



Montecito Street Scene Perspective



Architecture + Planning
 580 Second St., Suite 200
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 ktgy.com



2044 & 2054 MONTECITO
 MOUNTAIN VIEW, CA # 2016-0590
 (387-16-PUD & 388-16-VTTM)

PLANNED UNIT DEVELOPMENT
 SEPTEMBER 15, 2017

COVER SHEET

A0.0



Corner Perspective from Montecito Ave.



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Joint Trench (off site)

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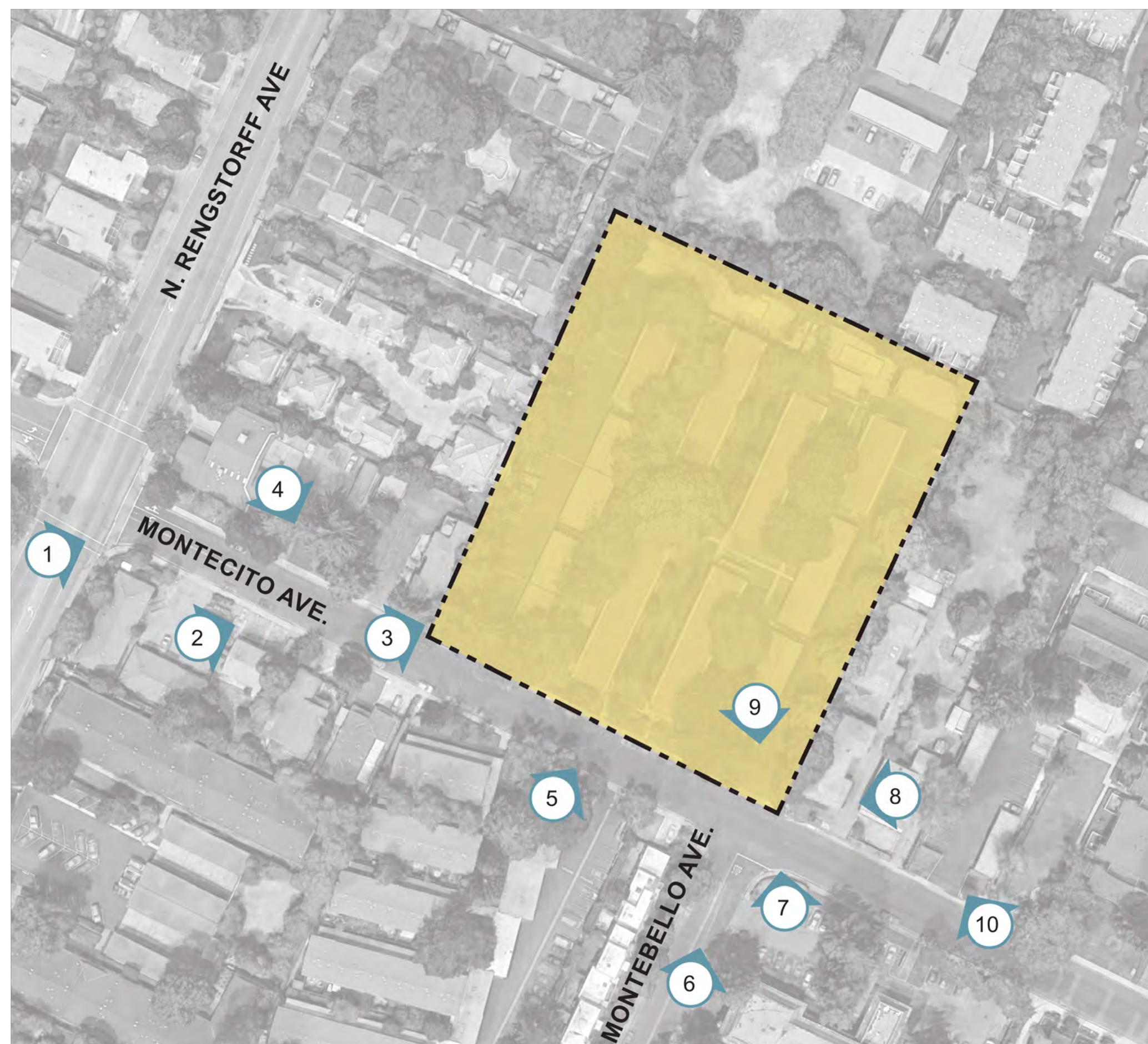


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SHEET INDEX AND SITE CONTEXT

A0.2



Project Summary

Zoning:	R 3-2.2 Mountain View Rowhouse Design Guidelines (2005)
APN:	150-02-025, 150-02-026
Overall Site Area:	± 2.78 AC 121,097 SF
Unit Type:	Rowhouse
Dwelling Units:	52 DU
Density:	18.71 DU/AC
Building Height:	± 37'-0" (Max allowed 45'-0" per Rowhouse Design Guidelines)

Building Code Summary

Reference:	2016 California Code: CRC	Building, Fire, Electrical, Mechanical, Pumbing, CAL Green, and Mountain View Green Building Code
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Occupancy:	California Code of Regulations, Title 24, Part 2.5
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Occupancy: R-3 fee simple; U, Two separate one hour assemblies at each lot line seperated by a 2 ¼ inch assembly air gap.

Fire Sprinkler System:	NFPA 13D; each unit will have individual dual fire/domestic service
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Construction Type:	VB Non-Rated
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Allowable Height:	3 stories, 40 feet	**
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Allowable Area:	R-3 = Unlimited	Per CBC 506.2
	U = 1,000 SF	Per CBC 406.3.1

Accessibility:	Per 2016 CBC, Chapter 11A, and CRC R320: 10% of total units on site will be accessible
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Other notes: Units in buildings will be structurally independent, with the slab, 2nd and 3rd floor sheathing or top plates, roof, and exterior walls tied together.

Meters for gas, electric and telecommunications service will be ganged at the ends of each building, and service to the individual units will run through underground lines from the ganged meters to the individual units. See Joint Trench dwgs for details

Building Coverage Summary

Allowed:	35%
Proposed:	35%

Building Coverage Calculations: (Includes enclosed private open space patios)		
Bldg Type A	5836 SF x 2	11672 SF
Bldg Type B	5614 SF x 4	22456 SF
Bldg Type C	4106 SF x 2	8212 SF
Total Site Building Area		42340 SF
Overall Site Area		121097 SF
		42340 SF / 121097 SF
Building Coverage Proposed		= 0.35
(See Graphic Calculation Sheet A1.3)		

R-3 FEE SIMPLE

FAR Summary

Allowed:	0.90
Proposed:	0.90

Average Building Square Foot Calculations		
Total Approx. Gross Unit SF across entire site		109,048 SF
Utility Closet		400 SF
Total Approx. Building Gross SF		109,448 SF
FAR Calculations		
Approximate Building Gross SF		109,448 SF
Overall Site Area		121,097 SF
FAR Proposed:		109448 / 121097 = 0.90

Storage Summary

Required:
80 SF / unit or 164 CF / unit

Provided:
80 SF / unit or 164 CF / unit

Parking Summary

Parking Required:	
Residential Stalls Required:	2 covered stalls / unit (104 stalls total)
Guest Stalls Required:	0.3 guest stalls / unit (16 stalls)
1 additional stall required / every 10 tandem spaces(4 stalls total)	
Additional Tandem Stalls Required:	
Total Required	124 spaces

Parking Provided:	
Garage Spaces	104
On-Site Guest	16
Temporary spaces for Tandem	4
Total Spaces	124 spaces

BICYCLE PARKING
Per Mountain View Bicycle transportation Plan Update (Nov. 17, 2015)

Required: 1 bicycle parking spot per unit
Provided: 1 bicycle parking space within each residential unit in the garage

Open Space Summary*

*per R-3 standards (includes landscape open area, common open space, private open space)

Landscape Open Space	
Required:	35% of site (minimum) 42,384 SF Minimum
Provided:	38% of site 46,086 SF Total (See Graphic Calculation Sheet A1.3)

Common Open Space	
Required:	100 SF / unit (20' min. dimension) 5,200 SF Total
Provided:	365.40 SF / unit 19,001 SF Total (See Graphic Calculation Sheet A1.3)

Private Open Space	
Required:	100 SF / unit (minimum) 5,200 SF Total
Provided:	Patios 3,828 2nd Fl. Decks 5,882 Total 9710 SF 186.73 SF / Unit (See Graphic Calculation Sheet A1.3 and Unit Plan Sheets A5.0-A5.4)

Paving Coverage Summary

Allowed:	N/A
Proposed:	27%

Paving Coverage Calculations:
Proposed paving SF: 32,667 sf
Site Area: 121,097 sf
% covered (paving/site area): 0.27

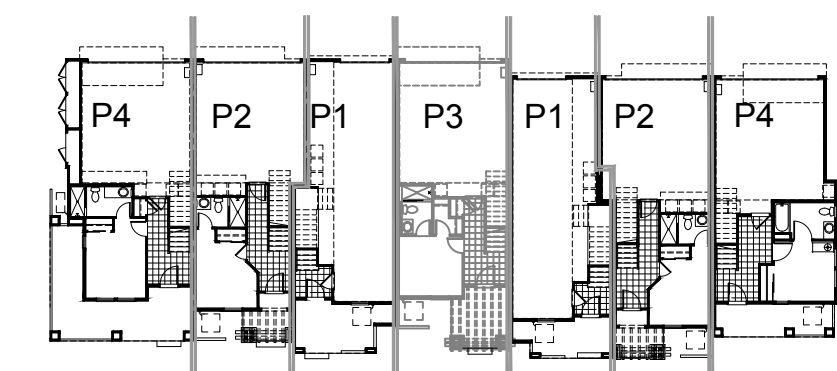
Unit Summary

Unit Name	Description	Garage SF (Max 1,000)	Garage Type	Quantity	%	Approx Unit Net SF*	Approx Unit Gross SF**	Total Approx Net SF*	Total Approx Unit Gross SF**
P1	2 bedroom + 2.5 bath	600	Tandem	8	15%	1,402	2,224	11,216	17,792
P1-Alt	3 bedroom + 3.5 bath	600	Tandem	12	23%	1,402	2,008	16,824	24,096
P2	3 bedroom + 3.5 bath	438	Side x Side	14	27%	1,607	2,069	22,498	28,966
P2-ALT1	3 bedroom + 3.5 bath	438	Side x Side	2	4%	1,582	2,063	3,164	4,126
P2-ALT2	3 bedroom + 3.5 bath	438	Side x Side	4	8%	1,580	2,063	6,320	8,252
P3	3 bedroom + 3.5 bath	441	Side x Side	2	4%	1,700	2,152	3,400	4,304
P4	3 bedroom + 3.5 bath	435	Side x Side	2	4%	1,679	2,125	3,358	4,250
P4-alt1	3 bedroom + 3.5 bath	439	Side x Side	6	12%	1,708	2,159	10,248	12,954
P4-alt2	3 bedroom + 3.5 bath	435	Side x Side	2	4%	1,708	2,154	3,416	4,308
Subtotal				52	100%			80,444	109,048
Aproximate Average Unit Square Footage								1,547	2,097
Overall Density				+/- 18.7	du/ac				

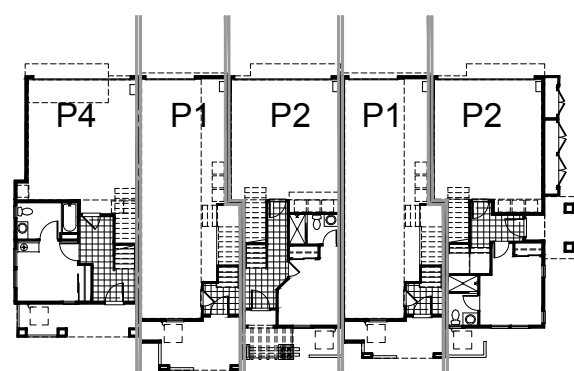
*Net SF: measured to outside face of stud, excludes garage area, decks and porches. Includes 2" airgap per unit.

**Gross SF measure to outside face of stud, includes garage area, enclosed decks/porches. Includes 2" airgap per unit.

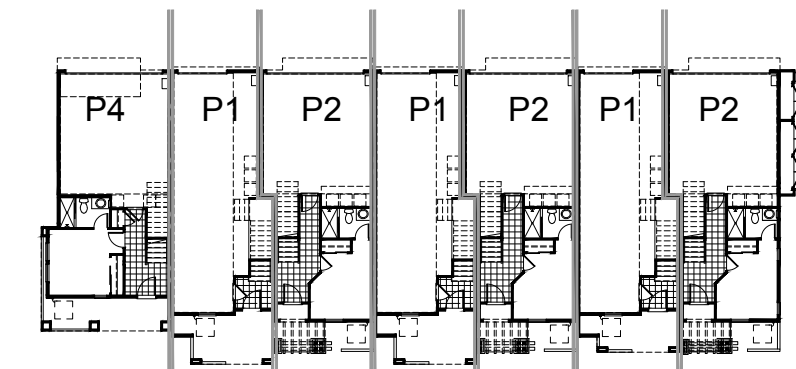
Allowable Area



Building A



Building C



Building B

* CBC 406.3.1 Classification. Private garages and carports shall be classified as Group U occupancies. Each private garage shall be no greater than 1,000 square feet in area. Multiple private garages are permitted in a building where each private garage is separated from the other private garages by 1-hour fire barriers in accordance with section 707, or 1-hour horizontal assemblies in accordance with section 711, or both. Exception: The area of a private garage accessory to Group R-3 one- or two-family dwellings shall not be greater than 3,000 square feet in area.

** Please refer to CBC Table 506.2 - Allowable heights and areas. R-3 Allows for unlimited building area per story for 3 stories above grade plane.

2 separated 1-hour assemblies in accordance with CRC Section 302.2 and Mountain View Municipal Code Sec. 8.10.21

NOTE: All required standards per Rowhouse Design Guidelines unless otherwise noted



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PROJECT DATA

A1.1

Water treatment planting -
refer to Proposed Plant
Palette sheet L-7

Pedestrian crossing to be
constructed contingent on
approval of 333 Rengstorff
Ave - refer to enlargement
sheet L-3

Open Space Enlargement -
refer to enlargement sheet
L-2 and L-4 for planting plan

Evergreen screen trees -
refer to Proposed Plant
Palette sheet L-7

Board-formed concrete
seatwall - refer to image
sheet L-9

Existing tree to remain
(Box Elder)

AC condenser screen
(typical) - refer to image
sheet L-9

4' wide concrete entry walk
(typical) to front door

Planting Plan - refer to sheet
L-6

Concrete unit pavers at
pedestrian crossings and
vehicular entrance - refer to
image sheet L-9

Planting plan - refer to sheet
L-5

Vehicular entry monument -
refer to image sheet L-10

Water treatment planting -
refer to Proposed Plant
Palette sheet L-7

Mailbox station - refer to
image sheet L-8

Low light shrubs and
groundcover between
buildings - refer to Proposed
Plant Palette sheet L-7

Accent tree - refer to
Proposed Plant Palette
sheet L-7

Narrow evergreen tree and
groundcover between
driveways - refer to
Proposed Plant Palette
sheet L-7

Evergreen screen tree -
refer to Proposed Plant
Palette sheet L-7

Bike racks (4 in this location)
- refer to image sheet L-8

6' high wood fence with
lattice - refer to image sheet
L-8

Accent tree - refer to
Proposed Plant Palette
sheet L-7

Pedestrian entry monument
- refer to image sheet L-10

Street tree to be Fraxinus
Americana - refer to
Proposed Plant Palette
sheet L-7

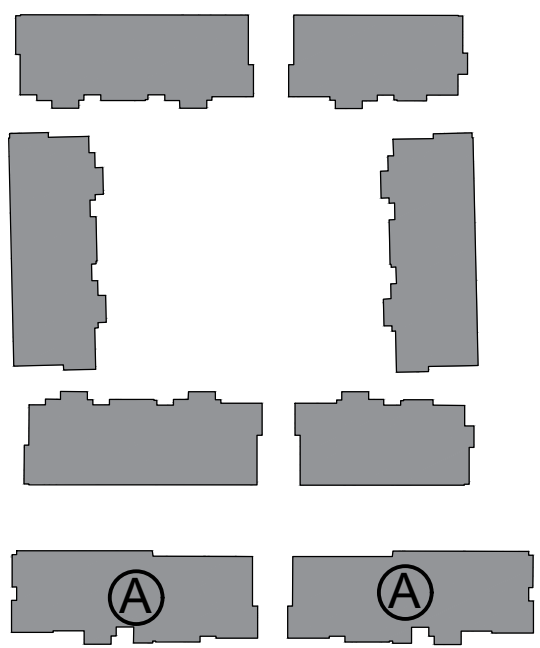


MONTECITO AVENUE

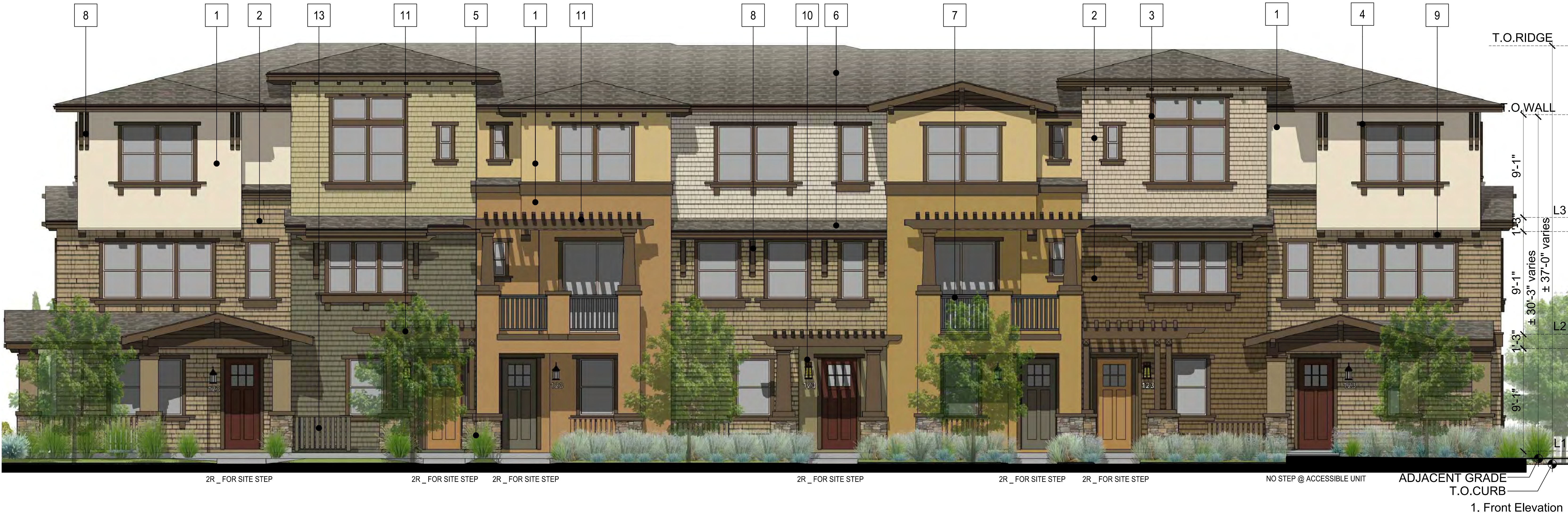


Material Legend

- 1. Stucco
- 2. Fiber Cement Shingle Siding
- 3. Fiber Cement Trim
- 4. High-Density Foam Trim
- 5. Stone Veneer
- 6. Composition Shingle Roof
- 7. Painted Composite Wood Railing
- 8. Bracket
- 9. Corbels
- 10. Light Fixture & Unit Address
- 11. Painted Composite Wood Trellis
- 12. Hybrid Wood Garage door
(see A7.1 for more info.)
- 13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.

