

CAPITOLA COMMUNITY CENTER REMODEL

4400 JADE STREET
CAPITOLA, CA 95010



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CAPITOLA, CA 95010

BY REVISIONS DATE

DESIGNED	10/20/23
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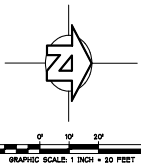
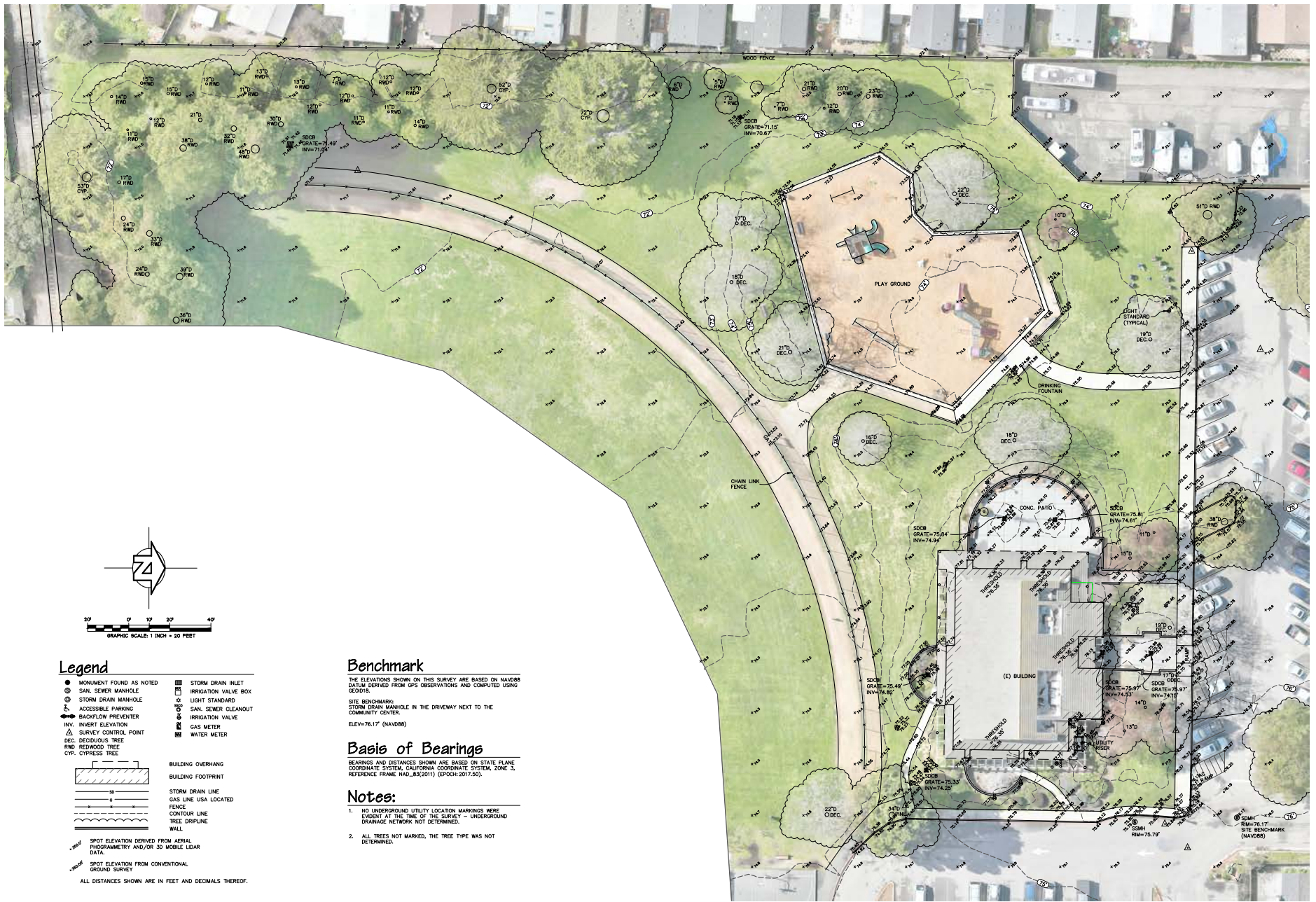
Printed On: 10/23/23

TITLE SHEET / PROJECT DATA

NOT FOR CONSTRUCTION

ARCHITECT: BOONE LOW RATLIFF ARCHITECTS, INC. 2837 MISSION ST | SANTA CRUZ CA 95060 | WWW.BLRARCHITECTS.COM | TEL: (831) 455-1000

