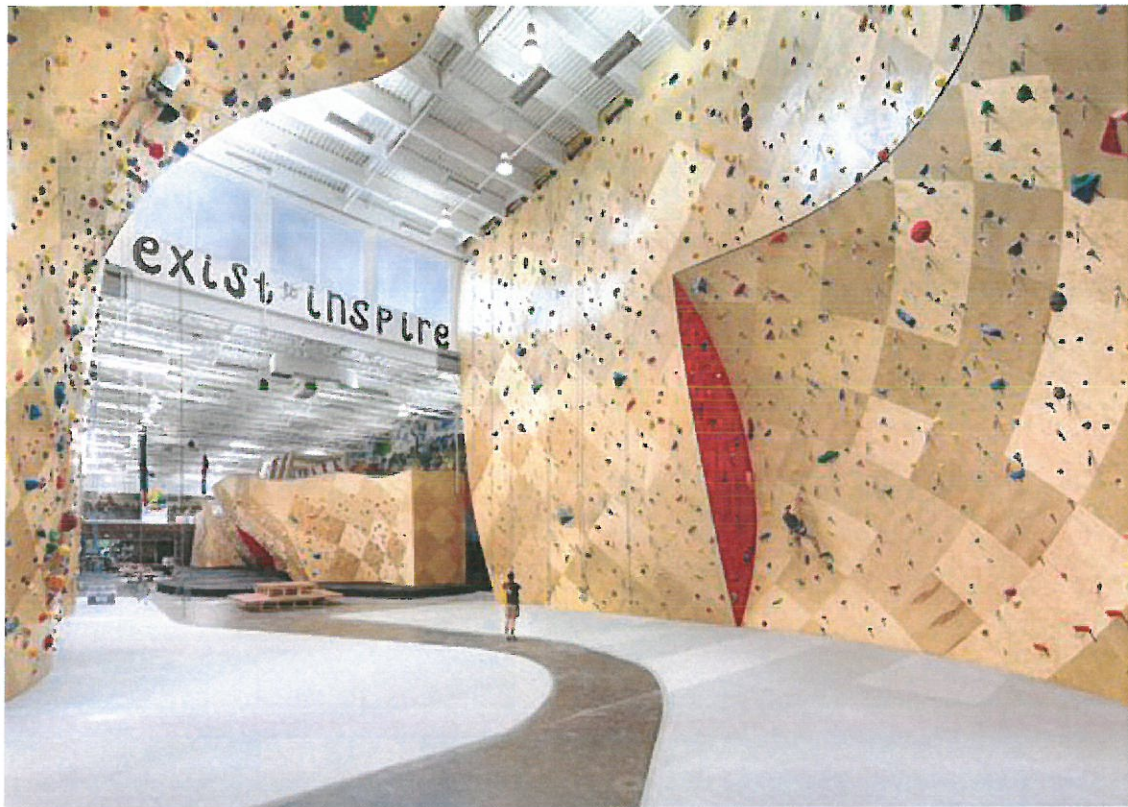
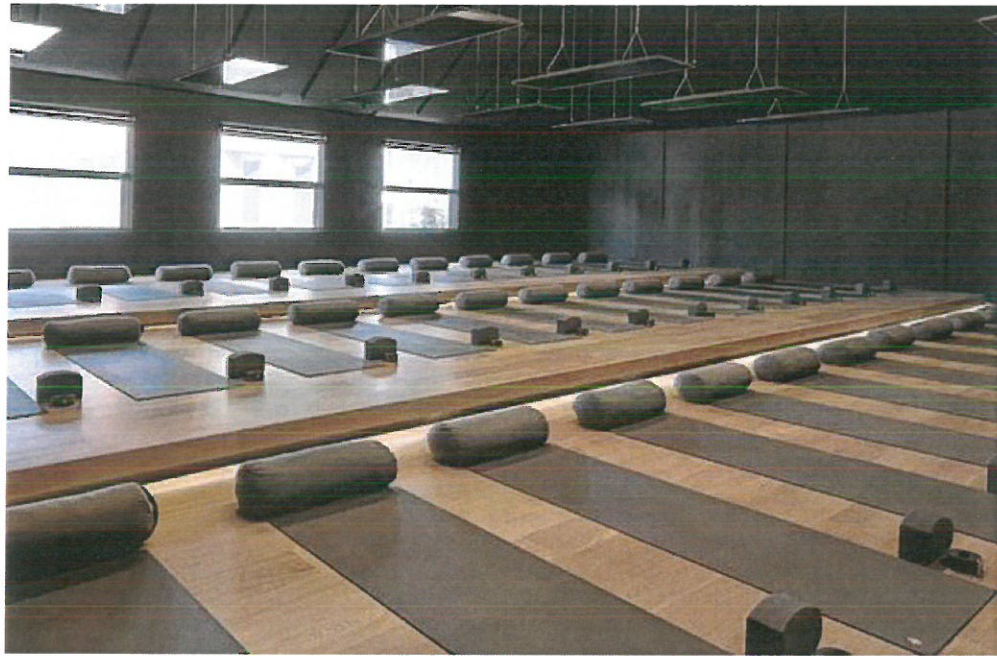




CERTIFICATE OF APPROPRIATENESS SUBMITTAL
PACKARD MOTORS BUILDING
205 E. ANAHEIM STREET, LONG BEACH, CA 90813
NOV 02, 2017

COVER ARCHITECTURE
1914 NORTH AVENUE 52
LOS ANGELES, CA 90042
T: 443.629.4269



PROPOSED BUSINESS CLIMBING GYM AND FITNESS CENTER IMAGE PRECEDENTS



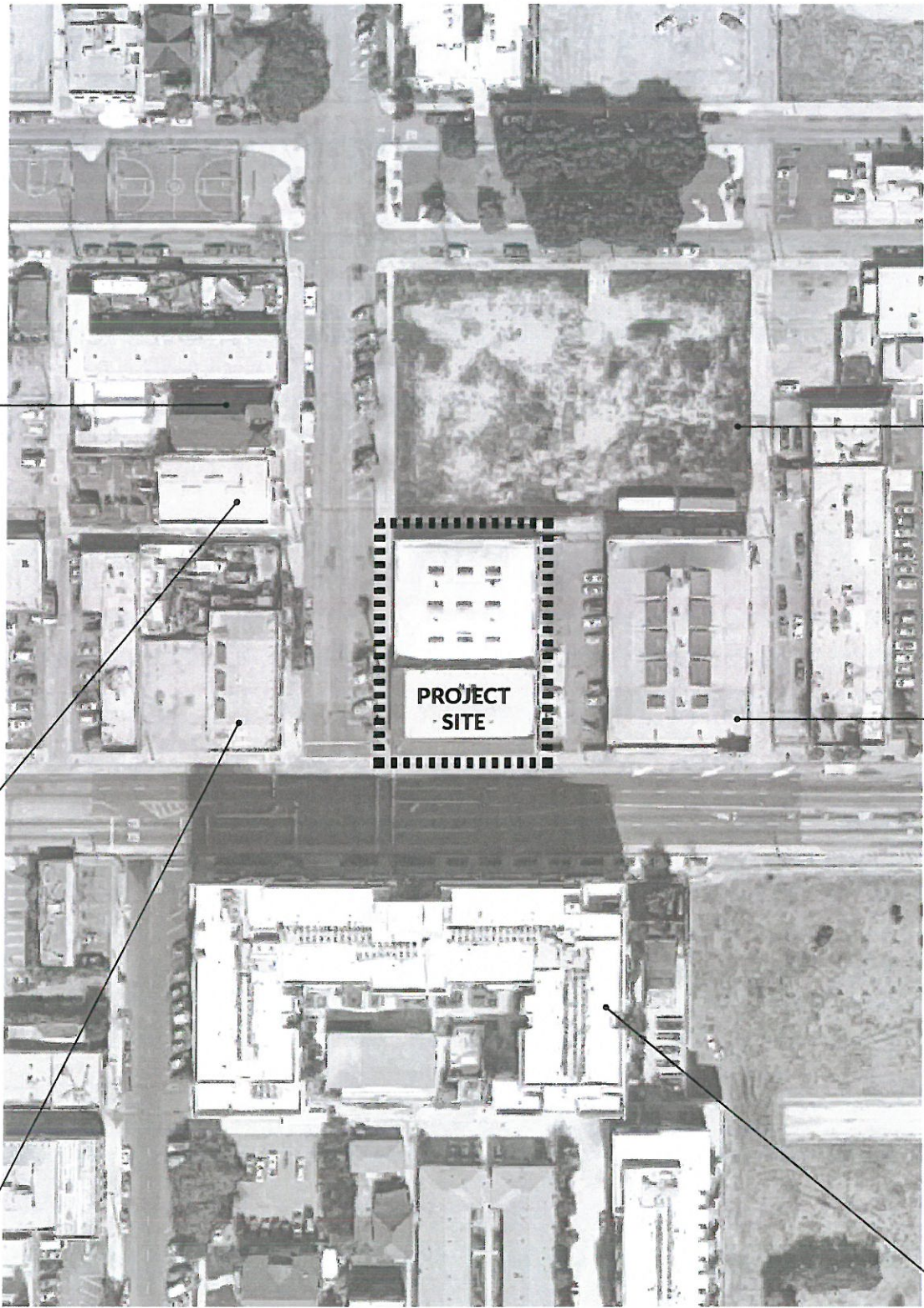
FIRST APOSTOLIC CHURCH - LONG BEACH



SOUTHERN CALIFORNIA EDISON



COAST ENGINE SUPPLY



VACANT LOT



FOREIGN + DOMESTIC AUTO BODY + PAINT



LONG BEACH SENIOR ARTS COLONY

PACKARD MOTORS BUILDING SITE CONTEXT



ANAHEIM STREET LOOKING NORTH



LOCUST AVENUE LOOKING EAST

PACKARD MOTORS BUILDING URBAN CONTEXT



VIEW FROM CORNER OF ANAHEIM AND LOCUST AVE.



