

Sheet 1 of 33

[illegible]





CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

SITE PLAN (NORTH) - SHEET 2 OF 19

HOUSE OF PACIFIC RELATIONS

**INTERNATIONAL COTTAGES**

A PORTION OF BALBOA PARK

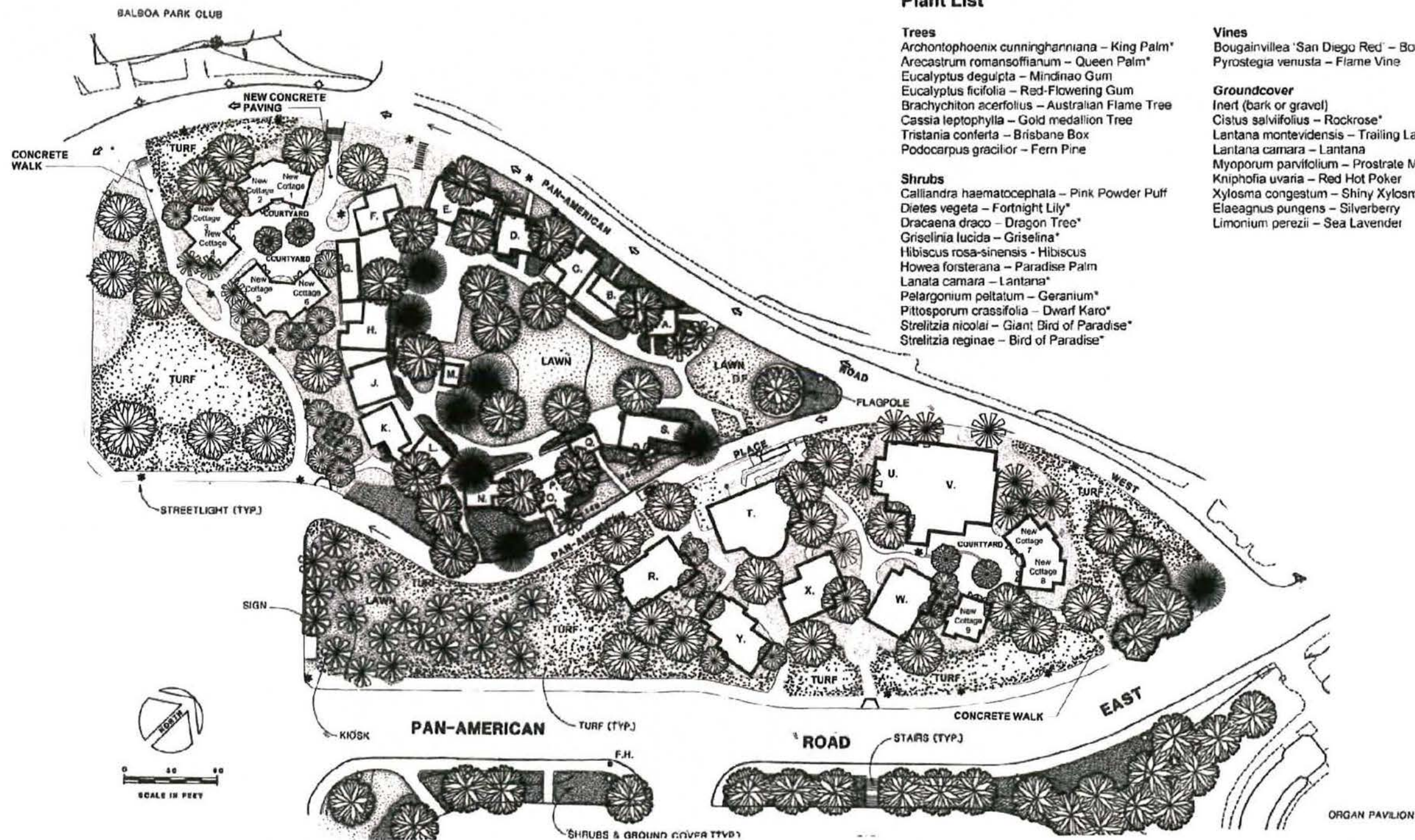
COUNCIL DISTRICT 3      COMMUNITY PLANNING AREA # BALBOA PARK I      PSD

LAMBERT COORDINATES: 204-1721      THOMAS BROTHERS PAGE: 60. D-6      (PSD #









### Plant List

#### Trees

*Archontophoenix cunninghamiana* – King Palm\*  
*Arecastrum romansoffianum* – Queen Palm\*  
*Eucalyptus deglupta* – Mindinao Gum  
*Eucalyptus ficifolia* – Red-Flowering Gum  
*Brachychiton acerifolius* – Australian Flame Tree  
*Cassia leptophylla* – Gold medallion Tree  
*Tristania conferta* – Brisbane Box  
*Podocarpus gracilior* – Fern Pine

#### Shrubs

*Calliandra haematocephala* – Pink Powder Puff  
*Diets vegeta* – Fortnight Lily\*  
*Dracaena draco* – Dragon Tree\*  
*Griselinia lucida* – Griselinia\*  
*Hibiscus rosa-sinensis* – Hibiscus  
*Howea forsterana* – Paradise Palm  
*Lantana camara* – Lantana\*  
*Pelargonium peltatum* – Geranium\*  
*Pittosporum crassifolia* – Dwarf Karo\*  
*Strelitzia nicolai* – Giant Bird of Paradise\*  
*Strelitzia reginae* – Bird of Paradise\*

#### Vines

*Bougainvillea 'San Diego Red'* – Bougainvillea  
*Pyrostegia venusta* – Flame Vine

#### Groundcover

Inert (bark or gravel)  
*Cistus salviifolius* – Rockrose\*  
*Lantana montevidensis* – Trailing Lantana\*  
*Lantana camara* – Lantana  
*Myoporum parvifolium* – Prostrate Myoporum\*  
*Kniphofia uvaria* – Red Hot Poker  
*Xylosma congestum* – Shiny Xylosma  
*Elaeagnus pungens* – Silverberry  
*Limonium perezii* – Sea Lavender

Sheet 4 of 33

COUNCIL DISTRICT 3 COMMUNITY PLANNING AREA - SOUTH COAST SAN DIEGO

DATE	ACTION	ISSUING DOCUMENT	COST \$	PHASE
07/05/02	DATE ASSIGNED	FEEDBACK NO. 1		ADVIS
07/05/02	DATE DEDICATED	01/05/02		ADVIS
07/05/02	DATE COMPLETED	01/05/02		ADVIS
07/05/02	DATE COMPLETED	01/05/02		ADVIS
07/05/02	DATE COMPLETED	01/05/02		ADVIS
07/05/02	DATE COMPLETED	01/05/02		ADVIS
07/05/02	DATE COMPLETED	01/05/02		ADVIS
07/05/02	DATE COMPLETED	01/05/02		ADVIS
07/05/02	DATE COMPLETED	01/05/02		ADVIS
07/05/02	DATE COMPLETED	01/05/02		ADVIS

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	1	TOTAL LOT	1	PAVED WALKWAYS	1
PAVED WALKWAYS	1	PAVED WALKWAYS	1	PAVED WALKWAYS	1
PAVED WALKWAYS	1	PAVED WALKWAYS	1	PAVED WALKWAYS	1
PAVED WALKWAYS	1	PAVED WALKWAYS	1	PAVED WALKWAYS	1
PAVED WALKWAYS	1	PAVED WALKWAYS	1	PAVED WALKWAYS	1
PAVED WALKWAYS	1	PAVED WALKWAYS	1	PAVED WALKWAYS	1
PAVED WALKWAYS	1	PAVED WALKWAYS	1	PAVED WALKWAYS	1
PAVED WALKWAYS	1	PAVED WALKWAYS	1	PAVED WALKWAYS	1
PAVED WALKWAYS	1	PAVED WALKWAYS	1	PAVED WALKWAYS	1

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT  
**THE GENERAL DEVELOPMENT PLAN**  
**LANDSCAPE CONCEPT - SHEET 4 OF 19**  
 HOUSE OF PACIFIC RELATIONS  
**INTERNATIONAL COTTAGES**  
 A PORTION OF BALBOA PARK  
 COUNCIL DISTRICT 3 COMMUNITY PLANNING AREA - BALBOA PARK I  
 LAMBERT COORDINATES: 204-1721 THOMAS BROTHERS PAGE: 60, D-6  
 PSD (PSD #)

Estrada Land Planning  
 619.235.3413  
 225 Broadway  
 Suite 1100  
 San Diego  
 California 92101



THE GENERAL DEVELOPMENT PLAN  
HOUSE OF PACIFIC RELATIONS  
INTERNATIONAL COTTAGES  
BALBOA PARK SAN DIEGO, CA 92101

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE, TITLE 24, CBC PART 2 WITH SUPPLEMENTS  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA ELECTRICAL CODE BASED ON THE 2011 NATIONAL ELECTRICAL CODE  
2013 CALIFORNIA FIRE CODE

BUILDING DATA

COTTAGE 1/2

PROPOSED USE: SOCIAL GATHERING SPACE  
BUILDING AREA: 1180 S.F. + 1220 S.F. BASEMENT  
NUMBER OF STORIES: 1  
CONSTRUCTION TYPE: VB  
OCCUPANCY: B  
OCCUPANT LOAD: 49 MAX. OCCUPANTS PER COTTAGE SPACE  
(NO BASEMENT OCCUPANCY)

COTTAGE 3/4

PROPOSED USE: SOCIAL GATHERING SPACE  
BUILDING AREA: 1185 S.F. + 1185 S.F. BASEMENT  
NUMBER OF STORIES: 1  
CONSTRUCTION TYPE: VB  
OCCUPANCY: B  
OCCUPANT LOAD: 49 MAX. OCCUPANTS PER COTTAGE SPACE  
(NO BASEMENT OCCUPANCY)

COTTAGE 5/6

PROPOSED USE: SOCIAL GATHERING SPACE  
BUILDING AREA: 1190 S.F. + 1250 S.F. BASEMENT  
NUMBER OF STORIES: 1  
CONSTRUCTION TYPE: VB  
OCCUPANCY: B  
OCCUPANT LOAD: 49 MAX. OCCUPANTS PER COTTAGE SPACE  
(NO BASEMENT OCCUPANCY)

COTTAGE 7/8

PROPOSED USE: SOCIAL GATHERING SPACE  
BUILDING AREA: 1180 S.F. + 1220 S.F. BASEMENT  
NUMBER OF STORIES: 1  
CONSTRUCTION TYPE: VB  
OCCUPANCY: B  
OCCUPANT LOAD: 49 MAX. OCCUPANTS PER COTTAGE SPACE  
(NO BASEMENT OCCUPANCY)

COTTAGE 9

PROPOSED USE: SOCIAL GATHERING SPACE  
BUILDING AREA: 630 S.F. + 600 S.F. BASEMENT  
NUMBER OF STORIES: 1  
CONSTRUCTION TYPE: VB  
OCCUPANCY: B  
OCCUPANT LOAD: 49 MAX. OCCUPANTS  
(NO BASEMENT OCCUPANCY)

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

PAUL DAVID MARSHALL, AIA, C-24785, EXP. 03-31-17  
HERITAGE ARCHITECTURE & PLANNING  
633 FIFTH AVENUE  
SAN DIEGO, CA 92101  
TELEPHONE: (619) 239-7888  
FAX: (619) 234-6286

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785



PROJECT TEAM

APPLICANT/CLIENT  
NEW INTERNATIONAL  
COTTAGES COMMITTEE (NICC)  
8895 TOWNE CENTER DR. 105-509  
SAN DIEGO, CA 92122  
CONTACT: GHASSAN SAUDI  
PHONE: (658) 952-3477  
E-MAIL: ghasan-construction@msn.com

OWNER  
CITY OF SAN DIEGO  
PARK AND RECREATION DEPARTMENT  
SAN DIEGO, CA 92101  
CONTACT: CHARLES DANIELS  
PARK DESIGNER  
PHONE: (619) 533-6597  
E-MAIL: CDaniels@sandiego.gov

ARCHITECT  
HERITAGE ARCHITECTURE & PLANNING  
633 FIFTH AVENUE  
SAN DIEGO, CA 92101  
PHONE: (619) 239-7888  
FAX: (619) 234-6286  
E-MAIL: david@heritagearchitecture.com  
stuart@heritagearchitecture.com  
carmen@heritagearchitecture.com

LANDSCAPE ARCHITECT  
ESTRADA LAND PLANNING  
225 BROADWAY, SUITE 1160  
SAN DIEGO, CA 92101  
CONTACT: VICKI ESTRADA  
PHONE: (619) 236-0143  
FAX: (619) 236-0578  
E-MAIL: VEstrada@EstradaLandPlan.com

CIVIL ENGINEER  
JERUSALEM CONSULTING ENGINEERS  
9966 DOLORES STREET, SUITE 201  
SPRING VALLEY, CA 91977  
CONTACT: MAHMOUD ORIQAT, P.E.  
PHONE: (619) 277-9150  
E-MAIL: moriqat@yahoo.com

STRUCTURAL ENGINEERING  
MJ STRUCTURAL ENGINEERS  
7710 BALBOA AVENUE, SUITE 206-C  
SAN DIEGO, CA 92111  
CONTACT: JAMES MILLER  
PHONE: (658) 442-7771  
FAX: (619) 996-2082  
E-MAIL: jmliller@mj-se.com

MPE ENGINEERING  
ENGINEERED SYSTEMS  
P.O. BOX 2188  
SPRING VALLEY, CA 91979  
CONTACT: CRAIG MOYA  
PHONE: (619) 825-7516  
E-MAIL: engsys@att.net

GEOTECHNICAL/SOILS ENGINEERING  
CONSTRUCTION TESTING & ENGINEERING  
1441 MONTIEL ROAD, SUITE 115  
ESCONDIDO, CA 92026  
CONTACT: NATASHA INDEGNO  
PHONE: (760) 746-4955  
FAX: (760) 746-4931  
E-MAIL: natasha@cte-inc.net

DRY UTILITY SYSTEM ENGINEERING  
PCG UTILITY CONSULTANTS  
3911 NORTH CORDOBA AVENUE, SUITE B  
SPRING VALLEY, CA 91977  
CONTACT: BOB JOHNSON  
PHONE: (619) 660-1355  
FAX: (619) 660-1372  
E-MAIL: admin@procongpc.com

SHEET INDEX

TS TITLE SHEET

A1.1 SITE PLAN

A2.1 COTTAGE 1/2 GROUND FLOOR & BASEMENT PLANS  
A2.2 COTTAGE 1/2 ROOF PLAN  
A2.3 COTTAGE 1/2 EXTERIOR ELEVATIONS  
A2.4 COTTAGE 1/2 INTERIOR ELEVATIONS

A3.1 COTTAGE 3/4 GROUND FLOOR & BASEMENT PLANS  
A3.2 COTTAGE 3/4 ROOF PLAN  
A3.3 COTTAGE 3/4 EXTERIOR ELEVATIONS  
A3.4 COTTAGE 3/4 INTERIOR ELEVATIONS

A4.1 COTTAGE 5/6 GROUND FLOOR & BASEMENT PLANS  
A4.2 COTTAGE 5/6 ROOF PLAN  
A4.3 COTTAGE 5/6 EXTERIOR ELEVATIONS  
A4.4 COTTAGE 5/6 INTERIOR ELEVATIONS

A5.1 COTTAGE 7/8 GROUND FLOOR & BASEMENT PLANS  
A5.2 COTTAGE 7/8 ROOF PLAN  
A5.3 COTTAGE 7/8 EXTERIOR ELEVATIONS  
A5.4 COTTAGE 7/8 INTERIOR ELEVATIONS

A6.1 COTTAGE 9 GROUND FLOOR & BASEMENT PLANS  
A6.2 COTTAGE 9 ROOF PLAN  
A6.3 COTTAGE 9 EXTERIOR ELEVATIONS  
A6.4 COTTAGE 9 INTERIOR ELEVATIONS

A7.1 FINISH SCHEDULE  
A7.2 DOOR AND WINDOW SCHEDULES

A8.1 WALL DETAILS  
A8.2 DOOR AND WINDOW DETAILS  
A8.3 WINDOW GRILLE DETAILS  
A8.4 ACCESSIBILITY DETAILS  
A8.5 ROOF DETAILS

S0.1 GENERAL STRUCTURAL NOTES AND DRAWING INDEX  
S0.2 GENERAL STRUCTURAL NOTES CONTINUED  
S0.3 SYMBOLS AND ABBREVIATIONS

S1.1 TYPICAL CONCRETE DETAILS  
S1.2 TYPICAL CONCRETE DETAILS  
S1.3 TYPICAL WOOD DETAILS

S2.1A COTTAGE 1/2 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN  
S2.1B COTTAGE 1/2 GROUND FLOOR PLAN AND ROOF FRAMING PLAN  
S2.2A COTTAGE 3/4 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN  
S2.2B COTTAGE 3/4 GROUND FLOOR PLAN AND ROOF FRAMING PLAN  
S2.3A COTTAGE 5/6 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN  
S2.3B COTTAGE 5/6 GROUND FLOOR PLAN AND ROOF FRAMING PLAN  
S2.4A COTTAGE 7/8 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN  
S2.4B COTTAGE 7/8 GROUND FLOOR PLAN AND ROOF FRAMING PLAN  
S2.5A COTTAGE 9 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN  
S2.5B COTTAGE 9 GROUND FLOOR PLAN AND ROOF FRAMING PLAN

MP.1 PLUMBING PLANS COTTAGE 1/2  
MP.2 PLUMBING PLANS COTTAGE 3/4  
MP.3 PLUMBING PLANS COTTAGE 5/6  
MP.4 PLUMBING PLANS COTTAGE 7/8 AND 9

E.1 ELECTRICAL PLANS COTTAGE 1/2  
E.2 ELECTRICAL PLANS COTTAGE 3/4  
E.3 ELECTRICAL PLANS COTTAGE 5/6  
E.4 ELECTRICAL PLANS COTTAGE 7/8 AND 9

ASSESSORS PARCEL NUMBER

ASSESSORS PARCEL NUMBERS: PROPERTY TO INCLUDE TAX PARCELS 534-450-08  
PORTION AND 769-212-51, 52, 53, 54, 55, 56, 57, 78, & 79.

