

STEINBERG HART | MARWOOD MV MANAGER LLC

MARWOOD OFFICE BUILDING



FORMAL SUBMITTAL 01.12.18 | **Revision 10 Dated 01.31.23**
APPLICATION NO: PL-2018-025

DESIGN NARRATIVE:

The proposed project is a 4-story commercial building that consists of approximately 41,900 sf of office, retail, and terrace: 11,078 sf of basement and off-site parking spaces. Situated at the corner of West Evelyn Ave. and Hope St., the building is located across from the Transit Center in the Historic District: Area H. Its location provides doorstep convenience for its future tenants and visitors to public transportation.

With the planned closure of the railroad crossing at Castro Street, the proposed building serves as a gateway to one of the most active commercial corridors in downtown Mountain View. The primary frontage of the building is composed of select window typologies combined with traditional forms and materials. The complimentary colors and textures proposed enliven an existing nondescript building and intersection. The Design Team drew inspiration from its surrounding building types to include punched storefront openings framed with metal openings that wraps Hope and West Evelyn Streets. The framed openings borrow from traditional elements – brick mold, head, sill, and water table details at the retail level. This is further enhanced and scaled at pedestrian level with awnings at each window bay.

Above the stone veneer at ground level, the second story is outlined with cement plaster to contrast with the stone, which is then crowned by metal panels projected at the roof line as a tertiary material. The contrasting panels and material at the corner of Hope and W. Evelyn Avenue highlights the corner entrance to the building. Additionally, a tower like massing extended with a metal trellis marks the corner as a gateway to the historical commercial area.

The building mass was organized with a tripartite hierarchy. Vertically – we illustrate a distinct base, middle, and top; accentuated with window typologies and material changes. At the roof deck and 4th floor, we've provided amenities space for tenants and guests to activate.

PROJECT TEAM

OWNER:

C-M MV Evelyn Station LLC
883 N Shoreline Blvd. Suite B100
Mountain View, CA, 94043

APPLICANT | OWNER'S REPRESENTATIVE:

MARWOOD MV MANAGER LLC
883 N Shoreline Blvd. Suite B100
Mountain View, CA, 94043
Contact: Vincent Woo Managing Director
Direct: 408 888 3222

ARCHITECT:

Steinberg Hart
125 S. Market Street, Suite 110
San Jose, CA 95113
Contact: Ernest T. Yamane, Senior VP
Direct: 408.307.9323

CIVIL ENGINEER:

Kier + Wright, Civil Engineers & Surveyors, Inc.
3350 Scott Boulevard, Building 22
Santa Clara, CA 95054

PARKING DESIGN:

Watry Design, Inc.
100 Century Center Court, Suite 600
San Jose, CA 95112

PARKING CONSULTING:

Parking Dynamics
Certified Green Garage Assessor
16331 Sir William Dr.
Spring, Texas 77379

TRASH MANAGEMENT:

American Trash Management
1900 Powell Street, Suite 890
Emeryville, CA 94608

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PROJECT DATA

ZONING: SPECIAL PURPOSE
PC | Precise Plan
P(19) Downtown Plan
Area H: Historic Retail District

727 APN: 158-20-015
701 APN: 158-20-066

LOT AREA: 11,322 sf

SITE COVERAGE: 9,815 sf | 79.6%

FAR: 41,930/12,318 sf = 3.40
53,008/12,318 sf = 4.30 (w/ Basement)

PARKING:
RETAIL Exempt
COMMERCIAL Spaces provided off-site
BICYCLE PARKING 44 stalls provided

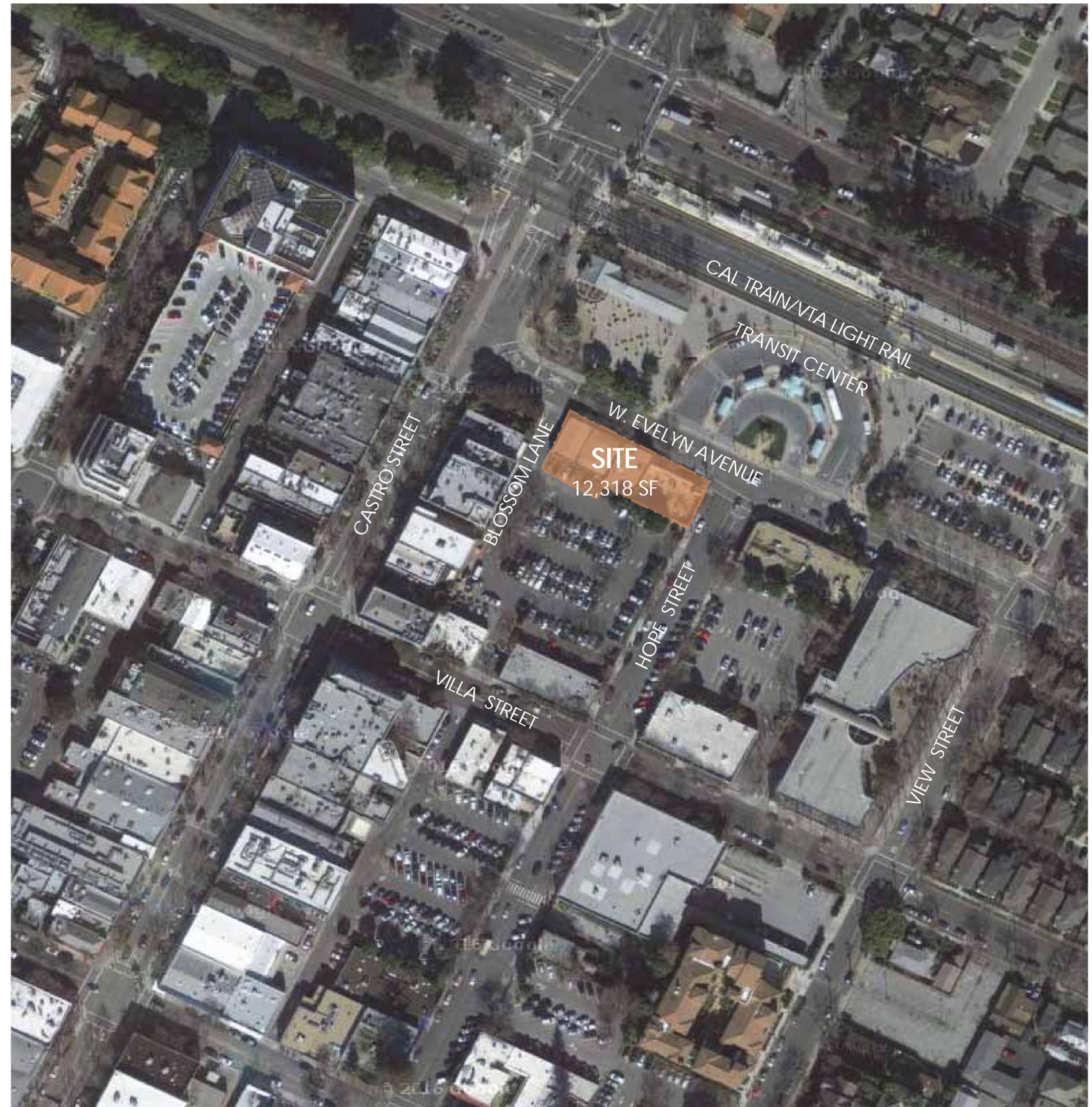
OPEN SPACE:
4TH FLOOR TERRACES: 1,584 sf
ROOF TERRACES: 3,421 sf
TOTAL: 5,005 sf /12,318 sf = 40.6 %

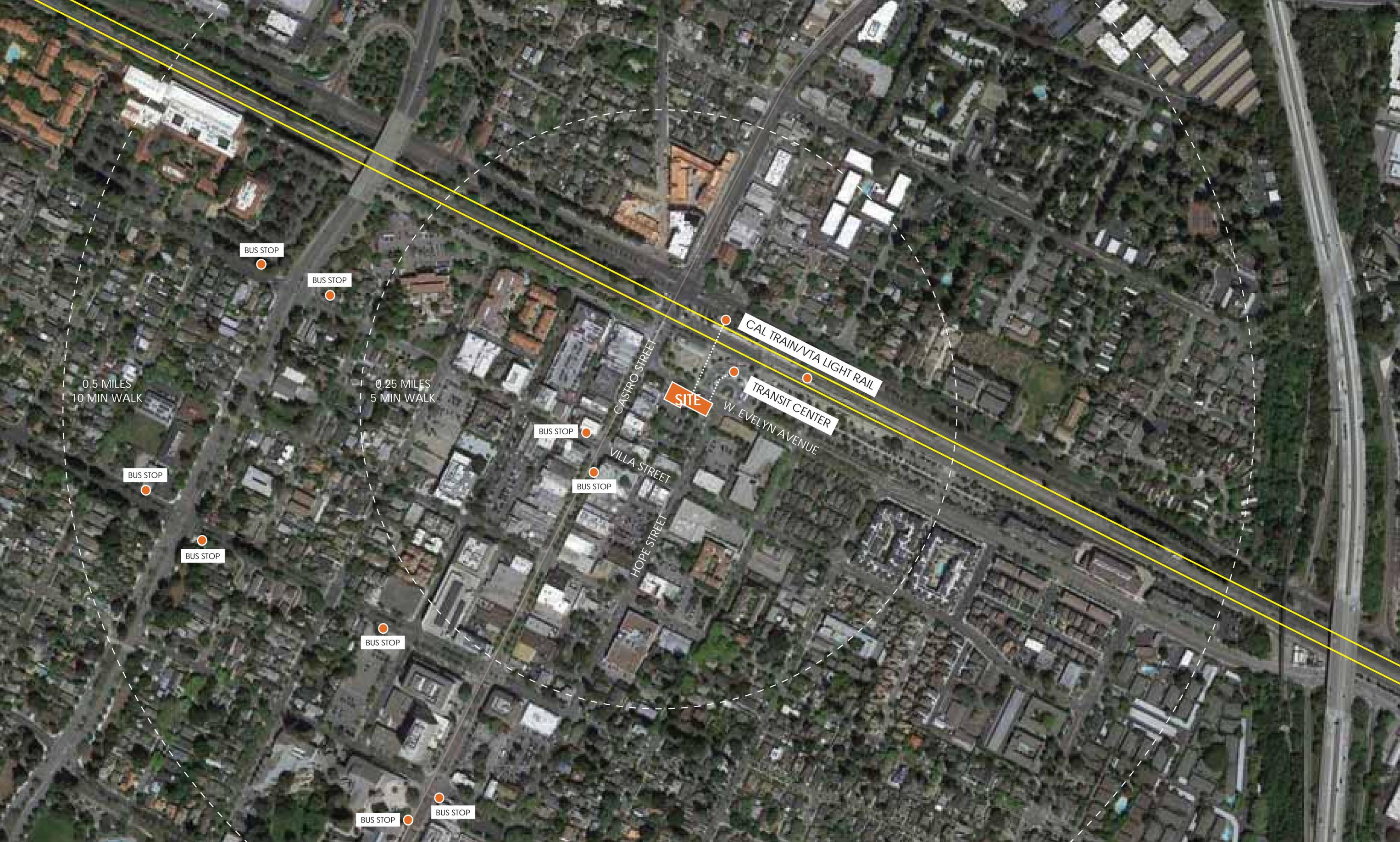
MIXED-USE BUILDING:
GROUND FLOOR: GROUND LEVEL COMMERCIAL
FLOOR: 2 - 4 COMMERCIAL
ROOF ROOF DECK AMENITIES
BASEMENT STORAGE

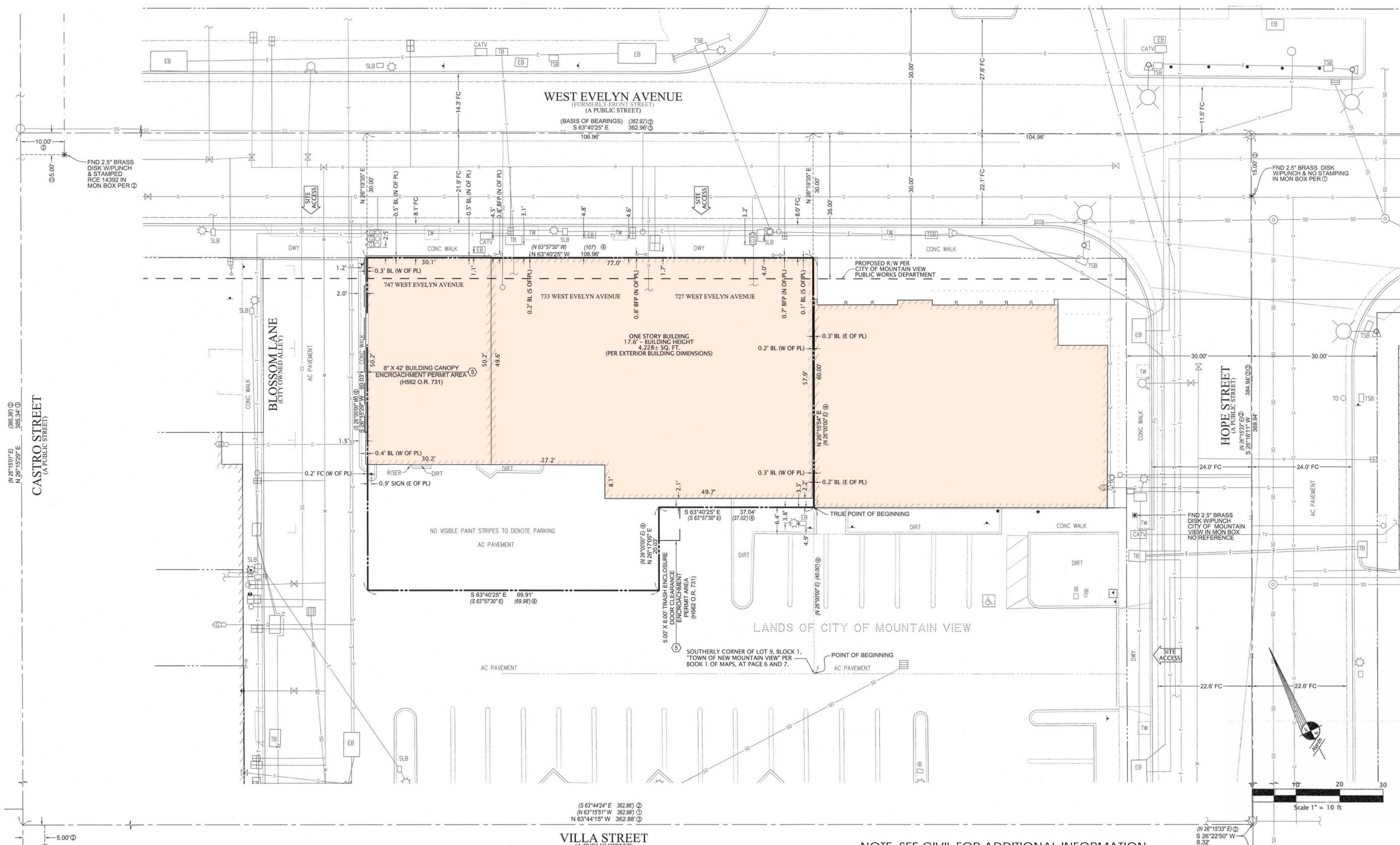
OCCUPANCY: B Commercial

TYPE OF CONSTRUCTION: IA

APPLICABLE CODES: 2016 California Building Code; Part 2, Title 24, CCR
2016 California Electrical Code; Part 3, Title 24, CCR
2016 California Mechanical Code; Part 4, Title 24, CCR
2016 California Plumbing Code; Part 5, Title 24, CCR
2016 California Energy Code; Part 6, Title 24, CCR
2016 California Fire Code; Part 9, Title 24, CCR
2016 California Green Building Code; Part 11, Title 24, CCR





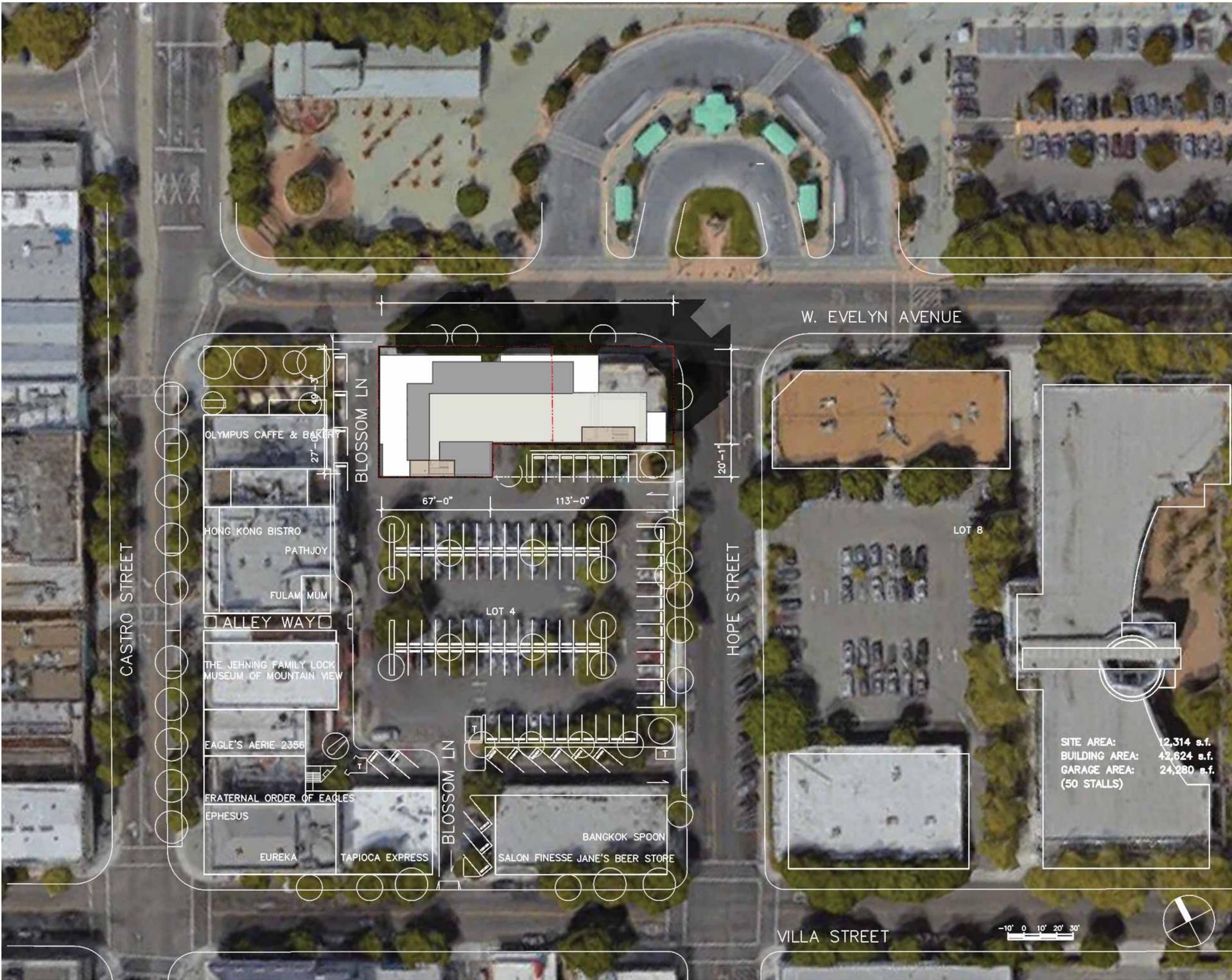


PROJECT AREAS:

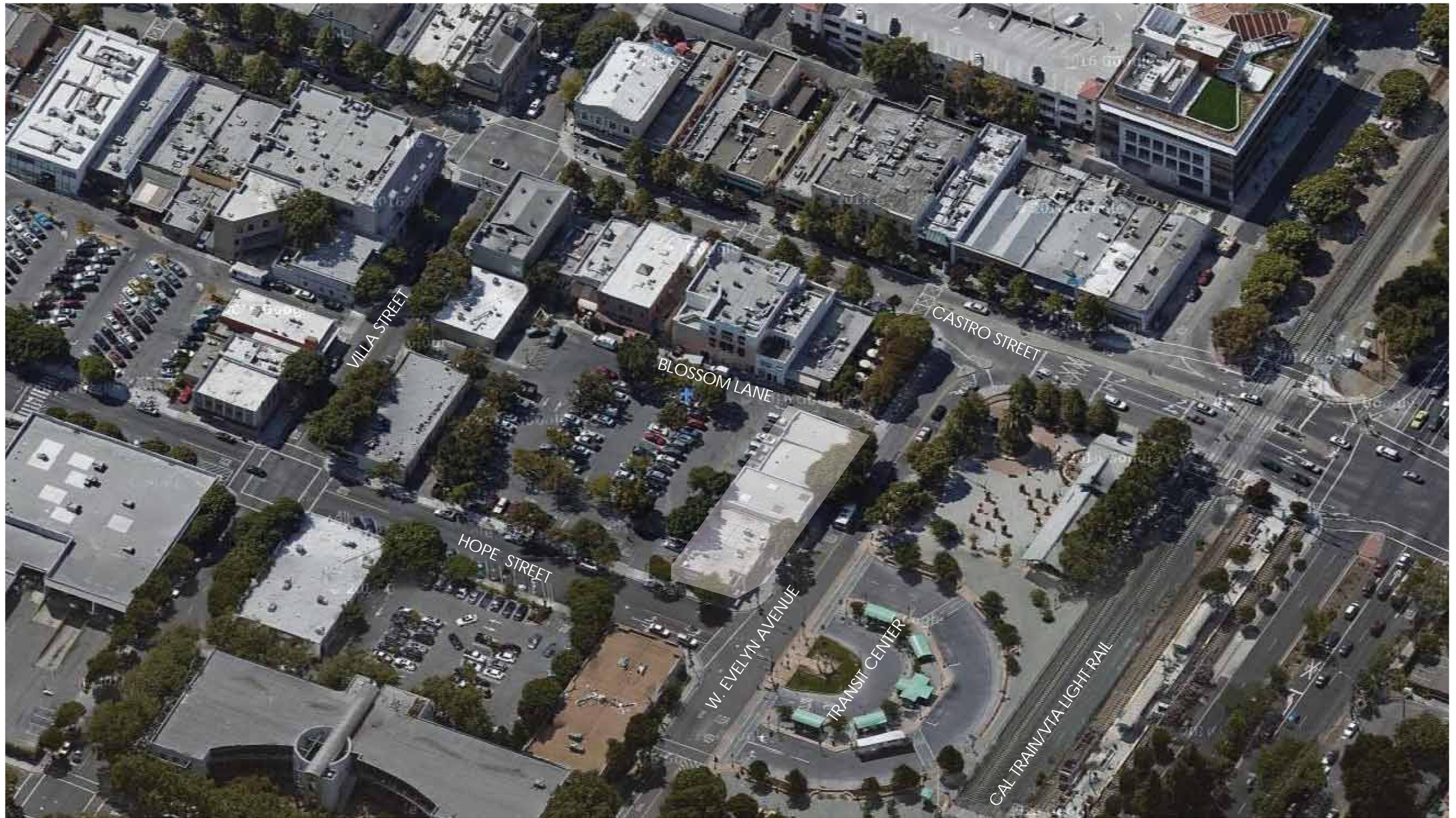
SITE AREA	12,318 SF
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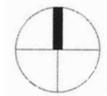
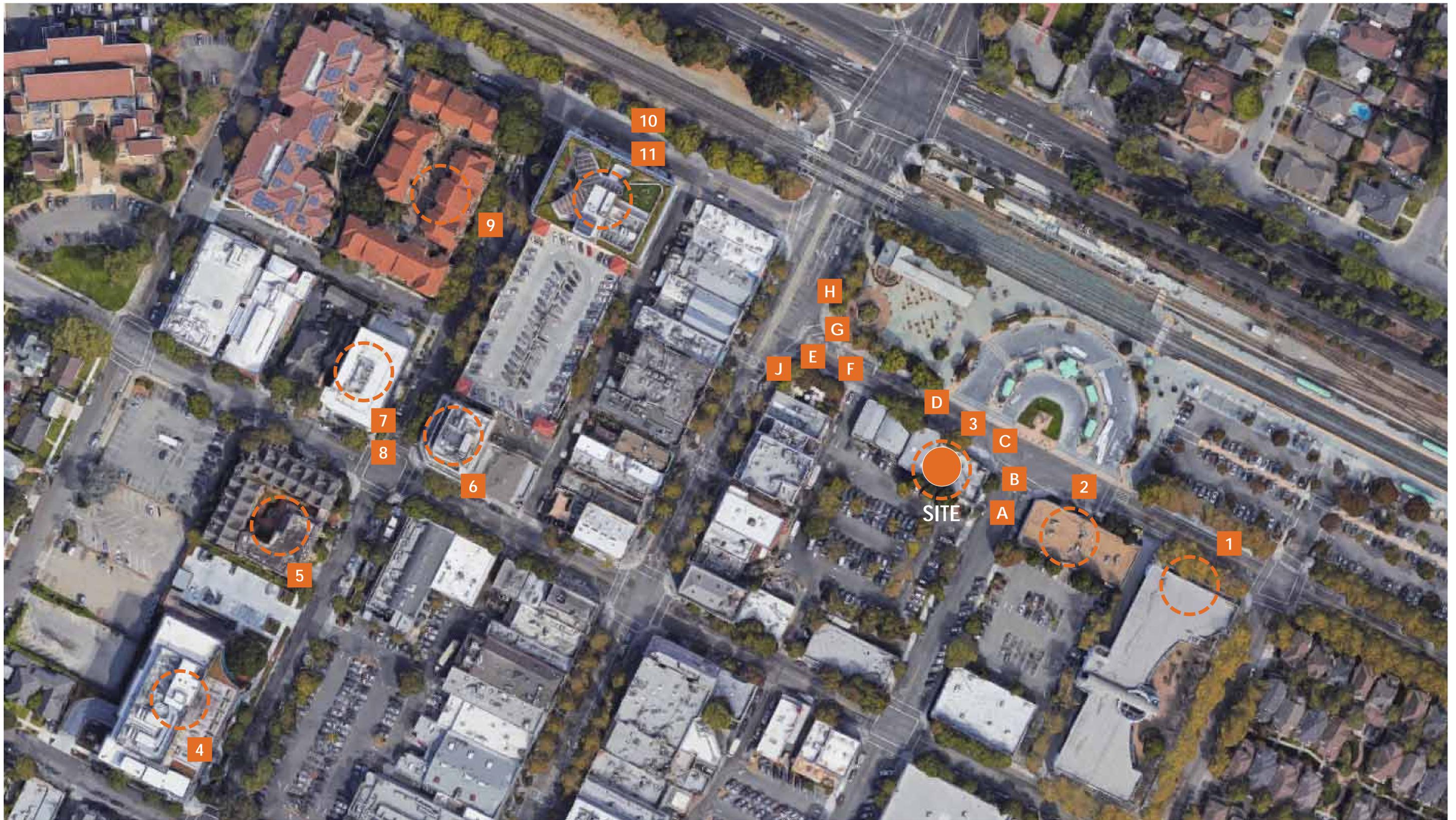
BASEMENT	GSF
LEVEL B01	11,078
TOTAL BASEMENT AREA	11,078 SF

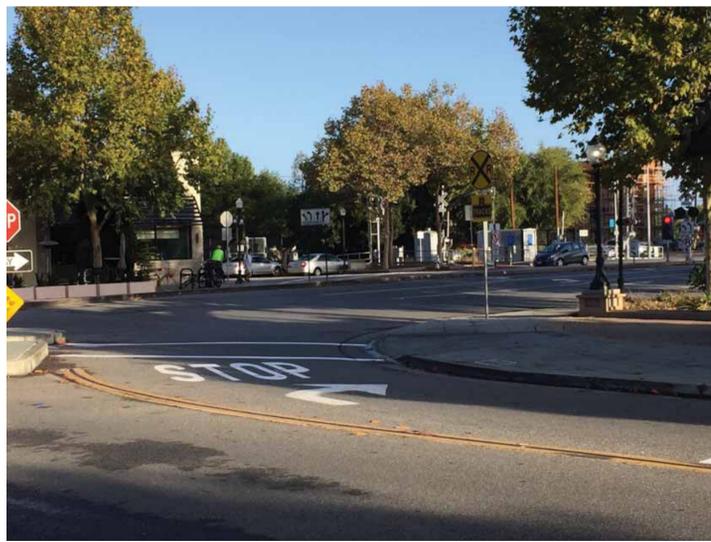
BUILDING AREA	GSF	NSF
LEVEL 1 - GROUND FLOOR	9,166	6,984
LEVEL 2	9,370	8,627
LEVEL 3	9,625	8,391
LEVEL 4 (INCLUDE TERRACE)	9,257	6,436
ROOF LEVEL (INCLUDE TERRACE)	4,512	—
TOTAL BUILDING AREA	41,930	30,438
TERRACE	5,005	—



SITE AREA: 12,314 s.f.
 BUILDING AREA: 42,624 s.f.
 GARAGE AREA: 24,280 s.f.
 (50 STALLS)







G



D



A



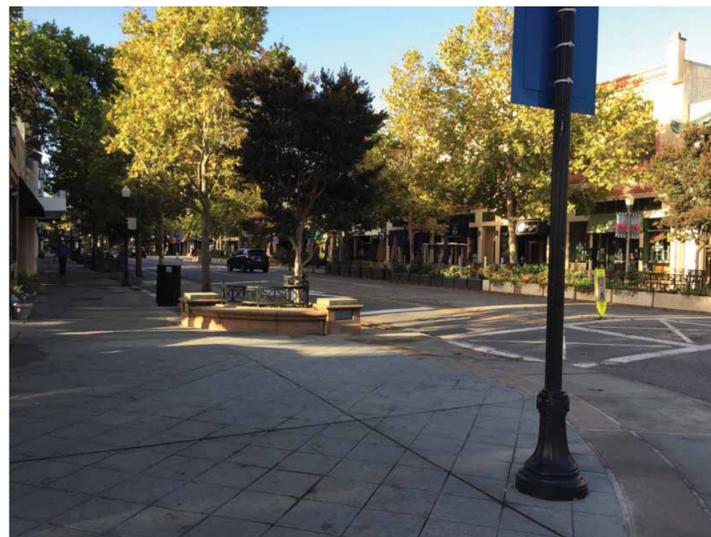
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E



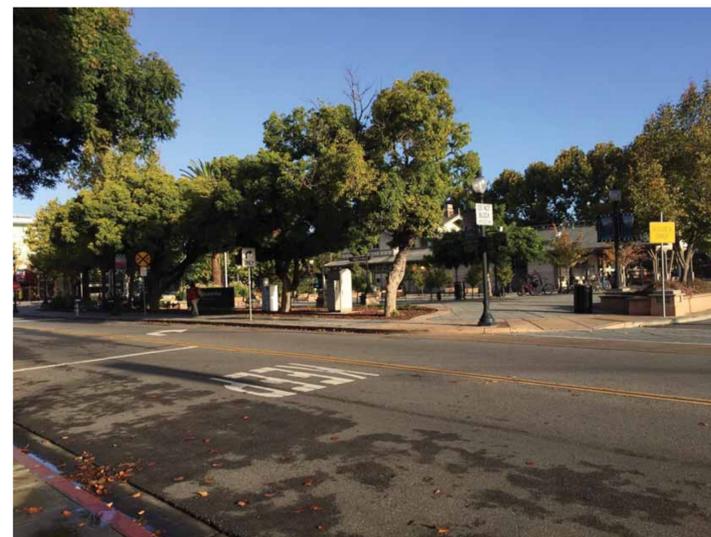
B



J



F



C

The photo montage illustrated on this page shows a diversity of commercial, and high density buildings in the immediate vicinity.



7



4



1



10



8



5



2



11



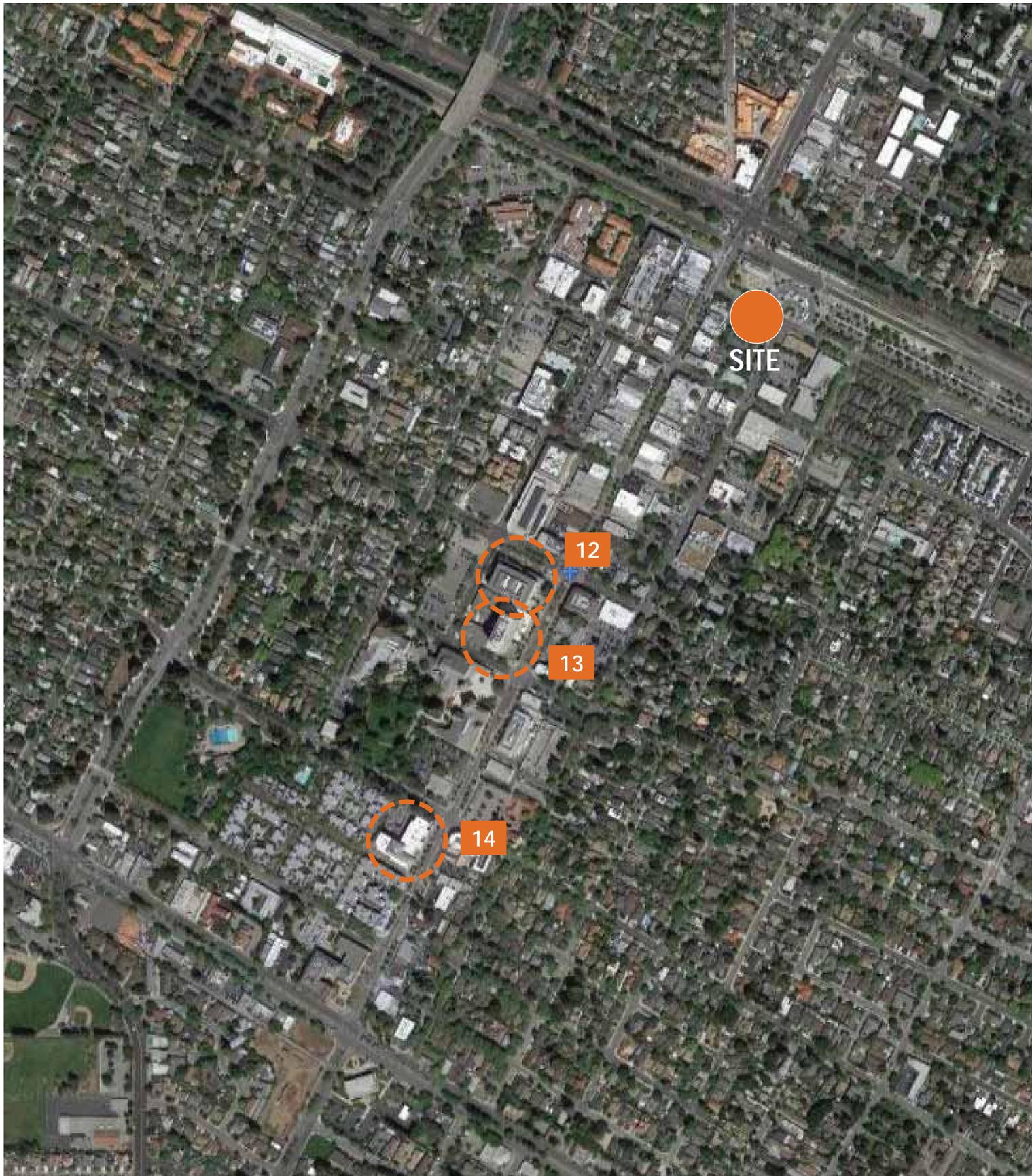
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6



