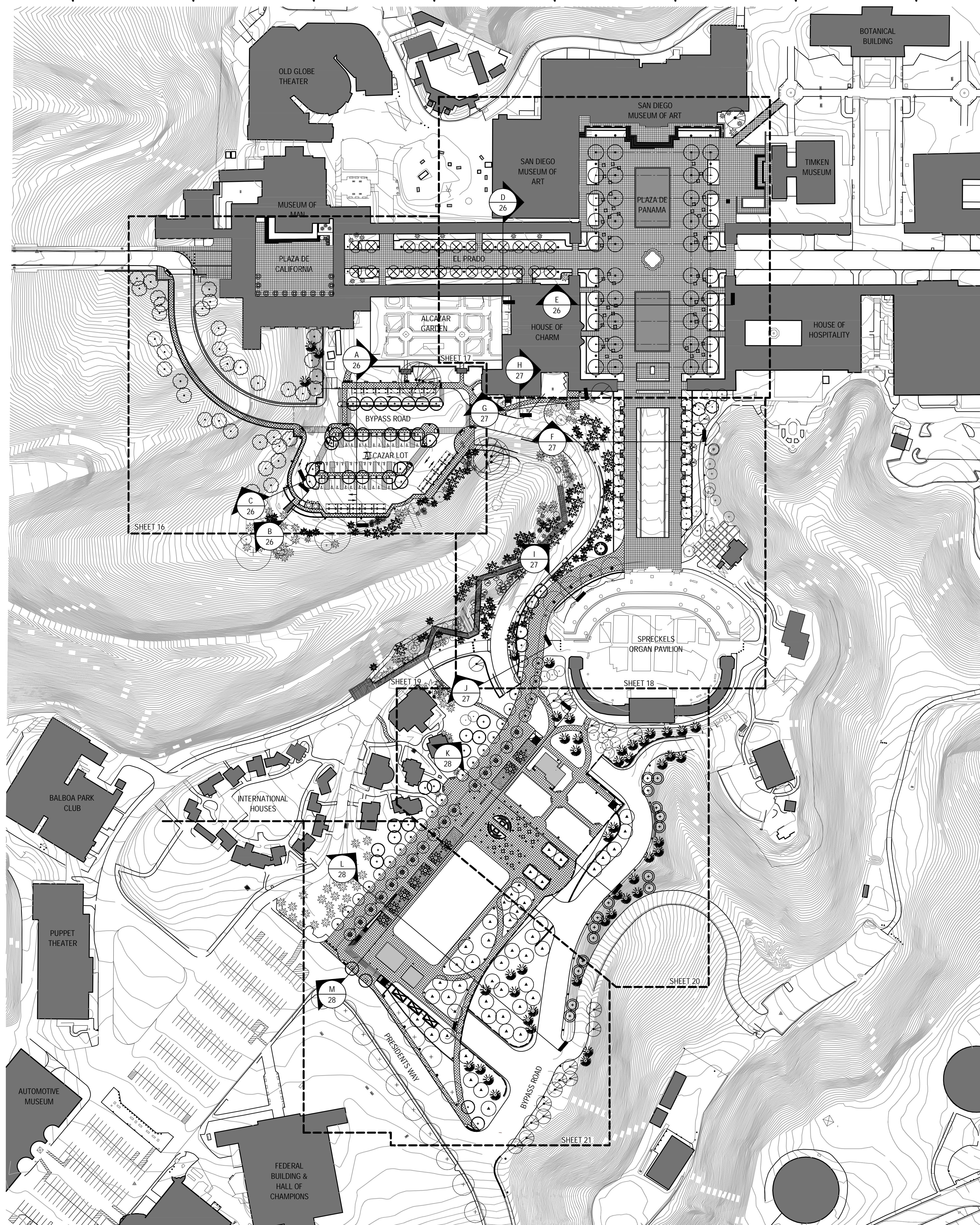


BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

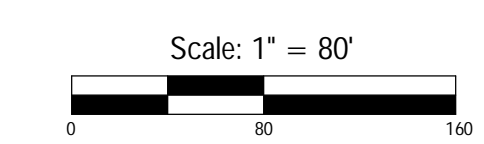
Overall Site Plan



GENERAL IRRIGATION NOTES:

- ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.
- IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:
 - INCLUDE AND INSTALL A CITY-APPROVED ELECTRONICALLY CONTROLLED AUTOMATIC RAIN SHUT-OFF DEVICE.
 - INCLUDE AND INSTALL LOW PRECIPITATION RATE SPRINKLER NOZZLES. HEADS SHALL BE PLACED TO MINIMIZE OVER SPRAY AND TO REDUCE RUN-OFF OF WATER FROM OVER-WATERING.
 - INCLUDE AND INSTALL AN AUTOMATIC ELECTRIC CONTROLLER THAT SHALL BE SEASONALLY ADJUSTED TO OPERATE THE IRRIGATION SYSTEM WITH THE LEAST PRACTICAL AMOUNT OF WATER APPLIED.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE LAND DEVELOPMENT CODE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- REQUIRED PER CITY, ROOT BARRIERS: ROOT BARRIERS ARE REQUIRED FOR ALL STREET TREES WITHIN 6' OF ANY HARDSCAPE, CURBS, OR WALLS. THEY SHALL BE 24" DEEP, 0.8" THICK, AND BE PLACED FLUSH WITH THE TOP OF ANY ADJACENT HARDSCAPE OR CURB AND BE CENTERED 6' ON EITHER SIDE OF THE TREE.
- AN AUTOMATED, WATER-EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING. MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE: TRAFFIC SIGNAL/STOP SIGN - 20 FT, SEWER LINES - 10 FT, UNDERGROUND UTILITY LINES - 5 FT, ABOVE GROUND UTILITY STRUCTURES - 10 FT, DRIVEWAYS - 10 FT, INTERSECTIONS - 25 FT.
- IRRIGATION FOR TURF AREAS SHALL ACHIEVE A DISTRIBUTION UNIFORMITY OF 70%. THE IRRIGATION SYSTEM SHALL BE AUDITED BY AN INDEPENDENT CERTIFIED LANDSCAPE IRRIGATION AUDITOR, CERTIFIED BY THE IRRIGATION ASSOCIATION. DEFICIENCIES SHALL BE CORRECTED PRIOR TO THE START OF THE PLANT ESTABLISHMENT PERIOD.

Prepared By:	Civitas, Inc.	Revision 14:	
Name:		Revision 13:	
Address:	1200 Bannock St	Revision 12:	
	Denver, CO 80204	Revision 11:	
Phone #:	(303) 571-0053	Revision 10:	
Project Address:		Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	4/6/12
		Revision 5:	3/7/12
Project Name:	BALBOA PARK PLAZA	Revision 4:	1/12/11
	Plaza de Panama Circulation	Revision 3:	10/14/11
	and Parking Structure Project	Revision 2:	5/03/11
Sheet Title:	Overall Site Plan	Revision 1:	
		Original Date:	3/11/11
		Sheet	14 of 43
		DEP #	233958



BALBOA PARK PLAZA

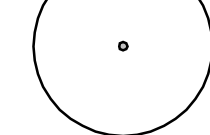
Plaza de Panama Circulation and Parking Structure Project

Planting Legend

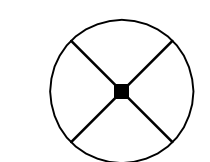
PLANT LEGEND

HISTORIC CORE

PLAZA DE PANAMA TREE SPECIES - MEDIUM CANOPY TREE

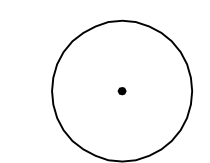


POSSIBLE SPECIES
 Cassia leptophylla "Golden Medallion Tree"
 Cercis mexicana "Mexican Redbud"
 Ilex x attenuata "Savannah" "Savannah Holly"
 Magnolia grandiflora "Little Gem" "Dwarf Southern Magnolia"
 Malus transitoria "Schmidtcutleaf" "Golden Raindrops Crabapple"
 Ligustrum lucidum "Privet"



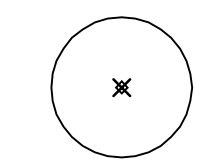
EL PRADO TREE SPECIES - SMALL CANOPY STREET TREE

POSSIBLE SPECIES
 Lagerstroemia indica "Crape Myrtle"
 Tabebuia impetiginosa "Pink Trumpet Tree"
 Ulmus parvifolia "Drake" "Drake's Chinese Elm"
 Koeleruteria bipinnata "Chinese Flame Tree"
 Magnolia grandiflora "St. Mary"



ESPLANADE TREE SPECIES - MEDIUM TO LARGE CANOPY STREET TREE

POSSIBLE SPECIES
 Aesculus x carnea "O'Neill Red" "O'Neill Red Horse Chestnut"
 Pyrus calleryana "Redspire" "Redspire Flowering Pear"
 Ginkgo biloba "Maidenhair Tree"
 Gleditsia triacanthos "Sunburst" "Sunburst Locust"
 Pistacia chinensis "Chinese Pistache"
 Quercus ilex "Holly Oak"



PED/TRAM PROMENADE TREE SPECIES - MEDIUM TO LARGE CANOPY STREET TREE

POSSIBLE SPECIES
 Tipuana tipu "Tipu Tree"
 Koeleruteria bipinnata "Golden Flame Tree"

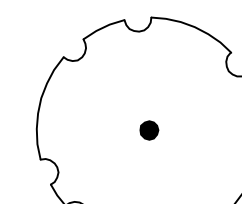


HISTORIC CORE FOUNDATION PLANTING - SUN AND SHADE 12" TO 4'-0" HEIGHT

POSSIBLE SPECIES
 Shrubs
 Abelia x grandiflora "Kaleidoscope"
 Acanthus mollis "Bear's Breech"
 Agapanthus africanus "Streamline" "Streamline Lily of the Nile"
 Aspidistra elatior "Cast Iron Plant"
 Bergenia cordifolia "Bergenia"
 Camellia Species "Camellia"
 Clivia miniata "Monya" "Flame Kaffir Lily"
 Clivia miniata "Monya" "Flame Kaffir Lily"
 Colocasia esculenta "Black Magic" "Elephant's Ear"
 Cordyline "Baueri" "Bauer's Dracaena"
 Asplenium bulbiferum "Mother Fern"
 Euphorbia hybericifolia hybrid "Diamond Frost"
 Hypericum x moseranum "Tricolor" "Tricolor St. John's Wort"
 Liriope muscari "Silvery Sunproof" "Silvery Sunproof Lilyturf"
 Mahonia aquifolium "Compacta" "Compact Oregon Grape Holly"
 Phormium tenax "Tiny Tiger" "Dwarf Variegated New Zealand Flax"
 Pittosporum tenuifolium "Golf Ball" "Golf Ball Kohuhu"
 Pittosporum tobira "Turner's" "Turner's Pitt Mock Orange"
 Rhaphiolepis x delacourii "Georgia Petite" "Georgia Petite Indian Hawthorn"
 Sretilia reginae "Bird of Paradise"
 Trachelospermum jasminoides "Variegata" "Variegated Star Jasmine"

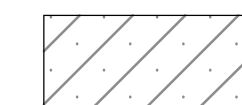
Vines
 Bougainvillea species "Bougainvillea"
 Bignonia venusta "Flame Vine"
 Distictis buccinatoria "Scarlet Trumpet Vine"
 Clematis species "Clematis"
 Gelsemium sempervirens "Carolina Jessamine"
 Jasminum nitidum "Angel Wing Jasmine"
 Wisteria species "Wisteria"

CABRILLO CANYON



DECIDUOUS TREE MIX

POSSIBLE SPECIES
 Quercus agrifolia "Coast Live Oak"
 Cercis occidentalis "Western Redbud"
 Eucalyptus ficifolia "Red-Flowering Gum"
 Eucalyptus diversicolor "Kari Tree"
 Eucalyptus gomphocephala "Tuart Tree"
 Eucalyptus citriodora "Lemon Scented Gum"
 Eucalyptus camaldulensis "Red River Gum"
 Platanus racemosa "California Sycamore" (Low areas only)
 Populus fremontii "Fremont Cottonwood" (Low areas only)
 Populus nigra "Italiana" "Lombardy Poplar" (Low areas only)



CABRILLO CANYON LANDSCAPE

POSSIBLE SPECIES
 Shrubs and Groundcovers
 Ceanothus species "California Lilac"
 Heteromeles arbutifolia "Toyon"
 Opuntia santa-rita "Tubac" "Santa Rita Tubac" "Prickly Pear"
 Acacia redolens
 Myoporum "Pacifcum"

PALM CANYON



PALM TREE MIX

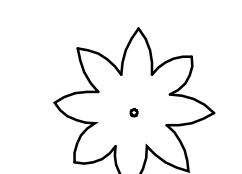
POSSIBLE SPECIES
 Musa basjoo "Hardy Fiber Banana"
 Archontontophoenix cunninghamiana "Bangalow Palm"
 Arecastrum romanzoffianum "Queen Palm"
 Butia capitata "Jelly Palm"
 Chamaerops humilis "Mediterranean Fan Palm"
 Chamaedorea elegans "Parlor Palm"
 Cycas revoluta "Sago Palm"
 Dyopsis decaryi "Trangle Palm"
 Erythea armata "Mexican Blue Palm"
 Erythea edulis "Guadalupe Palm"
 Howea forsteriana "Kentia Palm"
 Livistonia decipiens Ribbon Fan Palm"
 Phoenix reclinata "Senegal Date Palm"
 Phoenix roebelenii "Pygmy Date Palm"
 Phoenix rupicola "Cliff Date Palm"
 Rhapis excelsa "Lady Palm"
 Rhopalostylis sapida "Nikau Palm"
 Roystonea regia "Florida Royal Palm"
 Sabal minor "Dwarf Palmetto"
 Sabal palmetto "Palmetto Palm"
 Strelitzia nicotia "Giant Bird of Paradise"
 Trachycarpus fortunei "Windmill Palm"
 Tupidanthus calyptratus "Umbrella Tree"



PALM CANYON LANDSCAPE

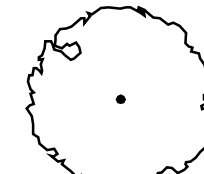
POSSIBLE SPECIES
 Shrubs and Groundcovers
 Alpinia zerumbet "Variegata"
 Asparagus densiflorus "Meyers"
 Agava attenuata
 Brugmansia verticolar "Angel's Trumpet"
 Philodendron selloum "Cut-Leaf Philodendron"
 Sansevieria trifasciata Laurentii
 Russelia equisetiformis "Coral Plant"
 Setcreasea pallida "Purple Heart"
 Vinca minor "Bowles" "Bowles' Common Periwinkle"
 Woodwardia cahnmissol "Giant Chain Fern"

PARKING GARAGE TREE



Washingtonia robusta "Mexican Fan Palm"

JAPANESE FRIENDSHIP GARDEN



DECIDUOUS TREE MIX

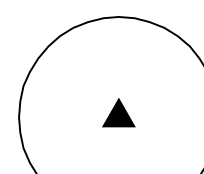
POSSIBLE SPECIES
 Acer palmatum var. atropurpureum "Bloodgood" "Bloodgood Japanese Maple"
 Bauhinia purpurea "Purple Orchid Tree"
 Cedrus atlantica "Horstmann" "Horstmann Blue Atlas Cedar"
 Magnolia x soulangiana "Saucer Magnolia"



JAPANESE FRIENDSHIP GARDEN LANDSCAPE

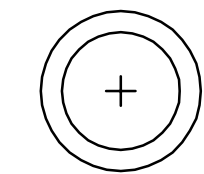
POSSIBLE SPECIES
 Aucuba japonica "Variegata" "Variegated Gold Dust Plant"
 Azalea species "Azalea"
 Olatea acuminata aztecorum "Mexican Weeping Bamboo"
 Berberis thunbergii "Crimson Pygmy" "Crimson Pygmy Dwarf Japanese Barberry"
 Camellia Species "Camellia"
 Cephalotaxa barningiana var. drupacea "Japanese Plum Yew"
 Cryptomeria japonica "Globosa Nana" "Dwarf Japanese Cedar"
 Alex crenata "Green Lustre" "Green Lustre Japanese Holly"
 Juniperus procumbens "Nana" "Dwarf Japanese Garden Juniper"
 Nandina domestica "Monfar" "Sienna Sunrise Heavenly Bamboo"
 Ophiopogon planiscapus "Nigrescens" "Black Mondo Grass"
 Trachelospermum asiaticum "Aug Yo" "Ang Yo Jasmine"

AUSTRALIAN CANYON



DECIDUOUS TREE MIX

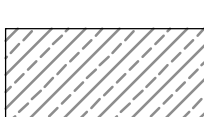
POSSIBLE SPECIES
 Hymenosporum flavum "Sweetshade"
 Melaleuca nesophila "Pink Melaleuca"
 Geijera parviflora "Australian Willow"
 Callistemon viminalis "Red Cascade" "Red Cascade Bottlebrush"
 Brachychiton acerifolius "Bottle Tree"
 Acacia baileyana "Purpurea" "Cootamundra Wattle"
 Tristania conferta "Brisbane Box"



AUSTRALIAN CANYON LANDSCAPE

POSSIBLE SPECIES
 Lantana Species "Lantana"
 Alyogyne huegelii "Blue Hibiscus"
 Cissus antartica "Kangaroo Treebine"
 Callistemon citrinus "Little John" "Dwarf Bottlebrush"
 Phormium species "New Zealand Flax"
 Gazania species "Gazania"
 Echium fastuosum "Bride of Madera"

WATER QUALITY AREAS



NATURAL TREATMENT

POSSIBLE SPECIES
 Carex texensis "Texas Sedge"
 Carex tumulicola "Berkeley Sedge"
 Carex testacea "Orange Sedge"
 Festuca Rubra "Point Molate"
 Festuca mairei "Mare Bunch Grass"
 Sesleria caerulea "Blue Moor Grass"
 Juncus patens "California Gray Rush"

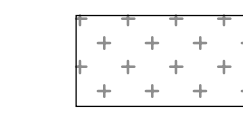


VINES

POSSIBLE SPECIES
 Parthenocissus tricuspidata "Boston Ivy"

NOTE: THE DESIGN AND PROGRAM OF THE SPECIALTY GARDEN WILL CONTINUE TO BE EVOLVED THROUGH PUBLIC MEETINGS WITH THE BALBOA PARK COMMITTEE AND THROUGH DISCUSSION WITH PARK AND RECREATION STAFF. WE HAVE INCLUDED POTENTIAL PLANT SPECIES MIXES FOR THIS AREA BELOW AS A STARTING POINT FOR THESE DISCUSSIONS..

CALIFORNIA GARDEN



POSSIBLE PLANTING CONCEPTS

BAMBOO GROVE

Trees
 Bambusa tuldoidea "Punting Pole Bamboo"
 Phyllostachys aureosulcata "Yellow Grove Bamboo"
Grasses
 Liriope spicata "Creeping Lily Turf"
 Ophiopogon japonicus "Mondo Grass"

BUTTERFLY GARDEN

Trees
 Betula pendula "European White Birch"
 Prunus cerasifera "Thundercloud" "Thundercloud Purple Leaf Plum"
 Populus nigra "Italiana" "Lombardy Poplar"
Shrubs and Groundcovers
 Passiflora x atropurpurea "Purple Passion Vine"
 Ceanothus species "California Lilac"
 Plumbago auriculata "Cape Plumbago"
 Mimulus aurantiacus "Sticky Monkey Flower"
 Rhamnus California "Coffeberry"
 Rosa species "Rose"
 Ribes species "Currant"
 Erigonum "Wild Buckwheat"
 Hibiscus species "Hibiscus"

CALIFORNIA NATIVE GARDEN

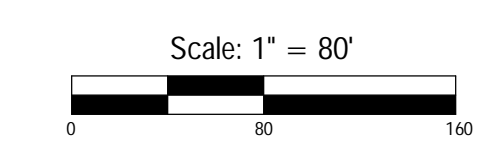
Trees
 Pinus torreyana "Torrey Pine"
 Planatus Racemosa "California Sycamore"
 Quercus agrifolia "Coast Live Oak"
Shrubs and Groundcovers
 Achillea Species "Yarrow"
 Artemisia species "Sagebush"
 Artostaphylos species "Manzanita"
 Baccharis species "Coyote Bush"
 Ceanothus species "California Lilac"
 Erigeron glaucus "Beach Aster"
 Encelia farinosa "Brittlebush"
 Muhlenbergia rigens "Deer Grass"
 Mimulus aurantiacus "Sticky Monkey Flower"
 Opuntia species "Picky Pear"
 Ribes species "Currant"
 Erigonum species "Wild Buckwheat"
 Heteromeles arbutifolia "Toyon"
 Iva hayesiana "Povertyweed"
 Rhus integrifolia "Lemonade Berry"
 Romneya coulteri "Matilija Poppy"
 Salvia species "Sage"
 Sambucus species "Elderberry"

NOTE: THE DESIGN AND PROGRAM OF THE ROOFTOP PARK WILL CONTINUE TO BE EVOLVED THROUGH PUBLIC MEETINGS WITH THE BALBOA PARK COMMITTEE. WE HAVE NOT INCLUDED POTENTIAL PLANT SPECIE MIXES FOR THIS AREA. AS THE PROGRAM AND PLANTED AREAS BECOME MORE REFINED DETAILED PLANT ALTERNATIVES WILL BE PROVIDED. PLEASE SEE DRAWING SHEET FOR PROGRAM/DESIGN ALTERNATIVES.

Prepared By: Civitas, Inc.
Name: _____
Address: 1200 Bannock St
 Denver, CO 80204
Phone #: (303) 571-0053
Project Address: _____
Project Name: BALBOA PARK PLAZA
 Plaza de Panama Circulation
 and Parking Structure Project
Sheet Title: Planting Legend

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	4/4/12
Revision 5:	3/7/12
Revision 4:	1/12/11
Revision 3:	10/14/11
Revision 2:	5/03/11

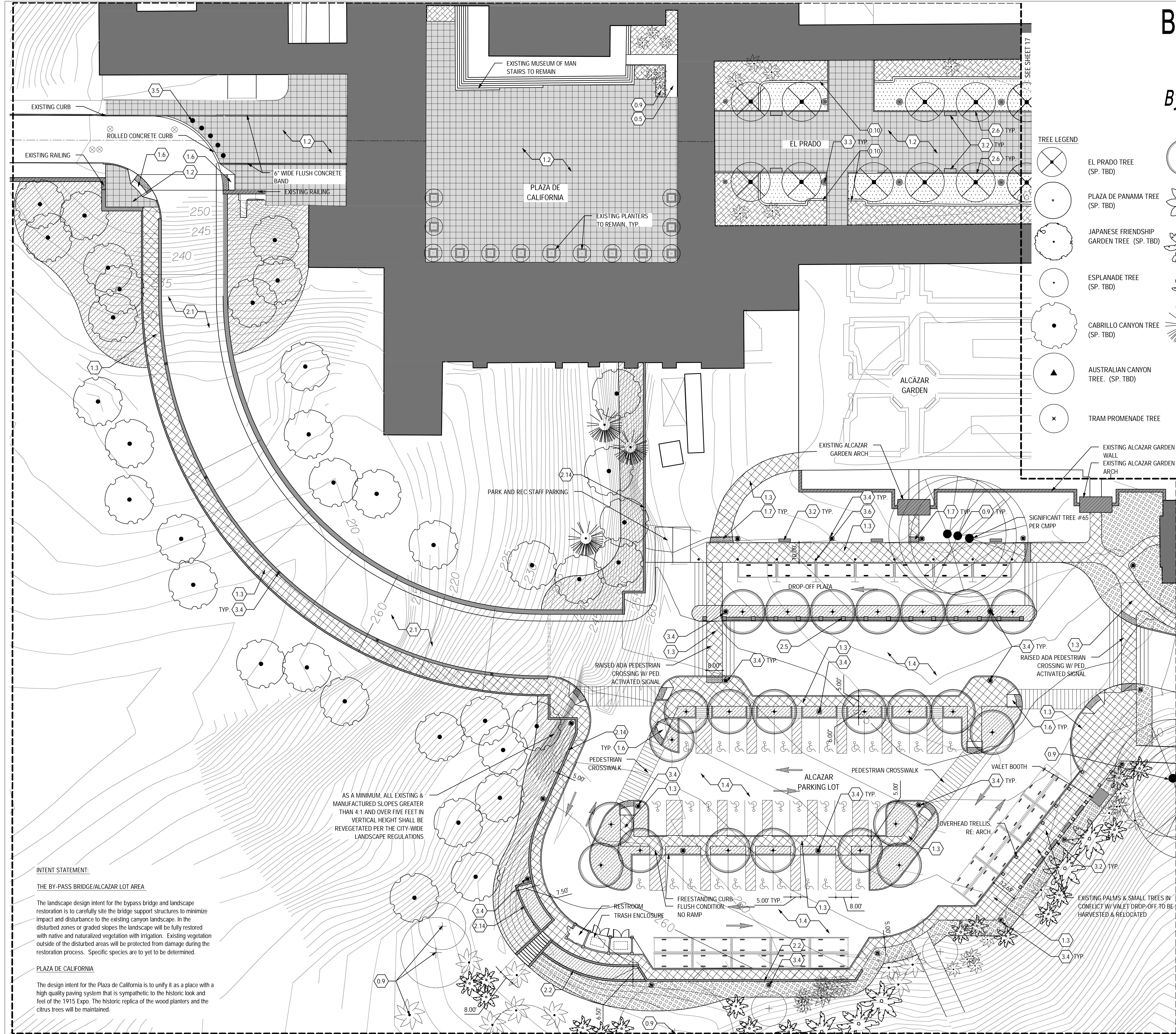
Original Date: 3/11/11
Sheet 15 **of** 43
DEP # 233958



BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Bypass Bridge, Alcazar Lot & West Prado



KEYNOTES

Symbol	Description
0.0	EXISTING CONDITIONS
0.1	EXISTING UTILITY
0.2	EXISTING MANHOLE
0.3	EXISTING UTILITY POLE
0.4	EXISTING LIGHT POLE
0.5	EXISTING CONCRETE PAVING
0.6	EXISTING ASPHALT PAVING
0.7	EXISTING LAWN
0.8	EXISTING SHRUB(S)
0.9	EXISTING TREE(S)
0.10	EXISTING CONCRETE MOW BAND
1.0	PAVING
1.1	CENTENNIAL ROAD
1.2	HISTORIC CORE PAVING
1.3	PEDESTRIAN PAVING (COMPLIMENTARY TO THE HISTORIC CORE PAVING MATERIAL)
1.4	ASPHALT
1.5	STABILIZED DECOMPOSED GRANITE PAVING
1.6	ACCESSIBLE RAMP
1.7	TRUNCATED DOMES
2.0	STRUCTURES
2.1	VEHICULAR BYPASS BRIDGE
2.2	MORTAR SET STACKED STONE RETAINING WALL
2.3	PALM CANYON BOARDWALK EXTENSION
2.4	HOUSE OF CHARM PEDESTRIAN BRIDGE/WALKWAY
2.5	ALCAZAR PARKING LOT WALL/COLUMNS
2.6	4" CONC. CURB
2.7	TREE GRATE/OPENING
2.8	OPEN AIR PAVILIONS
2.9	PROGRAMMED PAVILIONS
2.10	TREE OPENINGS IN GARAGE STRUCTURE
2.11	STAIR/ELEVATOR CORE
2.12	STAIRWELL
2.13	TERRACED STAIRS
2.14	LIGHT SAND FINISH CONCRETE RETAINING WALL
2.15	PROMENADE/TRAMWAY SEAT WALL
2.16	ART MUSEUM PLAZA STAIRS
2.17	REFLECTING POOLS
2.18	CONCRETE MOW BAND
3.0	SITE FURNISHINGS & SIGNAGE
3.1	MOVABLE TABLES AND CHAIRS
3.2	PARK BENCH
3.3	HISTORIC LIGHT FIXTURE REPRODUCTION W/ CONCRETE COLLAR
3.4	CMPP APPROVED LIGHT FIXTURE W/ CONCRETE COLLAR
3.5	ELECTRIC BOLLARD
3.6	REMOVABLE BOLLARD
3.7	HISTORIC LANDSCAPE GUARDRAIL
3.8	ROOFTOP PARK GUARDRAIL
3.9	PLAZA HANDRAIL
3.10	TABLES & CHAIRS (FIXED)

TREE LEGEND

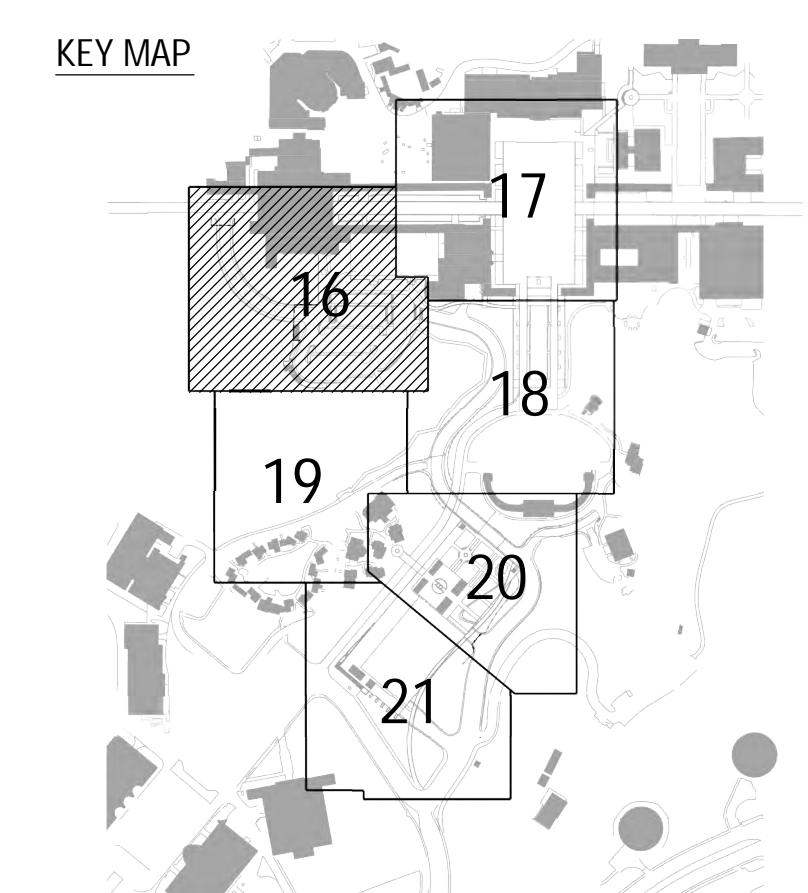
Symbol	EL PRADO TREE (SP. TBD)	Symbol	SHADE CANOPY TREE
Symbol	PLAZA DE PANAMA TREE (SP. TBD)	Symbol	PARKING GARAGE TREE
Symbol	JAPANESE FRIENDSHIP GARDEN TREE (SP. TBD)	Symbol	PALM CANYON PALM TREE (SP. TBD)
Symbol	ESPLANADE TREE (SP. TBD)	Symbol	PALM TREE (SMALL) (SP. TBD)
Symbol	CABRILLO CANYON TREE (SP. TBD)	Symbol	EVERGREEN TREE (SP. TBD)
Symbol	AUSTRALIAN CANYON TREE (SP. TBD)	Symbol	
Symbol	TRAM PROMENADE TREE		

PLANTING LEGEND

Symbol	AUSTRALIAN CANYON LANDSCAPE	Symbol	PEDESTRIAN PAVING - NON-HISTORIC CORE
Symbol	PALM CANYON UNDERSTORY RESTORATION	Symbol	STABILIZED DECOMPOSED GRANITE PAVING
Symbol	HISTORIC CORE FOUNDATION PLANTING		
Symbol	CABRILLO CANYON LANDSCAPE		
Symbol	JAPANESE FRIENDSHIP GARDEN LANDSCAPE		
Symbol	EXISTING SHRUBS, SUPPLEMENT AS NEEDED		
Symbol	SOD		
Symbol	WATER QUALITY ORNAMENTAL TREATMENT		
Symbol	CALIFORNIA GARDENS		
Symbol	SHRUB PLANTING		
Symbol	ANNUALS		
Symbol	VINES		

MATERIAL LEGEND

Symbol	PLAZA PAVING - HISTORIC CORE
--------	------------------------------



INTENT STATEMENT:

THE BY-PASS BRIDGE/ALCAZAR LOT AREA

The landscape design intent for the bypass bridge and landscape restoration is to carefully site the bridge support structures to minimize impact and disturbance to the existing canyon landscape. In the disturbed zones or graded slopes the landscape will be fully restored with native and naturalized vegetation with irrigation. Existing vegetation outside of the disturbed areas will be protected from damage during the restoration process. Specific species are to yet to be determined.

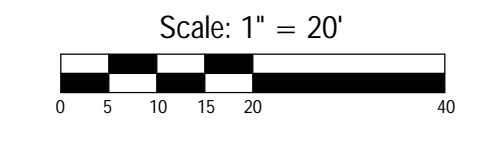
PLAZA DE CALIFORNIA

The design intent for the Plaza de California is to unify it as a place with a high quality paving system that is sympathetic to the historic look and feel of the 1915 Expo. The historic replica of the wood planters and the citrus trees will be maintained.

AS A MINIMUM, ALL EXISTING & MANUFACTURED SLOPES GREATER THAN 4:1 AND OVER FIVE FEET IN VERTICAL HEIGHT SHALL BE REVEGETATED PER THE CITY-WIDE LANDSCAPE REGULATIONS

NOTE: ALL LANDSCAPE AREAS TO HAVE AN AUTOMATIC IRRIGATION SYSTEM

NOTE: ALL PARKING AREAS SHALL PROVIDE A MINIMUM OF 5% OF THE PARKING AREA AS LANDSCAPING. WITHIN THE PARKING AREA, ONE 24" BOX TREE SHALL BE PROVIDED WITHIN 30 FEET OF EACH PARKING SPACE. THE REQUIRED TREES SHALL BE LOCATED IN A MINIMUM OF 40 SQ. FT. OF LANDSCAPE AREA. PARKING AREAS ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL PROVIDE A 30 IN. HIGH SCREEN.



Prepared By: Civitas, Inc
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Project Address:

Project Name: BALBOA PARK PLAZA
Plaza de Panama Circulation and Parking Structure Project

Sheet Title: Bypass Bridge, Alcazar Lot & West Prado

Revision 14: _____
Revision 13: _____
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Revision 3: 10/14/11
Revision 2: 10/14/11
Revision 1: 5/03/11

Original Date: 3/11/11

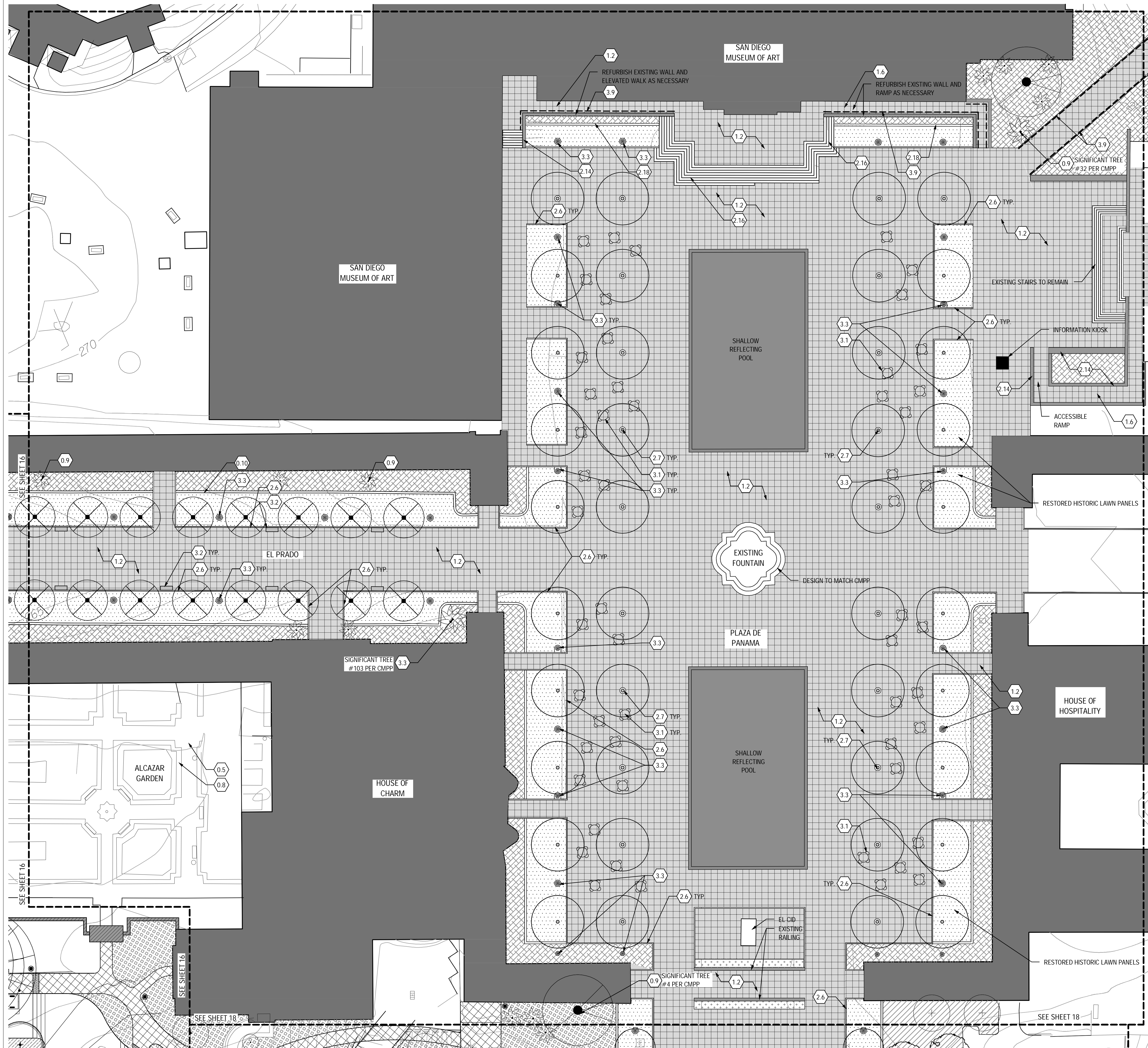
Sheet 16 of 43

DEP # 233958

BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Plaza de Panama



TREE LEGEND

- EL PRADO TREE (SP. TBD)
- PLAZA DE PANAMA TREE (SP. TBD)
- JAPANESE FRIENDSHIP GARDEN TREE (SP. TBD)
- ESPLANADE TREE (SP. TBD)
- CABRILLO CANYON TREE (SP. TBD)
- AUSTRALIAN CANYON TREE (SP. TBD)
- TRAM PROMENADE TREE
- SHADE CANOPY TREE
- PARKING GARAGE TREE
- PALM CANYON PALM TREE (SP. TBD)
- PALM TREE (SMALL) (SP. TBD)
- EVERGREEN TREE (SP. TBD)

PLANTING LEGEND

- AUSTRALIAN CANYON LANDSCAPE
- PALM CANYON UNDERSTORY RESTORATION
- HISTORIC CORE FOUNDATION PLANTING
- CABRILLO CANYON LANDSCAPE
- JAPANESE FRIENDSHIP GARDEN LANDSCAPE
- EXISTING SHRUBS, SUPPLEMENT AS NEEDED
- SOD
- WATER QUALITY ORNAMENTAL TREATMENT
- CALIFORNIA GARDENS
- SHRUB PLANTING
- ANNUALS
- VINES

INTENT STATEMENT:

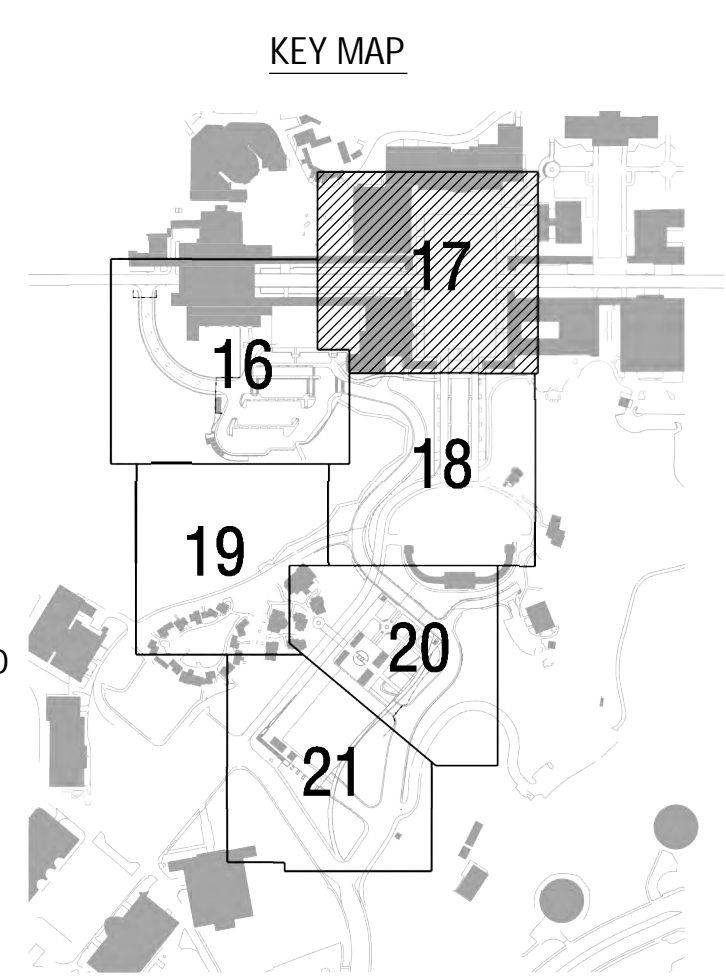
EL PRADO
The landscape design intent for the Prado is to restore it to a pedestrian oriented and formal circulation spine. The original roadway width will be restored and reinforced with a formal organization of ornamental trees and historic pedestrian lights. The foundation plantings will be thinned to include low ornamental plantings and bougainvillea espalier.

PLAZA DE PANAMA
The design intent for the Plaza de Panama to restore the fundamental character and function of the 1915 Expo while creating the conditions and materialization that will support the modern day needs and functionality. High quality paving, new shade trees and perhaps water features and sculpture will serve to animate the space and restore it the grand and central public gathering space it was intended to be.

