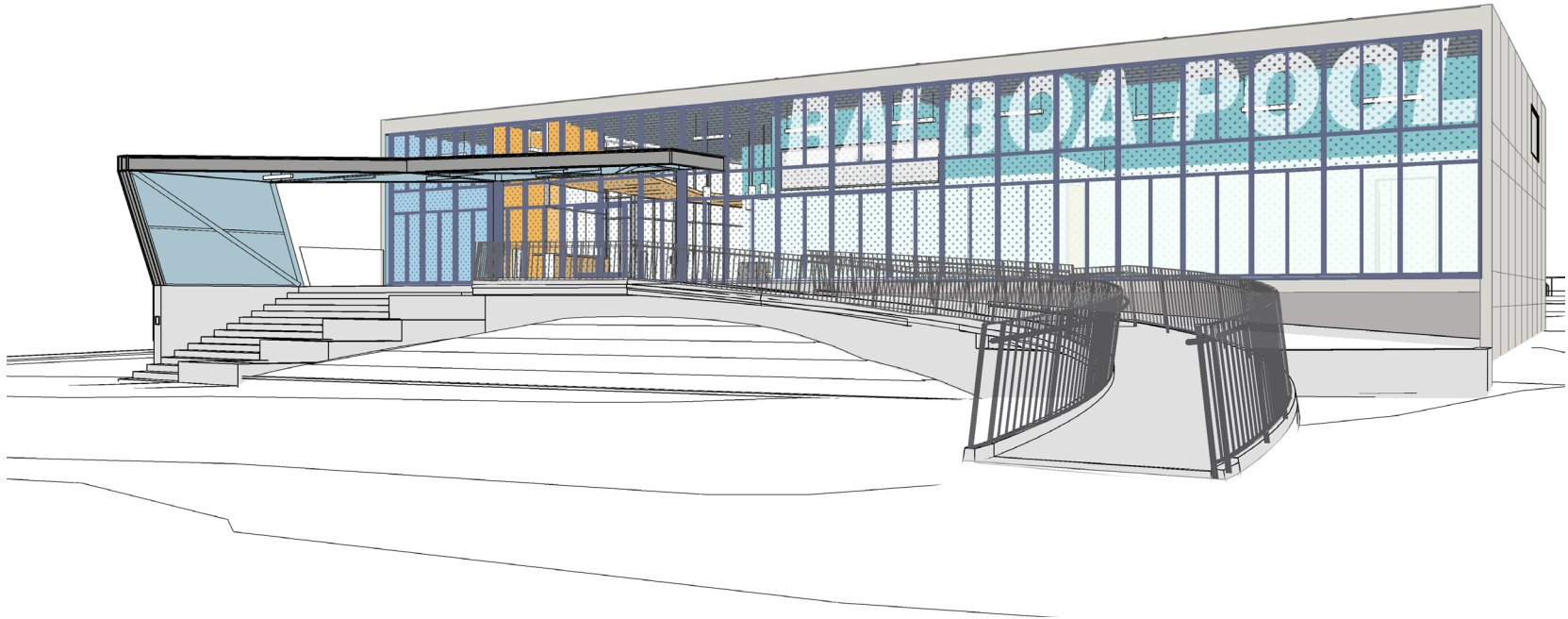


BALBOA POOL RENOVATION

Civic Design Review - Phase 3 - Revision

November 16 2014



KUTRANIERI
architects

ELS / KRA JOINT VENTURE

ELIS
ARCHITECTURE AND URBAN DESIGN

MILLER COMPANY
landscape architects

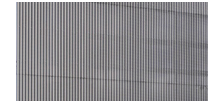
May 18, 2015

Balboa Pool Renovation: Phase 2 Comments

“Motion to approve Phase 2 of the Balboa Pool Renovation project, contingent upon: (1) further developing the articulation of the roof and wall, with informal review before Phase 3 review.”

