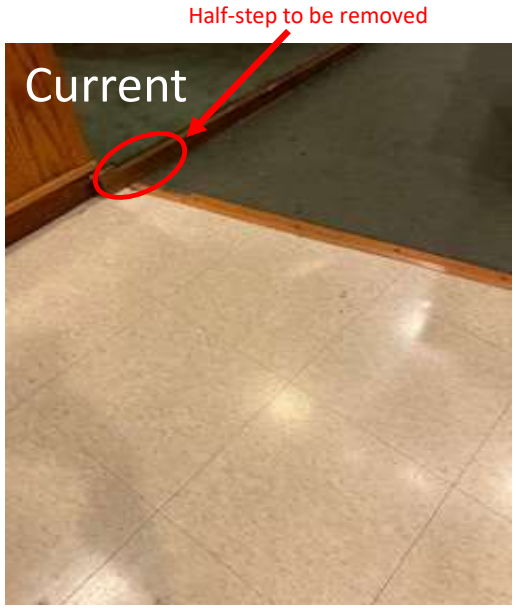
Pine Books (currently Lionheart Books) Proposed Remodel

(as of 1/24/25)

1. Hardwood floors: Install hardwood floors throughout store. Level floors to remove half step in children's section.
2. Columns: Return columns and ceiling beams to natural wood (vs. painted white)
3. Electrical: Add track lights to light bookshelves, and electrical through floor to two locations
4. Remove slanted shelves (new standard shelves to be added post-remodel).
5. Remove 2nd counter at front of store (checkout section). Regrade floor to remove step where the counter is removed.
6. Paint interior
7. Paint exterior
8. Add external neon sign
9. Add external painted wood sign
10. Change name from “Lionheart Books and Records” to “Pine Books”
11. Construction

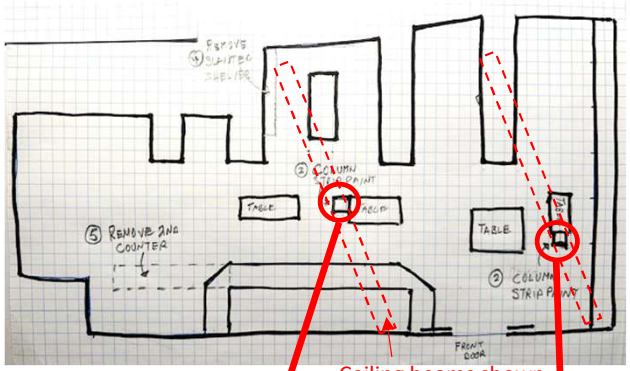
1. Install Hardwood Floors

Replace linoleum and carpet within store with maple hardwood floors, consistent with Pike Place Historical Commission Guideline 3.4.2 (c). Materials selected to match hallway outside of store: 2-1/4" grade 2 maple with 6 coats UV Water Based finish. The west side of the store also has a small 2"-4" step-up that is primarily behind the counter but also extends to the north end of the store (see picture). The step/platform will be removed.



2. Remove paint from timber columns and ceiling beams

Remove white paint (revealing wood) from two timber columns and associated ceiling beams. This is consistent with Pike Place Historical Commission Guideline 3.2.14 "Timber columns and beam should not be concealed."



Ceiling beams shown as dotted lines

Bookstore columns & beams currently:

Examples in Pike Place Market of timber columns and beams without paint:

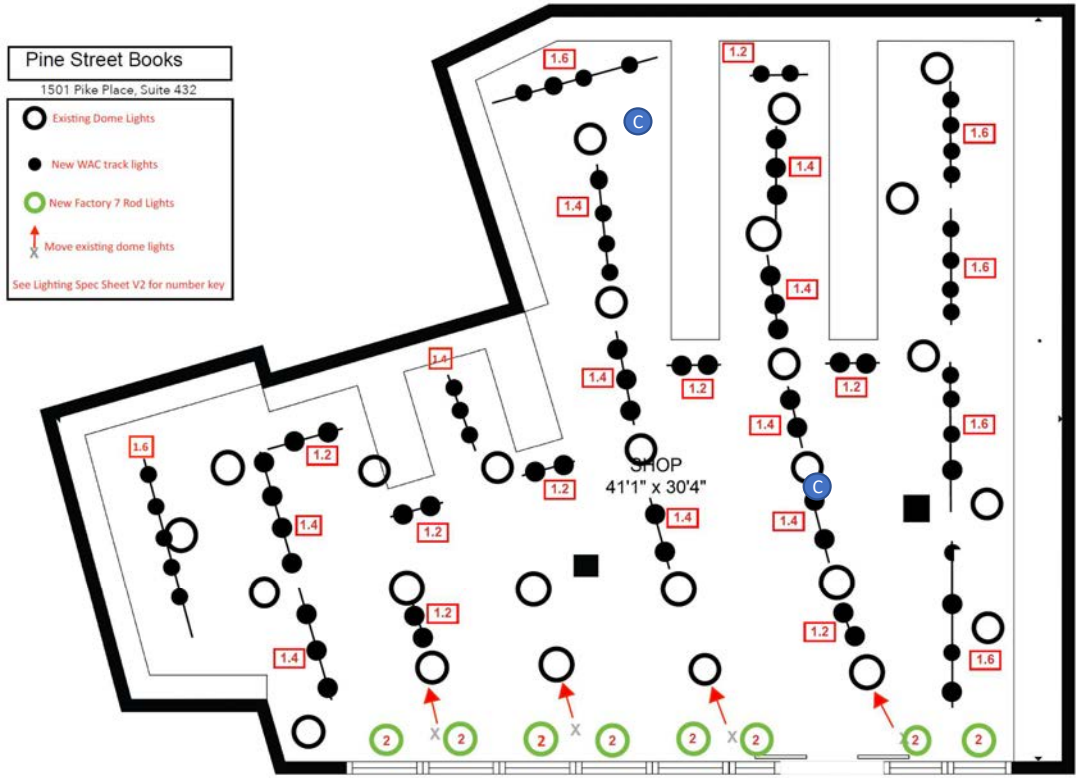
3. Lighting/Electrical

Display lighting to be added that has the warmth and quality of historical incandescent lighting in the Market. Green overhead dome lights to be added in the front window (see next slide) and additional track lights to be added in front of each bookshelf and table to illuminate the books.

A. Add green overhead lights in front window. In diagram to the right these are denoted with green circles and "2". Four existing dome lights to be moved several feet towards the middle of the store to make room for the new lights. These are denoted with a grey "X".

B. Add track lights throughout store to illuminate bookshelves and display tables. In diagram these are denoted with black circles. Approximately ½ of the lights are new and ½ are to replace existing track lights to create uniform lighting across store.

C. Add power outlet in floor under table in entry and under 4" tall bookshelves in Non Fiction section. In diagram these are denoted with blue circles and "C". These will be used to power Christmas trees on tables as well as other seasonal decorations.



3. Lighting materials – Dome Lights

Dome lights selected to match the style of the overhead lights in day stalls and in stores throughout the market.

2.0
Factory 7 Rod Pendant
Schoolhouse
Color:Juniper Gloss
16" shade dia.
max 150 w bulb, use LED 13W
3000K
Varying lengths from 20"+ in 2" increments
*total fixture length

Juniper Gloss

Examples of green overhead dome lights throughout market

3. Lighting materials – track lighting

Track lights to be added in front of each bookshelf and table to illuminate the books.

1.0
WAC track lighting
CHARGE LED Line Voltage Head
White
350° swing/ 90° angle
3000k
dimmable

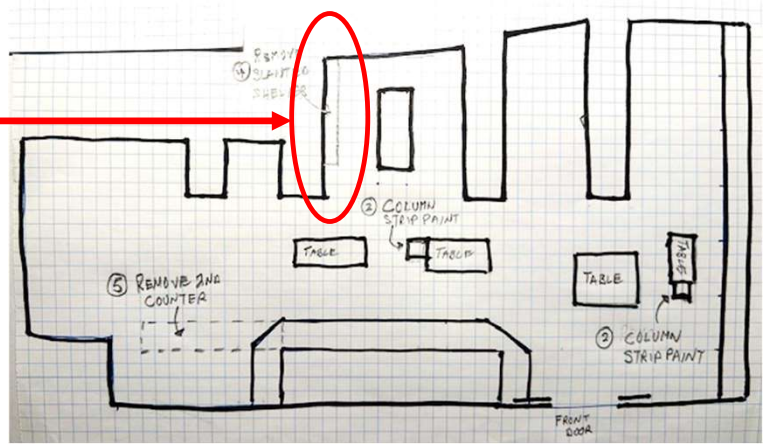
1.1
WAC Track Suspension Kit
Track Bracket/Rod/Ceiling Canopy
White
18"/24"/36"/48" drop
1 kit for 2'-0" of track

WAC Linear Track
H Track
1.2=2'
1.4 =4'
1.6 =6'

4. Remove slanted shelves

Remove slanted shelves in Non-Fiction section. Once hardwood floors are installed, will be replaced with straight shelves matching the rest of the store. The existing slanted shelves only accommodate paperback and are difficult to use. Standard straight shelves will allow the store to expand book selection.

