



OCEAN CENTER BUILDING

110 W. OCEAN BOULEVARD
CONCEPTUAL SITE PLAN PACKAGE - MARCH 6, 2014
SITE PLAN REVIEW - SEPTEMBER 19, 2014

DAVID LAWRENCE GRAY ARCHITECTS

studio **one** eleven

at Perkowitz+Ruth Architects

A COLLABORATION BETWEEN DAVID LAWRENCE GRAY ARCHITECTS AND STUDIO ONE ELEVEN

Applicant: Ocean Boulevard, LP
201 Wilshire Blvd., Second Floor
Santa Monica, CA 90401
(310) 883-7900

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PROJECT DESCRIPTION

The proposed project will restore, rehabilitate and revitalize the Ocean Center Building, a designated Landmark Building in by City of Long Beach. Located at 110 W. Ocean Boulevard, the existing 14-Story structure will be converted from a primary Office-Use to a Residential-Use with loft style apartments throughout the building. At the portions of the building where it meets the sidewalk, retail uses area proposed including a restaurant and wine bar. Storefronts that had been removed along the street edge will be reintroduced along Pine, Ocean and Seaside Way to enhance the connection between the upper Pine Avenue entertainment district and the Convention Center & Pike retail development. The proposed renovations will follow the Secretary of the Interior's Standards for Historic Preservation and will include a seismic retrofit. Parking for residential tenants will remain on the 4th & 5th floors but will be restriped to reduce the number of tandem stalls and account for new concrete shear walls. Multiple common area roof decks and patios will be located throughout the building to provide open space for tenants.

PROJECT PROGRAM

- 74 dwelling units, including 7 ground level loft units
- Approximately 4,000 sqft of tenant storage, laundry room, lobby and leasing office space.
- Approximately 12,500 sqft. of Retail & Restaurant / Wine Bar
- 83 parking stalls, enclosed and covered in the building, for the use residential tenants. The existing 4th and 5th floors, currently used for parking, will be re-striped to reduce the amount of tandem stalls.

DESIGN OPPORTUNITIES & CONSTRAINTS

- The project serves as a "missing link" in the streetscape environment and connects the upper downtown area to the Convention Center/Pike Area. Providing new storefront elements and a sense of human scale to activate Pine would go a long way to enhance this connection. However, the grade change along Pine poses a slight challenge.
- The revitalization of the building will only be possible through improved economic performance that comes with a change of use to a residential occupancy. The existing shallow floor plate depths are more conducive to an office use than a residential use. Balancing the preservation of character-defining corridors and stairs with the desire to create conventional depth units will be important.
- The preservation of historic fabric is a challenge as it typically isn't located in an ideal place on any given floor plate. However, this historic fabric is incredibly unique and could not be recreated today without going to incredible expense. Incorporation of this fabric into the proposed design will improve the desirability of the common spaces within the building.
- Activation of the walkway (Ocean Walk) located behind the building is key to improving public safety. While this walkway is not located on the subject property, landscaping, lighting and other human-scale elements can be introduced to improve safety and walkability.
- As the building was built in the late 1920's, the existing parking layouts and spacing of structural elements do not meet today's standards. The existing garage is also heavily dependent on tandem stalls which are not ideal for the proposed residential use. Developing a successful strategy to provide as many single stalls for residential use while maintaining maneuverability will be critical to the success of the project.
- The numerous flat roof surfaces located throughout the upper floors provide the opportunity to create a variety of outdoor common areas that capture views. However, the existing exiting components from these areas may limit sizes and occupancies.

DESIGN APPROACH

- Preserve historic character by following the Secretary of the Interior's Standards for Historic Preservation
- Maintain exterior envelope as much as possible, including the preservation of original windows, parapets, turrets and finishes. Where new elements are introduced (such as balconies or rooftop amenity rooms) either minimize their appearance (new balconies) or differentiate the style (rooftop amenity room).
- Preserve historic fabric in common and circulation areas. Differentiate unit interiors by using sleek lines and finish materials that are complimentary, but not identical, to historic fabric in the corridors.
- Re-establish storefronts, canopies and retail signage to activate the streetscape. It would be a challenge to completely recreate the original storefront materials, but we are proposing materials that are complimentary to the original design intent and will result in better overall performance.
- Provide a connection between ground-floor loft units and the pedestrian walkway at the rear of the building and introduce human-scale elements, planting and lighting to improve safety. Design for this neglected 4th facade.
- Design roof decks where the occupiable area can be scaled while maintaining functionality.

LOT AREA

Combined Lot K (Por.) & Lot 35	12,666 sqft.
Lot 36	4,516 sqft.
TOTAL LOT AREA	17,182 sqft.

BUILDING AREAS

Floor Level	Use	Existing GSF	Proposed GSF
1st Floor / Seaside Level	Retail / Dining / Residential / Mechanical	16,982	16,982
2nd Floor / Pine Level	Retail / Residential / Lobby	17,503	15,226
3rd Floor / Ocean Level	Restaurant / Residential /Main Lobby	19,620	19,620
4th Floor / P1	Parking	14,380	14,380
5th Floor / P2	Parking	19,131	19,131
6th Floor	Residential / Outdoor Areas	14,462	14,462
7th Floor	Residential / Main Roof Deck	9,576	10,473
8th Floor	Residential	9,576	9,576
9th Floor	Residential / Outdoor Area	6,365	6,365
10th Floor	Residential / Outdoor Area	3,281	3,281
11th Floor	Residential	3,108	3,108
12th Floor	Residential	3,108	3,108
13th Floor / Penthouse 1	Residential	1,656	1,656
14th Floor / Penthouse 2	Residential	1,656	1,656
15th Floor / Cupola	Residential / Mechanical	1,388	1,388
TOTALS		141,792	140,412

Note: Difference in floor areas is a result of removing part of 2nd floor slab to create loft units and the addition of the rooftop Amenity Room at the 7th Floor roof deck.

DENSITY

PD-6 (4) ZONE	Lot Area	Allowable	Proposed
100 DU /Acre	17,182 sqft. (.394 ac)	39 units	74 units

Note: Adaptive Re-Use Ordinance sets standards for minimum residential unit sizes in lieu of density.

Adaptive Re-Use Ordinance	Proposed Min. Unit Size	Proposed Average Unit Size
Minimum Unit Size: 450 sf Total Project Average Unit Size: 700 sf	520 sqft.	916 sqft.

*Project meets Adaptive Re-Use Ordinance Standards as proposed

ALLOWABLE HEIGHT

PD-6 (4) ZONE	Allowable	Existing
	420' Max.	193' (top of cupola)
Height Limit w/in 30' of Ocean Blvd. Property Line:	150'	+/- 90' (top of parapet)

Note: Adaptive Re-Use Ordinance exempts existing building from height limit standards of the current code.

SETBACKS

PD-6 (4) ZONE	Allowable	Existing
North Elevation (Ocean Blvd.)	0'	0'
East Elevation (Pine Ave)	0'	0'
South Elevation (Seaside Way)	0'	0'
West Elevation (common property line)	0'	0'

Note: Adaptive Re-Use Ordinance exempts existing building from setback standards of the current code.

AREAS BY USE

Use	Gross Floor Area	Net Rentable/Usable Area
Residential	86,157	67,785
Indoor Residential Amenity Space		1,147
Lobby / Leasing Office		1,925
Bicycle Parking		681
Eating / Drinking Establishment	7,166	7,166
Retail (Note: 2nd Fl. Retail may be designated restaurant use)	5,349	5,349
Parking	33,776	0
Building Mechanical / Utility	5,478	0
TOTALS:	137,926	84,355

Note: Difference in Gross Floor Area listed above and Proposed Gross Floor Area in FAR calc is that elevator shafts are excluded in the GFA listed above.

UNIT MIX

Unit Type	# of Units	% of Mix
Loft	7	9.5%
Studio / Open 1-Bed (constitutes Studio - no demised bedroom)	22	29.7%
1 Bedroom	23	31.1%
2 Bedroom	22	29.7%
TOTALS:	74	100%

RESIDENTIAL OFF-STREET PARKING REQUIREMENTS

PD-6 (4) ZONE	Parking Requirement	Required
Loft	1.0 Per Unit (no bedrooms)	7
Studio / Open 1-Bed	1.0 Per Unit (no bedrooms)	22
1 Bedroom	2.0 Per Unit	46
2 Bedroom	2.0 Per Unit	44
Retail Uses (incl. eating/drinking establishments)	4/1000 sqft. usable floor area	50
	TOTAL REQ'D FOR PROPOSED USES: (PD-6 CODE)	169 stalls
	Stalls Proposed:	83
	Diff. in Conforming w/ PD-6 Code:	-86 stalls
EXISTING Office Use Required - PD-6 Zone (69,108 sqft. of usable area)	3/1000 sqft. usable floor area	207
EXISTING Retail Use Required - PD-6 Zone (10,269 sqft. of usable area)	4/1000 sqft. usable floor area	41
	TOTAL REQ'D FOR EXISTING USES: (PD-6 CODE)	248 stalls
	Existing Stalls:	91
	Diff. in Conforming w/ PD-6 Code:	-157 stalls

*Conversion to proposed Residential Use from existing Retail & Office Uses improves current amount of under parking by 71 stalls under current PD-6 code.

