

### 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 PLUMBING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA PLUEDING CODE
2013 CALIFORNIA FILE CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA FIRE CODE

### **BUILDING DATA**

### COTTAGE 1/2

PROPOSED USE: BUILDING AREA: NUMBER OF STORIES: CONSTRUCTION TYPE: OCCUPANCY; OCCUPANT LOAD:

49 MAX. OCCUPANTS PER COTTAGE SPACE (NO BASEMENT OCCUPANCY)

#### COTTAGE 3/4

PROPOSED USE-BUILDING AREA NUMBER OF STORIES CONSTRUCTION TYPE OCCUPANCY: OCCUPANT LOAD:

1185 S F + 1185 S F BASEMENT

49 MAX. OCCUPANTS PER COTTAGE SPACE (NO BASEMENT OCCUPANCY)

### COTTAGE 5/6

PROPOSED USE: BUILDING AREA: NUMBER OF STORIES: CONSTRUCTION TYPE OCCUPANCY: OCCUPANT LOAD:

B 49 MAX. OCCUPANTS PER COTTAGE SPACE (NO BASEMENT OCCUPANCY)

### COTTAGE 7/8

PROPOSED USE: BUILDING AREA NUMBER OF STORIES: CONSTRUCTION TYPE: OCCUPANCY: OCCUPANT LOAD:

SOCIAL GATHERING SPACE 1180 S F + 1220 S F BASEMENT

49 MAX. OCCUPANTS PER COTTAGE SPACE (NO BASEMENT OCCUPANCY)

### COTTAGE 9

PROPOSED USE: SOC BUILDING AREA: 630 NUMBER OF STORIES: 1 CONSTRUCTION TYPE: VB CCCUPANCY: 0 CCUPANT LOAD: 48 NO.

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 67/3 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 WESPONISHILITIES 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

### **PROJECT TEAM**

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OWNER CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT SAN DIEGO, CA 92101

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ARCHITECT
HERITAGE ARCHITECTURE & PLANNING CONTACT: DAVID MARSHALL AIA STUART SAWASAKI CARMEN PAULI (619) 239-7888 (619) 234-6286

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7710 BALBOA AVENUE, SUITE 206-C SAN DIEGO, CA 92111

1441 MONTIEL ROAD, SUITE 115 ESCONDIDO, CA 92026

9966 DOLORES STREET, SUITE 201

SPRING VALLEY, CA 91977

(858) 442-7771 (619) 996-2082

MPE ENGINEERING ENGINEERED SYSTEMS P.O. BOX 2186 SPRING VALLEY, CA 91979

> CONTACT: NATASHA INDEGNO (760) 746-4955 (760) 746-4931

CONTACT: CRAIG MOYA PHONE: (619) 825-7516 E-MAIL: engsys@att.ne

DRY UTILITY SYSTEM ENGINEERING
PCG UTILITY CONSULTANTS
3911 NORTH CORDOBA AVENUE, SUITE B
SPRING VALLEY, CA 91977

### SHEET INDEX

TITLE SHEET

A1.1 SITE PLAN

COTTAGE 1/2 GROUND FLOOR & BASEMENT PLANS COTTAGE 1/2 GROUND FLOOR & BASE COTTAGE 1/2 ROOF PLAN COTTAGE 1/2 EXTERIOR ELEVATIONS COTTAGE 1/2 INTERIOR ELEVATIONS

COTTAGE 3/4 GROUND FLOOR & BASEMENT PLANS

COTTAGE 3/4 ROOF PLAN COTTAGE 3/4 ROOF PLAN
COTTAGE 3/4 EXTERIOR ELEVATIONS
COTTAGE 3/4 INTERIOR ELEVATIONS

COTTAGE 5/6 GROUND FLOOR & BASEMENT PLANS COTTAGE 5/6 ROOF PLAN
COTTAGE 5/6 EXTERIOR ELEVATIONS
COTTAGE 5/6 INTERIOR ELEVATIONS

COTTAGE 7/8 GROUND FLOOR & BASEMENT PLANS COTTAGE 7/8 ROOF PLAN COTTAGE 7/8 EXTERIOR ELEVATIONS COTTAGE 7/8 INTERIOR ELEVATIONS

COTTAGE 9 GROUND FLOOR & RASEMENT PLANS

COTTAGE 9 GROUND FLOOR & BASE COTTAGE 9 ROOF PLAN COTTAGE 9 EXTERIOR ELEVATIONS COTTAGE 9 INTERIOR ELEVATIONS

FINISH SCHEDULE DOOR AND WINDOW SCHEDULES

WALL DETAILS

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

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

COTTAGE 1/2 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN COTTAGE 1/2 GROUND FLOOR PLAN AND ROOF FRAMING PLAN COTTAGE 3/4 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN COTTAGE 3/4 GROUND FLOOR PLAN AND ROOF FRAMING PLAN COTTAGE 3/4 GROUND FLOOR PLAN AND ROOF FRAMING PLAN COTTAGE BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN

COTTAGE 5/6 GROUND FLOOR PLAN AND ROOF FRAMING PLAN COTTAGE 7/8 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN COTTAGE 7/8 GROUND FLOOR PLAN AND ROOF FRAMING PLAN

COTTAGE 9 BASEMENT/FOUNDATION PLANS & GROUND FLOOR FRAMING PLAN COTTAGE 9 GROUND FLOOR PLAN AND ROOF FRAMING PLAN S2.5A S2.5B

PLUMBING PLANS COTTAGE 3/4 PLUMBING PLANS COTTAGE 5/6 PLUMBING PLANS COTTAGE 7/8 AND 9

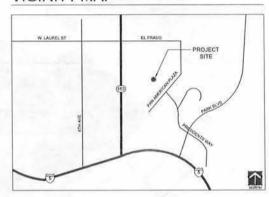
### ASSESSORS PARCEL NUMBER

ASSESSORS PARCEL NUMBERS: PROPERTY TO INCLUDE TAX PARCELS 534-450-08 PORTION AND 760-212-51, 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 MISCELLANGOUS 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 THIS 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 DIEGGO COUNTY.

### VICINITY MAP



### PROJECT DESCRIPTION

BALBOA PARK WAS FOLINDED BY A SMALL GROUP OF VISIONARY POLITICIANS AND 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

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. ON, TURKEY, PALESTINE, PERU, PANAMA, COLOMBIA, AND, THE PHILIPPINES

THE COTTAGES WILL BE GROUPED WITHIN FOUR NEW DUPLEX BUILDINGS AND ONE 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 SUBDOLUBIONS SITES. SURROUNDING SITE.

Sheet 5 of 33

NOVEMBER 09, 2015

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

### INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

TS

TITLE SHEET

STD STD

TENNIS CTS. ENNIS COURT LTS REC. BLDG. RKING STALLS-DI RT INFIELDS POOL DECK ICNIC TABLES POOL WATER F BLEACHERS EA. TRASH RECEPTACUS

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS

★ C-24785

ARCHITECT OF WORK

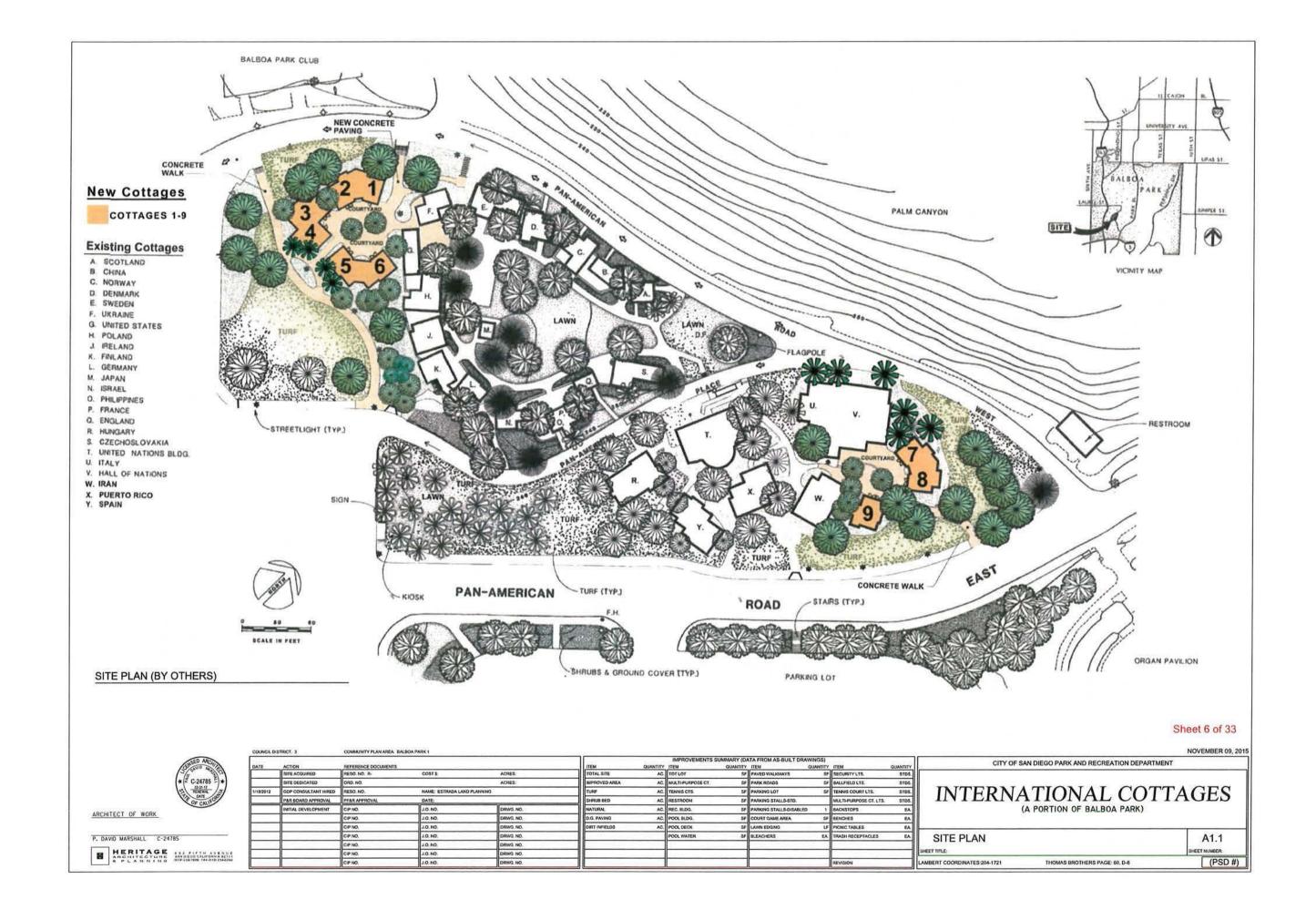
P. DAVID MARSHALL C-24785

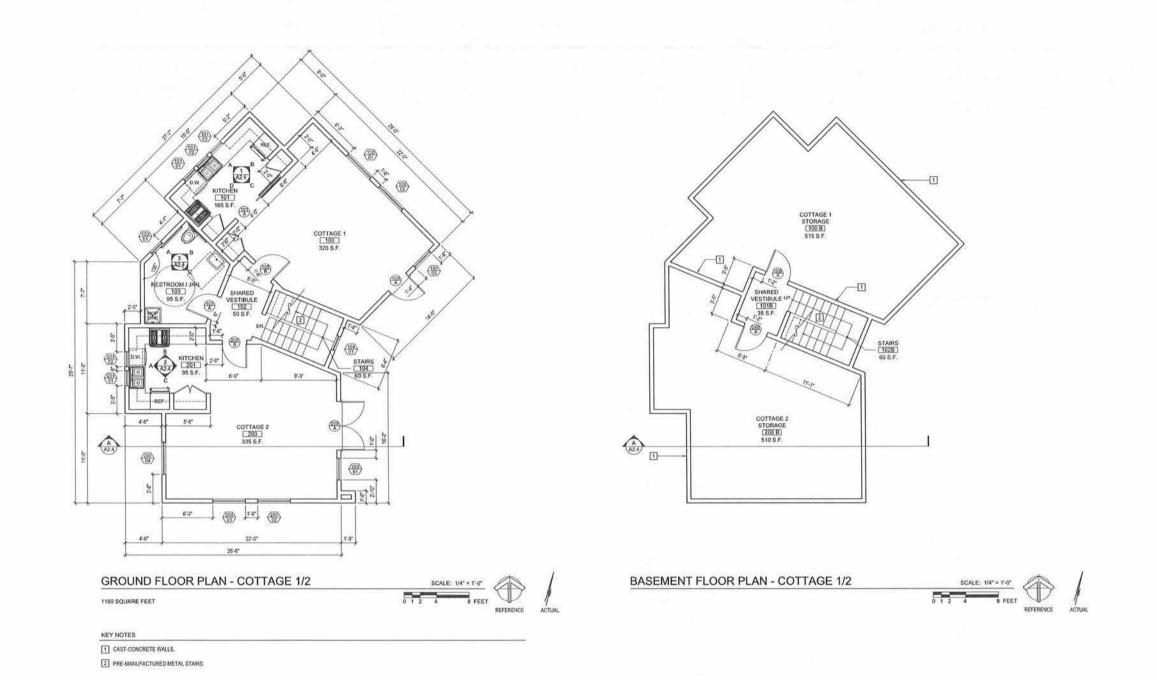
HERITAGE 633 FIFTH AVENUE
ANGHITECTURE SANDESO CALIFORNIA 92/01
A FLANNING E192297000 FAR41912146200

RESO, NO. NAME: ESTRADA LAND J.O. NO. DRWG, NO. J.O. NO. DRWG, NO.

AMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6

(PSD #)





Sheet 7 of 33

NOVEMBER 09, 2015



ARCHITECT OF WORK

P. DAVID MARSHALL C-24785 HERITAGE

ARCHITECTURE EMDICOS CALIFORNAS ELOS

A PLANNINO (EIP339 1000 PAVEIDA344200)

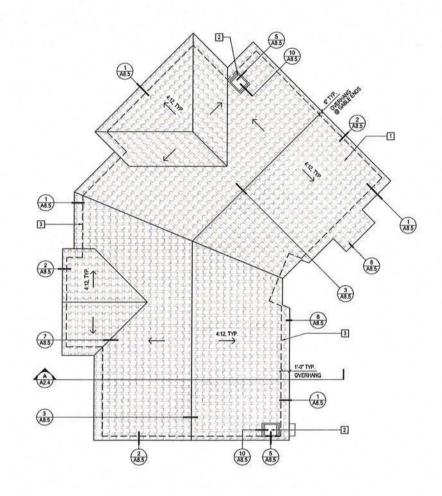
COUNCIL DI	STRICT: 3	COMMUNITY PLAN AREA: BALBO			
DATE	ACTION	REFERENCE DOCUMENTS			
	SITE ACQUIRED	RESO. NO. R-	COST \$:	ACRES:	
	SITE DEDICATED	ORD, NO		ACRES	
/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND PL	ANNING	
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE:		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CRNO	10.80	DBWG NO	

TOTAL SITE	AC.	TOTLOT	SF PAVED WALKWAYS	SF	SECURITY LTS.	STE
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF PARK ROADS	SF	BALLFIELD LTS.	STO
TURF	AC.	TENNIS CTS.	SF PARKING LOT	SF	TENNIS COURT LTS.	STE
SHRUB BED	AC.	RESTROOM	SF PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STE
NATURAL	AC.	REC. BLDG.	SF PARKING STALLS-DISABLED	10	BACKSTOPS	
D.G. PAVING	AC.	POOL BLDG.	SF COURT GAME AREA	SF	BENCHES	
DIRT INFIELDS	AC.	POOL DECK	SF LAWN EDGING	LF	PICNIC TABLES	E
		POOL WATER	SF BLEACHERS	EA	TRASH RECEPTACLES	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

(A TON TON OF BALBOA FAN	N/
COTTAGE 1/2 FLOOR PLANS	Δ2.1

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



**ROOF PLAN - COTTAGE 1/2** 







KEY NOTES

CLAY TILE ROOFING BY MCA, CLASSIC TAPERED MISSION TILE, COLOR: OLD MISSION BLEND.

2 CLAY TILE CHIMNEY CAP.

3 LINE OF BUILDING BELOW.

Sheet 8 of 33



ARCHITECT OF WORK

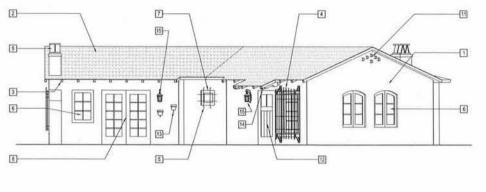
P. DAVID MARSHALL C-24785

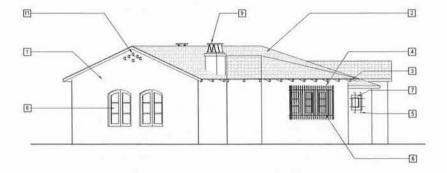
COUNCIL DI	STRICT: 3	COMMUNITY PLAN AREA: BAL	BOA PARK 1									
DATE	ACTION	REFERENCE DOCUMENTS			пем о	UANTITY		QUANTITY	TA FROM AS-BUILT DRAW	(INGS)	ІТЕМ	QUANTI
	SITE ACQUIRED	RESO. NO. R-	COST \$:	ACRES:	TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STD
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STE
1/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND PLANNING		TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STO
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STE
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	- 1	BACKSTOPS	
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	
		CIP NO.	J.O. NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	UF	PICNIC TABLES	
		CIP NO.	J.O. NO.	DRWG. NO.		- 5	POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	
		CIP NO.	J.O. NO.	DRWG, NO.			V					
		CIP NO.	J.O. NO.	DRWG. NO,								
		CIP NO.	J.O. NO.	DRWG. NO.							REVISION	

INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

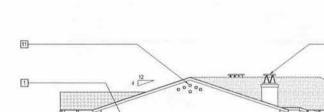
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

COTTAGE 1/2 ROOF PLAN A2.2 SHEET TITLE (PSD #) LAMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6





EAST ELEVATION - COTTAGE 1/2 SCALE: 1/4" = 1'-0"



NORTH ELEVATION - COTTAGE 1/2



6

WEST ELEVATION - COTTAGE 1/2



SOUTH ELEVATION - COTTAGE 1/2

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

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

### GENERAL NOTES:

- 1. EXTERIOR STUCCO TEXTURE TO MATCH ORIGINAL 1935 STUCCO-TEXTURE, CONTRACTOR TO PROVICE SAMPLES FOR APPROVAL BY ARCHITECT AND HRB STAFF.
  2. BULLIONS GIGNAGE 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:

- 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.
- DECORATIVE WROUGHT IRON SECURITY GRILLE, POWDER COAT FINISH, REFER TO WINDOW SCHEDULE AND SHEET AS 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 WIDIVIDED 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.
- DECORATIVE WROUGHT IRON FLOWER POT HANGER PER DET 6/A8.1.
- 14 WOOD CORBELS.
- 15 DECORATIVE LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

Sheet 9 of 33

(PSD #)

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO, NO. R-	COST \$:	ACRES
	SITE DEDICATED	ORD, NO.		ACRES:
1/18/2012	GOP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND	FLANNING
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE	
	INITIAL DEVELOPMENT	CIF NO.	J.O. NO.	DRWG, NO.
		CIP NO.	10.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		Process and the same of the sa	QUANTITY	production and the same of the	ANTITY	ITEM	QUANTI
TOTAL SITE	AC	TOT LOT	SF	PAVED WALKWAYS	5F	SECURITY LTS.	STD
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STD
TURF	AC.	TENNS CTS	SF	PARKING LOT	SF	TENNIS COURT LTS.	STD
SHRUÐ BED	AC	RESTROOM	SF	PARKING STALLS-STD		MULTI-PURPOSE CT. LTS.	STD
NATURAL	AC.	REC. BLDQ.	SF	PARKING STALLS-DISABLED	1	BACKSTOPS	ŧ
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	E
DIRT INFIELDS	AC.	POOL DECK.	SF	LAWN EDGING	LF	PICNIC TABLES	E
		POOL WATER	SF	BLEACHERS	EA	TRASH RECEPTACLES	£
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INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

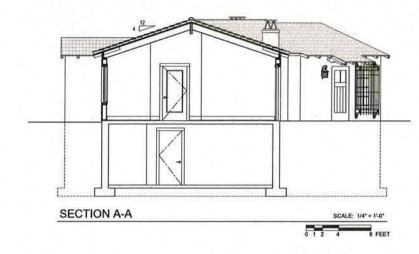
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

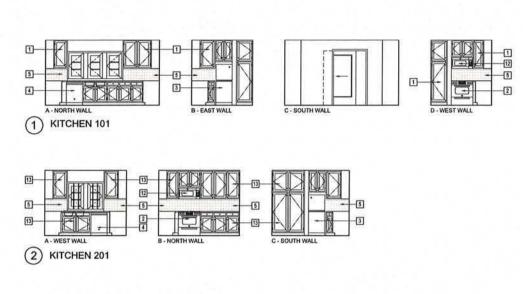
A2.3

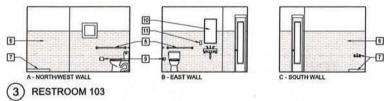
**COTTAGE 1/2 EXTERIOR ELEVATIONS** LAMBERT COORDINATES: 204-1721 THOMAS BROTHERS PAGE: 60, D-6

P. DAVID MARSHALL C-24785 HERITAGE SAS FIFTH AVENUE
ANCHITECTURE SANDESCENDONA 92101
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ARCHITECT OF WORK







### INTERIOR ELELVATIONS



### GENERAL NOTES

- REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING FIXTURES.
   REFER TO DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW NOTES.

