

Exhibit I

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Professional Consulting Services*

LIB170145



CONSTRUCTION IMPACT ANALYSIS
TREE PROTECTION PLAN

SANTA LUCIA PRESERVE LOT E18

Prepared for
Scot and Judith Smythe

March 2017

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ASSIGNMENT/SCOPE OF SERVICES

Residential development plans have been completed for lot E18 of the Santa Lucia Preserve, the Smythe residence. In November of 2016 the property owners retained me to evaluate the health, structural stability and suitability of the trees on the property in preparation for development.

Recently I reviewed the final plans prepared by Richard Beard the project architect, Arterra Landscape Architects and Whitson Engineering. The potential impacts to the trees have been evaluated and documented in this report.

SUMMARY

In November and December of 2016, I completed an evaluation of 121 trees growing adjacent to the proposed development of lot E18. Approximately 100 additional trees are growing within the homeland but are not in proximity to development.

Final plans have been completed and impacts to the trees have been analyzed. The attached inventory includes specific impacts and recommendations for protecting the trees evaluated in the initial study.

The homeland is single species dense oak woodland with a continuous overstory. Most trees are mature with structural defects common to native oak woodland.

The residential development project proposed for the site includes a driveway access, main residence, guest unit and garage. The structures are within the central portion of the homeland.

The removal of 26 protected trees will be required to develop the site as planned. Three of the removed trees meet "landmark" status.

The retained trees will be protected with the installation of exclusionary fencing bordered by straw bales as a barricade.

BACKGROUND/TREE INVENTORY OVERVIEW

In November and December this year, I completed a visual assessment of 121 trees to evaluate their health status, structural integrity and suitability for incorporation into the development project. My findings, along with a tree location map were documented in a Tree Resource Evaluation/Preliminary Construction Impact Analysis.

I recently visited the site to note any changes in tree condition and evaluate potential impacts related to the completed development plans. The inventory included in this report includes tree species, trunk diameter, current tree condition, CRZ radius, level of potential impacts and recommendations for tree protection.

Tree Species

Each tree was inspected to determine species. On this site one species is present, coast live oak (*Quercus agrifolia*).

Trunk Diameter

Trunk diameter is determined using a specialized diameter tape and measured at a point 24 inches above natural grade. Monterey County ordinances protect oaks greater than six inches in diameter (21.64.260.D.3.5).

Ratings for Tree Condition

Initial ratings were determined using the visual tree assessment methods developed by Clause Mattheck and described in The Body Language of Trees. Trees are rated as “good”, “fair”, or “poor” based on both biological and mechanical analysis.

Impact Ratings

This rating system evaluates the level of cumulative impacts related to the proposed construction as low, moderate or high.

- **Low** impacts are minimal, the optimum protection zone has been allowed.
- **Moderate** indicates impacts to either the absorbing or structural root systems. Special construction methods such as manual grading or reducing excavation depths may be required to reduce impacts to a low level.
- **High** impacts generally require tree removal. In many cases minor modifications to proposed excavation, grading or reduction of intense landscaping and reduce the impacts to a lower level. Monitoring of construction activities can aid in documenting the actual level of impacts rather than the anticipated impacts evaluated using development plans.

Recommendations

This section of the inventory summarizes the condition of the tree, construction impacts and recommendations for protection or the final disposition of the tree.

Critical Root Zone

The radius of the CRZ is determined following the evaluation of tree condition and tolerances. This exclusionary zone is an area of root or canopy development that, if possible, is left undisturbed.

The method that has been successfully utilized to define the “optimum” critical root zone is based on the British Standards Institute (BSI) method developed in 2012. It uses ranges in trunk diameter, tree age and vigor to calculate the exclusionary zone. This method can be modified to include species tolerances and tree architecture.

OBSERVATIONS

The property is a large site with areas of slope and level ground. The oaks are mainly overmature, and generally in fair condition. Several oaks display structural defects that are common to the species as they mature in their native environment. Decayed and dead branching is visible in the canopies; defects of this type can be mitigated with proper pruning.

