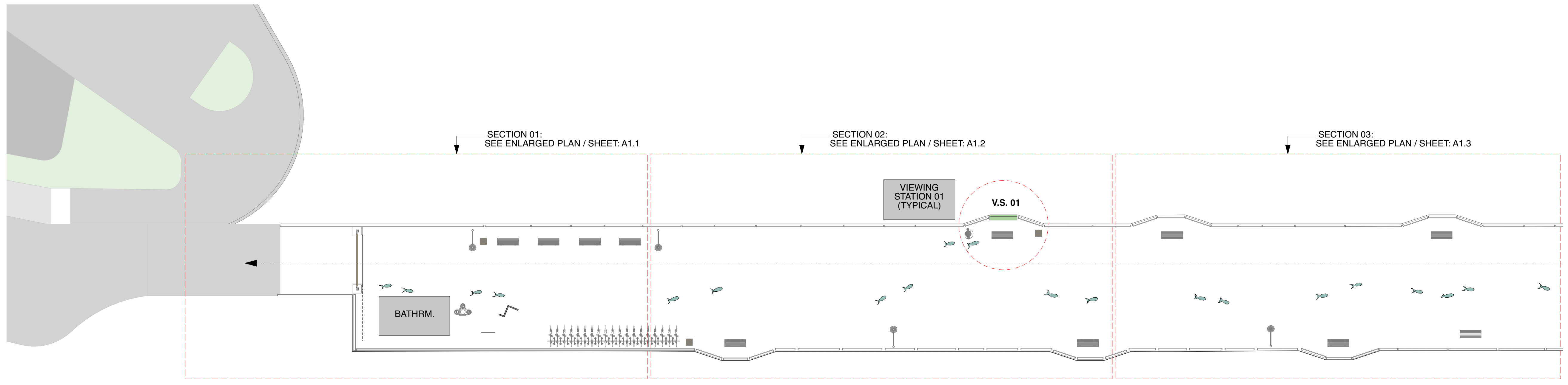


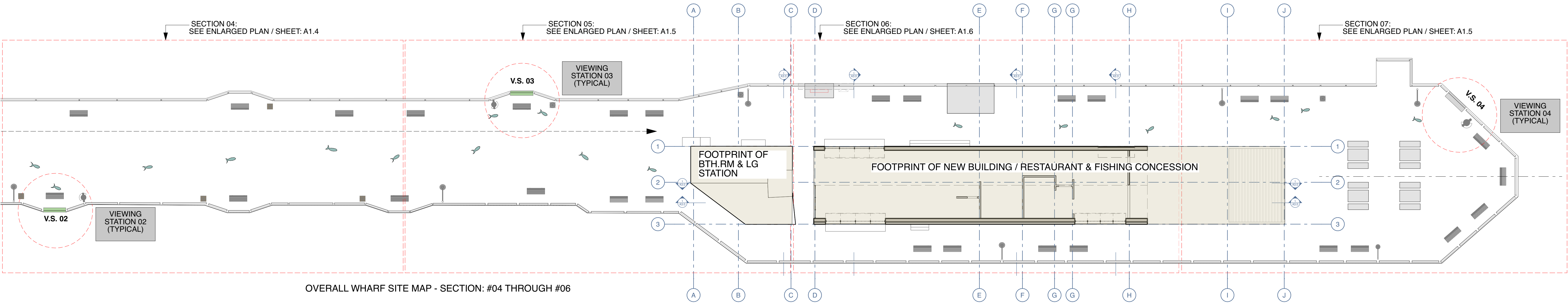
CAPITOLA WHARF MASTER PLAN

CITY OF CAPITOLA CAPITOLA CALIFORNIA
CONCEPTUAL MASTER PLAN
APRIL 15, 2026



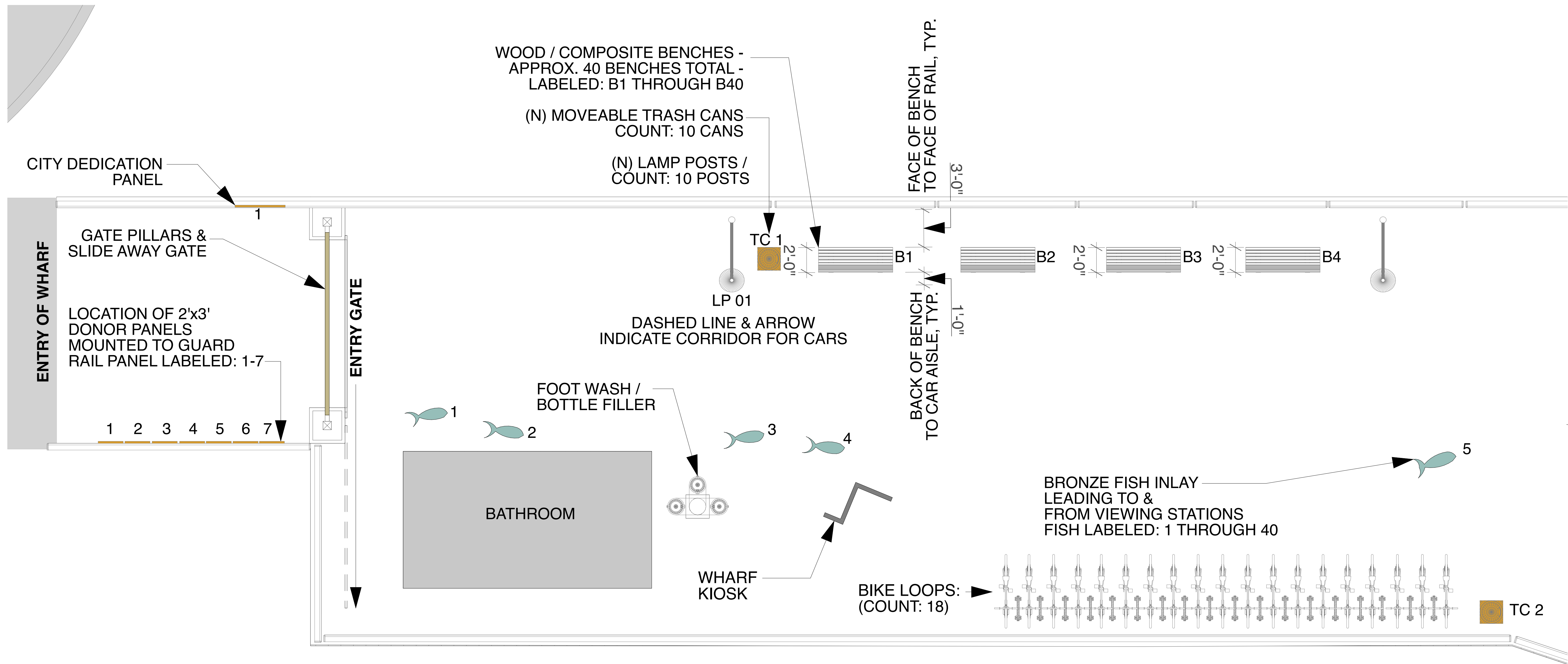
OVERALL WHARF SITE MAP / SECTION #01 THROUGH #03

2 OVERALL SITE PLAN WHARF
SCALE: 1/16" = 1'-0"



OVERALL WHARF SITE MAP - SECTION: #04 THROUGH #06

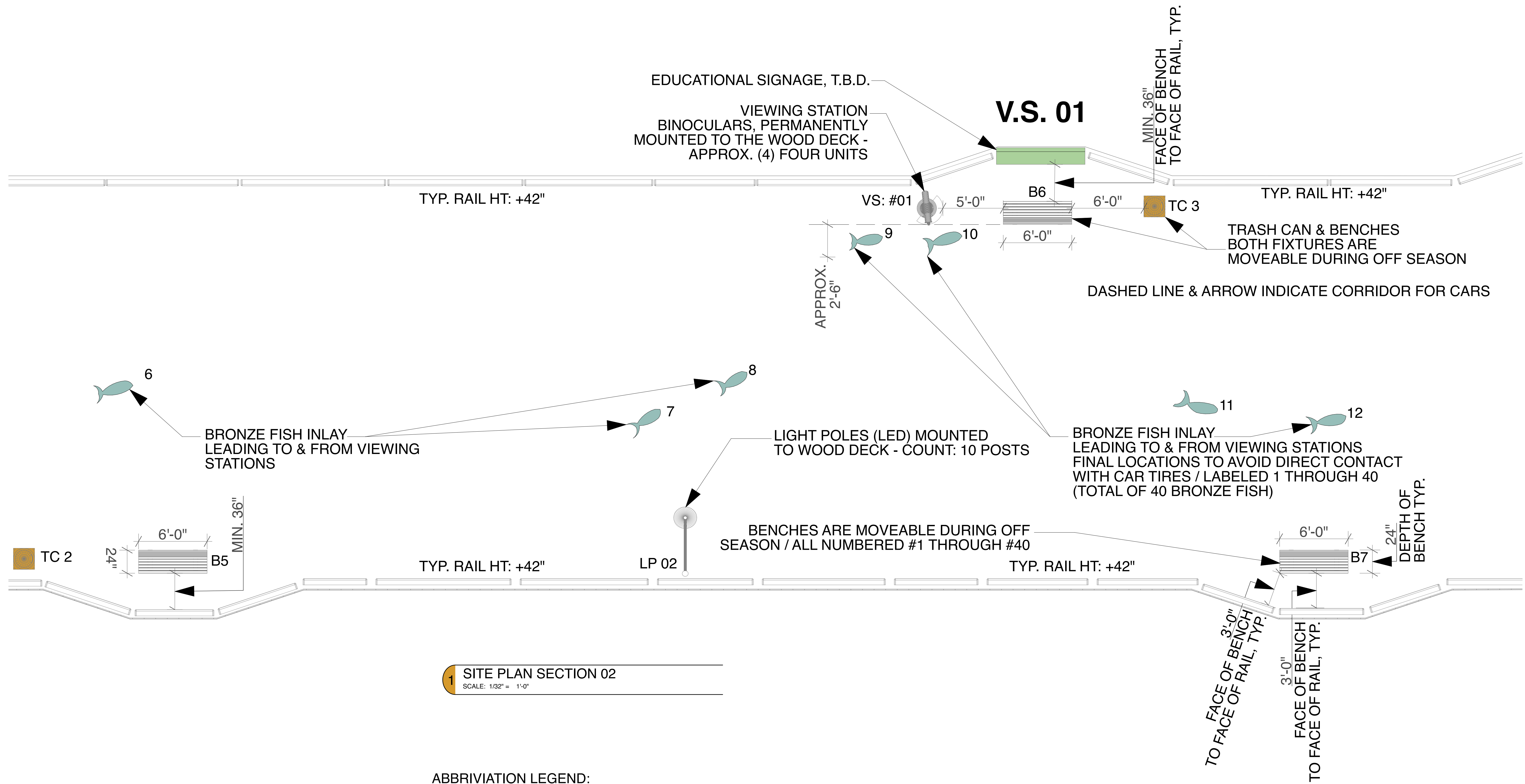
3 OVERALL SITE PLAN WHARF
SCALE: 1/16" = 1'-0"



2 SITE PLAN SECTION 01
SCALE: 1/32" = 1'-0"

ABBREVIATION LEGEND:

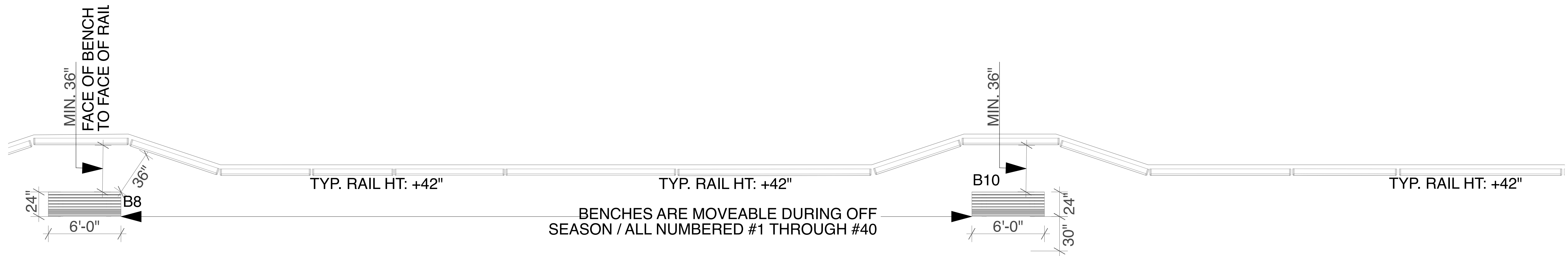
SITE PLAN	TC #00 - (N) MOVEABLE TRASH CAN W/ LOCATION NUMBER
	LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
	PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
	FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.



1 SITE PLAN SECTION 02
SCALE: 1/32" = 1'-0"

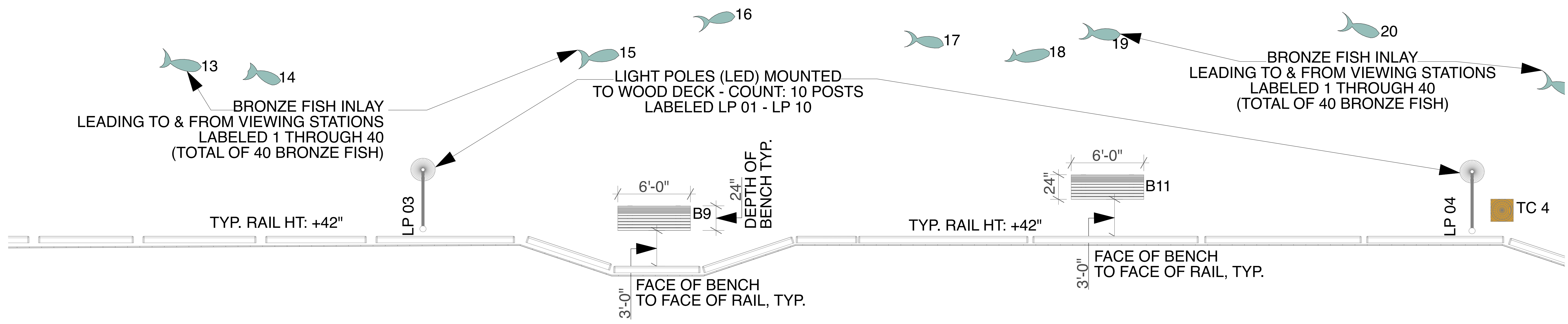
ABBREVIATION LEGEND:

- SITE PLAN**
- TC #00 - (N) MOVEABLE TRASH CAN W/ LOCATION NUMBER
 - LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
 - PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
 - FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.



BENCHES ARE MOVEABLE DURING OFF SEASON / ALL NUMBERED #1 THROUGH #40

DASHED LINE & ARROW INDICATE CORRIDOR FOR CARS

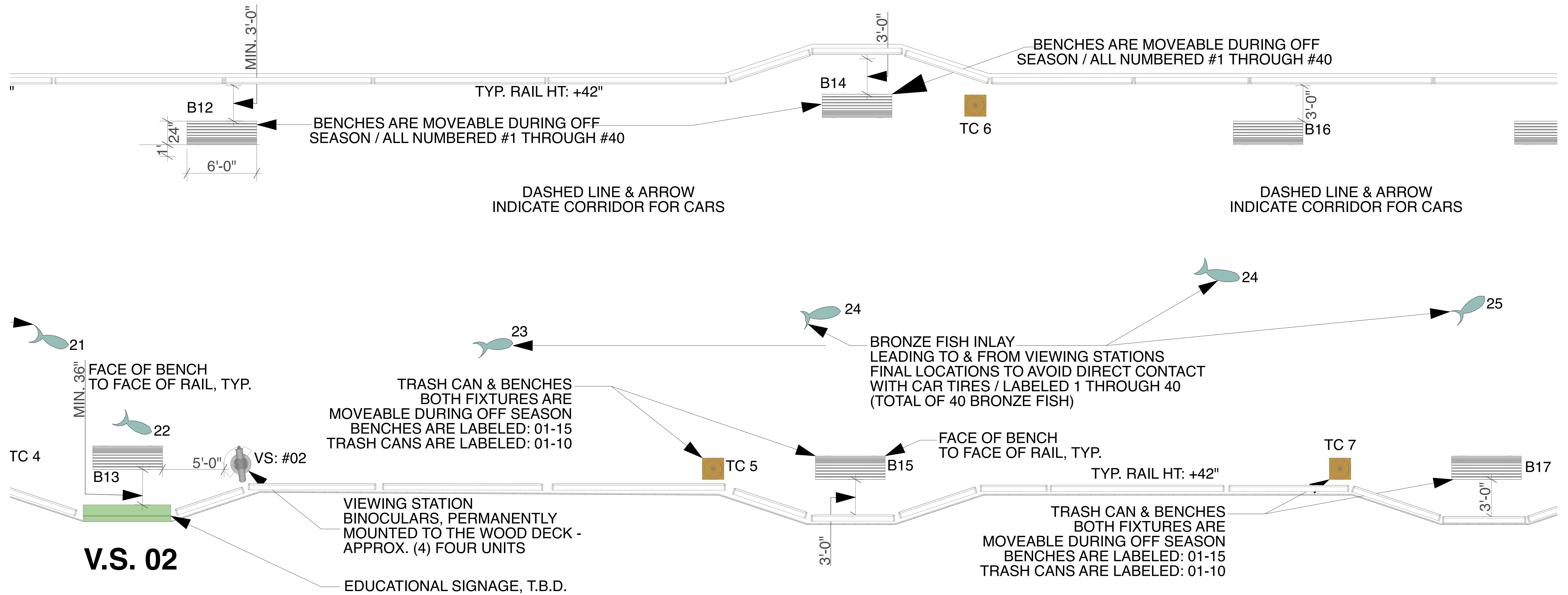


4 SITE PLAN SECTION 03
SCALE: 1/32" = 1'-0"

ABBREVIATION LEGEND:

SITE PLAN

- TC #00 - (N) MOVEABLE TRASH CAN W/ LOCATION NUMBER
- LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
- PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.

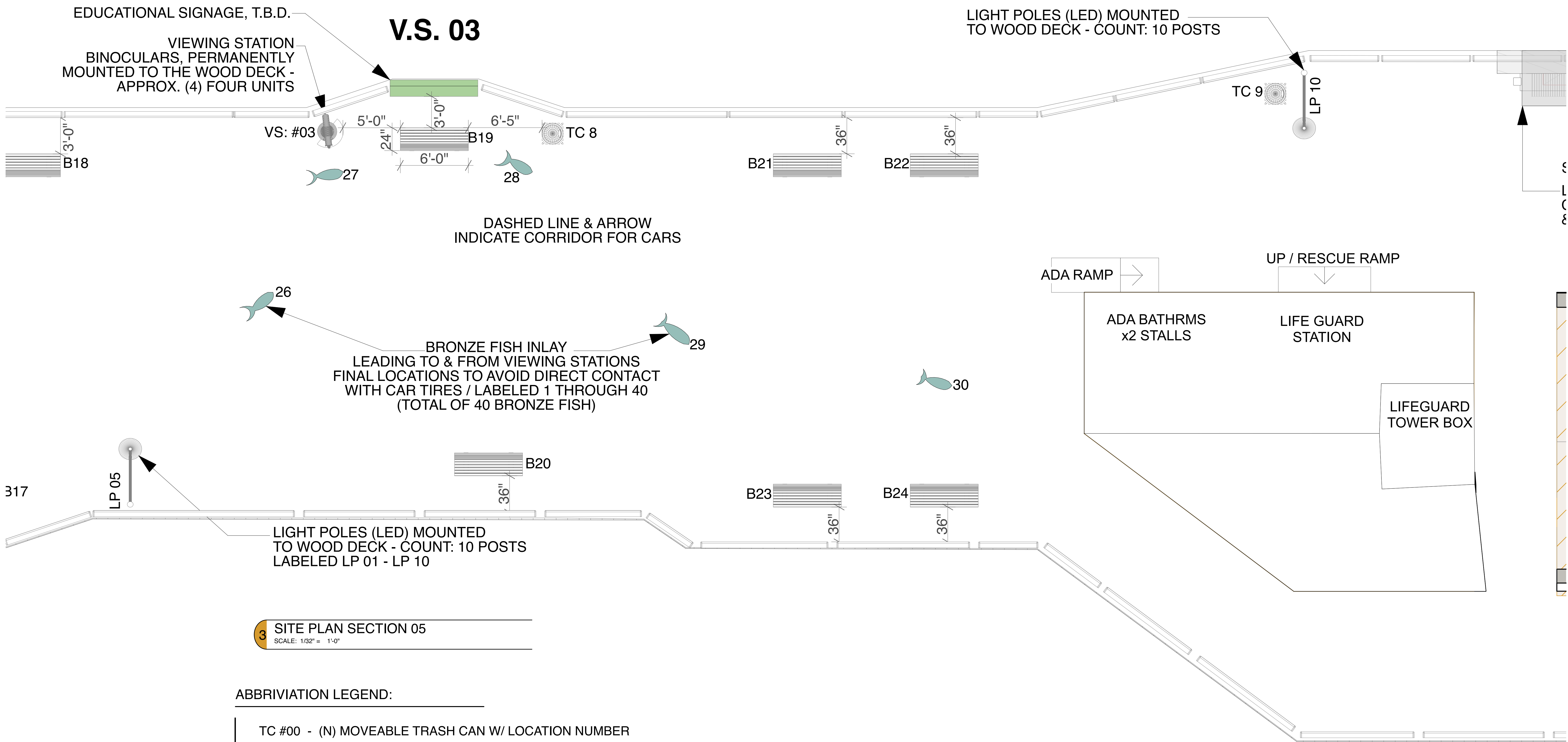


3 SITE PLAN SECTION 04
SCALE: 1/32" = 1'-0"

ABBREVIATION LEGEND:

SITE PLAN

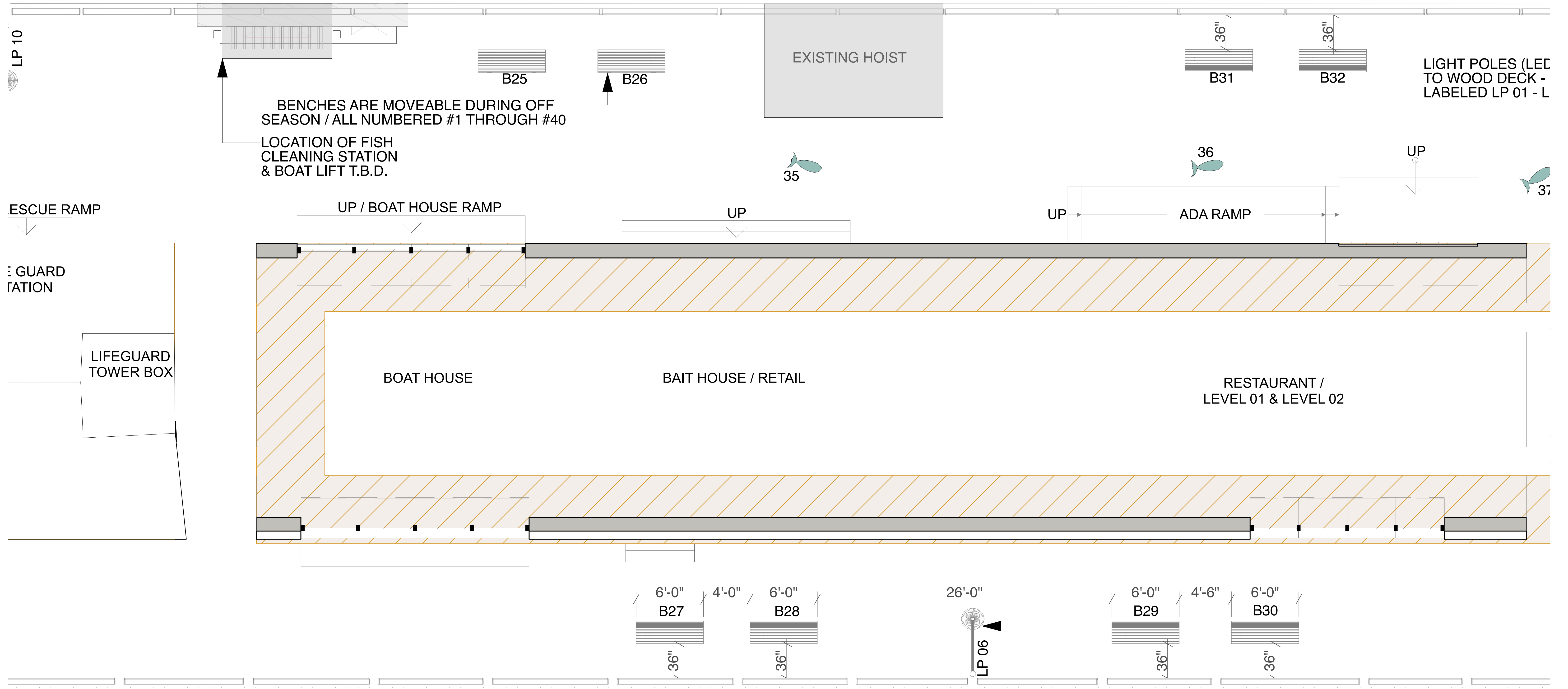
- TC #00 - (N) MOVEABLE TRASH CAN W/ LOCATION NUMBER
- LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
- PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.



3 SITE PLAN SECTION 05
SCALE: 1/32" = 1'-0"

ABBREVIATION LEGEND:

- SITE PLAN
- TC #00 - (N) MOVEABLE TRASH CAN W/ LOCATION NUMBER
 - LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
 - PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
 - FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.



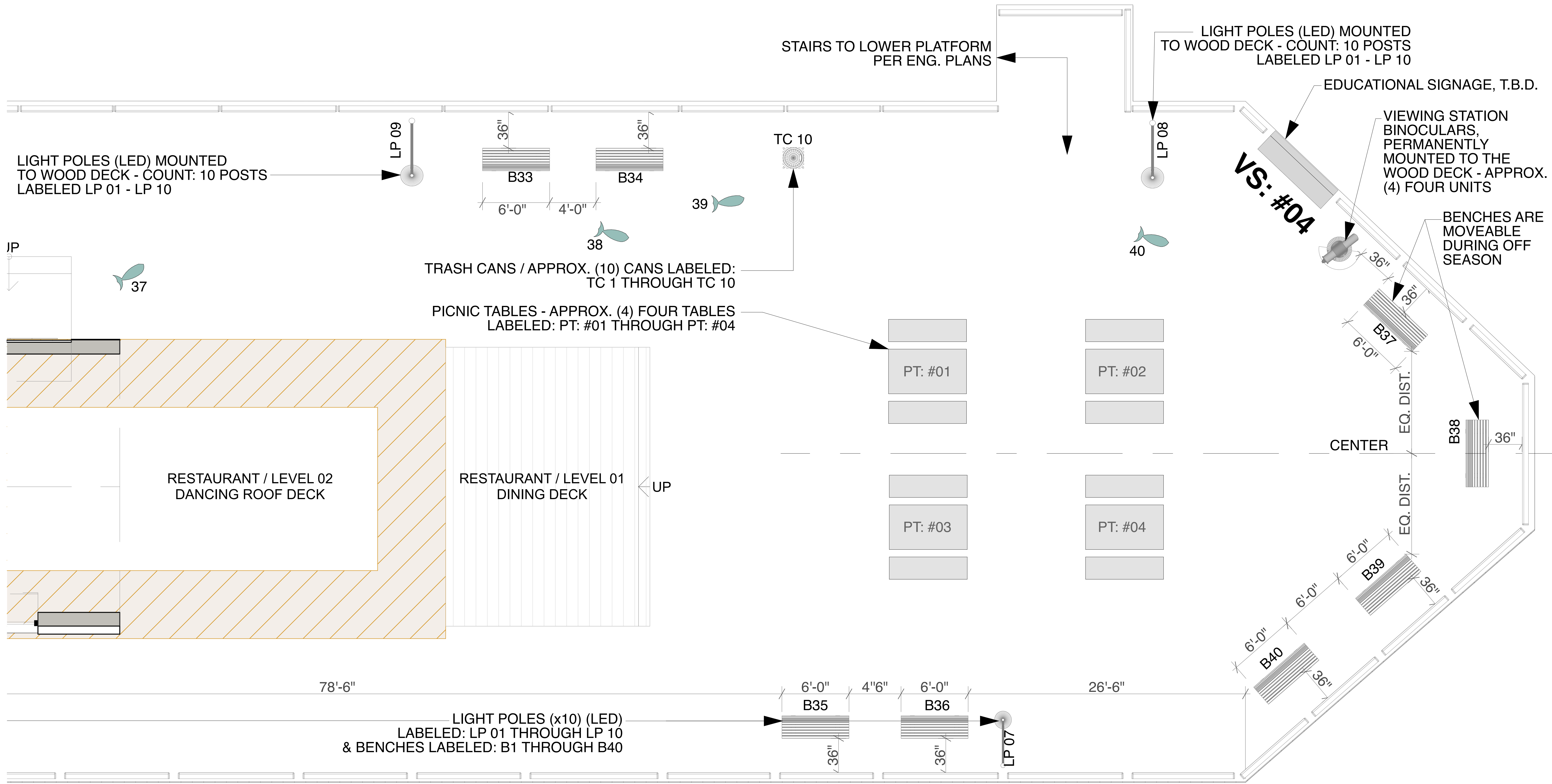
BENCHES ARE MOVEABLE DURING OFF SEASON / ALL NUMBERED #1 THROUGH #40
 LOCATION OF FISH CLEANING STATION & BOAT LIFT T.B.D.

LIGHT POLES (LED TO WOOD DECK - LABELED LP 01 - L)

3 SITE PLAN SECTION 06
 SCALE: 1/32" = 1'-0"

ABBREVIATION LEGEND:

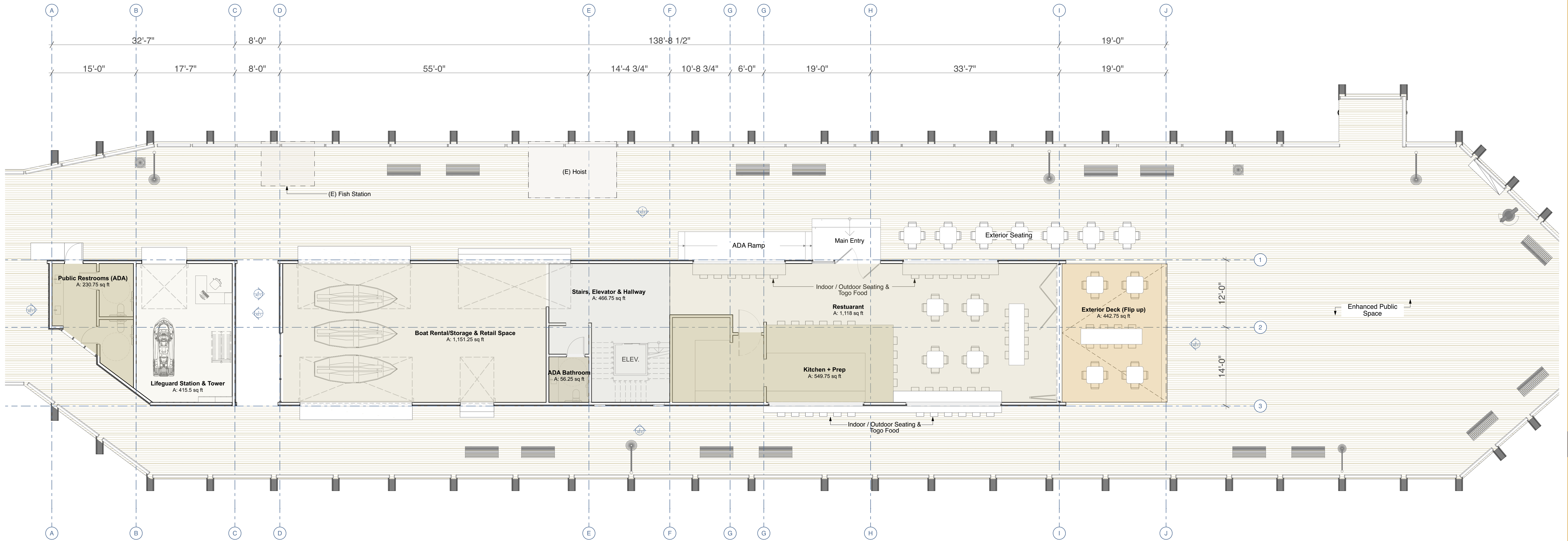
- SITE PLAN**
- TC #00 - (N) MOVEABLE TRASH CAN W/ LOCATION NUMBER
 - LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
 - PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
 - FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.



1 SITE PLAN SECTION 07
SCALE: 1/32" = 1'-0"

ABBREVIATION LEGEND:

- SITE PLAN**
- TC #00 - (N) MOVEABLE TRASH CAN W/ LOCATION NUMBER
 - LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
 - PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
 - FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.



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

HYBRID OF OPTIONS 6 & 7 / FISHING CONCESSION, MARKET SPACE, RESTAURANT & BAR
INCLUDED FEATURES WITHIN SELECTED OPTION(S):

1. FISHING CONCESSION
2. RENTAL BOAT STORAGE & BOAT REPAIR
3. FLEXIBLE OPEN AIR RESTAURANT / MARKET / BAR (HYBRID OF OPTION 6 & 7)
4. WIDE BENCHES & PLANTERS (ENHANCED PUBLIC SPACE)
5. LIFEGUARD STATION WITH PERSON RESCUE WATERCRAFT (PRWC / JETSKI)
6. ADDITIONAL RESTROOM

HYBRID OF OPTIONS 6 & 7 / FISHING CONCESSION, MARKET SPACE, RESTAURANT & BAR
SQUARE FOOTAGES & OVERALL COST ESTIMATES

TOTAL ESTIMATED COSTS: \$5.8m - \$6.2m

ENHANCED PUBLIC SPACE / Estimated Area & Cost: (+/-)10,000sf / \$150k

PUBLIC RESTROOM (TWO STALL) / Estimated Area & Cost: (+/-)230sf / \$600k

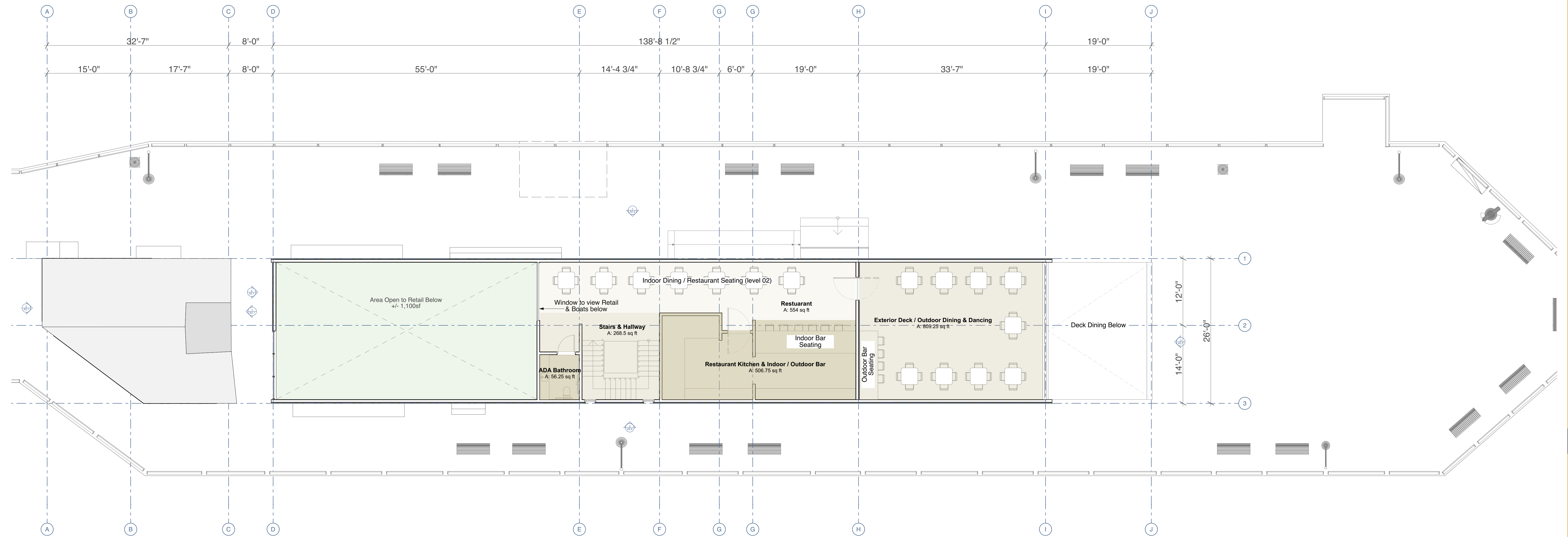
LIFEGUARD STATION / LOOKOUT / Estimated Area & Cost: (+/-)500sf / \$200k

PERMANENT BOAT STORAGE & FISHING CONCESSION / Estimated Area & Cost: (+/-)1,200sf / \$1.2m

FLEXIBLE OPEN AIR FULL RESTAURANT / MARKET / BAR & ROOFTOP DANCING
(HYBRID OF OPTION 6 & 7 / LEV01+LEV02) / Estimated Area & Cost: (+/-)4,800sf / \$3.3m

The costs above do not include Wharf engineering & fortification for proposed structures.
Costs above do not reflect 'soft costs' (professional fees prior to construction).

1400 Wharf Rd Capitola CA 95010
Thursday, April 16, 2026



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

HYBRID OF OPTIONS 6 & 7 / FISHING CONCESSION, MARKET SPACE, RESTAURANT & BAR
INCLUDED FEATURES WITHIN SELECTED OPTION(S):

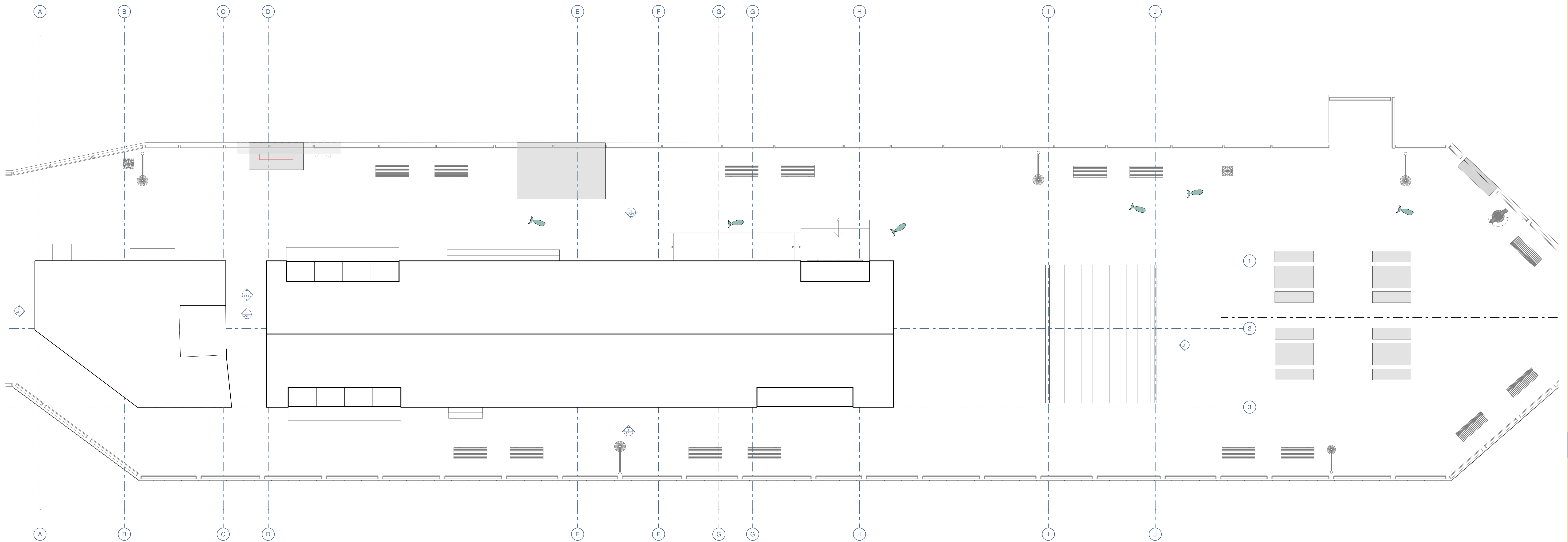
1. FISHING CONCESSION
2. RENTAL BOAT STORAGE & BOAT REPAIR
3. FLEXIBLE OPEN AIR RESTAURANT / MARKET / BAR (HYBRID OF OPTION 6 & 7)
4. WIDE BENCHES & PLANTERS (ENHANCED PUBLIC SPACE)
5. LIFEGUARD STATION WITH PERSON RESCUE WATERCRAFT (PRWC / JETSKI)
6. ADDITIONAL RESTROOM

HYBRID OF OPTIONS 6 & 7 / FISHING CONCESSION, MARKET SPACE, RESTAURANT & BAR
SQUARE FOOTAGES & OVERALL COST ESTIMATES

TOTAL ESTIMATED COSTS: \$5.8m - \$6.2m

- ENHANCED PUBLIC SPACE / Estimated Area & Cost: (+/-)10,000sf / \$150k
- PUBLIC RESTROOM (TWO STALL) / Estimated Area & Cost: (+/-)230sf / \$600k
- LIFEGUARD STATION / LOOKOUT / Estimated Area & Cost: (+/-)500sf / \$200k
- PERMANENT BOAT STORAGE & FISHING CONCESSION / Estimated Area & Cost: (+/-)1,200sf / \$1.2m
- FLEXIBLE OPEN AIR FULL RESTAURANT / MARKET / BAR & ROOFTOP DANCING (HYBRID OF OPTION 6 & 7 / LEV01+LEV02) / Estimated Area & Cost: (+/-)4,800sf / \$3.3m

[Please note: Any Necessary Wharf Engineering & Further Design Costs: TBD.]



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

KEYNOTES	FINISH LEGEND	LEGEND	SHEET NOTES
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2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



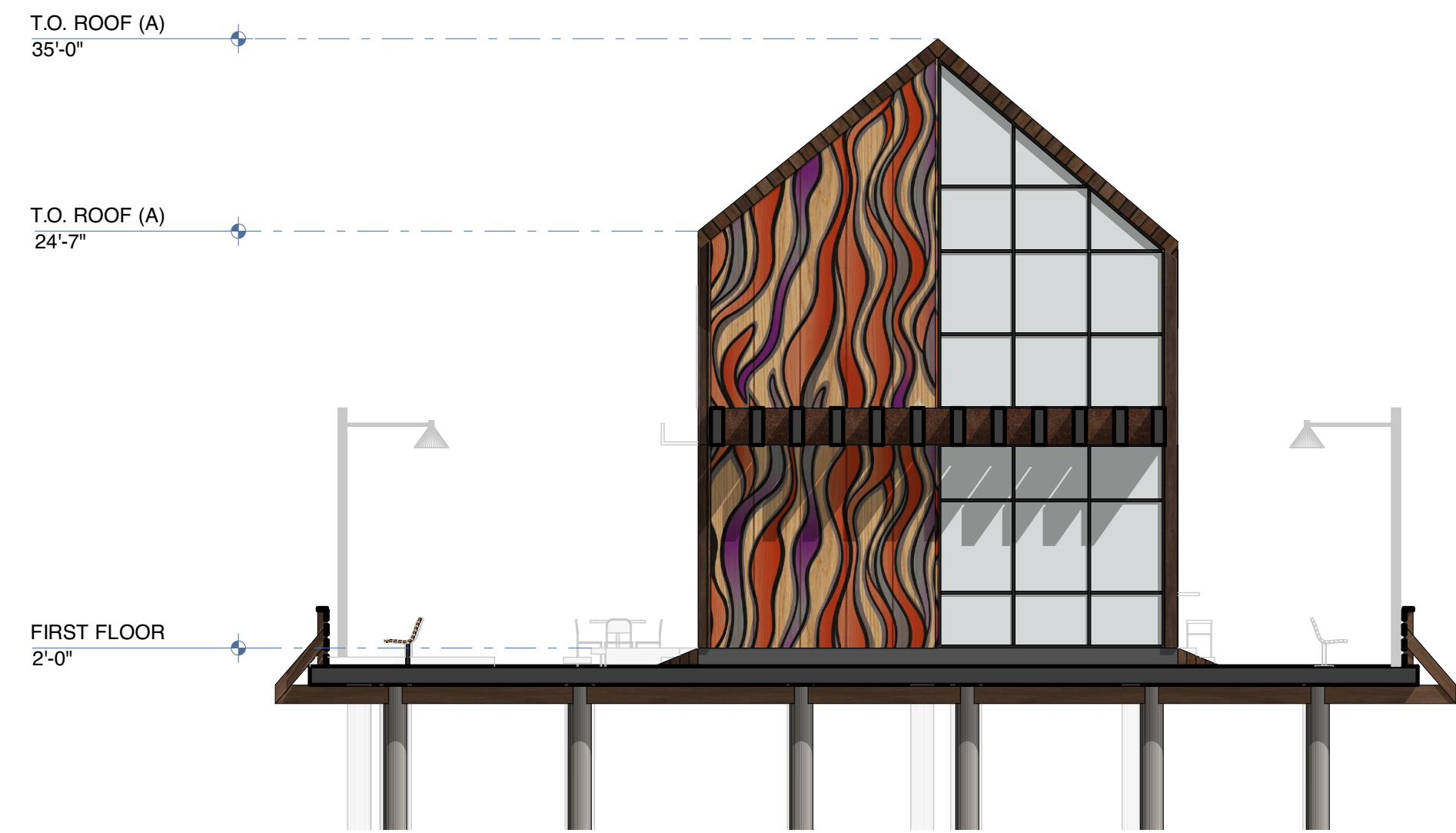
1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

