



AGENDA

IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD REGULAR MEETING

January 8, 2019
6:00 PM

Irvine Civic Center
Meeting Room L-102
1 Civic Center Plaza
Irvine, California

Speaker's Form/Request to Speak: If you would like to address the Board on a scheduled agenda item, please complete a Request to Speak Form, located on the table at the entrance to the meeting room. Please return completed form to the Recording Secretary. The Request to Speak Form assists the Chair in ensuring that all persons wishing to address the Board are recognized. Your name will be called at the time the matter is heard by the Board. City policy is to limit public testimony to three minutes per speaker (unless extended by Chair) which includes the presentation of electronic or audio visual information.

CALL TO ORDER

A regular meeting of the Irvine Residents with Disabilities Advisory Board will be called to order on Tuesday, January 8, 2019, at 6:00 PM in meeting room L-102 of the Irvine Civic Center, located at 1 Civic Center Plaza, Irvine, California.

ROLL CALL

BOARD MEMBER:	JUSTIN CHOI
BOARD MEMBER:	ANDREA DRAYER
BOARD MEMBER:	GREGORY FELIX
BOARD MEMBER:	DAVID GIBBONS
BOARD MEMBER:	FRAN GUSTIN
BOARD MEMBER:	PAUL HARVEY
BOARD MEMBER:	JUNE McLAUGHLIN
BOARD MEMBER:	DAYNA MONEY
BOARD MEMBER:	DENNIS NIGGL
BOARD MEMBER:	RICHARD ROBERT
BOARD MEMBER:	BARBARA STERN
VICE CHAIR:	CAROL CONSTANTIN
CHAIR:	MEENA CHOCKALINGAM

INTRODUCTIONS

PRESENTATION

ANNOUNCEMENTS/COMMITTEE REPORTS/BOARD REPORTS

Announcements are for the purpose of presenting brief comments or reports, are subject to California Government Code Section 54954.2 of the Brown Act and are limited to 15 minutes per meeting.

Announcements/Reports

1. Staff Announcements/Reports
 - Brown Act Presentation – February meeting
2. Board Member Announcements/Reports
 - Review of Bylaws Attendance Requirements

Committee Announcements/Reports

3. Community Awards Program Nominations
 - Award presentation to Manuel Vallejo, Goodwill Industries Program Manager
 - Review November Nominations and Next Steps

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda and must be acted upon prior to the next Board meeting.

PUBLIC COMMENTS

Any member of the public may address the Board on items within the Board's subject matter jurisdiction but which are not listed on the Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are scheduled for 30 minutes and are limited to 3 minutes per person. If you wish to speak, please complete a Speaker's Form and submit it to the Recording Secretary.

BOARD BUSINESS

1. IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD MINUTES

ACTION: Approve minutes of the Irvine Residents with Disabilities Advisory Board regular meeting held November 6, 2018.

2. BOMMER CANYON COMMUNITY PARK CATTLE CAMP REHABILITATION PROJECT.

ACTION: Receive report and provide input for the final design phase.

3. IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD WORK PLAN

ACTION: Review and update the Irvine Residents with Disabilities Advisory Board Work Plan to include goals and assignment of task oversight.

END OF BOARD BUSINESS

ADJOURNMENT

Adjourn to an Irvine Residents with Disabilities Advisory Board regular meeting, **Tuesday, February 5, 2019, 6:00 PM.**

NOTICE TO THE PUBLIC

At 7:30 p.m., the Irvine Residents with Disabilities Advisory Board (Board) will determine which of the remaining agenda items can be considered and acted upon prior to 8 p.m. and will continue all other items on which additional time is required until a future Board meeting. All meetings are scheduled to terminate at 8 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Board liaison and are available for public inspection and copying once the agenda is publicly posted, (at least 72 hours prior to a regular Board meeting).

If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact the Board liaison at (949) 724-6690.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Board regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Services Department, One Civic Center Plaza, Irvine, California, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

Written Materials/handouts:

Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Board. Please provide 15 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Board at the time testimony is given.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

AMERICANS WITH DISABILITIES ACT: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is *normally* provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Board liaison at 949-724-6690 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at the time if you will need accommodations to attend or participate in meetings on a regular basis.

COMMUNICATION DEVICES

To minimize distractions, please be sure all personal communication devices are turned off or on silent mode.

MEETING SCHEDULE

Regular meetings of the Irvine Residents with Disabilities Advisory Board are held on the first Tuesday of each month at 6:00 p.m. unless otherwise noted. The Irvine Residents with Disabilities Advisory Board Agenda is posted in the Police Department. Meeting agendas and approved minutes are kept current on the City web site at cityofirvine.org.

I hereby certify that the agenda for the Irvine Residents with Disabilities Advisory Board meeting was posted at the main entrance of City Hall and in the posting book located in the Public Safety Lobby, One Civic Center Plaza, Irvine, California on January 3, 2019 by 5:30 p.m. as well as on the City's web page.

 Board Liaison

MINUTES

ITEM 1



MINUTES

IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD REGULAR MEETING

November 6, 2018

Lakeview Senior Center
Homer W. Guimond Studio
20 Lake Road
Irvine, California

CALL TO ORDER

A regular meeting of the Irvine Residents with Disabilities Advisory Board was called to order on Tuesday, November 6, 2018, at 6:08 PM in the Homer W. Guimond Studio of the Lakeview Senior Center, located at 20 Lake Road, Irvine, California; Chair McLaughlin presiding.

ROLL CALL

Present:

BOARD MEMBER:	JUSTIN CHOI
BOARD MEMBER:	CAROL CONSTANTIN
BOARD MEMBER:	ANDREA DRAYER
BOARD MEMBER:	GREGORY FELIX
BOARD MEMBER:	FRAN GUSTIN
BOARD MEMBER:	PAUL HARVEY
BOARD MEMBER:	DAYNA MONEY
BOARD MEMBER:	DENNIS NIGGL
BOARD MEMBER:	RICHARD ROBERT
BOARD MEMBER:	BARBARA STERN*
VICE CHAIR:	MEENA CHOCKALINGAM
CHAIR:	JUNE McLAUGHLIN**

**arrived at 6:16 PM*

***arrived at 6:08 PM*

Absent:

BOARD MEMBER:

JUSTIN CHOI

BOARD MEMBER:

DAVID GIBBONS

INTRODUCTIONS

There were no introductions.

PRESENTATION

Housing Development Projects for the Developmentally Disabled - Irvine Community Land Trust Executive Director Mark Asturias and CivicStone, Inc. Principal Adam Eliason provided a presentation.

Discussion included: Current and upcoming Irvine Community Land Trust housing projects.

ANNOUNCEMENTS/COMMITTEE REPORTS/BOARD REPORTS

Announcements/Reports

1. Staff Announcements/Reports – There were none.
2. Board Member Announcements/Reports
 - Board Member Robert announced Innovative Results will host an Adaptive Bocce Ball Clinic in Costa Mesa later this month.
 - Board Member Harvey announced Mariner’s Church will host Dancing without Limits, a dance for individuals with disabilities, later this month.

Committee Announcements/Reports

3. Community Awards Program Nominations

Board Member Constantine nominated Jennette and Tim Gormon of Chronic Tacos, and Jason Conigs of Mod Pizza.

ADDITIONS AND DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

PUBLIC COMMENTS

There were no public comments.

BOARD BUSINESS

1. IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD MINUTES

ACTION: Moved by Board Member Drayer and seconded by Board Member Harvey to approve the minutes of the Irvine Residents with Disabilities Advisory Board regular meeting held October 2, 2018.

The motion carried as follows:

Ayes: 11 Chockalingam, Constantin, Drayer, Felix, Gustin, Harvey, McLaughlin, Money, Niggel, Robert, Stern
Noes: 0
Absent: 2 Choi, Gibbons

2. IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD 2019 MEETING SCHEDULE

Community Services Supervisor Susie Blanco presented the item.

ACTION: Moved by Board Member Gustin and seconded by Board Member Stern to approve the proposed Irvine Residents with Disabilities Advisory Board 2019 meeting schedule.

The motion carried as follows:

Ayes: 11 Chockalingam, Constantin, Drayer, Felix, Gustin, Harvey, McLaughlin, Money, Niggel, Robert, Stern
Noes:
Absent: 2 Choi, Gibbons

3. IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD WORK PLAN

Supervisor Blanco presented the item.

Discussion included: Goals and strategic areas in which to serve; Board to review Brown Act standards every 2 years.

ACTION: Reviewed and updated the Irvine Residents with Disabilities Advisory Board Work Plan to include goals and assignment of task oversight.

4. IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD ELECTION OF OFFICERS

Chair McLaughlin opened the floor for election of Board Chair.

Board Member Gustin nominated Vice Chair Chockalingam for the position of Board Chair; nomination was accepted.

Moved by Board Member Gustin and seconded by Board Member Stern to appoint Vice Chair Chockalingam as Board Chair.

The motion carried as follows:

Ayes: 11 Chockalingam, Constantin, Drayer, Felix, Gustin, Harvey, McLaughlin, Money, Niggel, Robert, Stern

Noes:

Absent: 2 Choi, Gibbons

The floor was opened for election of Vice Chair.

Board Member McLaughlin nominated Board Member Constantin for the position of Board Vice Chair; nomination was accepted.

Moved by Board Member Money and seconded by Chair Chockalingam to appoint Board Member Constantin as Board Vice Chair.

The motion carried as follows:

Ayes: 11 Chockalingam, Constantin, Drayer, Felix, Gustin, Harvey, McLaughlin, Money, Niggel, Robert, Stern

Noes:

Absent: 2 Choi, Gibbons

END OF BOARD BUSINESS

ADJOURNMENT at 7:18 p.m. on Tuesday, November 6, 2018.

June McLaughlin, Chair

Ryan McGraw
Community Services Program Coordinator
Recording Secretary

Date

ITEM 2



REQUEST FOR IRVINE RESIDENTS WITH DISABILITIES ADVISORY BOARD ACTION

MEETING DATE: JANUARY 8, 2019

TITLE: BOMMER CANYON COMMUNITY PARK CATTLE CAMP
REHABILITATION PROJECT


Community Services Manager

RECOMMENDED ACTION

Receive report and provide input for the final design phase.

EXECUTIVE SUMMARY

The City of Irvine Parks Master Plan, adopted by the City Council in June 2017, prioritized Bommer Canyon Community Park (BCCP) as the City's first rehabilitation project due to the park's popularity within the community, age of facilities, and importance as a gateway to the southern open space preservation area.

In February 2018, the City retained RJM Design Group to develop a conceptual design for rehabilitation of the former Irvine Ranch Cattle Camp (Cattle Camp) portion of BCCP, which is actively used for events and programming. Staff processed a park design which was unanimously approved (all members present) by the Community Services Commission on October 17, 2018. Subsequently, on November 13, 2018, the City Council received a presentation on the design, provided comments, and suggested staff present the project to the Irvine Residents with Disabilities Advisory Board (Board) for feedback regarding accessibility before moving forward.

ANALYSIS

Background

BCCP is located in the heart of the City's southern open space preservation area, approximately 1.2 miles off Shady Canyon Drive (Attachment 1, Vicinity Map). Built in 1967 then deeded to the City in 1982, the 15-acre community park contains land that once served as a rest area for ranch hands, known as the former Irvine Ranch Cattle Camp. Today, the approximate three-acre Cattle Camp

is one of Irvine’s most popular rental facilities. It provides a unique rustic setting for special events such as birthday parties, company picnics, weddings, and other family celebrations.

The Cattle Camp currently consists of a “Chuck Wagon” food service building, Drink Pavilion, trailer for staff offices, storage units, stage area, picnic tables, fire ring, barbeque spit, and play/activity area. While BCCP is beloved for its location and rustic character, it is the City’s oldest park with portable structures placed throughout the site in an ad-hoc fashion. According to a 2005 Facility Condition Analysis, current site issues include aged structures that are not compliant with the Americans with Disabilities Act (ADA) and building codes; insect and rodent infestation; lack of utilities (i.e., sewer, electric, etc.); and, accessibility limitations. During events, visitors have access to minimal on-site portable restroom facilities, which are unattractive and problematic. In response, the Cattle Camp quickly emerged as a top priority for rehabilitation in the City.

The City Council approved a Capital Improvement Program (CIP) project to rehabilitate BCCP (CIP No. 371801). In February 2018, the City hired consulting firm RJM Design Group to prepare a rehabilitation design for the Cattle Camp area pursuant to the Zoning Ordinance. The design was approved by the Community Services Commission on October 17, 2018 (see Attachment 2, Approved Design).