VIEW FROM LOCUST AVE. LOOKING SOUTH

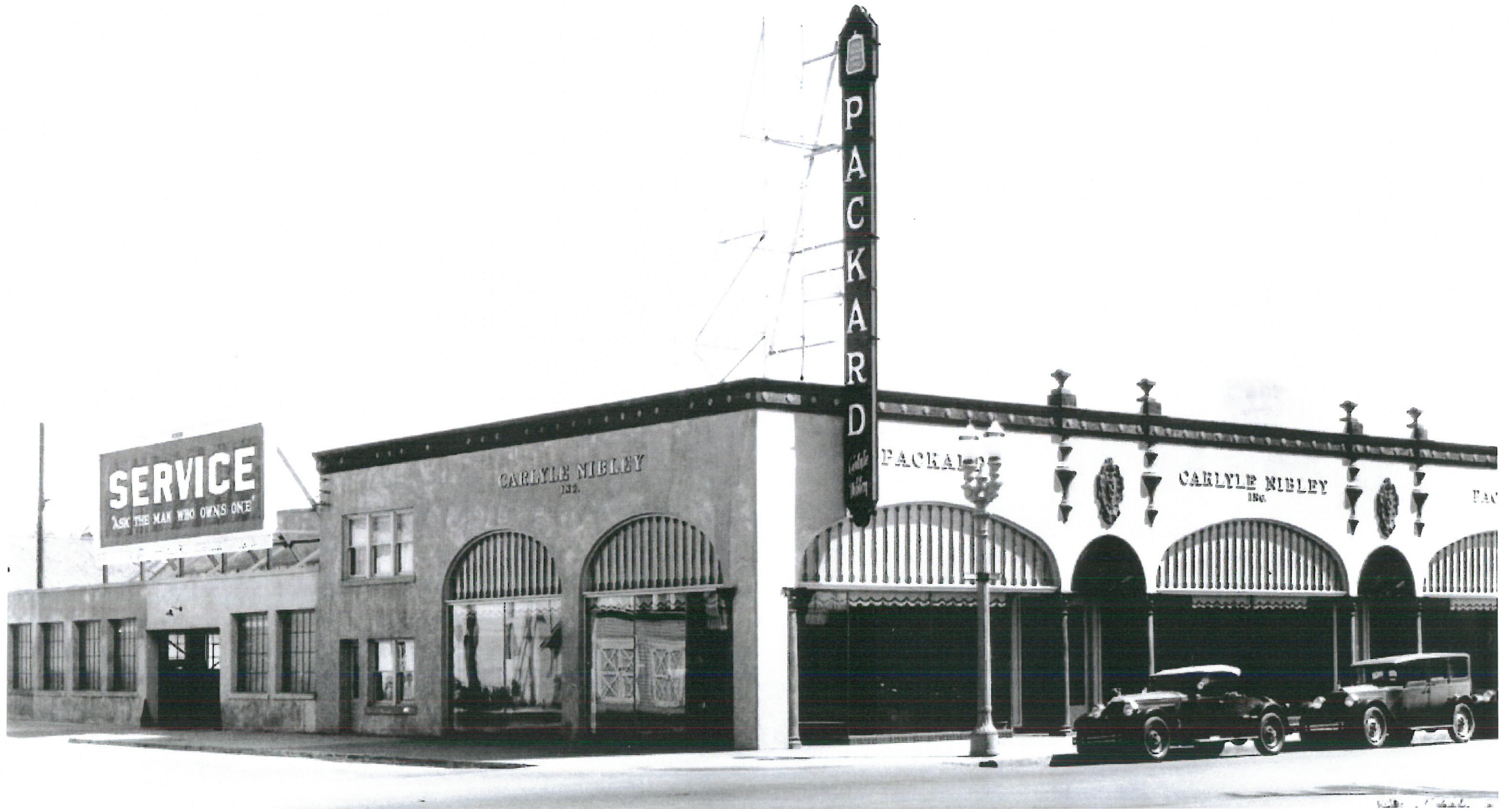


VIEW FROM ANAHEIM STREET



VIEW OF EAST ELEVATION AND PARKING LOT

PACKARD MOTORS BUILDING STREET ELEVATIONS



HISTORICAL PHOTOGRAPH APPROX. 1930s

PACKARD MOTORS BUILDING HISTORICAL PHOTO

PACKARD MOTORS BUILDING - 205 ANAHEIM ST.

