THOMAS JAMES HOMES
275 Shoreline Dr Suite 400,
Redwood City, CA 94065

935 Monte Rosa Dr
Project Description
October 29, 2026

PARCEL GENERAL INFORMATION
935 Monte Rosa Dr is an 11,568 SF lot located at the intersection of Monte Rosa Dr and Continental Dr.

A building permit for a new single-family residence with attached ADU (BLD2026-00838) has been issued for this site, and the new home is currently under construction. A separate building permit for the retaining wall (BLD2026-01663) has also been submitted and is on hold pending processing of the use permit.

There were a total of 12 trees inventoried during the initial arborist site visit. Of these 12 trees, 6 were considered ordinance-sized Heritage trees. 2 Heritage trees were approved for removal under HTR2026-00060, and 6 non-Heritage trees were removed with the associated single-family development project. 4 Heritage trees remain.

PROPOSED RETAINING WALL
The project involves the removal of an existing wood retaining wall, and the construction of a new concrete retaining wall within the rear setback. The new retaining wall will enhance the usability of the backyard and allow for a functional lawn for the homeowner and their family.

NEIGHBOR RELATIONS
We will be providing immediate neighbors with a copy of the retaining wall plans and a letter addressing our project.

Thank you,

Kellie Aquino

Kellie Aquino
Sr. Forward Planning Manager
Thomas James Homes
kaquino@tjh.com
(650) 562-8092

