



April 11, 2018

Price-Cohen Residence, PN 565738

Project Address & APN:

2045 Lowry Place, La Jolla, APN 346-482-04

Project Contact:

Bruce Peeling, Architect, 619-517-7400, bpaia@cox.net

Project Description:

Lot Size: 5,805 S.F.

Proposed Square Footage and FAR: 3,684 S.F., .63 FAR.

Proposed Setbacks:

Front = 17'-0"
Side = 5'-0"
Side = 4'-6"
Rear = 13'-0"

Project Height:

2- Story, 24'-10" Overall Height.

NARRATIVE OF SCOPE

WE PROPOSED TO ACQUIRE A COASTAL DEVELOPMENT PERMIT AS WELL AS A SITE DEVELOPMENT PERMIT IN ORDER TO:

1. DEMOLISH AN EXISTING ONE-STORY RESIDENCE AND ATTACHED ONE-CAR GARAGE.
2. CONSTRUCT A NEW TWO-STORY RESIDENCE AND 2-CAR GARAGE WITH ALL NEW PAVING AND LANDSCAPING.
3. THERE IS NO SITE GRADING PROPOSED WITH THE EXCEPTION OF WHAT'S REQUIRED FOR STRUCTURAL FOOTINGS, MAX 2' DEPTH.
4. THERE WILL BE NO CHANGE IN DRAINAGE PATTERNS, EVERYTHING DRAINS TO R.O.W. @ LOWRY PLACE. THE NEW DEVELOPMENT WILL RESULT IN A DECREASE IN THE IMPERVIOUS SURFACE AREA BY 30%.
5. THERE ARE NO NEW RETAINING WALLS OR MODIFICATION TO EXISTING SITE WALLS.
6. THERE ARE NO KNOWN OR IDENTIFIED EASEMENTS.
7. A NEW SHARED DRIVEWAY IS PROPOSED TO REPLACE EXISTING, AS WELL AS RECONSTRUCTION OF THE REMAINING DAMAGED SIDEWALK, CURB AND GUTTER.
8. A NEW STREET TREE IS PROPOSED.

THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.

THE STRUCTURE WILL BE LOCATED ENTIRELY UNDISTURBED NATIVE SOIL.

AS A CALIFORNIA LICENSED ARCHITECT, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE qs-1500 psf AND PER TABLE 1804.2 OF THE 2010 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1500 psf FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.

SIGNATURE _____ ARCHITECT

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

RESPONSIBILITY FOR CHANGES

AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT.

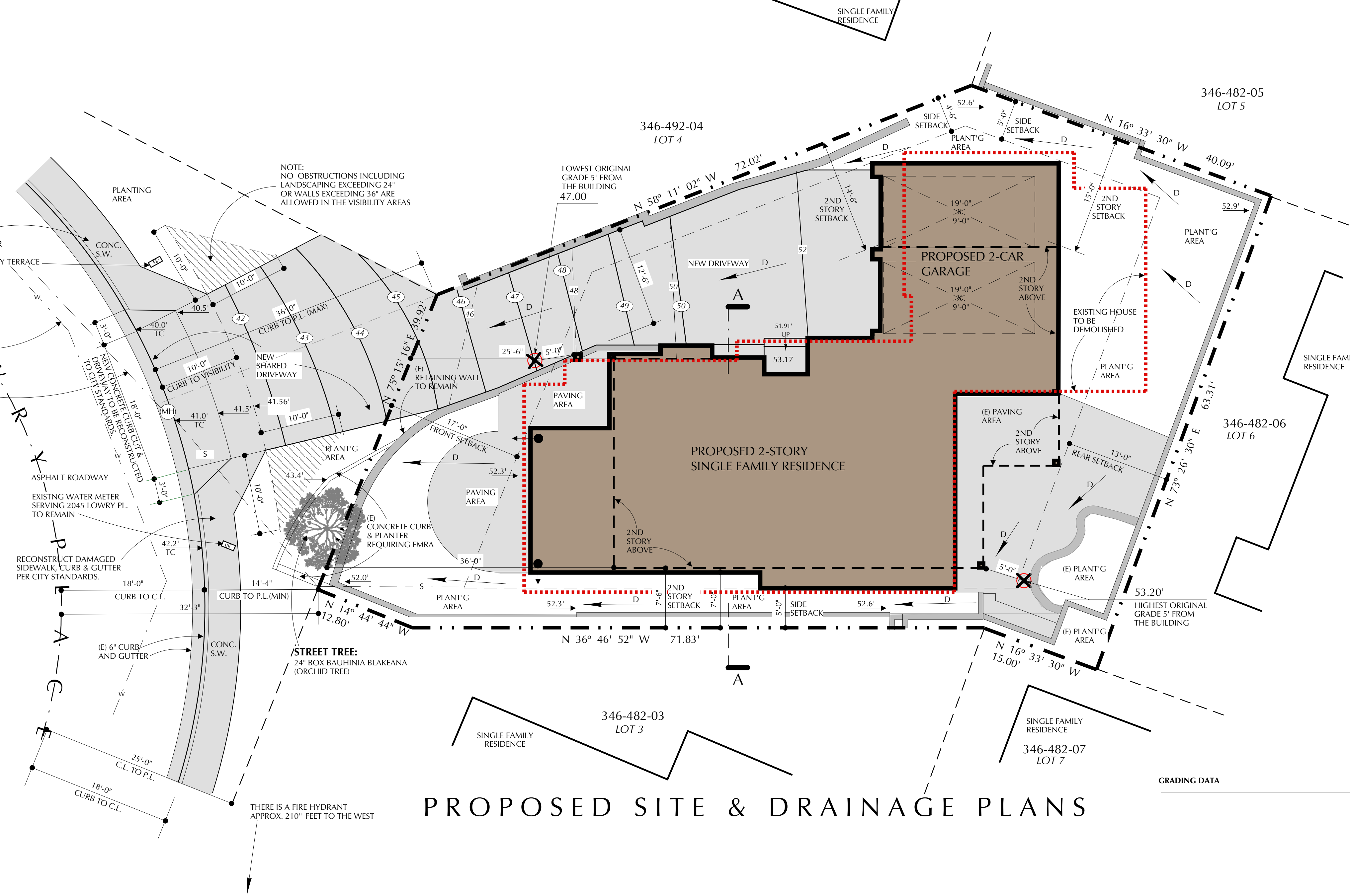
OWNER'S SIGNATURE: _____

**NOTICE TO THE APPLICANT/OWNER/
OWNER'S AGENT/ARCHITECT OR ENGINEER**

BY USING THESE PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE STATE OF CALIFORNIA CONSTRUCTION CODES.

**NOTICE TO THE CONTRACTOR/BUILDER/
INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER**

BY USING THESE PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE STATE OF CALIFORNIA CONSTRUCTION CODES.