CERTIFICATE OF APPROPRIATENESS SUBMITTAL 11.02.17 | COVER ARCHITECTURE



PHOTOGRAPH OF CURRENT CONDITION

PACKARD MOTORS BUILDING CURRENT CONDITION + FEATURES



RENDERING OF PROPOSAL

PACKARD MOTORS BUILDING PROPOSED UPDATES - PHASE 1

RESTORE OPENINGS ON
WEST ELEVATION TO MATCH
HISTORICAL CONDITION

RESTORE ARCH OPENING, INSTALL STOREFRONT
SYSTEM AND ARCHED BOARD-AND-BATTEN
FEATURE TO MATCH ADJACENT CONDITION

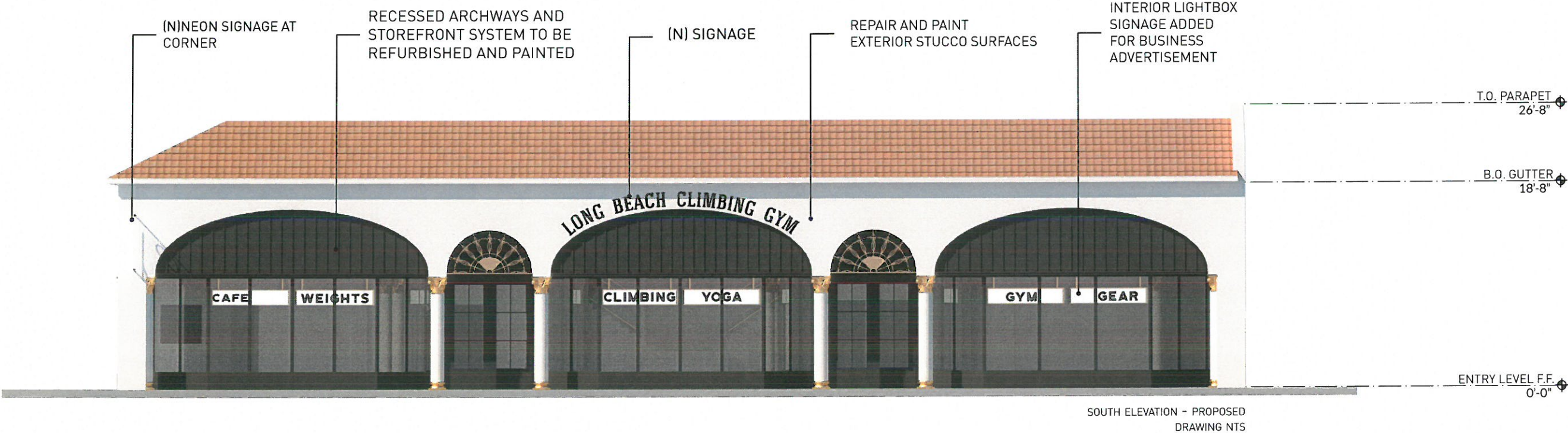


RENDERING OF PROPOSAL

PACKARD MOTORS BUILDING PROPOSED UPDATES - PHASE 2

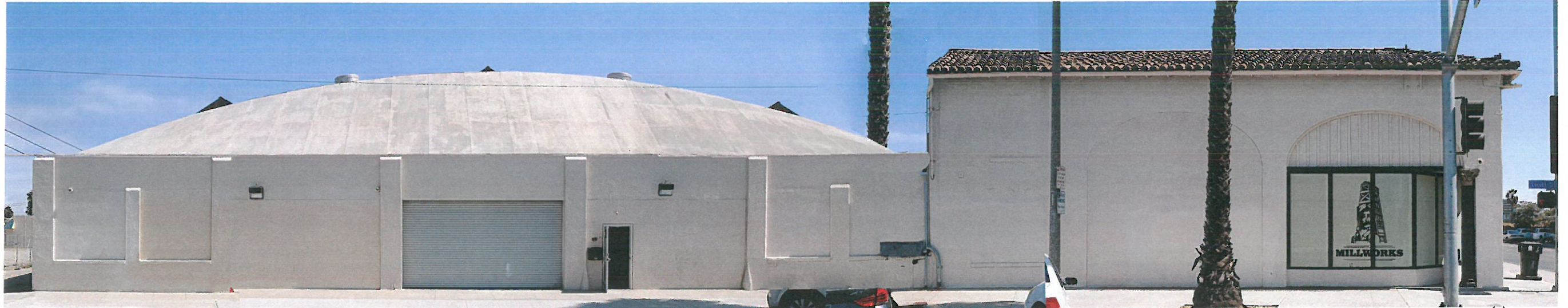


SOUTH ELEVATION - (E)CONDITION



SOUTH ELEVATION - PROPOSED
DRAWING NTS

EXTERIOR ELEVATIONS SOUTH ELEVATION



WEST ELEVATION - (E)CONDITION

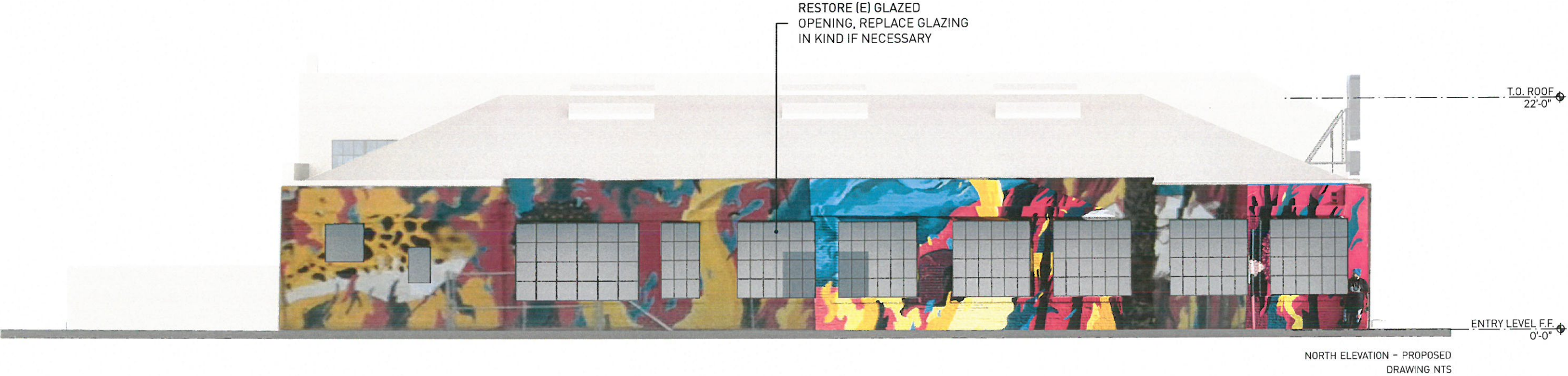


WEST ELEVATION - PROPOSED
DRAWING NTS

EXTERIOR ELEVATIONS WEST ELEVATION



PHOTO OF NORTH ELEVATION - (E) CONDITION

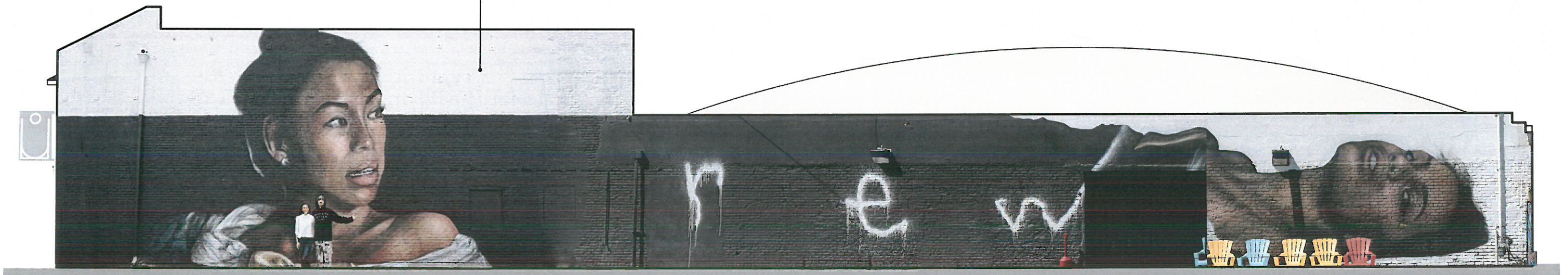


EXTERIOR ELEVATIONS NORTH ELEVATION



PHOTO OF EAST ELEVATION - (E) CONDITION

PRESERVE EXISTING ART MURAL BY DREW MERRITT



EAST ELEVATION - PROPOSED
DRAWING NTS

EXTERIOR ELEVATIONS EAST ELEVATION

STAMPED CONCRETE FLOOR

ORNATE PILASTERS AND COLUMNS

WROUGHT IRON RAILING



INTERIOR - MAIN HALL

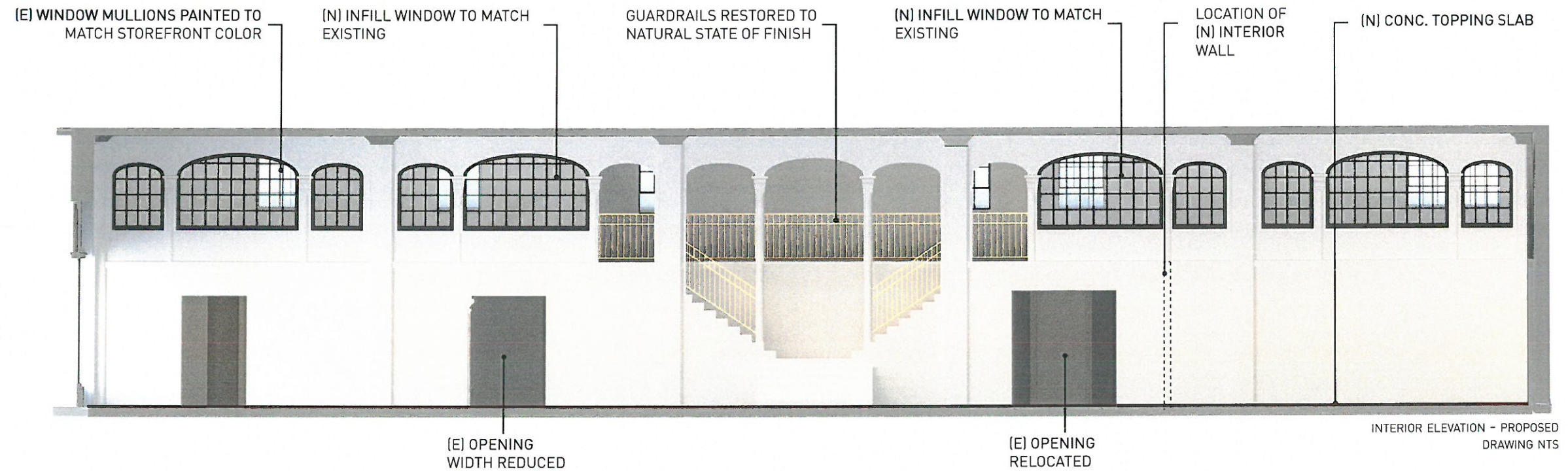
BOW-TRUSS

POLISHED CONCRETE FLOOR



INTERIOR - SERVICE BAY

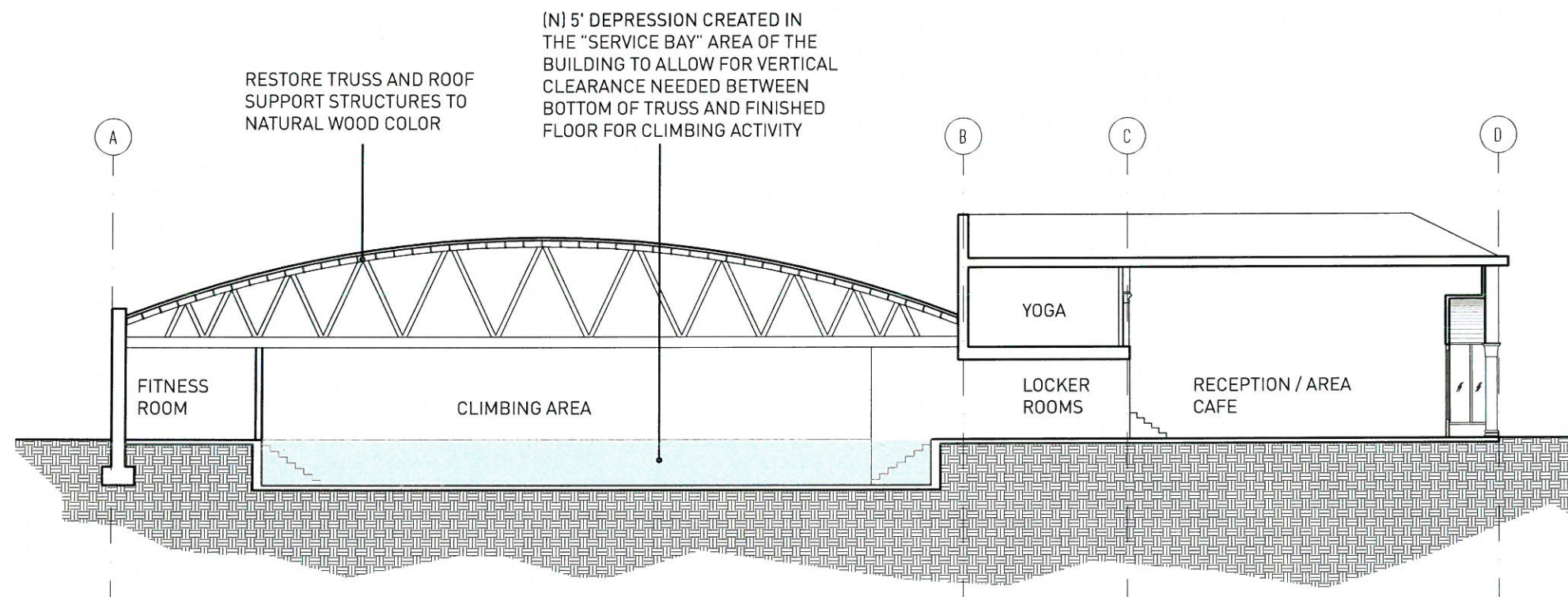
PHOTOGRAPHS EXISTING INTERIOR + FEATURES



INTERIOR ELEVATION FRONT HALL, FACING NORTH



INTERIOR (E) CONDITION OF "SERVICE BAY"

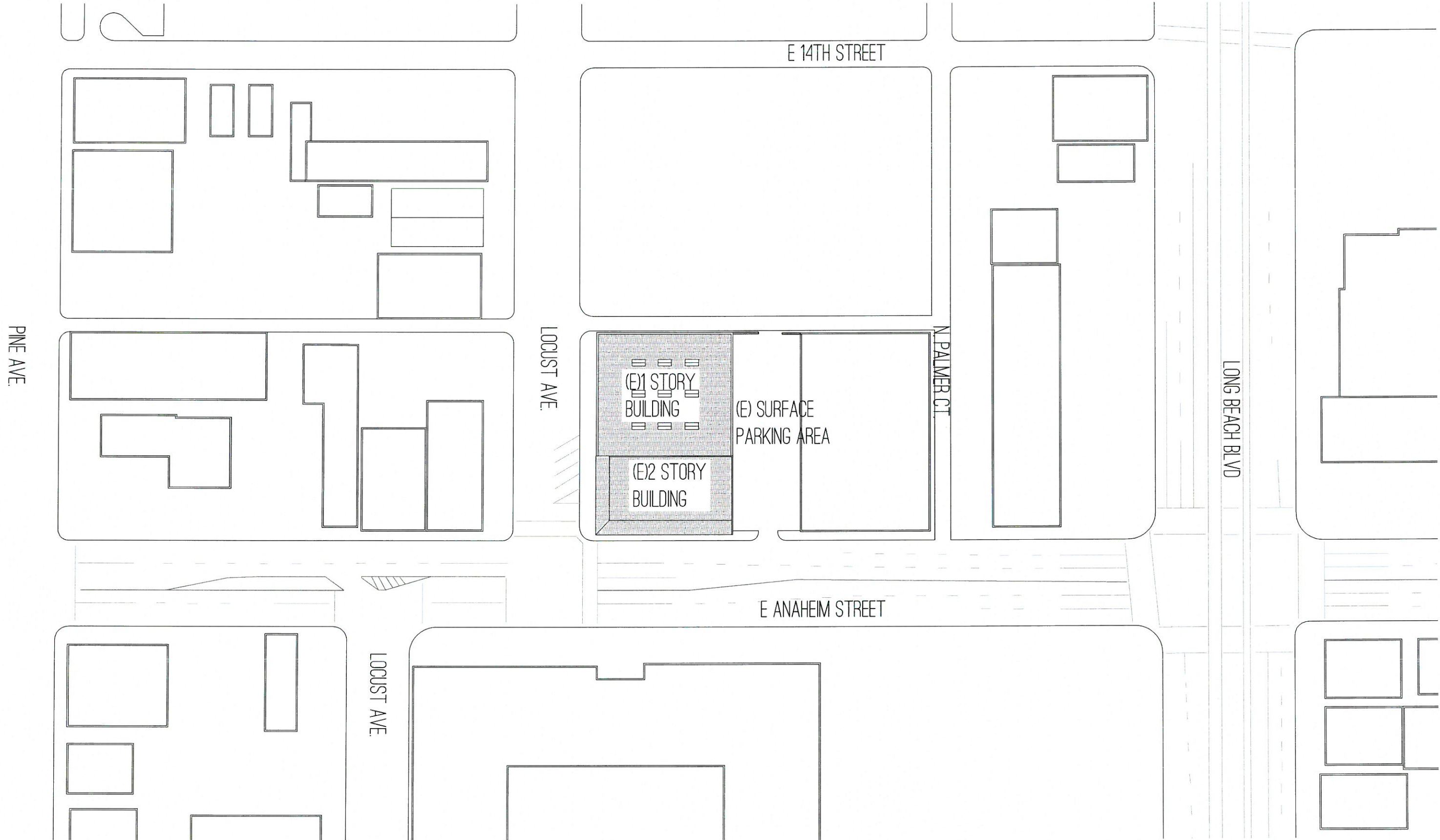


LONGITUDINAL SECTION THROUGH "SERVICE BAY" - PROPOSED
DRAWING NTS

SERVICE BAY SECTION DRAWING








MATERIAL PALETTE PROPOSED

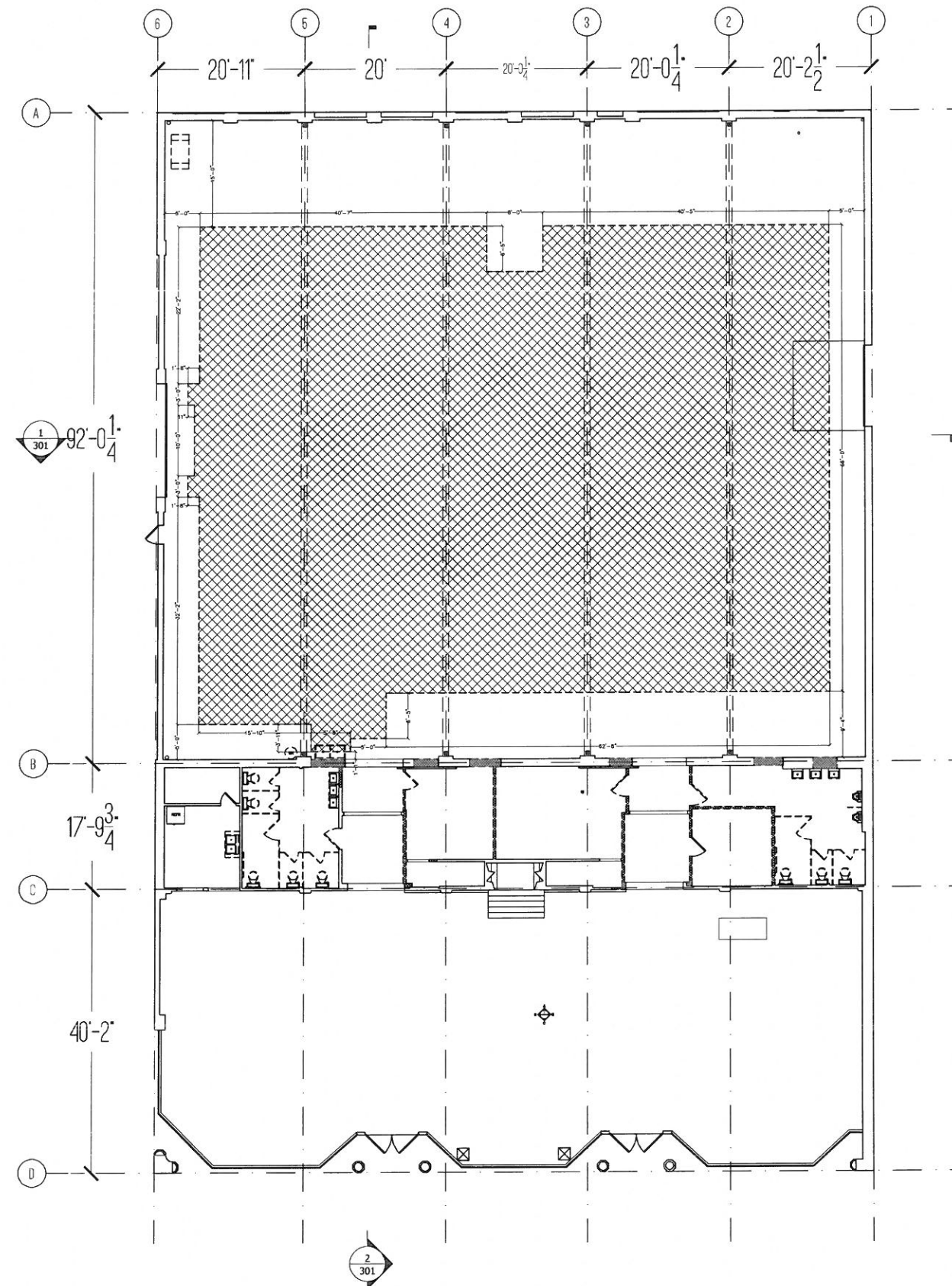


SITE PLAN

DRAWING NTS

LEGEND:






-  (E)WALL TO REMAIN
-  DEMO (E) WALLS
-  DEMO (E) DOOR AND FRAME
-  DEMO FIXTURES
-  AREA OF SLAB/WALL TO BE REMOVED. COORDINATE EXTENT WITH MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS.

