

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](http://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**

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**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....



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: tgoring@phillipsport.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  
Date

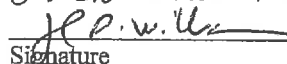
### Property Owner (if not applicant)

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 EAST MAIN ST INVESTMENTS, LLC



Signature

9-29-08  
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: BSW  
Fee paid: 100.00 Cash/Ck. # 39573  
Date Received: 9/30/08

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

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 1EX)	EXISTING TO REMAIN (NO FINISH SCOPE)	-	-	-	CLEAN IF NECESSARY. REMOVE ALL DEBRIS LEFT OF PAST CONSTRUCTION. PATCH TO ORIGINAL CONDITION.			CEILINGS	(C 1EX)	EXISTING TO REMAIN (NO FINISH SCOPE)	-	-	-	CLEAN IF NECESSARY. REMOVE ALL DEBRIS LEFT OF PAST CONSTRUCTION. PATCH TO ORIGINAL CONDITION.			STEEL & STRUCTURE	
	(F 1A)	EXISTING CONCRETE, SEALED	WATERPROOFING SEALER #62-61062-07-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 GWB.	-	-	-	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-GRINDING AND PRIMING EXISTING SUBSTRATE. CRACKS AND BLEMISHES AS REQUIRED TO PREVENT CRACKING PER MANUFACTURERS RECOMMENDATIONS. G.C. SHALL CONTACT: DAN SIMON, HOOVER WELLS T. (419)66-9220) 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 AQUA VELVET	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 EXCELRON #51861 "SOFT WARM GRAY"	-	ARMSTRONG WWW.ARMSTRONG.COM	INSTALL V.C.T. TILE ON WATERPROOF MEMBRANE ON EXISTING SLAB. PROVIDE "CUSTOM BUILDING PRODUCTS" MODEL "REDGARD" 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: 0C-57 WHITE-TERRON							
	(F 3)	CARPET (OFFICE)	#71525 (SLATE) # 96971 (PETO II 28 EW24)	TEXTURED LOOP	SHAW ECO SOLUTION NYLON CARPET TILE	CARPET SHALL PASS THE DOC FF-1 "PILL TEST" (MIN. CRITICAL RADIANT FLUX OF 0.02 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 REQ'D.	(TS 030)			(C 4)	EXISTING WOOD PANELING (STOREFRONT)	BM: 2120-30 WATCHING HOUR							
	(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)			(C 5)	NATURAL WOOD DECK	CLEAR MATT SEALER							
WALLS	(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)		MISCELLANEOUS	(S 1EX)	EXISTING TO REMAIN (NO FINISH SCOPE)	-	-	-	CLEAN IF NECESSARY. REMOVE ALL DEBRIS LEFT OF PAST CONSTRUCTION. PATCH TO ORIGINAL CONDITION WHERE REQUIRED.				
	(W 1EX)	EXISTING TO REMAIN (NO FINISH SCOPE)	-	-	-	CLEAN IF NECESSARY. REMOVE ALL DEBRIS LEFT OF PAST CONSTRUCTION. PATCH TO ORIGINAL CONDITION.				(S 1)	STEEL FIXTURE STANDARDS	"NATURAL" STEEL FINISH	MATTE	-	SEE NOTE #11 & 12	(TS 300)			
	(W 1A)	TAPE, MUD & SANDED GWB.	-	-	-	FINISH LEVEL 4.				(S 2)	STEEL BEAM	BM: 2120-30 WATCHING HOUR	EGGSHELL	BENJAMIN MOORE	POWDERCOATED ALUMINUM FINISH				
	(W 1B)	PAINT ON G.W.B (OFFICE AND TOILETS)	WHITE #955 REGAL AQUA VELVET	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.				(S 3)	STAIR STRINGER	"NATURAL" STEEL FINISH	MATTE	-	SEE NOTE #12	(TS 067)			
	(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 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 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 8 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 2)	PLASTIC LAMINATE	FASHION GREY 036769	MATTE	WILSON ART	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 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 8 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 21 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 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 4)	METAL (DUCTWORK)	-	GALVANEAL FINISH	-	SEE NOTE #6				
	(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 5)	PLYWOOD & LUAN PANELS (MERCHANDISING STANDARDS)	NATURAL	-	-	2" 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. 4" 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 7)	PAINT EXISTING BRICK	BM: 0C-133 ANCIENT IVORY							(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 8)	PAINT EXISTING CMU	BM: 0C-53 NOVEMBER RAIN							(M 7)	CASHWRAP TOP	CONCRETE	WATERPROOFING SEALER	RETAIL FIXTURE	-	(TS 230)			
										(M 8)	SALVAGE DOOR					(TS 170)			
										(M 9)	PAINTED FOLD SIGNAGE	POWDERCOATED	RAL 9006	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																			
1. FINISHES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS FOR INTERIOR FINISH AND TRIM. ALL FINISH MATERIALS TO BE CLASS "A" OR CLASS "1" FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.										12. "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# PRS300307. 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" LACQUER DULL RUBBED EFFECT TO F22 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 GROUND DOWN OR POLISHED (FINISH WILL BE AFFECTED).									
2. ALL COMBUSTIBLE FINISHES, i.e. WOOD TRIM PANELS, IF REQUIRED BY LOCAL CODES, SHALL BE FIELD TREATED WITH THE FOLLOWING:  FIRE RETARDANT PAINT "F" 101, MFR: AVAL GAWATED CHEMICAL, WEST BLOOMFIELD, MI, DAVID WEISS, 248-737-5560, OR APPROVED EQUAL. THIS PAINT SHALL BE A WHITE, CLEAR WATER BASED AND NON-TOXIC FORMULATION (TESTED AS PER ASTM#44). CLASS 1 FLAME SPREAD OF 0, 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.										NOTE: CLEAR MATTE POWDERCOAT SEALER TO BE USED IF POSSIBLE. ABOVE PROCEDURE IS TO BE TESTED & SAMPLED BY FABRICATOR. PROVIDE SAMPLES TO POMPEI A.D. FOR REVIEW & APPROVAL PRIOR TO FABRICATION.									
3. 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.																			
4. 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.																			
5. ALL ELECTRICAL CONDUIT IN SALES AREAS MUST RUN ACCORDING TO DETAILS ON DRAWINGS. HAND 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 COLUMNS OR BEAMS UNLESS PRIOR APPROVAL IS OBTAINED FROM POMPEI A.D.																			
6. GALVANIZED STEEL HVAC DUCT SHALL BE FINISHED PER M-4. ALL GALVANIZED SURFACES MUST BE PREPARED PRIOR TO FATINA 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.																			
7. FINISH MATERIAL APPLICATION MUST CONFORM TO LOCAL AIR POLLUTION CONTROL AUTHORITY'S REQUIREMENTS.																			
8. 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.																			
9. 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.																			
10. 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.																			
11. UNLESS OTHERWISE NOTED (U.O.N.) ALL STEEL, FIXTURE STANDARDS STEEL (TUBE STEEL, ANGLES, PLATES, FASTENERS, ETC.) TO BE OF ASTM 50W 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.																			



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C102

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







**TENANT SUPPLIED  
MATERIAL**

SHEET NO. :

**C104**

TENANT SUPPLIED MATERIAL RESPONSIBILITY MATRIX					
TSM NUMBER	CATEGORY	VENDOR	DETAILS	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 RECD CONDUITS CONNECTION BOXES
TS-001B	AUDIO SYSTEM - EQUIPMENT ON SITE	BOSE			
TS-001C	AUDIO SYSTEM - INSTALLATION	BOSE			
TS100-TS199 LIGHTING					
TS-100	BULK LIGHTING	CAPITAL LIGHTING	A200s		
TS-102	SPACI-FIT LIGHTS ABOVE FLOOR CUT-OUT	RETAIL FIXTURES	A200s		
TS-103	RIGID CONDUIT NETWORK BY NORTH (MAIN ST.) ENTRY	RETAIL FIXTURES	A200s		
TS-104	CHANDIEUJER 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	PIP	A100s		
TS-207	OFFICE CARPET	TRI-STATE	A100s		GLUE DOWN SYNTHETIC CARPET LOCATED IN THE BACK-OF-HOUSE
TS-208	HANGER MANAGEMENT SYSTEM	IRSG	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
TS-209	LOCKERS	S & S INDUSTRIAL	A100s		
TS300-TS399 VISUAL MERCHANDISE					
TS-310	SHOP VAC	S & S INDUSTRIAL			
TS-311	DUSTY DEPUTY	DADEA			
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 SCULPTREX R-6042 20" HANDLES BRASS FINISH
TS-412	WOOD FRAME AND GLASS DOORS S. (WATER ST.) ENTRY	RETAIL FIXTURES	A300s		HEAVY TIMBER FRAME TO BE SALVAGED FROM SITE
TS-413	WOOD FRAME AND GLASS WINDOWS S. (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 8" X 96"	RETAIL FIXTURES	A100s		
TS700-TS799 FITTING ROOMS					
TS-701	FITTING ROOM DOOR SALVAGED FROM SITE AND A DUST	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 A DUST	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 UG 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	POS 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	POS CASHWRAP CABINET AT N. (MAIN ST.) ENTRY	RETAIL FIXTURES			(2) UNITS
TS-803	BACKWRAP AT 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 7/8" X 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-TS11099 INFORMATION TECHNOLOGY					
TS-1100	POINT OF SALE 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				

LIGHT FIXTURE LEGEND-IN PROGRESS

TYPE	DESCRIPTION	MFG.	CATALOG #	LAMP TYPE	MAX. WATT	VOLTS	LOCATION	HEIGHT	REMARKS
 A	PENDANT MOUNTED HID ACCUGLASS SERIES 16" STANDARD PROFILE PRISMATIC GLASS HIGHBAY LUMINAIRE WITH REMOTE BALLAST	JUNO LIGHTING GROUP	ACG-150 PS QT A16 RB	(1) 150W CMH 3000K, 82CRI	165	277	SALES FLOOR	SEE A500	COORDINATE STEM HEIGHT WITH FIELD DIMENSIONS AND SPECIFIED HEIGHT
 B	"TIMES SQUARE" WALL WASH FIXTURE	TIMES SQUARE	ED421	(1) 100W ED17 CMH 3000K, 82CRI	110	277	SALES FLOOR	SEE A500	
 C	4' FLUORESCENT STRIP	MERCURY	MM 2 32 OCT - ELB UNI	PHILLIPS (2) 32W T8, RS, 3000K, 85CRI	64	277	BOH		
 D1	PENDANT MTD. SINGLE SELF BALAST COMPACT FLUORESCENT GLOBE PENDANT, VAIRES IN LENGTH, RIGID CONDUIT STEM	RETAIL FIXTURES	TBD	PHILLIPS# 16W G30 ALTO, SELF BALLASTED COMPACT FLUORESCENT GLOBE LIGHT	16	120	AREA ABOVE BOTH STAIRS	SEE A500	
 D2	RIGID CONDUIT MOUNTED SINGLE SELF-BALLAST COMPACT FLUORESCENT DECORATIVE GLOBE	RETAIL FIXTURES	TBD	PHILLIPS# 16W G30 ALTO, SELF BALLASTED COMPACT FLUORESCENT GLOBE LIGHT	16	120	NORTH (MAIN STREET) ENTRY		
 E	SURFACE MOUNTED T5 LINEAR FLUORESCENT STRIP, INTEGRAL ELECTRONIC BALLAST	BARTCO	MT5 - 1T/28/277	28 WATT T5 LINEAR FLUORESCENT, 300K, 85CRI	28	277	FITTING ROOMS AND AREA AROUND STAIRS		
 F	WALL MOUNTED INCANDESCENT SCONCE WITH GLASS GLOBE AND CAST GUARD	STONCO	VWXL11K-GC	100 WATT A19 FROSTED INCANDESCENT, MEDIUM BASE	100	120	FITTING ROOM INTERIOR		
 I	MERCURY M 2000 T8 WET-RATED FLUORESCENT	MERCURY					WATER STREET AND MAIN STREET STOREFRONT		
 N	6" DIAMETER VERTICAL LAMP COMPACT FLUORESCENT HOUSING, LOW IRIDESCENT CLEAR ALZAK REFLECTOR, SELF FLANGE, INTEGRAL ELECTRONIC BALLAST	JUNO LIGHTING GROUP	CV60126 32T-600C-SF	32 WATT TRIPLE TUBE COMPACT FLUORESCENT, 300K, 85CRI	36	277	GROUND (WATER STREET) FLOOR	SEE A500	
 EMP	PENDANT MTD. EMERGENCY LIGHT WITH TWO HEADS, 90 MIN. BATTERY BACKUP, TEST SWITCH AND POWER INDICATOR LIGHT.	DUAL-LITE	EZ-2	6 VOLT LAMPS INCLUDED - 7.2 W - SEALED BEAM	12	120 V	--	PENDANT (BY EC) HUNG AT SAME HEIGHT AS "A"	
 EMW	WALL MTD. EMERGENCY LIGHT WITH TWO HEADS, 90 MIN. BATTERY BACKUP, TEST SWITCH AND POWER INDICATOR LIGHT.	DUAL-LITE	EZ-2	6 VOLT LAMPS INCLUDED - 7.2 W - SEALED BEAM	12	120 V	--	SURFACE MOUNT	
 EXP	PENDANT MTD. EXIT LIGHT. EC TO "SNAP" OUT ARROWS AS INDICATED ON LIGHTING PLAN. EC TO PROVIDE PENDANT PAINTED AS DIRECTED BY TENANT.	ISOLITE	2040-01 SINGLE SIDED 2040-07 DOUBLE SIDED	SELF LUMINOUS		NONE		PENDANT (BY EC) HUNG AT SAME HEIGHT AS "A"	
 EXW	WALL MTD. EXIT LIGHT. EC TO "SNAP" OUT ARROWS AS INDICATED ON LIGHTING PLAN.	ISOLITE	2040-01	SELF LUMINOUS		NONE		SURFACE MOUNT	



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LIGHTING  
SCHEDULE

SHEET NO. :  
E201





1 STOREFRONT PERSPECTIVE  
SCALE: NTS

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**NORTH  
STOREFRONT  
RENDERING**  
SHEET NO. :  
**R100**





STOREFRONT RENDERING

SCALE: NTS

**URBAN OUTFITTERS**

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**SOUTH  
STOREFRONT  
RENDERING**

SHEET NO. :

