THE BASEMENT

The theater basement was converted to a dance hall/bar lounge in the '60's from an original designation as a "recreation area", but changed during construction to become the "York Room" as illustrated here and whose basic shape has been retained since inception.

Rear areas behind the stage hold most of the building utilities, including an independent well and pump system with two large underground water storage tanks used for the fire sprinkler system.

A former "rifle range" is currently partitioned off into 2 long storage rooms, with an underground hallway leading to the basement storage and utility areas for the former market building.

On the right (west) side of the theater basement is another area used as a banquet room or bar/lounge with an accessory kitchen at the back basement level of the theater.
THE FIRST FLOOR

This level has the main theater with back stage area. The main fixed seating is on a slightly inclined slope with the balcony level covering almost 1/3 of the main floor. A ticket booth and two small restrooms sit at the front of the theater foyer.

Flanking to the right was a space originally intended for a retail hardware store, but more recently used as a meeting room, bar/lounge or banquet room.

A separate entrance was added between the first and second bay window as an awning covered entrance to the Terrace Restaurant. This foyer and circulation spine had a semi-open kitchen on the left with seating overlooking the cooking, and further kitchen prep and dishwashing areas behind.

A smaller, less formal cafe occupied the two bays to the left of the restaurant entrance.

EXISTING FIRST FLOOR PLAN
THE SECOND FLOOR

The theater balcony is on this level, with rows of seating bringing the total theater capacity to 600 occupants. Stairs on either side lead to an upper foyer with restrooms at each back corner. A movie projection booth is located above the foyer space and accessed through the right-hand smoking booth.

An east side door leads into the east attic walkway, while a west side doorway leads into the upper entrance of a small residence, and currently serves as an extra exit down some "S" shaped double winder stairs to ground level.

A small 1-bedroom residence unit occupied the west upper area.

A banquet room with minor kitchen prep and dumbwaiter and upper restrooms sits above the former Terrace Restaurant.

EXISTING SECOND FLOOR PLAN
THE ROOF LEVELS

The existing multiple roofs that blend together all of the various spaces and additions of this building, in general, present a unified look at the public street level with mostly moderately sloped composition roofing and smaller dormers and trim work that present a light rendition of the classic Colonial Revival style. Most trim work is minimal, with most of the Colonial emphasis centered on the theater front and tower.

Interior roofs tend to be flat or very low slope to blend away into the background. Mechanical equipment for heating, ventilation, kitchen and exhausts are mostly located on the back slopes and in the valleys of the gabled roofs, but are not completely hidden from view.
AREAS for IMPROVEMENT - BASEMENT

This graphic illustrates the probable areas for upgrades for any future uses to comply with current Codes and Accessibility.

Depending on the intended future reuse of any or all of these areas, the areas for upgrade may change from the suggested graphic.

EXISTING BASEMENT PLAN DIAGRAM

LEGEND

- **EXISTING STAIR ZONES**
- **POTENTIAL AREA FOR CODE COMPLIANT STAIR/ELEVATOR ADDITIONS**
- **EXISTING KITCHEN EQUIPMENT AREA**
- **EXISTING RESTROOM AREAS DO NOT MEET CURRENT CODES FOR SIZES, CLEARANCES, OR ACCESSIBILITY. AREAS NEED TO BE UPDATED ACCORDING TO THE REQUIREMENTS OF NEW OCCUPANCY USES.**
AREAS for IMPROVEMENT - FIRST FLOOR

This level has the main theater with back stage area. The main fixed seating is on a slight inclined slope with the balcony level covering almost 1/3 of the main floor. A ticket booth and two small restrooms sit at the front of the theater foyer.

Flanking to the right was a space originally intended for a retail hardware store, but more recently used as a meeting room, bar/lounge or banquet room.

A separate entrance was added between the first and second bay window as an awning covered entrance to the Terrace Restaurant. This foyer and circulation spine had a semi-open kitchen on the left with seating overlooking the cooking, and further kitchen prep and dishwashing areas behind.