EXISTING LEGAL DISCRIPTION

LEGAL DESCRIPTION: THAT PORTION OF THE LAND DESIGNATED "CITY PARK  
RESERVATION," WHICH LIES WITHIN THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF  
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO  
MISCELLANEOUS MAP THERE OF NO. 36, BY JAMES PASCOE, FILED IN THE OFFICE OF  
THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A PORTION OF PUEBLO LOT  
1135 AND PUEBLO LOT 1136 OF SAID PUEBLO LANDS ACCORDING TO MISCELLANEOUS  
MAP THEREOF NO. 35, BY CHARLES H. POOLE, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF SAN DIEGO COUNTY.

VICINITY MAP



PROJECT DESCRIPTION

BALBOA PARK WAS FOUNDED BY A SMALL GROUP OF VISIONARY POLITICIANS AND  
BUSINESSMEN WHO FELT THAT IF SAN DIEGO WAS TO BECOME A WORLD-CLASS CITY, IT  
WOULD NEED A WORLD-CLASS PARK. IN 1868, A 1400-ACRE CITY PARK WAS  
ESTABLISHED. IN 1915, SAN DIEGO BECAME HOST TO THE PANAMA-CALIFORNIA  
EXPOSITION COMMEMORATING THE OPENING OF THE PANAMA CANAL THAT LINKED THE  
ATLANTIC AND PACIFIC OCEANS. TODAY, BALBOA PARK REMAINS ONE OF THE LARGEST  
URBAN PARKS IN THE UNITED STATES AND CONTINUES TO WELCOME OVER 12 MILLION  
VISITORS ANNUALLY.

THE HOUSE OF PACIFIC RELATIONS, ESTABLISHED IN 1935, IS A CONSORTIUM OF  
"HOUSES" REPRESENTING 32 COUNTRIES PROMOTING MULTICULTURAL GOODWILL AND  
UNDERSTANDING THROUGH EDUCATIONAL AND CULTURAL PROGRAMS. THIS PROJECT  
WILL INCLUDE THE CONSTRUCTION OF NINE NEW COTTAGES FOR MEXICO, INDIA,  
LEBANON, TURKEY, PALESTINE, PERU, PANAMA, COLOMBIA, AND, THE PHILIPPINES.

THE COTTAGES WILL BE GROUPED WITHIN FOUR NEW DUPLEX BUILDINGS AND ONE  
SINGLE COTTAGE BUILDING. THE BUILDINGS ARE ARCHITECTURALLY COMPATIBLE WITH  
THE EXISTING HISTORIC COTTAGES AND EACH OF THE BUILDINGS WILL INCLUDE A  
SHARED BATHROOM AND RESIDENTIAL-STYLE KITCHEN. THE COTTAGES DO NOT  
INCLUDE MECHANICAL HEATING OR AIR CONDITIONING. THE COTTAGES ARE  
CAREFULLY LOCATED TO MINIMIZE THE LOSS OF EXISTING VEGETATION, LIMIT  
DISRUPTION OF EXISTING ACTIVITIES, AND MINIMIZE VISUAL IMPACTS TO THE  
SURROUNDING SITE.

Sheet 5 of 33

NOVEMBER 09, 2015

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

INTERNATIONAL COTTAGES  
(A PORTION OF BALBOA PARK)

TITLE SHEET

TS

SHEET TITLE:

SHEET NUMBER:

LAMBERT COORDINATES:204-1721

THOMAS BROTHERS PAGE: 60, D-6

(PSD #)

COUNCIL DISTRICT: 3

COMMUNITY PLAN AREA: BALBOA PARK 1

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO. R-		ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	P&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT	SF	PARK ROADS	SF
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	BLEACHERS	EA.
				TRASH RECEPTACLES	EA.
				REVISION	



### New Cottages

COTTAGES 1-9

### Existing Cottages

- A. SCOTLAND
- B. CHINA
- C. NORWAY
- D. DENMARK
- E. SWEDEN
- F. UKRAINE
- G. UNITED STATES
- H. POLAND
- J. IRELAND
- K. FINLAND
- L. GERMANY
- M. JAPAN
- N. ISRAEL
- O. PHILIPPINES
- P. FRANCE
- Q. ENGLAND
- R. HUNGARY
- S. CZECHOSLOVAKIA
- T. UNITED NATIONS BLDG.
- U. ITALY
- V. HALL OF NATIONS
- W. IRAN
- X. PUERTO RICO
- Y. SPAIN

SITE PLAN (BY OTHERS)

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

**HERITAGE** ARCHITECTS  
P.L.L.C.  
433 FIFTH AVENUE  
SAN DIEGO, CALIFORNIA 92101  
(619) 234-7888 FAX (619) 234-2286



COUNCIL DISTRICT 3 COMMUNITY PLAN AREA BALBOA PARK 1

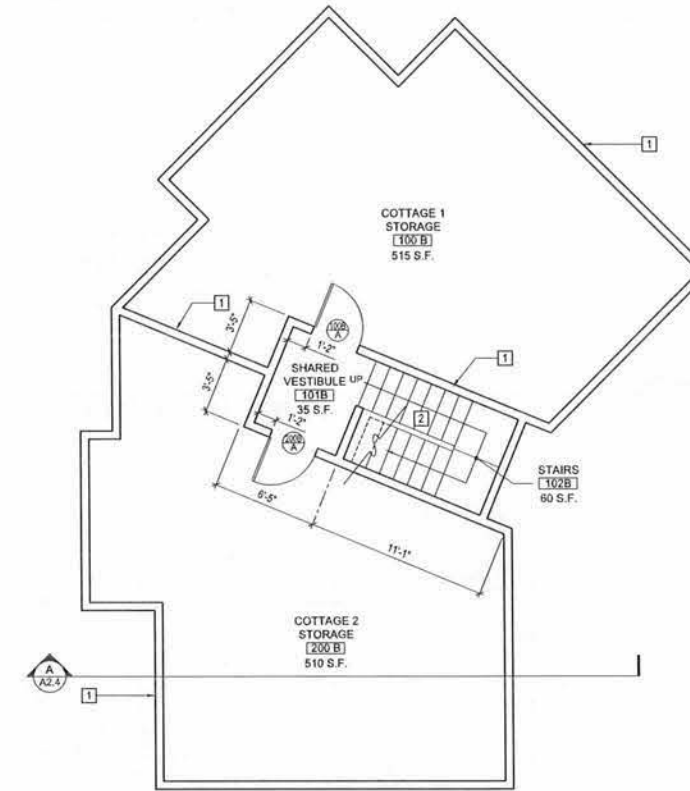
DATE	ACTION	REFERENCE DOCUMENTS	RESO. NO. R.	COST \$	ACRES
	SITE ACQUIRED		ORD. NO.		ACRES
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.		NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	P&R APPROVAL	DATE		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	SF
		POOL WATER	SF	BLEACHERS	EA
				TRASH RECEPTACLES	EA
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
<b>INTERNATIONAL COTTAGES</b> (A PORTION OF BALBOA PARK)	
<b>SITE PLAN</b>	
SHEET TITLE: LAMBERT COORDINATES 204-1721	SHEET NUMBER: A1.1 (PSD #)
NOVEMBER 09, 2015	
THOMAS BROTHERS PAGE: 60, D-6	


Sheet 6 of 33






BASEMENT FLOOR PLAN - COTTAGE 1/2

SCALE:  $\frac{1}{4}" = 1'-0"$



0 1 2 4 8 FEET

SCALE:  $\frac{1}{4}" = 1'-0"$



0 1 2 4 8 FEET



REFERENCE      ACTUAL

- Sheet 7 of 33

NOVEMBER 09, 2015

**HERITAGE**  
ARCHITECTURE  
A PLANNING

535 FIFTH AVENUE  
SAN DIEGO CALIFORNIA 92101  
RE: 1-339-7000 FAX: 1-339-6296

[illegible]

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STD
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STD
TURF		TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STD
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STD
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1	BACKSTOPS	EA
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA
		POOL WATER	SF	BLEACHERS	EA	TRASH RECEPTACLES	EA
						REVISION	

## INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

A2.1

SHEET TITLE: LAMBERT COORDINATES 204-1721

THOMAS BROTHERS PAGE: 60, D-6

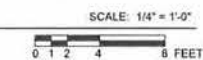
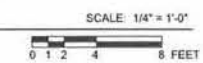
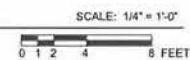
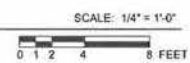
SHEET NUMBER:

(PSD #)









- 1 WOOD FRAMED WALL w/ TEXTURED EXTERIOR PLASTER, BULLNOSE CORNERS AND OPENINGS, PAINTED, TYP.
- 2 CLAY TILE ROOFING BY MCA. CLASSIC TAPERED MISSION TILE, COLOR: OLD MISSION BLEND.
- 3 EXPOSED RAFTER TAILS, PAINT FINISH, TYP.
- 4 DECORATIVE WROUGHT IRON SECURITY GRILLE. POWDER COAT FINISH. REFER TO WINDOW SCHEDULE AND SHEET A8.3
- 5 WROUGHT IRON SECURITY GRILLE PER DET. B/A8.3.
- 6 WOOD CASEMENT WINDOW w/ DIVIDED LITE GLASS, TYP.
- 7 WOOD FIXED GLASS WINDOW.
- 8 WOOD FRENCH DOOR w/ DIVIDED LITE GLASS, TYP.
- 9 CLAY TILE CHIMNEY CAP.
- 10 WOOD SHUTTERS PER DET. 10/A8.2
- 11 CLAY PIPE ATTIC VENT.
- 12 WOOD ENTRY DOOR w/ UPPER PANEL LITES, TEMPERED.
- 13 DECORATIVE WROUGHT IRON FLOWER POT HANGER PER DET. 6/A8.1.
- 14 WOOD CORBELS.
- 15 DECORATIVE LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.



ARCHITECT OF WORK

P. DAVID MARSHALL C-24785



COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: BALBOA PARK 1

[illegible][illegible]

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

## INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

COTTAGE 1/2 EXTERIOR ELEVATIONS

A2.3

SHEET TITLE

SHEET NUMBER:

LAMBERT COORDINATES 204-1721

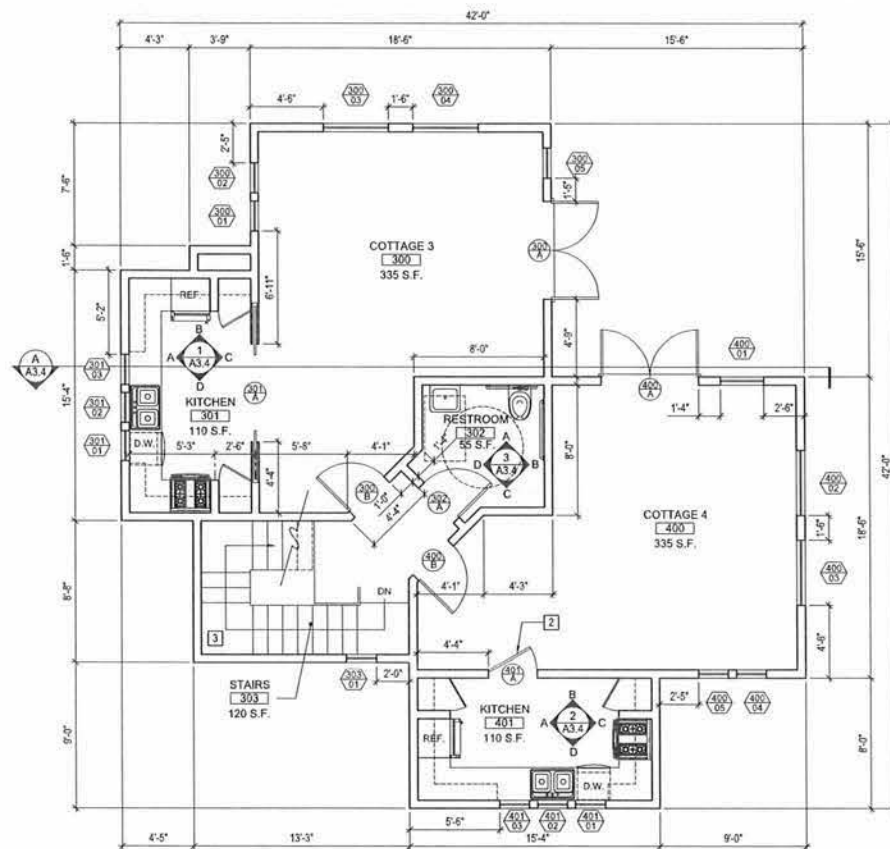
THOMAS BROTHERS PAGE: 60, D-6

(PSD #)









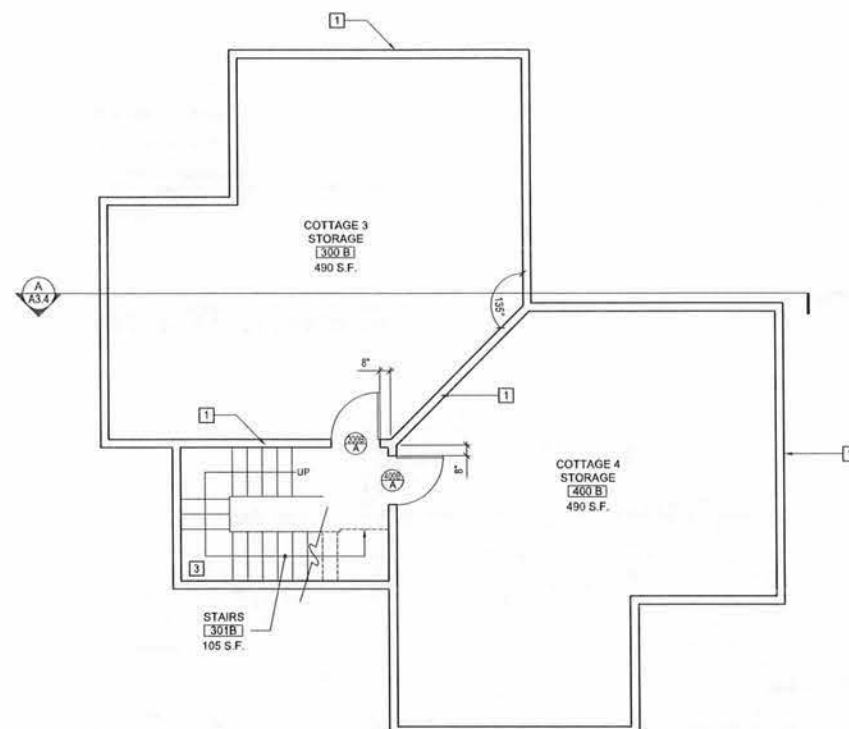
GROUND FLOOR PLAN - COTTAGE 3/4

1185 SQUARE FEET

SCALE: 1/4" = 1'-0"



REFERENCE ACTUAL



BASEMENT FLOOR PLAN - COTTAGE 3/4

SCALE: 1/4" = 1'-0"



REFERENCE ACTUAL

KEY NOTES

- [1] CAST-CONCRETE WALLS.
- [2] DUTCH DOORS.
- [3] PRE-MANUFACTURED METAL STAIRS.

