



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



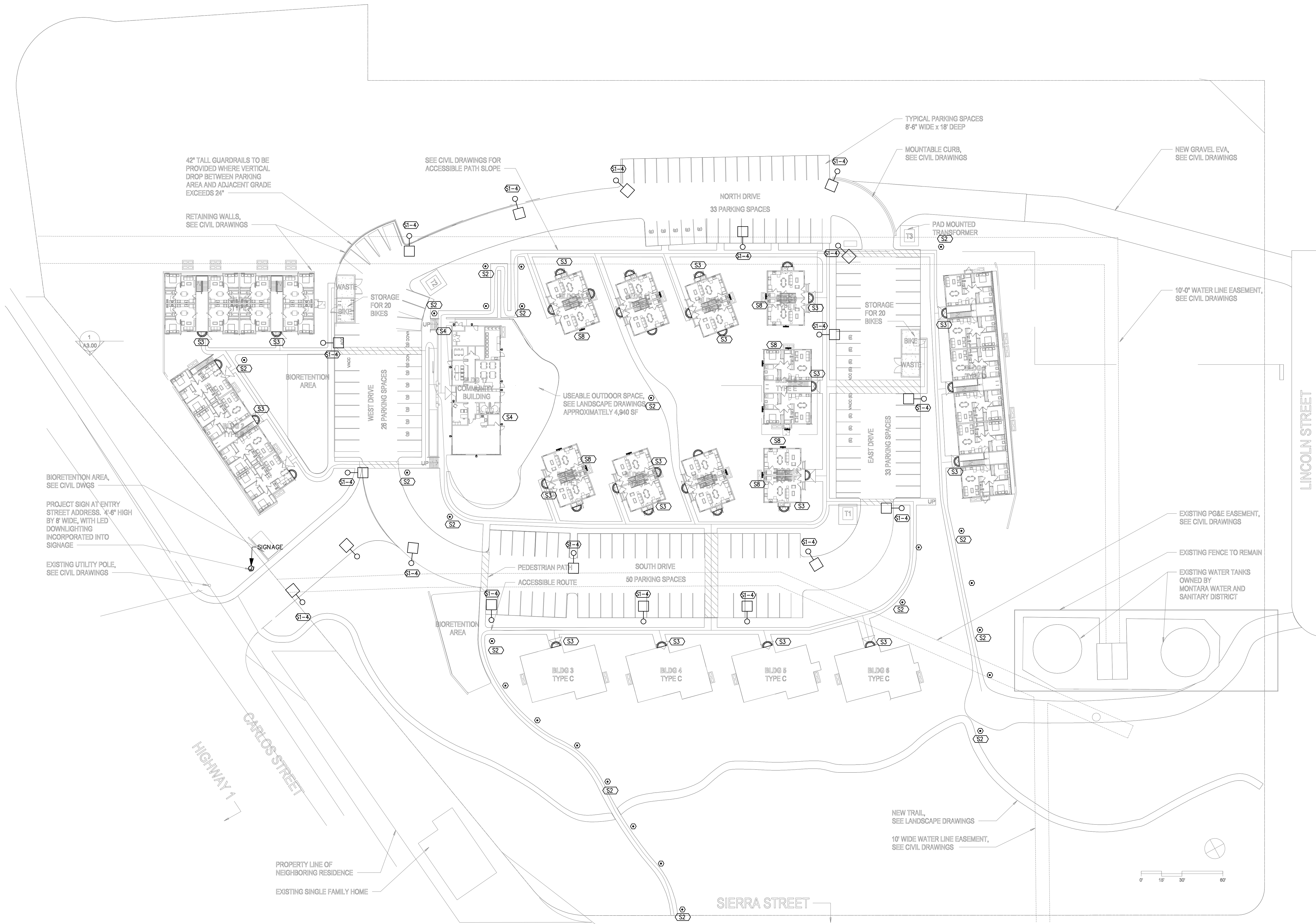
CYPRESS POINT FAMILY COMMUNITY
 Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE
 NO. | ISSUE | DATE

JOB NUMBER: 1603
 DRAWN BY: CY
 CHECKED BY: MCB
 DATE: July 14, 2023
 SCALE:
 TITLE:
SITE PLAN LIGHTING

SHEET:
E1.00



SITE PLAN – LIGHTING

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



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CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

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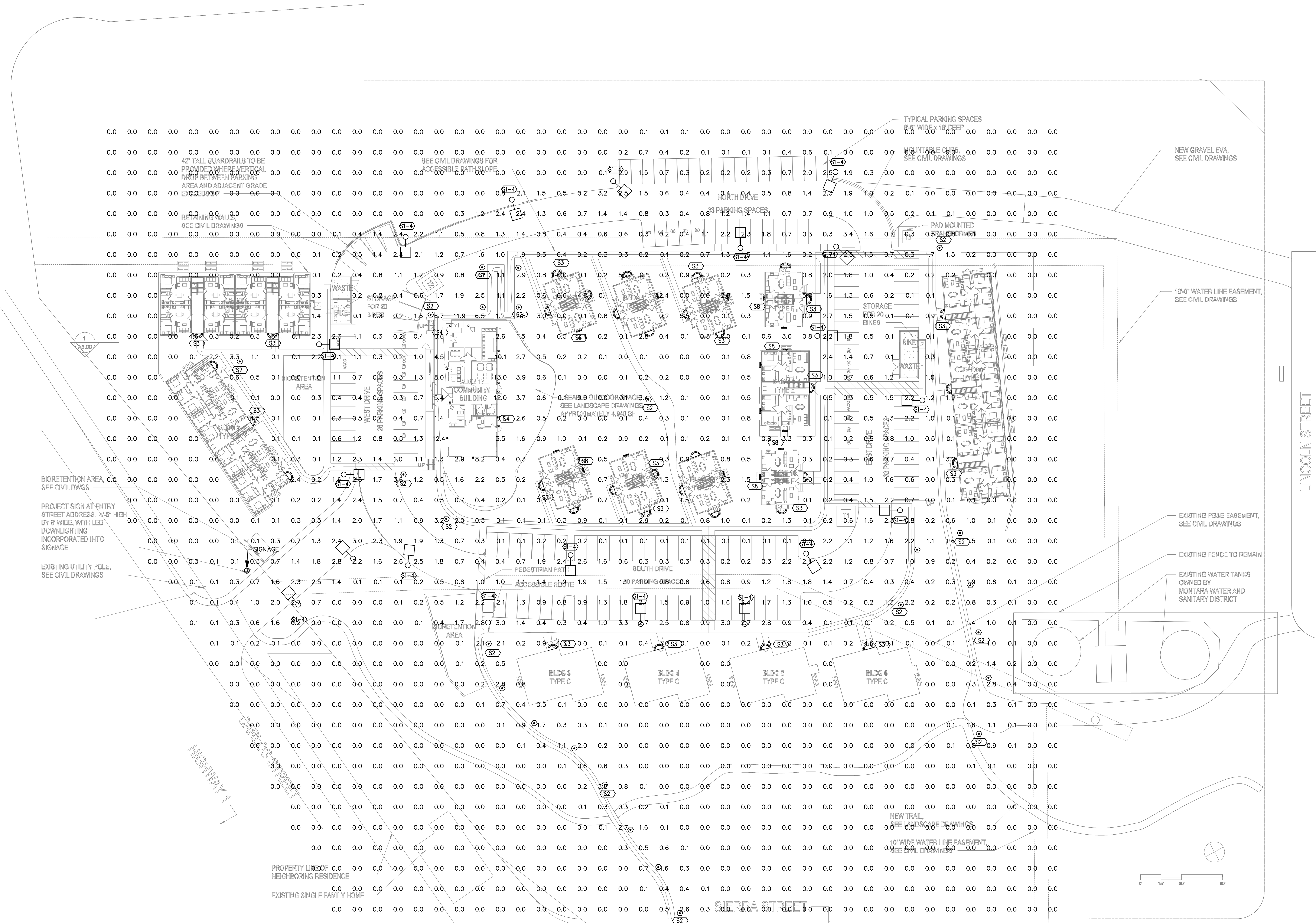
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TITLE:
**SITE PLAN LIGHTING
PHOTOMETRICS**

SHEET:

E1.01



SITE PLAN – LIGHTING PHOTOMETRICS
SCALE: 1/8" = 1'-0"



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CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT VA	VOLTS	NOTES
S1-4		(2) 57W LED 4000K	PREVALE AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LUMENS AT 60% STANDARD LUMENS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	DIMMING 0-10V	14" SQUARE STEEL POLE, 4" SQUARE, WITH CONCRETE BASE	EATON STREETWORKS USSL-C01-D-U-T4-BZ-7030-HSS WITH 14" STEEL POLE PROVIDE THE FOLLOWING: VGS-F/B: FRONT & BACK SHIELD VSS-SIDE: SIDE SHIELDS	57	120V 1P 2W	SITE LIGHTING PARKING LOT. SUITABLE FOR WET LOCATIONS. MOTION SENSOR.
S2		(1) 48W LED 4000K	PEDESTRIAN SCALE POLE LIGHT, FROSTED LENS, TYPE III DISTRIBUTION, FULL CUTOFF, 10" STEEL POLE	ELECTRONIC	10" STEEL POLE WITH CONCRETE BASE	COOPER MESA MSA E02 LED E1 T3	48	120V 1P 2W	SITE LIGHTING. SUITABLE FOR WET LOCATIONS. MOTION SENSOR.
S3		(1) 12.7W LED	EXTERIOR WALL PACK, FULL CUTOFF	ELECTRONIC	WALL	BORDEN LIGHTING 721-LED11-120-[FINISH BY ARCH]	12.7	120V 1P 2W	BUILDING MOUNTED SITE LIGHTING MOUNTING HEIGHT- 9'-0" AT BUILDING ENTRY MOUNTING HEIGHT- 14'-0" MAX AT ALL OTHER SUITABLE FOR WET LOCATIONS.
S4		(1) 26W LED 4000K	HIGHER OUTPUT WALL PACK, FULL CUTOFF	ELECTRONIC	WALL	RAB LIGHTING WPLED26N	26	120V 1P 2W	BLDG EXTERIOR, WALLPACK, B1 UO GO. SUITABLE FOR WET LOCATIONS.
S8		(1) 12W LED 4000K	LUMARK CROSSTOUR 1A - 4000K CCT	ELECTRONIC	WALL	EATON - LUMARK (FORMER COOPER LIGHTING), XTOR1A	7	120V 1P 2W	WALL SCONCE, B1-UO-GO. SUITABLE FOR WET LOCATIONS.

Streetworks

DESCRIPTION
The Streetworks luminaire features a wide beam spread, high output, and is suitable for use in parking lots, walkways, and other outdoor areas.

DESCRIPTION FEATURES
• Wide beam spread for uniform illumination
• High output for long life and energy efficiency
• Suitable for use in parking lots, walkways, and other outdoor areas

USSL

INSTALLATION

Invue

DESCRIPTION
The Invue luminaire features a wide beam spread, high output, and is suitable for use in parking lots, walkways, and other outdoor areas.

DESCRIPTION FEATURES
• Wide beam spread for uniform illumination
• High output for long life and energy efficiency
• Suitable for use in parking lots, walkways, and other outdoor areas

MSA MESA LED

INSTALLATION

721 LED

WEDGE DOWNLIGHT WET LOCATIONS

DESCRIPTION
The 721 LED luminaire features a wide beam spread, high output, and is suitable for use in parking lots, walkways, and other outdoor areas.

DESCRIPTION FEATURES
• Wide beam spread for uniform illumination
• High output for long life and energy efficiency
• Suitable for use in parking lots, walkways, and other outdoor areas

INSTALLATION

WPLED26N

RAB

DESCRIPTION
The WPLED26N luminaire features a wide beam spread, high output, and is suitable for use in parking lots, walkways, and other outdoor areas.

DESCRIPTION FEATURES
• Wide beam spread for uniform illumination
• High output for long life and energy efficiency
• Suitable for use in parking lots, walkways, and other outdoor areas

INSTALLATION

Lumark

DESCRIPTION
The Lumark luminaire features a wide beam spread, high output, and is suitable for use in parking lots, walkways, and other outdoor areas.

DESCRIPTION FEATURES
• Wide beam spread for uniform illumination
• High output for long life and energy efficiency
• Suitable for use in parking lots, walkways, and other outdoor areas

INSTALLATION

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

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

JOB NUMBER: 1603
DRAWN BY: GP
CHECKED BY: PW
DATE: June 24, 2022
SCALE:
TITLE:

RENDERED SITE VIEWS

SHEET:

G0.01



[VIEW 1] SIERRA STREET VIEW, TRANSPARENT LANDSCAPE



[VIEW 1] SIERRA STREET VIEW



VIEW CONTEXT KEY

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resolution	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/21/22

JOB NUMBER: 1603
DRAWN BY: GP
CHECKED BY: PW
DATE: June 24, 2022
SCALE:
TITLE:

RENDERED SITE VIEWS

SHEET:

G0.02



VIEW CONTEXT KEY



[VIEW 2] SIERRA STREET VIEW, TRANSPARENT LANDSCAPE



[VIEW 2] SIERRA STREET VIEW

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE	
NO.	ISSUE
1	Planning Resolution 03/25/19
2	Adjusted Heights 07/10/20
3	Coastal Development Permit 06/21/22

JOB NUMBER: 1603
DRAWN BY: GP
CHECKED BY: PW
DATE: June 24, 2022
SCALE:
TITLE:

RENDERED SITE VIEWS

SHEET:

G0.03



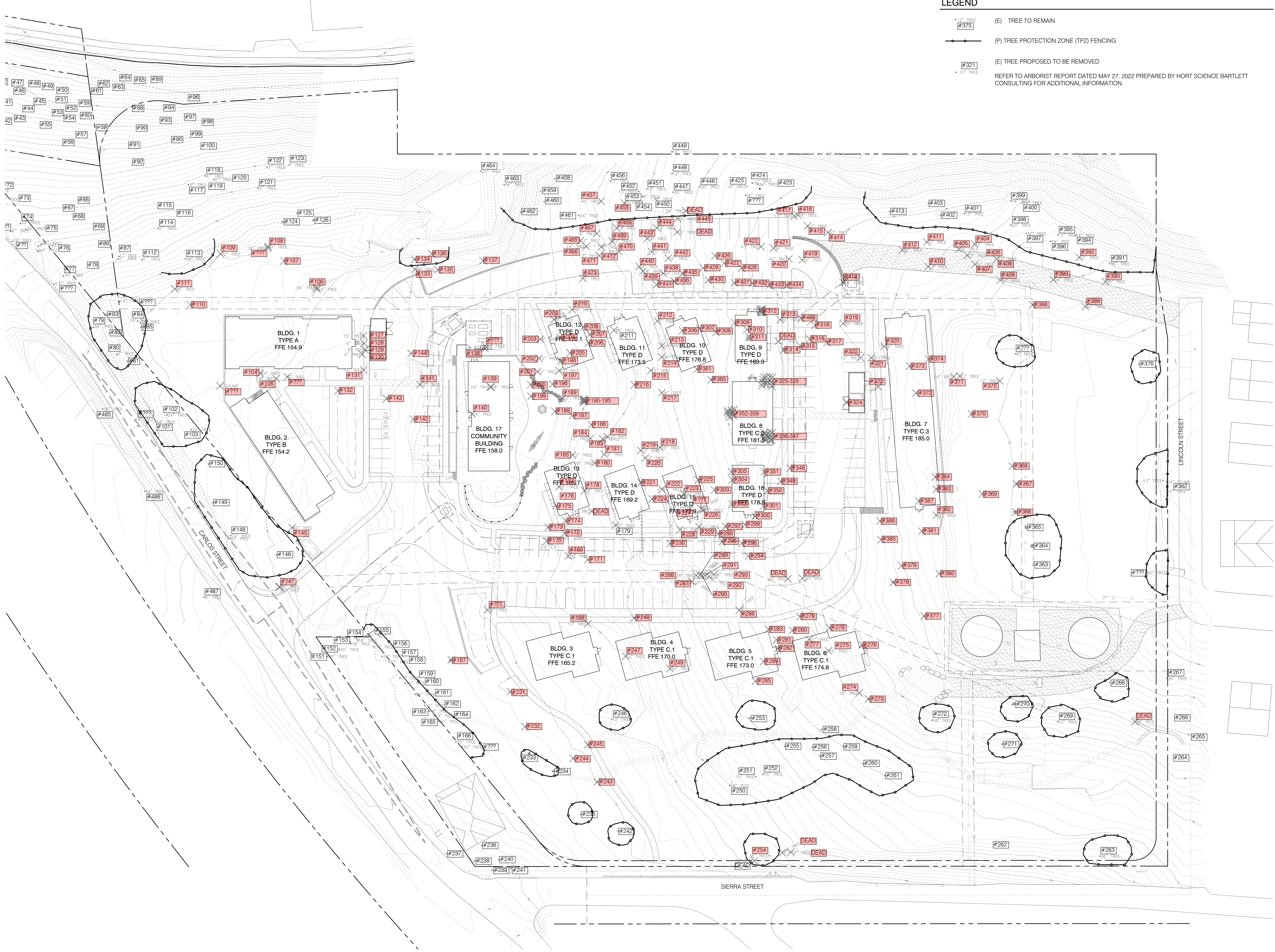
VIEW CONTEXT KEY



[VIEW A] SITE ENTRANCE LOOKING NORTHEAST



[VIEW B] COMMUNITY CENTER LOOKING NORTHWEST



LEGEND

- 12" TREE
#375 (E) TREE TO REMAIN
 - (P) TREE PROTECTION ZONE (TPZ) FENCING
 - 10" TREE
#321 (E) TREE PROPOSED TO BE REMOVED
- REFER TO ARBORIST REPORT DATED MAY 27, 2022 PREPARED BY HORT SCIENCE BARTLETT CONSULTING FOR ADDITIONAL INFORMATION.

CYPRESS POINT FAMILY COMMUNITY
Carlos Way, Moss Beach

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Issued for Review	05/26/24
2	As Noted	10/08/24
3	As Noted	01/10/25
4	Final	09/17/25

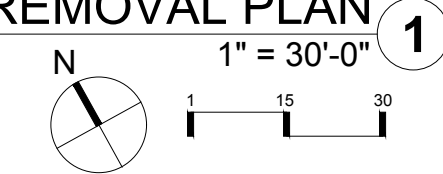
JOB NUMBER: 1603
DRAWN BY: OWM/O
CHECKED BY: GL
DATE: 06/21/2022
SCALE: 1" = 30'-0"

TITLE:
TREE PROTECTION AND REMOVAL PLAN

SHEET:

TPZ1.00

TREE PROTECTION AND REMOVAL PLAN 1



T:\PROJECTS\2024\1603 Pyatok Moss Beach\Drawings\BATCH LANDSCAPE.dwg: 06/21/2022 3:45:15 PM: DWG: TPZ1.00: PLOT: 1603-01-001.dwg: 4:20:10 AM: 1:1





VIEW CONTEXT KEY



[VIEW A] SITE ENTRANCE LOOKING NORTHEAST



[VIEW B] COMMUNITY CENTER LOOKING NORTHWEST

PVATOK

3000 10th Street, Suite 100
San Mateo, CA 94401
Tel: 650.354.1234

Project Address:
3000 10th Street, Suite 100

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

Date:

NO.	REVISIONS	DATE
01	ISSUED FOR PERMIT	07/13/2022
02		
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G0.03

**COUNTY OF SAN MATEO
PLANNING AND BUILDING**

**NOTICE OF COASTSIDE
DESIGN REVIEW**

A Design Review application has been filed with the County of San Mateo Planning and Building Department on this property.

Address: 3000 10th Street, Suite 100, San Mateo, CA 94401

Owner's Name: PVATOK

Project Description: New SFR Addition Major Modification

Area (SF): 20,000 Height: 25.00

Exterior Surface/Color: See site plan and design documents.

Proposed trees to be removed:

Tree Diameter (at 4.5 height)	Species	Marking by which trees can be identified
10"	Mutinus, Monterey pine	See tree removal plan posted
<input type="checkbox"/> None		

Planning Permit Number: PLK 2022-00220

Please note that this project is available for review at the County of San Mateo Planning and Building Department, 400 County Center, Redwood City, CA 94063. All comments or inquiries should be addressed to the Design Review Officer at the address above or by phone, (650) 330-1100. A decision on this proposal will be made no later than 30 (30) days after the posting of the notice. A public hearing by the County of San Mateo Design Review Committee will be held as indicated below.

Date: July 13, 2022

Year: 2022

Agenda Item No.: 1

Map Location: 270 Capitola Road Unit 5, Half Moon Bay, CA 94040

San Mateo County Planning Department
3000 10th Street, Suite 100, San Mateo, CA 94401



EXISTING WATER TANKS

EXISTING MONUMENT PINE TREE

[VIEW 2] SIERRA STREET VIEW, TRANSPARENT LANDSCAPE

VIEW CONTEXT KEY

PIATOK
 801 S. GARDNER AVE. SUITE 200
 SAN MATEO, CA 94401
 (650) 331-0100
 www.piatok.com

PROJECT NO. 2023-0001
 30 Days for the City, 30 Days for the Public
 Date: 08/15/2023

CYPRESS POINT FAMILY COMMUNITY
 Canyon District, Above Beach

GO.02

COUNTY OF SAN MATEO
PLANNING AND BUILDING
NOTICE OF COASTSIDE
DESIGN REVIEW

Project Name: [REDACTED]
 Project Number: [REDACTED]
 Date: 08/15/2023

Public Hearing Information:
 Date: 08/22/2023
 Time: 5:00 PM - 7:00 PM
 Location: [REDACTED]

COUNTY OF SAN MATEO
PLANNING AND BUILDING
**NOTICE OF COASTSIDE
DESIGN REVIEW**

Project Name: Cypress Point Family Community
Project No.: 2022-00101
Project Location: 10000 Cypress Point Road, Sausalito, CA 94965
Project Description: A new family community consisting of approximately 100 units, including single-family homes, townhomes, and multi-family units, with associated parking, landscaping, and infrastructure improvements.

Project Status: Approved Pending Rejected

Project Manager: [Name]
Date: [Date]

For more information, please contact the Planning and Building Department at (415) 362-2300.



COUNTY OF SAN MATEO
PLANNING AND BUILDING
**NOTICE OF COASTSIDE
DESIGN REVIEW**

1. A public hearing will be held on the proposed project at the following time and location:

Project Name: Cypress Point Family Community
Project Location: [Redacted]
Public Hearing Date: 08/28/2024
Public Hearing Time: 6:00 PM - 7:30 PM
Public Hearing Location: [Redacted]

2. The project is subject to the following conditions:

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VIEW CONTEXT KEY



(VIEW 1) SIERRA STREET VIEW, TRANSPARENT LANDSCAPE



(VIEW 1) SIERRA STREET VIEW

P/ATOK

PLANNING ARCHITECTURE

1000 S. GARDEN ST. SUITE 100

LOS ANGELES, CA 90007

TEL: 213.475.1000

FAX: 213.475.1001

WWW.P/ATOK.COM

CYPRESS POINT FAMILY COMMUNITY

Cypress Street, Aliso Viejo

G0.01