Specifications for Preservation of Existing Trees

1. All work within the driplines of trees shall be by hand and performed only as approved or directed by the landscape architect or a qualified arborist.

2. All roots encountered during trenching operations shall be cleanly cut. Roots over two inches in diameter shall be sealed with approved tree seal. Trenches for all curbs and walls adjacent to trees shall be back filled with porous topsoil from onsite.

3. Where walls or curbs are to be built within six feet of the trunk of any oak tree, a root control barrier (deep root or equal) shall be placed between the tree and the wall or curb. Barrier shall extend from ground surface to bottom of new structure.

4. Any curb or wall adjacent to a tree shall be built with footings directed outward from the tree to avoid damaging roots. Where feasible, footings shall be bridged over the root zone.

5. A temporary fence of chain link or other approved fabric shall be erected around each tree or between the tree and the proposed construction as shown on the plans. The height of the fence shall be no less than six feet. Fence support posts shall be installed at a maximum spacing of eight feet.

6. Where construction is to occur within the dripline of a tree, the fence shall be erected no further than five feet from the edge of the work. Where construction is to occur outside the dripline of a tree the fence shall be erected at the limit of the work or six feet outside the

7. Fencing constructed above (uphill) trees shall include 'silt stop' fabric, securely attached to the fence fabric 'silt stop' shall be installed with the bottom 6" below grade.

8. At locations where fence does not surround trees, the fence must extend at least ten feet beyond the dripline, and a sign shall be securely attached at each end of the fence, stating "no construction or storage of any kind beyond fence" in both English and Spanish ("no se permite construction o' almacenace de qualquiera tipo mas de este surco"). Signs shall be at least two square feet in area.

9. No chemicals or herbicides may be applied within fifty feet of any tree without approval of the landscape architect or arborist.

10. Landscaping adjacent to any tree shall be limited to inert materials or plants with similar cultural requirements to the tree. No landscaping shall occur within the driplines of existing

11. No construction equipment, vehicles, or materials shall be parked or stored within 6 feet of any tree dripline.

12. No fill soil or rocks shall be stored within 3 feet of any Oak tree dripline.

13. Any alteration of grades shall result in positive drainage away from affected trees.

14. Dust and dirt shall be washed off all trees within fifty feet of the construction area at four-week intervals, May through October, and at the end of the construction period. Washing shall occur in the morning to allow the tree to dry during the day.

15. Pruning of trees shall be performed only under the direction of the landscape architect or arborist.

16. No irrigation or utility lines shall be installed within fifteen feet of the trunk of any Oak tree, except drip-irrigation tubing laid on the surface of the ground. In no case shall irrigation occur within three feet of the trunk of the tree.

17. The contractor assumes responsibility for all existing trees shown on this plan. Any tree removed or irreparably damaged during construction must be replaced.