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

**HERITAGE**  
ARCHITECTURE  
& PLANNING  
633 FIFTH AVENUE  
SAN DIEGO, CALIFORNIA 92101  
(619) 594-1000 FAX (619) 594-1001



COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: BALBOA PARK 1

DATE	ACTION	REFERENCE DOCUMENTS	RESO. NO. R-	COST \$	ACRES
	SITE ACQUIRED		ORD. NO.		ACRES
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		
	P&R BOARD APPROVAL	FF&R APPROVAL	DATE		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	BLEACHERS	EA
				TRASH RECEPTACLES	EA
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

# INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

COTTAGE 3/4 FLOOR PLANS

A3.1

SHEET TITLE:

SHEET NUMBER:

LAMBERT COORDINATES:204-1721

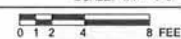
THOMAS BROTHERS PAGE: 60, D-6

(PSD #)



CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
<h1 style="margin: 0;">INTERNATIONAL COTTAGES</h1> <p style="margin: 0;">(A PORTION OF BALBOA PARK)</p>	
COTTAGE 3/4 ROOF PLAN	A3.2
SHEET TITLE:	SHEET NUMBER:
LAMBERT COORDINATES: 204-1721	THOMAS BROTHERS PAGE: 60, D-6





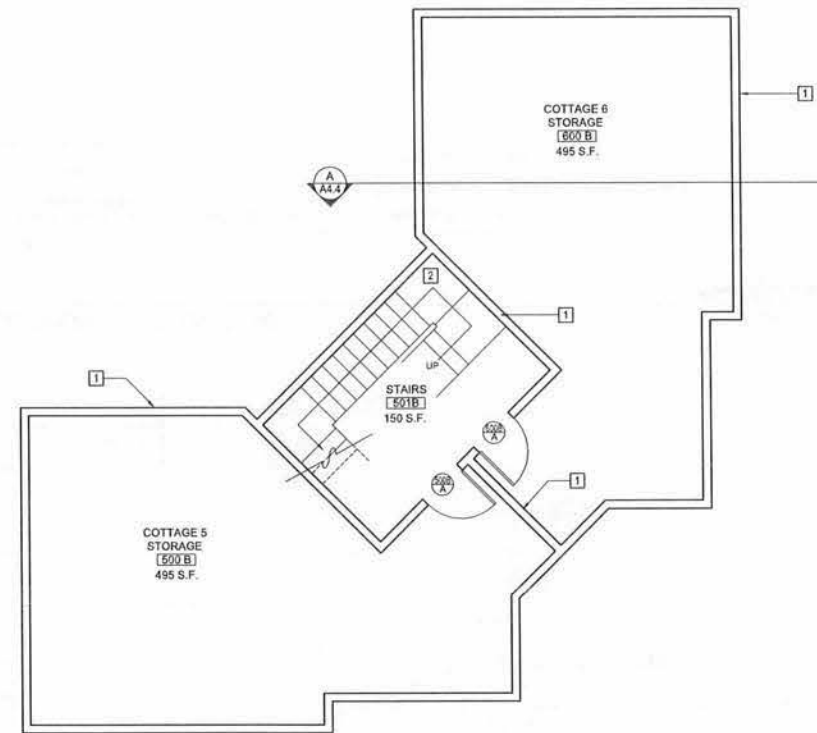
- KEY NOTES:**

Sheet 13 of 33  
NOVEMBER 09, 2015











BASEMENT FLOOR PLAN - COTTAGE 5/6

SCALE:  $\frac{1}{4}" = 1'-0"$



0 1 2 4 8 FEET

SCALE:  $\frac{1}{4}" = 1'-0"$



0 1 2 4 8 FEET



REFERENCE

- Sheet 15 of 33
- NOVEMBER 09, 2015

[illegible]

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STD
IMPROVED AREA	AC.	MULTI-PURPOSE CT	SF	PARK ROADS	SF	BALLFIELD LTS.	STD
TURF	AC.	TENNIS CTS	SF	PARKING LOT	SF	TENNIS COURT LTS.	STD
SHRUB BED	AC.	BESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STD
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1	BACKSTOPS	EA
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA
		POOL WATER	SF	BLEACHERS	EA	TRASH RECEPTACLES	EA
						REVISION	

## INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

A4.1

THOMAS BROTHERS PAGE; 60, D-6

SHEET NUMBER:

(PSD #)



P. DAVID MARSHALL C-24785

**HERITAGE**  
ARCHITECTURE  
PLANNING

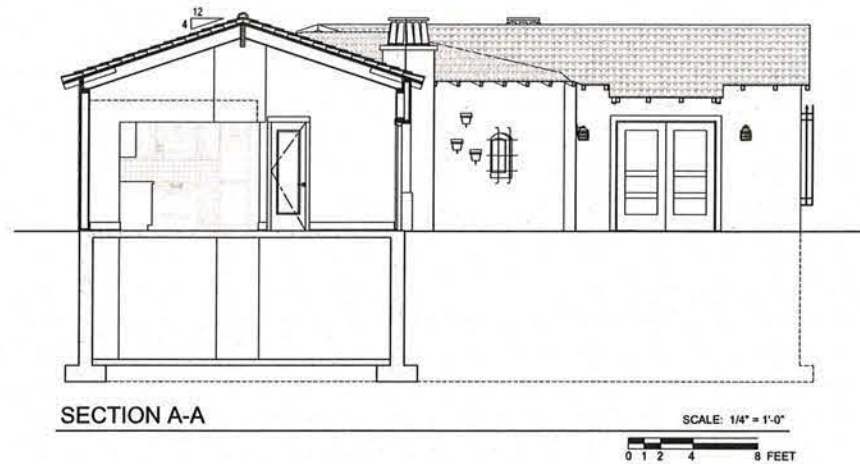
655 FIFTH AVENUE  
SAN DIEGO, CALIFORNIA 92101  
619-239-7000 FAX 619-234-6201





CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
<h1 style="margin: 0;">INTERNATIONAL COTTAGES</h1> <p style="margin: 0;">(A PORTION OF BALBOA PARK)</p>	
COTTAGE 5/6 EXTERIOR ELEVATIONS	A4.3
SHEET TITLE:	SHEET NUMBER:
LAMBERT COORDINATES: 204-1721	THOMAS BROTHERS PAGE: 80, D-6





#### GENERAL NOTES

1. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING FIXTURES.
2. REFER TO DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW NOTES.
3. ALL KITCHEN APPLIANCES INCLUDING REFRIGERATORS, COOKING EQUIPMENT, AND DISHWASHERS SHALL BE PROVIDED AND INSTALLED BY TENANT. CONTRACTOR TO PROVIDE REQUIRED ELECTRICAL AND PLUMBING CONNECTIONS.
4. CUSTOM-FABRICATED WOOD CABINETS PER DET. 7/A8.1. PAINT FINISH.
5. ELECTRIC RANGE TO BE PROVIDED BY TENANT.
6. REFRIGERATOR TO BE PROVIDED BY TENANT.
7. DISHWASHER TO BE PROVIDED BY TENANT.
8. CERAMIC TILE AT BACKSLASH PER DET. 8/A8.1.
9. CERAMIC TILE WAINSCOT PER DETAILS 3/A8.1 AND 9/A8.1, TYPICAL ALL WALLS IN RESTROOM.
10. CUSTOM FABRICATED WOOD CABINETS PROVIDED BY TENANT (N.L.C.).
11. WALL-MOUNTED ADA COMPLIANT GRAB BARS.
12. WALL MOUNTED TOILET PAPER DISPENSER.
13. WALL MOUNTED 18" X36" MIRROR WITH STAINLESS STEEL CHANNEL FRAME.
14. WALL-MOUNTED SOAP DISPENSER.
15. BUILT-IN MICROWAVE TO BE PROVIDED BY TENANT.
16. BUILT-IN BENCH SEAT PROVIDED BY TENANT.
17. BUILT-IN FULL-HEIGHT WOOD BOOK CASE WITH ADJUSTABLE SHELVES, PAINT FINISH.
18. ARCHED NICHE PER DET. 5/A8.1. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.
19. GROIN VAULTED CEILING.

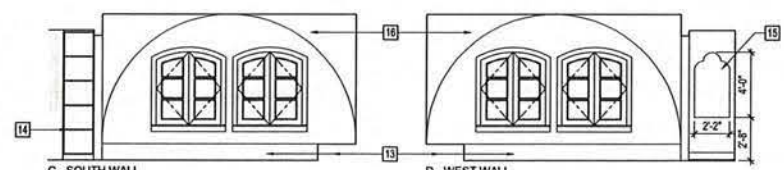
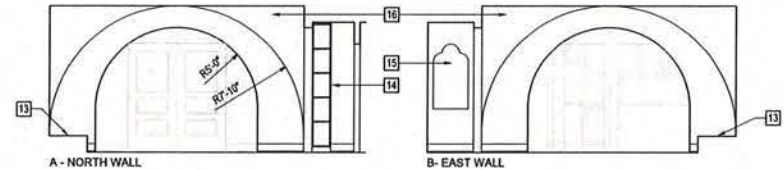
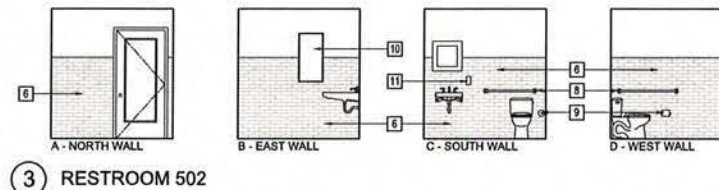
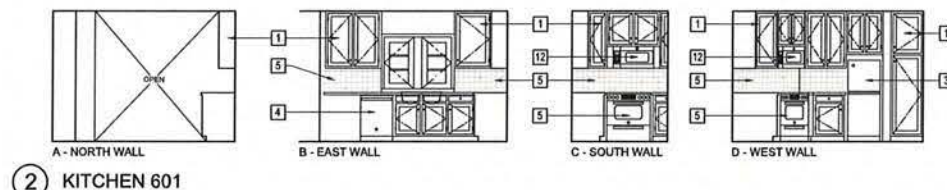
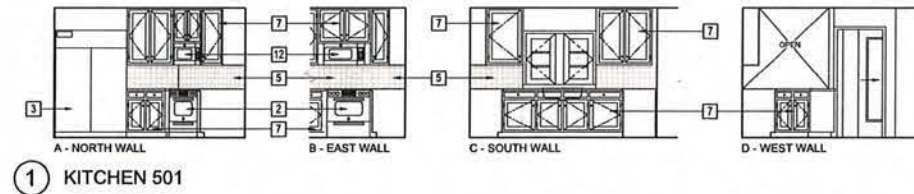
COUNCIL DISTRICT: 3

COMMUNITY PLAN AREA: BALBOA PARK 1

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO. R-		ACRES:
	SITE DEDICATED	ORD. NO.		
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	P&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		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	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1
D.O. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	BLEACHERS	EA
				TRASH RECEPTACLES	EA
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
NOVEMBER 09, 2015	
<b>INTERNATIONAL COTTAGES</b> (A PORTION OF BALBOA PARK)	
COTTAGE 5/6 INTERIOR ELEVATIONS	A4.4
SHEET TITLE:	SHEET NUMBER:
LAMBERT COORDINATES: 204-1721	THOMAS BROTHERS PAGE: 60, D-6
	(PSD #)



#### INTERIOR ELEVATIONS

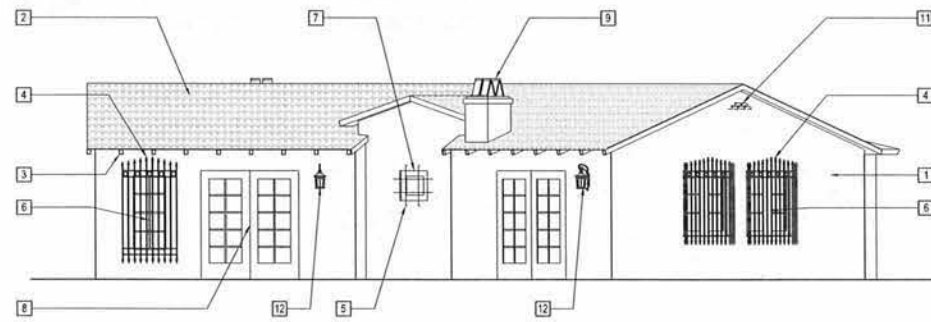
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET



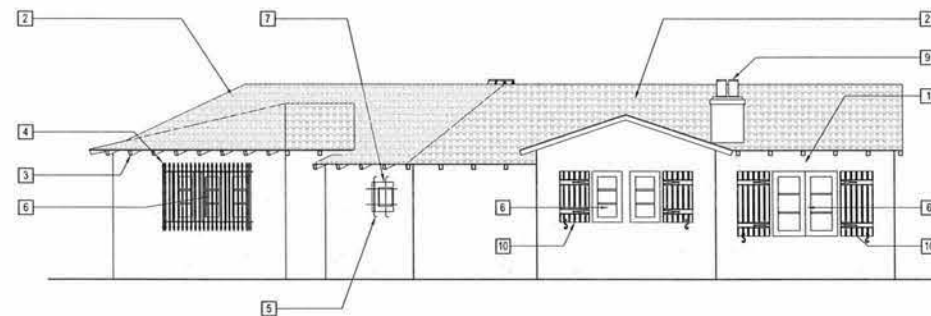


CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT		NOVEMBER 09, 2011
<h1>INTERNATIONAL COTTAGES</h1> <p>(A PORTION OF BALBOA PARK)</p>		
COTTAGE 7/8 ROOF PLAN		A5.2
SHEET TITLE:		SHEET NUMBER:
LAMBERT COORDINATES 204-1721	THOMAS BROTHERS PAGE: 60, D-6	(PSD #)



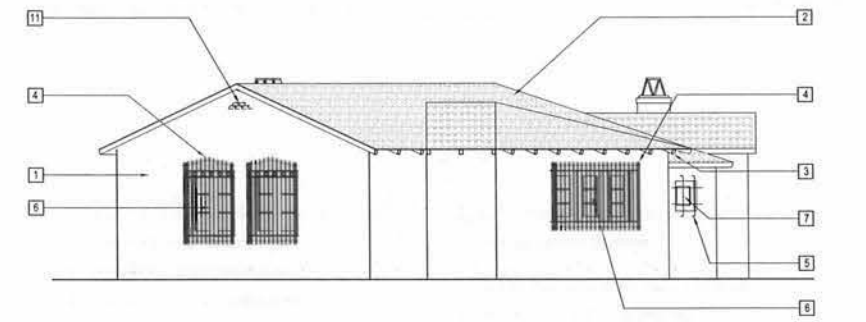
SOUTH ELEVATION - COTTAGE 7/8

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET



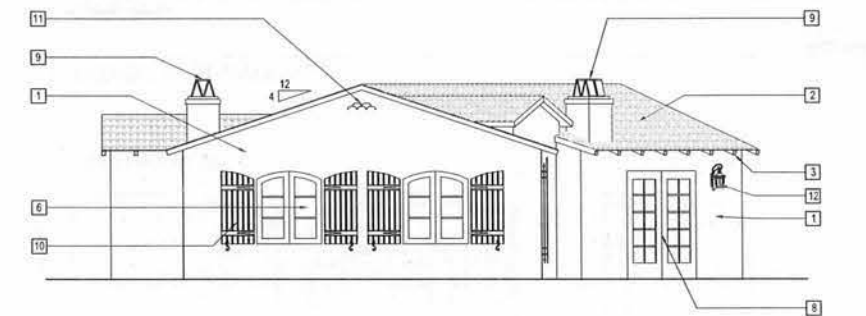
NORTH ELEVATION - COTTAGE 7/8

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET



EAST ELEVATION - COTTAGE 7/8

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET



WEST ELEVATION - COTTAGE 7/8

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET

GENERAL NOTES:

1. EXTERIOR STUCCO TEXTURE TO MATCH ORIGINAL 1935 STUCCO TEXTURE. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL BY ARCHITECT AND HRB STAFF.
2. BUILDING SIGNAGE TO BE PROVIDED BY TENANT. TENANT SHALL PROVIDE SIGNAGE DESIGNS FOR DEFERRED APPROVAL BY HRB STAFF.
3. REFER TO FINISH SCHEDULE ON SHEET A7.1 FOR EXTERIOR PAINT COLORS.

KEY NOTES:

- 1 WOOD FRAMED WALL w/ TEXTURED EXTERIOR PLASTER, BULLNOSE CORNERS AND OPENINGS, PAINTED, TYP.
- 2 CLAY TILE ROOFING BY MCA, CLASSIC TAPERED MISSION TILE, COLOR: OLD MISSION BLEND.
- 3 EXPOSED RAFTER TAILS, PAINT FINISH, TYP.
- 4 DECORATIVE WROUGHT IRON SECURITY GRILLE, POWDER COAT FINISH, REFER TO WINDOW SCHEDULE AND SHEET A8.3.
- 5 WROUGHT IRON SECURITY GRILLE PER DET. 8/A8.3.
- 6 WOOD CASEMENT WINDOW w/ DIVIDED LITE GLASS, TYP.
- 7 WOOD FIXED GLASS WINDOW.
- 8 WOOD FRENCH DOOR w/ DIVIDED LITE TEMPERED GLASS, TYP.
- 9 CLAY TILE CHIMNEY CAP.
- 10 WOOD SHUTTERS PER DET. 10/A8.2.
- 11 CLAY TILE ATTIC VENT.
- 12 DECORATIVE LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

**HERITAGE**  
ARCHITECTURE  
PLANNING  
433 FIFTH AVENUE  
SAN DIEGO, CALIFORNIA 92101  
619.231.1000 FAX 619.234.6280



COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: BALBOA PARK 1

DATE	ACTION	REFERENCE DOCUMENTS	RESO. NO. R-	COST \$:	ACRES:
	SITE ACQUIRED		ORD. NO.		ACRES:
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		
	P&R BOARD APPROVAL	P&R APPROVAL	DATE:		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF
TURF	AC.	TENN'S CTS.	SF	PARKING LOT	SF
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1
D.O. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	BLEACHERS	EA
				TRASH RECEPTACLES	EA
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

# INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

COTTAGE 7/8 EXTERIOR ELEVATIONS

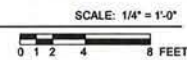
A5.3

SHEET TITLE:  
LAMBERT COORDINATES:204-1721

THOMAS BROTHERS PAGE: 60, D-6

SHEET NUMBER:  
(PSD #)





① KITCHEN 701

② KITCHEN 801

③ RESTROOM 703

## INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



GENERAL NOTES

1. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING FIXTURES.
2. REFER TO DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW NOTES.
3. ALL KITCHEN APPLIANCES INCLUDING REFRIGERATORS, COOKING EQUIPMENT, AND DISHWASHERS SHALL BE PROVIDED AND INSTALLED BY TENANT. CONTRACTOR TO PROVIDE REQUIRED ELECTRICAL AND PLUMBING CONNECTIONS.

