

LAKESWOOD, WASHINGTON HISTORIC COLONIAL CENTER THEATER

Rehabilitation and Potentials Report



LAKEWOOD COLONIAL CENTER & THEATER

Executive Summary

This report is intended to provide background information and outline the improvements necessary to rehabilitate and redevelop the historic Lakewood Colonial Center Theater. The report assumes redevelopment with similar uses - a restaurant and theater - although numerous other uses are possible.

The building was constructed around 1937 and is eligible for historical designation under federal, state and local preservation programs, however the building is not currently designated at any level. Designation could provide significant tax benefits for historically appropriate rehabilitation and redevelopment pursuant to Chapter 84.26 RCW.

The report concludes that the structural elements for the building are in good condition, although significant localized damage has accrued as a result of water leaks over the years. Seismic resistance could be improved by adding plywood to the roof, floors, and some of the walls, although a major seismic upgrade is not expected to be required unless the facility is redeveloped for a significantly higher occupancy/use. Updating of mechanical (including HVAC), fire protection, electrical and plumbing systems is expected to be necessary, as well as remodeling and improvements to meet specific code requirements.

One of the more significant code issues is emergency ingress and egress, and ADA accessibility. The report shows, in general terms, the existing areas that can be used to provide code compliant stair/elevator additions. In addition, the existing restroom facilities do not meet current code requirements and will need to be updated according to the requirements for any proposed use. The report likewise shows areas where this expansion can be accomplished.

Other potentially significant expenses include the installation of a grease trap in the sewer line (no trap was identified), new HVAC system, upgrade of the electrical and plumbing systems, and the remodeling of the space itself to accommodate a specific tenant. The rough magnitude estimate for a remodeled pub/theater facility was approximately \$2,500,000.

Finally, the report explores opportunities to redevelop the environs in front of and around the theater to create a public plaza or other focal civic space. Motor Avenue in front of the theater is not a major thoroughfare and could conceivably be closed to traffic without significant disruption of the local street circulation pattern. The City of Lakewood is very supportive of the effort to rehabilitate this iconic structure and will be receptive to concepts that would redevelop the theater and its immediate environs as a special destination point for the residents of Lakewood and the surrounding area.

LAKESWOOD COLONIAL CENTER & THEATER

Proposed Uses

This report suggests one scenario of a mix of revitalized building uses that would closely parallel many of the original uses in the building, but would suggest some new uses that could add a modern touch and vitality to the Project as a whole.

The report also suggests some scenarios for a greater vision beyond the front door of the Theater. Site Planning concepts suggest a new exterior focus for the building and the area by incorporating elements of a center-of-town Civic Place - a reminder of how this building used to serve as a focus of the Lakewood area in decades past.

Suggestions and ideas for any future reuse or adaptation would be vetted by and coordinated with the City of Lakewood for compatibility with the historic status of the theater, and plans for viable redevelopment of the site.

Any proposal for the reuse of the section of building that is being addressed in this Project would require the retention of the theater building with a use that would retain and renew the central theater space for future generations.

The existing building has had some maintenance over the years to preserve the structure, but some previous water leaks and normal wear and tear still have to be dealt with, and would be part of any refurbishment projects.

Introduction of new or novel elements into any proposed uses that retain the look and feel of the original spaces would be entertained as part of the City assessment of a future renewal project.

