



© COPYRIGHT 2013

Project Number 1225.00

Date
Drawn 07.16.12 RDJ

Reviewed

Client Approval

Issued 09.19.12

12.11.12

CADD ID NO: 230 PINE
PLOT SCALE: 1"=1'-0"

these documents, as instruments of service, are the exclusive property of Interstices, Inc. Their use shall be restricted to the original site for which they were prepared. Reuse, reproduction or publication is prohibited except by written permission of Interstices, Inc. All to these documents shall remain with Interstices, Inc.

THE MASONIC TEMPLE
230 PINE AVENUE
LONG BEACH, CA 90802

A-0.0



THE MASONIC TEMPLE

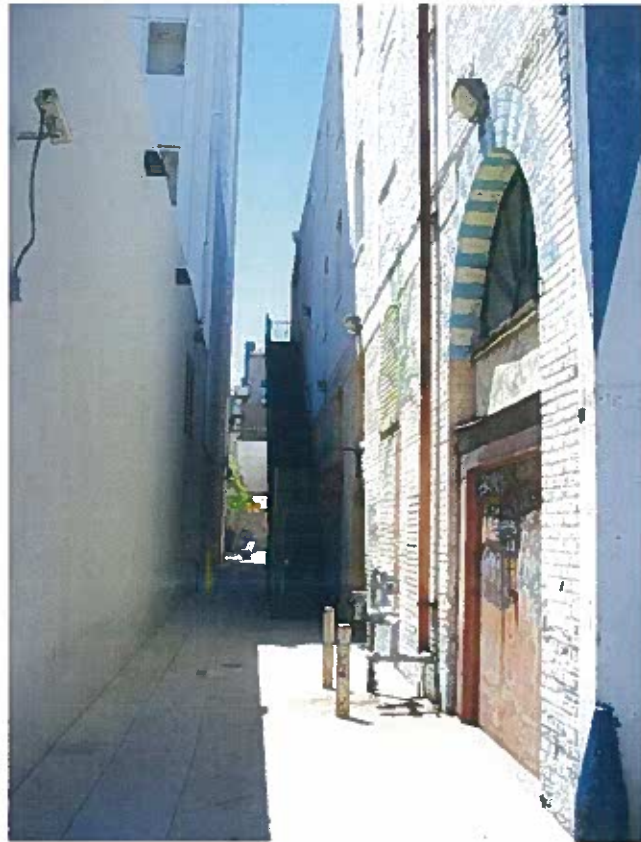
230 PINE AVENUE

PROJECT DESCRIPTION:

MODIFICATIONS TO EXISTING MASONIC TEMPLE BUILDING. THE BUILDING IS A DESIGNATED HISTORIC LANDMARK IN THE CITY OF LONG BEACH, CALIFORNIA. THE PROJECT INCLUDES CONVERSION OF THE GROUND LEVEL AND BASEMENT INTO SPECULATIVE LEASE SPACE AND THE CONVERSION OF THE SECOND AND THIRD LEVELS INTO A COMMUNITY EVENT SPACE FOR USE BY VARIOUS PUBLIC AND PRIVATE GROUPS. EVENTS MAY INCLUDE WEDDINGS, SEMINARS, CONCERTS, FUNDRAISERS, MEETINGS, ETC.

SCOPE OF MODIFICATIONS TO HISTORIC ELEMENTS:

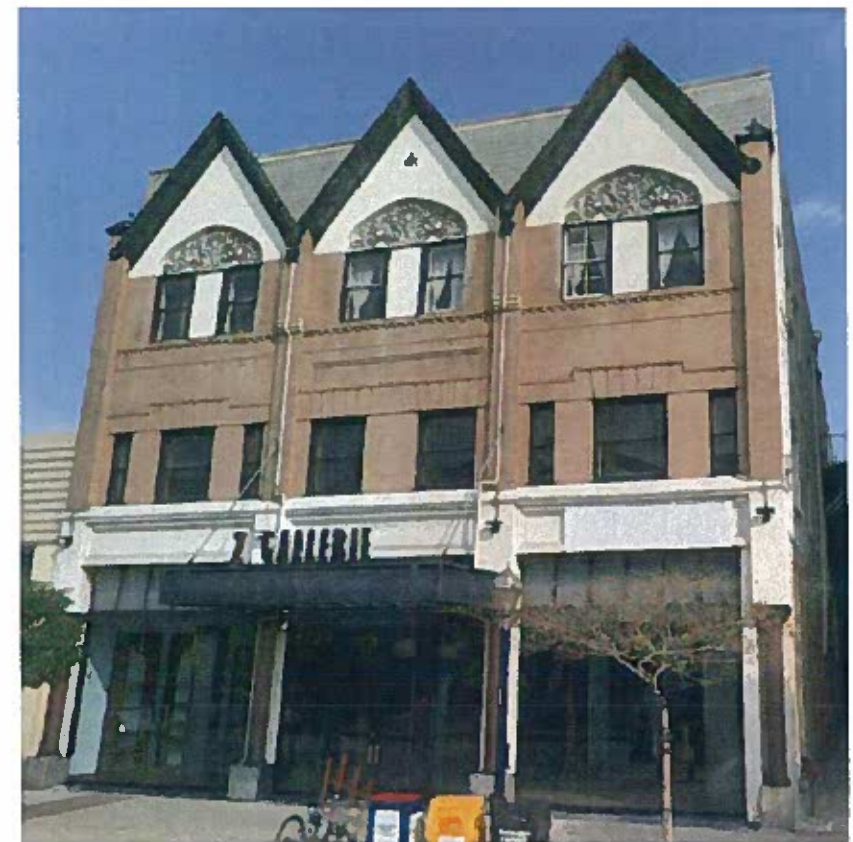
1. MODIFY PINE AVENUE AND ALLEY STOREFRONTS TO ALLOW INSERTION OF NEW RECESSED EXTERIOR DOORS AND WINDOWS.
2. CUT NEW OPENINGS IN SOUTH WALL TO ALLOW INSERTION OF NEW TENANT DOORS AND WINDOWS.
3. MODIFY MAIN FRONT STAIR TO ALLOW ACCESS FROM NEW LOBBY.
4. REMOVE NON-HISTORIC REAR STAIR AND FILL FLOOR OPENING IN SECOND FLOOR IN ORDER TO RETURN SECOND LEVEL HALL TO HISTORIC CONFIGURATION.
5. CONSTRUCT VARIOUS INTERIOR MODIFICATIONS FOR STRUCTURAL AND FUNCTIONAL PURPOSES PER PLANS.
6. ALL COLORS, MATERIALS, AND DETAILS TO MATCH EXISTING UNLESS NOTED OTHERWISE.



