

Hakone Estate and Gardens  
Master Plan - Facility Program

**HISTORIC DISTRICT BUILDINGS**

**Improvements**

<b>Zen Garden House (Lower House)</b>	<b>Add area</b>
General Improvements	
** Treat dry rot & mold	
** Renovate kitchen to meet building code	
** Add high speed data link	
** As needed - Repair exterior wall finish & paint/stain	

<b>Moon Viewing House (Upper House)</b>	<b>Add area</b>
** Repair and upgrade foundations, structural system, at stairs & viewing balcony	
** Treat dry rot & mold	
** As needed - Repair exterior wall finish & paint/stain	

<b>Restrooms</b>	<b>Net Area</b>	<b>Gross Area</b>
Women's	120	
Men's	120	
includes circulation & walls		<b>155</b>
General Improvements		
** Replace existing fixtures and accessories		
** Repair existing cracks in ceiling, walls & slab		
** Treat dry rot & mold		
** As needed - Paint or stain exterior wall finishes		

**Interior Renovation & Change in Use**

<b>Cultural Exchange Center - Renovate For Events Space</b>	<b>Net Area</b>	<b>Gross Area</b>
<b>Upper Floor</b>		
Event Space	Remove raised floor tatami space & tatami room - expand events space	2,533
Green Room	Convert apartment spaces to expanded exhibit/event space	345
Catering Space	Renovate existing kitchen and patio for catering space	512
Restrooms	Renovate existing restrooms for (2) new restrooms	144
<b>Lower Floor</b>		
Existing Office		220
Existing Storage Space		520
Existing Storage Space		492
New Multi-Use Space	Expand lower floor spaces under viewing deck outward at north east corner	574
New Support Spaces	Add elevator & elevator machine room at east side of the CEC deck	210
includes circulation & walls		<b>5,340</b>
Viewing Deck	West, north & east sides	2,357
General Improvements		
** Add new partition interior walls, finishes, electrical system & lighting		
** As needed - Replace roofing / flashing to eliminate water intrusion		
** Repair exterior deck to eliminate water leaks		
** As needed - Paint or stain exterior wall finishes		

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<b>Caretaker's Residence - Renovate For Administration Building</b>	<b>Net Area</b>	<b>Gross Area</b>
Director's Office	110	
Staff Workspace (4)	200	
Workroom / Breakroom	160	
Files, Storage, Equipment	110	
Toilet	50	
Front/Rear Entry & Central Aisle	230	
includes circulation & walls		<b>1,120</b>
General Improvements		
** Repair/Upgrade of building structural system		
** Treat of infestations, dry rot & mold		
** Add new interior partition walls, finishes, electrical system, lighting & AC with on-grade heat pump		
** As needed - Replace exterior wood siding & flooring		
** As needed - Replace roofing material		
** As needed - Replace windows & doors		
<b>Pump House - Renovate for Interpretive Node</b>	<b>Net Area</b>	<b>Gross Area</b>
Exhibit Room	145	
includes circulation & walls		<b>145</b>
General Improvements		
** Treat of infestations, dry rot & mold		
** Add electrical system & lighting		
** As needed - Repair structural system		
** As needed - Replace exterior wood siding & flooring		
** As needed - Replace roofing material		
** As needed - Paint or stain exterior wall finishes		
<b>Barn - Renovate For Garden Storage</b>	<b>Net Area</b>	<b>Gross Area</b>
Garden Storage	415	
includes circulation & walls		<b>415</b>
General Improvements		
** Treat of infestations, dry rot & mold		
** Add electrical system & lighting		
** As needed - Repair structural system		
** As needed - Replace exterior wood siding & flooring		
** As needed - Replace roofing material		
** As needed - Paint or stain exterior wall finishes		
<b>Gift Shop - Retail Storage / Garden Storage</b>	<b>Net Area</b>	<b>Gross Area</b>
Garden Storage	225	
Garden Storage	225	
includes circulation & walls		<b>450</b>
General Improvements		
** Treat of infestations, dry rot & mold		
** Replace existing sliding doors with solid secured doors		
** Add electrical system & lighting		
** As needed - Repair structural system		
** As needed - Replace exterior wood siding & flooring		
** As needed - Replace roofing material		
** As needed - Paint or stain exterior wall finishes		

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**HISTORIC DISTRICT STRUCTURES**

**Improvements**

Repair/Upgrade/Replace structural system  
Treatment of infestations, dry rot & mold  
Replacement of exterior wood siding & flooring as needed  
Replacement of roofing material as needed  
Aesthetic Improvements

<b>Wisteria Arbor</b>	<b>Gross Area</b>
** Rebuild entire pavilion	<b>284</b>
<b>Tea Waiting Pavilion (Azumaya)</b>	<b>300</b>
** Renovate structure, walls, flooring & aesthetic improvements	
<b>Wisteria Upper Pavilion</b>	<b>394</b>
** Renovate structure, walls, flooring & aesthetic improvements	
<b>Shogetsu</b>	<b>95</b>
** Renovate structure, walls, flooring & aesthetic improvements	
<b>Mon Gate</b>	<b>Add</b>
** As needed - Replace wood elements	
<b>Service Gate</b>	<b>Add</b>
Rebuild gate using existing elements	

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**NEW BUILDINGS**

<b>Gift Shop</b>		<b>Net Area</b>	<b>Gross Area</b>
Ticketing Space		80	
Cashwrap		80	
Sales Floor		840	
		<hr/>	
includes circulation & walls			<b>1,245</b>

<b>Restrooms</b>		<b>Net Area</b>	<b>Gross Area</b>
Women's	2 toilets, 2 lavatories	160	
Men's	1 toilets, 1 urinal, 2 lavatories	160	
Mech / Elect Room		100	
		<hr/>	
includes circulation & walls			<b>565</b>

<b>Tea Room</b>		<b>Net Area</b>	<b>Gross Area</b>
Entry & Seating		460	
Patron Ordering Space		110	
Storage & Janitor Closet		100	
		<hr/>	
includes circulation & walls			<b>825</b>

<b>Koi Water Treatment</b>		<b>Net Area</b>	<b>Gross Area</b>
Water Process Room		240	
Tokonoma Alcove		150	
		<hr/>	
includes circulation & walls			<b>430</b>

<b>Garden Operations</b>		<b>Net Area</b>	<b>Gross Area</b>
<b>Upper Floor</b>			
Gardener's Desk Space		320	
Files Room		125	
Special Tool Storage		145	
Support Room		90	
Interior Stairs		175	
<b>Lower Floor</b>			
Work Shop		270	
Tool Storage		270	
Lumber Storage		270	
Interior Stairs		175	
		<hr/>	
includes circulation & walls			<b>2,325</b>

**NEW STRUCTURES**

<b>Garden Material Storage</b>		<b>Net Area</b>	<b>Gross Area</b>
Woody Debris		120	
Compost		120	
Top-soil		80	
Mulch		80	
Gravel/Crushed Stone		80	
		<hr/>	
			<b>480</b>

<b>New Gate to Mon Forecourt</b>		<b>Net Area</b>	<b>Gross Area</b>
Gate			128

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**NEW BUILDING ALTERNATE TO RENOVATING THE CEC FOR EVENT SPACES**

<b>Event Hall</b>	<b>Net Area</b>	<b>Gross Area</b>
Upper Floor		
Entry Foyer	320	
Events Hall	2200	
Elevator	100	
Storage	200	
Lower Floor		
Lower Foyer	180	
Green Room	200	
Women's	250	
Men's	250	
Catering Kitchen	200	
Set-up Storage	240	
Events Storage	180	
Elevator	100	
Elevator Machine Room	120	
Mech/Elect Room	540	
		<hr/>
		5,080