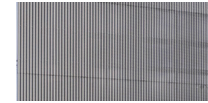
MATERIAL PALETTE OPTIONS AT ENTRY CANOPY

EXTERIOR



CORRUGATED PERFORATED METAL PANELS

INTERIOR

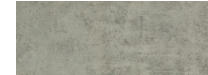


CORRUGATED PERFORATED METAL PANELS

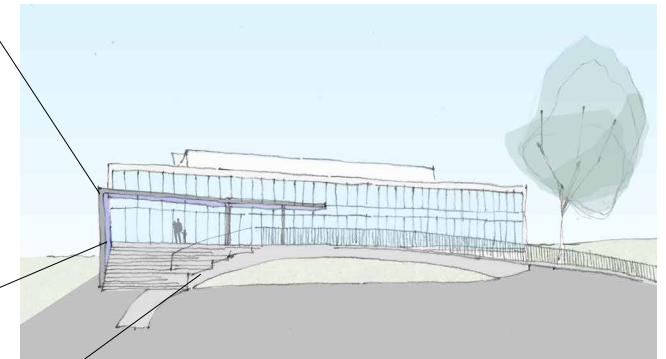


EXPOSED STRUCTURAL STEEL

LANDSCAPE



CONCRETE

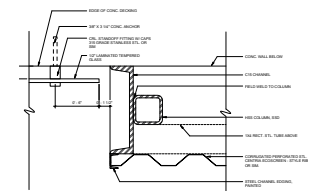
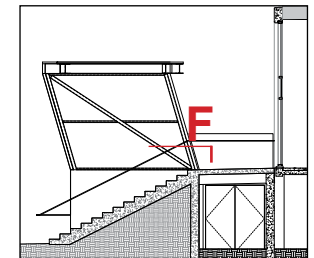
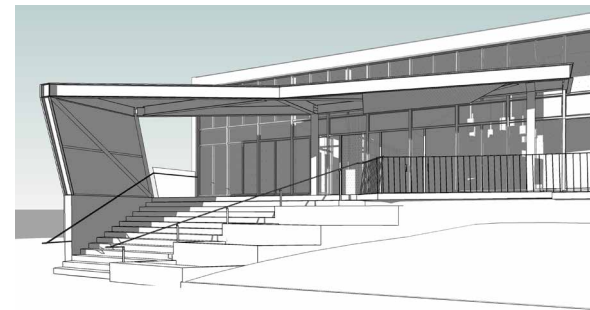


Phase 2 Conceptual Elevation

June 15, 2015

Balboa Pool Renovation: Informal Review Submission

- Refined details for canopy roof and wall

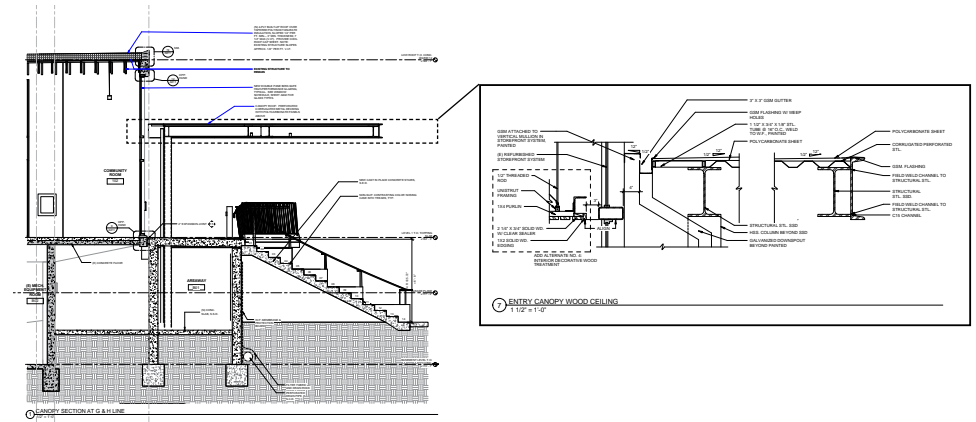


Informal Review (post Phase 2)
Refined Canopy Roof & Wall

Oct. 19, 2015

Balboa Pool Renovation: Phase 3 Comments

“The Committee discussed the project and requested further clarification on several items and final drawings.”

