

GLOSSARY

- AM&M - Alternative Means and Methods
- CBC - California Building Code
- FMZ - Fuel Modification Zone
- LRA - Local Responsibility Area
- OCFA - Orange County Fire Authority
- RPZ - Roadside Protection Zone
- SMA - Special Maintenance Area
- SRA - State Responsibility Area

FUEL MODIFICATION NOTES

SEE ALSO NOTES SHEET FM-2
A. OCFA REQUIRED STANDARD NOTES:
 SOURCE: OCFA Fuel Modification Guideline C-05, Dated: January 1, 2020 - Section 1 "Checklist"

- The developer will obtain planting plan approval from OCFA prior to receiving final approval from all other landscape permitting agencies within FMZ, interior slopes/common area landscaping SMA, and RPZ.
- Fuel Modification Zones (FMZ), Special Maintenance Areas (SMA), and Roadside Protection Zones (RPZ) land areas were purchased and dedicated for the purposes of wildfire maintenance activities, beautification, and erosion control. Protected plants and habitat identified after fuel modification plan approval through surveys or other biological programs cannot be retrofitted back within the limits of these areas.
- The developer is responsible for ensuring that the calculated revenue from homeowner dues is sufficient to cover the cost of future maintenance based on the originally approved design. After the final landowner has accepted the long term maintenance responsibility, changes to the fuel modification areas or interrupted maintenance activities by the final landowner become the responsibility of the final landowner.
- When a required maintenance area is located on commonly owned land, while the required Zone "A" is located on homeowner land, a written disclosure regarding the Zone "A" and vegetation requirement is required to be signed by the homeowner and the lot number referenced in the CC&Rs.
- The FMZ, SMA, and RPZ shall be maintained in perpetuity for fire safety purposes, in accordance with recorded covenants, CC&Rs, and property title restrictions.
- Prior to dropping of lumber, call for a Vegetation Clearance Inspection. The developer/builder shall provide a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structures and lumber stock-pile. An inspection sign-off and/or release letter to the building department is required.

B. PROJECT NOTES:

- OCFA GUIDELINES - All references to "Attachments" herein pertain to OCFA Guideline C-05 "Vegetation Management Guideline Technical Design for New Construction Fuel Modification Plans and Maintenance Program" UPDATED January 1, 2020
- FIRE HYDRANT LOCATION - See Architect's Site Plan
- PLANT MATERIAL
 - A. All plants will be selected from Attachment 8 - FUEL MODIFICATION ZONE PLANT LIST See sheet FM-3
 - B. If SMA and RPZs are required within the community, plants from Attachment 7 - UNDESIRABLE and INVASIVE PLANT SPECIES, shall not be included in these zones. See sheet FM-2
 - C. If alternate plant species are proposed, the Landscape Architect will provide photographs, data on the size and fire resistive characteristics, and data on the invasiveness of each alternate plant species on the Precise Fuel Modification Plan in accordance with OCFA Guideline C-05, Section 3 - Plant Palette Information
- MAINTENANCE - The homeowner will be responsible for maintaining the fuel modification zones
- SITE PHOTOS - See photographs of the areas directly adjoining the outer limits of all Fuel Modification Zones on sheet FM-4 The location and orientation of the photos is noted on plan with symbol:
- The project will meet the requirements of OCFA guideline B-09
- The project is in the Very High Fire Severity Zone (VHFSZ) State Responsibility Area (SRA) and the building construction features shall comply with 2019 California Building Code (CBC) Chapter 7A and Residential Code Section 337
- OCFA CHECKLIST - See: "A" SHEET FM 2

LEGEND

- ZONE - A**
- ZONE WIDTH** - The residence is terraced into the existing natural slope to retain the natural grades and preserve the existing oak trees.
 - North Side of the Building - 4'-6" wide concrete steps plus two 8' wide irrigated garden terraces framed by 8" wide non-combustible masonry retaining walls
 - East Side of Building - A 20' wide paved driveway extends 31' from the paved street to the east face of the structure (Length measured at the center of the driveway)
 - South Side of the Building - 3' wide maintenance and emergency access steps are proposed within the sloping 5'-1" sideyard setback
 - West Side of the Building - two 8' wide irrigated garden terraces framed by two 8" wide non-combustible masonry retaining walls and a 3' wide non combustible walkway and steps.
 - IRRIGATION**
 - An automatic irrigation system will be installed in the planting areas to maintain healthy vegetation, provide high moisture content and regular irrigation.
 - Irrigation within the drip line of the protected oak trees will conform to the horticultural requirements of the oak trees.

- Continue Zone A:**
- PLANTING**
 - All new planting and maintenance will be in accordance with OCFA Guideline C05, Dated January 1, 2020:
 - Section 3 - Plant Palette Information
 - Attachments 6 - REQUIREMENTS FOR PLANTING INSTALLATION IN FUEL MODIFICATION ZONES (See Sheet FM-2)
 - Attachment 7 - UNDESIRABLE & INVASIVE PLANT SPECIES (See Sheet FM-2)
 - Attachment 8 - FUEL MODIFICATION ZONE PLANT LIST (See Sheet FM-3)
 - No mulch or vegetation greater than 2' high will be planted within 5' of the building.
 - MAINTENANCE**
 - Fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested.
 - Zone A will be maintained by the homeowner
 - CONSTRUCTION**
 - No combustible construction will be allowed in setback.
 - No combustible planter boxes, railroad tie stairs or garden features are allowed in Zone A

- ZONE - B (On Slope)**
- ZONE WIDTH**
 - INCLINE MEASUREMENT** - The existing slope gradient within Zone B ranges from 26° - 34°. The Fuel Modification Plan assumes a 35° slope factor for the purposes of determining the width of Zone B.
 - WIDTH** - Zone B is 61-feet wide as specified on Attachment 3 - INCLINE MEASUREMENT FOR SELECTED SLOPES (See Sheet FM-2) The Width of Zone B extends:
 - North - 22'-8" from the north face of the upper garden wall to the north property line and 45.33' from the north face of the driveway wall to the north property line
 - East - the driveway between the street and face of the house/garage is non combustible
 - West - 61' from the edge of the non combustible steps & walkway to the edge of Zone C. The first 50' will be irrigated as needed to establish plantings and the remaining 11' will be non-irrigated.
 - IRRIGATION**
 - An automatic irrigation system will be installed to maintain healthy vegetation, provide high moisture content and regular irrigation.
 - Irrigation within the drip line of the existing protected oak trees and Opuntia cactus will conform to the horticultural requirements of the species in order to promote the health of the vegetation.
 - All of vegetation on the NORTH & EAST side Zone B will be irrigated
 - All of the vegetation within the first 50-feet of the WEST side of Zone B will be irrigated. The remaining 11' to the west within Zone B will be non-irrigated unless required to establish and maintain new plantings
 - MAINTENANCE**
 - Zone B will be maintained by the property owner
 - Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested.
 - CONSTRUCTION**
 - No combustible construction is planned within Zone B.
 - The proposed auxiliary storage structures will be constructed of non-combustible material

- Continue Zone B:**
- When an irrigation system shutoff valve is required to separate and isolate non-required irrigation systems beyond the 50-foot wide FMZ "B".
 - PLANTING**
 - All new planting and maintenance will be in accordance with OCFA Guideline C05, Dated January 1, 2020:
 - Section 3 - Plant Palette Information
 - Attachments 6 - REQUIREMENTS FOR PLANTING INSTALLATION IN FUEL MODIFICATION ZONES (See Sheet FM-2)
 - Attachment 7 - UNDESIRABLE & INVASIVE PLANT SPECIES (See Sheet FM-2)
 - Attachment 8 - FUEL MODIFICATION ZONE PLANT LIST (See Sheet FM-3)
 - A substantial portion of Zone B consists of a mature stand of existing Opuntia Cactus, which is proposed to remain.
 - No mulch or vegetation greater than 2' high will be planted within 5' of the building.
 - A portion of Zone B, adjacent to Zone A, will consist of rocks, gravel and succulents, to provide a total of 12' from the structure where noted on the plan.
 - MAINTENANCE**
 - Zone B will be maintained by the property owner
 - Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested.
 - CONSTRUCTION**
 - No combustible construction is planned within Zone B.
 - The proposed auxiliary storage structures will be constructed of non-combustible material

- ZONE C - (On-Slope)**
- ZONE WIDTH**
 - Incline Measurement - Approximately 1/3 of the existing slope gradient in Zone C is flat. The remaining 2/3 of the existing slope gradient is 23°. The Fuel Modification Plan assumes a 25° slope in order to determine the width of Zone C.
 - Width - According to Attachment 3 - INCLINE MEASUREMENT FOR SELECTED SLOPES, the measurement for Zone C is 55-feet, which extends beyond the property line. In this case, Zone C is 26.17 wide and terminates at the property line.
 - IRRIGATION - NA**
 - PLANTING & MAINTENANCE**
 - The existing vegetation that is to remain in Zone C is noted on the plan. See also Planting Legend herein
 - New plantings (if any) and maintenance of all vegetation in Zone C will be in accordance with:
 - Attachments 6 - REQUIREMENTS FOR PLANTING INSTALLATION IN FUEL MODIFICATION ZONES (See Sheet FM-2)
 - Attachment 7 - UNDESIRABLE & INVASIVE PLANT SPECIES (See Sheet FM-2)
 - Attachment 8 - FUEL MODIFICATION ZONE PLANT LIST (See Sheet FM-2)
 - No combustible construction is planned within Zone C.