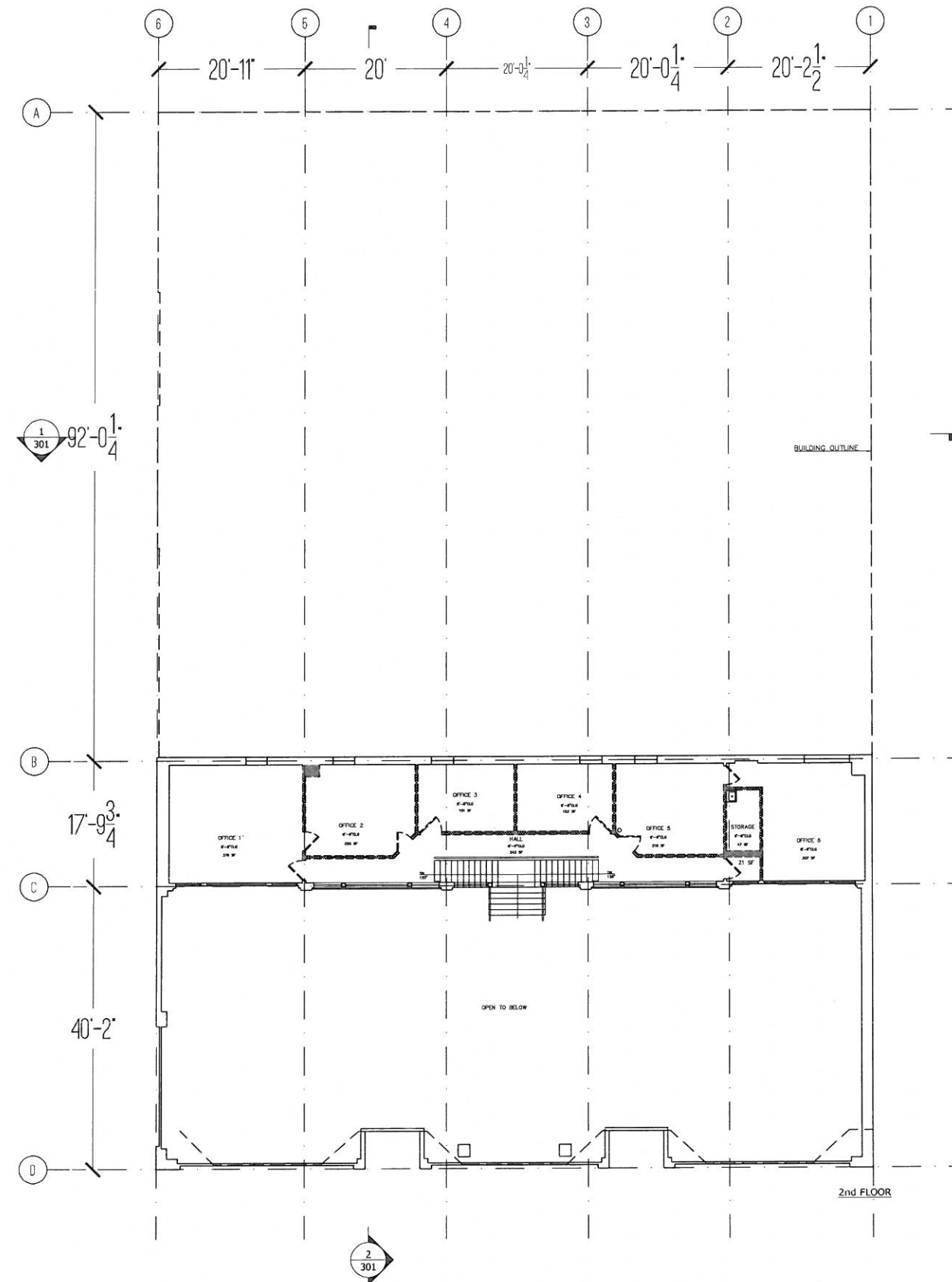


DRAWING NTS

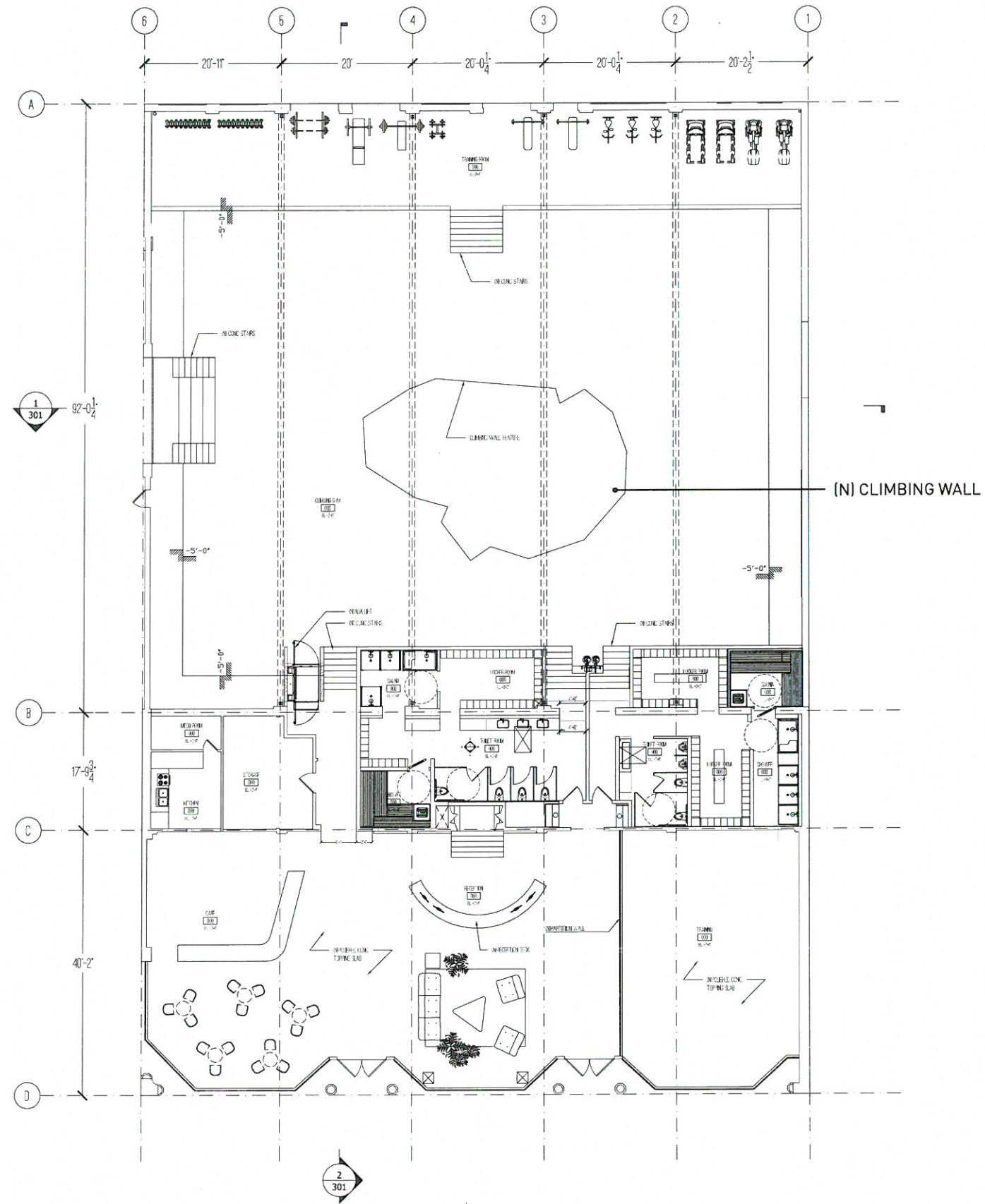
DEMO PLAN GROUND LEVEL

LEGEND:

-  (E)WALL TO REMAIN
-  DEMO (E) WALLS
-  DEMO (E) DOOR AND FRAME
-  DEMO FIXTURES
-  AREA OF SLAB/WALL TO BE REMOVED. COORDINATE EXTENT WITH MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS.

