

BALBOA PARK POOL

CIVIC DESIGN REVIEW

SCHEMATIC DESIGN

OCTOBER 2014



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PROJECT SUMMARY

PROJECT GOALS

- Create a vibrant aquatic center
- Enhance diversity of aquatic programming
- Seismic Safety Upgrade
- ADA Compliance
- Improve and upgrade pool equipment and systems
- Improve and upgrade MEP systems
- Improve and upgrade all support areas – locker rooms, restrooms, and staff areas
- Provide dedicated Community Space
- Cal Green Compliance

BUDGET:

\$5.0 million for construction

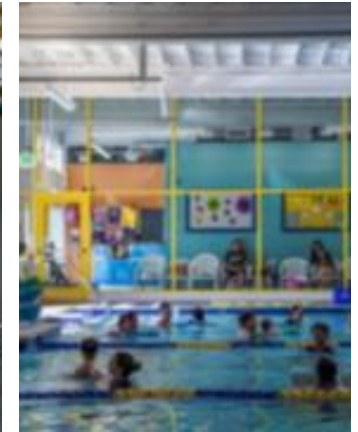
- \$3.5 million for seismic, mechanical, community rooms, and landscape upgrades

\$.45 million for contingency

\$2.05 million for “soft costs”

- Architectural and engineering services
- Project Management
- Construction Management

Total \$ 7.5 million



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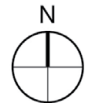
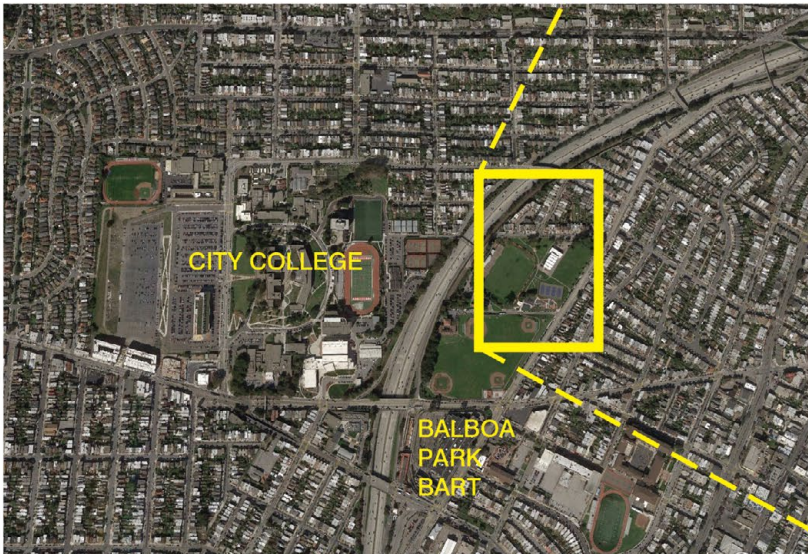
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BALBOA POOL RENOVATION

Project Summary

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Project Location

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ENTRY EXISTING CONDITION



WEST ELEVATION EXISTING CONDITION



EAST ELEVATION EXISTING CONDITION



SOUTH ELEVATION EXISTING CONDITION



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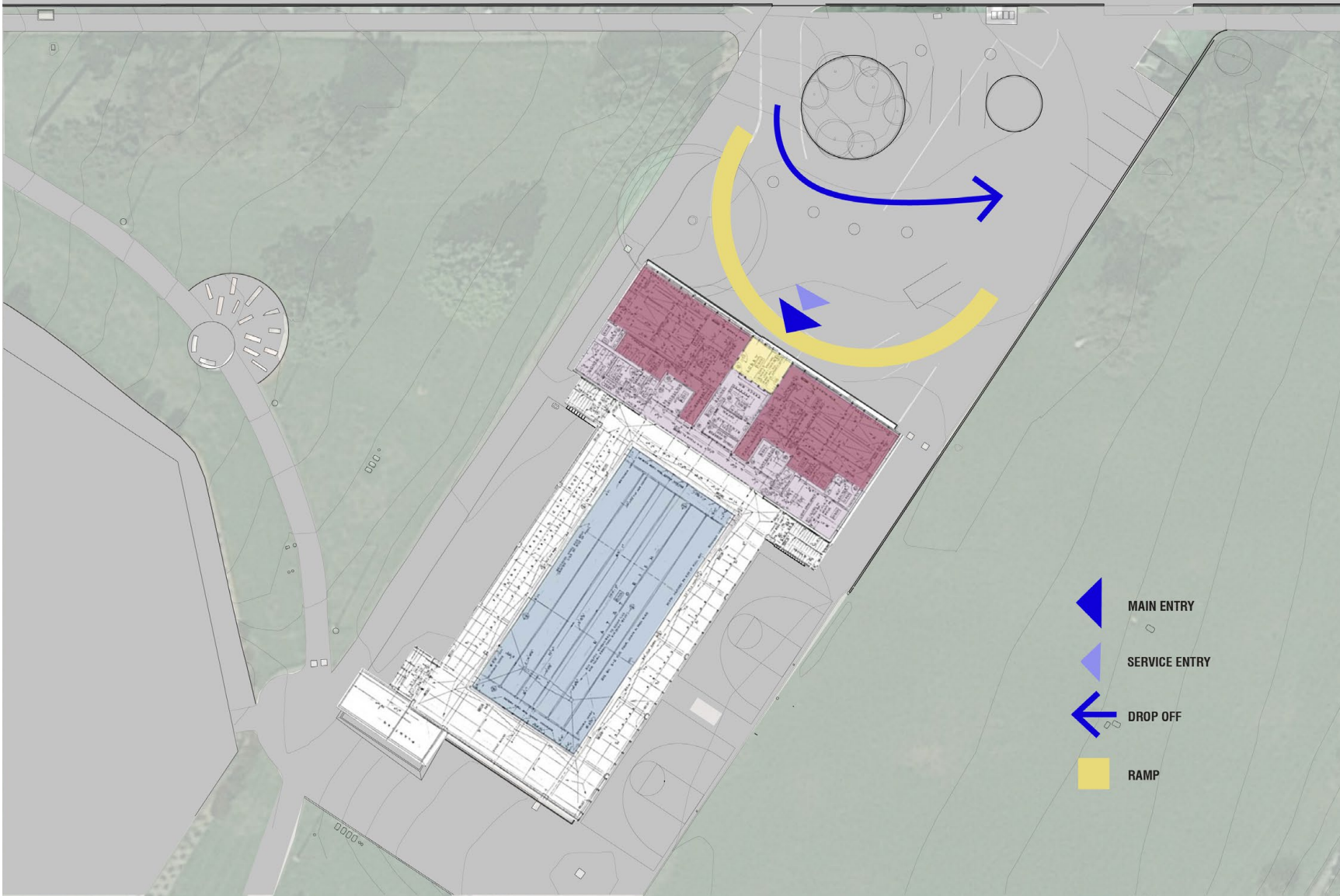
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Existing Conditions

