



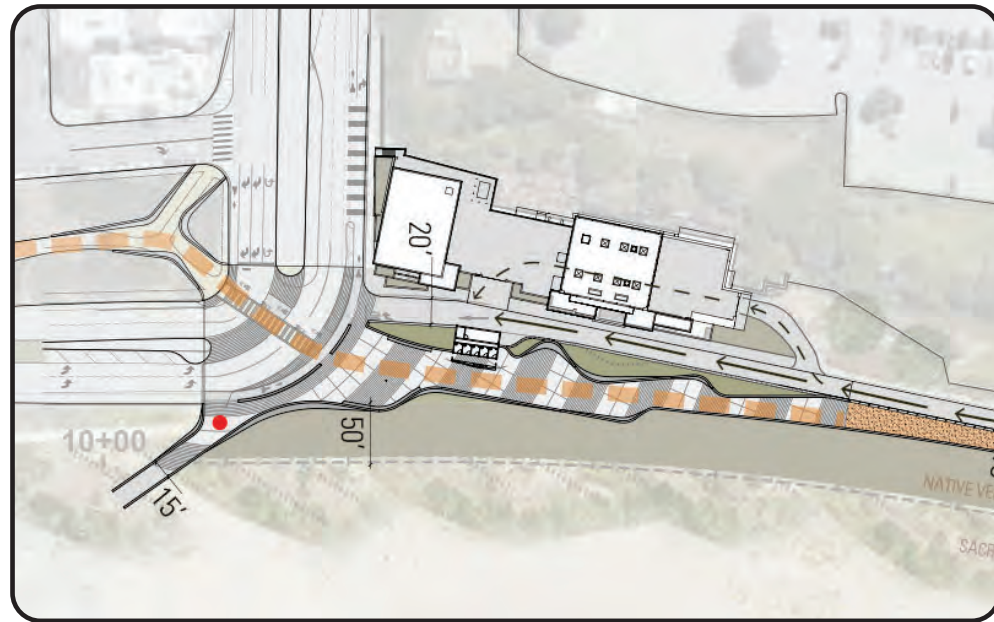
RECREATION AND PARK DEPARTMENT | PUBLIC UTILITIES COMMISSION  
**OCEAN BEACH RESTROOM**

