CALIFORNIA BUILDING OFFICIALS

2025 Annual Business Meeting

Completion of Adaptive ReUse: Opportunities, Benefits, and Applicability

Karin Liljegren, FAIA
Founder & Principal
Omgivning Architecture & Interiors

Daniel Zepeda, S.E.
Senior Principal / Office Director LA Office
Degenkolb Engineers

Ron Takiguchi, P.E., CBO
CALBO Past President
Interim Building Official
City of Long Beach


OMGI
NING

Broadway Lofts, Downtown Los Angeles - Omgivning

Adaptive Reuse: Opportunities, Benefits, and Applicability

- What + Why Adaptive Reuse
- Adaptive Reuse Projects:
  Incentives + Obstacles
- Case Study
  Generic 1980's office building
- Envisioning Other Building Types
- Administering Adaptive Reuse Projects:
  Constraints + Opportunities

Presented by
Karin Liljegren, FAIA
Principal + Founder

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What is Adaptive Reuse?

Craftsman, Downtown, Los Angeles, CA - Omgivning

Repurposing an existing building for a new use

Why Adaptive Reuse?

Former YMCA / Harbor House / San Pedro, Los Angeles, CA - Omgivning

Housing crisis

RHNA (Regional Housing Needs Allocation) - State requirement to make a plan for the allocation of housing units for 2029 (City of LA is 456,000)

Why Adaptive Reuse?

Fabric / Downtown, Los Angeles, CA - Omgivning

Urban Revitalization

Cultural Identity + Heritage

Why Adaptive Reuse?

Environmental

- Loss of embodied carbon
- Construction and demo waste makes up 40% of landfill waste

Adaptive Reuse
Incentives + Obstacles

Adaptive Reuse Ordinances
The Market
Economics
Narrative

1999 - Los Angeles Adaptive Reuse Ordinance

Creation of over 12,000 new housing units and 2000 hotel keys in 10+/- years






Projects by Karin Liljegren while at KFA, Downtown + Holywood, CA

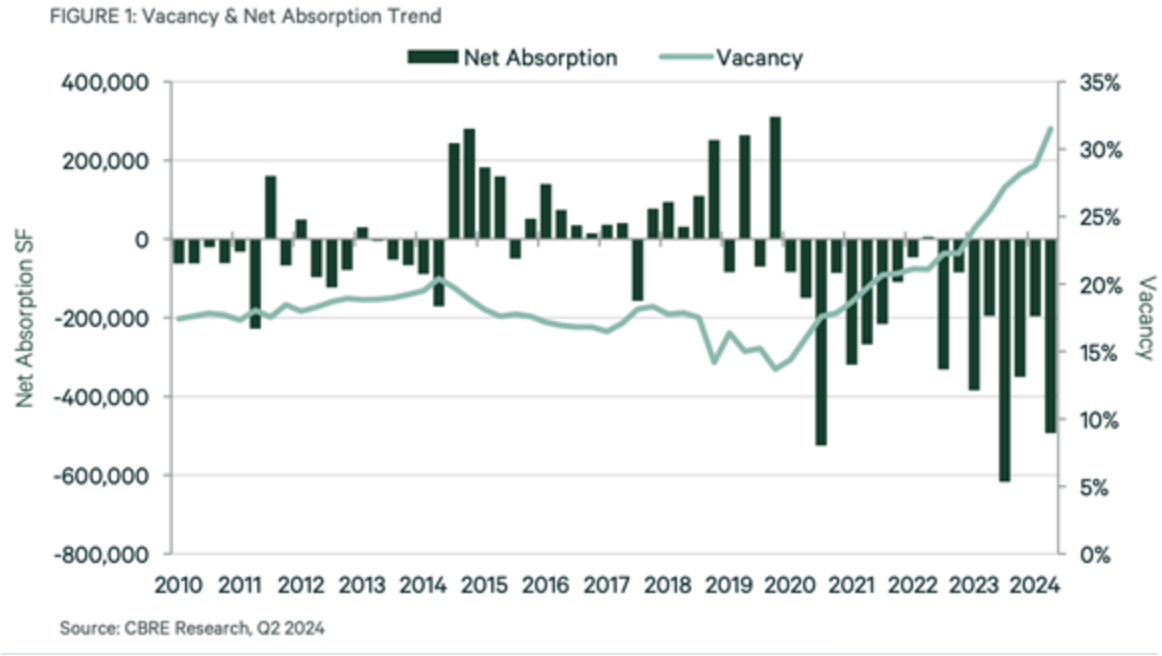
Significant effort with Alternative Building Standards

- LABC Chapter 85 - alternative building code standards for Joint Living + Work Quarters (pursuant to Health and Safety Code Section 17958.11(a))
- Request for Modifications

Code Officials were on board:

- Dedicated ARO staff at LADBS/LAFD
- In person meetings for each project team to discuss comprehensive existing conditions and reasonable alternative code upgrades

2025 Los Angeles: Office Vacancy 50+ million sf



25% office vacancy in Los Angeles County

34% office vacancy Downtown Los Angeles (and climbing)

(Industrial and Retail vacancy at 6%)

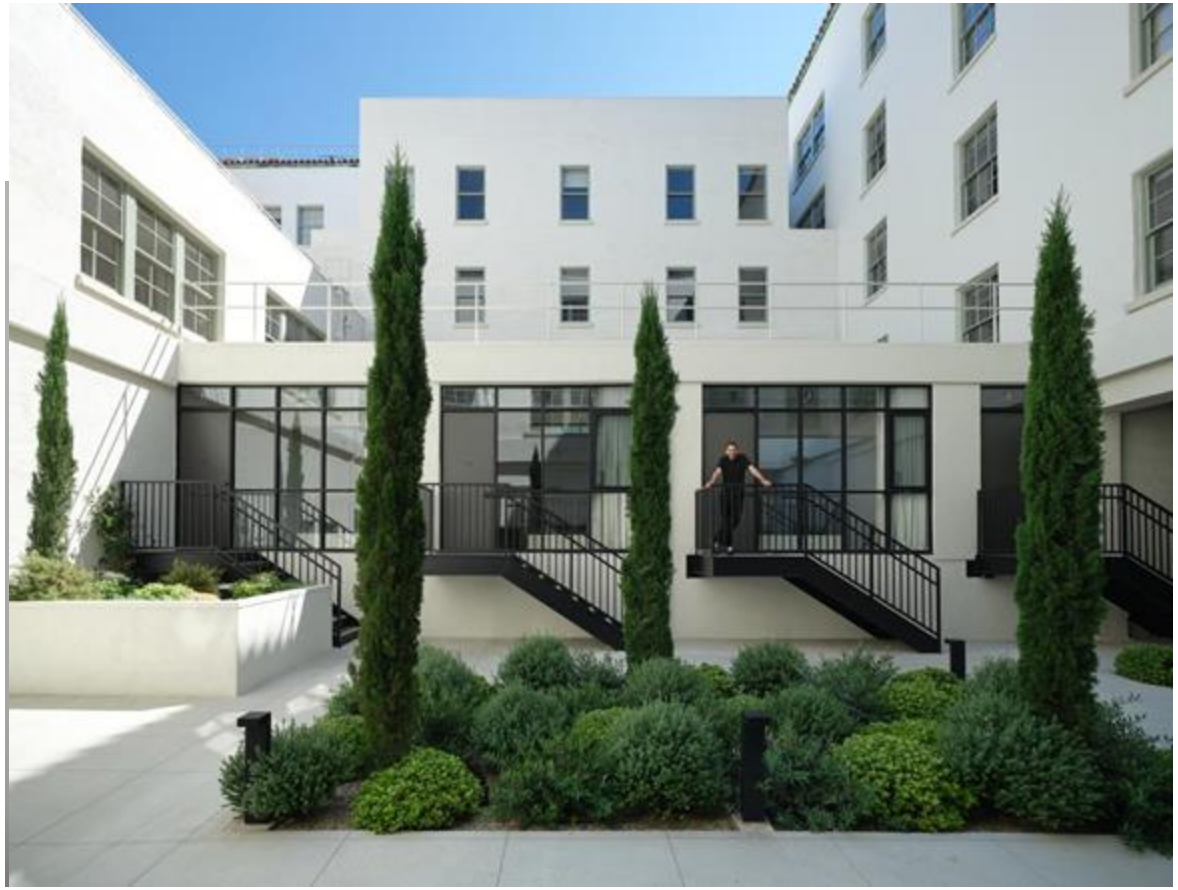
Move to Class A - trophy

Downsizing of office sizes for hybrid

Class B and C office continue to decline

Office vacancy impacts ground floor retail and safety on the streets

Economics are not working



Former YMCA / Harbor House / San Pedro, Los Angeles, CA - Omgivning

Construction Cost 3x

2006 = $150/sf +/-
2025 = $450/sf +/-
(inflation AND increase in code requirements)

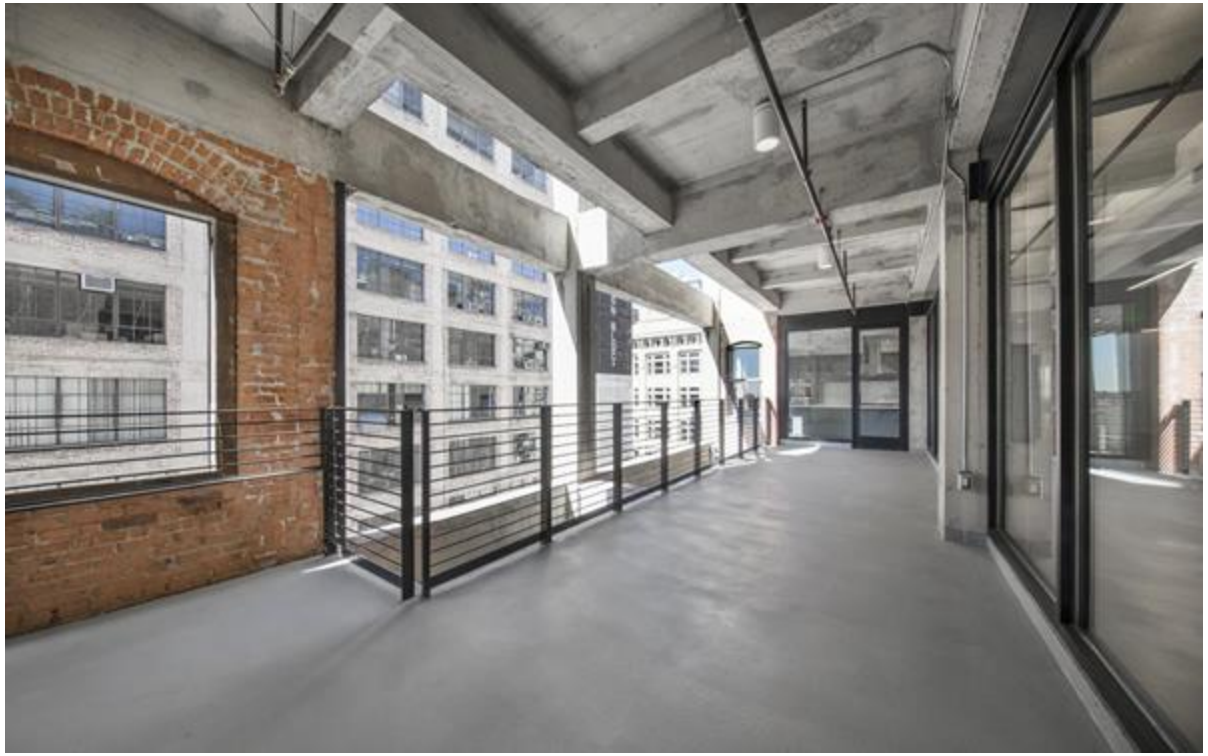
Comparative Rents (dtla)

1.7x

2006 = $1700 average
2025 = $2888 average

+ higher interest rates
+ tightening on lending of which AR is considered high risk due to unknowns

Narrative in Real Estate “AR doesn’t pencil”



Singer Building, Downtown , Los Angeles, CA - Omgivning

- Seismic retrofits are too costly
- Deep floor plates don’t work
- Acquisition costs aren’t low enough - yet
- Required code compliance = high construction costs, no flexibility in regulatory requirements
- No certainty by code officials of what will be required.