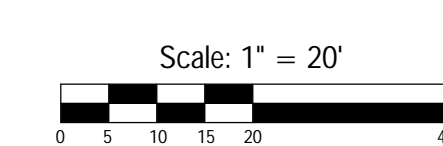
KEYNOTES

- 0.0** EXISTING CONDITIONS
 - 0.1 EXISTING UTILITY
 - 0.2 EXISTING MANHOLE
 - 0.3 EXISTING UTILITY POLE
 - 0.4 EXISTING LIGHT POLE
 - 0.5 EXISTING CONCRETE PAVING
 - 0.6 EXISTING ASPHALT PAVING
 - 0.7 EXISTING LAWN
 - 0.8 EXISTING SHRUB(S)
 - 0.9 EXISTING TREE(S)
 - 0.10 EXISTING CONCRETE MOW BAND
- 1.0** PAVING
 - 1.1 CENTENNIAL ROAD
 - 1.2 HISTORIC CORE PAVING
 - 1.3 PEDESTRIAN PAVING (COMPLIMENTARY TO THE HISTORIC CORE PAVING MATERIAL)
 - 1.4 ASPHALT
 - 1.5 STABILIZED DECOMPOSED GRANITE PAVING
 - 1.6 ACCESSIBLE RAMP
 - 1.7 TRUNCATED DOMES
- 2.0** STRUCTURES
 - 2.1 VEHICULAR BYPASS BRIDGE
 - 2.2 MORTAR SET STACKED STONE RETAINING WALL
 - 2.3 PALM CANYON BOARDWALK EXTENSION
 - 2.4 HOUSE OF CHARM PEDESTRIAN BRIDGE/WALKWAY
 - 2.5 ALCAZAR PARKING LOT WALL/COLUMNS
 - 2.6 4" CONC. CURB
 - 2.7 TREE GRATE/OPENING
 - 2.8 OPEN AIR PAVILIONS
 - 2.9 PROGRAMMED PAVILIONS
 - 2.10 TREE OPENINGS IN GARAGE STRUCTURE
 - 2.11 STAIR/ELEVATOR CORE
 - 2.12 STAIRWELL
 - 2.13 TERRACED STAIRS
 - 2.14 LIGHT SAND FINISH CONCRETE RETAINING WALL
 - 2.15 PROMENADE/TRAMWAY SEAT WALL
 - 2.16 ART MUSEUM PLAZA STAIRS
 - 2.17 REFLECTING POOLS
 - 2.18 CONCRETE MOW BAND
- 3.0** SITE FURNISHINGS & SIGNAGE
 - 3.1 MOVABLE TABLES AND CHAIRS
 - 3.2 PARK BENCH
 - 3.3 HISTORIC LIGHT FIXTURE REPRODUCTION W/ CONCRETE COLLAR
 - 3.4 CMPP APPROVED LIGHT FIXTURE W/ CONCRETE COLLAR
 - 3.5 ELECTRIC BOLLARD
 - 3.6 REMOVABLE BOLLARD
 - 3.7 HISTORIC LANDSCAPE GUARDRAIL
 - 3.8 ROOFTOP PARK GUARDRAIL
 - 3.9 PLAZA HANDRAIL
 - 3.10 TABLES & CHAIRS (FIXED)

DTL./SHT.#



NOTE: ALL LANDSCAPE AREAS TO HAVE AN AUTOMATIC IRRIGATION SYSTEM

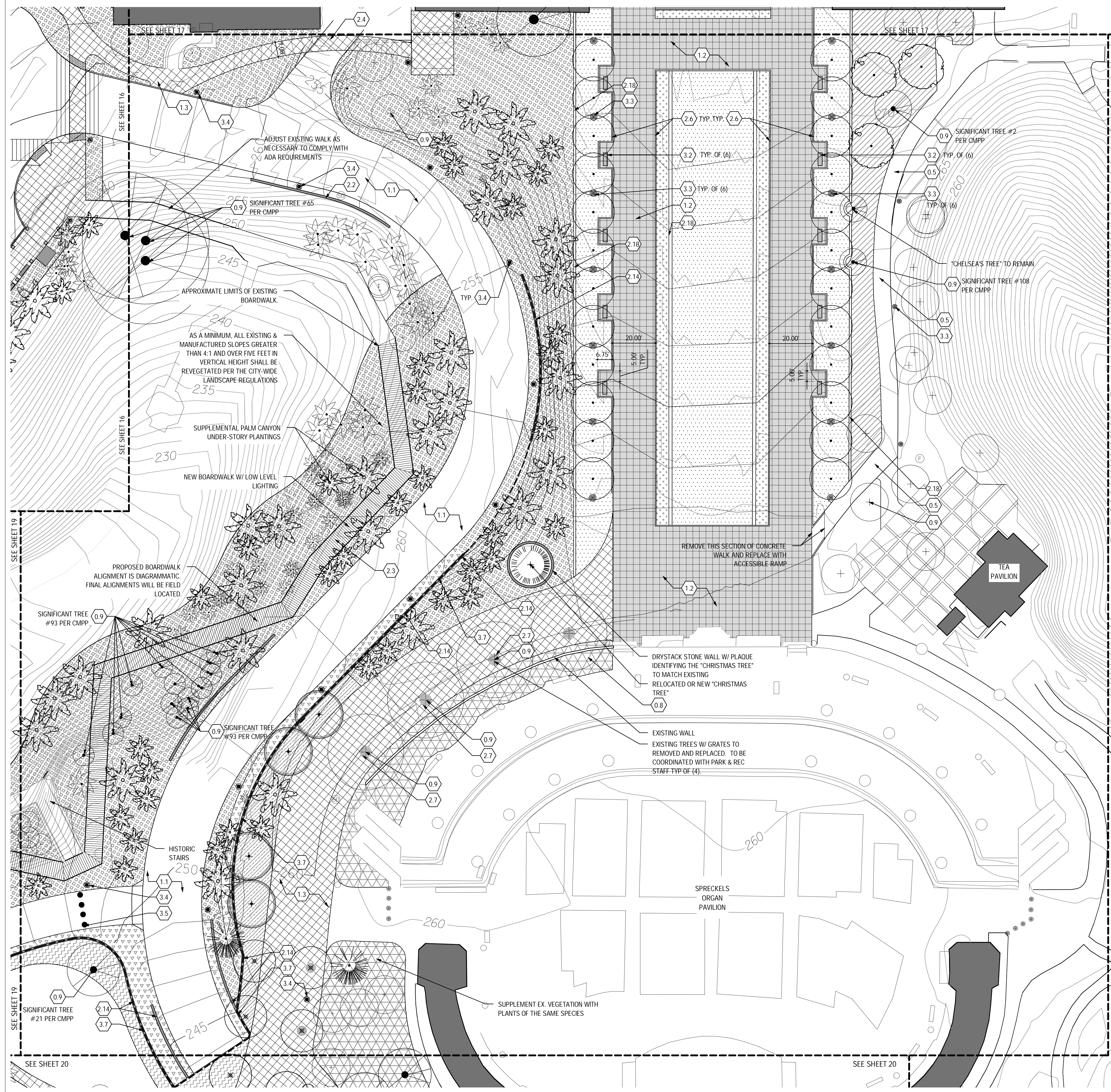


Prepared By: Name: Civitas, Inc	Revision 14: _____
Address: 1200 Bannock St Denver, CO 80204	Revision 13: _____
Phone #: (303) 571-0053	Revision 12: _____
Project Address:	Revision 11: _____
	Revision 10: _____
	Revision 9: _____
	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
	Revision 5: 4/11/12
	Revision 4: 3/7/12
Project Name: BALBOA PARK PLAZA Plaza de Panama Circulation and Parking Structure Project	Revision 3: 11/22/11
Sheet Title: Plaza de Panama	Revision 2: 10/14/11
	Revision 1: 5/03/11
	Original Date: 3/11/11
	Sheet 17 of 43
	DEP # 233958

BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Esplanade/Organ Pavilion



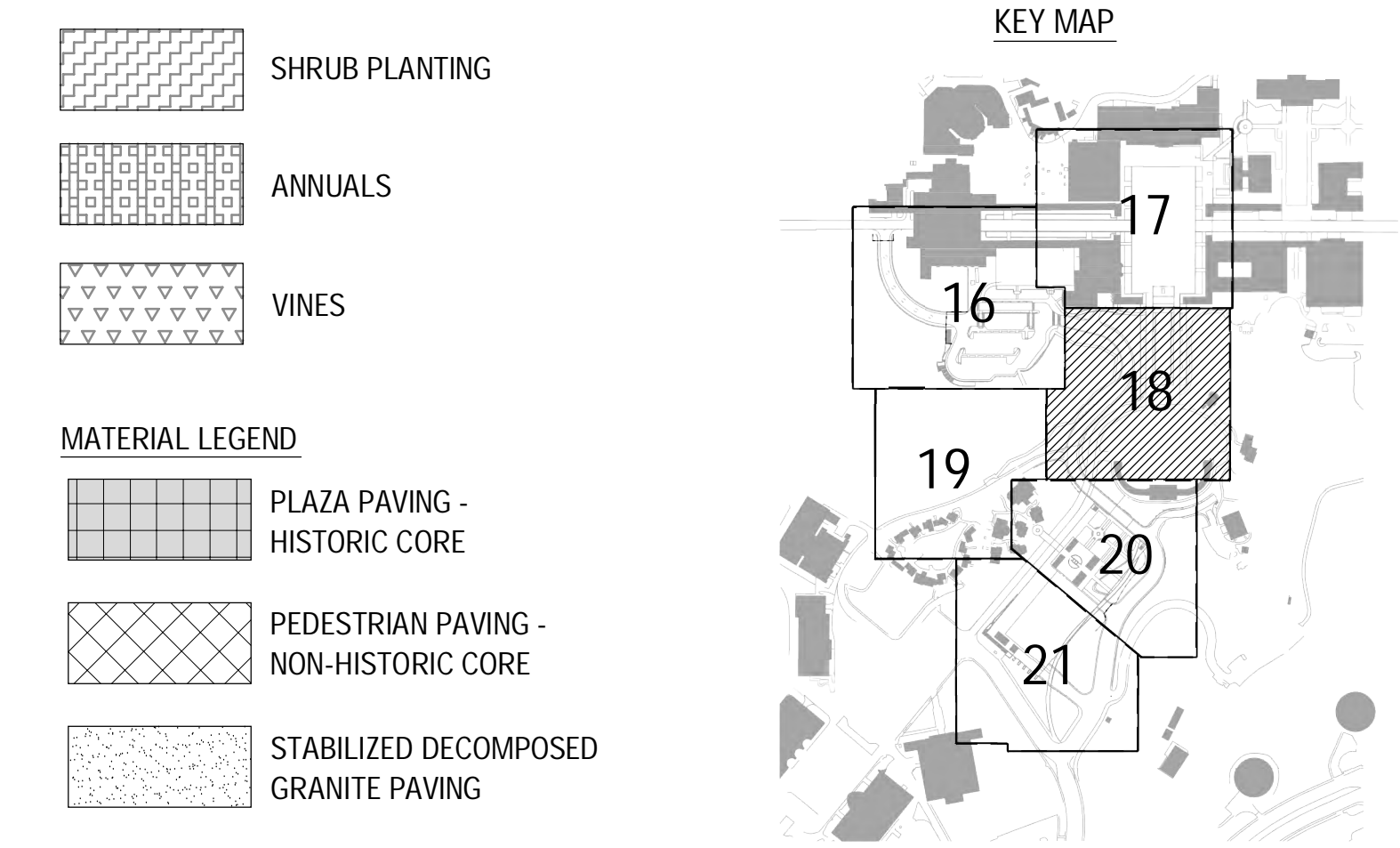
- TREE LEGEND**
- EL PRADO TREE (SP. TBD)
 - PLAZA DE PANAMA TREE (SP. TBD)
 - JAPANESE FRIENDSHIP GARDEN TREE (SP. TBD)
 - ESPLANADE TREE (SP. TBD)
 - CABRILLO CANYON TREE (SP. TBD)
 - AUSTRALIAN CANYON TREE (SP. TBD)
 - TRAM PROMENADE TREE
 - SHADE CANOPY TREE
 - PARKING GARAGE TREE
 - PALM CANYON PALM TREE (SP. TBD)
 - PALM TREE (SMALL) (SP. TBD)
 - EVERGREEN TREE (SP. TBD)

- PLANTING LEGEND**
- AUSTRALIAN CANYON LANDSCAPE
 - PALM CANYON UNDERSTORY RESTORATION
 - HISTORIC CORE FOUNDATION PLANTING
 - CABRILLO CANYON LANDSCAPE
 - JAPANESE FRIENDSHIP GARDEN LANDSCAPE
 - EXISTING SHRUBS, SUPPLEMENT AS NEEDED
 - SOD
 - WATER QUALITY ORNAMENTAL TREATMENT
 - CALIFORNIA GARDENS

INTENT STATEMENT:

The Esplanade
The design intent for the Esplanade is to restore the grand formal and axial character that unifies the Plaza de Panama with the Organ Pavilion. The Esplanade will feature a widening of the central median, special pedestrian paving and a formal organization of ornamental trees, benches and historic pedestrian lights. The East and west edges of the Esplanade will be defined by low freestanding walls that complement the historic character of the buildings. The grade condition between the walls will give the Esplanade a sloping plane with level edges, while outside of the Esplanade walls the grades will return to a sloped canyon condition.

- KEYNOTES**
- 0.0 EXISTING CONDITIONS
 - 0.1 EXISTING UTILITY
 - 0.2 EXISTING MANHOLE
 - 0.3 EXISTING UTILITY POLE
 - 0.4 EXISTING LIGHT POLE
 - 0.5 EXISTING CONCRETE PAVING
 - 0.6 EXISTING ASPHALT PAVING
 - 0.7 EXISTING LAWN
 - 0.8 EXISTING SHRUB(S)
 - 0.9 EXISTING TREE(S)
 - 0.10 EXISTING CONCRETE MOW BAND
 - 1.0 PAVING
 - 1.1 CENTENNIAL ROAD
 - 1.2 HISTORIC CORE PAVING
 - 1.3 PEDESTRIAN PAVING (COMPLIMENTARY TO THE HISTORIC CORE PAVING MATERIAL)
 - 1.4 ASPHALT
 - 1.5 STABILIZED DECOMPOSED GRANITE PAVING
 - 1.6 ACCESSIBLE RAMP
 - 1.7 TRUNCATED DOMES
 - 2.0 STRUCTURES
 - 2.1 VEHICULAR BYPASS BRIDGE
 - 2.2 MORTAR SET STACKED STONE RETAINING WALL
 - 2.3 PALM CANYON BOARDWALK EXTENSION
 - 2.4 HOUSE OF CHARM PEDESTRIAN BRIDGE/WALKWAY
 - 2.5 ALCAZAR PARKING LOT WALL/COLUMNS
 - 2.6 4" CONC. CURB
 - 2.7 TREE GRATE/OPENING
 - 2.8 OPEN AIR PAVILIONS
 - 2.9 PROGRAMMED PAVILIONS
 - 2.10 TREE OPENINGS IN GARAGE STRUCTURE
 - 2.11 STAIR/ELEVATOR CORE
 - 2.12 STAIRWELL
 - 2.13 TERRACED STAIRS
 - 2.14 LIGHT SAND FINISH CONCRETE RETAINING WALL
 - 2.15 PROMENADE/TRAMWAY SEAT WALL
 - 2.16 ART MUSEUM PLAZA STAIRS
 - 2.17 REFLECTING POOLS
 - 2.18 CONCRETE MOW BAND
 - 3.0 SITE FURNISHINGS & SIGNAGE
 - 3.1 MOVABLE TABLES AND CHAIRS
 - 3.2 PARK BENCH
 - 3.3 HISTORIC LIGHT FIXTURE REPRODUCTION W/ CONCRETE COLLAR
 - 3.4 CMPP APPROVED LIGHT FIXTURE W/ CONCRETE COLLAR
 - 3.5 ELECTRIC BOLLARD
 - 3.6 REMOVABLE BOLLARD
 - 3.7 HISTORIC LANDSCAPE GUARDRAIL
 - 3.8 ROOFTOP PARK GUARDRAIL
 - 3.9 PLAZA HANDRAIL
 - 3.10 TABLES & CHAIRS (FIXED)



Prepared By: Civitas, Inc
Name: Civitas, Inc
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Phone #: (303) 571-0053

Project Address:

Project Name: BALBOA PARK PLAZA
 Plaza de Panama Circulation and Parking Structure Project

Sheet Title: Esplanade/Organ Pavilion

Revision Log:

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	4/11/12
Revision 5:	3/7/12
Revision 4:	1/12/11
Revision 3:	10/14/11
Revision 2:	10/14/11
Revision 1:	5/03/11

Original Date: 3/11/11

Scale: 1" = 20'

Sheet: 18 of 43

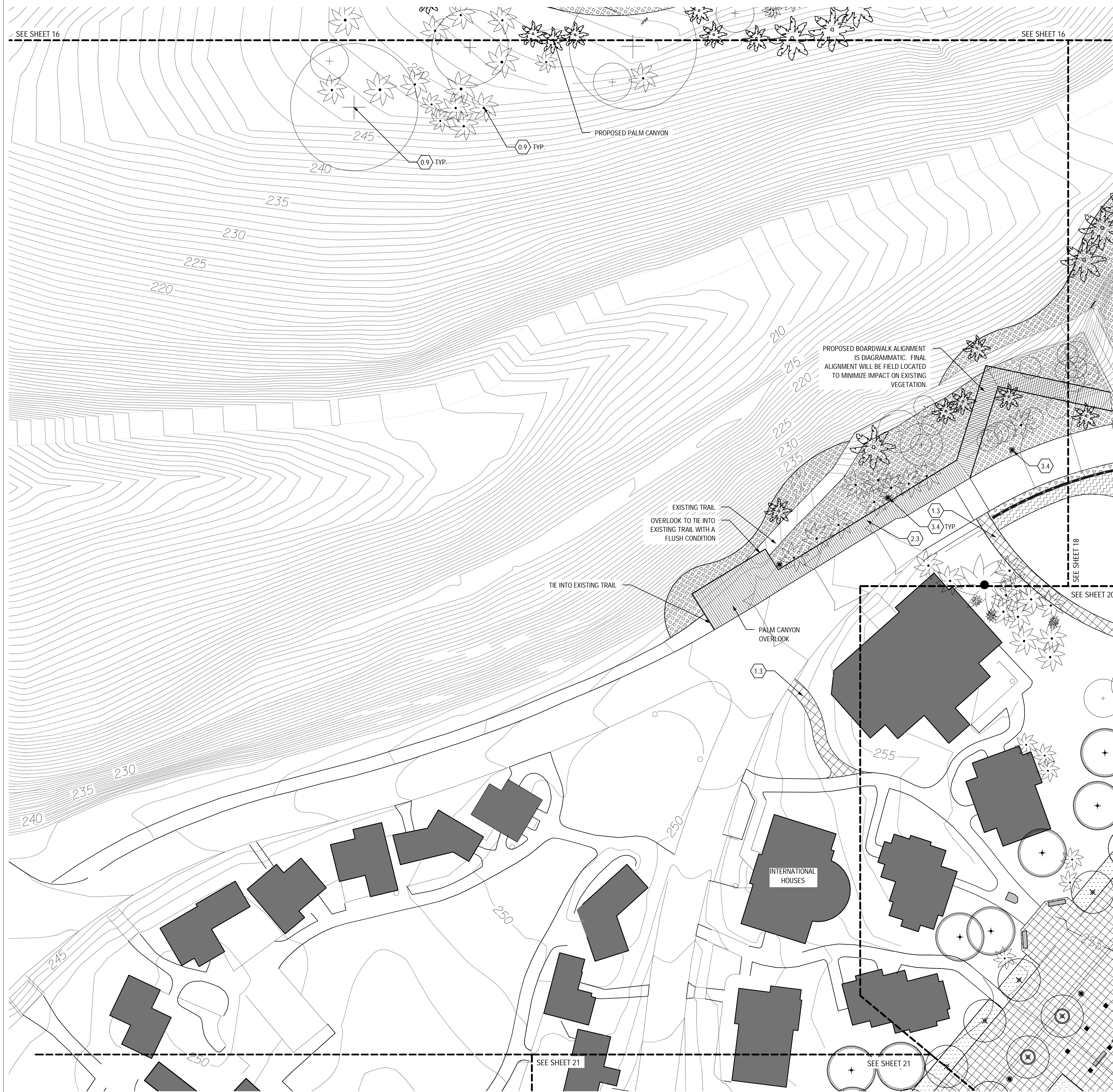
DEP #: 233958

NOTE: ALL LANDSCAPE AREAS TO HAVE AN AUTOMATIC IRRIGATION SYSTEM

BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Palm Canyon Walk Extensions



TREE LEGEND

- EL PRADO TREE (SP. TBD)
- PLAZA DE PANAMA TREE (SP. TBD)
- JAPANESE FRIENDSHIP GARDEN TREE (SP. TBD)
- ESPLANADE TREE (SP. TBD)
- CABRILLO CANYON TREE (SP. TBD)
- AUSTRALIAN CANYON TREE. (SP. TBD)
- TRAM PROMENADE TREE
- SHADE CANOPY TREE
- PARKING GARAGE TREE
- PALM CANYON PALM TREE. (SP. TBD)
- PALM TREE (SMALL). (SP. TBD)
- EVERGREEN TREE (SP. TBD)

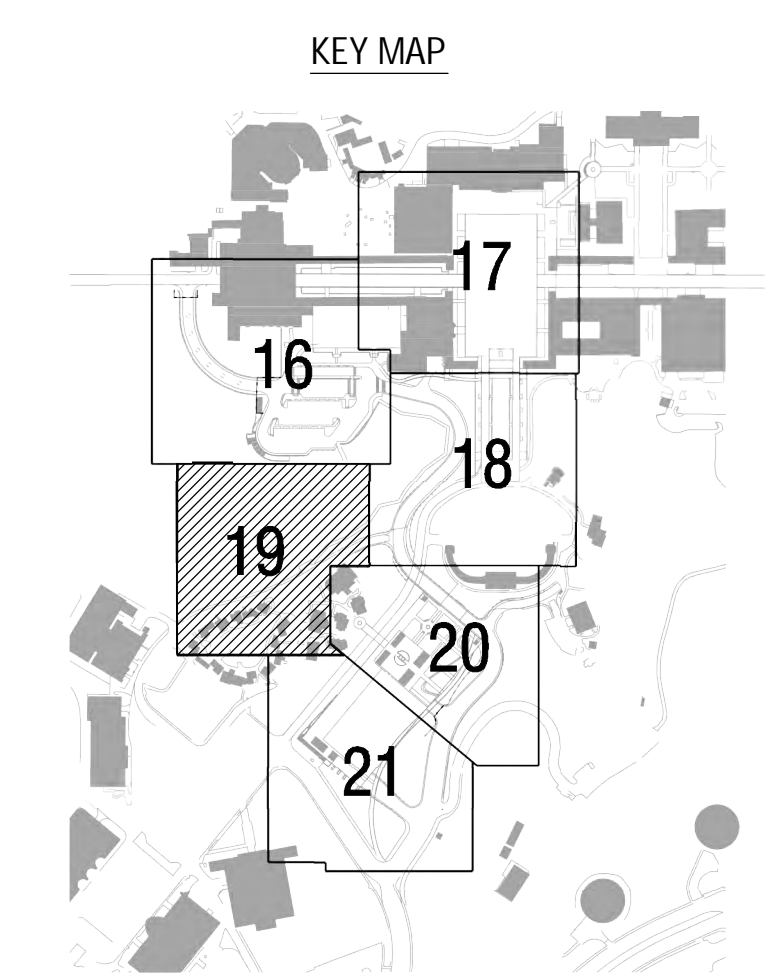
PLANTING LEGEND

- AUSTRALIAN CANYON LANDSCAPE
- PALM CANYON UNDERSTORY RESTORATION
- HISTORIC CORE FOUNDATION PLANTING
- CABRILLO CANYON LANDSCAPE
- JAPANESE FRIENDSHIP GARDEN LANDSCAPE
- EXISTING SHRUBS, SUPPLEMENT AS NEEDED
- SOD
- WATER QUALITY ORNAMENTAL TREATMENT
- CALIFORNIA GARDENS

- SHRUB PLANTING
 - ANNUALS
 - VINES
- MATERIAL LEGEND**
- PLAZA PAVING - HISTORIC CORE
 - PEDESTRIAN PAVING - NON-HISTORIC CORE
 - STABILIZED DECOMPOSED GRANITE PAVING

KEYNOTES

- | KEYNOTE | DESCRIPTION | DTL/SHT.# |
|---------|--|-----------|
| 0.0 | EXISTING CONDITIONS | |
| 0.1 | EXISTING UTILITY | - |
| 0.2 | EXISTING MANHOLE | - |
| 0.3 | EXISTING UTILITY POLE | - |
| 0.4 | EXISTING LIGHT POLE | - |
| 0.5 | EXISTING CONCRETE PAVING | - |
| 0.6 | EXISTING ASPHALT PAVING | - |
| 0.7 | EXISTING LAWN | - |
| 0.8 | EXISTING SHRUB(S) | - |
| 0.9 | EXISTING TREE(S) | - |
| 0.10 | EXISTING CONCRETE MOW BAND | - |
| 1.0 | PAVING | |
| 1.1 | CENTENNIAL ROAD | - |
| 1.2 | HISTORIC CORE PAVING | - |
| 1.3 | PEDESTRIAN PAVING (COMPLIMENTARY TO THE HISTORIC CORE PAVING MATERIAL) | - |
| 1.4 | ASPHALT | - |
| 1.5 | STABILIZED DECOMPOSED GRANITE PAVING | - |
| 1.6 | ACCESSIBLE RAMP | - |
| 1.7 | TRUNCATED DOMES | - |
| 2.0 | STRUCTURES | |
| 2.1 | VEHICULAR BYPASS BRIDGE | - |
| 2.2 | MORTAR SET STACKED STONE RETAINING WALL | - |
| 2.3 | PALM CANYON BOARDWALK EXTENSION | - |
| 2.4 | HOUSE OF CHARM PEDESTRIAN BRIDGE/WALKWAY | - |
| 2.5 | ALCAZAR PARKING LOT WALL/COLUMNS | - |
| 2.6 | 4" CONC. CURB | - |
| 2.7 | TREE GRATE/OPENING | - |
| 2.8 | OPEN AIR PAVILIONS | - |
| 2.9 | PROGRAMMED PAVILIONS | - |
| 2.10 | TREE OPENINGS IN GARAGE STRUCTURE | - |
| 2.11 | STAIR/ELEVATOR CORE | - |
| 2.12 | STAIRWELL | - |
| 2.13 | TERRACED STAIRS | - |
| 2.14 | LIGHT SAND FINISH CONCRETE RETAINING WALL | - |
| 2.15 | PROMENADE/TRAMWAY SEAT WALL | - |
| 2.16 | ART MUSEUM PLAZA STAIRS | - |
| 2.17 | REFLECTING POOLS | - |
| 2.18 | CONCRETE MOW BAND | - |
| 3.0 | SITE FURNISHINGS & SIGNAGE | |
| 3.1 | MOVABLE TABLES AND CHAIRS | - |
| 3.2 | PARK BENCH | - |
| 3.3 | HISTORIC LIGHT FIXTURE REPRODUCTION W/ CONCRETE COLLAR | - |
| 3.4 | CMPP APPROVED LIGHT FIXTURE W/ CONCRETE COLLAR | - |
| 3.5 | ELECTRIC BOLLARD | - |
| 3.6 | REMOVABLE BOLLARD | - |
| 3.7 | HISTORIC LANDSCAPE GUARDRAIL | - |
| 3.8 | ROOFTOP PARK GUARDRAIL | - |
| 3.9 | PLAZA HANDRAIL | - |
| 3.10 | TABLES & CHAIRS (FIXED) | - |



Prepared By: Civitas, Inc.

Name: 1200 Bannock St
Denver, CO 80204
Phone #: (303) 571-0053

Project Address:

Project Name: **BALBOA PARK PLAZA**
Plaza de Panama Circulation and Parking Structure Project

Sheet Title: **Palm Canyon Walk Extensions**

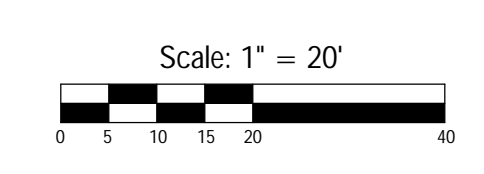
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	4/11/12
Revision 5:	3/7/12
Revision 4:	1/12/11
Revision 3:	10/14/11
Revision 2:	5/03/11
Revision 1:	

Original Date: 3/11/11

Sheet 19 of 43

DEP # 233958

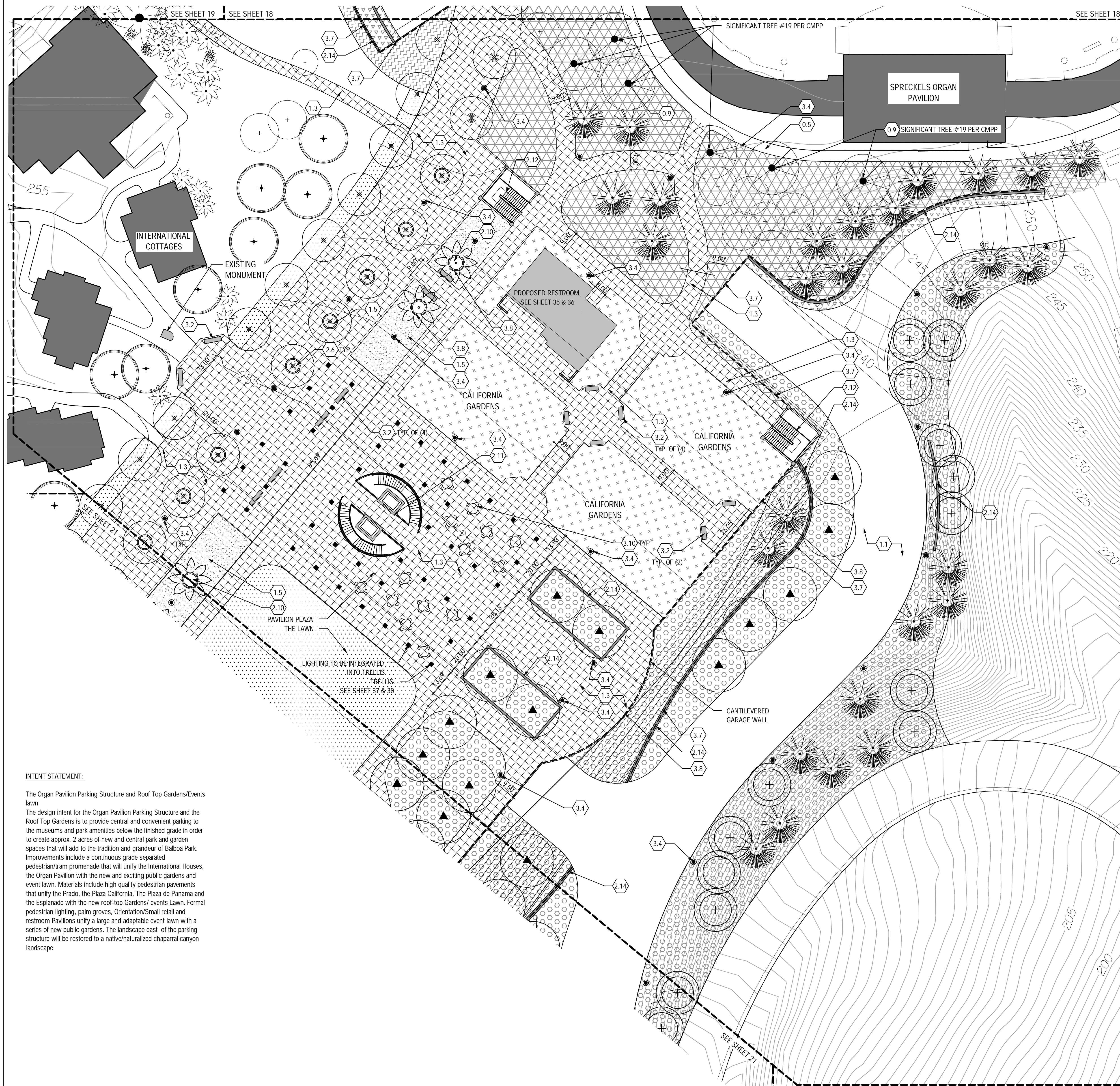
NOTE: ALL LANDSCAPE AREAS TO HAVE AN AUTOMATIC IRRIGATION SYSTEM



BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Northern Portion Rooftop Park



TREE LEGEND

- EL PRADO TREE (SP. TBD)
- PLAZA DE PANAMA TREE (SP. TBD)
- JAPANESE FRIENDSHIP GARDEN TREE (SP. TBD)
- ESPLANADE TREE (SP. TBD)
- CABRILLO CANYON TREE (SP. TBD)
- AUSTRALIAN CANYON TREE (SP. TBD)
- TRAM PROMENADE TREE
- SHADE CANOPY TREE
- PARKING GARAGE TREE
- PALM CANYON PALM TREE (SP. TBD)
- PALM TREE (SMALL) (SP. TBD)
- EVERGREEN TREE (SP. TBD)

PLANTING LEGEND

- AUSTRALIAN CANYON LANDSCAPE
- PALM CANYON UNDERSTORY RESTORATION
- HISTORIC CORE FOUNDATION PLANTING
- CABRILLO CANYON LANDSCAPE
- JAPANESE FRIENDSHIP GARDEN LANDSCAPE
- EXISTING SHRUBS SUPPLEMENT AS NEEDED
- SOD
- WATER QUALITY ORNAMENTAL TREATMENT
- CALIFORNIA GARDENS

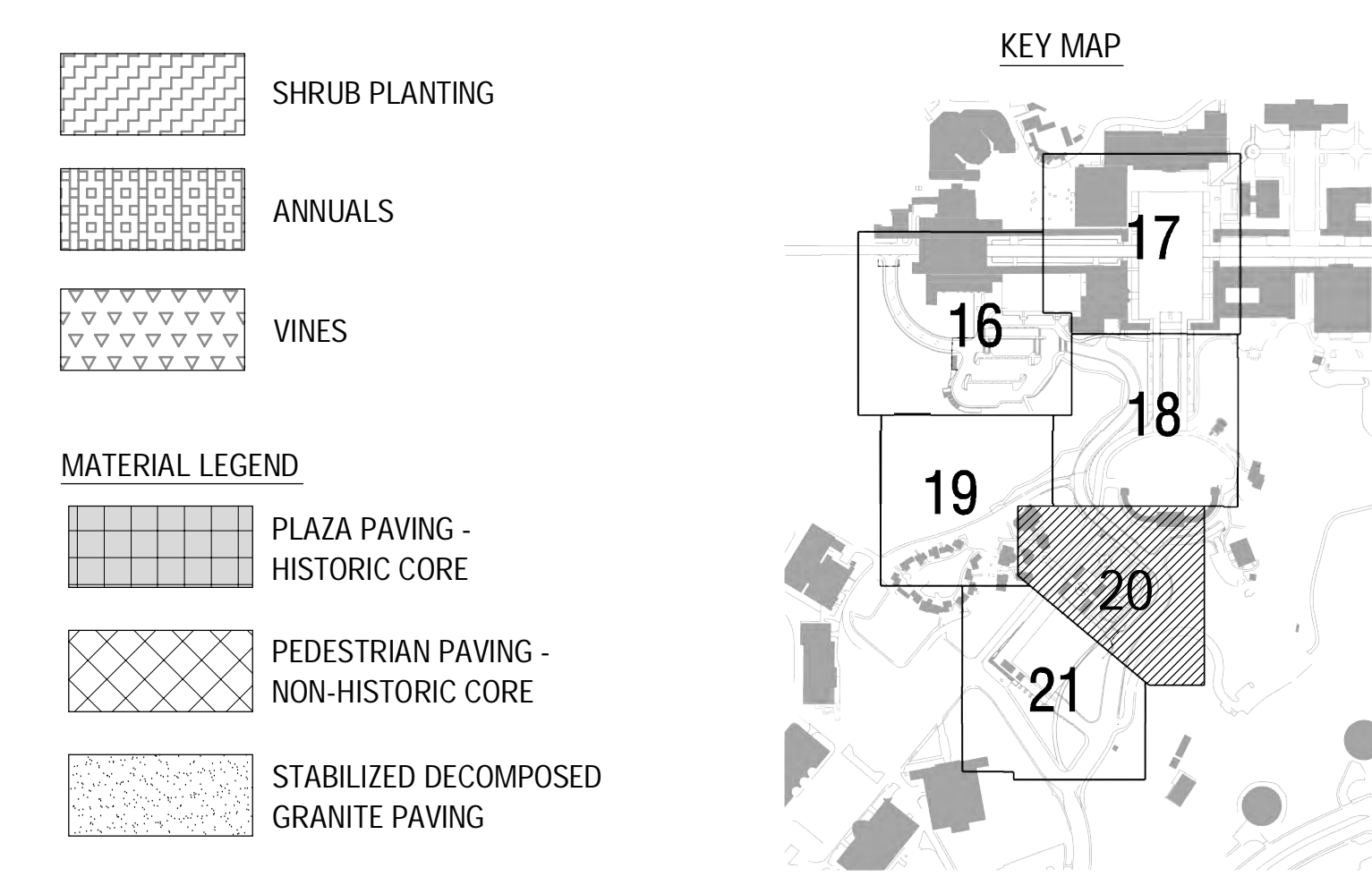
KEYNOTES

- 0.0 EXISTING CONDITIONS
 - 0.1 EXISTING UTILITY
 - 0.2 EXISTING MANHOLE
 - 0.3 EXISTING UTILITY POLE
 - 0.4 EXISTING LIGHT POLE
 - 0.5 EXISTING CONCRETE PAVING
 - 0.6 EXISTING ASPHALT PAVING
 - 0.7 EXISTING LAWN
 - 0.8 EXISTING SHRUB(S)
 - 0.9 EXISTING TREE(S)
 - 0.10 EXISTING CONCRETE MOW BAND
- 1.0 PAVING
 - 1.1 CENTENNIAL ROAD
 - 1.2 HISTORIC CORE PAVING
 - 1.3 PEDESTRIAN PAVING (COMPLIMENTARY TO THE HISTORIC CORE PAVING MATERIAL)
 - 1.4 ASPHALT
 - 1.5 STABILIZED DECOMPOSED GRANITE PAVING
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 - 1.7 TRUNCATED DOMES
- 2.0 STRUCTURES
 - 2.1 VEHICULAR BYPASS BRIDGE
 - 2.2 MORTAR SET STACKED STONE RETAINING WALL
 - 2.3 PALM CANYON BOARDWALK EXTENSION
 - 2.4 HOUSE OF CHARM PEDESTRIAN BRIDGE/WALKWAY
 - 2.5 ALCAZAR PARKING LOT WALL/COLUMNS
 - 2.6 4" CONC. CURB
 - 2.7 TREE GRATE/OPENING
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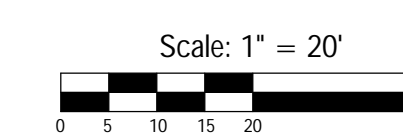
INTENT STATEMENT:

The Organ Pavilion Parking Structure and Roof Top Gardens/Events lawn
 The design intent for the Organ Pavilion Parking Structure and the Roof Top Gardens is to provide central and convenient parking to the museums and park amenities below the finished grade in order to create approx. 2 acres of new and central park and garden spaces that will add to the tradition and grandeur of Balboa Park. Improvements include a continuous grade separated pedestrian/tram promenade that will unify the International Houses, the Organ Pavilion with the new and exciting public gardens and event lawn. Materials include high quality pedestrian pavements that unify the Prado, the Plaza California, The Plaza de Panama and the Esplanade with the new roof-top Gardens' events Lawn. Formal pedestrian lighting, palm groves, Orientation/Small retail and restroom Pavilions unify a large and adaptable event lawn with a series of new public gardens. The landscape east of the parking structure will be restored to a native/naturalized chaparral canyon landscape

NOTE: ALL LANDSCAPE AREAS TO HAVE AN AUTOMATIC IRRIGATION SYSTEM



Prepared By: Civitas, Inc	Revision 14: _____
Name: _____	Revision 13: _____
Address: 1200 Bannock St	Revision 12: _____
Denver, CO 80204	Revision 11: _____
Phone #: (303) 571-0053	Revision 10: _____
Project Address: _____	Revision 9: _____
_____	Revision 8: _____
_____	Revision 7: _____
_____	Revision 6: _____
_____	Revision 5: 4/6/12
_____	Revision 4: 3/7/12
Project Name: BALBOA PARK PLAZA	Revision 3: 1/12/11
Plaza de Panama Circulation	Revision 2: 10/14/11
and Parking Structure Project	Revision 1: 5/03/11
Sheet Title: Northern Portion Rooftop Park	Original Date: 3/11/11
_____	Sheet 20 of 43
_____	DEP # 233958



BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Southern Portion Rooftop Park



TREE LEGEND

- EL PRADO TREE (SP. TBD)
- PLAZA DE PANAMA TREE (SP. TBD)
- JAPANESE FRIENDSHIP GARDEN TREE (SP. TBD)
- ESPLANADE TREE (SP. TBD)
- CABRILLO CANYON TREE (SP. TBD)
- AUSTRALIAN CANYON TREE (SP. TBD)
- TRAM PROMENADE TREE
- SHADE CANOPY TREE
- PARKING GARAGE TREE
- PALM CANYON PALM TREE (SP. TBD)
- PALM TREE (SMALL) (SP. TBD)
- EVERGREEN TREE (SP. TBD)

PLANTING LEGEND

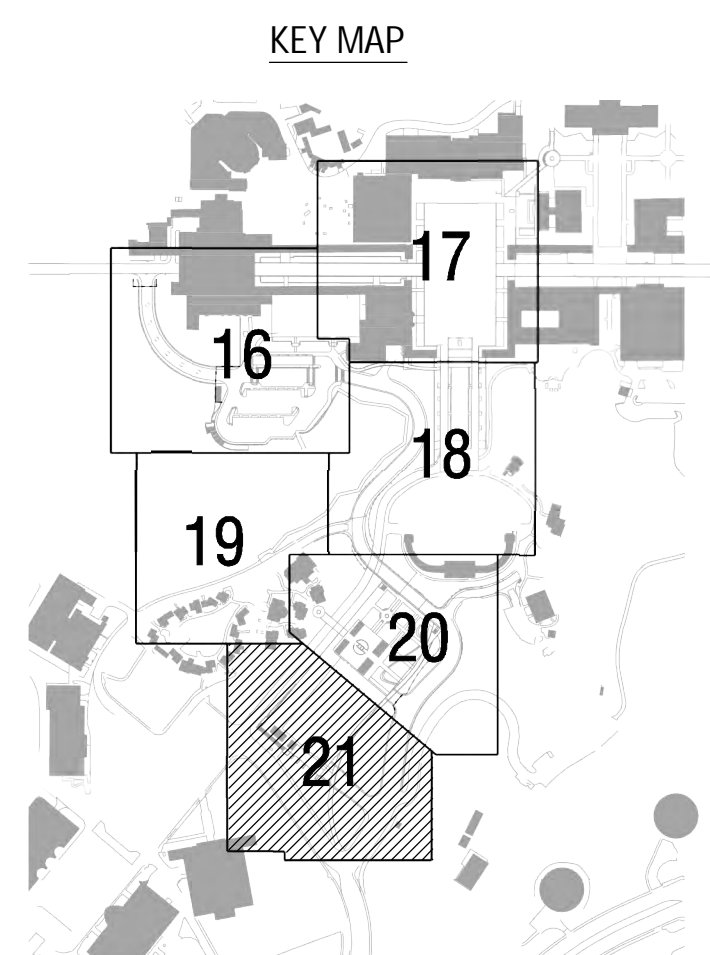
- AUSTRALIAN CANYON LANDSCAPE
- PALM CANYON UNDERSTORY RESTORATION
- HISTORIC CORE FOUNDATION PLANTING
- CABRILLO CANYON LANDSCAPE
- JAPANESE FRIENDSHIP GARDEN LANDSCAPE
- EXISTING SHRUBS, SUPPLEMENT AS NEEDED
- SOD
- WATER QUALITY ORNAMENTAL TREATMENT
- CALIFORNIA GARDENS