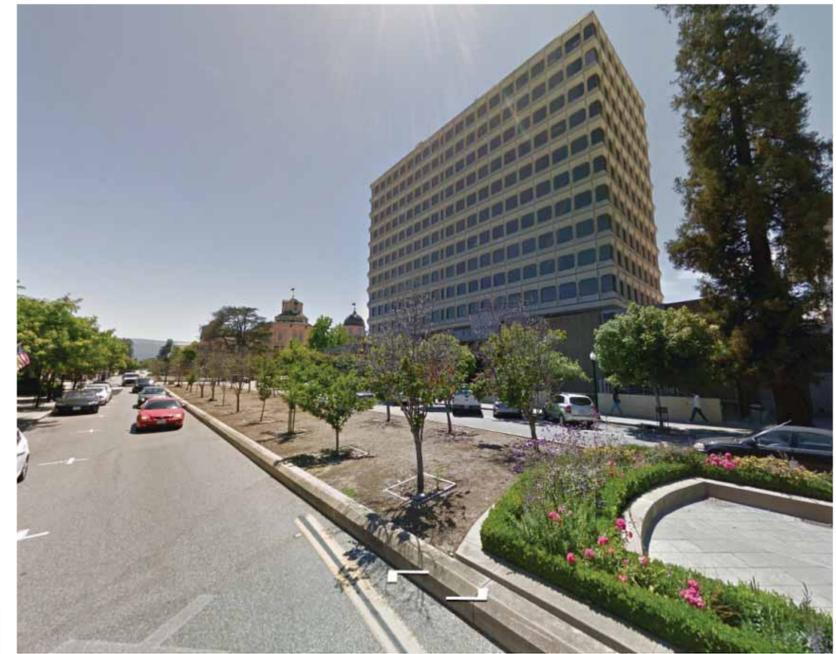
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12



13



14













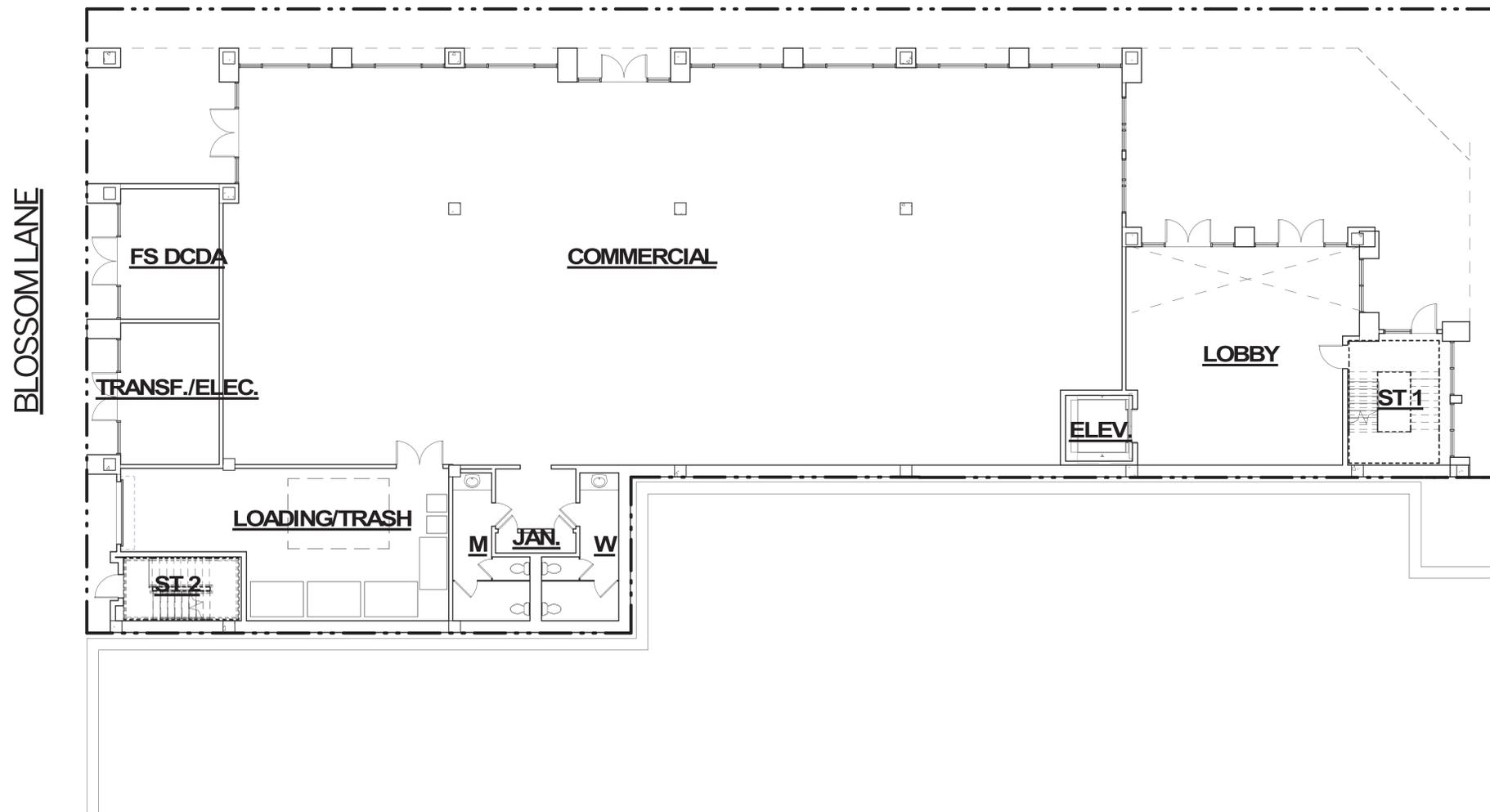






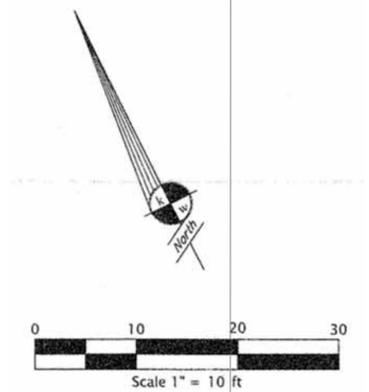
PROPOSED HOTEL IN FOREGROUND

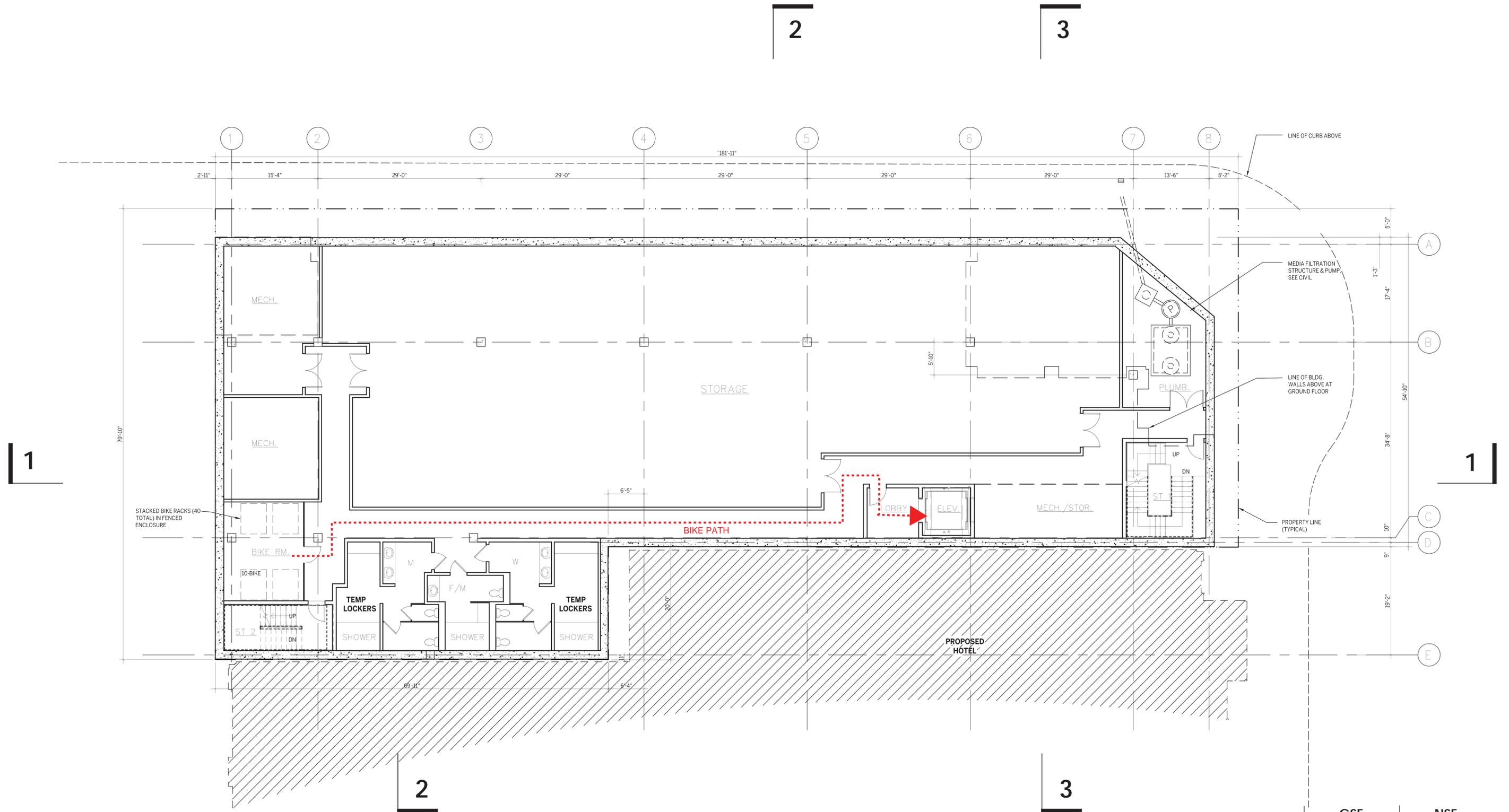
WEVELYN AVENUE



BLOSSOM LANE

HOPE STREET

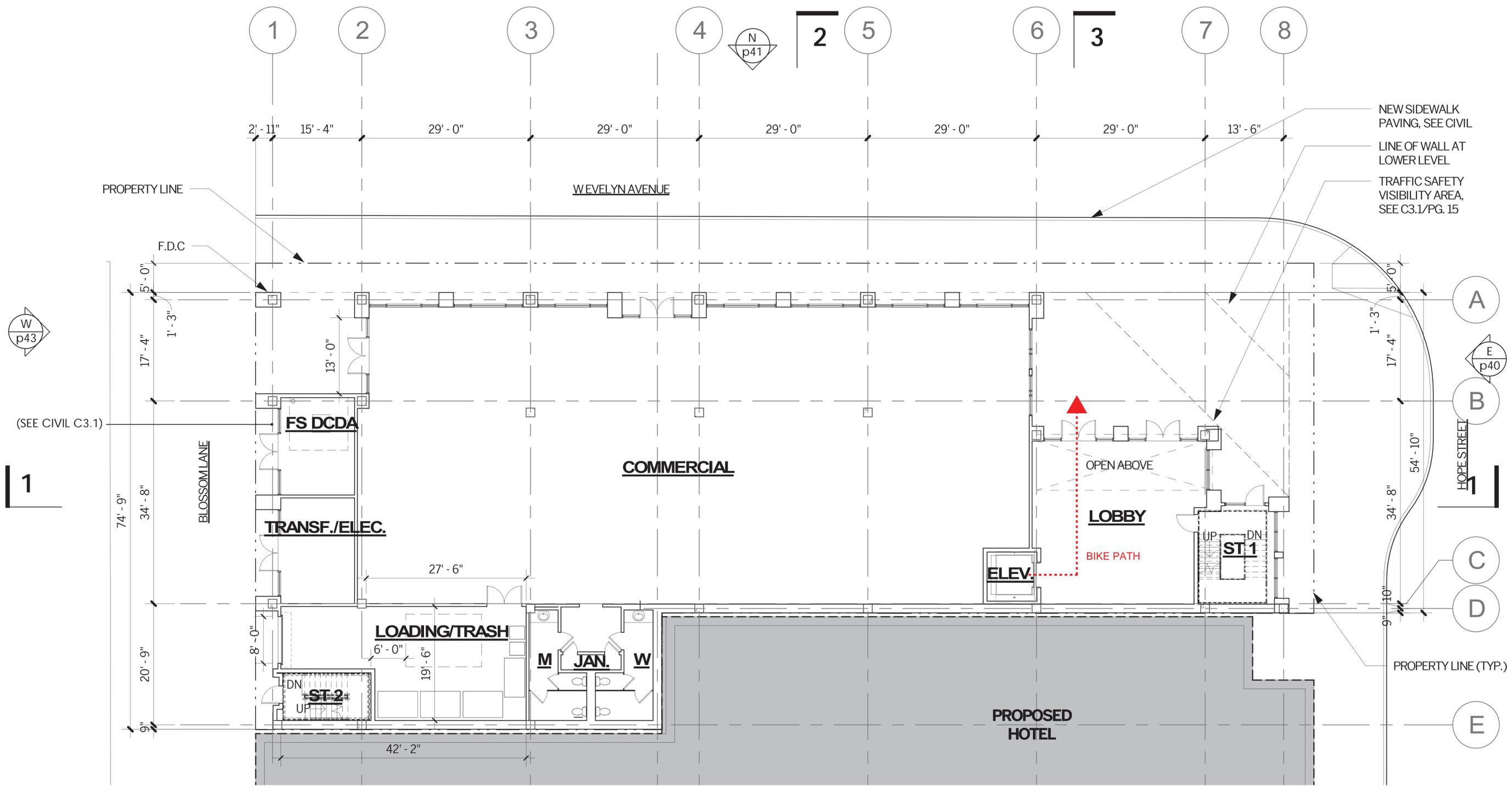




STACKED BIKE RACKS (40 TOTAL) IN FENCED ENCLOSURE

	GSF	NSF
BASEMENT STORAGE	9,869	9,316
LOBBY	106	91
VERTICAL CIRCULATION	602	—
MECHANICAL/SERVICES	501	—
TOTAL FLOOR AREA	11,078	—


