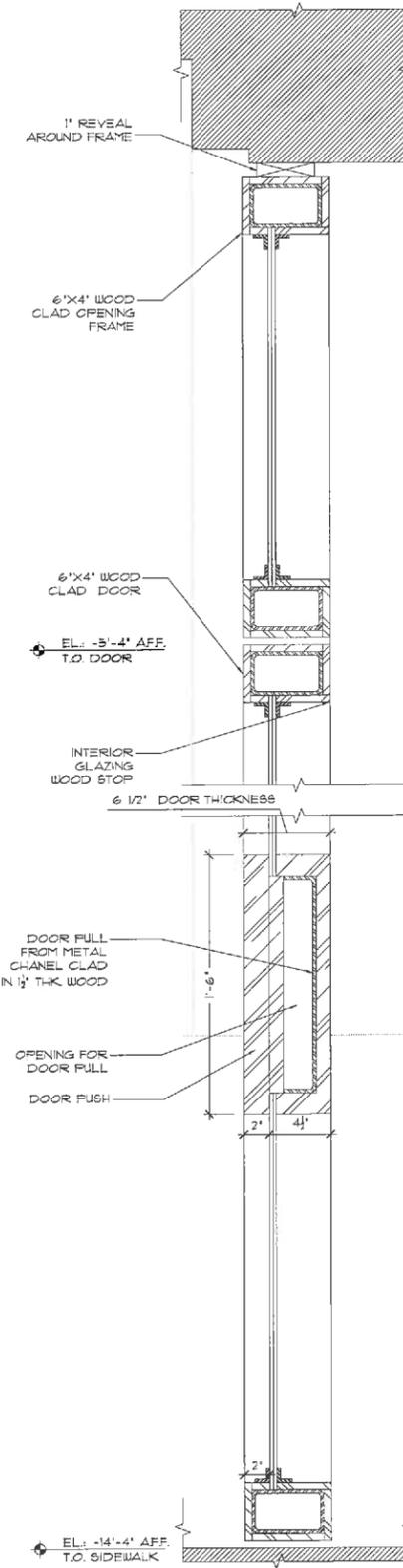
1 S STOREFRONT ELEV

A300 SCALE: 1/2"=1'-0"



3 S STOREFRONT SECTION

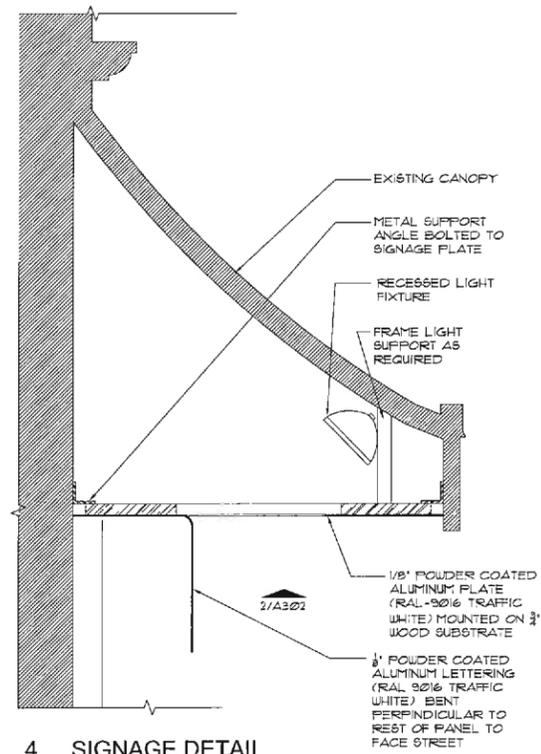
A300 SCALE: 1/2"=1'-0"



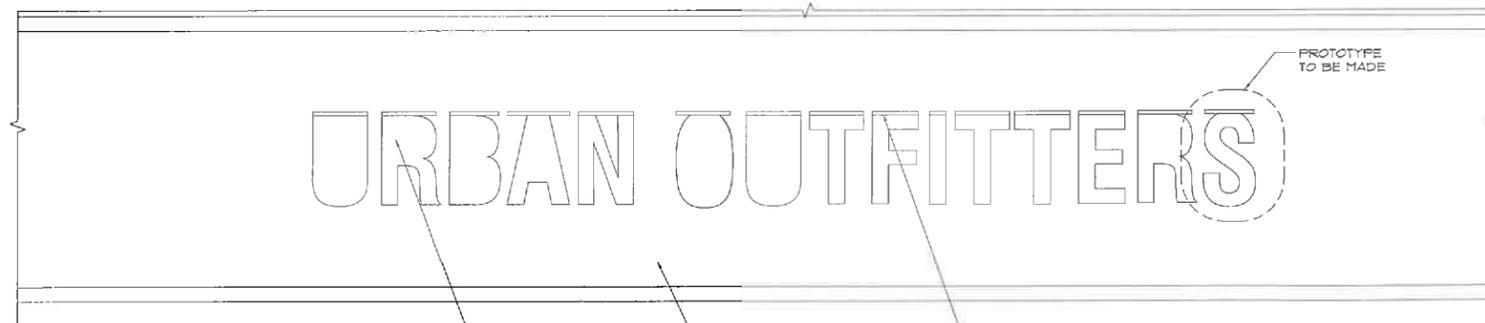
4 DOOR DETAILS

A301 SCALE: 2"=1'-0"

