San Mateo County

Planning Permit Application Form

Planning and Building Department

455 County Center, 2nd Floor • Redwood City CA 94063 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849 www.co.sanmateo.ca.us/planning

<u>.</u>	BLD:
Applicant/Owner Information	
Applicant: MP Moss Beach Associates, L.P.	
Mailing Address: 303 Vintage Park Drive, Suite 250	
Foster City, CA	Zip: 94404
Phone, W: (650) 356-2937	H:
E-mail Address: sip@midpen-housing.org	FAX:
Name of Owner (1): California School Employees Association	Name of Owner (2):
Mailing Address: 2045 Lundy Avenue, San Jose CA	Mailing Address:
Zip: 95131	Zip:
Phone,W: (408) 433-1279	Phone,W:
H:	H:
E-mail Address: chanson@csea.com	E-mail Address:
Project Information	
Project Location (address):	Assessor's Parcel Numbers: 037 — 022 — 070
Carlos and Sierra Street,	
Moss Beach, CA 94038	
Zoning: PUD-140	Parcel/lot size: 11.02 acres
71 multi-family units of low-income housing (1, 2, and 3 bedr 1 one-story wood framed structure consisting of property ma community room, after-school learning center, and laundry fa Describe Existing Site Conditions/Features (e.g. topography, v	nagement and resident services staff offices, a acilities.
The existing site is vacant land with trees, shrubs, dirt pathways and two w	-
In the middle and southern portions, the site slopes upward from west to ea	st with some flatter areas. There is a sharp drop-off at the northern edge.
Describe Existing Structures and/or Development:	
There are two water tanks on the southeast corner. Water lines run underne	eath portions of the site. There are concrete building pads at the
center of the site, but no other existing structures.	
Signatures	
	orms, plans and other materials submitted herewith in suppor edge. It is our responsibility to inform the County of San Mateormation represented in these submitalls.
Owner's signature:	06/09/2022
Owner's signature:	
Applicant's signature: Surua lp -08C590504CA8440	

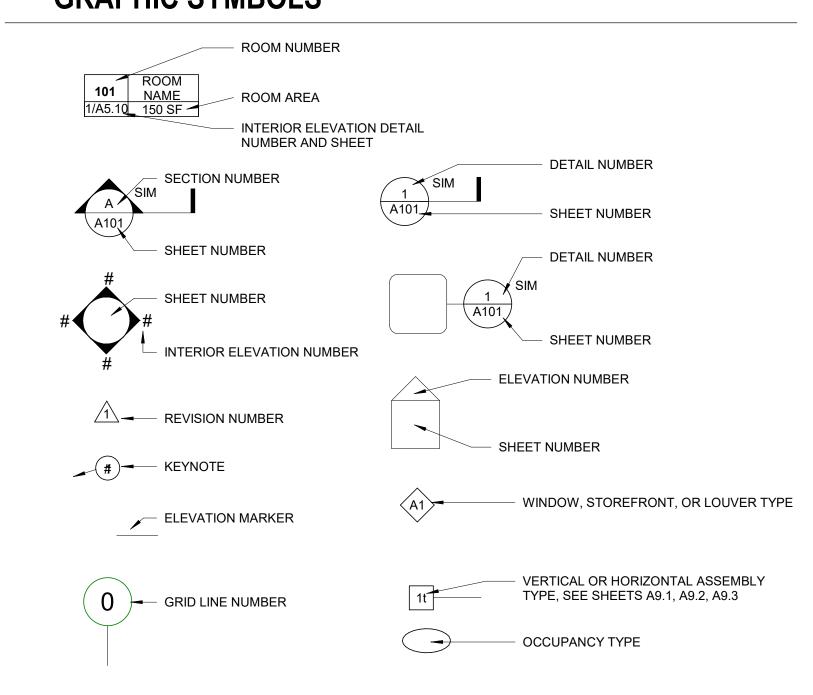
PLN:

CYPRESS POINT FAMILY COMMUNITY

CARLOS STREET, MOSS BEACH, SAN MATEO COUNTY, CA COASTAL DEVELOPMENT PERMIT SUBMITTAL, JUNE 24, 2022



GRAPHIC SYMBOLS



DRAWING INDEX

SHEET#	SHEET NAME
0	
General	TITLE QUEET
G0.00	TITLE SHEET
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G0.02	RENDERED SITE VIEWS
G0.03	RENDERED SITE VIEWS
G0.04	MATERIALS BOARD
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Civil	
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C2.0	SITE PLAN
C3.0	SITE GRADING PLAN
C4.0	PROPOSED UTILTIES
C5.0	DRIVEWAY PLAN AND PROFILE
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A4.10	COMMUNITY BUILDING - FLOOR PLANS AND ELEVATIONS
A5.01	BIKE STORAGE & WASTE ROOM DRAWINGS
13	BILL OF OLVIOL & WHOLE HOOM DIVIVIINOO
TOTAL SHEE	TS: 35
TOTAL SHEE	10.00

OWNER / APPLICANT MIDPEN HOUSING CORP. 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404 650.339.0581

1611 TELEGRAPH AVENUE, SUITE 200 OAKLAND, CA 94612 510.465.7010

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. 831.423.6040 CONTACT: GEORGIA LEUNG

ACCESSIBILITY SUMMARY

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

RESIDENTIAL BUILDINGS:

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

BUILDINGS TYPE A B,C,E: 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 CBC.

COMMUNITY BUILDING:

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

BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE, AS IS CURRENT AT THE TIME OF PERMIT SUBMITAL.

PROJECT TEAM

CONTACT: SERENA IP

PYATOK ARCHITECTS **CONTACT: PETER WALLER**

515 SWIFT STREET, SANTA CRUZ, CA 95060

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF 71 UNITS OF NEW AFFORDABLE MULTIFAMILY RESIDENTIAL UNITS IN 16 BUILDINGS, AND A COMMUNITY BUILDING FOR RESIDENT SERVICES AND LEASING.

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

SITE AREA: 11.02 ACRES TOTAL UNITS: 71 UNITS SITE DENSITY: 6.4 UNITS / ACRE

CONSTRUCTION TYPE: TYPE VB OCCUPANCY TYPE:

DEVELOPMENT STANDARDS

Google Earth

BLDG. SETBACK WEST 157 FT BLDG. SETBACK SOUTH 182 FT BLDG. SETBACK EAST **BLDG. SETBACK NORTH**

6.4 UNITS/ACRE DENSITY LOT COVERAGE 0.94 ACRES **BUILDING HEIGHT** 2 STORIES, 28' MAXIMUM PARKING SPACES 142 SPACES

BUILDING GROSS AREAS *GROSS AREA CALCULATIONS INCLUDE COVERED EXTERIOR CIRCULATION

BUILDING TYPE A [1 BLDG] BUILDING TYPE B [1 BLDG] 6,630 SF BUILDING TYPE C1 [4 BLDGS] 3,691 SF BUILDING TYPE C2 [1 BLDG] 3,692 SF BUILDING TYPE D [8 BLDGS] 2,258 SF BUILDING TYPE E [1 BLDG] 11,042 SF

TOTAL SF OF RESIDENTIAL BLDGS. 63,374 SF 3,364 SF COMMUNITY BUILDING

66,738 SF TOTAL SF OF BUILDINGS **UNIT TYPE SUMMARY**

3-BR TH

UNIT TYPE DESCRIPTION 1-BR FLAT # UNITS 2-BR FLAT 887 SF 2-BR FLAT 981 SF 3-BR FLAT

1,144 SF

AERIAL CONTEXT



MIDPEN HOUSING 303 Vintage Park Drive, Suite 250

Foster City, CA 94404

STAMP:

REVISION SCHEDULE

JOB NUMBER: DRAWN BY: CHECKED BY: DATE: 12" = 1'-0"

SCALE: TITLE: TITLE SHEET

NOT FOR CONSTRUCTION



[VIEW 1] SIERRA STREET VIEW, TRANSPARENT LANDSCAPE



[VIEW 1] SIERRA STREET VIEW



VIEW CONTEXT KEY

PYATOK

1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612 510.465.7010 p | 510.465.8575 f www.pyatok.com

MIDPEN HOUSING

303 Vintage Park Drive, Suite 250 Foster City, CA 94404

RENDERED SITE VIEWS

G0.01



[VIEW 2] SIERRA STREET VIEW, TRANSPARENT LANDSCAPE



[VIEW 2] SIERRA STREET VIEW



VIEW CONTEXT KEY

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1611 TELEGRAPH AVE. SUITE 200
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MIDPEN HOUSING

303 Vintage Park Drive, Suite 250 Foster City, CA 94404

RENDERED SITE VIEWS

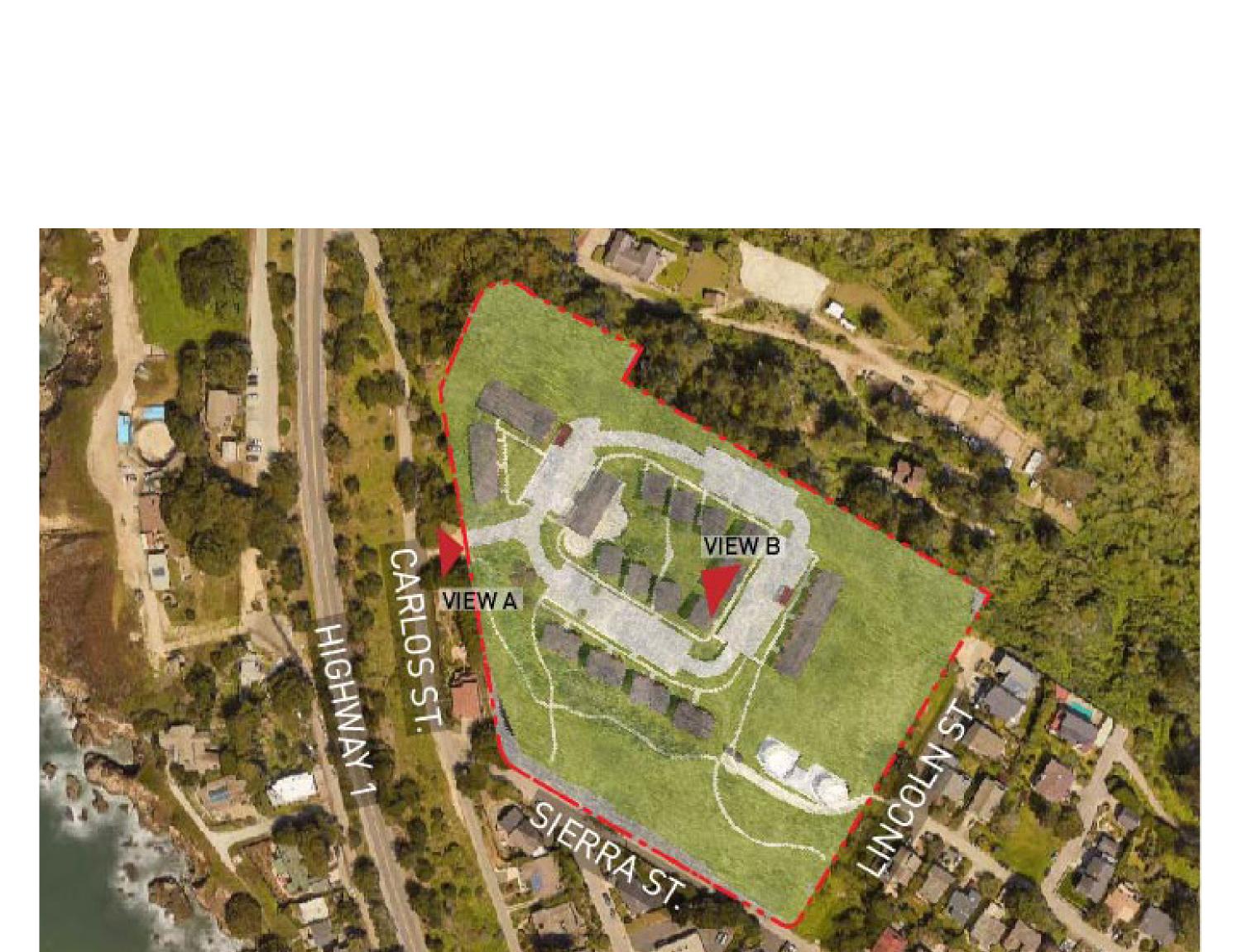
G0.02



[VIEW A] SITE ENTRANCE LOOKING NORTHEAST



[VIEW B] COMMUNITY CENTER LOOKING NORTHWEST



VIEW CONTEXT KEY

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MIDPEN HOUSING

303 Vintage Park Drive, Suite 250 Foster City, CA 94404

RESS POINT FAMILY COMMUNITY

STAMP:

REVISION SCHEDULE

NO. ISSUE

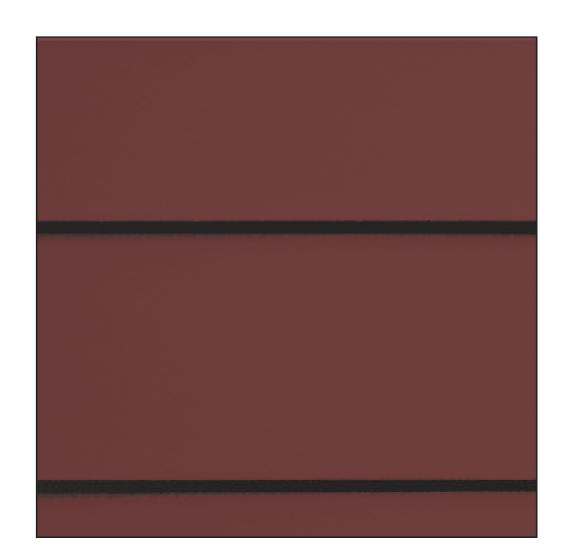
1 Planning Resubmittal 03/25/19
2 Adjusted Heights 07/10/20
3 Coastal Development Permit 06/21/22

JOB NUMBER: 160
DRAWN BY: G
CHECKED BY: P\
DATE: June 24, 202
SCALE:
TITLE:

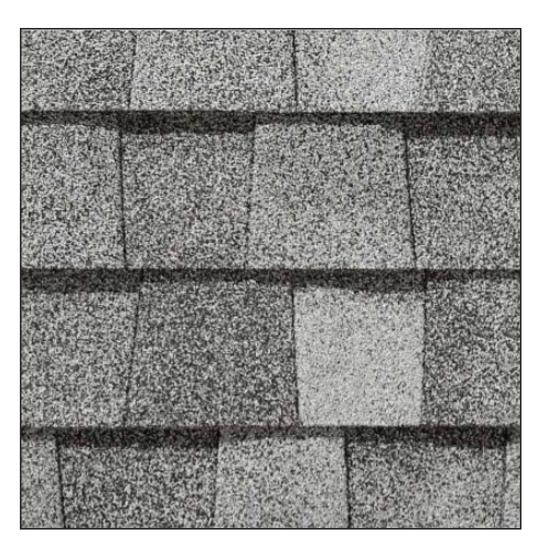
RENDERED SITE VIEWS

G0.03

MATERIAL PALETTE



Horizontal Cement Board, 9" Exposure Widths, Smooth Painted Finish



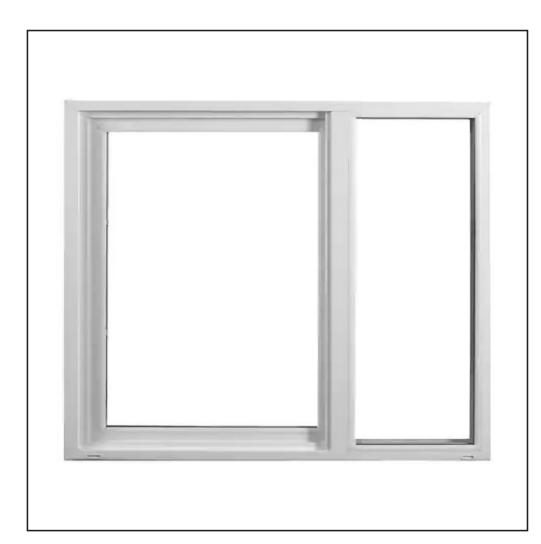
Certainteed Solaris
Composite Shingle Roof,
in Birchwood Color



Wall Mounted Exterior Light Fixture



Horizontal Cement Board, 6" Exposure Widths, Smooth Painted Finish



VPI Vinyl Windows,
White Finish at Resid White Finish at Residential building, Dark Bronze Finish at Community Building



Pole Mounted
Exterior Lamp Fixture

COLOR PALETTE

HOUSING SIDING



Walnut Grove KM4470

B Cottage Red HC-185

COMMUNITY BUILDING



Pearl Oyster KM4577-1

TRIM FRONT DOOR

Zin Cluster KMA70-5



Walnut Grove KM4470

STAMP:

REVISION SCHEDULE

 NO.
 ISSUE
 DATE

 1
 Planning Resubmittal
 03/25/19

 2
 Adjusted Heights
 07/10/20

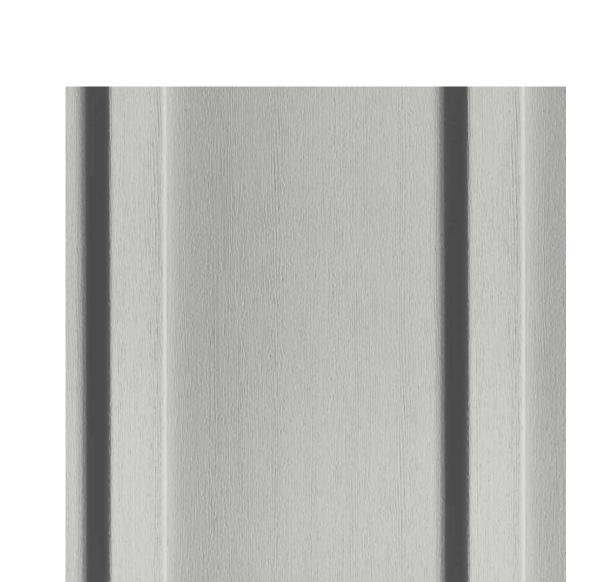
 3
 Coastal Development Permit
 06/21/22

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MIDPEN HOUSING

Foster City, CA 94404

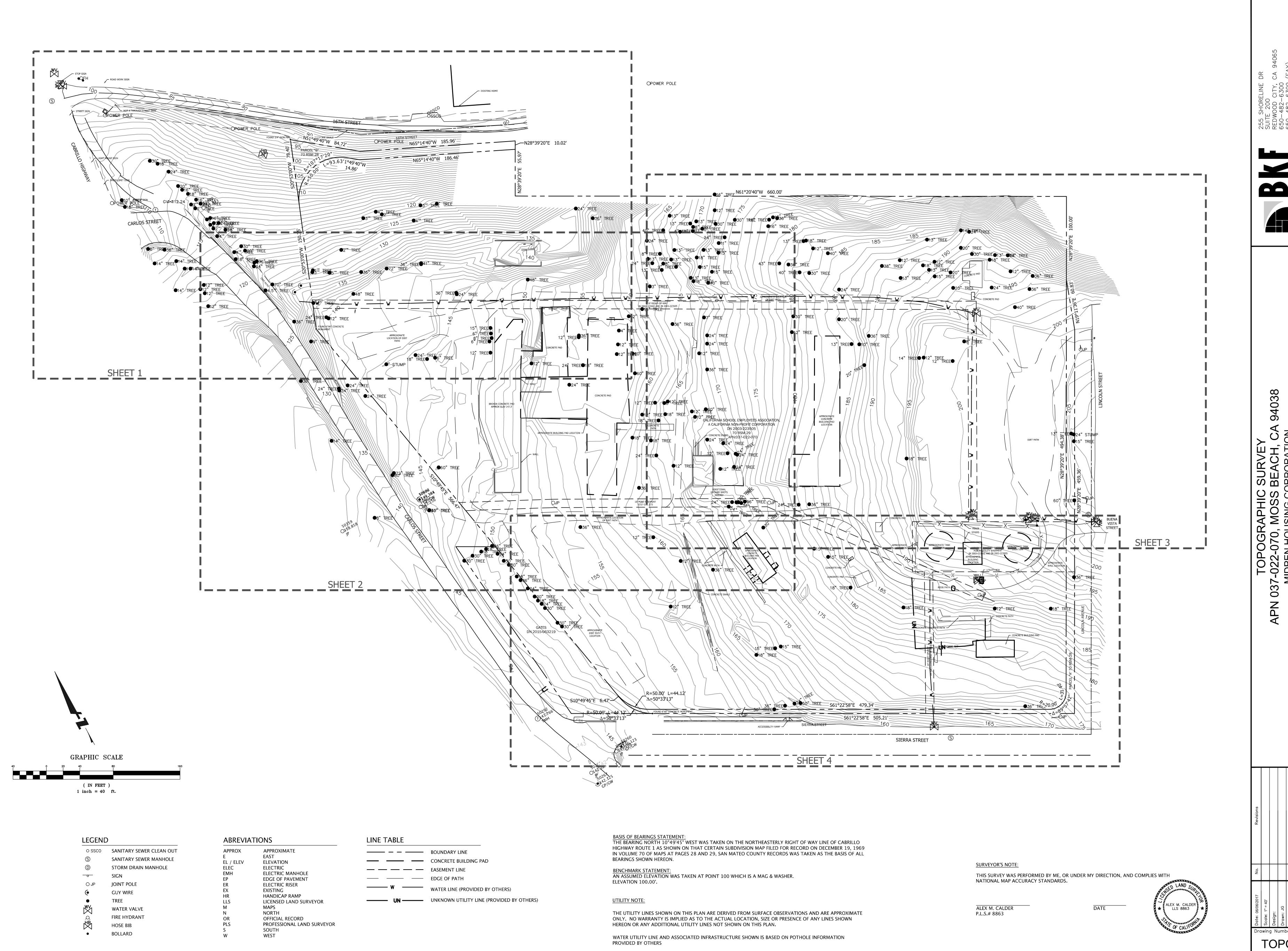
303 Vintage Park Drive, Suite 250



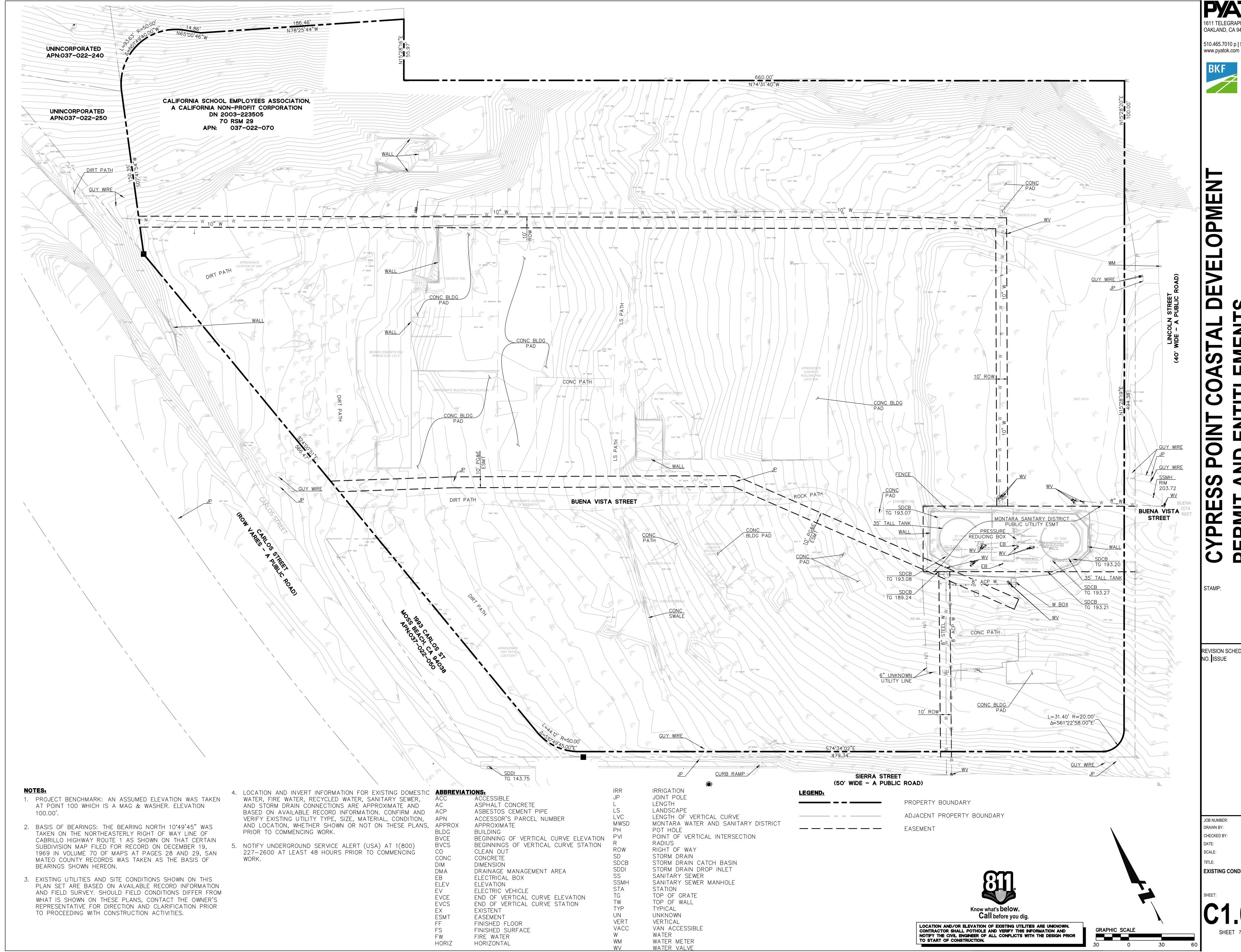
Fiber Cement Board + Batten Siding, Variable Exposure Widths, Painted Finish



Solid Core Wood Entry Door-With Single Panel Embossed Pattern, Painted



Drawing Number:



510.465.7010 p | 510.465.8575 f

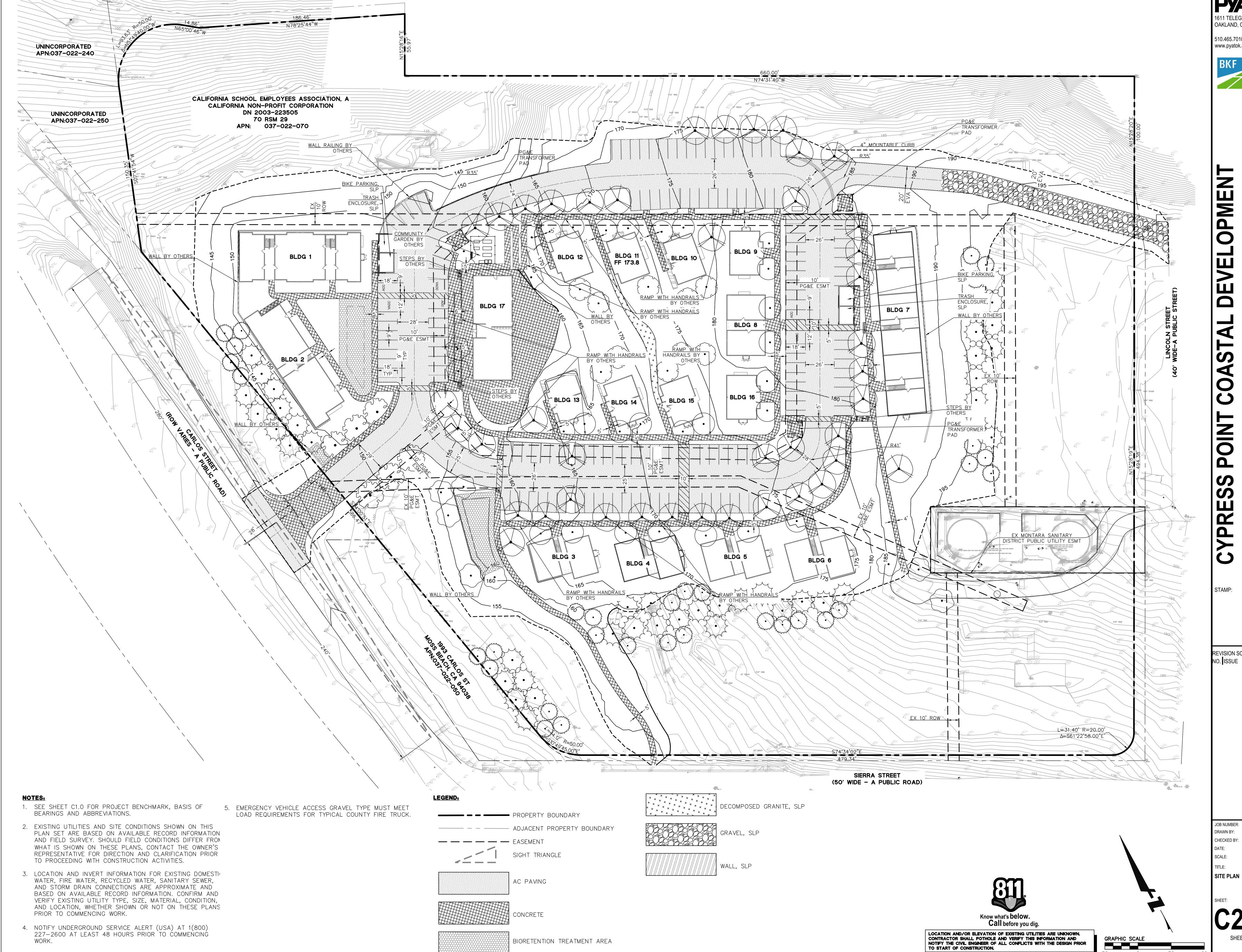


C20160074 AC/CF

AS SHOWN

EXISTING CONDITIONS PLAN

SHEET 7 OF 35



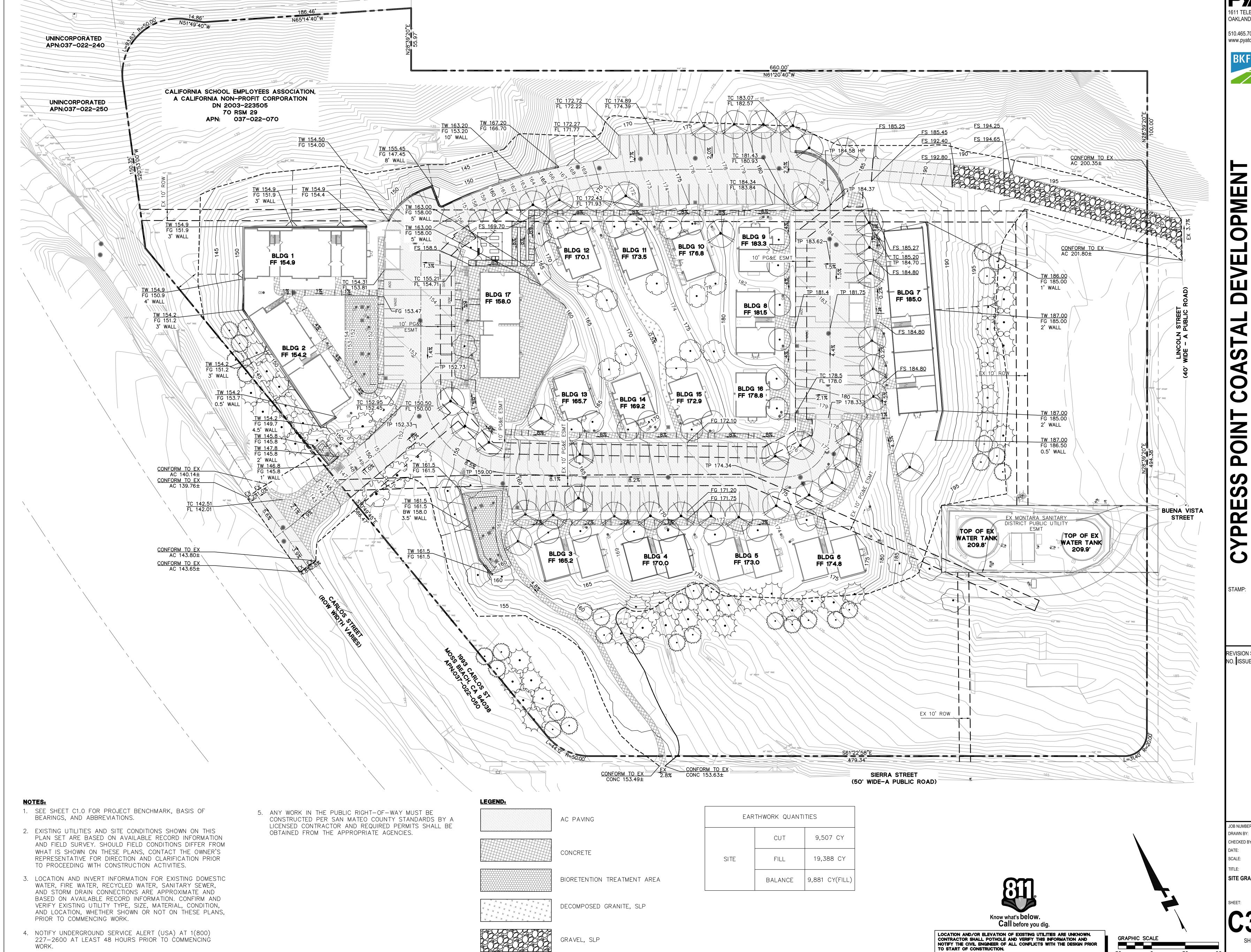
510.465.7010 p | 510.465.8575 f www.pyatok.com

> BKF ENGINEERS
> 255 SHORELINE DRIVE
> SUITE 200
> REDWOOD CITY, CA 94065 (650) 482-6300 www.bkf.com

REVISION SCHEDULE NO. ISSUE

AC/CF 06/24/22 AS SHOWN

SITE PLAN



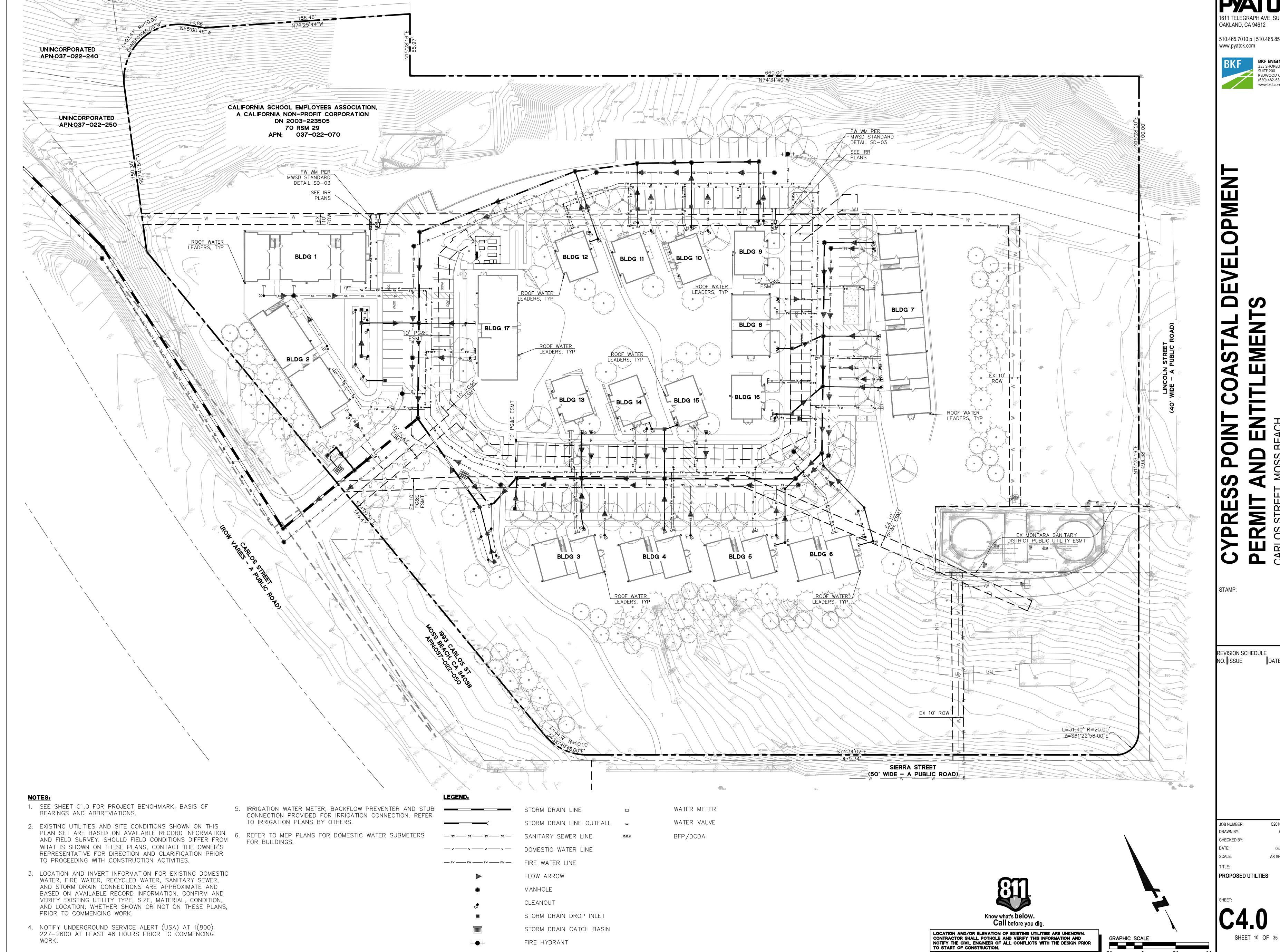
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REVISION SCHEDULE

JOB NUMBER: AC/CF CHECKED BY: 06/24/22 AS SHOWN

SITE GRADING PLAN

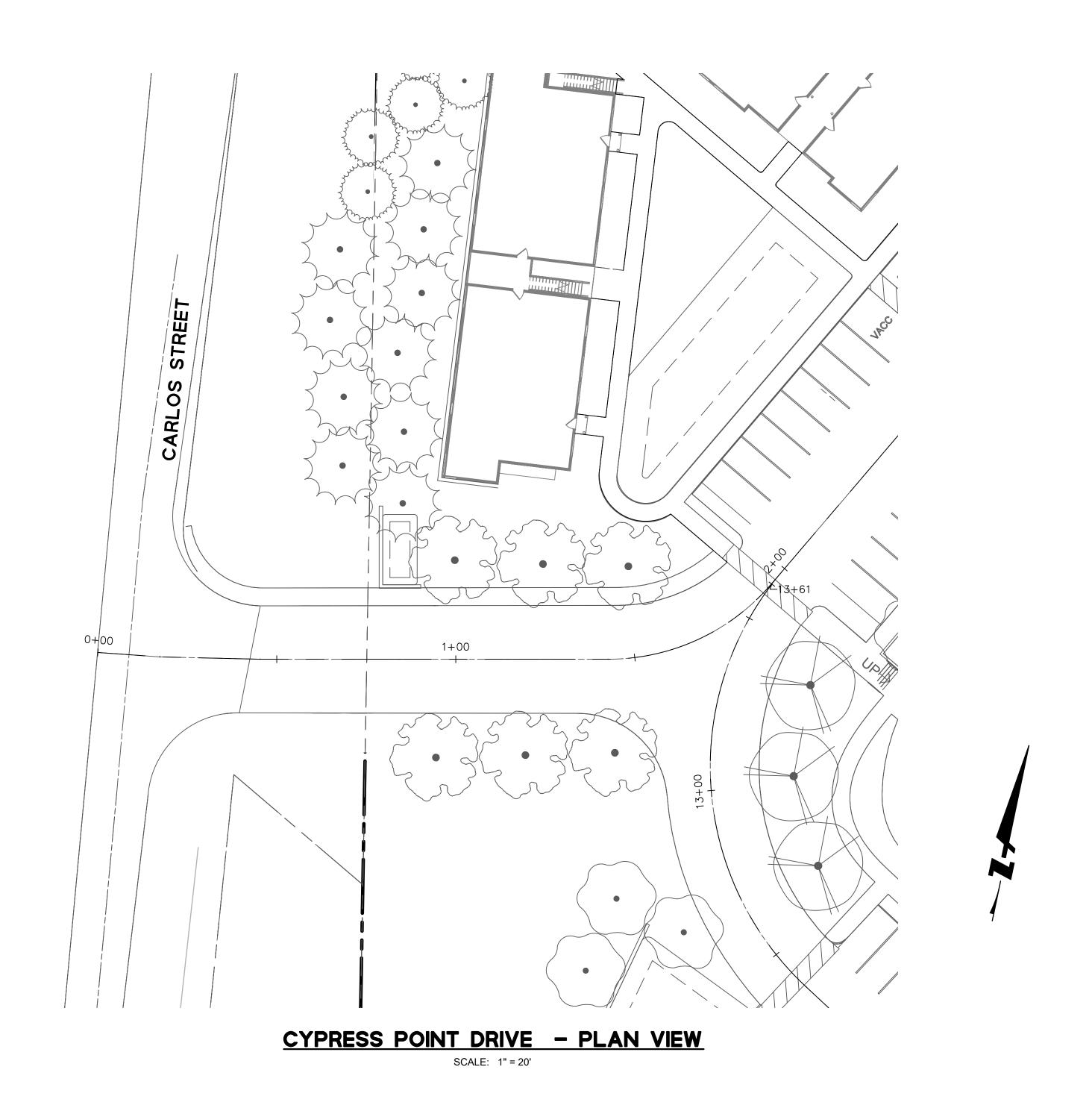


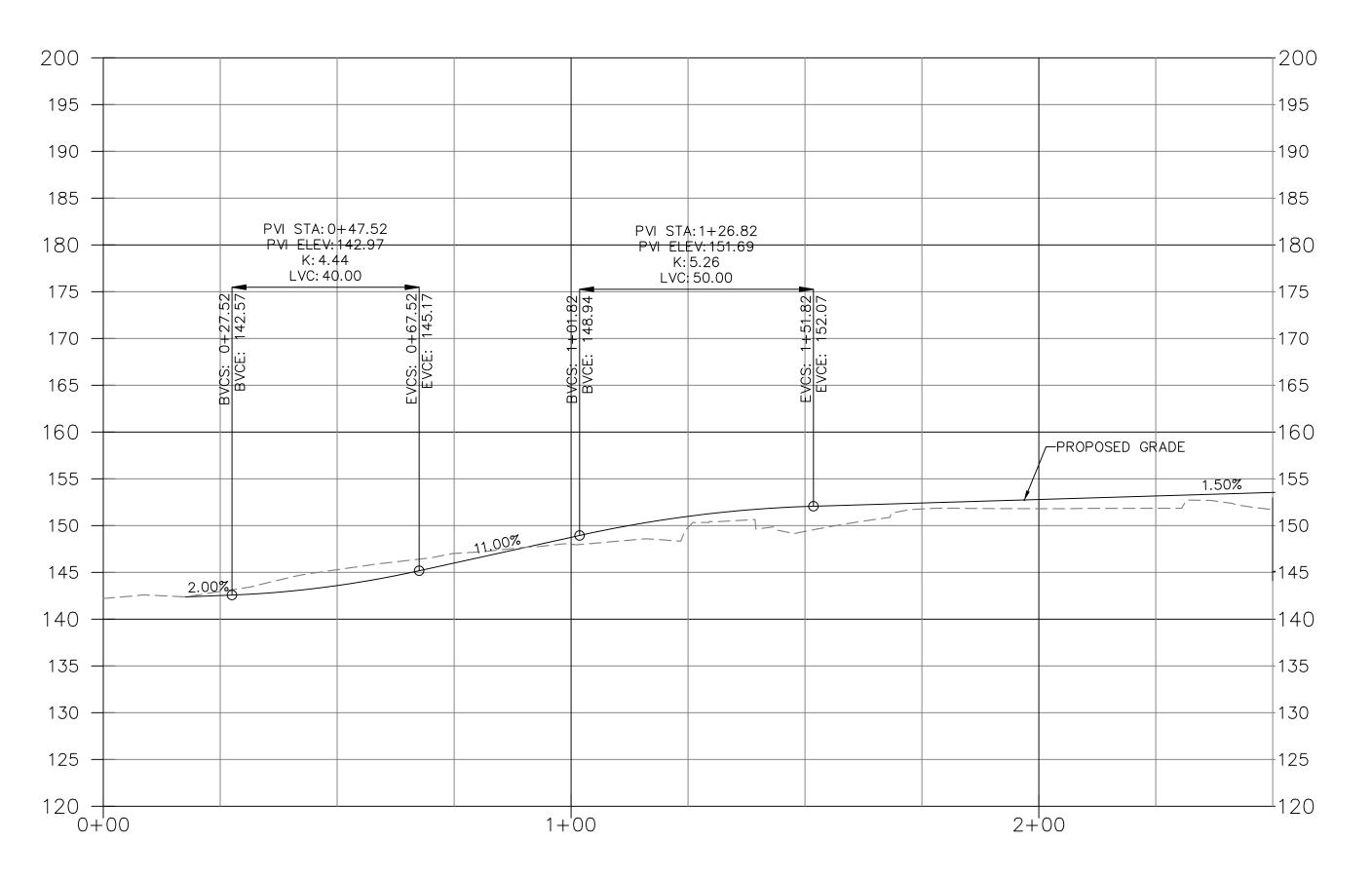
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SUITE 200
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C20160074 AC/CF 06/24/22 AS SHOWN

PROPOSED UTILTIES





CYPRESS POINT DRIVE STA: 0+00 TO STA: 6+75

SCALE: 1" = 20' HORIZ.
1" = 10' VERT.

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SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

CYPRESS POINT COASTAL DEVELOPMENT PERMIT AND ENTITLEMENTS

07445

EVISION SCHEDULE
O. ISSUE

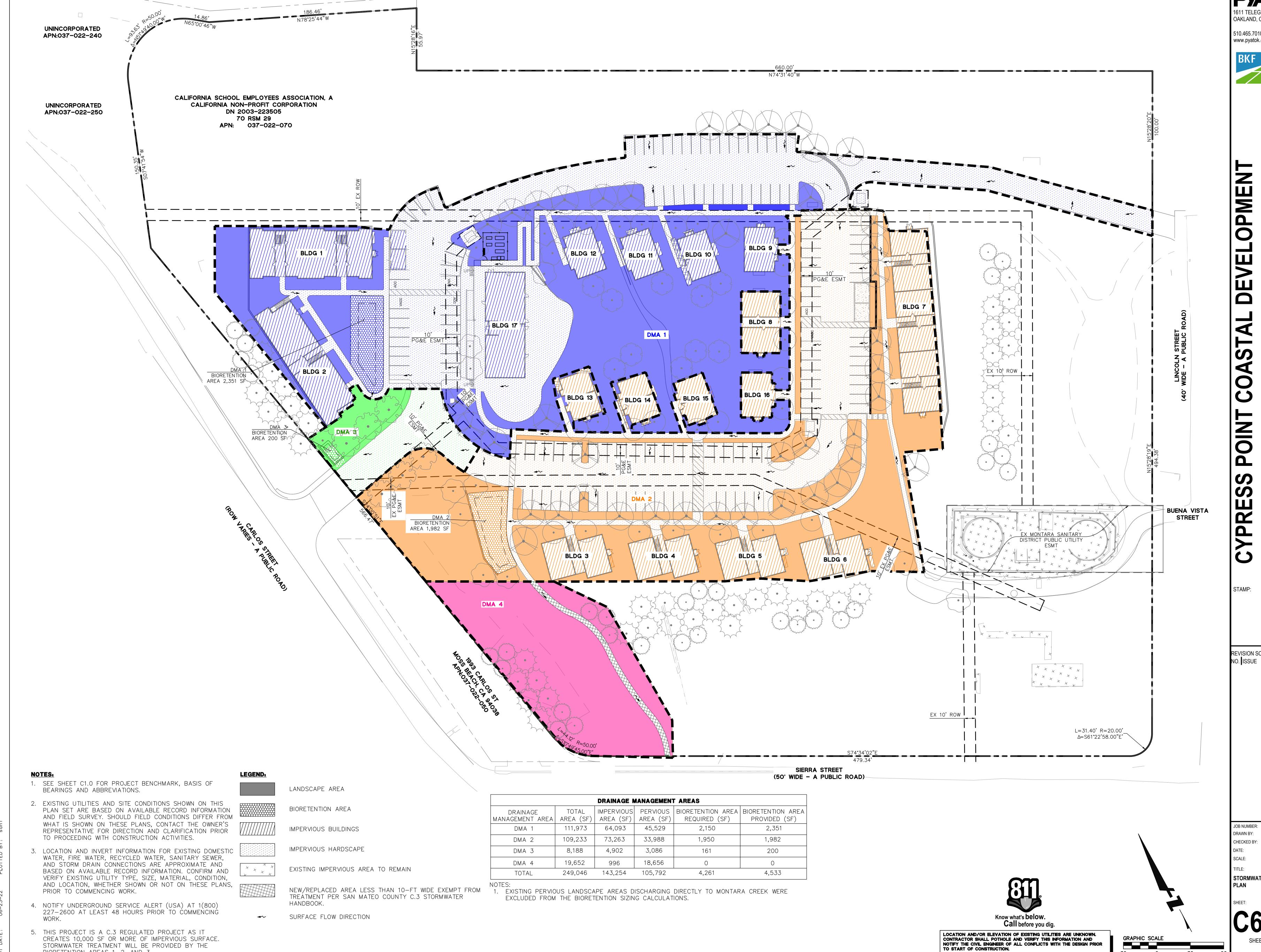
JOB NUMBER: C20160074
DRAWN BY: AC/CF
CHECKED BY: LB
DATE: 06/24/22
SCALE: AS SHOWN

TITLE:

DRIVEWAY PLAN AND

DRIVEWAY PLAN AND PROFILE

C5.0



BIORETENTION AREAS 1, 2, AND 3.

OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f www.pyatok.com

> BKF ENGINEERS
> 255 SHORELINE DRIVE
> SUITE 200
> REDWOOD CITY, CA 94065 (650) 482-6300 www.bkf.com

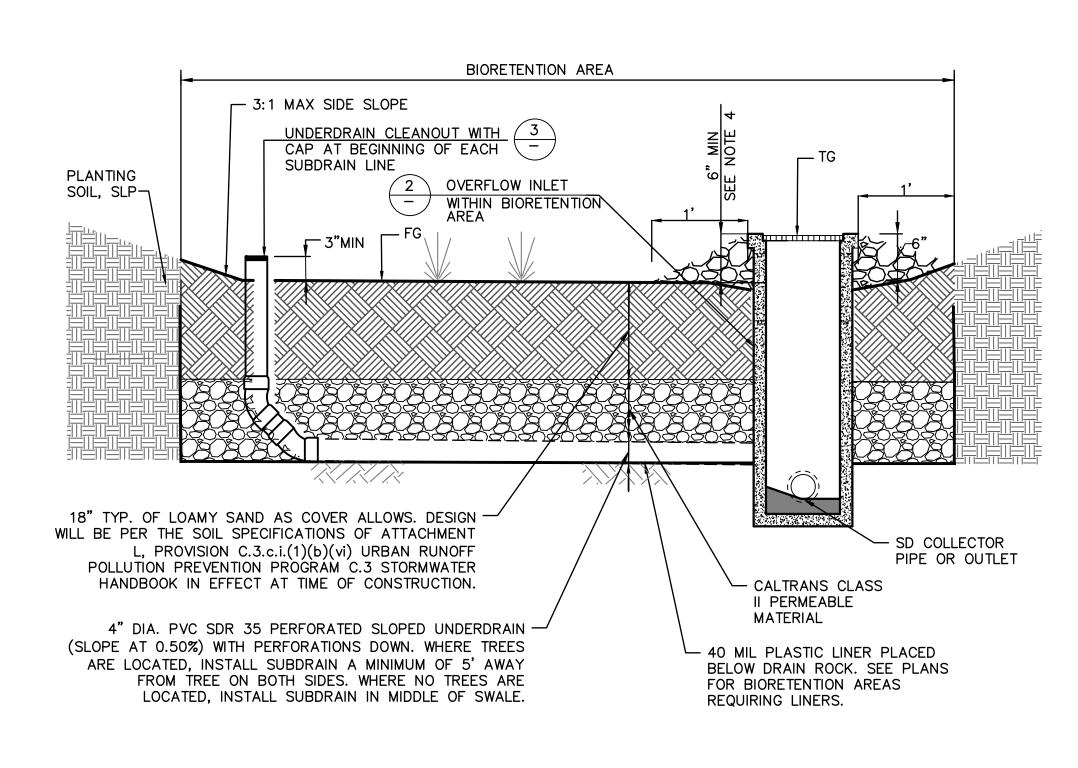
REVISION SCHEDULE

C20160074 AC/CF 06/24/22

AS SHOWN

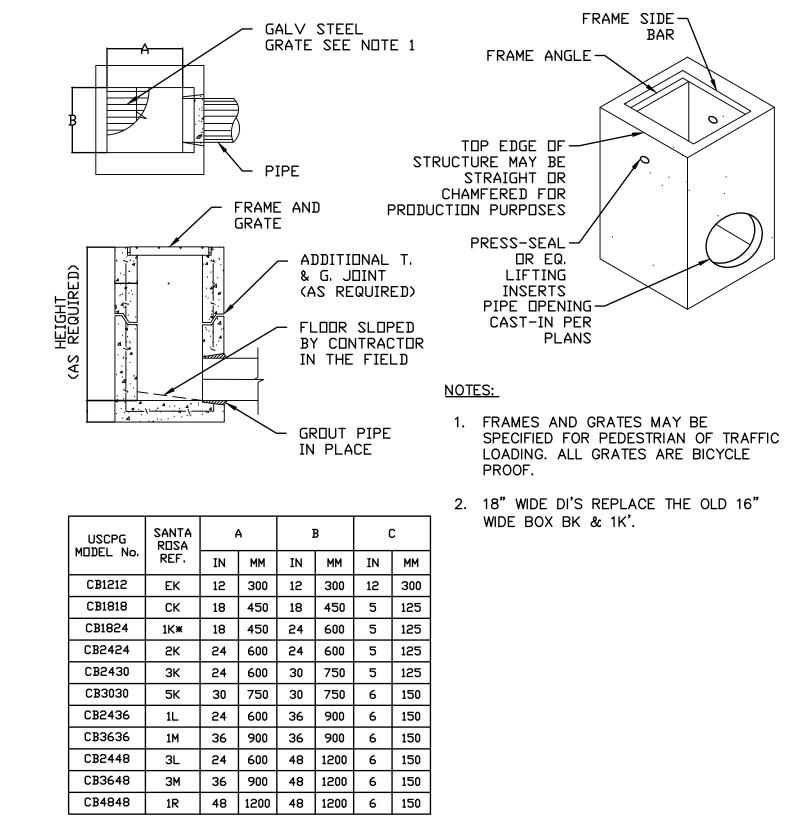
STORMWATER CONTROL

30

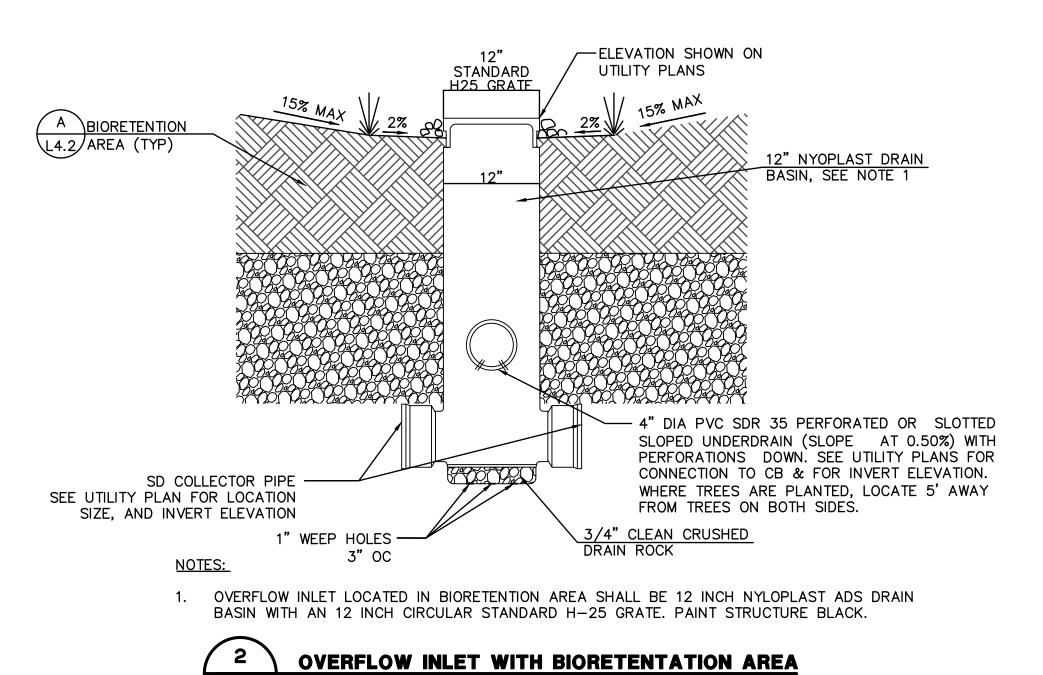


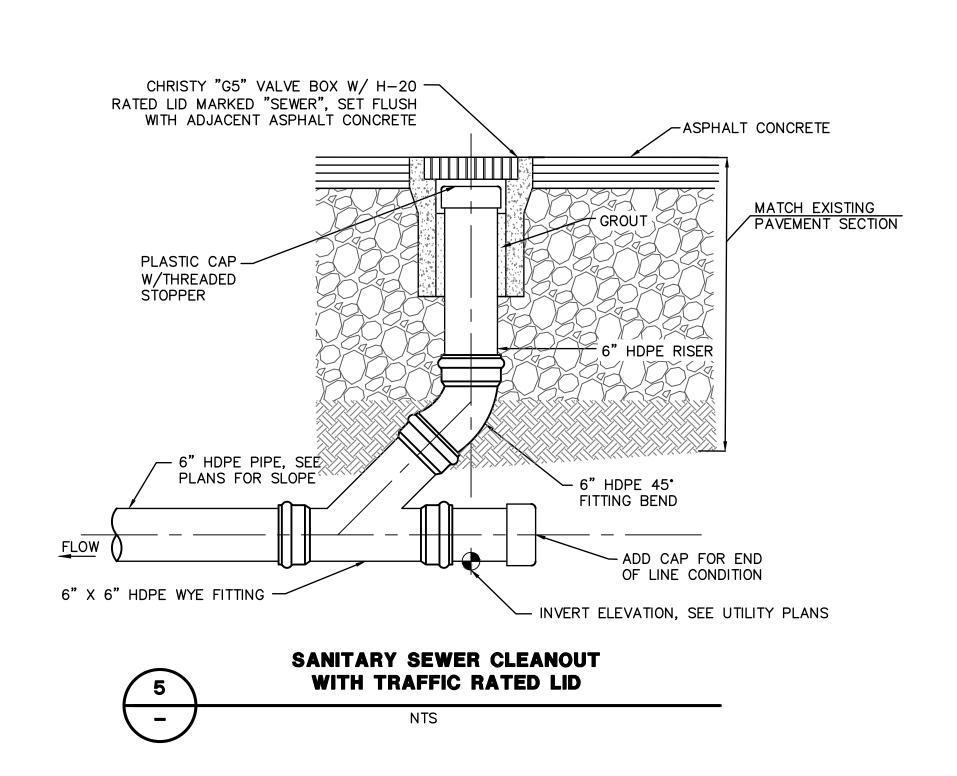
- 1. SEE GRADING PLANS FOR FINISH GRADE OF BIORETENTION AREAS.
- 2. SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS.
- 3. ALL BIORETENTION SOILS USED, SHALL BE PER ATTACHMENT L PROVISION C.3.c.i.(1)(b)(vi) OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 HANDBOOK IN ÉFFÉCT AT TIME OF CONSTRUCTION.
- 4. PLACE COBBLE FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" TYPICAL FROM EDGE OF STRUCTURE. SEE LANDSCAPE PLANS FOR COBBLE SIZE AND COLOR.

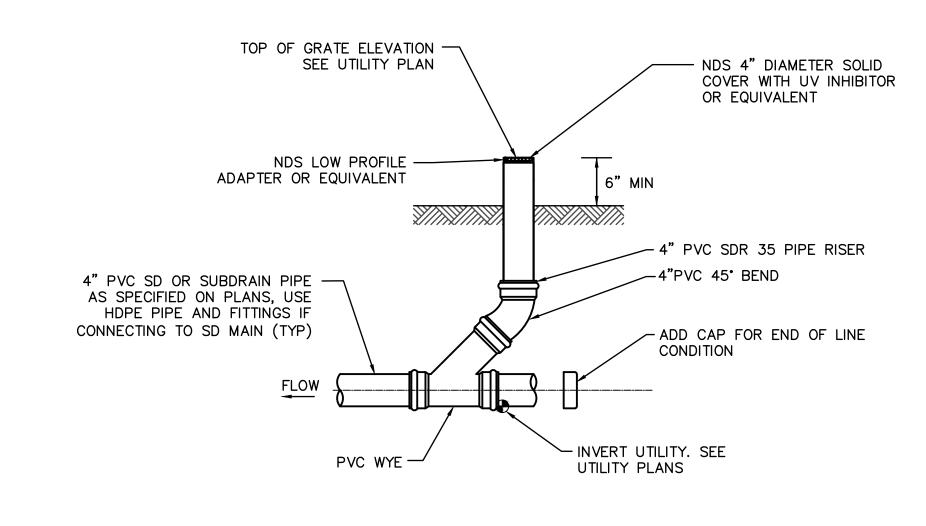










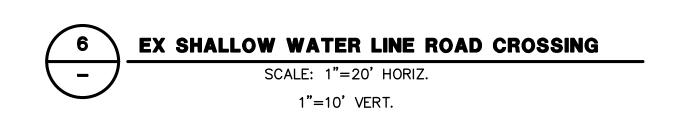


STORM DRAIN CLEANOUT

NTS

200 — 195 — STA 0+16.00_ ELEV 184.37 PROPOSED — ROAD 185 — - 185 SLURRY CEMENT - 180 EX. 10" WATER LINE TO REMAIN 175 — - 175 + 170 1+00

0+'00



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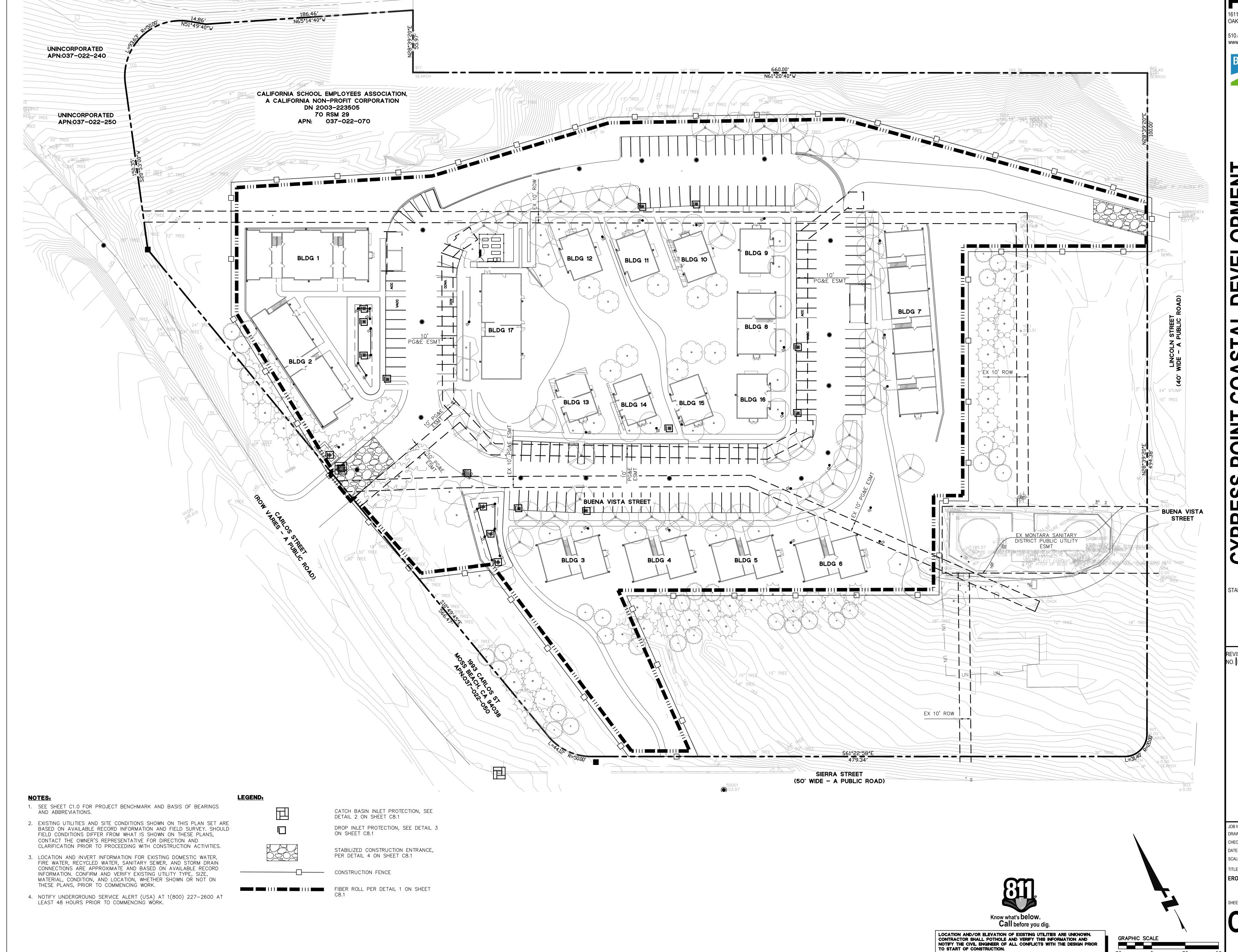
255 SHORELINE DRIVE SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300 www.bkf.com

PMEN

REVISION SCHEDULE

CHECKED BY:

CONSTRUCTION DETAILS



PYATOK

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SUITE 200
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(650) 482-6300
www.bkf.com

OINT COASTAL DEVELOPME DENTITLEMENTS

STAMP:

ISION SCHEDULE

JOB NUMBER: C20160074
DRAWN BY: AC/CF
CHECKED BY: LB
DATE: 06/24/22
SCALE: AS SHOWN

TITLE:
EROSION CONTROL PLAN

EROSION CONTROL PLA

SHEET: **C8.0**SHEET 14 OF

510.465.7010 p | 510.465.8575 f

OAKLAND, CA 94612

www.pyatok.com

ROUGH GRADE

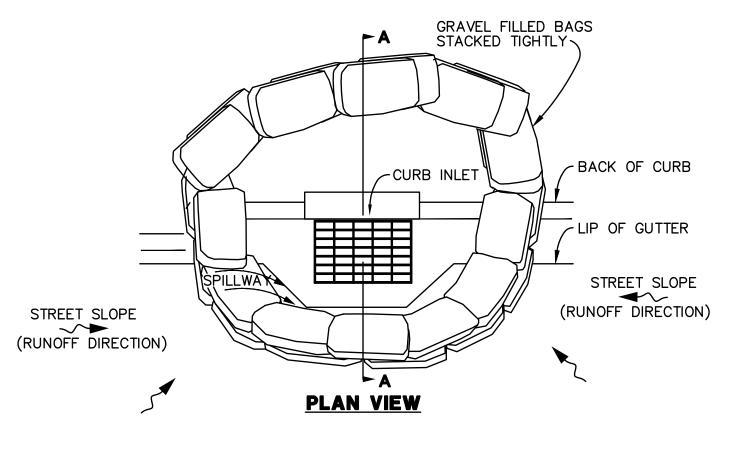
EMBED FIBER ROLL 3"TO 4" INTO SOIL

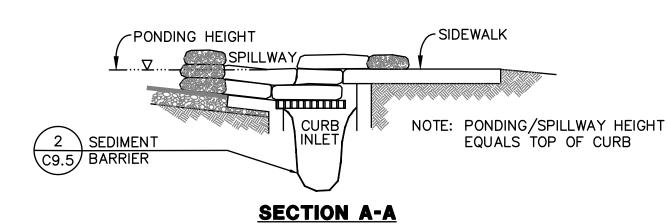
PROVIDE 1' WIDE BY 6"
DEEP SEDIMENT TRAP

TRENCH AROUND INLET

EROSION CONTROL DETAILS

SHEET 15 OF 35



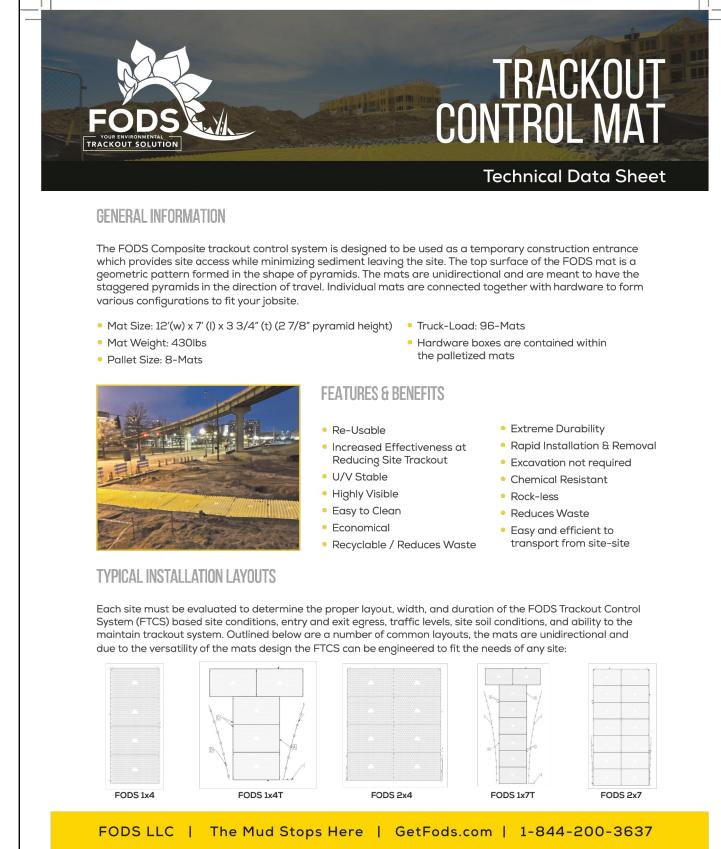


- FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED
- 3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER
- 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT, AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

- 1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- 2. PERVIOUS BAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE
- THAN TOP OF CURB.



CATCH BASIN INLET PROTECTION



WOOD STAKE ~

4' SPACING

ENTRENCHMENT DETAIL

IN FLAT AREA

3/4"x3/4" MAX

FIBER ROLL —

RUNOFF WATER

WITH SEDIMENT

GRADE '

FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.

FIBER ROLL

3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

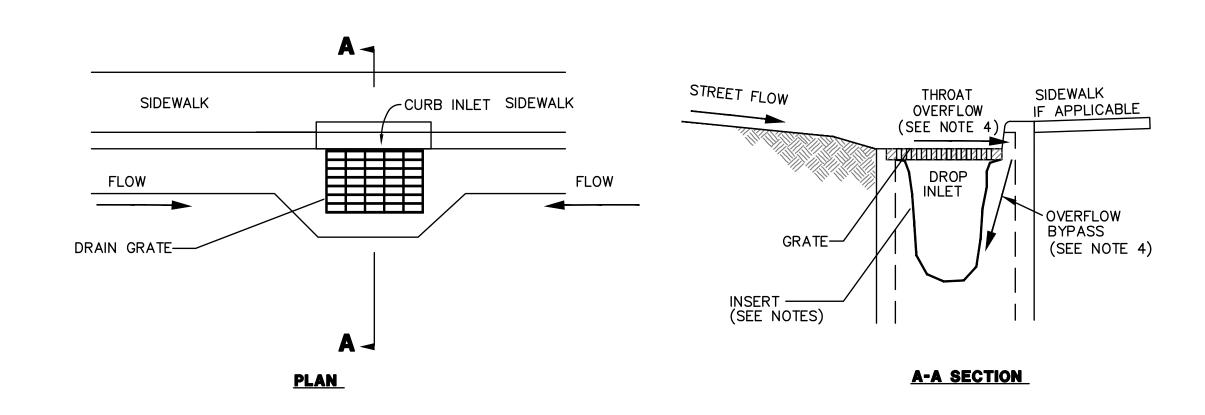
WOOD STAKE 3/4"x3/4"

ENTRENCHMENT DETAIL
IN SLOPE AREA

2. ADJACENT ROLLS SHALL TIGHTLY ABUT.

MAX 4' SPACING





FIBER ROLLS

WOOD STAKES

_3/4"x3/4" @ 3'

O.C. MÁX. SPACING

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH DROP INLET GRAVEL BAG PROTECTION AND CURB INLET GRAVEL BAG

2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 4"

3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT

RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON

4. TEMPORARY REMOVABLE TRASH RACK: IF SITE CONDITIONS WARRANT, PROVIDE AND INSTALL TRASH RACK MADE FROM GALVANIZED WELDED WIRE FABRIC WITH OPENING SIZE 2" BY 2" FORMED AND ATTACHED TO THE INLET TOP GRATE WITH STEEL WIRE TIES AND

DROP INLET PROTECTION

DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

BURRY WELDED WIRE FABRIC 4" MINIMUM BELOW TEMPORARY ROUGH GRADE GROUND ELEVATION.

PROTECTION DETAILS SHOWN ON THIS SHEET. ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING, APPROX. 8"

SEDIMENT

TRENCH

TRAP

GRATE

PLAN VIEW

DIAMETER AND 20 TO 30 FEET LONG.

THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

SWALE SLOPE

~~►

(RUNOFF DIRECTION)

TIGHTLY WRAPED

SWALE SLOPE

◆~

 \sim

(RUNOFF DIRECTION)

- PONDING HEIGHT

SLOPE (2.5:1)

FIBER ROLLS

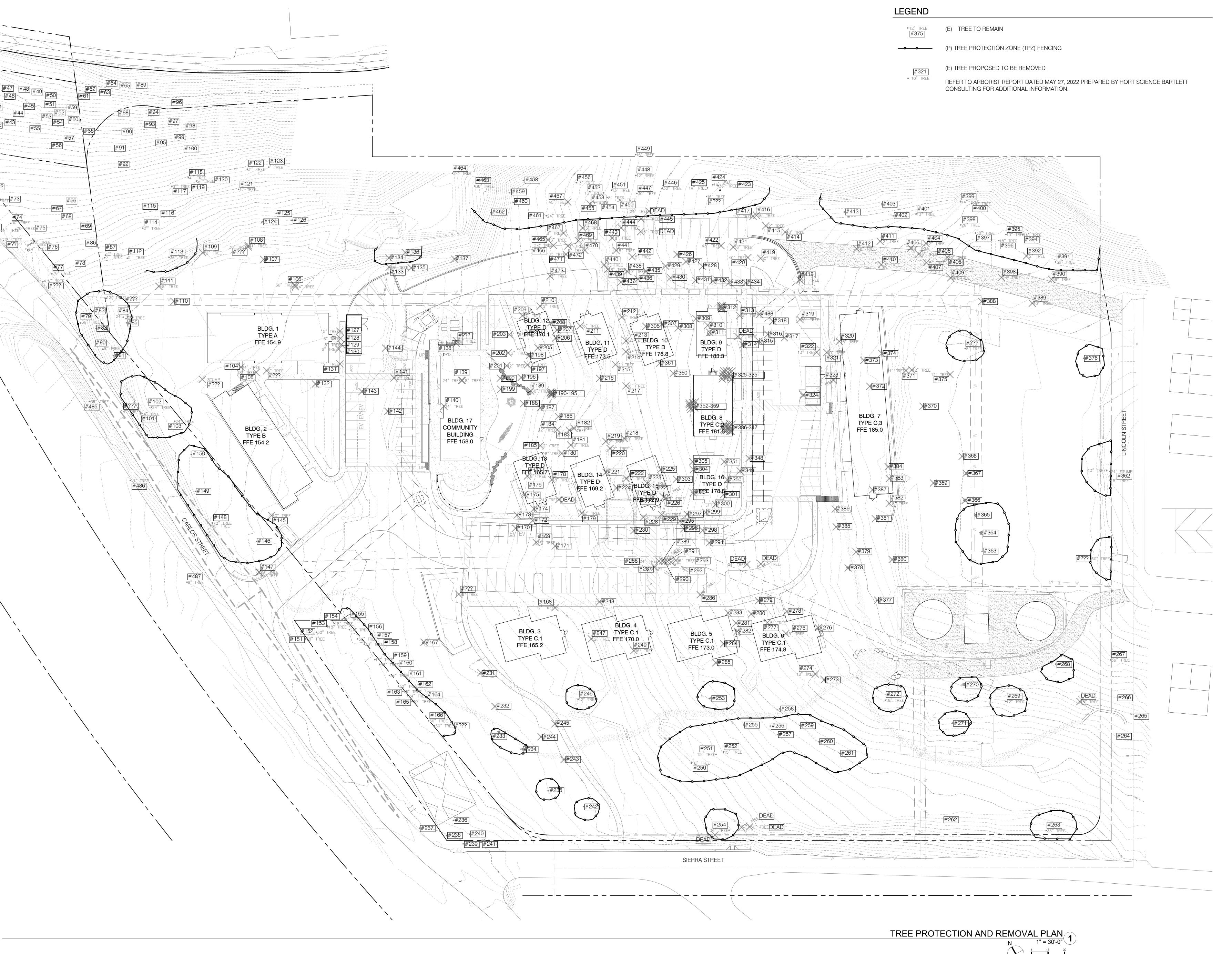
SECTION A-A (DROP INLET/SWALE LOW POINT)

- 1. PROVIDE APPROVED CATCH BASIN INSERT FILTER BAG. CONTRACT SHALL INSTALL AND MAINTAIN FILTER BAG IN A MANNER THAT STORM DRAINAGE SYSTEM FLOWS ARE NOT OBSTRUCTED AND/OR IMPEDED.
- 2. INSPECT INLET PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WEEKLY THROUGHOUT THE RAINY SEASON. DURING EXTENDED RAIN EVENTS, INSPECT AT LEAST ONCE EVERY 24 HOURS.
- 3. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE.
- 4. CONTRACTOR SHALL PROVIDE, INSPECT AND MAINTAIN INLET THROAT OVERFLOW RELIEF FOR ALL OFF-SITE AND ON-SITE INLETS AT ALL TIMES.