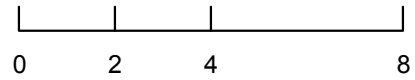


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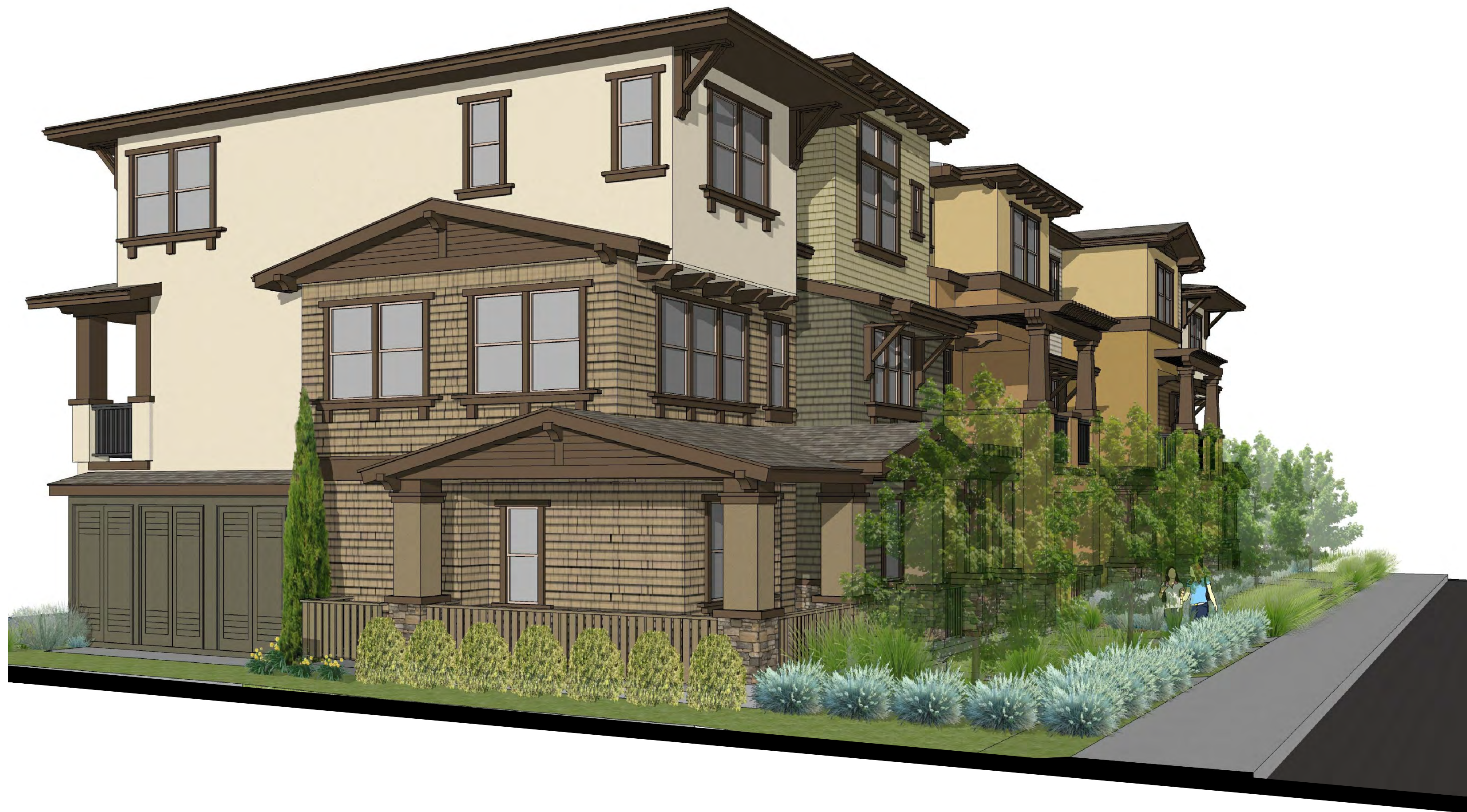
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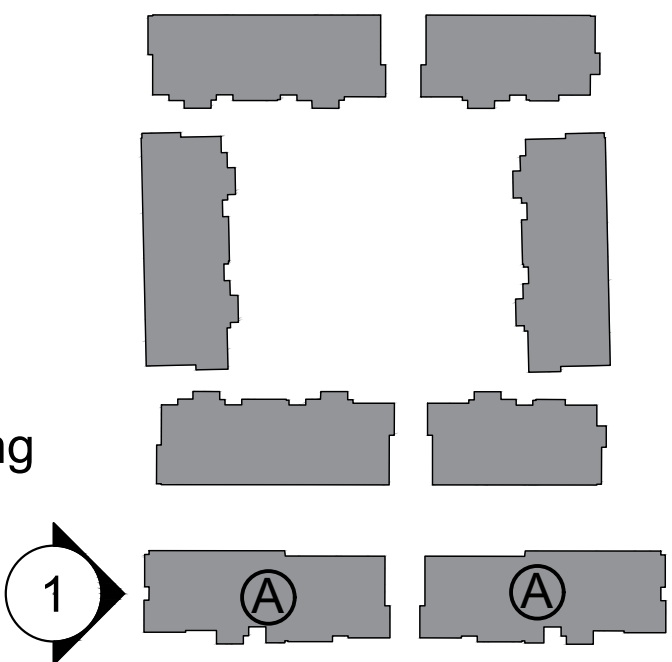
ELEVATIONS
BUILDING A

A2.0

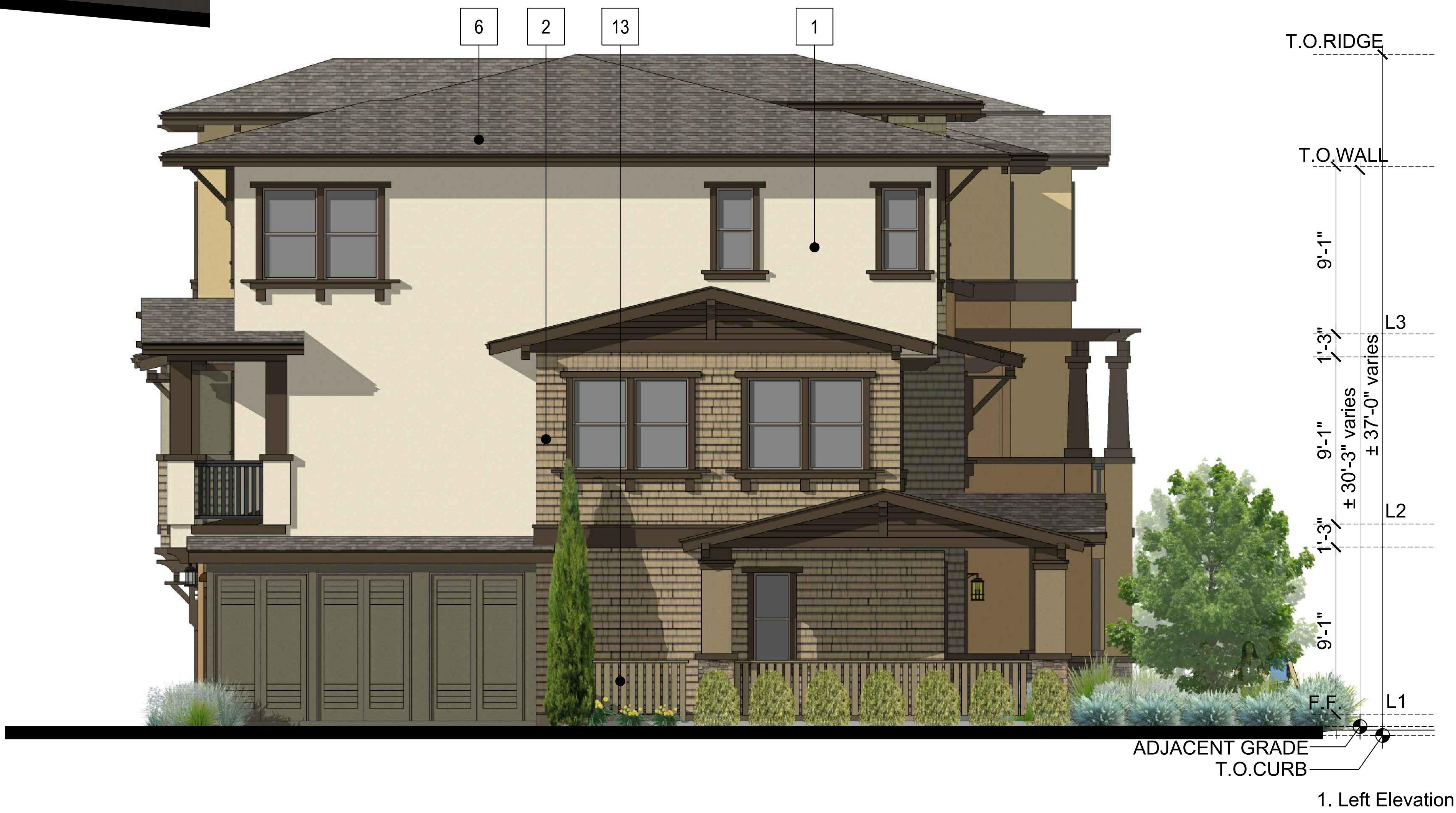


Material Legend

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7. Painted Composite Wood Railing
8. Bracket
9. Corbels
10. Light Fixture & Unit Address
11. Painted Composite Wood Trellis
12. Hybrid Wood Garage door
(see A7.1 for more info.)
13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.

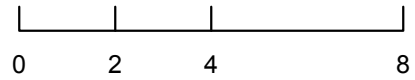


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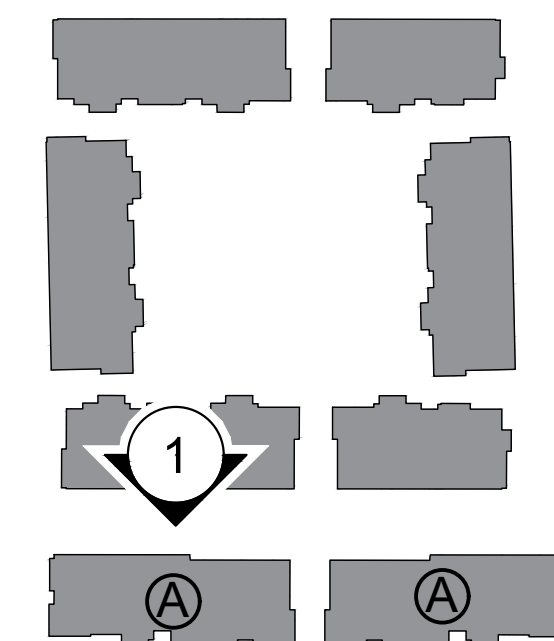
ELEVATIONS
BUILDING A

A2.1



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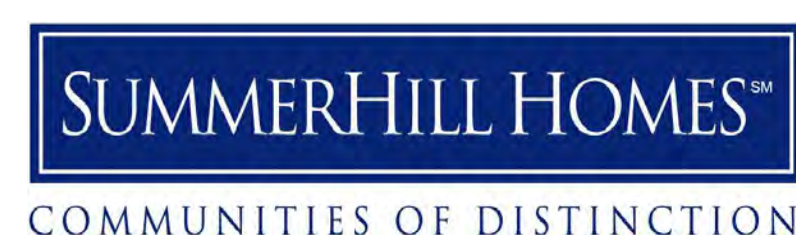
Key Map N.T.S.



1. Rear Elevation

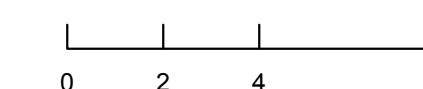


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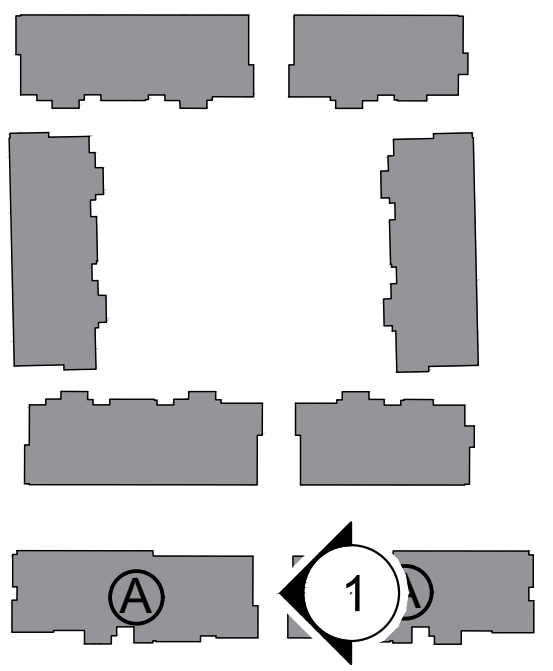
ELEVATIONS
BUILDING A

A2.2



Material Legend

1. Stucco
2. Fiber Cement Shingle Siding
3. Fiber Cement Trim
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9. Corbels
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11. Painted Composite Wood Trellis
12. Hybrid Wood Garage door
(see A7.1 for more info.)
13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.



1. Right Elevation

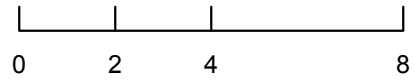


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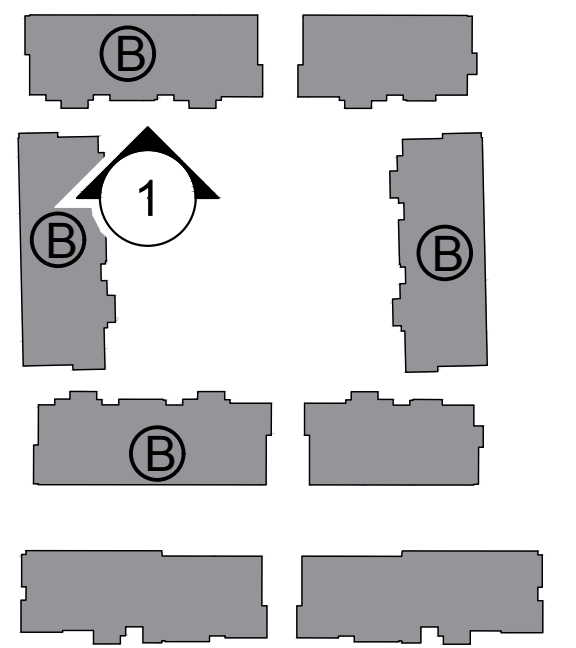
ELEVATIONS
BUILDING A

A2.3

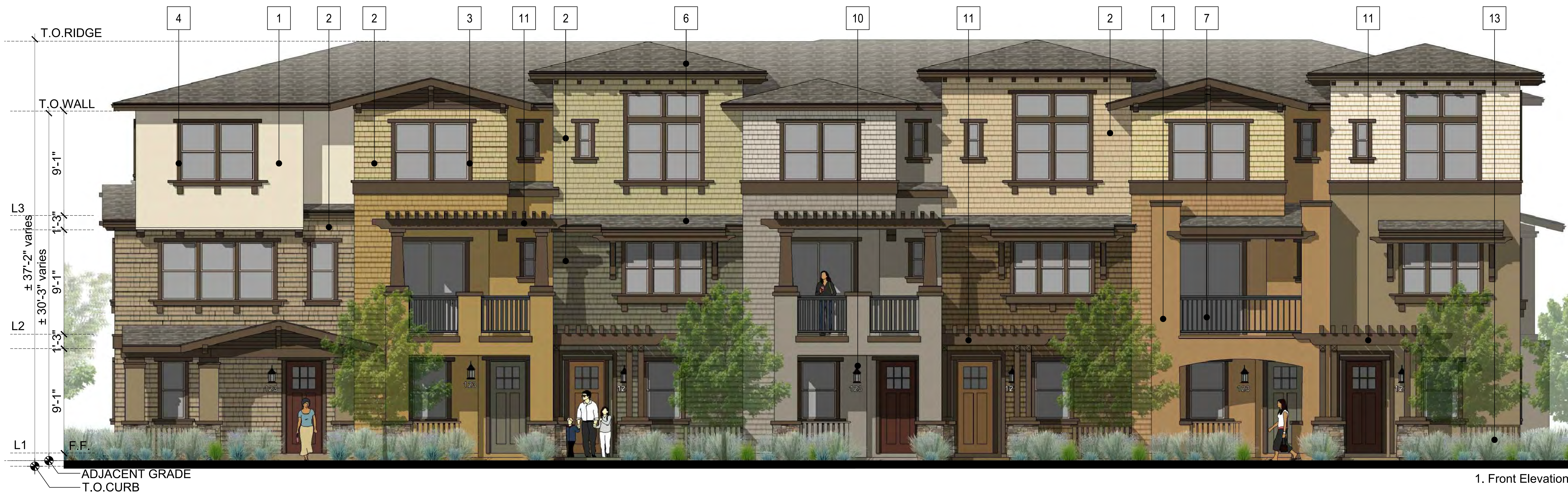


Material Legend

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(see A7.1 for more info.)
13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.