935 MONTE ROSA DRIVE
MENLO PARK, CA

THOMAS JAMES HOMES
275 SHORE LINE Dr. Suite 400
REDWOOD CITY. CA . 94065
(650) 980 - 8340

ABBREVIATIONS

&	AND	F.B.F.	FACE OF FINISH	R.G.S.	ROOFING
∠	ANGLE	F.O.M.	FACE OF MULLION	RGTR.	REGISTER
@	AT	F.O.S.	FACE OF STUDS	REQ.	REQUIRED
℄	CENTERLINE	FPL.	FIREPLACE	RESIL.	RESILIENT
∅	DIAMETER OR ROUND	FPRF.	FIREPROOF	RJ.	RAFTER JOIST
(E)	EXISTING	FR.	FRENCH	RM.	ROOM
d	PENNY	FRMG	FRAMING	R.O.	ROUGH OPENING
℄	PROPERTY LINE	F.S.	FULL SIZE	RWD.	REDWOOD
#	POUND OR NUMBER	FT.	FOOT OR FEET	R.W.L.	RAIN WATER LEADER
		FTG.	FOOTING	S.	SOUTH
A.B.	ANCHOR BOLT	FURR.	FURRING	SC	SOLID CORE
ABV.	ABOVE	FUT.	FUTURE	S.C.D.	SEAT COVER DISPENSER
A/C	AIR CONDENSER	FX	FIXED	SCHED.	SCHEDULE
ACOUS.	ACOUSTICAL	GA.	GUAGE	S.D.	SOAP DISPENSER
A.D.	AREA DRAIN	GALV.	GALVANIZED	SECT.	SECTION
ADJ.	ADJUSTABLE	GAR	GARAGE	SERV.	SERVICE
A.F.F	ABOVE FINISH FLOOR	G.B.	GRAB BAR	S.F.	SQUARE FEET
AGGR.	AGGREGATE	GFI	GROUND FAULT INTERUPTER	SGD	SLIDING GLASS DOOR
AL.	ALUMINUM	GLI.	GALVANIZED IRON	SGL.	SINGLE
ALT.	ALTERNATE	GL.	GLASS / GLAZING	SH	SINGLE HUNG
ALUM.	ALUMINUM	GLB	GLUE LAMINATED BEAM	SHR.	SHOWER
APPROX.	APPROXIMATE	GND.	GROUND	SHT.	SHEET
ARCH.	ARCHITECT	GR.	GRADE	SHT'G	SHEATHING
ARCHT.	ARCHITECTURAL	GSM	GALVANIZED SHEET METAL	SIM.	SIMILAR
ASPH.	ASPHALT	GYP.	GYPSUM	SKYLT.	SKYLIGHT
AUTO.	AUTOMATIC	GYP. BD.	GYPSUM BOARD	SL	SLIDING
BA.	BATHROOM	G.B.	GYPSUM BOARD	SL.	SLOPE
BD.	BOARD	H.B.	HOSE BIBB	S.N.D.	SANITARY NAPKIN DISPENSER
BITUM.	BITUMINOUS	HC	HOLLOW CORE	S.N.R.	SANITARY NAPKIN RECEPTACLE
BLDG.	BUILDING	HDR.	HEADER	SOV	SHUTOFF VALVE
BLK.	BLOCK	HDWD.	HARDWOOD	SP.	SPACE
BLKG.	BLOCKING	HDWE.	HARDWARE	SPEC.	SPECIFICATIONS
BLK'G	BLOCKING	HM	HOLLOW METAL	SQ.	SQUARE
BLT.	BOLT	HORIZ.	HORIZONTAL	S.SK.	SERVICE SINK
BM.	BEAM	HR.	HOUR	SSSP	SINGLE SHELF SINGLE POLE
BOT.	BOTTOM	HGT.	HEIGHT	SSDP	SINGLE SHELF DOUBLE POLE
BR.	BEDROOM	H.V.A.C.	HEATING VENTILATION AIR CONDITIONING	S.ST.	STAINLESS STEEL
B.U.R.	BUILT-UP ROOFING	HORZ.	HORIZONTAL	STA.	STATION
CAB.	CABINET			STD.	STANDARD
C.B.	CATCH BASIN	I.D.	INSIDE DIAMETER	STL.	STEEL
CEM.	CEMENT	INSUL.	INSULATION	STOR.	STORAGE
CER.	CERAMIC	INT.	INTERIOR	STRL.	STRUCTURAL
C.I.	CAST IRON	JAN.	JANITOR	STRUCT'L	STRUCTURAL
CIR.	CIRCLE	JT.	JOINT	STRUCT	STRUCTURE
C.G.	CORNER GUARD			SUSP.	SUSPENDED
CJ	CEILING JOIST	KIT	KITCHEN	SYM.	SYMMEMTRICAL
CLG.	CEILING	LAB.	LABORATORY	T.B.	TOWEL BAR
CLKG.	CAULKING	LAM.	LAMINATE	T.C.CURB	TOP OF CURB
CLO.	CLOSET	LAV.	LAVATORY	TEL.	TELEPHONE
CLR.	CLEAR / CLEARANCE	LKR.	LOCKER	TEMP.	TEMPERED
CMU	CONCRETE MASONRY UNIT	LT.	LIGHT	TER.	TERRAZZO
C.O.	CASED OPENING			T&G	TONGUE AND GROOVE
COL.	COLUMN	MAX.	MAXIMUM	THK.	THICK
CONC.	CONCRETE	M.B.	MACHINE BOLT	T.P.	TOP OF PAVEMENT
CONN.	CONNECTION	MBA	MASTER BATHROOM	T.P.D.	TOILET PAPER DISPENSER