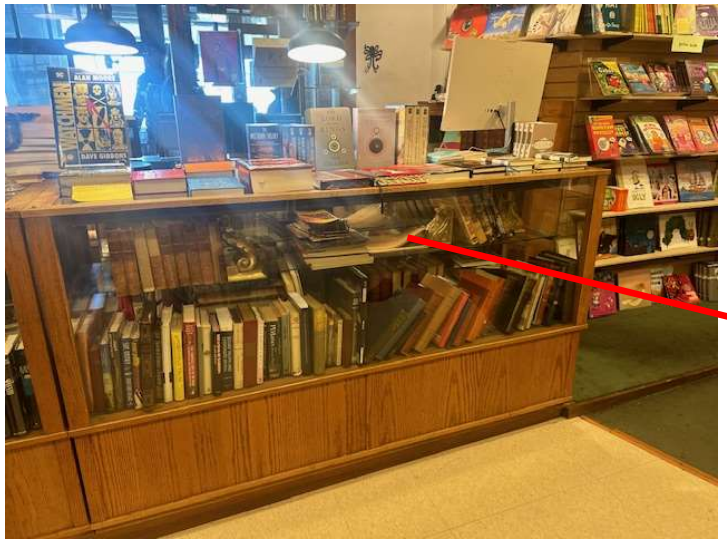
Existing slanted shelves

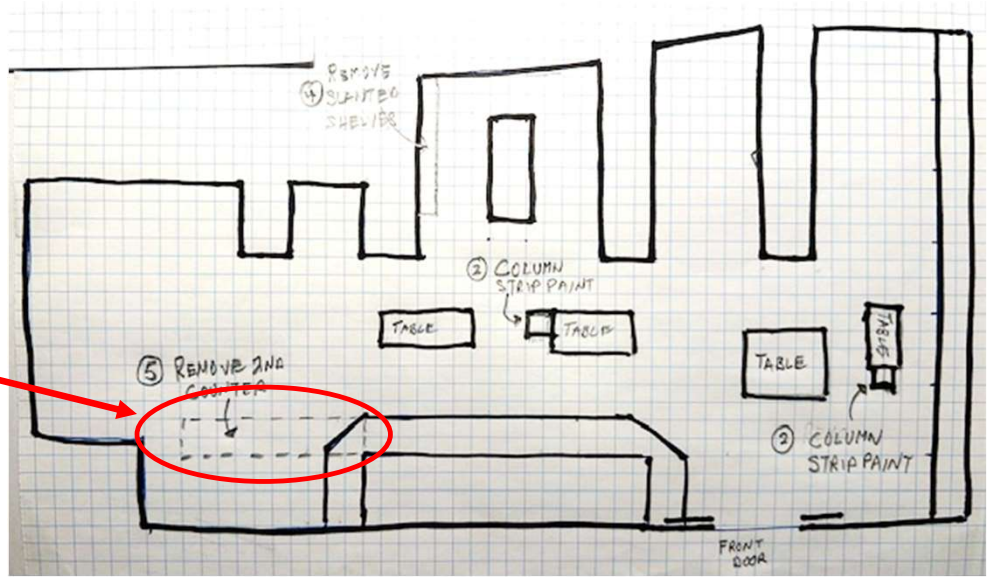


Shelves will be replaced with straight shelves similar to those on the south end of the store below.

5. Remove 2nd counter

Remove one of the two counters at the front of the store to expand the amount of customer-facing space. Bookshelves and a display table will be added in this space and allow us to expand our children's section.





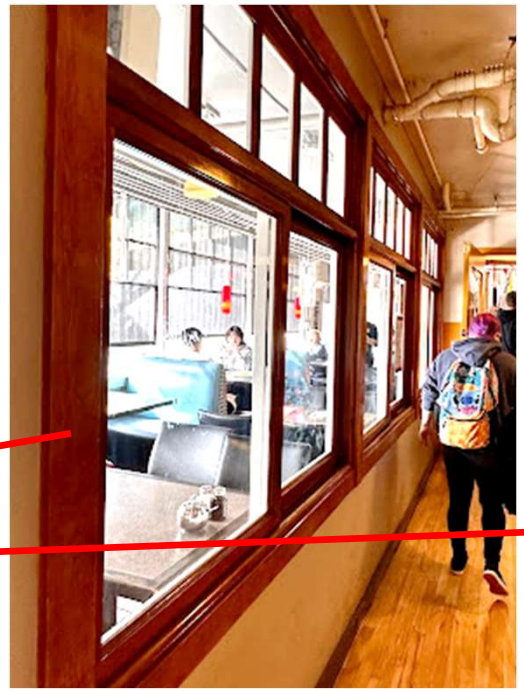
6. Interior Ceiling Paint

Paint ceiling and all ductwork and utilities a matching warm white. Ceilings have not been painted in awhile. *Sherwin Williams SW 7012 eggshell.*

