



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

PROJECT DIRECTORY

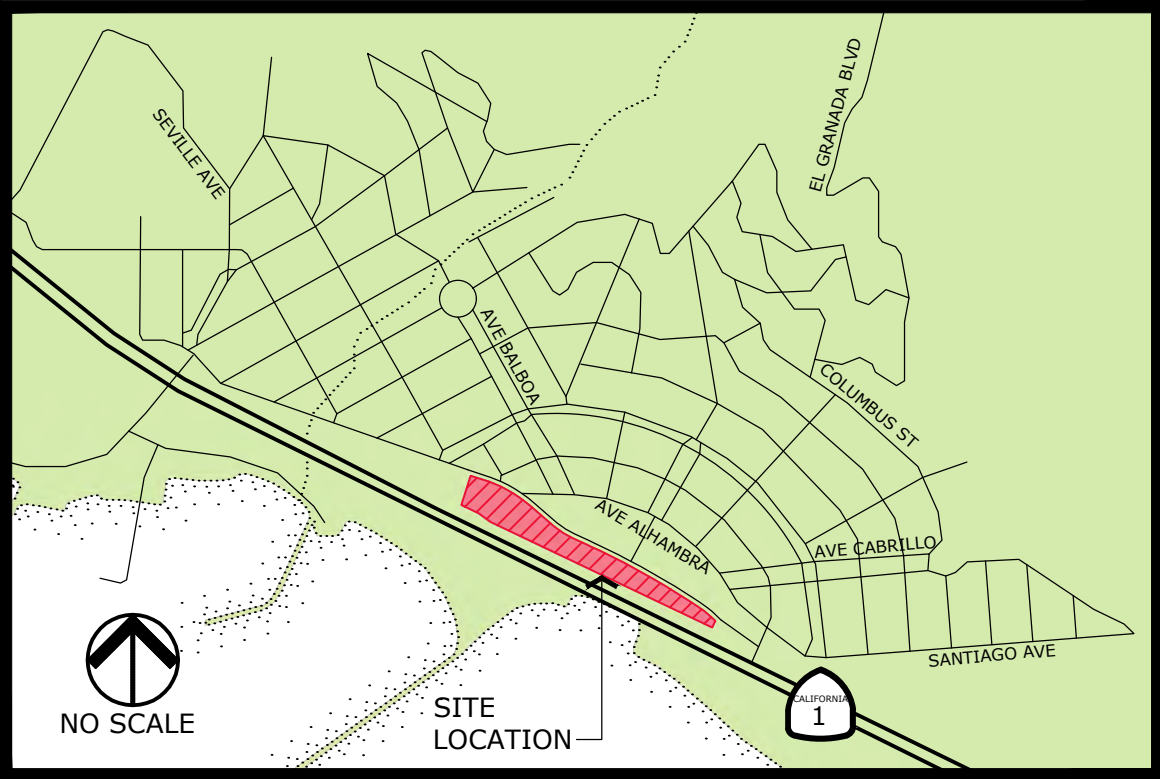
Owner: GRANADA COMMUNITY SERVICES DISTRICT (GCSD) PO BOX 335 504 AVENUE ALHAMBRA, THIRD FLOOR EL GRANADA, CA 94018 T: (650) 726-7093	Architecture: GROUP 4 ARCHITECTURE, RESEARCH + PLANNING INC. Dawn Merkes 211 LINDEN AVENUE SOUTH SAN FRANCISCO, CA 94080 T: (650) 871-0709
Landscape Architecture: KIKUCHI + KANKEL DESIGN GROUP Tom Conroy 730 MILL STREET HALF MOON BAY, CA 94019 T: (650) 726-7100	Environmental Consulting: HORIZON WATER AND ENVIRONMENT, LLC Kimberly Ashbury 1 KAISER PLAZA, SUITE 340 OAKLAND, CA 94612 T: (510) 986-1850
Civil Engineering: BKF ENGINEERS Jonathan Tang 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 T: (650) 482-6300	Surveying: QUIET RIVER LAND SERVICES, INC. Kevin McGuire 6747 SIERRA COURT, SUITE K DUBLIN, CA 94568 T: (925) 734-6788

PROJECT DESCRIPTION

LANDSCAPE:
THE PROPOSED GRANADA COMMUNITY PARK AND RECREATION CENTER PROJECT WOULD INCLUDE ACTIVE AND PASSIVE RECREATIONAL ZONES, WALKING PATHS, FITNESS STATIONS, PARK RESTROOMS, A DOG PARK, SMALL AND LARGE GROUP PICNIC AREAS, CHILDREN'S PLAY STRUCTURES, A SKATE FEATURE, INTERPRATIVE SIGNAGE, PARKING AREAS, AND A RENOVATED AND EXPANDED COMMUNITY CENTER. THE PROPOSED TRAILS WOULD CONNECT TO THE EXISTING CROSSWALK AT CORONADO STREET AND HIGHWAY 1, PROVIDING ACCESS TO SAN MATEO COUNTY'S MIDCOAST MULTI-MODAL TRAIL TO THE SOUTH AS WELL AS SURFER'S BEACH AND THE CALIFORNIA COASTAL TRAIL TO THE WEST. THE PROJECT WOULD RENOVATE AND ENHANCE TWO EXISTING ONSITE EPHEMERAL DRAINAGES, IMPROVING AND EXPANDING ONSITE VEGETATION.

ARCHITECTURAL:
THE PROPOSED RECREATION CENTER PROJECT INCLUDES A TWO BUILDINGS, ONE ~3000SF RENOVATED BUILDING AND ONE ~3000SF NEW BUILDING, BOTH LOCATED AROUND A CENTRAL COURTYARD. THE RENOVATED BUILDING WILL INCLUDE A LOBBY WITH A STAFF SERVICE POINT, A SMALL CONFERENCE ROOM, A FITNESS ROOM, AND AN ACTIVITY ROOM. THE NEW BUILDING WILL INCLUDE A ~1800SF COMMUNITY ROOM, AN ADJACENT PANTRY OR KITCHEN, AND ADDITIONAL RESTROOMS. BOTH BUILDINGS WILL CONNECT TO INDIVIDUALLY DEDICATED PATIO SPACES AS WELL AS THE CENTRAL COURTYARD FOR INDOOR-OUTDOOR PROGRAMMING.

VICINITY MAP



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CIVIL SHEET INDEX

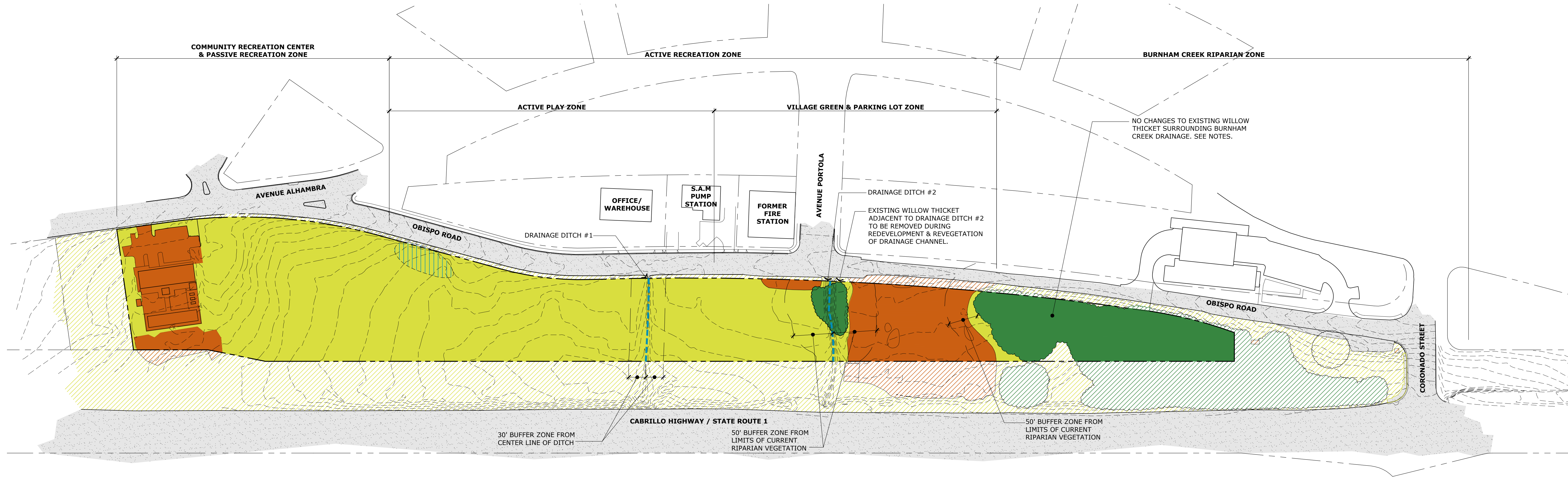
C1.0	-	EXISTING SITE PLAN
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CODE REQUIREMENTS

- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- AND ALL APPLICABLE CODES & ORDINANCES OF THE COUNTY OF SAN MATEO



EXISTING CONDITIONS PLAN LEGEND

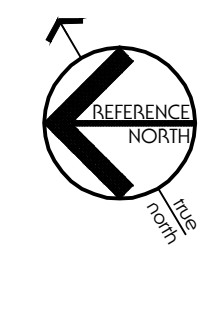
- RUDERAL / NON-NATIVE GRASSLAND: LIMITS OF RUDERAL / NON-NATIVE GRASSLANDS. SEE EXISTING SPECIES LIST FOR PLANTS IDENTIFIED WITHIN STUDY AREAS.
- ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY, NO VEGETATION SURVEY DATA AVAILABLE)
- DEVELOPED / DISTURBED AREA: LIMITS OF COMPACTED GRAVEL PAVING AREA, EXISTING PAVING, STRUCTURES, ETC. SEE EXISTING SPECIES LIST FOR PLANTS IDENTIFIED WITHIN STUDY AREAS.
- ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY, NO VEGETATION SURVEY DATA AVAILABLE)
- ARROYO WILLOW THICKET / POTENTIAL RIPARIAN AREA: SEE EXISTING SPECIES LIST FOR TREES AND UNDERSTORY PLANTS IDENTIFIED WITHIN STUDY AREAS.
- ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY, NO VEGETATION SURVEY DATA AVAILABLE)
- DRAINAGE DITCHES
SEE EXISTING SPECIES LIST FOR PLANTS IDENTIFIED WITHIN STUDY AREAS.
- AREA INVESTIGATED FOR WETLAND POTENTIAL - LIMITED TO NO EVIDENCE FOUND. AREA TO BE RESTORED AND REHABILITATED FOR FUTURE RAIN GARDEN. SEE EXISTING SPECIES LIST FOR PLANTS IDENTIFIED WITHIN SAMPLE AREAS. SEE WETLAND DETERMINATION AND INITIAL DELINEATION PREPARED BY SAN MATEO COUNTY RESOURCE CONSERVATION DISTRICT, DATED 6/4/2021
- EXISTING OFF-SITE HARDSCAPE (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)
- PROPERTY BOUNDARY

EXISTING CONDITIONS NOTES

1. NO DEVELOPMENT, GRADING, OR VEGETATION MANAGEMENT IS PROPOSED FOR THE EXISTING WILLOW THICKET THAT SURROUNDS THE BURNHAM CREEK DRAINAGE.
2. THE REMAINDER OF THE SITE IS TO BE DEVELOPED AS SHOWN THROUGHOUT THE PARK PLANS. REGRADING, PAVING, AND MISCELLANEOUS EXCAVATIONS AND INSTALLATIONS WILL RESULT IN SIGNIFICANT IMPROVEMENTS TO EXISTING RUDERAL VEGETATION. SEE OTHER DRAWINGS FOR LIMITS OF NEW PAVING AND PLANTING AREAS.

EXISTING VEGETATION MANAGEMENT NOTES

- UNLESS OTHERWISE NOTED, EXISTING VEGETATION MANAGEMENT ON THE PROJECT SITE SHALL BE PER THE FOLLOWING STEPS:
1. REMOVE INVASIVE SPECIES: ALL SPECIES LISTED AS MODERATELY OR HIGHLY INVASIVE SHALL BE REMOVED.
 2. RESTORE NATIVE SPECIES: AREAS DISTURBED DURING INVASIVE SPECIES REMOVAL OR THROUGH ADJACENT CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH NEW SPECIES APPROPRIATE FOR THE AREA AS SHOWN IN THE SCHEMATIC PLANTING PLAN, SHEET L6.0.
 3. ONGOING: AT LEAST SEMI-ANNUALLY, AREA SHALL BE REVIEWED FOR NEWLY-SPROUTING OR UNSUCCESSFULLY REMOVED INVASIVES, AND REMOVAL AND REPLANTING PERFORMED ASAP.



EXISTING SPECIES LIST

RUDERAL/NON-NATIVE GRASSLANDS				
5.0 AC				
SPECIES OBSERVED		NATIVE	INVASIVENESS RATING **	
ALBIZIA LOPHANTHA	(Plume Acacia)	N	LIMITED	
ANAGALLIS ARVENSI	(Scarlet Pimpernel)	N	-	
AVENA BARBATA	(Slender Wild Oat)	N	MODERATE	
AVENA FATUA	(Wild Oat)	N	MODERATE	
BACCHARIS PILULARIS	(Coyote Brush)	Y	-	
BRASSICA RAPA	(Field Mustard)	N	LIMITED	
BROMUS CATHARTICUS	(Rescue Grass)	N	-	
BROMUS DIANDRUS	(Ripgut Brome)	N	MODERATE	
BROMUS MADRITENSIS SSP. RUBENS	(Foxtail Brome)	N	HIGH	
CARDUUS PYNOCEPHALUS SSP. PYNOCEPHALUS	(Italian Thistle)	N	-	
CIRSIUM VULGARE	(Bull Thistle)	N	MODERATE	
CONIUM MACULATUM	(Poison Hemlock)	N	MODERATE	
CORTADERIA JUBATA	(Pampas Grass)	N	HIGH	
CYPERUS ERAGROSTIS	(Tall Flatsedge)	Y	-	
DELAIREA ODORATA	(Cape Ivy)	N	HIGH	
EUCALYPTUS GLOBULUS	(Blue Gum)	N	LIMITED	
EQUISETUM TELMATEIA SSP. BRAUNII	(Giant Horsetail)	Y	-	
FESTUCA CALIFORNICA	(California Fescue)	Y	-	
FESTUCA PERENNIS	(Italian Ryegrass)	N	MODERATE	
FRANGULA CALIFORNICA	(California Coffeeberry)	Y	-	
FRAGARIA CHILOENSIS	(Beach Strawberry)	Y	-	
GAZANIA LINEARIS	(Gazania)	N	MODERATE	
GENISTA MONSPESSULANA	(French Broom)	N	HIGH	
GERANIUM DISSECTUM	(Wild Geranium)	N	LIMITED	
HEDERA HELIX	(English Ivy)	N	HIGH	
HELMINTHOTHECA ECHIOIDES	(Bristly Ox-Tongue)	N	LIMITED	
HIRSCHFELDIA INCANA	(Shortpod Mustard)	N	MODERATE	
HOLCUS LANATUS	(Velvet Grass)	N	MODERATE	
HORDEUM MURINUM SSP. LEPORINUM	(Foxtail Barley)	N	-	
HYPOCHAERIS RADICATA	(Rough Cat's Ear)	N	MODERATE	
JUNCUS PATENS	(Common Rush)	Y	-	
JUNCUS PHAEOCEPHALUS VAR. PHAEOCEPHALUS	(Brownhead Rush)	Y	-	
LOTUS CORNICULATUS	(Bird's Foot Trefoil)	N	-	
MALVA PARVIFLORA	(Cheeseweed)	N	-	
MEDICAGO POLYMORPHA	(Burclover)	N	LIMITED	
MELILLOTUS INDICUS	(Yellow Sweetclover)	Y	-	
MERCURIALIS ANNUA	(Annual Mercury)	N	-	
OXALIS PES-CAPRAE	(Bermuda Buttercup)	N	MODERATE	
PINUS RADIATA	(Monterey Pine)	Y	-	
PLANTAGO LANCEOLATA	(English Plantain)	N	LIMITED	
POA ANNUA	(Annual Blue Grass)	N	-	
POTENTILLA ANSERINA SSP. PACIFICA	(Pacfic Silverweed)	Y	-	
RAPHANUS SATIVUS	(Wild Radish)	N	LIMITED	
RUBUS ARMENIACUS	(Himalayan Blackberry)	N	HIGH	
RUBUS URSINUS	(California Blackberry)	Y	-	
RUMEX TRANSITORIUS	(Pacfic Willow Dock)	Y	-	
SALIX LASIOLEPIS	(Arroyo Willow)	Y	-	
SENECIO VULGARIS	(Common Groundsel)	N	-	
SCHOENOPLECTUS PUNGENS VAR. LONGISPICATUS	(Common Threesquare Bulrush)	Y	-	
TARAXACUM OFFICINALE	(Common Dandelion)	N	-	
TROPAEOLUM MAJUS	(Garden Nasturtium)	N	-	
VICIA SATIVA SSP. SATIVA	(Spring Vetch)	N	-	
ZANTEDESCHIA AETHIOPICA	(Calla Lily)	N	LIMITED	

NOTES:
THE ABOVE LISTS ARE NOT INTENDED TO BE INCLUSIVE OF ALL SPECIES IN THE LISTED COMMUNITIES, BUT ARE AS IDENTIFIED IN THE FOLLOWING DOCUMENTS:

- NATURAL RESOURCES MANAGEMENT PLAN, GRANADA COMMUNITY SERVICES DISTRICT, BURNHAM STRIP PROPERTY PREPARED BY SAN MATEO COUNTY RESOURCE CONSERVATION DISTRICT, DATED 4/18/2017
- WETLAND DETERMINATION AND INITIAL DELINEATION PREPARED BY SAN MATEO COUNTY RESOURCE CONSERVATION DISTRICT, DATED 6/4/2021
- BIOLOGICAL RESOURCES REPORT PROPOSED GRANADA COMMUNITY PARK AND RECREATION CENTER PROJECT PREPARED BY MONTROSE ENVIRONMENTAL, DATED 9/2023

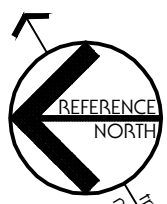
* NATIVE PLANTS IDENTIFIED VIA CALFLORA (CALFLORA.ORG)
** INVASIVENESS RATING PER THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC.ORG):
HIGH: SPECIES HAVE SEVERE AND IMMEDIATE IMPACTS ON THE LOCAL ECOLOGY.
MODERATE: SPECIES HAVE SUBSTANTIAL IMPACTS ON THE LOCAL ECOLOGY.
LIMITED: SPECIES ARE INVASIVE, BUT ECOLOGICAL IMPACTS ARE MINOR OR UNDETERMINED.
*** SEE SPECIFIC REMOVAL NOTES FOR COMPLETE INFORMATION, SEE VM1.0

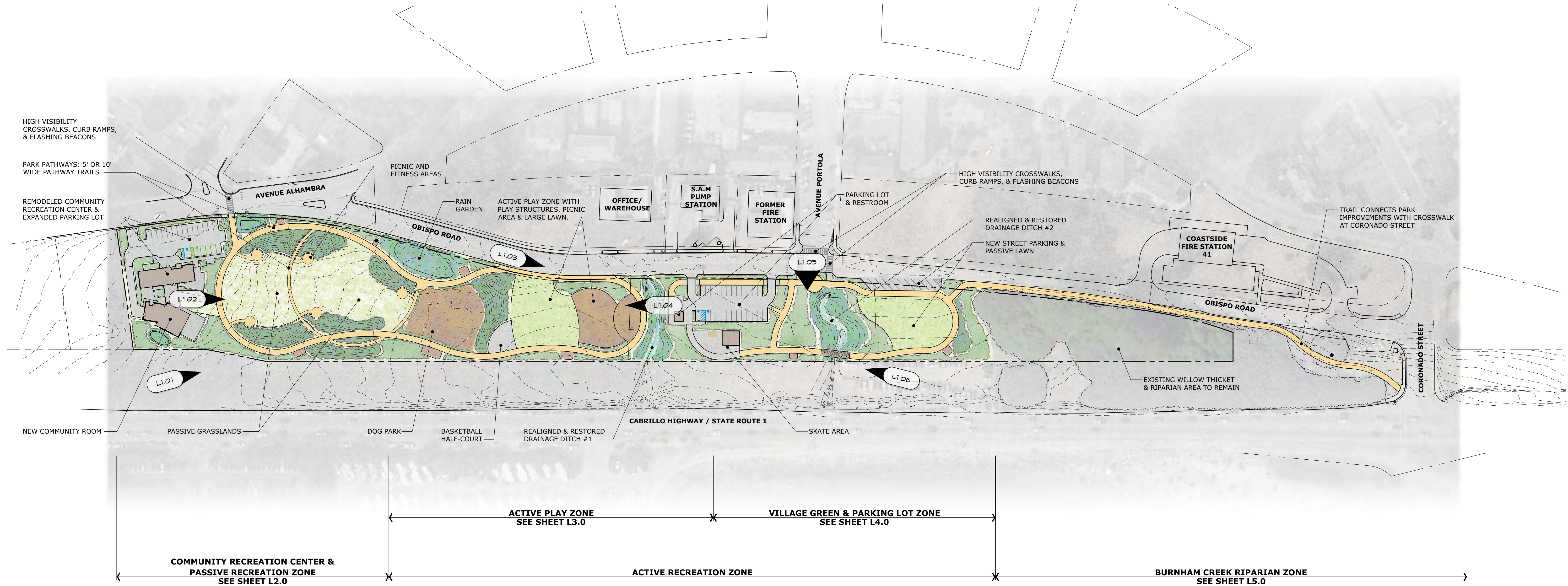
DRAINAGE DITCHES				
0.26 AC				
SPECIES OBSERVED		NATIVE*	INVASIVENESS RATING **	
ALBIZIA LOPHANTHA	(Plume Acacia)	N	-	
ARTEMISIA DOUGLASIANA	(California Mugwort)	Y	-	
BACCHARIS PILULARIS	(Coyote Brush)	Y	-	
BORAGO OFFICINALIS	(Common Borage)	N	-	
COTONEASTER LACTEUS	(Late Cotoneaster)	N	MODERATE	
EUPHORBIA HELIOSCOPIA	(Sun Spurge)	N	-	
EUPHORBIA PEPLUS	(Petty Spurge)	N	-	
GLEBIONIS CORONARIA	(Crown Daisy)	N	MODERATE	
HELMINTHOTHECA ECHIOIDES	(Bristly Ox-Tongue)	N	LIMITED	
HIRSCHFELDIA INCANA	(Shortpod Mustard)	N	MODERATE	
HYPOCHAERIS RADICATA	(Rough Cat's Ear)	N	MODERATE	
LOBULARIA MARITIMA	(Sweet Alyssum)	N	LIMITED	
MALVA ARBOREA	(Tree Mallow)	N	-	
NASTURTIIUM OFFICINALE	(Watercress)	Y	-	
OENOTHERA ELATA SSP. HOOKERI	(Hooker's Evening Primrose)	Y	-	
OXALIS PES-CAPRAE	(Bermuda Buttercup)	N	MODERATE	
PINUS RADIATA	(Monterey Pine)	Y	-	
RUMEX TRANSITORIUS	(Pacific Willow Dock)	Y	-	
SALIX LASIOLEPIS	(Arroyo Willow)	Y	-	
TROPAEOLUM MAJUS	(Garden Nasturtium)	N	-	

DEVELOPED/DISTURBED AREA				
1.09 AC				
SPECIES OBSERVED		NATIVE*	INVASIVENESS RATING **	
CARDUUS PYNOCEPHALUS SSP. PYNOCEPHALUS	(Italian Thistle)	N	-	
GLEBIONIS CORONARIA	(Crown Daisy)	N	MODERATE	
HORDEUM MURINUM SSP. LEPORINUM	(Foxtail Barley)	N	-	
MALVA PARVIFLORA	(Cheeseweed)	N	-	
SPERGULA ARVENSI	(Starwort)	N	-	

AREA INVESTIGATED FOR WETLAND POTENTIAL				
0.1 AC				
SPECIES OBSERVED		NATIVE*	INVASIVENESS RATING **	
AVENA BARBATA	(Slender Wild Oat)	N	MODERATE	
BRASSICA RAPA	(Field Mustard)	N	LIMITED	
BROMUS DIANDRUS	(Ripgut Brome)	N	MODERATE	
CORTADERIA SP.	(Pampas Grass)	N	HIGH	
EPILOBIUM CILIATUM	(Fringed Willowherb)	Y	-	
FESTUCA PERENNIS	(Italian Ryegrass)	N	MODERATE	
FUMARIA CAPREOLATA	(White Ramping Fumitory)	N	-	
GERANIUM DISSECTUM	(Wild Geranium)	N	LIMITED	
HELMINTHOTHECA ECHIOIDES	(Bristly Ox-Tongue)	N	LIMITED	
JUNCUS PATENS	(Common Rush)	Y	-	
POTENTILLA ANSERINA SSP. PACIFICA	(Pacfic Silverweed)	Y	-	
RAPHANUS SATIVUS	(Wild Radish)	Y	LIMITED	
SYMPHOTRICHUM CHILENSE	(Pacific Aster)	Y	-	

WILLOW THICKET/POTENTIAL RIPARIAN AREA				
1.0 AC				
SPECIES OBSERVED		NATIVE*	INVASIVENESS RATING **	
AGAPANTHUS ORIENTALIS	(African Lily)	N	-	
ALBIZIA LOPHANTHA	(Plume Acacia)	N	LIMITED	
AVENA BARBATA	(Slender Wild Oat)	N	MODERATE	
BACCHARIS PILULARIS	(Coyote Brush)	Y	-	
BROMUS DIANDRUS	(Ripgut Brome)	N	MODERATE	
CARDAMINE OLIGOSPERMA	(Bitter Cress)	Y	-	
CARPOBROTUS SP.	(Ice Plant)	N	HIGH	
CHASMANTHE FLORIBUNDA	(African Cornflag)	N	-	
CIRSIUM VULGARE	(Bull Thistle)	N	MODERATE	
CORTADERIA SP.	(Pampas Grass)	N	HIGH	
CONIUM MACULATUM	(Poison Hemlock)	N	MODERATE	
COTONEASTER SP.	(Cotoneaster)	N	HIGH	
CYPERUS ERAGROSTIS	(Tall Flatsedge)	Y	-	
DELAIREA ODORATA	(Cape Ivy)	N	HIGH	
ECHIUM PININANA	(Tower Of Jewels)	N	-	
EPILOBIUM CILIATUM SSP. WATSONII	(Willow Herb)	Y	-	
EQUISETUM SP.	(Horsetail)	Y	-	
EHRHARTA ERECTA	(Panic Veldtgrass)	N	MODERATE	
ERODIUM MOSCHATUM	(Whitestem Filaree)	N	-	
EUCALYPTUS GLOBULUS	(Blue Gum)	N	LIMITED	
FESTUCA PERENNIS	(Italian Ryegrass)	N	MODERATE	
FRANGULA CALIFORNICA	(California Coffeeberry)	Y	-	
GALIUM APARINE	(Goose Grass)	Y	-	
GENISTA MONSPESSULANA	(French Broom)	N	HIGH	
GERANIUM DISSECTUM	(Wild Geranium)	N	LIMITED	
GERANIUM CORE-CORE	(New Zealand Geranium)	N	-	
HEDERA HELIX	(English Ivy)	N	HIGH	
HELMINTHOTHECA ECHIOIDES	(Bristly Ox-Tongue)	N	LIMITED	
HOLCUS LANATUS	(Velvet Grass)	N	MODERATE	
JUNCUS BALTICUS	(Baltic Rush)	Y	-	
JUNCUS HESPERIUS	(Coast Rush)	Y	-	
LINUM BIENNE	(Pale Flax)	N	-	
MALVA ARBOREA	(Tree Mallow)	N	-	
MALVA PSEUDOLAVATERA	(Cornish Mallow)	N	-	
MEDICAGO POLYMORPHA	(Burclover)	N	LIMITED	
OXALIS PES-CAPRAE	(Bermuda Buttercup)	N	MODERATE	
PERSICARIA PUNCTATA	(Dotted Smartweed)	Y	-	
PINUS RADIATA	(Monterey Pine)	Y	-	
PLANTAGO CORONOPUS	(Cut Leaf Plantain)	N	-	
PLANTAGO LANCEOLATA	(English Plantain)	N	LIMITED	
POA ANNUA	(Annual Blue Grass)	N	-	
RAPHANUS SATIVUS	(Wild Radish)	N	LIMITED	
RUBUS URSINUS	(California Blackberry)	Y	-	
RUMEX CRISPUS	(Curly Dock)	N	LIMITED	
RUMEX TRANSITORIUS	(Pacific Willow Dock)	Y	-	
SALIX LASIOLEPIS	(Arroyo Willow)	Y	-	
SALIX SITCHENSIS	(Sitka Willow)	Y	-	
SENECIO VULGARIS	(Common Groundsel)	N	-	
SCABIOSA SP.	(Pincushion Flower)	N	-	
SCHOENOPLECTUS PUNGENS VAR. LONGISPICATUS	(Common Threesquare Bulrush)	Y	-	
SCIRPUS MICROCARPUS	(Small Fruited Bulrush)	Y	-	
SCROPHULARIA CALIFORNICA	(California Figwort)	Y	-	
SONCHUS OLERACEUS	(Common Sow Thistle)	N	-	
SYMPHYOTRICHUM CHILENSE	(Pacific Aster)	Y	-	
TARAXACUM OFFICINALE	(Common Dandelion)	N	-	
TROPAEOLUM MAJUS	(Garden Nasturtium)	N	-	
VICIA SATIVA SSP. SATIVA	(Spring Vetch)	N	-	
ZANTEDESCHIA AETHIOPICA	(Calla Lily)	N	LIMITED	

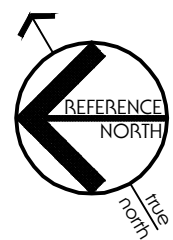




PARK PLAN NOTES

- SEE AREA PLANS & ENLARGEMENTS, SHEETS L2.0-L5.0 FOR DETAILED INFORMATION ON ALL PROPOSED IMPROVEMENTS.
- SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTION OF ALL PAVING TYPES PROPOSED ON SITE.
- SEE SCHEMATIC PLANTING PLAN, SHEET L6.0, AND SCHEMATIC PLANT LISTS, SHEETS P1.1-P1.6, FOR FULL DESCRIPTION OF ALL PLANT COMMUNITIES.

INDICATES VANTAGE POINT OF CONCEPTUAL RENDERINGS



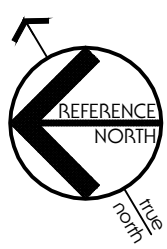
CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



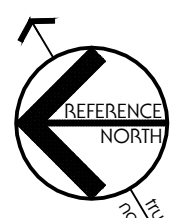
CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY

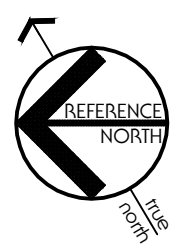
REALIGNED & RESTORED
DRAINAGE DITCH #2

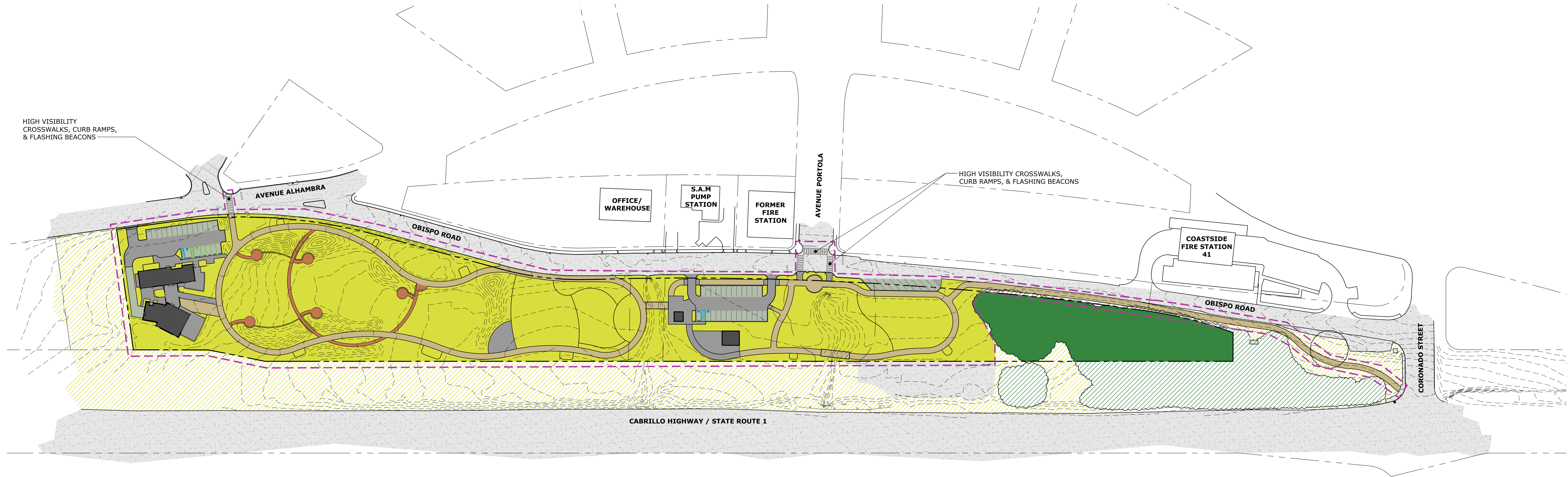
RESTORED DRAINAGE
DITCH #2 OUTLOOK



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY

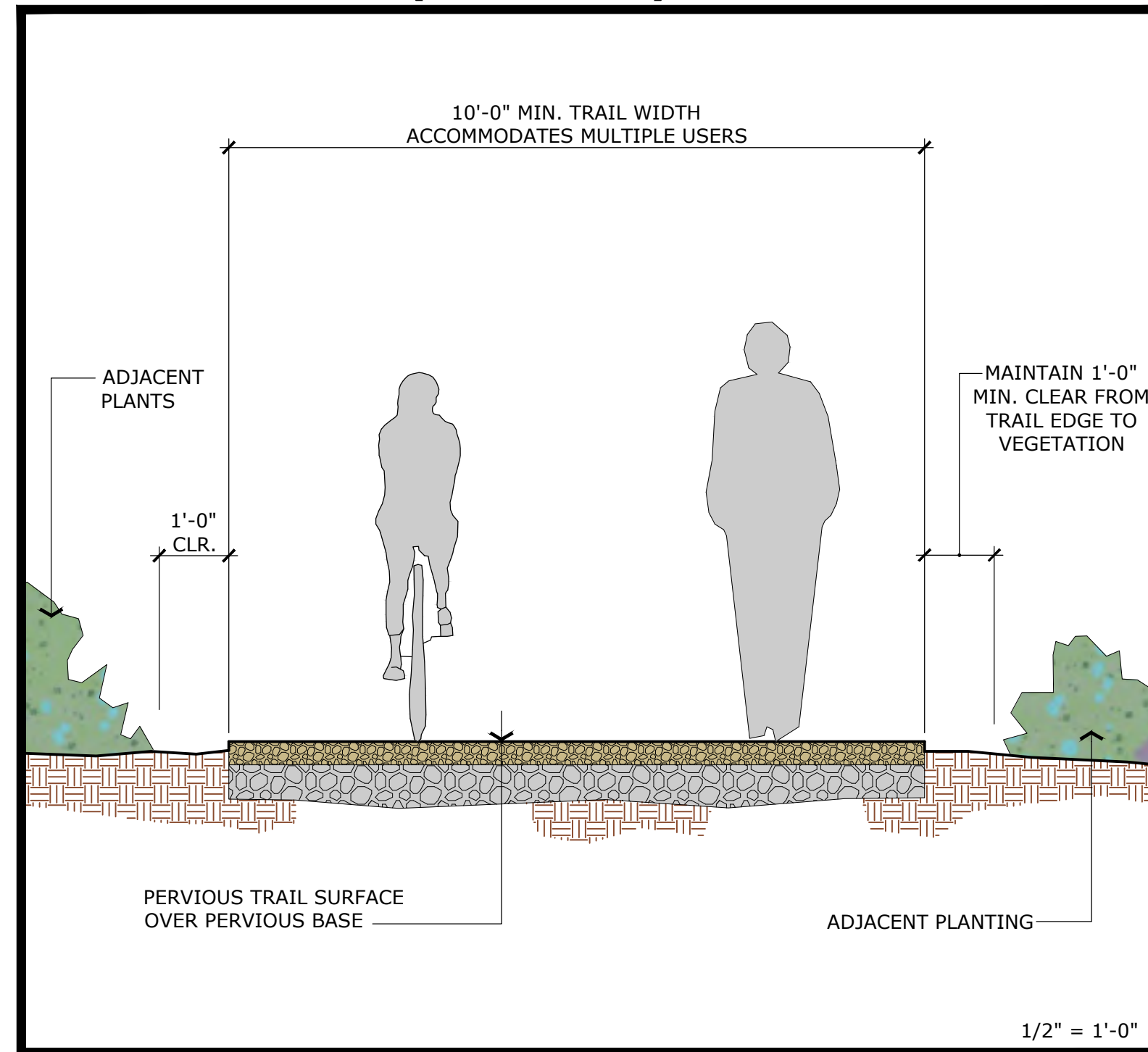




SITE CIRCULATION & SURFACING PLAN LEGEND

- SOFTSCAPE AREA (EXISTING OR PROPOSED); NEW OR RESTORED PLANTING AREAS, BARK MULCH, OR OTHER NATURAL, PERVIOUS SURFACES (APPROX. 200,000 SF, 4.5 AC)
- HARDSCAPE AREA - PERVIOUS: SURFACE VARIES BY LOCATION. SEE DESCRIPTIONS AT RIGHT. (APPROX. 11,100 SF, 0.25 AC)
- HARDSCAPE AREA - IMPERVIOUS: INTEGRAL COLORED CONCRETE OR ASPHALT; ADA-ACCESSIBLE (APPROX. 28,300 SF, 0.65 AC)
- STRUCTURES (EXISTING OR PROPOSED) - IMPERVIOUS (APPROX. 7,000 SF)
- WILLOW THICKET / POTENTIAL RIPARIAN AREA: NO SITE WORK PROPOSED.
- ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY)
- EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)
- EXISTING OFF-SITE HARDSCAPE (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)
- PROPERTY BOUNDARY
- APPROX. LIMITS OF SCOPE OF WORK

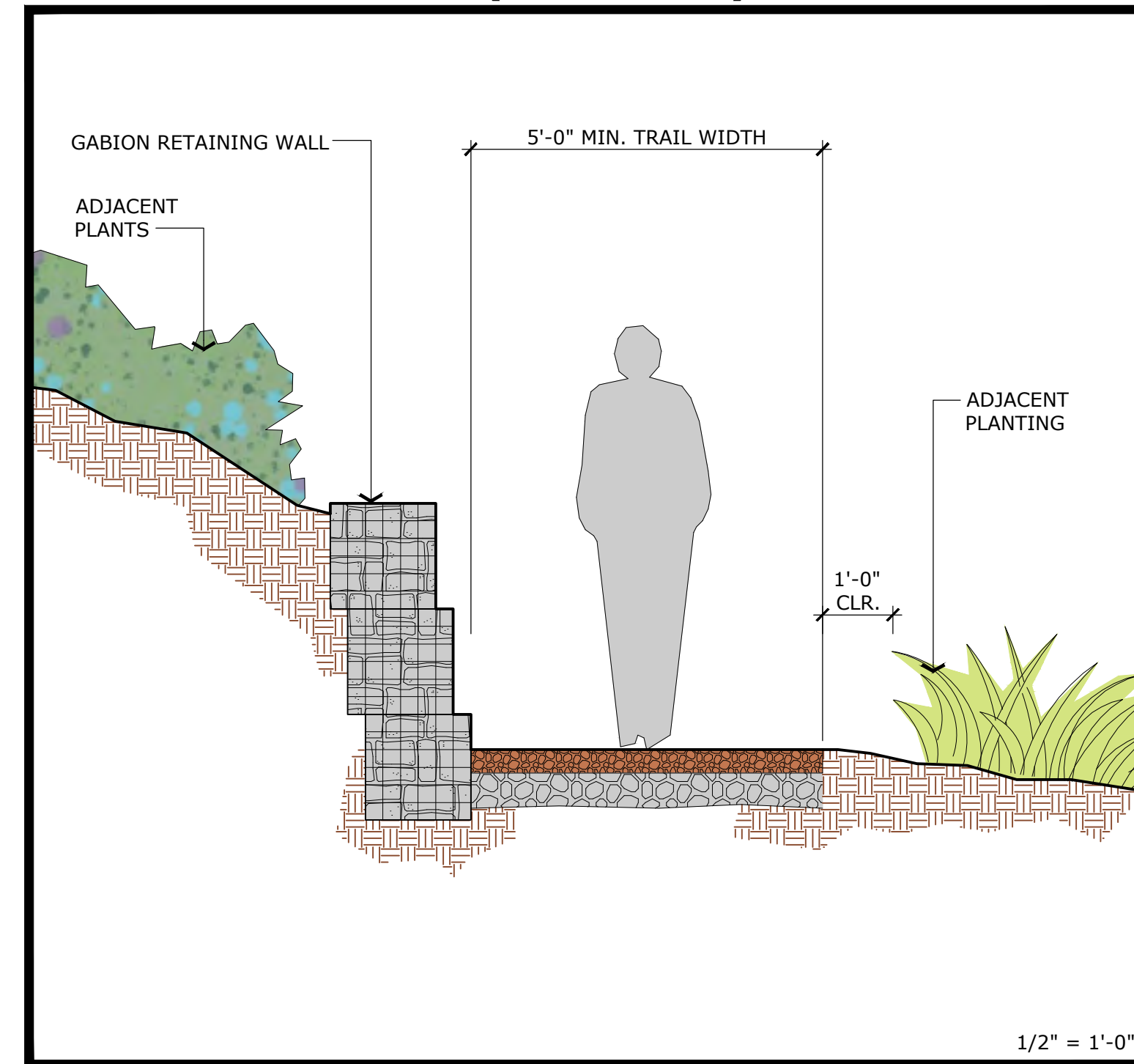
PRIMARY TRAILS (PERVIOUS)



APPROX. 39,000 SF
4,000 LF

PRIMARY TRAILS SHALL BE PERMEABLE, CONSTRUCTED OF PERVIOUS CONCRETE, DECOMPOSED GRANITE OR A COMBINATION OF OTHER, APPROVED SURFACING. ALL PRIMARY TRAILS SHALL BE 10'-0" MIN. WIDE AND SHALL BE ENTIRELY ADA-ACCESSIBLE.