## KEY NOTES

- |   |  |    |  |
|---|--|----|--|
| 1 | CUSTOM-FABRICATED WOOD CABINETS PER DET. 71A8.1. PAINT FINISH.               | 7  | FUTURE WASHER/DRYER, REFER TO PLUMBING DRAWINGS.                 |
| 2 | ELECTRIC RANGE TO BE PROVIDED BY TENANT.                                     | 8  | WALL-MOUNTED ADA COMPLIANT GRAB BARS.                            |
| 3 | REFRIGERATOR TO BE PROVIDED BY TENANT.                                       | 9  | WALL MOUNTED TOILET PAPER DISPENSER.                             |
| 4 | DISHWASHER TO BE PROVIDED BY TENANT.   | 10 | WALL MOUNTED 18" X36" MIRROR WITH STAINLESS STEEL CHANNEL FRAME. |
| 5 | CERAMIC TILE BACKSLASH PER DET. 5A8.1.                                       | 11 | WALL-MOUNTED SOAP DISPENSER.                                     |
| 6 | CERAMIC TILE WANSOT PER DET. 3A8.1 AND 5A8.1, TYPICAL ALL WALLS IN RESTROOM. | 12 | BUILT-IN MICROWAVE TO BE PROVIDED BY TENANT.                     |

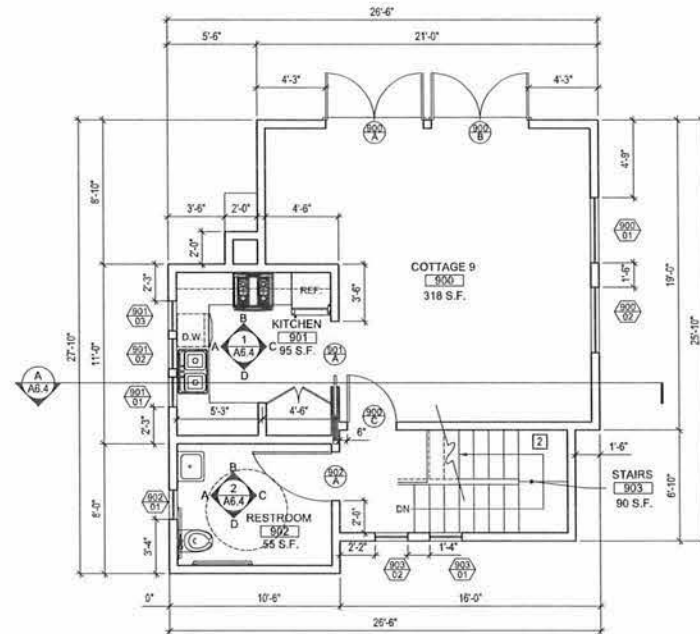
Sheet 22 of 33

NOVEMBER 09, 2015

COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: BALBOA PARK 1

[illegible][illegible]

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
<h1 style="margin: 0;">INTERNATIONAL COTTAGES</h1> <p style="margin: 0;">(A PORTION OF BALBOA PARK)</p>	
COTTAGE 7/8 INTERIOR ELEVATIONS	A5.4
SHEET TITLE:	SHEET NUMBER:
LAMBERT COORDINATES: 204-1721	THOMAS BROTHERS PAGE: 60, D-6



GROUND FLOOR PLAN - COTTAGE 9

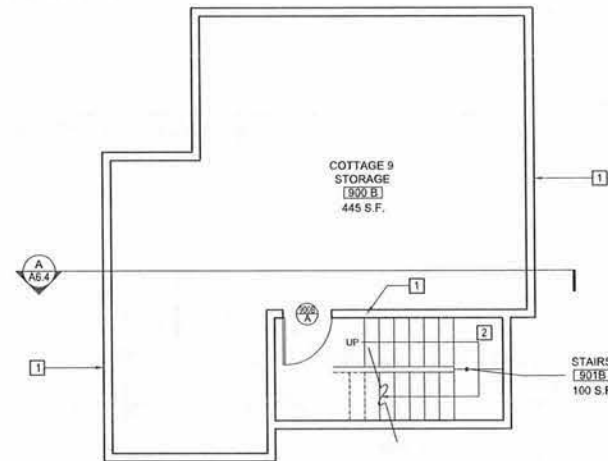
630 SQUARE FEET

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET



KEY NOTES

- 1 CAST-CONCRETE WALLS.
- 2 PRE-MANUFACTURED METAL STAIRS.



BASEMENT FLOOR PLAN - COTTAGE 9

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET



ARCHITECT OF WORK

P. DAVID MARSHALL C-24785



COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: BALBOA PARK 1

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO. R-		ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
1/18/2012	POP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC	MULTI-PURPOSE CT.	SF	PARK ROADS	SF
TURF	AC	TENNIS CTS.	SF	PARKING LOT	SF
SHRUB BED	AC	RESTROOM	SF	PARKING STALLS-STD.	SF
NATURAL	AC	REC. BLDG.	SF	PARKING STALLS-DISABLED	1
D.G. PAVING	AC	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	BLEACHERS	EA
				TRASH RECEPTACLES	EA
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

# INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

## COTTAGE 9 FLOOR PLANS

A6.1

SHEET TITLE:

SHEET NUMBER:

LAMBERT COORDINATES:204-1721

THOMAS BROTHERS PAGE: 60, D-6

(PSD #)



CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
<h1>INTERNATIONAL COTTAGES</h1> <p>(A PORTION OF BALBOA PARK)</p>	
COTTAGE 9 ROOF PLAN	A6.2
SHEET TITLE:	SHEET NUMBER:
LAMBERT COORDINATES 204-1721	THOMAS BROTHERS PAGE: 60. D-6
	(PSD #)



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"







ROOM NO.	ROOM NAME	FLOOR MAT.	FINISH	BASE MAT.	FINISH	N WALL MAT.	FINISH	WCST	FINISH	E WALL MAT.	FINISH	WCST	FINISH	S WALL MAT.	FINISH	WCST	FINISH	W WALL MAT.	FINISH	WCST	FINISH	CEILING MAT.	FINISH	CEILING HEIGHT	PAINT COLOR	KEY NOTES
	<b>COITAGE 1/2</b>																									
	<b>BASEMENT</b>																									
120B	STORAGE	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	7'-6"	N/A	
101B	SHARED VESTIBULE	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	7'-6"	N/A	
102B	STAIRS	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	7'-6"	N/A	
200B	STORAGE	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	7'-6"	N/A	
	<b>FIRST FLOOR</b>																									
120	COITAGE 1	-	-	WD	P-SG	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	VARIABLE	SW0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
101	KITCHEN	-	-	WD	P-SG	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	8'-0"	SW0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
102	SHARED VESTIBULE	-	-	WD	P-SG	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	8'-0"	SW0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
103	RESTROOM/AN.	-	-	CT	-	GB	P-E	CT	-	GB	P-E	CT	-	GB	P-E	CT	-	GB	P-E	CT	-	GB	P-E	8'-0"	SW0067	
104	STAIRS	CONC	SLR	WD	P-SG	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	8'-0"	SW0067	
200	COITAGE 2	-	-	WD	P-SG	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	VARIABLE	SW0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
201	KITCHEN	-	-	WD	P-SG	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	8'-0"	SW0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
	<b>COITAGE 3/4</b>																									
	<b>BASEMENT</b>																									
300B	STORAGE	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	7'-6"	N/A	
301B	STAIRS	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	7'-6"	N/A	
400B	STORAGE	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	N/A	N/A	CONC	SLR	7'-6"	N/A	
	<b>FIRST FLOOR</b>																									
320	COITAGE 3	-	-	WD	P-SG	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	N/A	N/A	GB	P-F	VARIABLE	SW0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
301	KITCHEN	-	-	WD	P-SG	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	N/A	N/A	GB	P-E	8'-0"	SW0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
302	RESTROOM	-	-	CT	-	GB	P-E	CT	-	GB	P-E	CT	-	GB	P-E	CT	-	GB	P-E	CT	-	GB	P-E	8'-0"	SW0067	
303	STAIRS	CONC	SLR	WD	P-SG																					

A. COLORS WILL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.  
B. FINISHES ARE NEW U.O. IN THE SCHEDULES.  
C. TYPICAL THROUGHOUT (INCLUDING STAIRS), ALL INTERIOR WALLS AND CEILINGS SHALL BE PAINTED.  
D. PAINT ALL EXPOSED PIPES, CONDUIT, VENTS, GRILLS, AND WALL CAPS TO MATCH SURROUNDING ADJACENT WALLS AND CEILING COLOR.  
E. WATER RESISTANT WALLS ARE REQUIRED BEHIND ALL SINKS, MOP SINKS, DISHWASHERS. WATER RESISTANT MATERIAL SHALL BE A MINIMUM OF 8" HIGH FROM TOP OF THE FLOOR BASE.

CB	INTEGRAL RSF COVE BASE	PC	POWDER COAT
CONC	CONCRETE	QT	QUARRY TILE
CP	CARPET	RB	RUBBER BASE
CT	CERAMIC TILE	RF	RESILIENT FLOORING
CS	GYP/SUM BOARD	SLR	SEALER
N/A	NOT APPLICABLE	SS	STAINLESS STEEL
	NONE	SV	STAIN AND VARNISH
PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED (BY ARCHTCT)
P-F	PAINT (FLAT)	VCT	VINYL COMPOSITION TILE
P-E	PAINT (EGG/SHELL)	WD	WOOD
P-SG	PAINT (SEMI-GLOSS)	WRGB	WATER RESISTANT GYPSUM BOARD
P-G	PAINT (HIGH-GLOSS)		

LOCATION	MATERIAL	COLOR #	COLOR NAME**
EXTERIOR PLASTER	P-F	SW113	INTERACTIVE CREAM
DOORS/WINDOWS/TRIM - COTTAGE 1	P-F	SW106	BILLARD GREEN
DOORS/WINDOWS/TRIM - COTTAGE 2	P-F	SW251	SAGE GREEN LIGHT
DOORS/WINDOWS/TRIM - COTTAGE 3	P-F	SW252	ROCKWOOD RED
DOORS/WINDOWS/TRIM - COTTAGE 4	P-F	SW144	BUNGLE LENSURE BLUE
DOORS/WINDOWS/TRIM - COTTAGE 5	P-F	SW106	BILLARD GREEN
DOORS/WINDOWS/TRIM - COTTAGE 6	P-F	SW148	BUNGLEHOUSE BLUE
DOORS/WINDOWS/TRIM - COTTAGE 7	P-F	SW252	ROCKWOOD RED
DOORS/WINDOWS/TRIM - COTTAGE 8	P-F	SW106	BILLARD GREEN
DOORS/WINDOWS/TRIM - COTTAGE 9	P-F	SW251	SAGE GREEN LIGHT
DOORS/WINDOWS/TRIM - COTTAGE 10	P-F	SW233	WHEAT-HAY BUDY
EXTERIOR WROUGHT-IRON GRILLES AND ACCENTS	PC	SW247	ROYCOPT BOTTLE GREEN

\*\* ALL COLOR REFERENCES ARE SHERWIN WILLIAMS PAINT

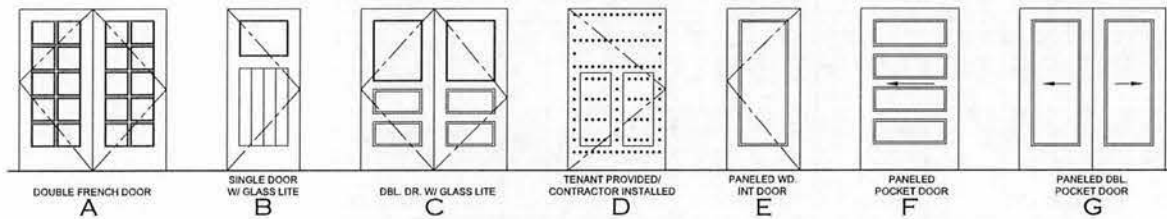
[illegible]



## DOOR SCHEDULE

OPENING NUMBER	DOOR SIZE (WxH)	DOOR TYPE	MAT.	INT. FIN.	FRAME MAT.	EXT. FIN.	HEAD	JAMB	THRESH.	KEY NOTES
<b>COTTAGE 1/2</b>										
100B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
100B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
100-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
100-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
101-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
101-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
102-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
102-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
<b>COTTAGE 3/4</b>										
300B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
300B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
300-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
300-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
301-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
301-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
302-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
302-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
303-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
303-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
<b>COTTAGE 5/6</b>										
500B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
500B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
500-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
500-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
501-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
501-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
502-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
502-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
503-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
503-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
<b>COTTAGE 7/8</b>										
700B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
700B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
700-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
700-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
701-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
701-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
702-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
702-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
703-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
703-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
<b>COTTAGE 9</b>										
900B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
900B-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
900-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
900-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
901-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
901-B	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	
902-A	4'-0" X 6'-0"	E	WD	P-SG	WD	P-SG	3/A&2	3/A&2	4/A&2	

## DOOR TYPES



## SCHEDULE LEGEND

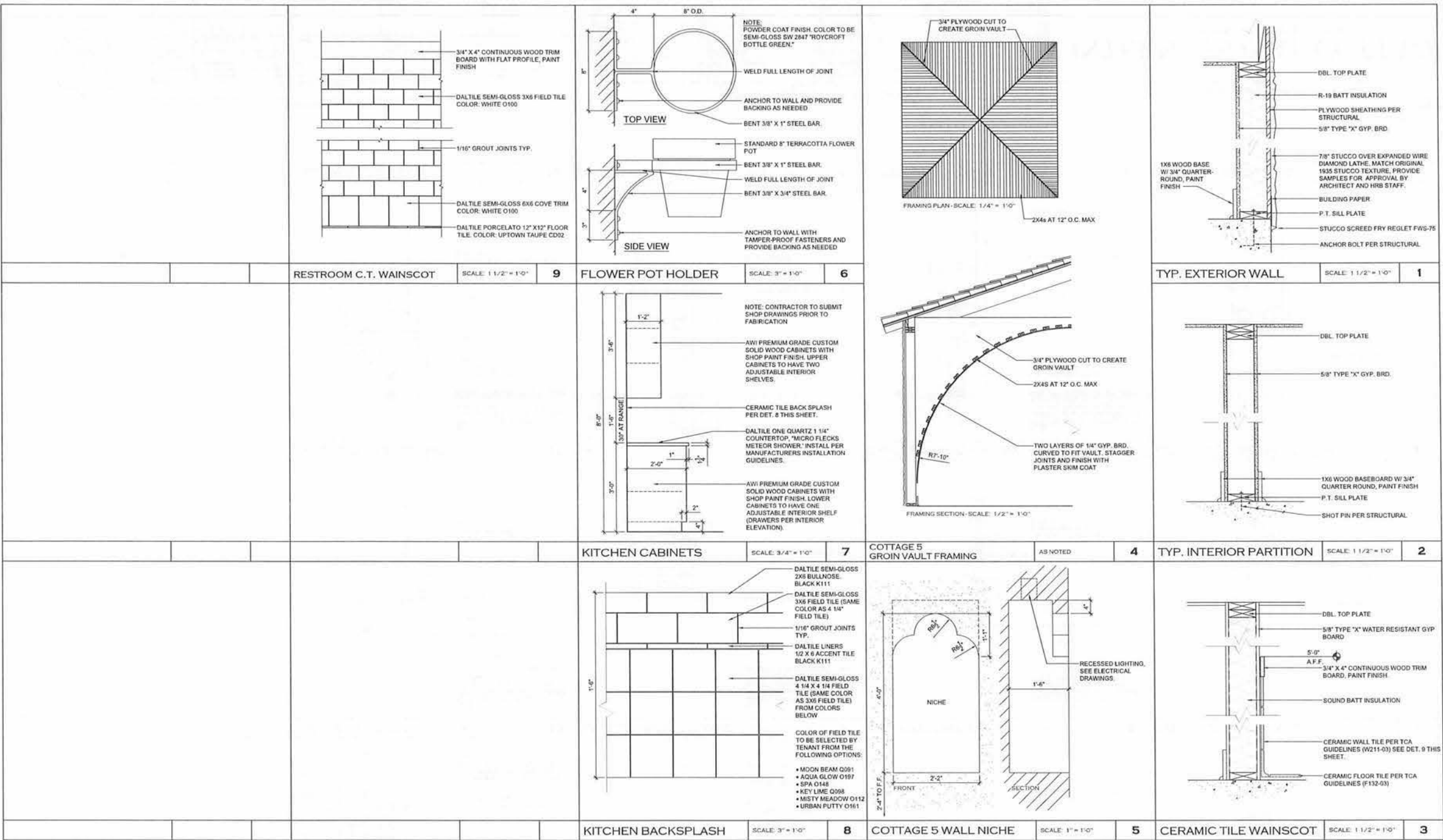
(E) EXISTING  
(N) NEW  
- NOT APPLICABLE  
P-F PAINT, FLAT  
P-SG PAINT, SEMI-GLOSS  
P-G PAINT, HIGH-GLOSS  
PLT PLATE GLASS  
OBS OBSCURE GLASS  
S/V STAIN AND VARNISH  
WD WOOD

## GENERAL NOTES

- ALL DOORS AND WINDOWS ARE NEW.
- DOORS SHALL MATCH THE DOOR TYPE IDENTIFIED ON THE SCHEDULE. ALL DOORS TO BE SOLID WOOD U.N.O.
- WIDTH AND HEIGHT DIMENSIONS ON DOOR AND WINDOW SCHEDULE ARE FOR DOOR OR WINDOW UNIT ONLY. ALL ROUGH OPENINGS SHALL PROVIDE SHM SPACE BETWEEN WALL AND DOOR FRAME TYPICAL.
- ALL PAINT COLORS WILL BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE.
- ALL NECESSARY (N) DOOR AND WINDOW HARDWARE SHALL BE PROVIDED BY THE CONTRACTOR. HARDWARE FINISH TO BE OIL RUBBED BRONZE U.N.O.
- MAXIMUM EFFORT TO OPERATE DOORS WITH AUTOMATIC CLOSERS SHALL NOT EXCEED 5 POUNDS, SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS (PER CBC SECTION 1133B.2.5). CONTRACTOR TO VERIFY COMPLIANCE PRIOR TO SUBSTANTIAL COMPLETION.
- REFER TO SHEET A8.3 FOR WINDOW GRILLE TYPES.
- INTERIOR SECURITY GRILLES PER DETAIL 11/A&3 SHALL BE PROVIDED AT ALL WINDOWS EXCEPT THOSE NOTED WITH DECORATIVE EXTERIOR METAL OR CONCRETE SECURITY GRILLES.
- ALL EXTERIOR DOORS WITH GLASS LITES (TYPES A, B, AND C ABOVE) SHALL BE EQUIPPED WITH INTERIOR SECURITY GRILLES SIMILAR TO DETAIL 11/A&3 BUT WITH 1/2" SQUARE TUBE STEEL FRAME MOUNTED ON THE INTERIOR FACE OF THE DOOR OVER GLASS PANEL.
- ALL DOORS AND WINDOWS TO BE DUAL GLAZED, TRUE DIVIDED LITE. REFER TO DETAILS ON SHEET A8.2.

