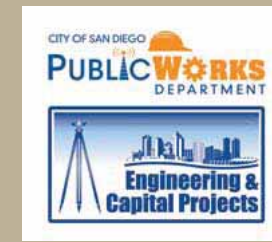


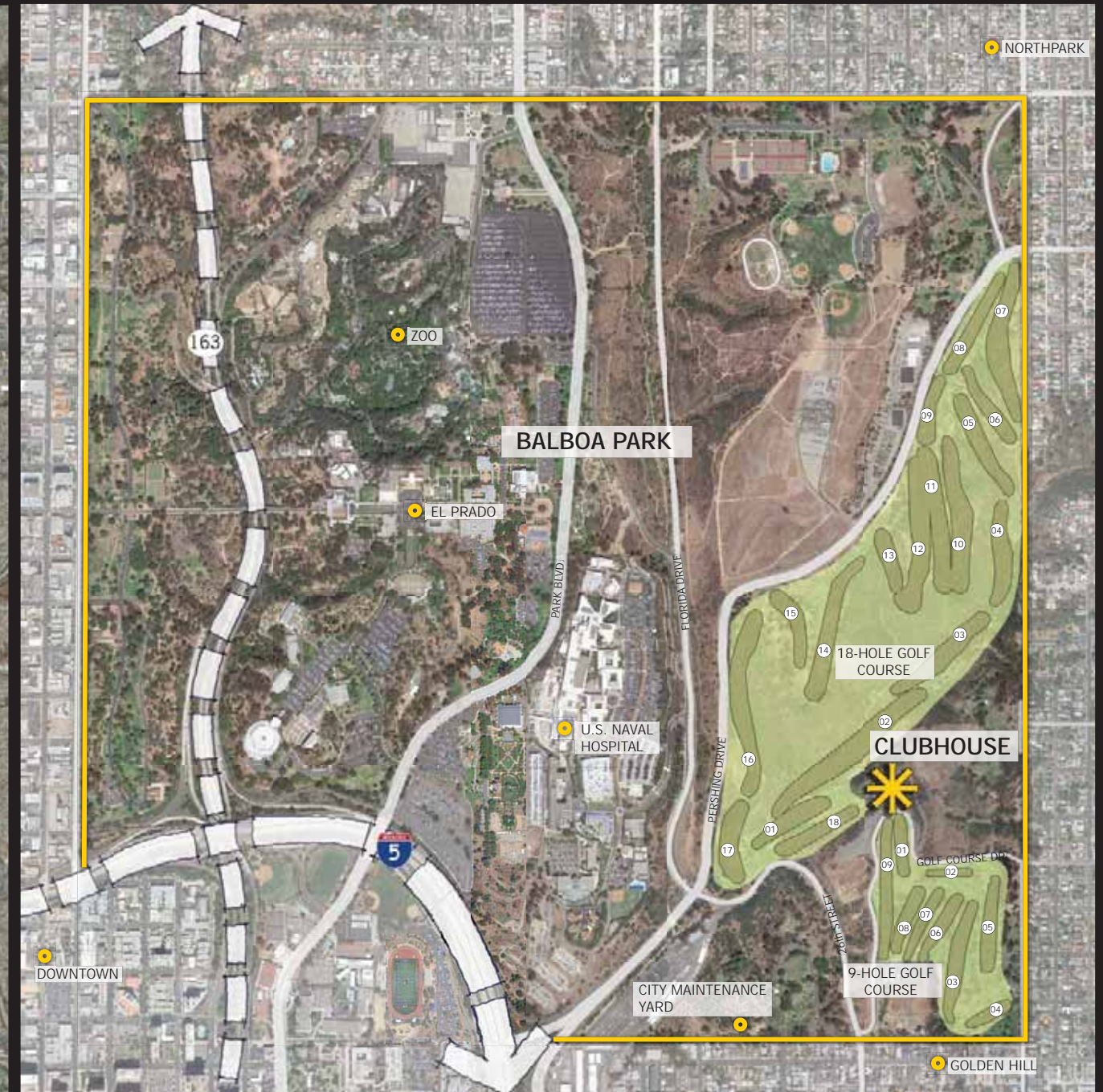
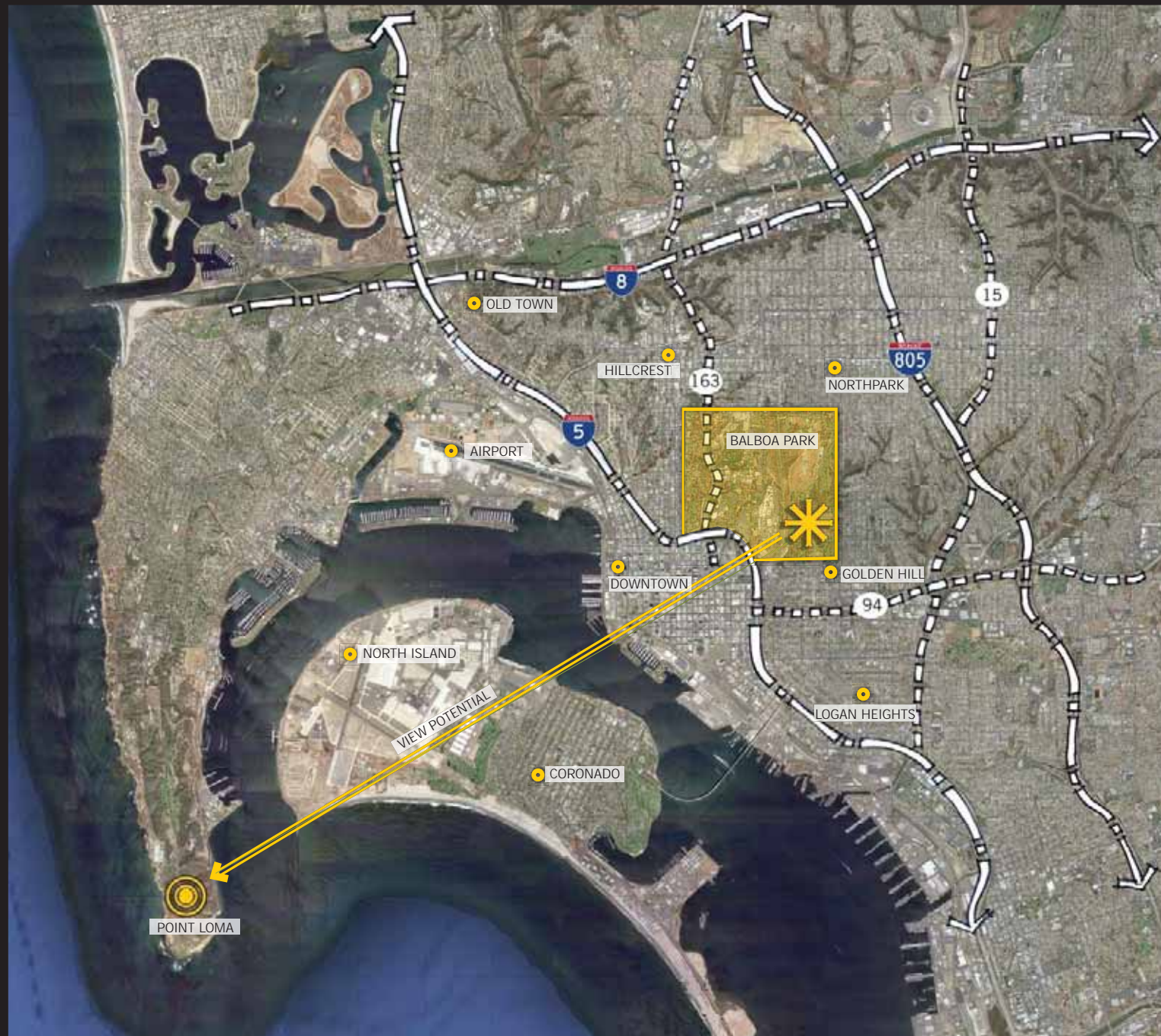
## Balboa Park Municipal Golf Course Revised Clubhouse Masterplan