### KEY NOTES

- CUSTOM-FABRICATED WOOD CABINETS PER DET. 7/A8.1. PAINT FINISH.
- 2 ELECTRIC RANGE TO BE PROVIDED BY TENANT.
- 3 REFRIGERATOR TO BE PROVIDED BY TENANT.
- 4 DISHWASHER TO BE PROVIDED BY TENANT.
- 5 CERAMIC TILE BACKSLASH PER DET. 8/A8.1. G CERAMIC TILE WAINSCOT PER DET. 3/A8.1 AND 9/A8.1, TYPICAL ALL WALLS IN RESTROOM.
- 7 MOP SINK AND WALL-MOUNTED FAUCET, REFER TO PLUMBING DRAWINGS.

- ALL KITCHEN APPLIANCES INCLUDING REFRIGERATORS, COOKING EQUIPMENT, AND DISHWASHERS SHALL BE PROVIDED AND INSTALLED BY TEXANT. CONTRACTOR TO PROVIDE REQUIRED ELECTRICAL AND PLUMBING CONNECTIONS.
- B WALL-MOUNTED ADA COMPLIANT GRAB BARS.
- 9 WALL MOUNTED TOILET PAPER DISPENSER.
- WALL MOUNTED 18" X36" MIRROR WITH STAINLESS STEEL CHANNEL FRAME.
- [1] WALL-MOUNTED SOAP DISPENSER.
- 12 BUILT-IN MICROWAVE TO BE PROVIDED BY TENANT.
- CUSTOM-FABRICATED WOOD CABINETS PROVIDED BY TENANT (N.I.C.).

Sheet 10 of 33

NOVEMBER 09, 2015



ARCHITECT OF WORK

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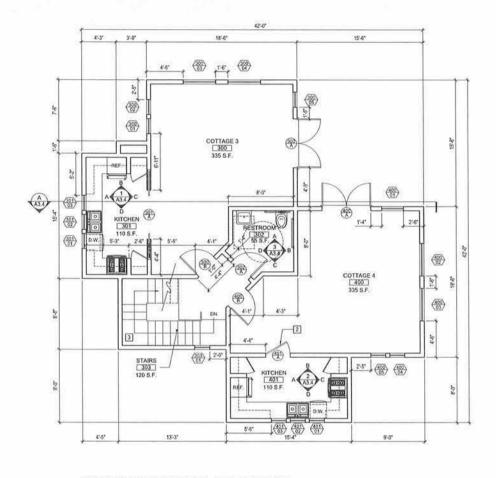
HERITAGE
ARCHITECTURE SAN DEGO CALIFORNIA 92101
B PLANNING SIREZP7200 FAX 6/19/2244280

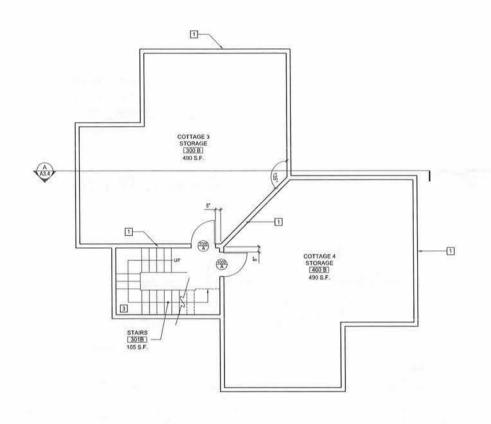
COUNCIL DI	STRICT: 3	COMMUNITY PLAN AREA: E	BALBOA PARK 1									
00020	WESSELV.	Hadanas establishmin.			GAZT:	1.2007/2020			ATA FROM AS-BUILT DRA		93342	26//032965
DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY	Parties and the same of the sa	QUANTITY	( min )	QUANTITY		QUANTITY
	SITE ACQUIRED	RESO. NO. R-	COST \$	ACRES:	TOTAL SITE	AC.	TOT LOT	5F	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
1/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND	PLANNING	TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS.
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1	BACKSTOPS	EA
		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.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA
		CIP NO.	J.O. NO.	DRWG. NO.		-8-	POOL WATER	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	

INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**COTTAGE 1/2 INTERIOR ELEVATIONS** A2.4 SHEET TITLE (PSD #) AMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6





GROUND FLOOR PLAN - COTTAGE 3/4

1185 SQUARE FEET



BASEMENT FLOOR PLAN - COTTAGE 3/4







KEY NOTES

1 CAST-CONCRETE WALLS.

2 DUTCH DOORS.

3 PRE-MANUFACTURED METAL STAIRS.

Sheet 11 of 33

NOVEMBER 09, 2015

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785 HERITAGE 633 FIFTH AVENUE
ARCHITECTURE 3M DEGO CALIFORNIA 92101
6 FLANNING 61F3347888 FAX 61F2346386

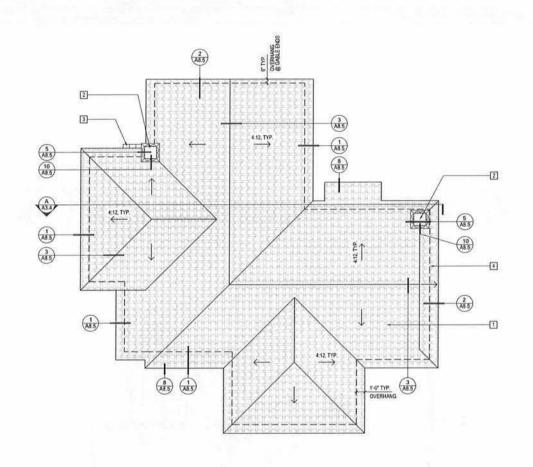
OUNCIL D	STRICT: 3	COMMUNITY PLAN AREA: B	ALBOA PARK 1									
ATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY	IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS) Y ITEM QUANTITY ITEM QUANTITY ITEM					
	SITE ACQUIRED	RESO. NO. R-	COST \$:	ACRES:	TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	5F	PARK ROADS	SF	BALLFIELD LTS.	STDS.
/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND PL	ANNING	TURF	AC.	TENNIS CTS.	5F	PARKING LOT	SF	TENNIS COURT LTS.	STDS
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS.
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG, NO.	NATURAL	AC.	REC, BLDG	SF	PARKING STALLS-DISABLED	10	BACKSTOPS	EA
		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.	DIRT INFIELDS	AC	POOL DECK	5F	LAWN EDGING	LF	PICNIC TABLES	EA
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA
		CIP NO.	J.O. NO.	DRWG. NO.								
		CIP NO.	1.0.NO.	DRWG. NO.								7
		CRNO	10.80	DRWO NO			2				DEVISION	

INTERNATIONAL	COTTAGES
(A PORTION OF BALBOA	A PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**COTTAGE 3/4 FLOOR PLANS** A3.1 SHEET TITLE:

(PSD #) THOMAS BROTHERS PAGE: 60, D-6



**ROOF PLAN - COTTAGE 3/4** 





KEY NOTES

- CLAY TILE ROOFING BY MCA, CLASSIC TAPERED MISSION TILE. COLOR: OLD MISSION BLEND.
- 2 CLAY TILE CHIMNEY CAP.
- 3 SLOPED CLAY TILE CAP.
- 4 LINE OF BUILDING BELOW.

Sheet 12 of 33

NOVEMBER 09, 2015

THE CALLED AND THE CONTROL OF CALLED

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE 193 FIFTH AVEN

COUNCIL DI	STRICT: 3	COMMUNITY PLAN AREA: B	IALBOA PARK I										
ALC: NO.	PIGA/SS/C	ACCURATION AND ADDRESS AND ADD			IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)								
DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	
	SITE ACQUIRED	RESO. NO. R-	COST \$:	ACRES:	TOTAL SITE	AG.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.	
	SITE DEDICATED	ORD. NO. ACRES:  RESO. NO. NAME: ESTRADA LAND PLANNING			IMPROVED AREA AC	AC.	AC. MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS	
18/2012	GDP CONSULTANT HIRED				TURF	AC. TENNIS CTS.	TENNIS CTS.	SF PARKING LOT		SF	TENNIS COURT LTS.	STDS.	
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	-	MULTI-PURPOSE CT. LTS.	STDS.	
	INITIAL DEVELOPMENT	CIP NO.	10. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	- 1	BACKSTOPS	EA.	
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA	
		CIP NO.	10, NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA	
		CIP NO.	1.0. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA	
		CIP NO.	10, NO.	DRWG. NO.									
		CIP NO.	10.NO.	DRWG. NO.									
		CIP NO.	10.NO.	DRWG, NO.							REVISION		

INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

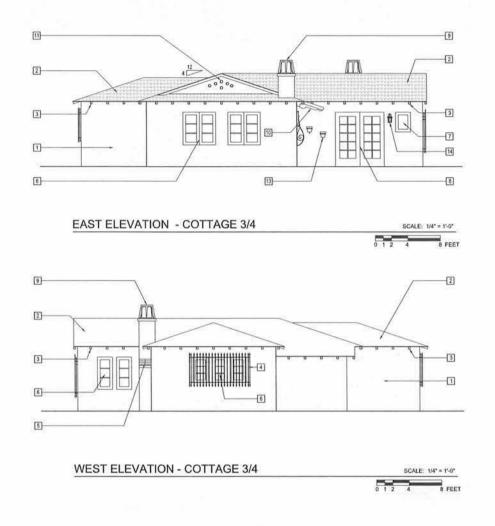
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

(A FORTION OF BALBOA FARA

COTTAGE 3/4 ROOF PLAN

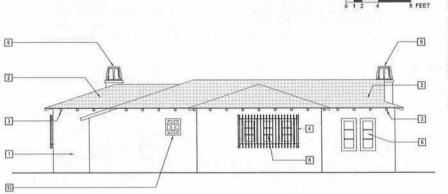
A3.2 SHEET NUMBER: (PSD #)

AMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6





NORTH ELEVATION - COTTAGE 3/4





#### GENERAL NOTES:

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

### KEY NOTES:

- 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.
- DECORATIVE WROUGHT IRON SECURITY GRILLE, POWDER COAT FINISH. REFER TO WINDOW SCHEDULE AND SHEET AS.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 DECORATIVE WOOD CORBEL
- 11 CLAY PIPE ATTIC VENT.
- 12 DECORATIVE GFRC WINDOW SCREEN PER DET. 10/A8.3.
- 13 DECORATIVE WROUGHT IRON FLOWER POT HANGER PER DET 6/48.1.
- 14 DECORATIVE LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

Sheet 13 of 33

NOVEMBER 09, 2015

### INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**COTTAGE 3/4 EXTERIOR ELEVATIONS** 

A3.3

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



ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

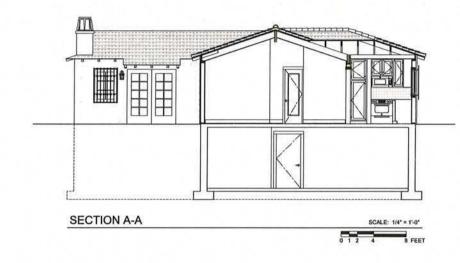
HERITAGE
ARCHITECTURE SANDIESCOLIFORNIA PATOL
B. P. L. A. N. I. N. G. GIF-129-7188 TAV-018-734-7286

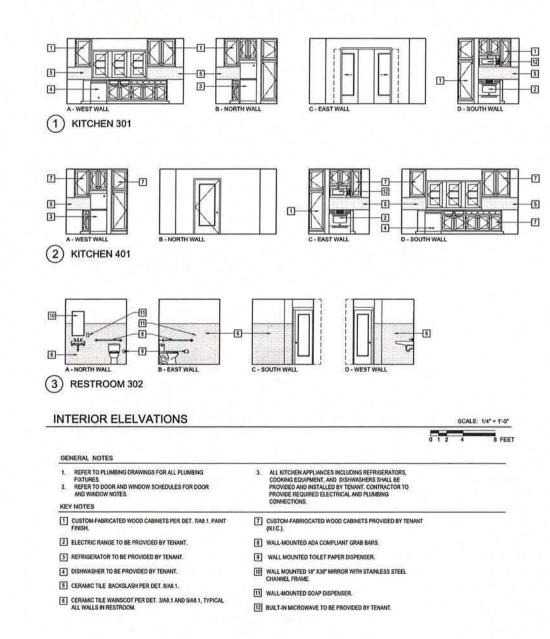
REFERENCE DOCU RESO, NO. NAME: ESTRADA LAND PLANNING DRWG. NO. J.O. NO. DRWG NO.

AC. TENNIS CTS. SHRUB BED AC. REC. BLDG. AC. POOL DECK LF PICNIC TABLES POOL WATER SF BLEACHERS

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

DRWG. NO.







ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE 633 FIFTH AVENUE
ARCHITECTURE FAM DIEGO CALIFORNIA 92101
6 FLANNING RIF 23-7508 FAX d 18:23-4286

COUNCIL DI	STRICT: 3	COMMUNITY PLAN AREA: 8	BALBOA PARK 1									
DATE	ACTION	REFERENCE DOCUMENTS	ITEM	QUANTITY		QUANTITY	TA FROM AS-BUILT DRAY	WINGS)	пем	QUANTITY		
	SITE ACQUIRED	RESO. NO. R-	COST S:	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	PARK ROADS	SF	BALLFIELD LTS.	STOS
1/18/2012	GOP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND	PLANNING	TURF	AC.	TENNIS CTS	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE		SHRUB BED	AC,	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS.
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	31	BACKSTOPS	EA
		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.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	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	

Sheet 14 of 33

NOVEMBER 09, 2015

INTERNATIONAL COTTAGES

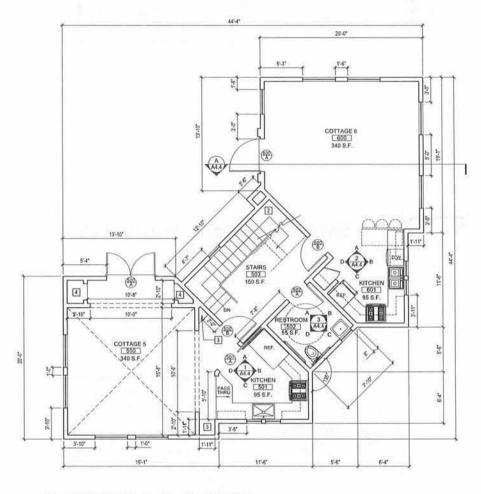
(A PORTION OF BALBOA PARK)

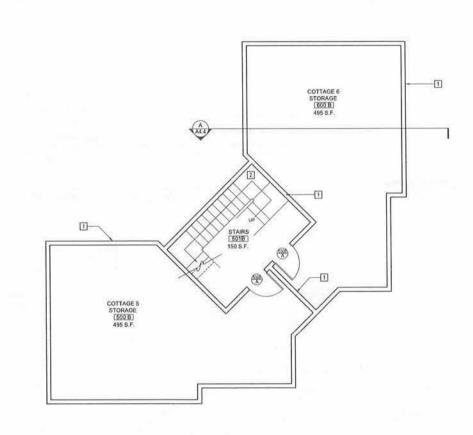
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**COTTAGE 3/4 INTERIOR ELEVATIONS** SHEET TITLE:

A3.4

(PSD #) AMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6





**GROUND FLOOR PLAN - COTTAGE 5/6** 

1190 SQUARE FEET



BASEMENT FLOOR PLAN - COTTAGE 5/6







- 1 CAST-CONCRETE WALLS.
- 2 PRE-MANUFACTURED METAL STAIRS.
- 3 BUILT-IN FULL-HEIGHT WALL SHELF. REFER TO 4/44.4.
- BUILT-IN ARCHED WALL NICHE. REFER TO 4/A4.4.

Sheet 15 of 33

NOVEMBER 09, 2015

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

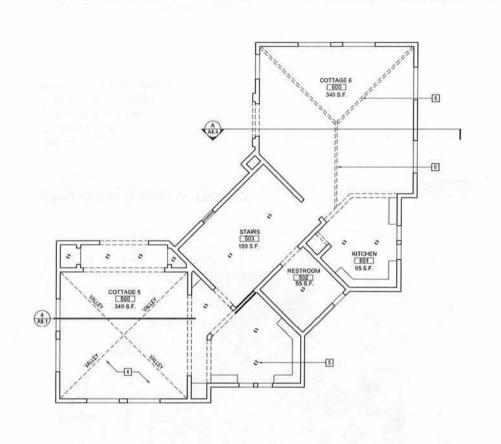
COUNCIL DI	STRICT: 3	COMMUNITY PLAN AREA: BALBOA P	ARK 1										
DATE	ACTION	REFERENCE DOCUMENTS			ITEM QUANT	TITY	IMPROVEMENTS SUMMARY I			IGS)	пем	QUANTITY	
	SITE ACQUIRED	RESO, NO. R-	COST \$:	ACRES:	TOTAL SITE	AC.	TOT LOT	SF P	AVED WALKWAYS	SF	SECURITY LTS.	STDS	
	SITE DEDICATED	ORD, NO.	- Chorac Au	ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF P	ARK ROADS	SF	BALLFIELD LTS.	STDS	Ш
/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND PLANNING		TURF	AC.	TENNIS CTS:	SF P	ARKING LOT	SF	TENNIS COURT LTS.	STDS.	Ш
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE		SHRUB BED	AC.	RESTROOM	SF P	ARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS.	Ш
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG.	SF P	ARKING STALLS-DISABLED	. 1	BACKSTOPS	EA	(
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING	AC.	POOL BLDG.	SF C	OURT GAME AREA	SF	BENCHES	EA	.[]]
		CIP NO.	J.O. NO:	DRWG NO.	DIRT INFIELDS	AC.	POOL DECK	SF L	AWN EDGING	LF	PICNIC TABLES	EA	
		CIP NO.	J.O. NO.	DRWG NO.			POOL WATER	SF B	LEACHERS	EA	TRASH RECEPTACLES	EA.	Ш
		CIP NO.	J.O. NO.	DRWG, NO.									
		CIP NO.	J.O. NO.	DRWG. NO.									SF
		CIP NO.	J.O. NO.	DRWG NO.							REVISION		LA

INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

COTTAGE 5/6 FLOOR PLANS A4.1

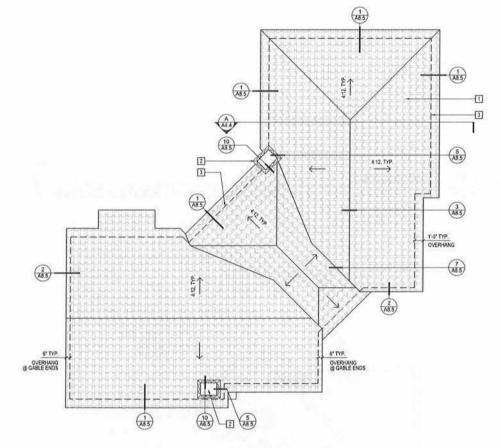
(PSD #) LAMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE; 60, D-6



GROUND FLOOR REFLECTED CEILING PLAN - COTTAGE 5/6

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





ROOF PLAN - COTTAGE 5/6



- CLAY TILE ROOFING BY MCA, CLASSIC TAPERED MISSION TILE, COLOR: OLD MISSION BLEND,
- 2 CLAY TILE CHIMNEY CAP.
- 4 GROIN VAULTED CEILING 6 EXPOSED BEAM, PAINT FINISH.

