

MEMORANDUM

DATE: June 25, 2015

TO: The Balboa Park Committee

Agenda of July 2, 2015

FROM: Bruce Martinez, Deputy Director, Park and Recreation Department

SUBJECT: House of Pacific Relations International Cottages General Development Plan and

Plan Amendments

SUMMARY

Issues – Should the Balboa Park Committee:

- 1. Recommend approval of the proposed General Development Plan for the expansion of the International Cottages area of Balboa Park; and
- 2. Recommend approval of the proposed amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the International Cottages area of Balboa Park?

Department Recommendations

- 1. Recommend approval of the proposed General Development Plan for the expansion of the International Cottages area of Balboa Park; and
- 2. Recommend approval of the proposed amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the International Cottages area of Balboa Park.

<u>Other Recommendations</u> - On December 4, 2014 the Balboa Park Committee voted 5-0-1 to recommend initiation of plan amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the International Cottages area.

On January 22, 2015 the Planning Commission initiated amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the International Cottages area.

<u>Fiscal Statement</u> - There is no fiscal impact associated with this action.

<u>Environmental Review</u> – The proposed Project will be submitted to the City of San Diego Development Services Department for Public Project Assessment. The City of San Diego, as lead agency, will review the Project and prepare any required California Environmental Quality Act (CEQA) documentation per State CEQA guidelines.

<u>Code Enforcement Impact</u> - None

Housing Impact - None

BACKGROUND

Balboa Park is located immediately north of downtown San Diego. The Park is surrounded by the communities of Golden Hill, North Park, Uptown and Centre City. Balboa Park is one of the City's largest developed parks at 1,172 acres and is host to numerous passive and active recreational activities, cultural and educational institutions, and special events. Over 12 million visitors come to Balboa Park each year to enjoy the diversity of activities the Park has to offer.

Development, maintenance and management of Balboa Park are governed by the Balboa Park Master Plan, the Central Mesa Precise Plan, the East Mesa Precise Plan and subsequent amendments to those documents. The Balboa Park Master Plan is a part of the City's General Plan, and implements land use policies for Balboa Park. Therefore, amendments to the Master Plan and its Precise Plans must follow the Land Use and Community Planning Element of the General Plan.

The Balboa Park Master Plan (BPMP) was adopted by City Council on July 25, 1989 (Resolution No. R-274090). Subsequent amendments to the BPMP have been adopted by City Council on December 9, 1997 (R-289537); on May 4, 1998 (R-290039-1); on April 13, 2004 (R-299084-1); on September 21, 2004 (R299666); and on July 9, 2012 (R-307555-1). The Master Plan addresses the entirety of Balboa Park and provides general guidelines for development, maintenance and management.

The Central Mesa Precise Plan (CMPP) was adopted by City Council on October 20, 1992 (Resolution R-280920). Subsequent amendments to the CMPP have been adopted by City Council on May 4, 1998 (R-290031-2); on March 19, 1992 (R-296206); on April 13, 2004 (R-299084-2); and on July 9, 2012 (R-307555-2). The CMPP addresses the central portion of Balboa Park in greater detail than does the BPMP.

A large portion of Balboa Park's Central Mesa is included in the federally designated National Historic Landmark District (District). As such, any improvements within the District must meet the Secretary of the Interior's Standards for Rehabilitation. Determination of compliance is made by the City of San Diego Historic Resources staff and the Historic Resources Board.

The House of Pacific Relations complex was originally constructed for the 1935 California Pacific International Exposition and included 15 small structures (see Attachment A). The cottages are fairly small in size and, while being similar in architectural style, each has its own unique details.

The Hall of Nations building, originally named the Kansas state building, was constructed for the 1915 Panama-California International Exposition. The building is now a part of the International Cottages complex and is used by numerous House of Pacific Relations members for meetings and other events.

The CMPP identifies expansion of the International Cottages by 4,000 square feet (see Attachment B, original CMPP graphic). The graphic indicates eight structures with a size of approximately 500 square feet each. This is consistent with the small size of the original cottages. To date, four cottages have been constructed, consuming the 4,000 square foot allowance provided in the CMPP. These include the House of Hungary, the House of Iran, the House of Puerto Rico and the House of Spain. Please note the original graphic of the CMPP indicated eight new structures. The plan amendments processed for the Plaza de Panama Project in 2012 revised this graphic to reflect actual conditions (see Attachment C).

Membership in the House of Pacific Relations is greater than the number of cottages available. Nations without a cottage of their own meet in the Hall of Nations building on a rotating basis. The House of Pacific Relations proposes to amend the BPMP and CMPP to allow for construction of additional cottages to house their membership.

DISCUSSION

Project Definition

The House of Pacific Relations proposes to amend the BPMP and CMPP to provide additional cottages for their membership. The proposal includes four new duplex cottages and one single cottage, which will house nine additional member nations. The total square footage of the proposed cottages is approximately 5,365 square feet; exterior courtyards would be shared space and open to the general public daily, and therefore not included in the square footage of the cottages. Three duplex cottages would be added just south of the main cottage complex in a space that is currently covered with mulch and some turf. One duplex cottage and one single cottage would be added just north of the Hall of Nations Building and House of Iran in an area currently covered in turf. A central courtyard at each location and additional walkways to the new cottages would be included.

One duplex cottage and one single cottage would be added just north of the Hall of Nations building and House of Iran. The two new cottages and two existing buildings would form a central gathering space and accessed by each building. Due to the elevation of the Hall of Nations building the central courtyard will include stairs, a ramp, low accent wall and planters to take up grade. The existing pavement would be replaced, and an additional walkway would be added to provide access to Pan American Road East. Accessible parking is available in the

Organ Pavilion parking lot and the path of travel from the parking lot to the new cottages would be accessible.

Three duplex cottages would be added south of the House of the United States and House of Ukraine. The five buildings would form a central courtyard that would be primarily accessible by the three new cottages. The new cottages would be connected to the existing complex by a passageway between the House of the United States and House of Ukraine. A second access walkway would be added to the west of the House of Ukraine. Accessible parking is available in the Palisades parking lot and would be accessed by a new walkway between the northwest corner of the parking lot and the Balboa Park Club.

The proposed cottages have been designed to be compatible in scale and detail with the original cottages while being differentiated enough as to not be confused as original structures.

Previously identified issues

The following issues were previously identified by staff during the plan amendment initiation phase:

- Historic resources protection
- Traffic circulation and pedestrian safety
- Maintenance and Security

The Project applicant and their design team worked with the Historic Resources Board's Design Assistance Subcommittee (DAS) on the siting and design of the proposed new cottages. The final recommendation of the DAS will be presented verbally at the Balboa Park Committee meeting. Environmental Analysis staff rely on the recommendations of the DAS to determine consistency with the Secretary of The Interior's Standards for the Treatment of Historic Properties during CEQA review.

Due to the revised site design of the proposed new cottages, vehicular circulation is not being impacted. New walkways to existing accessible parking facilities are utilizing existing road crossings, providing pedestrian safety.

The Project applicant and design team have worked with staff, including Park Rangers, in the design of the Project. Security lighting is being provided where needed to assure adequate illumination. Building designs have been modified to avoid hiding places.

The design of the nine new cottages adheres to the Spanish style of the original 1935 cottages without mimicking them. The scale, massing, wall color, and materials approximate the look of the original cottages, but the detailing has been differentiated. The following features of the original 1935 cottages have <u>not</u> been incorporated into the new cottages: Window shutters, flush eaves, round windows, low walls, arched doors, enclosed patios, built-in seating, and recessed

entries. The nine new cottages will incorporate variegated (multi-colored) mission tile roofs, whereas the current cottages all have single color tiles. These subtle differentiations will allow the new cottages to comply with the Secretary of the Interior's Standards, Master Plan, and Precise Plan.

CONCLUSION

The proposed expansion of the International Cottages area of Balboa Park has been designed to have minimal impact on existing park uses. The design provides courtyards that are available to the general public as well as the House of Pacific relations, and that are in keeping with the configuration of the original cottages. The architecture has been designed to be compatible yet differentiated with the original cottages in both scale and detail. The project applicant and design team have worked diligently with staff to address all concerns.

ALTERNATIVES

- Recommend approval of the proposed General Development Plan and Plan Amendments with conditions.
- 2. Do not recommend approval of the proposed General Development Plan and Plan Amendments.

Respectfully submitted,

Bruce Martinez

Deputy Director

BEM/cpd

Attachments: Attachment A - Proposed General Development Plan

Attachment B – Proposed Master Plan Amendments Attachment C – proposed Precise Plan Amendments





trada Land Planning 619.236.0413 225 Broadway Suite 1160 San Diego California 92101

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

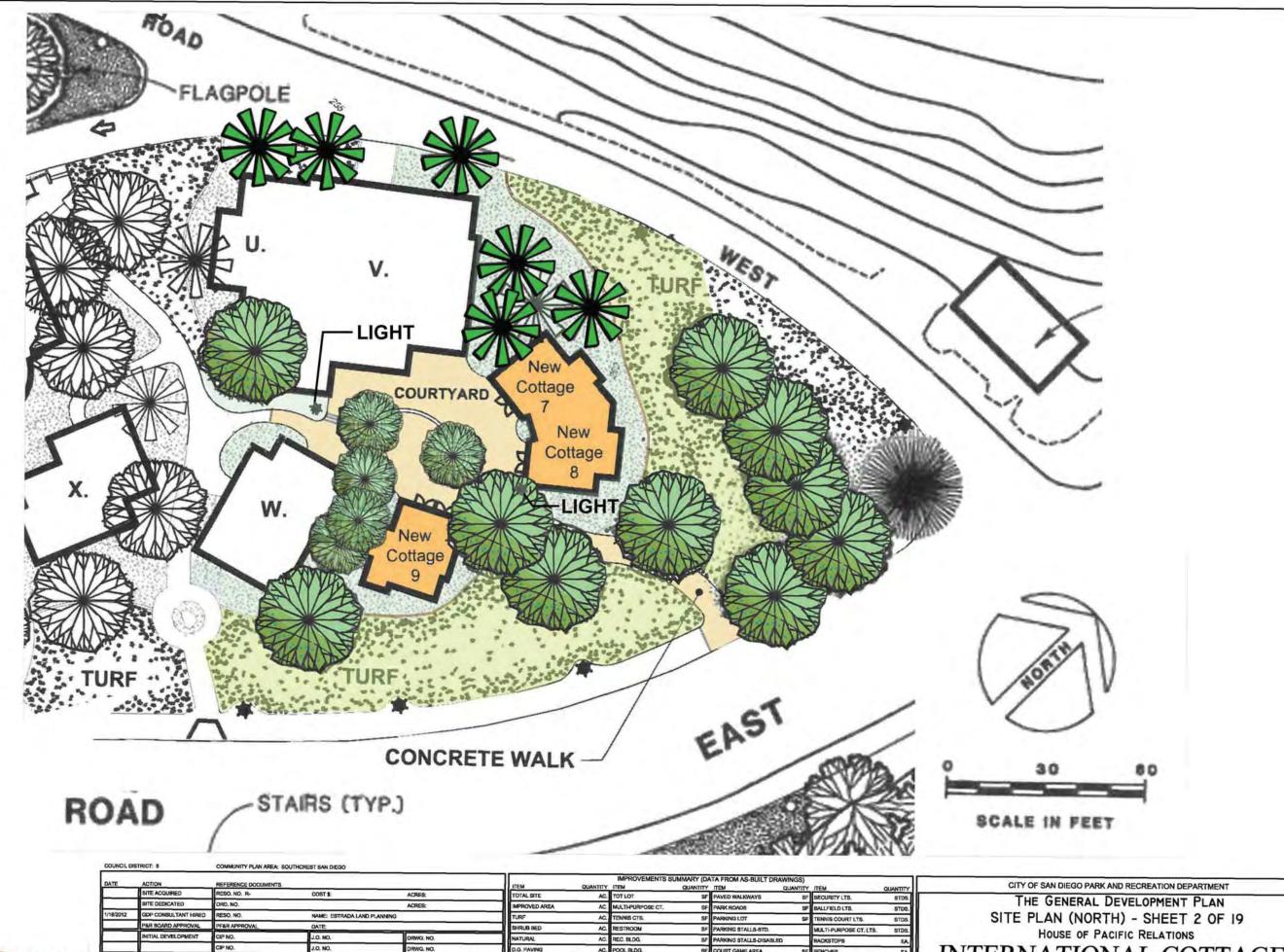
THE GENERAL DEVELOPMENT PLAN SITE PLAN - SHEET I OF 19 HOUSE OF PACIFIC RELATIONS