**R101**





INTERIOR PERSPECTIVE  
SCALE: NTS



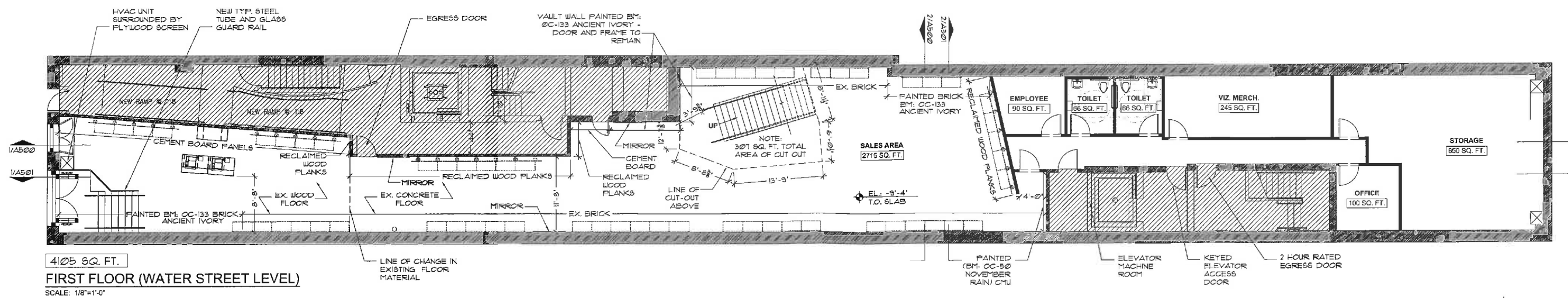
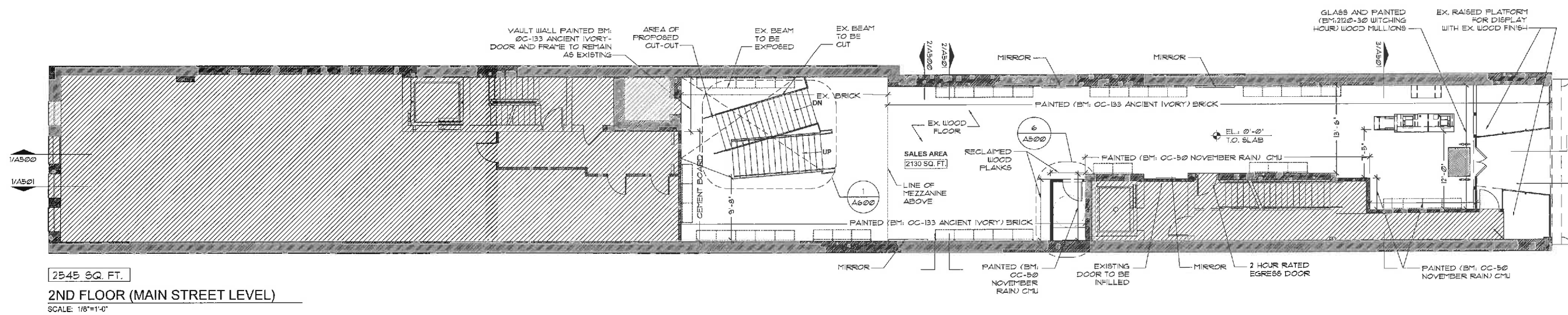


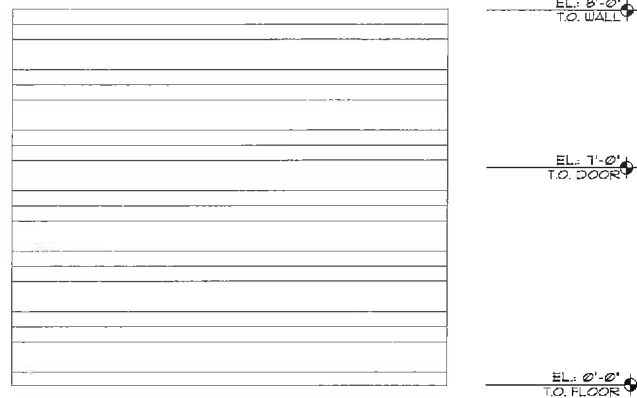
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FLOORPLANS

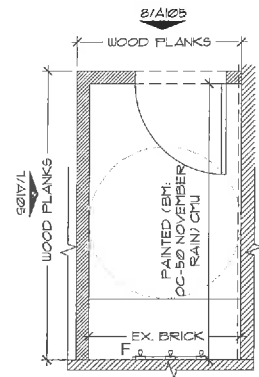
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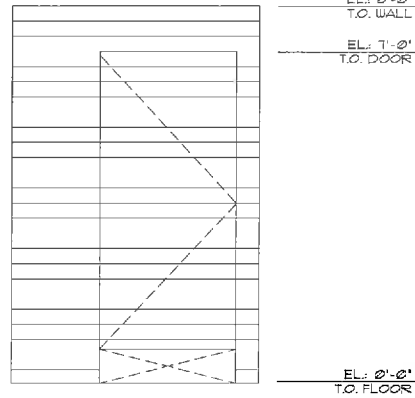
8 FITTING ROOM ELEVATIONS

A105 SCALE: 1/2"=1'-0"



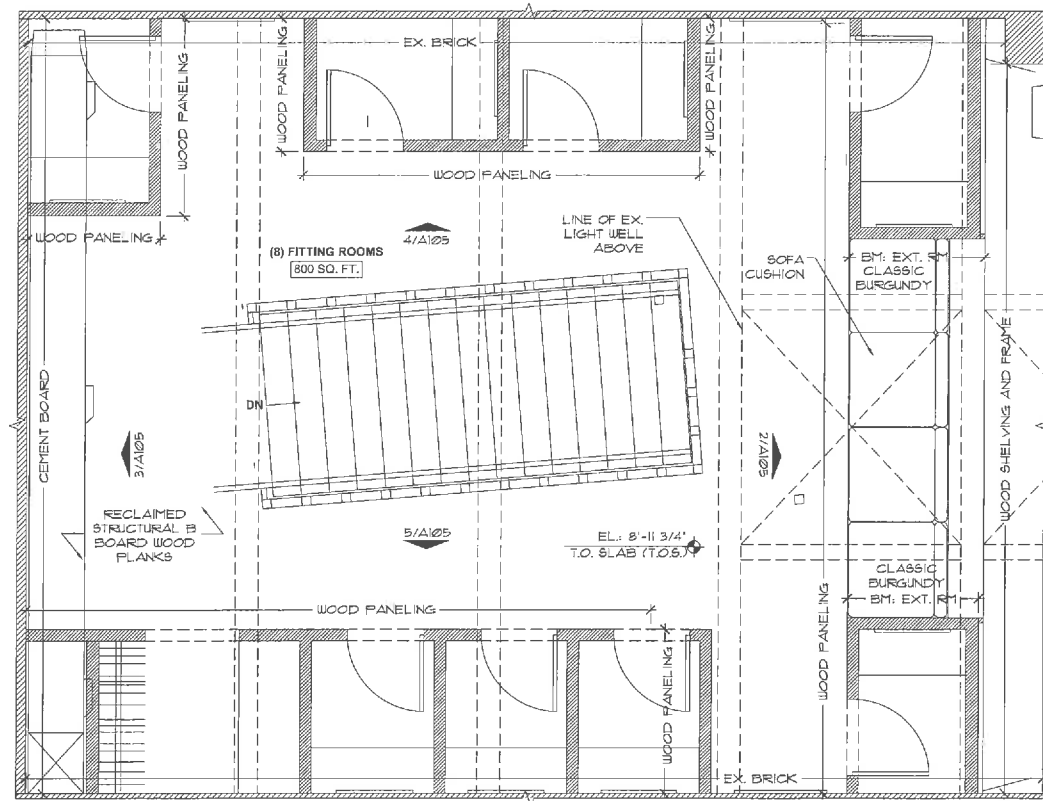
6 FITTING ROOM PLAN

A105 SCALE: 3/8"=1'-0"



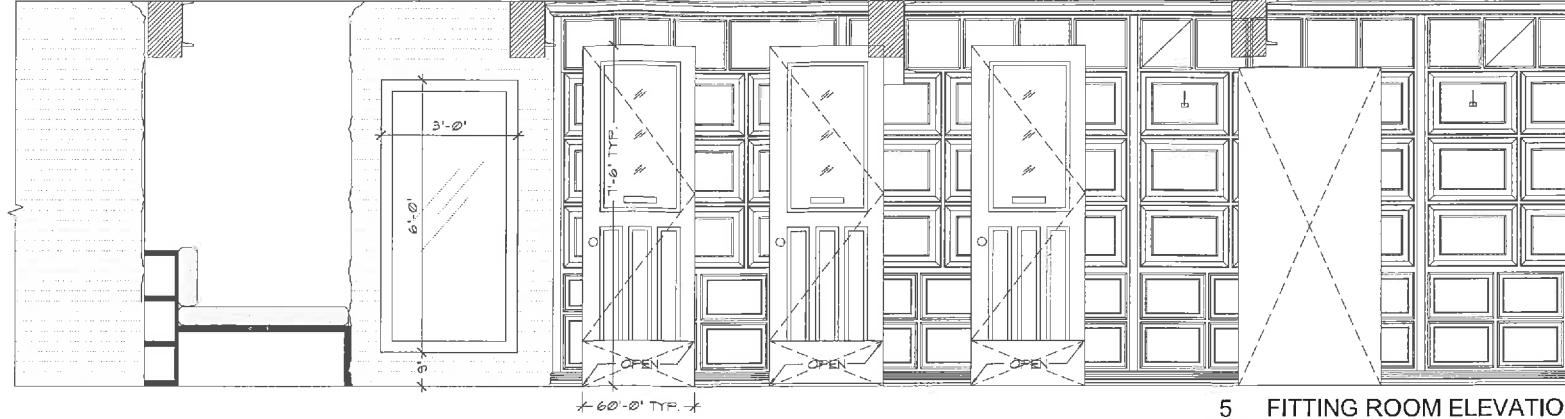
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A105 SCALE: 1/2"=1'-0"



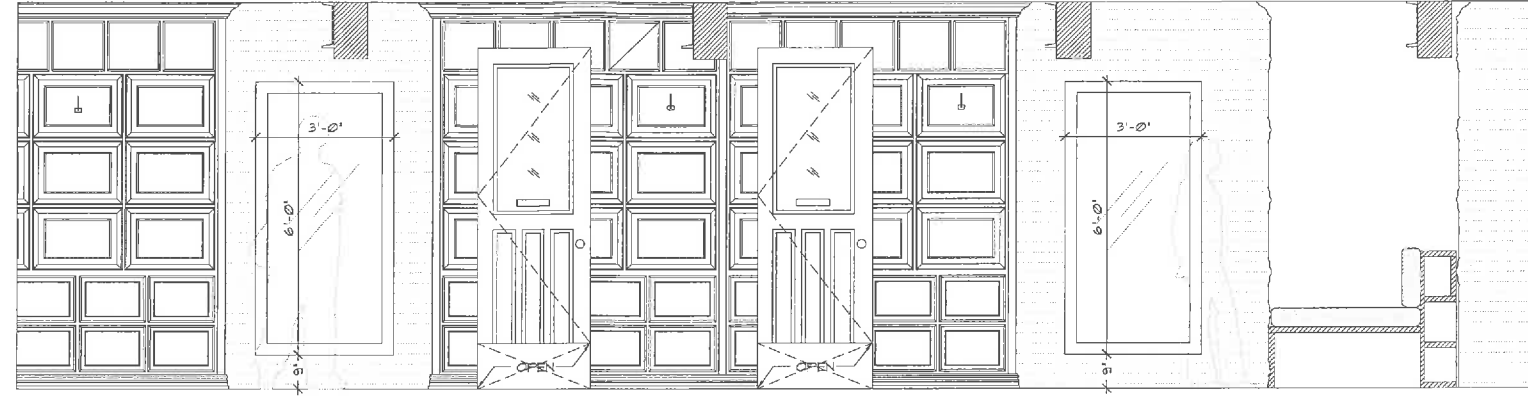
1 ENLARGED FITTING ROOM PLAN

A105 SCALE: 3/8"=1'-0"



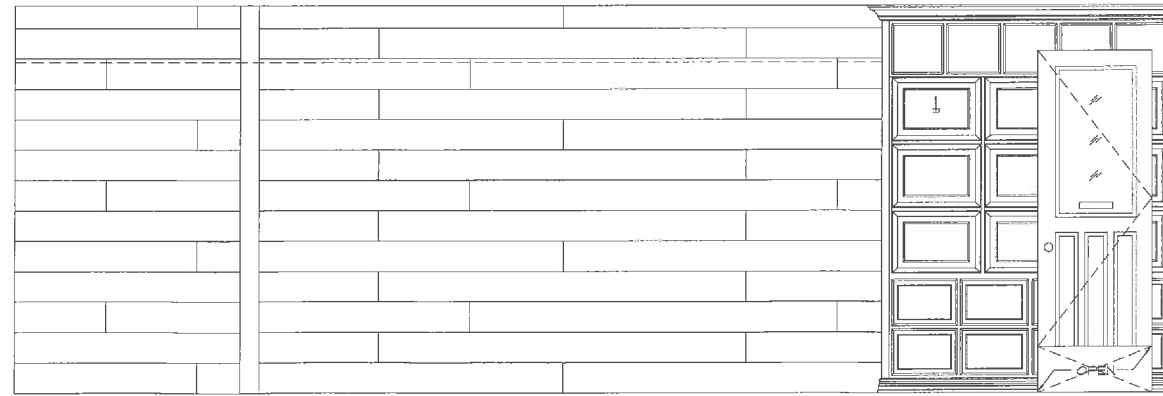
5 FITTING ROOM ELEVATION

A105 SCALE: 1/2"=1'-0"



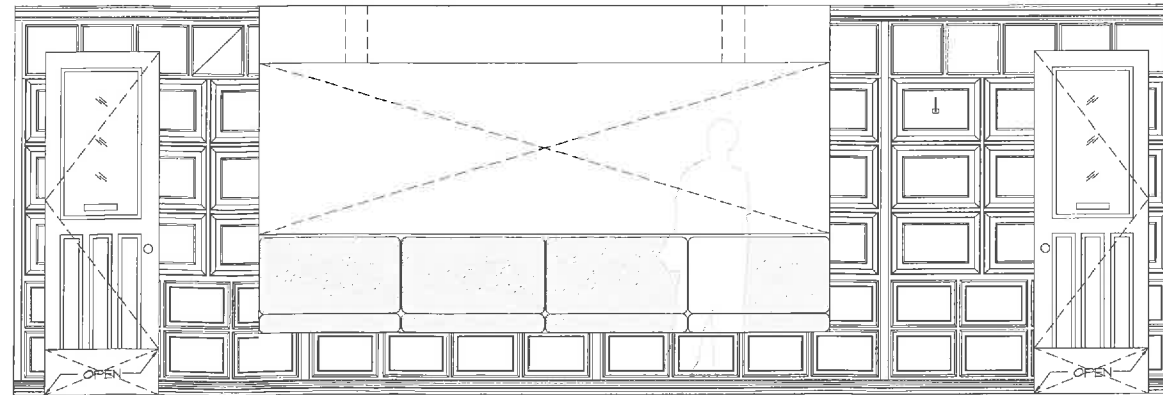
4 FITTING ROOM ELEVATION

A105 SCALE: 1/2"=1'-0"



3 FITTING ROOM ELEVATION

A105 SCALE: 1/2"=1'-0"



2 FITTING ROOM ELEVATION

A105 SCALE: 1/2"=1'-0"



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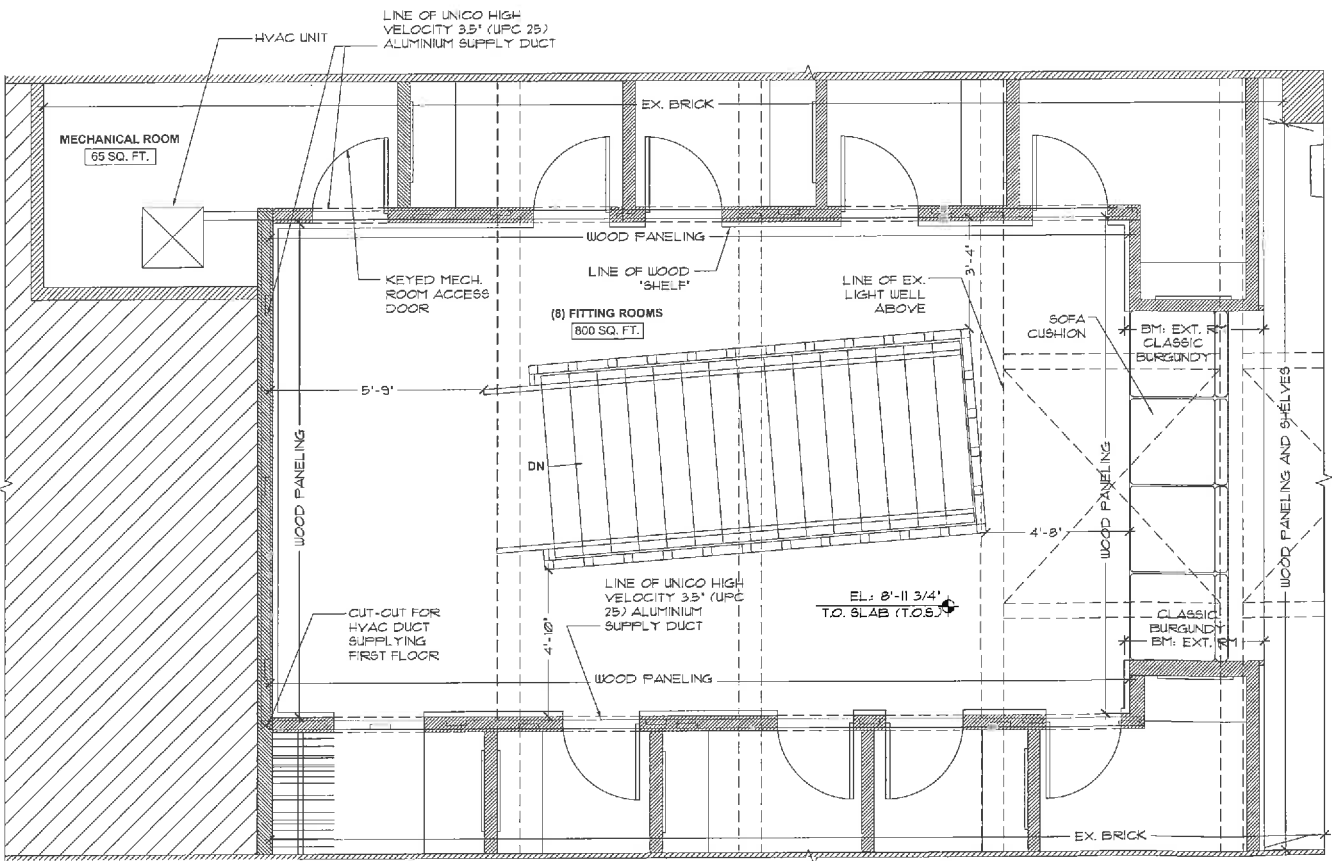
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**ENLARGED FITTING  
ROOM PLAN**

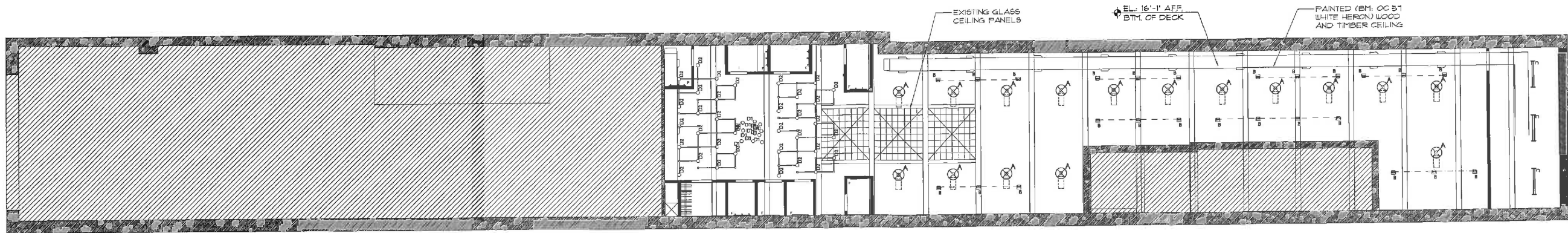
SHEET NO. :

**A105**



**1 ENLARGED FITTING ROOM PLAN**

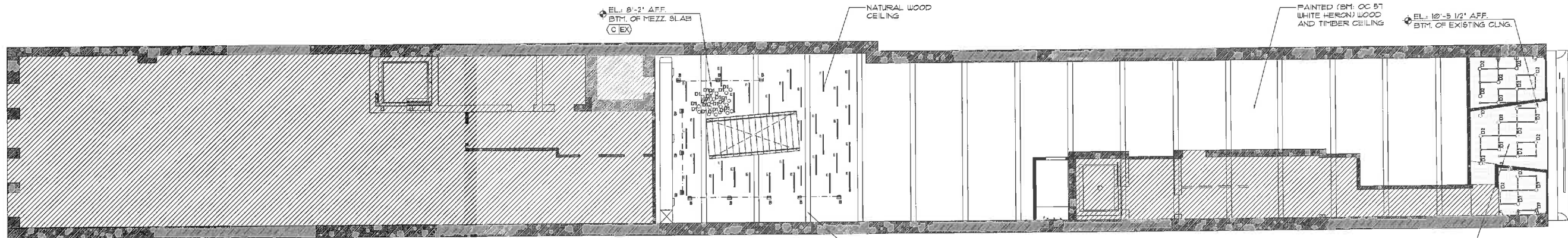
A105 SCALE: 3/8"=1'-0"



860 SQ. FT.

**MEZZANINE LEVEL**

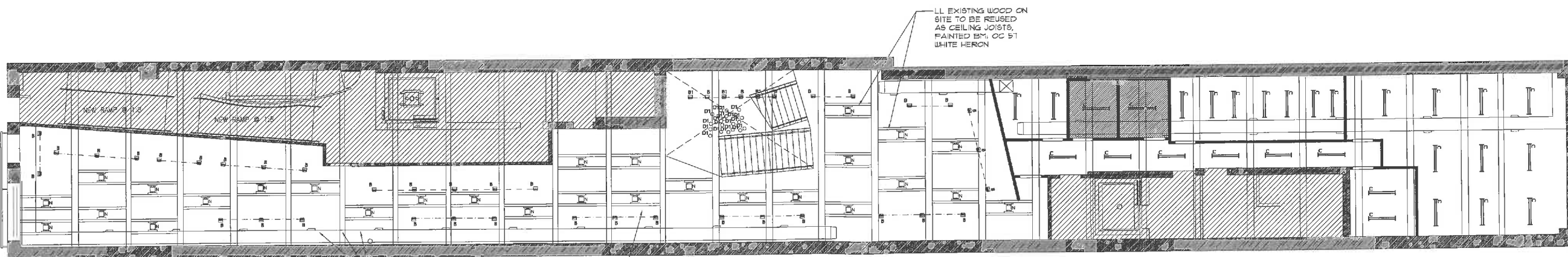
SCALE: 3/32"=1'-0"



2545 SQ. FT.

**2ND FLOOR (MAIN STREET LEVEL)**

SCALE: 3/32"=1'-0"

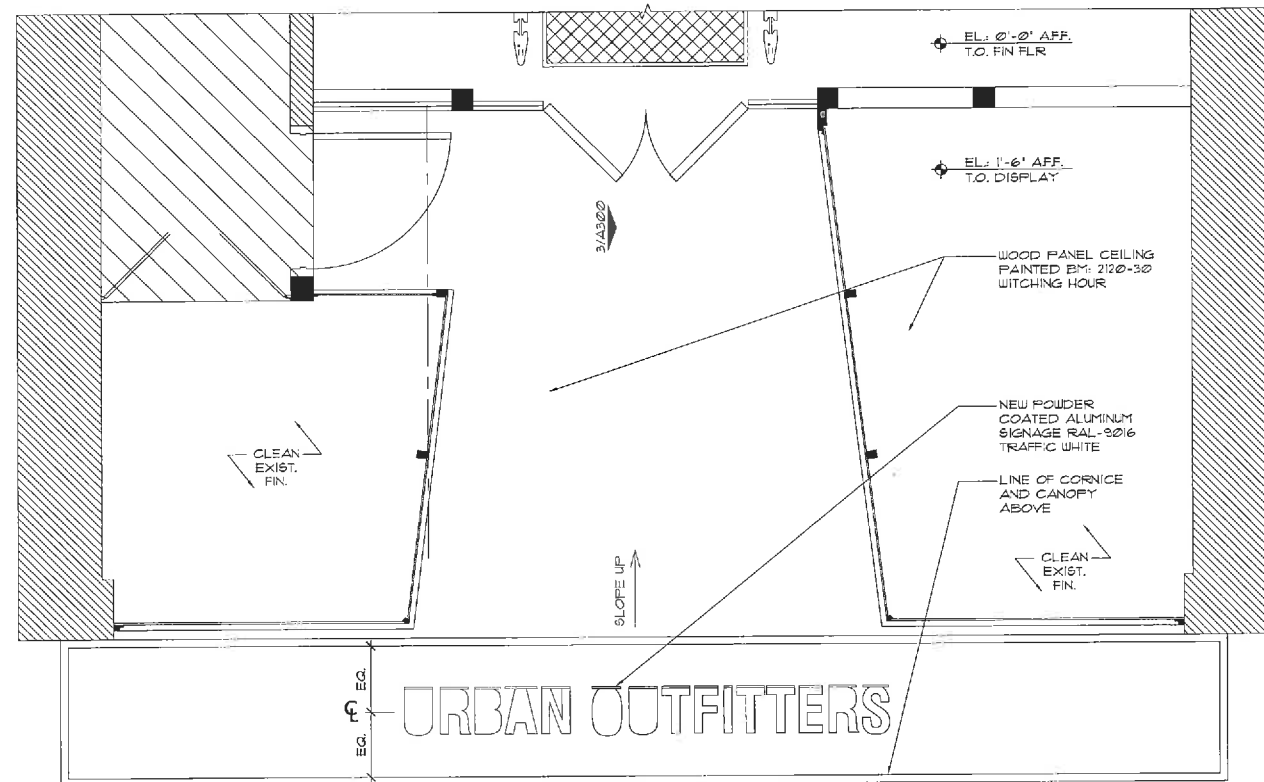


4105 SQ. FT.

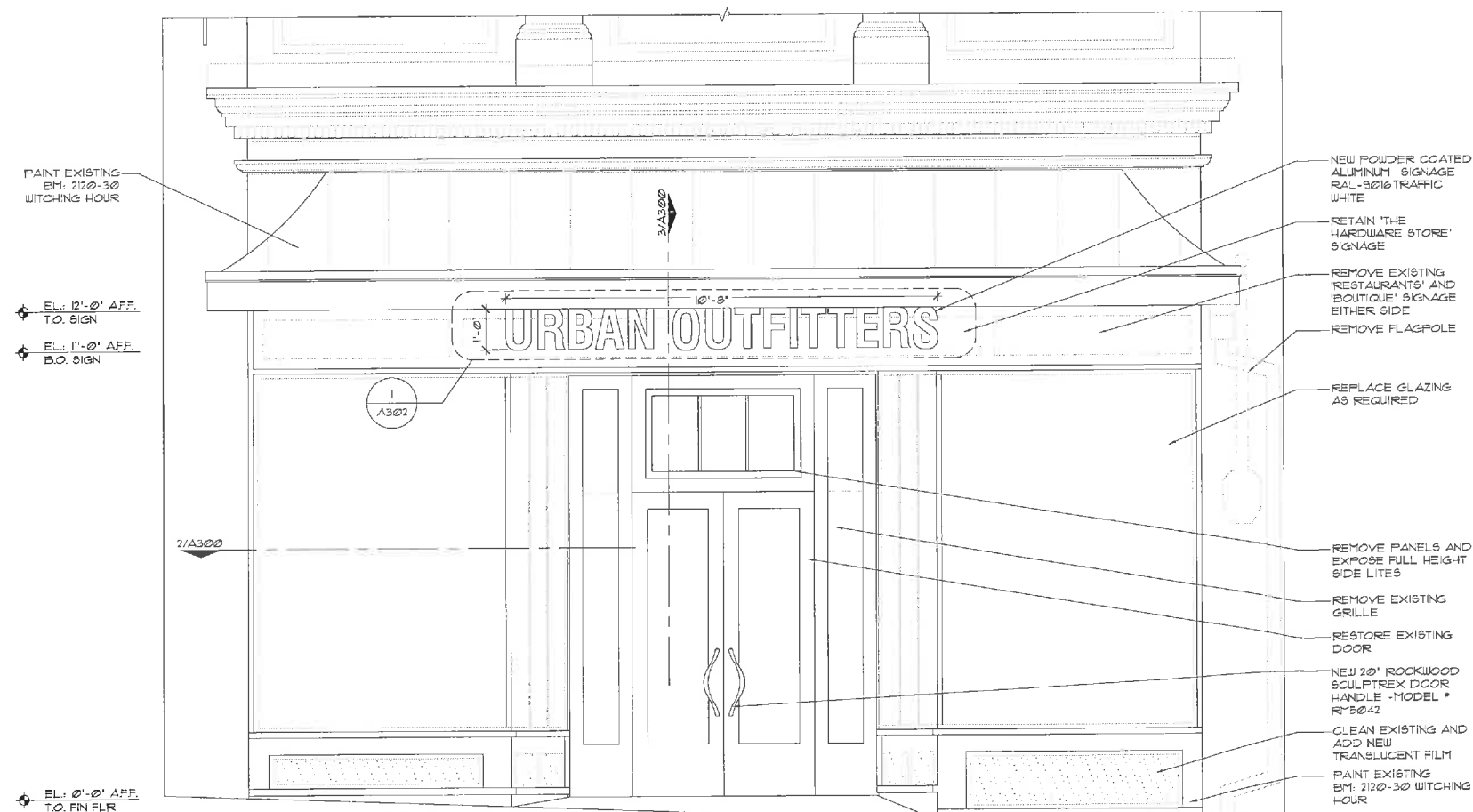
**FIRST FLOOR (WATER STREET LEVEL)**

SCALE: 3/32"=1'-0"

