CAPITOLA TOWN SQUARE
CAPITOLA, CALIFORNIA
2019-08-26
N.T.S.

A-01

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UNIT B1: 2BR / 2BA
NET LEASABLE AREA: 1,036 SQ. FT.
PATIO / BALC: 75 SQ. FT.

UNIT B2: 2BR / 2BA
NET LEASABLE AREA: 1,066 SQ. FT.
PATIO / BALC: 56 SQ. FT.

UNIT B3: 2BR / 2BA
NET LEASABLE AREA: 1,077 SQ. FT.
PATIO / BALC: 73 SQ. FT.

UNIT B4: 2BR / 2BA
NET LEASABLE AREA: 1,155 SQ. FT.

UNIT B5: 2BR / 2BA
NET LEASABLE AREA: 1,182 SQ. FT.

UNIT B6: 2BR / 2BA
NET LEASABLE AREA: 1,210 SQ. FT.

UNIT B7: 2BR / 2BA
NET LEASABLE AREA: 1,238 SQ. FT.

UNIT B8: 2BR / 2BA
NET LEASABLE AREA: 1,265 SQ. FT.
**MATERIALS AND FINISHES**

**PLASTER & CONCRETE WALL FINISH**
- Brick Veneer
- Stacked Ledgestone
- Simulated Wood Veneers & Concrete Cement Panels
- Simulated Lap Siding
- Simulated Board & Batten

**BRICK VENEER**
- Face Brick Veneer
- Stone Veneer Stacked
- Ledgestone

**ADHERED MANUFACTURED STONE VENEER**
- Simulated Wood Sidings & Concrete Cement Panels
- Simulated Metal Siding
- Simulated Lap Siding
- Simulated Board & Batten

**FIBER CEMENT BOARD/PANEL**
- Fiber Cement Board/Glass Reinforced Panel
- Fiber Cement Siding Panels

**METAL TUBE SLATS**
- Metal Tube Slats
- Vertical/Horizontal Slats
- Trellis

**EXPOSED STRUCTURAL STEEL**
- Exposed Structural Steel

**STOREFRONT SYSTEM**
- Corrugated Metal Panel
- Metal Canopy
- Metal Reveals Trims, Steel Plate & Channel Surrounds
- Metal Roof
- Metal Cladding