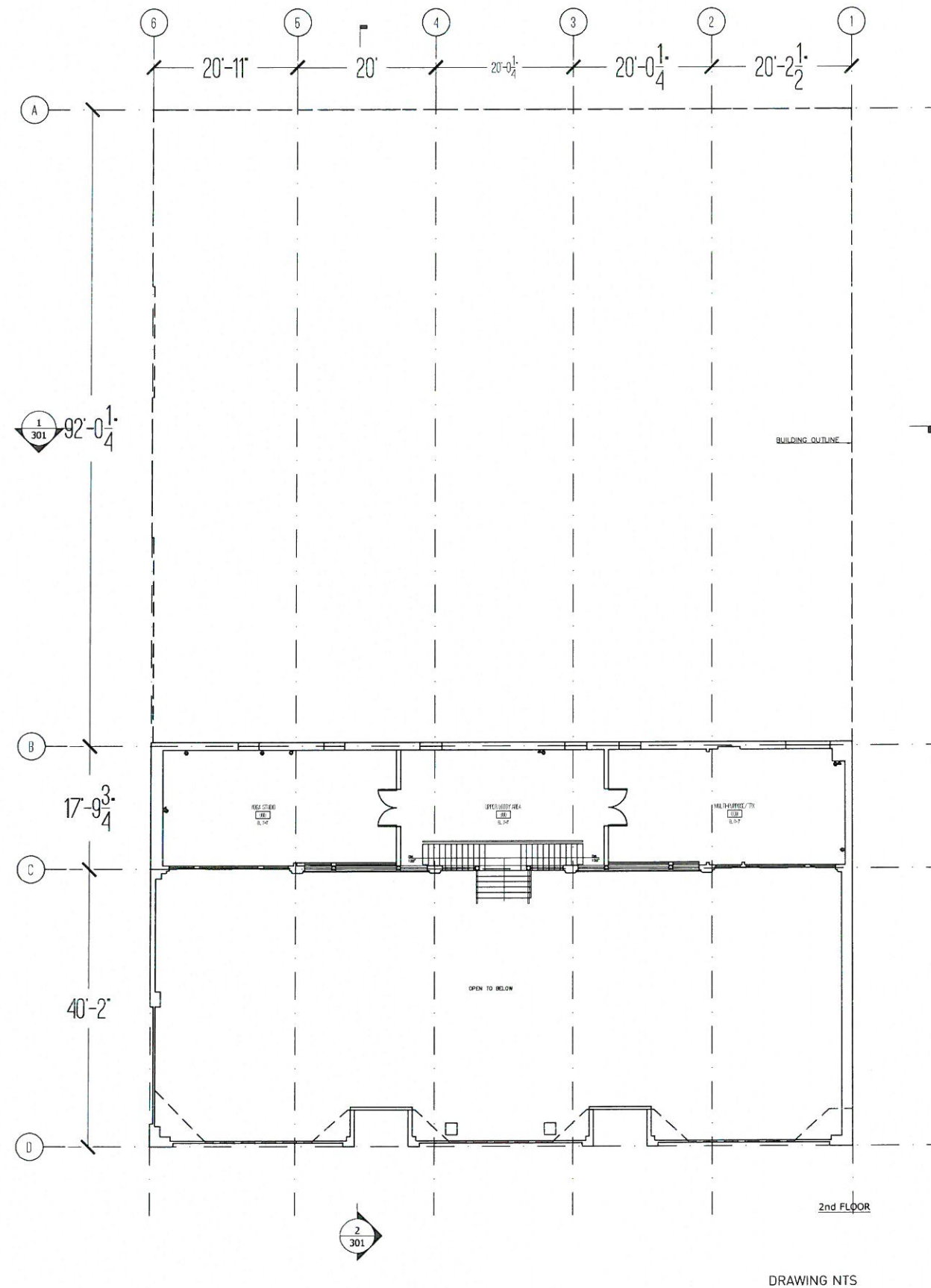


DEMO PLAN SECOND LEVEL

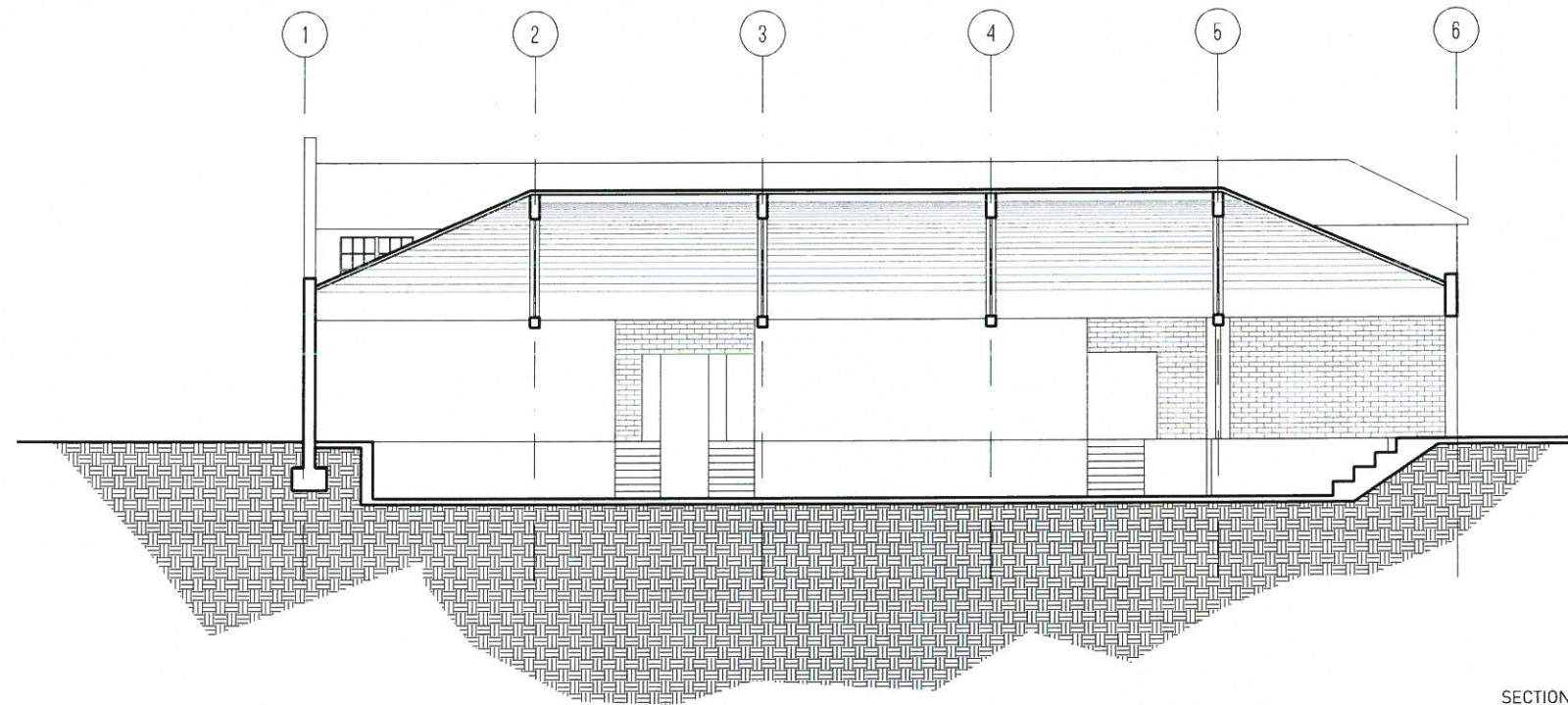


DRAWING NTS

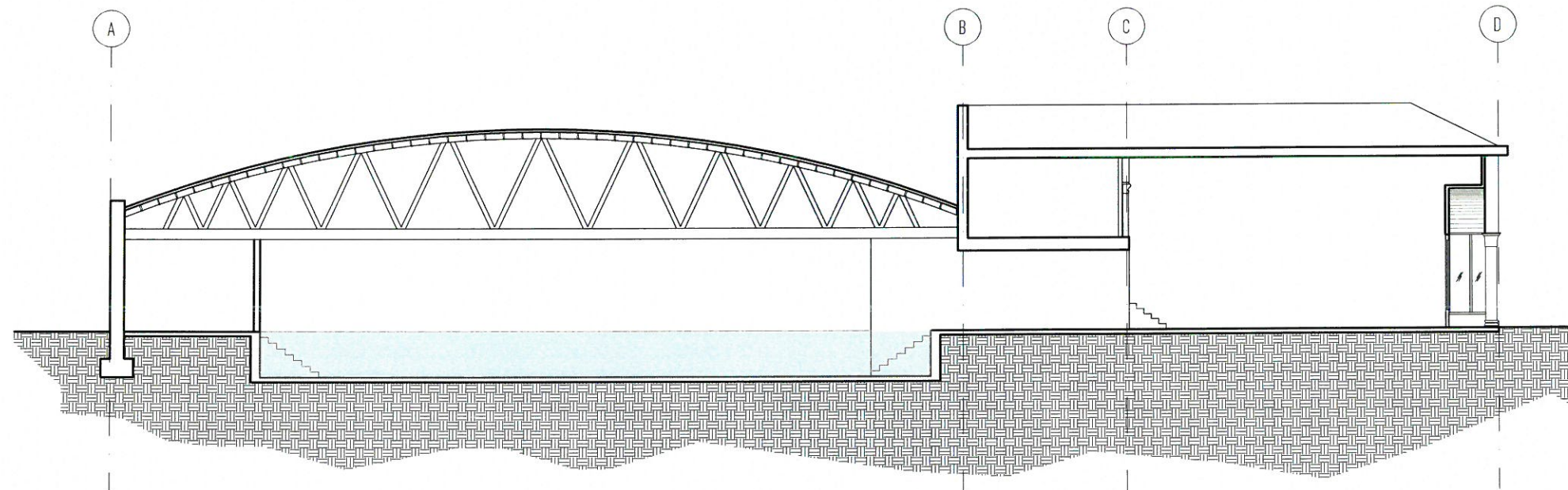
PLAN GROUND LEVEL



PLAN SECOND LEVEL



SECTION 1
DRAWING NOT TO SCALE



SECTION 2
DRAWING NTS

BUILDING SECTIONS

A0.00

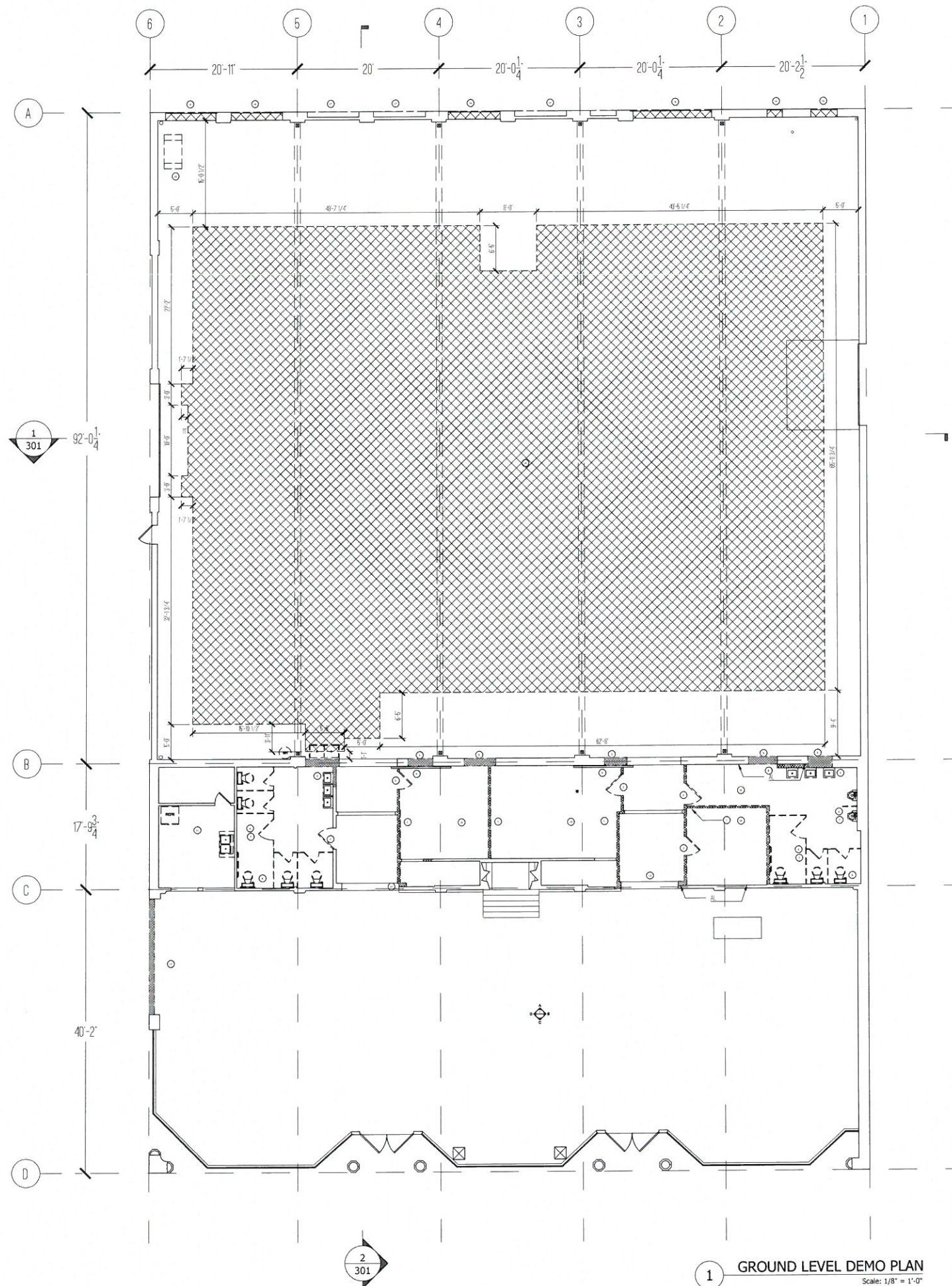
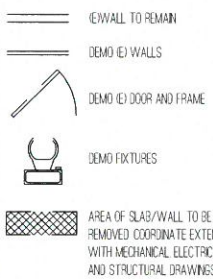
A000	TITLE SHEET
A009	DEMO PLAN FP1
A001	DEMO PLAN FP2
A100	SITE PLAN
A101	GROUND LEVEL PLAN
A102	SECOND LEVEL PLAN
A103	ROOF PLAN
A200	ELEVATIONS
A300	SECTIONS