3 SOUTH VIEW (VACATED ALLEY)



2 EAST VIEW (ALLEY - TRIBUNE COURT)



1 WEST VIEW (PINE AVENUE)



6 SOUTH VIEW (VACATED ALLEY)



5 2ND FLOOR INTERIOR VIEW - PLATFORM



4 2ND FLOOR INTERIOR VIEW - SUNBURST MURAL



© COPYRIGHT 2013

Project Number 1225.00

Date 07.16.12 RDJ

Reviewed

Client Approval

Issued 09.19.12

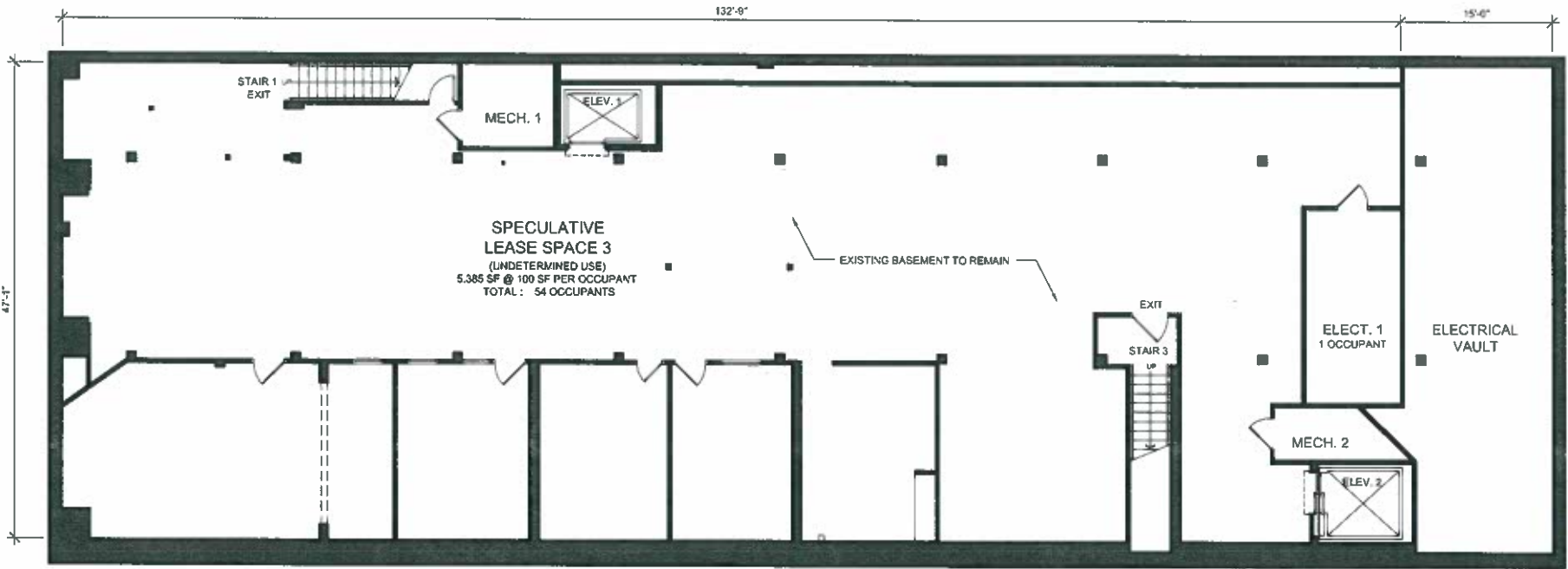
12.11.12

CADD ID NO: 230 PINE
PLOT SCALE: 1"=1'-0"

These documents, as instruments of service, are the exclusive property of Interstices, Inc. Their use shall be restricted to the original site for which they were prepared. Reuse, reproduction or publication is prohibited except by written permission of Interstices, Inc. Title to these documents shall remain with Interstices, Inc.