1. Front Elevation

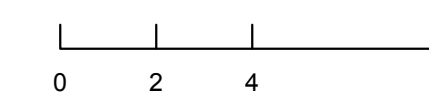


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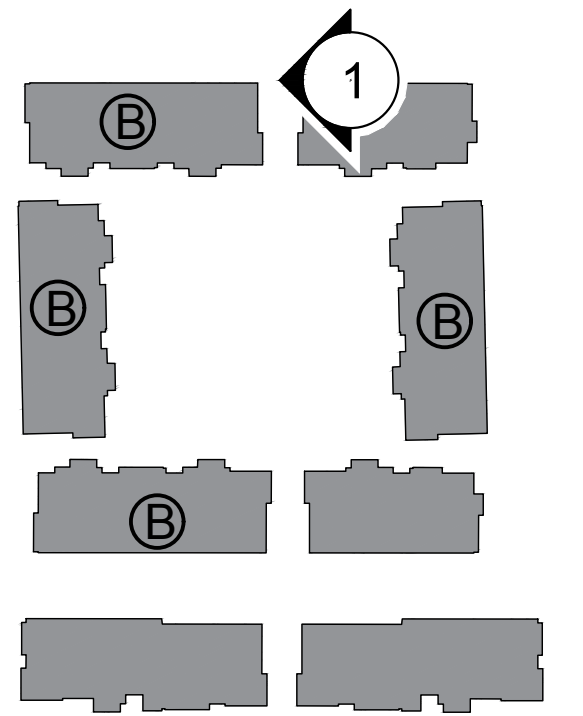
ELEVATIONS
BUILDING B

A2.4



Material Legend

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2. Fiber Cement Shingle Siding
3. Fiber Cement Trim
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8. Bracket
9. Corbels
10. Light Fixture & Unit Address
11. Painted Composite Wood Trellis
12. Hybrid Wood Garage door
(see A7.1 for more info.)
13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.



2. Right Elevation occurs Bldgs. 5 & 8

ADJACENT GRADE
T.O. CURB



1. Right Elevation occurs Bldgs. 3 & 7

ADJACENT GRADE
T.O. CURB

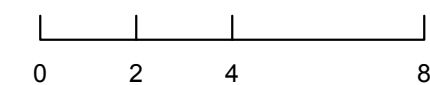


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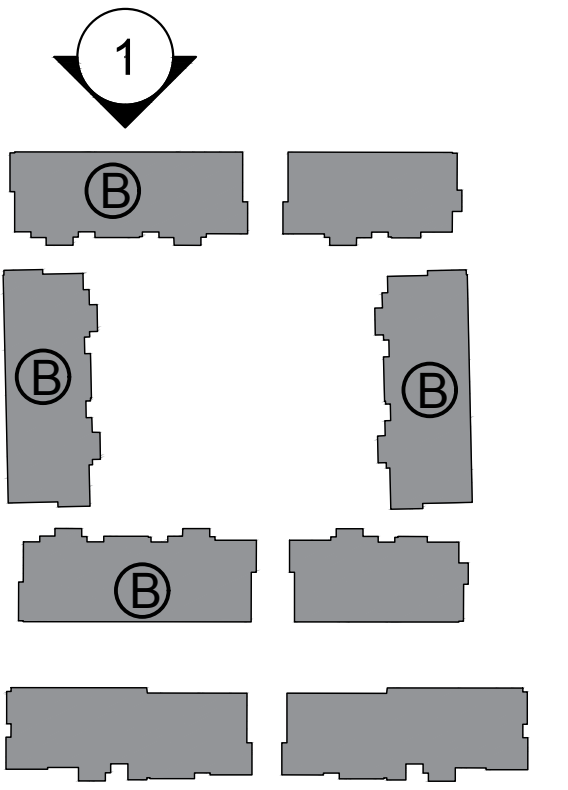
ELEVATIONS
BUILDING B

A2.5



Material Legend

1. Stucco
2. Fiber Cement Shingle Siding
3. Fiber Cement Trim
4. High-Density Foam Trim
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8. Bracket
9. Corbels
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11. Painted Composite Wood Trellis
12. Hybrid Wood Garage door
(see A7.1 for more info.)
13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.

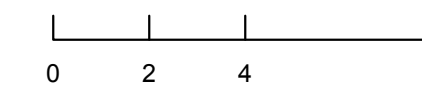


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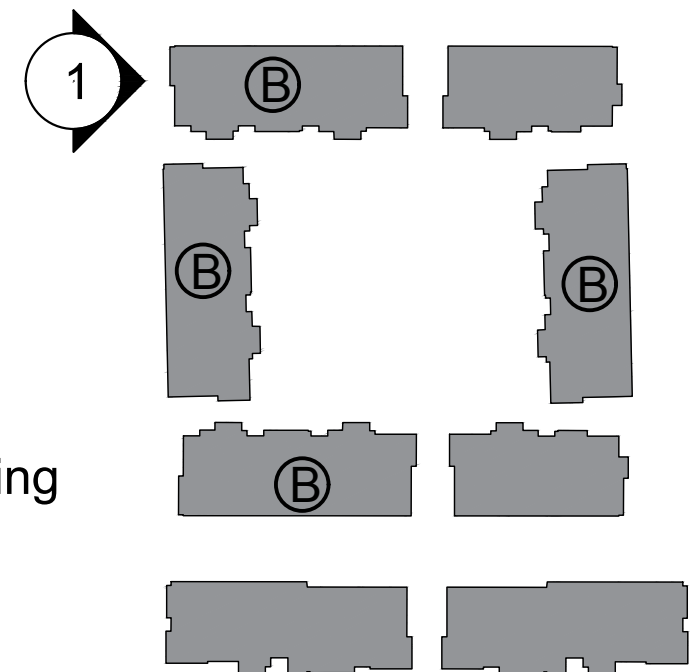
ELEVATIONS
BUILDING B

A2.6



Material Legend

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(see A7.1 for more info.)
13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.



1. Left Elevation

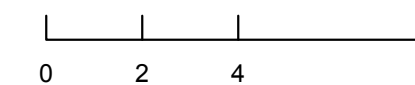


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PLANNED UNIT DEVELOPMENT
SEPTEMBER 15, 2017



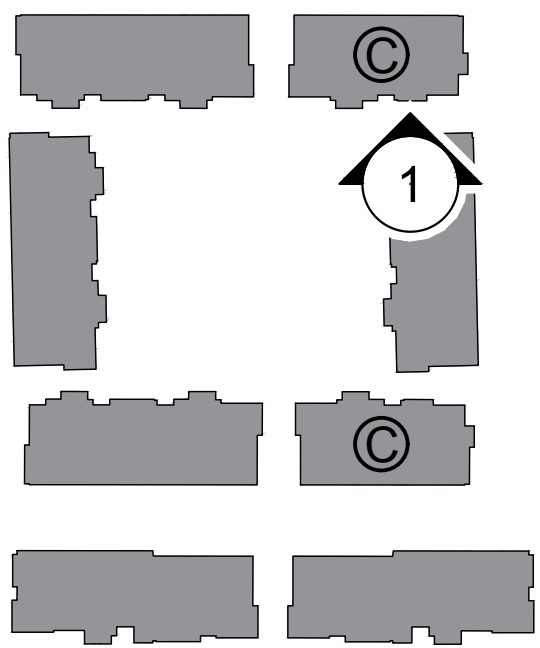
ELEVATIONS
BUILDING B

A2.7

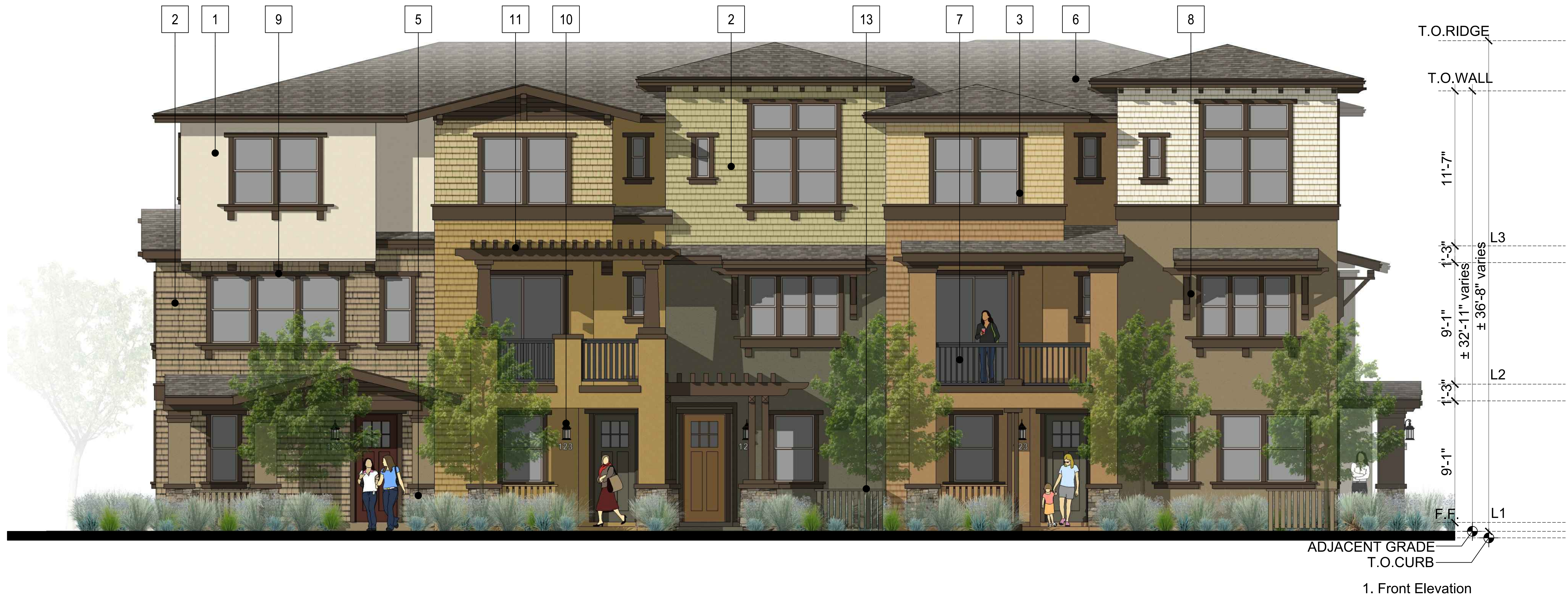


Material Legend

- 1. Stucco
 - 2. Fiber Cement Shingle Siding
 - 3. Fiber Cement Trim
 - 4. High-Density Foam Trim
 - 5. Stone Veneer
 - 6. Composition Shingle Roof
 - 7. Painted Composite Wood Railing
 - 8. Bracket
 - 9. Corbels
 - 10. Light Fixture & Unit Address
 - 11. Painted Composite Wood Trellis
 - 12. Hybrid Wood Garage door
 - 13. AC unit screen
- (see A7.1 for more info.)



Key Map N.T.S.

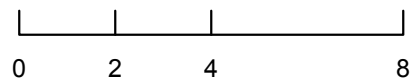


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MOUNTAIN VIEW, CA # 2016-0590
(387-16-PUD & 388-16-VTTM)

PLANNED UNIT DEVELOPMENT
SEPTEMBER 15, 2017

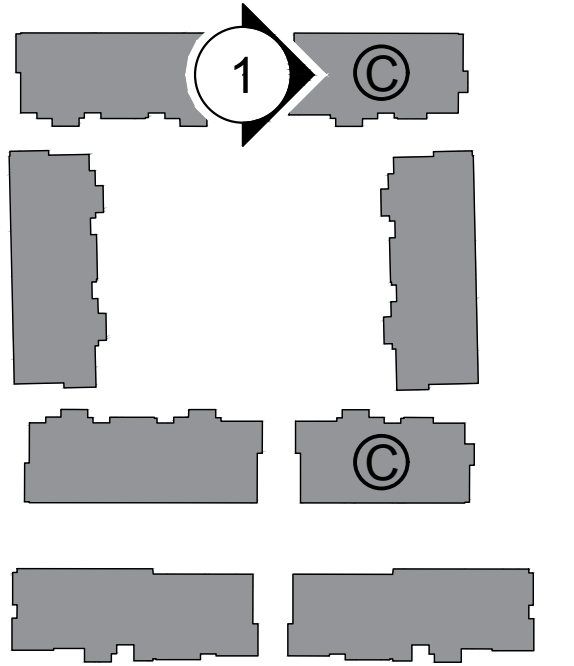


ELEVATIONS
BUILDING C



Material Legend

1. Stucco
2. Fiber Cement Shingle Siding
3. Fiber Cement Trim
4. High-Density Foam Trim
5. Stone Veneer
6. Composition Shingle Roof
7. Painted Composite Wood Railing
8. Bracket
9. Corbels
10. Light Fixture & Unit Address
11. Painted Composite Wood Trellis
12. Hybrid Wood Garage door
(see A7.1 for more info.)
13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.

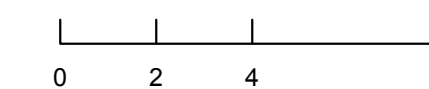


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SEPTEMBER 15, 2017



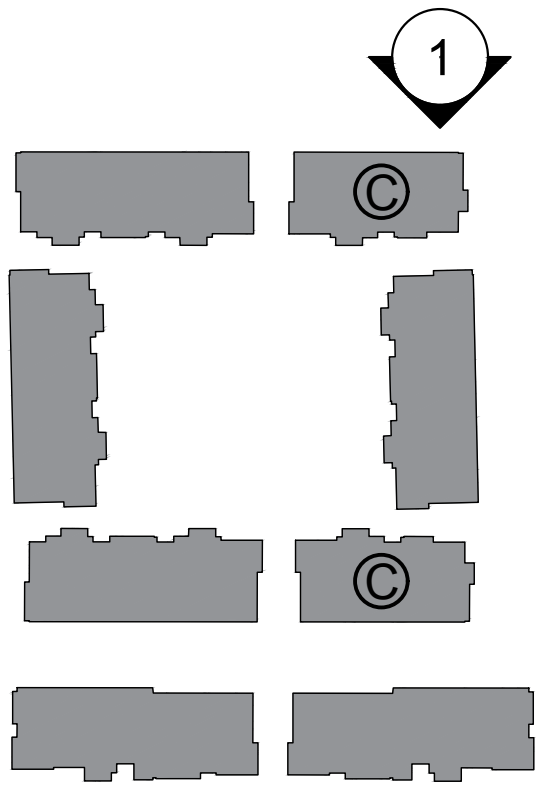
ELEVATIONS
BUILDING C

A2.9



Material Legend

1. Stucco
2. Fiber Cement Shingle Siding
3. Fiber Cement Trim
4. High-Density Foam Trim
5. Stone Veneer
6. Composition Shingle Roof
7. Painted Composite Wood Railing
8. Bracket
9. Corbels
10. Light Fixture & Unit Address
11. Painted Composite Wood Trellis
12. Hybrid Wood Garage door
(see A7.1 for more info.)
13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.



1. Rear Elevation

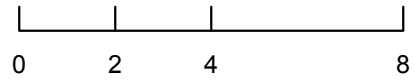


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SEPTEMBER 15, 2017



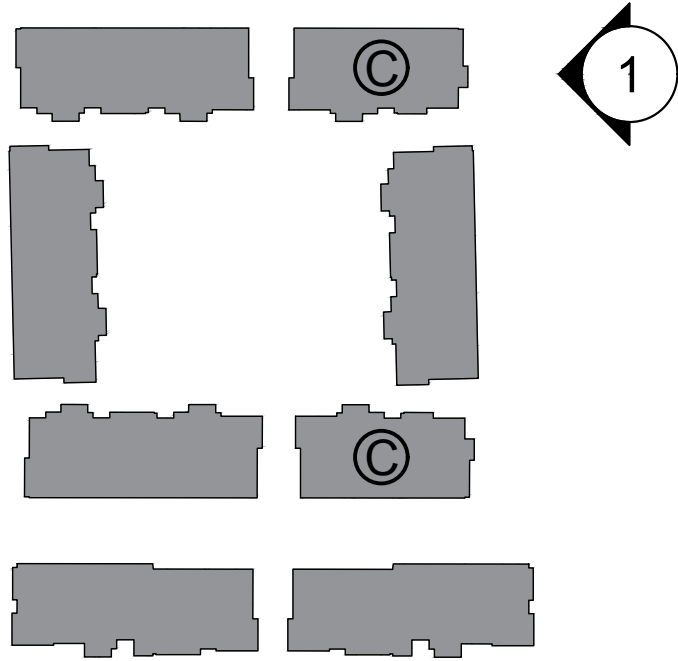
ELEVATIONS
BUILDING C

A2.10



Material Legend

- 1. Stucco
- 2. Fiber Cement Shingle Siding
- 3. Fiber Cement Trim
- 4. High-Density Foam Trim
- 5. Stone Veneer
- 6. Composition Shingle Roof
- 7. Painted Composite Wood Railing
- 8. Bracket
- 9. Corbels
- 10. Light Fixture & Unit Address
- 11. Painted Composite Wood Trellis
- 12. Hybrid Wood Garage door
(see A7.1 for more info.)
- 13. AC unit screen
(see A7.1 for more info.)



Key Map N.T.S.