GENERAL NOTES	PROJECT DATA	PROJECT TEAM	SCOPE OF WORK	SHEET INDEX																																																																																								
<p>1. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION.</p> <p>2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN PRESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.</p> <p>3. THE ARCHITECT'S APPROVAL OF SUCH SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE OR SHE (AS APPLICABLE) CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM OR HER OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.</p> <p>4. ARCHITECT OR DESIGNER AS USED IN THESE DOCUMENTS REFERS TO BOONE LOW RATLIFF ARCHITECTS, 181 VAN NESS AVENUE, SANTA CRUZ, CA 95060 (831) 455-1000.</p> <p>5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.</p> <p>6. CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT OR TRUST CONSTRUCTION COORDINATOR BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.</p> <p>7. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE, IN COMPLIANCE WITH SECTION 38000 OF THE CALIFORNIA LABOR CODE.</p> <p>8. DIMENSIONS ON DRAWINGS ARE SHOWN TO FACES OF WALLS AND PARTITIONS OR FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE.</p> <p>9. ALL VERTICAL DIMENSIONS SHOWN ARE TO FLOOR SLABS, UNLESS OTHERWISE INDICATED.</p> <p>10. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ANY WORK.</p> <p>11. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATIONS OF DUCT OPENINGS AND PUMPING RUNS WITH MECHANICAL CONTRACTOR BEFORE FRAMING WALLS, FLOORS, ETC.</p> <p>12. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.</p> <p>13. 'ALIGN' AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH PAGES IN THE SAME PLANE.</p> <p>14. 'TYPICAL' OR 'TYP.' AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.</p> <p>15. DETAILS ARE USUALLY KEPT AND NOTED 'TYPICAL' ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.</p> <p>16. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.</p> <p>17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF A JOB AFTER ITS COMPLETION. UNUSED MATERIALS TO BE DONATED.</p> <p>18. ALL REQUESTS FOR SUBSTITUTIONS OR ITEMS SPECIFIED SHALL BE APPROVED BY ARCHITECT.</p> <p>19. GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS, WITHIN 18 INCHES OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.</p> <p>20. CENTER OF FINISHES SHALL BE NO MORE THAN 48" ABOVE FLOOR.</p> <p>21. CONTINUOUS OR 18, 24 AND 36 AMP RECEPTACLES SHALL BEQUIP PERMANENTLY INSTALLED BARREBOARD HEATERS NOT TO BE LESS THAN 18" ABOVE FLOOR. FLOOR OUTLETS ACCEPTABLE NEXT TO BUILDING PANELS OR WALLS AND OTHER SPECIAL CONVENIENCE LOCATIONS. BARREBOARD OUTLETS ACCEPTABLE IN RELOCATABLE PARTITIONS, WINDOW WALLS.</p> <p>22. FOUNDATION CONSTRUCTION SHALL INCORPORATE RECYCLED FLY ASH IN CONCRETE UP TO 15%-20%. RETAIN CONCRETE MIX TAG FOR INSPECTION.</p> <p>23. FORM BOARDS SHALL BE REUSED, V.O.C. FREE PLANT BASED RELEASE AGENT TO BE APPLIED (KAPSEBOND, SOYBEAN OR VEGETABLE OIL) WHEN POSSIBLE. RETAL FORMS TO BE PROVIDED BY A SPECIALTY CONTRACTOR AND REUSED ON OTHER PROJECTS.</p> <p>24. JOISTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.</p> <p>25. INSTALL INSULATION AFTER BUILDING IS WEATHERTIGHT AND OUTSIDE OF RAINY SEASON. INSTALL INSULATION TO COMPLY WITH CALIFORNIA STATE REQUIREMENTS (SEE FORM 0208-SM-2234). CONTRACTOR TO CHECK MOISTURE CONTENT OF MATERIALS FOR WALLS AND FLOORS BEFORE ENCLOSURE FOR COMPLIANCE WITH CALGREEN 4.506.3.</p> <p>26. USE EXTERIOR GRADE FLYWOOD FOR ALL INTERIOR APPLICATIONS.</p> <p>27. DOCUMENTS FOR DEFERRED SUBMITTAL SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING DEPARTMENT WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT.</p> <p>28. AT THE OF FINAL INSPECTION, CONTRACTOR TO PLACE IN BUILDING AN OPERATION AND MAINTENANCE MANUAL IN THE FORMAT OF A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY, COVERING US SPECIFIC SUBJECT AREAS.</p> <p>29. DONATE UNUSED MATERIALS TO THE HABITAT FOR HUMANITY RESTORE.</p> <p>30. MINIMIZE DISRUPTION OF EXISTING PLANTS AND TREES.</p> <p>31. PROTECT ANNULAR SPACES AROUND OPENINGS IN PLATES AT EXTERIOR WALL WITH CEMENT MORTAR, CONCRETE, OR SIMILAR MATERIAL.</p> <p>32. A MINIMUM OF 10% OF CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED.</p> <p>33. WASTE DISPOSAL. RETAIN ALL WASTE HAULING RECEIPTS FOR INSPECTION. RECEIPTS MUST INDICATE 10% SEPARATED, RECYCLABLE MATERIALS.</p>	<p>OCCUPANCY: 4-3 WITH B OCCUPANCY OFFICES, KITCHEN & SUPPORT AREA</p> <p>CONSTRUCTION TYPE: V-B</p> <p>ZONING: CP COMMUNITY FACILITY</p> <p>TOTAL LOT AREA: 45,145 SQ.FT.</p> <p>AREA (E) BUILDING: 5,192 SQ.FT.</p> <p>AREA (E) COVERED PORCHES: 1,446 SQ.FT.</p> <p>NONE BRYANT: 105 BRYANT (E) CAPITOLA GAS 410 CAPITOLA AVENUE, CAPITOLA CA 95010 (831) 415 1000</p> <p>PROPOSED BUILDING AREA: 5,192 SQ.FT. (NO PROPOSED CHANGE)</p> <p>PROPOSED AREA COVERED PORCHES: 1,205 SQ.FT.</p> <p>TOTAL LOT COVERAGE: 13.3 % OF LOT</p>	<p>CLIENT: CITY OF CAPITOLA</p> <p>CITY OF CAPITOLA PUBLIC WORKS DEPARTMENT PROJECT MANAGER: JESSICA KAMAR, JKAMAR@CAPITOLA.CA.GOV 410 CAPITOLA AVENUE, CAPITOLA CA 95010 (831) 415 1000</p> <p>CITY OF CAPITOLA RECREATIONS DEPARTMENT NICKI BRYANT, NBRYANT@CAPITOLA.CA.GOV 410 CAPITOLA AVENUE, CAPITOLA CA 95010 (831) 415 1000</p> <p>ARCHITECT: BOONE LOW RATLIFF ARCHITECTS, INC. BOONE LOW RATLIFF ARCHITECTS, INC. JAGGUELYN LOW, JRANTARCH@BLRARCHITECTS.COM KATE RUBEN, KRUBEN@BLRARCHITECTS.COM 2837 MISSION STREET, SANTA CRUZ CA 95060 (831) 423 1316</p> <p>ELECTRICAL ENGINEER: AURUP CONSULTING ENGINEERS MONTEREY BAY, INC. ELDRIDGE O. BELL, P.E., ELDRIDGE@AECOM.COM 484 S. FRANKLIN ST., SUITE 100, MONTEREY, CA 93940 (831) 446 3350</p> <p>MECHANICAL ENGINEER: COLEBRETT + AXSON ENGINEERS SEAN L. RING, PE, SEAN@AXSONENGINEERS.COM 303 POTRERO ST., SUITE 431-08, SANTA CRUZ CA 95060 (831) 464 4320</p> <p>STRUCTURAL ENGINEER: ANDREW RADOVAN CIVIL ENGINEERING, INC. ANDREU RADOVAN, ANDREU@RADOVANUS.COM 285 PEBBON STREET, SANTA CRUZ, CA 95060 (831) 455 1706</p> <p>LANDSCAPE ARCHITECT: JON L. JANECKI & ASSOCIATES JON L. JANECKI, JJ@JLJA.COM ERICA DREH, EDREH@JLJA.COM (PROJECT MANAGER) 515 500T ST, SANTA CRUZ CA 95060 (831) 423 6840</p> <p>CIVIL ENGINEER: FLAND ENGINEERS JON FLAND, JON@FLANDENGINEERS.COM 1509 SEABRIGHT AVE, SUITE 101, SANTA CRUZ CA 95062 O (831) 426 933 X2099 D (831) 316 3573</p> <p>ACOUSTIC CONSULTANT: BONDS B&D JIM BARKAN, P.E., INSE, JB@BONDSB&D.COM 40 RAGSDALE DRIVE SUITE 150, MONTEREY CA 93940 (831) 446 9711</p> <p>CONSTRUCTION ESTIMATOR: LELAND BAYLOR ASSOCIATES LELAND BAYLOR, LBAYLOR@LBAASSOCIATES.COM 1711 OAKLAND BLVD, SUITE 103, WAXANT CREEK CA 94586 (925) 930 2842</p>	<p>PROPOSED REMODEL OF AN EXISTING 5,192 SQ.FT. SINGLE-STORY COMMUNITY CENTER BUILDING (BUILT IN 1984). SCOPE OF PROPOSED WORK INCLUDES REPAIRS TO EXTERIOR ENVELOPE, REPLACEMENT OF ROOF, SIDING AND EXTERIOR PARTINGS, ADDITION OF 2 NEW WINDOWS AND REPLACEMENT OF ALL (E) EXTERIOR DOORS AND WINDOWS. INTERIOR IMPROVEMENTS INCLUDE AN ADDITION OF A SINGLE USER NON-GENDER ACCESSIBLE RESTROOM, ADDITION OF A NEW OFFICE, PERMANENT SEPARATION BETWEEN TWO MEETING AREAS, UPGRADES TO (E) OFFICES, RECEPTION, RESTROOMS AND KITCHEN AND NEW FINISHES THROUGHOUT. THERE IS A (N) HVAC SYSTEM AND (N) ELECTRICAL LIGHTING & OUTLETS INCLUDING A PROPOSED ELECTRICAL SERVICE UPGRADE TO THE BUILDING. ACCESSIBILITY UPGRADES ARE PROPOSED THROUGHOUT THE BUILDING TO MEET CURRENT STANDARDS. THERE IS NO PROPOSED INCREASE IN THE HEATED AREA OR FOOTPRINT OF THE CENTER.</p> <p>EXTERIOR WORK INCLUDES LANDSCAPING OF THE THREE EXISTING PATIOS AND ENTRY PATHWAY AND IMPROVEMENTS TO THE ACCESSIBLE PARKING AND PATH OF TRAVEL.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SHEET INDEX</th> <th>TITLE SHEET / PROJECT DATA</th> </tr> </thead> <tbody> <tr> <td>TS-1</td> <td>TOPOGRAPHICAL SURVEY</td> </tr> <tr> <td>CO-0</td> <td>COVER SHEET</td> </tr> <tr> <td>CI-0</td> <td>DRAINAGE & GRADING PLAN (W)</td> </tr> <tr> <td>CI-1</td> <td>DRAINAGE & GRADING PLAN (N)</td> </tr> <tr> <td>CI-2</td> <td>DRAINAGE & GRADING PLAN (NE)</td> </tr> <tr> <td>CI-3</td> <td>DRAINAGE & GRADING PLAN (SE)</td> </tr> <tr> <td>CI-0</td> <td>UTILITY PLAN</td> </tr> <tr> <td>CI-0</td> <td>FORMHEATER CONTROL PLAN</td> </tr> <tr> <td>AI-2</td> <td>AS-BUILT & DEPT. 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Legend