THE MASONIC TEMPLE
230 PINE AVENUE
LONG BEACH, CA 90802

A-0.1



SPACE	FLOOR AREA	CBC 2010 1004.1.1 SF PER OCCUPANT	OCCUPANTS
LEASE SPACE 3	5,385	100	54
ELECT. ROOM	178	300	1
MECH. ROOMS	131	300	1
MISC. (STAIRS, ELEV.)	1,806	0	0
TOTAL	7,500		56

GENERAL NOTE:

ALL CONSTRUCTION DETAILS, MATERIALS, AND COLORS RELATED TO AREAS OF ALTERATION SHALL MATCH THE BUILDING'S HISTORIC PRECEDENTS OR EXISTING ADJACENT CONSTRUCTION UNLESS NOTED OTHERWISE.

BASEMENT FLOOR PLAN

SPACE	FLOOR AREA	CBC 2010 1004.1.1 SF PER OCCUPANT	OCCUPANTS
LEASE SPACE 1	2,625	15	175
LEASE SPACE 2	2,061	15	137
LOBBY	652	100	7
RESTROOMS 1	389	100	4
RESTROOM 2	73	100	1
VESTIBULE	468	100	5
ELEC. ROOMS	223	300	1
MISC. (STAIRS, ELEV.)	1,009	0	0
TOTAL	7500		330

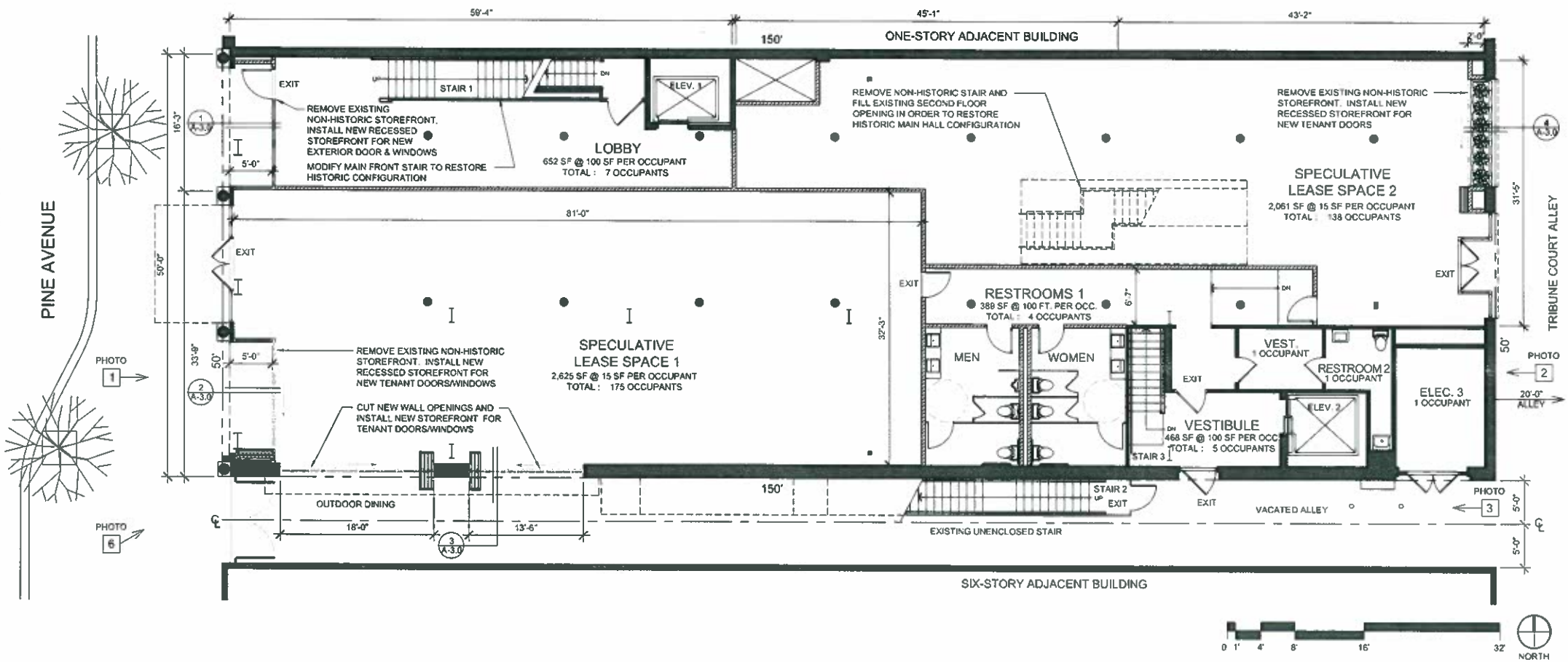
LOT SIZE:	8,250 SF
LOT COVERAGE:	91%
BUILDING AREAS:	
BASEMENT:	7,500 SF
GROUND LEVER FLOOR:	7,500 SF
SECOND FLOOR:	7,500 SF
THIRD FLOOR:	4,312 SF
TOTAL BUILDING:	26,812 SF

NOTE: PARKING IS GRANDFATHERED.