A PORTION OF BALBOA PARK

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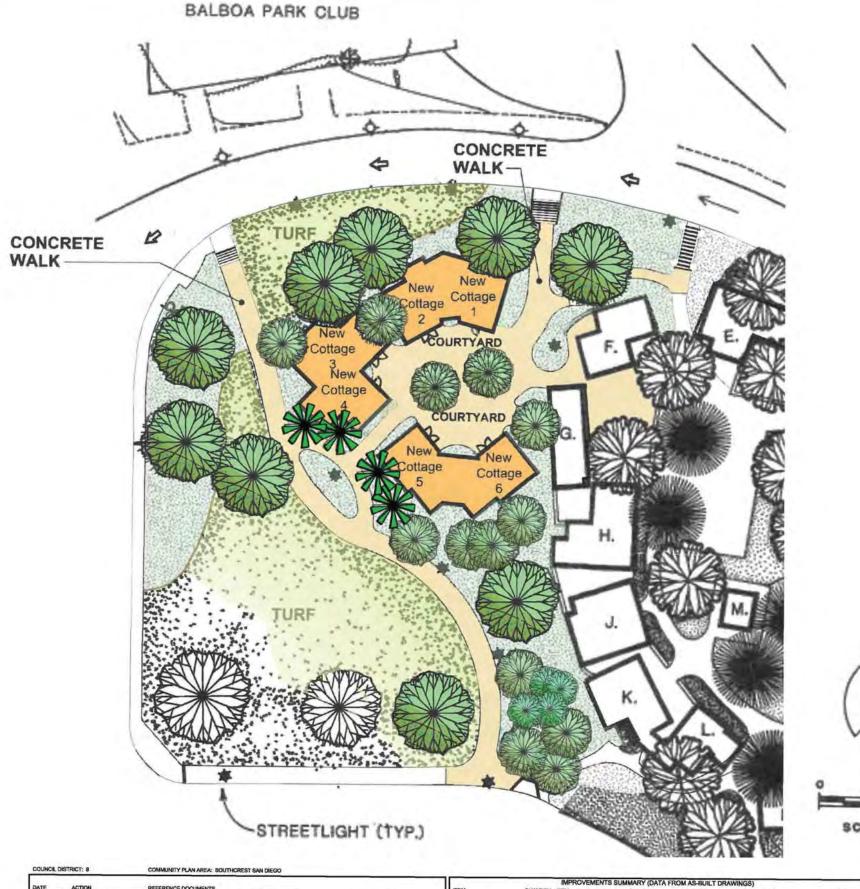
strada Land Planning 619.236.0413 225 Broadway Suite 1160 San Diego California 92101

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COMMUNITY PLANNING AREA = BALBOA PARK I COUNCIL DISTRICT 3 AMBERT COORDINATES: 204-1721 THOMAS BROTHERS PAGE: 60, D-6

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT THE GENERAL DEVELOPMENT PLAN SITE PLAN (SOUTH) 3 OF 19 HOUSE OF PACIFIC RELATIONS

A PORTION OF BALBOA PARK

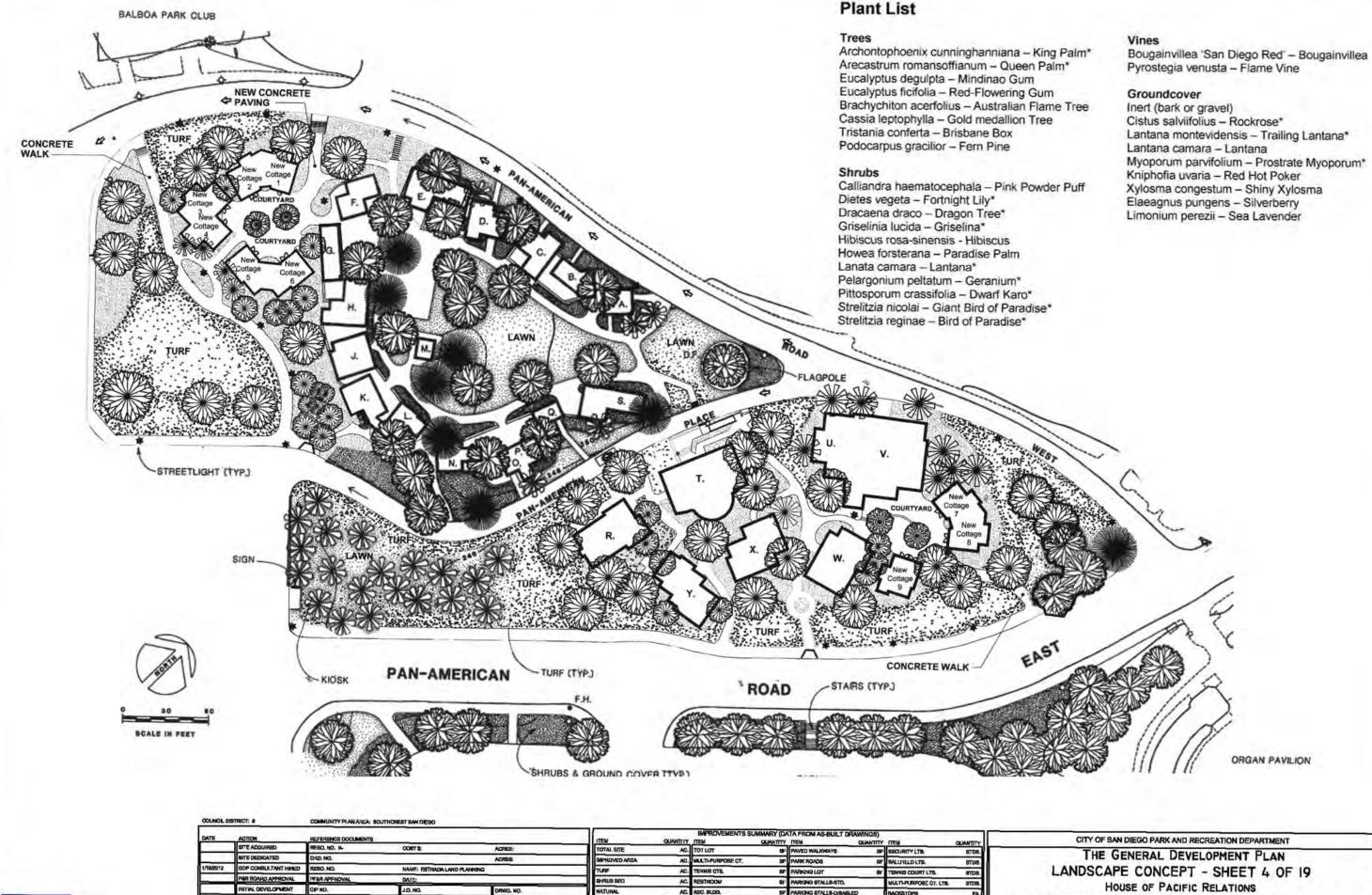
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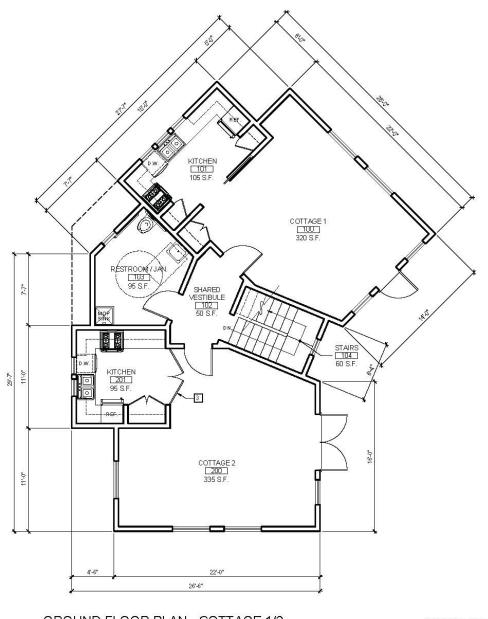
INTERNATIONAL COTTAGES

A PORTION OF BALBOA PARK

COUNCIL DISTRICT 3 COMMUNITY PLANNING AREA = BALBOA PARK I

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THOMAS BROTHERS PAGE: 60, D-6

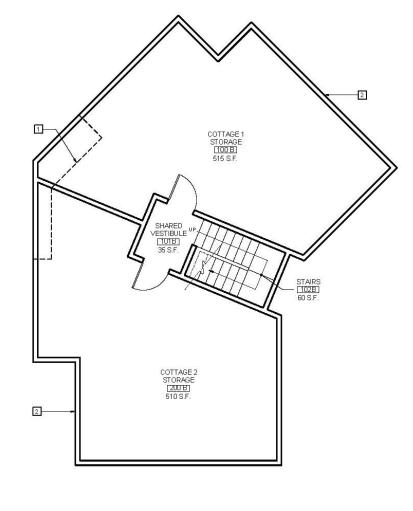


GROUND FLOOR PLAN - COTTAGE 1/2

1180 SQUARE FEET







BASEMENT FLOOR PLAN - COTTAGE 1/2





1 LINE OF BUILDING ABOVE.

2 CAST-CONCRETE WALLS.

DUTCH DOORS.

REC. BLDG. ARKING STALLS-DISABLE ACKSTOPS POOL BLDG. DIRTINFIELDS PICNIC TABLES JUNE 17, 2015

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT THE GENERAL DEVELOPMENT PLAN

HOUSE OF PACIFIC RELATIONS INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK) SHEET 5 OF 19

THOMAS BROTHERS PAGE:

ARCHITECT OF WORK

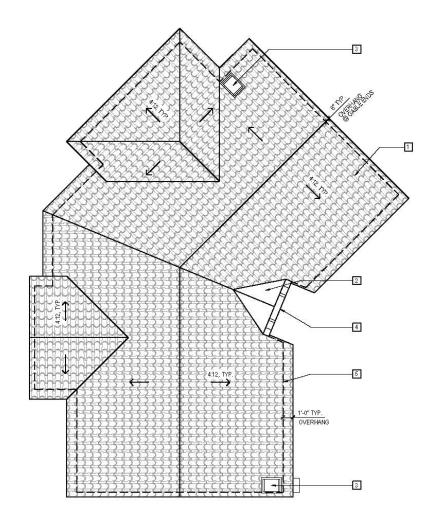
P. DAVID MARSHALL C-24785

NAME: ESTRADA LAND PLANNING

DRWG, NO.

AMBERT COORDINATES:

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ROOF PLAN - COTTAGE 1/2







KEY NOTES

- 1 CLAY MISSION TILE ROOF.
- 2 BUILT-UP ROOF CRICKET.
- 3 CLAY TILE CHIMNEY CAP.
- 4 MISSION STYLE WALL PARAPET.
- **5** LINE OF BUILDING BELOW.

TO CAUSE TO CALLED APPLIED APP

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

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ARCHITECTURE SAN DESC CAUPORNIA SZTOT
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JUNE 17, 2015
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

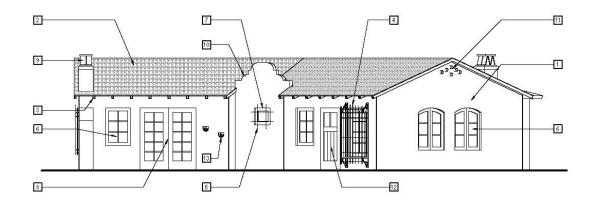
HOUSE OF PACIFIC RELATIONS

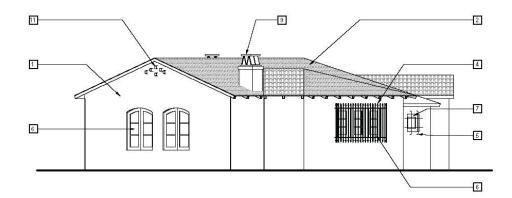
INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)
SHEET 6 OF 19

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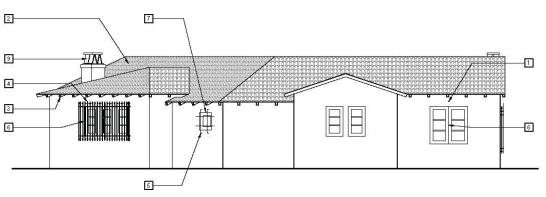
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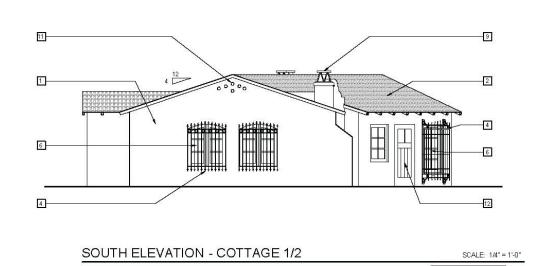




NORTH ELEVATION - COTTAGE 1/2

EAST ELEVATION - COTTAGE 1/2





WEST ELEVATION - COTTAGE 1/2

KEY NOTES

1 WOOD FRAMED WALL W/ EXTERIOR PLASTER, BULLNOSE CORNERS AND OPENINGS, PAINTED, TYP.

2 CLAY MISSION TILE ROOF.

S EXPOSED RAFTER TAILS, OPAQUE STAIN, TYP.

DECORATIVE WROUGHT IRON SECURITY GRILL, POWDER COATED, TYP.

5 IRON BAR SECURITY GRILL, POWDER COATED, TYP.

B WOOD CASEMENT WINDOW W/DIVIDED LITE GLASS, TYP.