GENERAL PLAN NOTES:

1. RETAIN ALL DEMOLISHED FRAMING AND WINDOWS FOR INSPECTION BY OWNER FOR POSSIBLE RE-USE ON SITE.
2. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. SECURE REQUIRED DEMOLITION PERMITS ARRANGE WITH OWNER AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUT-OFFS BEFORE BEGINNING DEMOLITION OPERATIONS. IDENTIFY ALL EXISTING ITEMS OF WORK DEVICES SCHEDULED TO REMAIN TO BE SALVAGED FOR REUSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING FINISHES WHICH ARE TO REMAIN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF EXISTING FINISHES DAMAGED DURING CONSTRUCTION.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS IF ACTUAL CONDITIONS ARE FOUND TO BE OTHER THAN SHOWN IN THE DRAWINGS. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF THE DISCREPANCIES.
6. DEMOLITION PLANS SHALL BE COORDINATED WITH DRAWINGS FOR NEW CONSTRUCTION SO THAT THE EXACT BOUNDARIES OF SPECIFIC DEMOLITION MAY BE DETERMINED.
7. PROVIDE DEMOLITION WORK SHOWN ON THE DRAWINGS AND RELATED AND INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION. WORK REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE AND REQUIREMENTS.
8. REMOVE ENTIRE WALL ASSEMBLY (NOTICED) TO BE DEMOLISHED INCLUDING CEILING ELEMENTS WITHIN PARTITIONS AND ABOVE CEILING CONSTRUCTION (IND).
9. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION AND/OR NEW CONSTRUCTION OPERATIONS. CONDUCT DEMOLITION OPERATIONS SO AS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
10. REMOVE DEMOLITION MATERIALS FROM SITE PROMPTLY AND DISPOSE OF LEGALLY OFF SITE.
11. DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
12. PATCH AND REPAIR OPENINGS IN AND/OR PENETRATIONS THROUGH EXISTING FIRE RATED ASSEMBLIES AND SMOKE BARRIER ASSEMBLIES.
13. COORDINATE TIMING AND HOURS OF DEMOLITION OPERATIONS WITH OWNER'S SCHEDULE.
14. SAWCUT SLABS ON GRADE WHERE REQUIRED TO INSTALL NEW CONDUIT. PIPING ETC. REFER ALSO TO MECHANICAL AND ELECTRICAL DRAWINGS. PATCH AND REPAIR SLABS TO MATCH EXISTING.
15. PROTECT WALLS, CEILINGS, FLOORS AND OTHER FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
16. COVER AND PROTECT FURNISHINGS AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
17. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION AND NEW CONSTRUCTION OPERATIONS.
18. IN WALLS TO BE REFINISHED REMOVE EXISTING MISCELLANEOUS ACCESSORIES TO FACILITATE INSTALLATION OF NEW FINISHES. PATCH REPAIR AND PAINT WALLS TO RECEIVE NEW FINISHES. ITEMS REMOVED TO BE SALVAGED AND GIVEN BACK TO THE OWNER.
19. EXISTING CONSTRUCTION MAY CONTAIN ASBESTOS CONTAMINATED PRODUCTS. MATERIALS THOUGHT TO CONTAIN ASBESTOS MUST BE INSPECTED BY AN EPA CERTIFIED INSPECTOR CAPABLE OF SAMPLING FOR THE EXISTENCE OF ASBESTOS. WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT OSHA REGULATIONS AND DISPOSED OF IN ACCORDANCE WITH CURRENT EPA REGULATIONS.
20. EXISTING CONSTRUCTION MAY CONTAIN LEAD CONTAMINATED PRODUCTS. MATERIALS THOUGHT TO CONTAIN LEAD MUST BE INSPECTED BY AN EPA CERTIFIED INSPECTOR CAPABLE OF SAMPLING FOR THE EXISTENCE OF LEAD. WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT OSHA/EPA REGULATIONS AND DISPOSED OF IN ACCORDANCE WITH CURRENT EPA REGULATIONS.
21. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE DEMOLITION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING DEMOLITION. THIS INCLUDES BUT IS NOT LIMITED TO THE ADDITION OF WHATEVER TEMPORARY BRACING, GUTS OR TIE-DOWNS MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
22. AREAS OF THE BUILDING AFFECTED BY MECHANICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES. THE REPAIR WORK SHALL BE TO THE OWNER'S SATISFACTION.
23. CONTRACTOR TO CAP AND PROTECT ALL ELECTRICAL, MECHANICAL AND PLUMBING CONNECTIONS FOR FUTURE USE DURING DEMOLITION.

- 1 REMOVE WALLS RELOCATE SWITCHES AND OUTLETS PATCH ADJ WALL AND CEILING
- 2 DEMO EXT DOOR AND FRAME
- 3 CUT OPENING IN EXT SHEAR WALL
- 4 EXT LAVATORY TO BE REMOVED COMPLETE CAP PIPES TO SOURCE
- 5 DEMO FURRED OUT WALL ALIGN WALL WITH EXT MASONRY
- 6 EXT PLUMBING FIXTURES TO BE REMOVED COMPLETE CAP PIPES TO SOURCE UNLESS ROUGHING CAN BE REUSED OR RELOCATED
- 7 REMOVE EXT TOILET PARTITIONS DOOR SYSTEM AND ACCESSORIES
- 8 INSPECT ANGLED WALL/ CEILING/ SOFFIT FOR STRUCTURAL IMPORTANCE DEMO EXT SOFFIT IF IT WILL NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING
- 9 DEMO EXT FARMDOOR OVERHEAD TRACK AND ASSOCIATED EQUIPMENT DOOR TO BE INSPECTED BY OWNER FOR PE USE ON SITE OR STORAGE
- 10 REMOVE EXT CERAMIC FLOOR TILES AND PREPARE FOR NEW TILE
- 11 EXISTING MILLWORK AND APPLIANCES TO BE REMOVED COMPLETE
- 12 REMOVE EXT EXTERIOR WALL INSIDE EXISTING ARCH SIZE OPENING FOR NEW STOREFRONT SYSTEM AND DOORS TO MATCH ADJ SYSTEM
- 13 DEMO HALLWAY REMOVE WALLS DOORS AND ALL ASSOCIATED HARDWARE PREPARE FLOOR FOR NEW TILING REMOVE PLASTER AT SOUTH ENTRY OF HALLWAY TO BE STORED BY OWNER
- 14 REMOVE EXT PLASTER AND STORE TO BE RELOCATED ON NEW WALL SEE CONSTRUCTION PLAN
- 15 DEMO EXT CONCRETE BLOCK PATCH FLOOR TO MATCH ADJ SLAB
- 16 DEMO AND REMOVE MASONRY COVERING EXT WINDOW WINDOW TO REMAIN AND BE RESTORED
- 17 REMOVE SIDING AND BOARDS COVERING EXT WINDOW WINDOW TO REMAIN AND BE RESTORED
- 18 DEMO AND REMOVE MASONRY COVERING EXT WINDOW AND SIZE OPENING TO ALIGN TOP AND BOTTOM WITH ADJ WINDOWS
- 19 CUT EXT SLAB AND REMOVE EXCAVATE 5' DOWN PREPARE FOR NEW SLAB/ FLOORING
- 20 EXT HANDRAIL TO BE REMOVED AND STORED BY OWNER
- 21 DEMO COVERING OVER EXT WINDOW TO BE RESTORED TO MATCH ADJ WINDOWS
- 22 INSPECT EXT FLOORING IF HARDWOOD FLOORING IS NOT SALVAGEABLE DEMO AND PREPARE FOR NEW FLOORING

LEGEND:



COVER ARCHITECTURE

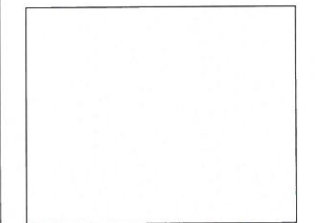
1814 N AVE AVE 52
LOS ANGELES CA 90042
4436294699

OWNER
MILLWORK DEVELOPMENT

TENANT
PEQUOD RISING



KEY PLANS

[illegible]

LONG BEACH CLIMBING GYM

TITLE

DEMO PLAN FP 1

07V

PROJECT NUMBER: SHEET NUMBER:

DECEMBER

DATE 9/25/2017

SCALE AS NOTED

AD100

1 GROUND LEVEL DEMO PLAN
Scale: 1/8" = 1'-0"

COMPANY NAME

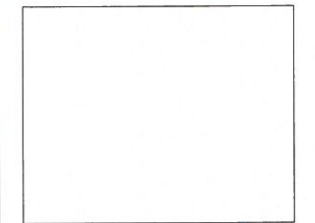
COMPANY NAME #2

COMPANY NAME #4

STAMP



REVISION

1/4" = 1'-0"
1/8" = 1'-0"