SHEET LEGEND

- FM-1** CONCEPTUAL FUEL MODIFICATION PLAN
- FM-2** DETAILS, NOTES & PROJECT INFORMATION

ORANGE COUNTY FIRE AUTHORITY
 PLANT PALETTE & SECTION

Service Request Expires After 6 Months of Inactivity

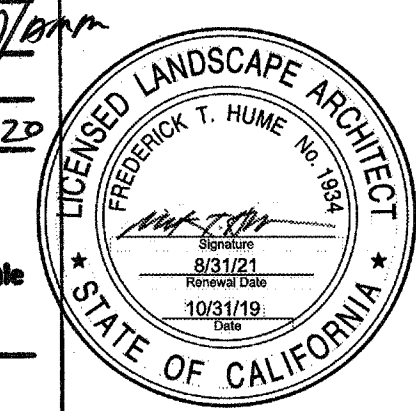
Approved by: [Signature] Date: 2/1/2020

OCFA SR #: 285412
 Fee Codes: 121/1910
 Plan Type: Conceptual Fuel Mod Plan
 By: [Signature]
 Emp #: 2025 Date: 2/1/2020

ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY

Call at least 48 hours in advance to schedule Inspections: (714) 573-6150

Notes:

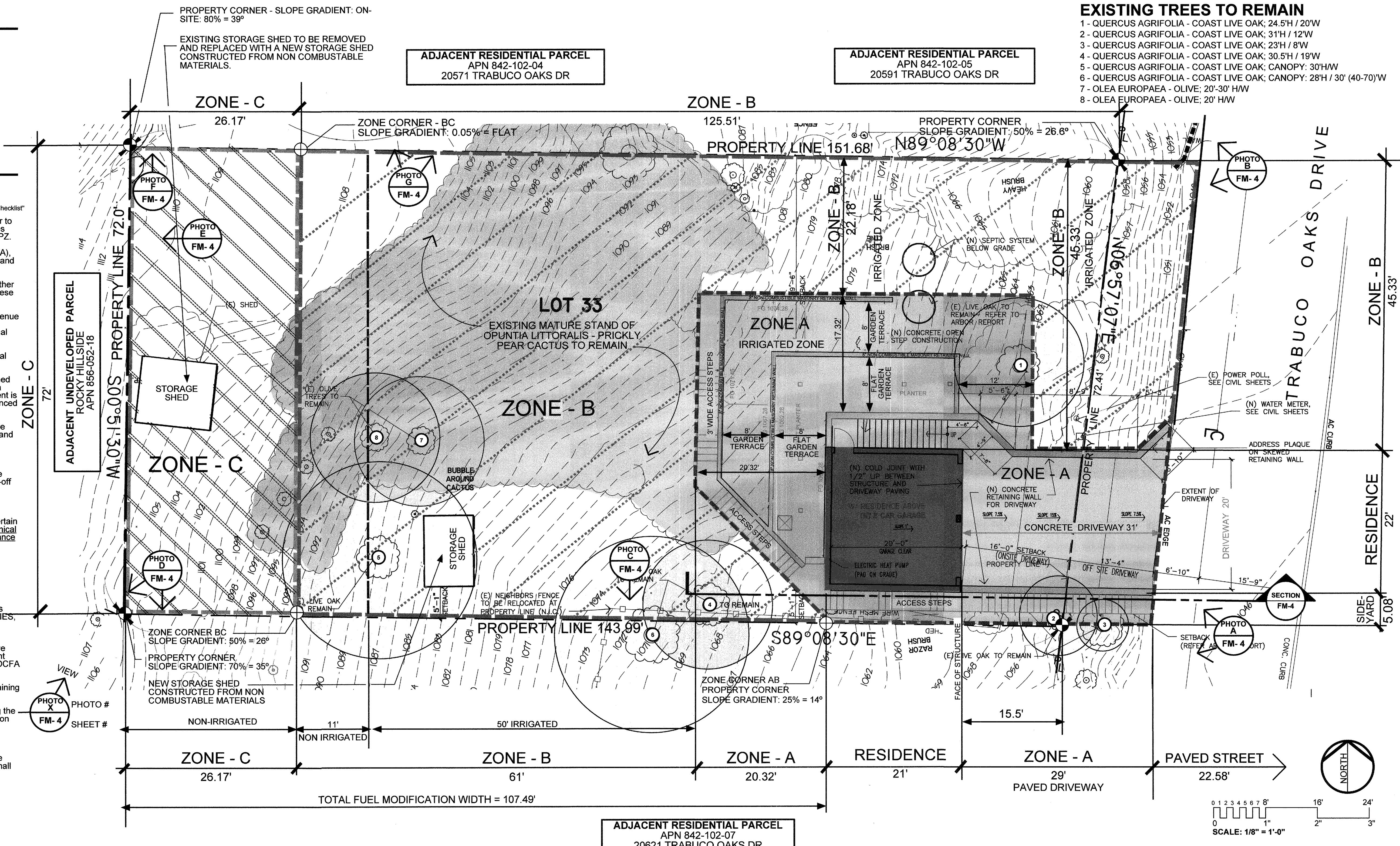


- REVISIONS:**
- March 26, 2020; 2nd Plan Check
 - May 11, 2020 OCFA Plan Check
 - June 11, 2020 OCFA Plan Check

DATE: Oct. 30, 2019

FM 1

SHEET OF



- EXISTING TREES TO REMAIN**
- QUERCUS AGRIFOLIA - COAST LIVE OAK; 24.5'H / 20"W
 - QUERCUS AGRIFOLIA - COAST LIVE OAK; 31'H / 12"W
 - QUERCUS AGRIFOLIA - COAST LIVE OAK; 23'H / 8"W
 - QUERCUS AGRIFOLIA - COAST LIVE OAK; 30.5'H / 19"W
 - QUERCUS AGRIFOLIA - COAST LIVE OAK; CANOPY: 30'H/W
 - QUERCUS AGRIFOLIA - COAST LIVE OAK; CANOPY: 28'H / 30' (40-70')W
 - OLEA EUROPAEA - OLIVE; 20'-30' HW
 - OLEA EUROPAEA - OLIVE; 20' HW

FREDERICK THOMAS HUME, FASLA
 Landscape Architecture • Planning • Design
 Studio A
 2984 Mountain View Dr. USA 92651
 Laguna Beach CA F. 949.715.9855
 P. 949.376.3998

TCHOUBANOV RESIDENCE
 20601 Trabuco Oaks Dr.
 Trabuco Canyon, CA 92678

CONCEPTUAL FUEL MODIFICATION PLAN

OCFA SR# 285412

11 June 2020
 Orange County Fire Authority
 Planning & Development Services
 PO Box 57115
 Irvine, CA 92619-7115

SUBJECT: AM&M Proposal for 20601 Trabuco Oaks Drive in Trabuco Canyon, Orange County, CA
 Alexander Tchourbanov
 426 E. 30th St.
 Tucson, AZ 85713

OCFA Service Request Number #285412

In accordance with Section 104.9 of the 2019 California Fire Code, we are requesting an alternate method of fire protection for the proposed project indicated above.

PROJECT DESCRIPTION
 The proposed project site is located at 20601 Trabuco Oaks Drive in Trabuco Canyon Orange County CA, APN 842-102-6. The lot is an approximate 10512sqft, the proposed project would grade and create a single family residence. The proposed structure would be 3 levels with an approximately living space of 462 sqft. Garage would be under structure. A small combustible storage shed that now exists on the west end of the property would be replaced with a non-combustible storage shed with no windows. In addition, a new 2nd non-combustible storage shed with no windows will be constructed near the southern property line, west of the main structure. Construction type VN, Occupancy R-3/U1 Single Attached Family Dwelling. This property is located within a Very High Fire Hazard Severity Zone (VHFHSZ). The residence will be equipped with an automatic fire sprinkler system in accordance with 2019 NFPA 13D.

APPLICABLE CODE SECTIONS and INTENT
 OCFA Guidelines C-05 dated Jan2020 and SRA Fire Safe Regulations; C-05 requires Fuel Modification distance to be 170 feet, the project site will not accommodate this distance. This AM&M request proposes a reduction to those requirements for fuel treatment distance by alternate means and method. To be accomplished by applying improvements to the proposed structure that exceed current code requirements for a VHFHSZ.

Proposed distances north and south will join adjacent properties as a B Zone. Zone A-29ft distance to the east will join Trabuco Oaks Dr. There is 107.49 feet of Fuel Modification to the west PL, this space breaks down as Zone A-20.32ft, Zone B-61ft, Zone C-26.17ft.

PROPOSAL
 The protection of the structure will rely on CBC7A and CRC37 construction principles coupled with mitigation measure, interlocking fuel treatment, and progressive landscape design.

To the west of the structure an existing mature collection of OPUNTIA LITORALIS PRICKLY PEAR CACTUS will remain. Existing mature oaks will remain. No planting will be introduced that will add to the fuel loading near the parcel lines. Appendix "A" provides an analysis of fire behavior for the site, flame lengths for the area west of the property PL are 30.2 feet. Appendix "B" Provides north and south cross sections. Appendix "C" Site Plan

- MITIGATION MEASURES**
- No combustible stairs, planter boxes, or garden features will be constructed in Zone "A".
 - The use of combustible railroad ties is prohibited in Zone "A" and "B".
 - Non-combustible steps and sidewalks will be constructed along the west side yard and along the east side of the upper retaining wall.
 - No mulch within 5 ft of structure envelope, plantings not to exceed 2 feet.
 - Non-combustible garden terrace retaining wall will serve as a radiant heat wall.

JUSTIFICATION
 The Fire Behavior depicted in Appendix "A" provides a reasonable measure of safety to the structure envelope in the event of a catastrophic wildland fire. There is no extremely heavy fuel bed that would be exposed to an off-shore wind event for the Tchourbanov residence. From a Fire Behavior stand point there will be multiple starts in receptor fuels ahead of the fire front, as it approaches the Trabuco Community. The Tchourbanov residence will be one of the few with newer construction principles and hardened for the location.

In an on-shore wind event flame lengths would be 30.2ft, with best practice doubling will require a minimum 60.4 ft setback from PL to structure envelope. Current design of 107.49 feet to the western PL will meet this requirement.

We appreciate your consideration in reviewing this proposal. Should you find that the proposed items provide an equivalent level of protection to that prescribed in the CFC, we will revise the residential site and fuel modification plans to include a copy of the approved AM&M letter. A copy will also be included on the site plan submitted to the County. If you have any questions regarding this AM&M proposal or the project in general, please do not hesitate to contact Firewise2000, Inc. Contact information is listed on page 3.

Sincerely,
 Alexander Tchourbanov
 426 E. 30th St.
 Tucson, AZ 85713

OCFA APPROVAL
 Nick Pivaroff
 Assistant Fire Marshal

Doug Hartman
 Senior Fire Prevention Specialist

NO ADDITIONAL CONDITIONS OF APPROVAL REQUIRED.
 ADDITIONAL CONDITIONS OF APPROVAL APPLY. SEE ATTACHED LETTER.