CIVIC DESIGN REVIEW 1 | IN PARTNERSHIP WITH MUNDEN FRY LANDSCAPE ASSOCIATES | 04.19.21



MFLA

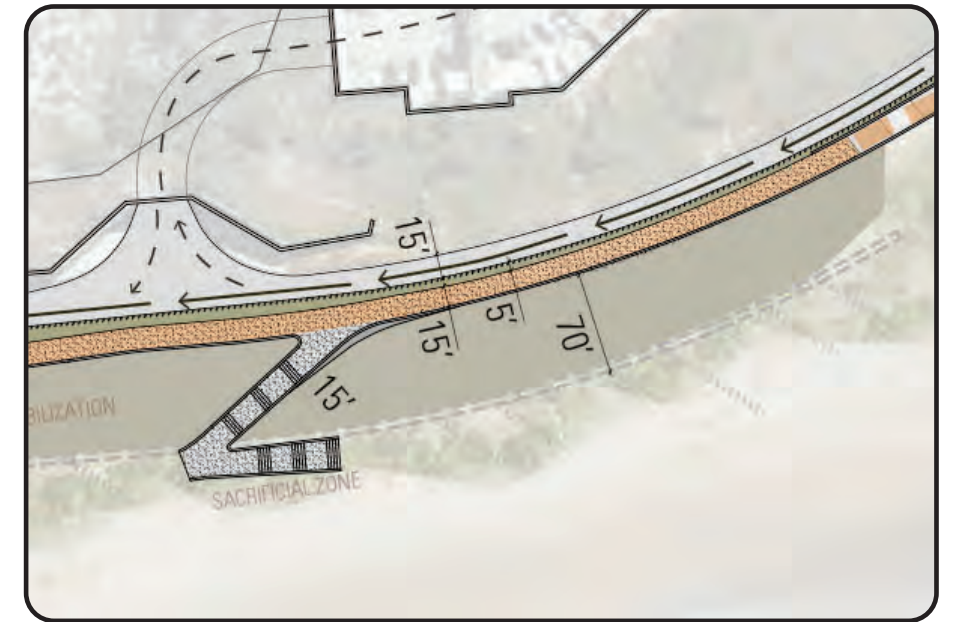




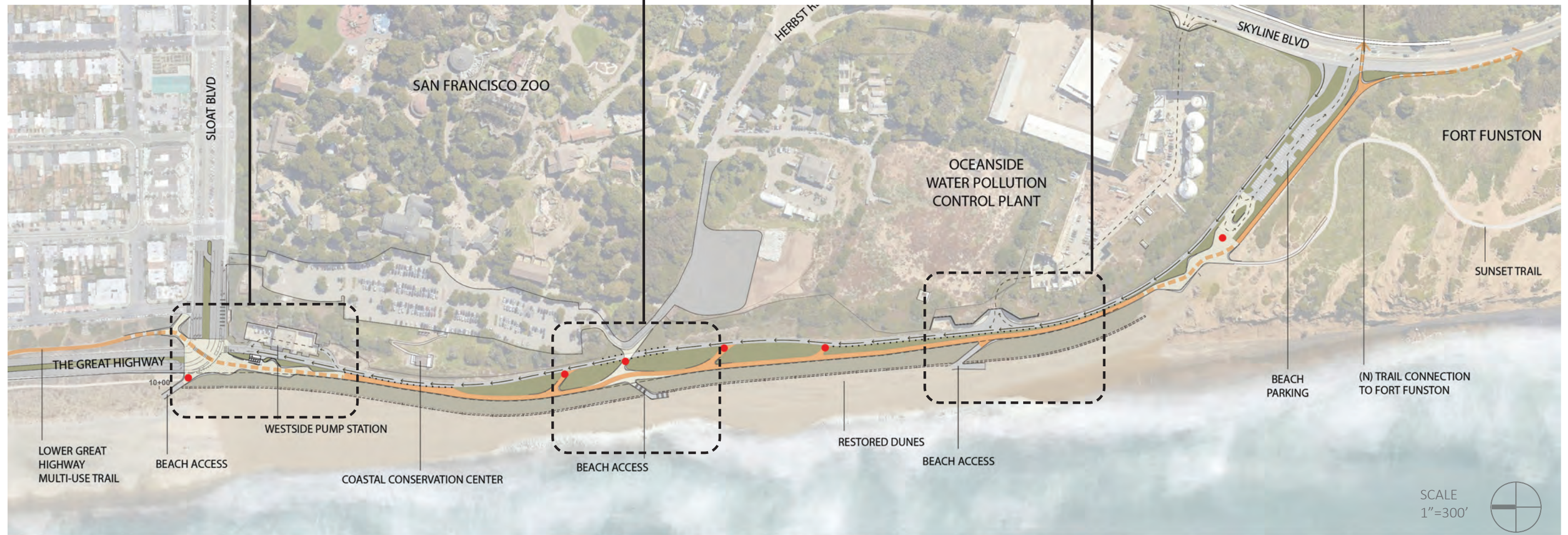
SLOAT ACCESS



CENTRAL ACCESS



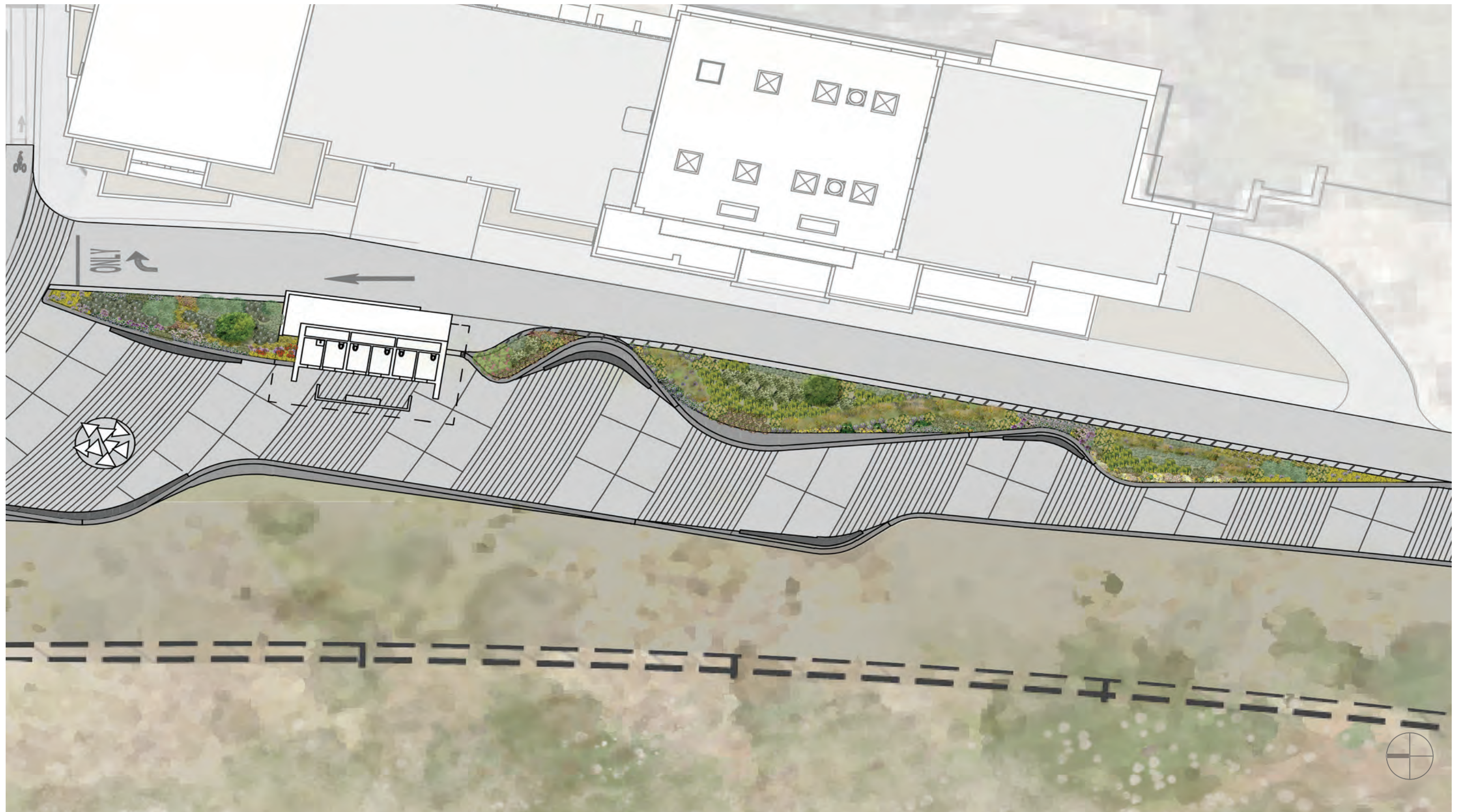
SOUTHERN ACCESS