STABILIZED CONSTRUCTION ENTRANCE/EXIT

INLET SEDIMENT BARRIER

NTS



1611 TELEGRAPH AVE. SUITE 200 OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f www.pyatok.com

MIDPEN HOUSING

303 Vintage Park Drive, Suite 250 Foster City, CA 94404

JONI L. JANECKI & ASSOCIATES

515 SWIFT ST. SANTA CRUZ CA 95060 PHONE 831.423.6040 | WWW.JLJA.COM

California Landscape Architect License 3163

COMMUNIT

POINT CYPRES

STAMP:

REVISION SCHEDULE
 VO.
 ISSUE
 DATE

 1
 Planning Resubmittal
 03/25/19

 2
 Added Dimensions
 10/08/20

 3
 Adjusted Heights
 07/10/20

 1
 Footprint Reduction
 03/17/22

JOB NUMBER: DRAWN BY: CHECKED BY:

TREE PROTECTION AND REMOVAL

TPZ1.00

REE NUMBER	SPECIES	TRUNK DIAMETER (INCHES)	TREES ARBORIST RECOMMENDED FOR REMOVAL BASED ON TREE	TREES FOR REMOVAL BASED TREE LOCATION PROJECT AREA
104	MONTEREY CYPRESS	22	CONDITION -	X
105	MONTEREY PINE	24	-	X
106	MONTEREY CYPRESS	40,10,10,7,7,6,5	-	X
107	MONTEREY CYPRESS	14	-	X
108	MONTEREY CYPRESS	42	-	X
109	MONTEREY CYPRESS	48,36,26,20,18,17,16,12,12	-	X
110	MONTEREY PINE	10	-	X
111	MONTEREY CYPRESS	48	-	X
127	MONTEREY PINE	17	-	X
128	MONTEREY PINE	7	-	X
129 130	MONTEREY PINE MONTEREY PINE	8,5	-	X
131	MONTEREY PINE	11,7	-	X
132	MONTEREY PINE	9	<u>-</u>	X
133	MONTEREY PINE	35,28,17	<u> </u>	X
134	MONTEREY PINE	14,11	_	X
135	MONTEREY PINE	12	-	X
136	MONTEREY PINE	10	-	X
137	MONTEREY PINE	23	-	X
138	MONTEREY PINE	18	-	X
139	MONTEREY PINE	24	-	X
140	MONTEREY PINE	18	-	Х
141	MONTEREY PINE	14	-	X
142	MONTEREY PINE	8	-	X
143	MONTEREY PINE	10,6,5	-	X
144	MONTEREY PINE	6	-	X
145	MONTEREY PINE	48,28,28,222,20	-	X
147	MONTEREY CYPRESS	28,17,13,10,10,8,8,8	-	X
167	ITALIAN STONE PINE	13,12,11,10	-	X
168	MONTEREY CYPRESS	19,19,15,14,14,13,12,12,10, 9,7,7	-	X
169	MONTEREY CYPRESS	25	-	X
170	MONTEREY PINE	8	-	X
171	MONTEREY PINE	9	-	X
172	MONTEREY PINE	14	-	X
173	MONTEREY PINE	11	-	Х
174	MONTEREY PINE	14	-	X
175	MONTEREY PINE	8	-	X
176	MONTEREY PINE	18	-	X
177	MONTEREY PINE	16	-	X
178 179	MONTEREY PINE MONTEREY PINE	17 17	-	X
180	MONTEREY PINE	17	-	X
181	MONTEREY PINE	16	<u>-</u>	X
182	MONTEREY PINE	12	-	X
183	MONTEREY PINE	8	-	X
184	MONTEREY PINE	15	-	X
185	MONTEREY PINE	15	-	X
186	MONTEREY PINE	11	-	X
187	MONTEREY PINE	9	-	X
188	MONTEREY PINE	11	-	X
189	MONTEREY CYPRESS	21,16,15,15,14,10,10	-	X
190	MONTEREY PINE	15	-	X
191	MONTEREY PINE	8	-	X
192	MONTEREY PINE	10	-	X
193 194	MONTEREY PINE MONTEREY PINE	14	-	X
195	MONTEREY PINE	13	-	X
196	MONTEREY PINE	11	-	X
197	MONTEREY PINE	15	-	X
198	MONTEREY CYPRESS	28,24,16,12,9	-	X
199	MONTEREY PINE	8	-	X
200	MONTEREY PINE	6	-	X
201	MONTEREY PINE	14,8	-	X
202	MONTEREY PINE	14	-	Х
203	MONTEREY PINE	6	-	Х
204	MONTEREY PINE	7	-	X
205	MONTEREY PINE	10	-	X
206	MONTEREY PINE	9	-	X
207	MONTEREY PINE	13	-	X
208	MONTEREY PINE MONTEREY PINE	11	-	X
210	MONTEREY PINE	18	-	X
210	MONTEREY CYPRESS	24,24,22,18,13,13,12,8	-	X
212	MONTEREY PINE	9	-	X
213	MONTEREY PINE	16,11	-	X
214	MONTEREY PINE	17,15,8	-	X
215	MONTEREY CYPRESS	10,5,5,5,5	-	Х
216	MONTEREY PINE	9	-	X
217	MONTEREY PINE	22,18	-	X
218	MONTEREY CYPRESS	60	-	Х
219	MONTEREY PINE	12	-	Х
220	MONTEREY PINE	9	-	X
221	MONTEREY CYPRESS	9,4,3,2	-	X
222	MONTEREY PINE	16,10,9,8,6	-	X
223	MONTEREY PINE	16	-	X
224	MONTEREY PINE	19	-	X
225	MONTEREY CYPRESS	18	-	X
226	MONTEREY CYPRESS MONTEREY CYPRESS	18	-	X
227	MONTEREY CYPRESS MONTEREY PINE	13	-	X
228	MONTEREY CYPRESS	17,7	-	X
230	MONTEREY PINE	8	-	X
٠ _ ١	<u> </u>	ı		X

232	MONTEREY PINE	7	-	X
243	MONTEREY PINE MONTEREY PINE	10,9 6,3	-	X
244	MONTEREY PINE MONTEREY PINE	6	-	X
247	MONTEREY PINE	7,4	-	X
248	MONTEREY PINE	14,11	-	X
249	MONTEREY CYPRESS	19,18,12,12,7,6,6,5,5,4,4,4,	-	X
273	MONTEREY PINE	22,13,11	-	X
274	MONTEREY PINE	26,10,6	-	X
275	MONTEREY PINE	25,9	-	X
276 277	MONTEREY PINE MONTEREY PINE	9,8	-	X
278	MONTEREY PINE	6	-	X
279	MONTEREY PINE	8	-	Х
280	MONTEREY PINE	11	-	X
281	MONTEREY PINE MONTEREY PINE	7	<u>-</u>	X
283	MONTEREY PINE	7	-	X
284	MONTEREY PINE	22	-	X
285	MONTEREY PINE	10	-	X
286	MONTEREY CYPRESS MONTEREY CYPRESS	26,13,13,6,6 38,30,28,26,13	-	X
288	MONTEREY CYPRESS	15,15	<u>-</u>	X
289	MONTEREY CYPRESS	22,20	-	X
290	MONTEREY CYPRESS	15	-	X
291	MONTEREY CYPRESS MONTEREY CYPRESS	14	-	X
292	MONTEREY CYPRESS	30,22,20 34,30,28,27,24,12	- -	X
294	MONTEREY CYPRESS	14	-	X
295	MONTEREY PINE	7	-	Х
296	MONTEREY CYPRESS	6	-	X
297 298	MONTEREY CYPRESS MONTEREY PINE	6,4	-	X
299	MONTEREY CYPRESS	7	-	X
300	MONTEREY CYPRESS	9	-	X
301	MONTEREY PINE	8	-	X
302	MONTEREY PINE MONTEREY PINE	13 14	-	X
303	MONTEREY CYPRESS	38	-	X
305	MONTEREY PINE	22	-	X
306	MONTEREY PINE	7	-	X
307	MONTEREY CYPRESS MONTEREY CYPRESS	24 29	-	X
309	MONTEREY CYPRESS	68	_	X
310	MONTEREY CYPRESS	25	-	X
311	MONTEREY CYPRESS	18,15,13,13,13,12,12,12	-	X
312 313	MONTEREY CYPRESS MONTEREY PINE	20,13,6,6,6,5	<u>-</u> -	X
314	MONTEREY CYPRESS	22,8,5,4	-	X
315	MONTEREY PINE	24	-	X
316 317	MONTEREY PINE MONTEREY PINE	15 14	-	X
317	MONTEREY PINE	8	-	X
319	MONTEREY PINE	25	-	X
320	MONTEREY PINE	28	-	X
321 322	MONTEREY PINE MONTEREY PINE	10	-	X
323	MONTEREY PINE	25	-	X
324	MONTEREY PINE	15,14,13	-	X
325	MONTEREY PINE	16	-	X
326 327	MONTEREY CYPRESS MONTEREY CYPRESS	15,14,7,6,4,4 9,6	-	X
328	MONTEREY PINE	15	-	X
329	MONTEREY PINE	17	-	X
330	MONTEREY PINE	6	-	X
331	MONTEREY CYPRESS MONTEREY CYPRESS	6,5 9,4	-	X
333	MONTEREY PINE	16	-	X
334	MONTEREY CYPRESS	8,5,5,4,3	-	Х
335	MONTEREY PINE	21	-	X
336	MONTEREY PINE MONTEREY CYPRESS	9 10	-	X
338	MONTEREY PINE	12	-	X
339	MONTEREY PINE	7	-	X
340	MONTEREY PINE	10	-	X
341	MONTEREY PINE MONTEREY CYPRESS	12 20,10,7,7,6,6	-	X
343	MONTEREY CYPRESS	48,25,14,12,12	-	X
344	MONTEREY PINE	19	-	X
345	MONTEREY PINE	17	-	X
346 347	MONTEREY PINE MONTEREY PINE	12 16	-	X
348	MONTEREY PINE	6	-	X
349	MONTEREY PINE	8	-	X
350 351	MONTEREY PINE	6	-	X
351 352	MONTEREY PINE MONTEREY PINE	10	-	X
353	MONTEREY PINE	6	-	X
354	MONTEREY CYPRESS	7	-	X
355 356	MONTEREY PINE MONTEREY PINE	12 16	-	X
357	MONTEREY CYPRESS	9,8,4	-	X
358	MONTEREY CYPRESS	9	-	X
359 360	MONTEREY PINE	7	-	X
360 361	MONTEREY PINE MONTEREY CYPRESS	10 6	-	X
366	MONTEREY CYPRESS	764422		

7,6,4,4,3,3

MONTEREY CYPRESS

1000 MONTEREY PINE	
370 MONTESY PNE	- X
370 MONTESY PNE	- X
371 MONTEREY PINE	
372 MONTEREY PNE	
373 MONTEREY PINE	
374 MONTEREY PINE 9 . X X X X X X X X X	- X
375 MONTERLY PNL 24	- X
275 MONTERLY PNE	- X
377 MONTERLY PINE	
378 MONTEREY PINE	
379 MONULEAY PINE 12	- X
380 MONTEREY PINE 22	- X
380 MONTEREY PINE 22	- X
381 MONTEREY PINE	
382 MONTEREY PINE	
383 MONTEREY PINE 6	- X
384 MONTEREY PINE	- X
384 MONTEREY PINE	- X
385 MONTEREY PINE	
396 MONTEREY PINE	
387 MONTEREY PINE	
388 MONTEREY PINE 7, 12,10 X 389 MONTEREY PINE 34,18,17,12,10 X 380 X	- X
388 MONIEREY PINE 7	- X
389 MONTEREY PINE 34,18,17,12,10	- X
390 MONTEREY PINE 36 -	
392 MONTEREY PINE 13	
393 MONTEREY PINE 26	- X
MONTEREY PINE	- X
MONTEREY PINE	- X
405 MONTERRY PINE 19 . X X X X X X X X	\ <u>\</u>
MONTEREY PINE	
MONTEREY PINE	
A08	- X
A08	- X
409 MONTEREY PINE 24	\ <u>\</u>
410 MONTEREY PINE 16 - XX 411 MONTEREY PINE 10 - XX 412 MONTEREY PINE 40 - XX 414 MONTEREY PINE 45 - XX 415 MONTEREY PINE 14 - XX 416 MONTEREY PINE 27 - XX 417 MONTEREY PINE 17 - XX 418 MONTEREY PINE 27 - XX 419 MONTEREY PINE 22 - XX 419 MONTEREY PINE 35 - XX 420 MONTEREY PINE 34 - XX 421 MONTEREY PINE 38 - XX 422 MONTEREY PINE 38 - XX 422 MONTEREY PINE 38 - XX 424 MONTEREY PINE 6 - XX 426 MONTEREY PINE 6 - XX 427 MONTEREY PINE 6 - XX 428 MONTEREY PINE 6 - XX 429 MONTEREY PINE 8 - XX 430 MONTEREY PINE 8 - XX 431 MONTEREY PINE 7 - XX 432 MONTEREY PINE 7 - XX 433 MONTEREY PINE 10 - XX 434 MONTEREY PINE 7 - XX 434 MONTEREY PINE 7 - XX 435 MONTEREY PINE 7 - XX 436 MONTEREY PINE 7 - XX 437 MONTEREY PINE 7 - XX 438 MONTEREY PINE 7 - XX 439 MONTEREY PINE 9 - XX 436 MONTEREY PINE 9 - XX 437 MONTEREY PINE 9 - XX 438 MONTEREY PINE 10 - XX 439 MONTEREY PINE 9 - XX 430 MONTEREY PINE 9 - XX 431 MONTEREY PINE 10 - XX 432 MONTEREY PINE 10 - XX 433 MONTEREY PINE 10 - XX 434 MONTEREY PINE 10 - XX 435 MONTEREY PINE 10 - XX 444 MONTEREY PINE 10 - XX 445 MONTEREY PINE 10 - XX 446 MONTEREY PINE 18 - XX 447 MONTEREY PINE 18 - XX 448 MONTEREY PINE 19 - XX 449 MONTEREY PINE 10 - XX 440 MONTEREY PINE 10 - XX 441 MONTEREY PINE 10 - XX 442 MONTEREY PINE 10 - XX 443 MONTEREY PINE 10 - XX 444 MONTEREY PINE 10 - XX 445 MONTEREY PINE 10 - XX 446 MONTEREY PINE 10 - XX 447 MONTEREY PINE 10 - XX 448 MONTEREY PINE 10 - XX 449 MONTEREY PINE 10 - XX 440 MONTEREY PINE 10 - XX 441 MONTEREY PINE 10 - XX 444 MONTEREY PINE 10 - XX 445 MONTEREY PINE 10 - XX 446 MONTEREY PINE 10 - XX 446 MONTEREY PINE 10 - XX 447 MONTEREY PINE 10 - XX 448 MONTEREY PINE 10 - XX 449 MONTEREY PINE 10 - XX 440 MONTEREY PINE 10 - XX 441 MONTEREY PINE 10 - XX 444 MONTEREY PINE 10 - XX 445 MONTEREY PINE 10 - XX 446 MONTERE	
MONTEREY PINE	* * * * * * * * * * * * * * * * * * * *
MONTEREY PINE	- X
MONTEREY PINE	- X
414 MONTEREY PINE	
415 MONTEREY PINE	
1416 MONTEREY PINE 27	* * * * * * * * * * * * * * * * * * * *
117	- X
17	- X
418	- X
MONTEREY PINE 35	
420 MONTEREY PINE 444 -	
MONTEREY PINE 38	- X
422 MONTEREY PINE 25,16 - X	- X
422 MONTEREY PINE 25,16 - X	- X
426 MONTEREY PINE - X 427 MONTEREY PINE 6 - X 428 MONTEREY PINE 8 - X 429 MONTEREY PINE 7 - X 430 MONTEREY CYPRESS 8 - X 431 MONTEREY PINE 10 - X 432 MONTEREY PINE 7 - X 433 MONTEREY CYPRESS 8 - X 434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY PINE 20 - X 440 MONTEREY PINE 16 - X 441 MONTEREY PINE 16 -	
427 MONTEREY PINE 6 - X 428 MONTEREY PINE 8 - X 429 MONTEREY PINE 7 - X 430 MONTEREY CYPRESS 8 - X 431 MONTEREY PINE 10 - X 432 MONTEREY PINE 7 - X 433 MONTEREY CYPRESS 8 - X 434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY PINE 9 - X 437 MONTEREY PINE 9 - X 438 MONTEREY PINE 9 - X 439 MONTEREY PINE 9 - X 440 MONTEREY PINE 20 - X 441 MONTEREY PINE 16 - X 442 MONTEREY PINE 16 - X<	
428 MONTEREY PINE 8 - X 429 MONTEREY CYPRESS 8 - X 430 MONTEREY CYPRESS 8 - X 431 MONTEREY PINE 10 - X 432 MONTEREY PINE 7 - X 433 MONTEREY CYPRESS 8 - X 434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY PINE 20 - X 440 MONTEREY PINE 20 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY PINE 16 - X 443 MONTEREY PINE 16	- X
429 MONTEREY PINE 7 - X 430 MONTEREY CYPRESS 8 - X 431 MONTEREY PINE 10 - X 432 MONTEREY PINE 7 - X 433 MONTEREY CYPRESS 8 - X 434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY PINE 20 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY CYPRESS 15 - X 443 MONTEREY PINE 16 - X 444 MONTEREY PINE 16 </td <td>- X</td>	- X
429 MONTEREY PINE 7 - X 430 MONTEREY CYPRESS 8 - X 431 MONTEREY PINE 10 - X 432 MONTEREY PINE 7 - X 433 MONTEREY CYPRESS 8 - X 434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY PINE 20 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY CYPRESS 15 - X 443 MONTEREY PINE 16 - X 444 MONTEREY PINE 16 </td <td>- X</td>	- X
MONTEREY CYPRESS 8	
431 MONTEREY PINE 10 - X 432 MONTEREY PINE 7 - X 433 MONTEREY CYPRESS 8 - X 434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY PINE 20 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY CYPRESS 15 - X 443 MONTEREY PINE 16 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 <td></td>	
432 MONTEREY PINE 7 - XX 433 MONTEREY CYPRESS 8 - XX 434 MONTEREY PINE 7 - XX 435 MONTEREY PINE 18 - XX 436 MONTEREY CYPRESS 8 - XX 437 MONTEREY CYPRESS 8 - XX 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - XX 439 MONTEREY CYPRESS 19 - XX 440 MONTEREY CYPRESS 19 - XX 441 MONTEREY CYPRESS 15 - XX 442 MONTEREY CYPRESS 15 - XX 443 MONTEREY PINE 16 - XX 444 MONTEREY PINE 16 - XX 445 MONTEREY PINE 10 - XX 455 MONTEREY PINE 18 - XX 465 MONTEREY PINE </td <td>- X</td>	- X
433 MONTEREY CYPRESS 8 - X 434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY CYPRESS 19 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY CYPRESS 15 - X 443 MONTEREY PINE 16 - X 443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 465 MONTEREY PINE 1	- X
433 MONTEREY CYPRESS 8 - X 434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY CYPRESS 19 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY CYPRESS 15 - X 443 MONTEREY PINE 16 - X 443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 465 MONTEREY PINE 1	- X
434 MONTEREY PINE 7 - X 435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY CYPRESS 8 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY CYPRESS 19 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY CYPRESS 15 - X 442 MONTEREY CYPRESS 15 - X 443 MONTEREY PINE 16 - X 443 MONTEREY PINE 16 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 18 - X 455 MONTEREY PINE 33,28,24 - X 466 MONTEREY PINE	
435 MONTEREY PINE 18 - X 436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY PINE 20 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY PINE 16 - X 443 MONTEREY PINE 16 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 17 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 16	
436 MONTEREY CYPRESS 8 - X 437 MONTEREY PINE 9 - X 438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY PINE 20 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY PINE 16 - X 443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 17 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16	- X
MONTEREY PINE 9	- X
MONTEREY PINE 9	- X
438 MONTEREY CYPRESS 24,18,15,12,12,6,6,6 - X 439 MONTEREY PINE 20 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY PINE 16 - X 443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 12 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 16 - X	
439 MONTEREY PINE 20 - X 440 MONTEREY CYPRESS 19 - X 441 MONTEREY CYPRESS 15 - X 442 MONTEREY PINE 16 - X 443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 466 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	
440 MONTEREY CYPRESS 19 - XX 441 MONTEREY CYPRESS 15 - XX 442 MONTEREY PINE 16 - XX 443 MONTEREY PINE 23 - XX 444 MONTEREY PINE 16 - XX 445 MONTEREY PINE 10 - XX 455 MONTEREY PINE 18 - XX 457 MONTEREY PINE 33,28,24 - XX 465 MONTEREY PINE 17 - XX 466 MONTEREY PINE 24 - XX 467 MONTEREY PINE 12 - XX 468 MONTEREY PINE 18 - XX 469 MONTEREY PINE 16 - X	- X
441 MONTEREY CYPRESS 15 - X 442 MONTEREY PINE 16 - X 443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	- X
441 MONTEREY CYPRESS 15 - X 442 MONTEREY PINE 16 - X 443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	- X
442 MONTEREY PINE 16 - X 443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	
443 MONTEREY PINE 23 - X 444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	
444 MONTEREY PINE 16 - X 445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	, ,
445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	- X
445 MONTEREY PINE 10 - X 455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	- X
455 MONTEREY PINE 18 - X 457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	
457 MONTEREY PINE 33,28,24 - X 465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	
465 MONTEREY PINE 17 - X 466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	
466 MONTEREY PINE 24 - X 467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	^`
467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	- X
467 MONTEREY PINE 12 - X 468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	- X
468 MONTEREY PINE 18 - X 469 MONTEREY PINE 16 - X	
469 MONTEREY PINE 16 - X	
	- X
470 MONTEREY PINE 8 - X	, , , , , , , , , , , , , , , , , , ,
	- X
471 MONTEREY PINE 18 - X	- X
	- X
	, ,
488 MONTEREY PINE 18 - X	- X
	- X
· · · ·	
,	/\
??? (36" TREE) X	- X
	- X
	- X
DEAD (24" TREE) X	- X
	- X
	· · · · · · · · · · · · · · · · · · ·
	/\
DEAD (15" TREE) X	- X
DEAD (24" TREE) X	- X
	^
DEAD (36" TREE) X	- X

MONTEREY CYPRESS

6,4,2,2

TREE SUMMARY:

PROPOSED NUMBER OF EXISTING TREES TO REMAIN: 207 PROPOSED NUMBER OF EXISTING TREES TO BE REMOVED: 281 PYATOK

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OAKLAND, CA 94612

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COMMUNITY

PRESS POINT FA

STAM

REVISION SCHEDULE

NO. ISSUE

1 Planning Resubmittal 03/25/19
2 Added Dimensions 10/08/20
3 Adjusted Heights 07/10/20
4 Footprint Reduction 03/17/22

B NUMBER: 1603
AWN BY: OW/MO
ECKED BY: GL
TE: 06/21/2022

SCALE:

TREE PROTECTION AND REMOVAL LISTS

SHEET:

TPZ1.01

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STAMP:

JOB NUMBER:

DRAWN BY:

CHECKED BY

TREE PROTECTION NOTES

TPZ1.02

DATE:

13. REFER TO CIVIL PLANS FOR EROSION CONTROL INFORMATION.

OF CONSTRUCTION AND AS DIRECTED BY OWNER'S REPRESENTATIVE.

7. NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR

8. UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE

PROVIDE TEMPORARY IRRIGATION TO ALL TREES WITHIN THE FENCED AREA.

NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

THROUGHOUT CONSTRUCTION UNTIL FINAL SIGN OFF BY OWNER'S

REPRESENTATIVE TO VERIFY TREES TO BE REMOVED.

CONTRACTOR TO CLEARLY MARK TREES AND WALK SITE WITH OWNER'S

REPRESENTATIVE.

BE REMOVED.

EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT.

CANOPY ENCROACHES ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE

DONE WITH AUTHORITY OF OWNER'S REPRESENTATIVE OR PROJECT ARBORIST AND

TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN

CONTRACTOR TO PROVIDE WATERING SCHEDULE FOR OWNER'S REPRESENTATIVE

REVIEW AND APPROVAL. WATERING SCHEDULE TO BE SUBMITTED FOR APPROVAL TEN (10) CALENDAR DAYS BEFORE CONSTRUCTION START DATE AND CONTINUE

11. CONTRACTOR TO FULLY REMOVE AND GRIND OR DIG OUT ALL STUMPS OF TREES TO

12. TREE PROTECTION FENCING TO BE REMOVED BY CONTRACTOR AFTER COMPLETION

ARBORIST'S INSPECTION SCHEDULE

- 1. THE PROJECT ARBORIST MUST ATTEND A PRE-CONSTRUCTION MEETING WITH THE 4. THE PROJECT ARBORIST MUST PROVIDE SUPERVISION AND OVERSIGHT GENERAL CONTRACTOR AND THE GRADING CONTRACTOR BEFORE ANY SITE WORK PROCEEDS IN ORDER TO DISCUSS TREE PROTECTION REQUIREMENTS. THE PROJECT ARBORIST MUST ALSO BE NOTIFIED CONCERNING SCHEDULED SITE MEETINGS THROUGHOUT THE CONSTRUCTION PERIOD.
- 2. TREE PROTECTION ZONE FENCING MUST BE INSTALLED AND APPROVED OF BY THE PROJECT ARBORIST BEFORE ANY EQUIPMENT COMES ON SITE AND ANY SITE WORK PROCEEDS.
- 3. THE PROJECT ARBORIST MUST PROVIDE SUPERVISION AND OVERSIGHT IN THE EVENT THAT ANY GRADING, EXCAVATION OR TRENCHING WORK WILL ENCROACH WITHIN THE TREE PROTECTION ZONES DEFINED BY TPZ FENCES. THE PROJECT ARBORIST MUST PROVIDE DIRECTION AND SUPERVISION CONCERNING REQUIRED ROOT PRESERVATION AND ROOT PRUNING MEASURES.
- CONCERNING ALL CONSTRUCTION DISTURBANCES THAT ENCROACH WITHIN THE CRITICAL ROOT ZONES AREAS OF PROTECTED TREES (AS DEFINED BY THEIR CANOPY DRIP LINE PERIMETERS OR THEIR TRUNK DIAMETER MEASUREMENTS).
- 5. THE PROJECT ARBORIST MUST BE NOTIFIED IN THE EVENT THAT SIGNIFICANT ROOT, 2-INCH DIAMETER OR LARGER, ARE FOUND DURING ANY GRADING, TRENCHING, AND CONSTRUCTION ACTIVITIES. THE WORK SHALL STOP, ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND OWNER'S REPRESENTATIVE OR PROJECT ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.

TREE PROTECTION ZONE NOTICE TEMPLATE

TREE

PRESERVATION

AREA – KEEP

TREE PROTECTION ZONE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD FENCING MUST NOT BE MOVED OR DISMANTLED WITHOUT THE NOTIFICATION OF THE PROJECT MANAGER AND THE WRITTEN CONSENT OF THE PROJECT ARBORIST

TREE PROTECTION AND REMOVAL NOTES

- 1. A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH OWNER'S REPRESENTATIVE OR PROJECT ARBORIST. PROJECT ARBORIST MUST INSPECT AND DOCUMENT THE INSTALLATION OF TREE PROTECTION BEFORE ANY EQUIPMENT COMES ON SITE.
- 2. TREE PROTECTION ZONE FENCING FENCE HEIGHT TO BE 6 FEET AND MUST COMPRISE OF STEEL CHAIN-LINK CONSTRUCTION, ATTACHED TO STEEL POSTS DRIVEN INTO THE GROUND. LAMINATED TREE PROTECTION NOTICES MUST BE ATTACHED TO TPZ FENCES AT DISTANCES OF EVERY 10-FEET (SEE TREE PROTECTION ZONE NOTICE TEMPLATE ABOVE). ALL CONSTRUCTION ACTIVITIES MUST BE EXCLUDED FROM FENCED TREE PROTECTION ZONES. THESE FENCES MUST NOT BE DISMANTLED OR MOVED AT ANY TIME DURING THE CONSTRUCTION PERIOD, WITHOUT FIRST OBTAINING THE CONSENT OF THE OWNER'S REPRESENTATIVE OR PROJECT ARBORIST.
- 3. CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO 10. CONTRACTOR TO REMOVE TREES AS SHOWN ON THE PLAN. PRIOR TO REMOVAL, FENCE INSTALLATION OR REMOVAL.
- 4. VEHICLES AND EQUIPMENT MUST BE EXCLUDED FROM TREE PROTECTION ZONES. NO MATERIALS, TOOLS, DEBRIS, EXCESS SOIL, CHEMICALS, OR WASTE PRODUCTS MAY BE STORED OR DISPOSED OF WITHIN THESE PROTECTED AREAS. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
- 5. ALL TRENCHING NEAR EXISTING TREES TO REMAIN SHALL BE HAND DUG AND REVIEWED BY OWNER'S REPRESENTATIVE OR PROJECT ARBORIST.
- 6. NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE 14. REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE INFORMATION. TPZ SHALL BE MULCHED WITH A 4-INCH LAYER OF AGED WOOD CHIPS AND SET BACK 9-INCHES FROM TRUNKS AT GRADE. WOOD CHIP MULCH SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ORDERING, SUBMIT MULCH SAMPLES TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

 - 6. PROJECT ARBORIST TO PROVIDE GUIDANCE AND SUPERVISION PERTAINING TO REQUIRED TREE PRUNING WORK. MEET WITH THE APPROVED TREE SERVICE PROVIDER TO DISCUSS THE REQUIRED SCOPE OF WORK AND PROVIDE INSPECTIONS AND OVERSIGHT AS NEEDED.



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REVISION SCHEDULE

Planning Resubmittal 03/25/19
Added Dimensions 10/08/20
Adjusted Heights 07/10/20
Footprint Reduction 03/17/22

STAMP:

PROPOSED NUMBER OF NEW TREES TO BE

FINAL PROPOSED TREE COUNT WILL FOLLOW COUNTY REQUIREMENT FOR REPLACEMENT.

BICYCLE PARKING

PICNIC TABLES

PLAY STRUCTURES, AGE GROUPS 2-5 AND 5-12

SYNTHETIC TURF, FLUSH WITH ADJACENT PAVING

CONCRETE PAVING

DECOMPOSED GRANITE PAVING

FOOT-PATH TRAIL EXACT LOCATION TO BE DETERMINED IN THE FIELD

GRAVEL PAVING

1 CYPRESS POINT ENTRY DRIVE

BICYCLE PARKING, SEATING, AND BBQ

BOULDER RETAINING WALL (LESS THAN 30"

LOW MAINTENANCE PLANTING ON

TERRACED SLOPE - NATIVE TREES, SHRUBS, AND GRASSES

STAIRS WITH HANDRAILS

COMMUNITY GARDEN WITH FENCE, RAISED BEDS, AND COMPOST AREA

WASTE ENCLOSURE AND BICYCLE PARKING (2 TOTAL)

SCENIC OVERLOOK WITH PICNIC TABLES

EXISTING WATER TANKS

TRAIL - CLEARED DIRT NON-ACCESSIBLE FOOT PATH AROUND SITE WITH MINIMAL GRADING

PARKING LOT - ASPHALT PAVING

CONCRETE PATH TO SIERRA STREET

EMERGENCY VEHICLE ROUTE (ASPHALT

RAMPS WITH HANDRAILS AND LANDINGS APPROXIMATE LOCATION EXISTING TRAIL OVERALL LANDSCAPE SITE PLAN

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- 4X4 REDWOOD POST

— 2X4 REDWOOD RAIL

(TOP AND BOTTOM)

— ATTACH STAKES TO

STEEL SCREWS

— FINISH GRADE

— ANGLE TOP OF POST TO

DRAIN. HOLD TOP OF POST

— CONCRETE FOOTING

- CLEAN DRAIN ROCK

2-INCHES BELOW TOP OF

FENCE.

— 2X4 REDWOOD RAIL (TOP AND BOTTOM) — 4X4 REDWOOD POST

RAILS WITH STAINLESS

1. ALL HARDWARE AND ATTACHMENTS TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL

2. SINGLE-SIDED: ATTACH PICKETS TO OUTSIDE/STREET-SIDE FACE OF RAILS.

4. FLAG LOCATION IN FIELD FOR REVIEW WITH LANDSCAPE ARCHITECT.

MAXIMUM 7'-0" ON CENTER

— 1/16-INCH SPACING

BETWEEN STAKES

3. PROVIDE GRAPE STAKE SAMPLES FOR LANDSCAPE ARCHITECT'S REVIEW AND

5. STAKES TO BE ROUGH EDGE. KEEP TOP AND BOTTOM OF STAKES LEVEL AND CLEAN

AS NOTED.

<u>PLAN</u>

ELEVATION

2X4 REDWOOD RAIL -(TOP AND BOTTOM)

ATTACH STAKES TO —

RAILS WITH

STAINLESS STEEL

4X4 REDWOOD POST -

FINISH GRADE -

SIDE SECTION

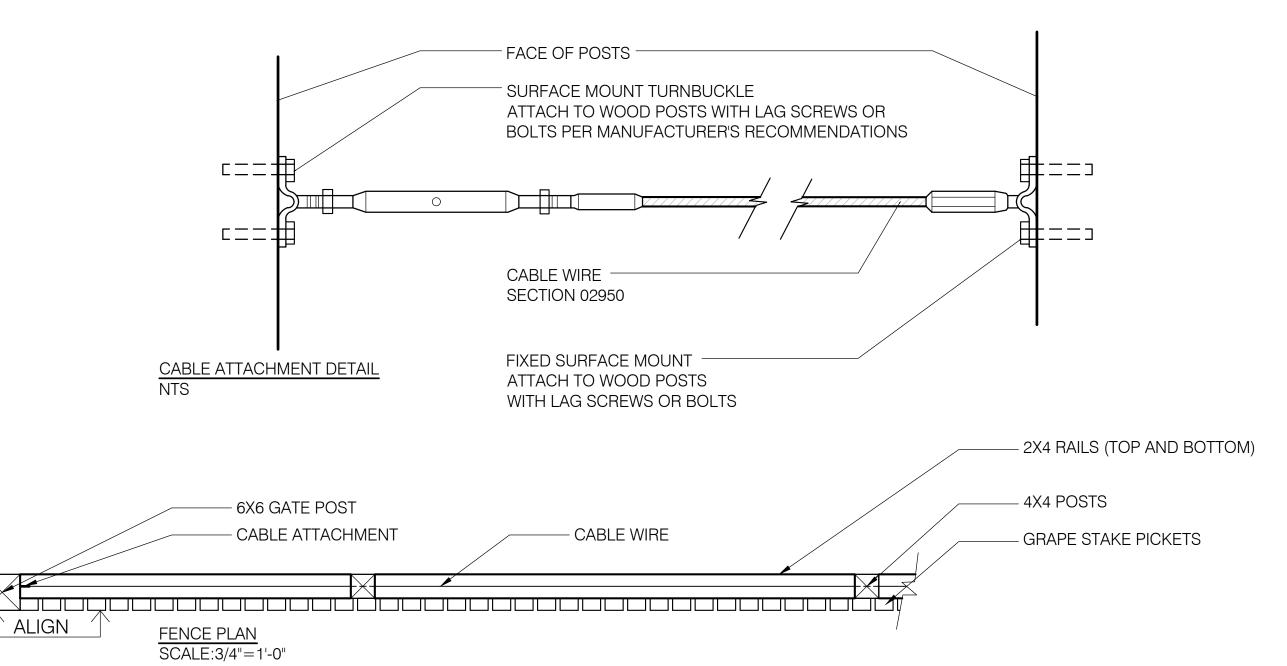
LANDSCAPE MATERIALS DETAILS

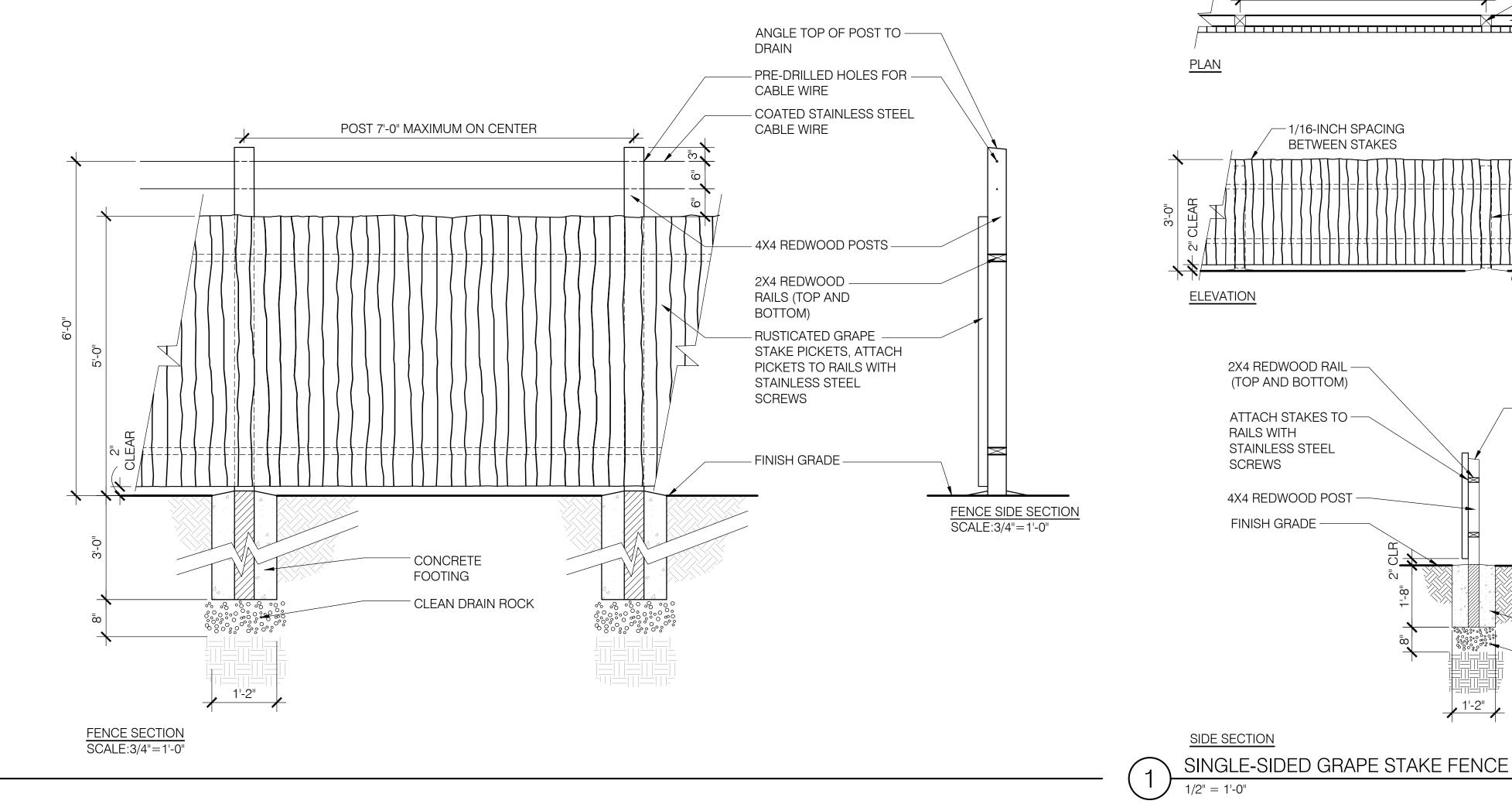
1. ALL HARDWARE AND ATTACHMENTS TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL AS NOTED. 2. SINGLE-SIDED: ATTACH PICKETS TO OUTSIDE/STREET-SIDE FACE OF RAILS.

3. PROVIDE GRAPE STAKE SAMPLES FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL. 4. FLAG LOCATION IN FIELD FOR REVIEW WITH

5. STAKES TO BE ROUGH EDGE. KEEP TOP AND BOTTOM OF STAKES LEVEL AND CLEAN CUT.

LANDSCAPE ARCHITECT.





COMMUNITY GARDEN FENCE DETAIL

NOTES:

1. REFER TO DETAIL 1, THIS SHEET,

2. SLOPES LESS THAN 3:1 DO NOT

REQUIRE TEMPORARY BERMS.

PREVAILING WIND

FOR GENERAL NOTES.

TYPICAL PLANT SPACING DETAIL NOT TO SCALE

NOT TO SCALE

REMOVE TEMPORARY

WATERING BASINS ONCE RAINY

PLANT PIT

TO BE

TWO (2) TIMES

ROOTBALL

WIDTH

NOT TO SCALE

SHRUB PLANTING ON SLOPE DETAIL

SEASON HAS COMMENCED.

WIDTH OF PLANT OR CELL - PLANT TAMPERED FRIABLE SOIL TO COMPLETELY SURROUND AND COVER ROOT SYSTEM AND POTTING SOIL MIX AMENDED TOP SOIL NO SMOOTH EDGES OR GLAZED SURFACES

PLUG PLANTING DETAIL

EASE SLOPE BACK TO PREVENT

SET CROWN OF ROOTBALL 1-INCH

- 3-INCH LAYER OF WOOD CHIP MULCH,

HOLD CLEAR OF ROOT CROWN -

6-INCH HIGH BERM ON DOWNHILL

- FINISH GRADE - SECTION 31 22 19

SCARIFY AND TAMP NATIVE SOIL

EASE SLOPE BACK TO PREVENT

UNDER ROOTBALL. SLOPE BOTTOM

BACKFILL - SECTION 32 91 13

OF PIT DOWNHILL SIDE.

SIDE. KEY AND TAPER INTO SLOPE

ABOVE EXISTING GRADE

SECTION 32 93 00

ROOTBALL

SLIPPING

SLIPPING

1. ALL TREES TO BE STAKED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF. VERIFY ALL

TREE PLANTING ON SLOPE DETAIL

2. CONTRACTOR SHALL DOUBLE STAKE ALL 15 GALLON, 24-INCH & 36-INCH BOX TREES.

CONNECTORS ARE SECURE AND

3. CONTRACTOR SHALL REMOVE NURSERY STAKE(S) AND TAGS FROM TREES UPON COMPLETION OF STAKING.

4. "WONDER TREE TIES" SHALL BE INSTALLED PER MANUFACTURER'S

INSTRUCTIONS.

5. REMOVE TEMPORARY WATERING BASINS ONCE RAINY SEASON HAS COMMENCED.

6. CONTRACTOR TO COORDINATE AND PROVIDE PHOTOS OF PROPOSED TREES.

PLANT PIT TO BE

THREE (3) TIMES

ROOTBALL WIDTH

PLANTS WITH LARGE CIRCLING ROOTS OR KINKED ROOTS ON INTERIOR OF THE ROOTBALL WILL NOT BE ACCEPTED.

8. TREES SHALL BE SUPPLIED WITH WELL TAPERED STRONG TRUNKS WHICH WILL STAND ALONE.

9. TREES SUPPLIED WITH TOPS TOO LARGE FOR TRUNKS TO SUPPORT SHALL BE PRUNED AS DIRECTED BY OWNER'S REPRESENTATIVE TO REDUCE CROWN HEIGHT. DO NOT REMOVE LATERALS ALONG TRUNK. DO NOT PRUNE TREES WITHOUT PRIOR APPROVAL FROM OWNER'S

REPRESENTATIVE.

10. IF NATIVE SOIL HAS BEEN TREATED WITH LIME, TREATED SOIL TO BE EXCAVATED AND REPLACED WITH IMPORTED SOIL. DRAINAGE/PERCOLATION TEST TO BE ADMINISTERED. SEE CIVIL AND SECTION 32 91 13 FOR

MORE INFORMATION.

"WONDER TREE TIES" SHALL BE

UNDER ROOTBALL

#10 ABOVE.

NATIVE OR IMPORTED SOIL, SEE NOTE

INSTALLED AT ONE HEIGHT. PROPER

HEIGHT IS 6-INCHES ABOVE POINT

- CUT TREE WELL INTO SLOPE

SEE DETAIL 1, THIS SHEET FOR

SET TOP OF ROOTBALL 2-INCHES

3-INCH LAYER OF MULCH. HOLD

6-INCH HIGH BERM AROUND INSIDE

BACKFILL MIX - SECTION 32 91 13

SCARIFY AND TAMP NATIVE SOIL

12-INCHES AWAY FROM TRUNK

PLANT, STAKE AND TREE TIE

ABOVE FINISH GRADE

EDGE OF TREE PIT

FERTILIZER TABLETS -

SECTION 32 93 00

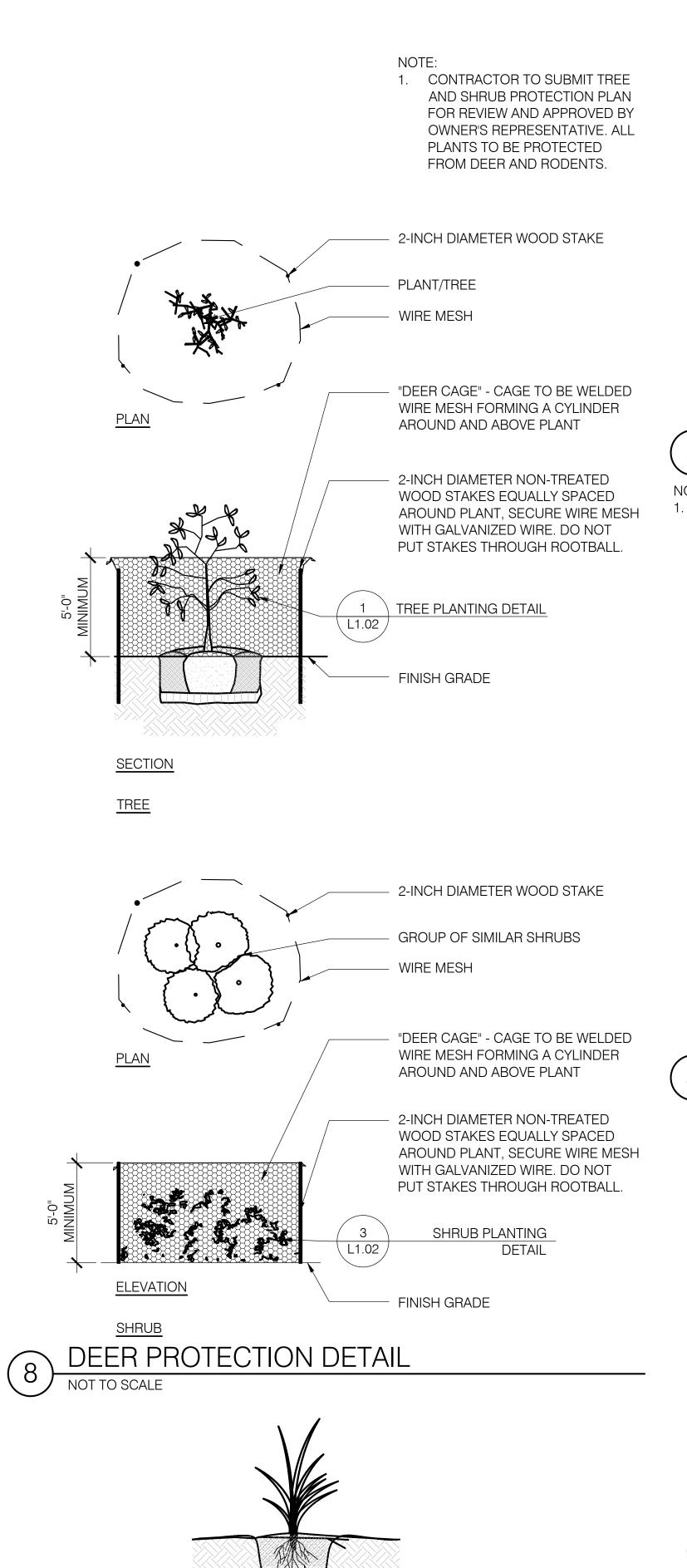
UNDER ROOTBALL

STAMP:

REVISION SCHEDULE

JOB NUMBER: **CHECKED BY**

06/21/2022 AS NOTED



STUCCO WIRE OR GOPHER

BASKET SIZED TO FIT PLANT

OR PLANT GROUPING

RODENT PROTECTION FOR SHRUBS

1. WIND GUARDS ARE TO REMAIN

DIRECTION OF PREVAILING WIND

TREE, REFER TO PLANTING PLAN

WOOD BOARD AND BURLAP FABRIC

(4) PINE STAKES SET 3'-0" TO 4'-0"

TREE, REFER TO PLANTING PLAN

- 1X4 WOOD BOARD SCREWED TO

(4) 10'-0" X 2" DIAMETER PEELER

GRADE OR UNDISTURBED

SUBGRADE TO SECURE WIND

CORE STAKES. DO NOT PUT STAKES

BURLAP FABRIC SECURELY STAPLED

1X4 WOOD BOARD SCREWED TO

TO WOOD STAKES - SECTION 32 93 00

THROUGH ROOTBALL. SET INTO

AND DETAIL 1, THIS SHEET

STAKES

PROTECTION.

STAKES

- FINISH GRADE

AWAY FROM TRUNK, TYPICAL

AND DETAIL 1, THIS SHEET

SECURED TO STAKES

4'-0", TYPICAL

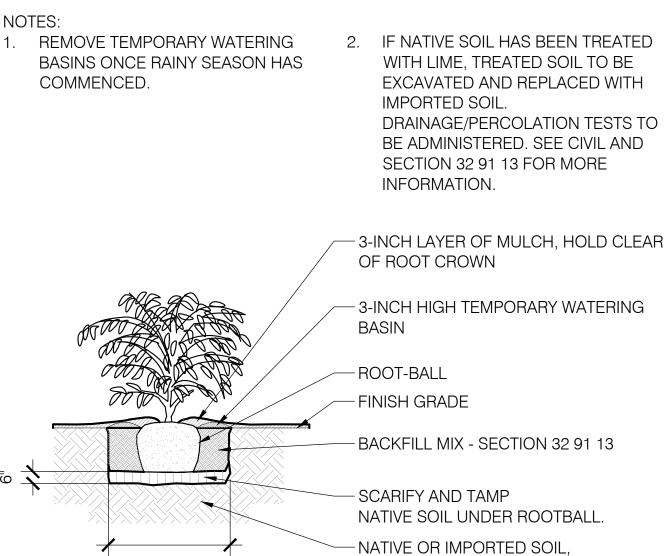
ELEVATION

NOT TO SCALE

WIND GUARD DETAIL

AND FULLY ROOTED.

UNTIL TREE IS ESTABLISHED



SEE NOTE #2 ABOVE.

ROOTBALL WIDTH SHRUB PLANTING DETAIL NOT TO SCALE

PIT 2 TIMES

PREVAILING WIND WHERE TREE WILL SNAP TO UPRIGHT POSITION BY ITSELF IF TOP IS PULLED TO ONE SIDE AS IF WIND LOADED AND RELEASED. STAPLE TREE TIE WIRE TO POST TO PREVENT TIE FROM SLIPPING -SECTION 32 93 00 10'-0" X 2" DIAMETER LODGE POLE -STAKES. DO NOT PUT STAKES THROUGH ROOTBALL. SET INTO GRADE OR UNDISTURBED SET TOP OF ROOT COLLAR 2-INCHES SUBGRADE BELOW ROOTBALL ABOVE FINISH GRADE MINIMUM 12-INCHES -SECTION 32 93 00 3-INCH LAYER OF MULCH, HOLD 3-INCHES CLEAR OF TRUNK FINISH GRADE -6-INCH HIGH TEMPORARY WATERING BASIN AT EDGE OF ROOTBALL FERTILIZER TABLET -SECTION 32 91 13 BACKFILL MIX -SECTION 32 91 13 SCARIFY AND TAMP NATIVE SOIL

PLANT PIT

MINIMUM THREE (3) TIMES

ROOTBALL WIDTH

TREE PLANTING DETAIL NOT TO SCALE

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& ASSOCIATES

LINOMWO C POIN

 NO.
 ISSUE
 DATE

 1
 Planning Resubmittal
 03/25/19

 2
 Added Dimensions
 10/08/20

 3
 Adjusted Heights
 07/10/20

 4
 Footprint Reduction
 03/17/22

DRAWN BY:

PLANTING DETAILS

AUTOMATIC IRRIGATION CONTROLLER.

EVAPOTRANSPIRATION DATA TAKEN FROM CIMIS AND WILL BE REGULATED BY THE

PLANTING NOTES

- 1. CONTRACTOR SHALL PROCURE PLANT SPECIES WITHIN THIRTY (30) DAYS OF AWARD OF THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING REQUIRED DEPOSITS TO ENSURE TIMELY PROCUREMENT OF THE SPECIFIED PLANTS. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN VERIFICATION (RECEIPTS) SHOWING PROCUREMENT TO MEET THE PLANTING REQUIREMENTS. CONTRACTOR TO SUBMIT PHOTOGRAPHS OF ALL PLANTS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE. PLANTS MAY NEED TO BE CONTRACT GROWN TO ENSURE PLANT AVAILABILITY.
- 2. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OF ANY KIND TO EXISTING TREES DURING THE COURSE OF CONSTRUCTION.
- 3. HOLD FINISHED GRADES FOR SHRUB AREAS 1 1/2 INCHES BELOW TOP OF ADJACENT PAVEMENT OR WALLS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL TRANSITION BETWEEN EXISTING PLANTING, FINISH GRADES, AND NEW PLANTING.
- 5. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE A MINIMUM OF FIVE (5) DAYS IN ADVANCE TO SCHEDULE PLANT DELIVERY DATES. OWNER'S REPRESENTATIVE SHALL INSPECT PLANTS UPON ARRIVAL AND RESERVES THE RIGHT TO REJECT PLANTS.
- 6. CONTRACTOR SHALL PLACE PLANTS AS SHOWN ON PLAN AND VERIFY LOCATION WITH OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE MAY REQUEST THAT CONTRACTOR ADJUST OR RELOCATE PLANTS ON-SITE AS NEEDED TO PROPERLY COMPLETE DESIGN.
- 7. CONTRACTOR TO PROTECT ALL NEW PLANTS FROM GOPHERS, RODENTS, DEER, AND OTHER ANIMALS. TYPE AND EXTENT OF PROTECTION MEASURES SHALL BE DETERMINED BY CONTRACTOR AND SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 8. TYPICAL OF ALL TREES KEEP ALL SHRUBS, GRASSES, PERENNIALS, GROUNDCOVER, VINES, OR SUCCULENTS PLANTINGS 18 INCHES CLEAR FROM ANY EXISTING OR NEW TREE TRUNK.
- 9. IF SOIL IS LIME TREATED, PLANTING AREAS TO BE EXCAVATED WITHIN 3 INCHES OF THE EDGE OF PAVING/CURB TO A DEPTH OF MINIMUM 18 INCHES AND DISPOSED OF OFF-SITE. PLANTING AREAS TO BE FILLED WITH IMPORTED TOPSOIL AMENDED PER SOILS REPORT. PLANTING AREAS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING.
- 10. COMPACTED SOILS MUST BE TRANSFORMED TO A FRIABLE CONDITION TO MAXIMIZE WATER RETENTION.
- 11. INCORPORATE COMPOST INTO THE SOIL TO A MINIMUM OF 8 INCHES AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- 12. PROVIDE A MINIMUM OF 3 INCHES OF WOOD CHIP MULCH TO SOIL SURFACE AFTER PLANTING, AROUND EXISTING TREES AND SHRUBS TO REMAIN. MULCH SHALL NOT BE PLACED WITHIN A 12-INCH DIAMETER OF TREE TRUNKS AND SHOULD BE KEPT FREE FROM THE CROWN OF ALL SHRUBS, GRASSES, AND PERENNIALS. DO NOT MULCH SEEDED AREAS. MULCH FOR RAIN GARDENS SHALL BE NON-FLOATING, AS ACCEPTED BY LANDSCAPE ARCHITECT. MULCH FOR ALL OTHER PLANTING AREAS SHALL BE 1/2-INCH TO 1-INCH DIAMETER COMPOSTED REDWOOD, FREE OF STICKS, DIRT, AND OTHER DEBRIS, AS ACCEPTED BY LANDSCAPE ARCHITECT.
- 13. SOIL AMENDMENTS MUST BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
- 14. CONTRACTOR TO REVIEW ALL PLANS AND SPECIFICATIONS FOR SUBMITTALS, TESTING, AND OTHER REQUIREMENTS. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND INTENT OF THESE DRAWINGS. ANY CONFLICTS WILL BE RESOLVED PRIOR TO COMPLETING WORK.

PLANT LIST

ENTRY TREE - 15 GALLON

- LAGUNARIA PATERSONIA (PYRAMID TREE)
- LOPHOSTEMON CONFERTUS (BRISBANE BOX)
 MAGNOLIA 'LITTLE GEM' (DWARF SOUTHERN MAGNOLIA)
- PISTACIA CHINENSIS (CHINESE PISTACHE)
 QUERCUS RUBRA (NORTHERN RED OAK)
- DADKING LOT SHADE TREE 15 GALLON

PARKING LOT SHADE TREE - 15 GALLON

• LOPHOSTEMON CONFERTUS (BRISBANE BOX)

BUILDING ENTRY TREE - 15 GALLON

- CERCIS CANADENSIS 'FOREST PANSY'
- GEIJERA PARVIFLORA (AUSTRALIAN WILLOW)
- LAGERSTROEMIA INDICA 'NATCHEZ' (CRAPE MYRTLE)
 LAURUS 'SARATOGA' (SARATOGA LAUREL)

NATIVE TREE - 15 GALLON

QUERCUS AGRIFOLIA (COAST LIVE OAK)

<u>ACCENT TREE - 15 GALLON</u> ■ CERCIS CANADENSIS 'FOREST PANSY' (EASTERN REDBUD)

- EVERGREEN SCREENING MIX OF 15, 5, AND 1 GALLONS
- CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM)
 GARRYA ELLIPTICA (COAST SILKTASSEL)
- HESPEROCYPARIS MACROCARPA (MONTEREY CYPRESS)
- HETEROMELES ARBUTIFOLIA (TOYON)
- RHUS INTEGRIFOLIA (LEMONADE BERRY)

GROUNDCOVER AND SHRUBS - MIX OF 1 AND 5 GALLONS

- ACHILLEA MILLEFOLIUM (YARROW)
- ARCTOSTAPHYLOS PAJAROENSIS (PAJARO MANZANITA)
- BACCHARIS PILULARIS (COYOTE BRUSH)
- CALAMAGROSTIS NUTKAENSIS (PACIFIC REED GRASS)
 CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM)
- CEANOTHUS THYRSIFLORUS (BLUE BLUSSOM)
 ERIGERON GLAUCUS (BEACH DAISY)
- ERIOPHYLLUM STAECHADIFOLIUM (LIZARD-TAIL)
- GARRYA ELLIPTICA (COAST SILKTASSEL)
- GRINDELIA STRICTA VAR. PLATYPHYLLA 'RAY'S CARPET' (COASTAL GUM PLANT)

ARTEMISIA PYCNOCEPHALA 'DAVID'S CHOICE' (COASTAL SAGEWORT)

- HETEROMELES ARBUTIFOLIA (TOYON)
- RHUS INTEGRIFOLIA (LEMONADE BERRY)RIBES SANGUINEUM (RED FLOWERING CURRANT)
- SATUREJA DOUGLASII (YERBA BUENA)

DETENTION BASINS - MIX OF 1 AND 5 GALLONS

- CAREX PANSA (SANDDUNE SEDGE)CORNUS STOLONIFERA (RED STEM DOGWOOD)
- ELYMUS CONDENSATUS (GIANT WILD RYE)
- ELYMUS GLAUCUS (BLUE WILDRYE)
- IRIS DOUGLASIANA (DOUGLAS IRIS)

SLOPE PLANTING - SEED

- FESTUCA RUBRA (RED FESCUE) 95%

• ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY) 5%

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FAMILY COMMUNITY

1

STAMP:

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 1
 Planning Resubmittal
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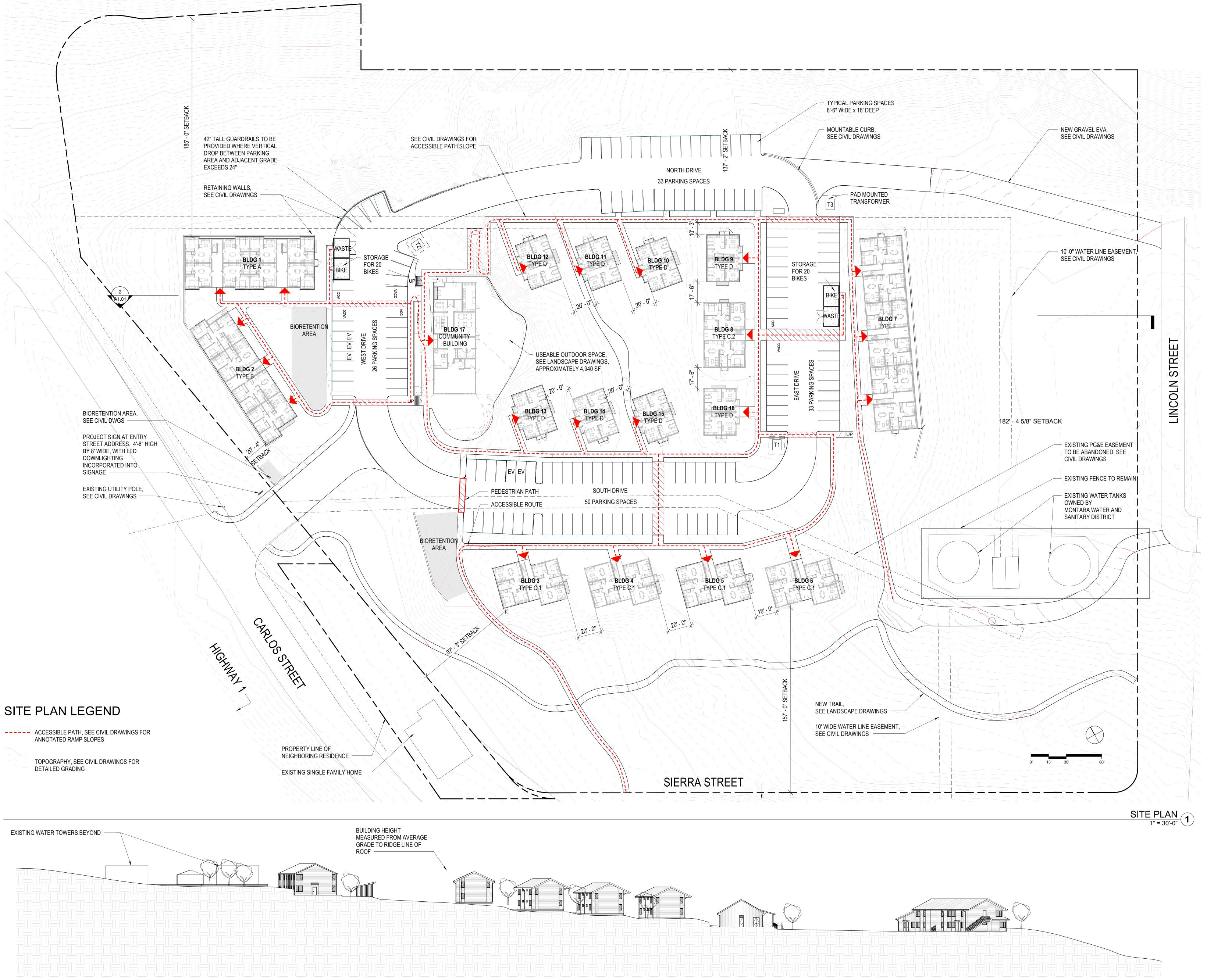
 2
 Added Dimensions
 10/08/20

 3
 Adjusted Heights
 07/10/20

JOB NUMBER: 160
DRAWN BY: OW/M
CHECKED BY: 06/21/202
DATE: 06/21/202
SCALE: AS NOTE

PLANT LIST, IRRIGATION AND PLANTING NOTES

SHEET:



SITE SECTION 1" = 30'-0" 2 1611 TELEGRAPH AVE. SUITE 200 OAKLAND, CA 94612
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ILY COMMUNITY

Sarlos Street Moss Beach

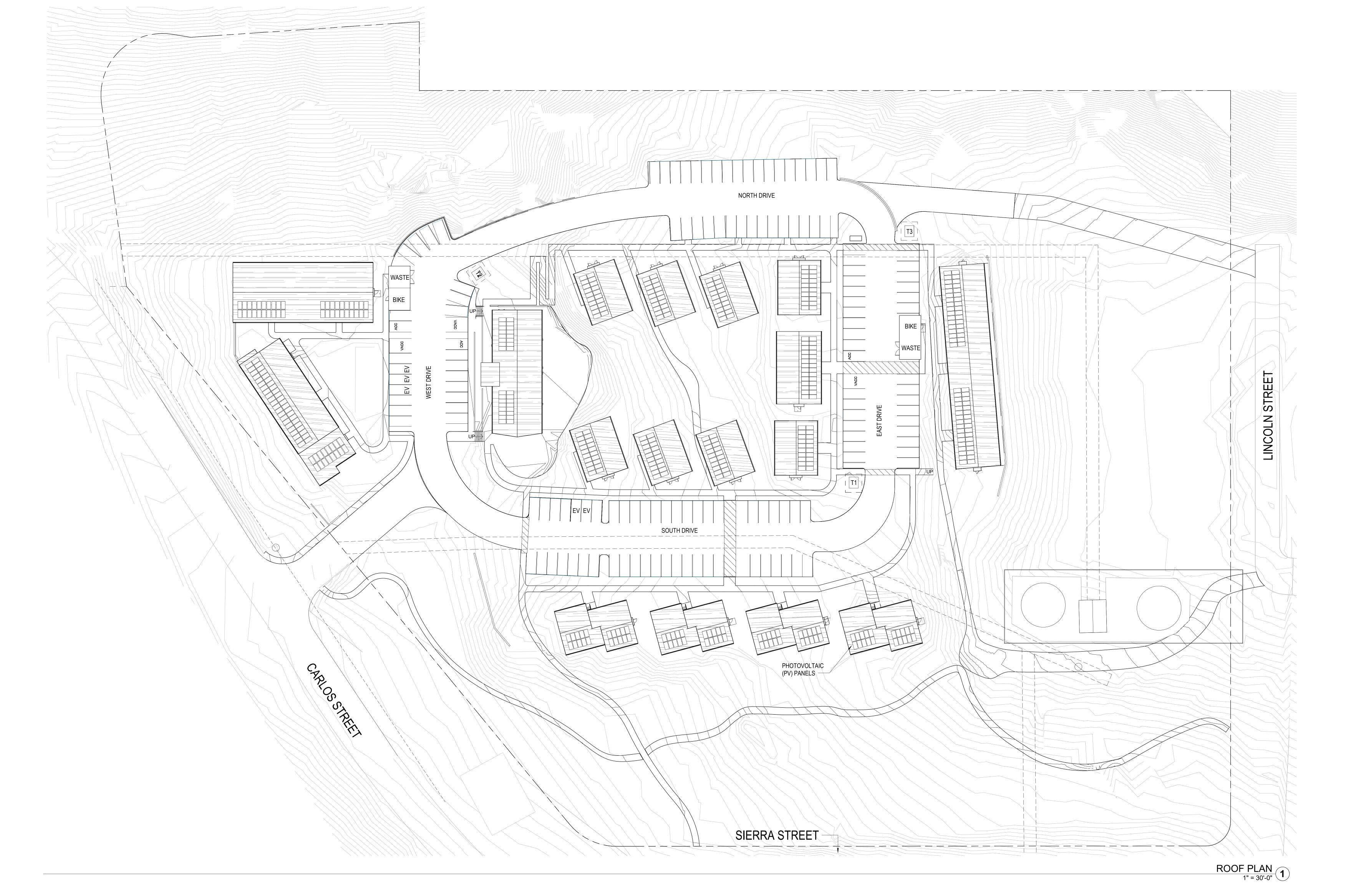
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JOB NUMBER: 1603
DRAWN BY: GP/SC
CHECKED BY: PW
DATE: June 24, 2022
SCALE: 1" = 30'-0"

TITLE:
SITE PLAN + SECTION

SHEET:

A1.01



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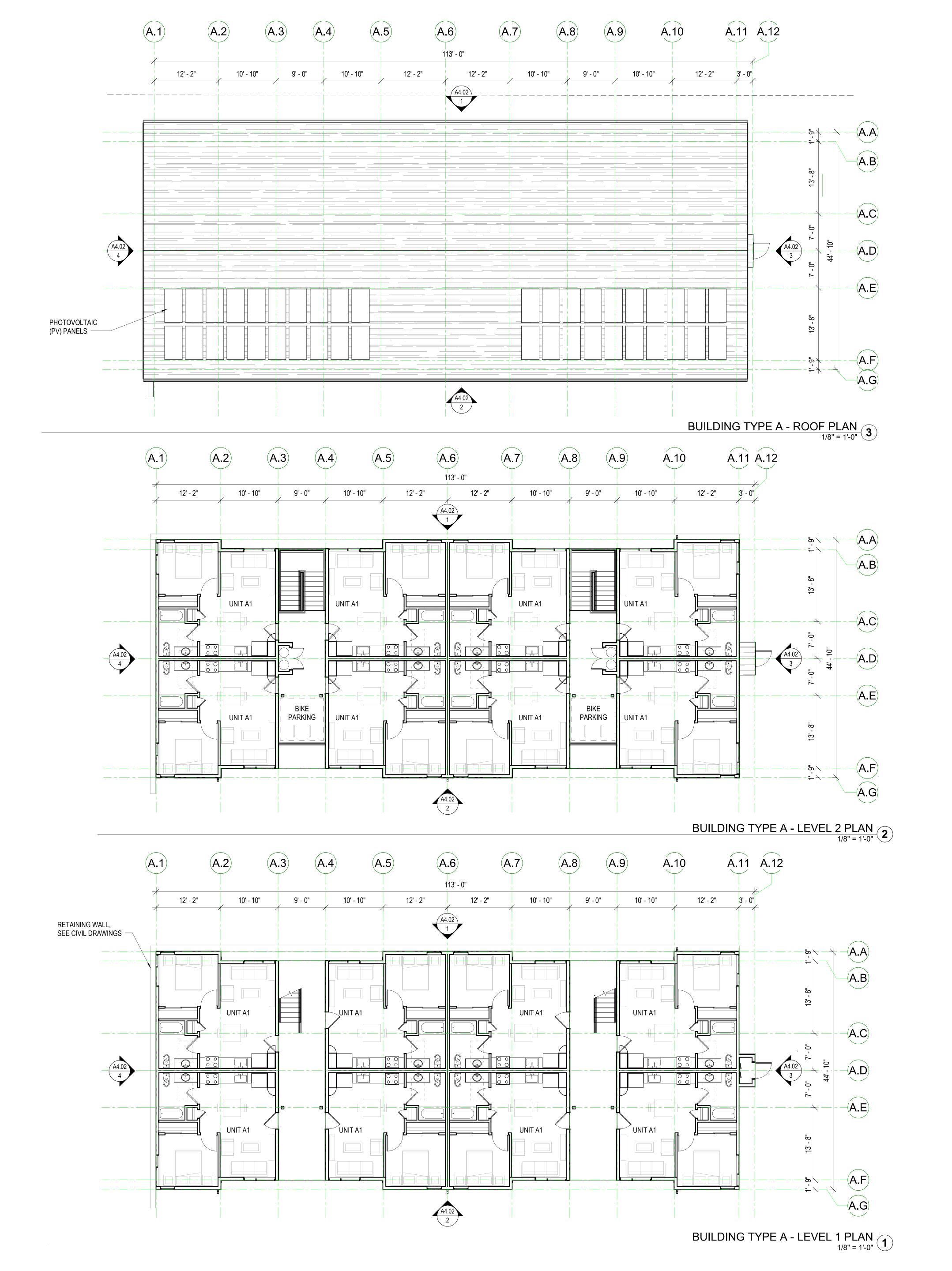
LESS POINT FAMILY COMMUNITY

STAMP:

JOB NUMBER: 1603
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CHECKED BY: PW
DATE: June 24, 2022
SCALE: 1" = 30'-0"

SCALE:
TITLE:
ROOF PLAN

SHEET:



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YPRESS POINT FAMILY COMMUNITY

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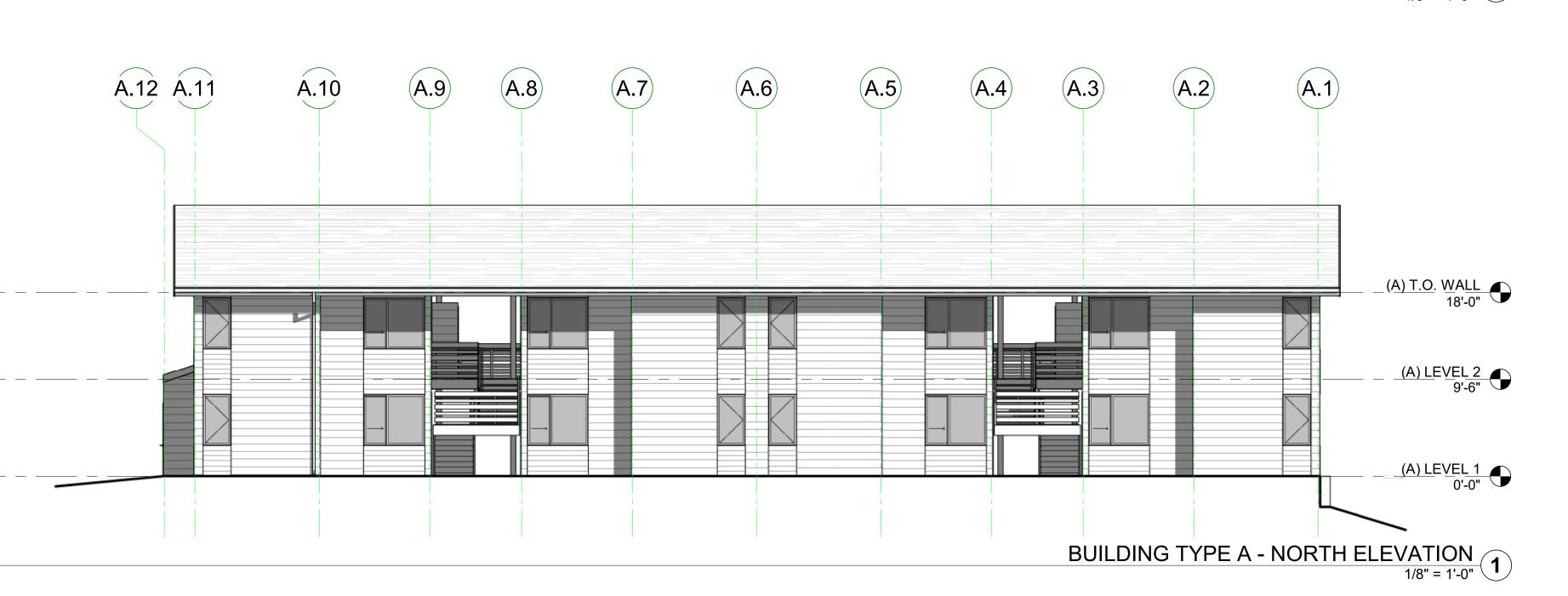
3 | Coastal Development Permit | 06/21/22

JOB NUMBER: 1603
DRAWN BY: GP/SC
CHECKED BY: PW
DATE: June 24, 2022
SCALE: 1/8" = 1'-0"

BUILDING TYPE A - FLOOR PLANS

SHEET: **A4**_01





(A.3)

ASPHAULT SHINGLES, TYP. -

VINYL WINDOWS, SLIDER AND

CASEMENT, SILLS AT 3'-0" AFF, TYP.

GSM DOWNSPOUTS, PAINTED TO

HORIZONTAL CEMENT BOARD SIDING,

HORIZONTAL CEMENT BOARD SIDING,

MATCH ADJACENT WALL

9" EXPOSURE, PAINTED -

6" EXPOSURE, PAINTED -

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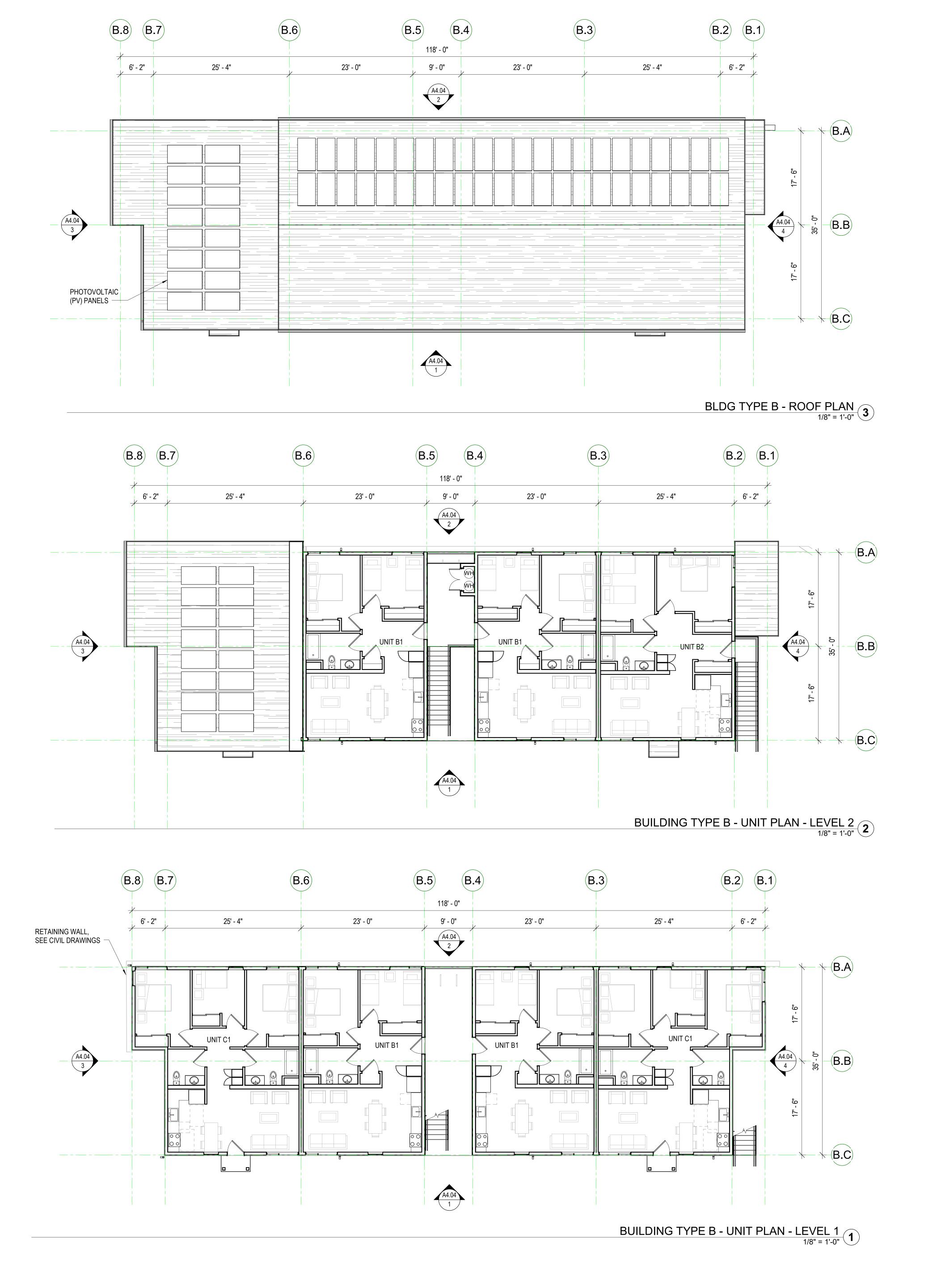
 1
 Planning Resubmittal
 03/25/19

 2
 Adjusted Heights
 07/10/20

 3
 Coastal Development Permit
 06/21/22

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SCALE: **BUILDING TYPE A - ELEVATIONS**



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SYPRESS POINT FAMILY COMMUNITY

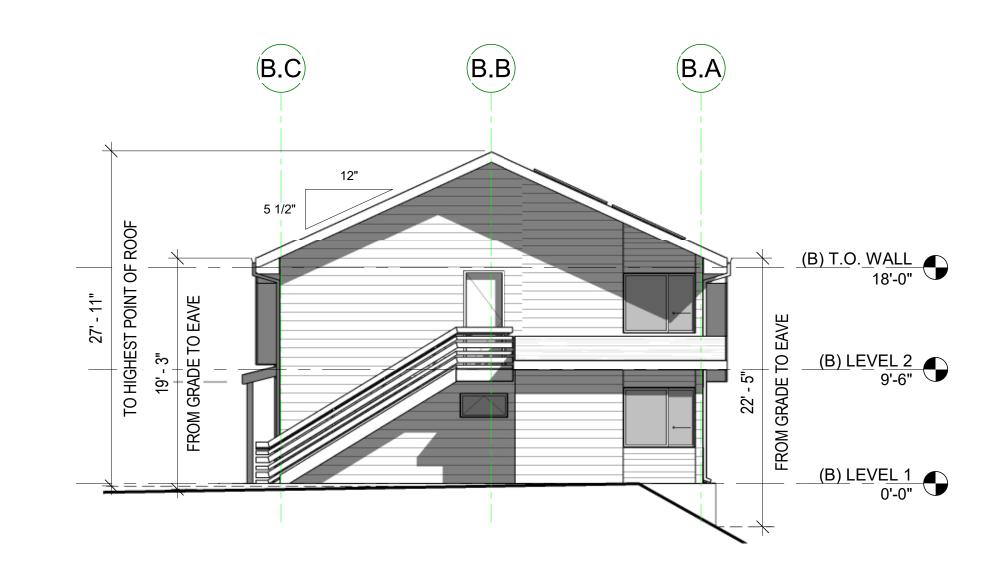
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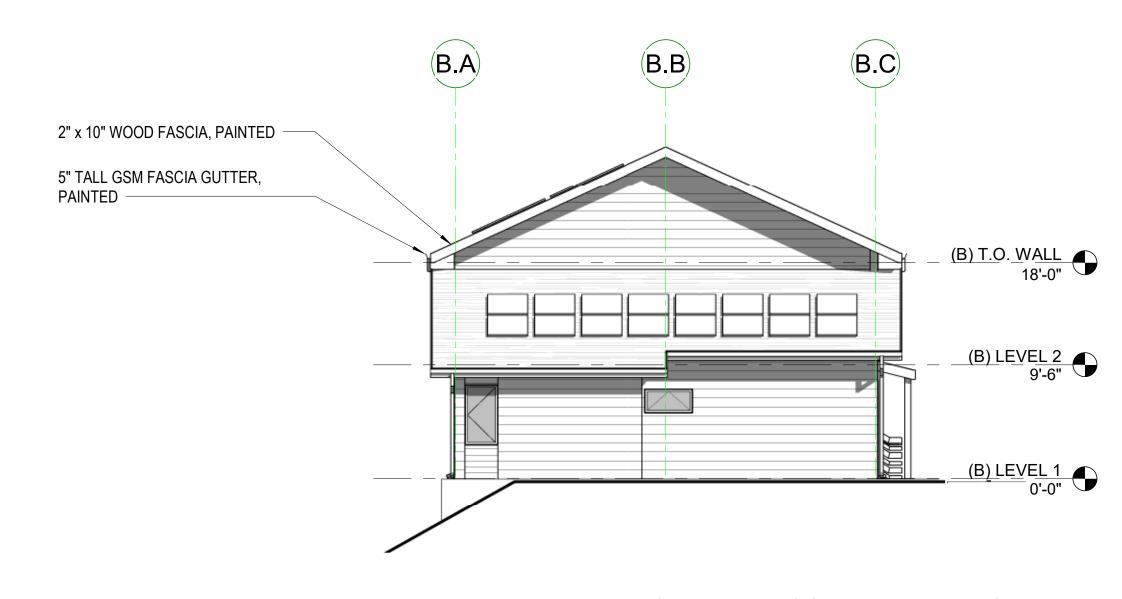
BUILDING TYPE B - FLOOR

SCALE:

SHEET:



BUILDING TYPE B - NORTH ELEVATION 1/8" = 1'-0"



BUILDING TYPE B - SOUTH ELEVATION 1/8" = 1'-0" 3



BUILDING TYPE B - WEST ELEVATION 1/8" = 1'-0"



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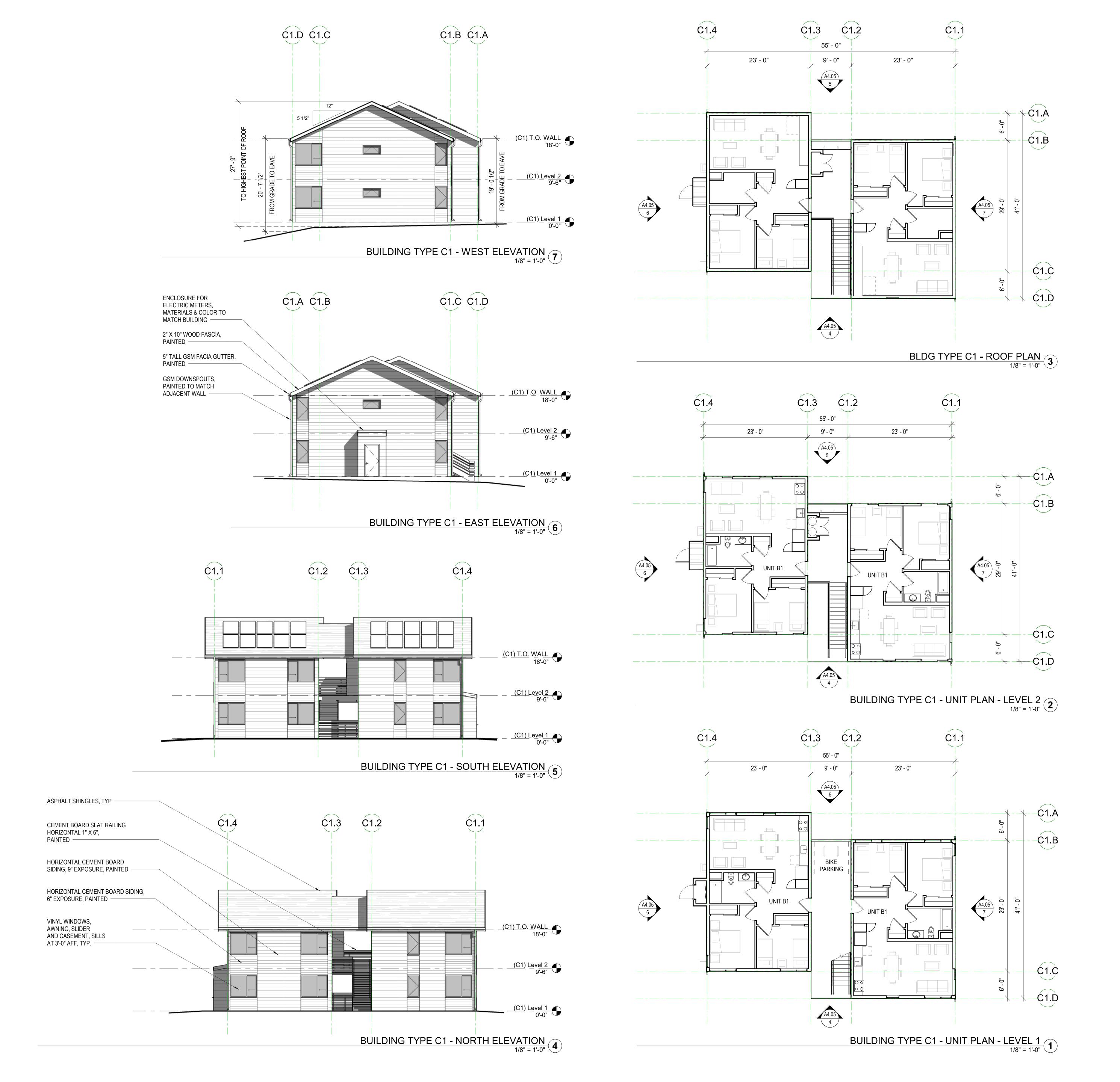
CYPRESS POINT FAMILY COMMUNITY

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SCALE: 1/8" = 1'-0"

TITLE:

BUILDING TYPE B - ELEVATIONS



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 1603

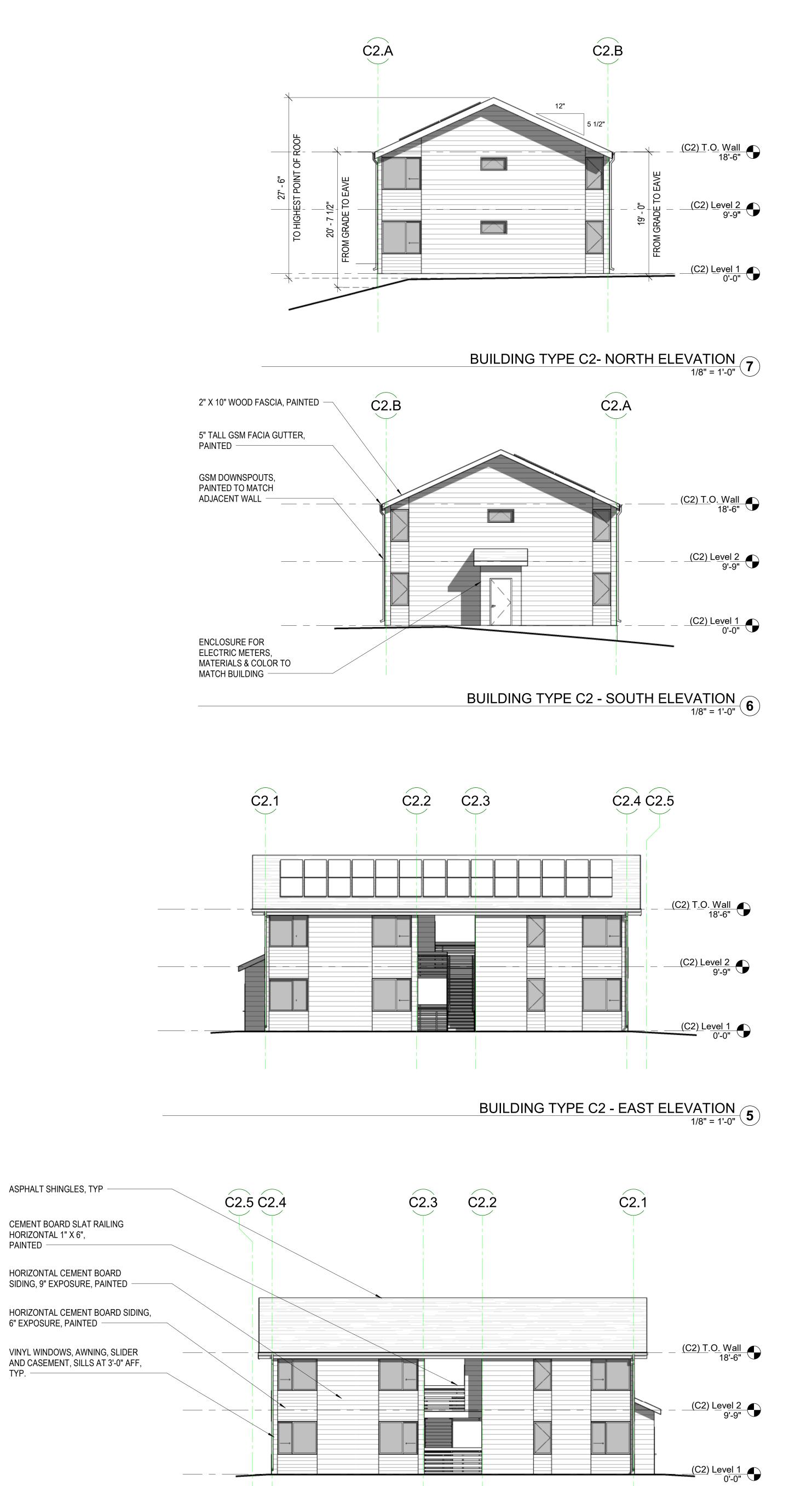
 DRAWN BY:
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 CHECKED BY:
 PW

 DATE:
 June 24, 2022

 SCALE:
 1/8" = 1'-0"

BUILDING TYPE C1 - FLOOR PLANS AND ELEVATIONS

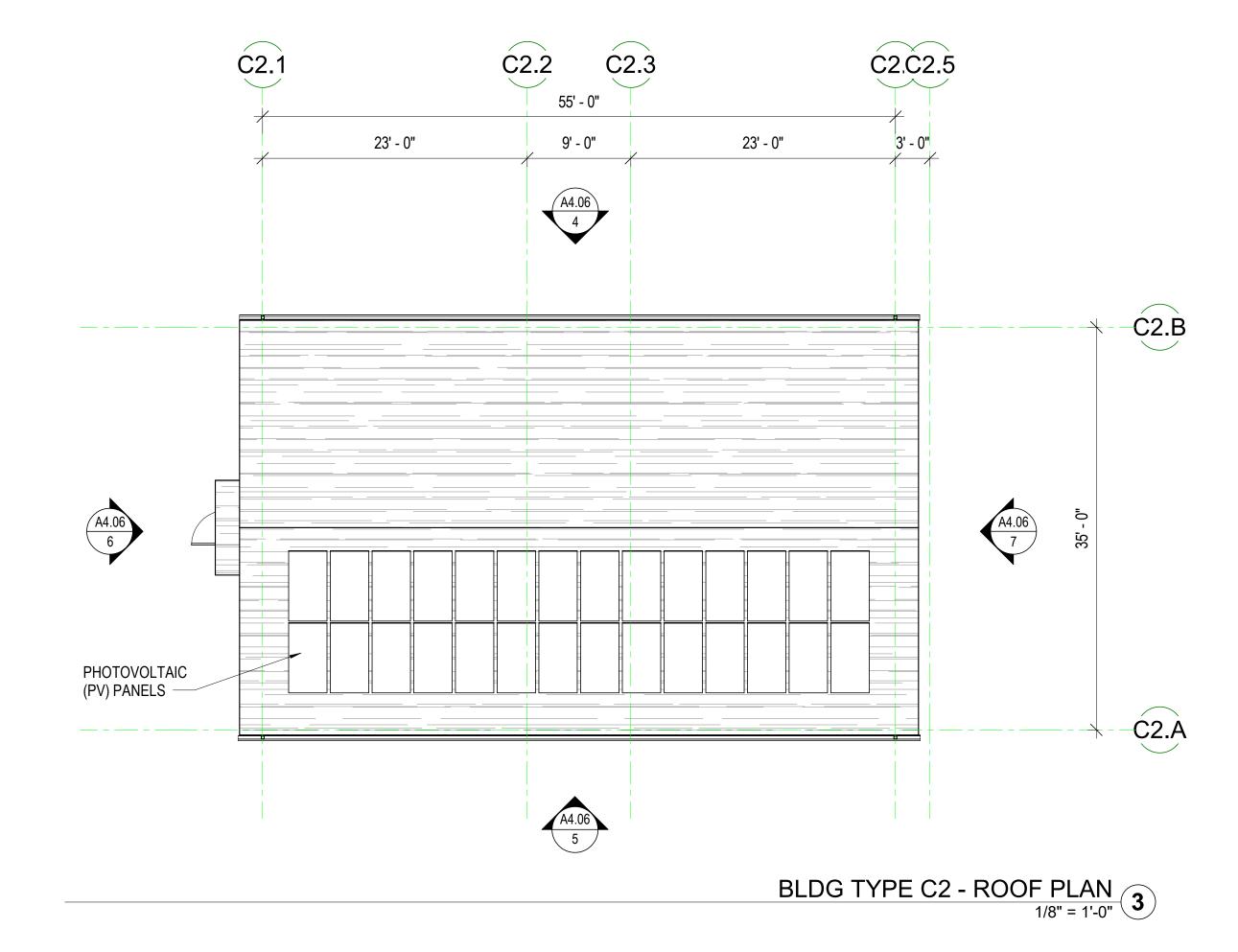


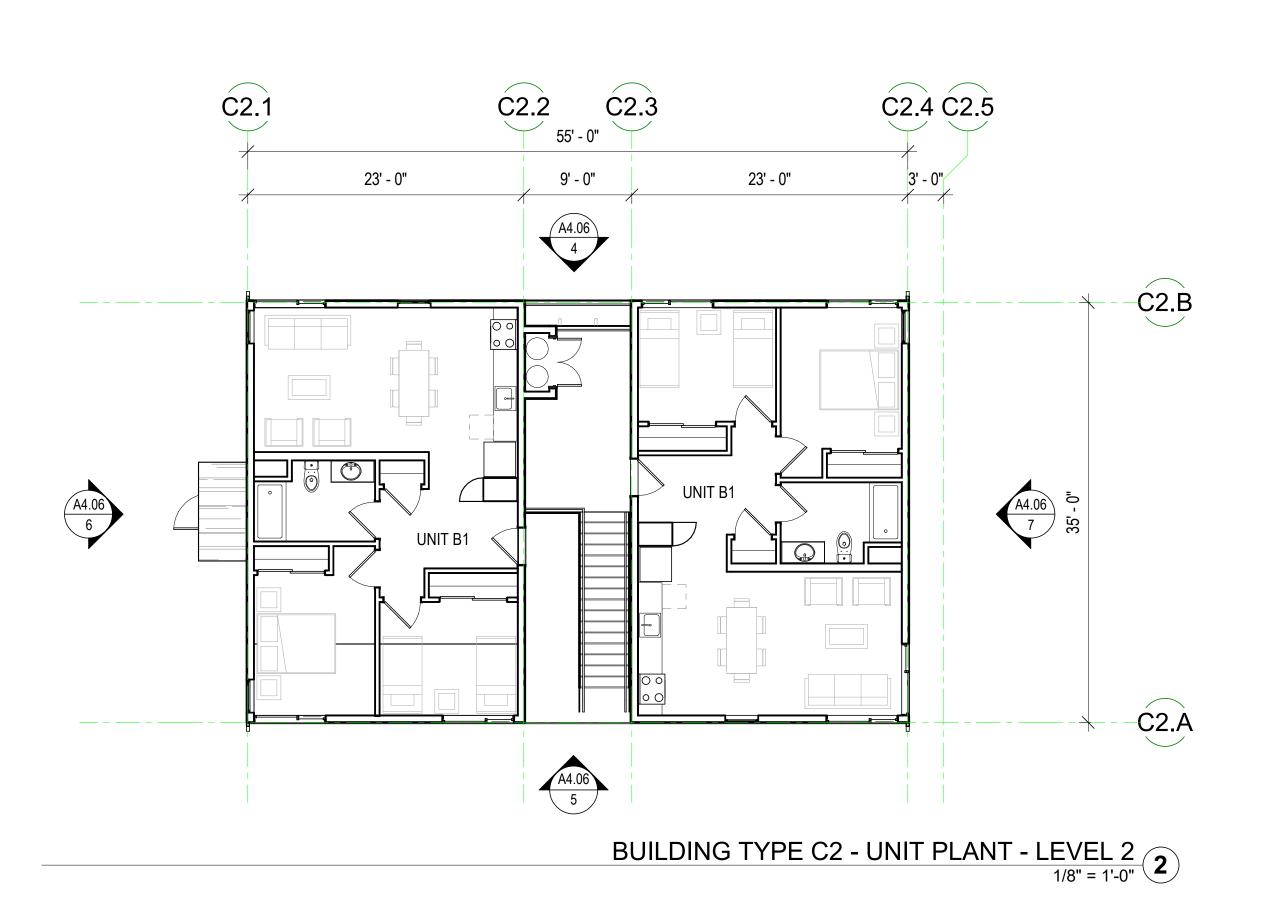
BUILDING TYPE C2 - WEST ELEVATION
1/8" = 1'-0"

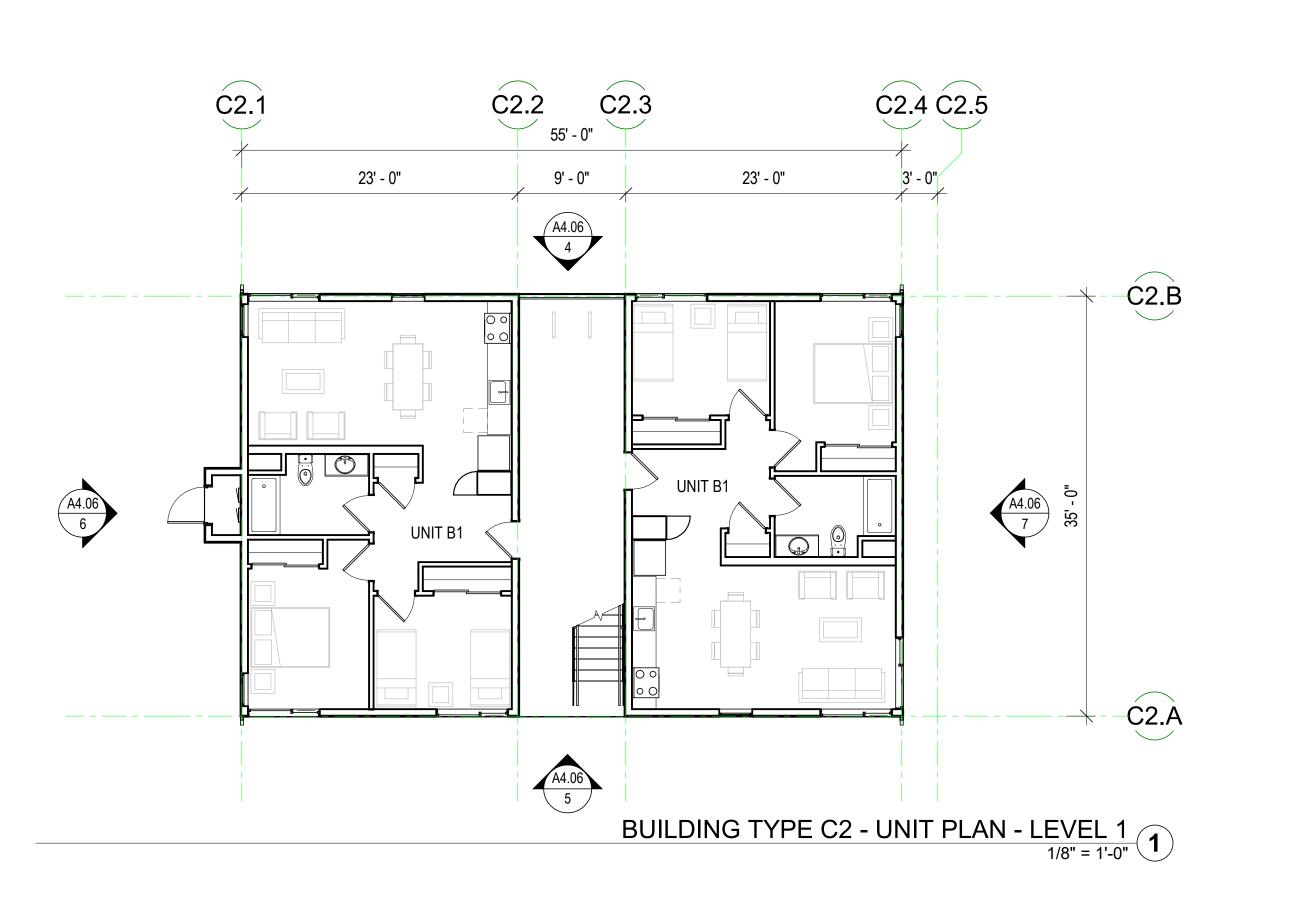
ASPHALT SHINGLES, TYP

HORIZONTAL 1" X 6", PAINTED

6" EXPOSURE, PAINTED







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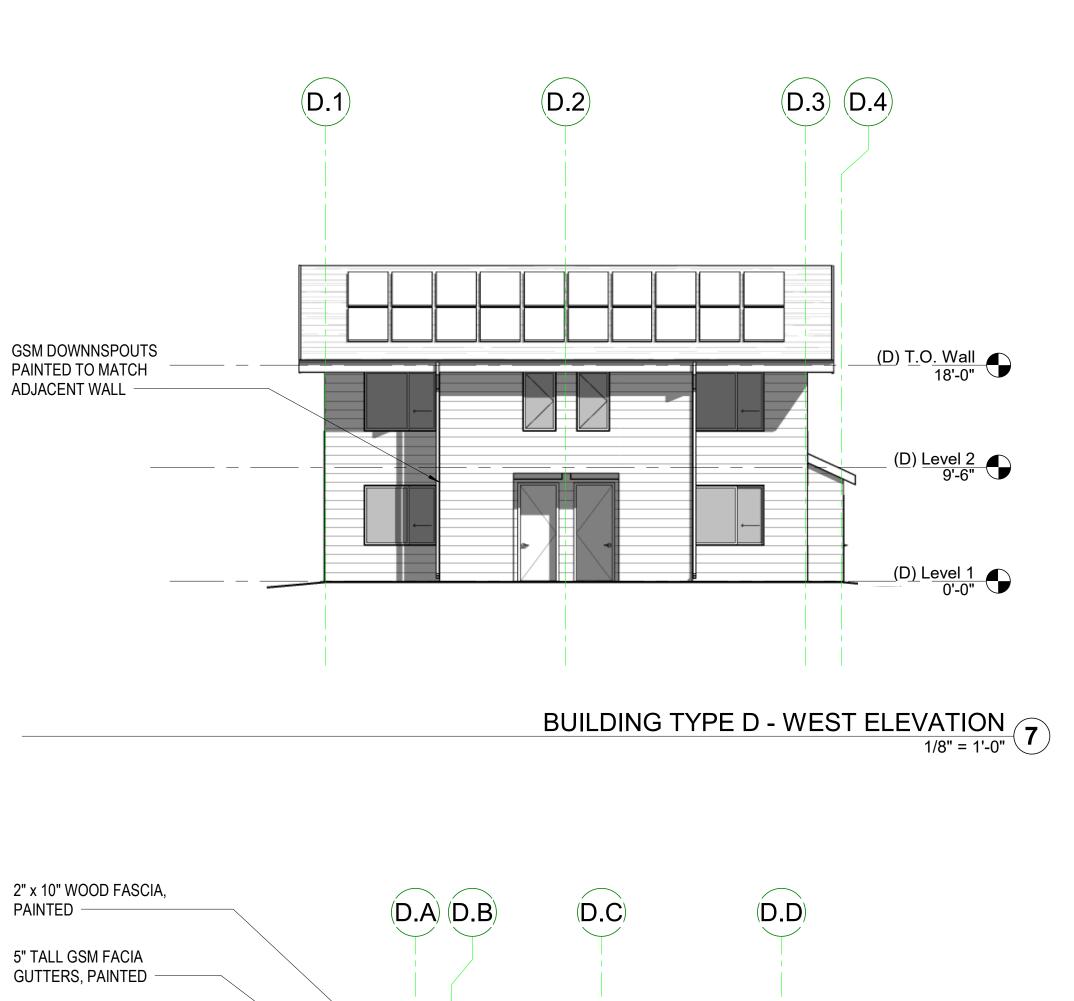
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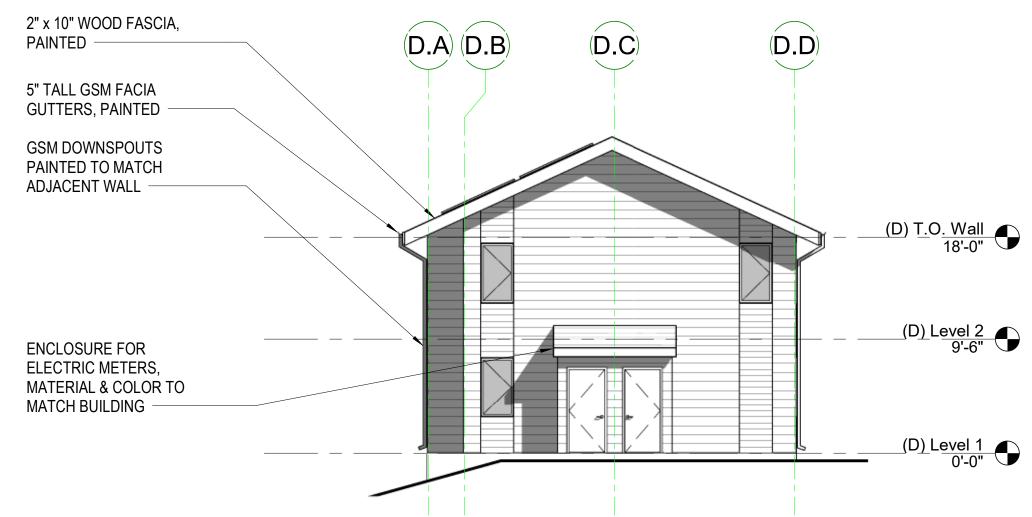
 2
 Adjusted Heights
 07/10/20

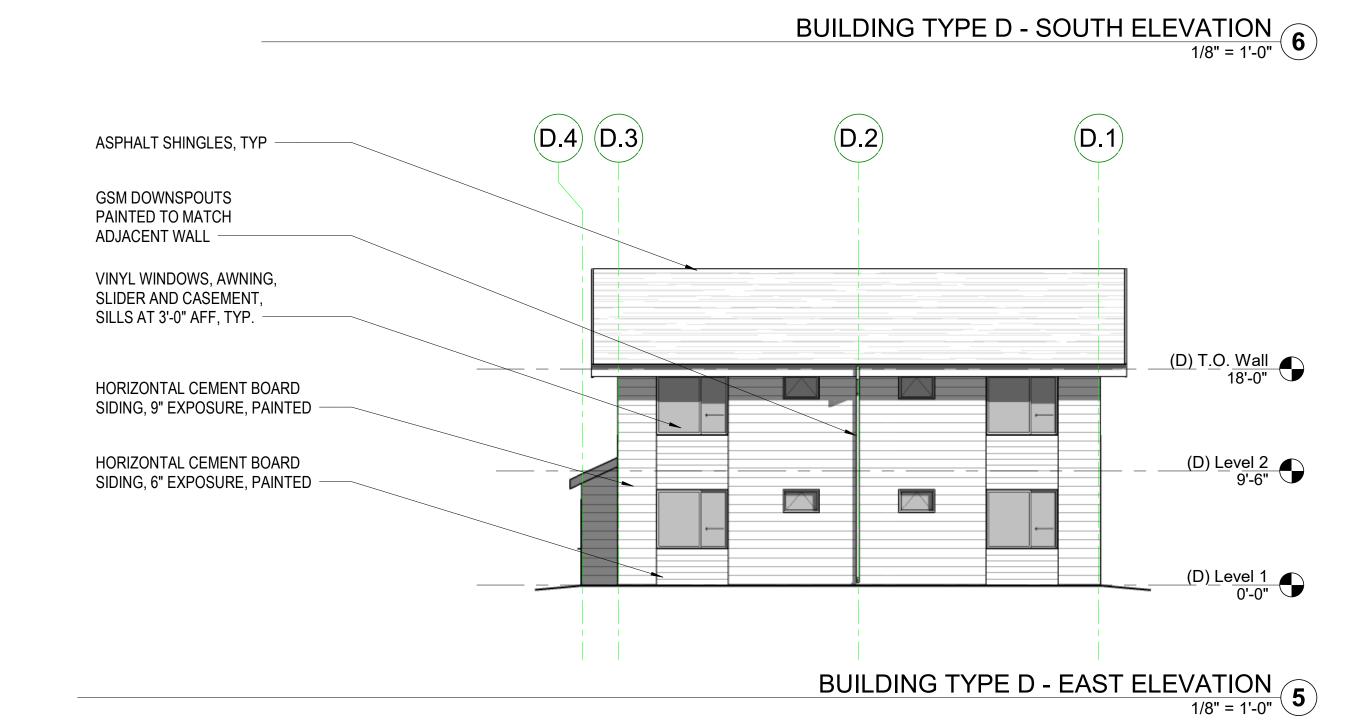
 3
 Coastal Development Permit
 06/21/22