PROPOSED SITE PLAN LEGEND

- PROPERTY LINE
- 45- EXISTING CONTOUR
- 45- EXISTING CONTOUR TO REMAIN
- D DRAINAGE PATTERN
- EXISTING BUILDING AREA
- PROPOSED NEW BUILDING AREA
- (E) SITE WALLS
- PAVING AREAS
- DECK DRAIN AND OUTFLOW
- SECTION CUT ON SHEET 3

SUMMARY TABLE

SETBACKS: (NEIGHBORHOOD GENERAL CONFORMITY)

- FRONT 17'-0"
- SIDE 5'-0"
- SIDES 4'-6"
- REAR 13'-0"

FAR: 0.63

HEIGHT: 24'-10"

PARKING:	MIN:	PROPOSED
	2	2

BUILDING AREAS	RESIDENCE		DECKS
	UPPER LEVEL RESIDENCE	MAIN LEVEL RESIDENCE	
UPPER LEVEL RESIDENCE	1,660	170	
MAIN LEVEL RESIDENCE	1,434		
TOTAL HABITABLE AREA	3,094		
GARAGE & STORAGE	590		
TOTAL PROPOSED AREA	3,684 S.F.		
	÷ 5,805 S.F. LOT AREA		
	= .63 F.A.R.		

GRADING DATA

TOTAL AMOUNT OF SITE TO BE GRADED: 130 S.F.
 PERCENT OF TOTAL SITE GRADED: 2%
 AMOUNT OF CUT: 9 CY (FOR STRUCTURAL FOOTINGS, 2' DEEP)
 AMOUNT OF FILL: 0 CY
 MAXIMUM HEIGHT OF FILL SLOPES: 0'
 MAXIMUM HEIGHT OF CUT SLOPES: 0'
 AMOUNT OF EXPORT SOIL: 9 CY
 NEW SITE RETAINING WALLS: 0'

PERMEABLE AREA

TOTAL DISTURBANCE AREA = 5,805 S.F.
 EXISTING IMPERVIOUS AREA = 5,394 S.F.
 PROPOSED IMPERVIOUS AREA = 4,010 S.F.
 IMPERVIOUS AREA **DECREASE** = 35%

DRAINAGE NOTES

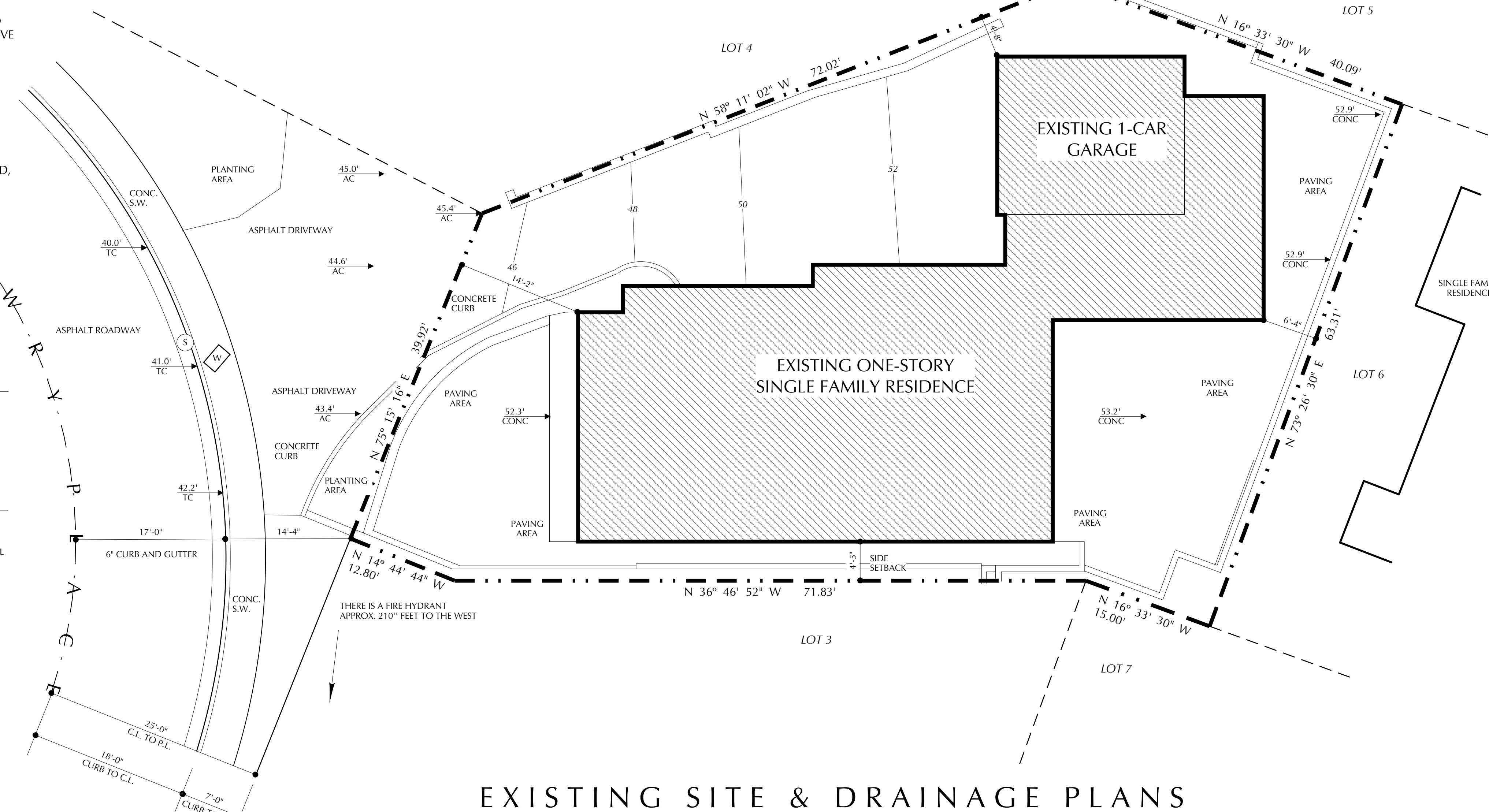
2 DECK DRAINS DEPOSITING INTO LANDSCAPING ARE NOTED ON THE SITE PLAN. THERE ARE NO ROOF DRAINS.
 AS THERE IS NO CHANGE PROPOSED FOR THE EXISTING GRADE, THE PROJECT WILL NOT REQUIRE MODIFYING THE EXISTING DRAINAGE PATTERN. THE AREA OF ROOF HAS BEEN REDUCED, AND THERE WILL BE A **REDUCTION** IN IMPERMEABLE AREA BY 35%.

NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. A MINIMUM CEILING HEIGHT FOR KITCHENS, HALLS, CORRIDORS, LAUNDRY ROOMS & BATHROOMS IS 7'-0". A MINIMUM CEILING HEIGHT FOR ALL OTHER HABITABLE ROOMS SHALL BE 7'-6".
4. ALL FENCES AND WALLS SHALL CONFORM TO THE HEIGHT AND LOCATION CRITERIA AS REGULATED IN SDMC CHAPTER 14 ARTICLE 2 DIVISION 3.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
8. THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
9. BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.

