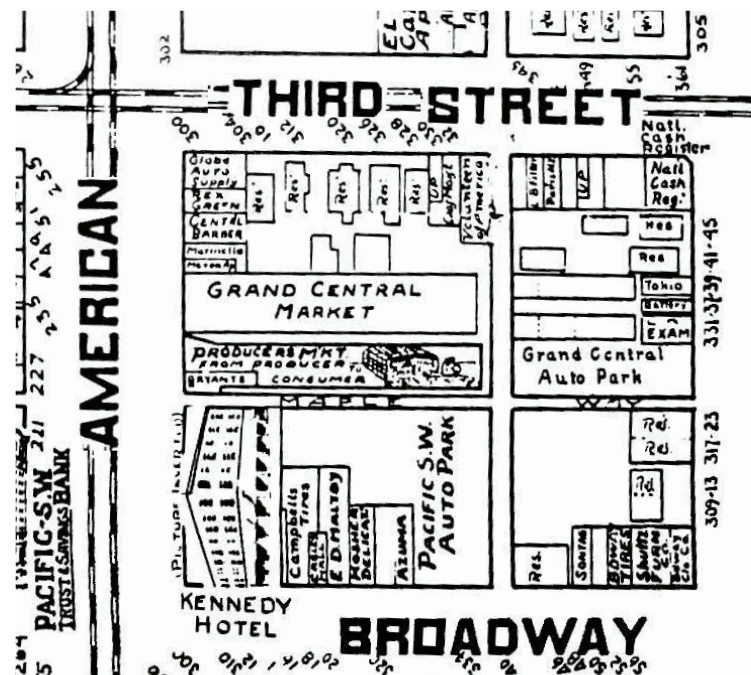


SITE LOCATION

240 LONG BEACH BLVD



Grand Central Public Market S. Facade & Map
Circa 1925 (Pre-earthquake)



Glenn E. Thomas Facade
Circa 1936 (Post earthquake)



