

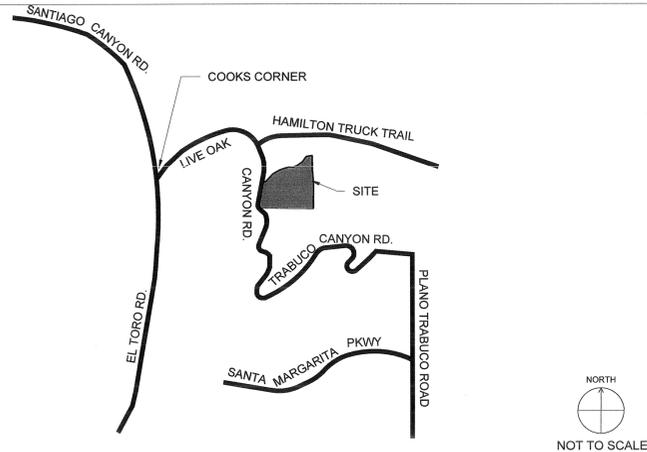


KOHEID
5312 Bolsa Ave.
Huntington Beach
CA 92649

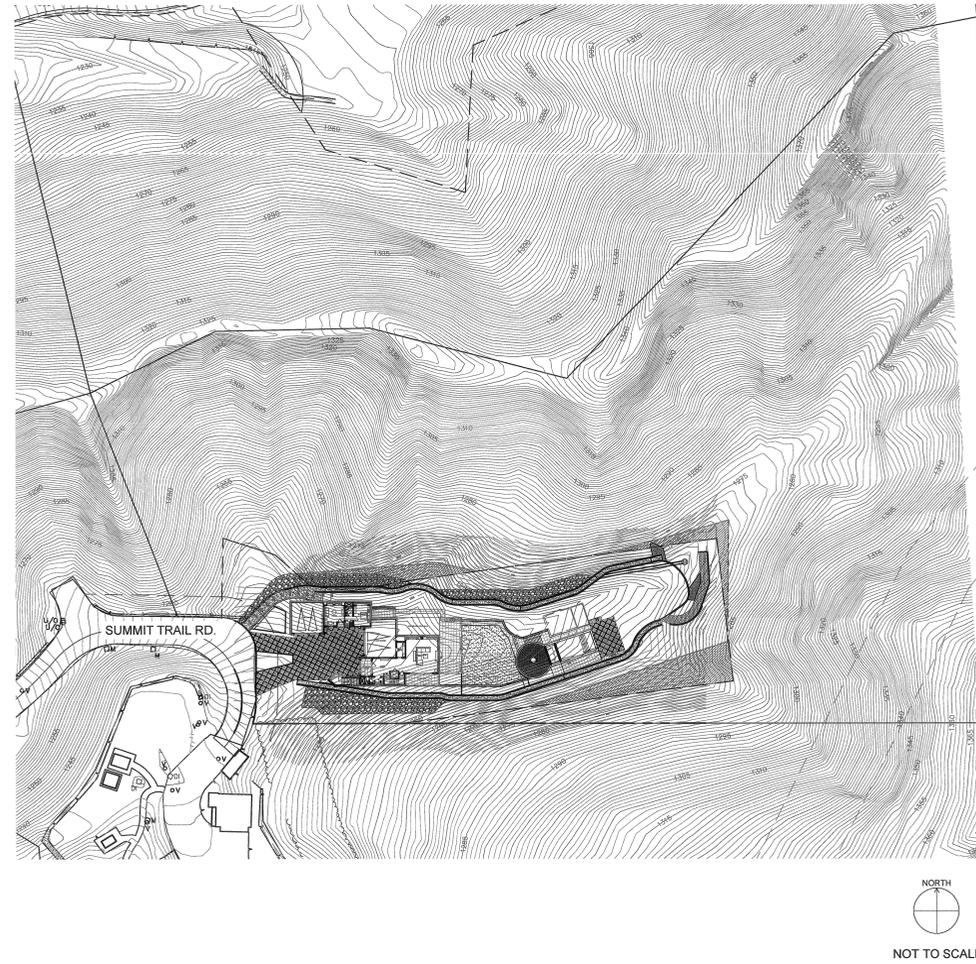
THE OAKS AT TRABUCO

LOT 04 TRACT 14749
TRABUCO CANYON CA, 92625
LANDSCAPE ARCHITECTURAL PLANS
FIRE FUEL MODIFICATION OCFA SR#534003

VICINITY MAP



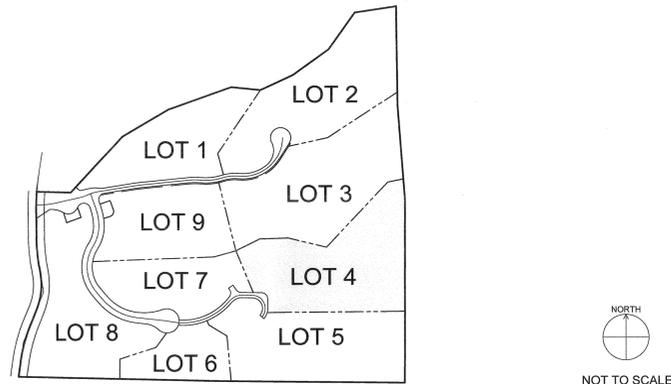
OVERALL SITE PLAN



SHEET INDEX

COVER	OCFA NOTES AND ATTACHEMENTS
FFM-0	FIRE FUEL PLAN
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FFM-2	SECTIONS
FFM-3	SECTIONS
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KEY MAP



ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 5 Months of Inactivity
Approval subject to field inspection and required test, retest, boring, conditions in correspondence and compliance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
OCFA SR #: 534003
Fee Code: 125
Plan Type: Rescue Fuel Modification
By: Juan Huesera
Emp #: 6320 Date: 7/26/2022
ONLY STAMPED SHEETS REVIEWED BY
ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule
Inspections: (714) 572-6100
Notes:

THE OAKS AT TRABUCO
FIRE FUEL MODIFICATION OCFA SR#534003
LOT 04
TRABUCO CANYON
CA 92625

CLIENT INFORMATION
PREPARED FOR:
Bruce Goren
10866 Wilshire Blvd.
11th Floor
Los Angeles CA 90024

JOB SITE INFORMATION
The Oaks at Trabuco
Lot 04 TRACT # 14749
SUMMIT TRAIL ROAD
TRABUCO CANYON, CA

SUBMITTAL(S) LISTING:
2022-04-14 OCFA SUB. #1
2022-06-16 OCFA SUB. #2
2022-07-11 OCFA SUB. #3

REVISION(S) LISTING:



DESCRIPTION:
Job No: 117123A
Date: 07-07-2022

NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR.
3. CONSTRUCTION AND INSTALLATION OF ALL LANDSCAPE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO CAL-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND / OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.
5. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTORS RISK AND EXPENSE.
6. NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY BY THE APPLICANT/ OWNER OR HIS OR HER AGENTS UNTIL A PUBLIC PROPERTY ENCROACHMENT PERMIT IS ISSUED BY THE CITY ENGINEER.
7. WITH THE ACCEPTANCE TO CONSTRUCT THIS PROJECT, CONTRACTOR AND OWNER AGREE TO HOLD LANDSCAPE ARCHITECT HARMLESS OF ANY UNFORESEEN CONSTRUCTION COSTS DUE TO ELEMENTS NOT SPECIFIED ON THESE PLANS.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMPLETING BIDS. CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST OF ALL DEMOLITION AND ANY SOIL IMPORT AND OR EXPORT NEEDED TO COMPLETE THIS PROJECT.
9. CONTRACTOR SHALL INSTALL THIS PROJECT UTILIZING THE LANDSCAPE INDUSTRY'S B.M.P. BEST MANAGEMENT PRACTICES.

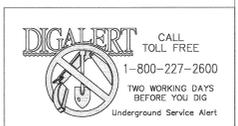
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714.665.4549
CONTACT: LINDA SANDUSKY
LSANDUSKY@DEAINC.COM



COVER SHEET

OCFA NOTES

- 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.
- FMZ, SMA, AND 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 HOMEOWNERS 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.

ADDITIONAL OCFA NOTES

- THE APPLICANT IS PROVIDING SPRINKLERS IN ALL STRUCTURES AND ALSO VOLUNTARILY PROVIDING SPRINKLER PROTECTION EXTENDED INTO THE ATTIC SPACES OF STRUCTURES. THE ATTIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH OCFA BULLETIN 01-06
- ALL VENT PENNINGS INTO ATTIC SPACES AND WALL SHALL BE 1/8 INCH SCREENING
- ANY ATTIC AND/OR ROOFING VENTS SHALL BE O'HAGAN LOW PROFILE TYPE

- FUEL MODIFICATION MAINTENANCE SHALL TAKE PLACE TWICE A YEAR, ONCE IN THE LATE SPRING AND NICEE AGAIN IN THE EARLY FALL. THERE ARE NO RESTRICTIONS ON THE TIME OF YEAR THAT THE FUEL MODIFICATION MAINTENANCE WILL TAKE PLACE
- PROTECTED HABITAT IS NOT PROTECTED WITHIN THE FUEL MODIFICATION ZONE THE LAND OWNER SHALL MITIGATE ANY HABITAT REQUIREMENTS PLACED BY OTHER AGENCIES. THE LAND FOR FUEL MODIFICATION IS RESERVED FOR MAINTENANCE OF THE FUEL MODIFICATION ZONE AND NOT USED TO RETAIN PROTECTED HABITAT.
- THE STRUCTURE SHALL BE CONSTRUCTED FULLY IN ACCORDANCE WITH CHAPTER 7A CALIFORNIA BUILDING CODE.

CONSTRUCTION FEATURES VHFZ

ALL CONSTRUCTION FEATURES SHALL MEET OR EXCEED THE CONSTRUCTION STANDARDS FOR A VERY HIGH FIRE SEVERITY ZONE. REFERENCED REQUIREMENTS CALIFORNIA BUILDING CODE CHAPTER 7A, CALIFORNIA RESIDENTIAL CODE SEC. R337.

HOMEOWNERS ASSOCIATION ROADWAY MAINTAINED ZONE

THE HOMEOWNERS ASSOCIATION MAINTAINS 15FT ON EACH SIDE OF ROADWAY ON A MONTHLY BASIS. HOME OWNER SHALL ASSUME RESPONSIBILITY MAINTAINING THE 15 FOOT ZONE.

FUEL MODIFICATION IMPLEMENTATION & REQUIRED INSPECTIONS

- PRIOR TO ROUGH GRADING PERMIT ISSUANCE, THE DEVELOPER SHALL HAVE APPROVED/STAMPED CONCEPTUAL FUEL MODIFICATION PLAN
- PRIOR TO PRECISE GRADING PERMIT ISSUANCE, THE DEVELOPER/BUILDER SHALL HAVE APPROVED/STAMPED PRECISE FUEL MODIFICATION PLAN, WITH APPLICABLE NOTE STATING MAINTENANCE LANGUAGE WILL BE PROVIDED IN CC&RS AND REVIEWED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY (SEE SECTION IV AND ATTACHMENT 5.)
- PRIOR TO BUILDING PERMIT ISSUANCE, THE DEVELOPER/BUILDER SHALL IMPLEMENT THOSE PORTIONS OF THE APPROVED FUEL MODIFICATION PLAN DETERMINED TO BE NECESSARY BY OCFA PRIOR TO INTRODUCTION OF ANY COMBUSTIBLE MATERIALS INTO THE AREA (REMOVAL OF UNDESIRABLE SPECIES MAY MEET THIS REQUIREMENT). THIS GENERALLY INVOLVES REMOVAL AND THINNING OF PLANT MATERIALS INDICATED ON APPROVED PLAN. AN INSPECTION AND/OR RELEASE LETTER TO THE BUILDING DEPARTMENT IS REQUIRED.
- PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY, THE FUEL MODIFICATION ZONES ADJACENT TO STRUCTURES MUST BE INSTALLED, IRRIGATED, AND INSPECTED. THIS INCLUDES PHYSICAL INSTALLATION OF FEATURES IDENTIFIED IN THE APPROVED PRECISE FUEL MODIFICATION PLAN (INCLUDING, BUT NOT LIMITED TO, PLANT ESTABLISHMENT, THINNING, IRRIGATION, ZONE MARKERS, ACCESS EASEMENTS, ETC.). AN OCFA FIRE INSPECTOR WILL PROVIDE WRITTEN APPROVAL OF COMPLETION AT THE TIME OF THIS FINAL INSPECTION. THE CC&R LANGUAGE FOR MAINTENANCE MUST ALSO BE PROVIDED AND APPROVED BY OCFA.
- PRIOR TO HOME OWNER ASSOCIATION (HOA) ACCEPTANCE (IF APPLICABLE), THIS ACTIVITY MUST INCLUDE AN OCFA FIRE INSPECTOR AND THE FOLLOWING REPRESENTATIVES:
 - LANDSCAPE DESIGN PROFESSIONAL
 - INSTALLING LANDSCAPE CONTRACTOR
 - HOA MANAGEMENT REPRESENTATIVE
 - HOA LANDSCAPE MAINTENANCE CONTRACTOR
 THE FUEL MODIFICATION SHALL BE MAINTAINED AS ORIGINALLY INSTALLED AND APPROVED. A COPY OF THE APPROVED PLANS MUST BE PROVIDED TO THE HOA REPRESENTATIVES AT THIS TIME. LANDSCAPE PROFESSIONALS MUST CONVEY ONGOING MAINTENANCE REQUIREMENTS TO HOA REPRESENTATIVES
- ANNUAL INSPECTION AND MAINTENANCE: THE PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF THE FUEL MODIFICATION. ALL AREAS MUST BE MAINTAINED IN ACCORDANCE WITH APPROVED FUEL MODIFICATION PLANS. THIS GENERALLY INCLUDES A MINIMUM OF TWO GROWTH REDUCTION MAINTENANCE ACTIVITIES THROUGHOUT THE FUEL MODIFICATION AREAS EACH YEAR (SPRING AND FALL). OTHER ACTIVITIES INCLUDES MAINTENANCE OF IRRIGATION SYSTEMS, REPLACEMENT OF DEAD OR DYING VEGETATION WITH APPROVED MATERIALS, REMOVAL OF DEAD PLANT MATERIAL, AND REMOVAL OF UNDESIRABLE SPECIES. THE OCFA CONDUCTS REGULAR INSPECTIONS OF ESTABLISHED FUEL MODIFICATION AREAS. ONGOING MAINTENANCE SHALL BE CONDUCTED REGARDLESS OF THE DATE OF THESE INSPECTIONS