# Balboa Park Golf Course – Revised Clubhouse Master Plan

## Context Maps





# Balboa Park Golf Course – Revised Clubhouse Master Plan

## Existing Conditions and Proposed Revisions





# Balboa Park Golf Course – Revised Clubhouse Master Plan

## New Clubhouse Site Options



VIEW 1



VIEW 2



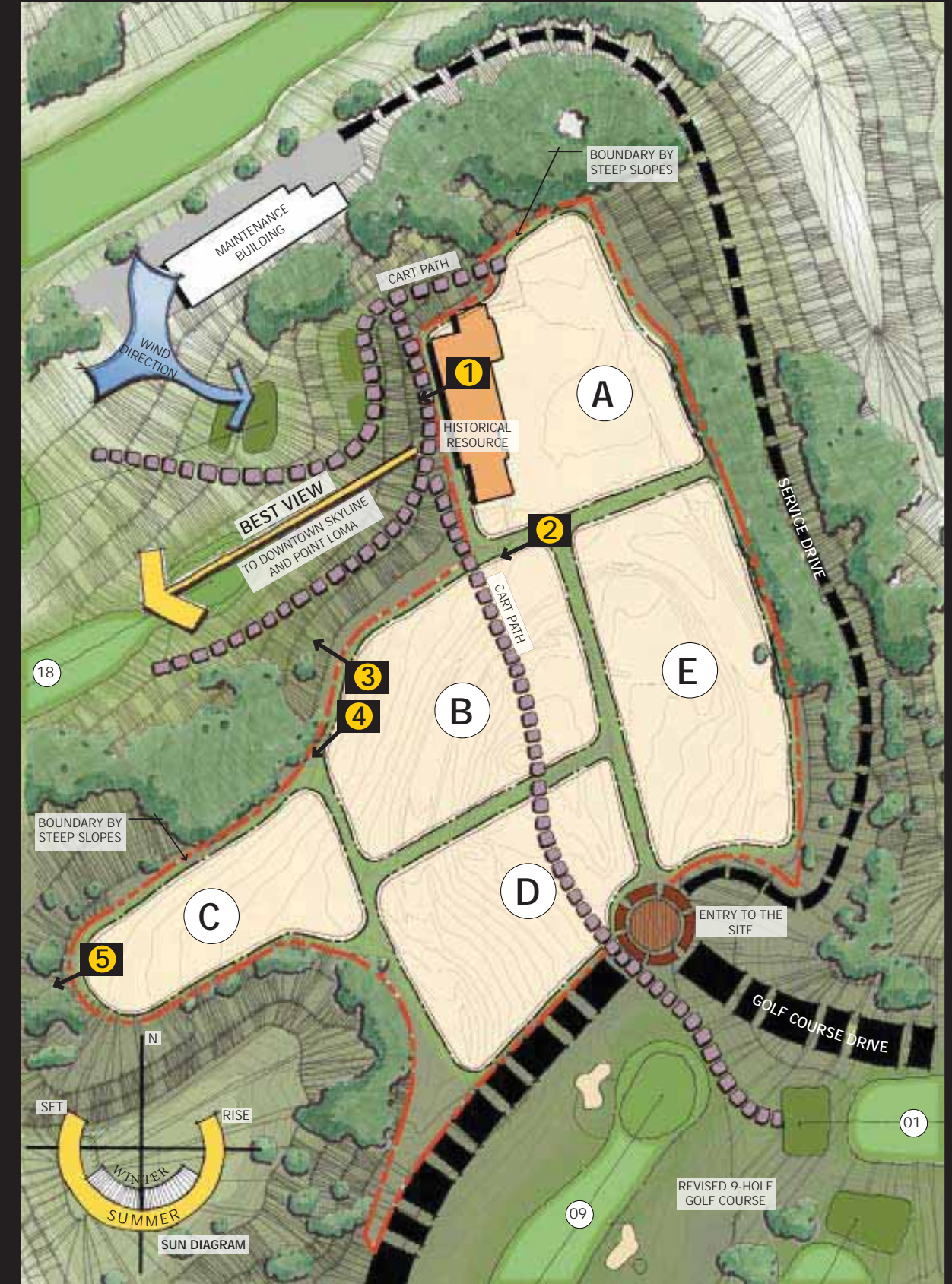
VIEW 3



VIEW 4



VIEW 5



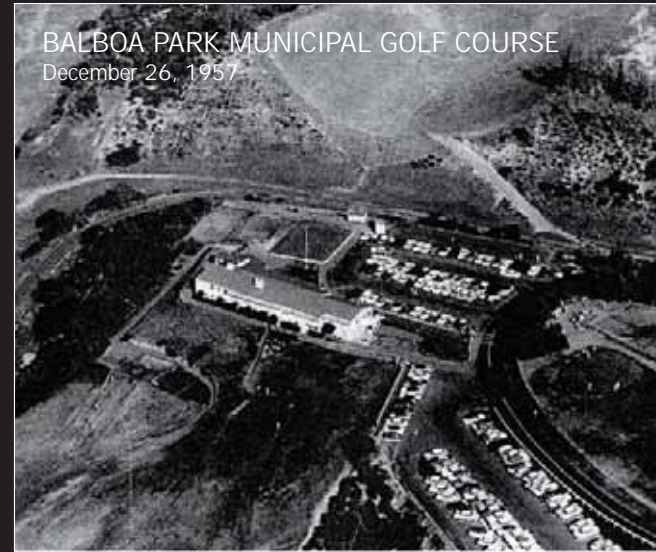


# Balboa Park Golf Course – Revised Clubhouse Master Plan

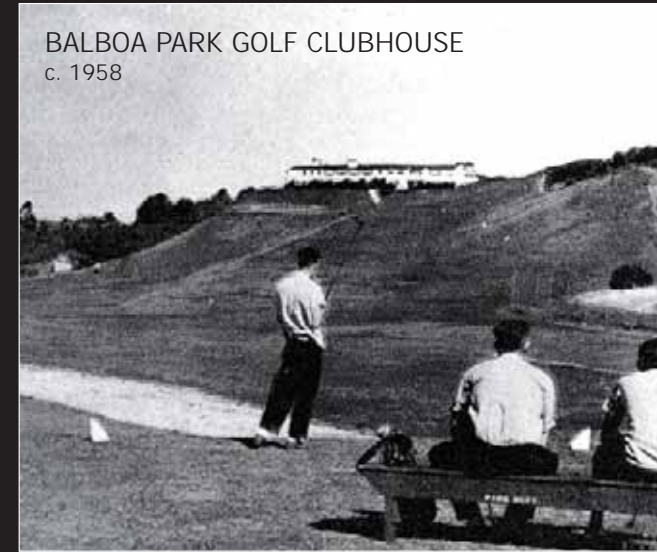
## Existing Clubhouse - Exterior Photographs



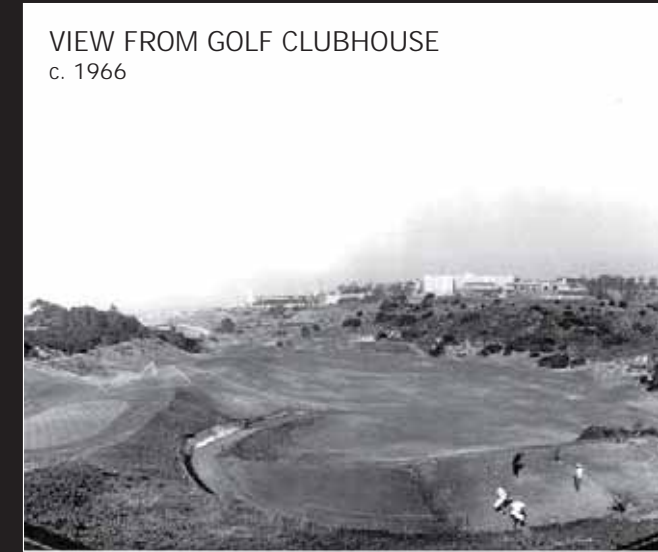
EAST ELEVATION OF CLUBHOUSE  
June 13, 1938



BALBOA PARK MUNICIPAL GOLF COURSE  
December 26, 1957



BALBOA PARK GOLF CLUBHOUSE  
c. 1958



VIEW FROM GOLF CLUBHOUSE  
c. 1966



CART PATH AT  
WEST ELEVATION



WEST ELEVATION OF CLUBHOUSE



PRO SHOP AND STARTER ADDITION



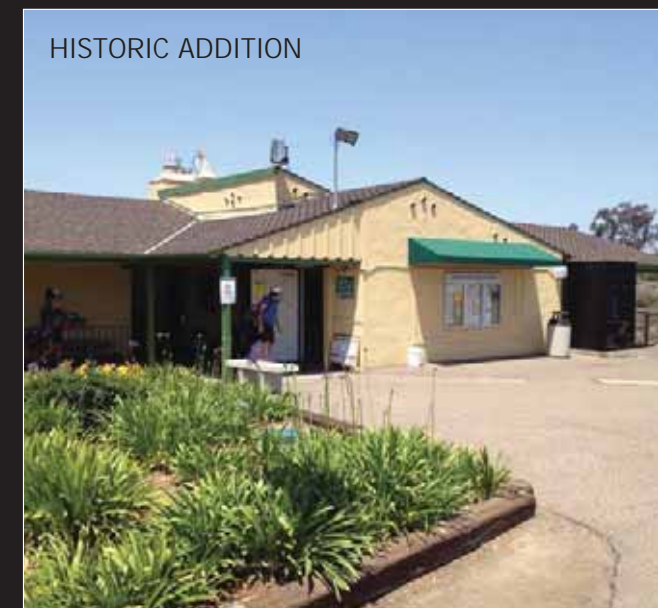
KITCHEN AND CART STORAGE ADDITION



SOUTH ELEVATION



COVERED PORCH



HISTORIC ADDITION



# Balboa Park Golf Course – Revised Clubhouse Master Plan

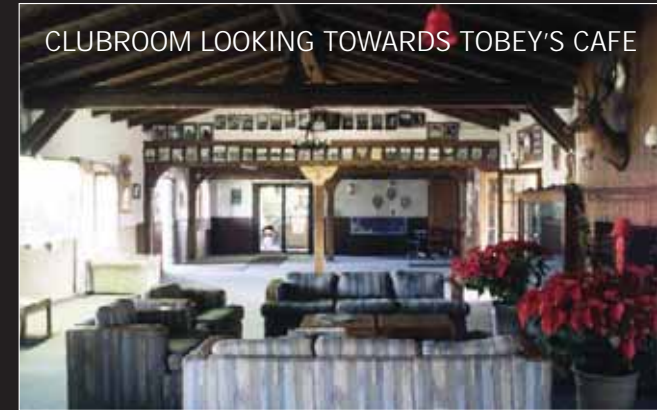
## Existing Clubhouse - Interior Photographs



CLUBROOM



CLUBROOM LOOKING TOWARDS ADMIN OFFICE



CLUBROOM LOOKING TOWARDS TOBEY'S CAFE



CLUBROOM FIREPLACE



COVERED PORCH



CLUBROOM  
c. 1934



PRO SHOP



TOBEY'S CAFE - BAR AREA



TOBEY'S CAFE - DINING AREA



GOLF CART STORAGE

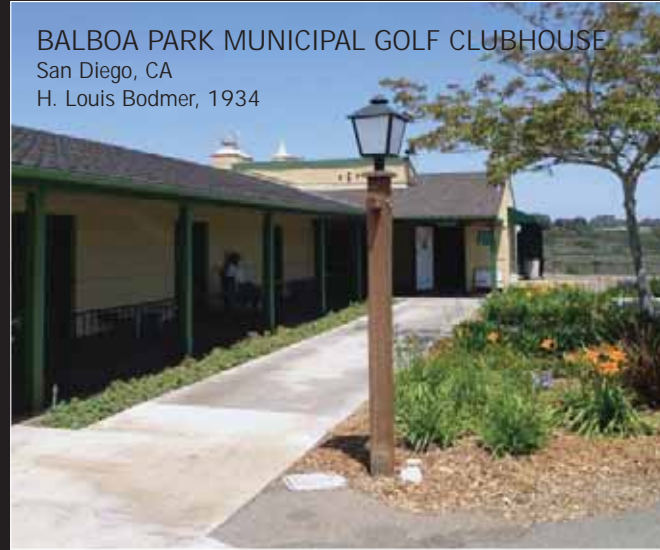


MEN'S LOCKER ROOM



# Balboa Park Golf Course – Revised Clubhouse Master Plan

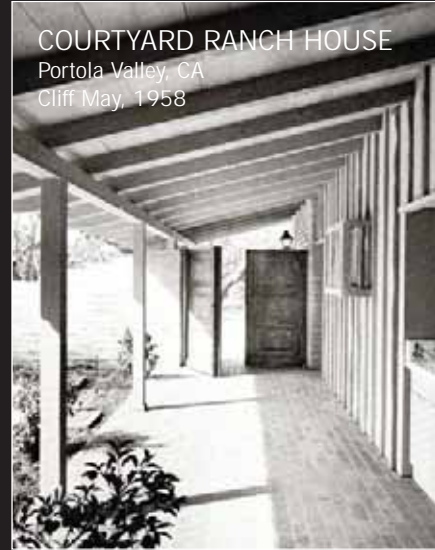
California Ranch Architecture - Imagery Board No. 1



BALBOA PARK MUNICIPAL GOLF CLUBHOUSE  
San Diego, CA  
H. Louis Bodmer, 1934



LAKE-VIEW RANCH HOUSE  
Northridge, CA  
Cliff May, 1942



COURTYARD RANCH HOUSE  
Portola Valley, CA  
Cliff May, 1958



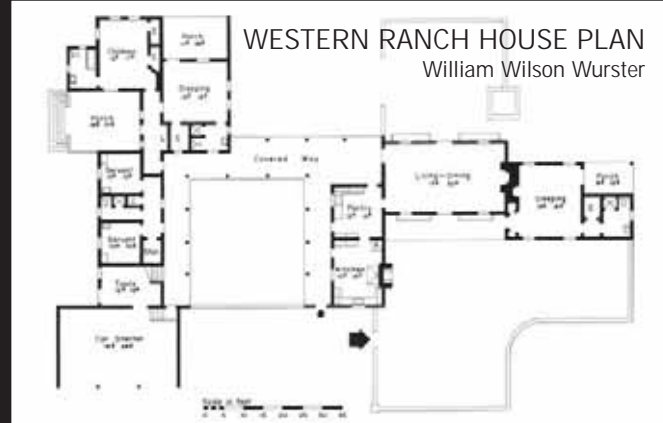
OFFICE BUILDING OF SUNSET MAGAZINE  
Menlo Park, CA  
Cliff May, 1952