A smaller, less formal cafe occupied the two bays to the left of the restaurant entrance.
AREAS for IMPROVEMENT - Second Floor

This graphic illustrates the probable areas for upgrades for any future uses to comply with current Codes and Accessibility.

Depending on the intended future reuse of any or all of these areas, the areas for upgrade may change from the suggested graphic.

LEGEND

- EXISTING STAIR ZONES
- POTENTIAL AREA FOR CODE COMPLIANT STAIR/ELEVATOR ADDITIONS
- EXISTING KITCHEN EQUIPMENT AREA
- EXISTING RESTROOM AREAS DO NOT MEET CURRENT CODES FOR SIZES, CLEARANCES, OR ACCESSIBILITY. AREAS NEED TO BE UPDATED ACCORDING TO THE REQUIREMENTS OF NEW OCCUPANCY USES.

EXISTING SECOND FLOOR PLAN DIAGRAM
AREAS for IMPROVEMENT - Roof

This graphic illustrates the probable areas for upgrades for any future uses to comply with current Codes and Accessibility.

Depending on the intended future reuse of any or all of these areas, the areas for upgrade may change from the suggested graphic.
CONCEPTS for the FIRST FLOOR

Here is a possible infill concept for the vacant interior spaces.

It assumes a major tenant who will utilize the Theater space as a venue theater, with movies, simulcasts, and smaller stage acts playing to a restaurant audience. Existing fixed theater seating is modified to 1/3 capacity by removing 2 out of every 3 rows and adding a long, bench-type table in front of the remaining rows for food and drink service.

The ground floor west space is converted to food & bar service for theater patron service and booth & table seating.

The large main kitchen is modernized for both hot and cold food prep, and a new pizza oven to service all venues. The Terrace Restaurant is opened up to the Back Bar area, and the whole space becomes a food service Pub and Bistro. A visible new Brewery is added at the rear.

The front Cafe becomes CafePub with new full height window/doors opening out to exterior seating along the front of the building.

FIRST FLOOR PLAN CONCEPT
CONCEPTS for the SECOND FLOOR

The Second Floor areas could potentially be a much harder level to successfully integrate into the whole Project. The choice of possible uses has to be synergistic with the ground floor uses to attract people to the upper level. The reuse of the former upper banquet room as an extension of the ground floor brewpub is augmented by opening up a portion of the floor above the ground level to visually and audibly link the two levels.

The main kitchen on the ground level serves multiple areas of the Project, and needs to be sized and set up to serve those larger needs. The addition of a pizza oven widens the menu, and also relieves kitchen pressure with a less labor intensive food that will sell well in the theater venue, or downstairs in the meeting spaces.
CONCEPTS for the BASEMENT

The Basement, in this proposal, reuses much of the original York Room design as a new minor venue for dances, seminars, conferences, meetings, banquets, smaller musical or performance acts, and other events.

A small food bar off of the foyer provides food and drink service for the venue, and can operate as an independent location entity within the whole complex when there is no event scheduled for the York Room.

An optional smaller kitchen at the basement level takes pressure off the main kitchen upstairs, or could be set up as just a cold prep kitchen.

In these proposals, the introduction of a new accessible elevator allows quick access to all of the levels, from the Basement up to the balcony restroom foyer level which is the highest building level at this time. This elevator can also double as a service elevator to stock the various levels with food and drink while consolidating the kitchen functions on one level.

BASEMENT PLAN CONCEPT
## Construction Schedule

### For: LAKEWOOD COLONIAL CENTER & THEATER

| Task                                           | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|------------------------------------------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Mobilization                                   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Demolition                                     |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Re-Roof & Seismic @ Theater                    |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Framing                                        |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Mechanical, Electrical, Plumbing Rough-In      |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Sheetrock                                      |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Paint                                          |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Acoustical Grid Ceilings                       |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Finish Carpentry                               |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Finishes                                       |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Mechanical, Electrical, Plumbing Finish       |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Final Inspections                              |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Turnover to Owner                              |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |

From: Pacific Crest Construction, Inc.

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