7 WOOD FIXED GLASS WINDOW.

B WOOD FRENCH DOOR W DIVIDED LITE GLASS, TYP

9 CLAY TILE CHIMNEY CAP.

10 MISSION STYLE WALL PARAPET.

11 CLAY PIPE ATTIC VENT.

12 WOOD ENTRY DOOR w/ UPPER PANEL LITES, TEMPERED.

13 DECORATIVE WROUGHT IRON POT HANGER, POWDER COATED, TVP.

NAME: ESTRADA LAND PLANNING NNIS COURT LTS. OOL BLDG. DRWG. NO. OOLWATER ASH RECEPTACLES JUNE 17, 2015

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT THE GENERAL DEVELOPMENT PLAN

HOUSE OF PACIFIC RELATIONS

INTERNATIONAL COTTAGES

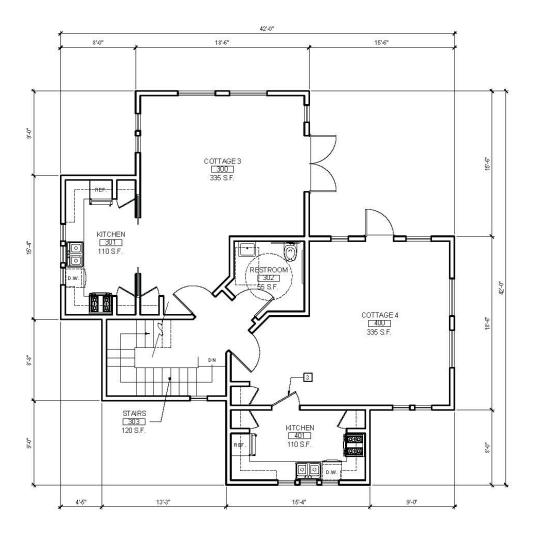
(A PORTION OF BALBOA PARK) SHEET 7 OF 19

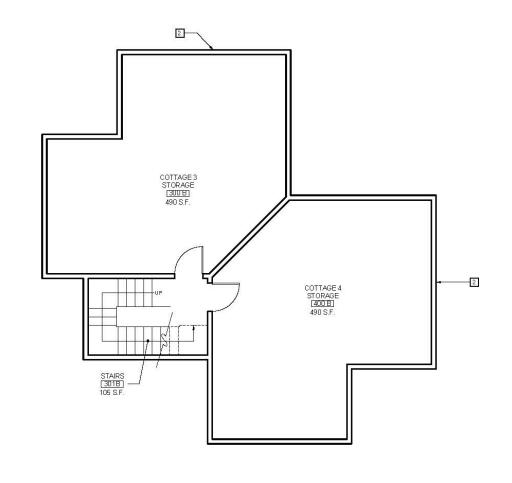
P. DAVID MARSHALL C-24785

ARCHITECT OF WORK

HERITAGE SAS FIFTH AVENUE
ARCHITECTURE SAN DESCO CAUPORNIA SZIDI
A PLANNING (192587365 PAX(610) 254-4586

THOMAS BROTHERS PAGE:





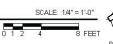
GROUND FLOOR PLAN - COTTAGE 3/4

1185 SQUARE FEET





BASEMENT FLOOR PLAN - COTTAGE 3/4





KEY NOTES

- 1 LINE OF BUILDING ABOVE.
- 2 CAST-CONCRETE WALLS.
- 3 DUTCH DOORS.

SED ARCHITECTURE OF CALIFORNIA

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE 638 FIFTH AVENU ARCHITECTURE 68M DIESO CALIFORNIA 8216 MIB 2397889 FAX610 234638

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		CIP NO.	J.O. NO.	DRWG, NO.				REVISION	LAMBE

JUNE 17, 2015
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

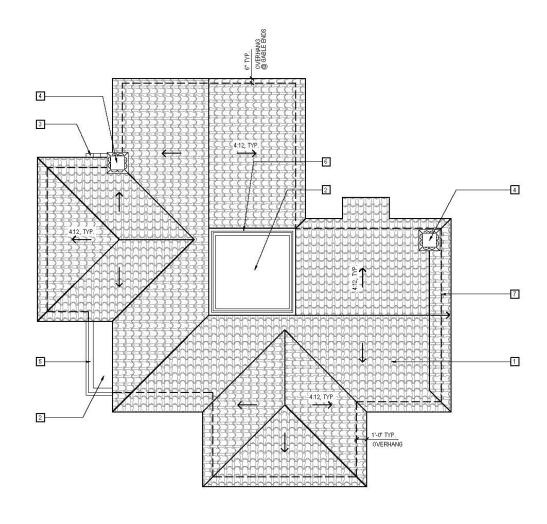
HOUSE OF PACIFIC RELATIONS

INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK) SHEET 8 OF 19:

HEET 8 OF 19' PSD
THOMAS BROTHERS PAGE: (PSD #)

MBERT COORDINATES:



ROOF PLAN - COTTAGE 3/4





NCE .

KEY NOTES

- 1 CLAY MISSION TILE ROOF.
- 2 BUILT-UP ROOF.
- 3 SLOPED CLAY TILE CAP.
- GLAY TILE CHIMNEY CAP.
- 5 PLASTER CORNICE AT PARAPET.
- 6 PLASTER AND CLAY TILE ROOF PARAPET.
- T LINE OF BUILDING BELOW.

SED ARCHIVE SERVICE SE

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE SAS FIFTH AVENU ARCHITECTURE SAN DEGO CAUPORNIA SE A PLANNING (\$1958-7865 PAX(\$19)28-45

COUNCIL DIST	RICT: 3	COMMUNITY PLAN AREA: BALBOA PA	RK1						
DATE	ACTION	REFERENCE DOCUMENTS			ITEM QUANTITY	IMPROVEMENTS SUMMARY (DA	하면 살이 많아 나는 나는 아이들의 사람이 되었다. 아이들은 아이들은 아이들이 없는데 없었다.	ITEM QUANTI	TY .
	SITE ACQUIRED	RESO, NO. R-	COST\$:	ACRES:	TOTAL SITE AC.	TOT LOT SF	PAVED WALKWAYS SF	SECURITY LTS. STO	s.
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA AC.	MULTI-PURPOSE CT. SF	PARKROADS SF	BALLFIELD LTS. STO	s.
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		TURF AC.	TENNIS CTS. SF	PARKING LOT SF	TENNIS COURT LTS. STO	s.
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUB BED AC.	RESTROOM SF	PARKING STALLS-STD.	MULTI-PUR POSE CT. LTS. STO	s.
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG.NO.	NATURAL AC.	REC. BLDG. SF	PARKING STALLS-DISABLED 1	BACKSTOPS	ALTER
		CIP NO.	J.O. NO.	DRWG.NO.	D.G. PAVING AC.	POOLBLDG. SF	COURTGAME AREA SF	BENCHES E	
	1	CIP NO.	J.O. NO.	DRWG.NO.	DIRTINFIELDS AC.	POOLDECK SF	LAWN ED GING LF	PICNIC TABLES	A
		CIP NO.	J.O. NO.	DRWG, NO.		POOLWATER SF	BLEACHERS EA.	TRASH RECEPTACLES	A
		CIP NO.	J.O. NO.	DRWG.NO.					711
		CIP NO.	J.O. NO.	DRWG, NO.					1
	j	CIP NO.	J.O. NO.	DRWG. NO.				REVISION	LAMBERT COORDINATES:
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JUNE 17, 2015
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

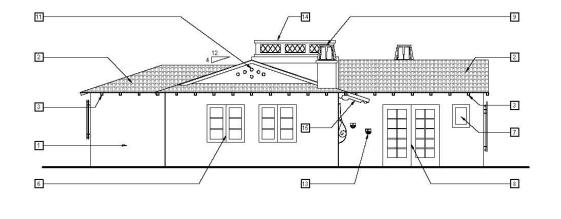
THE GENERAL DEVELOPMENT PLAN

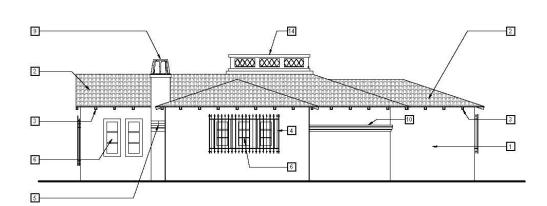
HOUSE OF PACIFIC RELATIONS

INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK) SHEET 9 OF 19

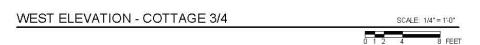
THOMAS BROTHERS PAGE: PSD PSD (PSD #)



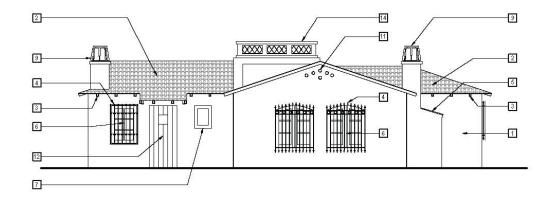


EAST ELEVATION - COTTAGE 3/4

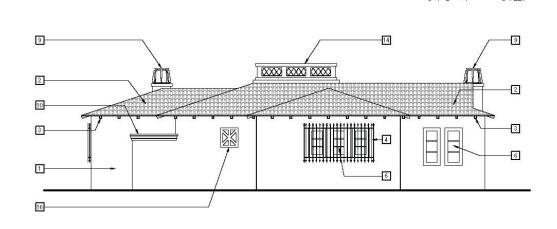
■ WOOD FRENCH DOOR w/ DIVIDED LITE TEMPERED GLASS, TYP.



KEY NOTES 1 WOOD FRAMED WALL W/ EXTERIOR PLASTER, BULLNOSE CORNERS AND OPENINGS, PAINTED, TYP. 9 CLAY TILE CHIMNEY CAP. 10 PLASTER CORNICE. 2 CLAY MISSION TILE ROOF. 11 CLAY PIPE ATTIC VENT. 3 EXPOSED RAFTER TAILS, OPAQUE STAIN, TYP. 12 WOOD ENTRY DOOR W/ UPPER PANEL LITE, TEMPERED. DECORATIVE WROUGHT IRON SECURITY GRILL, POWDER COATED, TYP. 13 DE CORATIVE WROUGHT IRON PLANTER, POWDER COATED, TYP 5 SLOPED CLAY TILE CAP. 14 PLASTER AND CLAY TILE ROOF PARAPET. **6** WOOD CASEMENT WINDOW w DIVIDED LITE GLASS, TYP. 15 DECORATIVE WOOD CORBEL. 7 WOOD FIXED GLASS WINDOW. 16 DECORATIVE CONCRETE GRILL W TEMPERED GLASS BEHIND.



NORTH ELEVATION - COTTAGE 3/4



SOUTH ELEVATION - COTTAGE 3/4

ARCHITECT OF WORK

COUNCIL DI	SIRICI: 3	COMMUNITY PLAN AREA: B	ALBUA PARK 1		
DATE	ACTION	REFERENCE DOCUMENTS			ITE
	SITE ACQUIRED	RESO. NO. R-	COST\$:	ACRES:	тот
	SITE DEDICATED	ORD. NO.		ACRES:	IMP
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND	PLANNING	TUR
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHF
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NAT
		CIP NO.	J.O. NO.	DRWG. NO.	D.G
		CIP NO.	J.O. NO.	DRWG. NO.	DIR
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
					1

ITEM	QUANTITY	ITEM	QUANTITY	ITEM Q	UAN TITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARKROADS	SF	BALLFIELD LTS.	STDS
TURF	AC.	TENNIS CTS.	SF	PARIONG LOT	SF	TENNIS COURT LTS.	STDS
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PUR POSE CT. LTS.	STDS
NATURAL	AC.	REC. BLDG.	SF	PARIONG STALLS-DISABLED	1	BACKSTOPS	EA
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA
DIRTINFIELDS	AC.	POOLDECK	SF	LAWN ED GING	LF	PICNIC TABLES	EA
		POOLWATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA

JUNE 17, 2015 CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN HOUSE OF PACIFIC RELATIONS

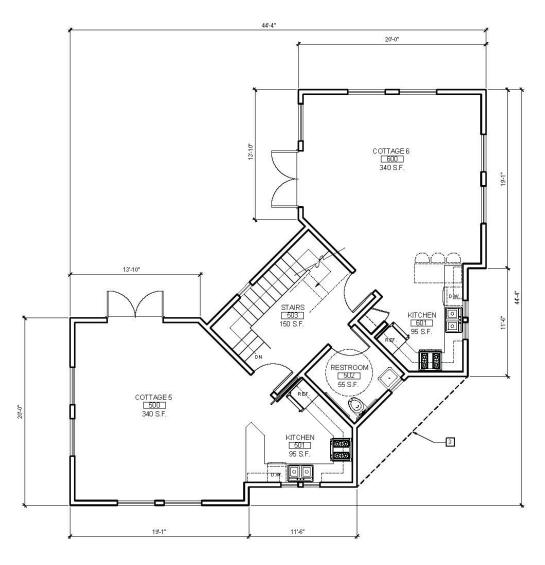
INTERNATIONAL COTTAGES

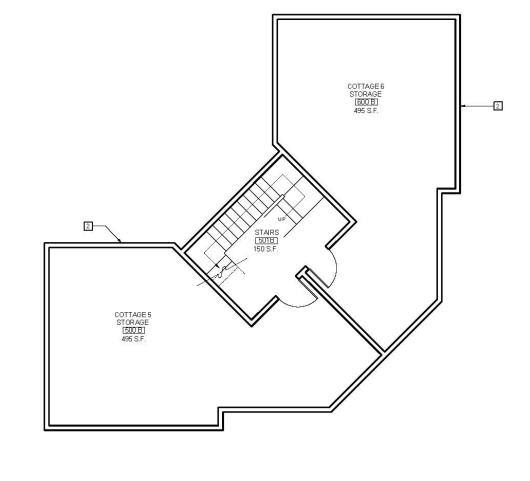
(A PORTION OF BALBOA PARK) SHEET 10 OF 19

THOMAS BROTHERS PAGE:

(PSD#)

LAMBERT COORDINATES:





GROUND FLOOR PLAN - COTTAGE 5/6

1190 SQUARE FEET





BASEMENT FLOOR PLAN - COTTAGE 5/6



- 1 LINE OF BUILDING ABOVE.
- 2 CAST-CONCRETE WALLS.
- 3 LINE OF BASEMENT BELOW.