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HAVELOCK STREET



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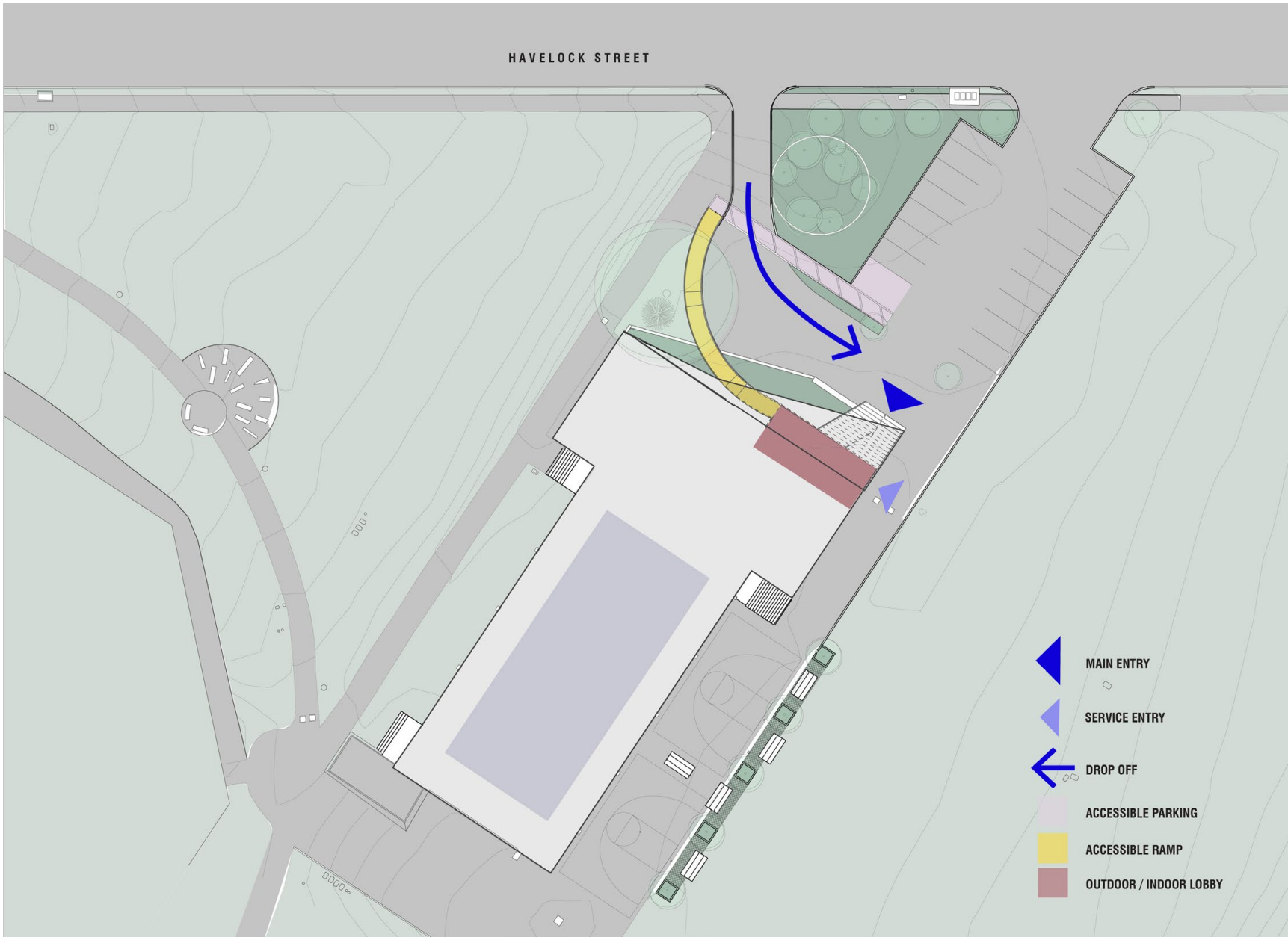
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Existing Conditions - Site Analysis

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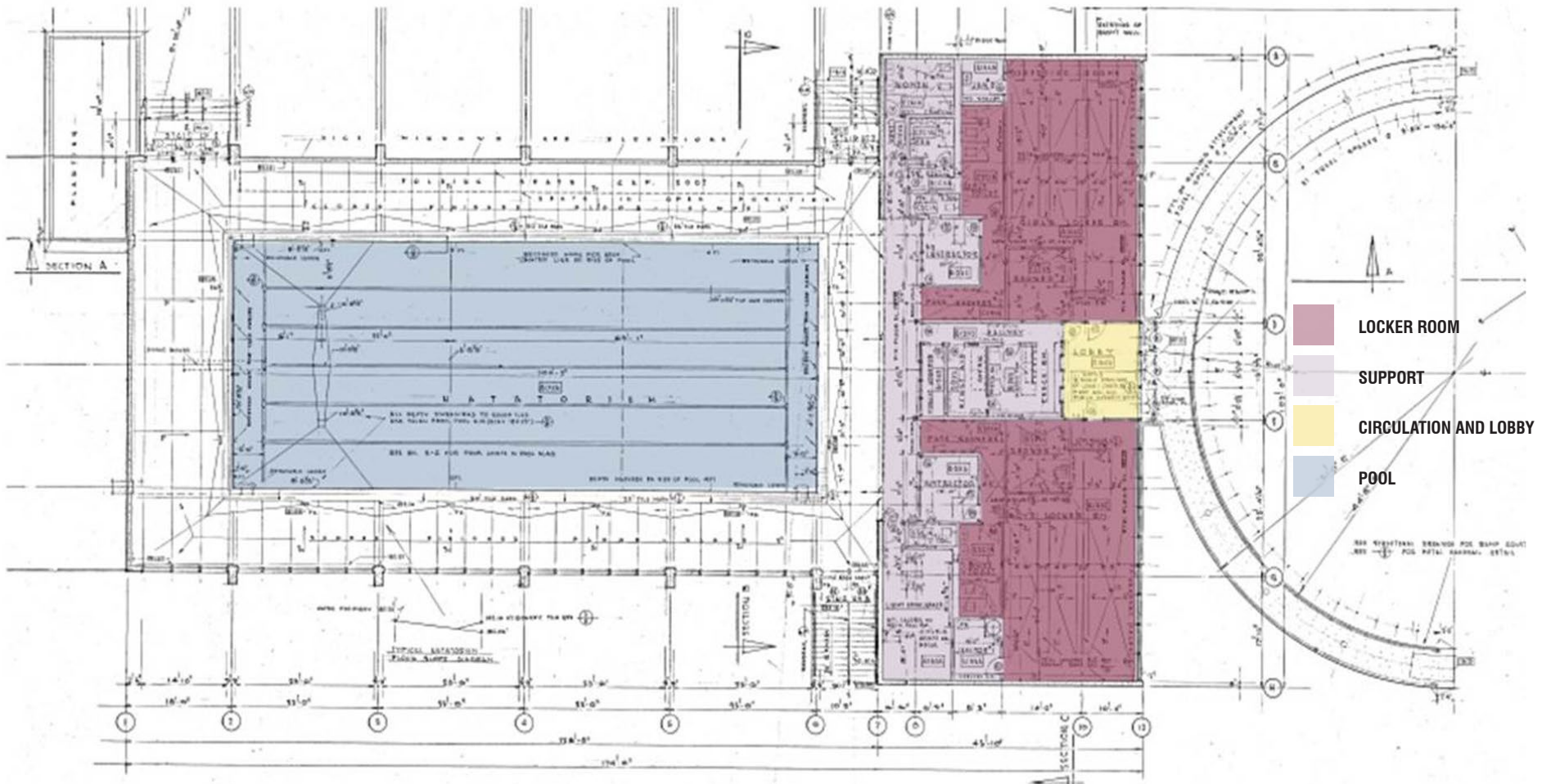
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Proposed Design - Site Plan