The 121 trees inventoried are in proximity to the proposed development. Approximately 100 additional trees are growing on the site but will not be affected by development and were not included in the initial assessment.

DISCUSSION

Tree Removal

Monterey County ordinances encourage the preservation of trees and discourage unnecessary tree removal. On development projects tree removal must be kept to the minimum necessary on a case-by-case basis (21.64.260.D.3.5).

A Forest Management Plan was prepared for the Potrero Area Subdivision of the Santa Lucia Preserve by Ralph Osterling Consultants, Inc. in August of 2000. After visually inspecting the potential lot boundaries of each parcel they compiled “estimates” for tree removal to allow for residential development.

On this site fifty-six trees were inventoried and evaluated within the Osterling report. This is less than 25% of the actual number of trees within the homeland. The report did comment that the site had high tree density. The report assumed that up to 25% of the trees in the building areas may require removal to facilitate driveway and residential development. In contrast to that statement, the “estimate” for tree removal on this property was nine protected trees.

The tree removal that will be required to develop this site as proposed is approximately 12% of the tree population within the homeland boundary, significantly less than the 25% estimated for densely forested sites.

Oak Woodland Act

Public Resources code 2183.4 provides guidelines for determining impacts to oak woodlands proposed for conversion. This project site is oak woodland as described by California Fish and Game Code Section 1361. Within the code, required mitigation strategies are defined and must include at least two of the following:

Impact avoidance

Creation of permanent conservation easements

Reforestation/replanting programs

One of the restrictions within this code states that replanting or reforestation efforts cannot be utilized as the only strategy for reducing oak woodland impacts. At least one of the other methods must be incorporated with replanting.

The most effective strategy in reducing woodland impacts to a less than significant level is avoidance. On this site the development is concentrated in the most open, level area to avoid trees and reduce the impacts of grade changes.

This property has a permanent conservation easement that is under the stewardship of the Santa Lucia Conservancy.

A reforestation plan has been prepared to plant replacement trees that meet the requirements of the Santa Lucia Preserve. A total of 110 trees are required by the guidelines. The Santa Lucia Conservancy has defined planting areas within the Potrero Subdivision for the installation of the replacement trees. They will be coast live oaks of seedling to sapling size. In an effort to have a total of 110 successful plantings after a five year period I have recommended overplanting by 10%.

The tree removal within this woodland meets the three documented criteria for mitigation as defined in the Oak Woodland Act.

Construction Impacts

The impacts to trees on this site have been rated from moderate to high. Excavation for building foundations, site walls, septic systems and drainage structures will be monitored by the project arborist. If necessary, root exploration and proper root pruning will be completed.

Minor pruning will be completed to provide clearance and remove dead/decayed branching. Pruning will not exceed 10% of the live canopy.

All trees will be protected by a system of fencing and barricades that consists of welded wire fencing supported by wood posts embedded in the ground. Two layers of rice straw bales will surround the fencing.

CONCLUSION

The proposed development on lot E18 will require the removal of 26 trees; three of the trees meet “landmark” status criteria. The tree removal will not affect the qualities of the surrounding oak woodland or any other trees on the site.

Measures that are consistent with the Oak Woodland Act have been incorporated into the mitigation strategies for the project.

All trees will be protected by the implementation of the recommendations made within this report and the attached Tree Preservation Guidelines.

Any questions regarding the trees on this site or the content of this report can be directed to my office.

Respectfully submitted,
Maureen Hamb- Certified Arborist WE2280

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
1	coast live oak	19.3	good	10	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
2	coast live oak	18.4	fair	10	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
3	coast live oak	12.3	good	7	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
4	coast live oak	14.2	fair	8	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
5	coast live oak	18	good	10	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
6	coast live oak	12	poor	6	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
7	coast live oak	10.8	poor	6	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
8	coast live oak	11.5	poor	6	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
9	coast live oak	10.8	good	7	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
10	coast live oak	8.6	fair	5	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
11	coast live oak	12.4	poor	7	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
12	coast live oak	16.5	poor	9	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
13	coast live oak	18.6	fair	10	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading
14*	coast live oak	24.2	good	14	moderate	Adjacent to proposed walkway & patio/Protect with fencing and barricades. Reduce mechanical grading