ARCHITECT OF WORK

DATE	ACTION	REFERENCE DOCUMENTS	S		ITEM	QUANTITY
	SITE ACQUIRED	RESO, NO. R-	COST\$:	ACRES:	TOTAL SITE	AC.
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND	PLANNING	TURF	AC.
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUB BED	AC.
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.
		CIP NO.	J.O. NO.	DRWG.NO.	D.G. PAVING	AC.
		CIP NO.	J.O. NO.	DRWG. NO.	DIRTINFIELDS	AC.
		CIP NO.	J.O. NO.	DRWG. NO.		
		CIP NO.	J.O. NO.	DRWG.NO.		
		CIP NO	J.O. NO	DRWG NO		

ITEM	QUANTITY	ITEM	QUANTITY	ITEM QU	AN TITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARKROADS	SF	BALLFIELD LTS.	STDS.
TURF	AC.	TENNIS CTS.	SF	PARIONG LOT	SF	TENNIS COURT LTS.	STDS.
SHRUB BED	AC.	RESTROOM	SF	PARIONG STALLS-STD.		MULTI-PUR POSE CT. LTS.	STDS.
NATURAL	AC.	REC. BLDG.	SF	PARIONG STALLS-DISABLED	1	BACKSTOPS	EA
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA
DIRTINFIELDS	AC.	POOLDECK	SF	LAWN ED GING	LF	PICNIC TABLES	EA
		POOLWATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA.

JUNE 17, 2015 CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

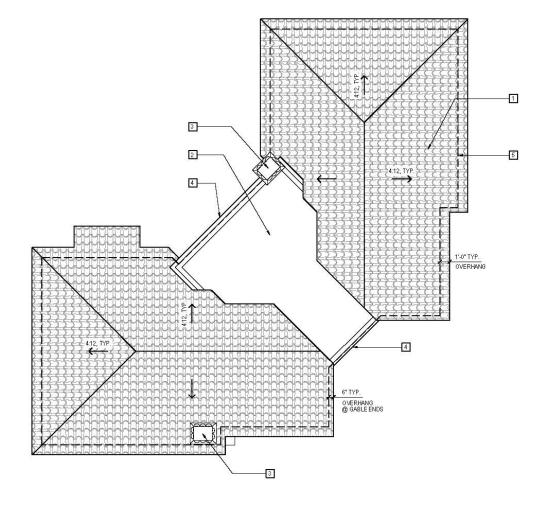
THE GENERAL DEVELOPMENT PLAN HOUSE OF PACIFIC RELATIONS

INTERNATIONAL COTTAGES

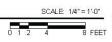
(A PORTION OF BALBOA PARK) SHEET II OF 19

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:

PSD (PSD#)



ROOF PLAN - COTTAGE 5/6



KEY NOTES

- 1 CLAY MISSION TILE ROOF.
- 2 BUILT-UP ROOF.
- 3 CLAY TILE CHIMNEY CAP.
- 4 PLASTER CORNICE AT PARAPET.
- 5 LINE OF BUILDING BELOW.

ED ARCHIVE ARC

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE
ARCHITECTURE SAM DOGGO CAUFORNIA BRIDGE PLANNING (0192507805 FAX(619) 884428

TRICT: 3	COMMUNITY PLAN AREA: BALBOA PA	RK1	-	2000				esteri.
ACTION	REFERENCE DOCUMENTS			ITEM QUANTITY			ITEM QUANTI	TY
SITE ACQUIRED	RESO. NO. R-	COST\$:	ACRES:	TOTAL SITE AC.	TOT LOT SF	PAVED WALKWAYS SF	SECURITY LTS. STD	s.
SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA AC.	MULTI-PURPOSE CT. SF	PARKROADS SF	BALLFIELD LTS. STD	s.
GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		TURF AC.	TENNIS CTS. SF	PARKING LOT SF	TENNIS COURT LTS. STD	s.
P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUBBED AC.	RESTROOM SF	PARKING STALLS-STD.	MULTI-PURPOSE CT. LTS. STD	s.
INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG.NO.	NATURAL AC.	REC. BLDG. SF	PARIONG STALLS-DISABLED 1	BACKSTOPS	INTE
	CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING AC.	POOL BLDG. SF	COURTGAME AREA SF	BENCHES E	
1	CIP NO.	J.O. NO.	DRWG. NO.	DIRTINFIELDS AC.	POOLDECK SF	LAWN ED GING LF	PICNIC TABLES E	:A
	CIP NO.	J.O. NO.	DRWG, NO.	F	POOLWATER SF	BLEACHERS EA.	TRASH RECEPTACLES	A
	CIP NO.	J.O. NO.	DRWG. NO.					71
	CIP NO.	J.O. NO.	DRWG, NO.					11
	CIP NO.	J.O. NO.	DRWG.NO.				REVISION	LAMBERT COORDINATES:
	SITE ACQUIRED SITE DEDICATED GDP CONSULTANT HIRED P&R BOARD APPROVAL	ACTION REFERENCE DOCUMENTS SITE ACQUIRED RESO. NO. R- SITE DEDICATED ORD. NO. GDP CONSULTANT HIRED RESO. NO. P&R BOARD APPROVAL PF&R APPROVAL INITIAL DEVELOPMENT CIP NO. CIP NO. CIP NO. CIP NO. CIP NO. CIP NO. CIP NO.	ACTION	ACTION	ACTION REFERENCE DOCUMENTS ITEM QUANTITY	MPROVEMENTS SUMMARY (DATE) SITE ACQUIRED RESO. NO. R- COST \$: ACRES: TOTAL SITE AC. MULTI-PURPOSE CT. SF.	MPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)	MPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS) TIEM QUANTITY TIEM QUA

JUNE 17, 2015
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

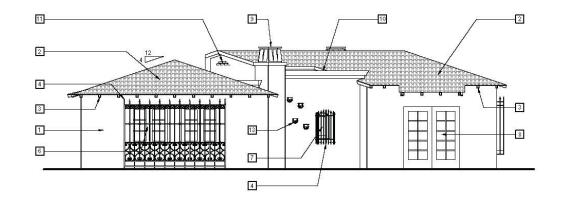
HOUSE OF PACIFIC RELATIONS

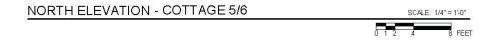
INTERNATIONAL COTTAGES

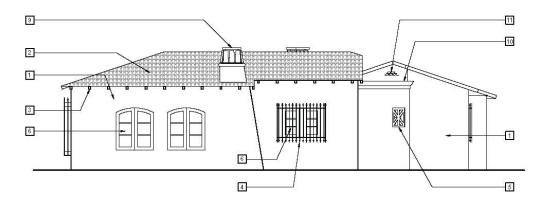
(A PORTION OF BALBOA PARK)

PSD (PSD#)

SHEET 12 OF 19
T COORDINATES: THOMAS BROTHERS PAGE:







SOUTH ELEVATION - COTTAGE 5/6	SCALE: 1/4" = 1'-0"

0 1 2 4 8 Fi

KEY NUTES	
WOOD FRAMED WALL W/ EXTERIOR PLASTER, BULLNOSE CORNERS AND OPENINGS, PAINTED, TYP.	9 CLAY TILE CHIMNEY CAP.
SSTATE OF EMILOS, FRANCE, THE	10 PLASTER CORNICE.

2 CLAY MISSION TILE ROOF.

11 CLAY TILE ATTIC VENT.

3 EXPOSED RAFTER TAILS, OPAQUE STAIN, TYP.

4 DECORATIVE WROUGHT IRON SECURITY GRILL, POWDER
COATED, TYP. 13 DECORATIVE WROUGHT IRON

COATED, TYP.

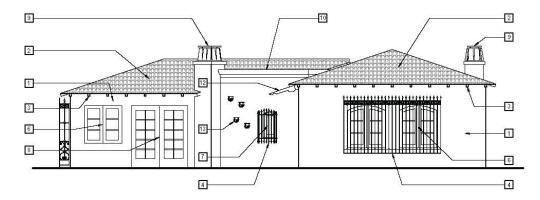
13 DECORATIVE WROUGHT IRON POT HANGER, POWDER COATED, TYP

15 DECORATIVE CONCRETE GRILL W/TEMPERED GLASS BEHIND.

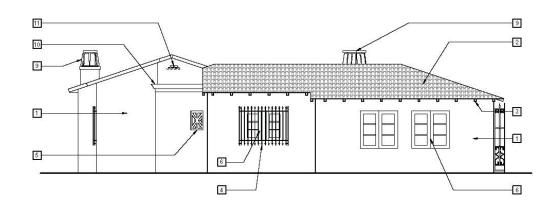
WOOD CASEMENT WINDOW w DIVIDED LITE GLASS, TYP.

 WOOD FIXED GLASS WINDOW.

■ WOOD FRENCH DOOR w/ DIVIDED LITE TEMPERED GLASS, TYP.



WEST ELEVATION - COTTAGE 5/6	SCALE: 1/4" = 1'-0"



EAST ELEVATION - COTTAGE 5/6 SCALE 1/4"=11-0"



ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE
ARCHITECTURE SAN DEGO CAUPORNIA BEZ
A PLANNING (\$19.2507.000 PAX 610) 2944

UNCIL DIST	TRICT: 3	COMMUNITY PLAN AREA: BALBOA PA	RK1							
re	ACTION	REFERENCE DOCUMENTS			ITEM Q	UANTITY		TA FROM AS-BUILT DRAWINGS) ITEM QUANTITY	ITEM	QUANTITY
	SITE ACQUIRED	RESO, NO. R-	COST\$:	ACRES:	TOTAL SITE	AC.	TOT LOT SF	PAVED WALKWAYS SF	SECURITY LTS.	STDS.
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT. SF	PARKROADS SF	BALLFIELD LTS.	STDS.
3/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		TURF	AC.	TENNIS CTS. SF	PARIONG LOT SF	TENNIS COURT LTS.	STDS.
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM SF	PARIONG STALLS-STD.	MULTI-PUR POSE CT. LTS.	STDS.
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG, NO.	NATURAL	AC.	REC. BLDG. SF	PARIONG STALLS-DISABLED 1	BACKSTOPS	EA.
		CIP NO.	J.O. NO.	DRWG, NO.	D.G. PAVING	AC.	POOLBLDG. SF	COURT GAME AREA SF	BENCHES	EA
		CIP NO.	J.O. NO.	DRWG, NO.	DIRTINFIELDS	AC.	POOLDECK SF	LAWN ED GING LF	PICNIC TABLES	EA.
		CIP NO.	J.O. NO.	DRWG, NO.			POOLWATER SF	BLEACHERS EA.	TRASH RECEPTACLES	EA
		CIP NO.	J.O. NO.	DRWG. NO.						
	0	CIP NO.	J.O. NO.	DRWG, NO.						
	j	CIP NO.	J.O. NO.	DRWG.NO.					REVISION	