WALL LEGEND:

	EXISTING WALL
	NEW PARTITION WALL

GROUND LEVEL SITE/FLOOR PLAN



FURNITURE LAYOUT A

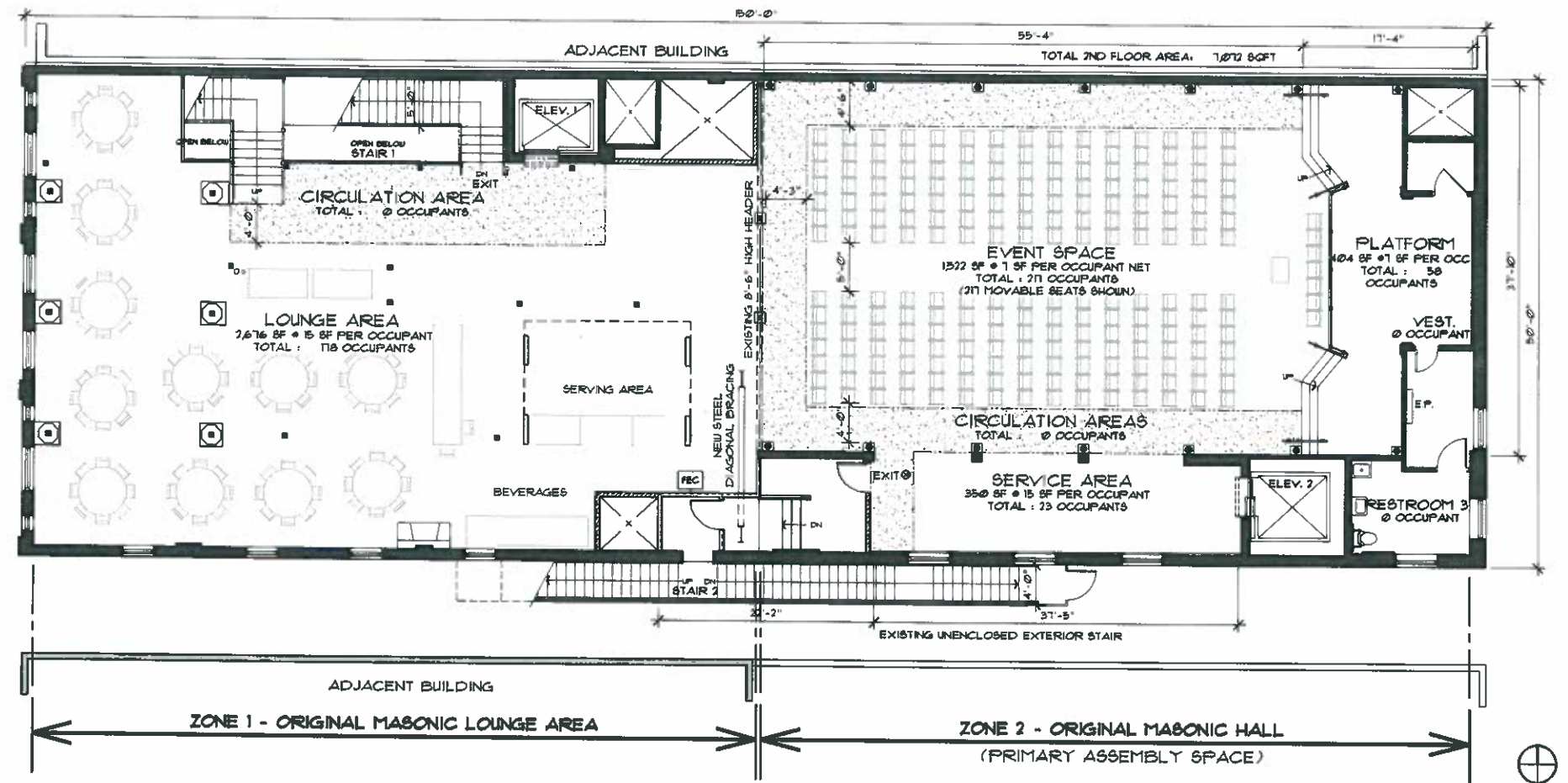
ZONE 1

SPACE	FLOOR AREA	CBC 2010 1004.1.1 SF PER OCCUPANT	OCCUPANTS
LOUNGE AREA	2,676	15	178
CIRCULATION AREA	300	0	0
MISC. (STAIR, ELEVATOR)	793	0	0
ZONE 1 SUBTOTAL	3,769		178

ZONE 2

SPACE	FLOOR AREA	CBC 2010 1004.1.1 SF PER OCCUPANT	OCCUPANTS
EVENT AREA	1,522	7	217
PLATFORM	404	7	58
VESTIBULE	86	0	0
RESTROOM 3	117	0	0
SERVICE AREA	350	15	23
CIRCULATION AREAS	673	0	0
MISC. (STAIR, ELEVATOR)	579	0	0
ZONE 2 SUBTOTAL	3,731		298

FLOOR TOTAL	7,500		476
-------------	-------	--	-----



SECOND FLOOR PLAN - FURNITURE LAYOUT A

SPACE	FLOOR AREA	CBC 2010 1004.1.1 SF PER OCCUPANT	OCCUPANTS
MEETING ROOM 1	502	15	33
MEETING ROOM 2	165	15	11
MEETING ROOM 3	312	15	21
MEETING ROOM 4	344	15	23
MEETING ROOM 5	353	15	24
RESTROOMS 4	397	100	4
HALLWAY	879	100	9
STORAGE (TABLE/CHAIR)	468	100	5
MISC. (STAIR, ELEVATOR)	892	0	0
TOTAL	4,312		130

WALL LEGEND:

EXISTING WALL

NEW PARTITION WALL

EXIT SIGN

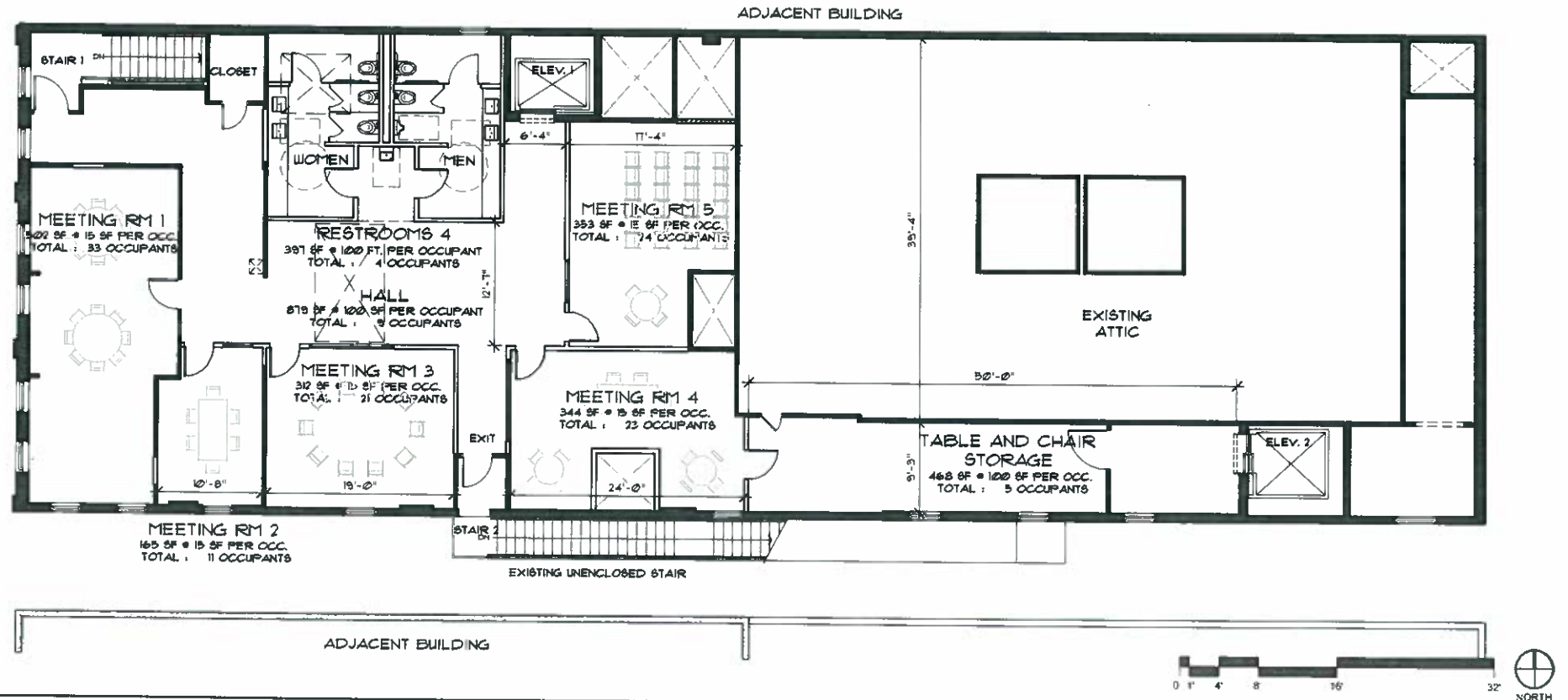
SMOKE DETECTOR

EMERGENCY LIGHTS

FULL STATION

STROBE

FIRE EXTINGUISHER



THIRD FLOOR PLAN - FURNITURE LAYOUT A

interstices
architecture

www.interstices-lb.com
1322 coronado ave | c
long beach, ca 90804
t 562.438.0438

COPYRIGHT 2013
Project Number 1225 00
Date 07.16.12 RDJ
Reviewed
Client Approval
Issued 09.19.12
12.11.12
02.12.13
02.21.13

CADD ID NO: 230 PINE
PLOT SCALE 1"=1'-0"

These documents, as instruments of service, are the exclusive property of Interstices, Inc. Their use shall be restricted to the original site for which they were prepared. Reuse, reproduction or publication is prohibited except by written permission of Interstices, Inc. All rights to these documents shall remain with Interstices, Inc.