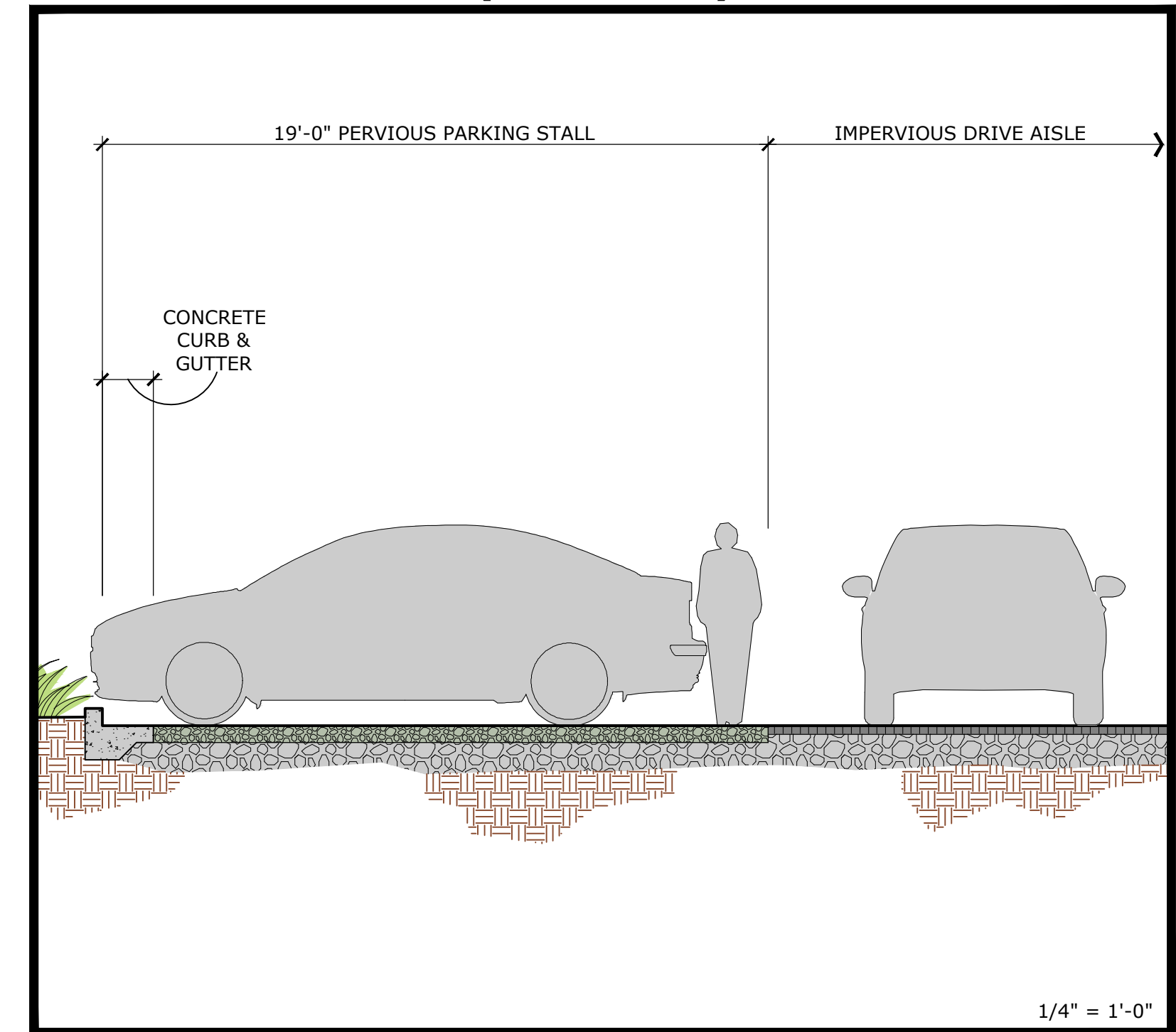
SECONDARY TRAILS (PERVIOUS)



APPROX. 4,000 SF
500 LF

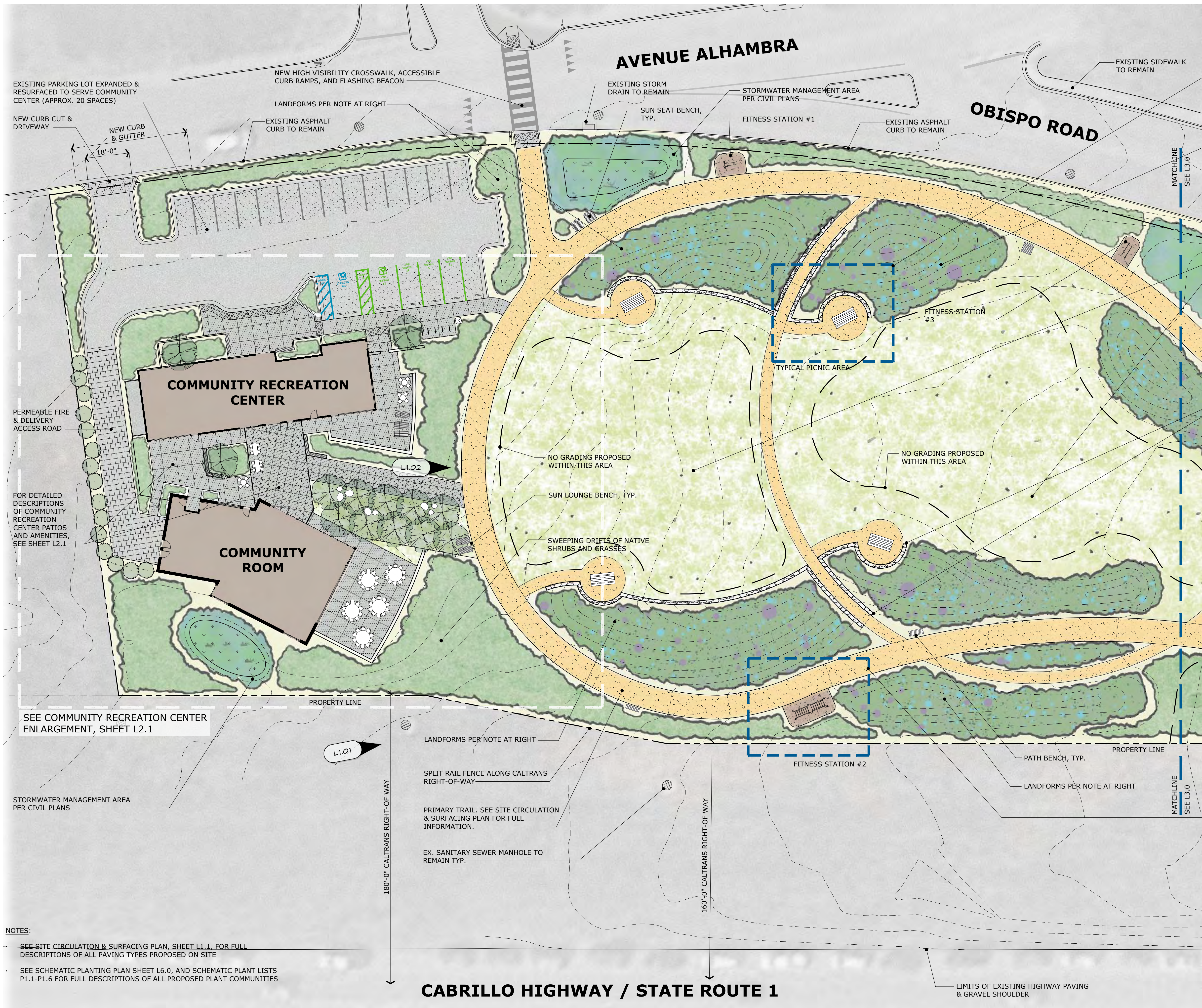
SECONDARY TRAILS SHALL BE PERMEABLE AND CONSTRUCTED FROM DECOMPOSED GRANITE. SECONDARY TRAILS SHALL BE A MINIMUM OF 5'-0" WIDE AND SHALL BE ENTIRELY ADA-ACCESSIBLE.

VEHICULAR PAVING (PERVIOUS)



APPROX. 11,000 SF

VEHICULAR PAVING SHALL BE A COMBINATION OF PERVIOUS CONCRETE IN PARKING STALLS AND ASPHALTIC CONCRETE IN DRIVE AISLES



PICNIC AREA

SMALL, SEMI-PRIVATE AREAS NOTCHED INTO ADJACENT LANDFORMS CONTAIN ACCESSIBLE PICNIC TABLE FOR PUBLIC USE. THE PICNIC AREAS ARE GENERALLY ORIENTED TO OPEN ONTO THE PASSIVE GRASSLANDS, WITH LOW GABION WALLS AND ADJACENT VEGETATION PROVIDING PROTECTION FROM OCEAN WINDS.

LANDFORMS

PASTORAL, GENTLY ROLLING TOPOGRAPHY SHELTERS AND PROTECTS PARK USERS FROM THE BUSY ADJACENT STREETS & HIGHWAY AND PROVIDES STRUCTURE TO ENCLOSE THE PASSIVE GRASSLANDS OF THE NORTHERN SECTION OF THE PARK.

THESE BERMS RISE AS MUCH AS SIX FEET TALL AND WILL BE COVERED WITH A DENSE MIXTURE OF COASTAL SCRUB NATIVES, INCLUDING EVERGREEN SHRUBS, PERENNIALS, AND FORBS. THESE PLANTINGS WILL HELP SUPPORT BIRDS, BEES, AND OTHER WILDLIFE ADAPTED TO THE COASTAL FOG AND DROUGHT CONDITIONS. THIS PLANT COMMUNITY'S DEEP ROOTS WILL AID IN SOIL STABILITY AND HELP RETAIN MOISTURE; NO PERMANENT IRRIGATION.

PASSIVE GRASSLANDS

WITH LIMITED GRADING INTENDED TO PROVIDE UNIVERSAL ACCESSIBILITY, THE PASSIVE GRASSLAND AREAS ALLOW FOR OVERFLOW FROM ADJACENT PICNIC AREAS AND COMMUNITY CENTER EVENTS.

EXISTING VEGETATION SHALL BE MANAGED IN ACCORDANCE WITH THE PROJECT'S VEGETATION MANAGEMENT PLAN. HIGHLY INVASIVE SPECIES SHALL BE ERADICATED, AND ANNUAL EFFORTS SHALL BE MADE TO ENSURE THEY DON'T RETURN.

AREAS DISTURBED BY GRADING, SITE CONSTRUCTION, OR VEGETATION MANAGEMENT SHALL BE REVEGETATED VIA PLUGS OR SEED PER THE PROJECT'S SCHEMATIC PLANTING PLAN. PERMANENT IRRIGATION SHALL NOT BE INSTALLED.

LOW WALLS

THE LANDFORMS ARE SUPPORTED IN PART BY GABION (ROCK CAGE) RETAINING WALLS OF VARYING HEIGHTS & LENGTHS. THESE LOW-COST STRUCTURES ARE A MORE NATURAL ALTERNATIVE TO CONCRETE OR CHEMICALLY-TREATED WOOD WALLS, AND CAN PROVIDE SPORADIC SEATING ALONG THE NETWORK OF PATHWAYS & PICNIC AREAS.

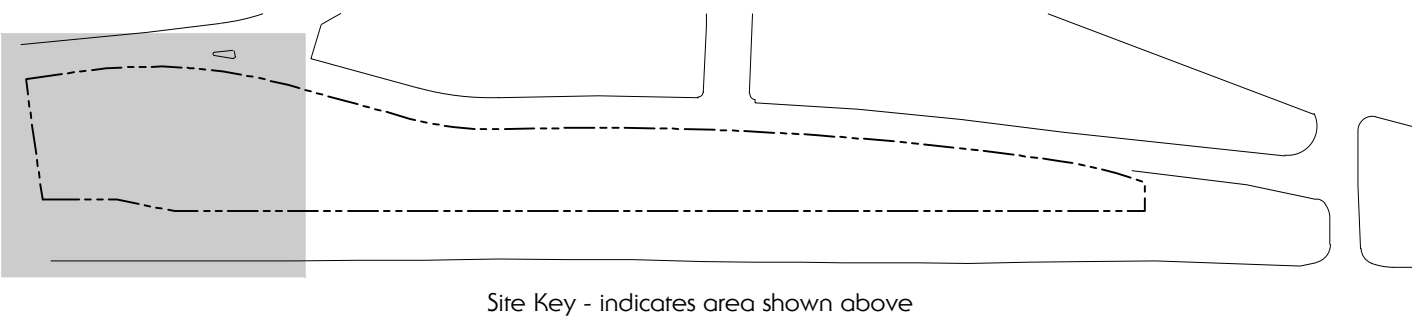


TYPICAL GABION WALLS & GABION BENCHES

FITNESS STATIONS

DISTRIBUTED APPROXIMATELY EVERY 200-300' ALONG THE MAIN PARK PATHWAY ARE 'PARCOURSE' FITNESS STATIONS. MADE OF NATURAL MATERIALS SUCH AS ROT AND INSECT-RESISTANT ROBINIA OR CEDAR WOOD AND STAINLESS STEEL, THESE FACILITIES ARE DESIGNED TO BE USED BY TEENS AND ADULTS FOR ACTIVE OUTDOOR EXERCISE.

THIS NETWORK OF SMALL STRUCTURES ACT AS A FITNESS CIRCUIT FOR USERS AS THEY CIRCULATE THROUGH THE PARK. OPTIONS EXIST FOR SMALL INSTRUCTIONAL PLACARDS OR A QR-CODE, APP-BASED APPROACH. SEE EXAMPLES AT RIGHT.



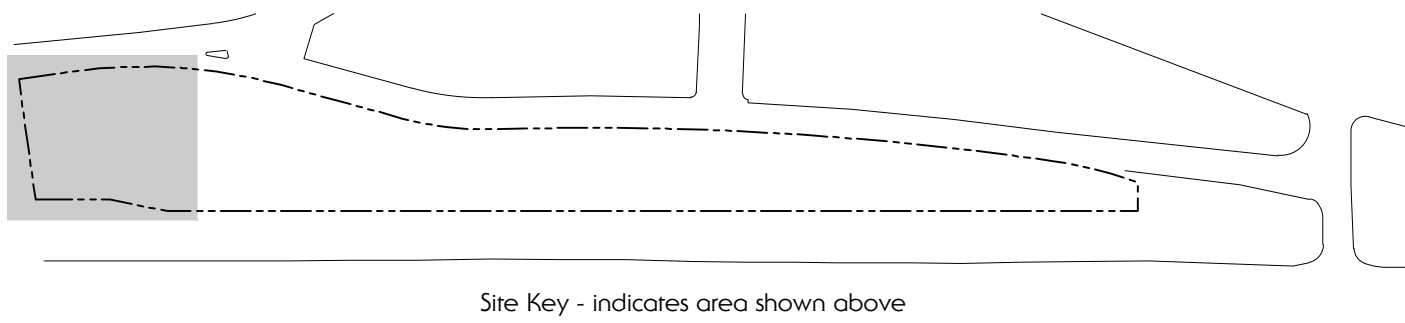
Site Key - Indicates area shown above

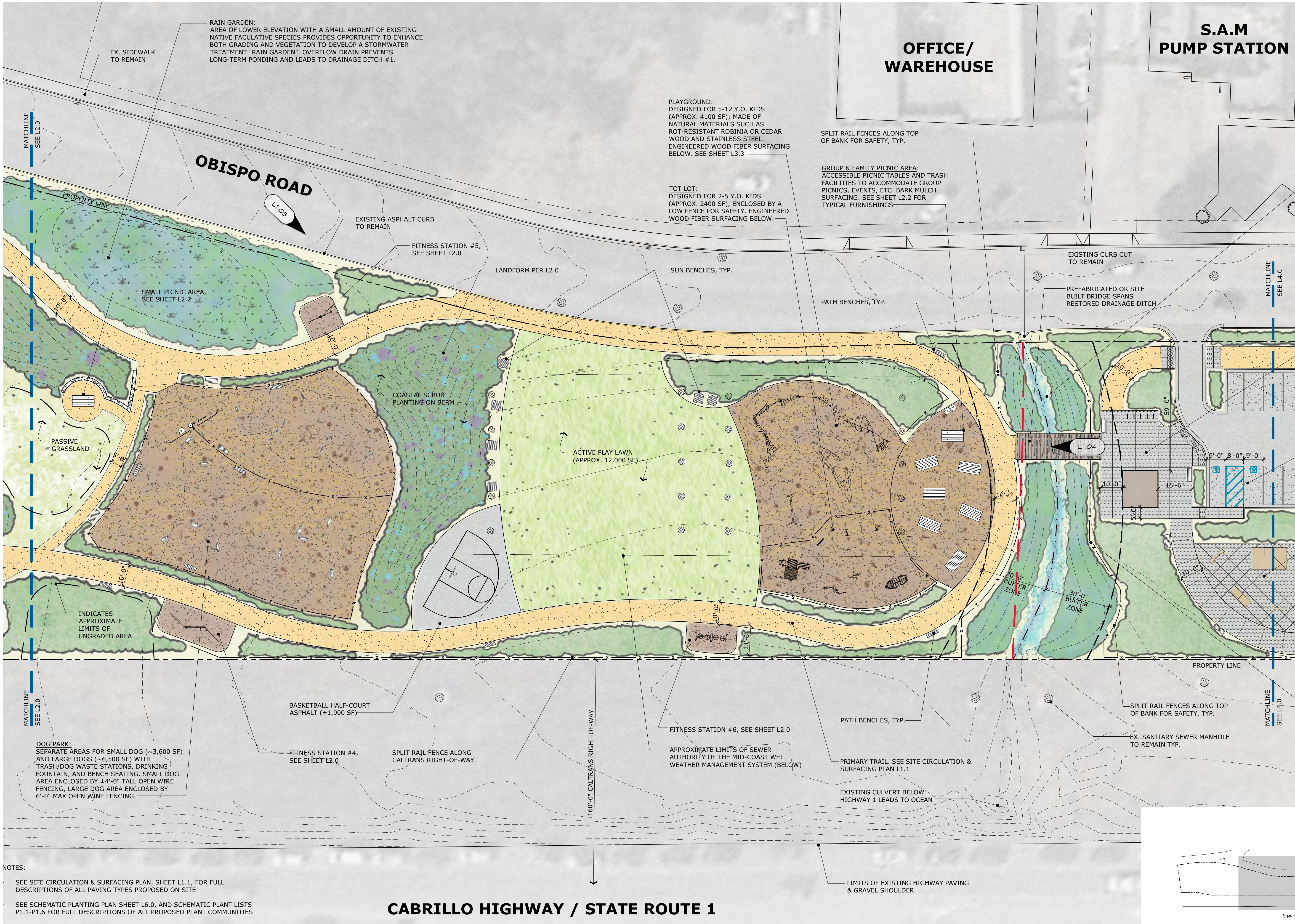


PARKING LOT:
20 STALLS; INCLUDES DEDICATED ADA & EV CHARGING ACCOMMODATIONS. PARKING SPACES SHALL BE PERMEABLE (ASPHALT OR CONCRETE); DRIVE AISLES AND DRIVEWAYS SHALL BE ASPHALT.



COMMUNITY COURTYARD:
OUTDOOR GATHERING AREA, COLORED CONCRETE PAVING; HIGH TRELLIS ABOVE, BUILT-IN AND MOVABLE SEATING; STRONG CONNECTION TO PARK





DRAINAGE DITCH #1 RENOVATION

EXISTING CHANNEL TO BE RESHAPED TO BE WIDER, LONGER, AND MORE SINUOUS. FLOW LINE SHALL MEANDER THROUGH CHANNEL FLOOR TO IMPROVE PERCOLATION AND FILTRATION. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION. AFTER GRADING, NEW BANKS AND CHANNEL SHALL BE STABILIZED AND REVEGETATED PER THE SCHEMATIC PLANTING PLAN. SEE SHEET L6.0 FOR MORE INFORMATION.

ENTRY PLAZA

CENTRAL HUB BETWEEN PARK PATH, PARKING LOT, AND ACTIVE CENTER OF THE PARK. CONTAINS SEATING AREAS, BIKE RACKS, TRASH CANS, AND A DRINKING FOUNTAIN.

PARKING LOT

25 STALLS; PERMEABLE STALLS W/ ASPHALT DRIVE AISLES. SIM TO L2.1

SKATE AREA, SEE SHEET L4.0

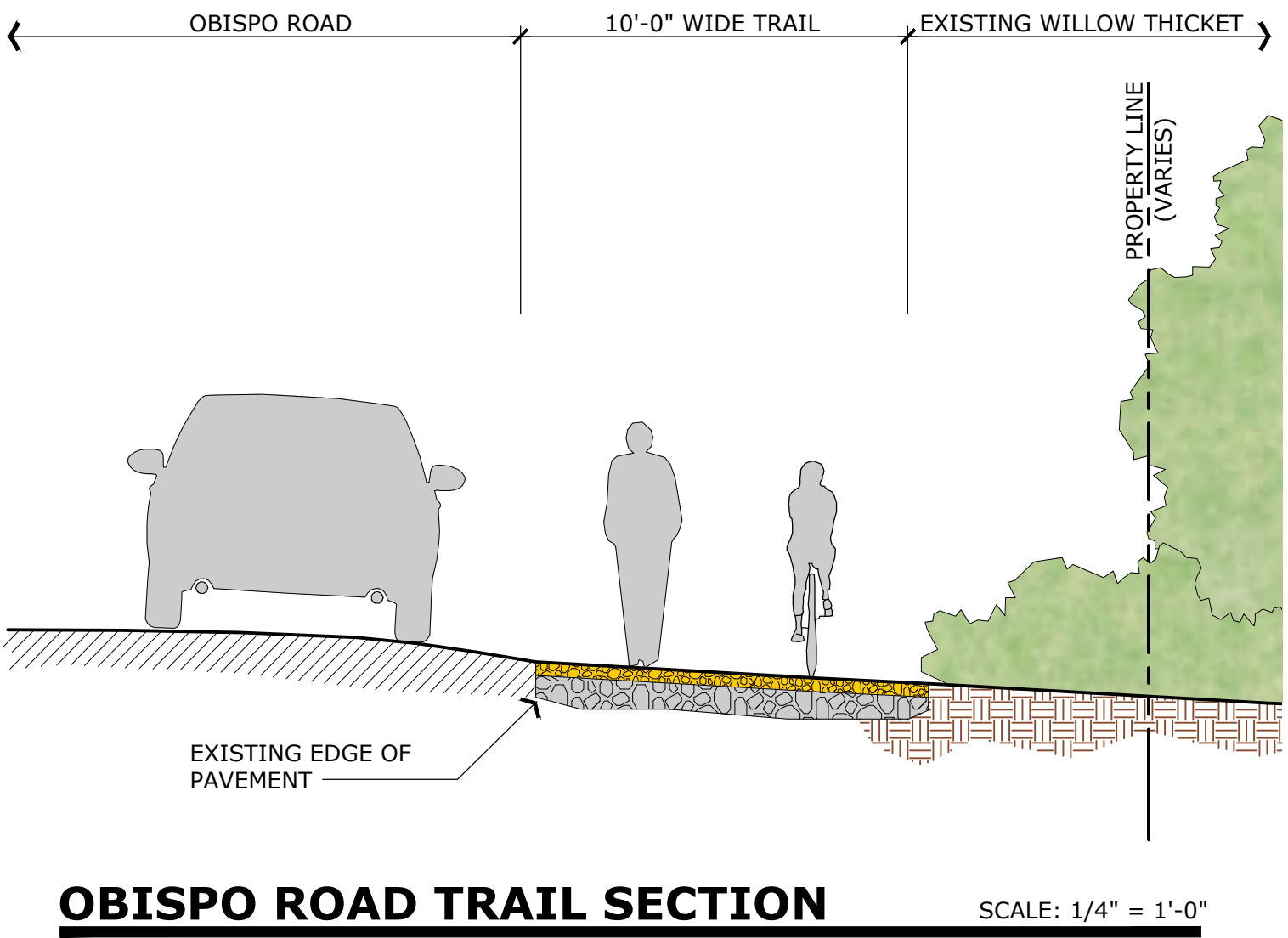
PARK RESTROOM

MODULAR PREFABRICATED STRUCTURE WITH FINISHES TO MATCH REMODELED COMMUNITY RECREATION CENTER.

SPLIT RAIL FENCE PROTECTS DRAINAGES FROM PUBLIC ACCESS

NOTES:
SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.6 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES

CABRILLO HIGHWAY / STATE ROUTE 1

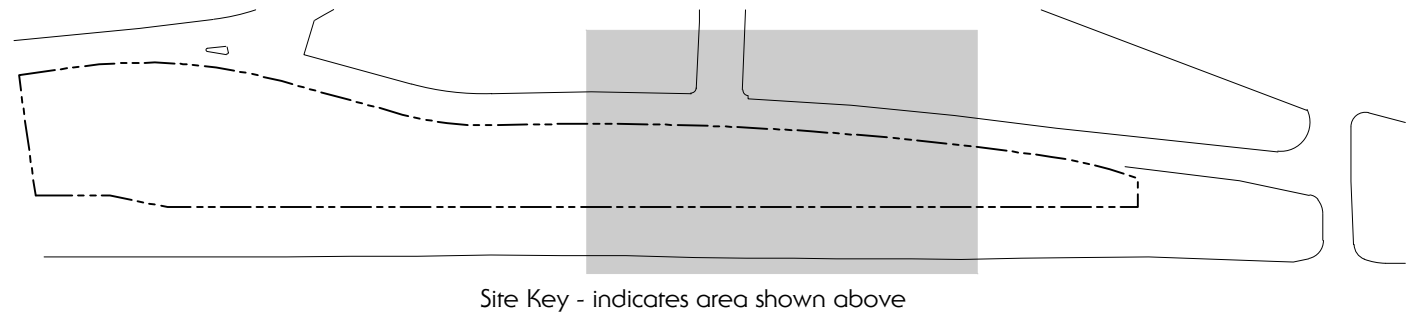


DRAINAGE DITCH #2 RESTORATION

EXISTING CHANNEL TO BE RESHAPED TO BE WIDER, LONGER, AND MORE SINUOUS. FLOW LINE SHALL MEANDER THROUGH CHANNEL FLOOR TO IMPROVE PERCOLATION AND FILTRATION. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION. AFTER GRADING, NEW BANKS AND CHANNEL SHALL BE STABILIZED AND REVEGETATED PER THE SCHEMATIC PLANTING PLAN. SEE SHEET L6.0 FOR MORE INFORMATION.

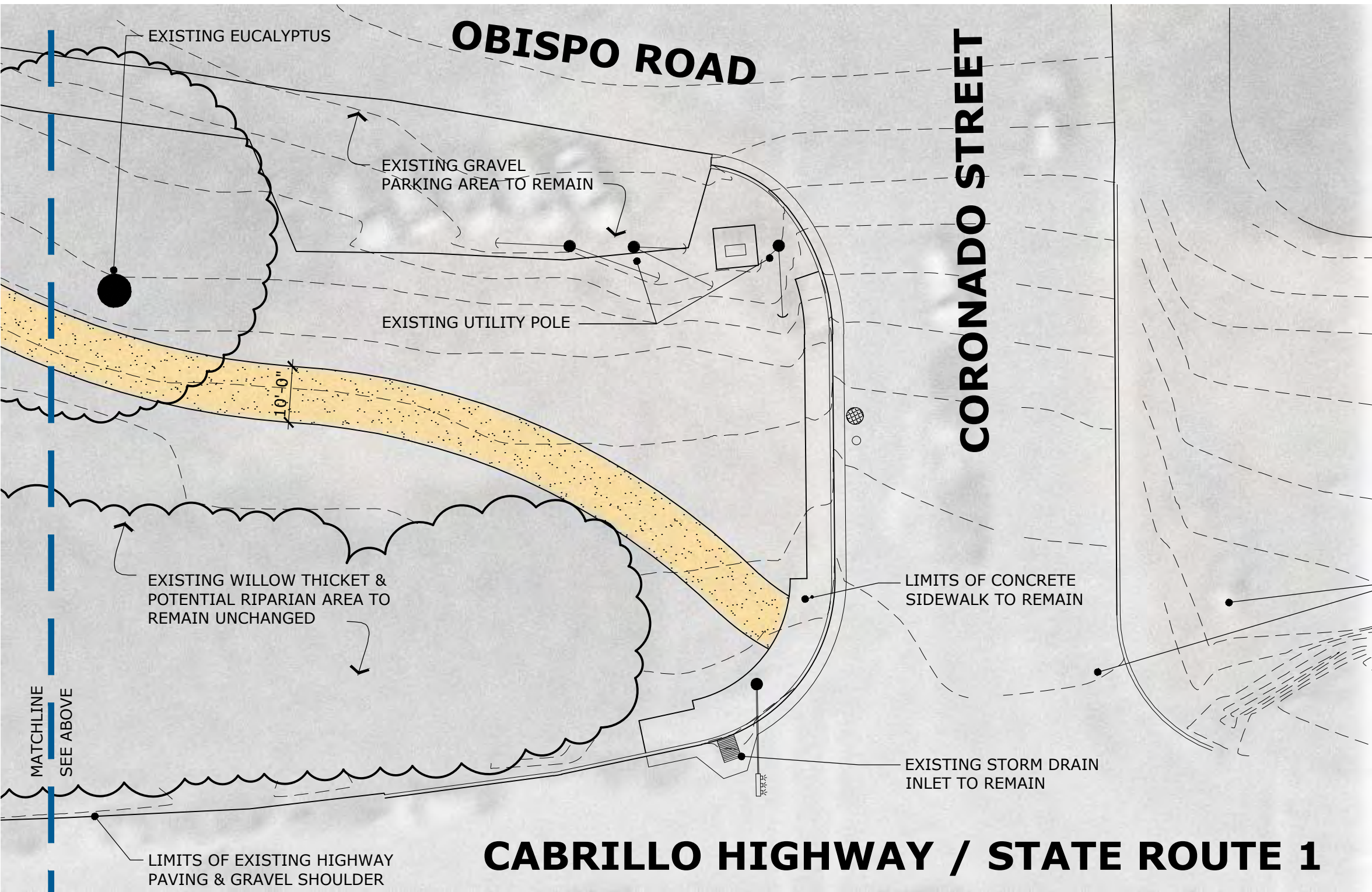
SPLIT RAIL FENCING

SPLIT RAIL FENCE ALONG CALTRANS RIGHT-OF-WAY. SEE PICTURE BELOW



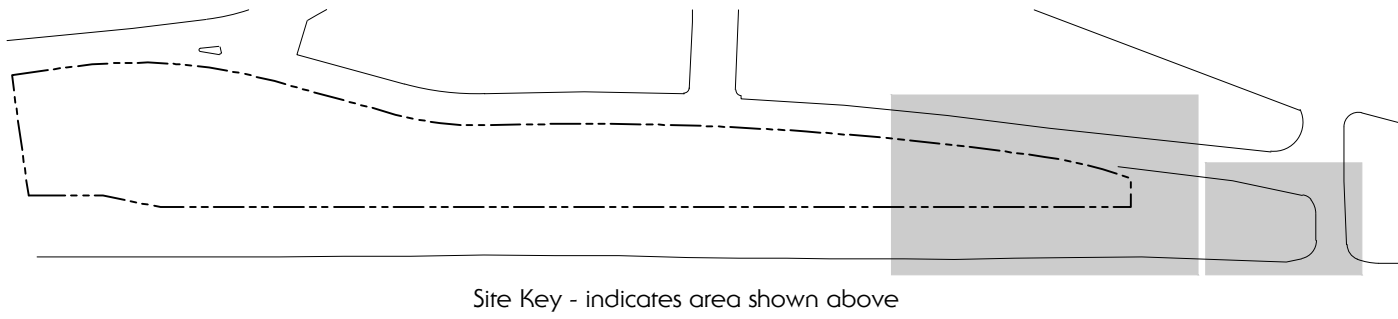
NOTES:
SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.6 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES

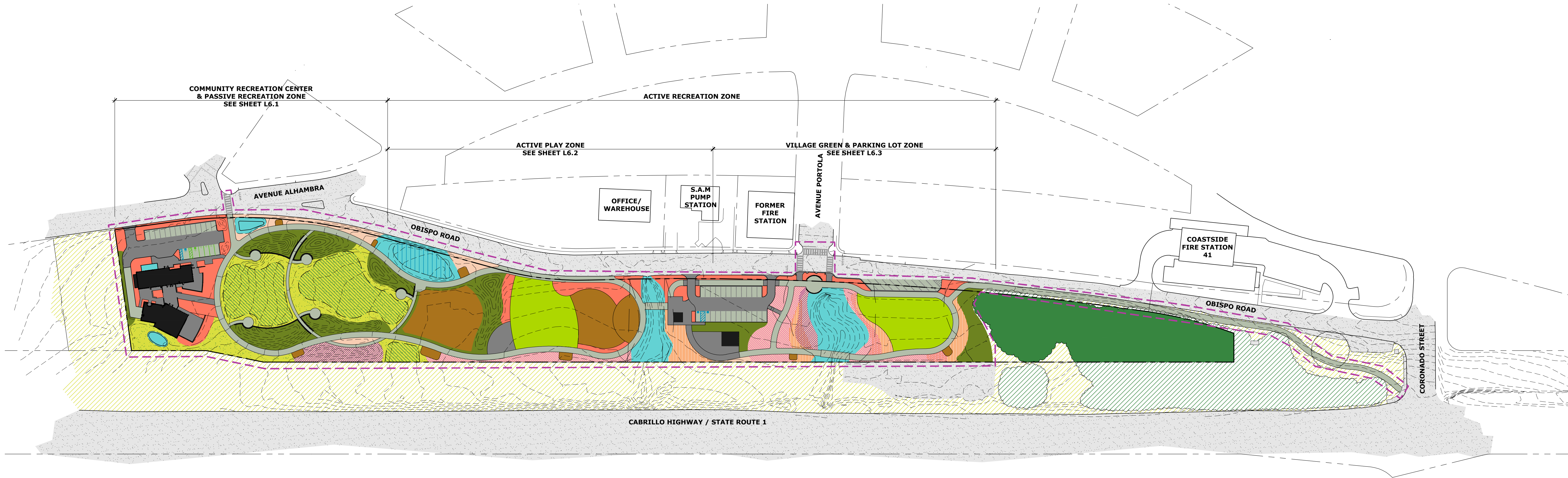
CABRILLO HIGHWAY / STATE ROUTE 1



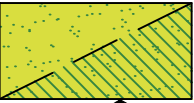
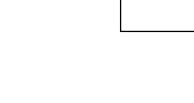
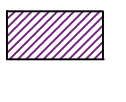
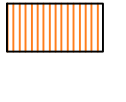
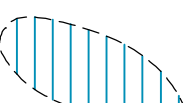
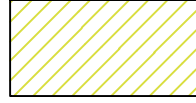
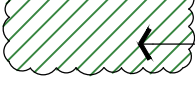
NOTES:

- SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
- SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.6 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES





SCHEMATIC PLANTING LEGEND

 PASSIVE GRASSLANDS (41,000 SF): EXISTING RUDERAL GRASSLAND AREAS TO BE REHABILITATED AND RESTORED. ALL HIGHLY INVASIVE SPECIES SHALL BE REMOVED, AND ALL DISTURBED AREAS SHALL BE REPLANTED WITH A MIXTURE OF LOW-GROWING NATIVE PERENNIAL GRASSES AND FORBS TO PROVIDE HABITAT AND FORAGE FOR NATIVE WILDLIFE AND SEASONAL WILDFLOWER DISPLAYS. NO PERMANENT IRRIGATION.		 POLLINATOR GARDENS (31,000 SF): A DIVERSE MIX OF NATIVE SHRUBS, GRASSES, AND PERENNIALS TO PROVIDE FORAGE AND COVER FOR NATIVE POLLINATORS & OTHER WILDLIFE. AREAS INDICATED BELOW HAVE THE FOLLOWING CONCENTRATIONS:		 HARDSCAPE AREA - PERVIOUS: SURFACE VARIES BY LOCATION; ADA-ACCESSIBLE (±23,000 SF)	
 INDICATES AREAS OF EXISTING TOPOGRAPHY AND VEGETATION EXPECTED TO REMAIN UNGRADED OR OTHERWISE UNDISTURBED. EXISTING VEGETATION MANAGEMENT ONLY IN THESE AREAS, WITH POTENTIAL FOR SMALL AREAS OF FULL COASTAL PRAIRIE RESTORATION.		 BEE GARDENS: LOW AND MID-HEIGHT SHRUBS AND PERENNIALS SUPPORTING BEES & BUMBLEBEES.		 HARDSCAPE AREA - IMPERVIOUS: INTEGRAL COLORED CONCRETE OR ASPHALT; ADA-ACCESSIBLE (APPROX. 29,000 SF)	
 COASTAL SCRUB (32,000 SF): A MIXTURE OF TYPICALLY LOW-GROWING SHRUBS & PERENNIALS PROVIDE HABITAT FOR NATIVE SPECIES AND YEAR-ROUND VISUAL INTEREST.		 HUMMINGBIRD GARDENS: SHRUBS AND PERENNIALS PROVIDING NECTAR OR COVER ATTRACTIVE TO OR SUPPORTING HUMMINGBIRDS.		 STRUCTURES (EXISTING OR PROPOSED) - IMPERVIOUS	
 STORMWATER MANAGEMENT & HABITAT RESTORATION (25,000 SF): A MIXTURE OF GRASSES, SHRUBS, AND PERENNIALS INTENDED TO SLOW AND TREAT STORMWATER. THESE PLANTINGS PROVIDE REHABILITATED VEGETATIVE COVER AND BANK STABILITY ON NEWLY GRADED SLOPES IN DRAINAGE AREAS, AND POPULATE FLOW-THROUGH PLANTERS IN TREATMENT AREAS. NO PERMANENT IRRIGATION.		 BUTTERFLY GARDENS: SHRUBS AND PERENNIALS TO PROVIDE FORAGE & COVER FOR THE ENTIRETY OF BUTTERFLY/MOTH LIFECYCLES		 EXISTING OFF-SITE HARDSCAPE (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)	
 RAIN GARDEN (3,800 SF): NO GRADING SHALL OCCUR WITHIN THE DESIGNATED AREA. THE ENTIRETY OF THE EXISTING AREA SHALL HAVE ALL EXOTIC, INVASIVE SPECIES REMOVED AND SHALL BE REPLANTED WITH NATIVE GRASSES AND PERENNIALS TO IMPROVE WILDLIFE HABITAT AND STORMWATER TREATMENT. NO PERMANENT IRRIGATION.		 INSECT 'HOTELS': SMALL STRUCTURES TO PROVIDE HABITAT SUPPORT TO VARIOUS INSECTS.		 EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)	
 LAWN AREAS (24,000 SF): DROUGHT AND TRAFFIC-TOLERANT SOD LAWN AREAS. TYPICAL BLEND OF 90% TALL FESCUE AND 10% BLUEGRASS.		 ORNAMENTAL PLANTING AREAS (20,600 SF): NATIVE AND ADAPTED, NON-NATIVE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES LOCATED IN HIGH-TRAFFIC, HIGH-IMPACT AREAS TO HELP PROVIDE SCALE, SCREENING, AND SEASONAL AESTHETIC INTEREST TO PROMINENT AREAS OF THE PARK.		 PROPERTY BOUNDARY	
		 OTHER SOFTSCAPE (PERVIOUS) (22,000 SF): SURFACES COVERED WITH BARK MULCH (DOG PARK, GROUP PICNIC AREA), ENGINEERED WOOD FIBERS (PLAYGROUND/FITNESS STATIONS)		 APPROX. LIMITS OF SCOPE OF WORK	
		 WILLOW THICKET / POTENTIAL RIPARIAN AREA (42,000 SF): NO SITE WORK PROPOSED.			
		 ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY)			

SCHEMATIC PLANTING NOTES

- SCHEMATIC PLANT LISTS ON SHEETS P1.1-P1.6 ARE INTENDED TO CONVEY THE GENERAL TYPES AND CHARACTER OF THE INTENDED PLANT COMMUNITY. SIGNIFICANT OVERLAP MAY OCCUR BETWEEN PLANT COMMUNITIES.
- SEE SCHEMATIC IRRIGATION PLAN FOR LIMITS OF PERMANENTLY-INSTALLED IRRIGATION.
- PERMANENT IRRIGATION SHALL ONLY BE INSTALLED FOR ORNAMENTAL PLANTING AREAS WHERE NOTED.
- SEE EXISTING CONDITIONS PLAN AND EXISTING VEGETATION LIST FOR RECOMMENDATIONS FOR INVASIVE SPECIES REMOVAL.
- SEE ARCHITECT'S DRAWINGS FOR LIMITS & DISPOSITION OF ALL STRUCTURES. SEE CIVIL DRAWINGS FOR ALL GRADING, UTILITIES, AND DRAINAGE.
- ALL ORNAMENTAL PLANTINGS AREAS SHALL RECEIVE A 3" LAYER OF MULCH EXCEPT SEEDED AREAS.
- IN AREAS OF EXISTING VEGETATION TO REMAIN, SUCH AS UNGRADED PASSIVE GRASSLANDS, REVEGETATION SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF INVASIVE SPECIES REMOVAL ACTIVITIES.

INSECT 'HOTELS'

- REPLICAS OF NATURAL HABITATS USED BY INSECTS IN THE WILD. PROVIDE NESTING SITES AND SHELTER FOR INSECTS, BUT ALSO OFFER EDUCATIONAL ENGAGEMENT FOR SITE USERS.



PASSIVE GRASSLANDS

DESCRIPTION

A MIXTURE OF LOW-GROWING NATIVE PERENNIAL GRASSES AND FORBS ENDEMIC TO THE AREA, INCLUDING MANY CURRENTLY FOUND IN THE EXISTING RUDERAL GRASSLAND. THESE DEEP-ROOTED PLANTS HELP TO CAPTURE, FILTER, AND STORE STORMWATER AND FOG DRIP THROUGHOUT THE YEAR. PASSIVE GRASSLAND HELP SEQUESTER CARBON AND PREVENT EROSION.

GRASSLANDS PROVIDE HABITAT AND FORAGE FOR NATIVE WILDLIFE, INCLUDING BIRDS, BUTTERFLIES & MOTHS, AND BEES & BUMBLEBEES.

THE LOW-GROWING NATIVES FOUND IN PASSIVE GRASSLANDS ENSURE OPEN, EXPANSIVE VIEWS ACROSS BURNHAM PARK AND TO THE OCEAN VISTAS BEYOND.

- EXISTING VEGETATION MANAGEMENT
- FOR AREAS WITH NO SIGNIFICANT GRADING, THE FOLLOWING STEPS SHALL OCCUR.
- 1. REMOVE INVASIVE SPECIES: ALL SPECIES DESIGNATED AS 'MODERATE' OR 'HIGH' CONCERN BY THE CALIFORNIA INVASIVE PLANT COUNCIL SHALL BE REMOVED.
 - 2. RESTORE NATIVE SPECIES: AREAS DISTURBED DURING INVASIVE SPECIES REMOVAL OR THROUGH ADJACENT CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH NEW SPECIES APPROPRIATE FOR THE PASSIVE GRASSLAND COMMUNITY AS SHOWN IN THE SCHEMATIC LIST ON THIS PAGE AND IN THE PHOTOGRAPH BELOW.
 - 3. ONGOING: AT LEAST SEMI-ANNUALLY, AREA SHALL BE REVIEWED FOR NEWLY-SPROUTING OR UNSUCCESSFULLY REMOVED INVASIVES, AND REMOVAL AND REPLANTING PERFORMED. TIMED MOWING TO OCCUR FOR ONGOING WEED CONTROL.

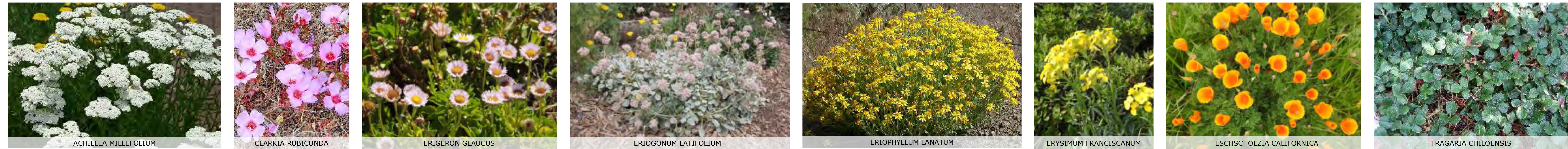
SCHEMATIC PLANT LIST																
GRASSES SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED					FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES						BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
CAREX DENSA	(Dense Sedge)	Grass	SMCO	-	-	X	-		ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
DANTHONIA CALIFORNICA	(California Oatgrass)	Grass	SMCO	-	-	X	-		BACCHARIS PILULARIS	(Coyote Brush)	Shrub	SMCO	X	-	X	X
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)	Grass	SMCO	-	-	X	-		CLARKIA RUBICUNDA	(Reddened Clarkia)	Perennial	SMCO	-	-	X	X
FESTUCA IDAHOENSIS	(Blue Bunchgrass)	Grass	SMCO	-	-	X	-		ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
HORDEUM BRACHYANTHERUM	(Meadow Barley)	Grass	SMCO	-	-	X	-		ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
KOELARIA MACRANTHA	(Prairie Junegrass)	Grass	SMCO	-	-	X	-		ERIOPHYLLUM LANATUM	(Common Woolly Sunflower)	Perennial	SMCO	-	-	X	X
STIPA PULCHRA	(Purple Needlegrass)	Grass	SMCO	-	-	X	-		ERYSIMUM FRANCISCANUM	(San Francisco Wallflower)	Perennial	SMCO	-	-	X	-
									ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	X	-	X	X
									FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
									IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
									LUPINUS NANUS	(Sky Lupine)	Perennial	SMCO	X	X	X	X
									OENOTHERA ELATA SSP. HOOKERI	(Hooker's Evening Primrose)	Perennial	SMCO	-	-	X	-
									PLANTAGO SUBNUDA	(Naked Plantain)	Perennial	SMCO	-	-	X	-
									SIDALCEA MALVIFLORA	(Checker Mallow)	Perennial	SMCO	X	-	X	X
									SISYRINCHIUM BELLUM	(Blue-eyed Grass)	Perennial	SMCO	-	-	X	-
									TARAXIA OVATA	(Sun Cup)	Perennial	SMCO	-	-	-	-

PLANT IMAGES

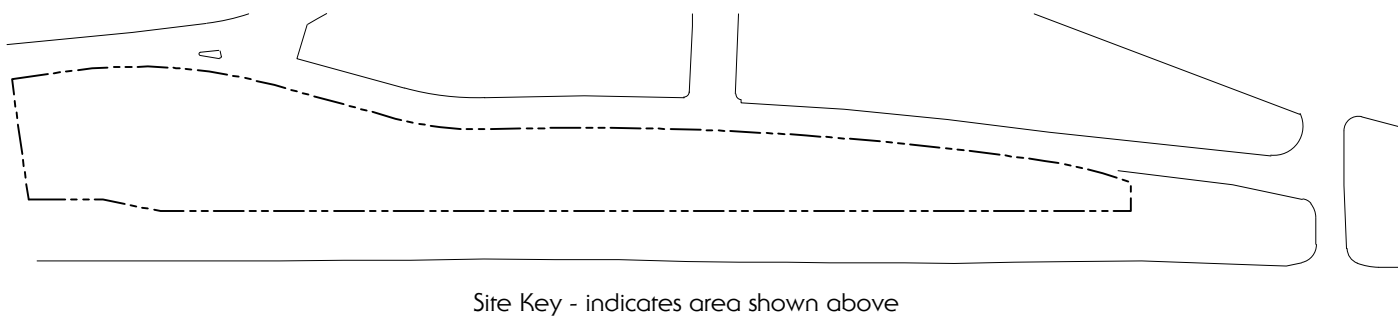
GRASSES



PERENNIALS/FORBS



SHRUBS



COASTAL SCRUB

DESCRIPTION

A MIXTURE OF LOW-GROWING EVERGREEN SHRUBS, NATIVE PERENNIALS AND FORBS, THIS COMMUNITY FORMS AN INTERPLANTED MATRIX WITH THE PASSIVE GRASSLANDS ALONG ITS MARGINS. GENERALLY COASTAL SCRUB PLANTS ARE DESIGNATED FOR THE BUILT-UP LANDFORMS (BERMS), BUT ARE ALSO USED FOR SCREENING IN CERTAIN LOCATIONS. NO PERMANENT IRRIGATION.

THE COASTAL SCRUB COMMUNITY SUPPORTS HUNDREDS OF DIFFERENT SPECIES OF BIRDS, BEES, BUTTERFLIES, AND OTHER WILDLIFE. THE DEEP, FIBROUS-ROOTED SPECIES CONTRIBUTE TO SOIL STABILITY AND ARE WELL-ADAPTED TO THE SUMMER FOG AND DROUGHT CONDITIONS ALONG THE BURNHAM STRIP.

EXISTING VEGETATION MANAGEMENT

AREAS DESIGNATED AS COASTAL SCRUB COMMUNITIES ARE LARGELY BUILT-UP ON NEWLY GRADED SURFACES. AFTER GRADING IS COMPLETE, AREA SHALL BE REGULARLY WATERED TO INITIATE GERMINATION OF EXPOSED SEEDS. AFTER SUCCESSFUL GERMINATION, WEEDS SHALL BE REMOVED, AND PLANTING SHALL OCCUR.

SCHEMATIC PLANT LIST

SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARTEMISIA CALIFORNICA	(California Sagebrush)	Shrub	SMCO	X	-	X	-	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
BACCHARIS PILULARIS	(Coyote Brush)	Shrub	SMCO	X	-	X	X	CASTILLEJA AFFINIS	(Indian Paintbrush)	Perennial	SMCO	-	-	X	-
DIPLACUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	-	X	X	X	DUDLEYA FARINOSA	(Powdery Liveforever)	Perennial	SMCO	X	X	X	-
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	X	-	X	X	EPILOBIUM CANUM	(California Fuchsia)	Perennial	SMCO	X	X	X	-
LUPINUS ARBOREUS	(Coastal Bush Lupine)	Shrub	SMCO	X	-	X	X	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
RHUS INTEGRIFOLIA	(Lemonade Berry)	Shrub	CA	X	-	X	-	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
RHUS URSINUS	(California Blackberry)	Shrub	SMCO	X	-	X	-	ERIOPHYLLUM STAECHADIFOLIUM	(Lizard Tail)	Perennial	SMCO	-	-	X	X
SALVIA APIANA	(White Sage)	Shrub	CA	X	X	X	X	FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	X	-	X	X	IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
								LASTHENIA CALIFORNICA	(California Goldfields)	Perennial	SMCO	-	-	X	X
								LUPINUS BICOLOR	(Miniature Lupine)	Perennial	SMCO	X	-	X	X
								SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	X	-	X	X

PLANT IMAGES

SHRUBS



ARTEMISIA CALIFORNICA



BACCHARIS PILULARIS



DIPLACUS AURANTIACUS



FRANGULA CALIFORNICA



LUPINUS ARBOREUS



RHUS INTEGRIFOLIA



RUBUS URSINUS



SALVIA APIANA



SALVIA MELLIFERA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



CASTILLEJA AFFINIS



DUDLEYA FARINOSA



EPILOBIUM CANUM



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ERIOPHYLLUM STAECHADIFOLIUM



FRAGARIA CHILOENSIS



IRIS DOUGLASIANA



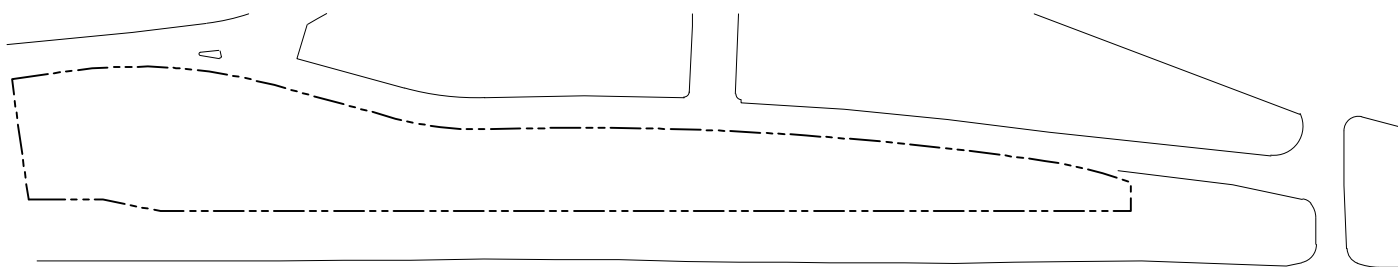
LASTHENIA CALIFORNICA



LUPINUS BICOLOR



SYMPHYOTRICHUM CHILENSE



Site Key - Indicates area shown above

STORMWATER MANAGEMENT & HABITAT RESTORATION

DESCRIPTION

PLANTING AREAS INTENDED AS A FIRST LEVEL OF TREATMENT FOR STORMWATER FLOWING FROM ADJACENT PAVED SURFACES OR FROM STRUCTURE ROOFS.

POPULATED WITH A MIX OF NATIVE PERENNIAL GRASSES, FORBS, AND LOW SHRUBS, THESE PLANT COMMUNITIES FILTER AND SLOW STORMWATER RUNOFF BEFORE ENTERING THE PRIMARY DRAINAGE CHANNELS THAT LEAD TO THE OCEAN. SOME AREAS MAY BE A COMBINATION OF SEEDED AREAS AND PLANTED GRASSES, FORBS, AND LOW SHRUBS.

SELECTED PLANTS ARE ADAPTED TO BEING OCCASIONALLY SUBMERGED DURING HIGH FLOW EVENTS, YET CAN ALSO TOLERATE SUMMER DROUGHT AND COASTAL FOG DRIP. THE COMBINATION OF SPECIES IS DESIGNED TO BE ATTRACTIVE YEAR-ROUND AND PROVIDE HABITAT FOR WILDLIFE.

EXISTING VEGETATION MANAGEMENT

AREAS DESIGNATED FOR STORMWATER MANAGEMENT ARE GENERALLY NEWLY GRADED AREAS ON THE BANKS OF THE RESHAPED DRAINAGE CHANNELS.

AFTER GRADING IS COMPLETE, AREA SHALL BE REGULARLY WATERED TO INITIATE GERMINATION OF EXPOSED SEEDS. AFTER SUCCESSFUL GERMINATION, WEEDS SHALL BE REMOVED, AND PLANTING SHALL OCCUR.

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	TREATMENT AREA			WILDLIFE SUPPORTED			
				BASIN/ FLOWLINE	BANKS	UPLAND	BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEEES & BUMBLEBEES
CAREX DIVULSA	(Grassland Sedge)	Grass	-	X	X	X	X	-	-	-
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)	Grass	SMCO	-	X	X	-	-	X	-
ELYMUS TRITICOIDES	(Creeping Wild Rye)	Grass	SMCO	-	X	X	-	-	X	-
JUNCUS EFFUSUS	(Soft Rush)	Grass	SMCO	X	X	X	-	-	X	-
JUNCUS PATENS	(Common Rush)	Grass	SMCO	X	X	X	-	-	X	-
MUHLENBERGIA RIGENS	(Deergrass)	Grass	SMCO	-	X	X	-	-	X	-
STIPA PULCHRA	(Purple Needlegrass)	Grass	SMCO	X	X	X	-	-	X	-
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	-	X	X	X	X	X	X
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	-	X	X	X	-	X	X
RIBES SANGUINEUM VAR. GLUTINOSUM	(Blood Currant)	Shrub	SMCO	-	X	X	X	X	X	X
RUBUS URSINUS	(California Blackberry)	Shrub	SMCO	-	X	X	X	-	X	-
SAMBUCUS NIGRA	(Black Elderberry)	Shrub	SMCO	-	X	X	X	-	X	X
ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	-	X	X	X	-	X	X
ARTEMISIA DOUGLASIANA	(Mugwort)	Perennial	SMCO	-	X	X	X	-	X	-
BACCHARIS GLUTINOSA	(Saltmarsh Baccharis)	Perennial	SMCO	-	X	X	X	-	X	X
CLINOPODIUM DOUGLASII	(Yerba Buena)	Perennial	SMCO	-	X	X	-	-	X	-
ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	-	X	X	X	-	X	X
ERYTHRANTHE GUTTATA	(Seep Monkey Flower)	Perennial	SMCO	-	X	X	X	X	X	X
FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	-	X	X	X	-	X	-
IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	X	X	-	-	X	-
MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	-	X	X	X	X	X	X
POLYSTICHUM MUNITUM	(Western Swordfern)	Perennial	SMCO	-	-	X	-			
SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	-	X	X	X	-	X	X

SEED MIX

SEED MIX TO CONTAIN:	
CAREX PRAEGRACILIS	(Clustered Field Sedge)
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)
FESTUCA IDAHOENSIS	(Idaho Fescue)
FESTUCA OCCIDENTALIS	(Western Field Sedge)
FESTUCA RUBRA 'MOLATE'	(Native Red Fescue)

PLANT IMAGES

GRASSES



CAREX DIVULSA



DESCHAMPSIA CAESPITOSA



ELYMUS TRITICOIDES



JUNCUS EFFUSUS



JUNCUS PATENS



MUHLENBERGIA RIGENS



STIPA PULCHRA

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



FRANGULA CALIFORNICA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS URSINUS



SAMBUCUS NIGRA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ARTEMESIA DOUGLASIANA



BACCHARIS GLUTINOSA

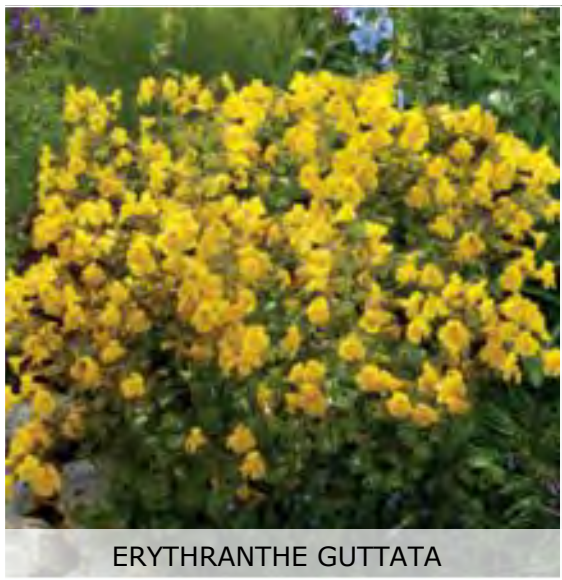
PERENNIALS/FORBS



CLINOPODIUM DOUGLASII



ERIOGONUM LATIFOLIUM



ERYTHRANTHE GUTTATA



FRAGARIA CHILOENSIS



IRIS DOUGLASIANA



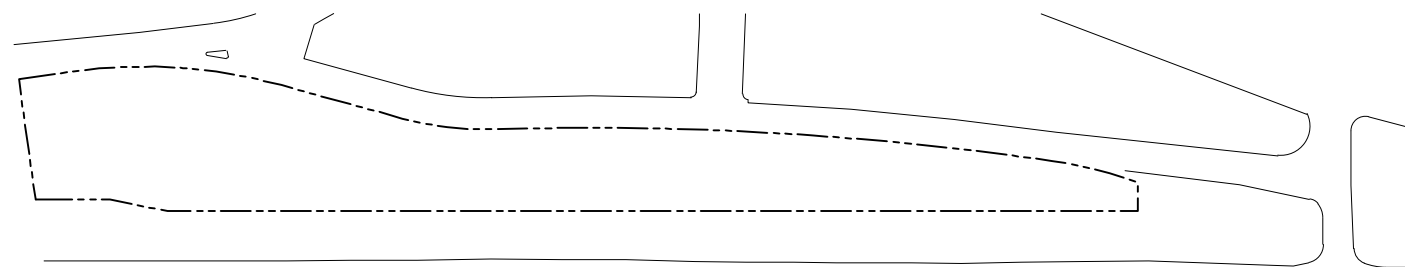
MONARDELLA VILLOSA



POLYSTICHUM MUNITUM



SYMPHYOTRICHUM CHILENSE



Site Key - Indicates area shown above

RAIN GARDEN

DESCRIPTION

DOMINATED BY NON-NATIVE, COMMON RUDERAL SPECIES LIKE ITALIAN RYE (FESTUCA PERENNIS) AND WILD OAT (AVENA BARBATA), THIS AREA POTENTIALLY CONVEYS WATER FROM THE SURROUNDING PAVEMENT RESULTING IN AN EXTENDED GROWING SEASON. A SMALL AMOUNT OF FACULATIVE WETLAND SPECIES ARE FOUND HERE, INCLUDING COMMON RUSH (JUNCUS PATENS) AND SILVERWEED CINQUEFOIL (POTENTILLA ANSERINA).

WHILE A WETLAND ASSESSMENT PERFORMED BY THE SAN MATEO COUNTY RESOURCE CONSERVATION DISTRICT CONCLUDED THE AREA IS UNLIKELY TO BE CONSIDERED A WETLAND UNDER THE COUNTY LCP, NO GRADING OR OTHER IMPROVEMENTS SHALL OCCUR WITHIN THE DESIGNATED AREA. INSTEAD, RESTORATION WORK SHALL OCCUR TO REMOVE INVASIVE SPECIES AND REINTRODUCE NATIVES TO IMPROVE HABITAT FOR WILDLIFE. SEE THE VEGETATION MANAGEMENT NOTES BELOW.

EXISTING VEGETATION MANAGEMENT

ABSOLUTELY NO GRADING SHALL OCCUR WITHIN THE RAIN GARDEN AREA.

THE FOLLOWING SHALL OCCUR:

- 1. REMOVE INVASIVE SPECIES: ALL SPECIES LISTED AS MODERATING OR HIGHLY INVASIVE SHALL BE REMOVED.
- 2. RESTORE NATIVE SPECIES: AREAS DISTURBED DURING INVASIVE SPECIES REMOVAL OR THROUGH ADJACENT CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH NEW SPECIES APPROPRIATE FOR THE AREA AS SHOWN IN THE SCHEMATIC LIST ON THIS PAGE AND IN THE PHOTOGRAPHS BELOW.
- 3. ONGOING: AT LEAST SEMI-ANNUALLY, AREA SHALL BE REVIEWED FOR NEWLY-SPROUTING OR UNSUCCESSFULLY REMOVED INVASIVES, AND REMOVAL AND REPLANTING PERFORMED ASAP.

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEEES & BUMBLEBEES
CAREX DENSA	(Dense Sedge)	Grass	SMCO	-	-	X	-
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)	Grass	SMCO	-	-	X	-
ELYMUS TRITICOIDES	(Creeping Wild Rye)	Grass	SMCO	-	-	X	-
HORDEUM BRACHYANTHERUM	(Meadow Barley)	Grass	SMCO	-	-	X	-
JUNCUS EFFUSUS	(Soft Rush)	Grass	SMCO	-	-	X	-
JUNCUS PATENS	(Common Rush)	Grass	SMCO	-	-	X	-
MUHLENBERGIA RIGENS	(Deergrass)	Grass	CA	-	-	X	-
ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
ARTEMISIA CALIFORNICA	(California Sagebrush)	Perennial	SMCO	X	-	X	-
BACCHARIS GLUTINOSA	(Saltmarsh Baccharis)	Perennial	SMCO	X	-	X	X
CASTILLEJA AFFINIS	(Indian Paintbrush)	Perennial	SMCO	-	-	X	-
ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
ERIOGONUM GRANDE VAR. RUBESCENS	(Red-flowered Buckwheat)	Perennial	CA	X	-	X	X
ERYTHRANTHE GUTTATA	(Seep Monkey Flower)	Perennial	SMCO	X	X	X	X
EUTHAMIA OCCIDENTALIS	(Western Goldenrod)	Perennial	CA	-	-	X	-
IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	X	X	X	X
POTENTILLA ANSERINA	(Silverweed)	Perennial	SMCO	-	-	X	-
RUBUS URSINUS	(California Blackberry)	Perennial	SMCO	X	-	X	-
SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	X	X	X	X
STACHYS BULLATA	(California Hedge-nettle)	Perennial	SMCO	X	X	X	X
SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	X	-	X	X

PLANT IMAGES

GRASSES



CAREX DENSA



DESCHAMPSIA CAESPITOSA



ELYMUS TRITICOIDES



HORDEUM BRACHYANTHERUM



JUNCUS EFFUSUS



JUNCUS PATENS



MUHLENBERGIA RIGENS

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ARTEMISIA CALIFORNICA



BACCHARIS GLUTINOSA



CASTILLEJA AFFINIS



ERIGERON GLAUCUS



ERIOGONUM GRANDE VAR. RUBESCENS



ERYTHRANTHE GUTTATA



EUTHAMIA OCCIDENTALIS



IRIS DOUGLASIANA



MONARDELLA VILLOSA



POTENTILLA ANSERINA



RUBUS URSINUS



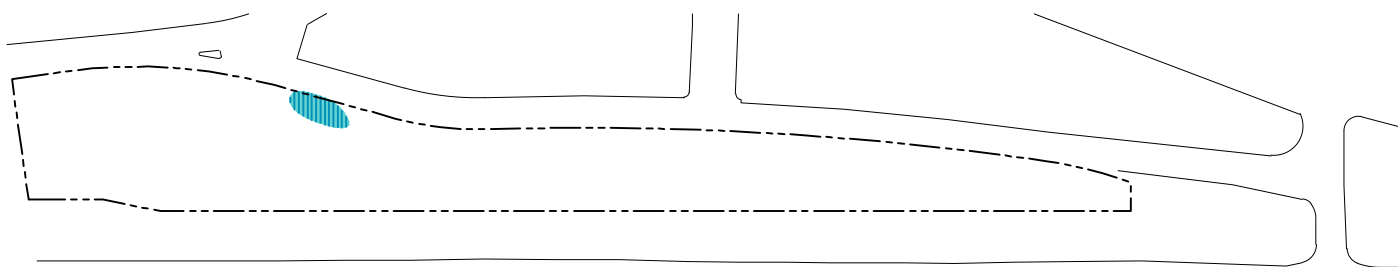
SCROPHULARIA CALIFORNICA



STACHYS BULLATA



SYMPHYOTRICHUM CHILENSE



Site Key - Indicates area shown above

POLLINATOR GARDENS - BEES

DESCRIPTION

THIS MIX OF LOW AND MID-HEIGHT SHRUBS AND PERENNIALS PROVIDES FORAGE AND COVER FOR BEES AND BUMBLEBEES, IN ADDITION TO OTHER NATIVE WILDLIFE, SUCH AS BIRDS / HUMMINGBIRDS, BUTTERFLIES & MOTHS, AND SMALL MAMMALS. NO PERMANENT IRRIGATION.

EXISTING VEGETATION MANAGEMENT

SEE VEGETATION MANAGEMENT PLAN FOR EXISTING CONDITIONS

SCHEMATIC PLANT LIST

SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	X	X	X	X	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	X	-	X	X	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
CEANOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	X	-	X	X	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
DIPLOCUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	-	X	X	X	ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	X	-	X	X
LUPINUS ARBOREUS	(Coastal Bush Lupine)	Shrub	SMCO	X	-	X	X	FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	X	-	X	X	GRINDELIA STRICTA	(Gumweed)	Perennial	SMCO	-	-	X	-
								LASTHENIA CALIFORNICA	(California Goldfields)	Perennial	SMCO	-	-	X	X
								LUPINUS BICOLOR	(Miniature Lupine)	Perennial	SMCO	X	-	X	X
								MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	X	X	X	X
								SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	X	X	X	X
								STACHYS BULLATA	(California Hedge-nettle)	Perennial	SMCO	X	X	X	X
								TRIFOLIUM FUCATUM	(Sour Clover)	Perennial	SMCO	-	-	X	X

PLANT IMAGES

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



BACCHARIS PILULARIS



CEANOTHUS THYRSIFLORUS



DIPLOCUS AURANTIACUS



LUPINUS ARBOREUS



SALVIA MELLIFERA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ESCHSCHOLZIA CALIFORNICA



FRAGARIA CHILOENSIS



GRINDELIA STRICTA



LASTHENIA CALIFORNICA



LUPINUS BICOLOR



MONARDELLA VILLOSA



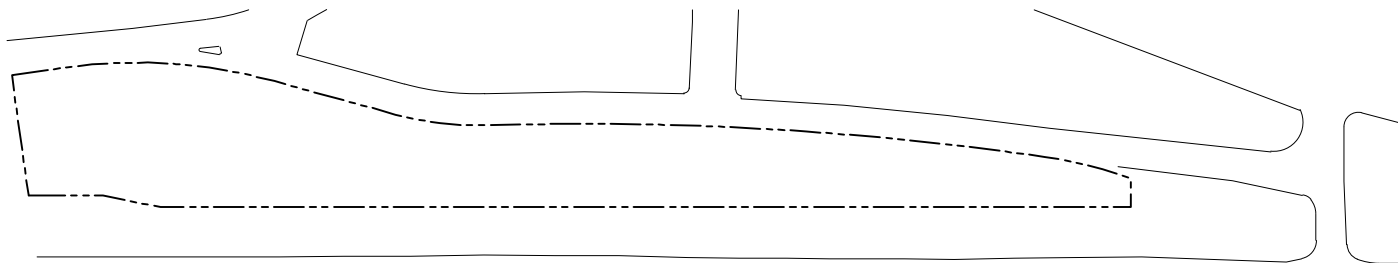
SCROPHULARIA CALIFORNICA



STACHYS BULLATA



TRIFOLIUM FUCATUM



Site Key - Indicates area shown above

POLLINATOR GARDENS - HUMMINGBIRDS

DESCRIPTION

A MIX OF NATIVE SHRUBS, GRASSES, AND PERENNIALS THAT PROVIDE NECTAR OR COVER ATTRACTIVE TO AND SUPPORTING HUMMINGBIRDS. NO PERMANENT IRRIGATION

EXISTING VEGETATION MANAGEMENT

SEE VEGETATION MANAGEMENT PLAN FOR EXISTING CONDITIONS

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEEES & BUMBLEBEES
FESTUCA IDAHOENSIS	(Blue Bunchgrass)	Grass	SMCO	TR	-	X	-
FESTUCA OCCIDENTALIS	(Western Fescue)	Grass	CA	-	-	X	-
ARCTOSTAPHYLOS CRUSTACEA SSP. CRUSTACEA	(Brittle Leaf Manzanita)	Shrub	SMCO	X	X	X	X
DIPLOCUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	-	X	X	-
LONICERA INVOLUCRATA	(Twinberry)	Shrub	SMCO	X	X	X	-
RIBES SANGUINEUM VAR. GLUTINOSUM	(Bood Currant)	Shrub	SMCO	X	X	X	X
RUBUS PARVIFLORUS	(Thimbleberry)	Shrub	SMCO	X	-	X	-
SALVIA CLEVELANDII	(Cleveland Sage)	Shrub	CA	X	X	X	X
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	X	-	X	X
AQUILEGIA FORMOSA	(Western Columbine)	Perennial	CA	X	-	X	-
ERIOPHYLLUM STAECHADIFOLIUM	(Lizard Tail)	Perennial	SMCO	-	-	X	X
PENSTEMON CENTRANTHIFOLIUS	(Scarlet Bugler)	Perennial	CA	X	X	X	X
SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	X	X	X	X
STACHYS BULLATA	(California Hedgenettle)	Perennial	SMCO	X	X	X	X

PLANT IMAGES

GRASSES



FESTUCA IDAHOENSIS



FESTUCA OCCIDENTALIS

SHRUBS



ARCTOSTAPHYLOS CRUSTACEA SSP. CRUSTACEA



DIPLOCUS AURANTIACUS



LONICERA INVOLUCRATA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS PARVIFLORUS



SALVIA CLEVELANDII



SALVIA MELLIFERA

PERENNIALS/FORBS



AQUILEGIA FORMOSA



ERIOPHYLLUM STAECHADIFOLIUM



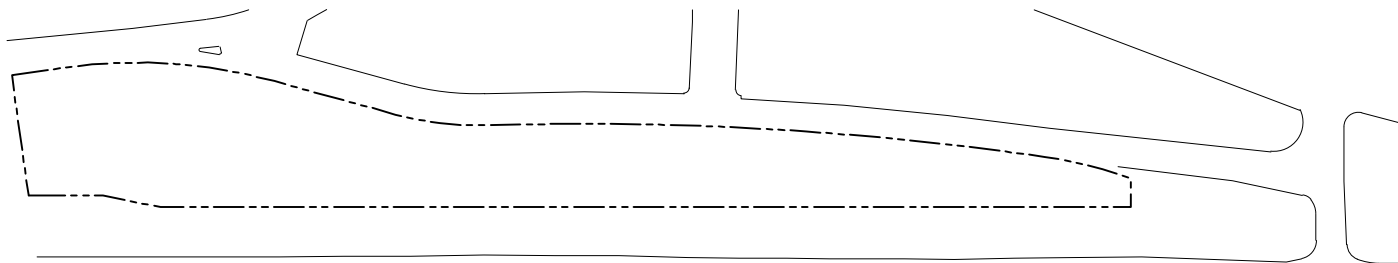
PENSTEMON CENTRANTHIFOLIUS



SCROPHULARIA CALIFORNICA



STACHYS BULLATA



Site Key - Indicates area shown above

POLLINATOR GARDENS - BUTTERFLIES

DESCRIPTION

A DIVERSE MIX OF SHRUBS AND PERENNIALS PROVIDES COVER AND FORAGE FOR THE ENTIRETY OF BUTTERFLY / MOTH LIFECYCLES. NO PERMANENT IRRIGATION.

EXISTING VEGETATION MANAGEMENT

- SEE VEGETATION MANAGEMENT PLAN FOR EXISTING CONDITIONS

SCHEMATIC PLANT LIST

SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	X	X	X	X	AQUILEGIA FORMOSA	(Western Columbine)	Perennial	CA	X	-	X	-
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	X	-	X	X	CASTILLEJA AFFINIS	(Indian Paintbrush)	Perennial	SMCO	-	-	X	-
CEANOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	X	-	X	X	DUDLEYA FARINOSA	(Powdery Liveforever)	Perennial	SMCO	X	X	X	-
DIPLOCUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	-	X	X	-	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
LONICERA INVOLUCRATA	(Twinberry)	Shrub	SMCO	X	X	X	-	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
RIBES SANGUINEUM VAR. GLUTINOSUM	(Bood Currant)	Shrub	SMCO	X	X	X	X	ERIOPHYLLUM STAECHADIFOLIUM	(Lizard Tail)	Perennial	SMCO	-	-	X	X
RUBUS PARVIFLORUS	(Thimbleberry)	Shrub	SMCO	X	-	X	-	ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	X	-	X	X
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	X	-	X	X	FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
								IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
								MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	X	X	X	X
								SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	X	X	X	X
								STACHYS BULLATA	(California Hedge-nettle)	Perennial	SMCO	X	X	X	X
								SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	X	-	X	X

PLANT IMAGES

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



BACCHARIS PILULARIS



CEANOTHUS THYRSIFLORUS



DIPLOCUS AURANTIACUS



LONICERA INVOLUCRATA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS PARVIFLORUS



SALVIA MELLIFERA

PERENNIALS/FORBS



AQUILEGIA FORMOSA



CASTILLEJA AFFINIS



DUDLEYA FARINOSA



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ERIOPHYLLUM STAECHADIFOLIUM



ESCHSCHOLZIA CALIFORNICA



FRAGARIA CHILOENSIS



IRIS DOUGLASIANA



MONARDELLA VILLOSA



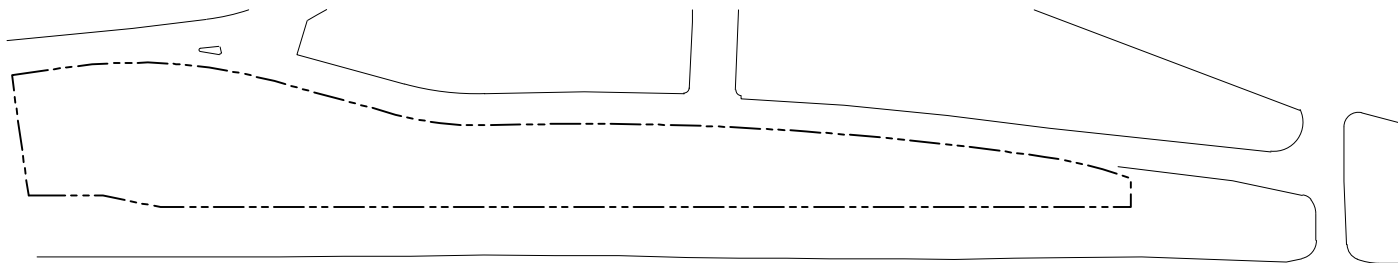
SCROPHULARIA CALIFORNICA



STACHYS BULLATA



SYMPHYOTRICHUM CHILENSE



Site Key - Indicates area shown above

ORNAMENTAL PLANTING AREAS

DESCRIPTION

A DIVERSE MIX OF SHRUBS AND PERENNIALS PROVIDES COVER AND FORAGE FOR THE ENTIRETY OF BUTTERFLY / MOTH LIFECYCLES. THE ORNAMENTAL PLANTING AREAS ARE TYPICALLY PERMANENTLY IRRIGATED.

EXISTING VEGETATION MANAGEMENT

- SEE VEGETATION MANAGEMENT PLAN FOR EXISTING CONDITIONS

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
BOUTELOUA 'BLONDE AMBITION'	(Blue Grama Grass)	Grass	CA	-	-	X	-	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
CAREX Densa	(Dense Sedge)	Grass	SMCO	-	-	X	-	EPILOBIUM CANUM	(California Fuchsia)	Perennial	SMCO	X	X	X	-
MUHLENBERGIA RIGENS	(Deergrass)	Grass	CA	-	-	X	-	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	X	X	X	X	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
ARTEMISIA CALIFORNICA	(California Sagebrush)	Shrub	SMCO	X	-	X	-	HEMEROCALLIS HYBRIDS	(Daylily)	Perennial	SMCO	X	X	X	-
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	X	-	X	X	IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
CEANOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	X	-	X	X	OENOTHERA ELATA SSP. HOOKERI	(Hooker's Evening Primrose)	Perennial	SMCO	-	-	X	-
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	X	-	X	X								
LAVANDULA STOECHAS	(Lavender)	Shrub	-	X	X	X	X								
SALVIA CLEVELANDII	(Cleveland Sage)	Shrub	CA	X	X	X	X								

PLANT IMAGES

GRASS



BOUTELOUA 'BLONDE AMBITION'



CAREX Densa



MUHLENBERGIA RIGENS

SHRUB



ARCTOSTAPHYLOS UVA-URSI



ARTEMISIA CALIFORNICA



BACCHARIS PILULARIS



CEANOTHUS THYRSIFLORUS



FRANGULA CALIFORNICA



LAVANDULA STOECHAS



SALVIA CLEVELANDII

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



EPILOBIUM CANUM



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



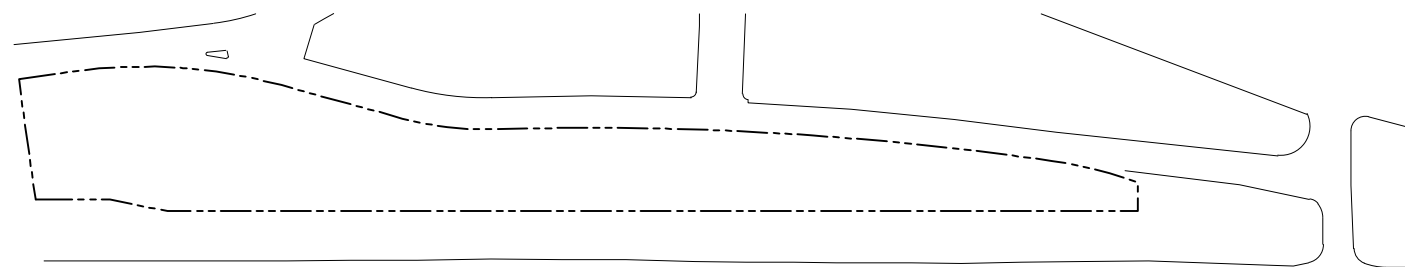
HEMEROCALLIS HYBRIDS



IRIS DOUGLASIANA



OENOTHERA ELATA SSP. HOOKERI



Site Key - Indicates area shown above

GRANADA RECREATION CENTER

480 AVENUE, ALHAMBRA, ELK GRANADA, CA 94018
COORDINATION SET
FEBRUARY 09, 2023



PROJECT TEAM

ARCHITECT:

GROUP 4 ARCHITECTURE RESEARCH +
PLANNING:
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SAN CARLOS, CALIFORNIA 94070
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CONTACT: STEVEN PATTON

CIVIL:

BKF
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
T: (650) 482-6306

CONTACT: JONATHAN TANG

ELECTRICAL, LIGHTING, ACOUSTIC & TELECOM:

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SAN RAMON, CA 94582
T: (913) 961-1658

CONTACT: DAVID MAINO

LANDSCAPE:

KIKUCHI & KANKAL
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HALF MOON BAY, CA 94019
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CONTACT: TOM CONROY

MEP & FIRE PROTECTION:

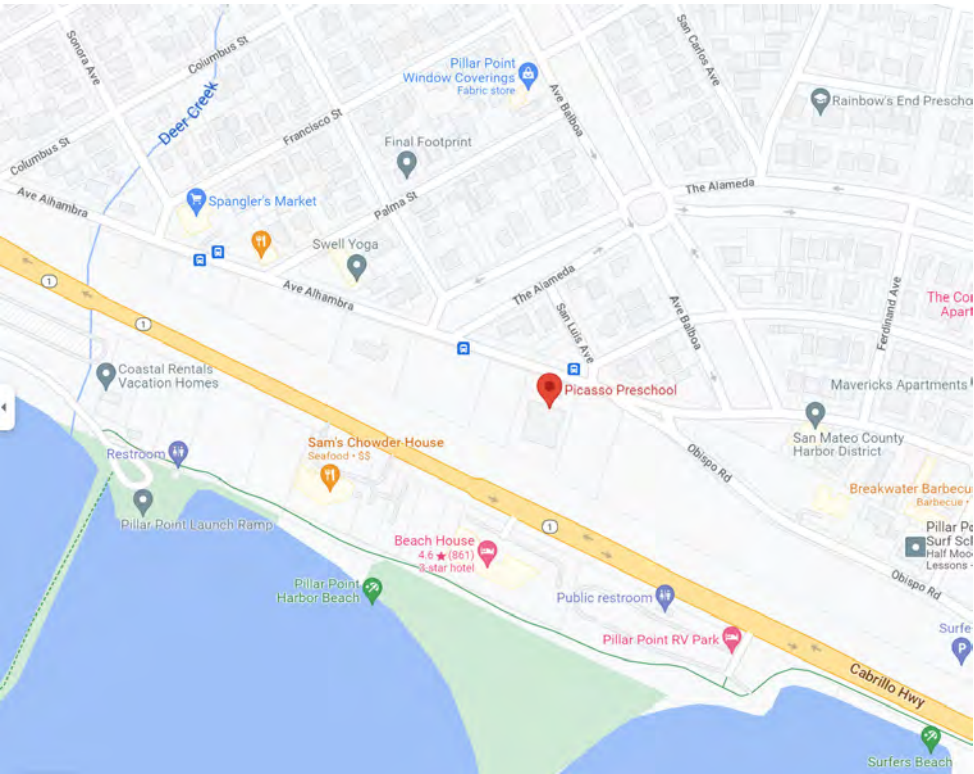
BLUE FOREST
3622 KINGSLEY STREET
OAKLAND, CA 94610-2833
T: (510) 924-8205

CONTACT: TYLER BRADSHAW

PROJECT SCOPE OF WORK:

The proposed recreation center include two buildings: a ~3,000 sf existing formal preschool that will be renovated for classroom and staff space and a new ~3,000 sf building that will house a new large community room and associated spaces. The renovated building will include a central lobby that welcomes people from the entry though the building, with a staff service point. The lobby will lead to a central outdoor "living room" for both informal and formal programming. Public restrooms will be located directly off of the lobby. The renovated building will also house two classroom spaces which will be accessible from the central outdoor space: a fitness classroom for health and wellness, dance, and exercise programming, and an activity room for multi-purpose uses, including arts and crafts, trainings, classes, workshops, seminars, and use by local clubs and organizations. The fitness classroom and activity room will each have their own dedicated patio directly adjacent to the indoor space that expands the programmable space to the outdoors via glass roll up doors. The renovated building will also include a small conference room that can be used by the public or by staff. The new building will house a ~1,800 sf large community room, with an adjacent pantry or kitchen for food service and storage. Additional restrooms will be housed within the new building, accessible from the outdoors. A dedicated community room courtyard will be located adjacent to the indoor space, with sliding glass doors for indoor-outdoor programming. Site improvements will include expansion and resurfacing of the existing parking lot, located in front of the building, hardscaped patio and courtyard areas, pathways to the community park, and landscaping, including native and climate-appropriate trees, bushes, and plantings.

LOCATION MAP:



GROUP 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

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SO. SAN FRANCISCO
CA 94080 USA
650·871·0709



GCSD
504 AVE. ALHAMBRA,
CA 94018

GRANADA RECREATION CENTER

480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018

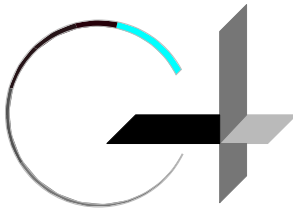
Project Arch.	..
CA REG.	
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.
COVER SHEET

A0.0

SHEET INDEX

SHEET NO.	SHEET NAME	Phase
A0.0	COVER SHEET	SD
A0.1	SHEET INDEX	SD
A0.2	ABBREVIATIONS & LEGEND	SD
A0.4-3	CODE- EXITING PLAN	SD
A1.1-1	SITE PLAN	SD
A2.0-1	DEMOLITION FLOOR PLAN	SD
A2.0-3	DEMOLITION RCP	SD
A2.1-1	GRID PLAN	SD
A2.4-1	FLOOR PLAN- FIRST FLOOR	SD
A2.4-3	ROOF PLAN	SD
A2.5-1	ENLARGED PLANS	SD
A3.1-1	BUILDING ELEVATIONS - BUILDING A	SD
A3.1-2	BUILDING ELEVATIONS - BUILDING B	SD
A3.4-1	BUILDING SECTIONS	SD
A4.1-1	FINISH SCHEDULE & FLOOR PLAN	SD
A6.0-1	REFLECTED CEILING PLAN- FIRST FLOOR	SD
A10.1-1	FURNITURE PLAN- FIRST FLOOR (N.I.C., FOR REFERENCE ONLY)	SD



G R O U P 4
ARCHITECTURE
RESEARCH +
PLANNING, INC

211 LINDEN AVENUE
SO. SAN FRANCISCO
C A 9 4 0 8 0 U S A
6 5 0 8 7 1 0 7 0 9



GCSD
504 AVE. ALHAMBRA,
CA 94018

GRANADA
RECREATION
CENTER

480 AVENUE
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ELK GRANADA,
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Project Arch. --
CA REG.
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COORDINATION SET 02/09/2024

SHEET TITLE AND NO.
SHEET INDEX

A0.1

A.B.	ANCHOR BOLT	FDN.
ABV.	ABOVE	F.E.
A.C.	ASPHALT CONCRETE PAVING	F.E.C.
A.C.T.	ACOUSTIC CEILING TILE	F.F.
ACOUS.	ACOUSTICAL	F.F.E.
A.D.	AREA DRAIN	F.G.
ADD.	ADDITIONAL	F.H.C.S.
ADJ.	ADJUSTABLE	FIN.
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	FL. FIXT.
A.F.F.	ABOVE FINISH FLOOR	FLASH.
AGGR.	AGGREGATE	FLUOR.
ALT.	ALTERNATE	F.O.
AL.	ALUMINUM	F.O.C.
ALUM.	ALUMINUM	F.O.M.
APPROX.	APPROXIMATE	F.O.M.
ARCH.	ARCHITECTURAL, ARCHITECT	F.O.S.
ASPH.	ASPHALT	F.R.P.

BD.	BOARD	FRPG.
BET.	BETWEEN	F.S.
BIT.	BITUMEN	FT.
BLDG.	BUILDING	FTG.
BLK.	BLOCK	FURR.
BLKG.	BLOCKING	
BM.	BEAM	GA.
BND/BYND	BEYOND	GAL.
BOT.	BOTTOM	GALV.
B.O.	BOTTOM OF	G.B.
B.O.B.	BOTTOM OF BEAM	GL.
B.O.C.	BOTTOM OF CONCRETE	GND.
B.O.S.	BOTTOM OF STEEL	GR.
B.R.B.	BUCKLING RESTRAINT BRACE.	GYP.
BTWN.	BETWEEN	G.W.B.
B.U.W.P.	BUILT UP WATERPROOFING	
B.U.R.	BUILT UP ROOF	HB.

CAB.	CABINET	HDWE.
C.B.	CATCH BASIN	H.M.
CEM.	CEMENT	HORIZ.
CER.	CERAMIC	H.P.
C.G.	CORNER GUARD	HR.
C.J.	CONTROL JOINT	HT.
C.L.	CENTERLINE	HVAC
CLG.	CEILING	
CLO.	CLOSET	I.D.
CLR.	MINIMUM CLEAR DIMENSION, F.O.F. TO F.O.F.	INSUL. INT.
C.M.U.	CONCRETE MASONRY UNIT	
C.O.	CONCRETE OPENING	J.
COL.	COLUMN	J.B.
COMP.	COMPOSITION	JAN.
CONC.	CONCRETE	JNT.
CONN.	CONNECTION	JST.
COND.	CONDITION	JT.
CONSTR.	CONSTRUCTION	
CONT.	CONTINUOUS	KIT.
CORR.	CORRIDOR	
CNTR.	COUNTER	LAM.
C.T.	CERAMIC TILE	LAV.
CTR.	CENTER	LOC.
CTSK.	COUNTERSUNK	L.F.
C.U.	CONDENSER UNIT	L.P.
C.W.	CURTAIN WALL OR CUSTOM WOOD	LT.

D.A.	DISABLED ACCESS	MACH.
DBL.	DOUBLE	MAX.
DEPT.	DEPARTMENT	MECH.
DET.	DETAIL	MEMB.
D.F.	DRINKING FOUNTAIN	MET.
DIA.	DIAMETER	MFG.
DIAG.	DIAGONAL	MFR.
DIM.	DIMENSION	MH.
DISCONT.	DISCONTINUOUS	MIN.
DISP.	DISPENSER	MIR.
DN.	DOWN	MISC.
D.O.	DOOR OPENINGS	M.R.
D.P.	DIMENSION POINT	M.O.
DR.	DOOR	MSNRY.
D.S.	DOWNSPOUT	M.T
S.S.P.	DRY STANDPIPE	MTD.
D/W	DISHWASHER	MTG.
DWG.	DRAWING	
DWR.	DRAWER	(N)

(E)	EXISTING	N.A.
E.	EAST	N.I.C.
EA.	EACH	NO. or #
E.F.	EXHAUST FAN	NOM.
E.J.	EXPANSION JOINT	N.T.S.
EL.	ELEVATION	
ELEC.	ELECTRICAL	O.
EMER.	EMERGENCY	O/
ENCL.	ENCLOSURE	O.A.
E.P.	EDGE OF PAVEMENT	O.C.
EPS.	EXPANDED POLYSTYRENE	O.D.
EQ.	EQUAL	O.F.C.I.
EQPM.	EQUIPMENT	O.H.
E.W.C.	ELECTRIC WATER COOLER	OFF.
EXP.	EXPANSION, EXPANDED	OPNG.
EXPO.	EXPOSED	OPP.
EXIST.	EXISTING	O.R.D.
EXT.	EXTERIOR	O.R.S.

FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FIXED GLASS
F.H.C.S.	FLAT HEAD COUNTERSUNK
FIN.	FINISH
FL.	FLOOR
FIXT.	FIXTURE
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.P.	FIBERGLASS REINFORCED PANEL
FRPF.	FIREPROOF
FRPG.	FIREPROOFING
F.S.	FOOD SERVICE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS OR GRIDLINE
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
HB.	HOSE BIBB
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOURL
HT.	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING

I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
J.	JUNCTION
J.B.	JUNCTION BOX
JAN.	JANITOR
JNT.	JOINT
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LOC.	LOCATION
L.F.	LINEAR FEET
L.P.	LOW POINT
LT.	LIGHT

MACH.	MACHINE
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFG.	MANUFACTURER
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.R.	MOISTURE RESISTANT
M.O.	MASONRY OPENING
MSNRY.	MASONRY
M.T	METAL THRESHOLD
MTD.	MOUNTED
MTG.	MOUNTING
(N)	NEW
N.	NORTH
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O.	OUTSIDE
O/	OVER
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.H.	OPPOSITE HAND
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
O.R.S.	OVERFLOW ROOF SCUPPER
O.S.B.	ORIENTED STRAND BOARD
O.S.W.	OCCUPANCY SEPARATION WALL

P.C.	PORTLAND CEMENT
PHEN.	PHENOLIC
PL.	PLATE
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRECAST
PREFIN.	PREFINISHED
PT.	POINT
PTD.	PAINTED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./RE	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
P.V.C.	POLYVINYLCHLORIDE

(R)	REMOVE EXISTING
(RL)	RELOCATE EXISTING
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REINF.	REINFORCED OR REINFORCING
REQ.	REQUIRED
R.E.S.	RESILIENT EDGE STRIP
RESIL.	RESILIENT
RGTR.	REGISTER
RM.	ROOM
R.O.	ROUGH OPENING
RV.	ROOF VENT
R.W.L.	RAIN WATER LEADER

S. SOUTH
S.A.D. SEE ARCHITECTURAL DOCUMENTS
S.C.D. SEE CIVIL DOCUMENTS
S.E.D. SEE ELECTRICAL DOCUMENTS
S.G.D. SEE GRAPHIC DOCUMENTS
S.L.D. SEE LANDSCAPE DOCUMENTS
S.M.D. SEE MECHANICAL DOCUMENTS
S.P.D. SEE PLUMBING DOCUMENTS
S.S.D. SEE STRUCTURAL DOCUMENTS
S.T.D. SEE TELECOM AND A/V DOCUMENTS
S.C. SOLID CORE
S.C.P. SEAT COVER DISPENSER
SCH.D. SCHEDULE
S.D. SOAP DISPENSER
S.F. SQUARE FOOT
SH. SHELF
SHLV. SHELVES
SECT. SECTION
SHWR. SHOWER
SHT. SHEET
SHTG. SHEATHING
SIM. SIMILAR
SK. SINK
S.N.D. SANITARY NAPKIN DISPENSER
S.N.R. SANITARY NAPKIN RECEPTACLE
SOF. SOFFIT
SPEC. SPECIFICATION
SQ. SQUARE
S.S. STAINLESS STEEL
STA. STATION
STD. STANDARD
STL. STEEL
STOR. STORAGE
STRL. STRUCTURAL
STRUCT. STRUCTURE
SUSP. SUSPENDED
SYM. SYMMETRICAL

T.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
TEXT.	TEXTURE
THK.	THICK
THRES.	THRESHOLD
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.S.	TOE STEEL
T.O.	TOP OF
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB OR TOP OF CONCRETE
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF ROOF
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL

UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL

V.C.T.	VINYL COMPOSITE TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
V.T.R.	VENT TO ROOF

W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WIND.	WINDOW
W/O	WITHOUT
WP.	WATERPROOF OR WATERPROOFING
W.P.	WORK POINT
WSCT.	WAINSCOT
WT.	WEIGHT

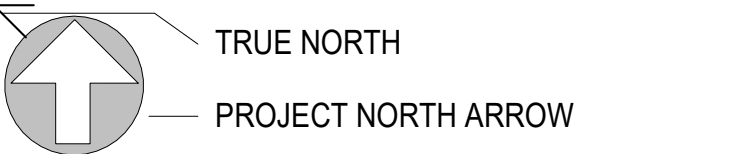
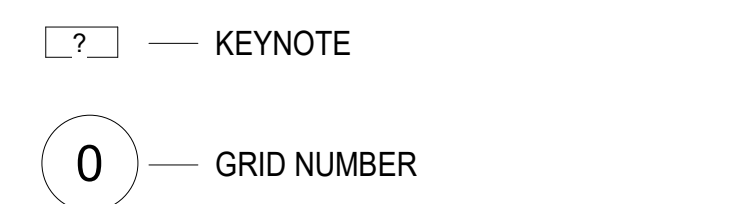
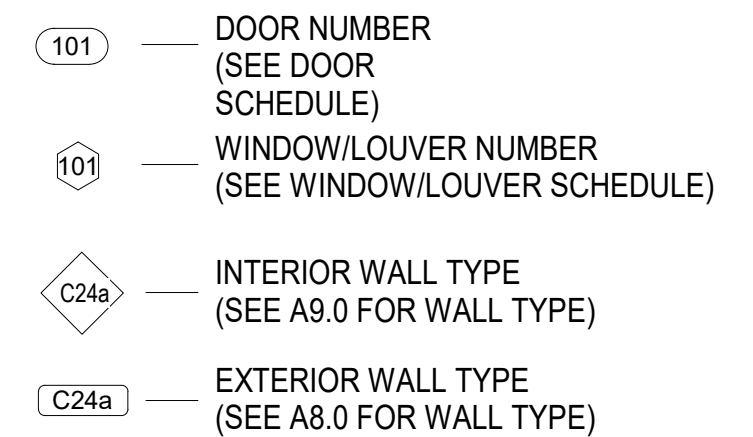
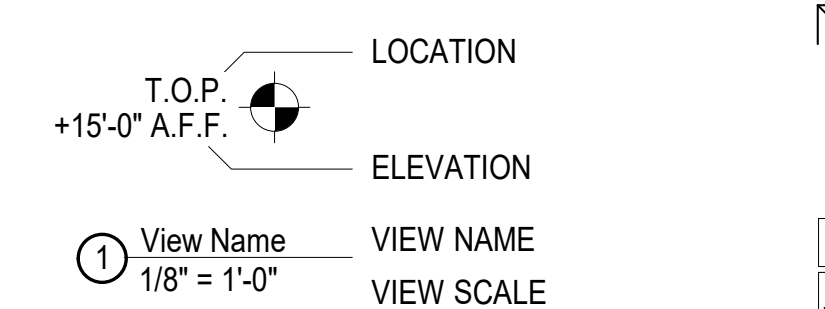
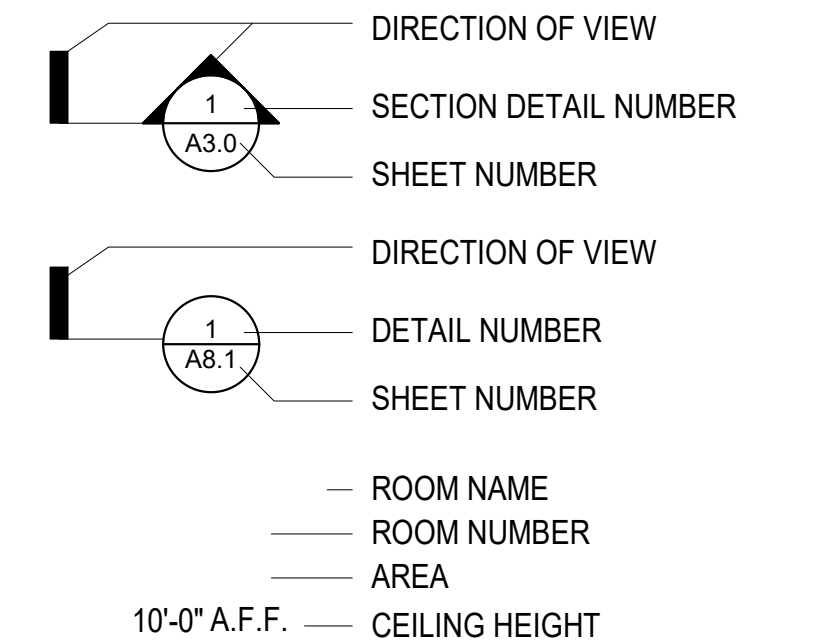
&	AND
∠	ANGLE
@	AT
⊕	CENTERLINE
DIA.	DIAMETER
PERP.	PERPENDICULAR
DN.	SLOPE DOWN/STAIR DOWN

NOTE: THE ABBREVIATIONS BELOW APPLY TO DETAIL DRAWING TITLES.

E	INTERIOR
E	EXTERIOR
BC	BICYCLE CANOPY
CL	CEILING
CS	CASEWORK
DA	DISABLED ACCESS COMPLIANCE
DR	DOOR
EQ	EQUIPMENT
FL	FLOOR
GL	WINDOW
MP	METAL PANEL
PN	PENETRATIONS
RF	ROOF
SG	SIGNAGE
ST	SITE
VC	VERTICAL CIRCULATION
WA	WALL
WP	WATERPROOFING BELOW GRADE
WS	WINDOW SCHEDULE

	EXISTING WALL, TO REMAIN
	EXISTING WALL, TO BE DEMOLISHED
	NEW WALL

(SEE SHEET LEGENDS FOR ADDITIONAL INFORMATION)



101	Room name	
WALLS	N	E
	S	W
BASE	N	E
	S	W
FLOOR	Floor Finish	



ARCHITECTURE
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**GRANADA
RECREATION
CENTER**

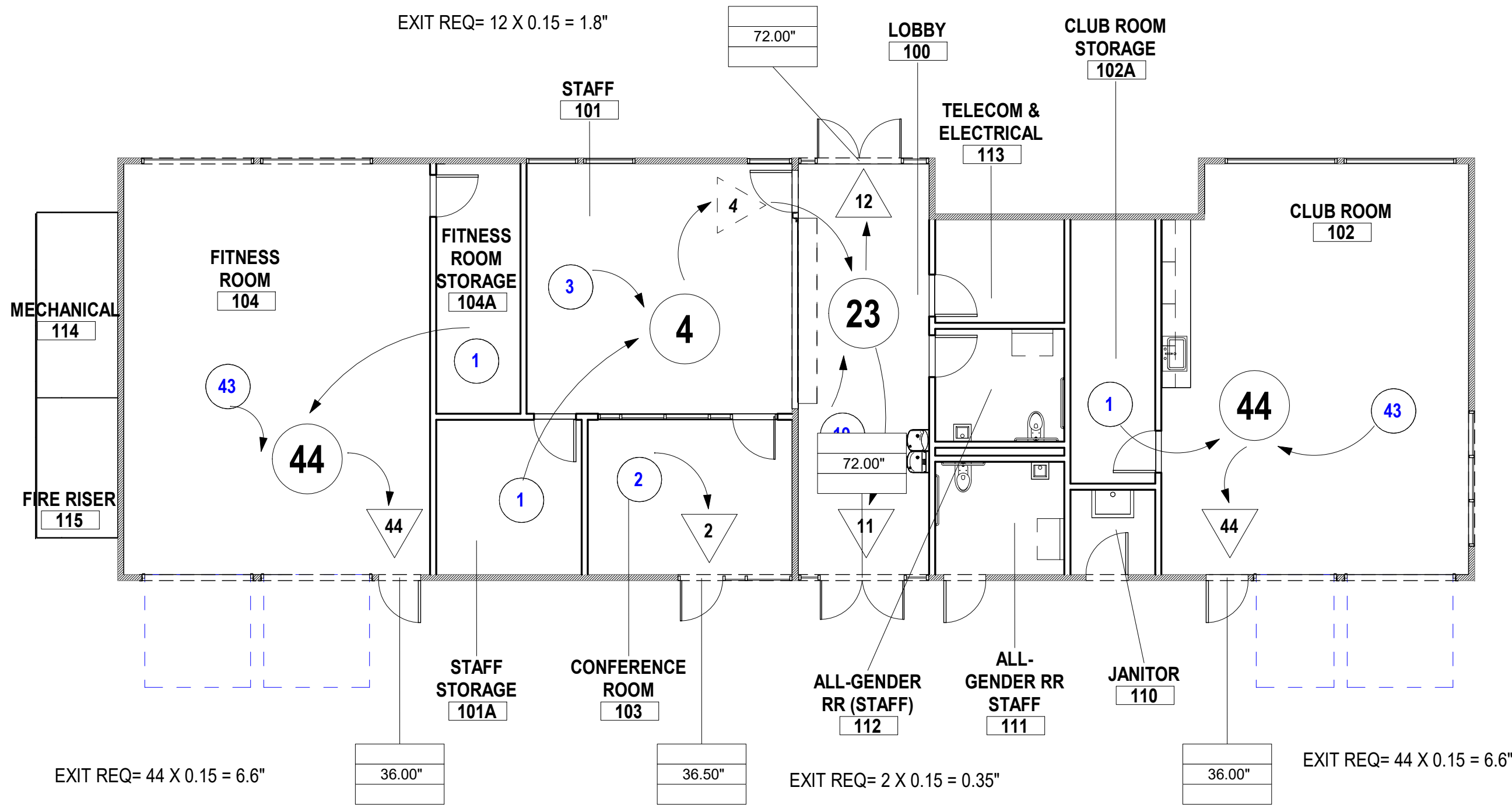
480 AVENUE
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Project Arch.	--
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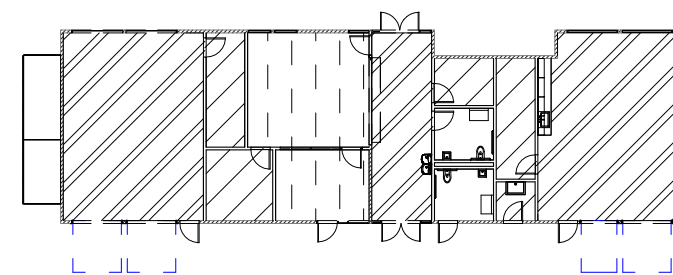
SHEET TITLE AND NO.

ABBREVIATIONS &
LEGEND

A0.2



1 FP01- FIRST FLOOR PLAN - EXITING
1/8" = 1'-0"



2 FP01- FIRST FLOOR PLAN - OCCUPANCY TYPE
1" = 30'-0"

OCCUPANT LOAD FOR EXITING						
ROOM	NAME	OCCUPANT TYPE	OCCUPANCY	AREA	OLF	OCCUPANT LOAD

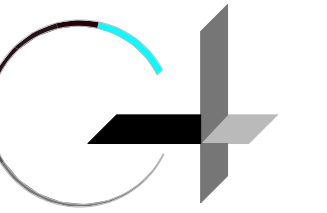
OCCUPANT LOAD FOR EXITING						
ROOM	NAME	OCCUPANT TYPE	OCCUPANCY	AREA	OLF	OCCUPANT LOAD
104	FITNESS ROOM	ASSEMBLY-UNCONCENTRATED	A-3	643 SF	15	43
101A	STAFF STORAGE	ACCESSORY	S	115 SF	300	1
101	STAFF	BUSINESS	B	340 SF	150	3
100	LOBBY	ASSEMBLY-UNCONCENTRATED	A-3	276 SF	15	19
114	ELECTRICAL	NON-ASSIGNABLE		Not Placed		
111	ALL- GENDER RR STAFF	NON-ASSIGNABLE		74 SF		
102	CLUB ROOM	ASSEMBLY-UNCONCENTRATED	A-3	632 SF	15	43
200	COMMUNITY ROOM	ASSEMBLY-CONCENTRATED	A-3	1919 SF	7	275
114	MECHANICAL			77 SF		
115	FIRE RISER			58 SF		
102A	CLUB ROOM STORAGE	ACCESSORY	S	114 SF	300	1
110	JANITOR	ACCESSORY	S	37 SF	300	1
112	ALL-GENDER RR (STAFF)	NON-ASSIGNABLE		74 SF		
113	TELECOM & ELECTRICAL	ACCESSORY	S	68 SF	300	1
103	CONFERENCE ROOM	BUSINESS	B	162 SF	150	2
201	CATERING PANTRY	FOOD SERVICE	B	298 SF	200	2
210	WOMEN RR	NON-ASSIGNABLE		128 SF		
211	MEN RR	NON-ASSIGNABLE		111 SF		
212	ELECTRICAL	NON-ASSIGNABLE		49 SF	300	1
201A	PANTRY STORAGE	ACCESSORY	S	47 SF	300	1
213	BLDG & CR STORAGE	ACCESSORY	S	232 SF	300	1
104A	FITNESS ROOM STORAGE	ACCESSORY	S	107 SF	300	1
TOTAL OCCUPANT LOAD						395

LEGEND

- F.E.C.**
FIRE EXTINGUISHER CABINET COVERAGE 75' RADIUS
OCCUPANT LOAD, SUB AREA
CUMULATIVE ROOM/ AREA OCCUPANT LOAD
EXITING DIRECTION, NUMBER OF OCCUPANTS EXITING
D.F.
D.F. DRINKING FOUNTAIN WITH BOTTLE FILLER
COMMON PATH OF EGRESS - WIDTH 3'-8" MIN.

TYPE OF FUNCTION

- ACCESSORY
ACCESSORY - STORAGE
ASSEMBLY CONCENTRATED
ASSEMBLY UNCONCENTRATED
BUSINESS
NON-ASSIGNED
OUTDOOR



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CA 94080 USA
650-871-0709



GCSD
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CA 94018

**GRANADA
RECREATION
CENTER**

**480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018**

Project Arch. ...
CA REG.
PROJECT: 22581-01
ISSUE DATE
COORDINATION SET 02/09/2024

SHEET TITLE AND NO.
CODE- EXITING
PLAN

A0.4-3



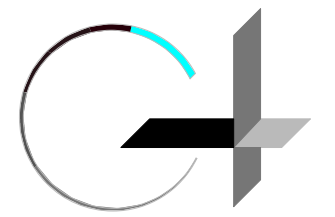
VIEW OF RECREATION CENTER FROM OBISPO RD



VIEW OF OUTDOOR LIVING ROOM FROM BURNHAM PARK



VIEW OF COMMUNITY ROOM FROM CABRILLO HIGHWAY N



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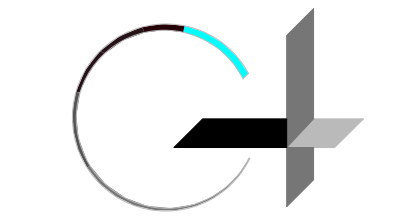
SHEET TITLE AND NO.
RENDERINGS

A0.5-0



NOTES

1. SEE CIVIL AND LANDSCAPE DRAWINGS.



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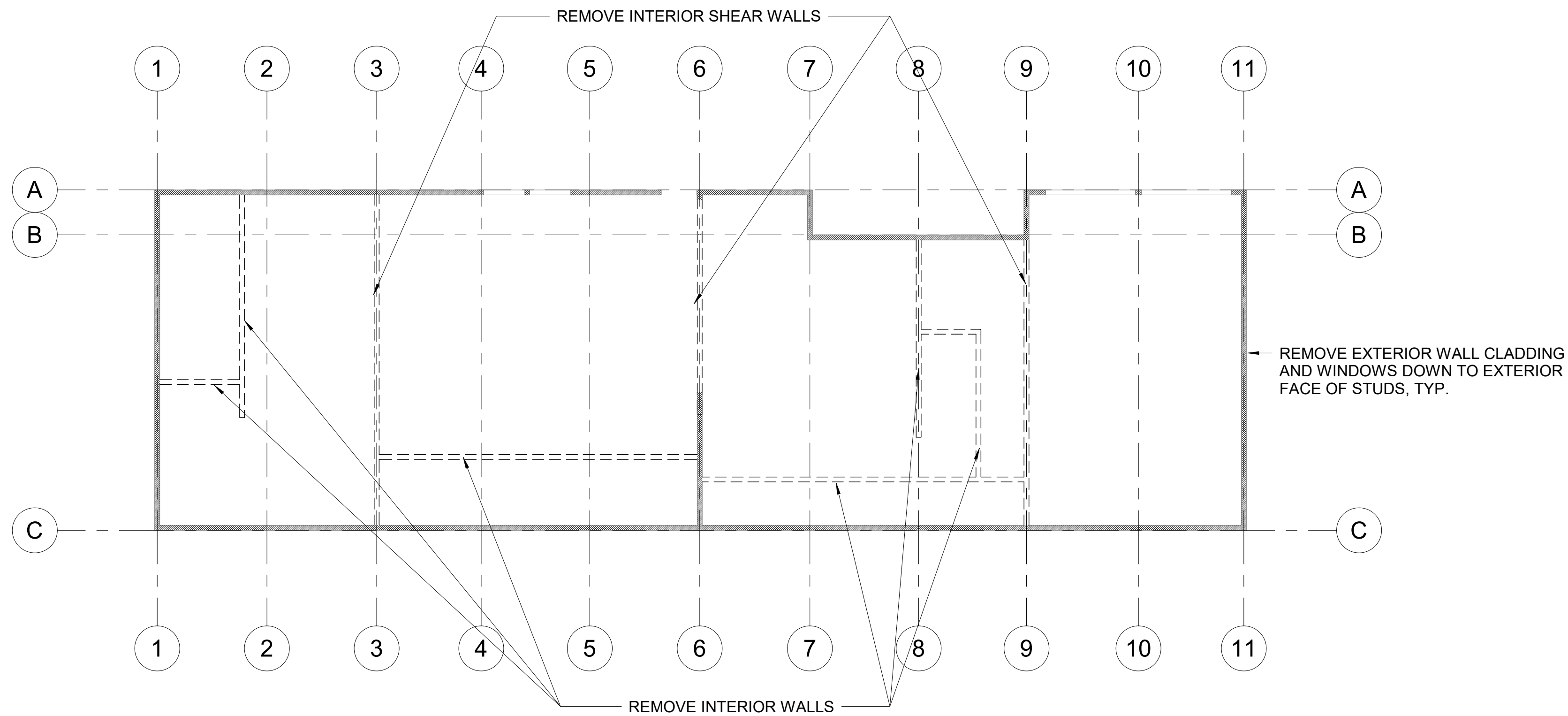
**GRANADA
RECREATION
CENTER**

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ALHAMBRA
ELK GRANADA,
CA 94018**

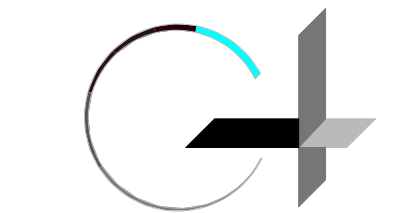
Project Arch.
CA REG.
PROJECT: 22581-01
ISSUE DATE
COORDINATION SET 02/09/2024

SHEET TITLE AND NO.
SITE PLAN

A1.1-1



② FP01- FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



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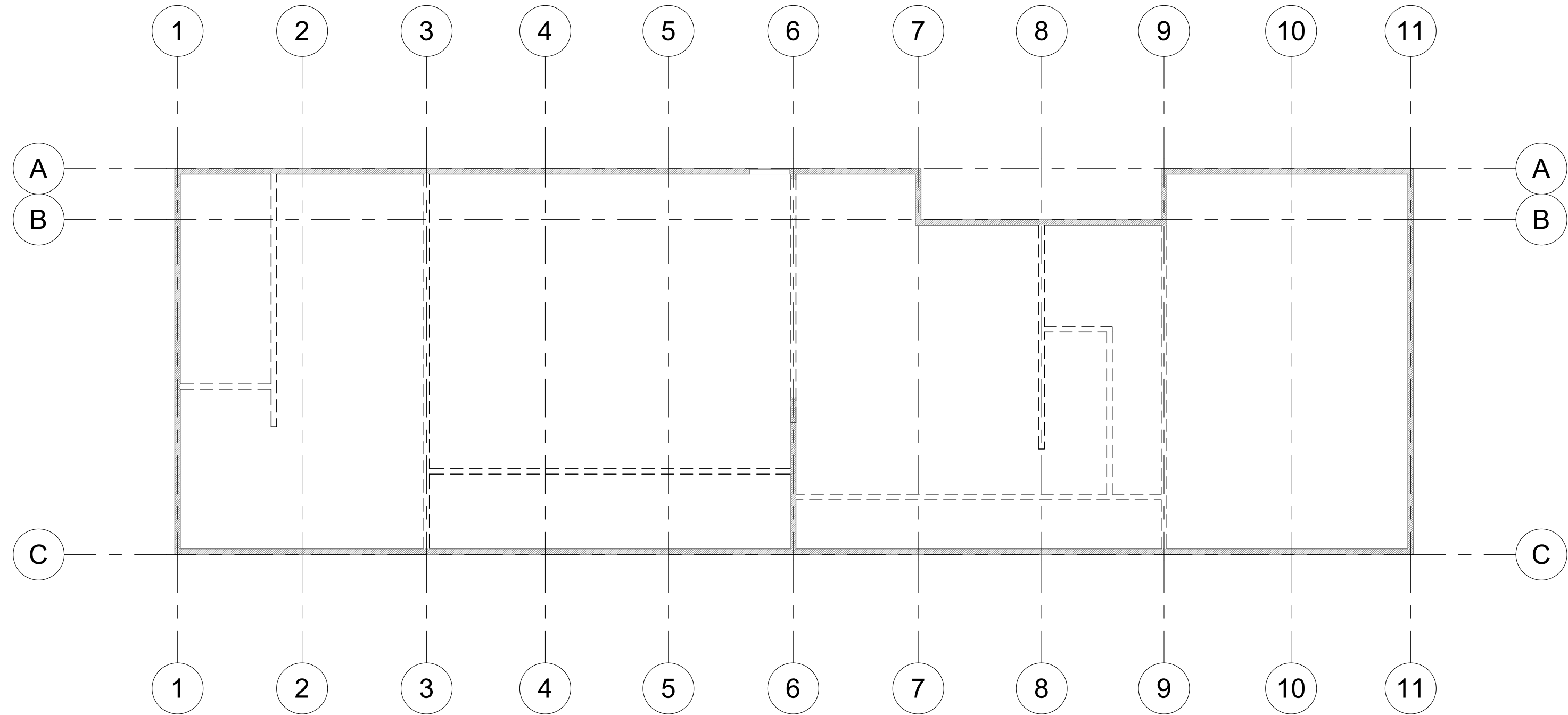
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**GRANADA
RECREATION
CENTER**
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CA 94018

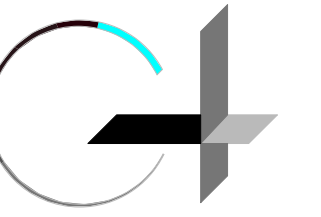
Project Arch.	--
CA REG.	----
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.
DEMOLITION
FLOOR PLAN

A2.0-1



① RCP01-REFLECTED DEMOLITION CEILING PLAN- FIRST FLOOR
1/8" = 1'-0"



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**GRANADA
RECREATION
CENTER**

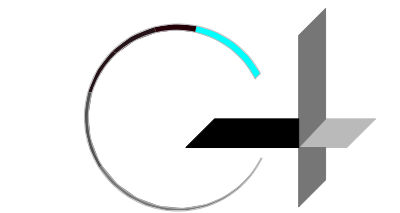
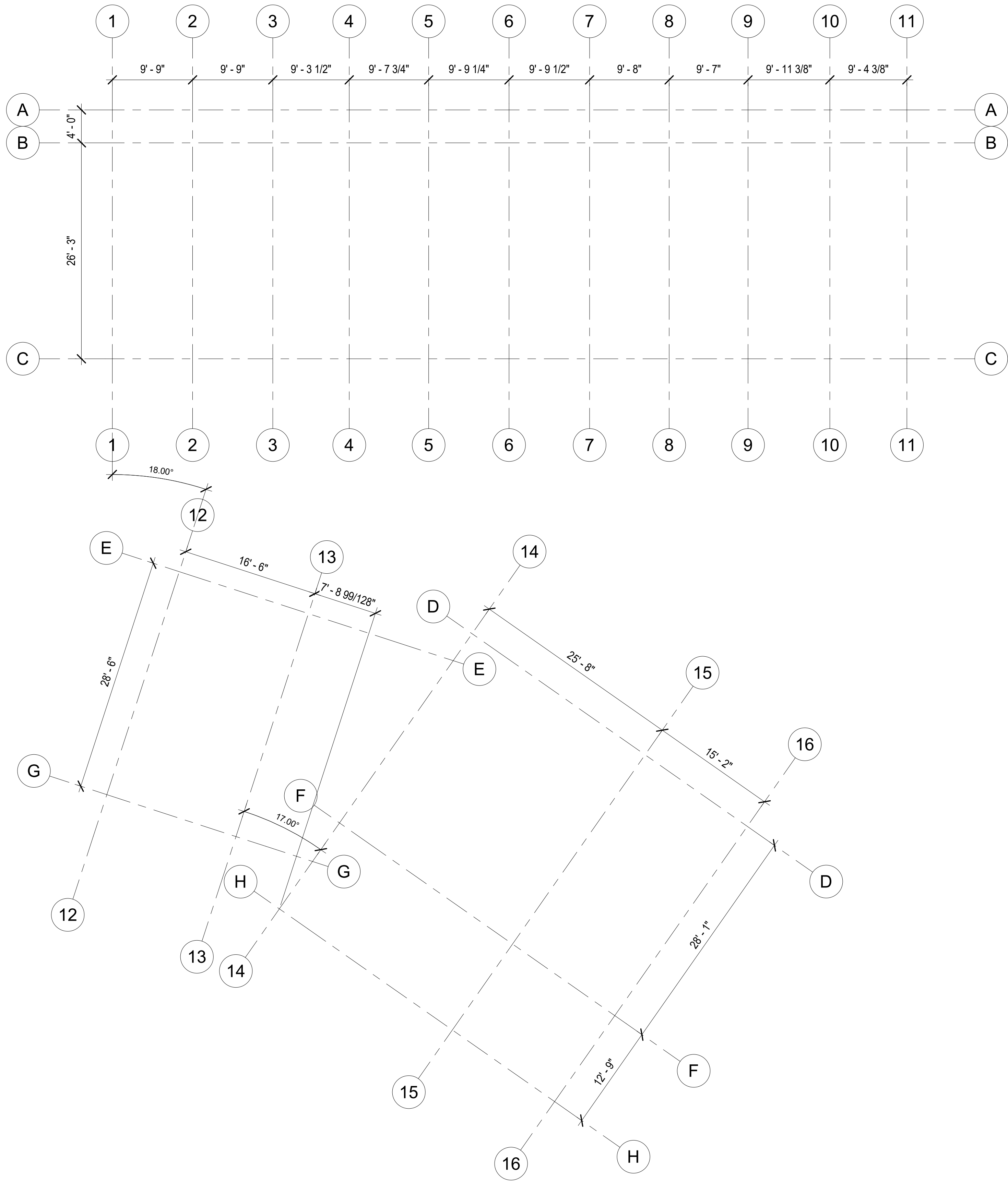
**480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018**

Project Arch. ...
CA REG.
PROJECT: 22581-01

ISSUE DATE
COORDINATION SET 02/09/2024

SHEET TITLE AND NO.
DEMOLITION RCP

A2.0-3



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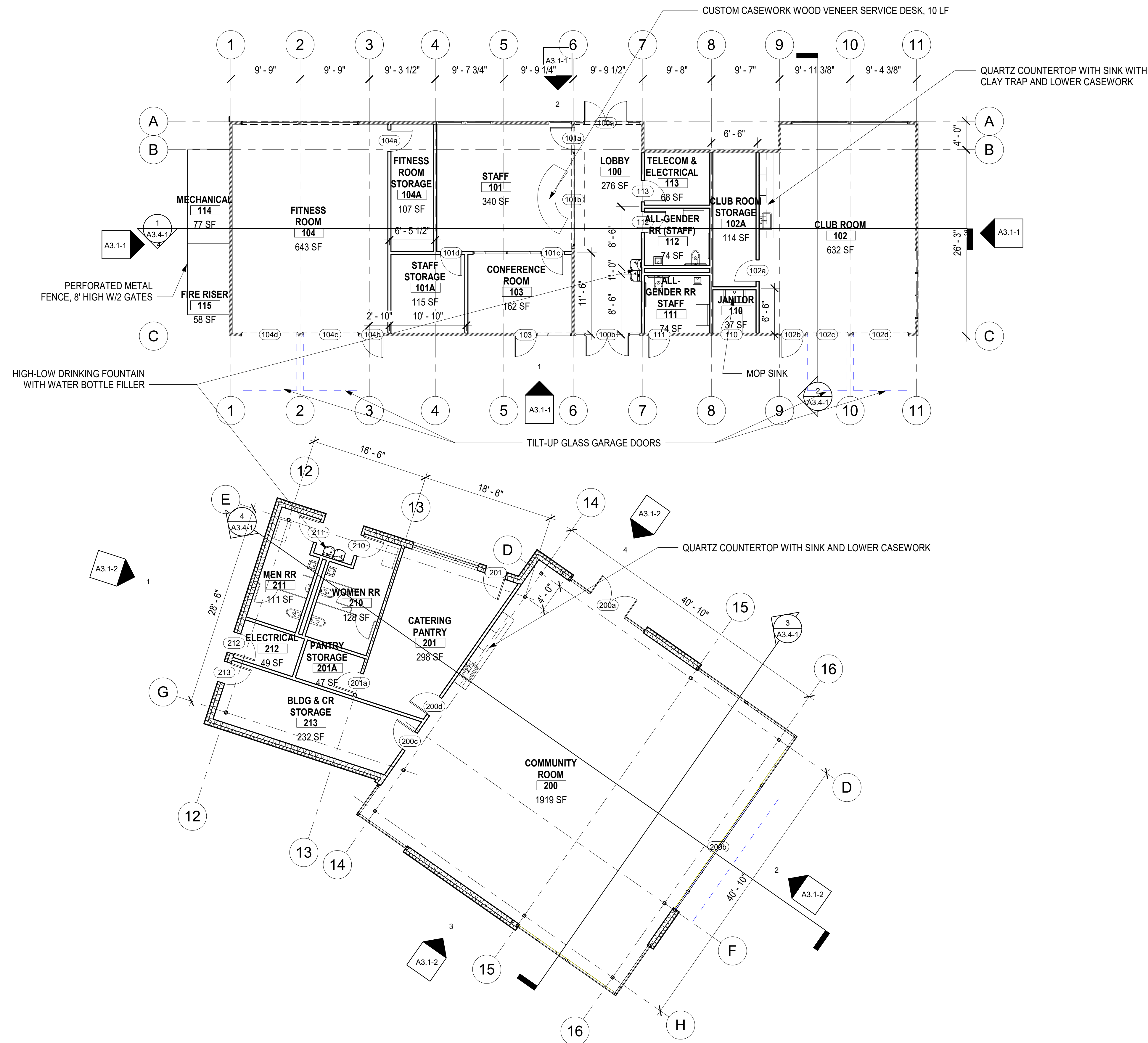
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GRANADA
RECREATION
CENTER
480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018

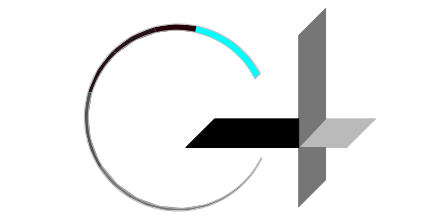
Project Arch.	...
CA REG.	
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.
GRID PLAN

A2.1-1



1 FP01- FIRST FLOOR PLAN
1/8" = 1'-0"



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CA REG.
PROJECT: 22581-01
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SHEET TITLE AND NO.
FLOOR PLAN-
FIRST FLOOR

A2.4-1



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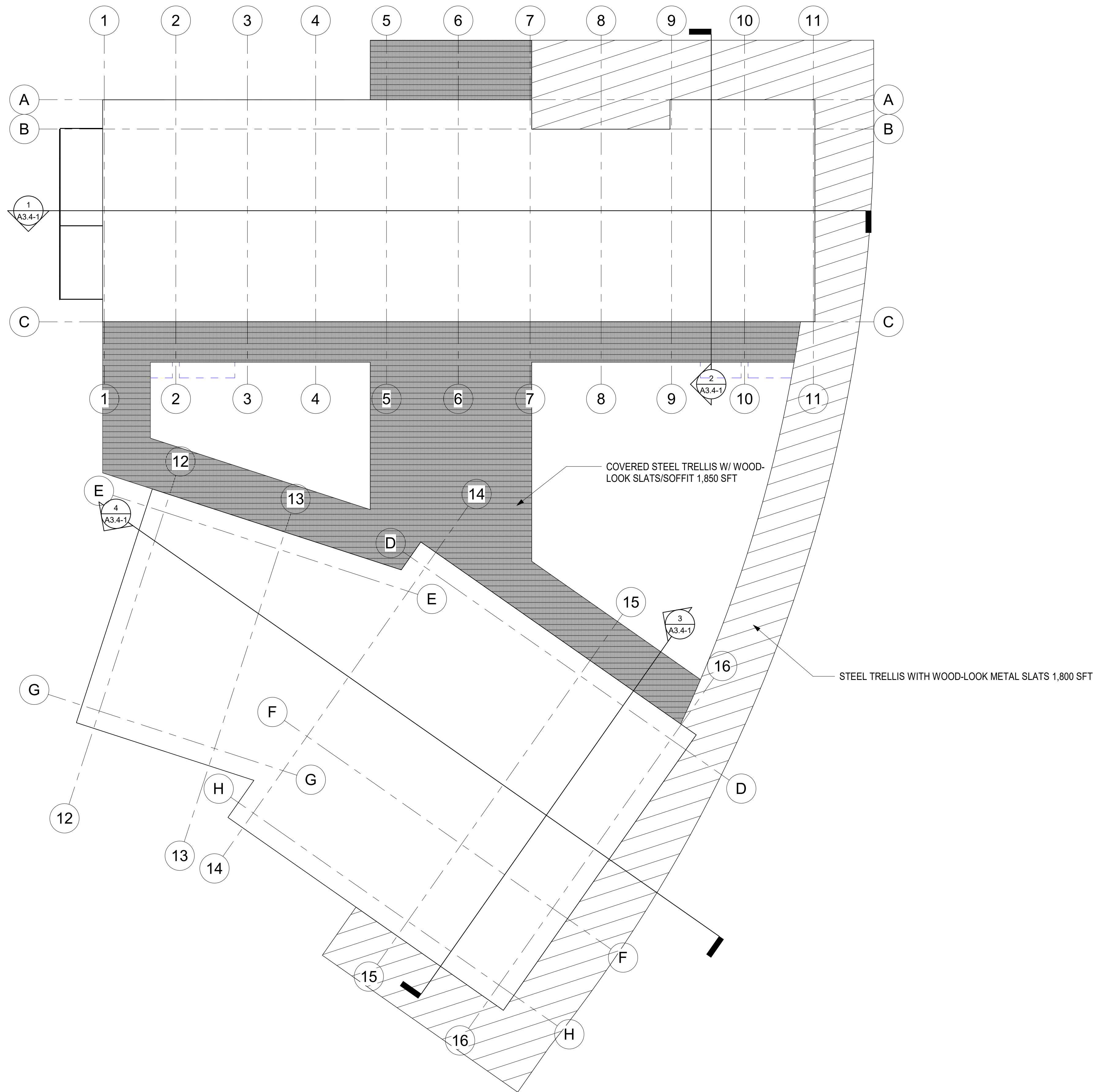


**GRANADA
RECREATION
CENTER**
480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018

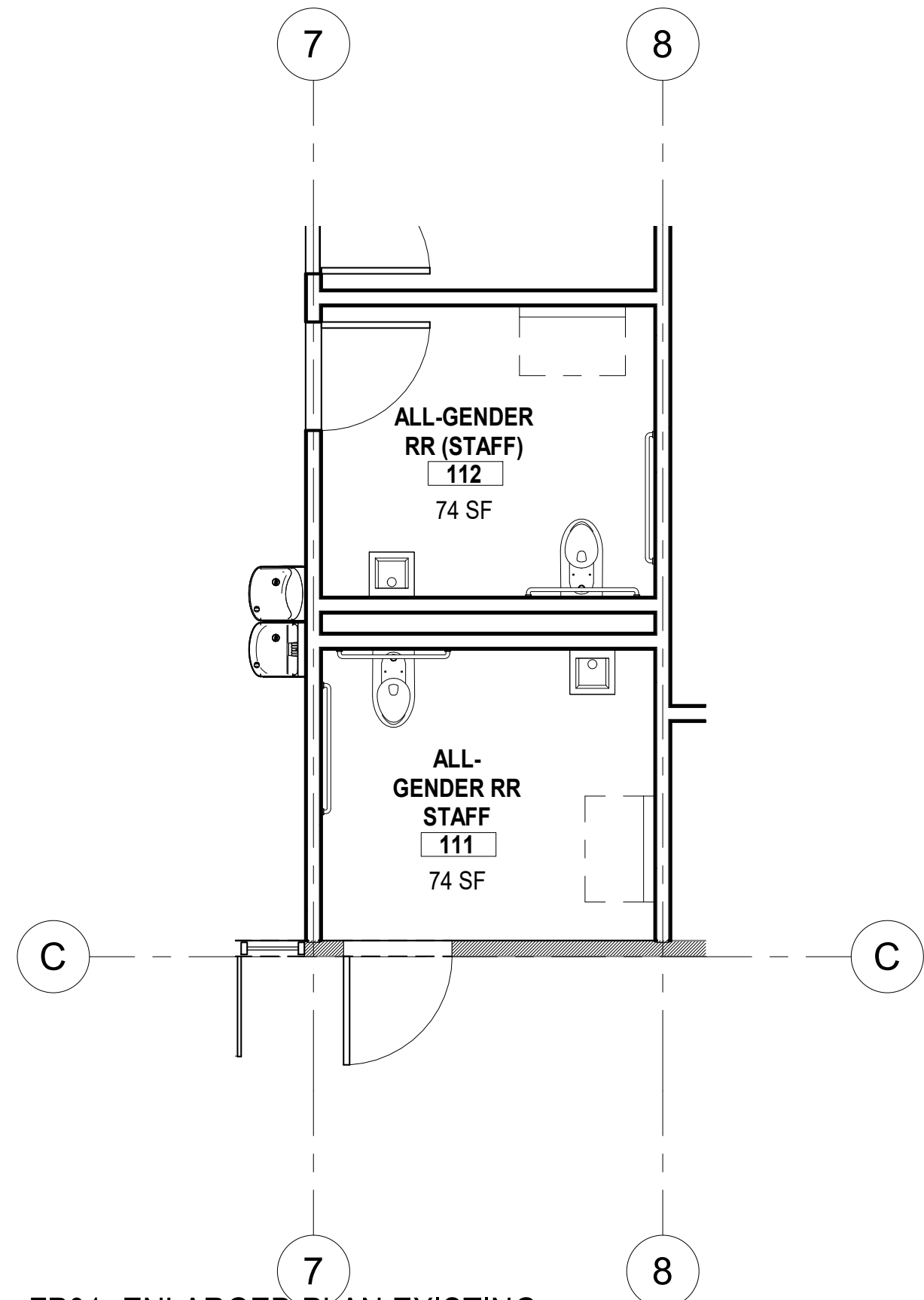
Project Arch:	--
CA REG.	----
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.
ROOF PLAN

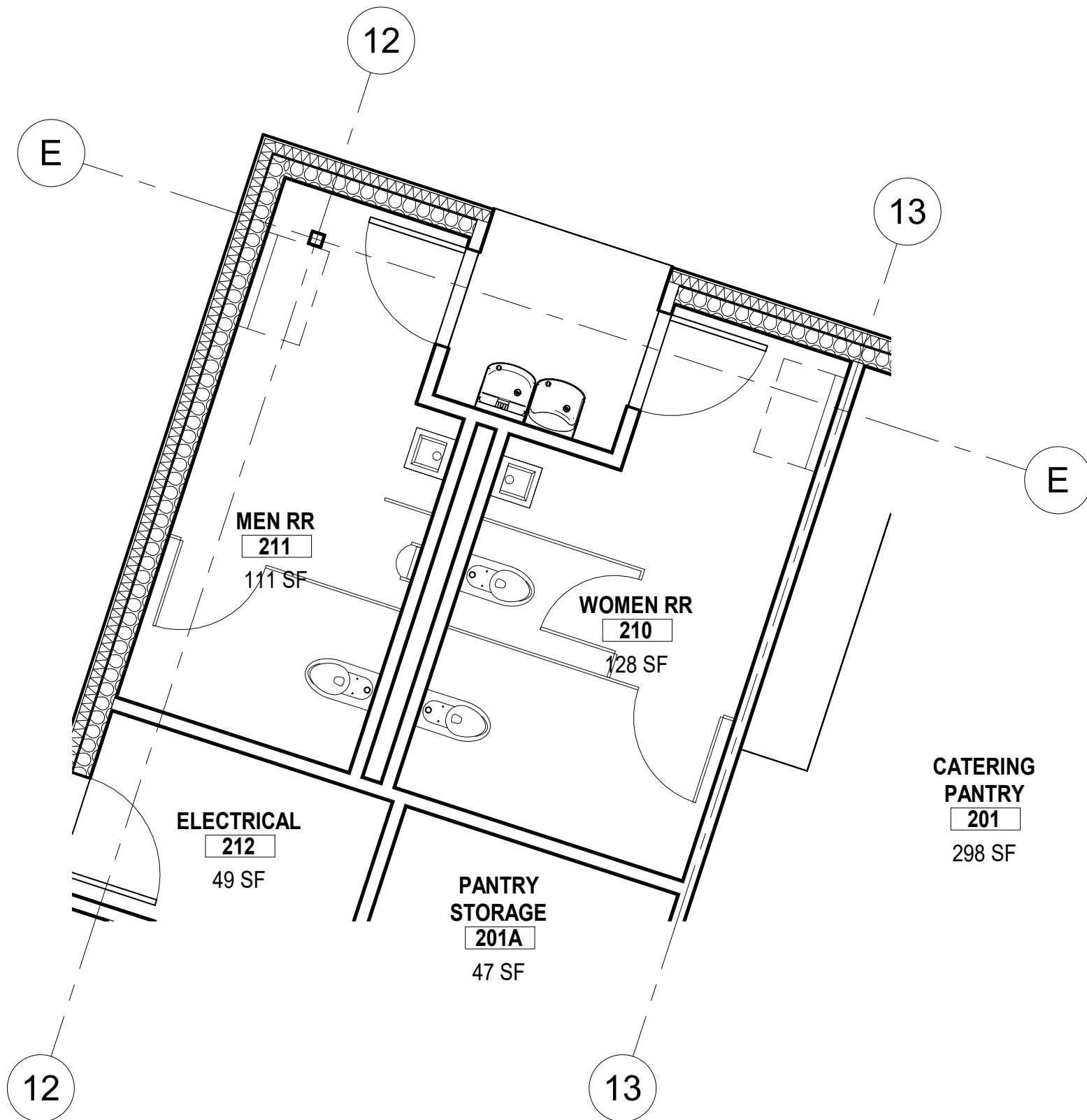
A2.4-3



1 RP- ROOF PLAN
1/8" = 1'-0"

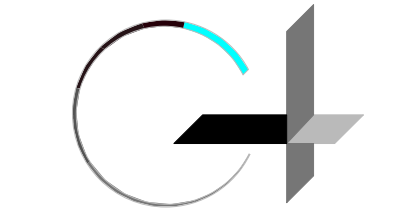


1 FP01- ENLARGED PLAN EXISTING
1/4" = 1'-0"



2 FP01- ENLARGED PLAN NEW ADDITION
1/4" = 1'-0"

KEYNOTE
NO. KEYNOTE TEXT



GROUP 4

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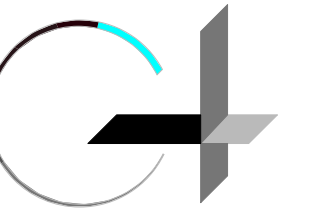
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CENTER

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CA REG.	
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SHEET TITLE AND NO.
ENLARGED PLANS



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CENTER**
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CA REG.	
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.
**BUILDING
ELEVATIONS -
BUILDING A**

A3.1-1



④ OVERALL ELEVATION BUILDING A EAST
1/8" = 1'-0"



③ OVERALL ELEVATION BUILDING A WEST
1/8" = 1'-0"



② OVERALL ELEVATION BUILDING A SOUTH
1/8" = 1'-0"



① OVERALL ELEVATION BUILDING A NORTH
1/8" = 1'-0"



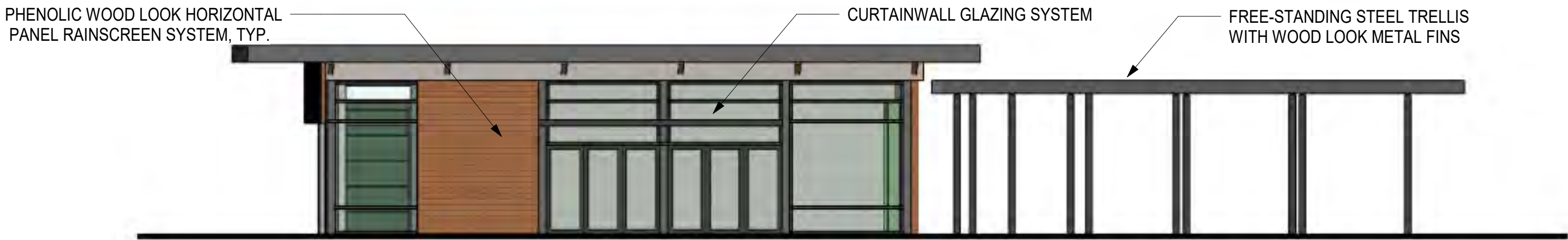
④ OVERALL ELEVATION BUILDING B SOUTHEAST
1/8" = 1'-0"



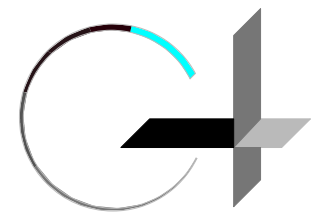
③ OVERALL ELEVATION BUILDING B NORTHWEST
1/8" = 1'-0"



② OVERALL ELEVATION BUILDING B NORTHEAST
1/8" = 1'-0"



① OVERALL ELEVATION BUILDING B SOUTHWEST
1/8" = 1'-0"



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GRANADA
RECREATION
CENTER

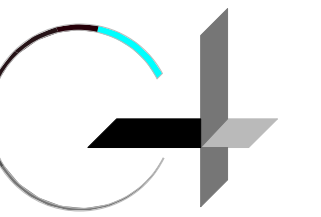
480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018

Project Arch.	...
CA REG.	
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.

BUILDING
ELEVATIONS -
BUILDING B

A3.1-2



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CA 94018

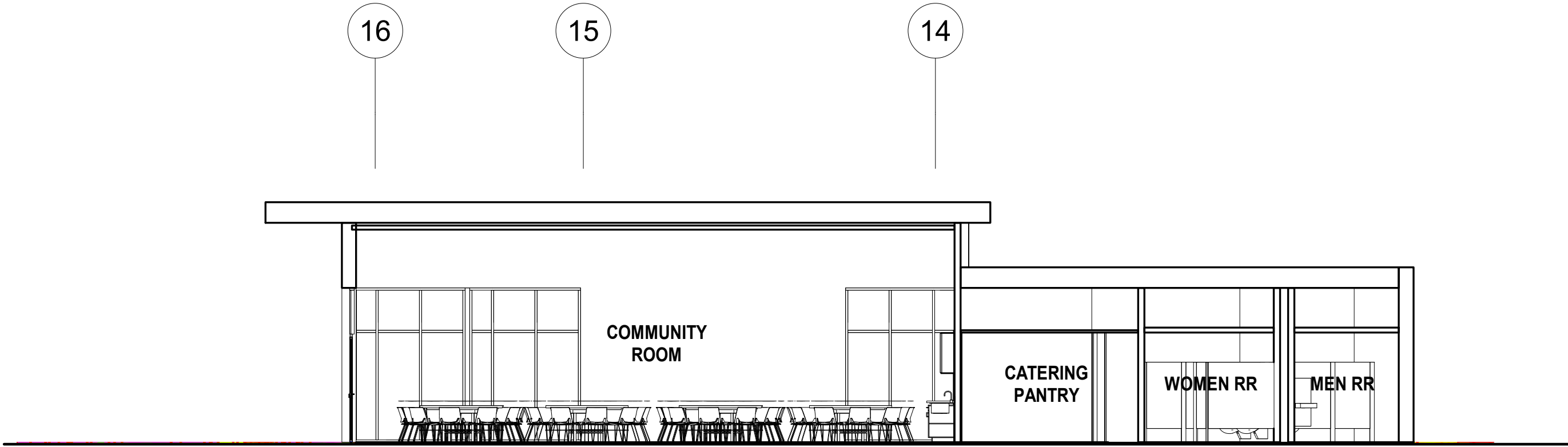
GRANADA
RECREATION
CENTER

480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018

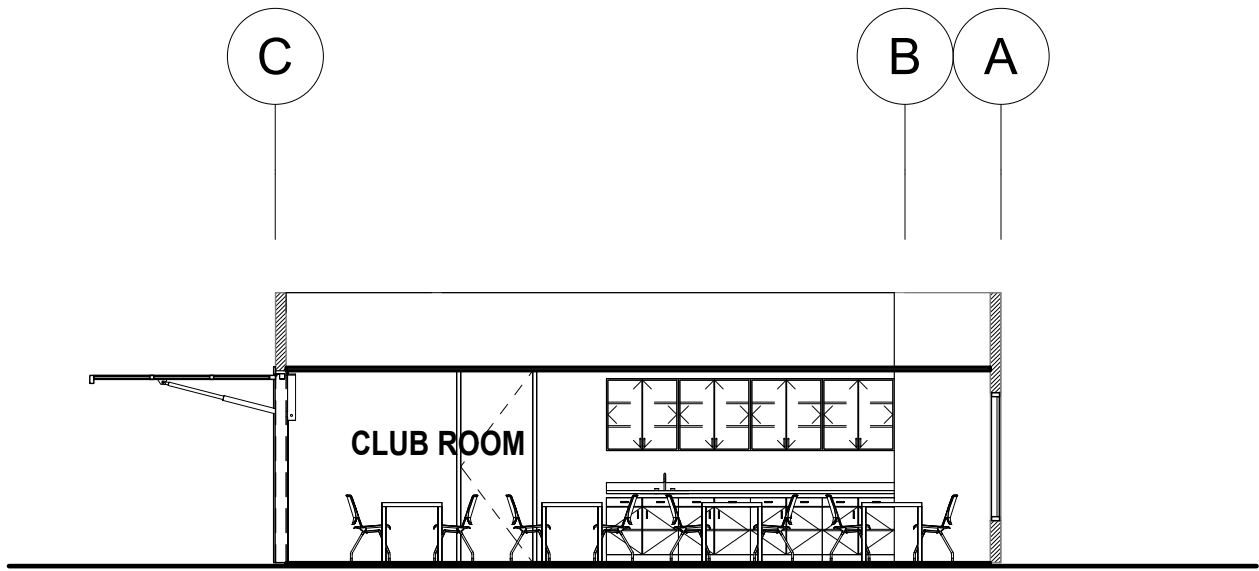
Project Arch. ...
CA REG.
PROJECT: 22581-01
ISSUE DATE
COORDINATION SET 02/09/2024

SHEET TITLE AND NO.
BUILDING
SECTIONS

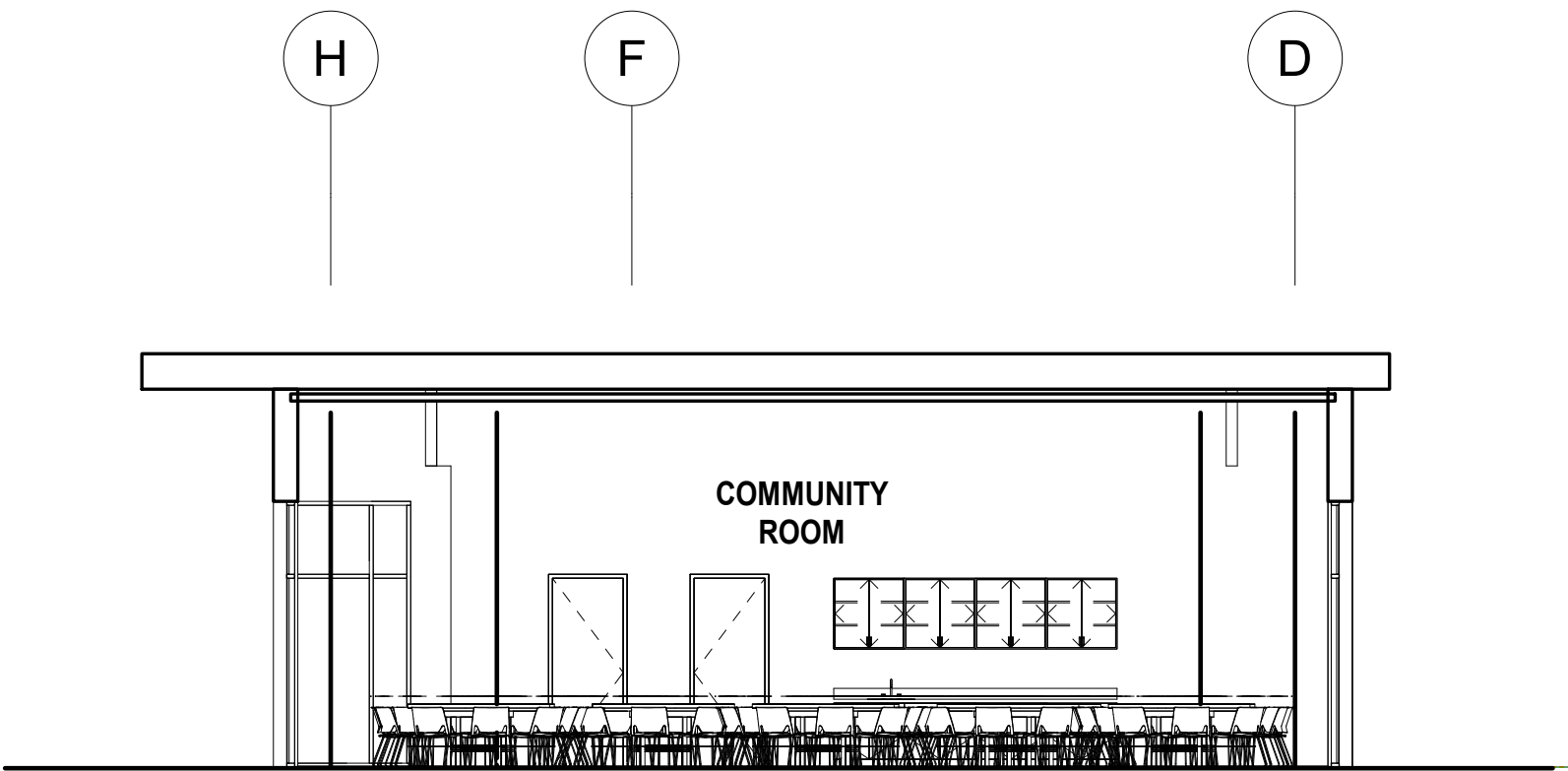
A3.4-1



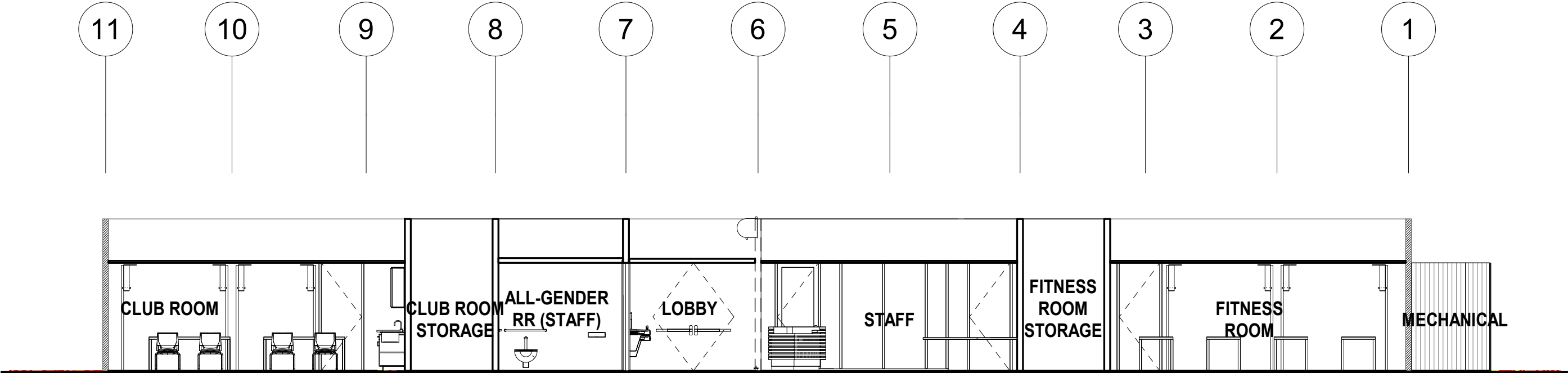
4 NE-SW SECTION THROUGH BUILDING B
1/8" = 1'-0"



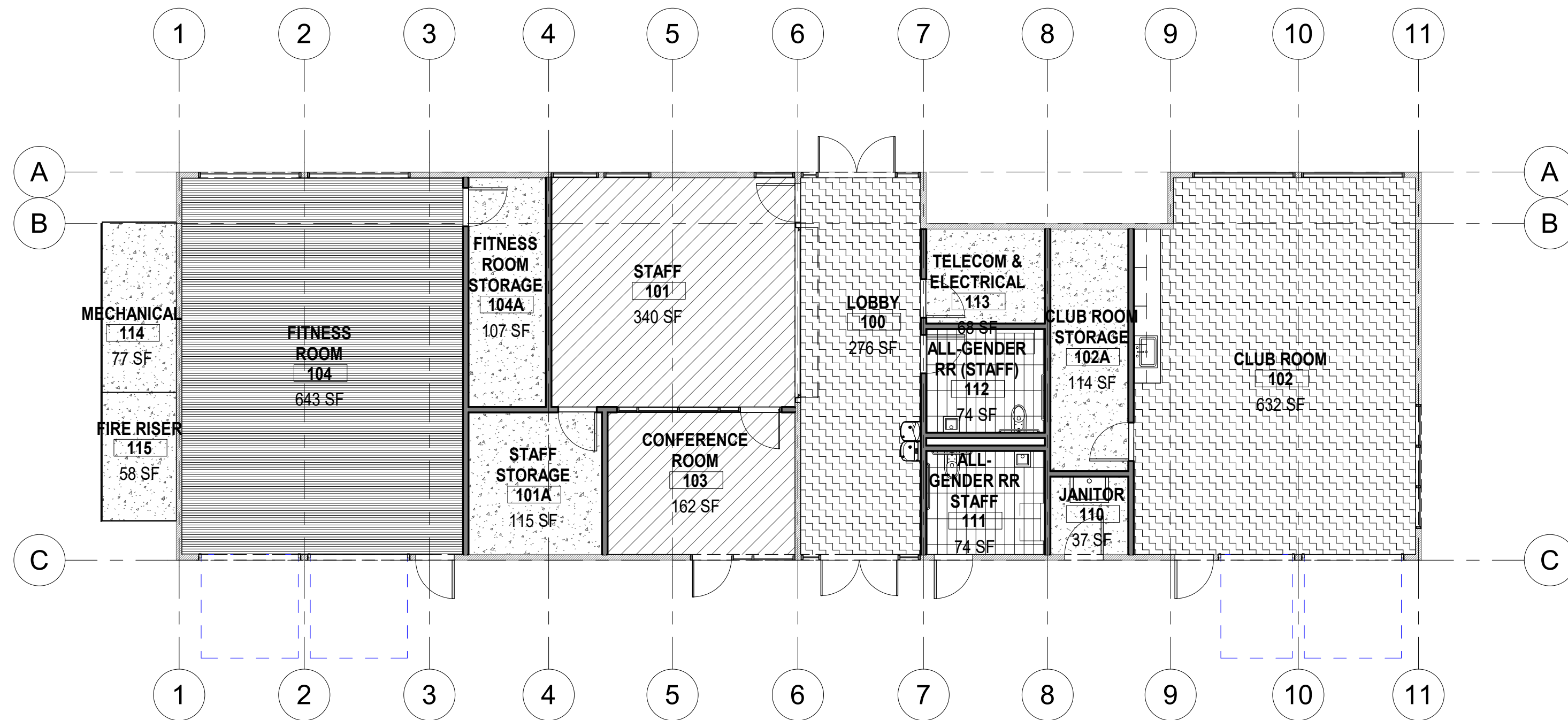
2 E-W SECTION THROUGH BUILDING A
1/8" = 1'-0"



3 SE-NW SECTION THROUGH BUILDING B
1/8" = 1'-0"

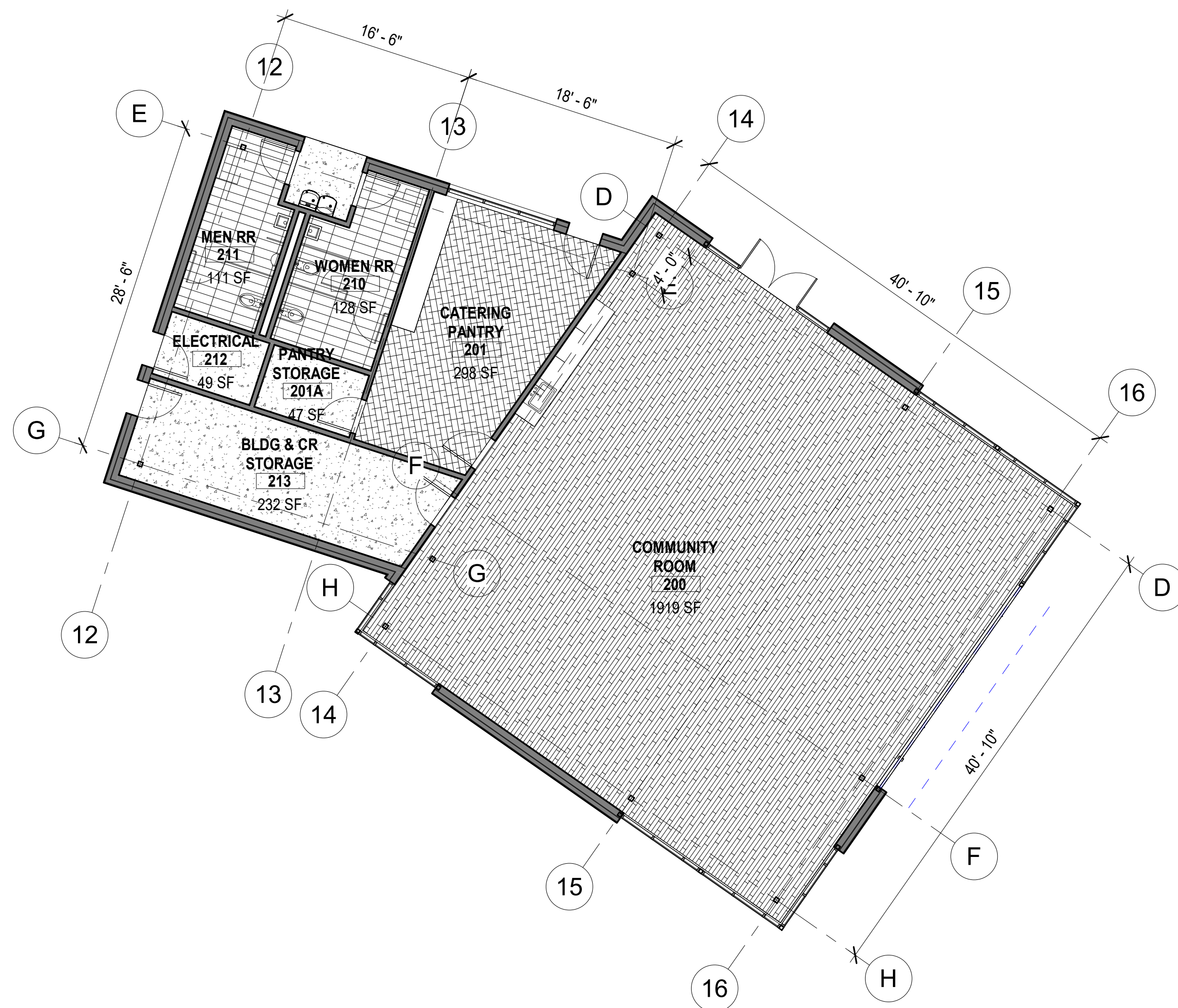


1 N-S SECTION THROUGH BUILDING A
1/8" = 1'-0"

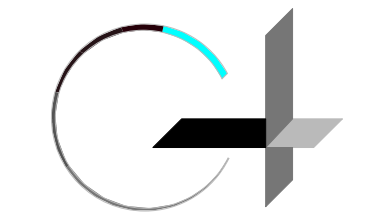


FINISH FLOOR PLAN LEGEND

- C-1: CARPET TILE
- CO-1: SEALED CONCRETE
- E-1: RESINOUS EPOXY FLOORING - ROUGH
- R-1: RESILIENT FLOOR
- T-1: PORCELAIN TILE
- W-1: ENGINEERED WOOD FLOOR
- W-2: SPRUNG WOOD FLOOR



1 NP- FINISH FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"



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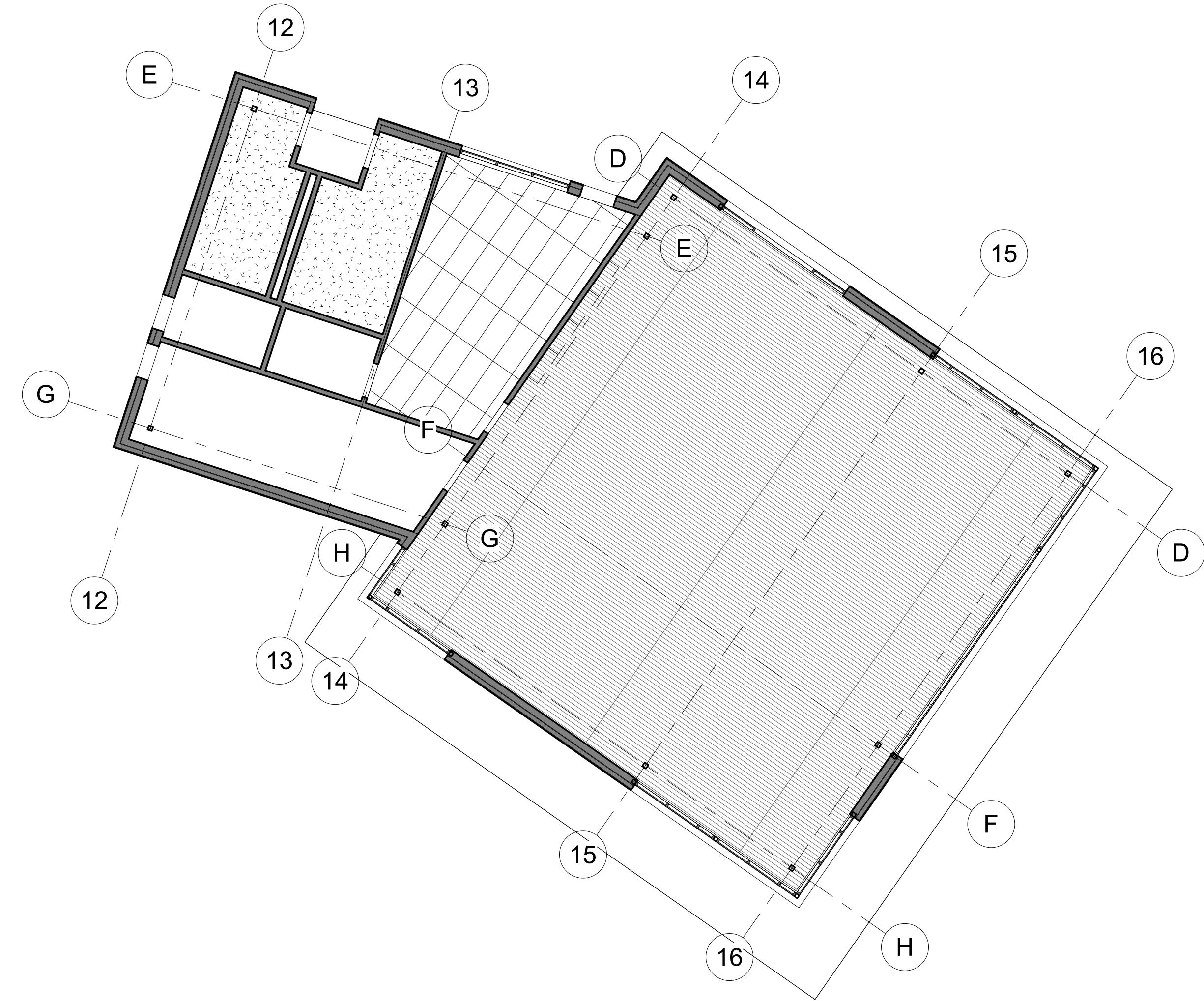
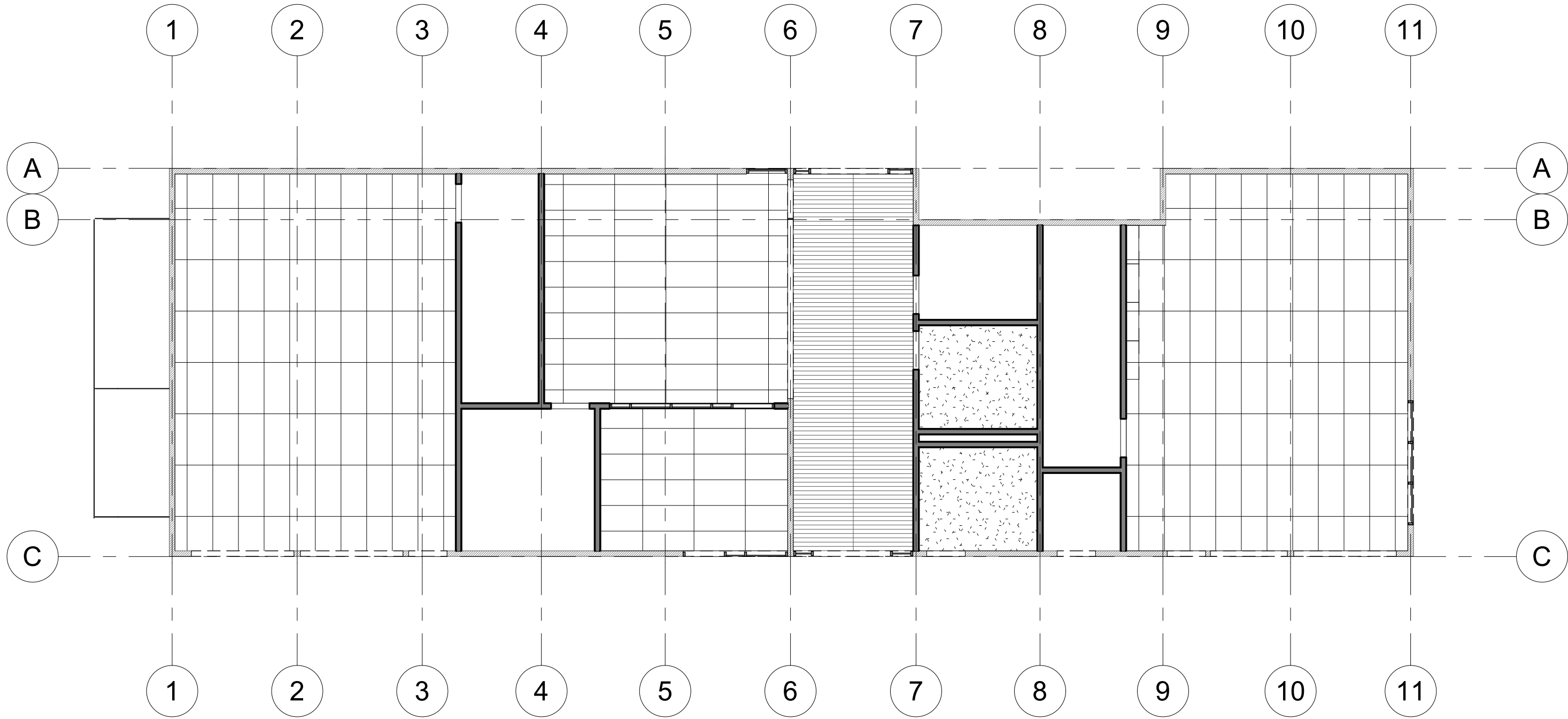
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ALHAMBRA
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Project Arch.
CA REG.
PROJECT: 22581-01
ISSUE DATE
COORDINATION SET 02/09/2024

SHEET TITLE AND NO.
FINISH SCHEDULE
& FLOOR PLAN

A4.1-1



REFLECTED CEILING PLAN LEGEND

- G-1:
GYPSUM BOARD CEILING PTD.
- ACT-2:
2'X4' ACOUSTIC CEILING TILE
- W-1:
WOOD CEILING
- OPEN TO STRUCTURE ABOVE

KEYNOTE

NO. KEYNOTE TEXT

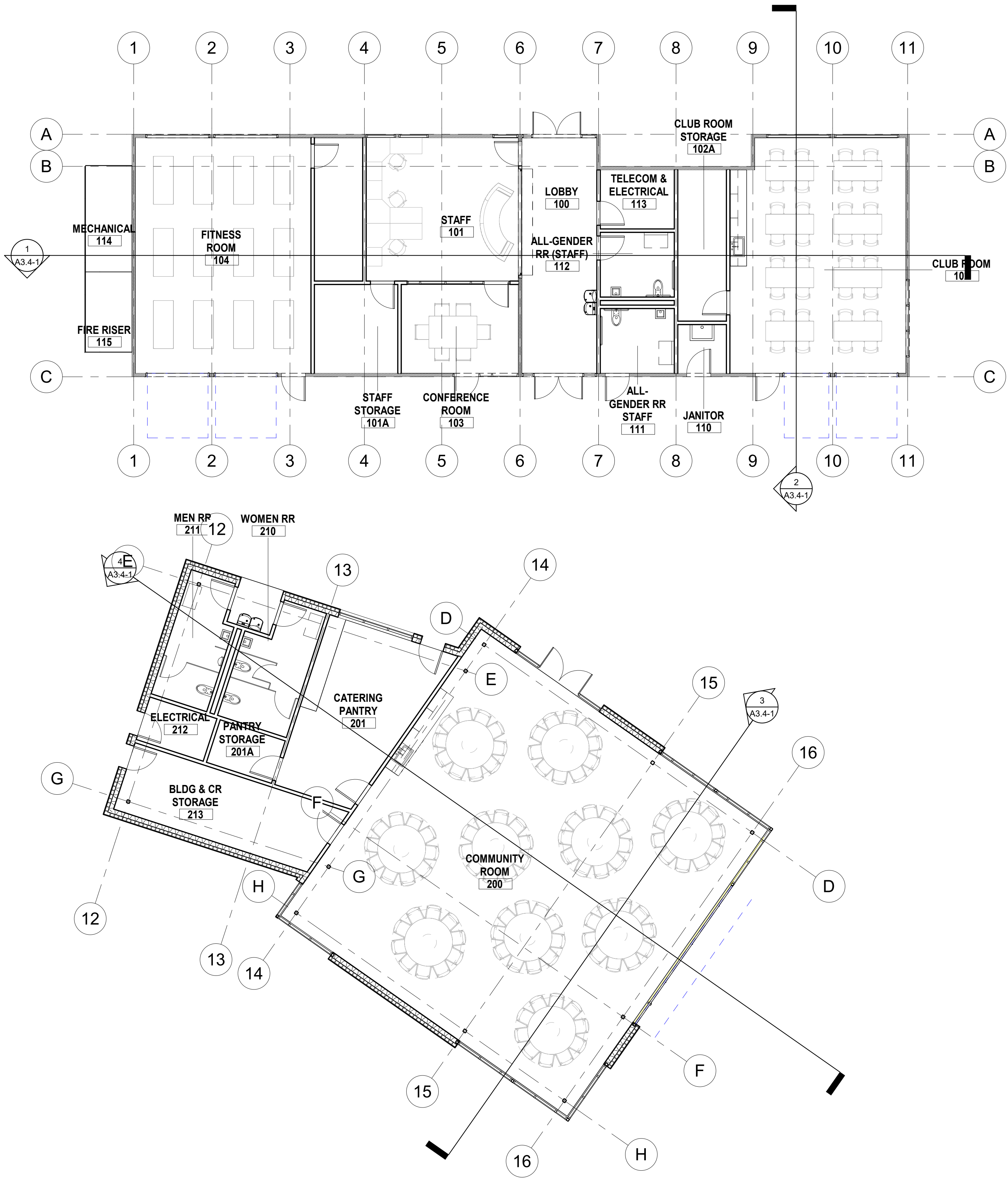
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480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018

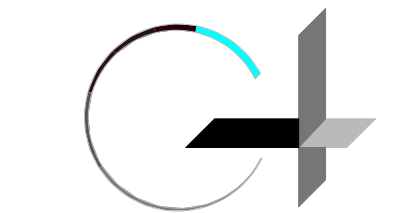
Project Arch. ...
CA REG.
PROJECT: 22581-01
ISSUE DATE
COORDINATION SET 02/09/2024

SHEET TITLE AND NO.
REFLECTED
CEILING PLAN-
FIRST FLOOR

A6.0-1



1 FP01- FIRST FLOOR FURNITURE PLAN
1/8" = 1'-0"



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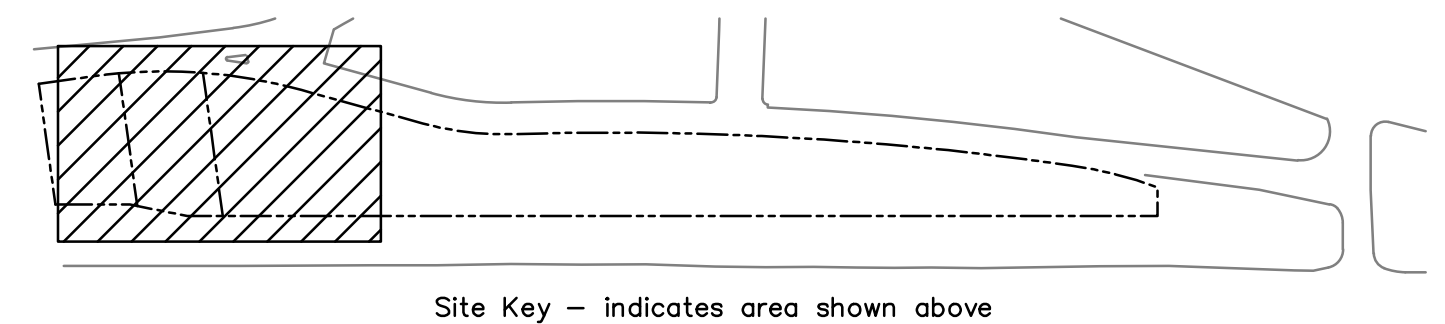
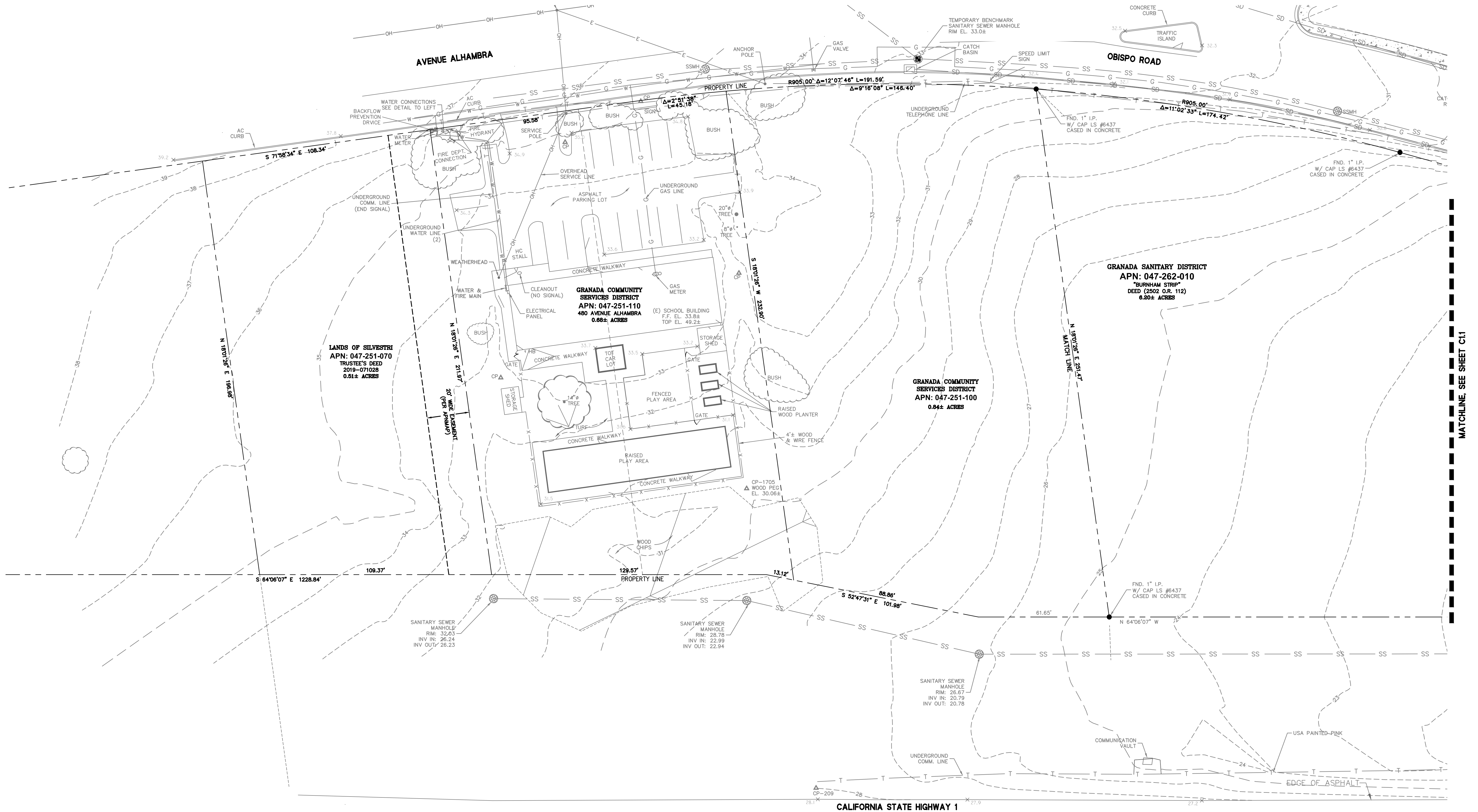
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CA 94018

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RECREATION
CENTER
480 AVENUE
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ELK GRANADA,
CA 94018

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CA REG.	
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COORDINATION SET	02/09/2024

SHEET TITLE AND NO.
FURNITURE PLAN-
FIRST FLOOR
(N.I.C., FOR
REFERENCE ONLY)

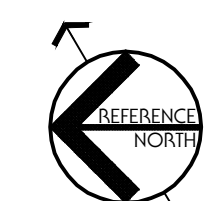
A10.1-1



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

APNs: 047-251-100
047-251-110
047-262-010



Date: 3/29/2024 PROGRESS SET
Revised: _____
Drawn by: NG, JC
Scale: AS NOTED
0 10' 20' 40'

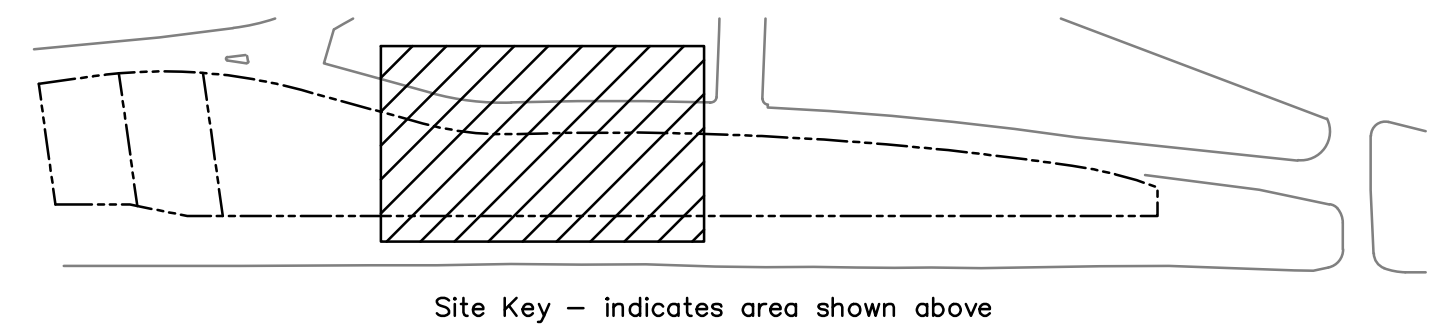
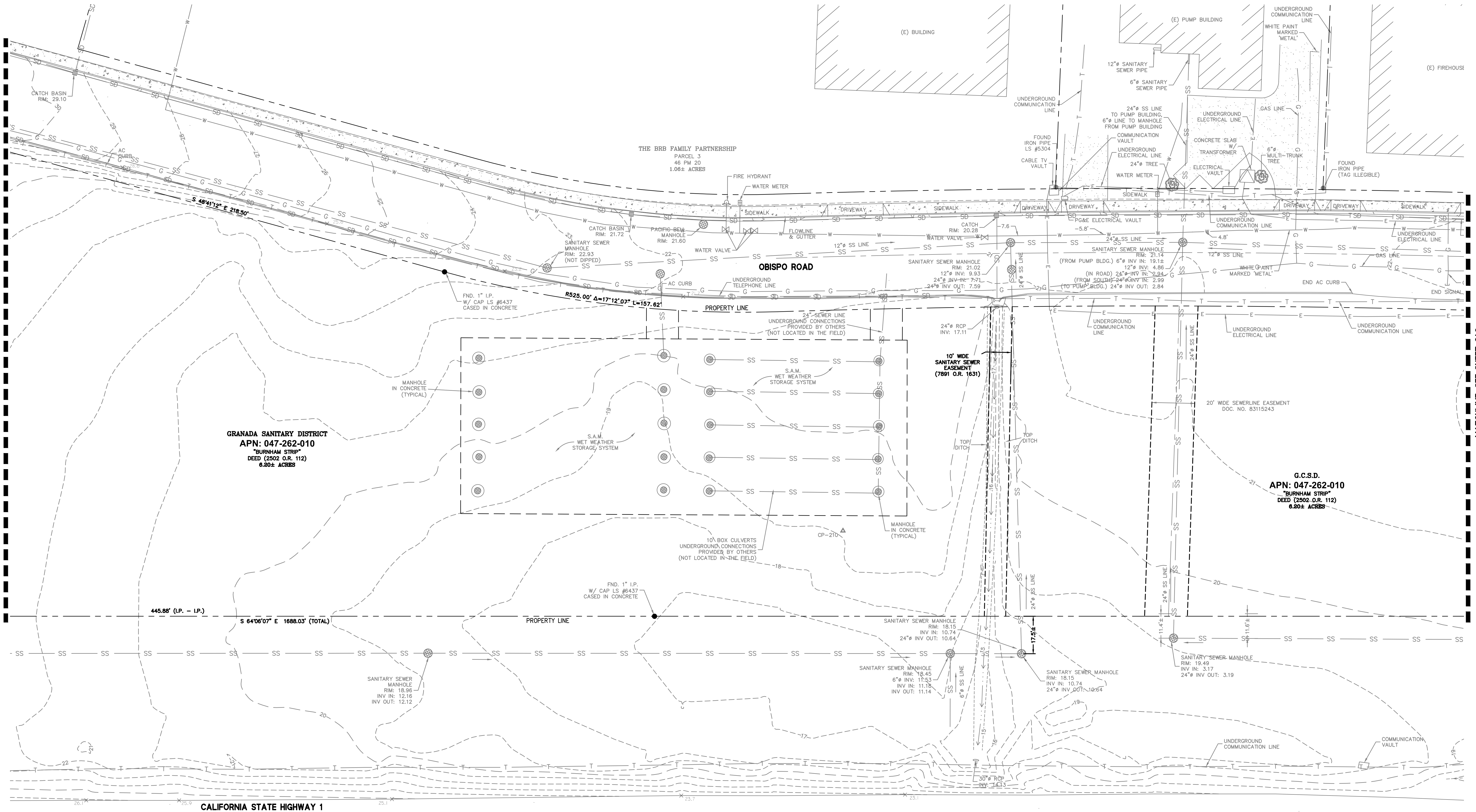
EXISTING SITE PLAN

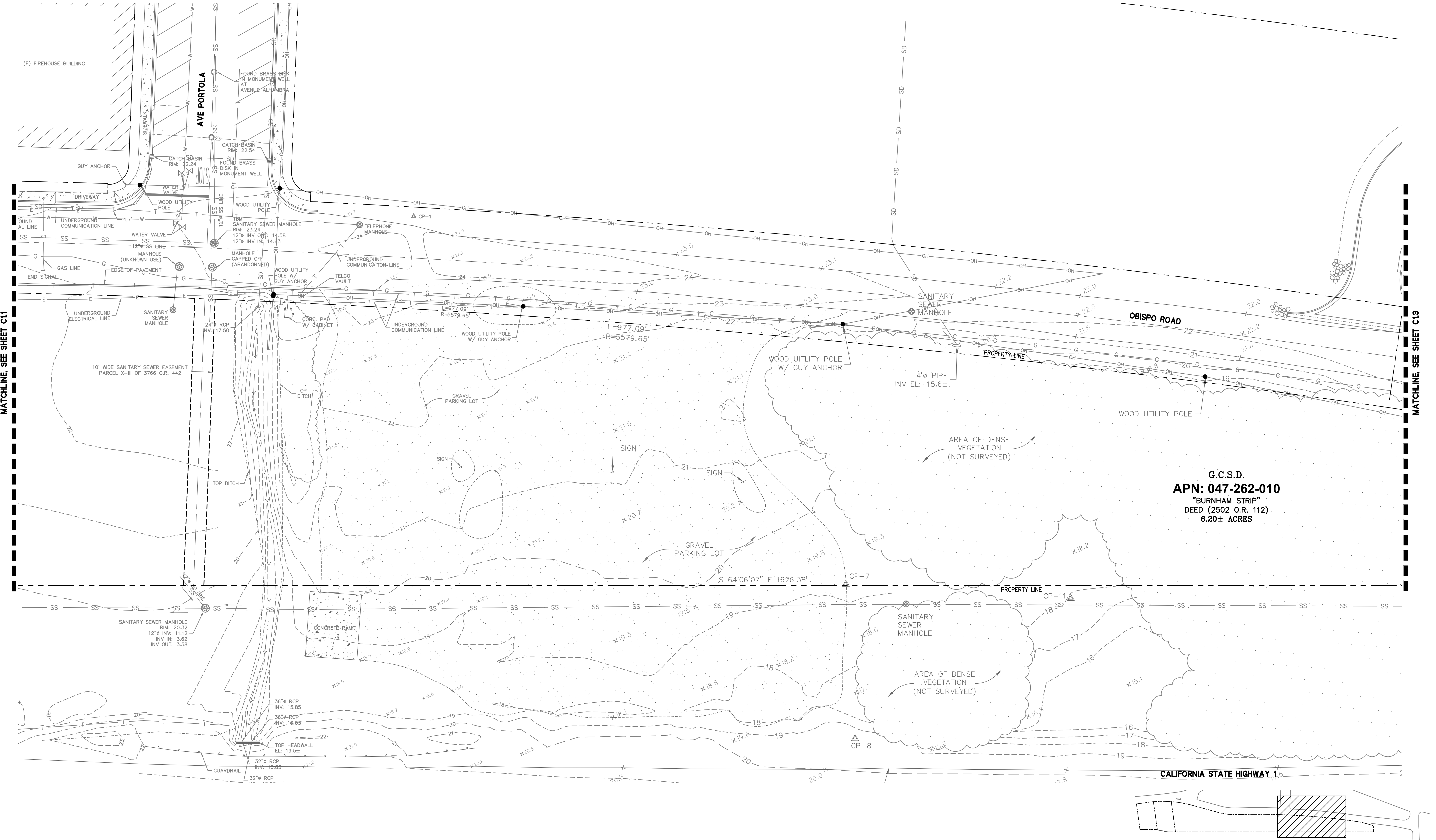
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C1.0

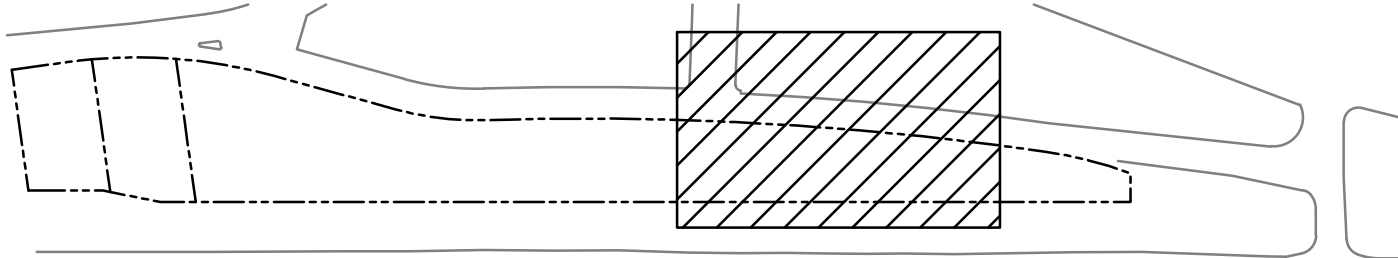
MATCHLINE, SEE SHEET C10

MATCHLINE, SEE SHEET C12

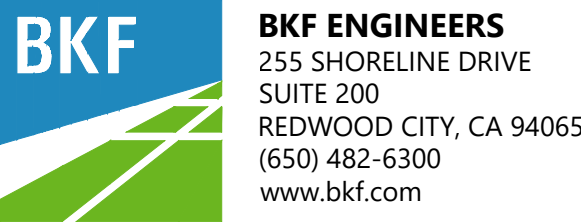




G.C.S.D.
APN: 047-262-010
"BURNHAM STRIP"
DEED (2502 O.R. 112)
6.20± ACRES



Site Key - indicates area shown above



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA
APNs: 047-251-100
047-251-110
047-262-010

Date: 3/29/2024 PROGRESS SET

Revised: _____

Drawn by: NG, JC

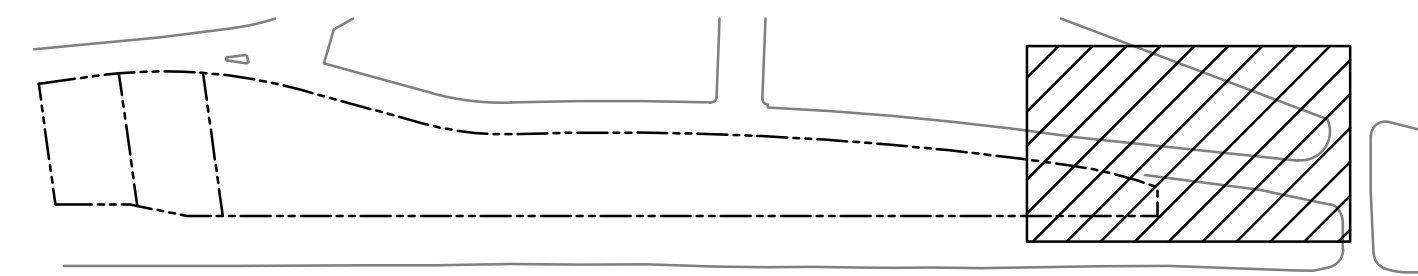
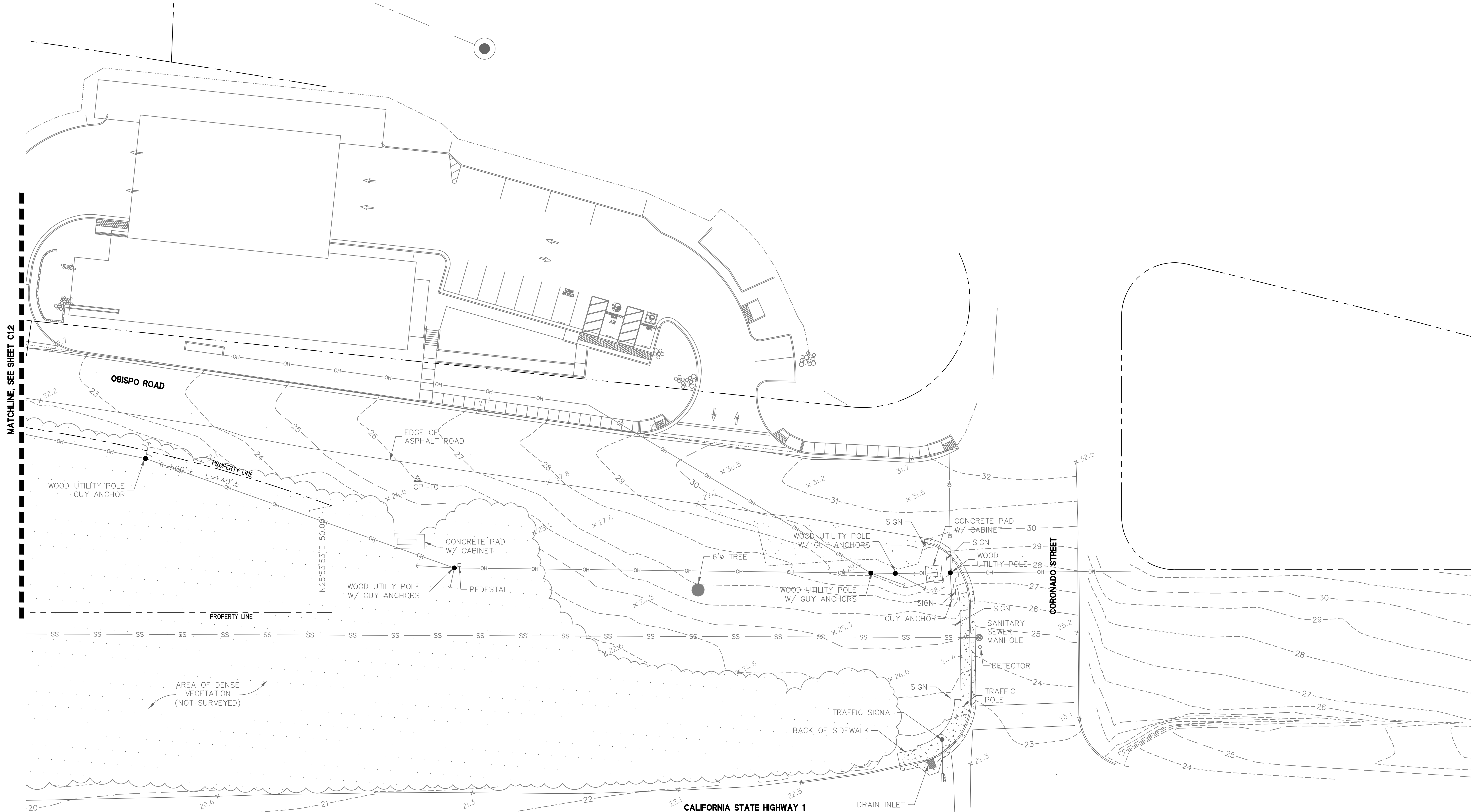
Scale: AS NOTED

0 10' 20' 40'

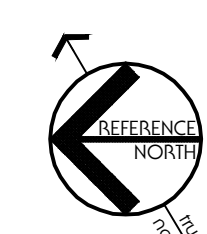
EXISTING SITE PLAN

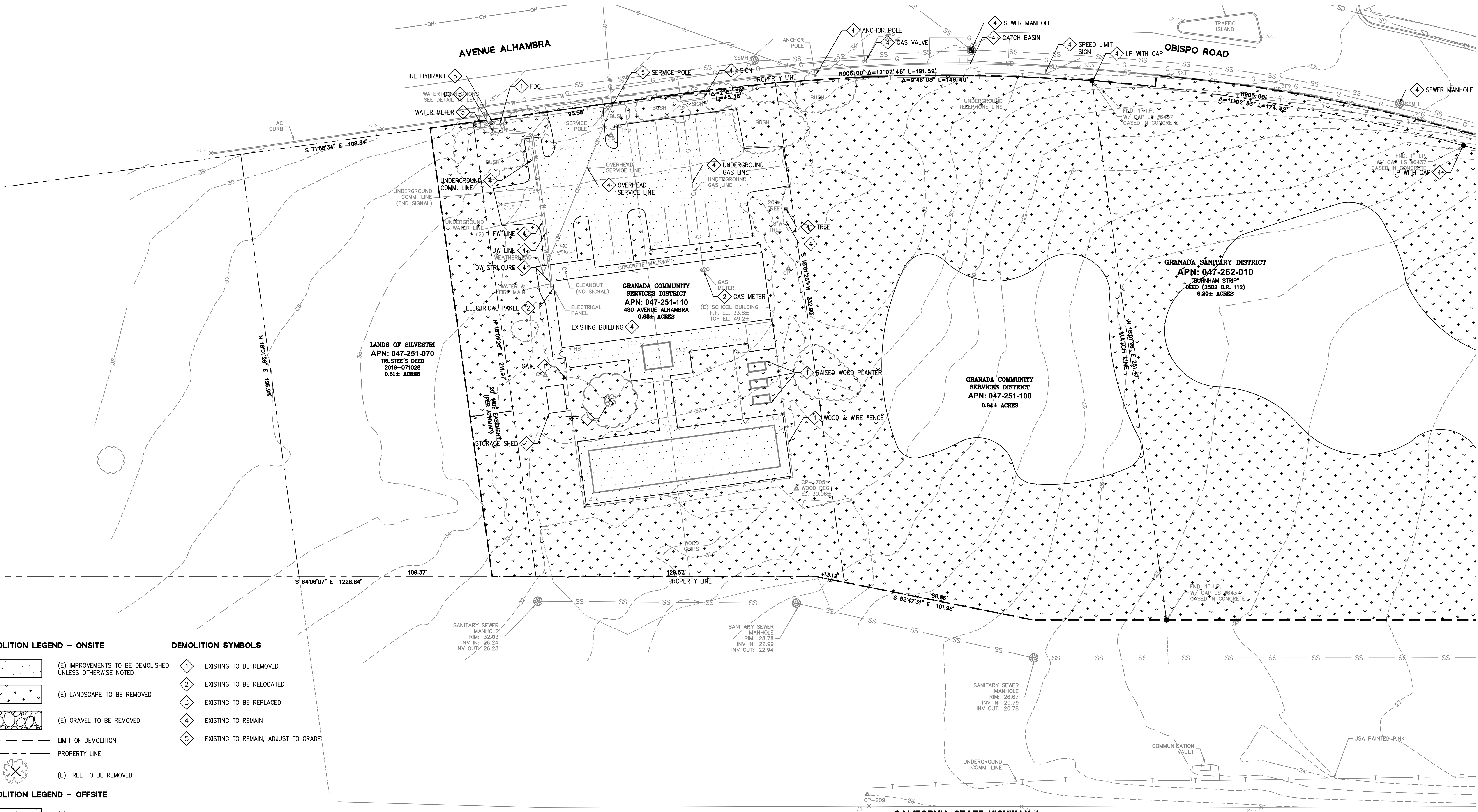
Sheet

C1.2



Site Key - indicates area shown above





MATCHLINE, SEE SHEET C2.1

DEMOLITION LEGEND - ONSITE

- | | |
|--|--|
| | (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED |
| | (E) LANDSCAPE TO BE REMOVED |
| | (E) GRAVEL TO BE REMOVED |
| | LIMIT OF DEMOLITION |
| | PROPERTY LINE |
| | (E) TREE TO BE REMOVED |

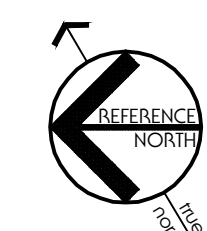
DEMOLITION LEGEND - OFFSITE

- | | |
|--|--|
| | (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED |
| | (E) CONCRETE TO BE REMOVED |
| | DEMO EXISTING CURB |
| | LIMIT OF DEMOLITION |
| | PROPERTY LINE |

DEMOLITION SYMBOLS

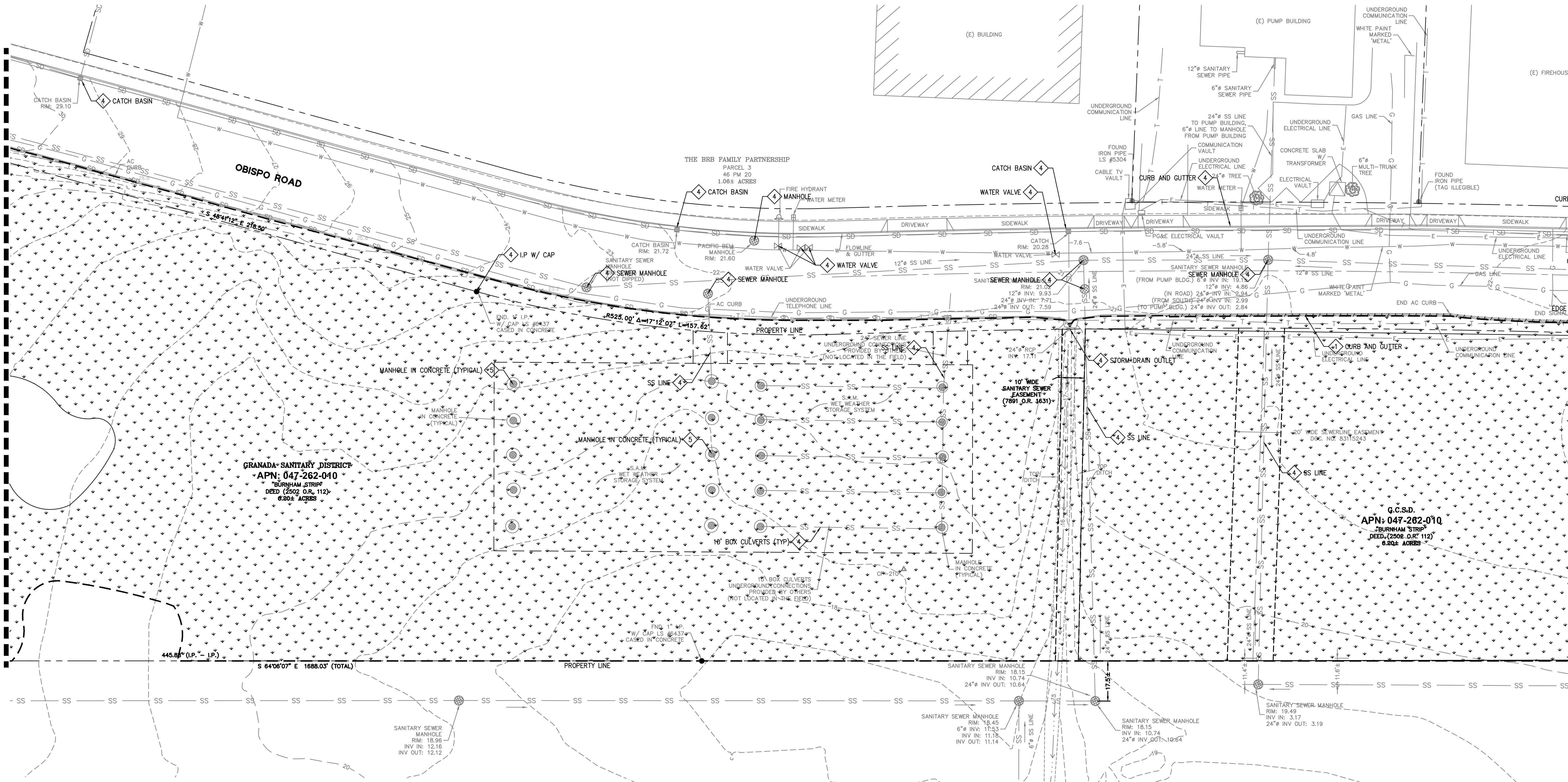
- | | |
|--|---------------------------------------|
| | 1 EXISTING TO BE REMOVED |
| | 2 EXISTING TO BE RELOCATED |
| | 3 EXISTING TO BE REPLACED |
| | 4 EXISTING TO REMAIN |
| | 5 EXISTING TO REMAIN, ADJUST TO GRADE |

Site Key - indicates area shown above



MATCHLINE, SEE SHEET C2.0

MATCHLINE, SEE SHEET C2.2



DEMOLITION LEGEND - ONSITE

- (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
- (E) LANDSCAPE TO BE REMOVED
- (E) GRAVEL TO BE REMOVED
- LIMIT OF DEMOLITION
- PROPERTY LINE
- (E) TREE TO BE REMOVED

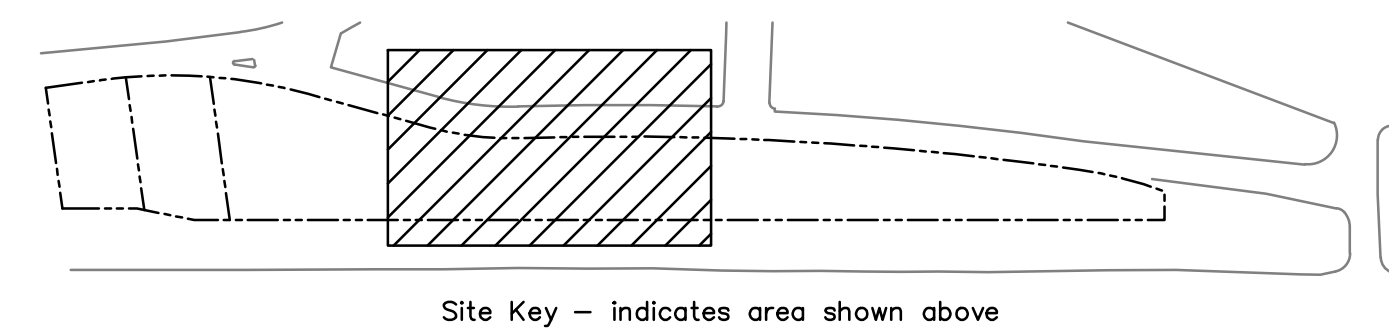
DEMOLITION LEGEND - OFFSITE

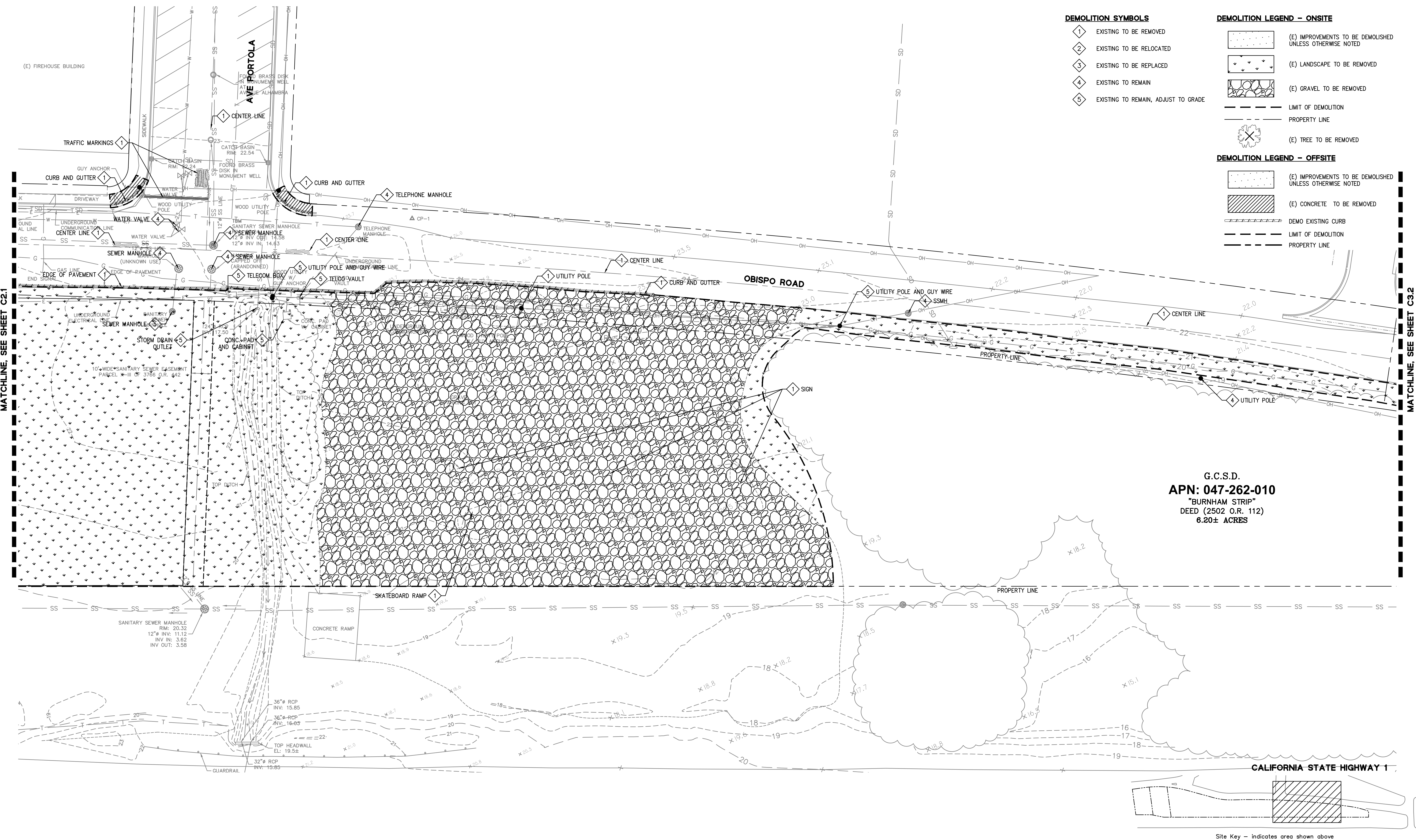
- (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
- (E) CONCRETE TO BE REMOVED
- DEMO EXISTING CURB
- LIMIT OF DEMOLITION
- PROPERTY LINE

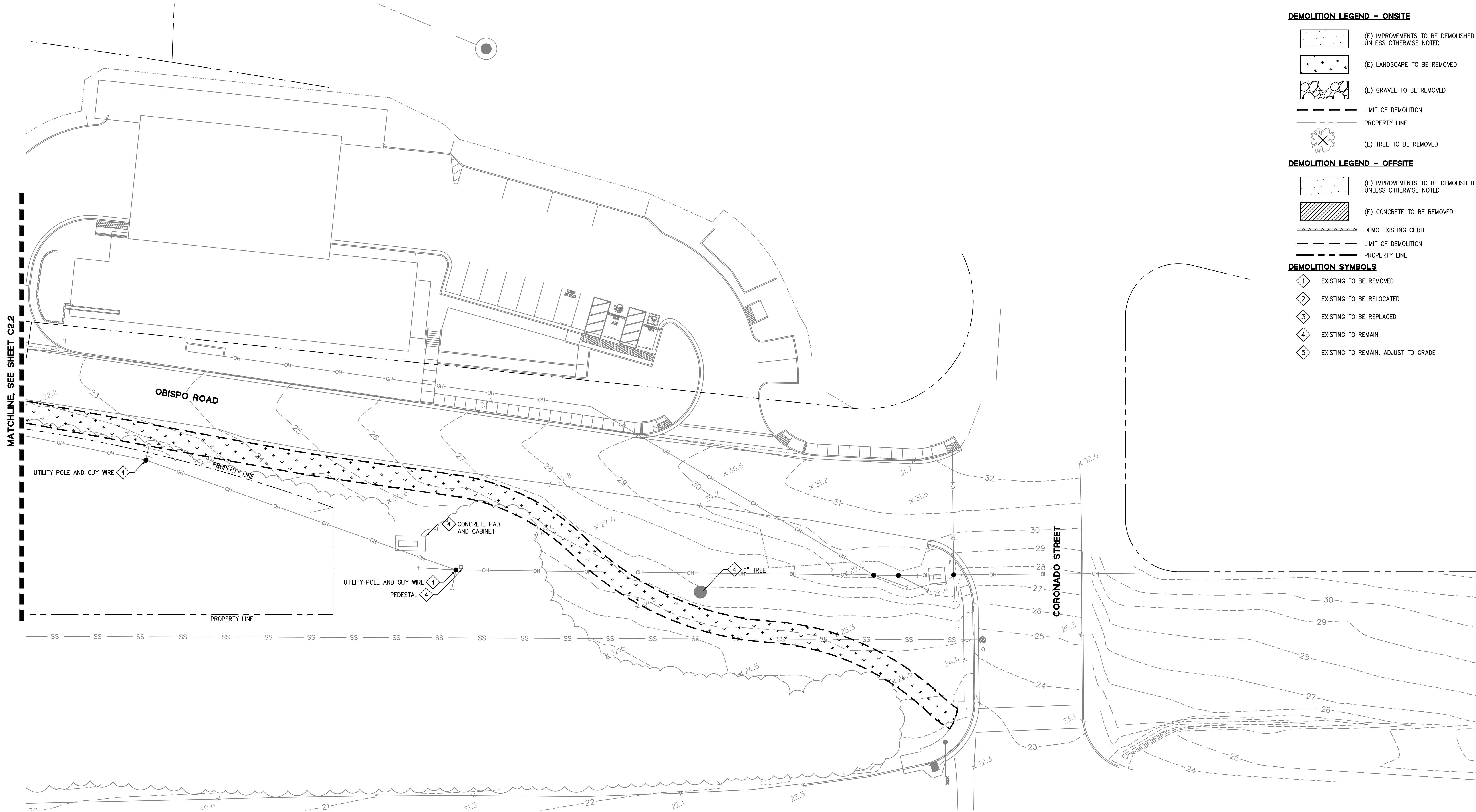
DEMOLITION SYMBOLS

- 1 EXISTING TO BE REMOVED
- 2 EXISTING TO BE RELOCATED
- 3 EXISTING TO BE REPLACED
- 4 EXISTING TO REMAIN
- 5 EXISTING TO REMAIN, ADJUST TO GRADE

CALIFORNIA STATE HIGHWAY 1







DEMOLITION LEGEND – ONSITE

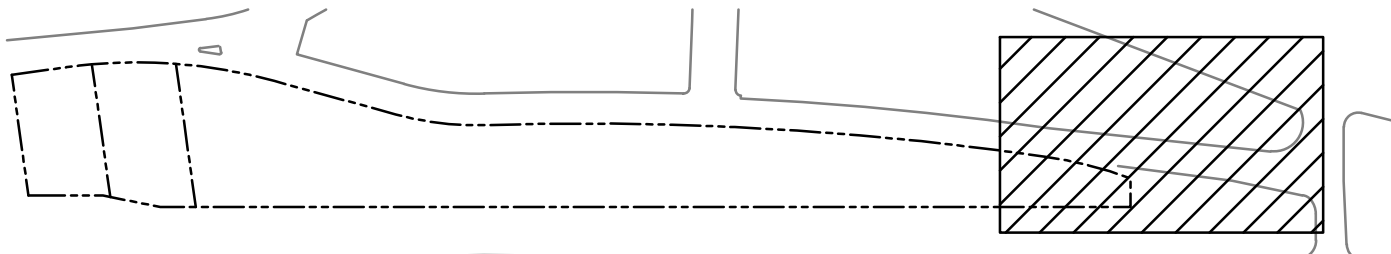
- (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
- (E) LANDSCAPE TO BE REMOVED
- (E) GRAVEL TO BE REMOVED
- LIMIT OF DEMOLITION
- PROPERTY LINE
- (E) TREE TO BE REMOVED

DEMOLITION LEGEND – OFFSITE

- (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
- (E) CONCRETE TO BE REMOVED
- ===== DEMO EXISTING CURB
- LIMIT OF DEMOLITION
- PROPERTY LINE

DEMOLITION SYMBOLS

- 1 EXISTING TO BE REMOVED
- 2 EXISTING TO BE RELOCATED
- 3 EXISTING TO BE REPLACED
- 4 EXISTING TO REMAIN
- 5 EXISTING TO REMAIN, ADJUST TO GRADE

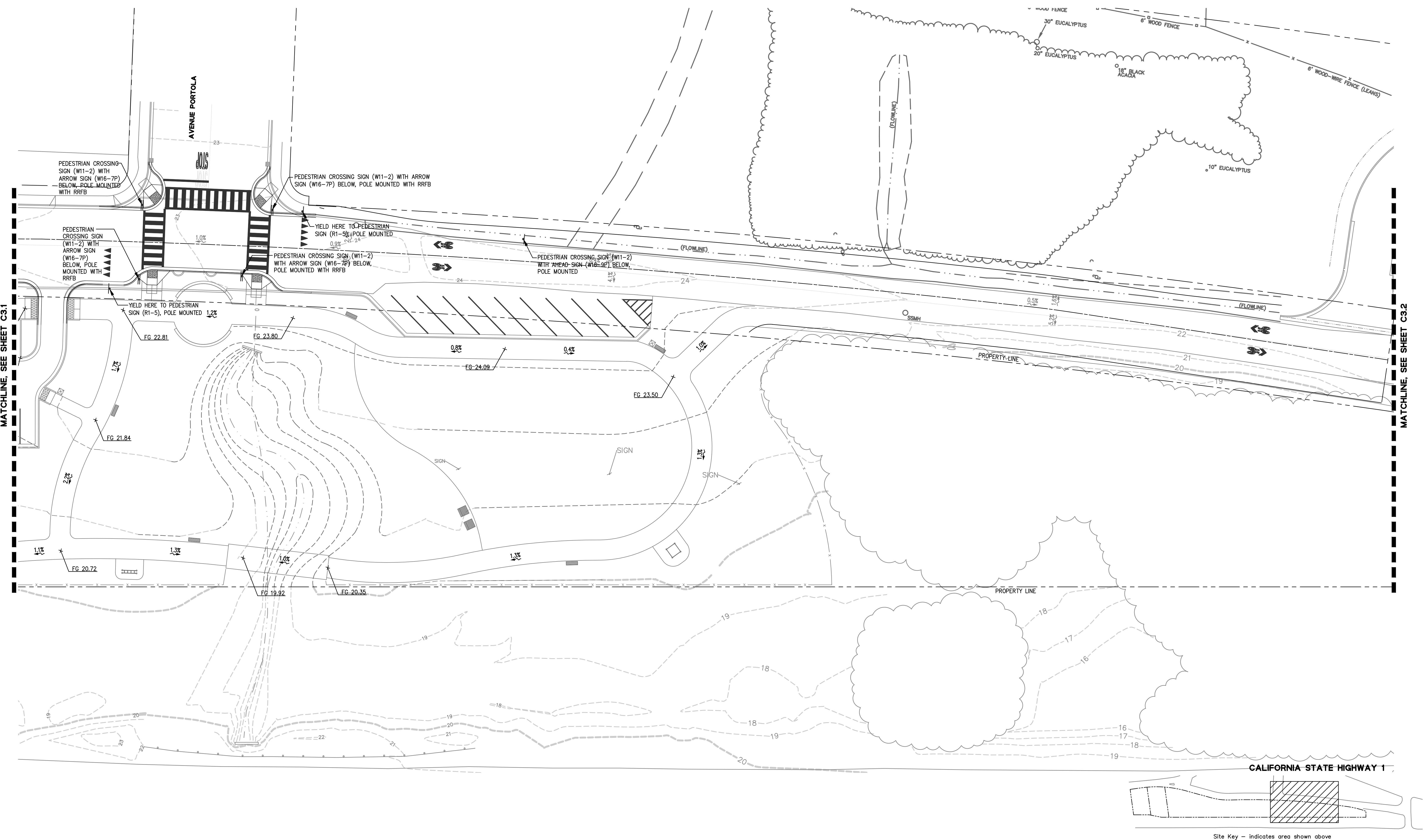


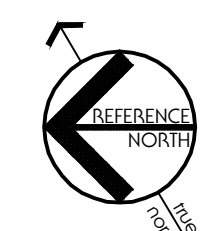
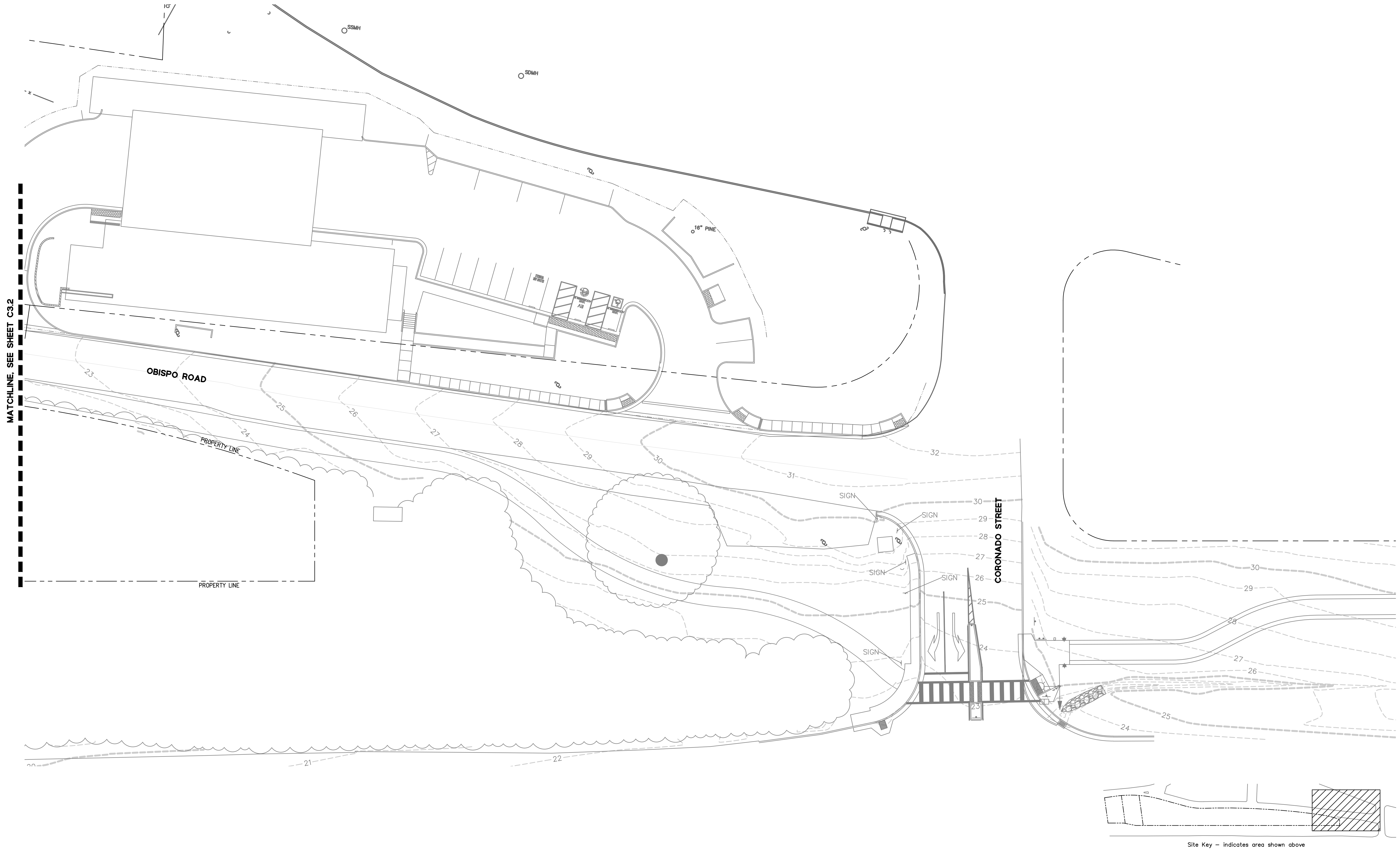
Site Key – indicates area shown above

