

5/10/09

1/4

Exterior Noise.

Street.

Intersection

Mix.

Bus. stop.

Green?

Other?

Doors. - line of sight to street.
desirable?

From tables.

From stage

Interior Adjacent Noise.

Building

Adjacencies

IF

Toilets

wall vs. floor mounted.

low flush.

(ear to wall test)

wall-mtd. beware urinal flush

2F

toilets.

chase - floor isolation.

locate above IF chase

Stairway - inspect

2/4

Stage - Background. ^{RC} avoid windows
improved? distraction

flooring - impact -
footfall.

Door operation - rubs - gasketing

exchange m₁₀₂F toilets (1F)
due to line of sight

check 1F/2F connections/penetrations

NR

ISC

electrical. ?

fire

Neighbor bldg NR - via dg

ACOUSTICAL CONCERNS

□ SOUND FROM DUCTS, HVAC EQUIPMENT ON ROOF

- ISOLATORS for equip on roof
- DUCT large enough to reduce friction noise
-
-

□ HVAC - LOW SOURCE -

- IN FLOOR BEST -
- Use BSMT @
-

□ - CANOPY @ STAGE -

- Lower stage
-

□ - LOBBY NOISE - Baffle

- TOILETS -
- ROLL UP WINDOW COVERS

5/18/09

Recital Hall.
existing

60 + 154 (212)

3/4

No seats?

No. of seats. ADA access.

Stage height. - line of sight.
SEATING LINES

Seat rake. Nope.
upholstery absorption

quiet, noisy

Acoustics

Underfloor potentials.
SA & RA - low velocity

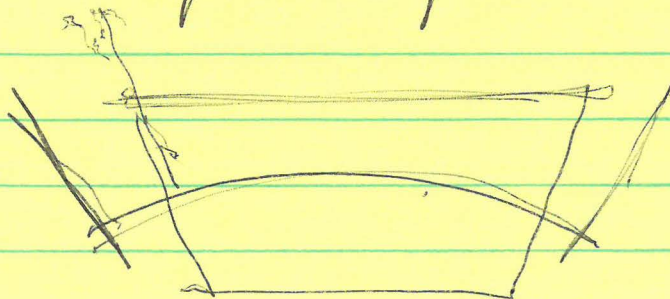
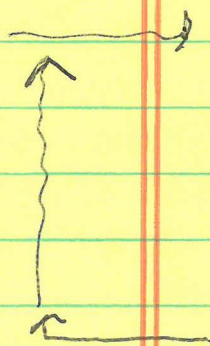
warm air rises

exhaust -

radiant heat source & front
of stage.

under seat mushroom caps
via central trunk.

carpeted floor?



Check tunnel dimensions

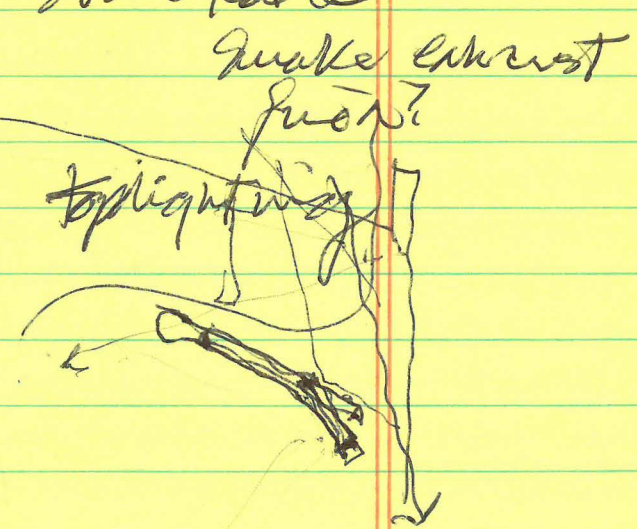
overhead top lighting above stage
non concerts -

JAT - RTW.

Rear wall diffusion

Quadratic diffusers - simulate

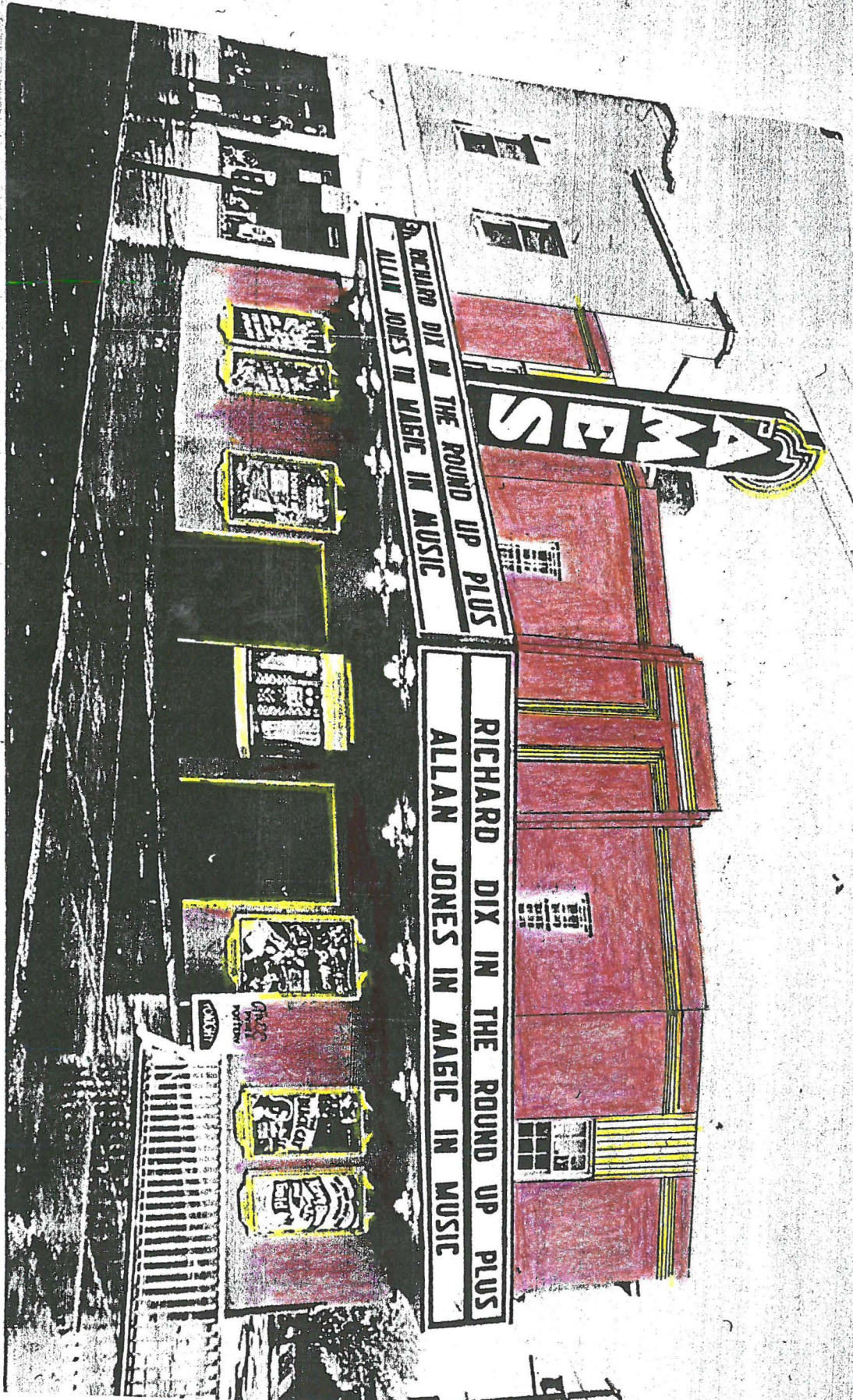
Keep projection, movies
multiple uses



make exhaust
front?

top lighting



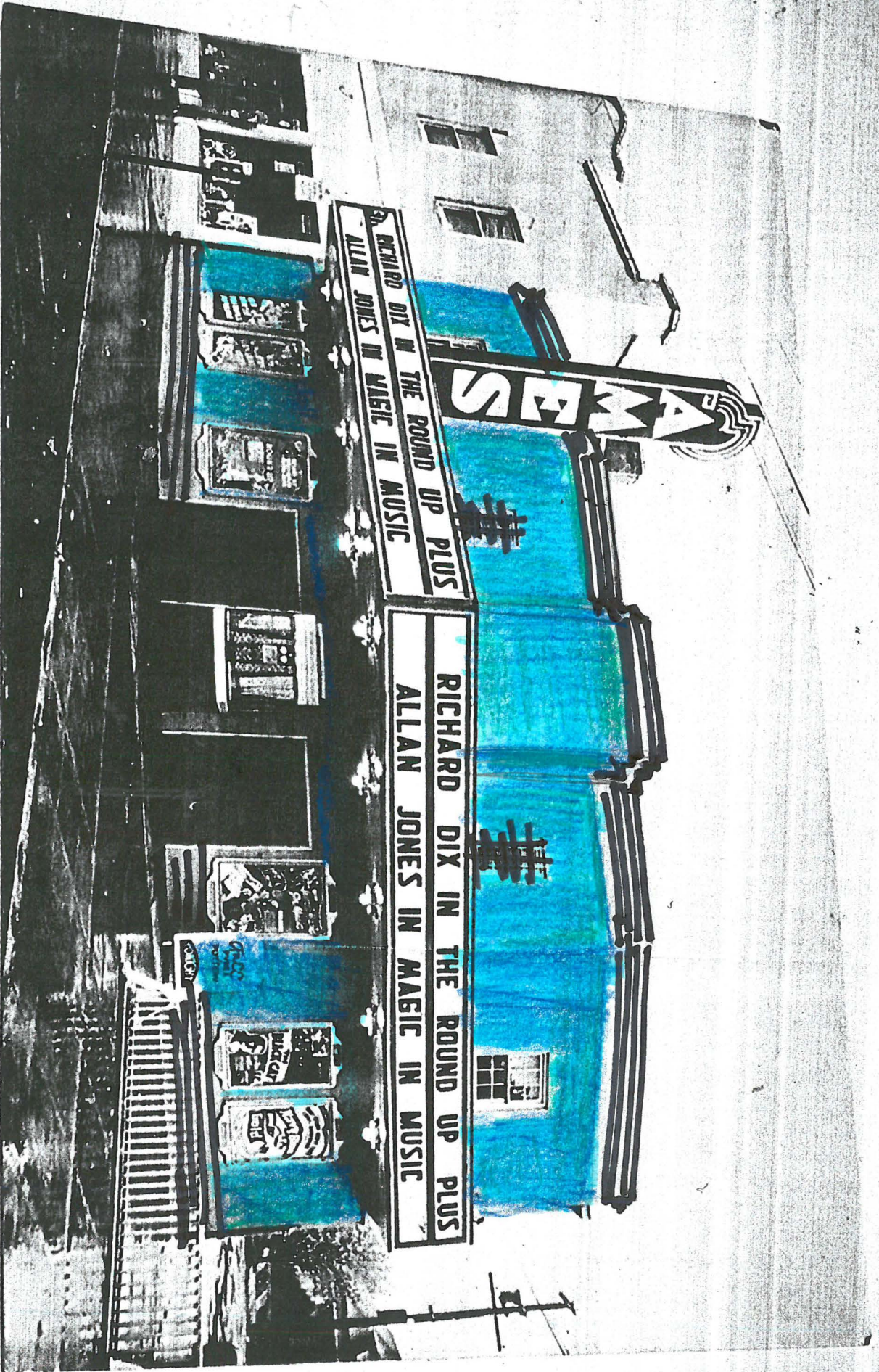


RICHARD DIX IN THE ROUND UP PLUS
ALLAN JONES IN MAGIC IN MUSIC

RICHARD DIX IN THE ROUND UP PLUS
ALLAN JONES IN MAGIC IN MUSIC

AZA

CATCH



The
D
A
Y
Theater

FLOWERS 

The

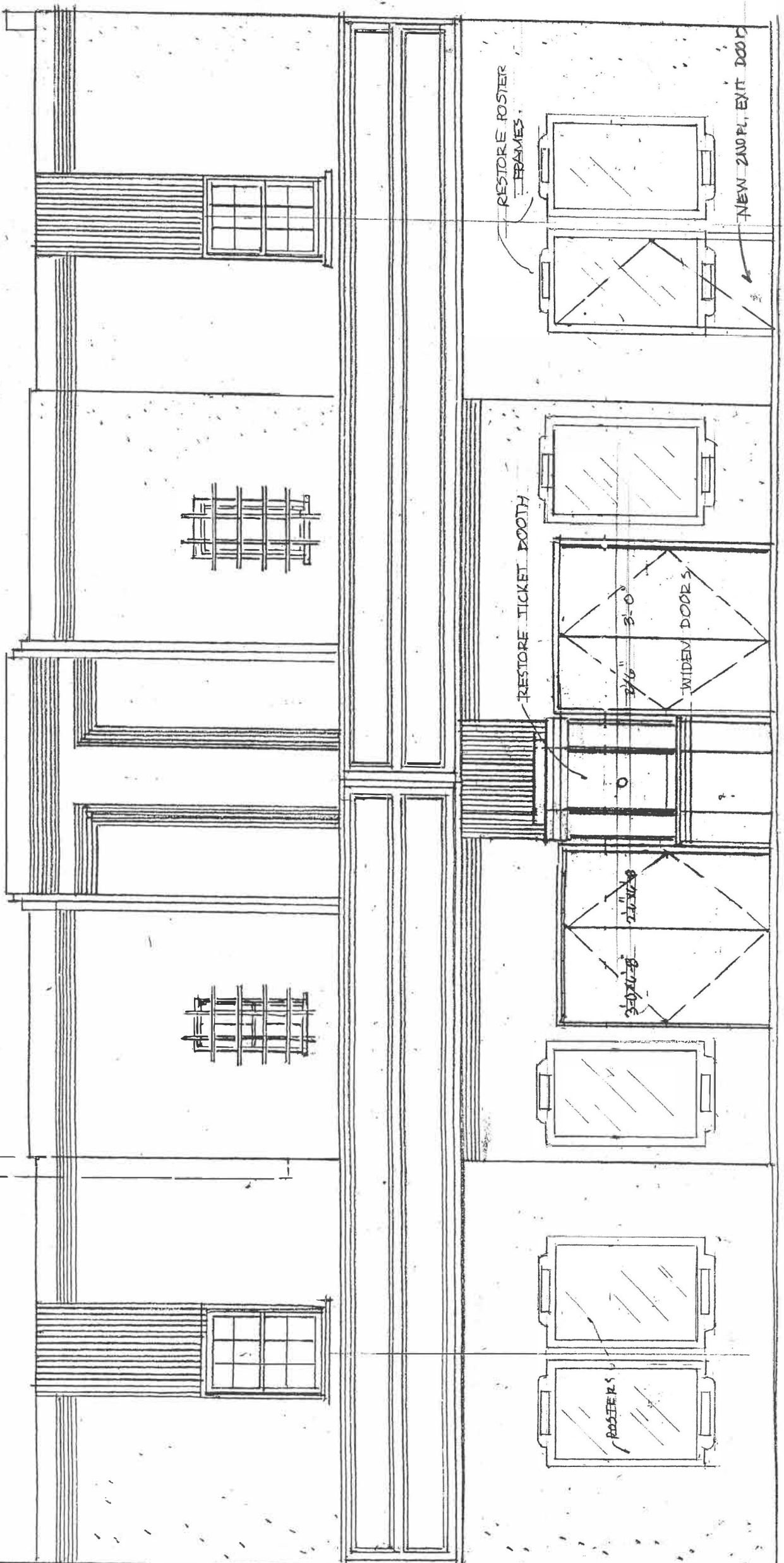
D



Theater



SIGN - SEE W/ST



Day Theater DOS Study - Portland, Oregon
design planning meeting #3

May 4, 2009
10:30 a.m.

agenda

Zone/Building Code

Occupancy
Type
Amount
Exiting
Plumbing

Design

Site
Lobby
 Uses
 Image
Bar
 Uses
 Image
Auditorium
 Uses
 Seats
 Image
Exterior

Schedule

DOS Study
Construction

Other

Budget
Next Meeting

INTRODUCTION

The Day Theater will provide event spaces of varying sizes in an existing building that once served as a neighborhood cinema. Built in the 1930's, the cinema was remodeled in the 1960's and converted into a music store. Part of this remodel included halving the seating area of the cinema and building a 2nd floor storage space, resulting in the remaining seating area and stage being hidden behind the first floor retail showroom.

This proposal includes not only repairing and upgrading the exterior of the building, but also bringing the interior up to current codes and standards while recapturing its previous use as a place for public entertainment. Aesthetically, the proposal will emphasize the building's few remaining art deco details while simultaneously using them as a starting point for an overall interior motif.