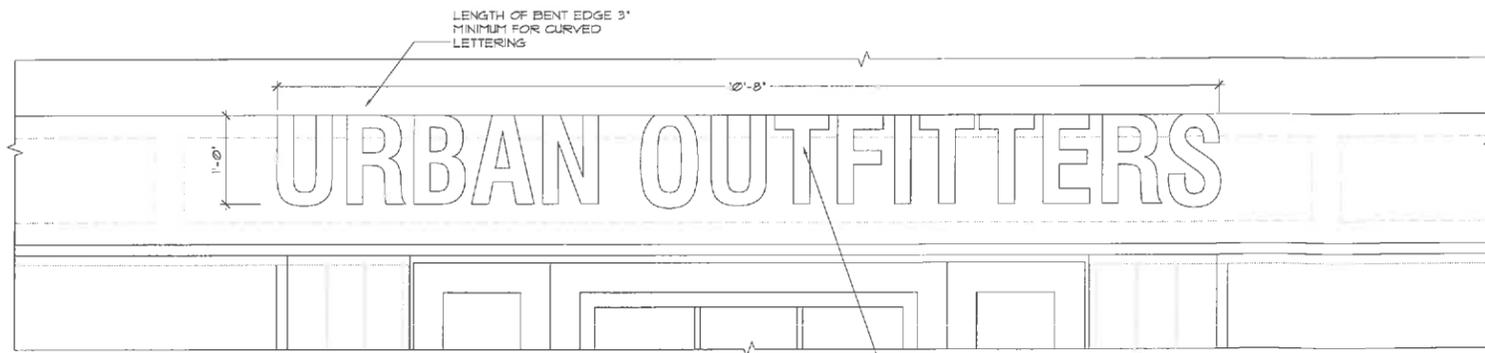
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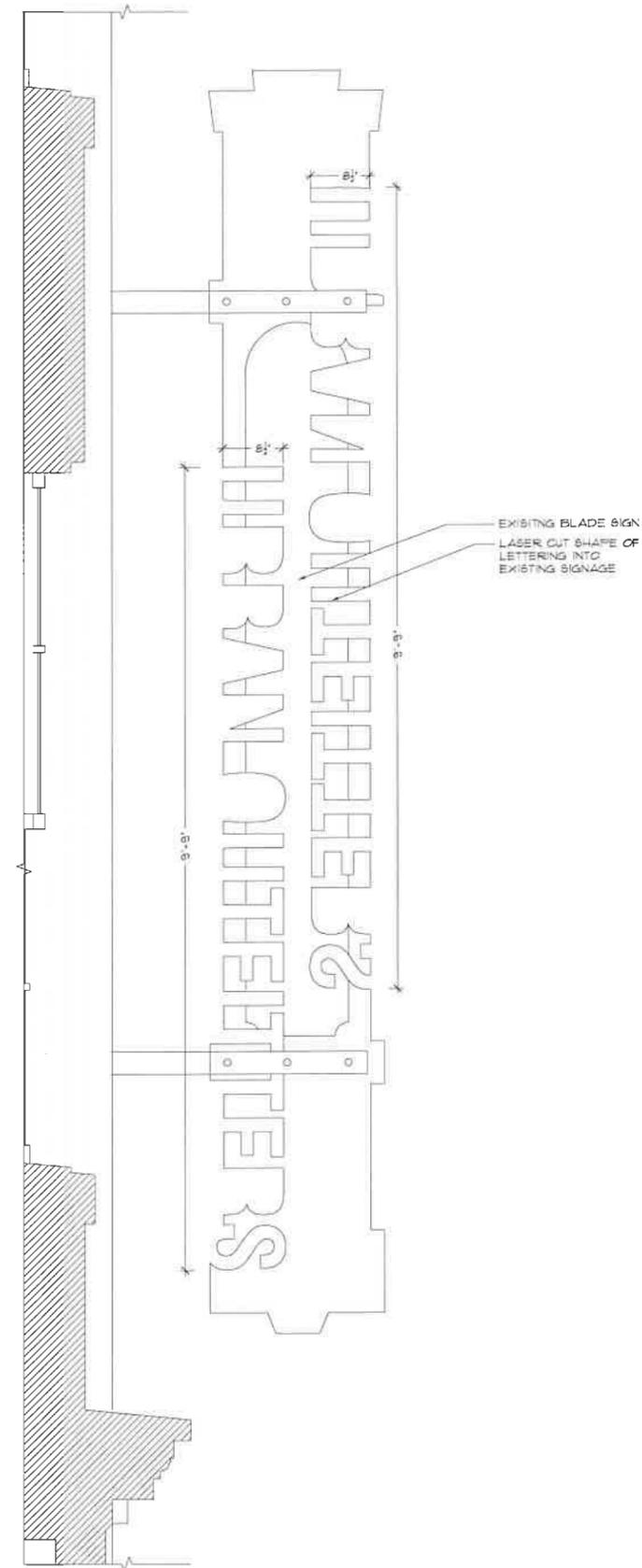
4 SIGNAGE DETAIL
A302 SCALE: 1 1/2"=1'-0"