## WINDOW SCHEDULE

OPENING NUMBER	WINDOW SIZE (W X H)	WNOV TYPE	MAT.	EXT. FINISH	INT. FINISH	GLASS	FRAME MAT.	EXT. FINISH	INT. FINISH	HEAD	JAMB	SEL	KEY NOTES
<b>COTTAGE 1/2</b>													
100-01	4'-0" X 6'-0"	A	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	
100-02	4'-0" X 6'-0"	A	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	
100-03	2'-0" X 6'-0"	E	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G1
101-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
101-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
102-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
102-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
103-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
103-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
104-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
104-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
105-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
105-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
106-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
106-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
107-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
107-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
108-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
108-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
109-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
109-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
110-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
110-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
111-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
111-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
112-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
112-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
113-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
113-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
114-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
114-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
115-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
115-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
116-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
116-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
117-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
117-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
118-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
118-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
119-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
119-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
120-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
120-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
121-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
121-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
122-01	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
122-02	1'-10" X 3'-0"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	3/A&2	3/A&2	3/A&2	PROVIDE DECORATIVE METAL SECURITY GR



DATE	ACTION	REFERENCE DOCUMENTS	RESO. NO. R-	COST \$	ACRES
	SITE ACQUIRED		ORD. NO.		ACRES
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		
	P&R BOARD APPROVAL	P&R APPROVAL	DATE:		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	BLEACHERS	EA
				TRASH RECEPTACLES	EA
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)	
WALL DETAILS	A8.1
SHEET TITLE:	SHEET NUMBER:
LAMBERT COORDINATES: 204-1721	THOMAS BROTHERS PAGE: 60, D-6
	(PSD #)

















**An Amendment to the**

**Balboa Park Master Plan**

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

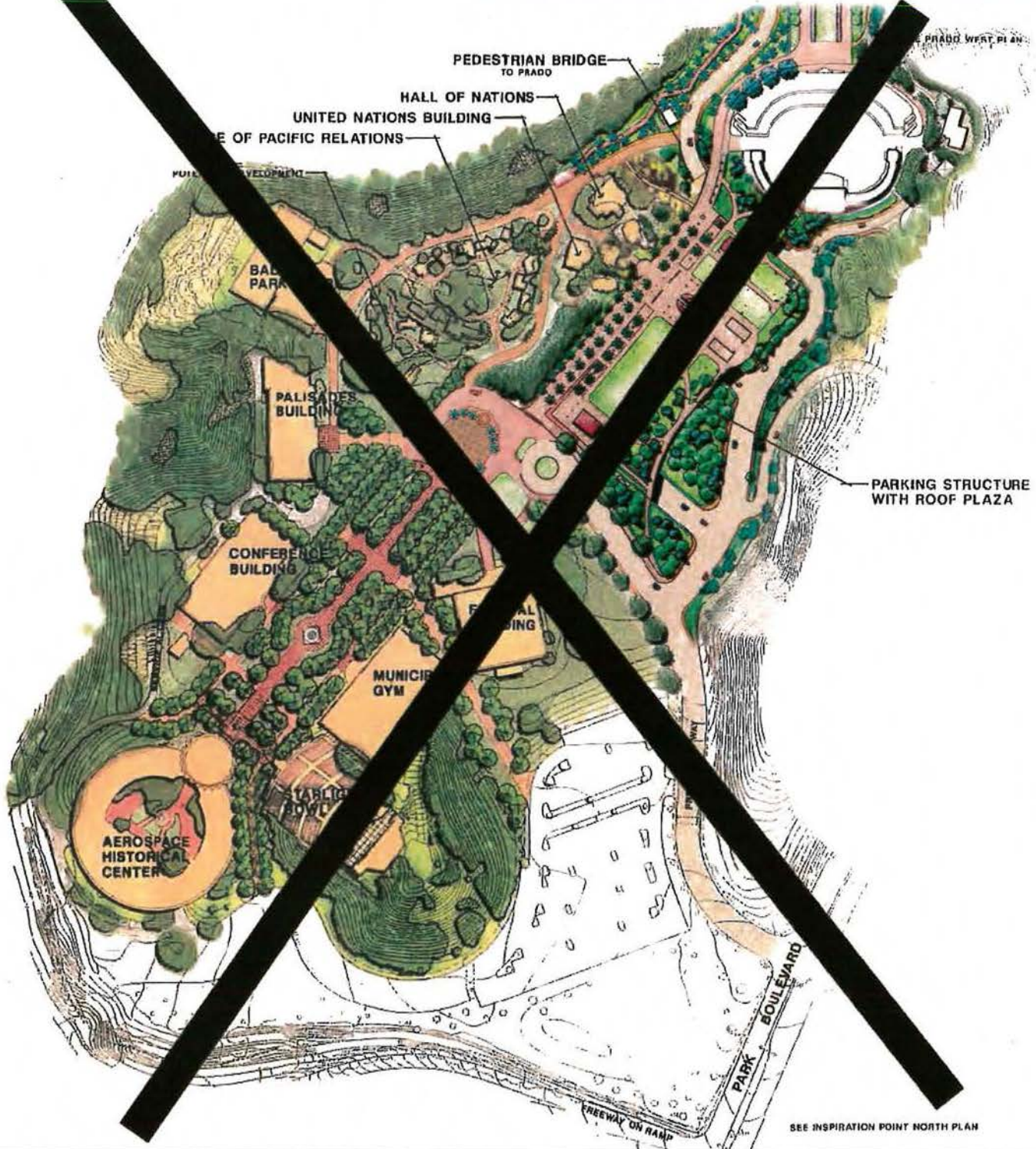
**Prepared by:**  
**Estrada Land Planning**





# BALBOA PARK MASTER PLAN

CITY OF  
SAN  
DIEGO



## LEGEND



TREES



PALM TREES



GROUNDCOVERS



LAWN



PAVED PEDESTRIAN AREAS

## CONCEPTUAL MASTER PLAN PALISADES

Figure  
5







# BALBOA PARK MASTER PLAN

CITY  
OF  
SAN  
DIEGO



## LEGEND



TREES



PALM TREES



GROUNDCOVERS



LAWN



PAVED PEDESTRIAN AREAS

## CONCEPTUAL MASTER PLAN PALISADES

Figure  
5









# **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**





### *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 allocated an additional 4,000 square feet to House of Pacific Relations to accommodate member groups who do not currently have cottage space. 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 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 by 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.





### ***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***

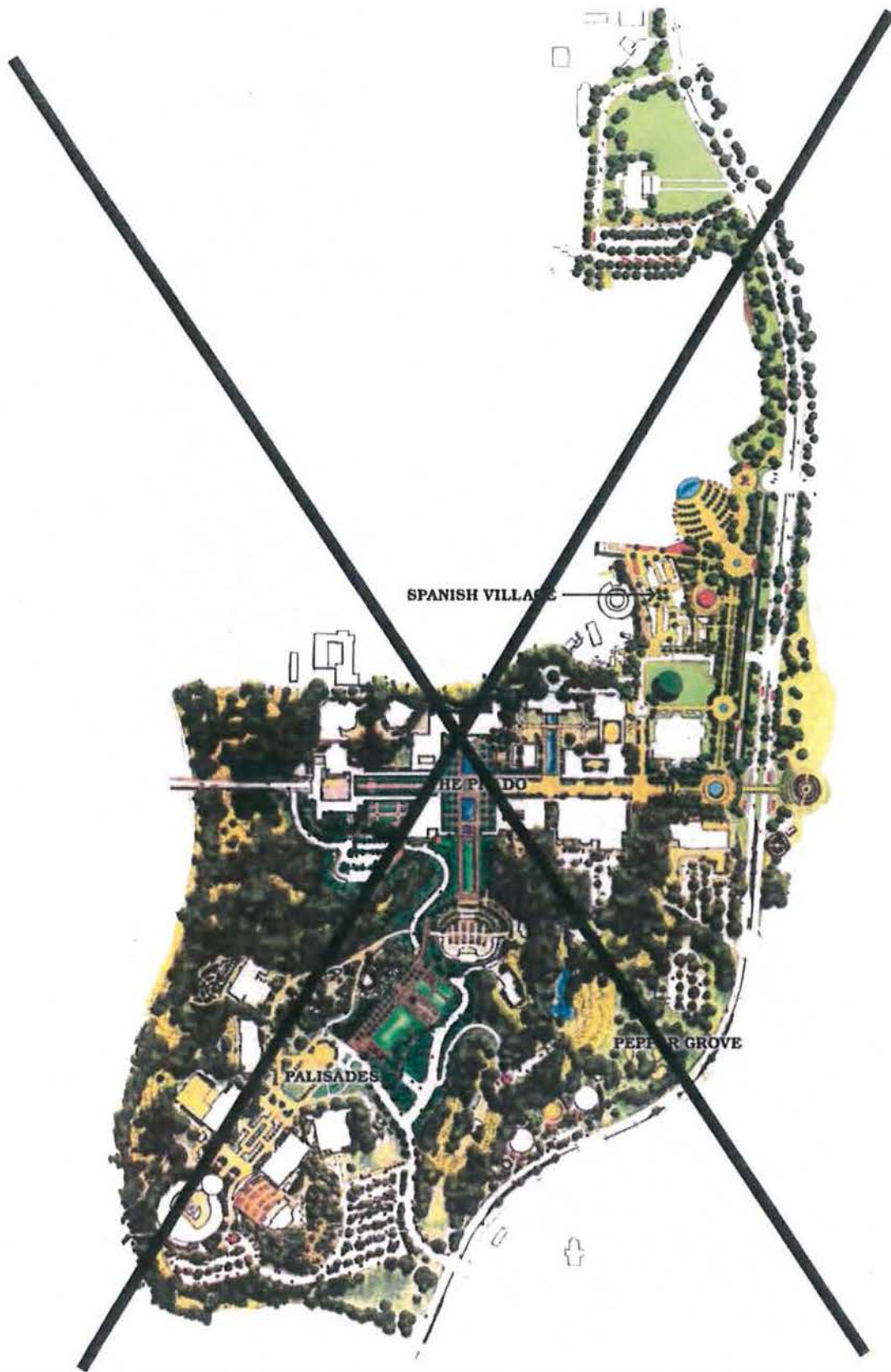
#### ***Expansion Proposal***

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 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 by 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.