RANCH HOUSE  
Cliff May



PACE-SETTER HOUSE  
Riviera Ranch, CA  
Cliff May, 1947



WESTERN RANCH HOUSE PLAN  
William Wilson Wurster



OFFICE BUILDING OF SUNSET MAGAZINE  
Menlo Park, CA  
Cliff May, 1952



DE LA GUERRA ADOBE HOUSE  
Santa Barbara, CA  
1828

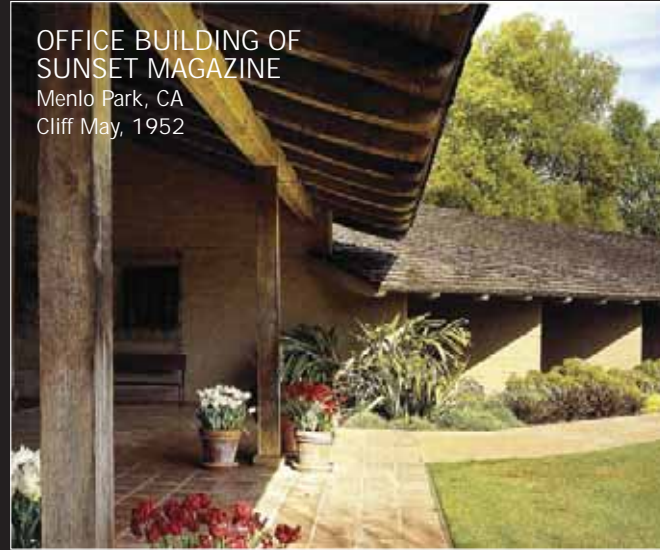


INDOOR-OUTDOOR RANCH HOUSE  
Sullivan Canyon, West Los Angeles, CA  
Cliff May, 1956



# Balboa Park Golf Course – Revised Clubhouse Master Plan

California Ranch Architecture - Imagery Board No. 2



OFFICE BUILDING OF  
SUNSET MAGAZINE  
Menlo Park, CA  
Cliff May, 1952



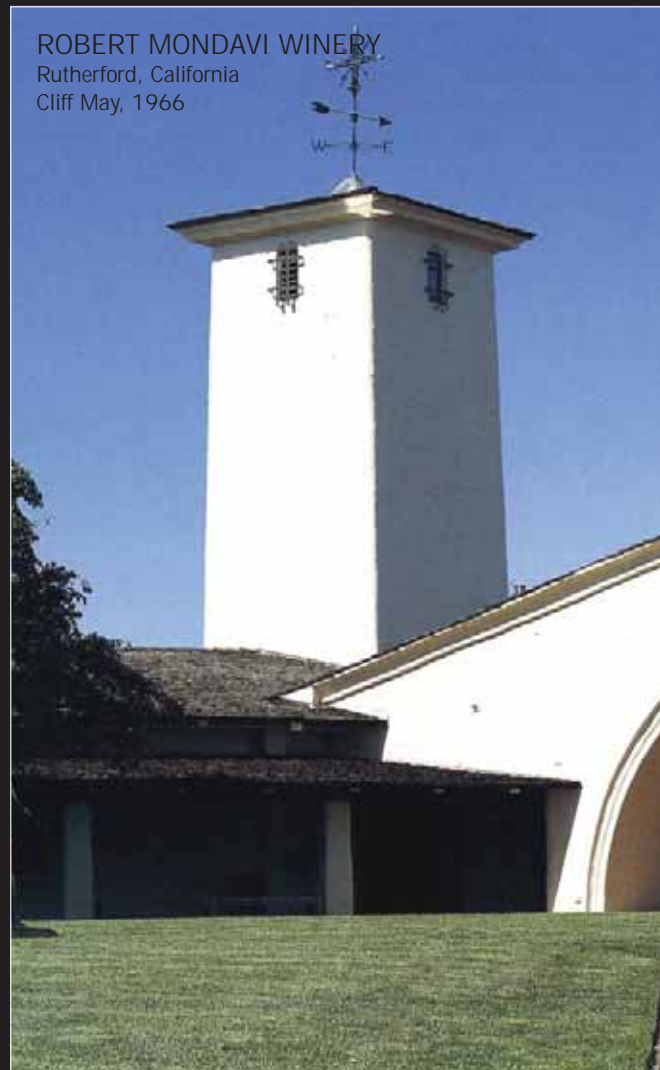
ROBERT MONDAVI WINERY  
Rutherford, California  
Cliff May, 1966