JUNE 17, 2015

(PSD#)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

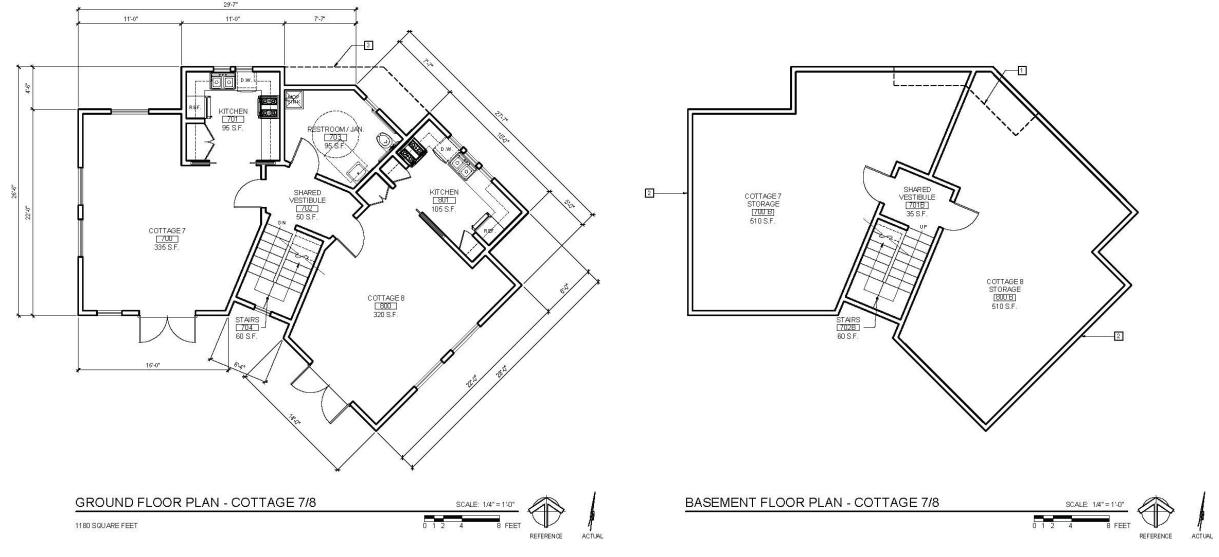
THE GENERAL DEVELOPMENT PLAN

HOUSE OF PACIFIC RELATIONS

INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK) SHEET 13 OF 19

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:



KEY NOTES

1 LINE OF BUILDING ABOVE.

2 CAST-CONCRETE WALLS.

3 LINE OF BASEMENT BELOW.

SED ARCHITECTURE A

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE

ARCHITECTURE

ARCHITECTURE

BAN DEGG CALDFORNIA BEST

OUNCIL DIS	TRICT: 3	COMMUNITY PLAN AREA: BALBOA PA	RK1						
ATE	ACTION	REFERENCE DOCUMENTS			ITEM QUANTITY		TA FROM AS-BUILT DRAWINGS) ITEM QUANTITY	ITEM QUANTITY	
	SITE ACQUIRED	RESO. NO. R-	COST\$:	ACRES:	TOTAL SITE AC	TOTLOT SF	PAVED WALKWAYS SF	SECURITY LTS. STDS.	
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA AC	. MULTI-PURPOSE CT. SF	PARKROADS SF	BALLFIELD LTS. STDS.	
/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		TURF AC	TENNIS CTS. SF	PARKING LOT SF	TENNIS COURT LTS. STDS.	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUB BED AC	. RESTROOM SF	PARIONG STALLS-STD.	MULTI-PUR POSE CT. LTS. STDS.	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG.NO.	NATURAL AC	. REC. BLDG. SF	PARIONG STALLS-DISABLED 1	BACKSTOPS EA	
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING AC	. POOLBLDG. SF	COURTGAME AREA SF	BENCHES EA	
		CIP NO.	J.O. NO.	DRWG.NO.	DIRTINFIELDS AC	POOLDECK SF	LAWN ED GING LF	PICNIC TABLES EA	
		CIP NO.	J.O. NO.	DRWG, NO.	F	POOLWATER SF	BLEACHERS EA.	TRASH RECEPTACLES EA	
		CIP NO.	J.O. NO.	DRWG. NO.				'	
		CIP NO.	J.O. NO.	DRWG, NO.					!
		CIP NO.	J.O. NO.	DRWG.NO.				REVISION	LAMBE
							41		

JUNE 17, 2015 CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
HOUSE OF PACIFIC RELATIONS

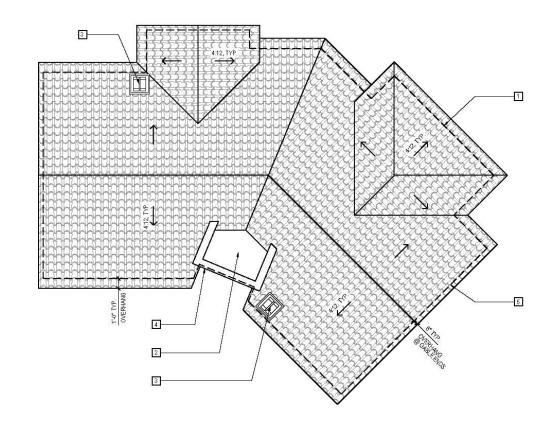
INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

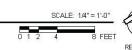
SHEET 14 OF 19

(BERT COORDINATES: THOMAS BROTHERS PAGE:

PSD (PSD#)



ROOF PLAN - COTTAGE 7/8





KEY NOTES

- 1 CLAY MISSION TILE ROOF.
- 2 BUILT-UP ROOF.
- 3 CLAY TILE CHIMNEY CAP.
- 4 PLASTER CORNICE AT PARAPET.
- 5 LINE OF BUILDING BELOW.

SOUTH ARCHITECTURE ARCHITECTURE

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE SAS FIFTH AVEN
ARCHITECTURE SAN DESG CAUPONNASS
A PLANNING (119 2307166 PAX (510) 884-

COUNCIL DIST	RICT: 3	COMMUNITY PLAN AREA: BALBOA PAI	RK1							
DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY		ATA FROM AS-BUILT DRAWINGS)	ITEM QUANTI	TY.
	SITE ACQUIRED	RESO. NO. R-	COST\$:	ACRES:	TOTAL SITE	AC.	TOT LOT SF	PAVED WALKWAYS SF	SECURITY LTS. STD	S.
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT. SF	PARKROADS SF	BALLFIELD LTS. STD	S.
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		TURF	AC.	TENNIS CTS. SF	PARKING LOT SF	TENNIS COURT LTS. STD	S.
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM SF	PARKING STALLS-STD.	MULTI-PUR POSE CT. LTS. STD	S.
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG.NO.	NATURAL	AC.	REC. BLDG. SF	PARIONG STALLS-DISABLED 1	BACKSTOPS E	A
		CIP NO.	J.O. NO.	DRWG.NO.	D.G. PAVING	AC.	POOLBLDG. SF	COURTGAME AREA SF	BENCHES E	A
		CIP NO.	J.O. NO.	DRWG.NO.	DIRTINFIELDS	AC.	POOLDECK SF	LAWN ED GING LF	PICNIC TABLES E	A
		CIP NO.	J.O. NO.	DRWG, NO.			POOLWATER SF	BLEACHERS EA.	TRASH RECEPTACLES	A
		CIP NO.	J.O. NO.	DRWG.NO.						71
		CIP NO.	J.O. NO.	DRWG. NO.						٦—
		CIP NO.	J.O. NO.	DRWG. NO.					REVISION	LAMBE
									1	

JUNE 17, 2015
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

HOUSE OF PACIFIC RELATIONS

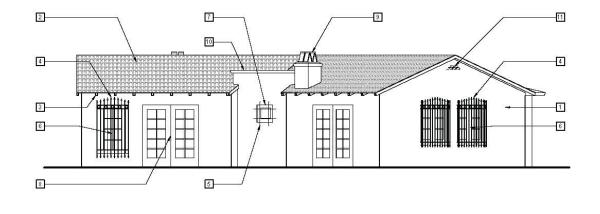
INTERNATIONAL COTTAGES

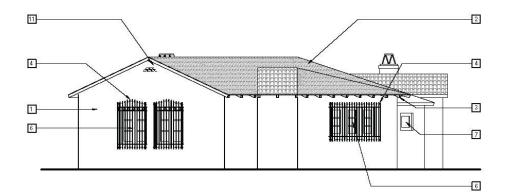
(A PORTION OF BALBOA PARK) SHEET 15 OF 19

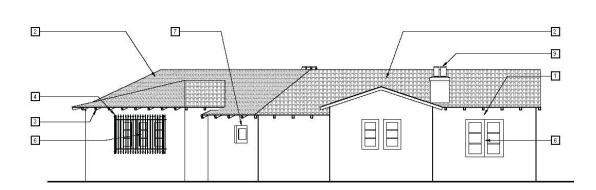
PSD (PSD#)

AMBERT COORDINATES:

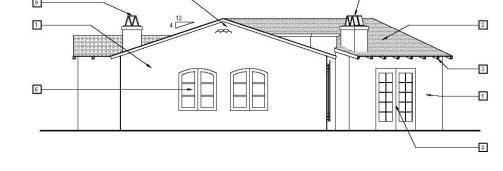
THOMAS BROTHERS PAGE:











NORTH ELEVATION - COTTAGE 7/8

WEST ELEVATION - COTTAGE 7/8

EAST ELEVATION - COTTAGE 7/8

KEY NOTES

1 WOOD FRAMED WALL W/ EXTERIOR PLASTER, BULLNOSE CORNERS AND OPENINGS, PAINTED, TYP.

SOUTH ELEVATION - COTTAGE 7/8

2 CLAY MISSION TILE ROOF.

EXPOSED RAFTER TAILS, OPAQUE STAIN, TYP.

DECORATIVE WROUGHT IRON SECURITY GRILL, POWDER COATED, TYP.

6 WOOD CASEMENT WINDOW W DIVIDED LITE GLASS, TYP.

7 WOOD FIXED GLASS WINDOW.

8 WOOD FRENCH DOOR w/ DIVIDED LITE TEMPERED GLASS, TYP.

ITEM	QUANTITY	ITEM	QUANTITY	ITEM QU	AN TITY	ITEM	QUANTIT
TOTAL SITE	AC.	тот ьот	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARKROADS	SF	BALLFIELD LTS.	STDS
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PUR POSE CT. LTS.	STDS
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1	BACKSTOPS	E#
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	E/
DIRTINFIELDS	AC.	POOLDECK	SF	LAWN ED GING	LF	PICNIC TABLES	E/
		POOLWATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	E/

JUNE 17, 2015

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT THE GENERAL DEVELOPMENT PLAN

HOUSE OF PACIFIC RELATIONS

INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:

P. DAVID MARSHALL C-24785

ARCHITECT OF WORK

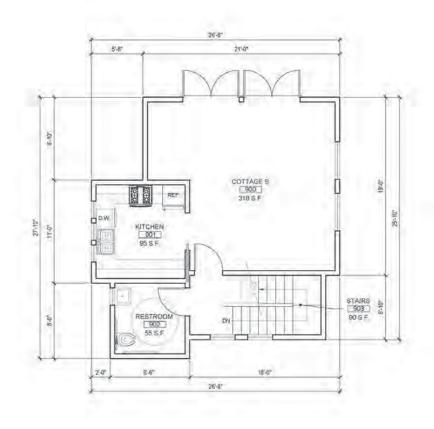
HERITAGE SAS FIFTH AVENUE ARCHITECTURE SAN DEGO CAUPORNIA SZIDI A PLANNING (\$12.2507886 PAK \$15) 8344586

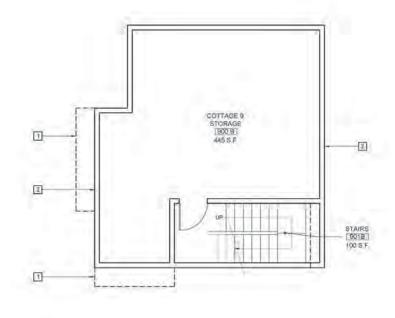
9 CLAY TILE CHIMNEY CAP. 10 PLASTER CORNICE. 11 CLAY TILE ATTIC VENT. **B** IRON BAR SECURITY GRILL, POWDER COATED, TYP.

NAME: ESTRADA LAND PLANNING

SHEET 16 OF 19

(PSD#)





GROUND FLOOR PLAN - COTTAGE 9 REFERENCE ACTUAL

BASEMENT FLOOR PLAN - COTTAGE 9





1 LINE OF BUILDING ABOVE

2 CAST-CONCRETE WALLS

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS) AC. REC. BLDG

THE GENERAL DEVELOPMENT PLAN HOUSE OF PACIFIC RELATIONS

INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

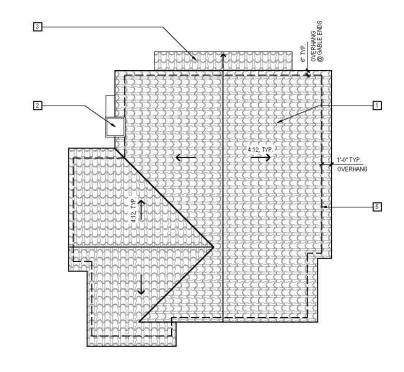
SHEET 17 OF 19 LAMBERT COORDINATES

(PSD #) THOMAS BROTHERS PAGE

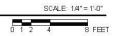
JUNE 17, 2015

ARCHITECT OF WORK P+ DAVID MARSHALL E-24785

HERITAGE WAS DISCOUNTED AND DISCOUNTED TO A PLANNING WIS 2047000 PARGIN 2244000



ROOF PLAN - COTTAGE 9







KEY NOTES

- 1 CLAY MISSION TILE ROOF.
- 2 PLASTER AND CLAY TILE CHIMNEY CAP.
- 3 CLAY TILE SHED ROOF AT ENTRY.
- 4 LINE OF BUILDING BELOW.

