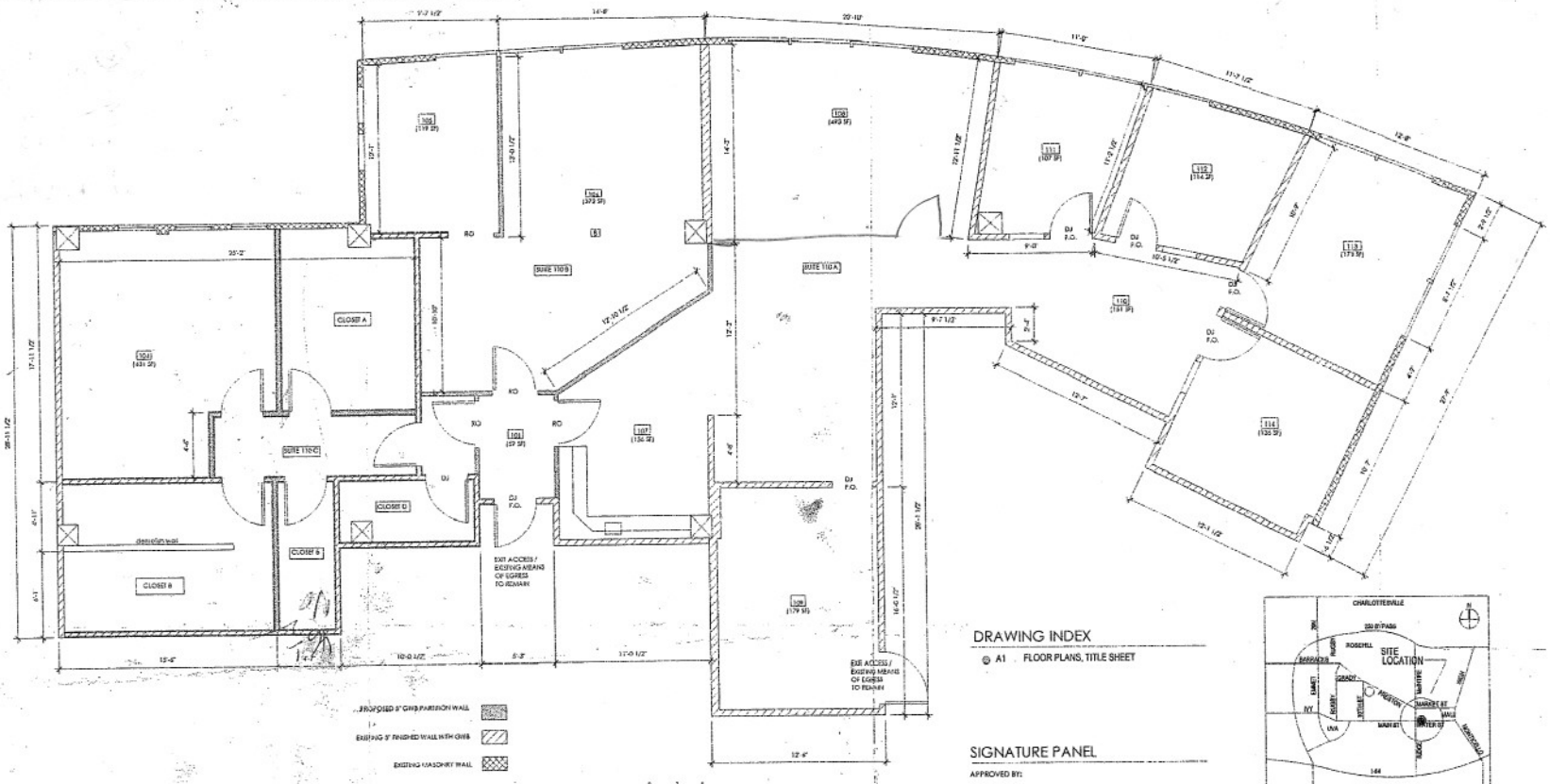

1 PLAN
LEWIS AND CLARK OFFICE - GROUND FLOOR

DRAWING INDEX

A1 FLOOR PLANS, TITLE SHEET

SIGNATURE PANEL

APPROVED BY:

DEPARTMENT OF NEIGHBORHOOD SERVICES REPRESENTATIVE / DATE

VICINITY MAP NOT TO SCALE

PROJECT INFORMATION

PROJECT NAME: INTERIOR RENOVATIONS AND TENANT IMPROVEMENTS TO LEWIS AND CLARK BUILDING, SUITE 110

OWNER: OLIVER KUTTNER
108 2ND ST. SW #2
CHARLOTTESVILLE, VA 22902

ADDRESS: 250 WEST MAIN STREET
CHARLOTTESVILLE VA 22902

PROJECT DIRECTORY

OWNER:
OLIVER KUTTNER
108 2ND ST. SW #2
CHARLOTTESVILLE, VA 22902
PH: 434-979-8413

MUNICIPALITY
CITY OF CHARLOTTESVILLE
CITY HALL P.O. BOX 911
CHARLOTTESVILLE, VA 22902
PH: 434-970-3182

ARCHITECT
GATE PRATT
LIMEHOUSE ARCHITECTS, LC
946 GRADY AVENUE #27
CHARLOTTESVILLE, VA 22903

PH: 434-293-8537
FX: 434-295-3536

PLANNING & ZONING INFO

ZONING: MU - "D"; MIXED USE, DOWNTOWN CORRIDOR

USE: 34-556 / 34-796 — OFFICE USE - BUSINESS & PROFESSIONAL (PERMITTED BY RIGHT)

HEIGHT/FLOOR: 34-557 — NOT APPLICABLE (EXISTING CONSTRUCTION)
INTERIOR TENANT IMPROVEMENTS ONLY.
NO ALTERATIONS TO HEIGHT OF EXISTING BLDG.

STREETWALL REGULATIONS: 34-558 — NOT APPLICABLE:
INTERIOR TENANT IMPROVEMENTS ONLY.
NO ALTERATIONS TO EXTERIOR OF EXISTING BLDG.

ADDITIONAL NOTES

1. 34-971.a - NO PARKING REQUIRED. PROJECT IS LOCATED IN PARKING EXEMPT AREA.

2. INTERIOR AREA - 155-FLR FRONT +/- 3,000 sf GROSS

3. TENANT IMPROVEMENTS - SCOPE OF WORK CONSISTS OF ERECTION OF INTERIOR PARTITIONS, FINISHES AND RELATED ELECTRICAL WORK (OUTLETS, LIGHTS) WITHIN EXISTING SUITE. EXISTING FIRE SEPARATION BETWEEN SUITES TO REMAIN. EXISTING MEANS OF EGRESS TO REMAIN, PROVIDED BY LANDLORD. NO INCREASE IN OCCUPANCY. NO STRUCTURAL OR EXTERIOR MODIFICATIONS. ALL WORK TO CONFORM TO APPLICABLE BUILDING AND LIFE SAFETY CODES.

4. NO ALTERATIONS TO EXISTING MEANS OF EGRESS.

BUILDING & LIFE SAFETY CODE INFORMATION:

EXISTING 3236 ~~D~~ SPACE - STE. 103

DESIGN & USE CODES:

INTERNATIONAL BUILDING CODE / 2000 ed.
INTERNATIONAL RESIDENTIAL CODE / 2000 ed.
VA U.S.B.C. / 2003 ed.

NATIONAL ELECTRIC CODE / 1999 ed.
INTERNATIONAL PLUMBING CODE / 2000 ed.
INTERNATIONAL MECHANICAL CODE / 2000 ed.
ICC/ANSI A117.1/ 1998 ed.
INTERNATIONAL ENERGY CONSERVATION CODE / 2000 ed.