QUAIL HILL  
Portola Valley, CA  
Cliff May, 1958



RIO BRAVO RANCH  
Bakersfield, CA  
Cliff May, 1978



ROBERT MONDAVI WINERY  
Rutherford, California  
Cliff May, 1966



ALISAL RANCH  
Solvang, CA  
Cliff May, 1968



BRONZEWING FARM  
Newcastle, New South Wales, Australia  
Cliff May, 1976

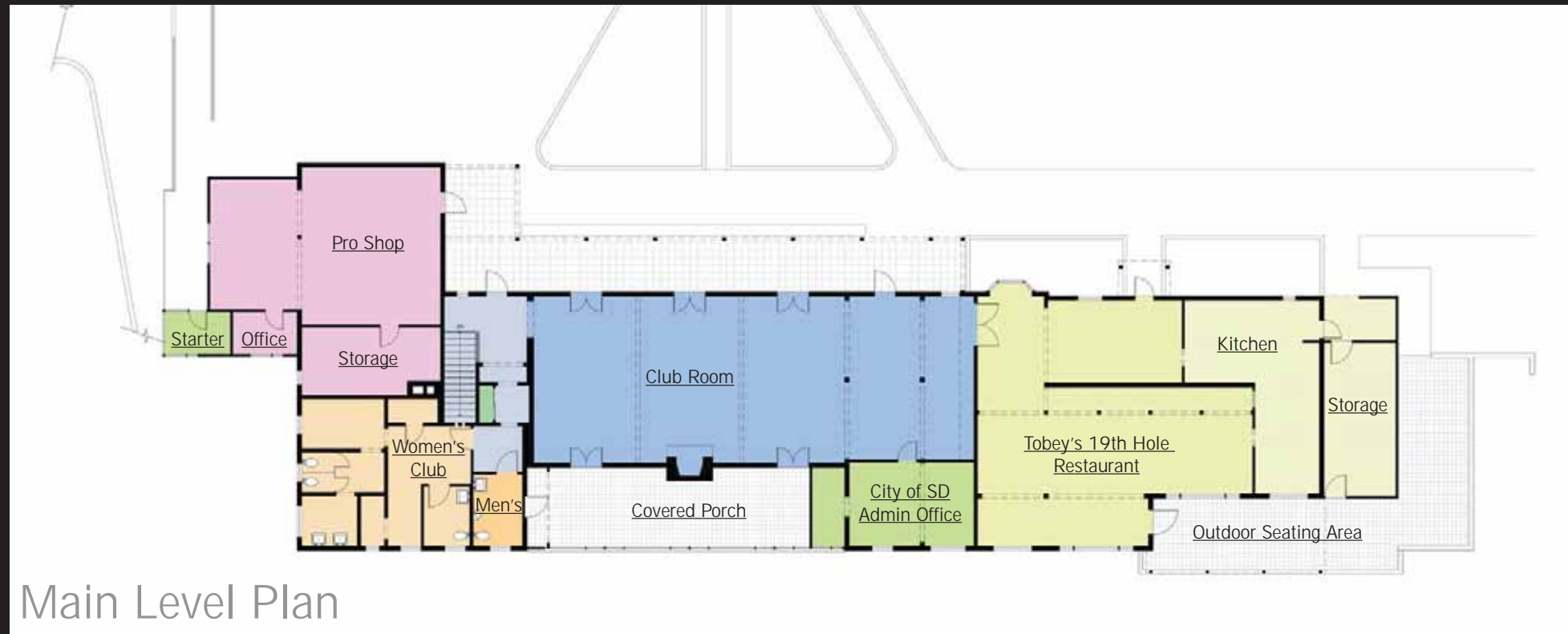


MAY WAGNER HOUSE  
Los Angeles, CA  
Cliff May, 1939

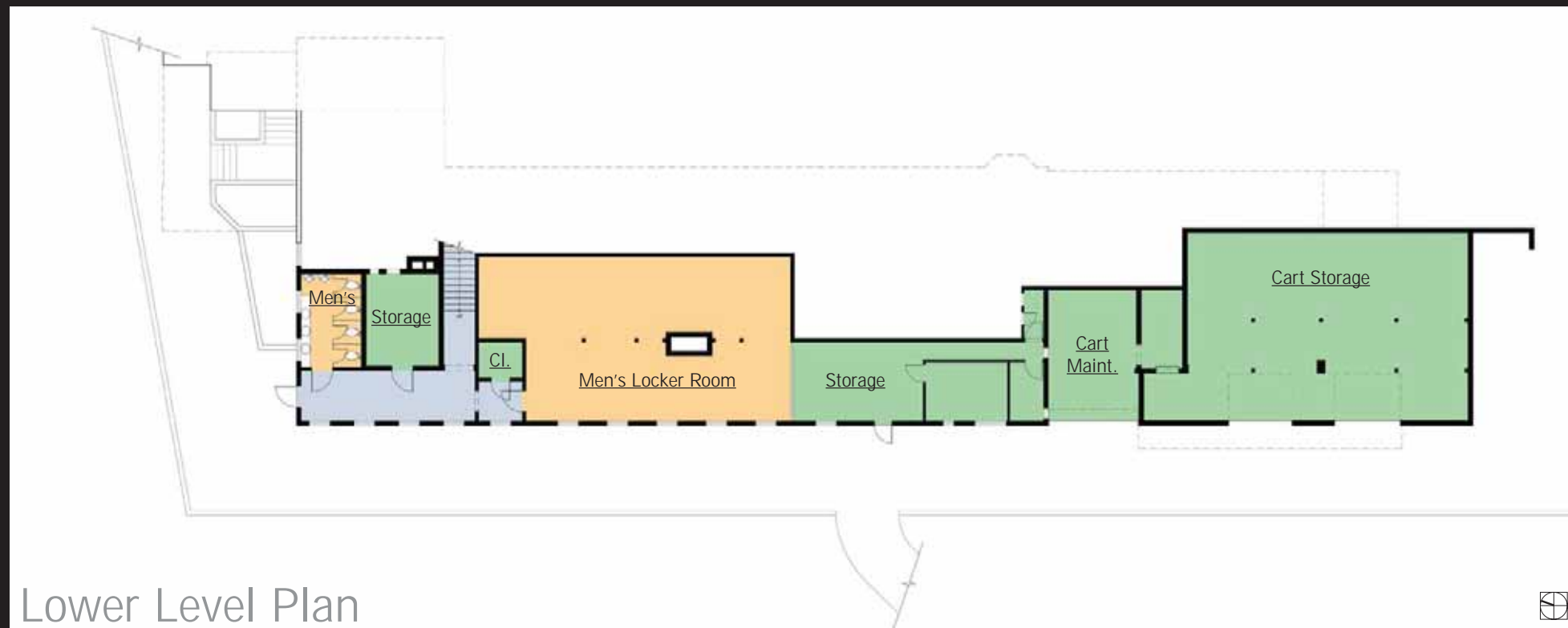


# Balboa Park Golf Course – Revised Clubhouse Master Plan

Existing Conditions - Floorplan



Main Level Plan



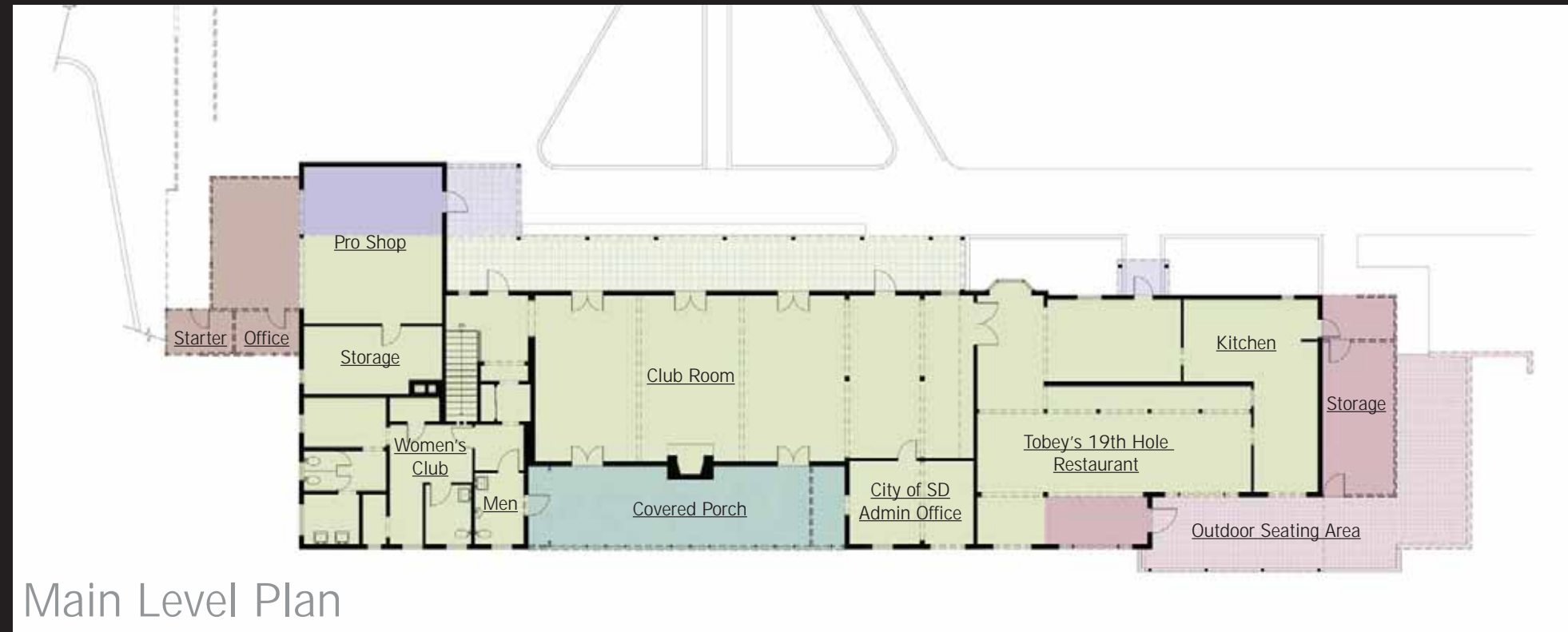
Lower Level Plan





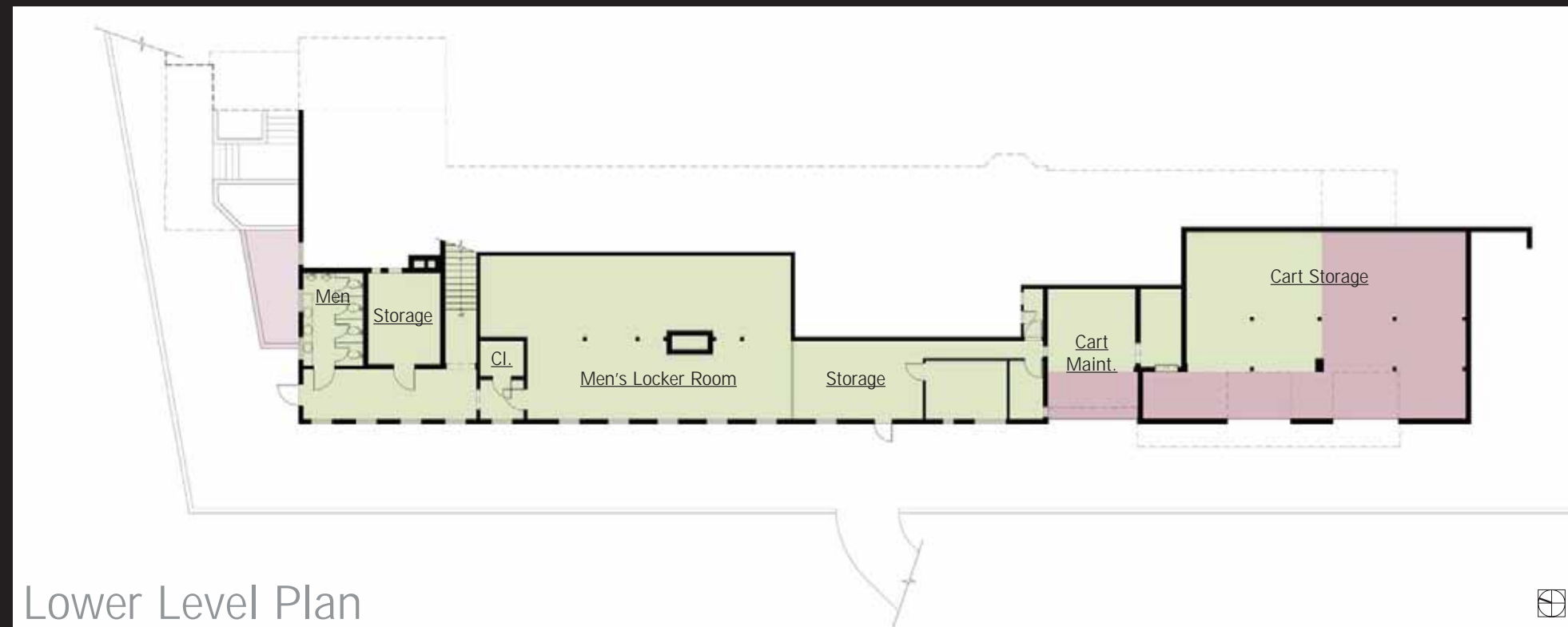
# Balboa Park Golf Course – Revised Clubhouse Master Plan

## Existing Conditions - Historical Analysis



Main Level Plan

- 1934 Original Golf Clubhouse
- 1940 Addition Consistent with California Western Ranch Style
- 1962 Addition
- Enclosed Porch to be Restored to Historic Design
- Questionable Additions & Modifications



Lower Level Plan





# Balboa Park Golf Course – Revised Clubhouse Master Plan

## Proposed Architectural Site Plan



### LEGEND

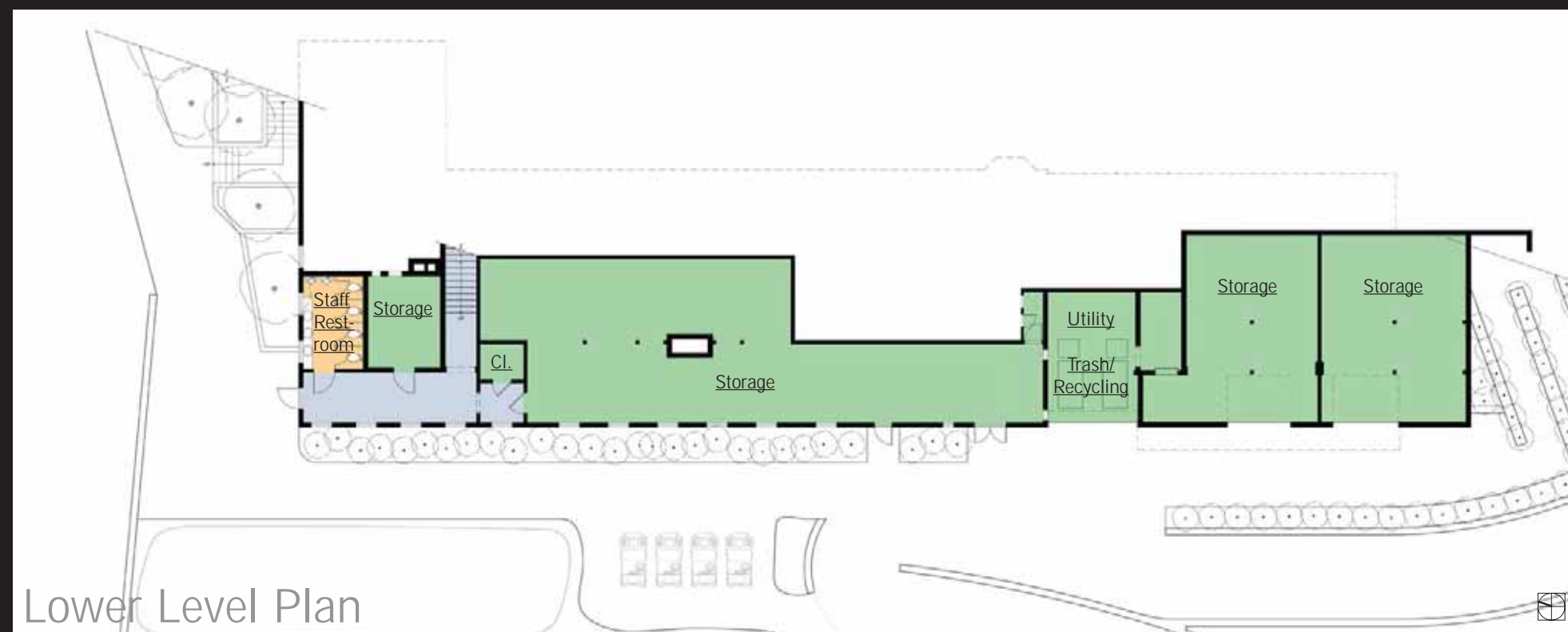
1. 1ST TEE
2. EXISTING CLUBHOUSE
3. EXISTING MAINTENANCE BUILDING
4. SERVICE ROAD
5. PRACTICE PUTTING GREEN
6. TERRACE
7. CART PATH
8. 3-WAY STOP
9. 9-HOLE COURSE
10. MONUMENT SIGN
11. BAG DROP
12. CART STAGING
13. FIRE LANE/PLAZA
14. DRIVING RANGE TEE BOXES (W/ OPTIONAL LOWER LEVEL)
15. PRO SHOP
16. STARTER PAVILION
17. BANQUET/EVENT CENTER
18. 18TH GREEN
19. 19TH HOLE BAR/GRILL
20. RESTROOMS
21. KITCHEN
22. COVERED WALKWAY/PORCH
23. CART RAMP TO BASEMENT
24. REMOVABLE BOLLARDS
25. CART CROSSING
26. GOLF COURSE DRIVE
27. SIDEWALK/BIKE PATH
28. SERVICE YARD
29. ENTRY TO EVENT CENTER
30. DRIVING RANGE
31. EVENT LAWN
32. MULTI-FUNCTION OFFICE
33. OVERLOOK
34. GOLF ADMINISTRATION OFFICES
35. OPTIONAL BLUE TEE AT 1ST HOLE
36. PEDESTRIAN RAMP
38. OPTIONAL/FUTURE EVENT PAVILION
39. OPTIONAL/FUTURE STAIRS TO LOWER LEVEL TEE BOXES
40. CONFERENCE ROOM