 0' 4' 8' 12' 24'
 Note: See p39 for Building Sections

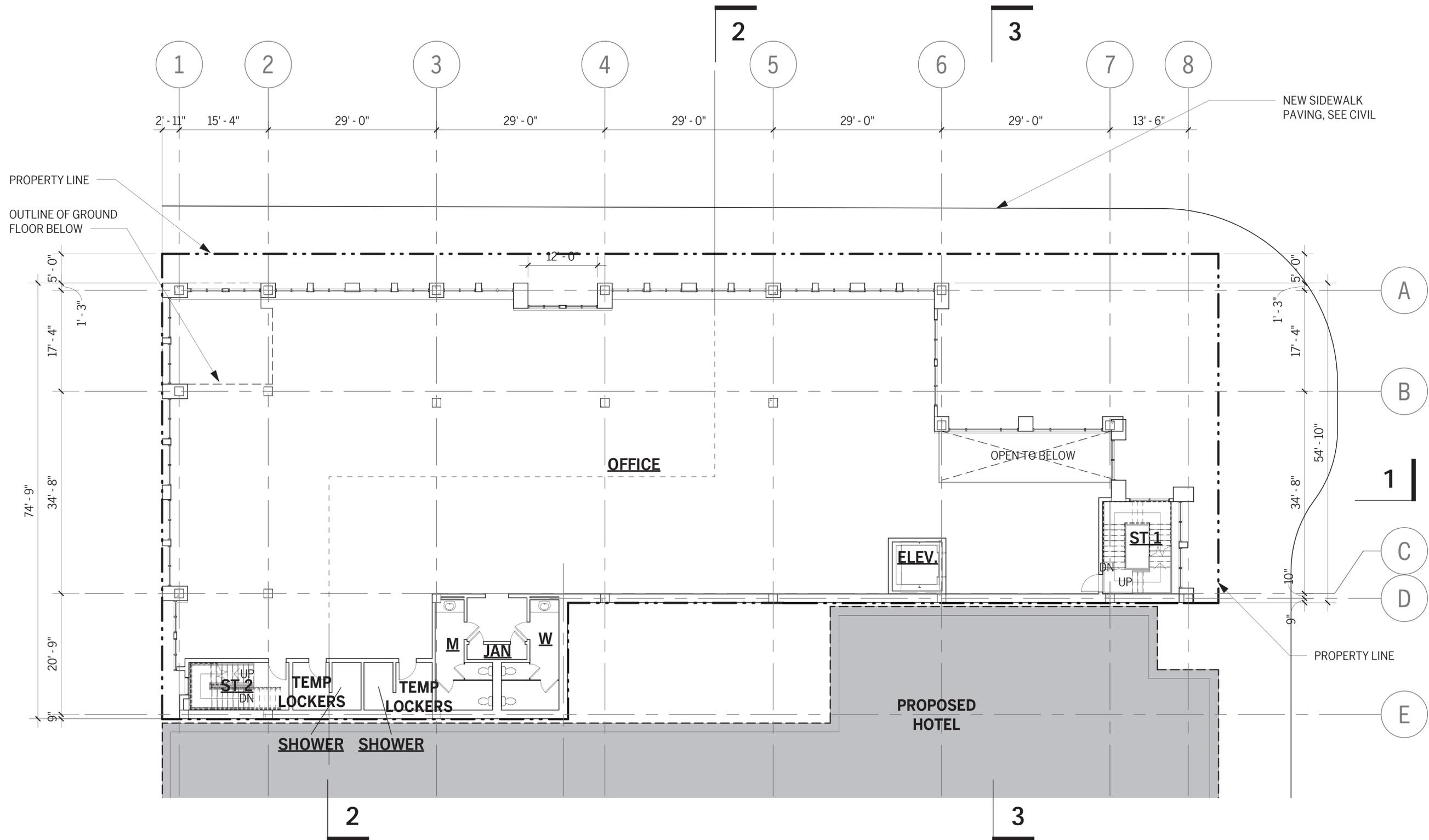


NEW SIDEWALK PAVING, SEE CIVIL
 LINE OF WALL AT LOWER LEVEL
 TRAFFIC SAFETY VISIBILITY AREA, SEE C3.1/PG. 15

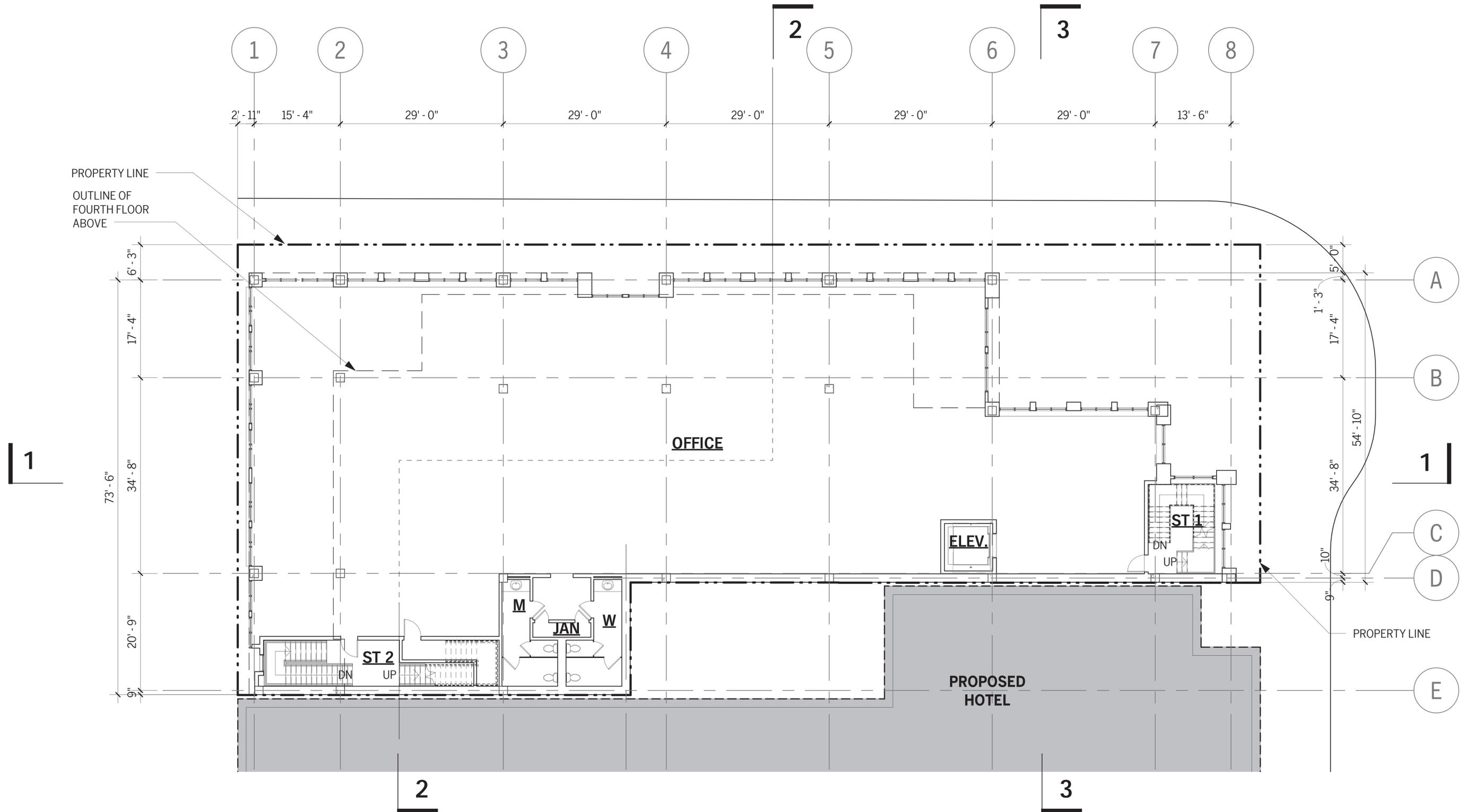


Note: See p39 for Building Sections

	GSF	NSF
COMMERCIAL AREA	6,481	6,178
LOBBY	877	806
VERTICAL CIRCULATION	545	—
MECHANICAL/SERVICES	510	—
LOADING	753	—
TOTAL FLOOR AREA	9,166	—

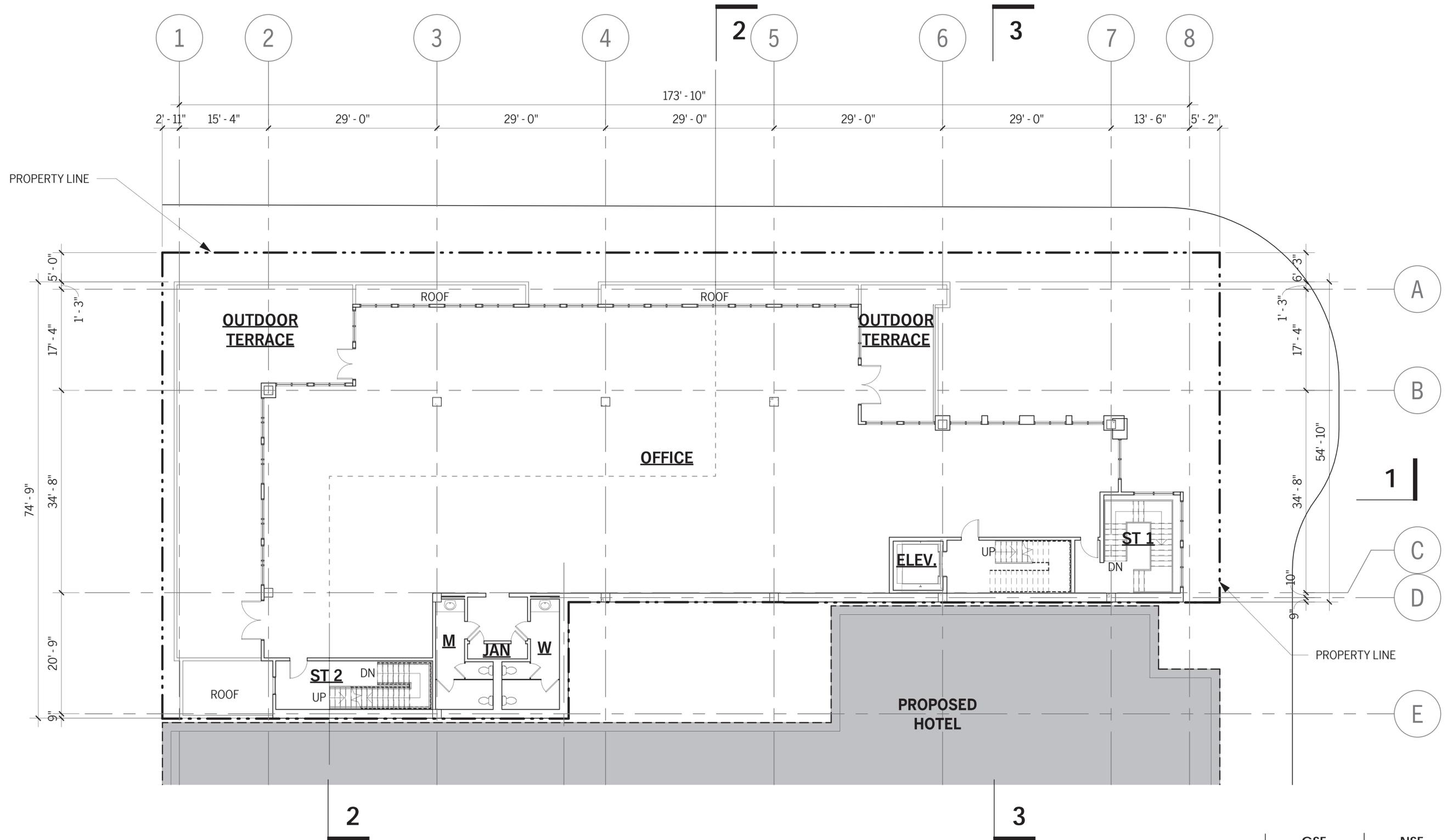


	GSF	NSF
OFFICE	8,814	8,627
VERTICAL CIRCULATION	556	—
TOTAL FLOOR AREA	9,370	—



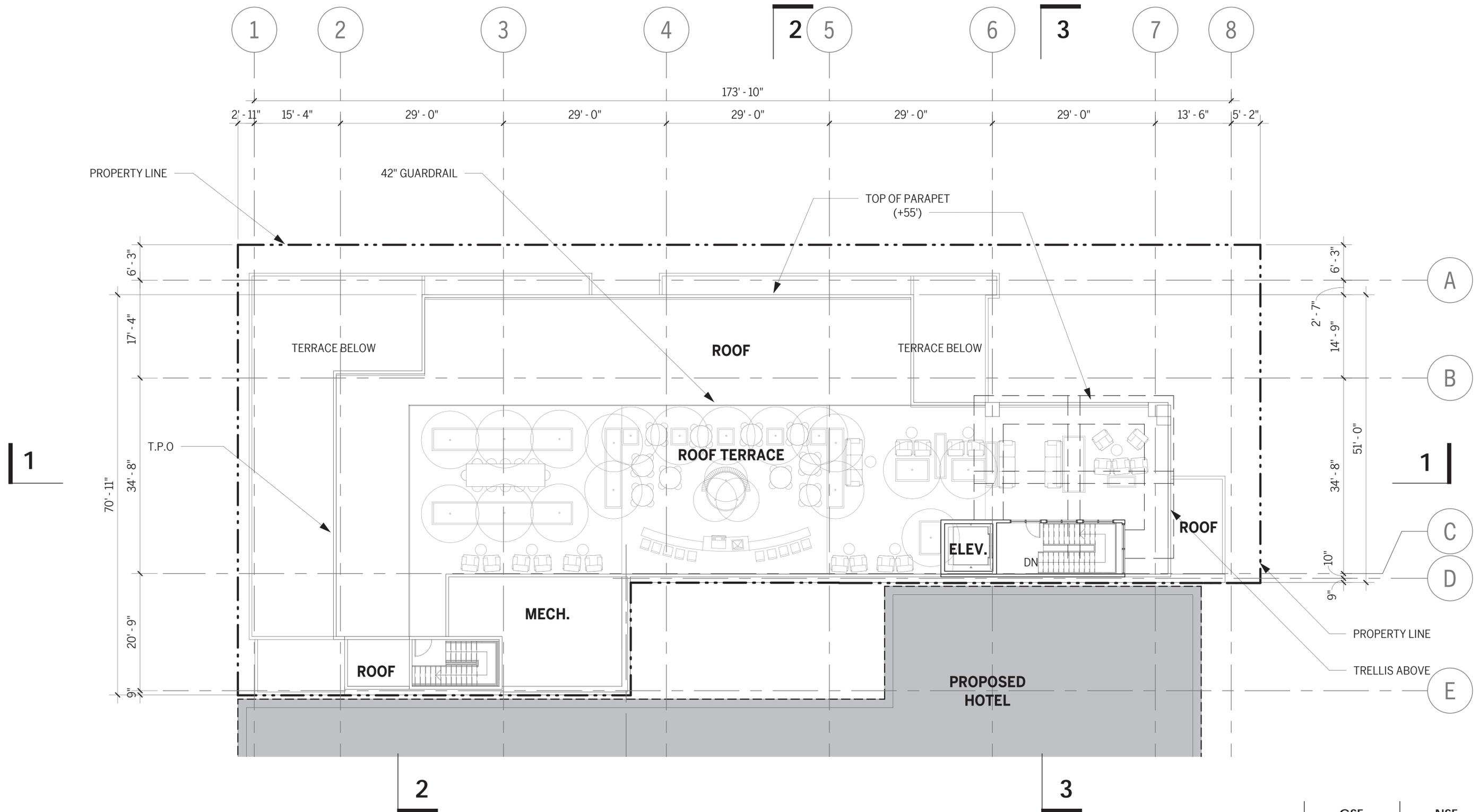
	GSF	NSF
OFFICE	8,815	8,391
VERTICAL CIRCULATION	810	—
MECHANICAL/SERVICE	—	—
TOTAL FLOOR AREA	9,625	—


 0' 4' 8' 12' 24'
 Note: See p39 for Building Sections



	GSF	NSF
OFFICE	6,722	6,436
VERTICAL CIRCULATION	951	—
MECHANICAL/SERVICE	—	—
TOTAL FLOOR AREA	7,673	—
TERRACE	1,584	—

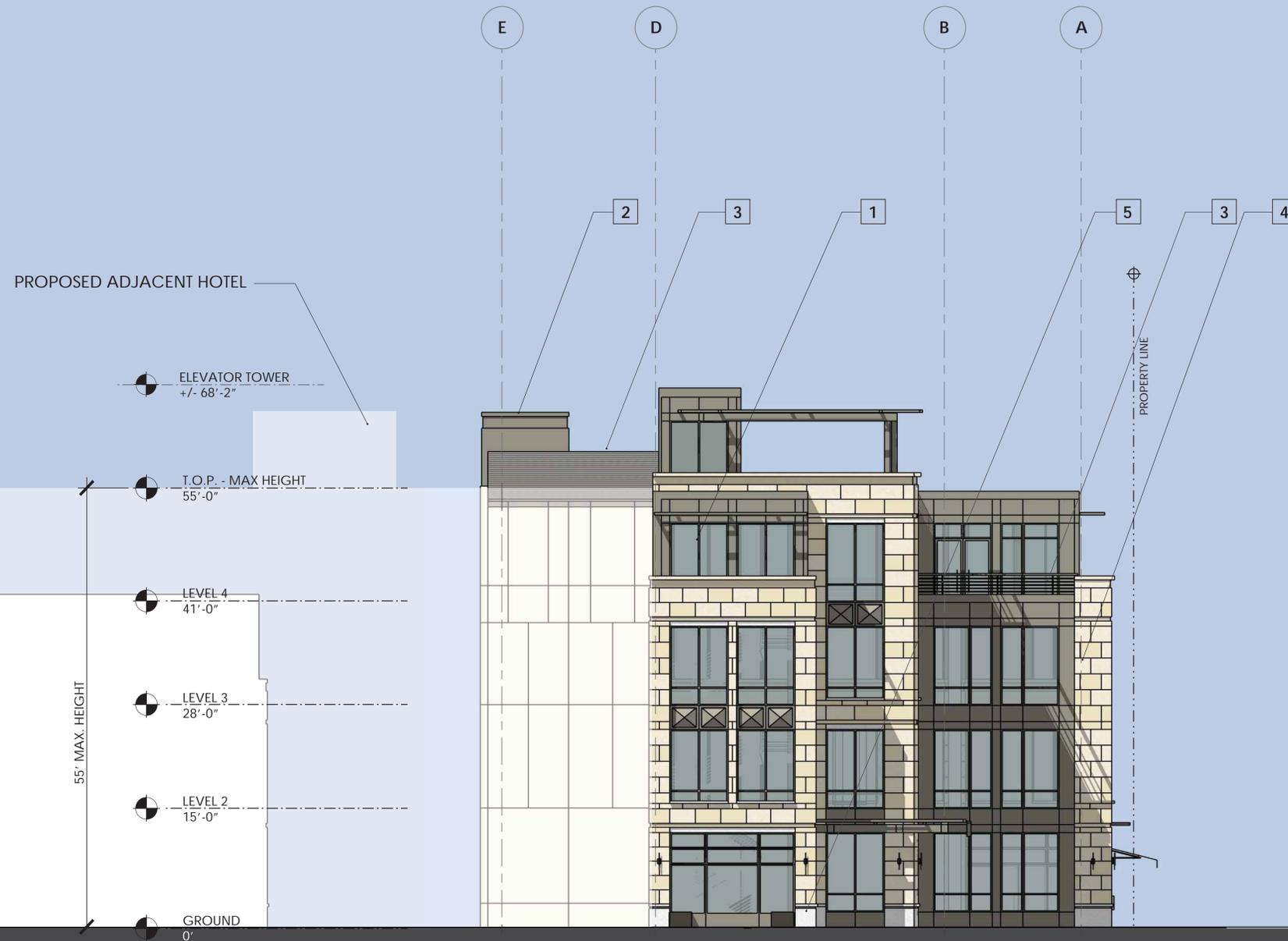




	GSF	NSF
LOBBY	80	74
VERTICAL CIRCULATION	422	—
MECHANICAL/SERVICE	589	—
TOTAL FLOOR AREA	1,091	—
ROOF TERRACE	3,421	—

MATERIALS AND FINISHES LEGEND

1. METAL FRAMED WINDOWS - NON-REFLECTIVE CLEAR GLASS
2. WARM GREY METAL PANEL
3. METAL RAIL
4. FRENCH LIMESTONE
5. SANDSTONE WATER-TABLE



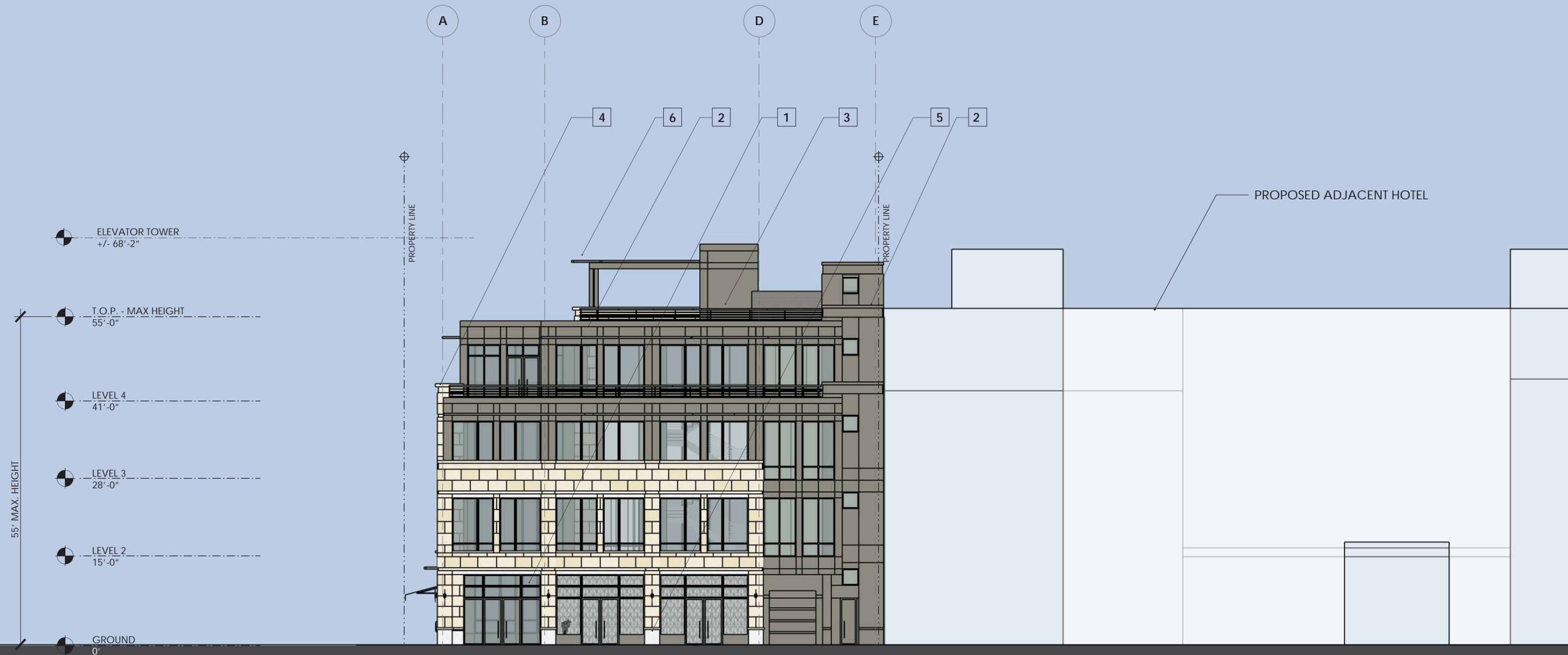
MATERIALS AND FINISHES LEGEND

- 1. METAL FRAMED WINDOWS - NON-REFLECTIVE CLEAR GLASS
- 2. WARM GREY METAL PANEL
- 3. METAL RAIL
- 4. FRENCH LIMESTONE
- 5. SANDSTONE WATER-TABLE
- 6. PAINTED STEEL ROOF TRELLIS