ED ARCHIVE ARC

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE
ARCHITECTURE SAN DEGO CAUPORNIA SZIDI

COUNCIL DIS	TRICT: 3	COMMUNITY PLAN AREA: BALBOA PA	RK1						
ATE	ACTION	REFERENCE DOCUMENTS			ITEM QUANTITY	IMPROVEMENTS SUMMARY (DA ITEM QUANTITY	하다 살아보다 하나 나가 하나 하나 나는 사람들이 아니라 하나 아니라 아니는 사람이 없다면 살아 있다.	ITEM QUANTITY	
	SITE ACQUIRED	RESO, NO. R-	COST\$:	ACRES:	TOTAL SITE AC.	TOT LOT SF	PAVED WALKWAYS SF	SECURITY LTS. STDS.	
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA AC.	MULTI-PURPOSE CT. SF	PARKROADS SF	BALLFIELD LTS. STDS.	40
/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND PLANNING		TURF AC.	TENNIS CTS. SF	PARKING LOT SF	TENNIS COURT LTS. STDS.	41
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUBBED AC.	RESTROOM SF	PARKING STALLS-STD.	MULTI-PURPOSE CT. LTS. STDS.	11 .
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG.NO.	NATURAL AC.	REC. BLDG. SF	PARIGNG STALLS-DISABLED 1	BACKSTOPS EA	11
		CIP NO.	J.O. NO.	DRWG.NO.	D.G. PAVING AC.	POOL BLDG. SF	COURT GAME AREA SF	BENCHES EA	
		CIP NO.	J.O. NO.	DRWG, NO.	DIRTINFIELDS AC.	POOLDECK SF	LAWN ED GING LF	PICNIC TABLES EA	41
		CIP NO.	J.O. NO.	DRWG, NO.		POOLWATER SF	BLEACHERS EA.	TRASH RECEPTACLES EA	40
		CIP NO.	J.O. NO.	DRWG.NO.					40
		CIP NO.	J.O. NO.	DRWG, NO.					II —
	7	CIP NO.	J.O. NO.	DRWG. NO.				REVISION	LAMBE
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JUNE 17, 2015
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

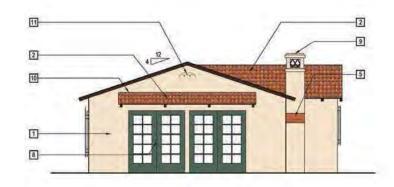
HOUSE OF PACIFIC RELATIONS

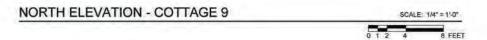
INTERNATIONAL COTTAGES

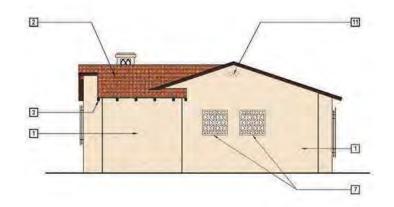
(A PORTION OF BALBOA PARK) SHEET 18 OF 19 '

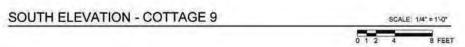
SHEET 18 OF 19 ' PSD

MBERT COORDINATES: THOMAS BROTHERS PAGE: (PSD #)







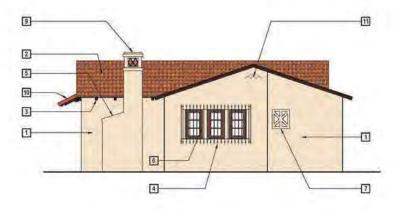


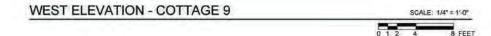
9 PLASTER AND CLAY TILE CHIMNEY CAP

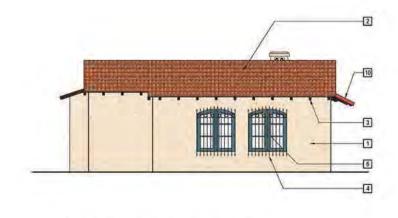
11 CLAY TILE ATTIC VENT

50 SHED ROOF AT ENTRY W DECORATIVE WOOD CORSEL SUPPORTS.

- WOOD FRAMED WALL W/ EXTERIOR PLASTER, BULLNOSE CORNERS AND OPENINGS, PAINTED, TYP.
- 2 CLAY MISSION TILE ROOF.
- 3 EXPOSED RAFTER TAILS, OPAQUE STAIN, TYP.
- DECORATIVE WROUGHT IRON SECURITY GRILL, POWDER COATED, TYP.
- 5 SLOPED CLAY TILE CAP.
- 6 WOOD CASEMENT WINDOW W DIVIDED LITE GLASS, TYP.
- 7 DECORATIVE CONCRETE GRILL W TEMPERED GLASS BEHIND.
- B WOOD FRENCH DOOR WIDIVIDED LITE TEMPERED GLASS, TYP.







EAST ELEVATION - COTTAGE 9



COUNCIL DISTRICT 3 COMMUNITY PLAN AREA BALBOA PARK 1 NAME ESTRADA LAND PLANNING CRWG NO JO NO DRWG NO. DRWG NO DRWG NO DRWG NO.

ITEM	QUANTITY	ITEM	QUANTITY		ANTITY	ITEM	QUANTIT
TOTAL SITE	AC	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS:	STOS
IMPROVED AREA	AC	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS	STOS
TURF	AC.	TENNIS CTS	SF	PARKING LOT	SF	TENNIS COURT LTS	STDS
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD		MULTI-PURPOSE CT. LTS.	STDS
NATURAL	AC	REC. BLDG	SF	FARKING STALLS-DISASLED	.1	BACKSTOPS	E
D.G. PAVING	AC	POOL BLDG	SF	COURT GAME AREA	SF	BENCHES	E/
DIRT INFIELDS	AC	POOL DECK	SF	LAWN EDGING	LF	PIONIC TABLES	E/
		POOL WATER	SF	BLEACHERS	EA	TRASH RECEPTACLES	E

JUNE 17, 2015 CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN HOUSE OF PACIFIC RELATIONS

INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK) SHEET 19 OF 19

LAMBERT COORDINATES:

(PSD #) THOMAS BROTHERS PAGE:

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

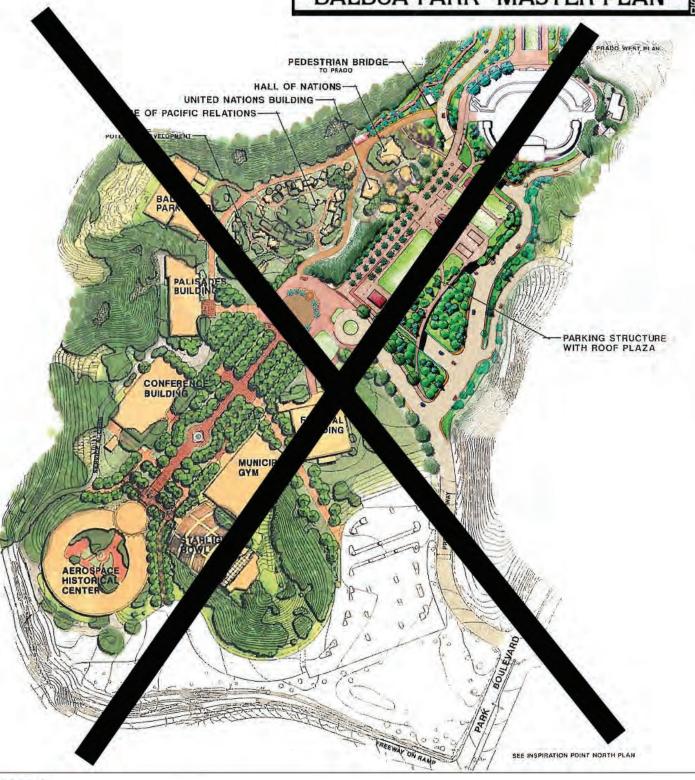
An Amendment to the

Balboa Park Master Plan

For the
House of Pacific Relations
International Cottages Expansion
June 25, 2015

Prepared by: Estrada Land Planning





LEGEND



TREES

PALM TREES



GROUNDCOVERS

LAWN



PAVED PEDESTRIAN AREAS

Figure 5



CONCEPTUAL MASTER PLAN PALISADES













GROUNDCOVERS

LAWN



PAVED PEDESTRIAN AREAS

Figure 5



CONCEPTUAL MASTER PLAN PALISADES



BALBOA PARK CENTRAL MESA PRECISE PLAN

Proposed Amendment Strike-out/Underline Format

For the
House of Pacific Relations
International Cottages Expansion
June 25, 2015

Prepared by: Estrada Land Planning



Analysis - Archiecture

Proposal Analysis

No significant impacts are anticipated due to this expansion because it is located within its existing leasehold in an inconspituous location. It should not significantly affect parking requirements or news.

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan has allocated an additional 4,000 square feet to House of Pacific Relations to accommodate member groups who do not currently have cottage space. The profiminary design included the relocation of the United States cottage to allow for an expanded central lawn area and single grouping of cottages or sisting of historic and newly constructed a hitecture.

Analysis of Initial Proposal

An evaluation of the plant by the National Park Service recommended leaving the United Lates cottage in its present location and preserving the original Exposition grouping of cottages. The Park Service requested that the new cottages be located in a separate grouping.

Alternative Prop sal

Comments from the National Park Service were incorporated and the new cottages were situated in a parby area. The existing road alignment through the Villar would be preserved and would be converted to a pedestrian walkwar as it was during the 1935 Exposition.

Ar llysis of Alternative Proposal

T eaddition of new cottages to the exist of grouping would have significantly feeted the historical composition of the village. However, an expansion of cottages in an adjacent area offset from the historic configuration will have minimal impact. The proposed cottages would encroach on what is now public open space, but due to the small scale and detached nature of the buildings this impact is considered to be mode, ite. Impacts on parking, circulation and existing vegetation should be minimal.

Spanish Village

Expansion Needs

The Master Plan directs the Precise Plan to guide the redex opment of Spanish Village. This includes the possibility of providing additional studio space and specialty food service facilities for the purpose of revitalizing the area. The preliminary design featured outdoor art demonstration space outside of individual studies as well as new studio buildings attached to the existing structures.



Proposal Analysis

No significant impacts are anticipated due to this expansion because it is located within its existing leasehold in an inconspicuous location. It should not significantly affect parking requirements or views.

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan has had allocated an additional 4,000 square feet to the House of Pacific Relations. to accommodate member groups who do not currently have cottage space. That allocation has been fulfilled, requiring this Precise Plan Amendment. An additional five5 buildings are proposed that will contain nine9 countries. 3Three buildings will be located in the open area south of the existing cottages and two2 buildings will be located north and east of the Hall of Nations. Courtyard areas will be located within each of these building clusters creating an internal enclave that will be shared buy the new countries. The preliminary design included the relocation of the United States cottage to allow for an expanded central lawn area and a single grouping of cottages consisting of historic and newly constructed architecture.

Analysis of Initial Proposal

An evaluation of the plan by the National Park Service recommended leaving the United States cottage in its present location and preserving the original Exposition grouping of cottages. The Park Service requested that the new cottages be located in a separate grouping.

Alternative Proposal

Comments from the National Park Service were incorporated and the new cottages were situated in a nearby area. The existing road alignment through the Village would be preserved and would be converted to a pedestrian walkway as it was during the 1935 Exposition.

Analysis of Alternative Proposal

The addition of new cottages to the existing grouping would have significantly affected the historical composition of the village. However, an expansion of cottages in an adjacent area offset from the historic configuration will have minimal impact. The proposed cottages would encroach on what is now public open space, but due to the small scale and detached nature of the buildings this impact is considered to be moderate. Impacts on parking, circulation and existing vegetation should be minimal.

Spanish Village

Expansion Needs

The Master Plan directs the Precise Plan to guide the redevelopment of Spanish Village. This includes the possibility of providing additional studio space and specialty food service facilities for the purpose of revitalizing the area. The preliminary design featured outdoor art demonstration space outside of individual studios as well as new studio buildings attached to the existing structures.

·BALBOA PARK · CENTRAL MESA PRECISE PLAN

At

Analysis - Architecture

Proposal Analysis

No significant impacts are anticipated due to this expansion because it is located within its existing leasehold in an inconspicuous location. It should not significantly affect parking requirements or views.