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
15	coast live oak	23.6	fair	14	low	Outside development area/Protect with fencing
16	coast live oak	17.8	fair	9	low	Outside development area/Protect with fencing
17*	coast live oak	26	fair	15	low	Outside development area/Protect with fencing
18	coast live oak	11.9	fair	6	low	Outside development area/Protect with fencing
19	coast live oak	22.2	good	14	low	Outside development area/Protect with fencing
20	coast live oak	15 & 9	fair	14	low	Outside development area/Protect with fencing
21*	coast live oak	24.7	fair	14	low	Outside development area/Protect with fencing

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
22	coast live oak	10.5	poor	6	low	Outside development area/Protect with fencing
23	coast live oak	23	good	14	low	Outside development area/Protect with fencing
24	coast live oak	23.2	good	14	low	Outside development area/Protect with fencing
25*	coast live oak	19 & 26	good	20	low	Outside development area/Protect with fencing
26	coast live oak	17.9	poor	10	low	Outside development area/Protect with fencing
27	coast live oak	11.3 & 10.6	poor	10	low	Outside development area/Protect with fencing
28	coast live oak	22	fair	12	low	Outside development area/Protect with fencing

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
29	coast live oak	19.4	poor	12	low	Outside development area/Protect with fencing
30	coast live oak	10	poor	6	low	Outside development area/Protect with fencing
31	coast live oak	11 & 18	fair	15	low	Outside development area/Protect with fencing
32	coast live oak	23.7	poor	15	high	Remove due to impacts/Plant 3 oaks as replacements
33*	coast live oak	27.2	good	15	high	Protect with fencing and barricades
34	coast live oak	14.8	poor	8	high	Protect with fencing and barricades
35	coast live oak	12.4	fair	6	high	Protect with fencing and barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
36	coast live oak	23.8	good	12	moderate	Protect with fencing and barricades
37*	coast live oak	28.8	fair	15	moderate	Protect with fencing and barricades
38*	coast live oak	31.7	good	15	moderate	Protect with fencing and barricades
39	Monterey pine	10.2	poor	5	moderate	Remove due to condition, not protected by ordinances
40*	coast live oak	18.5 & 28	good	16	moderate	Protect with fencing and barricades
41	coast live oak	17	good	8	moderate	Protect with fencing and barricades
42*	coast live oak	18-22	good	14	moderate	Protect with fencing and barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
43*	coast live oak	27 20 & 22	good	15	high	Protect with fencing and barricades
44	coast live oak	18 20 & 22	fair	15	high	Protect with fencing and barricades
45	coast live oak	19 18 & 17	fair	15	high	Surrounded by dry stack wall and patio/Special treatment area. Protect with barricades and wire fence
46	coast live oak	19.3	fair	10	high	Remove due to impacts/Plant 3 oaks as replacements
47	coast live oak	13.6 & 19.5	fair	14	high	Remove due to impacts/Plant 3 oaks as replacements
48	coast live oak	22.3	poor	15	high	Protect with fencing and barricades
49	coast live oak	14.8	poor	10	high	Remove due to impacts/Plant 3 oaks as replacements