2025 LA County:
4 new Adaptive Reuse Ordinances

HW Hellman, Downtown Los Angeles, CA - Omgivning

DTLA ARO 2.0

LA Citywide ARO

Santa Monica ARO

Pasadena ARO

ARO: Potential Incentives

Broadway Lofts, Downtown Los Angeles, CA - Omgivning

- No entitlements
- Opens up recent past buildings (as young as 5-15 years old)
- Opens up smaller sizes or partial conversions
- Potential for new floor area
- No affordable requirements or linkage fees
- No parking (or little)
- No density requirements
- By-right roof additions

California Code Changes in the Works

Rendon Hotel, Downtown Los Angeles, CA - Omgivning

- AB529 - requires the state to revisit and revise existing codes, which can present significant barriers to adaptive reuse

- SEAOSC is working on recommendations some of which could be:
  - Limit the required retrofits to vulnerable buildings only
  - Allow partial conversions without retrofit
  - Phased approaches

WE CANNOT WAIT FOR THESE

Case Study

1980’s office building - using Adaptive Reuse Ordinances

Case Study - Recent Past Office

Stats

- 1983 Office Building Class B
- 10 stories, 160 ft tall (high-rise)

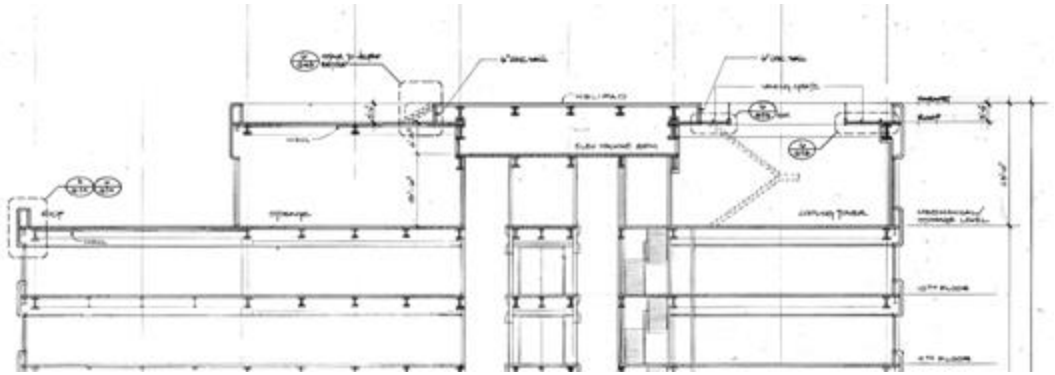
- Steel Moment Frame Building
- 218,374 gross SF in the tower
- 140,000 leasable SF
- 677 parking stalls in separate structure

- 70% vacancy

Potential key cost factors

- Structural retrofit requirements
- Electrical / sewer capacity
- Envelope renovations
- Exiting + Fire Life Safety high rise requirements

Architectural Analysis



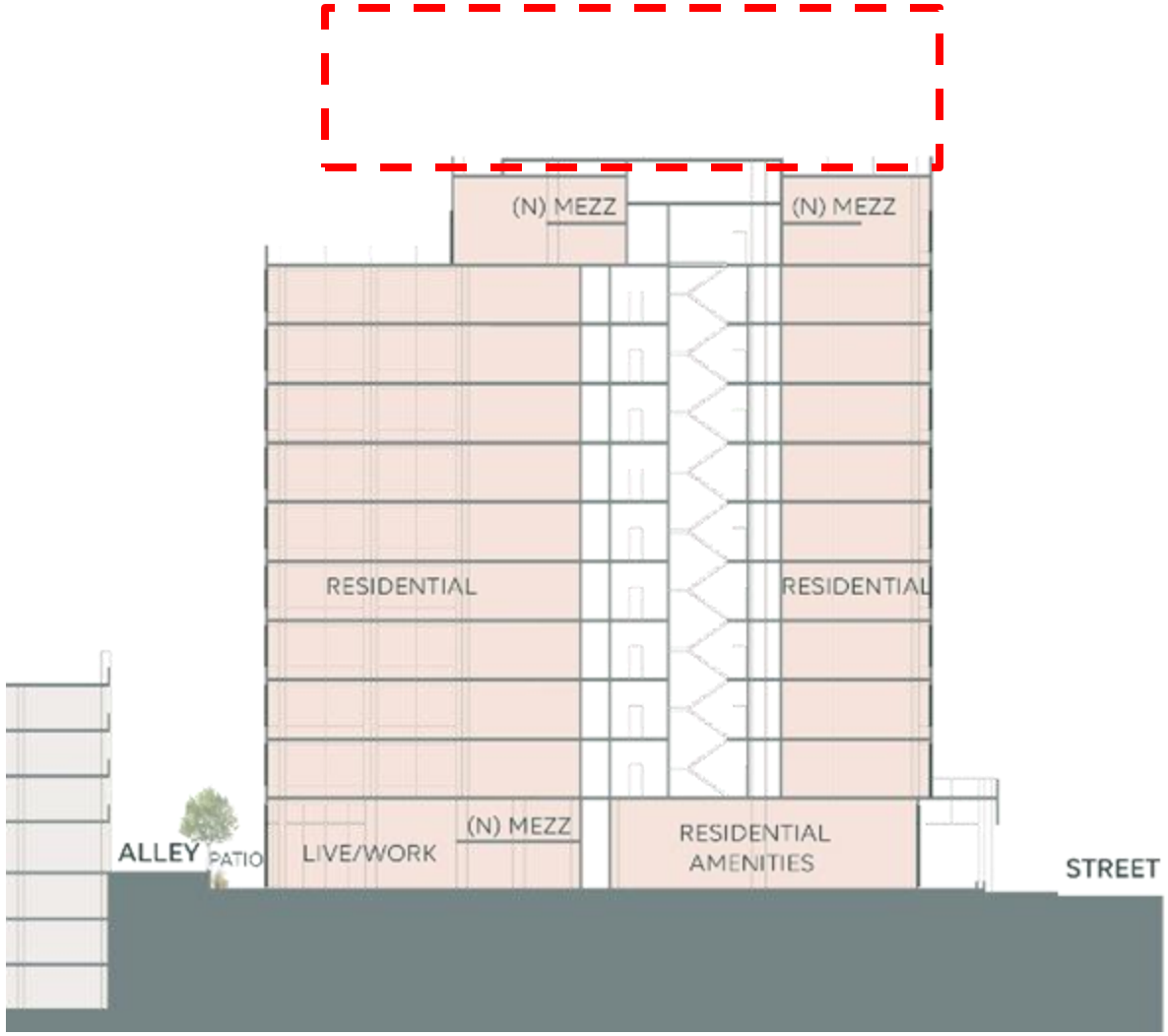
Challenges

- MEP is at the end of life cycle
- No operable windows
- Nondescript exterior
- Deep floor plates

Opportunities

- MEP is at the end of life cycle
- Well maintained building
- Clean alley
- Unused double-height rooftop mech penthouse
- Double height ground floor
- Higher ceilings than new residential
- Reasonably code compliant including fire life safety

Increase Leasable SF



Section

New Floor Area:

- 17'+ floor heights can provide new intermediate floors
- Mechanical penthouse to become residential areas

Bonus Areas:

- If structural retrofit is required, adding new stories may be more viable
- Typically one additional floor for amenities is allowed. In some ARO's 2 floors of housing + another floor of amenities

Proposed Conversion (NIC roof addition):

- 173,000 resi leasable
  1,900 retail leasable
- Added 6,000 SF of
  new floor area for mezzanines
- Increased leasable from office sf
  by 45,000 SF

With Roof addition:

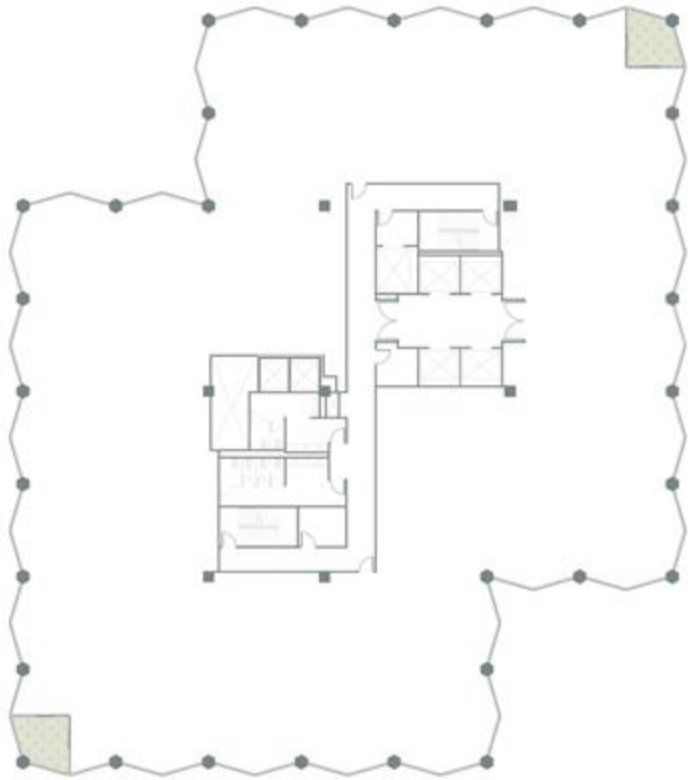
- Could increase an additional 20-50,000sf

Utilize Ground Floor

Ground Floor Leasability:

- If area for ground floor retail is not viable, uses could be live/work and/or residential amenities such as co-working, lounge, gym to activate the public way