LAKEWOOD COLONIAL CENTER & THEATER

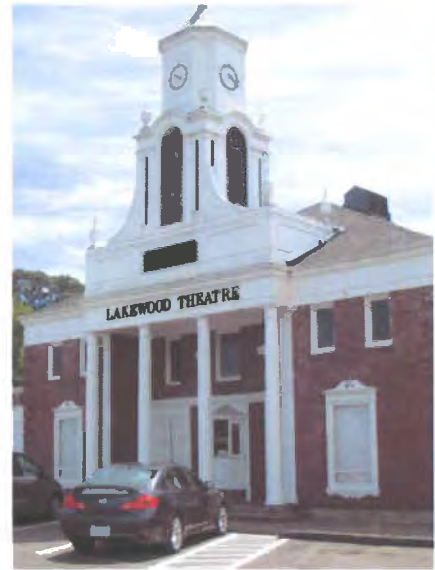
Required Work

- * General space cleanup, painting, carpets and flooring, lighting maintenance or replacement, and general items of wear and tear from age and use.
- * Consideration of possible asbestos removal, lead paint and other possible toxics encountered during proposed renewal work will have to meet City, State and Federal requirements for removal, disposal, mitigation or encapsulation.
- * Proposals for reuse will need to factor in structural upgrades for seismic safety, especially in the multi-story portions of the building.
- * Any new functions for the building will have to include the modernization of the spaces for current Code compliance with the addition of elevator access to all the proposed use levels. There is no current elevator access in this building between different levels.
- * Upgraded stair and door access to meet Code for ingress and egress, and general upgrades for entry and accessibility issues.
- * See 2009 International Building Code (IBC) and Amendments - Chapter 51-50 WAC, effective July 1, 2010.
- * Also see the 2009 International Existing Building Code (IEBC) and Amendments.
- * Related 2009 International Codes for Mechanical, Fuel Gas, Plumbing and Electrical, all NFPA Codes and State of Washington Cities Electrical Code and Washington State Energy Code for various references and requirements.
- * Any proposed reuse or new uses will also have to meet Code requirements for heating, ventilation, plumbing and electrical standards, and the likely replacement of outdated or end of life mechanical systems, and probable under-serviced utilities for proposed new uses.
- * Normal kitchen upgrades will need to occur to meet the current standards of the State Department of Health if the kitchen areas are to be utilized for commercial purposes again.
- * Modern restroom access, capacity for the uses proposed and compliance with accessibility standards will all be required.
- * General ADA standards for the whole Project will need to be included in any renewal or redevelopment of the existing building. This covers, but is not limited to, access at exterior public areas, building entries, and access to all affected interior spaces.
- * Proposals for exterior work will need to conform to Historic Register guidelines for the building.
- * Exterior parking, paving and landscaping will need to be addressed in relation to proposed new interior uses and the City requirements that relate to this building.
- * Proposals that can incorporate elements that include or do not preclude future addition of public elements to enhance the civic aspects of a City Civic Place with the Theater as a focus would attract favorable City review.



MAIN OFFICE
6969 SW Hampton Street
Tigard, Oregon 97223
503.624-7005/503.624-9770 FAX

CENTRAL OREGON
745 NW Mt Washington Dr. Suite 204
Bend, Oregon 97701
541.383-1828/541.383-7696 FAX



Structural Review - Lakewood Theater

Date: June 28, 2010

Project Name: Lakewood Theater Review - Lakewood, Washington
FCE Project #: 10-T229

Purpose

Froelich Consulting Engineers (FCE) has been hired by Ankrom Moisan Architects to perform a review of the Lakewood Theater to identify any structural issues with the building and the potential for re-development of the site.

The goal of this structural report is to provide a brief summary of the condition of the building's structural systems and provide recommendations for seismic upgrades that may be necessary if the project is redeveloped.

General Building Description

The Lakewood Theater's structural framing appears to be in good condition compared to other buildings built in the 1930's. The primary building is the theater, which is wood-framed with heavy clear-span timber roof trusses. A restaurant and second floor banquet area was added in the 1960s. All exterior walls are 2x4/2x6 studs at 16 inch spacing with horizontal 1x8 tongue-&-groove sheathing and exterior 4-inch thick brick veneer. The ground floors are cast-in-place reinforced concrete beam/slabs with lightly reinforced concrete basement retaining walls and footings. At the second floor areas framing consists of, 2x10 joists at 16 inches on center. The various roof geometries are framed with a combination of 2x rafters and/or timber trusses with 1x8 t&g sheathing.

Structural Description

The type of construction observed and shown in the original construction drawings was common for the 1930's when the majority of the building was designed and constructed. In general, the original drawings matched actual construction.

Roof Framing: (Varies with building location)

- 1x8 T&G diagonal/straight sheathing, 2x joists and heavy timber beams and columns with timber trusses in some areas. Many of the various roof hips and eaves are stick-framed. Asphalt roofing over 1x8 sheathing – no plywood observed at roof.