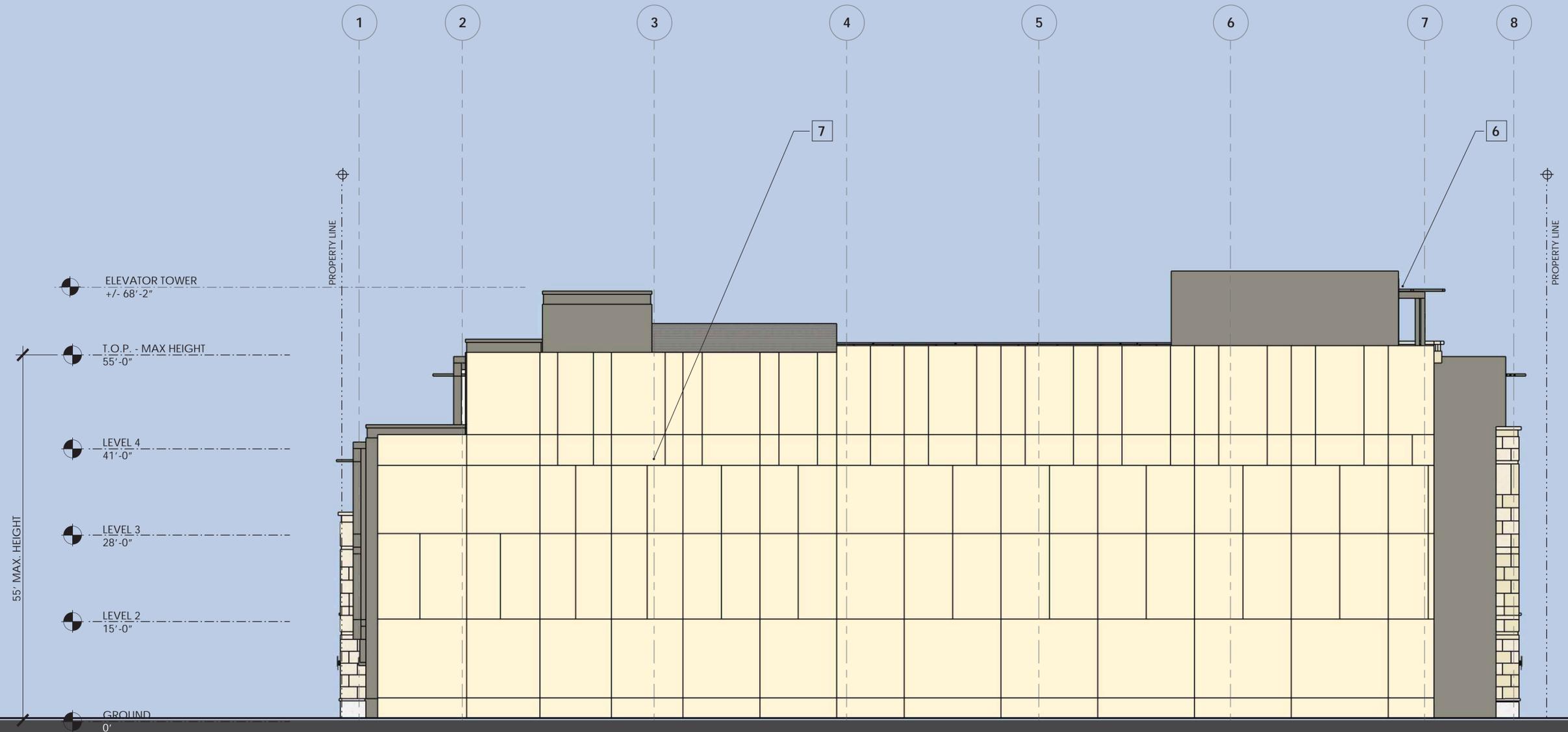
MATERIALS AND FINISHES LEGEND

1. METAL FRAMED WINDOWS - NON-REFLECTIVE CLEAR GLASS
2. WARM GREY METAL PANEL
3. METAL RAILING
4. FRENCH LIMESTONE
5. SANDSTONE WATER TABLE
6. PAINTED STEEL ROOF TRELLIS



MATERIALS AND FINISHES LEGEND

- 1. METAL FRAMED WINDOWS - NON-REFLECTIVE CLEAR GLASS
- 2. WARM GREY METAL PANEL
- 3. METAL RAIL
- 4. FRENCH LIMESTONE
- 5. SANDSTONE WATER-TABLE
- 6. PAINTED STEEL ROOF TRELLIS
- 7. EXTERIOR PLASTER W/ CONTROL JOINTS





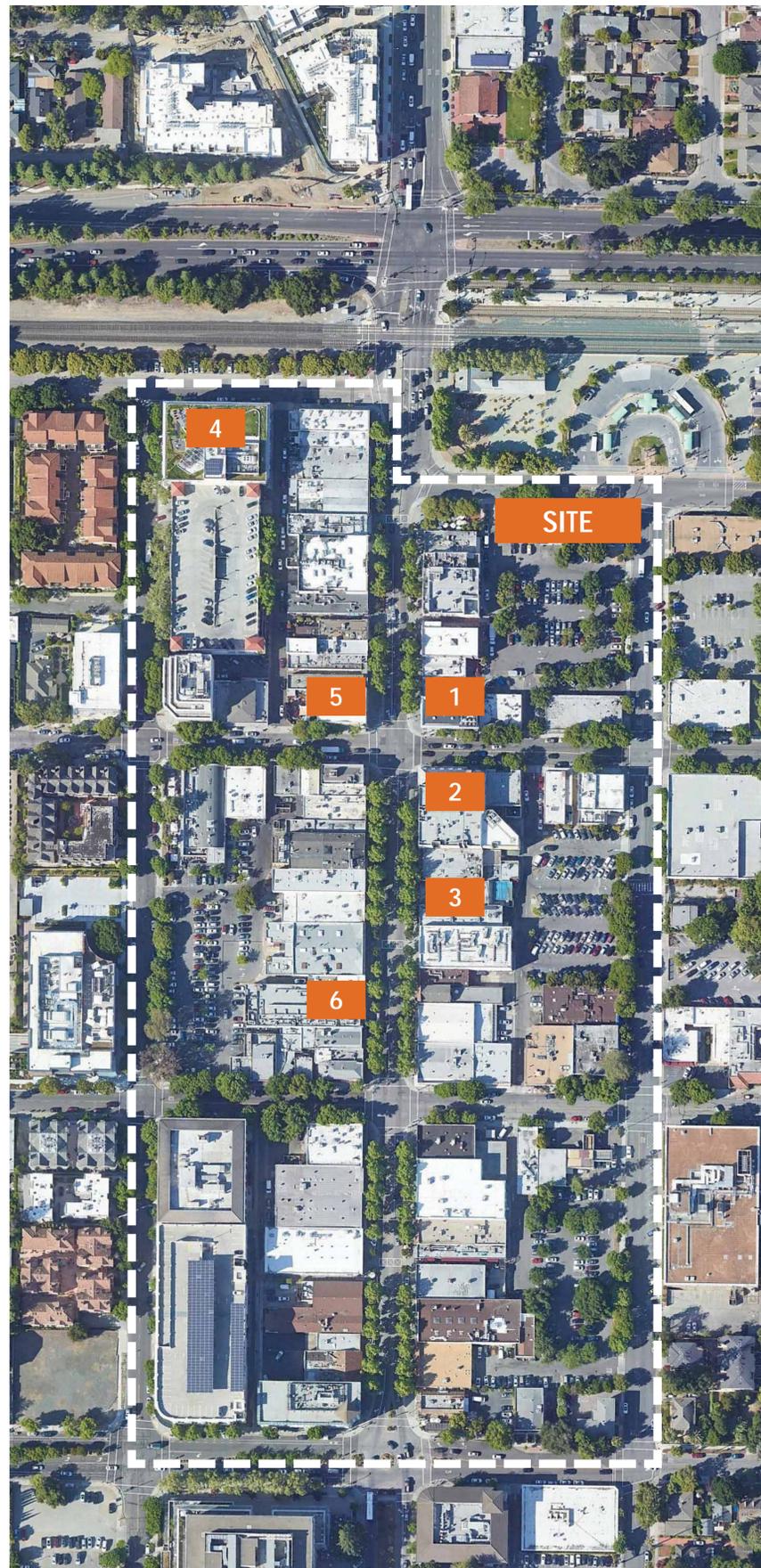
1 191 CASTRO



2 201 CASTRO



3 241 CASTRO



4 899 WEST EVELYN



5 190 CASTRO



6 274 - 282 CASTRO



PARTIAL ELEVATION

WARM GRAY
PROFILED METAL PANEL

RECESSED WINDOWS

LIMESTONE WALL

DEEP BLUE
FABRIC AWNING

BASE DETAIL:
WATER TABLE



RECESSED WINDOW DETAIL

TRANSOM WINDOW

FRENCH LIMESTONE

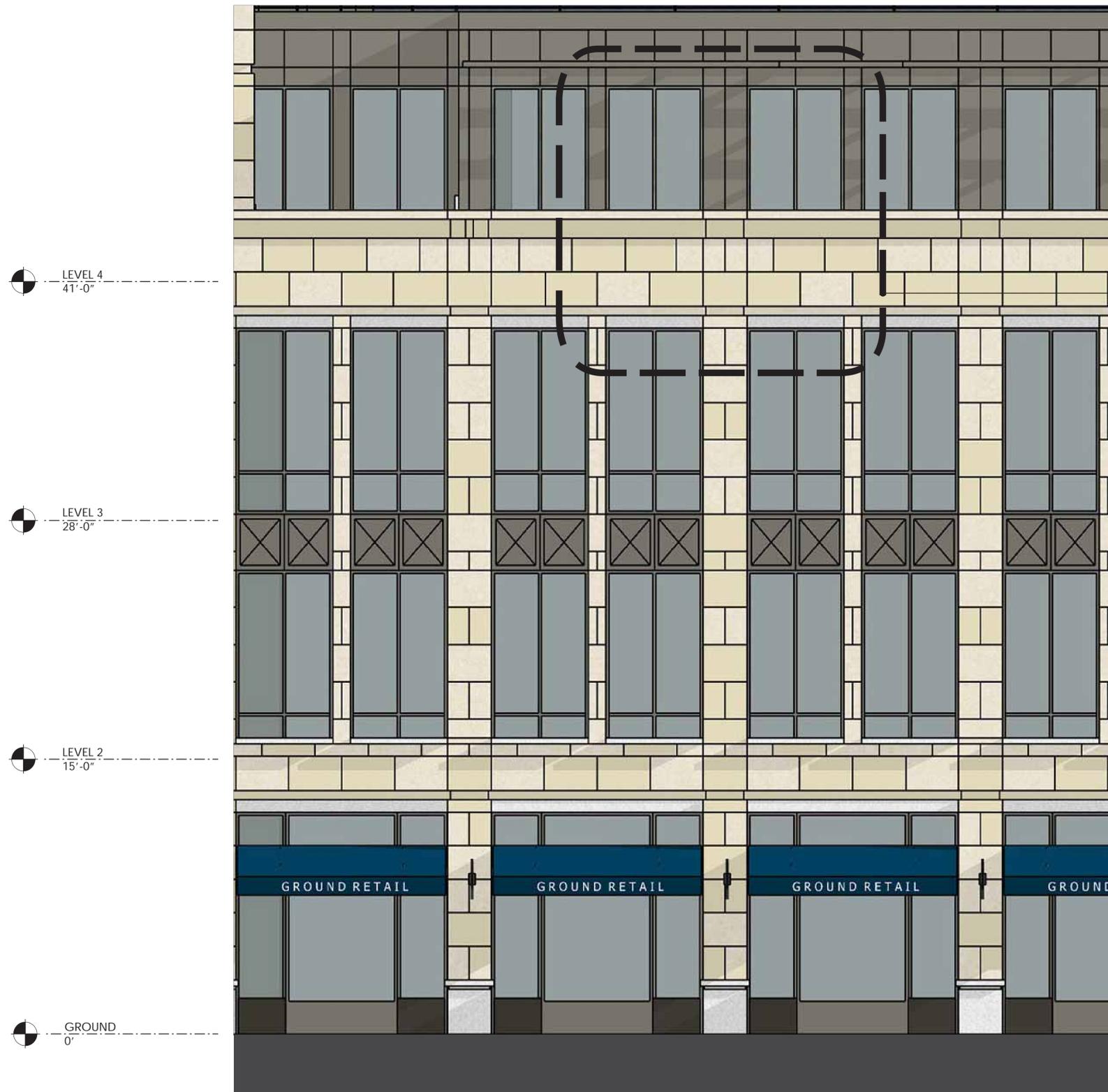
RECESSED ENTRANCE

RECESSED WINDOWS

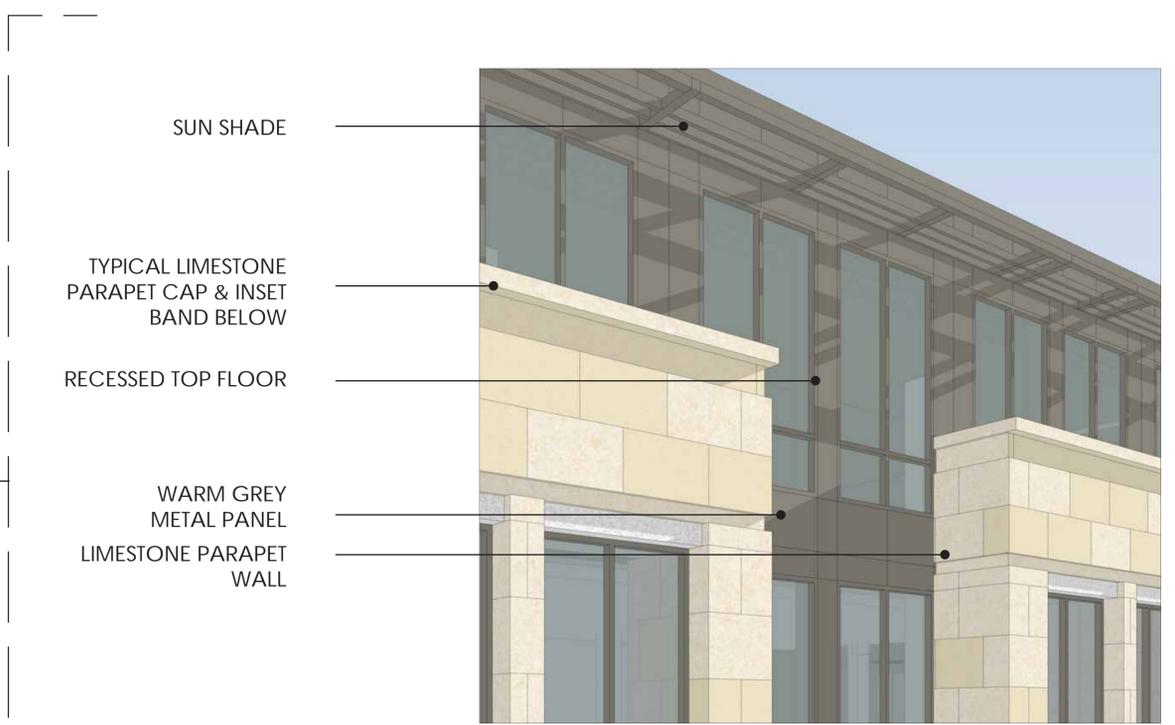
BASE DETAIL:
WATER TABLE &
STONE TABLE



GROUND LEVEL STOREFRONT DETAIL



PARTIAL ELEVATION



ROOF LINE DETAIL



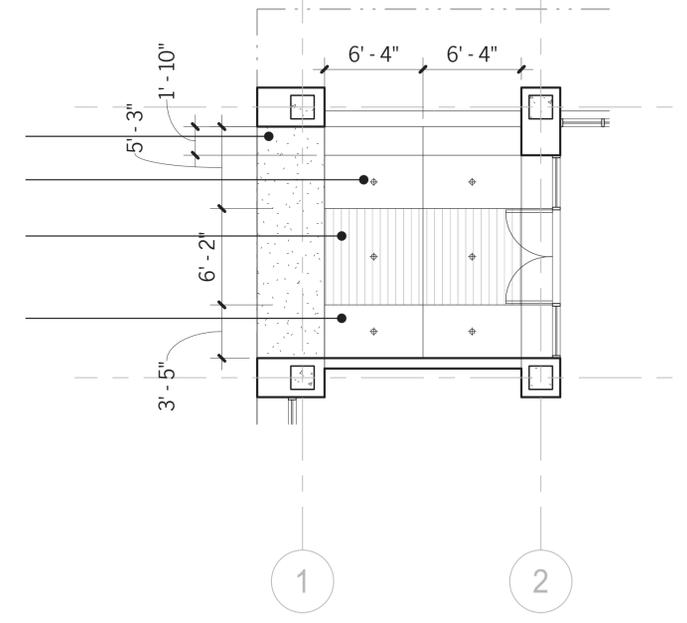
ROOF LINE DETAIL

METAL SCREEN
 WALL SCONCE
 WARM GREY PANEL
 OVERHEAD GARAGE DOOR



PARTIAL ELEVATION

FRENCH LIMESTONE
 4 IN. RECESSED LIGHT
 PATTERNED WARM GRAY METAL PANEL
 WARM GRAY METAL PANEL



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

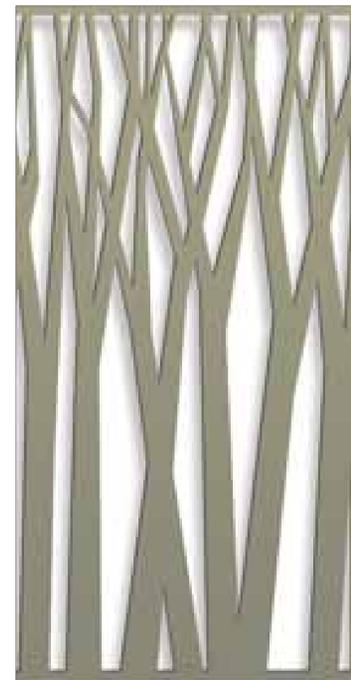


ORNAMENTAL PERFORATED METAL SCREEN

DECORATIVE PERFORATED METAL PANELS
 BOK MODERN
 ANODIZED CLEAR, MEDIUM BRONZE & DARK BRONZE
 ALUMINUM: 1/8", 3/16", 1/4"
 LENGTH: 11'-8" (OVERALL)
 WIDTH: 2'-2", 3'-2" (MODULAR PANELS)
 HEIGHT: 6'6"