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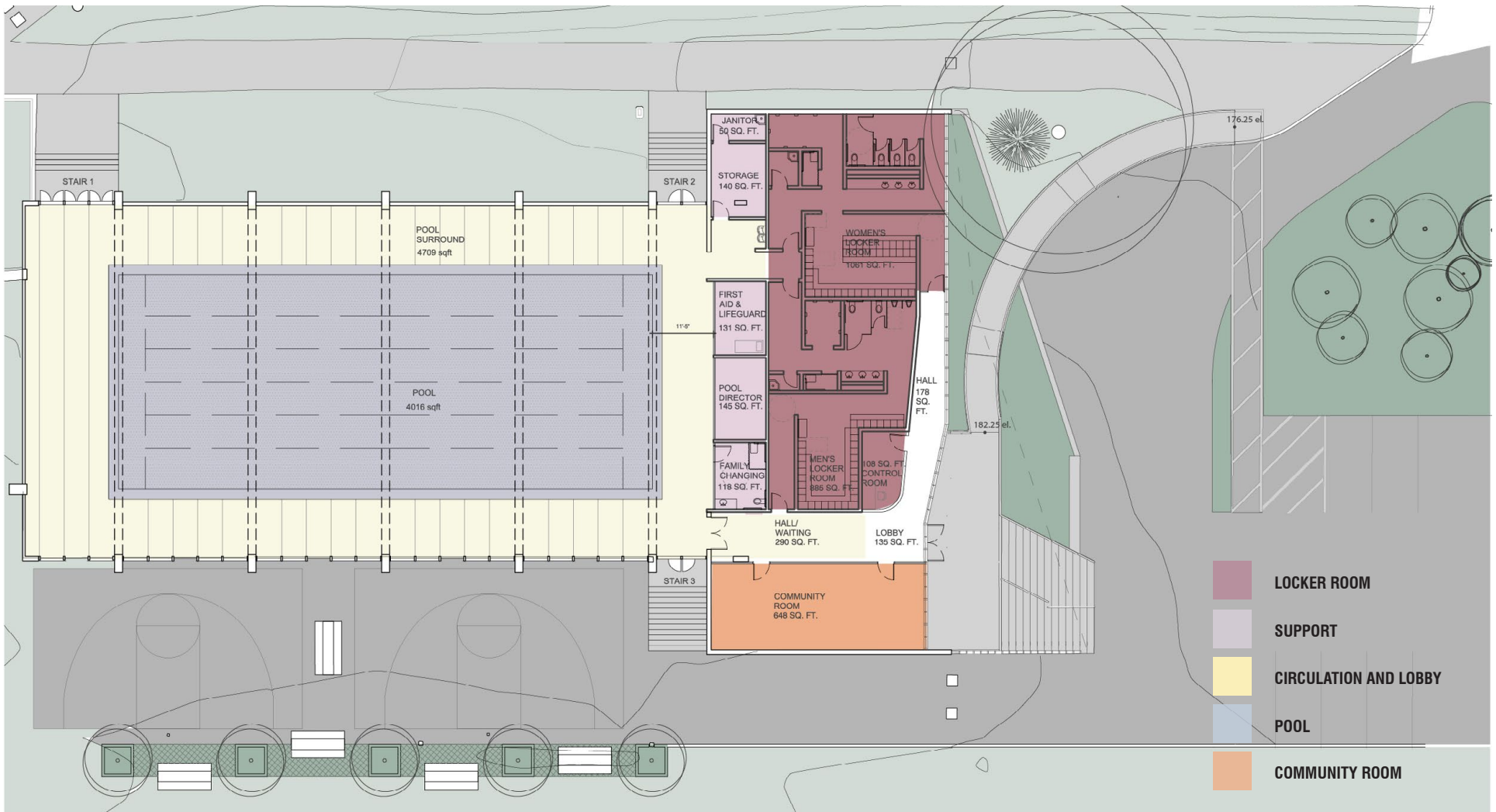
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Existing Conditions - Pool Level Plan

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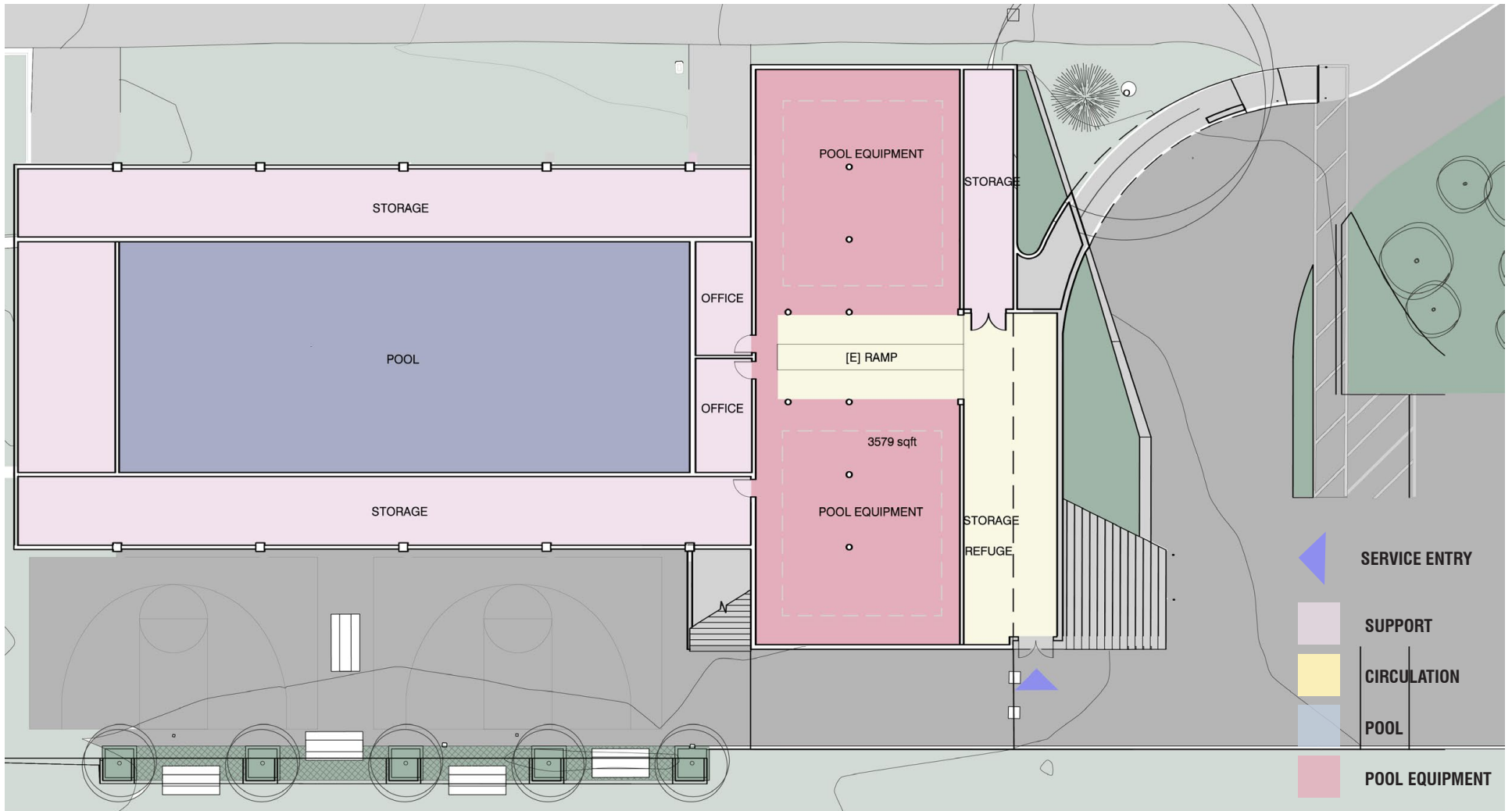
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Proposed Design - Pool Level Plan