- SHRUB PLANTING
 - ANNUALS
 - VINES
- #### MATERIAL LEGEND
- PLAZA PAVING - HISTORIC CORE
 - PEDESTRIAN PAVING - NON-HISTORIC CORE
 - STABILIZED DECOMPOSED GRANITE PAVING

KEYNOTES

- 0.0 EXISTING CONDITIONS
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 - 0.2 EXISTING MANHOLE
 - 0.3 EXISTING UTILITY POLE
 - 0.4 EXISTING LIGHT POLE
 - 0.5 EXISTING CONCRETE PAVING
 - 0.6 EXISTING ASPHALT PAVING
 - 0.7 EXISTING LAWN
 - 0.8 EXISTING SHRUB(S)
 - 0.9 EXISTING TREE(S)
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- 1.0 PAVING
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 - 2.3 PALM CANYON BOARDWALK EXTENSION
 - 2.4 HOUSE OF CHARM PEDESTRIAN BRIDGE/WALKWAY
 - 2.5 ALCAZAR PARKING LOT WALL/COLUMNS
 - 2.6 4" CONC. CURB
 - 2.7 TREE GRATE/OPENING
 - 2.8 OPEN AIR PAVILIONS
 - 2.9 PROGRAMMED PAVILIONS
 - 2.10 TREE OPENINGS IN GARAGE STRUCTURE
 - 2.11 STAIR/ELEVATOR CORE
 - 2.12 STAIRWELL
 - 2.13 TERRACED STAIRS
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 - 2.16 ART MUSEUM PLAZA STAIRS
 - 2.17 REFLECTING POOLS
 - 2.18 CONCRETE MOW BAND
- 3.0 SITE FURNISHINGS & SIGNAGE
 - 3.1 MOVABLE TABLES AND CHAIRS
 - 3.2 PARK BENCH
 - 3.3 HISTORIC LIGHT FIXTURE REPRODUCTION W/ CONCRETE COLLAR
 - 3.4 CMPP APPROVED LIGHT FIXTURE W/ CONCRETE COLLAR
 - 3.5 ELECTRIC BOLLARD
 - 3.6 REMOVABLE BOLLARD
 - 3.7 HISTORIC LANDSCAPE GUARDRAIL
 - 3.8 ROOFTOP PARK GUARDRAIL
 - 3.9 PLAZA HANDRAIL
 - 3.10 TABLES & CHAIRS (FIXED)

DTL/SHT.#



CIVITAS
 1200 Bannock Street
 Denver, Colorado 80204
 Tel. 303.571.0053
 Fax. 303.525.0438

NOTE: ALL LANDSCAPE AREAS TO HAVE AN AUTOMATIC IRRIGATION SYSTEM

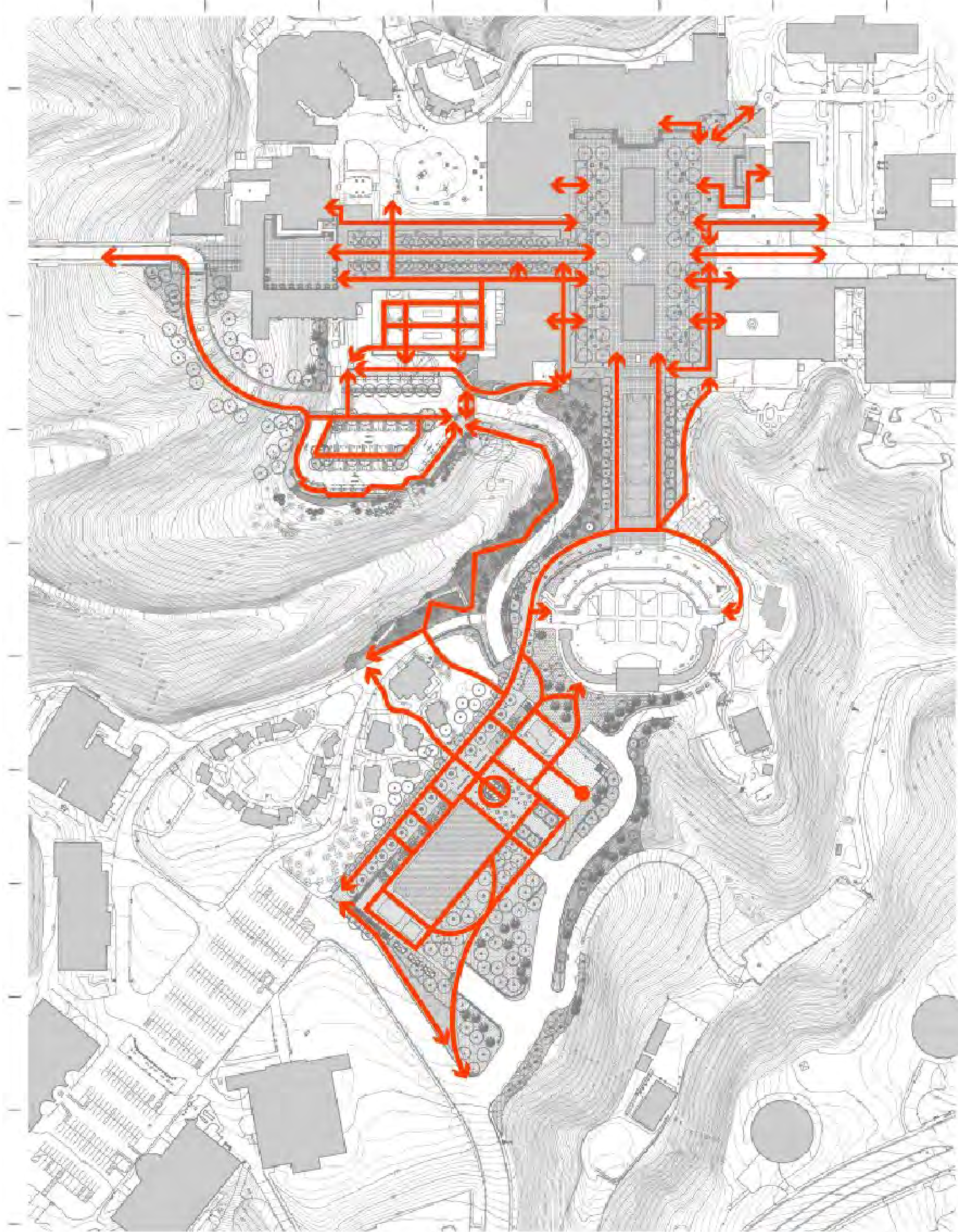
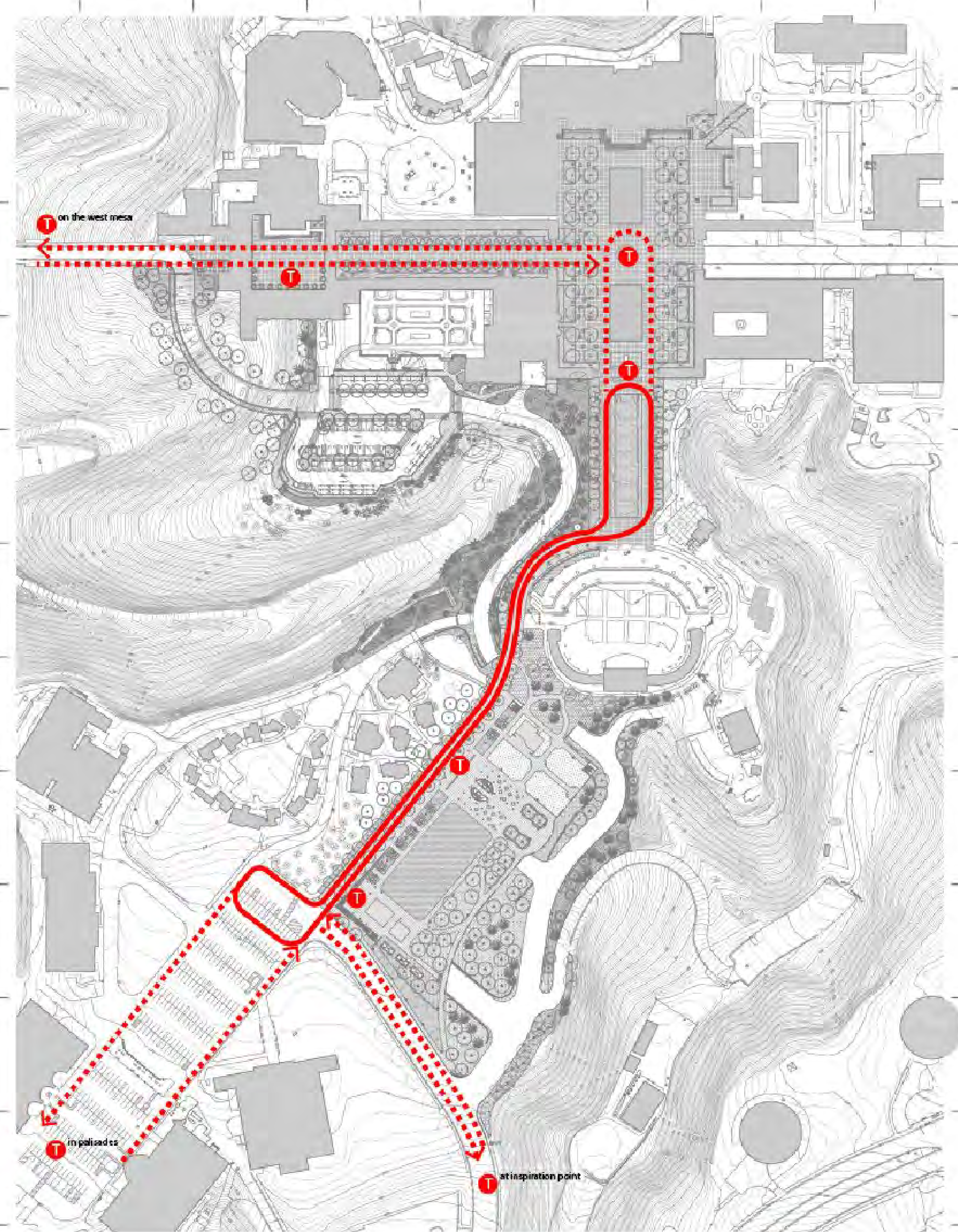
Scale: 1" = 20'

Prepared By: Civitas, Inc	Revision 14: _____
Name: _____	Revision 13: _____
Address: 1200 Bannock St	Revision 12: _____
Denver, CO 80204	Revision 11: _____
Phone #: (303) 571-0053	Revision 10: _____
Project Address: _____	Revision 9: _____
_____	Revision 8: _____
_____	Revision 7: _____
_____	Revision 6: _____
_____	Revision 5: 4/6/12
_____	Revision 4: 3/7/12
Project Name: BALBOA PARK PLAZA	Revision 3: 11/22/11
Plaza de Panama Circulation and Parking Structure Project	Revision 2: 10/14/11
_____	Revision 1: 5/03/11
Sheet Title: Southern Portion Rooftop Park	Original Date: 3/11/11
_____	Sheet 21 of 43
_____	DEP # 233958

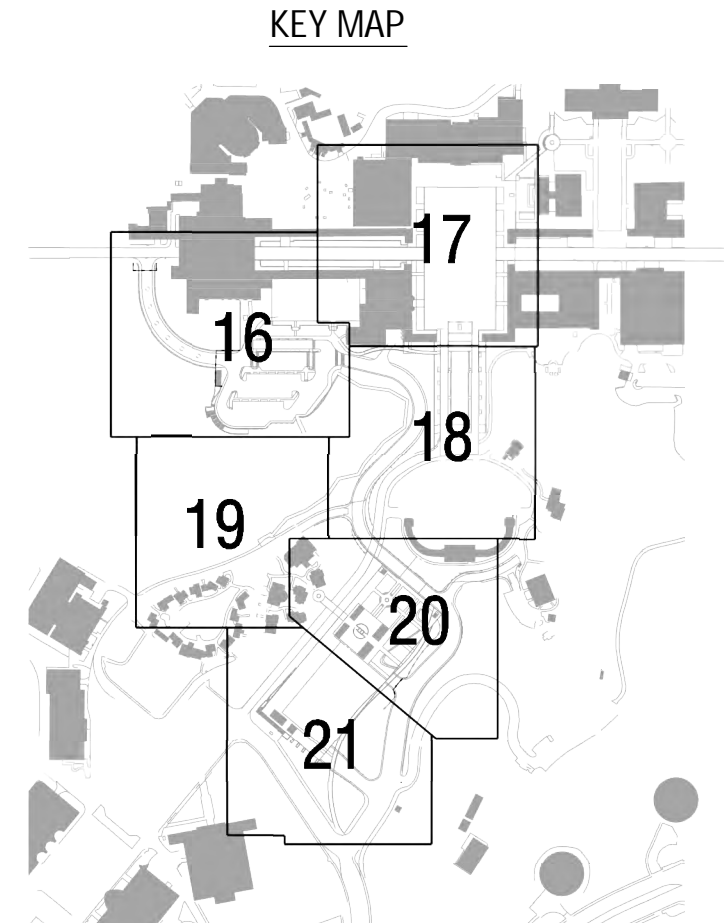
BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Palisades Shuttle drop-off/pick-up



KEYNOTES	DTL/SHT.#
0.0 EXISTING CONDITIONS	
0.1 EXISTING UTILITY	
0.2 EXISTING MANHOLE	
0.3 EXISTING UTILITY POLE	
0.4 EXISTING LIGHT POLE	
0.5 EXISTING CONCRETE PAVING	
0.6 EXISTING ASPHALT PAVING	
0.7 EXISTING LAWN	
0.8 EXISTING SHRUB(S)	
0.9 EXISTING TREE(S)	
0.10 EXISTING CONCRETE MOW BAND	
1.0 PAVING	
1.1 CENTENNIAL ROAD	
1.2 HISTORIC CORE PAVING	
1.3 PEDESTRIAN PAVING (COMPLIMENTARY TO THE HISTORIC CORE PAVING MATERIAL)	
1.4 ASPHALT	
1.5 STABILIZED DECOMPOSED GRANITE PAVING	
1.6 ACCESSIBLE RAMP	
1.7 TRUNCATED DOMES	
2.0 STRUCTURES	
2.1 VEHICULAR BYPASS BRIDGE	
2.2 MORTAR SET STACKED STONE RETAINING WALL	
2.3 PALM CANYON BOARDWALK EXTENSION	
2.4 HOUSE OF CHARM PEDESTRIAN BRIDGE/WALKWAY	
2.5 ALCAZAR PARKING LOT WALL/COLUMNS	
2.6 4" CONC. CURB	
2.7 TREE GRATE/OPENING	
2.8 OPEN AIR PAVILIONS	
2.9 PROGRAMMED PAVILIONS	
2.10 TREE OPENINGS IN GARAGE STRUCTURE	
2.11 STAIR/ELEVATOR CORE	
2.12 STAIRWELL	
2.13 TERRACED STAIRS	
2.14 LIGHT SAND FINISH CONCRETE RETAINING WALL	
2.15 PROMENADE/TRAMWAY SEAT WALL	
2.16 ART MUSEUM PLAZA STAIRS	
2.17 REFLECTING POOLS	
2.18 CONCRETE MOW BAND	
3.0 SITE FURNISHINGS & SIGNAGE	
3.1 MOVABLE TABLES AND CHAIRS	
3.2 PARK BENCH	
3.3 HISTORIC LIGHT FIXTURE REPRODUCTION W/ CONCRETE COLLAR	
3.4 CMPP APPROVED LIGHT FIXTURE W/ CONCRETE COLLAR	
3.5 ELECTRIC BOLLARD	
3.6 REMOVABLE BOLLARD	
3.7 HISTORIC LANDSCAPE GUARDRAIL	
3.8 ROOFTOP PARK GUARDRAIL	
3.9 PLAZA HANDRAIL	
3.10 TABLES & CHAIRS (FIXED)	



TRAM ROUTES

ADA ACCESSIBLE ROUTES

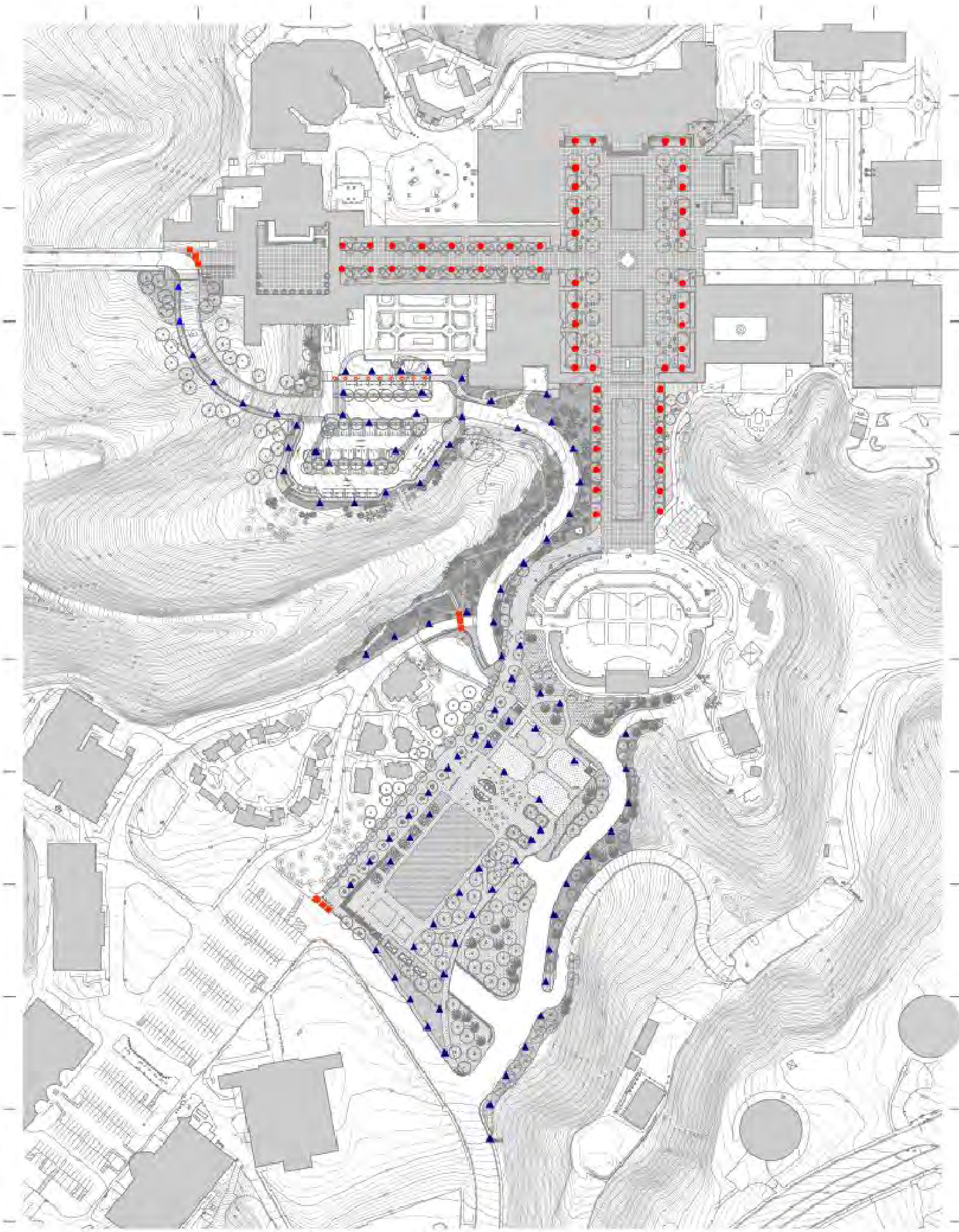
- 1 POTENTIAL TRAM STOP
- PRIMARY SERVICE ROUTE
- - - POTENTIAL EXPANDED SERVICE

— ACCESSIBLE PATHS OF TRAVEL

BALBOA PARK PLAZA

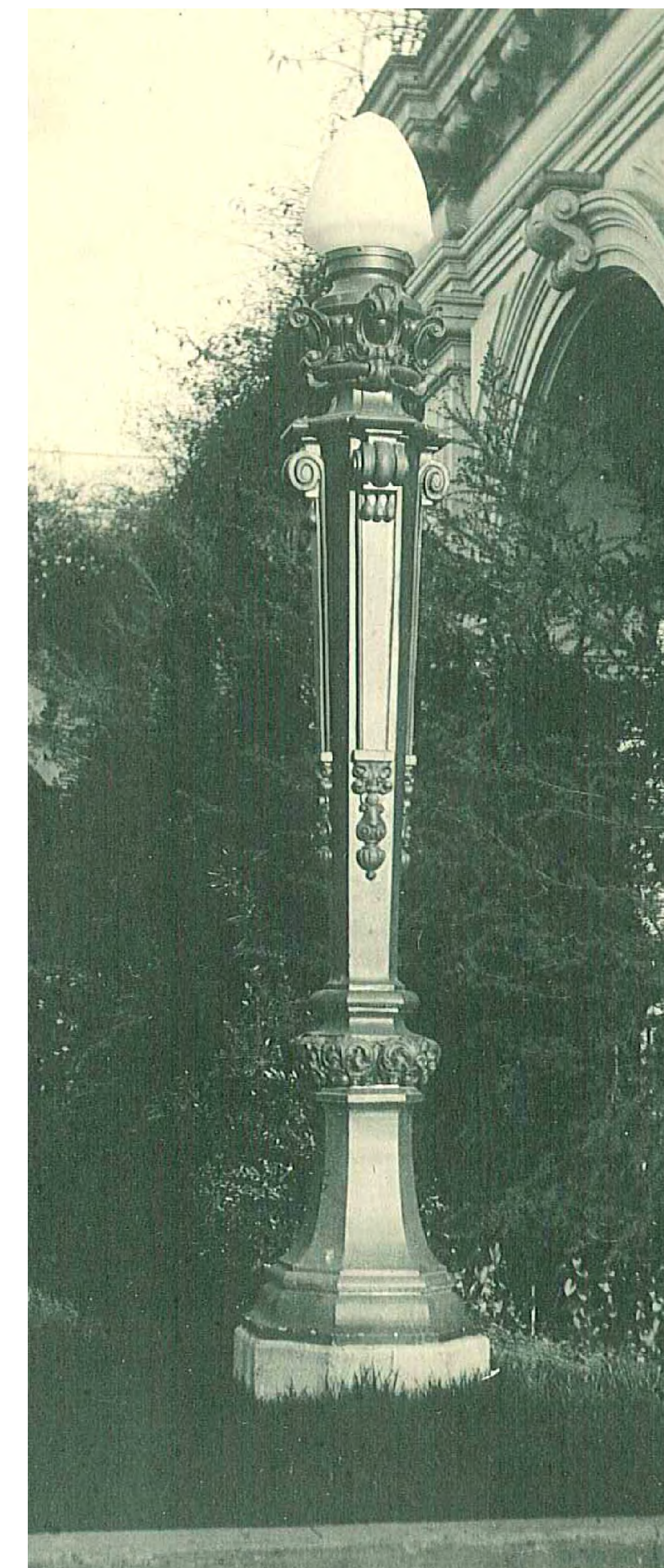
Plaza de Panama Circulation and Parking Structure Project

Lighting and bollards

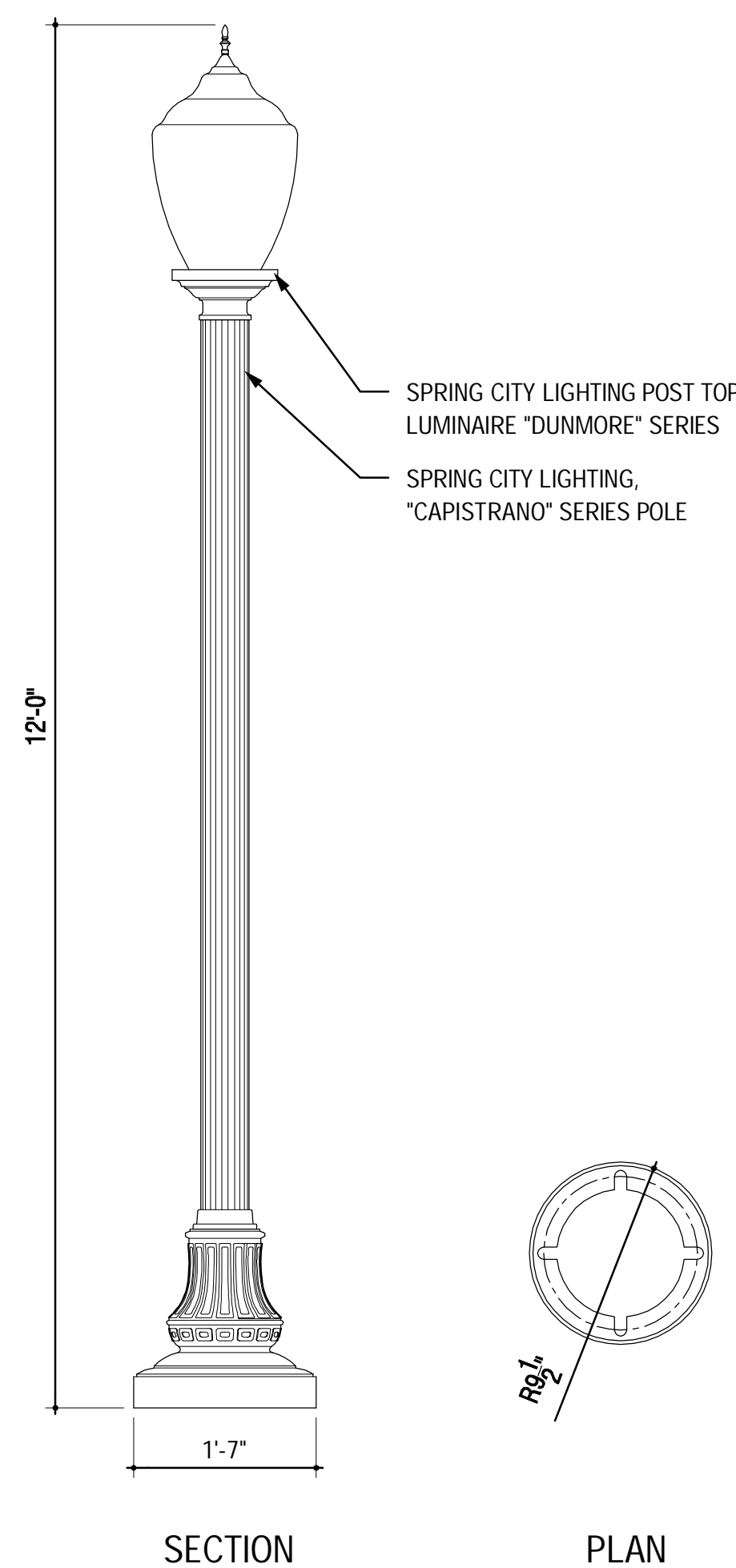


LIGHTING AND BOLLARDS

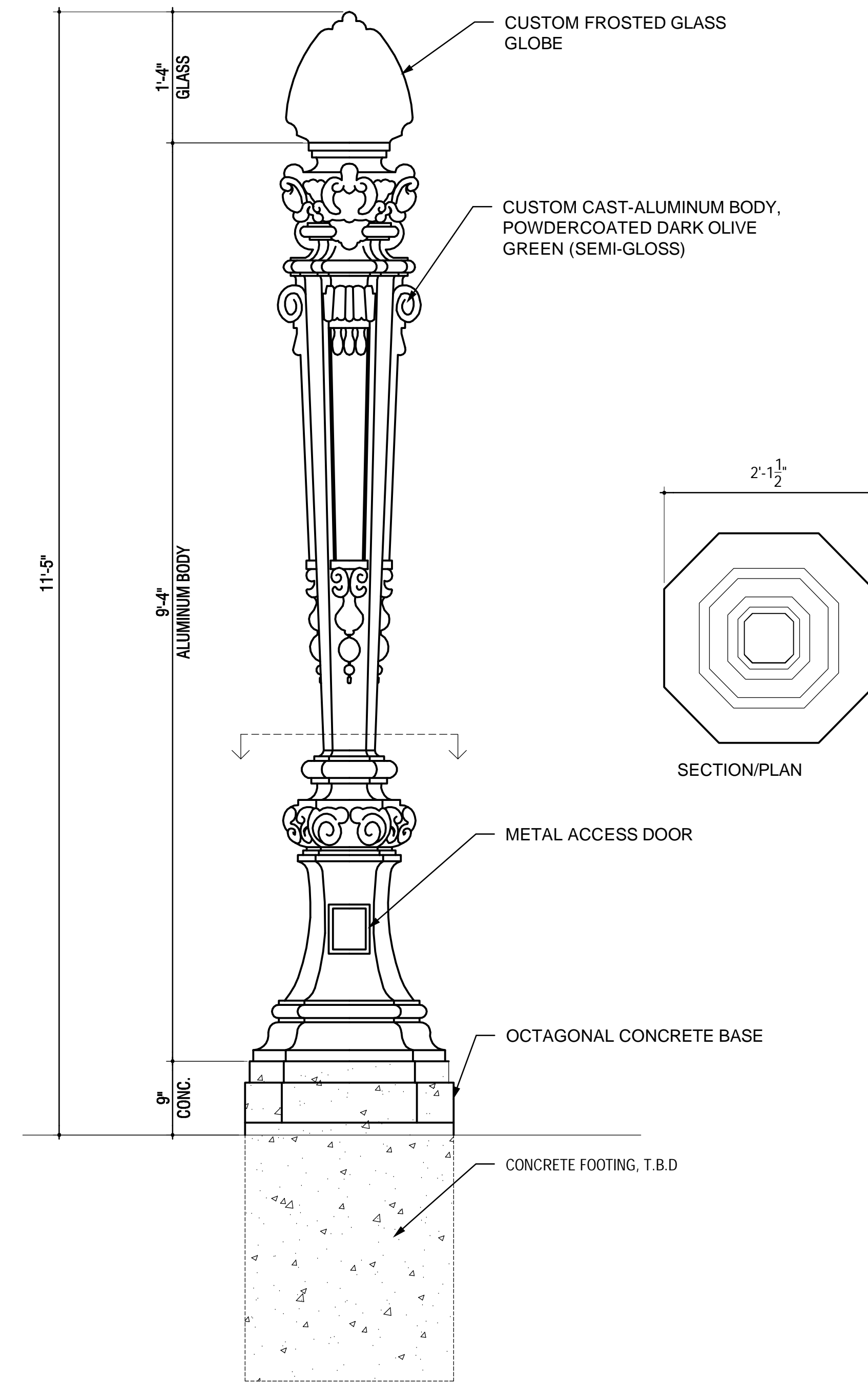
- HISTORIC REPRODUCTION FIXTURES
- ▲ CMPM APPROVED PEDESTRIAN FIXTURES
- ELECTRIC BOLLARDS
- MOVABLE BOLLARDS



1915 REPRODUCTION LIGHT



CENTRAL MESA PRECISE PLAN APPROVED FIXTURE
SCALE: 3/4" = 1'-0"

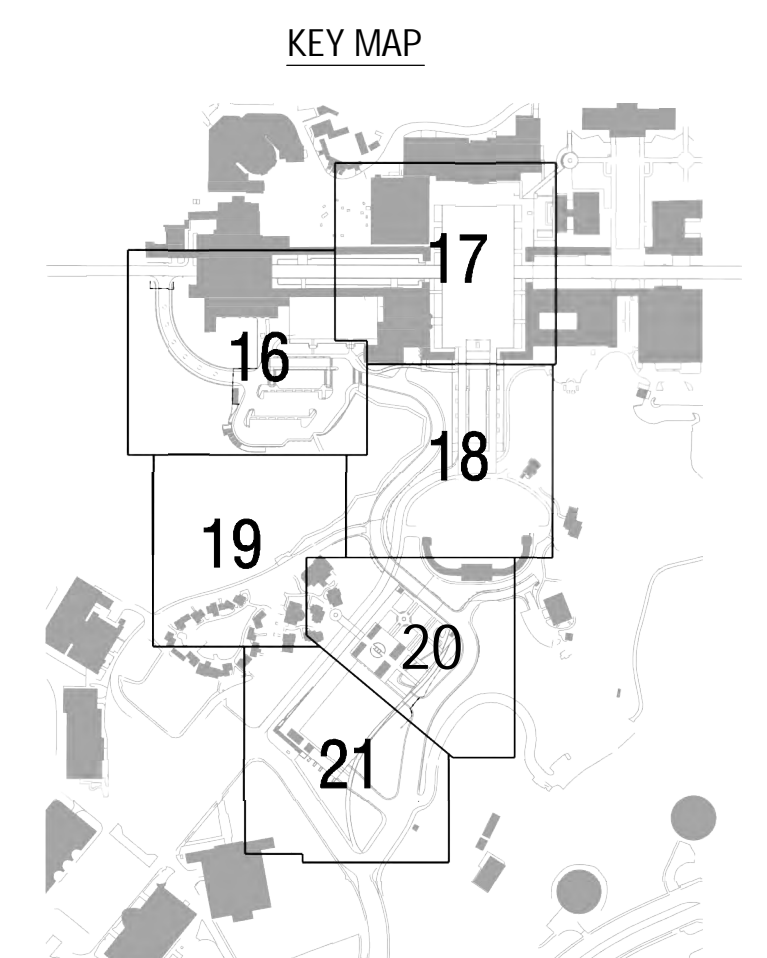


1915 REPRODUCTION LIGHT DETAIL
SCALE: 1" = 1'-0"

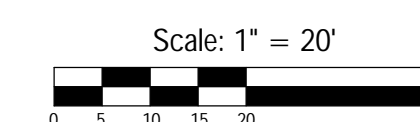


PROPOSED ELECTRIC BOLLARD DESIGN
* REMOVABLE BOLLARD TO BE SIMILAR IN STYLE WITH A 4-6" DIAMETER

KEYNOTES	DTL./SHT.#
0.0 EXISTING CONDITIONS	
0.1 EXISTING UTILITY	
0.2 EXISTING MANHOLE	
0.3 EXISTING UTILITY POLE	
0.4 EXISTING LIGHT POLE	
0.5 EXISTING CONCRETE PAVING	
0.6 EXISTING ASPHALT PAVING	
0.7 EXISTING LAWN	
0.8 EXISTING SHRUB(S)	
0.9 EXISTING TREE(S)	
0.10 EXISTING CONCRETE MOW BAND	
1.0 PAVING	
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1.2 HISTORIC CORE PAVING	
1.3 PEDESTRIAN PAVING (COMPLIMENTARY TO THE HISTORIC CORE PAVING MATERIAL)	
1.4 ASPHALT	
1.5 STABILIZED DECOMPOSED GRANITE PAVING	
1.6 ACCESSIBLE RAMP	
1.7 TRUNCATED DOMES	
2.0 STRUCTURES	
2.1 VEHICULAR BYPASS BRIDGE	
2.2 MORTAR SET STACKED STONE RETAINING WALL	
2.3 PALM CANYON BOARDWALK EXTENSION	
2.4 HOUSE OF CHARM PEDESTRIAN BRIDGE/WALKWAY	
2.5 ALCAZAR PARKING LOT WALL/COLUMNS	
2.6 4" CONC. CURB	
2.7 TREE GRATE/OPENING	
2.8 OPEN AIR PAVILIONS	
2.9 PROGRAMMED PAVILIONS	
2.10 TREE OPENINGS IN GARAGE STRUCTURE	
2.11 STAIR/ELEVATOR CORE	
2.12 STAIRWELL	
2.13 TERRACED STAIRS	
2.14 LIGHT SAND FINISH CONCRETE RETAINING WALL	
2.15 PROMENADE/TRAMWAY SEAT WALL	
2.16 ART MUSEUM PLAZA STAIRS	
2.17 REFLECTING POOLS	
2.18 CONCRETE MOW BAND	
3.0 SITE FURNISHINGS & SIGNAGE	
3.1 MOVABLE TABLES AND CHAIRS	
3.2 PARK BENCH	
3.3 HISTORIC LIGHT FIXTURE REPRODUCTION W/ CONCRETE COLLAR	
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3.8 ROOFTOP PARK GUARDRAIL	
3.9 PLAZA HANDRAIL	
3.10 TABLES & CHAIRS (FIXED)	



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Name: _____	Revision 13: _____
Address: 1200 Bannock St Denver, CO 80204	Revision 12: _____
Phone #: (303) 571-0053	Revision 11: _____
Project Address: _____	Revision 10: _____
_____	Revision 9: _____
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_____	Revision 7: _____
_____	Revision 6: _____
_____	Revision 5: _____
_____	Revision 4: _____
_____	Revision 3: _____
_____	Revision 2: _____
_____	Revision 1: _____
Project Name: BALBOA PARK PLAZA Plaza de Panama Circulation and Parking Structure Project	Original Date: 3/11/11
Sheet Title: Lighting and bollards	Sheet 23 of 43
DEP # 239958	



BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Retaining Wall Exhibit

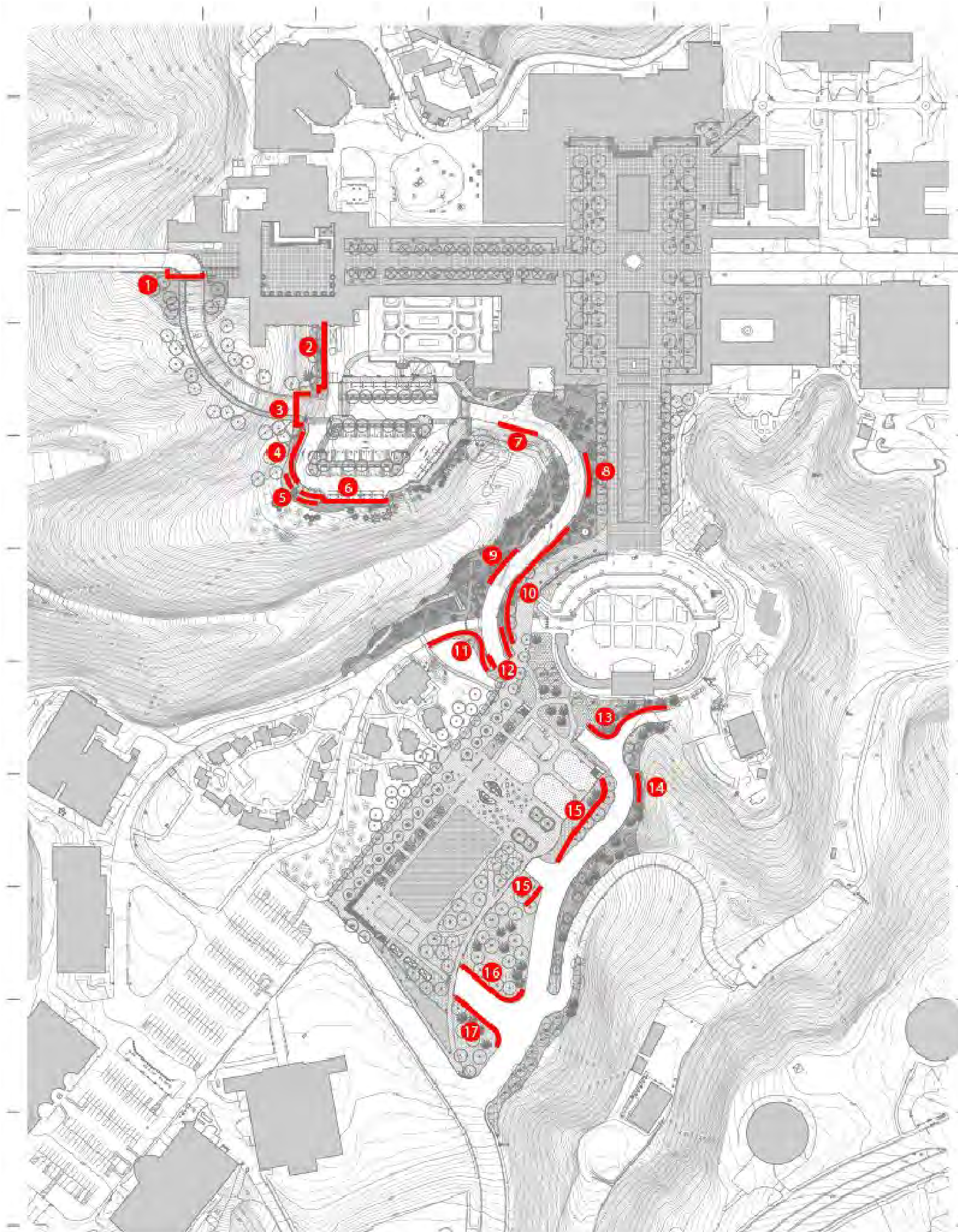
Wall	Min Ht.	Max Ht.	Length	Finish	Vegetation	See Section #	Special Notes
1	6'	8'	82'	Light Sand/Stucco	3'-6" Caballo Canyon Shrub Mix	N/A	Abutment to Centennial Bridge
2	4'	3'	138'	Light Sand/Stucco	3'-6" Caballo Canyon Shrub Mix	N/A	Added to Increase usable area for Park and Rec Facilities
3	15'	23'	65'	Light Sand/Stucco	3'-6" Caballo Canyon Shrub Mix	N/A	Abutment to Centennial Bridge
4	2'	15'	100'	Light Sand/Stucco	3'-6" Caballo Canyon Shrub Mix/2'-4" Wetland	B/C - Sheet 25	Ties into Abutment
5	1'	4'	125'	Stacked Stone	3'-6" Caballo Canyon Shrub Mix	B/C - Sheet 25	Wall height greatly reduced from prior submittal
6	1'	4'	125'	Stacked Stone	3'-6" Caballo Canyon Shrub Mix/2'-4" Wetland	A/B - Sheet 25	Wall height greatly reduced from prior submittal
7	6"	1'-6"	172'	Stacked Stone	3'-6" Caballo Canyon Shrub Mix/2'-4" Wetland	N/A	Replaces existing structure
8	6"	3'	80'	Light Sand/Stucco	2'-4" Palm Canyon Shrub Mix	N/A	
9	6"	2'	52'	Light Sand/Stucco	2'-4" Palm Canyon Shrub Mix	N/A	Minimizes Disturbance to Palm Canyon (Only visible from within Palm Canyon)
10	2'	12'	258'	Light Sand/Stucco	Vines	(J) - Sheet 26	Required to create grade separated crossing
11	2'	12'	161'	Light Sand/Stucco	Vines	(J) - Sheet 26	Required to create grade separated crossing. Could be reduced but would result in loss of a tree called out as sign board in the CMP
12	1'	3'	91'	Light Sand/Stucco	Vines	(J) - Sheet 26	Required to create grade separated crossing
13	2'	17'	158'	Light Sand/Stucco	Vines	N/A	Required to create grade separated crossing
14	6"	1'	113'	Light Sand/Stucco	3'-6" Australian Garden Shrub Mix	N/A	Minimizes Disturbance to Australian Canyon (Only visible from within Australia Canyon)
15	1'	8'	270'	Light Sand/Stucco	3'-8" Tall Shrub Mix	K - Sheet 27	Only visible from inside the Parking Structure
16	6"	24'	163'	Light Sand/Stucco	Vines	N/A	Required to create entry into Underground Parking Structure
17	6"	24'	174'	Light Sand/Stucco	Vines	N/A	Required to create entry into Underground Parking Structure