- | | |
|---|------------------------|
| ● MONUMENT FOUND AS NOTED | ■ STORM DRAIN INLET |
| ⊙ SAN. SEWER MANHOLE | □ IRRIGATION VALVE BOX |
| ⊕ STORM DRAIN MANHOLE | ○ LIGHT STANDARD |
| ♿ ACCESSIBLE PARKING | ⊙ SAN. SEWER CLEANOUT |
| ⊙ BACKFLOW PREVENTER | ■ IRRIGATION VALVE |
| INV. INVERT ELEVATION | ⊙ GAS METER |
| △ SURVEY CONTROL POINT | ■ WATER METER |
| RWD REDWOOD TREE | |
| CYP CYPRESS TREE | |
| BUILDING OVERHANG
BUILDING FOOTPRINT
STORM DRAIN LINE
GAS LINE USA LOCATED
FENCE
CONTOUR LINE
TREE DISCIPLINE
WALL | |
| SPOT ELEVATION DERIVED FROM AERIAL PHOTOGRAMMETRY AND/OR 3D MOBILE LIDAR DATA.
SPOT ELEVATION FROM CONVENTIONAL GROUND SURVEY | |

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Benchmark

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NAVD83 DATUM DERIVED FROM GPS OBSERVATIONS AND COMPUTED USING GEODSIS.
 SITE BENCHMARK: STORM DRAIN MANHOLE IN THE DRIVEWAY NEXT TO THE COMMUNITY CENTER.
 ELEV=76.17' (NAVD83)

Basis of Bearings

BEARINGS AND DISTANCES SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM, CALIFORNIA COORDINATE SYSTEM, ZONE 3, REFERENCE FRAME NAD_83(2011) (EPOCH:2017.50).

Notes:

- NO UNDERGROUND UTILITY LOCATION MARKINGS WERE EVIDENT AT THE TIME OF THE SURVEY - UNDERGROUND DRAINAGE NETWORK NOT DETERMINED.
- ALL TREES NOT MARKED, THE TREE TYPE WAS NOT DETERMINED.



REVISIONS
 APPROVED

IFLAND SURVEY
 Surveying - Mapping - GPS
 4113 DEL MAR BLVD, SUITE 200, DEL MAR, CA 92014
 619.435.8888



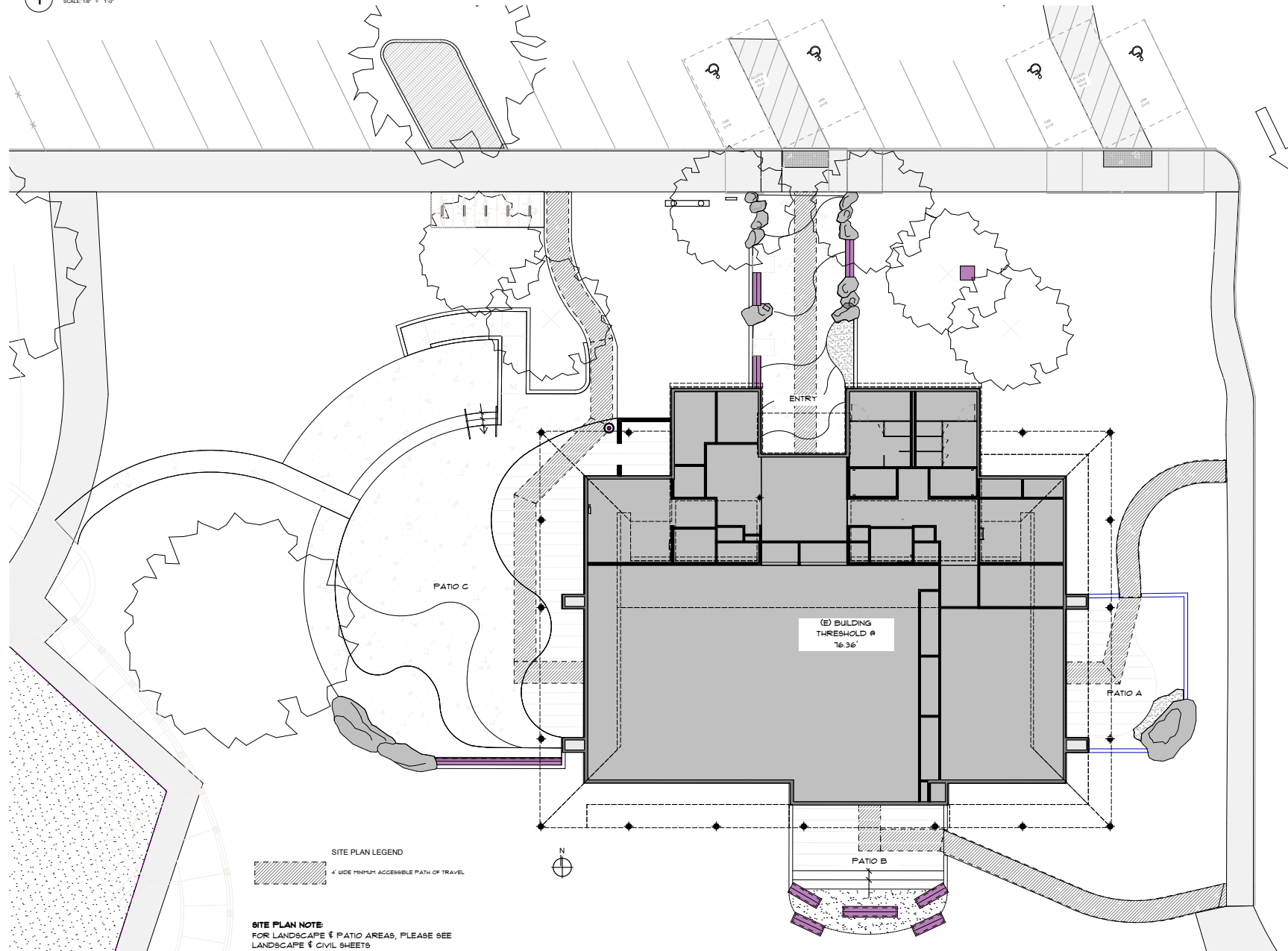
Topographic Survey for
Jade Street Park
 4510 Jade St., Capitola, CA


PREPARED AT THE REQUEST OF
 VERDE LANDSCAPE ARCHITECTS
 DATE 03/19/23
 SCALE 1"=40'
 DRAWN VCL

SHEET
 1
 OF 1 SHEETS

JOB NO. G23003

1 ENLARGED SITE PLAN
SCALE 1/8" = 1'-0"



SITE PLAN LEGEND
 4' WIDE MINIMUM ACCESSIBLE PATH OF TRAVEL

SITE PLAN NOTE
 FOR LANDSCAPE & PATIO AREAS, PLEASE SEE
 LANDSCAPE & CIVIL SHEETS

*** NOT FOR CONSTRUCTION ***

**BOONE
LOW
RATLIFF**
ARCHITECTS, INC.
2817 MISSION ST | SANTA CRUZ CA 95060
C 3319
JACQUELIN EBBEL LOW
7.31.25
STATE OF CALIFORNIA
SEAL

THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCY IN DIMENSIONS, FIELD CONDITIONS OR OTHER INFORMATION THAT IS CONTAINED IN ANY OR OTHERS FROM THESE DOCUMENTS.
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CAPITOLA COMMUNITY CENTER REMODEL
 4400 JADE STREET
 CAPITOLA, CA 95010