House of Pacific Relations

Expansion Proposal

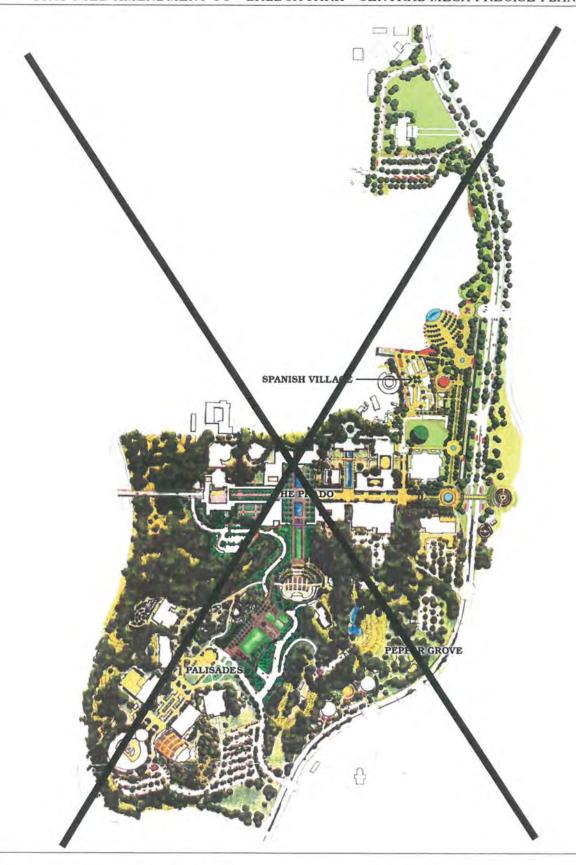
The Balboa Park Master Plan had allocated an additional 4,000 square feet to House of Pacific Relations That allocation has been fulfilled requiring this Precise Plan Amendment. An additional 5 buildings are proposed that will contain 9 countries. 3 buildings will be located in the open area south of the existing cottages and 2 building will be located north and east of the Hall of Nations. Courtyard areas will be located within each of these building clusters creating an internal enclave that will be shared bu the new countries.

Spanish Village

Expansion Needs

The Master Plan directs the Precise Plan to guide the redevelopment of Spanish Village. This includes the possibility of providing additional studio space and specialty food service facilities for the purpose of revitalizing the area. The preliminary design featured outdoor art demonstration space outside of individual studios as well as new studio buildings attached to the existing structures.



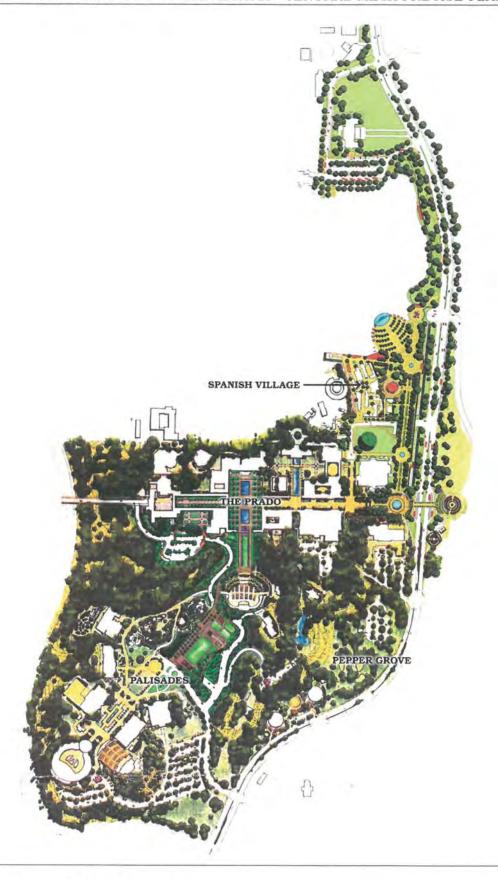


Central Mesa Illustrative

revised 5 April 2012 Figure 28







Central Mesa Illustrative

Revised: June 25, 2015









Palisades



Trees



Lawn

Paved Pedestrian Areas

revised 5 April 2012 Figure









Palisades



Trees





Lawn

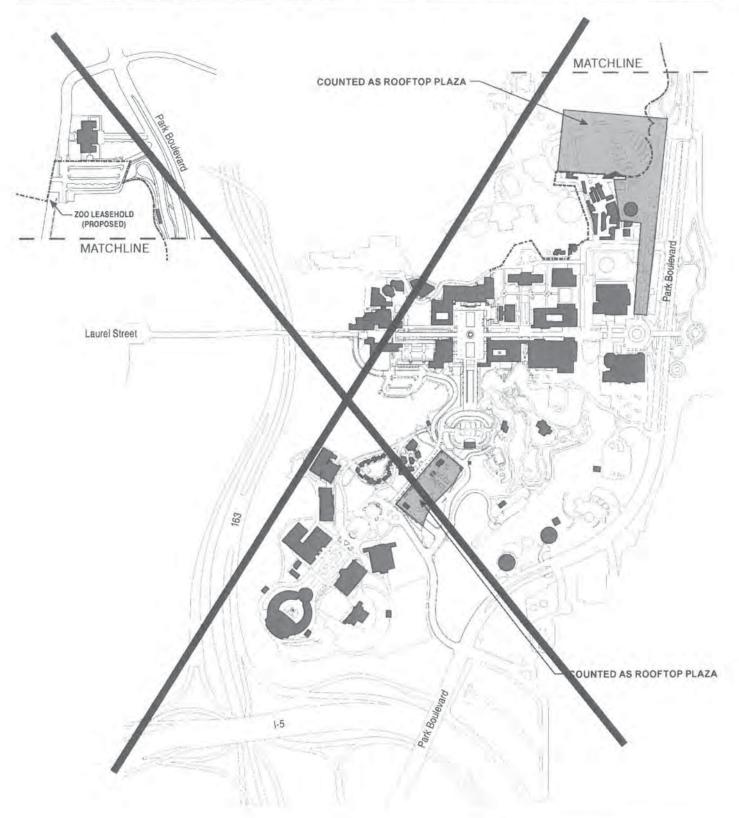
Paved Pedestrian Areas

Revised: June 25, 2015









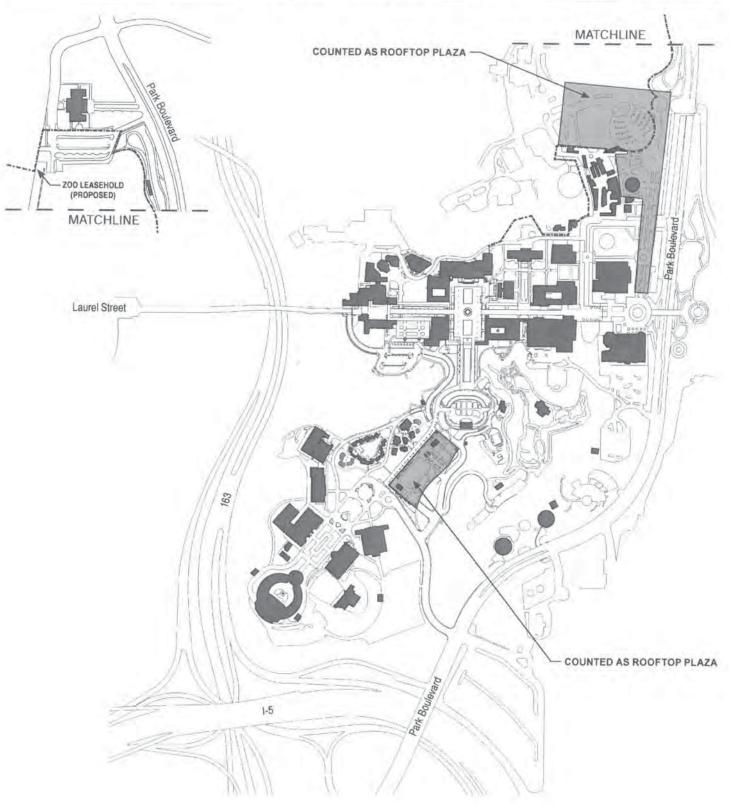
Proposed Buildings

Proposed Buildings - 18 acres

revised 5 April 2012 Figure 37







Proposed Buildings

Proposed Buildings-18.1 Acres

Revised: June 25, 2015

Figure 37



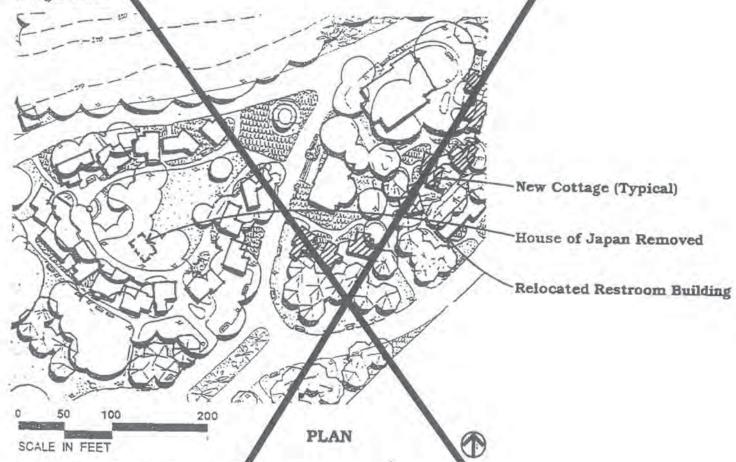


Precise Plan - Architecture

28. House of Pacific Relations

Design Objective:

Add additional antages while preserving the existing group of 1935 Exposition cottages intact.



Recommendations:

- Arrange new cottages on the site as shown.
- Retain the same scale, forms, details, trim, materials and colors as the existing cottages.
- Add a storage and changing room within the expansion.
- Limit the total square footage of expansion to 4,000 square feet.

29. House of Pacific Relations - House of Japan Cottag

Design Objective:

Remove the con-historic House of Japan addition and relocate the organization in one of the new cottages.

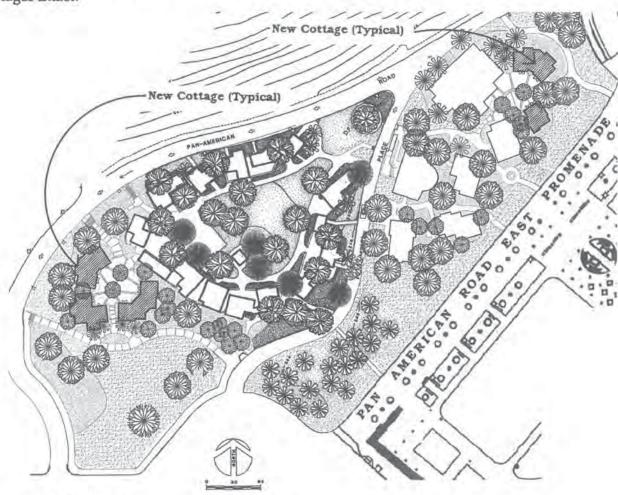


Precise Plan - Architecture

28. House of Pacific Relations

Design Objective:

Add additional cottages while preserving the existing group of 1935 Exposition cottages intact.



Recommendations:

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- Add a storage and changing room within the expansion.

. Limit the total equate feetings of expension to 4,000 equate fact.

-29. House of Pacific Relations - House of Japan Cottage

Dosign Objective:

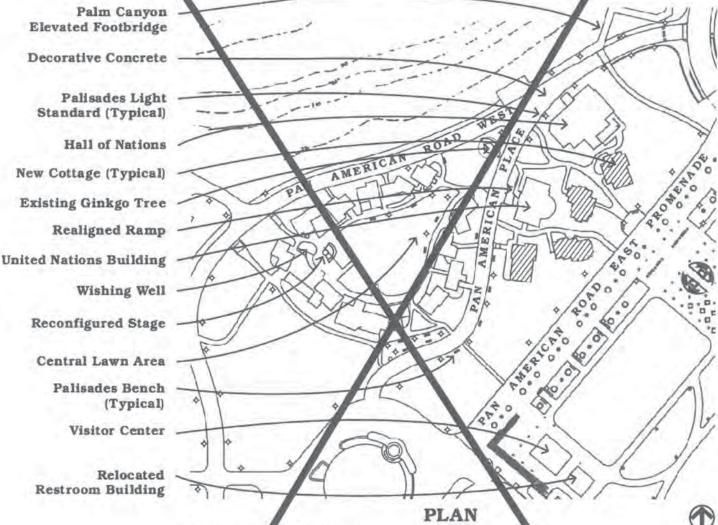
Permove the non-historic House of Japan addition and solocate the organization in one of the new cottages



1. House of Pacific Relations

Design Objective:

Present the wooded secluded quality of the village, enhance pedestrian enjoyment of the area and provide pedestrian access to the proposed additional cottages.



Recommendations:

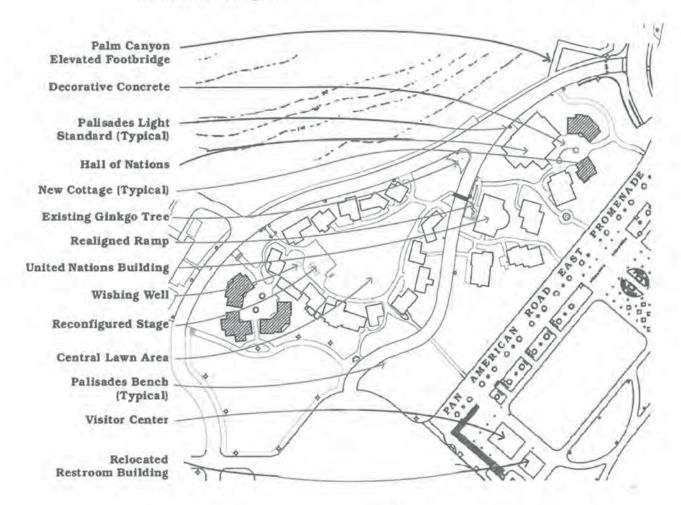
- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
 - Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic House of Japan and relocate the organization in a new cottage within the Village.
- Locate all new cottages and walkways in a way that preserves existing plant material as much as possible.
- Replace asphalt on Pan American Road and Pan American Mace with decorative concrete to visually define them as pedestrian walkways.