STACKED STONE RETAINING WALL

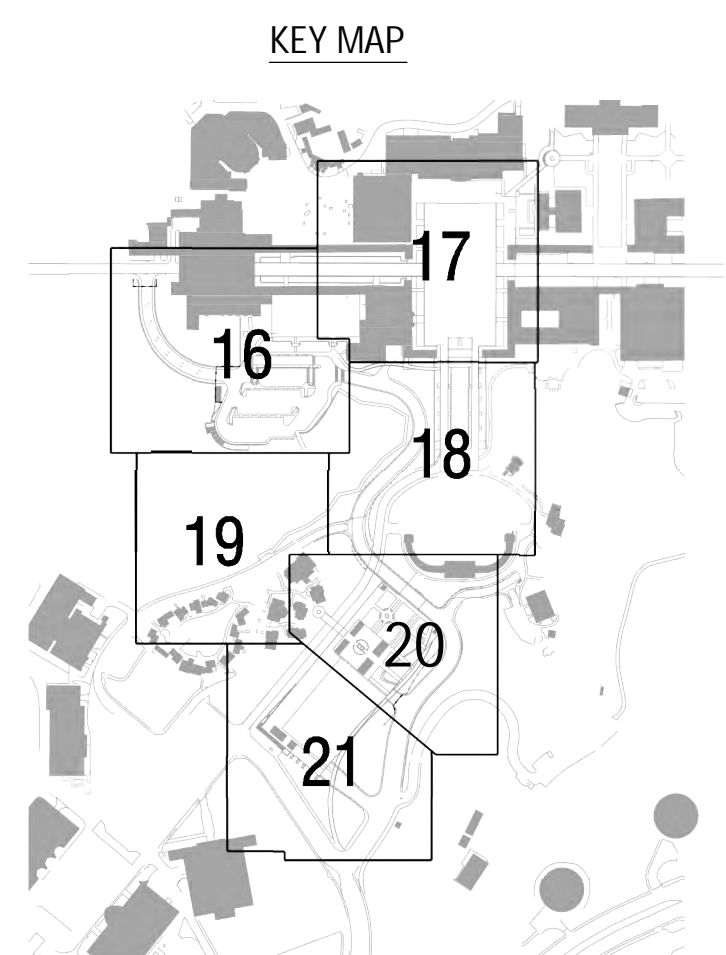


LIGHT SAND FINISH/STUCCO RETAINING WALL

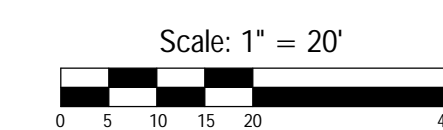


RETAINING WALLS

PROPOSED WALLS



Prepared By: Civitas, Inc.	Revision 14: _____
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Address: 1200 Bannock St	Revision 12: _____
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Project Address: _____	Revision 9: _____
_____	Revision 8: _____
_____	Revision 7: _____
_____	Revision 6: _____
_____	Revision 5: 4/6/12
Project Name: BALBOA PARK PLAZA	Revision 4: 3/7/12
Plaza de Panama Circulation	Revision 3: 1/12/11
and Parking Structure Project	Revision 2: 10/14/11
Sheet Title: Retaining Wall Exhibit	Revision 1: 5/03/11
_____	Original Date: 3/11/11
_____	Sheet 24 of 43
_____	DEP # 233958



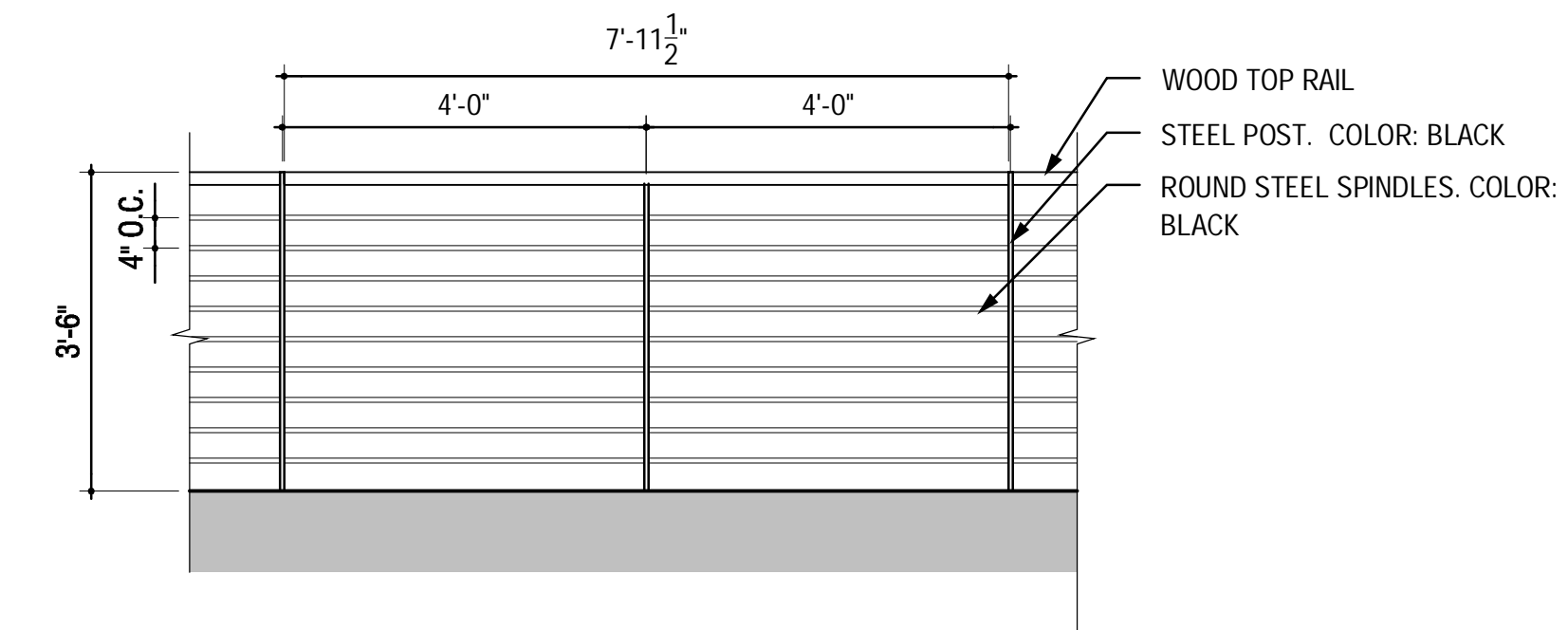
BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

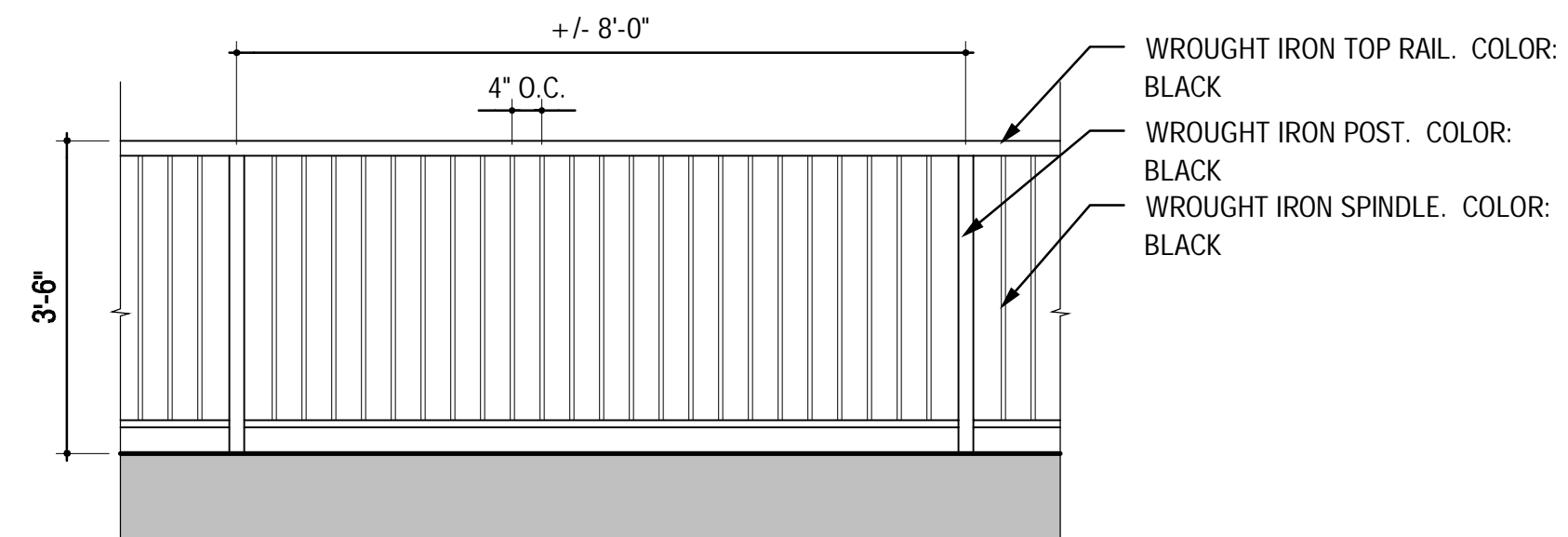
Handrail & Guardrail Details



——— ROOFTOP PARK GUARDRAIL
 HISTORIC LANDSCAPE GUARDRAIL
 - - - PLAZA HANDRAIL

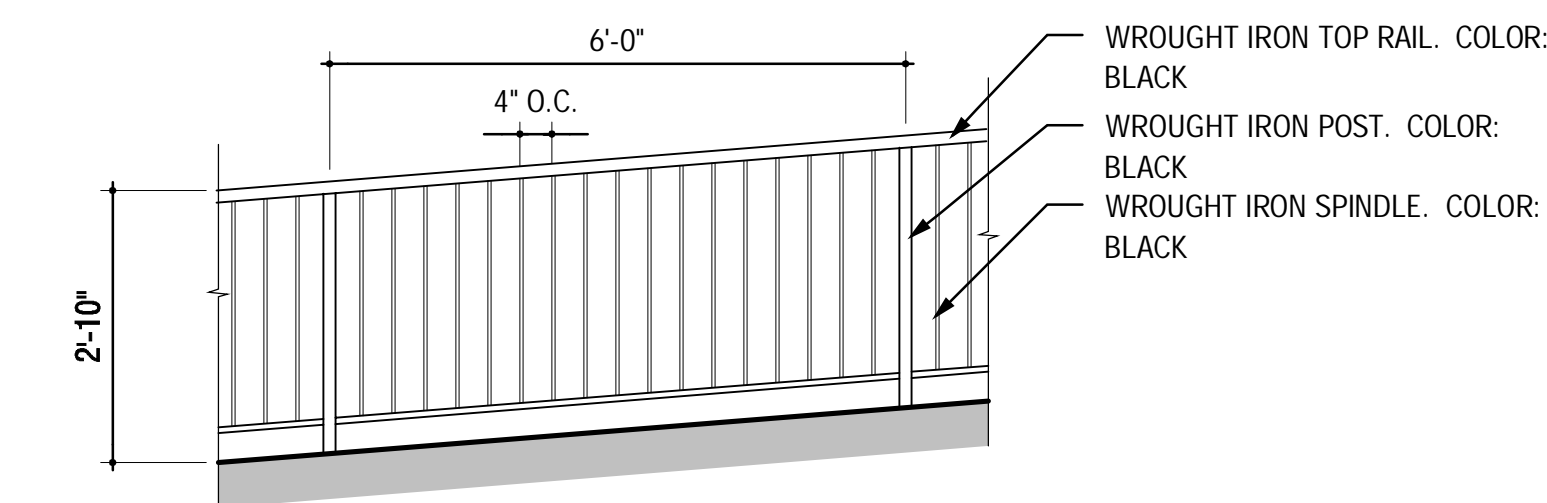


3.8 ROOFTOP PARK GUARDRAIL
1/2" = 1'-0"

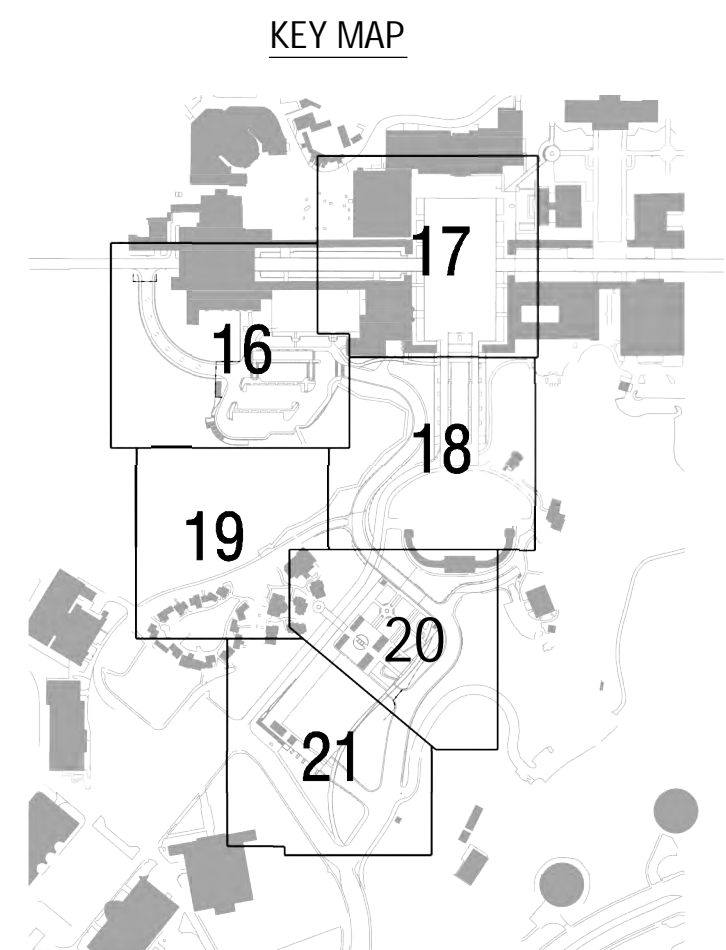


NOTE: WHERE LANDSCAPE GUARDRAILS ARE USED, PLANTING IN ADJACENT AREAS IS INTENDED TO BE 3'-5' IN HEIGHT AND WILL OBSCURE MOST VIEWS OF THE GUARDRAILS

3.7 HISTORIC LANDSCAPE GUARDRAIL
1/2" = 1'-0"



3.9 PLAZA HANDRAIL
1/2" = 1'-0"

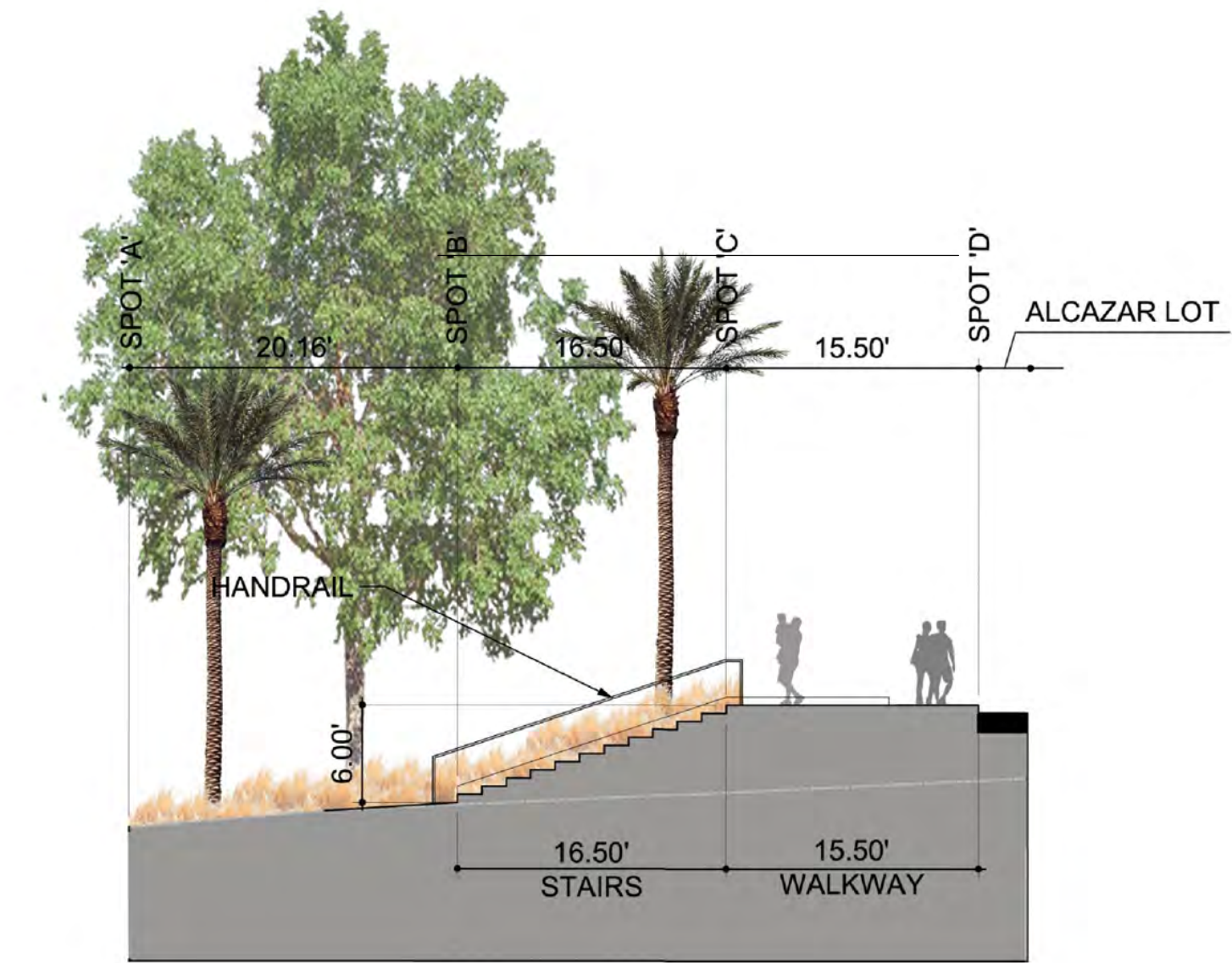
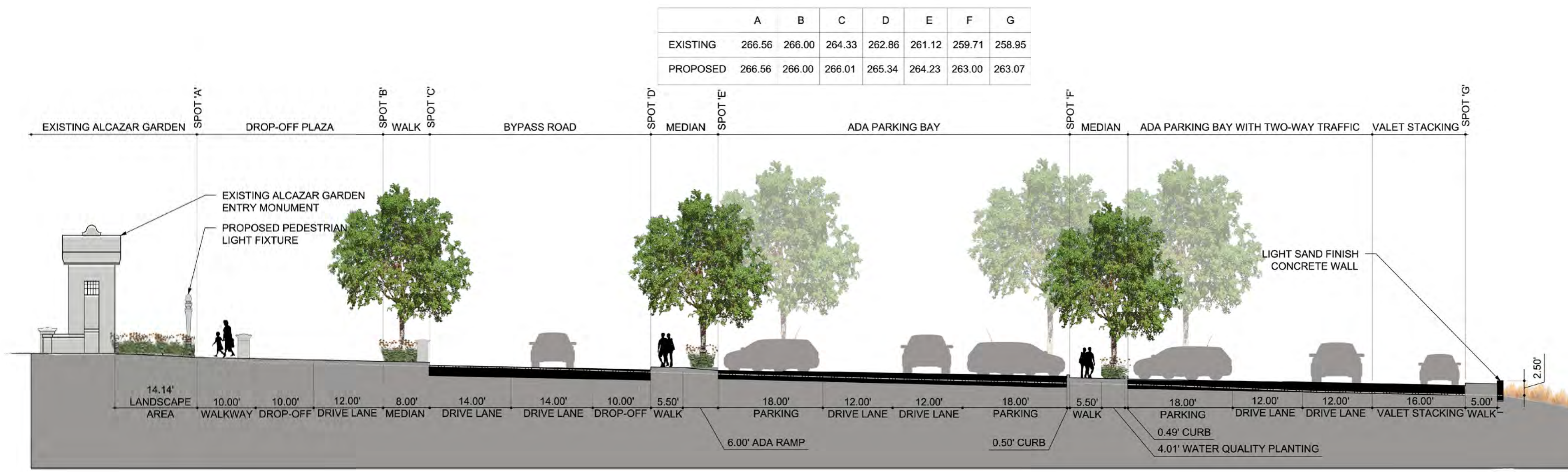


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Name: _____	Revision 13: _____
Address: 1200 Bannock St	Revision 12: _____
Denver, CO 80204	Revision 11: _____
Phone #: (303) 571-0053	Revision 10: _____
Project Address: _____	Revision 9: _____
_____	Revision 8: _____
_____	Revision 7: _____
_____	Revision 6: _____
_____	Revision 5: 4/6/12
Project Name: BALBOA PARK PLAZA	Revision 4: 3/7/12
Plaza de Panama Circulation	Revision 3: 11/22/11
and Parking Structure Project	Revision 2: 10/14/11
_____	Revision 1: 5/03/11
Sheet Title: Handrail & Guardrail Details	Original Date: 3/11/11
_____	Sheet 25 of 43
_____	DEP # 233958

BALBOA PARK PLAZA

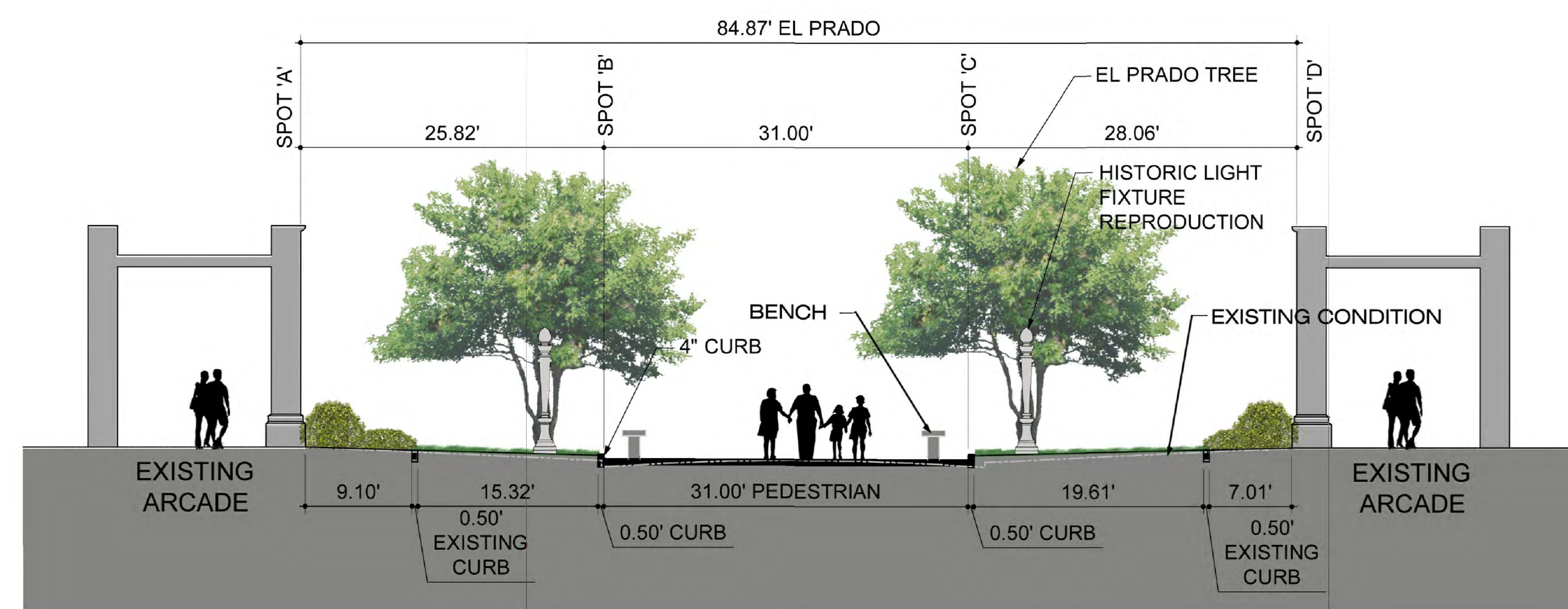
Plaza de Panama Circulation and Parking Structure Project

Alcazar Lot and Plaza's Sections



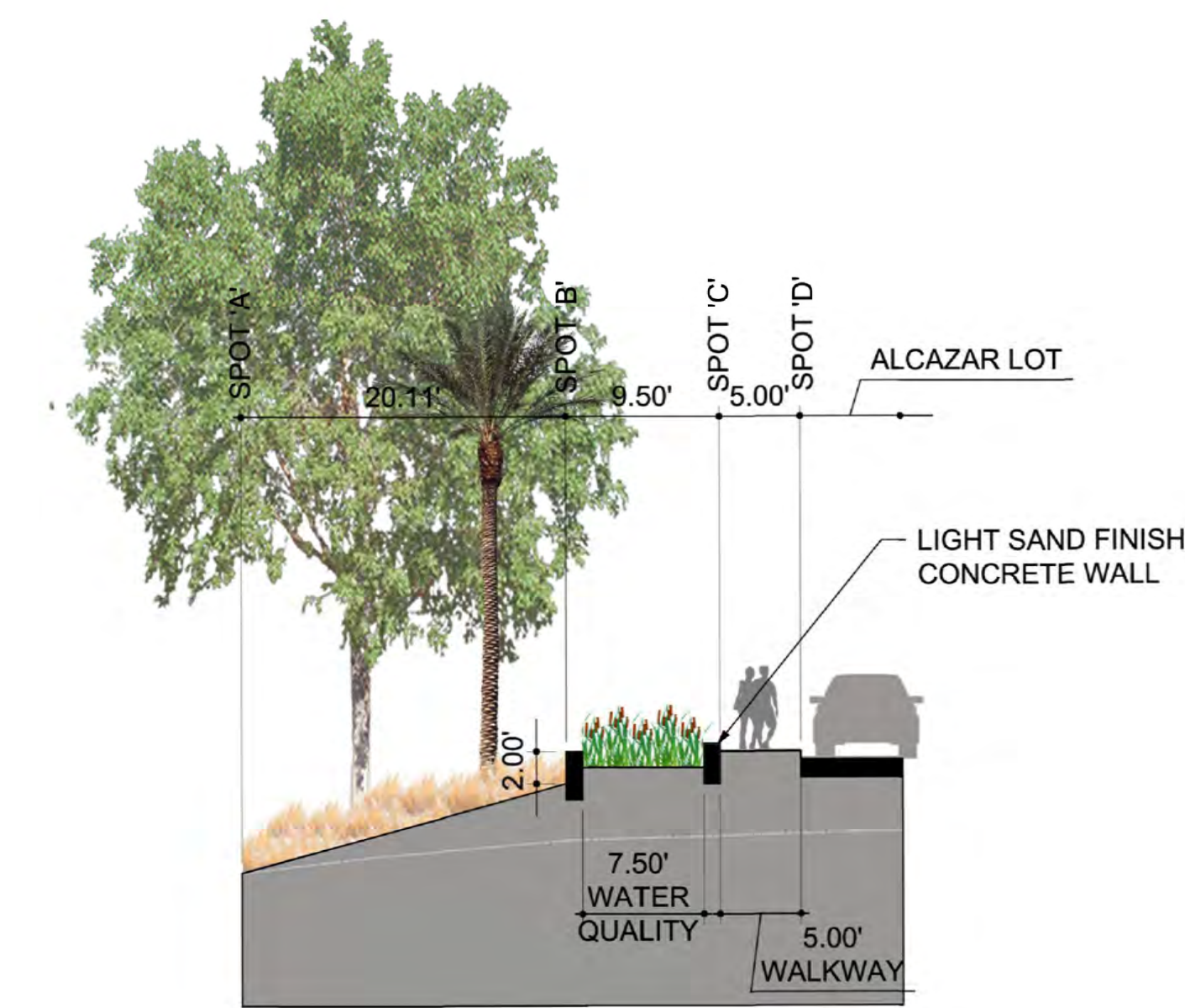
A - ALCAZAR LOT

Scale: 1" = 10'



B - ALCAZAR STAIRS

Scale: 1" = 10'

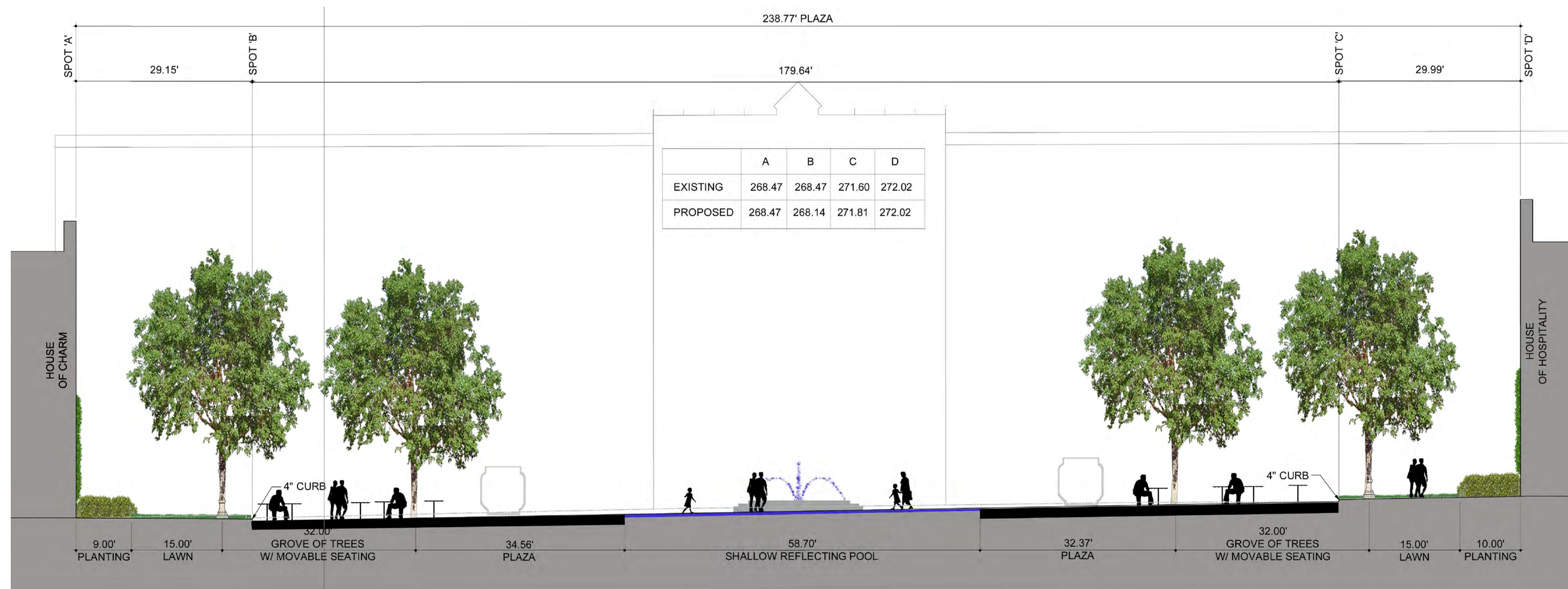
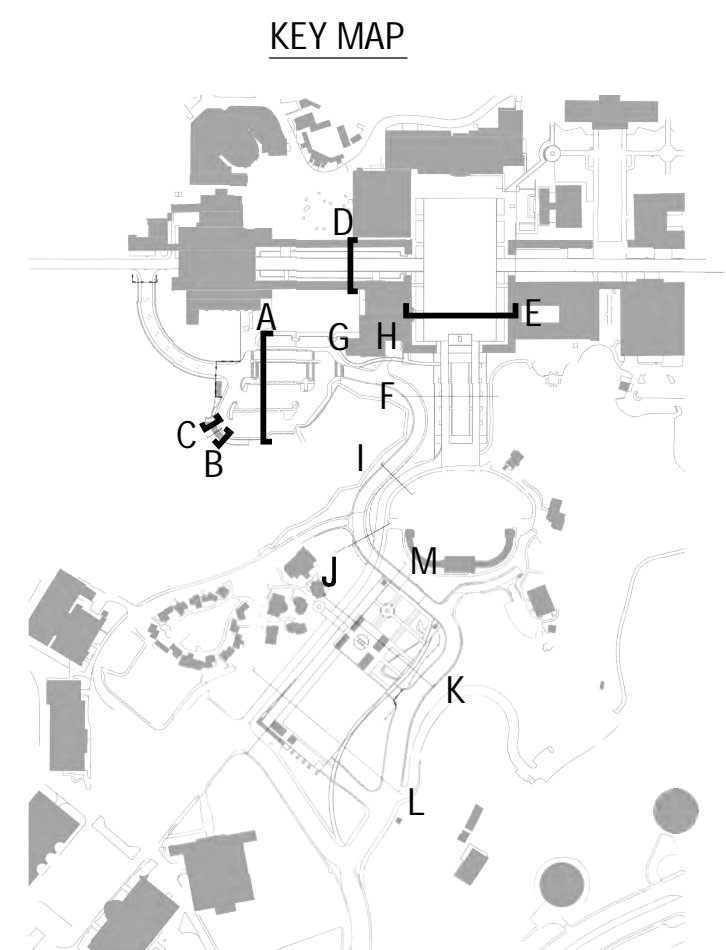


D - EL PRADO

Scale: 1" = 10'

C - ALCAZAR WATER QUALITY PLANTING

Scale: 1" = 10'



E - PLAZA

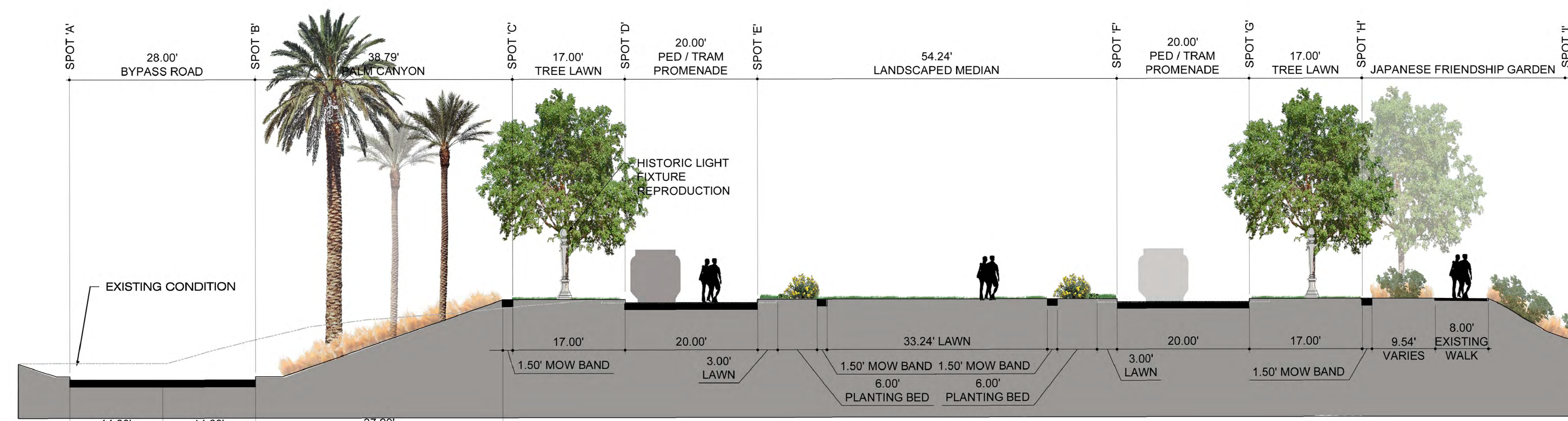
Scale: 1" = 10'

Prepared By:	Civitas, Inc.	Revision 14:	
Name:	1200 Bannock St	Revision 13:	
Address:	Danver, CO 80204	Revision 12:	
Phone #:	(303) 571-0053	Revision 11:	
Project Address:		Revision 10:	
		Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	4/14/12
		Revision 5:	3/7/12
		Revision 4:	1/12/11
		Revision 3:	10/14/11
		Revision 2:	5/03/11
		Revision 1:	
Project Name:	BALBOA PARK PLAZA	Original Date:	3/11/11
	Plaza de Panama Circulation		
	and Parking Structure Project		
Sheet Title:	ALCAZAR LOT AND PLAZA'S SECTIONS	Sheet	26 of 43
		DEP #	233958

BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

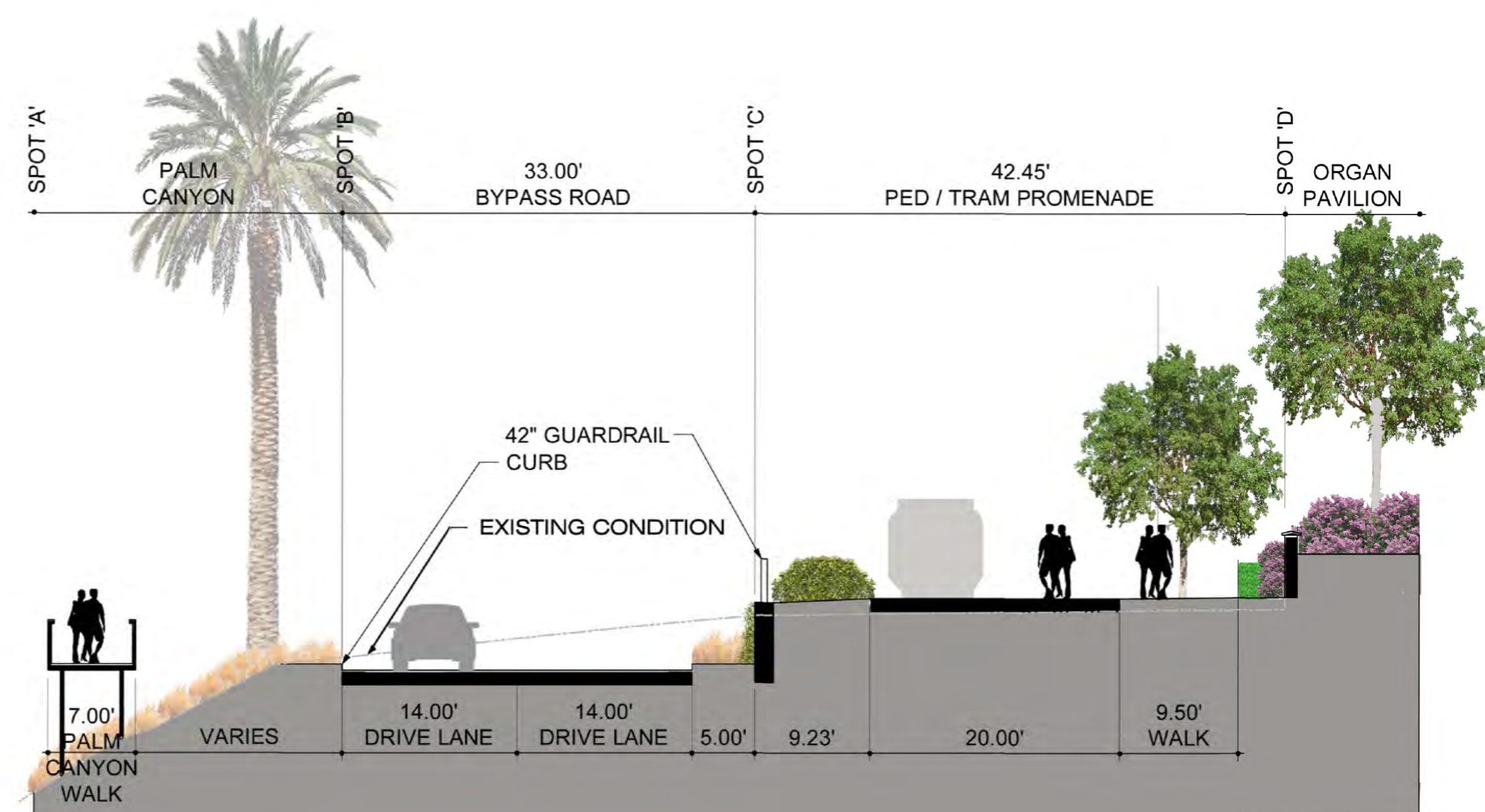
Bypass Road Sections



	A	B	C	D	E	F	G	H	I
EXISTING	258.00	261.56	266.44	267.03	267.03	267.03	267.03	267.50	261.53
PROPOSED	255.00	255.55	267.50	267.03	267.03	267.03	267.03	267.50	261.53