MAINTENANCE NOTE:

- THE DUTY OF THE HOMEOWNERS' ASSOCIATION TO PERFORM FIRE PREVENTION MAINTENANCE (AS DEFINED BELOW) FOR ALL FUEL MODIFICATION ZONES, SPECIAL MAINTENANCE AREAS, ROADWAY PROTECTION ZONE, AND MANUFACTURED INTERIOR SLOPES WITHIN THE DEVELOPMENT SHALL BE INCLUDED AS AN EXPRESS OBLIGATION IN THE RECORDED CC&RS FOR THE DEVELOPMENT. SIMILARLY, EACH OWNER WHOSE LOT (OR CONDOMINIUM) IS SUBJECT TO FMZ RESTRICTIONS (E.G., NON-COMBUSTIBLE STRUCTURE SETBACK, ETC.) SHALL BE OBLIGATED TO COMPLY WITH SUCH RESTRICTIONS.
- THE OCFA WILL BE DESIGNATED AS A THIRD PARTY BENEFICIARY OF A HOA'S DUTY TO PERFORM "FIRE PREVENTION MAINTENANCE" (AS DEFINED BELOW) FOR ALL PORTIONS OF THE ASSOCIATION PROPERTY OR COMMON AREA THAT CONSTITUTE FMZS AND DESIGNATED INTERIOR/MANUFACTURED SLOPES TO BE MAINTAINED BY THE HOA, AND OF ANY OWNERS' DUTY TO COMPLY WITH ANY FMZ RESTRICTIONS APPLICABLE TO THEIR LOT OR CONDOMINIUM. ADDITIONALLY, OCFA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE HOA'S DUTY TO PERFORM SUCH FIRE PREVENTION MAINTENANCE, AND TO ENFORCE COMPLIANCE BY ANY OWNER WITH ANY FMZ RESTRICTIONS APPLICABLE TO THEIR LOT OR CONDOMINIUM. IN FURTHERANCE OF SUCH RIGHT, THE OCFA SHALL BE ENTITLED TO RECOVER ITS COSTS OF SUIT, INCLUDING ITS ACTUAL ATTORNEYS' FEES, IF IT PREVAILS IN AN ENFORCEMENT ACTION AGAINST AN HOA AND/OR AN INDIVIDUAL OWNER. (A SAMPLE THIRD PARTY BENEFICIARY PROVISION TO BE INCORPORATED INTO THE CC&RS IS ATTACHED HERETO AS ADDENDUM "1").
 - AS USED HEREIN, "FIRE PREVENTION MAINTENANCE" SHALL MEAN THE FOLLOWING:
 - ALL PORTIONS OF THE ASSOCIATION PROPERTY OR COMMON AREA THAT CONSTITUTE FMZS OR DESIGNATED INTERIOR/MANUFACTURED SLOPES SHALL BE REGULARLY MAINTAINED BY THE HOA ON A YEAR-ROUND BASIS IN ACCORDANCE WITH THE FUEL MODIFICATION PLAN ON FILE WITH THE PROPERTY MANAGER FOR THE DEVELOPMENT.
 - THE IRRIGATION SYSTEM FOR FMZS OR DESIGNATED INTERIOR/MANUFACTURED SLOPES SHALL BE KEPT IN GOOD CONDITION AND PROPER WORKING ORDER AT ALL TIMES. THE IRRIGATION SYSTEM SHALL NOT BE TURNED OFF EXCEPT FOR NECESSARY REPAIRS AND MAINTENANCE.



5312 Bolsa Ave.
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CA 92649

THE OAKS AT TRABUCO
 FIRE FUEL MODIFICATION OCFA SR#534003
 LOT 04
 TRABUCO CANYON
 CA 92625

LOT 4 FIRE BEHAVIOR CALC.	
60-MPH NORTH, NORTHEAST AND EAST WIND	
RATE OF SPEED	480 FT/MIN
FIRELINE INTENSITY	27,538 BTU/FT/SEC
FLAME LENGTH	48.0 FT
30-MPH SOUTH, SOUTHWEST & WEST WIND	
RATE OF SPEED	469 FT/MIN
FIRELINE INTENSITY	27,538 BTU/FT/SEC
FLAME LENGTH	

LOT 4 FIRE BEHAVIOR ASSUMPTIONS			
	N/M/E	S/S/W/W	
1 HR. FM	2%	3%	
10 HR. FM	3%	4%	
100 HR. FM	5%	6%	
HERBACEOUS FM	30%	50%	
WOODY FM	50%	60%	
20 - FOOT WIND SPEED 60 MPH	30 MPH		
PERCENT SLOPE 45%	25%		
ASPECT 340	270		
FUEL MOISTURE = FM			

Fuel Modification Plans Design: C-05

January 1, 2020

ADDENDUM "1"

Enforcement by the Orange County Fire Authority (OCFA): The OCFA is hereby designated as an intended third party beneficiary of the Association's duties to perform "Fire Prevention Maintenance" for all portions of the Association Property or Common Areas consisting of FMZs or designated interior/manufactured slopes in accordance with the fuel modification plan, and of each owner's duty to comply with any FMZ or designated interior/manufactured slopes restrictions applicable to their lot or condominium as set forth in the fuel modification plan. In furtherance thereof, the OCFA shall have the right, but not the obligation, to enforce the performance by the association of its duties and any other fire prevention requirements which were imposed by the OCFA or other public agency as a condition of approval for the development (e.g. prohibition of parking in fire lanes, maintenance of the blue reflective markers indicating the location of fire hydrants, etc.). The OCFA shall also have the right, but not the obligation, to enforce compliance by any owner with any FMZ or designated interior/manufactured slopes restrictions applicable to their lot or condominium as set forth in the fuel modification plan. If in its sole discretion, the OCFA shall deem it necessary to take legal action against the association or any owner to enforce such duties or other requirements, and prevents in such action, the OCFA shall be entitled to recover the full costs of said action including its actual attorneys' fees, and to impose a lien against the association property, or an owner's lot or condominium, as the case may be, until said costs are paid in full.

Zone A – Irrigated Structure Setback Zone

The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. Zone A shall not be less than a 20-foot minimum width. The entire structure setback zone is to be located on a level, graded area at the base of the slope. On the south side this area is 5 feet at the access gate and increases to 7 feet, prior to a large flat area at the rear of the house. To ensure the integrity of this zone a planted boulder blanket will be installed to the south of the access for a total distance of 18 feet. On the north side the access is 6 feet finches opening to 8 feet, followed by a 6 ft masonry wall, and the water treatment facility.

Zone "A" Approved Configurations:

- Zone A through D shall be maintained by the homeowner until adjacent lots are developed.
- The HOA CC&RS provide for off-site treatment on the adjacent parcel until such time buildout has occurred. See Conceptual Fuel Treatment Exhibit Sheet 3.

Zone A – Specific Maintenance Requirements

- Automatic irrigation systems to maintain healthy vegetation with high moisture content and be regularly irrigated.
- Pruning of foliage to reduce fuel load, maintain vertical continuity, and removal of plant litter and dead wood in accordance with Attachment 6.
- Complete removal of undesirable plant species (See Attachment 7). There is also minimal allowance for retention of selected native vegetation.
- Plants in this zone shall be highly fire resistant and selected from the Attachment 8 for the setback zone and given geographical area. (Refer to Attachment 8 and Section 3).
- Tree species within Zone A are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
- Maintenance includes thinning and removal of over-growth, replacement of dead/dying plant material with approved fire resistant plantings.
- Devices that burn solid fuels are not permitted in any fuel modification zone. H. No combustible construction shall be allowed within Zone A.

Zone B – Irrigated Zone

This portion of fuel modification consists of irrigated landscaping with a ground cover installed. This irrigated zone adjoins Zone A at the beginning of the slope, and is a minimum of 50 feet in width and may be increased as conditions warrant. On the south Zone B shall be increased into Zone A, by the use of a boulder blanket, planted with succulents and cacti. Zone B shall be permanently and regularly irrigated. Ground cover is required in Zone B and should cover the entire ground between groups of shrubs, trees, or grasses. The Landscape Architect shall select plant species, design an irrigation system, and design a maintenance program which sensitively addresses water conservation practices and includes methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of 20 feet from the drip line of any existing native Coast Live Oak species.

Zone B shall be cleared of all undesirable plant species, irrigated, and planted with species from Attachment 8. Exceptions to save desirable species may be submitted for approval by the OCFA on a site-specific basis. One of the goals of Zone B maintenance is to always retain the originally approved design throughout the future.

Zone B – Specific Maintenance Requirements

- Groundcover shall be installed and maintained at a height not to exceed 2 feet.
- In order to maintain proper coverage, landscape islands with native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be

approximately 4 inches.

- Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species specific needs.
- All plant species designed for Zone B shall be selected from Attachment 8. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from Attachments 6, 7, and 8.
- Groups of trees, tree-form shrubs, and shrubs that naturally exceed 2 feet in height shall be vertically pruned, and horizontally spaced in accordance with Attachment 6. (Attachment 6) has allowances for vertical separation only, based on the height of the specimen and distance from a structure).
- Removal of dead and dying vegetation and undesirable plant species from Attachment 7.
- Devices that burn solid fuels are not permitted in any fuel modification zone.
- Combustible construction is not allowed within Zone B.

Zones C and D – Thinning Zones – Non-Irrigated

- Zone C is 50-Foot in Width
- Zone D is 50-Foot in Width

The thinning zones are located between the irrigated Zone B and the non-maintained wildland area. After vegetation is strategically removed (thinned) within zones C and D, the amount of the fuel load adjacent to the non-maintained wildland area becomes reduced. These zones begin the process of slowing the speed of the moving fire and decreasing its intensity. This reduces the amount of heat and embers produced as the fire approaches the structure(s). The thinning zones require the specific maintenance activities listed below. In combination with the Attachment 6 requirements, Zone C can be thinned to a 50% reduction level and Zone D can be thinned to a 30% reduction level. After maintenance, the reduction levels can normally be visually compared to the mature vegetation in the non-maintained wildland area.

Zone C and D – Specific Maintenance Requirements

- Removal of dead and dying vegetation and undesirable plant species from Attachment 7.
- In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.
- Groups of trees, tree-form shrubs, and shrubs that naturally exceed 2 feet in height shall be vertically pruned, and horizontally spaced in accordance with Attachment 6. (Attachment 6) has allowances for vertical separation only, based on the height of the specimen and distance from a structure).
- Plants species introduced into Zone C and D shall be selected from Attachment 8. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from Attachments 7 and 8. (See Section 3)
- Reduce fuel loading by reducing fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of tree holding root systems. Maintain sufficient cover to prevent erosion without requiring planting. Roots of species listed in Attachment 7 shall be removed from the zone unless an erosion analysis has been performed by a qualified professional or Geologist indicating the need to retain the root systems. Geology reports affecting the fuel modification program shall be provided to the OCFA. Rev.09/2013

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)

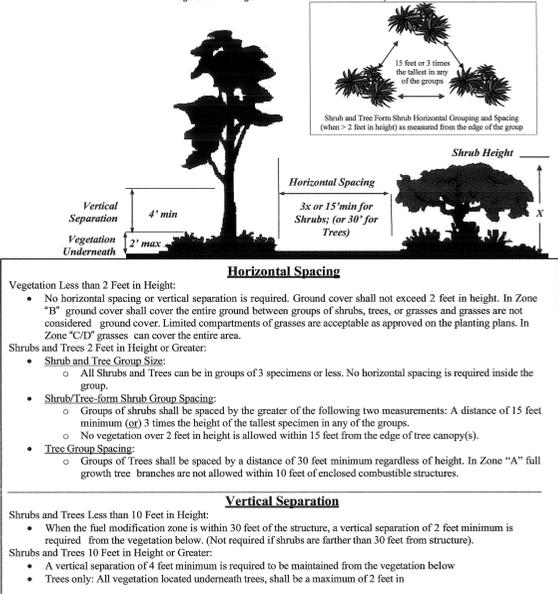
Botanical Name	Common Name
Adenostoma Fasciculatum	Chamise
Adenostoma Sparsifolium	Red Shanks
Anthemix Cotula	Mayweed
Artemisia Californica	California Sagebrush
Brassica Nigra	Black Mustard
Brassica Rapa	Wild Turnip, Yellow Mustard, Field Mustard
Cardaria Draba	Noary Cress, Perennial Peppergrass
Cirsium Vulgare	Wild Artichoke
Conyza Canadensis	Horseweed
Cortaderia Selloana	Pampas Grass
Cynara Cardunculus	Artichoke Thistle
Eriogonum Fasciculatum	Common Buckwheat
Heterotheca Grandiflora	Telegraph Plant
Lactuca Scariola	Prickly Lettuce
Nassella/Stipa tenuissima	Mexican Feathergrass
Nicotiana Glauca	Indian Tobacco
Nicotiana Glauca	Tree Tobacco
Ricinus Communis	Castor Bean Plant
Sarcola Austalis	Russian Thistle/Tumbleweed
Salvia Melifera	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