Adaptive Re-Use Ordinance (Not in Impacted Parking Area)	Existing Stalls	Proposed Residential Stalls
No Add'l. On-Site Parking Req'd for conversion to residential use.	91	83 (incl. disabled stalls)
	Required Stalls	Proposed Stalls
Non-Residential Area Parking = 1/1,000 sqft. (first 6,000 sf exempt)	7	0 Commerical Stalls

Parking reduction from existing due to removal of tandem stalls and conversion to single stalls. See Appendix A

BIKE PARKING

	Required	Provided	+/-
PD-6 (4) Zone (bike parking not specified)	0	18	18
R-4 Zone (bike parking not specified)	0	18	18
PD-30 Zone (1 per 5 units, 1 per 7,500 sf retail)	17	18	1

Note: While PD-6 is silent on bike parking requirements, 18 bike parking stalls meet other similar zoning designations

OPEN SPACE REQUIRED (See Diagrams)

PD-6 DOES NOT ADDRESS OPEN SPACE REQUIREMENTS				
R-4 Zoning Requirements	Per Unit	Units	Required SF	Provided SF
TOTAL Open Space Required	150 sqft.	74	11,100	9,754
50% Common Req'd.			5,550	6,557
50% Private Req'd.			5,550	3,842

Note: Metal balconies attached to building facade do not meet minimum dimension requirements for R-4 private open space and are not included. Private decks at roof levels are included at a max area of 150 sf / unit.

R-30 Zoning Requirements		Lot Area	Required SF	Provided SF
TOTAL Open Space Required	15% Lot Area	17,182 sf	2,577	9,754
Common Indoor Open Space			500	834
Private Open Space (Min. 50% of units)	36 min. sf/unit 150 max. sf/unit counted		1,332	1,998

Note: Metal balconies attached to building facade meet minimum dimension requirements for R-30 private open space and are included in addition to private decks at roof levels.

Open Space Diagram Legend

	Common Outdoor Open Space
	Common Indoor Open Space
	Private Open Space

Note: Final overall size of Common Outdoor Open Space roof decks and area of occupiable areas will require coordination with and confirmation by Building & Fire Departments

OPEN SPACE DIAGRAMS





LBMC 16.52.370 - The Ocean Center Building

General guidelines and standards for any changes. The Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings is incorporated by reference, and the following additional guidelines are adopted by the Cultural Heritage Commission:

1. The building's exterior, its massing, stepped setbacks, central tower, turrets, parapets and exterior ornamentation are its most significant elements. Any changes (including change in color and/or replacement of windows), alterations, additions or other modifications to the exterior of the building shall require a Certificate of Appropriateness from the Cultural Heritage Commission.
2. The entryway and lobby corridor contain important historic design and material features that should be maintained and preserved without alteration. These are: the marble terrazzo floor, painted entryway ceiling, marble walls and wainscot and mahogany wood panels. Modifications for maintenance and restoration shall be approved. Other modifications and replacement of existing features shall require a Certificate of Appropriateness.
3. Users of the office space above the public lobby are encouraged to retain the original "antique" architectural components, such as original mahogany doors, because the retention of these features adds considerable value to the entire building.
4. Original exterior site features, such as the large palm tree in front, the front lawn, and exterior stairs with railings, are to be maintained. Applications for modifications and replacement shall require a Certificate of Appropriateness.
5. Any alterations, modifications or repair of the above structure shall be done so in keeping with its historic character. No environmental changes shall be allowed unless a Certificate of Appropriateness has been applied for and approved by the Cultural Heritage Committee or by the City Planning Commission, upon appeal, authorizing such environmental changes.

APPROACH TO HISTORIC PRESERVATION

As the applicant has selected to follow the Secretary of the Interior's Standards for Historic Preservation, the character-defining features of the existing structure will be preserved and incorporated as design features of the proposed project.

Building Exterior

The stepped-massing of the building envelope will remain without significant alteration or addition. Original exterior details such as the windows, turrets, parapets, and other details will be preserved and reconditioned/ repaired where damaged. Additions to the exterior will be minimized and differentiated where appropriate. The new rooftop amenity room on the 7th Floor will be setback from the facade and will feature a low-profile roof to minimize its appearance from the street. It will be designed in a contemporary style to differentiate it from other original exterior elements. Private balconies will be added to the rear of the building and will be designed to appear similar to the existing fire escapes with tube steel railings and closely spaced metal floor decking to minimize their appearance. Existing fire escape balconies may be continued up an additional level (where appropriate) to align with the roof and provide for safer egress from roof decks.

Interiors

At the interior of the building, much of the original fabric has remained without significant alteration. Existing common and circulation areas originally open to the public, such as entry lobbies, stairwells, upper-floor elevator lobbies and main corridors will be preserved. The marble wainscoting, wood trim and elevator surrounds in existing corridors and stairwells will be retained, and original entry doors with transoms be reused as unit entry doors. Existing circulation patterns will be maintained between the two main stairwells and alterations, such as fire doors used to enclose the stairwells, will be designed to minimize their visual impact, as stated in the letter from the State Office of Historical Preservation. Where the ends of corridors are proposed to be truncated, the existing flooring patterns are to be incorporated into individual unit layouts. Units will feature modern, yet contemporary finished and will have soffited areas at the rear of the unit (kitchens and bathrooms) to hide plumbing and mechanical equipment. Areas of the unit closer to the perimeter of the building, such as living rooms and bedrooms, will have exposed concrete ceilings.

Streetscape

To enhance the walkability of the neighborhood, storefronts will be re-established to replace sections of the original storefront that have been filled with solid walls or replaced with glazing systems that do not match the historic character of the building. Narrow-profile storefront systems with recessed entry doors, fabric canopies and vertical blade signage will all be reintroduced in a style similar to what originally existed at the retail spaces along Ocean, Pine and Seaside Way. Outdoor seating for the restaurant is proposed at the terraced area in front of the building adjacent to Victory Park at the Ocean Boulevard level. For the former retail spaces along Pine Avenue, two alternatives are proposed and will depend on the type of tenant. Should a retail tenant occupy the commercial space, the original line of the storefronts, including the recessed entries, will be re-established. Should an eating or drinking establishment take the space, the entirety of the storefronts will be recessed between column bays to provide outdoor seating areas adjacent to the sidewalk.

At the rear of the building, along the existing pedestrian walkway, new loft units are proposed where shop storefronts were originally located. Landscaping improvements will be provided by the adjacent development, but the design of such improvements will be done in collaboration with this project.

Seismic Retrofit

The seismic retrofit of the building will require the addition of multiple lateral force-resisting structural elements in the form of concrete shear walls, wall footings and column jacketing. These elements were developed and located in coordination with the Structural Engineer of the Project and are shown in this submittal as a dark-shaded hatch. Attention was paid to located these elements in a manner that would not conflict with character-defining fabric, such as being visible from the exterior, lobby or upper floor corridor.