PROJECT TEAM:

SPONSOR:

PORTLAND DEVELOPMENT COMMISSION
222 NW FIFTH AVENUE
PORTLAND, OR 97209-3859
(503) 823-3305
CONTACT: KEVIN CRONIN, AICP

OWNERS:

TIM ELLIS
SUSAN ELLIS
JIM DAY
NATHAN DAY

PROJECT MANAGER:

PDR LLC GENERAL CONTRACTOR
3511 SE MILWAUKIE AVE
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ARCHITECT:

di loreto ARCHITECTURE, llc
200 NE 20TH AVE, STE 200
PORTLAND, OR 97232
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CONTACT: TRACY ORVIS

ARCHITECT:

BILL HAWKINS, FAIA
1425 SW 20TH AVE, STE 100
PORTLAND, OR 97219
(503) 497-9084

STRUCTURAL:

MILLER ENGINEERS
9570 SW BARBUR BLVD, STE 100
PORTLAND, OR 97219
(503) 246-1250
CONTACT: KEN SAFE, SE,
PRINCIPAL

MECHANICAL:

AIR FLOW ENGINEERS
5695 SE INTERNATIONAL WAY
PORTLAND, OR 97222
(360) 695-0789
CONTACT: EVERETT LIVESAY

DAY THEATER

PDC - D.O.S. STUDY

September 1, 2009



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TABLE OF CONTENTS

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ZONING / BUILDING CODE	2
EXISTING CONDITIONS	3 - 4
EXISTING CONDITIONS - SUMMARY	5
DESIGN OPTIONS	6 - 9
PROPOSED 1ST FLOOR PLAN	10
PROPOSED 2ND FLOOR PLAN	11
PROPOSED ELEVATION	12
PROPOSED SECTION	13
PROJECT PROFORMA	14

PROPERTY

ADDRESS: 5444 SE FOSTER ROAD
PORTLAND, OREGON 97206

PROPERTY ID: R107150

COUNTY: MULTNOMAH

STATE ID: 1S2E07DB 18300

SITE AREA: .21 ACRES

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ZONE

CG (GENERAL COMMERCIAL)

PLAN DISTRICT: NONE

URBAN RENEWAL AREA: LENTS TOWN CENTER

ZONING MAP: 3436

MAXIMUM FAR: 3 TO 1

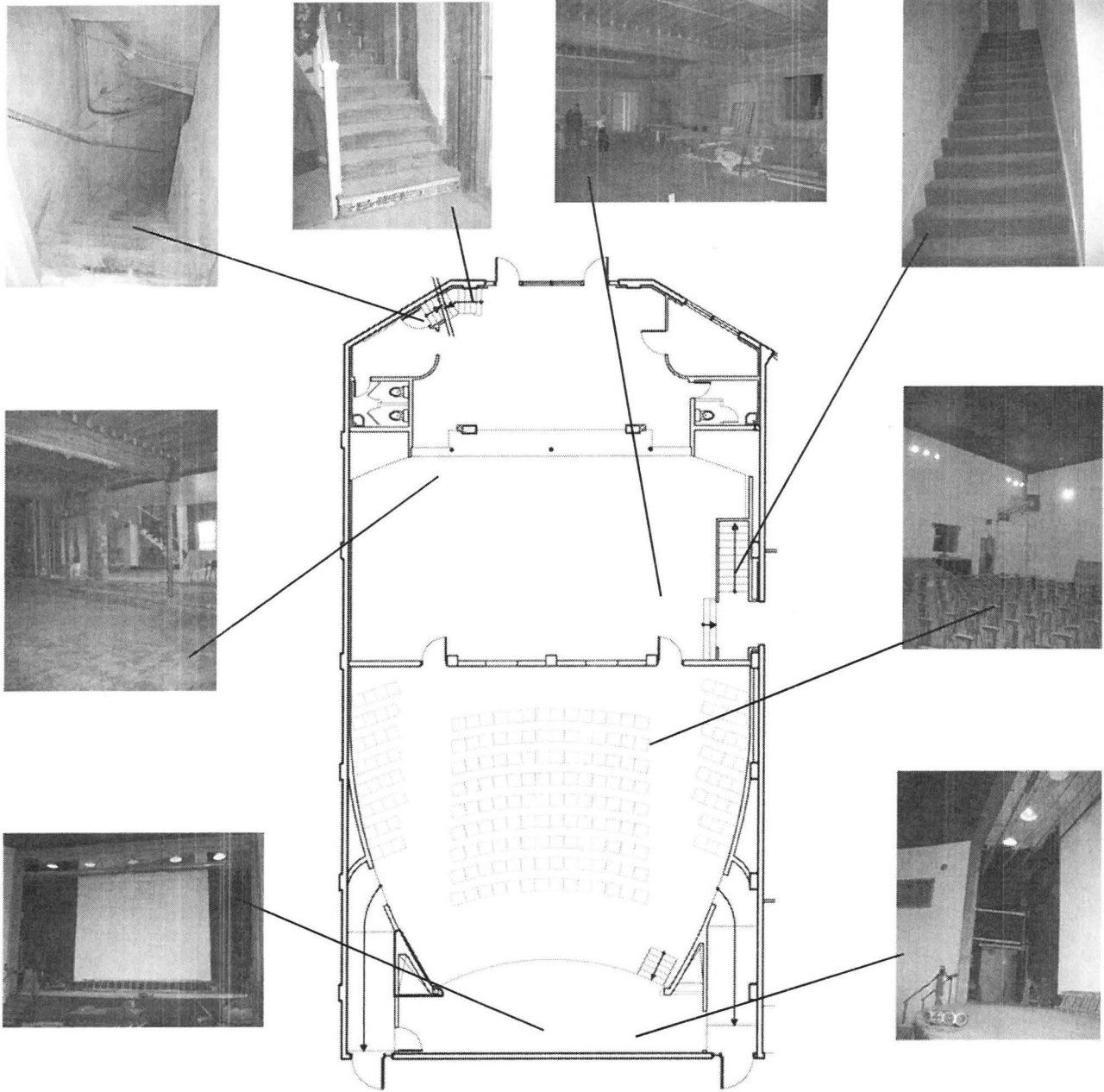
MAXIMUM HEIGHT: 45'

SETBACKS: 0 MINIMUM SETBACK
0 MAXIMUM STREET SETBACK
10' MAXIMUM SETBACK ON
TRANSIT STREET OR
PEDESTRIAN DISTRICT

PARKING: REQUIRED PER 33.266, TABLE 266-2

LOT COVERAGE: 85% SITE AREA

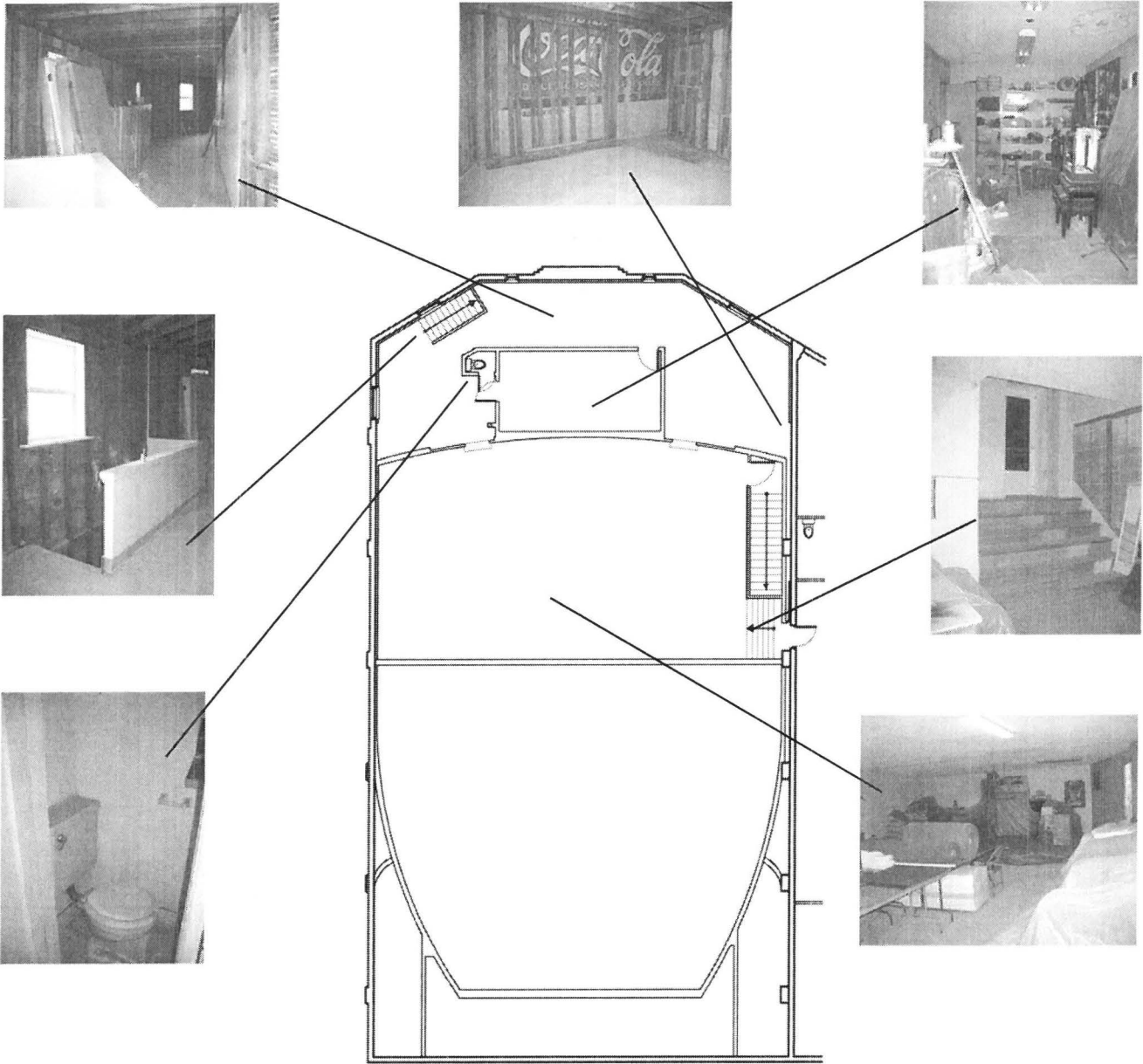
MIN. LANDSCAPED AREA: 15% SITE AREA



EXISTING CONDITIONS (FIRST FLOOR)

SCALE: 1" = 20'-0"





EXISTING CONDITIONS (SECOND FLOOR)

SCALE: 1/16" = 1'-0"



EXISTING CONDITIONS

THE BUILDING / STRUCTURAL

The building shell consists of poured-in-place concrete walls and pilasters that support a heavy timber roof structure. There is a partial basement, also concrete, located at the north end of the building. The ground floor concrete slab slopes downward the southern half to accommodate theater seating, eventually abutting the 3'-6" high concrete stage at the south end of the building. The north half of the building has a second story that is composed in part of wood framing and in part of concrete and steel. The second floor is supported at the southern end by a CMU wall and pilasters, at the center by (3) steel columns, and at the northern end by the exterior concrete wall and pilasters. There are currently (2) stairs located to the west of the entry (from the first floor to the second floor and from the first floor to the basement) that do not meet code. Another stair to the second floor was added as part of a later remodel and is code compliant but in an awkward location. There are two existing restrooms, located to either side of the entry, that are not code compliant. The exterior of the building still sports the original marquis, and the existing sign was restored and updated to reflect the new name of the building. The original box office at the building entry was removed in the 1968 remodel.

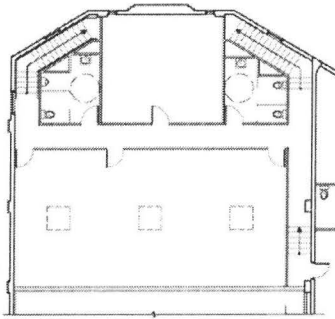
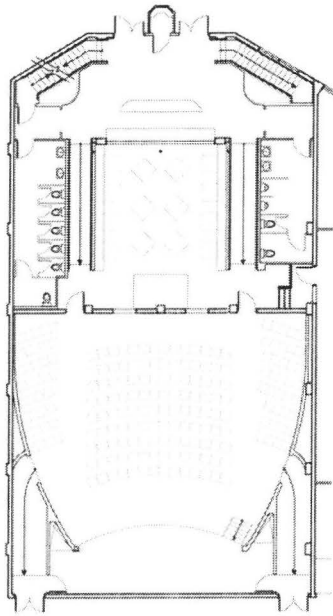
MECHANICAL

All original mechanical equipment is located in the basement and will not be used. Due to the immense size of the equipment, it will not be removed from the building. A series of concrete chases run under the first floor slab from the basement to vertical shafts at (4) locations in the building. The proposed new HVAC system consists of (4) new rooftop units, (2) for the theater space and (2) for the support spaces. The (2) for the theater will reuse existing shaft locations, but the (2) for the support areas will have new shafts installed.

ELECTRICAL

The existing electrical system is not adequate and will be updated throughout the building.





OPTION 1

COMBINED LOBBY / CONCESSIONS

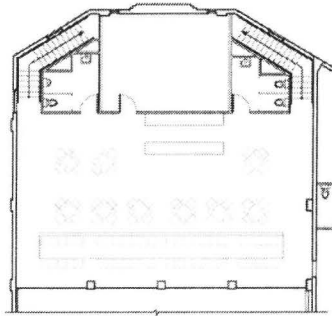
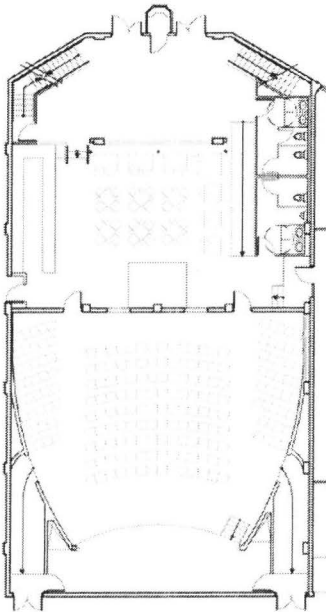
(2) OPEN STAIRS TO 2ND FLOOR

STAGE AT SOUTH END OF LOUNGE

RESTROOMS TO EITHER SIDE OF LOBBY:
MEN: 2 WC, 2 URINALS, 2 LAVATORIES
WOMEN: 5 WC, 2 LAVATORIES

(2) 2ND FLOOR TENANT SPACES

2ND FL RESTROOMS TO EITHER SIDE OF
TENANT SPACE:
MEN: 1 WC, 1 URINAL, 1 LAVATORY
WOMEN: 2 WC, 1 LAVATORY



OPTION 2

CONCESSIONS PART OF THE LOUNGE
RATHER THAN THE LOBBY

(1) STAIR AND (1) RAMP FROM LOBBY TO
LOUNGE

NEW EXIT AT WEST SIDE OF LOUNGE

1ST FL BATHROOMS BOTH AT EAST SIDE OF
LOBBY:
MEN: 1 WC, 1 URINAL, 2 LAVATORIES
WOMEN: 2 WC, 2 LAVATORIES

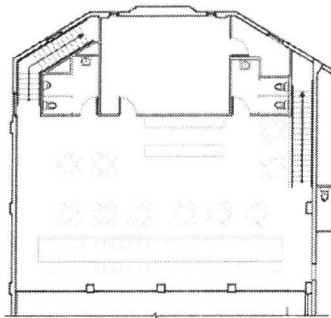
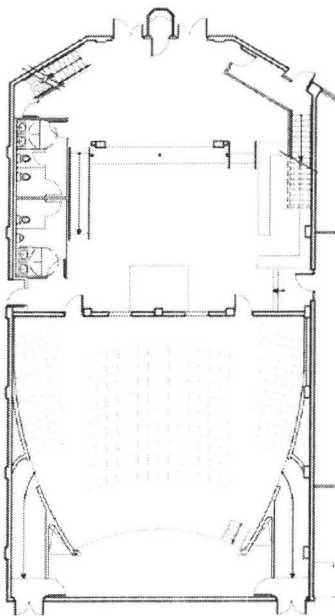
2ND FLOOR BECOMES BALCONY W/ VIEWS
OF THEATER BELOW - HAS OWN
CONCESSIONS AREA

2ND FLOOR STORAGE AREA WITH
BATHROOMS TO EITHER SIDE:
MEN: 1 WC, 1 URINAL, 1 LAVATORY
WOMEN: 2 WC, 1 LAVATORY

OPTIONS 1 AND 2

SCALE: 1/32" = 1'-0"





OPTION 3

CONCESSIONS PART OF LOUNGE

(1) STAIR AND (1) RAMP FROM LOBBY TO LOUNGE

RESTROOMS BOTH TO WEST OF LOBBY:
MEN: 1 WC, 1 URINAL, 2 LAVATORIES
WOMEN: 2 WC, 2 LAVATORIES

(1) STAIR WITH EXIT DIRECTLY TO OUTSIDE, (1) STAIR OPEN BETWEEN FLOORS

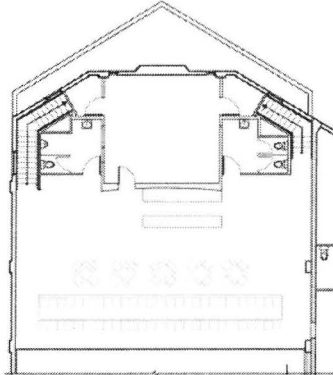
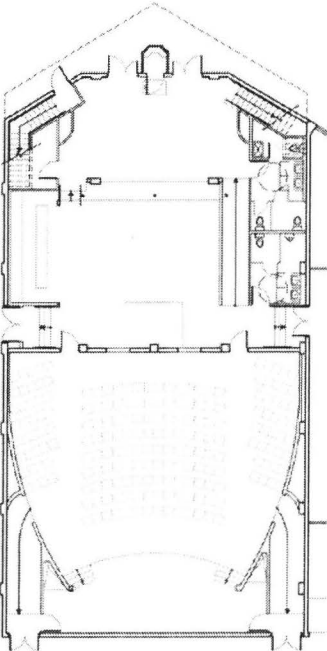
NEW EXIT AT WEST SIDE OF LOUNGE

SHIP'S LADDER TO BASEMENT

2ND FLOOR STORAGE WITH RESTROOMS TO EITHER SIDE:

MEN: 1 WC, 1 URINAL, 1 LAVATORY
WOMEN: 2 WC, 1 LAVATORY

BALCONY WITH OWN CONCESSIONS



OPTION 4

CONCESSIONS PART OF LOUNGE

SHIP'S LADDER HATCH TO BASEMENT IN FRONT OF BOX OFFICE DOOR

(1) RAMP AND (1) STAIR FROM LOBBY TO LOUNGE

ENCLOSED STAIR ON WEST SIDE OF BUILDING

1ST FL RESTROOMS TO EAST OF LOBBY:
MEN: 1 WC, 1 URINAL, 2 LAVATORY
WOMEN: 3 WC, 2 LAVATORY, 1 UTILITY SINK

RE-USE PART OF EXISTING WALL BEHIND 2ND FLOOR CONCESSIONS

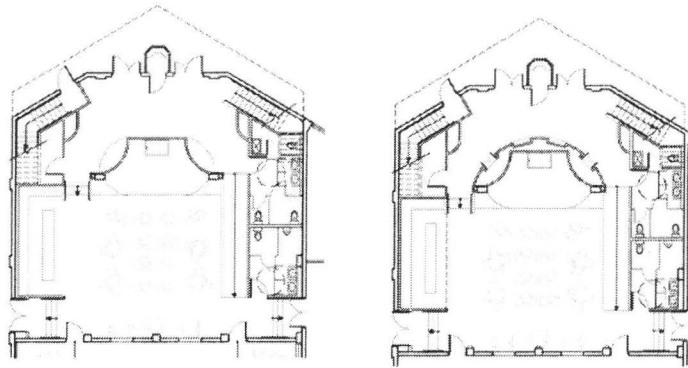
2ND FLOOR RESTROOMS ON EITHER SIDE OF STORAGE:

MEN: 1 WC, 1 URINAL, 1 LAVATORY
WOMEN: 2 WC, 1 LAVATORY

OPTIONS 3 AND 4

SCALE: 1/32" = 1'-0"





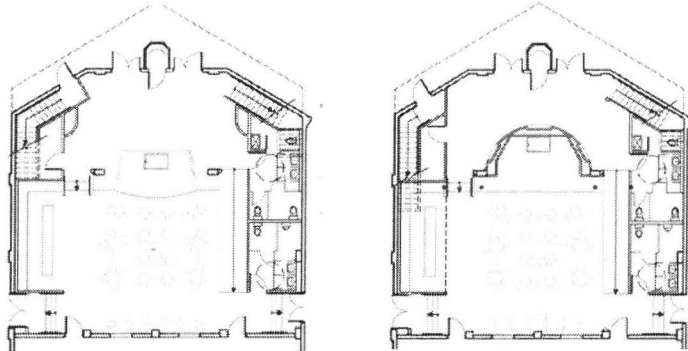
OPTION 5A-D

STAGE AT NORTH END OF LOUNGE -
 OPTIONS SHOW VARIOUS IDEAS FOR
 SCREENING STAGE FROM LOBBY

CONCESSIONS AT WEST END OF LOUNGE

RESTROOMS AT EAST END OF LOUNGE:
 MEN: 1 WC, 1 URINAL, 2 LAVATORIES
 WOMEN: 3 WC, 2 LAVATORIES,
 1 UTILITY SINK

SHIP'S LADDER HATCH TO BASEMENT
 LOCATED AT THE STAGE FLOOR



OPTION 6

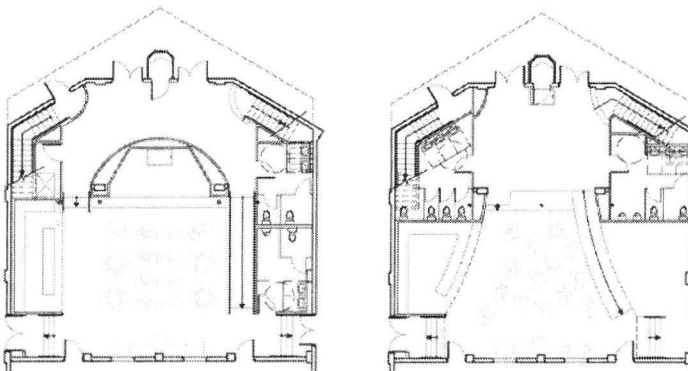
STAGE AT NORTH END OF LOUNGE

CONCESSIONS AT WEST END OF LOUNGE

RESTROOMS AT EAST END OF LOUNGE:
 MEN: 1 WC, 1 URINAL, 2 LAVATORY
 WOMEN: 2 WC, 2 LAVATORIES

LIFT TO 2ND FLOOR

2ND FLOOR RESTROOMS TO EITHER SIDE OF
 STORAGE:
 MEN: 1 WC, 2 URINALS, 1 LAVATORY
 WOMEN: 3 WC, 1 LAVATORY

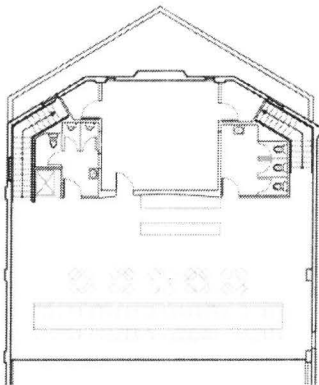


OPTION 7

CONCESSIONS AT WEST END OF LOUNGE

STAGE AT EAST SIDE OF LOUNGE WITH
 RAMP PASSING IN FRONT

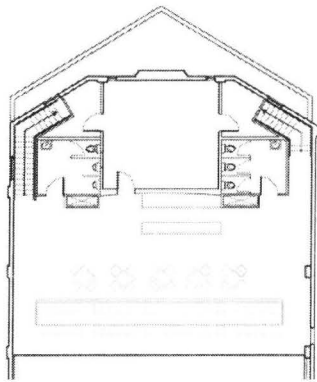
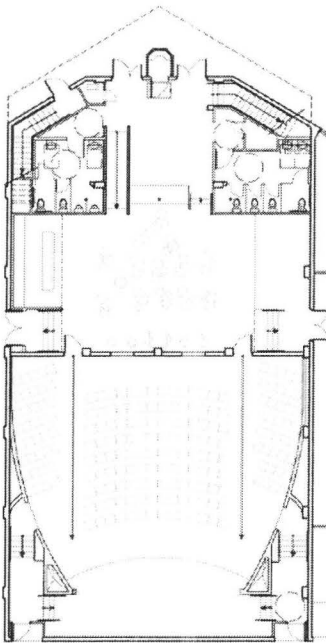
RESTROOMS TO EITHER SIDE OF LOBBY:
 MEN: 2 WC, 2 URINALS, 3 LAVATORIES
 WOMEN: 4 WC, 3 LAVATORIES



OPTION 5A-D, 6 AND 7

SCALE: 1/32" = 1'-0"





OPTION 8

PULL RAMP FROM LOBBY TO LOUNGE BACK INTO LOBBY - REMOVE PORTION OF EXISTING CONCRETE SLAB

RESTROOMS WITH VESTIBULES TO EITHER SIDE OF LOBBY:

MEN: 2 WC, 2 URINALS, 2 LAVATORIES
WOMEN: 4 WC, 2 LAVATORIES

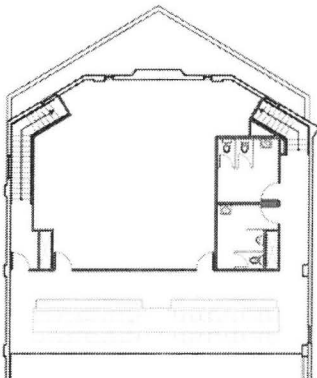
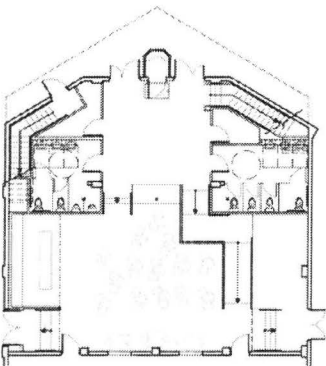
CONCESSIONS TO WEST OF LOUNGE

STAGE TO EAST OF LOUNGE

HVAC CHASES SHOWN ON 2ND FLOOR

2ND FL RESTROOMS TO EITHER SIDE OF STORAGE:

MEN: 1 WC, 2 URINALS, 1 LAVATORY
WOMEN: 3 WC, 1 LAVATORY



OPTION 9

RESTROOMS TO EITHER SIDE OF LOBBY:

MEN: 2 WC, 2 URINALS, 3 LAVATORIES
WOMEN: 4 WC, 3 LAVATORIES

(2) STORAGE AREAS ADJACENT TO STAIRS

RAMP TO LOUNGE WRAPS AROUND STAGE AT THE EAST END OF LOUNGE

2ND FLOOR BALCONY SHRINKS DUE TO CODE REQUIREMENTS - STORAGE AREA ENLARGES AND GETS (2) DOORS FOR FUTURE DIVISION OF SPACE

1 STAIR IS IN 1-HR FIRE ENCLOSURE

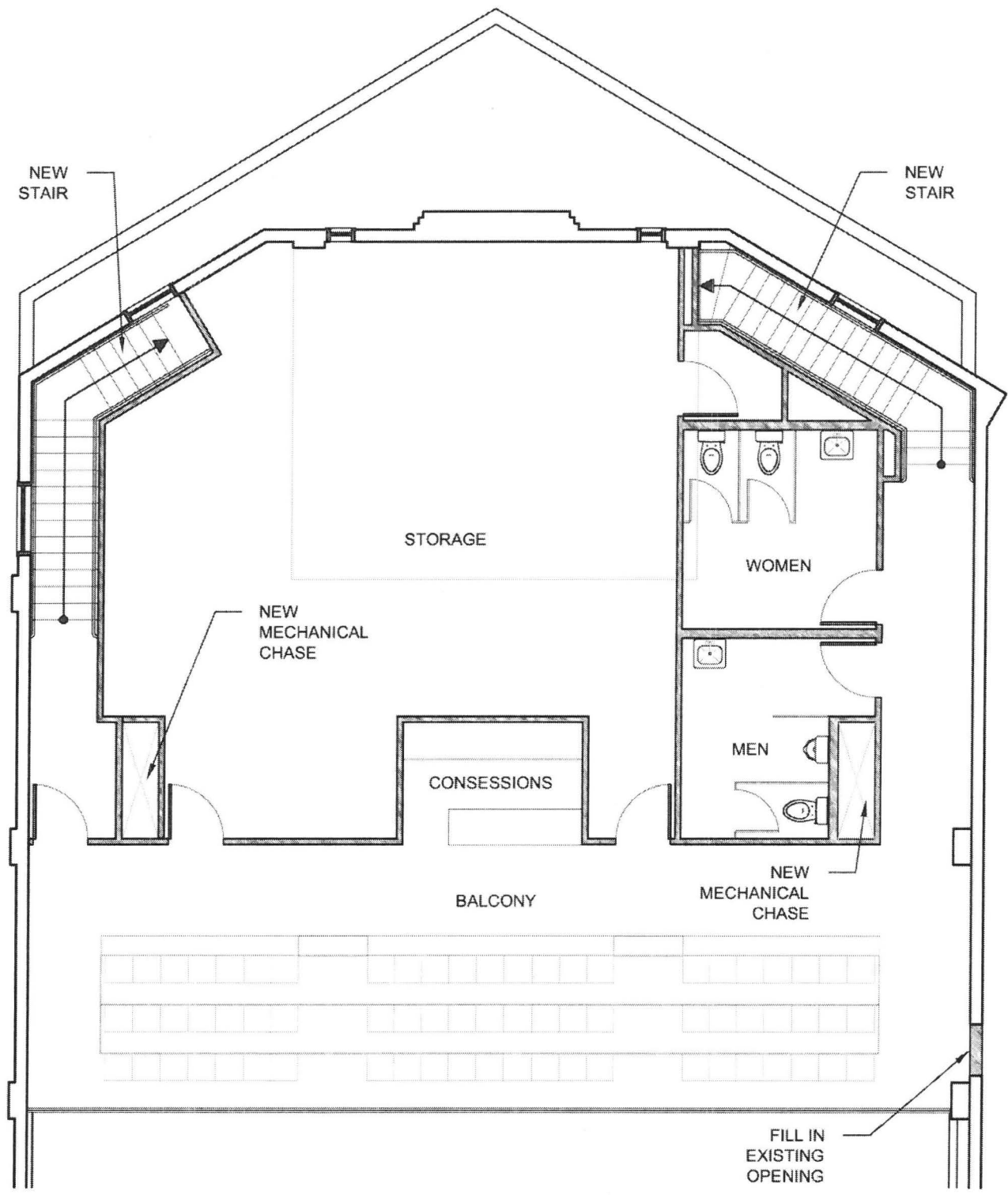
2ND FL RESTROOMS AT EAST SIDE OF BALCONY:

MEN: 1 WC, 1 URINAL, 1 LAVATORY
WOMEN: 2 WC, 1 LAVATORY

OPTIONS 8 AND 9

SCALE: 1/32" = 1'-0"

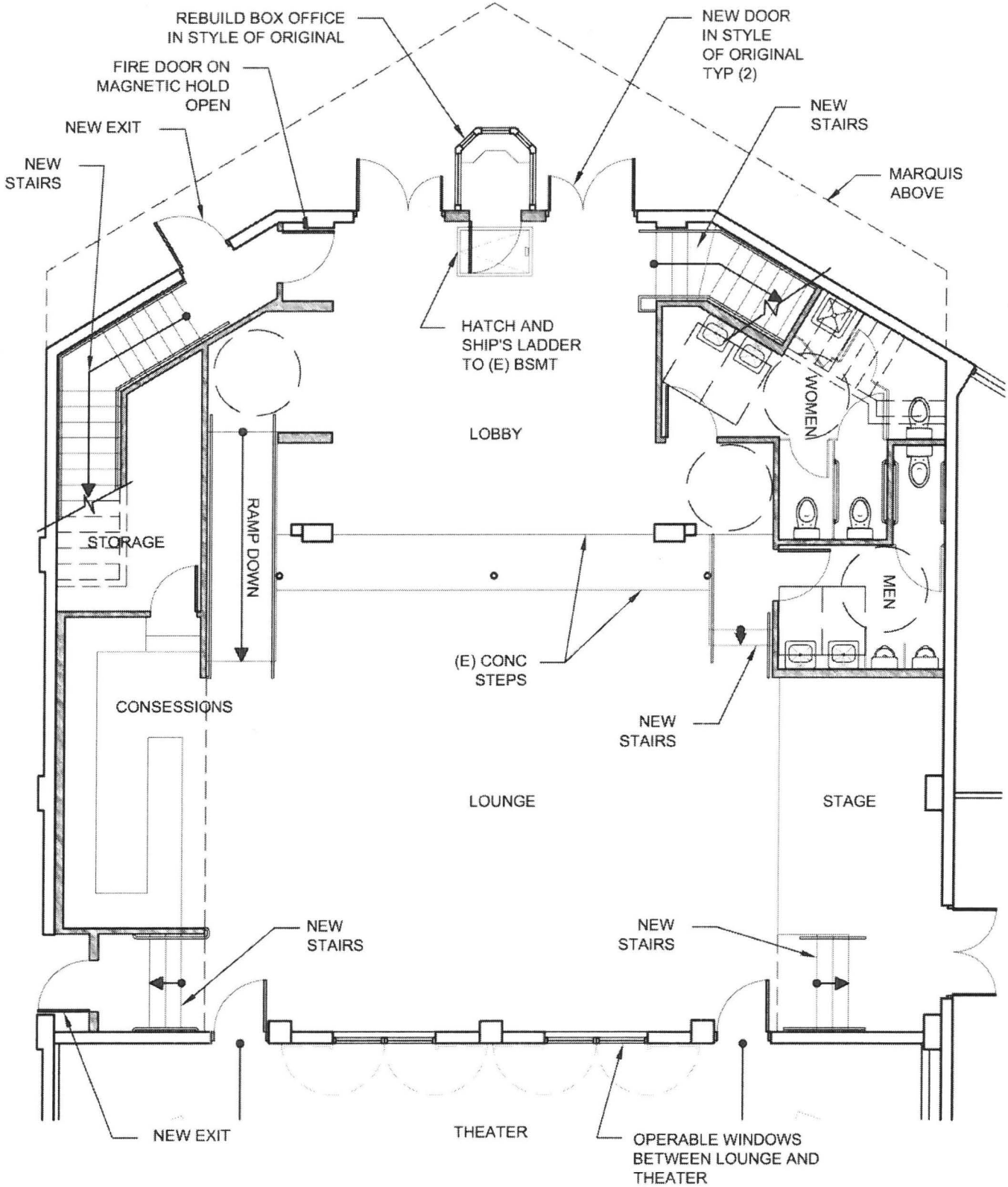




PREFERRED OPTION (OPTION 10) - SECOND FLOOR

SCALE: 1" = 10'-0"

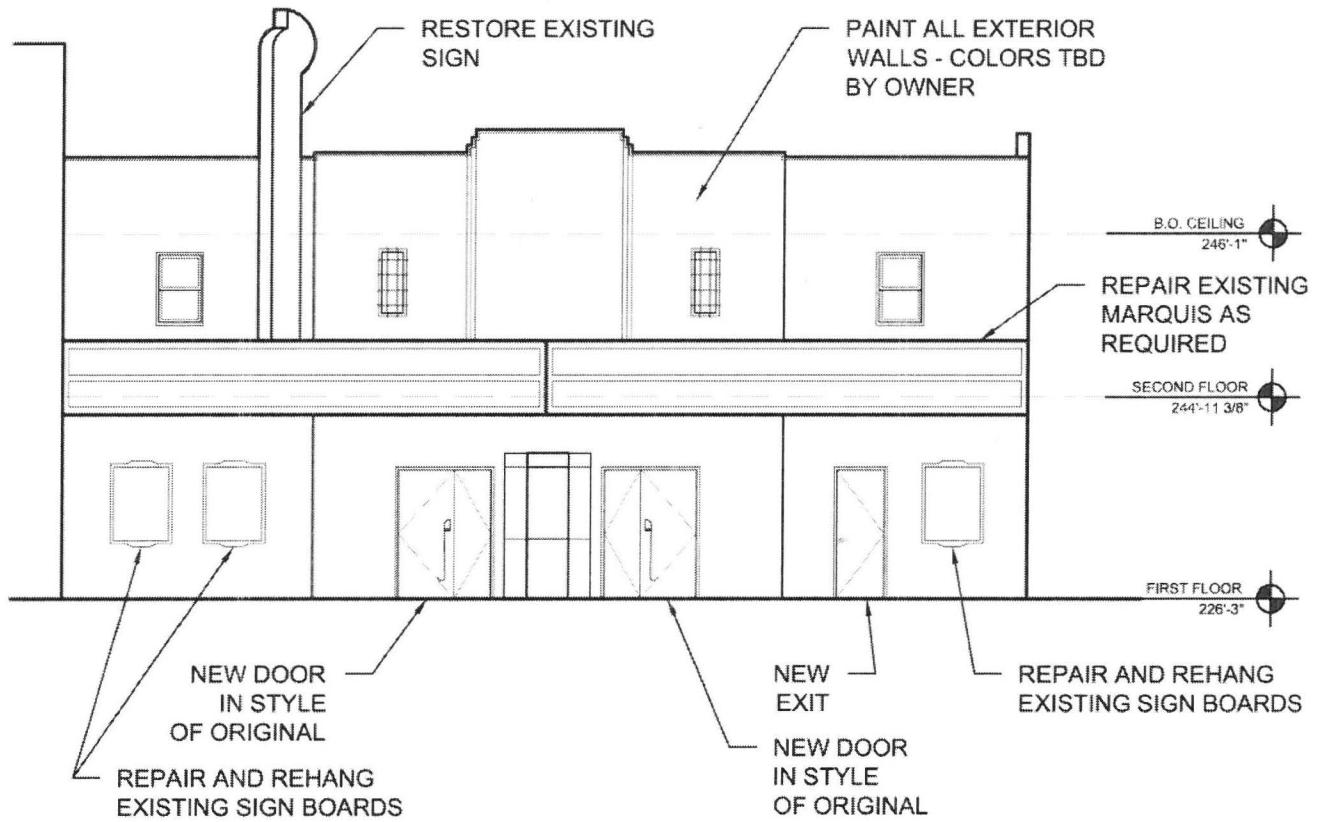




PREFERRED OPTION (OPTION 10 - FIRST FLOOR)

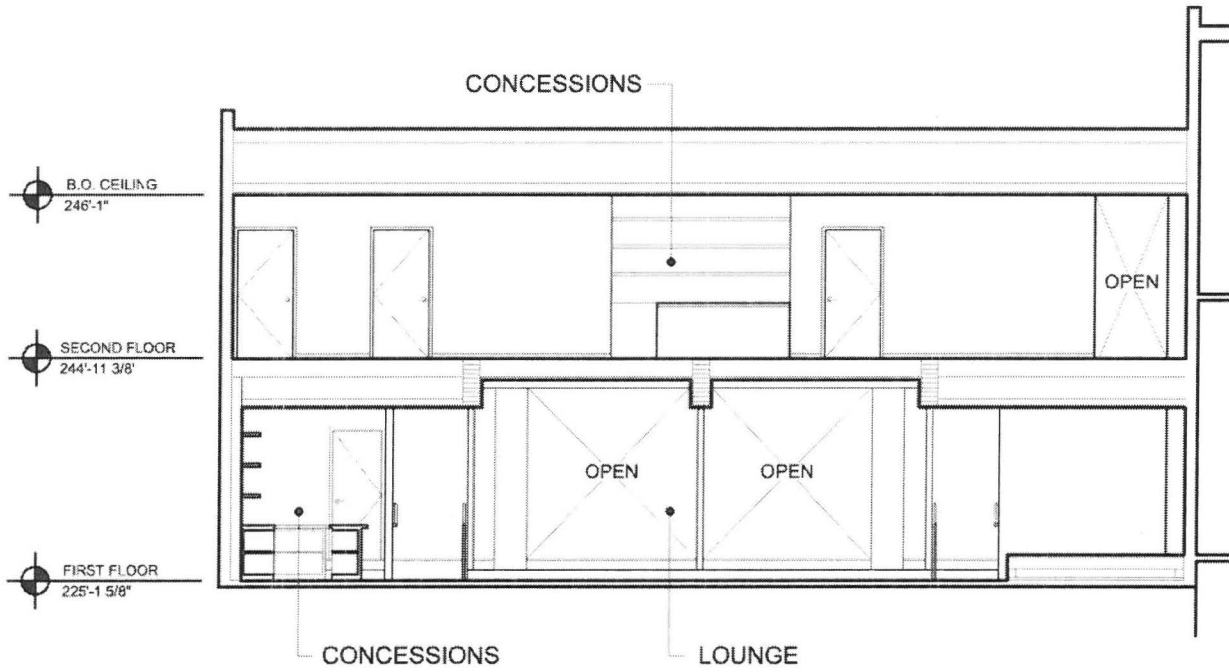
SCALE: 1" = 10'-0"





PREFERRED OPTION (OPTION 10) - NORTHELEVATION

SCALE: 1" = 10'-0"



PREFERRED OPTION (OPTION 10) - BUILDING SECTION


SCALE: 1" = 10'-0"

DAY THEATER

(1) SYMMETRICAL DIRECTION
STAGE / CONCESSIONS

o LOBBY -

(2) BEAM & COL. "PILL-IN" @ TRANSITION
BET. LOBBY & RECEPTION

(3)  (3) 1/2 ϕ "REEDS" EVERYWHERE

(4) MOVE WOMEN LAV. DOOR TO SIDE
PROVIDE "DISPLAY" ART - NUDE MUST

(5) 3 EXITS TO ADJACING BLDG / ALLEY PARKING
SMALLER -

(6) BAL. - gallery (Curtains) \rightarrow
STAGE - NO STEPS

Bill Hawkins

From: "Tracy Orvis" <torvis@diloretoarchitecture.com>
To: "Bill Hawkins" <billhawkins@qwest.net>
Sent: Wednesday, July 01, 2009 10:20 AM
Attach: proposed_1st_fl_plan_070109.pdf; proposed_2nd_fl_plan_070109.pdf

Hi Bill,

I've attached the plan that Tim seems happy with - I think it cleans up the exiting more than the last few layouts and still gives Tim the openness and views he was looking for. Let me know what you think.

I've also attached a scheme for the second floor that I drew up yesterday. This plan reflects the city's requirement to enclose one stair with a 1hr fire rated enclosure and a fire door. Tim also requested that we eliminate one fixture per restroom. I'm currently working on reducing the number of occupants in the building to avoid seismic issues. In order to do that, the assembly space must be reduced, and the enclosed room must get larger. The room will maintain the original S-1 (Storage) occupancy, while the assembly space will be a proposed change of occupancy.

Feel free to give me a call if you have any questions or concerns regarding the new layouts. I wanted to see what you thought of the 2nd floor layout before I pass it on to Tim.

Thanks,

Tracy Orvis
di loreto ARCHITECTURE, llc
200 NE 20th Avenue, Suite 200
Portland, OR 97232
(503) 736-9979

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.375 / Virus Database: 270.13.1/2212 - Release Date: 07/01/09 05:53:00

day theater building renovation
PROJECT PROFORMA
OPTION 3: Recessed Ramp - East Side Toilet Rooms

7/8/2009

project components:

Ground Floor Lobby/Theater/Toilet Rooms	4,720 SF
Second Floor Storage/Balcony/Toilet Rooms	2,360 SF
TOTAL RENOVATION AREA	7,080 SF

project hard costs:

Land & Site Costs

Purchase Cost	-	\$	-
Site Development	-	\$	-
Value Write Down	-	\$	-
Refinance Cost	-	\$	-
Other	-	\$	-
TOTAL LAND AND SITE COSTS	-	\$	-

Hard Costs

	SF	\$ / SF	COST	
Demolition	7,080	\$ 3	\$ 21,240	
Building Renovation	7,080	\$ 66	\$ 467,280	
Subtotal			\$ 488,520	
Contingency (10%)			\$ 48,852	
Other			\$ -	
Other			\$ -	\$/SF 76
TOTAL HARD COSTS			\$ 537,372	76
TOTAL HARD & SITE COSTS			\$ 537,372	76

project soft costs:

Architects	4.00% of hard costs	21,495		
Engineers	1.50% of hard costs	8,061		
Soils Engineer	0.00%	-		
Environmental Review	0.25%	1,343		
Site Survey				
Relocation Expenses				
Appraisal	0.50%	2,687		
Permits / Fees	1.00%	5,374		
Systems Development Charge	3.00%	16,121		
Plan Review / Site Inspections	1.00%	5,374		
Construction Bond	0.00%	-		
Construction Loan Fee	0.00%	-		
Construction Loan Interest	0.00%	-		
Permanent Loan Fee	1.75%	9,404		
Closing Costs	0.50%	2,687		
Legal / Organizational	0.50%	2,687		
Developer	1.00%	5,374		
Insurance	0.30%	1,612		
Property Taxes during Construction	1.00%	5,374		
Project Management	1.00%	5,374		
Furniture, Fixtures, Equipment	3.00%	16,121		
Lease-up Reserves	1.00%	5,374		
Lease-up Period Interest Reserves		-		
Marketing Expense	0.50%	2,687		
Soft Cost Contingency	1.00%	5,374		
Operating Deficit Reserve	0.20%	1,075		
TOTAL SOFT COSTS			\$ 123,596	17

TOTAL DEVELOPMENT COST \$ 660,968 93

project income/expense:

Rent Schedule

Room Rental	Lump Sum	\$ 12,990	12	\$ 155,880	Revised from Natl
Concessions	Lump Sum	\$ 10,695	12	\$ 128,340	Revised from Natl
TOTAL ANNUAL RENT INCOME				\$ 284,220	

ASSUMPTIONS

EXPENSES:	Lump Sum	\$ 19,121	12	\$ 229,452	Revised from Natl
------------------	----------	-----------	----	------------	-------------------

STATEMENT OF CASH FLOW

Income:	284,220			
Total Income		\$	284,220	
Expenses:		\$	(229,452)	
Utilities and Insurance				
Maintenance				
Administrative				
Reserves				
Property Taxes - Land & Improvement				
Net Operating Income		\$	54,768	
			annual	per month
Available for Debt Service		\$	54,768	\$ 4,564
Required Loan Payment (30 year, 6%)		\$		(3,943)
Monthly Cash Flow		\$	621	\$ 7,451

VALUE (6.5% CAP) \$ 842,585

June 30, 2009

day theater renovation

OPTION 3 Recessed Ramp – Small East Side Toilet Rooms

Item	Unit Area	Unit Price	Total
General Conditions	7,080 s.f.	\$2.50/s.f.	\$17,500
Demolition	7,080 s.f.	\$3/s.f.	21,030
Roadway			
Well			
Septic System			
Curbs/Gutters			
Landscaping			
Poured Curbs			
Concrete Steps			
Concrete Foundation			
Concrete Slabs (Stage)	1,000 sq. ft.	\$6/s.f.	6,000
Masonry			
Struct/Misc. Steel		Lump sum allowance	4,000
Wall/Stair Framing	7,080 sq. ft.	\$10/s.f.	70,100
Roof Structure			
Siding			
Custom Cabinets Bar	100 lineal feet	\$250/l.f.	25,000
Shelves	100 lineal feet	\$100/l.f.	10,000
Insulation	6,000 sq. ft.	\$1/s.f.	6,000
Roofing	5,000 sq. ft.	\$5/s.f.	25,000
Flashing/Sheet Metal	300 lineal feet	\$4/s.f.	1,200
Skylights			
Front Entry Doors	4	\$1,000 each	4,000
Doors	12	\$700 each	8,400
Interior Wood Windows	150 sq. ft.	\$20/s.f.	3,000
Ticket Booth Storefront	120 s.f.	\$80/s.f.	9,600
Metal Windows			
Misc Stucco Repair	300 sq. ft.	\$14/s.f.	4,200
Gypsum Drywall	7,080 sq. ft.	\$1.50/s.f.	10,500
Tile	500 sq. ft.	\$12/s.f.	6,000
Carpet	1,000 sq yds	\$18/yd	18,000
Painting	10,000 s.f.	\$2.00/s.f.	20,000
Kitchen Appliances	6	\$1,000 ea.	6,000
Fireplace			
Lockers			
Fire Ext. Cabinets	2	\$200 ea.	400
Toilet Accessories		allowance	12,000
Vents & Louvers			
Elevator			
Plumbing	16 fixtures	\$2,000 ea.	32,000
Fire Sprinklers	7,080 s.f.	\$4/s.f.	28,040
HVAC	7,080 s.f.	\$10/s.f.	70,100
Lights/Power	7,080 s.f.	\$10/s.f.	70,100
Low Voltage/Data	7,080 s.f.	\$3/s.f.	21,030

TOTAL BUILDING COST

\$488,170

Bill Hawkins

From: "Tracy Orvis" <torvis@diloretoarchitecture.com>
To: "Bill Hawkins" <billhawkins@qwest.net>
Cc: "Chris Diloreto" <cdiloreto@diloretoarchitecture.com>
Sent: Tuesday, June 16, 2009 3:29 PM
Attach: 09004_section_061609.pdf; 09004_floorplan_1_061609.pdf; 09004_floorplan_2_061609.pdf
Subject: Day Theater - floor plan option

Hi Bill,

I tried faxing this to you but it wouldn't go through. I put the restrooms you had drawn up into CAD and added all of the ADA required clearances. You'll notice too that I am suggesting the option of cutting a ramp into the existing concrete slab in order to get a straight ramp rather than one with multiple turns. This also gets the ramp out of the lounge space and frees up views to the stage. The circulation still isn't a straight shot, but I feel like it's a step in the right direction. Let me know what you think - I hope you're feeling better!

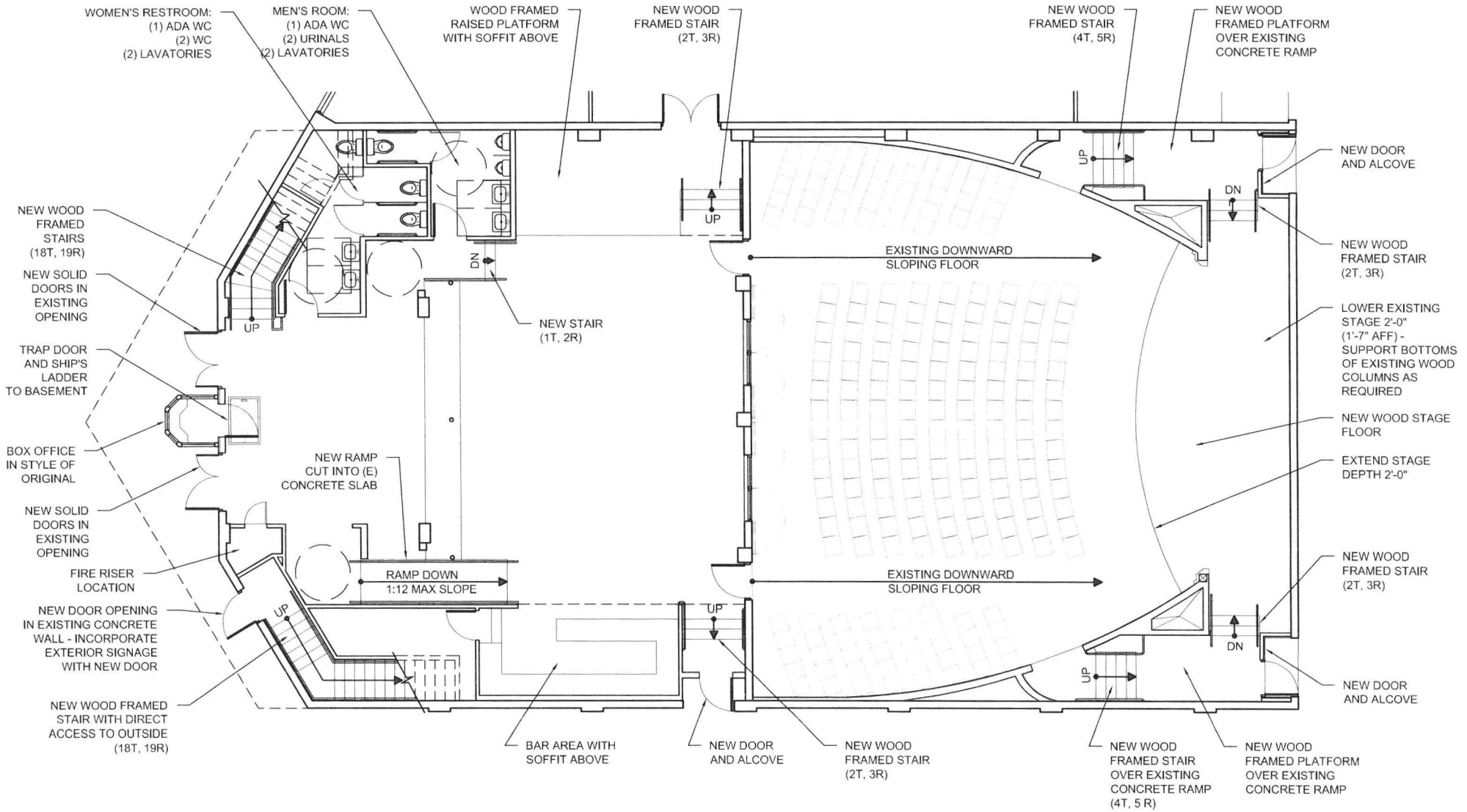
Tracy

PS: I'm going to be out of town tomorrow through Monday, so I will not be in attendance at Monday's meeting. We are meeting here at the office at 10:30 - I'll be sending out an email this afternoon.

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.339 / Virus Database: 270.12.70/2177 - Release Date: 06/15/09 05:54:00



DAY THEATER

di loreto ARCHITECTURE, llc

JULY 8, 2009

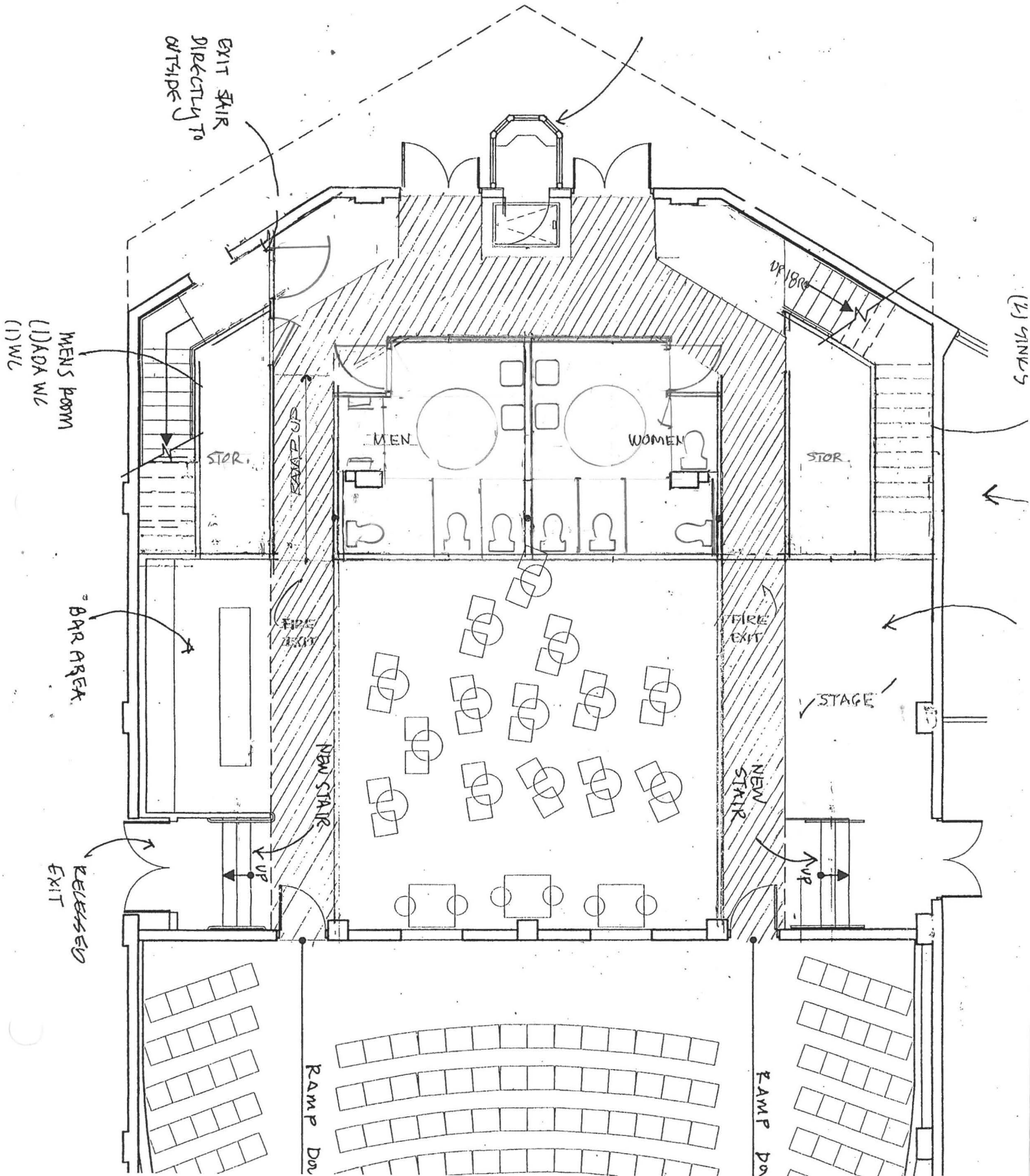
PROPOSED FIRST FLOOR PLAN - OPTION 3

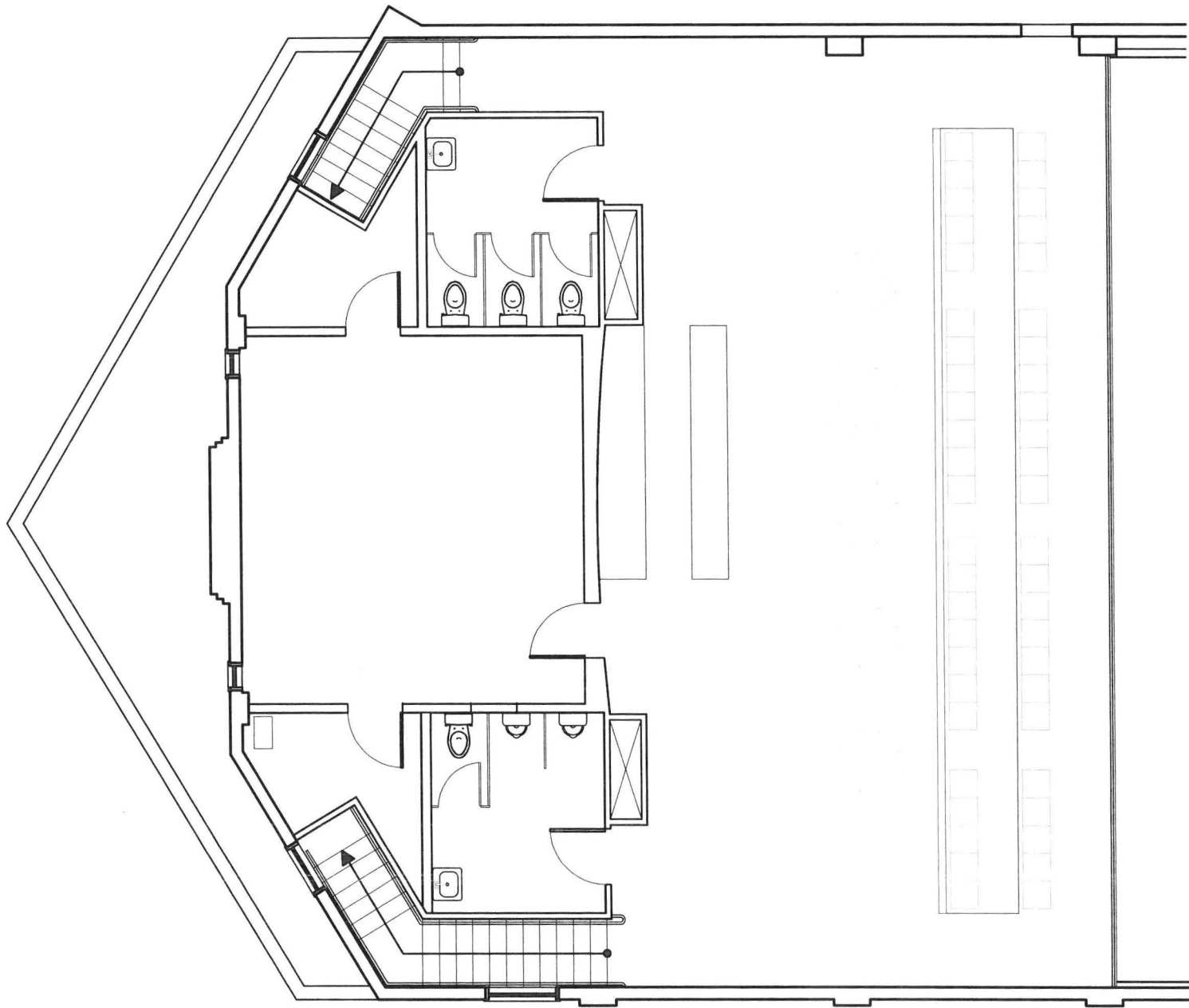
SCALE: 1/8" = 1'-0"

DAY THEATER RENNOVATION - FIRE EXIT STUDY

William Hawkins Architect
1425 SW 20th Avenue
Portland Oregon, 97201

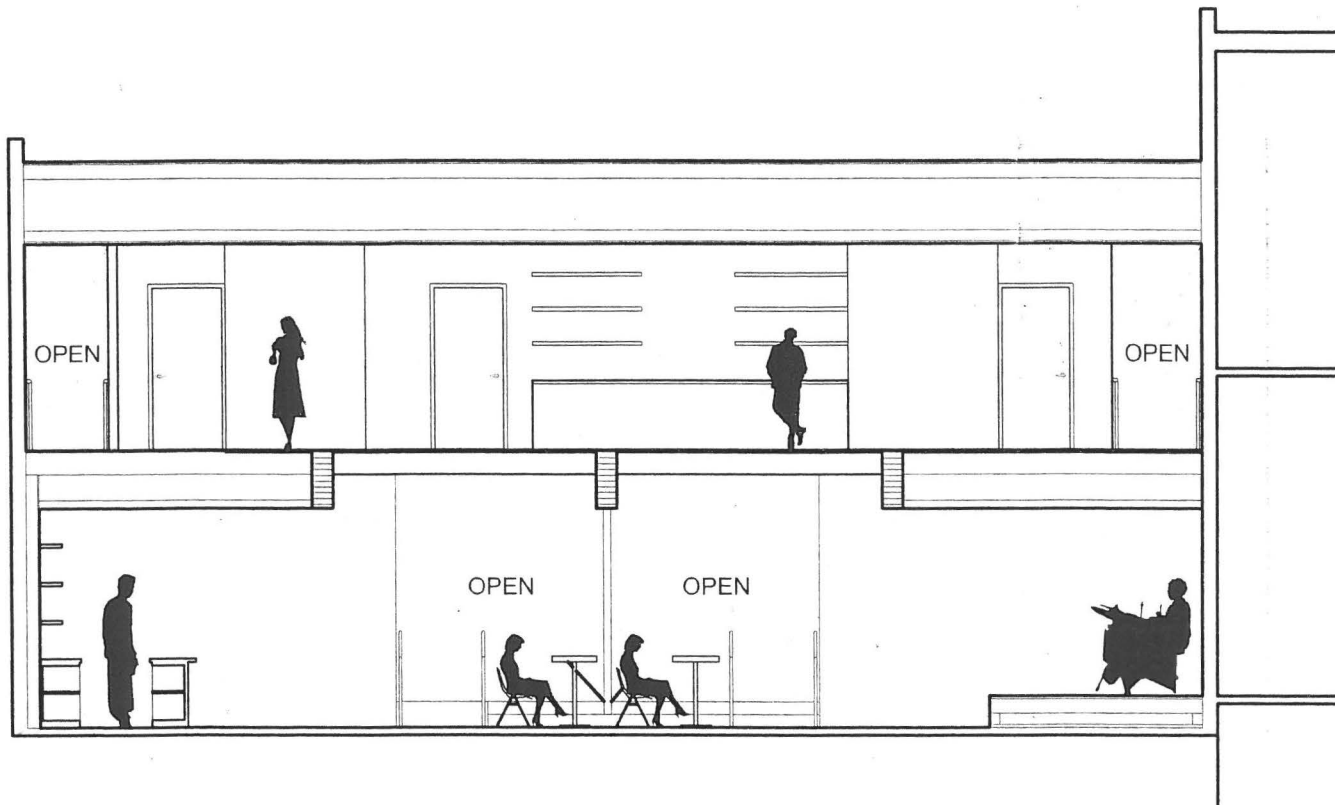
June 29, 2009





DAY THEATER

PROPOSED 2ND FLOOR PLAN



DAY THEATER

PROPOSED CROSS SECTION

di loreto ARCHITECTURE, llc

JUNE 16, 2009

1/8" = 1'-0"

WILLIAM JOHN HAWKINS, III, ARCHITECT, FAIA

FAX TRANSMITTAL

Date | JUNE 8, 2009
To | TRACY ORVIS, DILORETO ARCHITECTS
Fax # | (503) 736-9975
From | BILL HAWKINS
Re | LAVATORY REVISIONS
Project # | DMY THEATER - REMODEL

If you have not received pages kindly call (503) 497-9084

TRACY —

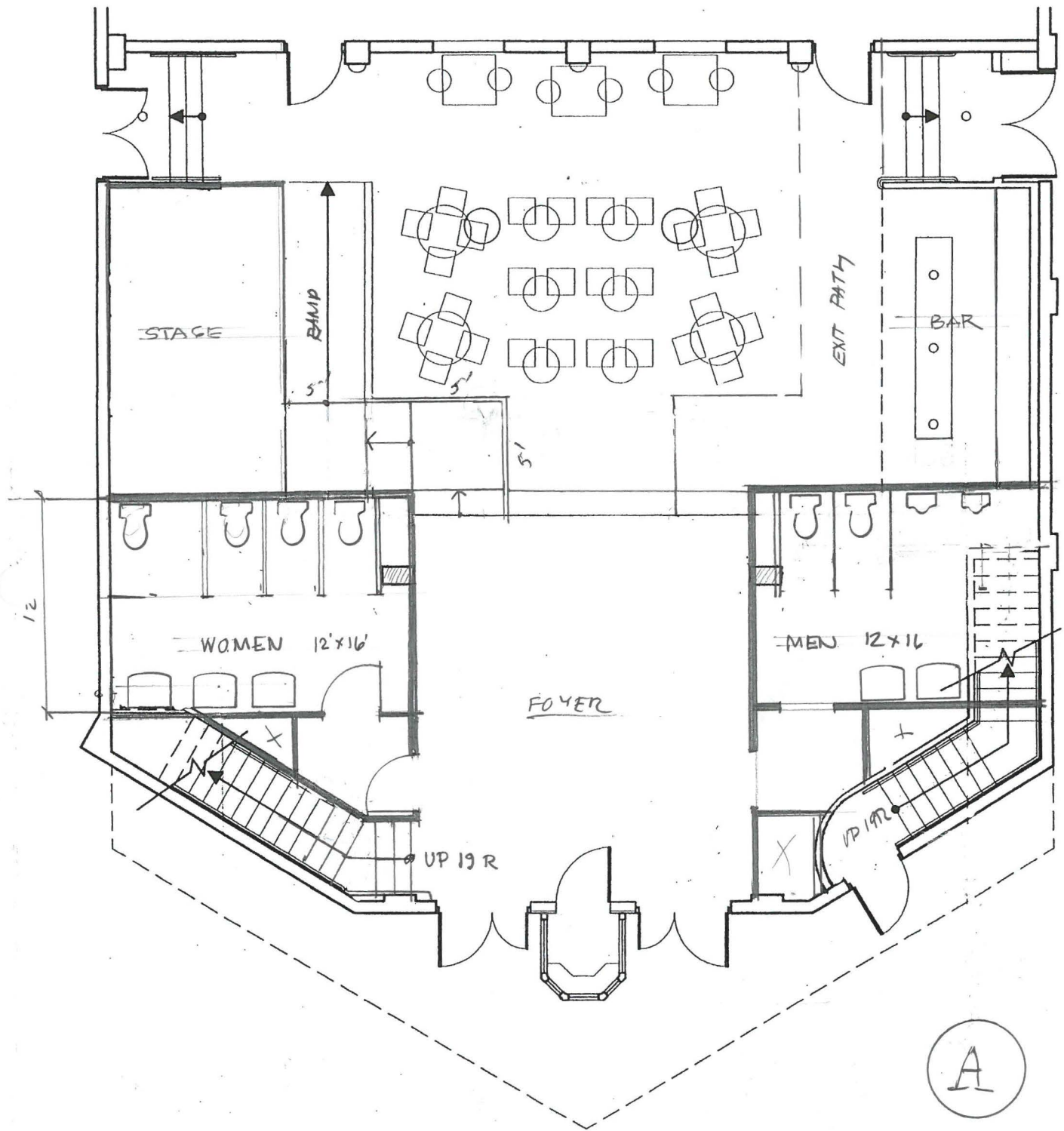
SOMETHING FOR YOU & CHRIS TO PONDER —

(A) - AS CLOSE TO TIM'S REQUEST AS POSSIBLE

(B) - TIM'S IDEA W/ SAME NO OF FIXTURE
AS WE WERE USING, — STARS WORK, BUT
ARE 'COSY' IN PLACES.

CALL ME WHEN YOU HAVE TIME —

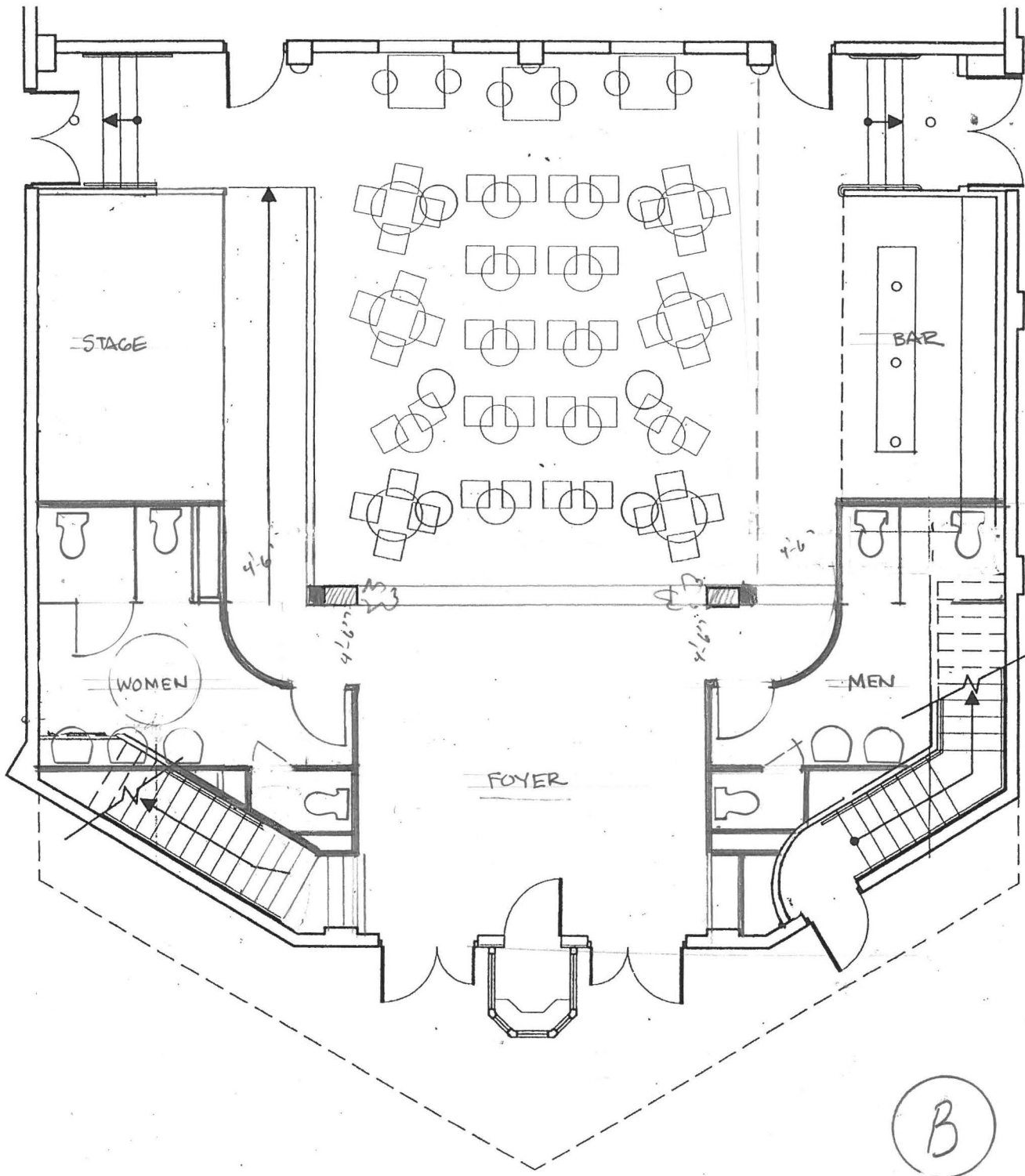
BEST, BILL



DAY THEATER - REVISED LAVATORY PLAN

William Hawkins Architect
 1425 SW 20th Avenue
 Portland Oregon, 97201

June 8, 2009



DAY THEATER - REVISED LAVATORY PLAN

William Hawkins Architect
 1425 SW 20th Avenue
 Portland Oregon, 97201

June 8, 2009

Bill Hawkins

From: "Kit Hawkins" <kitabelhawkins@gmail.com>
To: <billhawkins@qwest.net>
Sent: Tuesday, May 26, 2009 7:59 PM
Subject: Fwd: Forward to Bill - Performaing Arts Center

----- Forwarded message -----

From: Glenn Sweitzer <glenn.sweitzer@gmail.com>
Date: Tue, May 26, 2009 at 7:19 PM
Subject: Forward to Bill - Performaing Arts Center
To: Kit Hawkins <kitabelhawkins@gmail.com>

Bill,
I hope that you are recharged from our beach visit, despite your early rising to see me off Sunday morning.

Following are my thoughts for the Performing Arts Center

HVAC:
Explore and document the remaining original HVAC bowels of the building, for access, dimensions, material conditions, water penetration, and potentials for expanding and or extending ductwork and sealing re current regulations (including seismic).

Consider potentials for night-cooling, and even day cooling with outside fresh air (as your absolute and relative humidity levels are so low), heat exchanging (e.g. using the length of the underground tunnel).

Note that the preferred location for outside fresh air is high and away from traffic, and from exhaust air outlets.

Use spiral tied round or oval-shaped ductwork to limit air leakage and to reduce breakout noise (noise that escapes duct walls), and angled take-off branches to reduce noise due to air turbulence.

Aim to provide low-pressure and low-velocity airflow in order to reduce (mid-frequency) noise from air turbulence in ductwork and (high-frequency) noise from supply air diffusers.

A highly reflective (high albedo) roof surface will reduce absorbed solar heat gain, and therefore (especially peak) cooling for matinee or evening performances.

Confirm roof-ceiling and wall insulation values.

The main performance space may be better served by one central multi-zone unit rather than two small units, that may compete against each other.

The lounge may be ventilated via the two rest room exhaust fans and the one exhaust fan (serving the warming oven) above the bar.

Room Acoustics
Main Performance Space

Lower the stage floor height and extend it toward the audience, so that even seated children can see the floor surface.

Provide an angled or curved overhead canopy to direct stage sound to the back of the lower floor as well as the seats above. Extend the angled stage sidewalls to achieve the same goal.

Install diffusing elements on the (lower level) rear wall, to prevent echo onstage and in the front seats and, to keep the sound energy alive (rather than absorbing it). Leave the side and ceiling surfaces as they are.

Provide doors with soft gasketing to prevent distractions when used during a performance.

Although I understand that the seats are given, try to ensure that they operate quietly.

Comments and questions are welcome! Feel free to send digital or hard copy for review.

Glenn Sweitzer PhD
Sweitzer LLP
4504 N Hereford Dr
Muncie, IN 47304-1235

T: (765) 744 5795
E: glenn.sweitzer@gmail.com

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Version: 8.5.339 / Virus Database: 270.12.40/2135 - Release Date: 05/26/09 08:53:00

WILLIAM JOHN HAWKINS, III, ARCHITECT, FAIA

FAX TRANSMITTAL

Date JUNE 2, 2009
To TRACY ORUIS
Fax # (503) 736-9975, CHRIS DILORETO, ARCHITECTS
From BILL HAWKINS
Re SUGGESTIONS FOR PLAN
Project # DAY THEATER

If you have not received pages kindly call (503) 497-9084

TRACY

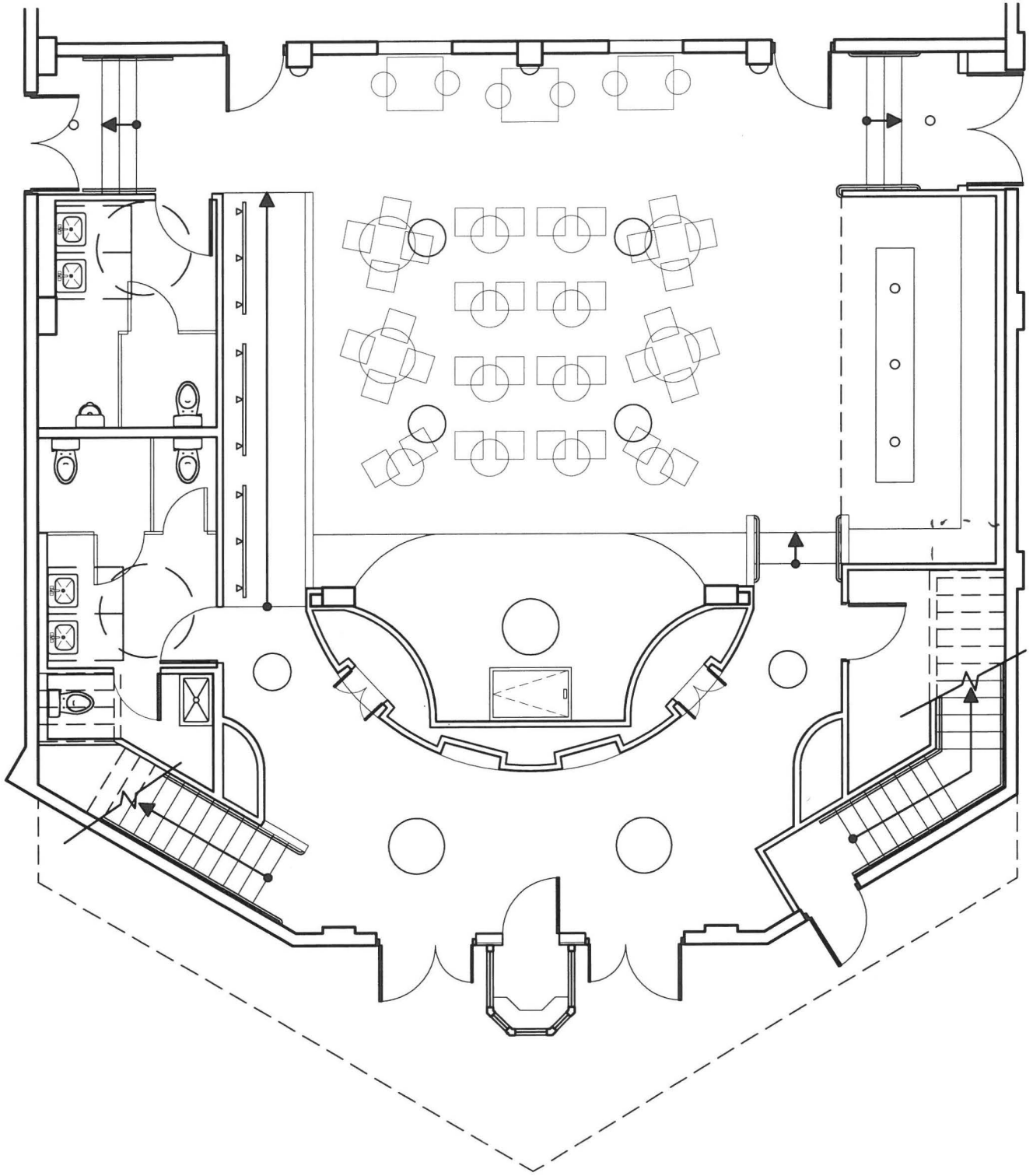
2 SKETCH CHANGES & THOUGHTS —

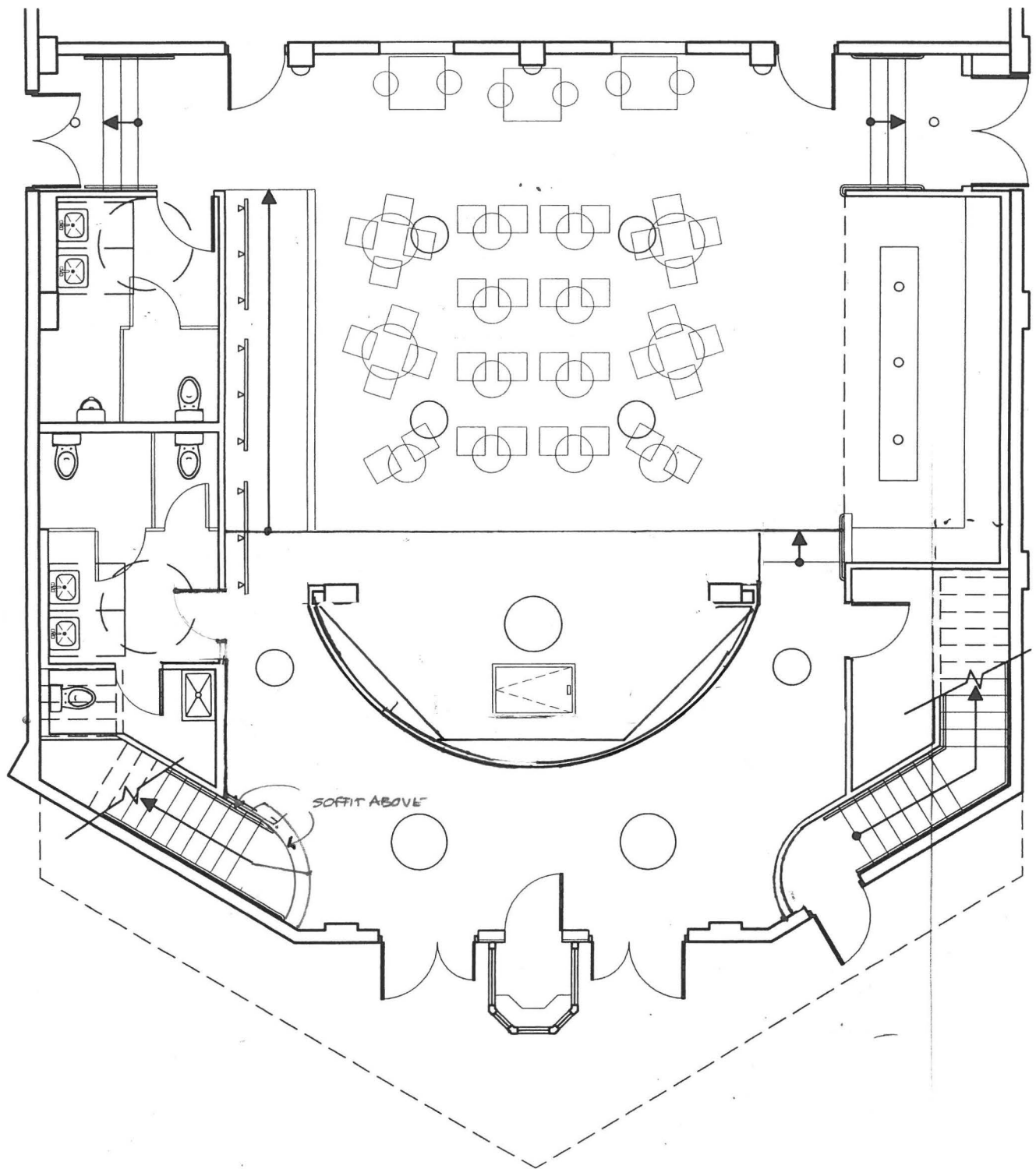
- THE ROUNDED STAGE BACK IS PERFECT. BUT ON THE ACOUSTICAL SIDE I THINK AN ANGLED WALL IS CALLED FOR. IS THERE ROOM FOR A SMALL LADDER/STAIR TO BASEMENT AREA?
- I'VE SUGGESTED TAKING OUT ² EXIST. CURVED WALL[^] & MAKING NEW ONES — FOR SIMPLICITY & CLARITY, THESE, AGAINST THE CURVED STAGE WALL SHOULD BE ENOUGH "MODERN" FOR A SMALL AREA. KEEP YOUR DECORATION ON THIS WALL (& THE OTHERS?). THEY ARE GREAT!!
- ^{MY} OLD-FASHIONED WAY ON SECOND PAGE — DIRECT (POSSIBLE) VIEWS OF URINAL & W.C. ARE NOT GOOD W/ FOOD, ONE MAXIM OF MY SPENDY EDUCATION[^] & MONS. ^{JEANNE PAUL CARLIAN}

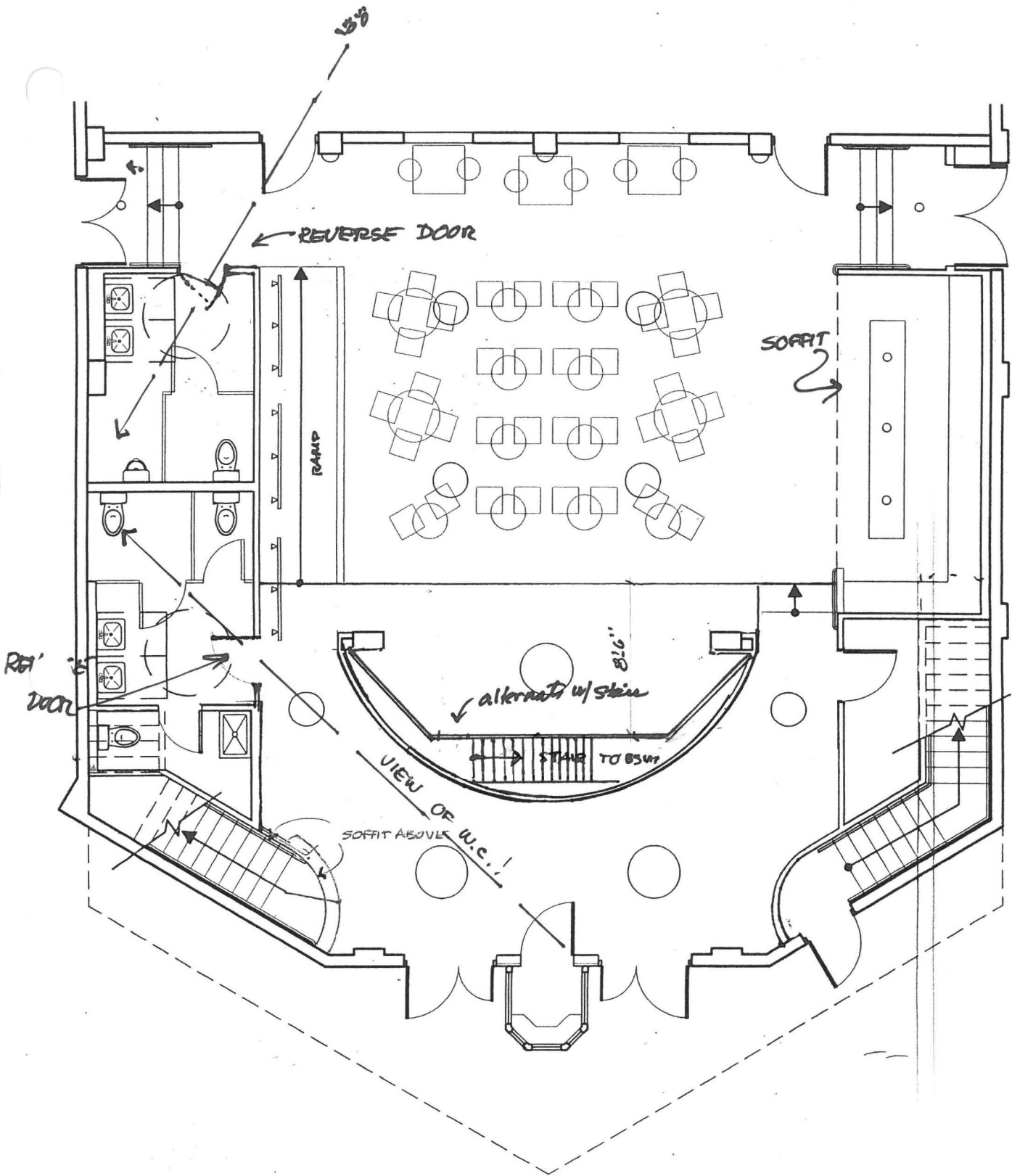
"KAMM HOUSE" 1425 S.W. 20TH AVENUE, PORTLAND, OREGON 97201 PH: 497-9084 FAX 225-9460

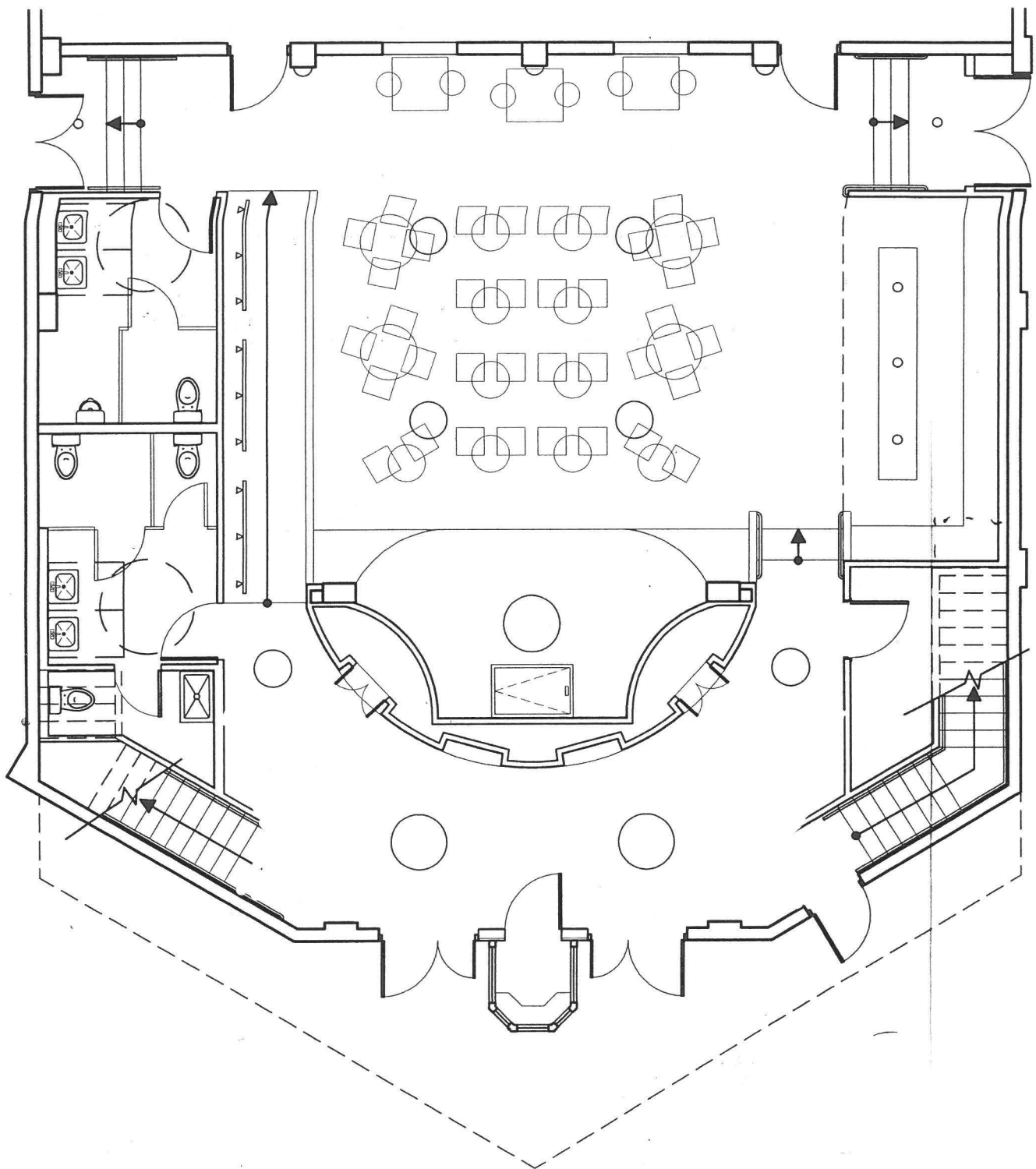
- WITH REVISED SCHEDULE, I COULD COME OUT THIS WEEK!

JUST, BILL









Bill Hawkins

From: "Tracy Orvis" <torvis@diloretoarchitecture.com>
To: "Chris Diloreto" <cdiloreto@diloretoarchitecture.com>; "Bill Hawkins" <billhawkins@qwest.net>
Sent: Monday, June 01, 2009 8:47 AM
Subject: FW: Day Theater question

FYI

From: Ken Safe [mailto:ken@miller-se.com]
Sent: Friday, May 29, 2009 4:30 PM
To: Tracy Orvis
Subject: Re: Day Theater question

Tracy,
 The stage can certainly be lowered and it's not difficult structurally. The only drawback I see is the cost. The drawings show it's a slab on grade except along the front edge which is an elevated structural slab. The replacement floor should be with concrete similar to the original. The footing at the back wall appears to be low enough that it won't be compromised with the slab lowered a foot. The two wood columns will need to be temporarily supported and have pedestals for the bottom foot, which can be made out of concrete. The portion of the slab that's over the duct opening will need to be formed to support the pour. Also when this portion of the slab is removed the retaining wall should be temporarily braced since the top support won't be there.

Chris asked me to break down the proposed engineering cost into conceptual design and construction documents. I would estimate a 1/3rd and 2/3rd split respectively.

I'm going to be out of the office next week but will be checking my email and will be available on my cell 503 754-4370. Jeff here at the office can be contacted if you need anything while I'm out.

Respectfully,

Ken Safe, SE
 Principal

Miller Consulting Engineers, Inc.
 9570 SW Barbur Blvd., Ste. 100
 Portland, Oregon 97219
 Phone: (503)246-1250; Fax: (503) 246-1395
 Web: www.millerengrs.com

"Engineering practical, diverse, structural solutions."

----- Original Message -----

From: "Tracy Orvis" <torvis@diloretoarchitecture.com>
To: "Ken Safe" <ken@miller-se.com>
Sent: Friday, May 29, 2009 3:08:44 PM GMT -08:00 US/Canada Pacific
Subject: Day Theater question

Hi Ken,

The clients are apparently still very interested in lowering the stage. Based on the current drawings you have from our office, can you estimate what it would take to lower it approximately 1'-0"? Or, if this is not possible and/or potentially dangerous, can you list out why doing such a thing would not be a good idea?

Thanks - have a good weekend!

Tracy

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Version: 8.5.339 / Virus Database: 270.12.48/2148 - Release Date: 06/01/09 06:09:00

di loretoARCHITECTURE, llc

200 Northeast Twentieth Avenue, Suite 200
Portland, Oregon, USA 97232-3021
www.diloretoarchitecture.com
Telephone: 503/736-9979
Fax: 503/736-9975

memo

Date: 05.15.09

To: Tim Ellis Susan Madonna
Jim Day Kevin Cronin
Ed Dennis Bill Hawkins
Chris Diloreto

From: Tracy Orvis, Designer, Di Loreto Architecture, LLC

Project: 09004 – Day Theater

Re: D.O.S. Program – Zoning Code Notes

Hello everyone,

Yesterday I did a zoning code summary to get a handle on any site-related issues. I also met with Tom Carter, a planner at the City of Portland, to go over anything that was unclear. The following is a list of what I learned from the meeting and research:

Parking:

Because the theater is located on a Major Transit Street with a frequent service bus line, there is no parking required for this project.

Bike Parking:

Based on square footage and use, (2) short-term and (2) long-term bicycle parking spaces are required. The long term spaces must be protected from the elements.

Ground Floor Window Standard:

After going over it with Tom, it looks like we do not have to conform to this standard with this project because we are doing a restoration of the façade. If we were going to completely change the façade from how it originally appeared, it would be more likely that we would have to meet the window standard.

Non-conforming Upgrades:

If the cost of the project goes over \$131,150, 10% of that project cost must go towards bringing the site into zoning code compliance. Options for achieving this are:

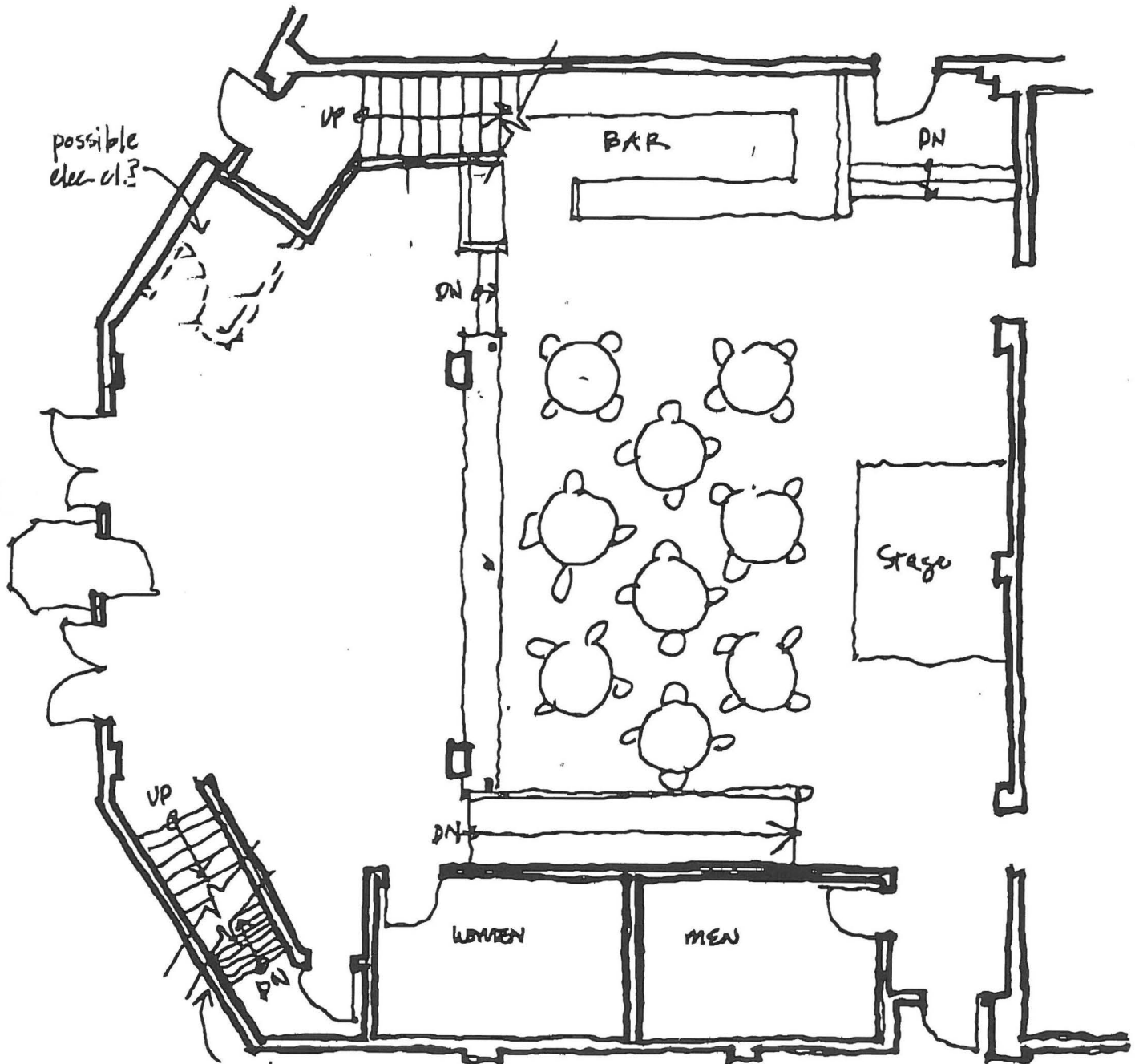
- Additional bike parking spaces
- Landscape 15% of the site
- Provide landscaped setbacks at the entrance and exit of the parking lot
- Provide a 5' landscape setback between the parking and the adjacent property

If existing conditions prevent a project from hitting the 10% mark, an adjustment will need to be applied for.

We can discuss this list at Monday's meeting, but I wanted everyone to have a copy beforehand. Let me know if you have any questions.

Thanks,

Tracy Orvis



SHIP'S
LADDER
TO BASEMENT

FIRST FLOOR W/(1) OF (2) 2nd floor
exits going to the outside
directly 1/2" = 1'-0"

WILLIAM JOHN HAWKINS, III, ARCHITECT, FAIA

FAX TRANSMITTAL

Date MAY 14, 2009
To TRACY ORUS
Fax # (503) 736-9975
From BILL HAWKINS
Re MTG. TODAY
Project # DAY THEATER RESTORATION/ RENOVATION

If you have not received pages kindly call (503) 497-9084

QUESTIONS WE DISCUSSED (FOR YOUR NOTES)

1. PLUMBING - SPRINKLERS IF B.O.C. USED -
- MAIN LINE TO FOSTER OR NEW LINE TO ALLEY >
2. ELEC - UNDER-GROUND NOW TO N.W. CORNER, COULD BE
LOCATED IN SAME CORNER STOREROOM - CONTROL BOOTH POWER
- LOCATION
3. EXITS - MAIN FLOOR - MEETS REQUIREMENT FOR BOTH
THEATER (AUD.) & LOUNGE
- SECOND FLOOR - 2 EXITS - ALL
- NO SECOND FL CONNECTION TO ADJACENT BLDG.
4. HVAC - PLENUM / DUCT SPACE IN AUDITORIUM & LOCATIONS
IN LOUNGE AREA - COULD USE OLD DUCT SPACE IN PL.
5. BSMT - LADDER IN CLOSET - COULD HAVE STAIRS, IF REQ.
6. AUD. SEAT COUNT? - ROOM FOR SOUND CONTROL -
7. PICTURE COUNT - NOW (5) MAIN FLOOR, (4) SECOND FLOOR
- APPEAL BASED ON USING UPSTAIRS IN COUNT.

Date: 05.08.09

To: Tim Ellis
Susan Madonna
Jim Day
Kevin Cronin
Ed Dennis
Bill Hawkins
Cc: Peter Drake

From: Tracy Orvis

Project: 09004 – Day Theater

Re: D.O.S. Program – Code Research

Hello everyone,

I met with Peter Drake, a plans examiner at the City of Portland, to go over basic code issues regarding the Day Theater. Here is a list of items that were discussed:

- *Restroom fixture count.* Peter believes that we could appeal the required number of fixtures (IBC Table 29-A) as long as the restrooms on the first floor are accessible. The fact that we are not adding square footage or occupants will help us with the appeal process.
- *Balcony.* If additional assembly space is added to the balcony (a.k.a. two rows of seats) the theater area and balcony will have to have sprinklers.
- *Theater exits.* Peter thinks that exiting from the theater through an intermediate open space to the exterior is allowed. However, the ramps leading from the theater to Church Street are too steep to be dedicated egress paths if left in their current condition. To make one of them a legal exit, Peter suggested removing the ramp and putting in stairs.

Peter, please feel free to add anything I missed. Thank you for your time this morning.

Sincerely,



Tracy Orvis

MEMORANDUM

FILE: DAY THEATER BUILDING

DATE: APRIL 20, 2009

REPORT BY: WILLIAM J. HAWKINS, III

RE: SITE MEETING OF APRIL 17, 2009

PRESENT: Nathan Day, Ed Dennis, John Dennis, Chris DiLoretto, Tim Ellis, Sue Ellis, Bill Hawkins, Kevin Cronin

AGREEMENT: An agreement between PDC and Tim Ellis has been signed. Has the DiLoretto "Architect's Proposal" also been signed?

WORK BUDGET: Kevin Cronin reviewed the work as related to the Dos Program. The work includes a construction cost estimate. Bill asked for some clarification on how budget objectives might be met given discussion of a \$300,000 budget. Discussion on how to align the cost estimate with this figure.

BUILDING PLANS (FIRST FLOOR):

1. BASEMENT: The Basement would be maintained, with stairs reconfigured to gain access and headroom.

2. ENTRY DOORS: Design problem to solve: How to provide a restored ticket booth, retain beam side columns, and provide new paired doors. Discussion of widths of restored doors.

3. LOBBY: To be partially open to Auditorium, providing tables, bar area, small stage for entertainment, ADA ramp access, and the new Lavatories.

4. LAVATORIES: Number of stalls is a product of seating capacity. Code will be checked. If more needed, the lavatories on the Second Floor might be figured in to achieve code required number. They would be located to the sides of the existing Lobby space.

5. AUDITORIUM: Questions of how the stage high might be adjusted, or a lower additional stage provided in front of the existing one. Preferable height ranges from 30 in. to 3 ft. 6 in. Other venues would be checked: Mission Theater, Mississippi Pizza Pub, Alladin Theater, Bagdad, McMinnimums, Crystal Ballroom, Wonder Ballroom, etc. A field trip or trips was proposed.

BUILDING PLANS (SECOND FLOOR):

1. Floor designed for standard office space. Possible additional windows discussed, the floor level problem, lavatory locations, exits, etc.

2. EXITS FROM BUILDING TO EAST? Noted that a side exit might suffice for improvement exits from the northern building. Also, questions of ADA access, use of old elevator shaft. The work would center, however, on the Day Theater Building. Chair lifts and standard lifts discussed.

3. HVAC, PLUMBING, ELECTRICAL: Chris will organize a tour by the consultants. Locations of equipment to be suggested.

NEXT MEETING: April 30th, 9:00 at the Day Theater Building. Some preliminary concepts will be shown.

February 4, 2009

Tim Ellis
5444 SE Foster Blvd.
Portland, OR 97206

**Re: Day Theater Restoration Project
Architect's Proposal**

Dear Tim,

Thank you for requesting a proposal from us to provide a study of possible uses and schematic plans for the former Day Theater building located at 5444 Southeast Foster Blvd. in Portland, Oregon. Based on our discussion, tour of the facility and the scope of work outlined in the letter to you from Kevin Cronin, the PDC's DOS project manager, we understand that the goal is to analyze the building and it's systems to help you determine a plan of renovation and restoration.

To perform this work we have assembled the following team of qualified individuals and firms:

William J. Hawkins, FAIA, Design and Restoration Architect:

Mr. Hawkins is a nationally recognized architect, author and historian who will lead the restoration aspects of the project; as well as work with **di loreto**ARCHITECTURE on the design and layout of the required renovations.

Ken Safe, PE, Structural Engineer:

Mr. Safe is a partner at Miller Engineering and brings a wealth of practical experience on the design of upgrades to existing historic structures of all types. He will assess and evaluate the existing buildings structural systems and propose solutions, if required, to bring the building up to code.

Hood/McNees, Inc. Mechanical and Electrical Engineers:

Hood McNees will evaluate the existing HVAC, Plumbing, Lighting and Electrical systems and propose cost effective improvements. In addition, they will make recommendations for improving the energy efficiency of the existing building.

Together we propose the following tasks and schedule:

TASK 1: AS-BUILT DRAWINGS (two weeks):

Utilizing existing documents and field measurements, we will create a set of CAD as-built drawings showing existing floor plan layout and building sections.

TASK 2: OWNER PROGRAM AND OCCUPANCY ANALYSIS (concurrent with Task 1):

Meet with you to confirm your desired uses for the space. Then, utilizing the documents created in Task 1, existing permit records on file at the City of Portland, and historic inventories of previous uses, we will determine the occupant count for the building.

(cont.)

TASK 3: ZONING AND BUILDING CODE ANALYSIS (two weeks):

Review current City of Portland Zoning Code, Oregon Structural Specialty Code, and other local ordinances and area plans for applicable requirements. Determine fire and life safety requirements and develop code criteria for any proposed development.

TASK 4: EXISTING SYSTEM REVIEW (four weeks, concurrent with Tasks 1-3):

Tour building for visual review of existing structural, HVAC, plumbing and electrical systems. Perform minor destructive tests to confirm condition and propose improvements as required. Create a written document and/or drawings showing the proposed improvements.

TASK 5: SCHEMATIC BUILDING DESIGN (two to four weeks):

Create a maximum of three(3) schematic building design options for review and approval. Graphically portray and develop the preferred option showing general floor plan layout, building uses, building exiting and other modifications. Create a construction cost estimate. Present to you for your review and approval and prepare a final report for the PDC's DOS program.

SCHEDULE:

While this work may be accomplished in as little as six weeks, we recommend that the DOS services contract be for a minimum three month period.

FEES:

Based upon the above services, we propose the following fees:

Task 1:	2,200.00
Task 2:	2,400.00
Task 3:	2,950.00
Task 4:	2,500.00
Task 5:	4,950.00
Total Fee:	\$ 15,000.00

REIMBURSABLE EXPENSES:

Four meetings with you and or your representatives are included with this proposal. Additional meetings would be billed at our hourly rates listed below. Reimbursable expenses are included in the above fee.

BILLING:

An initial payment will not be required upon signing this fee agreement. We will bill monthly against the fee for the hours worked. Our hourly rates are listed below:

Principal:	\$125/hour
Project Leader:	\$100/hour
Designer:	\$ 90/hour
Technician/Intern:	\$ 75/hour
Administrative:	\$ 65/hour

(cont.)

These fees do not include permit fees of any kind or any consultants not listed above, such as landscape architects or acoustical engineers. Additional services, requested by you or the PDC, and outside the scope of work listed here, would be billed at our hourly rates listed above.

Payments are due and payable twenty (20) days from the date of the Architect's invoice. Amounts unpaid forty (40) days after the invoice date shall bear interest at the rate of 1.5% per month which is 18% per year.

We hope that this proposal meets with your approval, as we are very excited about working with you. We want our services to meet your financial needs. Should you have any questions or concerns, please do not hesitate to call. If this is acceptable to you please print and sign two copies and return them to us for our signature.

Thank you,
di loretoARCHITECTURE, llc

Approved and Agreed to:
Tim Ellis

Chris DiLoreto, AIA, Principal

Date

Signature

Date

As a part of this Agreement both parties agree to the following:

1. This Agreement may be terminated by written notice from either party and, in the event of termination, compensation will be made on the basis of hours completed or expenses incurred as of the date of termination.
2. Terms or conditions outside the scope of this Agreement are not binding on either party and this Agreement constitutes the only agreement between the parties.
3. Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to and decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise.
4. In case of a dispute between the parties, the prevailing party shall be entitled to all reasonable attorney's fees during discovery, trial, arbitration & appeal.
5. This Agreement is subject to the Laws of the State of Oregon.

END OF PROPOSAL

MEMORANDUM

FILE: DAY THEATER RESTORATION

DATE: JANUARY 30, 2009

REPORT BY: WILLIAM HAWKINS

RE: DOS PROJECT

The Neighborhood Division of the Urban Development Department of the City of Portland has accepted an application for funds for the restoration of the Day Theater, located at 5444 S.E. Foster, Portland. The Scope of Work includes evaluation, procurement of a scope, a schedule and a budget for the project. The Scope, as outlined on the statement includes: Existing Conditions (layout, Zoning Code Analysis, Electrical, HVAC Roof, Structural Engineering (Seismic), Auditorium/Stage Assembly Occupancy, and Fire Life Safety/ADA compliance, and Building Code Analysis. The Energy Trust can provide a free audit to recommend cost improvements to reduce energy demand and operation costs.

Rough Outline of changes to the Plan:

MAIN FLOOR: Restoration of the historic facade (including ticket booth and doors), Exit stairs from the Second Floor, Ramps to Theater floor level, ADA Lavatories, restoration of seating in existing hall, lowering of stage, lighting.

SECOND FLOOR: Exit stairs, three rental areas or offices, lavatories, connection to adjacent building.

Owners: Tim Ellis, Jim Day, Nathan Day, Norm Willis

Contact: Ed Dennis, Contractor

William Hawkins, Architect, proposes to work with a colleague, Chris Diloretto, Architect, who would be the "Architect of Record."

Urban Development Department: Kevin A. Cronin



Tim Ellis <teproducer@gmail.com>

RE: DOS Project - 5444 SE Foster - Day Theater Restoration

3 messages

Cronin, Kevin <CroninK@pdc.us>

Mon, Jan 12, 2009 at 9:29 AM

To: Tim Ellis <teproducer@gmail.com>, susanmadonna@comcast.net

Hi Tim & Susan:

Thanks for meeting with me last Friday, January 9.

As we discussed, I have documenting a list of items for an architect to evaluate and procure a scope, schedule, and budget.

The budget should not exceed \$15K. PDC will, pay 80% or \$12K of this amount.

The scope should be organized in phases with a schedule of deliverables and any sub consultants identified.

Please forward this request to at least three firms that you think are qualified to evaluate a performance, office, and retail space.

To help in our efforts, you have a copy of the existing plans for the 1936 theater by the architect JW De Young.

Scope of Work:

- Existing Conditions (Layout)
- Zoning Code Analysis
- Electrical
- HVAC
- Roof
- Structural Engineering (Seismic)
- Auditorium/Stage/Assembly Occupancy
- Fire Life Safety/ ADA Compliance/Building Code Analysis

In addition to this DOS evaluation, the Energy Trust can provide a free audit to recommend low cost improvements to reduce energy demand and operation costs.

If you or a potential consultant has any questions, please contact me.

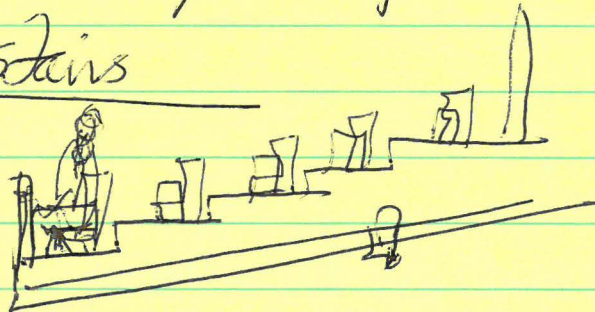
I will check in with you early next week.

Kevin

Kevin A. Cronin, AICP
Senior Project Coordinator
Neighborhood Division
Urban Development Department

Madison Theater · Tour @ Madison Theater

- ± 600 persons — bigger than Day Theater
- Foyer — food → Pizza, cookies, beer/juice
 - pop —
 - NOT large — no room to listen
- HIGH STAGE
 - Dancing — lots of Room
- TICKETS OUTSIDE @ entry
- connected to Bar/entry —
- Balcony 2 stairs



ED DENNIS

Risers - 17 on plan

Floor to floor = $11'5" = 132" \div 7 = \underline{\underline{\pm 19 \text{ risers}}}$

TOILETS - ASSEMBLY PLACES

$\sqrt[2]{\frac{170}{\frac{2}{5}}}$ people fixed seat.

101-150 = (3) W.C (M)

151-300 = (4) W.C (M)

301-400 = 4 W.C (F)

401-700 = 6 W.C (F)

Lavatories - M = 2 - 200-400 (1 - (1-200))
Lavatories F = 2 (201-400) (1 - (1-200))

Ramp. $1'10" \frac{1222"}{10}$

SEATING - $\begin{array}{r} 88 \\ 87 \\ 39 \\ 39 \\ \hline 244 \end{array}$

1. HOW MANY PEOPLE for LAV. COURT 244 or 350

2.

$\frac{12}{7}$
84

LOBBY (75/row)

7 persons

BAR (150/row)

64 persons

Auditorium (1
(Center) 126 + (Side) 54

= 180 persons

Stage

4 persons

TOTAL = 283 persons.

LOBBY 1:1/50

BAR 5:100

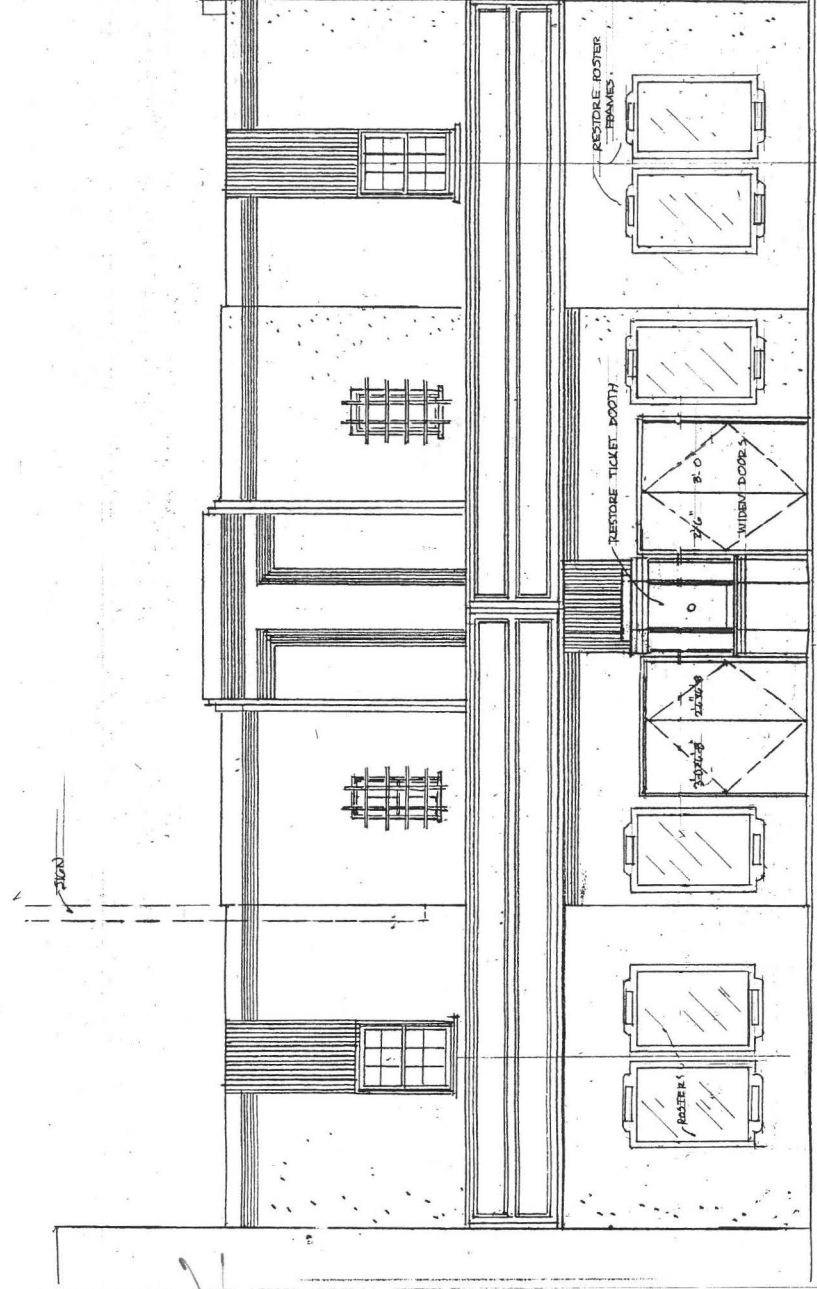
AUDITORIUM 1/50

(?)

M F.
3 W.C.

3 W.C.

4 W.C.



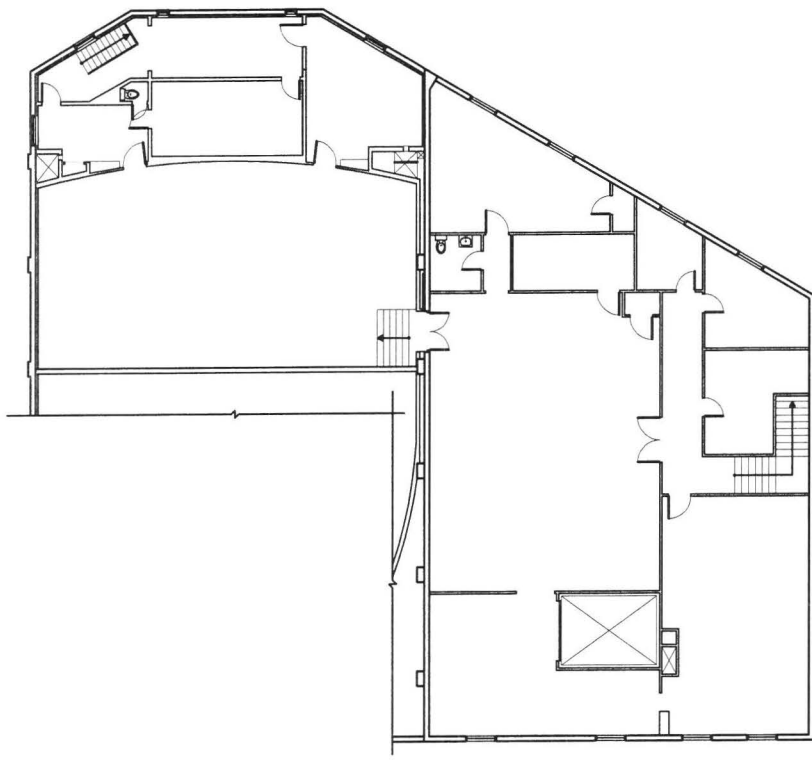
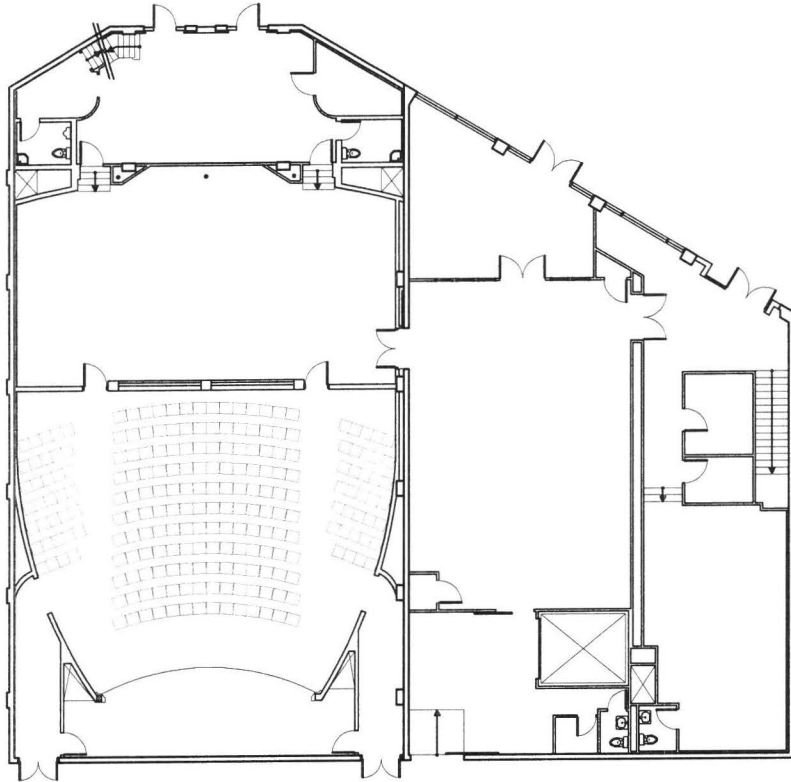
EXIST. BOLD

SCALE: 1/8" = 1'-0"

RESTORED DAY THEATER FRONT FACADE

DAY THEATER

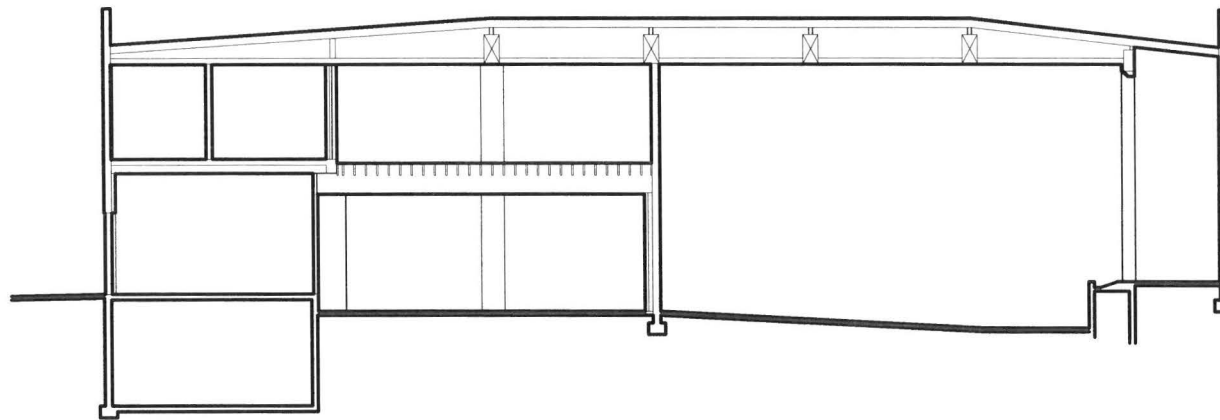
di Iorelto ARCHITECTURE, llc



APRIL 21, 2009

EXISTING FLOOR PLANS

1/8" = 1'-0"



DAY THEATER

EXISTING LONGITUDINAL SECTION

di loreto ARCHITECTURE, llc

APRIL 21, 2009

$\frac{1}{16}'' = 1'-0''$