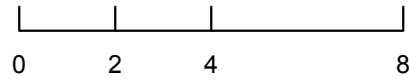


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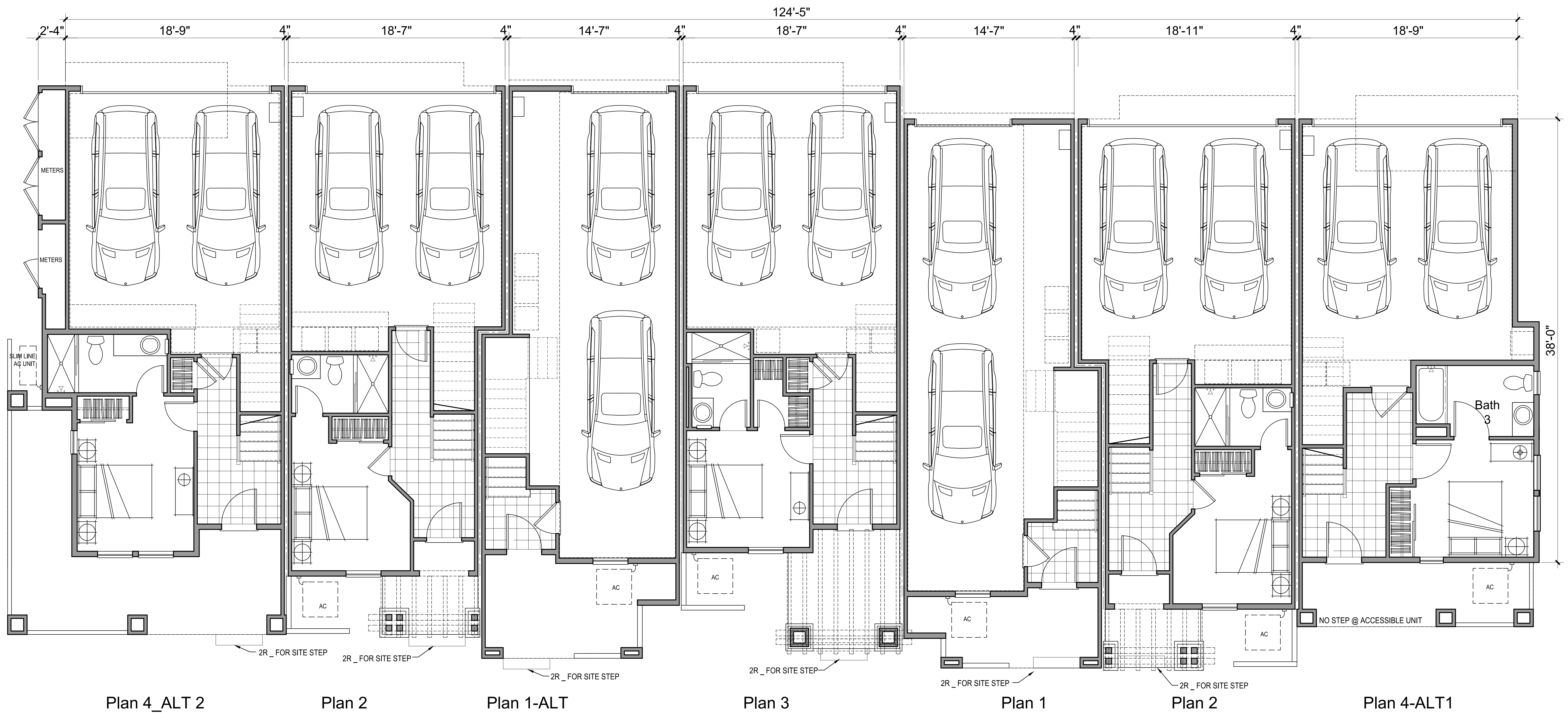
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PLANNED UNIT DEVELOPMENT
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ELEVATIONS
BUILDING C

A2.11



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PLANNED UNIT DEVELOPMENT
SEPTEMBER 15, 2017

BUILDING A PLAN - 7PEX
LEVEL 1

A3.0



Plan 4_ALT 2

Plan 2

Plan 1-ALT

Plan 3

Plan 1

Plan 2

Plan 4-ALT1

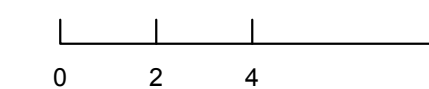


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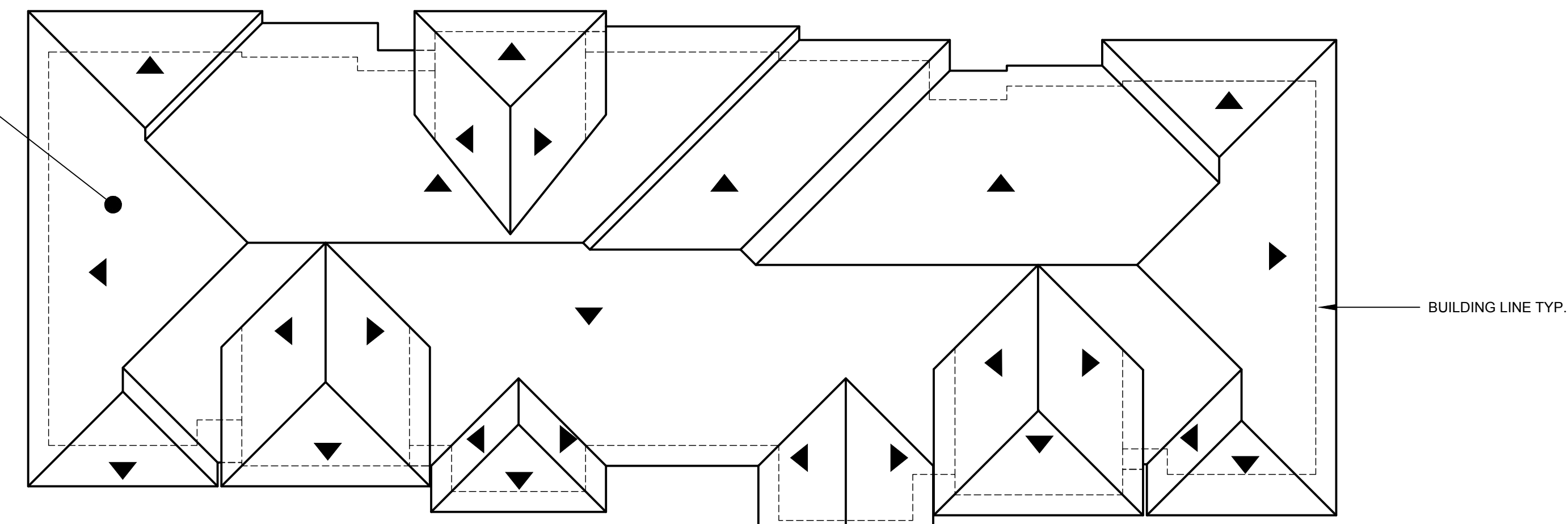
PLANNED UNIT DEVELOPMENT
SEPTEMBER 15, 2017



BUILDING A PLAN - 7 PLEX
LEVEL 2

A3.1

ROOF SLOPE- 3 : 12 TYP. UNLESS OTHERWISE NOTED
 ROOFING MATERIAL- COMPOSITION SHINGLE



ROOF PLAN SC: N.T.C



Plan 4_ALT 2

Plan 2

Plan 1-ALT

Plan 3

Plan 1

Plan 2

Plan 4-ALT1

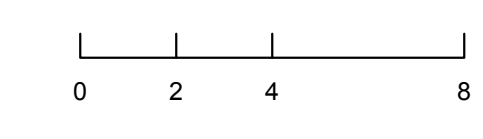


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2044 & 2054 MONTECITO
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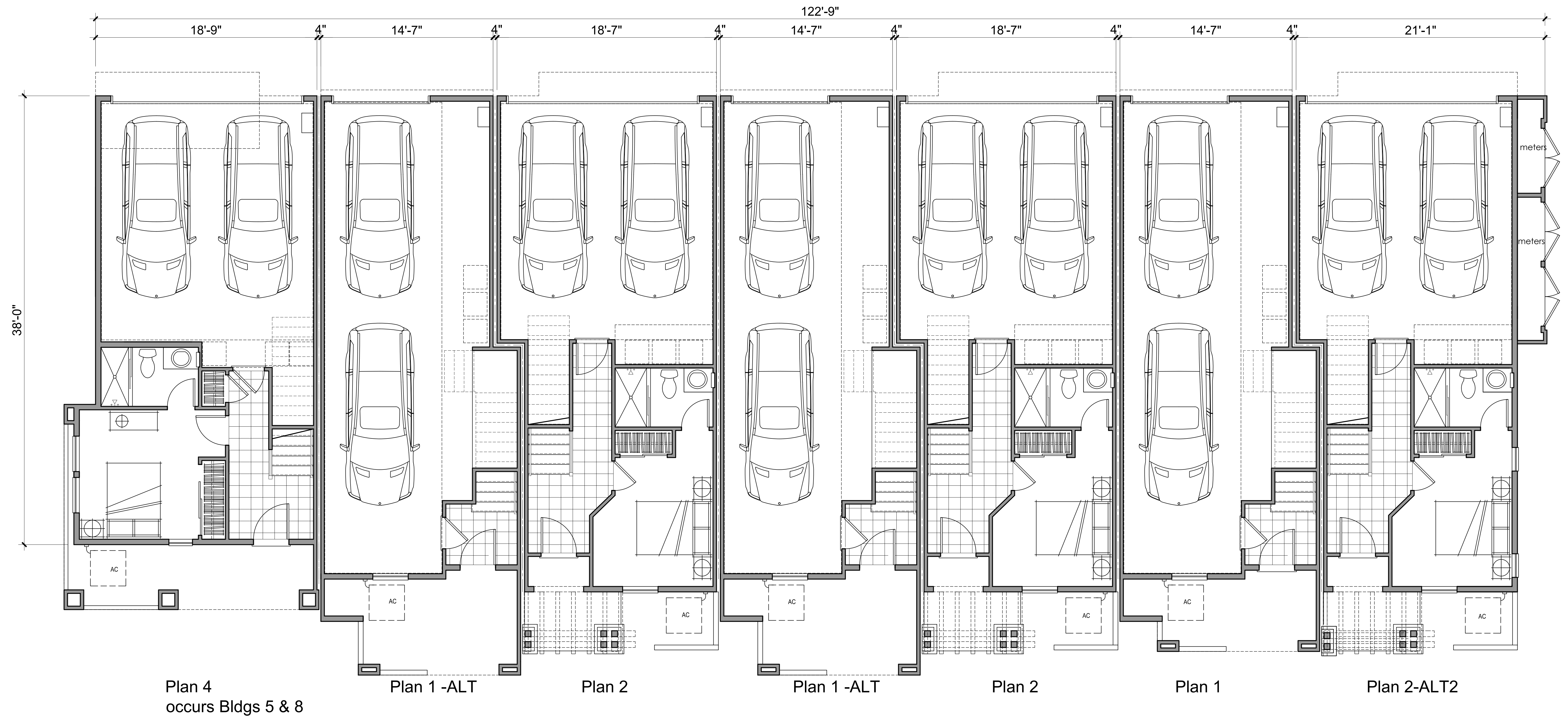
PLANNED UNIT DEVELOPMENT
 SEPTEMBER 15, 2017



BUILDING A PLAN - 7 PLEX
 LEVEL 3

A3.2

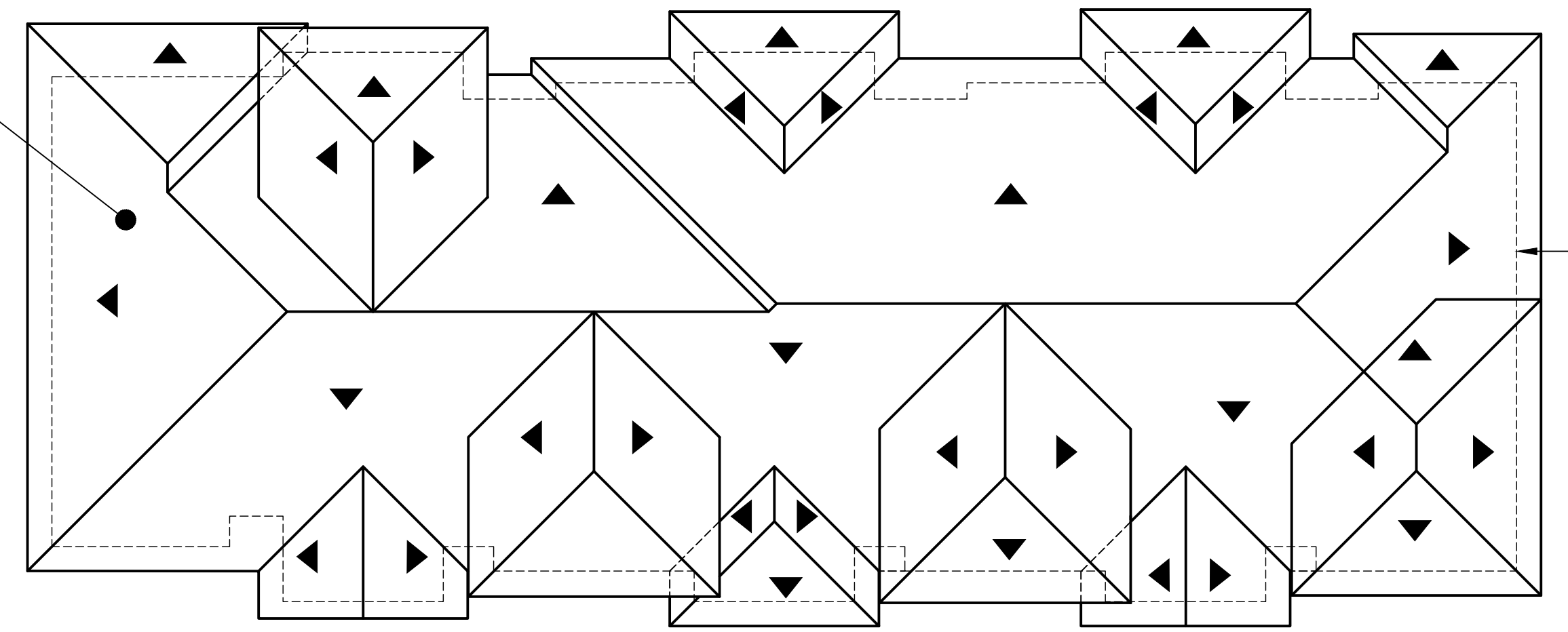
Plan 4-ALT 1
occurs Bldgs 3 & 7
see A 1.2 site plan & A5.3



Plan 4-ALT 1
occurs Bldgs 3 & 7
see A 1.2 site plan & A5.3



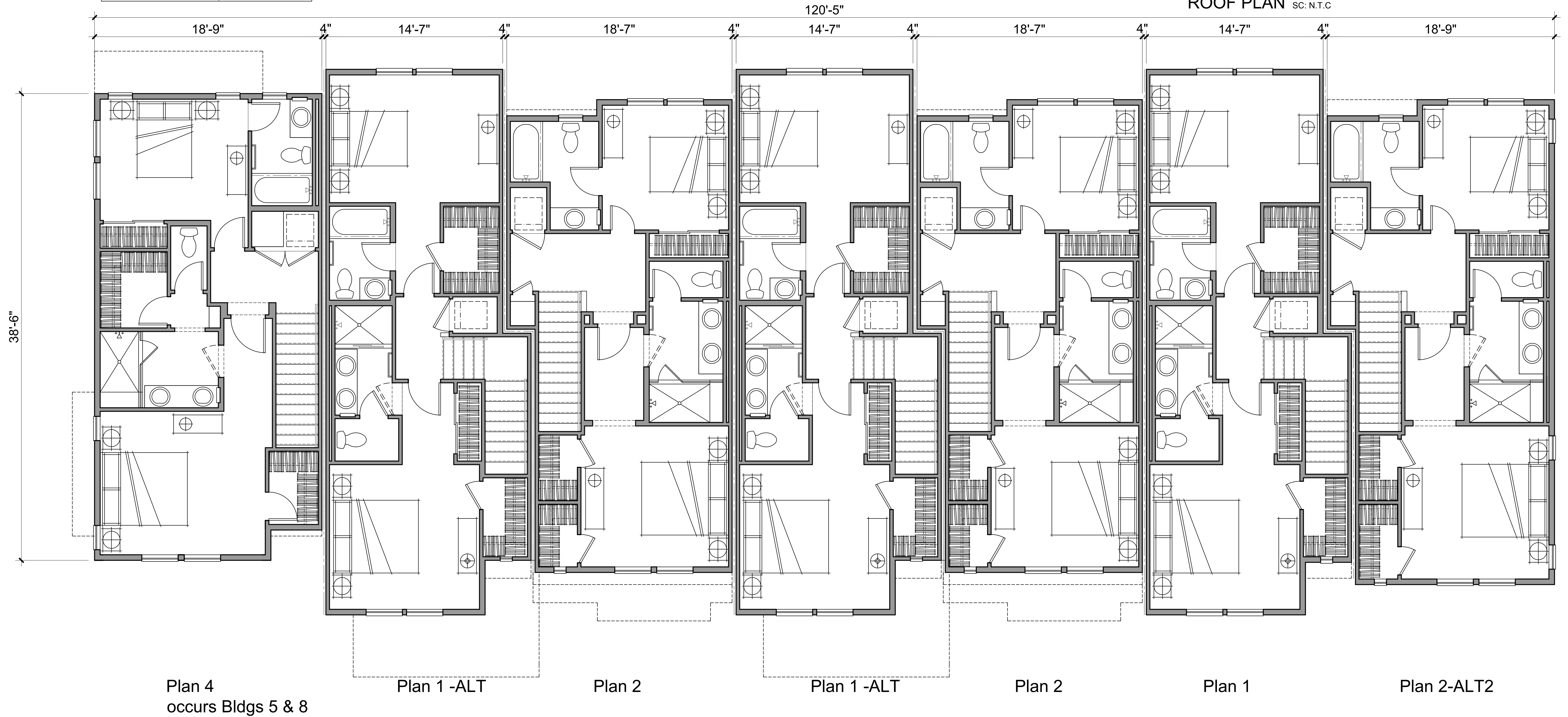
ROOF SLOPE- 3 : 12 TYP. UNLESS OTHERWISE NOTED
 ROOFING MATERIAL- COMPOSITION SHINGLE



BUILDING LINE TYP.