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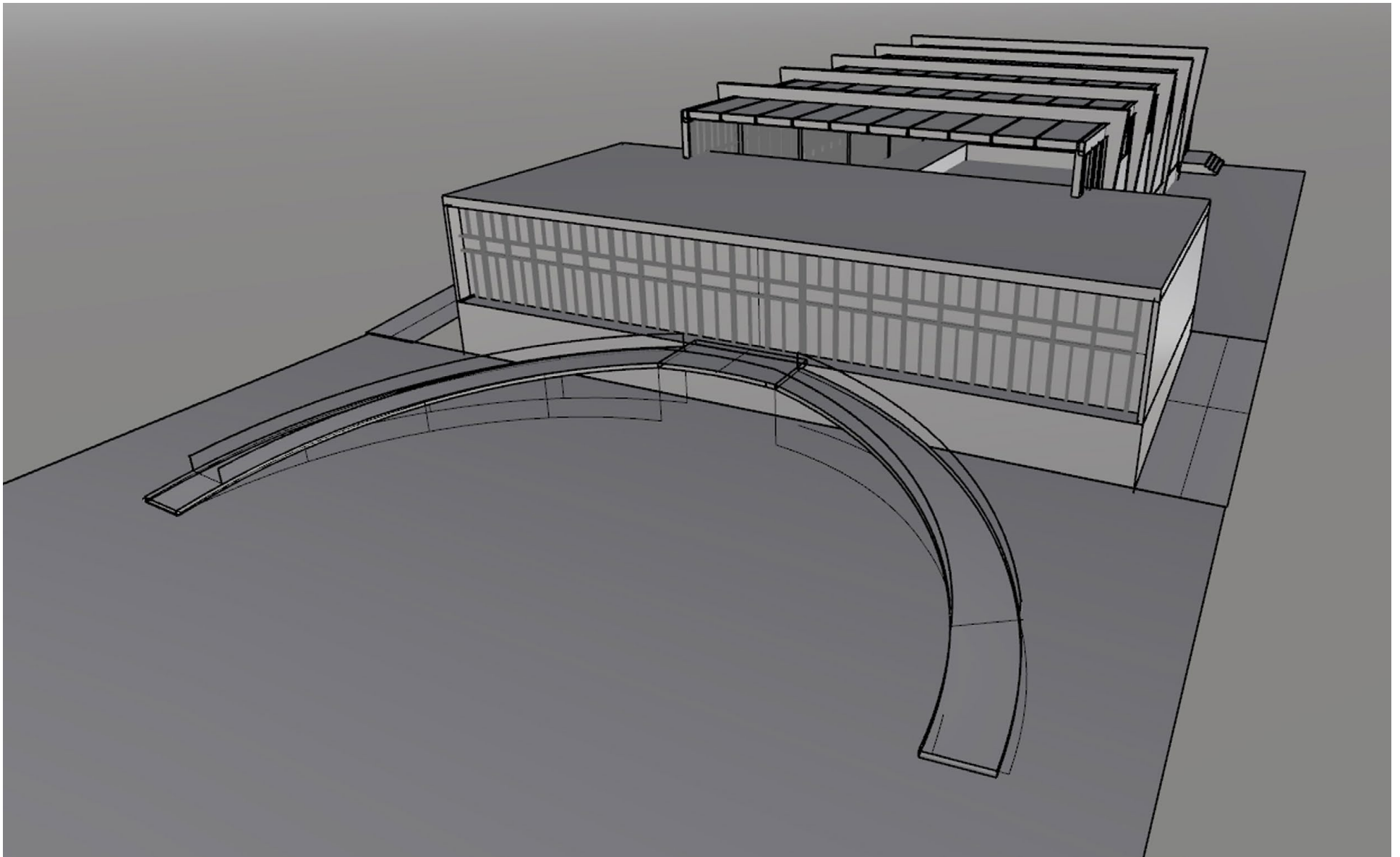
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Proposed Design - Lower Level Plan

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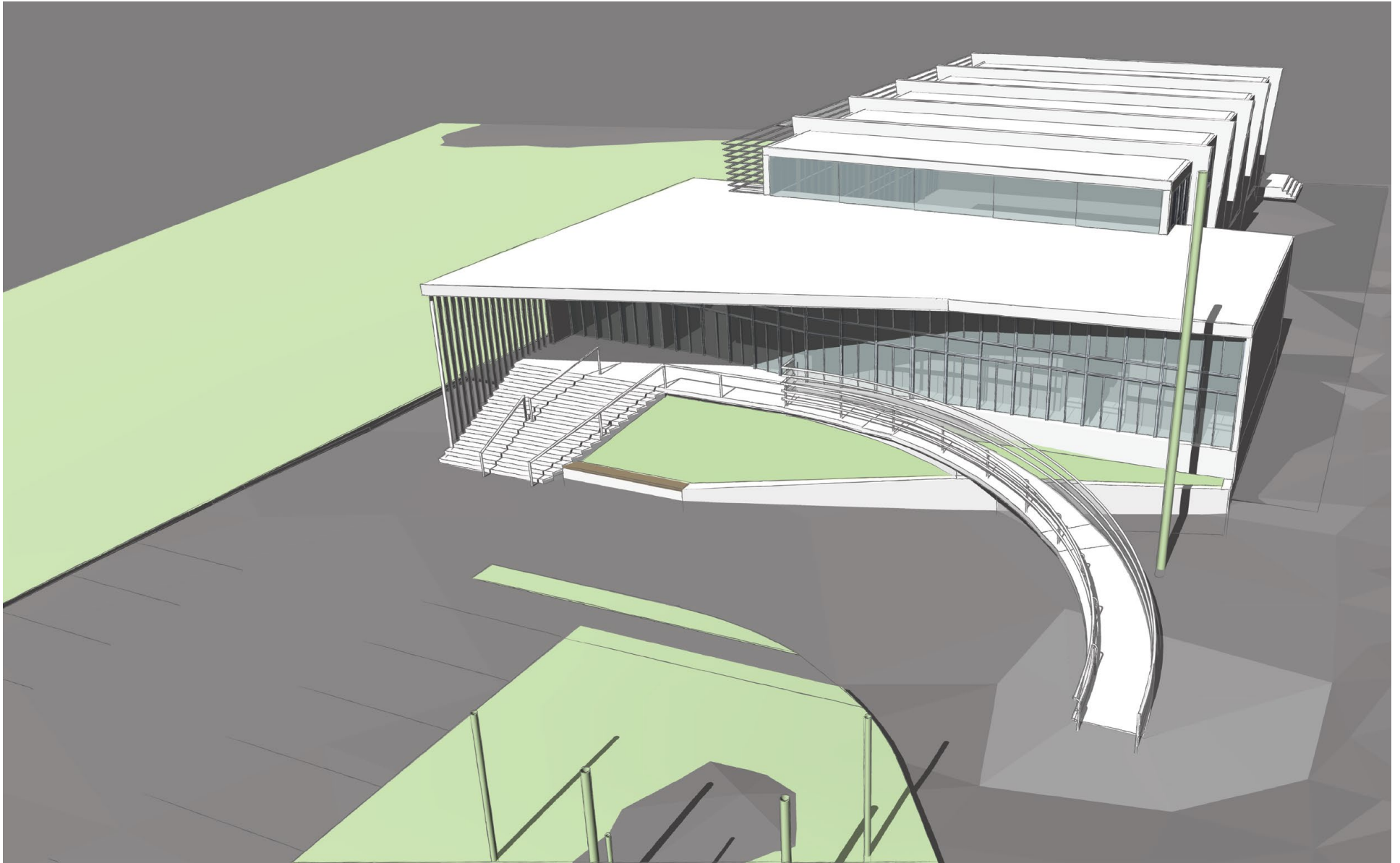
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Existing Conditions - Comprehensive View