PRECEDENT IMAGES

UNIT INTERIORS



UNIT SOFFITING AND LIGHTING



WELL PROPORTIONED SHALLOW-DEPTH UNITS



EXPOSED CEILINGS & WOOD FLOORING

STREETSCAPE / RETAIL / REAR WALKWAY



LARGE OPEN STOREFRONTS & SIGNAGE AT RETAIL SPACES



RETAIL CANOPIES APPLIED TO HISTORIC FACADES



UNIT ENTRIES W/ MIX OF CONTEMPORARY ELEMENTS & PLANTING

ROOF DECK OPEN SPACES



ROOFTOP AMENITY ROOM W/ CONTEMPORARY STYLE



RAISED PLANTERS AND SCREENING PLANTING



DECK SPACES USED FOR OUTDOOR FITNESS

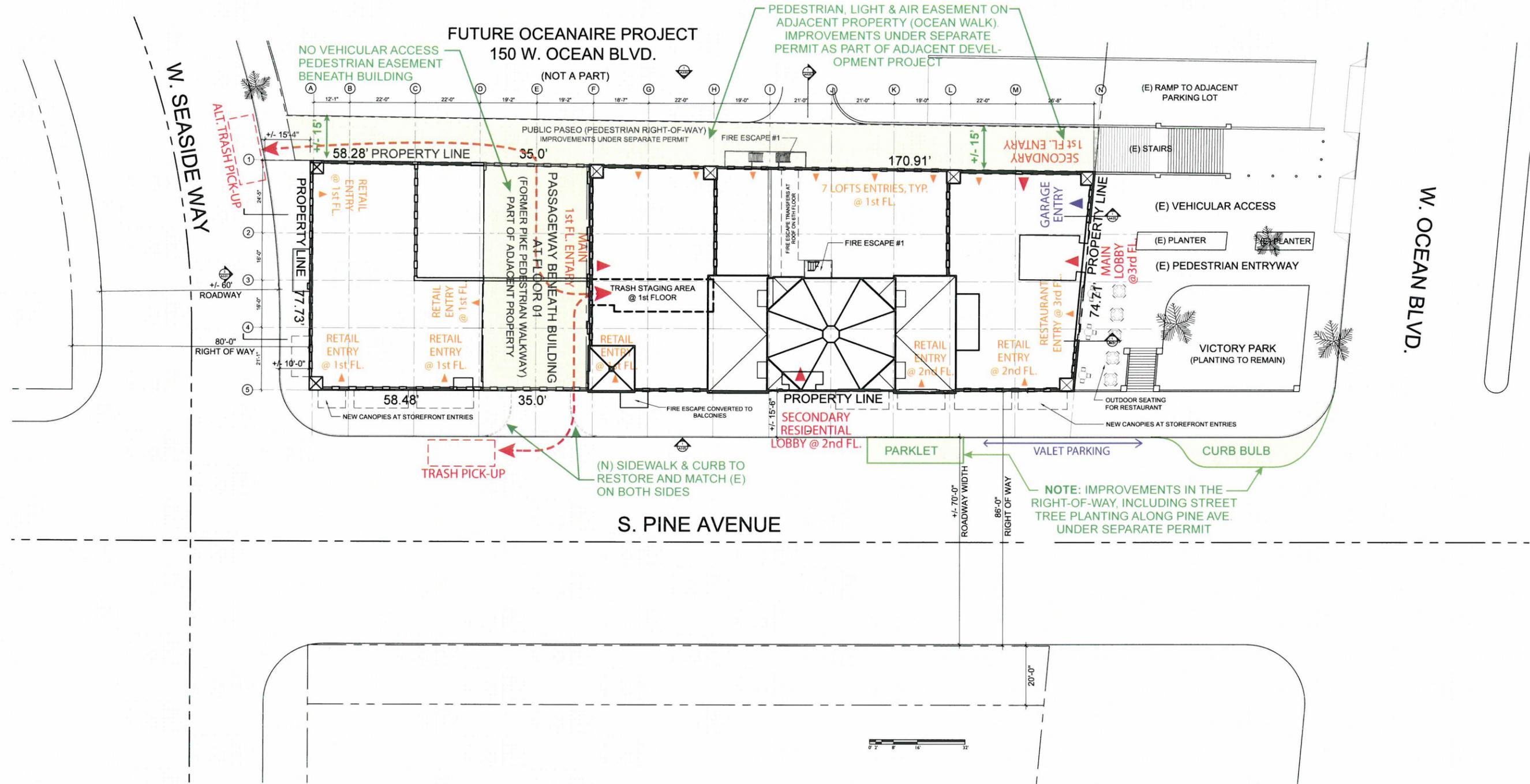
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LEVY AFFILIATED

OCEAN CENTER BUILDING
110 W. OCEAN BLVD, LONG BEACH, CA 90802



SITE PLAN

GENERAL NOTES

1. PROTECT ALL EXISTING TERRAZZO FLOORS, MARBLE WAINSCOT, WOOD CORNICE, GLASS AND WOOD FRAMED DOORS, WITHIN THE HISTORICAL CORE CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES DURING DEMOLITION AND CONSTRUCTION.
2. PROTECT (E) GLAZING SYSTEM ON ALL FLOORS DURING DEMOLITION.

DEMOLITION NOTES

1. EXISTING ORG. WALLS, WIN. & COLUMN TO REMAIN
2. EXISTING NON-ORIGINAL AND INTERIOR PARTITION WALLS TO BE REMOVED
3. EXISTING ORIGINAL WALLS TO BE REMOVED
4. REMOVE (E) NON-ORIGINAL STOREFRONT OR WALL FILL FOR (N) STOREFRONT AT ORIGINAL OPENINGS
5. EXISTING FLOOR OPENING TO BE FILLED
6. REMOVE EXISTING SLAB FOR NEW OPENING
7. EXISTING STAIR TO REMAIN, HAND RAIL AND GUARD RAIL TO REMAIN
8. EXISTING STAIR TO BE REMOVED AND FILL OPENING
9. EXISTING OPENING IN SLAB TO REMAIN
10. EXISTING FIRE ESCAPE TO REMAIN, STRUCTURAL RETROFIT AS NEEDED PER STRUCTURAL DRAWINGS
11. SAVE (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS, FRAMES, WOOD MOUNDING AND TRIM, TO BE USED AS UNIT ENTRY DOORS, TYP.
12. PRESERVED (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS AND FRAMES AND MAKE THEM NON-OPEARABLE W/ (N) RATED WALL BEHIND, TYP.
13. (N) WALL NEED TO MATCH (E) WALL IF WITHIN THE ORG. CORRIDOR, WITH INCORPORATED ORG. MARBLE WAINSCOT & WOOD CORNICE
14. DEMO 1-1/2" AROUND (E) CONC. COLUMN & PREP FOR SHOTCRETE PER STRUCT.
15. REMOVE (E) PLUMB. FIXTURES, PARTITIONS & FLOOR TILES, MAY BE REUSED ELSEWHERE IN THE BLDG. T.B.D

LEGEND

- (E) FLOOR OPENING TO BE CLOSED - MATCH (E) SLAB
- (E) OPENING TO REMAIN
- REMOVE (E) SLAB - FOR (N) OPENING
- REMOVE (E) NON-ORIGINAL FILL OF SLAB
- ADD (N) RAISED FLOORING
- REMOVE (E) NON-ORIGINAL EXTERIOR WALL TO RESTORE HISTORICAL OPENINGS
- REMOVE (E) NON-ORIGINAL OR PARTITION WALLS
- REMOVE (E) ORIGINAL WALLS
- FILL IN (E) OPENING TO MATCH (E) WALL
- (E) EXT. WALLS AND COLUMNS TO REMAIN

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OCEAN CENTER BUILDING
 110 W. Ocean Blvd.
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 Owner: 110 Ocean LP
 201 Wilshire Blvd, 2nd Floor
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ISSUED & REVISED

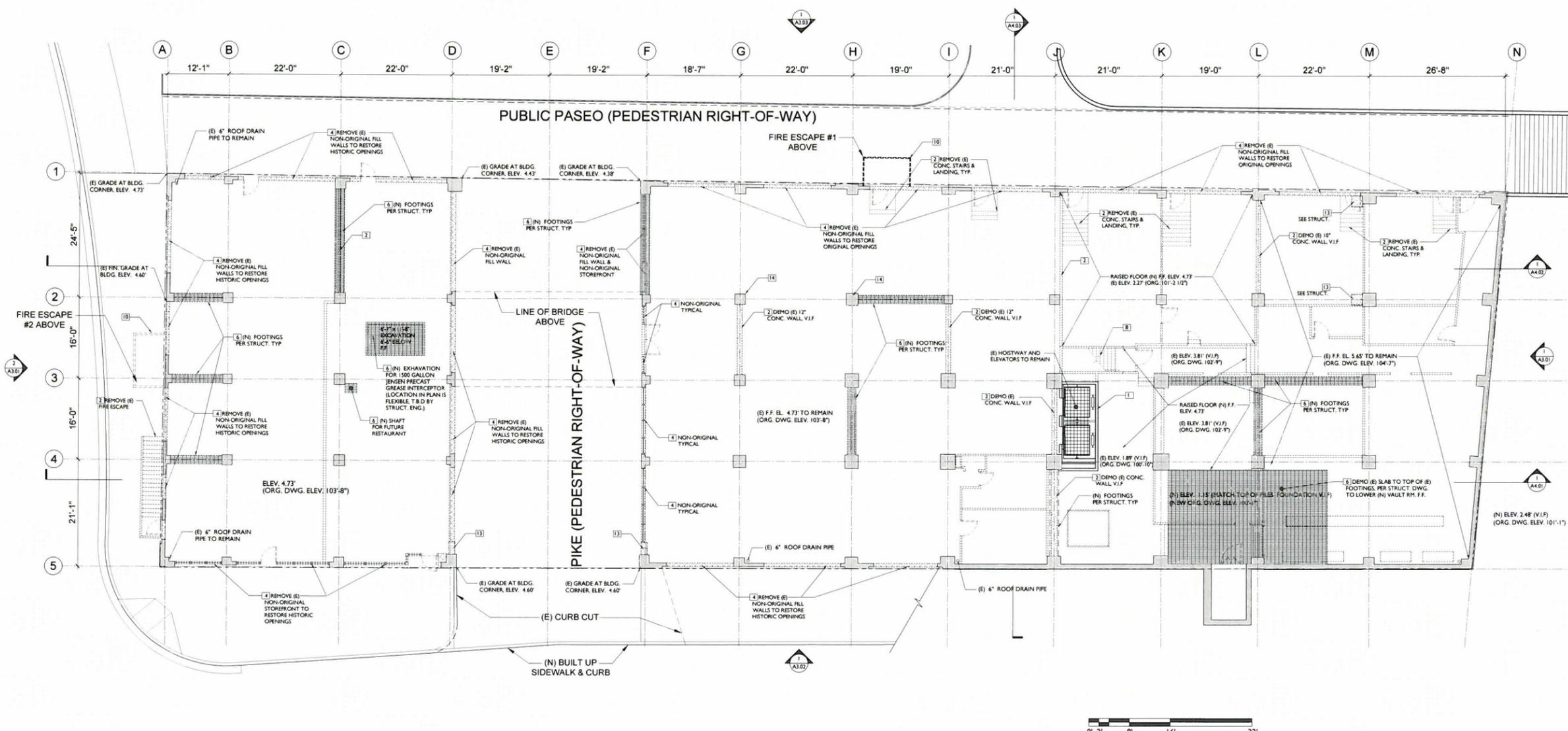
No.	Date	Description
1	03/06/14	CONCEPTUAL SITE PLAN
2	09/16/14	SITE PLAN REVIEW SUBMITTAL

THE PROJECT DOCUMENTS INCLUDING THE DRAWINGS, SPECIFICATIONS AND OTHER MATERIALS HAVE BEEN PREPARED BY THE ARCHITECT AS INSTRUMENTS OF THEIR PROFESSIONAL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND SHALL RETAIN ALL COPYRIGHT LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT FOR USE. THE OWNER SHALL BE PERMITTED TO RETAIN RECORD COPIES OF PROJECT DOCUMENTS FOR INFORMATIONAL PURPOSES AND FOR USE IN CONNECTION WITH THE CONSTRUCTION AND OCCUPANCY OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS FOR OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY WRITTEN AGREEMENT AND WITH COMPENSATION TO THE ARCHITECT.