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
50*	coast live oak	34.2	good	18	high	Protect with fencing and barricades
51	coast live oak	14.5	fair	5	high	Remove due to impacts/Plant 3 oaks as replacements
52	coast live oak	6.3	fair	7	high	Remove due to impacts/Plant 3 oaks as replacements
53*	coast live oak	37.8	good	20	high	Protect with fencing and barricades
54	coast live oak	23.7	poor	18	high	Protect with fencing and barricades
55	coast live oak	10.8 & 9.4	good	10	high	Adjacent to driveway/Manual grading within CRZ. Protect with welded wire fencing and barricades
56	coast live oak	12.2	good	6	high	Adjacent to driveway/Manual grading within CRZ. Protect with welded wire fencing and barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
57	coast live oak	11.6	good	6	high	Adjacent to driveway/Manual grading within CRZ. Protect with welded wire fencing and barricades
58	coast live oak	9.8	good	5	high	Adjacent to driveway/Manual grading within CRZ. Protect with welded wire fencing and barricades
59	coast live oak	10.7	good	5	high	Adjacent to driveway/Manual grading within CRZ. Protect with welded wire fencing and barricades
60	coast live oak	9.6	good	5	moderate	Protect with fencing and barricades
61*	coast live oak	37	fair	18	low	Protect with fencing and barricades
62*	coast live oak	33.4	fair	17	low	Protect with fencing and barricades
63*	coast live oak	19 & 26.5	good	20	low	Protect with fencing and barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
64	madrone	9	good	6	low	Protect with fencing and barricades
65	coast live oak	7.9	fair	4	low	Protect with fencing and barricades
66	coast live oak	13.6	fair	7	low	Protect with fencing and barricades
67	coast live oak	9.4	good	5	low	Protect with fencing and barricades
68	coast live oak	9.5 & 10	good	8	low	Protect with fencing and barricades
69	coast live oak	8.6	good	4	low	Protect with fencing and barricades
70*	coast live oak	31.7	good	16	low	Protect with fencing and barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
71	coast live oak	17.6	fair	9	low	Protect with fencing and barricades
72	coast live oak	19 & 19	fair	18	low	Protect with fencing and barricades
73	coast live oak	22.3	fair	13	high	Remove due to impacts/Plant 3 oaks as replacements
74	coast live oak	23.4	fair	13	high	Adjacent to retaining wall/Hand excavate footing. Protect with fencing and barricades
75	coast live oak	22.3	fair	13	high	adjacent to guest unit foundation/Protect with welded wire fencing and straw bale barricades
76	coast live oak	23.4	good	13	high	adjacent to guest unit foundation/Protect with welded wire fencing and straw bale barricades
77	coast live oak	10.6	fair	5	high	adjacent to guest unit foundation/Protect with welded wire fencing and straw bale barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
78	coast live oak	10.8	fair	5	high	adjacent to guest unit foundation/Protect with welded wire fencing and straw bale barricades
79	coast live oak	14 & 10	poor	15	high	adjacent to guest unit foundation/Protect with welded wire fencing and straw bale barricades
80	coast live oak	13.2	fair	8	moderate	Protect with fencing and barricades
81	coast live oak	11.5	fair	6	moderate	Protect with fencing and barricades
82*	coast live oak	27.8	fair	15	moderate	Protect with fencing and barricades
83	coast live oak	12.9	fair	7	moderate	Protect with fencing and barricades
84	coast live oak	19.2 & 10	fair	17	moderate	Protect with fencing and barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
85	coast live oak	11.6 & 12.4	fair	12	high	Protect with fencing and barricades
86*	coast live oak	26.2	fair	14	high	growing between garage and walkway/Protect with fencing and barricades
87	coast live oak	17.4	fair	9	high	Remove due to impacts/Plant 3 oaks as replacements
88	coast live oak	16.5	fair	8	high	Remove due to impacts/Plant 3 oaks as replacements
89*	coast live oak	24.8	fair	13	high	Remove due to impacts/Plant 3 oaks as replacements
90	coast live oak	13.2	fair	7	high	Remove due to impacts/Plant 3 oaks as replacements
91	coast live oak	12.9	fair	6	high	Remove due to impacts/Plant 3 oaks as replacements