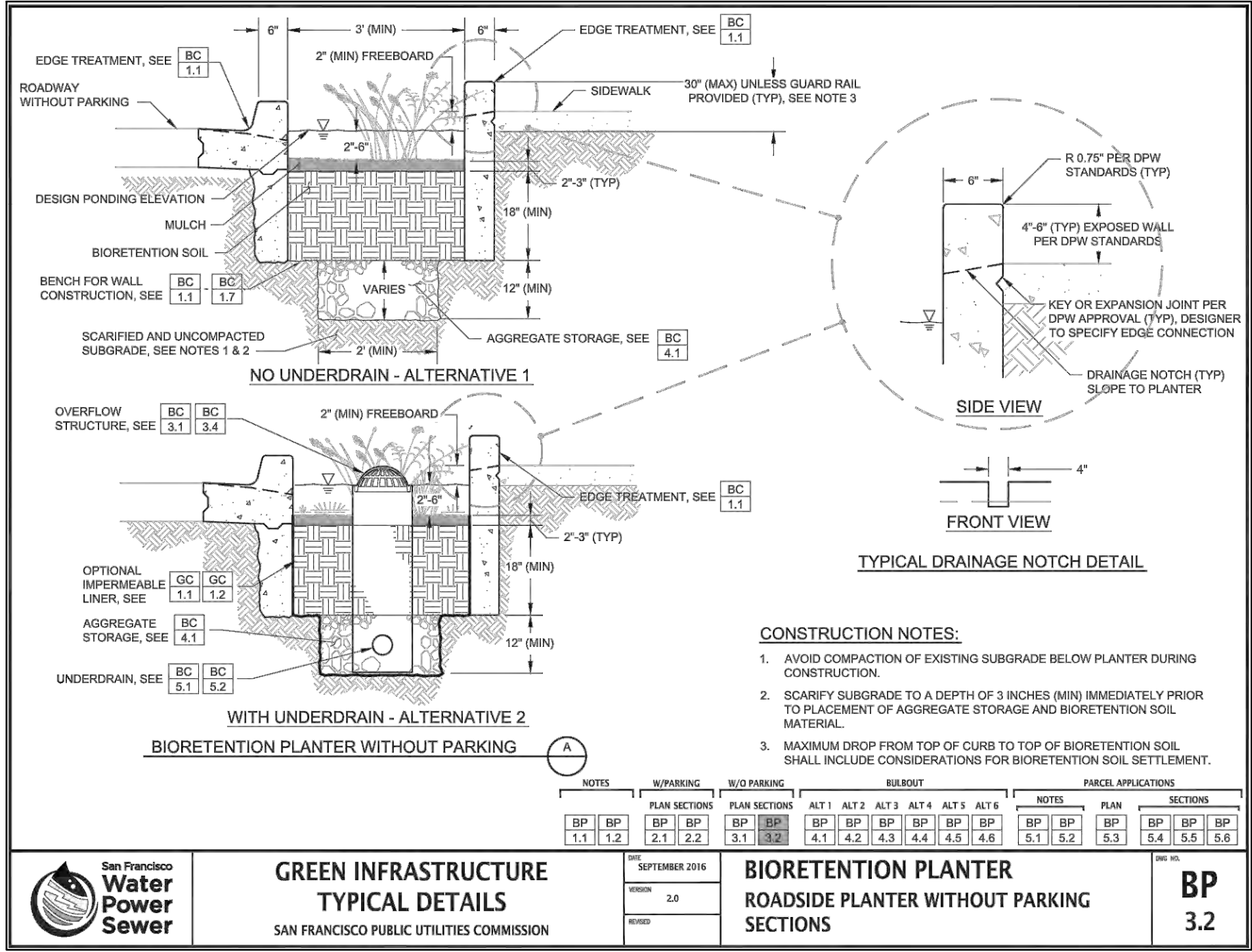


MATCHLINE, SEE SHEET C3.1

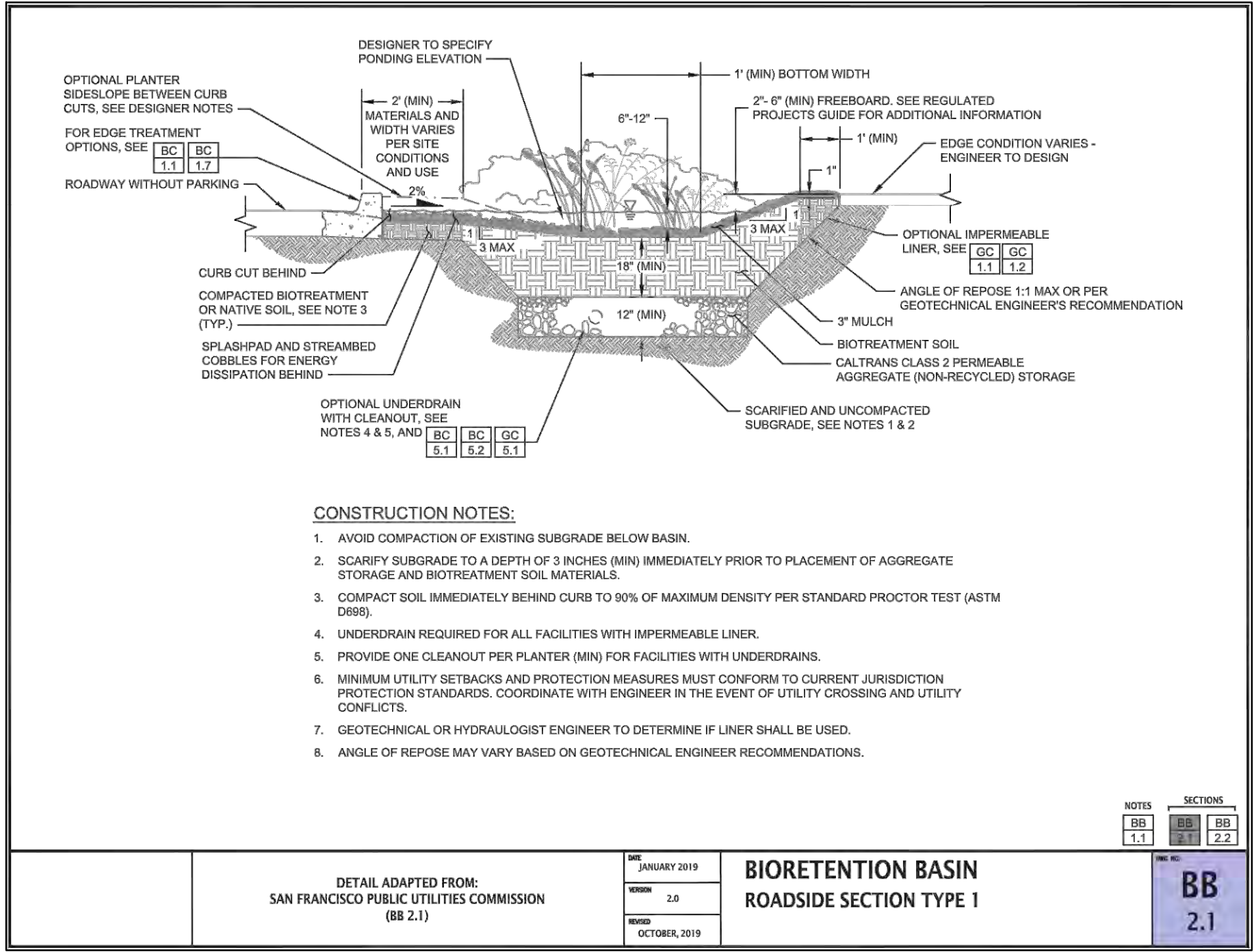
MATCHLINE, SEE SHEET C3.2



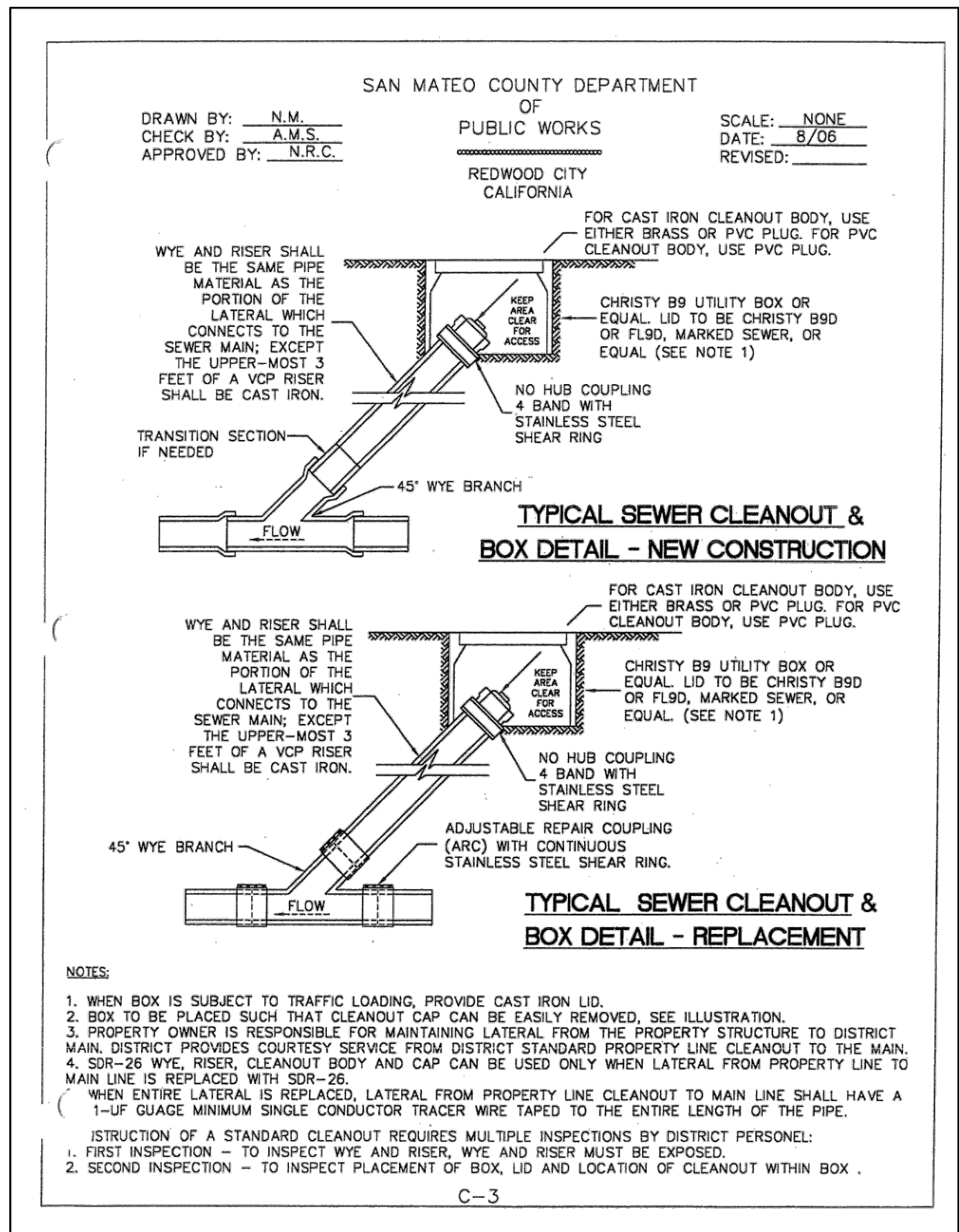




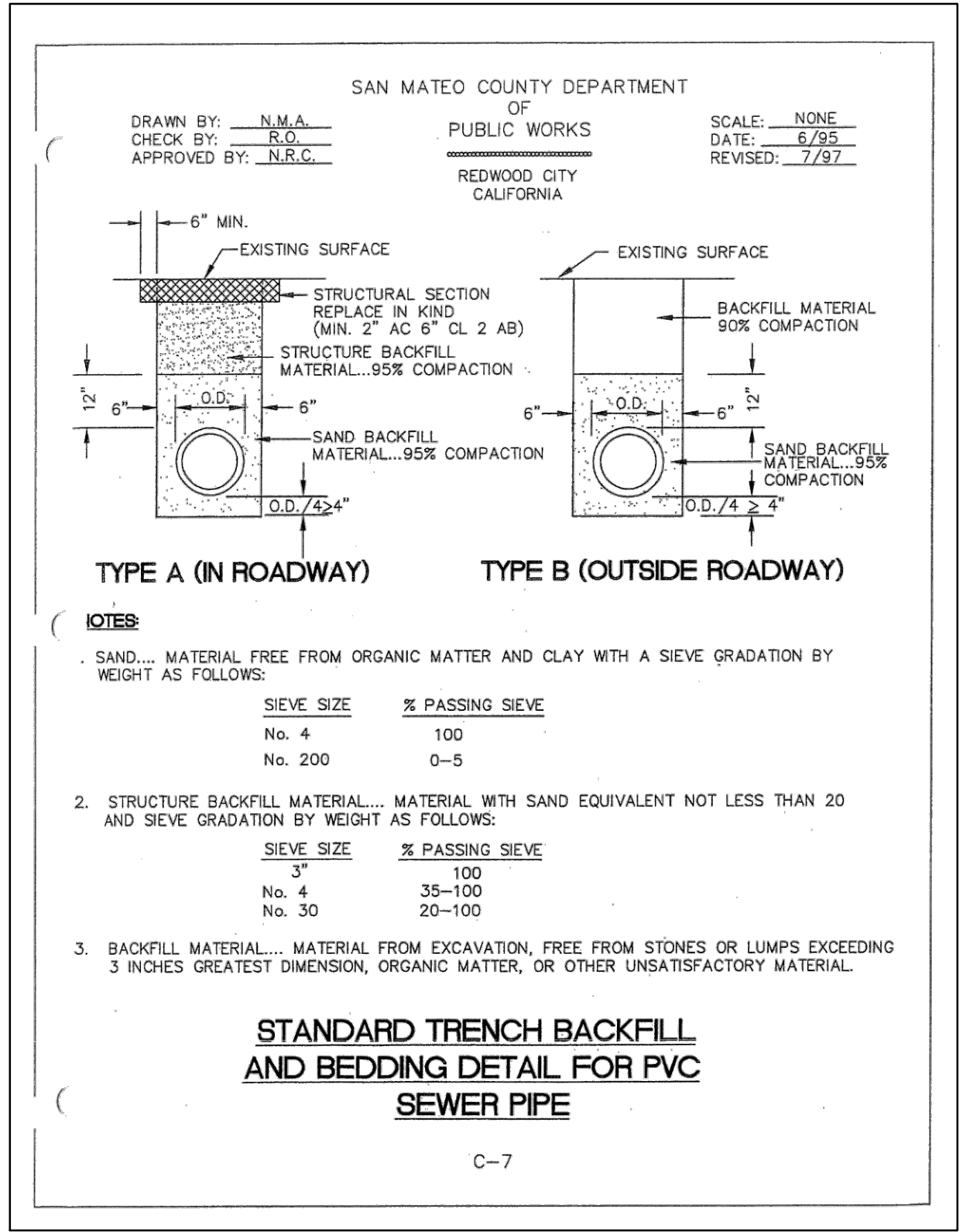
1
-
BIORETENTION PLANTER
NTS



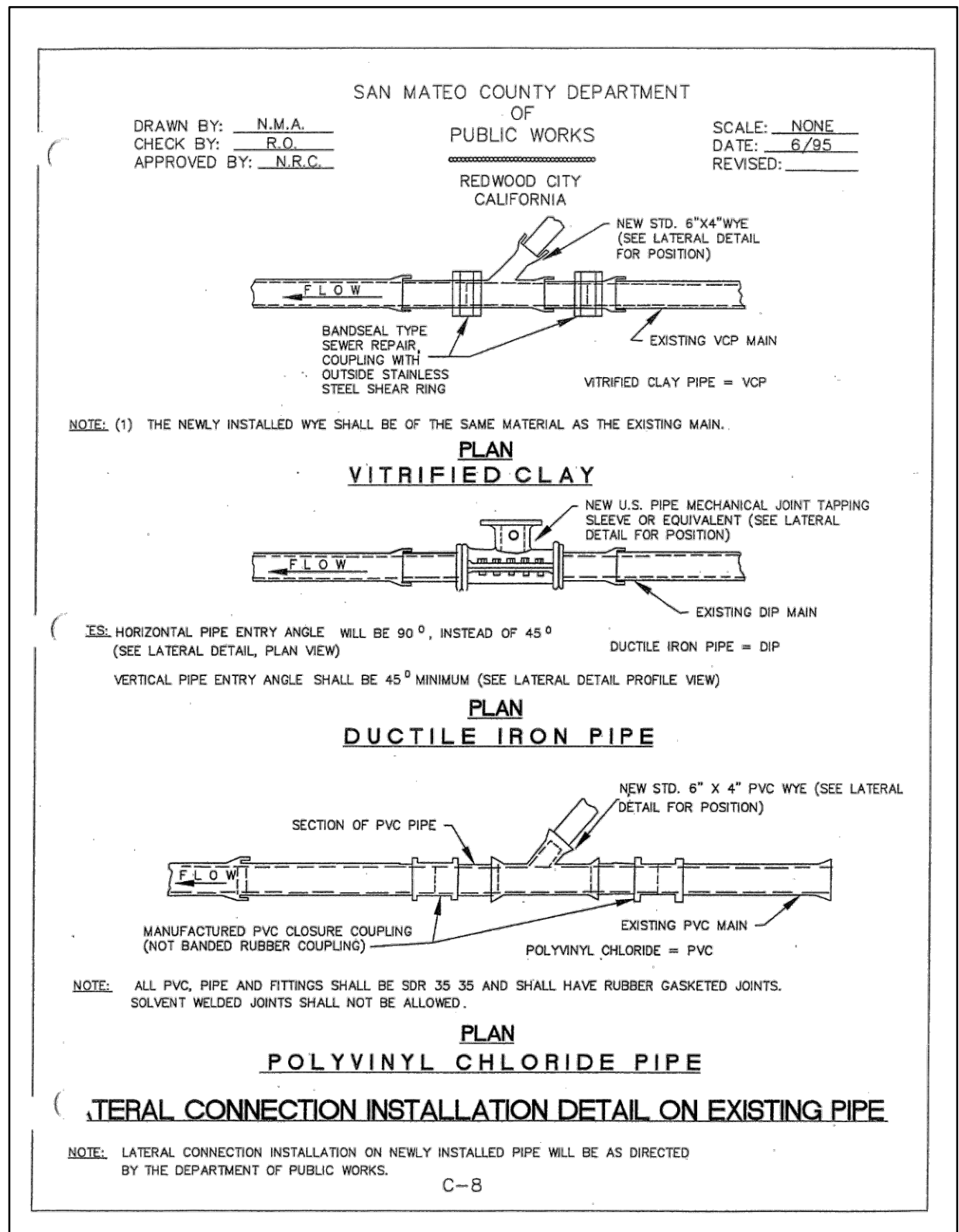
2
-
BIORETENTION BASIN
NTS



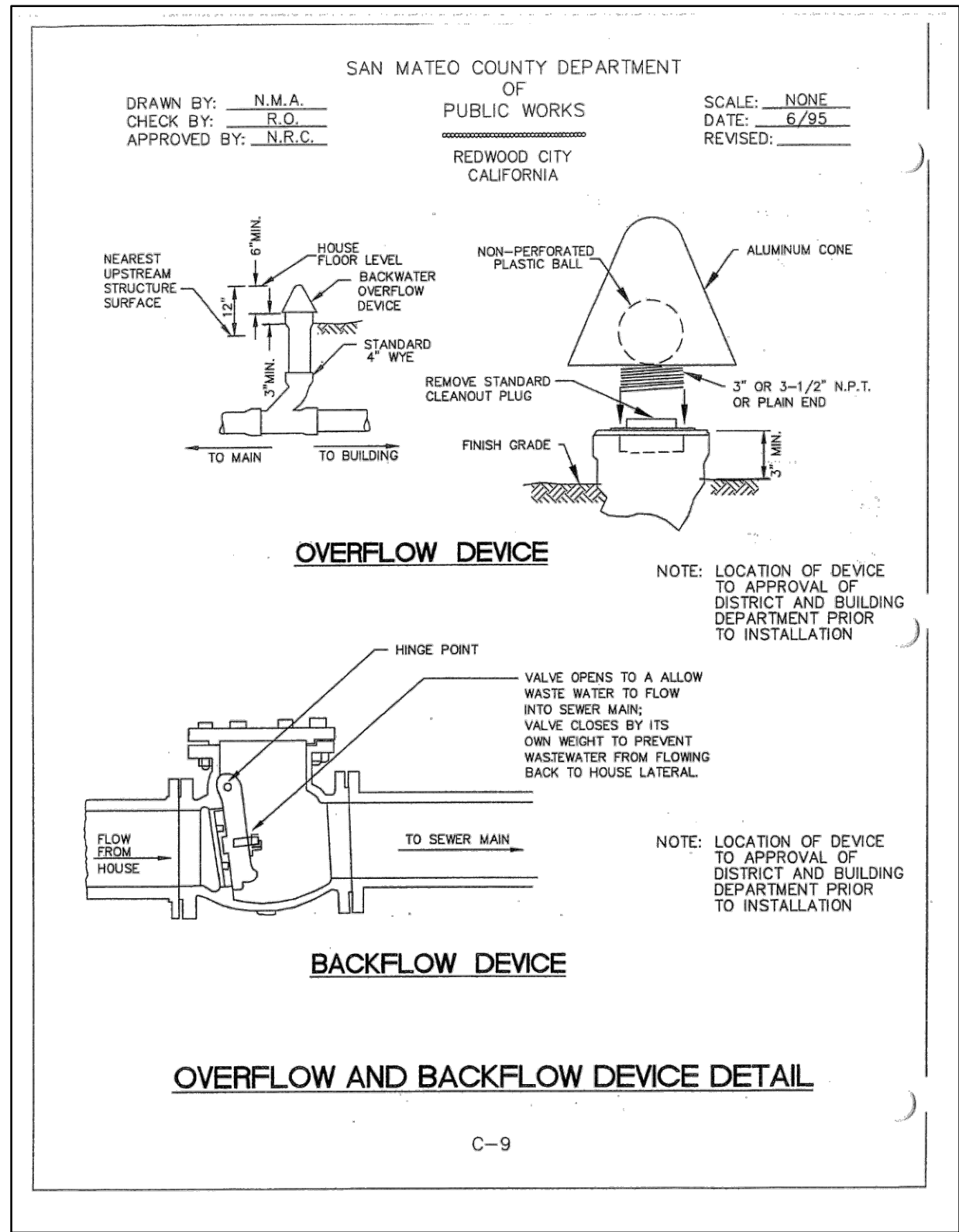
3
-
SANITARY SEWER CLEANOUT
NTS



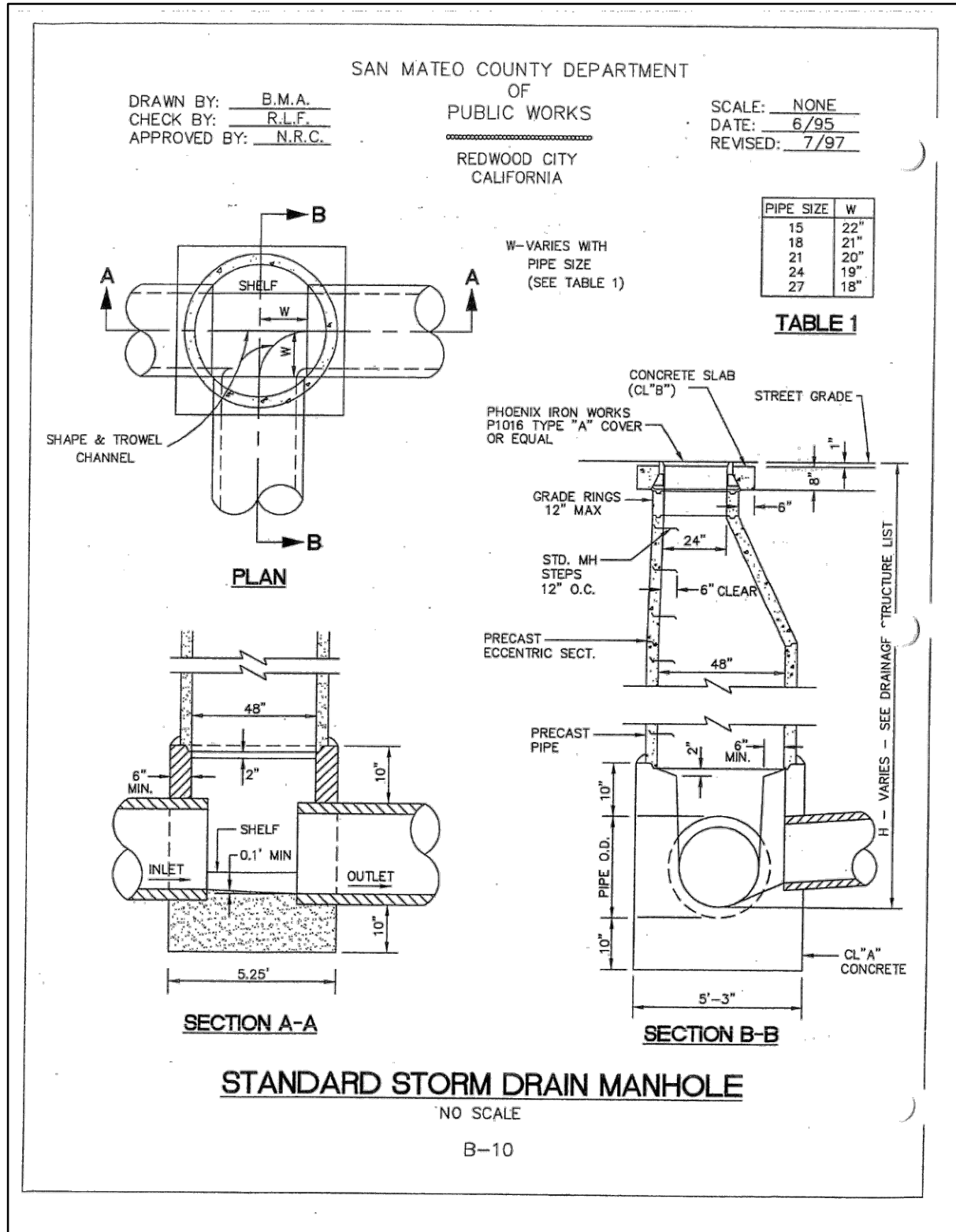
4
-
SANITARY SEWER TRENCH
NTS



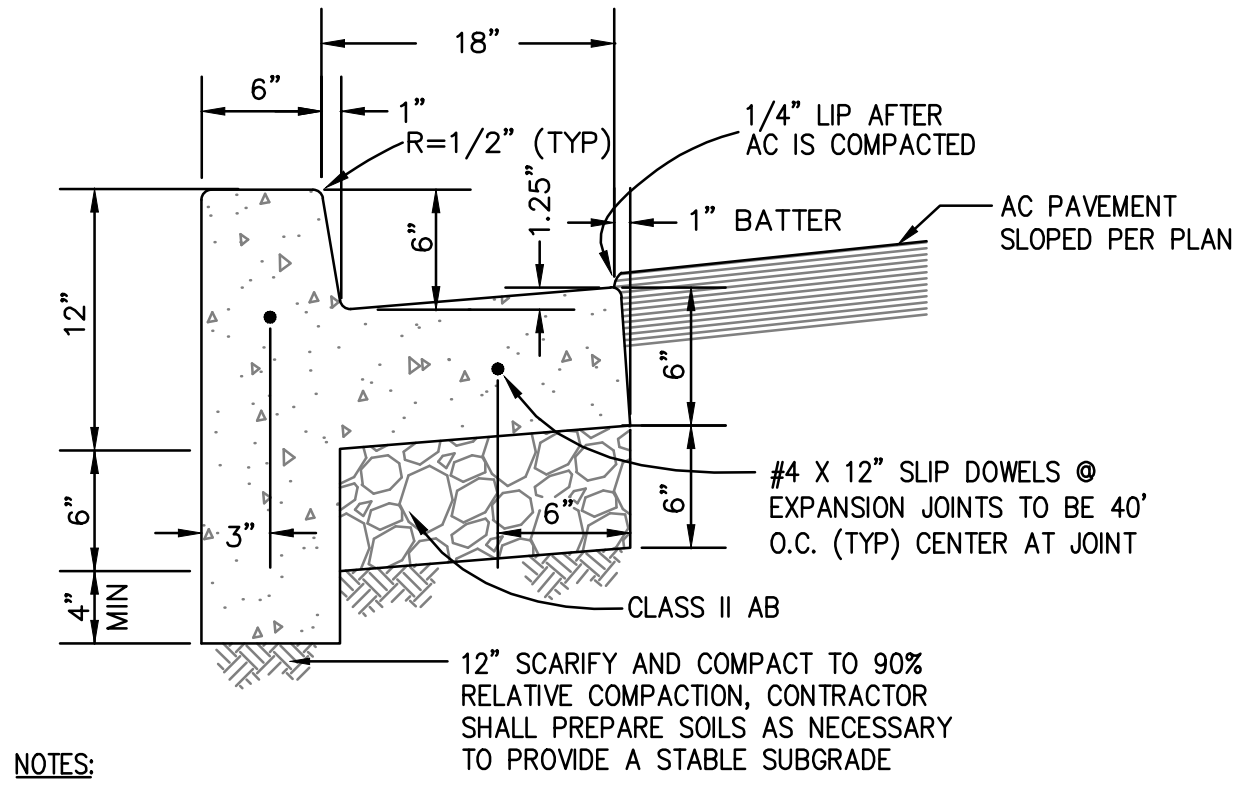
5
-
LATERAL CONNECTION TO (E)PIPE
NTS



6
-
BACKFLOW DEVICE
NTS



7
-
STORM DRAIN MANHOLE
NTS



8
-
CURB & GUTTER
NTS

LANDS OF GRANADA COMMUNITY SERVICES DISTRICT
CONSISTING OF THREE COINCIDENT LAND PARCELS HAVING THE
DEED DOCUMENT NUMBERS:
2021-111643, 2017-009449 & 2502 OR 112
EL GRANADA SAN MATEO COUNTY CALIFORNIA

JUNE 2025



NOTES

1.) UTILITY DEPTHS AND PIPE ALIGNMENTS SHOWN ON THIS SHEET ARE BASED ON DATA FROM PREVIOUS SURVEYS AND WAS NOT FIELD VERIFIED FOR THIS MAPPING PROJECT

LINE	BEARING	LENGTH
L1	N26°00'00"E	14.33'
L2	S26°00'00"W	13.34'
L3	N26°00'00"E	14.41'
L4	S26°00'00"W	14.82'
L5	S63°47'12"E	2.25'

LEGEND

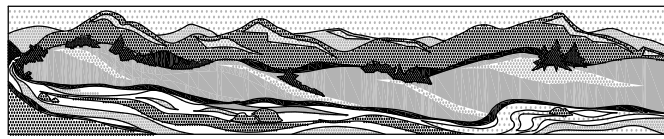
APN: ASSESSOR'S PARCEL NUMBER
CP: CONTROL POINT
EL: ELEVATION
HT: HEIGHT
SSMH: SANITARY SEWER MANHOLE
x 20.7: SPOT ELEVATION
▲: SURVEY CONTROL POINT
■: PROJECT BENCHMARK
⊕: VALVE
⊙: MANHOLE
⊞: CATCH BASIN
⊞: WATER METER
⊞: GAS METER
⊞: FIRE HYDRANT
○: CLEANOUT

—: SUBJECT PROPERTY LINE
—: ADJOINER PROPERTY LINE
- - - : EXISTING EASEMENT
- - - : MAJOR CONTOUR
- - - : MINOR CONTOUR
- - - : OVERHEAD UTILITY LINE
X - X: EXISTING FENCE LINE
T: UNDERGROUND COMM. LINE
W: UNDERGROUND WATER LINE
C: UNDERGROUND GAS LINE
E: UNDERGROUND ELECTRICAL LINE
SS: UNDERGROUND SEWER LINE
●: FOUND STANDARD SAN MATEO COUNTY MONUMENT
●: FOUND IRON PIPE MONUMENT AS NOTED
■: FOUND CALTRANS HIGHWAY MONUMENT

TOPOGRAPHIC SURVEY
LANDS OF GRANADA COMMUNITY SERVICES DISTRICT
CONSISTING OF THREE COINCIDENT LAND PARCELS HAVING THE
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EL GRANADA SAN MATEO COUNTY CALIFORNIA

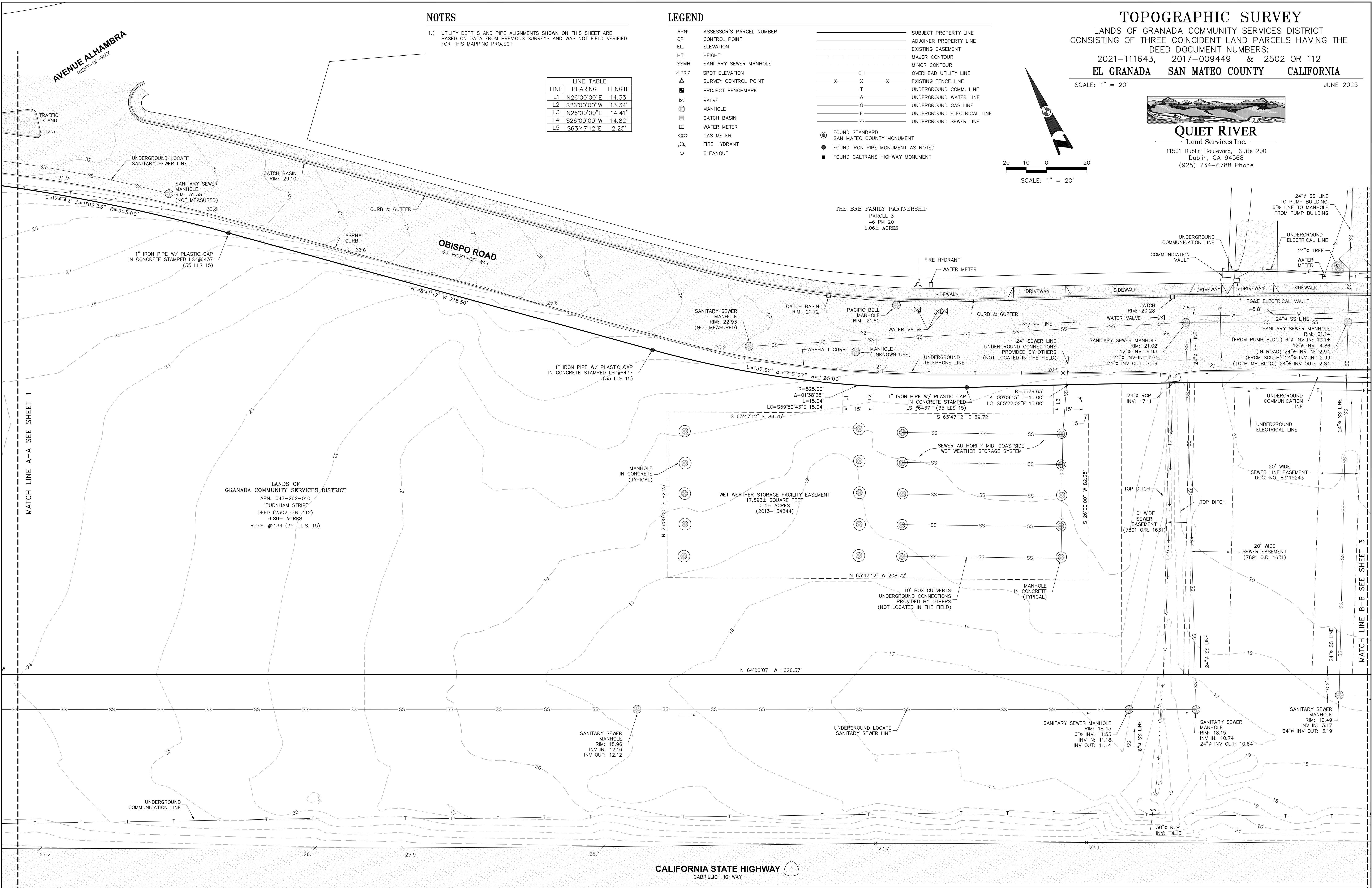
SCALE: 1" = 20'

JUNE 2025

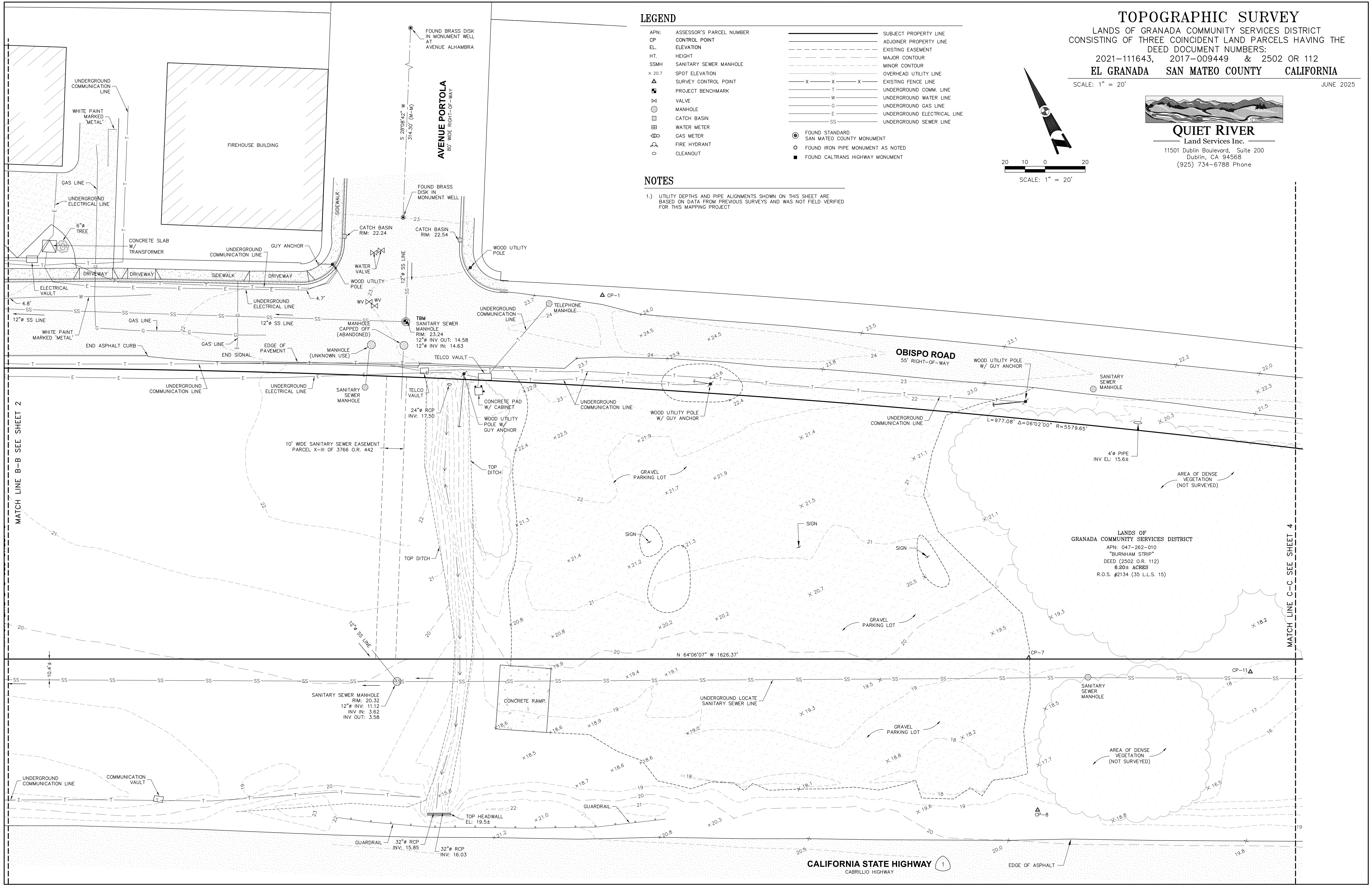


QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

SCALE: 1" = 20'



CALIFORNIA STATE HIGHWAY 1
CABRILLO HIGHWAY



LEGEND

APN:	ASSESSOR'S PARCEL NUMBER	—	SUBJECT PROPERTY LINE
CP	CONTROL POINT	—	ADJOINER PROPERTY LINE
EL	ELEVATION	---	EXISTING EASEMENT
HT.	HEIGHT	---	MAJOR CONTOUR
SSMH	SANITARY SEWER MANHOLE	---	MINOR CONTOUR
x 20.7	SPOT ELEVATION	OH	OVERHEAD UTILITY LINE
▲	SURVEY CONTROL POINT	—X—X—	EXISTING FENCE LINE
■	PROJECT BENCHMARK	T	UNDERGROUND COMM. LINE
⊗	VALVE	W	UNDERGROUND WATER LINE
⊗	MANHOLE	G	UNDERGROUND GAS LINE
⊗	CATCH BASIN	E	UNDERGROUND ELECTRICAL LINE
⊗	WATER METER	SS	UNDERGROUND SEWER LINE
⊗	GAS METER		
⊗	FIRE HYDRANT		
○	CLEANOUT		
		●	FOUND STANDARD SAN MATEO COUNTY MONUMENT
		○	FOUND IRON PIPE MONUMENT AS NOTED
		■	FOUND CALTRANS HIGHWAY MONUMENT

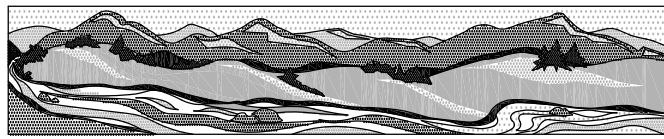
NOTES

1.) UTILITY DEPTHS AND PIPE ALIGNMENTS SHOWN ON THIS SHEET ARE BASED ON DATA FROM PREVIOUS SURVEYS AND WAS NOT FIELD VERIFIED FOR THIS MAPPING PROJECT

TOPOGRAPHIC SURVEY
LANDS OF GRANADA COMMUNITY SERVICES DISTRICT
CONSISTING OF THREE COINCIDENT LAND PARCELS HAVING THE
DEED DOCUMENT NUMBERS:
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EL GRANADA SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20'

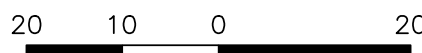
JUNE 2025



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SCALE: 1" = 20'

MATCH LINE B-B SEE SHEET 2

MATCH LINE C-C SEE SHEET 4

LANDS OF
GRANADA COMMUNITY SERVICES DISTRICT
APN: 047-262-010
"BURNHAM STRIP"
DEED (2502 O.R. 112)
6.20± ACRES
R.O.S. #2134 (35 L.L.S. 15)

NOTES

1.) UTILITY DEPTHS AND PIPE ALIGNMENTS SHOWN ON THIS SHEET ARE BASED ON DATA FROM PREVIOUS SURVEYS AND WAS NOT FIELD VERIFIED FOR THIS MAPPING PROJECT

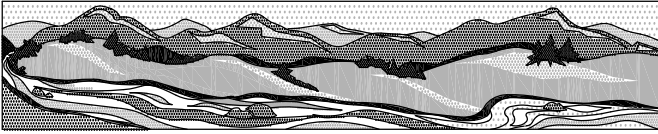
LEGEND

APN:	ASSESSOR'S PARCEL NUMBER	—	SUBJECT PROPERTY LINE
CP	CONTROL POINT	—	ADJOINER PROPERTY LINE
EL.	ELEVATION	- - - -	EXISTING EASEMENT
HT.	HEIGHT	- - - -	MAJOR CONTOUR
SSMH	SANITARY SEWER MANHOLE	- - - -	MINOR CONTOUR
x 20.7	SPOT ELEVATION	— OH —	OVERHEAD UTILITY LINE
▲	SURVEY CONTROL POINT	— X — X — X —	EXISTING FENCE LINE
■	PROJECT BENCHMARK	— T —	UNDERGROUND COMM. LINE
⊕	VALVE	— W —	UNDERGROUND WATER LINE
⊗	MANHOLE	— G —	UNDERGROUND GAS LINE
⊞	CATCH BASIN	— E —	UNDERGROUND ELECTRICAL LINE
⊞	WATER METER	— SS —	UNDERGROUND SEWER LINE
⊞	GAS METER		
⊞	FIRE HYDRANT		
○	CLEANOUT		
		●	FOUND STANDARD SAN MATEO COUNTY MONUMENT
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SCALE: 1" = 20'

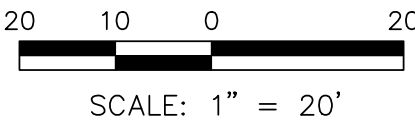
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