CONSTR.	CONSTRUCTION	MBR	MASTER BEDROOM	TPL	TOP PLATE
CONT.	CONTINUOUS	MC	MEDICINE CABINET	TRD.	TREAD
C.O.F.	CORNER OF FINISH	MECH.	MECHANICAL	TRSM.	TRANSOM
CORR.	CORRIDOR	MED.	MEDIUM	T.V.	TELEVISION
CPT	CARPET	MEMB.	MEMBRANE	TYP.	TYPICAL
CSMT	CASEMENT	MET.	METAL	T.O.SHTG	TOP OF SHEATHING
CTSK.	COUNTERSUNK	MFG	MANUFACTURING	T.O.C.	TOP OF CONCRETE
CNTR.	COUNTER	MFR.	MANUFACTURER	T.O.P.	TOP OF PARAPET
CTR.	CENTER	MH.	MANHOLE	T.O.W.	TOP OF WALL
DBL.	DOUBLE	MIN.	MINIMUM	UNF.	UNFINISHED
DEPT.	DEPARTMENT	MIR.	MIRROR	U.N.O.	UNLESS NOTED OTHERWISE
D.F.	DRINKING FOUNTAIN	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DET.	DETAIL	MLD'G	MOULDING	UR.	URINAL
DH	DOUBLE HUNG	M.O.	MASONRY OPENING		
DIA.	DIAMETER	MTD.	MOUNTED	VCT	VINYL COMPOSITION TILE
DIM.	DIMENSION	MUL.	MULLION	VERT.	VERTICAL
DISP.	DISPENSER	N.	NORTH	VEST.	VESTIBULE
DIV.	DIVERTER	NAT	NATURAL	VTR	VENT THROUGH ROOF
DN.	DOWN	NG	NATURAL GRADE	W.	WEST
D.O.	DOOR OPENING	N.I.C.	NOT IN CONTRACT	W	WITH
DR.	DOOR	NO.	NUMBER	W.C.	WATER CLOSET
DS	DOWNSPOUT	NOM.	NOMINAL	WD.	WOOD
D.S.P.	DRY STANDPIPE	N.T.S.	NOT TO SCALE	WDW.	WINDOW
D/W	DISHWASHER			W.H.	WATER HEATER
DWG'S	DRAWINGS	O/	OVER	W.I.	WROUGHT IRON
DWR.	DRAWER	O.A.	OVERALL	W.I.C.	WALK-IN-CLOSET
		OBS.	OBSCURE	W/O	WITHOUT
E.	EAST	O.C.	ON CENTER	WP	WEATHERPROOF
EA.	EACH	O.D.	OUTSIDE DIAMETER (DIM.)	WS	WATER SOFTENER
E.D.F.	DRINK FOUNTAIN	OFF.	OFFICE	WSCT.	WAINSCOT
E.J.	EXPANSION JOINT	O.H.C.	OVERHEAD CABINET	WT.	WEIGHT
EL.	ELEVATION	OPNG.	OPENING		
ELEC.	ELECTRICAL	OPP.	OPPOSITE		
ELEV.	ELEVATOR	OSA	OUTSIDE AIR		
EMER.	EMERGENCY				
ENCL.	ENCLOSED	PB	PUSH BUTTON		
E.P.	ELECTRICAL PANELBOARD	PDR	POWDER ROOM		
EQ.	EQUAL	PRCST.	PRECAST		
EQPT.	EQUIPMENT	PL.	PLATE		
E.W.C.	ELECTRIC WATER COOLER	P.LAM.	PLASTIC LAMINATE		
EXH.	EXHAUST	PLAS.	PLASTER		
EXST.	EXISTING	PLYWD.	PLYWOOD		
EXP.	EXPANSION	PNL.	PANEL		
EXPO.	EXPOSED	PTD.	PAINTED		
EXT.	EXTERIOR	PLUMB.	PLUMBING		
EXTG	EXISTING	P.O.C.	POINT OF CONNECTION		
		PR.	PAIR		
F.A.	FIRE ALARM	PT.	POINT		
F.A.U.	FORCED AIR UNIT	PREFAB.	PREFABRICATED		
F.B.	FLAT BAR	P.T.D.	PAPER TOWEL DISPENSER		
F.D.	FLOOR DRAIN	P.T.D/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE		
FDN.	FOUNDATION	PTN.	PARTITION		
F.E.	FIRE EXTINGUISHER	P.T.R.	PAPER TOWEL RECEPTACLE		
F.E.C.	FIRE EXTINGUISHER CABINET				
F.FLR.	FINISH FLOOR	Q.T.	QUARRY TILE		
FFL	FINISH FLOOR				
F.G.	FINISH GRADE / FUEL GAS	R.	RISER		
FGL	FIBERGLASS	R	RADIUS		
F.H.C.	FIRE HOSE CABINET	RAD.	RADIUS		
FIN.	FINISH	R.A.G.	RETURN AIR GRILLE		
F.J	FLOOR JOIST	R.D.	ROOF DRAIN		
FLASH.	FLASHING	REF.	REFERENCE		
FLASH'G	FLASHING	REFR.	REFRIGERATOR		
FLR	FLOOR	REG.	REGULAR		
FLUOR.	FLUORESCENT	REV	REVERSE		
F.O.C.	FACE OF CONCRETE	REINF	REINFORCE, REINFORCED		