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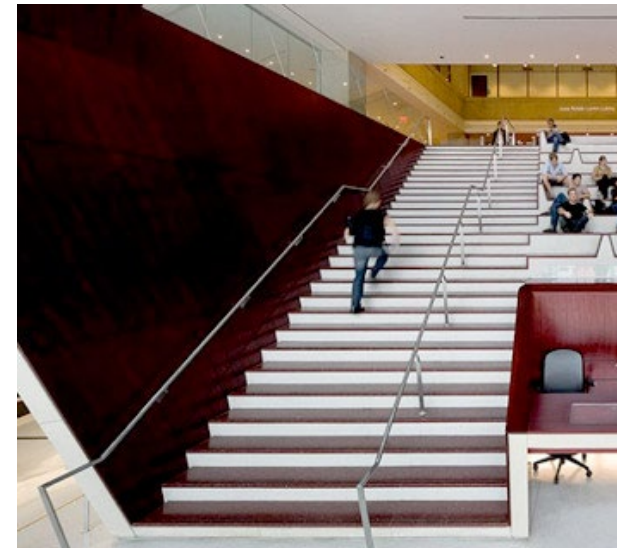
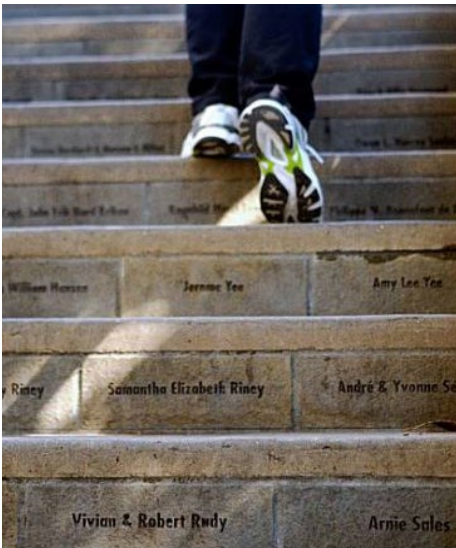
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Proposed Design - Comprehensive View

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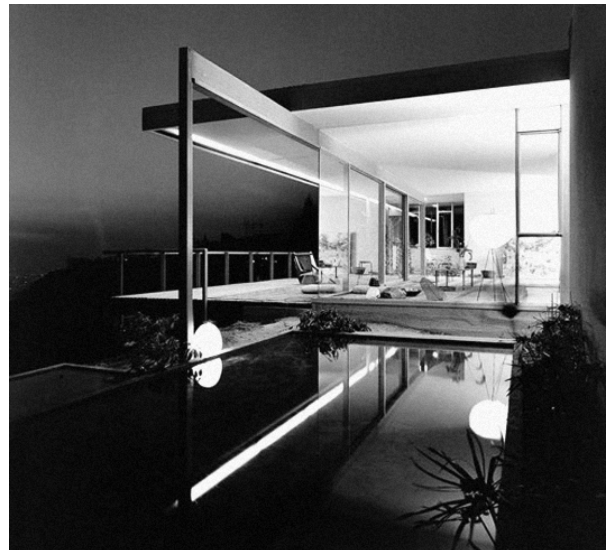
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BALBOA POOL RENOVATION

Precedents - Stairs + Ramps

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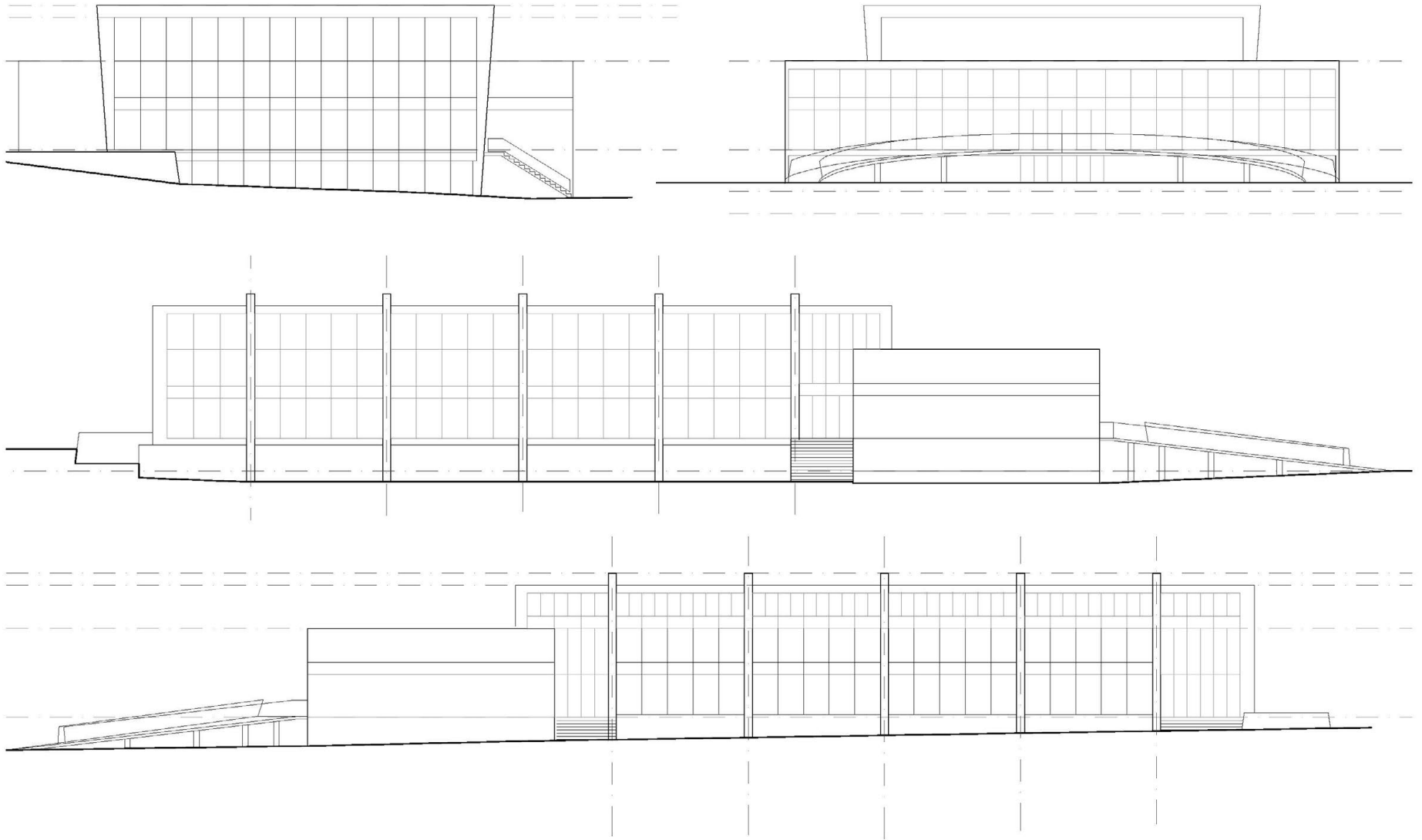
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Precedent Research