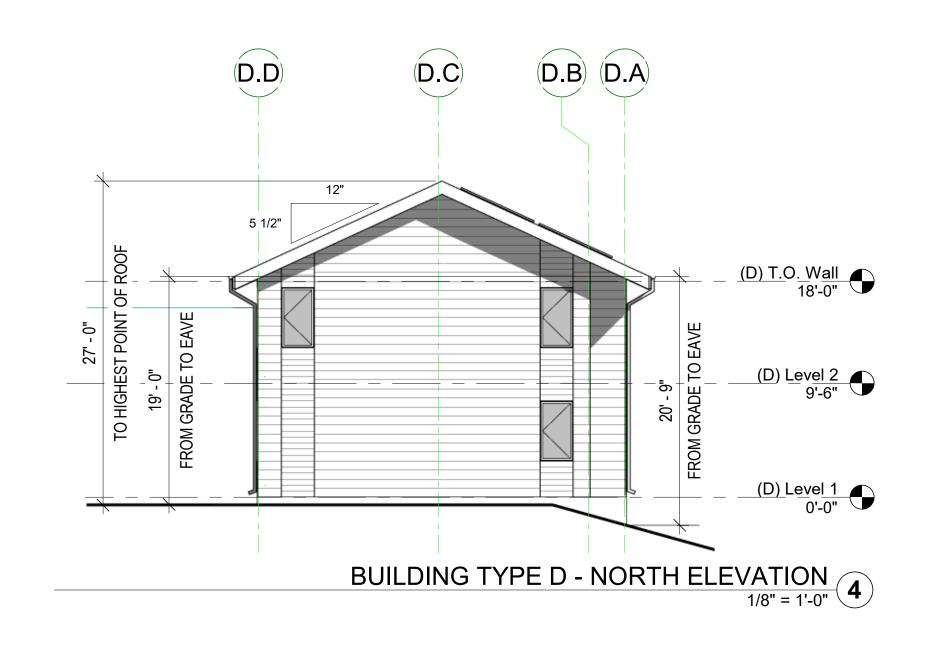
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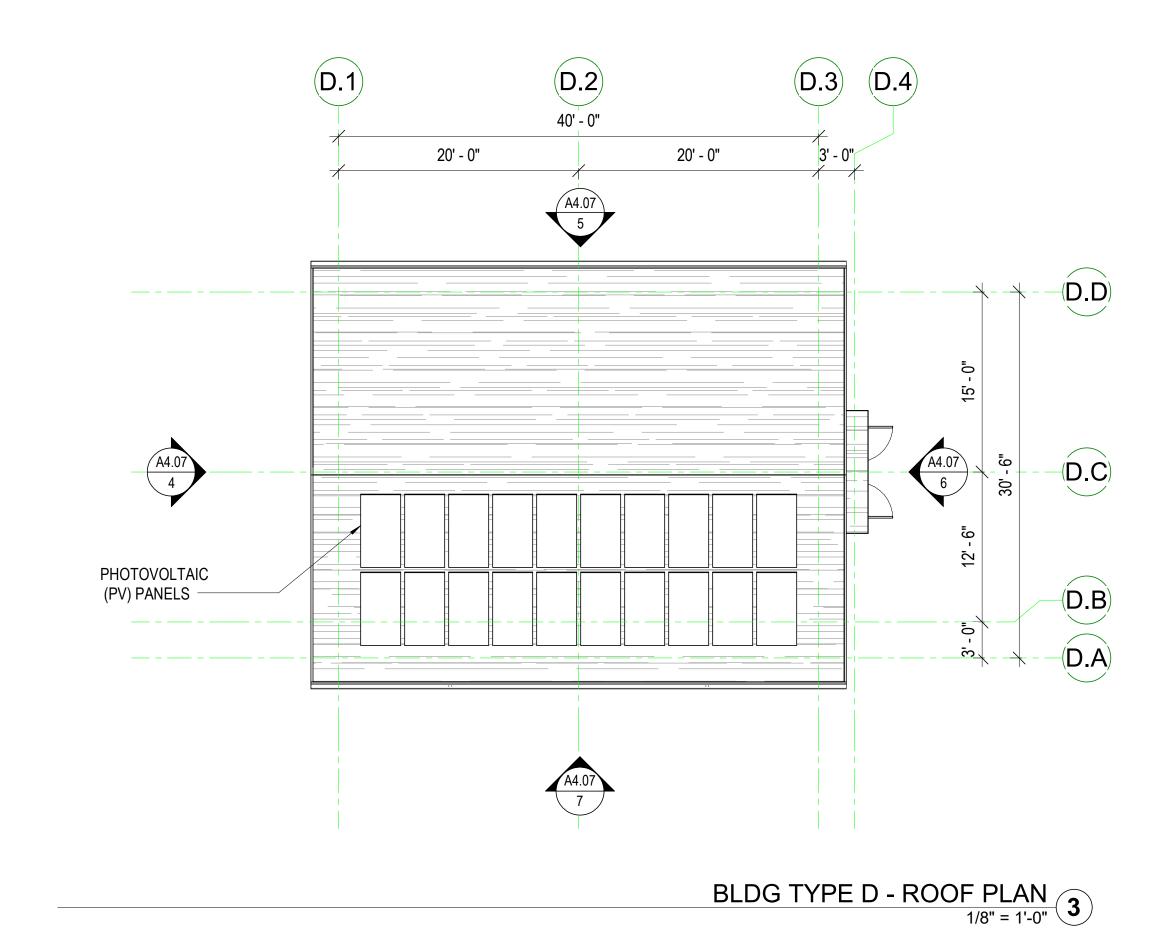
BUILDING TYPE C2 - FLOOR PLANS AND ELEVATIONS

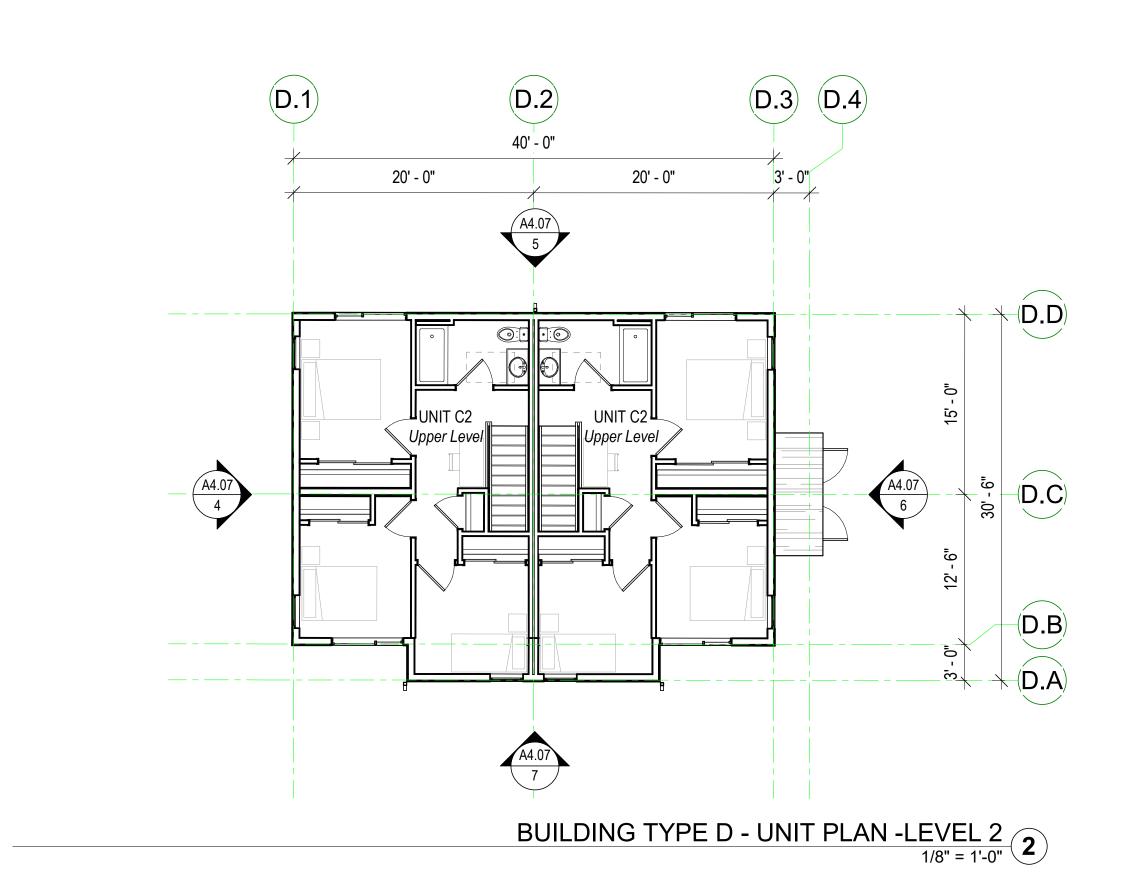


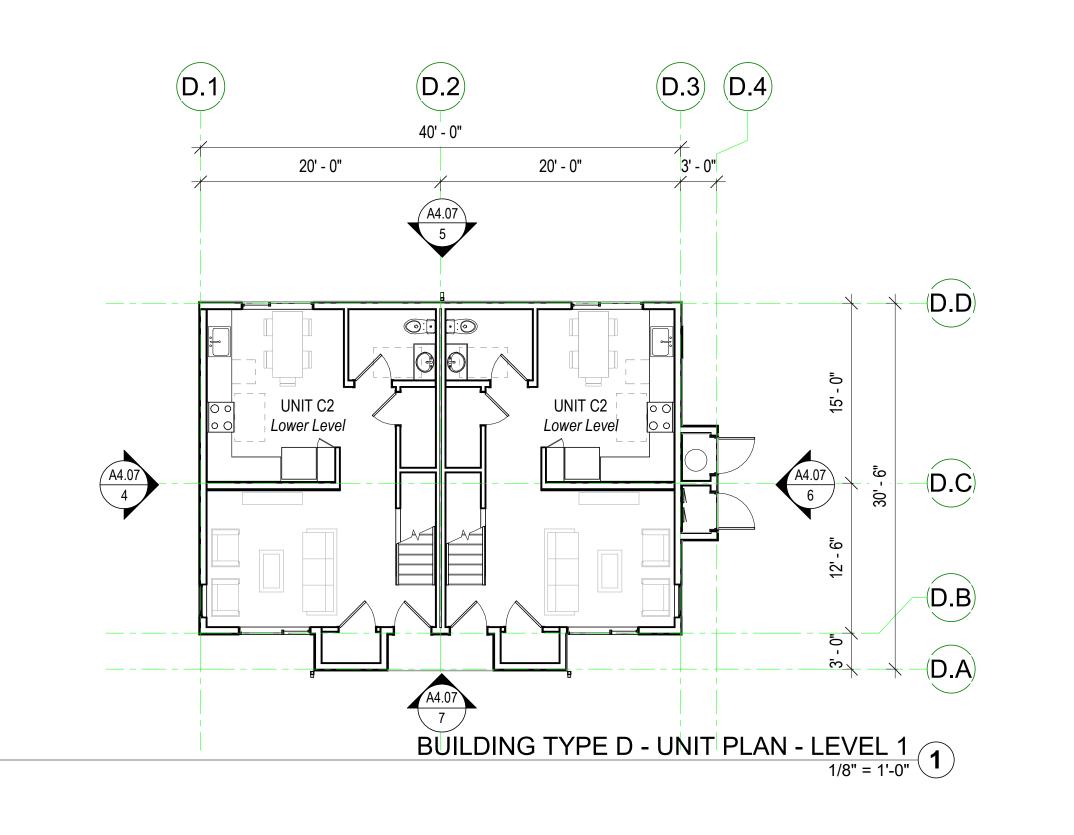












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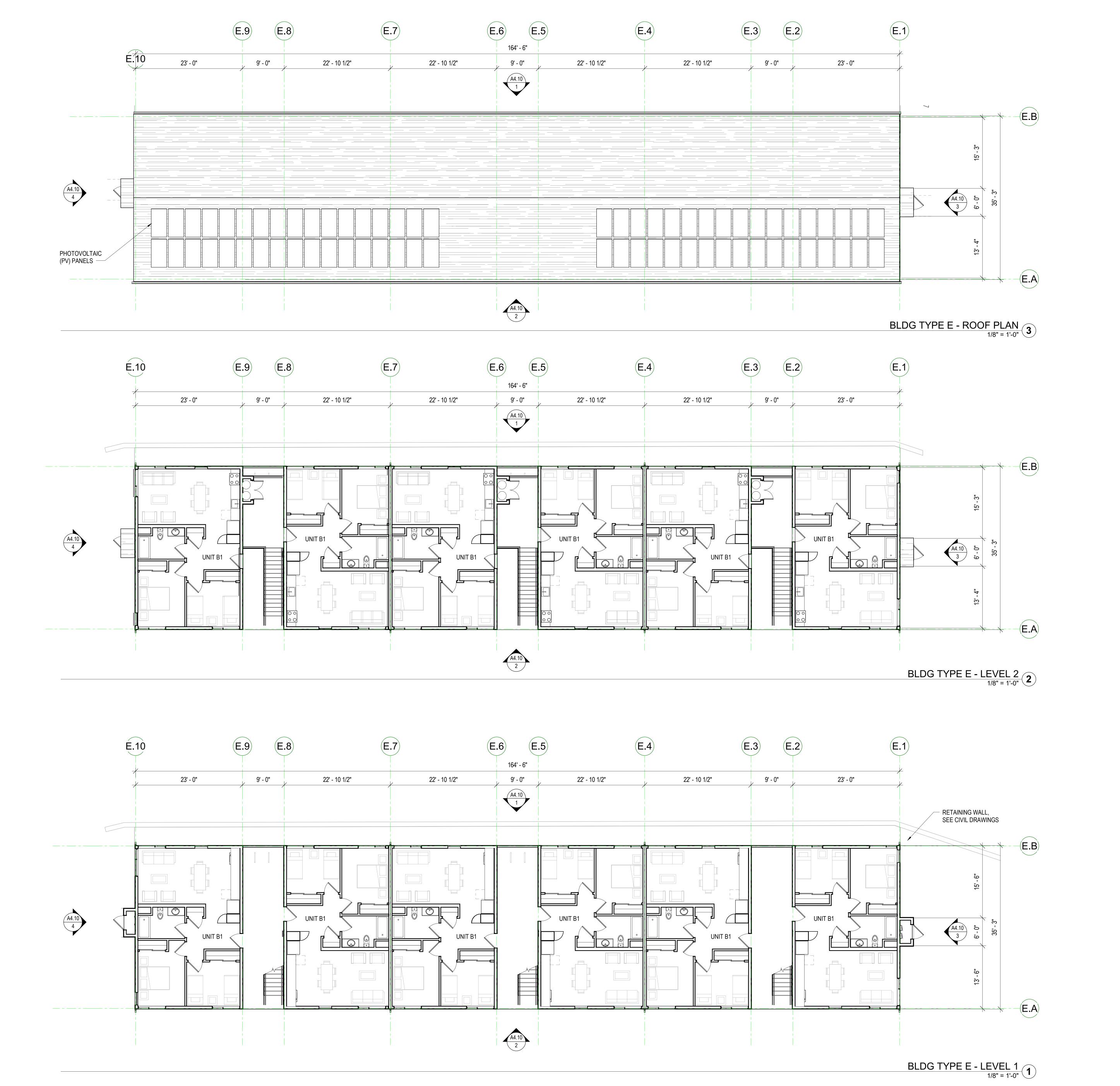
FAMILY COMMUNITY

STAMP:

JOB NUMBER: 1603
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CHECKED BY: PW
DATE: June 24, 2022

SCALE: 1/8
TITLE:
BUILDING TYPE D - FLOO

BUILDING TYPE D - FLOOR PLANS AND ELEVATIONS



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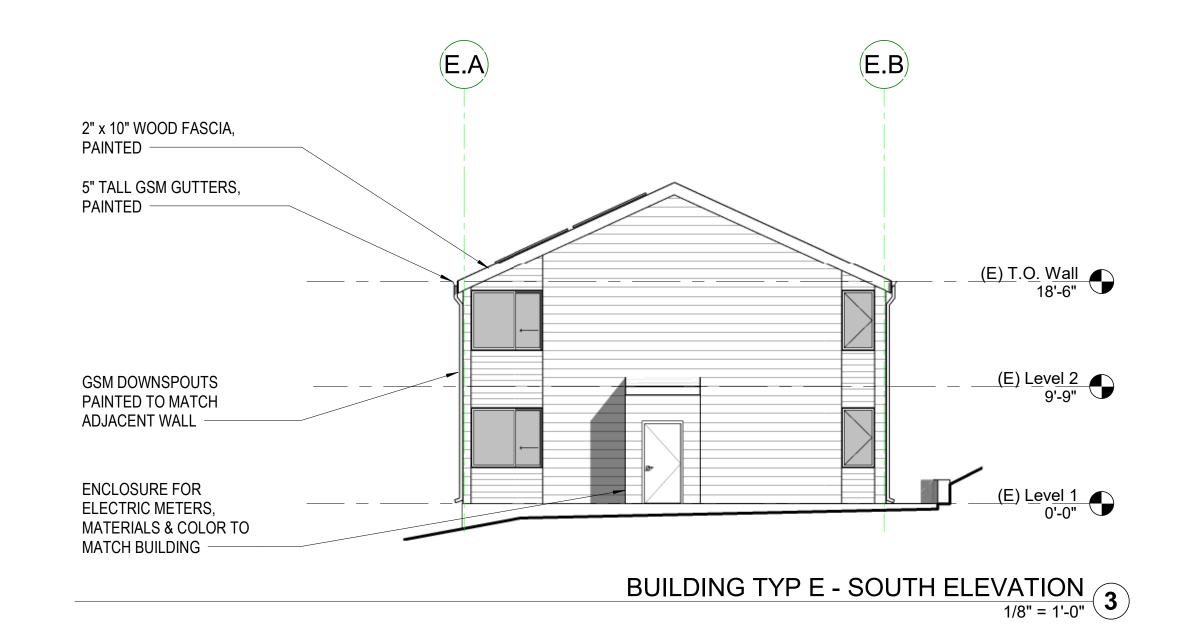
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CYPRESS POINT FAMILY COMMUNITY

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SCALE: 1/8" = 1'-0"

BUILDING TYPE E - FLOOR
PLANS



E.10 E.9 E.8 E.7 E.6 E.5 E.4 E.3 E.2 E.1 (E) T.O. Well (C) Level 2 (C) Level 2 (C) Level 1 (C) Level 1 (C) Level 1 (C) Level 1 (C) Level 2 (C) Level 2 (C) Level 2 (C) Level 2 (C) Level 3 (C) Level 4 (C) Level 4

BUILDING TYP E - WEST ELEVATION
1/8" = 1'-0"
2 (E.1) (E.8) É.10 **E.9** ASPHALT SHINGLES, TYP -VINYL WINDOWS, SLIDER AND CASEMENT, SILLS AT 3'-0" AFF, TYP. -HORIZONTAL CEMENT BOARD SIDING, 9" EXPOSURE, PAINTED — (E) T.O. Wall 18'-6" HORIZONTAL CEMENT BOARD SIDING, 6" EXPOSURE, PAINTED -GSM DOWNSPOUTS
PAINTED TO MATCH
ADJACENT WALL ____(E) <u>Level 2</u> 9'-9" (E) Level 1 0'-0"

BUILDING TYP E - EAST ELEVATION
1/8" = 1'-0"

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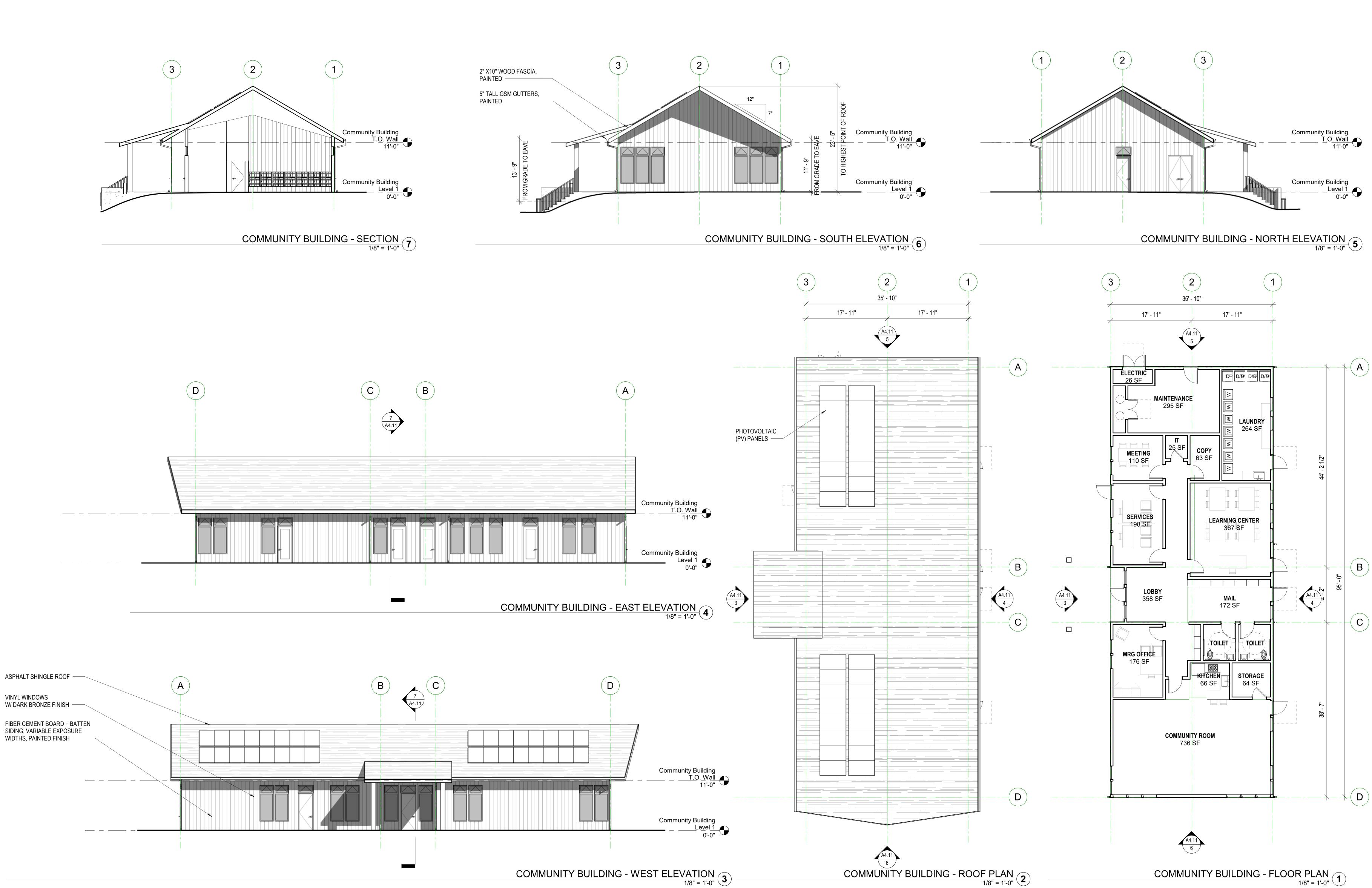
COMMUNITY

CYPRESS POINT F. Sarlos Street, Moss Beach

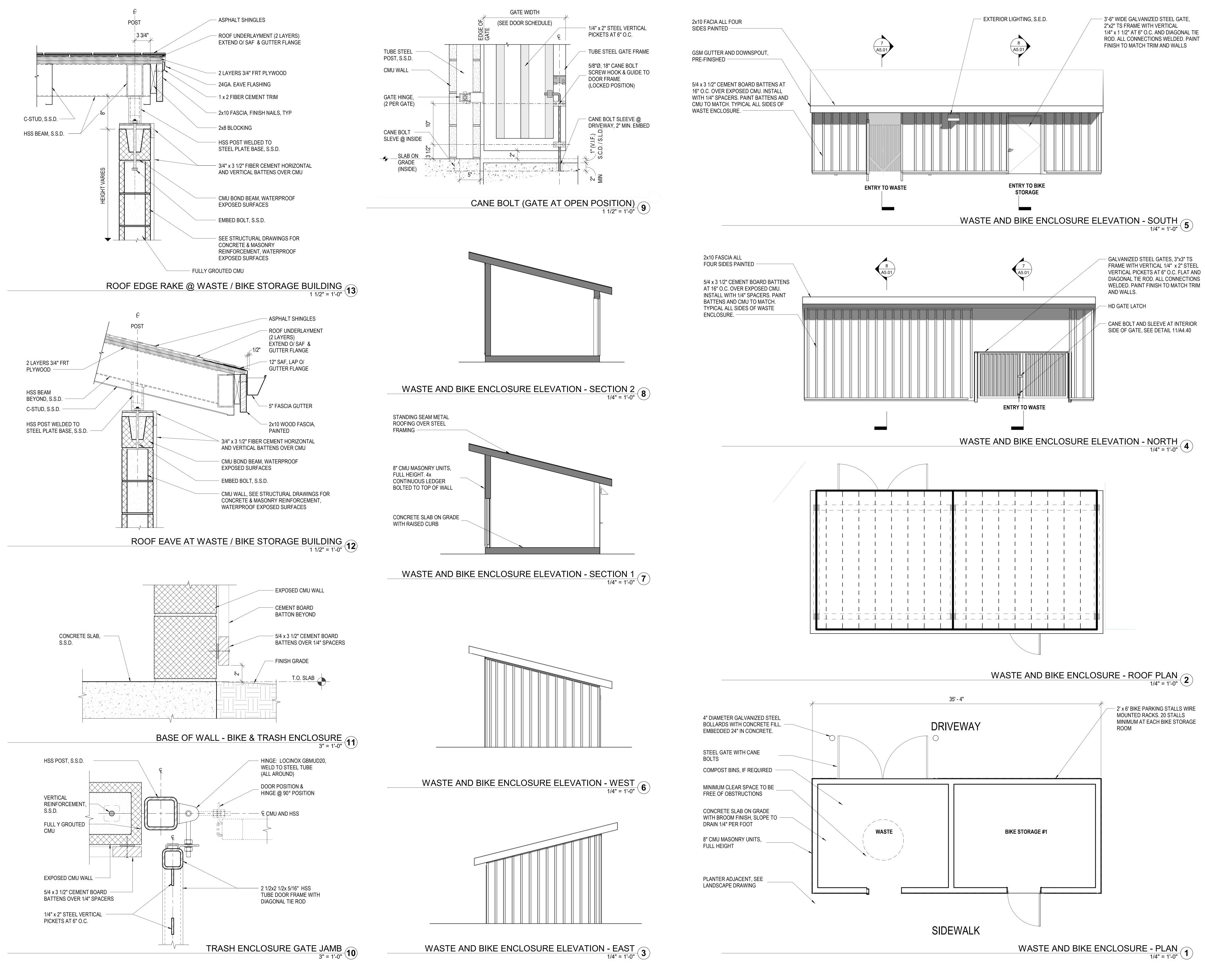
STAMP:

JOB NUMBER: 1603
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DATE: June 24, 2022
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
TITLE:
BUILDING TYPE E - ELEVATIONS



COMMUNITY BUILDING - ROOF PLAN 2



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BIKE STORAGE & WASTE ROOM DRAWINGS