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
92	coast live oak	17.2	fair	9	high	Remove due to impacts/Plant 3 oaks as replacements
93	coast live oak	9.3	fair	5	high	Remove due to impacts/Plant 3 oaks as replacements
94	coast live oak	12.6	fair	7	high	Remove due to impacts/Plant 3 oaks as replacements
95	coast live oak	23.8	fair	13	high	Adjacent to wall for driveway/Protect with fencing and barricades
96*	coast live oak	29.3	fair	16	high	Adjacent to wall for driveway/Protect with fencing and barricades
97	coast live oak	10.4	fair	6	high	Protect with fencing and barricades
98*	coast live oak	29.9	good	16	high	Protect with fencing and barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
99	coast live oak	23.4	poor	15	high	Protect with fencing and barricades
100	coast live oak	15.3	fair	8	high	Protect with fencing and barricades
101	coast live oak	5.9	poor	5	high	Not protected
102	coast live oak	13.2	poor	7	high	Remove due to impacts/Plant 3 oaks as replacements
103	coast live oak	10.4	poor	6	high	Protect with fencing and barricades
104	coast live oak	16.8	poor	9	high	Protect with fencing and barricades
105	coast live oak	6.5	fair	4	high	Protect with fencing and barricades

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
106	coast live oak	5.8	poor	4	high	Protect with fencing and barricades
107	coast live oak	19.2	good	10	high	Protect with fencing and barricades
108	coast live oak	18.4	poor	9	high	Remove due to impacts/Plant 3 oaks as replacements
109	coast live oak	17	poor	9	high	Remove due to impacts/Plant 3 oaks as replacements
110	coast live oak	13.5	fair	7	high	Remove due to impacts/Plant 3 oaks as replacements
111	coast live oak	14.2	fair	7	high	Remove due to impacts/Plant 3 oaks as replacements
112						

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
113*	coast live oak	11.3 & 27	fair	15	high	Remove due to impacts/Plant 5 oaks as replacements
114	coast live oak	13.5	poor	10	high	Remove due to impacts/Plant 3 oaks as replacements
115	coast live oak	13	poor	10	high	Remove due to impacts/Plant 3 oaks as replacements
116						
117	coast live oak	10.2	poor	6		Remove due to impacts/Plant 3 oaks as replacements
118						
119*	coast live oak	34.2	fair	20	high	Remove due to impacts/Plant 5 oaks as replacements

*Indicates Landmark Tree

Santa Lucia Preserve
Lot E-18

Tree #	Species	Diameter @ 24"	Condition	CRZ Radius in feet	Impacts: High Moderate Low	Comments/Recommendations
120	coast live oak	15.3	poor	12	high	Remove due to impacts/Plant 3 oaks as replacements
121*	coast live oak	25.4	poor	15	high	Remove due to impacts/Plant 5 oaks as replacements

*Indicates Landmark Tree

TREE PROTECTION SPECIFICATIONS

Establishment of a tree preservation zone (TPZ)

Fencing shall be installed in areas defined on the attached map. Fencing will consist of sturdy welded wire fencing supported by 4 X 4 wooden posts securely embedded in the ground (example pictured below). Fencing will be installed prior to equipment staging or site disturbance. Fencing placement will be inspected by the project arborist.



Fencing along the proposed driveway will consist of orange plastic fencing supported by metal “T” posts spaced no further than six feet apart. Straw bales will be placed either behind or in front of the fencing depending on available space. (typical example of fencing and barricades on following page).



Straw Bale Barricades

Straw bales placed end to end will be installed inside or outside the protection fencing. They shall be secured in place with stakes (wooden or metal rebar). This barricade will limit damage to the fencing and prevent grading spoils from encroaching into the critical root zone area and help stop excess moisture from gathering under the retained trees.

Restrictions within the Critical Root Zone (CRZ) of existing trees

No storage of construction materials, debris, or excess soil will be allowed within the CPZ. Parking of vehicles or construction equipment will be allowed in defined areas only. Solvents or liquids of any type should be disposed of properly, never within this protected area.

Minimize soil compaction on the construction site

Protect the soil surface with a deep layer (at least three inches) of mulch (tree chips). The addition of mulch will reduce compaction, retain moisture, and stabilize soil temperature. Areas where equipment and personnel are concentrated will be mulched to a depth of at least six inches.

Alteration of grade

Maintain the natural grade around trees. No additional fill or excavation will be permitted within the critical root zone. If trees roots are unearthed during the construction process the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the project arborist.

Trenching requirements

Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the project arborist. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting arborist.