THE MASONIC TEMPLE
230 PINE AVENUE
LONG BEACH, CA 90802

SECOND AND THIRD FLOOR PLANS

A-1.1A



© COPYRIGHT 2013
Project Number 1225.DD

Date 07.16.12
Drawn ROJ
Reviewed
Client Approval
Issued 09.19.12
12.11.12

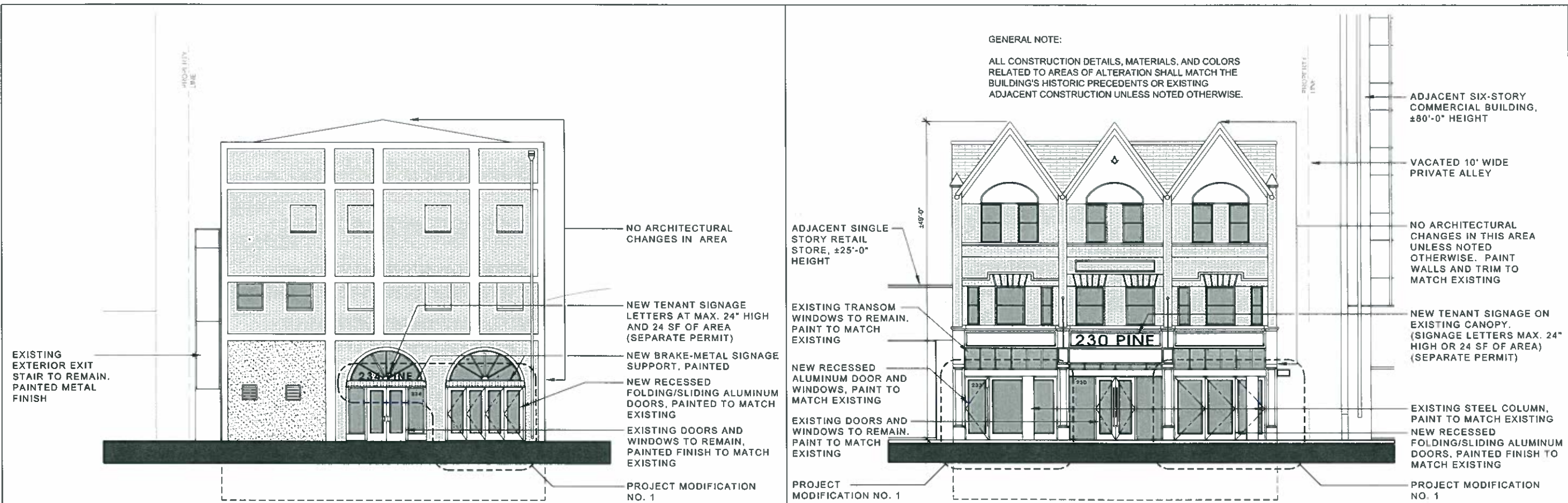
CADD ID NO: 230 PINE
PLOT SCALE: 1"=1'-0"

These documents, as instruments of service, are the exclusive property of Interstices, Inc. Their use shall be restricted to the original site for which they were prepared. Reproduction or publication is prohibited except by written permission of Interstices, Inc. Title to these documents shall remain with Interstices, Inc.

THE MASONIC TEMPLE
230 PINE AVENUE
LONG BEACH, CA 90802

EXTERIOR ELEVATIONS

A-2.0

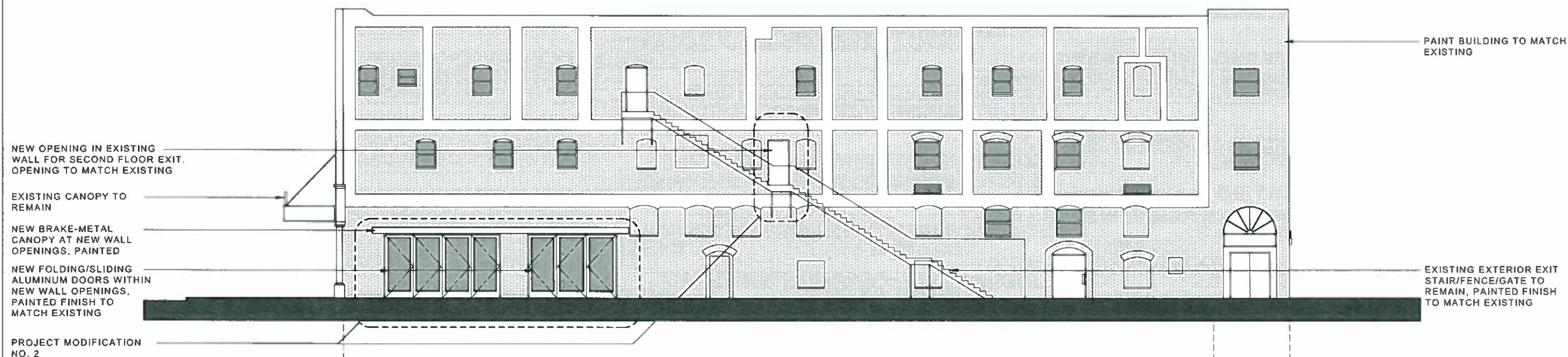


EAST ELEVATION (ALLEY-TRIBUNE COURT)

1/8" = 1'-0" ■ 3

WEST ELEVATION (PINE AVENUE)