NOTE:
 I BRUCE PEELING, ARCHITECT, DO HEREBY CERTIFY THAT THE STRUCTURE AND MODIFICATIONS TO IT SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CHAPTER 77, NOTIFICATION IS NOT REQUIRED.

BRUCE PEELING, ARCHITECT



EXISTING SITE & DRAINAGE PLANS

DEVELOPMENT SUMMARY

SITE ADDRESS
 2045 LOWRY PLACE
 LA JOLLA, CALIFORNIA 92037

OWNERS
 LENA PRICE & THOMAS COHEN
 2045 LOWRY PLACE
 LA JOLLA, CALIFORNIA 92037

ARCHITECT
 BRUCE PEELING, ARCHITECT
 3538 INEZ STREET
 SAN DIEGO, CALIFORNIA 92106
 619-517-7400

SURVEY:
 "A QUICK SURVEY"
 2163 WOODLAND HEIGHTS GLEN
 ESCONDIDO, CALIFORNIA 92026
 760-525-0694 SURVEY DATE 05-10-2017

BENCHMARK
 LOWRY TERRACE AND PASEO DORADO
 N.2508 E.16908 ELEV. 11.223 MSL DATUM
 PARCEL IN RECORD OF SURVEY
 MAP NO.15745 1286 PER MAP NO. 36

LEGAL DESCRIPTION
 MM0036 LOT 12 86 PARCEL PER ROS 9010 IN.

APN:
 346-482-04

CLASSIFICATION TYPE OCCUPANCY GROUP
 TYPE V-B SPRINKLERED R-3, U-1

ZONE:
 N-APP-2

COASTAL HEIGHT LIMITATION, COASTAL OVERLAY, VERY HIGH FIRE HAZARD SEVERITY ZONE, PARKING IMPACT OVERLAY ZONE, (BEACH & COASTAL) RESIDENTIAL TANDEM PARKING OVERLAY ZONE, TRANSIT AREA OVERLAY ZONE & TRANSIT PRIORITY AREA.

F.A.R.:
 0.63

LOT SIZE:
 5,805 S.F.

PROJECT HEIGHT:
 24'-10" (SEE NORTH ELEVATION SHEET 3)

GOVERNING CODES

- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA FIRE CODE

EXISTING AND PROPOSED USE
 SINGLE FAMILY RESIDENCE

CONSTRUCTION RECORD
 ORIGINAL BUILDING COMPLETED IN 1959 REMODELED IN 1993.

GEOLOGIC CATEGORY
 11

IMPERVIOUS AREA
 EXISTING PROPOSED
 5,394 S.F. 4,132 S.F.

REQUIRED PERMITS / APPROVALS

(CDP) COASTAL APPEALABLE, COASTAL HEIGHT (SDP) SITE DEVELOPMENT PERMIT

SHEET INDEX

1. EXISTING & PROPOSED SITE PLANS, NOTES
2. FLOOR AND ROOF PLANS
3. ELEVATIONS AND SECTIONS
4. ELEVATIONS
5. LANDSCAPE CONCEPT PLAN
6. TOPOGRAPHIC SURVEY
7. STORM WATER & BMP FORMS

1	2	3	4
5	6	7	

Prepared By: _____ Revision 7: _____
 Name: BRUCE PEELING, ARCHITECT Revision 6: _____
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 Phone #: 619-517-7400 Revision 4: _____
 email: bpaia@cox.net Revision 3: _____
 Revision 2: 03-26-2018
 Project Address: 2045 LOWRY PLACE
 LA JOLLA, CALIFORNIA 92037 Revision 1: 03-08-2018
 Price Name: PRICE-COHEN RESIDENCE Original Date: 11-27-2017
 Sheet Title: SHEET TITLE: SITE, GRADING AND DRAINAGE PLAN NOTES
 Sheet 1 OF 7
 DEP # _____

ARCHITECT BRUCE PEELING

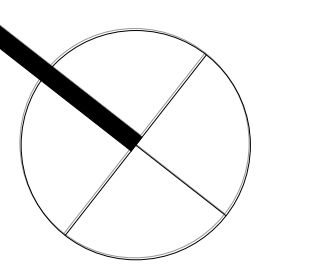
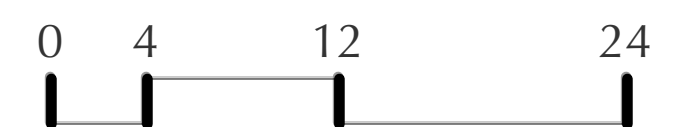
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 No. C13645
 REN. 08-31-19

