CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

May 17, 2007

Mike Stoneking
P.O. Box 1332
Charlottesville, VA 22902

BAR 07-03-02
316-318 East Main Street
TM 28 P 42
Rehabilitation and conversion to mixed-use – former Hardware Store building
Mike Stoneking, Applicant/Octagon Partners, Owner

Dear Mr. Stoneking,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2007.

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

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, unless within that time period you have either: applied for a building permit if one is required, or if no building permit is required, commenced work. You may request an extension of the certificate of appropriateness for one additional year for reasonable cause.

Upon completion of work, please contact me for an inspection of the improvements included in this application.

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 15, 2007

Certificate of Appropriateness Application
BAR 07-03-02
316-318 East Main Street
TM 28 P 42
Rehabilitation and conversion to mixed-use
Mike Stoneking, Applicant/Octagon Partners, Owner

Background

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

On 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.

Application

The applicant is requesting approval of the redesign of the Water Street elevation.

Changes proposed to the Water Street entrance are related to providing fire egress and handicapped access:

Water Street elevation:

1. The existing steel overhead door to the loading dock will be removed and replaced with new aluminum storefront in the existing masonry opening.
2. The existing door on the (left) western side will be reconfigured for a new ADA door access. A new aluminum door and matching transom will be placed in the existing masonry opening. The arched window opening above this door will be reestablished by removing the masonry infill..
3. The applicant proposes to retain the former wood loading door located in the center of the façade, but cover it with a single sheet of tempered glass to provide a water-tight seal. The granite threshold will remain; the steel dock bumper below will be removed.
4. New fixed glass panes will be installed over all the loading doors on the upper floors. A new transom will replace an existing air intake over the third floor loading doors.
5. The applicant also wishes to replace the Water Street windows on the upper three floors with new double-hung Marvin windows. They will be wood interior, (aluminum?) clad exterior, with 6/6 pattern. New brick mold is proposed to match the existing profile. A cut sheet and drawing will be brought to the meeting.
6. At the suggestion of the Department of Historic Resources, the applicant is considering eliminating the Zippy Grid on the storefront at the first floor opening. DHR prefers no muntins to distinguish the old from new. The applicant would like to discuss this.

Lighting:

1. Three sconce fixtures are proposed over the doors on Water Street.

Other:

1. The electrical service entry on Water Street will remain in present location. They will increase the size of the painted screen.

Discussion

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 form 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

1) *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
2) *Retain original windows when possible.*
3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
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.*
5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
6) *Replace historic components of a window that are beyond repair with matching components.*
7) *Replace entire windows only when they are missing or beyond repair.*
8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
9) *Reconstruction should be based on physical evidence or old photographs.*
10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*

13) False muntins and internal removable grilles do not present an historic appearance and should not be used.
14) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
15) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
16) Storm windows should not damage or obscure the windows and frames.
17) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
18) Use shutters if compatible with the style of the building or neighborhood.
19) Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges.
20) The size of the shutters should result in their covering the window opening when closed.
21) Avoid shutters on composite or bay windows.
22) If using awnings, ensure that they align with the opening being covered.
23) Use awning colors that relate to the colors of the building.

Recommendations

The applicant has considered the recommendations of the BAR including, symmetry in the storefronts and maintaining the original wood loading doors, and altered the design proposal in a manner that is consistent with the guidelines.

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 as submitted (or with the following modifications....)

Scala, Mary Joy

From: Mike Stoneking [mds@s-vs.com]
Sent: Thursday, May 10, 2007 12:40 PM
To: Scala, Mary Joy
Subject: Hardware Store

Mary Joy,
As I mentioned yesterday we have two new ideas for the Hardware Store project curr3ently under review.

1. We wish to replace the Water Street windows on the upper three floors with new double hung Marvin windows. These will be clad exterior/ wood interior. Brick mold will also be new in profile similar to existing. Lite pattern (six over six) will match the old sash recently found on site. Color will match the existing color of the wood windows. I will bring cut sheets and drawing of brick mold Tuesday night.
2. At the suggestion of DHR we are considering eliminating the Zippy Grid sticking from the storefront at the fist floor opening/ They prefer no muntins here as it distinguishes the new from the old more clearly. I would like to discuss this at the BAR meeting Tuesday.

Thank you,

-Mike

Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED
APR 24 2007
NEIGHBORHOOD DEVELOPMENT SERVICES

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 $250 application fee. For all other projects requiring BAR approval, please include $50 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 $50 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 5 p.m.

Information on Subject Property
Physical Street Address: 316 - 318 EAST MAIN ST.
City Tax Map/Parcel: TM 28 - 42

Name of Historic District or Property: HISTORIC DOWNTOWN
Do you intend to apply for Federal or State Tax Credits for this project? YES

Applicant
Name: MIKE STONEKING
Address: P.O. BOX 1332 CHARLOTTESVILLE, VA 22902
Email: mds@s-vs.com
Phone: (W) 295-4204 (H) 981-4392
FAX: 295-6954

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 4-24-07 Date

Property Owner (if not applicant)
Name: OCTAGON PARTNERS
Address: 126 GARRETT ST STE G CHARLOTTESVILLE, VA 22902
Email:
Phone: (W) 977-7700 (H)
FAX:

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Signature 4·24·07 Date

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

Attachments (see reverse side for submittal requirements): SEE COVER LETTER

For Office Use Only

Received by:
Fee paid: Cash/Ck. #
Date Received:

Approved/Disapproved by:
Date:
Conditions of approval:

STONEKING/VON STORCH
A R C H I T E C T S

April 24, 2007

Mary Joy Scala
Neighborhood Development

Re: BAR- Certificate of Appropriateness Application
Hardware Store Building- Downtown Mall
Water Street Elevation
316-318 East Main Street

Mary Joy,
I am pleased to submit this application for the referenced project. Please note the following attachments included as part of the submittal:

1. Project Description
2. Drawing A1 Water Street Elevation
3. Drawing A2 Details
4. Drawing A3 Existing Conditions- Plans
5. Drawing A4 Existing Conditions- Plans
6. Drawing A5 Proposed Changes- Plans
7. Drawing A6 Proposed Changes- Plans
8. Photographs of existing conditions #1-4
9. Product data/ Company literature- New storefront components- Kawneer.
10. Company Literature/ Detail- Tempered glass panels- Allied Window.
11. Product data- Zippy grid storefront muntins.
12. Product data- Sconce lights- Water Street.
13. Color sample- New Storefront

Please call me if you have any questions.

Thank you,

Michael D. Stoneking

post office box 1332 charlottesville virginia 22902 434.295.4204 fax 434.295.6951

Board of Architectural Review
Certificate of Appropriateness Application
Project Description

April, 2007

Property:
Hardware Store Building
316-318 East Main Street
Charlottesville, Virginia

Property Owner:
Octagon Partners 126 Garrett Street
Charlottesville, Virginia 22902

Architect:
Stoneking/von Storch Architects
P.O. Box 1332
Charlottesville, Virginia, 22902

Project Description:

Octagon Partners of Charlottesville recently purchased the referenced property with the intention of rehabilitating the building and converting it to a mixed-use facility. The current building was constructed by the C. H. Walker family following the 1909 fire that destroyed their previous structure. The Walkers, along with partners, operated the Charlottesville Hardware Company from this facility until the mid 1970's when the building was sold to the Epstein family who operated the Hardware Store Restaurant until recently.

The building consists of approximately 26,360 square feet on four floors with a +-1500 square feet sub-basement. The building stretches from the Downtown Mall to Water Street. Grade drops across the site such that three levels rise above the Downtown Mall while four rise above Water Street. The sub-basement is located on the Water Street side.

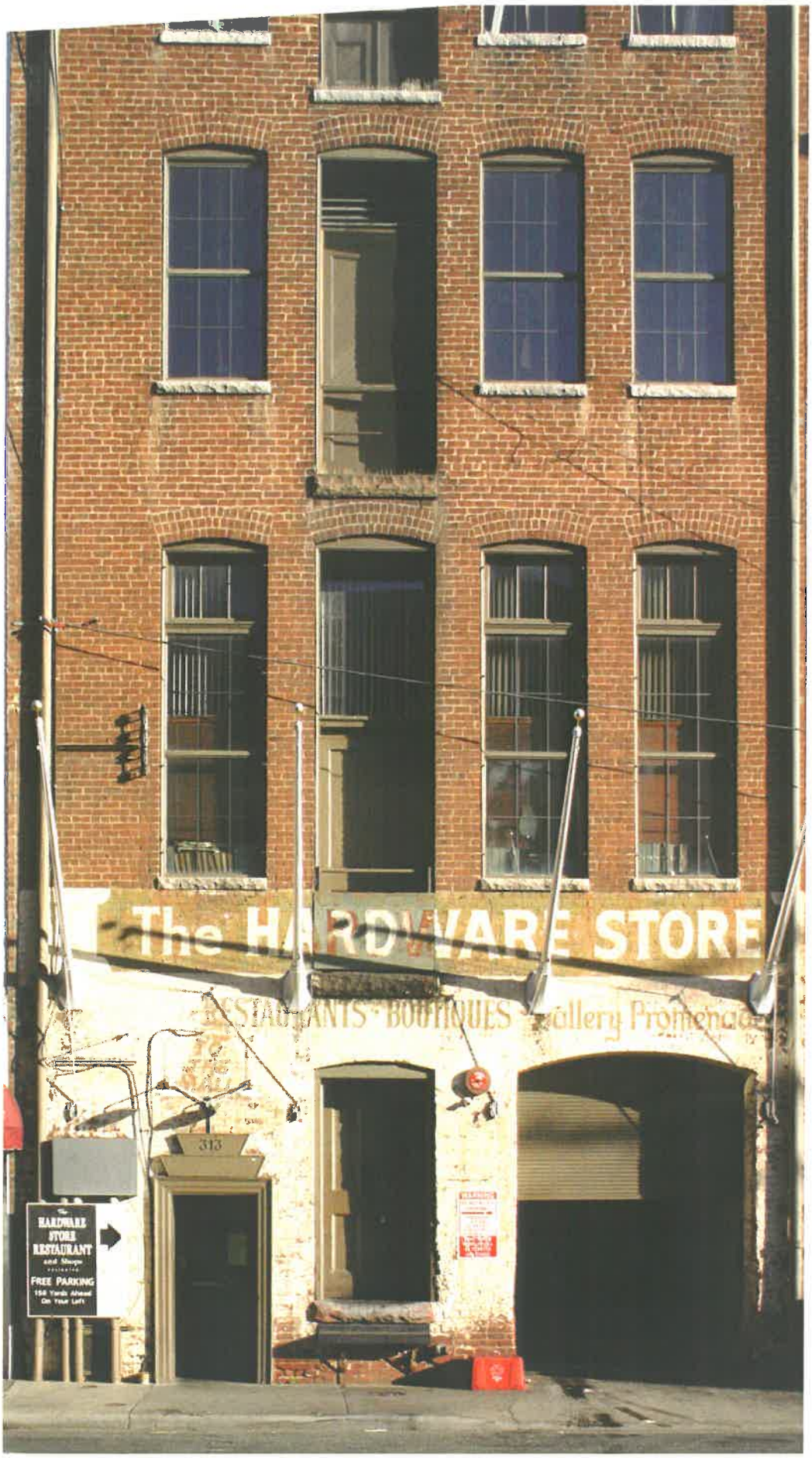
Octagon Partners proposes retail use at the portion of the building fronting on the Downtown Mall, occupying a section of the Mall level, the corresponding basement and a mezzanine. The Water Street side is intended for either retail or office use. Upper levels will either be office space or residential or perhaps a mix of both.

Water Street Elevation:

Openings-The existing steel overhead door to the loading dock will be removed and replaced with new aluminum storefront. The mullion configuration and addition of small profile muntins (Zippy Grid) are intended to recall a rail and style wood door that may have been and original component. This approach is recommended by the Department of the Interior for such conditions. A similar approach is proposed for the new entrance at the western side. The existing door will be removed and the previous arched window will be re-established serving to create the new door opening beneath.. This will be in-filled with storefront. We intend to retain the former wood loading doors at every level but cover them from the exterior in a single sheet of tempered glass. This will allow us to retain the exiting doors and provide a water-tight seal.

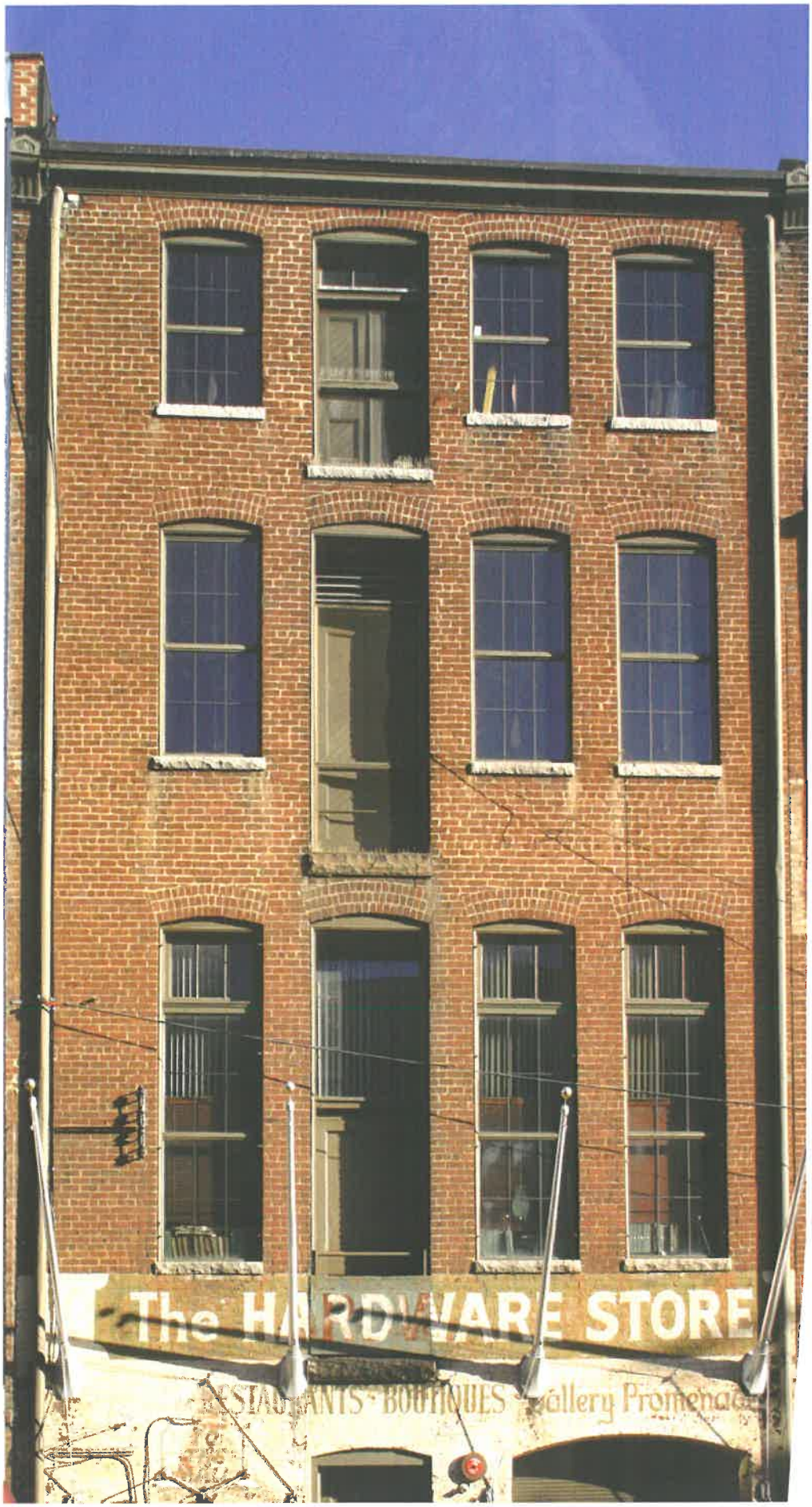
Electrical- The electrical service will remain in its present location. We intend to increase the size of the painted steel screen to cover more of the conduit.