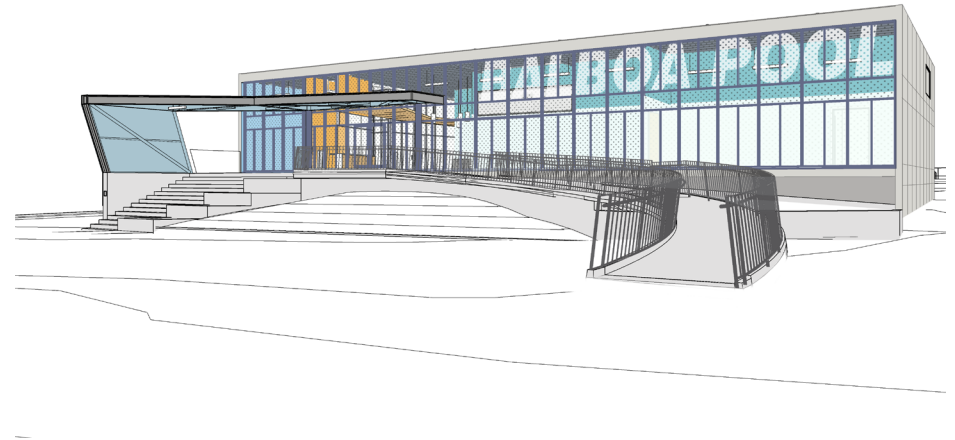


Phase 3 - Review 1
Canopy Construction Details

Nov. 16, 2015

Balboa Pool Renovation: Phase 3 Resubmission

- Refined details for canopy roof and wall
- Color specifications for exterior building materials and relevant interior spaces
- Refined building signage
- Refined Landscape furniture specification and plant selection



Phase 3 Revision - Proposed Color

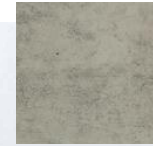


Proposed Entry Elevation
(North)

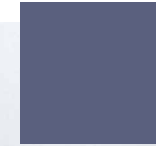
Corrugated
Metal Ext.



Concrete



Windows



Railing



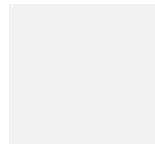
Corrugated
Metal Int.



Int Wall 1



Int Wall 2



Int Wall 3



Accent 1



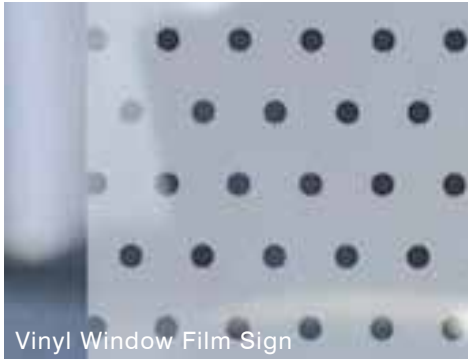
Int Soffit



Ceiling



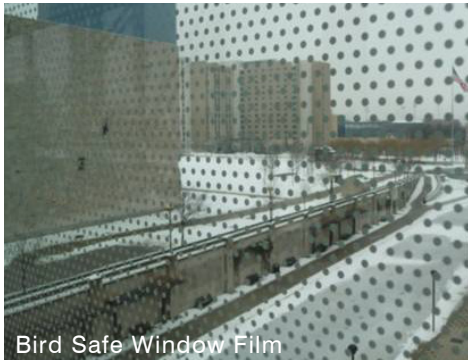
Proposed Canopy



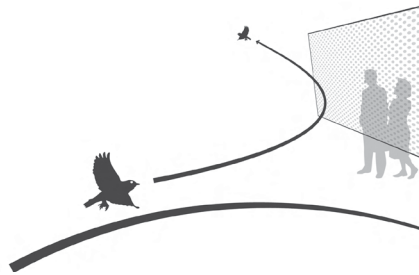
Vinyl Window Film Sign



Building Signage is perforated white vinyl



Bird Safe Window Film



Window film is white vinyl dot - Bird Safe Pattern 1/4" diameter on a 2"x4" grid



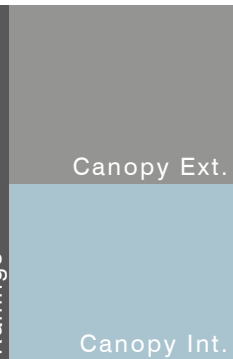
Canopy & Mechanical Enclosure



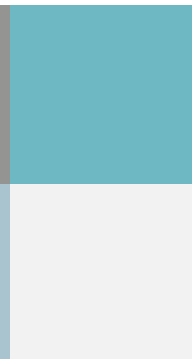
Concrete



Windows

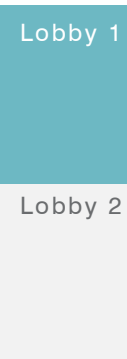


Railings



Canopy Ext.

Canopy Int.