Deep Floor Plate



Existing Floor Plan

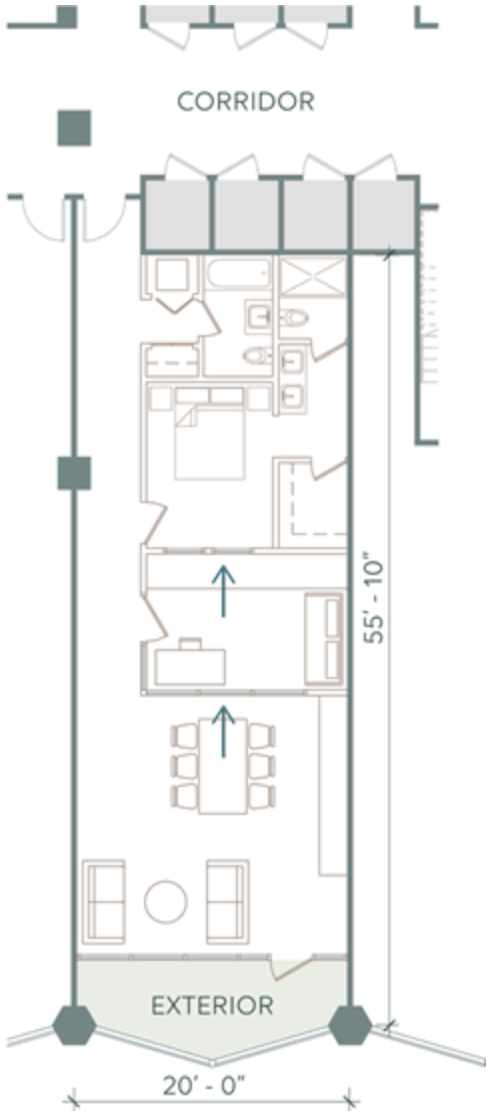
Proposed Floor Plan

Shotgun Units

Inspiration Image

Inspiration Image

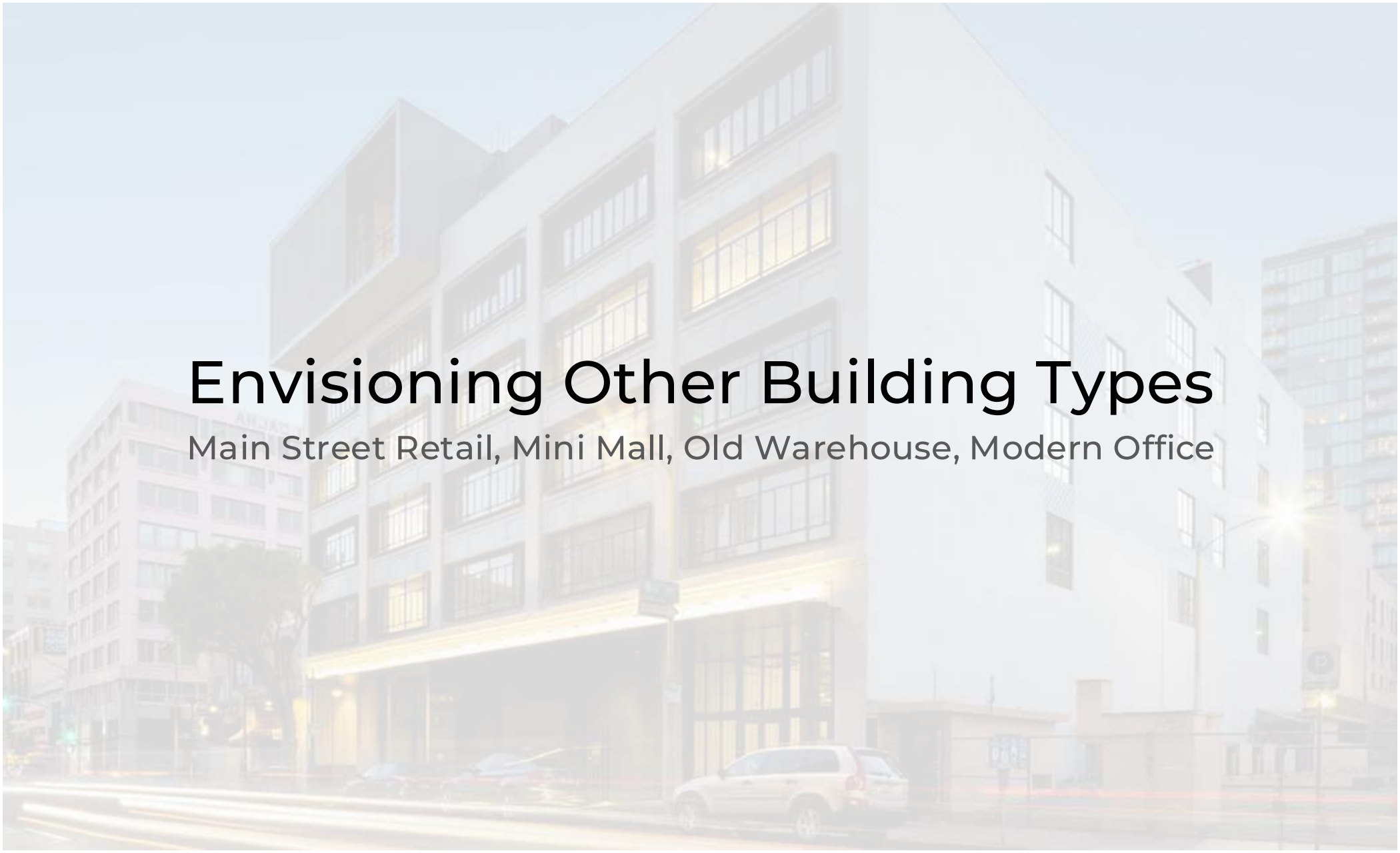
Inspiration Image



Building Envelope

Option A - maintain existing fixed windows

Option B - inset balcony with storefront with clear glass



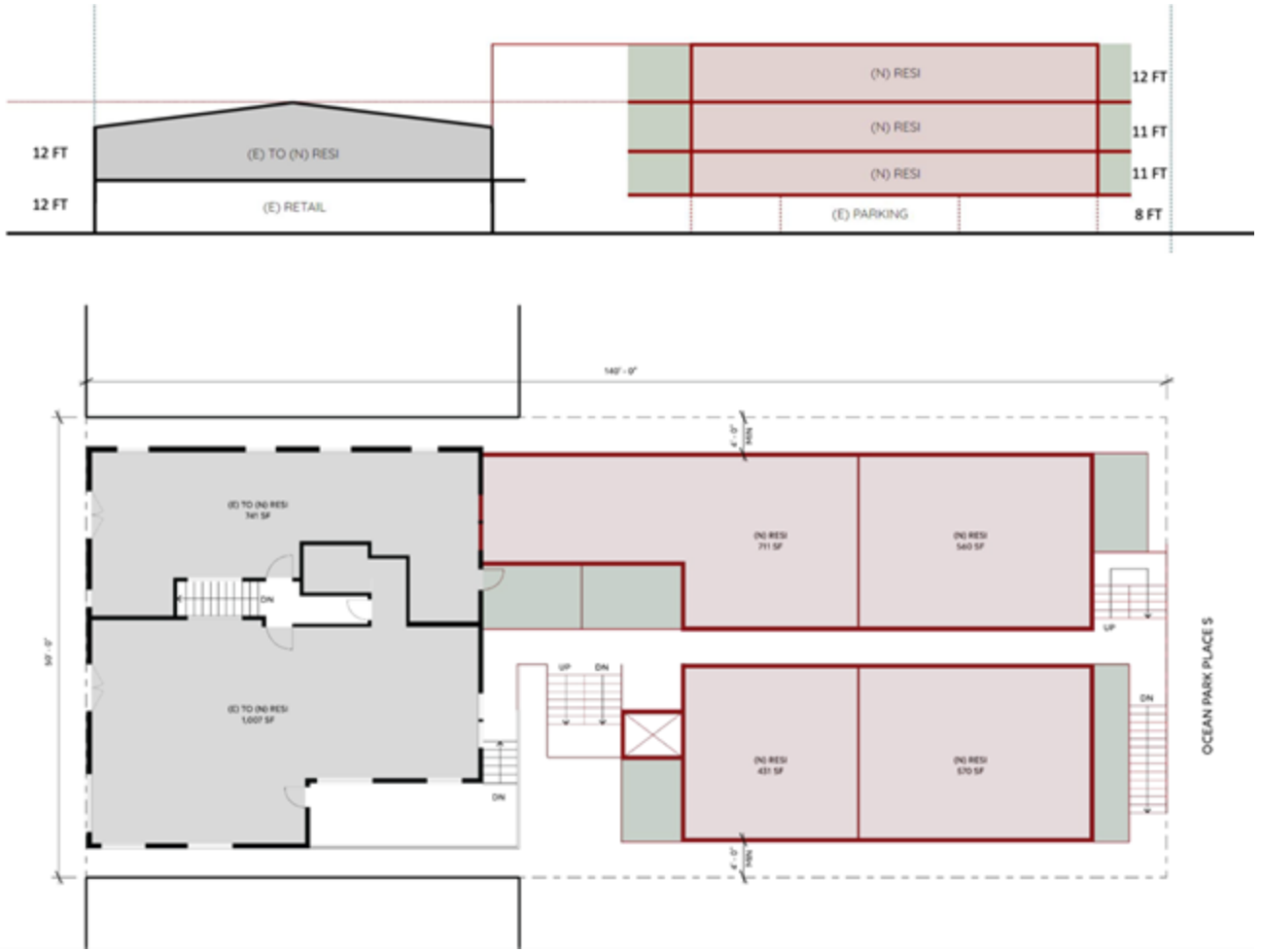
Envisioning Other Building Types

Main Street Retail, Mini Mall, Old Warehouse, Modern Office

Case Study - Santa Monica ARO

Small scale 2nd floor change of use

New Construction in rear



FOURTH FLOOR PLAN (FIFTH FLOOR SIM)

Case Study - Santa Monica ARO

Simple change of use within envelope

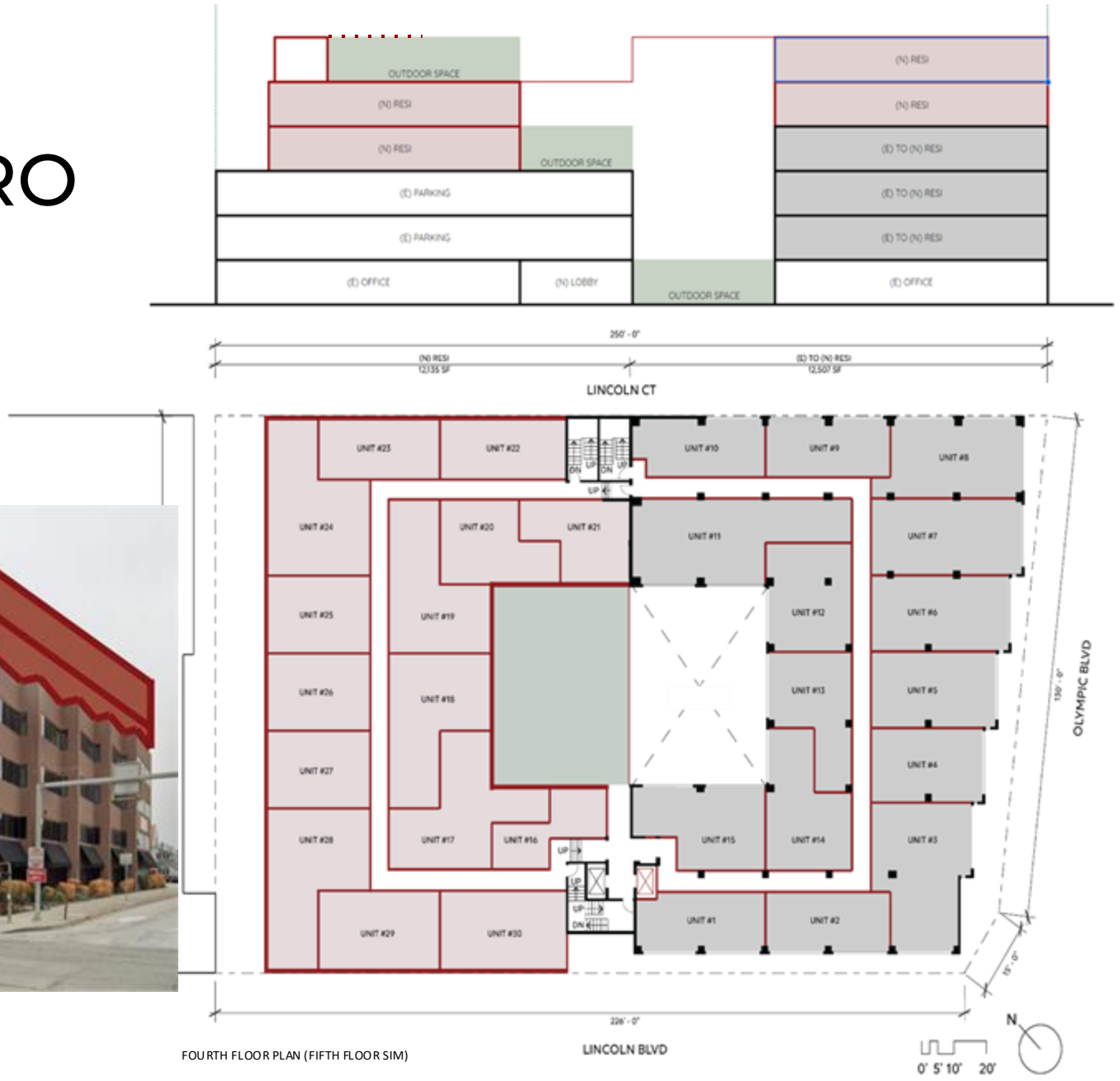
Original use - residential

Upgrades, addition and change of use to office

AR changeExisting Envelope

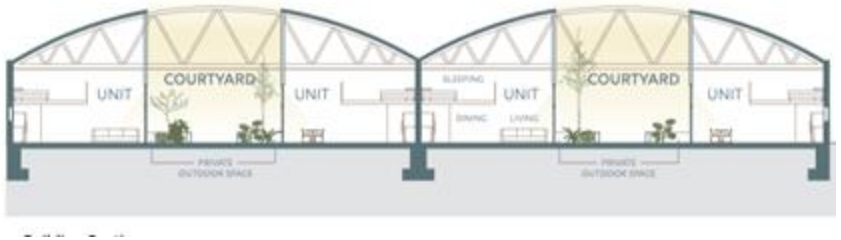
Case Study
Santa Monica ARO

Two story additions with roof amenity above



FOURTH FLOOR PLAN (FIFTH FLOOR SIM)

Case Study - Industrial



Zone

- Is residential allowable in zone per the ARO

Structure

- If URM, retrofit was likely completed in 1990's, so a light conversion may not trigger many if any upgrades

Floor Area

- Additions will be expensive but mezzanines with space likely viable

Inspiration image

Case Study - Mini Malls

First Floor Concept Plan

Zone

- Is residential allowable in zone per the ARO

Structure

- If no new roof occupancy or addition, no seismic retrofit

Low Cost Conversion

- Can we reuse stairs/elevators

Ground Floor Retail

Conceptual Floor Plan

Urban Vitality

- Empty buildings breed empty retail, empty retail breeds more empty retail which breeds significant safety issues.
- We must activate empty ground floor and provide flexibility

Live/Work

- Provides flexibility of working and/or living as needs shift
- Provide 24 hour eyes on the street and engagement

Large Concrete Buildings

Structure

- Is likely under the mandatory seismic retrofit ordinance, so conversion to residential is the same retrofit that would be required if no change of use
- The building is so heavy, that removing for lightcourts is beneficial

Additions

- New additions are lightweight compared to the building and do not significantly impact the structure

Recent Past High Rise

Structure

- More recent past structures may not require a retrofit. Arco Tower, late 1980's, was just approved by LADBS for conversion with NO seismic retrofit

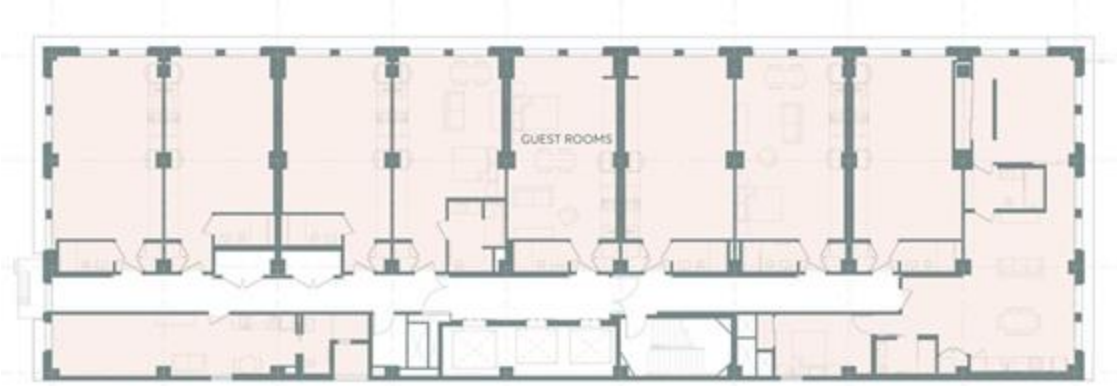
Fire Life Safety/Exiting

- More recent past structures have more code compliant exiting, smoke control and other requirements, so costs will be significantly less

Partial Conversion

- If no retrofit, partial conversion is significantly easier

Historic



The Craftsman by Omgivning

Structure

- If building already has a mandatory seismic retrofit ordinance, then conversion should be strongly considered

Historic Tax Credits

- Over 50 years old could be eligible for historic tax credits: 20% National + possibly 20% +/- State

Administering Adaptive Reuse Projects

Constraints + Opportunities

Opportunities + Challenges Related to Building/Fire

Sears Building, Downtown Los Angeles, CA - Omgivning

- Recent past buildings
  More code compliant, access and exiting are reasonably code compliant and usually built for a much higher occupancy, same risk category

- Parking not required (usually)
  Maintaining existing, ability to have non-code compliant aisle widths, ramps etc

- New floor area
- Roof additions
- Partial Conversions

New Roof Occupancy / Addition

Is it possible to keep B occupancy in lieu of A-3 occupancy?

Former YM[illegible] / Hard[illegible]House / San Pedro, Los Angeles, CA - Omgivning

Broadway Lofts, Downtown Los Angeles, CA - Omgivning

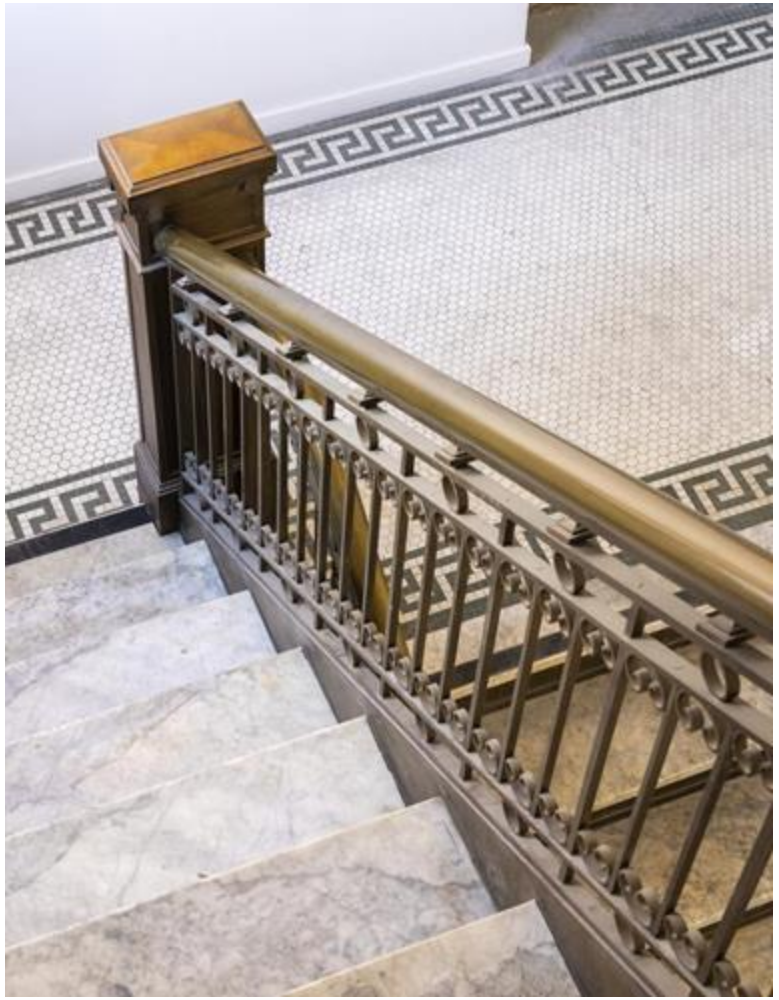
New ARO's incentivize new roof uses but this can often trigger significant access and exiting requirements. Due to the nature of this use being accessory to residential, provide modifications to reduce significant cost building alterations.