Prepared by: Monty Kalin
 Firewise2000, Inc
 760-553-7096
 MK.firewise2000@sbcglobal.net

Mel Johnson, Owner
 FIREWISE 2000, LLC
 1320 Scenic Drive
 Escondido, CA 92029
 (760) 745-3947
 info@firewise2000.com

Prepared by: FIREWISE2000, INC

APPROVED ALTERNATIVE MEANS & METHODS (AM&M) REQUEST

Fuel Modification Plans Design: C-05 January 1, 2020

ATTACHMENT 2
 Introductory Maintenance Information

The FMZ, SMA, RPZ shall be maintained in perpetuity for fire safety purposes, and shall cause a covenant to be recorded and referenced in the CC&Rs or on the property title when there is no HOA involvement.

Emergency access covenants shall be identified on the tract map indicating the reservation and restriction for permanent entry by the HOA or Fire Authority.

Select either Option #1 or #2 below

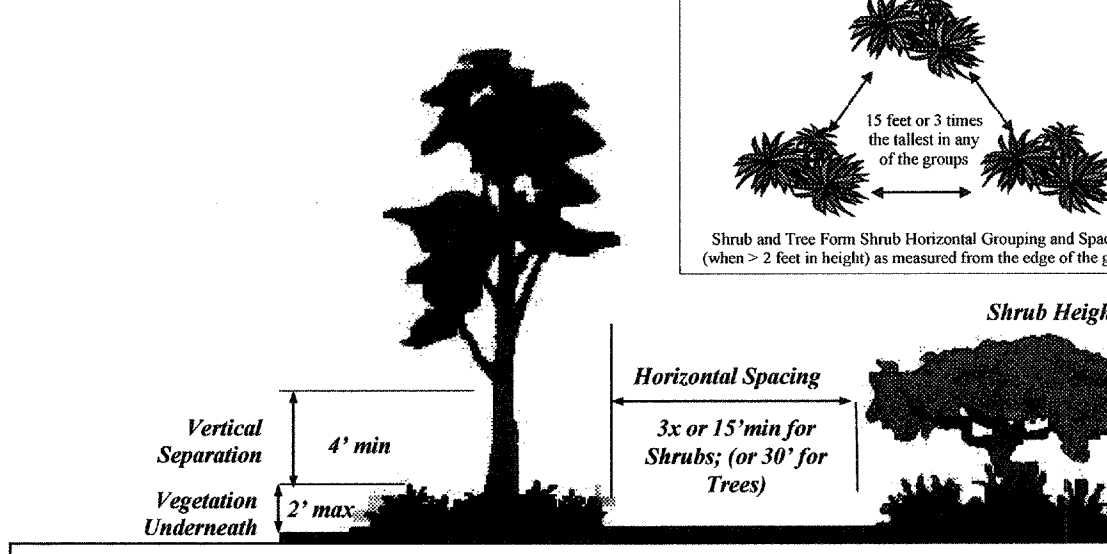
- Option #1 Maintenance Method:**
- On-going maintenance shall occur to preserve the originally approved design found on the approved plans. Attachment 6 spacing is required and only approved planting species and arrangements on the plans are perpetually preserved.
 - The property owner is responsible for all maintenance of FMZ, SMA, and RPZ.
 - Two maintenance activities** shall be performed each year.
 - The first during middle- to late-Spring and the second in early- to middle-Fall.
 - Other activities include:
 - Grasses cut to 4 inches after annual seeding
 - Dead and dying, all vegetation litter, and Attachment 7 species removed from the zones
 - Maintenance of irrigation systems
 - Replacement of dead or dying vegetation with approved species (proposed changes shall be approved by OCFA)
 - Removal of trees and shrubs not on the approved plans
 - If maintained by an HOA, the landscape maintenance company and/or property manager shall inspect the FMZs throughout the year to identify where specific maintenance activities need to take place.
 - The OCFA may conduct inspections of established fuel modification areas. Ongoing maintenance shall be conducted a minimum of twice each year regardless of the dates of these inspections.
 - The property owner shall retain all approved fuel modification plans. The design and information on the plans shall be used as the basis for maintenance.

Option #2 Maintenance Method (when approved by OCFA):
 Ongoing maintenance shall occur per the current posted OCFA Vegetation Management Maintenance Guidelines at www.ocfa.org. Distances of FMZ, SMA, and RPZ will always remain required and will be specific to approved Fuel Modification Plan.

D SOURCE: OCFA Fuel Modification Guideline C-05, Attachment 8; Dated: January 1, 2020

Fuel Modification Plans Design: C-05 January 1, 2020

Attachment 6
 Requirements for Planting Installation in Fuel Modification Zones
 (For ongoing requirements, see Attachment 2 and the OCFA Vegetation Management Maintenance Guidelines)



Horizontal Spacing

Vegetation Less than 2 Feet in Height:

- No horizontal spacing or vertical separation is required. Ground cover shall not exceed 2 feet in height. In Zone "B" ground cover shall cover the entire ground between groups of shrubs, trees, or grasses and grasses are not considered ground cover. Limited compartments of grasses are acceptable as approved on the planting plans. In Zone "C/D" grasses can cover the entire area.

Shrubs and Trees 2 Feet in Height or Greater:

- Shrub and Tree Group Size:**
 - All Shrubs and Trees can be in groups of 3 specimens or less. No horizontal spacing is required inside the group.
- Shrub/Tree-form Shrub Group Spacing:**
 - Groups of shrubs shall be spaced by the greater of the following two measurements: A distance of 15 feet minimum (or) 3 times the height of the tallest specimen in any of the groups.
 - No vegetation over 2 feet in height is allowed within 15 feet from the edge of tree canopy(s).
- Tree Group Spacing:**
 - Groups of Trees shall be spaced by a distance of 30 feet minimum regardless of height. In Zone "A" full growth tree branches are not allowed within 10 feet of enclosed combustible structures.

Vertical Separation

Shrubs and Trees Less than 10 Feet in Height:

- When the fuel modification zone is within 30 feet of the structure, a vertical separation of 2 feet minimum is required (from the vegetation below). (Not required if shrubs are further than 30 feet from structure).

Shrubs and Trees 10 Feet in Height or Greater:

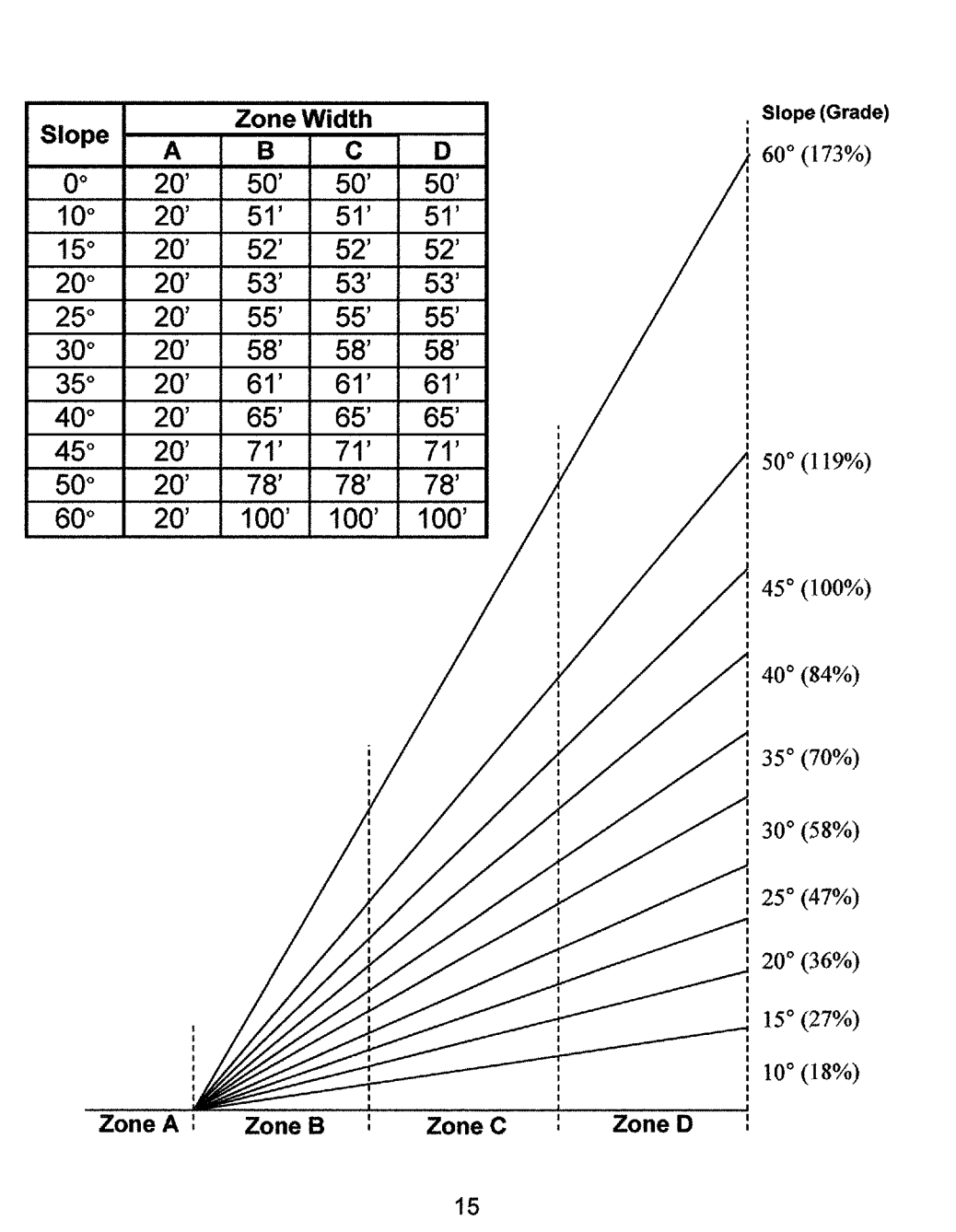
- A vertical separation of 4 feet minimum is required to be maintained from the vegetation below.
- Trees only: All vegetation located underneath trees, shall be a maximum of 2 feet in

No mulch or vegetation greater than 2' high will be planted within 5' of the building.

