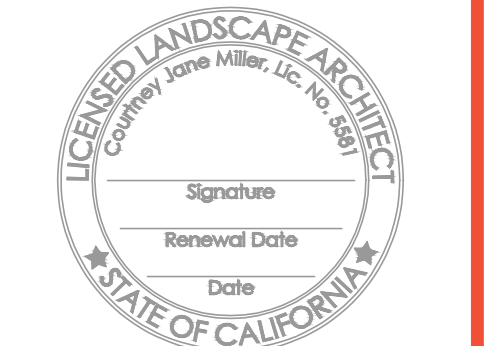


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NOT FOR CONSTRUCTION
800 Santa Barbara St.
 800 Santa Barbara Street
 Santa Barbara, CA 93101



REVISIONS

07/21/15	HLC
02/19/16	HLC

PROJECT NUMBER
1503

DRAWN BY
KK

DATE DRAWN
07/06/15

SCALE
1"=10'-0"

PRINT DATE
2/24/16

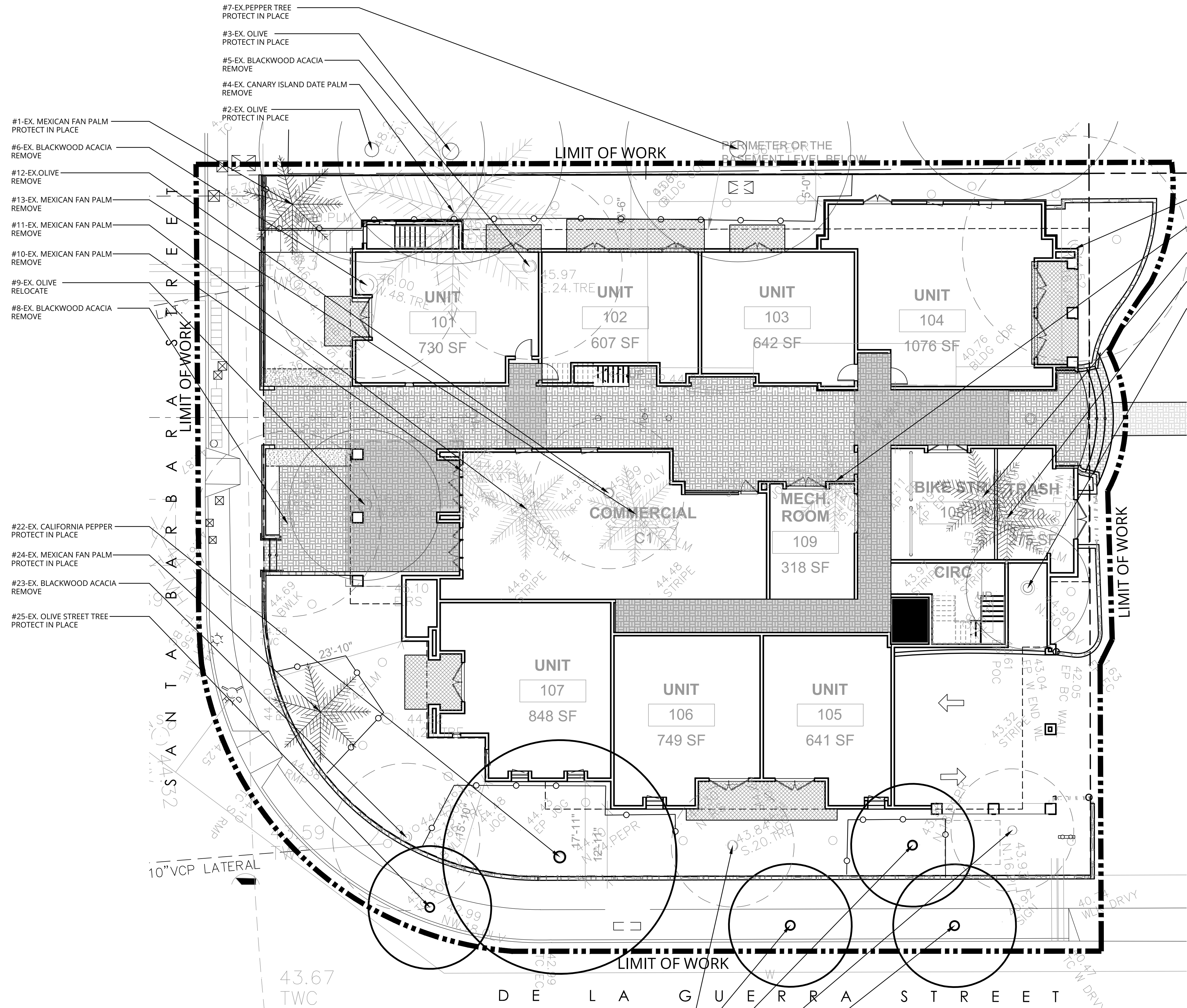
TREE INVENTORY

Tree #	Botanical Name	Common Name	DBH	Root Protection Zone radius	Average Condition	Comment	Potential Project Impact
1	<i>Washingtonia robusta</i>	Mexican Fan Palm	19	2'	Good		Protect in place
2	<i>Olea europaea</i>	Olive	28	12'	Good	Northern neighbor's tree has cavity in trunk	Protect in place
3	<i>Olea europaea</i>	Olive	36	12'	Good	Northern neighbor's tree	Protect in place
4	<i>Phoenix canariensis</i>	Date Palm	31		Good		Remove
5	<i>Acacia melanoxylon</i>	Black acacia	24		Good	Significant lean to east, many surface roots.	Remove
6	<i>Acacia melanoxylon</i>	Black acacia	38		Good	Significant lean to south with exposed roots on tension side and major decay on 12" leader	Remove
7	<i>Schinus molle</i>	California Pepper	35	12'	Fair	Northern neighbor's tree a bit stressed	Protect in place
8	<i>Acacia melanoxylon</i>	Black acacia	24		Fair	Lots of codominant stems, stressed	Remove
9	<i>Olea europaea</i>	Olive	16		Good	Once topped, crown is formed from maturing adventitious shoots	Could relocate or remove