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 619-517-7400

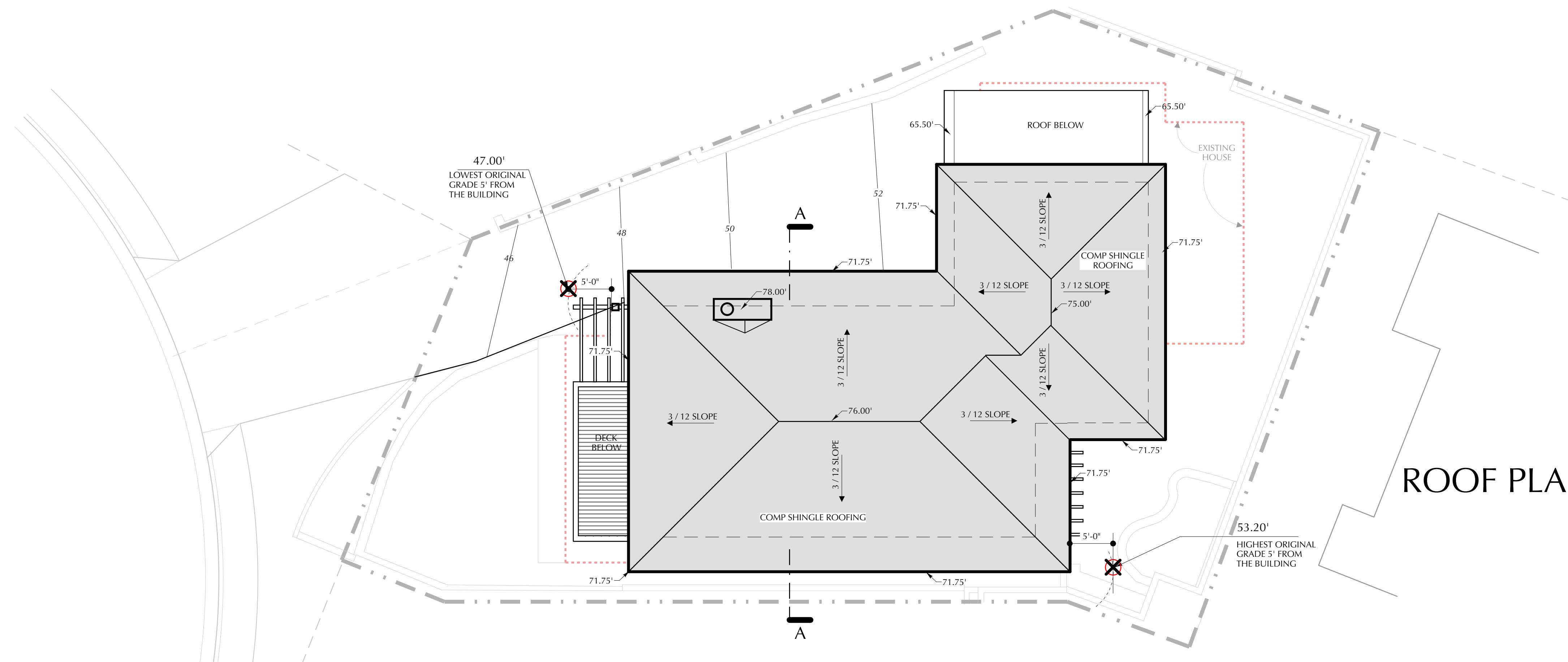
PRICE-COHEN RESIDENCE

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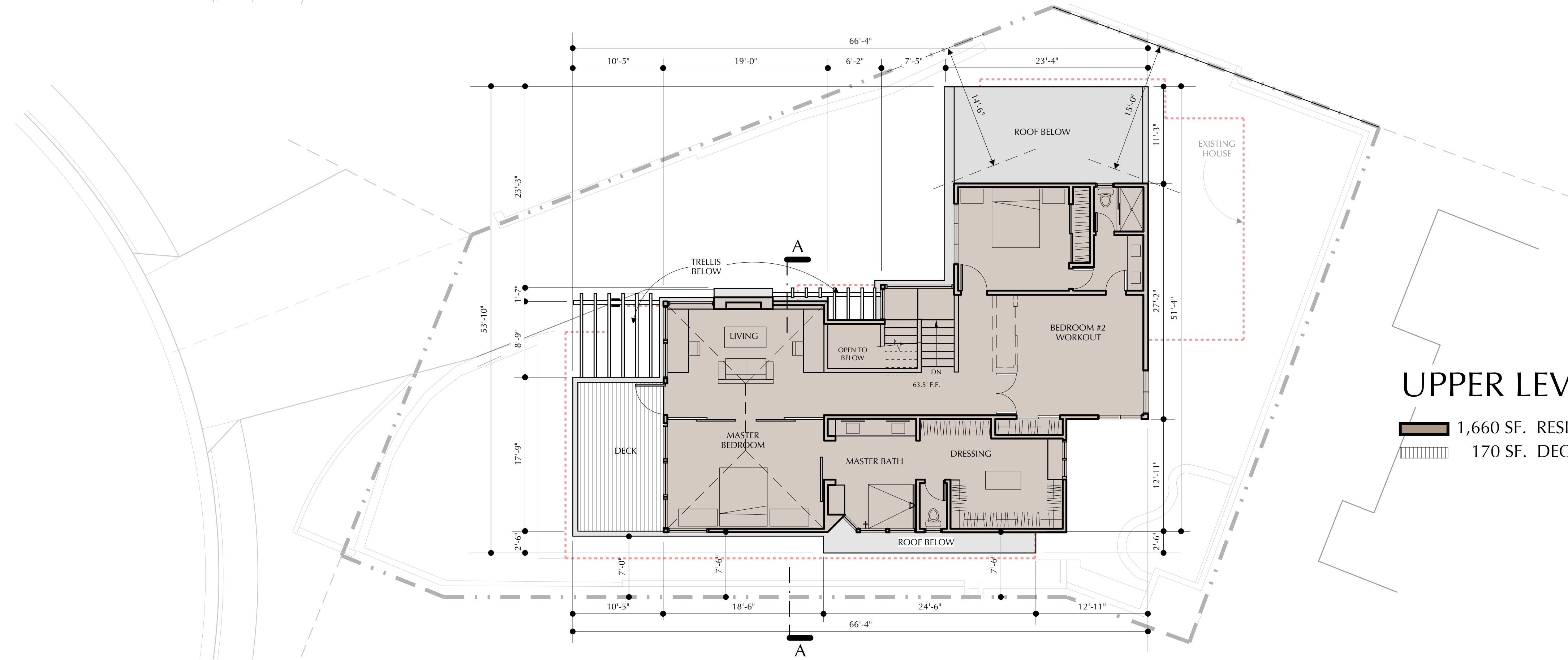