21. All replacement trees shall be maintained and, if necessary, replaced during the bonding period.

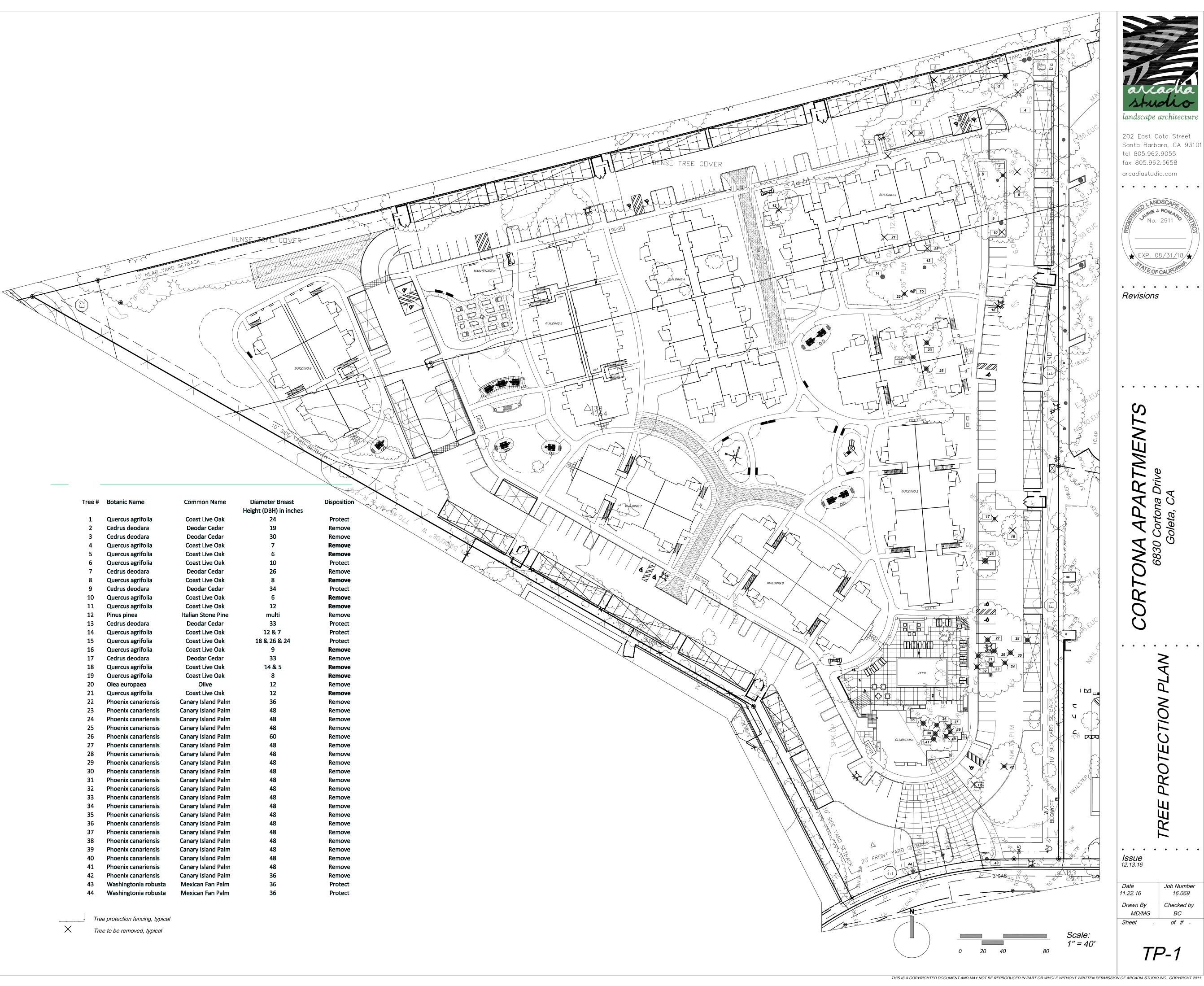
Dripline - the outer edge of a tree's branching and foliage.