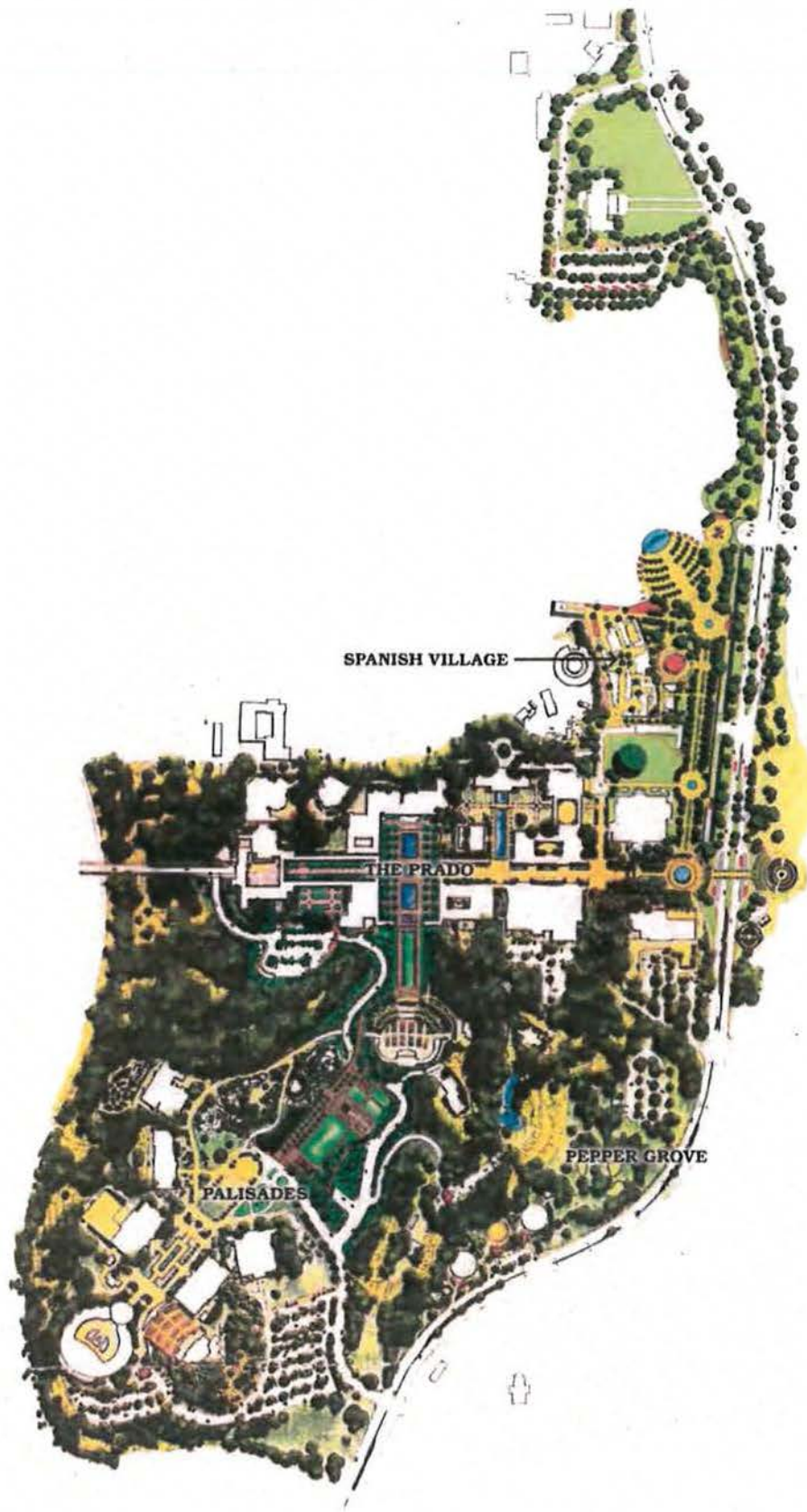
**Central Mesa Illustrative**

revised 5 April 2012

Figure  
28







## Central Mesa Illustrative

Revised: June 25, 2015

Figure  
28







## Palisades



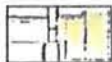
Trees



Groundcovers



Lawn



Paved Pedestrian Areas

revised 5 April 2012

Figure  
34







### Palisades



Trees



Lawn



Groundcovers

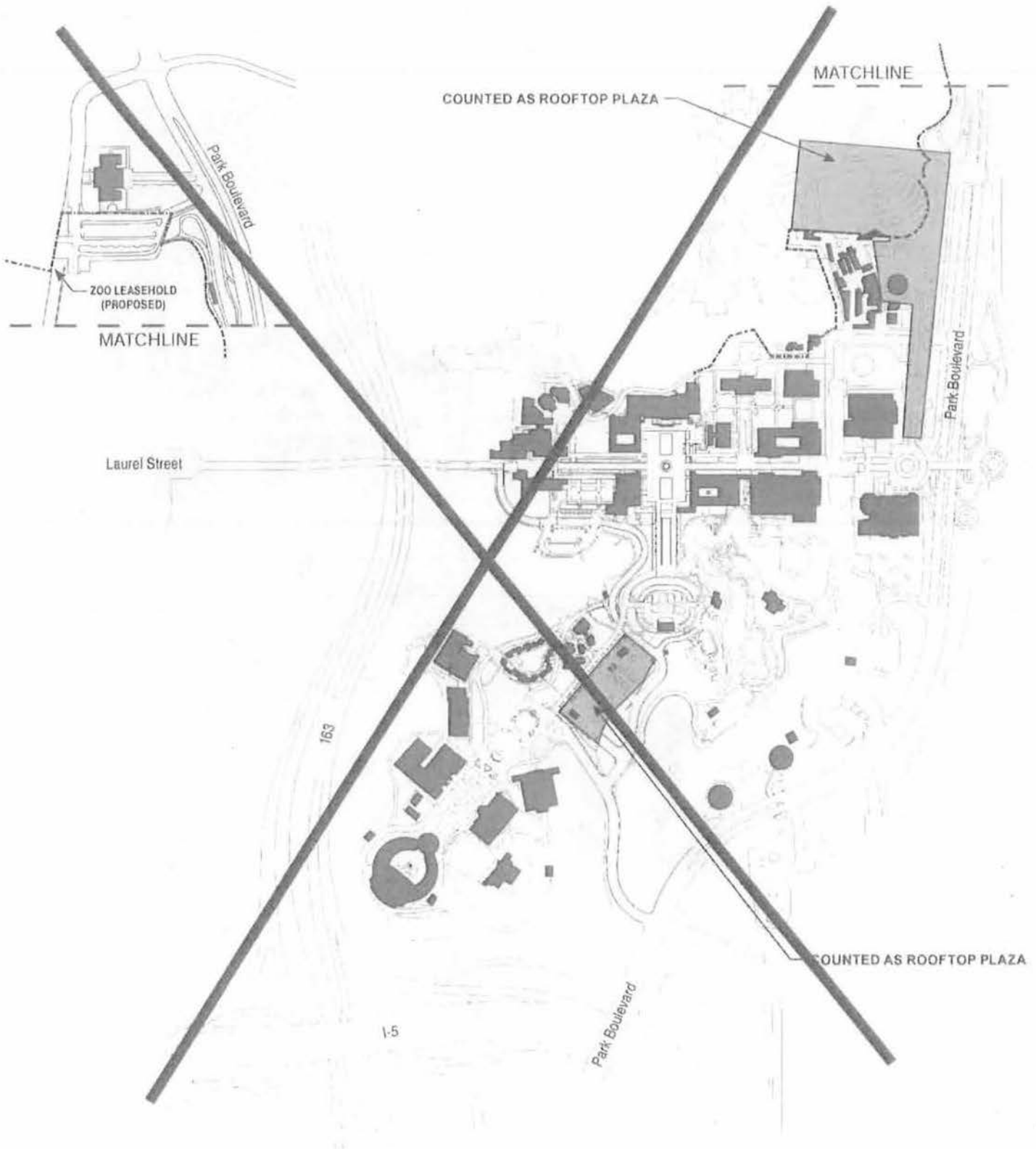


Paved Pedestrian Areas

Revised: June 25, 2015

Figure  
34





## Proposed Buildings

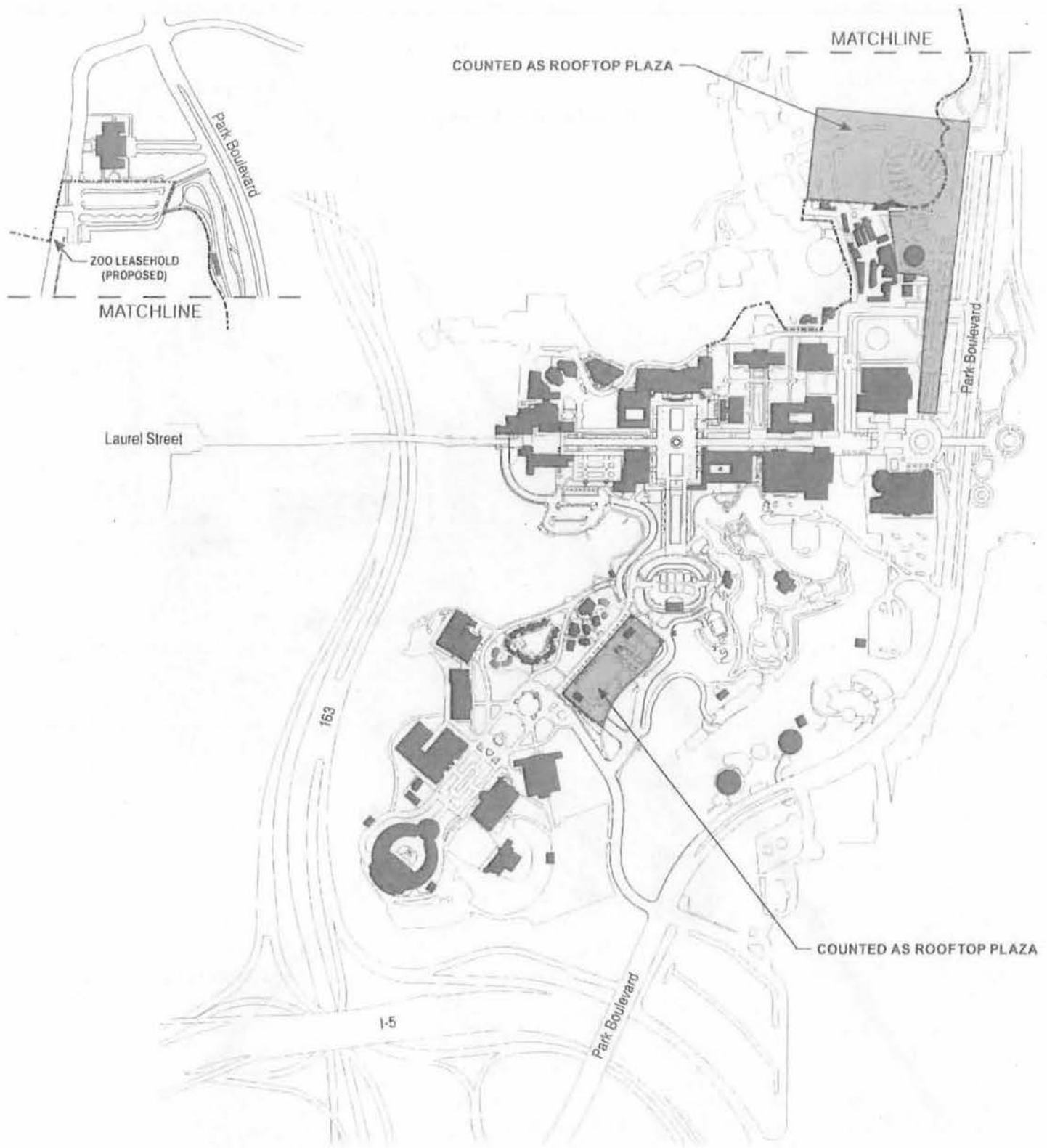
 Proposed Buildings – 18 acres

revised 5 April 2012

Figure  
37







## Proposed Buildings

 Proposed Buildings—18.1 Acres

Revised: June 25, 2015

Figure  
37

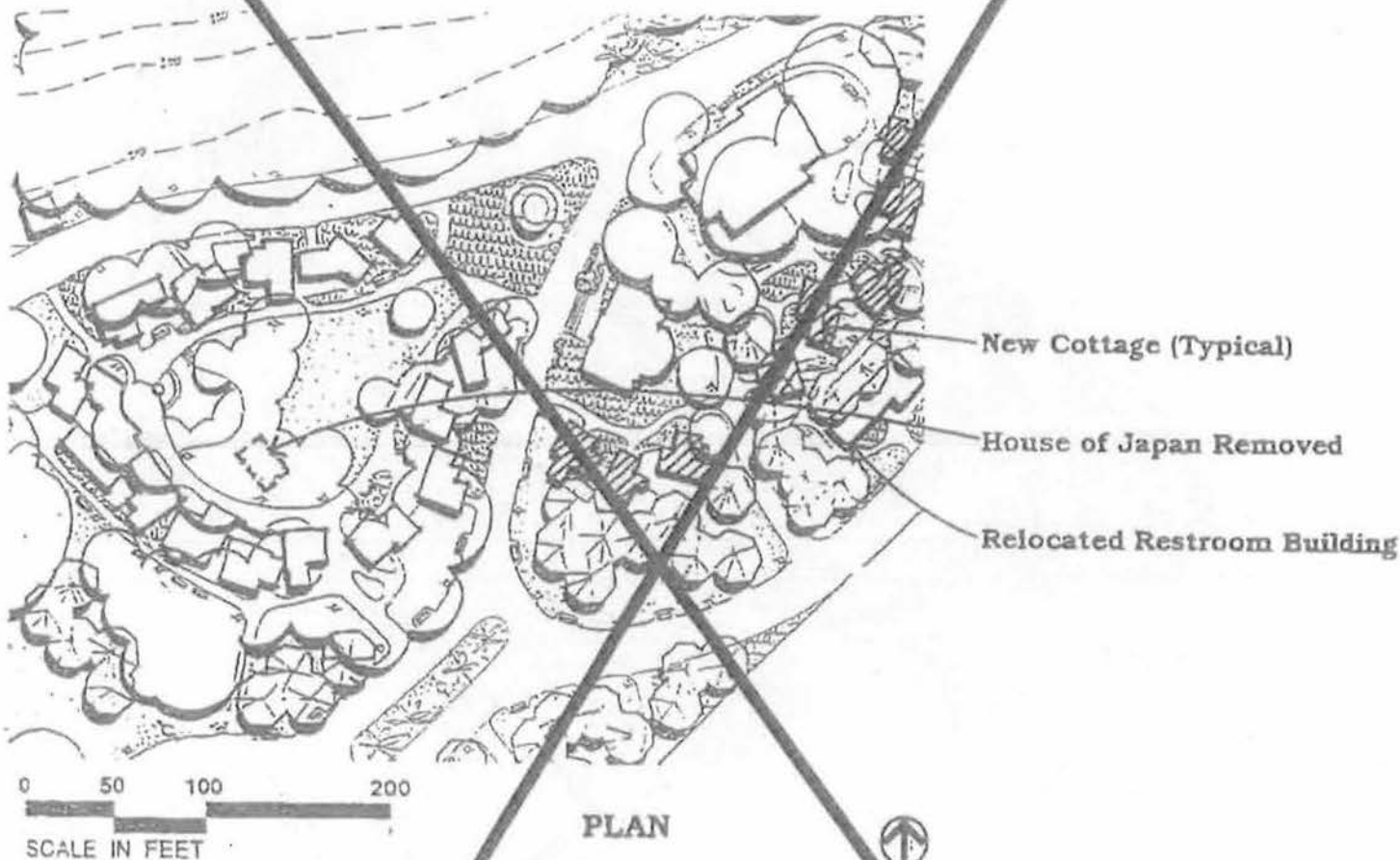




## 28. House of Pacific Relations

### Design Objective:

Add additional cottages 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 Cottage

### Design Objective:

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

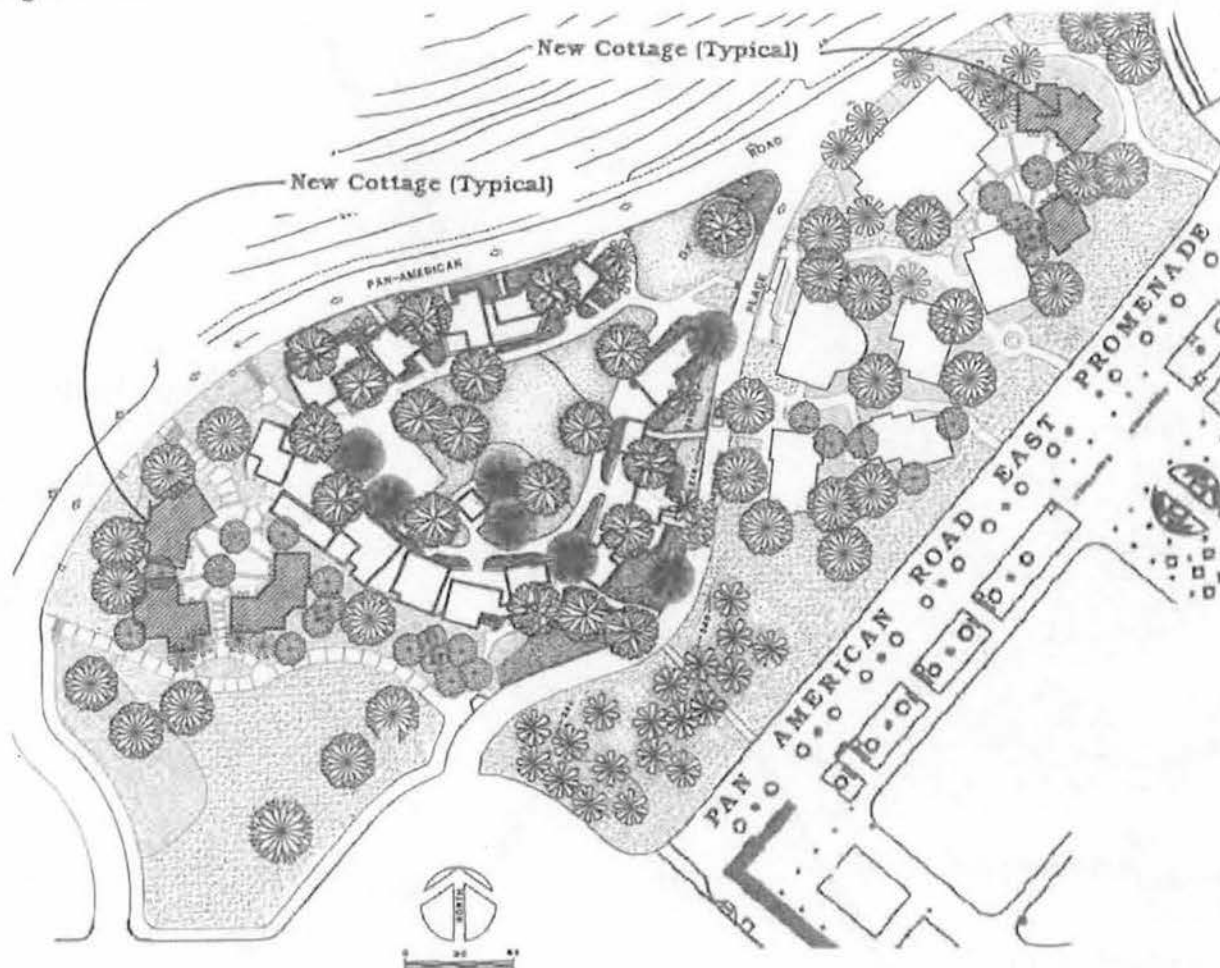




## 28. House of Pacific Relations

### Design Objective:

Add additional cottages 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 Cottage~~

### ~~Design Objective:~~

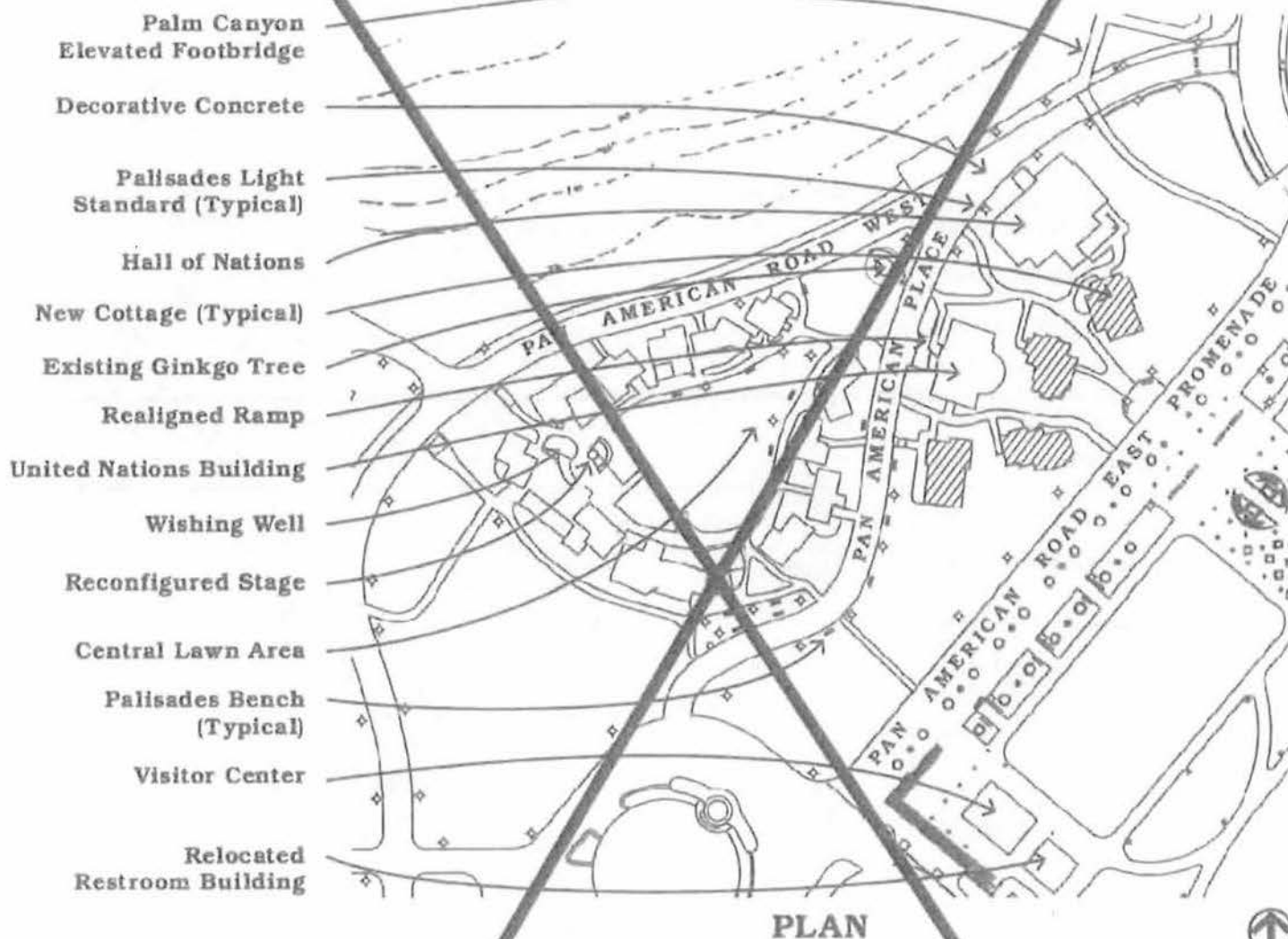
~~Remove the non-historic House of Japan addition and relocate the organization in one of the new cottages.~~



## 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 Place with decorative concrete to visually define them as pedestrian walkways.