2 NORTH STOREFRONT RCP
A302 SCALE: 1/4"=1'-0"



1 NORTH STOREFRONT ELEVATION
A302 SCALE: 1/4"=1'-0"



3 BLADE SIGNAGE DETAILS
A302 SCALE: 1"=1'-0"

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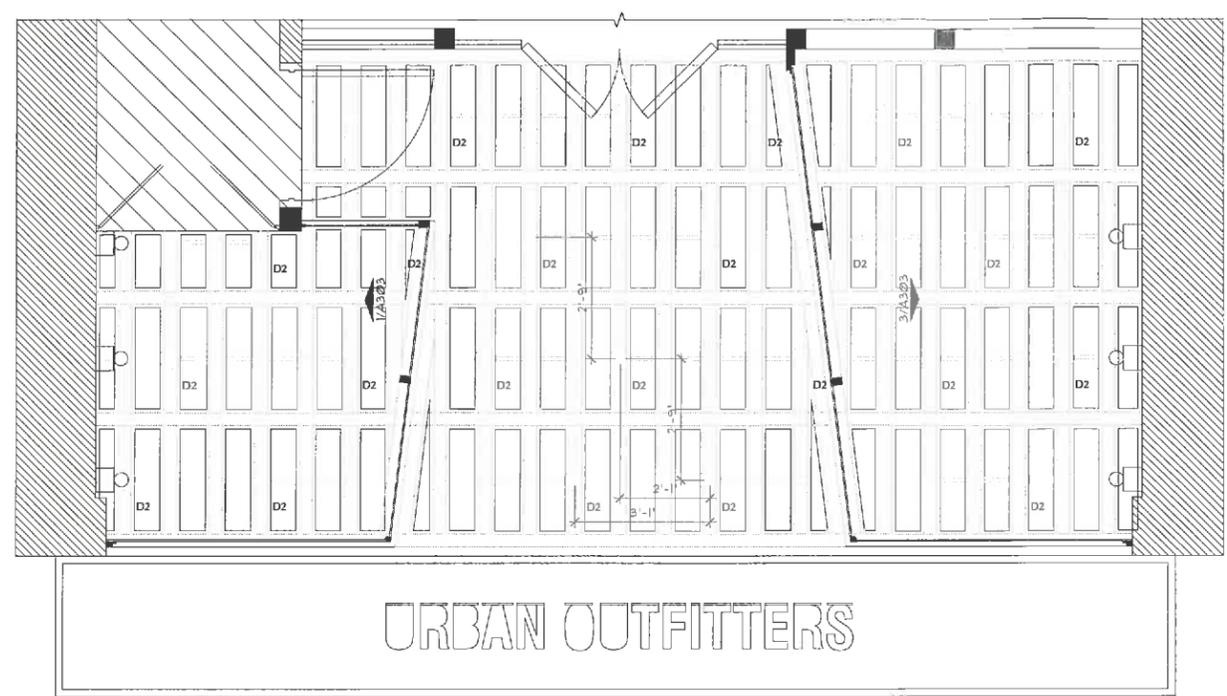
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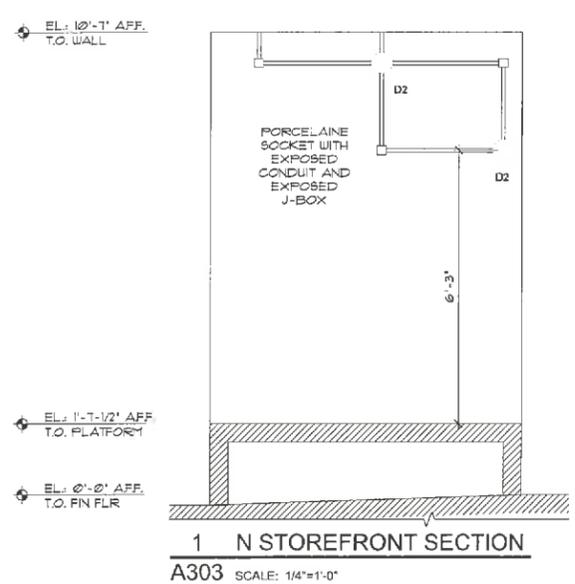
REVISION:

SHEET TITLE:
**ENLARGED NORTH
STOREFRONT
LIGHTING DETAILS**

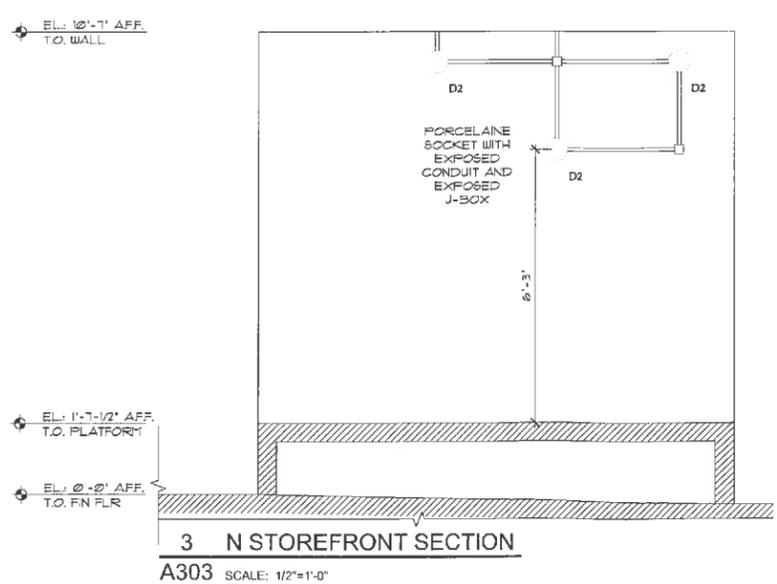
SHEET NO. :
A303



2 N STOREFRONT PLAN
A303 SCALE: 1/2"=1'-0"



1 N STOREFRONT SECTION
A303 SCALE: 1/4"=1'-0"



3 N STOREFRONT SECTION
A303 SCALE: 1/2"=1'-0"



INSPIRATION IMAGE
SCALE: NTS