F - ESPLANADE

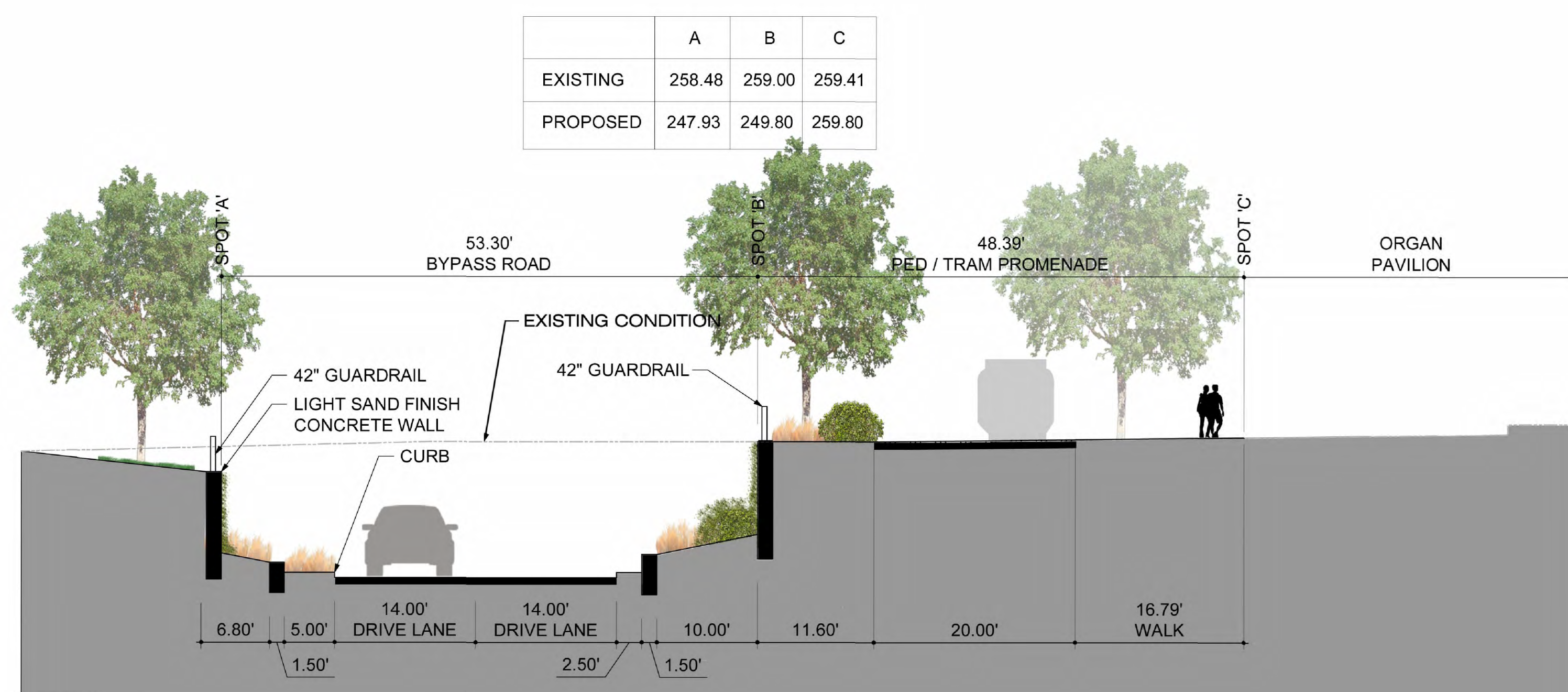
Scale: 1" = 10'



	A	B	C	D
EXISTING	245.72	256.59	259.94	260.94
PROPOSED	245.72	256.06	261.00	261.94

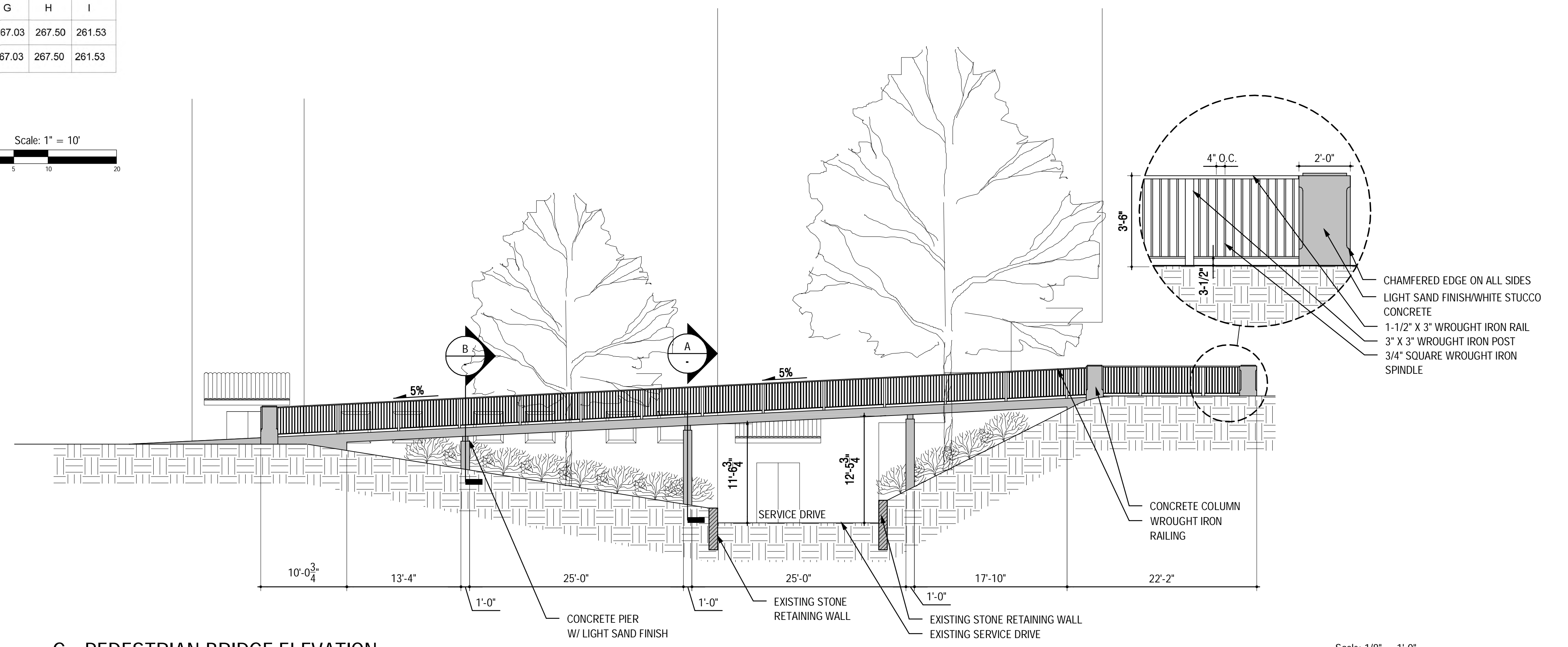
I - BYPASS ROAD / PROMENADE - 1

Scale: 1" = 10'



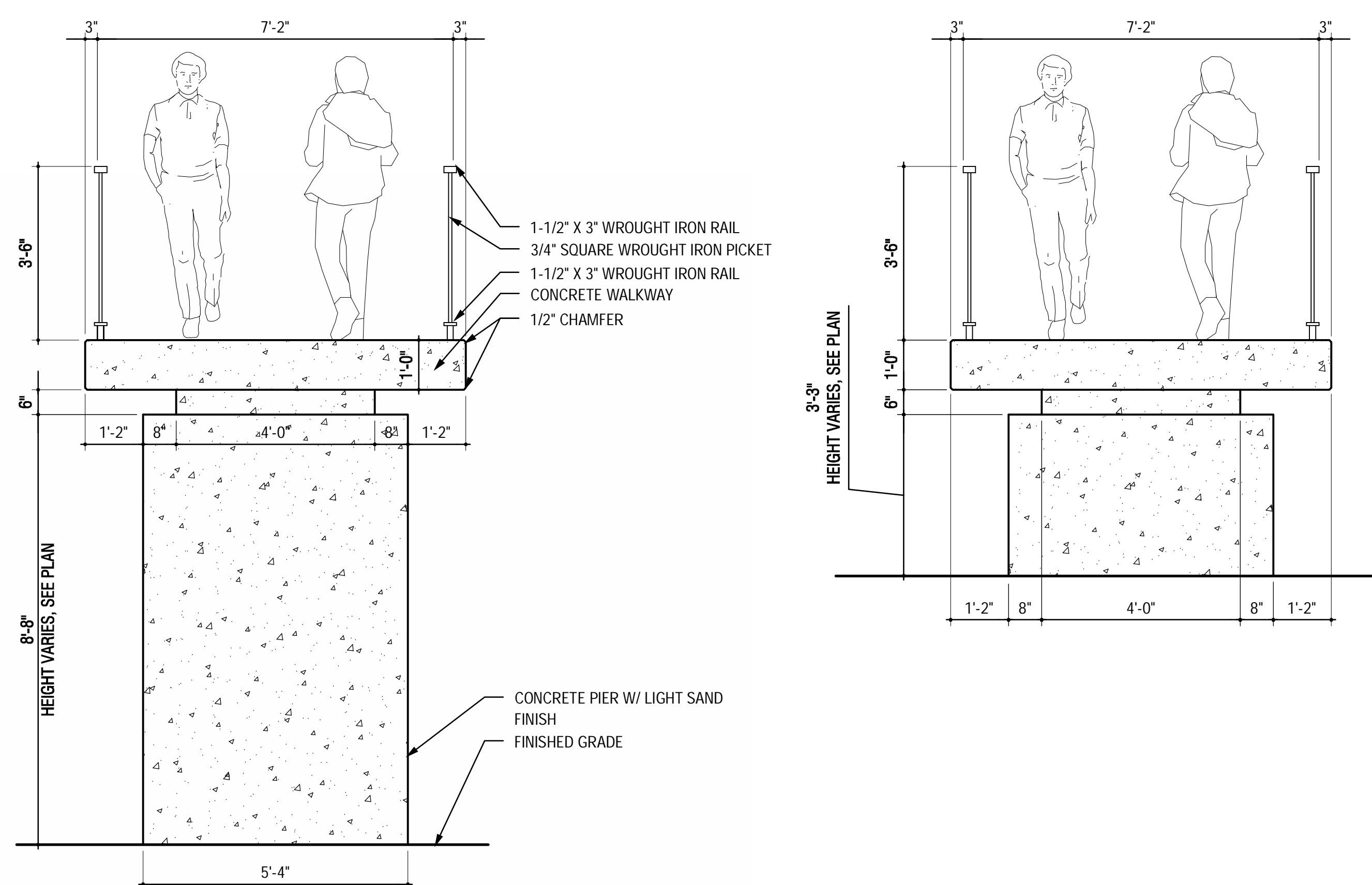
J - BYPASS ROAD / PROMENADE - 2

Scale: 1" = 10'



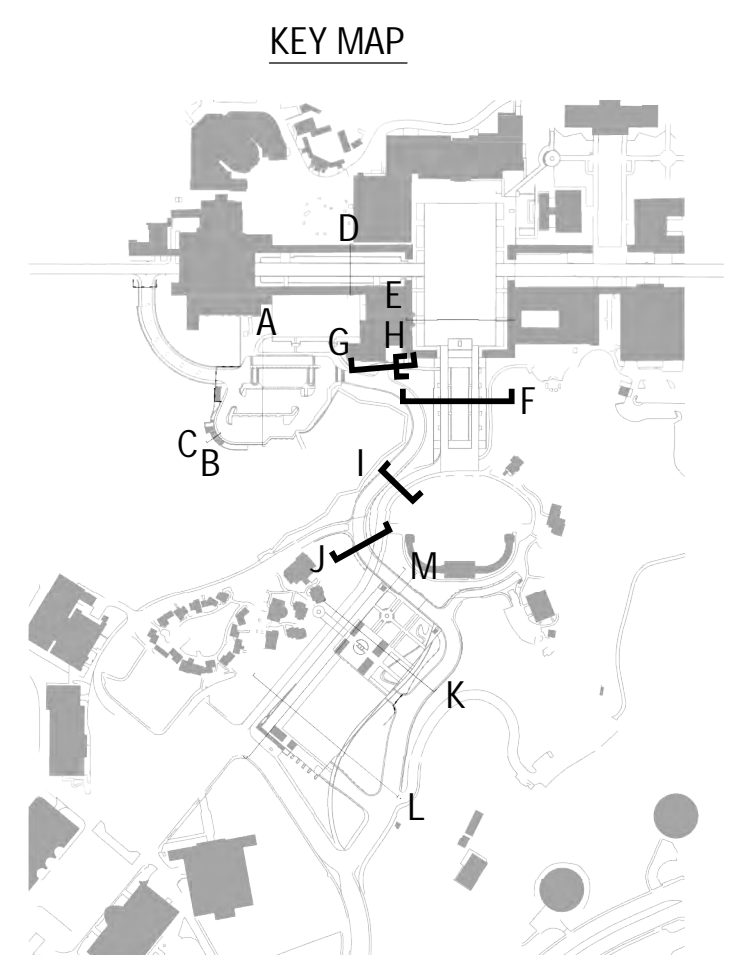
G - PEDESTRIAN BRIDGE ELEVATION

Scale: 1/8" = 1'-0"



H - PEDESTRIAN BRIDGE SECTION

Scale: 1" = 2'



Prepared By: Civitas, Inc.

Name: _____

Address: 1200 Bannock St
Denver, CO 80204

Phone #: (303) 571-0053

Project Address: _____

Project Name: **BALBOA PARK PLAZA**
Plaza de Panama Circulation and Parking Structure Project

Sheet Title: **BYPASS ROAD SECTIONS**

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: 4/11/12

Revision 5: 3/7/12

Revision 4: 11/22/11

Revision 3: 10/14/11

Revision 2: 5/03/11

Original Date: 3/11/11

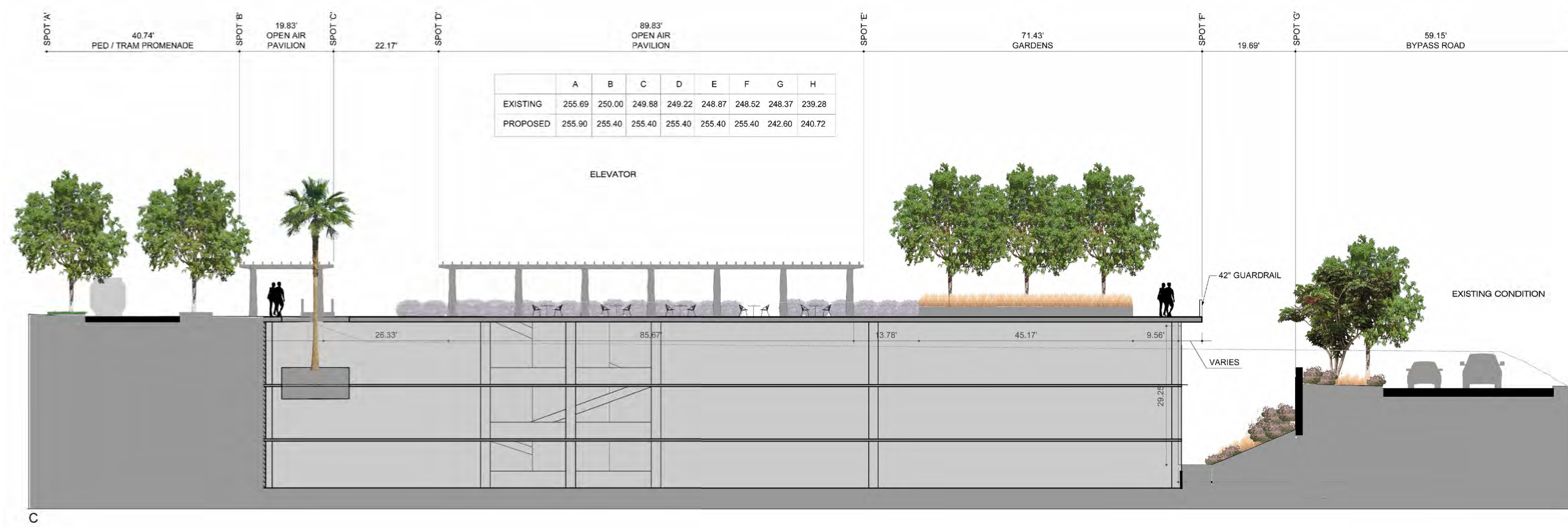
Sheet 27 of 43

DEP # 233958

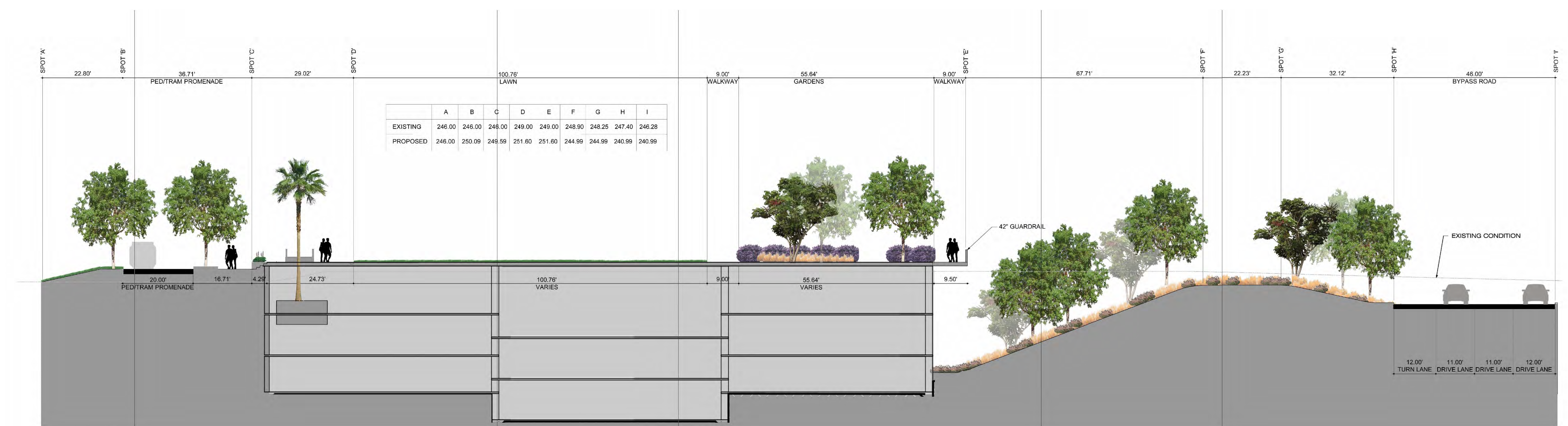
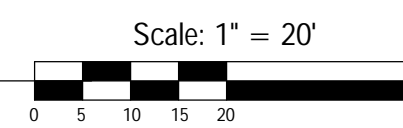
BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

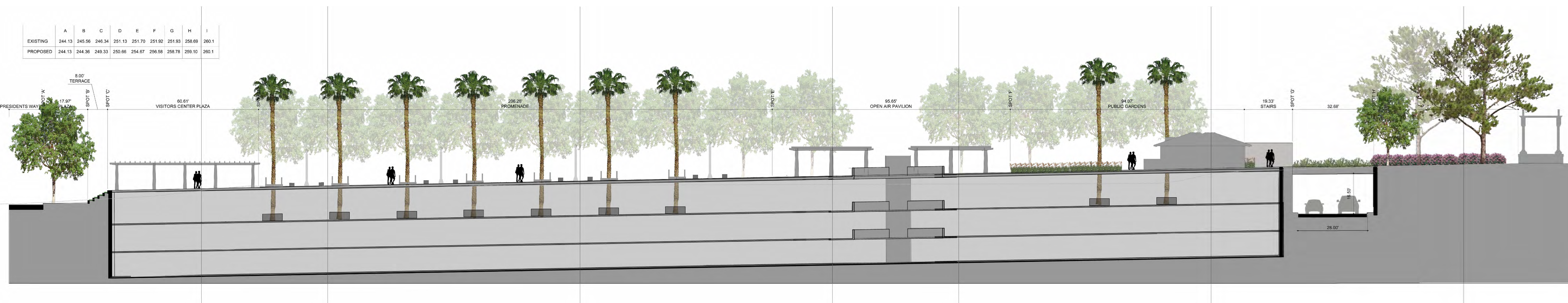
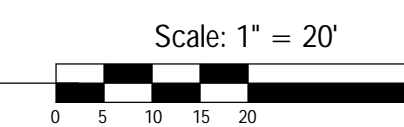
Rooftop Park / Parking Garage Sections



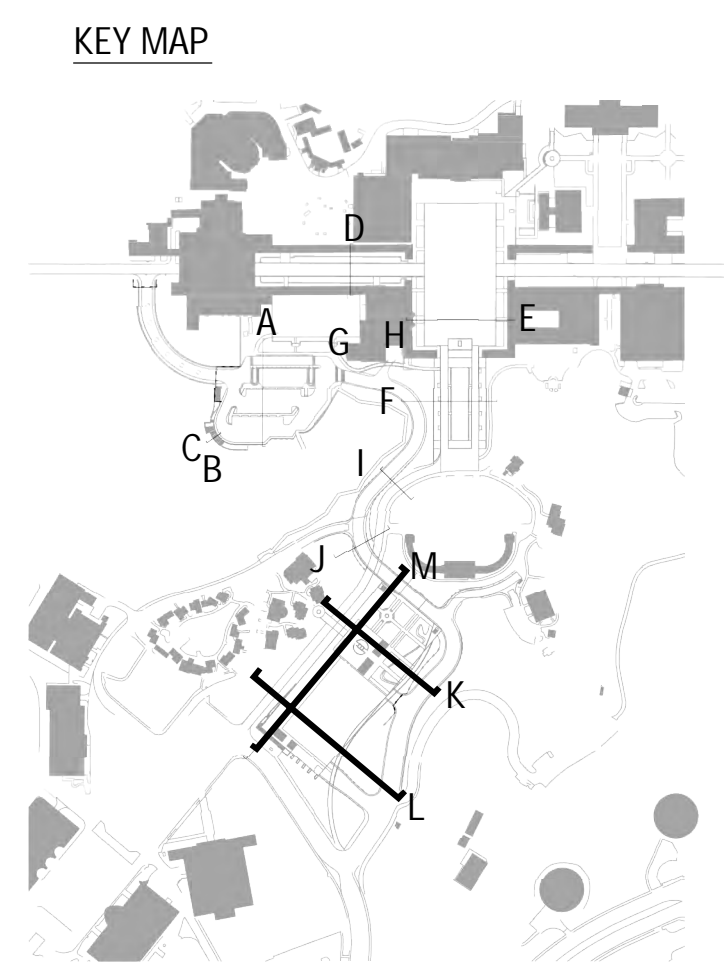
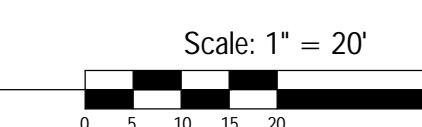
K - ROOFTOP PARK / PARKING GARAGE - 1



L - ROOFTOP PARK / PARKING GARAGE - 2



M - ROOFTOP PARK / PARKING GARAGE - 3



Prepared By: Civitas, Inc.

Name: 1200 Bannock St
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Project Address:

Project Name: **BALBOA PARK PLAZA**
Plaza de Panama Circulation and Parking Structure Project

Sheet Title: **ROOFTOP PARK / PARKING GARAGE SECTION**

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: 4/16/12
Revision 5: 3/7/12
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Revision 3: 10/14/11
Revision 2: _____
Revision 1: 5/03/11

Original Date: 3/11/11

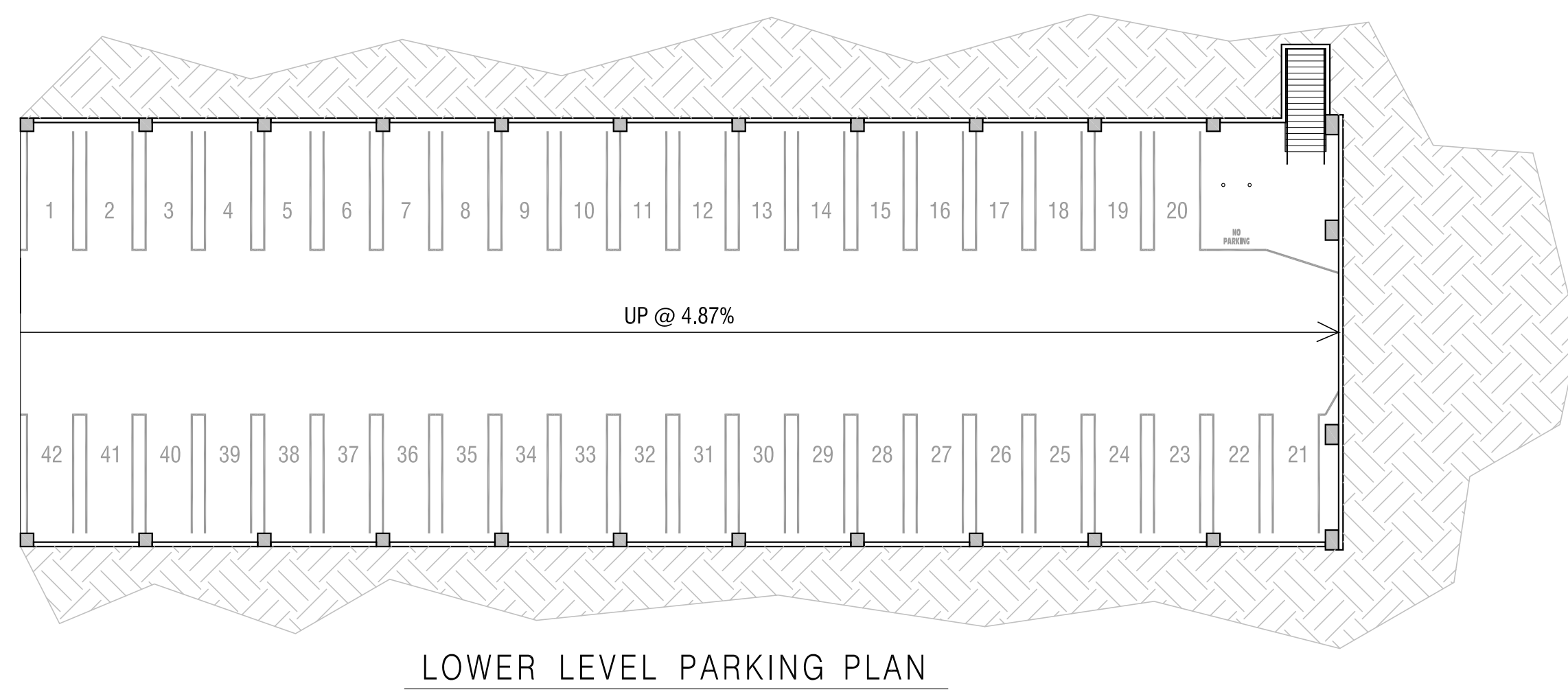
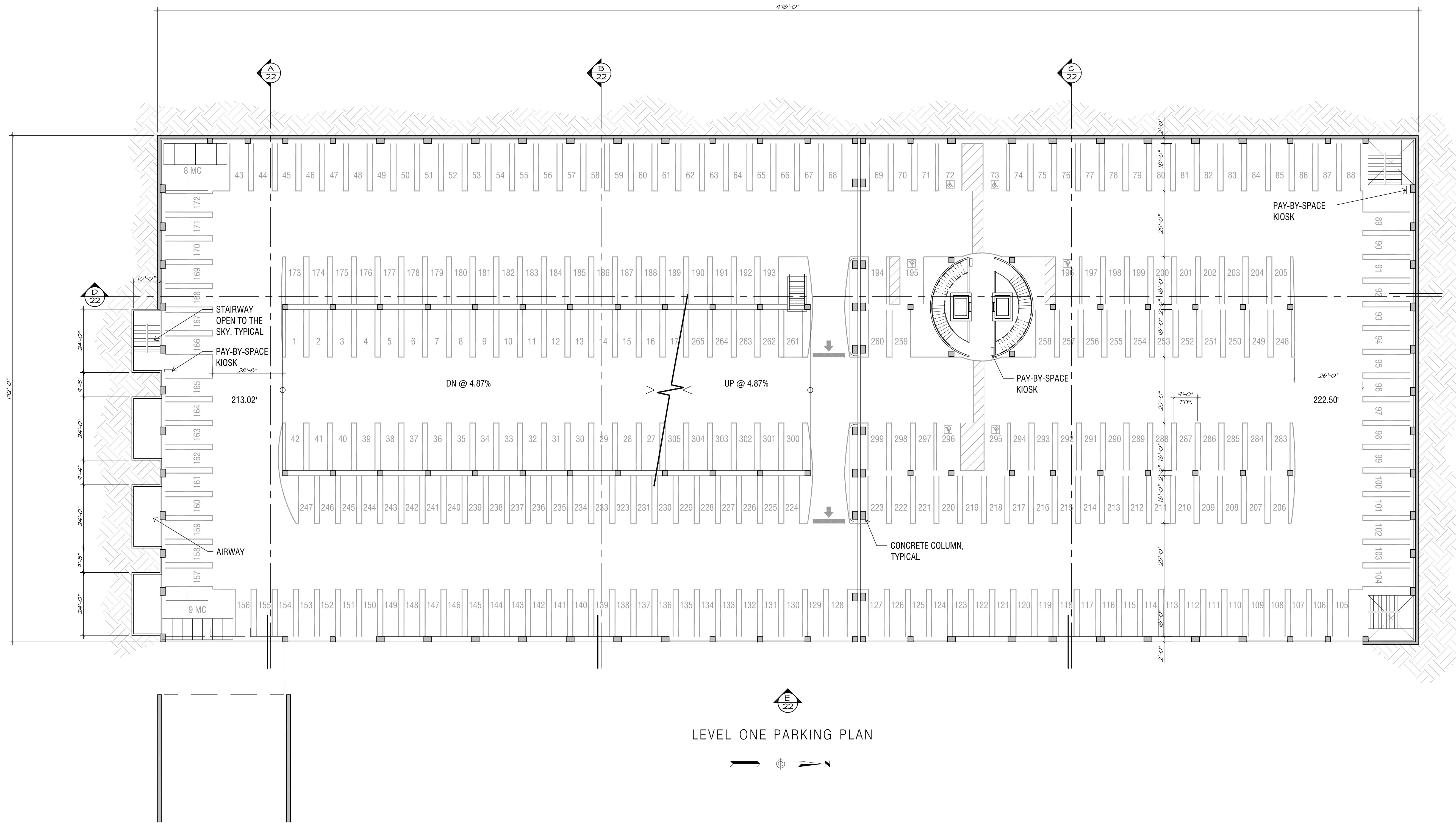
Sheet 28 of 43

DEP # 233958

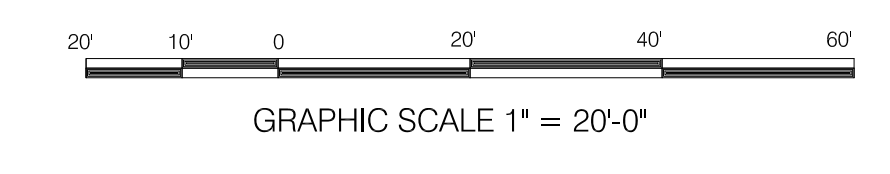
BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Parking Structure Level One Parking Plan



STRUCTURE TOTAL:	797	
CAR COUNT THIS LEVEL		
STANDARD:	271	Total: 277
ACCESSIBLE:	6	

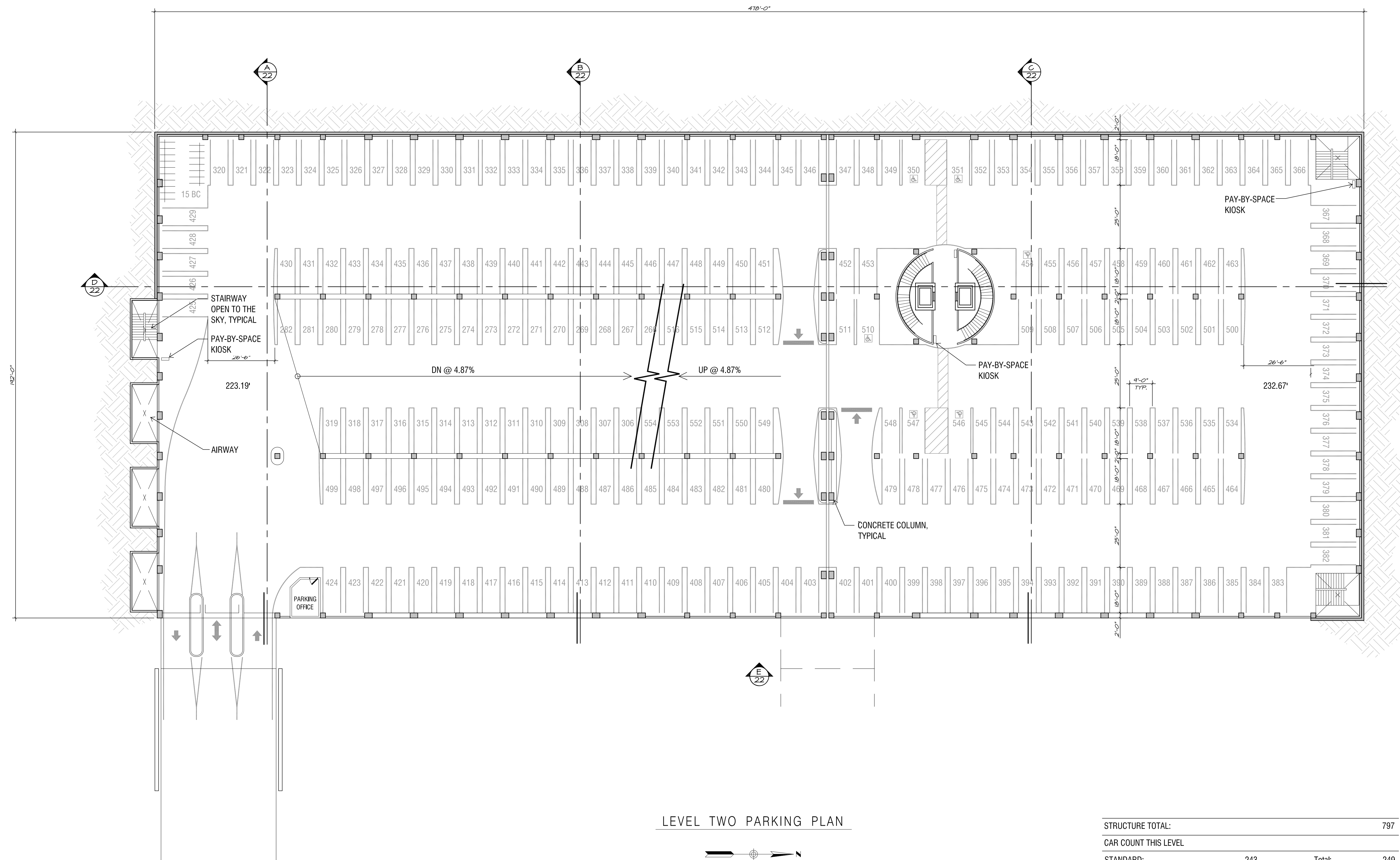


Prepared By:	Innovative Design Group	Revision 14:	
Name:		Revision 13:	
Address:	17848 Sky Park Circle, Suite D Irvine, CA 92614	Revision 12:	
Phone #:	949.263.9070	Revision 11:	
Project Address:		Revision 10:	
	Plaza de Panama	Revision 9:	
	Balboa Park, San Diego	Revision 8:	
Project Name:		Revision 7:	
	BALBOA PARK PLAZA de PANAMA	Revision 6:	4/4/2012
	Circulation and	Revision 5:	3/7/2012
	Parking Structure Project	Revision 4:	11/22/2011
Sheet Title:		Revision 3:	10/14/2011
	Parking Structure	Revision 2:	5/3/2011
	Level One	Original Date:	03/15/11
	Parking Plan	Sheet	29 of 43
		DEP #	233958

BALBOA PARK PLAZA

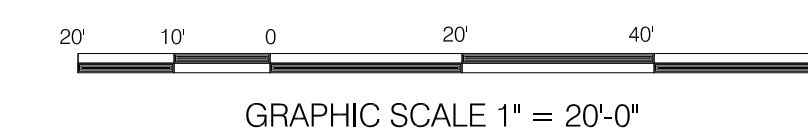
Plaza de Panama Circulation and Parking Structure Project

Parking Structure Level Two Parking Plan



LEVEL TWO PARKING PLAN

STRUCTURE TOTAL:	797	
CAR COUNT THIS LEVEL		
STANDARD:	243	Total 249
ACCESSIBLE:	6	

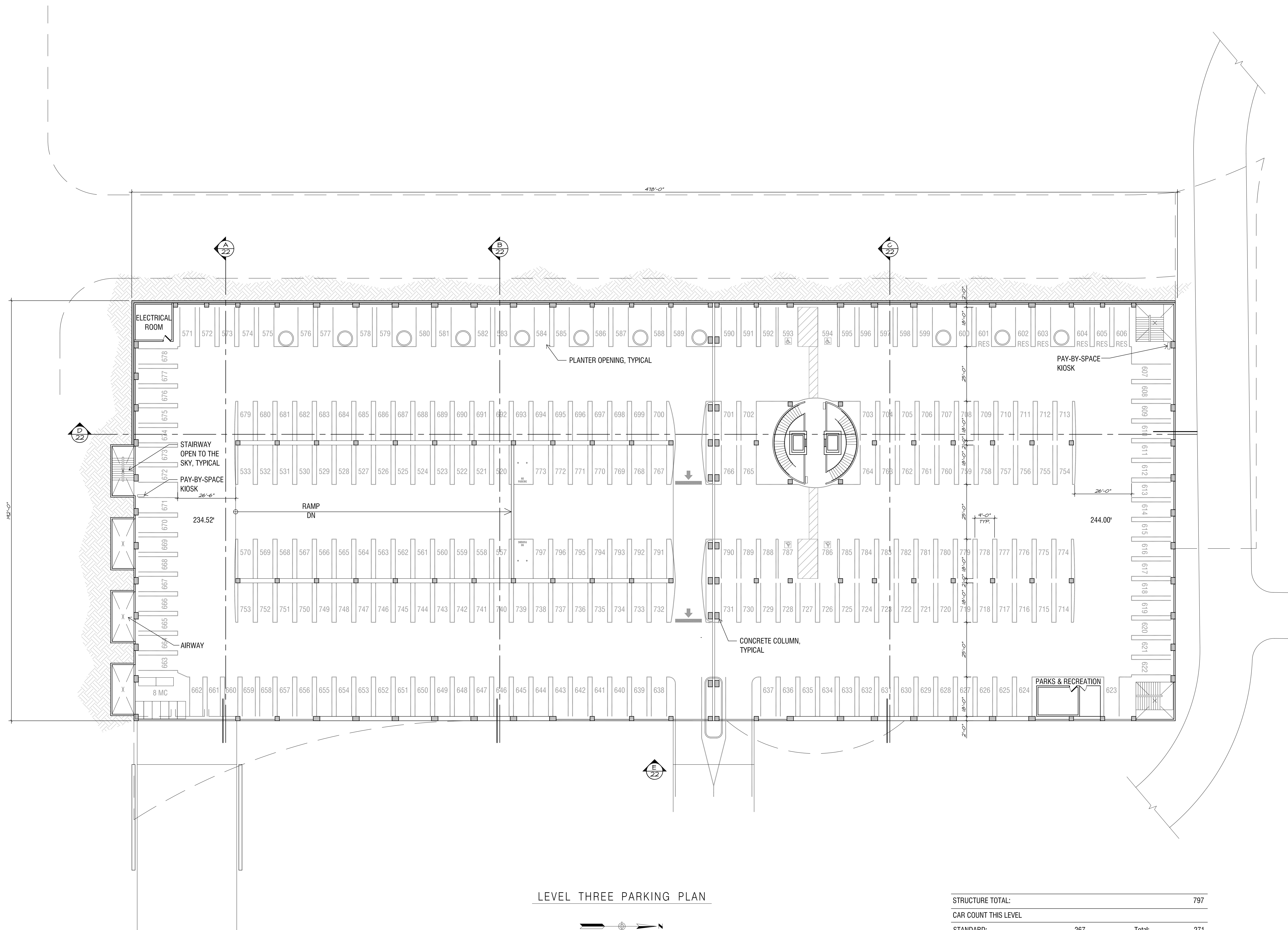


Prepared By:	Innovative Design Group	Revision 14:	
Name:		Revision 13:	
Address:	17848 Sky Park Circle	Revision 12:	
	Irvine, CA 92614	Revision 11:	
Phone #:	949.263.9070	Revision 10:	
Project Address:		Revision 9:	
	Plaza de Panama	Revision 8:	
	Balboa Park, San Diego	Revision 7:	
Project Name:		Revision 6:	4/4/2012
	BALBOA PARK PLAZA de PANAMA	Revision 5:	3/7/2012
	Circulation and	Revision 4:	11/22/2011
	Parking Structure Project	Revision 3:	10/14/2011
Sheet Title:		Revision 2:	5/3/2011
	Parking Structure	Revision 1:	
	Level Two	Original Date:	03/15/11
	Parking Plan	Sheet	30 of 43
		DEP #	233958

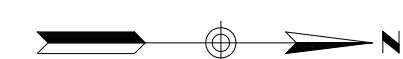
BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

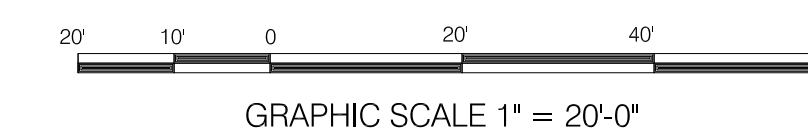
Parking Structure Level Three Parking Plan