3 LINE OF BUILDING BELOW.

5 RECESSED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS

Sheet 16 of 33

NOVEMBER 09, 2015

# INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

COTTAGE 5/6 ROOF PLAN A4.2 (PSD #) THOMAS BROTHERS PAGE: 60, D-6 MBERT COORDINATES: 204-1721

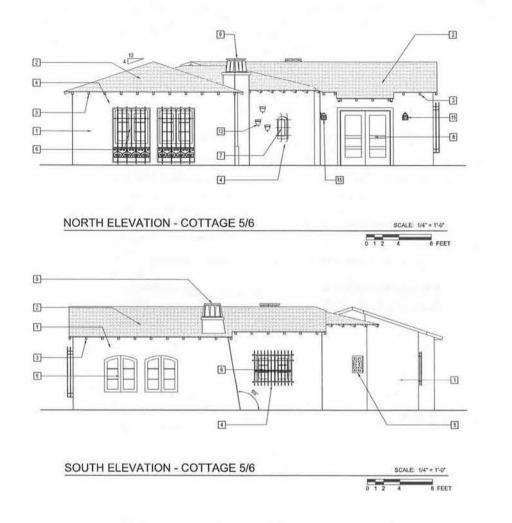
1190 SQUARE FEET

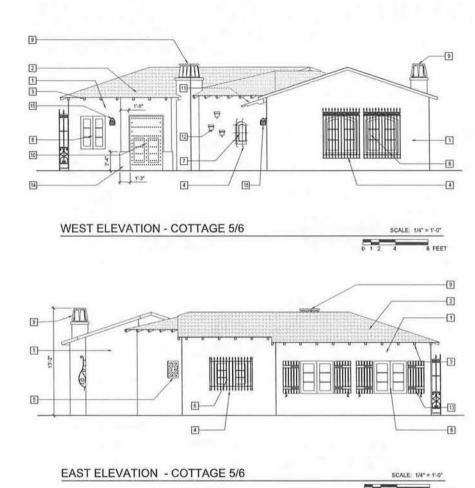
ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE AND ENGLANDED AND LAND HER HAND HE SANDESO CALFORNA 92101

COUNCIL D	STRICT: 3	COMMUNITY PLAN AREA:	BALBOA PARK 1							
DATE	ACTION	REFERENCE DOCUMENTS			ITEM QUANTITY		(DATA FROM AS-BUILT DRAWINGS		QUANTITY	
	SITE ACQUIRED	RESO, NO. R-	COST 5:	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 PARK ROADS	SF BALLFIELD LTS.	STDS.	411
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND	PLANNING	TURF AC.	TENNIS CTS.	SF PARKING LOT	SF TENNIS COURT LTS.	STDS	III
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE		SHRUB BED AC.	RESTROOM	SF PARKING STALLS-STD.	MULTI-PURPOSE CT. LTS.	STDS.	III
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG NO.	NATURAL AC.	REC. BLDG.	SF PARKING STALLS-DISABLED	1 BACKSTOPS	EA	
		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.	DIRT INFIELDS AC.	POOL DECK	SF LAWN EDGING	LF PICNIC TABLES	EA	
		CIP NO.	10, NO.	DRWG NO.		POOL WATER	SF BLEACHERS	EA TRASH RECEPTACLES	EA	COT
		CIP NO.	10.NO.	DRWG NO.						1 may 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		CIP NO.	J.O. NO.	DRWG. NO.						SHEET TITLE:
		CIP NO.	J.O. NO.	DRWG. NO.				REVISION		LAMBERT COOF
	4	4					А.			





### GENERAL NOTES:

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

### KEY NOTES:

- 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.
- DECORATIVE WROUGHT IRON SECURITY GRILLE, POWDER COAT FINISH, REFER TO WINDOW SCHEDULE AND SHEET AS 3.
- 5 DECORATIVE GFRC WINDOW SCREEN PER DET. 10/A8.3.
- 6 WOOD CASEMENT WINDOW WI DIVIDED LITE GLASS, TYP.
- 7 WOOD FIXED GLASS WINDOW.
- WOOD RECESSED PANEL ENTRY DOOR W UPPER PANEL LITE.
- 9 CLAY TILE CHIMNEY CAP PER DET 2/48 5.
- WOOD ENTRY DOOR SUPPLIED BY TENANT (DEFERRED APPROVAL BY HRB STAFF REQUIRED).
- 11 DECORATIVE WOOD CORBEL PER DET. 8/A8.6.
- DECORATIVE WROUGHT IRON FLOWER POT HANGER PER DET. 6/48.1.
- 13 WOOD SHUTTERS PER DET. 10/A8.2.
- 14 STUCCO DOOR SURROUND,
- 15 DECORATIVE LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS

Sheet 17 of 33

NOVEMBER 18, 2015

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785 HERITAGE CENTRAL PLANISHES THE SET THE CONTROL OF THE CONTROL OF THE CONTROL OF THE SET THE CONTROL OF THE CONT

	remain.				72776
DATE	SITE ACQUIRED	REFERENCE DOCUMENTS	COST 5:	ACRES:	TOTA
_			COST \$:		
	SITE DEDICATED	ORD, NO,		ACRES:	IMPRO
1/18/2012	GOP CONSULTANT HIRED	RESO: NO.	NAME: ESTRADA LAND	FLANNING	TURF
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE		SHRU
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG NO.	NATU
		CIP NO.	2.0.NO.	DRWG, NO.	D.G. F
		CIP NO.	J.O. NO.	DRWG NO.	DRT
		CIP NO.	10.NO.	DRWG NO	
		CIP NO.	J.O. NO.	DRWG NO.	
		CIP NO.	J.O. NO.	DRWG NO.	
		CIP NO.	J O. NO.	DRWG NO.	

TOTAL SPE AC TOT LOT SF PAYED WALKNAYA'S SF SECURITY LTS. STDS.  IMPROVED AREA AC MULTI-PURPOSE CT SF PARK ROADS SF BALLFELD LTS. STDS.  THEN AC TENNS CTS SF PARKING STALLS-STD. MULTI-PURPOSE CT. LTS. STDS.  SHUB BED AC RESTROM SF PARKING STALLS-STD. MULTI-PURPOSE CT. LTS. STDS.  NATURAL AC REC. BLDG. SF PARKING STALLS-STD. MULTI-PURPOSE CT. LTS. STDS.  DOL PAYNO AC POOL BLDG. SF COURT GAME AREA SF BENCHES EA  DOT OFFICE OF THE STDS. STDS.  SECRET OF THE STDS. STDS.  AC POOL BLDG. SF COURT GAME AREA SF BENCHES EA  POOL WATER SF BLACKERS EA TRASH RECEPTACLES EA	М	ITEM	QUANTITY		QUANTITY	process and the same of the sa	ANTITY	(manual )	CUANTITY
TURF		TOTAL SITE	AC.	101 101	EF.	PAVED WALKWAYS	SF	SECURITY LTS.	STDS
SHRUB BED         AC         RESTROOM         SF         PARKING STALLS-STD.         MULTIPURPOSE CT. LTS.         STDS.           NATURAL         AC         REC. BLDG.         SF         PARKING STALLS-D/SARLED         1         BACKSTOPS         EA           D.G. PAYING         AC         POOL BLDG         SF         COURT GAME AREA         SF         BENCHES         EA           DRT RIFIELDS         AC         POOL DECK         SF         LAWN EDGING         LF         PICINC TABLES         EA	ļ	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS
	ı	TURF	AG.	TENNIS CTS	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
D.G. PAVING AC POOL BLDG SF COURT GAME AREA SF BENCHES EA BRIT INFIELDS AC POOL DECK SF LAWN EDGING LF PICINC TABLES EA	ı	SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDG.
DRIT INFIELDS AC POOL DECK SF LAWN EDGING LF PICNIC TABLES EA		NATURAL	AC.	REC. BLDG.	5F	PARKING STALLS-D/SABLED	3.7	BACKSTOPS	EA.
	l	D.G. PAVING	AC.	POOL BLDG	SE	COURT GAME AREA	SF	BENCHES	EA.
POOL WATER SF BLEACHERS EA TRASH RECEPTACLES EA	ı	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA
	ı			POOL WATER	8F	BLEACHERS	EA	TRASH RECEPTACLES	EA.
	I				-				
	ı							REVISION	

INTERNATIONAL COTTAGES

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

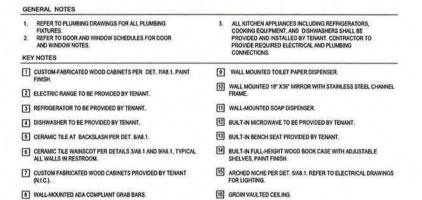
(A PORTION OF BALBOA PARK)

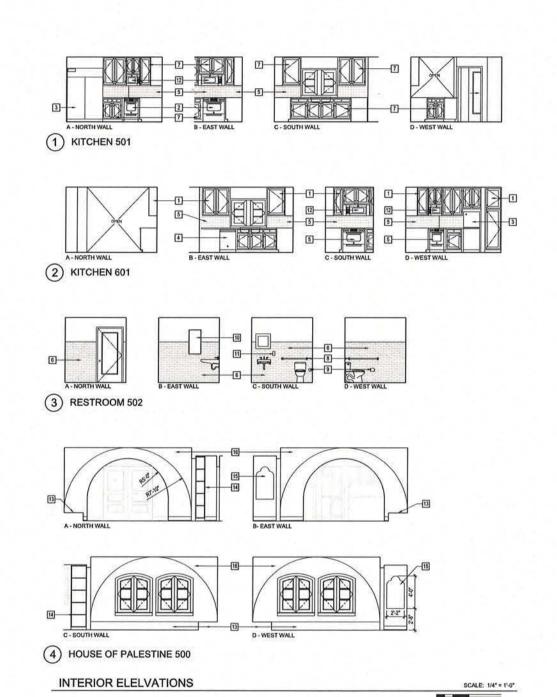
**COTTAGE 5/6 EXTERIOR ELEVATIONS** 

A4.3

(PSD #) MBERT COORDINATES: 204-1721 THOMAS BROTHERS PAGE: 60, D-6







Sheet 18 of 33

NOVEMBER 09, 2015

C-24785 E \*

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE A33 FIFTH AVENUE AND DEGO CALIFORNIA 92101

COUNCIL DI	STRICT: 3	COMMUNITY PLAN AREA: B	ALBOA PARK 1									
DATE	ACTION	REFERENCE DOCUMENTS			пем	QUANTITY		MARY (D)	ITEM AS-BUILT DRAWI	INGS)	ІТЕМ	QUANTIT
	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	PARK ROADS	SF	BALLFIELD LTS.	STDS
1/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND	PLANNING	TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC BLDG	SF	PARKING STALLS-DISABLED	1	BACKSTOPS	E
		CIP NO.	J.O. NO.	DRWG, NO.	D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	E
		CIP NO.	J.O. NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	E
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA	TRASH RECEPTACLES	E
		CIP NO.	J.O. NO.	DRWG. NO.								
		CIP NO.	J.O. NO.	DRWG NO.								
		CIP NO.	J.O. NO.	DRWG. NO.							REVISION	

INTERNATIONAL COTTAGES

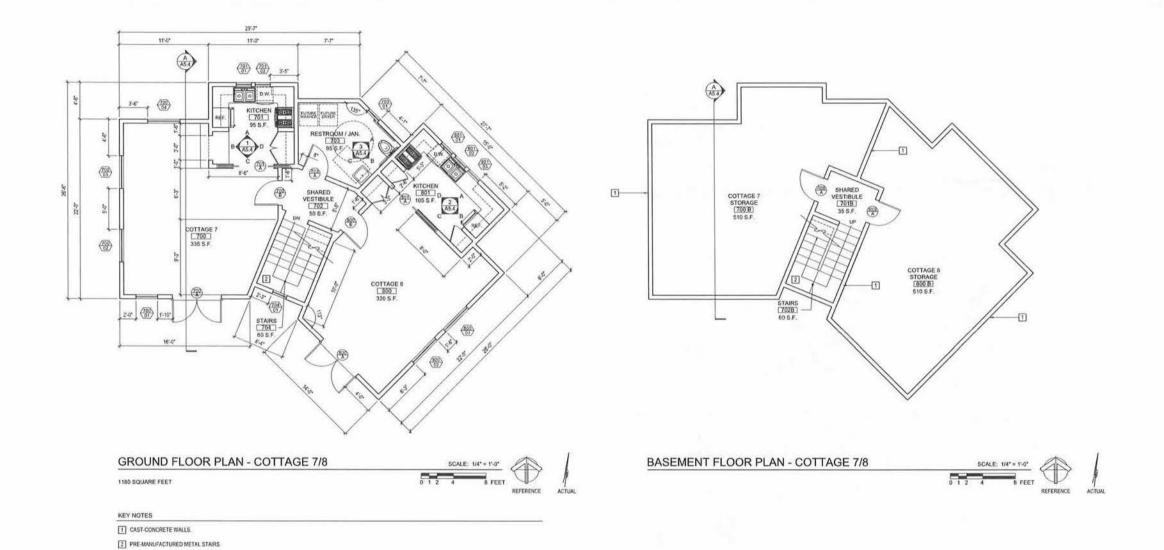
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

(A PORTION OF BALBOA PARK)

COTTAGE 5/6 INTERIOR ELEVATIONS
SHEET TITLE:

A4.4 EET NUMBER (PSD #)

AMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6



C-24785 - \*

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE BAS FIFTH AVERU

COUNCIL DIS	TRUCT: 3	COMMUNITY PLAN AREA: BALBOA	PARK 1						
DATE	ACTION	REFERENCE DOCUMENTS			ITEM QUANTITY		ATA FROM AS-BUILT DRAWINGS) TIEM QUANTITY	ITEM QUANTITY	CITY C
	SITE ACQUIRED	RESO, NO. R-	COST S	ACRES:	TOTAL SITE AC	TOT LOT SF	PAVED WALKWAYS SF	SECURITY LTS. STOS.	
	SITE DEDICATED	ORD NO.		ACRES:	IMPROVED AREA AC.	MULTI-PURPOSE CT. SF	PARK ROADS SF	BALLFIELD LTS. STDS.	
1/18/2012	GOP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND PLANNING		TURF AC.	TENNIS CTS. SF	PARKING LOT SE	TENNIS COURT LTS. STDS.	INTERN
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE		SHRUB BED AC:	RESTROOM SF	PARKING STALLS-STD.	MULTI-PURPOSE CT. LTS. STDS.	III TIVILLININ
	INITIAL DEVELOPMENT	CIP NO.	1.0. NO.	DRWG. NO.	NATURAL AC.	REC. BLDG. SF	PARKING STALLS-DISABLED 1	BACKSTOPS EA	
		CIP NO.	10.NO.	DRWG, NO.	D.G. PAVING AC.	POOL BLDG. SF	COURT GAME AREA SF	BENCHES EA	
		CIP NO.	±0.80,	DRWG. NO.	DIRT INFIELDS AC.	POOL DECK 58	LAWN EDGING LF	PICNIC TABLES EA.	
		CIP NO.	10.NO	DRWG, NO.		POOL WATER SF	BLEACHERS EA	TRASH RECEPTACLES EA	COTTAGE 7/8 FI
		C/P NO.	10, NO.	DRWG, NO.					COTTAGE //GTT
		CIP NO.	J.O. NO.	DRWG. NO.					SHEET TITLE
		CIP NO.	J.D. NO.	DRWG. NO.				REVISION	LAMBERT COORDINATES:204-1721

NOVEMBER 09, 2015
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

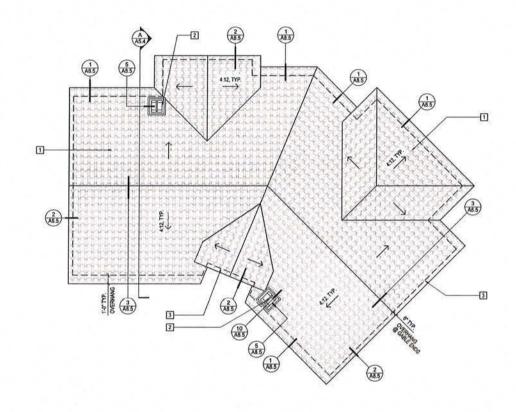
THOMAS BROTHERS PAGE: 60, D-6

(ATTOMICS OF DELECTION OF

COTTAGE 7/8 FLOOR PLANS

A5.1
sheet number
(PSD #)

Sheet 19 of 33



**ROOF PLAN - COTTAGE 7/8** 

KEY NOTES

- CLAY TILE ROOFING BY MCA, CLASSIC TAPERED MISSION TILE, COLOR: OLD MISSION BLEND.
- 2 CLAY TILE CHIMNEY CAP.
- 3 LINE OF BUILDING BELOW.

Sheet 20 of 33

NOVEMBER 09, 2015



ARCHITECT OF WORK

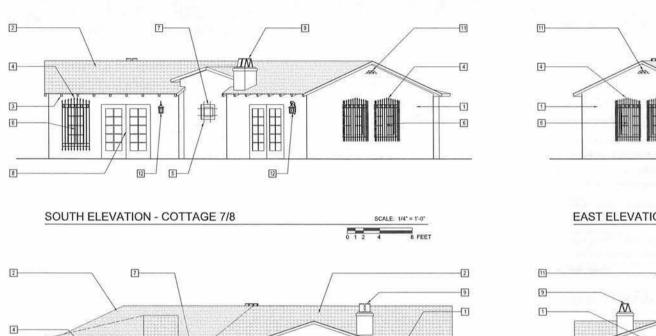
P. DAVID MARSHALL C-24785

DATE	ACTION	REFERENCE DOCUMENTS			пем	QUANTITY		MARY (DA	ITA FROM AS-BUILT DRAWIN	NGS)	пем	QUANTIT
	SITE ACQUIRED	RESO. NO. R-	COST S:	ACRES:	TOTAL SITE		TOT LOT		PAVED WALKWAYS		SECURITY LTS.	STOS
	SITE DEDICATED	ORD, NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STD
/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PL	ANNING	TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STD
	P&R BOARD APPROVAL	PFAR APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STD
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC,	REC. BLDG.	SF	PARKING STALLS-DISABLED	- 1	BACKSTOPS	ε
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	E
		CIP NO.	J.O. NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	E
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA	TRASH RECEPTACLES	E
		CIP NO.	J.O. NO.	DRWG. NO.				- 7				
		CIP NO.	J.O. NO.	DRWG. NO.								
		CIP NO.	J.O. NO.	DRWG. NO.							REVISION	

INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

COTTAGE 7/8 ROOF PLAN A5.2 SHEET TITLE: (PSD #) AMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6



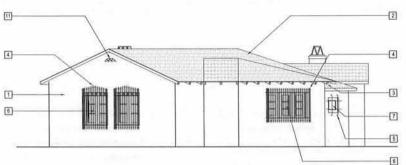
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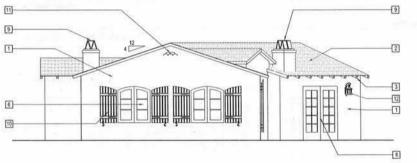
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**NORTH ELEVATION - COTTAGE 7/8** 



EAST ELEVATION - COTTAGE 7/8



WEST ELEVATION - COTTAGE 7/8

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

Sheet 21 of 33

NOVEMBER 09, 2015

INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

GENERAL NOTES:

KEY NOTES:

EXTERIOR STUCCO TEXTURE TO MATCH ORIGINAL 1935 STUCCO
TEXTURE. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL
BY ARCHITECT AND HRB STAFF.
BUILDING SIGNAGE TO BE PROVIDED BY TENANT. TENANT SHALL
PROVIDE SIGNAGE DESIGNS FOR DEFERRED APPROVAL BY HRB
STAFF.

REFER TO FINISH SCHEDULE ON SHEET AT 1 FOR EXTERIOR PAINT COLORS.