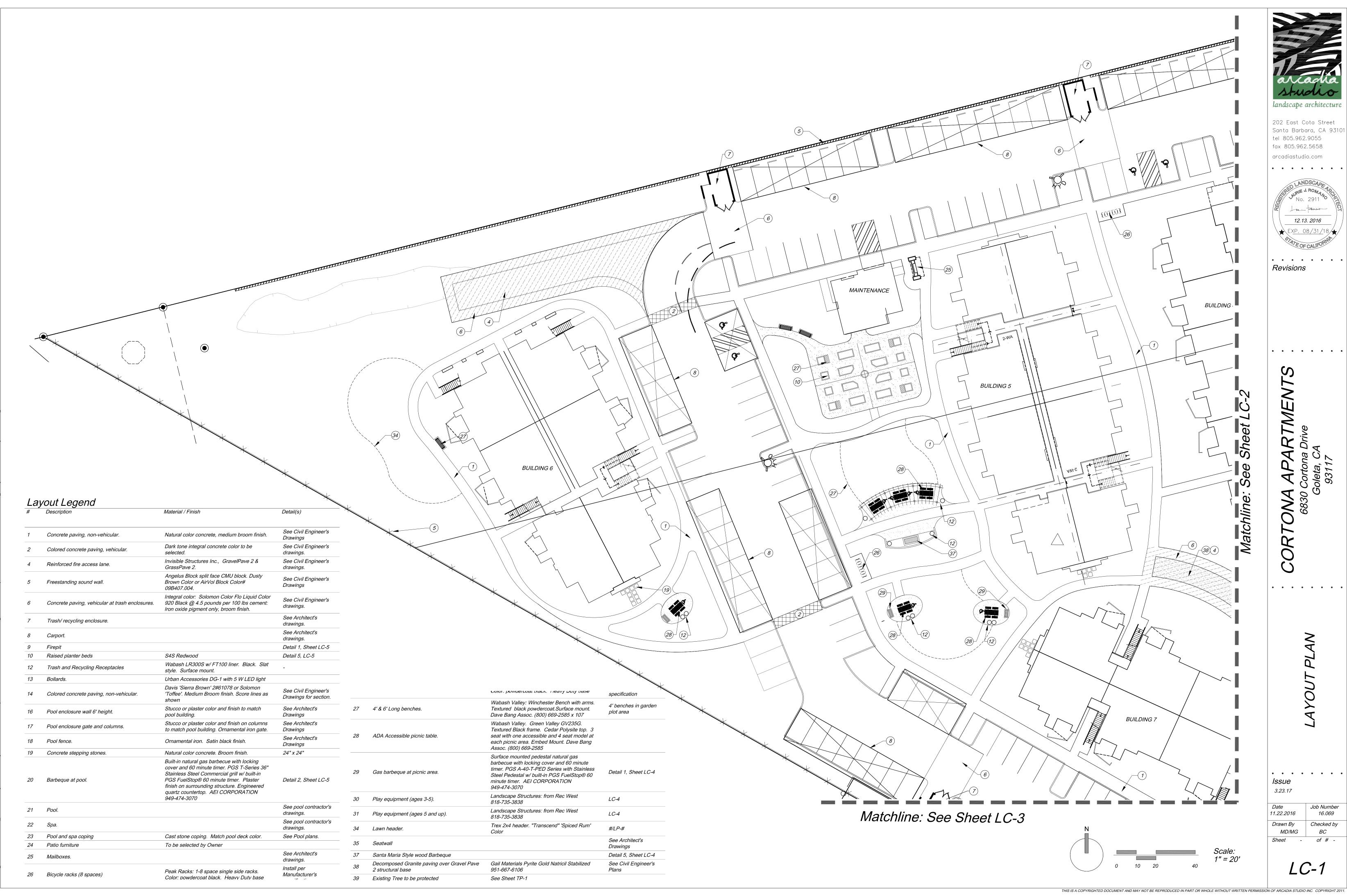
CONDITIONS OF APPROVAL

Canopy - the area of ground within the dripline of the tree.

Daylight line - the point at which new grading meets existing grade.

- 1. Construction impacts to the coast live oaks which are to be preserved should be minimized. A tree protection zone (dripline plus five feet) should be established before any ground disturbance by the installation of exclusionary fencing. If any areas of the protection zone would be intruded upon by excavation activity, areas within the protection zone should be hand dug and overseen by a qualified arborist.
- 2. Mitigation for removed trees should be implemented with like species trees at a ratio of 10:1 if using one gallon container size trees or 3:1 if using 24-inch box trees (Goleta Municipal Code Title 15, Chapter 15.09 Appendix A Grading Ordinance Guidelines for Native Oak Tree Removal).
- 3. A long-term maintenance program of no less than five years of monitoring should be implemented to insure mitigation success. Any unanticipated damage to trees or sensitive habitats identified for protection/preservation on the approved Land Use Permit plans from construction activities must be mitigated in a manner approved by the City.
- 4. This mitigation must include, without limitation, posting of a performance security, tree replacement on a 10:1 ratio, and hiring of an outside consulting biologist or arborist approved by the City to assess damage and recommend mitigation. The required mitigation must be done under the direction of the City approved biologist or arborist before any further work occurring on site.
- 5. Any performance securities required for installation and maintenance of replacement trees will be released by City staff after its inspection and approval of such installation and maintenance.
- 6. To help ensure the long-term survival of on-site oaks, no permanent irrigation systems are permitted within six (6) feet of the dripline of any oaks.
- 7. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans must be designed so that tree trunk areas are properly drained to avoid ponding. This condition must be printed on project plans submitted for grading and building permit approval.
- 8. Fencing must be graphically depicted on all project plans submitted issuance of any building or grading permit.