LEVEL THREE PARKING PLAN



STRUCTURE TOTAL:	797	
CAR COUNT THIS LEVEL		
STANDARD:	267	Total: 271
ACCESSIBLE:	4	

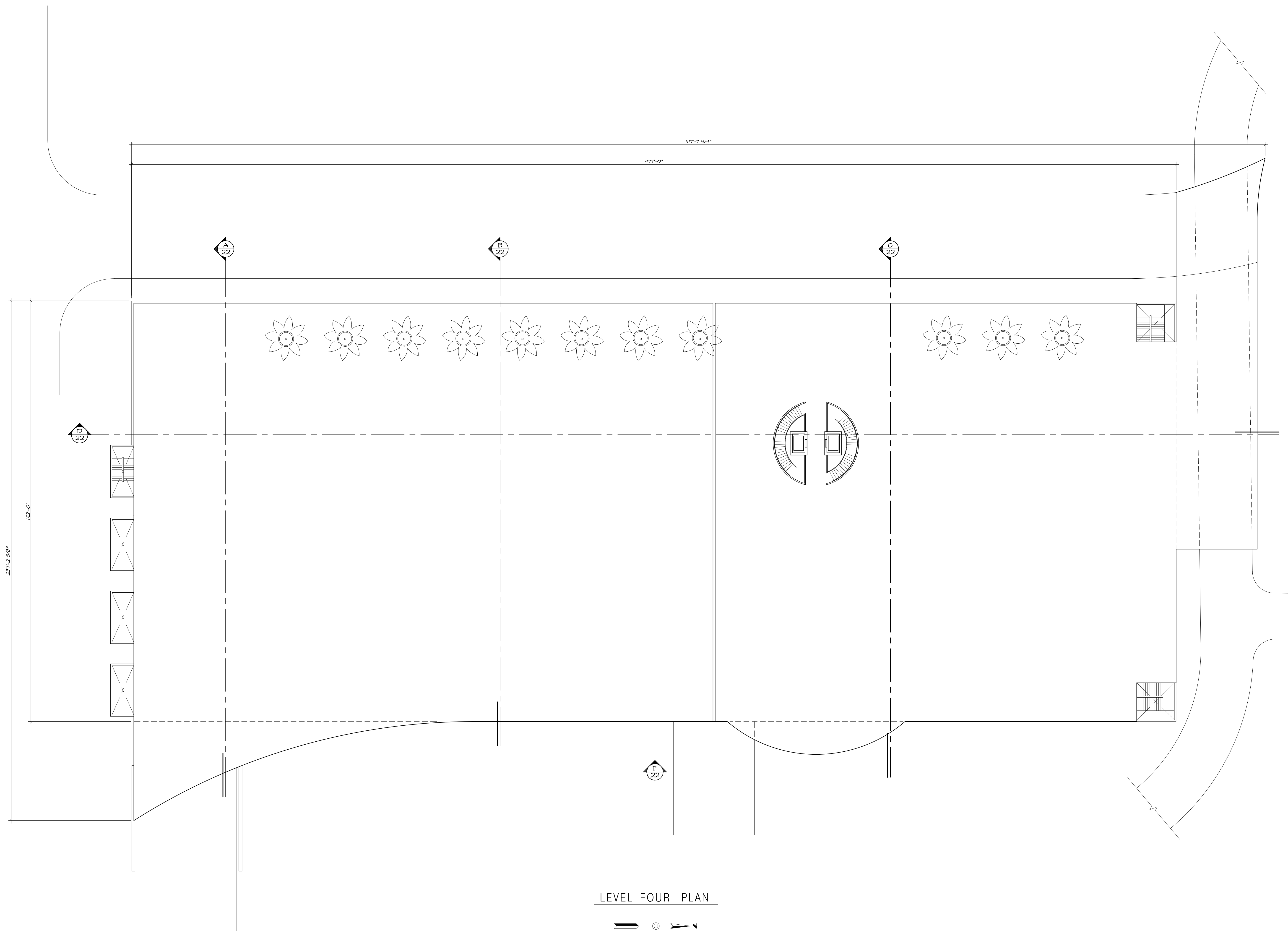


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Name:		Revision 13:	
Address:	17848 Sky Park Circle, Suite D Irvine, CA 92614	Revision 12:	
Phone #:	949.263.9070	Revision 11:	
Project Address:		Revision 10:	
	Plaza de Panama	Revision 9:	
	Balboa Park, San Diego	Revision 8:	
Project Name:		Revision 7:	
	BALBOA PARK PLAZA de PANAMA	Revision 6:	4/4/2012
	Circulation and	Revision 5:	3/7/2012
	Parking Structure Project	Revision 4:	11/22/2011
Sheet Title:		Revision 3:	10/14/2011
	Parking Structure	Revision 2:	5/3/2011
	Level Three	Revision 1:	
	Parking Plan	Original Date:	03/15/11
		Sheet:	31 of 43
		DEP #:	233958

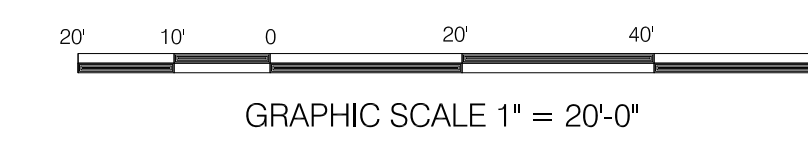
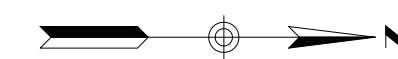
BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Parking Structure Level Four Plan



LEVEL FOUR PLAN

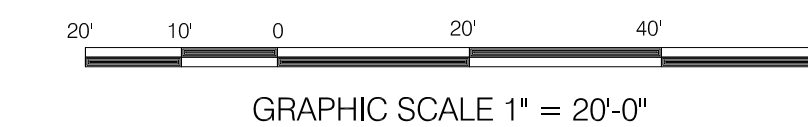
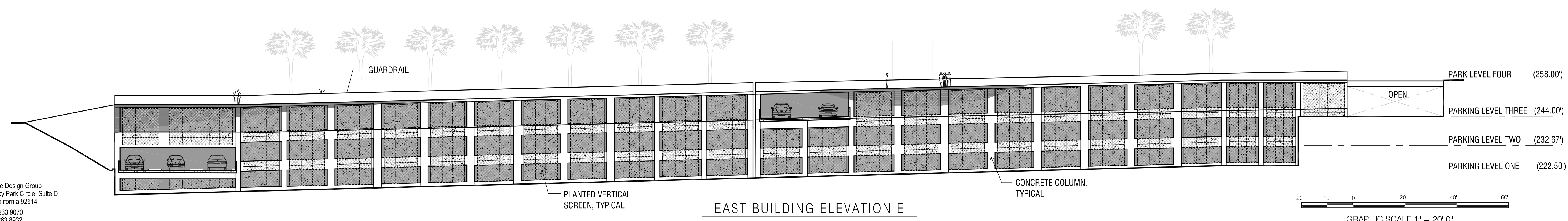
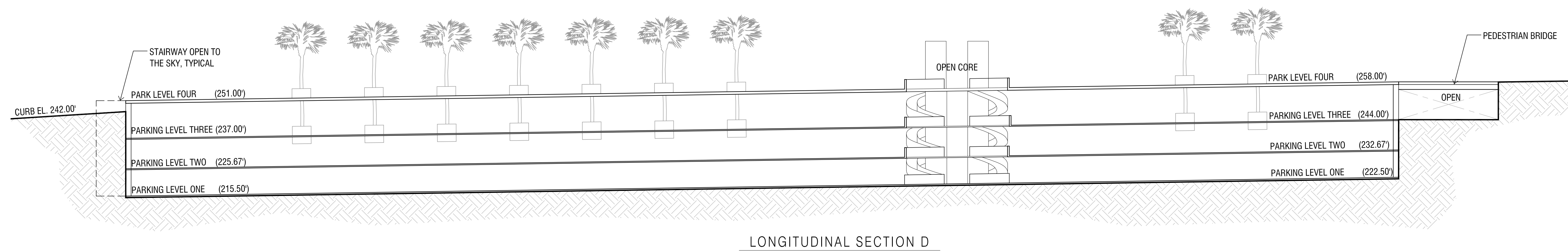
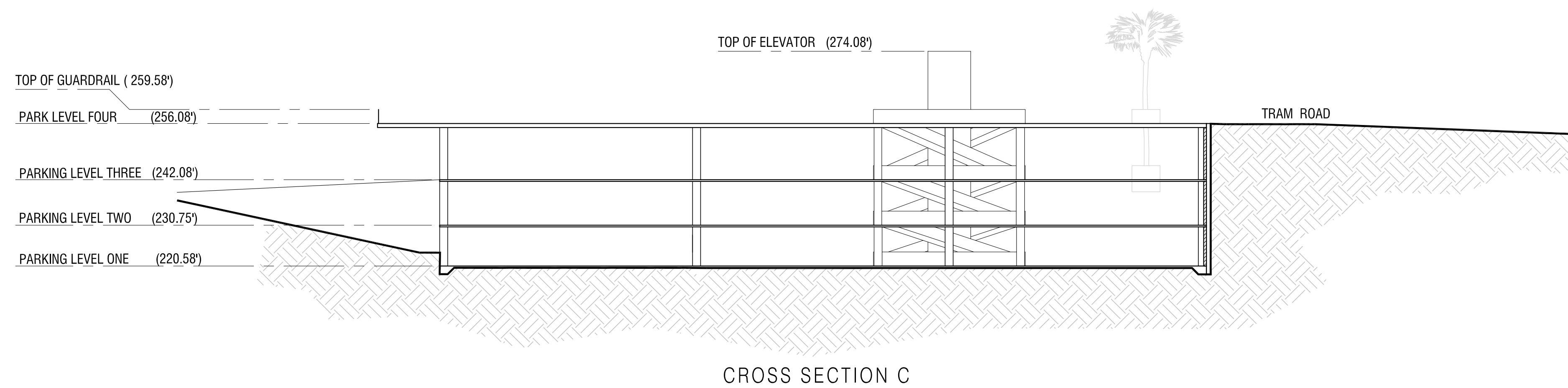
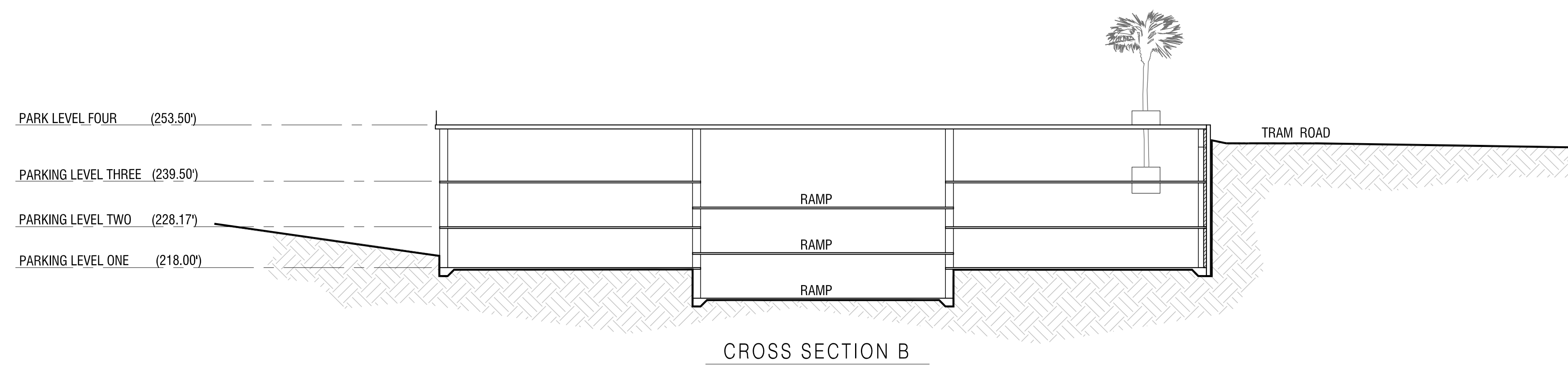
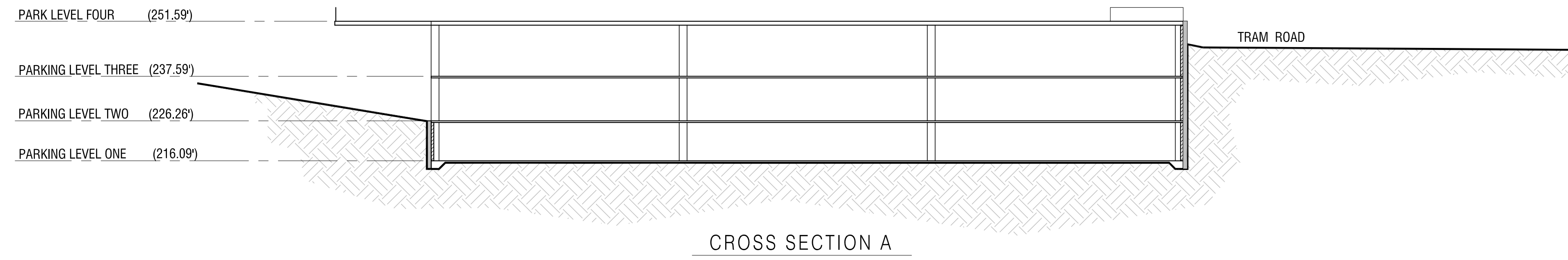


Prepared By:	Innovative Design Group	Revision 14:	_____
Name:	_____	Revision 13:	_____
Address:	17848 Sky Park Circle	Revision 12:	_____
	Irvine, CA 92614	Revision 11:	_____
Phone #:	949.263.9070	Revision 10:	_____
Project Address:	_____	Revision 9:	_____
	Plaza de Panama	Revision 8:	_____
	Balboa Park, San Diego	Revision 7:	_____
Project Name:	_____	Revision 6:	4/4/2012
	BALBOA PARK PLAZA de PANAMA	Revision 5:	3/7/2012
	Circulation and	Revision 4:	11/22/2011
	Parking Structure Project	Revision 3:	10/14/2011
	_____	Revision 2:	5/3/2011
Sheet Title:	_____	Original Date:	03/15/11
	Parking Structure	Sheet	32 of 43
	Level Four	DEP #	233958
	Plan		

BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Building Sections and East Building Elevation

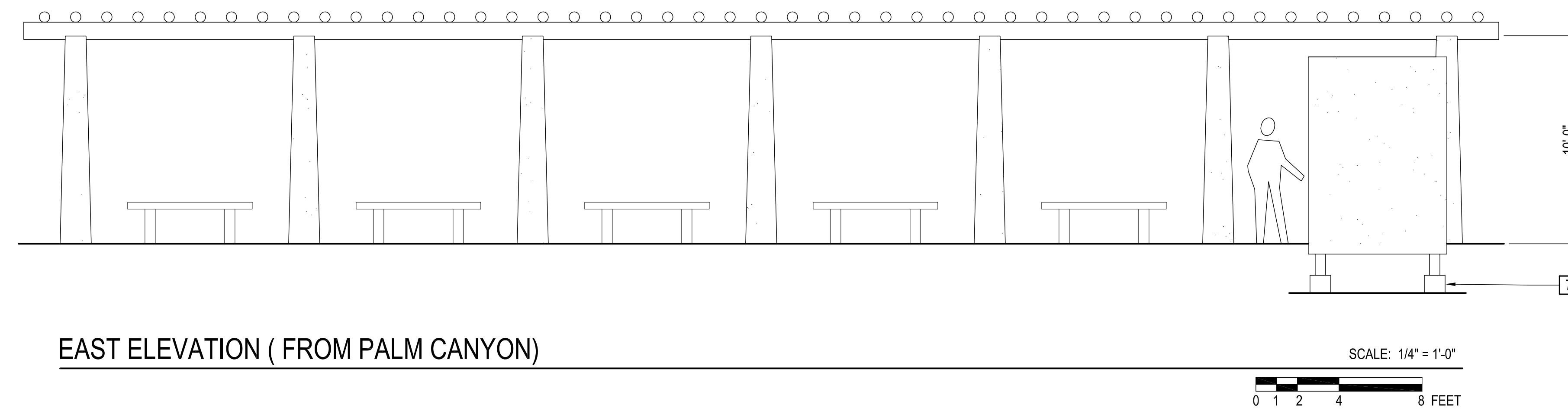
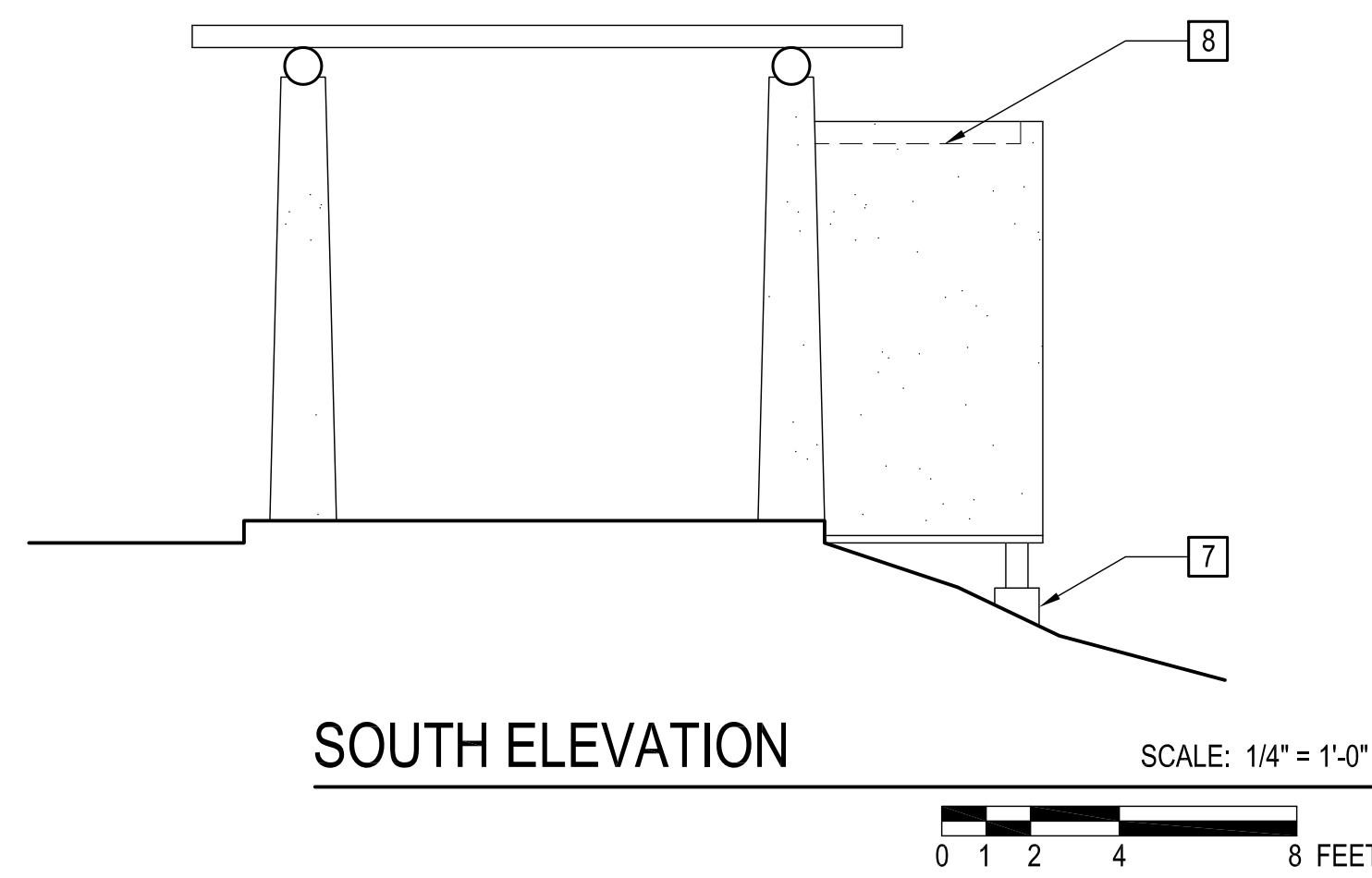
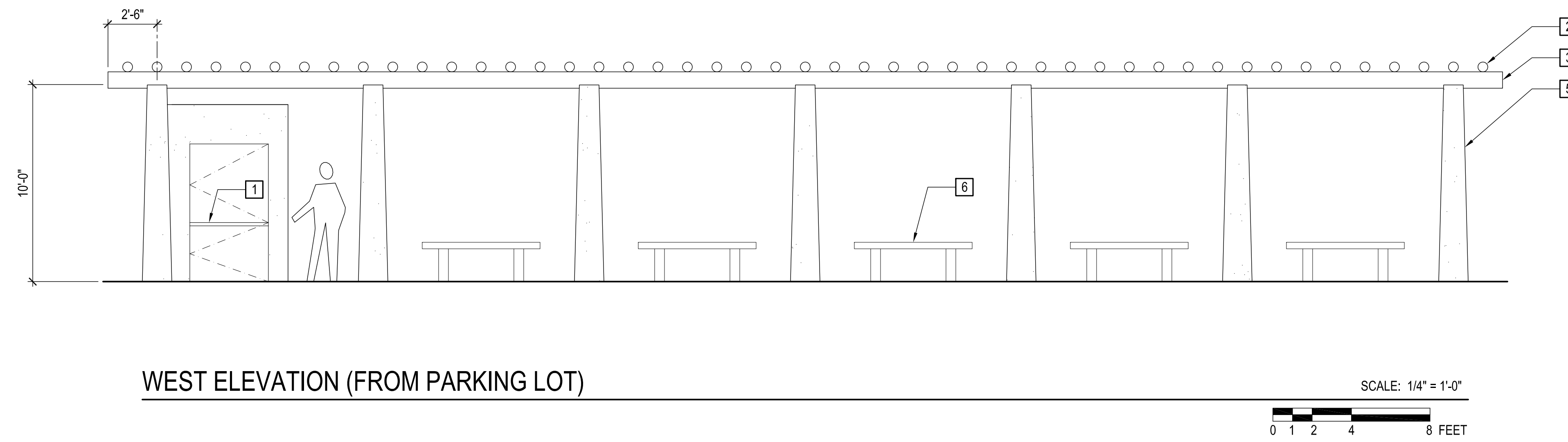
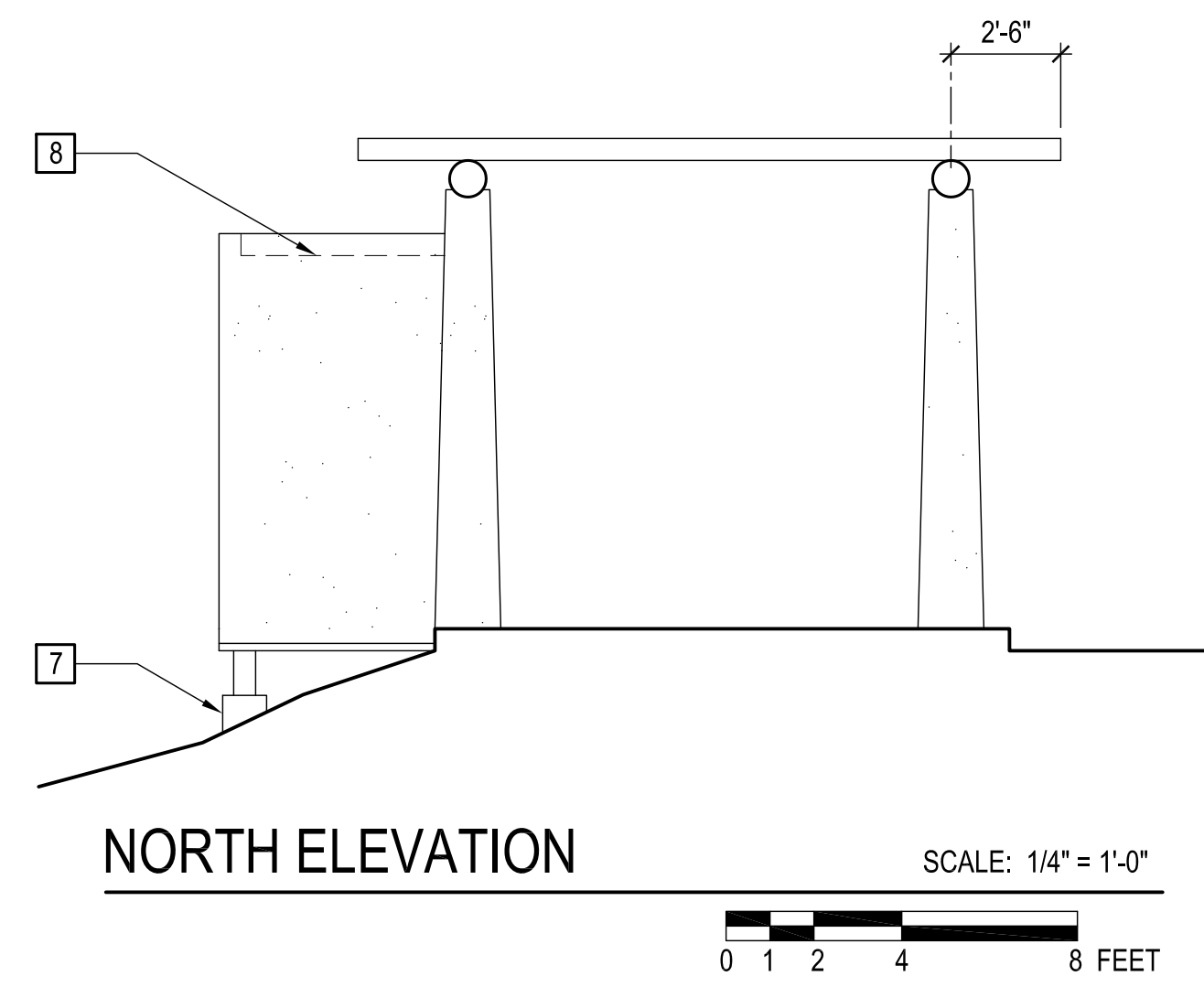


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Name: _____	Revision 13: _____
Address: 17848 Sky Park Circle	Revision 12: _____
Irvine, CA 92614	Revision 11: _____
Phone #: 949.263.9070	Revision 10: _____
Project Address: _____	Revision 9: _____
Plaza de Panama	Revision 8: _____
Balboa Park, San Diego	Revision 7: _____
Project Name: _____	Revision 6: 4/4/2012
BALBOA PARK PLAZA de PANAMA	Revision 5: 3/7/2012
Circulation and	Revision 4: 11/22/2011
Parking Structure Project	Revision 3: 10/14/2011
Sheet Title: _____	Revision 2: 5/3/2011
Parking Structure	Revision 1: _____
Building Sections and	Original Date: 03/15/11
East Building Elevation	Sheet 33 of 43
DEP # 233958	

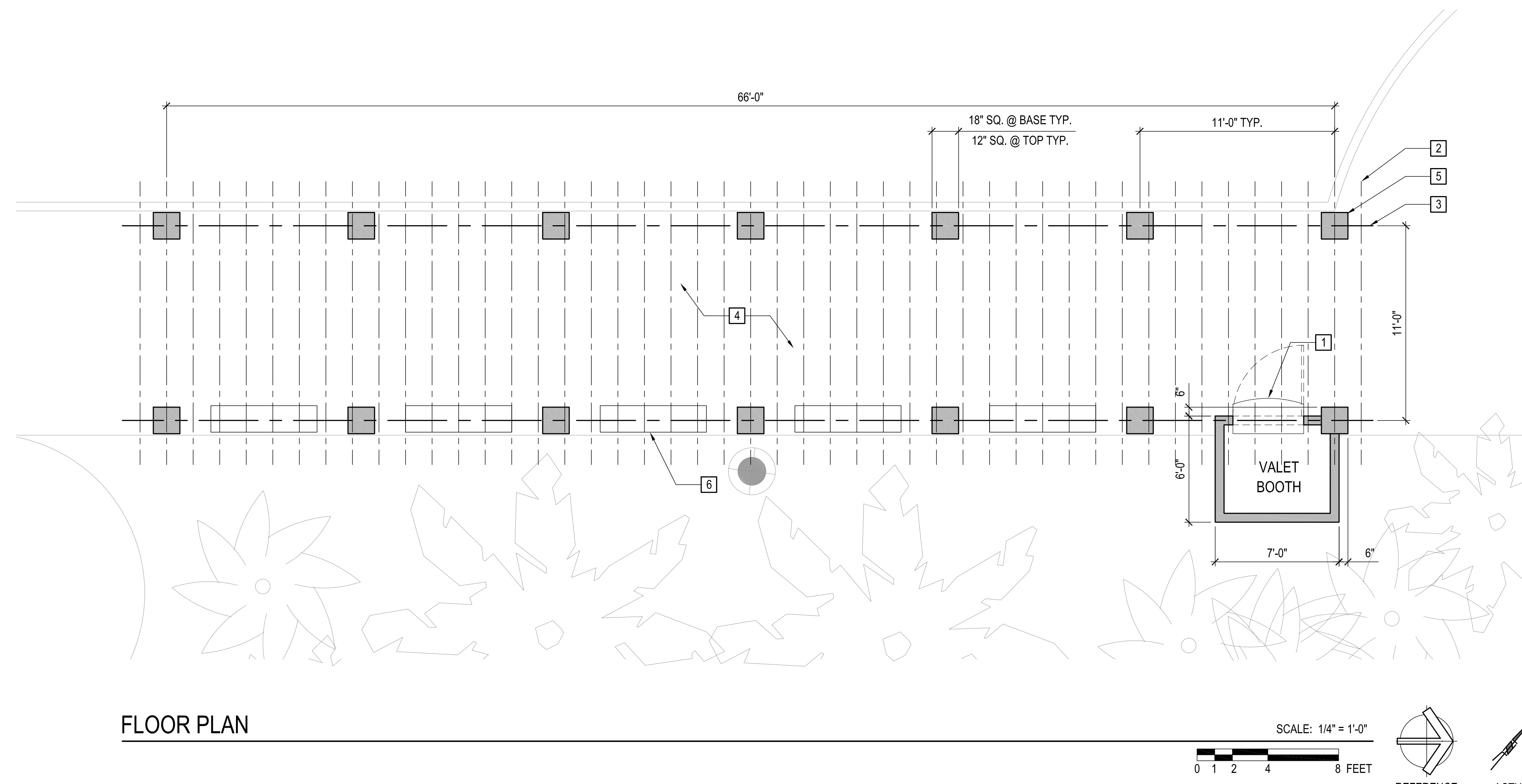
BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Valet Shelter



- KEY NOTES**
- 1 VALET COUNTER / DUTCH DOOR
 - 2 6" DIA. POLE RAFTERS @ 18" O.C.
 - 3 10" DIA. BEAM
 - 4 PEDESTRIAN PAVING
 - 5 2x FRAMED COLUMN, TEXTURED STUCCO FINISH, PAINTED.
 - 6 BENCH
 - 7 FOUNDATION PIERS, TO BE DETERMINED
 - 8 BUILT-UP ROOF

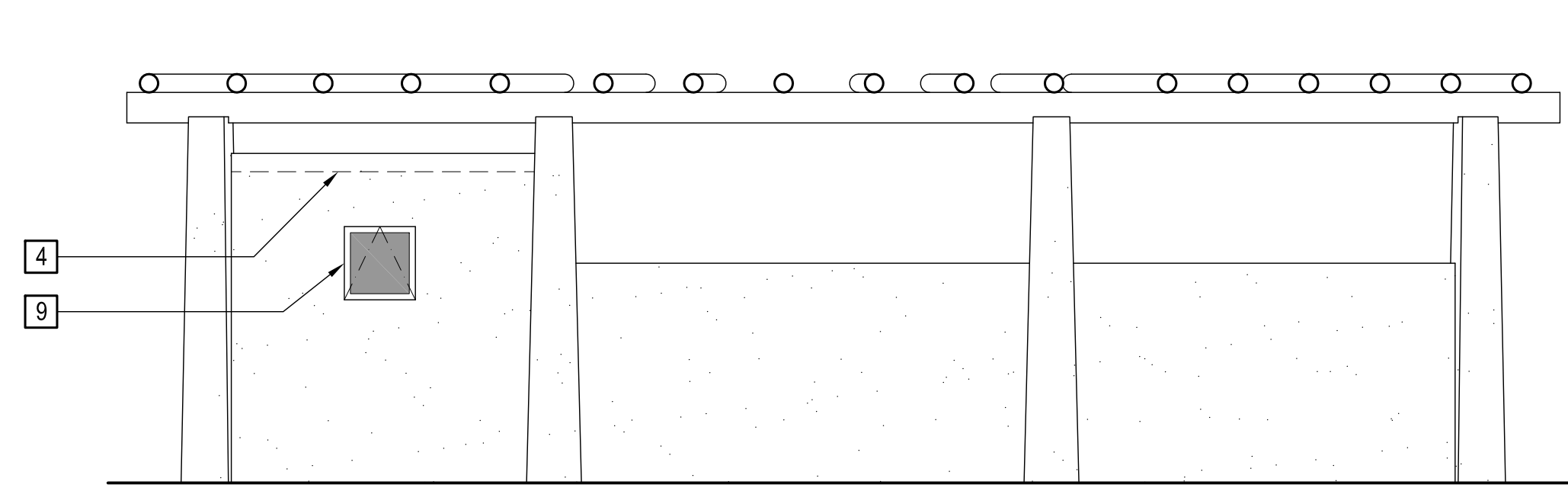


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Name: _____	Revision 13: _____
Address: 625 Broadway, Suite 800	Revision 12: _____
San Diego, CA 92101	Revision 11: _____
Phone #: (619) 239-7888	Revision 10: _____
Project Address: _____	Revision 9: _____
_____	Revision 8: _____
_____	Revision 7: _____
_____	Revision 6: 4/4/12
_____	Revision 5: 3/07/12
Project Name: BALBOA PARK PLAZA	Revision 4: 11/18/11
Plaza de Panama Circulation	Revision 3: 10/14/11
and Parking Structure Project	Revision 2: 5/03/11
Sheet Title: Valet Shelter	Original Date: 3/11/11
_____	Sheet 34 of 43
_____	DEP # 233958

BALBOA PARK PLAZA

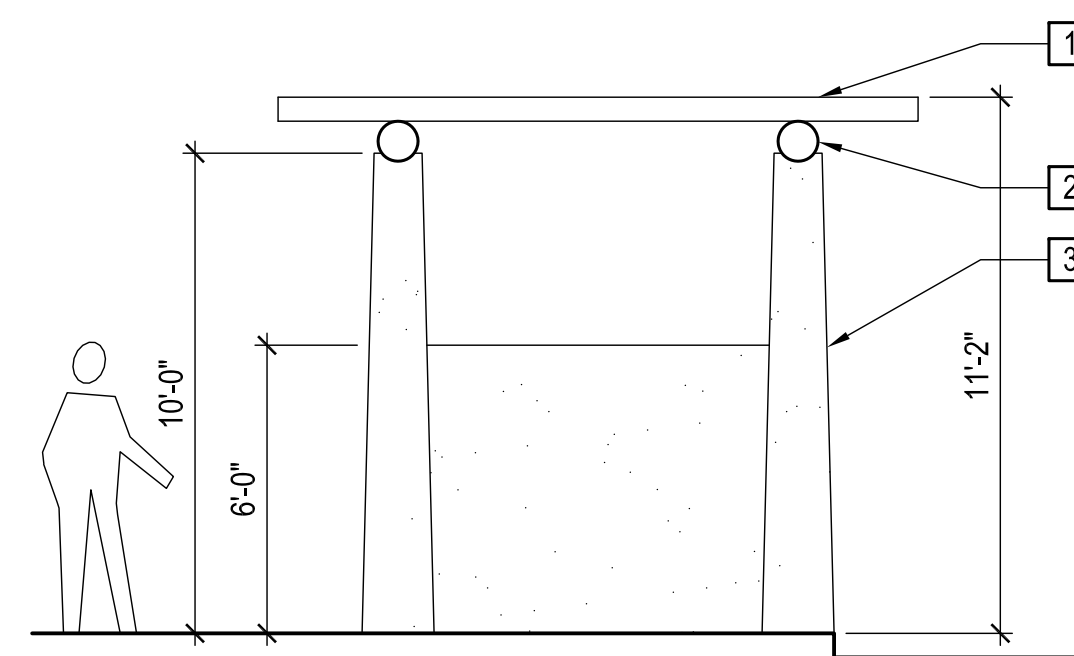
Plaza de Panama Circulation and Parking Structure Project

Restroom/Trash



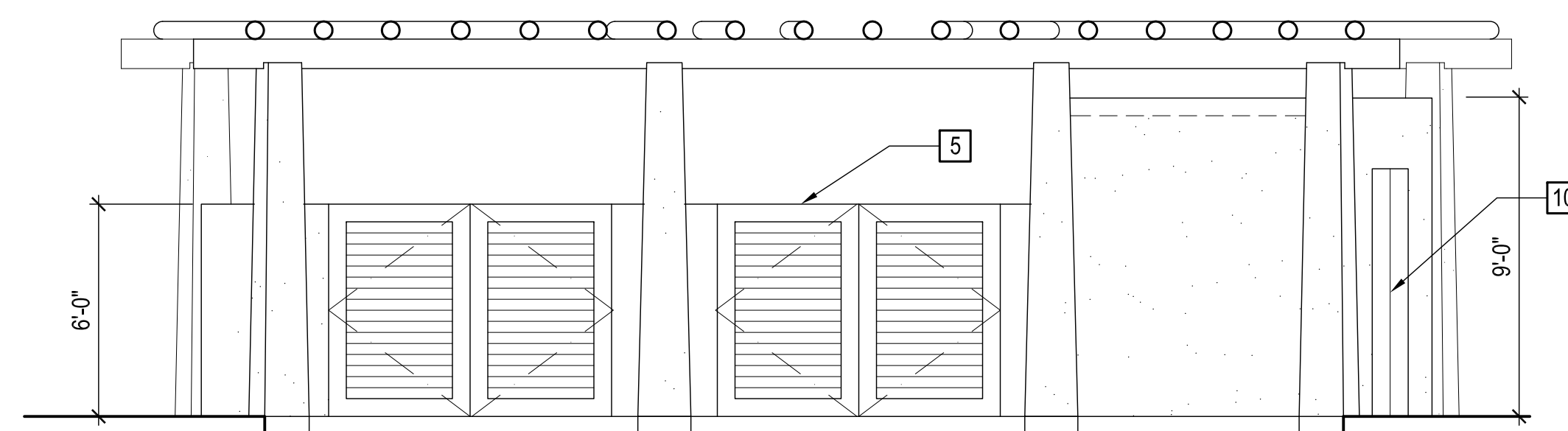
SOUTH ELEVATION

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



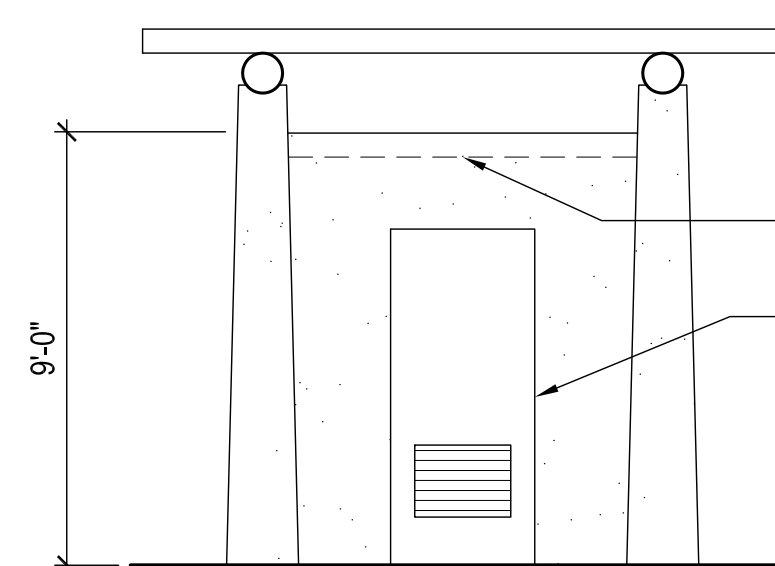
EAST ELEVATION

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



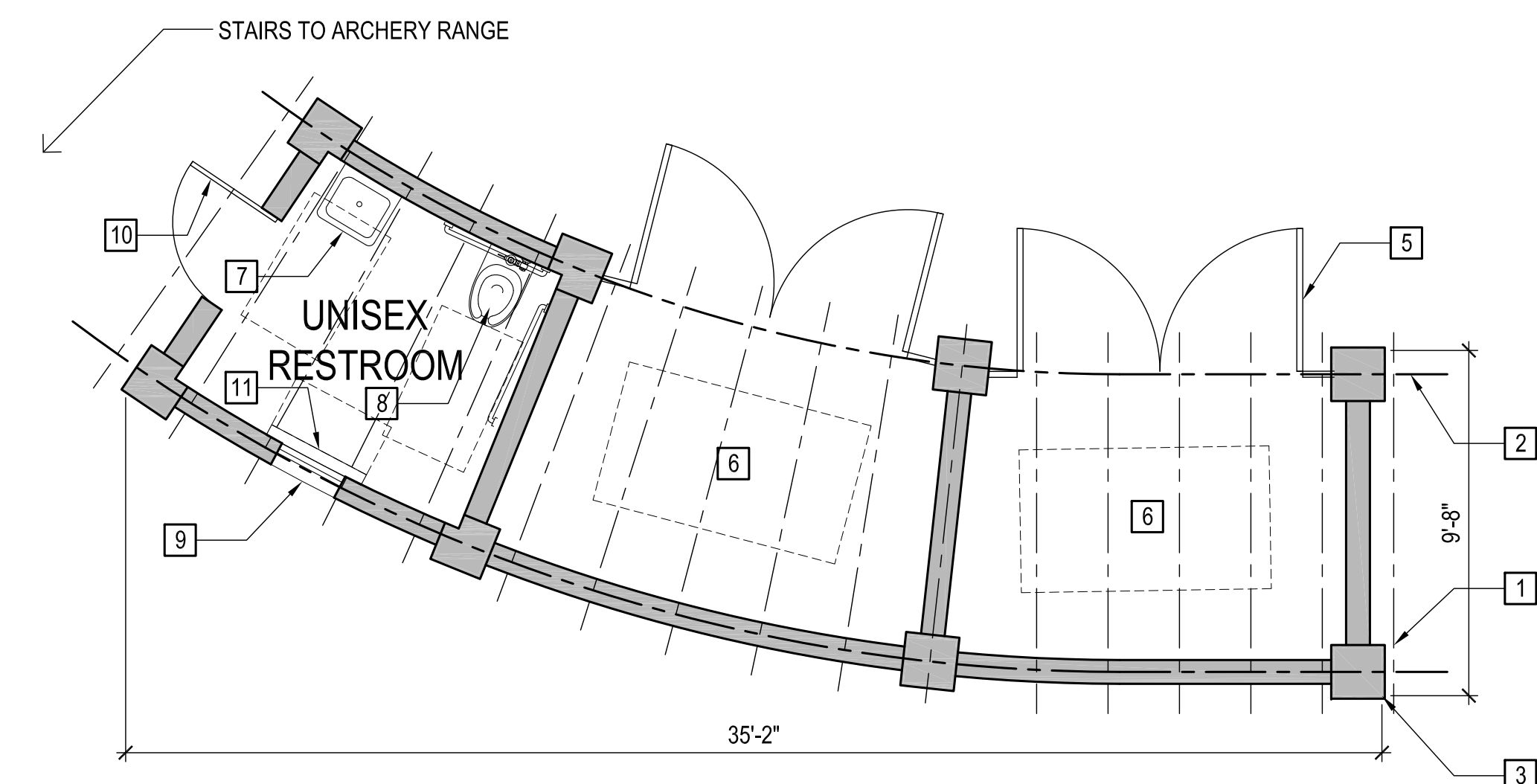
NORTH ELEVATION

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



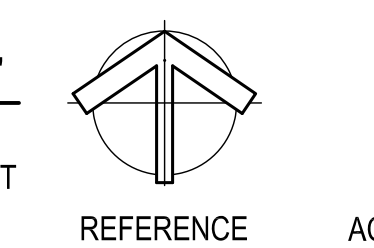
WEST ELEVATION

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



TRASH ENCLOSURE PLAN

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



KEY NOTES

- 1 6" DIA. POLE RAFTERS @ 18" O.C.
- 2 10" DIA. BEAM
- 3 2X FRAMED COLUMN, TEXTURED STUCCO FINISH, PAINTED.
- 4 BUILT-UP ROOF
- 5 METAL GATES, FACTORY FINISH
- 6 DUMPSTER
- 7 LAVATORY
- 8 WATER CLOSET
- 9 FROSTED GLASS AWNING WINDOW
- 10 METAL LOUVERED DOOR, FACTORY FINISH.
- 11 DIAPER CHANGING STATION