1. House of Pacific Relations

Design Objective:

Present the wooded secluded quality of the village, enhance pedestrian enjoyment of the area and provide pedestrian access to the proposed additional cottages.



PLAN



Recommendations:

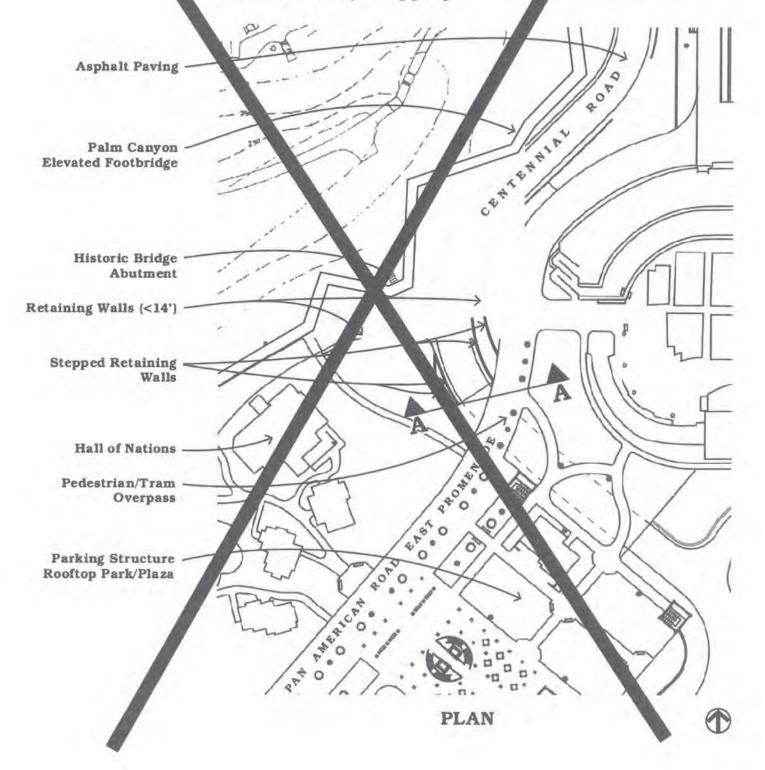
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- Remove the non-historic House of Japan and relocate the organization in a new cottage within the Village.
- Locate all new cottages and walkways in a way that preserves existing plant material as much as possible.
- Replace asphalt on Pan American Road and Pan American Place with decorative concrete to visually define them as pedestrian walkways.



2. Organ Pavilion Pedestrian Overpas*

Design Objective:

Separate vehicular and pedestrian circulation by constructing a pedestrian overpass, which links the Prado and alisades. Bring the roadway underneath to connect the Prado with Presidents Way through or around the new parking garage.



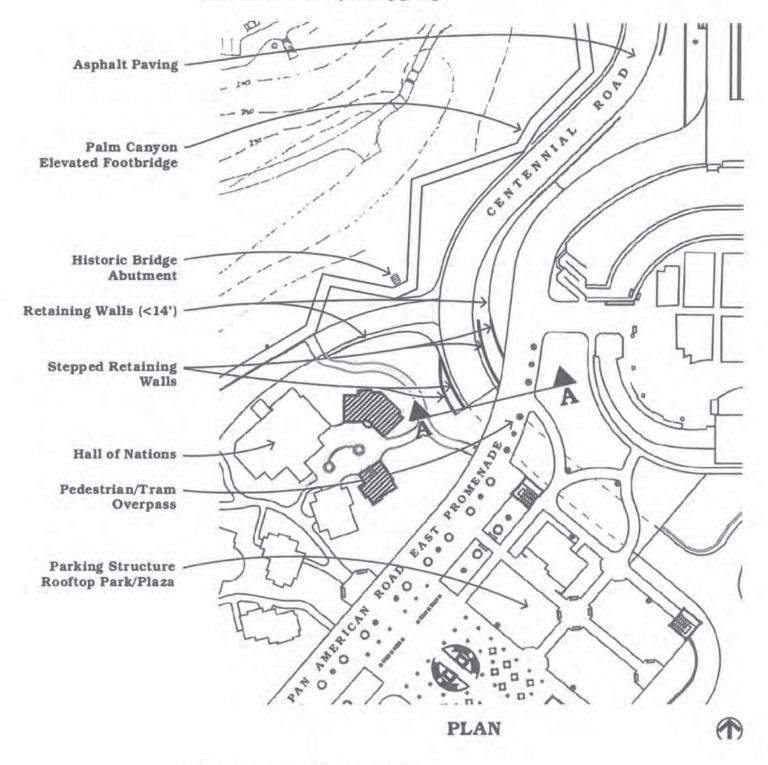
^{*}proposed name for new feature.



2. Organ Pavilion Pedestrian Overpass*

Design Objective:

Separate vehicular and pedestrian circulation by constructing a pedestrian overpass, which links the Prado and Palisades. Bring the roadway underneath to connect the Prado with Presidents Way through or around the new parking garage.

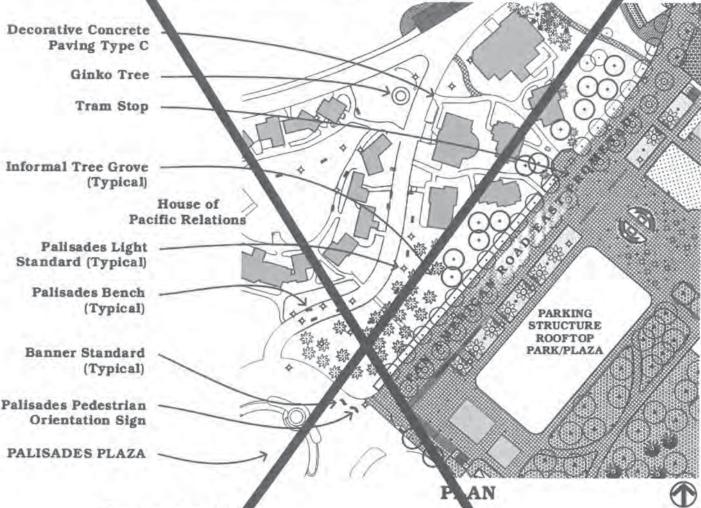


^{*}proposed name for new feature.

4. Pan American Promenade*

Design Objective:

Connect the Organ Pavilion Parking Garage Plaza pedestrian overpass with the Palisades by creating a new pedestrian walkway. Convert Pan American Road Road East from a two-way road into a promenade (Pan American Road Past Propenade) used exclusively by pedestrians and an intra-Park tram.



Recommendations:

- Configure an at-grade the walkway between a meet the parking garage plaza at a the Palisades Plaza. at grade then a recent to Palisades Plaza.
- Convert Pan American Road East from a two-way road into a promenade use exclusively by pedestrians and an intra-Pan tram.
- Pr vide for pedestrian circulation to House of Pacil Relations.
- Pant informal groves of trees with lawns and ground rover underneath to continue the existing landscape theme of the area.
 - Plant formal allees of Palm trees set within the lawns of the north and rectilinear planters on the south.
- Pave the walkway with concrete that will be consistent with surrounding paving surfaces in color and texture.

Canopy Trees: Phoenix dactylifera - Medjool Palm

Eucalyptus melliodora Honey Scented Gu

Eucalyptus cornuta - Yate

^{*}proposed name for a new feature.

4. Pan American Promenade*

Design Objective:

Connect the Organ Pavilion Parking Garage Plaza pedestrian overpass with the Palisades by creating a new pedestrian walkway. Convert Pan American Road East from a two-way road into a promenade (Pan American Road East Promenade) used exclusively by pedestrians and an intra-Park tram.



Recommendations:

- Configure an at-grade the walkway between to meet the parking garage plaza and the Palisades Plaza. at grade then descend to Palisades Plaza.
- Convert Pan American Road East from a two-way road into a promenade used exclusively by pedestrians and an intra-Park tram.
- Provide for pedestrian circulation to House of Pacific Relations.
- Plant informal groves of trees with lawns and groundcover underneath to continue the existing landscape theme of the area.
- Plant formal allees of Palm trees set within the lawns on the north and rectilinear planters on the south.
- Pave the walkway with concrete that will be consistent with surrounding paving surfaces in color and texture.

Canopy Trees: Phoenix dactylifera - Medjool Palm

Eucalyptus melliodora - Honey Scented Gum

Eucalyptus cornuta - Yate

^{*}proposed name for a new feature.

5. Palisades Plaza and Lawns*

Design Objective:

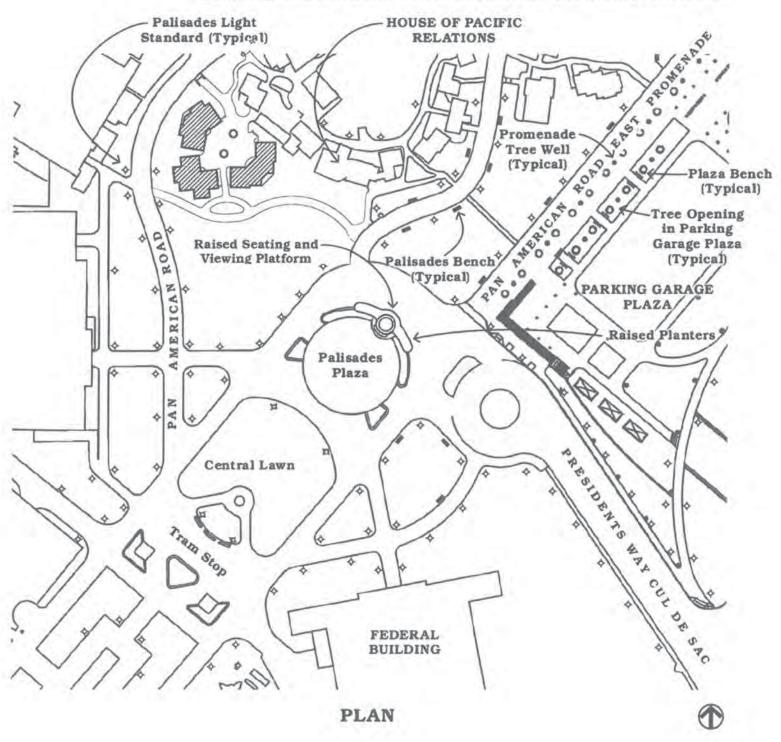
Create a multiple use open space that will accommodate large public gatherings and exhibitions as well as picnicking and passive ecreation. HOUSE OF PACIFIC Palisades Light Standard (Typical) RELATIONS nade Well ypical) laza Bench (Typical) Tree Opening in Parking Raised Seating a Garage Plaza Viewing Platform (Typical) Palisade Bench Ical) PARKING GARAGE Z MERICA PLAZA Raised Planters Palisade Plaz PAN Central Lawn FEDERAL BUILDING PLAN

^{*}proposed name for a new feature.

5. Palisades Plaza and Lawns*

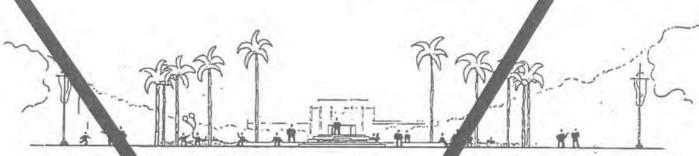
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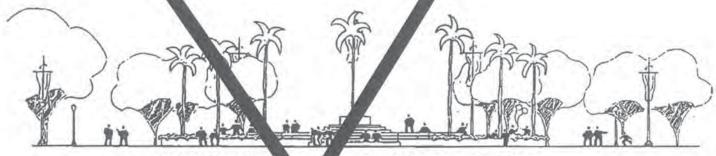


^{*}proposed name for a new feature.

Precise Plan - Specific Recommendations



PALISADES PLAZA - LOOKIN SOUTH



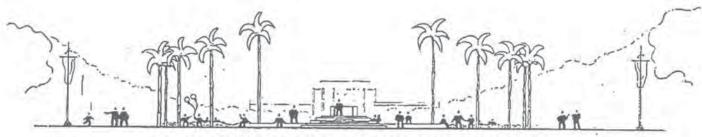
PALISADES A A - LOOKING NORTH



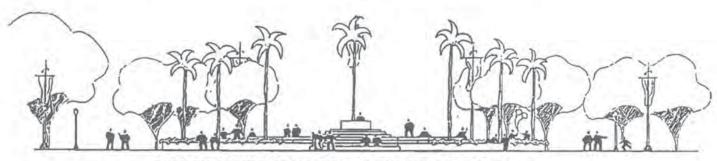
PLANTING CONCEPT PLAN







PALISADES PLAZA - LOOKING SOUTH



PALISADES PLAZA - LOOKING NORTH



PLANTING CONCEPT PLAN