FINISH LEGEND

LEGEND

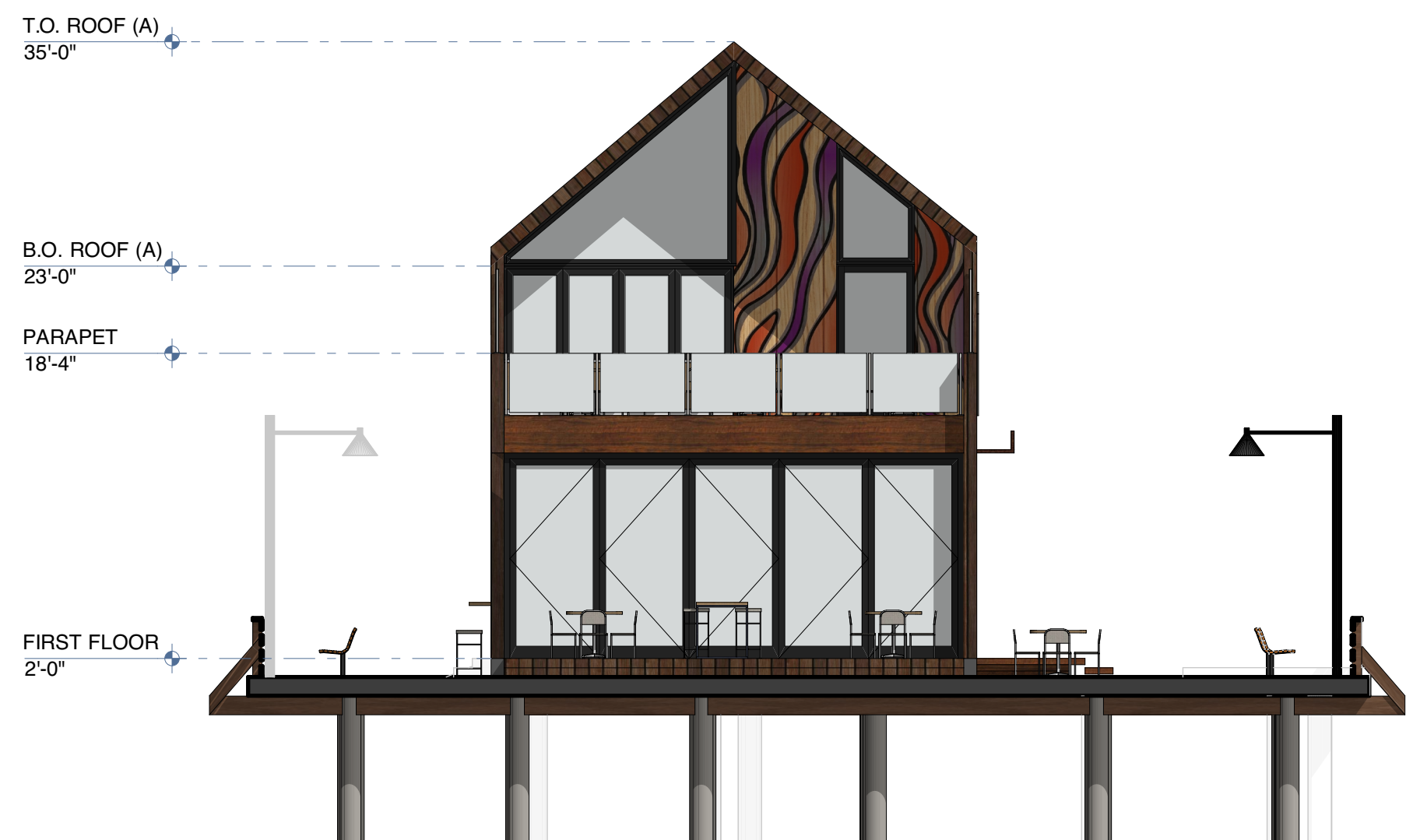
SHEET NOTES



4 PROPOSED WEST ELEVATION - A
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION - B
SCALE: 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION - A
SCALE: 1/8" = 1'-0"



1 PROPOSED EAST ELEVATION - B
SCALE: 1/8" = 1'-0"

KEYNOTES

FINISH LEGEND

LEGEND

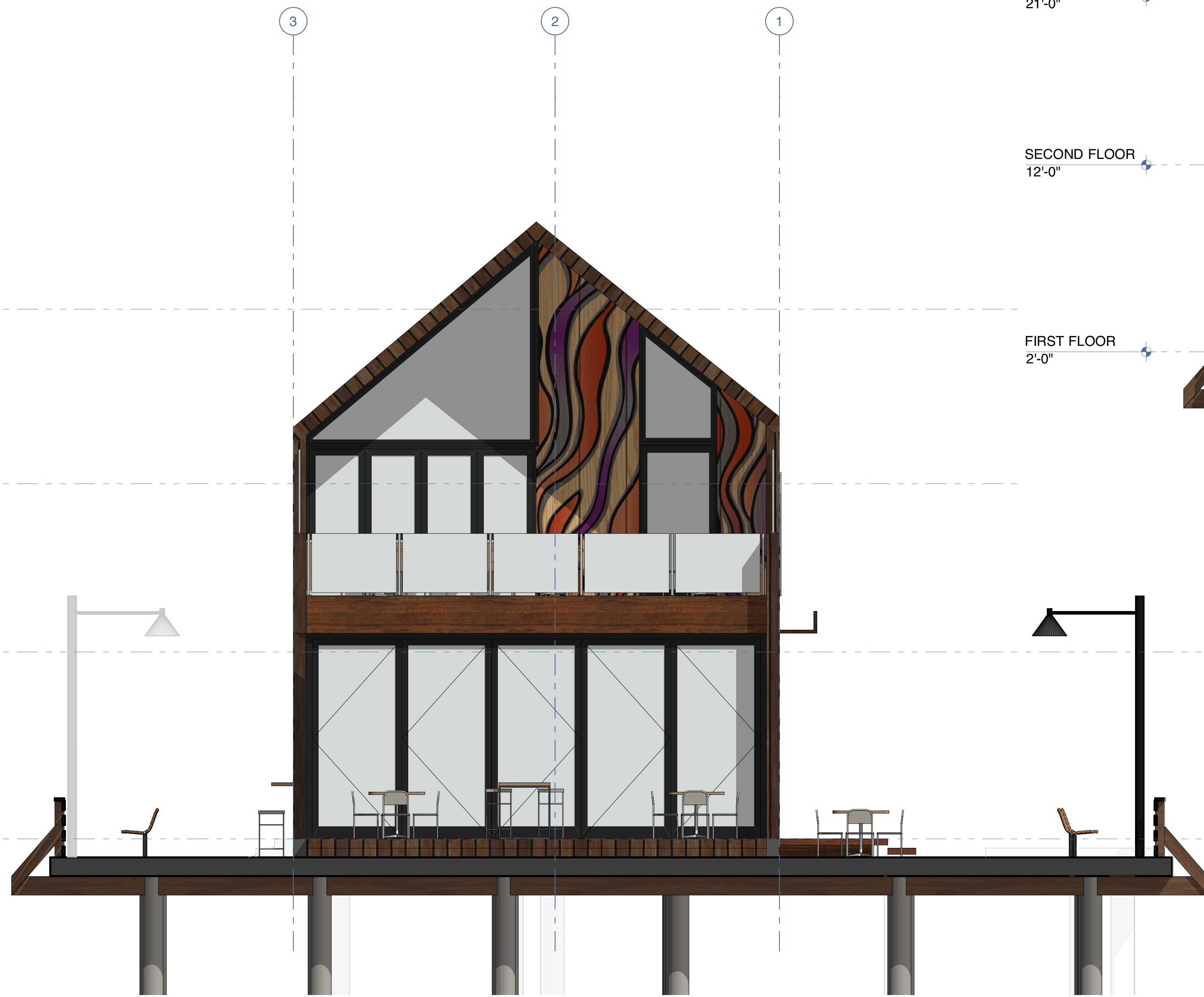
SHEET NOTES

T.O. ROOF
30'-4"

T.O. WINDOW
21'-0"

SECOND FLOOR
12'-0"

FIRST FLOOR
2'-0"



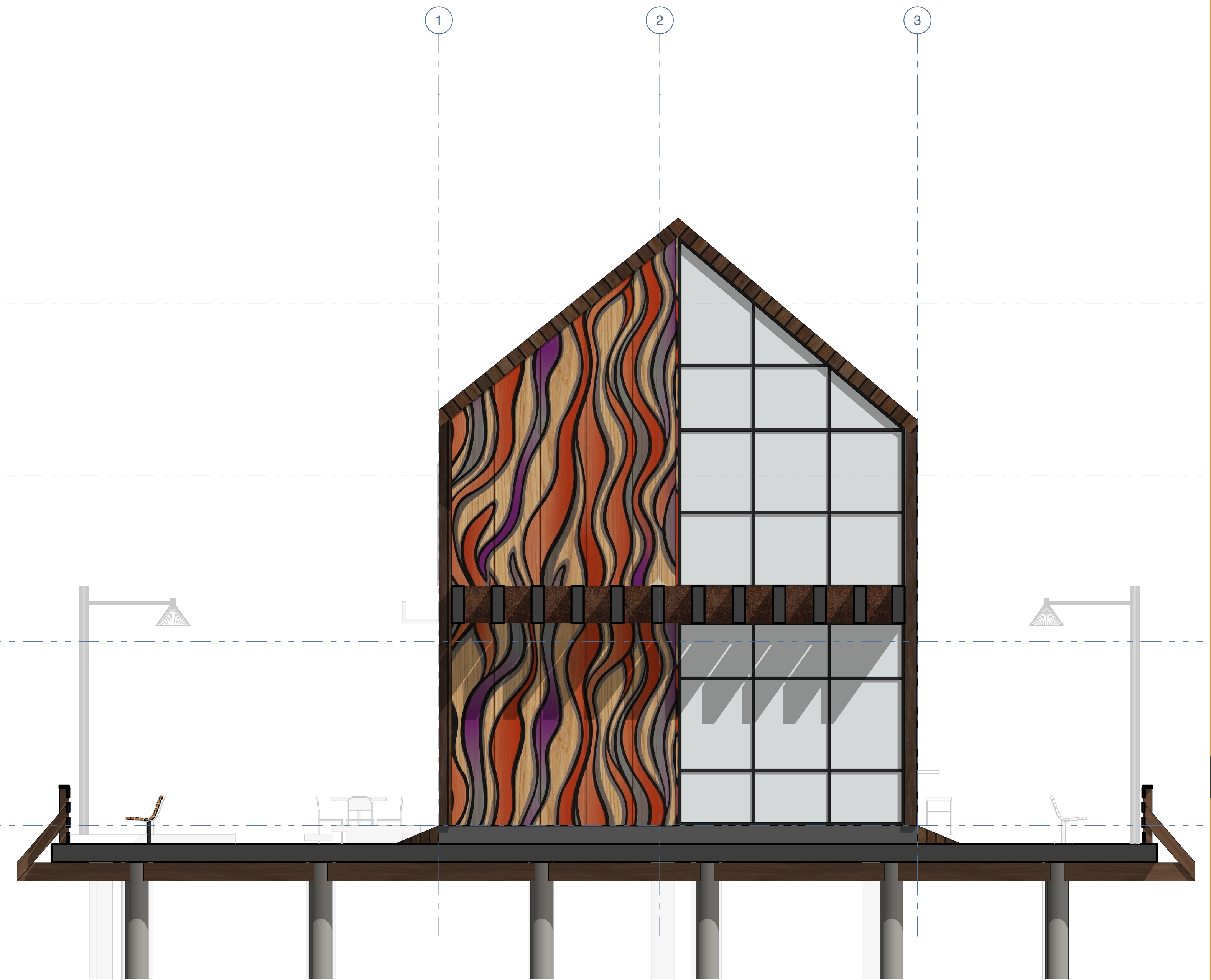
2 PROPOSED EAST ELEVATION - A
SCALE: 3/16" = 1'-0"