ROOF PLAN



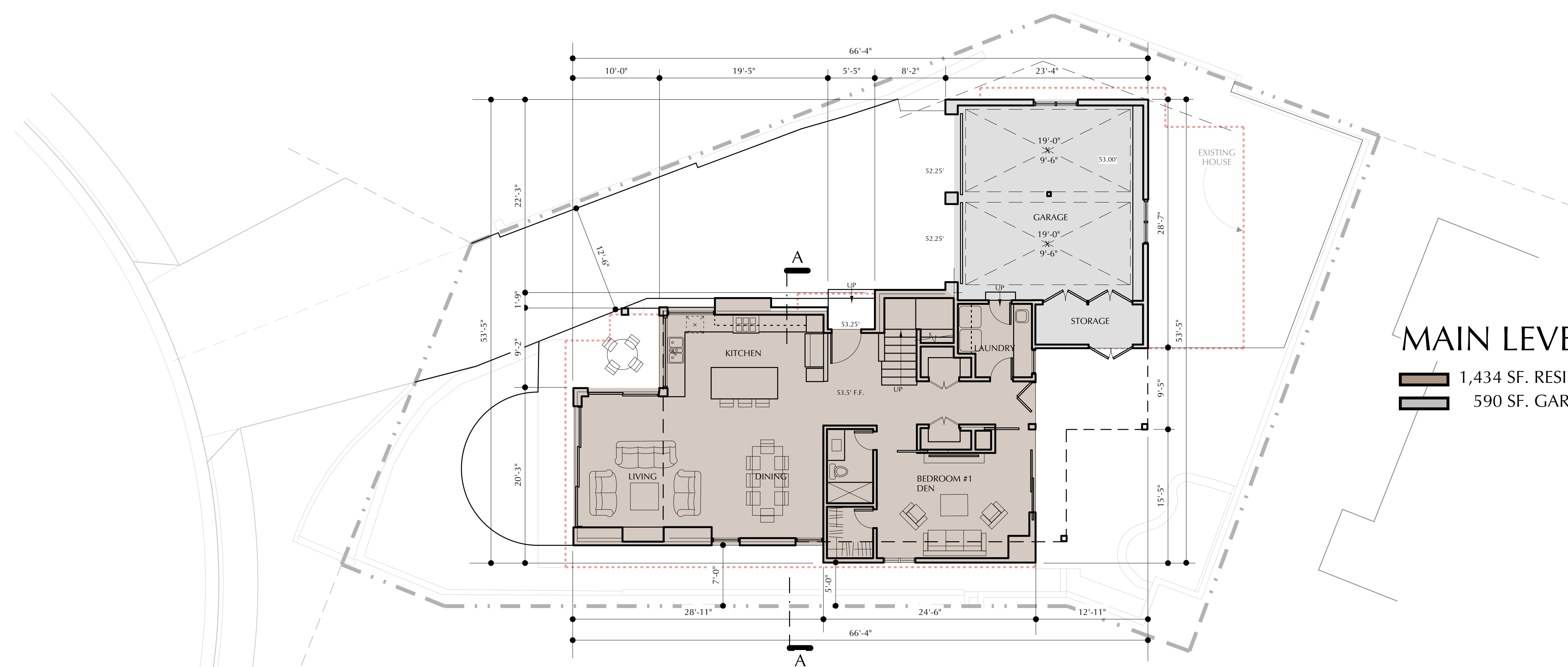
UPPER LEVEL FLOOR PLAN

1,660 SF. RESIDENCE ELEVATION = 63.50'
170 SF. DECKS



MAIN LEVEL FLOOR PLAN

1,434 SF. RESIDENCE ELEVATION = 53.50'
590 SF. GARAGE ELEVATION = 52.25'

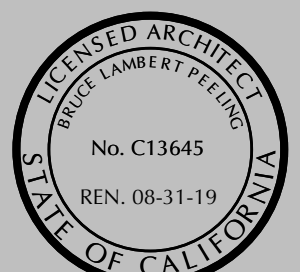


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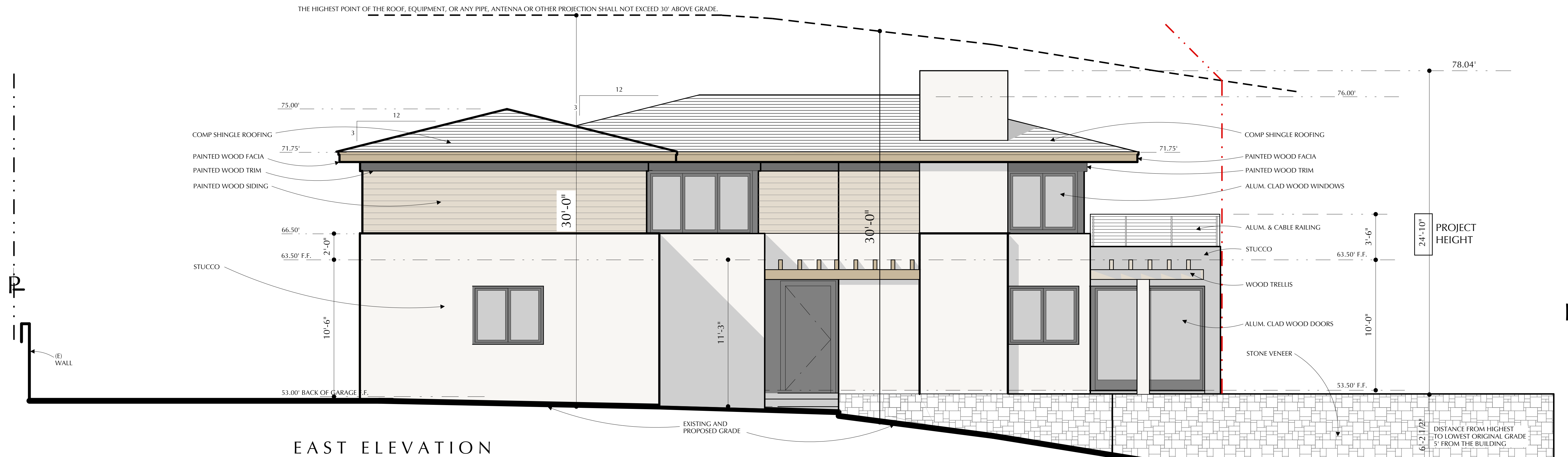
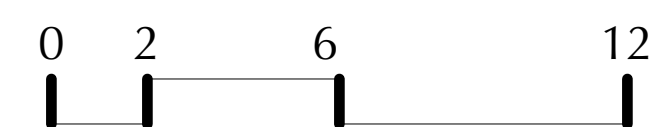
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Project Name: PRICE-COHEN RESIDENCE
Original Date: 11-27-2017