Acres of Books Facade
Circa 1982

Remove concrete from old adjacent building

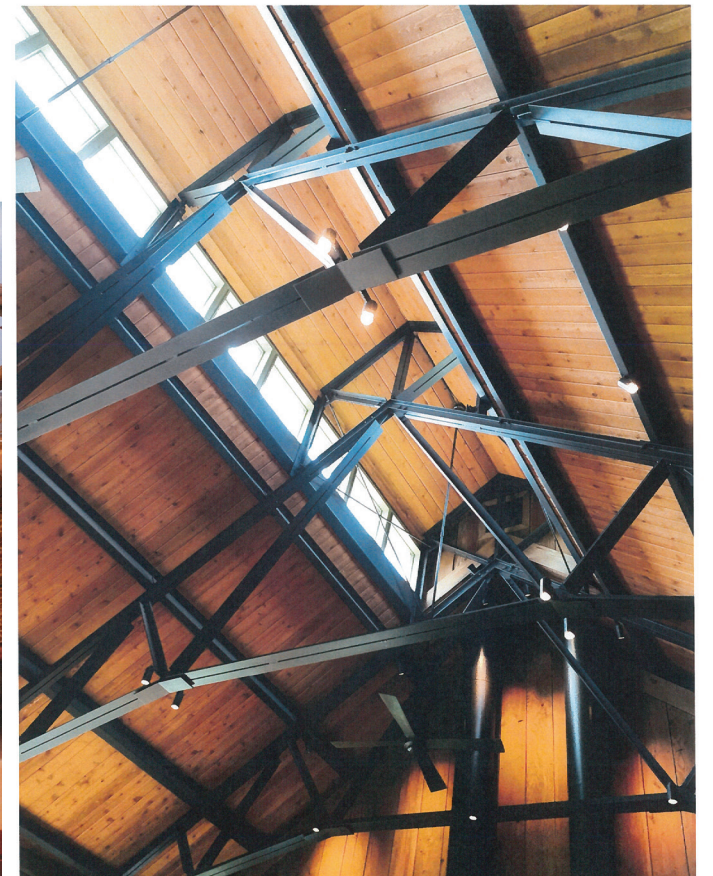


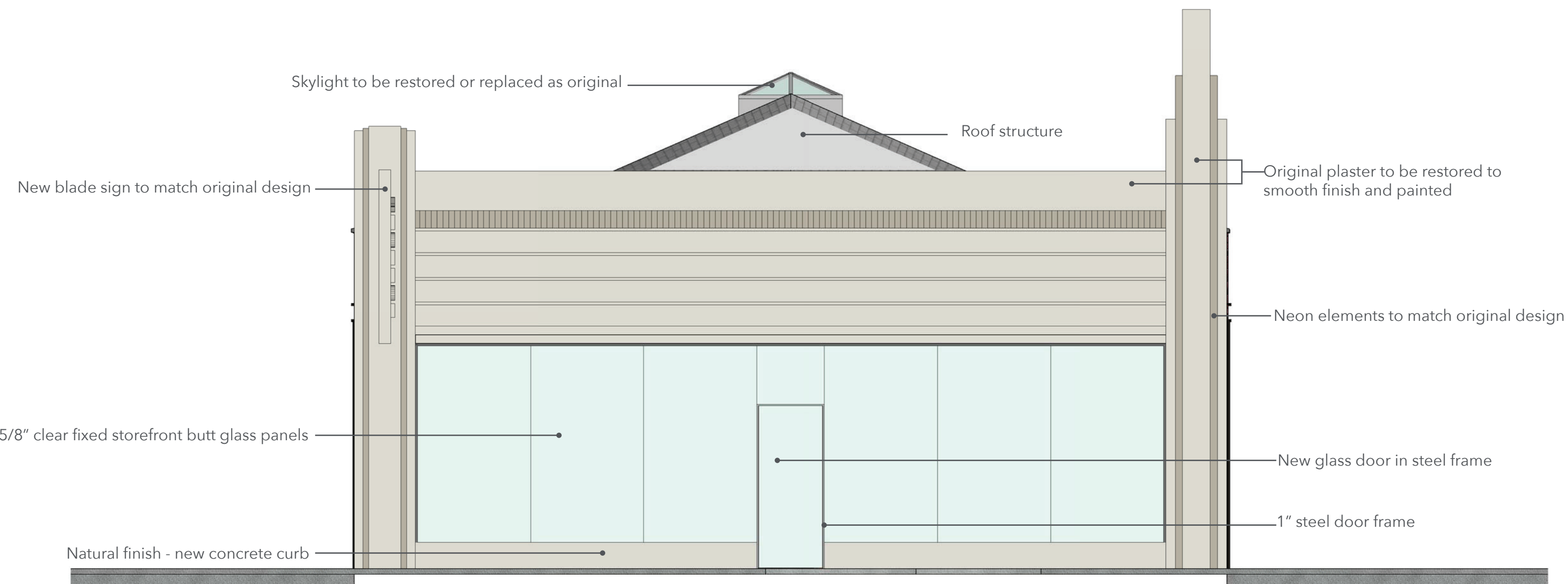
Clean and repair existing plaster to provide smooth finish

Remove existing non-original storefront and associated framing

EXISTING BUILDING RENOVATION

240 LONG BEACH BLVD





FRONT ELEVATION

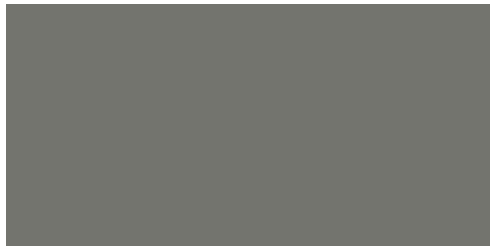


FRONT ELEVATION
240 LONG BEACH BLVD

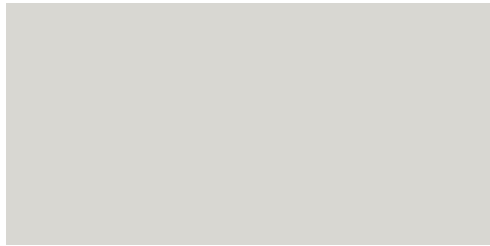
SH-5



1. DunnEdwards: DE6378 Jet



2. Sherwin Williams: SW7032 Warm Stone



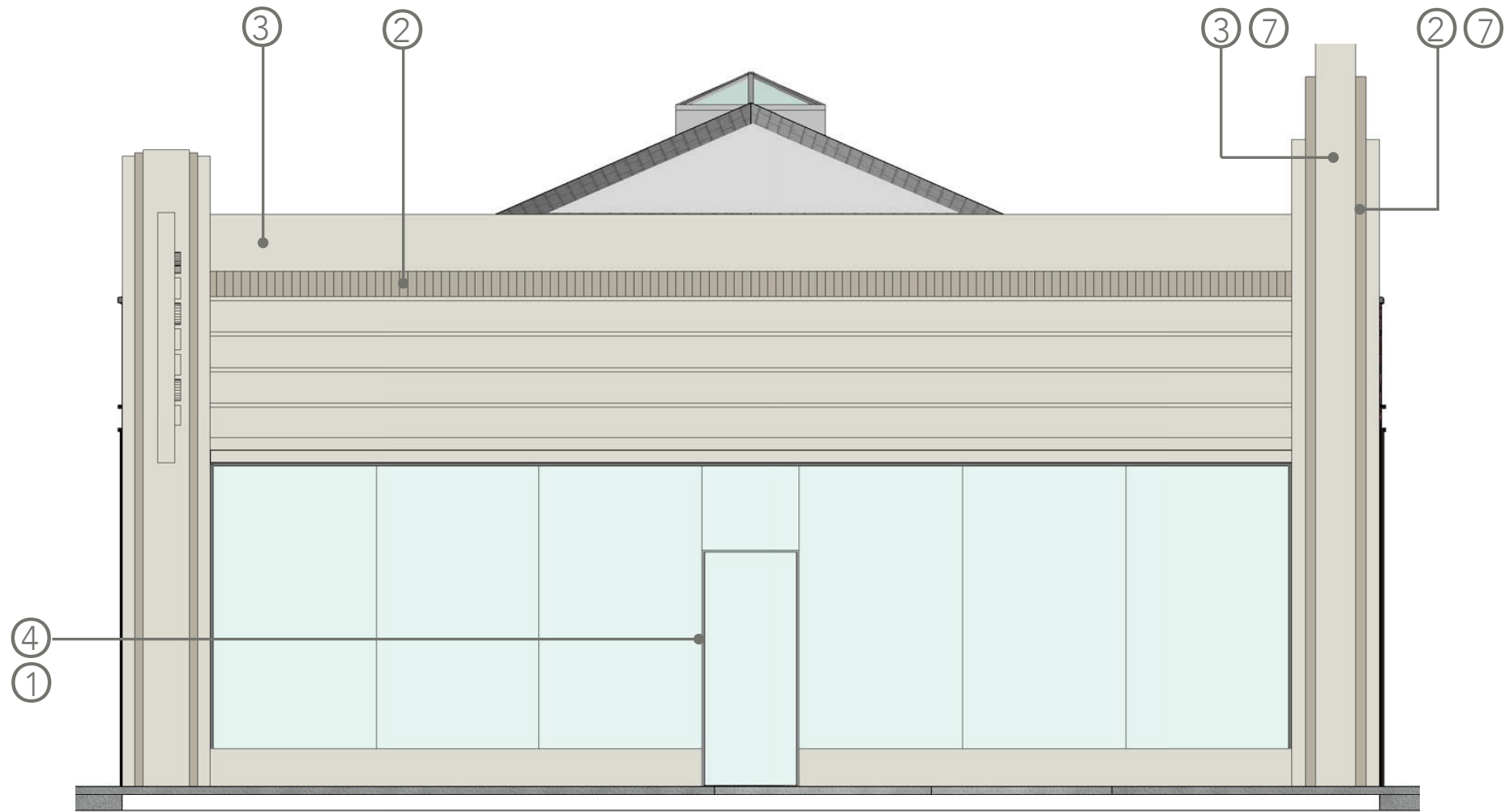
3. Sherwin Williams: SW7021 Simple White