# Balboa Park Golf Course – Revised Clubhouse Master Plan

Proposed Floorplans - Rehabilitated Clubhouse





# Balboa Park Golf Course – Revised Clubhouse Master Plan

Proposed Floorplans - New Clubhouse

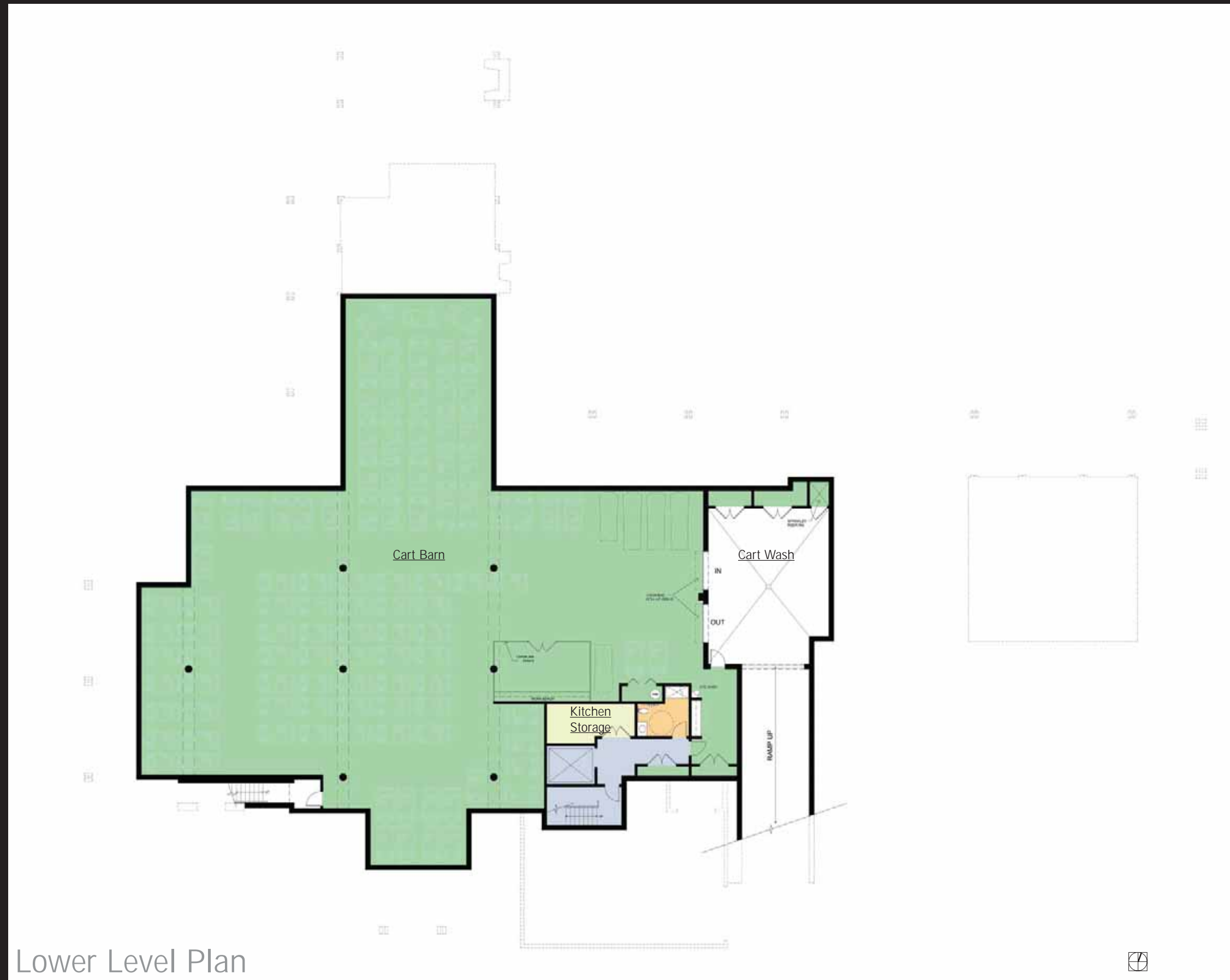


Main Level Plan



# Balboa Park Golf Course – Revised Clubhouse Master Plan

Proposed Floorplans - New Clubhouse



Lower Level Plan



# Balboa Park Golf Course – Revised Clubhouse Master Plan

Existing Clubhouse - 3D Model





# Balboa Park Golf Course – Revised Clubhouse Master Plan

Historic Clubhouse c. 1940- 3D Model





# Balboa Park Golf Course – Revised Clubhouse Master Plan

Proposed Rehabilitated Clubhouse



NORTH-EAST PERSPECTIVE



SOUTH-EAST PERSPECTIVE



NORTH-WEST PERSPECTIVE



SOUTH-WEST PERSPECTIVE



# Balboa Park Golf Course – Revised Clubhouse Master Plan

Proposed New Clubhouse



NORTH-WEST PERSPECTIVE



SOUTH-WEST PERSPECTIVE



SOUTH-EAST PERSPECTIVE



NORTH-EAST PERSPECTIVE



# Balboa Park Golf Course – Revised Clubhouse Master Plan

Proposed New Clubhouse



AERIAL VIEW OF CAMPUS



RESTAURANT TERRACE VIEW



COVERED PASSAGE/CART PATH



TERRACE VIEW FROM GOLF COURSE



# Balboa Park Golf Course – Revised Clubhouse Master Plan

## Detail Comparison



CALIFORNIA RANCH STYLE  
Campus



BALBOA PARK MUNICIPAL GOLF COURSE  
Proposed Campus



CALIFORNIA RANCH STYLE  
Detail



BALBOA PARK MUNICIPAL GOLF COURSE  
Detail



CALIFORNIA RANCH STYLE  
Fireplace Detail



BALBOA PARK MUNICIPAL GOLF COURSE  
Fireplace Detail



CALIFORNIA RANCH STYLE  
Interior Post & Beam Detail



BALBOA PARK MUNICIPAL GOLF COURSE  
Interior Post & Beam Detail



CALIFORNIA RANCH STYLE  
Post & Beam Detail



BALBOA PARK MUNICIPAL GOLF COURSE  
Post & Beam Detail



CALIFORNIA RANCH STYLE  
Covered Walkway Detail



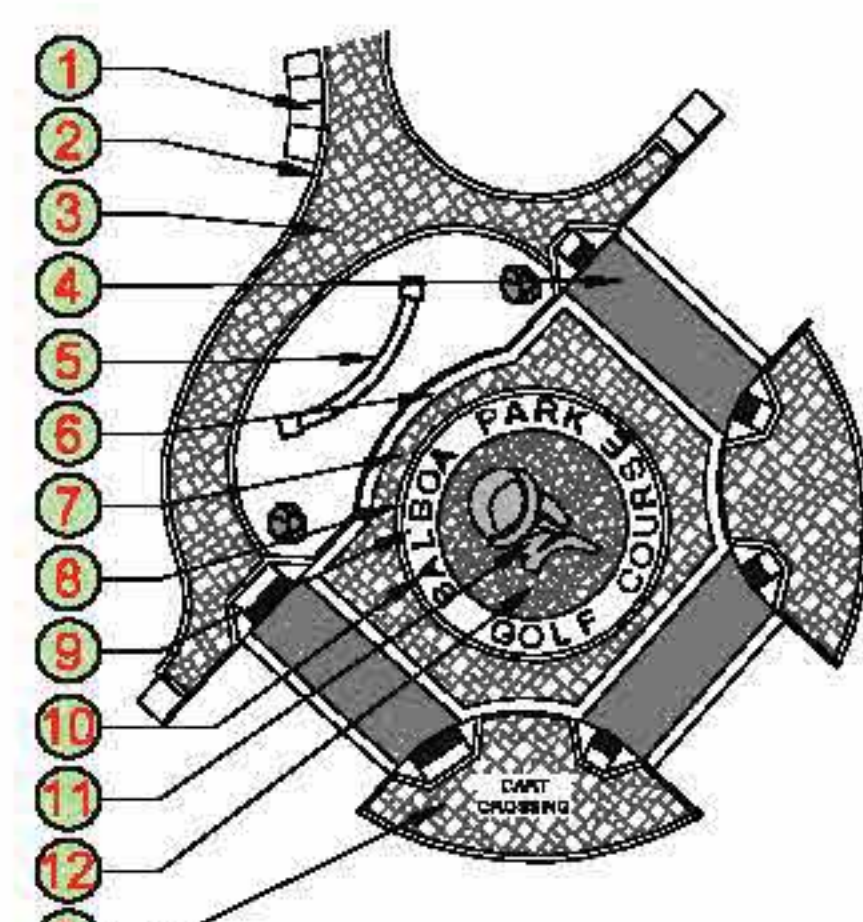
BALBOA PARK MUNICIPAL GOLF COURSE  
Covered Walkway Detail





**PLANT MATERIAL LEGEND**

	<b>THEME TREES SUCH AS:</b>	<b>48" &amp; 60" BOX SIZES</b>	<b>SLOPE SMALL TREES/ LARGE SHRUBS SUCH AS:</b>	<b>15 GAL. &amp; 24" BOX SIZES</b>
	<i>PLATANUS racemosa</i>	California Sycamore	<i>CEANOTHUS verrucosus</i>	Wart-Stemmed Ceanothus
	<b>PARKING LOT TREES SUCH AS:</b>	<b>24" BOX SIZE</b>	<i>HETEROMELES arbutifolia</i>	Toyon
	<i>CASSIA leptophylla</i>	Gold Medallion Tree	<i>RHUS integrifolia</i>	Lemonade Berry Bush
	<i>PYRUS kawakamii</i>	Evergreen Pear	<i>QUERCUS dumosa</i>	Nuttall's Scrub Oak
	<b>STREET/GOLF COURSE TREES SUCH AS:</b>	<b>24" BOX SIZE</b>	<b>SMALL ACCENT PALM SUCH AS:</b>	<b>15" BTH &amp; 24" BOX SIZES</b>
	<i>PINUS canariensis</i>	Canary Island Pine	<i>BRAHEA edulis</i>	Guadalupe Palm
	<i>QUERCUS agrifolia</i>	Coast Live Oak	<i>BUTIA capitata</i>	Pindo Palm
	<b>FLOWERING ACCENT TREES SUCH AS:</b>	<b>24" &amp; 36" BOX SIZES</b>	<b>PERIMETER ACCENT TREES SUCH AS:</b>	<b>24", 36", 48" &amp; 60" BOX SIZES</b>
	<i>ARBUTUS 'Marina'</i>	Marina Strawberry Tree	<i>CASSIA leptophylla</i>	Gold Medallion Tree
	<i>CERCIS occidentalis</i>	Western Redbud	<i>PYRUS kawakamii</i>	Evergreen Pear
	<i>LAGERSTROEMIA indica 'Hybrid'</i>	Crape Myrtle		