Sheet Title: FLOOR PLANS, ROOF PLAN
Sheet: 2 OF 7
DEP # _____

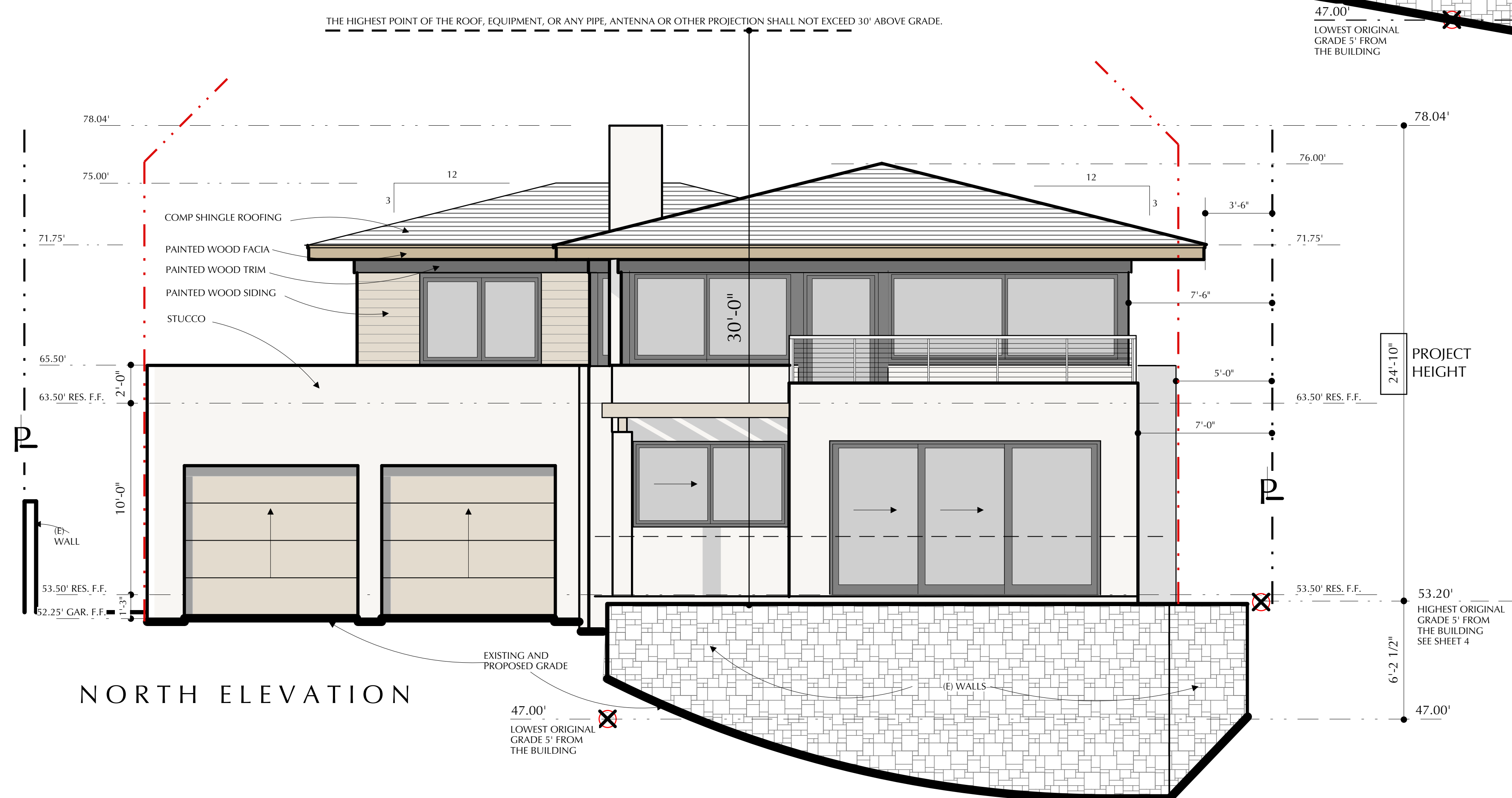


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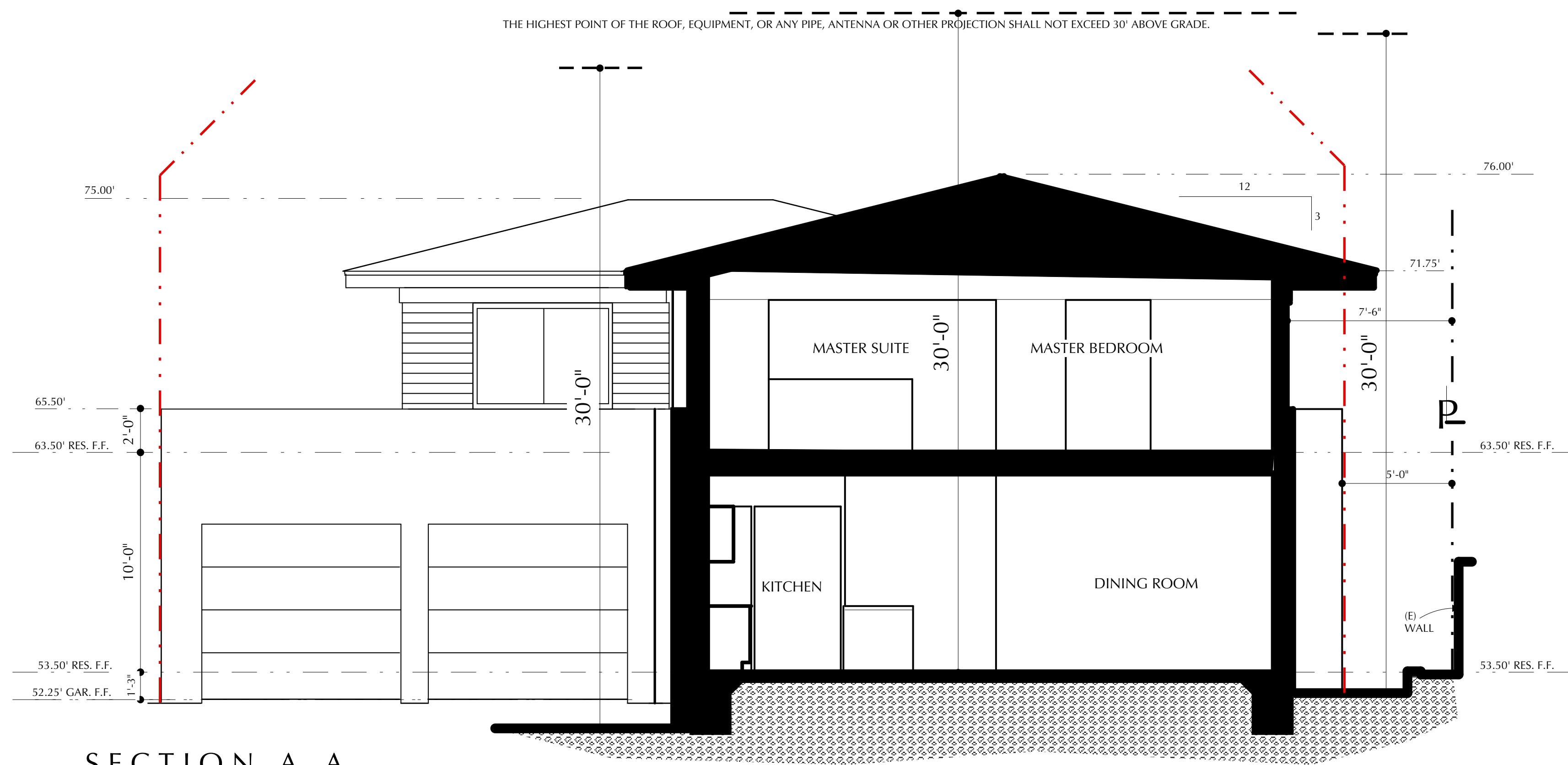
PRICE-COHEN
RESIDENCE