Allow increase in occupants for a new roof occupancy or addition for residential amenities, that is appropriate, to not trigger an A occupancy. Allow the reuse of existing existing system and a transfer gurney or other accessible elevator to the roof.

1. Roof addition/amenity deck is for the exclusive use by the building's residents and their guests.
2. Stair widths must be compliant for number of occupants

Existing Stairs

Generic Request for Mod



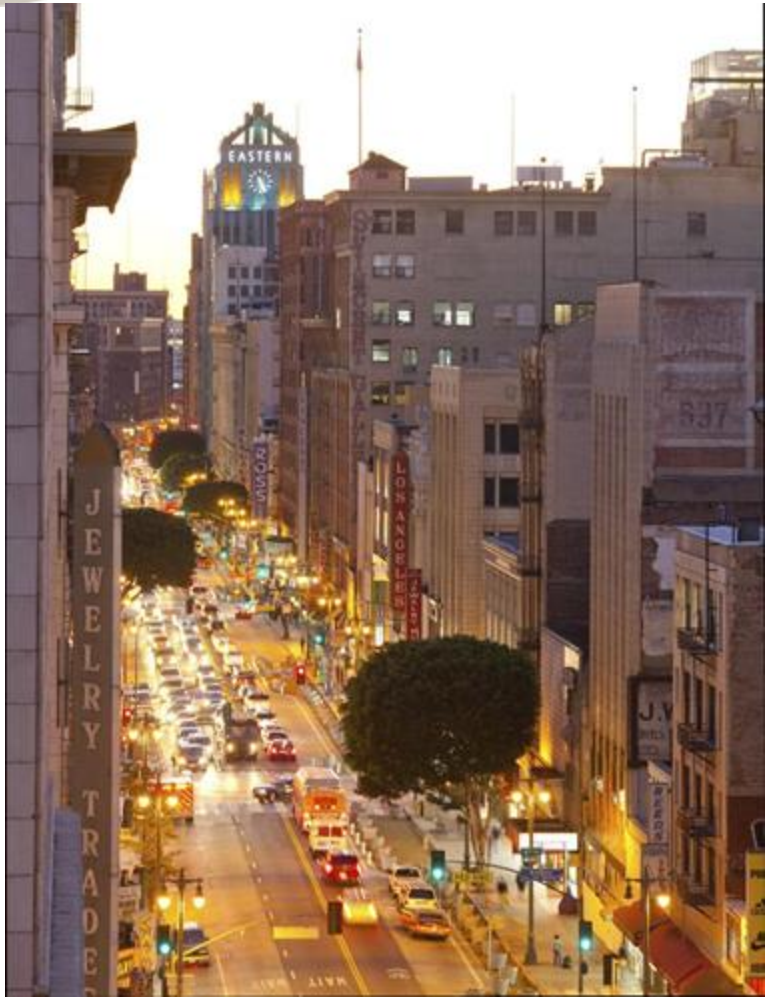
Garland Building, Downtown Los Angeles, CA - Omgivning

Allow for existing conditions to remain, mitigated with handrails and minor upgrades to accommodate existing conditions and provide upgraded safety

1. Existing stairway shall not be required to comply with the maximum riser height and minimum tread depth requirements; provided the stair has a with a minimum run of 9 inches, maximum rise of 8 inches, and a minimum landing depth of 30” and meets the required exit width based on occupancy.
2. Existing Exit Discharge under canopies should be allowed to remain per the provisions of CA Existing Bldg Code Section 314.8 provided that water curtains are installed at unprotected exterior openings within 10’-0” of the exit.
3. New roof occupancy may maintain use of existing fire escape as a legal roof exit as long as total occupancy is below 50 occupants and 750sf maximum of occupiable area per the the provisions of CA Existing Bldg Code Section 314.8.

Medical Emergency Elevator

Generic Request for Mod



Downtown Los Angeles, CA - Omgivning

Allow reduction in requirements for medical emergency elevator service (meant for new construction) to be more in line with existing building conditions and other hardships.

1. If the Installation of new Gurney Elevator necessitates the creation of new shafts, significant structural work, or major reconfiguration of the building, they may maintain existing non-gurney elevators, provided a standard gurney can fit in a locked seated position and is stored on-site in an unlocked closet adjacent to the elevator lobby. For buildings converting spaces to occupied areas without elevator service, a new gurney compliant transfer elevator shall be provided from the highest existing floor to the new spaces.

Every project is unique

Location

- What policies
- What incentives for more revenue generating spaces
- Rent comps

Physical building characteristics

- Impact to construction cost
- Required code upgrades
- Seismic retrofit

Financial distress

- Vacancy
- Basis

Call To Action

What Local Jurisdictions Can Do:

1. Create a guideline/examples for repeating Request for Modifications. What type of building stock do you have in your town. Ask experienced and creative Architects, Structural and MEP Engineers for input on suggestions.
2. Create a “go to” expert for adaptive reuse projects
3. Be a team player - meet with the Architect/Engineers in person and talk through their requests for modifications (with justifications) and work on a holistic approach to a solution that helps reduce costs AND provides alternative solutions that provides life safety
4. Remember that reduction in time for processing permits = cost savings.
5. More certainty of what will be approved at early stages = cost savings and more ability for loans to be approved


Thank You

Adaptive Reuse: Balancing Seismic Risk, Housing Needs, and Financial Feasibility

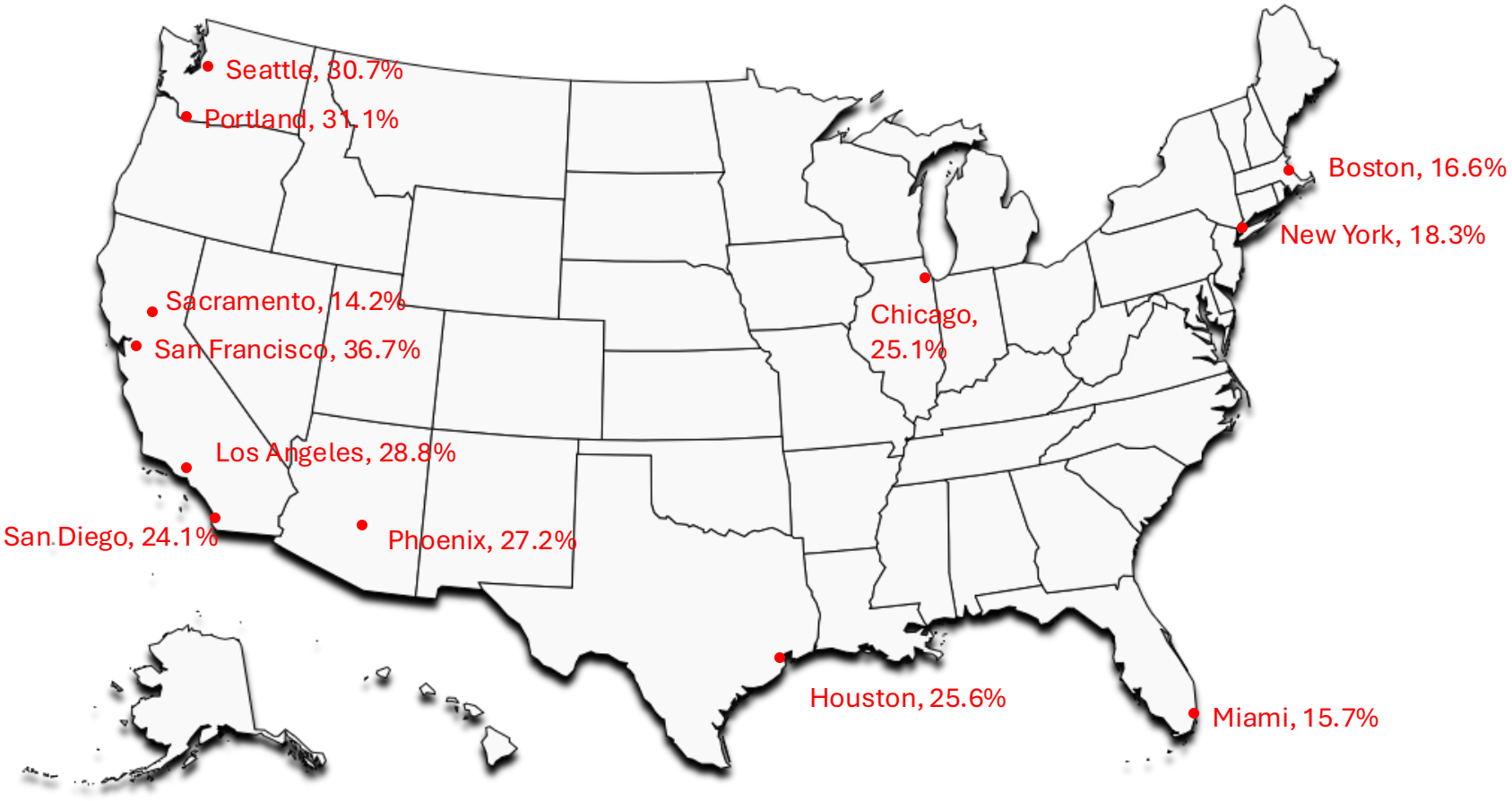
Shahen Akelyan, PE, SE
Daniel Zepeda, PE, SE

STRUCTURAL ENGINEERS ASSOCIATION OF CALIFORNIA

REASONS FOR PROPOSING ADAPTIVE REUSE

Vacancies

- Due to economy
- Teleworking

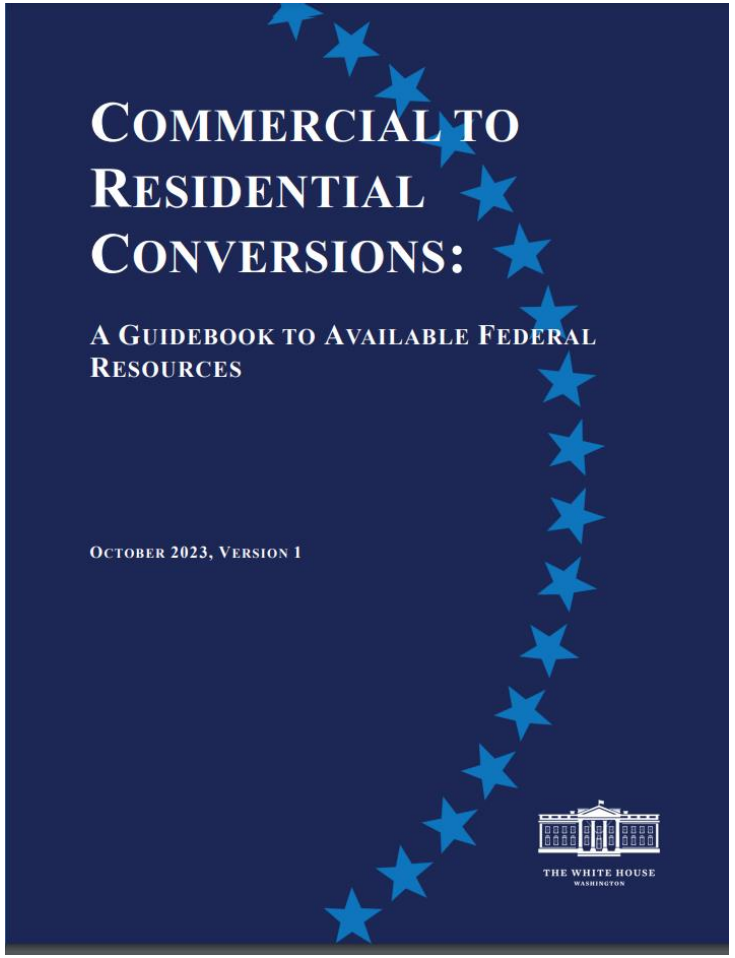


Percentage of Office Vacancies in Major US Cities

REASONS FOR PROPOSING ADAPTIVE REUSE

Political Pressure and Opportunities

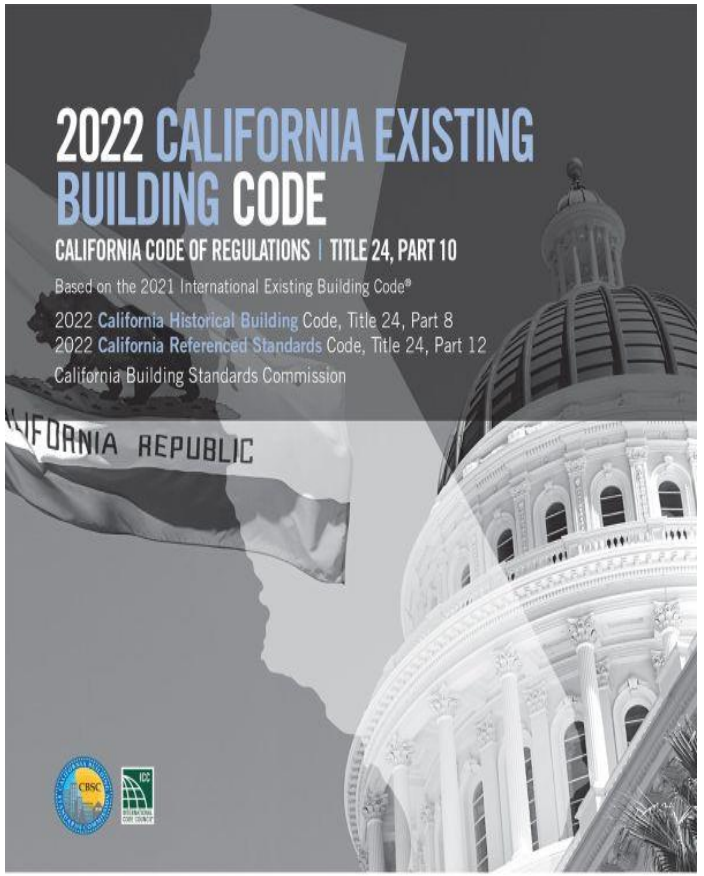
- City Planning incentives
- Mandates for expedited reviews
- Public grants