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SCHEMATIC DESIGN 08-09-2008

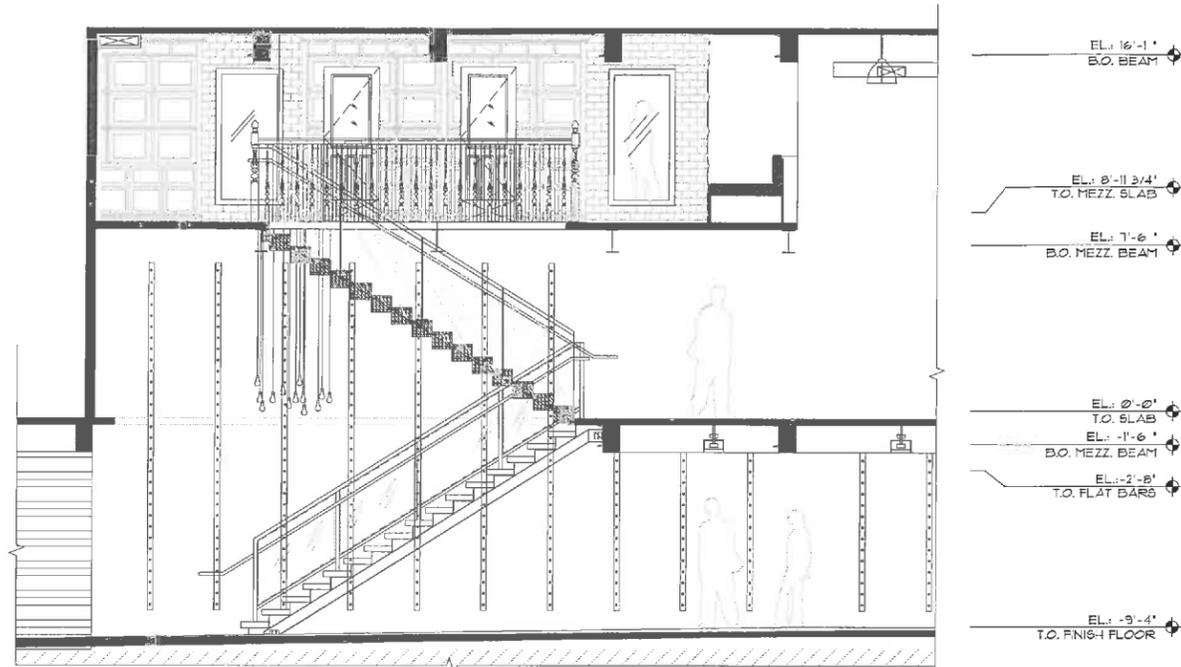
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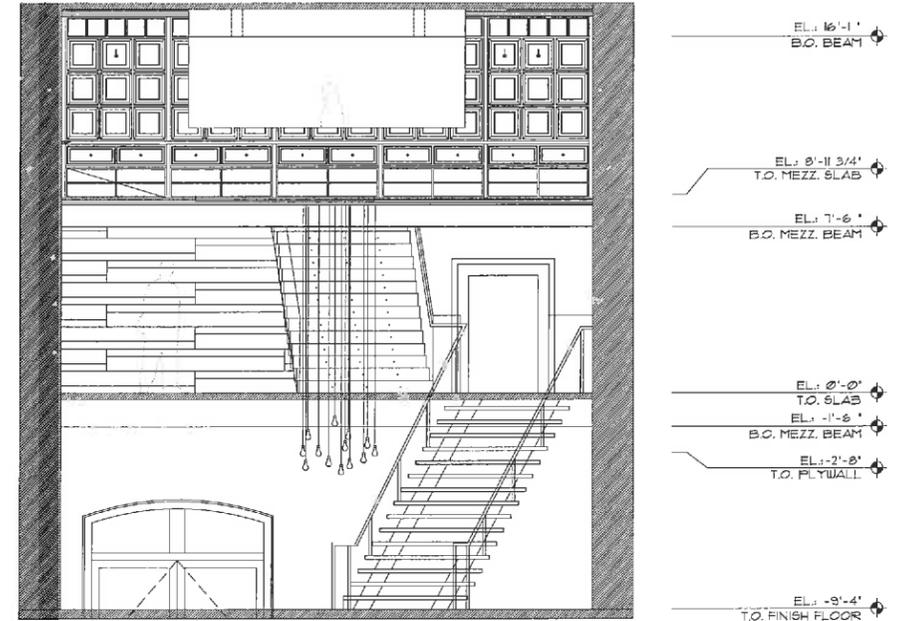
REVISION:

SHEET TITLE:
BUILDING SECTIONS

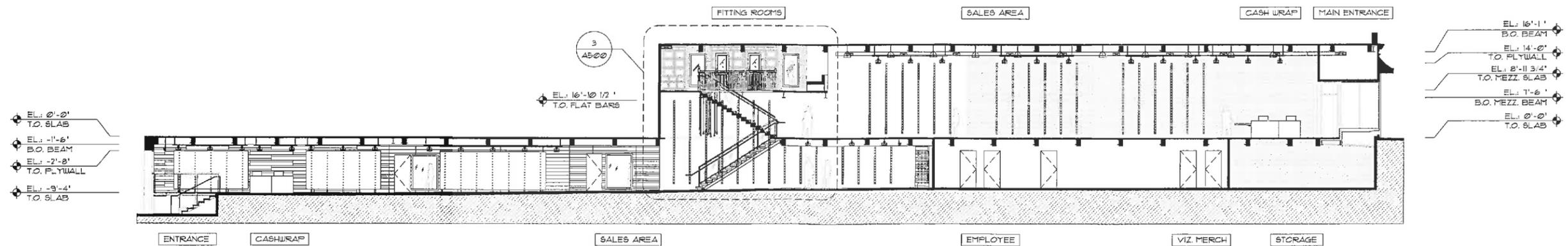
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A500