EAST ELEVATION



NORTH ELEVATION



SECTION A-A

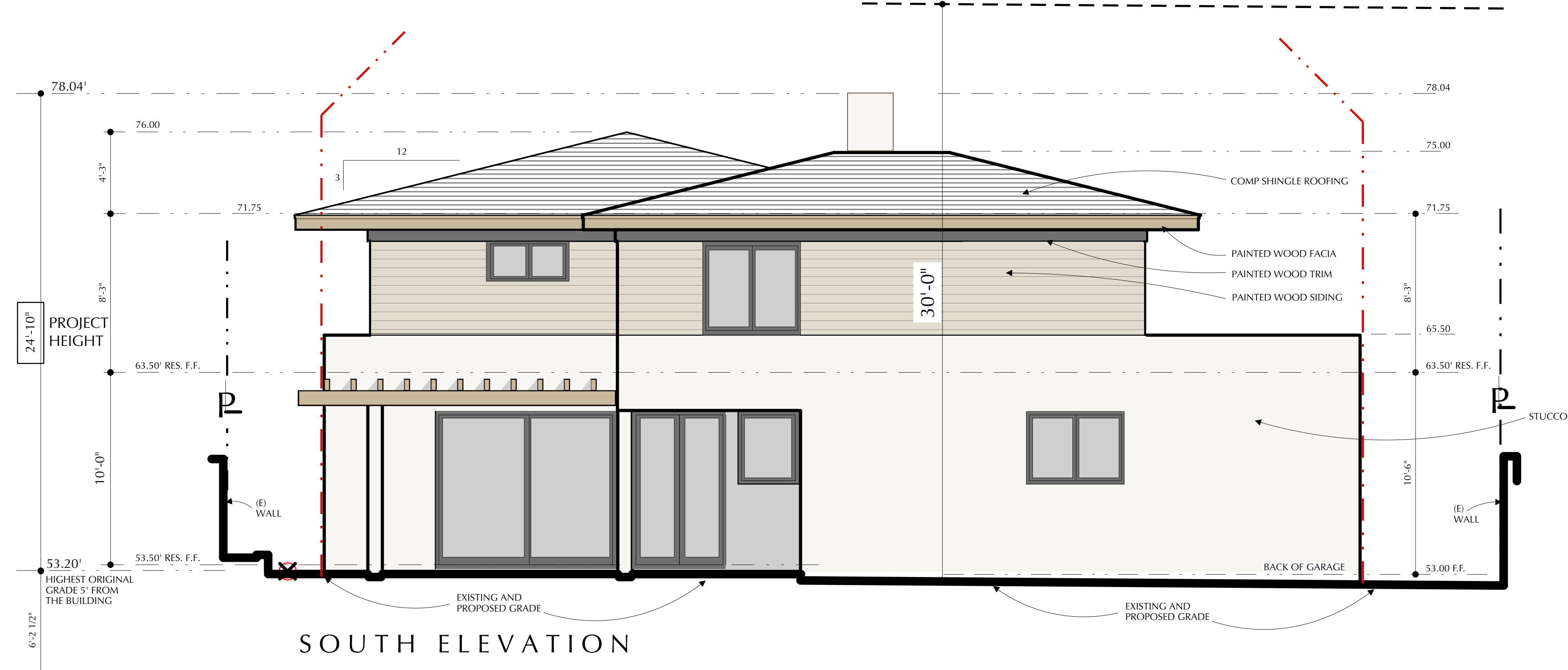
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 Revision 1: 03-08-2018

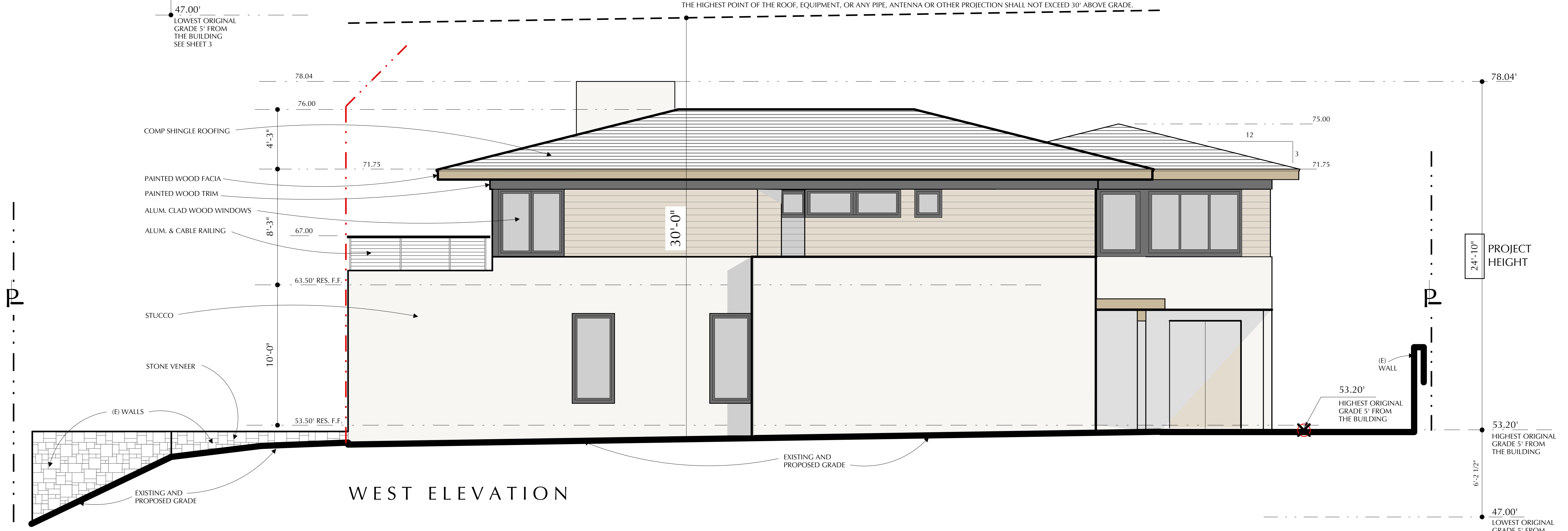
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 LA JOLLA, CALIFORNIA 92037
 Project Name: PRICE-COHEN RESIDENCE
 Original Date: 11-27-2017

Sheet Title: ELEVATIONS, SECTION
 Sheet: 3 OF 7
 DEP # _____

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30" ABOVE GRADE.



SOUTH ELEVATION



WEST ELEVATION

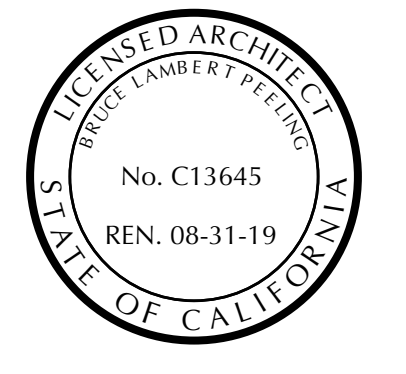
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REN. 08-31-19
STATE OF CALIFORNIA

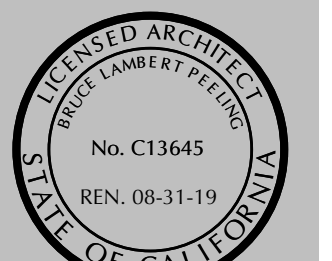
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RESIDENCE

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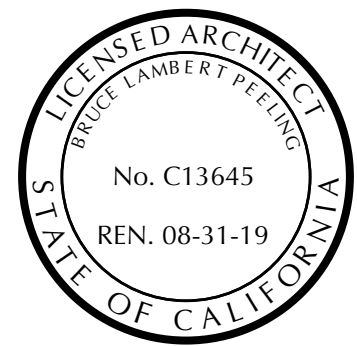
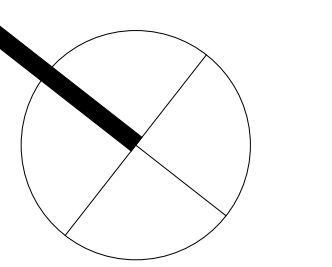
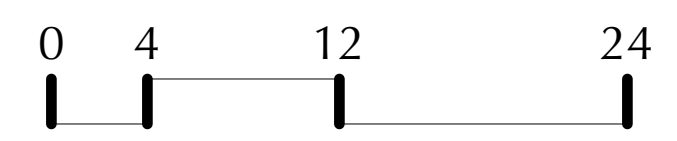
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 Project Name: PRICE-COHEN RESIDENCE Original Date: 11-27-2017
 Sheet Title: ELEVATIONS Sheet: 4 OF 7
 DEP # _____



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PRICE-COHEN
RESIDENCE



PROPOSED PLANTING AND PERMEABLE AREA

	EXISTING RESIDENCE
	1,992 S.F. AREA OF PROPOSED STRUCTURES
	1,483 S.F. NON-PERMEABLE PAVING AREAS AND SITE WALLS
	588 S.F. ROOF OVERHANG

4,010 S.F. TOTAL IMPERVIOUS AREA 69%

1,795 S.F. PLANTING AND PERMEABLE AREA 31%

5,805 S.F. TOTAL SITE AREA

LANDSCAPE NOTES:

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY TOM COHEN (OWNER). LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY TOM COHEN. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE. (LDC 1510.0304B) PRIOR TO FINAL INSPECTION.