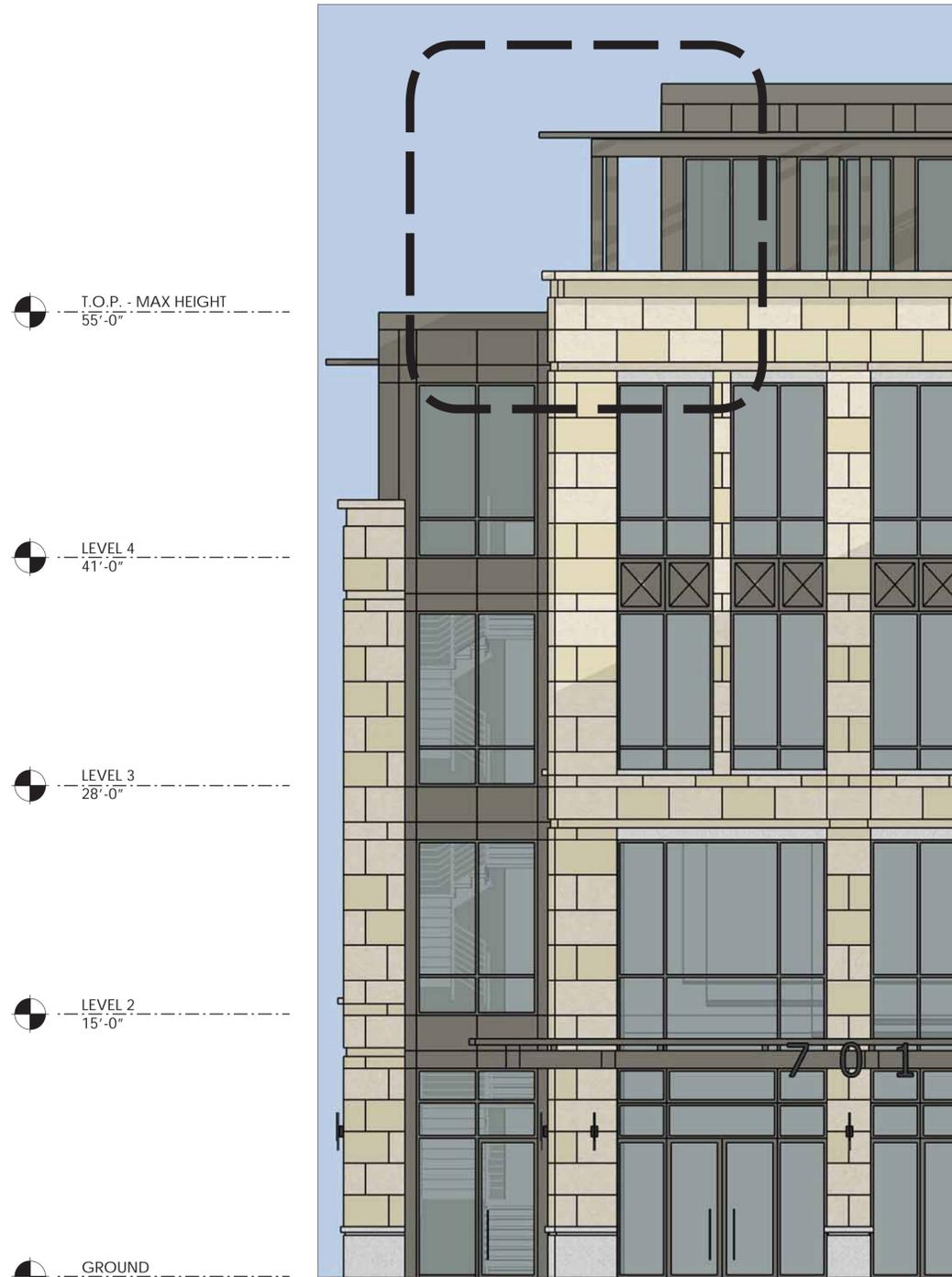
OPTION 1



OPTION 2

Metal Surfaces: Provide materials with smooth surfaces, without seam marks, roller marks, rolled trade names, stains, discolorations or blemishes; unless allowed for specific metal types and finishes.

Laser Cut Proprietary Pattern: [As selected by the Architect/Engineer from supplier's full library of designs] [Custom design].



ROOF TRELLIS



ROOF TRELLIS

LIMESTONE PARAPET CAP

LIMESTONE WALL



4"x12" PTD. STL. FRAME

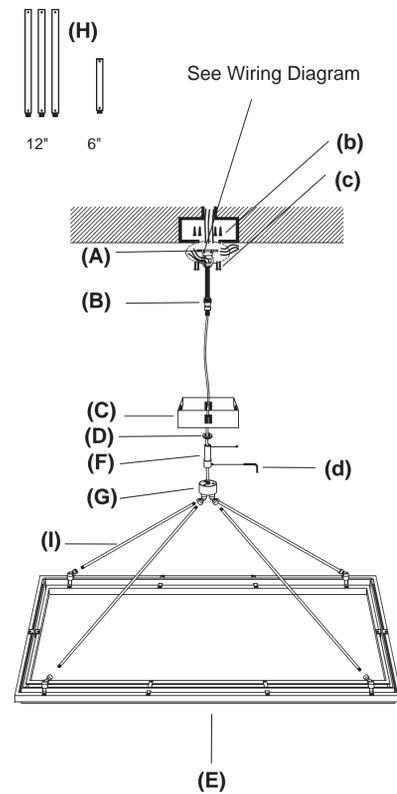
1" x 1" PTD. STL. TRELLIS

12" x 8" PTD. STL. FRAME

4"x12" PTD. STL. FRAME

4"x10" PTD. STL. POSTS

ROOF TRELLIS DETAIL



Power is conducted through rods rather than wires
 Glowing LED lights are concealed within the fixture's frame
 30,000 hours projected LED strip lifespan; strip is replaceable
 Total fixture wattage 135W; 15,982 lumens
 Color temperature 2500K; CRI 81
 Provides ambient light; not intended to serve as a room's primary source of illumination
 Dimmer switch compatible; can only be used with an MLV dimmer
 Can be mounted on a vaulted ceiling
 Dry UL listed: suitable for use indoors in dry locations not directly exposed to excessive moisture and water
 Hardwired; professional installation recommended

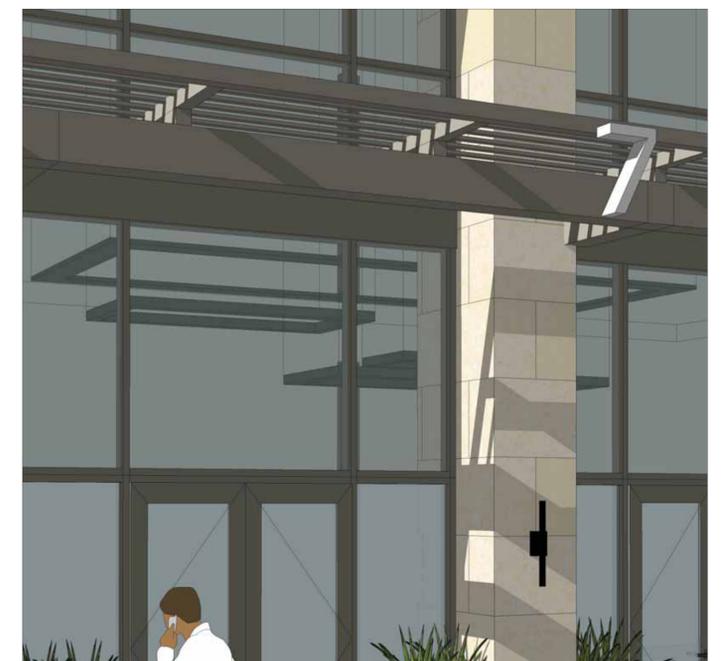


CUSTOM LINEAR CHANDELIER PRECEDENT IMAGE

PERALTA LINEAR CHANDELIER
 RESTORATION HARDWARE MODERN
 HAND FORGED IRON
 LENGTH: 62", 48"
 WIDTH: 20"
 HEIGHT: 39.5" - 81.5"



PRECEDENT IMAGE



CUSTOM LINEAR CHANDELIER



1. METAL FRAMED WINDOWS - NON-REFLECTIVE CLEAR GLASS



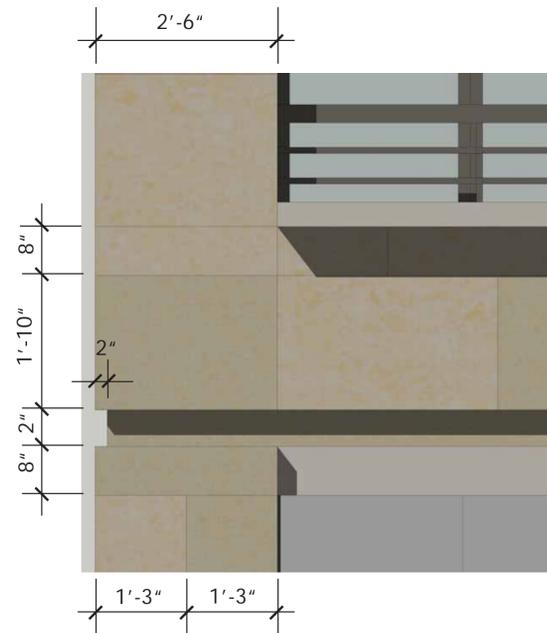
2. WARM GREY METAL PANEL



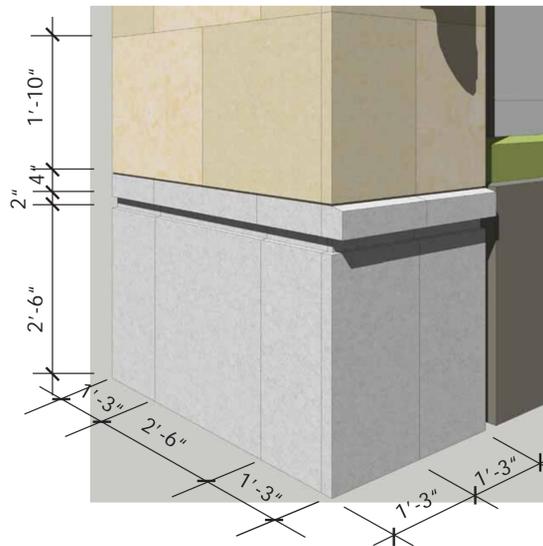
3. METAL GUARDRAIL



4. FRENCH LIMESTONE

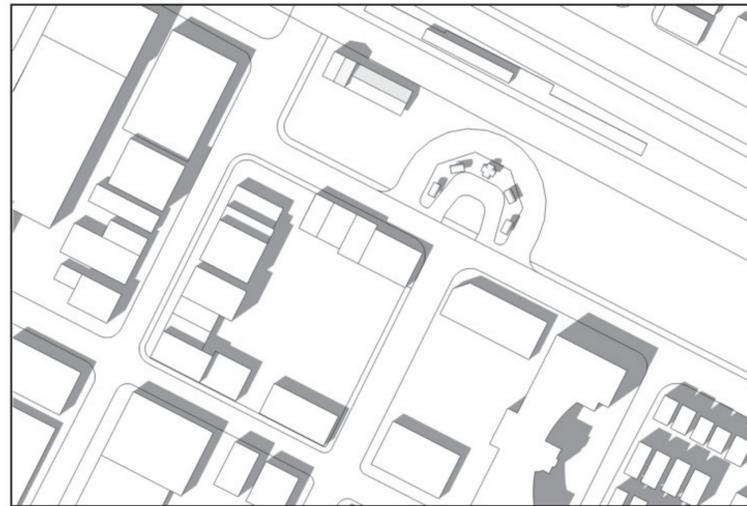


5. SANDSTONE WATER TABLE

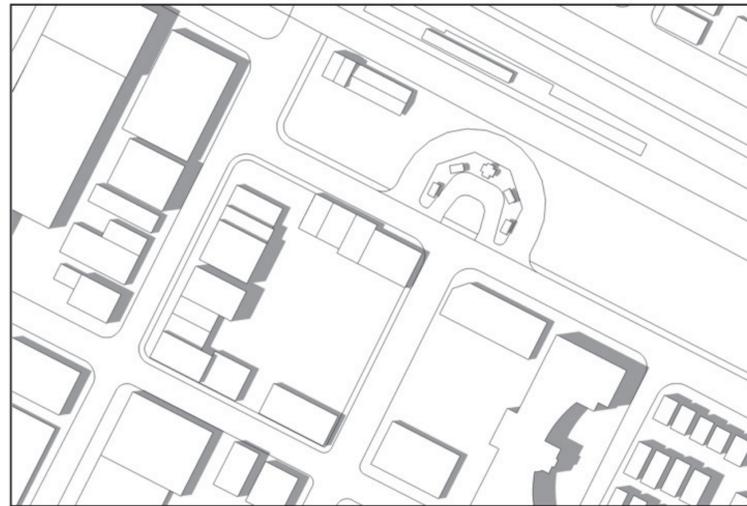


MATERIALS AND FINISHES LEGEND

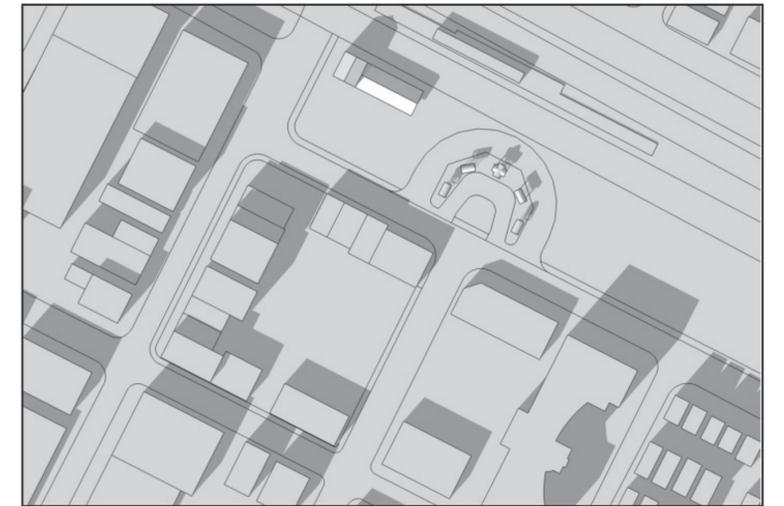
1. METAL FRAMED WINDOWS - NON-REFLECTIVE CLEAR GLASS
2. WARM GREY METAL PANEL
3. METAL RAIL
4. FRENCH LIMESTONE
5. SANDSTONE WATER TABLE