Tree canopy alterations

Unauthorized pruning of any tree on this site will not be allowed. If any tree canopy encroaches on the building site the required pruning will be done on the authority of the consulting arborist and to ISA pruning guidelines and ANSI A-300 pruning standards.

General Landscape Notes

These drawings indicate the expectation of best practice, first class work. If, in the opinion of the contractor, there is any doubt about the quality of work expected, s/he shall refer to the landscape architect for interpretation before proceeding with the work.

These drawings and the design they represent are the exclusive property of Arterra, Landscape Architects.

Contractor is responsible for securely maintaining a current drawing set on site during construction.

Contractor shall be solely responsible for compliance with all Contract Documents, including, but not limited to drawings, specifications, manufacturer's instructions, Owner directions, Codes, and Building official directions.

Contractor is solely responsible for correlating and confirming dimensions at the job site, choice of fabrication processes and techniques of construction, coordination of construction, coordination of his work with that of other trades, and performing the work in a safe and satisfactory manner.

General Landscape Notes and specifications apply to all drawings.

Review Architectural, Civil and Structural Documents. Review Geotechnical Report and Arborist Report.

The Contractor agrees, by proceeding with construction and using these Construction Documents, that s/he has reviewed the documents, notes and specifications in detail, understands them and agrees that the drawing conventions employed, the amount of detailing and level of detailing are appropriate and adequate to allow

It is the responsibility of the contractor to bring to the attention of the Landscape Architect any conditions, which will not permit the construction indicated in these documents, prior to proceeding with the work.

Do all work in accordance with all state and local building codes in effect for Monterey County, California.

All landscape elements are indicated in approximate locations. Field-verify all dimensions. Written dimensions supersede scaled dimensions. Conditions not shown or foreseen may alter new work shown and may require additional work.

Contractor is responsible for coordinating final layout on site. Final layout to be approved by Landscape Architect and Owners, prior to commencement of construction. Prepare paint out and string lines for review.

All materials, finishes, colors, fixtures, fittings, etc. specified in these drawings are to be verified with the Landscape Architect and Owners, prior to ordering.

In the event of a conflict between the plans, specifications, and/or manufacturers' literature, the more stringent requirement shall govern.

Coordinate schedule of work with other contractors as is required to complete this scope of work, in a timely manner and make best use of equipment and materials.

In the Course of Construction
See "Site Protection and Demolition Notes"
See "Planting Notes"
See "Irrigation Notes"
See "Lighting Notes"
See "Fountain Notes"
See "Pool & Spa Notes"

Prepare and lay out, with paint and string lines all elements for review by LA/owners. Prior to commencing with construction.

Verify all utility data and locations prior to commencing any work with the local power companies and coordinate work as necessary according to actual and verified

With reasonable promptness consistent with the stage of the Project, Consultant shall respond to the contractor's reasonable requests for clarification or interpretation in a timely manner.

If the contractor's requests for information, clarification or interpretation are, in Consultant's professional opinion, for information readily apparent from reasonable observation of field conditions or a review of the Contract Documents, or are reasonably inferable therefrom, or are untimely, Consultant may so advise the contractor and Client and shall be entitled to compensation for the time spent responding to such requests.

Conduct construction operations to prevent windblown dust and dirt from interfering with the progress of the work and from causing a nuisance to the existing residence and neighboring property owners. Keep work sprinkled to prevent dust.

At Close out
Final Acceptance shall commence when all work is complete, including all submittals required.

All work, materials and equipment to have a one-year warranty, commencing on the date of the final project acceptance. Replace work due to faulty workmanship or materials at no additional cost to the Owner. Coordinate work with the Owner or representative and perform at such time and manner to cause minimal interruption and inconvenience to the Owner.

Contractor to meet with homeowners, their gardener and the Landscape Architect to coordinate plant maintenance and instruct in the operation and up keep of equipment and systems.

SUBMITTALS

A. Submit all material, finish, color, fixtures, fittings, etc. specified in these drawings for final approval by the Landscape Architect and Owners, prior to ordering.