CALIFORNIA EXISTING BUILDING CODE (CEBC) REQUIREMENTS

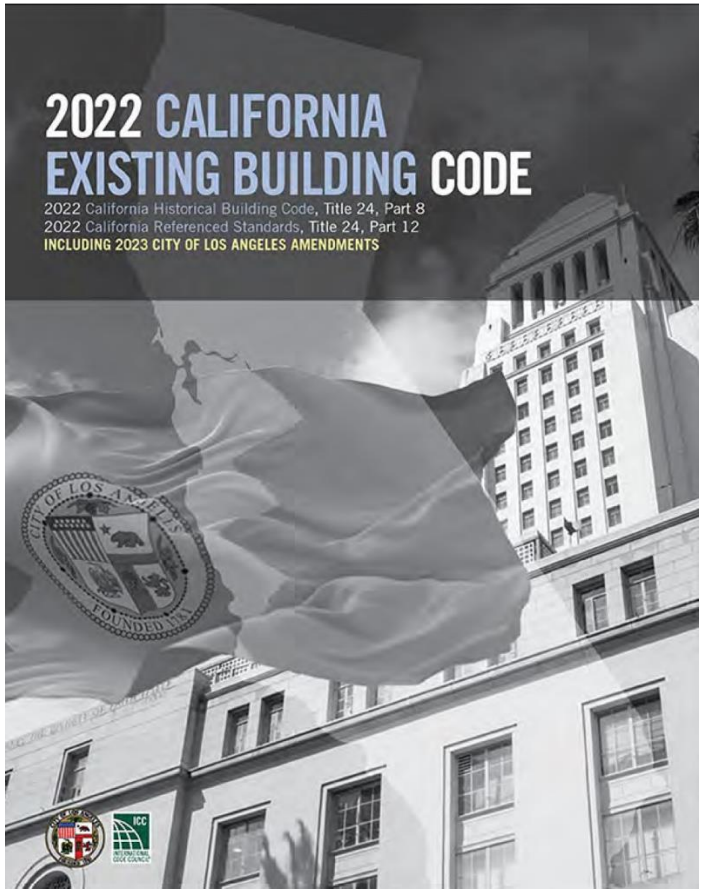
506.5.3 Seismic loads (seismic force-resisting system). Where a change of occupancy results in a building being assigned to a higher risk category, or where the change is from a Group S or U occupancy to an occupancy other then Group S or Group U, the building shall satisfy the requirements of Section 1613 of the California Building Code for the new risk category using full seismic forces.

With some Exceptions:



EXISTING LOCAL REQUIREMENTS
LOS ANGELES

Section 506.5.3 of Los Angeles Existing Building Code requires all existing buildings shall be analyzed for 75 percent of the design earthquake ground motion for a change of occupancy of an existing commercial or industrial building to residential use.



PROPOSED RECOMMENDATIONS

RECOMMENDATIONS

When developing a local mandate, the first thing a jurisdiction must decide is whether a seismic safety trigger for changing the building's use from office or industrial to residential is appropriate for their community seismic safety and resiliency goals versus competing occupancy goals.

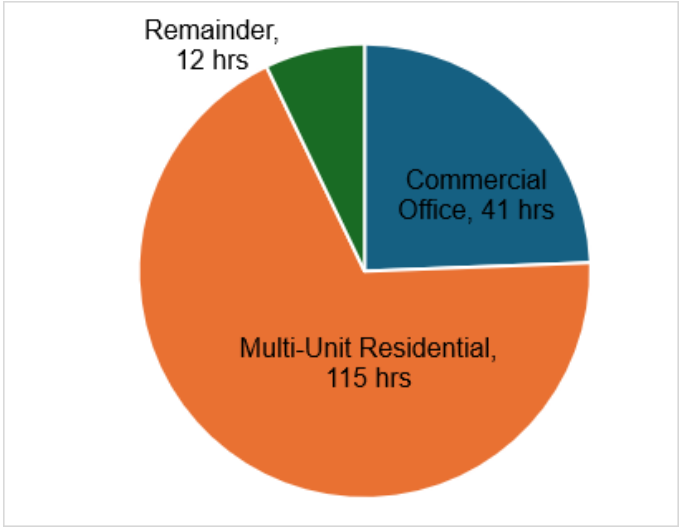
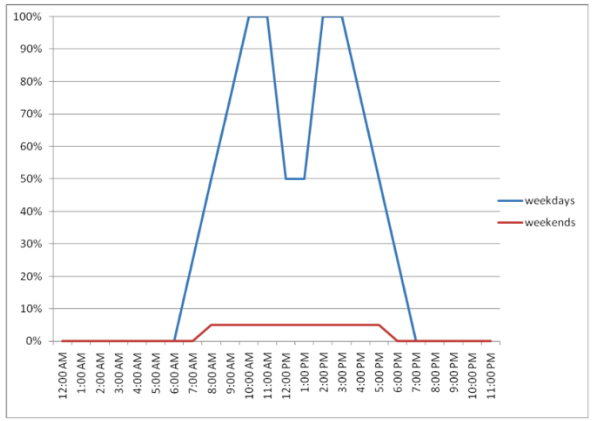


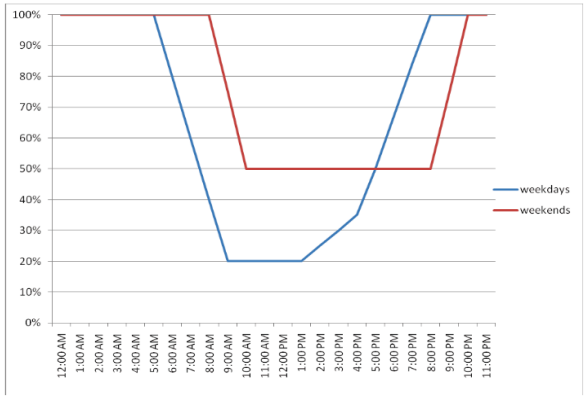
Figure 3 – FEMA P-58 Estimated Occupancy per Week prior to 2019

A NEED FOR STRUCTURAL UPGRADE

- Substandard and unsafe conditions.
- Existing irregularities and vulnerabilities.
- Additional benefits of structural improvements with minimal additional costs.
- Vacant building
- Local requirements that are triggered due to change of use or scope of work



(a) Commercial office



(a) Multi-Unit Residential

PROPOSED RECOMMENDATIONS

RECOMMENDATIONS

Another factor to consider is the resiliency aspect: if an office building is red tagged after an earthquake, people can largely still work from home. If a residential building is red tagged after an earthquake, displaced residents will likely have a bigger impact on the community.

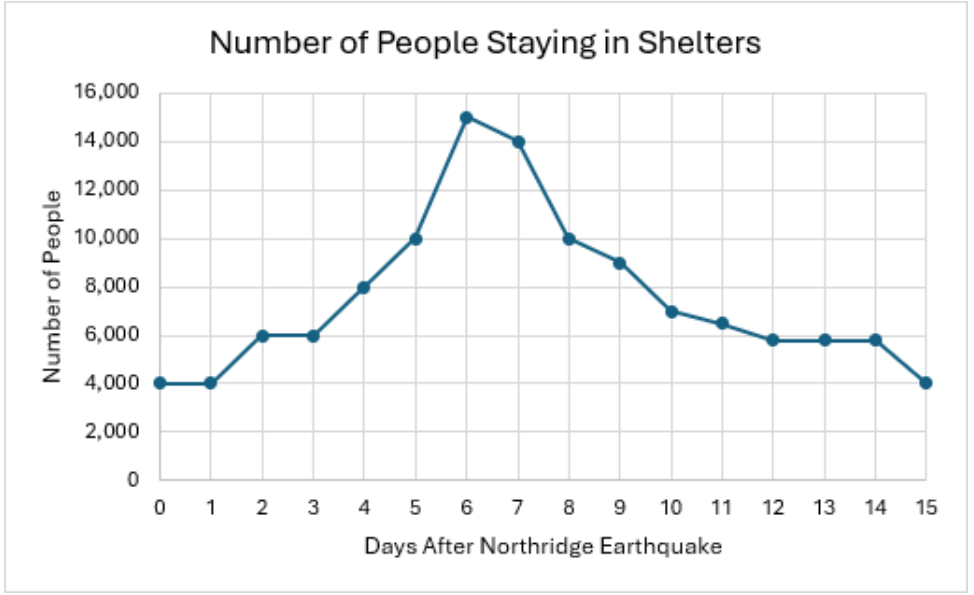


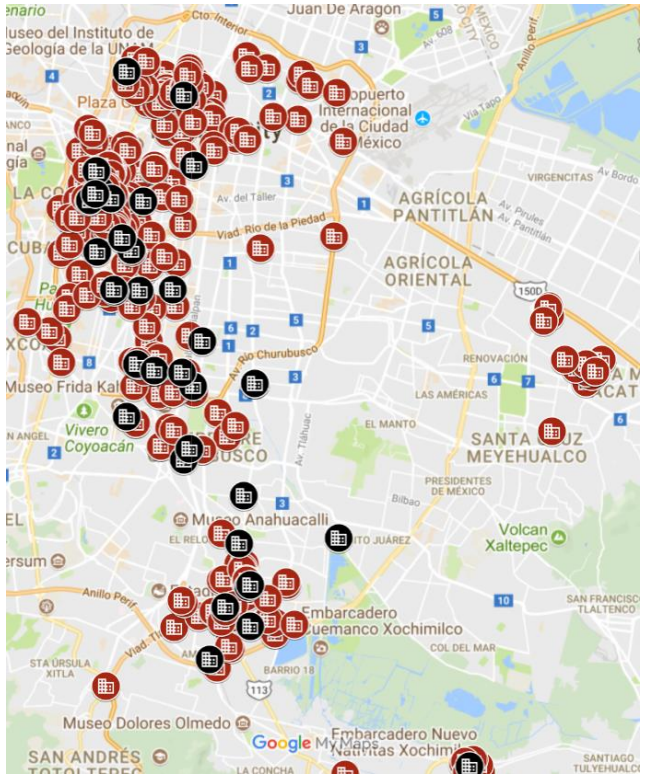
Figure 4 – Red Cross Northridge Earthquake Shelter Population Data

PROPOSED RECOMMENDATIONS

RECOMMENDATION #1

Limit the structural retrofit requirements of the Adaptive Reuse project to Seismically Vulnerable Building Types.

1. Unreinforced Masonry buildings
2. Non-Ductile Concrete buildings
3. Wood framed buildings with soft, weak, or open front wall lines on the ground floor,
4. Rigid wall- flexible diaphragm buildings
5. Precast concrete buildings, with non-structural precast elements
6. Steel moment frame buildings
7. Steel braced frame buildings



PROPOSED RECOMMENDATIONS

RECOMMENDATION #2

Limit the structural retrofit requirements of the Adaptive Reuse project to structural components performance only and not non-structural components.

- The intent of any structural upgrade shall be limited to structural performance only.
- If non-structural hazards are to be considered, they shall be limited to **life-safety risks, such as exit paths and exit stairs**.

Curico Hospital

PROPOSED RECOMMENDATIONS

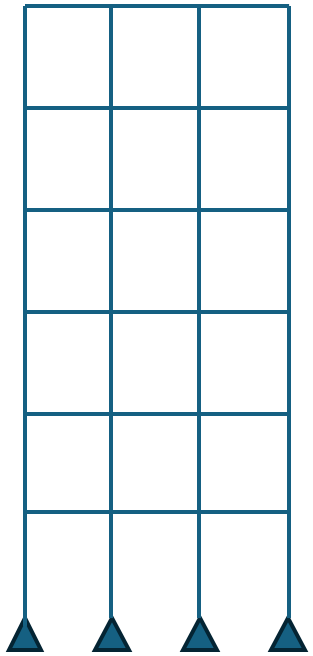
RECOMMENDATION #3

Provide exceptions for partial Adaptive Reuse Conversions.

- Provide exceptions when only a portion of the building is converted to residential use which does not significantly impact the hazard level of the building.
- Based on the percentage of floor area or number of stories.