Approved Design

The BCCP Cattle Camp rehabilitation design is based on extensive community feedback gathered in early 2018, during which the community expressed their vision for the Cattle Camp area as a rehabilitated site with formal restrooms, increased accessibility, and new amenities and equipment in a natural and historic ambiance and setting. The following table outlines the primary accessibility features included in the approved design:

Area	Existing Condition	Approved Design
Entrance and Parking Lot	Dirt pedestrian pathway located between the site and a large unpaved, unstriped, gravel parking lot	<ul style="list-style-type: none"> • New vehicular and pedestrian park entrance • New loading/unloading zone to allow for more convenient and accessible drop off/pick up of guests and goods • Six (6) handicapped, concrete parking stalls located immediately adjacent to the grand entrance for the park

Area	Existing Condition	Approved Design
Interior Paths	Mulch and dirt paths	<ul style="list-style-type: none"> • New ADA-accessible internal loop trail system made of stabilized decomposed granite; connects all facilities and amenities • New rest areas scattered along the trail • New interpretive signs to provide educational information regarding heritage of the site and preserve area surrounding the park • New wayfinding signage with Braille
Amenities	<ul style="list-style-type: none"> • Horseshoes • Volleyball court • Picnic tables • Benches 	<ul style="list-style-type: none"> • New play area with resilient play surfacing; nature/history-themed design • New ADA-accessible site furnishings
Buildings	Portable trailers	<ul style="list-style-type: none"> • New facilities designed to current codes and regulations
Restrooms	"Porta Potties"	<ul style="list-style-type: none"> • New ADA-compliant restroom building • New ADA-compliant unisex/family restroom within stage building

Next Steps

Now that the Community Services Commission approved the project design, staff will work with RJM Design Group to prepare construction drawings and identify the specific materials to be used throughout the site. The Board's input on the project design will be incorporated to the extent feasible. The tentative project schedule anticipates that Phase I construction would commence in early 2019.

FINANCIAL IMPACT

The BCCP Rehabilitation CIP project (CIP No. 371801) total approved allocation is \$2,535,000 for design and construction. A summary of expense and fund allocations for the project is outlined in the following table:

BCCP Rehabilitation CIP - Current Budget

<u>EXPENSE</u>	
Preliminary Design/Planning	\$180,000
Final Design	\$335,000
Construction	<u>\$2,200,000</u>
<i>Total Project Budget Expense</i>	<i>\$2,715,000</i>
<u>FUNDING SOURCE</u>	
SDC Fees - Non-Circ	\$1,777,625
HRPP Grant	<u>\$937,375</u>
<i>Total Project Budget Funding</i>	<i>\$2,715,000</i>

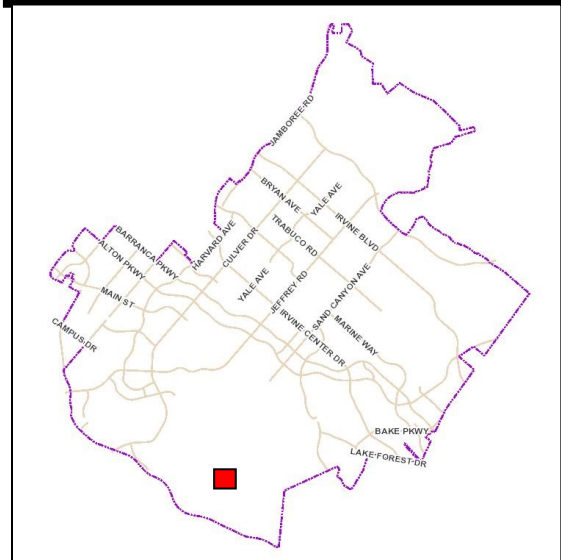
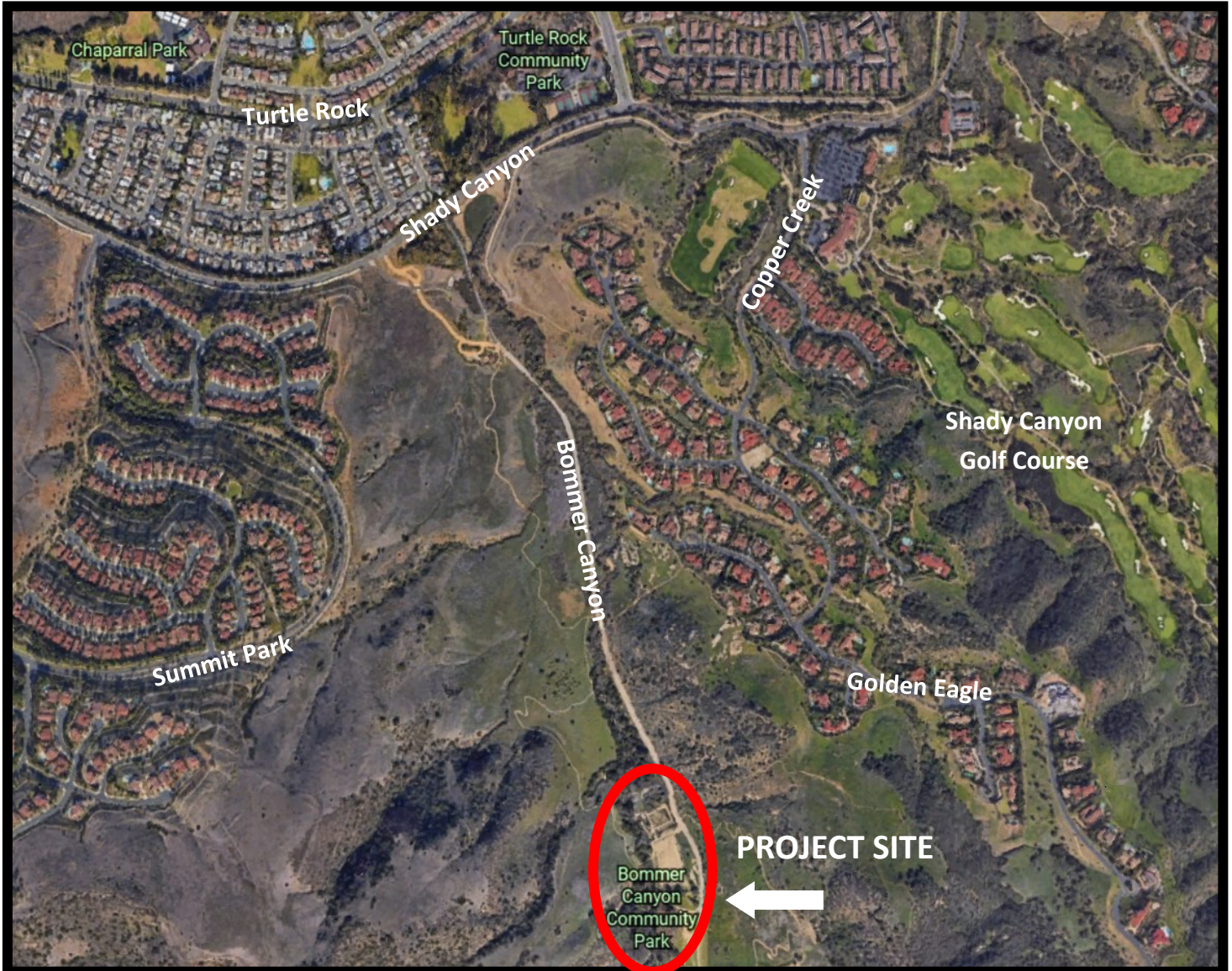
Given current funding constraints and deadlines associated with the State grant award, staff will follow a phased construction process consistent with the City's 10-year CIP. Future phases may be requested through the City's budget process if needed.

REPORT PREPARED BY: Darlene Nicandro, Project Development Administrator
Kathleen Haton, Senior Planner

ATTACHMENTS

1. Vicinity Map
2. Approved Design

BOMMER CANYON COMMUNITY PARK VICINITY MAP



Printed: August 16, 2018



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map is not to be used for navigation.



BUILDINGS AND STRUCTURES

- 1 BOMMER CANYON WATER TOWER
- 2 BOMMER CANYON ENTRY PORTAL
- 3 CATTLE CAMP MAIN PEDESTRAIN GATE, MURAL & GARDEN PERGOLA
- ENTRANCE PLAZA
- 4 STAGE WITH GREENROOM & RESTROOM
- "NATINA" COLORED CONCRETE STAGE DANCE FLOOR/OUTDOOR CLASSROOM
- PICNIC TABLES/OUTDOOR CLASSROOM
- 5 KITCHEN / FOOD SERVICE
- WOOD DECK
- 6 DRINK PAVILION
- WOOD DECK
- 7 RESTROOMS
- WOOD DECK
- 8 PICNIC SHADE STRUCTURE ON CONCRETE PAD W/2 PICNIC TABLES EACH
- 9 TRASH ENCLOSURE WITH "NATINA" CONCRETE PAD / SERVICE YARD
- 10 STORAGE BUILDING

TRAILS

- 1 STABILIZED DECOMPOSED GRANITE
- 2 RELOCATED MONUMENTS
- 3 RANCH ARTIFACTS / IMPLEMENTS FOR INTERPRETIVE PROGRAM
- 4 INTERPRETIVE / EDUCATION SIGNS

PARKING AND CIRCULATION

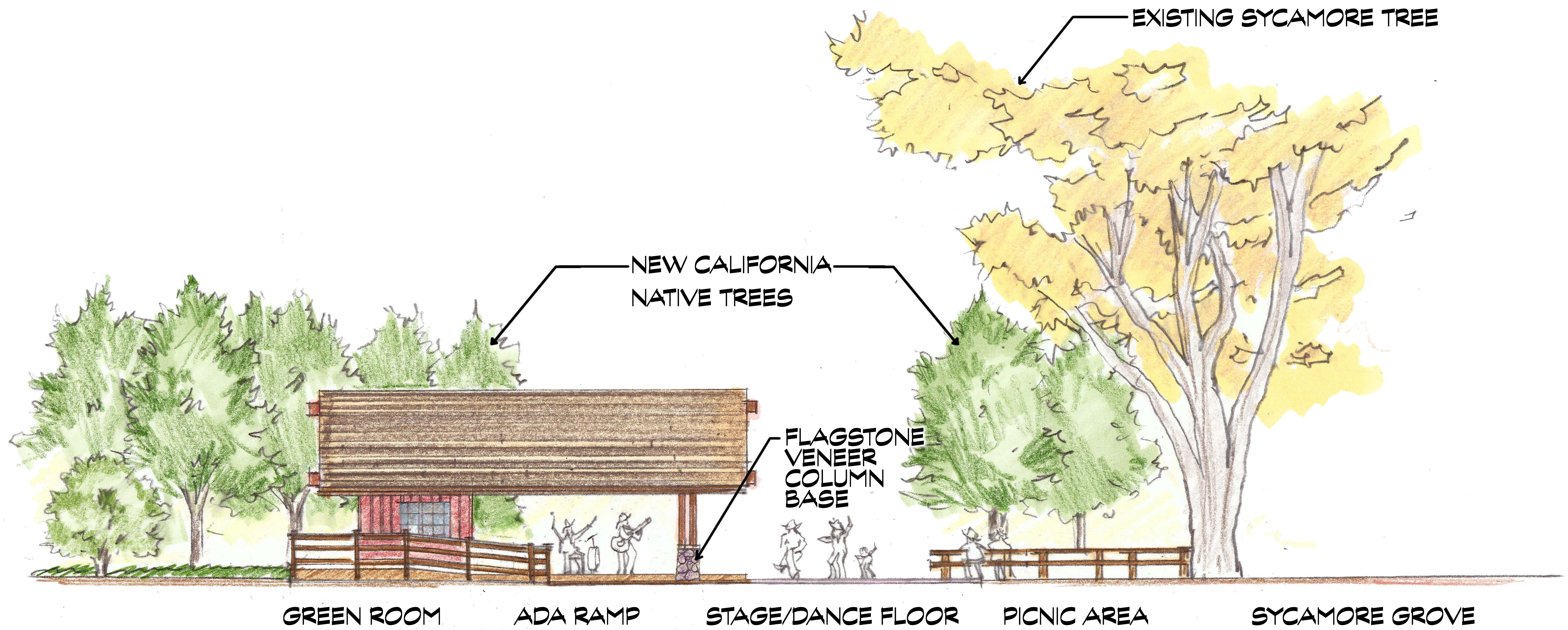
- 1 GRAVEL RECONFIGURED ONE-WAY DRIVE - 15' WIDE
- 2 GRAVEL TURNAROUND (ONE-WAY)
- 3 GRAVEL LOADING & UNLOADING ZONE
- 4 CONCRETE ACCESSIBLE PARKING
- 5 GRAVEL SERVICE DRIVE