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

3 EXPOSED RAFTER TAILS, PAINT FINISH, TYP.

7 WOOD FIXED GLASS WINDOW.

9 CLAY TILE CHIMNEY CAP. 10 WOOD SHUTTERS PER DET, 10/A8.2.

11 CLAY TILE ATTIC VENT.

2 CLAY TILE ROOFING BY MCA, CLASSIC TAPERED MISSION TILE, COLOR: OLD MISSION BLEND.

4 DECORATIVE WROUGHT IRON SECURITY GRILLE, POWDER COAT FINISH, REFER TO WINDOW SCHEDULE AND SHEET A8.3.

8 WOOD FRENCH DOOR W DIVIDED LITE TEMPERED GLASS, TYP.

12 DECORATIVE LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

5 WROUGHT IRON SECURITY GRILLE PER DET. 8/AB.3. 6 WOOD CASEMENT WINDOW w/ DIVIDED LITE GLASS, TYP.

**COTTAGE 7/8 EXTERIOR ELEVATIONS** 

A5.3 (PSD #) LAMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6

6

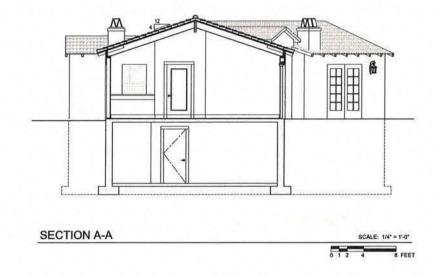
ARCHITECT OF WORK

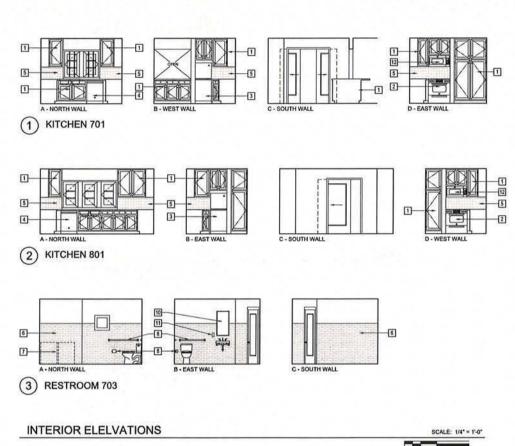
P. DAVID MARSHALL C-24785

HERITAGE 633 FIFTH AVENUE ARCHITECTURE SANDICO-CALIFORNIA 5234116 6 P LANKING 419 223-1288 FALGIS-224-6286

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS ORD. NO. ACRES: NAME: ESTRADA LAND PLANNING DRWG NO.
DRWG NO.
DRWG NO.
DRWG NO.
DRWG NO. DIRT INFIELDS J.O. NO.

AC, MULTI-PURPOSE CT SF BALLFIELD LTS. AC TENNIS CTS TENNIS COURT LTS. REC. BLDG. POOL BLDG. OURT GAME AREA AC POOL DECK LF PICNIC TABLES POOL WATER SF BLEACHERS







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

Sheet 22 of 33

## INTERNATIONAL COTTAGES

(A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**COTTAGE 7/8 INTERIOR ELEVATIONS** A5.4 (PSD #) MBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6

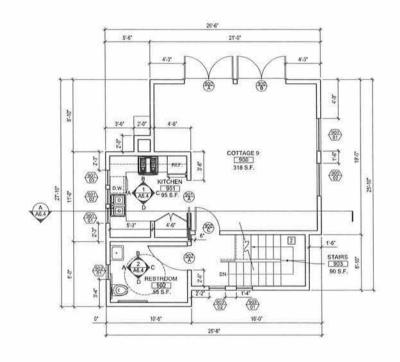


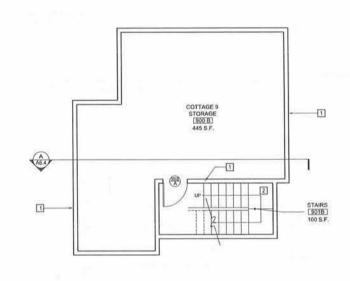
ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE SAN PIPTH AVENUE ARCHITECTURE SAN DEGO CAUFORNIA 92101

COMMUNITY PLAN AREA: BALBOA PARK 1 IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS REFERENCE DOCUMENTS RESO. NO. R-ORD. NO. QUANTITY STDS. TOTAL SITE ACRES: ACRES: F BALLFIELD LTS. STDS STDS. PF&R APPROVA SHRUB BED SF PARKING STALLS-STO MULTI-PURPOSE CT. LTS STDS. J.O. NO. DRWG. NO. DRWG. NO. DRWG. NO. DRWG. NO. AC. REC. BLDG. RIXING STALLS-DISABL D.G. PAVING DIRT INFIELDS J.O. NO. AC. POOL BLDG. F COURT GAME AREA BENCHES PICNIC TABLES J.O. NO. POOL WATER DRWG. NO. DRWG. NO. DRWG. NO. 1.0. NO.





GROUND FLOOR PLAN - COTTAGE 9

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



BASEMENT

BASEMENT FLOOR PLAN - COTTAGE 9





KEY NOTE

630 SQUARE FEET

1 CAST-CONCRETE WALLS.

2 PRE-MANUFACTURED METAL STAIRS.

Sheet 23 of 33

NOVEMBER 09, 2015

C 24785 = \*

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE

ARCHITECTURE SANDIGO CALFORNAS

FLANIIING SIPESSTOR FAMILIESS

DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTI
	SITE ACQUIRED	RESO, NO. R-	COST \$:	ACRES:	TOTAL SITE	A
	SITE DEDICATED	ORD, NO.		ACRES:	IMPROVED AREA	Z.A
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LANC	PLANNING	TURF	A
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE		SHRUB BED	A
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	A
		CIP NO.	J.O.NO.	DRWG. NO.	D.G. PAVING	
		CIP NO.	J.O. NO.	DRWG NO.	DIRT INFIELDS	
		CIP NO.	J.O. NO.	DRWG. NO.		
		CIP NO.	J.O. NO.	DRWG. NO.		
		CIP NO.	J.O. NO.	DRWG. NO.	5	
		CIP NO.	J.O. NO.	DRWG NO.		

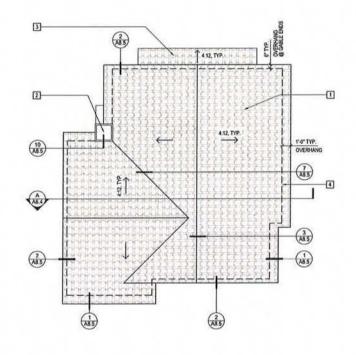
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STD
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STD
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STD
SHRUB BED	AC,	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STD
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED		BACKSTOPS	E
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	E
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	E,
		POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	E

INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

INTERNATIONAL COTTAGE
(A PORTION OF BALBOA PARK)

COTTAGE 9 FLOO	R PLANS	A6.1
ET TITLE:		SHEET NUMBER:
	The second management and the second	LABOR #



ROOF PLAN - COTTAGE 9

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

REFERENCE ACTUA

KEY NOTES

- CLAY TILE ROOFING BY MCA, CLASSIC TAPERED MISSION TILE, COLOR: OLD MISSION BLEND.
- 2 PLASTER AND CLAY TILE CHIMNEY CAP.
- 3 CLAY TILE SHED ROOF AT ENTRY.
- 4 LINE OF BUILDING BELOW.

Sheet 24 of 33

NOVEMBER 09, 2015



ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE 632 FIFTH AVENUE ARCHITECTURE SAMBROOCALFORNIA 927 A P L A N N I N O STREET FASSIBESSAME FAX.819.23440

					- I Comment of the co	IMPROVEMENTS SUMMAR	Y (DATA FROM AS-BUILT DRAWINGS	)	Love on the	
DATE	ACTION	REFERENCE DOCUMENTS			ITEM QUANTIT	Y ITEM QUA	NTITY ITEM QUANT	TY ITEM	QUANTITY	
	SITE ACQUIRED	RESO, NO. R-	COST 5:	ACRES:	TOTAL SITE AC	TOTLOT	SF PAVED WALKWAYS	SF SECURITY LTS.	STDS.	
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA AC	MULTI-PURPOSE CT.	SF PARK ROADS	SF BALLFIELD LTS.	STDS.	
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND	PLANNING	TURF AC	TENNIS CTS.	SF PARKING LOT	SF TENNIS COURT LTS.	STDS.	III
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE:		SHRUB BED AC	RESTROOM	SF PARKING STALLS-STD.	MULTI-PURPOSE CT. LTS.	STDS.	TIA
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL AC	REC. BLDG.	SF PARKING STALLS-DISASLED	1 BACKSTOPS	EA	H
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING AC	POOL BLDG.	SF COURT GAME AREA	SF BENCHES	EA	
		CIP NO.	1.0.NO.	DRWG, NO.	DIRT INFIELDS AC	POOL DECK	SF LAWN EDGING	LF PICNIC TABLES	EA	
		CIP NO.	J.O. NO.	DRWG. NO.		POOL WATER	SF BLEACHERS	TRASH RECEPTACLES	EA.	COTT
		CIP NO.	J.O.NO.	DRWG. NO.						
		CIP NO.	J.O. NO.	DRWG. NO.						SHEET TITLE:
	1	CIP NO.	J.O. NO.	DRWG. NO.				REVISION		LAMBERT COOR

INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

COTTAGE 9 ROOF PLAN

A6.2

SHEET TITLE:

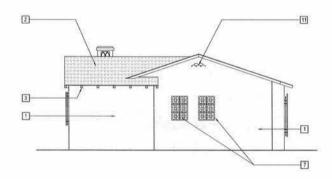
AMBERT COORDINATES:204-1721

THOMAS BROTHERS PAGE: 60, D-6

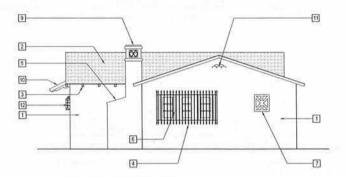
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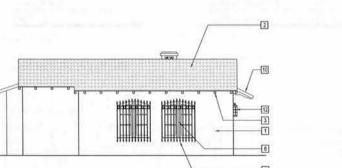
NORTH ELEVATION - COTTAGE 9 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - COTTAGE 9 SCALE: 1/4" = 1'-0"



WEST ELEVATION - COTTAGE 9



EAST ELEVATION - COTTAGE 9

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

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

### GENERAL NOTES:

- EXTERIOR STUCCO TEXTURE TO MATCH ORIGINAL 1835 STUCCO
  TEXTURE. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL
  BY ARCHITECT AND HIS STAFF.
   BUILDING SIGNAGE TO BE PROVIDED BY TENANT. TENANT SHALL
  PROVIDE SIGNAGE DESIGNS FOR DEFERRED APPROVAL BY HRB
  STAFF.
- REFER TO FINISH SCHEDULE ON SHEET A7.1 FOR EXTERIOR PAINT COLORS.

### KEY NOTES:

- 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.
- DECORATIVE WROUGHT IRON SECURITY GRILLE, POWDER COAT FINISH. REFER TO WINDOW SCHEDULE AND SHEET AS 3.
- 5 SLOPED CLAY TILE CAP.
- 6 WOOD CASEMENT WINDOW w/ DIVIDED LITE GLASS, TYP,
- 7 DECORATIVE GFRC WINDOW SCREEN PER DET. 10/A8.3.
- 8 WOOD FRENCH DOOR W DIVIDED LITE TEMPERED GLASS, TYP.
- 9 PLASTER AND CLAY TILE CHIMNEY CAP.
- 50 SHED ROOF AT ENTRY W/ DECORATIVE WOOD CORBEL SUPPORTS.
- 11 CLAY TILE ATTIC VENT.
- 12 DECORATIVE LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

Sheet 25 of 33 NOVEMBER 09, 2015

A6.3

COUNCIL DISTRICT: 3

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

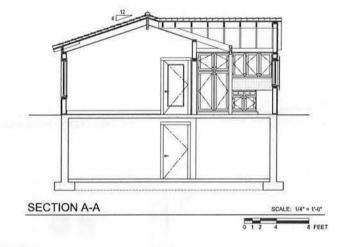
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DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY	ITEM	QUANTITY	ITEM
	SITE ACQUIRED	RESO. NO. R-	COST \$:	ACRES:	TOTAL SITE	AC.	TOT LOT	SF	PAVED
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK
1/18/2012	GOP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND	PLANNING	TURF	AC	TENNIS CTS.	SF	PARKI
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUB BED	AC	RESTROOM	SF	PARK
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG NO.	NATURAL	AC.	REC. BLDG.	SF	PARKI
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING	AC.	POOL BLDG.	SF.	COUR
i -		CIP NO.	J.O. NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	5F	BLEAC
		CIP NO.	J.O. NO.	DRWG NO.					
		CIP NO.	J.O. NO.	DRWG NO.					
		CIP NO.	J.O. NO.	DRWG. NO.					

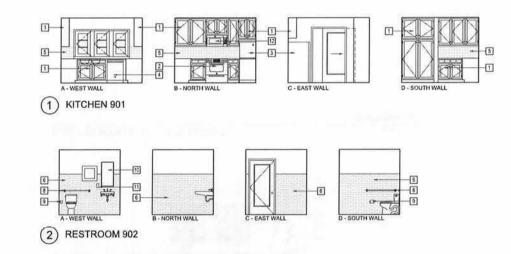
ПЕМ	QUANTITY			HANTITY		QUANTIT
TOTAL SITE	AC.	TOT LOT	SF PAVED WALKWAYS	SF	SECURITY LTS.	STDS
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF PARK ROADS	SF	BALLFIELD LTS	STDS
TURF	AC.	TENNIS CTS.	SF PARKING LOT	SF	TENNIS COURT LTS.	STDS
SHRUB BED	AC.	RESTROOM	SF PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS
NATURAL	AC.	REC. BLDG.	SF PARKING STALLS-DISABLED	1	BACKSTOPS	E
D.G. PAVING	AC.	POOL BLDG.	SF COURT GAME AREA	SF	BENCHES	EJ
DIRT INFIELDS	AC.	POOL DECK	SF LAWN EDGING	LF	PICNIC TABLES	E
		POOL WATER	SF BLEACHERS	ĒA.	TRASH RECEPTACLES	Đ

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

**COTTAGE 9 EXTERIOR ELEVATIONS** 

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





INTERIOR ELELVATIONS

5 CERAMIC TILE BACKSLASH PER DET. 8/A8.1.

6 CERAMIC TILE WAINSCOT PER DET. 3/A8.1 AND 9/A8.1, TYPICAL ALL WALLS IN RESTROOM.

# GENERAL NOTES 1. REFER TO PLIMBING DRAWINGS FOR ALL PLUMBING PIXTURES. 2. REFER TO DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW NOTES. 3. ALL KITCHEN APPLIANCES INCLUDING REFRIGERATORS, COOKING EQUIPMENT, AND DISHMANSHERS SHALL BE PROVIDED AND INSTALLED BY TENNANT, CONTRACTOR TO PROVIDED REQUIRED ELECTRICAL AND PLUMBING CONNECTIONS. [1] CUSTOM-FABRICATED WOOD CABINETS PER DET. TIAS.1. PAINT FINSH. [2] ELECTRIC RANGE TO BE PROVIDED BY TENANT. [3] REFRIGERATOR TO BE PROVIDED BY TENANT. [4] DISHWASHER TO BE PROVIDED BY TENANT. [6] WALL MOUNTED 18" X35" MIRROR WITH STAINLESS STEEL CHANNEL FRAME.

11 WALL-MOUNTED SOAP DISPENSER.

12 BUILT-IN MICROWAVE TO BE PROVIDED BY TENANT.

GED ARCAY (C. 24785 E \*

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE SAJ FIFTH AVENUE AND CALIFORNIA 92101

TOTAL SITE ACRES: NAME: ESTRADA LAND PLANNING STDS. RESO, NO. STDS NATURAL AC. REC. BLDG. PARKING STALLS-DISABLED DRWG. NO. 10.NO. D.G. PAVING AC. POOL BLDG. COURT GAME AREA SF BENCHES J.O. NO. CIP NO. DIRT INFIELDS AC. POOL DECK LF PICNIC TABLES DRWG NO. DRWG. NO. J.O. NO.

Sheet 26 of 33 NOVEMBER 09, 2015

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

INTERNATIONAL COTTAGES

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

(A PORTION OF BALBOA PARK)

COTTAGE 9 INTERIOR ELEVATIONS

A6.4 (PSD #)

LAMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6

### ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT.	FINISH	BASE MAT.	FINISH	N WALL	FINISH	WSCT	FINISH	E WALL	FINISH	WSCT.	FINISH	S WALL	FINISH	WSCT.	FINISH	W WALL	FINISH	wsct.	FINISH	CEILING MAT.	FINISH	CELING HEIGHT	PAINT COLOR	KEY NOTES
_1018 1028	COTTAGE 1/2 BASEMENT STORAGE SHARED VESTIBULE STARES STORAGE	CONC CONC CONC CONC	SLR SLR SLR SLR	N/A N/A N/A N/A	N/A N/A N/A N/A	CONC CONC CONC CONC	SLR	NIA	N'A N'A N'A	CONC CONC CONC CONC	SLR	NA	N/A	CONC	SLR	N/A N/A N/A	N/A	CONC CONC CONC	St.R	N/A N/A N/A	NA NA NA NA	CONC	SLR SLR SLR SLR	7-6' 7-6' 7-6' 7-6'	N/A N/A N/A N/A	
100 101 102 103 104	FIRST FLOOR COTTAGE 1 MITCHEN SHAREO VESTIGIJE RESTROOMJAN. STARS	CONC	SLR	WD WD WD C1 WD	P-SG P-SG P-SG P-SG	G8 G8 G8 G8 G8	P-F P-E P-E P-F	N/A CT	N/A N/A N/A	G6 G6	P.E	N/A	N/A N/A N/A	GB	P-E P-E	N/A N/A N/A CT N/A	N/A N/A	GB GB	P.E P.E P.E P.E P.F	CT	NA NA NA	GB GB	P.E. P.E. P.E. P.E.	VARIES 8-0' 8-0' 8-0' 8-0'	\$W0067 \$W0067 \$W0067 \$W0067 \$W0067	FLOORING TO BE TENNIT PROVIDED CONTRACTOR INSTALLED FLOORING TO BE TENNIT PROVIDED CONTRACTOR INSTALLED FLOORING TO BE TENNIT PROVIDED CONTRACTOR INSTALLED.
	COTTAGE 2 KITCHEN		-	WD	P-SG P-SG	GB GB	P.E	N'A N'A	N/A N/A	GB GB	p.p P.E	NA NA	NA NA	GB GB	P.E	N/A N/A	N/A N/A	GB GB	p.p p.E	N/A N/A	N/A N/A	Gā. Gā		VARIES 8-0"	SW0067 SW0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
_301B	COTTAGE 3/4 BASEMENT STORAGE STAIRS STORAGE		SLR SLR SLR	N/A N/A N/A	N/A N/A N/A	CONG CONG CONG	SLR	NA NA NA	N/A	CONC CONC CONC	SLR	NA	N/A	CONC	SLR	NA NA NA	N/A	CONC CONC CONC	SLR SLR SLR	N/A	N/A N/A N/A	CONC CONC CONC	SLR SLR SLR	7.6° 7.6° 7.6°	N/A N/A N/A	
300 301 302 303 400	FIRST FLOOR COTTAGE 3 KITCHEN RESTROOM STARS COTTAGE 4 KITCHEN	CT CONC	SLR	WD CT CT WD WD	P-SG P-SG P-SG P-SG	GB GB GB GB GB	P.E. P.E. P.E.	NA CT NA NA	N/A	GB GB	_	NA CT NA NA	N/A	GB GB GB GB GB	P-E P-E P-F	N/A N/A	N/A N/A	GB GB GB GB GB	P.F. P.E. P.E. P.E.	N/A CT N/A N/A	N/A N/A N/A N/A	GB GB GB GB GB	P.F. P.E. P.E. P.F.	VARIES 8:0' 8:0' 8:0' VARIES		FLOGRING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
500B 501B	COTTAGE 5/6 BASEMENT STORAGE STAIRS STORAGE	CONC CONC CONC	SLR SLR SLR	N/A N/A	N/A N/A	CONG CONG CONG	SLR SLR	N/A N/A	N/A N/A	CONC	SLR SLR	N/A N/A	NA.	CONG	SLR SLR	N/A N/A	N/A N/A	CONG	SLR SLR	N/A N/A	N/A N/A	CONC	SLR SLR	7-6° 7-6°	N/A N/A N/A	TOO HOLD I TENNO PROVIDED LOSINGS, INC. MOTICUED
500 501 502 503 600	FRST FLOOR COTTAGE 5 KITCHEN RESTROOM STARRS COTTAGE 6 KITCHEN	CT CONC	SLR	WD WD CT WD WD	P-50 P-50 P-50 P-50 P-50	GB GB GB GB	P-F	N/A CT N/A	.N/A	GB GB	P.E.	N/A GT N/A N/A	NA NA NA NA	GB	P.E. P.E. P.E.	N/A	N/A N/A	GB GB	P-E	GT N/A N/A		GB GB GB GB GB	P.E P.E P.E P.F	8'-0" 8'-0"	SW0067 SW0067 SW0067 SW0067 SW0067	FLOCRING TO BE TENANT PROVIDED CONTRACTOR INSTALLED
7006 7018 7020	COTTAGE 7/8 BASEMENT STORAGE SHARED VESTIBULE STARS STORAGE	CONG CONG CONG CONG		NIA NIA NIA NIA	N/A	CONC CONC CONC CONC	SLR SLR SLR	N/A N/A	N/A N/A	CONC	SLR SLR SLR	NA NA NA	N/A N/A N/A	CONG CONG CONG	SLR SLR SLR	N/A N/A	N/A N/A	CONG	SLR SLR	NA NA	N/A N/A N/A	CONC	SLR SLR SLR SLR	7-6° 7-6°	N/A N/A N/A	
700 701 702 703 704	ERST FLOOR COTTAGE 7 HITCHEN SHARED VESTIBULE BESTROOM/JAN. STAIRS	CT CONC	SLR	WD WD WD CT WD	P-SG P-SG P-SG P-SG	GB GB GB GB GB	P.E P.E	N'A N'A N'A CT N'A	N/A N/A	G6 G6 G8 G8	P-E P-E	N/A	N/A N/A	GB GB GB	P-E	N/A CT	NA NA NA	GB GB GB	P-E P-E P-E	NA NA NA CT NA	N/A N/A	GB GB GB GB GB	P-E P-E P-E P-E P-F	VARIES. 8-0" 8-0" 8-0"	SW0067 SW0067 SW0067 SW0067 SW0067	FLOCIENG TO BE TENANT PROUDED CONTRACTOR, NETALLED FLOCIENG TO BE TENANT PROVIDED CONTRACTOR, NETALLED FLOCIENG TO BE TENANT FROUDED CONTRACTOR, NETALLED
_800 _801	COTTAGE 8 KITCHEN		1	WD	P-SG P-SG	GB GB	P.F.		N/A N/A	GB GB	P.F.	NA NA	NA NA	GB GB	P.F.	N/A N/A	N/A N/A	GB GB	P.F.	N/A N/A	N/A N/A	GB GB	P.F.	VARIES 8-0*	SW0067 SW0067	FLOORING TO SE TEMANT PROVIDED CONTRACTOR INSTALLED FLOORING TO SE TEMANT PROVIDED CONTRACTOR INSTALLED
900B 901B	COTTAGE 9 BASEMENT STORAGE STARS	CONC	SLR SLR	N/A N/A		CONC	SLR SLR	NA NA	N/A N/A	CONC	SLR SLR	NA NA	NA NA	CONC	SLR SLR	N/A N/A	N/A N/A	CONC	SLR SLR	NA NA	N/A N/A	CONC	SLR SLR	T-6* T-6*	N/A N/A	
900 901 902 903	ERST FLOOR COTTAGE 9 KITCHEN RESTROOM STAIRS	CT CONC	SLR	WD WD CT WD	P-5G P-50 P-50	G8 G8 G8 G8	P.E	N/A CT	N/A	GB	P.E	NA CT		GB	P.E	N/A N/A CT N/A	N/A	GB GB	P.E.	N/A CT	4	GB OB GB GB	P.E P.E P.E P.E	8:-0"	\$W0057 \$W0067 \$W0067 \$W0067	FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED FLOORING TO BE TENANT PROVIDED CONTRACTOR INSTALLED.