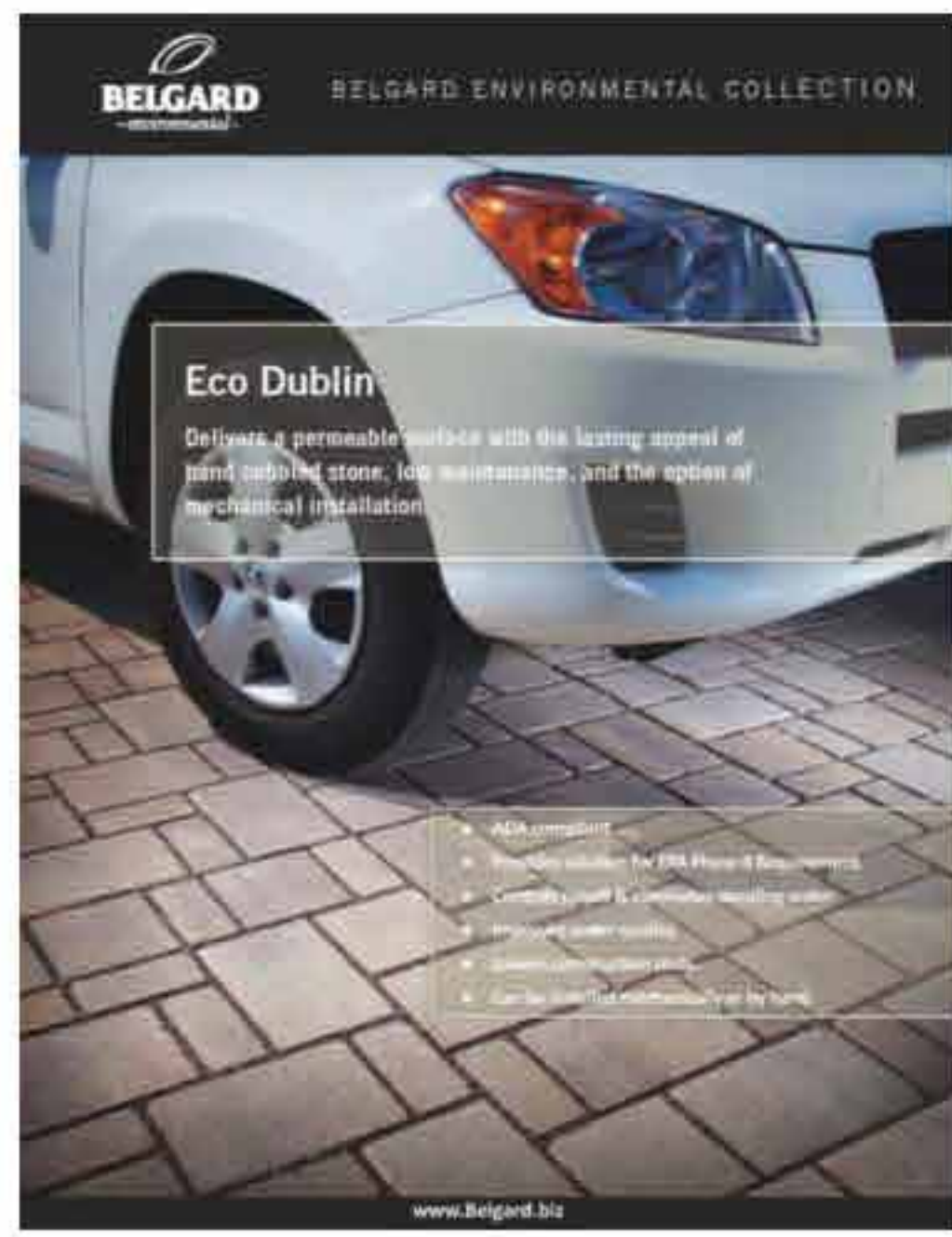


**HARDSCAPE MATERIAL LEGEND**

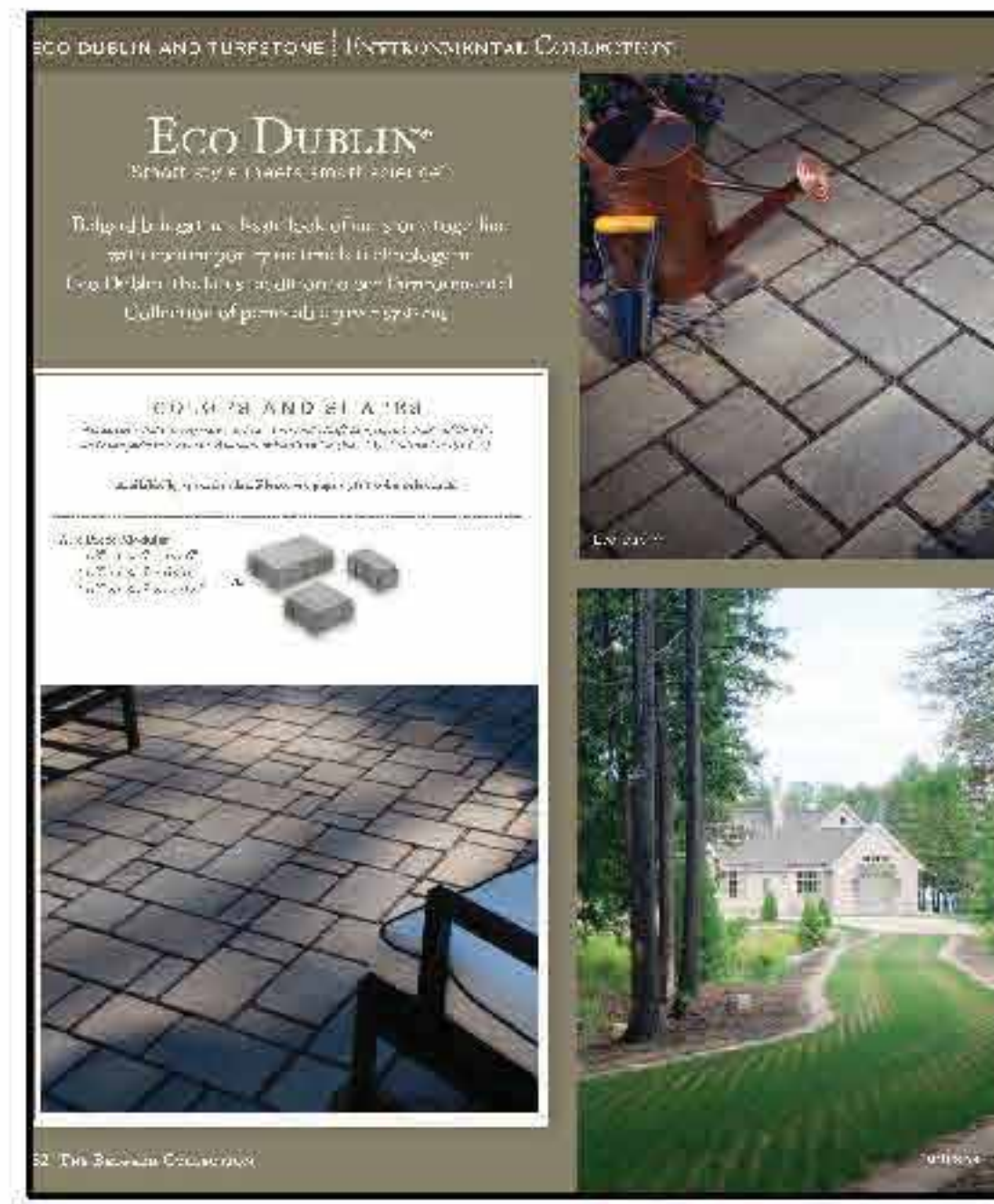
ITEM	DESCRIPTION	FINISH	MATERIALS SUCH AS: SEE PLAN	REMARKS
1	CONCRETE WALKWAY	PEDESTRIAN PAVING, INTEGRAL COLOR		W/ SAWCUT JOINTS
2	6" CONCRETE BAND (TYPICAL)	EDGING FOR PAVING, INTEGRAL COLOR		W/ SAWCUT JOINTS AS REQ'D (TYP.)
3	ASHLAR PAVER	CONCRETE PAVER		SAND SET PAVER (TYP.)
4	ENHANCED CONCRETE PAVING	PEDESTRIAN / VEHICULAR PAVING		W/ SAWCUT JOINTS
5	MONUMENT	CMU WALL WITH RIVER ROCK FINISH		MATCH EXISTING BALBOA PARK SIGNAGE
6	18" CONCRETE BAND	PEDESTRIAN / VEHICULAR PAVING, INTEGRAL COLOR		W/ SAWCUT JOINTS
7	STAMPED CONCRETE	ASHLAR PATTERN: VEHICULAR PAVING, INTEGRAL COLOR		ALSO AT TURN-A-ROUND AND CLUBHOUSE ENTRY
8	6" CONCRETE BAND	VEHICULAR PAVING, INTEGRAL COLOR		W/ SAWCUT JOINTS
9	CONCRETE SIGNAGE BAND	VEHICULAR PAVING, INTEGRAL COLOR		BOMACRON
10	BALBOA LETTERS	VEHICULAR PAVING, INTEGRAL COLOR		LETTERING TO BE SEEN FROM PLANE'S LANDING AT LINDBERGH AIRPORT
11	BALBOA THEME HEAD	VEHICULAR PAVING, INTEGRAL COLOR		BALBOA HEAD PROFILE TO BE SEEN FROM PLANE'S LANDING AT LINDBERGH AIRPORT
12	STAMPED CONCRETE	COBBLE PATTERN: VEHICULAR PAVING, INTEGRAL COLOR		W/ EXPANSION JOINTS
13	6" CONCRETE BAND (TYPICAL)	EDGING FOR PAVING, INTEGRAL COLOR		W/ SAWCUT JOINTS AS REQ'D (TYP.)
14	TURF PAVER	FIRE TRUCK LANE GRASS PAVING		-
15	COBBLE MULCH	1" 3" & 3" - 8" ROUNDED COBBLE		TO MATCH EXISTING
16	PERVIOUS PAVER ASHLAR PATTERN	CONCRETE PAVER		BELGARD PAVER SUBTERRA STONE
17	DIRECTIONAL SIGNAGE			-

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT  
 THE GENERAL DEVELOPMENT PLAN  
**BALBOA PARK GOLF COURSE  
 CLUBHOUSE MASTER PLAN**  
 The Master Landscape Plan