Lobby 1

Lobby 2



Community

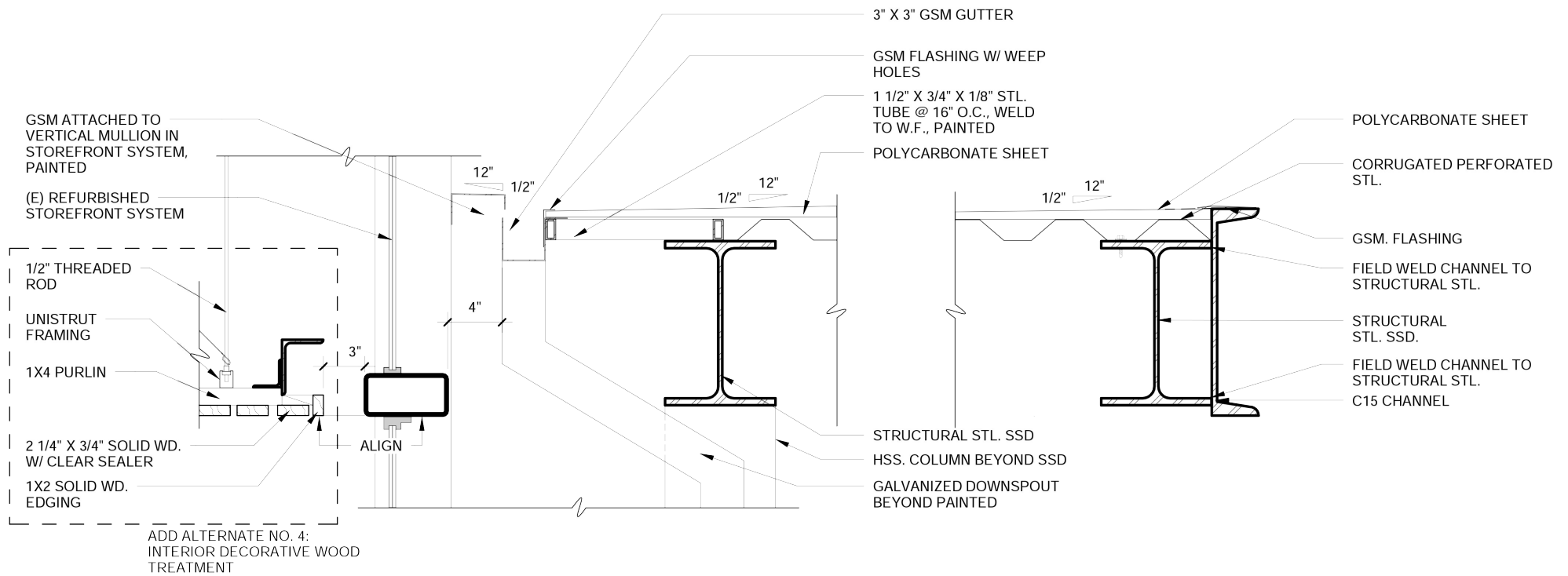
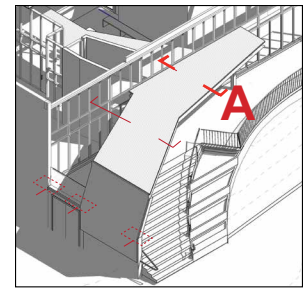
Control