**CORRUGATED METAL PANEL**

**METAL REVEALS TRIMS, STEEL PLATE & CHANNEL SURROUNDS**
- Metal Reveals Trims, Steel Plate & Channel Surrounds

**METAL ROOF**
- Metal Roof

**METAL CLADDING**
- Metal Cladding

**E.I.F.S. CORNICE / TRIMS**
- EIFS Cornice, Trims & Shapes

**LANDSCAPE SCREEN SYSTEM**
- Landscape Screen System

**GRAPHICS AND SIGNAGES**
- Graphics and Signages

**EXTERIOR LIGHTING**
- Exterior Lighting

**EXISTING WALL / STRUCTURE**
- Existing Wall / Structure

**PERFORATED METAL PANEL RAILING**
- Perforated Metal Panel Railing

**VERTICAL METAL BATTEN W/ WOOD FINISH**
- Vertical Metal Batten with Wood Finish

**METAL SIDING W/ WOOD FINISH**
- Metal Siding with Wood Finish

**METAL ROOF**
- Metal Roof

**P01**
- Sherwin Williams<br>“Blue Gray”<br>SW6230

**P02**
- Sherwin Williams<br>“Extra White”<br>SW9167

**P03**
- Sherwin Williams<br>“Jetstream”<br>SW7048

**P04**
- Sherwin Williams<br>“Polished Concrete”<br>SW6492

**P05**
- Sherwin Williams<br>“Oceanside”<br>SW6496

**P06**
- Sherwin Williams<br>“Limon Fresco”<br>SW9030

**P07**
- Sherwin Williams<br>“Comfort Gray”<br>SW6205

**P08**
- Sherwin Williams<br>“Rains Storm”<br>SW6907

**P09**
- Sherwin Williams<br>“Forsythia”<br>SW7006

**FINISHES LEGEND**

**FIBER CEMENT**
- Fiber Cement Board/Glass Reinforced Panel
- Fiber Cement Siding Panels

**METAL**
- Dark Bronze<br>By Arcadia
- Napoleon<br>PPG1013-7

**STONE**
- Sandollar<br>Craft Urban Kings<br>By Creative Mines

**METAL AWNING**
- Metal Awning
- Bronze Finish

**METAL ROOF**
- Metal Roof
- Bronze Finish

**METAL SIDING W/ WOOD FINISH**
- Metal Siding with Wood Finish

**METAL ROOF**
- Metal Roof

**METAL SIDING W/ WOOD FINISH**
- Metal Siding with Wood Finish

**ROOF**
- Blue Gray<br>By Moxie

**MATERIALS LEGEND**
- Plaster & Concrete Wall Finish
- Brick Veneer
- Adhered Manufactured Stone Veneer
- Fiber Cement Board/Panels
- Fiber Cement Board/Glass Reinforced Panel
- Metal Tube Slats
- Exposed Structural Steel
- Storefront System
- Corrugated Metal Panel
- Metal Canopy
- Metal Reveals Trims, Steel Plate & Channel Surrounds
- Metal Roof
- Metal Cladding
- EIFS Cornice/Trims
- Landscape Screen System
- Graphics and Signages
- Exterior Lighting
- Existing Wall/Structure
- Perforated Metal Panel Railing
- Vertical Metal Batten with Wood Finish
- Metal Siding with Wood Finish

**FINISHES LEGEND**
- Sherwin Williams<br>Craft Urban Kings<br>By Creative Mines
- Blue Gray<br>By Moxie
ENTRY

The Entry welcomes people into Capitola Town Square. People are met with swaths of planting and seating for dining and rest. Amenities within this area include a vegetated streetscape, an open pedestrian walk and enhanced intersection paving, outdoor dining and seating, informational kiosks and signs for pedestrian and vehicular way-finding.

Raised Plaza Entry
Enhanced Vehicular/Pedestrian Paving
Outdoor Dining
Outdoor Seating
Entry Landscape
Signage
Entry Signage

KEY MAP

41ST AVENUE
ENTRY

"1" = 20'-0"
ENTRY

Amenities include:

- Intersection paving slows vehicles and enhances safety at key entries. Signage and informational kiosks welcome both the vehicles and pedestrians.
- Vegetated planters offer a greened urban streetscape welcoming pedestrians into Capitola Town Square.
- Flexible seating at retail spaces and restaurants offers the opportunity for recreating and outdoor dining.
THE ESTUARY

The Estuary exemplifies an extension of the urban core of Capitola Town Square. The estuaries of the coast are known for enhancing diversity and dissipation energy from tidal storms. As The Tides’ central core becomes inundated with energy during peak hours, the estuary provides additional public space. When The Tides’ central core is less active, The Estuary feeds people into the central core.
THE ESTUARY

Amenities include:
- A large and open pedestrian walk, enhanced entry into a major retail center, street adjacent planters, simple outdoor seating, way-finding kiosks, and enhanced vehicular paving
- This area provides a corridor focused on the pedestrian experience. Enhanced vehicular paving creates a pedestrian friendly environment, slowing vehicles and increasing public safety. Large walkways accommodate groups of two or more. Seating opportunities along key walkways accommodate recreation and public interaction.

Main Street Pedestrian Walkway
Flexible Seating
Street Adjacent Planters
Fixed Seating

KEY MAP
ENLARGED PLAN

Capitola Town Square
Capitola, California
THE TIDES

The Tides becomes the active core for Capitola Town Square. The Tides is inspired by the coastal tide just as the sea has peaks and valleys of energy, seen through high and low water levels. The Tides has different qualities of space based on the influx of people and, therefore, energy on the site. People are driven to the site’s core, based on temporal forces. During the space’s peak hours the core teams with energy.
Amenities include:

- A large and open pedestrian walk, outdoor dining and seating, a playground space, a dog walk space, water features, boardwalk entries into major retail centers, and a pubic lawn area.
- Wide pedestrian walkways with vegetated planters provide a greened urban walkway condition. This path accommodates both visiting groups and local families alike.
- Pneumatic bollards as well as turf and flexible open space provide areas for active public events.
OUTDOOR LIVING BUILDING A

Outdoor Living Building A exemplifies a healthy and balanced lifestyle for residents including three community courtyard spaces and a recreation deck. These areas offer Capitola Town Square residents relaxing green space, ample seating, outdoor games and activities, and cozy group gathering spaces.