NOT FOR CONSTRUCTION

FIRST FLOOR DEMOLITION PLAN

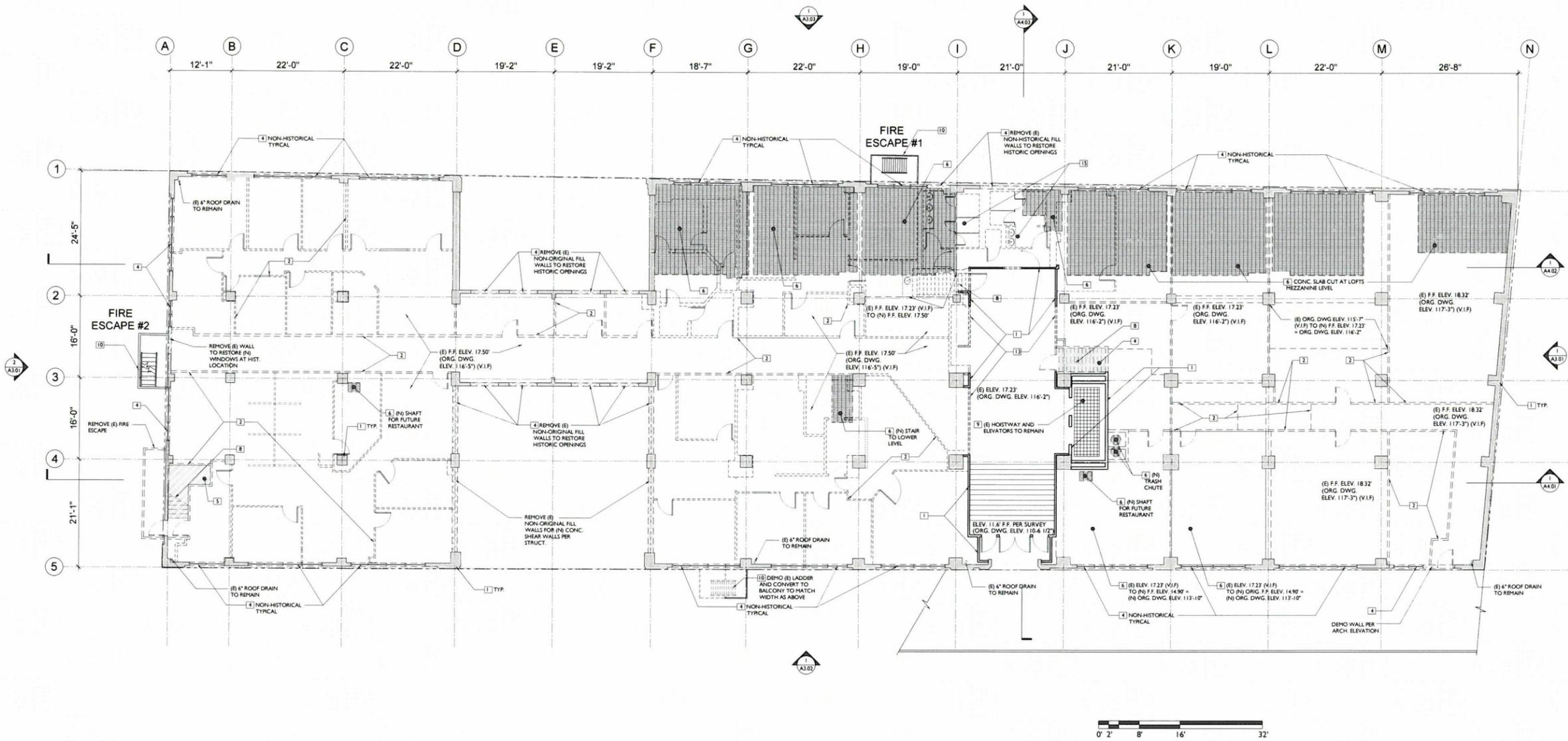
PROJECT NO.	1302
DATE	9/16/2014
FILE NAME	
SCALE	
SHEET NO.	



1 FIRST FLOOR DEMO PLAN

3/32" = 1'-0"

A1.01



GENERAL NOTES

1. PROTECT ALL EXISTING TERRAZZO FLOORS, MARBLE WAINSCOT, WOOD CORNICE, GLASS AND WOOD FRAMED DOORS, WITHIN THE HISTORICAL CORE CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES, DURING DEMOLITION AND CONSTRUCTION.
2. PROTECT (E) GLAZING SYSTEM ON ALL FLOORS DURING DEMOLITION.

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12. PRESERVED (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS AND FRAMES AND MAKE THEM NON-OPERABLE WITH (N) RATED WALL BEHIND. TYP.
13. (N) WALL, NEED TO MATCH (E) WALL IF WITHIN THE ORG. CORRIDOR, WITH INCORPORATED ORG. MARBLE WAINSCOT & WOOD CORNICE
14. DEMO 1'-1/2" AROUND (E) CONC. COLUMN & PREP FOR SHOTCRETE PER STRUCT.
15. REMOVE (E) PLUMB, FIXTURES, PARTITIONS, & FLOOR TILES. MAY BE REUSED ELSEWHERE IN THE BLDG. T.B.D

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SECOND FLOOR DEMOLITION PLAN

PROJECT NO.	1302
DATE	9/16/2014
FILE NAME	
SCALE	
SHEET NO.	

1 SECOND FLOOR PLAN / PINE LEVEL

3/32" = 1'-0"

A1.02

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- REMOVE (E) NON-ORIGINAL EXTERIOR WALL TO RESTORE HISTORICAL OPENINGS
- REMOVE (E) NON-ORIGINAL OR PARTITION WALLS
- REMOVE (E) ORIGINAL WALLS
- FILL IN (E) OPENING TO MATCH (E) WALL
- (E) EXT. WALLS AND COLUMNS TO REMAIN

DAVID LAWRENCE GRAY ARCHITECTS



OCEAN CENTER BUILDING
 110 W. Ocean Blvd.
 Long Beach, CA 90802
 Owner: 110 Ocean LP
 201 Wilshire Blvd, 2nd Floor
 Santa Monica, CA 90401

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No.	Date	Description
1	03/06/14	CONCEPTUAL SITE PLAN
2	09/16/14	SITE PLAN REVIEW SUBMITTAL

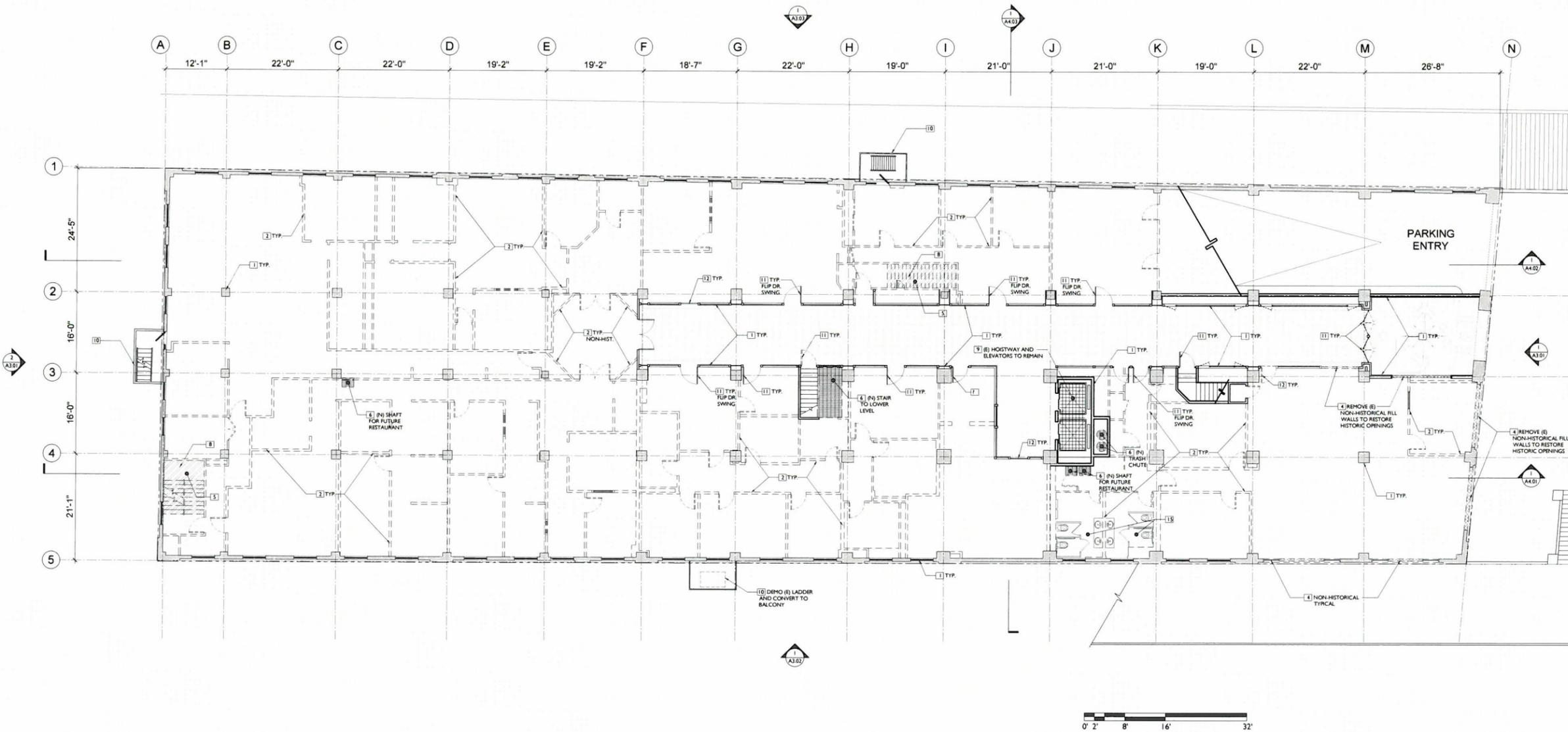
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NOT FOR CONSTRUCTION

THIRD FLOOR DEMOLITION PLAN

PROJECT NO.	1302
DATE	9/16/2014
FILE NAME	
SCALE	
SHEET NO.	

3/32" = 1'-0"



1 THIRD FLOOR PLAN / OCEAN LEVEL

GENERAL NOTES

1. PROTECT ALL EXISTING TERRAZZO FLOORS, MARBLE WANSCOT, WOOD CORNICE, GLASS AND WOOD FRAMED DOORS, WITHIN THE HISTORICAL CORE CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES DURING DEMOLITION AND CONSTRUCTION.
2. PROTECT (E) GLAZING SYSTEM ON ALL FLOORS DURING DEMOLITION.

DEMOLITION NOTES

1. EXISTING ORG. WALLS, WIN. & COLUMN TO REMAIN
2. EXISTING NON-ORIGINAL AND INTERIOR PARTITION WALLS TO BE REMOVED
3. EXISTING ORIGINAL WALLS TO BE REMOVED
4. REMOVE (E) NON-ORIGINAL STOREFRONT OR WALL FILL FOR (N) STOREFRONT AT ORIGINAL OPENINGS
5. EXISTING FLOOR OPENING TO BE FILLED
6. REMOVE EXISTING SLAB FOR NEW OPENING
7. EXISTING STAIR TO REMAIN, HAND RAIL AND GUARD RAIL TO REMAIN
8. EXISTING STAIR TO BE REMOVED AND FILL OPENING.
9. EXISTING OPENING IN SLAB TO REMAIN.
10. EXISTING FIRE ESCAPE TO REMAIN, STRUCTURAL RETROFIT AS NEEDED PER STRUCTURAL DRAWINGS
11. SAVE (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS, FRAMES, WOOD MOUNDING AND TRIM, TO BE USED AS UNIT ENTRY DOORS, TYP.
12. PRESERVED (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS AND FRAMES AND MAKE THEM NON-OPERABLE W/ (N) RATED WALL BEHIND, TYP.
13. (N) WALL NEED TO MATCH (E) WALL IF WITHIN THE ORG. CORRIDOR, WITH INCORPORATED ORG. MARBLE WANSCOT & WOOD CORNICE.
14. DEMO 1-1/2" AROUND (E) CONC. COLUMN & PREP FOR SHOTCRETE PER STRUCT.
15. REMOVE (E) PLUMB. FIXTURES, PARTITIONS & FLOOR TILES, MAY BE REUSED ELSEWHERE IN THE BLDG. T.B.D

LEGEND

- (E) FLOOR OPENING TO BE CLOSED - MATCH (E) SLAB
- (E) OPENING TO REMAIN
- REMOVE (E) SLAB - FOR (N) OPENING
- REMOVE (E) NON-ORIGINAL FILL OF SLAB
- ADD (N) RAISED FLOORING
- REMOVE (E) NON-ORIGINAL EXTERIOR WALL TO RESTORE HISTORICAL OPENINGS
- REMOVE (E) NON-ORIGINAL OR PARTITION WALLS
- REMOVE (E) ORIGINAL WALLS
- FILL IN (E) OPENING TO MATCH (E) WALL
- (E) EXT. WALLS AND COLUMNS TO REMAIN

DAVID LAWRENCE GRAY ARCHITECTS



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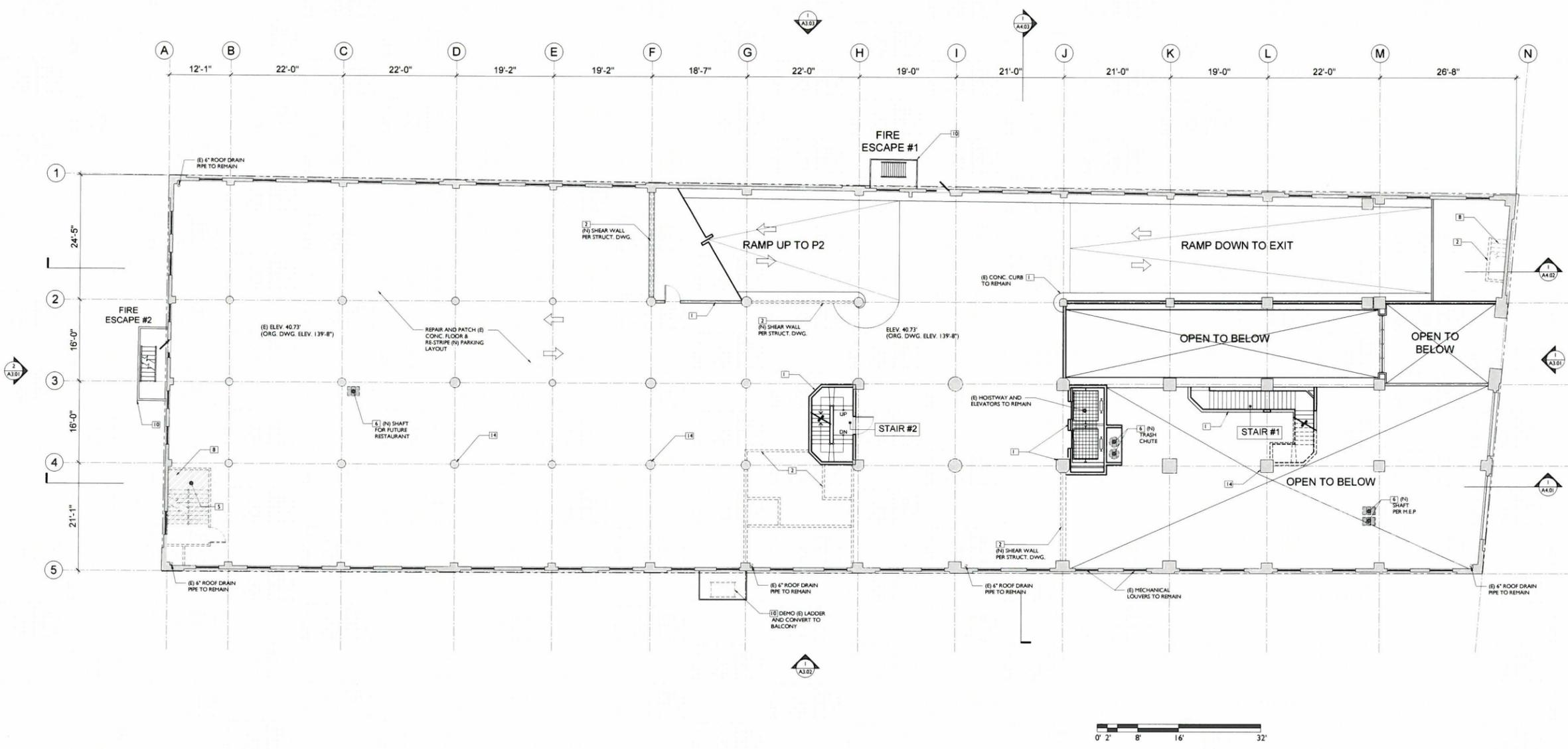
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2	09/16/14	SITE PLAN REVIEW SUBMITTAL

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NOT FOR CONSTRUCTION

FOURTH FLOOR DEMOLITION PLAN

PROJECT NO.	1302
DATE	9/16/2014
FILE NAME	
SCALE	
SHEET NO.	



1 FOURTH FLOOR PLAN / PINE LEVEL

3/32" = 1'-0"

GENERAL NOTES

1. PROTECT ALL EXISTING TERRAZZO FLOORS, MARBLE WAINSCOT, WOOD CORNICE, GLASS AND WOOD FRAMED DOORS, WITHIN THE HISTORICAL CORE CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES DURING DEMOLITION AND CONSTRUCTION.
2. PROTECT (E) GLAZING SYSTEM ON ALL FLOORS DURING DEMOLITION.