PROJECT DIRECTORY

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austinholt@midpacificeng.com

PROJECT DATA

PROJECT DESCRIPTION:
REPLACE EXISTING RETAINING WALL

APN : 074-182-040
ZONING DISTRICT: R1S
JURISDICTION : MENLO PARK
LOT AREA = 11,568 S.F.

DWELLING SHALL COMPLY WITH CURRENT APPLICABLE CODES:
2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA ENERGY CODE (CEC)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
MENLO PARK MUNICIPAL BUILDING REGULATIONS & ORDINANCES
TYPE OF CONSTRUCTION: VB
OCCUPANCY GROUP: R3 & U (Garage)

VICINITY MAP NOT TO SCALE



A. Work hours are regulated by noise levels created during demolition. The maximum noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.06 Noise".

B. Any and all excessively annoying, loud or unusual noises or vibrations such as offend the peace and quiet of persons of ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of persons shall be considered a noise disturbance.

C. For any residential property, sound shall not exceed 60 dBA during the daytime hour or 50 dBA during the nighttime hours at the nearest property line. City of Menlo Park Municipal Code Chapter 8.06

D. Construction Activities:
i. Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed on Saturdays, Sundays or holidays between the hours of nine (9) a.m. and five (5) p.m.
ii. A sign, containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.06.030, shall be posted at all entrances to a construction site upon the commencement of construction, for the purpose of informing contractors and subcontractors and all other persons at the construction site of the basic requirements of this chapter. The sign shall be at least five (5) feet above ground level and shall consist of a white background with black letters.

ISSUANCE OF THIS PERMIT DOES NOT PROVIDE APPROVAL OF THE REMOVAL OF ANY GIVEN TREE DEFINED AS A HERITAGE TREE IN CHAPTER 13.4 OF THE CITY OF MENLO PARK MUNICIPAL CODE. A HERITAGE TREE REMOVAL PERMIT SHALL BE APPLIED FOR AND APPROVED PRIOR TO THE REMOVAL OF ANY HERITAGE TREE.

SHEET INDEX

T1	PROJECT DATA, SHEET INDEX, AND VICINITY MAP
GP-1	GRADING & DRAINAGE PLAN
GP-2	GENERAL NOTES & DETAILS
1	TOPOGRAPHIC SURVEY
L1.1	LAYOUT AND MATERIALS PLAN
L3.3	TREE PROTECTION PLAN
L3.4	TREE PROTECTION GUIDELINES