T.O. ROOF
30'-4"

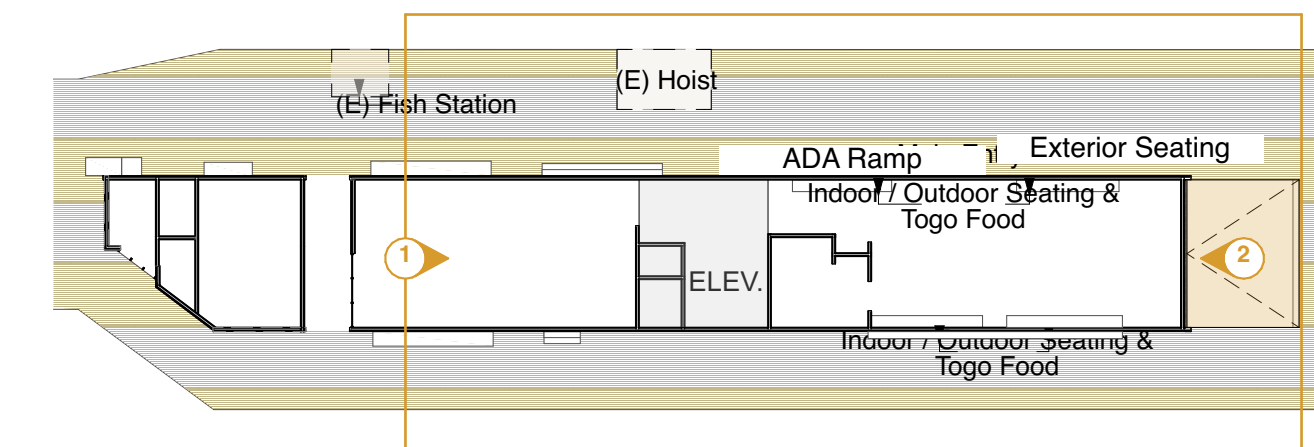
T.O. WINDOW
21'-0"

SECOND FLOOR
12'-0"

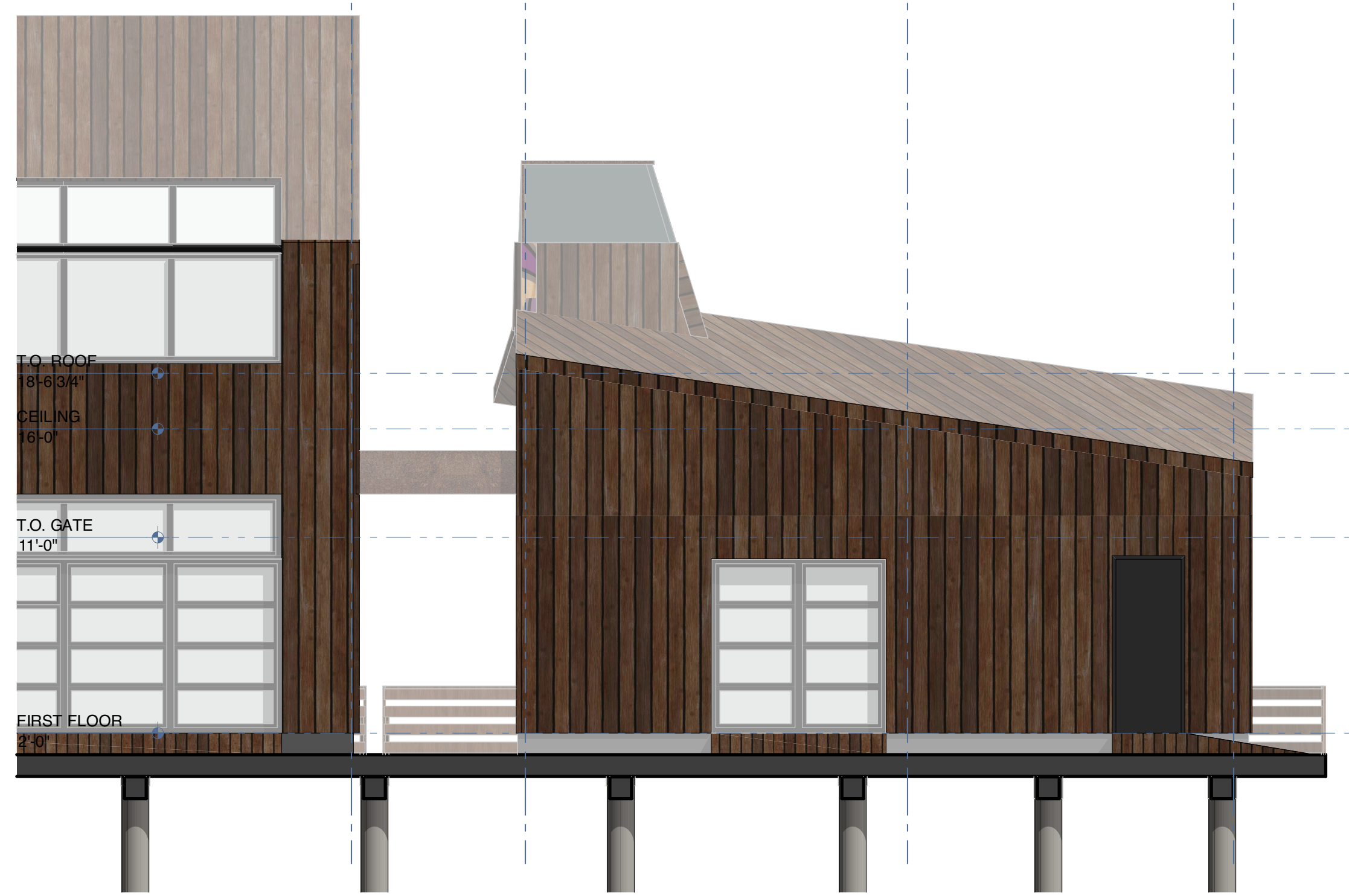
FIRST FLOOR
2'-0"



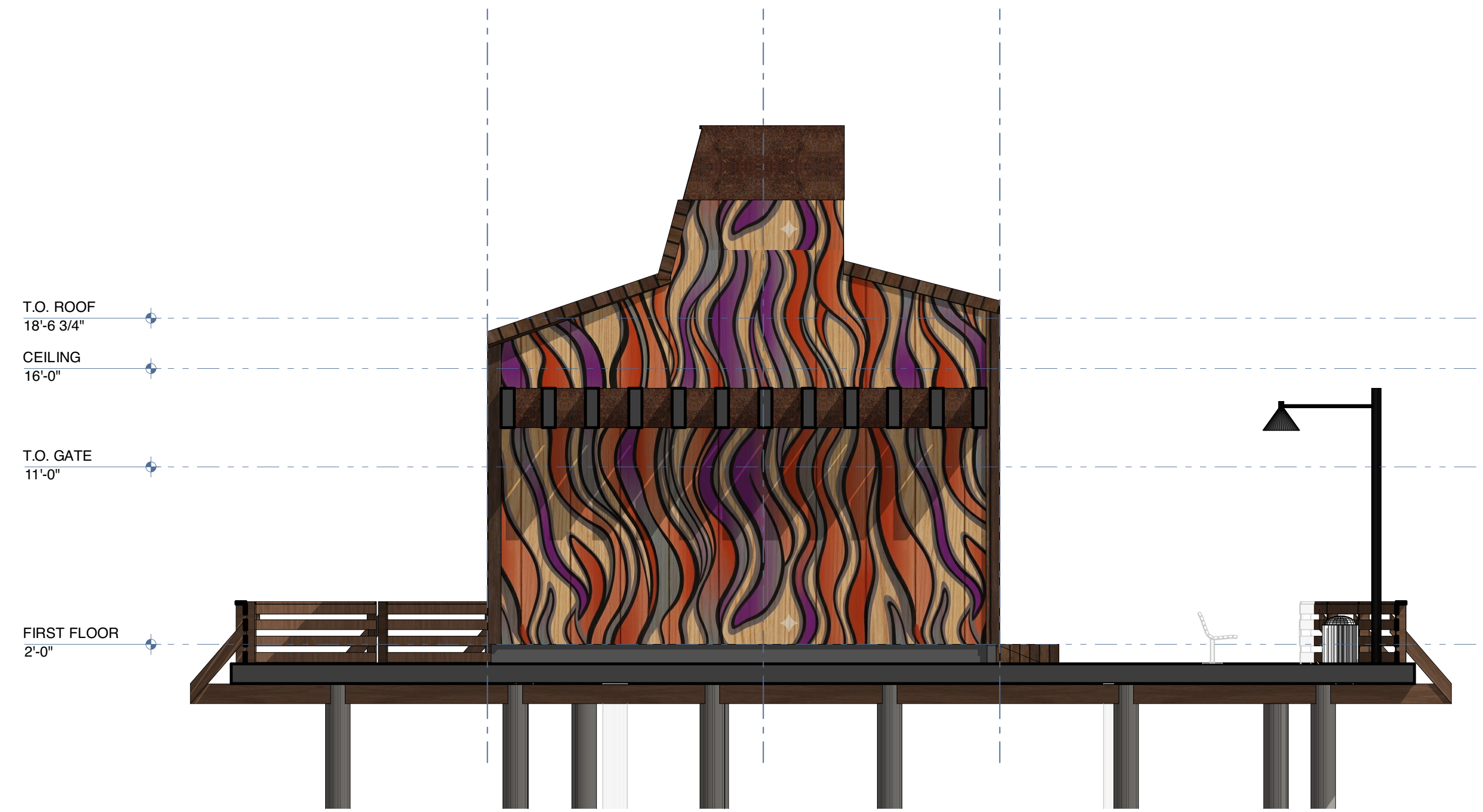
1 PROPOSED WEST ELEVATION - A
SCALE: 3/16" = 1'-0"