Lobby Soffit

Exterior

Interior

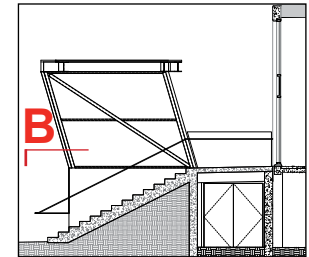
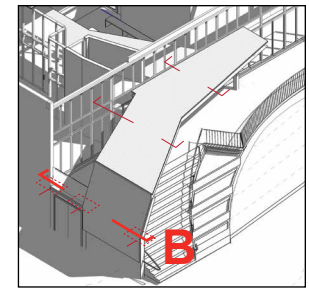
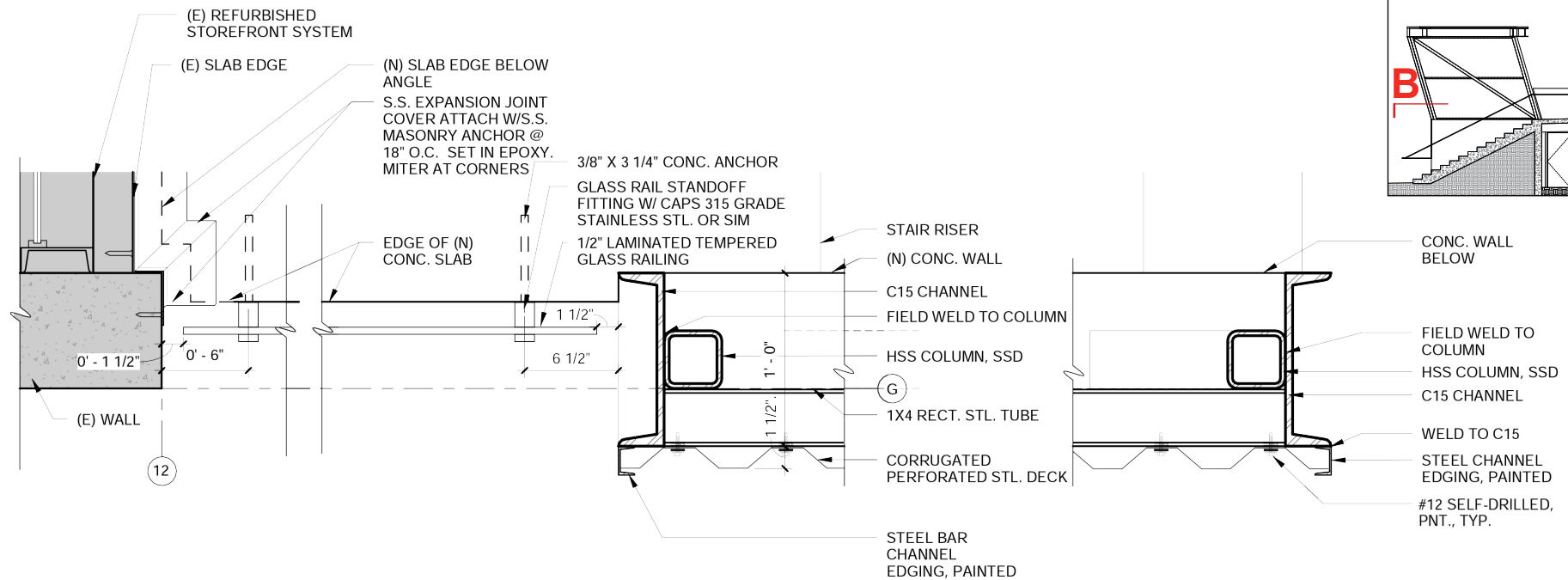