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED DIMENSIONS

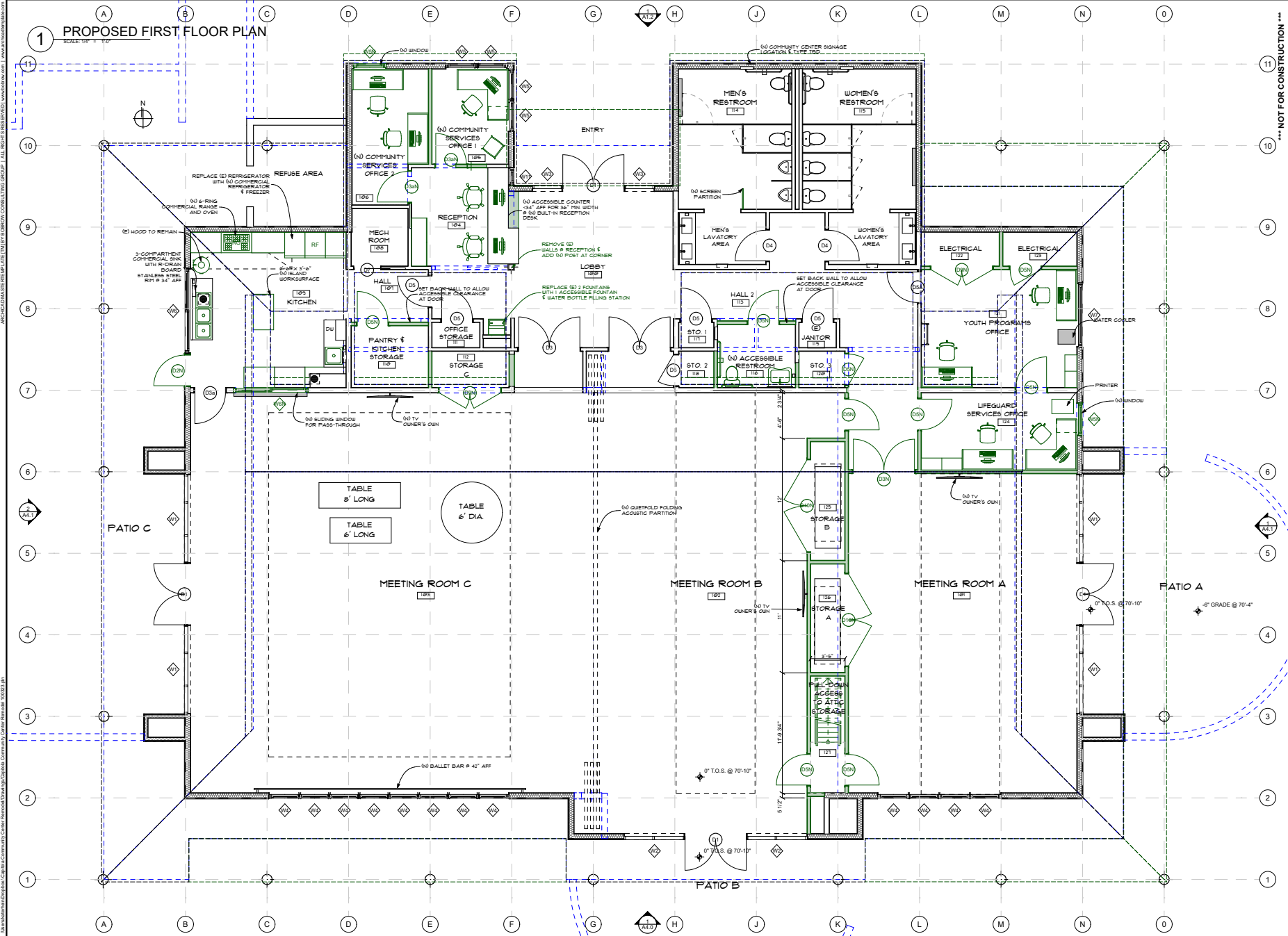
BY	REVISIONS	DATE
	CONCEPT	10/1/23
	DESIGN SET	10/1/23
	PERMITS SET	10/1/23
	CONTRACT SET	

Date: 10/4/23
 Scale: AS NOTED
 Drawn:
 Job:
 Sheet:

A2.1
 Printed On: 10/4/23

ENLARGED SITE PLAN

ARCHITECT: BOONE LOW RATLIFF ARCHITECTS, INC. | 2817 MISSION STREET, SANTA CRUZ, CA 95060 | TEL: (831) 426-1111 | WWW.BLRATLIFF.COM
 CAPITOLA COMMUNITY CENTER REMODEL - CIVIL & LANDSCAPE ARCHITECTURE | 10/01/23



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BOONE
LOW
RATLIFF
ARCHITECTS, INC.
3837 MISSION ST | SANTA CRUZ CA 95060
C33819
JACQUELIN EBERHART LOW
7.31.25
STATE OF CALIFORNIA
SEAL

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NOT FOR CONSTRUCTION

CAPITOLA COMMUNITY CENTER REMODEL
4400 JADE STREET
CAPITOLA, CA 95010

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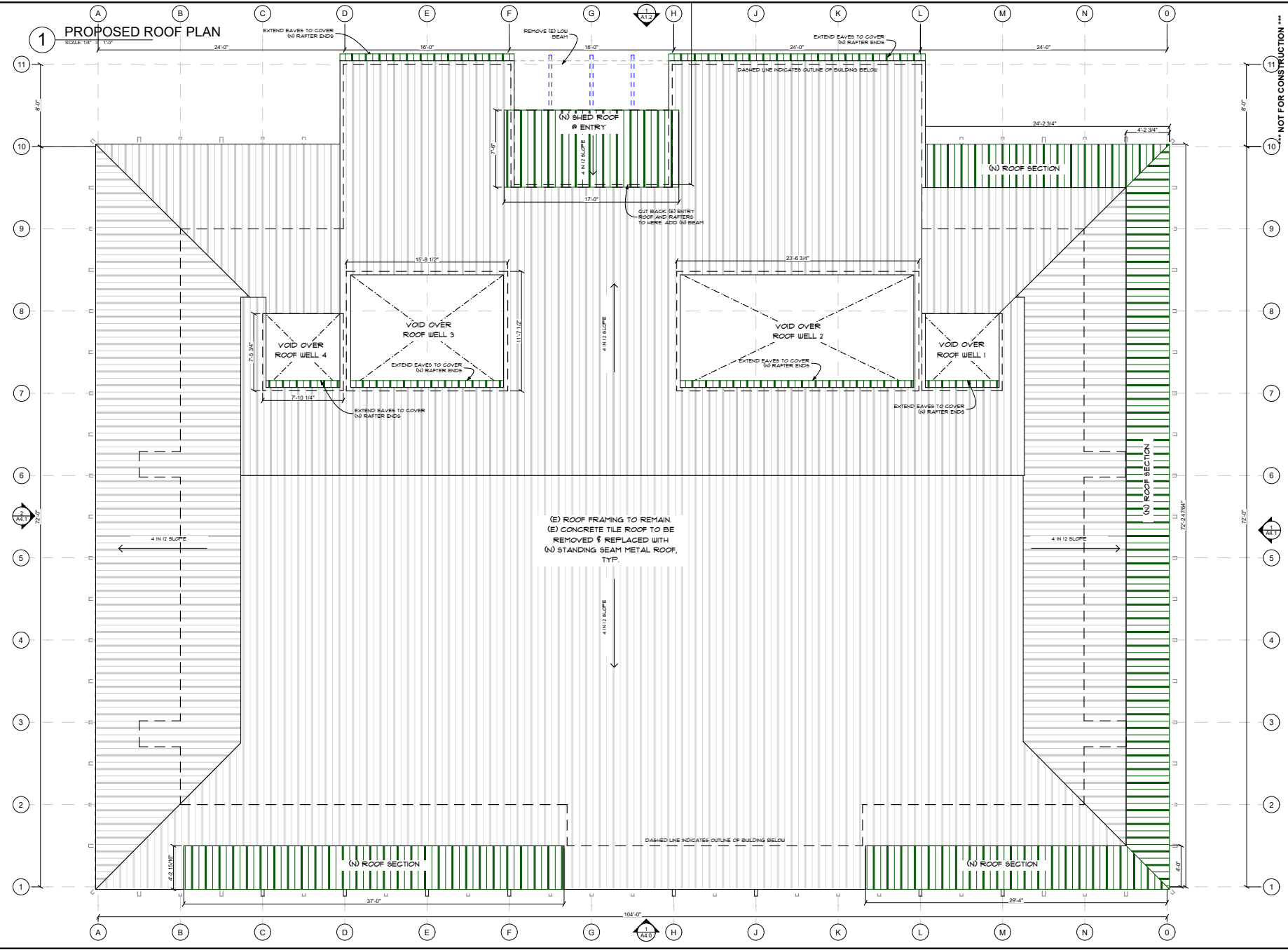
BY	REVISIONS	DATE
DESIGNER	10/2/23	
CHECKER	10/2/23	
DATE SET		