7. External Paint

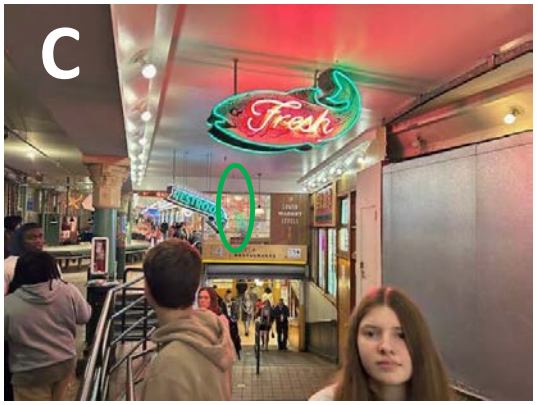
a. Remove gold paint from exterior window moldings, and stain/finish the wood to match the interior moldings. This will also match the window moldings of Pike Place Chinese Cuisine, across the hall.

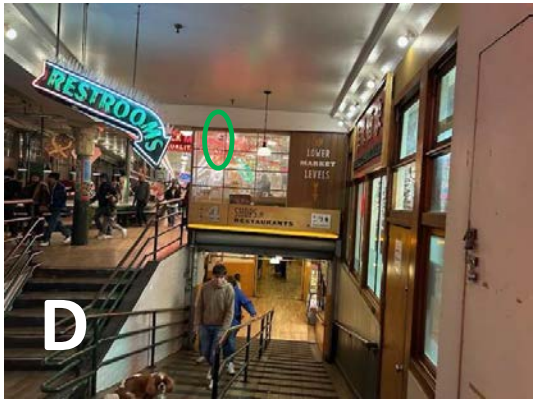
b. Repaint existing green to a shade matching fixtures throughout the market. Color Sherman Williams SW 0041 Dard Hunter Green. Add moldings to base of the wall, underneath the windows similar to example below.



8. Neon Sign

The proposed sign location is up the ramp from the store, as there isn't sufficient headroom in the hallway in front of the store for a neon sign (see measurements on subsequent slides). We propose hanging the sign from the ceiling above the ramp several feet away from the glass wall/window (see pictures A & B), with an arrow pointing to the ramp to the Down Under. We believe this location avoids block or interrupting other signage. The sign is complementary to the "restroom" neon sign 15 feet further north (picture D), and the "Fresh" fish neon sign 30 feet north (Picture C).





8. Neon Sign – historical inspiration

The sign's design is inspired by the Pine Tavern sign that was once on Pine street between Pike Place and 1st Ave (the sign is now in Ballard). The sign meets the spirit of section 3.6.1 of the guidelines: simple, subdued, plain lettering, and reflects the use within the structure.

New Pine Books sign inspired by Pine Tavern sign

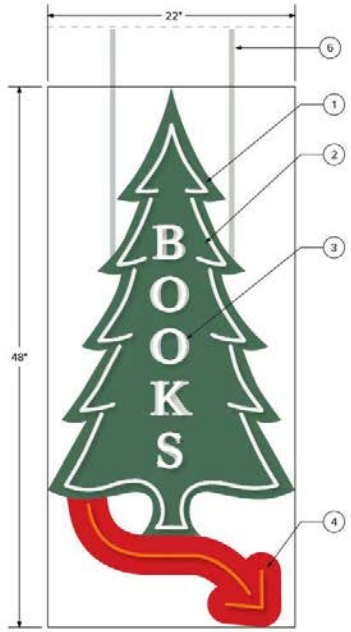
Pine Tavern Sign original location

Pine Tavern Sign in new location in Ballard

8. Neon Sign

The hallway in front of the store has short ceilings that won't allow for a overhead neon sign. The ceilings are 8' 6" high on the north end of the store and 8'9 in front of the door (where there are not ducts or pipes).

8. Neon Sign



FRONT VIEW
SCALE 1.5" = 1'

1. ALUMINUM FABRICATED SIGN BODY, PAINTED GREEN
2. BORDER TUBE: 10MM WHITE NEON. MOUNT TO FACE USING 40MM CLEAR ACRYLIC SUPPORTS.
3. LETTERS: 10MM WHITE NEON, OVER WHITE VINYL. MOUNT TO FACE USING 40MM CLEAR ACRYLIC SUPPORTS.
4. ARROW: ALUMINUM FABRICATED, PAINTED RED, 10MM CLEAR RED NEON. MOUNT TO FACE USING 40MM CLEAR ACRYLIC SUPPORTS.
5. TRANSFORMER IN METAL ENCLOSURE. CONNECT TO 120V POWER TO BE PROVIDED BY OTHERS
6. SUSPENDED FROM CEILING WITH TWO (2) 1/2" THREADED RODS

OPTION
A

SIGN 1: NEON SIGN

MANUFACTURE & INSTALL ONE (1) S/F NEON ILLUMINATED SUSPENDED SIGN

2902 4TH AVE SOUTH
SEATTLE WA 98134
206.682.7738
WESTERNNEON.COM

PINE BOOKS – SIGN PACKAGE

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DRAWN: CORY S	DATE: 01.21.25	JOB NO.: 17547 Pine Books
CHECKED:	DATE:	DRAWING TITLE: NEON SIGN
		DRAWING NO.: SIGN-01-1 / VER: 1.1

PAGE 2

8. Neon Sign

SIGN LOCATION - OPTION A

NOTE: SCALE IS APPROXIMATE - VERIFY LOCATION WITH SURVEY

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DRAWN: CORY S	DATE: 01.14.25	JOB NO.: 17547 Pine Books	
CHECKED:	DATE:	DRAWING TITLE: SIGN LOCATION	
		DRAWING NO.: SIGN-01-2	VER. 1.1
			PAGE 3

8. Neon Sign

OPTION
A

SIMULATED ILLUMINATION

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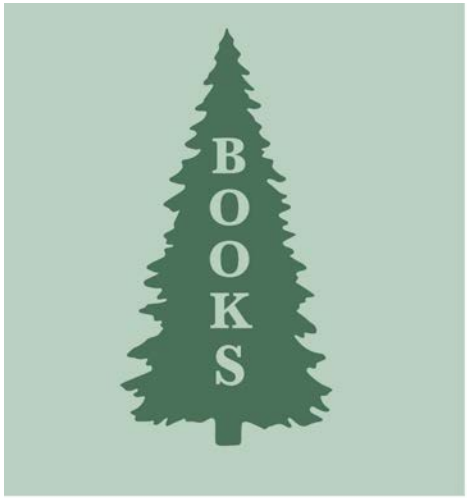
CORY S	01.14.25	17547 Pine Books
		SIGN ILLUMINATION
		SIGN-01-3
		1.1
		PAGE 4

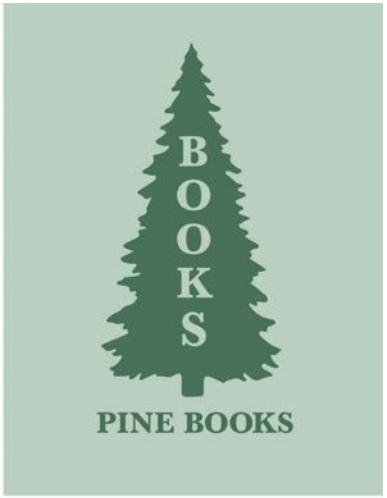
9. Exterior Painted Wood Sign

Add sign facing north attached to the column in front of the store. The sign is similar to the Pipe Palace Smoke Shop in the Down Under, but smaller (24" tall vs 36" tall for the Pipe Palace sign). The sign will be made by Drake Sign & Design (who has made signs in the past for businesses in the Pike Place Market). The sign will be made from MDO (medium density overlay plywood), with white paint matching the column and the store's green tree logo matching the exterior wall of the store (Sherwin Williams SW0041 Dard Hunter Green), and will be attached with screws.

10. Change the name of store from “Lionheart Books” to “Pine Books”

Our new logos designed by Pike St Press:





Construction

Remodel contractor: Metis Construction

Timing: Construction will take place within 2-4 weeks of receiving approval and is expected to take 5 weeks to complete. We would like to complete before the end of May.

Hours: Construction will be performed during normal business hours from 7am to 4pm.

Noise & Disruption: There will be some demolition work and installation of hardwood floors which produces noise. We don't expect that there will be any high decibel tasks as we are mostly painting and running electrical.

There should be minimal smell from the water based finish and painting.