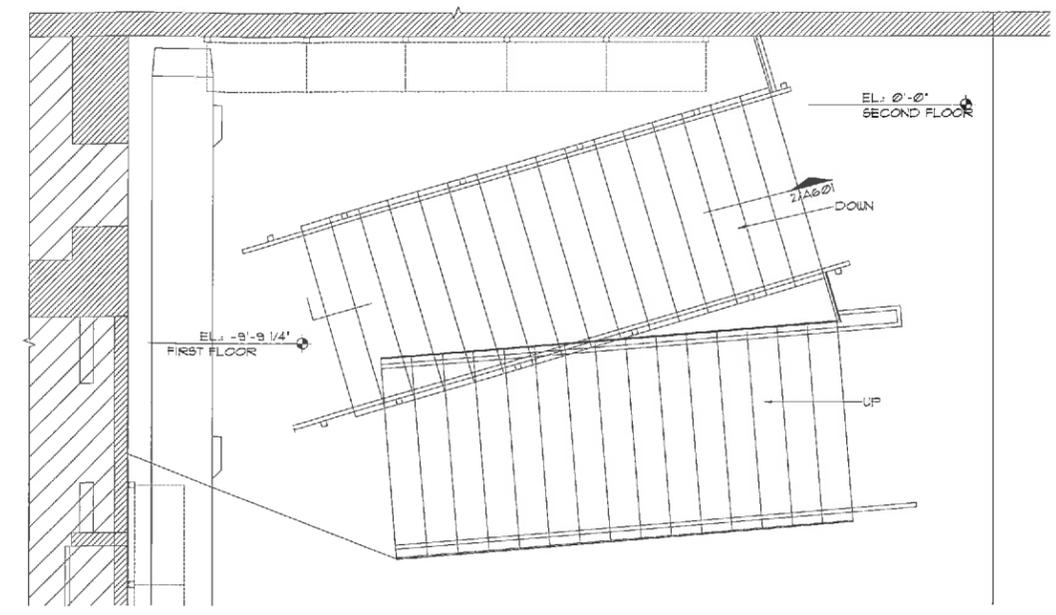
3 BUILDING SECTION @ CUTOUT
A500 SCALE: 1/4"=1'-0"



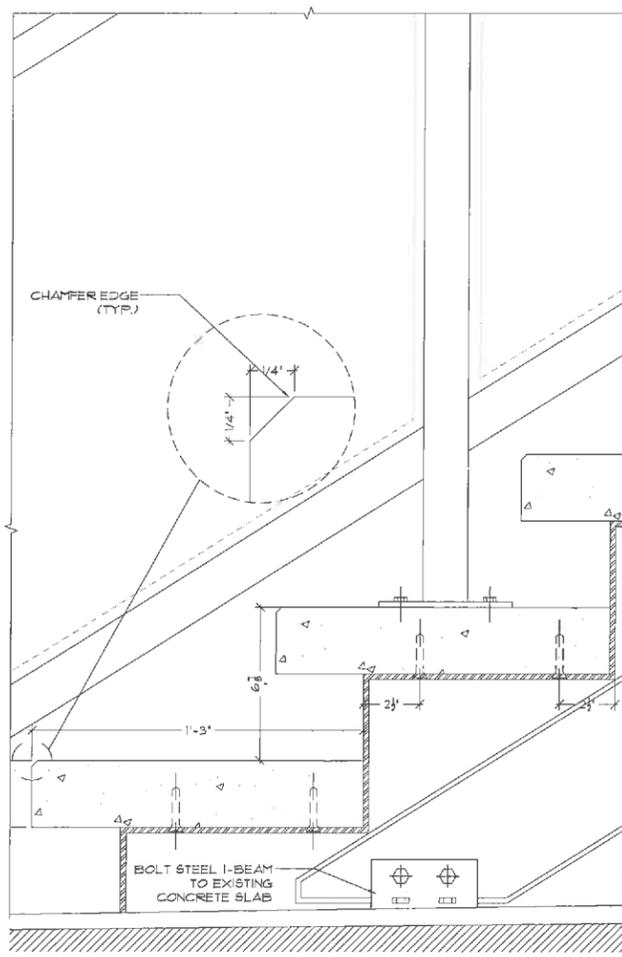
2 TRANSVERSE BUILDING SECTION
A500 SCALE: 1/4"=1'-0"



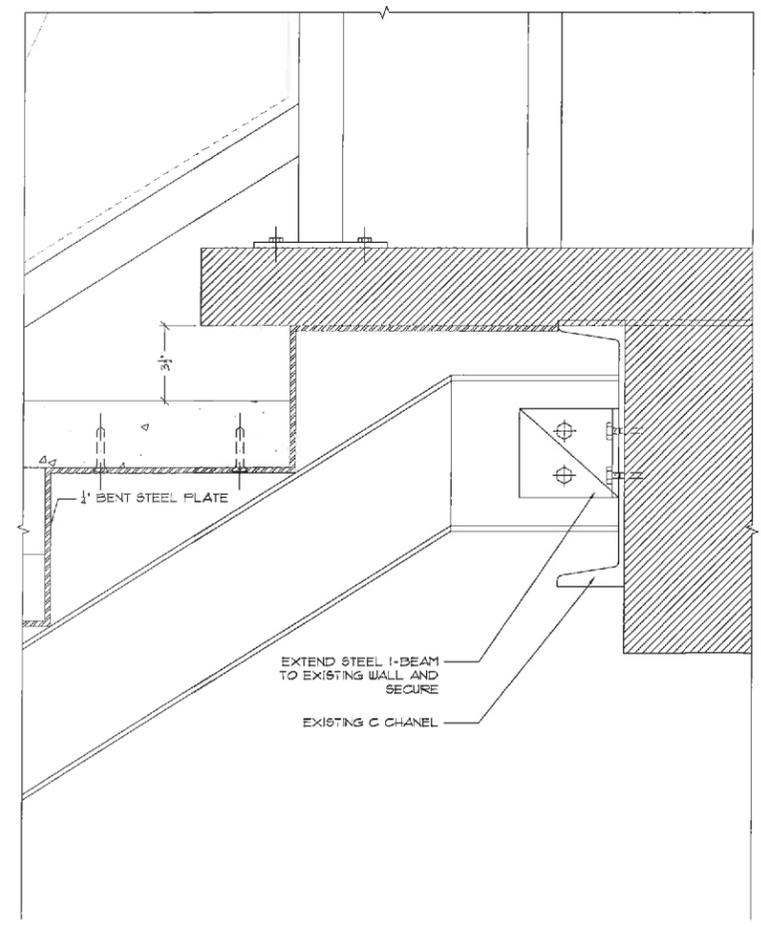
1 LONGITUDINAL BUILDING SECTION
A500 SCALE: 3/32"=1'-0"