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Fuel Modification Plans Design: C-05

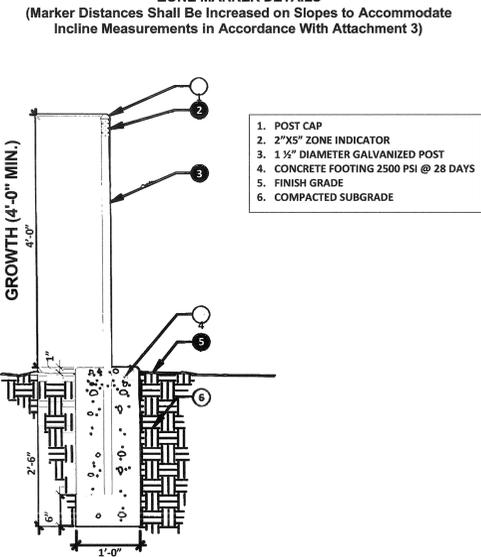
January 1, 2020

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



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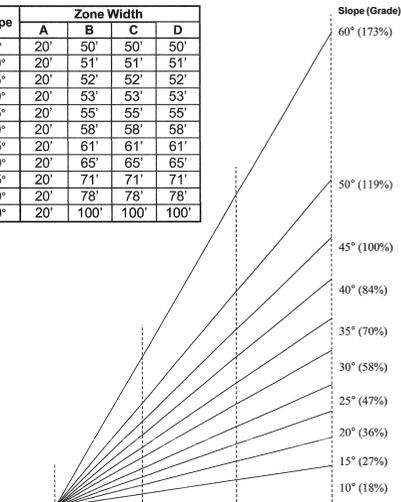
Attachment 4
ZONE MARKER DETAILS
(Marker Distances Shall Be Increased on Slopes to Accommodate Incline Measurements in Accordance With Attachment 3)



16

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

Slope	Zone Width			
	A	B	C	D
0°	20'	50'	50'	50'
10°	20'	51'	51'	51'
15°	20'	52'	52'	52'
20°	20'	53'	53'	53'
25°	20'	55'	55'	55'
30°	20'	58'	58'	58'
35°	20'	61'	61'	61'
40°	20'	65'	65'	65'
45°	20'	71'	71'	71'
50°	20'	78'	78'	78'
60°	20'	100'	100'	100'



15

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.

CLIENT INFORMATION

PREPARED FOR:
Bruce Goren
10866 Wilshire Blvd.
11th Floor
Los Angeles CA 90024

JOB SITE INFORMATION

The Oaks at Trabuco
Lot 04 TRACT # 14749
SUMMIT TRAIL ROAD
TRABUCO CANYON, CA

SUBMITTAL(S) LISTING:

2022-04-14 OCFA SUB. #1
2022-05-18 OCFA SUB. #2
2022-07-11 OCFA SUB. #3

REVISION(S) LISTING:



DESCRIPTION:

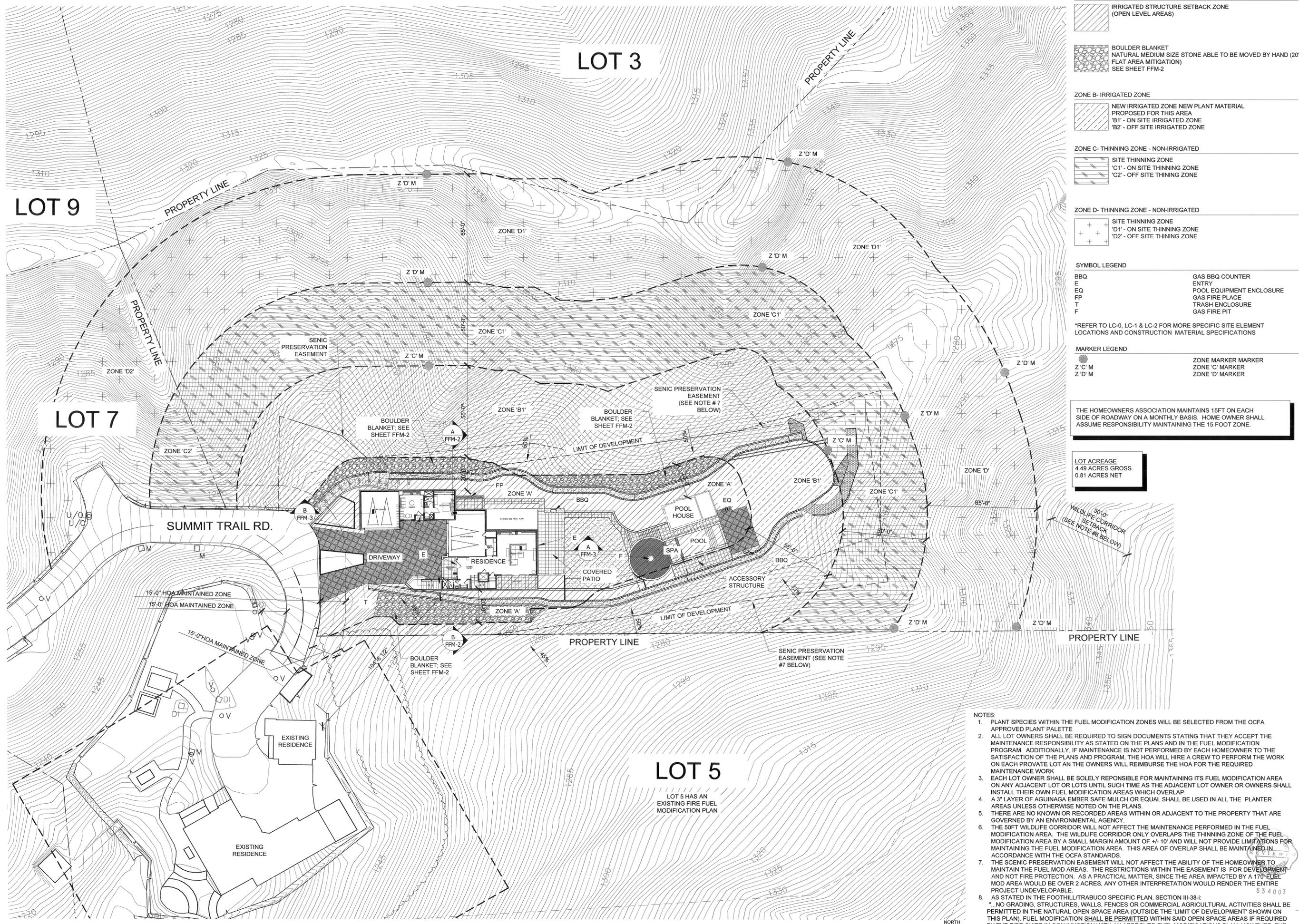
Job No: 117123A
Date: 07-07-2022

FFM-0
FIRE PLAN
NOTES &
ATTACHMENTS



5312 Boles Ave.
Huntington Beach
CA 92649

THE OAKS AT TRABUCO
FIRE FUEL MODIFICATION OCFA SR#534003
LOT 04
TRABUCO CANYON
CA 92625



	ZONE A- IRRIGATED STRUCTURE SETBACK ZONE IRRIGATED STRUCTURE SETBACK ZONE (OPEN LEVEL AREAS)
	BOULDER BLANKET NATURAL MEDIUM SIZE STONE ABLE TO BE MOVED BY HAND (20' FLAT AREA MITIGATION) SEE SHEET FFM-2
	ZONE B- IRRIGATED ZONE NEW IRRIGATED ZONE NEW PLANT MATERIAL PROPOSED FOR THIS AREA 'B1' - ON SITE IRRIGATED ZONE 'B2' - OFF SITE IRRIGATED ZONE
	ZONE C- THINNING ZONE - NON-IRRIGATED SITE THINNING ZONE 'C1' - ON SITE THINNING ZONE 'C2' - OFF SITE THINNING ZONE
	ZONE D- THINNING ZONE - NON-IRRIGATED SITE THINNING ZONE 'D1' - ON SITE THINNING ZONE 'D2' - OFF SITE THINNING ZONE
SYMBOL LEGEND	
BBQ	GAS BBQ COUNTER
EQ	ENTRY
FP	FIRE PLACE
T	TRASH ENCLOSURE
F	FIRE PIT
*REFER TO LC-0, LC-1 & LC-2 FOR MORE SPECIFIC SITE ELEMENT LOCATIONS AND CONSTRUCTION MATERIAL SPECIFICATIONS	
MARKER LEGEND	
	ZONE 'C' MARKER
	ZONE 'D' MARKER

THE HOMEOWNERS ASSOCIATION MAINTAINS 15FT ON EACH SIDE OF ROADWAY ON A MONTHLY BASIS. HOME OWNER SHALL ASSUME RESPONSIBILITY MAINTAINING THE 15 FOOT ZONE.

LOT ACREAGE
4.49 ACRES GROSS
0.81 ACRES NET

WILDLIFE CORRIDOR SETBACK
(SEE NOTE #8 BELOW)

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REVISION(S) LISTING:

DESCRIPTION:
Job No. 117123A
Date: 07-07-2022

REVISION(S) LISTING:

FFM-1
FIRE PLAN

- NOTES:**
- PLANT SPECIES WITHIN THE FUEL MODIFICATION ZONES WILL BE SELECTED FROM THE OCFA APPROVED PLANT PALETTE
 - ALL LOT OWNERS SHALL BE REQUIRED TO SIGN DOCUMENTS STATING THAT THEY ACCEPT THE MAINTENANCE RESPONSIBILITY AS STATED ON THE PLANS AND IN THE FUEL MODIFICATION PROGRAM. ADDITIONALLY, IF MAINTENANCE IS NOT PERFORMED BY EACH HOMEOWNER TO THE SATISFACTION OF THE PLANS AND PROGRAM, THE HOA WILL HIRE A CREW TO PERFORM THE WORK ON EACH PRIVATE LOT AN THE OWNERS WILL REIMBURSE THE HOA FOR THE REQUIRED MAINTENANCE WORK
 - EACH LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING ITS FUEL MODIFICATION AREA ON ANY ADJACENT LOT OR LOTS UNTIL SUCH TIME AS THE ADJACENT LOT OWNER OR OWNERS SHALL INSTALL THEIR OWN FUEL MODIFICATION AREAS WHICH OVERLAP
 - A 3" LAYER OF AGUINAGA EMBER SAFE MULCH OR EQUAL SHALL BE USED IN ALL THE PLANTER AREAS UNLESS OTHERWISE NOTED ON THE PLANS.
 - THERE ARE NO KNOWN OR RECORDED AREAS WITHIN OR ADJACENT TO THE PROPERTY THAT ARE GOVERNED BY AN ENVIRONMENTAL AGENCY.
 - THE 50FT WILDLIFE CORRIDOR WILL NOT AFFECT THE MAINTENANCE PERFORMED IN THE FUEL MODIFICATION AREA. THE WILDLIFE CORRIDOR ONLY OVERLAPS THE THINNING ZONE OF THE FUEL MODIFICATION AREA BY A SMALL MARGIN AMOUNT OF +/- 10' AND WILL NOT PROVIDE LIMITATIONS FOR MAINTAINING THE FUEL MODIFICATION AREA. THIS AREA OF OVERLAP SHALL BE MAINTAINED IN ACCORDANCE WITH THE OCFA STANDARDS.
 - THE SCENIC PRESERVATION EASEMENT WILL NOT AFFECT THE ABILITY OF THE HOMEOWNER TO MAINTAIN THE FUEL MOD AREAS. THE RESTRICTIONS WITHIN THE EASEMENT IS FOR DEVELOPMENT AND NOT FIRE PROTECTION. AS A PRACTICAL MATTER, SINCE THE AREA IMPACTED BY A 170' FUEL MOD AREA WOULD BE OVER 2 ACRES, ANY OTHER INTERPRETATION WOULD RENDER THE ENTIRE PROJECT UNDEVELOPABLE.
 - AS STATED IN THE FOOTHILL/TRABUCO SPECIFIC PLAN, SECTION III-38-I:
"NO GRADING, STRUCTURES, WALLS, FENCES OR COMMERCIAL AGRICULTURAL ACTIVITIES SHALL BE PERMITTED IN THE NATURAL OPEN SPACE AREA (OUTSIDE THE LIMIT OF DEVELOPMENT) SHOWN ON THIS PLAN. FUEL MODIFICATION SHALL BE PERMITTED WITHIN SAID OPEN SPACE AREAS IF REQUIRED BY THE FIRE CHIEF IN CONJUNCTION WITH AN APPROVED FUEL MODIFICATIONS PLAN. HOWEVER, THE DEVELOPMENT SHOULD BE DESIGNED SO THAT FUEL MODIFICATION IMPACTS TO THE OPEN SPACE AREAS ARE MINIMIZED." IRRIGATION IS CONSIDERED NECESSARY AS PART OF THE FUEL MODIFICATION PLAN HENCE IT SHALL BE EXEMPT FROM THE PRESERVED OPEN SPACE REQUIREMENT.

SCALE: 1" = 20'-0"



LOT 3

LOT 9

LOT 7

LOT 5
LOT 5 HAS AN EXISTING FIRE FUEL MODIFICATION PLAN

SUMMIT TRAIL RD.