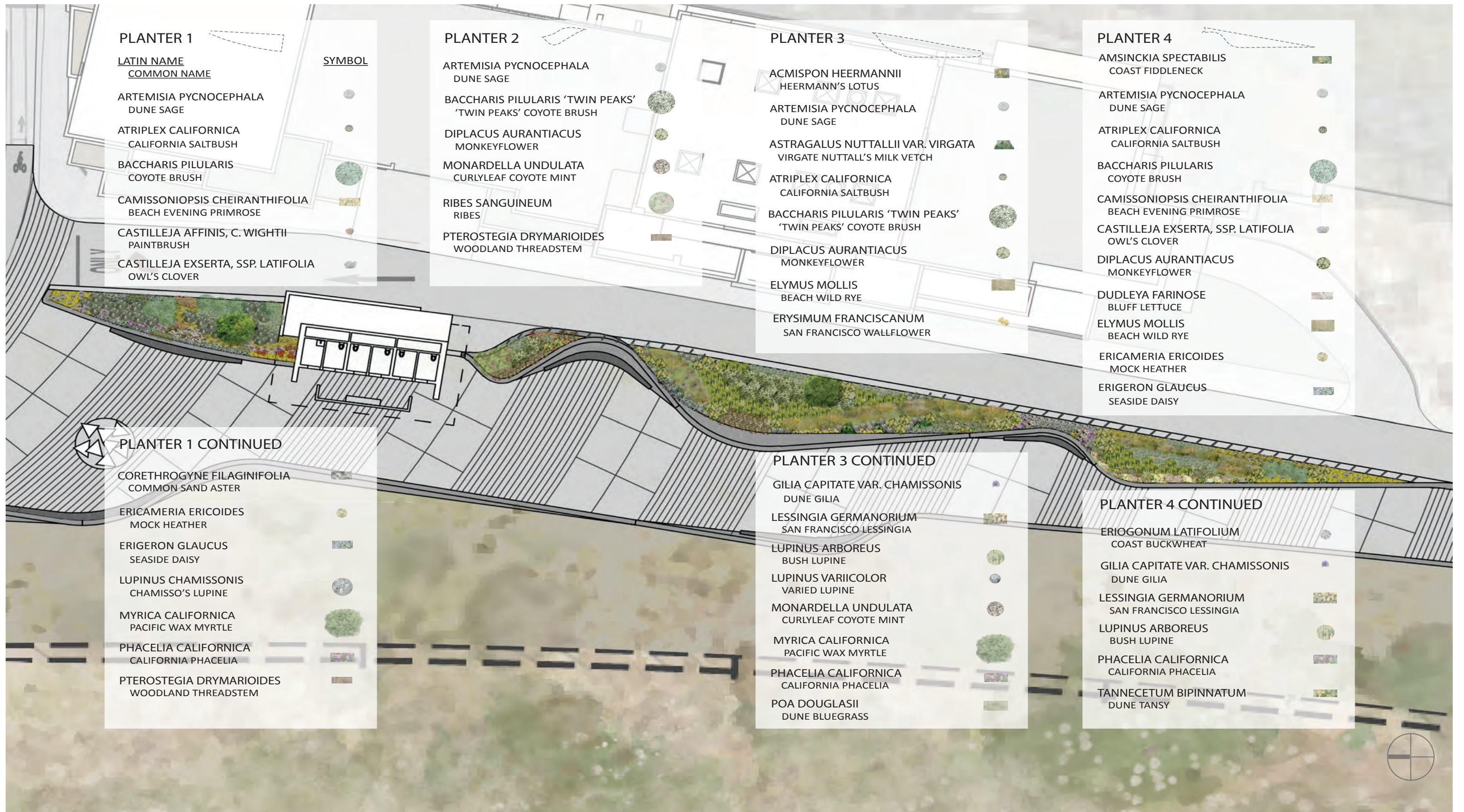


- SERVICE ROAD (ONE WAY)
- VEHICULAR CIRCULATION
- MULTI-USE TRAIL
- (E) TRAIL SYSTEM
- MAINTENANCE ACCESS POINT



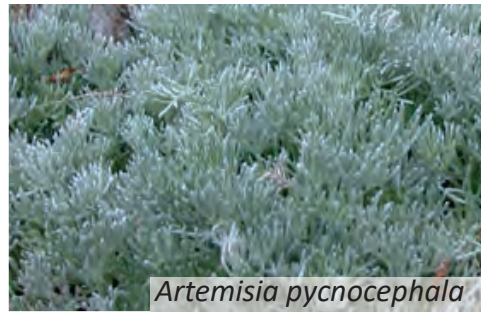








*Amsinckia spectabilis*



*Artemisia pycnocephala*



*Atriplex Californica*