Exterior Walls:

- All exterior bearing walls have 4-inch thick brick veneer, backed with horizontal 1x8 T&G sheathing on 2x4/2x6 studs at 16" on center. Overall, the brick and mortar joints are in good condition throughout the building.

2nd Floor Framing:

- 1x8 T&G diagonal sheathing, 2x joists at 16" on center and heavy timber beams and columns. Lath and plaster ceilings throughout the majority of the building. Some heavy steel beams support the banquet room that was constructed in the 1960s.

Main Floor Framing:

- Generally where there is basement below, the construction is cast-in-place reinforced concrete beam/slab system.

Seismic Resisting System:

- Perimeter wood framed walls with horizontal 1x8 T&G sheathing with 4" thick brick veneer. Interior walls will also contribute seismic resistance with the lath and plaster sheathing. Presence of veneer ties was detected. It appeared the veneer was placed directly against the 1x8 wall sheathing, possibly bonded with the grout/mortar.

Foundations:

- Cast in place, boardform concrete retaining walls. Slab on grade with typical spread footings.

Observed Structural Deterioration/Defects

Overall, the structural system of the buildings appears to be in good condition.

Roof Framing:

- No roof framing damage/deterioration detected in areas observed.

2nd Floor Framing:

- There are some areas of ceilings where sprinkler heads were exposed (chasing leaks?). No framing damage or dryrot detected.

1st Floor Framing:

- Concrete slab and beams appear to be in excellent condition.

Exterior Walls:

- Veneer in good condition throughout the exterior, no stud deterioration.

Basement Concrete Walls:

- Very few cracks or signs of efflorescence seen in basement retaining walls, good condition.

Current Seismic Resisting System

The following is brief description of the existing seismic force resisting system. National codes and standards that govern existing buildings provide guidance on estimating the capacity of historic (antiquated) lateral force systems.

Roof Diaphragms:

- The roof diaphragm consists of horizontal 1x8 T&G decking. Codes allow for a limited seismic resistance for this type assembly.

Recommendation: It appears the existing asphalt shingle roof is fairly new. Perform a full roof tear-off and add ½" plywood on top of the T&G throughout the entire roof at next re-roofing. This will substantially increase the diaphragm capacity of the facility.

Floor Diaphragms:

- Floor sheathing consists of horizontal 1x8 T&G sheathing in most areas.

Recommendation: If the site is remodeled, we suggest removing existing floor finishes and add 5/8" plywood over the existing T&G at all areas. This will substantially increase the floor diaphragm capacity of the facility.

Exterior Walls:

- Horizontal lateral forces are resisted by interior and exterior walls. The exterior walls have a combination of exterior horizontal 1x8 T&G sheathing and interior wood lath and plaster. Codes allow for a reasonable shear load capacity for this assembly.

Recommendation: Where possible, add ½" plywood to all exposed studs to increase shear capacity. A seismic analysis will show where new holddown anchors would be required. Provide epoxy anchors to connect the sill plates to the concrete walls. In some areas, it may be necessary to remove existing finishes or overlay existing finishes with plywood – depending on the level of seismic upgrade that is established by the re-development plans.

Seismic Upgrades / Trigger Scenario

The seismic resisting systems do not meet the criteria of today's code – this is to be expected. The most glaring deficiencies of the seismic resisting system are that there is no plywood at the roof or walls. The existing T&G sheathing at the roof and walls provides limited resistance to seismic forces. The seismic performance of the buildings could be dramatically improved by adding plywood to the roof and some of the walls.

The City of Lakewood follows the Washington State building Code (modified 2006 International Building Code). Chapter 34 of the IBC essentially refers to the International EXISTING building code (2006 IEBC) where modifications to existing buildings take place. The City looks at each building individually with respect to how these guidelines should best be applied. It is difficult to apply specific seismic code upgrade criteria at this early stage without a defined building use and occupancy plan; however we are going to assume the following possible re-development plan:

Theater: Re-develop theater to its original use. (No change of use or increase in occupancy). We anticipate the exiting will be improved – possibly cutting some new openings in exterior walls.