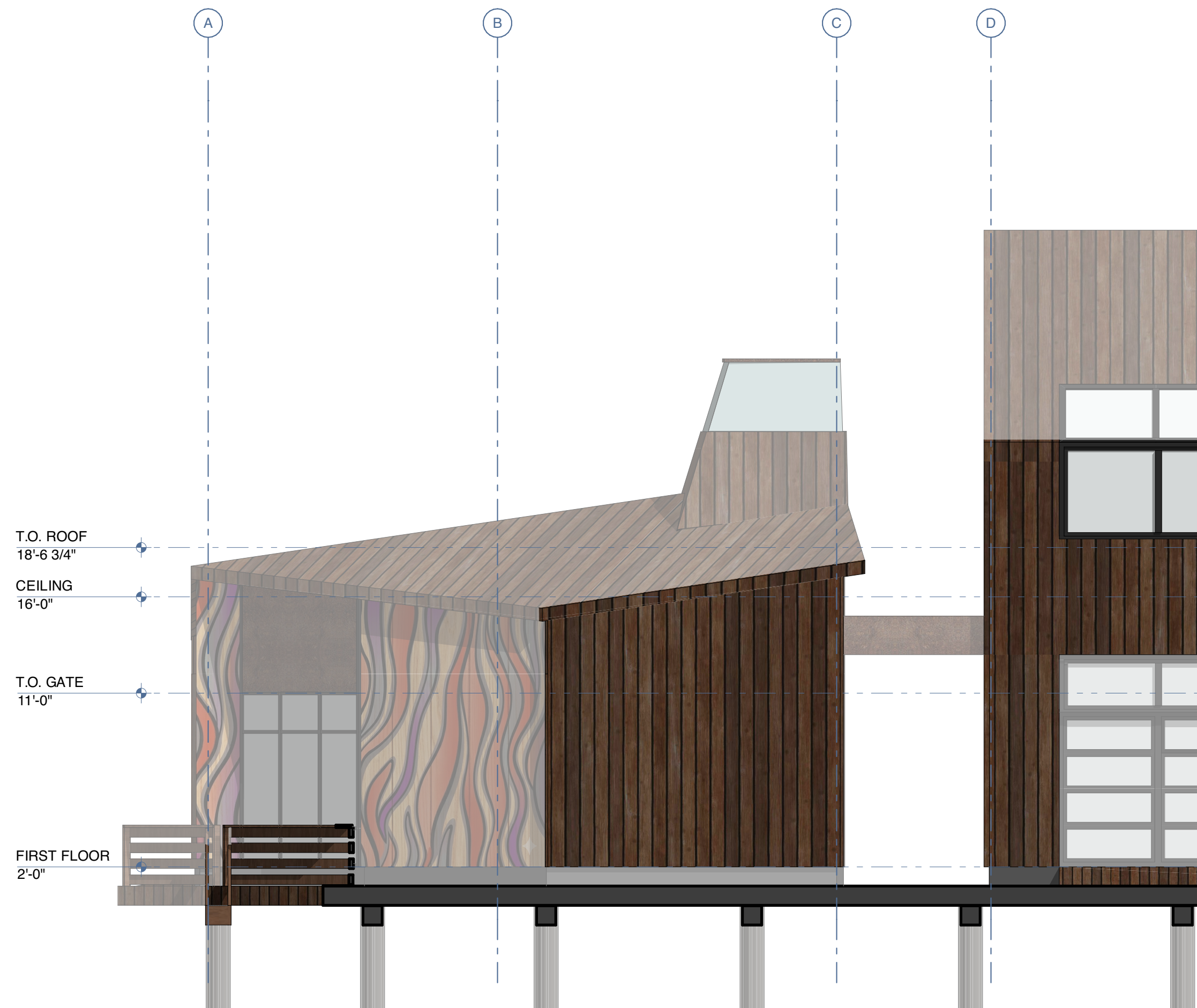
3 KEY PLAN FIRST FLOOR
SCALE: 1/32" = 1'-0"



4 PROPOSED NORTH ELEVATION - B
SCALE: 3/16" = 1'-0"



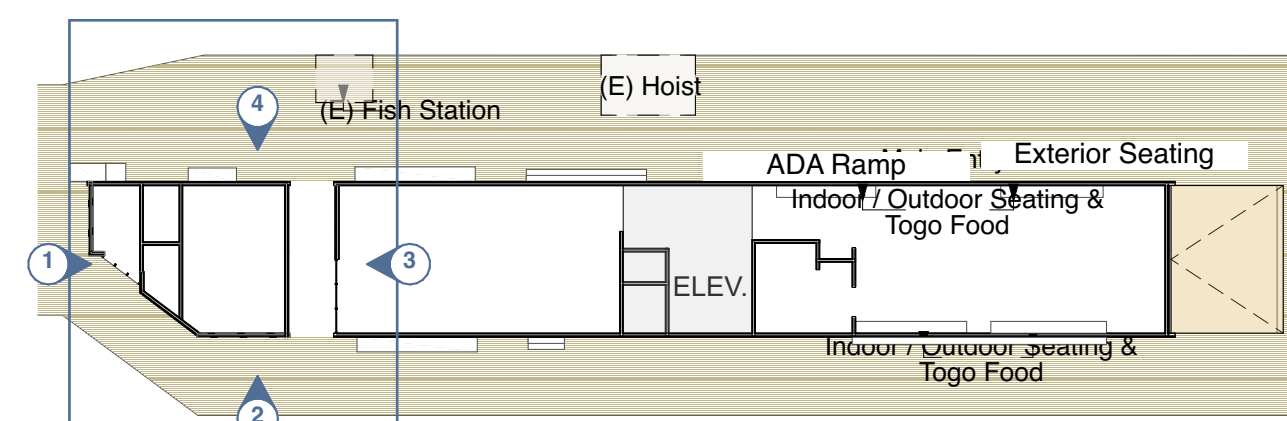
3 PROPOSED EAST ELEVATION - B
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION - B
SCALE: 3/16" = 1'-0"



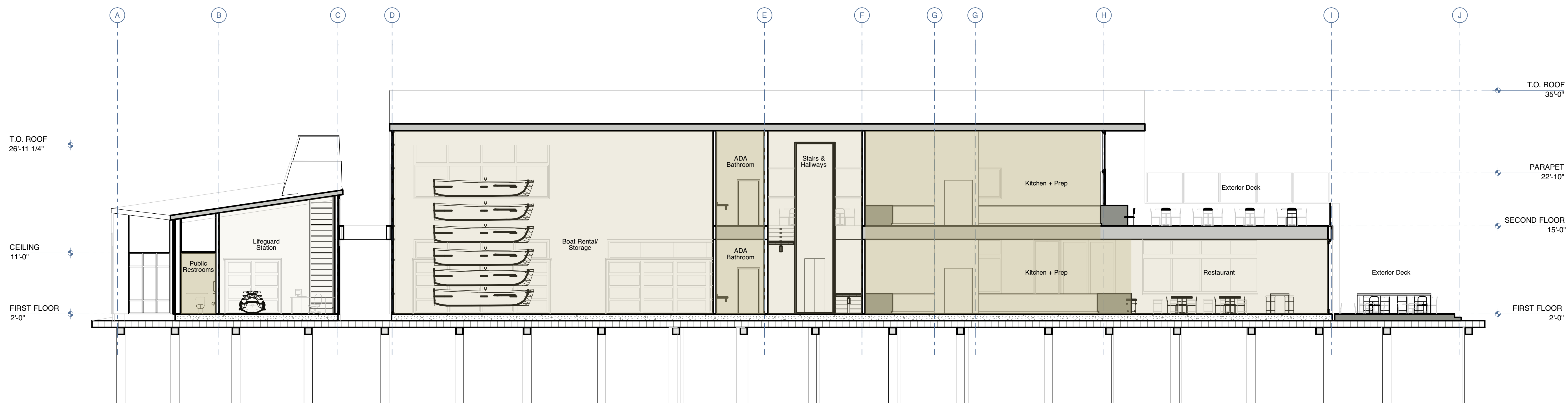
1 PROPOSED WEST ELEVATION - B
SCALE: 3/16" = 1'-0"



5 KEY PLAN FIRST FLOOR
SCALE: 1/32" = 1'-0"



2 2 BUILDING SECTION - LONGITUDINAL
SCALE: 1/8" = 1'-0"



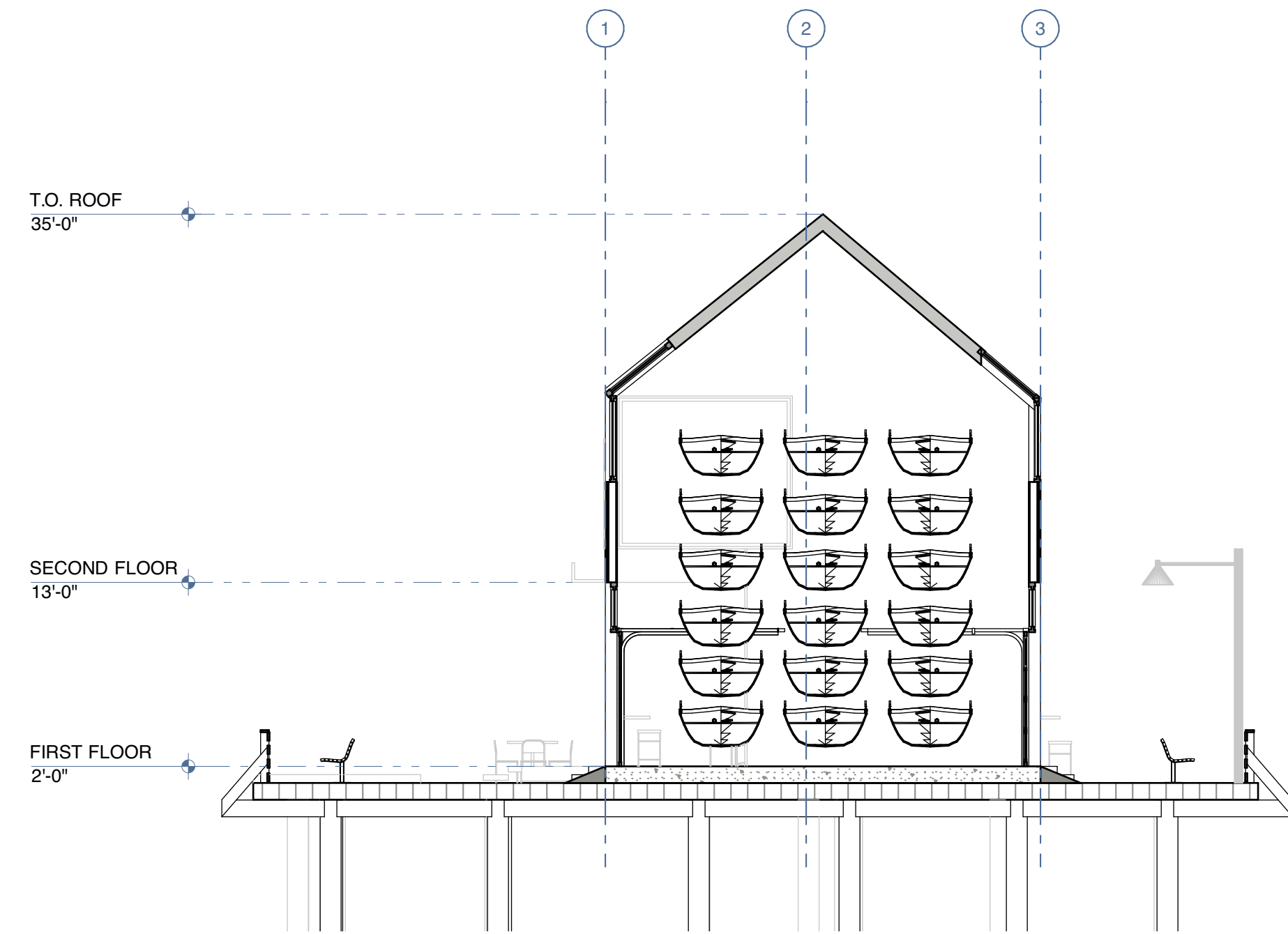
1 1 BUILDING SECTION - LONGITUDINAL
SCALE: 1/8" = 1'-0"