Date: 10/4/23
Scale: AS NOTED
Drawn:
Job:
Sheet:

A3.0
Plotted On: 10/4/23

PROPOSED FIRST FLOOR PLAN

ARCHITECT: BOONE LOW RATLIFF ARCHITECTS, INC. (10/14/23) 10/14/23
 2837 MISSION ST | SANTA CRUZ CA 95060
 WWW.BLRATLIFF.COM | TEL: (831) 456-1234 | FAX: (831) 456-1234



BOONE LOW RATLIFF ARCHITECTS, INC.
 2837 MISSION ST | SANTA CRUZ CA 95060
 (831) 456-1234
 STATE OF CALIFORNIA ARCHITECTS SEAL

THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCY IN DIMENSIONS, FIELD CONDITIONS OR OTHER INFORMATION THAT IS CONTAINED IN ANY OTHER OFFERS FROM THESE DOCUMENTS. THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE ARCHITECT DISCLAIMS ANY RESPONSIBILITY RESULTING FROM UNAUTHORIZED USE. COPYRIGHT STARTS FROM THE DATE OF THE EARLIEST CONTRACT THROUGH CONSTRUCTION DOCUMENTS.

CAPITOLA COMMUNITY CENTER REMODEL
 4400 JADE STREET
 CAPITOLA, CA 95010

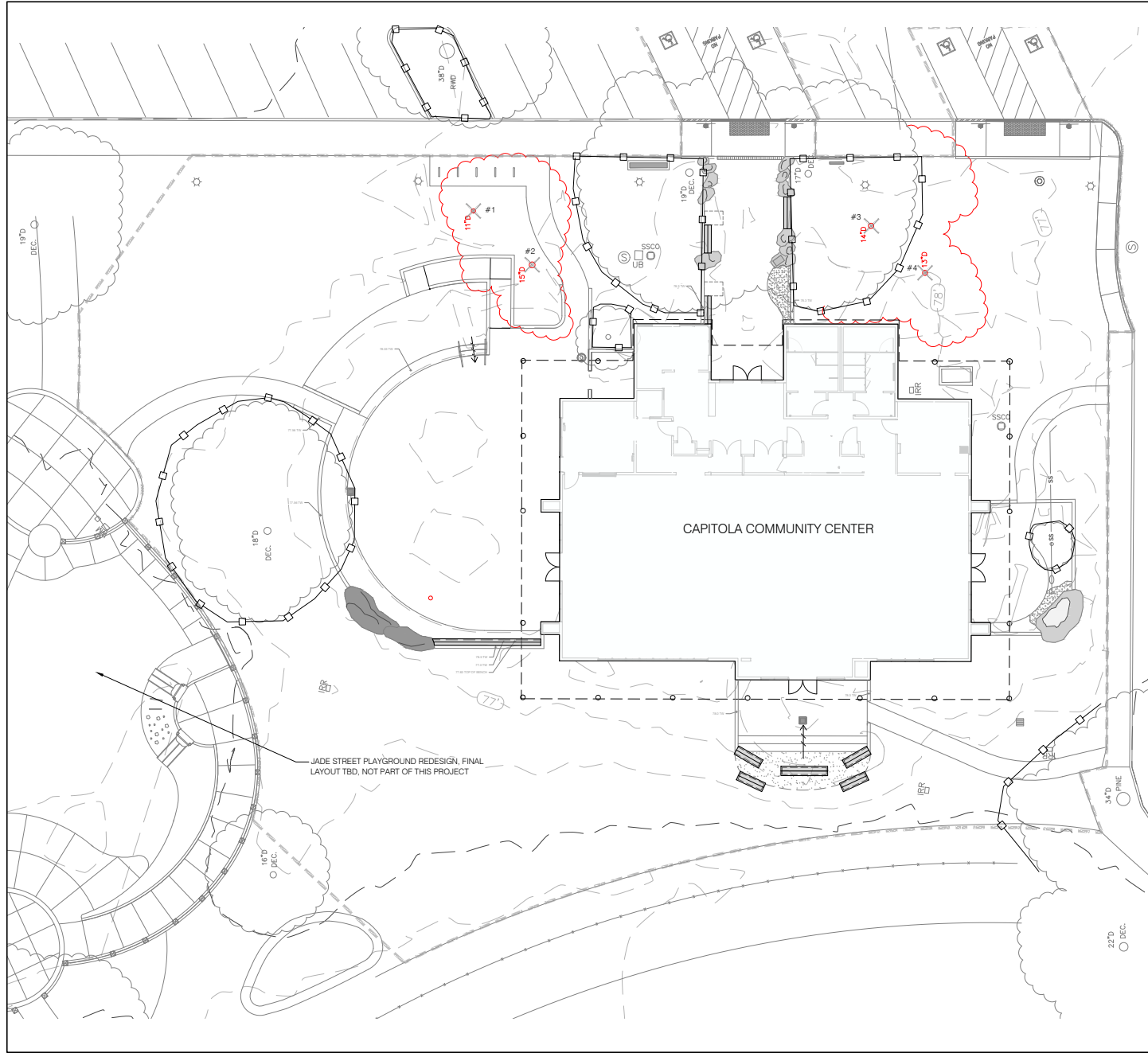
BY	REVISIONS	DATE
DESIGNER	10/14/23	10/14/23
CHECKER	10/14/23	10/14/23
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Date: 10/14/23
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
A3.2
 Proposed Roof Plan
 Plot Date: 10/14/23

PROPOSED ROOF PLAN

PROJECTS\21 158\B-Capitola Community Ctr\Revo\Drawings\CCC Landscaping.dwg L01 Tree Removal & Protection Plan 10/03/2023 10:28:42 AM AutoCAD PDF (DWG) Plotter Settings: ARCTIC D (9610 x 2400 inches), 1:1