10	<i>Washingtonia robusta</i>	Mexican Fan Palm	21		Good		Remove
11	<i>Washingtonia robusta</i>	Mexican Fan Palm	20		Good		Remove
12	<i>Olea europaea</i>	Olive	21		Fair	Several codominant stems at 5'	Remove
13	<i>Washingtonia robusta</i>	Mexican Fan Palm	23		Good		Remove
14	<i>Washingtonia robusta</i>	Mexican Fan Palm	24		Good		Remove
15	<i>Washingtonia robusta</i>	Mexican Fan Palm	18		Good		Relocate
16	<i>Washingtonia robusta</i>	Mexican Fan Palm	17		Good		Relocate
17	<i>Olea europaea</i>	Olive	23 18		Good	Tree is mostly adventitious shoots	Relocate
18	<i>Jacaranda mimosaefolia</i>	Jacaranda	17		Fair	Drought stressed	Remove
19	<i>Pittosporum undulatum</i>	Pittosporum	9 7		poor	Large columns of decay in each trunk recommend removal	Remove
20	<i>Schinus molle</i>	California Pepper	16	10'	Good	Low over parking lot	Protect in place
21	<i>Acacia melanoxylon</i>	Black acacia	20		Good	Low codominant stem	Remove
22	<i>Schinus molle</i>	California Pepper	27	12'	Good		Protect in place
23	<i>Acacia melanoxylon</i>	Black acacia	11		Good	Several codominant stems	Remove
24	<i>Washingtonia robusta</i>	Mexican Fan Palm	19	2'	Good		Protect in place
25	<i>Olea europaea</i>	Olive	13		Good	Street tree	Protect in place
26	<i>Olea europaea</i>	Olive	1		Good	Street tree	Protect in place
27	<i>Olea europaea</i>	Olive	1		Good	Street tree	Protect in place

*PER ARBORIST REPORT, DATED FEBRUARY 24, 2016.