15'-0" HOA MAINTAINED ZONE

15'-0" HOA MAINTAINED ZONE

EXISTING RESIDENCE

DRIVEWAY

RESIDENCE

COVERED PATIO

POOL HOUSE

POOL

SPA

BBQ

ACCESSORY STRUCTURE

BBQ

DRIVEWAY

RESIDENCE

COVERED PATIO

POOL HOUSE

POOL

SPA

BBQ

ACCESSORY STRUCTURE

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DRIVEWAY

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ACCESSORY STRUCTURE

BBQ

DRIVEWAY

RESIDENCE

COVERED PATIO

POOL HOUSE

POOL

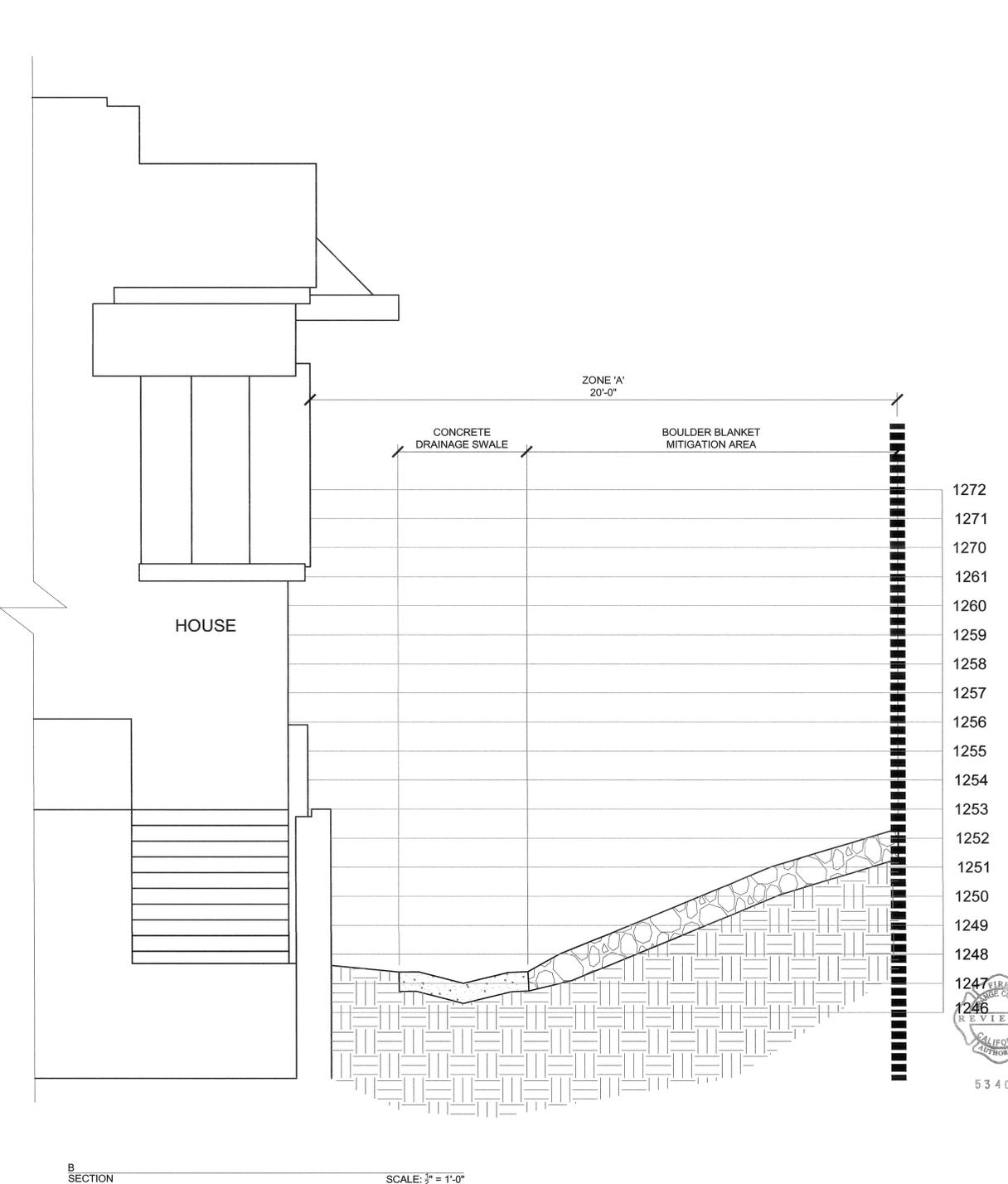
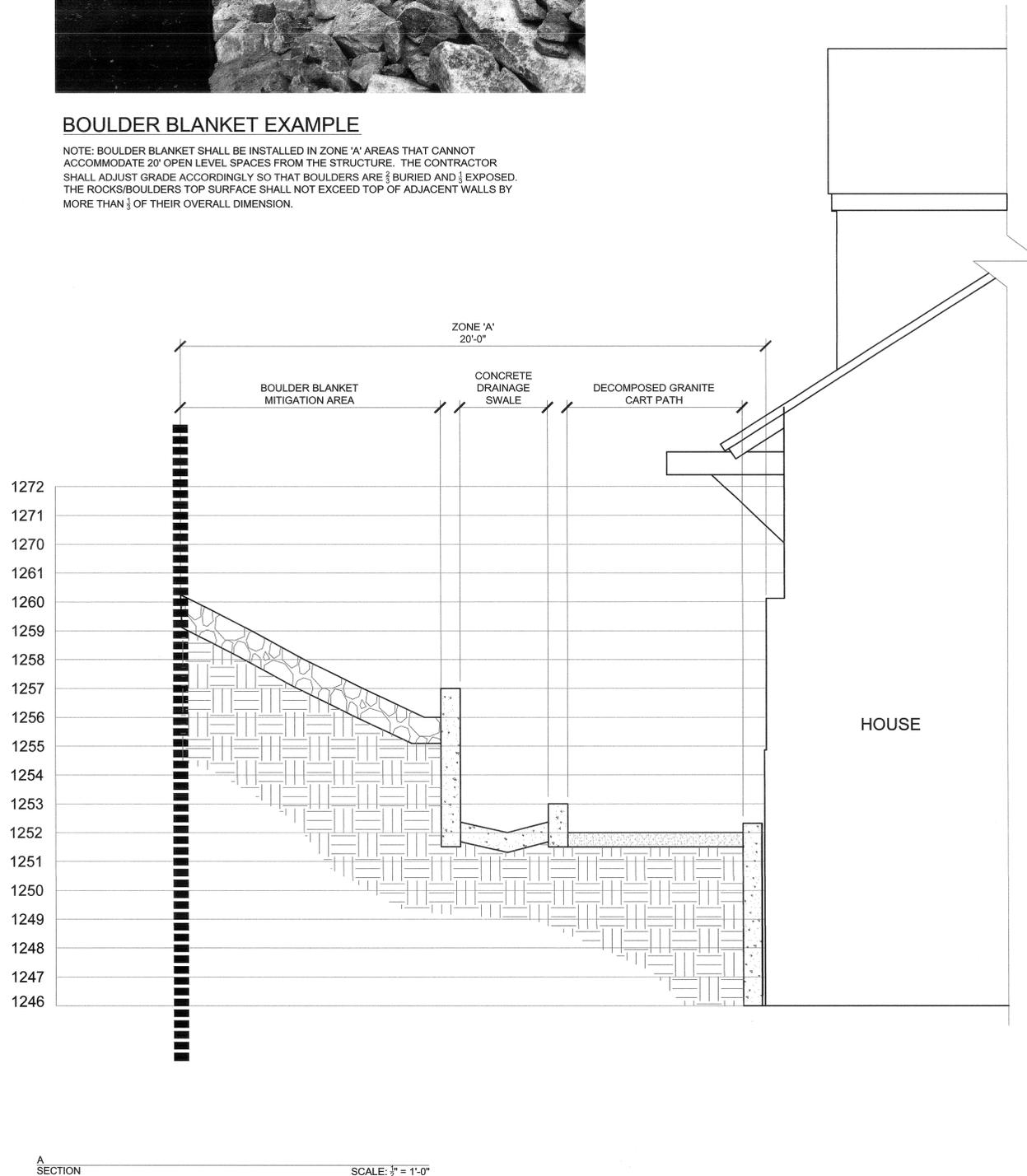


KOHEID
5312 Bolsa Ave.
Huntington Beach
CA 92649



BOULDER BLANKET EXAMPLE

NOTE: BOULDER BLANKET SHALL BE INSTALLED IN ZONE 'A' AREAS THAT CANNOT ACCOMMODATE 20' OPEN LEVEL SPACES FROM THE STRUCTURE. THE CONTRACTOR SHALL ADJUST GRADE ACCORDINGLY SO THAT BOULDERS ARE $\frac{1}{3}$ BURIED AND $\frac{2}{3}$ EXPOSED. THE ROCKS/BOULDERS TOP SURFACE SHALL NOT EXCEED TOP OF ADJACENT WALLS BY MORE THAN $\frac{1}{3}$ OF THEIR OVERALL DIMENSION.



THE OAKS AT TRABUCO
FIRE FUEL MODIFICATION OCFA SR#534003
LOT 04
TRABUCO CANYON
CA 92625

CLIENT INFORMATION
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10888 Wilshire Blvd.
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Los Angeles CA 90024

JOB SITE INFORMATION
The Oaks at Trabuco
Lot 04 TRACT # 14749
SUMMIT TRAIL ROAD
TRABUCO CANYON, CA

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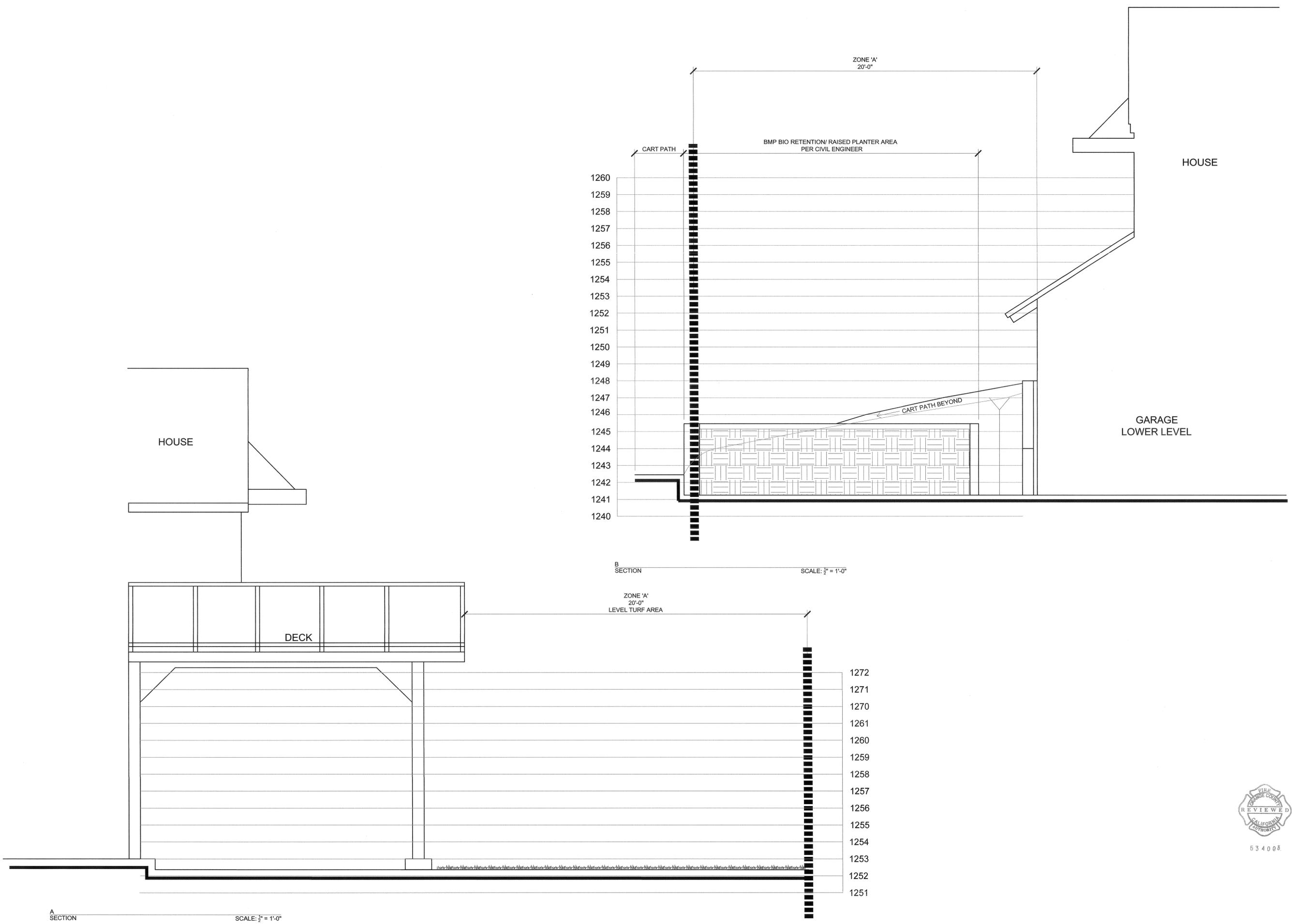


DESCRIPTION:

Job No: 117123A
Date: 07-07-2022

FFM-2
SECTIONS

534003



CONSTRUCTION LEGEND

PAVING LEGEND

CODE	DESCRIPTION	DETAIL	MATERIAL/MODEL	PATTERN/FINISH	COLOR	MANUFACTURER	COMMENTS
P-01	CONCRETE WITH 4" TURF JOINTS		36" X 36" POURED IN PLACE CONCRETE PAVERS WITH 4" JOINTS FILLED WITH ARTIFICIAL TURF	CONCRETE: LIGHT SAND FINISH (TOPCAST 3 OR EQUAL) ARTIFICIAL TURF: PER MANUFACTURER	CONCRETE: OUTBACK #677 ARTIFICIAL TURF: DARK & LIGHT GREEN BLADES W/ BROWN THATCH	CONCRETE: DAVIS COLOR OR EQUAL ARTIFICIAL TURF: TBD	PROVIDE MOCKUP FOR REVIEW PRIOR TO INSTALLATION
P-02	LIMESTONE TILE PAVING		24" X 24" X 3/4" LIMESTONE TILE MORTAR SET ON SUBSLAB	PER MANUFACTURER	DURO	ECO OUTDOOR	PROVIDE SAMPLE
P-03	ARTIFICIAL TURF		TBD	TBD	TBD	TBD	
P-04	TILE CAPPED STAIRS		TILE PAVER MORTAR SET ON SUBSLAB	PER MANUFACTURER	DURO	ECO OUTDOOR	PROVIDE SAMPLE
P-05	GRAVEL		3/8" PEWTER GRAY CRUSHED STONE	PER MANUFACTURER	SLATE GRAY	SOUTHWEST BOULDER	PROVIDE SAMPLE
P-06	POOL SPA COPING		16" X 24" X 1 1/4" LIMESTONE TILE MORTAR SET ON SUBSLAB	PER MANUFACTURER	DURO	ECO OUTDOOR	PROVIDE SAMPLE
P-07	BOULDER BLANKET		1'-2" BLASTED GRANITE BOULDERS	TIGHT FIELD SPACING W/ FLAT SURFACES FACING UP	GRAY	SOUTHWEST BOULDER AND STONE	PROVIDE SAMPLE

WALL LEGEND

CODE	DESCRIPTION	DETAIL	MATERIAL/MODEL	PATTERN/FINISH	COLOR	MANUFACTURER	COMMENTS
W-01	RETAINING WALL		CONCRETE: POURED IN PLACE BOARD FORMED	MEDIUM SAND FINISH ON TOP EDGE OF WALL TOP CAST 03 OR EQUAL	NATURAL GRAY	N/A	HEIGHT VARIES

SITE ELEMENT LEGEND

CODE	DESCRIPTION	DETAIL	MATERIAL/MODEL	PATTERN/FINISH	COLOR	MANUFACTURER	COMMENTS
S-01	FIRE FEATURE WALL		CMU BLOCK WITH STONE VENEER MORTAR SET	STONE VENEER: TBD	TBD	TBD	
S-02	COVERED PATIO BBQ COUNTER		GRILL: HESTAN GMBR42-NG (2 TRELIS/1 SEAR) REFRIGERATOR: GRR24 DUAL STORAGE DRAWER & DOOR: AGSDR42 TRASH DOOR/CHUTE: AGTRC20 & AGTC W/ COVER COUNTER TOP: SOLANA SLAB SIDING: CLEAR CEADAR	ALL APPLIANCES & DOORS: STAINLESS STEEL W/ COLOR ACCENTS COUNTER TOP: TBD SIDING: CLEAR GRADE A	ALL APPLIANCES & DOORS: PACIFIC FOG COUNTER TOP: PEARL SIDING: ECO TREATMENT TO MATCH ARCHITECTURE	ALL APPLIANCES AND DOORS: HESTAN COUNTER TOP: CONCRETE COLLABORATIVE WOOD:N/A	
S-03	CONCRETE FIRE PIT		60" OUTER DIAMETER CONCRETE CUSTOM GFRG FIRE PIT BURNER: CUSTOM WITH BRASS FITTINGS DECORATIVE STONE: TUMBLED LAVA ROCK 1"-2"	SMOOTH	CONCRETE: OUTBACK #677	OASIS-SUB-IRRIGATION FERNANDO BLANCO 714-227-3029 CONCRETE: DAVIS COLOR	
S-04	SPA OVERFLOW BASIN		TBD	TBD	TBD	TBD	
S-05	OUTDOOR BBQ COUNTER		GRILL: HESTAN GMBR42-NG (2 TRELIS/1 SEAR) REFRIGERATOR: GRR24 DUAL STORAGE DRAWER & DOOR: AGSDR42 TRASH DOOR/CHUTE: AGTRC20 & AGTC W/ COVER COUNTER TOP: SOLANA SLAB SIDING: CLEAR CEADAR	ALL APPLIANCES & DOORS: STAINLESS STEEL W/ COLOR ACCENTS COUNTER TOP: TBD SIDING: CLEAR GRADE A	ALL APPLIANCES & DOORS: PACIFIC FOG COUNTER TOP: PEARL SIDING: ECO TREATMENT TO MATCH ARCHITECTURE	ALL APPLIANCES AND DOORS: HESTAN COUNTER TOP: CONCRETE COLLABORATIVE WOOD:N/A	
S-06	ACCENT STEEL OVERHEAD STRUCTURE		TUBE STEEL	TWO COATS PRIMER AND FIELD PAINTED WITH HIGH PERFORMANCE EPOXY PAINT	EPOXY AND PRIMER TO MATCH ARCHITECTURAL STEEL DETAILS	N/A	



5312 Bolsa Ave.
Huntington Beach
CA 92649

THE OAKS AT TRABUCO
FIRE FUEL MODIFICATION OCFA SR#534004
LOT 07
TRABUCO CANYON
CA 92625

CLIENT INFORMATION
PREPARED FOR:
Bruce Goren
10866 Wilshire Blvd.
11th Floor
Los Angeles CA 90024

JOB SITE INFORMATION
The Oaks at Trabuco
Lot 07 TRACT # 14749
SUMMIT TRAIL ROAD
TRABUCO CANYON, CA

SUBMITTAL(S) LISTING:
2022-04-14 OCFA SUB #1
2022-06-09 OCFA SUB #2
2022-07-11 OCFA SUB #3

REVISION(S) LISTING:



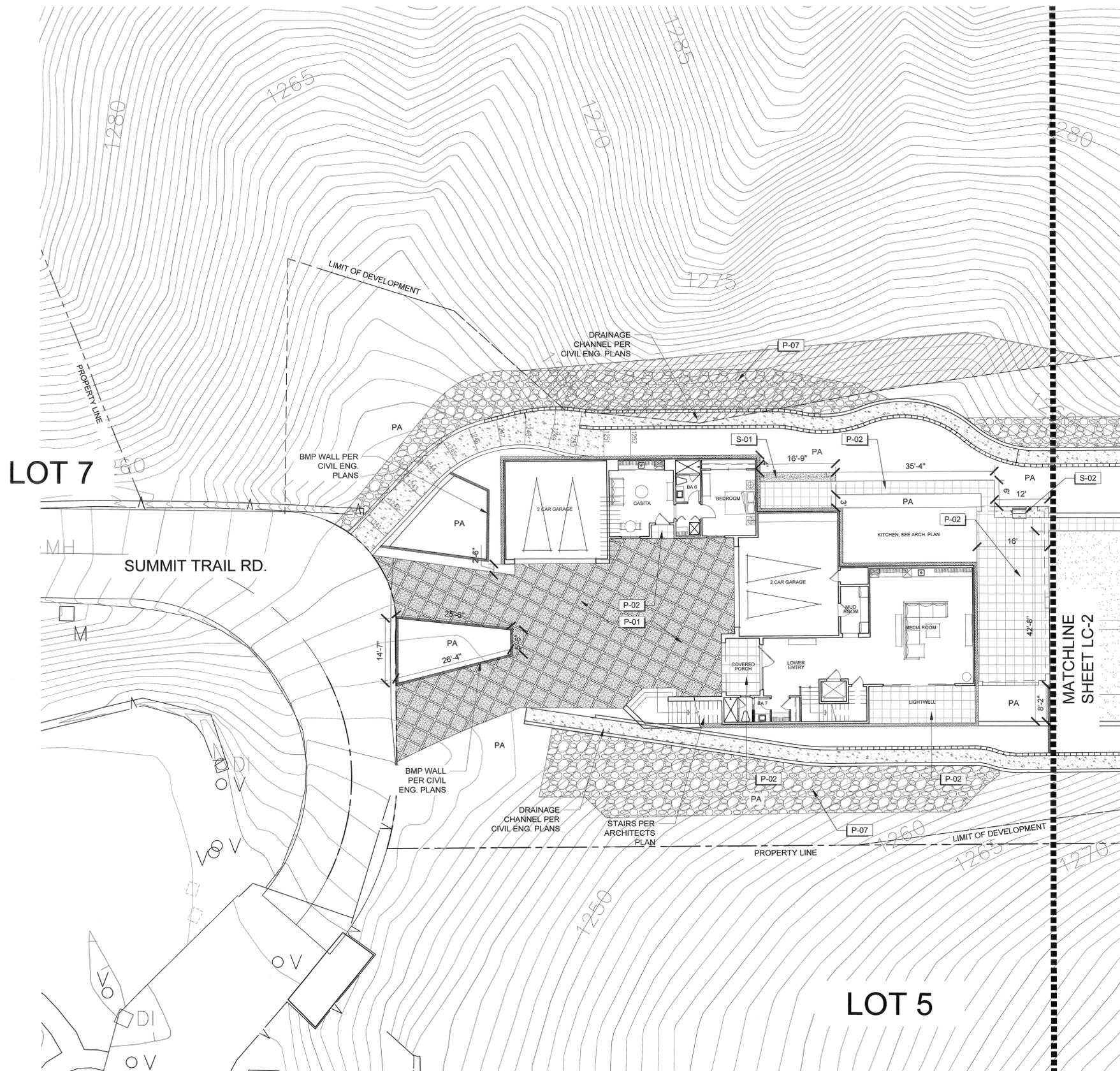
534003



DESCRIPTION:

Job No. 117123B
Date: 07-11-2022

LC-0
CONSTRUCTION
LEGEND



CONSTRUCTION LEGEND

PAVING LEGEND

CODE	DESCRIPTION	DETAIL
P-01	CONCRETE WITH 4" TURF JOINTS	
P-02	LIMESTONE TILE PAVING	
P-03	ARTIFICIAL TURF	
P-04	TILE CAPPED STAIRS	
P-05	GRAVEL	
P-06	POOL SPA COPING	
P-07	BOULDER BLANKET	

WALL LEGEND

CODE	DESCRIPTION	DETAIL
W-01	RETAINING WALL	

SITE ELEMENT LEGEND

CODE	DESCRIPTION	DETAIL
S-01	FIRE FEATURE WALL	
S-02	COVERED PATIO BBQ COUNTER	
S-03	CONCRETE FIRE PIT	
S-04	SPA OVERFLOW BASIN	
S-05	OUTDOOR BBQ COUNTER	
S-06	ACCENT STEEL OVERHEAD STRUCTURE	



THE OAKS AT TRABUCO
 FIRE FUEL MODIFICATION OCFA SR#534004
 LOT 07
 TRABUCO CANYON
 CA 92625

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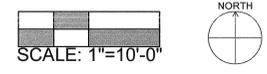
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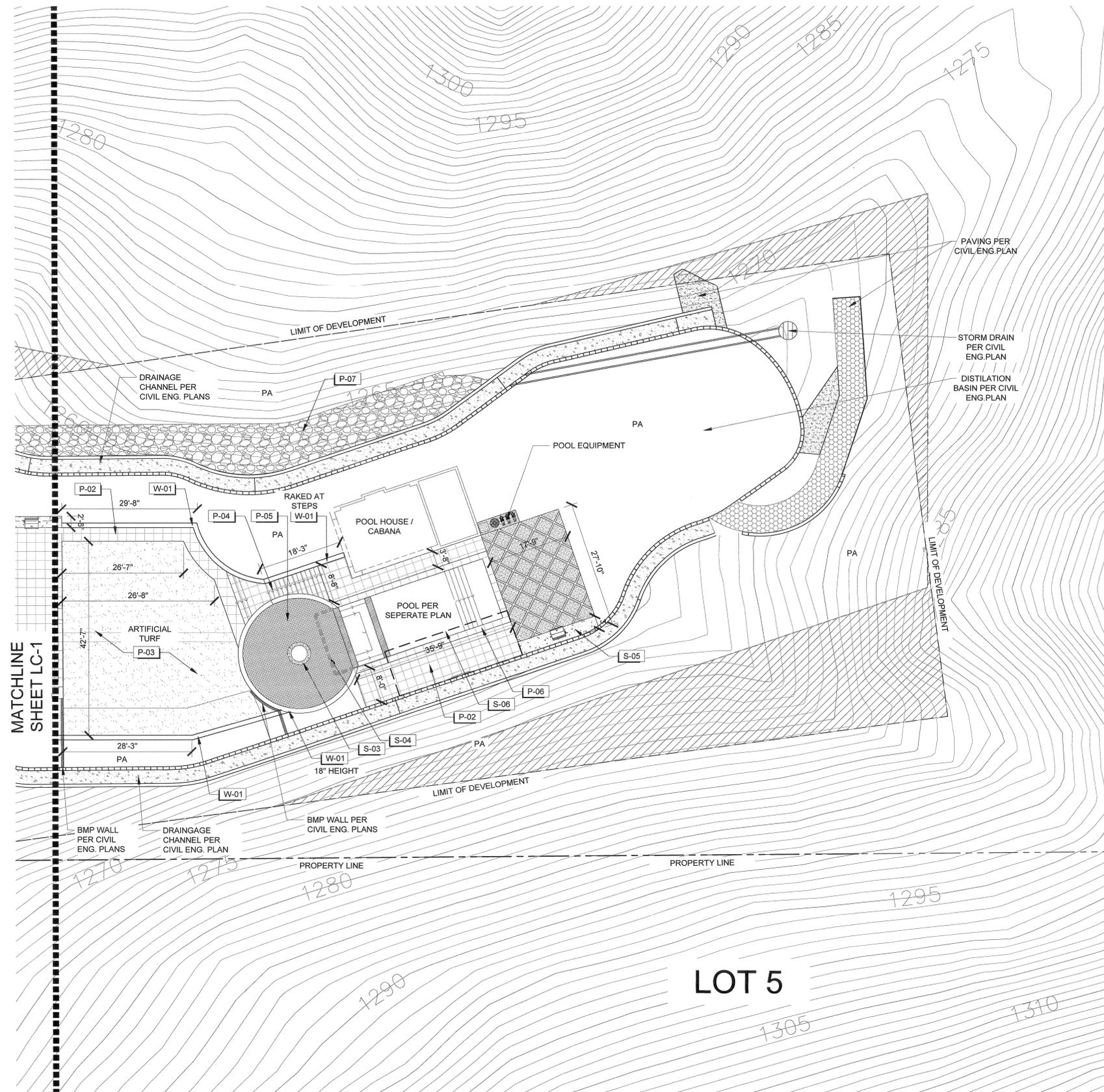
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DESCRIPTION:
 Job No. 117123B
 Date: 07-11-2022