LEGEND

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN, PROTECT IN PLACE
-  TREE PROTECTION FENCING
-  ROOF OVER-HANG

TREES TO BE REMOVED

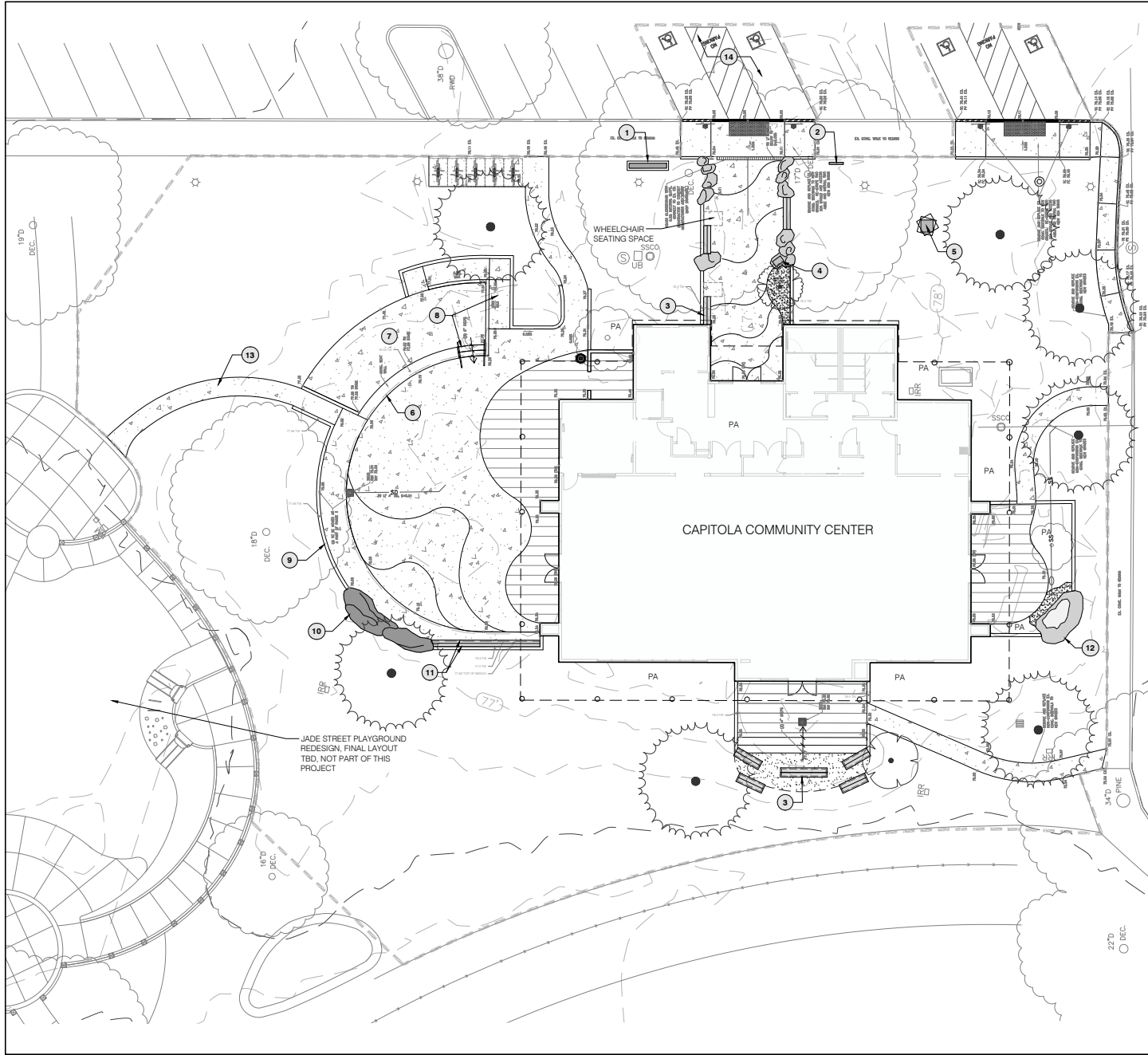
TREE NO.	BOTANICAL NAME	COMMON NAME
#1	LIQUIDAMBAR STYRACIFLUA	SWEETGUM
#2	LIQUIDAMBAR STYRACIFLUA	SWEETGUM
#3	LIQUIDAMBAR STYRACIFLUA	SWEETGUM
#4	LIQUIDAMBAR STYRACIFLUA	SWEETGUM

- NOTES:**
- EXISTING TREES SHOWN ARE BASED ON TOPOGRAPHIC SURVEY. EXACT SPECIES, SIZE, CANOPY AND HEALTH TO BE CONFIRMED PENDING COMPLETION OF ARBORIST REPORT.
 - TREE PROTECTION: PREPARE EXISTING TREES FOR CONSTRUCTION AND PROVIDE TREE PROTECTION THROUGH CONSTRUCTION.
 - NEW TREES SHALL BE PLANTED TO MAKE UP FOR THE LOST CANOPY OF REMOVED TREES AT A RATIO OF 2:1, PER CITY OF CAPITOLA REQUIREMENTS. NEW TREES SHALL BE A DIFFERENT SPECIES THAT BETTER MEETS THE CITY'S MAINTENANCE NEEDS. REFER TO PLANTING PLAN, L3.0.



NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORDS OF REVISIONS	
NO. DATE BY	1 10/03/2023 JAVO/CELANO/REHAT
	
J. L. HANCOCK Professional Engineer	
015 SHARPT ST., SANTA CRUZ, CA 95061 PHONE: 837.624.0848 WWW.JLH.COM California Landscape Architect License 2183	
PROJECT:	CAPITOLA COMMUNITY CENTER 4400 JADE STREET, CAPITOLA CA
SHEET TITLE:	TREE REMOVAL & PROTECTION PLAN
SCALE: 1/8" = 1'-0" DRAWN BY: NDED DATE: 10/03/2023	L0.1

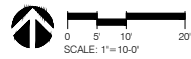


LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN
	MAJOR CONTOUR, EXISTING
	MINOR CONTOUR, EXISTING
	CONTOUR, PROPOSED
	ROOF OVERHANG
	TREE, REFER TO PLANTING PLAN
	PLANTING AREA, REFER TO PLANTING PLAN
	8-INCH WIDE RETAINING WALL
	RETAINING BOULDERS, 2'-0" TO 5'-0" DIA.
	BICYCLE PARKING (12 TOTAL SPOTS)
	WASTE RECEPTACLE
	CONCRETE PAVING • SAWCUT, CURVED JOINTS • INTEGRAL COLOR • SEEDED AGGREGATE FINISH
	CONCRETE PAVING • LINEAR TOOLED JOINTS AT 12" W X 48" TO 60" L • RUNNING BOND RANDOM PATTERN • INTEGRAL COLOR, BROWN, TBD • FINISH TBD
	DECORATIVE GRAVEL

KEY NOTES

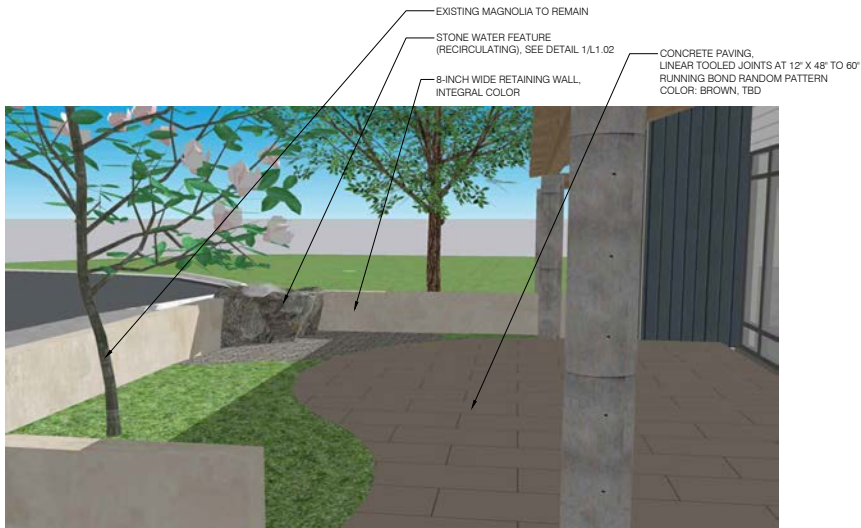
SYMBOL	DESCRIPTION
	MONUMENT SIGN - DETAIL 2/L1.2
	MESSAGE BOARD
	BENCHES - CONCRETE BASE WITH WOOD TOP
	PLAQUE MOUNTED ON BOULDER
	PUBLIC ART OPPORTUNITY
	CONCRETE SEAT WALL
	STAGE (625 S.F.)
	STEPS AND ACCESSIBLE PATHWAY TO STAGE
	BRONZE FOSSIL DONOR OPPORTUNITIES
	DECORATIVE CONCRETE RETAINING WALLS WITH 'FOSSIL' HORIZONS
	RETAINING CONCRETE WALL WITH WOOD-TOP SEATING
	STONE WATER FEATURE (RECIRCULATING) - DETAIL 1/L1.2
	PATH TO PLAYGROUND (FINAL LAYOUT TBD, PLAYGROUND DESIGN IN PROGRESS)
	PARKING AND ACCESS PATH IMPROVEMENTS, REFER TO CIVIL DRAWINGS



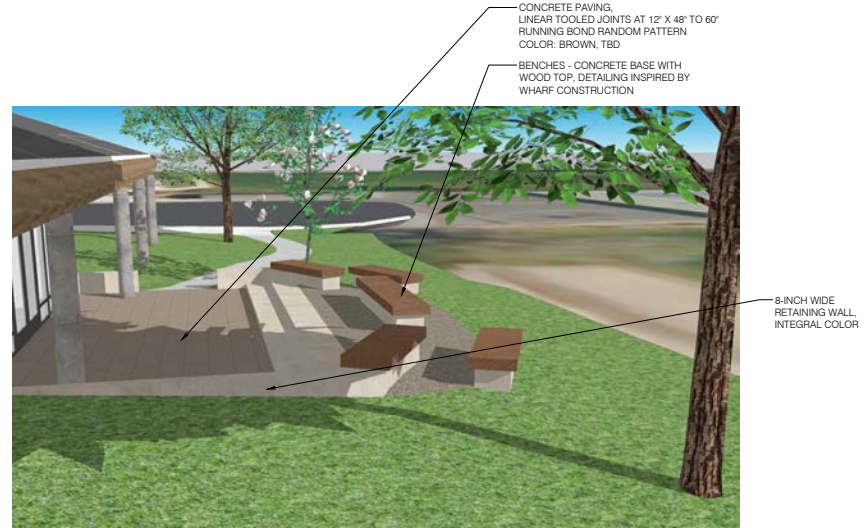
NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