Lighting- The two egress doors require lighting by code. Three sconce fixtures are proposed and product literature is attached.



Hardware Store Building
Stoneking/von Storch Architects

Existing Conditions - Photograph No. 1
April 24, 2007



Hardware Store Building
Stoneking/von Storch Architects

Existing Conditions - Photograph No. 2
April 24, 2007

Hardware Store Building
Stoneking/von Storch Architects

Existing Conditions - Photograph No. 3
April 24, 2007

Hardware Store Building
Stoneking/von Storch Architects

Existing Conditions - Photograph No. 4
April 24, 2007

Protective Glazing

Allied Window offers a wide variety of options which address "protective glazing." Much of this information is addressed in Protection Options which identifies the types of protection provided by our storm windows/Performance Panels™.

The Allied One Lite (AOL) series is designed for window openings where a permanently-installed master frame, with one or more removable glass panel inserts is appropriate. "Invisible clips" (flush), or standard swivel clips are used on the perimeter of panels, to secure the panels in the master frame. Available in a wide variety of glazing materials up to 3/16", as well as a full range of window film. Custom colors, custom shapes, screens, and glazing muntins are typical options. Mounting stops can be provided to adapt to field conditions.

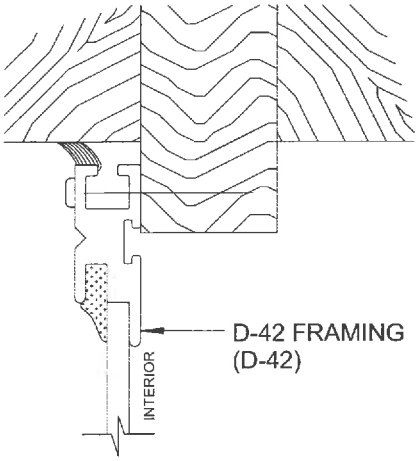
Primary Uses: The (AOL) series can be adapted to very large openings, or openings with complex shapes or structures where interior ventilation is not a concern. It can be used with every style of existing window. The (AOL) is ideal for stained glass windows in churches, colleges and residences. Various methods of venting are available, to address heat build-up.

The Magnetic One Lite (MOL) series is designed to provide efficient, economical, easily removed panels with narrow sight lines. Available in a wide variety of glazing materials up to 3/16", as well as a full range of window film. Custom colors, custom shapes, screens, glazing muntins and between-glass blinds (remote operation) are typical options. All units are retained at the head; utilize permanent magnetic strips at the jambs; and feature a special weather-stripping at the sill.

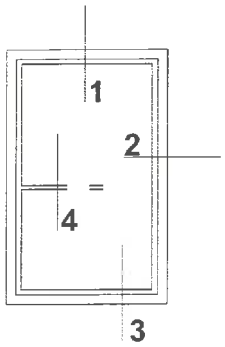
Primary Uses: The (MOL) series can be used for every conceivable type of existing window, and is frequently combined with the Slide-A-Way (SAW) inside-sliding series.

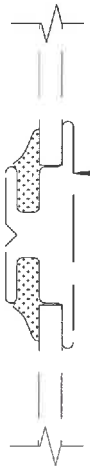
The (D-42) Panel is a single frame unit that is designed to be permanently installed. Available in a wide variety of glazing materials up to 3/16", as well as a full range of window film. Custom colors, custom shapes and glazing muntins are typical options. Mounting strips can be provided to adapt to field conditions.

Primary Uses: The (D-42) series can be adapted to very large openings, or openings with complex shapes or structures where interior ventilation is not a concern. It can be used with every style of existing window. The (D-42) is ideal for stained glass windows in churches, colleges and residences. Various methods of venting are available, to address heat build-up.



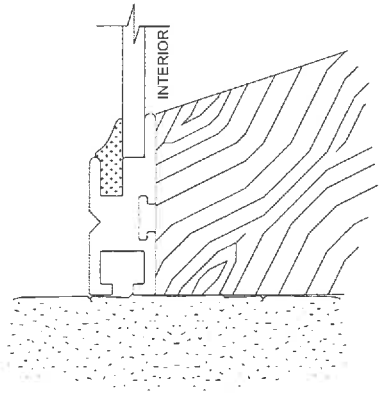
1 HEAD DETAIL
SCALE: FULL



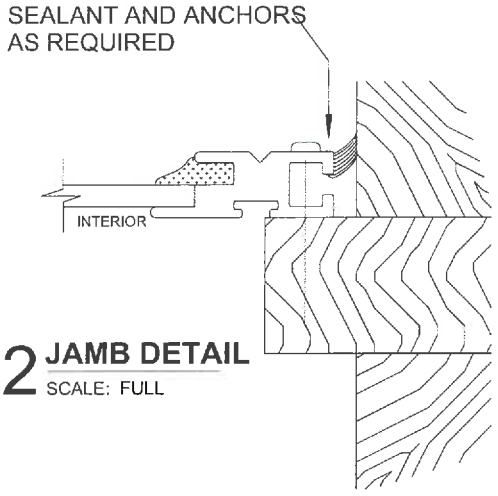


4 Optional GLAZING MUNTIN DETAIL
SCALE: FULL

OPTIONAL GLAZING MUNTINS CAN BE ADDED HORIZONTALLY OR VERTICALLY



3 SILL DETAIL
SCALE: FULL



2 JAMB DETAIL
SCALE: FULL

Graphic Scale
0" 1/2" 1"

PRODUCT
D 42 PANEL

DWG. NO.
D42-1

Allied Window
Performance Panels™

11111 CANAL ROAD • CINCINNATI, OH 45241 • PH: 800-445-5411, 513-559-1212 • FAX: 513-559-1883 • www.alliedwindow.com • info@alliedwindow.com

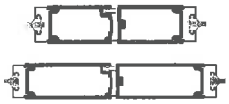
2000T Terrace Door

Designed for use in Condominiums, Lofts, Apartments and Hotels ▪ Single or Pair – outswing or inswing ▪ 3 ¾" wide door rails, 2 ¼" deep ▪ Thermally broken door and frame ▪ Tested per NAFS 1, ANSI/AAMA/NWWDA 101/I.S.2-97 rated as HGD-C40/HC40 ▪ Thermal tests per CAN/CSA A-440-00, AAMA 1503-98 and NFRC 100-97 ▪ Impact and Cycle tested ▪ Stainless steel multi-point locks and options ▪ Lever handle options and finishes ▪ True or applied muntins and horizontals ▪ Accommodates ¼" to 1 ⅛" infills ▪ Factory glazed ▪ Kawneer standard and custom finishes and colors ▪ Two-color option

350 Heavy Wall™ Entrances

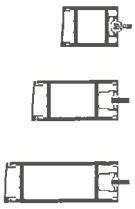
Designed for durability in heavy traffic areas ▪ Medium Stile Door designed for high traffic applications such as schools, universities and office buildings ▪ Door and frame have 3/16" walls throughout for added durability and strength ▪ Door is 2" deep ▪ Vertical stiles and top rails 3 ½" and bottom rail is 6 ½" ▪ Accepts glazing infills from ¼" to 1" ▪ Incorporates Kawneer's standard Dual Moment welded corner.