DEMOLITION NOTES

1. EXISTING ORG. WALLS, WIN., & COLUMN TO REMAIN.
2. EXISTING NON-ORIGINAL AND INTERIOR PARTITION WALLS TO BE REMOVED.
3. EXISTING ORIGINAL WALLS TO BE REMOVED.
4. REMOVE (E) NON-ORIGINAL STOREFRONT OR WALL FILL FOR (N) STOREFRONT AT ORIGINAL OPENINGS.
5. EXISTING FLOOR OPENING TO BE FILLED.
6. REMOVE EXISTING SLAB FOR NEW OPENING.
7. EXISTING STAIR TO REMAIN. HAND RAIL AND GUARD RAIL TO REMAIN.
8. EXISTING STAIR TO BE REMOVED AND FILL OPENING.
9. EXISTING OPENING IN SLAB TO REMAIN.
10. EXISTING FIRE ESCAPE TO REMAIN. STRUCTURAL RETROFIT AS NEEDED PER STRUCTURAL DRAWINGS.
11. SAVE (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS, FRAMES, WOOD MOUNDING AND TRIM, TO BE USED AS UNIT ENTRY DOORS, TYP.
12. PRESERVED (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS AND FRAMES AND MAKE THEM NON-OPERABLE W/ (N) RATED WALL BEHIND, TYP.
13. (N) WALL NEED TO MATCH (E) WALL IF WITHIN THE ORG. CORRIDOR WITH INCORPORATED ORG. MARBLE WAINSCOT & WOOD CORNICE.
14. DEMO 1-1/2" AROUND (E) CONC. COLUMN & PREP FOR SHOTCRETE PER STRUCT.
15. REMOVE (E) PLUMB. FIXTURES, PARTITIONS & FLOOR TILES. MAY BE REUSED ELSEWHERE IN THE BLDG. T.B.D

LEGEND

- (E) FLOOR OPENING TO BE CLOSED - MATCH (E) SLAB
- (E) OPENING TO REMAIN
- REMOVE (E) SLAB - FOR (N) OPENING
- REMOVE (E) NON-ORIGINAL FILL OF SLAB
- ADD (N) RAISED FLOORING
- REMOVE (E) NON-ORIGINAL EXTERIOR WALL TO RESTORE HISTORICAL OPENINGS
- REMOVE (E) NON-ORIGINAL OR PARTITION WALLS
- REMOVE (E) ORIGINAL WALLS
- FILL IN (E) OPENING TO MATCH (E) WALL
- (E) EXT. WALLS AND COLUMNS TO REMAIN

DAVID LAWRENCE GRAY ARCHITECTS



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2	09/16/14	SITE PLAN REVIEW SUBMITTAL

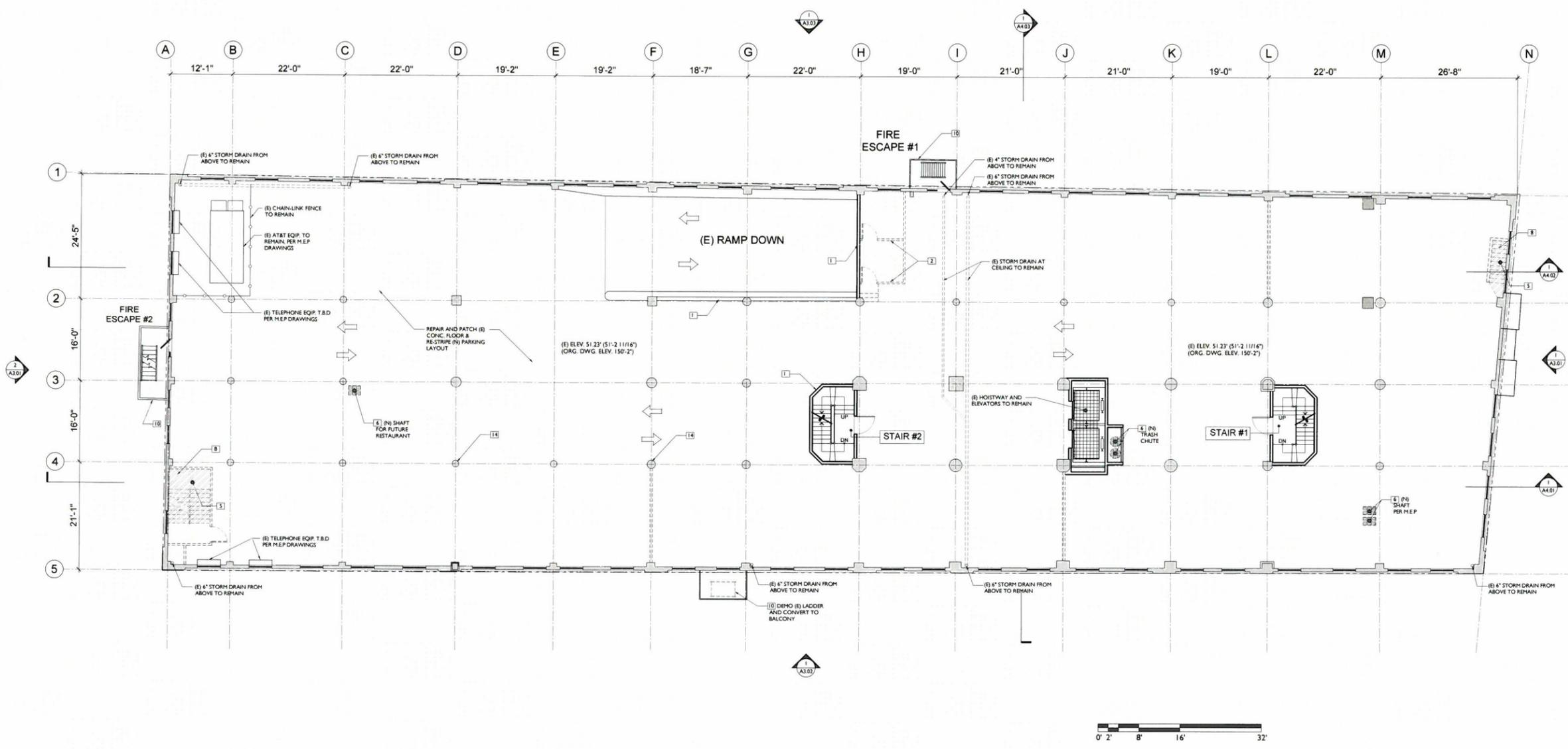
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NOT FOR CONSTRUCTION

FIFTH FLOOR DEMOLITION PLAN

PROJECT NO.	1302
DATE	9/16/2014
FILE NAME	
SCALE	
SHEET NO.	

AI.05



1 FIFTH FLOOR PLAN / PINE LEVEL

3/32" = 1'-0"



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No.	Date	Description
1	03/06/14	CONCEPTUAL SITE PLAN
2	09/16/14	SITE PLAN REVIEW SUBMITTAL
3	02/20/14	SITE PLAN REVIEW REVISION

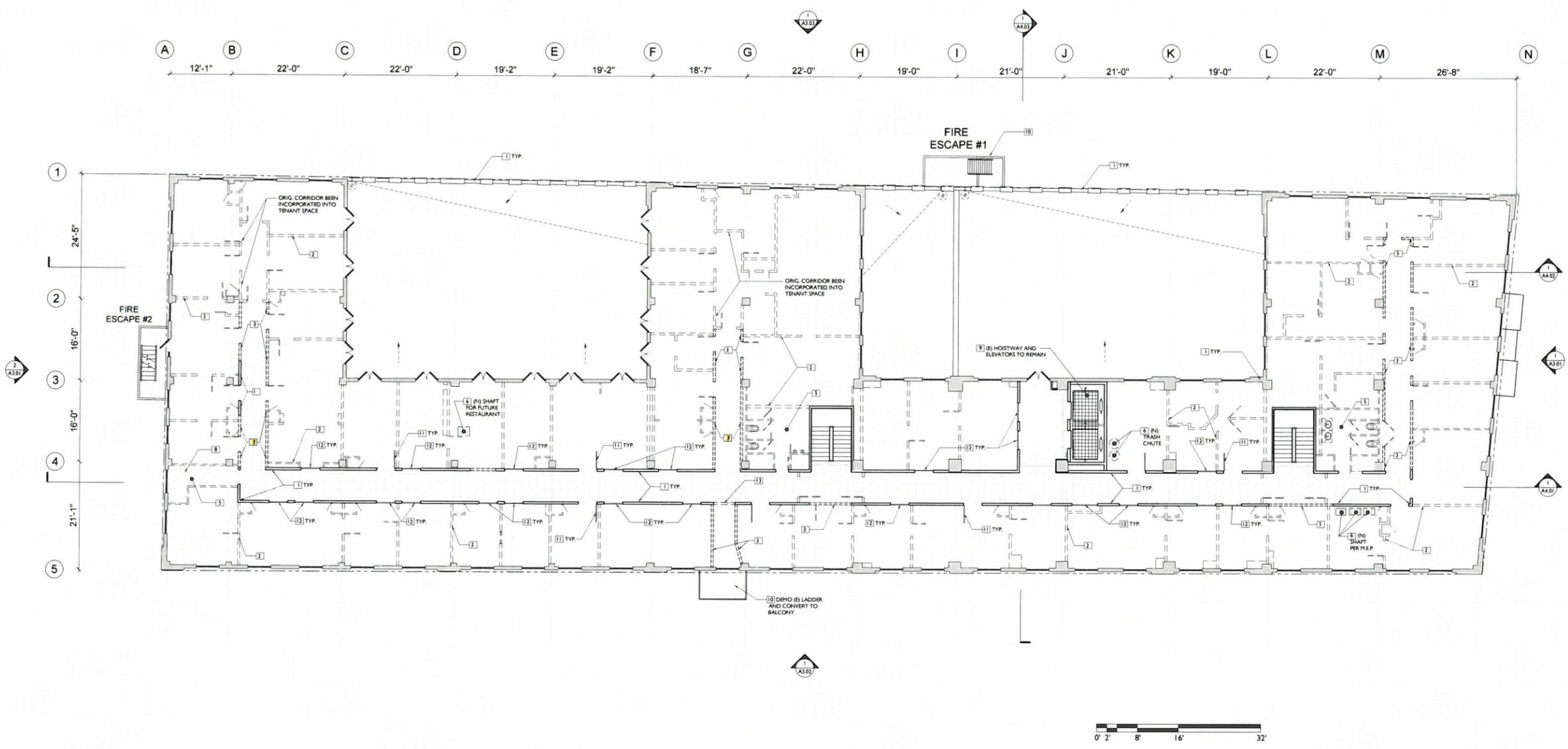
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NOT FOR CONSTRUCTION

SIXTH FLOOR DEMOLITION PLAN

PROJECT NO.	1302
DATE	10/29/2014
FILE NAME	
SCALE	
SHEET NO.	