Plan 4-ALT 1
 occurs Bldgs 3 & 7
 see A 1.2 site plan & A5.3

ROOF PLAN SC: N.T.C

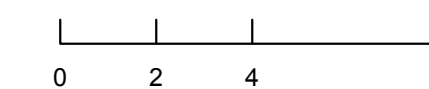


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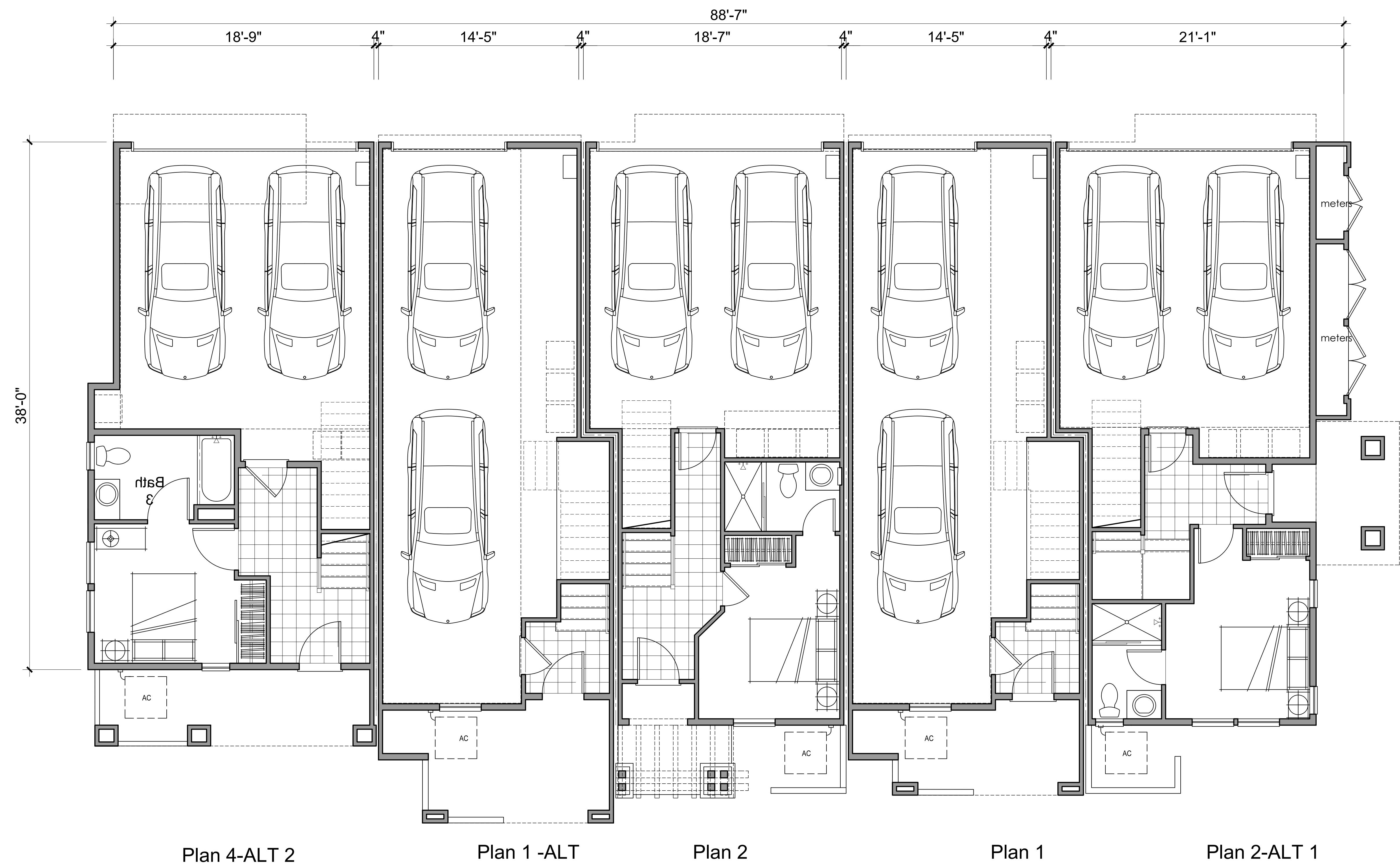
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PLANNED UNIT DEVELOPMENT
 SEPTEMBER 15, 2017



BUILDING B PLAN
 LEVEL 3

A3.5





Plan 4-ALT 2

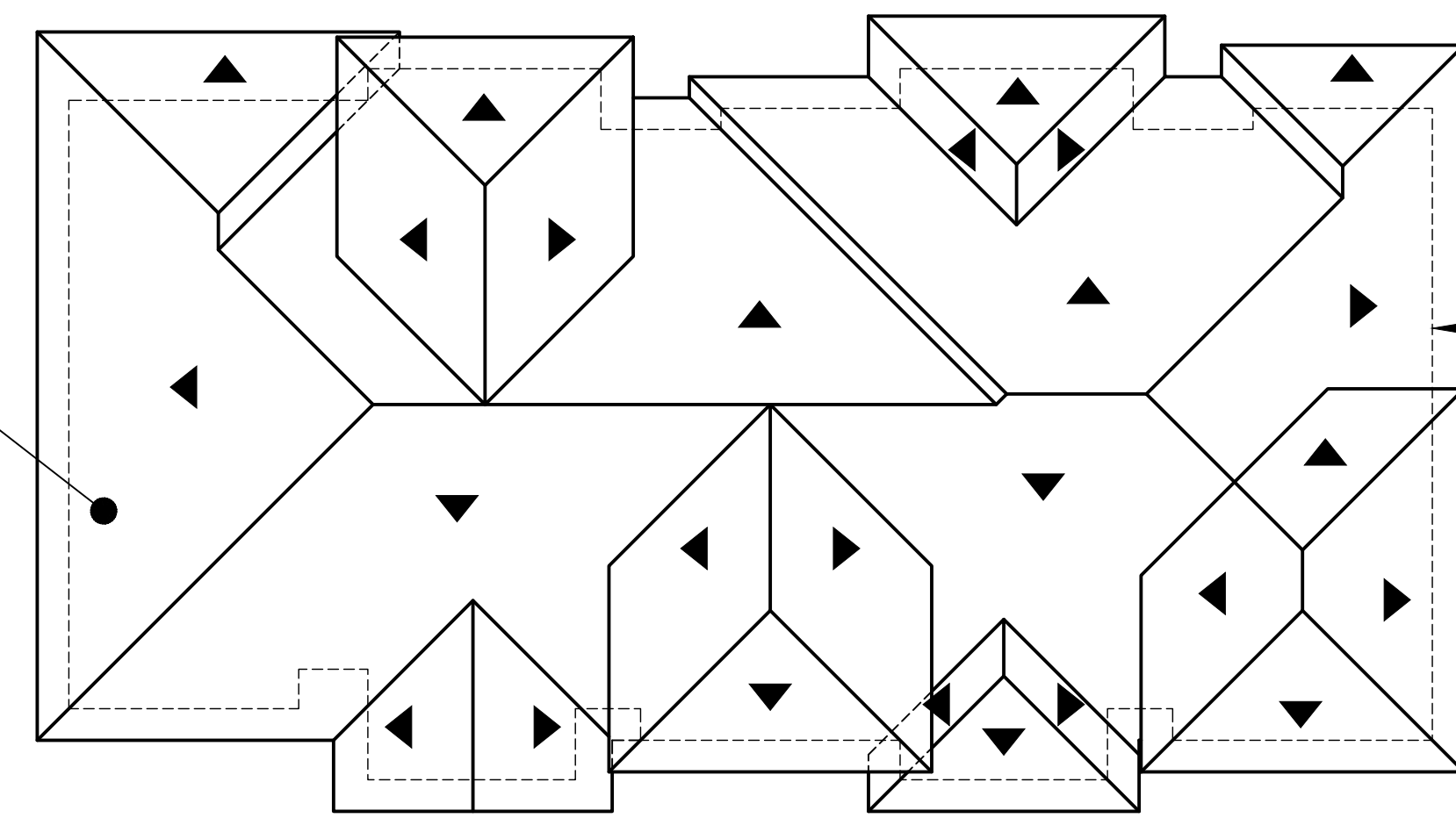
Plan 1 -ALT

Plan 2

Plan 1

Plan 2-ALT 1

ROOF SLOPE- 3 : 12 TYP. UNLESS OTHERWISE NOTED
 ROOFING MATERIAL- COMPOSITION SHINGLE



BUILDING LINE TYP.

ROOF PLAN SC: N.T.C



Plan 4-ALT 2

Plan 1 -ALT

Plan 2

Plan 1

Plan 2-ALT 1

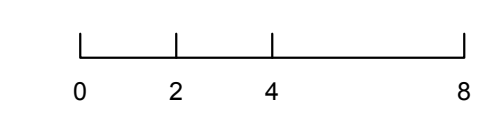


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BUILDING C PLAN - 5 PLEX
 LEVEL 3

A3.8



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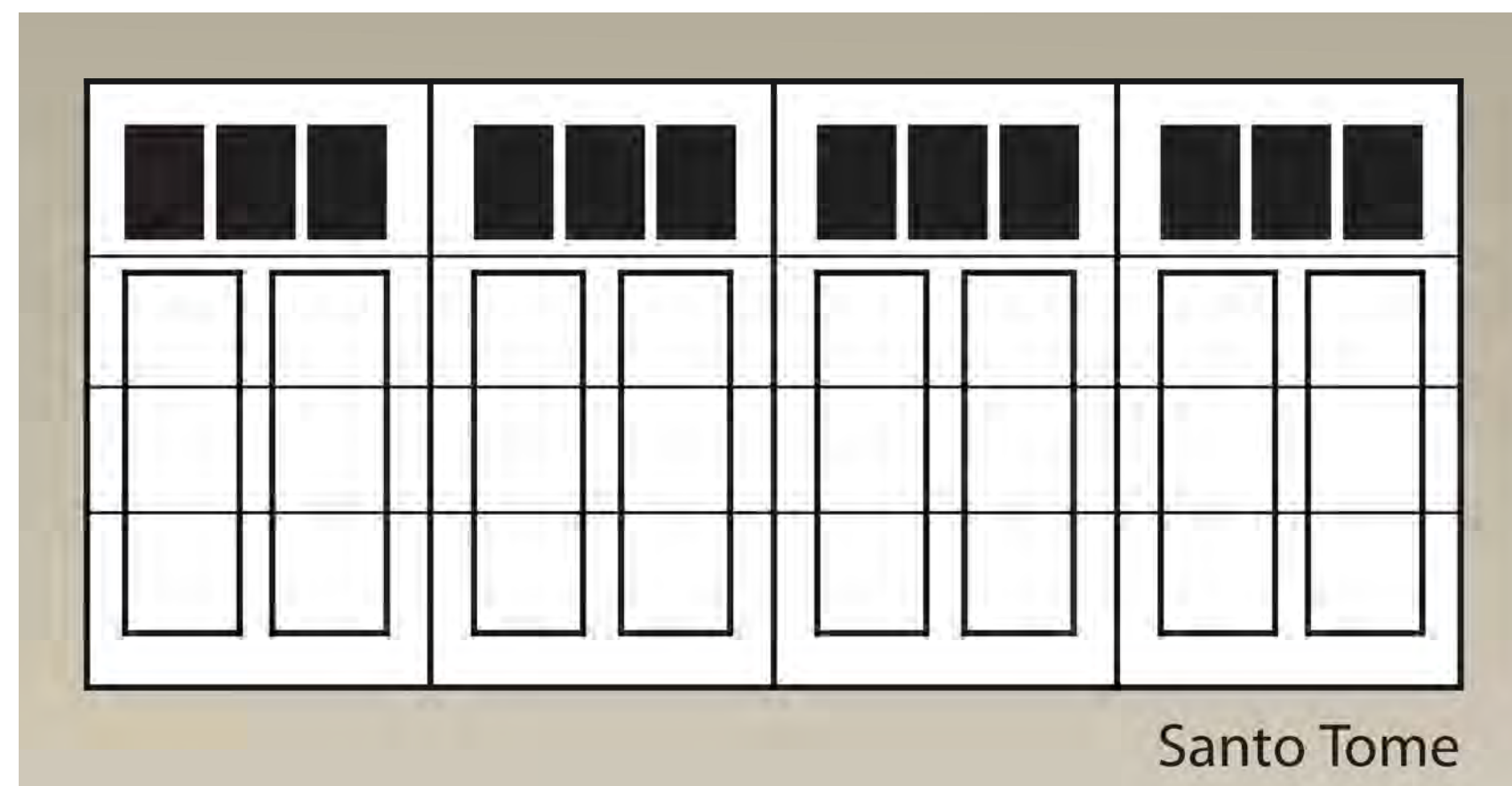
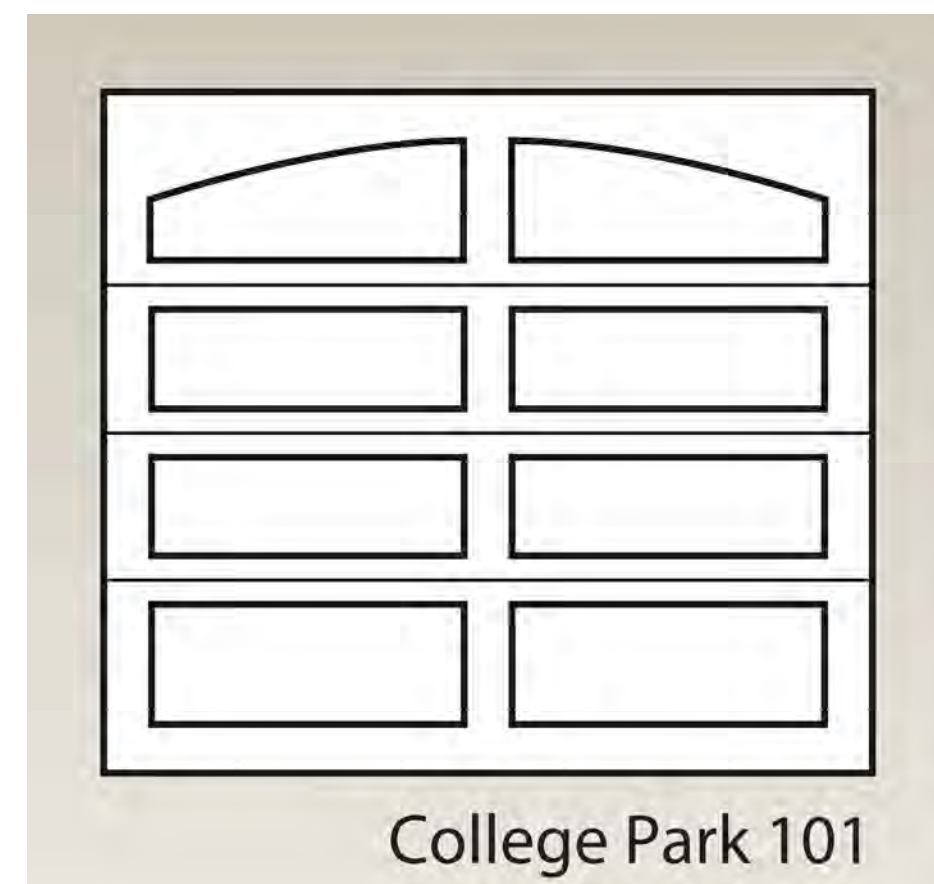
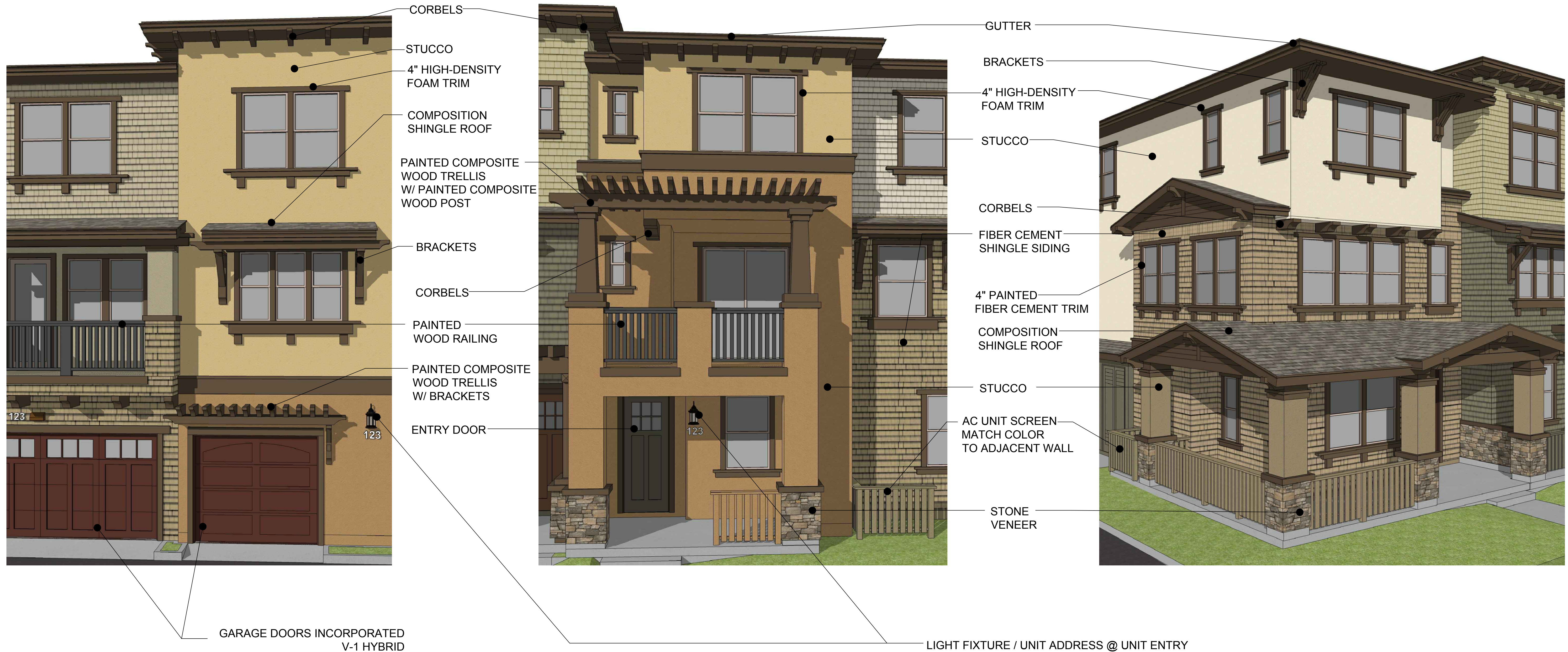
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MOUNTAIN VIEW, CA # 2016-0590
(387-16-PUD & 388-16-VTTM)

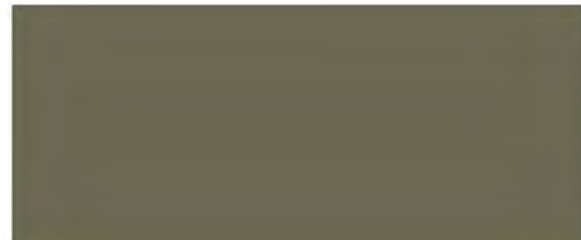
PLANNED UNIT DEVELOPMENT
SEPTEMBER 15, 2017

N.T.S.