Prepared By: Heritage Architecture & Planning	Revision 14: _____
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Address: 625 Broadway, Suite 800	Revision 12: _____
San Diego, CA 92101	Revision 11: _____
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Project Address: _____	Revision 9: _____
_____	Revision 8: _____
_____	Revision 7: _____
_____	Revision 6: _____
_____	Revision 5: 4/4/12
Project Name: BALBOA PARK PLAZA	Revision 4: 3/07/12
Plaza de Panama Circulation	Revision 3: 11/18/11
and Parking Structure Project	Revision 2: 10/14/11
_____	Revision 1: 5/03/11
Sheet Title: Restroom/Trash	Original Date: 3/11/11
_____	Sheet 35 of 43
_____	DEP # 233958

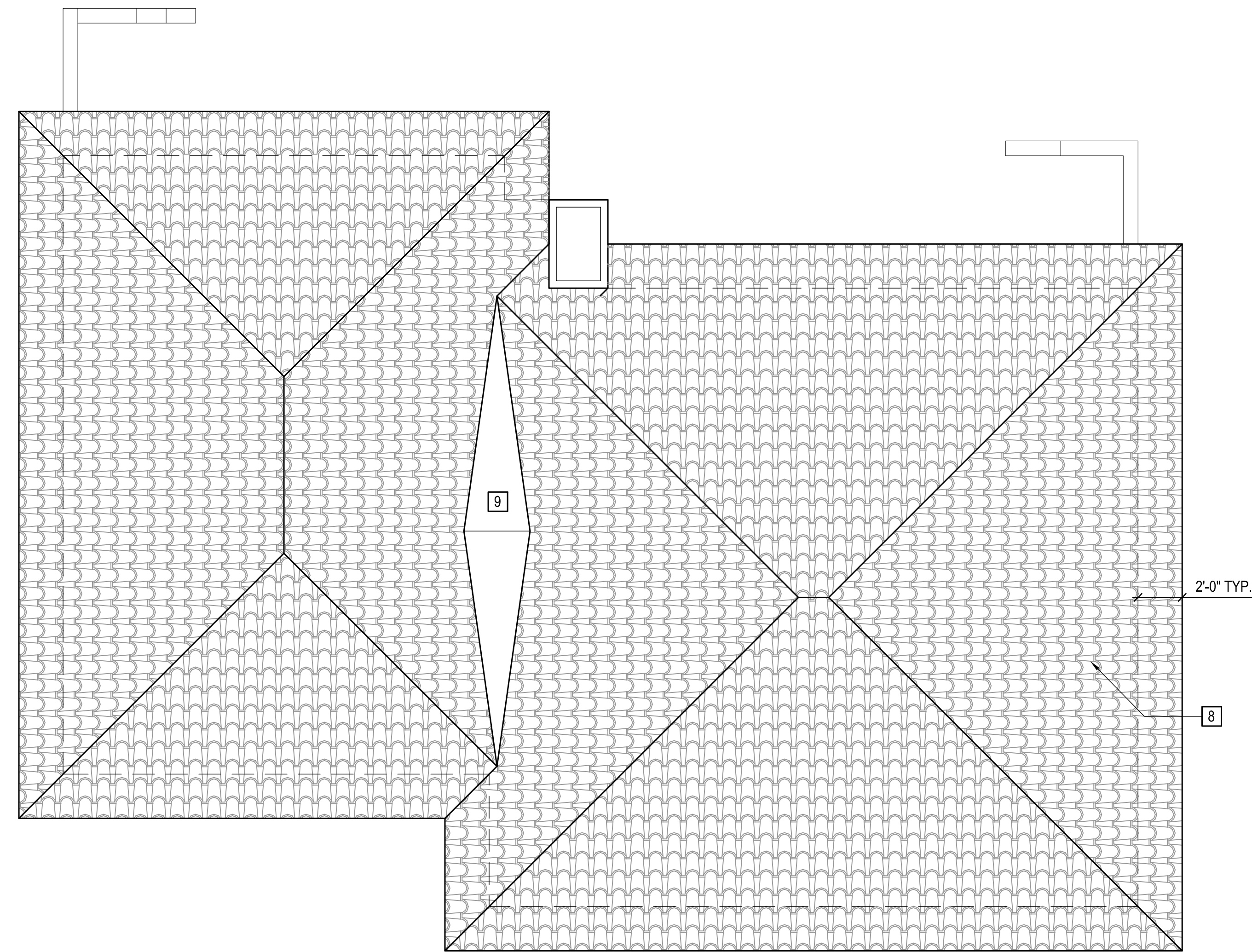
BALBOA PARK PLAZA

Plaza de Panama Circulation and Parking Structure Project

Comfort Station/Restroom

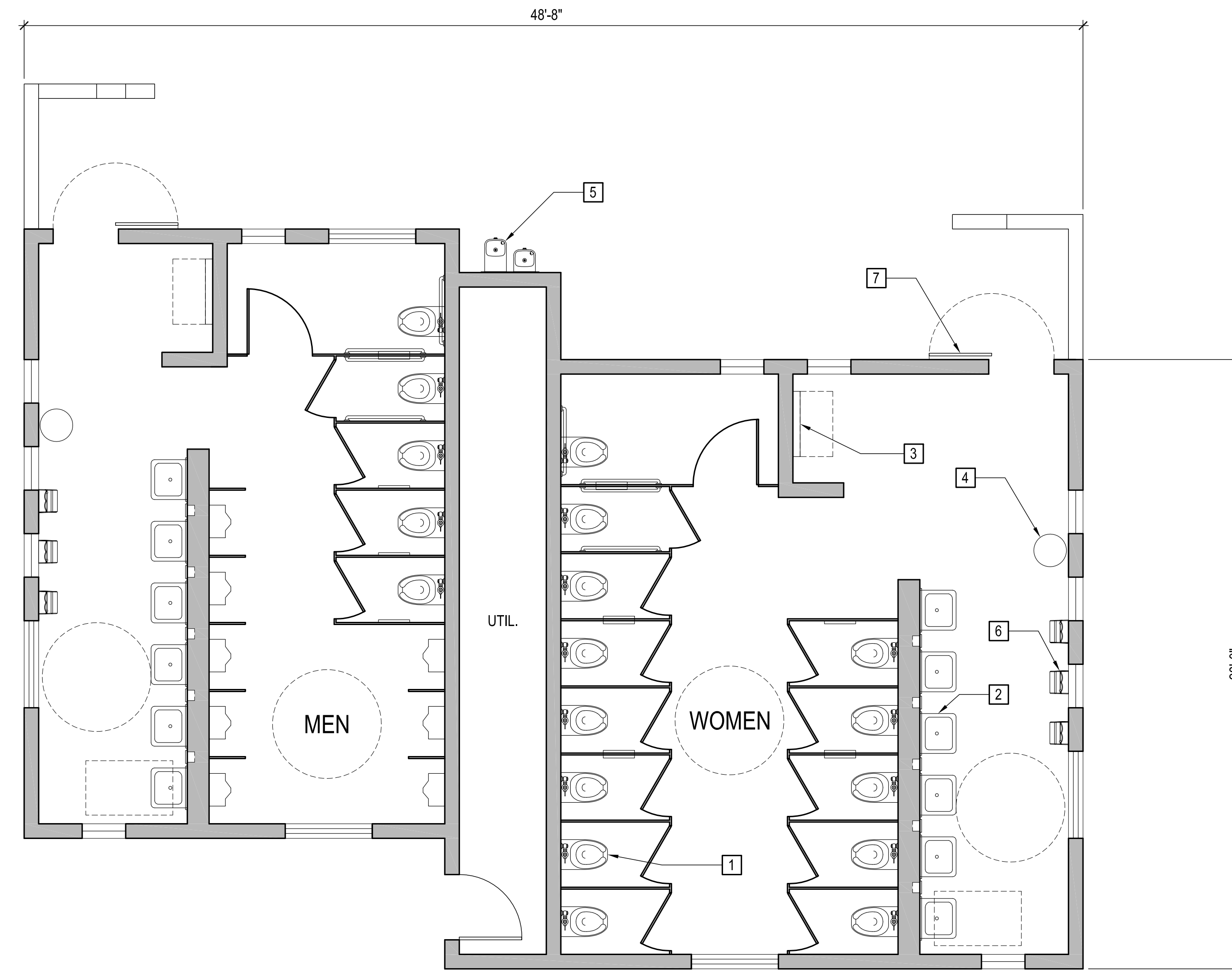
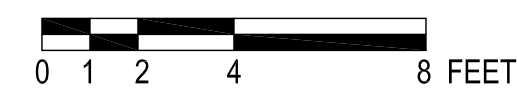
KEY NOTES

- 1 WATER CLOSET
- 2 LAVATORY
- 3 DIAPER CHANGING STATION
- 4 TRASH RECEPTACLE
- 5 DRINKING FOUNTAIN
- 6 HAND DRYER
- 7 DECORATIVE WROUGHT IRON GATE, POWDER-COATED
- 8 CLAY MISSION TILE ROOF
- 9 ROOF CRICKET



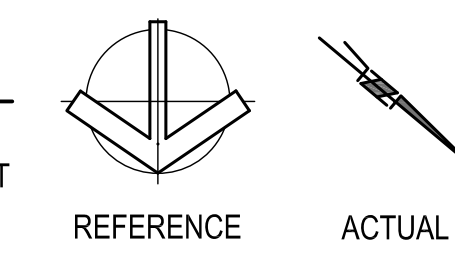
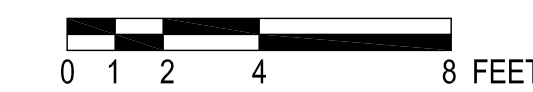
ROOF PLAN

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



FLOOR PLAN

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

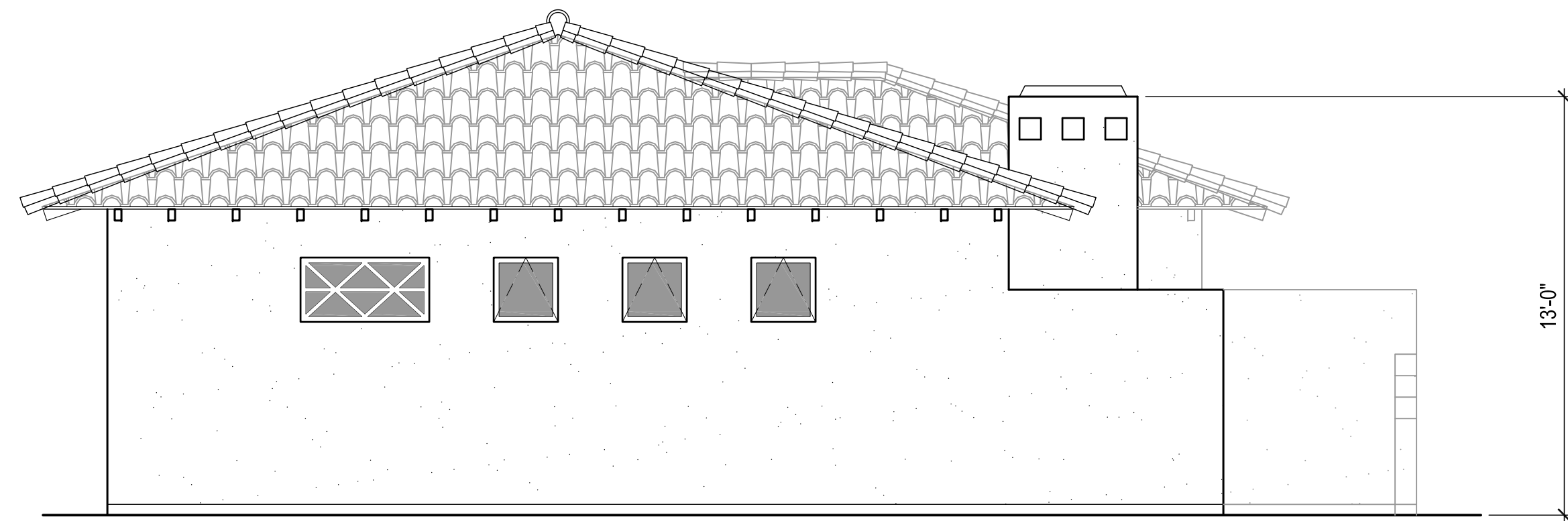


Prepared By:	Heritage Architecture & Planning	Revision 14:	_____
Name:	_____	Revision 13:	_____
Address:	625 Broadway, Suite 800	Revision 12:	_____
	San Diego, CA 92101	Revision 11:	_____
Phone #:	(619) 239-7888	Revision 10:	_____
Project Address:	_____	Revision 9:	_____
	_____	Revision 8:	_____
	_____	Revision 7:	_____
	_____	Revision 6:	4/4/12
	_____	Revision 5:	3/07/12
Project Name:	BALBOA PARK PLAZA	Revision 4:	11/18/11
	Plaza de Panama Circulation	Revision 3:	10/14/11
	and Parking Structure Project	Revision 2:	5/03/11
Sheet Title:	_____	Original Date:	3/11/11
	Comfort Station/Restroom-	Sheet	36 of 43
	Floor and Roof Plan	DEP #	233958

BALBOA PARK PLAZA

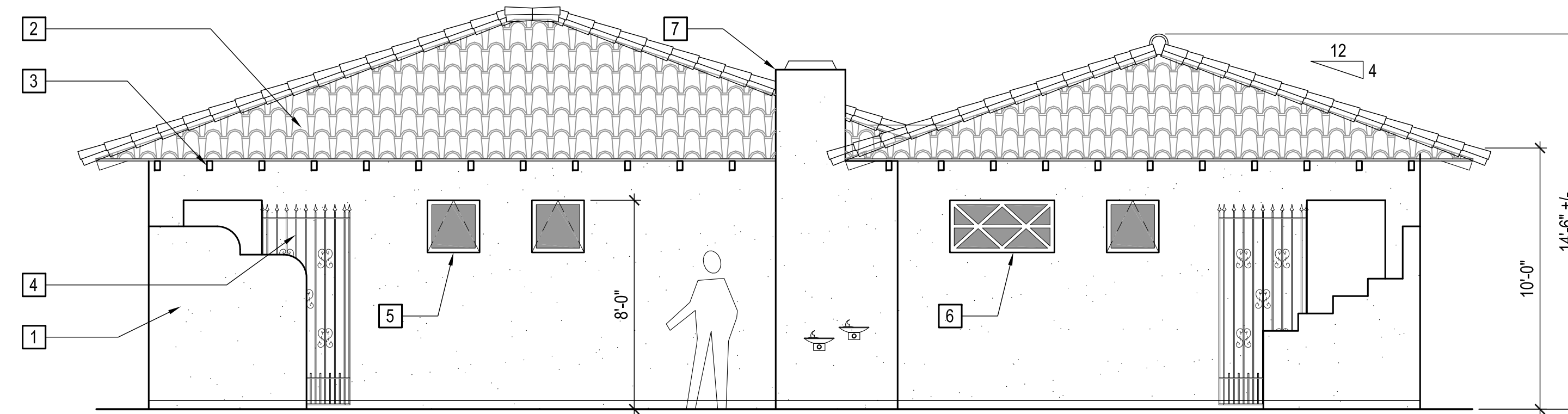
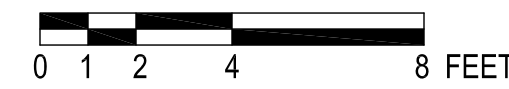
Plaza de Panama Circulation and Parking Structure Project

Comfort Station/Restroom



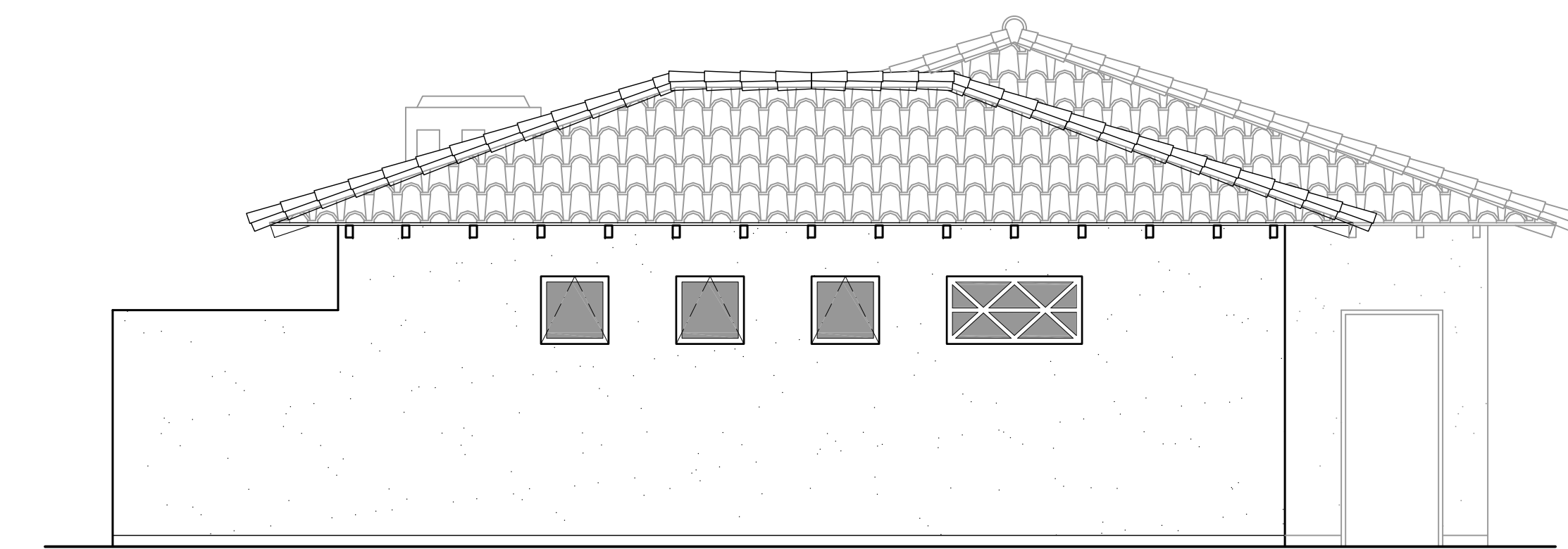
WEST ELEVATION

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



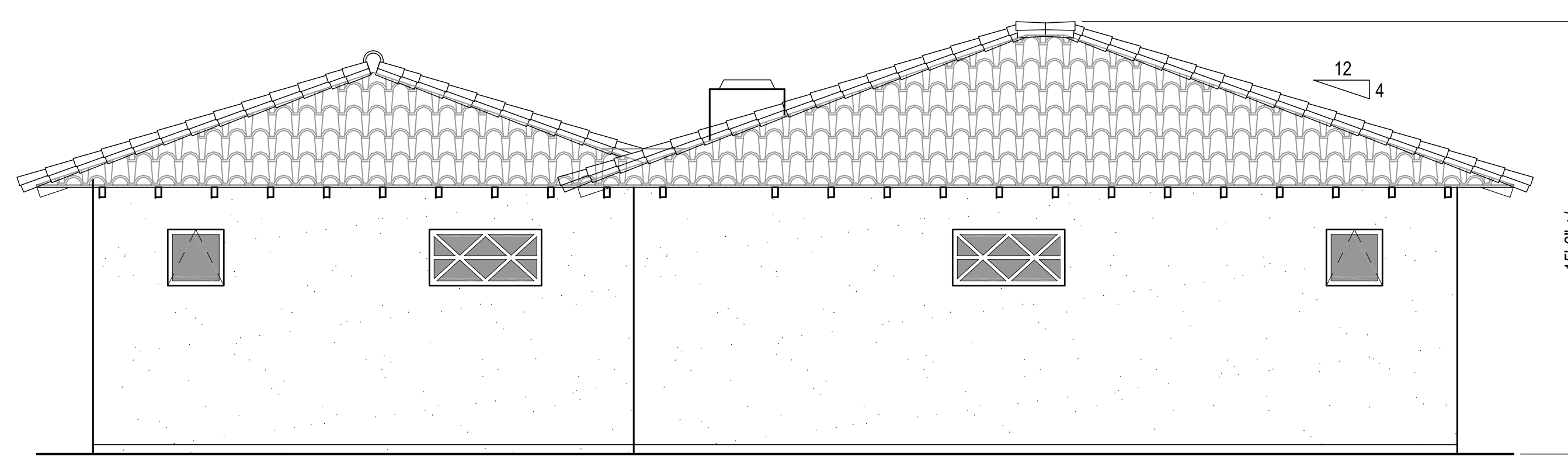
SOUTH ELEVATION

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



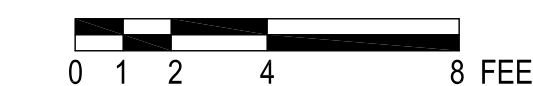
EAST ELEVATION

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



NORTH ELEVATION

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



KEY NOTES

- 1 TEXTURED STUCCO FINISH, PAINTED.
- 2 CLAY MISSION TILE ROOF.
- 3 EXPOSED WOOD RAFTER TAILS, OPAQUE STAIN.
- 4 DECORATIVE WROUGHT IRON GATE, PAINTED.
- 5 FROSTED GLASS AWNING WINDOW.
- 6 CAST CONCRETE GRILLE WITH FROSTED GLASS AT INTERIOR
- 7 VENT CHIMNEY

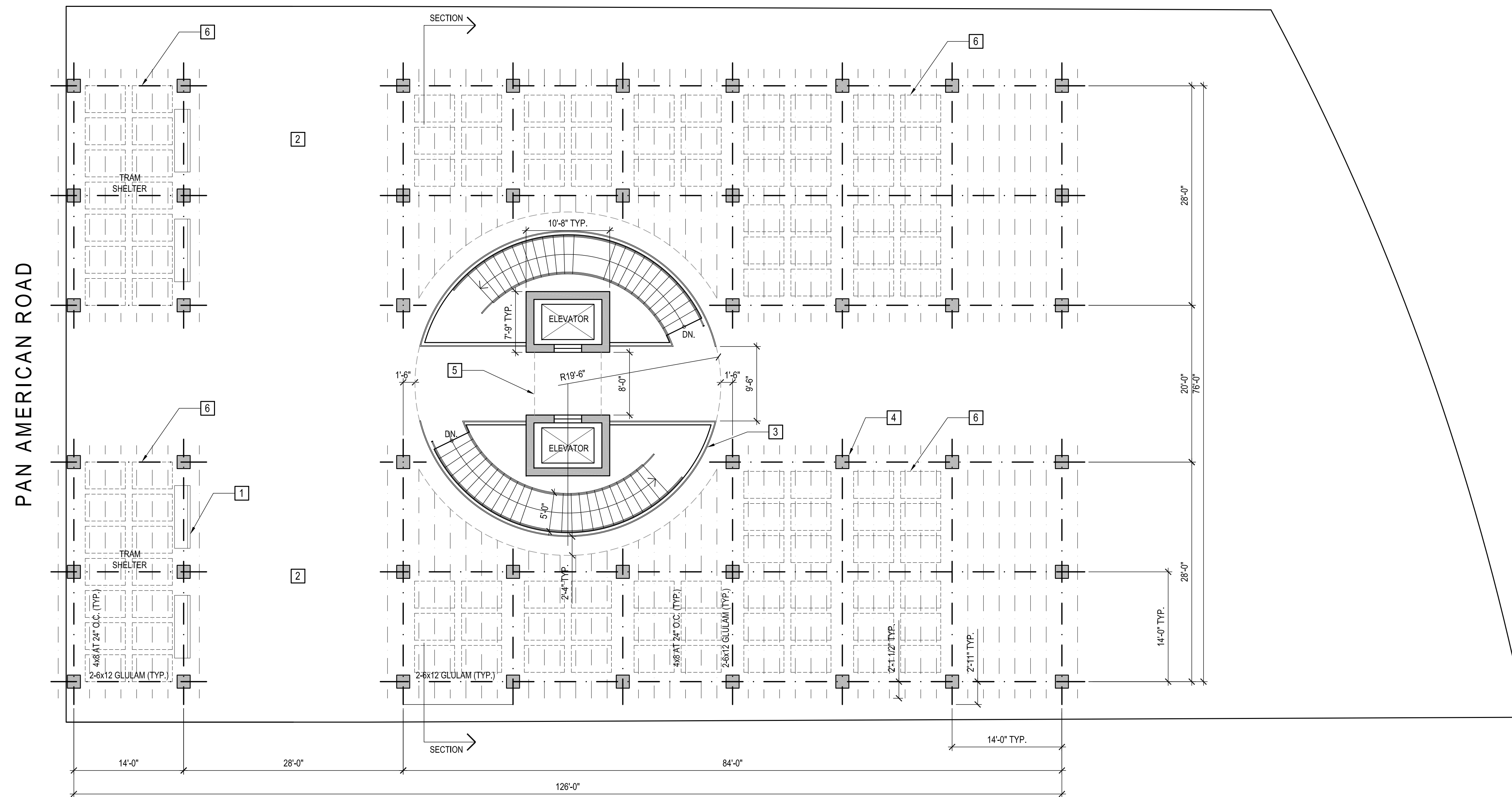
Prepared By:	Heritage Architecture & Planning	Revision 14:	_____
Name:	_____	Revision 13:	_____
Address:	625 Broadway, Suite 800	Revision 12:	_____
	San Diego, CA 92101	Revision 11:	_____
Phone #:	(619) 239-7888	Revision 10:	_____
Project Address:	_____	Revision 9:	_____
	_____	Revision 8:	_____
	_____	Revision 7:	_____
	_____	Revision 6:	4/4/12
	_____	Revision 5:	3/07/12
Project Name:	BALBOA PARK PLAZA	Revision 4:	11/18/11
	Plaza de Panama Circulation	Revision 3:	10/14/11
	and Parking Structure Project	Revision 2:	5/03/11
Sheet Title:	Comfort Station/Restroom- Elevations	Original Date:	3/11/11
	_____	Sheet	37 of 43
	_____	DEP #	233958

BALBOA PARK PLAZA

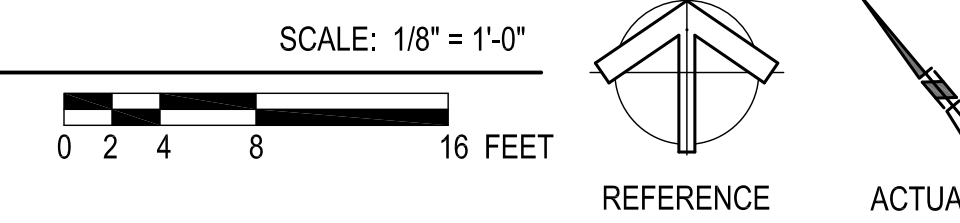
*Plaza de Panama Circulation
and Parking Structure Project*
Parking Core/Tram & Picnic Shelters

KEY NOTES

- 1 WOOD BENCH
- 2 PEDESTRIAN PAVING
- 3 STEEL POWDER COATED GUARDRAIL
- 4 2x FRAMED COLUMN, TEXTURED STUCCO FINISH, PAINTED.
- 5 LINE OF CANOPY ABOVE.
- 6 3'x5' SOLAR PANELS ABOVE, SHOWN DASHED.



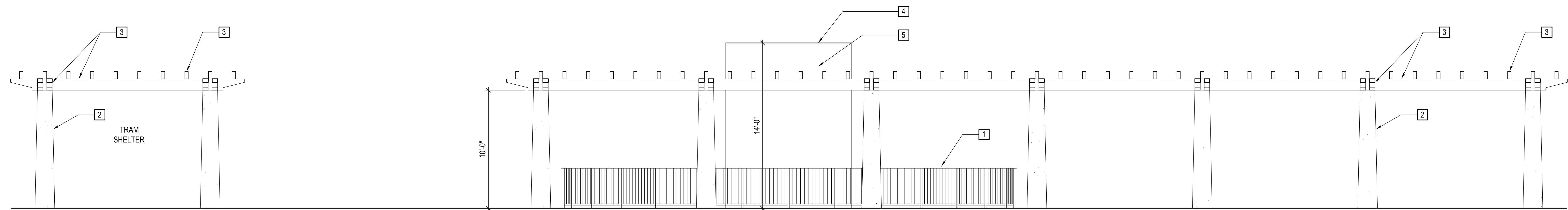
FLOOR PLAN



Prepared By:	Heritage Architecture & Planning	Revision 14:	_____
Name:	_____	Revision 13:	_____
Address:	625 Broadway, Suite 800	Revision 12:	_____
	San Diego, CA 92101	Revision 11:	_____
Phone #:	(619) 239-7888	Revision 10:	_____
Project Address:	_____	Revision 9:	_____
	_____	Revision 8:	_____
	_____	Revision 7:	_____
	_____	Revision 6:	4/4/12
	_____	Revision 5:	3/07/12
Project Name:	BALBOA PARK PLAZA	Revision 4:	11/18/11
	Plaza de Panama Circulation	Revision 3:	10/14/11
	and Parking Structure Project	Revision 2:	5/03/11
	_____	Revision 1:	_____
Sheet Title:	Parking Core/Tram & Picnic Shelters - Floor Plan	Original Date:	3/11/11
	_____	Sheet	38 of 43
	_____	DEP #	233958

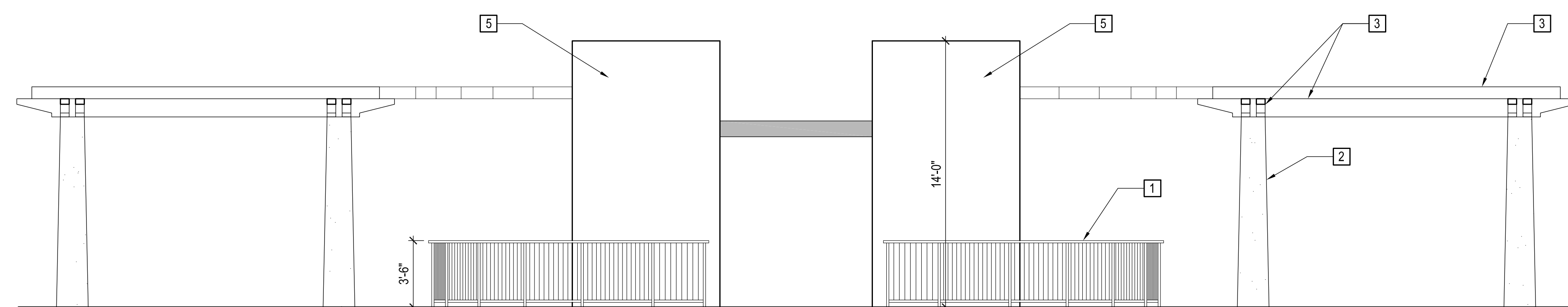
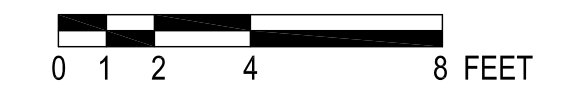
BALBOA PARK PLAZA

*Plaza de Panama Circulation
and Parking Structure Project*
Parking Core/Tram & Picnic Shelters



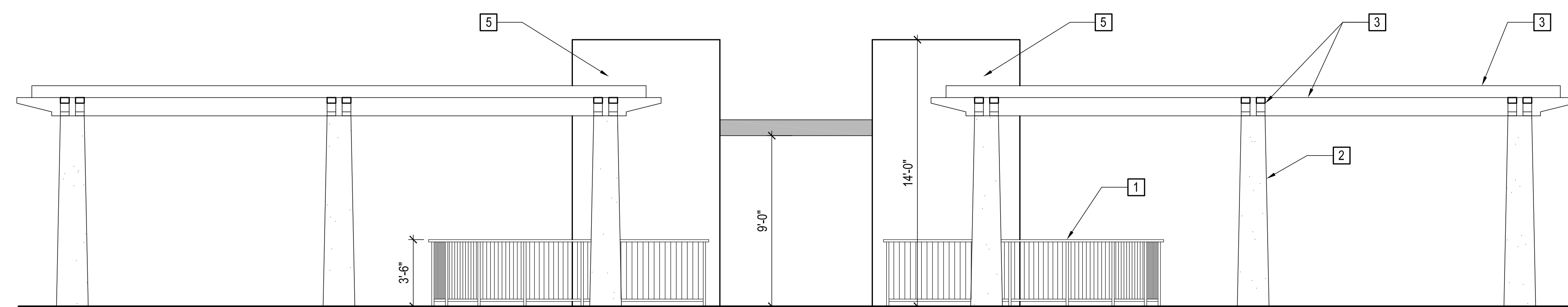
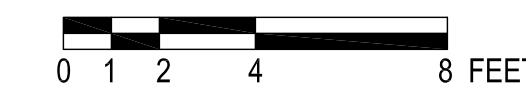
SOUTH ELEVATION (NORTH SIM.)

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



WEST ELEVATION / SECTION

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



WEST ELEVATION

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



KEY NOTES

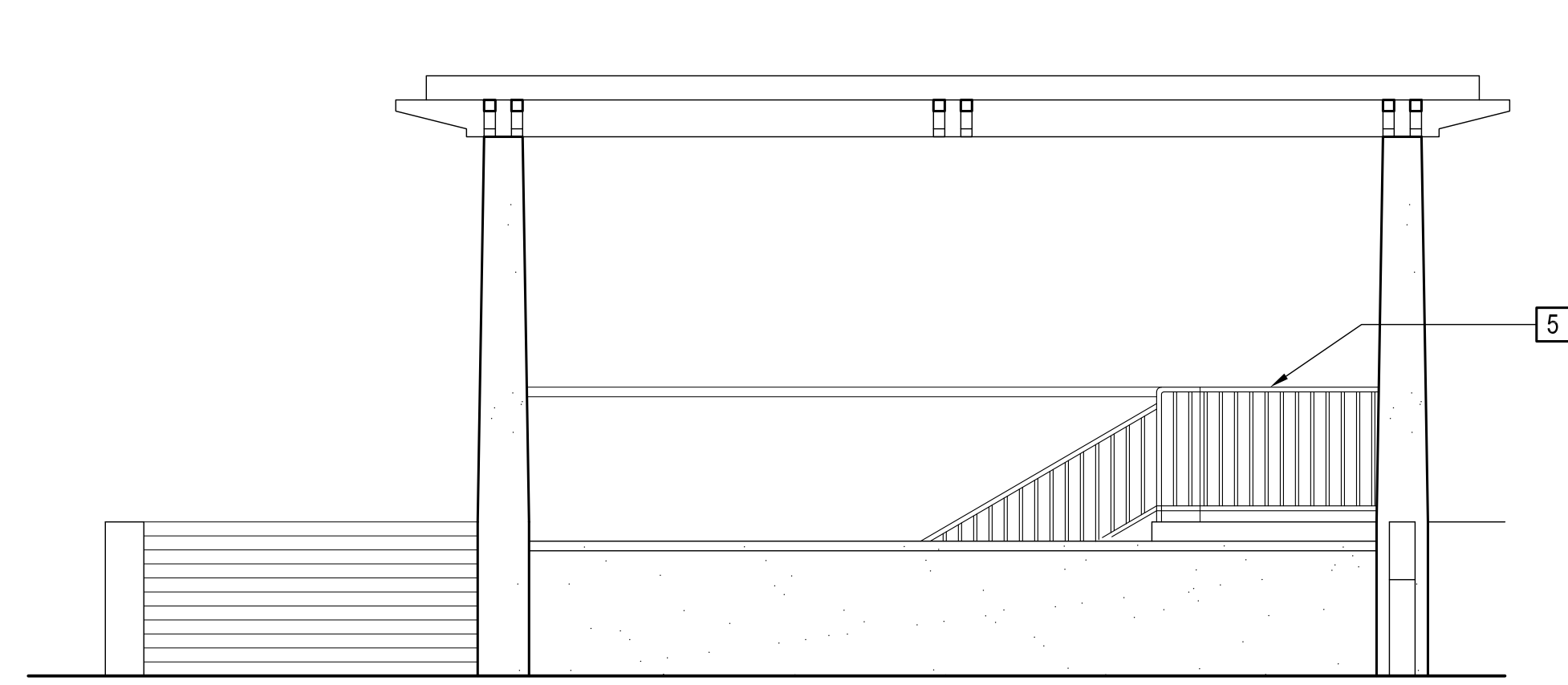
- 1 STEEL POWDER COATED GUARDRAIL
- 2 TEXTURED STUCCO FINISH, PAINTED.
- 3 DOUGLAS FIR WITH OPAQUE STAIN.
- 4 FLAT BUILT-UP ROOFING
- 5 DECORATIVE PERFORATED METAL SCREEN CLADDING OVER FROSTED GLASS ELEVATOR SHAFT.