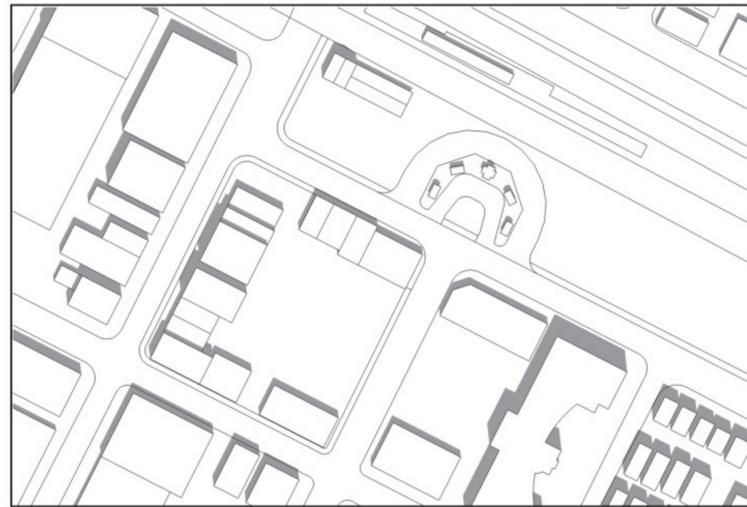
⊕ 3pm



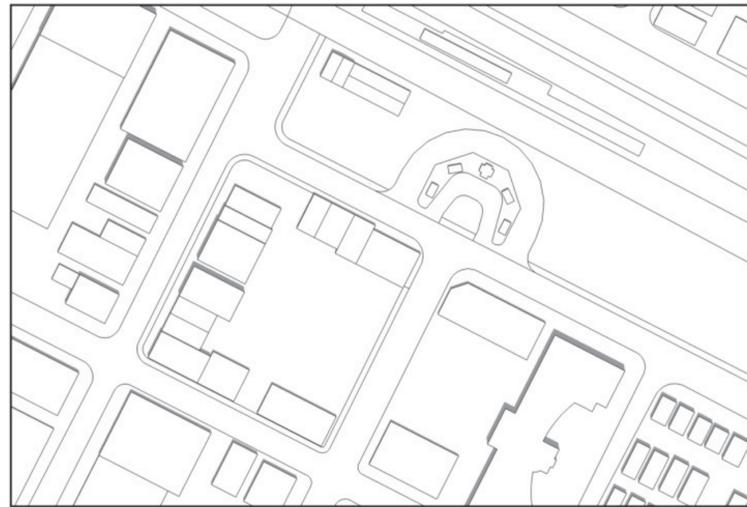
⊕ 3pm



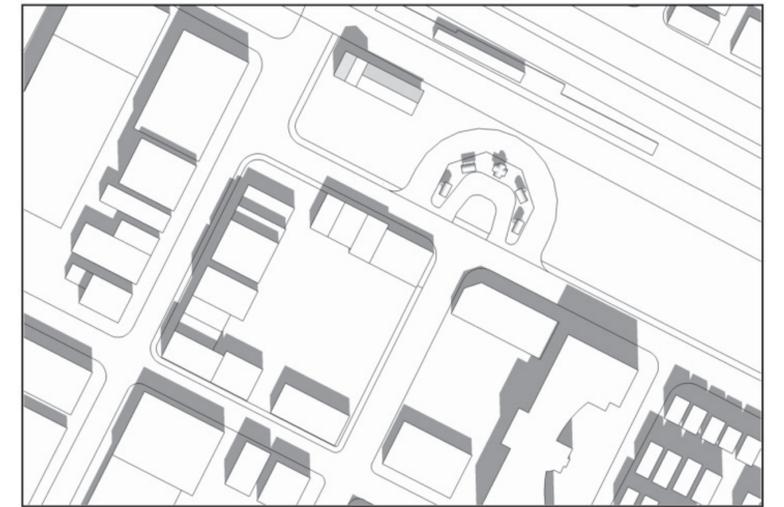
⊕ 3pm



⊕ 12noon



⊕ 12noon



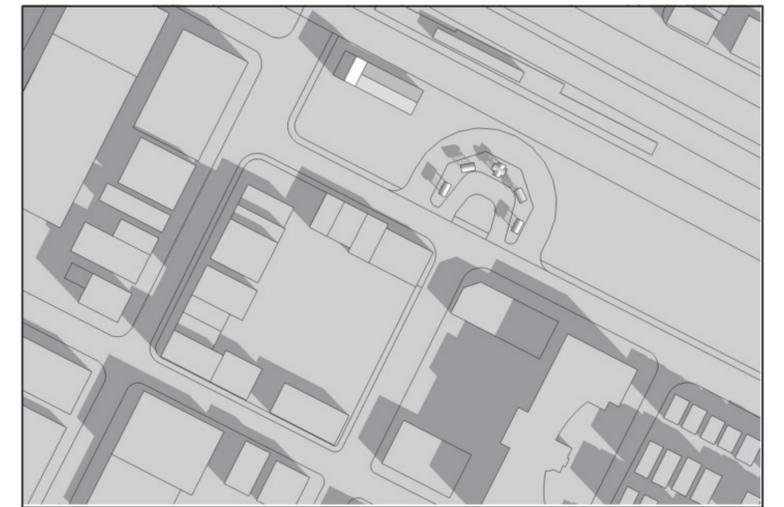
⊕ 12noon



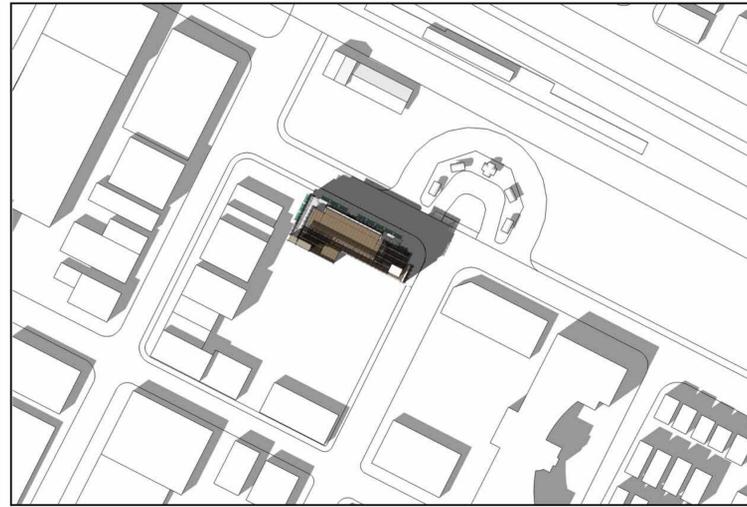
⊕ Mar./ Sept. 21st 9am



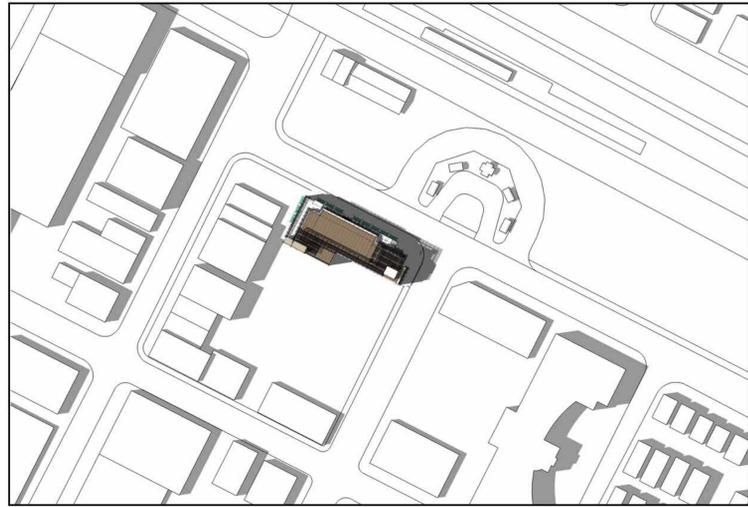
⊕ June. 21st 9am



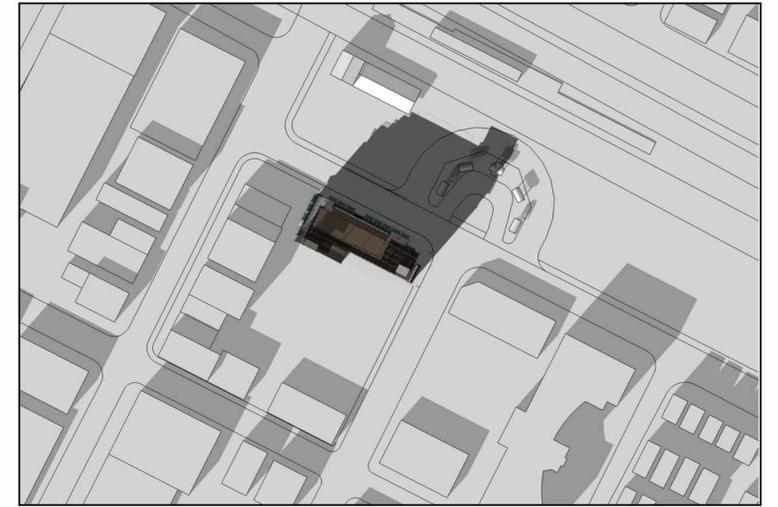
⊕ Dec. 21st 9am



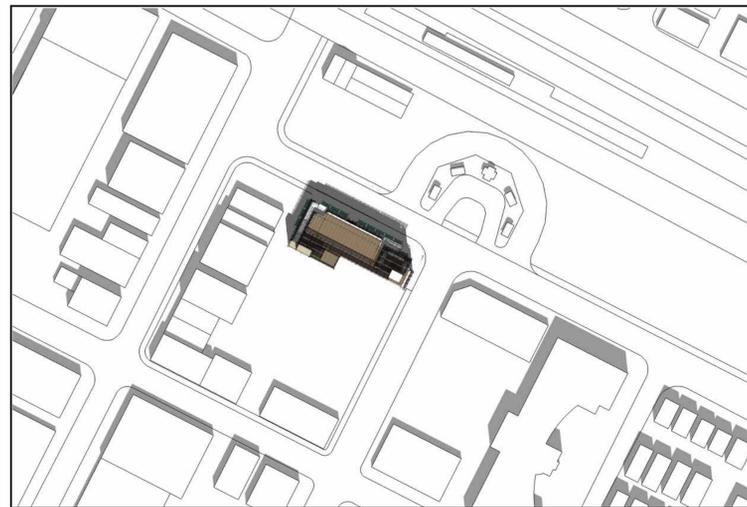
⊕ 3pm



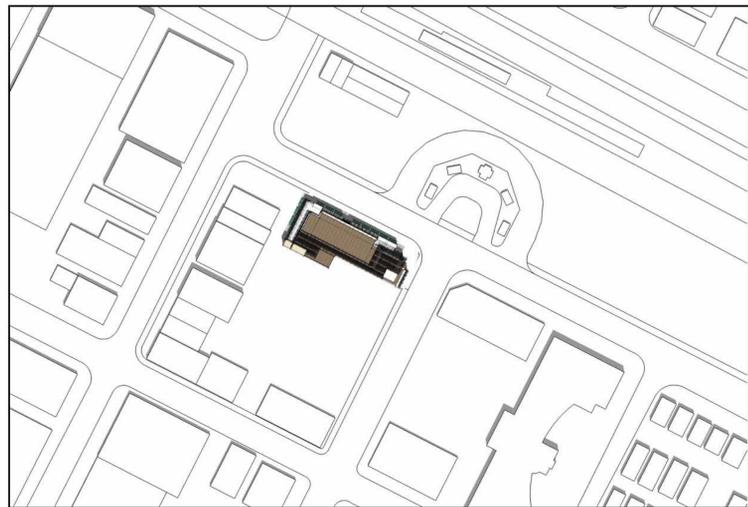
⊕ 3pm



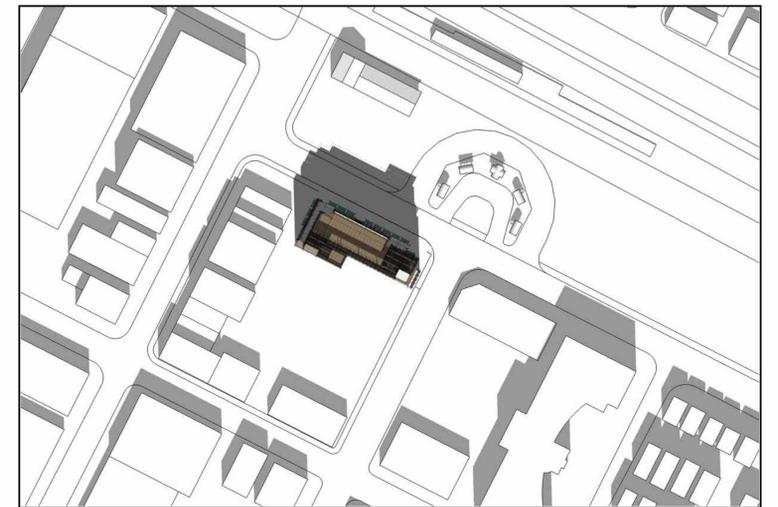
⊕ 3pm



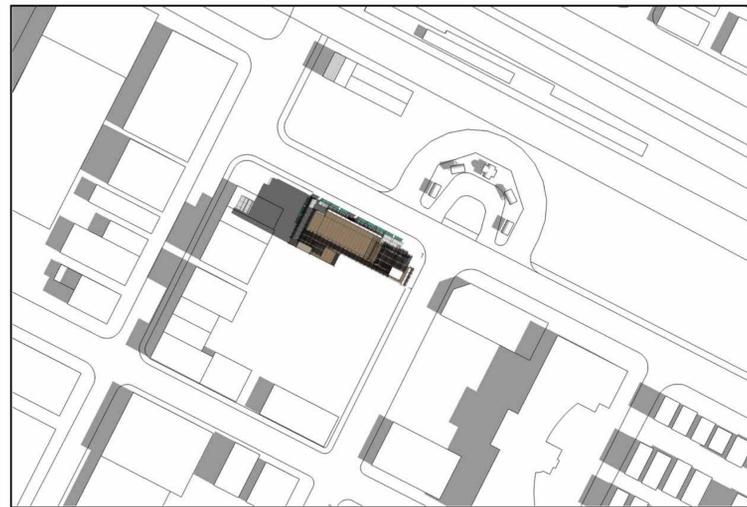
⊕ 12noon



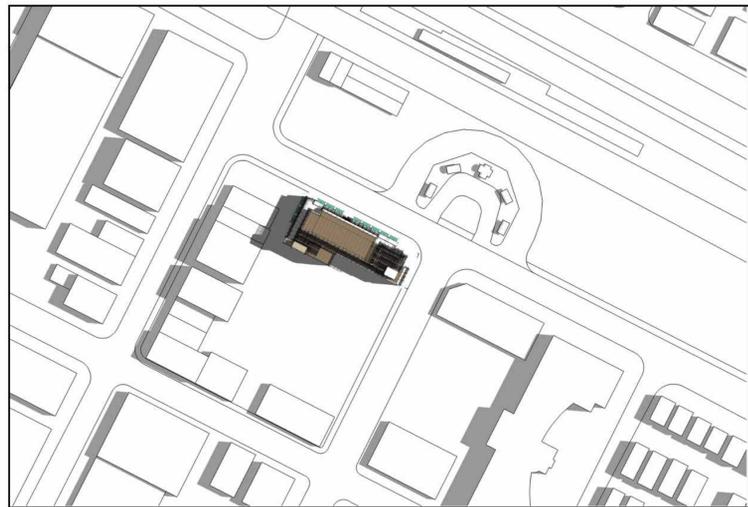
⊕ 12noon



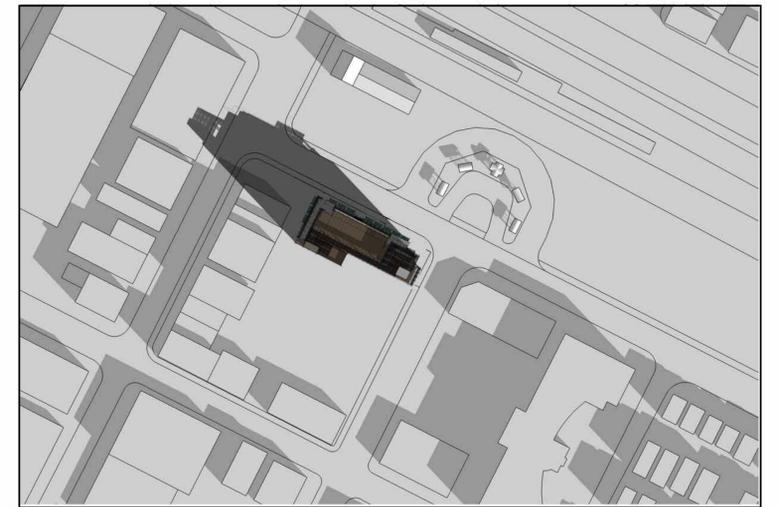
⊕ 12noon



⊕ Mar./ Sept. 21st 9am

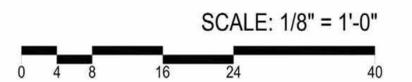
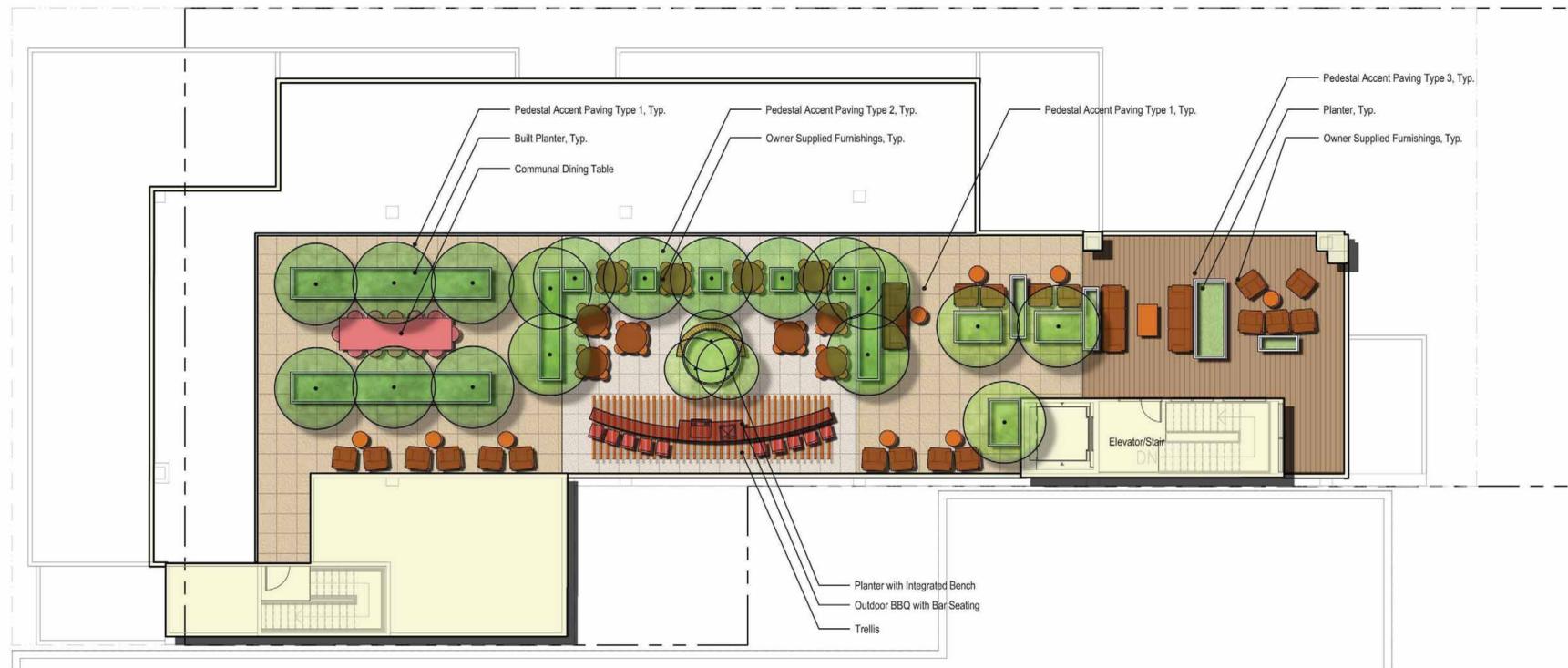