MONTECITO STREET SCENE

A7.0



	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8
COMPOSITION SHINGLE ROOF								
	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD
STUCCO BODY 1/ SHINGLE								
	SW 0035 INDIAN WHITE	SW 6150 UNIVERSAL KHAKI	SW 6129 RESTRAINED GOLD	SW 7542 NATUREL	SW 6129 RESTRAINED GOLD	SW 7727 KOI POND	SW 0035 INDIAN WHITE	SW 7043 WORDLY GRAY
STUCCO BODY 2/ SHINGLE								
	SW 6151 QUIVER TAN	SW 6153 PROTEGE BRONZE	SW 6131 CHAMOIS	SW 7737 MEADOW TRAIL	SW 9105 ALMOND ROCA	SW 6166 ECLIPSE	SW 6151 QUIVER TAN	SW 9171 FELTED WOOL
STUCCO BODY 3								
	SW 2843 ROYCROFT BRASS	SW 2843 ROYCROFT BRASS	SW 2843 ROYCROFT BRASS			SW 6166 ECLIPSE	SW 6166 ECLIPSE	SW 2843 ROYCROFT BRASS
ALL TRIM, FASCIA, BRACKET EAVES, TRELLIS								
	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2807 ROOKWOOD MEDIUM BROWN
WOOD RAILING								
	SW 7675 SEALSKIN	SW 7675 SEALSKIN	SW 7675 SEALSKIN	SW 7675 SEALSKIN	SW 7675 SEALSKIN	SW 7675 SEALSKIN	SW 7675 SEALSKIN	SW 7675 SEALSKIN
ENTRY DOOR								
	SW 2802 ROOKWOOD RED	SW 6131 CHAMOIS	SW 2851 SAGE GREEN LIGHT	SW 2802 ROOKWOOD RED	SW 2851 SAGE GREEN LIGHT	SW 6131 CHAMOIS	SW 2802 ROOKWOOD RED	SW 2802 ROOKWOOD RED
GARAGE DOOR								
	SW 2802 ROOKWOOD RED	SW 7034 STATUS BRONZE	SW 2802 ROOKWOOD RED	SW 2802 ROOKWOOD RED	SW 2802 ROOKWOOD RED	SW 7034 STATUS BRONZE	SW 2802 ROOKWOOD RED	SW 2802 ROOKWOOD RED
STONE VENEER								
	MONTECITO CLIFFSTONE	MONTECITO CLIFFSTONE	MONTECITO CLIFFSTONE	MONTECITO CLIFFSTONE	MONTECITO CLIFFSTONE	MONTECITO CLIFFSTONE	MONTECITO CLIFFSTONE	MONTECITO CLIFFSTONE
VINYL WINDOW FRAME: TAN								

MANUFACTURERS:
 PAINT - SHERWIN WILLIAMS
 ROOFING - CERTAINTED COMP LANDMARK
 STONE VENEER - EL DORADO



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PLANNED UNIT DEVELOPMENT
 SEPTEMBER 15, 2017

COLOR AND MATERIALS

A8.0

Water treatment planting -
refer to Proposed Plant
Palette sheet L-7

Pedestrian crossing to be
constructed contingent on
approval of 333 Rengstorff
Ave - refer to enlargement
sheet L-3

Open Space Enlargement -
refer to enlargement sheet
L-2 and L-4 for planting plan

Evergreen screen trees -
refer to Proposed Plant
Palette sheet L-7

Board-formed concrete
seatwall - refer to image
sheet L-9

Existing tree to remain
(Box Elder)

AC condenser screen
(typical) - refer to image
sheet L-9

4' wide concrete entry walk
(typical) to front door

Planting Plan - refer to sheet
L-6

Concrete unit pavers at
pedestrian crossings and
vehicular entrance - refer to
image sheet L-9

Planting plan - refer to sheet
L-5

Vehicular entry monument -
refer to image sheet L-10

Water treatment planting -
refer to Proposed Plant
Palette sheet L-7

Mailbox station - refer to
image sheet L-8

Low light shrubs and
groundcover between
buildings - refer to Proposed
Plant Palette sheet L-7

Accent tree - refer to
Proposed Plant Palette
sheet L-7

Narrow evergreen tree and
groundcover between
driveways - refer to
Proposed Plant Palette
sheet L-7

Evergreen screen tree -
refer to Proposed Plant
Palette sheet L-7

Bike racks (4 in this location)
- refer to image sheet L-8

6' high wood fence with
lattice - refer to image sheet
L-8

Accent tree - refer to
Proposed Plant Palette
sheet L-7

Pedestrian entry monument
- refer to image sheet L-10

Street tree to be Fraxinus
Americana - refer to
Proposed Plant Palette
sheet L-7



MONTECITO AVENUE

Concrete band

AC condenser screen -
refer to image sheet L-9

Children's play
equipment - refer to image
sheet L-9

Board-formed concrete
seatwall - refer
to image sheet L-9

Shrubs and groundcover -
refer to Proposed Plant
Palette sheet L-7

Evergreen screen tree
- refer to Proposed Plant
Palette sheet L-7

Bench - refer
to image sheet L-8

Tree #31 to remain
(Box Elder)

Water treatment planting -
refer to Proposed Plant
Palette sheet L-7

4' wide concrete entry walk

Mailbox station - refer to
image sheet L-8

Concrete paving

Tables and chairs - refer to
image sheet L-8

Wood pergola with string
lights- refer to image sheet
L-9

Barbecue with counter and
stools - refer to image sheet
L-8

Fire pit with seating - refer to
image sheet L-9

Lounge chairs with tables -
refer to image sheet L-8

Accent tree - refer to
Proposed Plant Palette
sheet L-7

Bike racks (4 in this location) -
refer to image sheet L-8

Concrete panels with stabilized
decomposed granite joints - refer
to image sheet L-9



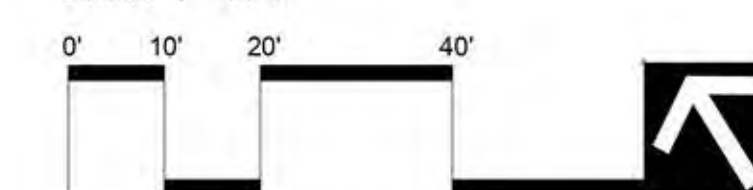
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MONTECITO
MOUNTAIN VIEW, CA # 2016-0590

CONCEPTUAL DESIGN
September 15, 2017

PLAN VIEW
Scale: 1"=10'-0"



OPEN SPACE ENLARGEMENT

L-2

6' high wood fence with lattice - refer to image sheet L-8

Water treatment planting - refer to Proposed Plant Palette sheet L-7

Ornament grasses and flowering perennials - refer to Proposed Plant Palette sheet L-7

Pedestrian crossing to be constructed contingent on approval of 333 Rengstorff Ave. Off-site components to be constructed by others

22" high board-formed concrete raised planters for seating.

Accent tree in raised planter - refer to Proposed Plant Palette sheet L-7

Evergreen screen tree - refer to Proposed Plant Palette sheet L-7

Evergreen screen trees - refer to Proposed Plant Palette sheet L-7

Concrete unit pavers - refer to image sheet L-9

5' wide concrete walk

AC condensor screen - refer to image sheet L-9



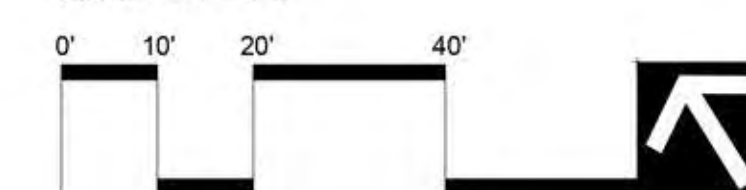
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MONTECITO
MOUNTAIN VIEW, CA # 2016-0590

CONCEPTUAL DESIGN
September 15, 2017

PLAN VIEW
Scale: 1/4"=1'-0"

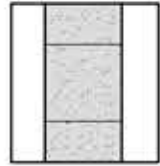


PEDESTRIAN CONNECTION
(CONSTRUCTED ON APPROVAL OF 333 RENGSTORFF AVE)

L-3

MATERIALS LEGEND

SYMBOL DESCRIPTION



CONCRETE PAVING: COLOR TO BE NATURAL GRAY WITH LIGHT BROOM FINISH



DECOMPOSED GRANITE PAVING:
REFER TO IMAGE SHEET L-9



FIBAR PLAY SURFACE:
REFER TO IMAGE SHEET L-9



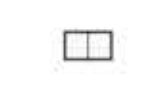
LAWN AREA



CONCRETE UNIT PAVERS:
REFER TO IMAGE SHEET L-9



CONCRETE PANELS: 3'X6' PRECAST CONCRETE STEPPING PAVERS - REFER TO IMAGE SHEET L-9



WASTE RECEPTICLE:
REFER TO IMAGE SHEET L-8



6' LENGTH BENCH:
REFER TO IMAGE SHEET L-8



MAILBOX STATIONS:
REFER TO IMAGE SHEET L-8



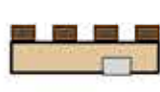
ILLUMINATED BOLLARD:
REFER TO IMAGE SHEET L-9
(LOCATIONS TO BE DETERMINED BASED ON FUTURE PHOTOMETRIC STUDY)