Developer

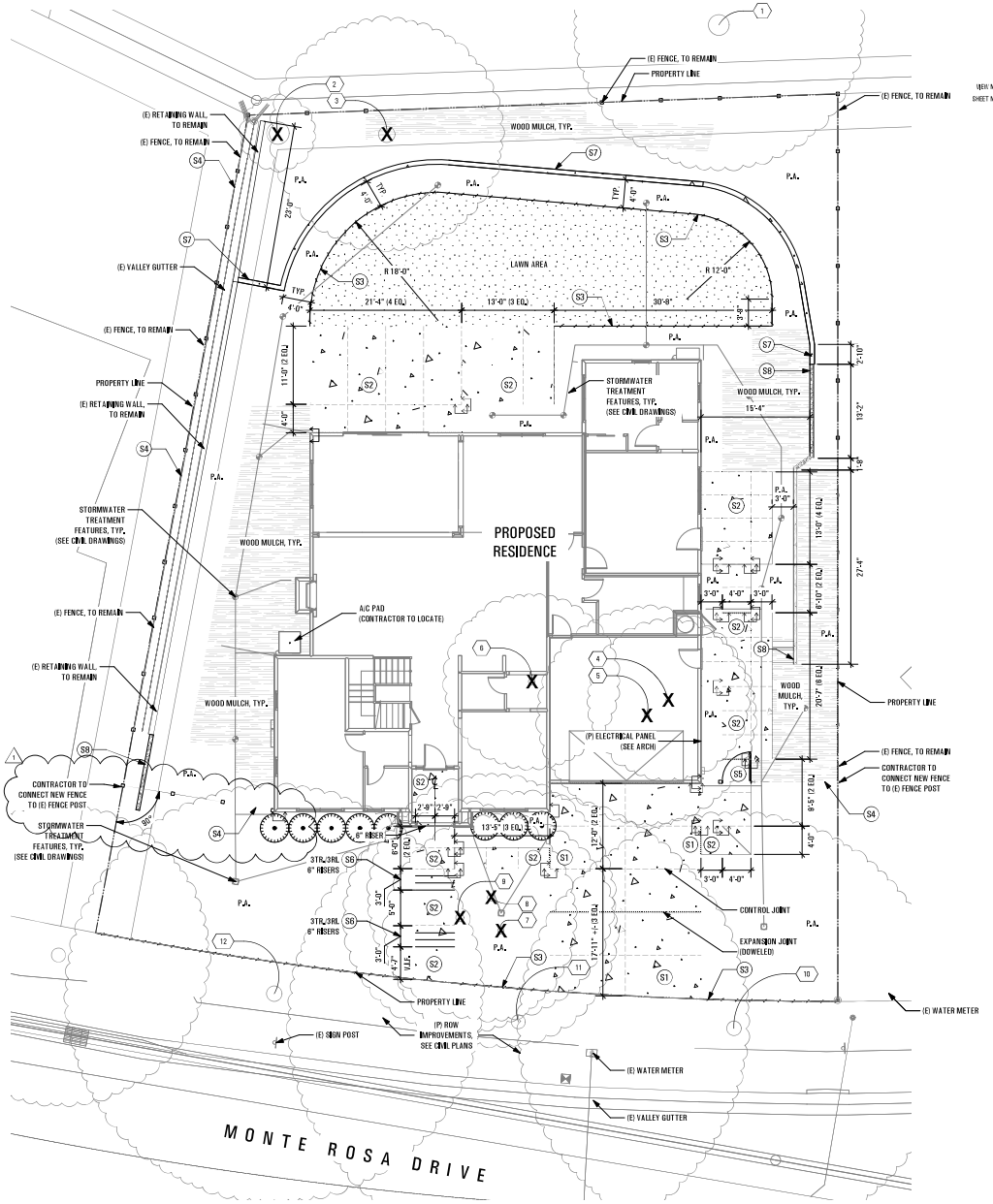
275 SHORELINE DR.
SUITE 400
REDWOOD CITY
CA. 94065
PHONE NO. (650) 980-8340
FAX NO.

935 MONTE ROSA DRIVE
MENLO PARK, CA

No.	Date	Description

PROJECT DATA, SHEET INDEX. AND VICINITY MAP

T1



LAYOUT LEGEND

- VIEW NUMBER / SHEET NUMBER → DETAIL CALLOUT
- DIMENSION
- CENTERLINE
- ALIGN
- CONTROL JOINT
- EXPANSION JOINT (DOWELED)
- EXPANSION JOINT (NO DOWEL)
- (X) (E) TREE TO REMAIN, TYP.
- X (X) (E) TREE TO BE REMOVED, TYP.
- (X) (E) TREE TO BE RELOCATED, TYP.

MATERIALS LEGEND

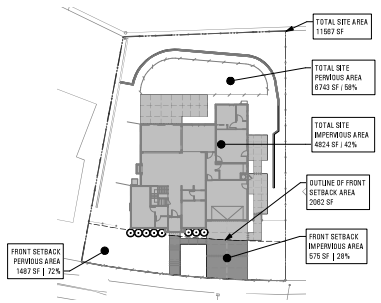
- S1 — 1 / L1.2 — VEHICULAR CONCRETE PAVEMENT. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH. TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- S2 — 2 / L1.2 — CONCRETE PAVEMENT. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH. TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- S3 — 3 / L1.2 — METAL HEADER. 3/16" THK. X 4" MIN. STEEL HEADER, BLACK ENAMEL FINISH. 16" LONG STEEL STAKES
- S4 — 4 / L1.2 — 6'-0" HIGH WOOD FENCE
- S5 — 5 / L1.2 — GATE
- S6 — 6 / L1.2 — CONCRETE STAIR/STEP. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH. TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS.
- S7 — CONCRETE WALL. SEE CIVIL DRAWINGS
- S8 — WOOD RETAINING WALL. SEE CIVIL DRAWINGS

ABBREVIATIONS

ABV.	ABOVE	F.T.	FLUSH TREAD	PVMT.	PAVEMENT
A.C.	ASPHALT CONCRETE	HORIZ.	HORIZONTAL	R.	RADIUS
ADJ.	ADJACENT	HT.	HEIGHT	REQ'D.	REQUIRED
AVG.	AVERAGE	JT.	JOINT(S)	R.O.W.	RIGHT OF WAY
C.L.	CENTER LINE	MAX.	MAXIMUM	RS.	RISER
C.P.	CENTER POINT	MECH.	MECHANICAL	SIM.	SIMILAR
CLR.	CLEAR	MFG.	MANUFACTURER	SP.	SPACES
CONC.	CONCRETE	MIN.	MINIMUM	T.B.D.	TO BE DETERMINED
(E)	EXISTING	(N)	NEW	TR.	TREAD
E.W.	EACH WAY	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
EQ.	EQUAL SPACES	O.C.	ON CENTER	U.	UNIT(S)
EQPT.	EQUIPMENT	(P)	PROPOSED	VERT.	VERTICAL
F.G.	FINISH GRADE	P.A.	PLANTING AREA	V.I.F.	VERIFY IN FIELD
F.S.	FINISH SURFACE	P.O.B.	POINT OF BEGINNING		

TREE PROTECTION CHART

Keynote	Tag #	Heritage	Offsite	Common Name	Botanical Name	DBH (inches)	Status
1	100	Y	Y	Coast redwood	Sequoia sempervirens	35	Retain and Protect
2	2029	Y	N	Modesto ash	Fraxinus velutina	38	Remove
3	2026	Y	N	Raywood ash	Fraxinus angustifolia 'Raywood'	27,6	Remove
4	2027	N	N	White birch	Betula papyrifera	7,3	Remove
5	2028	N	N	White birch	Betula papyrifera	6,2	Remove
6	2029	N	N	White birch	Betula papyrifera	11	Remove
7	2030	N	N	White birch	Betula papyrifera	10,5	Remove
8	2031	N	N	White birch	Betula papyrifera	11,2	Remove
9	2032	N	N	White birch	Betula papyrifera	13,4	Remove
10	2033	Y	Y	Modesto ash	Fraxinus velutina	24,5	Retain and Protect
11	2034	Y	Y	Modesto ash	Fraxinus velutina	23,5	Retain and Protect
12	2035	Y	Y	Modesto ash	Fraxinus velutina	26	Retain and Protect



1 PERVIOUS/IMPERVIOUS DIAGRAM
Scale: 1" = 30'-0"

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

JORGE DANIEL ABICH, PLA (CA #5899)

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS

SCALE: 1/8" = 1'-0" (0, 4, 8, 12, 16, 20 FT)

TJH
SKETCH & FIELD
1935 Addison Street, Suite A
Berkeley, CA 94704
(510) 905-7444

Project Title
LANDSCAPE IMPROVEMENTS
935 MONTE ROSA DRIVE
MENLO PARK, CA 94025

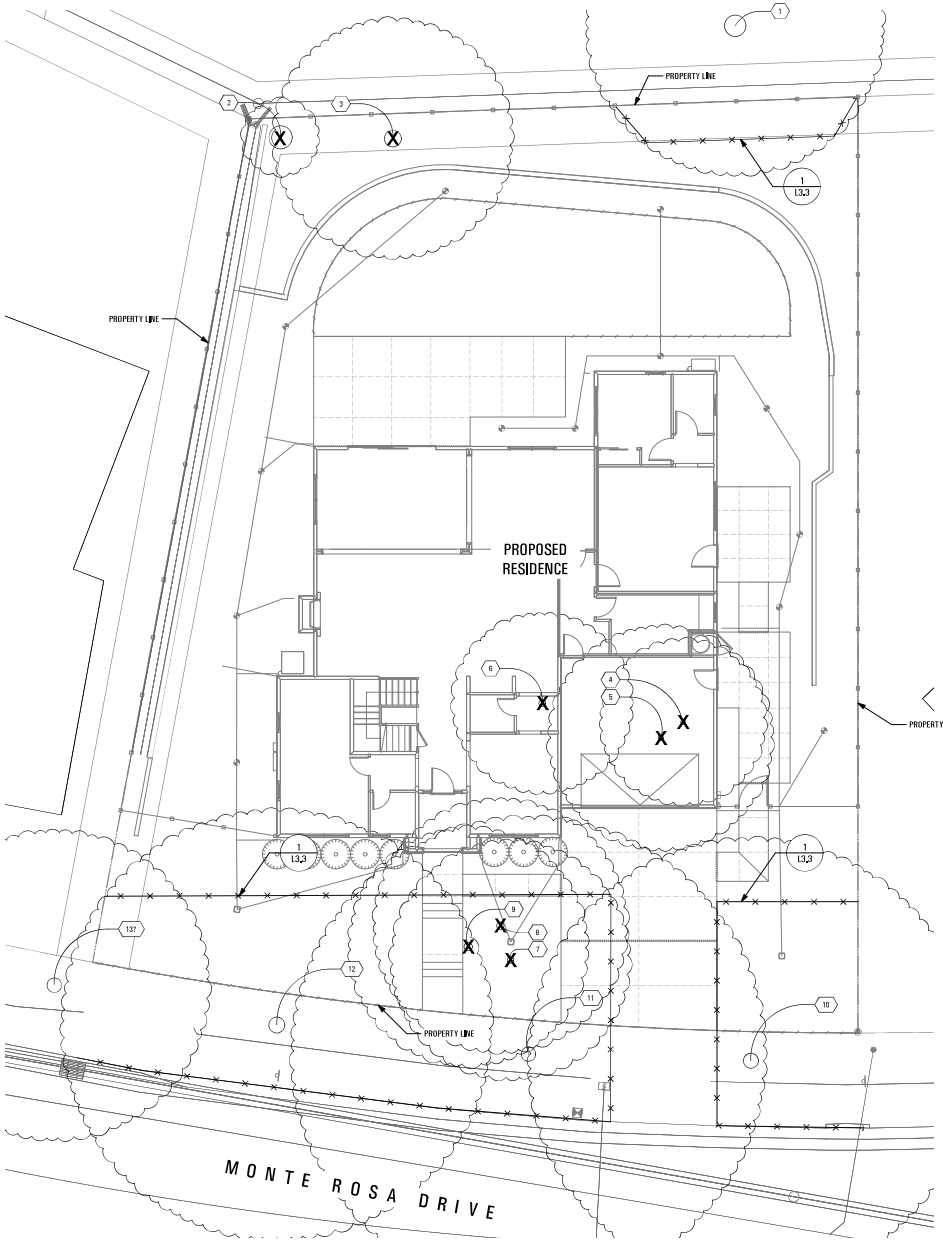
Stamp

Date	No.	Revision Notes
5/20/2026	1	PLAN CHECK #1

Issue Status: PERMIT SET	Project ID: 2511-01
Drawn By: D1	Reviewed By: P1
Date: 1/22/2026	CAD File Name: 935 Monte Rosa.vwx

Sheet Title
LAYOUT AND MATERIALS PLAN

Sheet No.
L1.1



TREE PROTECTION LEGEND

(E) TREE TO REMAIN, TYP.