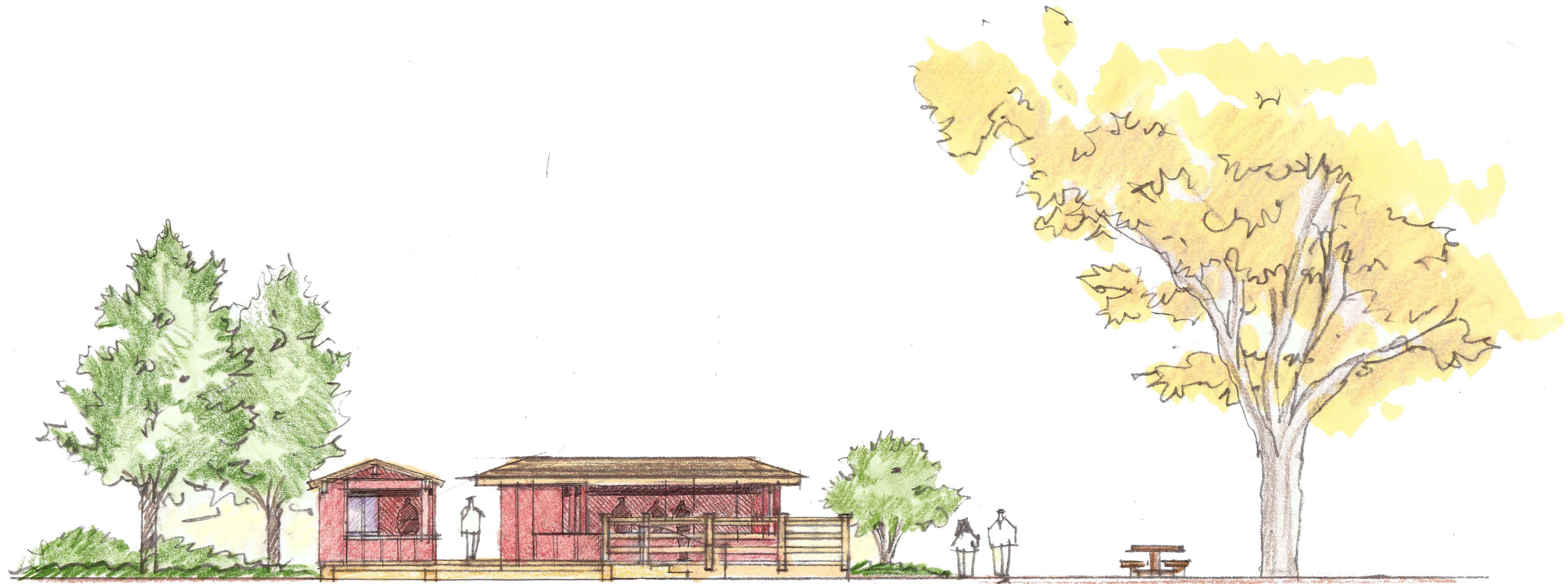
AMENITIES / FEATURES

- 1 CEREMONY AREA FOR OUTDOOR WEDDINGS
- 2 PROGRAM AREA
- YOGA
- TAI CHI
- 3 PROGRAM AREA
- CAMPING
- STAR GAZING
- 4 FIRE RING
- 5 HORSE SHOES
- 6 THEME INTERPRETIVE PLAY
- 7 DRINKING FOUNTAIN
- 8 WOOD & CABLE FENCE
- 9 VEHICULAR ACCESS GATE
- 10 PEDESTRIAN ACCESS GATE
- 11 MAINTENANCE ACCESS GATE
- 12 WASTE AND RECYCLE RECEPTACLES -TYP.
- 13 PEDESTRIAN LIGHT BOLLARD -TYP.
- 14 PEDESTRIAN POST TOP LIGHT -TYP.
- 15 VEHICULAR LIGHTING -TYP.



10/17/2018

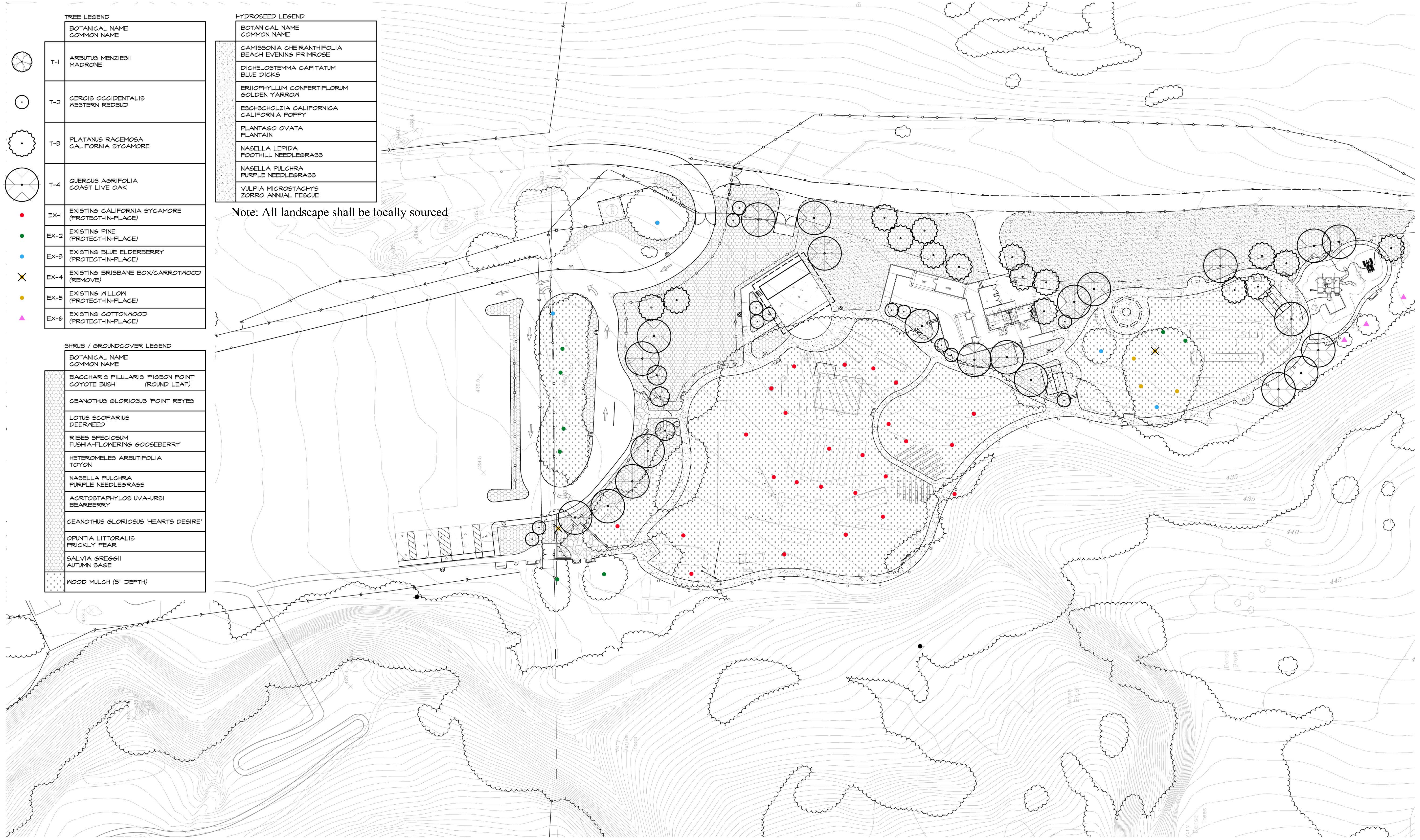




KITCHEN BUILDING

DRINK PAVILION & OUTDOOR DECK

SYCAMORE GROVE



TREE LEGEND

BOTANICAL NAME	COMMON NAME
T-1	ARBUTUS MENZIESII MADRONE
T-2	CERCIS OCCIDENTALIS WESTERN REDBUD
T-3	PLATANUS RACEMOSA CALIFORNIA SYCAMORE
T-4	QUERCUS AGRIFOLIA COAST LIVE OAK
EX-1	EXISTING CALIFORNIA SYCAMORE (PROTECT-IN-PLACE)
EX-2	EXISTING PINE (PROTECT-IN-PLACE)
EX-3	EXISTING BLUE ELDERBERRY (PROTECT-IN-PLACE)
EX-4	EXISTING BRISBANE BOX/CARROTWOOD (REMOVE)
EX-5	EXISTING WILLOW (PROTECT-IN-PLACE)
EX-6	EXISTING COTTONWOOD (PROTECT-IN-PLACE)

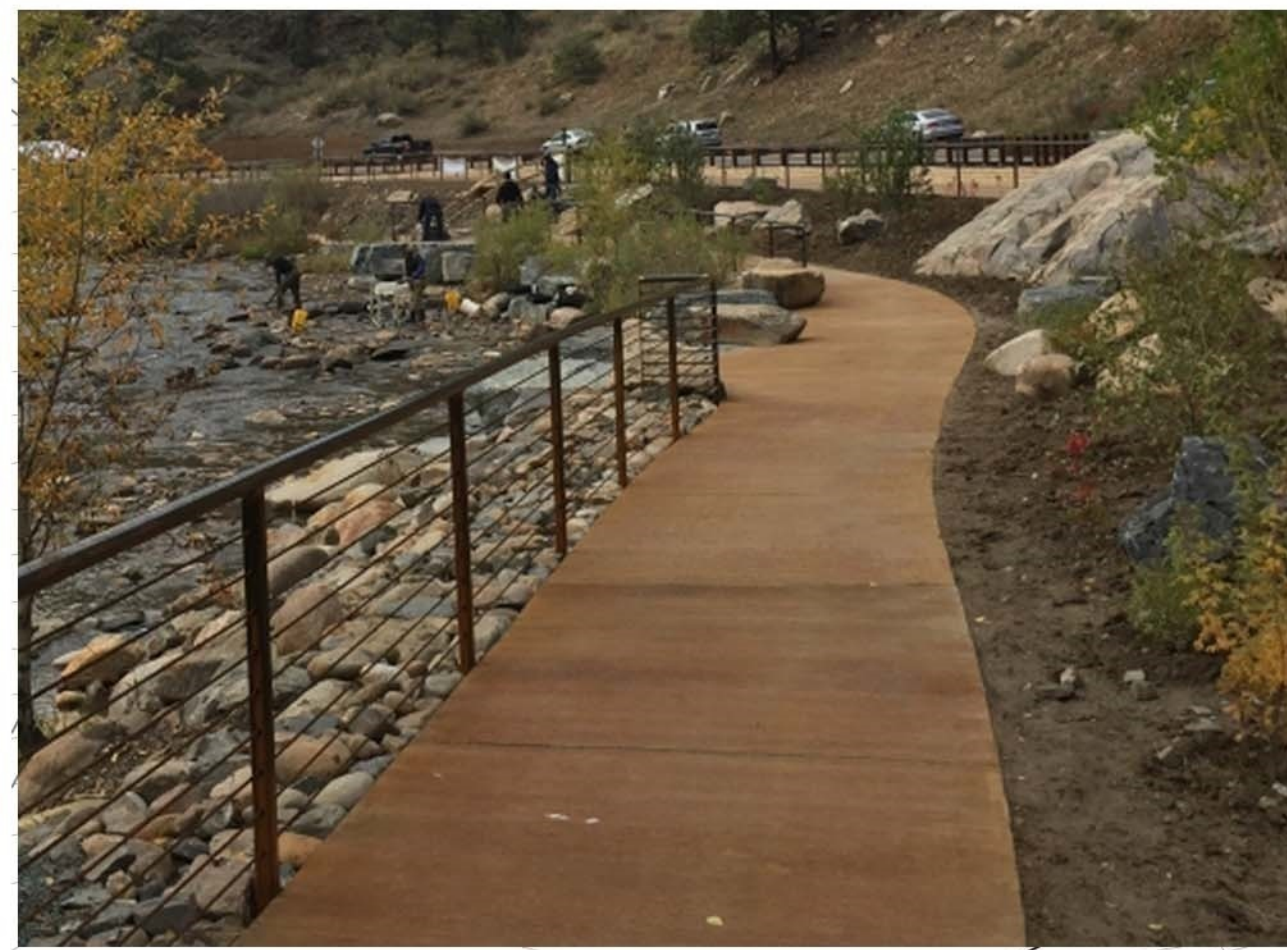
HYDROSEED LEGEND

BOTANICAL NAME	COMMON NAME
CAMISSONIA CHEIRANTHIFOLIA	BEACH EVENING PRIMROSE
DICHELOSTEMMA CAPITATUM	BLUE DICKS
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
PLANTAGO OVATA	PLANTAIN
NASELLA LEPIDA	FOOTHILL NEEDLEGRASS
NASELLA FULCHRA	PURPLE NEEDLEGRASS
VULPIA MICROSTACHYS	ZORRO ANNUAL FESCUE

Note: All landscape shall be locally sourced

SHRUB / GROUNDCOVER LEGEND

BOTANICAL NAME	COMMON NAME
BACCHARIS PILLULARIS 'PIGEON POINT'	COYOTE BUSH (ROUND LEAF)
CEANOTHUS GLORIOSUS 'POINT REYES'	
LOTUS SCOPARIUS	DEERWEED
RIBES SPECIOSUM	FUSHIA-FLOWERING GOOSEBERRY
HETEROMELES ARBUTIFOLIA	TOYON
NASELLA FULCHRA	PURPLE NEEDLEGRASS
ACRTOSTAPHYLOS UVA-URSI	BEARBERRY
CEANOTHUS GLORIOSUS 'HEARTS DESIRE'	
OPUNTIA LITTORALIS	FRICKLY PEAR
SALVIA GREGGII	AUTUMN SAGE
WOOD MULCH (3" DEPTH)	