Amenities include:

- Courtyard A offers expansive bar seating and prep space for group dining
- Courtyard B offers relaxing lounge nooks complete with movable furniture and outdoor fire tables
- The Recreation Deck allows residents opportunities for active outdoor play and exercise.

KEY MAP n.s.

**Outdoor Dining**

**Bar Seating & Prep Space**

**Pool Deck**

**Gathering Space**

**Lounge Space**

**Fire Lounge**

**Fitness Sculpture**
OUTDOOR LIVING BUILDING A (continued)

Outdoor Living Building A exemplifies a healthy and balanced way of life for its residents. Amenities within Building A include three courtyard spaces and a recreation deck. These spaces offer their residents green space, seating, games, and gathering spaces.

- Courtyard C features group gathering spaces along a central corridor. A fire lounge with built-in seating frames one portion of the space while the other side of the space is made up of communal outdoor dining, bar seating, and prep space.

KEY MAP

1. Outdoor Dining
2. Bar Seating & Prep Space
3. Gathering Space
4. Fire Lounge

ENLARGEMENT 4b: OUTDOOR LIVING BUILDING A - Courtyard C
OUTDOOR LIVING BUILDING B

Outdoor Living Building B also embodies a well-balanced lifestyle for residents. Amenities within Building B include two courtyard spaces and a roof deck that offer residents open green space, a pool lounge, and outdoor seating, games, and group gathering spaces.

- Courtyard A accommodates recreation and gathering among small groups of residents. Amenities include hammocks, turf area, outdoor kitchen space, games, and lounge seating.
- The Pool Deck offers a pool and spa along with lounges, kitchen and meal prep space, bar seating, game space, and turf gather space.
- Courtyard B serves passive and active recreation requirements. A variety of seating options, a fire feature, an outdoor kitchen with bar seating, and a central games turf make up the space.

**KEY MAP**

1. Pool Deck & Spa
2. Kitchen Bar & Prep Space
3. Gathering Spaces
4. Fire Lounge
5. Game Space

**ENLARGEMENT 5: OUTDOOR LIVING BUILDING B**

1" = 20'-0"
ENLARGEMENT 6: TRANSIT STATION

1" = 20'-0"

TRANSPORTATION

The Transit Station exemplifies the emphasis of community connections for The Tides at Capitola. Capitola residents and visitors are able to visit the space through public transit or personal vehicle use.

- Six city-coordinated bus shelters are placed along a bus-only road.
- Paving slows vehicular traffic and increases safety in the area.
- Planters line the streetscape along the bus shelters.
- The Santa Cruz Metro logo is used in conjunction with signage artwork to emphasize the branding of The Tides with public transit usage & facilitates way-finding.

ENLARGED PLAN

KEY MAP

1 City Coordinated Transit Shelter
2 Enhanced Paving
3 Way-finding Signage
4 Logo Art Work
5 Planters

SECTION 1

1" = 20'-0"

Building Pod
Walk Zone
Bus Transit Station
Walk Zone
Buffer Zone
On-Street Parking

Capitola Town Square
Capitola, California

Merlone Geier Partners

Kimley-Horn

L-50

Scale
Job No.
Date
2019-249
2019-08-26
PRELIMINARY EROSION CONTROL PLAN

GENERAL EROSION CONTROL NOTES

1. LIMITS OF WORK REPRESENT MAXIMUM EXTENDS OF CONSTRUCTION ACTIVITY INCLUDING CONSTRUCTION EQUIPMENT, CRANES, AUGERS, EQUIPMENT LAYDOWN AREAS AND MATERIAL STORAGE AREAS. CONTRACTOR SHALL PROVIDE A DETAILED LAYOUT FOR BOTH EXTENDS.

2. WORKER PARKING AND DELIVERY TRUCKS MAY PARK IN OFFSITE DESIGNATED AREAS, AS PROVIDED IN CONSTRUCTION DOCUMENTS.

3. CONSTRUCTION BMPs SHALL BE AS DESCRIBED IN THE 2009 CASQA CONSTRUCTION BMP HANDBOOK AND AS APPROVED BY THE ENGINEER.

4. EROSION CONTROL DETAILS SHALL BE CALTRANS STANDARD PLANS AS IF REPRODUCED IN THIS PLAN SET IN THEIR ENTIRETY, INCLUDING:
   - T3A TEMPORARY RAILING
   - T51 TEMPORARY WATER POLLUTION CONTROL DETAILS
   - T53 STOCKPILE
   - T62 INLET PROTECTION TYPE 3A
   - T64 INLET PROTECTION
   - T66 FIBER ROLL
   - ALL OTHER BMPs SHALL BE AS DESCRIBED IN THE 2009 CASQA CONSTRUCTION BMP HANDBOOK AND AS APPROVED BY THE ENGINEER.