- Adding a few new door openings in the exterior walls will not trigger major seismic work, but we recommend adding plywood and holddowns to walls that are impacted.

Restaurants, Bars & Banquet Areas: Re-develop to its original use. (No change of use or increase in occupancy).

We anticipate the exiting will be improved – possibly cutting new openings in exterior walls and modification of some interior bearing walls.

- Modifying some interior/exterior walls will not trigger major seismic work, but we recommend adding plywood and holddowns around the walls that are impacted.

Unless a large percentage of the facility is changed to a significantly higher occupancy/use, we do not anticipate the “triggering” of a major seismic upgrade. Phone conversations with the building official have confirmed this. The majority of the work would be fire/life safety upgrades.

Should the re-development plan include major structural additions or modifications, (greater than 35% of the floor area or adding additional floors, etc), then there could be significant seismic upgrade work. It is our understanding that this sort of re-development is unlikely.

Please call our office if you have any question or comments (503) 624-7005.

Regards,

Timothy T. Terich, P.E., S.E.
Principal



Building Conditions Report

Mechanical, Electrical, Plumbing, & Fire Protection

LAKESIDE COLONIAL THEATER & TERRACE RESTAURANT

Prepared for

Ankrom Moisan Associated Architects

6720 S.W. Macadam, Ste. 100

Portland, OR 97219

September 2010

Job No. 02.10.00385

GLUMAC

engineers for a sustainable future™

1.0 INTRODUCTION

Glumac Engineering was engaged to provide a review of existing conditions, potential uses, and likely revisions for existing mechanical, electrical and plumbing systems at the subject facility. Glumac's observations are limited to observed conditions. No existing mechanical, plumbing, electrical, or fire protection drawings are available. Glumac visited the project study site on Friday, May 28, 2010. The following summary and photographs summarize observations concerning the mechanical, plumbing, electrical, and fire protection systems in the facility.

2.0 EXECUTIVE SUMMARY

- A. Existing mechanical, electrical and plumbing systems are minimally adequate for service.
- B. HVAC:
 - 1. Service Life: There may be remaining operating life in existing HVAC equipment but with few exceptions (kitchen exhaust, theater furnaces) HVAC equipment is at the end of normal service life.
 - 2. Code Issues: Existing ventilation provisions are marginally adequate for the restaurant spaces and inadequate for theater/assembly spaces. Renovation of the existing theater and associated basement ballroom would require ventilation air. The theater is only heated and the existing furnaces are adequate only for winter temperature maintenance. Renovation of the space would require replacement of these units.
- C. PLUMBING:
 - 1. Existing piping systems appear serviceable. New restaurant development would require addition of a grease trap. Restroom fixture counts appear minimal for the occupancy. Location of a facility grease interceptor was not noted.
- D. FIRE PROTECTION:
 - 1. The existing system appears to have had the most recent attention and has full coverage of the above grade areas. The lack of sprinkler coverage in the basement with numerous storage areas may be a concern in the future.
- E. ELECTRICAL:
 - 1. The existing original main service switchgear is unrated. Any major remodel should include replacement of this gear or at a minimum detailed testing assessment of the equipment.
- F. CORRECTIVE WORK:
 - 1. Where information is available we have provided a description and cost opinion for corrective work.

3.0 MECHANICAL

A. HVAC SURVEY OBSERVATIONS:

1. LAKEWOOD COLONIAL THEATER:

- a) The Lakewood Theater was originally served by a hot water heating system using cast iron radiators for distribution. A firetube boiler and associated zone pumps are located in a boiler room at the basement level. The boiler inspection/service door is open and the system appears to have been abandoned. Replacing this system are a number of local split systems and furnaces. However, not all spaces appear to have been equipped with replacement systems. The theater itself is now served with two suspended gas furnaces immediately on either side of the stage. This equipment appears to be of recent vintage and was likely installed primarily to provide minimal temperature maintenance for protection of the sprinkler and other piping. No outside ventilation air is provided to the furnaces or to the theater.
- b) A ballroom with low stage is located beneath the main theater and this space appears to be served with one or two fan coil split systems. While ductwork was visible to the point of sidewall diffuser discharge, we could not locate the fan coil(s).
- c) Overall condition of the facility is poor with extensive roof leaks beneath the entry cupola/clock tower. Ventilation is inadequate and does not meet Washington State ventilation codes.