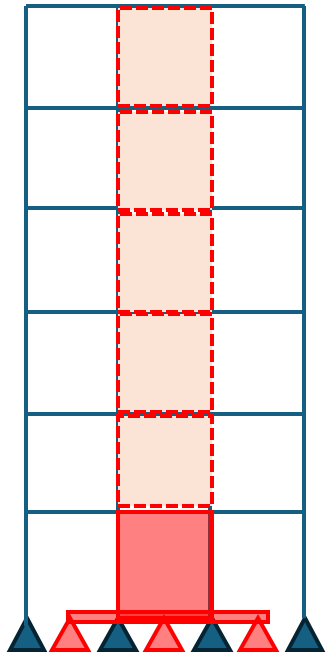
PROPOSED RECOMMENDATIONS

RECOMMENDATION #4



Existing Building

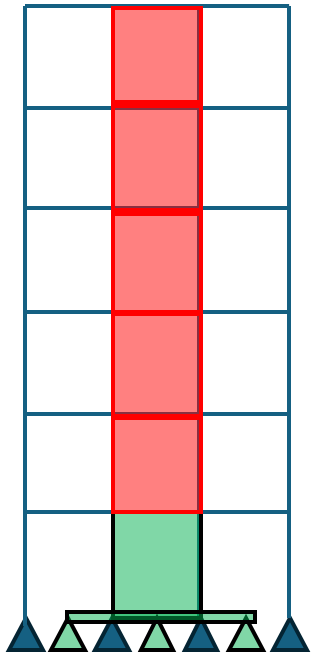
- Contains weak connections along the building height
- Contains Soft Story



Phase 1

Address Life Safety Performance Level@BSE-1E

- **Full Analysis for Full Retrofit Scope**
- Preliminary Design for Full Retrofit
- Final Design to LS@BSE-1E
- **Indicate Phase 1 vs. Phase 2 on CD's**
- Construct Phase 1



Phase 2

Meet ASCE 41 Full BPOE

- Final Design to Meet ASCE 41 Performance Objective
- Construct Phase 2

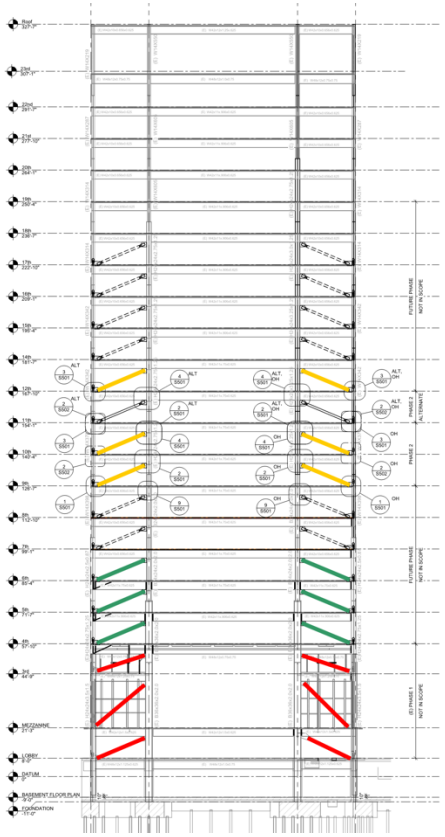
PROPOSED RECOMMENDATIONS

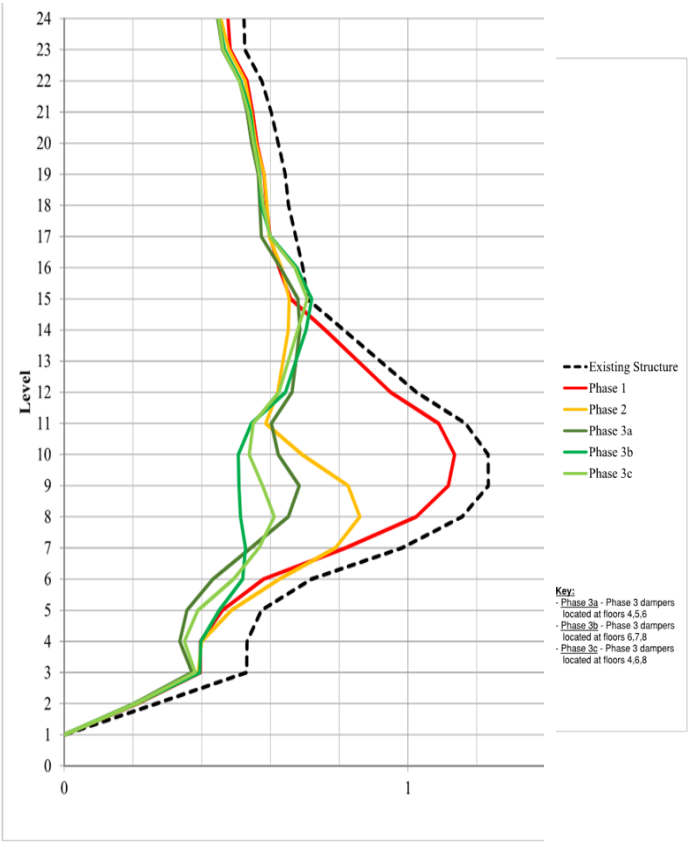
RECOMMENDATION #4

Permit a two-phased seismic retrofit scope to allow for an extended timeframe for construction, meanwhile mitigating most severe deficiencies for Life Safety in a shorter time frame.

Challenges with Phasing

- How does a jurisdiction enforce Phase 2? **What leverage do they have**?
- Rules and regulations that would **prevent withdrawing or revoking** the initial Phase 1 approval.
  - Example: Owner completes Phase 1 and refuses to complete Phase 2. California State Bill 8, will not allow reduction of dwelling units in a lot.
- If building is sold or converted to condominium after Phase 1, it will require a **lot of coordination by the new owners** to continue Phase 2

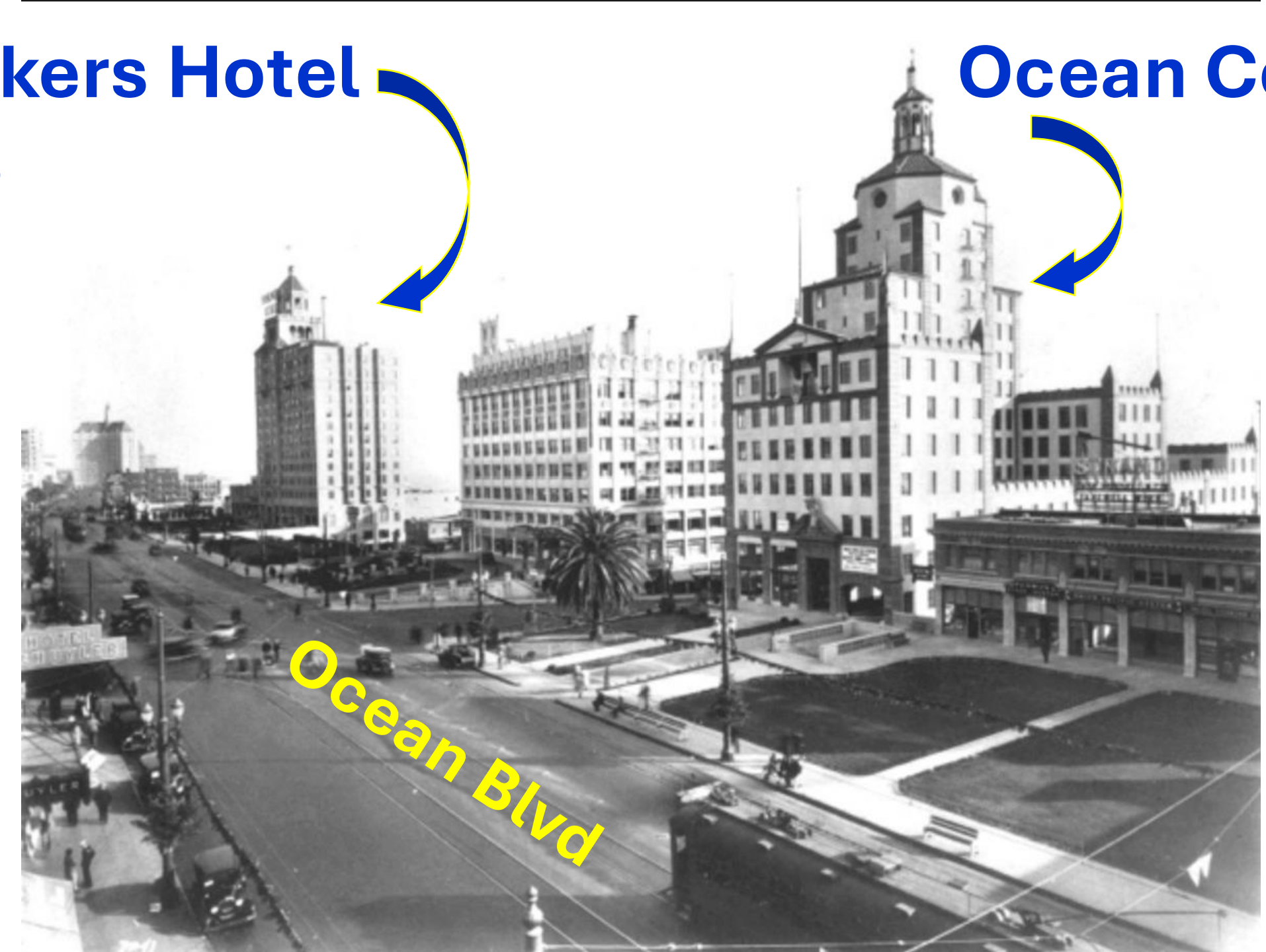




Long Beach, California

Breakers Hotel
1926

Ocean Center
1929



Adaptive Reuse Technical Manual

December 2014

Long Beach Municipal Code

Adaptive ReUse

"means a construction or remodeling project that reconfigures existing spaces, structures or buildings to accommodate a new use or to accommodate another purpose than what it was originally designed for."

CA Health & Safety Code - Housing and Home Finance

Adaptive ReUse

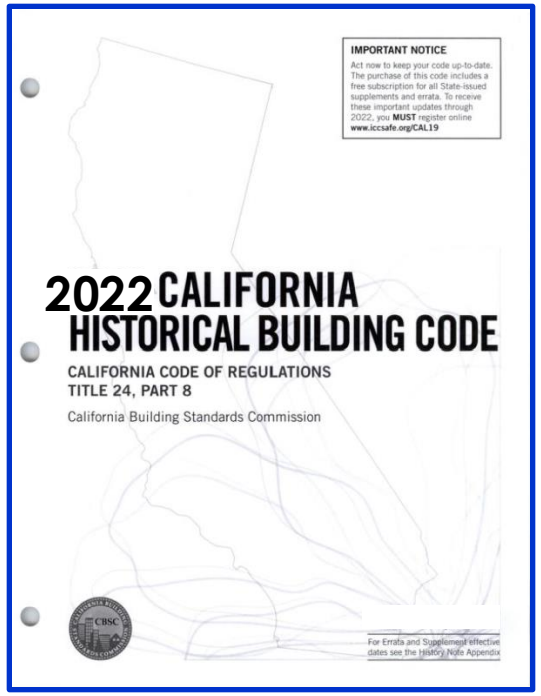
"means the repurposing of building structures for residential purposes, such as former office use, commercial use, or business parks. When referring to building structures, adaptive reuse means retrofitting and repurposing of existing buildings that create new residential rental units, and expressly excludes a project that involves rehabilitation of any construction affecting existing residential units that are, or have been, recently occupied."

Change-of-Occupancy

- ✓ CA Existing Building Code
  - § 301.3: Comply with Prescriptive, Work Area or Performance Compliance Method
  - § 503.1: Alterations

- ✓ CA Fire Code
  - § 901.4.3: Alterations in Buildings & Structures
  - § 1103.1: Fire Safety Requirements for Existing Buildings

Change-of-Occupancy



✓ CA Historical Building Code
§ 8-302.2 Change in Occupancy

The use or character of the occupancy of a qualified historical building or property may be changed from or returned to is historical use or character, provided the qualified historical building of property conforms to the requirements applicable to the new use or character of occupancy as set forth in the CHBC. Such change in occupancy shall not mandate conformance with new construction requirements.

Ocean Center Adaptive ReUse

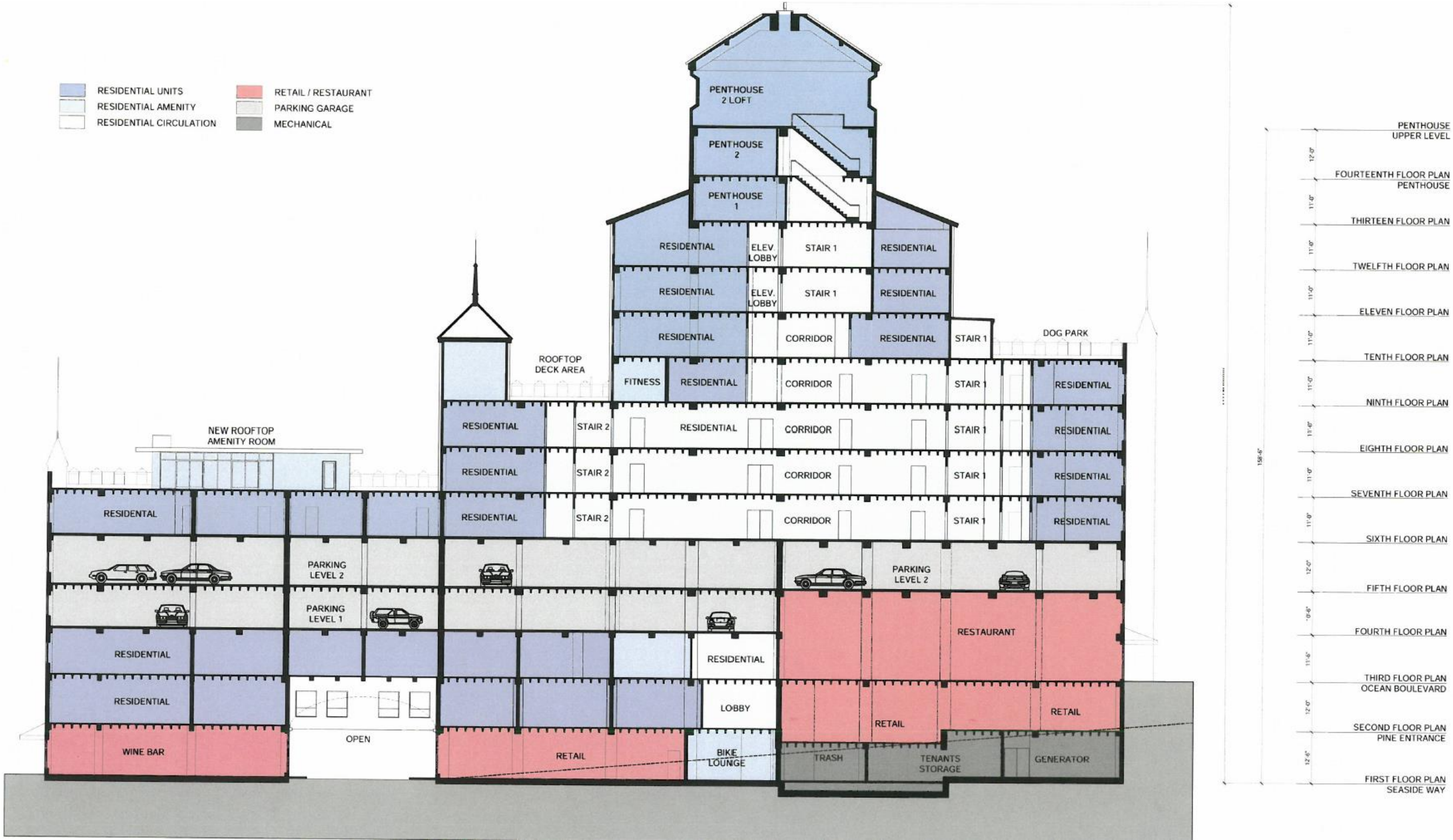
- ✓ Built in 1929
- ✓ 14-Story Office and Restaurant