Proposed Materials and Colors



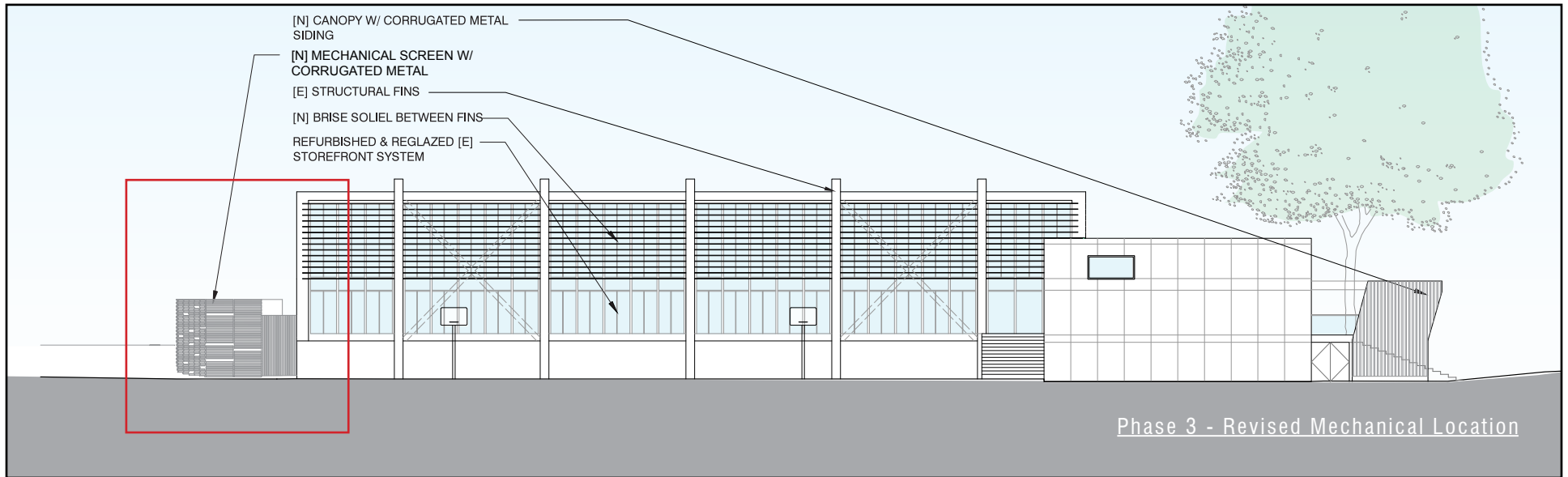
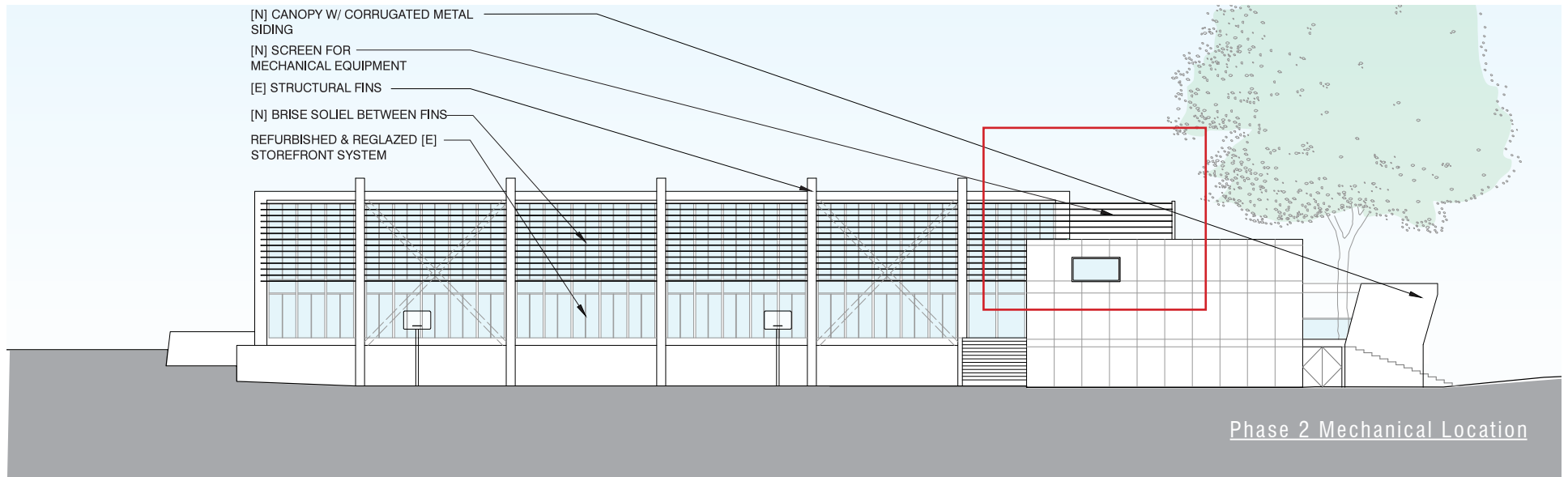
7