Tree Protection Totals - Santa Barbara St.

	PREVIOUS APPROVED PLANS
PROTECT IN PLACE	10 3
REMOVE	13 17
RELOCATE	4 4



- #7-EX. PEPPER TREE PROTECT IN PLACE
- #3-EX. OLIVE PROTECT IN PLACE
- #5-EX. BLACKWOOD ACACIA REMOVE
- #4-EX. CANARY ISLAND DATE PALM REMOVE
- #2-EX. OLIVE PROTECT IN PLACE
- #1-EX. MEXICAN FAN PALM PROTECT IN PLACE
- #6-EX. BLACKWOOD ACACIA REMOVE
- #12-EX. OLIVE REMOVE
- #13-EX. MEXICAN FAN PALM REMOVE
- #11-EX. MEXICAN FAN PALM REMOVE
- #10-EX. MEXICAN FAN PALM REMOVE
- #9-EX. OLIVE RELOCATE
- #8-EX. BLACKWOOD ACACIA REMOVE
- #22-EX. CALIFORNIA PEPPER PROTECT IN PLACE
- #24-EX. MEXICAN FAN PALM PROTECT IN PLACE
- #23-EX. BLACKWOOD ACACIA REMOVE
- #25-EX. OLIVE STREET TREE PROTECT IN PLACE

- #21-EX. BLACKWOOD ACACIA REMOVE
- #26-EX. OLIVE STREET TREE PROTECT IN PLACE
- #20-EX. CALIFORNIA PEPPER PROTECT IN PLACE
- #19-EX. PITTOSPORUM REMOVE
- #27-EX. OLIVE STREET TREE PROTECT IN PLACE

PRELIMINARY PLAN - EXISTING TREE NOTES

CJM:LA STRIVES TO PROTECT EXISTING TREES ON SITE TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.

MANY FACTORS ARE REVIEWED IN EVALUATING THE APPROPRIATENESS OF PROTECTING-IN-PLACE, RELOCATING, OR REMOVING EXISTING TREES AT EACH PROJECT SITE. IN GENERAL, THE FOLLOWING PARAMETERS ARE CONSIDERED:

- HEALTH AND LONG-TERM VIABILITY OF EXISTING TREES IS ASSESSED EITHER BY A REPRESENTATIVE OF CJM:LA OR BY THE PROJECT ARBORIST.
- LOCATION OF EXISTING TREES IN RELATIONSHIP TO PROPOSED PROJECT ELEMENTS SUCH AS BUILDINGS, HARDSCAPE AND LANDSCAPE AMENITIES IS REVIEWED IN DEPTH.
- APPROPRIATENESS OF EXISTING TREE SPECIES IN RELATIONSHIP TO PROJECT DESIGN AND ARCHITECTURAL STYLES IS CONSIDERED.
- VALUE OF EXISTING TREES RELATED TO BIOLOGICAL HABITAT IS REVIEWED.
- VISUAL AND AESTHETIC VALUE IS ASSESSED IN RELATIONSHIP TO NEIGHBORHOOD OR SITE CONTEXT.
- HISTORIC VALUE IS REVIEWED, AND SPECIMEN TREES ARE NOTED.

THE FOLLOWING TREES REQUIRE SPECIFIC REVIEW AND ADDITIONAL REQUIREMENTS PER THE CITY OF SANTA BARBARA:

- STREET TREES
- TREES ON CITY OR PUBLIC PROPERTY
- SETBACK TREES
- PARKING LOT TREES
- HISTORIC OR SPECIMEN TREES
- TREES WITHIN THE EL PUEBLO VIEJO LANDMARK DISTRICT

TREE PROTECTION NOTES

EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.

NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.

ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE, AND SHALL BE STAKED EVERY SIX FEET. FENCING SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.

NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.

NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.

ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF AN ARBORIST/BIOLOGIST APPROVED BY THE COUNTY OF SANTA BARBARA.

TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREE SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

REFER TO THE ARBORIST REPORT FOR COMPLETE TREE PROTECTION MEASURES. WHEN THE ARBORIST REPORT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.