B. Contractor to provide a project binder and a digital copy file, to be delivered to the owners at the completion of construction. The binders should be tabbed and organized by category (lighting, irrigation, drainage, etc.). It should include manufacturers operating instructions, replacement part information, warranties, and any other pertinent information. Binders are due prior to date of final project acceptance.

C. Contractor to provide as built drawings for irrigation, water features, lighting and drainage mechanical, prior to final project acceptance.

Drainage

Refer to the Civil Engineer's Drawings.
Bring any discrepancies between civil and landscape drawings to the attention of the Landscape Architect prior to construction.

Refer to Geotechnical Report and Arborist Report for additional information.

The contractor is responsible for providing and maintaining positive surface drainage in all paved and landscape areas.

Slope grade away from building walls at a minimum of 2% for a minimum of 5'.
Slope planted areas away from buildings a minimum of 5% for a minimum of 5'.

Maintain storm water on site, wherever possible, in low lying planted areas where it can percolate.

Maintain existing drainage pattern across site. Do not change, divert, interrupt or increase water flow coming onto or leaving site.

All new drains and lines are to be maintained clean, open and operable during and upon completion of landscape work.

Coordinate rainwater collection from down spouts and ensure that flow is integrated into overall drainage system.

This plan is diagrammatic in nature, in order to clearly show intent of drainage system. See Civil plans for drain and drain line locations. Confirm final drain grate locations/size/finish with Landscape Architect.

Confirm clean out locations with Landscape Architect.

Set rim of all drains at low points in grade, and flush to finish grade.

SUBMITTALS
Prior to Construction

Provide manufacturer's cut sheet information for all equipment, to be approved by Landscape Architect.

At Closing
Contractor to provide (digitally and in project binder) the following documents, prior to final acceptance and completion of work

A. Provide all manufacturer's information, cut sheets, instructions and warranties for all equipment.

B. Provide as built drawings showing drain locations, pipe runs, direction of flow, outlets, energy dissipater and dispersion trenches, etc..

C. Provide written instructions on proper maintenance of drainage system, including recommended schedule for maintenance and as recommended by the civil engineer.

Grading Notes

GENERAL
Refer to the Civil Engineer's Drawing, if available.
Refer to Grading Notes.

ROUGH GRADING
Maintain existing grades at property lines and street.
Grade site to maintain positive surface drainage away from buildings and paved areas.

The contractor shall field verify existing grades and coordinate revisions to the grading plan with the Landscape Architect, before proceeding with work.

All grades and elevations are relative to one another. Field adjustments will be necessary and are to be brought to the attention of the Landscape Architect.

Rough grades shall be approved by the Landscape Architect, prior to finish grade work and planting. Grades should be set high to accommodate settling.

Grading Notes Cont.

Coordinate work required to bring site to finish grade with other trades working on site.

Grades shall be of uniform slope between fixed points of elevation. Slope transitions to be smooth and even with no abrupt changes in grade.

Remove any debris exposed or generated during course of work.

Stockpile and re-use top soil. Do not remove topsoil from this site.

Make every attempt to balance cut and fill on site and avoid soil transport. Contaminated soil and soil determined to be detrimental to plant growth should be removed from site.

Backfill areas excavated as a result of demolition, trenching, etc. to maintain the natural contours of the site.

FINE GRADING
Fine grading procedures shall include evening of grades in all planter areas, around paving and stepping stones, pools, etc.

Keep soil 8" minimum from stucco/wood of building walls.

Coordinate fine grading work with soil preparation work. See planting details.

If required, import clean, fertile fill. Provide soil test of any imported soil, prior to import.

All areas are to be left in a clean, smooth and even condition, prior to mulch.

For much specification, see materials schedule.



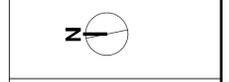
NOT FOR CONSTRUCTION

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SMYTHE RESIDENCE
LOT E 18
SANTA LUCIA PRESERVE
APN: 239-102-021

DATE:	ISSUE:
01.05.2017	FINAL DRB

SCALE: 1" = 20'-0"



**LANDSCAPE
SITE
PLAN**

L1.0