CYPRESS POINT FAMILY COMMUNITY
CARLOS STREET, MOSS BEACH, SAN MATEO COUNTY, CA
COUNTY PLANNING DEPARTMENT SUBMITTAL, JULY 10, 2020

DRAWING SHEET INDEX

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ACCESSIBILITY SUMMARY


PROJECT TEAM

OWNER: APPLICANT MEDALLION DEVELOPMENT 102 VINTAGE PARK DRIVE, SUITE 250 PALO ALTO, CA 94306 CONTACT: ANDREW BIELAK 510.465.7010 510.465.8575

ARCHITECT: AMERICAN ARCHITECTS 1611 TELEGRAPH AVENUE, SUITE 200 BERKELEY, CA 94709 CONTACT: JIM MCKEAN 510.465.7010 510.465.8575

MECHANICAL CONTRACTOR: AIR CONDITIONING & DUCTWORK 510.465.7010 510.465.8575

CIVIL ENGINEER: P H O N I C S 255 SHORELINE DRIVE, SUITE 200 510.465.7010 510.465.8575

Landscape CONTRACTOR: CYPRUS POINT FAMILY COMMUNITY 303 VINTAGE PARK DRIVE, SUITE 250 510.465.7010 510.465.8575

ACCESSIBILITY SUMMARY


BUILDING CODES

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

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

[VIEW A] SITE ENTRANCE LOOKING NORTHEAST

[VIEW B] COMMUNITY CENTER LOOKING NORTHWEST

REVISION SCHEDULE

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<th>ISSUE DATE</th>
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<tr>
<td>1</td>
<td>Planning Resubmittal 03/25/19</td>
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<tr>
<td>2</td>
<td>Added Dimensions 10/08/20</td>
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<td>3</td>
<td>Adjusted Heights 07/10/20</td>
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VIEW CONTEXT KEY

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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 (MWSD) and Sanitary District.
4. Existing Water Line and associated infrastructure on-site may require relocation. Further coordination and direction required from MWSD 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 MWSD.
8. Fire Water and Domestic Water services to buildings require Backflow Preventor or Check Valve.
KEY NOTES

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

TREE LEGEND

- EXISTING HEALTHY TREES TO BE LEFT IN PLACE WHERE FEASIBLE.
- FINAL PROPOSED TREE COUNT WILL FOLLOW COUNTY REQUIREMENTS FOR REPLACEMENT.
- EXISTING TREE
- ENTRY TREE
- LARGE CANOPY TREE
- PARKING LOT SHADE TREE
- BUILDING ENTRY TREE
- OAK TREE
- FLOWERING TREE
- EVERGREEN SCREENING
- BIORETENTION TREE
- FRUIT TREE