2. RESIDENCE:

- a) Originally served by a radiator the space is currently without permanent HVAC.

3. RESTAURANT:

- a) HVAC service is provided by a combination of split system fan coils with DX condensers mounted on the roof and at the rear of the facility and packaged HVAC units on the roof. Ventilation is provided by roof intakes and ventilation supply appears minimal. The 2nd level banquet room is served by a package gas/electric AC unit. Kitchen exhaust is provided by two large spun aluminum exhaust fans located on the south side of the main restaurant roof. These fans appear to be of fairly recent vintage. Other equipment appears to be in excess of 10 years old. We saw no evidence of a makeup air handler to serve the kitchen, but this may be provided by a fan coil with roof intake that is adjacent to the exhaust fans.

B. HVAC - RECOMMENDED CORRECTIVE WORK:

1. INSULATION: Initial site observation indicate minimum existing insulation. Where accessible attics and ceilings exist we recommend increasing insulation

-
- levels to a minimum code level or at least R-19 insulation.
2. LAKEWOOD COLONIAL THEATER: In order to provide the theater and the basement event spaces full heating, cooling, and code required ventilation we recommend considering two alternative options having different potential costs. For sizing, both options are based on a rough order magnitude cooling load of 50 refrigeration tons.
 - a) Roof Mounted Packaged HVAC: Install two (2) 20 ton packaged gas/electric rooftop units on the roof of the theater. Provide ductwork through the attic space of the theater with ceiling mounted diffusers. Provide one (1) 10 ton packaged gas/electric single zone rooftop unit with supply and return riser and sidewall distribution ductwork for the basement event space beneath the theater.
 - 1) Rough Order Magnitude Cost: \$ 280,000 excluding structural support. (Basis: \$28/sq.ft. including electrical)
 - b) Interior Housed HVAC:
 - 1) Install a sectional air handler in a mechanical room created in the basement of the theater.
 - 2) Install a gas fired condensing boiler to serve the air handler and support space with heating hot water.
 - 3) Install a grade mounted air cooled chiller serving the new air handling system.
 - 4) Install new ductwork risers to attic of theater for theater air distribution and new ductwork for service to basement event spaces.
 - 5) Rough Order Magnitude Cost: \$ 400,000 excluding structural support. (Basis: \$40/sq.ft. including electrical)
 3. RESTAURANT: No HVAC recommendations for the restaurant if the existing space planning is unchanged. If existing zoning and space use is revised, we recommend replacing existing equipment with new equipment sized for the new space uses.
 4. APARTMENT HVAC: The simplest approach to providing HVAC to the apartment would be to provide a split system heat pump or furnace/condenser unit combination. The furnace or heat pump fan coil would be housed in a interior closet with ductwork as needed to provide conditioning air to each space.
 - a) Rough Magnitude Cost: \$6,000.

4.0 PLUMBING

A. PLUMBING OBSERVATIONS:

1. Potable Water Supply: A water manifold with multiple water meters is located in the basement main electric service room. Service appears to be

-
- approximately 2 ½" diameter transitioning to 3". Individual services are smaller. The main backflow assembly is not located near the manifold and was not observed elsewhere.
 2. Domestic hot water is provided to the restaurant from a Mueller electric water heat located in the basement beneath the kitchen.
 3. Roof drainage is via gutters and downspouts. It appears that the system may not be adequate for the expected rain fall rate. Significant spill from downspouts was observed during rainfall occurring during the site visit.
 4. Sanitary waste size and service location is unknown. A sewer manhole is located at the rear entry to the restaurant. No grease interceptor for restaurant service was observed.
 5. There are 4 existing gas meters serving the occupancies. Two of the meters are small residential type with limited capacities.
 6. With the exception of a Hobart dishwasher, kitchen appliances have been removed. A double and triple sink remain in the kitchen.
 7. Piping materials vary but are predominantly metallic systems, including copper water piping and cast iron sewer.
 8. Fixtures: Existing fixtures appear serviceable but some are stained. Toilets are floor mounted porcelain with flush valves. Fixtures and flush valves do not appear to meet current low flow requirements. Lavatory sinks are counter mounted or pedestal type. Faucets do not appear to meet ADA requirements. Restaurant kitchen and the upstairs banquet room are equipped with stainless prep sinks and a basement food prep area is also equipped with stainless steel sinks.