### **GENERAL NOTES**

- A COLORS WILL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
  B. FINISHES ARE NEW U.N.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 THE ADJACENT WALLCELING 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.

### SCHEDULE LEGEND

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

### EXTERIOR PAINT COLOR SCHEDULE

LOCATION	MATERIAL	COLOR #"	COLOR NAME"
EXTERIOR PLASTER	P.F	SW6113	INTERACTIVE CREAM
DOORS/WIINDOWS/TRIM - COTTAGE 1	P-F	SW0016	BILLIARD GREEN
DOORS/WINDOWS/TRIM - COTTAGE 2	p.p.	SW2851	SAGE GREEN LIGHT
DOORS/WIINDOWS/TRIM - COTTAGE 3	P.F	SW2802	ROOKWOOD RED
DOORS/WIINDOWS/TRIM - COTTAGE 4	P.F.	SW0048	BUNGLEHOUSE BLUE
DOORS/WIINDOWS/TRIM - COTTAGE 5	P.F	SW0016	BILLIARD GREEN
DOORS/WIINDOWS/TRIM - COTTAGE 8	P.F	SW0048	BUNGLEHOUSE BLUE
DOORS/WIINDOWS/TRIM - COTTAGE 7	P.F	SW2502	ROOKWOOD RED
DOORS/WIINDOWS/TRIM - COTTAGE 8	p.r	SW0016	BILLIARO GREEN
DOORS/WIINDOWS/TRIM - COTTAGE 9	P.F	SW2551	SAGE GREEN LIGHT
EXTERIOR EAVES AND EXPOSED RAFTERS	P.F	5W2538	POLISHED MAHOGANY
EXTERIOR WROUGHT IRON GRILLES AND ACCENTS	PC.	SW2847	ROYCROFT BOTTLE GREEN

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE 632 FIFTH AVENUE ARCHITECTURE SANDEDCALFORNO 92101 a FLAN NING MIPJSP7898 \*Axel912344286

							IMPROVEMENTS S	UMMARY (DA	TA FROM AS-BUILT DRAWING	S)	
DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY	ITEM	QUANTITY	ITEM QUAN	TITY ITEM	QUANTIT
	SITE ACQUIRED	RESO. NO. Re	COST \$	ACRES:	TOTAL SITE	AC	TOT LOT	SF	PAVED WALKWAYS	SF SECURITY LTS.	STD
	SITE DEDICATED	ORD, NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF BALLFIELD LTS.	STD
/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND I	PLANNING	TURF	AC.	TENNIS CTS.	5F	PARKING LOT	SF TENNIS COURT LTS.	sto
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	MULTI-PURPOSE CT. LTS.	STE
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG, NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1 BACKSTOPS	-
		CIP NO.	J.O. NO.	DRWG, NO.	D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF BENCHES	
		CIP NO.	J.O. NO.	DRWG, NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF PICNIC TABLES	0
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA TRASH RECEPTACLES	
		CIP NO.	J.O. NO.	DRWG. NO.							
		CIP NO.	J.O. NO.	DRWG. NO.							
		CIP NO.	J.O. NO.	DRWG, NO.						REVISION	

Sheet 27 of 33

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

### INTERNATIONAL COTTAGES

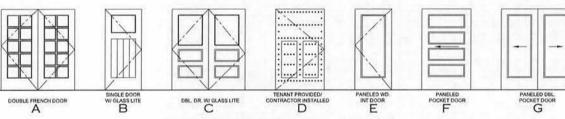
(A PORTION OF BALBOA PARK)

A7.1 FINISH SCHEDULE SHEET TITLE: AMBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6 (PSD #)

### DOOR SCHEDULE

OPENING NUMBER	DOOR	DOOR	1	INT.	FRAME	EXT.		1 200	In const	KEYNOTES
UMBER	SIZE * (WXH)	TYPE	MAT	FIN,	MAT.	FIN.	HEAD	JAMB	THRESH	
	COTTAGE 1/2									
****		1	WD	P-SG	WD	P-SQ	3/88.2	2022	4/A3.2	
100B-A	3-0-X6-8			P-00					4/A5 2	
2005-A	3-0.*X6-8	E	WD	P-SG	WD	P-SG	3/A5.2			
100-A	3-0"X6-3	- 6	WD	P-SG	WD	P-9G	1/A8.2	3/65.2	2/A3/2	
100-8	3'-0" X 6'-8	E	WD	P.SG	WD	P-SG	3/58.2	3/A3.2	4/A3/2	
101-A	4'-0." X 6'-8	F	WD.	P.SG	WD	P-SG	-	100	4/43.2	
UU-16-0	(1807/YGB)/YGA		10000		-10/2017	TE 2015	-	-	PERCON.	
103-A	3-0:1X6-8	E	WD	P-SG	WD	P-SG	3/55.2		488.2	
200-A	5-0: X 6-8	A	WD	P-SQ	WD	P-S0	1/88.2	1/A5.2	2/AN2	
200-8	3-0: X 6-8	E	WD	P-SG	WD	P-SG	3/A8.2	3/A3.2	4/A3.2	
		-				-			-	
	COTTAGE 3/4	_			-					
2000 1		E	GW	P-SQ	WD	P-SQ	3/85.2	200.00	4/A3 2	
300B-A	3-0-X 6-4									
400B-A	3:0:X6-8		WD	P-SQ	WD	P-50	3/A8.2	3/A5.2	4/A8.2	
300-A	6-0.*X6-5	Α.	WO	P-SG	WD	P-SG	1/88.2	1/A8.2	2/A5/2	
300-B	3-0-X 6-3	E	WD	P-5G	WD	P-S0	3/A3.2	3/A8.2	4/A3.2	
301-A	6'-0'-X 6'-8	G	WD	P-SG	WD	P-SQ			4A52	
-										
302-A	3-0"X 6-8	E	WD	P-SG	WD	P-SG	3/A5.2	3/88.2	4/A5.2	
400-A	5'-0." X 5'-8	I A	WD	P-80	WD	P-8G	1/A5.2	1/A8.2	2/83/2	
400-B	3-0"X 6-8	E	WD	P-SG	WD	P-SG	3/A8.2	3/A8.2	4/A3.2	
401-0	3'-0"X 6'-1	E	WD	P-SG	WD	P-SG	3/A8.2	3/A5 2	4/A3.2	
- 2000	37V3M25-			15000	100000		0.000		2320	
	COTTAGE 5/6			10000	1000	/ 1	TO SHOW IT	7000	2000	
500B-A	3-0-1 X 6-5	E	WD	P-90	WD	P-SQ	3/A8.2	3/A8.2	4/A3.2	
600B-A	3'-0"X 6'-5	E	WD	P-SG	WD	P-SG	3/A8.2		4/A3.2	
500-A	6-0"X6-8	C	WD	P-SG	WD	P-SG	1/A8.2	1/A5.2	2/A3/2	
								10024		
500-B	3-0." X 6-8	E	WD	P-SG	WD	P-SG	3/43.2		4/A3.2	
501-A	4-0*X6-5	F	WD	P-SG	WD	P-SQ	- 0		4 A3.2	
404.7		E	12.00		11.00			2000	2000	
502-A	3-0."X 6-3		WD	P-SG	WD	P-SG	3/88.2	1/A5.2	4/A3.2	PROVIDED BY TENANT, TENANT TO OBTAIN DEFERRED APPROVAL FROM HRB STAFF
600-A	4:00X6:3	0	WD	P-SG	WD	P-50	1/88.2		2/A5/2	PROVIDED BY TENANT, TENANT TO OBTAIN DEFENRED APPROVAL FROM FREI STAFF
500-8	2-0.2 X 6-8	-	WD	P-SG	WD	P-SG	3/A8.2	3/A8.2	4/A3.2	
	COTTAGE 7/8									
7008-A	3-0.1 X 6-8	E	WD	P-SG	WD	P-SG	3/A5.2	3/A3.2	4/A3.2	
5005-A	3'-0' X 6'-5		WD	P-50	WD	P-60	3/A8.2	3/A5.2	4/A5.2	
700-A	6'-0." X 6'-8	A	WD	P-SG	WD	P-SG	1/A8.2	1/A3.2	2/A5/2	
		Ê	WD	P-SG	WD	P-SQ	3/A5.2	3/A3 2	4:A5.2	
700-B	3:0:X6:8						3034	200.4		
701-A	5-0.° X 6-8	G	WD	P-SG	WD	P-SG	-	-	4/43.2	
703-A	3'-0.1 X 6'-8	E	WD.	P.SG	WD	P-SG	3/A8.2	3/88.2	488.2	
			WD	P-SG	WD	P-SQ	1/A8.2	1/A3.2	2/A8/2	
800-A	5-0.*X 6-5	A								
B-005	3:00 X 6:5	E	WD	P-SG	WD	P-80	3/A3.2	3/A8.2	4/A5.2	
801-A	4:02:X6:8	F	WD	P-SG	WD	P-8G	-	- 14	4/85.2	
			-							
	COTTAGE 9					-				
900B-A	3:00 X 6:8	E	WD	P-SG	WD	PSG	3/83.2	3/A5.2	4/A3.2	
900-A	6-0-1 X 6-8	A	WD	P-SG	WD	P-50	1/A3 2	1/85.2	2/83/2	
900-B	6-0.1 X 6-8	A	WD	P-SG	WD	P-5G	3/A3.2	3/88.2	4/A3.2	
900-C	3:0: X 6:3		WD	P-SG	WD	P-SQ	3/A5.2	3/A5.2	4/A3.2	
901-A	4-0: X 6-8	F	WD	P-SG	WD	P-SQ		-	4/A3.2	
241.54	13.043		1000	- 10	717	A DESCRIPTION		milely a	108/5/20	
				and the latest and th		-	THE RESIDENCE OF	with the same of the same of		
902-A	3-0.1 X 6-8	E	WD.	P-SG	WD	P-SG	3/85.2	3/852	4/A3.2	

### DOOR TYPES



### SCHEDULE LEGEND

### **GENERAL NOTES**

- A. ALL DOORS AND WINDOWS ARE NEW.

  B. DOORS SHALL MATCH THE DOOR TYPE IDENTIFIED ON THE SCHEDULE. ALL DOORS TO BE SOLID WOOD UN DO.

  C. WIDTH AND HEIGHT DIMENSIONS ON DOOR AND WINDOW SCHEDULE ARE FOR DOOR OR WINDOW UNIT ONLY. ALL ROUGH OPENINGS SHALL PROVIDE SHIM SPACE BETWEEN WALL AND DOOR FRAME TYPICAL.

  D. ALL PAINT COLORS WILL BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE.

  E. ALL NECESSARY (N) DOOR AND WINDOW HARDWARE SHALL BE PROVIDED BY THE CONTRACTOR HARDWARE FINISH TO BE GIOL RUBBED BRONZE UN DO.

  F. MAXIMUM EFFORT TO OPERATE DOORS WITH AUTOMATIC CLOSERS SHALL NOT EXCEDS 5 POUNDS, SUCH PUSH OR PULL FEFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS (PER CBC SECTION 1138.2.5). CONTRACTOR TO VERIEY COMPLIANCE PRIOR TO SUBSTANTIAL COMPLETION.

  G. REFER TO SHEET AB.3 FOR WINDOW GRILLE TYPES.

  H. INTERIOR SECURITY GRILLES PER DETAIL 11/1A.3 SHALL BE PROVIDED AT ALL WINDOWS EXCEPT THOSE NOTED WITH DECORATIVE EXTERIOR METAL OR CONCRETE SECURITY GRILLES PER DETAIL 11/1A.3 SHALL BE PROVIDED AT ALL WINDOWS EXCEPT THOSE NOTED WITH DECORATIVE EXTERIOR METAL OR CONCRETE SECURITY GRILLES.

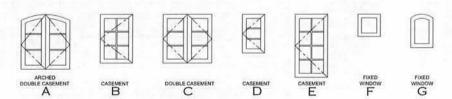
  L. ALL EXTERIOR DOORS WITH GLASS LITES (TYPES A. B. AND C ABOVE) SHALL BE EQUIPPED WITH INTERIOR SECURITY GRILLES SIMILAR TO DETAIL 11/1AS. BUT WITH 12' SQUARE TUBE STEEL FRAME MOUNTED ON THE INTERIOR FACE OF THE DOOR OVER GLASS PANEL.