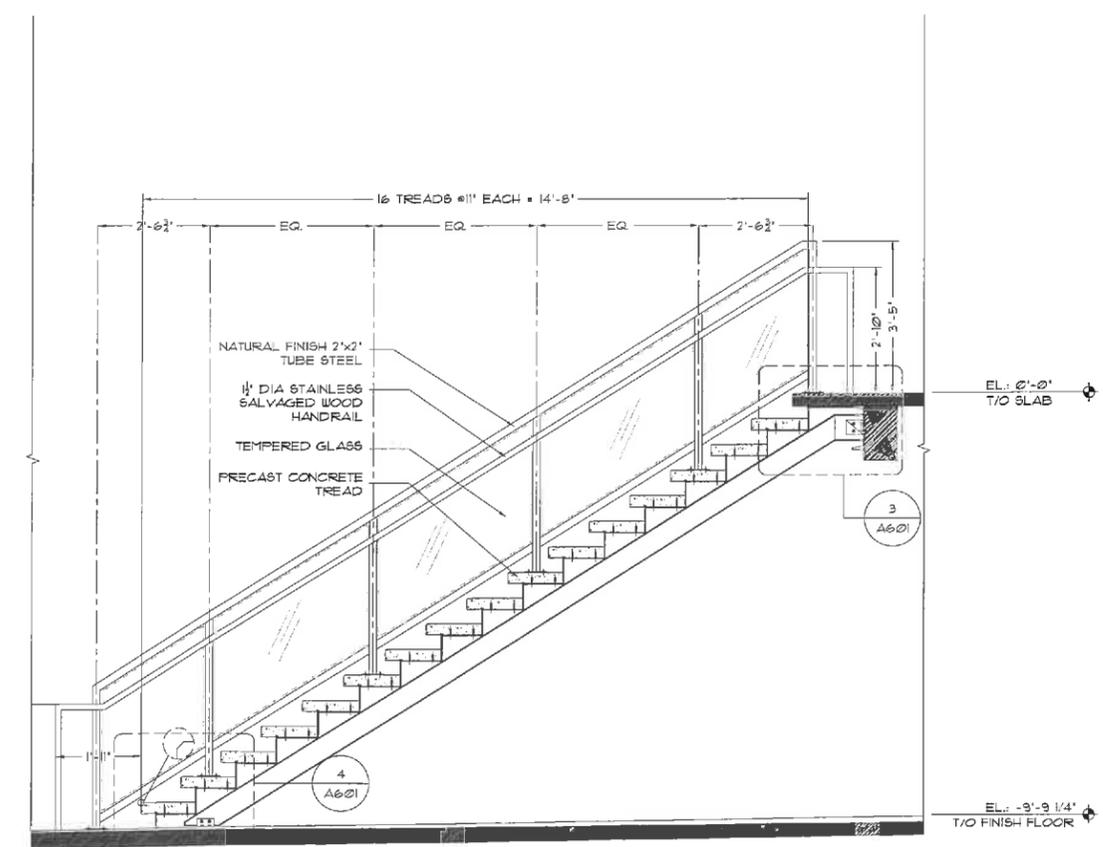
1 STAIR PLAN
SCALE: 3/8"=1'-0"