B SOURCE: OCFA Fuel Modification Guideline C-05, Attachment 8; Dated: January 1, 2020

Fuel Modification Plans Design: C-05 January 1, 2020

Attachment 3
 INCLINE MEASUREMENT FOR SELECTED SLOPES
 (See Attachment 4)



E SOURCE: OCFA Fuel Modification Guideline C-05, Attachment 8; Dated: January 1, 2020

Fuel Modification Plans Design: C-05 January 1, 2020

Attachment 7
 UNDESIRABLE and INVASIVE PLANT SPECIES

Certain plants are considered to be undesirable and invasive due to their physical or chemical characteristics. Physical properties that would contribute to high flammability include large amounts of dead material retained within the plant, rough or peeling bark and the production of copious amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious for containing these volatile substances.

Plants with these characteristics shall not be planted in any fuel modification zones or anywhere within the area covered by Alternate Methods & Materials agreements (see Section 4). Should these species already exist within these areas, they shall be removed because of their invasiveness or potential threat they pose to structures.

PLANT SPECIES (MANDATORY REMOVAL)

Botanical Name	Common Name
Adenostoma Fasciculatum	Chamise
Adenostoma Sparsifolium	Red Shanks
Anthemis Cotula	Mayweed
Artemisia Californica	California Sagebrush
Brassica nigra	Black Mustard
Brassica Rapa	Wild Turnip, Yellow Mustard, Field Mustard
Cardaria Draba	Noary Cress, Perennial Peppergrass
Cirsium Vulgare	Wild Artichoke
Conyza Canadensis	Horseweed
Cortaderia Selloana	Pampas Grass
Cynara Cardunculus	Artichoke Thistle
Eriogonum Fasciculatum	Common Buckwheat
Heterotheca Grandiflora	Telegraph Plant
Lactuca Serriola	Prickly Lettuce
Nassella/Stipa tenuissima	Mexican Feathergrass
Nicotiana glauca	Indian Tobacco
Nicotiana glauca	Tree Tobacco
Ricinus Communis	Castor Bean Plant
Sarcola Australis	Russian Thistle/Tumbleweed
Salvia mellifera	Black Sage
Silybum marianum	Milk Thistle
Urtica urens	Burning Nettle

Ornamental:

Arecaceae (all palm species)	Palms
Cortaderia	Pampas Grass
Cupressus sp	Cypress
Eucalyptus sp	Eucalyptus
Juniperus sp	Juniper
Pinus sp	Pine

C SOURCE: OCFA Fuel Modification Guideline C-05, Attachment 8; Dated: January 1, 2020

OCFA CHECKLIST

Checklist of Information Required on Conceptual Fuel Modification Plans (per OCFA Guideline C-05 January 1, 2020)

The checked boxes below indicate the adjacent requirement is included in these Conceptual Fuel Modification plans.

- A. Identify the total size of the development by showing all tract boundary lines, property lines, slope contour lines, and structure foundation footprints.
- B. Place descriptive notes of the land uses adjoining the development property on all sides (i.e., future construction, existing structures, natural vegetation, restoration plans, roads, parks, etc.).
- C. Ensure all foundations have a minimum 20-foot setback from edge of slope. *See AM&M Letter for full response
- D. Select an on-slope option from the choices of FMZs from page 3. Delineate the width as described.
- E. All plants in fuel mod zones shall be selected from Attachment 8.

-NA- F. Label all interior slopes and all common areas as "Special Maintenance Areas" (SMA) and "Roadside Protection Zones" (RPZ), as applicable. If SMA planting plans are designed, they shall be submitted with the conceptual FMZ plans. If not designed yet, place a note that all planting plans require plan review and approval (see Section 5 for more information). When a SMA or RPZ is within 100 feet of a structure, the SMA or RPZ will be considered a defensible space area. The defensible space area shall comply with Attachments 2, 6 and 7. Alternative design methods may be approved through the Alternate Materials & Methods process.

- G. SMA and RPZ shall not have plants from Attachment 7.

-NA- H. Delineate RPZ with either a maximum irrigated 50-foot wide FMZ "B" when on community perimeter areas or SMA when roads are interior to perimeter.

- I. Each FMZ, SMA, and RPZ shall be symbolized and referenced on the plan and on a distinct legend.

- J. Note every FMZ, SMA, and RPZ as irrigated or non-irrigated landscaping

- K. Place a note when an irrigation system shutoff valve is required to separate and isolate non-required irrigation systems beyond the 50-foot wide FMZ "B".

- L. Provide the name of the entity/entities responsible for maintenance of all FMZ, SMA, and, RPZ.

- M. Show name and location of any existing plant species you are proposing to retain. (If no existing plant species are shown, existing vegetation shall be removed from the site entirely.)

-NA- N. Design dedicated emergency and maintenance access paths on commonly owned property, from the street frontage to lettered lots, to facilitate access behind the homes. This requires:

- Paths every 500 linear feet of FMZ or SMA length to have access, with a minimum 7-foot clear width and a dedicated flat path.
- Covenants for FMZ and SMA access and maintenance to be recorded concurrently with all planning maps and referenced in Covenants, Conditions & Restrictions (CC&Rs).

-NA- O. Covenants will be required to be recorded for FMZ, SMA, and RPZ located on private homeowner lots prior to precise fuel modification plan approval (place as a note on plan if applicable).

- P. Copy Attachment 2, 3, 6, and 7 on the plans for on-going maintenance requirements.

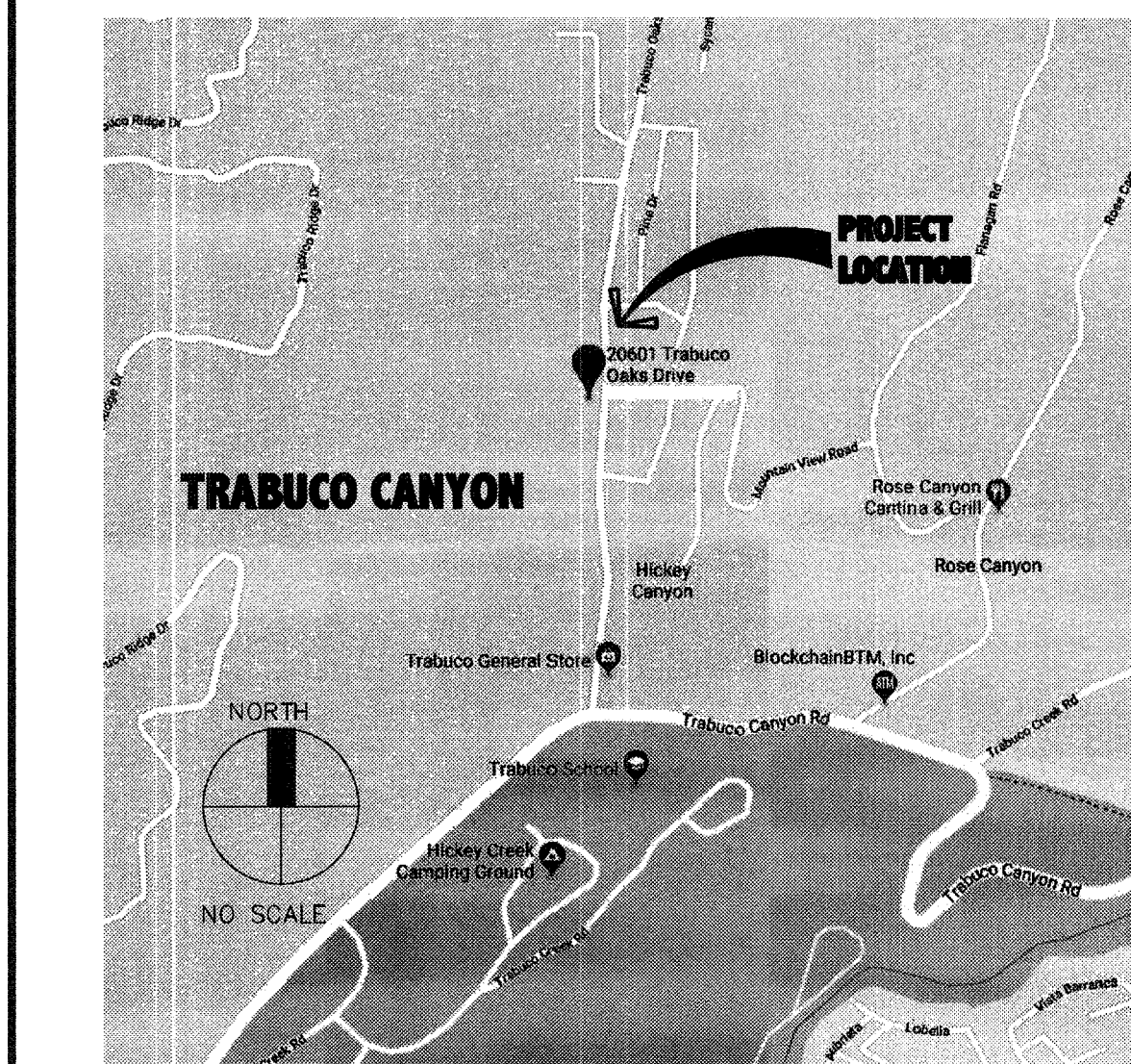
- Q. If there are limited areas in which you cannot meet fuel modification distance requirements, follow the plan submittal requirement directions in Section 4.

- R. OCFA required notes 1-6 on the plans. See sheet FM1

- S. For certain projects, photographs of existing vegetation may be required.

- T. Provide the degree or percentage of slope on the plan at the location of the zone markers to indicate the actual distance. The marker shall be placed when using Attachment 3.

PROJECT LOCATION MAP



A

OCFA NOTES

1. OCFA SERVICE REQUEST #285412

2. All fire codes shall comply from 2019 California Building Codes (CBC) 2019 California Fire Codes (CFC) and National Fire Code Association (NFPA) standards and local amendments including fuel modifications from PR 125 OCFD guidelines

3. This project is in the Very High Fire Severity Zone (VHFHSZ) State Responsibility Area (SRA) and the building construction features shall comply with 2019 California Building Code (CBC) Chapter 7A and Residential Code Section 337

4. The January 1, 2020 edition of the OCFA Fuel Modification Guidelines C-05 have been applied to these Fuel Modification documents.

5. The FIRE MANAGEMENT PLAN and ALTERNATIVE MEANS & METHODS Request is submitted concurrently with these FUEL MODIFICATION PLANS

PROPERTY INFORMATION

PROPERTY OWNER:
 Mr. Alexander Tchourbanov
 Mailing Address:
 426 E. 30th St.
 Tucson, AZ 85713
 Email: achurbanov@gmail.com

PROPERTY ADDRESS
 20601 Trabuco Oaks Dr. Trabuco Canyon, CA 92678

LEGAL DESCRIPTION
 APN 84210206 County of Orange, CA
 Legal Description: Lot 33 North and THR N Lot 31 Tract 926

PROJECT DESCRIPTION

AREA CALCULATIONS

SITE/BUILDING DATA

LOT SIZE/TYPE: 10,512 Sq. Ft. Zoning: R 1 SRA FIRE ZONE (TOR DISTRICT) TRABUCO OAKS RESIDENTIAL
 CONSTRUCTION TYPE: VN SPARKLERED
 OCCUPANCY: R-3 (UT SINGLE ATTACHED FAMILY DWELLING)
 NUMBER OF FLOORS: 3 LEVELS (LOFT ABOVE AND GARAGE BELOW THE MAIN LIVING AREA)

LOT AREA CALCULATIONS
 Actual Building Footprint is 462 sf from 10,512 sq ft lot = 3% building footprint ratio
 Actual Landscape (less building/drieway/walks/stairs) = 91% landscape ratio

BUILDING AREA:	GARAGE	STORAGE	LIVING	DECK	ENTRY CORER
GARAGE LOWER LEVEL (SUBTERRAN)	462.0 SF	75.0 SF	0.0	0.0	0.0
1ST LEVEL (MAIN DWELLING)			462.0 SF	131.0	112.0
LOFT STORAGE LEVEL (UPPER LEVEL)		236.0 SF	0.0	0.0	0.0
TOTAL LIVING AREA:			462.0 SF	131.0	112.0

PROJECT HISTORY
 Previous Owner had submitted a similar project on this lot back in 1991 as a County approved (Recording document 91-898513) but never followed to execute the work.

NEW PROPOSAL (BRIEF SCOPE)
 Located at a small rural neighborhood immediately off Trabuco Canyon Road, the project initiates placing on a vacant site a new small 3 level dwelling (storage loft above and a subterranean garage below the main living space). Built into an embankment, the new proposed family dwelling has 1 bedroom with an folding division wall, 1 bath, and laundry with a open space for the kitchen, dining and living space that sits on the 2 car garage below.

This vacant hillside lot comprising of 10,512 square feet of cactus, live oaks, olive along with low growth vegetation. The toe of slope starts at street and uniformly slopes up above to 85 feet of upper rear corner of site. Combination of building retaining walls and site retaining walls offer grades to step down as tiers to accommodate the new infrastructure of the subterranean garage and depressed driveway portion.

The project is in the Very High Fire Severity Zone (VHFHSZ) State Responsibility Area (SRA) and the building construction features shall comply with 2019 California Building Code (CBC), Chapter 7A and Residential Code Section 337

PROJECT DESIGN TEAM

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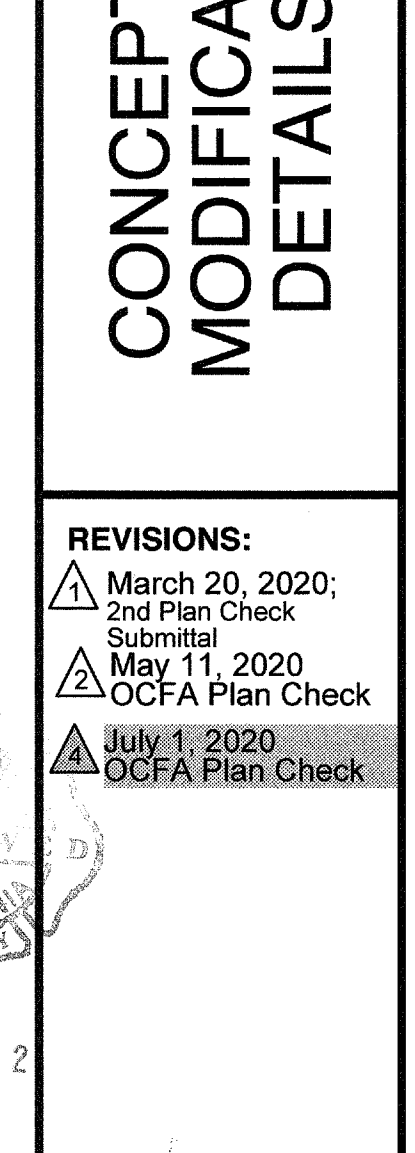
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CONCEPTUAL FUEL MODIFICATION PLAN DETAILS & NOTES

REVISIONS:

- March 20, 2020; 2nd Plan Check
- May 11, 2020; Submittal
- May 11, 2020; OCFA Plan Check
- July 1, 2020; OCFA Plan Check



DATE: Oct. 30, 2019

FM 2

SHEET OF

Attachment 8

FUEL MODIFICATION ZONE PLANT LIST

OCFA Fuel Modification Guideline C-05, Dated: January 1, 2020

(Note: Legend and Qualification information can be found on pages 28-29)

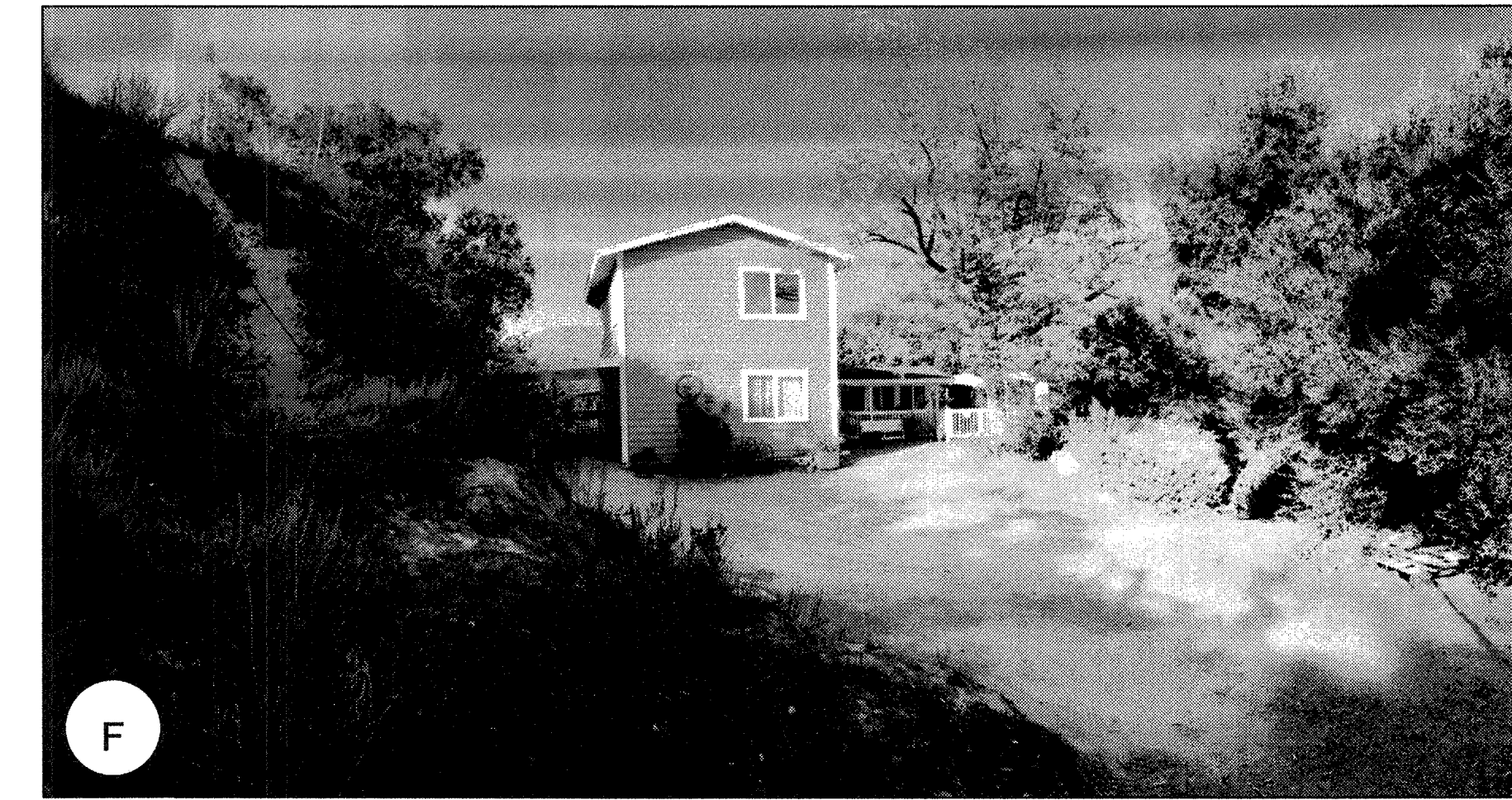
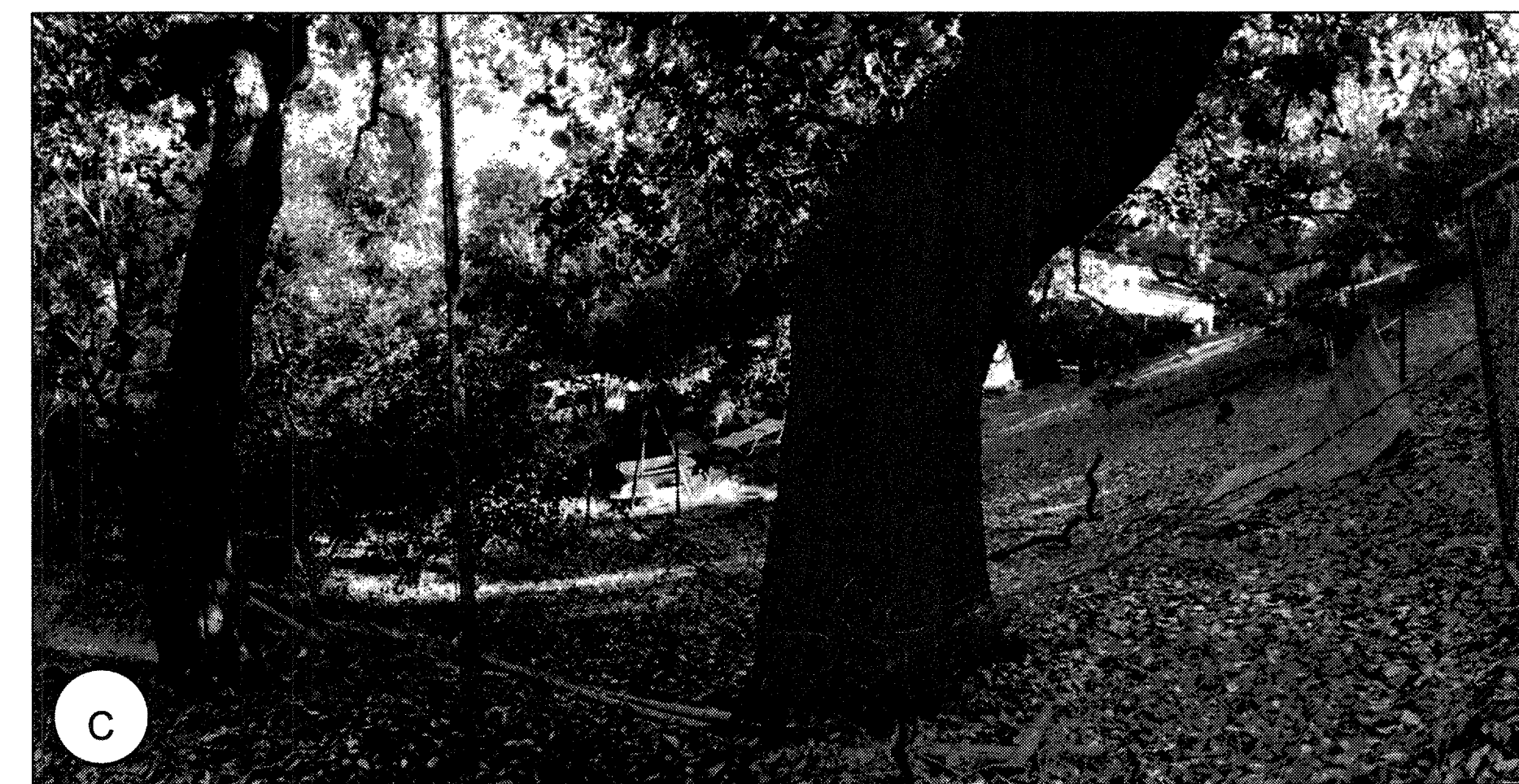
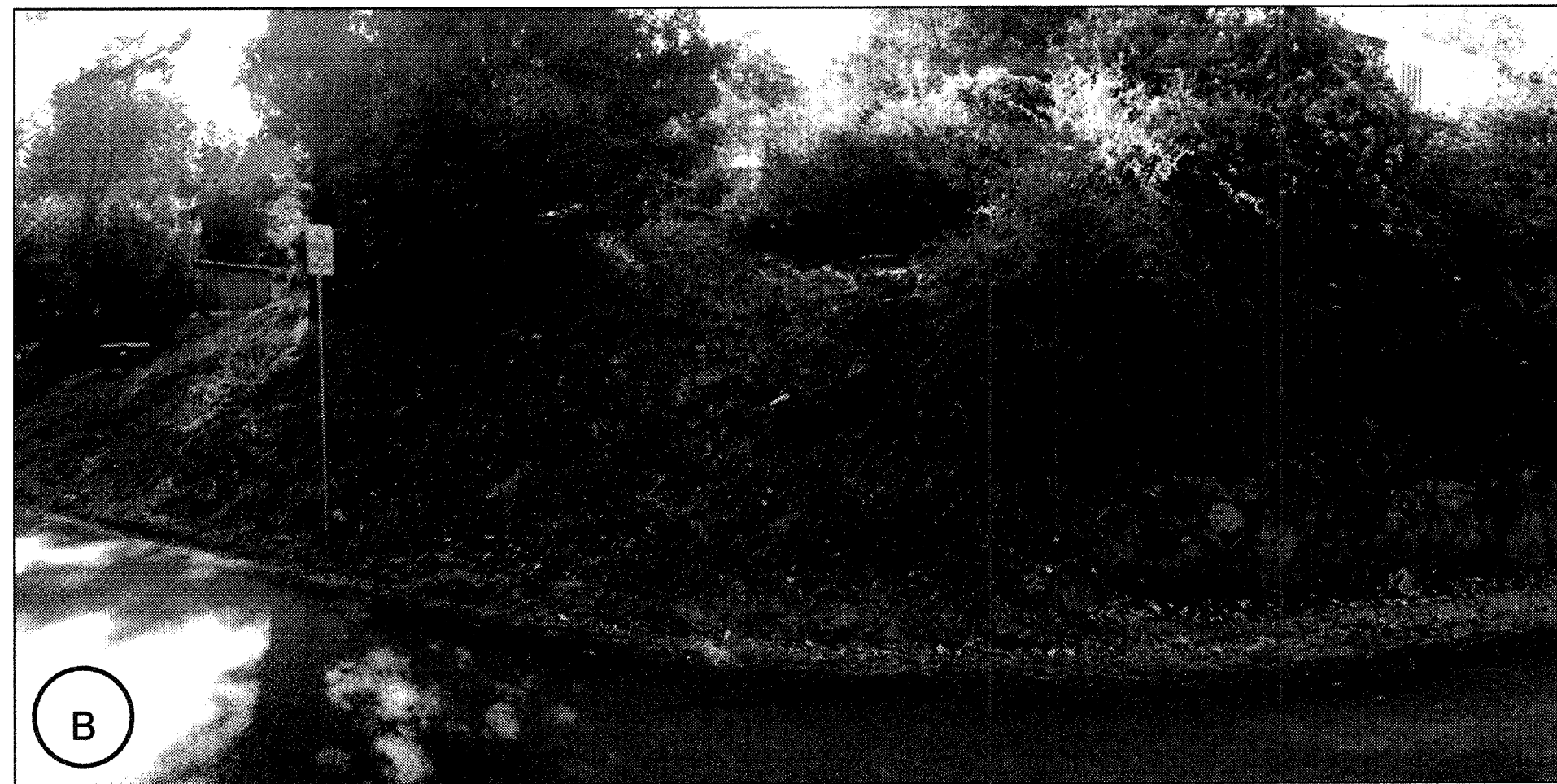
Code	Botanical Name	Common Name	Plant Form
1. W	Abelia x grandiflora	Glossy Abelia	Shrub
2. n	Acacia redolens desert carpet	Desert Carpet	Ground Cover
3. o	Acer macrophyllum	Big Leaf Maple	Tree
4. X	Achillea millefolium	Common Yarrow	Low Shrub
5. W	Achillea tomentosa	Woolly Yarrow	Low Shrub
6. X	Aeonium decorum	Aeonium	Ground cover
7. X	Aeonium simail	no common name	Ground cover
8. W	Agave attenuata	Century Plant	Succulent
9. W	Agave shawii	Shaw's Century Plant	Succulent
10. N	Agave victoriae-reginae	no common name	Ground Cover
11. X	Ajuga reptans	Carpet Bugle	Ground Cover
12. W	Ainus cordata	Italian Alder	Tree
13. o	Ainus rhombifolia	White Alder	Tree
14. N	Aloe arborescens	Tree Aloe	Shrub
15. N	Aloe aristata	no common name	Ground Cover
16. N	Aloe brevifolia	no common name	Ground Cover
17. W	Aloe Vera	Medicinal Aloe	Succulent
18. W	Allygme huegelii	Blue Hibiscus	Shrub
19. o	Amorpha fruticosa	Beach Bur-Sage	Perennial
20. o	Amorpha fruticosa	Western False Indigobush	Shrub
21. W	Anigozanthus flavidus	Kangaroo Paw	Perennial/accnt
22. o	Antrirrhinum nuttalianum ssp.	no common name	Subshrub
23. X	Aptenia cordifolia x 'Red Apple'	Red Apple Aptenia	Ground cover
24. W	Arbutus unedo	Strawberry Tree	Tree
25. W	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Ground Cover
26. W	Arctostaphylos edmundsii	Little Sur Manzanita	Ground Cover
27. o	Arctostaphylos glandulosa ssp.	Eastwood Manzanita	Shrub
28. W	Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	Low Shrub
29. N	Arctostaphylos pungens	no common name	Shrub
30. N	Arctostaphylos refugioensis	Refugio Manzanita	Shrub
31. W	Arctostaphylos uva-ursi	Bearberry	Ground Cover
32. W	Arctostaphylos x 'Greensphere'	Greensphere Manzanita	Shrub
33. N	Artemisia caucasicola	Caucasian Artemisia	Ground Cover
34. X	Artemisia pycnocephala	Beach Sagewort	Perennial
35. X	Atriplex canescens	Four-Wing Saltbush	Shrub
36. X	Atriplex lentiformis ssp. breweri	Brewer Saltbush	Shrub
37. o	Baccharis emoyi	Emory Baccharis	Shrub
38. W o	Baccharis pilularis ssp. Consanguinea	Chapparral Bloom	Shrub
39. X	Baccharis pilularis var. pilularis	Twin Peaks #2	Ground Cover
40. o	Baccharis salicifolia	Mulefat	Shrub
41. N	Baileya Multiradiata	Desert Marigold	Ground Cover
42. N n	Bougainvillea spectabilis	Bougainvillea	Shrub
43. o	Brickellia californica	no common name	Subshrub
44. W o	Bromus carinatus	California Brome	Grass
45. o	Camissonia cheiranthifolia	Beach Evening Primrose	Perennial Shrub
46. N	Carissa macrocarpa	Green Carpet Natal Plum	Ground Cover/Shrub
47. X	Carpobrotus chilensis	Sea Fig Ice Plant	Ground Cover
48. W	Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	Shrub
49. W	Ceanothus griseus 'Louis Edmunds'	Louis Edmunds Ceanothus	Shrub
50. W	Ceanothus griseus horizontalis	Yankee Point	Ground Cover
51. W	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	Shrub
52. W	Ceanothus griseus var. horizontalis	Yankee Point Ceanothus	Shrub
53. o	Ceanothus megarcarpus	Big Pod Ceanothus	Shrub
54. W	Ceanothus prostratus	Squaw Carpet Ceanothus	Shrub
55. o	Ceanothus spinosus	Green Bark Ceanothus	Shrub
56. W	Ceanothus verrucosus	Wart-Stem Ceanothus	Shrub
57. W	Cerastium tomentosum	Snow-in-Summer	Ground cover/Shrub
58. W	Ceratonia siliqua	Carob	Tree
59. W	Cercis occidentalis	Western Redbud	Shrub/Tree
60. X	Chrysantherum leucanthemum	Oxeye Daisy	Ground Cover
61. W	Cistus Crispus	no common name	Ground Cover
62. W	Cistus hybridus	White Rockrose	Shrub
63. W	Cistus incanus	no common name	Shrub
64. W	Cistus incanus ssp. Corsicus	no common name	Shrub
65. W	Cistus salvifolius	Sageleaf Rockrose	Shrub
66. W	Cistus x purpureus	Orchid Rockrose	Shrub
67. W	Citrus species	Citrus	Tree
68. o	Clarkia botata	Showy Fairwell to Spring	Annual
69. o	Cneoridium dumosum	Bushrue	Shrub
70. o	Collinsia heterophylla	Chinese Houses	Annual
71. W o	Comarostaphylos diversifolia	Summer Holly	Shrub
72. N	Convolvulus cneorum	Bush Morning Glory	Shrub
73. W	Coprosma kirkii	Creeping Coprosma	Ground Cover/Shrub
74. W	Coprosma pumila	Prostrate Coprosma	Low shrub
75. o	Coreopsis californica	California Coreopsis	Annual
76. W	Coreopsis lanceolata	Coreopsis	Ground Cover
77. N	Corea pulchella	Australian Fuschia	Ground Cover
78. W	Cotoneaster buxifolius	no common name	Shrub
79. W	Cotoneaster congestus 'Likiang'	Likiang Cotoneaster	Ground Cover/Vine
80. W	Cotoneaster aprneyi	no common name	Shrub
81. X	Crassula lactea	no common name	Ground Cover
82. X	Crassula multicaeva	no common name	Ground Cover
83. X	Crassula ovata	Jade Tree	Shrub
84. X	Crassula tetragona	no common name	Ground Cover
85. W o	Croton californicus	California Croton	Ground Cover
86. X	Delosperma 'alba'	White trailing Ice Plant	Ground Cover
87. o	Dendromecon rigida	Bush Poppy	Shrub
88. o	Dichelostemma capitatum	Blue Dicks	Herb
89. N	Distinctis buccinatoria	Blood-Red Trumpet Vine	Vine/Climbing vine
90. N	Donodaea viscosa	Hopseed Bush	Shrub
91. X	Drosanthemum floribundum	Rosea Ice Plant	Ground Cover
92. X	Drosanthemum hispidum	no common name	Ground Cover

Code	Botanical Name	Common Name	Plant Form
92. X	Drosanthemum hispidum	no common name	Ground Cover
93. X	Drosanthemum speciosus	Dewflower	Ground Cover
94. o	Dudleya lanceolata	Lance-leaved Dudleya	Succulent
95. o	Dudleya pulverulenta	Chalk Dudleya	Succulent
96. W	Elaeagnus pungens	Silverberry	Shrub
97. o	Encelia californica	California Encelia	Small Shrub
98. o *	Epilobium canum [Zauschneria californica]	Hoary California Fuschia	Shrub
99. o	Eriastrum Sapphirinum	Mojave Woolly Star	Annual
100. N	Eriobotrya japonica	Loquat	Tree
101. o	Eriodictyon crassifolium	Thick Leaf Yerba Santa	Shrub
102. o	Eriodictyon trichocalyx	Yerba Santa	Shrub
103. W o	Eriophyllum confertiflorum	no common name	Shrub
104. W	Erythrina species	Coral Tree	Tree
105. N	Escallonia species	Several varieties	Shrub
106. W o	Eschscholzia californica	California Poppy	Flower
107. X	Eschscholzia mexicana	Mexican Poppy	Herb
108. N	Euonymus fortunei	Winter Creeper Euonymus	Ground Cover
109. N	Feljoa sellowiana	Pineapple Guava	Shrub/Tree
110. N	Fragaria chiloensis	Wild Strawberry/Sand Strawberry	Ground Cover
111. o	Frankenia salina	Alkali Heath	Ground Cover
112. W	Fremontodendron californicum	California Flannelbush	Shrub
113. X	Gaillardia x grandiflora	Blanketflower	Ground Cover
114. W	Galvezia speciosa	Bush Snapdragon	Shrub
115. W	Garrya ellipta	Silktassel	Shrub
116. X	Gazania hybrids	South African Daisy	Ground Cover
117. X	Gazania rigens leucolaena	Training Gazania	Ground Cover
118. o	Gilia capitata	Globe Gilia	Perennial
119. W	Gilia leptantha	Showy Gilia	Perennial
120. W	Gilia tricolor	Bird's Eyes	Perennial
121. W	Ginkgo biloba	Maidenhair Tree	Tree
122. o	Gnaphalium californicum	California Everlasting	Annual
123. W	Grewia occidentalis	Starflower	Shrub
124. o	Grindelia stricta	Gum Plant	Ground Cover
125. N n	Hakea suaveolens	Sweet Hakea	Shrub
126. W	Hardenbergia comptoniana	Lilac Vine	Shrub
127. N	Heliathemum mutabile	Sunrose	Ground Cover/Shrub
128. o	Helianthemum scoparium	Rush Rose	Shrub
129. o	Heliotropium curassavicum	Salt Heliotrope	Ground Cover
130. X	Helix Canariensis	English Ivy	Ground Cover
131. W	Hesperaloe parviflora	Red Yucca	Perennial
132. o n	Heteromeles arbutifolia	Toyon	Shrub
133. X	Hypericum calycinum	Aaron's Beard	Shrub
134. N	Iberis sempervirens	Edging Candytuft	Ground Cover
135. N	Iberis umbellatum	Globe Candytuft	Ground Cover
136. o	Isocoma menziesii	Coastal Goldenbush	Small Shrub
137. o	Isomeris arborea	Bladderpod	Shrub
138. W	Iva hayesiana	Poverty Weed	Ground Cover
139. N	Juglans californica	California Black Walnut	Tree
140. o	Juncus acutus	Spiny Rush	Perennial
141. o	Keckiella arifirrhinoides	Yellow Bush Penstemon	Subshrub
142. o	Keckiella cordifolia	Heart Leaved Penstemon	Subshrub
143. o	Keckiella ternata	Blue Stemmed Bush Penstemon	Subshrub
144. W	Kniphofia uvaria	Red Hot Poker	Perennial
145. W	Lagerstroemia indica	Crape Myrtle	Tree
146. W	Lagunaria patersonii	Primrose Tree	Tree
147. X	Lampranthus aurantiacus	Bush Ice Plant	Ground Cover
148. X	Lampranthus filiculis	Redondo Creeper	Ground Cover
149. X	Lampranthus spectabilis	Trailing Ice Plant	Ground Cover
150. W	Lantana camara cultivars	Yellow Sage	Shrub
151. W	Lantana montedensis	Trailing Lantana	Shrub
152. o	Lasthenia californica	Dwarf Goldfields	Annual
153. W	Lavandula dentata	French Lavender	Shrub
154. W	Leptospermum laevigatum	Australian Tea Tree	Shrub
155. W	Leucophyllum frutescens	Texas Ranger	Shrub
156. o	Leymus condensatus	Giant Wild Rye	Large Grass
157. N	Ligustrum japonicum	Texas privet	Shrub
158. X	Limonium pectinatum	no common name	Ground Cover
159. X	Limonium peretzii	Sea Lavender	Shrub
160. W n	Liquidambar styraciflua	American Sweet Gum	Tree
161. W	Liriodendron tulipifera	Tulip Tree	Tree
162. X	Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	Vining Shrub
163. o	Lonicera subspicata	Wild Honeysuckle	Vining Shrub
164. X	Lotus corniculatus	Bird's Foot Trefoil	Ground Cover
165. o	Lotus hermannii	Northern Woolly Lotus	Perennial
166. o	Lotus scoparius	Deerweed	Shrub
167. W	Lupinus arizonicus	Desert Lupine	Annual
168. W	Lupinus berthamii	Spider Lupine	Annual
169. o	Lupinus bicolor	Sky Lupine	Flowering annual
170. o	Lupinus sparsiflorus	Loosely Flowered Annual Lupine or Coulter's Lupine	Annual
171. W	Lyonothamnus floribundus ssp. Asplenifolius	Fernleaf Ironwood	Tree
172. W	Macadamia integrifolia	Macadamia Nut	Tree
173. W	Mahonia aquifolium 'Golden Abundance'	Golden Abundance Oregon Grape	Shrub
174. W	Mahonia nevenii	Nevin Mahonia	Shrub
175. o	Malacothamnus fasciculatus	Chapparral Mallow	Shrub
176. X	Malephora luteola	Training Ice Plant	Ground Cover
177. W	Maytenus boaria	Mayten Tree	Tree
178. W	Melaleuca nesophila	Pink Melaleuca	Shrub
179. N	Metrosideros excelsus	New Zealand Christmas Tree	Tree
180. o *	Mimulus species	Monkeyflower	Flower
181. o	Mirabilis californica	Wishbone Bush	Perennial
182. N	Myoporum debile	no common name	Shrub

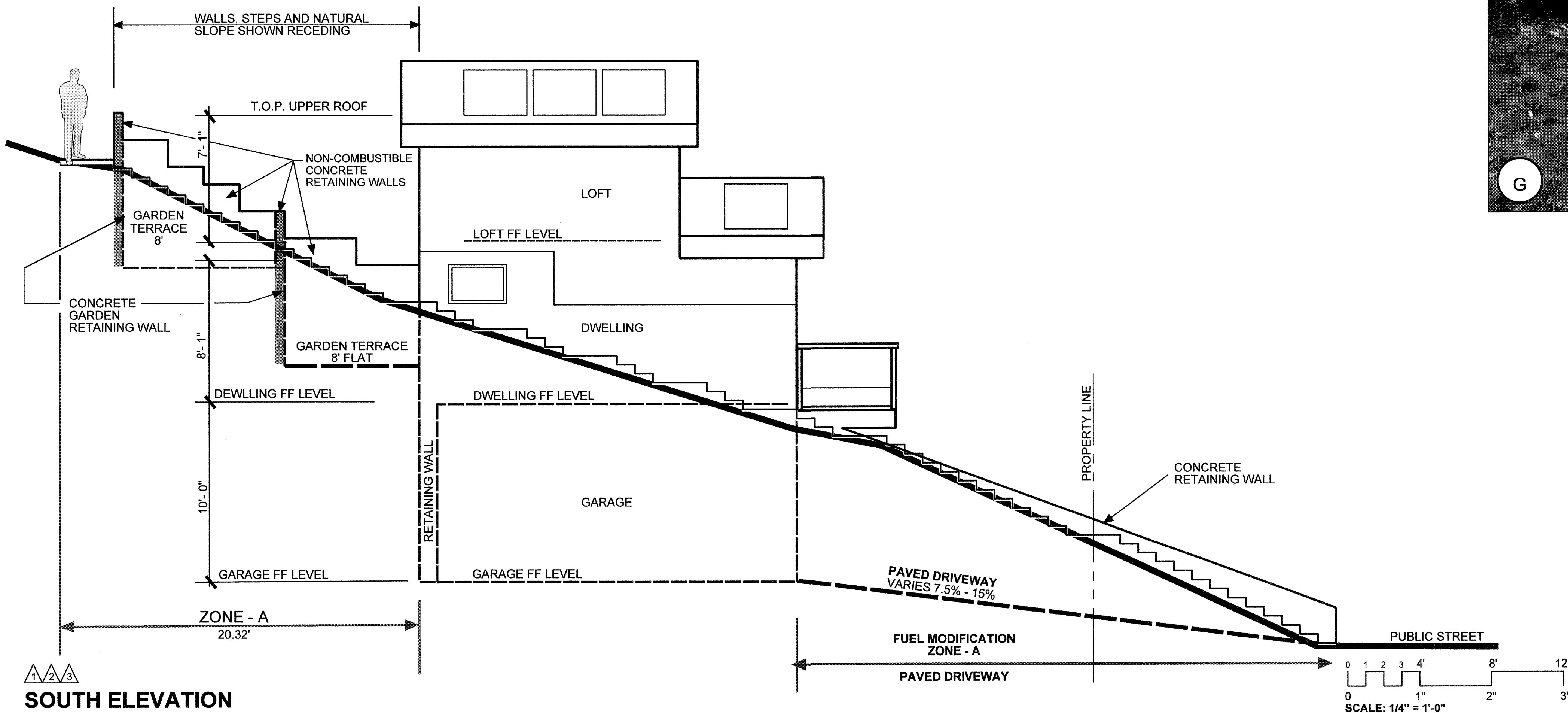
Code	Botanical Name	Common Name	Plant Form
183. W	Myoporum insulare	Boobyalla	Shrub
184. W	Myoporum parvifolium	no common name	Ground Cover
185. W	Myoporum 'Pacificum'	no common name	Ground Cover
186. o	Nassella (stipa) lepidra	Foothill Needlegrass	Ground Cover
187. o	Nassella (stipa) pulchra	Purple Needlegrass	Ground Cover
188. o	Nemophila menziesii	Baby Blue Eyes	Annual
189. X	Nerium Oleander	Oleander	Shrub
190. o	Nolina cismontana	Chapparral Nolina	Shrub
191. N	Nolina species	Mexican Grasstree	Shrub
192. W	Oenothera belandieri	Mexican Evening Primrose	Ground Cover
193. N	Oenothera hookeri	California Evening Primrose	Flower
194. W	Oenothera speciosa	Show Evening Primrose	Perennial
195. X	Ophiopogon japonicus	Mondo Grass	Ground Cover
196. o *	Opuntia littoralis	Prickly Pear	Cactus
197. o *	Opuntia oricola	Oracle Cactus	Cactus
198. o *	Opuntia prolifera	Coast Cholla	Cactus
199. W	Osmanthus fragrans	Sweet Olive	Shrub
200. X	Osteospermum fruticosum	Training African Daisy	Ground Cover
201. X	Parkinsonia aculeata	Mexican Palo Verde	Tree
202. W	Pelargonium peltatum	Ivy Geranium	Ground Cover
203. X	Pensstemon species	Beard Tongue	Shrub
204. W	Phytolita fraseria	no common name	Shrub
205. W	Pistacia chinensis	Chinese Pistache	Tree
206. X	Pittosporum undulatum	Victorian Bush	Tree
207. o	Plantago erecta	California Plantain	Annual
208. **	Plantago insularis	Woolly Plantain	Annual
209. X	Plantago sempervirens	Evergreen Plantain	Ground Cover
210. W	Plantanus racemosa	California Sycamore	Tree
211. W	Plumbago auriculata	Plumbago acacia	Shrub
212. o	Populus fremontii	Western Cottonwood	Tree
213. X	Portulacaria afro	Elephant's Foot	Shrub
214. o	Potentilla glandulosa	Sticky Cinquefoil	Subshrub
215. X	Potentilla tabernaemontanii	Spring Cinquefoil	Ground Cover
216. X	Prunus caroliniana	Carolina Cherry Laurel	Shrub/Tree
217. o	Prunus ilicifolia ssp. ilicifolia	Holly Leafed Cherry	Shrub
218. X	Prunus lyonii	Catalina Cherry	Shrub/Tree
219. N	Punica granatum	Pomegranate	Shrub/Tree
220. W	Puya species	Puya	Succulent/Shrub
221. W	Pyraantha species	Firethorn	Shrub
222. o	Quercus agrifolia	Coast Live Oak	Tree
223. o n *	Quercus berberidifolia	California Scrub Oak	Shrub
224. o n *	Quercus dumosa	Coastal Scrub Oak	Shrub
225. X	Quercus engelmannii	Engelmann Oak	Tree
226. X	Quercus suber	Cork Oak	Tree
227. X	Rhamnus alaternus	Italian Buckhorn	Shrub
228. o	Rhamnus californica	California Coffee Berry	Shrub
229. o	Rhamnus crocea	Redberry	Shrub
230. o	Rhamnus crocea ssp. ilicifolia	Hollyleaf Redberry	Shrub
231. N	Rhaphirolepis species	Indian Hawthorne	Shrub
232. o	Rhus integrifolia	Lemonade Berry	Shrub
233. N	Rhus lancea	African Sumac	Tree
234. o n	Rhus ovata	Sugar bush	Shrub
235. o	Ribes aureum	Golden Currant	Shrub
236. o	Ribes indecorum	White Flowering Currant	Shrub
237. o	Ribes speciosum	Fuschia Flowering Gooseberry	Shrub
238. W	Ribes viburnifolium	Evergreen currant	Shrub
239. o *	Romneya coulteri	Mattilja Poppy	Shrub
240. X	Romneya coulteri 'White Cloud'	White Cloud Mattilja Poppy	Shrub
241. W n	Rosmarinus officinalis	Rosemary	Shrub
242. W n	Salvia greggii	Autumn Sage	Shrub
243. W n	Salvia sonomensis	Creeping Sage	Ground Cover
244. o	Sambucus mexicana	Mexican Elderberry	Tree
245. W	Santolina chamaecyparissus	Lavender Cotton	Ground Cover
246. W	Santolina vires	Green Lavender Cotton	Shrub
247. o	Satureja chandleri	San Miguel Savory	Perennial
248. o	Scirpis scutus	Hard Stem Bulrush	Perennial
249. o	Scirpus californicus	California Bulrush	Perennial
250. X	Sedum acre	Goldmoss Sedum	Ground Cover
251. X	Sedum album	Green Stonecrop	Ground Cover
252. X	Sedum confusum	no common name	Ground Cover
253. X	Sedum lineare	no common name	Ground Cover
254. X	Sedum x rubrotinctum	Pork and Beans	Ground Cover
255. X	Senecio serpens	no common name	Ground Cover
256. o	Sisyrinchium bellum	Blue Eyed Grass	Ground Cover
257. o	Solanum douglasii	Douglas Nightshade	Shrub
258. o	Solanum xanthi	Purple Nightshade	Perennial
259. W	Stenocarpus sinuatus	Firewheel Tree	Tree
260. W	Streitzia nicotia	Giant Bird of Paradise	Perennial
261. W	Streitzia reginae	Bird of Paradise	Perennial
262. o	Symphoricarpos mollis	Creeping Snowberry	Shrub
263. W	Tecoma stans (Stenobolium stans)	Yellow Bells	Shrub/Small Tree
264. X	Tecomaria capensis	Cape Honeysuckle	Ground Cover
265. N	Teucrium chamedrys	Gemander	Ground Cover
266. N	Thymus serpyllum	Lemon Thyme	Ground Cover
267. N	Trachelospermum jasminoides	Star Jasmine	Shrub

Code	Botanical Name	Common Name	Plant Form
268. o	Trichostema lanatum	Woolly Blue Curfs	Shrub
269. X	Trifolium hirtum 'Hyron'	Hyron Rose Clover	Ground Cover
270. X	Trifolium fragrum 'O'Connor's'	O'Connor's Legume	Ground Cover
271. o	Umbellularia californica	California Laurel	Tree
272. o	Verbena lasiostachys	Western Verbain	Perennial
273. N	Verbena peruviana	no common name	Ground Cover
274. X	Verbena species	Verbena	Ground Cover
275. X	Vinca minor	Dwarf Periwinkle	Ground Cover
276. o	Vitis girdiana	Desert Wild Grape	Vine
277. X	Vulpia myuros 'Zorro'	Zorro Annual Fescue	Grass
278. W	Westringia fruticosa	no common name	Shrub
279. W	Xanthorrhoea species	Grass Tree	Perennial, Accent shrub
280. W	Xylosma congestum	Shiny Xylosma	Shrub
281. X	Yucca Specdes	Yucca	Shrub
282. o	Yucca whipplei	Yucca	Shrub

Symbol Legend



SITE PHOTOS - LOCATIONS NOTED ON SHEET FM-1



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**CONCEPTUAL FUEL
 MODIFICATION PLAN
 PHOTOS & SECTION**

- REVISIONS:
- ▲ March 26, 2020; 2nd Plan Check
 - ▲ May 11, 2020 OCFA Plan Check
 - ▲ June 11, 2020 OCFA Plan Check

DATE: Oct. 30, 2019

FM 4
 SHEET OF



285412