  J. ALL DOORS AND WINDOWS TO BE DUAL GLAZED, TRUE DIVIDED LITE. REFER TO DETAILS ON SHEET AB.2.

### WINDOW SCHEDULE

OPENING NUMBER	WINDOW SIZE * (W X H)	WNOW	MAT	EXT. FINISH	INT. FINISH	GLASS	FRAME MAT,	EXT. FINISH	INT. FINISH	HEAD	JAMB	SEL	XEY NOTES
===	COTTAGE 1/2												the state of the same of the same
100-01	4.0. X 4.4.	Α.	WD.	P-SG	P-SQ	PLT	WD	P-SG	P-SG	5/A8.2	MAS.2	5/A5.2	
100-02	4:0, X 4:4.	1	WD	P-SG	P-SG P-SG	PLT	WD	P-SG P-SG	P-SG	5/A52 5/A52	5/A5.2 7/A5.2	6/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE-G1.
100-03	2-8" X 5-2"	5	WD	P-SG	P-SG	PLT	WD	P-8G	P-90	5/A5.2	7/A5.2	6/85.2	PROVIDE DECORATIVE METAL SECURITY ORIGINE TYPE-02
101-02	1-10" X 3-2"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	5/A3.2	7/A8.2	S/AR 2	PROVIDE DECORATIVE METAL SECURITY GRELE. TYPE G2
	1.14.04.4	-	100	1.22	1.44	The state of the s	112			-	10000		
101-03	11-10" X 2"-2"	0	WD	P-50	P-50	PLT	WD	P-SG	P-SQ	-			PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G2
103-01	1'-10" X 1'-10"	F	WD	P-SG	P-SG	CBS	WO	P-SG	P-SG	11/A8.2	11/A3.2	12/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G7
104-01	1-10" X 1-10"	F	WD	P-5G	P-SG	OBS	WD	P-SG	P-SG	11/A8.2	11/A3 2	12/A3.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G7
200-01	2-5" X 4"0"	6	.WD	P-SG	P-SG	PLT	WD	P-SG		5/88.2	5/A5.2	6/A8.2	
200-02	4'-0" X 4'-6"	A	WD	P-5G	P-SG	PLT	WD	P-SG	P-SG	5/A3.2	5/A5.2	6/A8.2	PROVIDE DECORATIVE METAL SECURITY GRALE, TYPE G6
***								-	2.45	****			
200-03	4-0"X4-6"	Α.	WD	P-50	P-SG	PLT	_WD	P-8G P-8G		5/A8.2	8/A5.2	5/AA.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G6 PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
200-04	6'0' X 6'0' 1\10' X 3\2'	C	QW	P-SG P-SG	P-SG	PLT	WD	P-SG		5/A8.2	7/A5.2	0/55.2	PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
201-02	1:10° X 3-2°	D	WD	P-SG	P-SG	PAT	WD	P-SG		5/A3.2	7/A3.2	D/A9.2	PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
	1710.442	-	- HU	E.usa.	1.500	741	112	1.00	1.00	- Krau	15064	36/10-4	PASTINE DESCRIPTION OF THE PAST AND ADDRESS OF THE PAST ADDRESS OF THE PAST AND ADDRESS OF THE PAST AN
	COTTAGE 3/4	_		-	-								
300-01	1/10° X 40°0°	0	WD	P-SQ	P-SG	PLT	WD	P-SG	P-50	5/A8.2	7/A5.2	6/A8.2	
300-02	1'-10" X 4'-0"	0	WD			PLT	WD	P-SG			7/A5.2		
300-03	40° X 4.6°	A	WD	P-SG	P-93	PLT	WD	P-9G		5/A3.2	5/A5.2	6/A5.2	PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE GA
300-04	4'-0" X 4'-6"	Α.	WD	P-SG	P-SG	PLT	WD	P-SG	P.SG	5/A3.2	5/A3.2	5/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G8.
300-05	1'-10" X 2'-5"	F	.WD.	P-SG	P-5G	PLT	WD	P-SG	P-90	11/A82	11/A8.2	12/A5.2	AND THE PROPERTY OF THE PROPER
	P47000000000000000000000000000000000000	1,1054	THE PERSON	12.57	5000000	0.000	1000	A. F. S. S. C.	THUNDS:		UM: NA		
301-01	15:10° X 3-2°	D	.WD.	P-SG	P-50	PLT	WD	P-SG	P-SG	5/A8.2	7/A3.2	6/38.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
301-02	1'-10" X 3'-2"	D	WD	P-SG	P-SG	PLT	WD	P-5G	P-SG	5/A3.2	7/A3.2	5/88.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2.
301-03	11-10" X 31-2"	D	WD	P-SG	P-SG	PLT	WD	P-SQ	P-5G	5/A3.2	7/A5.2	5/A5.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
303-01 400-01	1'-10" X 2-0" 2'-5" X 4'-0"	F B	WD	P-SG	P-SG	PLT	WD	P-SG P-SG	P-SG P-SG	11/A8.2	11/A8.2 8/A5.2	12/A5/2	PROVIDE DECORATIVE CONCRETE GRILLE TYPE G9 PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G5.
+3901	4-4-X4-0	-	WD	P-80	P-SG	PLI	WD	V-20	P-0U	3/50.2	0002	205.4	PROVING REMARKING METAL RECOVERT ORDITE, TIPE 93
400-02	4'-0" X 4'-0"	0	WD	P-SQ	P-SQ	PLT	WD	P-90	P.60	5/A3.2	8/A8.2	6/A8.2	
400-03	40°X40°	C	WD	PSG	P-SG	PLT	CW	P-SG	P-SG	5/A3.2	5/A5.2	6/A8.2	
400-04	1-10" X 4-0"	D	WD	P-SQ	P-SQ	PLT	WD	P-SQ	P-SG	5/A8.2	7/A5.2	6/A8 2	
400-05	1'-10" X 4'-0"	D	CW	P-SG	P-SG	PLT	WD	P-SG	P-SQ	5/A3.2	7/A8.2	6/A5.2	
401-01	1'-10" X 5-2"	D	WD	P-SG	P-90	PLT	WD	P-SG	P-50	5/A3.2	7/A8.2	6/A3 2	PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G2
	122005		100	1000						-	11111111		
401-02	1'-10" X 3'-2"	0	WD	P-SG	P-50	PLT	WD	P-SG	P-SG	5/A8.2	7/A52	6/A5.2	PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G2
401-03	1:10" X 3:2"	D.	WD_	P-SQ	P-SG	PLI	_WD_	P-SQ.	P-SG	5/88.2	7(AB 2	5/85.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
	COTTAGE 5/6		1			-	-	-	-	2000	-		
500-01	4-0"×4-5"	A	WD	P-SG	P-SG	FLT	WD	P-SG		5/A8.2		6/A8.2	
500-02	5-0" X 5-6"	A	WD	P-SQ	P-SG	PLT	WD	P-SG			8/A5.2	G/A8.2	
500-03	4-0" X 4-6"	A	WD	P-SG	P-SG	PLI	WD	P-SG			8/A8.2		PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G3.
500-04	4'-0" X 4'-5"	A	WD	P-SG P-SG	P-SG P-SG	PLI	WD	P-SG		5/A3.2 5/A3.2	3/A5.2		PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G3. PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G2.
001:01	11-10" X 31-2"	0	_WD	Pau	P-904	- Pal	mu	P-24	P-SG	2024	7/A3.2	500.4	PROVIDE DECORATIVE METAL DECORD F. ORGER, TIPE OZ.
501-02	1'-10" X 3'-2"	0	WD	P-SG	P-SQ	PLT	WD	P-SQ	P-SG	5/A5 2	7/A5 2	6/A5.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
502-01	1'-10" X Z-0"	F .	OW	P-SQ	P-SQ	cas	WD	P-SG	P-SG	11/A3 2			PROVIDE DECORATIVE CONCRETE GRALE, TYPE G9
503-01	1'-10" X 2'-9"	g	WD	P-SG	P-90	083	WD	P-SG	P-SG	11/A8 2	11/A5.2		PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G&
600-01	3.0° X 4.0°	C	WD	P-SG	P-SG	PLT	WD	P-SG		5/A3.2	8/A8.2	6/AB2	
600-02	4.0.X4.0	C	WD	P-SG	P-5G	PLT	WD	P-SG	P-50	5/A3.2	8/A8.2	6/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE GA.
			-	7.1.25		70		-		300	-		
600-03	4-0"X4-0"	C	WD	P-SQ	P-5G	PLT	WD	P-SQ	P-50		8/A8.2	5/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G4.
600-04	4.0° X 4.0°	C	WD	P-SG	P-SG	PLT	WD	P-SG		5/A5.2	5/A5.2		PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
600-05	4'-0" X 4'-0"	C	WD	P-SQ	P-8G	PLT	WD	P-SG	P-80	5/A3.2	8/A8.2	5/A5.2	PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
601-02	11-10" X 31-2" 11-10" X 31-2"	0	QW QW	P-SG P-SG	P-SQ P-SQ	PLT	WD	P-SG P-SG	P-SG	5/A3.2 5/A3.2	7/AB.2 7/AB.2	6/18.2	PROVIDE DECORATIVE METAL SECURITY ORILLE, TYPE G2 PROVIDE DECORATIVE METAL SECURITY ORILLE, TYPE G2
-01.06	1338 V 438	-	110	F-20	1-05	- Chi	110	1-20	F-20	-H00.4	Timb 4	9094	CONTROL SENSON DELIGE SERVING LANGUAGE LIFE ME
				- 4									
****	COTTAGE 7/8		1000	0.00		-		200	200	-	****		PROVIDE ASSOCIATION WITH ASSUBANCED TO THE TOP OF
700-01	2-8' X 5-2'	E	WD	P-SG P-SG	P-SG P-SG	PLT	WD	P-SQ P-SQ	P-SQ P-SQ	5/A3.2	7/A5.2 5/A8.2	6/482	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE GR. PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
700-02 700-03	50 X 55 50 X 55	A	WD	P-50	P-SG	PLT	WD	P-SG	P-SQ	5/A8.2	5/A5.2	6/38.2	PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.  PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
700-03	4:0 X 4:0	Ĉ	WD	P-50	P-SG	PLT	WD	P-SG		5/A8.2	5/A5.2	6/A5 2	PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
701-01	1510° X 352°	D	WD	P-SG	P-5G	PLT	WD	P-SG	P-SG		7/A8.2		PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION
701-02	1500 X 352	D	WD	P-SQ	P-SG	PLT	WD	P-SG		5/A3.2		5/48.2	PROVIDE DECORATIVE WOOD SHUTTERS PER EXTERIOR ELEVATION.
703-01	1510° X 1510°	F	- QW	P.SG	P-SG	OBS		P.SG	P-SG	1UA8.2	11/A8.2	12/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G7.
704-01	1:-10° X 1:-10°	F.	WD	P-SG	P-50	OBS	WD	P-90	P-30	11/A8.2	11/A8.2	12/A3.2	PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G7.
800-01 800-02	4'-0" X 4'-0"	0	WD	P-SG P-SG	P-SG	PLT	WD	P-SG P-SG	P-SG	5/88.2 5/88.2	8/A5.2 5/A5.2	6/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G6 PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G6
2004	4'-0" X 4'-0"		_WD	P-99	P-50	71	mu	P-50	P-SG	2022	802.2	4001	PROVINCE VERVINALITE NEIVE SECURITI ORULE. LIVE VO
801-01	1'-10" X 3'-2"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	5/A3.2	7/A5.2	5/A5.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE GZ.
801-02	1'-10" X 3'-2"	D	WD	P-SG	P-SG	PLT	WD	P-SG	P-SQ	5/A3.2	7/A5.2	5/A8.2	PROVIDE DECORATIVE METAL SECURITY ORILLE, TYPE G2.
801-03	1'-10" X 3'-2"	D.	WD	P-SG	P-SG	PLT	WD	P-SG	P-SG	5/A5.2	7/A5.2	5/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
	20 A C C C C C C C C C C C C C C C C C C				1257	2000	-		A S S S S S S S S S S S S S S S S S S S	104102	- State Co		
	COTTAGE 9							-					MATERIAL PROPERTY AND ADMINISTRATION OF THE PROPERTY OF THE PR
900-01	6-0"X 6-6"	A	WD	P-SG	P-SG	PLT	WD	P-SG		5/A3.2	5/A8.2	WAS 2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE GA.
900-02	4-0"X4-6"	A	WD	P-SQ	P-SG	PLT	WD	P-50		5/A3.2	5/A3.2	6/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE. TYPE G6.
901-01	1'-10" X 3'-2"	D	WD	P-SG	P-SG	FLT	WD	P-SQ	P-50	5/A3.2	7/A8.2	5/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2.
991-02	1'-10" X 3'-2"	D	WD	P-SQ	P-5G	PLT	WD	P-SG	P-SG	5/A3.2	7/A3.2	6/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2
	1'-10" X 3'-2"	D	WD	P-SQ	P-SG	PLI	WD	P-SG	P-SG	5/A3.2	7/A8.2	5/A8.2	PROVIDE DECORATIVE METAL SECURITY GRILLE, TYPE G2.
901-03		1											
							WD	P-SG	P-SG				PROVIDE DECORATIVE CONCRETE GRILLE TYPE 09
902-01	3'-10" X 2'-0"	F	WD	P-SG	P-SG	CBS							
902-01	2'-0" X 3'-0"	F	WD.	P-SG	P-SG	053	WD.	P-SG	P-SG	11/A5 2	11/A8.2	12/A8.2	PROVIDE DECORATIVE CONCRETE GRALE, TYPE G10
902-01								P-SG	P-SG	11/A5 2	11/A8.2	12/A8.2	

### WINDOW TYPES



Sheet 28 of 33

NOVEMBER 09, 2015



ARCHITECT OF WORK

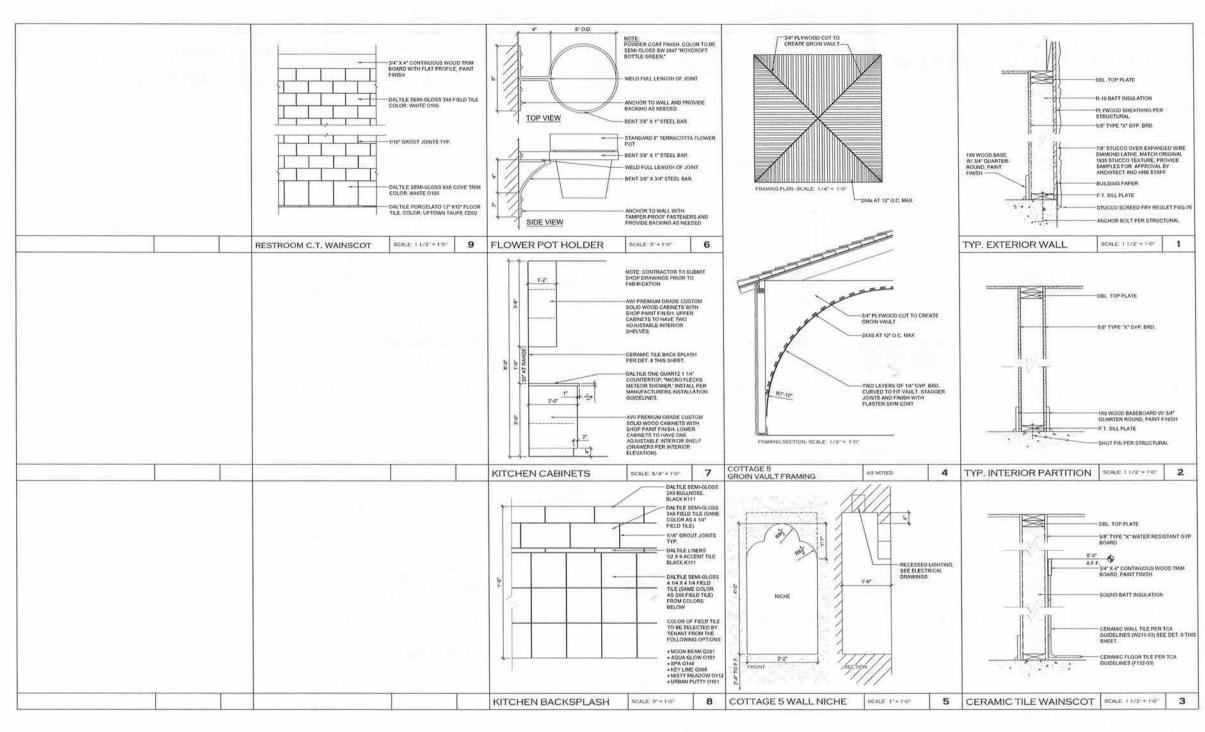
HERITAGE AS 3 FIFTH AVENUE ARCHITECTURE SANDESCOCALFORNIA 32101

DA BELLOOD			ALBOA PARK 1			_	IMPROVEMENTS SU	MMARY (DA	TA FROM AS-BUILT DRAWI	NGS)		
DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY	ITEM	QUANTITY	ITEM OL	JANTITY	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	PARK ROADS	SF	BALLFIELD LTS.	STDS
1/18/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADALAND	PLANNING	TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS	STDS
-	PAR BOARD APPROVAL	PFAR APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG, NO,	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1	BACKSTOPS	EA
		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.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA
		CIP NO.	J.O. NO.	DRWG, NO.			POOL WATER	SF	BLEACHERS	EA	TRASH RECEPTACLES	EA
		CIP NO.	1.O. NO.	DRWG. NO.								-
		CIP NO.	J.O. NO.	DRWG, NO.			The second second			- 0		
		CIP NO.	J.O. NO.	DRWG, NO.						0.00	REVISION	

INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

DOOR & WINDOW SCHEDULES A7.2 SHEET TITLE: ET NUMBER: THOMAS BROTHERS PAGE: 60, D-6 (PSD #) LAMBERT COORDINATES:204-1721

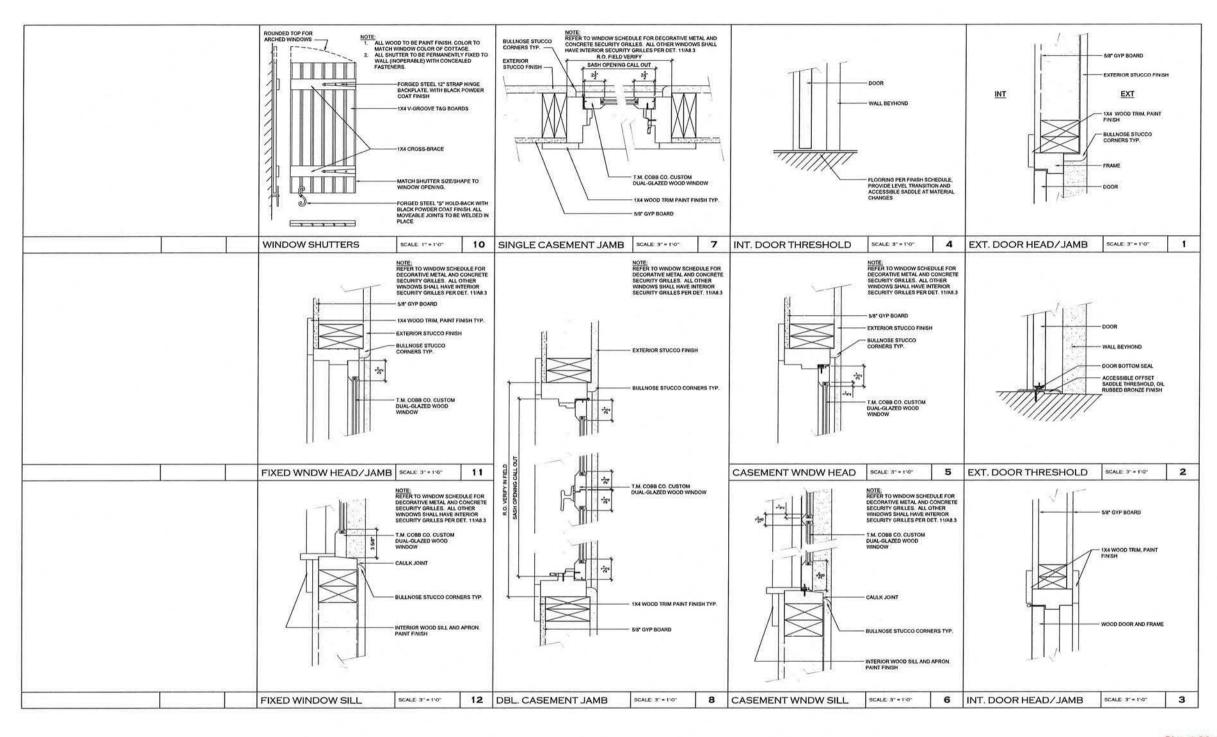


### Sheet 29 of 33

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785 HERITAGE 433 FIFTH AVENUE
ARCHITECTURE SANDIEGO CASTORINA 02101
6 PLANHING 4192397888 FALGIST2244298

					NAMES (0.10)			ATA FROM AS-BUILT DRAWINGS)			22.526.00	CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
DATE	ACTION	REFERENCE DOCUMENTS			ITEM QU	JANTITY 1	ITEM QUANTITY	ITEM QUANTITY	Y II	TEM (	YTITIANUC	Off of Out Discontinuous Residential Personal Pe	
	SITE ACQUIRED	RESO, NO. R-	COST \$:	ACRES	TOTAL SITE	AG.	TOT LOT SF	PAVED WALKWAYS S	SF SE	ECURITY LTS.	STDS.		
	SITE DEDICATED	ORD, NO.		ACRES	IMPROVED AREA	AC.	MULTI-PURPOSE CT. SF	PARK ROADS S	SF BA	ALLFIELD LTS.	STDS.		
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		TURF	AC.	TENNIS CTS. SF	PARKING LOT S	SF TE	TENNIS COURT LTS.	STOS	INTERNATIONAL COTTA	AGEC
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE		SHRUB BED	AC.	RESTROOM SF	PARKING STALLS-STD.	M	MULTI-PURPOSE CT. LTS.	STDS.	INTERNATIONAL COLIF	JOLD
2	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG. SF	PARKING STALLS-DISABLED 1	1 B	BACKSTOPS	EA.	(A PORTION OF BALBOA PARK)	
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING	AC.	POOLBLDG. SF	COURT GAME AREA S	SF BI	IENCHES	EA.		
		CIP NO.	J.O. NO.	DRWG, NO.	DIRT INFIELDS	AC.	POOL DECK 5F	LAWN EDGING L	LF PI	PICNIC TABLES	EA.		
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER SF	BLEACHERS EX	A TI	TRASH RECEPTACLES	EA	WALL DETAILS	A8.1
		CIP NO.	J.O. NO.	DRWG, NO.								COLUMN TARGET TRACTOR CONTROL TO SECURITION OF THE SECURITION OF T	
		CIP NO.	J.O. NO.	DRWG. NO.								SHEETTITLE	SHEET NUMBER
		CIP NO.	J.O. NO.	DRWG, NO.					R	REVISION		LAMBERT COORDINATES: 204-1721 THOMAS BROTHERS PAGE: 60, D-6	(PSD



Sheet 30 of 33

NOVEMBER 09, 2015

C C-24785 + SALTO

ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE SAJ FIFTH AVENUE
ARCHITECTURE SANDICOCCAUPONNASSI

	STRICT: 3	COMMUNITY PLAN AREA B					IMPROVEMENTS SU	MMARY (DA	ATA FROM AS-BUILT DRAWING	125		
DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY		QUANTITY		VIIIY III	EM	QUANTITY
	SITE ACQUIRED	RESO, NO, R-	COST S:	ACRES:	TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF SE	ECURITY LTS.	STDS
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF.	PARK ROADS	SF BA	ALLFIELD LTS.	STDS
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND	PLANNING	TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF TE	ENNIS COURT LTS.	STDS
	PAR BOARD APPROVAL	PFAR APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	MI	ULTI-PURPOSE CT. LTS.	STDS
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG, NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1 BA	ACKSTOPS	EA
		CIP NO.	J.O. NO.	DRWG, NO,	D.G. PAVING	AC.	POOL BLDG.	5F	COURT GAME AREA	SF BE	ENCHES	EA
		CIP NO.	J.O. NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF PK	CNIC TABLES	EA
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA. TR	RASH RECEPTACLES	EA
		CIP NO.	J.O. NO.	DRWG. NO.		= = :						
		CIP NO.	1.0, NO,	DRWG. NO.						- 5		-
		CIP NO.	J.O. NO.	DRWG. NO.						RE	EVISION	