RUNOFF MUST BE ROUTED TO LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

DECK DRAIN AND OUTFLOW

TOTAL DISTURBANCE AREA = 5,805 S.F.
EXISTING IMPERVIOUS AREA = 5,394 S.F.
PROPOSED IMPERVIOUS AREA = 4,010 S.F.
IMPERVIOUS AREA DECREASE = 35%

MAWA = (40.0) X (0.62) X (0.7 X 1,751) = (40.0 X .62) = 24.8 X (0.7 X 1,751) = 1,226

24.8 X 1,226 = 30,404 GALLONS PER YEAR.

ETWU = (40.0) X (0.62) X (0.5 X 1,751 X 75) = 16,300 GALLONS

GRADING DATA

TOTAL AMOUNT OF SITE TO BE GRADED: 130 S.F.

PERCENT OF TOTAL SITE GRADED: 2%

AMOUNT OF CUT: 9 CY (FOR NEW STRUCTURAL FOOTINGS, 2' DEEP)

AMOUNT OF FILL: 0 CY

MAXIMUM HEIGHT OF FILL SLOPES: 0'

MAXIMUM HEIGHT OF CUT SLOPES: 0'

AMOUNT OF EXPORT SOIL: 9 CY

NEW SITE RETAINING WALLS: 0'

EXISTING PLANTING AND PERMEABLE AREA

	2,432 S.F. AREA OF EXISTING STRUCTURES
	2,962 S.F. EXISTING NON-PERMEABLE PAVING AREAS AND SITE WALLS
	0 S.F. ROOF OVERHANG

5,394 S.F. TOTAL IMPERVIOUS AREA 93%

411 S.F. PLANTING AND PERMEABLE AREA 7%

5,805 S.F. TOTAL SITE AREA

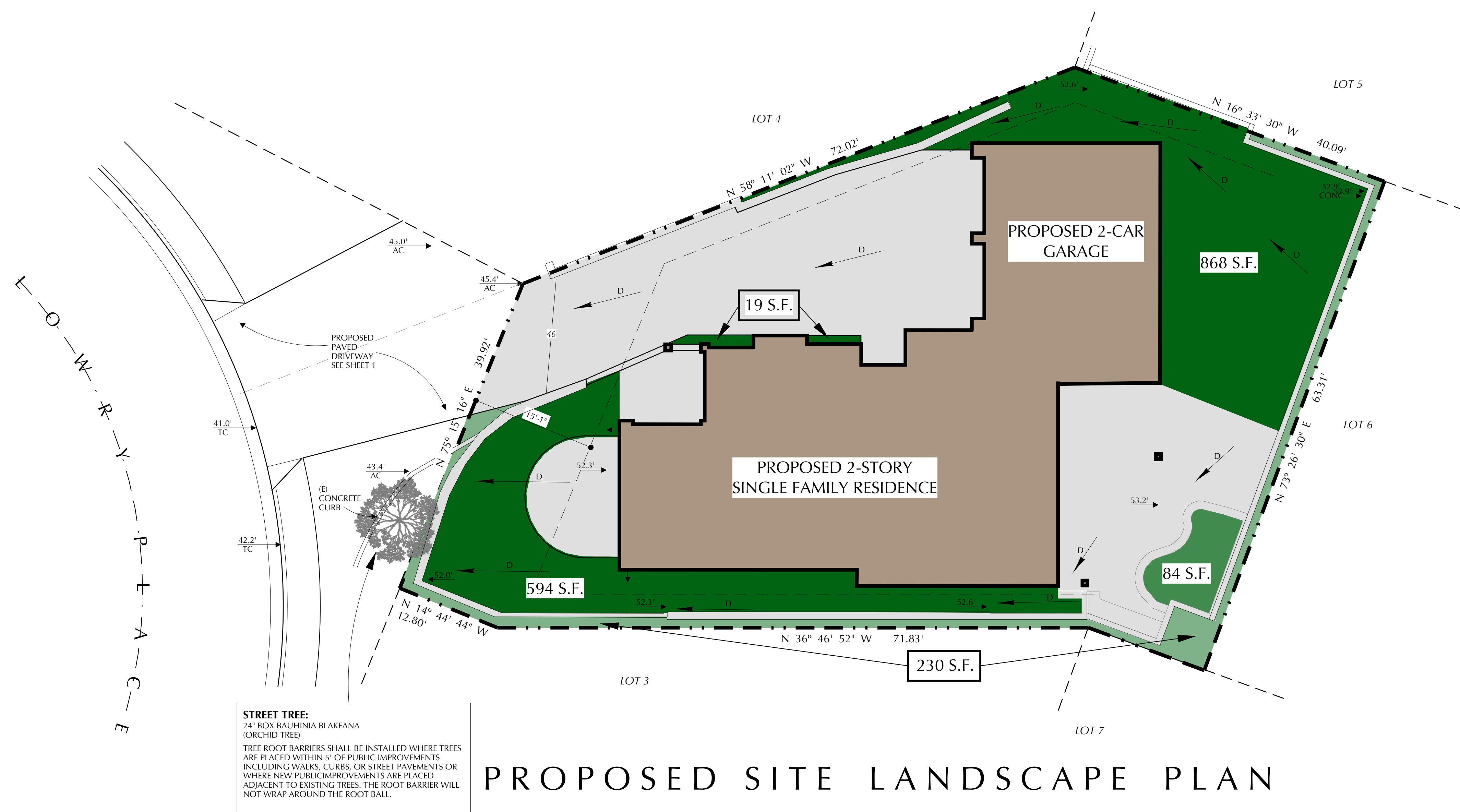
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email: bpaia@cox.net

Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 04-03-2018
Revision 2: 03-26-2018
Revision 1: 03-08-2018
Original Date: 11-27-2017
Sheet 5 OF 7
DEP # _____

Project Address
2045 LOWRY PLACE
LA JOLLA, CALIFORNIA 92037
Project Name:
PRICE-COHEN RESIDENCE

Sheet Title:
LANDSCAPE CONCEPT PLAN



PROPOSED SITE LANDSCAPE PLAN



EXISTING SITE LANDSCAPE PLAN

STREET TREE:
24" BOX BALUHINIA BLAKEANA (ORCHID TREE)
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.