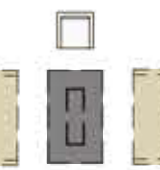
PLASTIC HEADER



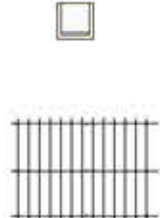
6' HIGH WOOD FENCE WITH LATTICE:
REFER TO IMAGE SHEET L-8



BARBEQUE WITH STOOL SEATING
REFER TO IMAGE SHEET L-8



FIREPIT WITH SEATING
REFER TO IMAGE SHEET L-9



PERGOLA
REFER TO IMAGE SHEET L-8



BOARD-FORMED CONCRETE SEATWALL
REFER TO IMAGE SHEET L-9



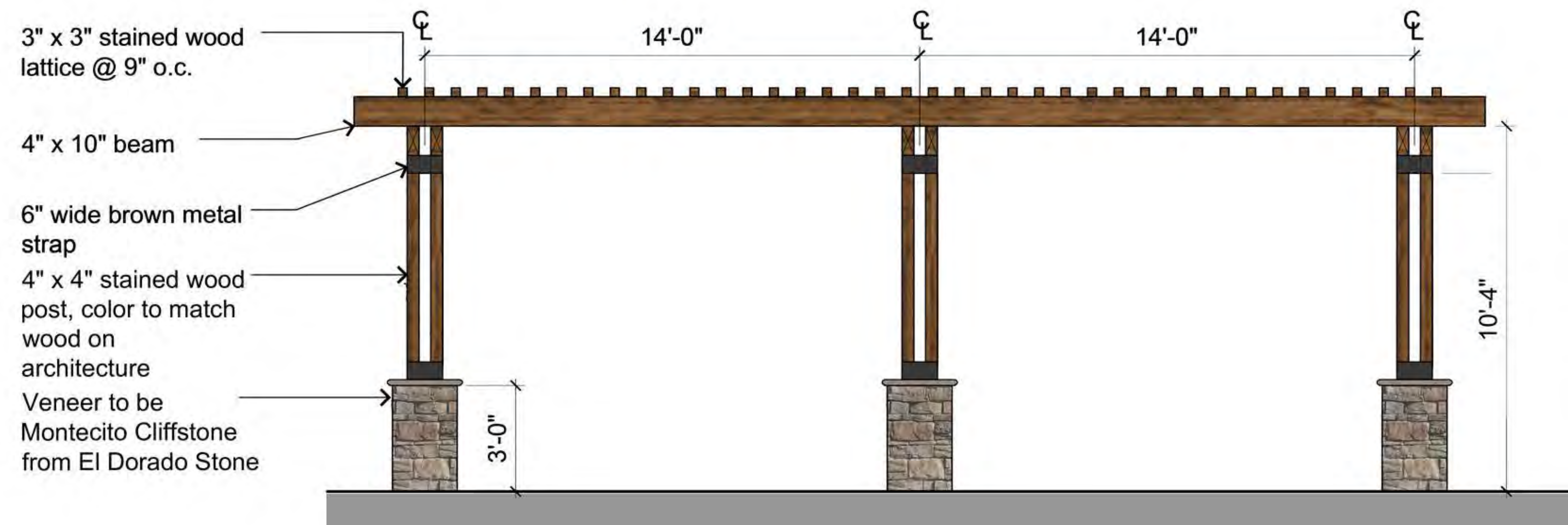
BIKE RACK:
REFER TO IMAGE SHEET L-8



CHILDREN'S PLAY STRUCTURE:
REFER TO IMAGE SHEET L-9

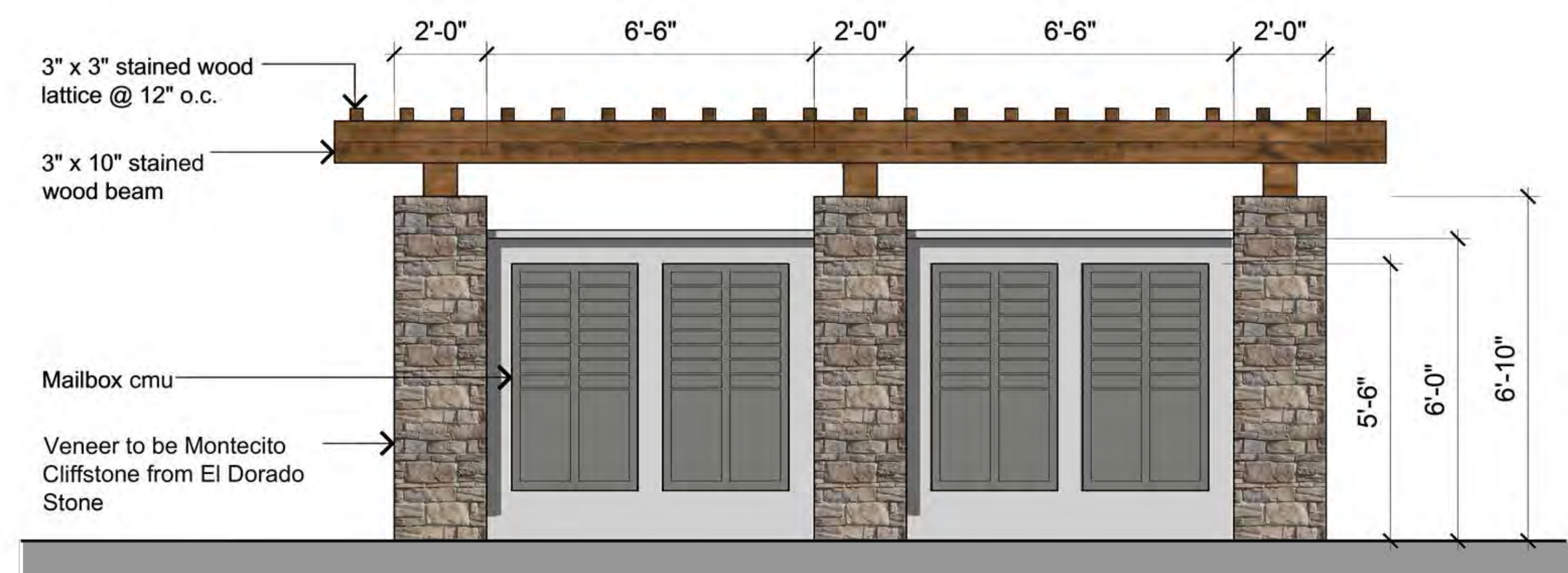
PROPOSED PLANT PALETTE - OVERALL SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	EXPOSURE	COMMENTS	WUCOLS	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
	<u>STREET TREE:</u>							<u>GROUNDCOVERS:</u>				
	FRAXINUS AMERICANA	WHITE ASH	24" BOX	SUN	STANDARD	M	19	LIRIOPE 'BIG BLUE'				
	<u>EVERGREEN SCREEN TREE</u>							LILY TURF				
	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	SUN	STANDARD	M	41	1 GALLON @ 18" O.C.				
	ELAEOCARPUS DECIPIENS	PRAIRIE PILLAR JUNIPER	24" BOX	SUN	STANDARD	L	10	L				
	PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	24" BOX	SUN	COLUMN	L	4	CAREX DIVULSA				
	<u>ACCENT TREE:</u>							SEDGE				
	ACER RUBRUM 'SCARLETT SENTINEL'	RED MAPLE	24" BOX	N/A	STANDARD	M	20	1 GALLON @ 24" O.C.				
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	24" BOX	SUN/SHADE	STANDARD	M	12	L				
	CERCIS CHINENSIS 'AVONDALE'	CHINESE REDBUD	24" BOX	SUN/SHADE	STANDARD	M	7	GERANIUM CANTABRIGIENSE				
	CHIONANTHUS RETUSA	CHINESE FRINGE TREE	24" BOX	SUN/SHADE	STANDARD	L	8	CRANESBILL				
	LOPHSTEMON CONFERTUS	BRISBANE BOX	24" BOX	SUN/SHADE	STANDARD	L	6	1 GALLON @ 24" O.C.				
	MAGNOLIA 'LITTLE SUSAN'	MAGNOLIA	24" BOX	SUN/SHADE	STANDARD	M	5	L				
	<u>NARROW EVERGREEN TREE</u>							GREVILLEA LANIGERA 'COASTAL GEM'				
	PODOCARPUS 'MAKI'	SHRUBBY YEWE	15 GALLON	SUN/SHADE	STANDARD	L	65	WOOLLY GREVILLEA				
	<u>SHRUBS & GROUNDCOVERS:</u>							1 GALLON @ 30" O.C.				
								L				
	AGAPANTHUS 'SILVER STAR'	LILY OF THE NILE	5 GALLON			M		EUONYMUS 'HARLEQUIN'				
	ANIGOZANTHUS 'BUSH PEARL'	KANGAROO PAW	5 GALLON			L		EUONYMUS				
	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON			L		1 GALLON @ 24" O.C.				
	CAMELLIA 'WHITE DOVES'	CAMELLIA	5 GALLON			L		L				
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GALLON			L		ROSA 'PINK DRIFT'				
	CISTIS 'SUNSET'	ROCKROSE	1 GALLON			M		GROUNDCOVER ROSE				
	CORREA 'CARPENTER ROCKS'	AUSTRALIAN FUCHSIA	5 GALLON			M		2 GALLON @ 36" O.C.				
	CORREA 'WYN'S WOUNDER'	AUSTRALIAN FUCHSIA	5 GALLON			M		L				
	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	5 GALLON			M		ROSA 'WHITE DRIFT'				
	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON			L		GROUNDCOVER ROSE				
	DIETES VEGETA	FORTNIGHT LILY	5 GALLON			L		2 GALLON @ 30" O.C.				
	DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GALLON			L		L				
	EURYOPS PECTINATUS 'MUNCHKIN'	DWARF EURYOPS	5 GALLON			L		SENECIO SERPENS				
	FESTUCA MAIREI	ATLAS FESCUE	1 GALLON			M		BLUE CHALK STICKS				
	HEMEROCALLIS 'DOUBLE RED & YELLOW'	DAY LILY	5 GALLON		MIX 50/50	M		1 GALLON @ 18" O.C.				
	JUNCUS PATENS	RUSH	1 GALLON			L		L				
	LAVANDULA 'TWINKLE PURPLE'	LAVENDER	5 GALLON			L		ZAUSCHNERIA 'SELECT MATTOLE'				
	LOMANDRA SPECIES	MAT RUSH	1 GALLON			L		CALIFORNIA FUCHSIA				
	LOROPETALUM CHINENSE	FRINGE FLOWER	5 GALLON			L		1 GALLON @ 30" O.C.				
	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON			L		L				
	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GALLON			L		ZAUSCHNERIA 'ORANGE CARPET'				
	NANDINA 'GULF STREAM'	HEAVENLY BAMBOO	5 GALLON			L		CALIFORNIA FUCHSIA				
	PHORMIUM 'MAORI QUEEN'	FLAX	5 GALLON			L		1 GALLON @ 18" O.C.				
	PHORMIUM 'PANCHO'S PRIDE'	FLAX	5 GALLON			L		L				
	RHAPHIOLEPIS 'SPRING RAPTURE'	INDIA HAWTHORNE	5 GALLON			L		TURF				
	RHAPHIOLEPIS 'BALLERINA'	INDIA HAWTHORNE	5 GALLON			L		90/10 FESCUE BLEND				
	ROSA 'CRIMSON MEIDILAND'	SHRUB ROSE	2 GALLON			M		SOD ROLLS				
	ROSA 'BALLERINA'	SHRUB ROSE	5 GALLON			M		M				
	ROSA 'PINK DRIFT'	PINK ROSE	2 GALLON			L		STORM WATER TREATMENT SHRUBS AND GRASSES:				
	ROSA 'CAREFREE BEAUTY'	SHRUB ROSE	2 GALLON			L		SPECIES/COMMON NAME				
	ROSMARINUS 'GOLD DUST'	ROSEMARY	5 GALLON			L		ARISTIDA PURPUREA - PURPLE THREE-AWN				
	ZAUSCHNERIA 'BOWMAN'S HYBRID'	CALIFORNIA FUCHSIA	1 GALLON			L		BOUTELOUA GRACIS - BLUE GRAMA				
								CAREX TEMULICOLA - BERKELEY SEDGE				
								CHONDROPETALUM TECTORUM - CAPE RUSH				
								CALAMAGROSTIS SPECIES - REED GRASS				
								FESTUCA CALIFORNICA - CALIFORNIA FESCUE				
								JUNCUS PATENS - BLUE RUSH				
								LEYMUS CONDENSATUS - GIANT WILD RYE				
								MELICA CALIFORNICA - CALIFORNIA MELIC				
								MIMULUS SPECIES - MONKEY FLOWER				
								NOTE: PLANT PALETTE IS FOR REFERENCE ONLY. NOT ALL TREES, SHRUBS, GRASSES, AND GROUNDCOVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. PLANT MATERIAL SHALL BE SELECTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT				



Wood Pergola Concept

Stain to compliment architecture



Mailbox Station

Scale: 1/2" = 1'-0"



Bench

Composite wood with black metal finish



Lounge Chairs and Tables

Composite wood with black metal finish



Tables and Chairs

Composite wood with black metal finish



6' High Wood Fence with Lattice

Along perimeter of property line

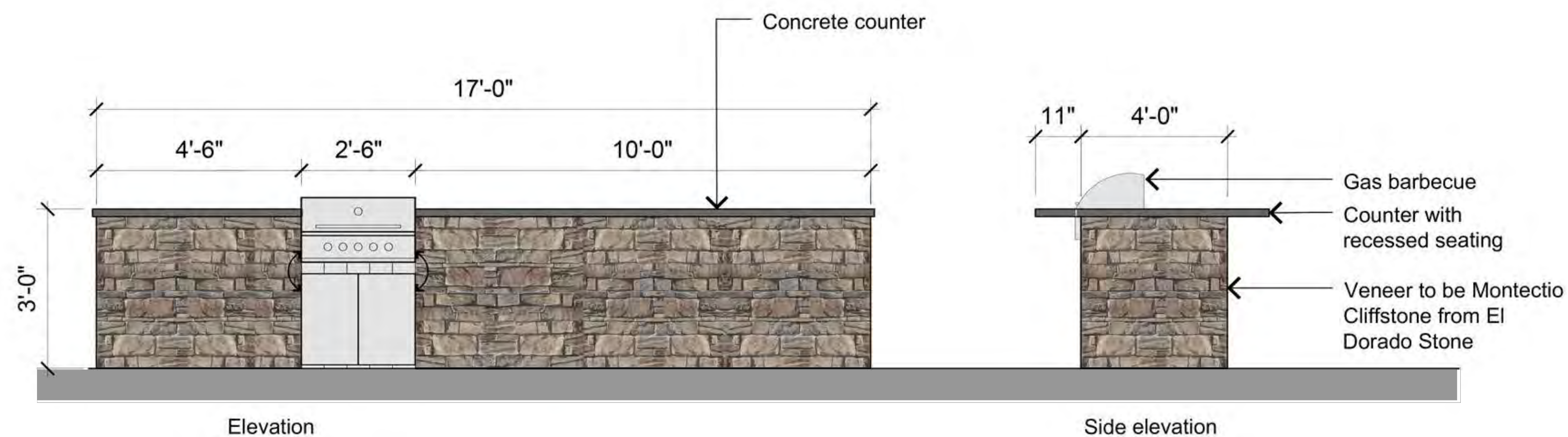


Bike Racks

Composite wood with black metal finish

Waste Receptacle

Composite wood with black metal finish



Built-in Gas Barbecue with Counter

Veneer to match architecture, countertop to be concrete with smooth finish



Scored Concrete Paving

Natural grey with light broom finish



Stabilized Decomposed Granite



Fibar Playground Surfacing



Concrete Unit Pavers

6" x 9" stone with a herringbone design and a rustic yellowstone blend, 80mm thick, from Calstone.com



Concept

Board Formed Concrete Seatwall



Concept

Fire Pit with Seating

Natural grey



Illuminated Bollard

Finish to be black



Street Light

Finish to be black



AC Condenser Screen (3'-6" high)

Stained wood to compliment adjacent architecture field color



Children's Play Structures

Various colors and finishes



Concept

Concrete Panels



Concept

Trees in Stabilized Decomposed Granite



Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
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ktgy.com



MONTECITO
MOUNTAIN VIEW, CA # 2016-0590

CONCEPTUAL DESIGN
September 15, 2017

SITE AMENITIES

L-9



Vehicular Entry Monument

Scale: 1"=1'-0"



Pedestrian Entry Monument

Scale: 1"=1'-0"



MONTECITO AVENUE

EXISTING PERCENTAGE OF TREE CANOPY ON SITE: 39.2%



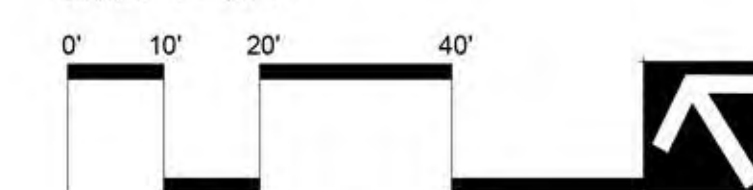
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MOUNTAIN VIEW, CA # 2016-0590

CONCEPTUAL DESIGN
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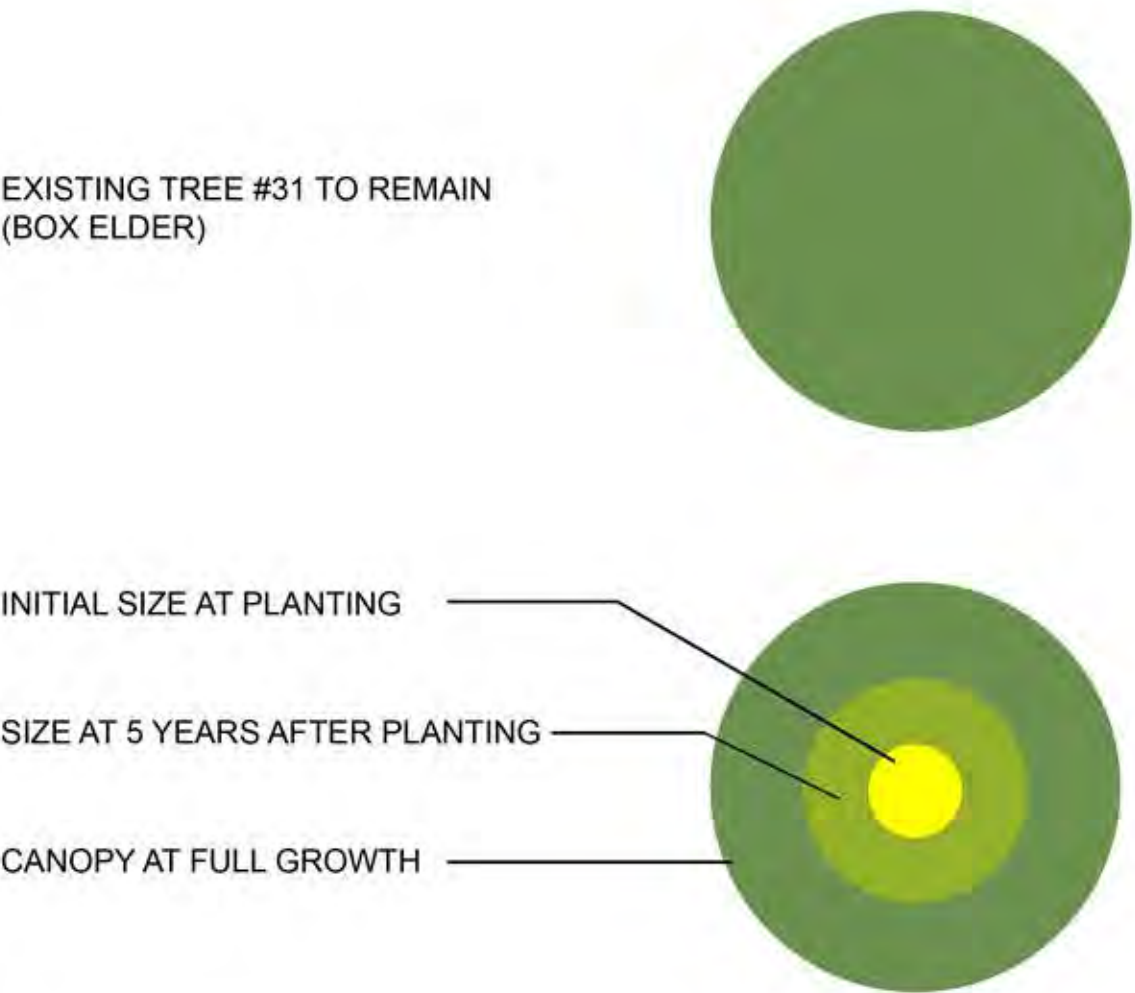
PLAN VIEW
Scale: 1"=20'-0"



EXISTING TREE CANOPY

L-11

LEGEND



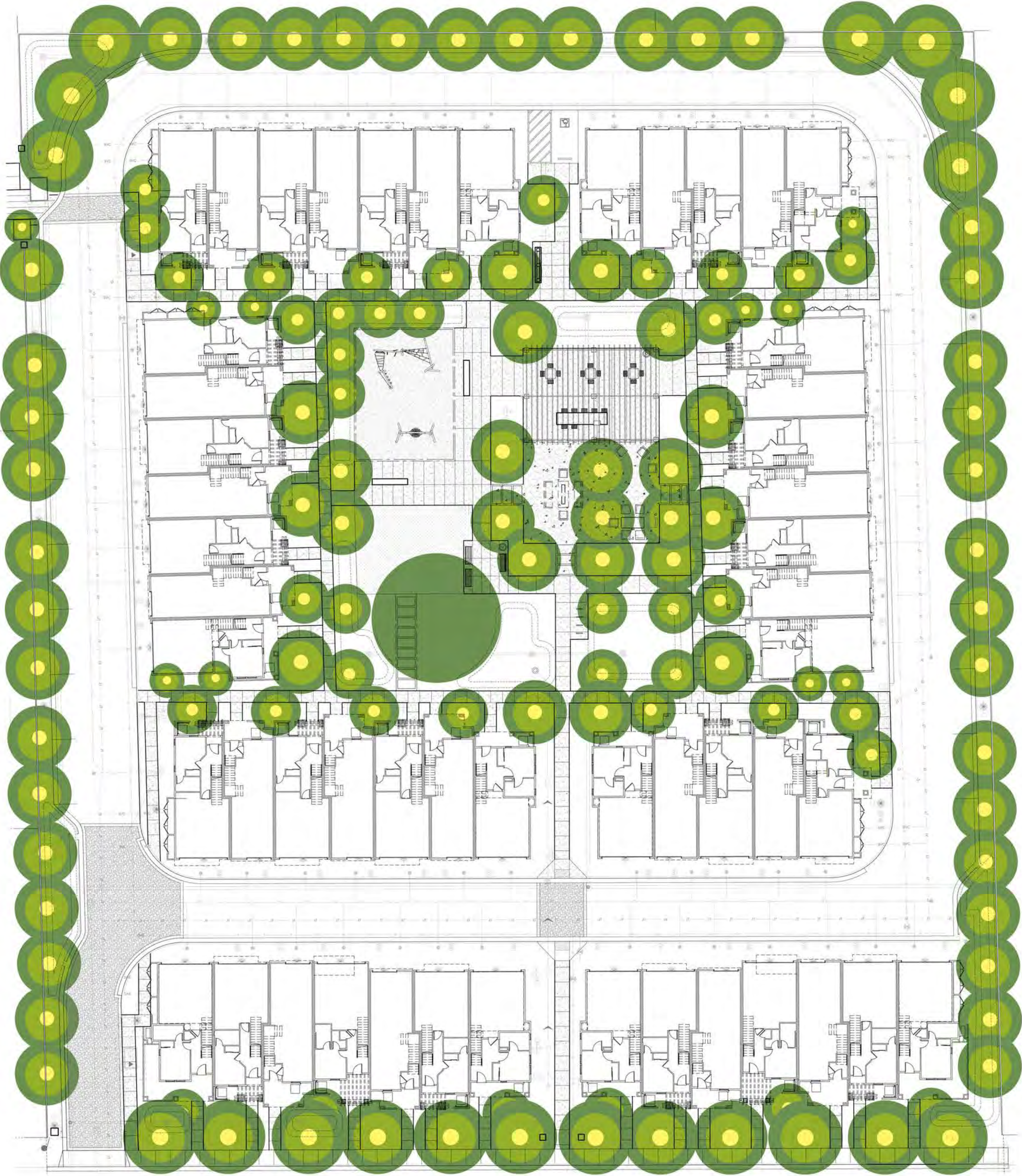
TREE GROWTH PROJECTIONS

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	GROWTH RATE	CANOPY COVER AT PLANTING HxW	CANOPY COVER AT 5 YEARS AFTER INSTALLATION HxW	**CANOPY COVER AT 10 YEARS AFTER INSTALLATION HxW
TREES:						
A ACER RUBRUM 'SCARLETT SENTINEL'	RED MAPLE	24" BOX	MODERATE	8'-10' x 3'-4'	15' x 10'	30' x 18'-20'
B ARBUTUS 'MARINA'	NCN	24" BOX	MODERATE	9'-10' x 3'-4'	15' x 10'	30' x 18'-20'
C CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	SLOW/MODERATE	9'-11' x 3'-4'	16' x 7'	75'-90' x 15'
D CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	9'-11' x 4'-5'	15' x 8'	25' x 20'
E CHIONANTHUS RETUSA	NCN	24" BOX	MODERATE	9'-11' x 3'-4'	15' x 10'	20' x 20'
F CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	FAST	9'-10' x 3'-4'	12' x 10'	20'-30' x 20'-30'
G GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	MODERATE	9'-11' x 3'-4'	20' x 15'	35'-50' x 30'
H FRAXINUS AMERICANA	AMERICAN ASH	24" BOX	MODERATE	9'-11' x 4'-5'	20' x 15'	35'-50' x 40'
I LAGERSTROEMIA FAUREI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	FAST	9'-10' x 3'-4'	12' x 8'	15' x 15'
J LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	FAST	9'-10' x 3'-4'	12' x 8'	20'-25' x 15'
K MAGNOLIA 'LITTLE GEM'	MAGNOLIA	24" BOX	SLOW	9'-10' x 3'-4'	12' x 8'	20'-25' x 15'
L MAYTENUS BOARIA 'GREEN SHOWERS'	MAYTEN TREE	24" BOX	MODERATE	9'-10' x 3'-4'	16' x 7'	40' x 20'
M MELALEUCA QUINQUENERVIA	PAPERBARK TREE	24" BOX	MODERATE	9'-10' x 3'-4'	15' x 10'	20'-40' x 15'-25'
N PODOCARPUS 'MAKI'	COLUMIN FERN PINE	24" BOX	MODERATE	7'-8' x 2'-3'	9' x 3'	9' x 3'-6'
O PRUNUS CAROLINIANA 'COMPACTA'	FLOWERING CHERRY	24" BOX	SLOW/MODERATE	7'-8' x 4'-5'	15' x 10'	35' x 15'
P PYRUS CALLERYANA 'REDSPIRE'	FLOWERING PEAR	24" BOX	FAST	9'-11' x 3'-4'	15' x 10'	40' x 15'
Q PYRUS 'CHANTICLEER'	FLOWERING PEAR	24" BOX	FAST	9'-11' x 3'-4'	15' x 10'	40' x 15'
R TRISTANIA LAURINA	NCN	24" BOX	MODERATE	9'-11' x 4'-5'	15' x 10'	40' x 25'
S OLEA EUROPAEA	OLIVE	24" BOX	MODERATE	9'-11' x 4'-5'	15' x 10'	25'-30' x 25'-30'