LC-1
 CONSTRUCTION
 PLAN





MATCHLINE
SHEET LC-1

LOT 5

SCALE: 1"=10'-0"



CONSTRUCTION LEGEND

PAVING LEGEND

CODE	DESCRIPTION	DETAIL
P-01	CONCRETE WITH 4" TURF JOINTS	
P-02	LIMESTONE TILE PAVING	
P-03	ARTIFICIAL TURF	
P-04	TILE CAPPED STAIRS	
P-05	GRAVEL	
P-06	POOL SPA COPING	
P-07	BOULDER BLANKET	

WALL LEGEND

CODE	DESCRIPTION	DETAIL
W-01	RETAINING WALL	

SITE ELEMENT LEGEND

CODE	DESCRIPTION	DETAIL
S-01	FIRE FEATURE WALL	
S-02	COVERED PATIO BBQ COUNTER	
S-03	CONCRETE FIRE PIT	
S-04	SPA OVERFLOW BASIN	
S-05	OUTDOOR BBQ COUNTER	
S-06	ACCENT STEEL OVERHEAD STRUCTURE	

NOTES:

1. CALLOUTS AND DIMENSIONS ARE PROVIDED ONCE TYPICAL PER SHEET
2. P.A. INDICATES THE LOCATION OF A PLANTER AREA
3. ANY DIMENSIONS PROVIDED ARE SHOWN FOR DESIGN INTENT. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
4. INSTALL 6+FT. TUBULAR STEEL POOL SAFE ENCLOSURE WITH HEIGHT TO ALLOW FOR BOULDER BLANKET CONDITION AT THE BASE. SLOPE TO MATCH GRADES. CONTRACTORS TO COORDINATE FOR THE INSTALLATION OF BOULDER BLANKET AND FENCE LAYOUT
5. INSTALL POOL ENCLOSURE TUBULAR STEEL 4FT. ACCESS GATE. REQUIRED BY THE OFCA, TO MATCH ADJACENT FENCE WITH POOL SAFE EQUIPMENT



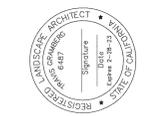
THE OAKS AT TRABUCO
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REVISION(S) LISTING:



53403

DESCRIPTION:
 Job No: 117123B
 Date: 07-11-2022

LC-2
 CONSTRUCTION
 PLAN

CODE SYMBOL LEGEND

X = PLANT SPECIES PROHIBITED IN WET AND DRY FMZ'S ADJACENT TO RESERVE LANDS. ACCEPTABLE ON ALL OTHER FUEL MODIFICATION LOCATIONS AND ZONES

W= PLANT SPECIES APPROPRIATE FOR USE IN WET FMZ'S ADJACENT TO RESERVE LANDS. ACCEPTABLE IN ALL OTHER WET AND IRRIGATED DRY (MANUFACTURED SLOPES) FUEL MODIFICATION LOCATIONS AND ZONES

O= PLANT SPECIES NATIVE TO ORANGE COUNTY. ACCEPTABLE IN ALL FUEL MODIFICATION WET AND DRY ZONES IN ALL LOCATIONS

N= PLANT SPECIES ACCEPTABLE ON A LIMITED BASIS (MAXIMUM 30% OF THE AREA) IN WET FMZ'S ADJACENT TO RESERVE LANDS. ACCEPTABLE ON ALL OTHER FMZ'S

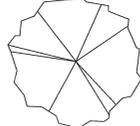
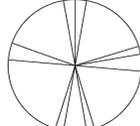
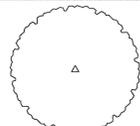
*= IF LOCALLY COLLECTED

**=NOT NATIVE BUT CAN BE USED IN ALL ZONES

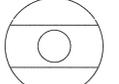
N= PLANT SPECIES ACCEPTABLE ON A LIMITED USE BASIS. REFER TO QUALIFICATIONS REQUIREMENTS FOLLOWING PLANT PALETTE

YELLOW ROWS= PLANT SPECIES SUSCEPTIBLE TO INVASIVE SHOT HOLE BORERS (ISHB) INFESTATION

TREE PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES	MATURE HEIGHT/SPREAD
	W	PLATANUS RACEMOSA WESTERN SYCAMORE	3	48" BOX	PER PLAN	M	MULTI TRUNK	20'-115' HEIGHT / 50' WIDE
	O	QUERCUS LOBATA VALLEY OAK	5	48" BOX	PER PLAN	M	MULTI TRUNK	60'-100' HEIGHT / 50' WIDE
	N/A	X CHITALPA TASHKENTENSIS BUTTERFLY TREE	1	48" BOX	PER PLAN	L	FLOWERING	20'-35' HEIGHT / 20'-35' WIDE

SHRUB PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES	MATURE HEIGHT/SPREAD
	O/N	HETEROMELES ARBUTIFOLIA TOYON	13	15 GAL	72" O.C.	L	MAINTAIN AS LARGE SHRUB	6'-20' HEIGHT / 10'-15' WIDE

GRASS PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES	MATURE HEIGHT/SPREAD
	O	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	17	1 GAL	PER PLAN	L	MAINTAIN AS LARGE SHRUB	2'-3' HEIGHT / 4'-6' WIDE

GROUND COVER LEGEND

SYMBOL	CODE	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES	MATURE HEIGHT/SPREAD
	O	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	16,270 SF	4" POTS	72" O.C.	L	USE FLATS IF POTS ARE NOT AVAILABLE	1'-2' HEIGHT / 8' WIDE
	N/A	CEANOTHUS MARITIMUS 'POINT SIERRA' POINT SIERRA CEANOTHUS	15,730 SF	1 GAL	96" O.C.	L		1'-3' HEIGHT / 10' WIDE

HORTICULTURAL SOILS TESTING/AMENDMENTS:

IF A REPORT IS NOT AVAILABLE BY THE PROJECT OWNER OR ANY OF THE FOLLOWING INFORMATION IS NOT INCLUDED IN A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL PROVIDE A SITE SPECIFIC HORTICULTURAL SOILS REPORT. THIS REPORT IS TO BE PREPARED BY AN OWNER APPROVED AGRONOMIST. THIS REPORT CAN BE PREPARED AND AVAILABLE FROM:

WAYPOINT ANALYTICAL
JOE KIEFER
4741 E HUNTER AVE STE A
ANAHEIM, CA 92807
714-3282-8777
JKIEFER@WAYPOINTANALYTICAL.COM

CONTRACTOR TO SUBMIT THIS SITE SPECIFIC HORTICULTURAL SOILS REPORT TO THE OWNER AND LANDSCAPE ARCHITECT 30 DAYS PRIOR TO LANDSCAPE INSTALLATION

1. SOIL TEXTURE
2. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE
3. PH
4. TOTAL SOLUBLE SALTS
5. SODIUM
6. PERCENT ORGANIC MATTER
7. SOIL PREPARATION AMENDMENTS
8. TREE AND SHRUB BACKFILL AMENDMENTS
9. POST PLANTING MAINTENANCE FERTILIZER APPLICATIONS

AGRONOMIST OR COMPETENT INDIVIDUAL TO EVALUATE VARIOUS SOIL TYPES, TEXTURES, COLORS ETC. AND SAMPLE THE SITE ACCORDINGLY. CONTRACTOR/CONSULTANT SHALL PROVIDE A MINIMUM OF THREE (3) SAMPLES FROM VARIOUS AREAS AROUND THE SITE AND IDENTIFY/MARK SAMPLE LOCATIONS ON A REDUCED SITE PLAN TO BE ATTACHED TO THE REPORT.

BACK FILL SPECIFICATIONS FOR ALL PLANT MATERIAL INCLUDING ORCHARD AND VINEYARDS (RATE PER CUBIC YARD OF MIX):

1. 20% PER CUBIC YARD OF ORGANIC AMENDMENT COMPRISED OF RECYCLED/LANDSCAPE WASTE (NO ANIMAL WASTE)
2. SLOW RELEASE FERTILIZER TABLETS IN THE UPPER 12 INCHES OF BACKFILL

IF A SITE SPECIFIC REPORT IS NOT AVAILABLE THE SOIL PREPARATION SPECIFICATIONS (AREAS 3:1 AND LESS) ARE TO BE USED FOR BIDDING PRIOR TO THE ACTUAL HORTICULTURAL SOILS TEST RESULTS AND REPORT (RATE PER 1,000 SF) - AS FOLLOWS:

1. 4 YARDS PER THOUSAND ORGANIC AMENDMENT COPRISED OF RECYCLED/LANDSCAPE WASTE
2. 20 LBS SOIL SULPHUR
3. 10 LBS GYPSUM
4. 20 LBS 16-16-15 COMMERCIAL FERTILIZER



534003

CLIENT INFORMATION

PREPARED FOR:
Bruce Goren
10888 Wilshire Blvd.
11th Floor
Los Angeles CA 90024

JOB SITE INFORMATION

The Oaks at Trabuco
Lot 04 TRACT # 14749
SUMMIT TRAIL ROAD
TRABUCO CANYON, CA

SUBMITTAL(S) LISTING:

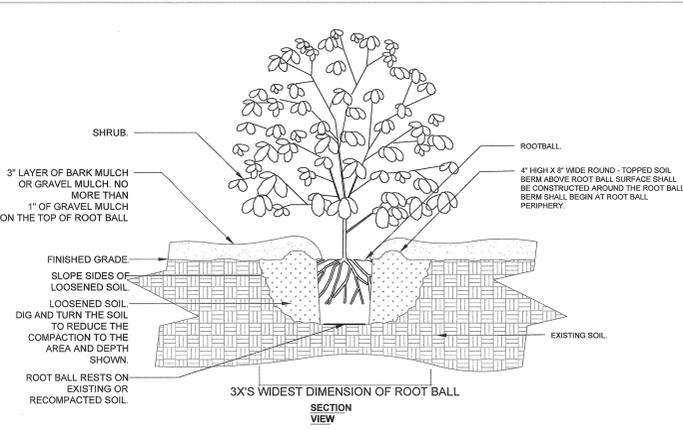
2022-04-14 OCFA SUB. #1
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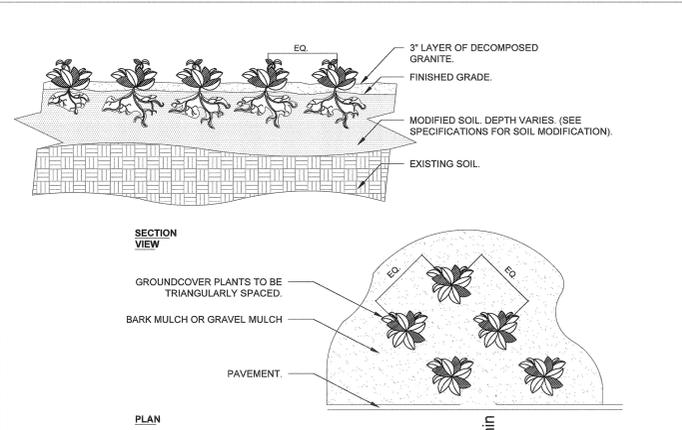
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DESCRIPTION:

Job No: 117123A
Date: 07-07-2022



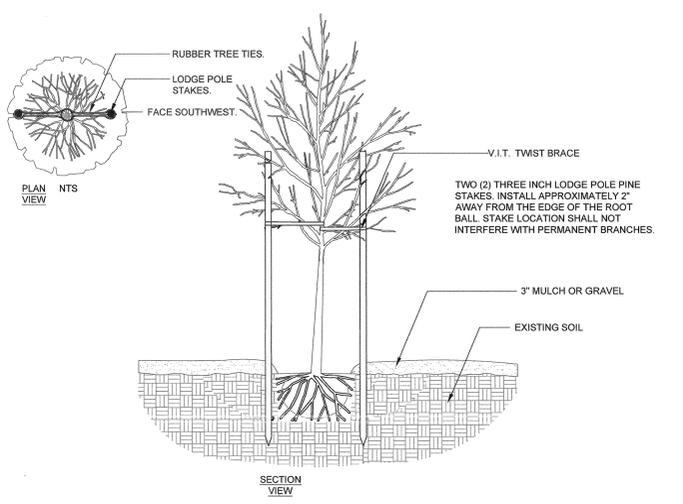
- NOTES:
- 1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL
 - 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL
 - 3- PRIOR TO MULCH INSTALLATION, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SHRUB.