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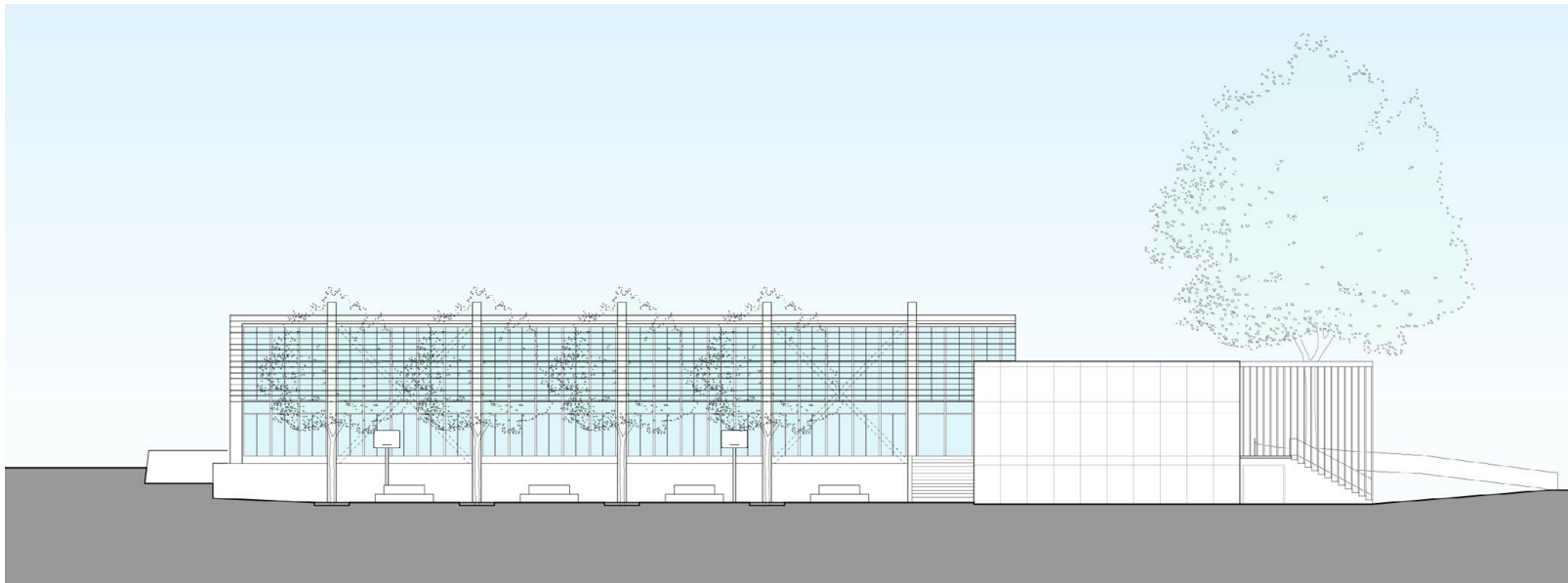
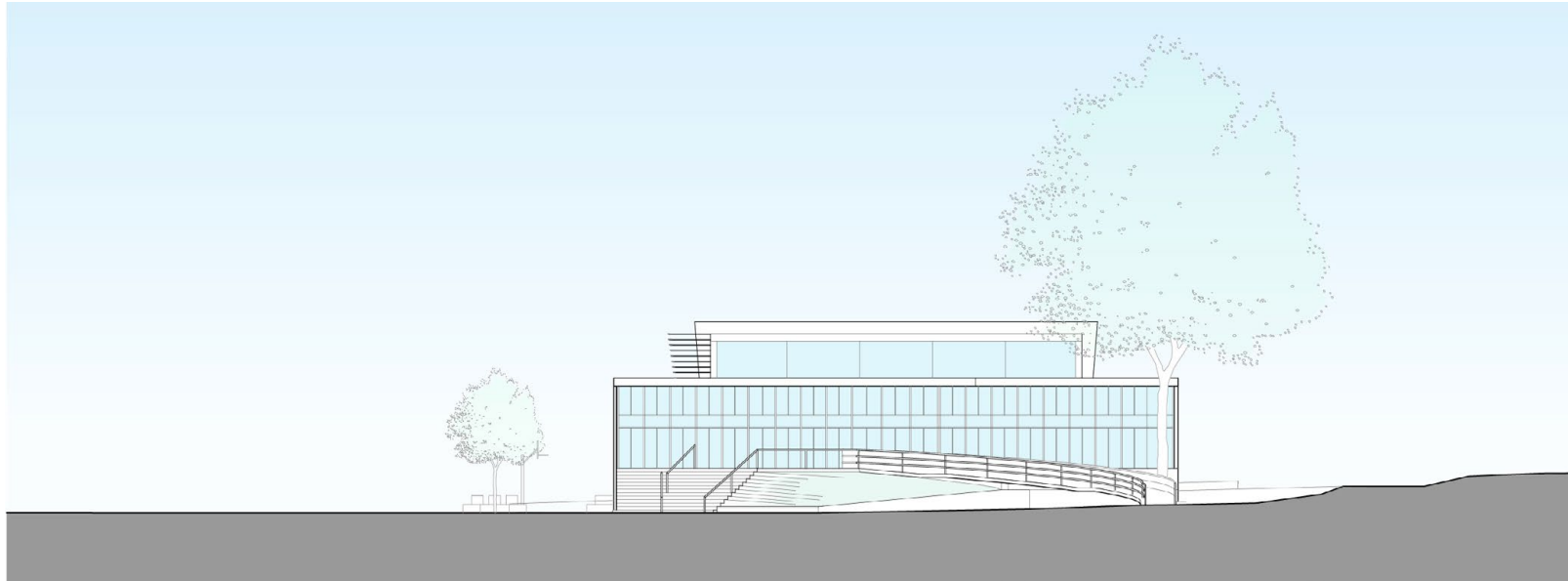
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Existing Conditions - Elevations

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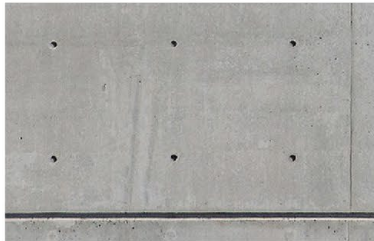
Proposed Design - Elevations

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Canopy

Light Gauge Steel Framing
Wrapped with Painted, Smooth
Cement Plaster Finish at Fascia
and Soffit
Wall