4 STAIR DETAIL @ FIRST FLOOR
SCALE: 3/4"=1'-0"



3 STAIR DETAIL @ SECOND FLOOR
SCALE: 3/4"=1'-0"



2 STAIR SECTION
SCALE: 1/2"=1'-0"

Oct.
2008
BAR file- 316 E Main
Urban Outfitters

Scala, Mary Joy

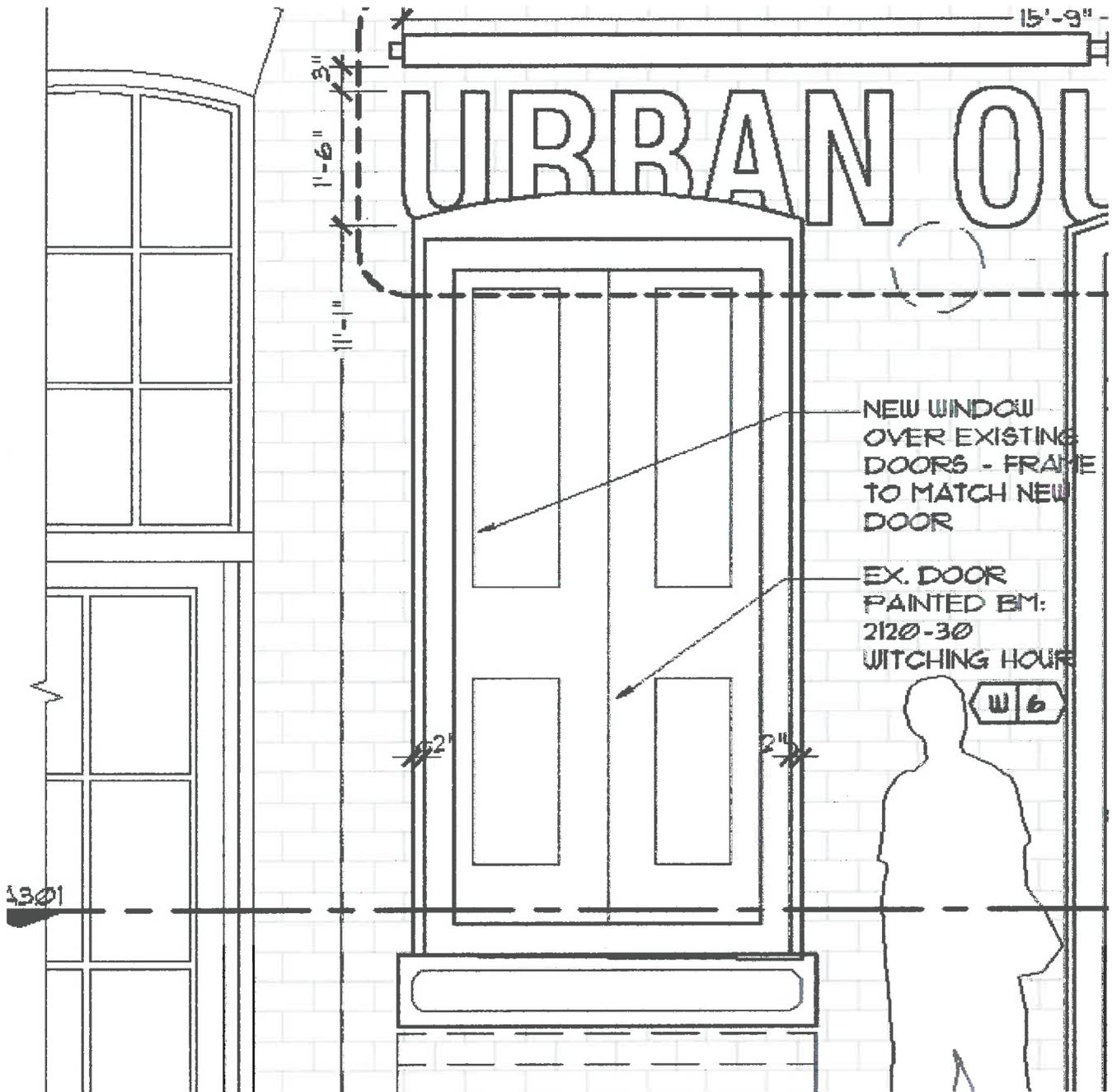
From: Tim Goering [tgoering@phillipspart.com]
Sent: Monday, November 17, 2008 6:46 PM
To: Scala, Mary Joy
Subject: RE: BAR agenda and staff report

Great, thanks! The image below will be part of our Construction Documents (submitted for permit). Please note, I have added a 2" dimension at the frame.

Thanks,

Tim

11/18/2008



Tim Goering
Project Manager
Phillips Partnership
North Terraces
400 Perimeter Center Terrace
Suite 650
Atlanta, GA 30346
770-394-1616 Ext. 262
770-394-1314 fax
678-463-9166 cell
www.phillipspart.com

From: Scala, Mary Joy [mailto:scala@charlottesville.org]

11/18/2008



Initial Application approved with provisions on 10-21-08 (for reference)



Proposed modifications

Thanks,

Tim Goering

11/18/2008