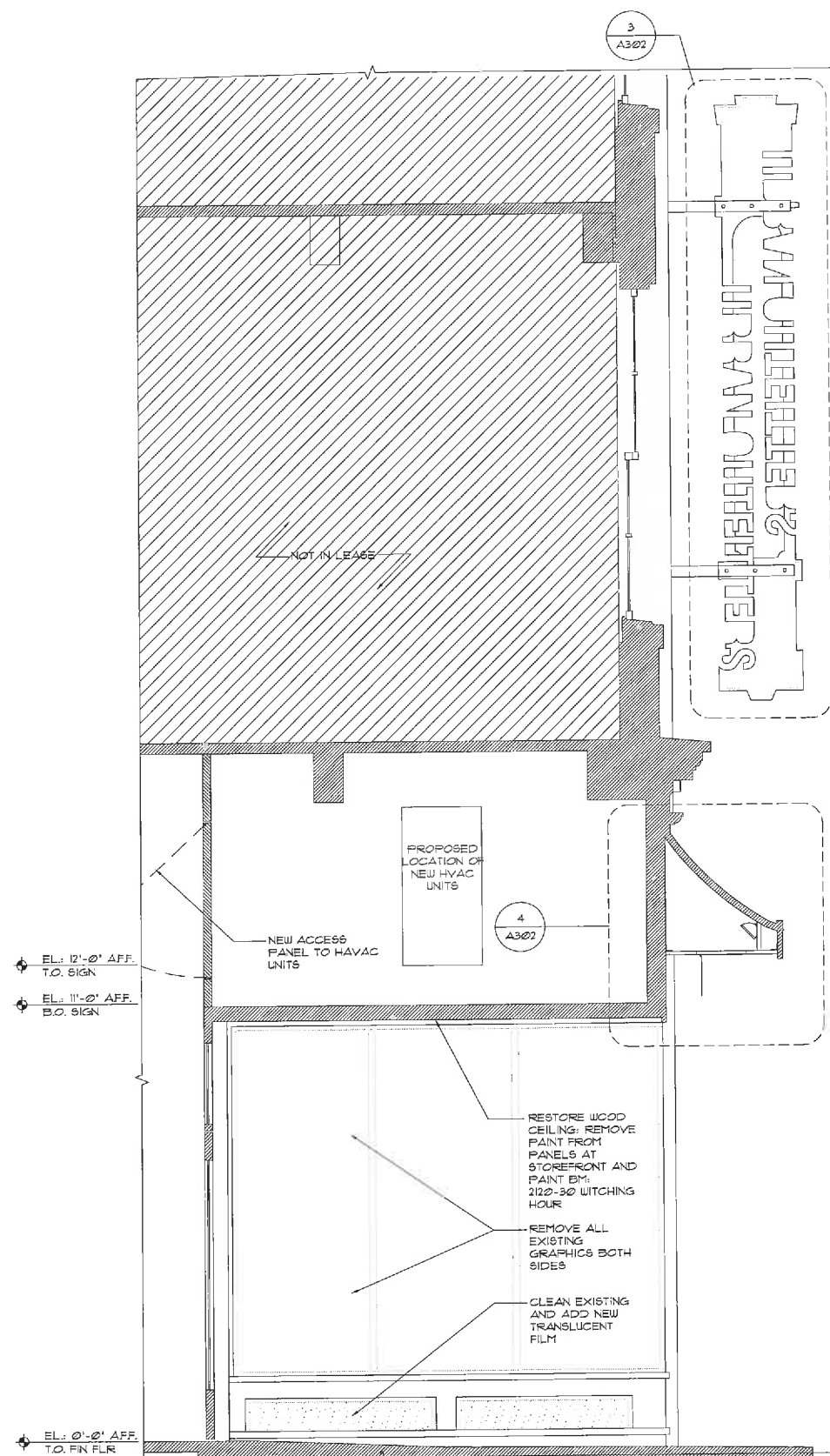




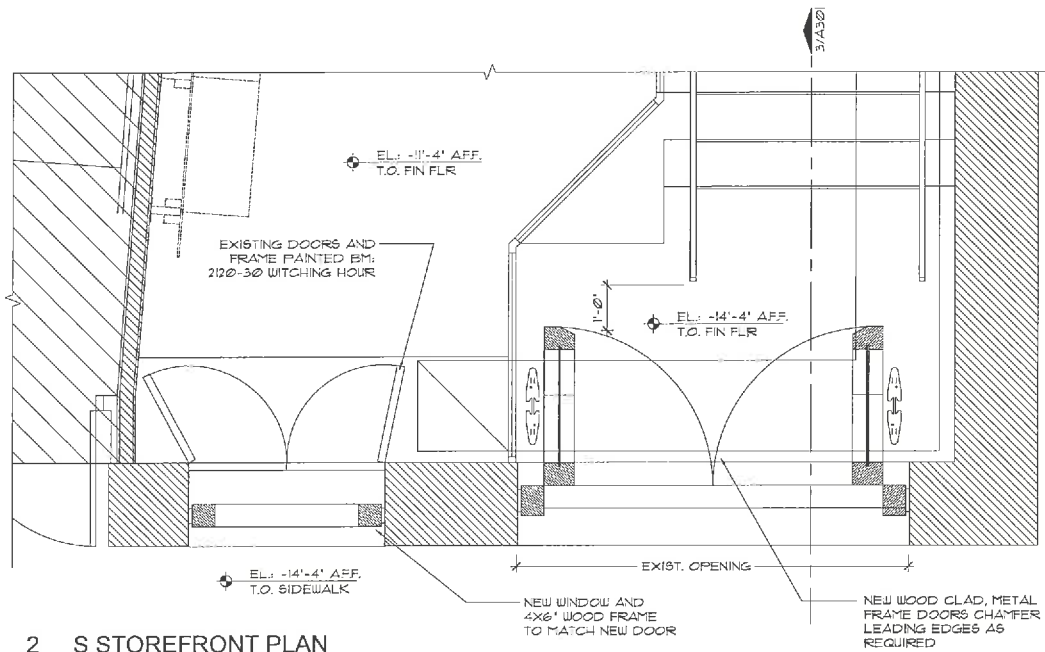
2 N STOREFRONT PLAN  
A300 SCALE: 1/2"=1'-0"



1 N STOREFRONT ELEV  
A300 SCALE: 1/2"=1'-0"

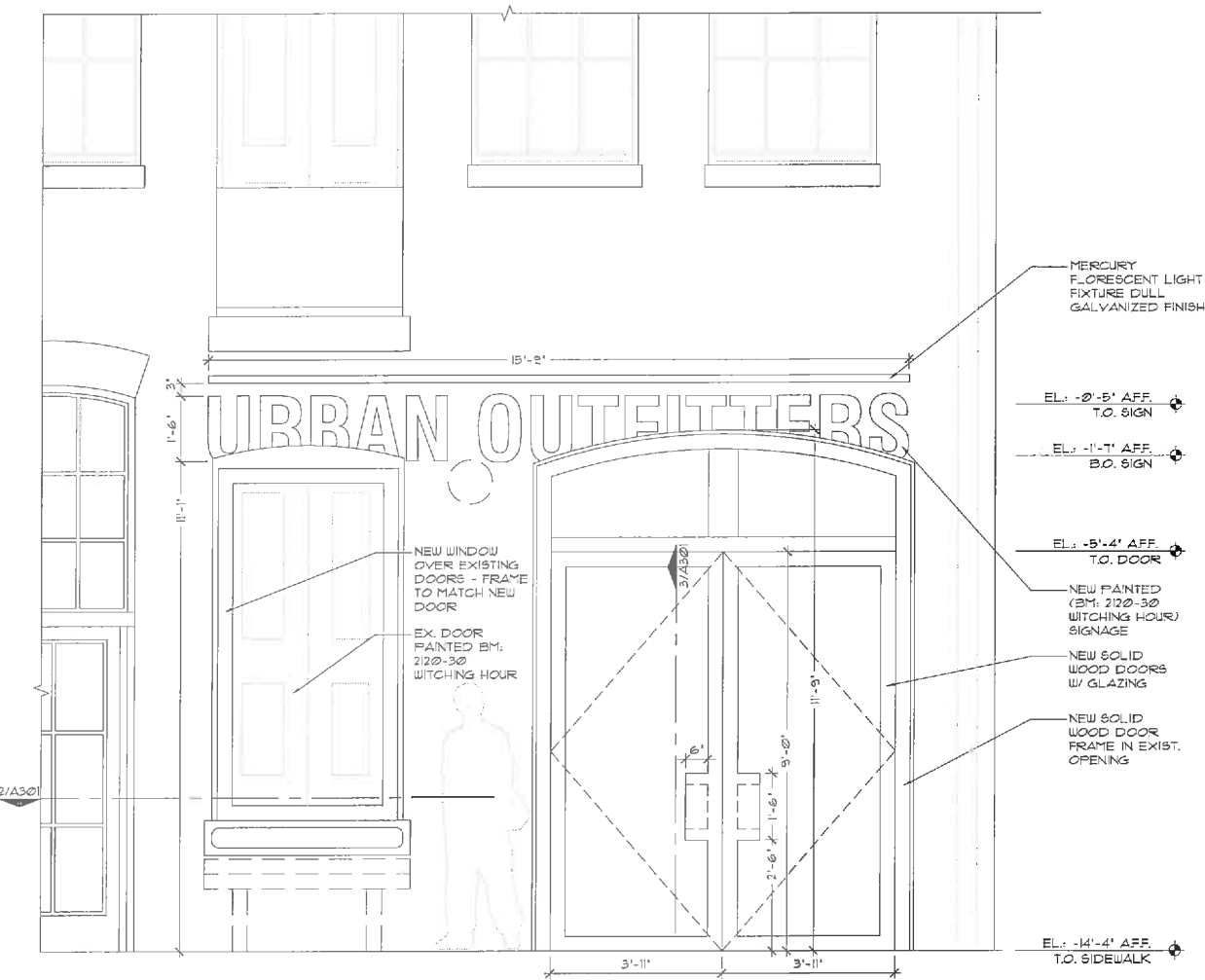


3 N STOREFRONT SECTION  
A300 SCALE: 1/2"=1'-0"



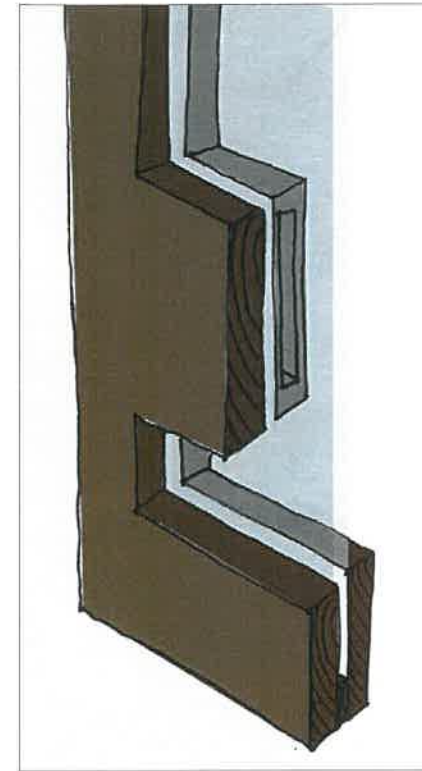
2 S STOREFRONT PLAN

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



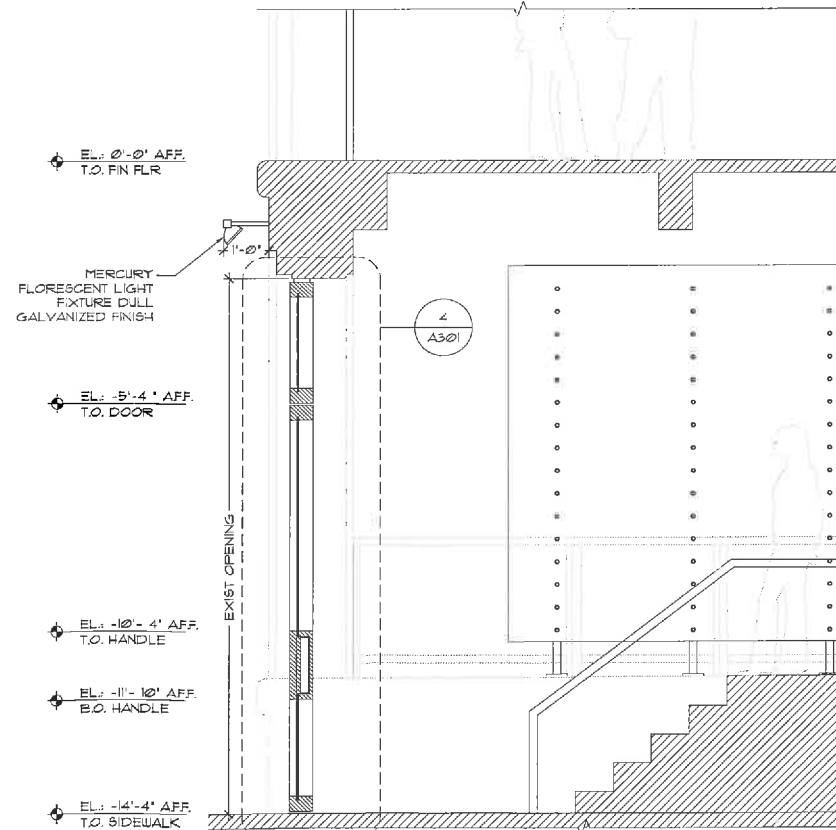
1 S STOREFRONT ELEV

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



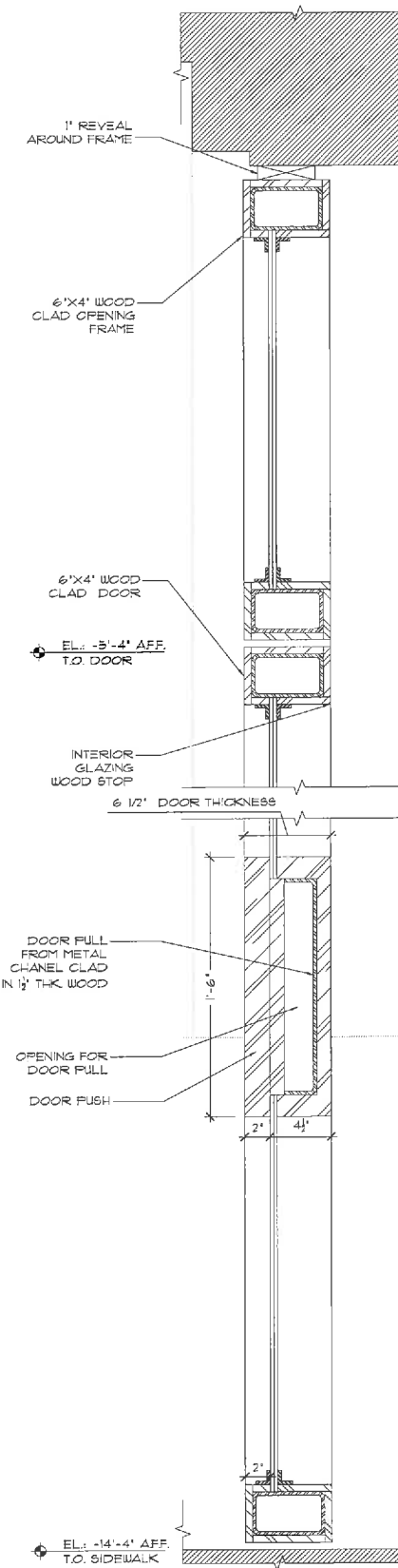
4 DOOR HANDLE DETAIL

A301 SCALE: NTS



3 S STOREFRONT SECTION

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



4 DOOR DETAILS

A301 SCALE: 2"=1'-0"

**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:

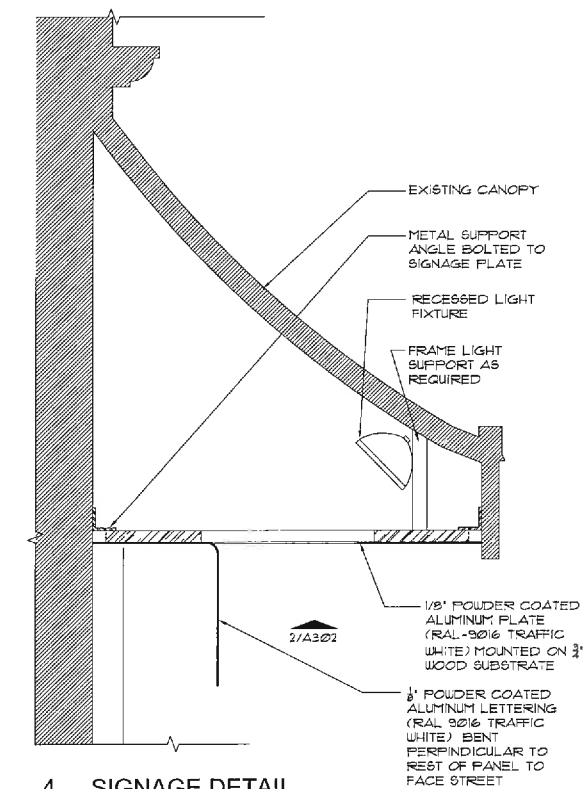
FIRST LOOK	08-26-2008
SCHEMATIC DESIGN	09-09-2008
FINAL SD	09-11-2008
DD1	09-23-2008

REVISION:

SHEET TITLE:  
ENLARGED SOUTH  
(WATER STREET)  
STOREFRONT  
PLAN / ELEVATION

SHEET NO.:

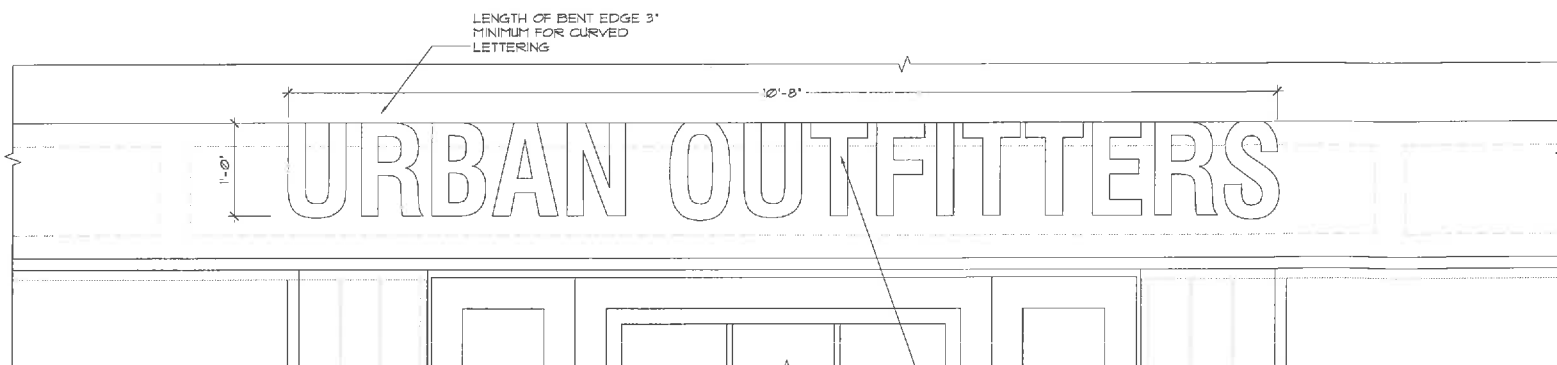
**A301**



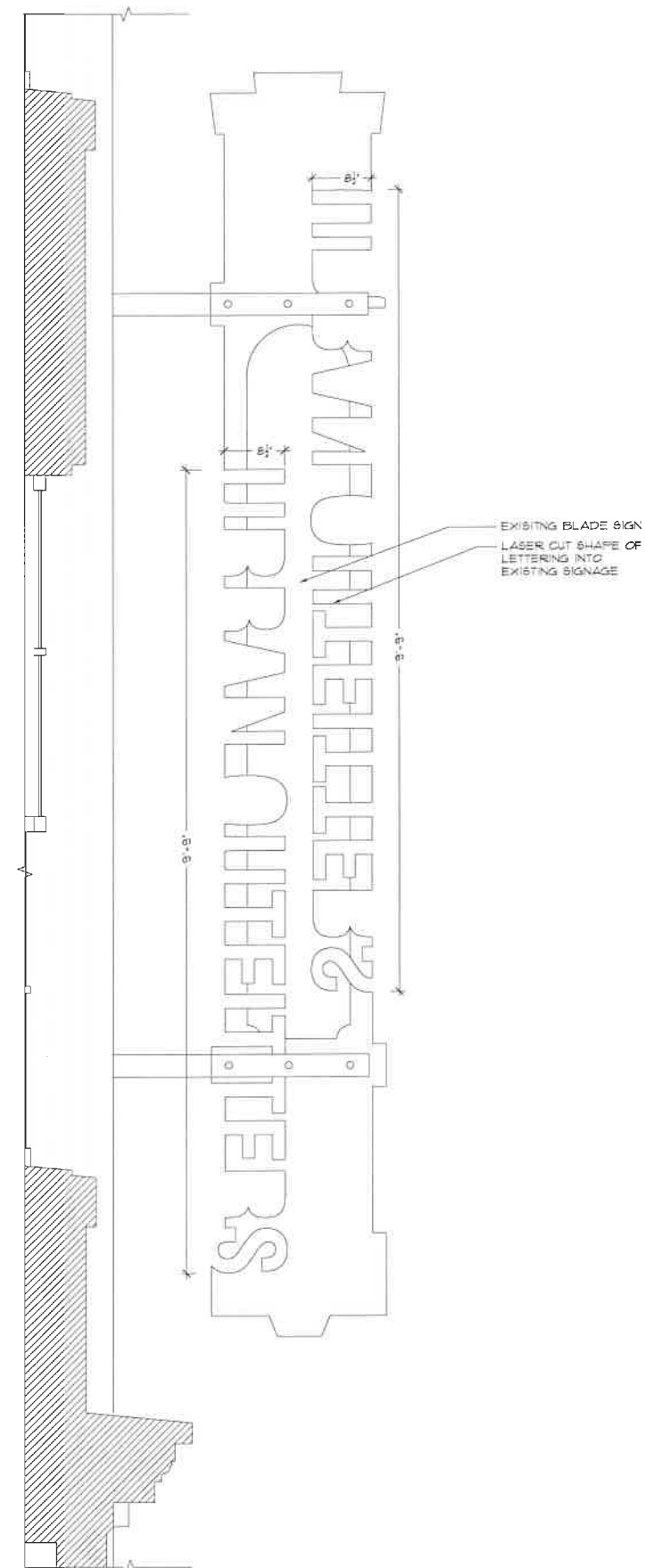
4 SIGNAGE DETAIL  
A302 SCALE: 1 1/2"=1'-0"



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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NEW YORK, NY 10013

DRAWN BY:

YD JS MW

ISSUE / DATE:

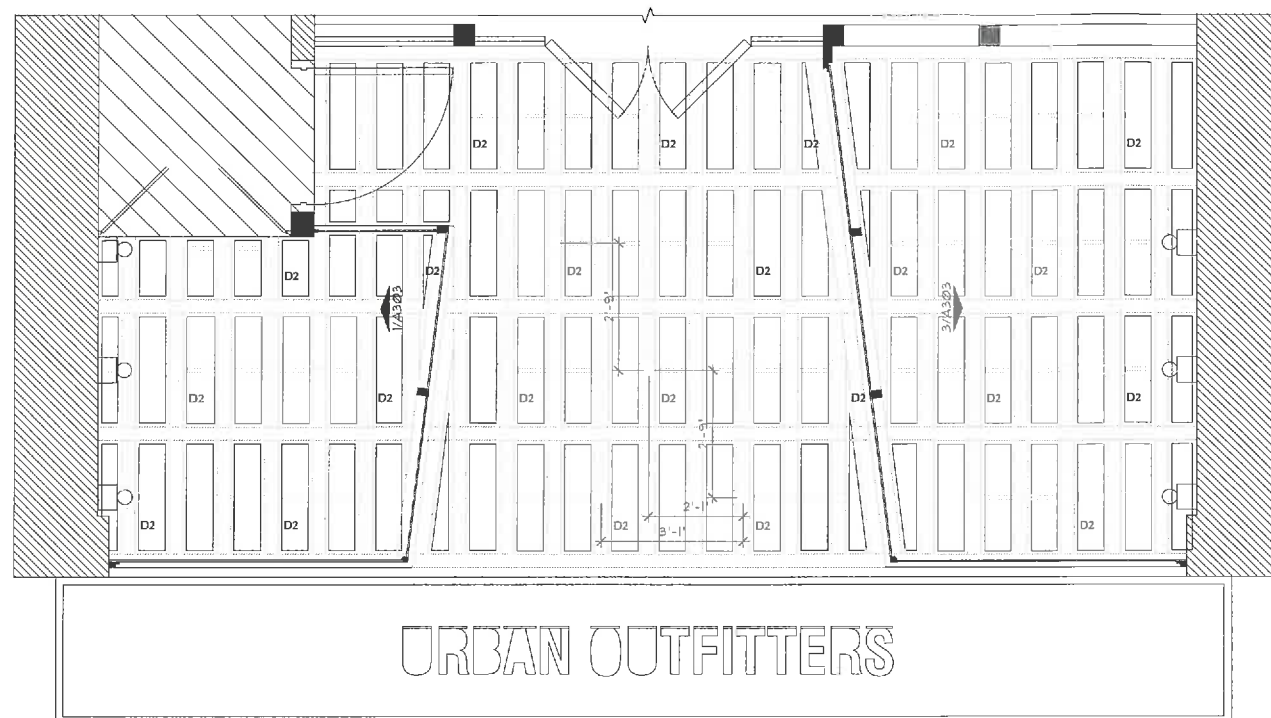
FIRST LOOK	08-26-2008
SCHEMATIC DESIGN	09-09-2008
FINAL SD	09-11-2008
DD1	09-23-2008

REVISION :

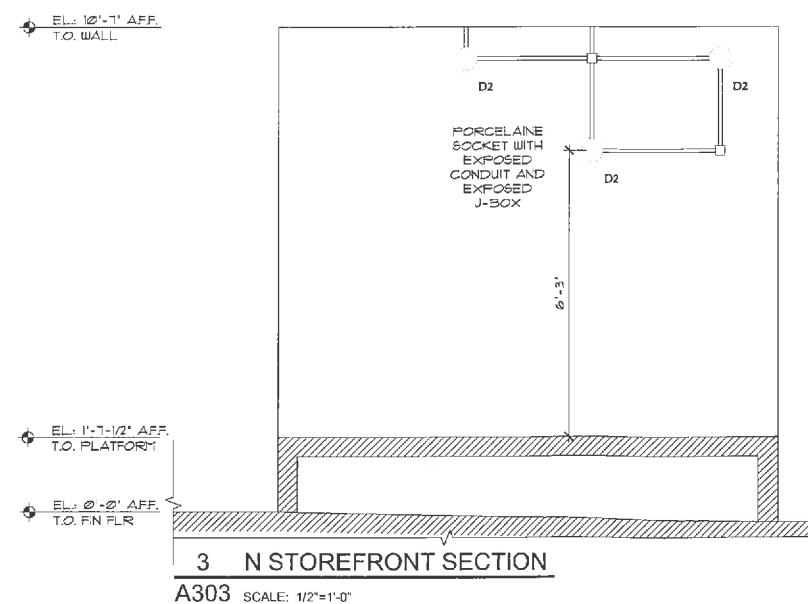
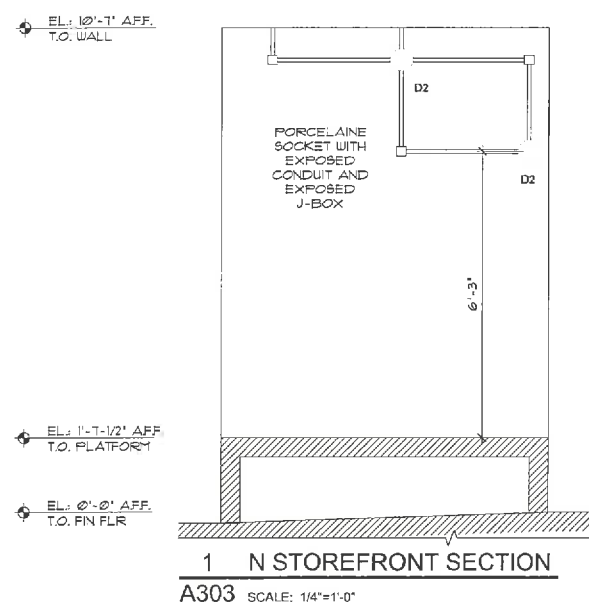
SHEET TITLE :  
**ENLARGED NORTH  
STOREFRONT  
LIGHTING DETAILS**

SHEET NO. :

**A303**



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



**INSPIRATION IMAGE**

SCALE: NTS

DRAWN BY:

YD JS MW

ISSUE / DATE:

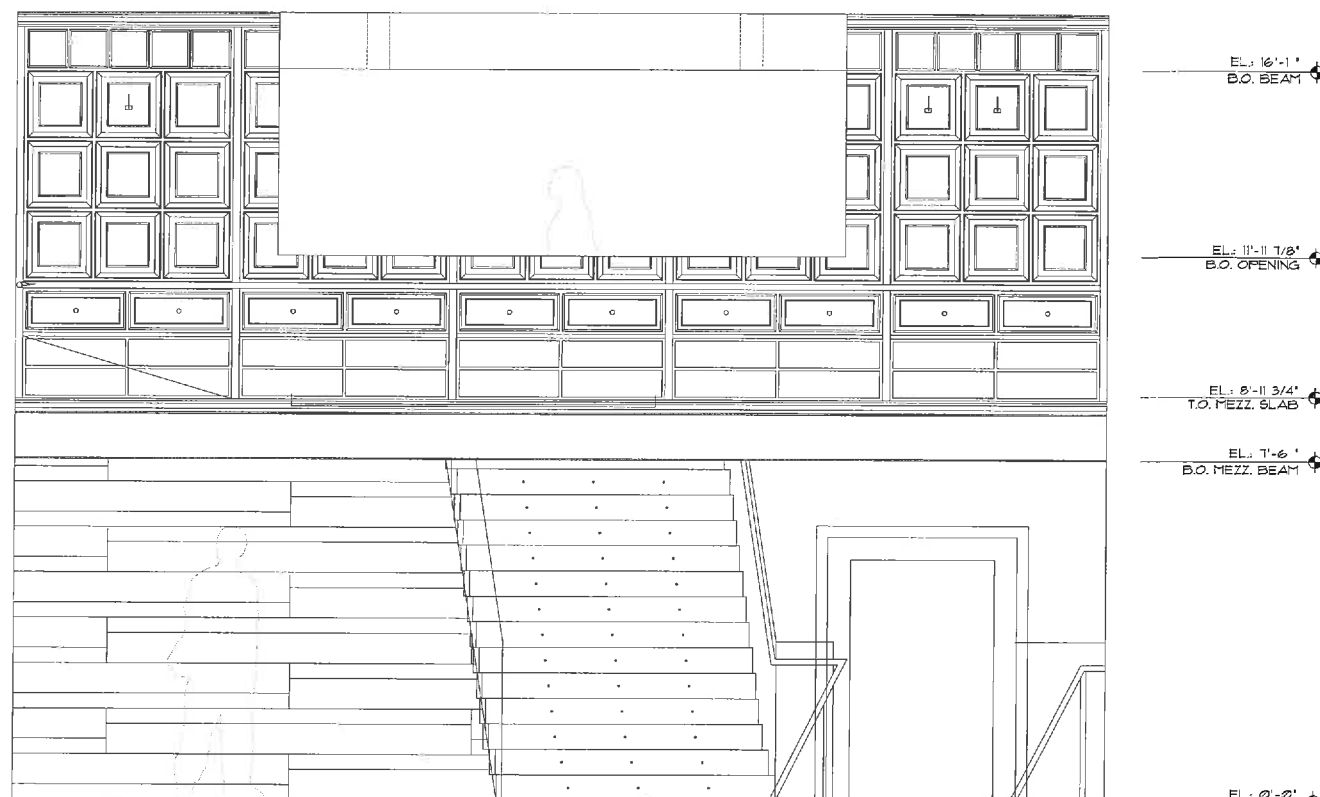
FIRST LOOK	08-26-2008
SCHEMATIC DESIGN	09-09-2008
FINAL SD	09-11-2008
DD1	09-23-2008

REVISION:

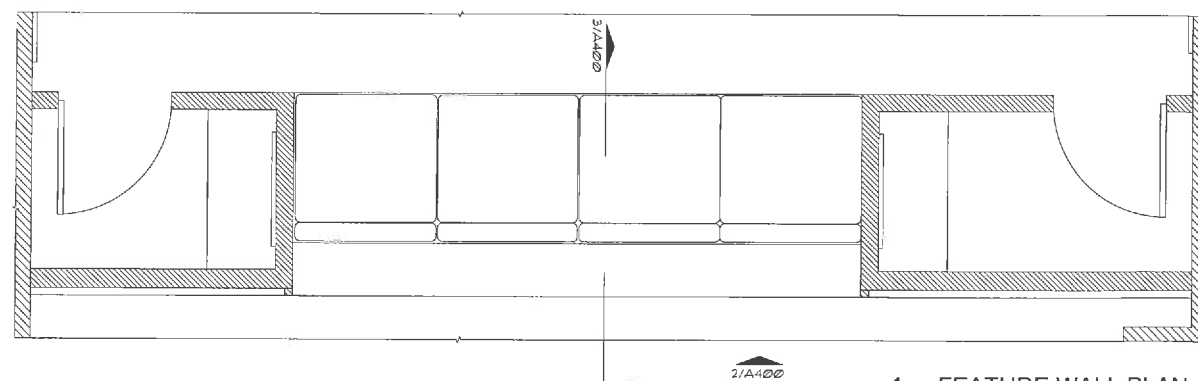
SHEET TITLE :  
**FEATURE WALL  
ELEVATIONS**

SHEET NO. :

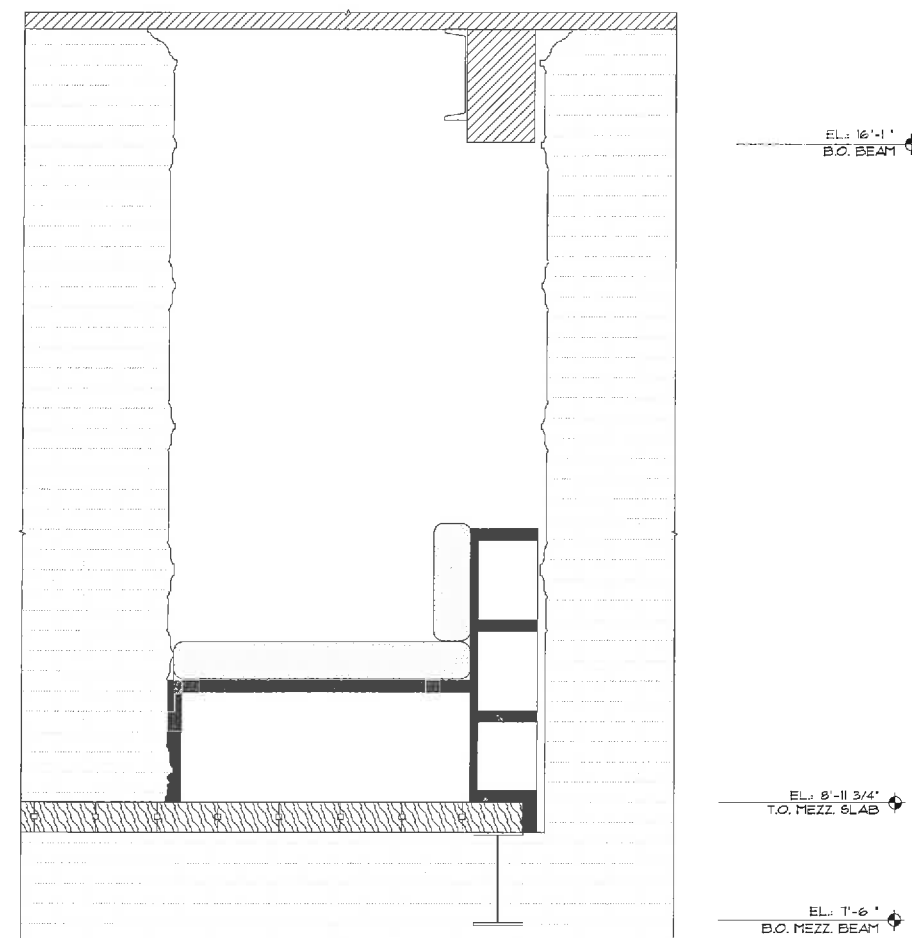
**A400**



**2 FEATURE WALL N ELEVATION**  
A400 SCALE: 1/2"=1'-0"



**1 FEATURE WALL PLAN**  
A400 SCALE: 1/4"=1'-0"



**3 FEATURE WALL SECTION**  
A400 SCALE: 1"=1'-0"

**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

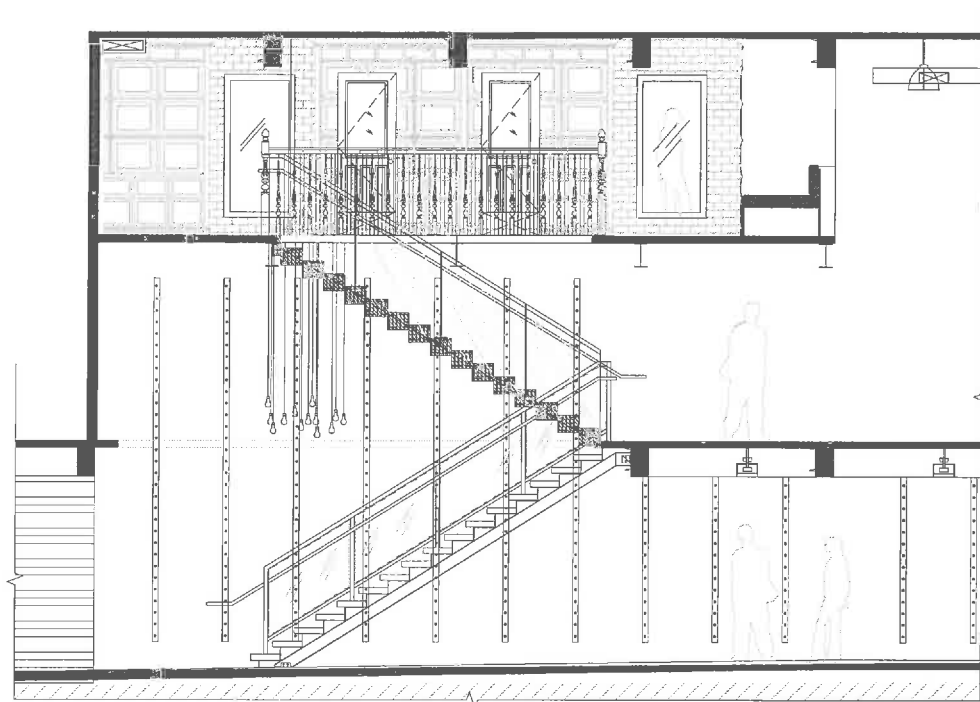
ISSUE / DATE:

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

REVISION:

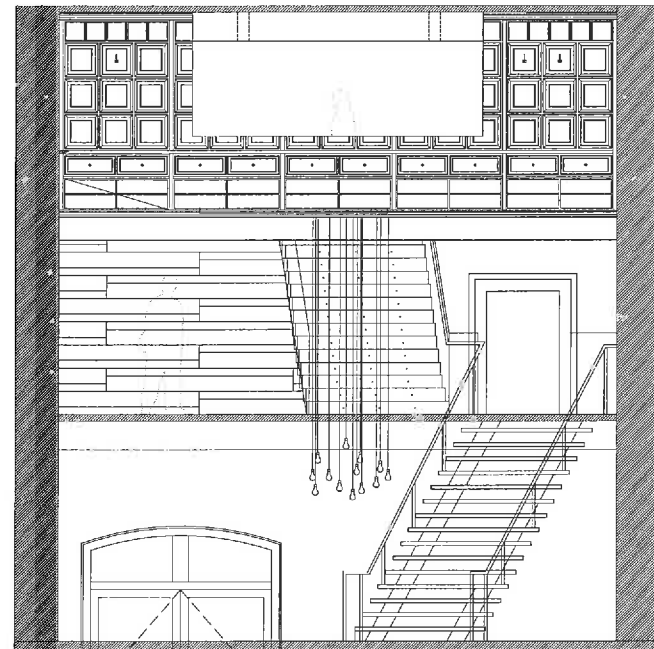
SHEET TITLE :  
**BUILDING SECTIONS**

SHEET NO. :  
**A500**



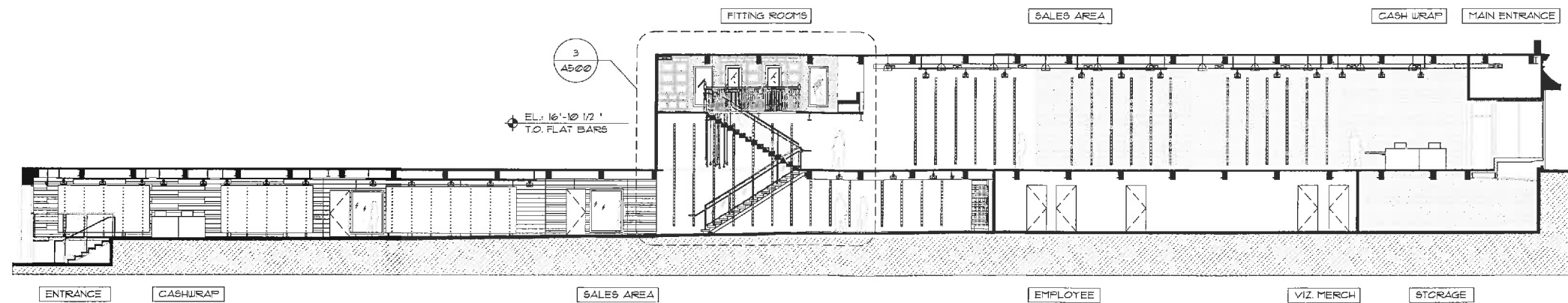
3 BUILDING SECTION @ CUTOUT  
 A500 SCALE: 1/4"=1'-0"

EL: 16'-1" B.O. BEAM  
 EL: 8'-11 3/4" T.O. MEZZ. SLAB  
 EL: 7'-6" B.O. MEZZ. BEAM  
 EL: 0'-0" T.O. SLAB  
 EL: -1'-6" B.O. MEZZ. BEAM  
 EL: -2'-6" T.O. FLAT BARS  
 EL: -9'-4" T.O. FINISH FLOOR



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

EL: 16'-1" B.O. BEAM  
 EL: 8'-11 3/4" T.O. MEZZ. SLAB  
 EL: 7'-6" B.O. MEZZ. BEAM  
 EL: 0'-0" T.O. SLAB  
 EL: -1'-6" B.O. MEZZ. BEAM  
 EL: -2'-6" T.O. FLYWALL  
 EL: -9'-4" T.O. FINISH FLOOR



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

EL: 0'-0" T.O. SLAB  
 EL: -1'-6" B.O. BEAM  
 EL: -2'-6" T.O. FLYWALL  
 EL: -9'-4" T.O. SLAB

EL: 16'-1" B.O. BEAM  
 EL: 14'-0" T.O. FLYWALL  
 EL: 8'-11 3/4" T.O. MEZZ. SLAB  
 EL: 7'-6" B.O. MEZZ. BEAM  
 EL: 0'-0" T.O. SLAB



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

CONSULTANT :  
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2ND FLOOR  
NEW YORK, NY 10013

DRAWN BY:

YD JS MW

ISSUE / DATE:

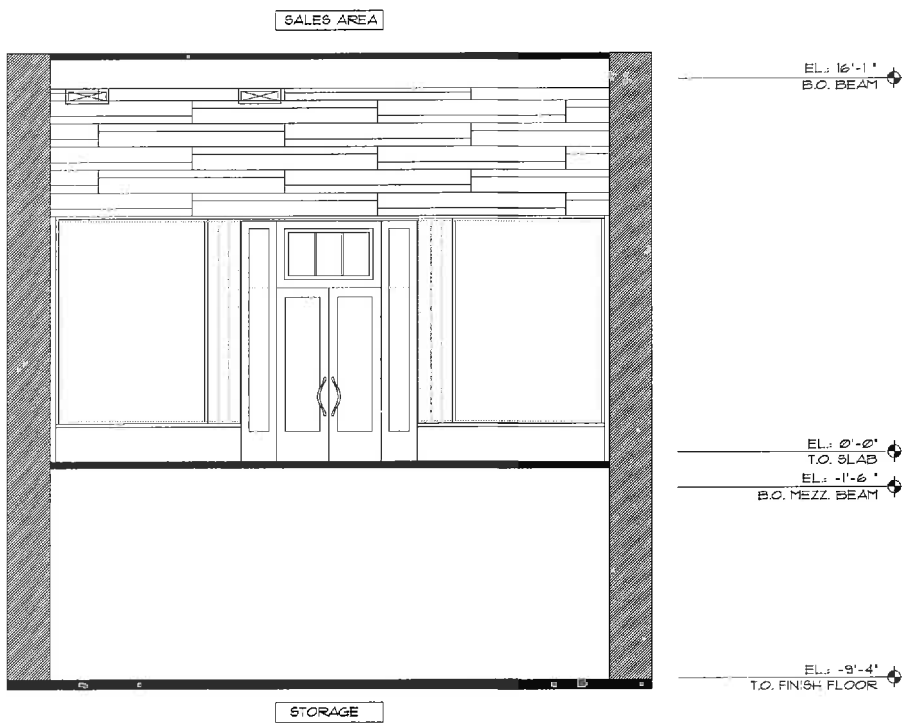
FIRST LOOK	08-26-2008
SCHEMATIC DESIGN	09-09-2008
FINAL SD	09-11-2008
DD1	09-23-2008

REVISION :

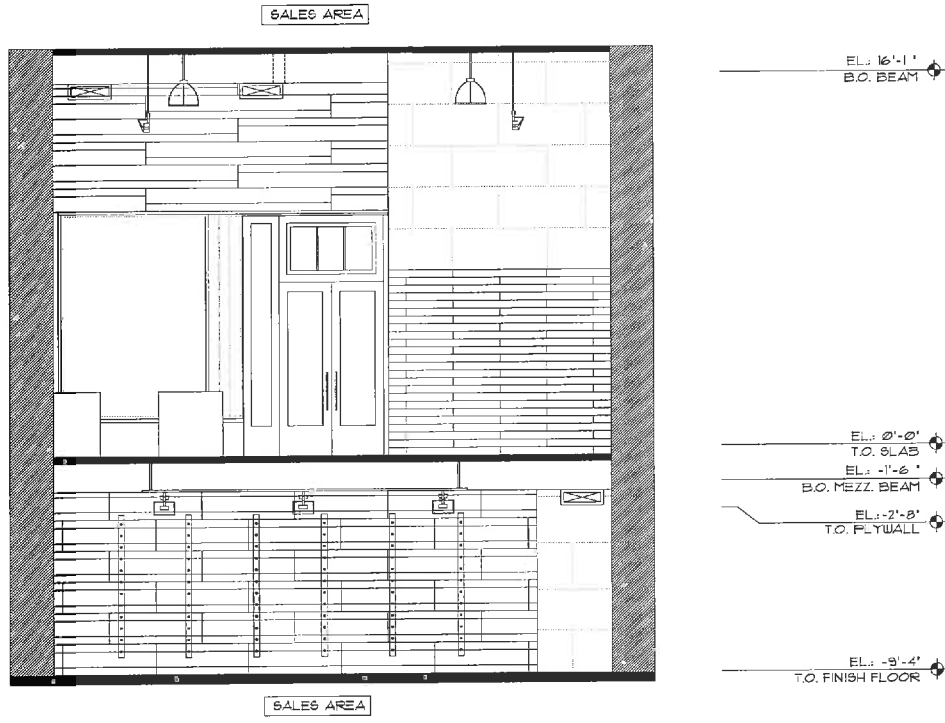
SHEET TITLE :  
**BUILDING  
SECTIONS**

SHEET NO. :

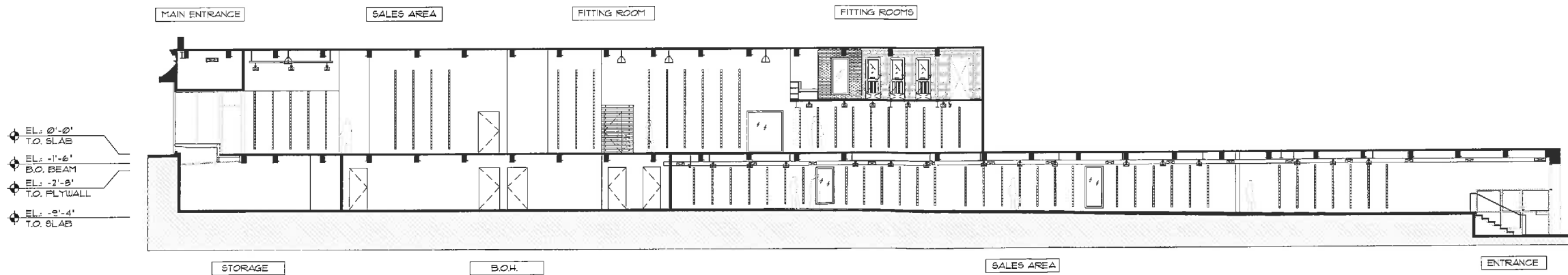
**A501**



**3 TRANSVERSE BUILDING SECTION**  
A501 SCALE: 1/4"=1'-0"



**2 TRANSVERSE BUILDING SECTION**  
A501 SCALE: 1/4"=1'-0"



**1 LONGITUDINAL BUILDING SECTION**  
A501 SCALE: 3/32"=1'-0"

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

CONSULTANT :  
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2ND FLOOR  
NEW YORK, NY 10013

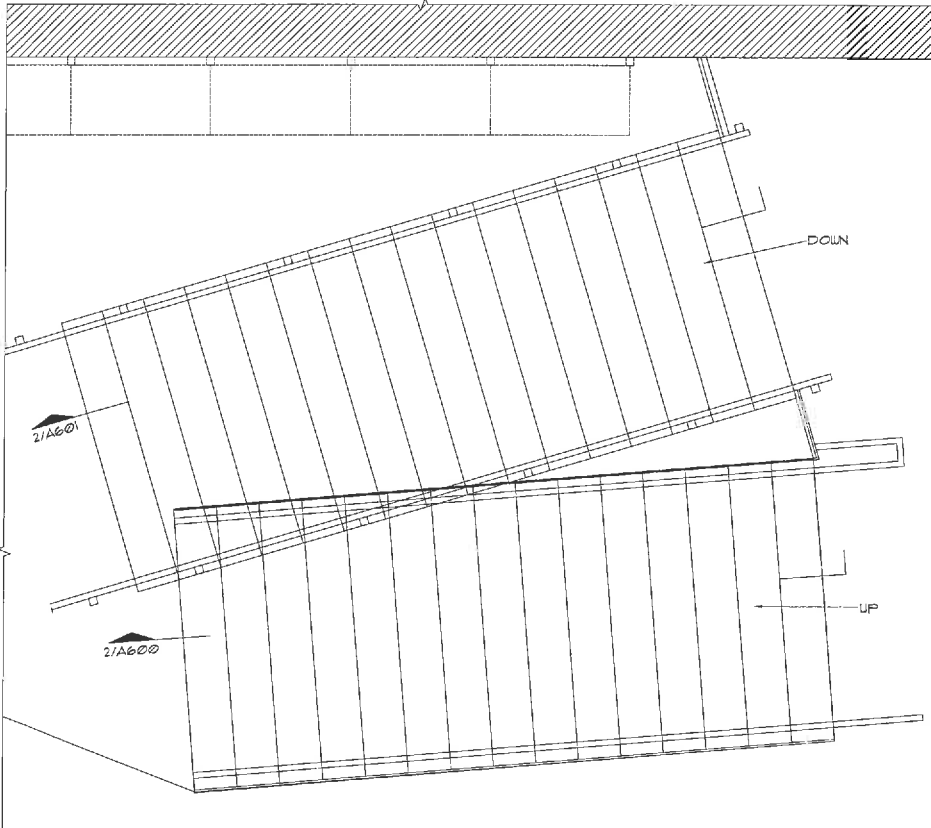
DRAWN BY:  
YD JS MW

ISSUE / DATE:	
FIRST LOOK	08-26-2008
SCHEMATIC DESIGN	09-09-2008
FINAL SD	09-11-2008
DD1	09-23-2008

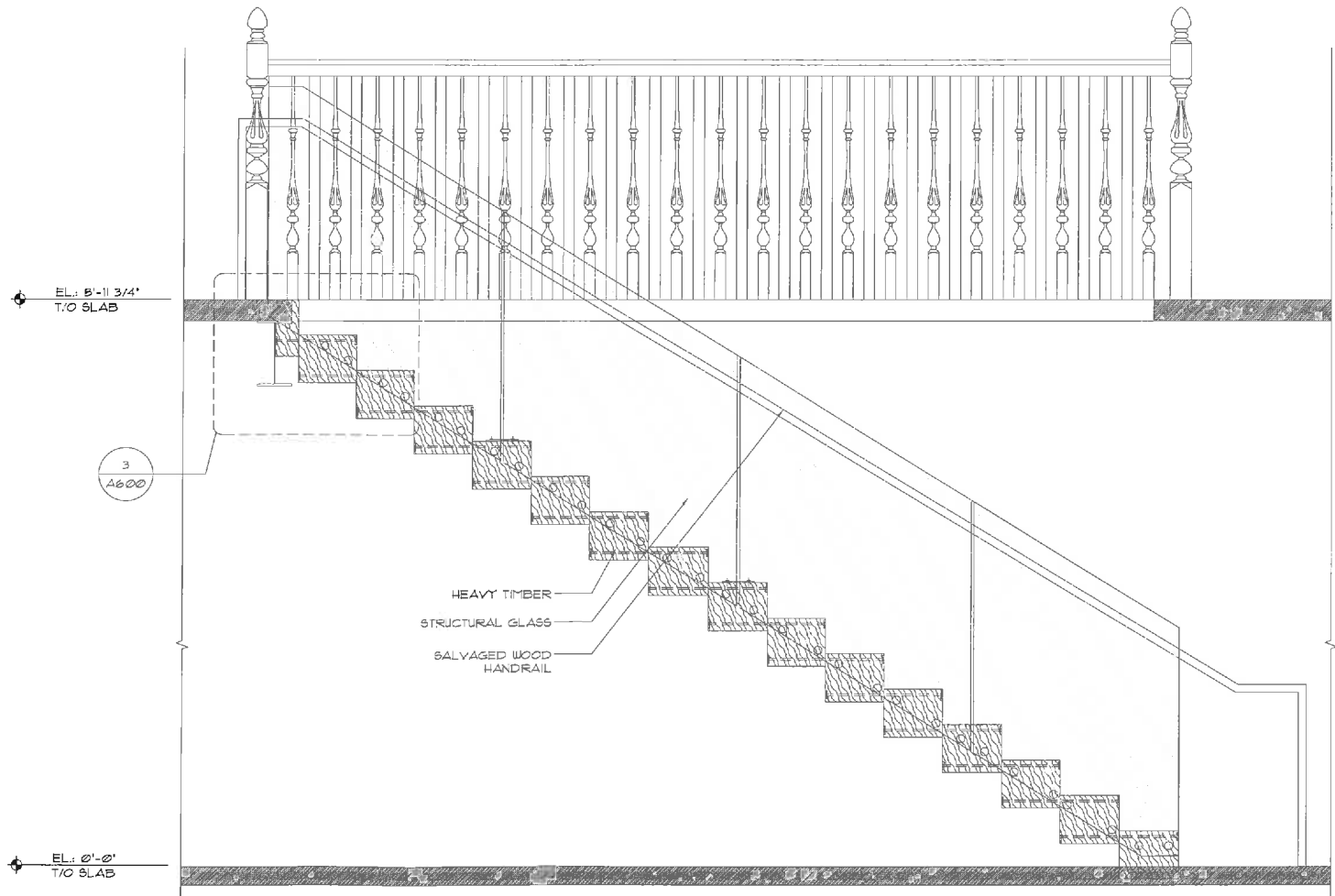
REVISION :	

SHEET TITLE :  
**STAIR PLAN  
ELEVATION AND  
DETAILS**

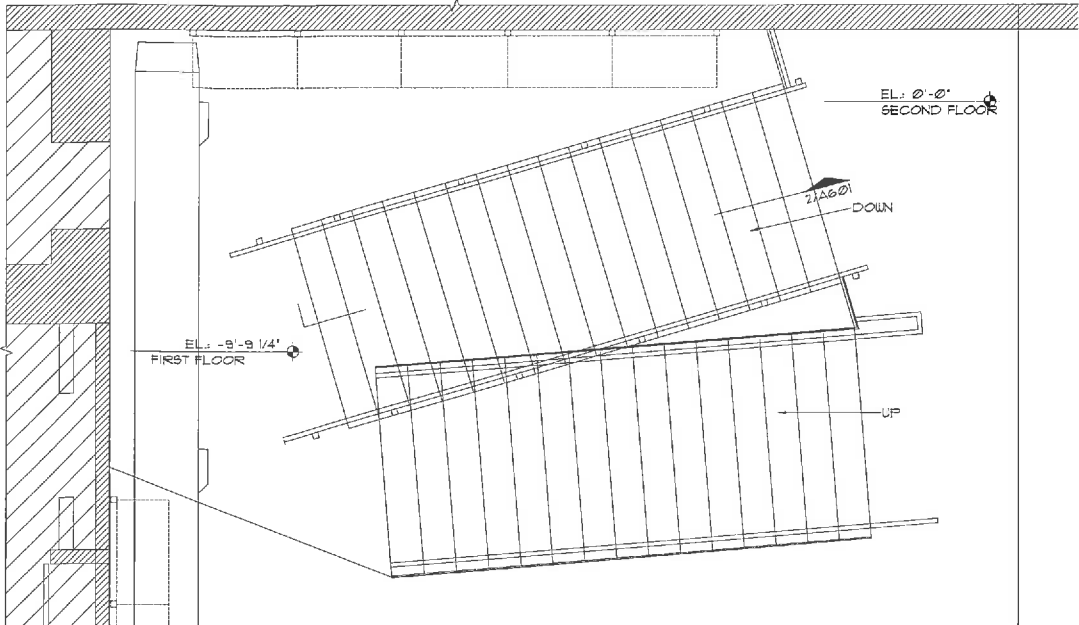
SHEET NO. :  
**A600**



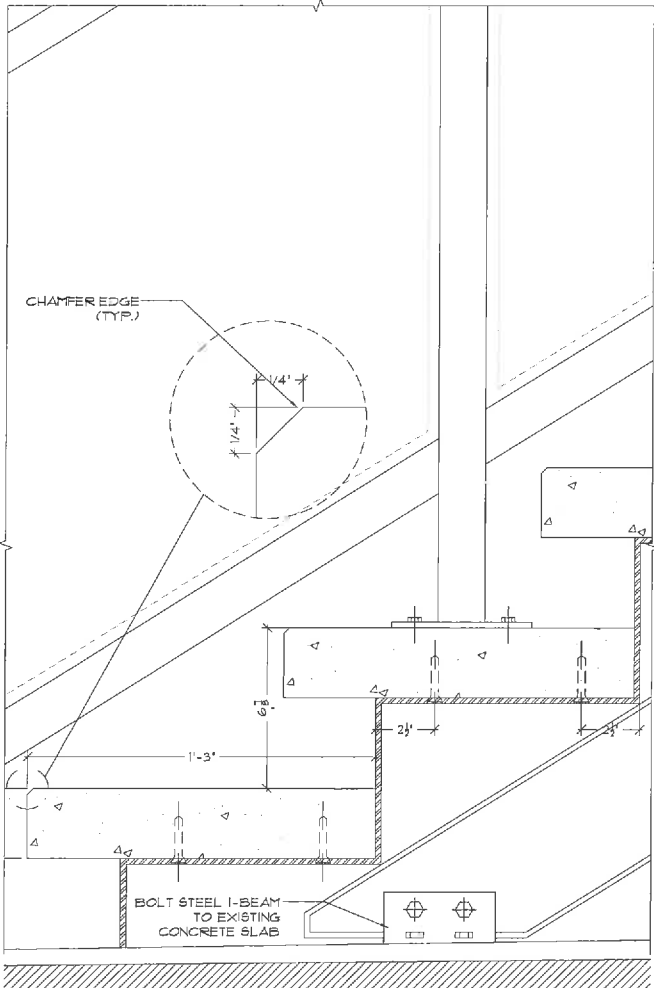
**1 ENLARGED STAIR PLAN**  
A600 SCALE: 1/2"=1'-0"



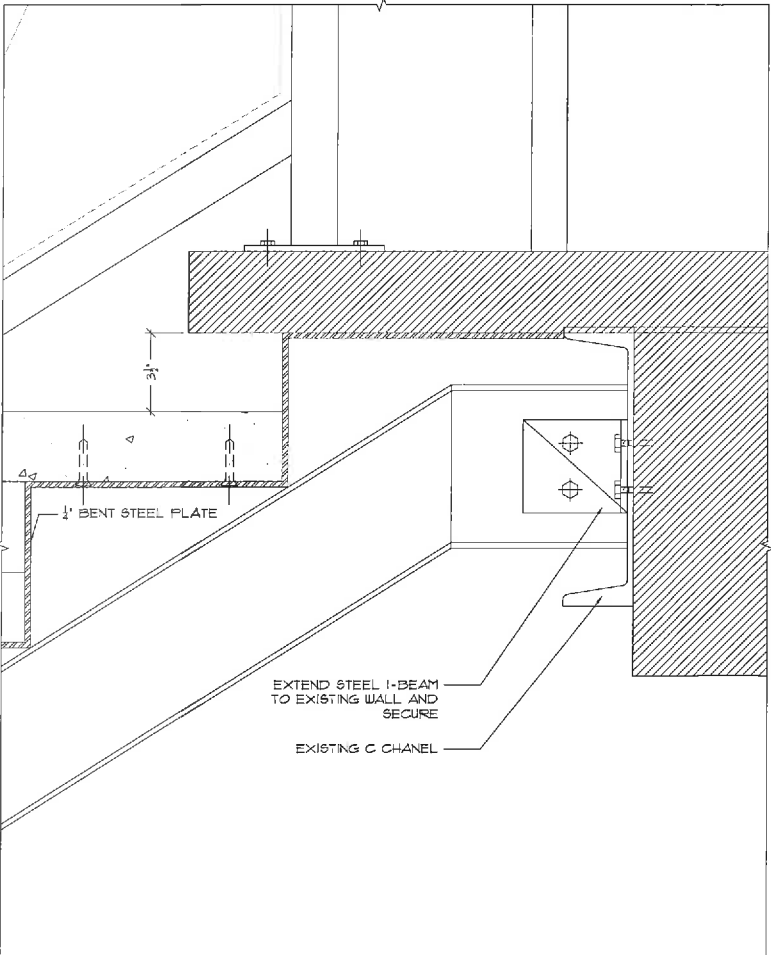
**2 STAIR SECTION**  
A600 SCALE: 1/2"=1'-0"



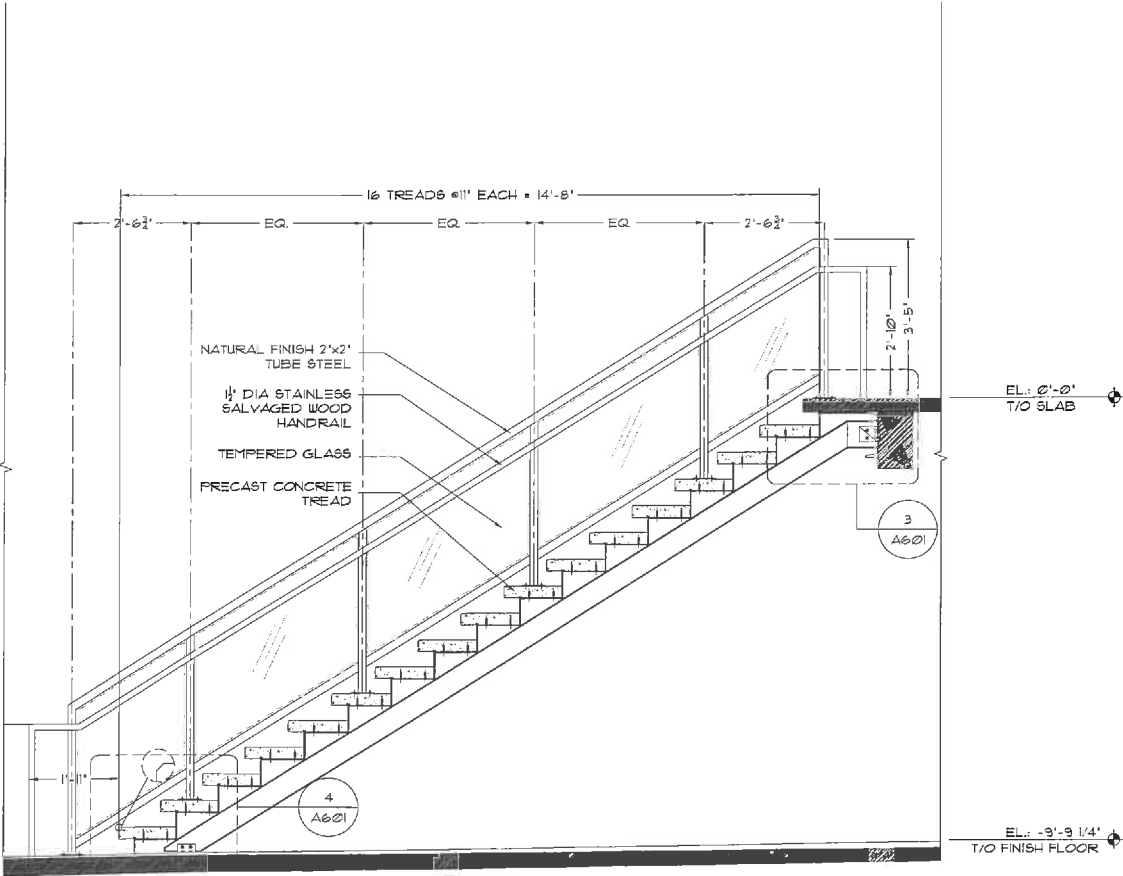
1 STAIR PLAN
   
 SCALE: 3/8"=1'-0"



4 STAIR DETAIL @ FIRST FLOOR
   
 SCALE: 3/8"=1'-0"



3 STAIR DETAIL @ SECOND FLOOR
   
 SCALE: 3/8"=1'-0"



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

Oct.  
2008  
BAR file- 316 E Main  
Urban Outfitters

**Scala, Mary Joy**

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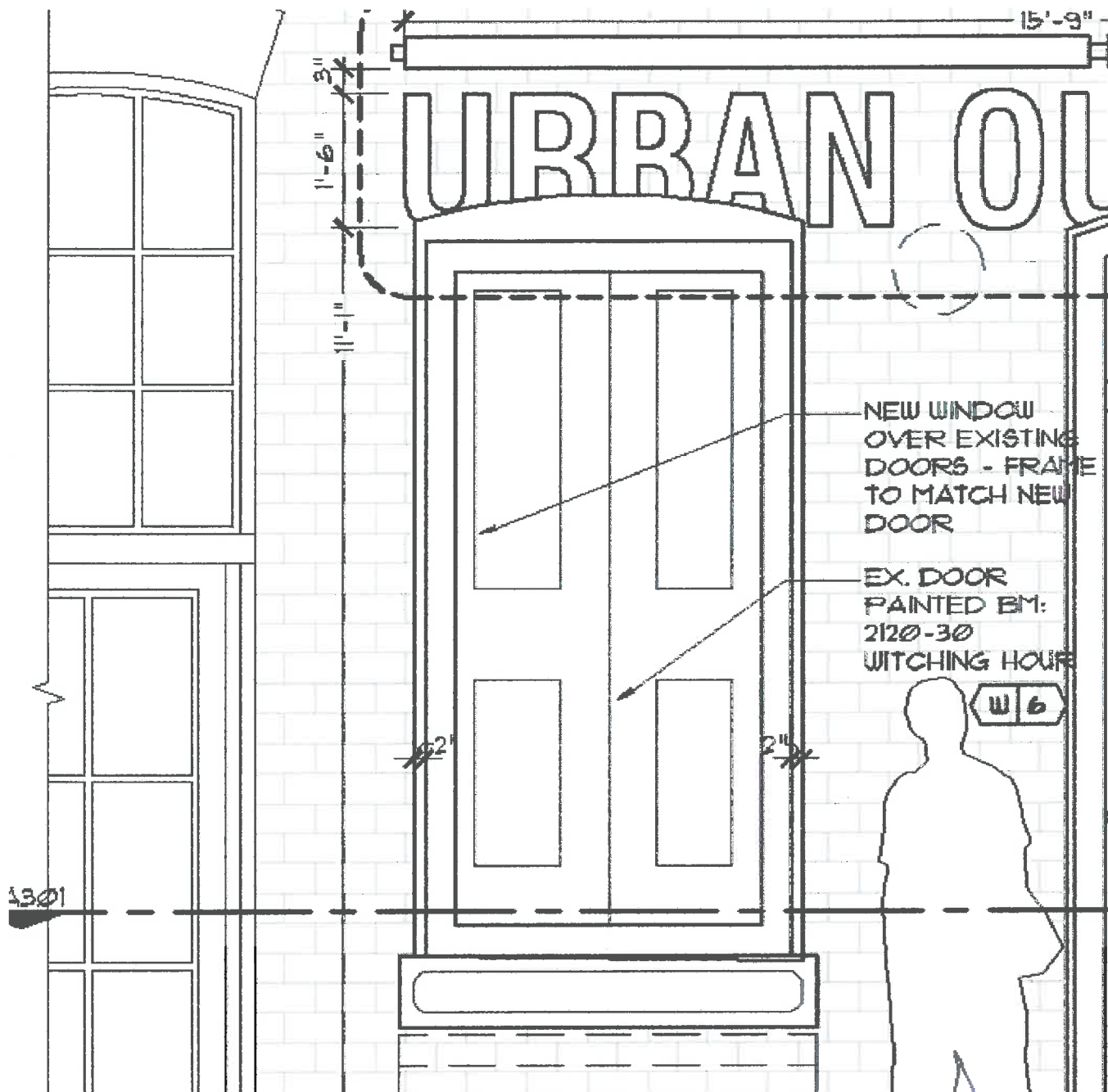
**From:** Tim Goering [tgoering@phillipsart.com]  
**Sent:** Monday, November 17, 2008 6:46 PM  
**To:** Scala, Mary Joy  
**Subject:** RE: BAR agenda and staff report

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.phillipspar.com](http://www.phillipspar.com)

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