- B. **PLUMBING RECOMMENDATIONS:** Provide new fixtures and revisions to restroom designs as required for occupant counts. No estimate of costs at this time.

5.0 FIRE PROTECTION

A. **SITE OBSERVATIONS:**

1. A 6" main fire sprinkler service is located in a basement mechanical room adjacent to the main electrical distribution room. Two large storage tanks appear to have been used for sprinkler water storage although no fire pumps are present.
2. A new flow detector valve was installed in 2010 along with a 6 zone fire manifold with control valves and alarm panel.
3. Sprinkler coverage is throughout the facility with some coverage missing in selected areas.

- B. **RECOMMENDATIONS:** None at this time.

6.0 ELECTRICAL

A. **SITE ELECTRICAL OBSERVATIONS:**

1. Utility power is distributed at the site as a 120/208 volt, 3 phase system. A

-
- locked utility entry room is located at the rear of the theater with a utility meter adjacent on the exterior of the building.
 2. A main electrical service room is located in the basement of the theater. The main switchgear and submeters for the shopping center are installed in an original switchboard that appears to date from the building original construction. Power is metered and distributes from this board to distribution panels located around the facility. The electrical room is also occupied by potable water distribution meters and fire protection piping and controls, a violation of current building code.
 3. Electrical for the restaurant is distributed from three panels in a basement electrical room. Panel A is 400 amp, 3ph, Panel B is 600 amp, 3 ph, and Panel C is a 100 amp, 3 ph. Power to the three panels is provided via a manufactured busway running in the basement corridor to the main distribution panel.
 4. A 200 amp meter has been added external to the main service panel for service to the "Beer Room." It's assumed that this is the ballroom space beneath the theater.
 5. Emergency power: No generator is present. Emergency lighting is provided using battery pack lights.
 6. An unlabeled 200 amp kitchen distribution panel is located in the basement beneath the restaurant kitchen.
 7. A new residential grade distribution panel has been added in the theater ticket booth to provide a central location for lighting circuits.
 8. A theatrical lighting board and controls are located backstage. This fused gear appears to date from the original construction.
 9. A distribution fuse panel and dimmers are located adjacent to the basement ballroom.
- B. ELECTRICAL RECOMMENDATIONS:
1. Minimum Recommendation: At a minimum we recommend that the existing main electrical distribution board be tested by a qualified electrical testing firm to confirm fault current capacity and suitability for continued power distribution.
 - a) Rough Magnitude Estimate of Cost: \$8,000
 2. Long term Recommendation: Based on the age of the switchgear we recommend replacement of the main service/distribution board
 - a) Rough Magnitude Estimate of Cost: \$45,000 based on replacement with a 1600 amp service.

LAKESWOOD COLONIAL CENTER & THEATER

CODE ISSUES

Considerations for resurrecting previous or new uses within the Project building spaces:

- * Structural Upgrades: reuse of the multi-level Theater and Banquet spaces will entail a Code evaluation of the building structure to accommodate current Code uses, load requirements, seismic safety issues and egress routes.
- * Accessibility between levels: elevator or ramp access between all levels that are not presently at grade. Stair access only will not be adequate in a reuse of the vacant spaces. The existing building does not have elevator access to upper or lower basement levels.
- * Accessible Plumbing: Restrooms - accessibility, fixture counts, locations near different use areas are deficient in the existing old spaces.
- * Egress & Code: Stair locations, design and accessibility needs to be upgraded for current Code requirements. New International Building Code (IBC) requirements for July 2010 and after may require increased numbers and sizes of exits, especially for assembly occupancies. (Exit width requirements will increase 50%. This is more critical for large assembly occupancies. This is a revision back to the equivalent of the 1998 UBC, but with sprinklers now a requirement.)
- * Parking: Accessible parking means locations near all main entrances, design of curb ramps, access aisles are dependent on the final form of the parking as related to the rejuvenated building.
- * Lighting: Modernized lighting consistent with new energy code requirements, emergency lighting levels for exiting and general safety. Requirements for exterior lighting require emergency lighting leading all of the way to a public way (not just the to a parking lot or the outside of an exit door. Spaces that accommodate large groups of people need to lead those people out and away from the building in a safe manner through use of lighted sidewalks and exit paths. Exterior lighting should conform to Code and Zoning requirements for time-of-day controls or photocell on/off, light density requirements for safety and exiting, and for pedestrian safety.
- * Pedestrian Access: Getting from public streets and across vehicle traffic and parking lots requires clear pedestrian paths, lighting, crosswalks and curb cuts. Main Theater and retail entrances need accessible hardware and thresholds. ADA now specifies that main entrances are now targeted for accessibility, not just conveniently available existing paths to minor entrances, so existing buildings now need to be carefully analysed for all access points.

LAKESWOOD COLONIAL CENTER & THEATER

LAKESWOOD ZONING for this Project:

"CBD" - Central Business District is an extended central area encompassing a core area of the City.

"The Central Business District ... is the primary retail, office, social, urban residential, and government center of the city. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district is evident in the district's design, intensity, and composition of the uses in the district. Local character is reflected in the district's design, people orientation, and connectivity between uses, structures, and public spaces, that foster a sense of community." (Municode, 18A.30.510)

Maximum building height - 90 feet

Minimum setbacks - 0 feet

Allowed site coverage - 100%

Allowed impermeable area - 100%

Parking Requirements - vary with the intended uses and sizes proposed. See Municode section 18A.50.560 for specific standards per use. Also see section 18A.20 for use Levels that will also determine the minimum number of spaces required.

Level 3 & 4 Eating & Drinking Establishments - 1 per 100 gsf

Level 1 & 2 Community & Cultural Services (i.e. theater) - 1 per 250 gsf

Structured parking counts as 1.25 towards any requirements of surface parking.

Shared Use Parking, Off-Site Parking or Satellite Parking - see Municode 18A.50.550

Landscaping standards - pertain to all new and remodel work and are controlled by zoning and use types.

Landscaping requirements by Zoning Districts - Municode 18A.50.430

Landscaping type & density - Municode 18A.50.425

Street tree standards - Municode 18A.50.440

Significant tree preservation - Municode 18A.50.320

All other municipal zoning issues are available at this link -

<http://www.cityoflakewood.us/departments/general-services/city-clerk/municipal-code.html>

LAKESWOOD COLONIAL CENTER & THEATER

CODE OCCUPANCIES for Current & Proposed Uses:

"A" - assembly area uses:	Theater, Stage, Theater Foyer, Restaurant, Terrace Bar, Cafe, Terrace Foyer York Room Ballroom, BackStage, Banquet/Lounge Balcony, Balcony Foyer, Terrace Banquet Room
"Accessory" to assembly areas: see Code Sect. 508.2	Theater Kitchen, Main Kitchen Basement Kitchen, Utilities, East Utility Basement
"R" - residential use:	Apartment
"S" - Storage uses:	Basement Storage
"F2" - Brewery (proposed new):	Addition in Basement or First Floor
"M" - Mercantile uses:	General Retail
"B" - Business uses:	General Office uses, beauty & barber, banks, civic admin, professional services, etc.

IBC Code Required Fire Separation Between Occupancies:

"A" to "R"	= 1-hr construction in sprinklered building
"A" to Accessory	= 0-hr separation, or 1-hr if "Incidental" use (see Table 508.2.5)
"A" to "S"	= 0-hr or 1-hr separation, sprinklered building, depending on S-1/S-2 hazard type(s) of storage items
"A" to "F2"	= 0-hr separation in sprinklered building
"A" to "B" or "M"	= 1-hr construction in sprinklered building

See Code Table 508.4 for other occupancy separation combinations.