INTERNATIONAL COTTAGES
(A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

DOOR & WINDOW DETAILS

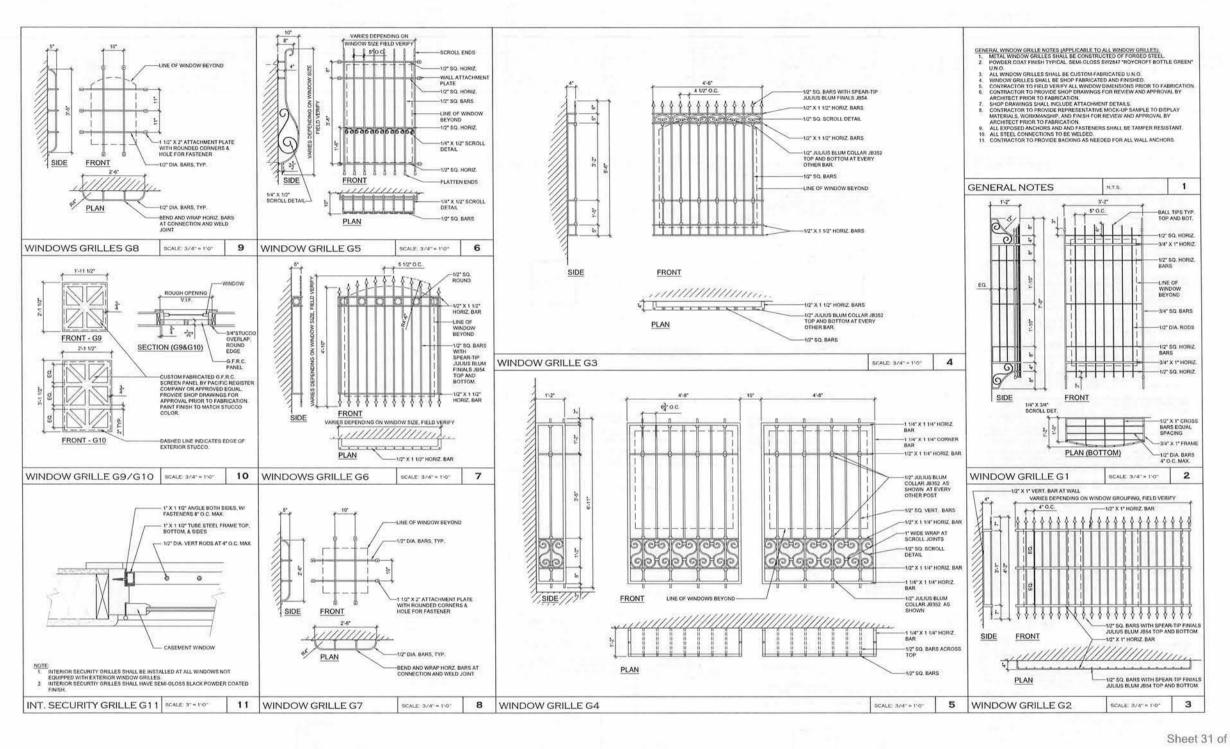
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SHEET NUMBER

MBERT COORDINATES 204-1721

THOMAS BROTHERS PAGE: 60, D-6

(PSD #)



### Sheet 31 of 33

NOVEMBER 18, 2015

INTERNATIONAL	COTTAGES
(A PORTION OF BALBOA	PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THOMAS BROTHERS PAGE: 60, D-6

WINDOW GRILLE DETAILS

A8.3 (PSD #)

ARCHITECT OF WORK

COUNCIL DISTRICT: 3

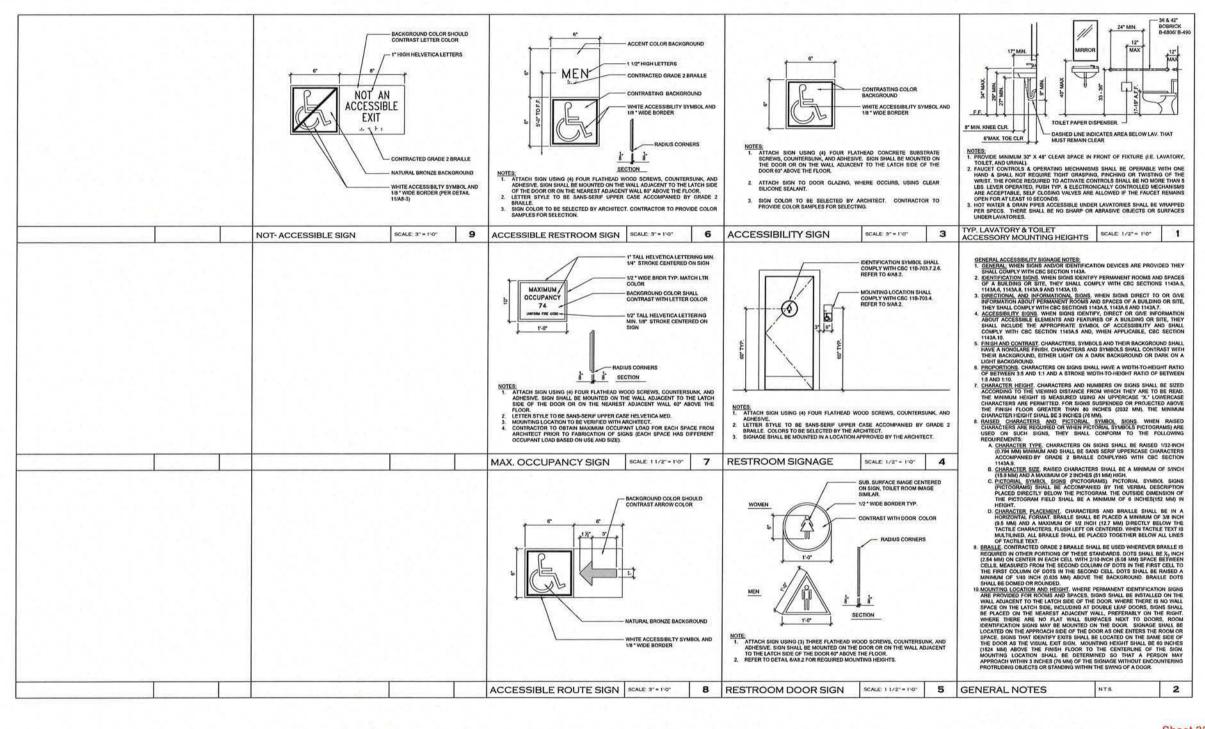
P. DAVID MARSHALL C-24785 HERITAGE SSETTINGS AND THE STATE OF THE STAT

DATE	ACTION	REFERENCE DOCUMENTS				
	SITE ACQUIRED	RESO, NO. R-	COST 5:	ACRES		
	SITE DEDICATED	ORD, NO.		ACRES:	1	
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	ESO, 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.	1	
		CIP NO.	J.O. NO.	DRWG. NO.	1	
		CIP NO.	J.O. NO.	DRWG. NO.	= 2	
		CIP NO.	J.O. NO.	DRWG, NO.		
		CIP NO.	J.O. NO.	DRWG, NO.		
		CIP NO.	TO: NO:	DRWG, NO.		

COMMUNITY PLAN AREA: BALBOA PARK 1

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	CITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.	
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.	
TURF	. AC	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.	INTERN
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS.	III IIIIII
NATURAL	AC.	REC, BLDG.	SF	PARKING STALLS-DISABLE	D 1	BACKSTOPS	EA	11
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	WINDOW GRIL
								SHEET TITLE:
						REVISION		LAMBERT COORDINATES:204-1721

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS



Sheet 32 of 33

NOVEMBER 09, 2015



ARCHITECT OF WORK

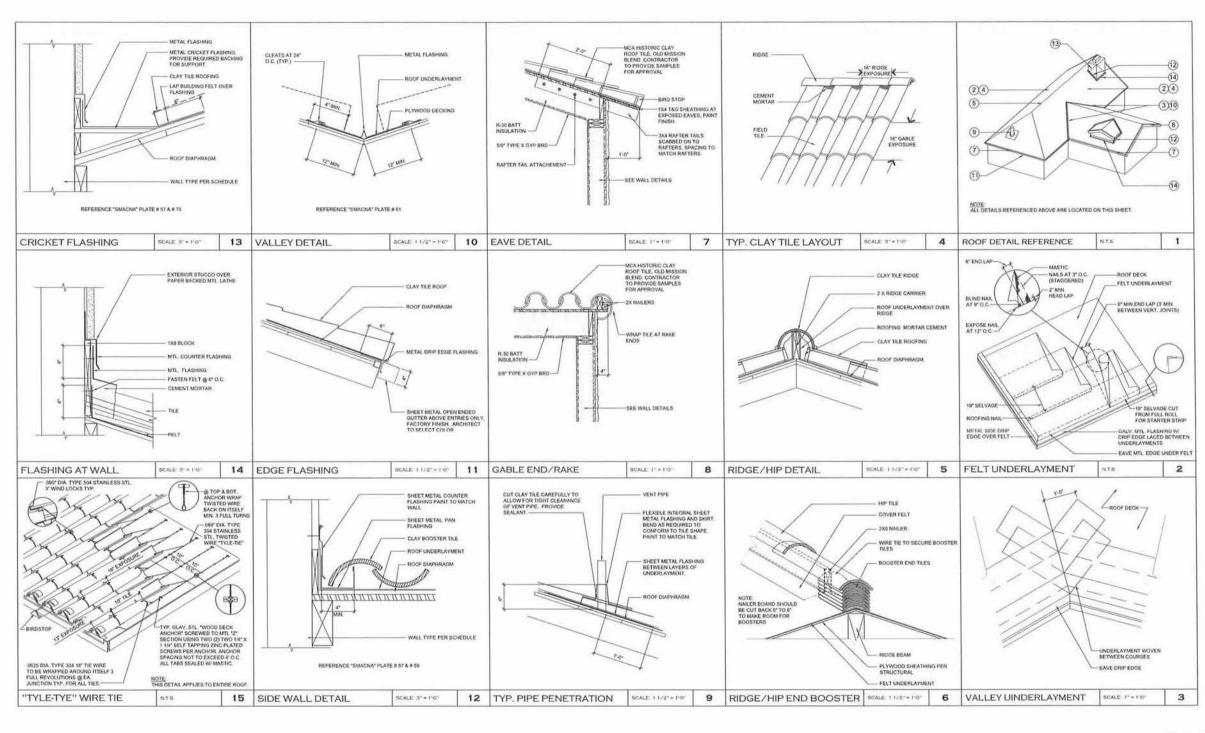
P. DAVID MARSHALL C-24785 HERITAGE 633 FIFTH AVENUE ARCHITECTURE SANDIGO CALIFORNIA 92101

385	1909							ITS SUMMARY (DATA FROM AS-BUILT DRAWINGS)										
DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY		QUANTITY			QUANTITY							
	SITE ACQUIRED	RESO. NO. R-	COST 5:	ACRES:	TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF SECURITY LTS.	STDS.	Ш						
	SITE DEDICATED	ORD, NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF BALLFIELD LTS.	STDS.	/						
1/18/2012	GDP CONSULTANT HIRED	RESO, NO. NAME: ESTRADA LAND PLANNING		PLANNING	TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF TENNIS COURT LTS.	STDS	11						
	PAR BOARD APPROVAL	PFAR APPROVAL	PFAR APPROVAL	PF&R APPROVAL	PF&R APPROVAL	PFAR APPROVAL	PFAR APPROVAL	PFAR APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM	5F	PARKING STALLS-STD.	MULTI-PURPOSE CT. LTS.	STDS.	(1)
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1 BACKSTOPS	EA	Ш						
		CIP NO.	J.O. NO,	DRWG. NO.	D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF BENCHES	EA	Ш						
		CIP NO.	J.O. NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF PICNIC TABLES	EA	ı II						
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA TRASH RECEPTACLES	EA	Ш						
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		CIP NO.	J.O. NO.	DRWG. NO.						REVISION		LAN						

INTERNATIONAL COTTAGES (A PORTION OF BALBOA PARK)

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

ACCESSIBILITY DETAILS A8.4 EET TITLE: ET NUMBER (PSD #) MBERT COORDINATES:204-1721 THOMAS BROTHERS PAGE: 60, D-6



Sheet 33 of 33 NOVEMBER 09, 2015



ARCHITECT OF WORK

P. DAVID MARSHALL C-24785

HERITAGE SAN FIFTH AVENUE AND DESCRIPTION OF SAN STATES

COUNCIL DI	STRICT: 3	COMMUNITY PLAN AREA. BALBO	OA PARK 1									
					IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
DATE	ACTION	REFERENCE DOCUMENTS			ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
Olona.	SITE ACQUIRED	RESO NO. R.	COST 5:	ACRES:	TOTAL SITE	AC.	TOTLOT	SF	PAVED WALKWAYS	SF	SECURITY LTS	STDS
	SITE DEDICATED	ORD, NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS
1/16/2012	GDP CONSULTANT HIRED	RESO, NO.	NAME: ESTRADA LAND PU	ANNING	TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS
	PAR BOARD APPROVAL	PFAR APPROVAL DATE		SHRUB BED	AC.	AC. RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS	
	INITIAL DEVELOPMENT	CIP NO.	1.0. NO.	DRWG. NO.	NATURAL.	AC.	REC. BLDG	57	PARKING STALLS-DISABLE	0 1	BACKSTOPS	EA
		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.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA
		CIP NO.	J.D. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA	TRASH RECEPTACLES	EA
		CP NO.	J.O. NO.	DRWG. NO								
		CP NO.	J.O. NO.	DRWG, NO.								
		CIP NO.	J.O. NO.	DRWG. NO.							REVISION	

INTERNATIONAL COTTAGES

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

(A PORTION OF BALBOA PARK)

ROOF DETAILS	ROOF DETAILS				
SHEET TITLE	SHEET NUMBER				
LAMBERT COORDINATES:204-1721	THOMAS BROTHERS PAGE: 60, D-6		(PSD#		

# An Amendment to the

# Balboa Park Master Plan

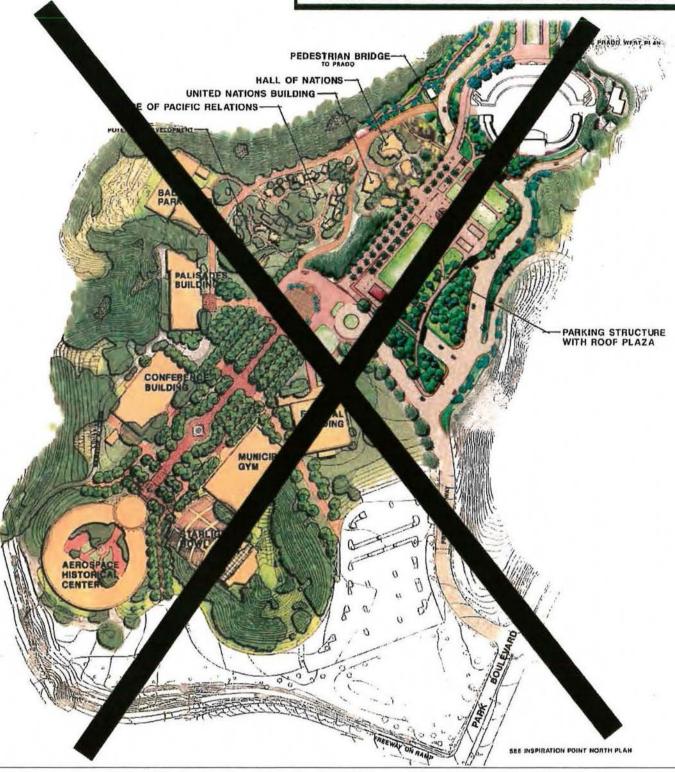
For the
House of Pacific Relations
International Cottages Expansion
June 25, 2015

Prepared by: Estrada Land Planning









LEGEND







GROUNDCOVERS



**PAVED PEDESTRIAN AREAS** 





CONCEPTUAL MASTER PLAN **PALISADES** 





LEGEND



TREES



GROUNDCOVERS

LAWN



**PAVED PEDESTRIAN AREAS** 

Figure 5



CONCEPTUAL MASTER PLAN **PALISADES** 

	a-21 9
¥	



# 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 epansion because it is located within its existing leasehold in an inconspinous location. It should not significantly affect parking requirements or lews.

# 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 single grouping of cottages consisting of historic and newly constructed a hitecture.

# Analysis of Initial Poposal

An evaluation of the planety 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 Na onal Park Service were incorporated and the new cottages we esituated in a earby area. The existing road alignment through the Villar would be preserved and would be converted to a pedestrian walkway as it was during the \$235 Exposition.

#### Ar llysis of Alternative Proposal

The addition of new cottages to the existing grouping would have significantly fected the historical composition of the fillage. However, an expansion of cottages in an adjacent area offset from the historic configuration will have minimal impact. The proposed cottages will dencroach 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 modelyte. 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



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

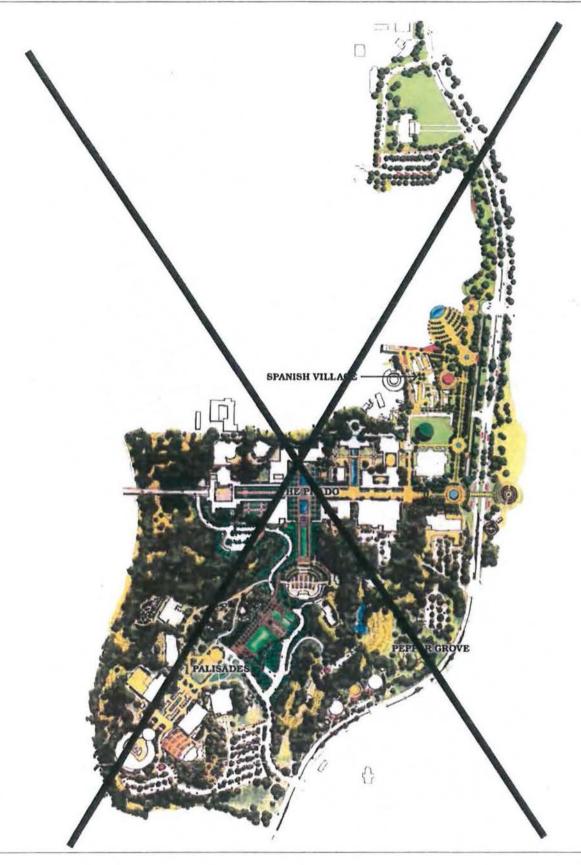
The Balboa Park Master Plan had allocated an additional 4,000 square feet to House of Pacific Relations That allocation has been fulfilled requiring this Precise Plan Amendment. An additional 5 buildings are proposed that will contain 9 countries. 3 buildings will be located in the open area south of 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 but he 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.