ENTRY CANOPY WOOD CEILING

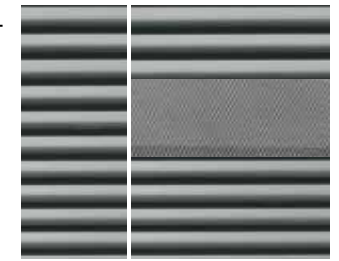
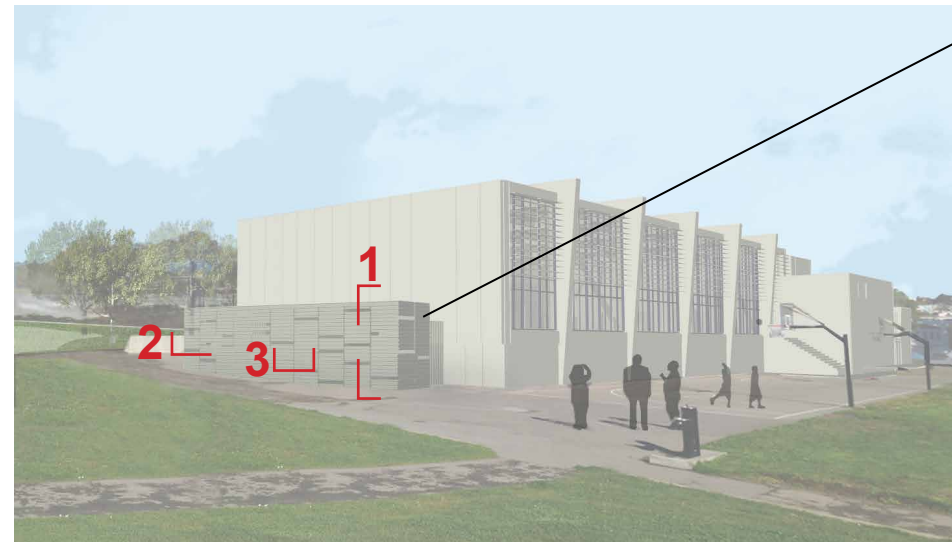
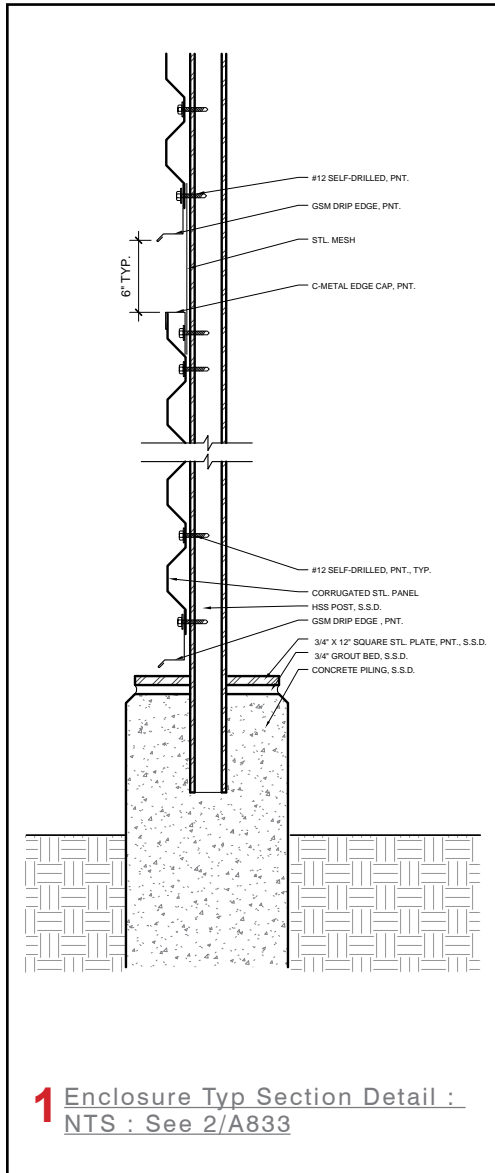
1 1/2" = 1'-0"



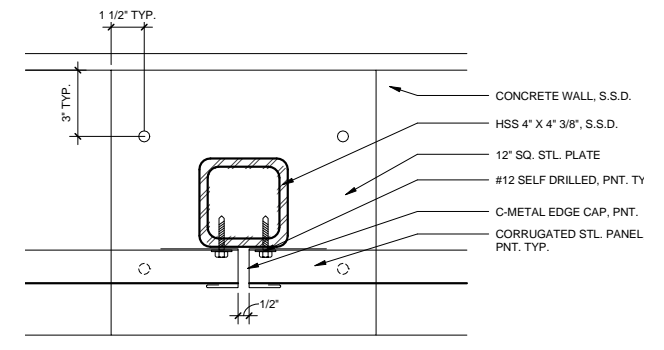
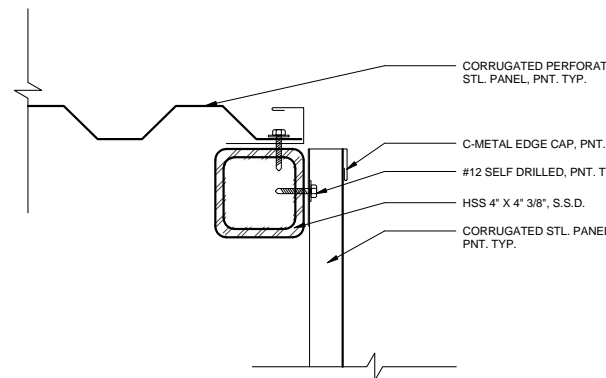
5 CANOPY PLAN SECTION AT FIRST FLOOR
1 1/2" = 1'-0"



