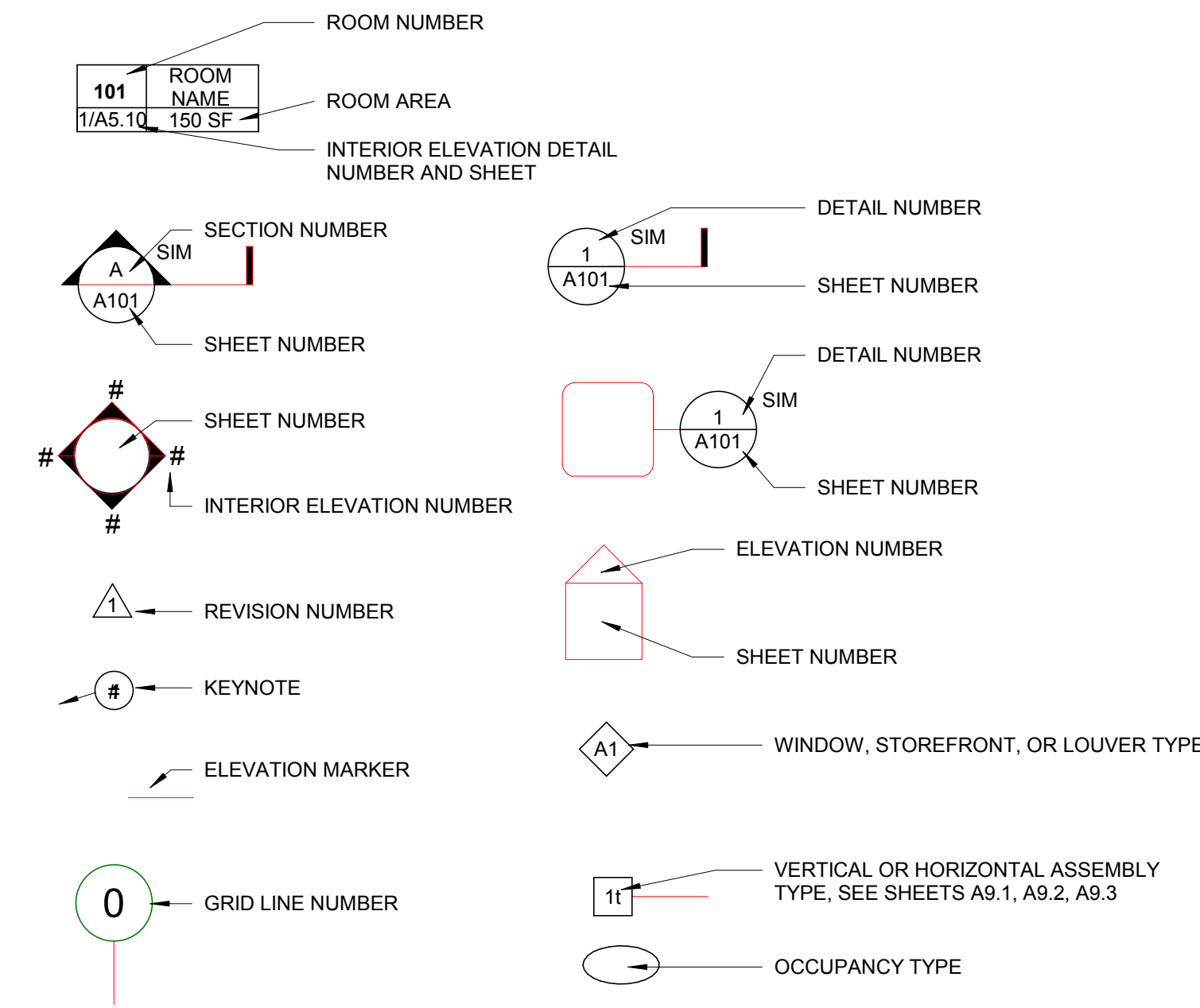


# CYPRESS POINT FAMILY COMMUNITY

## CARLOS STREET, MOSS BEACH, SAN MATEO COUNTY, CA COUNTY PLANNING DEPARTMENT SUBMITTAL, JULY 10, 2020

### GRAPHIC SYMBOLS



### ABBREVIATIONS

&	AND	KIT.	KITCHEN
<	ANGLE	LAU.	LAUNDRY
@	AT	LAND'G	LANDING
A.B.	ANCHOR BOLT	LAV.	LAVATORY
ABV	ABOVE	LT.	LIGHT
A.C.	ASPHALTIC CONC	MAX.	MAXIMUM
ACC	ACCESSIBLE	M.C.	MEDICINE CABINET
ACOUS.	ACOUSTICAL	MECH.	MECHANICAL
A.D.	AREA DRAIN	MTL.	METAL
ADJ.	ADJACENT	MFR.	MANUFACTURER
ALUM.	ALUMINIUM	MIN.	MINIMUM
APL	ASSUMED PROPERTY LINE	MTD.	MOUNTED
AUTO.	AUTOMATIC	MULL.	MULLION
BALC.	BALCONY	N/A	NOT APPLICABLE
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	O.	OVER
BM.	BEAM	O.C.	ON CENTER
B.O.C.	BOTTOM OF CURB	OFF.	OFFICE
BTM.	BOTTOM	O.H.	OVERHANG
B.S.W.	BACK OF SIDEWALK	OPNG.	OPENING
BTWN.	BETWEEN	PERF.	PERFORATED
CABT.	CABINET	PL.	PLATE
CEM.PLAS.	CEMENT PLASTER	PLAS. LAM.	PROPERTY LINE
C.J.	CONTROL JOINT	P.O.	PARTIALLY OPERABLE
C.L.	CENTERLINE	P.T.	PRESSURE TREATED
CLG.	CEILING		OR POST TENSIONED
CLKG.	CAULKING		
CL.	CLOSET	PTD.	PAINTED
CLR.	CLEAR	PLYWD.	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	R.	RISER
COL.	COLUMN	REC.	RECESSED
CONC.	CONCRETE	REF.	REFRIGERATOR
CONN.	CONNECTION	REINF.	REINFORCED
CONT.	CONTINUOUS	REQ'D	REQUIRED
CONST.	CONSTRUCTION	RM.	ROOM
CNTR.	COUNTER	R.O.	ROUGH OPENING
CSMT.	CASEMENT	R.W.L.	RAINWATER LEADER
D	DRYER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DBL.	DOUBLE	S.C.	SOLID CORE
DET.	DETAIL	S.C.D	SEE CIVIL DRAWINGS
DIA.	DIAMETER	S.S.D	SEE STRUCTURAL DRAWINGS
DIM.	DIMENSION	SCH.	SCHEDULE
DR.	DOOR	SEC.	SECTION
D.S.	DOWNSPOUT	S.E.D.	SEE ELECTRICAL DRAWINGS
DWVG.	DRAWING	S.F.	SUBFLOOR
E.A.	EACH	S.G.	SAFETY GLAZING
E.J.	EXPANSION JOINT	SH.	SHELF
ELEV.	ELEVATION	SHLVS.	SHELVES
ELEC.	ELECTRIC	SHT.	SHEET
ENCL.	ENCLOSURE	SIM.	SIMILAR
E.P.	ELECTRIC PANEL	S.L.D.	SEE LANDSCAPE DRAWINGS
EQ.	EQUAL	S.M.	SHEET METAL
EQPT.	EQUIPMENT	S.M.D.	SEE MECHANICAL DRAWINGS
EXT.	EXTERIOR	S.P.	STANDPIPE
F.A.I.	FRESH AIR INTAKE	S.P.D	SEE PLUMBING DRAWINGS
F.D.	FLOOR DRAIN	SPECS.	SPECIFICATIONS
FDN.	FOUNDATION	SQ.	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STD.	STANDARD
F.F.	FINISHED FLOOR	STL	STEEL
FIN.	FINISH OR FINISHED	STOR.	STORAGE
FLASH'G	FLASHING	STRUCT.	STRUCTURAL
FLEX	FLEXIBLE	SV	SHEET VINYL
FLR.	FLOOR	T.B.	TOWEL BAR
F.O.B.	FACE OF BEAM	T&G	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	TEL.	TELEPHONE
F.O.F.	FACE OF FINISH	TEMP.GL.	TEMPERED GLASS
F.O.S.	FACE OF STUD	THRESH.	THRESHOLD
F.O.W.	FACE OF WALL	T.O.	TOP OF
FT. ' '	FOOT	T.O.C.	TOP OF CURB
FTG.	FOOTING	T.O.PL.	TOP OF PLATE
GA.	GAUGE	T.O.S.	TOP OF SLAB
GAR.	GARAGE	T.O.W.	TOP OF WALL
G.B.	GRAB BAR	T.	TOILET PAPER HOLDER
GL.	GLASS	TPH	TREAD (OR TEMPERED)
GLAZ.	GLAZING	T.S.	TUBE STEEL
G.S.M.	GALVANIZED SHEET METAL	TYP.	TYPICAL
G.W.B.	GYPNUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GYP.	GYPNUM	VCT	VINYL COMPOSITION TILE
H.B.	HOSE BIB	VERT.	VERTICAL
HDWR.	HARDWARE	VEST.	VESTIBULE
H.M.	HOLLOW METAL	V.G.D.F.	VERTICAL GRAIN DOUG. FIR
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
HPR.	HOPPER	W	WASHER
HR.	HOUR	W	WITH
H.R.	HANDRAIL	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
IN. ' "	INCHES	WDW.	WINDOW
INSUL.	INSULATION	W.H.	WATER HEATER
INT.	INTERIOR	W/O	WITHOUT
INTERM.	INTERMEDIATE	W.O.	WHERE OCCURS
JT.	JOINT	W.P.	WATERPROOF
		W.S.	WHEELSTOP

### DRAWING SHEET INDEX

SHEET NUMBER	SHEET NAME
<b>00 - GENERAL</b>	
G0.00	TITLE SHEET
G0.01	AERIAL PERSPECTIVES
G0.02	RENDERED SITE VIEWS
G0.03	RENDERED SITE VIEWS
<b>01 - CIVIL</b>	
1 of 1	TOPOGRAPHIC SURVEY
C1.0	CONCEPTUAL GRADING PLAN
C2.0	CONCEPTUAL UTILITY PLAN
C3.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
<b>02 - LANDSCAPE</b>	
L1.0	CONCEPTUAL LANDSCAPE PLAN
<b>04 - ARCHITECTURAL</b>	
A1.01	SITE PLAN + SITE SECTION
A3.01	BUILDING TYPE A, TYPICAL PLANS + ELEVATIONS
A3.02	BUILDING TYPE B, TYPICAL PLANS + ELEVATIONS
A3.03	BUILDING TYPE C, TYPICAL PLANS + ELEVATIONS
A3.04	BUILDING TYPE D, TYPICAL PLANS + ELEVATIONS
A3.05	BUILDING TYPE D, TYPICAL ELEVATIONS
A3.06	COMMUNITY BUILDING, PLANS + ELEVATIONS

### ACCESSIBILITY SUMMARY

THIS PROJECT IS A PUBLICLY FUNDED PROJECT COMPLYING WITH CHAPTER 11B OF THE 2016 CALIFORNIA BUILDING CODE (CBC).

**RESIDENTIAL BUILDINGS:**  
BUILDING TYPE A: MULTI-FAMILY, NON-ELEVATOR-SERVED BUILDINGS COMPRISED OF MULTI-STORY TOWNHOMES WITH GROUND-LEVEL ENTRIES. 10% OF UNITS MUST COMPLY WITH 11B-233.3.1.2.4, AND PROVIDE AN ACCESSIBLE ROUTE.

BUILDINGS TYPE B,C,D: MULTI-FAMILY, STACKED FLATS WITH STAIR-ONLY ACCESS TO LEVEL 2 UNITS. DWELLING UNITS WITH REQUIRED MOBILITY OR HEARING/VISUALLY IMPAIRED FEATURES ARE ALSO LOCATED ON THE GROUND-LEVEL, AND SHALL COMPLY WITH CHAPTER 11B OF THE 2016 CBC. ALL REMAINING GROUND-FLOOR UNITS COMPLY WITH CHAPTER 11A, DIVISION IV PER SECTION 233.1.2 OF THE 2016 CBC.

**COMMUNITY BUILDING:**  
THE COMMUNITY BUILDING IS A LEASING OFFICE, RESIDENTIAL SERVICES AND COMMUNITY CENTER AND COMPLIES WITH CHAPTER 11B OF THE 2016 CBC.

### BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, WHICH ADOPTS THE 2015 IBC, 2015 UMC, 2015 UPC AND THE 2014 NEC.

### PROJECT TEAM

**OWNER / APPLICANT**  
MIDPEN HOUSING CORP.  
303 VINTAGE PARK DRIVE, SUITE 250  
FOSTER CITY, CA 94404  
650.235.7675  
CONTACT: ANDREW BIELAK

**ARCHITECT**  
PYATOK ARCHITECTS  
1611 TELEGRAPH AVENUE, SUITE 200  
OAKLAND, CA 94612  
510.465.7010  
CONTACT: PETER WALLER

**CIVIL ENGINEER**  
BKF ENGINEERS  
255 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065  
650.482.6300  
CONTACT: LAUREN BOYLE BERMAN

**LANDSCAPE ARCHITECT**  
JONI L. JANECKI & ASSOCIATES, INC.  
515 SWIFT STREET, SANTA CRUZ, CA 95060  
831.423.6040  
CONTACT: GEORGIA LEUNG



### PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF 71 UNITS OF NEW AFFORDABLE MULTIFAMILY RESIDENTIAL UNITS IN 18 BUILDINGS, AND A COMMUNITY BUILDING FOR RESIDENT SERVICES AND LEASING.

PROJECT ADDRESS: CARLOS STREET, MOSS BEACH, SAN MATEO COUNTY, CA

SITE AREA: 10.875 ACRES  
TOTAL UNITS: 71 UNITS  
SITE DENSITY: 6.5 UNITS / ACRE

CONSTRUCTION TYPE:	RESIDENTIAL BUILDINGS	COMMUNITY BUILDING
OCCUPANCY TYPE:	TYPE VB R2	TYPE VB A3

### DEVELOPMENT STANDARDS

	PROVIDED
BLDG. SETBACK WEST	11 FT
BLDG. SETBACK SOUTH	156 FT
BLDG. SETBACK EAST	182 FT
BLDG. SETBACK NORTH	135 FT
DENSITY	6.5 UNITS/ACRE
LOT COVERAGE	0.94 ACRES
USABLE OPEN SPACE	APPROX. 6 ACRES
BUILDING HEIGHT	2 STORIES
PARKING SPACES	142 SPACES

### BUILDING GROSS AREAS

BUILDING TYPE A [8 BLDGS]	2,620 SF
BUILDING TYPE B [8 BLDGS]	4,120 SF
BUILDING TYPE C [1 BLDG]	7,733 SF
BUILDING TYPE D [1 BLDG]	11,288 SF
<b>TOTAL SF OF RESIDENTIAL BLDGS.</b>	<b>72,941 SF</b>
COMMUNITY BUILDING	3,460 SF
<b>TOTAL SF OF BUILDINGS</b>	<b>76,401 SF</b>

### UNIT TYPE SUMMARY

UNIT TYPE	DESCRIPTION	# UNITS	UNIT AREA (SF)
A	3-BR FLAT	16	1200 SF
B	2-BR FLAT	32	815 SF
C1	2-BR FLAT	5	880 SF
C2	3-BR FLAT	2	1100 SF
D	1-BR FLAT	16	550 SF

### AERIAL CONTEXT



STAMP:

### REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resolution	03/25/19
2	Adopted Dimensions	10/08/20
3	Adjusted Heights	07/10/20

JOB NUMBER: 1603  
DRAWN BY: GP  
CHECKED BY: PW  
DATE: July 10, 2020  
SCALE: 1/2" = 1'-0"  
TITLE: TITLE SHEET

SHEET: G0.00

NOT FOR CONSTRUCTION



Google Earth  
© 2019 Google

CONTEXT AERIAL VIEW



SITE AERIAL VIEW



SITE AERIAL VIEW

**CYPRESS POINT FAMILY COMMUNITY**

Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Presentation	03/25/19
2	Public Presentation	10/06/19
3	Adjusted Heights	07/19/20

JOB NUMBER: 1603  
DRAWN BY: Author  
CHECKED BY: Checker  
DATE: March 25, 2019  
SCALE:  
TITLE:  
AERIAL PERSPECTIVES

SHEET:  
**G0.01**

**CYPRESS POINT FAMILY COMMUNITY**  
 Carlos Street, Moss Beach



[VIEW 1] WEST SITE VIEW



VIEW CONTEXT KEY



[VIEW 2] SIERRA STREET VIEW



[VIEW 3] LINCOLN STREET VIEW

NOTE: IMAGES DO NOT DEPICT FINAL MATERIALS / DESIGN PROPOSAL. FOR STUDY PURPOSES ONLY.

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Presentation	03/28/19
2	Public Presentation	10/06/19
3	Adjusted Heights	07/19/20

JOB NUMBER: 1603  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 DATE: March 25, 2019  
 SCALE:  
 TITLE:  
**RENDERED SITE VIEWS**

SHEET:  
**G0.02**

**CYPRESS POINT FAMILY COMMUNITY**  
 Carlos Street, Moss Beach



VIEW CONTEXT KEY



[VIEW A] SITE ENTRANCE LOOKING NORTHEAST



[VIEW B] COMMUNITY CENTER LOOKING NORTHWEST

NOTE: IMAGES DO NOT DEPICT FINAL MATERIALS / DESIGN PROPOSAL. FOR STUDY PURPOSES ONLY.

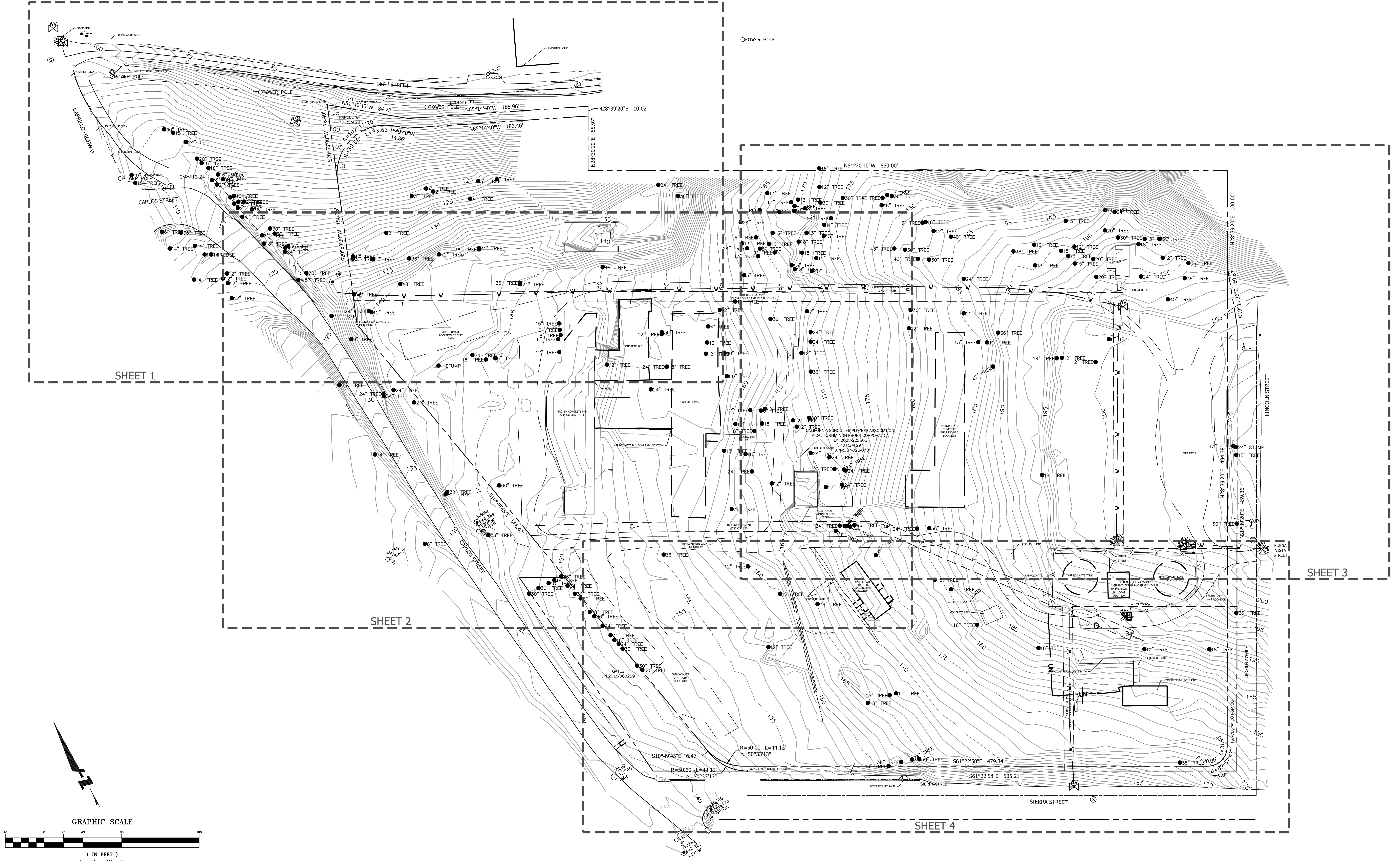
STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Presentation	03/25/19
2	Architectural Presentation	10/06/19
3	Adjusted Heights	07/19/20

JOB NUMBER: 1603  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 DATE: March 25, 2019  
 SCALE:  
 TITLE:  
**RENDERED SITE VIEWS**

SHEET:  
**G0.03**

Date: 06/06/2017	No.	Revisions
Scale: 1"=40'		
Drawn: JAS		
Checked: JAS		
Approved: JAS		
Job No: 10074-50		



**LEGEND**

- SSCO SANITARY SEWER CLEAN OUT
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊖ SIGN
- ⊙ JP JOINT POLE
- CUY WIRE
- TREE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ HOSE BIB
- BOLLARD

**ABBREVIATIONS**

APPROX	APPROXIMATE
E	EAST
EL / ELEV	ELEVATION
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ER	ELECTRIC RISER
EX	EXISTING
HR	HANDICAP RAMP
LLS	LICENSED LAND SURVEYOR
M	MAPS
N	NORTH
OR	OFFICIAL RECORD
PLS	PROFESSIONAL LAND SURVEYOR
S	SOUTH
W	WEST

**LINE TABLE**

---	BOUNDARY LINE
---	CONCRETE BUILDING PAD
---	EASEMENT LINE
---	EDGE OF PATH
W	WATER LINE (PROVIDED BY OTHERS)
UN	UNKNOWN UTILITY LINE (PROVIDED BY OTHERS)

**BASIS OF BEARINGS STATEMENT:**  
THE BEARING NORTH 10°49'45" WEST WAS TAKEN ON THE NORTHEASTERLY RIGHT OF WAY LINE OF CABRILLO HIGHWAY ROUTE 1 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP FILED FOR RECORD ON DECEMBER 19, 1969 IN VOLUME 70 OF MAPS AT PAGES 28 AND 29, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

**BENCHMARK STATEMENT:**  
AN ASSUMED ELEVATION WAS TAKEN AT POINT 100 WHICH IS A MAG & WASHER. ELEVATION 100.00'.

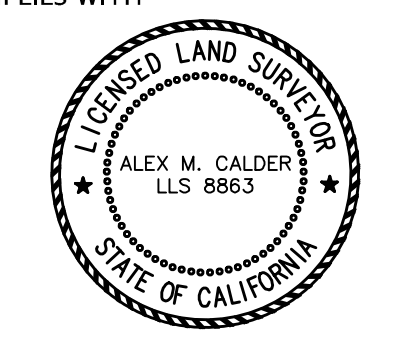
**UTILITY NOTE:**  
THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

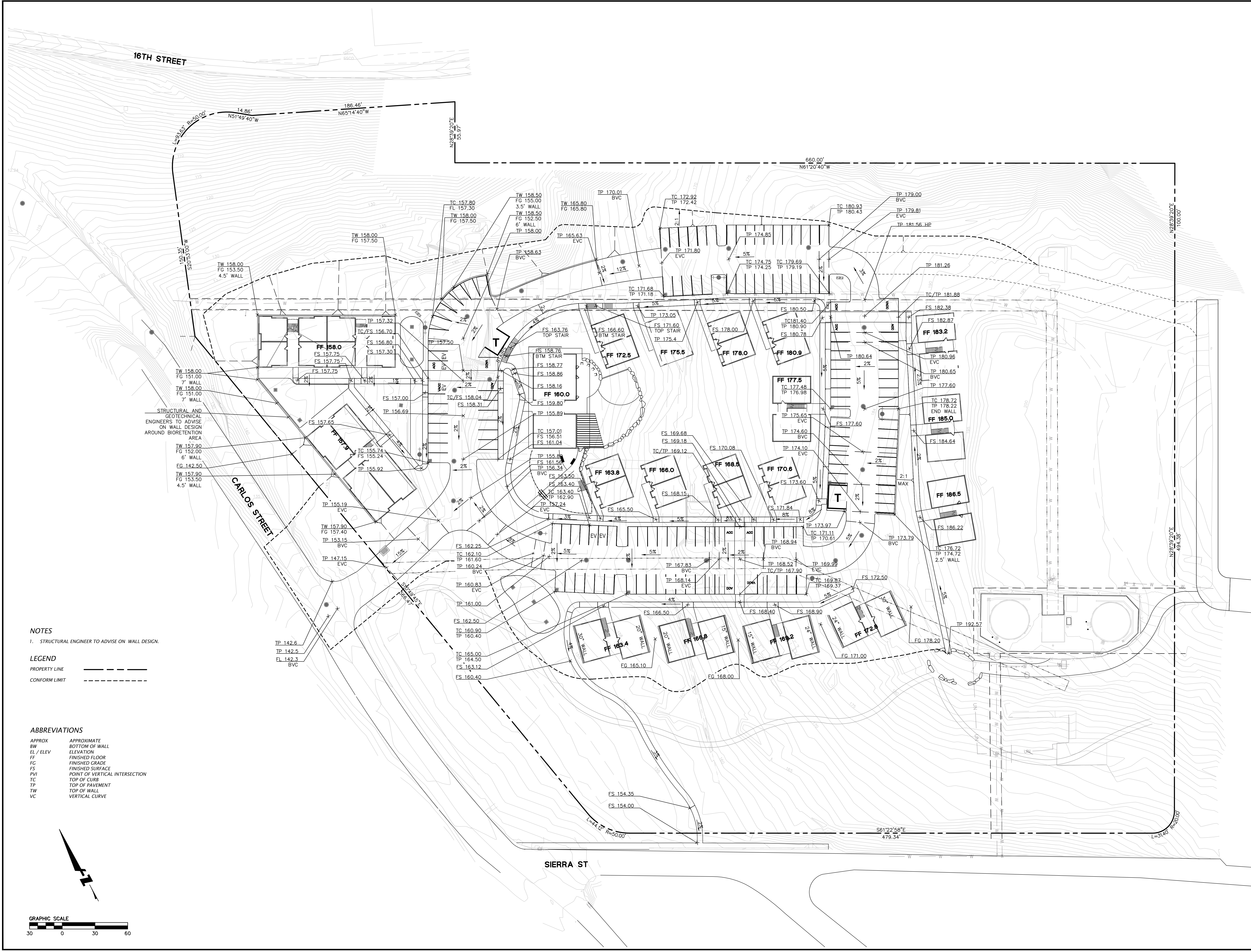
WATER UTILITY LINE AND ASSOCIATED INFRASTRUCTURE SHOWN IS BASED ON POT HOLE INFORMATION PROVIDED BY OTHERS

**SURVEYOR'S NOTE:**  
THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECTION, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

ALEX M. CALDER  
P.L.S.# 8863

DATE

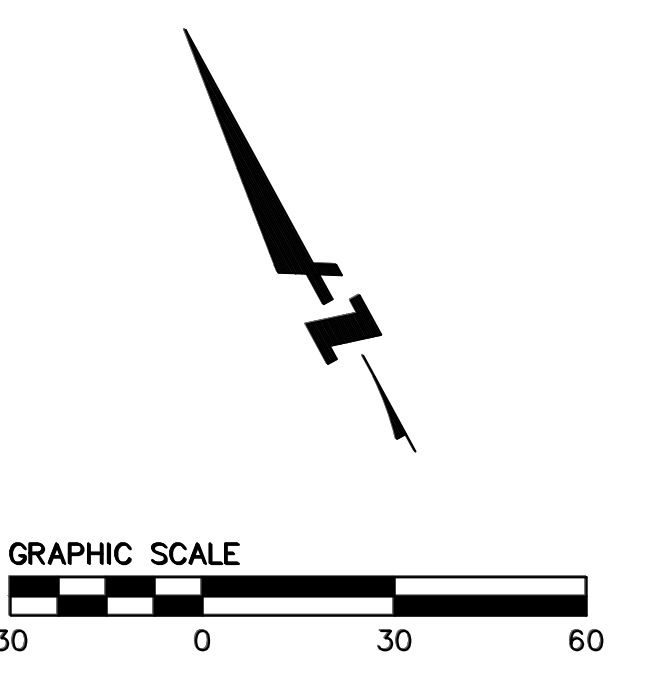




**NOTES**  
1. STRUCTURAL ENGINEER TO ADVISE ON WALL DESIGN.

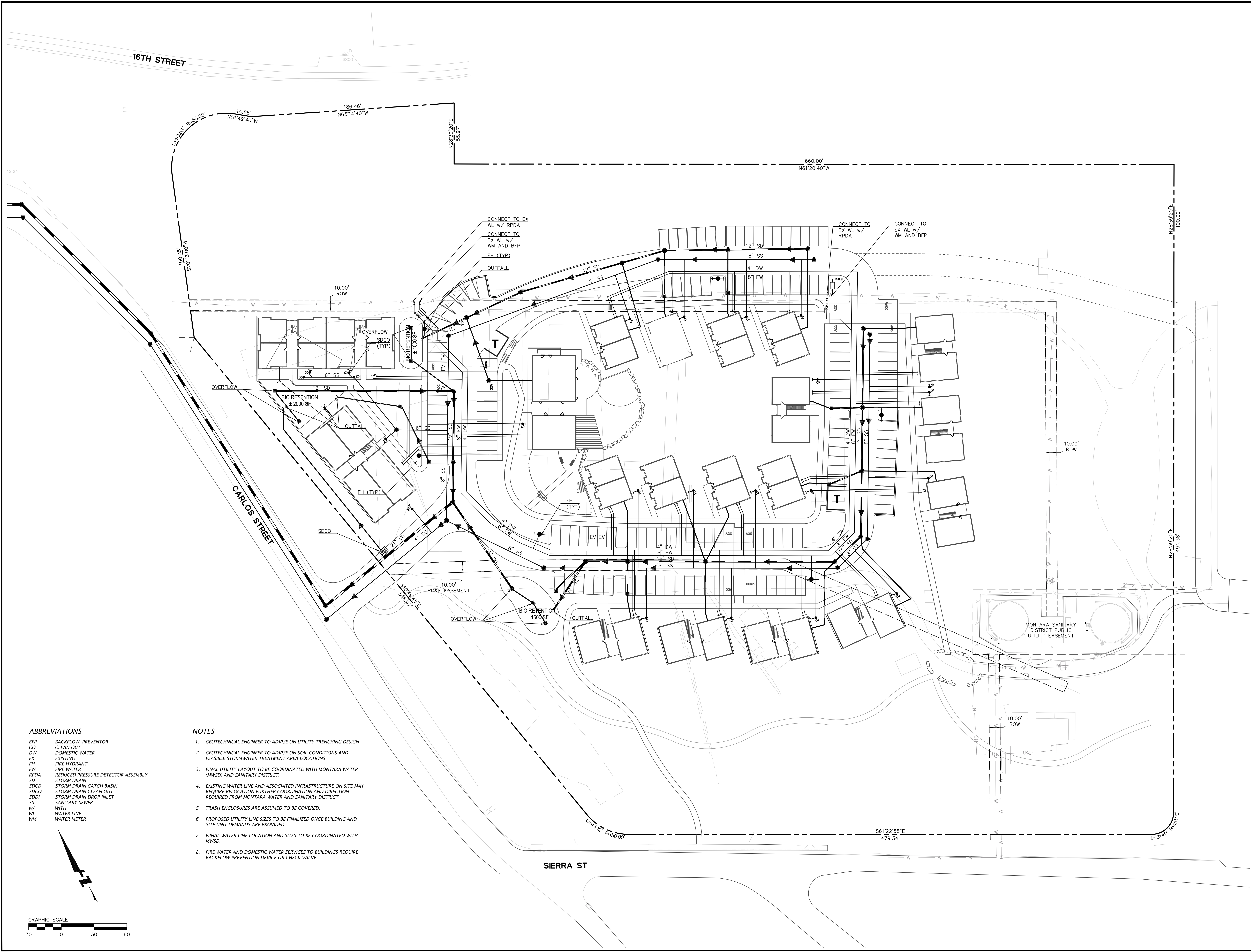
**LEGEND**  
PROPERTY LINE  
CONFORM LIMIT

**ABBREVIATIONS**  
APPROX APPROXIMATE  
BW BOTTOM OF WALL  
EL / ELEV ELEVATION  
FF FINISHED FLOOR  
FG FINISHED GRADE  
FS FINISHED SURFACE  
PVI POINT OF VERTICAL INTERSECTION  
TC TOP OF CURB  
TP TOP OF PAVEMENT  
TW TOP OF WALL  
VC VERTICAL CURVE



DRAWING NAME: \\BKF\CS\VOL\CA\2016\160074\_moss\_beach\_housing\ENG\PLANNING\pre-application\_planning\plotted\_sheets\C1\_0 GRAD.dwg  
PLOT DATE: 07-10-20 PLOTTED BY: ecb

No.	Date	Revisions
1	07/10/20	Scale AS SHOWN
2		Design AC/LB
3		Drawn AC
4		Approved WMD
5		Job No 20160074



- ABBREVIATIONS**
- BFP BACKFLOW PREVENTOR
  - CO CLEAN OUT
  - DW DOMESTIC WATER
  - EX EXISTING
  - FH FIRE HYDRANT
  - FW FIRE WATER
  - RPDA REDUCED PRESSURE DETECTOR ASSEMBLY
  - SD STORM DRAIN
  - SDCB STORM DRAIN CATCH BASIN
  - SDCO STORM DRAIN CLEAN OUT
  - SDDI STORM DRAIN DROP INLET
  - SS SANITARY SEWER
  - w/ WITH
  - WL WATER LINE
  - WM WATER METER

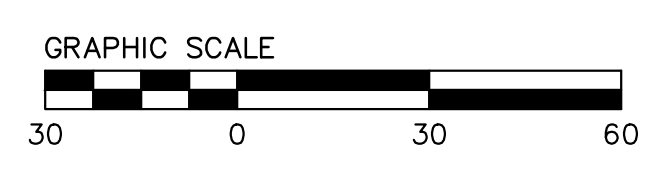
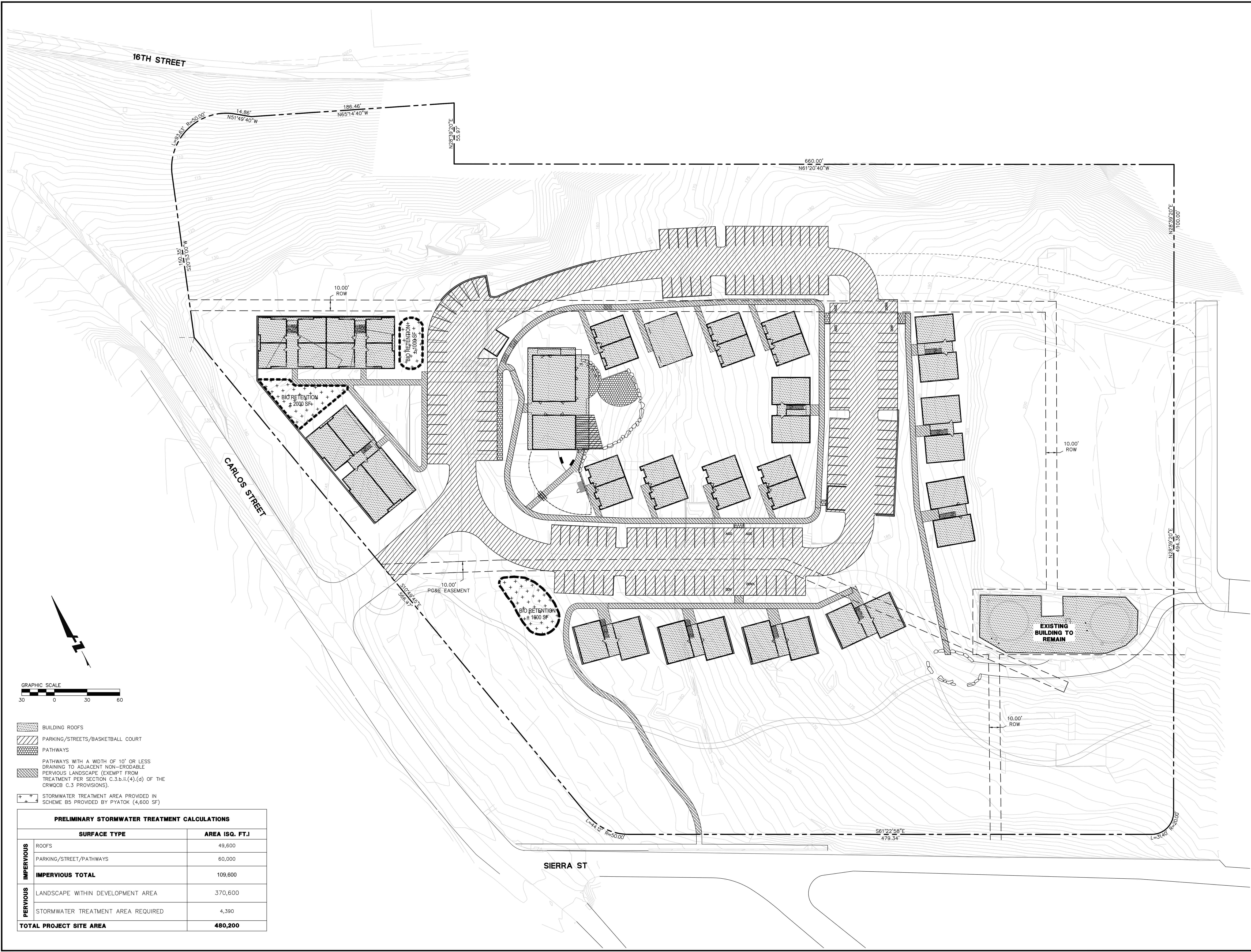
- NOTES**
1. GEOTECHNICAL ENGINEER TO ADVISE ON UTILITY TRENCHING DESIGN
  2. GEOTECHNICAL ENGINEER TO ADVISE ON SOIL CONDITIONS AND FEASIBLE STORMWATER TREATMENT AREA LOCATIONS
  3. FINAL UTILITY LAYOUT TO BE COORDINATED WITH MONTARA WATER (MWS) AND SANITARY DISTRICT.
  4. EXISTING WATER LINE AND ASSOCIATED INFRASTRUCTURE ON-SITE MAY REQUIRE RELOCATION FURTHER COORDINATION AND DIRECTION REQUIRED FROM MONTARA WATER AND SANITARY DISTRICT.
  5. TRASH ENCLOSURES ARE ASSUMED TO BE COVERED.
  6. PROPOSED UTILITY LINE SIZES TO BE FINALIZED ONCE BUILDING AND SITE UNIT DEMANDS ARE PROVIDED.
  7. FINAL WATER LINE LOCATION AND SIZES TO BE COORDINATED WITH MWS.
  8. FIRE WATER AND DOMESTIC WATER SERVICES TO BUILDINGS REQUIRE BACKFLOW PREVENTION DEVICE OR CHECK VALVE.



DRAWING NAME: \\BKF-RC\vol4\2016\160074\_moss\_beach\_housing\ENG\PLANNING\pre-application\_planning\plotted\_sheets\C2.0 UTIL.dwg  
PLOT DATE: 07-10-20 PLOTTED BY: cbr

No.	Date	Revisions
	07/10/20	

DRAWING NAME: \\BKF-RC\VOL4\2016\160074\_moss\_beach\_housing\ENG\PLANNING\pre-application planning\plotted sheets\C3.0\_SIMP.dwg  
 PLOT DATE: 07-10-20 PLOTTED BY: cbr



- BUILDING ROOFS
- PARKING/STREETS/BASKETBALL COURT
- PATHWAYS
- PATHWAYS WITH A WIDTH OF 10' OR LESS DRAINING TO ADJACENT NON-ERODIBLE PERVIOUS LANDSCAPE (EXEMPT FROM TREATMENT PER SECTION C.3.b.ii.(4),(d) OF THE CRWCCB C.3 PROVISIONS).
- STORMWATER TREATMENT AREA PROVIDED IN SCHEME B5 PROVIDED BY PYATOK (4,600 SF)

PRELIMINARY STORMWATER TREATMENT CALCULATIONS		
SURFACE TYPE		AREA (SQ. FT.)
IMPERVIOUS	ROOFS	49,600
	PARKING/STREET/PATHWAYS	60,000
	<b>IMPERVIOUS TOTAL</b>	<b>109,600</b>
PERVIOUS	LANDSCAPE WITHIN DEVELOPMENT AREA	370,600
	STORMWATER TREATMENT AREA REQUIRED	4,390
<b>TOTAL PROJECT SITE AREA</b>		<b>480,200</b>





**TREE LEGEND**

• EXISTING HEALTHY TREES TO BE LEFT IN PLACE WHERE FEASIBLE.

- (E) EXISTING TREE
- FINAL PROPOSED TREE COUNT WILL FOLLOW COUNTY REQUIREMENTS FOR REPLACEMENT.
- ENTRY TREE
- LARGE CANOPY TREE
- PARKING LOT SHADE TREE
- BUILDING ENTRY TREE
- OAK TREE
- FLOWERING TREE
- EVERGREEN SCREENING
- BIORETENTION TREE
- FRUIT TREE

**KEY NOTES**

- 1 CYPRESS POINT ENTRY DRIVE
- 2 BIORETENTION AREA
- 3 PLAY STRUCTURE (AGES 2-5 YEARS) ON RUBBER PLAY SURFACE
- 4 LAWN AREA
- 5 TRELLIS, SEATING, AND BBQ AREA
- 6 BOULDER RETAINING WALL (LESS THAN 30" HIGH)
- 7 CONCRETE RETAINING WALL (HEIGHT VARIES)
- 8 OMIT
- 9 LOW MAINTENANCE PLANTING ON SLOPE - NATIVE TREES, SHRUBS, AND GRASSES
- 10 STAIRS WITH HANDRAILS
- 11 COMMUNITY GARDEN WITH DEER FENCE, RAISED BEDS, COMPOST AREA, TOOL SHED, AND FRUIT TREES
- 12 WASTE ENCLOSURE (2 TOTAL)
- 13 SCENIC OVERLOOK WITH PICNIC TABLES, BOULDER WALLS, AND GRAVEL PAVING
- 14 EXISTING GRAVEL ACCESS ROAD
- 15 EXISTING WATER TANKS
- 16 TRAIL - CLEARED FOOT PATH AROUND SITE
- 17 PARKING LOT - ASPHALT PAVING
- 18 ACCESSIBLE CROSSING
- 19 PATH TO SIERRA STREET
- 20 EMERGENCY VEHICLE ROUTE (GRAVEL)
- 21 SEATING AREA

# CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

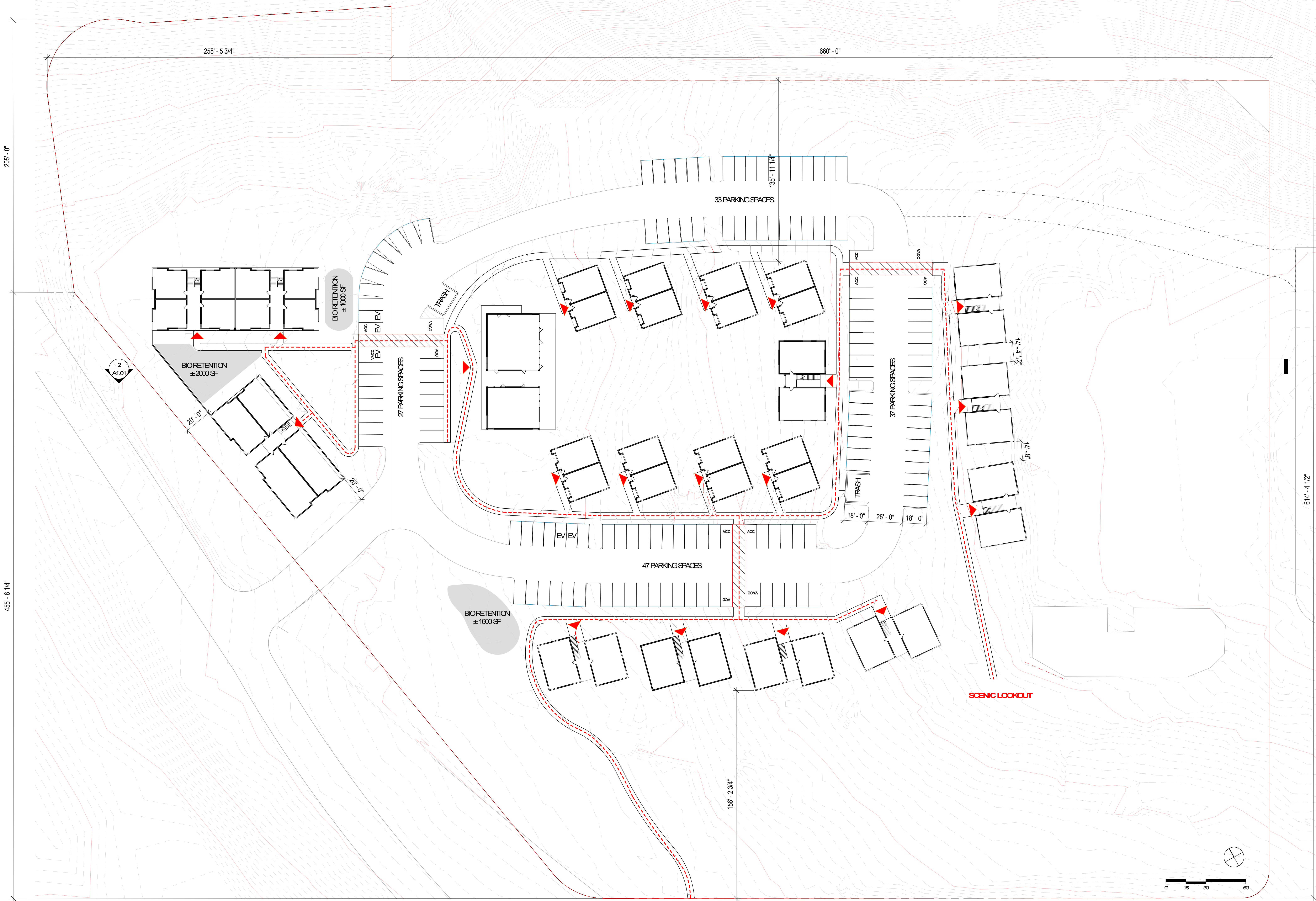
NO.	ISSUE	DATE
1	Planning Responsibility	03/25/18
2	Address Conventions	10/05/20
3	Adjusted Heights	07/10/20

JOB NUMBER: 1803  
 DRAWN BY: GP  
 CHECKED BY: FW  
 DATE: July 10, 2020  
 SCALE: 1" = 30'-0"

TITLE: SITE PLAN + SECTION

SHEET:

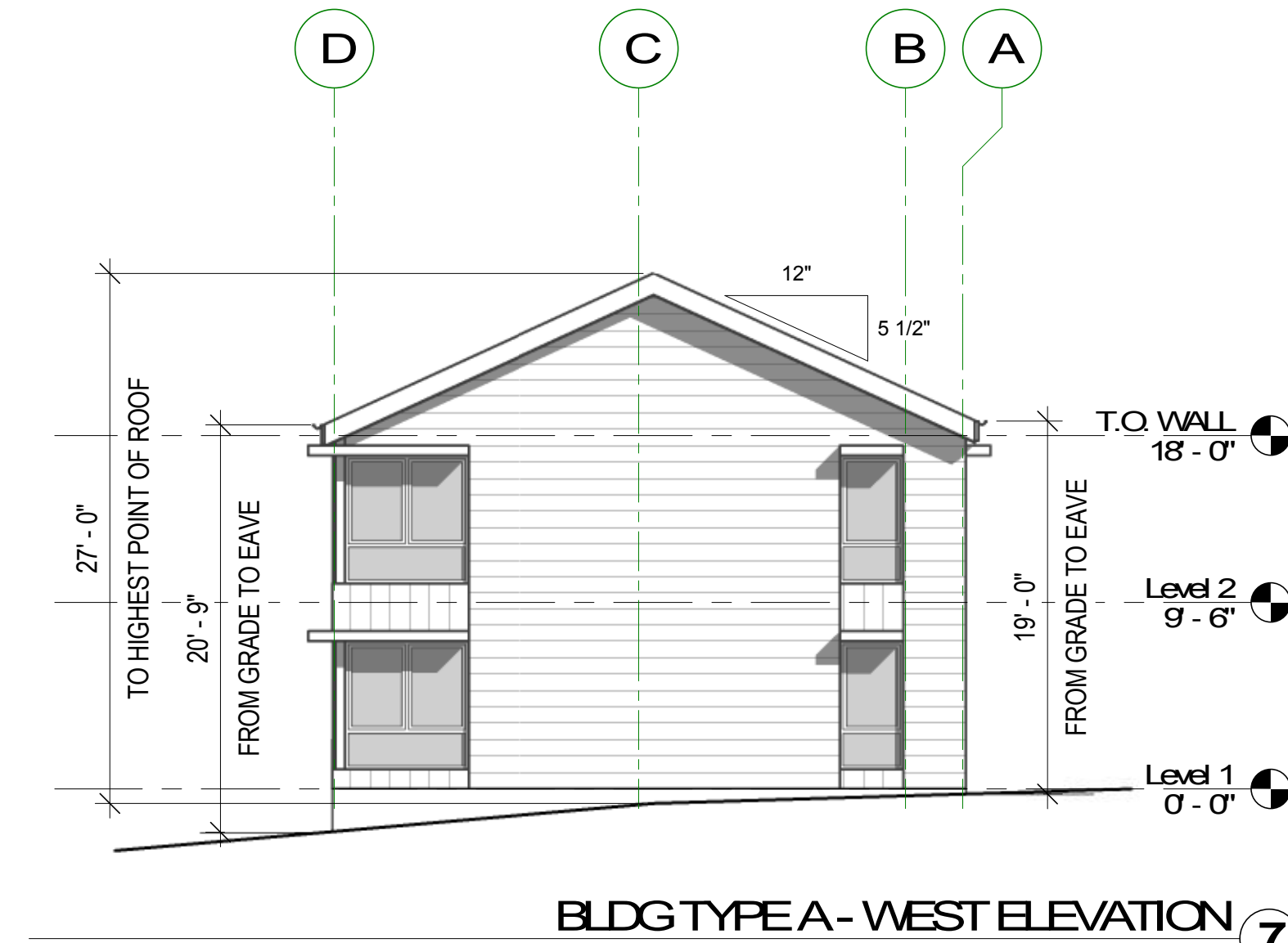
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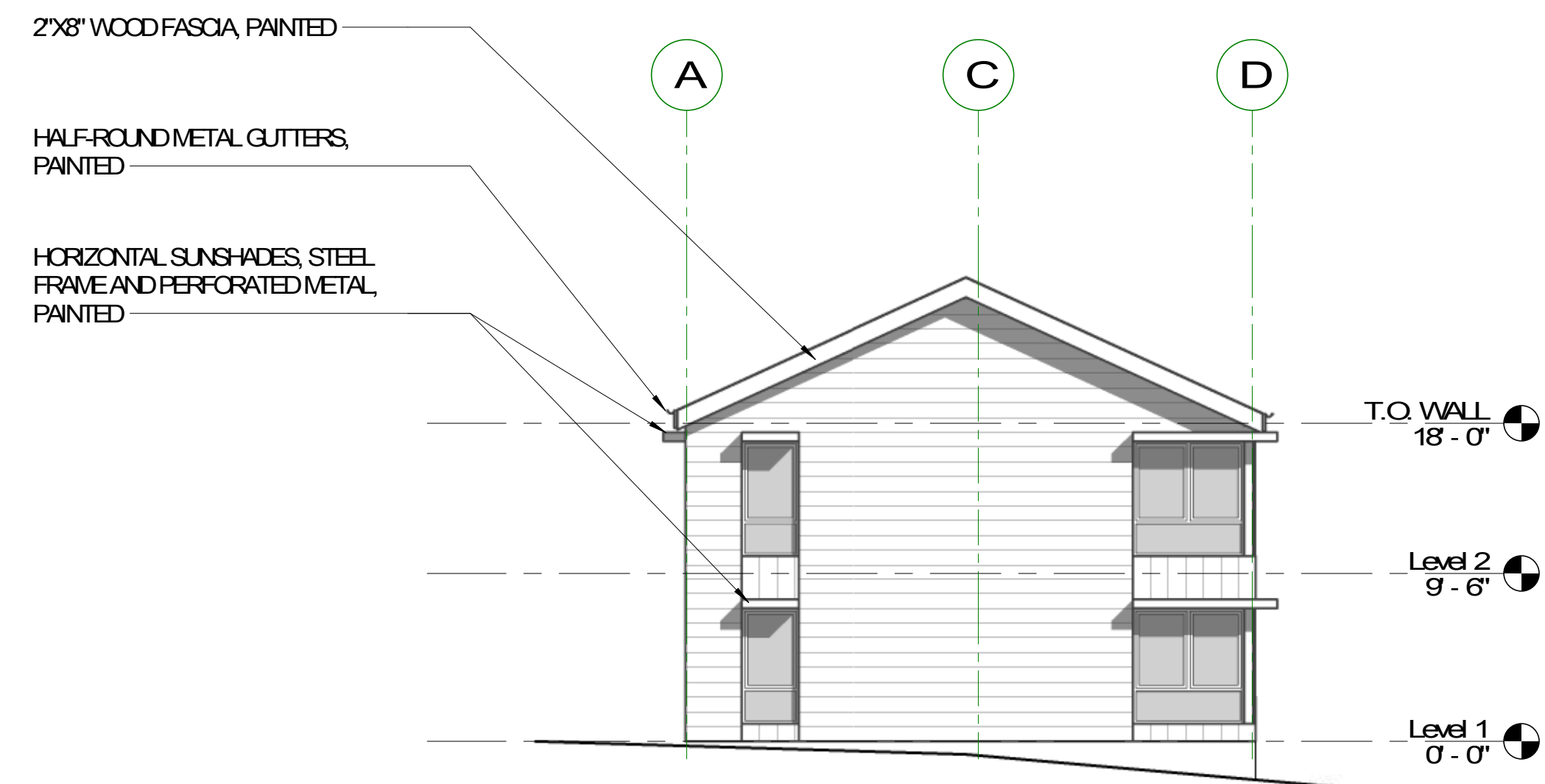
**SITE PLAN**  
1" = 30'-0" ①



**SITE SECTION**  
1" = 30'-0" ②



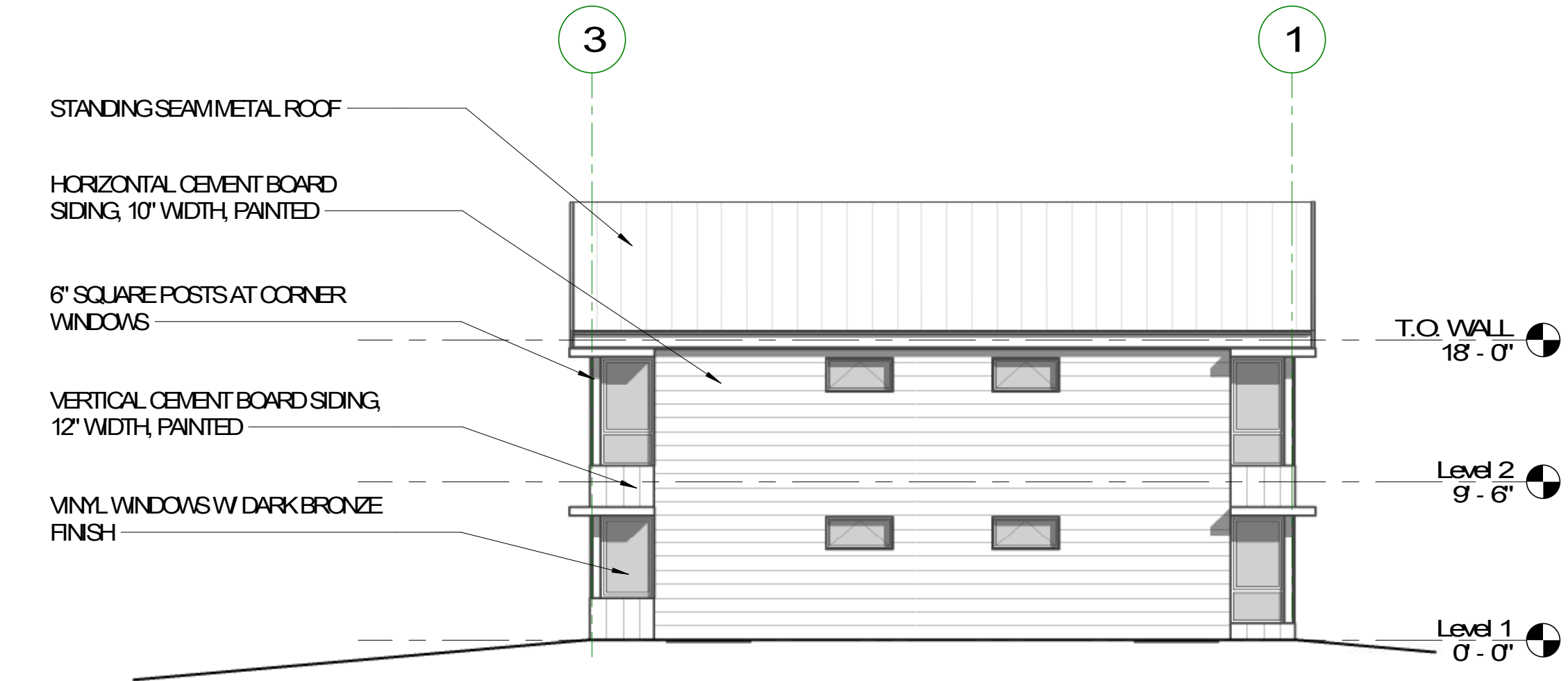
**BLDG TYPE A - WEST ELEVATION**  
1/8" = 1'-0" 7



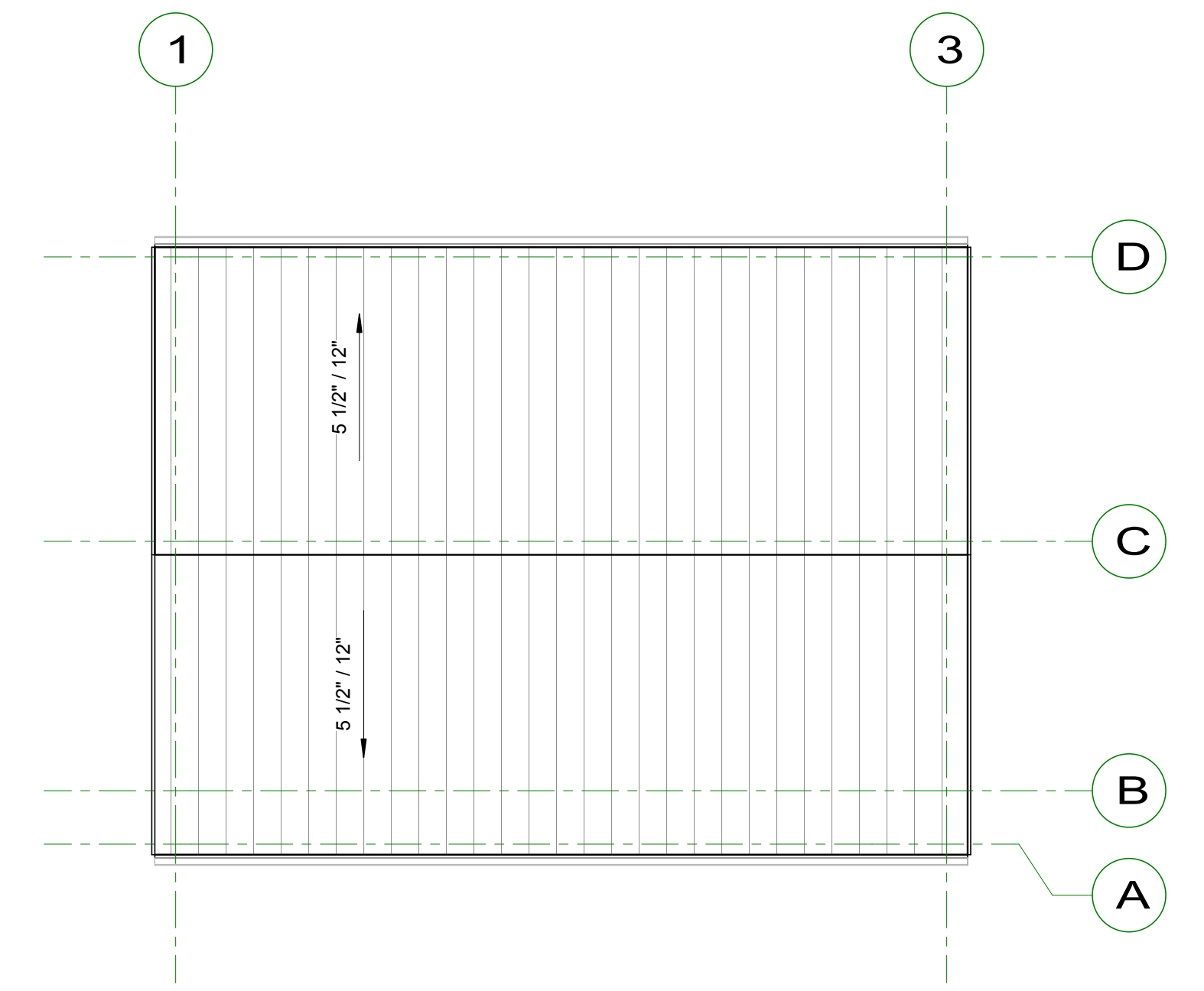
**BLDG TYPE A - EAST ELEVATION**  
1/8" = 1'-0" 6



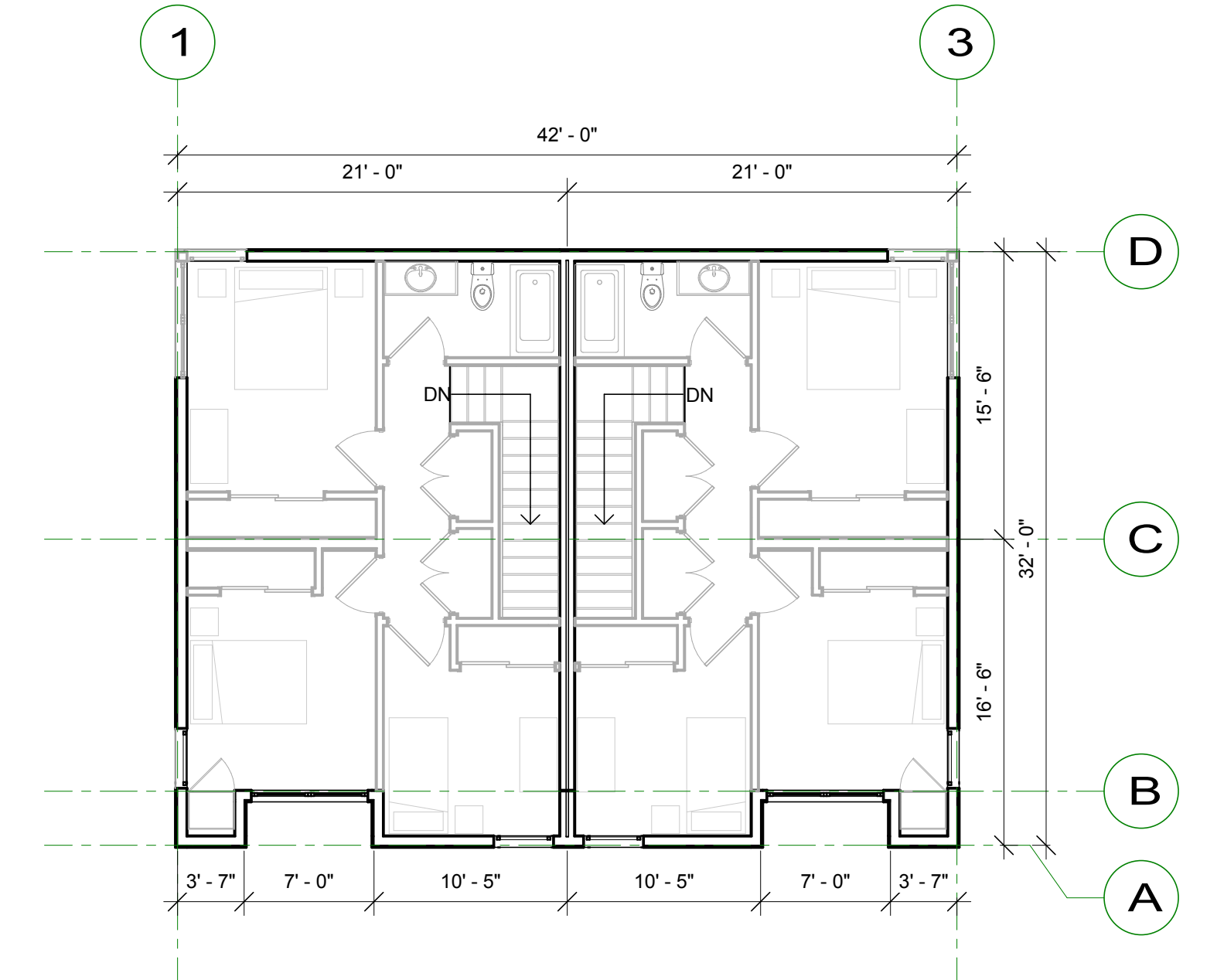
**BLDG TYPE A - SOUTH ELEVATION**  
1/8" = 1'-0" 5



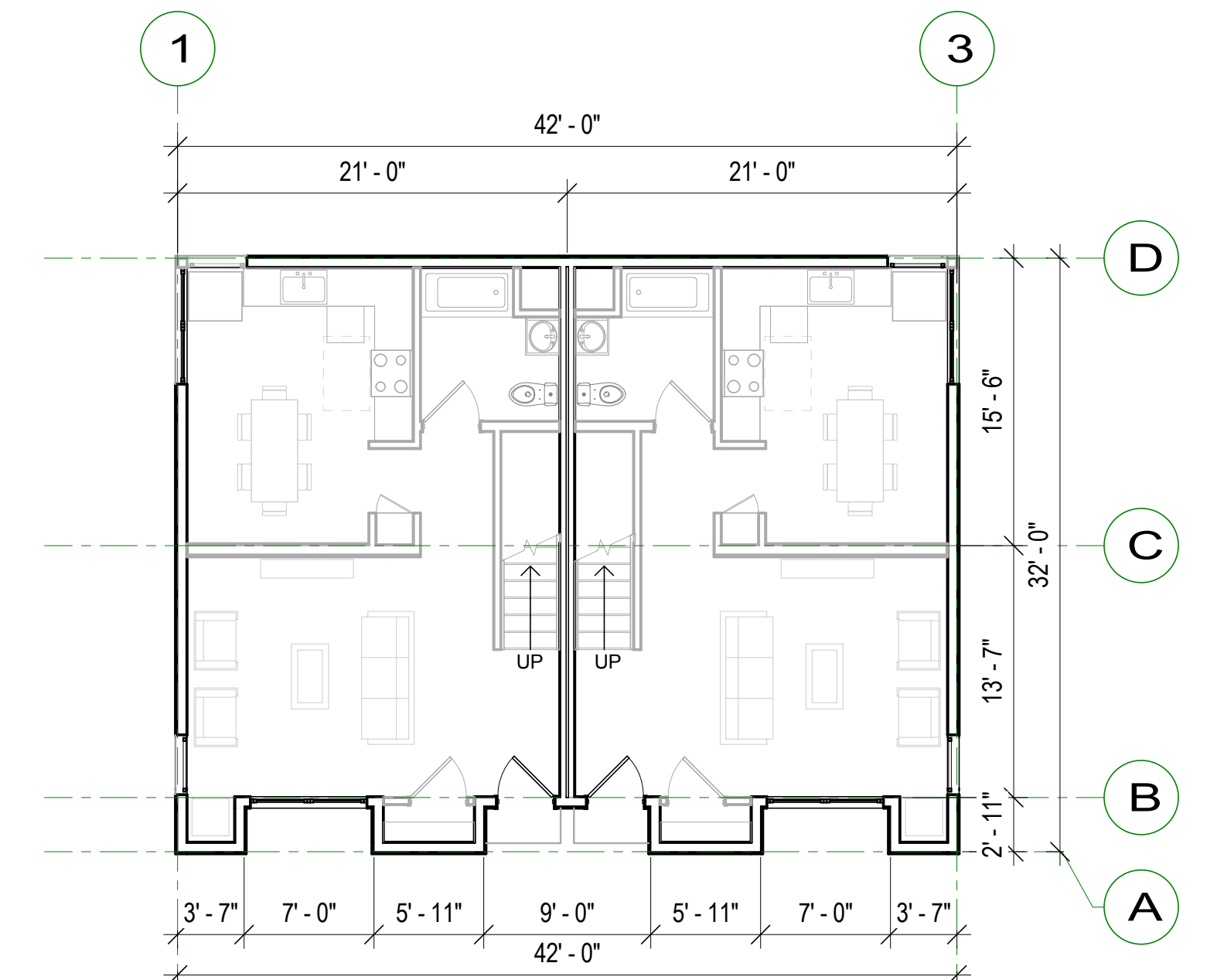
**BLDG TYPE A - NORTH ELEVATION**  
1/8" = 1'-0" 4



**BLDG TYPE A - ROOF PLAN**  
1/8" = 1'-0" 3



**BLDG TYPE A - LEVEL 2 PLAN**  
1/8" = 1'-0" 2



**BLDG TYPE A - LEVEL 1 PLAN**  
1/8" = 1'-0" 1

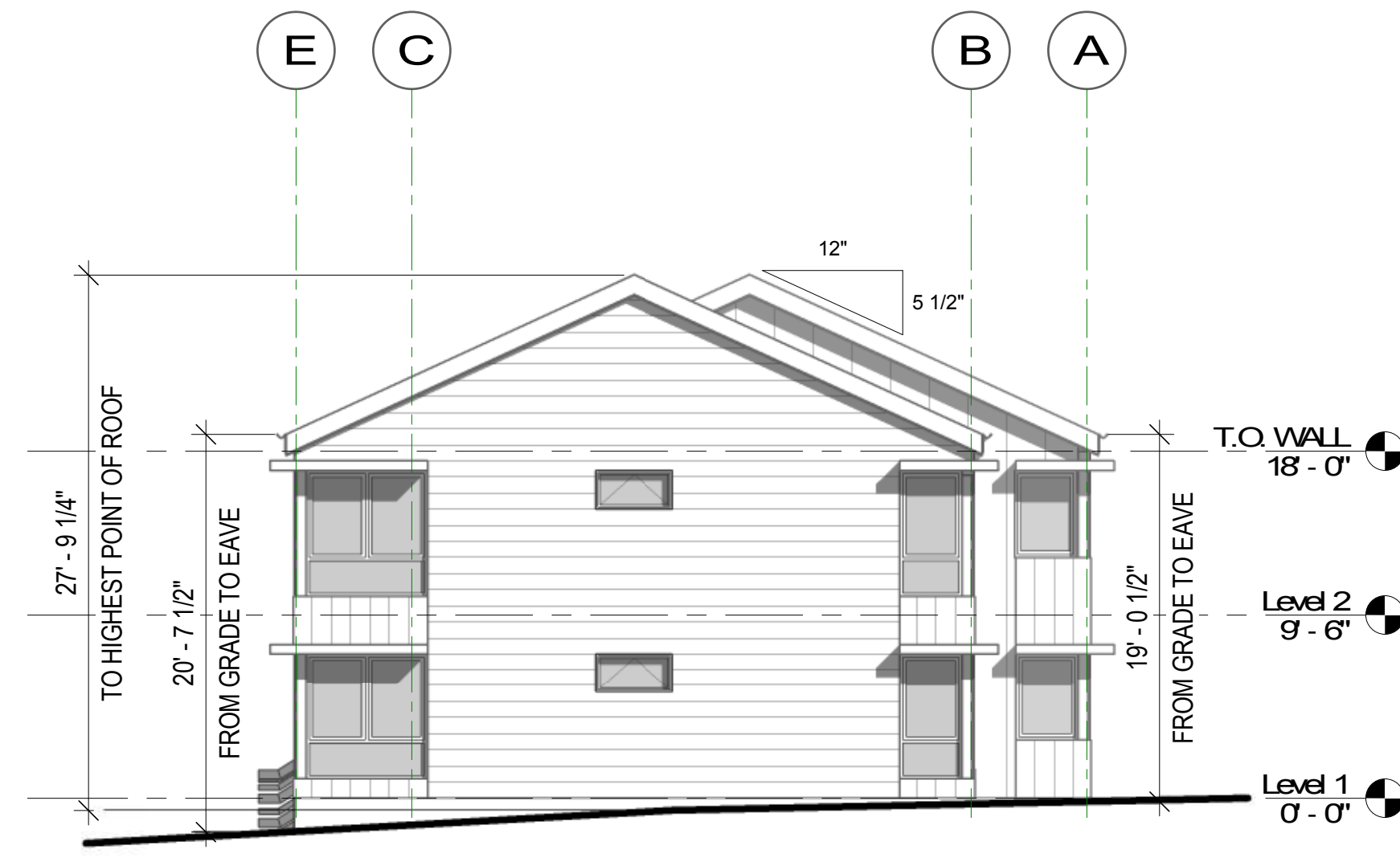
STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Response	03/25/18
2	Address Corrections	10/16/18
3	Adjusted Heights	07/10/20

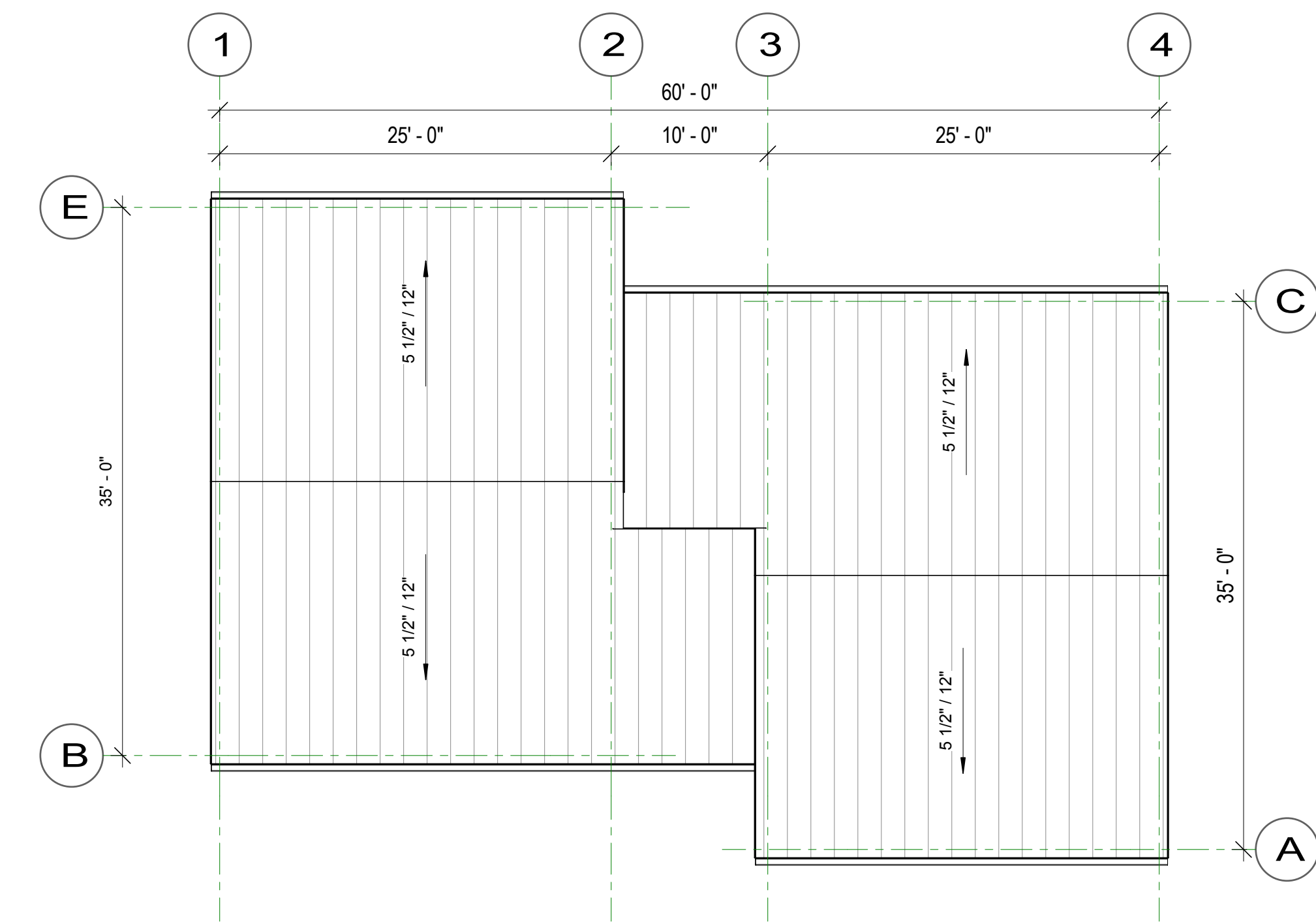
JOB NUMBER	1803
DRAWN BY	GP
CHECKED BY	FW
DATE	July 10, 2020
SCALE	1/8" = 1'-0"
TITLE	<b>BUILDING TYPE A</b>

SHEET:

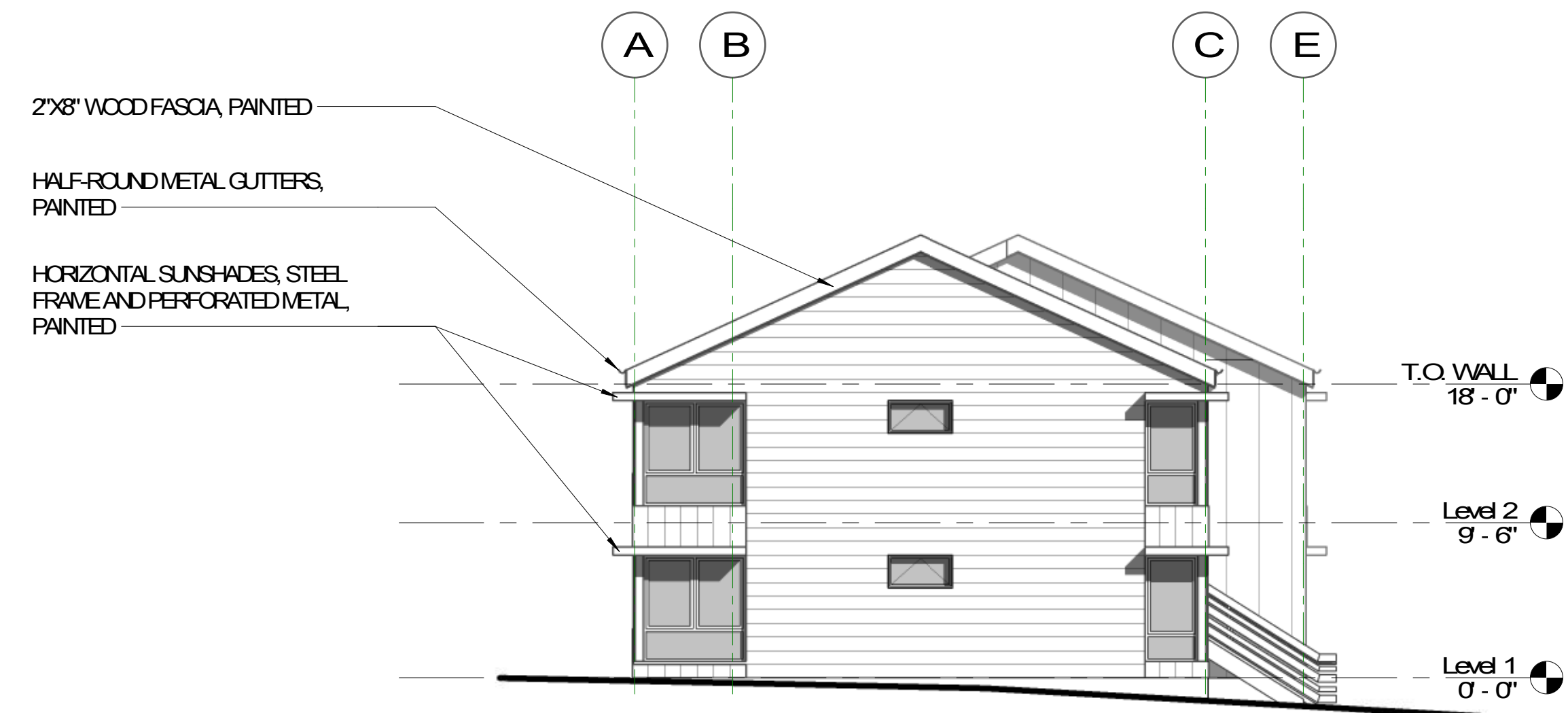
**A3.01**



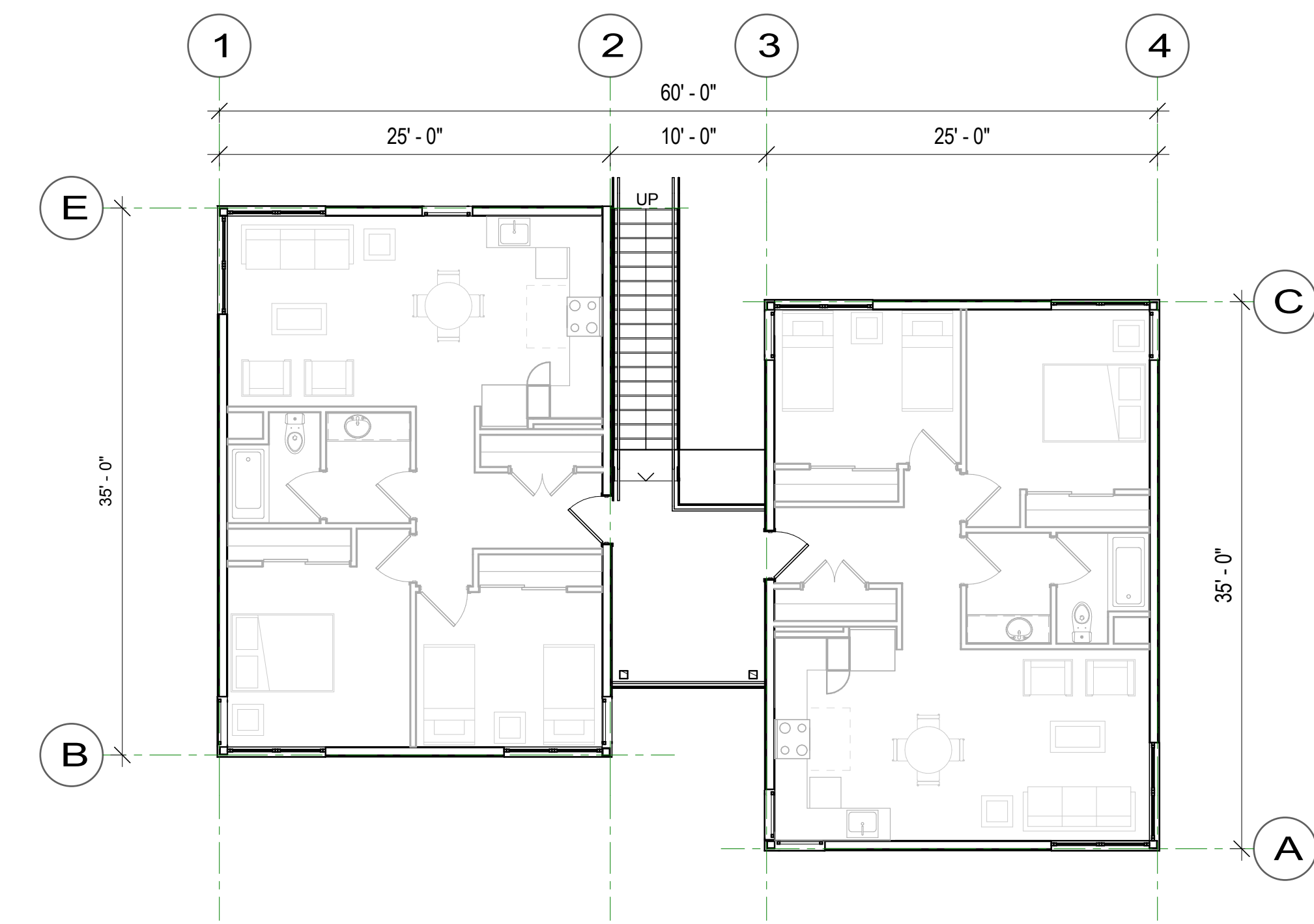
**BLDG TYPE B - WEST ELEVATION**  
1/8" = 1'-0" 7



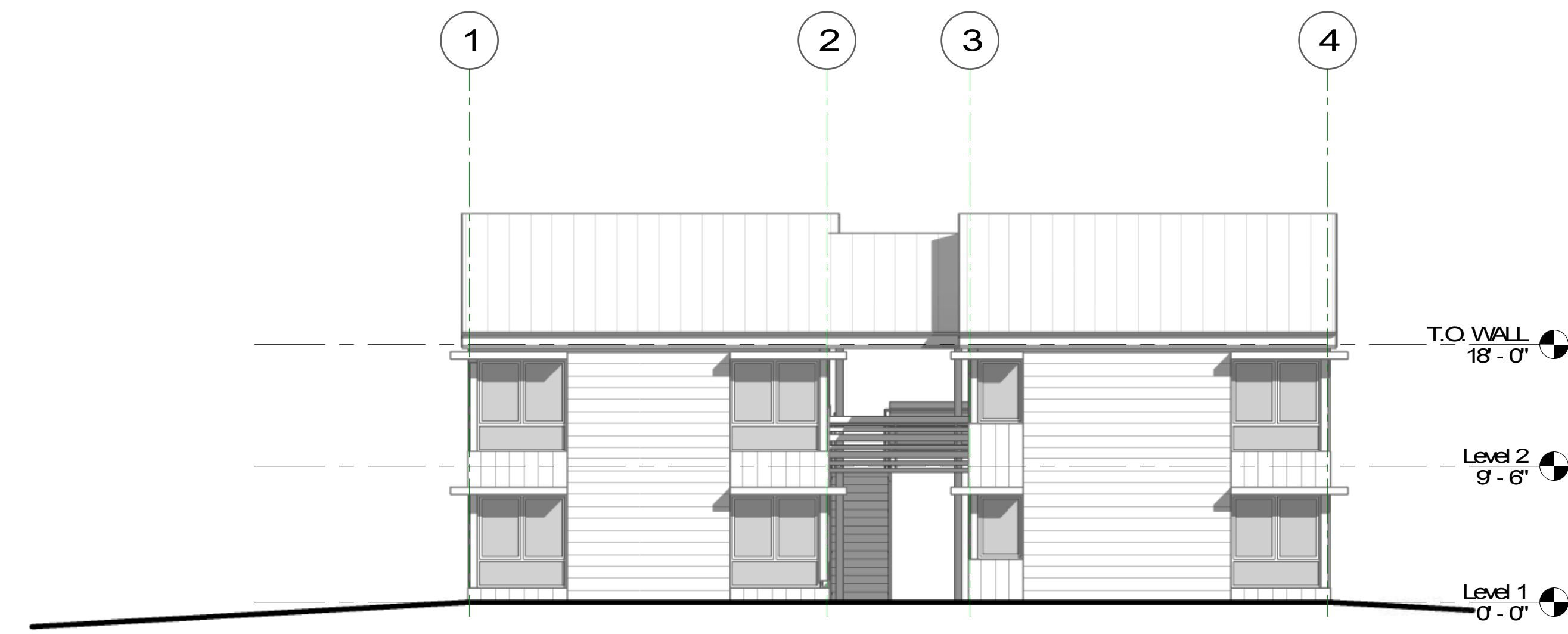
**BLDG TYPE B - ROOF PLAN**  
1/8" = 1'-0" 3



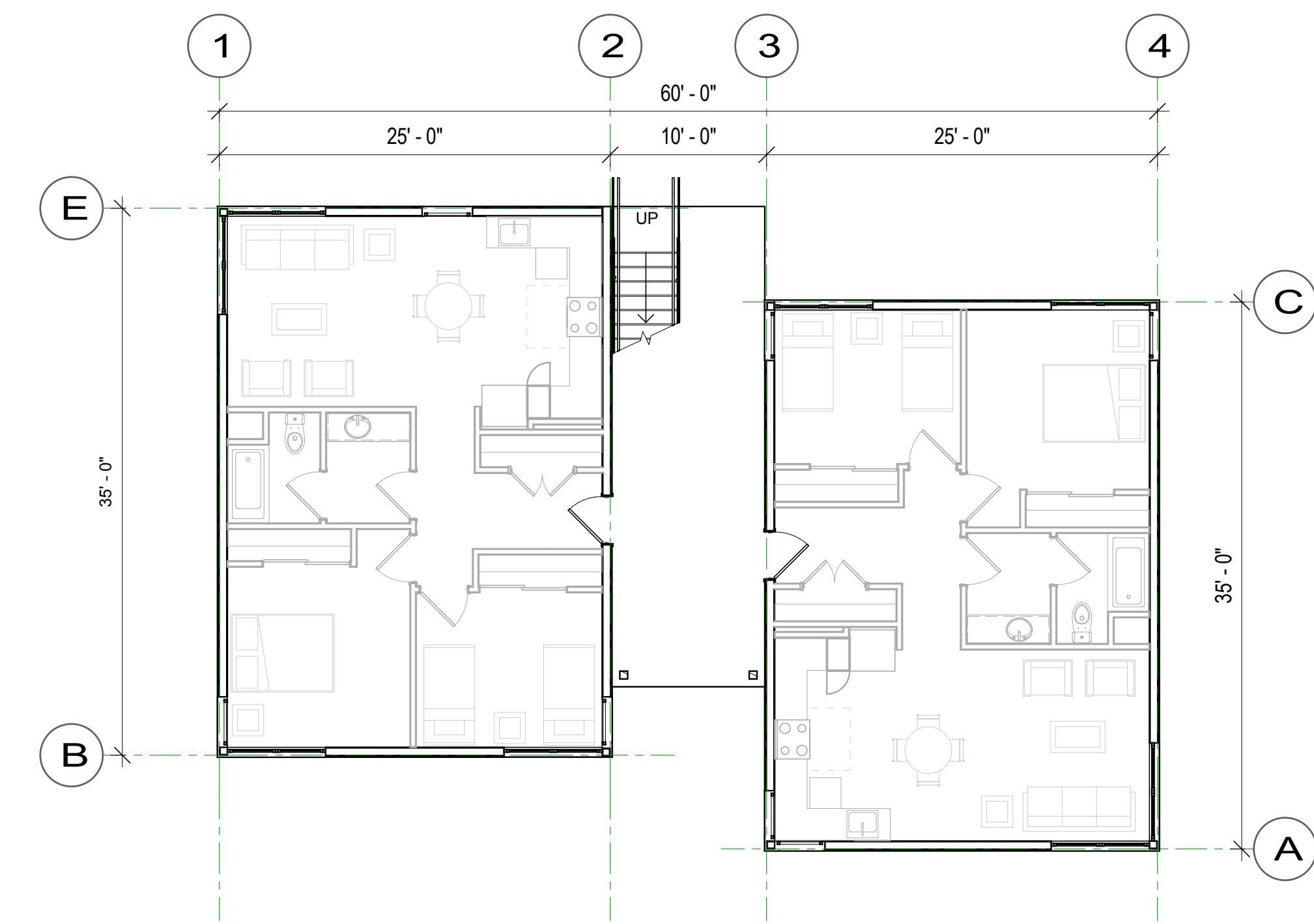
**BLDG TYPE B - EAST ELEVATION**  
1/8" = 1'-0" 6



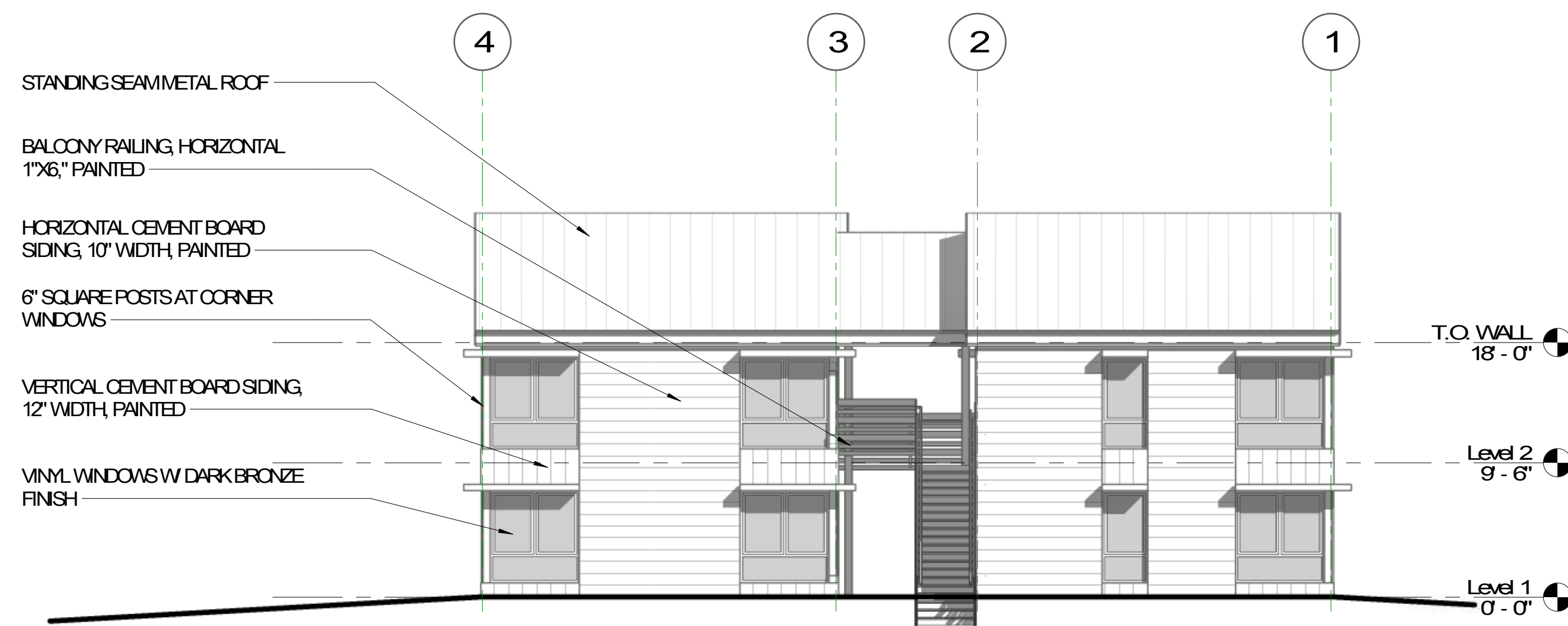
**BLDG TYPE B - LEVEL 2 PLAN**  
1/8" = 1'-0" 2



**BLDG TYPE B - SOUTH ELEVATION**  
1/8" = 1'-0" 5



**BLDG TYPE B - LEVEL 1 PLAN**  
1/8" = 1'-0" 1



**BLDG TYPE B - NORTH ELEVATION**  
1/8" = 1'-0" 4

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Revisions	03/25/18
2	Address Corrections	10/05/18
3	Adjusted Heights	07/10/20

JOB NUMBER	1803
DRAWN BY	GP
CHECKED BY	FW
DATE	July 10, 2020
SCALE	1/8" = 1'-0"
TITLE	<b>BUILDING TYPE B</b>

SHEET:

**A3.02**

STAMP:

REVISION SCHEDULE

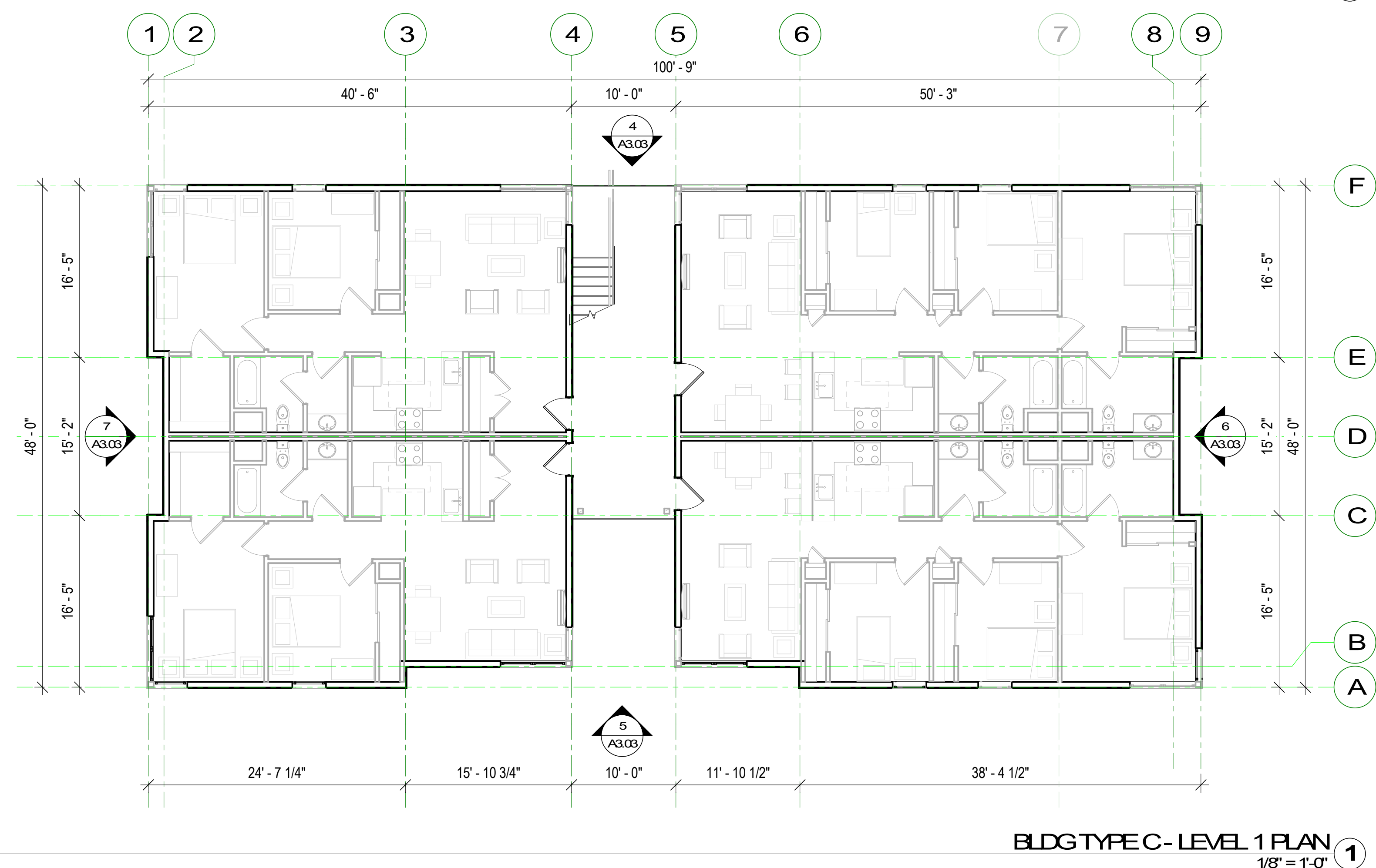
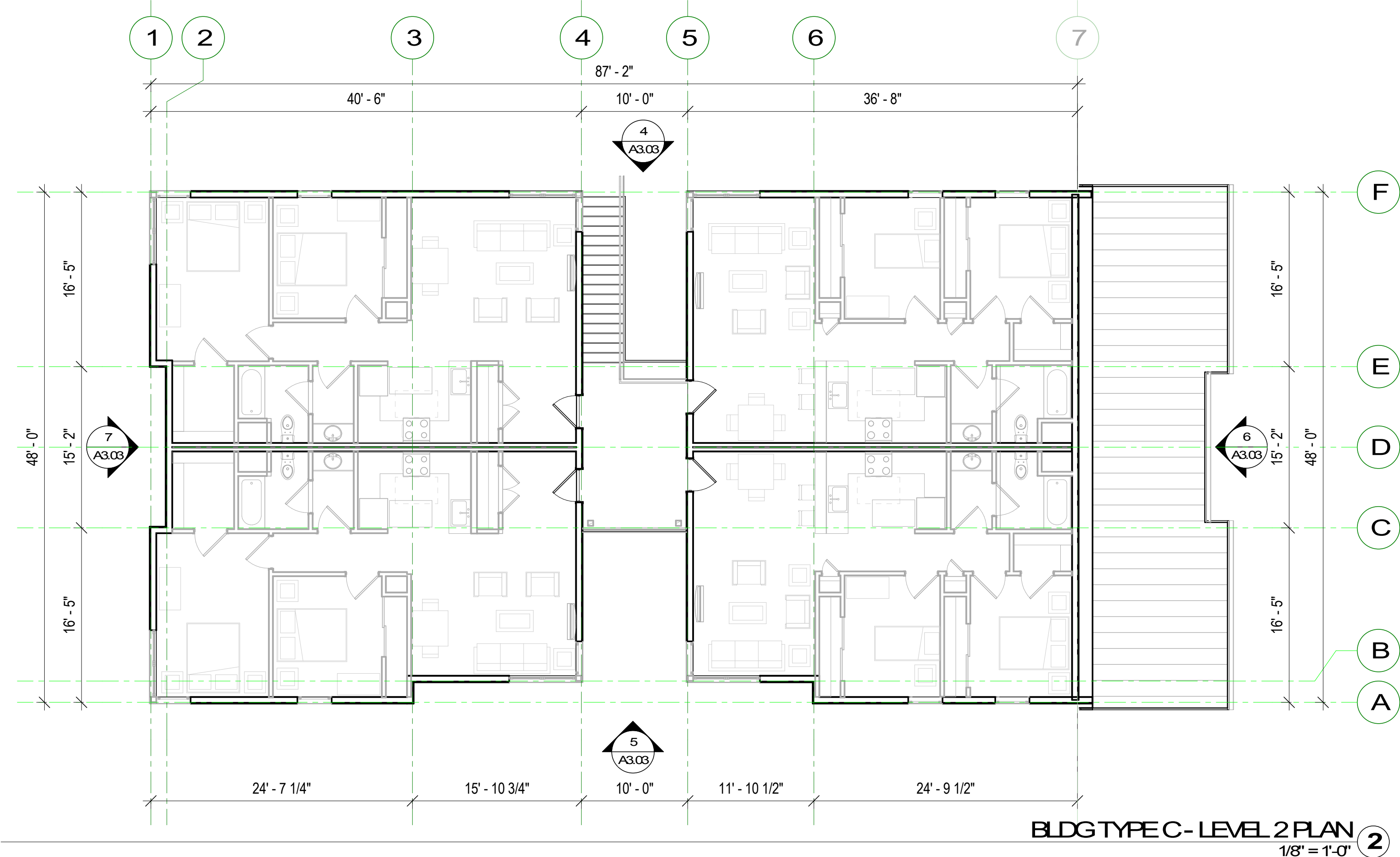
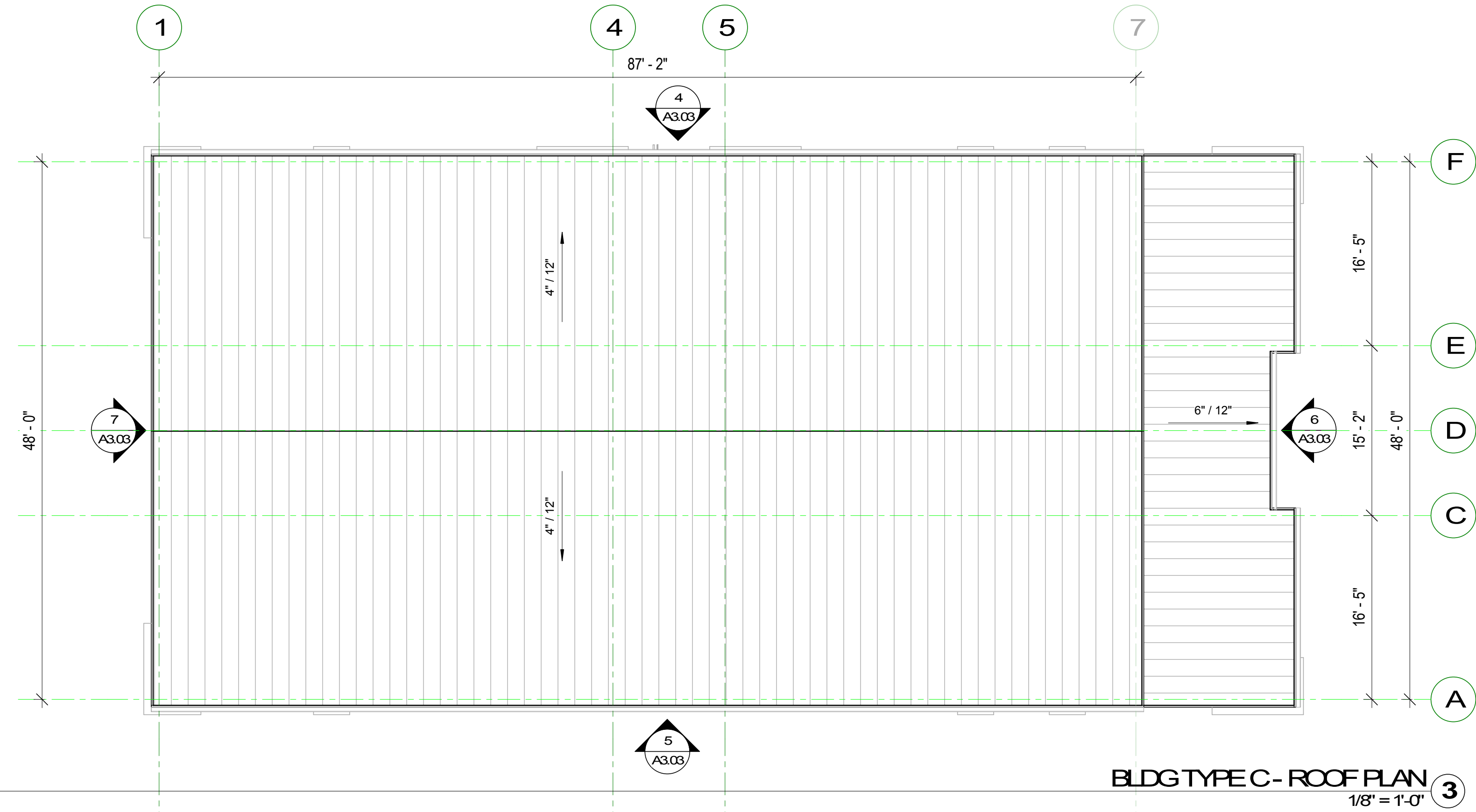
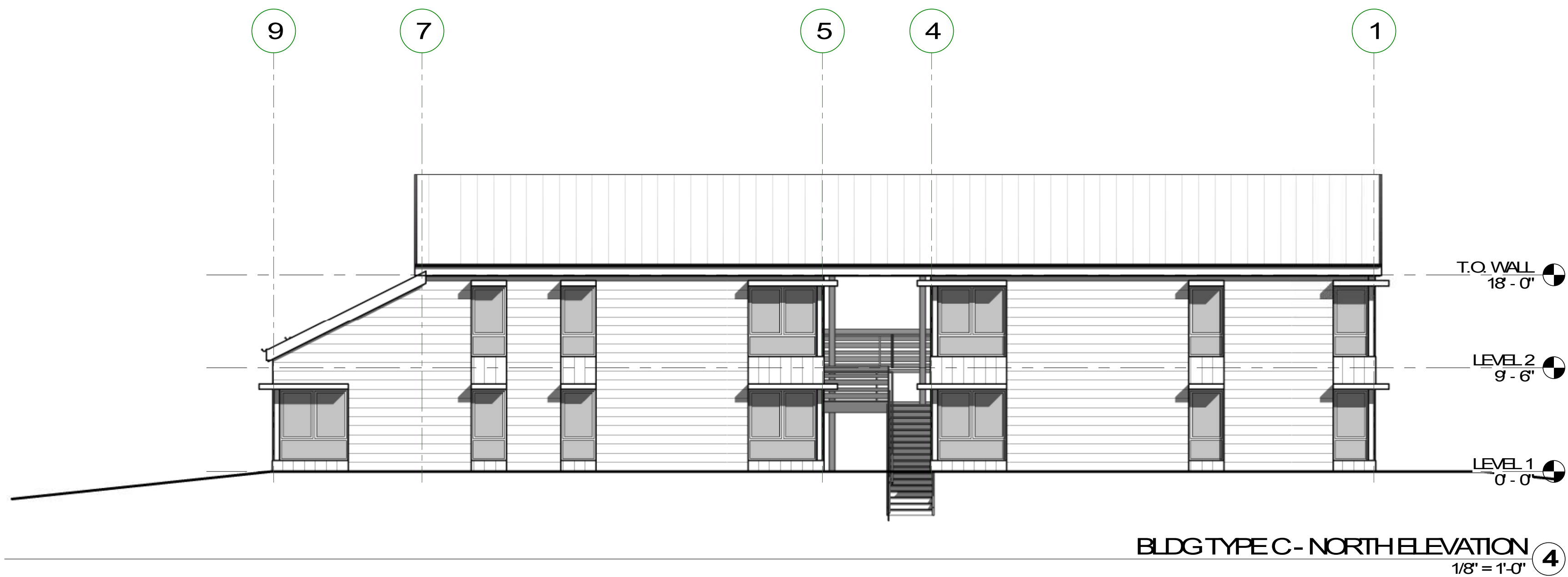
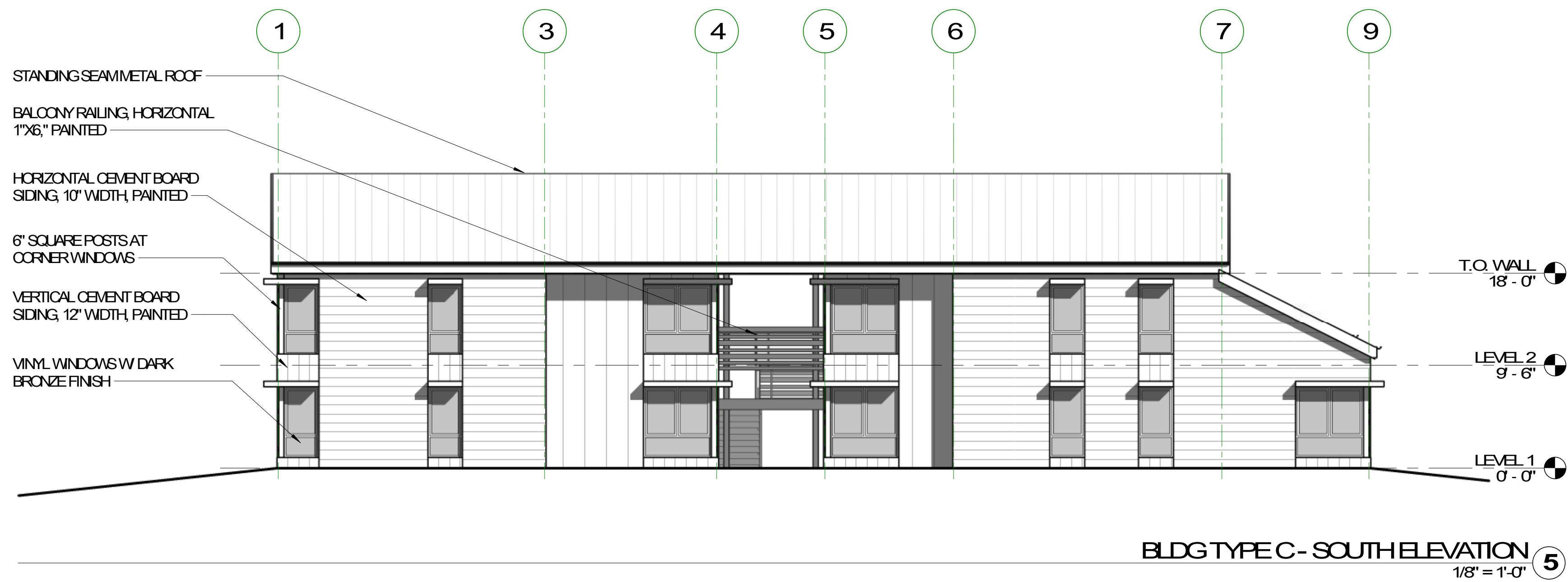
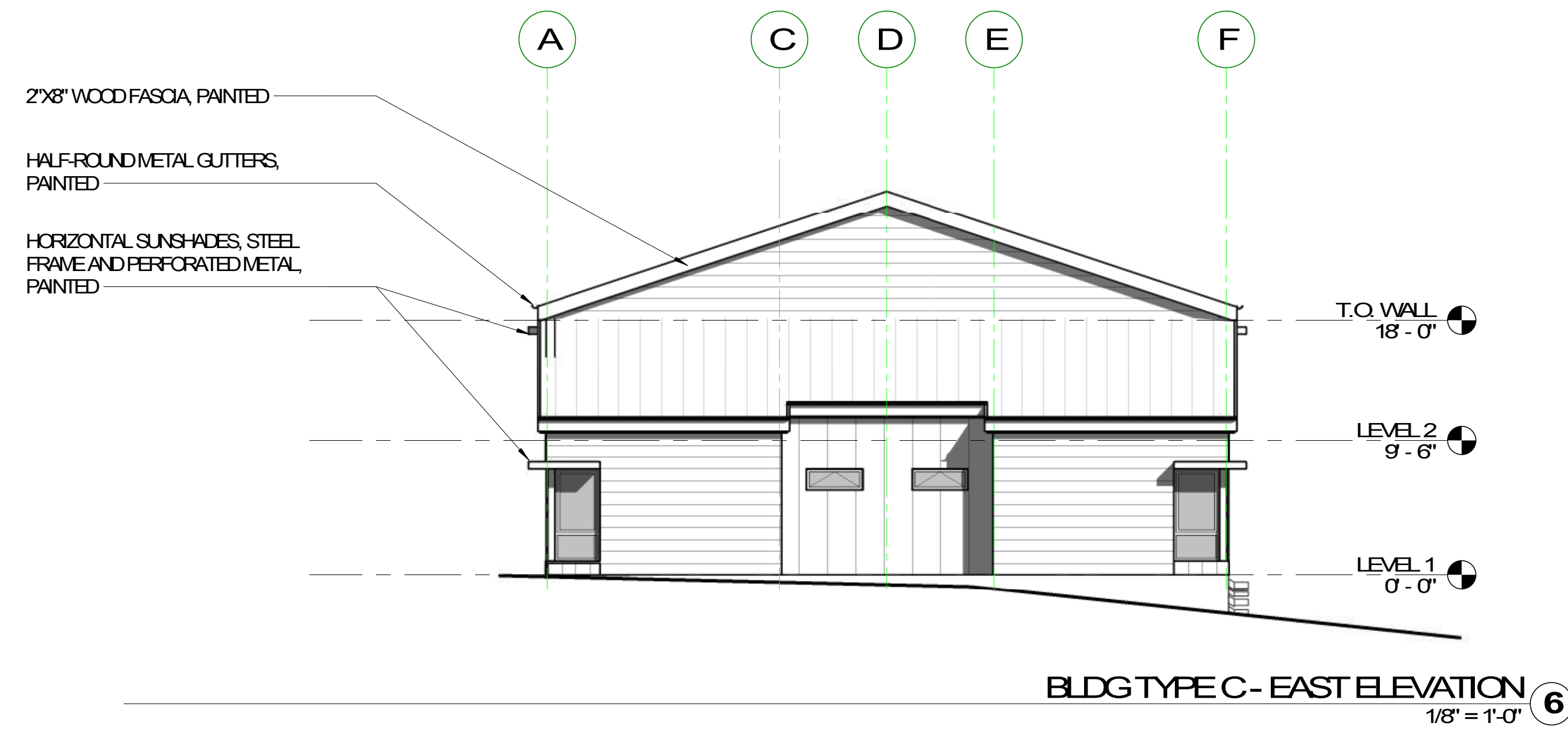
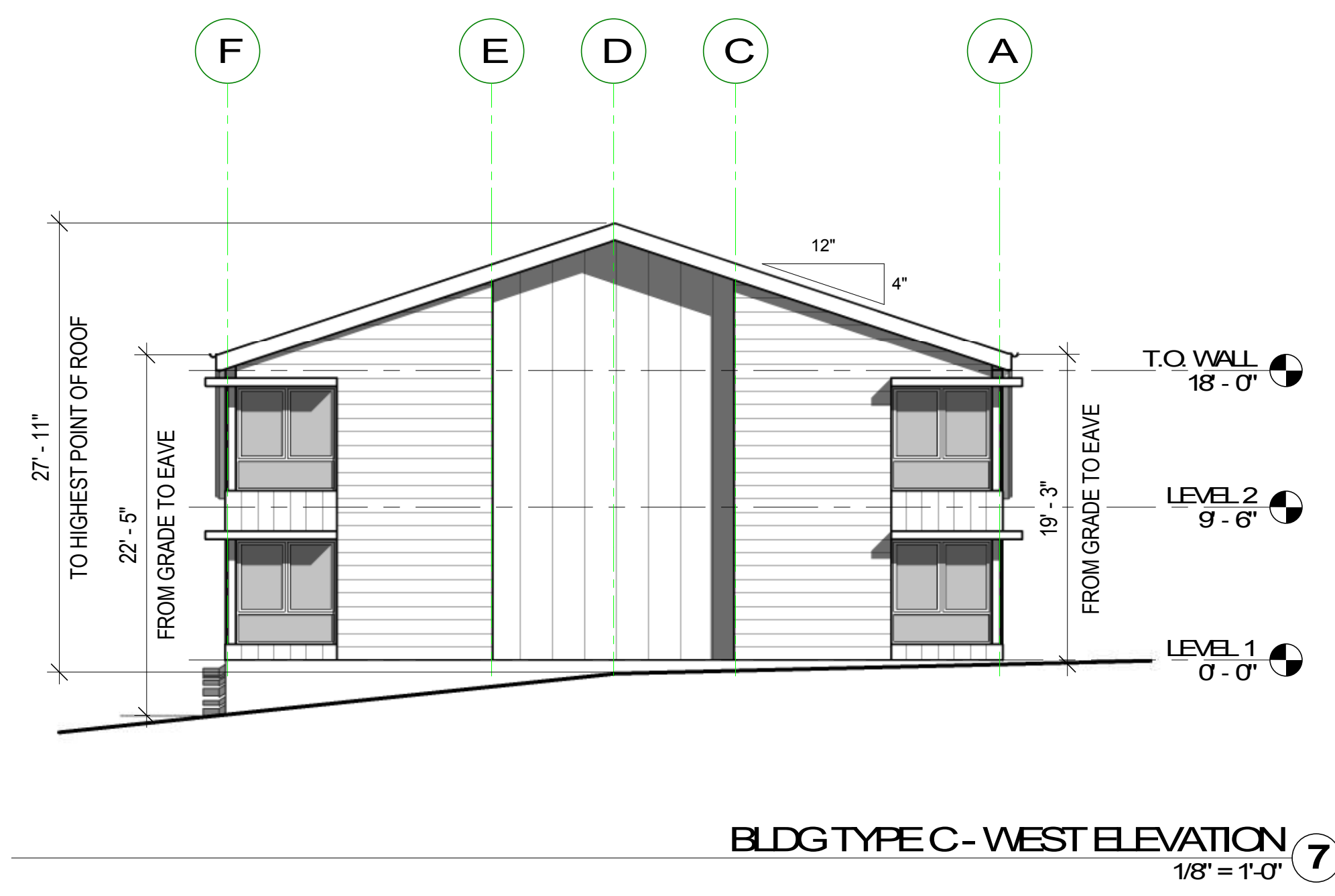
NO.	ISSUE	DATE
1	Planning Revisions	03/25/18
2	Address Corrections	04/05/18
3	Adjusted Heights	07/10/20

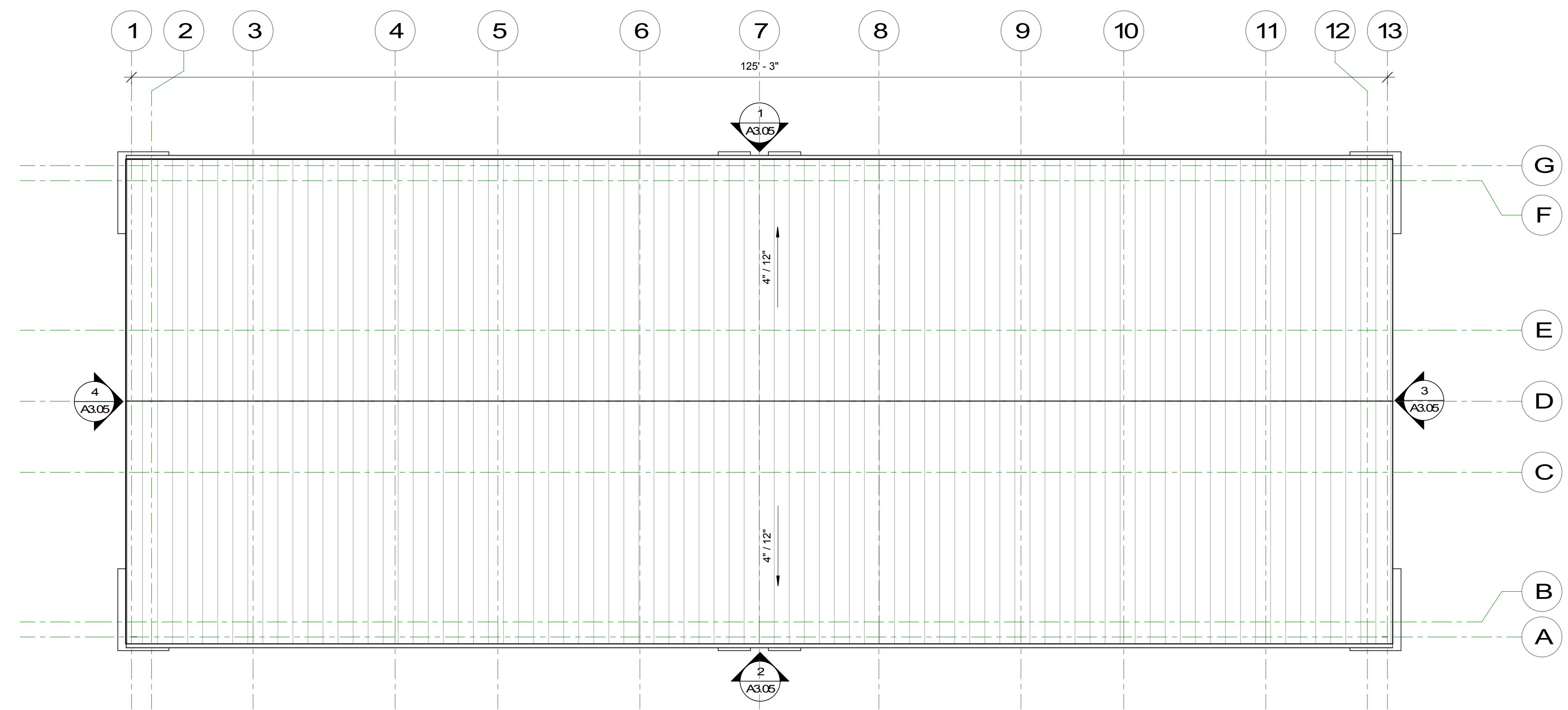
JOB NUMBER: 1603  
DRAWN BY: GP  
CHECKED BY: FW  
DATE: July 10, 2020  
SCALE: 1/8" = 1'-0"

TITLE: **BUILDINGTYPE C**

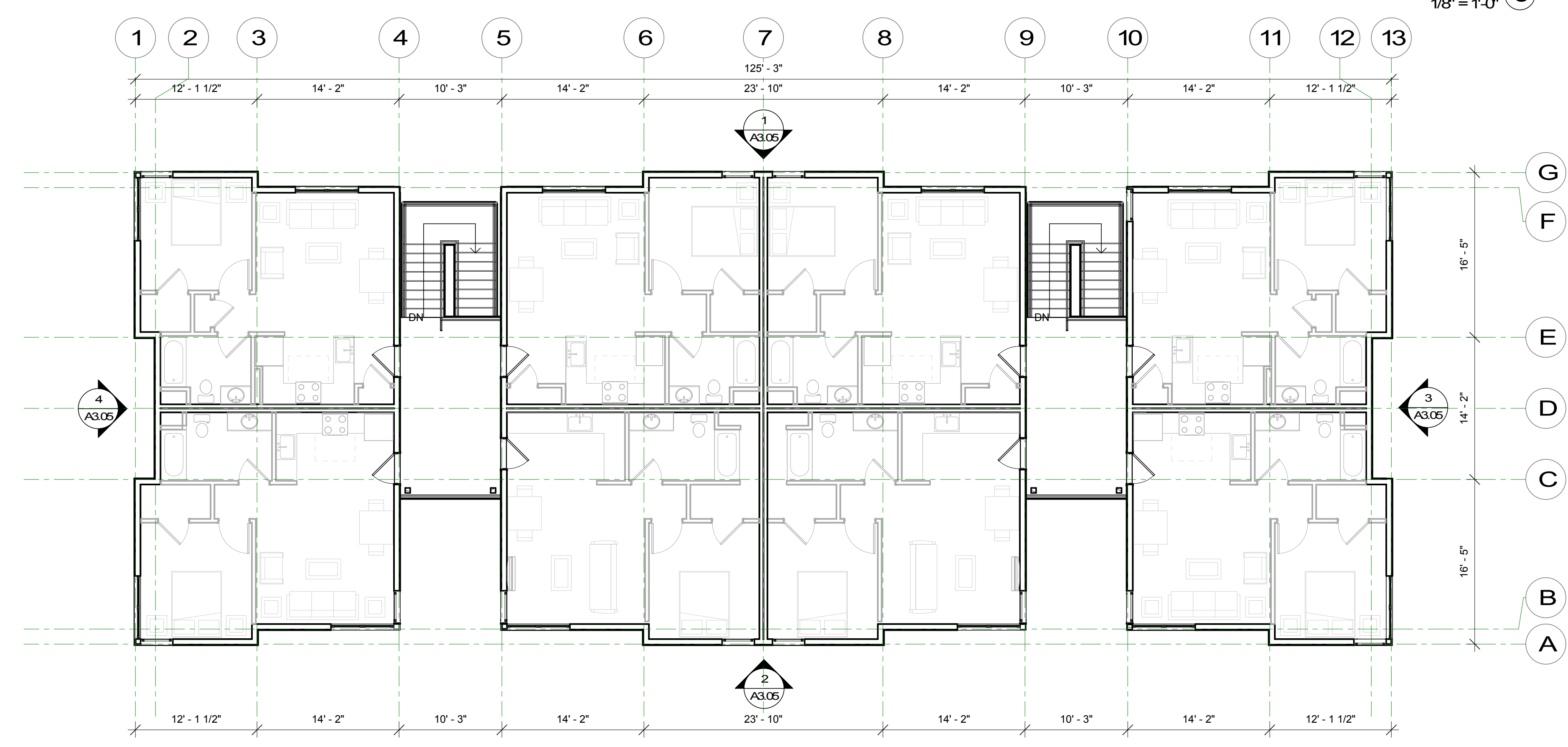
SHEET:

**A3.03**

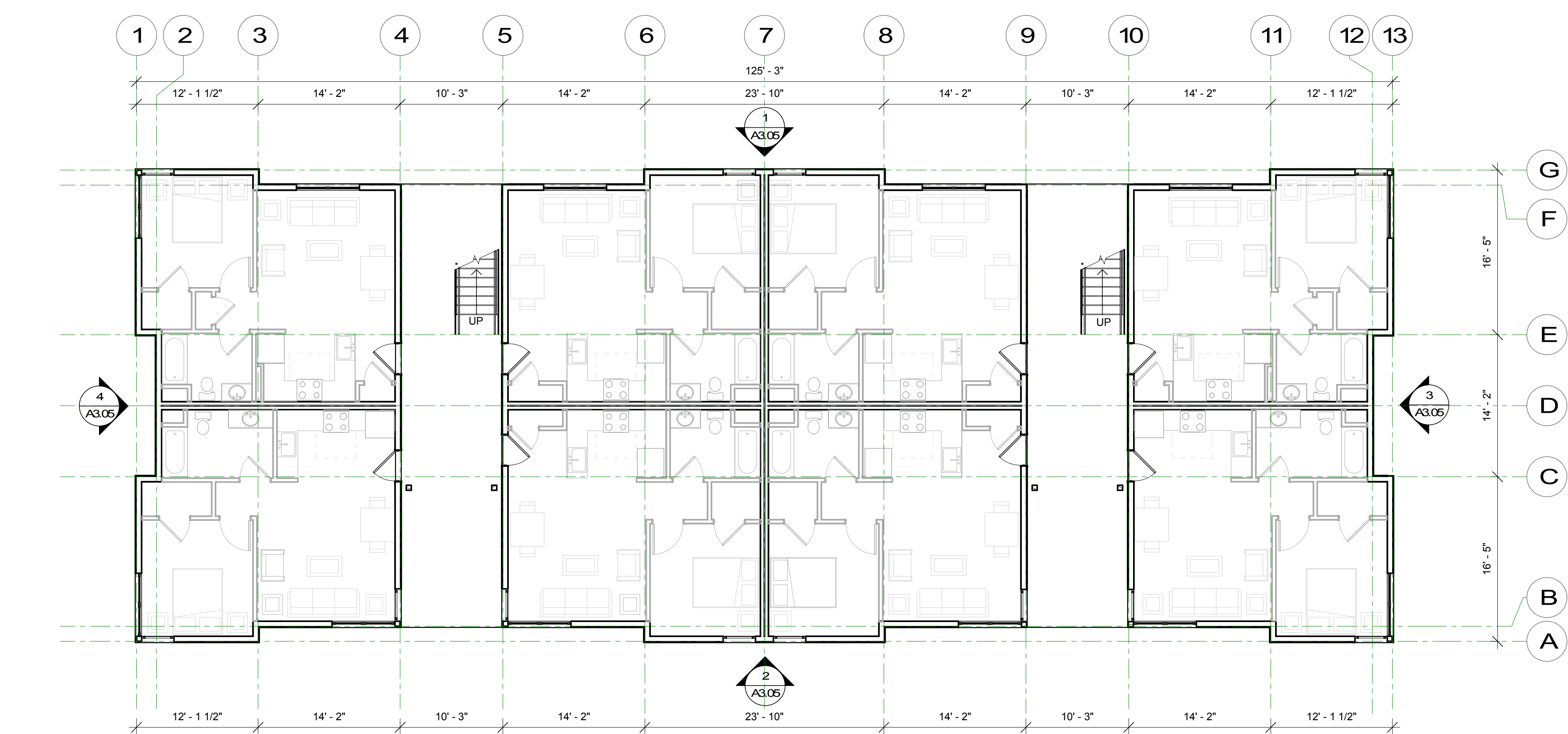




**BLDG TYPE D - ROOF PLAN**  
1/8" = 1'-0" 3



**BLDG TYPE D - LEVEL 2 PLAN**  
1/8" = 1'-0" 2



**BLDG TYPE D - LEVEL 1 PLAN**  
1/8" = 1'-0" 1

STAMP:

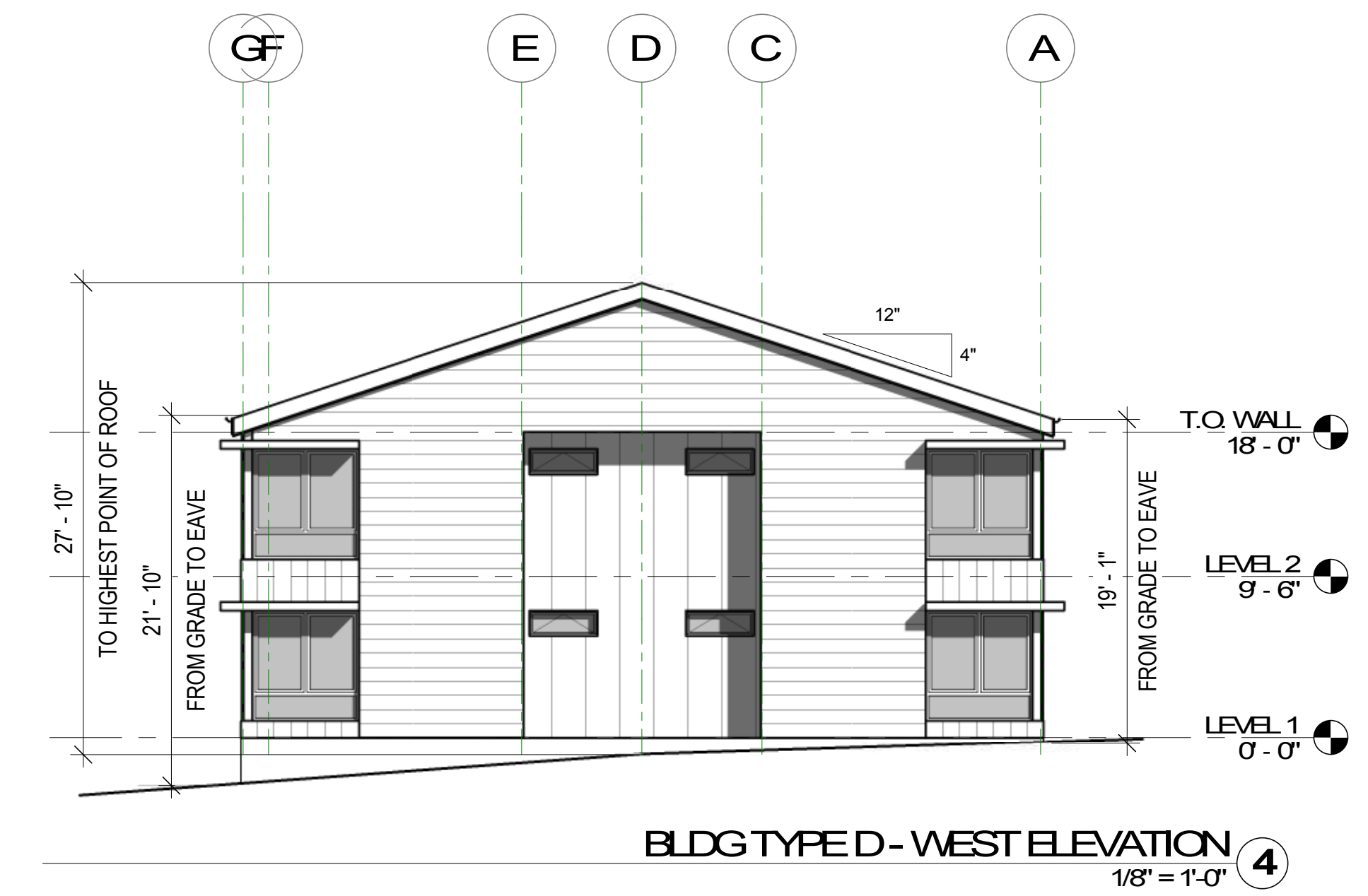
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Responsibility	03/25/18
2	Address Corrections	10/05/18
3	Adjusted Heights	07/10/20

JOB NUMBER: 1803  
DRAWN BY: GP  
CHECKED BY: FW  
DATE: July 10, 2020  
SCALE: 1/8" = 1'-0"  
TITLE: BUILDING TYPE D - FLOOR PLANS

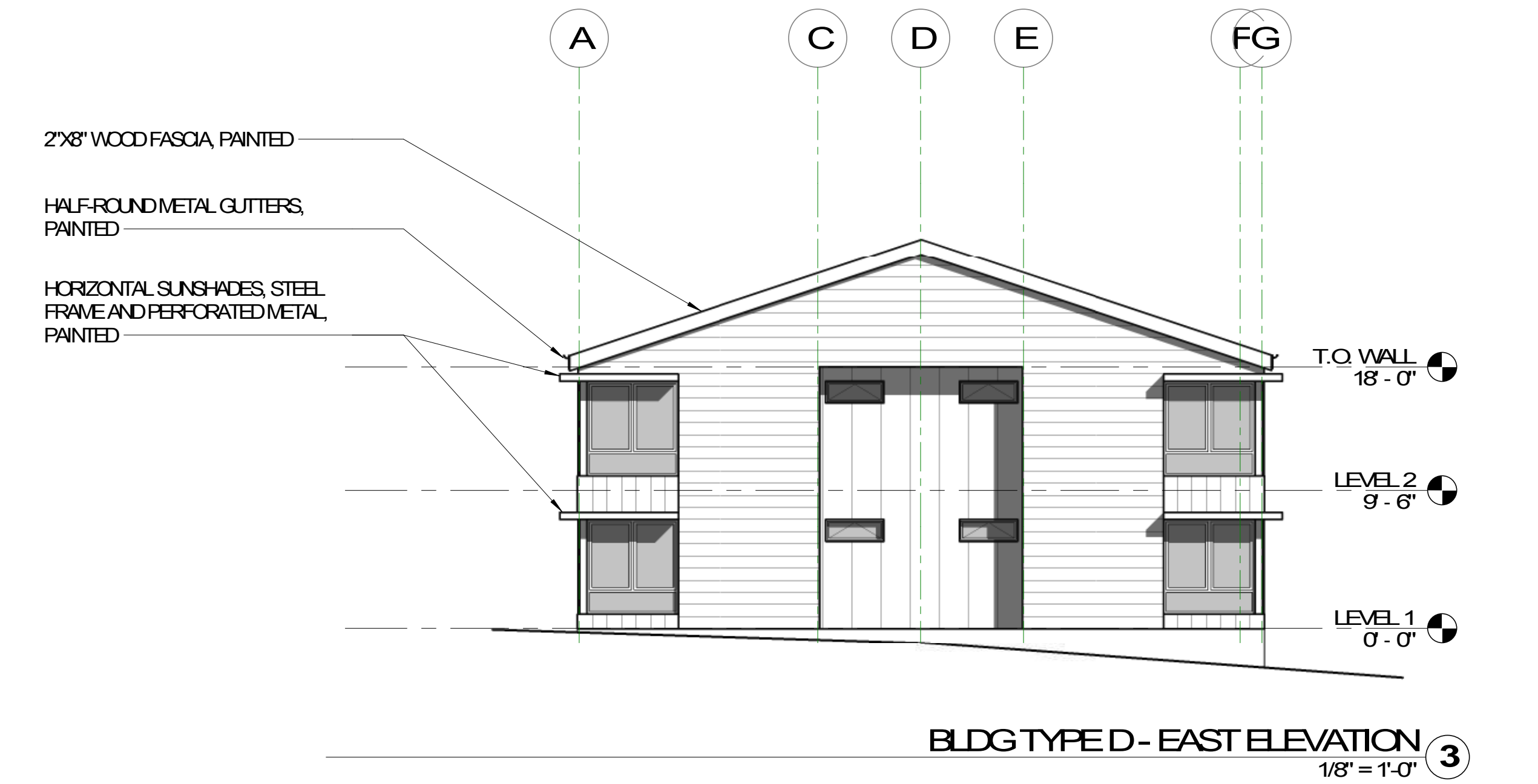
SHEET:

**A3.04**

**CYPRESS POINT FAMILY COMMUNITY**  
Carlos Street, Moss Beach



**BLDG TYPE D - WEST ELEVATION**  
1/8" = 1'-0" ④



**BLDG TYPE D - EAST ELEVATION**  
1/8" = 1'-0" ③



**BLDG TYPE D - SOUTH ELEVATION**  
1/8" = 1'-0" ②



**BLDG TYPE D - NORTH ELEVATION**  
1/8" = 1'-0" ①

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Revisions	03/25/18
2	Added Dimensions	10/05/18
3	Adjusted Heights	07/10/20

JOB NUMBER: 1633  
DRAWN BY: GP  
CHECKED BY: FW  
DATE: July 10, 2020  
SCALE: 1/8" = 1'-0"

TITLE: **BUILDING TYPE D - ELEVATIONS**

SHEET:

**A3.05**

**CYPRESS POINT FAMILY COMMUNITY**  
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Revisions	03/25/18
2	Address Corrections	04/05/18
3	Adjusted Heights	07/10/20

JOB NUMBER: 1803  
DRAWN BY: GP  
CHECKED BY: FW  
DATE: July 10, 2020  
SCALE: 1/8" = 1'-0"

TITLE:  
**COMMUNITY BUILDING**

SHEET:

**A3.06**