PERCENTAGE OF SITE CANOPY COVER
EXISTING CANOPY COVERAGE: 39.2%

* SOURCE: VALLEY CREST TREE COMPANY WHOLESALE CATALOG SPECIFICATIONS

** SOURCE: SUNSET WESTERN GARDEN BOOK OF PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES (EBMUD)



MONTECITO AVENUE



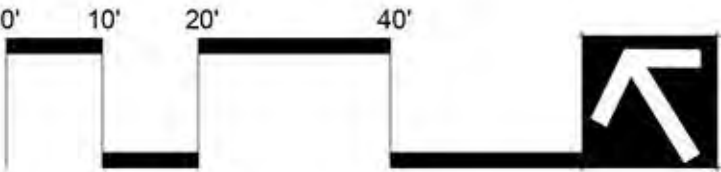
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MONTECITO
MOUNTAIN VIEW, CA # 2016-0590

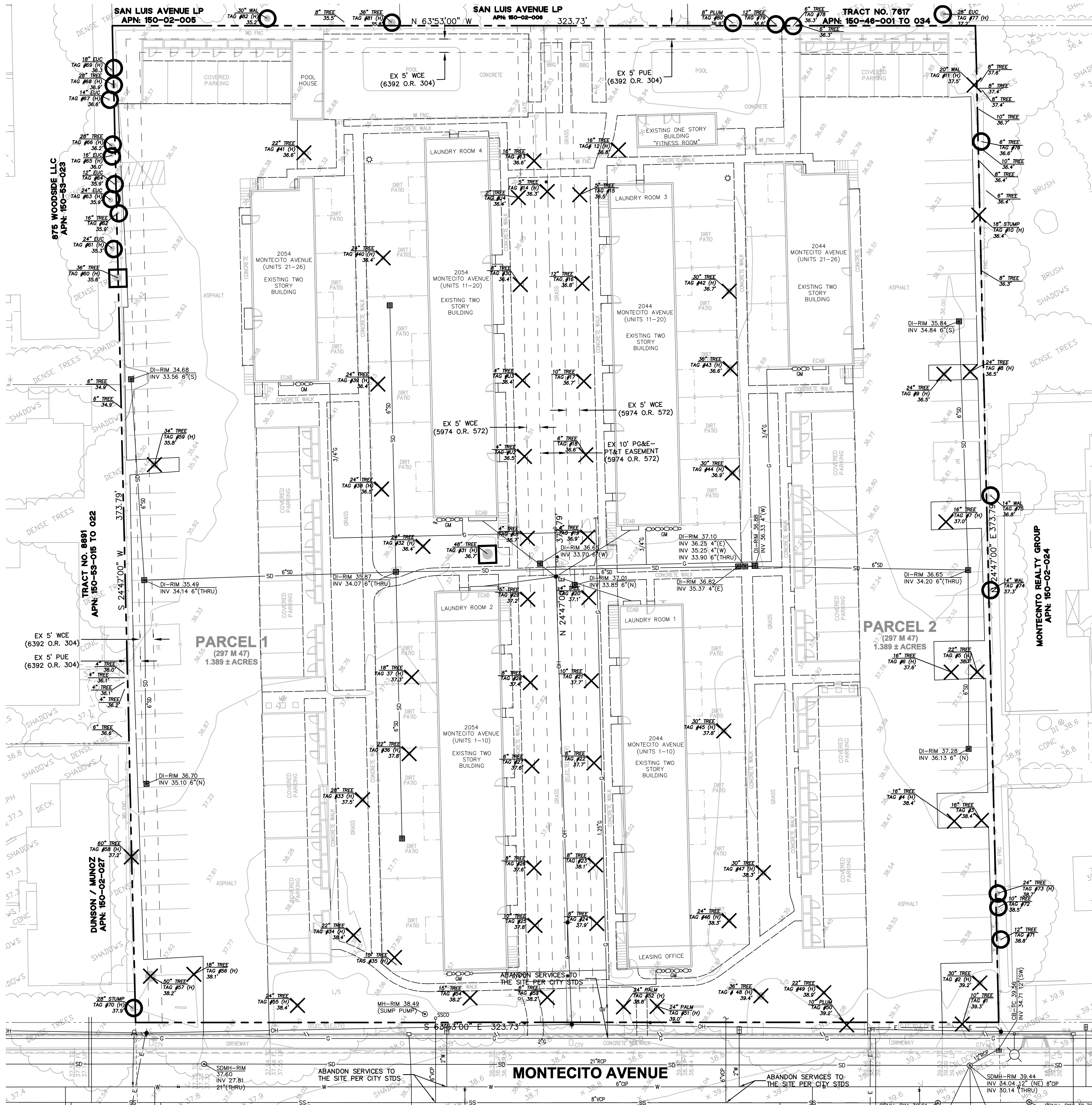
CONCEPTUAL DESIGN
September 15, 2017

PLAN VIEW
Scale: 1"=20'-0"



CANOPY GROWTH PLAN

L-12



LEGEND

---	PROPERTY LINE
---	ADJACENT LOT LINE
---	INTERIOR LOT LINE
---	EASEMENT
G	GAS MAIN
W	WATER MAIN
E	ELECTRICAL LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE (AERIAL TOPO)
JT	JOINT UTILITY TRENCH
OHW	OVER HEAD WIRE
T	UNDERGROUND TELEPHONE
SL	STREET LIGHT ELECTRIC
X	FENCE
DRIVEWAY	DRIVEWAY
DI	CATCH BASIN
WM	STORM DRAIN INLET
WM	WATER METER
WM	WATER VALVE
EGM	ELECTRIC PULLBOX
FH	ELECTRIC & GAS METER
BOX	FIRE HYDRANT
BOX	UTILITY BOX (GENERAL)
BOX	TELEPHONE BOX

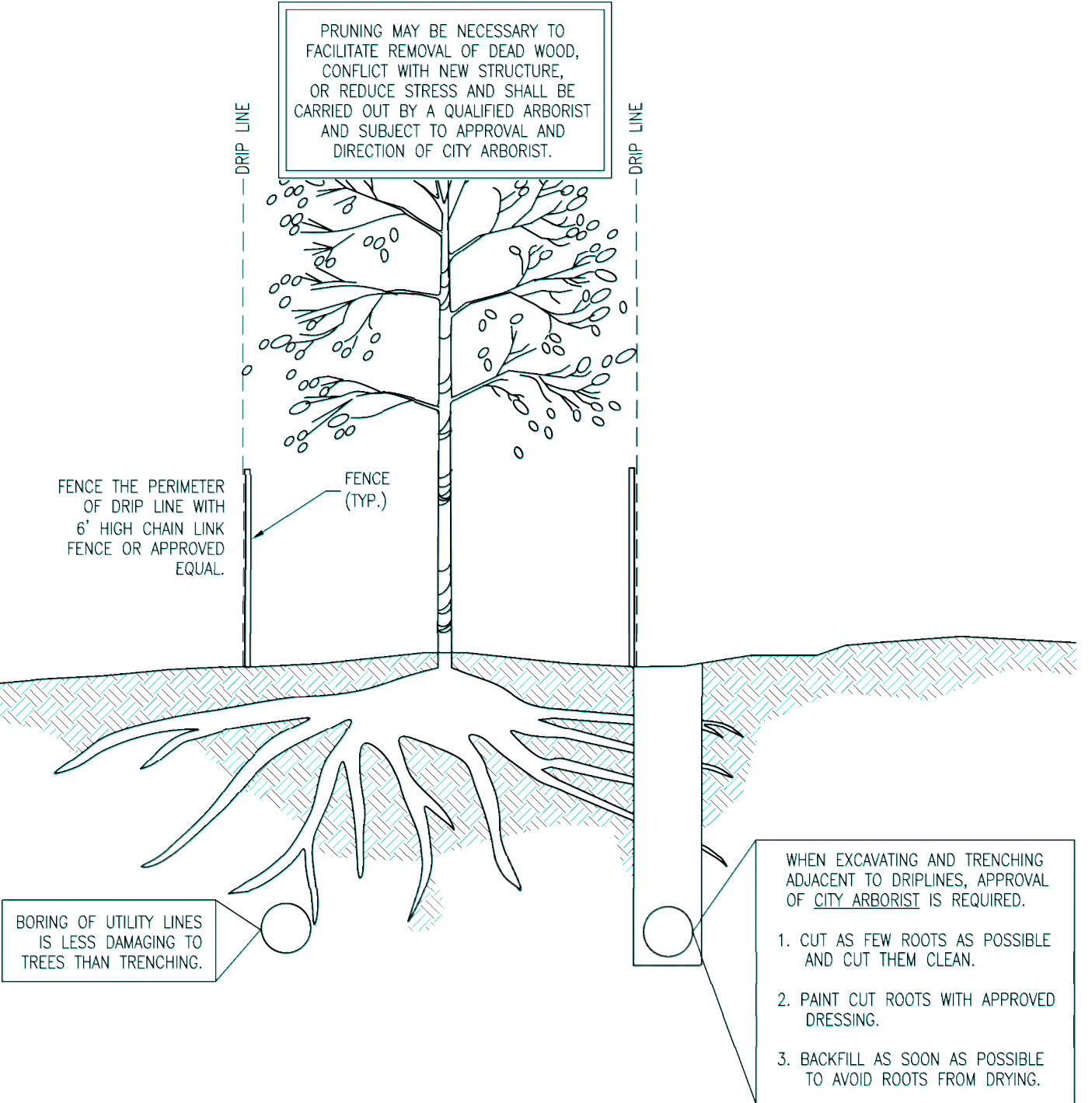
NOTES

- ALL UNUSED EXISTING UTILITY SERVICES SHALL BE ABANDONED PER CITY STANDARDS.

TREE DISPOSITION				
TREE #	TREE NAME	HERITAGE	SAVE/REMOVE	ON/OFF SITE
1	PURPLELEAF PLUM	NO	REMOVE	ON
2	SAWLEAF ZELKOVA	YES	REMOVE	ON
3	CAMPBOR	NO	REMOVE	ON
4	CAMPBOR	YES	REMOVE	ON
5	CAMPBOR	YES	REMOVE	ON
6	CAMPBOR	YES	REMOVE	ON
7	CAMPBOR	YES	REMOVE	ON
8	CAMPBOR	YES	REMOVE	ON
9	CAMPBOR	YES	REMOVE	ON
10	ENGLISH WALNUT	YES	REMOVE	ON
11	CALIFORNIA BLACK WALNUT	YES	REMOVE	ON
12	CALIFORNIA PEPPER	YES	REMOVE	ON
13	CALIFORNIA PEPPER	YES	REMOVE	ON
14	RED OAK	YES	REMOVE	ON
15	GALLERY PEAR	NO	REMOVE	ON
16	GALLERY PEAR	NO	REMOVE	ON
17	GALLERY PEAR	NO	REMOVE	ON
18	GALLERY PEAR	NO	REMOVE	ON
19	GALLERY PEAR	NO	REMOVE	ON
20	GALLERY PEAR	NO	REMOVE	ON
21	GALLERY PEAR	NO	REMOVE	ON
22	GALLERY PEAR	NO	REMOVE	ON
23	GALLERY PEAR	NO	REMOVE	ON
24	GALLERY PEAR	NO	REMOVE	ON
25	GALLERY PEAR	NO	REMOVE	ON
26	GALLERY PEAR	NO	REMOVE	ON
27	GALLERY PEAR	NO	REMOVE	ON
28	GALLERY PEAR	NO	REMOVE	ON
29	GALLERY PEAR	NO	REMOVE	ON
30	GALLERY PEAR	NO	REMOVE	ON
31	BOXLEDER	YES	SAVE	ON
32	CHINESE ELM	YES	REMOVE	ON
33	MONTEREY PINE	YES	REMOVE	ON
34	CHINESE ELM	YES	REMOVE	ON
35	ENGLISH WALNUT	YES	REMOVE	ON
36	CHINESE ELM	YES	REMOVE	ON
37	CHINESE ELM	YES	REMOVE	ON
38	CHINESE ELM	YES	REMOVE	ON
39	CHINESE ELM	YES	REMOVE	ON
40	CHINESE ELM	YES	REMOVE	ON
41	CHINESE ELM	YES	REMOVE	ON
42	SAWLEAF ZELKOVA	YES	REMOVE	ON
43	SAWLEAF ZELKOVA	YES	REMOVE	ON
44	SAWLEAF ZELKOVA	YES	REMOVE	ON
45	EVERGREEN ASH	YES	REMOVE	ON
46	SAWLEAF ZELKOVA	YES	REMOVE	ON
47	SAWLEAF ZELKOVA	YES	REMOVE	ON
48	SAWLEAF ZELKOVA	YES	REMOVE	ON
49	SAWLEAF ZELKOVA	YES	REMOVE	ON
50	PURPLELEAF PLUM	NO	REMOVE	ON
51	PINDO PALM	YES	REMOVE	ON
52	PINDO PALM	YES	REMOVE	ON
53	PLUM	NO	REMOVE	ON
54	BRONZE LOQUAT	NO	REMOVE	ON
55	CHINESE ELM	YES	REMOVE	ON
56	CHINESE ELM	YES	REMOVE	ON
57	CALIFORNIA PEPPER	YES	REMOVE	ON
58	CALIFORNIA PEPPER	YES	REMOVE	ON
59	BLUE GUM	YES	REMOVE	ON
60	EVERGREEN ASH	YES	SAVE	OFF
61	RED IRONBARK	YES	SAVE	OFF
62	EVERGREEN ASH	NO	SAVE	OFF
63	RED IRONBARK	YES	SAVE	OFF
64	RED IRONBARK	NO	SAVE	OFF
65	RED IRONBARK	YES	SAVE	OFF
66	EVERGREEN ASH	YES	SAVE	OFF
67	RED IRONBARK	YES	SAVE	OFF
68	EVERGREEN ASH	YES	SAVE	OFF
69	RED IRONBARK	YES	SAVE	OFF
70	CALIFORNIA PEPPER	YES	SAVE	OFF
71	CALIFORNIA BLACK WALNUT	NO	SAVE	OFF
72	ENGLISH WALNUT	NO	SAVE	OFF
73	CALIFORNIA BLACK WALNUT	YES	SAVE	OFF
74	CALIFORNIA BLACK WALNUT	NO	SAVE	OFF
75	CALIFORNIA BLACK WALNUT	NO	SAVE	OFF
76	GLOSSY PRIVET	NO	SAVE	OFF
77	RED IRONBARK	YES	SAVE	OFF
78	GLOSSY PRIVET	YES	SAVE	OFF
79	GLOSSY PRIVET	NO	SAVE	OFF
80	PURPLELEAF PLUM	NO	SAVE	OFF
81	EVERGREEN ASH	YES	SAVE	OFF
82	ENGLISH WALNUT	YES	SAVE	OFF
U1	UNKNOWN (4")	NO	REMOVE	ON
U2	UNKNOWN (4")	NO	REMOVE	ON
U3	UNKNOWN (4")	NO	REMOVE	ON
U4	UNKNOWN (2")	NO	REMOVE	ON

ABBREVIATIONS

BLDG	-BUILDING
CL	-CENTER LINE
CW	-CROSSWALK
DI	-DRAIN INLET
BC	-BACK OF CURB
BW	-BACK OF WALK
DWY	-DRIVEWAY
FB	-FACE OF BUILDING
FC	-FACE OF CURB
FL	-FLOW LINE
INV	-INVERT
LP	-LIP OF GUTTER
PL	-PROPERTY LINE
L/S	-LANDSCAPE
MAX	-MAXIMUM
(N)	-NEW
OH	-OVER HANG
PL	-PROPERTY LINE
PS	-PARKING STALL
PSE	-PRIVATE STREET EASEMENT
R	-RADIUS
SDMH	-STORM DRAIN MANHOLE
SS	-SANITARY SEWER
SSCO	-SANITARY SEWER CLEANOUT
STD	-STANDARDS
SW	-SIDEWALK
TC	-TOP OF CURB
TE	-TRASH ENCLOSURE
TYP	-TYPICAL
W	-WATER
WND FNC	-WOOD FENCE



NOTES:

- PROVIDE ADEQUATE RETAINING WALL - NO CLOSER THAN DRIP LINE. LARGE AMOUNTS OF FILL WILL INHIBIT DELICATE BALANCE BETWEEN ROOTS AND SOIL.
- AVOID ANY PONDING BY DRAINING LOW POINTS.
- PRIOR TO GRADING, INSTALL FENCES AND BARRICADES AROUND TREE.
- FERTILIZE AND WATER TO MINIMIZE SHOCK AS DIRECTED BY QUALIFIED ARBORIST.

EXISTING TREE PROTECTION DETAIL