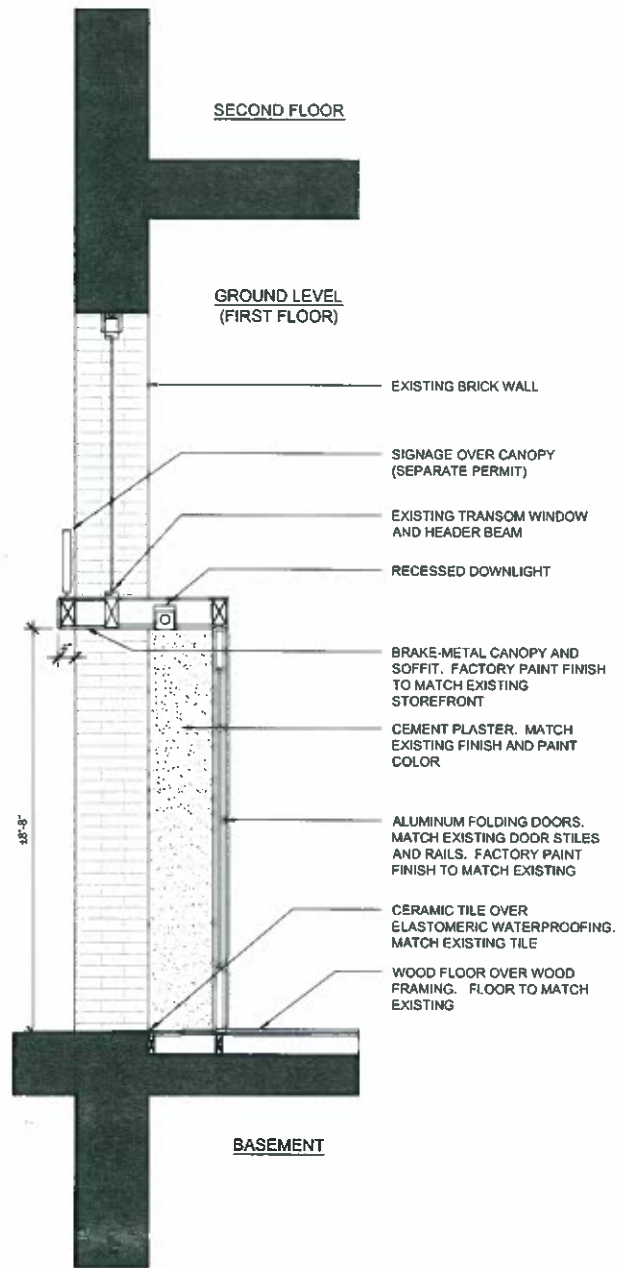
1/8" = 1'-0" ■ 1



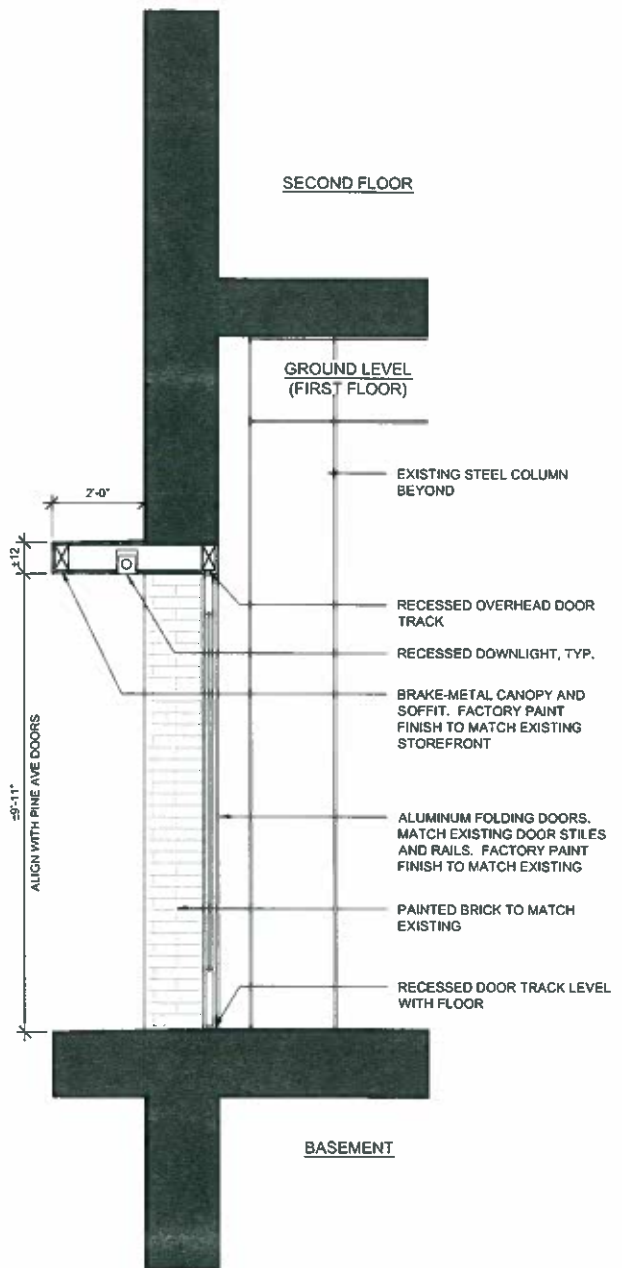
SOUTH ELEVATION (VACATED ALLEY)