INTERNATIONAL FUEL GAS CODE / 2000 ed.
INTERNATIONAL PROPERTY MAINTENANCE CODE/2000 ed.
INTERNATIONAL FIRE PREVENTION CODE / 2000 ed.

(302.0) USE/OCCUPANCY: 304.1 BUSINESS / PROFESSIONAL SERVICES

(302.3.) MIXED OCCUPANCIES SEPARATED USES: ALL SPACES COMPLY WITH TABLE 503. HEIGHT AND AREA LIMITATIONS (TYPE 3B). INTERIOR SPACE = APPROX. 3,000GSF. SINGLE STORY. PROPOSED USE OF SPACE TO BE BUSINESS USE. FIRE SEPARATION ASSEMBLY NOT REQUIRED WHEN SUITE EXCEPT AS REQUIRED BY OTHER SECTIONS OF CODE. FIRE SEPARATION BETWEEN SUITES TO REMAIN, PROVIDED PER LANDLORD. REMAIN/REPAIR AS REQUIRED.

B USE: PERMITTED: 4-STORIES SF: 19,000sf/fl
ACTUAL: 1-STORIES 10', 3,000

NOTE: SUITE IS LOCATED IN MIXED-USE, MULTI-STORY BUILDING WITH SEPARATED USES AND SPRINKLER SYSTEM.

(602.3) CONSTRUCTION TYPE: SUITE IS IN EXISTING BUILDING: ASSUMED TYPE IB
EXISTING 7-STORY MIXED-USE (RESIDENTIAL/BUSINESS) BUILDING W/ MASONRY EXTERIOR WALLS. CAST CONCRETE STRUCTURAL COLS. CONCRETE FLOOR PLATES. NON-COMBUSTIBLE/FIRE-RATED INTERIOR PARTITION WALLS, AND SPRINKLER SYSTEM.

(709.0) FIRE SEP'N ASSEMBLY: NOT IN SCOPE / PROVIDED BY LANDLORD BETWEEN SUITES AND AT MEANS OF EGRESS.
1 HR. - EXIT ACCESS CORRIDOR (1011.4)
1 HR. - STAIRWALL ENCLOSURE (1014.11)

(900.0) FIRE PROTECTION: EXISTING SPRINKLER SYSTEM TO REMAIN. RECONFIGURED TO MEET CODE AS REQUIRED PER NEW PARTITION WALLS AND LAYOUT.

(1008.1.4) OCCUPANT LOAD: 1008.1 - ACTUAL: 25
1008.1.2 - BY TABLE: 30 max (3,000 SF/100SF PER OCCUPANT) (BUSINESS OCCUPANCY)

(1000.0) MEANS OF EGRESS: NOT IN SCOPE / INTERIOR TENANT IMPROVEMENT ONLY PROVIDED BY LANDLORD. NO CHANGE TO EXISTING. OCCUPANCY NOT TO EXCEED DESIGN LOAD PER CODE.

(1105.0) ACCESSIBLE PARKING: PROVIDED BY MUNICIPALITY. (PROJECT IN PARKING EXEMPT ZONE.)

(1108.2.) TOILET FACILITIES: ACCESSIBLE WC PROVIDED BY LANDLORD. EXISTING TO REMAIN.

LIMEHOUSE ARCHITECTS, LC

GATHER LIMEHOUSE
9/15/05
ARCHITECT

946 GRADY AVENUE #27 CHARLOTTESVILLE, VA 22903
PH: 434-293-8537 FX: 434-295-3536 E-Mail: info@limehouse.net

TENANT IMPROVEMENTS/INTERIOR RENOVATIONS

LEWIS AND CLARK BUILDING

250 WEST MAIN STREET, CHARLOTTESVILLE, VIRGINIA

OLIVER KUTTNER
108 2ND ST. SW #2
CHARLOTTESVILLE, VA 22902
434-979-8413

SEPT 15, 2005

FINAL DOCUMENTS

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SEPT 15, 2005

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