Natina-Reactive Concrete/Steel Color Treatment



Decomposed Granite Paving



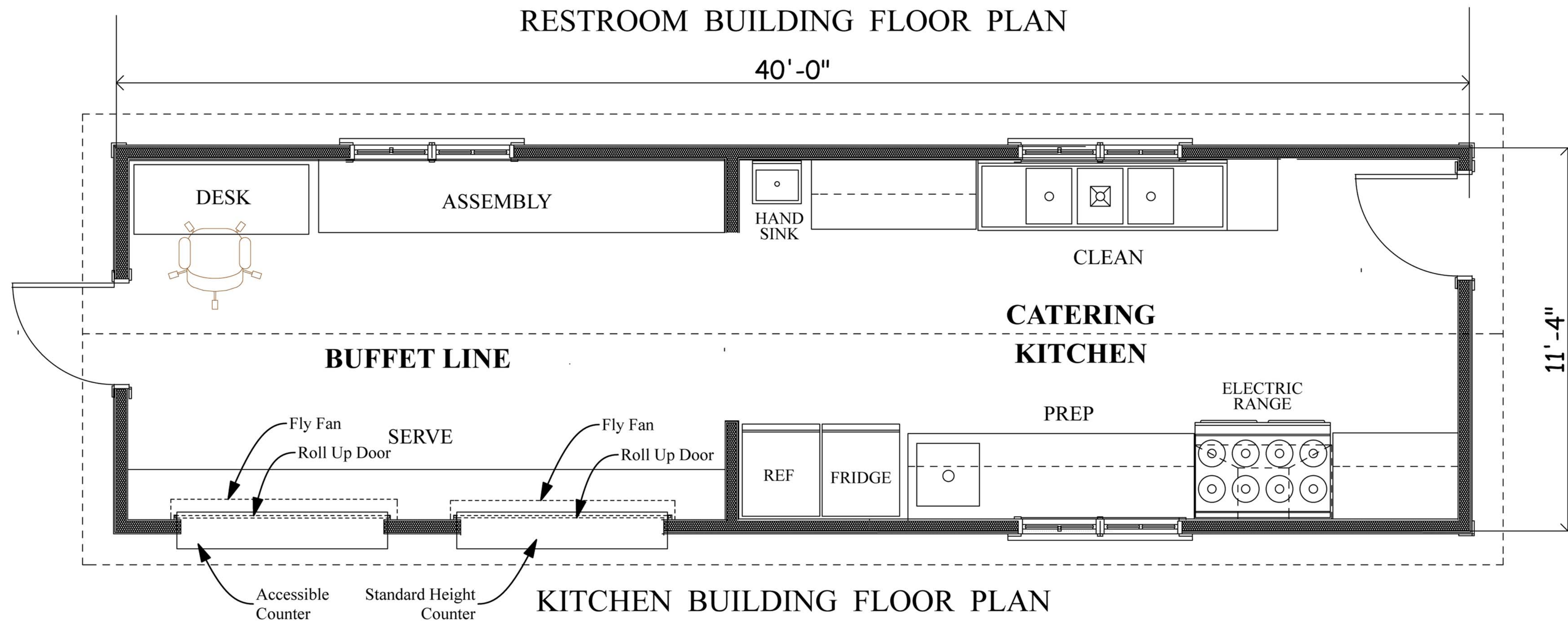
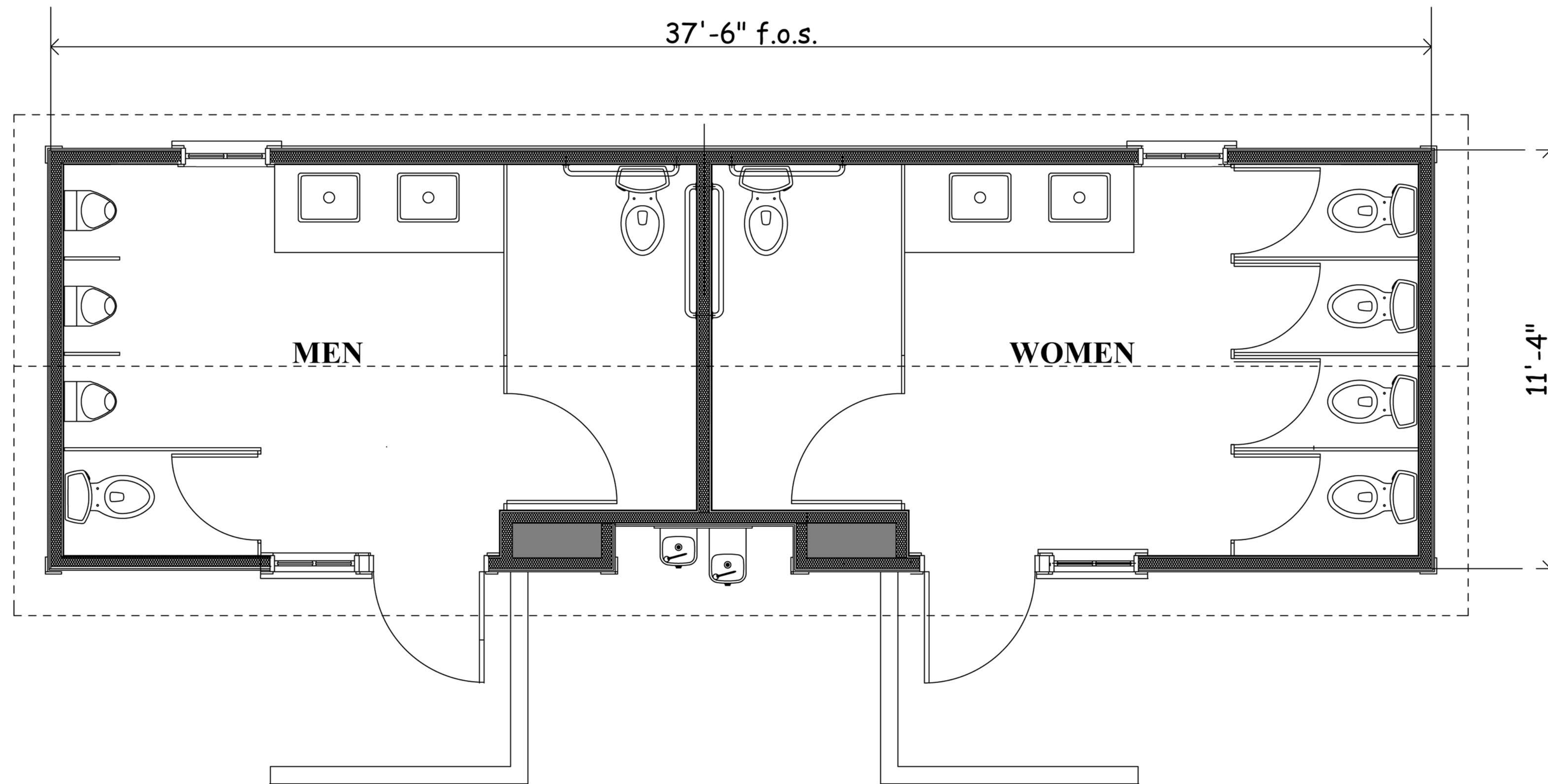
LEGEND	
	Vehicular Gravel Drive 19,750 SF
	Stabilized Decomposed Granite "Organic Lock" 13,150 SF
	Natina-Reactive Stamped Concrete 1,700 SF
	Natina-Reactive Concrete Color Treatment 2,525 SF
	Wood Deck / Accessible Ramps 3,325 SF
	Resilient Surfacing 725 SF

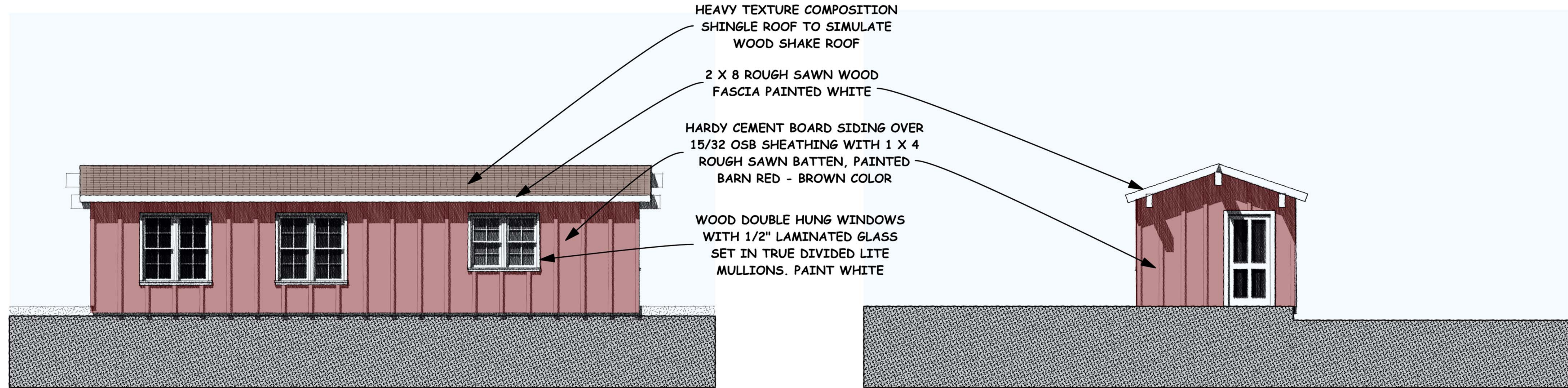


CHUCKWAGON

DRINK PAVILION

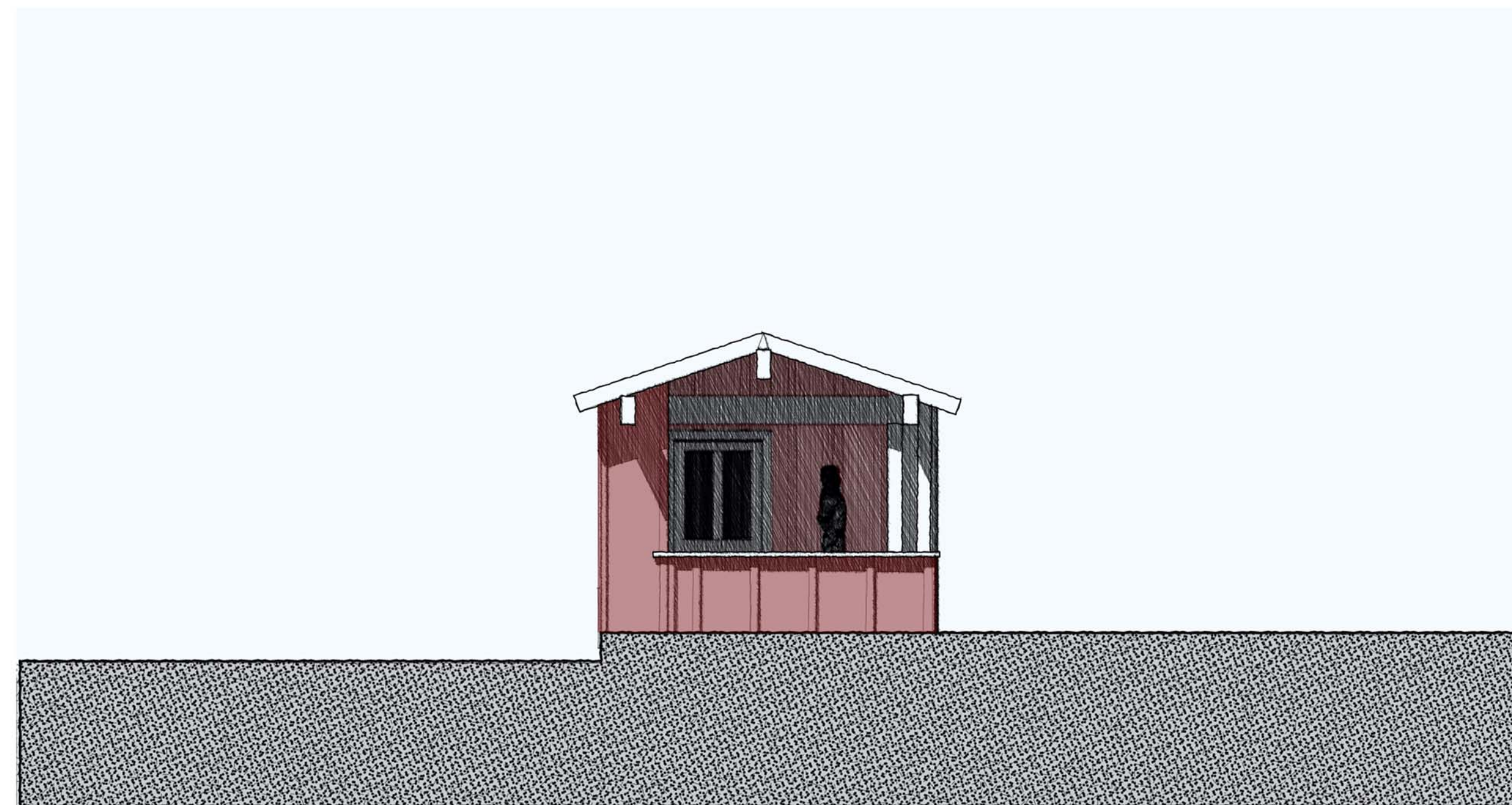
RESTROOMS



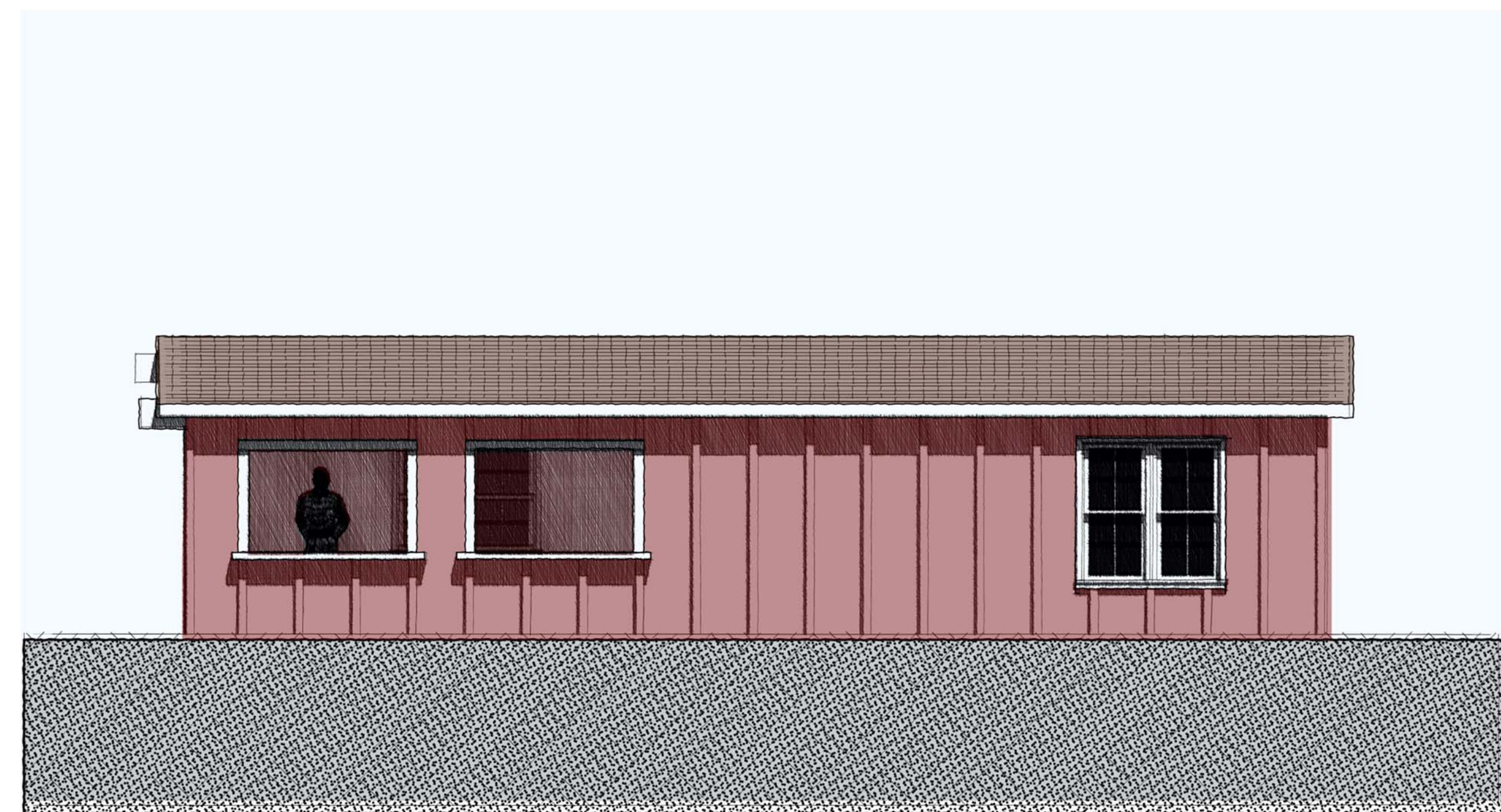


REAR ELEVATION

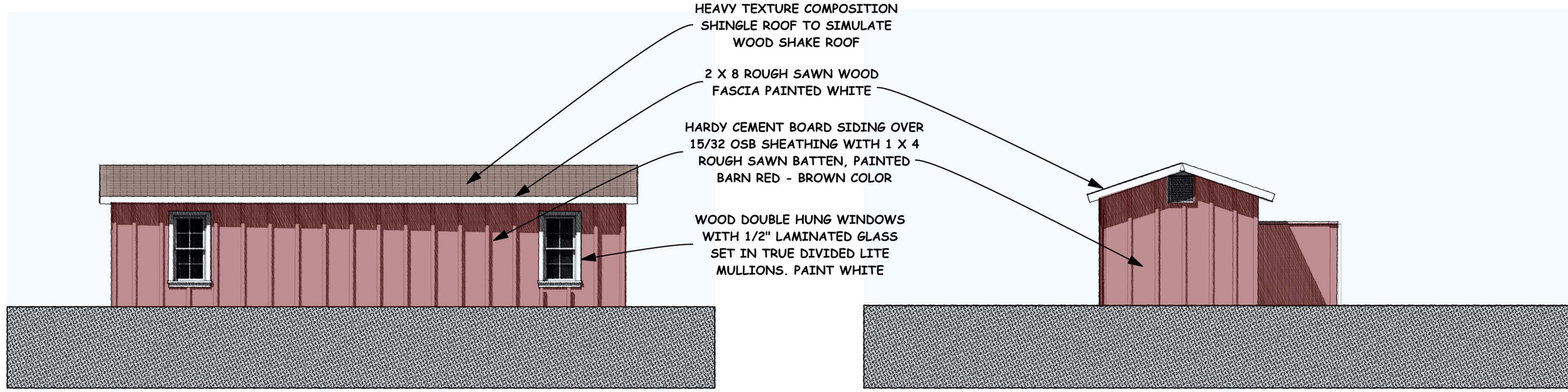
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



HEAVY TEXTURE COMPOSITION SHINGLE ROOF TO SIMULATE WOOD SHAKE ROOF

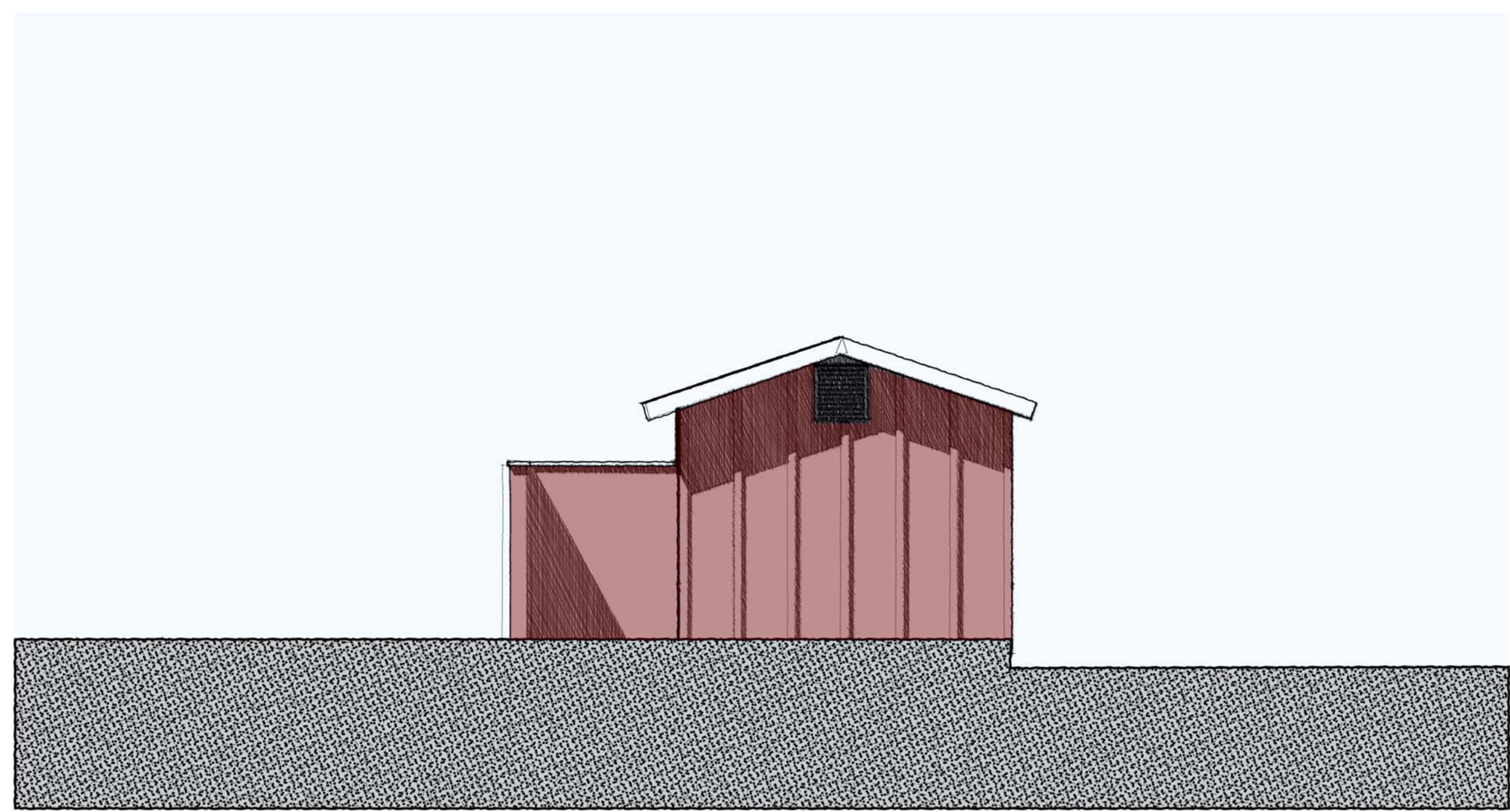
2 X 8 ROUGH SAWN WOOD FASCIA PAINTED WHITE

HARDY CEMENT BOARD SIDING OVER 15/32 OSB SHEATHING WITH 1 X 4 ROUGH SAWN BATTEN, PAINTED BARN RED - BROWN COLOR

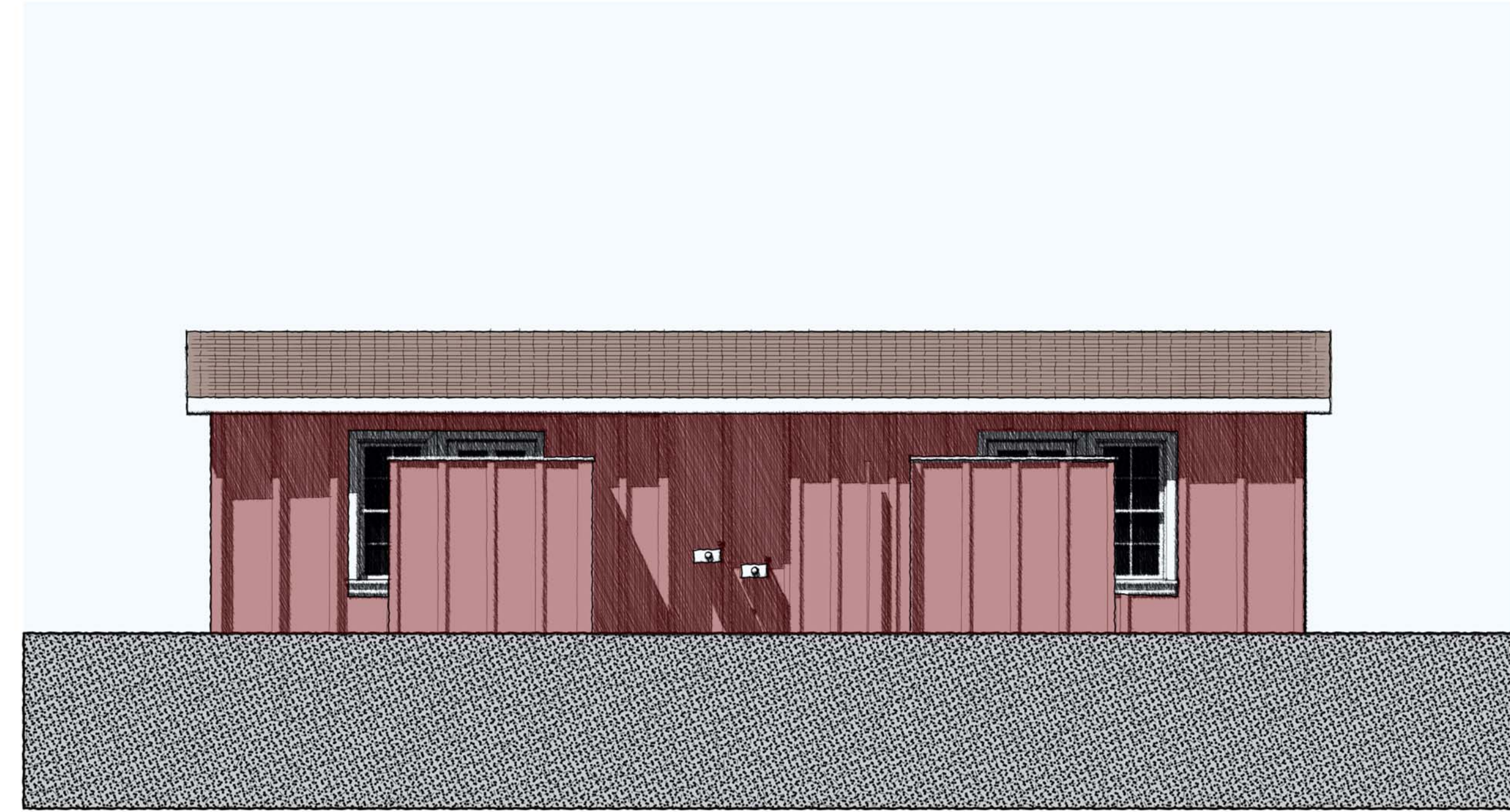
WOOD DOUBLE HUNG WINDOWS WITH 1/2" LAMINATED GLASS SET IN TRUE DIVIDED LITE MULLIONS. PAINT WHITE

REAR ELEVATION

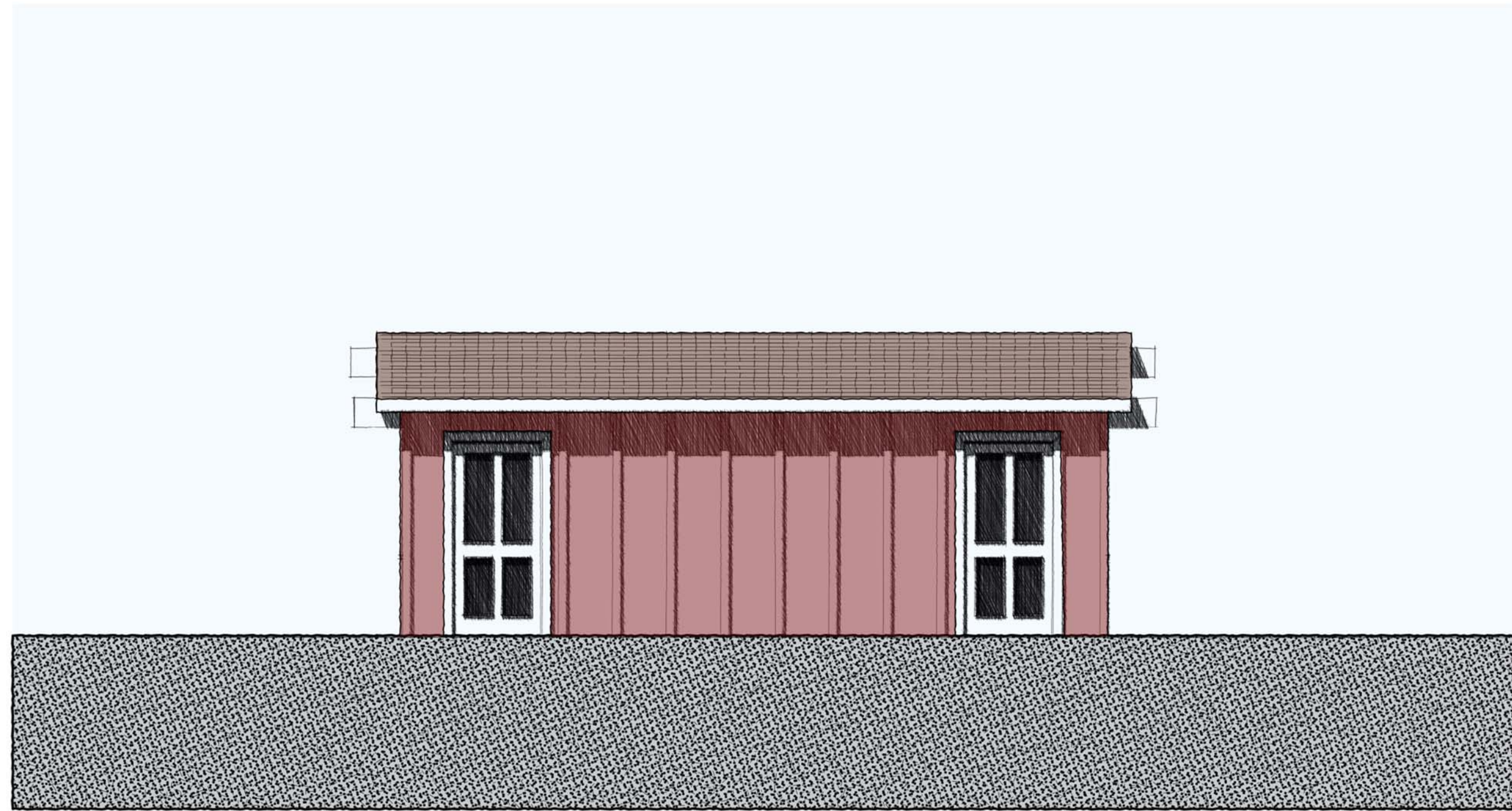
RIGHT SIDE ELEVATION



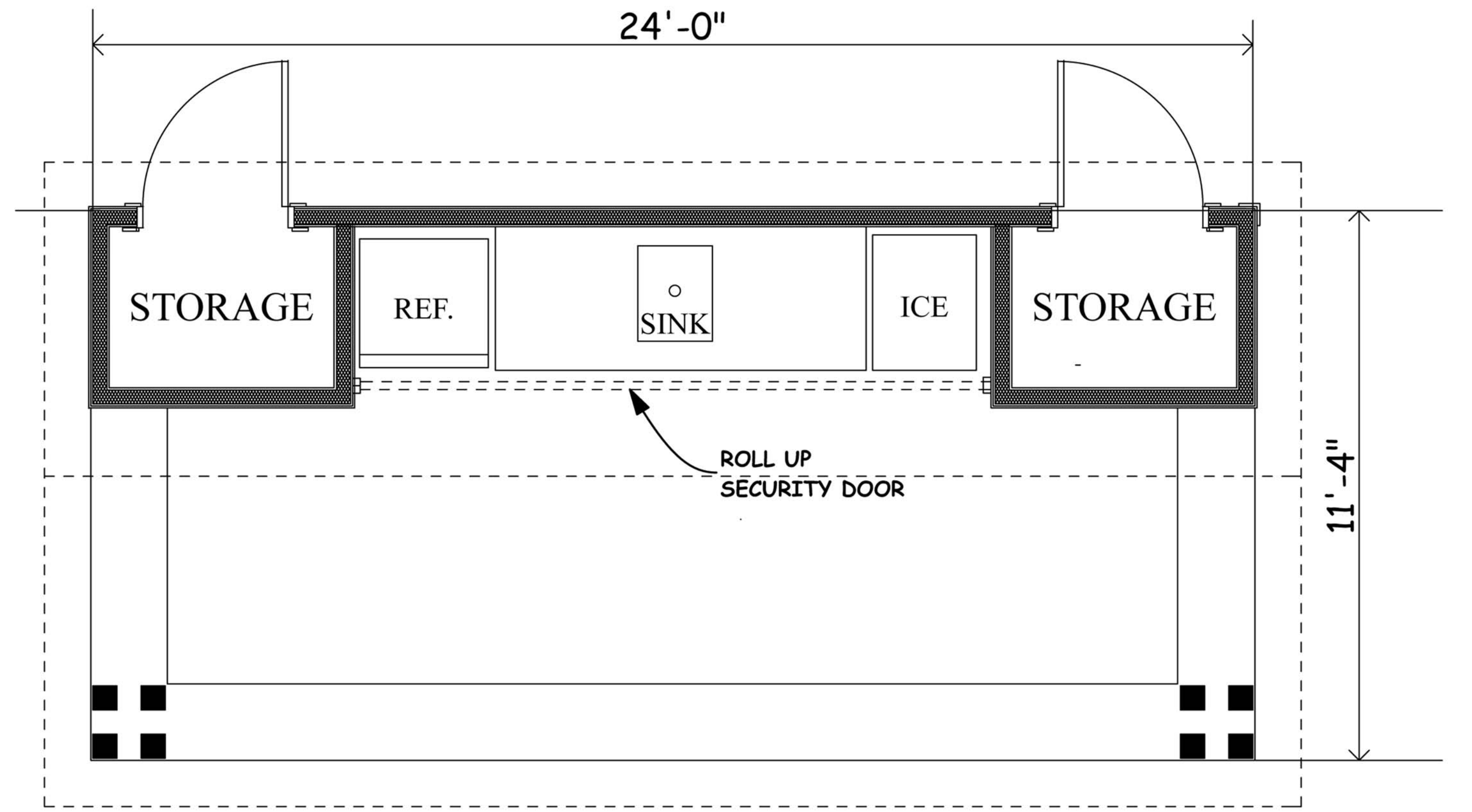
LEFT SIDE ELEVATION



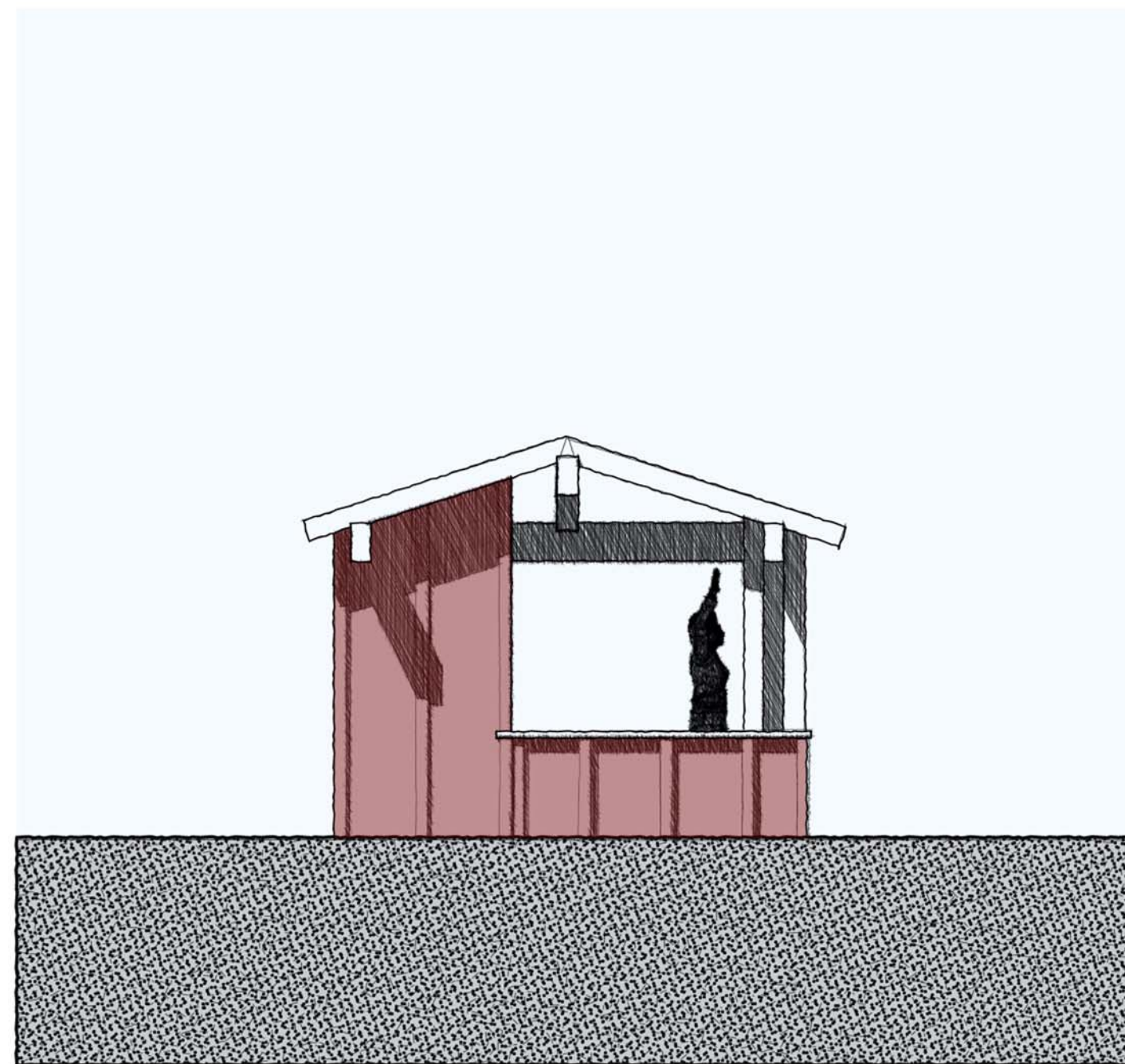
FRONT ELEVATION



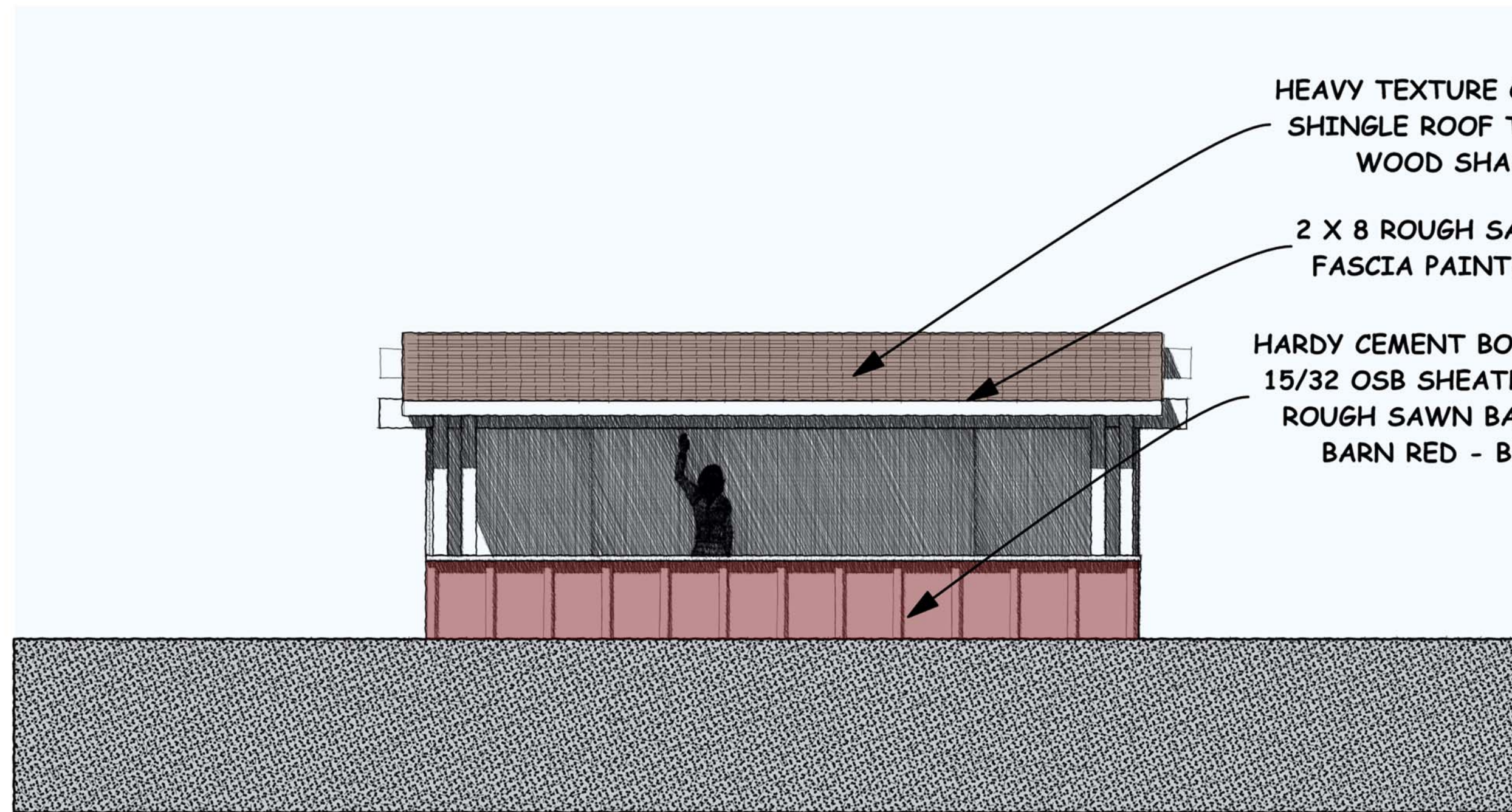
REAR ELEVATION



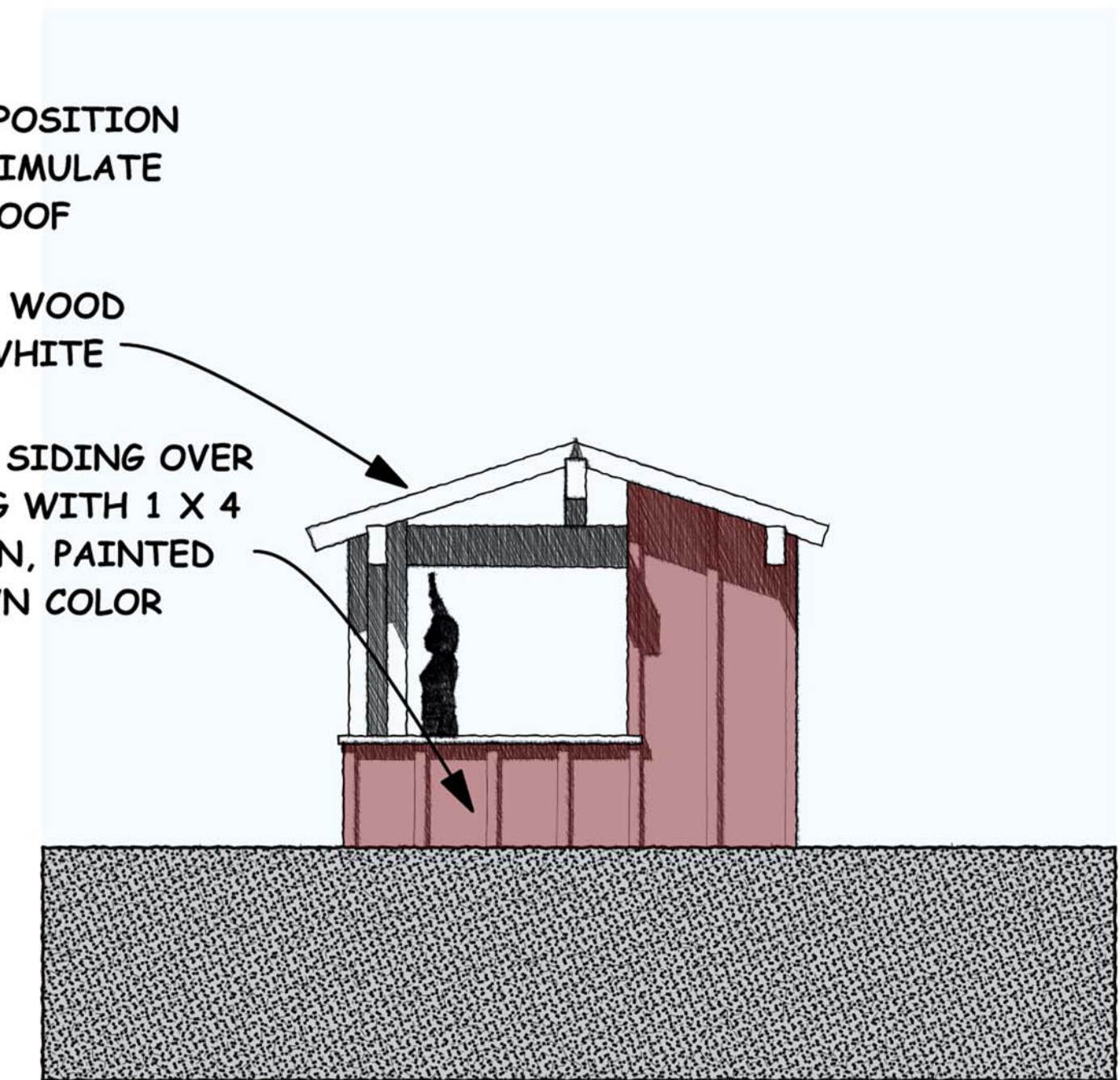
DRINK PAVILION FLOOR PLAN



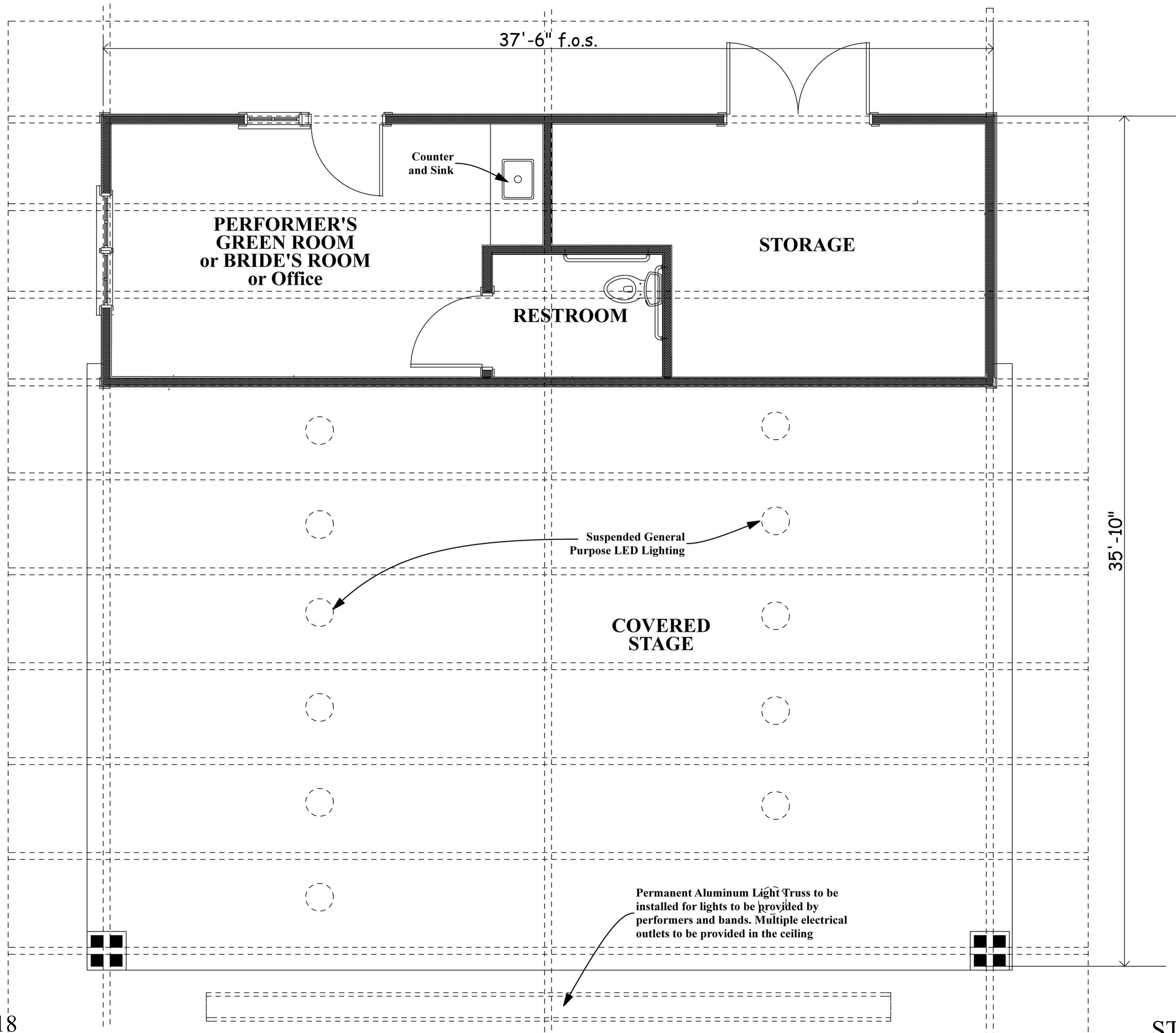
LEFT SIDE ELEVATION

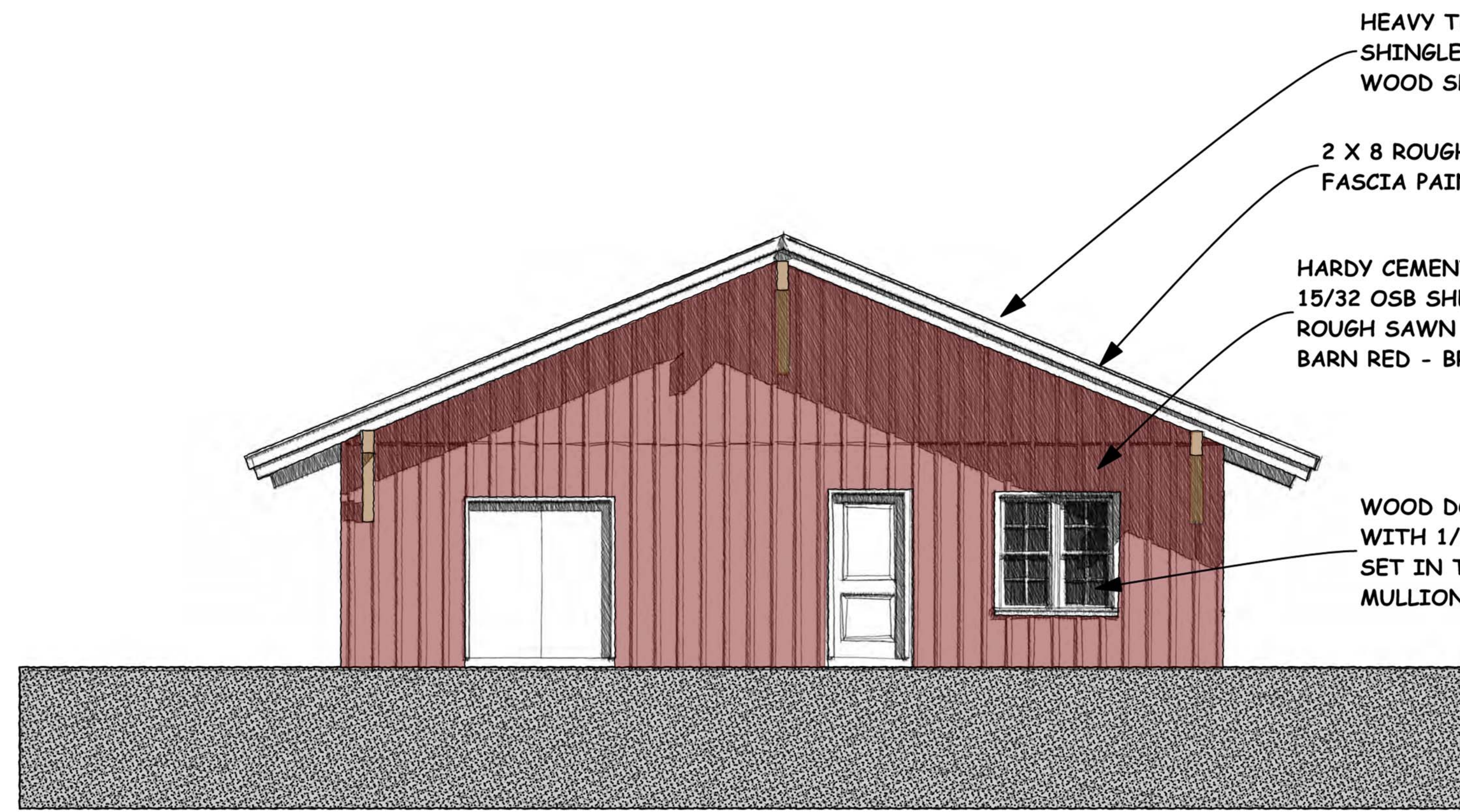


FRONT ELEVATION



RIGHT SIDE ELEVATION





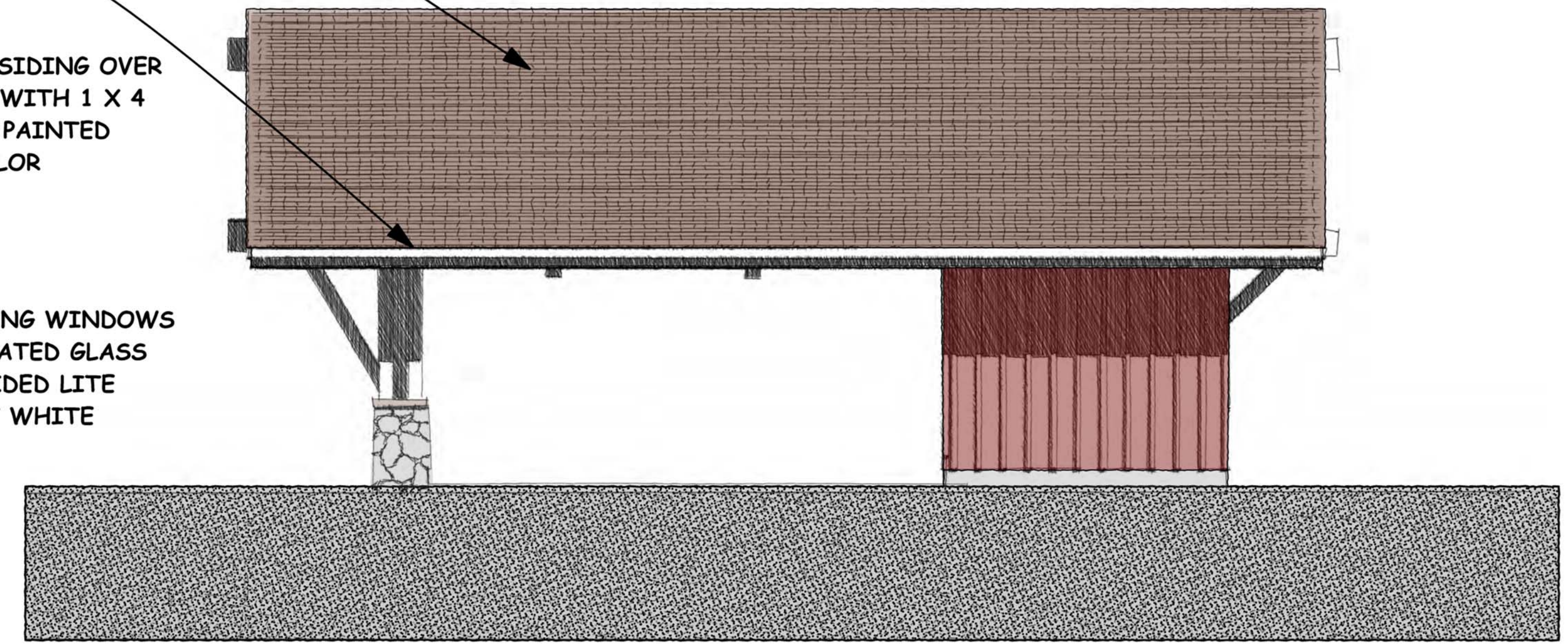
REAR ELEVATION

HEAVY TEXTURE COMPOSITION SHINGLE ROOF TO SIMULATE WOOD SHAKE ROOF

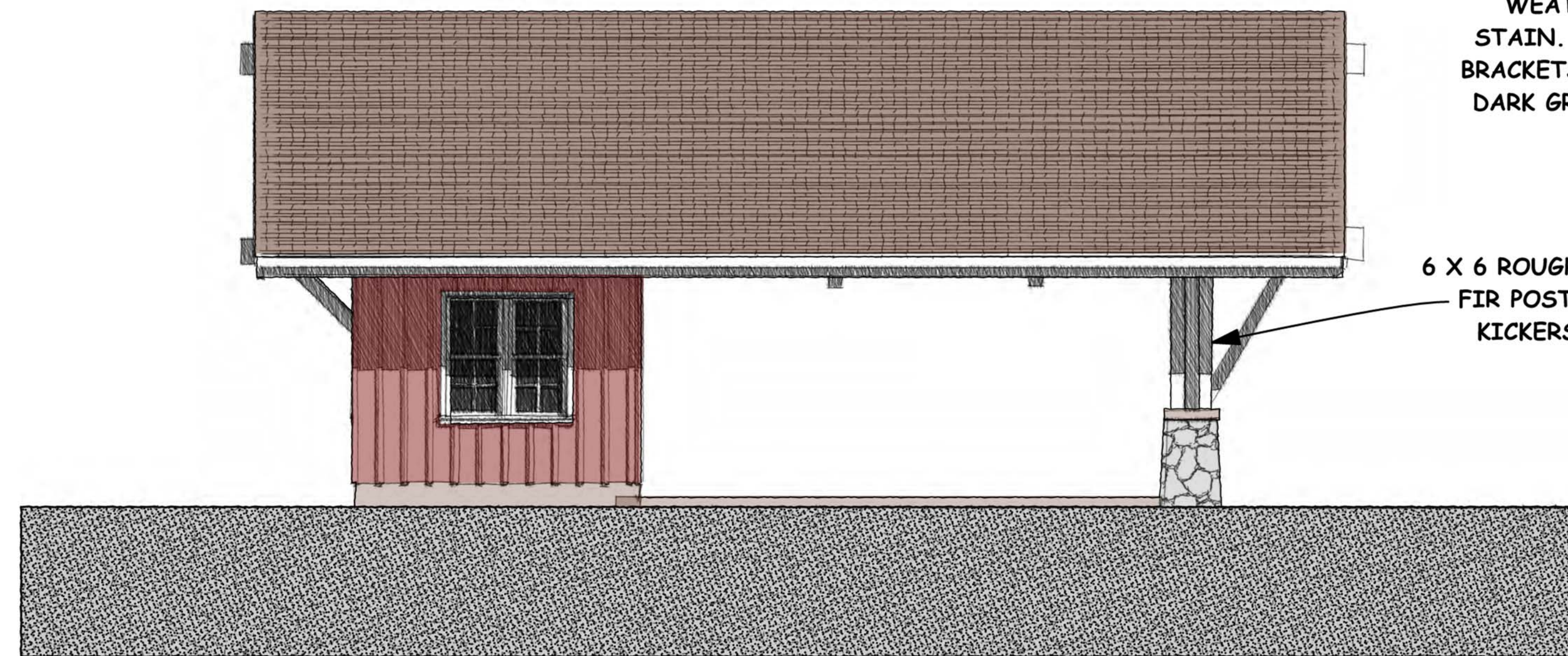
2 X 8 ROUGH SAWN WOOD FASCIA PAINTED WHITE

HARDY CEMENT BOARD SIDING OVER 15/32 OSB SHEATHING WITH 1 X 4 ROUGH SAWN BATTEN, PAINTED BARN RED - BROWN COLOR