5. PEDESTRIAN SIGNAGE TO CONTAIN THE FOLLOWING INFORMATION:
   - NOTICE: SIDEWALK CLOSED OR DETOUR INFORMATION
   - PROJECT NAME
   - PROJECT DESCRIPTION
   - PROJECT DURATION
   - INFORMATION CONTACT
   - EMERGENCY CONTACT

   CONTRACTOR SHALL SUBMIT SIGNAGE SAMPLE FOR APPROVAL BY THE ENGINEER.

6. SITE IMPROVEMENTS TO INCLUDE THE FOLLOWING:
   - DEWATERING STATION. CONTRACTOR SHALL SUBMIT ANY DEWATERING PLAN FOR APPROVAL BY THE ENGINEER, AS PER SPECIFICATIONS.
   - ALL DISTURBED SOIL AREAS TO BE GRADED AND THEN SEEDED WITH NATIVE GRASS MIX OR APPROVED EQUAL.
   - ALL DISTURBED BASE MATERIAL SHALL BE GRADED AND RECOMPACTED TO 95% RELATIVE DENSITY.
   - ALL DISTURBED LANDSCAPED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ENGINEER.

11. TREE PROTECTION SHALL INCLUDE ALL CORDONING AND BUFFERS NECESSARY TO PREVENT DAMAGE TO THE TREE TRUNK, ROOT ZONE, AND FOLIAGE UP TO AND INCLUDING THE LIMITS OF THE DRIP LINE.

12. EXISTING FENCING MAY BE USED AS CONSTRUCTION FENCING ONLY IF APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A SPECIFIC LAYOUT FOR CONSIDERATION BY THE ENGINEER. IF APPROVED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF ANY SUCH FENCE SEGMENT POST CONSTRUCTION.

13. EROSION CONTROL MEASURES MUST BE IN PLACE THROUGHOUT THE RAINY SEASON (OCT 1ST - APR 30TH).

15. PRELIMINARY EROSION CONTROL MEASURES MUST BE IN PLACE THROUGHOUT THE RAINY SEASON (OCT 1ST - APR 30TH).
PRELIMINARY STORMWATER CONTROL PLAN C-55

STORMWATER CONTROL MEASURES SHALL COMPLY WITH LOW IMPACT DEVELOPMENT BMP'S OUTLINE IN THE SLOW IT. SPREAD IT. SINK IT. HOMEOWNER'S GUIDE TO GREENING STORMWATER RUNOFF BY THE RESOURCE CONSERVATION DISTRICT OF SANTA CRUZ COUNTY.
41ST STREET MEDIAN PLAN

EXISTING CONDITIONS

1. LEFT TURN QUEUE LENGTHS TO BE REVISED PENDING TRAFFIC STUDY.

2. UNCONTROLLED INBOUND LEFT TURNS ALLOWED. OUTBOUND LEFT TURN ACCESS RESTRICTED.

3. EXISTING OFF-SITE DRIVEWAY

4. PROPOSED CAPITOLA MALL DRIVEWAY

5. PROPOSED 41ST MEDIAN IMPROVEMENTS

6. PROPOSED SIGNAL 1200 INTERSECTION

EXACT SCALE IN FEET

LEGEND

1. EXISTING OFF-SITE DRIVEWAY
2. PROPOSED CAPITOLA MALL DRIVEWAY
3. PROPOSED 41ST MEDIAN IMPROVEMENTS
4. PROPOSED SIGNAL 1200 INTERSECTION

NOTES

1. LEFT TURN QUEUE LENGTHS TO BE REVISED PENDING TRAFFIC STUDY.

CAPITOLA ROAD

C-56

Capitola Town Square
Capitola, California

41ST AVE

CLARES ST

CAPITOLA ROAD

41ST AVE

CLARES ST

41ST STREET MEDIAN PLAN
CAPITOLA TOWN SQUARE
VESTING TENTATIVE MAP

PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND
AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA,
COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