Concrete

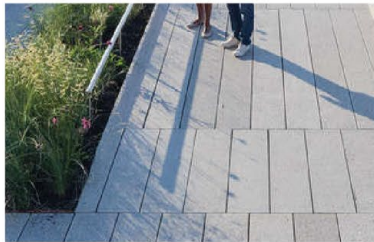
Screen

Painted Steel



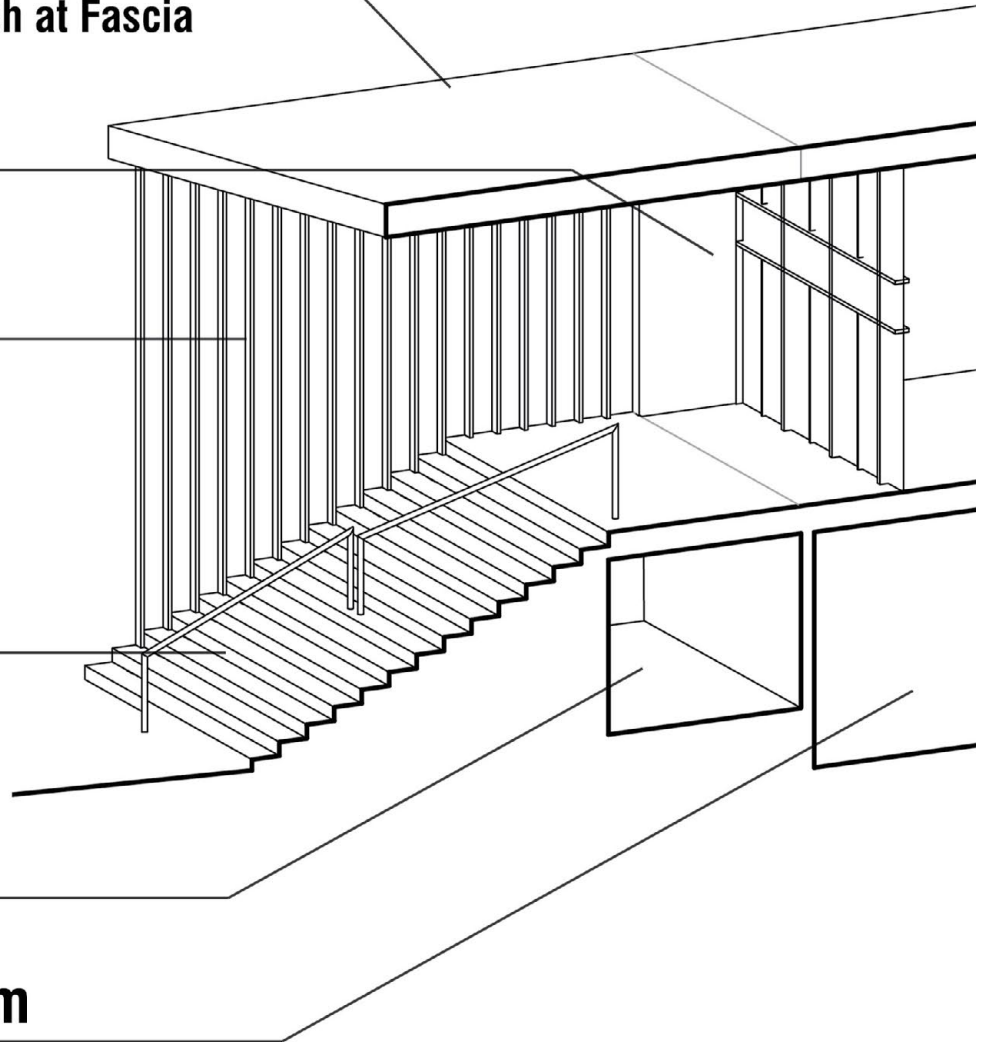
Stairs & Ramps

Concrete Pavers



Service Access

Mechanical Room



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BALBOA POOL RENOVATION
Proposed Design - Section through Stair

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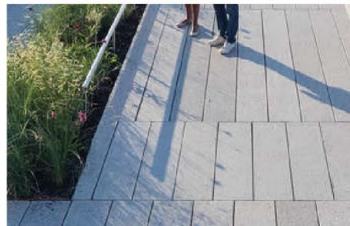
Canopy

Light Gauge Steel Framing
Wrapped with Painted, Smooth
Cement Plaster Finish at Fascia
and Soffit



Screen

Painted Steel



Stairs & Ramps

Concrete Pavers



Bench

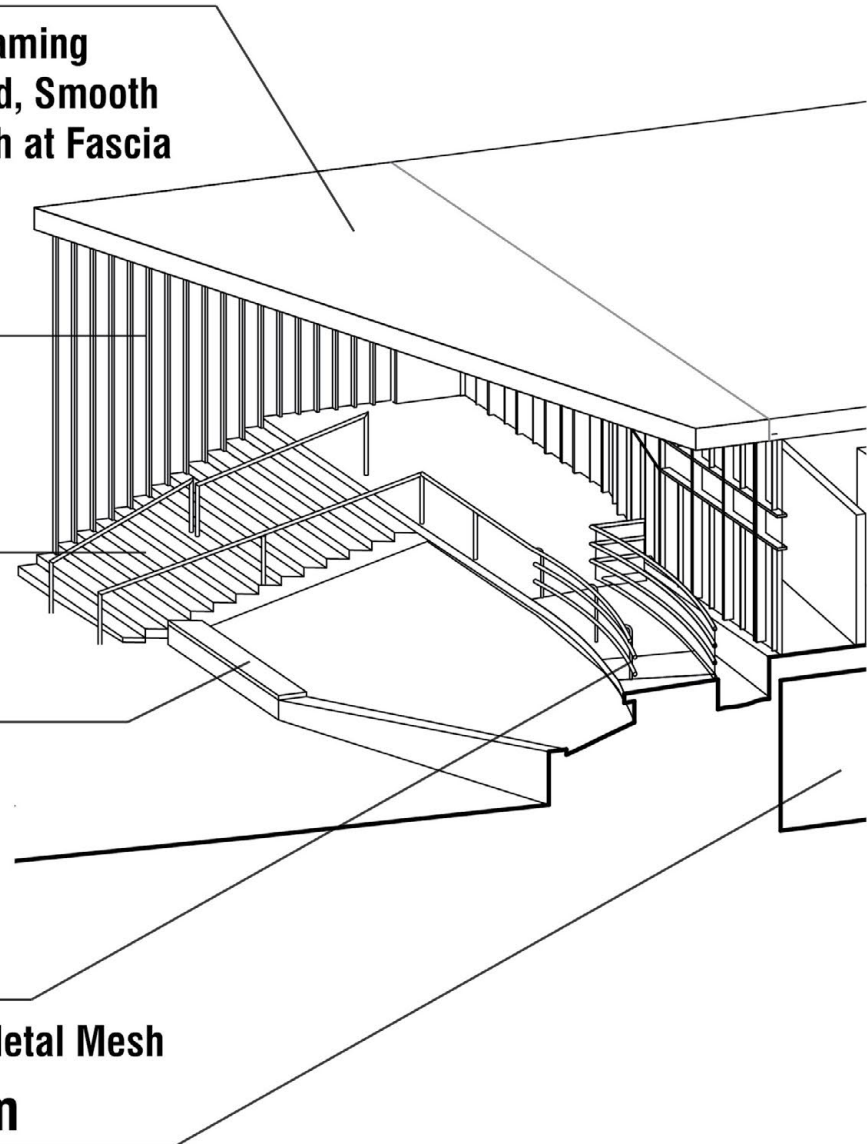
Wood Bench on
Concrete wall



Guard Rails

Horizontal Rails with Metal Mesh

Mechanical Room



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BALBOA POOL RENOVATION
Proposed Design - Section through Ramp

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PLANTING LEGEND

TREES



① (E) *Acer palmatum* (Japanese Maple Tree)
Medium Water Use



② *Arbutus 'marina'* (Strawberry Tree)
Low Water Use



③ (E) *Olea europaea* (Ancient Olive Tree)
Very Low Water Use

SHRUBS



④ *Euphorbia amygdaloides* (Wood Spurge)
Medium Water Use



⑤ *Euphorbia gracilis* 'Glacier Blue'
(Glacier Blue Spurge)
Low Water Use



⑥ *Kniphofia uvaria* (Red Hot Poker)
Low Water Use



⑦ *Limonium perezii* (SEA LAVENDER)
Low Water Use



⑧ *Salvia mellifera* (BLACK SAGE)
Low Water Use



⑨ *Calamagrostis x acutifolia* 'Karl Foerster'
(FEATHER REED GRASS)
Medium Water Use