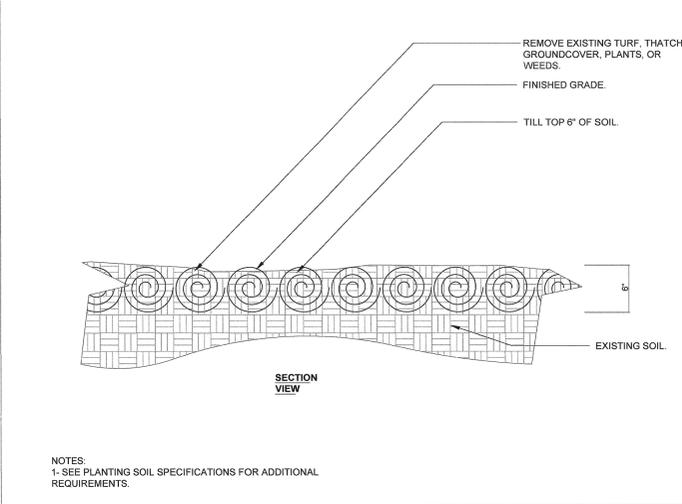
- NOTES:
- 1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
 - 2- SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
 - 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

D SHRUB PLANTING

C GROUND COVER PLANTING

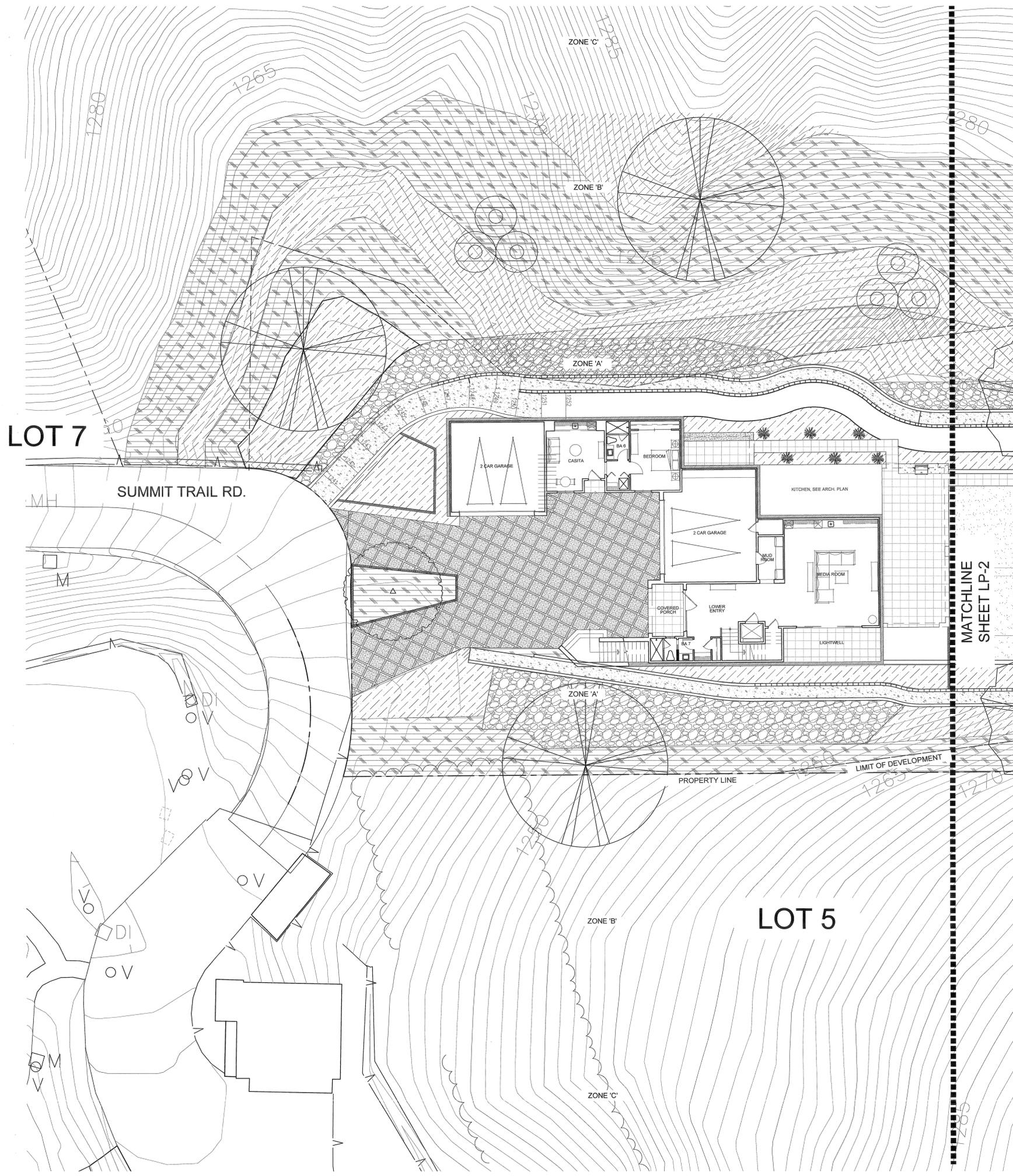


B TREE STAKING



A EXISTING SOIL - MINOR MODIFICATION

- NOTES:
- 1- SEE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



TREE PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION
	W	PLATANUS RACEMOSA WESTERN SYCAMORE
	O	QUERCUS LOBATA VALLEY OAK
	N/A	X CHITALPA TASHKENTENSIS BUTTERFLY TREE

SHRUB PLANTING LEGEND

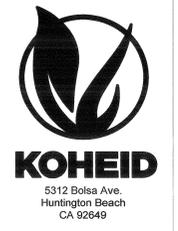
SYMBOL	CODE	DESCRIPTION
	O N	HETEROMELES ARBUTIFOLIA TOYON

GRASS PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION
	O	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE

GROUNDCOVER LEGEND

SYMBOL	CODE	DESCRIPTION
	O	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH
	N/A	CEANOTHUS MARITIMUS 'POINT SIERRA' POINT SIERRA CEANOTHUS



THE OAKS AT TRABUCO
FIRE FUEL MODIFICATION OCFA SR#534003
LOT 04
TRABUCO CANYON
CA 92625

- NOTES:
- PLANT SPECIES WITHIN THE FUEL MODIFICATION ZONES WILL BE SELECTED FROM THE OCFA APPROVED PLANT PALETTE
 - ALL LOT OWNERS SHALL BE REQUIRED TO SIGN DOCUMENTS STATING THAT THEY ACCEPT THE MAINTENANCE RESPONSIBILITY AS STATED ON THE PLANS AND IN THE FUEL MODIFICATION PROGRAM. ADDITIONALLY, IF MAINTENANCE IS NOT PERFORMED BY EACH HOMEOWNER TO THE SATISFACTION OF THE PLANS AND PROGRAM, THE HOA WILL HIRE A CREW TO PERFORM THE WORK ON EACH PRIVATE LOT AND THE OWNERS WILL REIMBURSE THE HOA FOR THE REQUIRED MAINTENANCE WORK
 - EACH LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING ITS FUEL MODIFICATION AREA ON ANY ADJACENT LOT OR LOTS UNTIL SUCH TIME AS THE ADJACENT LOT OWNER OR OWNERS SHALL INSTALL THEIR OWN FUEL MODIFICATION AREAS WHICH OVERLAP.
 - A 3" LAYER OF AGUINAGA EMBER SAFE MULCH OR EQUAL SHALL BE USED IN ALL THE PLANTER AREAS.
 - INSTALL JUTE NETTING FOR EROSION CONTROL ON THE SLOPE AREAS. INSTALL AND SECURE IN PLACE PER THE MFG. DIRECTIONS.
 - INSTALL 1/2" CIRCLE 3" MAX. HEIGHT PLANTER WALL TO ASSIST IN PLANTING TREES ON THE SLOPE LOCATIONS.
 - REFER TO SHEET FFM-0 FOR OCFA PLANTING GUIDELINES AND REQUIREMENTS
 - UNDESIRABLE AND INVASIVE PLANT SPECIES AS SHOWN ON OCFA GUIDELINES ATTACHMENT 7 ON SHEET FFM-0 SHALL NOT BE USED. IF THOSE SPECIES EXIST WITHIN THE FIRE FUEL MODIFICATION AREAS THEY SHALL BE REMOVED.

CLIENT INFORMATION
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JOB SITE INFORMATION
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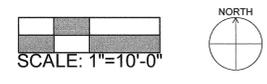
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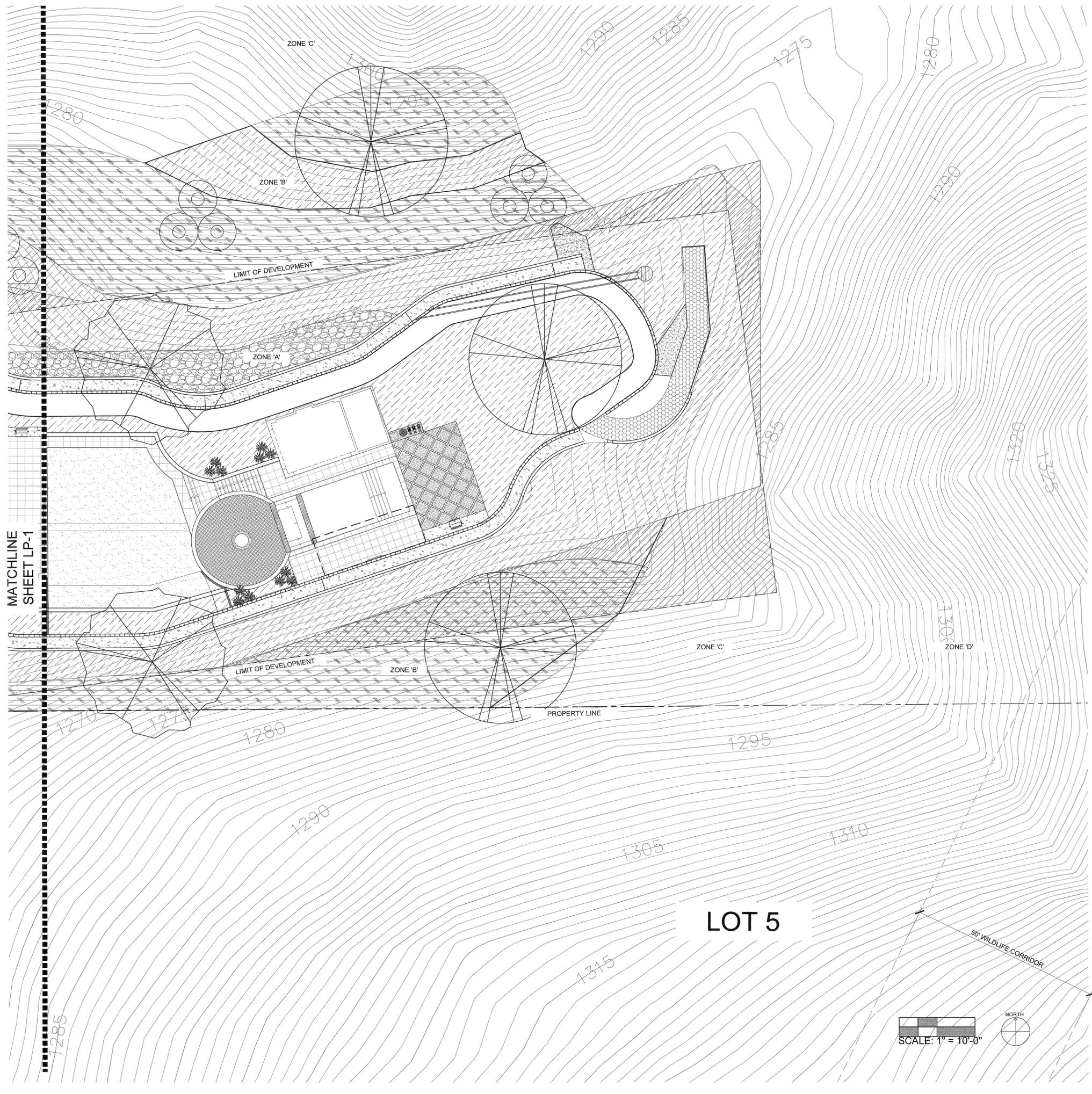


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DESCRIPTION:
Job No: 117123A
Date: 07-07-2022



LP-1
PLANTING PLAN



TREE PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION
	W	PLATANUS RACEMOSA WESTERN SYCAMORE
	O	QUERCUS LOBATA VALLEY OAK
	N/A	X CHITALPA TASHKENTENSIS BUTTERFLY TREE

SHRUB PLANTING LEGEND

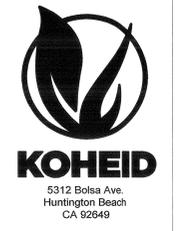
SYMBOL	CODE	DESCRIPTION
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GRASS PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION
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THE OAKS AT TRABUCO
 FIRE FUEL MODIFICATION OCFA SR#534003
 LOT 04
 TRABUCO CANYON
 CA 92625

- NOTES:**
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 2. ALL LOT OWNERS SHALL BE REQUIRED TO SIGN DOCUMENTS STATING THAT THEY ACCEPT THE MAINTENANCE RESPONSIBILITY AS STATED ON THE PLANS AND IN THE FUEL MODIFICATION PROGRAM. ADDITIONALLY, IFF MAINTENANCE IS NOT PERFORMED BY EACH HOMEOWNER TO THE SATISFACTION OF THE PLANS AND PROGRAM, THE HOA WILL HIRE A CREW TO PERFORM THE WORK ON EACH PROVATE LOT AN THE OWNERS WILL REIMBURSE THE HOA FOR THE REQUIRED MAINTENANCE WORK
 3. EACH LOT OWNER SHALL BE SOLELY REponsible FOR MAINTAINING ITS FUEL MODIFICATION AREA ON ANY ADJACENT LOT OR LOTS UNTIL SUCH TIME AS THE ADJACENT LOT OWNER OR OWNERS SHALL INSTALL THEIR OWN FUEL MODIFICATION AREAS WHICH OVERLAP.
 4. A 3" LAYER OF AGUINAGA EMBER SAFE MULCH OR EQUAL SHALL BE USED IN ALL THE PLANTER AREAS.
 5. INSTALL JUTE NETTING FOR EROSION CONTROL ON THE SLOPE AREAS. INSTALL AND SECURE IN PLACE PER THE MFG. DIRECTIONS.
 6. INSTALL 1/2 CIRCLE 3" MAX. HEIGHT PLANTER WALL TO ASSIST IN PLANTING TREES ON THE SLOPE LOCATIONS.
 7. REFER TO SHEET FFM-0 FOR OCFA PLANTING GUIDELINES AND REQUIREMENTS
 8. UNDESIRABLE AND INVASIVE PLAN SPECIES AS SHOWN ON OCFA GUIDELINES ATTACHMENT 7 ON SHEET FFM-0 SHALL NOT BE USED. IF THOSE SPECIECES EXIST WITHIN THE FIRE FUEL MODIFICATION AREAS THEY SHALL BE REMOVED.