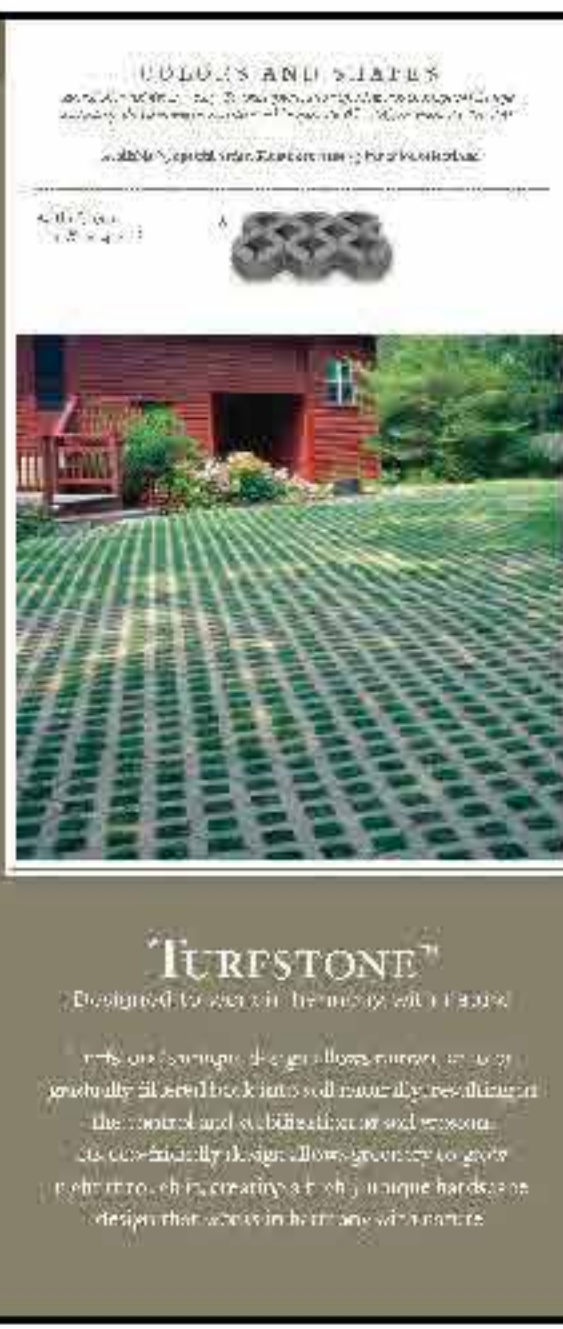




PERVIOUS PAVER - Ashler Pattern - Drives



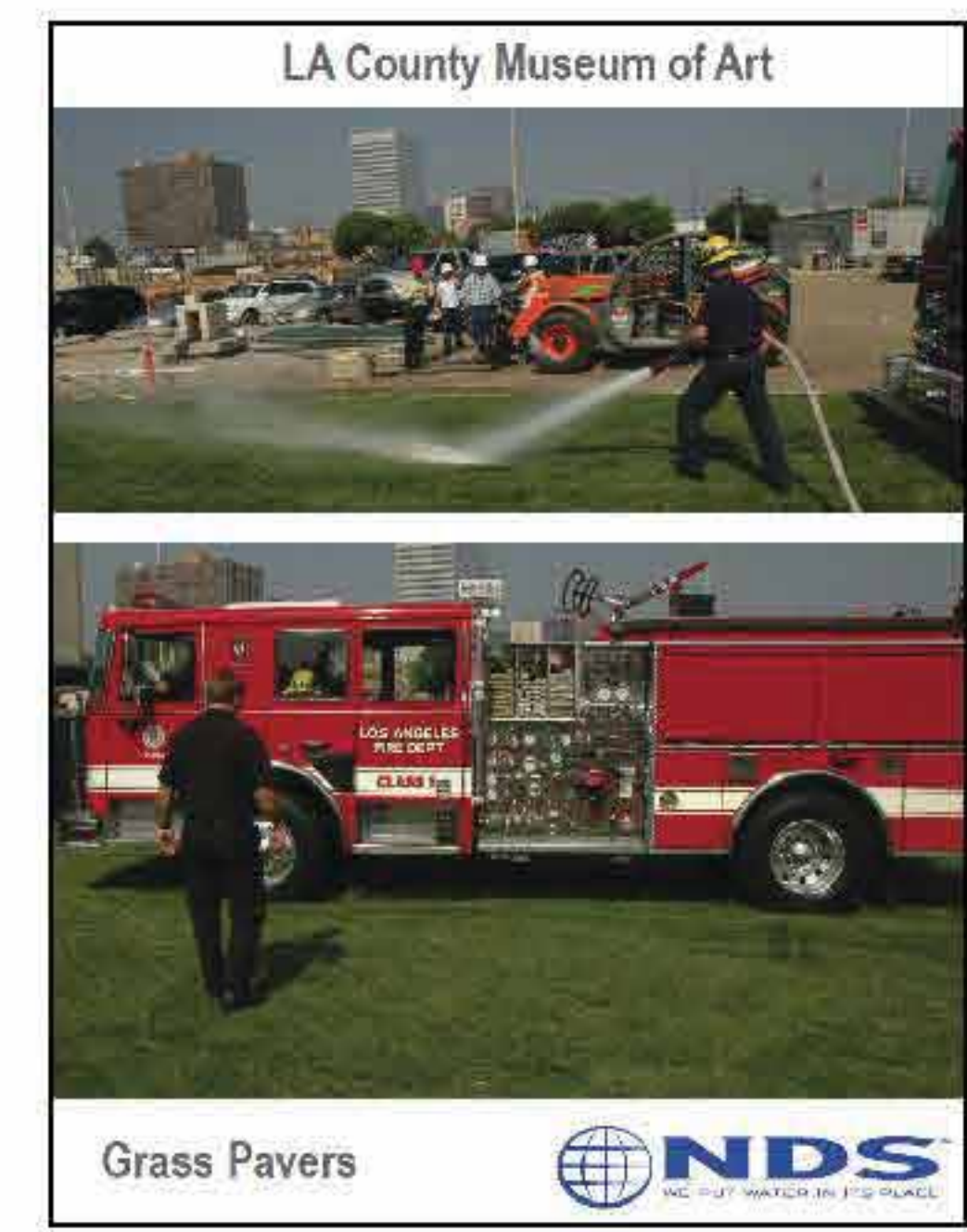
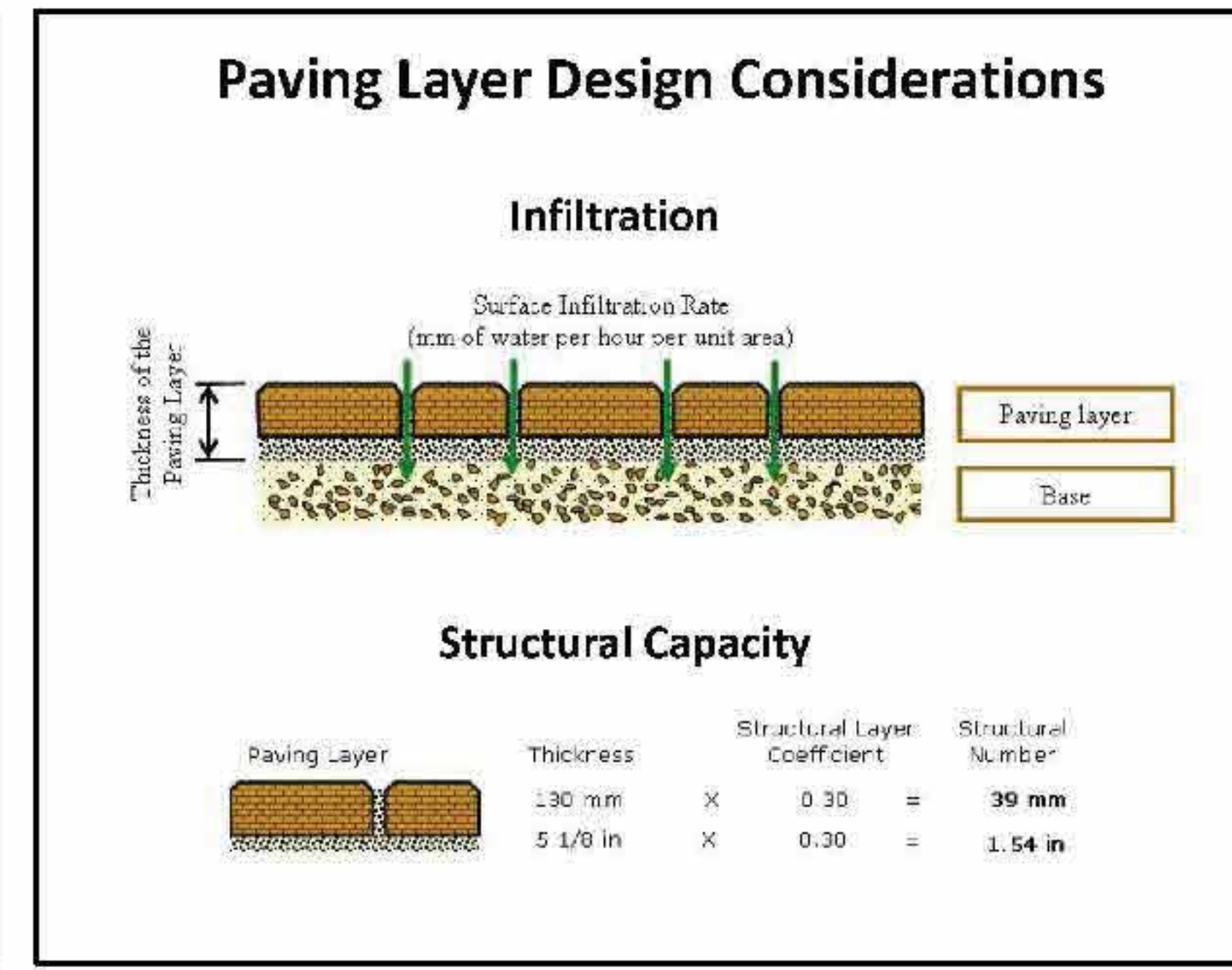
PERVIOUS PAVER - Ashler Pattern - Cart Paths - Patios - Plazas



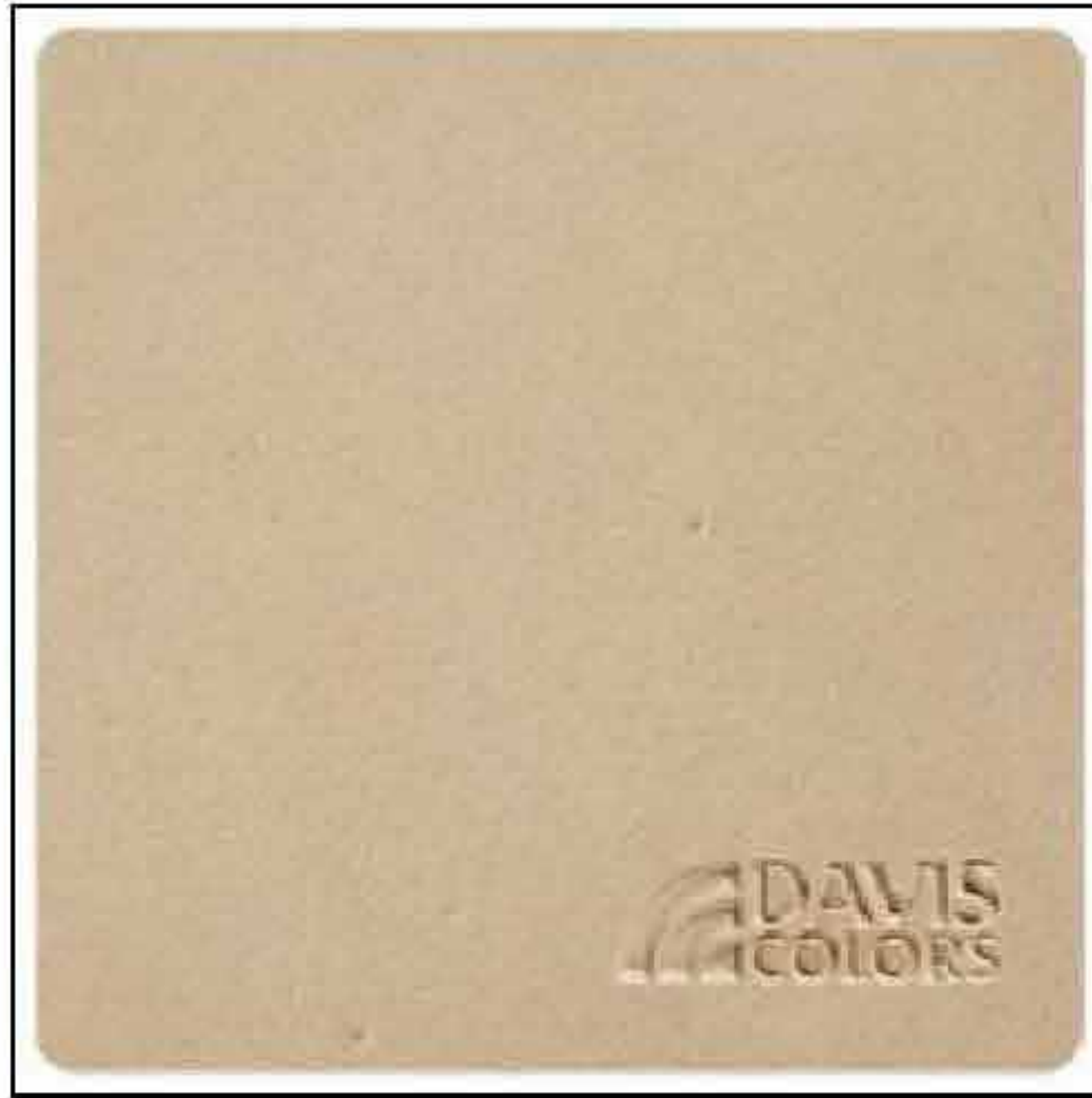
PERVIOUS PAVER - Ashler Pattern - Cart Paths - Patios - Plazas