- ✓ Designated Historical Landmark Building
- ✓ Type I-B
- ✓ B / A *-to-* R-2 / S-2 / B

- ✓ Residential Apartments
- ✓ 74 Units

- ✓ Commercial Spaces – Ground Floor


Pine Ave
Ocean Blvd


RESIDENTIAL UNITS
RESIDENTIAL AMENITY
RESIDENTIAL CIRCULATION
RETAIL / RESTAURANT
PARKING GARAGE
MECHANICAL
PENTHOUSE 2 LOFT
PENTHOUSE 2
PENTHOUSE 1
RESIDENTIAL
ELEV. LOBBY
STAIR 1
CORRIDOR
ROOFTOP DECK AREA
DOG PARK
FITNESS
STAIR 2
NEW ROOFTOP AMENITY ROOM
RESIDENTAL
PARKING LEVEL 2
PARKING LEVEL 1
RESTAURANT
LOBBY
BIKE LOUNGE
RETAIL
WINE BAR
OPEN
TRASH
TENANTS STORAGE
GENERATOR
PENTHOUSE UPPER LEVEL
FOURTEENTH FLOOR PLAN PENTHOUSE
THIRTEEN FLOOR PLAN
TWELFTH FLOOR PLAN
ELEVEN FLOOR PLAN
TENTH FLOOR PLAN
NINTH FLOOR PLAN
EIGHTH FLOOR PLAN
SEVENTH FLOOR PLAN
SIXTH FLOOR PLAN
FIFTH FLOOR PLAN
FOURTH FLOOR PLAN
THIRD FLOOR PLAN OCEAN BOULEVARD
SECOND FLOOR PLAN PINE ENTRANCE
FIRST FLOOR PLAN SEASIDE WAY
158'-6"


STRAND

Existing Non-Complying (to Today's Code)
High-Rise Building

- ✓ Means of Egress
- ✓ Open Stairwells
- ✓ Smokeproof Enclosures
- ✓ Handrails
- ✓ Rise-Run
- ✓ Opening Protection

Existing Non-Complying (to Today's Code)
High-Rise Building

- ✓ Fire Escapes
- ✓ Fire Protection System
- ✓ Secondary Source of Water
- ✓ Fire Command Center
- ✓ Emergency Responder Radio
- ✓ Emergency Power System

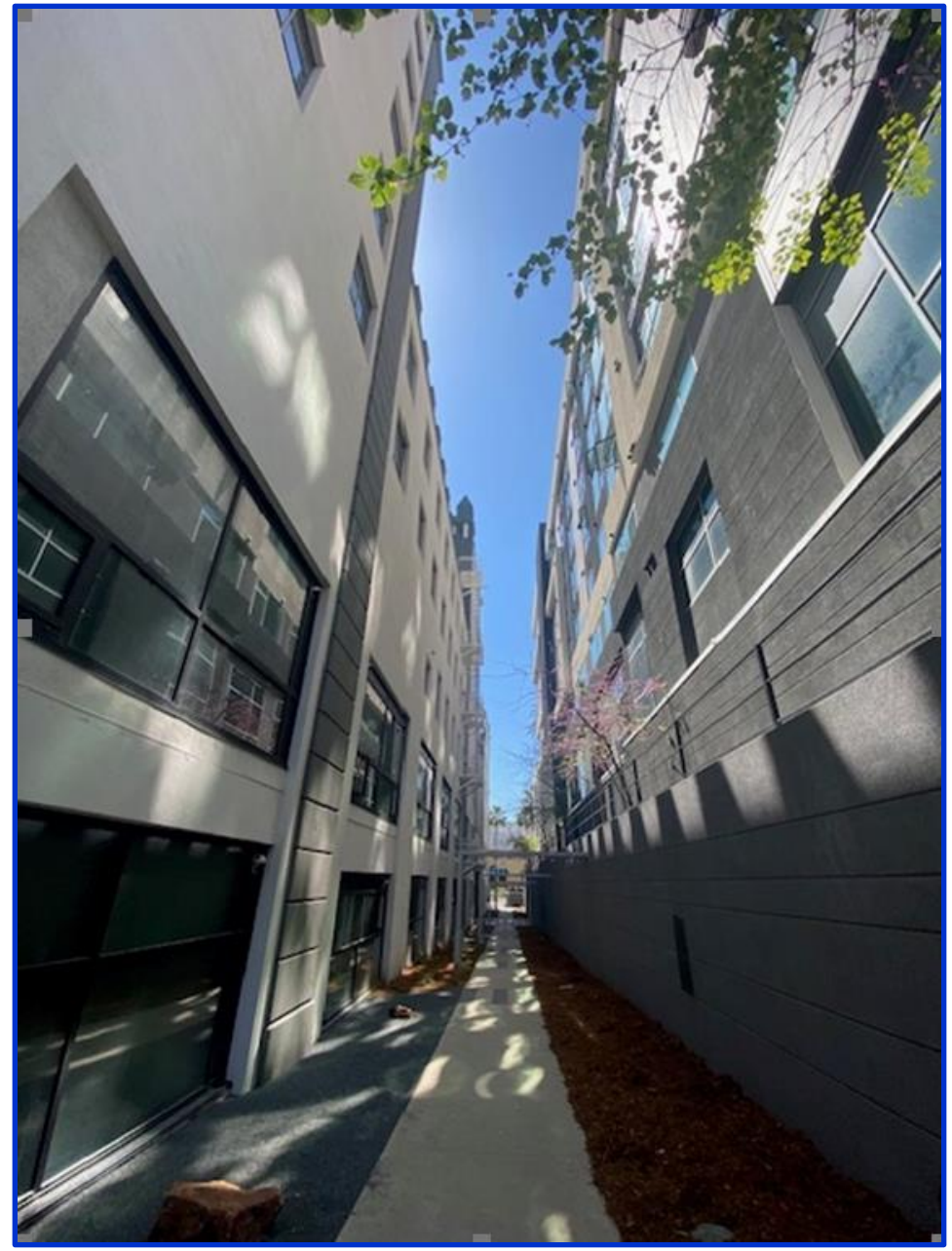
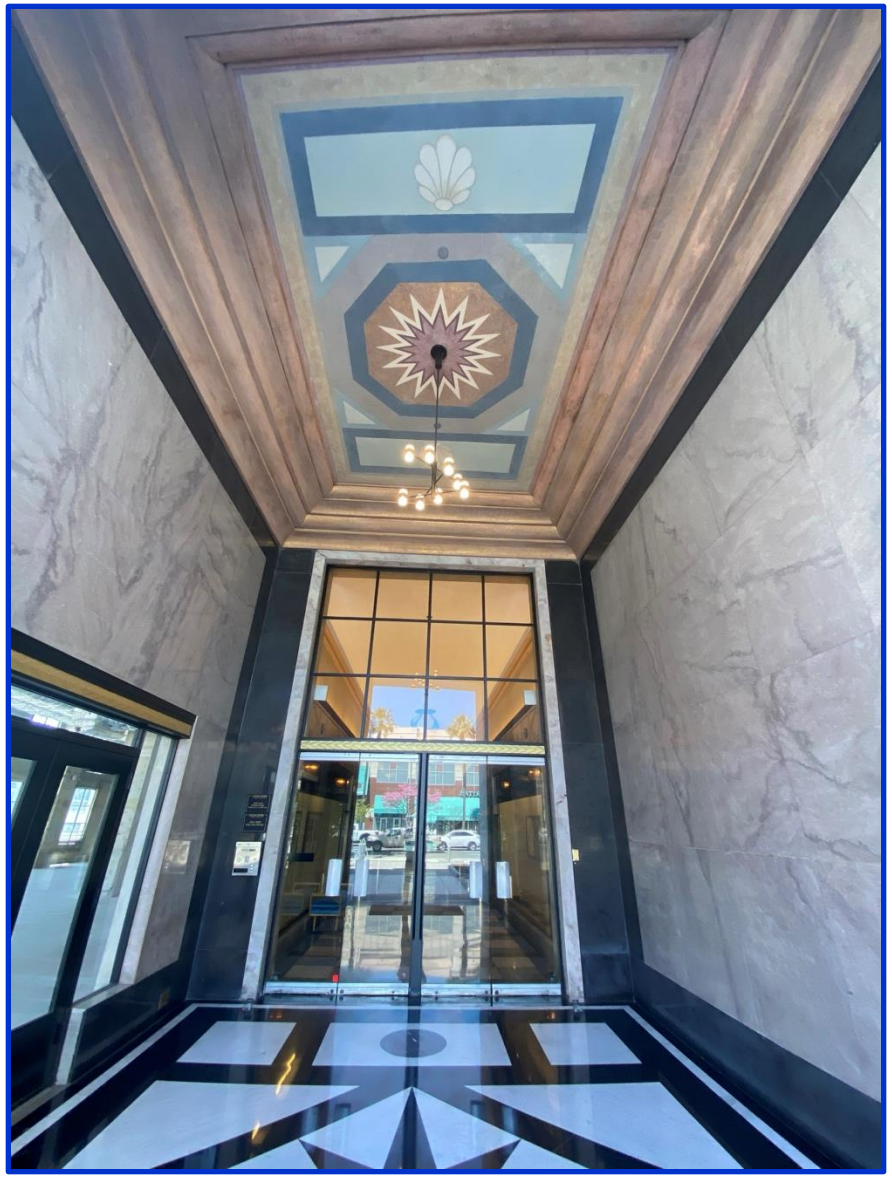


Photo Source: http://disneywizard.angelfire.com

Code Modifications (Historical Considerations)

- ✓ Historical Archway treated as Egress Court
- ✓ Opening Protectives for Fire Partition Corridor Walls
- ✓ Interior Exit Stairways to be Open
- ✓ Stairway Widths 42 Inches – Instead of 44
- ✓ Stair Rise & Run
- ✓ Stairway: Handrail Height, Extensions, Guard Openings



Code Modifications (Historical Considerations)

- ✓ Fire Escapes and Fire Ladders Continued to be used as a Mean of Egress Component
- ✓ Floor Elevation & Threshold – Exterior Door
- ✓ Natural Ventilation Bathrooms, Kitchens, Corridors
- ✓ Clothes Dryer Duct Length Exceed 14 Feet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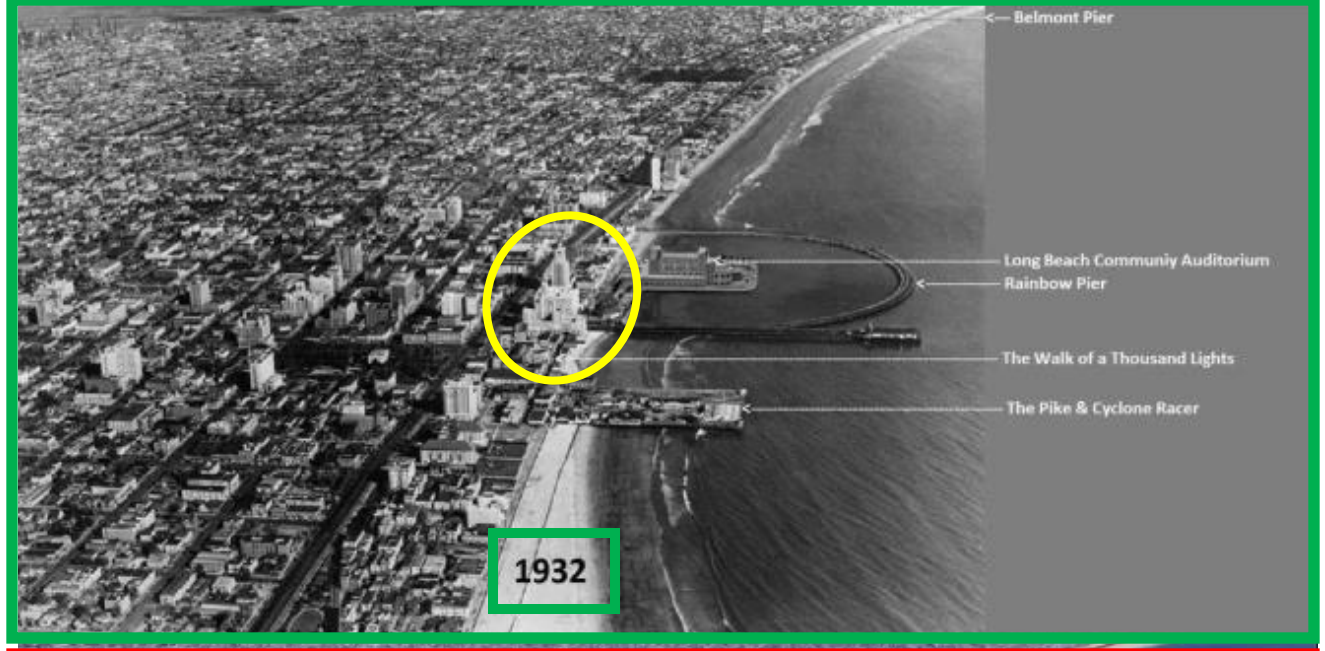
PARKING