4. Painted Steel



5. Burnished CMU: Glacier White

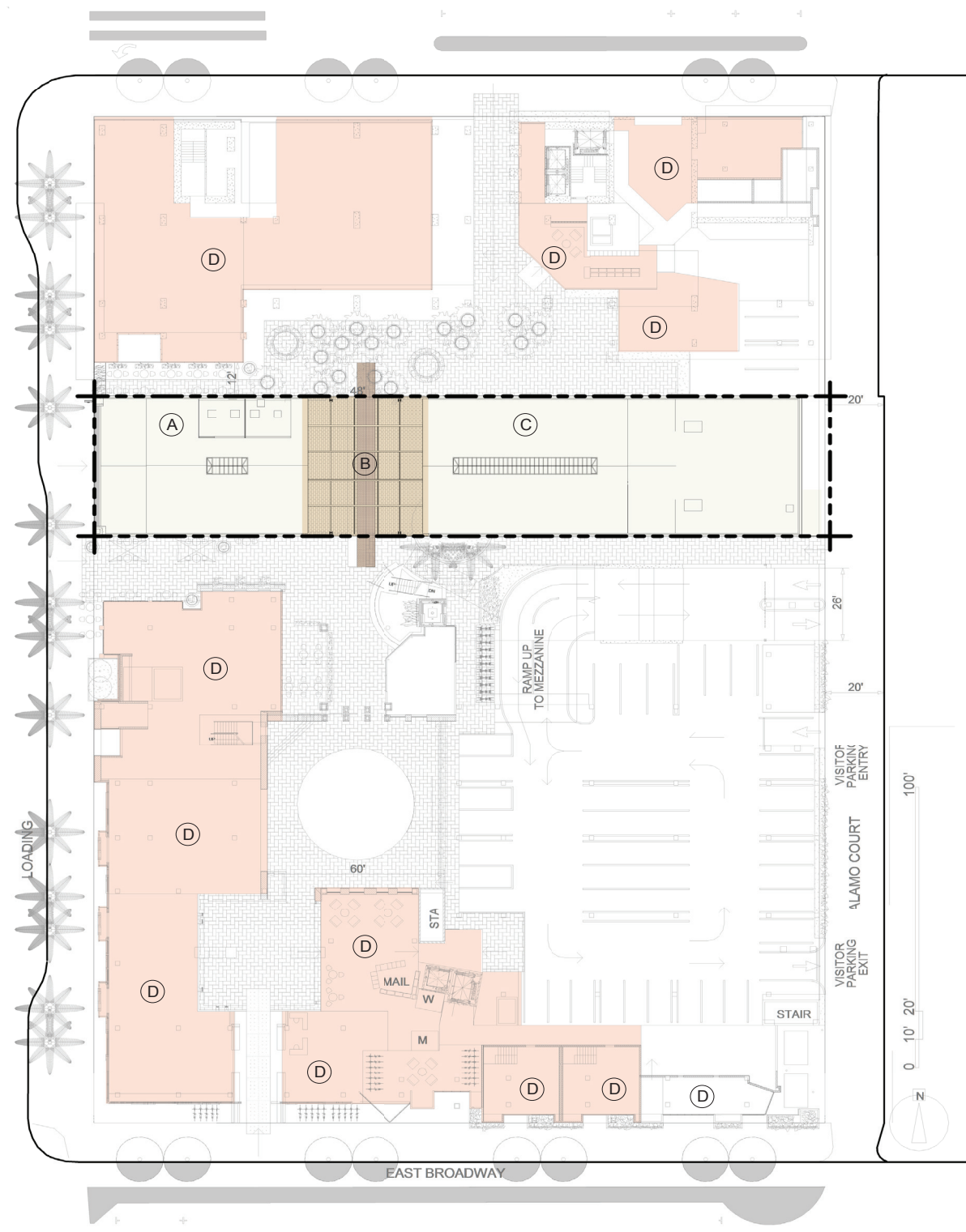


6. Red Brick



7. Smooth Plaster





- KEYNOTES:
- (A) RESTAURANT
 - (B) PATIO
 - (C) ENTERTAINMENT
 - (D) ADJACENT DEVELOPMENT (NOT A PART OF THIS PROPOSAL)