*Astragalus nutalii*



*Baccharis pilularis*



*Baccharis pilularis 'Twin Peaks'*



*Camissoniopsis cheiranthifolia*



*Castilleja affinis*



*Castilleja exserta*



*Corethrogyne filaginifolia*



*Diplacus aurantiacus*



*Dudleya farinose*



*Elymus mollis*



*Ericameria ericoides*



*Erigeron glaucus*



*Erysimum franciscanum*



*Gilia capitata var. chamissonis*



*Lessingia germanorum*



*Lupinus arboreus*



*Lupinus chamissonis*



*Lupinus variicolor*



*Monardella undulata*



*Myrica californica*



*Phacelia californica*



*Poa douglasii*



*Pterostegia drymariodes*



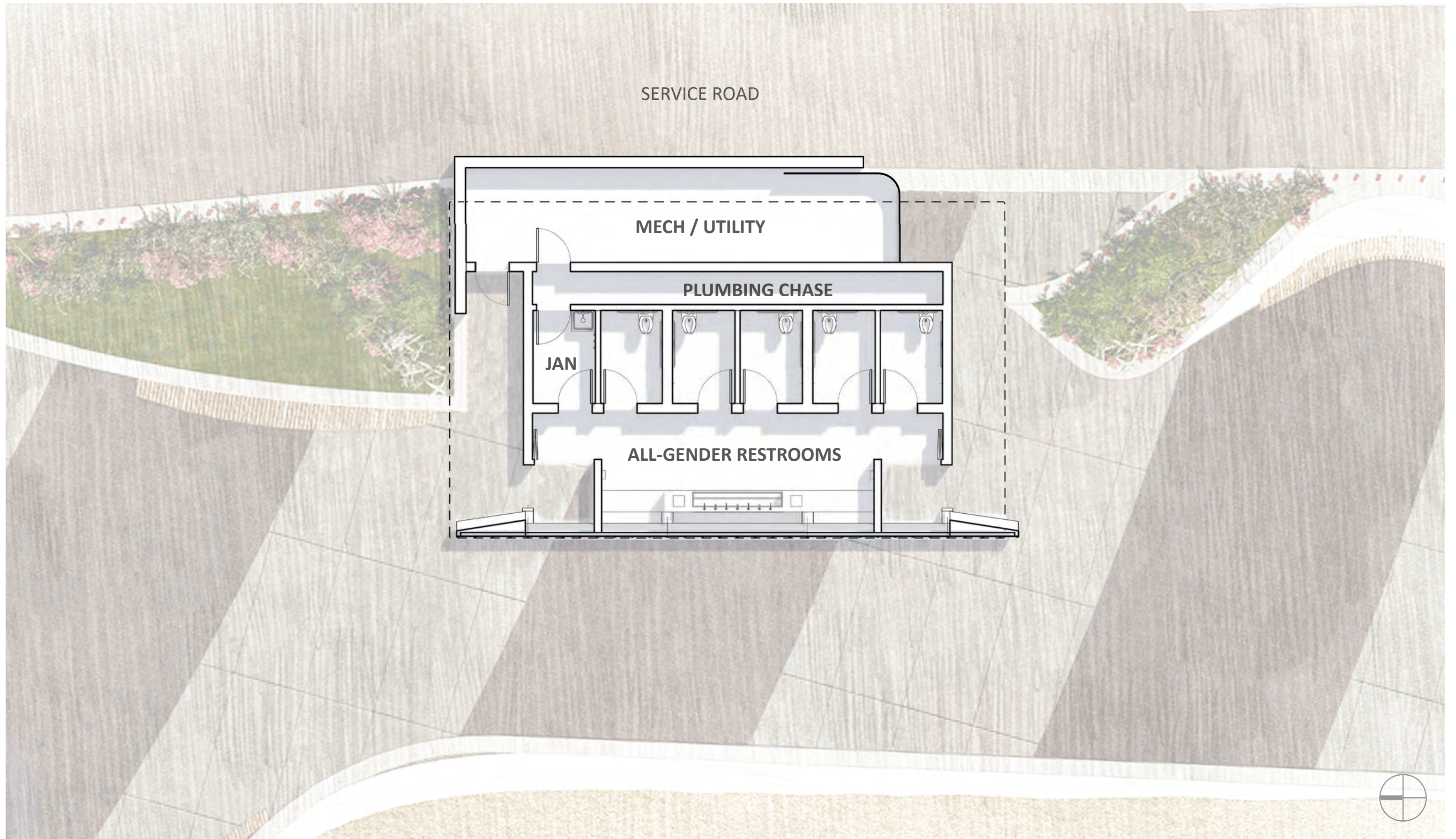
*Ribes sanguineum*



*Tannacetum bipinnatum*

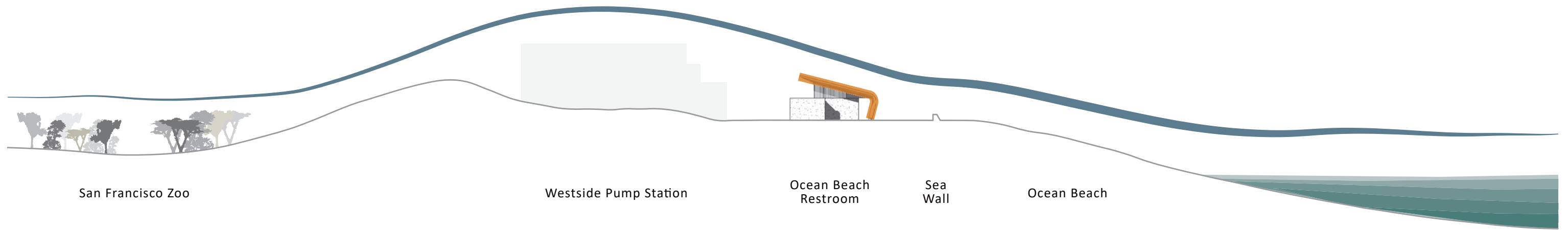


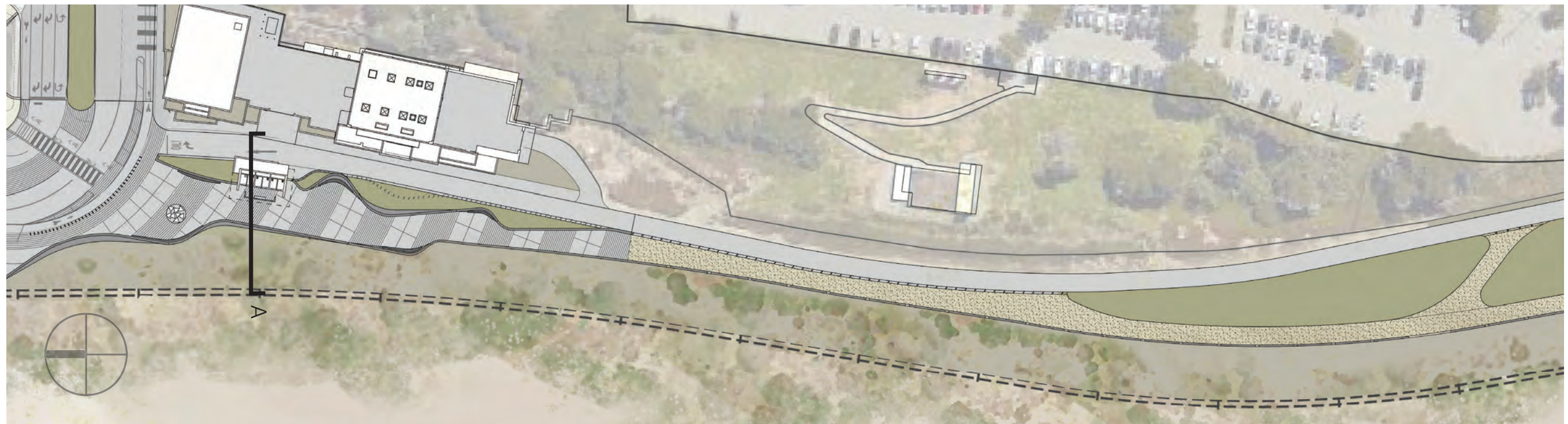
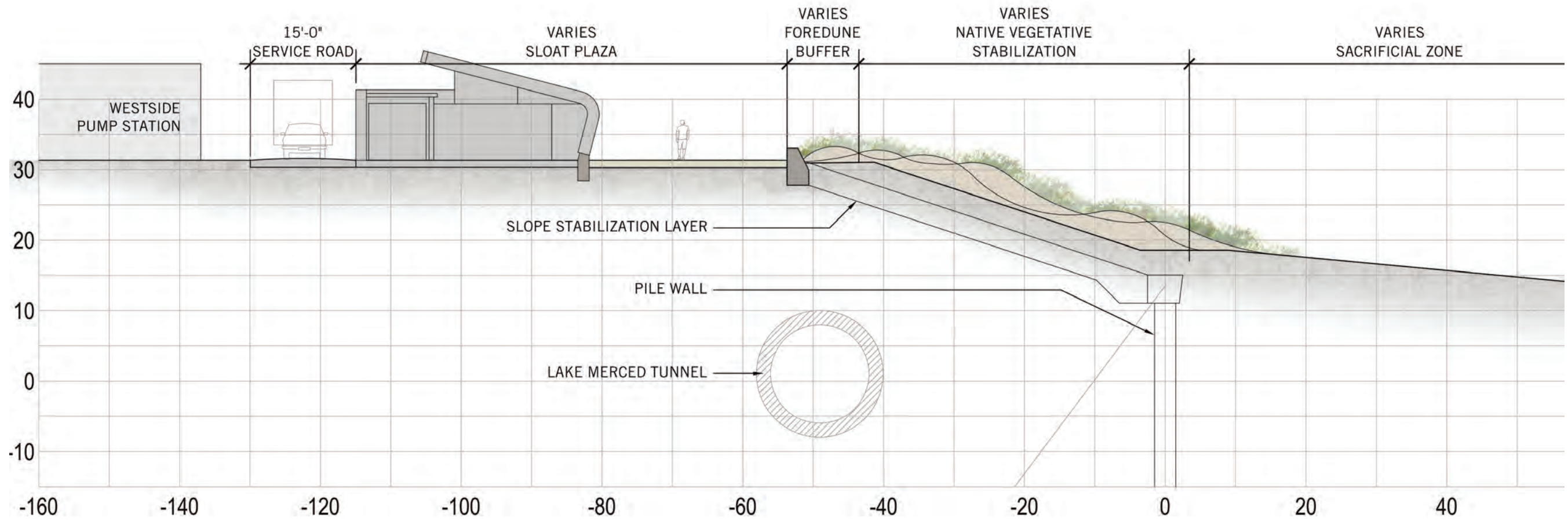