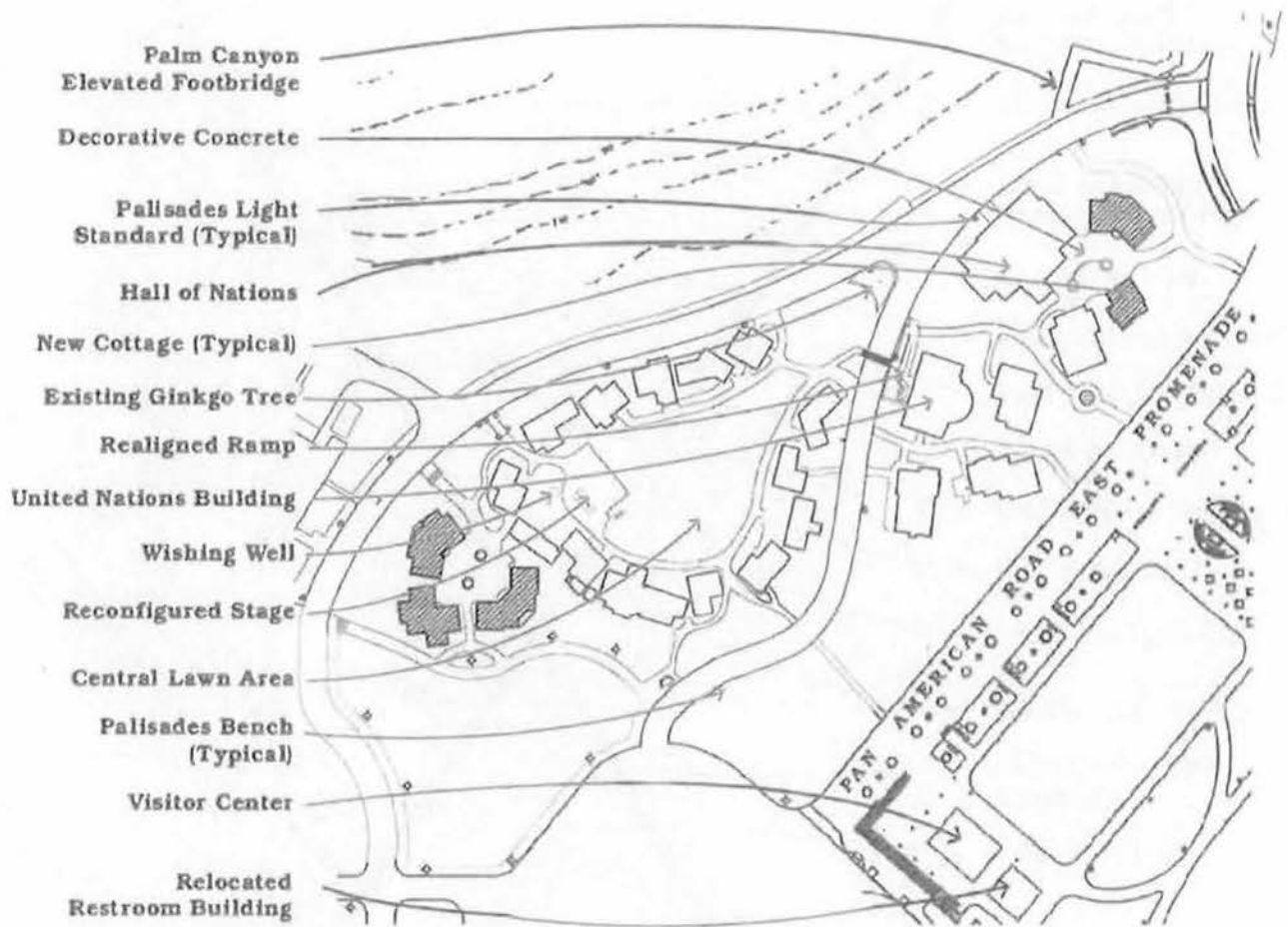




## 1. House of Pacific Relations

### *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:*

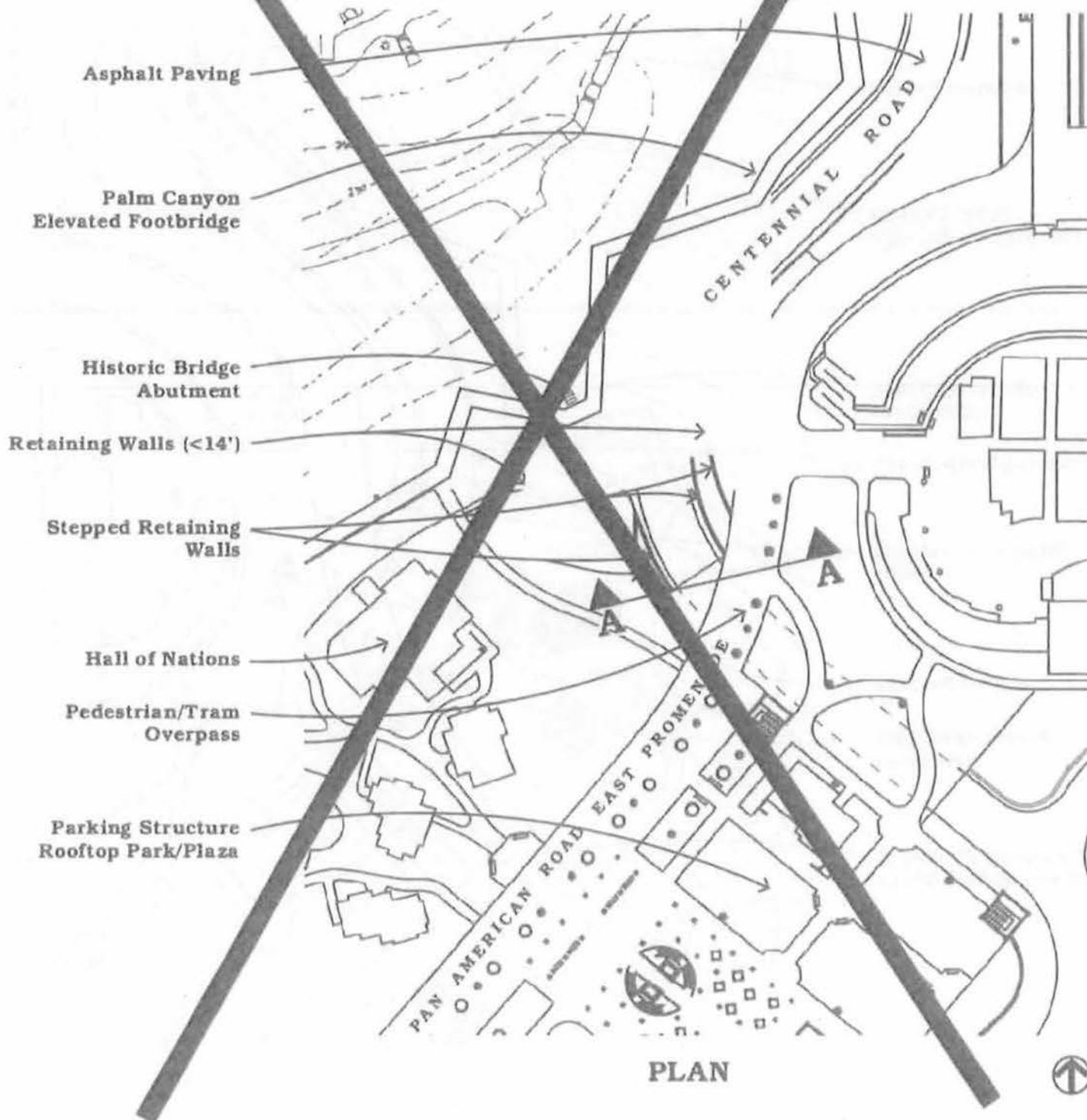
- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
- Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic 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 Place with decorative concrete to visually define them as pedestrian walkways.



## 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.

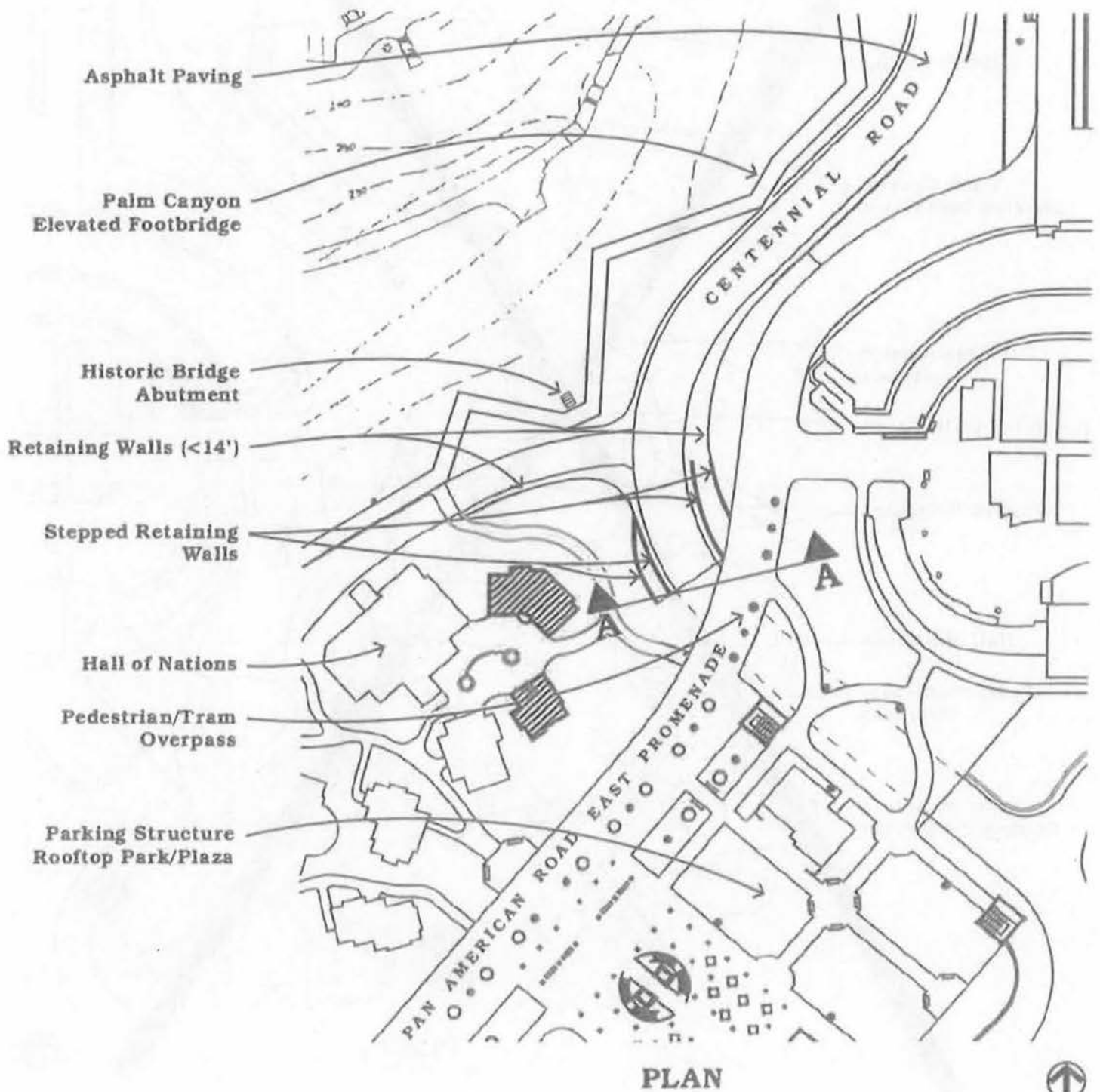




## 2. Organ Pavilion Pedestrian Overpass\*

### 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.

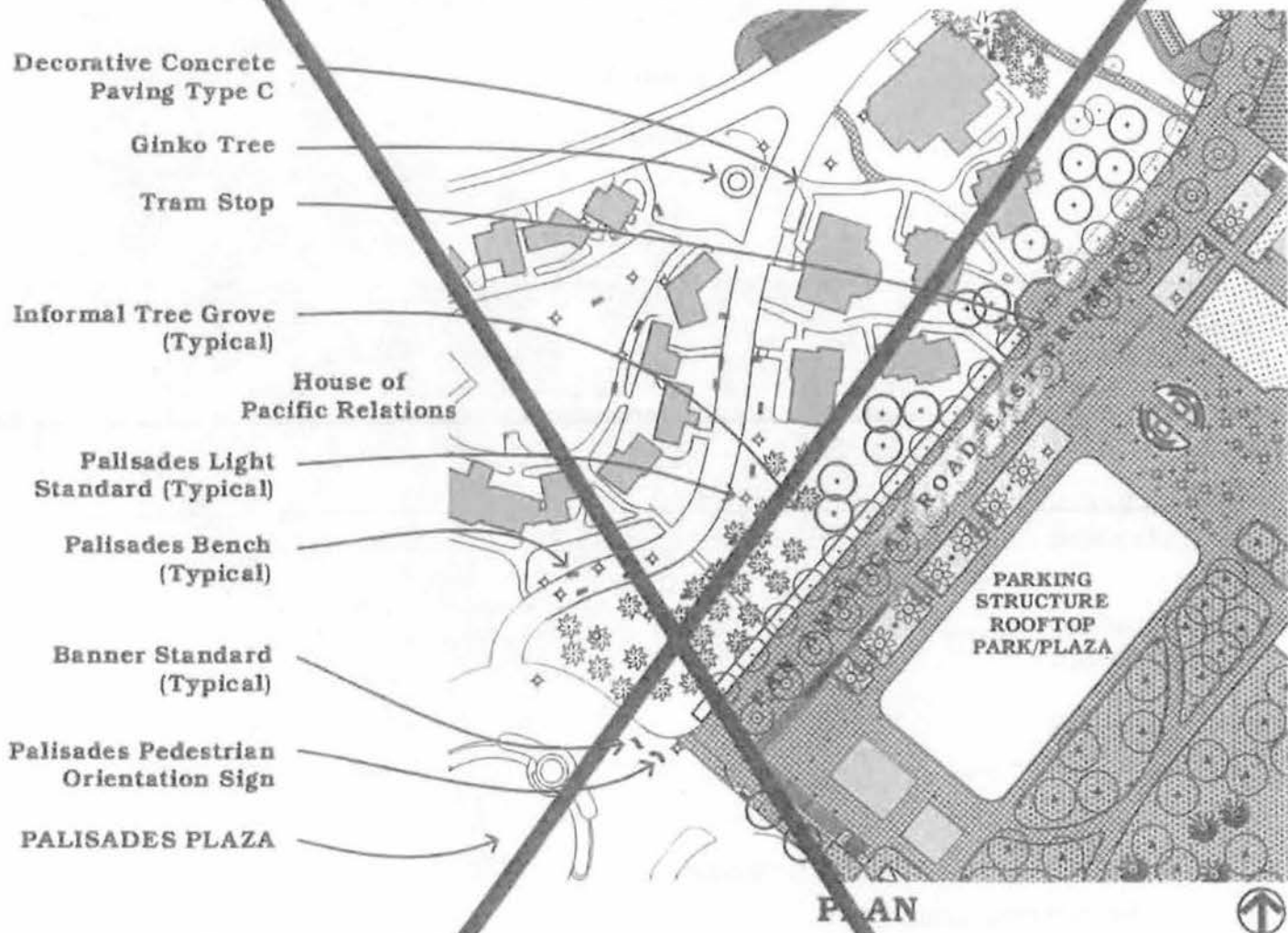


\*proposed name for new feature.

#### 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 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 ascend 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 ground cover 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.



#### 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.



**PALISADES PLAZA**

##### 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

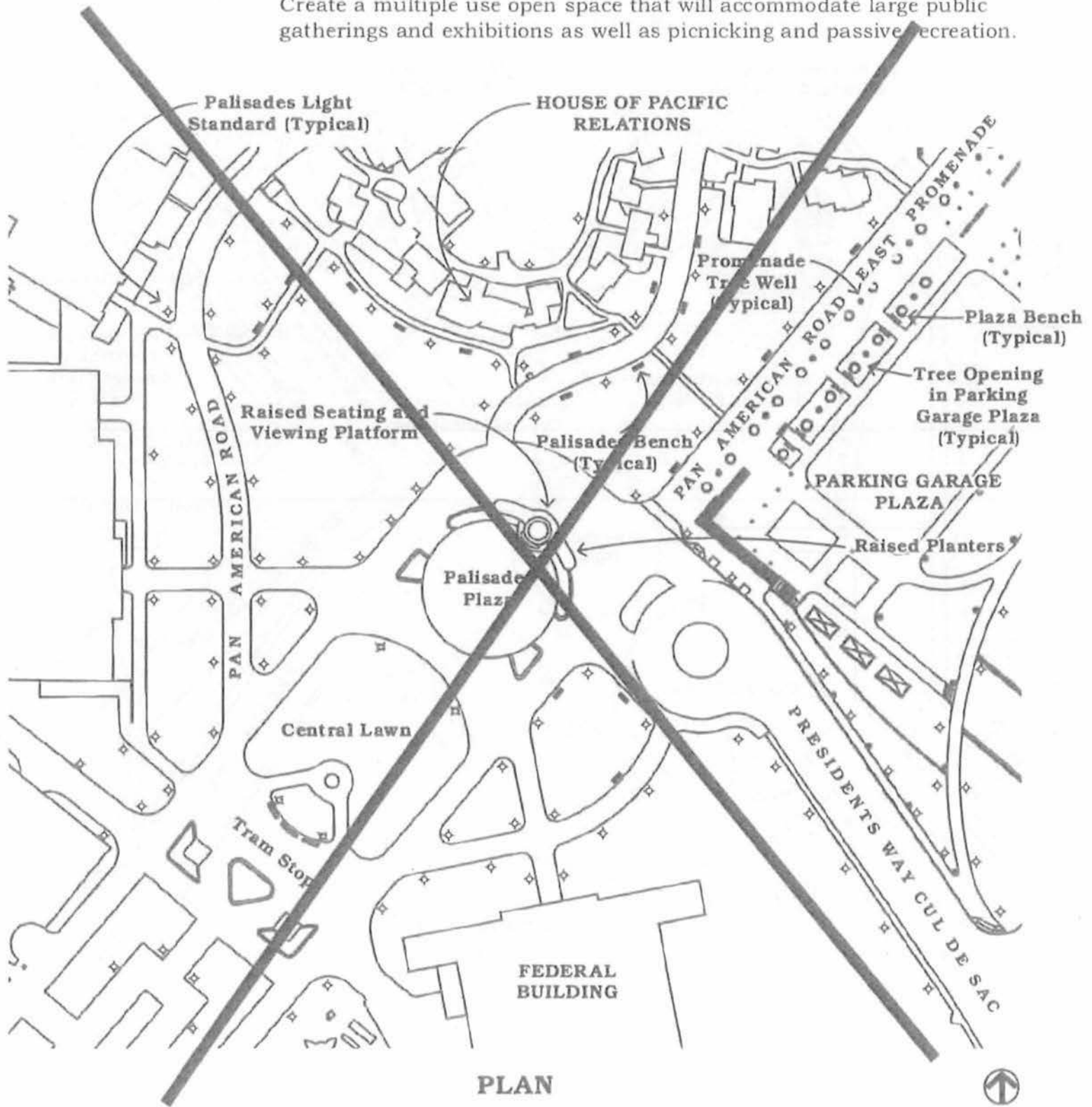
Eucalyptus cornuta — Yate

\*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 recreation.