350/500 Tuffline® Entrances



Heavy duty and engineered to withstand high traffic in schools, universities, malls and supermarkets ▪ Constructed for unequaled strength with 3/16" walls throughout door and frame ▪ 3 ½" wide stiles and 3 ⅜" top rail on 350 door ▪ 5" wide stiles and top rail on 500 door ▪ 2" deep door sections and 6 ¾" bottom rail ▪ Door heights range from 7 to 9 feet; widths from 3 to 4 feet ▪ Door frame face width is 2", depth is 4 ½" ▪ Accepts glazing infills of ¼" to 1" ▪ Complete package of door, door frame and hardware ▪ Kawneer's Dual Moment welded corner construction resists both the lever arm and torsion forces all doors experience

Entara® and Entara® XD Entrances



A complete package of door, frame and hardware designed for high-abuse traffic areas and protection from forced entry or vandalism ▪ Three stile widths: 3", 4 ½" or 6" ▪ Basic door stiles and rails for both entrances measure 2 ¼" in depth, with 3/16" wall thickness for greater strength and rigidity ▪ Entara® Frames are 1 ¾" x 4 ½", with ⅛" thick side walls for direct attachment of high stress hardware ▪ Entara® and Entara® XD accept glazing infills from ¼" to 1" ▪ Center pivot, offset pivot or butt hinges ▪ Dual Moment welded corner construction ▪ Fully integrated frames are available with or without transoms ▪ Entara® offers multiple design options ▪ Entara® XD is a single-acting, outswing door and frame designed for maximum protection from forced entry and vandalism ▪ The Kawneer Panic Guard® mechanism is optional

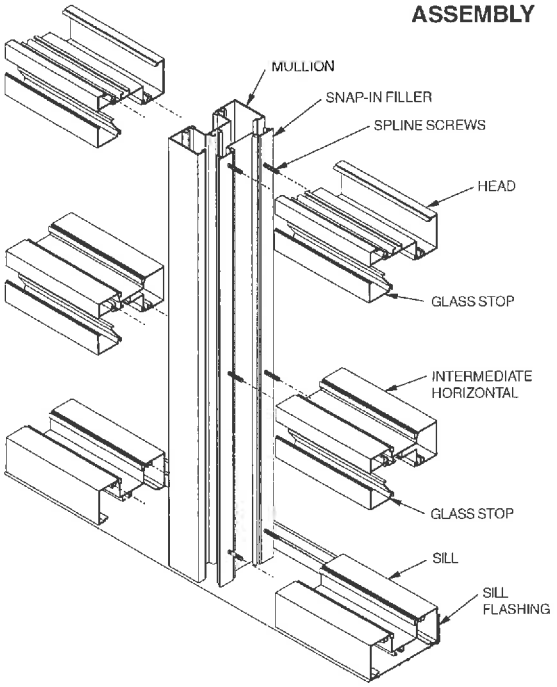
Entara® Entrances
Lamar Alexander Arts & Sciences Building, Pellissippi State Technical Community College, Knoxville, Tenn.
Architect: Community Tectonics, Inc., Knoxville, Tenn.
Glazing Contractor: Southern Glass Co., Maryville, Tenn.

350 Heavy Wall™ Entrances
Miller Park Stadium, Milwaukee, Wis.
Architect: HKS Sports Facilities Group, Dallas, Texas; NBBJ Sports & Entertainment, Los Angeles, Calif., and Eppstein Uhen Architects, Milwaukee, Wis.
Glazing Contractor: Milwaukee Plate Glass, West Allis, Wis.

350 Tuffline® Entrances
Comerica Park Stadium, Detroit, Michigan
Architect: HOK Sport Facilities Group, Kansas City, Mo., Smith, Hinchman and Grylls (SH&G), Detroit, Mich., and The Rockwell Group of New York
Glazing Contractor: Universal Glass & Metals, Inc., Detroit, Mich.

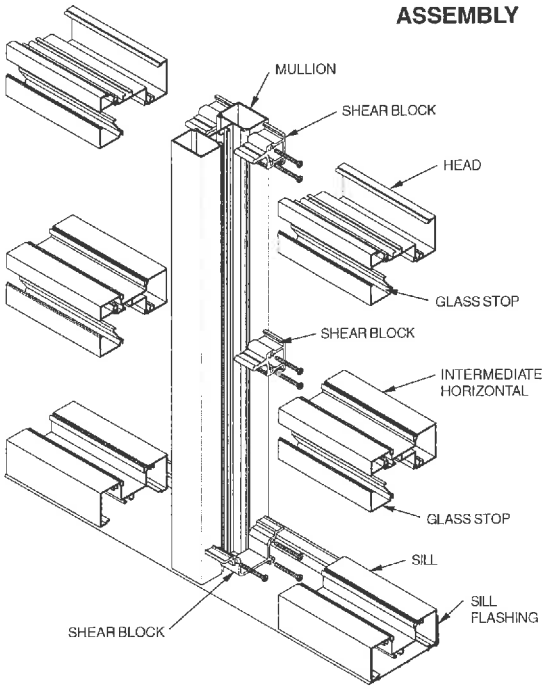
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