Fairmont
BREAKERS
LONG BEACH


Belmont Pier
Long Beach Community Auditorium
Rainbow Pier
The Walk of a Thousand Lights
The Pike & Cyclone Racer
1932


2018
Belomnt Pier
All of the present (2018) land to the right of the red colored shoreline was under water in 1932
Auditorium
Rainbow Pier
The Pike & Cyclone
1932 Shoreline from Top Photo

- Breakers Hotel 1926
- Hilton Hotel 1938-1947
- Several Hotel Brands 1947 – 1964
- Closed 1964 – 1967
- Retirement Hotel 1967 – 1982
- Partial Conversion Back to Hotel 1982 – 1988
- ***Long Beach Historical Landmark Designation 1989***
- Senior Citizen Housing 1990-2015
- Hotel Restoration 2017 – Present
- Breakers Hotel Grand (Re) Opening November 2024

Breakers Hotel Adaptive ReUse

- ✓ Built in 1926
- ✓ 13-Story Building + 14th Story Cupola + Two Lower Levels below Ocean Blvd

- ✓ Designated Historical Landmark Building
- ✓ Type I-B
- ✓ R-2.1 *-to-* R-1 / A-2 / A-3 / B

- ✓ Hotel w/ Meeting Rooms, Restaurants Bars, Lounges
- ✓ 185 Rooms

- ✓ Add Outdoor Rooftop Pool
- ✓ Re-Landscaping Victory Park


BROADWAY
GOLDEN SHORE
QUEENS WAY
PACIFIC
PINE
LONG BEACH
LINDEN
ALAMITOS
OCEAN
OCEAN
SHORELINE
SHORELINE


VICTORY PARK
ESTABLISHED IN 1889
CITY OF LONG BEACH


VICTORY PARK
1889
CITY OF
LONG BEACH

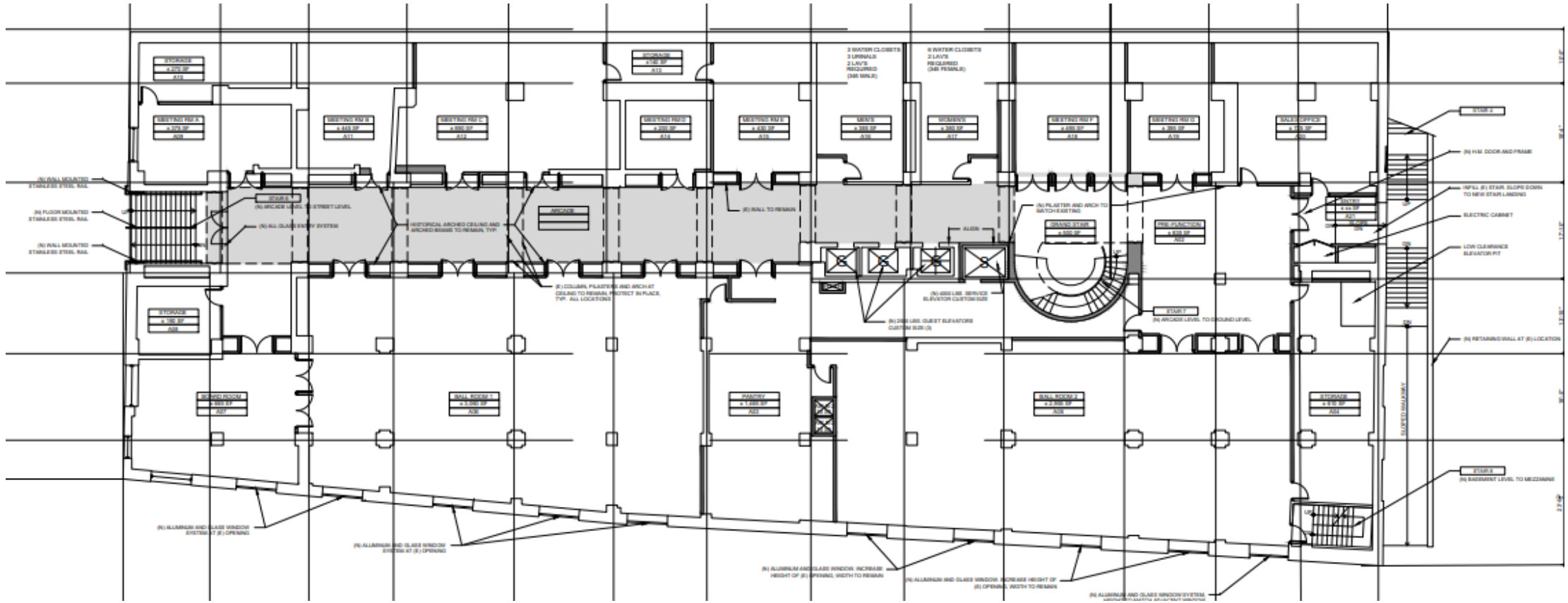

BREAKERS

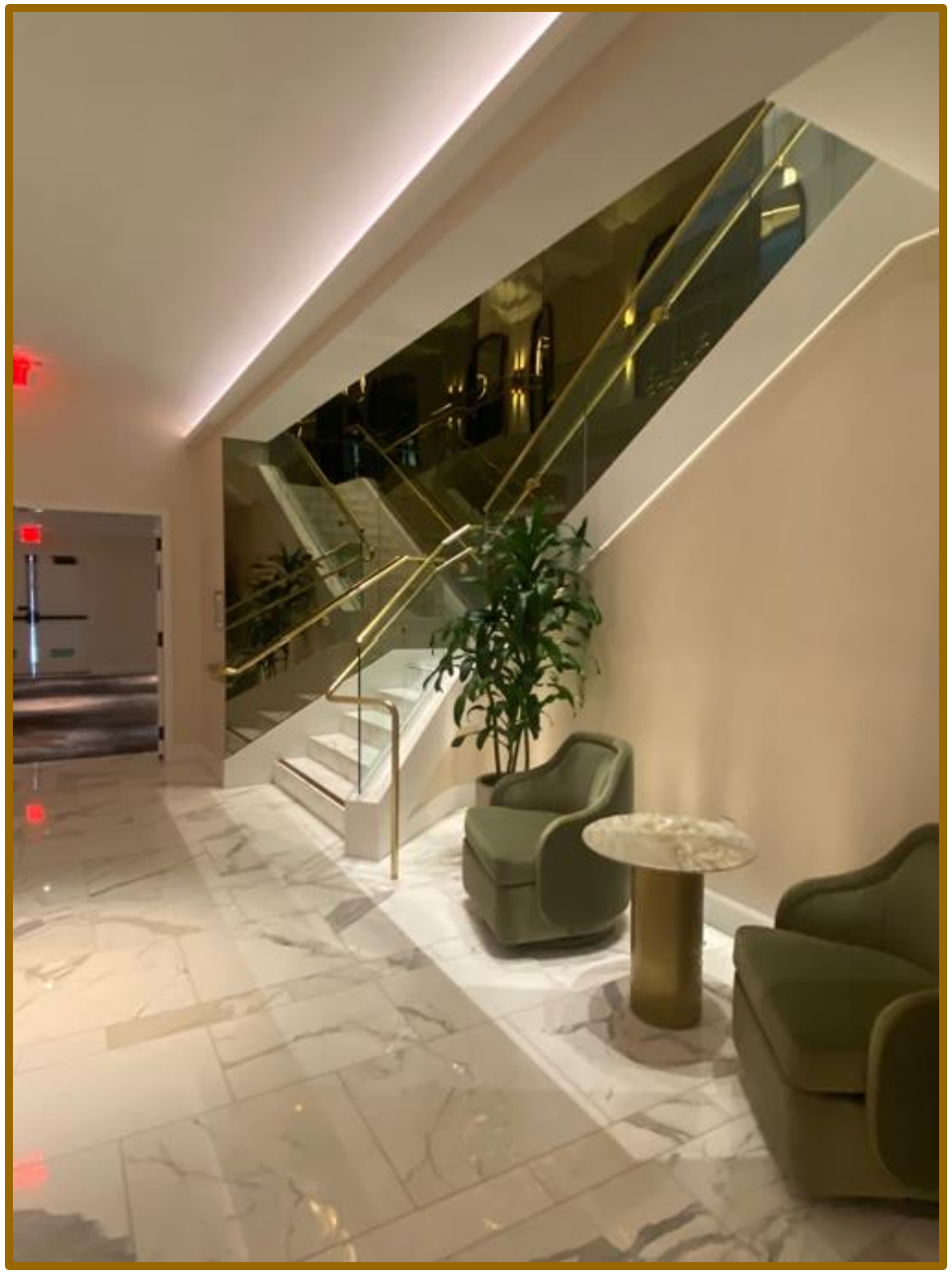
Structural

- ✓ Shear Walls Removed
- ✓ Shear Wall Strengthening Carbon Fiber Wrap
- ✓ Expand Shear Walls
- ✓ Pool: New Steel Columns over Existing Concrete Columns
- ✓ Pool Terrace: New Steel Beams & Concrete Filled Metal Deck
- ✓ New Elevator Structure: Cast In Place Concrete Tied to Existing Structure

Code Modifications (Historical Considerations)

- ✓ Water Curtain Unprotected Openings
- ✓ Two Fire Water Line Connection to Fire Pump in Lieu Secondary Water Storage Tank
- ✓ Renovated Grand Staircase (Occ Load > 300) to open into a 1-Hour Corridor


STORAGE
± 275 SF
A10
MEETING RM 'A'
± 375 SF
A09
MEETING RM 'B'
± 448 SF
A11
MEETING RM 'C'
± 680 SF
A12
STORAGE
± 140 SF
A13
MEETING RM 'D'
± 200 SF
A14
MEETING RM 'E'
± 430 SF
A15
3 WATER CLOSETS
3 URINALS
2 LAV'S
REQUIRED
(348 MALE)
MEN'S
± 368 SF
A16
6 WATER CLOSETS
2 LAVS
REQUIRED
(348 FEMALE)
WOMEN'S
± 360 SF
A17
MEETING RM 'F'
± 480 SF
A18
MEETING RM 'G'
± 368 SF
A19
SALES OFFICE
± 720 SF
A20
ENTRY
± 44 SF
A21
(N) WALL MOUNTED STAINLESS STEEL RAIL
(N) FLOOR MOUNTED STAINLESS STEEL RAIL
(N) WALL MOUNTED STAINLESS STEEL RAIL
STAIR 6
(N) ARCADE LEVEL TO STREET LEVEL
(N) ALL GLASS ENTRY SYSTEM
HISTORICAL ARCHED CEILING AND ARCHED BEAMS TO REMAIN, TYP.
ARCADE
(E) WALL TO REMAIN
(N) PILASTER AND ARCH TO MATCH EXISTING
GRAND STAIR
± 550 SF
ALIGN
PRE-FUNCTION
± 839 SF
A02
(E) COLUMN, PILASTERS AND ARCH AT CEILING TO REMAIN, PROTECT IN PLACE, TYP. ALL LOCATIONS
(N) 4000 LBS. SERVICE ELEVATOR CUSTOM SIZE
(N) 2500 LBS. GUEST ELEVATORS CUSTOM SIZE (3)
STAIR 7
(N) ARCADE LEVEL TO GROUND LEVEL
STAIR 4
(N) H.M. DOOR AND FRAME
INFILL (E) STAIR, SLOPE DOWN TO NEW STAIR LANDING
ELECTRIC CABINET
LOW CLEARANCE ELEVATOR PIT
(N) RETAINING WALL AT (E) LOCATION
STORAGE
± 100 SF
A08
BOARD ROOM
± 868 SF
A07
BALL ROOM 1
± 3,080 SF
A06
PANTRY
± 1,488 SF
A03
BALL ROOM 2
± 2,856 SF
A05
STORAGE
± 616 SF
A04
SLOPED WALKWAY
STAIR 8
(N) BASEMENT LEVEL TO MEZZANINE
(N) ALUMINUM AND GLASS WINDOW SYSTEM AT (E) OPENING
(N) ALUMINUM AND GLASS WINDOW SYSTEM AT (E) OPENING
(N) ALUMINUM AND GLASS WINDOW INCREASE HEIGHT OF (E) OPENING, WIDTH TO REMAIN
(N) ALUMINUM AND GLASS WINDOW INCREASE HEIGHT OF (E) OPENING, WIDTH TO REMAIN
(N) ALUMINUM AND GLASS WINDOW SYSTEM




EXIT

04/09/2018 09:54


04/09/2018 09:51


04/09/2018 09:53

Sky Room

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COMPLETION OF ADAPTIVE REUSE: OPPORTUNITIES, BENEFITS, AND APPLICABILITY

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Thank You!

KARIN LILJEGREN, FAIA
Omgivning Architecture & Interiors

karin@omgivning.com

DANIEL ZEPEDA, S.E.
Degenkolb Engineers

dzepeda@degenkolb.com

RON TAKIGUCHI, P.E., CBO
JAS Pacific

ron.takiguchi@jaspacific.com