(E) TREE TO BE REMOVED, TYP.

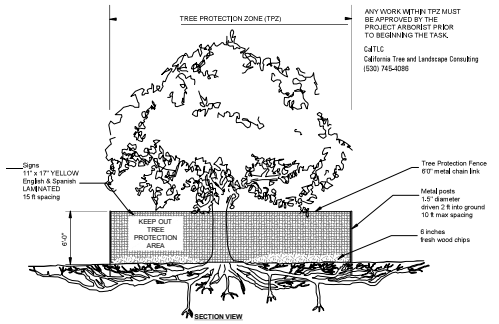
TREE PROTECTION FENCING

TREE PROTECTION NOTES

1. Consult the arborist report for tree protection guidelines. Refer to the arborist report "PRELIMINARY ARBORIST REPORT AND TREE INVENTORY, November 11, 2025" prepared by California Tree and Landscape Consulting, Inc.
2. Trees and shrubs not identified within the arborist report, but as included in survey drawings, are included for reference only.
3. Protect all existing items that are not noted for removal.
4. Existing trees to remain unless noted otherwise. Do not stockpile, drive over, or otherwise disturb soil under driplines of existing trees, except as required for planting operations.
5. Use hand tools only for work under driplines of existing trees to remain.
6. Trees noted to be removed shall be completely removed, including stump and root mass. Refer to arborist report for instructions on removing tree stumps within protected tree root zones.
7. No roots over 2" in diameter shall be cut except under the direction of an arborist. All cut roots shall be covered with burlap or straw and shall remain moist until re-buried in soil.
8. No mechanized tilling within 8x the trunk diameter of any tree.
9. New plantings within 8x the trunk diameter of any protected tree shall be performed by hand, disturbing the minimum surface area necessary to install the plants and without disturbing any roots larger than 1" in diameter.

TREE PROTECTION CHART

Keynote	Tag #	Heritage	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	100	Y	Y	Coast redwood	Sequoia sempervirens	36	Retain and Protect	
2	2025	Y	N	Modesto ash	Fraxinus velutina	39	Remove	
3	2026	Y	N	Raywood ash	Fraxinus angustifolia 'Raywood'	27,5	Remove	
4	2027	N	N	White birch	Betula papyrifera	7,3	Remove	
5	2028	N	N	White birch	Betula papyrifera	8,2	Remove	
6	2029	N	N	White birch	Betula papyrifera	11	Remove	
7	2030	N	N	White birch	Betula papyrifera	10,5	Remove	
8	2031	N	N	White birch	Betula papyrifera	11,2	Remove	
9	2032	N	N	White birch	Betula papyrifera	13,4	Remove	
10	2033	Y	Y	Modesto ash	Fraxinus velutina	24,8	Retain and Protect	
11	2034	Y	Y	Modesto ash	Fraxinus velutina	23,2	Retain and Protect	
12	2035	Y	Y	Modesto ash	Fraxinus velutina	26	Retain and Protect	



1 TREE PROTECTION FENCING
SCALE: NTS

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

JORGE DANIEL ARCH, PLA (CA #5899)

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

0 4 8 12 16 20 FT

SKETCH & FIELD
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Berkeley, CA 94704
(510) 905-7444

Project Title

LANDSCAPE IMPROVEMENTS

935 MONTE ROSA DRIVE
MENLO PARK, CA 94025

Stamp

Date No. Revision Notes

Issue Status: PERMIT SET	Project #: 2511-01
Drawn By: D1	Reviewed By: P1
Date: 1/22/2026	CAD File Name: 935 Monte Rosa.vwx

Sheet Title

TREE PROTECTION PLAN

Sheet No.

L3.3