1/8" = 1'-0" ■ 2

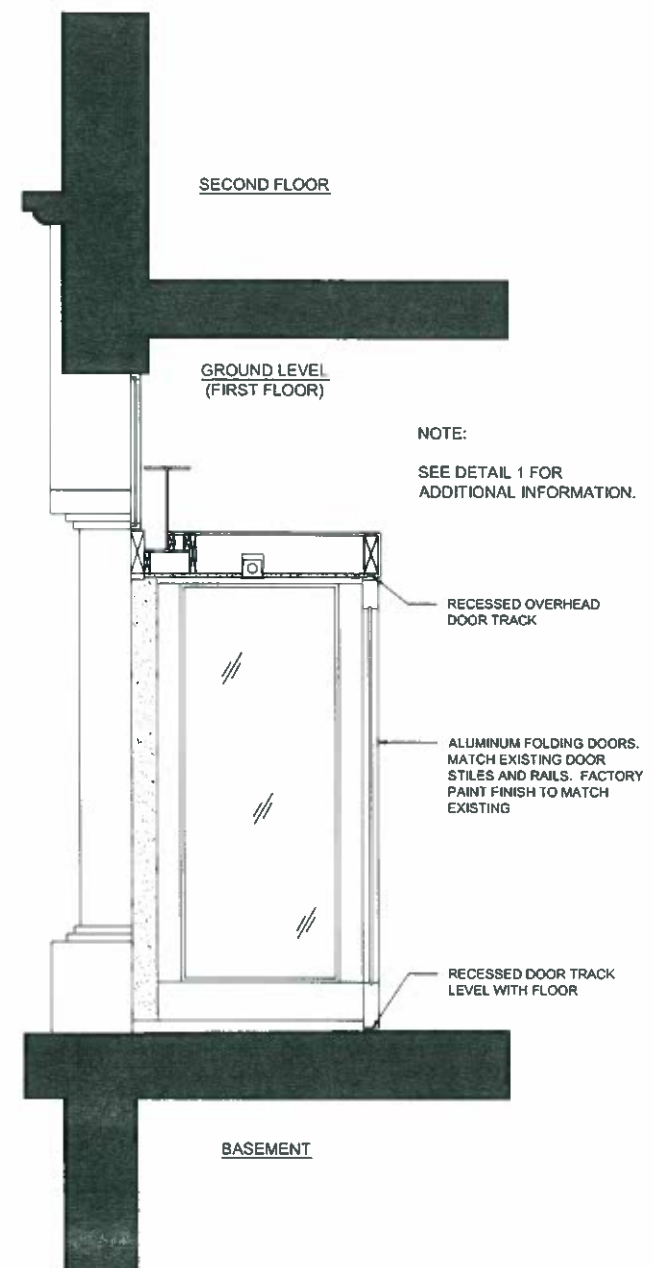




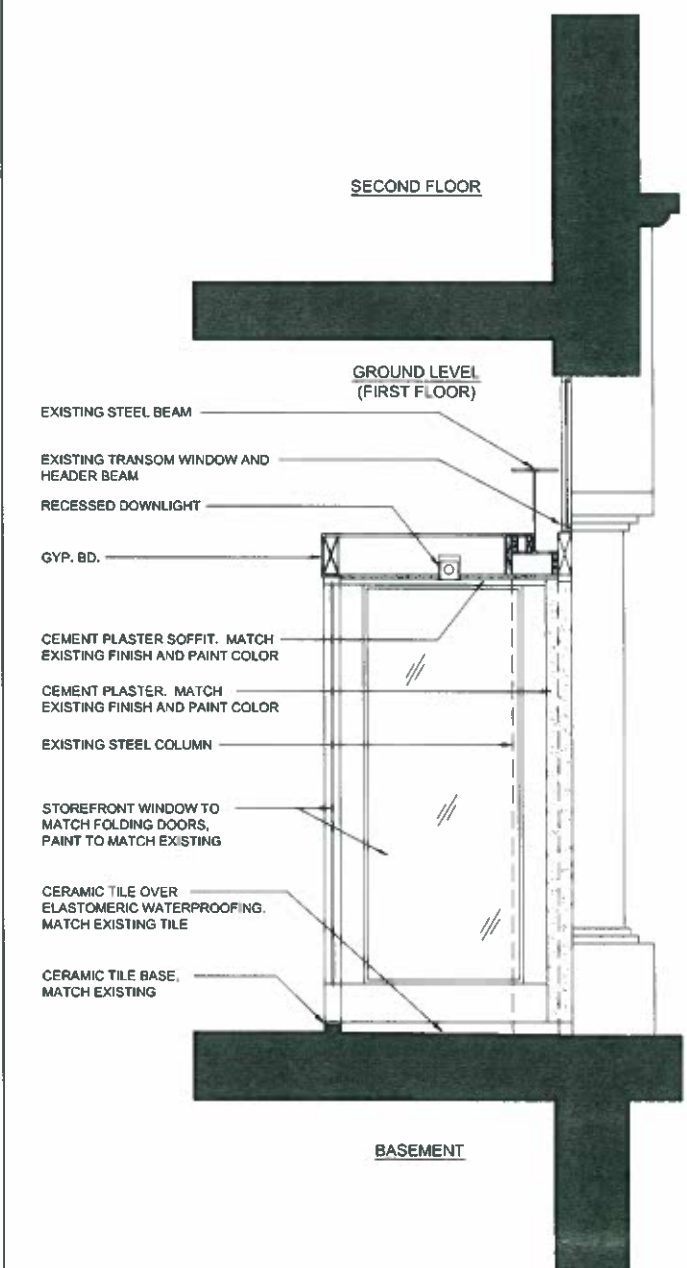
REAR ALLEY FOLDING DOOR DETAIL 1/2" = 1'-0" ■ 4



SIDE ALLEY FOLDING DOOR DETAIL 1/2" = 1'-0" ■ 3



PINE AVENUE FOLDING DOOR DETAIL 1/2" = 1'-0" ■ 2



PINE AVENUE WINDOW DETAIL 1/2" = 1'-0" ■ 1