DESCRIPTION	DATE

LONG BEACH CLIMBING GYM

DATE

GROUND LEVEL PLAN

PROJECT NUMBER

077

DESIGNED BY

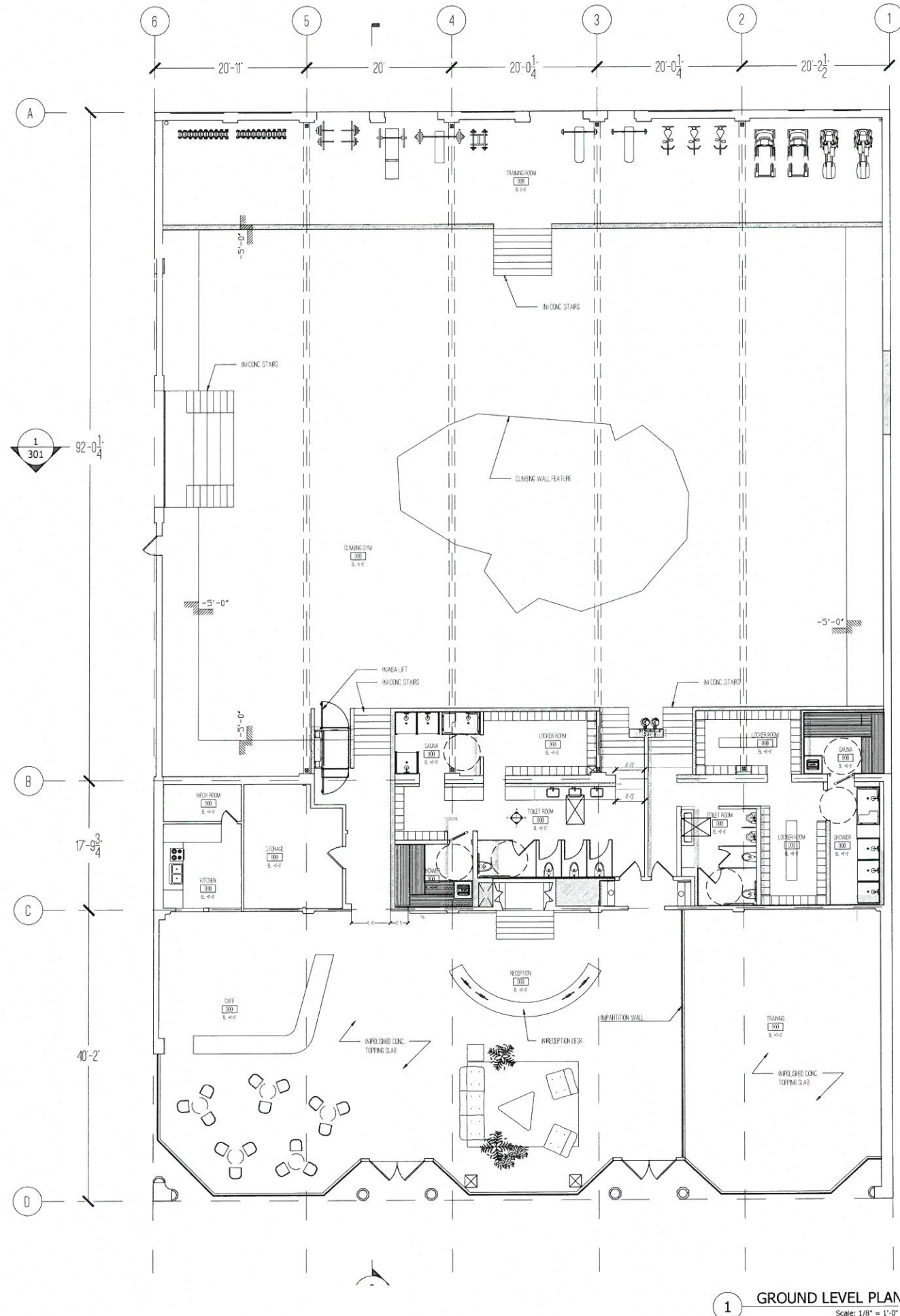
DATE

SCALE

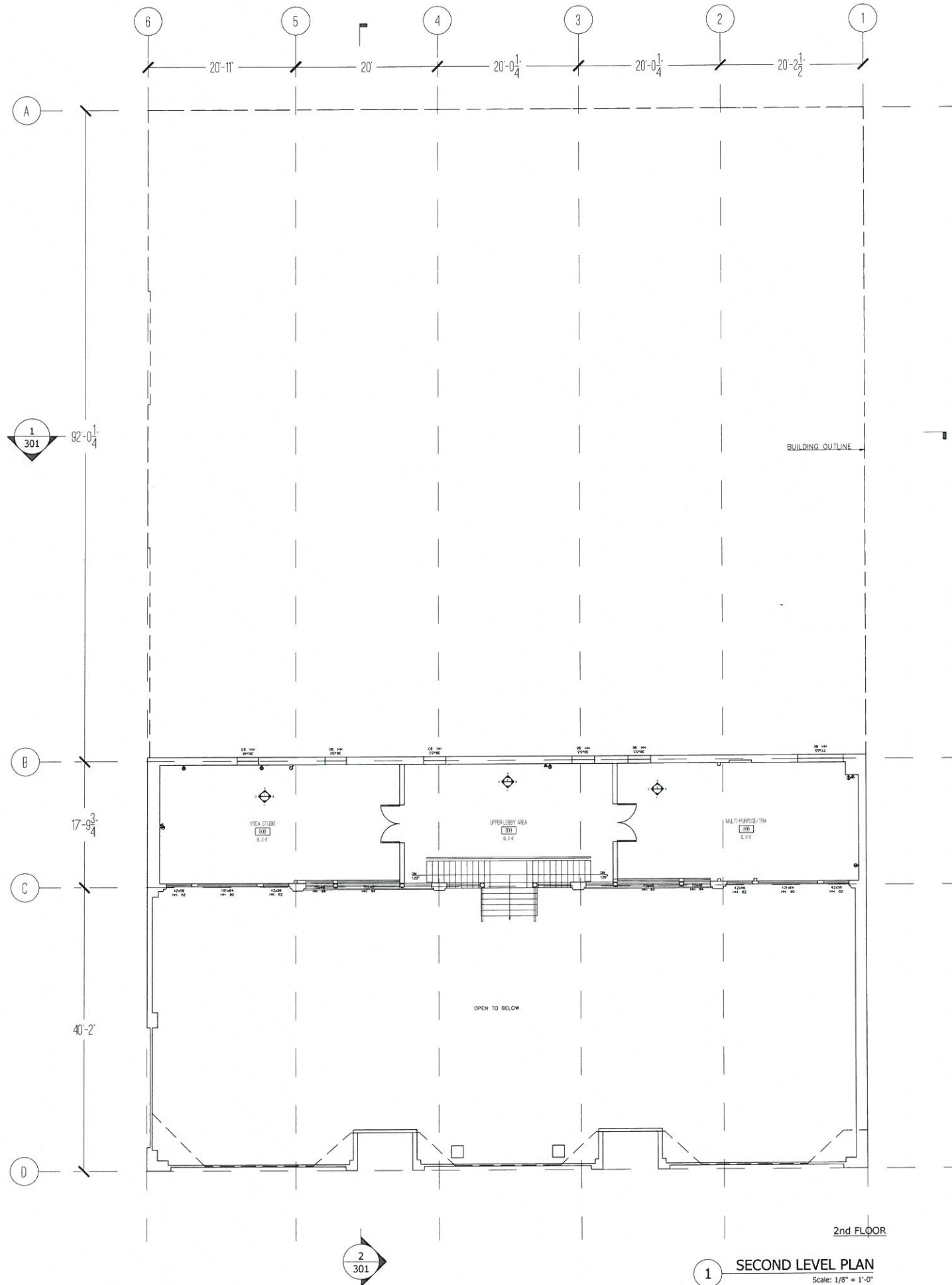
AS NOTED

SHEET NUMBER

A1.01



17 10/2/2007 11:50:40 AM



2nd FLOOR

1 SECOND LEVEL PLAN
Scale: 1/8" = 1'-0"

COVER ARCHITECTURE

1800 N. W. 52
LOS ANGELES, CA 90042
408.928.4038

COMPANY NAME

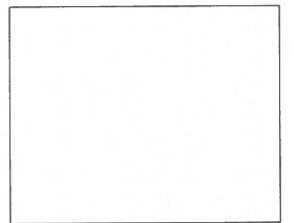
COMPANY NAME #3

COMPANY NAME #4

DATE



REV. DATE



DATE

DATE

DESCRIPTION	DATE

LONG BEACH CLIMBING GYM

TITLE

SECOND LEVEL PLAN

PROJECT NUMBER

0777

DESIGNED BY

DATE

SCALE

AS NOTED

SHEET NUMBER

0777

DATE

SCALE

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

184 N AVE AVE 52
LOS ANGELES, CA 90042
442.622.4269

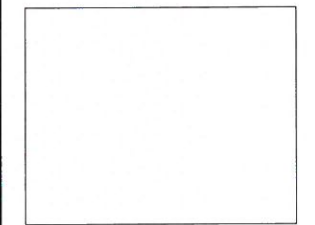
KURT FISCHER STRUCTURAL ENGINEER

COMPANY NAME #3

COMPANY NAME #4



CRA

[illegible]

LONG BEACH CLIMBING GYM

TEL:

ROOF PLAN

PROJECT NUMBER

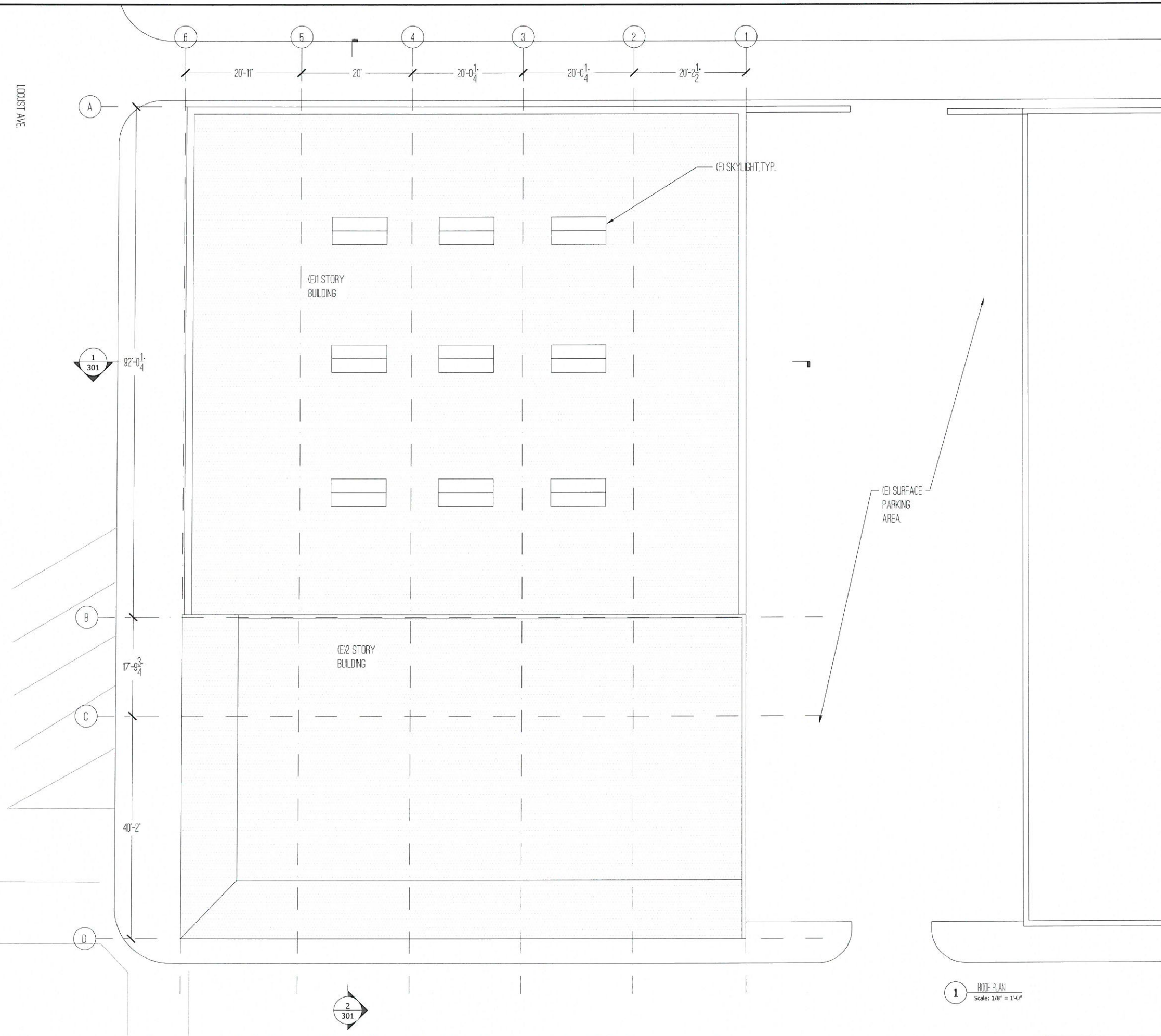
077
C6025X

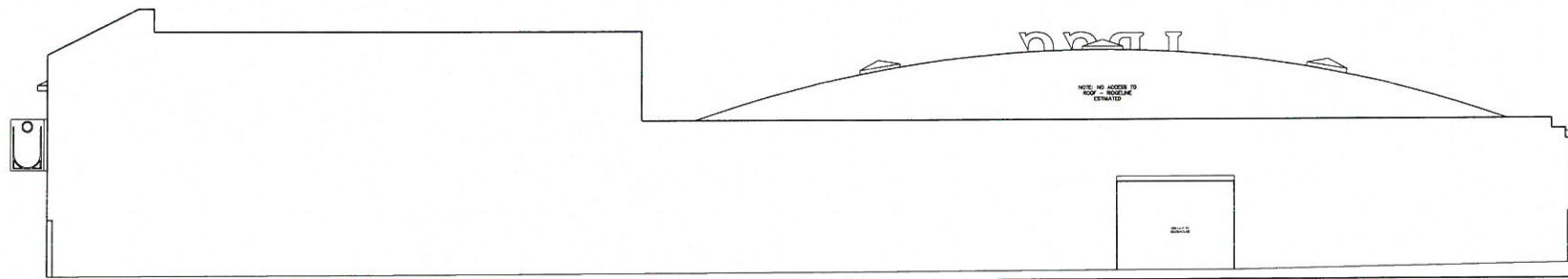
D/E 3252017

SCALE AS NOTED

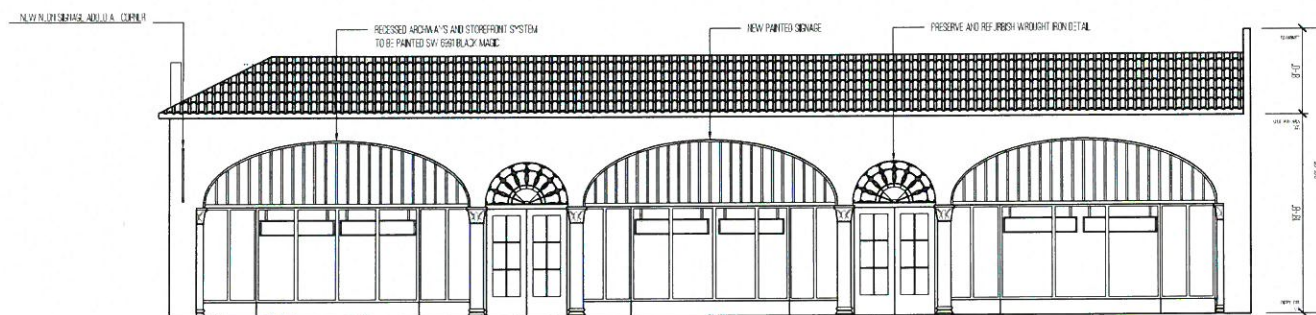
1. 2

A1.03

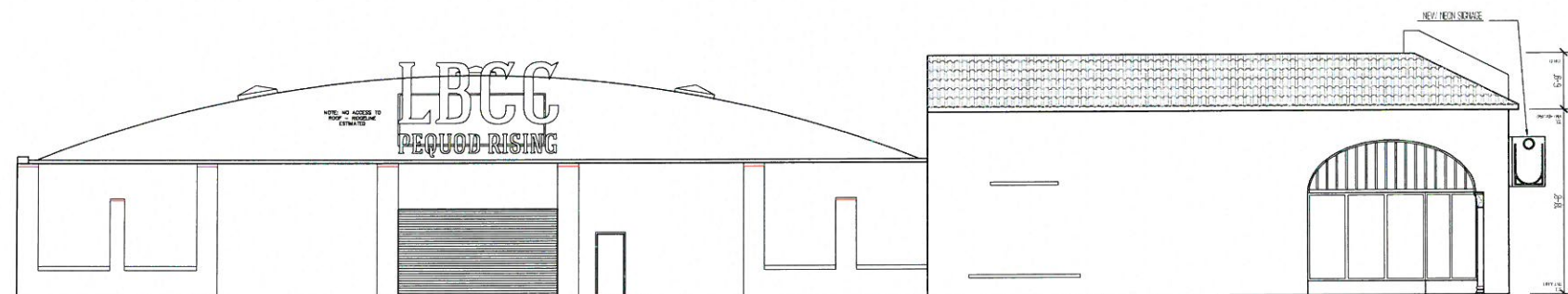




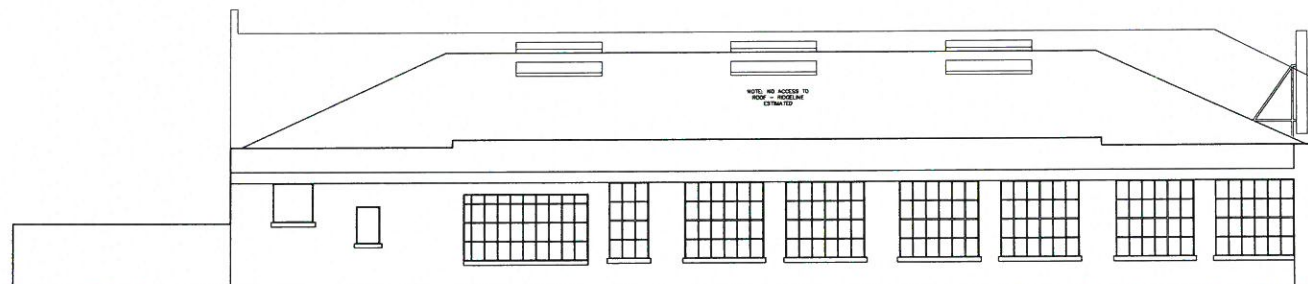
1 EAST ELEVATION
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 WEST ELEVATION
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

COVER ARCHITECTURE

1001 N. GATE AVENUE
LOS ANGELES, CA 90012
405.228.4591

KURT FISCHER STRUCTURAL ENGINEER

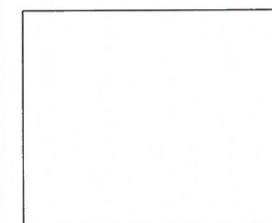
COMPANY NAME #3

COMPANY NAME #4

STAMP



REVISION



REV. NO. 1
REV. NO. 2

REVISION	DATE

LONG BEACH CLIMBING GYM

TITLE
ELEVATIONS

PROJECT NUMBER
CITY
DESIGNED BY
DATE: 02/20/2017
SCALE: AS NOTED

SHEET NUMBER
A2.00

814 N AVE AVE 52
LOS ANGELES, CA 90042
4426234569

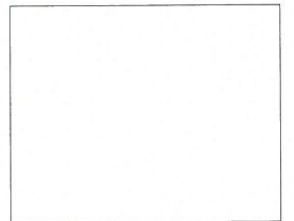
KURT FISCHER STRUCTURAL ENGINEER

COMPANY NAME #3

COMPANY NAME #4



HYRA

[illegible]

LONG BEACH CLIMBING GYM

FILE

SECTIONS

PROJECT MANAGER

979

DATE _____

SCALE

94414833

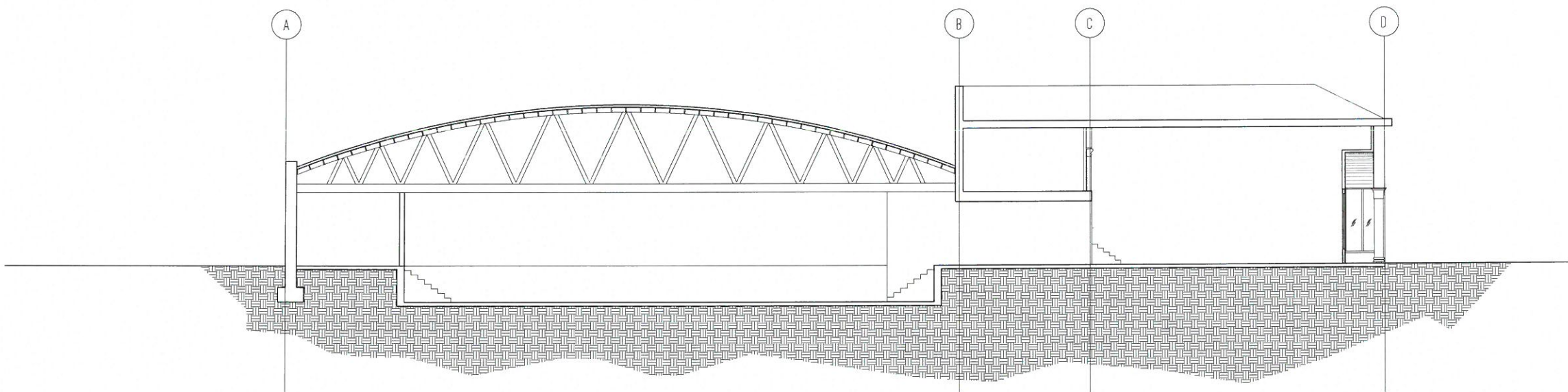
1

A

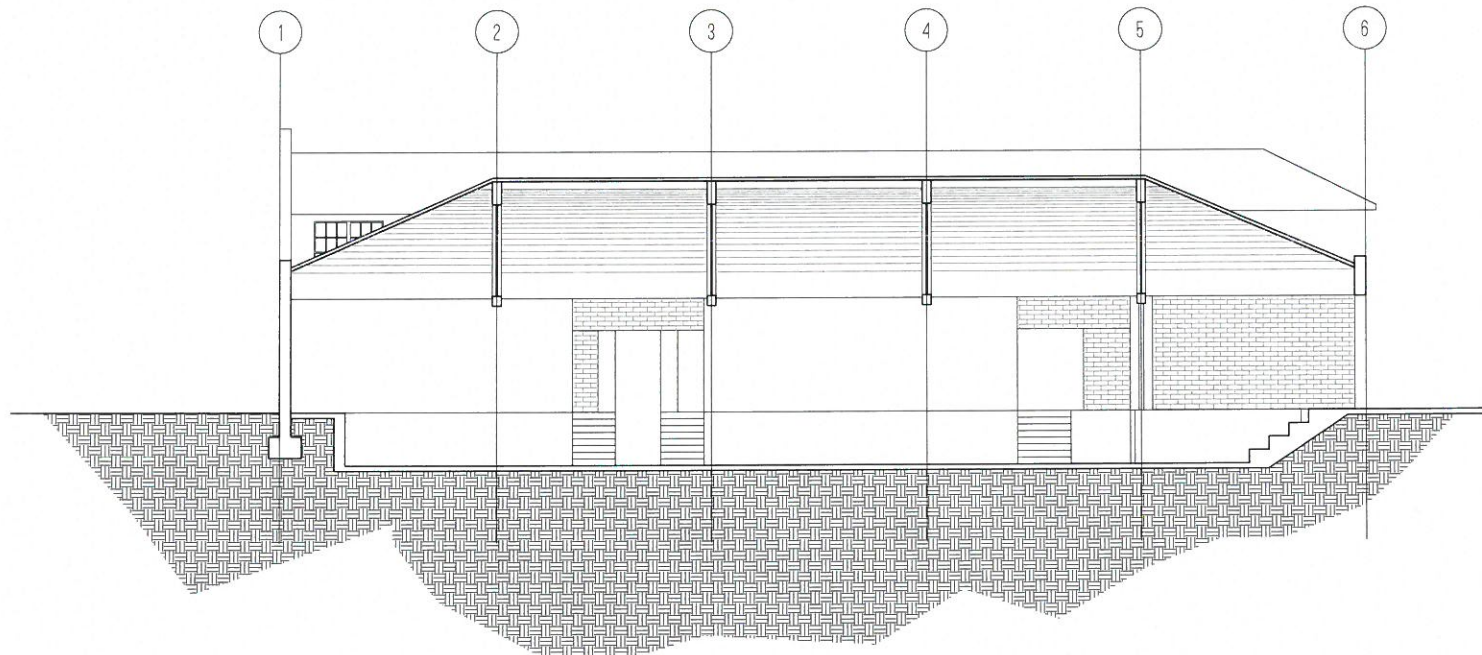
A

1

A3.00



2 SECTION Scale: 1/8" = 1'-0"



1 SECTION Scale: 1/8" = 1'-0"