⊕ June. 21st 9am



⊕ Dec. 21st 9am





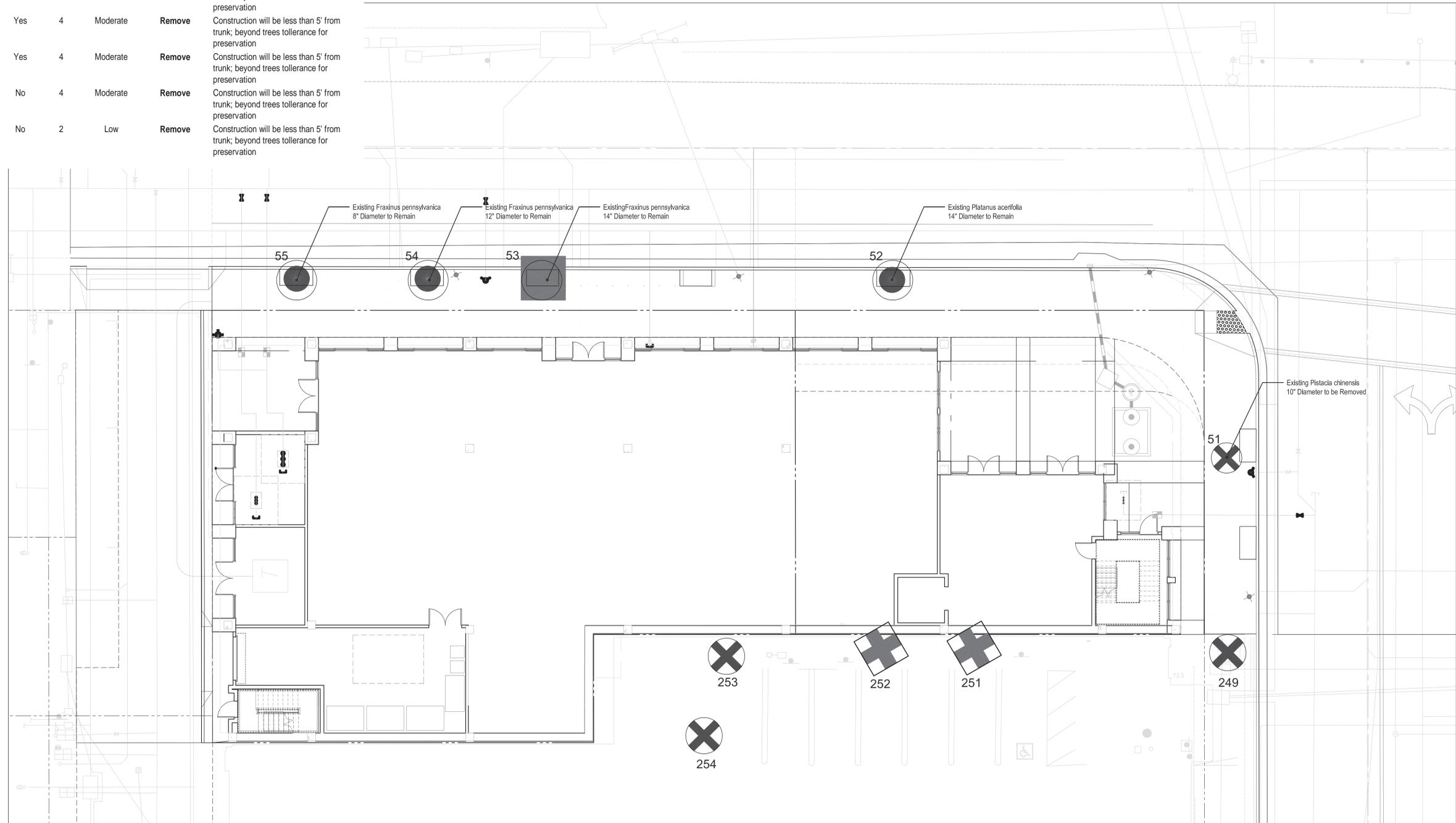
Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Preliminary Disposition	Disposition Comments
51	Chinese pistache	11	No	4	Moderate	Potentially Preserve	Construction appears within dripline, impacts may be beyond tolerance of tree
52	London plane	14	No	3	Moderate	Potentially Preserve	Construction appears within dripline, impacts may be beyond tolerance of tree
53	Chinese pistache	16	Yes	4	Moderate	Potentially Preserve	Construction appears within dripline, impacts may be beyond tolerance of tree
54	Chinese pistache	13	No	3	Moderate	Potentially Preserve	Construction appears within dripline, impacts may be beyond tolerance of tree
55	Chinese pistache	9	No	3	Moderate	Potentially Preserve	Construction appears within dripline, impacts may be beyond tolerance of tree
249	Chinese pistache	11	No	3	Low	Remove	Construction will be less than 5' from trunk; beyond trees tolerance for preservation
251	African fern-pine	24	Yes	4	Moderate	Remove	Construction will be less than 5' from trunk; beyond trees tolerance for preservation
252	African fern-pine	16	Yes	4	Moderate	Remove	Construction will be less than 5' from trunk; beyond trees tolerance for preservation
253	African fern-pine	14	No	4	Moderate	Remove	Construction will be less than 5' from trunk; beyond trees tolerance for preservation
254	Hackberry	9	No	2	Low	Remove	Construction will be less than 5' from trunk; beyond trees tolerance for preservation

TREE LEGEND

	REMAIN		REMOVE	
	KEY	QTY.	KEY	QTY.
ON-SITE TREES				
HERITAGE TREE	■	0	⊗	0
NON-HERITAGE TREE	●	0	⊗	0
OFF-SITE TREES				
HERITAGE TREE	■	0	⊗	2
NON-HERITAGE TREE	●	0	⊗	3
STREET TREES				
HERITAGE TREE	■	1	⊗	0
NON-HERITAGE TREE	●	3	⊗	1
TOTALS				
HERITAGE TREE	■	1	⊗	2
NON-HERITAGE TREE	●	3	⊗	4

REPLACEMENT RATIO FOR HERITAGE TREES:

2 HERITAGE TREES REMOVED
 X 2 2:1 MITIGATION REQUIREMENT
 = 4 REPLACEMENT TREES REQUIRED



THE Guzzardo Partnership, INC.
 Landscape Architects | Land Planners
 Pier 9, The Embarcadero, Suite 115
 San Francisco, CA 94111 | www.tgp-inc.com

701 | 727 W. EVELYN AVENUE
 Mountain View, CA
 MARWOOD MV MANAGER LLC

Tree Disposition Plan
 STREET LEVEL



Groundfloor Planter
1/4" Th. Steel
Wall Height Varies, See Plans
Custom Built



AAR3633

Groundfloor Planter Pot
Fiberglass w/
Powdercoat
33"H. x 36" Dia.
by The Chandler
Company



Groundfloor Conc. Planter
w/ Wood Top
18"H. Walls (Above Grade)
Custom Built



Groundfloor Mini Benches
Neoliviano by Landscape Forms

'Ring' Bike Rack
by Landscape Forms
Quantity: 2 (4 Spaces)
Complies with VTA Bicycle
Requirements and
Recommendations



Groundfloor Seating Element
Concrete Stone Bench
by Concreteworks



PLANT PALETTE

TREES * 36" Box Standards Unless Noted Otherwise on Plans						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA NATIVE
ACE PAL		Acer palmatum	Osakazuki Japanese Maple		M	
CER OCC		Cercis occidentalis	Western Redbud		L	Y
CER OCC		Pistacia chinensis	Chinese Pistache		L	
LAG STR		Lagerstroemia 'Tuskegee'	Crape Myrtle		L	
POD GRA		Podocarpus gracilior	Fern Pine		M	
PYR KAW		Pyrus kawakamii	Evergreen Pear		M	
TRI CON		Tristania conferta	Brisbane Box		L	
SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING		
CS	5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven	36" o.c.	M	
DO	15 gal	Dodonaea v. 'Purpurea'	Purple Hop Bush	60" o.c.	L	
LO	5 gal	Loropetalum chinense	Chinese fringe flower	36" o.c.	L	
RH	5 gal	Rhamnus californiaca	Coffeeberry	48" o.c.	L	Y
RA	5 gal	Rhaphiolepis indica 'Clara'	Indian Hawthorn	24" o.c.	L	
SG	5 gal	Salvia greggii	Autumn Sage	30" o.c.	L	Y
ACCENT SHRUBS, GRASSES AND PERENNIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING		
AC	5 gal	Acacia cognata 'Cousin Itt'	Little River Wattle	30" o.c.	L	
AD	5 gal	Agave 'desmettiana'	Smooth agave	30" o.c.	VL	Y
AN	5 gal	Anigozanthos spp.	Kangaroo Paws	24" o.c.	L	
BX	5 gal	Buxus sempervirens	Boxwood	24" o.c.	L	
CK	5 gal	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	36" o.c.	L	
CO	1 gal	Coprosma x kirkii	Creeping Coprosma	30" o.c.	L	
HP	5 gal	Hesperaloe parviflora	Red Yucca	36" o.c.	VL	
LI	1 gal	Libertia peregrinans	-	24" o.c.	L	
MU	5 gal	Muhlenbergia c. 'Regal Mist'	Regal Mist Pink Muhlenbergia	42" o.c.	L	
MP	1 gal	Myoporum parvifolium	Myoporum	36" o.c.	L	
NH	1 gal	Nandina 'Firepower'	Firepower Heavenly Bamboo	30" o.c.	L	
NE	1 gal	Nephrolepis cordifolia	Southern Sword Fern	24" o.c.	M	Y
ST	5 gal	Stipa arundinacea	New Zealand Wind Grass	42" o.c.	L	



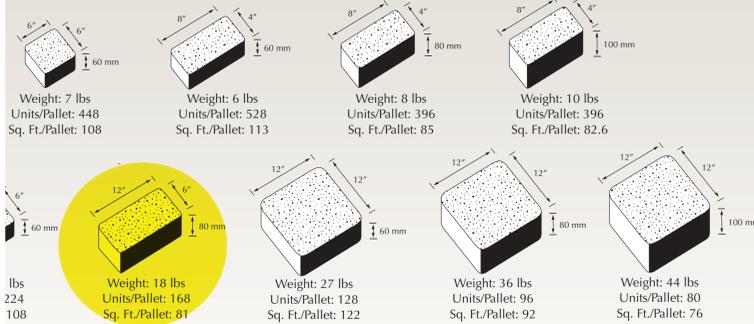
Groundfloor Paver
Accent Paver Type 2
6x12 Concrete Paver
by Basalite

CITYSCAPE SERIES

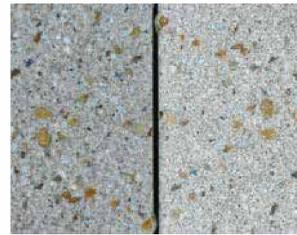
Architectural Paving Stones

The Cityscape Series was created for the designer looking for dramatic colors and a variety of sizes to create contrast and definition that highlight a unique design or pattern. With a variety of options, the Cityscape Series is an ideal choice for any commercial project.

SPECIFICATIONS



GROUND FACE/SHOT BLAST COLORS



Paver Concrete
Color to Match
Architecture
Ground Face Finish
+ Accent Aggregate

Mt. Shasta with Honey Glass
(Left paver shown sealed)

Groundfloor Paver
Accent Paver Type 1
24x24 Porcelain Paver
by Archatrak



Roof Deck Paver
Pedestal Paver Type 2
24x24 Porcelain Paver
by Archatrak

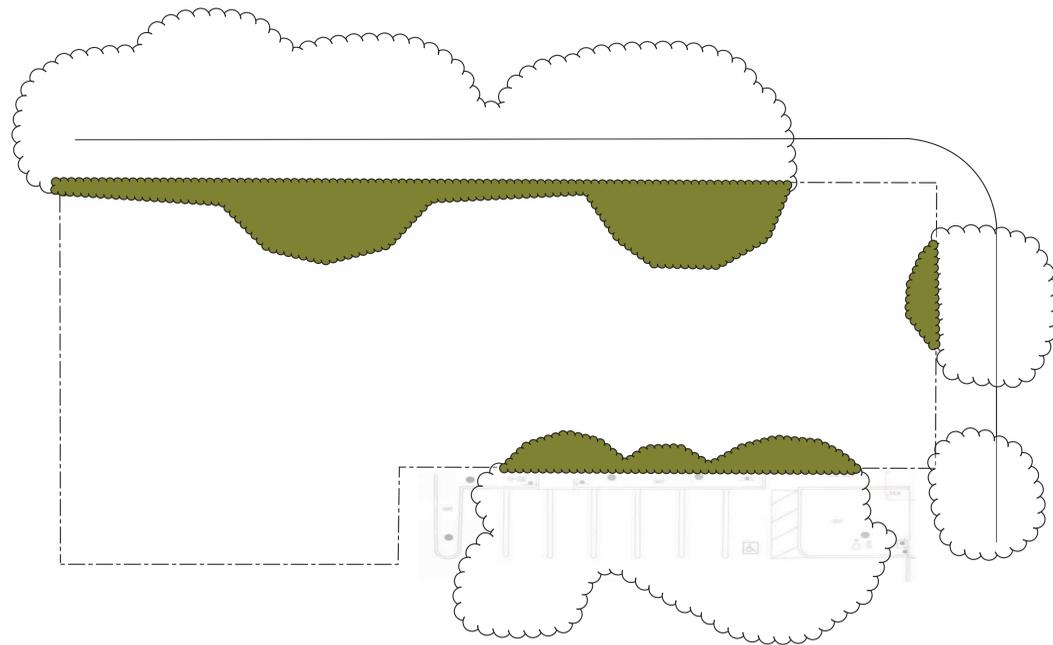


Roof Deck Paver
Pedestal Paver Type 1
24x24 Porcelain Paver
by Archatrak



Roof Deck Paver
Pedestal Paver Type 3
24x24 Porcelain Paver
by Archatrak

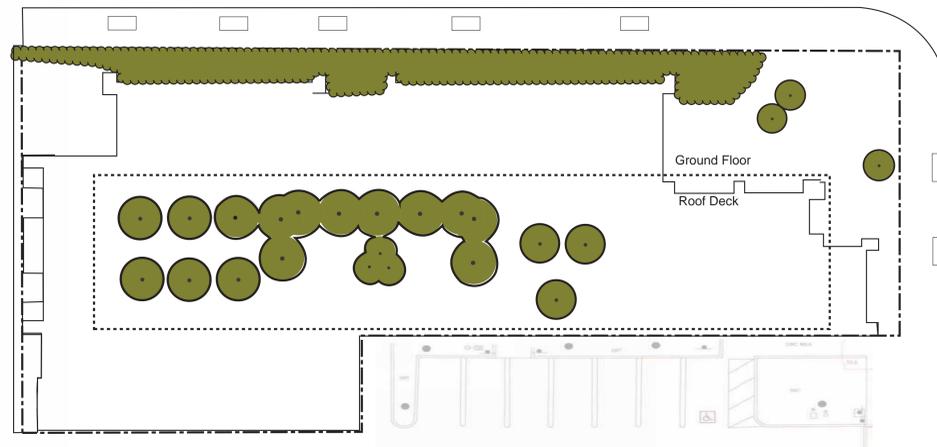




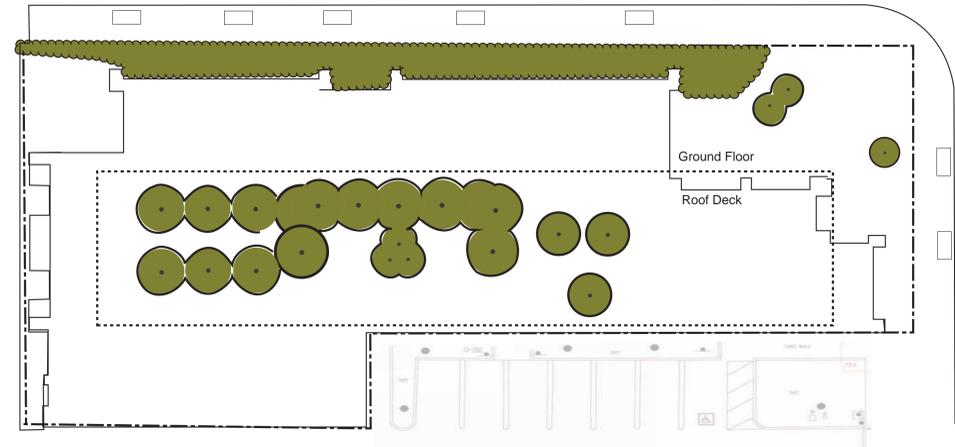
TREE CANOPY - EXISTING



TREE CANOPY - AT PROJECT COMPLETION



TREE CANOPY - 10 YEARS AFTER COMPLETION



TREE CANOPY - AT MATURITY

Tree Canopy Table and Legend		
	Sq. Ft. Area	% Site
Site area is		
12,583 SQ. FT.		
Existing Canopy	1,834 Sq. Ft.	14.5 %
Canopy at Planting	1,731 Sq. Ft.	13.7 %
Canopy at 10 Years	2,153 Sq. Ft.	17.11 %
Canopy at Maturity	2,857 Sq. Ft.	22.73 %

Canopy Calculated

Property Line