- GENERAL NOTES**
- PROTECT ALL EXISTING TERRAZZO FLOORS, MARBLE WAINSCOT, WOOD CORNICE, GLASS AND WOOD FRAMED DOORS, WITHIN THE HISTORICAL CORE CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES DURING DEMOLITION AND CONSTRUCTION.
 - PROTECT (E) GLAZING SYSTEM ON ALL FLOORS DURING DEMOLITION.
- DEMOLITION NOTES**
- EXISTING ORG. WALLS, WIN. & COLUMN TO REMAIN
 - EXISTING NON-ORIGINAL AND INTERIOR PARTITION WALLS TO BE REMOVED
 - EXISTING ORIGINAL WALLS TO BE REMOVED
 - REMOVE (E) NON-ORIGINAL STOREFRONT OR WALL FILL FOR (N) STOREFRONT AT ORIGINAL OPENINGS
 - EXISTING FLOOR OPENING TO BE FILLED
 - REMOVE EXISTING SLAB FOR NEW OPENING
 - EXISTING STAIR TO REMAIN, HAND RAIL AND GUARD RAIL TO REMAIN
 - EXISTING STAIR TO BE REMOVED AND FILL OPENING
 - EXISTING OPENING IN SLAB TO REMAIN
 - EXISTING FIRE ESCAPE TO REMAIN, STRUCTURAL RETROFIT AS NEEDED PER STRUCTURAL DRAWINGS
 - SAVE (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS, FRAMES, WOOD MOUNDING AND TRIM, TO BE USED AS UNIT ENTRY DOORS, TYP.
 - PRESERVED (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS AND FRAMES AND MAKE THEM NON-OPERABLE W/ (N) RATED WALL BEHIND, TYP.
 - (N) WALL, NEED TO MATCH (E) WALL IF WITHIN THE ORIG. CORRIDOR, WITH INCORPORATED ORG. MARBLE WAINSCOT & WOOD CORNICE
 - DEMO 1-1/2' AROUND (E) CONC. COLUMN & PREP FOR SHOTCRETE PER STRUCT.
 - REMOVE (E) PLUMB, FIXTURES, PARTITIONS, & FLOOR TILES, MAY BE REUSED ELSEWHERE IN THE BLDG. T.B.D
- LEGEND**
- (E) FLOOR OPENING TO BE CLOSED - MATCH (E) SLAB
 - (E) OPENING TO REMAIN
 - REMOVE (E) SLAB - FOR (N) OPENING
 - REMOVE (E) NON-ORIGINAL FILL OF SLAB
 - ADD (N) RAISED FLOORING
 - REMOVE (E) NON-ORIGINAL EXTERIOR WALL TO RESTORE HISTORICAL OPENINGS
 - REMOVE (E) NON-ORIGINAL OR PARTITION WALLS
 - REMOVE (E) ORIGINAL WALLS
 - FILL IN (E) OPENING TO MATCH (E) WALL
 - (E) EXT. WALLS AND COLUMNS TO REMAIN



1 SIXTH FLOOR DEMOLITION PLAN

3/32" = 1'-0"

GENERAL NOTES

1. PROTECT ALL EXISTING TERRAZZO FLOORS, MARBLE WAINSCOT, WOOD CORNICE, GLASS AND WOOD FRAMED DOORS, WITHIN THE HISTORICAL CORE CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES DURING DEMOLITION AND CONSTRUCTION.
2. PROTECT (E) GLAZING SYSTEM ON ALL FLOORS DURING DEMOLITION.

DEMOLITION NOTES

1. EXISTING ORG. WALLS, WIN. & COLUMN TO REMAIN
2. EXISTING NON-ORIGINAL AND INTERIOR PARTITION WALLS TO BE REMOVED
3. EXISTING ORIGINAL WALLS TO BE REMOVED
4. REMOVE (E) NON-ORIGINAL STOREFRONT OR WALL FILL FOR (N) STOREFRONT AT ORIGINAL OPENINGS
5. EXISTING FLOOR OPENING TO BE FILLED
6. REMOVE EXISTING SLAB FOR NEW OPENING
7. EXISTING STAIR TO REMAIN, HAND RAIL AND GUARD RAIL TO REMAIN
8. EXISTING STAIR TO BE REMOVED AND FILL OPENING
9. EXISTING OPENING IN SLAB TO REMAIN
10. EXISTING FIRE ESCAPE TO REMAIN, STRUCTURAL RETROFIT AS NEEDED PER STRUCTURAL DRAWINGS
11. SAVE (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS, FRAMES, WOOD MOUNDING AND TRIM, TO BE USED AS UNIT ENTRY DOORS, TYP.
12. PRESERVED (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS AND FRAMES AND MAKE THEM NON-OPERABLE W/ (N) RATED WALL BEHIND, TYP.
13. (N) WALL, NEED TO MATCH (E) WALL IF WITHIN THE ORIG. CORRIDOR, WITH INCORPORATED ORG. MARBLE WAINSCOT & WOOD CORNICE
14. DEMO 1-1/2" AROUND (E) CONC. COLUMN & PREP FOR SHOTCRETE PER STRUCT.
15. REMOVE (E) PLUMB, FIXTURES, PARTITIONS, & FLOOR TILES. MAY BE REUSED ELSEWHERE IN THE BLDG. T.B.D

LEGEND

-  (E) FLOOR OPENING TO BE CLOSED - MATCH (E) SLAB
-  (E) OPENING TO REMAIN
-  REMOVE (E) SLAB - FOR (N) OPENING
-  REMOVE (E) NON-ORIGINAL FILL OF SLAB
-  ADD (N) RAISED FLOORING
-  REMOVE (E) NON-ORIGINAL EXTERIOR WALL TO RESTORE HISTORICAL OPENINGS
-  REMOVE (E) NON-ORIGINAL OR PARTITION WALLS
-  REMOVE (E) ORIGINAL WALLS
-  FILL IN (E) OPENING TO MATCH (E) WALL
-  (E) EXT. WALLS AND COLUMNS TO REMAIN

DAVID LAWRENCE GRAY ARCHITECTS



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No.	Date	Description
1	03/26/14	CONCEPTUAL SITE PLAN
2	09/16/14	SITE PLAN REVIEW SUBMITTAL

