

APN  
644-281-05  
2191 OCEAN WAY

PROTECT EXISTING SIGN  
"NO PARKING ANY TIME"

MOSS STREET

RECONSTRUCT AC DIKE  
PAINT RED STRIPE & FIRE LANE STENCILING  
REPLACE INLET  
BEACH INFORMATION SIGN  
RECONSTRUCT WOOD FENCE  
REMOVE EXISTING STAIRS  
AND STRUCTURES (TYP.)  
OVERLOOK

REMOVE  
PARKING TEES

REMOVE "NO  
PARKING ANY  
TIME" SIGN

REPLACE AC DIKE &  
REDWOOD HEADER

REPAIR AC PAVEMENT

REPLACE CURB  
AND GUTTER

NEW CURB RAMP &  
BOLLARDS

RECONSTRUCT AC DIKE  
W/ RED STRIPE & FIRE  
LANE STENCILING

REPLACE INLET

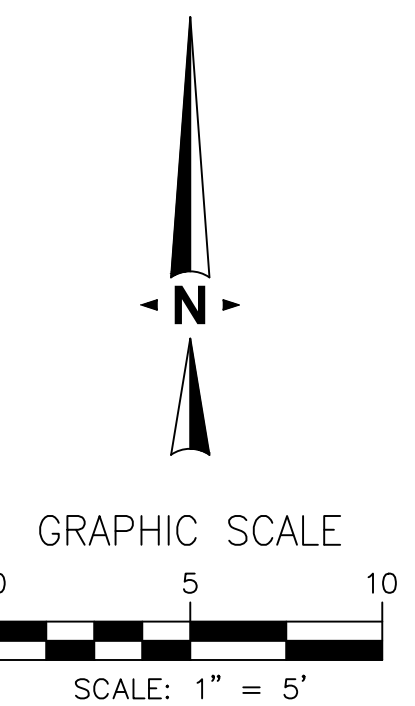
BIKE RACKS

OVERLOOK

NEW RETAINING WALL & RAILING

NEW AREA DRAIN

APN  
656-114-33  
139 MOSS STREET



NEW DISSIPATER WALL  
TO CONNECT TO EXISTING

NEW RETAINING WALL & RAILING  
TRASH RECEPTACLE (TYP.)

NEW PIERS TO  
SUPPORT WALKWAYS  
& STAIRS (TYP.)

PROPOSED LIFEGUARD  
TOWER

PROPOSED PIER

OVERLOOK

**MOSS STREET**  
CONCEPT PLAN &  
GRADING STUDY  
November 8, 2021



38 TECHNOLOGY DRIVE  
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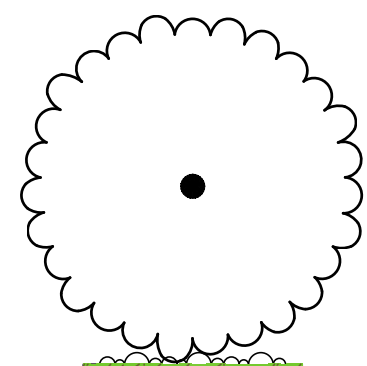
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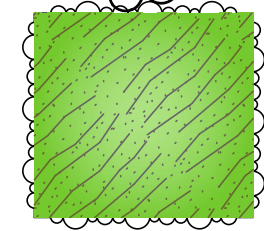


CONCEPT PLANT SCHEDULE

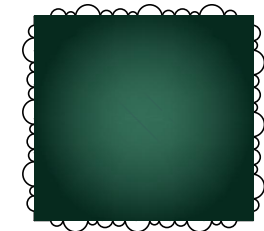
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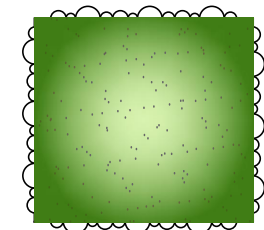
NEW TREE  
CERCIS OCCIDENTALIS



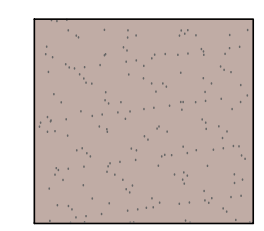
EXISTING PLANTS TO PRESERVE  
PLANTS IN AREA TO BE PROTECTED TO THE EXTENT FEASIBLE



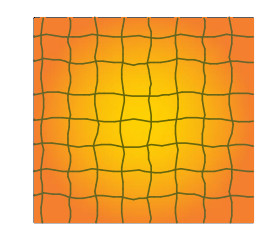
LOW GROWING PLANTS  
ALOE X 'CYNTHIA GIDDY'  
CISTUS SALVIFOLIUS 'PROSTRATUS'  
DUDLEYA CAESPITOSA



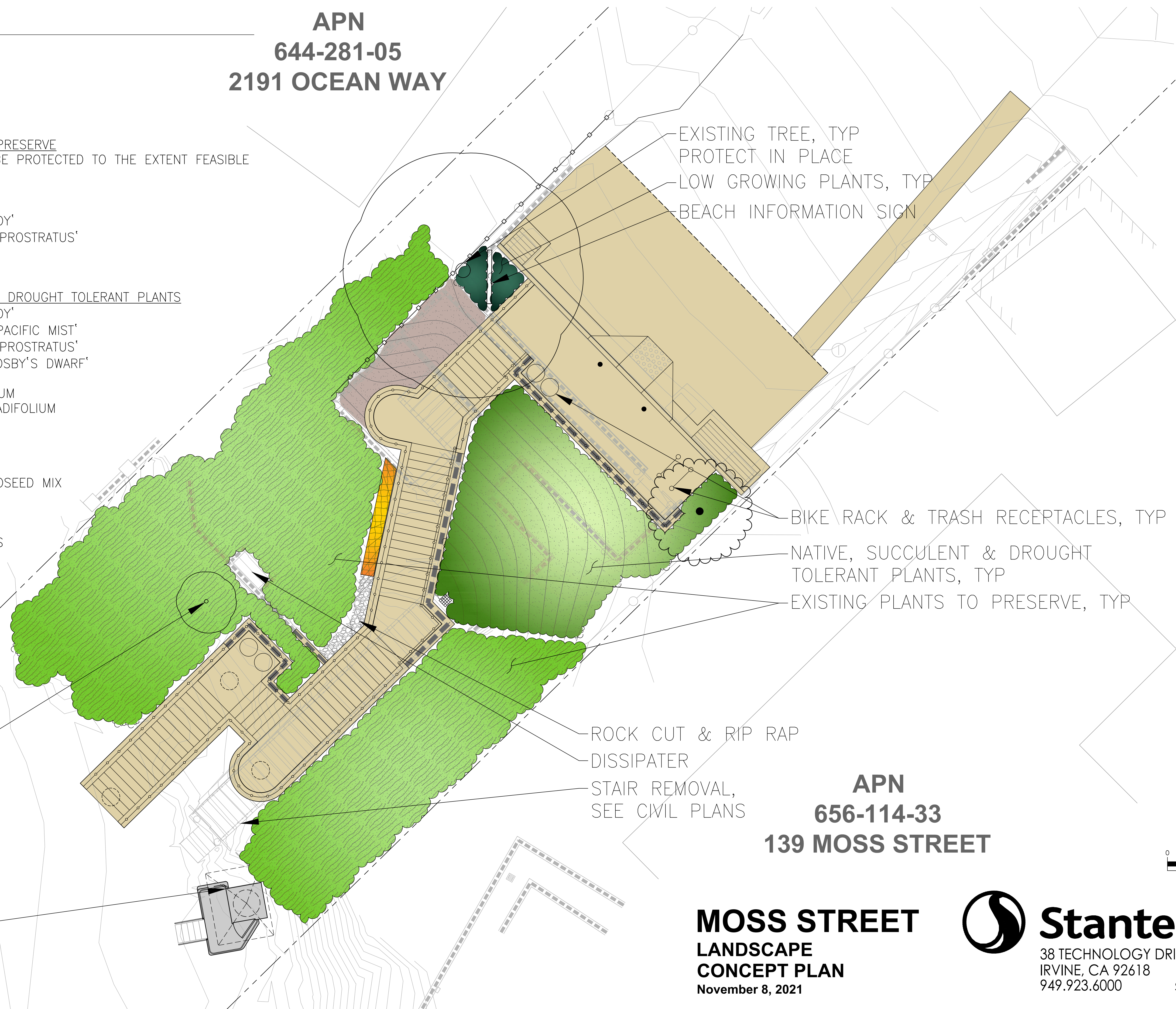
NATIVE, SUCCULENT & DROUGHT TOLERANT PLANTS  
ALOE X 'CYNTHIA GIDDY'  
ARCTOSTAPHYLOS X 'PACIFIC MIST'  
CISTUS SALVIFOLIUS 'PROSTRATUS'  
CRASSULA OVATA 'CROSBY'S DWARF'  
DUDLEYA CAESPITOSA  
ERIOGONUM PARVIFOLIUM  
ERIOPHYLLUM STAECHADIFOLIUM  
OPUNTIA LITTORALIS



SHALLOW SOIL  
NON-IRRIGATED HYDROSEED MIX



ROCK CUT AREA  
REFER TO CIVIL PLANS



EXISTING TREE, TYP  
PROTECT IN PLACE

LOW GROWING PLANTS, TYP

BEACH INFORMATION SIGN

BIKE RACK & TRASH RECERTACLES, TYP

NATIVE, SUCCULENT & DROUGHT  
TOLERANT PLANTS, TYP

EXISTING PLANTS TO PRESERVE, TYP

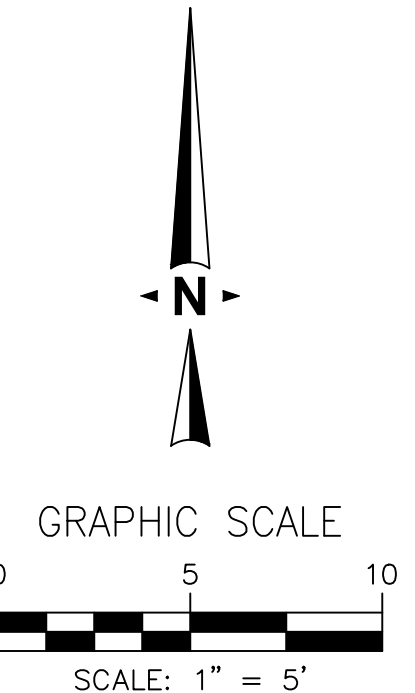
EXISTING TREE, TYP  
PROTECT IN PLACE

ROCK CUT & RIP RAP  
DISSIPATER

STAIR REMOVAL,  
SEE CIVIL PLANS

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PROPOSED LIFEGUARD  
TOWER



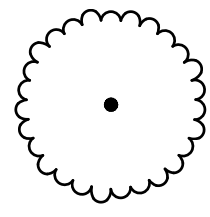
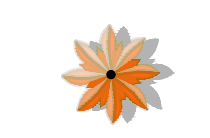
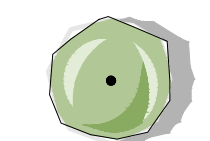
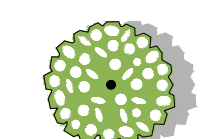
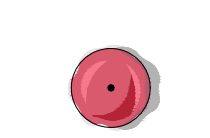

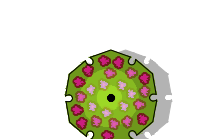
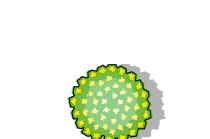
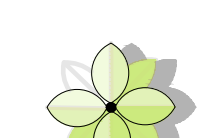
**MOSS STREET**  
LANDSCAPE  
CONCEPT PLAN  
November 8, 2021

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SPACE
	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL	AS SHOWN
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING
	ALOE X 'CYNTHIA GIDDY' / CYNTHIA GIDDY ALOE	5 GAL	3' O.C.
	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	1 GAL	4' O.C.
	CISTUS SALVIIFOLIUS 'PROSTRATUS' / SAGELEAF ROCKROSE	1 GAL	4' O.C.
	CRASSULA OVATA 'CROSBY'S DWARF' / DWARF JADE PLANT	1 GAL	2.5' O.C.
	DUDLEYA CAESPITOSA / SEA LETTUCE	1 GAL	1.5' O.C.
	ERIOGONUM PARVIFOLIUM / CLIFF BUCKWHEAT	1 GAL	3' O.C.
	ERIOPHYLLUM STAECHADIFOLIUM / LIZARD TAIL	1 GAL	2' O.C.
	OPUNTIA LITTORALIS / SHORE CACTUS	5 GAL	4' O.C.

SEE PLANTING PALETTE FOR PHOTOS OF PROPOSED PLANTS

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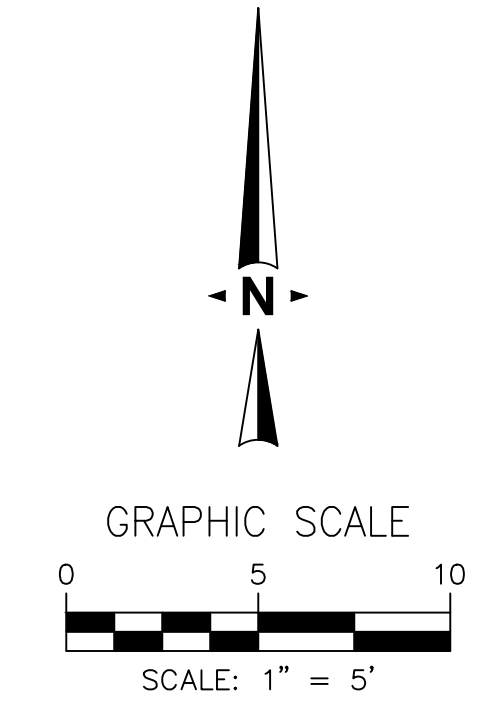
EXISTING TREE, TYP  
PROTECT IN PLACE  
BEACH INFORMATION SIGN  
NON-IRRIGATED HYDROSEED AREA  
ROCK CUT AREA

BIKE RACK & TRASH RECEPTACLES, TYP  
EXISTING PLANTS TO PRESERVE, TYP

ROCK CUT & RIP RAP  
DISSIPATER  
STAIR REMOVAL,  
SEE CIVIL PLANS

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PROPOSED LIFEGUARD  
TOWER



**MOSS STREET**  
**CONCEPTUAL**  
**PLANTING PLAN**  
November 8, 2021

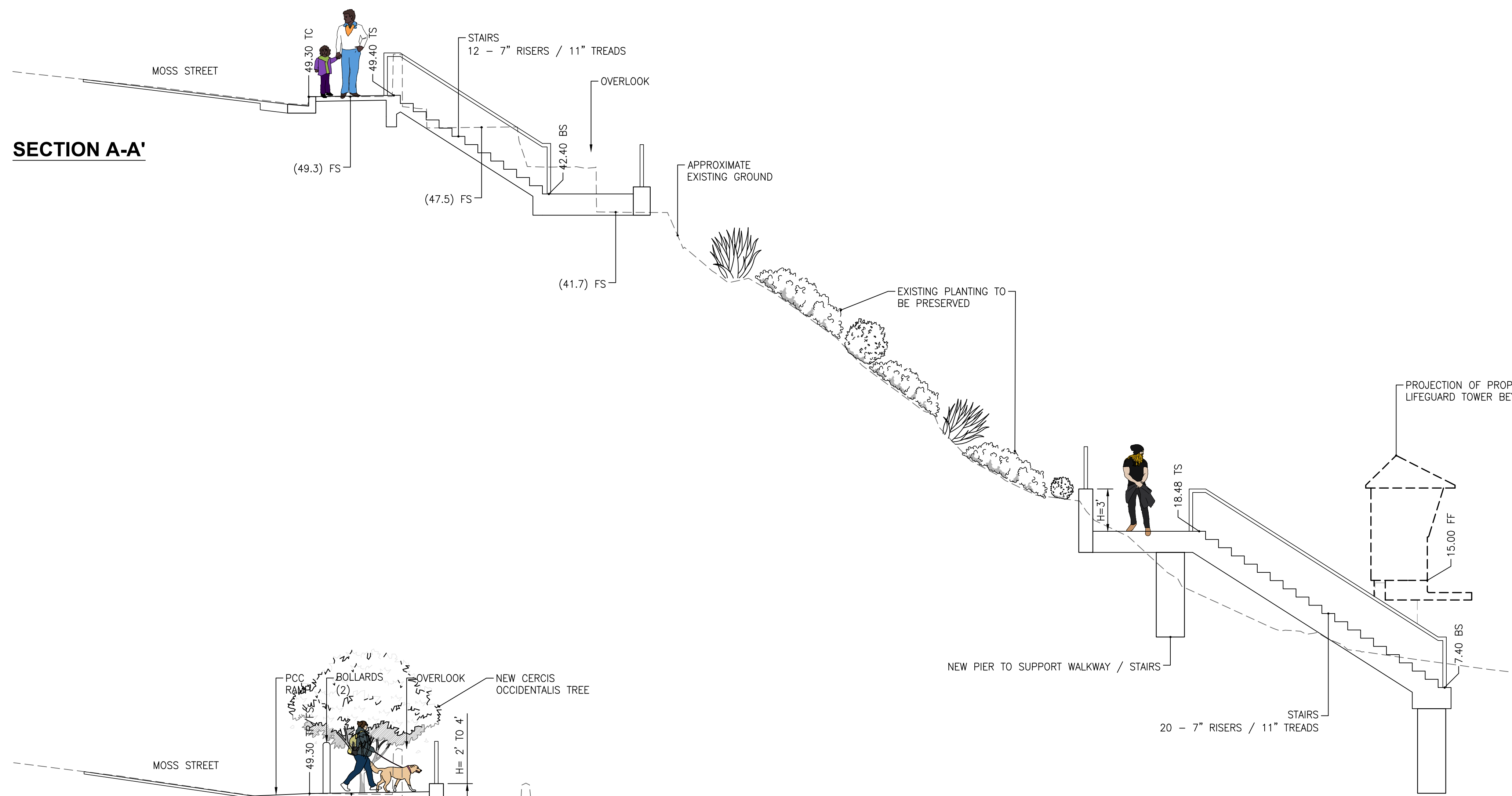


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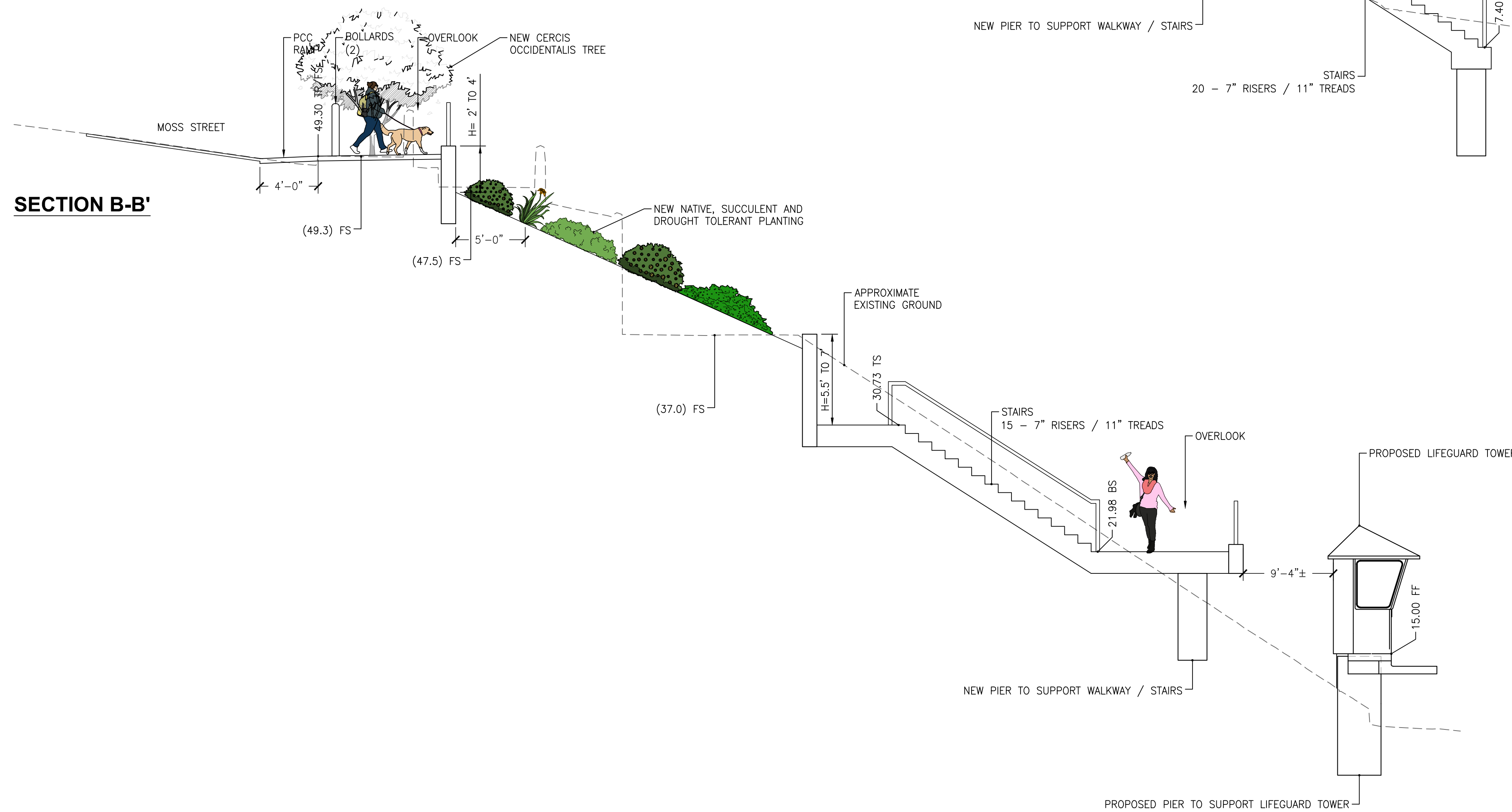
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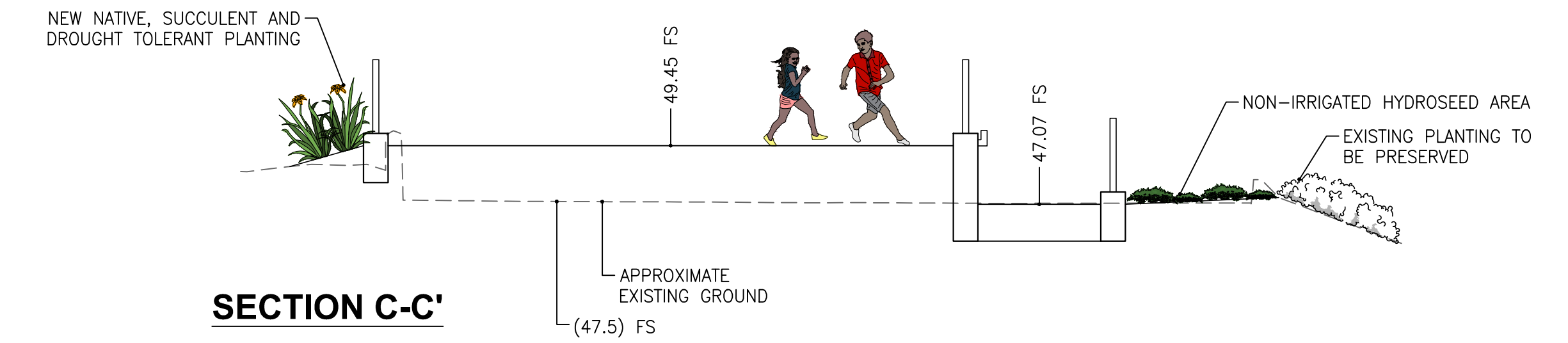
**SECTION A-A'**



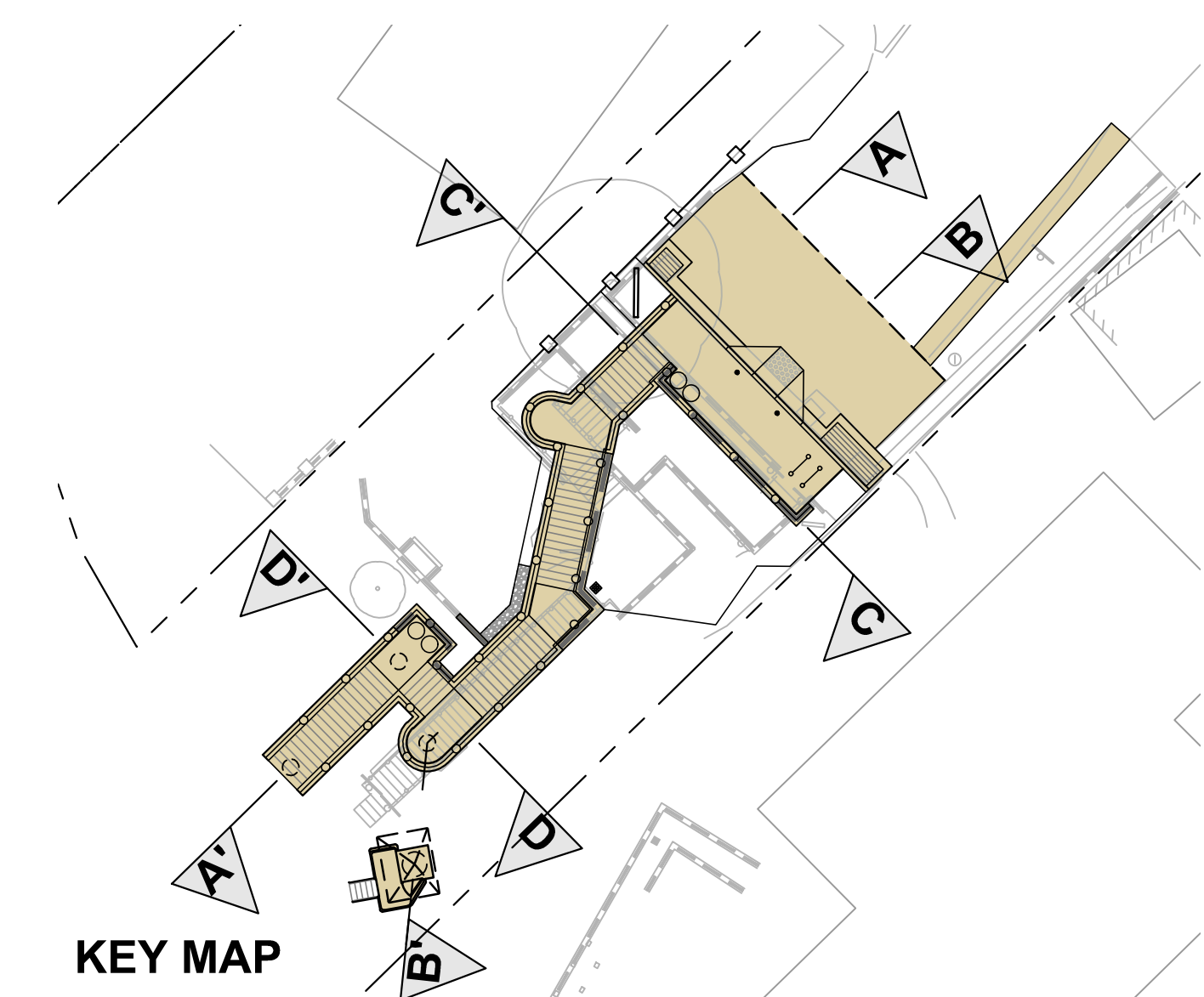
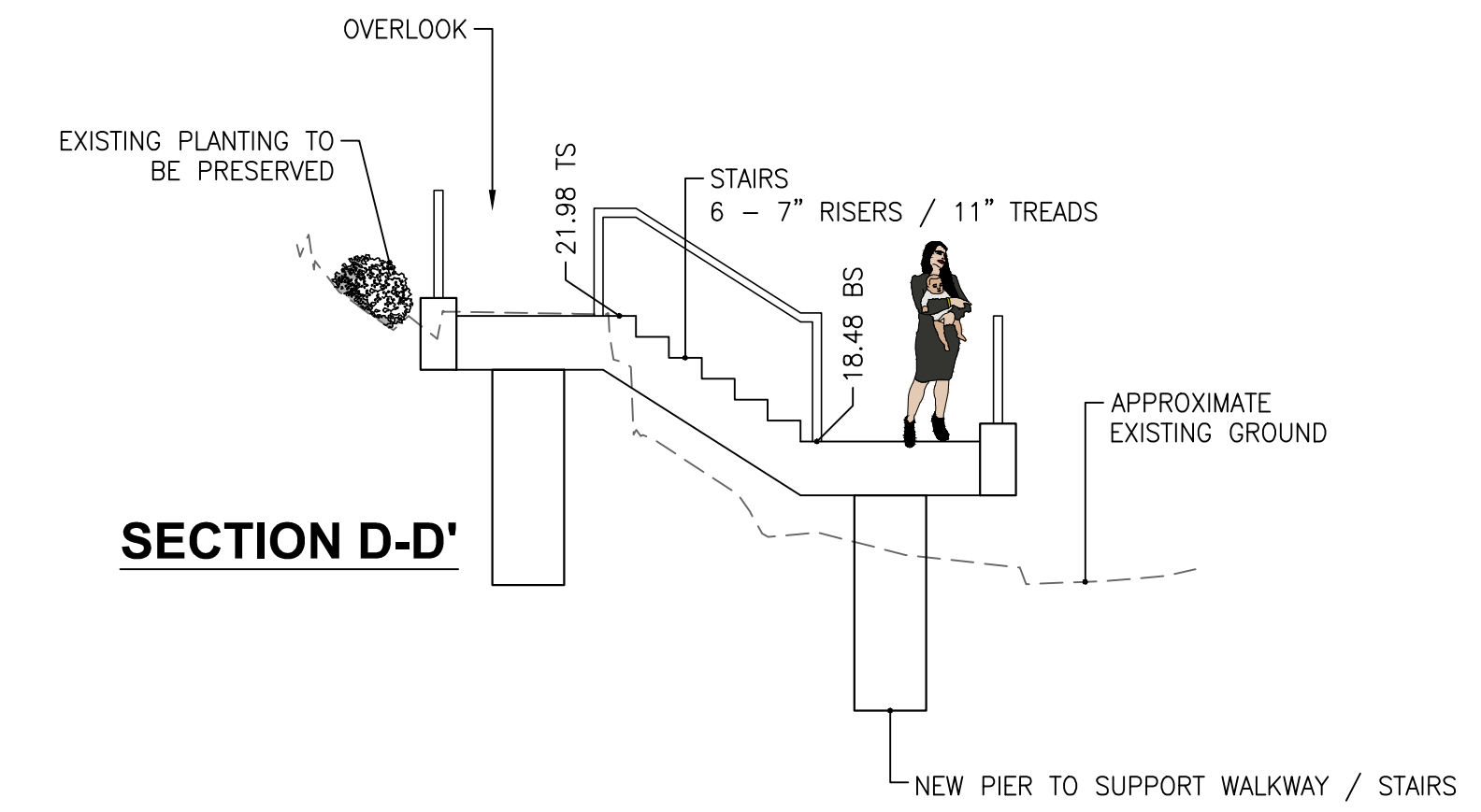
**SECTION B-B'**



**SECTION C-C'**



**SECTION D-D'**



**MOSS STREET SECTIONS**  
November 8, 2021

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DRAWING: 11/08/2021 1:02 PM BY: Cook, Steve