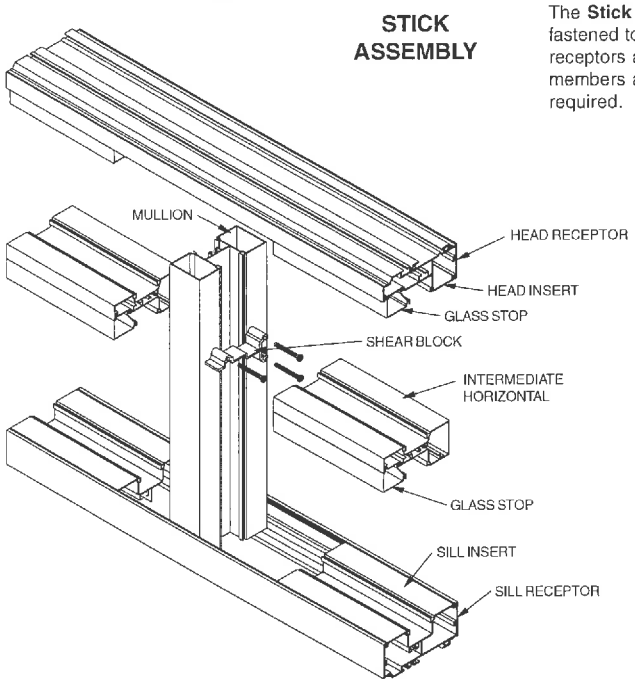


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY

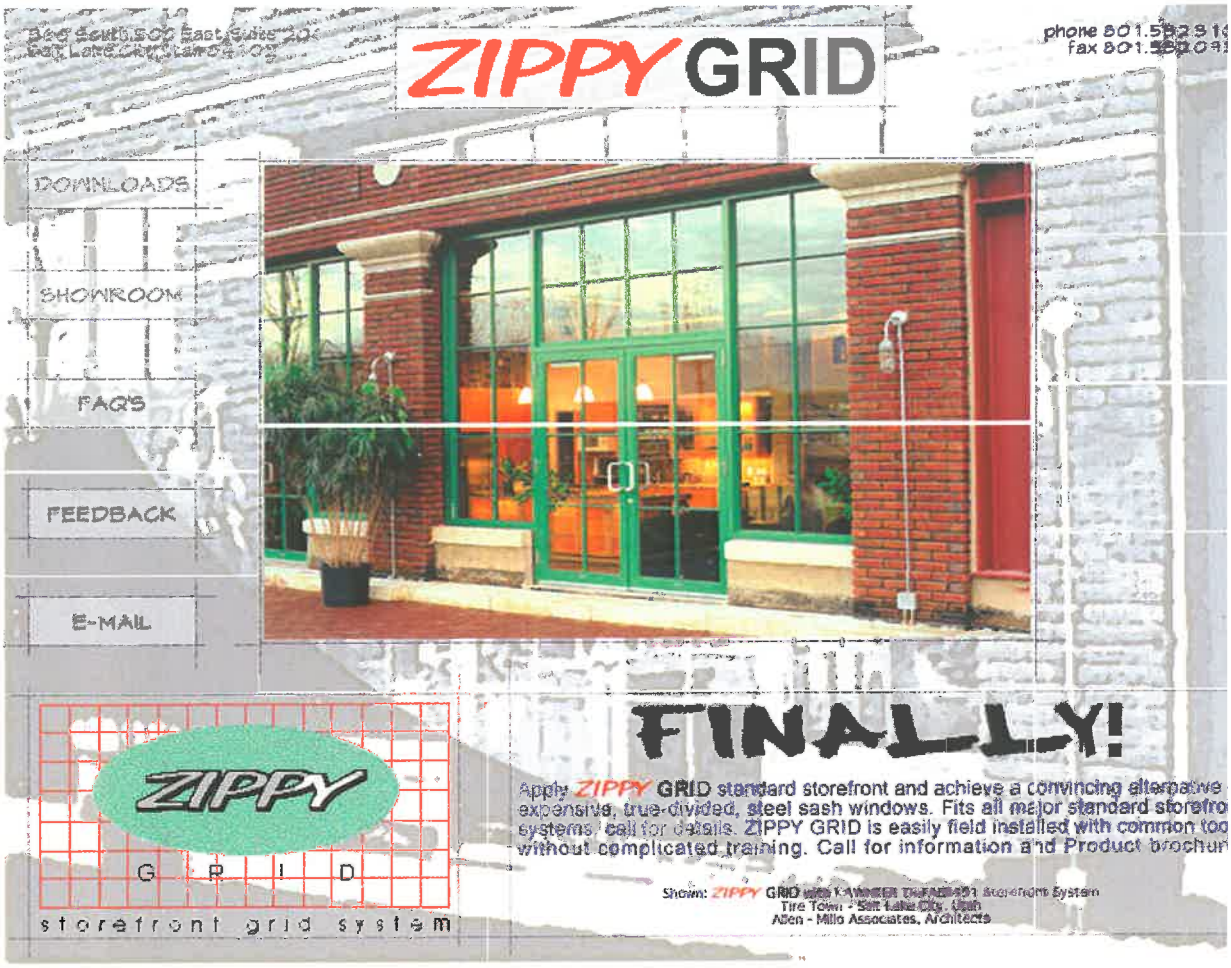


STICK ASSEMBLY

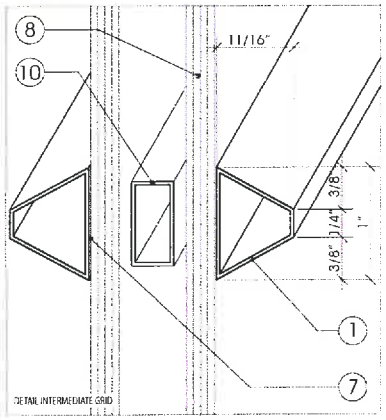


The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

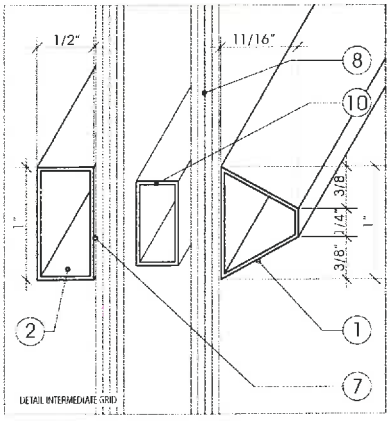
NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified windload (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 14)



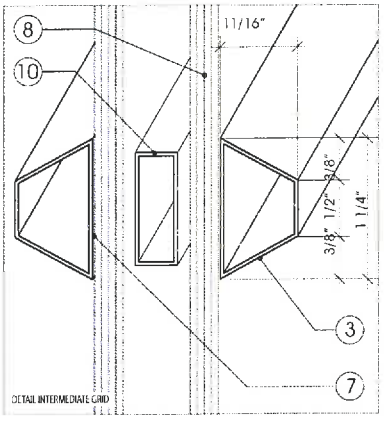
ORIGINAL



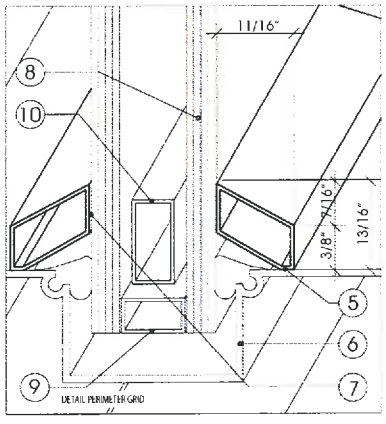
TRADITIONAL / ORIGINAL



IL PRESIDENTE



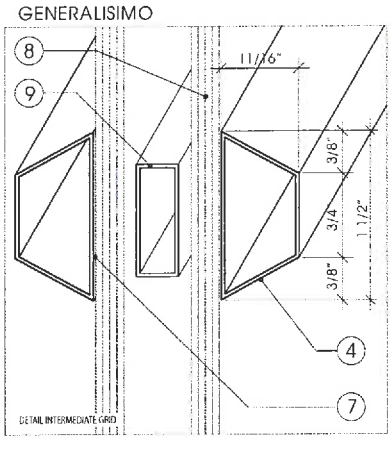
PERIMETER



1. INTERMEDIATE "ORIGINAL" ZIPPY GRID
2. INTERMEDIATE "TRADITIONAL" ZIPPY GRID
3. INTERMEDIATE "IL PRESIDENTE" ZIPPY GRID
4. INTERMEDIATE "GENERALISIMO" ZIPPY GRID
5. PERIMETER ZIPPY GRID
6. STANDARD 2 x 4 STOREFRONT
7. GLAZING TAPE
8. GLASS
9. DESICANT STRIP BY GLAZIER
10. 3/8" x 3/4", 1" INNER GRID BY GLAZIER (GLAZIER TO MATCH COLOR OF STOREFRONT)

ZIPPY GRID SHOWN INSTALLED WITH STOCK ALUMINUM STOREFRONT [FULL SCALE]

GENERALISIMO



Hardware Store Building
Stoneking/von Storch Architects

Proposed Storefront - Cutsheet No. 3
April 24, 2007

Wall luminaires

Type: Wall Mounted
BEGA Product #: 6493
Project: Hardware Store
Voltage: 120
Color: Black w/ Opal lens
Options: -
Modified: -

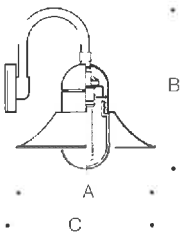
Housing: Two piece die cast aluminum with extruded aluminum arm and die cast canopy supplied with a universal mounting bracket for direct attachment to a 3½" or 4" octagonal wiring box. A die cast aluminum round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation.

Enclosure: Hand blown, seamless, three-ply opal glass with screw neck. Molded high temperature silicone rubber O-ring gasket for weather tight operation. Spun aluminum shade with rolled reinforcing edge, painted white inside.

Electrical: Lampholders: Incandescent are medium base porcelain with nickel plated screw shell supplied with 200°C high temperature leads. Incandescent rated 600V. Available in 120V only.

Finish: These luminaires are available in five standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV); Eurocoat™ (URO). To specify, add appropriate suffix to catalog number. For complete description of BEGA finishing process, refer to technical information section at end of catalog. Custom colors supplied on special order.

U.L. listed, suitable for wet locations. Protection class: IP 65.



Wall luminaires with flared shade, die cast aluminum radius bracket arm and canopy. Three-ply opal glass with screw neck.
U.L. listed, suitable for wet locations. IP 65.
Color: Standard BEGA finishes.

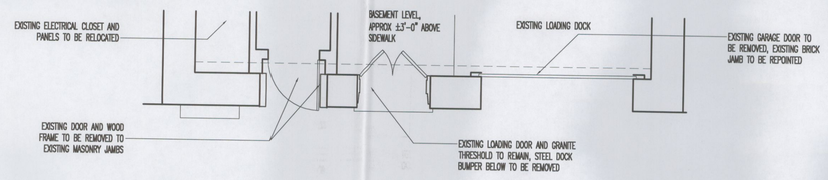
		Lamp	Lumen	A	B	C
6493	Wall	1 100W A-19	1710	19 1/16	27 5/8	27 5/8

BEGA/US 1000 BEGA Way, Carpinteria, CA 93013 [P] 805·684·0533 [F] 805·684·6682

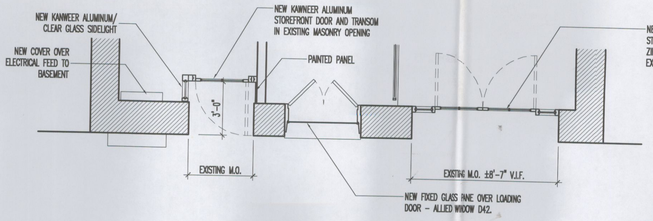
1 SOUTH ELEVATION – EXISTING
1/4" = 1'-0"

2 SECTION – EXISTING
1/4" = 1'-0"

3 SOUTH ELEVATION – PROPOSED
1/4" = 1'-0"



4 EXISTING PLAN @ WATER STREET
1/4" = 1'-0"



5 PROPOSED PLAN @ WATER STREET
1/4" = 1'-0"

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Hardware Store Building
Octagon Partners
BAR Submittal

DATE	CONSTRUCTION

DATE	PRE–CONSTRUCTION
4/24/2007	BAR Submittal

SHEET TITLE
WATER ST.
ELEVATIONS
1/4" = 1'-0"

JOB NO. –
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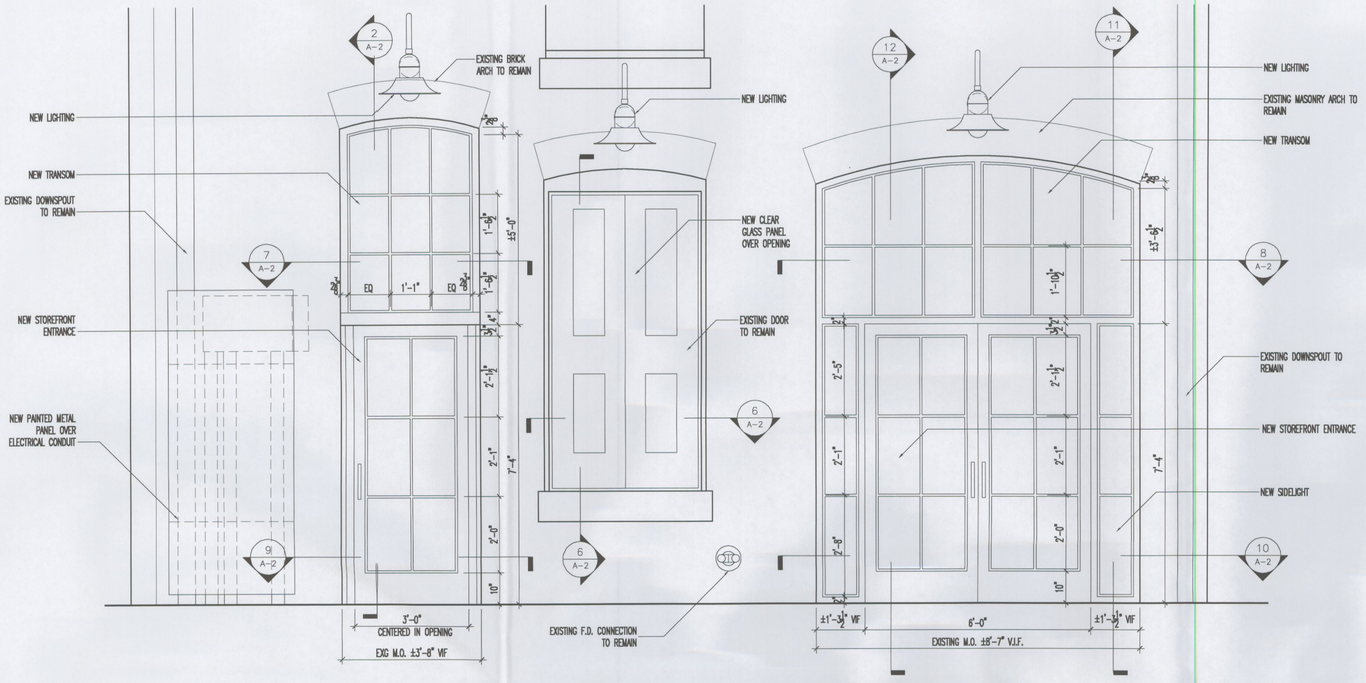
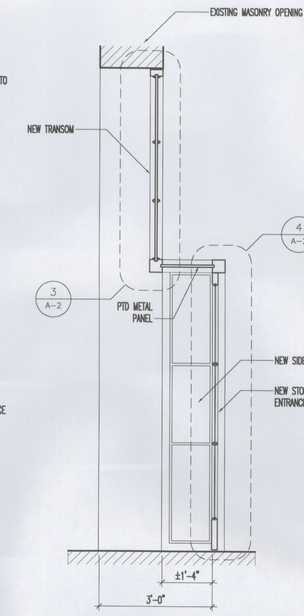
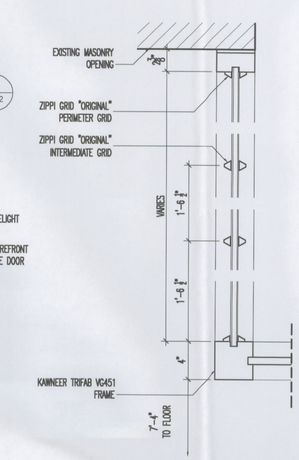
SHEET NO.
A–1



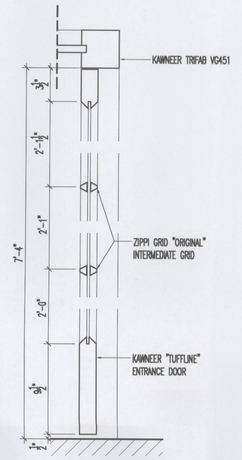
1 SOUTH ELEVATION DETAIL @ ENTRANCES
1/2" = 1'-0"



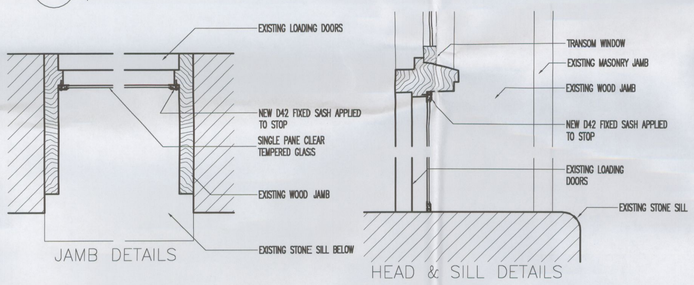
2 ENTRY SECTION & SIDELIGHT ELEVATION
1/2" = 1'-0"



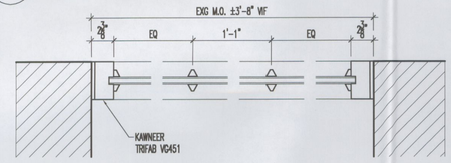
3 TRANSOM HEAD & SILL
1 1/2" = 1'-0"



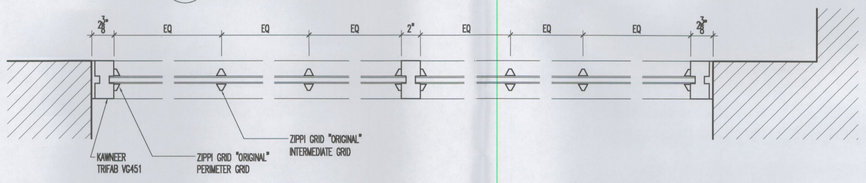
4 DOOR DETAILS
1 1/2" = 1'-0"



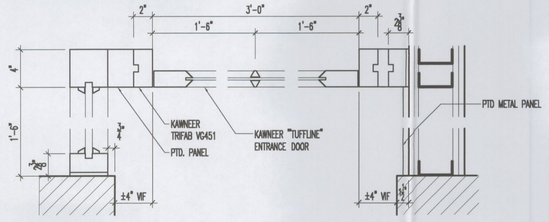
5 LOADING DOORS W/ TRANSOM
1 1/2" = 1'-0"