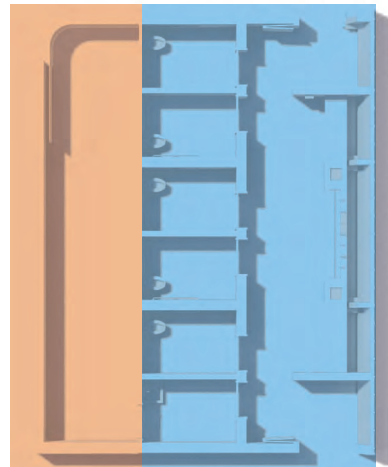






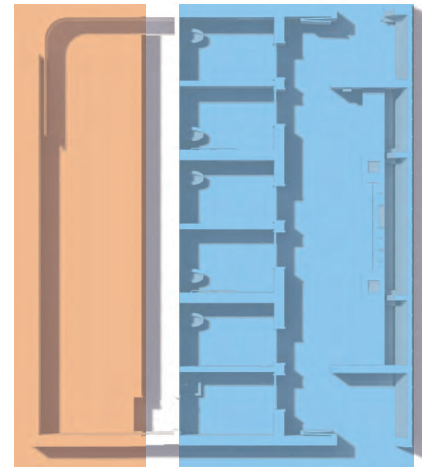
## COMBINE

- FRONT OF HOUSE FOR RESTROOM, BACK OF HOUSE FOR UTILITY PARKING AND MAINTENANCE
- SEPARATION AT THE LOCATION OF PLAZA FENCING