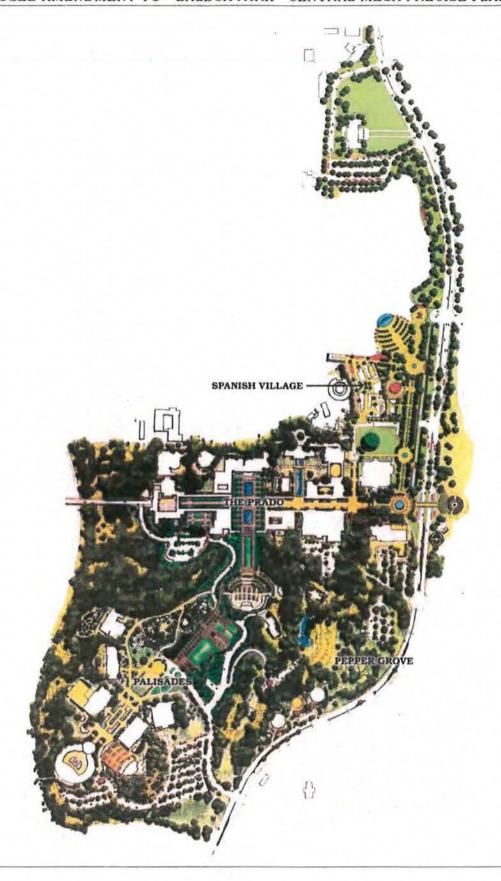


Central Mesa Illustrative

revised 5 April 2012 Figure 28







Central Mesa Illustrative

Revised: June 25, 2015









#### **Palisades**



Trees

Groundcovers



Lawn



Paved Pedestrian Areas

revised 5 April 2012 Figure









# **Palisades**



Trees



Groundcovers



Lawn



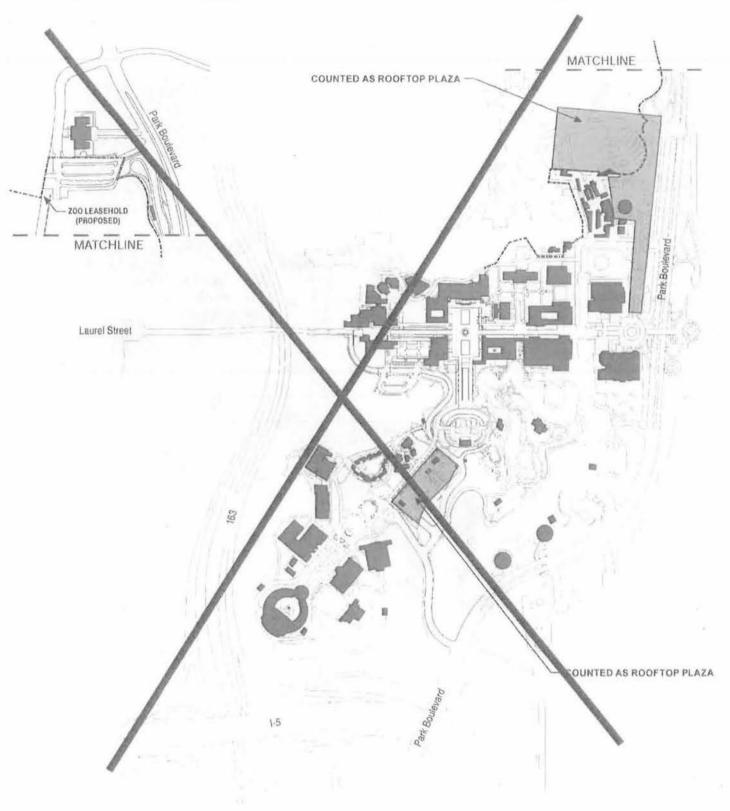
Paved Pedestrian Areas

Revised: June 25, 2015 34









# **Proposed Buildings**

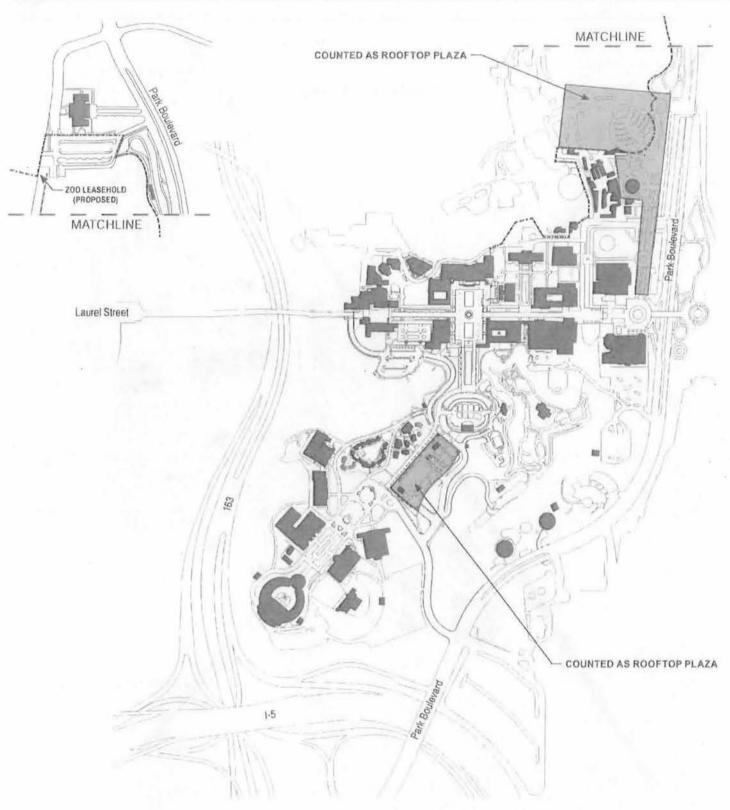
Proposed Buildings - 18 acres

revised 5 April 2012 Figure

Figure 37







# **Proposed Buildings**

Proposed Buildings-18.1 Acres

Revised: June 25, 2015

Figure 37



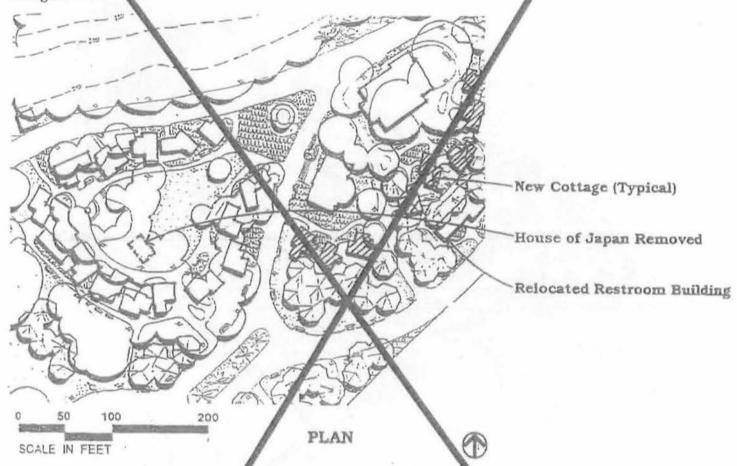


Precise Plan - Architecture

# 28. House of Pacific Relations

# Design Objective:

Add additional a strages 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 fon-historic House of Japan addition and relocate the organization in one of the new cottages.

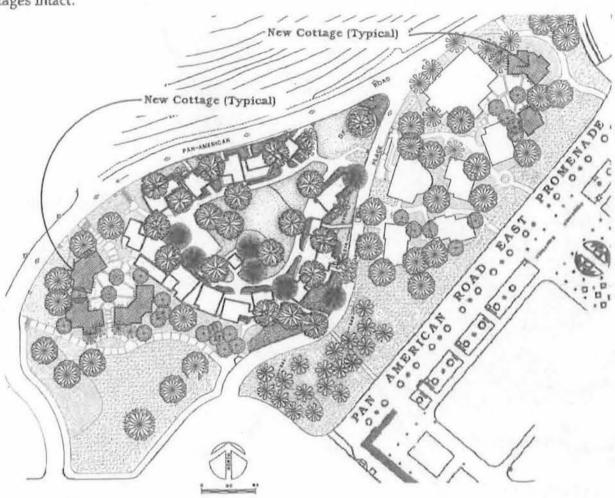


Precise Plan - Architecture

# 28. House of Pacific Relations

#### Design Objective:

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



## Recommendations:

- 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 tetaloguere feetage of expension to 1,000 equate feet.

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

#### Decign Objective:

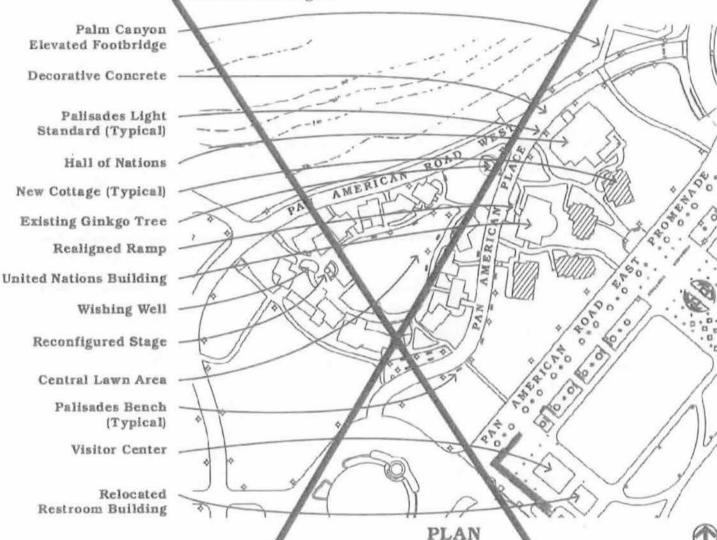
Pernove the non-historic House of Japan addition and solocate the eagen isstice.
in one of the new cottages.



# 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:

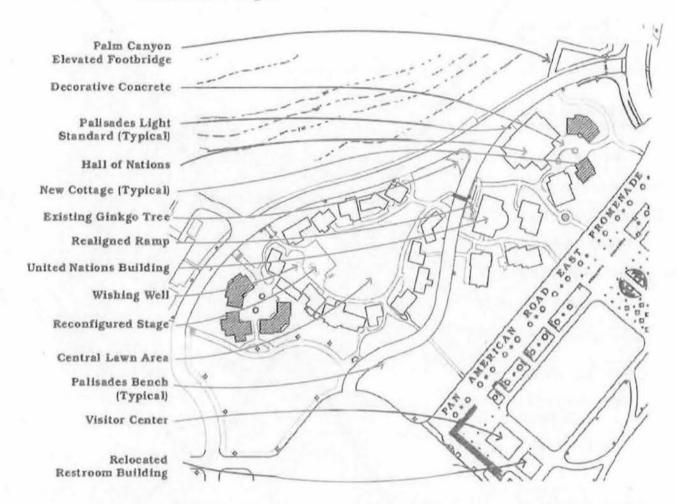
- Reconfigure the existing concrete performance platform as nown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
  - Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic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

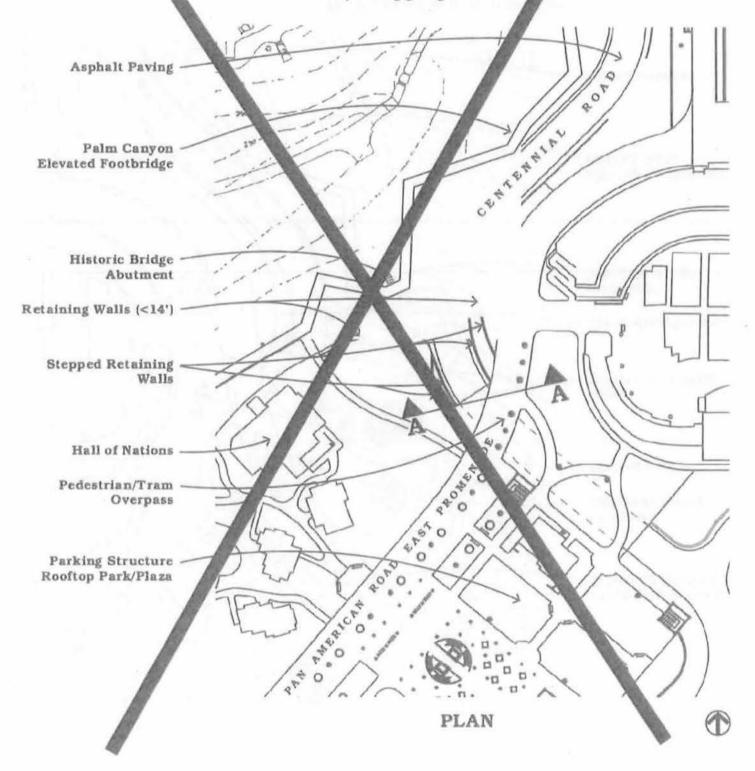
- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
- Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic 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 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 residents Way through or around the new parking garage.



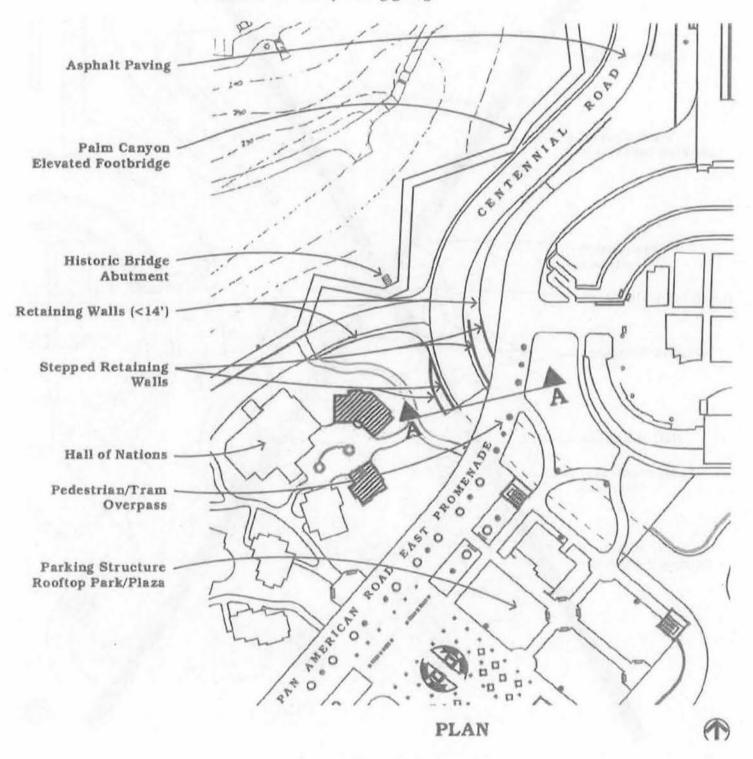
<sup>\*</sup>proposed name for new feature.



# 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.

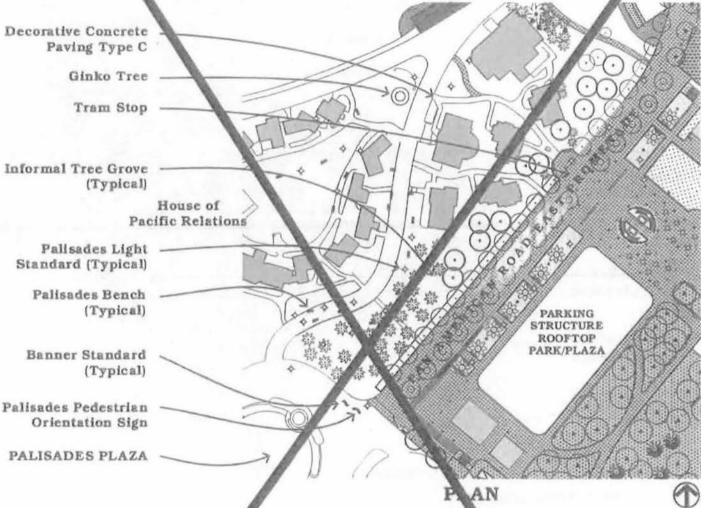


<sup>\*</sup>proposed name for new feature.

#### 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 Rold East from a two-way road into a promenade (Pan American Road) ast Problemade) 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 seend 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 Pacila Relations.
- Fant informal groves of trees with lawns and ground over 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

<sup>\*</sup>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

<sup>\*</sup>proposed name for a new feature.

#### 5. Palisades Plaza and Lawns\*

#### Design Objective:

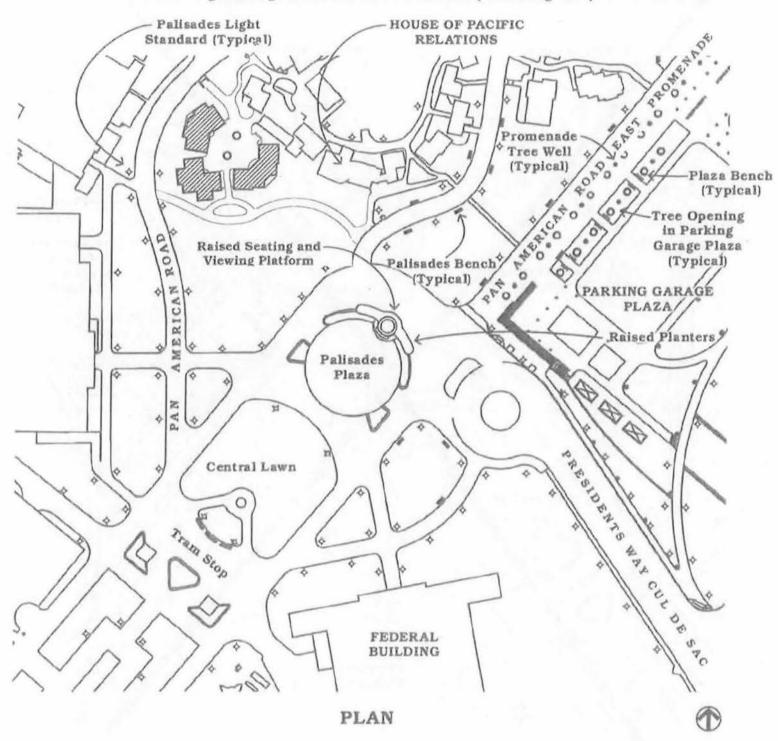
Create a multiple use open space that will accommodate large public gatherings and exhibitions as well as picnicking and passive ecreation. Palisades Light HOUSE OF PACIFIC Standard (Typical) RELATIONS Prom nade Well 2000 vpical) Plaza Bench (Typical) Tree Opening in Parking Raised Seating Garage Plaza Viewing Platform (Typical) Palisade Bench (Ty ical) PARKING GARAGE Z CA PLAZA ERI Raised Planters Palisade z PA Central Lawn Fam Stoj FEDERAL BUILDING PLAN

<sup>\*</sup>proposed name for a new feature.

### 5. Palisades Plaza and Lawns\*

### Design Objective:

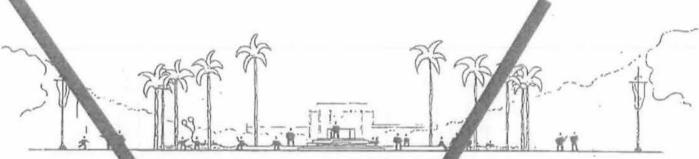
Create a multiple use open space that will accommodate large public gatherings and exhibitions as well as picnicking and passive recreation.



<sup>\*</sup>proposed name for a new feature.

4

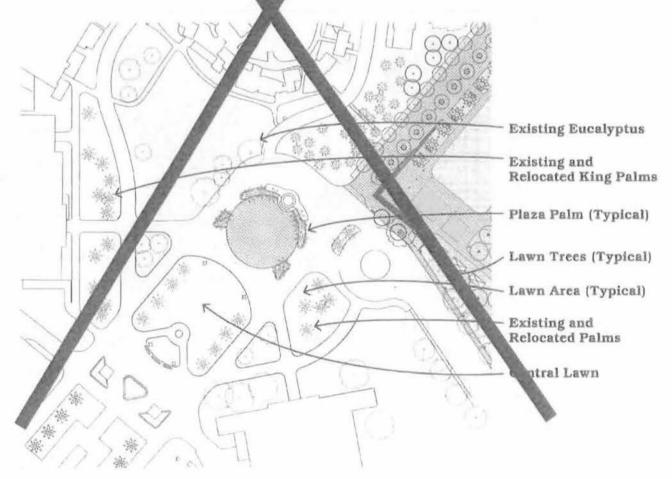
Precise Plan - Specific Recommendations



PALISADES PLAZA - LOOKIN SOUTH



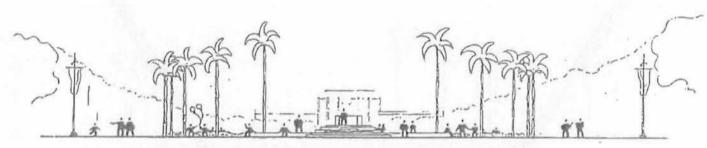
PALISADES A AZA - LOOKING NORTH



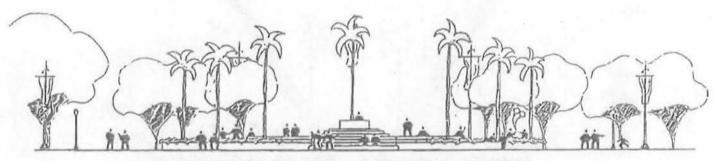
PLANTING CONCEPT PLAN



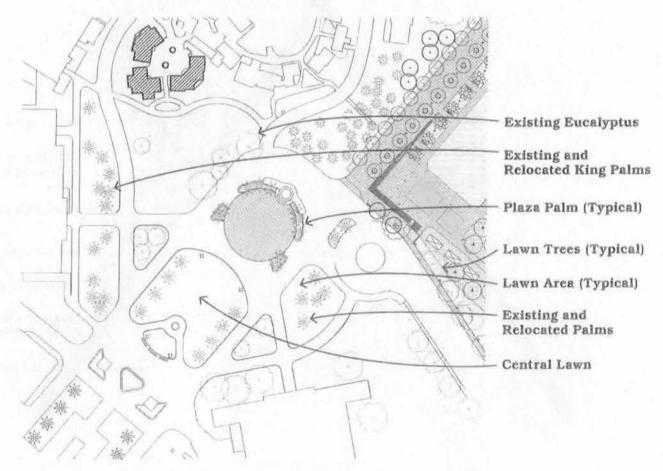




PALISADES PLAZA - LOOKING SOUTH



#### PALISADES PLAZA - LOOKING NORTH



PLANTING CONCEPT PLAN