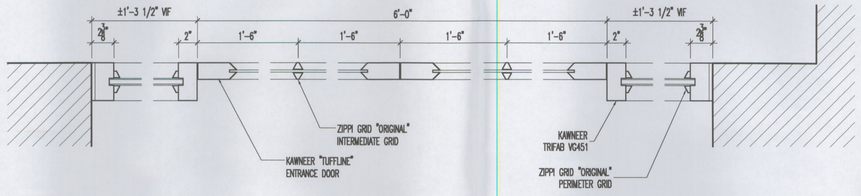
6 LOADING DOOR W/ NO TRANSOM
1 1/2" = 1'-0"



7 TRANSOM JAMB & MULLION DETAILS
1 1/2" = 1'-0"

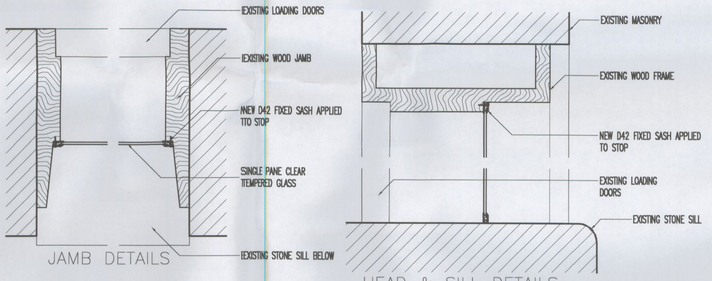


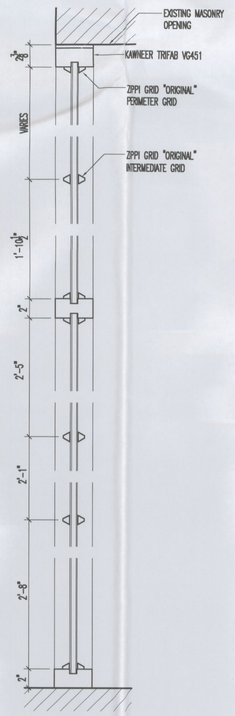
8 TRANSOM JAMB & MULLION DETAILS
1 1/2" = 1'-0"



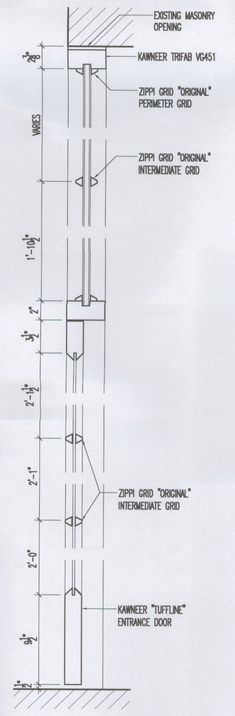
9 DOOR JAMB & MULLION DETAILS
1 1/2" = 1'-0"

10 DOOR JAMB & MULLION DETAILS
1 1/2" = 1'-0"





11 STOREFRONT @ SIDELIGHT
1 1/2" = 1'-0"



12 STOREFRONT @ DOOR
1 1/2" = 1'-0"

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DATE	PRE-CONSTRUCTION
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SHEET TITLE
DETAILS @ STOREFRONT & FIXED GLASS PANELS

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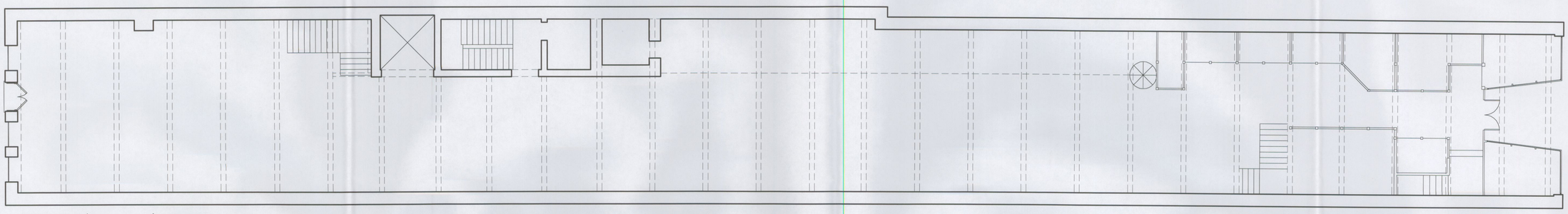
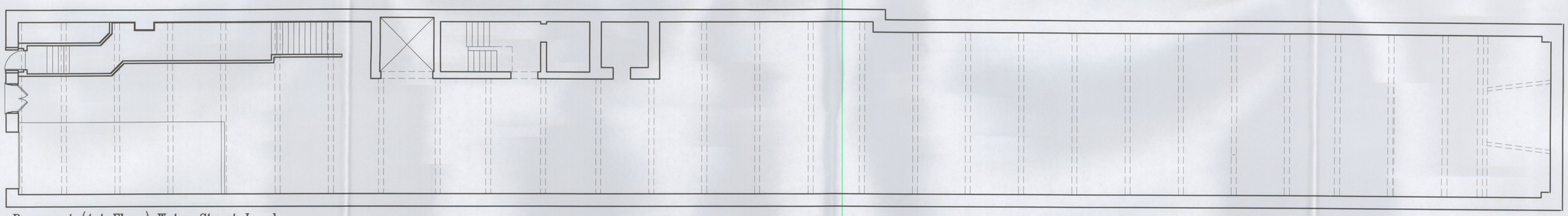
SHEET NO.
A-2



Mall Level (2nd Floor)



Basement (1st Floor) Water Street Level

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DATE	PRE-CONSTRUCTION
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SHEET TITLE

Existing
Conditions
1st & 2nd Floors
1/8"=1'-0"

JOB NO. –

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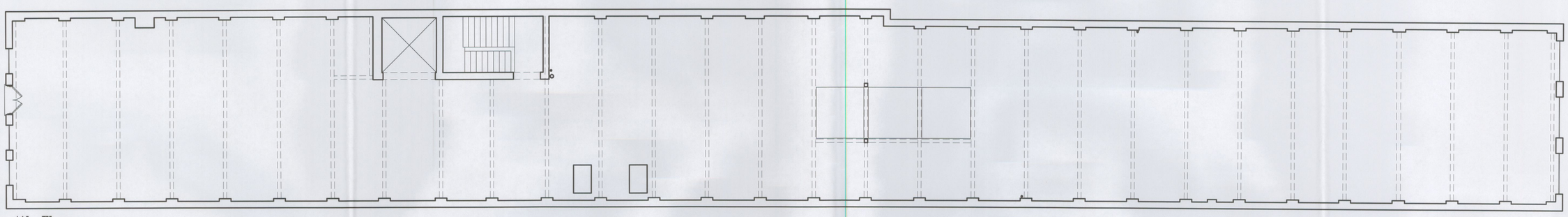
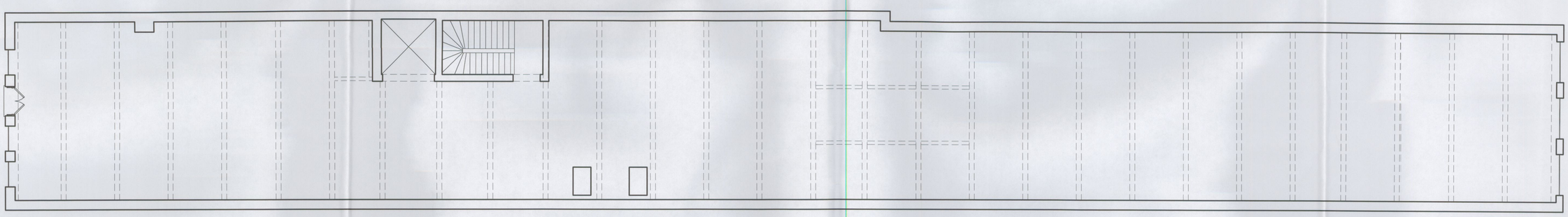
BAR 0424 2007-engplans.dwg

SHEET NO.