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Project Address: _____	Revision 9: _____
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_____	Revision 5: 4/4/12
Project Name: BALBOA PARK PLAZA	Revision 4: 3/07/12
Plaza de Panama Circulation	Revision 3: 11/18/11
and Parking Structure Project	Revision 2: 10/14/11
_____	Revision 1: 5/03/11
Sheet Title: Parking Core/Tram & Picnic Shelters - Elevations	Original Date: 3/11/11
_____	Sheet 39 of 43
_____	DEP # 233958

BALBOA PARK PLAZA

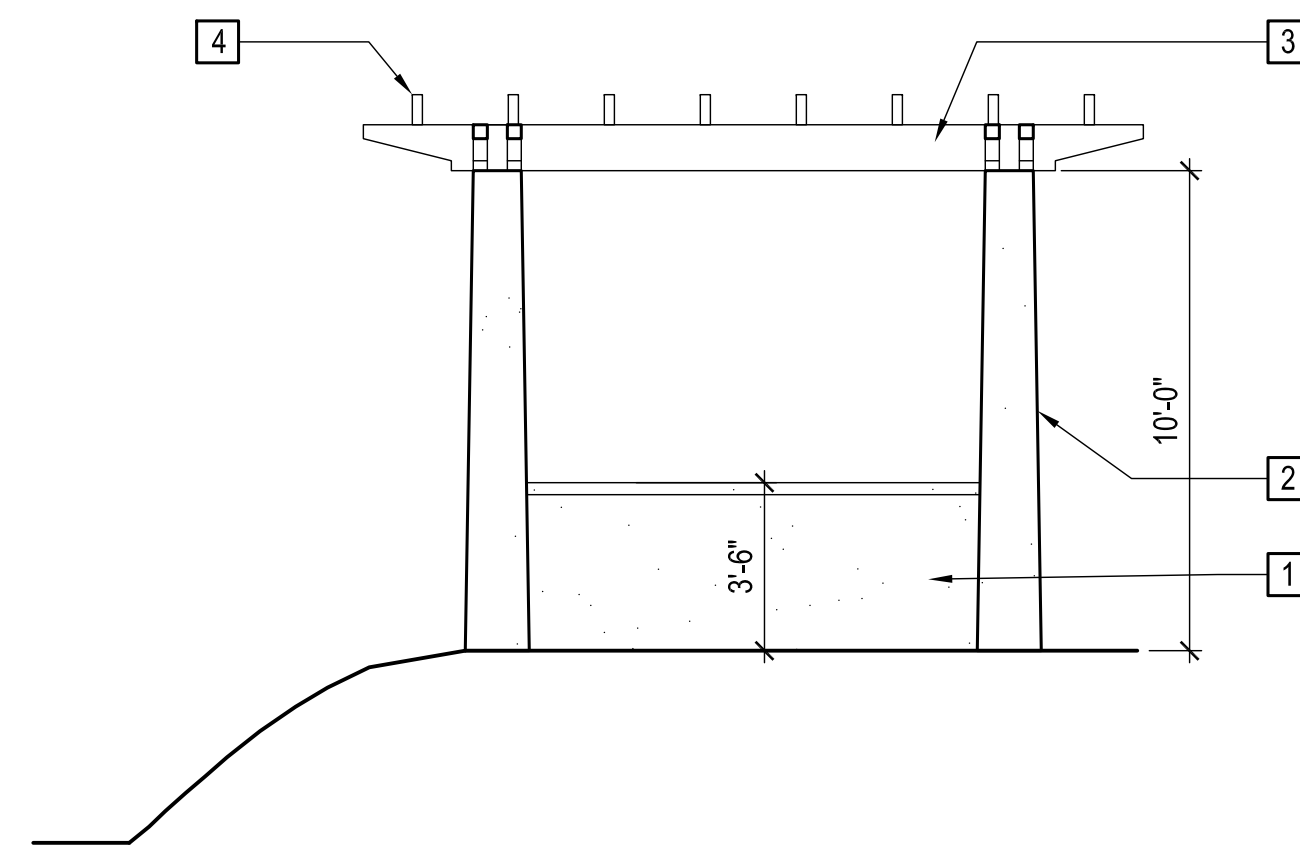
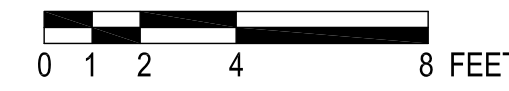
Plaza de Panama Circulation and Parking Structure Project

Stairwells



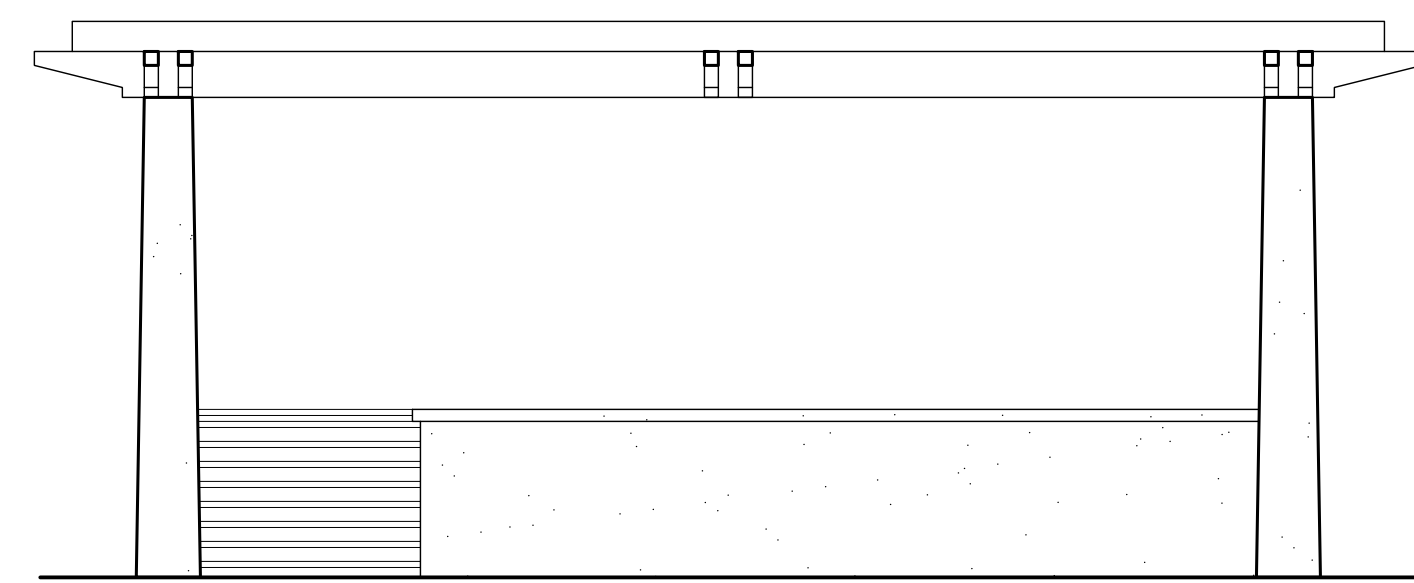
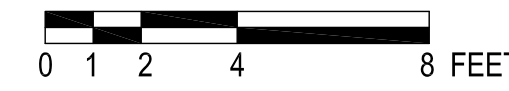
SOUTH ELEVATION

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



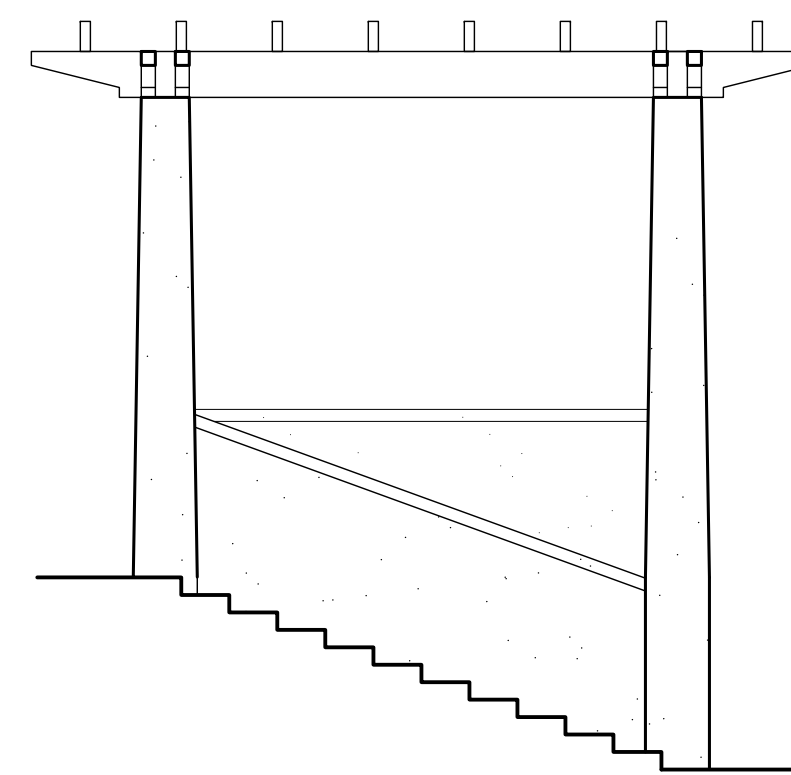
EAST ELEVATION

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



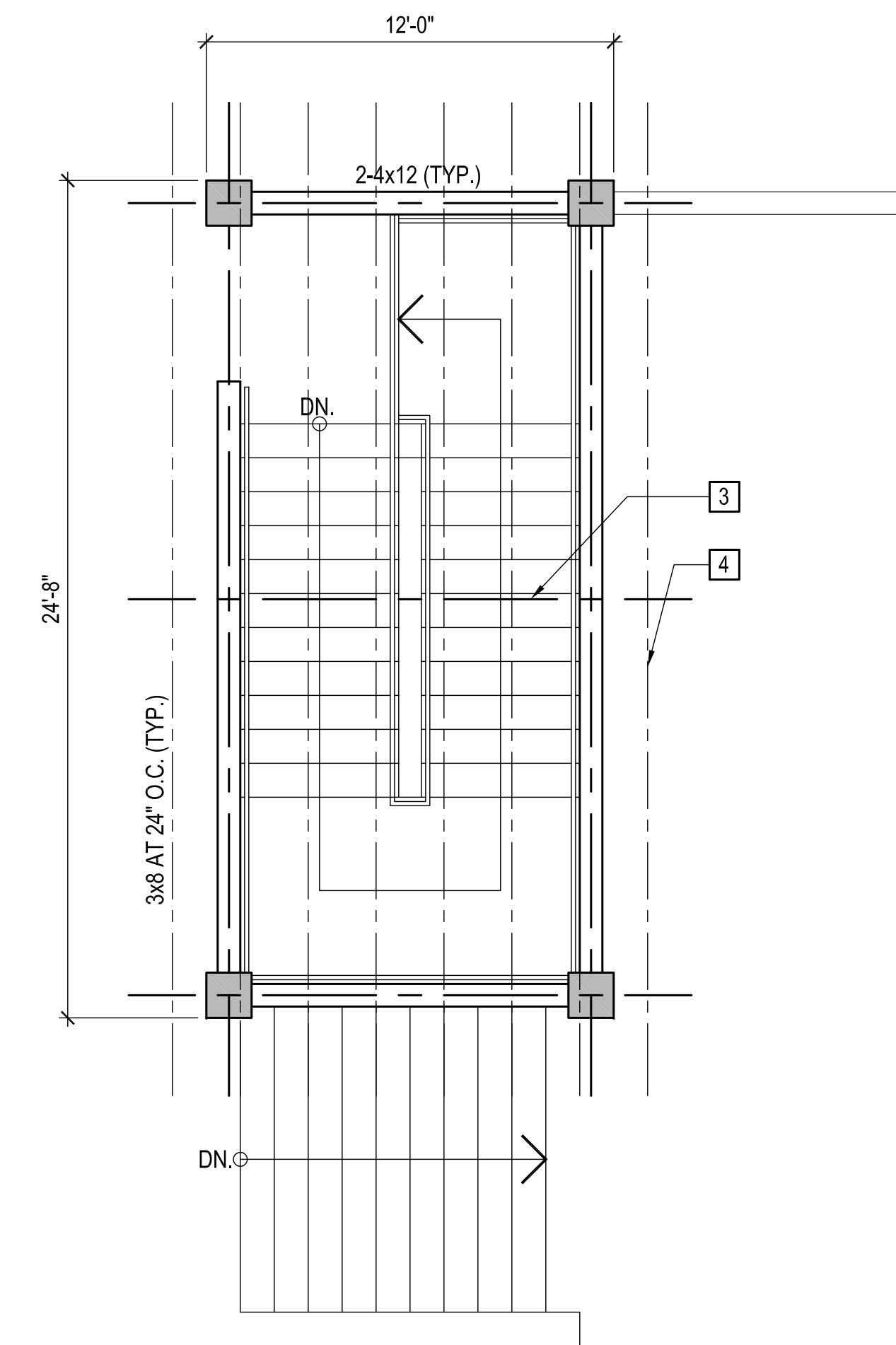
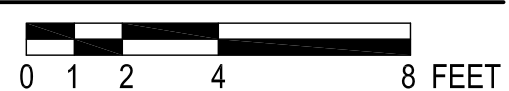
NORTH ELEVATION

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



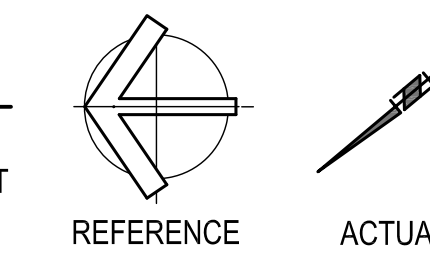
WEST ELEVATION

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



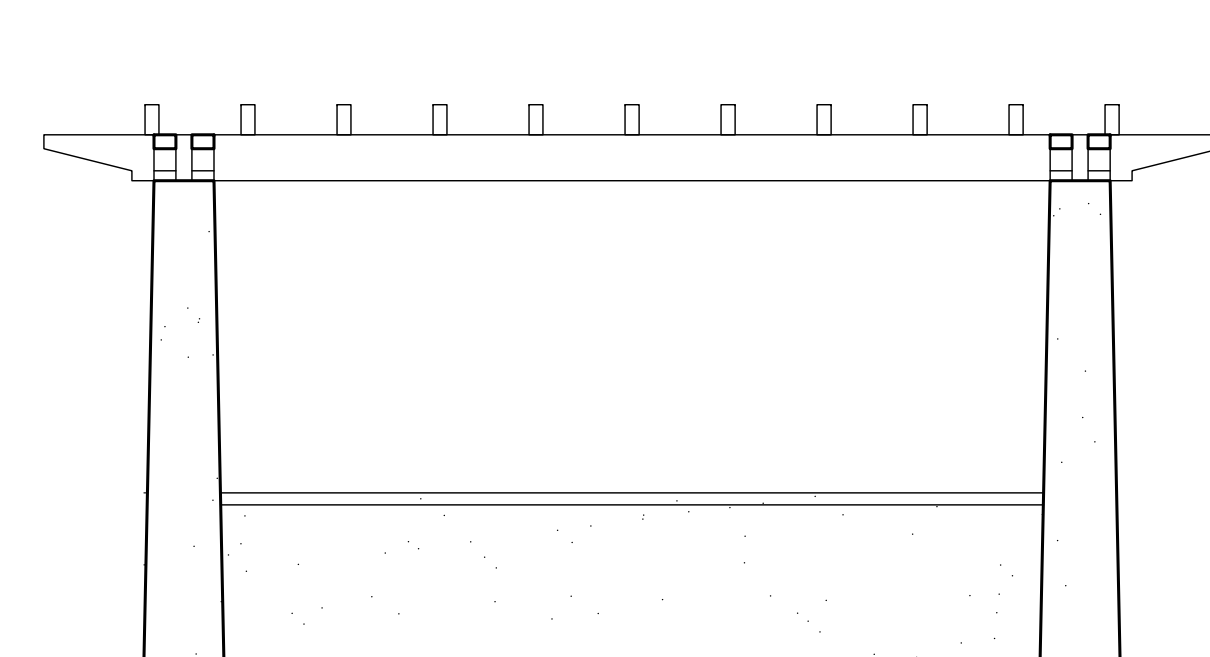
STAIRWELL A

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



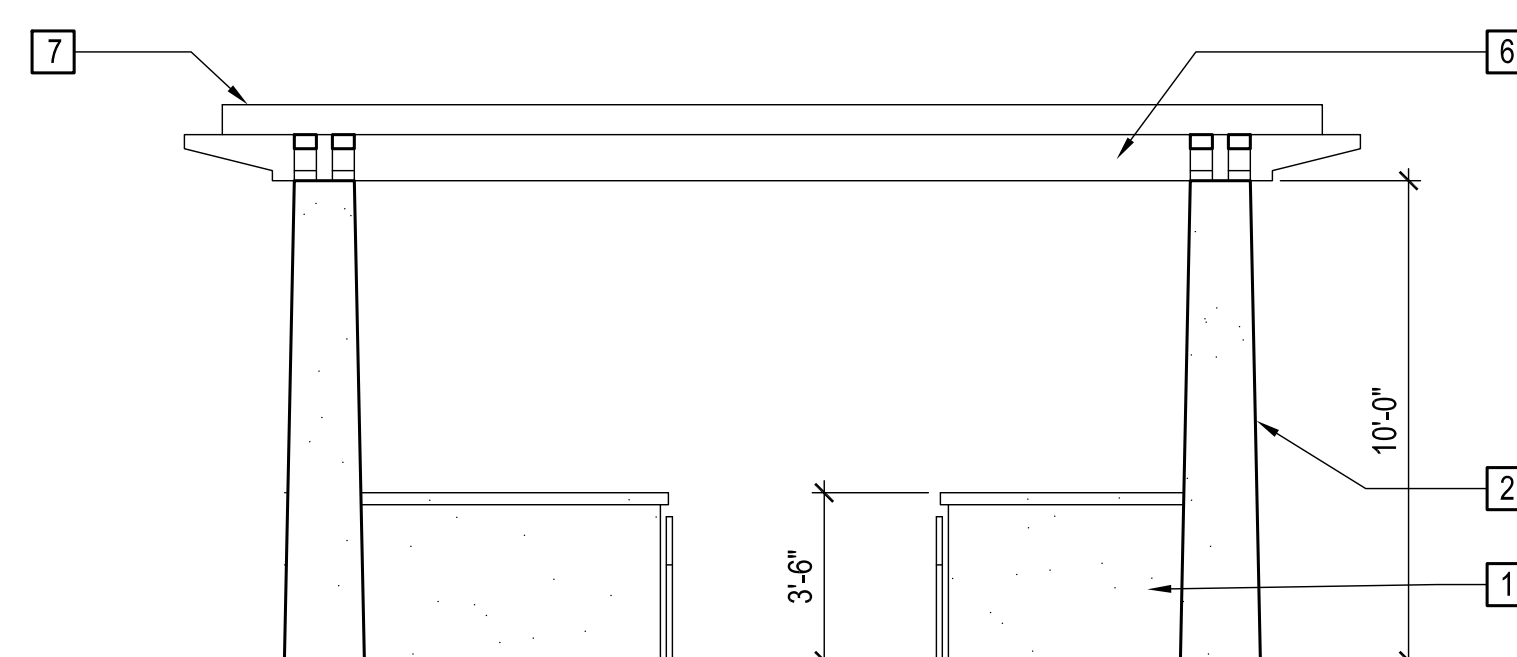
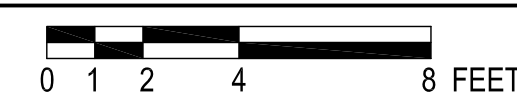
KEY NOTES

- 1 TEXTURED STUCCO FINISH, PAINTED.
- 2 2X FRAMED COLUMN, TEXTURED STUCCO FINISH, PAINTED.
- 3 2-4X12 SHAPED WOOD BEAMS
- 4 3X8 WOOD MEMBERS @ 24" O.C.
- 5 STEEL GUARDRAIL / HANDRAIL, POWDER COATED
- 6 2-6X12 SHAPED WOOD GLULAM BEAMS
- 7 4X8 WOOD MEMBERS @ 24" O.C.
- 8 3' x 5' SOLAR PANELS ABOVE, SHOWN DASHED



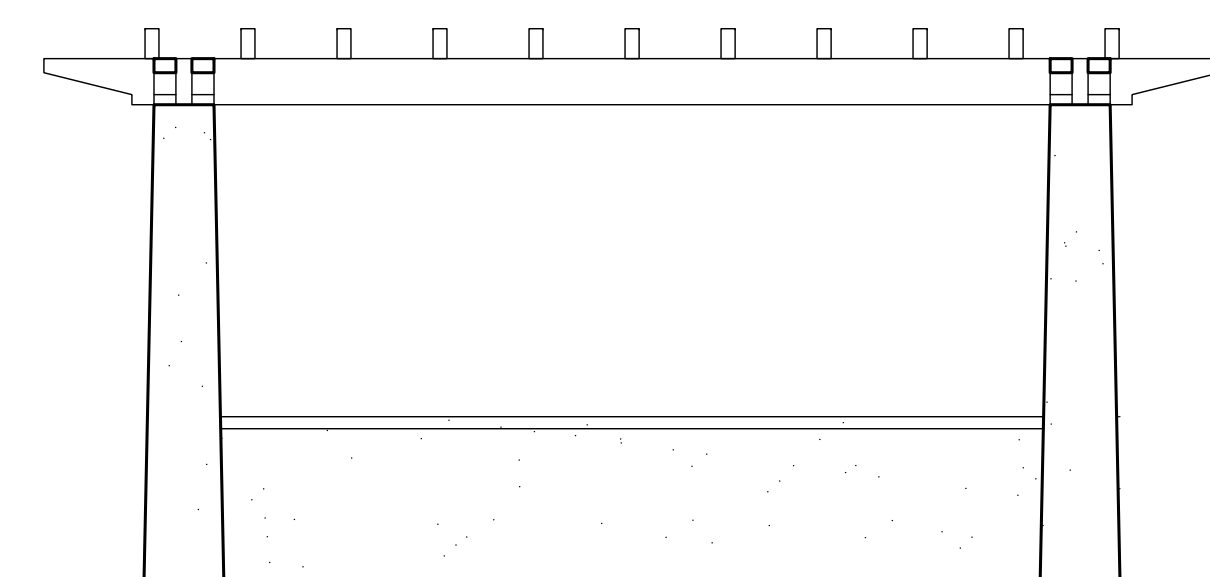
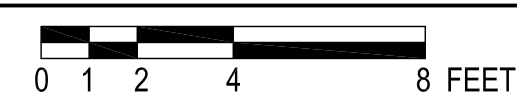
SOUTH ELEVATION

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



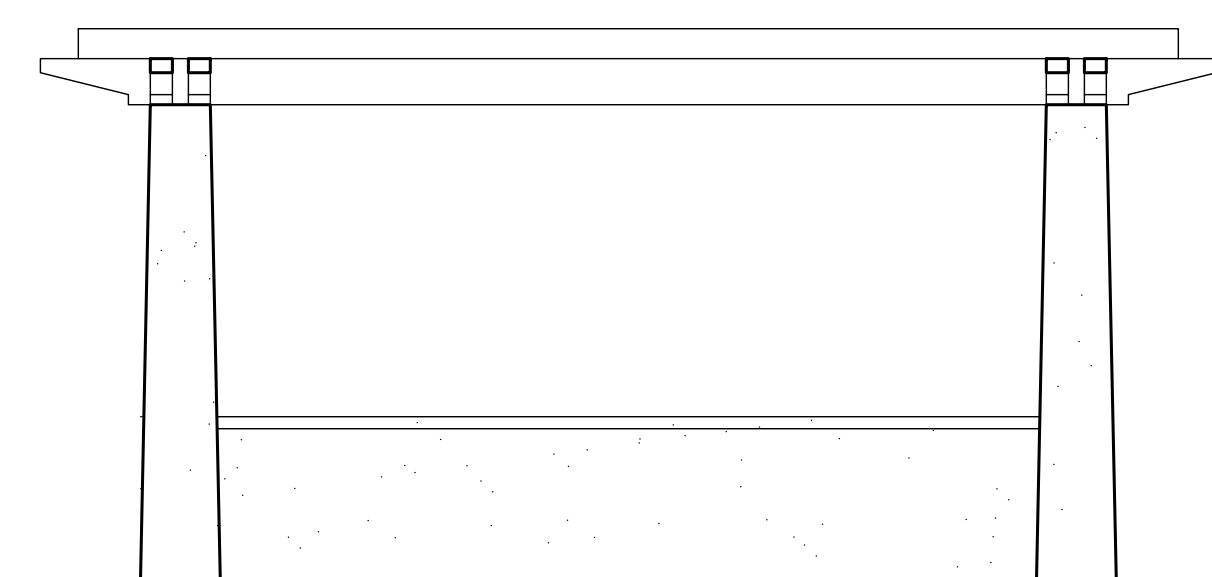
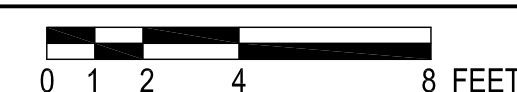
EAST ELEVATION

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



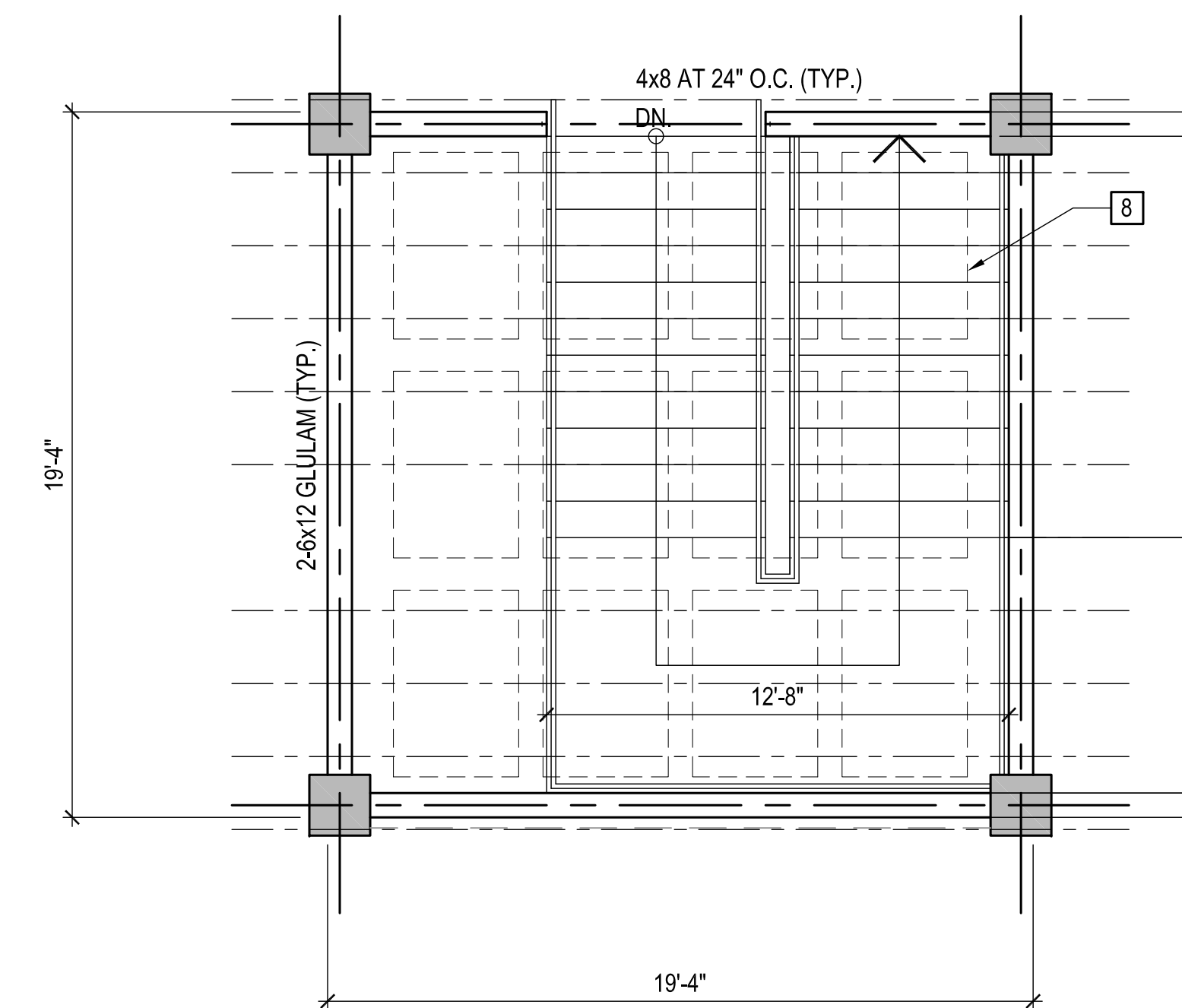
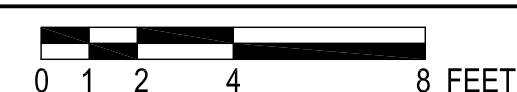
NORTH ELEVATION

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



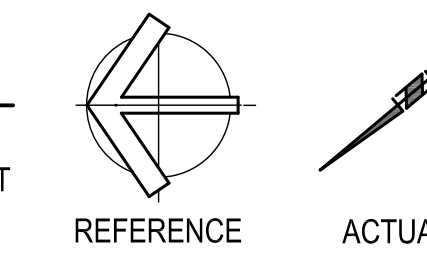
WEST ELEVATION

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



STAIRWELL B (C SIM.)

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

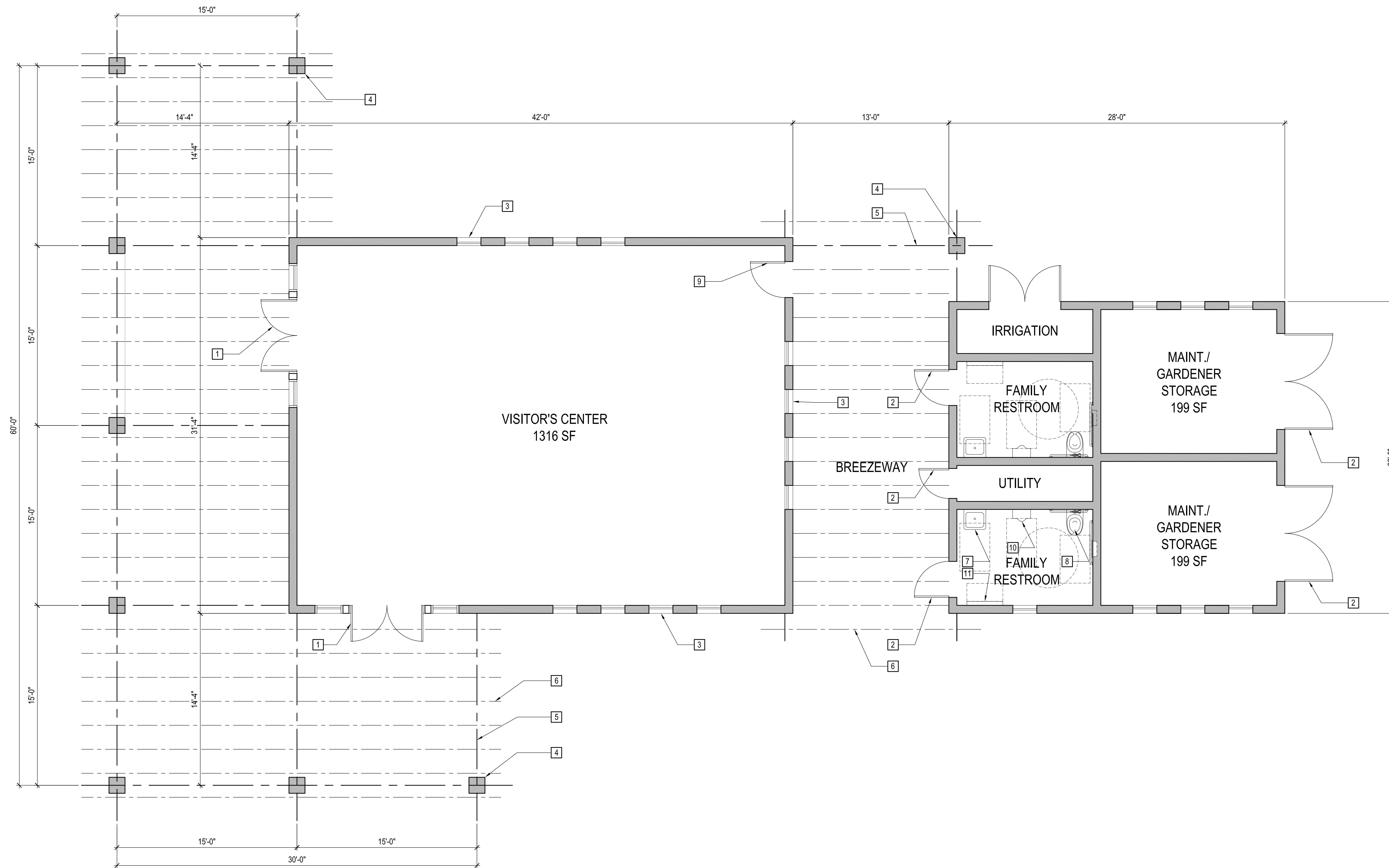


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_____	Revision 5: 3/07/12
Project Name: BALBOA PARK PLAZA	Revision 4: 11/18/11
Plaza de Panama Circulation	Revision 3: 10/14/11
and Parking Structure Project	Revision 2: 5/03/11
Sheet Title: Stairwells	Original Date: 3/11/11
_____	Sheet 40 of 43
_____	DEP # 233958

BALBOA PARK PLAZA

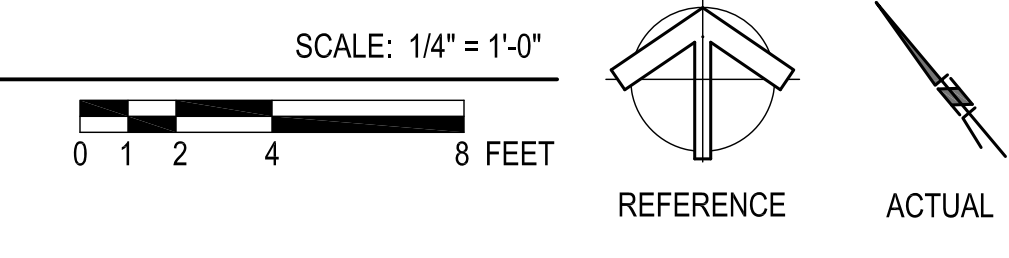
*Plaza de Panama Circulation
and Parking Structure Project*

Visitor's Center, Restrooms, & Storage



- KEY NOTES**
- 1 WOOD FRENCH DOORS w/ SIDELITES, PAINTED.
 - 2 METAL LOUVERED DOOR, FACTORY FINISH.
 - 3 WOOD-FRAMED, FIXED GLASS, TEMPERED WITH PAINTED FRAMES, TYP.
 - 4 2x FRAMED COLUMN, TEXTURED STUCCO FINISH, PAINTED.
 - 5 2-4X12 SHAPED WOOD BEAMS
 - 6 3X8 WOOD MEMBERS @ 24" O.C.
 - 7 LAVATORY
 - 8 WATER CLOSET
 - 9 METAL DOOR, FACTORY FINISH
 - 10 URINAL
 - 11 DIAPER CHANGING STATION

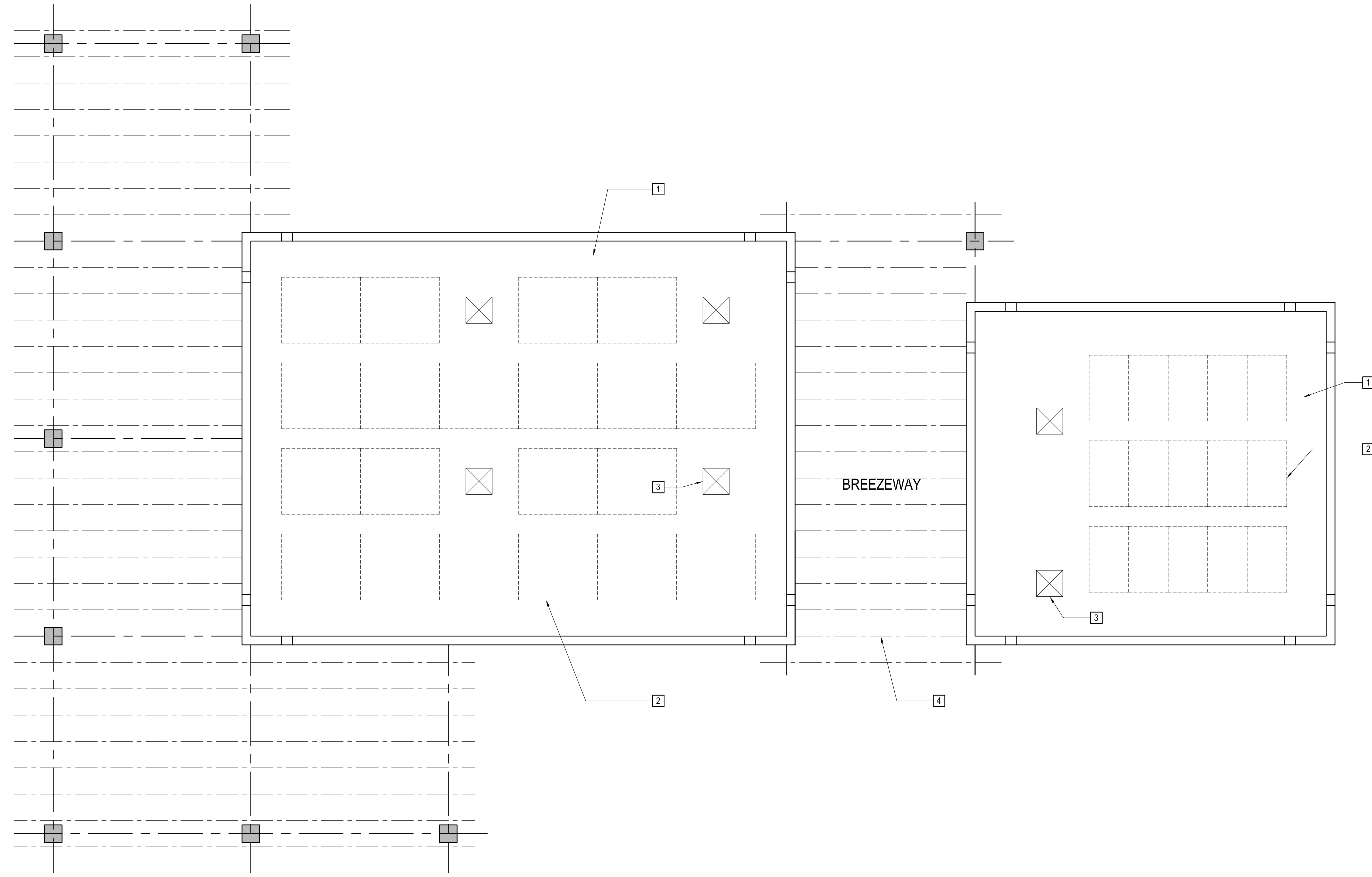
FLOOR PLAN



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Plaza de Panama Circulation	Revision 3: 10/14/11
and Parking Structure Project	Revision 2: 5/03/11
Revision 1: _____	Original Date: 3/11/11
Sheet Title: Visitor's Center, Restrooms, & Storage	Sheet 41 of 43
Floor Plan	DEP # 233958

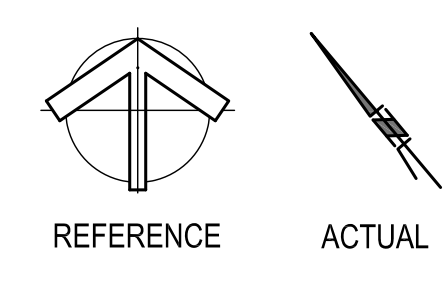
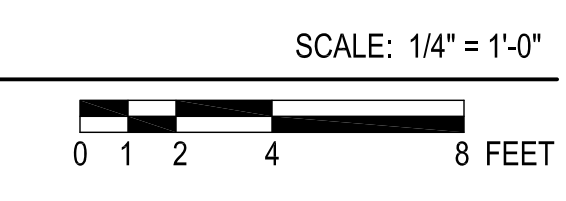
BALBOA PARK PLAZA

*Plaza de Panama Circulation
and Parking Structure Project
Visitor's Center, Restrooms, & Storage*



- KEY NOTES
- 1 BUILT-UP ROOFING
 - 2 3x5 SOLAR PANELS
 - 3 2x2 SKYLIGHT
 - 4 TRELLIS

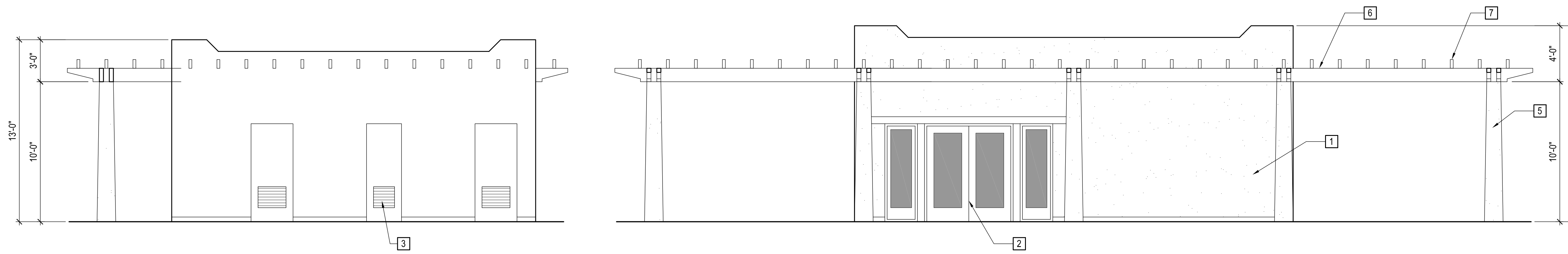
ROOF PLAN



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and Parking Structure Project	Revision 2: 10/14/11
_____	Revision 1: 5/03/11
Sheet Title: _____	Original Date: 3/11/11
Visitor's Center, Restrooms, & Storage	Sheet 42 of 43
Roof Plan	DEP # 233958

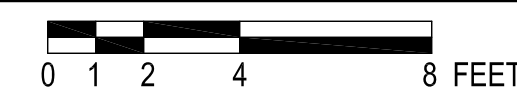
BALBOA PARK PLAZA

Plaza de Panama Circulation
and Parking Structure Project
Visitor's Center, Restrooms, & Storage



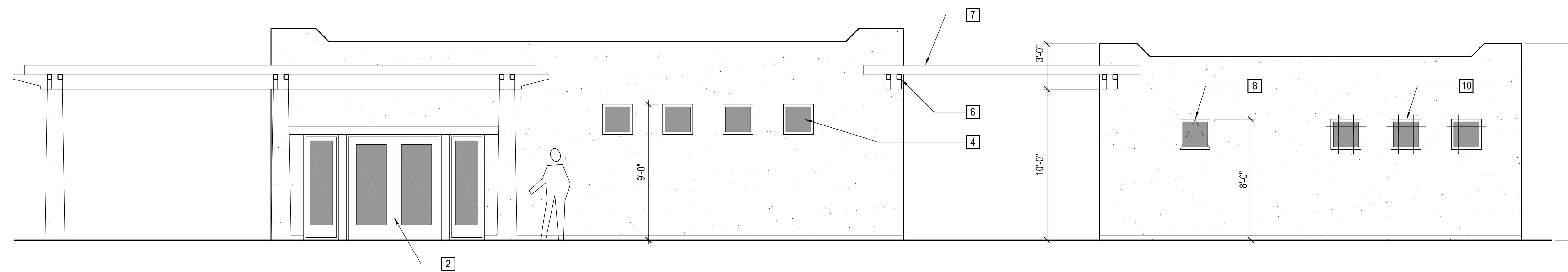
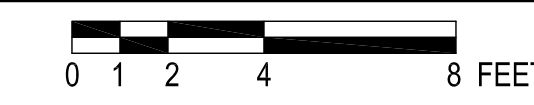
WEST ELEVATION @ BREEZEWAY

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



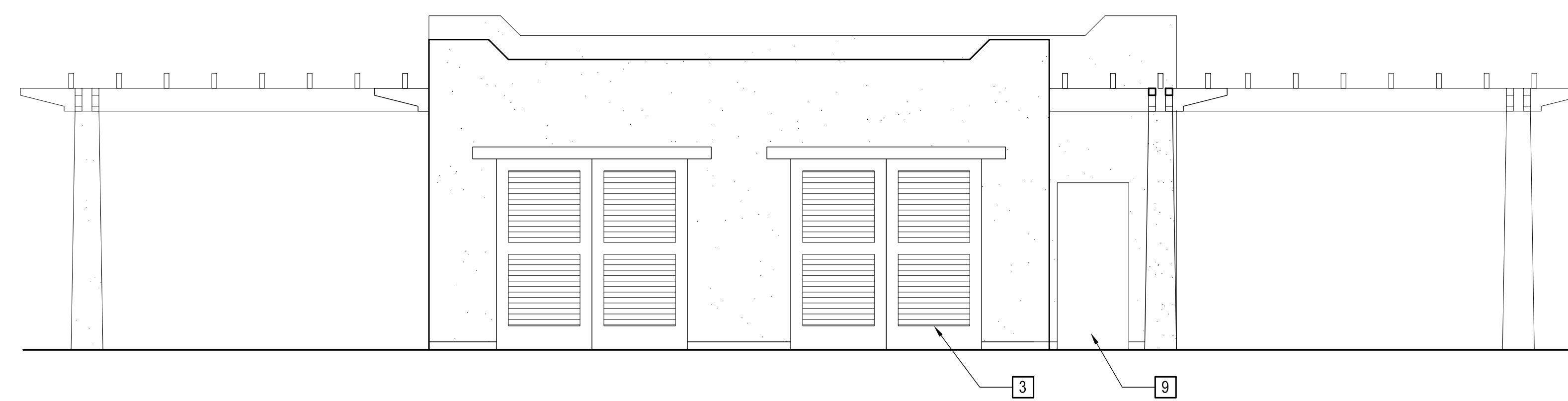
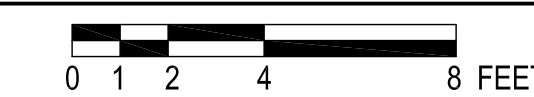
WEST ELEVATION

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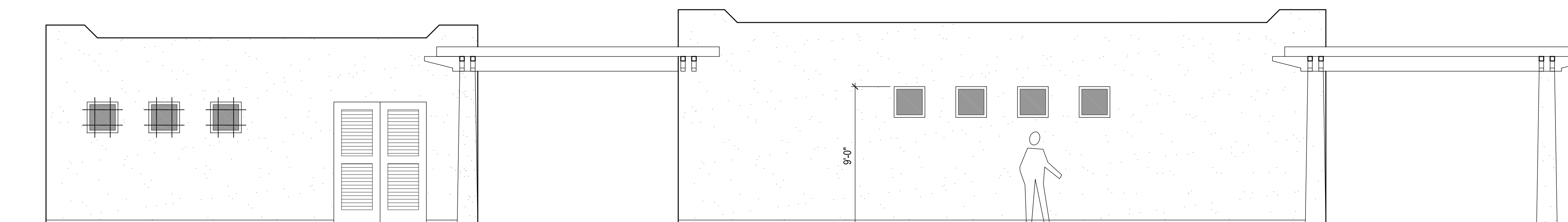
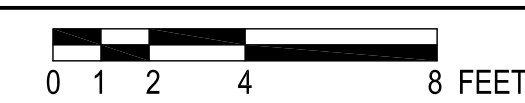
SOUTH ELEVATION

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



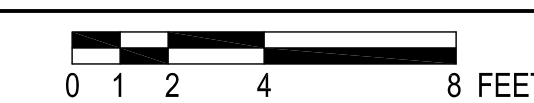
EAST ELEVATION

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



NORTH ELEVATION

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



KEY NOTES

- 1 TEXTURED STUCCO FINISH, PAINTED.
- 2 WOOD FRENCH DOORS W/ SIDELITES, PAINTED.
- 3 METAL LOUVERED DOOR, FACTORY FINISH.
- 4 WOOD-FRAMED, FIXED GLASS, TEMPERED WITH PAINTED FRAMES, TYP.
- 5 2x FRAMED COLUMN, TEXTURED STUCCO FINISH, PAINTED.
- 6 2-4x12 SHAPED WOOD BEAMS.
- 7 3x8 WOOD MEMBERS @ 24" O.C.
- 8 FROSTED GLASS AWNING WINDOW.
- 9 METAL DOOR, FACTORY FINISH.
- 10 VENT OPENING WITH DECORATIVE METAL GRILLE.

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Sheet Title: Visitor's Center, Restrooms, & Storage Elevations	Original Date: 3/11/11
_____	Sheet 43 of 43
_____	DEP # 233958