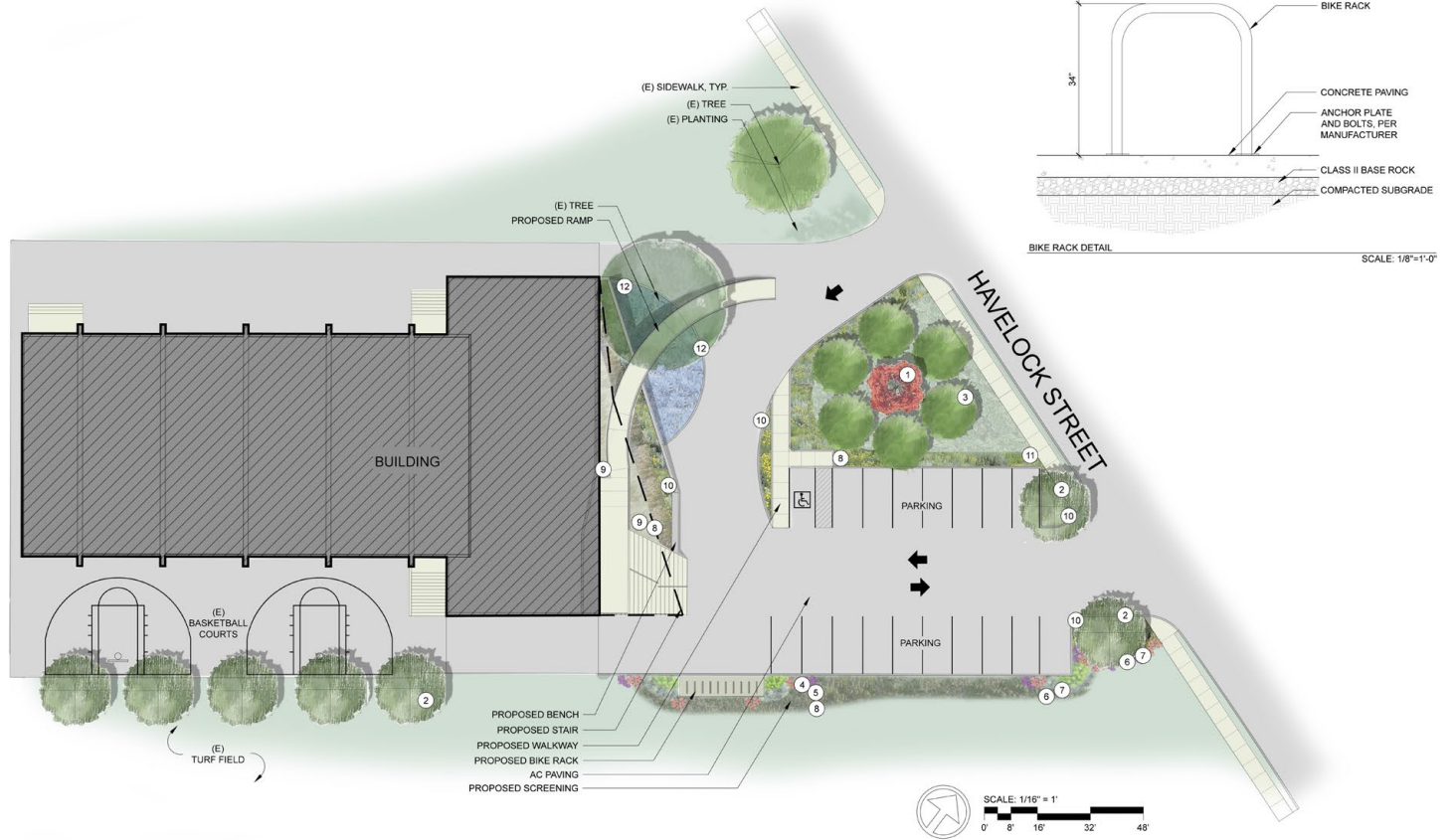
⑩ *Santolina chamaecypariss*
(LAVENDER COTTON)
Low Water Use



⑪ *Sasa veitchii* (Kuma Bamboo)
Low Water Use



⑫ *Senecio serpens* (BLUE CHALKSTICK)
Low Water Use



GRASSES AND GROUNDCOVERS



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Proposed Design - View from Ramp Entry

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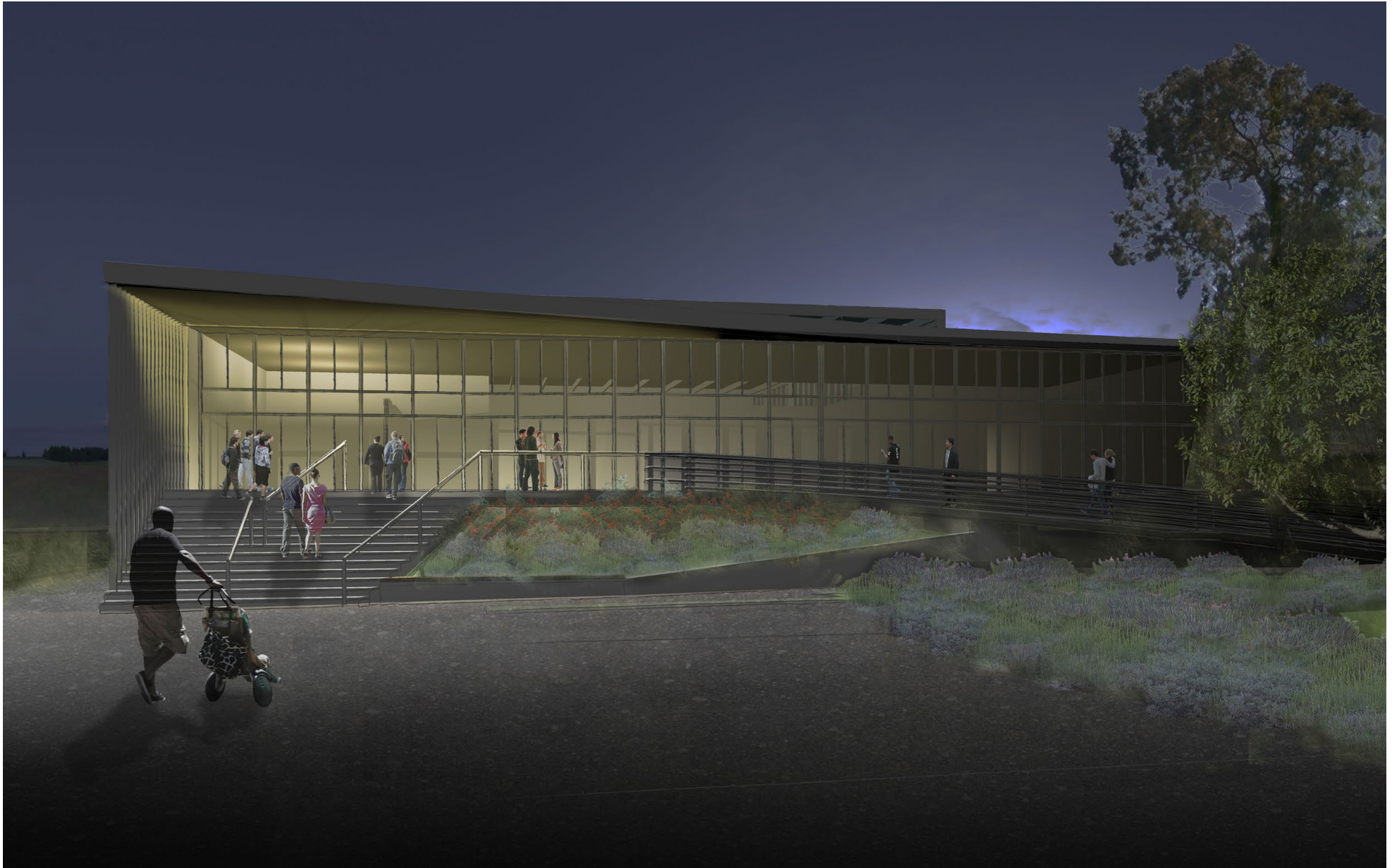
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Proposed Design - View from Stair Entry

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Proposed Design - Evening Event

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Proposed Design - East Side

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