PERVIOUS PAVER - Ashler Pattern - Cart Paths - Patios - Plazas



Fire Lane / Plaza - Grass Pavers



PEDESTRIAN PAVING - Integral Color Paving - Autumn Gold



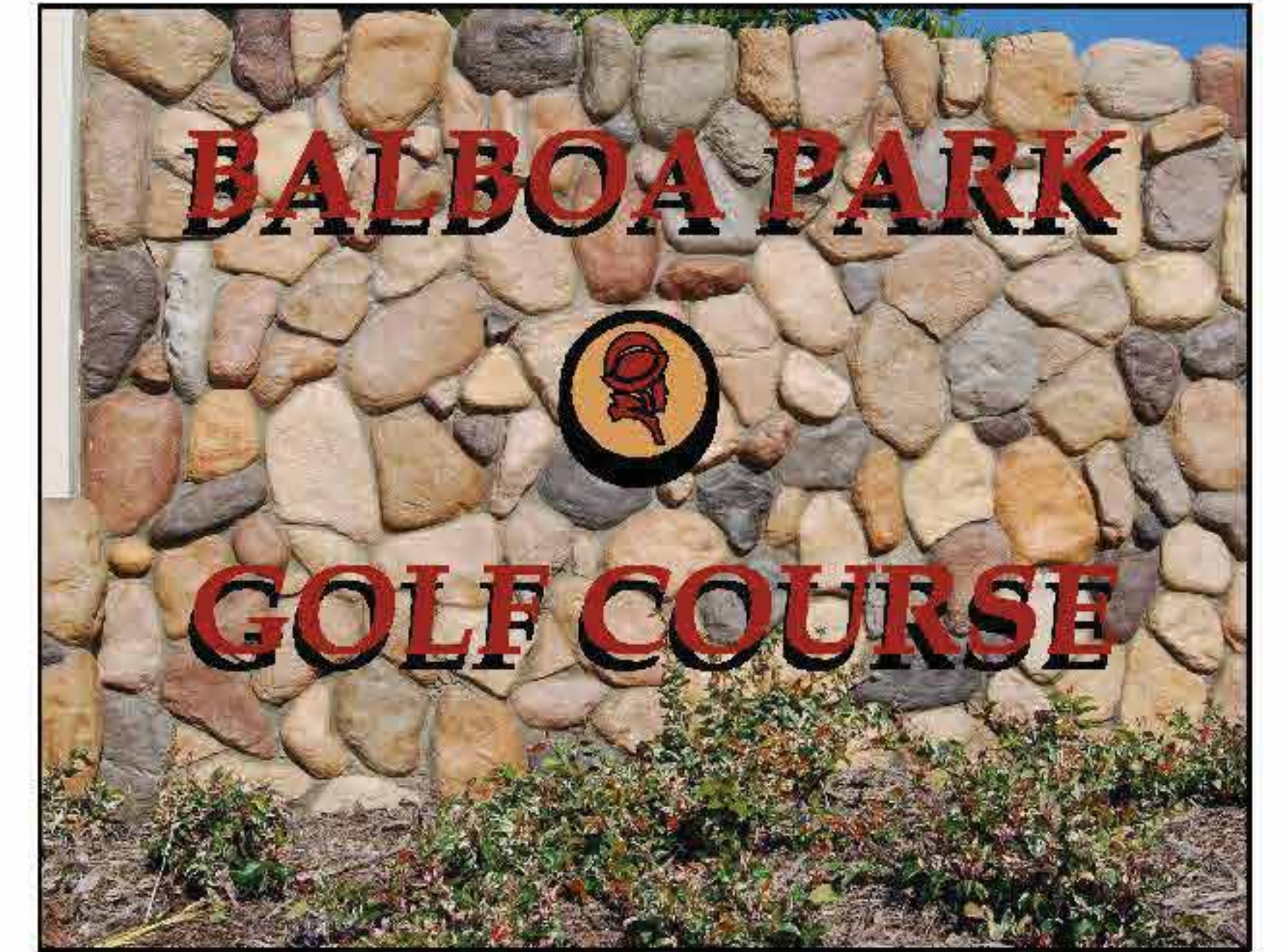
PARKING LOT: The Medians - Decomposed Granite



SIGNAGE - Cobble Rock



CROSS WALKS - Pedestrian - Cart Path - Integral Color/Exposed Aggregate



SIGNAGE - Cobble Rock



ASH RECEPTACLE



LITTER RECEPTACLE



LIGHTED BOLLARD



SECURITY REMOVABLE BOLLARD



BENCH



CLOCK TOWER



BAG DROP



WALL NICHE LIGHTS AND VEGETATION UPLIGHTS



CONCRETE DRINKING FOUNTAIN



BALBOA LOGO - MAIN ENTRY



PUTTING GREEN - Eastside Club House/Northside Par 3 Course



Golfcart Path - Northside of Par 3 Course



CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT  
 THE GENERAL DEVELOPMENT PLAN  
**BALBOA PARK GOLF COURSE  
 CLUBHOUSE MASTER PLAN**

The Plant Materials Board

TREES SUCH AS:



*ARBUTUS madrone* - Madrone tree



*BRAHEA edulis* - Guadalupe Palm



*BUTIA capitata* - Pindo Palm



*CASSIA leptophylla* - Golden Medallion Tree



*CERCIS occidentalis* - Western Redbud



*LAGERSTROEMIA indica* - Crape Myrtle



*PINUS canariensis* - Canary Island Pine



*PLATANUS racemosa* - California Sycamore



*PYRUS calleryana* - Bradford Pear



*QUERCUS agrifolia* - Coast Live Oak

SHRUBS, GRASSES, VINES AND GROUNDCOVERS SUCH AS:



*AGAVE attenuata* 'Nova'



*AGAVE sisilliana* 'Variegata'



*ALOE X nobilis* - Golden toothed aloe



*ANIGOZANTHOS* hybrid - 'Bush Gold'



*ARCTOSTAPHYLOS* 'Sunset' - Manzanita



*ARCTOSTAPHYLOS* ed. - Carmel Sur Manzanita



*BACCHARIS pilularis* - 'Pigeon Point' Dwarf Coyote Brush



*BUCHLOE dactyloides* - Buffalo Grass



*CALAMAGROSTIS* 'Karl Forester' - Feather Reed Grass



*CALYSTEGIA purpurata* - Purplish Morning Glory



*CAREX morrowii* 'Ice Dance Sedge'



*CAREX testacea* 'Orange Sedge'



*CAREX tumulicola* - Foothill Sedge



*CARPENTERIA californica* - Bush Anemone



*CEANOTHUS* spp. - Julia-Phelps



*CEANOTHUS gloriosus* - Pt. Reyes Ceanothus



*CEANOTHUS verrucosus* - White Coast Ceanothus



*COPROSMA X kirkii* - Coprosma



*COREOPSIS maritima* - Sea Dahlia



*FESTUCA ovina-glauca* - Elijah Blue



*HETEROMELES arbutifolia* - Toyon



*LAVANDULA angustifolia* 'Hidcote'



*MUHLENBERGIA rigens* - Deer Grass



*PEROVSKIA atr.* 'Little Spire' - Russian Sage



*QUERCUS dumosa* - Nuttall's Scrub Oak



*RHAMNUS californica* - Eve Case



*RHAMNUS crocea* - Redberry



*Rhus integrifolia* - Lemonade Berry Bush



*SALVIA cedrosensis* - Cedros Island Salvia



*SALVIA greggii* - Fumans Red



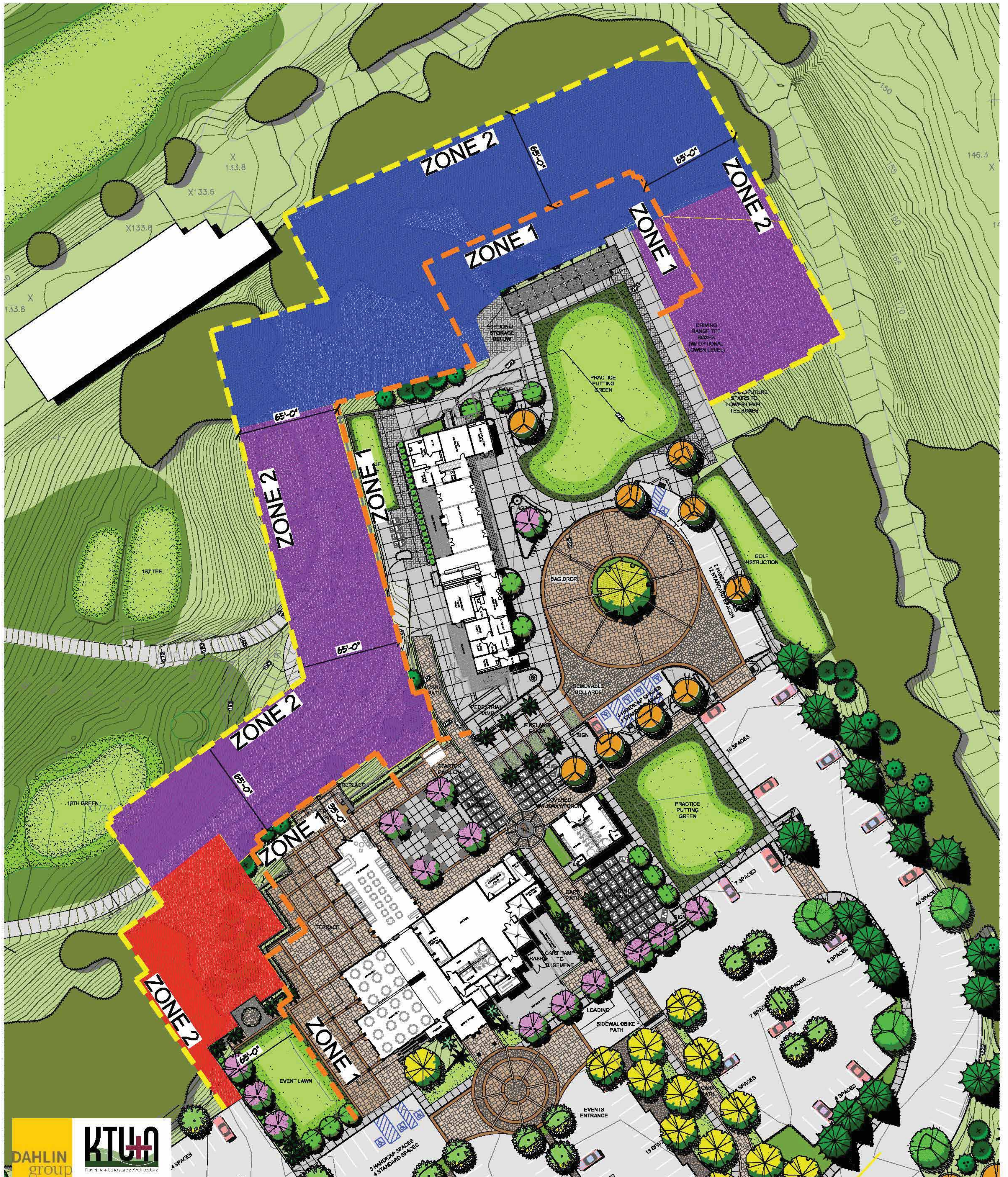
*VIGUIERA laciniata* - San-Diego Sunflower










CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT  
 THE GENERAL DEVELOPMENT PLAN  
**BALBOA PARK GOLF COURSE  
 CLUBHOUSE MASTER PLAN**

The Brush Management Plan



**BRUSH MANAGEMENT HABITAT LEGEND:**

- |  |                                      |   |        |
|--|--------------------------------------|---|--------|
|  | DEVELOPED GOLF COURSE                |  | ZONE 1 |
|  | SOUTHERN MIXED CHAPARREL - DISTURBED |  | ZONE 2 |
|  | SCRUB OAK CHAPARREL                  |   |        |

NOTE:  
 REFER TO VEGETATION AND SENSITIVE RESOURCES MAP  
 CONSULTANT: HELIX ENVIRONMENTAL PLANNING  
 MAP DATE: 06-12-12