A-3



4th Floor



3rd Floor

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DATE	CONSTRUCTION

DATE	PRE-CONSTRUCTION
4/24/2007	BAR Submittal

SHEET TITLE

Existing
Conditions
3rd & 4th Floors
1/8"=1'-0"

JOB NO. –

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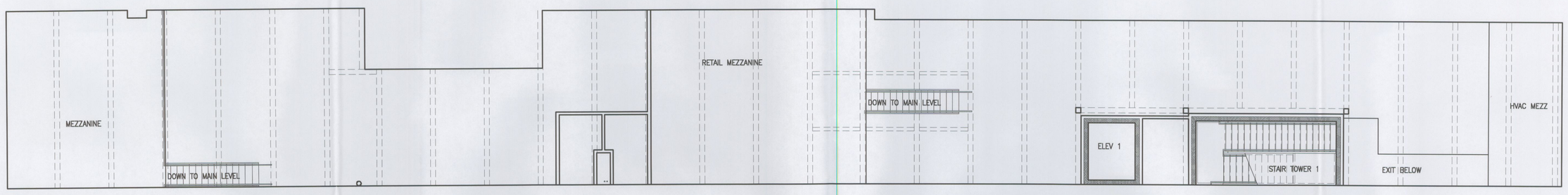
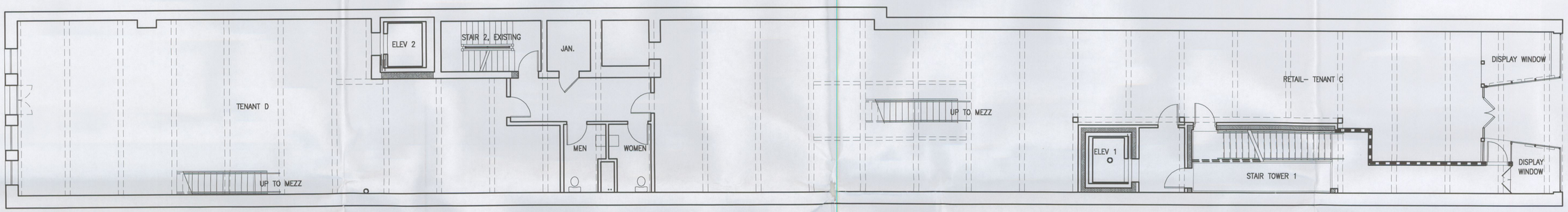
BAR-0424-2007-explans.dwg

SHEET NO.

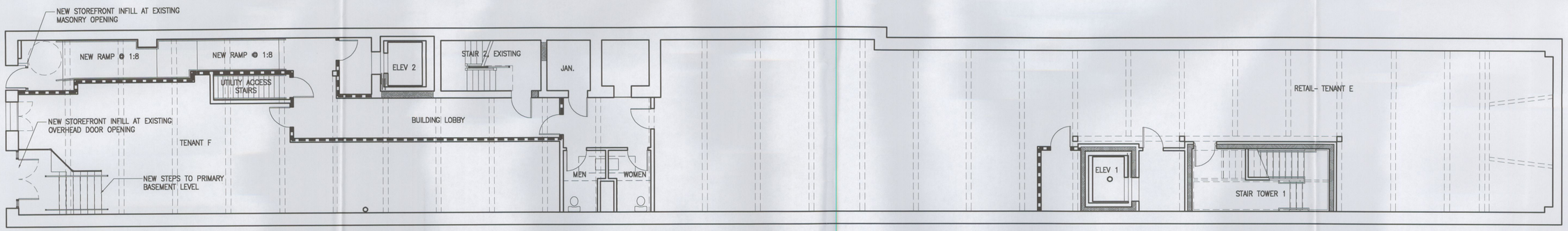
A-4



Mall Level Mezzanine



Mall Level (2nd Floor)



Basement (1st Floor) Water Street Level

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DATE	PRE–CONSTRUCTION
4/24/2007	BAR Submittal

SHEET TITLE
PROPOSED PLANS
1st & 2nd Floors
1/8"=1–0"

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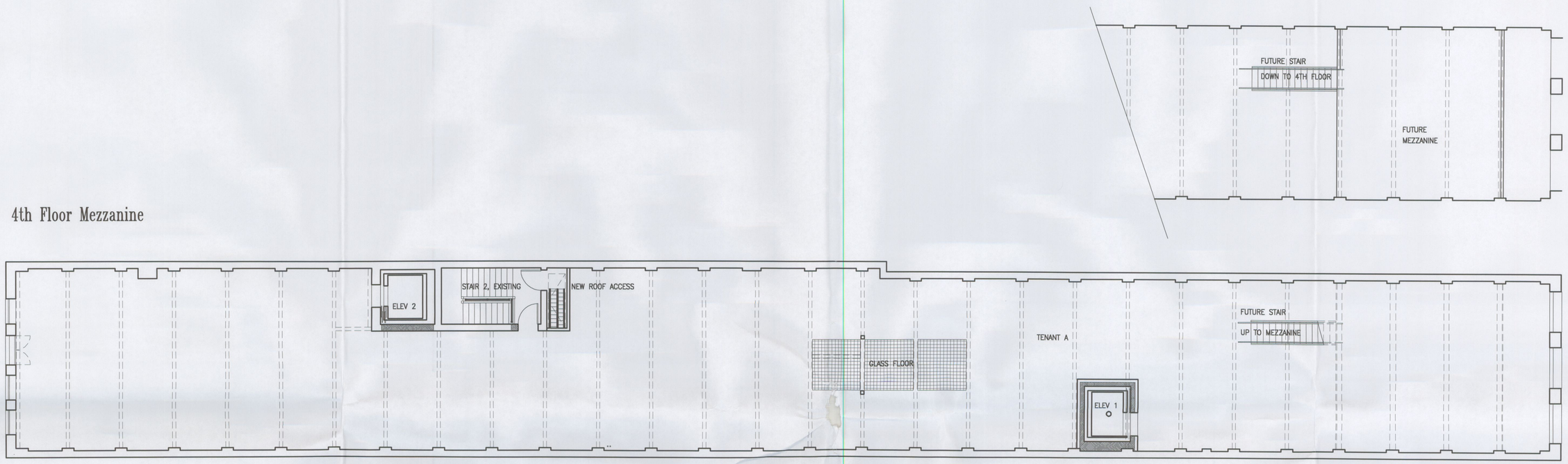
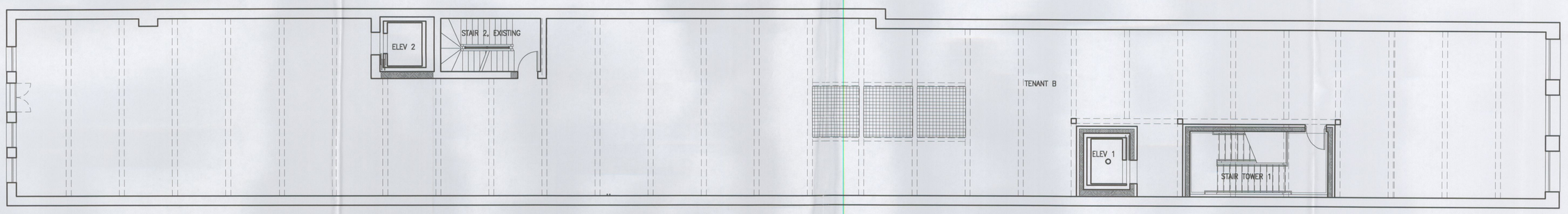
SHEET NO.
A–5



4th Floor Mezzanine

4th Floor



3rd Floor

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DATE	CONSTRUCTION

DATE	PRE-CONSTRUCTION
4/24/ 2007	BAR Submittal

SHEET TITLE
PROPOSED PLANS
3rd & 4th Floors
1/8"=1-0"

JOB NO. --
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SHEET NO.
A-6