Areas of a proposed design, their occupant use category, and their sizes will determine the exit requirements, number, locations and sizes of new egress exits.

Assembly occupancies require careful exit design due to higher numbers of occupants, requirement for multiple exits (in most cases) and requirements for protected exit paths to the exterior of a building.

LAKESWOOD COLONIAL CENTER & THEATER

BUILDING AREA OVERVIEW

Approx. Existing Sizes -	Ground Floor		
	Theater	=	2,700 net SF
	Stage	=	950
	Theater Foyer	=	400
	Restaurant	=	780
	Terrace Bar	=	700
	Cafe	=	500
	Theater Kitchen	=	400
	Main Kitchen	=	1,160
	Terrace Foyer	=	<u>580</u>
			8,170
	Basement Floor		
	York Room	=	2,400 net SF
	BackStage	=	900
	Kitchen	=	400
	Banquet/Lounge	=	1,050
	Utilities	=	800 +
	Storage	=	900
	East Util. Bsmt	=	<u>1,000</u>
			7,450
	Second Floor		
	Balcony	=	1,220 net SF
	Balcony Foyer	=	500
	Apartment	=	750
	Terrace Banquet Rm	=	<u>1,470</u>
			3,940
	Project Building Total	=	19,560 net SF +/-

These area sizes are rounded approximations and do not represent a measured calculation. They are intended to serve as a diagrammatic tool. They do not reflect any wall thicknesses or attic areas, and do not subtract out areas for existing or proposed stairs or other vertical shafts.



Pacific Crest Construction, Inc.

GENERAL CONTRACTORS

24111 N.E. HALSEY STREET, SUITE 400 • TROUTDALE, OR 97060 • (503) 668-8570

LAKWOOD COLONIAL CENTER & THEATER

ROUGH MAGNITUDE ESTIMATE FOR

PUB THEATER BUILDOUT

September 24, 2010

Item No.	Division	Task	TOTALS
1	1	Site Supervision	\$86,520
2	1	Miscellaneous Labor	\$55,620
3	1	Miscy General Conditions: Temporaries, Materials, Final Clean	\$34,750
4	2	Demolition	\$59,784
5	3	Concrete Repair	\$20,000
6	5	Metal Railings @ Stairs	\$14,500
7	6	Rough Carpentry	\$150,000
8	6	Finish Carpentry	\$150,567
9	6	Bar Tops	\$30,000
10	7	Re-Roof of Theater Area w/ Seismic Upgrade	\$54,602
11	7	Miscellaneous Roof Repair	\$5,000
12	7	Insulation	\$10,000
13	8	Doors	\$38,715
14	9	Sheetrock & Metal Stud Framing	\$180,000
15	9	FRP on Kitchen & Brewery Walls	\$10,136
16	9	Acoustical Grid in Non-Theater Areas	\$30,000
17	9	Carpet, Sheet Vinyl, Rubber Stair Treads	\$87,993
18	9	Quarry Tile in Kitchens & Brewery	\$22,756
19	9	Paint	\$88,000
20	10	Toilet Accessories	\$6,400
21	14	Elevator	\$53,000
22	15	Plumbing	\$135,000
23	15	Fire Spinklers	\$89,000
24	15	HVAC (w/roof mounted units)	\$417,000
25	15	Kitchen Hoods	\$35,000
26	16	Electrical	\$270,000
27	16	Fire Alarm	\$58,680
		SUBTOTAL	\$2,193,023
		Project Management, Overhead, & Fee (10%)	\$219,302
		TOTAL	\$2,412,325

Notes: 1) This rough magnitude estimate is based on conceptual plans by Ankrom Moisan Associated Architects.

2) This is a rough magnitude estimate only. Pacific Crest Construction can produce a firm estimate when detailed plans are produced.

3) This estimate is based on a 30-week construction schedule.

Exclusions: 1) Building permit & system development charges (SDCs)

2) Telephone & data work

3) Engineering & special inspections

4) Hazardous and regulated waste testing and removal

5) Booths & Tables

6) Kitchen equipment including walk-in cooler.

7) Work on exterior of building

8) Seismic work other than at theater roof.

9) Items not listed in estimate