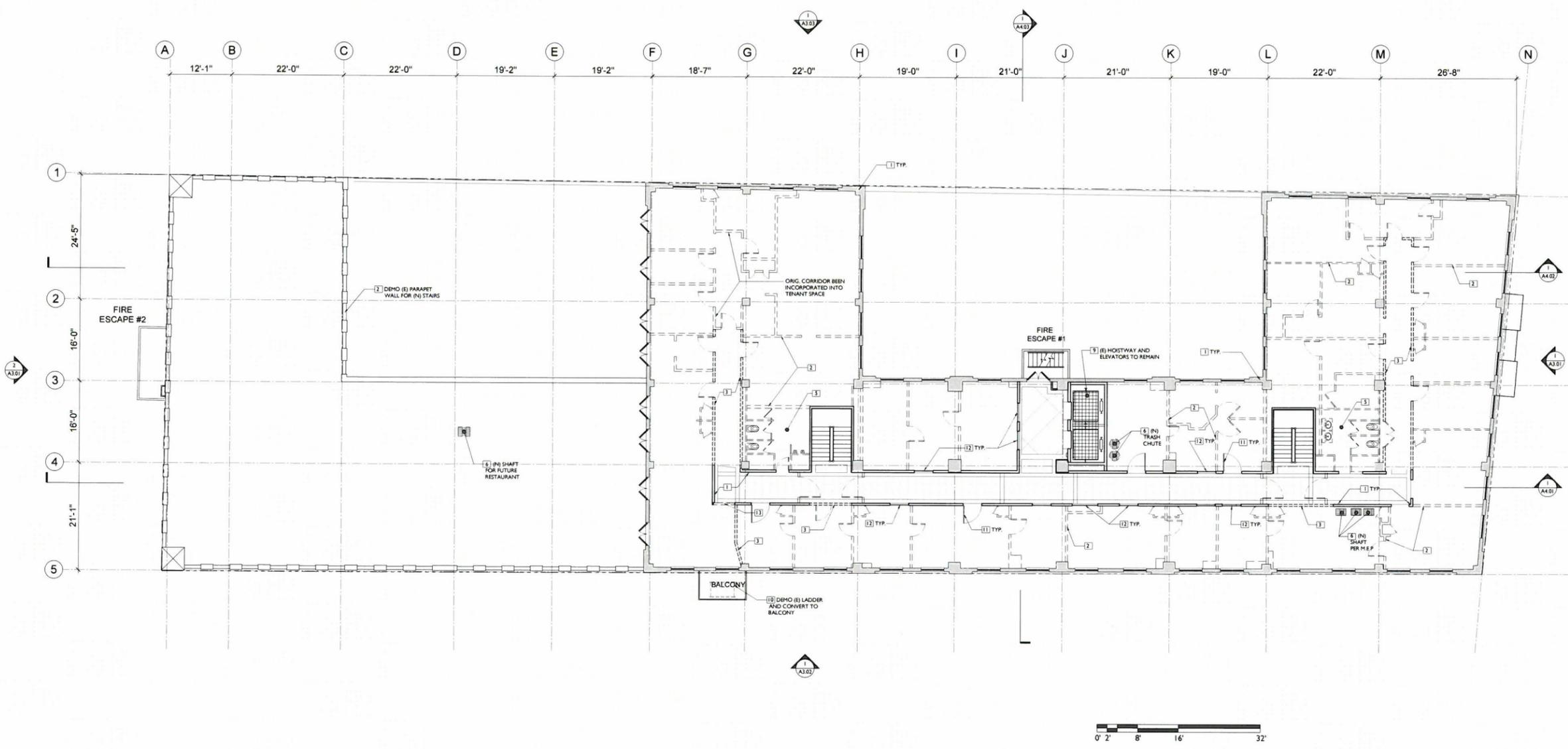
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NOT FOR CONSTRUCTION

SEVENTH FLOOR DEMOLITION PLAN

PROJECT NO.	1302
DATE	9/16/2014
FILE NAME	
SCALE	
SHEET NO.	

3/32" = 1'-0"



SEVENTH FLOOR PLAN

A1.07

GENERAL NOTES

- PROTECT ALL EXISTING TERRAZZO FLOORS, MARBLE WAHNSCOT, WOOD CORNICE, GLASS AND WOOD FRAMED DOORS, WITHIN THE HISTORICAL CORE CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES, DURING DEMOLITION AND CONSTRUCTION.
- PROTECT (E) GLAZING SYSTEM ON ALL FLOORS DURING DEMOLITION.

DEMOLITION NOTES

- EXISTING ORG. WALLS, WIN., & COLUMN TO REMAIN
- EXISTING NON-ORIGINAL AND INTERIOR PARTITION WALLS TO BE REMOVED
- EXISTING ORIGINAL WALLS TO BE REMOVED
- REMOVE (E) NON-ORIGINAL STOREFRONT OR WALL FILL FOR (N) STOREFRONT AT ORIGINAL OPENINGS
- EXISTING FLOOR OPENING TO BE FILLED
- REMOVE EXISTING SLAB FOR NEW OPENING
- EXISTING STAIR TO REMAIN, HAND RAIL AND GUARD RAIL TO REMAIN
- EXISTING STAIR TO BE REMOVED AND FILL OPENING
- EXISTING OPENING IN SLAB TO REMAIN
- EXISTING FIRE ESCAPE TO REMAIN, STRUCTURAL RETROFIT AS NEEDED PER STRUCTURAL DRAWINGS
- SAVE (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS, FRAMES, WOOD MOUNDING AND TRIM, TO BE USED AS UNIT ENTRY DOORS, TYP.
- PRESERVED (RESTORE AS NEEDED) HISTORIC CORRIDOR DOORS AND FRAMES AND MAKE THEM NON-OPERABLE W/ (N) RATED WALL BEHIND, TYP.
- (N) WALL, NEED TO MATCH (E) WALL IF WITHIN THE ORG. CORRIDOR, WITH INCORPORATED ORG. MARBLE WAHNSCOT & WOOD CORNICE.
- DEMO 1-1/2" AROUND (E) CONC. COLUMN & PREP FOR SHOTCRETE PER STRUCT.
- REMOVE (E) PLUMB. FIXTURES, PARTITIONS, & FLOOR TILES. MAY BE REUSED ELSEWHERE IN THE BLDG. T.B.D

LEGEND

- (E) FLOOR OPENING TO BE CLOSED - MATCH (E) SLAB
- (E) OPENING TO REMAIN
- REMOVE (E) SLAB-FOR (N) OPENING
- REMOVE (E) NON-ORIGINAL FILL OF SLAB
- ADD (N) RAISED FLOORING
- REMOVE (E) NON-ORIGINAL EXTERIOR WALL TO RESTORE HISTORICAL OPENINGS
- REMOVE (E) NON-ORIGINAL OR PARTITION WALLS
- REMOVE (E) ORIGINAL WALLS
- FILL IN (E) OPENING TO MATCH (E) WALL
- (E) EXT. WALLS AND COLUMNS TO REMAIN

DAVID LAWRENCE GRAY ARCHITECTS



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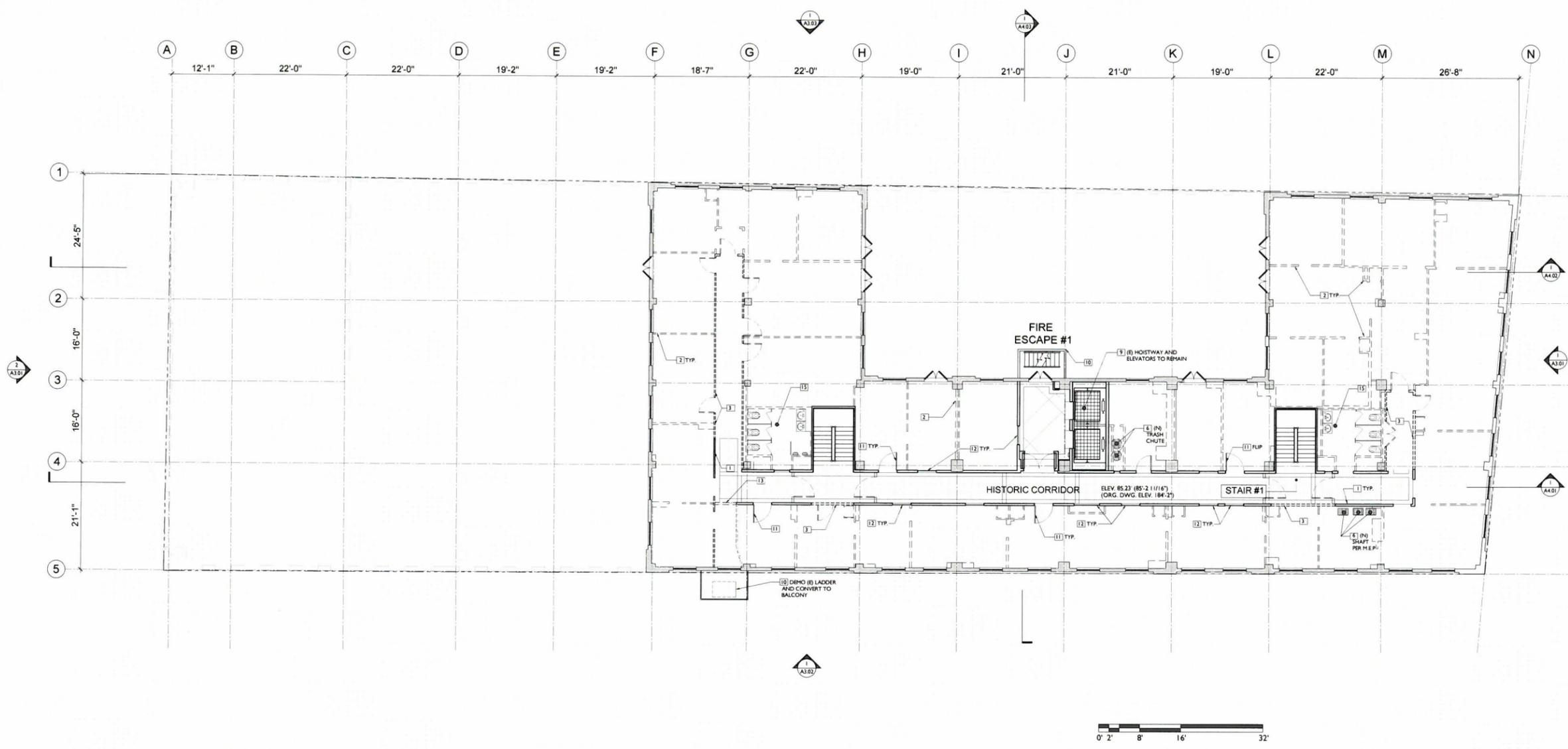
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NOT FOR CONSTRUCTION

EIGHTH FLOOR DEMOLITION PLAN

PROJECT NO.	1302
DATE	9/16/2014
FILE NAME	
SCALE	
SHEET NO.	

A1.08



1 EIGHTH FLOOR DEMOLITION PLAN

3/32" = 1'-0"