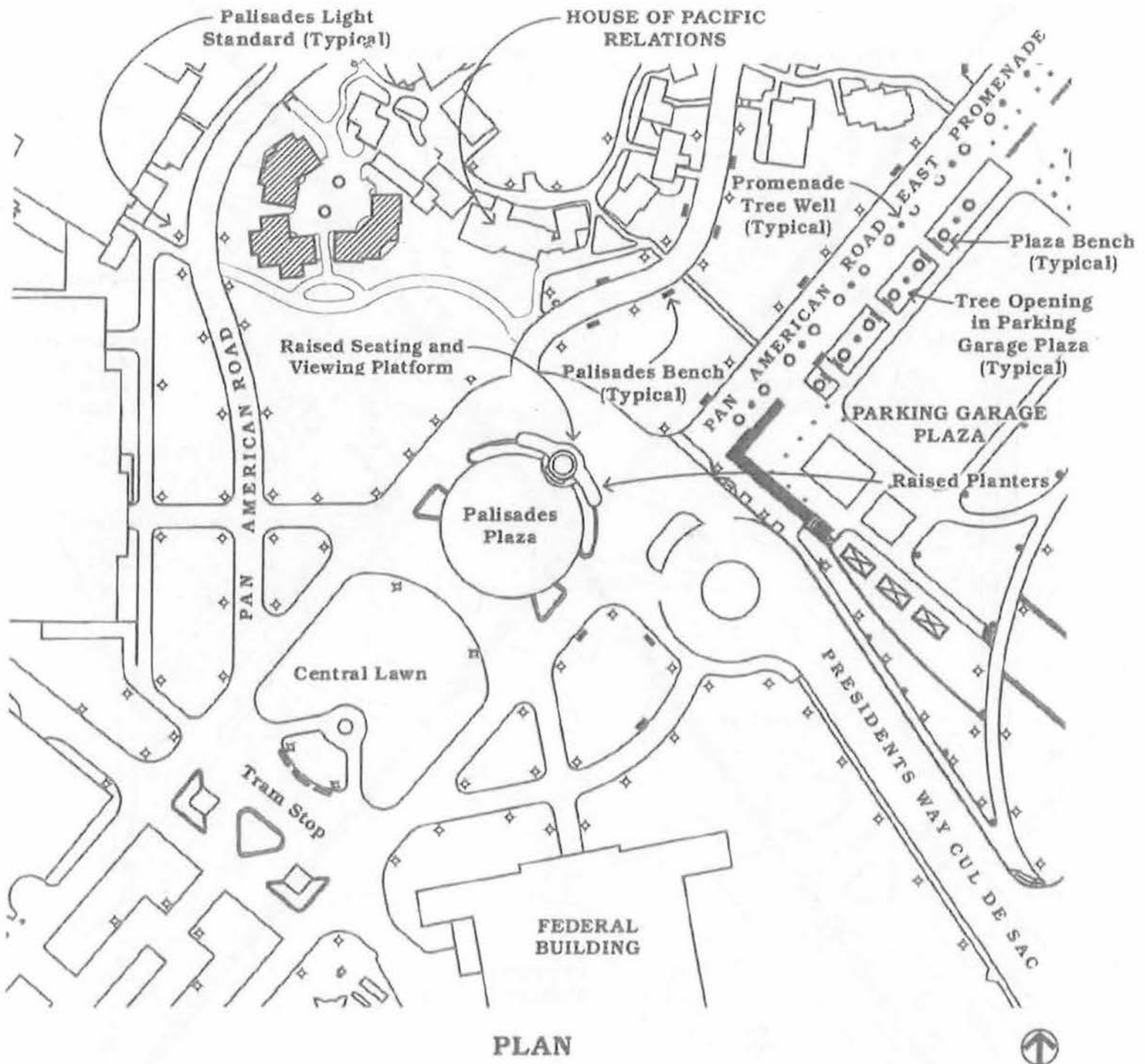
\*proposed name for a new feature.



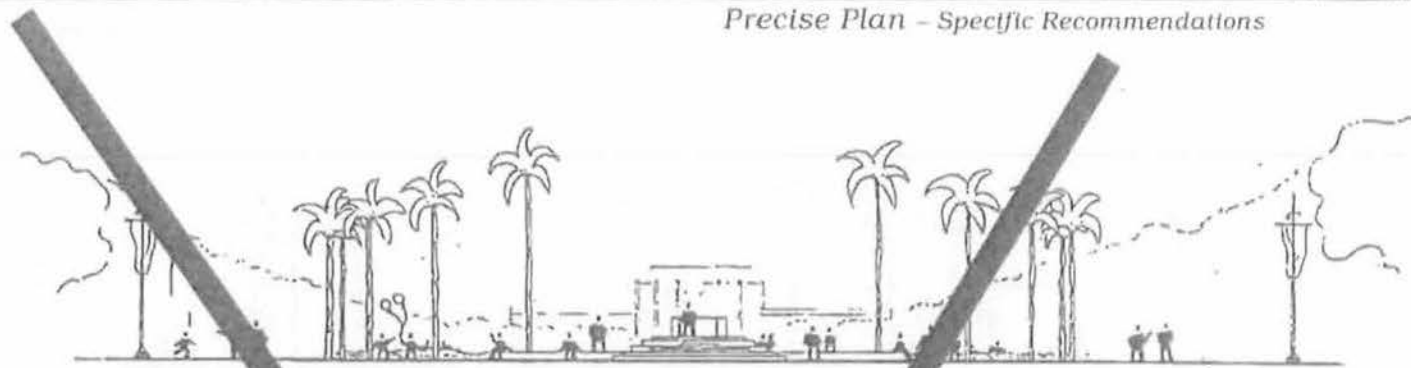
## 5. Palisades Plaza and Lawns\*

### Design Objective:

Create a multiple use open space that will accommodate large public gatherings and exhibitions as well as picnicking and passive recreation.



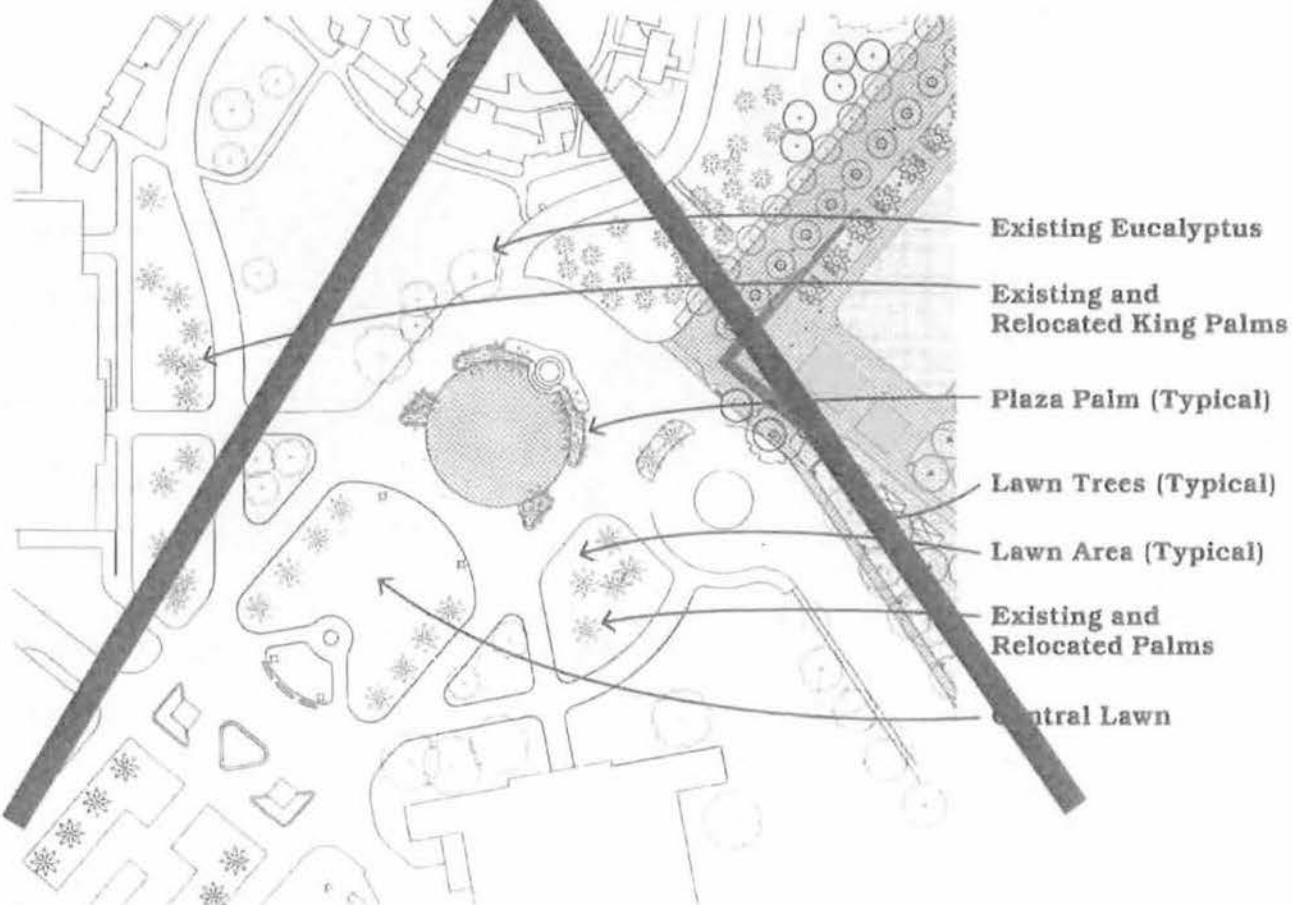
\*proposed name for a new feature.



**PALISADES PLAZA - LOOKING SOUTH**

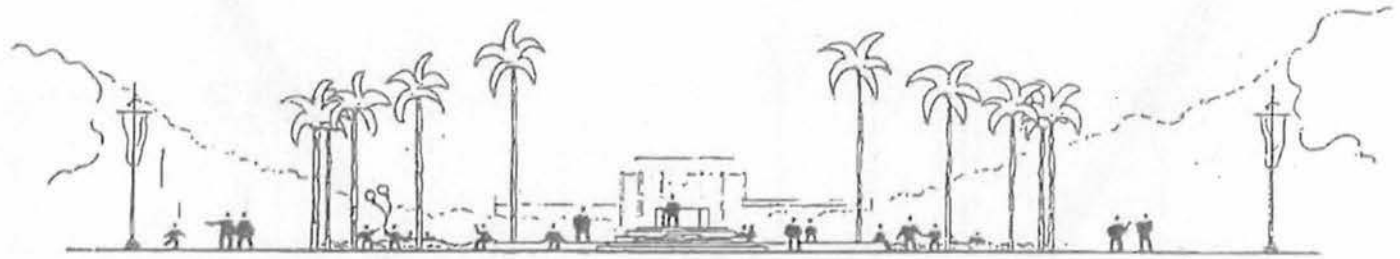


**PALISADES PLAZA - LOOKING NORTH**

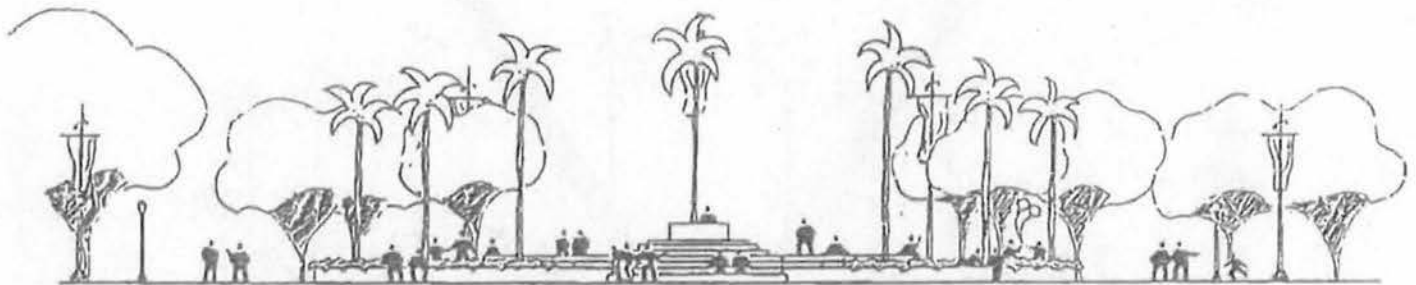


**PLANTING CONCEPT PLAN**

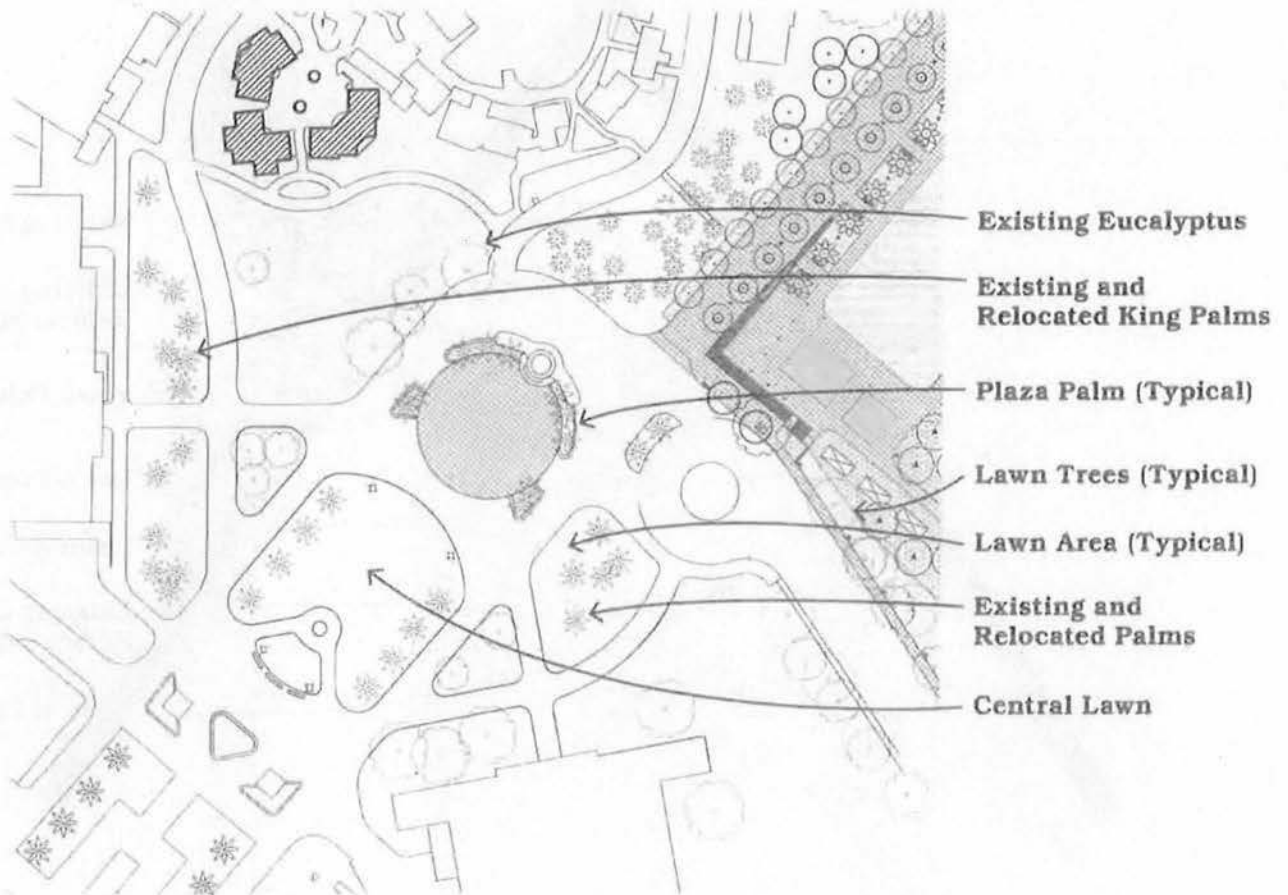




**PALISADES PLAZA – LOOKING SOUTH**



**PALISADES PLAZA – LOOKING NORTH**



**PLANTING CONCEPT PLAN**