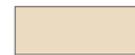
- COLOR LEGEND
- EXISTING BUILDING TO BE RE-CONSTRUCTED
 - PORTION OF EXISTING BUILDING TO BE REMOVED AND CONVERTED INTO PATIO
 - ADJACENT DEVELOPMENT

COLOR LEGEND

EXISTING BUILDING
TO BE RE-CONSTRUCTED



PORTION OF EXISTING
BUILDING TO BE
REMOVED AND
CONVERTED INTO PATIO

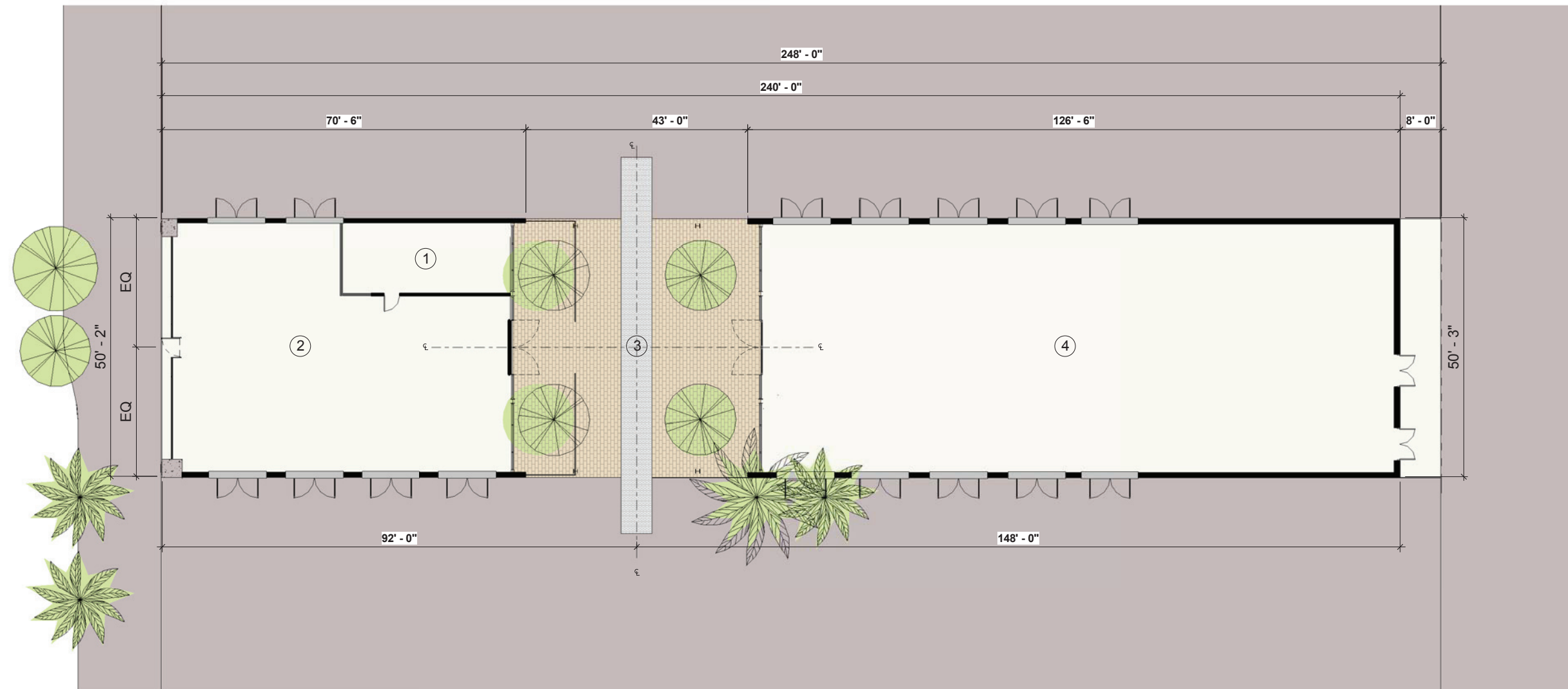


MEZZANINE LEVEL


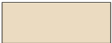
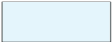


KEYNOTES:

- ① KITCHEN
- ② DINING AREA
- ③ PATIO
- ④ ENTERTAINMENT/BREWERY

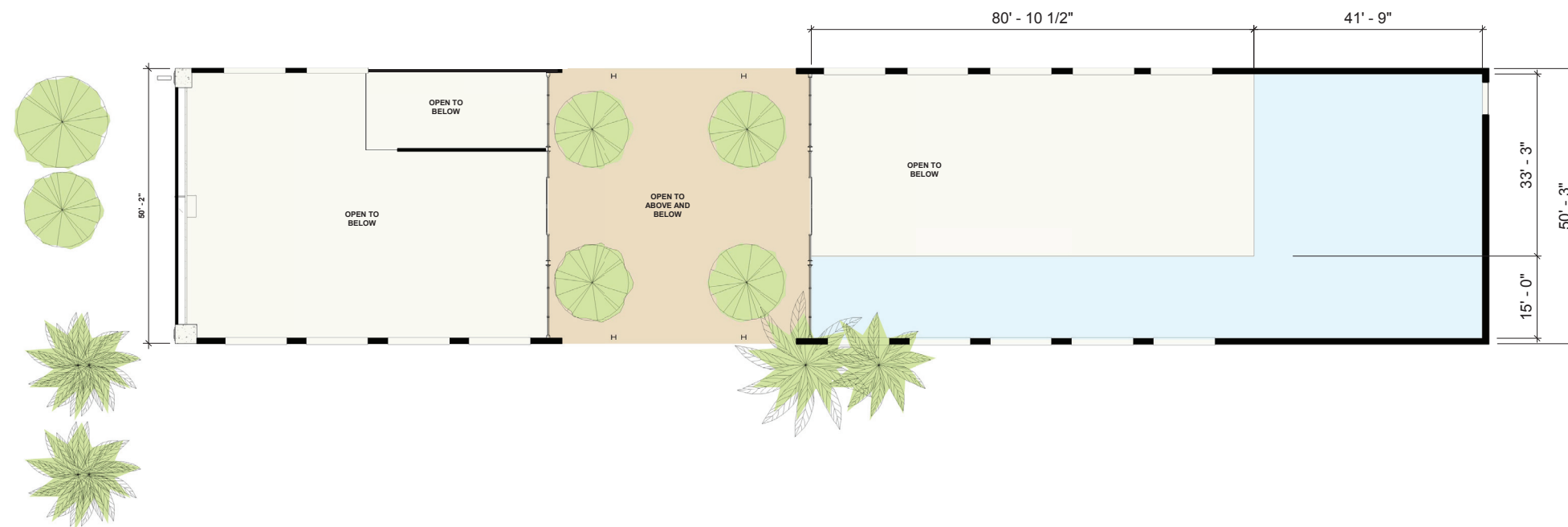


COLOR LEGEND

EXISTING BUILDING TO BE RE-CONSTRUCTED	
PORTION OF EXISTING BUILDING TO BE REMOVED AND CONVERTED INTO PATIO	
MEZZANINE LEVEL	

KEYNOTES:

- ① KITCHEN
- ② DINING AREA
- ③ PATIO
- ④ ENTERTAINMENT



MEZZANINE FLOOR PLAN 240 LONG BEACH BLVD

COLOR LEGEND

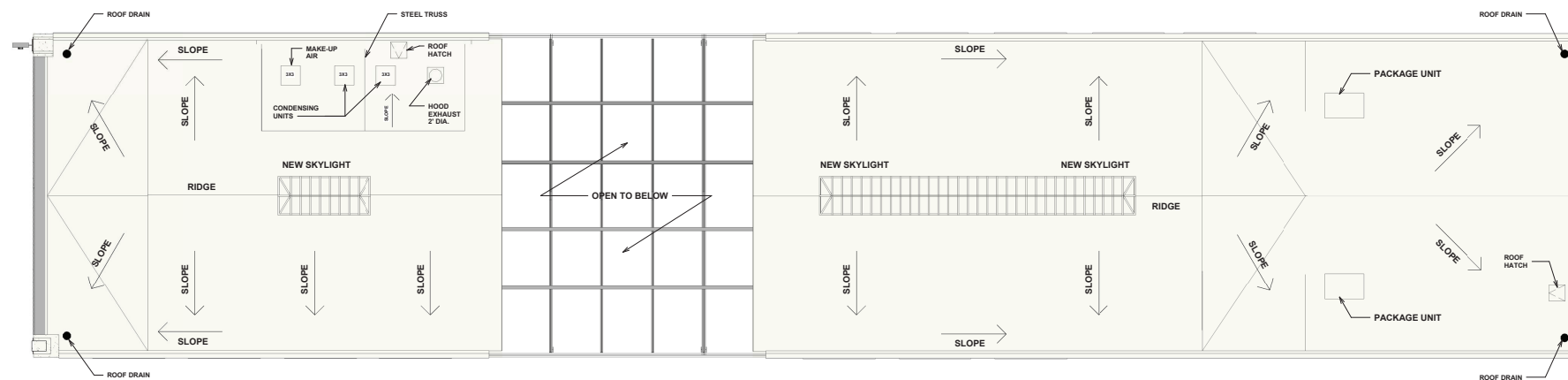
EXISTING BUILDING
TO BE RE-CONSTRUCTED



PORTION OF EXISTING
BUILDING TO BE
REMOVED AND
CONVERTED INTO PATIO

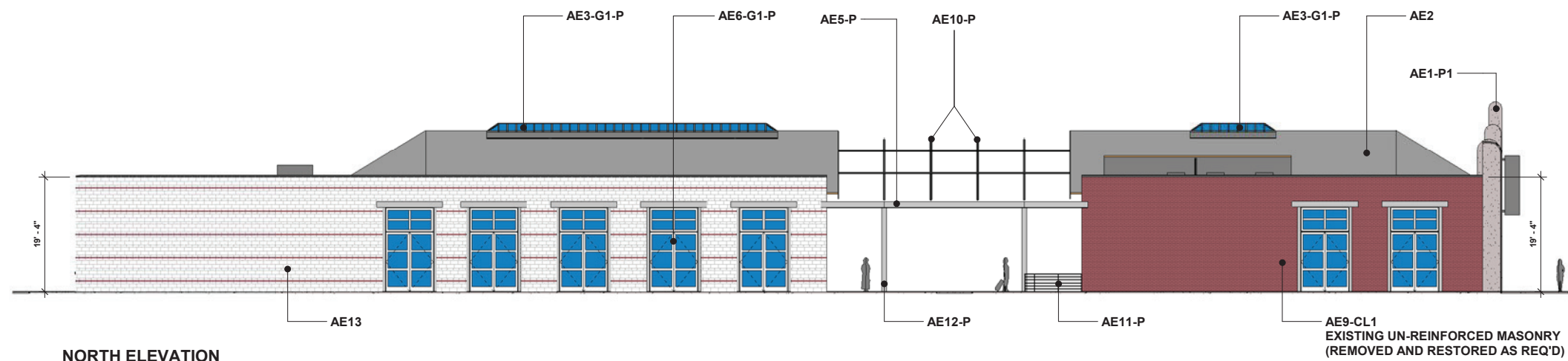


MEZZANINE LEVEL



ROOF PLAN 240 LONG BEACH BLVD

SH-10



NORTH ELEVATION

KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CMU W/ RED BRICK ACCENT
- AE14 - STOREFRONT
- AE15 - CONCRETE CURB (18")
- AE16 - BACK DOOR
- AE17 - DOOR TO TRASH ENCLOSURE
- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE

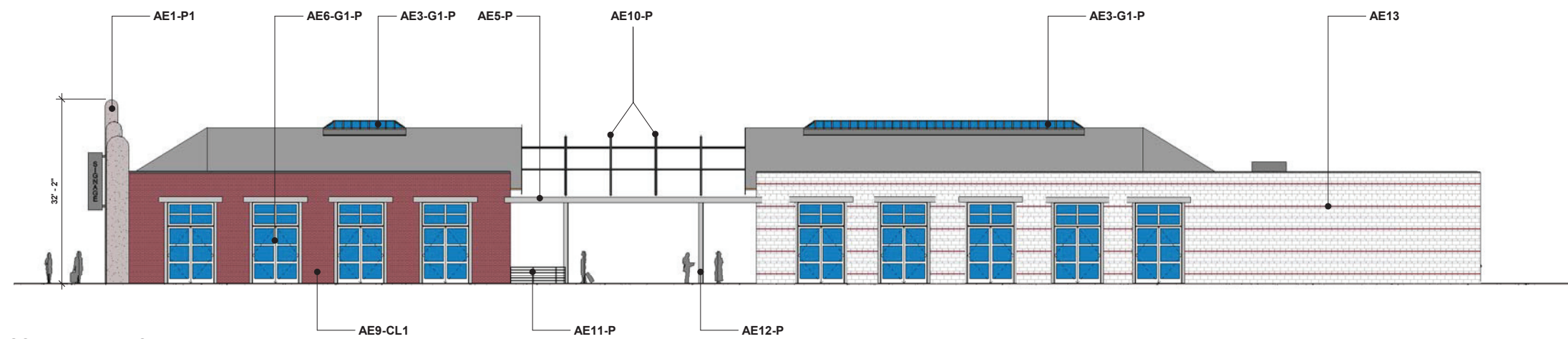
EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS

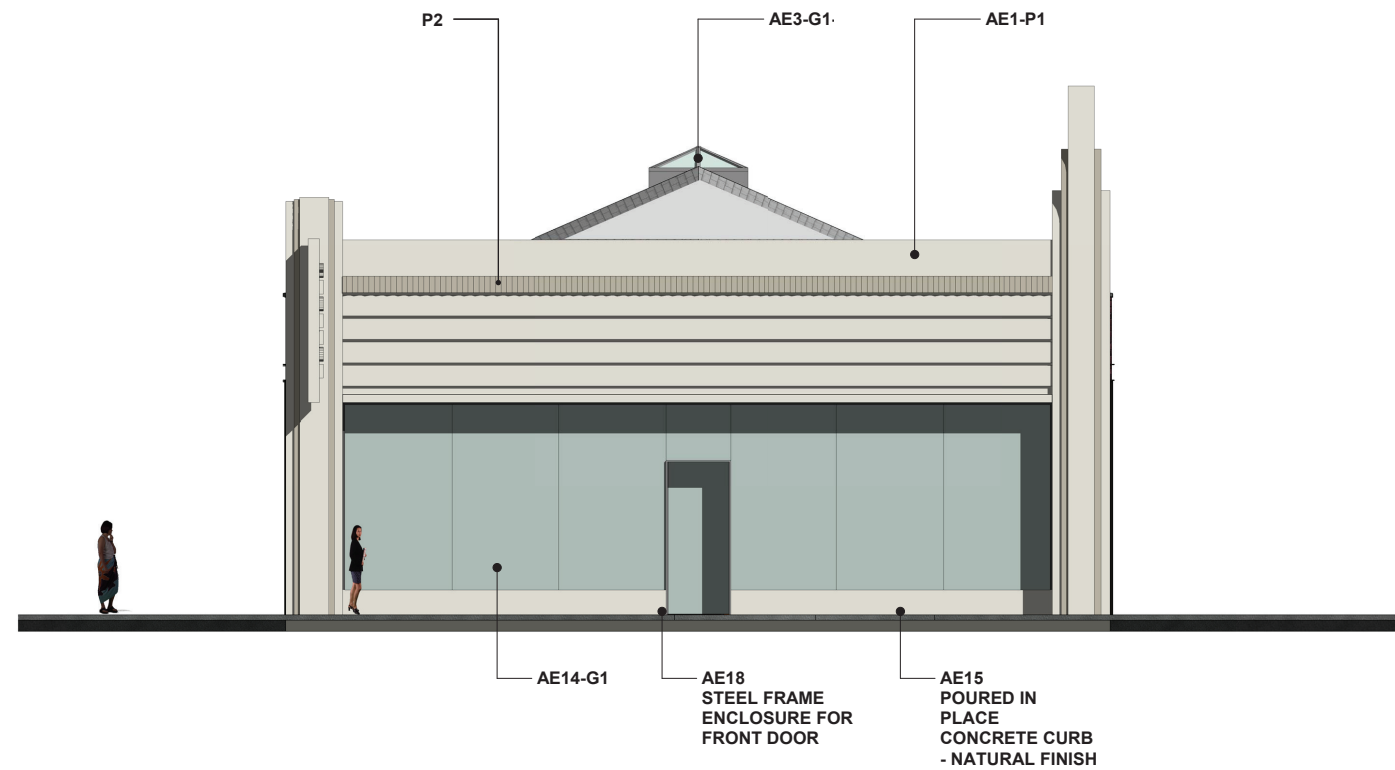
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX

- P2 - PAINT SHERWIN WILLIAMS - SW XXXX

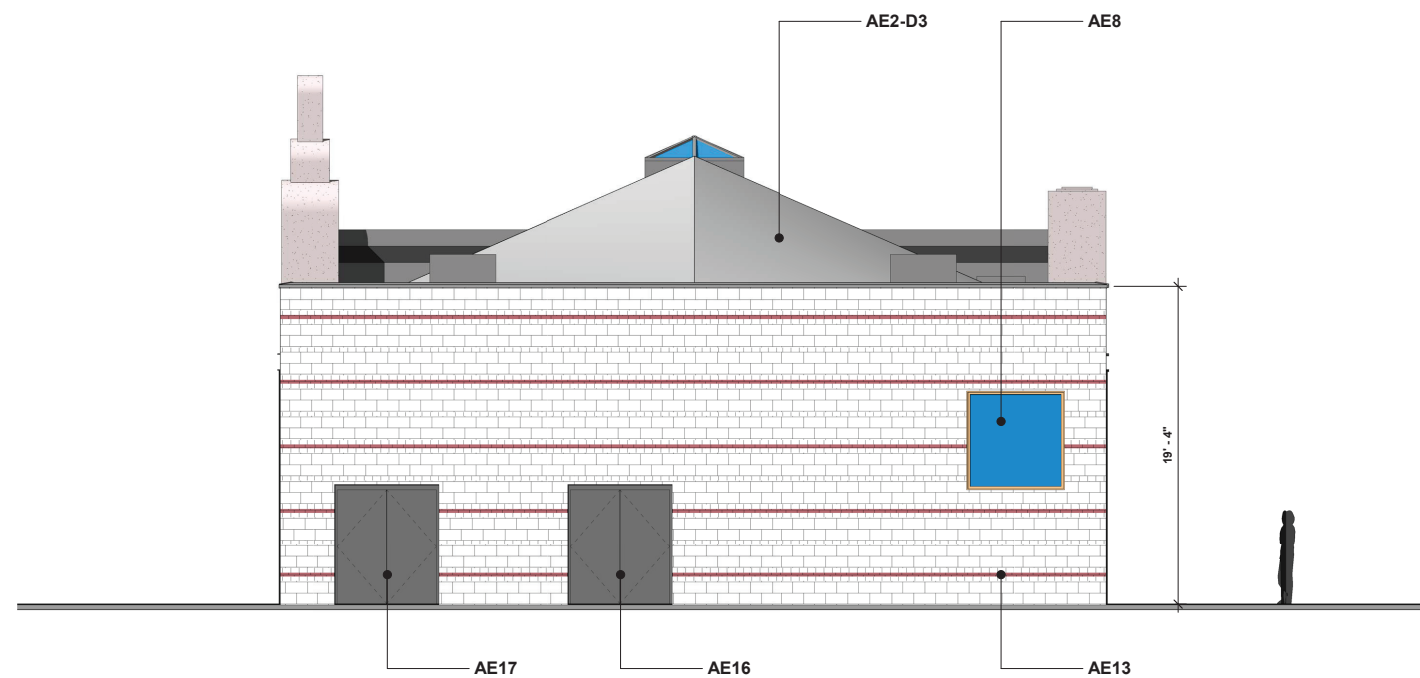
- CL1 - BRICK SEALANT



SOUTH ELEVATION



FRONT ELEVATION



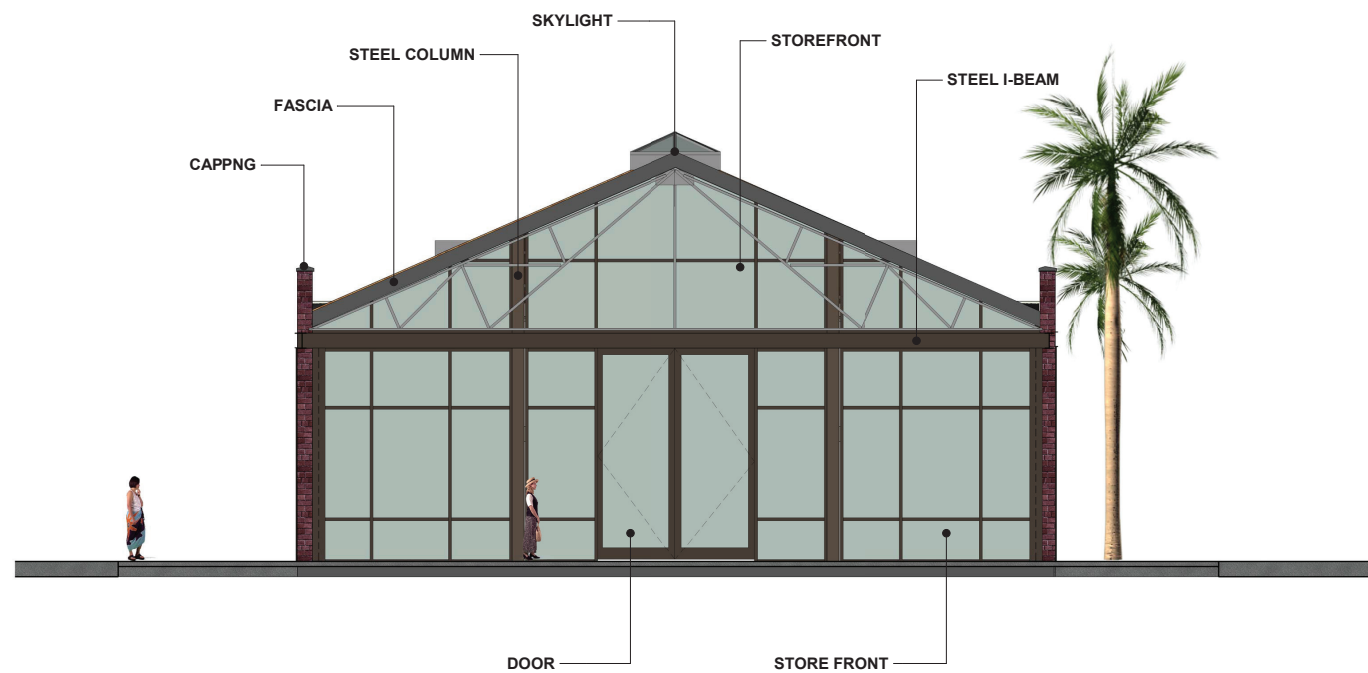
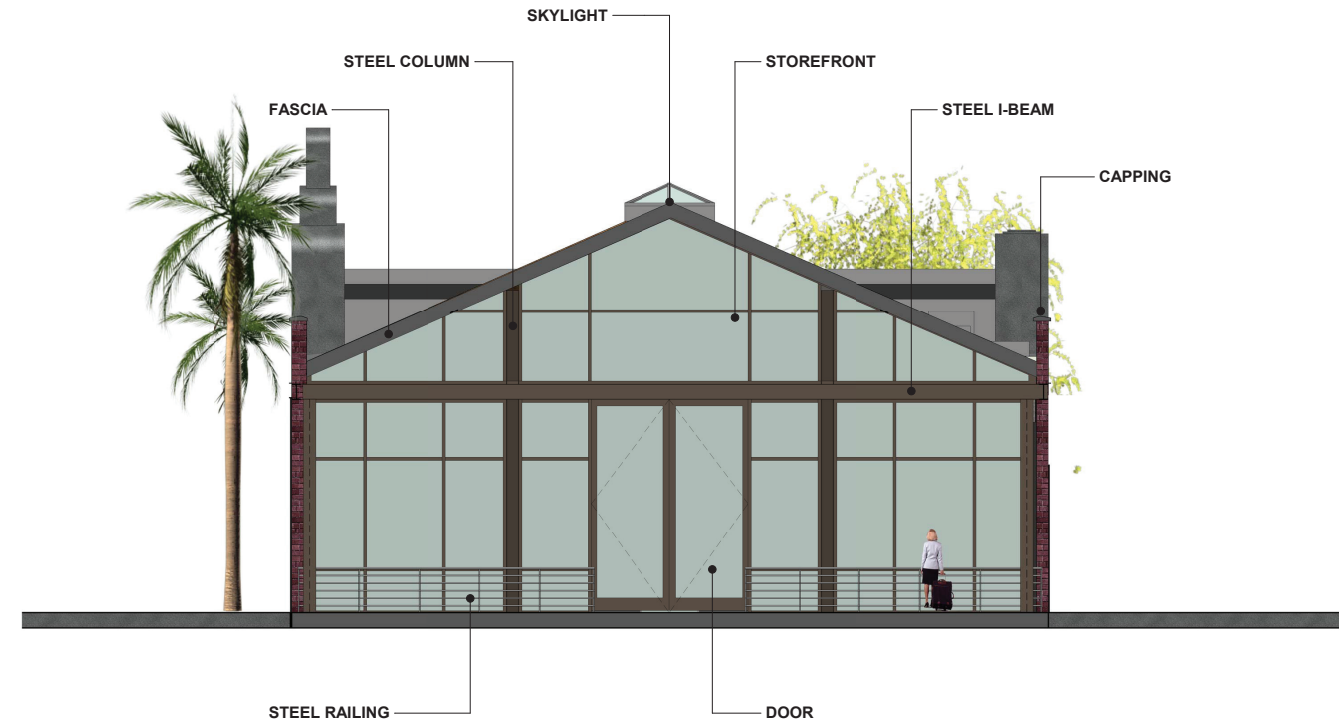
BACK ELEVATION

KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CMU W/ RED BRICK ACCENT
- AE14 - STOREFRONT
- AE15 - CONCRETE CURB (18")
- AE16 - BACK DOOR
- AE17 - DOOR TO TRASH ENCLOSURE
- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE

EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW 7021 SIMPLE WHITE
- P2 - PAINT SHERWIN WILLIAMS - SW 7032 WARM STONE
- CL1 - BRICK SEALANT



KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CMU W/ RED BRICK ACCENT
- AE14 - STOREFRONT
- AE15 - CONCRETE CURB (18")
- AE16 - BACK DOOR
- AE17 - DOOR TO TRASH ENCLOSURE
- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE

EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS

- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX

- CL1 - BRICK SEALANT