AUGUST 2019

**SITE SUMMARY**

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**PROJECT TEAM**

- **ARCHITECT**: ARCHITECTS ORANGE
  144 N. ORANGE STREET
  ORANGE, CA 92866
  GLENN MAN
  (714) 639-9860

- **LANDSCAPE ARCHITECT**: URBAN ARENA
  11300 SORRENTO VALLEY ROAD
  SUITE 230
  SAN DIEGO, CA 92121
  KEITH MITTEMEYER
  (858) 625-0112

- **SURVEYOR**: WHITSON ENGINEERS
  6 HARRIS COURT
  MONTEREY, CA 93940
  RICHARD WEBER, RCE 55219
  (831) 649-5225

- **OWNER/APPLICANT**: MERLONE GEIER MANAGEMENT, LLC
  4365 EXECUTIVE DRIVE
  SUITE 1400
  SAN DIEGO, CA 92121
  DAVID GEISER
  (858) 350-1977

- **CIVIL ENGINEER**: KIMLEY HORN AND ASSOCIATES
  824 BAY AVENUE
  SUITE 10
  CAPITOLA, CA 95010
  BILL WISEMAN
  (831) 316-1430

- **GEOTECHNICAL ENGINEER**: C2EARTH, INC
  523 CAPITOLA AVE
  SUITE B
  CAPITOLA, CA 95010
  CHRIS HUNDEMER
  (831) 425-5436

**ABBREVIATIONS / LEGEND**

- **AN**: Acre
- **AT**: ACRE-Feet
- **B**: Building
- **CM**: Centerline
- **C**: Construction
- **CU**: Dwelling Unit
- **EM**: Easement
- **EX**: Existing
- **EV**: Emergency Vehicle Access
- **FC**: Face of Curb
- **FF**: Finish Floor Elevation
- **G**: Grade
- **HP**: High Point
- **IE**: Ingress and Egress Easement
- **IN**: Inch(es)
- **JT**: Joint Trench
- **L**: Landscape
- **LP**: Low Point
- **P**: Pad Grade
- **PR**: Proposed
- **PCL**: Parcel
- **PUE**: Public Utility Easement
- **PVC**: Pipe
- **PUMP**: Pump Station
- **Q**: Quarter
- **R**: Retaining
- **R/W**: Right-of-Way
- **SD**: Storm Drain
- **SF**: Square Feet
- **SS**: Sanitary Sewer
- **SSFM**: Sanitary Sewer Force Main
- **SSPS**: Sanitary Sewer Pump Station
- **SW**: Side Walk
- **TC**: Top of Curb
- **TYP**: Typical
- **W**: Water
- **WS**: Water Surface Elevation

**SUBDIVISION NOTES**

1. FINAL MAPS FOR THIS PROJECT MAY BE RECORDED IN 3 PHASES IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2. UTILITY LOCATIONS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
3. PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FIRM 06087C0352F DATED SEPTEMBER 29, 2017.
4. EXISTING ON-SITE TOPOGRAPHY IS BASED ON AN AERIAL SURVEY BY AERIAL PHOTOMAPPING SERVICES (APS) DATED MAY, 10 2019.
EXISTING BOUNDARY
VESTING TENTATIVE MAP
CAPITOLA TOWN SQUARE
PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND
AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA,
COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

DRAFT

VESTING TENTATIVE MAP
Existing Boundary
VESTING TENTATIVE MAP
CAPITOLA TOWN SQUARE
PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

DRAFT
PROPOSED BOUNDARY
VESTING TENTATIVE MAP
CAPITOLA TOWN SQUARE

MerlineGeier
Partners
Capitola, California

Capitola Town Square
Capitola, California
VESTING TENTATIVE MAP
CAPITOLA TOWN SQUARE
PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

EXISTING CONDITIONS

EXISTING CAPITOLA MALL STORES
EXISTING MACY'S
EXISTING TARGET
EXISTING BUILDING
EXISTING PARKING GARAGE
EXISTING BUILDING
EXISTING BUILDING
EXISTING KOL'S
EXISTING BLDG
EXISTING BLDG
EXISTING BLDG
EXISTING BLDG
EXISTING BUILDING

DRAFT
PROPOSED SITE PLAN
VESTING TENTATIVE MAP
CAPITOLA TOWN SQUARE
PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND
AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA,
COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA