8/17/2019

Map with white outline area of Santa Monica Public Works Demolition, Construction & Development Plan request

City: Santa Monica, Cross Streets: Pier Avenue & Clover Street (extended through Marine PIN Alleyway), Zip Code: 90405
1. Trees within the public right-of-way may not be removed for any reason and are to be protected from injury or damage during construction. This tree is a significant tree in the city of Santa Monica. Pruning shall only be done by Community Forest Operations staff to provide clearance for construction activities. Questions regarding tree protection should be directed to the Community Forester.

2. The typical TPZ should encompass the canopy plus an additional radial width of ten feet (10'). However, since these conditions are unique, the application should be evaluated with the final limits of the TPZ being established by the Community Forester.

3. Mulch the entire area of the TPZ in an effort to improve the growing environment for the roots. During the construction phase maintain a four to six inch layer of chip mulch over the soil surface to reduce soil compaction, improve aeration, enhance moisture retention and reduce temperature extremes. Mulch generally consists of shredded leaves or bark, pine straw, leaf mold, wood chips or composted greenwaste.

4. Fence the TPZ with a six foot (6') high chain link fence to prevent wounds to the tree and soil compaction within the root zone. Post the fence with a sign stating: "Tree Protection Zone - Keep Out'.

5. Should it be necessary to trench within the TPZ all trenches shall be hand dug. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that require cut shall be cut flush with the side of the trench. If at any time twenty-five percent (25%) of the area within the TPZ is being separated from the tree by a trench, the line shall be either relocated or installed by boring.

6. Removal of hardscapes and/or excavation within the TPZ shall be done manually.

7. The minimum distance between an open trench and any tree shall be ten inches (10"") for the trunk diameter at four and a half feet (4' 6") above existing grade. No trenching on the sides of trees. Minimum clearances shall be to the nearest point of the tree.

8. In the event root pruning is required to accommodate changes pertaining to the installation of landscape features the root pruning processes shall be directed by Community Forest Operations staff.

9. At no time shall any equipment, materials or supplies be allowed within the TPZ unless necessary.

10. Prune and fertilize the trees after the completion of all exterior work on the building and the blading of the landscape finish.

11. Prior to the commencement of any project contact the City's Planning Division and/or the City’s Landscape Division to determine the precise requirements of the TPZ.

### NOTES

- A. All dimensions are to fit or fit on grid
- B. See sheets G040 • G042 for typical accessibility requirements
- C. All dimensions indicated as "CLR" are from finish to finish
- D. Provide expansion joints at all points of contact between slab and vertical surfaces

### LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ELECTRICAL CHARGING STATION/ RECESSED DUPLEX OUTLET, SEE ELEC
- CHAIN LINK FENCE
Existing Planting can Remain Trimmed or be Allowed to Grow up the Fencing

Possible New Street Tree Locations in New Bulb Outs Species: TBD

Replant Hillside with new Landscaping

Revitalize & Replant Existing Landscaped Area

Equipment Storage

Possible Street Tree

New Trash Enclosure Area

New Planting along Park Side of Fencing

8' Tall CMU Block Material Storage Bin Area

Screen Existing Fence

Landscaping Planting Legend

- Brisbane Box
- Pepper Tree
- Possible Street Tree
- Palm Tree
- White Cleander
- Toyon & Grevillea
- Bougainvillae
**Proposed Landscape Planting Materials**

- **Pepper tree - Schinus molle**
  Replacement plantings and additional trees to screen bays. Irrigation will be added to improve growth.

- **Brisbane Box - Lophostemon conservatus**
  Two large trees planted with irrigation for screening.

- **White oleander - Nerium oleander**
  Shrub planted in front of hanger. Additional plants will be added and existing plants will be deadwooded.

- **Bougainvillea - Bougainvillea glabra**
  Screening will be installed and bougainvillea will be grown to 6-8 feet. Missing plant to be replaced.

- **Toyon - Heteromeles arbutifolia**
  Evergreen shrub to be planted on interior of Clover Park fence line to create screening.

- **Grevillea 'Long John' - Grevillea x**
  Evergreen shrub to be planted on interior of Clover Park fence line to create screening.

**Examples of Bulk Materials Storage**

- **Mulch Ground Cover**
- ** Decomposed Granite**
- **Green Waste**

**Examples of Public Landscape Vehicles Parked on Site**

- **Pick Up Trucks**
- **Electric Carts**
- **Misc. Equipment**
- **Larger Stake Bed Vehicles**
- **Dump Trucks**
- **Equipment Trailers**
WALGROVE 16KV c/o MARINE SUB
EXISTING ELEVATION
PROPOSED ELEVATION

FINAL DESIGN
APPROVED FOR CONSTRUCTION

CREW & CUSTOMER MAP
TD1471409

CONCRETE PRODUCTS
FOR HANDHOLE AND PULLBOX MANUFACTURERS,
SEE LUG 5750.

UNDERGROUND SERVICE ALERT
1-800-422-4133
1-800-227-2600
2 Morning Days/800 Number

RED TENT CONTROL REQS.
CONCRETE COVER REQS.
NOTE: FOR USE KELLEM GRIP DUE TO INCLINE

PROJECT LOCATION:

EDISON PRECAST
1400 INDUSTRIAL AVENUE
SEDRO WOOLLEY, WA 98284
PHONE: 250-391-8000

OLDCASTLE PRECAST
1549 ALAMO ROAD
SAN LUIS OBISPO, CA 93401
PHONE: 805-772-2333

CONVEYANCE
PRIMED LOCATION

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ITEM 6(a)