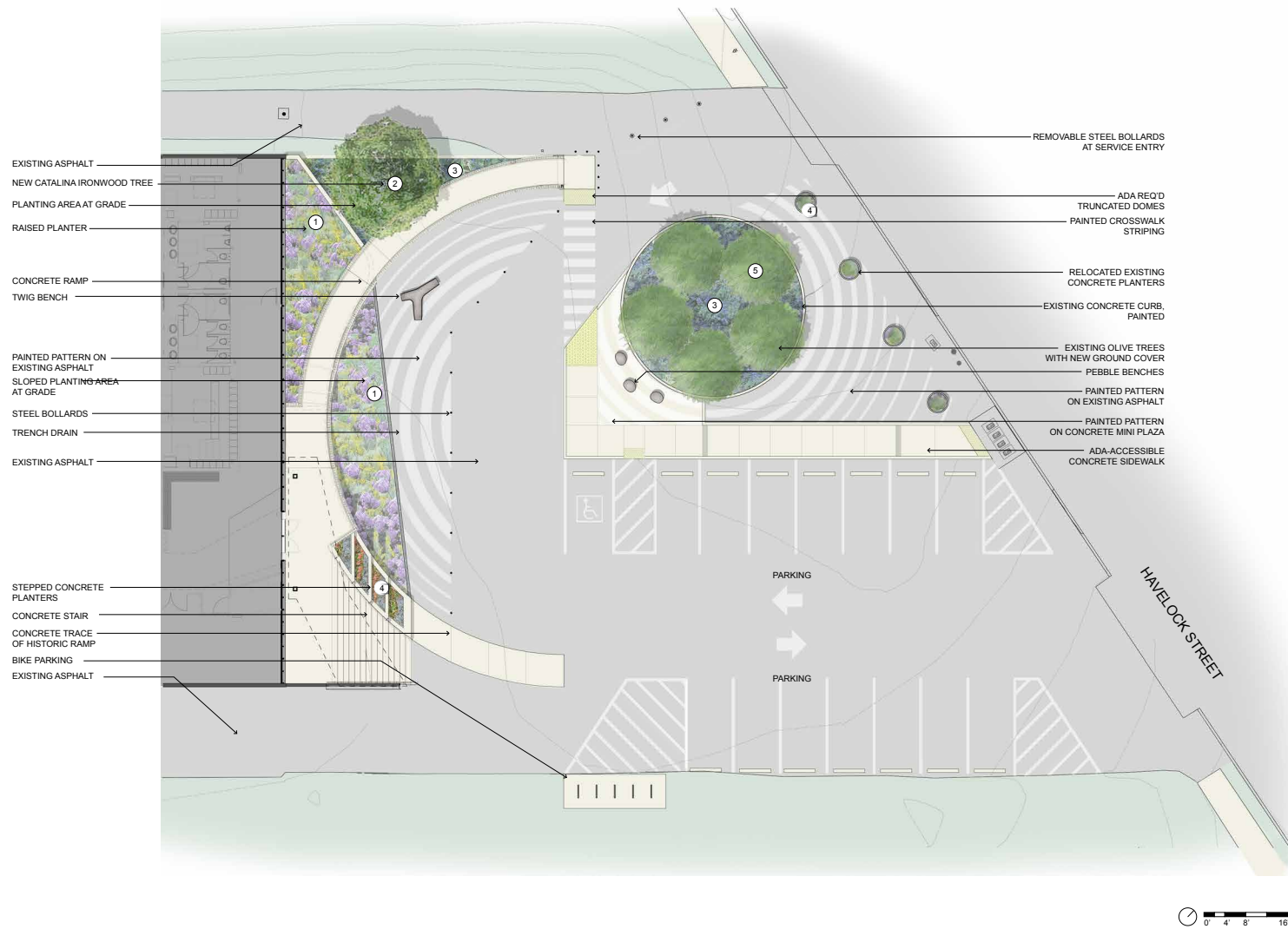
Proposed Mechanical Enclosure East Elevation



Corrugated Metal Panel
with Wire Mesh Inserts



Proposed Mechanical Screen South Elevation





COLORLED CONCRETE HISTORIC RAMP TRACE



PAINTED ASPHALT PEDESTRIAN AREA



TWIG BENCH BY TOURNESOL SITEWORKS



PEBBLE STOOL BY TOURNESOL SITEWORKS



STEPPED CONCRETE PLANTER AT ENTRY STAIR



BICYCLE RACK



STEEL BOLLARD

MATERIALS AND FURNISHINGS



CEANOTHUS THYRSIFLORUS 'SKYLARK'
CALIFORNIA LILAC 'SKYLARK'



CAREX DIVULSA BERKELEY SEDGE



EUPHORBIA CHARACIAS MEDITERRANEAN SPURGE



CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
CALIFORNIA LILAC 'YANKEE POINT'

FOUNDATION PLANTS



SENECIO MANDRILLASCÆ BLUE CHALKSTICK



ALOE SAPONARIA SOAP ALOE



AEONIUM DECORUM KIWI AEONIUM



KNIPHOFIA UVARIA RED-HOT POKER

ACCENT PLANTS



L. FLORIBUNDUS ASPLENIFOLIA FERNLEAF CATALINA IRONWOOD



OLEA EUROPEA OLIVE TREE (EXISTING)

TREES