KEYNOTES

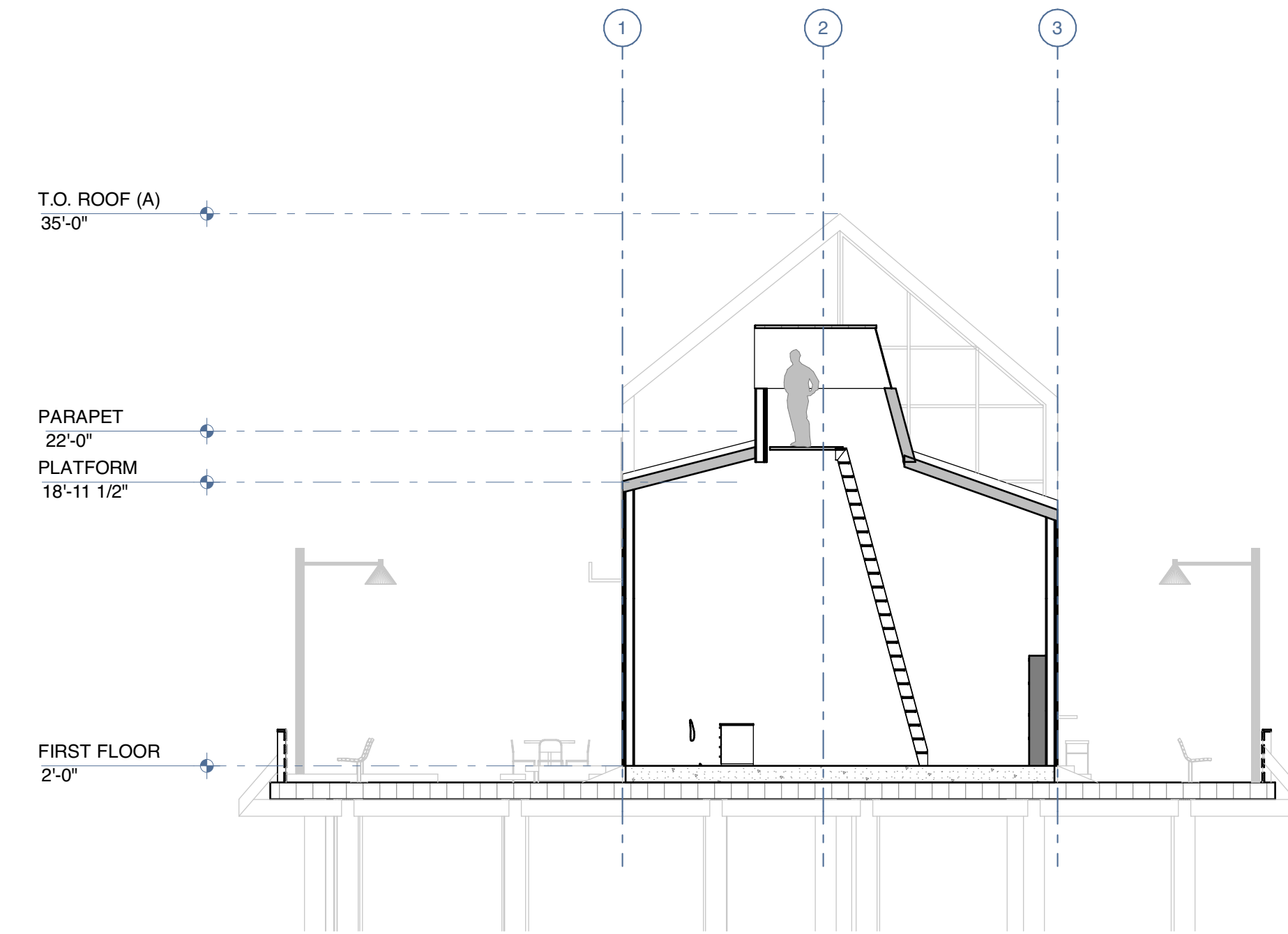
FINISH LEGEND

LEGEND

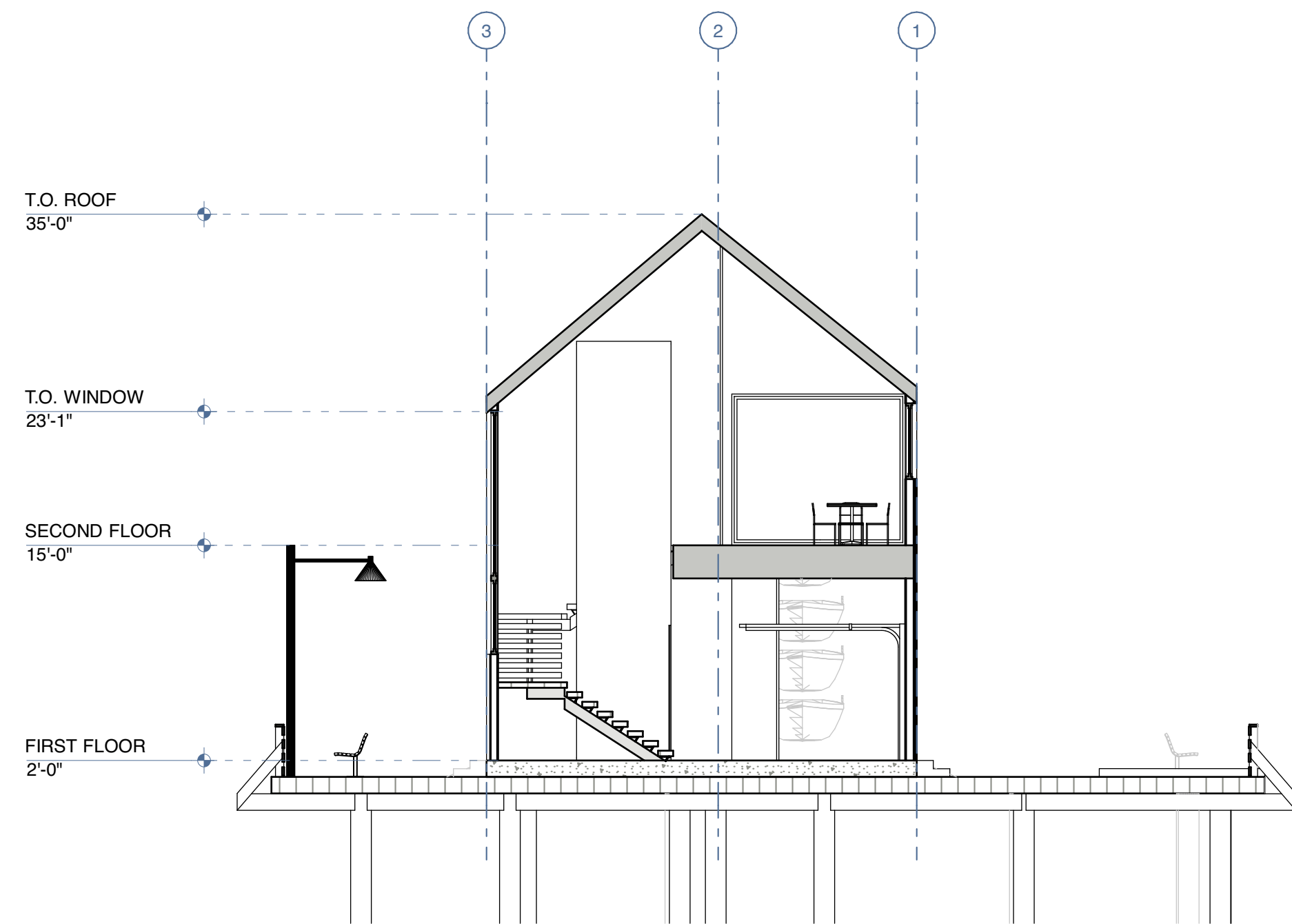
SHEET NOTES



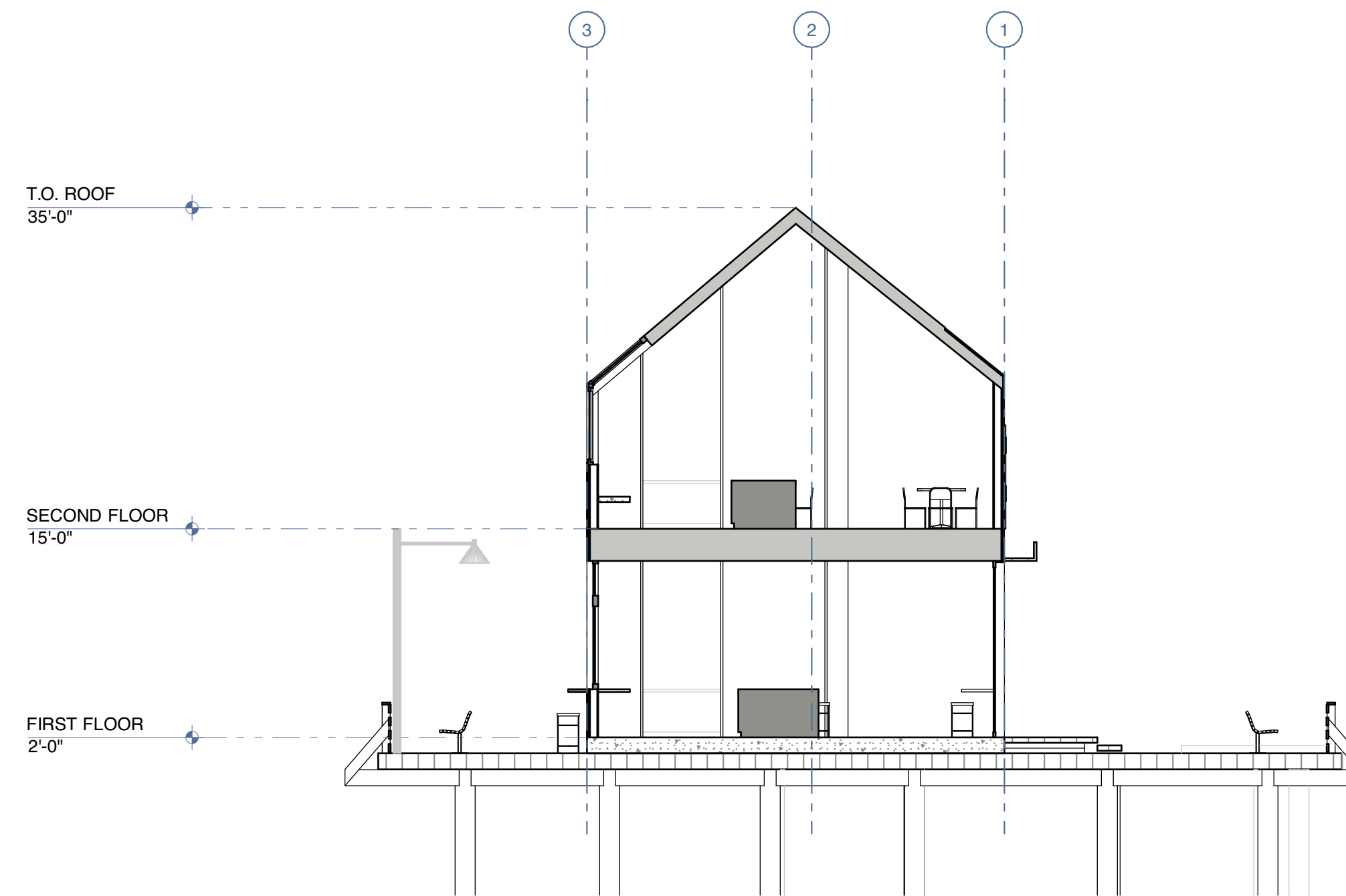
4 3 BUILDING SECTION - TRANSVERSE
SCALE: 1/8" = 1'-0"



2 2 BUILDING SECTION - TRANSVERSE
SCALE: 1/8" = 1'-0"



3 1 BUILDING SECTION - TRANSVERSE
SCALE: 1/8" = 1'-0"



1 4 BUILDING SECTION - TRANSVERSE
SCALE: 1/8" = 1'-0"