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JOHN L. LLANOS PROFESSIONAL LANDSCAPE ARCHITECT 015 SHAW ST., SANTA CRUZ, CA 95061 PHONE: 837.6424883 EMAIL: JLLANOS@LLANOSLANDSCAPE.COM California Landscape Architect License 5103				
PROJECT: CAPITOLA COMMUNITY CENTER 4400 JADE STREET, CAPITOLA CA				
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L1.0				

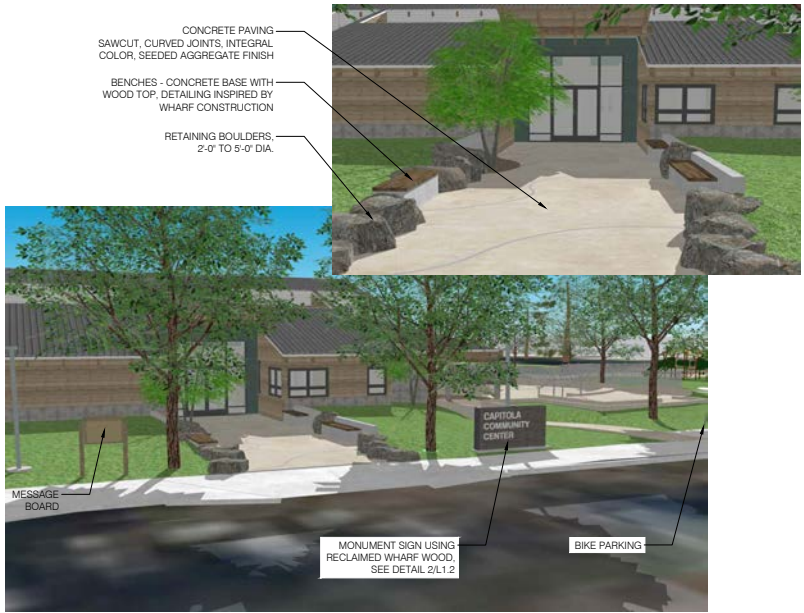
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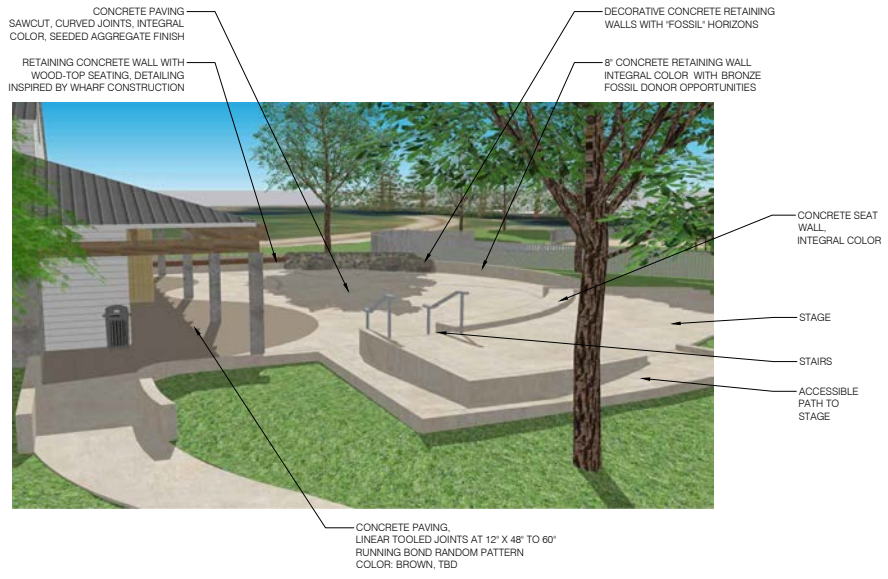
4 EAST PATIO PERSPECTIVE
 NOT TO SCALE



2 SOUTH PATIO PERSPECTIVE
 NOT TO SCALE



3 ENTRY PERSPECTIVE
 NOT TO SCALE

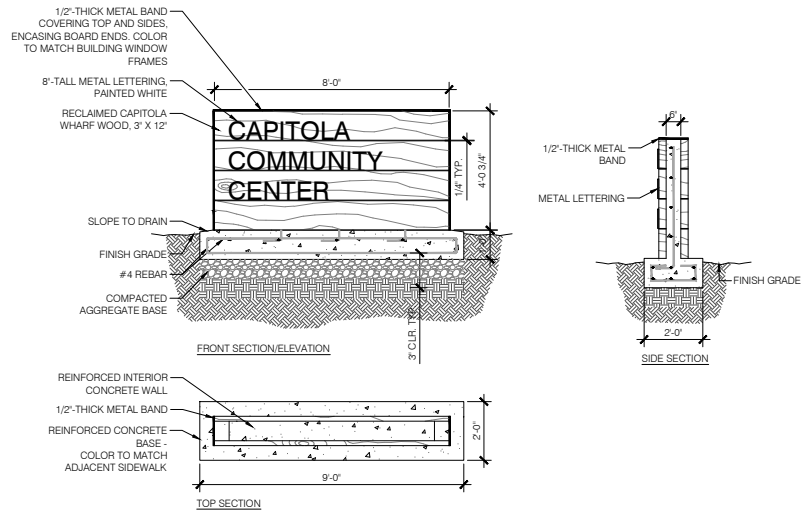


1 MAIN PATIO PERSPECTIVE
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NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

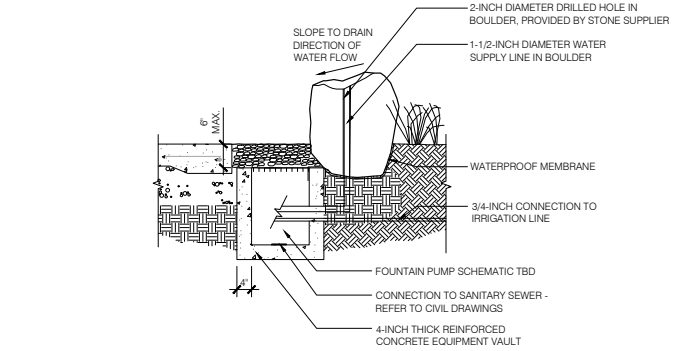
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JOHN J. LLANCHO PROFESSIONAL LANDSCAPE ARCHITECT 015 SHAW ST., SANTA CRUZ, CALIF. 95061 PHONE: 837.624.6448 WWW.JLLANCHO.COM California Landscape Architect License 1783				
PROJECT: CAPITOLA COMMUNITY CENTER 4400 JADE STREET, CAPITOLA CA				
LANDSCAPE PERSPECTIVES				
SHEET TITLE:				
SCALE: 1/8" = 1'-0" DRAWN BY: NDED DATE: 10/03/2023				
L1.1				

PROJECTS\31-126\B.L. Capitola Community - CC - Review\Drawings\CC Details.dwg, LT, 11/03/2023 10:28:46 AM, AutoCAD PDF (Small Plotter).plt, 11/03/2023 10:28:46 AM, 11



2 MONUMENT SIGN
1/2" = 1'-0"

- NOTES:
1. LANDSCAPE ARCHITECT TO COORDINATE WITH CONTRACTOR TO ORIENT BOULDER ON SITE PRIOR TO INSTALLATION OF PUMP VAULT AND EQUIPMENT.
 2. LANDSCAPE ARCHITECT TO COORDINATE WITH STONE SUPPLIER AND LOCATE HOLE IN BOULDER FOR WATER SOURCE.
 3. FACE FOUNTAIN WATER FLOW TOWARD PATH.