WOOD DOUBLE HUNG WINDOWS WITH 1/2" LAMINATED GLASS SET IN TRUE DIVIDED LITE MULLIONS. PAINT WHITE



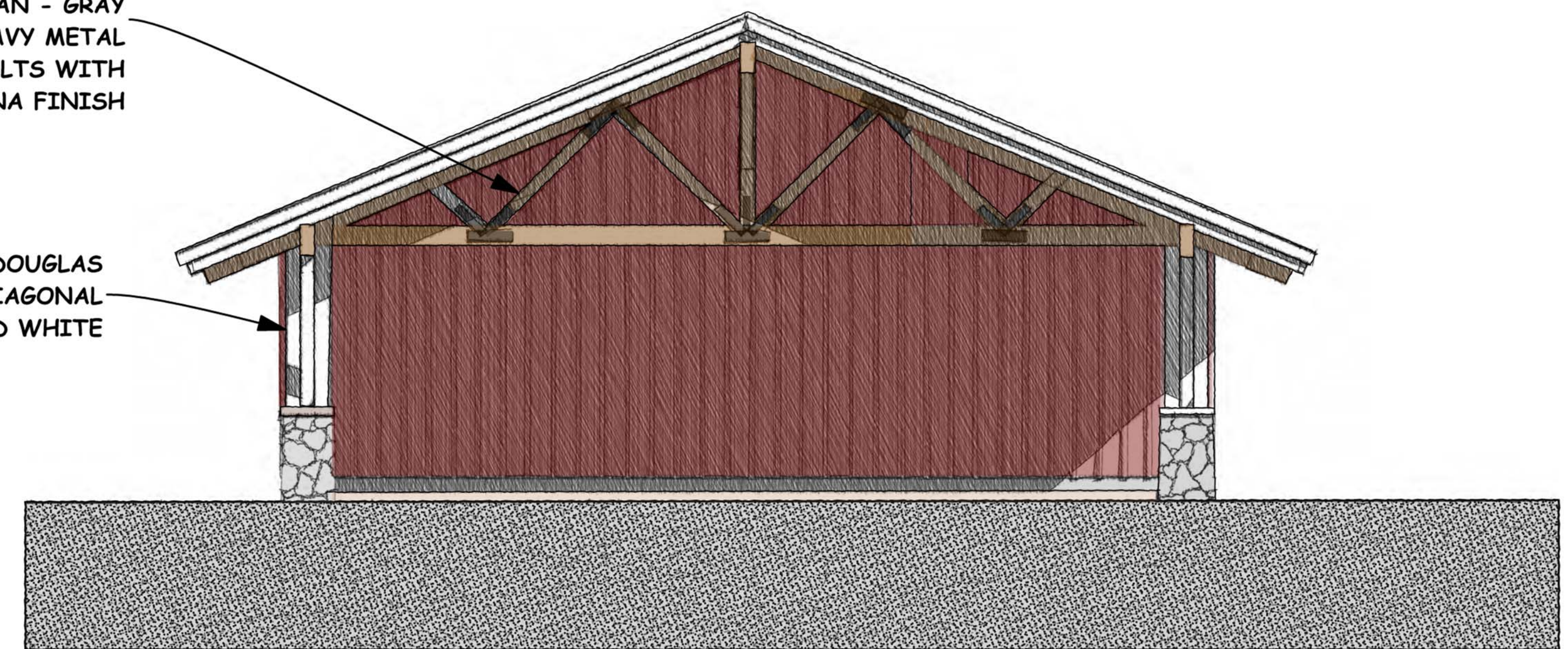
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ROUGH SAWN DOUGLAS FIR WOOD TRUSSES WITH WEATHERED TAN - GRAY STAIN. USE HEAVY METAL BRACKETS AND BOLTS WITH DARK GRAY PATINA FINISH

6 X 6 ROUGH SAWN DOUGLAS FIR POSTS AND DIAGONAL KICKERS PAINTED WHITE



FRONT ELEVATION