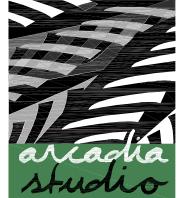






Layout Legend
Description

	Description		Detail(s)
1	Concrete paving, non-vehicular.	Natural color concrete, medium broom finish.	See Civil Engineer Drawings
2	Colored concrete paving, vehicular.	Dark tone integral concrete color to be selected.	See Civil Engineer drawings.
4	Reinforced fire access lane.	Invisible Structures Inc., GravelPave 2 & GrassPave 2.	See Civil Engineer drawings.
5	Freestanding sound wall.	Angelus Block split face CMU block. Dusty Brown Color or AirVol Block Color# 09B407.004.	See Civil Engineer Drawings
6	Concrete paving, vehicular at trash enclosures.	Integral color: Solomon Color Flo Liquid Color 920 Black @ 4.5 pounds per 100 lbs cement: Iron oxide pigment only, broom finish.	See Civil Enginee drawings.
7	Trash/ recycling enclosure.		See Architect's drawings.
8	Carport.		See Architect's drawings.
9	Firepit		Detail 1, Sheet LC
10	Raised planter beds	S4S Redwood	Detail 5, LC-5
12	Trash and Recycling Receptacles	Wabash LR300S w/ FT100 liner. Black. Slat style. Surface mount.	-
13	Bollards.	Urban Accessories DG-1 with 5 W LED light Davis 'Sierra Brown' 2#61078 or Solomon	_
14	Colored concrete paving, non-vehicular.	'Toffee'. Medium Broom finish. Score lines as shown	See Civil Engineel Drawings for section
16	Pool enclosure wall 6' height.	Stucco or plaster color and finish to match pool building.	See Architect's Drawings
17	Pool enclosure gate and columns.	Stucco or plaster color and finish on columns to match pool building. Ornamental iron gate.	See Architect's Drawings
18	Pool fence.	Ornamental iron. Satin black finish.	See Architect's Drawings
19	Concrete stepping stones.	Natural color concrete. Broom finish.	24" x 24"
20	Barbeque at pool.	cover and 60 minute timer. PGS T-Series 36" Stainless Steel Commercial grill w/ built-in PGS FuelStop® 60 minute timer. Plaster finish on surrounding structure. Engineered quartz countertop. AEI CORPORATION 949-474-3070	Detail 2, Sheet LC
21	Pool.		See pool contracte drawings.
22	Spa.		See pool contracte drawings.
23	Pool and spa coping	Cast stone coping. Match pool deck color.	See Pool plans.
24	Patio furniture	To be selected by Owner	
25	Mailboxes.		See Architect's drawings.
26	Bicycle racks (8 spaces)	Peak Racks: 1-8 space single side racks. Color: powdercoat black. Heavy Duty base	Install per Manufacturer's specification
27	4' & 6' Long benches.	Wabash Valley: Winchester Bench with arms. Textured black powdercoat.Surface mount. Dave Bang Assoc. (800) 669-2585 x 107	4' benches in gard plot area
28	ADA Accessible picnic table.	Wabash Valley. Green Valley GV235G. Textured Black frame. Cedar Polysite top. 3 seat with one accessible and 4 seat model at each picnic area. Embed Mount. Dave Bang Assoc. (800) 669-2585	
29	Gas barbeque at picnic area.	Surface mounted pedestal natural gas barbecue with locking cover and 60 minute timer. PGS A-40-T-PED Series with Stainless Steel Pedestal w/ built-in PGS FuelStop® 60 minute timer. AEI CORPORATION 949-474-3070	Detail 1, Sheet LC
30	Play equipment (ages 3-5).	Landscape Structures: from Rec West 818-735-3838	LC-4
31	Play equipment (ages 5 and up).	Landscape Structures: from Rec West 818-735-3838	LC-4
34	Lawn header.	Trex 2x4 header. "Transcend" 'Spiced Rum' Color	#/LP-#
35	Seatwall		See Architect's Drawings
37	Santa Maria Style wood Barbeque		Detail 5, Sheet LC
38	Decomposed Granite paving over Gravel Pave 2 structural base	Gail Materials Pyrite Gold Natricil Stabilized 951-667-6106	See Civil Enginee Plans
39	Existing Tree to be protected	See Sheet TP-1	



landscape architect

202 East Cota Street Santa Barbara, CA 9310⁻¹ tel 805.962.9055 fax 805.962.5658 arcadiastudio.com



Revisions

:NTS :

OK I ONA AFAK I MI6830 Cortona Drive
Goleta, CA
93117

AYOUT PLAN

'ssue 3.23.17 DRB

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LC-2

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