1 STONE WATER FEATURE DETAIL
3/4" = 1'-0"

NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORDS OF REVISIONS	NO. 1	DATE 11/03/2023	BY	REASON FOR REVISION
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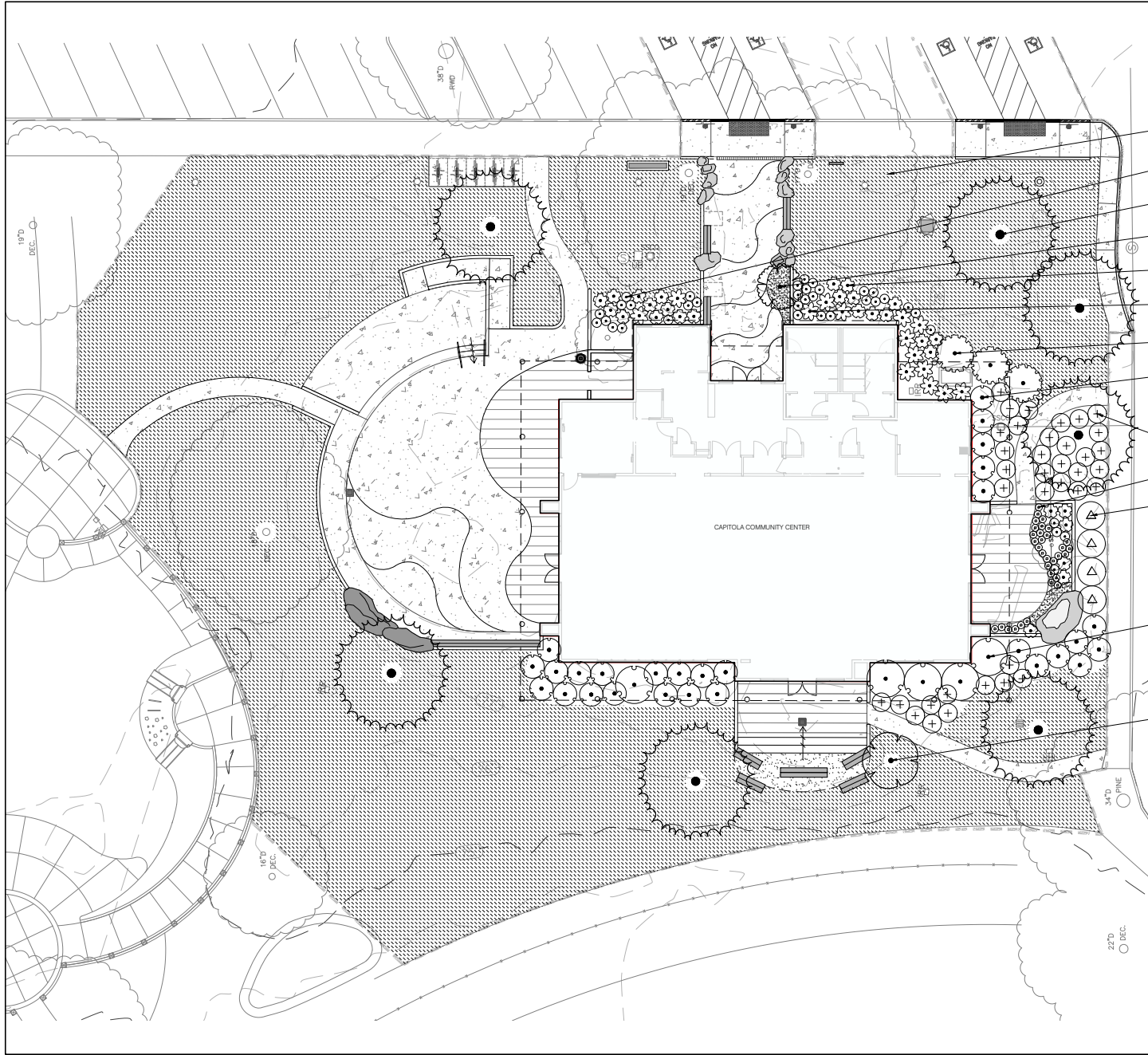
PROJECT: **CAPITOLA COMMUNITY CENTER**
4400 JADE STREET, CAPITOLA CA

SHEET TITLE: **LANDSCAPE MATERIALS DETAILS**

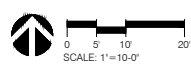
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 DATE: 10/03/2023

L1.2

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- 15,000 sf | LWN
- SOD | REPLACE AND REPAIR DAMAGED LAWN AND IRRIGATION DUE TO CONSTRUCTION.
- 36 | ANE PRE | 1 GAL
- 7 | PLA COL | 36" BOX
- 1 | ACE PAL | 24" BOX
- 28 | POL MUJ | 5 GAL
- 14 | AST SIL | 5 GAL
- 3 | ROS MUT | 15 GAL
- 28 | ADE COR | 5 GAL
- 36 | GRE JAD | 5 GAL
- 32 | HEU MAX | 1 GAL
- 4 | GRE MUR | 15 GAL
- 5 | GRE NED | 15 GAL
- 1 | MAG STE | 24" BOX



NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORDS OF REVISIONS	
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PHONE: 837.642.0483 | EMAIL: JLLANOS@LLANOS.COM
California Landscape Architect License 2103

PROJECT: **CAPITOLA COMMUNITY CENTER
4400 JADE STREET, CAPITOLA CA**

SHEET TITLE: **PLANTING PLAN**














SCALE: 1/8" = 1'-0"
DRAWN BY: NDJED
DATE: 10/03/2023

L3.0

NOTES:

1. ALL PLANTS ARE WATER CONSERVING AND ADAPTED TO THE LOCAL MACRO- AND MICRO-CLIMATE.
2. PLANT QUANTITIES SHOWN IN SCHEDULE ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY.
3. PROJECT TO INCLUDE 1-YEAR LANDSCAPE MAINTENANCE.
4. CONTRACTOR SHALL PRUNE EXISTING TREES AT THE DIRECTION OF PROJECT ARBORIST.

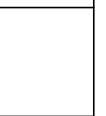
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		REMARKS
	ACE PAL	1	ACER PALMATUM / JAPANESE MAPLE	24" BOX		
	MAG STE	1	MAGNOLIA STELLATA / STAR MAGNOLIA MULTI-TRUNK	24" BOX		
	PLA COL	7	PLATANUS X ACERIFOLIA 'COLUMBIA' / COLUMBIA LONDON PLANE TREE	36" BOX		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	ADE COR	28	ADENANTHOS CUNEATUS 'CORAL DRIFT' / CORAL DRIFT FLAMEBUSH	5 GAL	60" o.c.	
	ANE PRE	36	ANEMONE HUPEHENSIS 'PRETTY LADY DIANA' / PRETTY LADY DIANA JAPANESE ANEMONE	1 GAL	24" o.c.	
	AST SIL	14	ASTELIA CHATHAMICA X NERVOSA 'SILVER SHADOW' / SILVER SHADOW ASTELIA	5 GAL	48" o.c.	
	GRE JAD	36	GREVILLEA LANIGERA 'JADE MOUND' / JADE MOUND GREVILLEA	5 GAL	48" o.c.	
	GRE MUR	4	GREVILLEA VICTORIAE 'MURRAY VALLEY QUEEN' / MURRAY ROYAL GREVILLEA	15 GAL	72" o.c.	
	GRE NED	5	GREVILLEA X NED KELLY / NED KELLY GREVILLEA	15 GAL	96" o.c.	
	HEU MAX	32	HEUCHERA MAXIMA / ISLAND ALLUM ROOT	1 GAL	18" o.c.	
	POL MUN	28	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GAL	36" o.c.	
	ROS MUT	3	ROSA X MUTABILIS / BUTTERFLY CHINESE ROSE	15 GAL	96" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	LWN	15,000 SF	LAWN	SOD		REPLACE AND REPAIR DAMAGED LAWN AND IRRIGATION DUE TO CONSTRUCTION.

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PROJECT:
CAPITOLA COMMUNITY CENTER
4400 JADE STREET, CAPITOLA CA

SHEET TITLE:
PLANTING NOTES & PLANT SCHEDULE

SCALE: 1/8" = 1'-0"
 DRAWN BY: NDED
 DATE: 10/03/2023

NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"