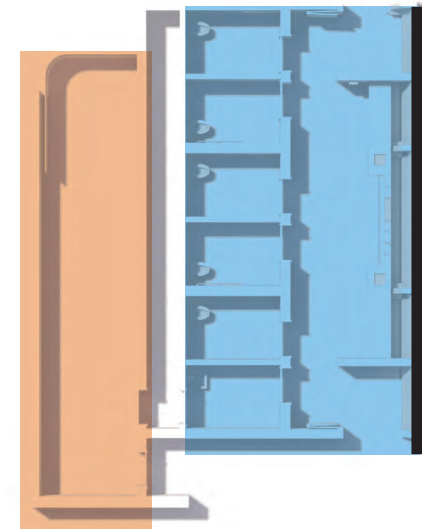
## SEPARATE

- SEPARATED BY PLUMBING CHASE
- CONNECTED BY SINGULAR ROOF



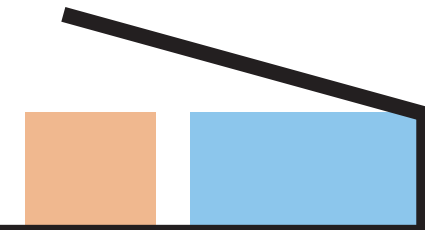
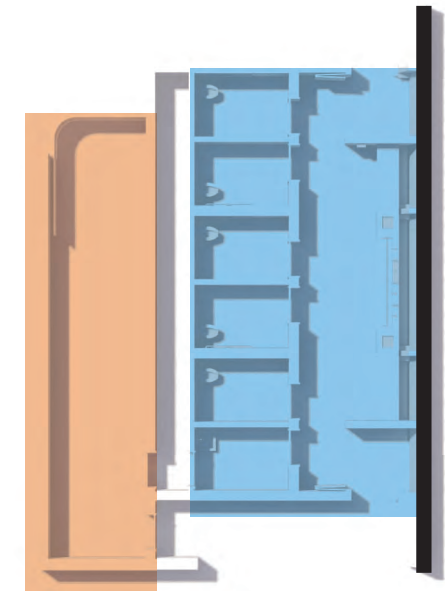
## SHIFT

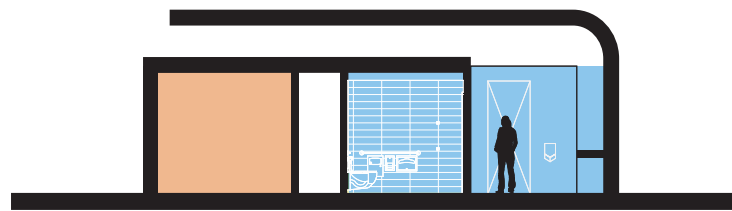
- SHIFT IN PLAN TO FOR ENTRIES
- ROOF WALL TO PROTECT AGAINST ENVIRONMENT



## LIFT

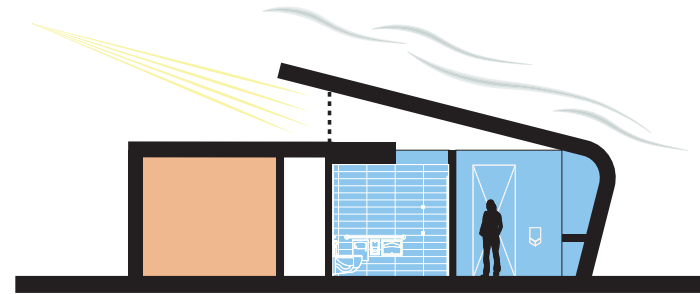
- OVERHANG FOR ADDITIONAL PROTECTION
- ROOF LIFTS TO ALLOW FOR LIGHT AND VENTILATION





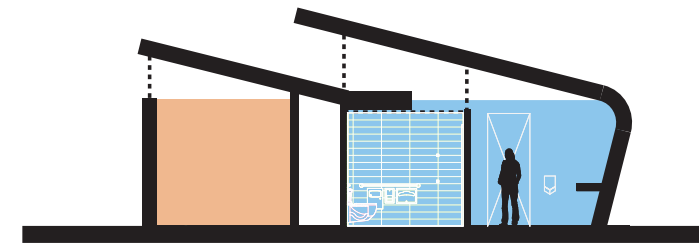
**FLAT**

- ECONOMICAL
- DOES NOT TIE INTO ENVIRONMENT



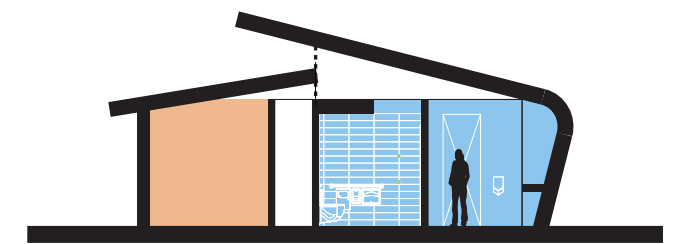
**SHED**

- ALLOWS FOR MAXIMUM LIGHT AND VENTILATION
- RESPONDS TO WIND CONDITIONS



**SAWTOOTH**

- ALLOWS LIGHT INTO BOTH SPACES
- RESPONDS TO WIND CONDITIONS



**GABLE**

- DOES NOT ALLOW FOR MAXIMUM LIGHT AND WIND
- RESPONDS TO WIND CONDITIONS