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 10866 Wilshire Blvd.
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 Los Angeles CA 90024

JOB SITE INFORMATION
 The Oaks at Trabuco
 Lot 04 TRACT # 14749
 SUMMIT TRAIL ROAD
 TRABUCO CANYON, CA

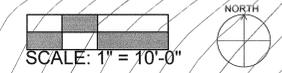
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 Job No. 117123A
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LP-2
 PLANTING PLAN





5312 Bolsa Ave.
Huntington Beach
CA 92649

THE OAKS AT TRABUCO
FIRE FUEL MODIFICATION OCFA SR#534003
LOT 04
TRABUCO CANYON
CA 92625

CLIENT INFORMATION
PREPARED FOR:
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10859 Wilshire Blvd.
11th Floor
Los Angeles CA 90024

JOB SITE INFORMATION
The Oaks at Trabuco
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REVISION(S) LISTING:



DESCRIPTION:
Job No: 117123A
Date: 07-07-2022

LI-0
IRRIGATION
LEGEND / NOTES

SYMBOL/NOZZLE		G.P.M./NOZZLE	
Q H F	MANUF. MODEL NO. / DESCRIPTION	PSI	Q H F RAD

IRRIGATION ROTARY NOZZLES (TURF)			
① ② ③	HUNTER	PROS-06-PRS-40-CV W/ MP2000 ROTATOR NOZZLES PRECIPITATION RATE: 0.4 IN/HR, SEE DETAIL D, SHEET L-03	40 1.28 2.86 3.29 31-35'

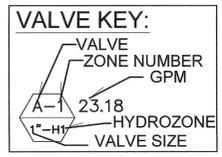
IRRIGATION POINT-OF-CONNECTION NOTES:

① POINT OF CONNECTION TO THE WATER METER, PROVIDED AND INSTALLED BY OTHERS. THE CONTRACTOR SHALL RUN A 1" PVC MAIN LINE PIPE FROM THE WATER METER TO THE 1" BACKFLOW PREVENTION DEVICE THEN TO THE 1" NORMALLY OPEN MASTER VALVE, AND THE 1" FLOW SENSOR. FINAL LOCATION OF THE BACKFLOW PREVENTION DEVICE, NORMALLY OPEN MASTER VALVE, AND FLOW SENSOR SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT. IF THE PRESSURE VARIES 20% FROM THE STATED OPERATING PRESSURE, IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT FOR ADDITIONAL DIRECTIVE.

IRRIGATION UTILITIES		DETAIL
	HUNTER HCC-800-PL WALL MOUNT CONTROLLER	-
	AS APPROVED 1" BACKFLOW PREVENTION UNIT - TO BE ENCLOSED IN METAL ENCLOSURE POWDER COATED COLOR BLACK. VERIFY ON-SITE	-
	HUNTER ICV-XXXG-FS REMOTE CONTROL VALVE WITH FLOW CONTROL AND FILTER SENTRY	-
	HUNTER ICZ-101-25F REMOTE CONTROL DRIP ZONE KIT WITH FILTER (INSTALL PGV SERIES VALVES WITHOUT FLOW CONTROL/FILTERS AT LOW FLOW AND LOW PRESSURE CONDITIONS.)	-
	HUNTER HC-100-FLOW 1" FLOW SENSOR; INSTALL FLOW SENSOR AFTER MASTER VALVE	-
	AS APPROVED BRASS BALL VALVE	-
	HUNTER HQ-44RC-AW 1" QUICK COUPLER VALVE WITH LOCKING RUBBER COVER AND 2 PIECE BODY. INSTALL AT 100' O.C. MAX. SPACING THROUGHOUT THE SITE.	-
	HUNTER 1" MASTER VALVE, HUNTER SUBMETER WITH FLOW SENSING TO BE FITTED	-
	WATER METER EXISTING DOMESTIC WATER METER	-

IRRIGATION PIPING		DETAIL
---	3/4" TO 1" PRESSURE MAINLINE SCH. 40 PVC - LOCATED IN PLANTING AREAS. BURY MIN. 24" BELOW GRADE. IRRIGATION LATERALS: SCHEDULE 40 PVC PIPING	-
----	IRRIGATION LATERALS: SCHEDULE 40 PVC PIPING	-
====	PVC PIPE SCH. 40 SLEEVING, TWICE (2X) THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED - EXTEND 18" BEYOND EDGE OF PAVING & PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.	-

IRRIGATION LEGEND	
	DRIP HUNTER PLD-06-12-1K SUB-SURFACE DRIPLINE TUBING 0.6 GPH EMITTERS AT 18" ON CENTER SPACING- ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FOUR (4) FEET ON CENTER. VERIFY THE LAYOUT AND 18" ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ON GRADE DRIP IRRIGATION SYSTEM per MANUFACTURER'S SPECIFICATIONS. -PRECIPITATION RATE: 0.43 IN/HR USE HUNTER FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPPERLINE TUBING. WITH 17MM INSERT FITTINGS, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
	HUNTER TREE DRIPPER RING. PLD-ESD-06-12 SUB-SURFACE DRIPLINE TUBING 0.6 GPH EMITTERS AT 12" ON CENTER CONCENTRIC RING SPACING- ALL TUBING SHALL BE INSTALLED 4" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE FEET (5'-0") ON CENTER. VERIFY THE LAYOUT AND 12" ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. -PRECIPITATION RATE: 0.96 IN/HR *DRIPPERLINE LAYOUT NOTE: NOT ALL SUPPLY/EXHAUST LATERALS SHOWN ON PLAN FOR GRAPHIC CLARITY - INSTALL LATERALS per MANUFACTURER'S SPECIFICATIONS and RECOMMENDATIONS TO AVOID LOW PRESSURE THROUGH DRIPPERLINE and CONNECTIONS.



DRIPLINE SUPPLY/EXHAUST LATERAL PIPE SIZING:	
ZONE FLOW	PIPE SIZE
0 - 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	3M	DBYY-6 DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS
NO SYMBOL	AS APPROVED	INSTALL THRUST BLOCK ON ALL ANGLED MAINLINE.

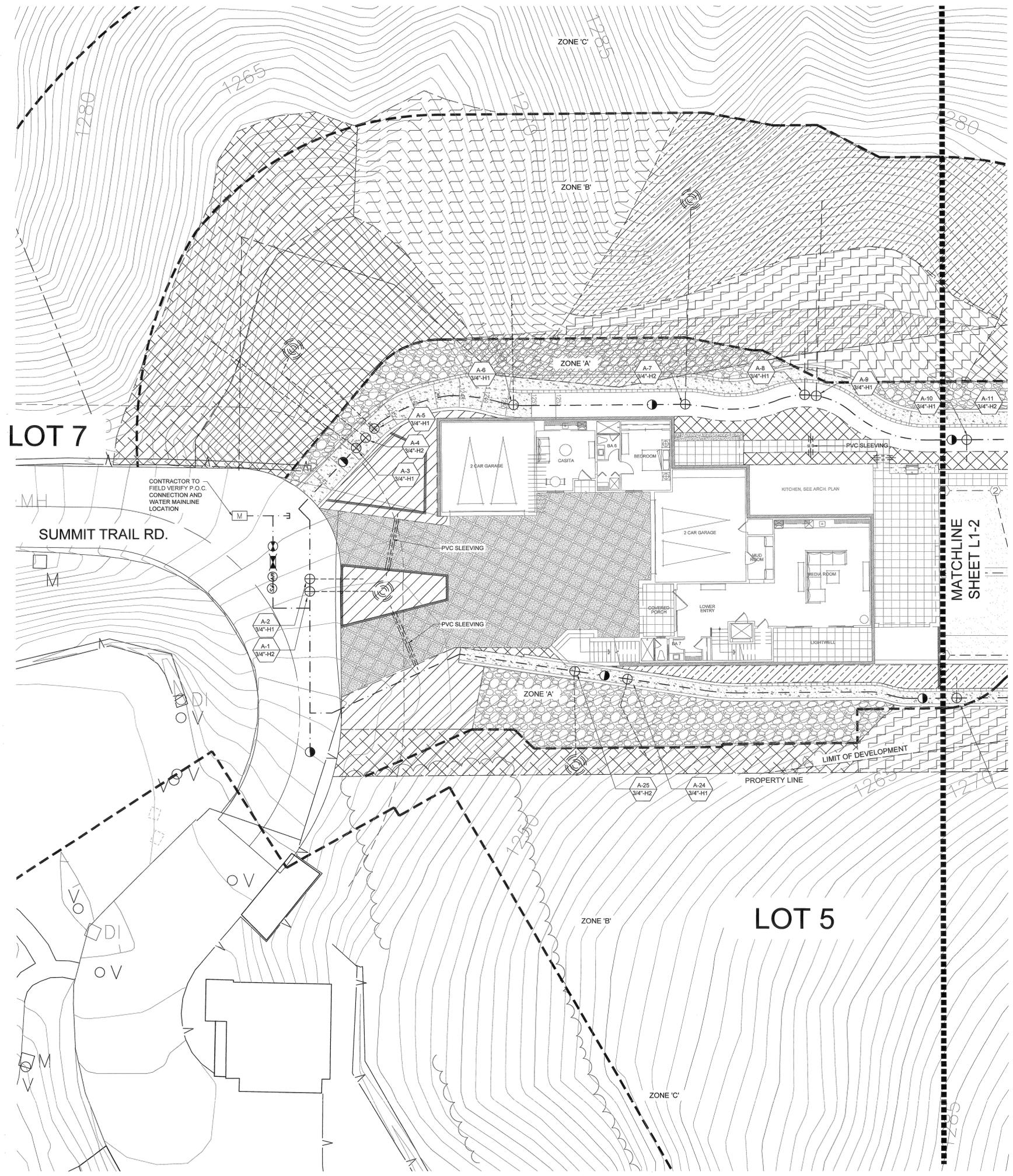
RAIN / ET SENSOR PLACEMENT NOTE:

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTHWESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WIRING SHALL BE CONCEALED PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.



CONSTRUCTION NOTES: 534003

- THESE PLANS COMPILED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN
- THE IRRIGATION DESIGN PLAN COMPLIES WITH THE POTABLE WATER TYPE OF THE SITE
- IN ALL INSTANCES OF THE IRRIGATION ZONE CALLOUTS: THE FIRST LETTER IS REPRESENTED BY THE VALVE FOLLOWED BY A NUMBER THAT REPRESENTS THE ZONE WITHIN THAT VALVE
- CONTRACTOR SHALL CERTIFY BACKFLOW PREVENTER FOR LANDSCAPE IRRIGATION USE, VERIFY LOCATION ON SITE
- CONTRACTOR SHALL USE EXISTING ELECTRICAL OUTLET FOR IRRIGATION CONTROLLER
- CONTRACTOR TO ENSURE THAT POWER SHALL BE USED BY CITY LOCAL CODES, WATER AND POWER



PRESSURE CALCULATIONS:

VALVE Q-1: 1 1/2" AT 19.87 GPM DEMAND - POTABLE WATER

1" WATER METER	1.2
REDUCED BACK FLOW PREVENTER	11
1" BALL VALVE LOSS	1.2
1" MAIN LINE LOSS	5.77
1" ELECTRIC CONTROL VALVE LOSS	2.9
LATERAL LINE LOSS	8.21
LOSS THROUGH FITTINGS (10%)	1.6
TOTAL LOSSES	31.88
OPERATING PRESSURE	40
REQUIRED PRESSURE	71.88
STATIC PRESSURE	85
RESIDUAL PRESSURE	13.12

WATER PURVEYOR INFORMATION
 TRABUCO CANYON WATER DISTRICT
 32003 DOVE CANYON DRIVE
 TRABUCO CANYON, CA 92679
 GENERAL MANAGER-HECTOR RUIZ (949) 858-0277

INSTALLATION NOTES:
 THE SYSTEM IS DESIGNED FOR A MINIMUM OPERATING PRESSURE OF 85 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 19.87. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.

AUTOMATIC CONTROLLER
 1. CONTROLLER SHALL BE HUNTER HCC-800-PL SERIES IRRIGATION CONTROLLER WALL MOUNT FINAL LOCATION TO BE APPROVED BY OWNER
 2. REFER TO LEGEND FOR TYPE. 120 VOLT ELECTRICAL POWER SHALL BE PROVIDED BY ELECTRICIAN. CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF CONTROLLER AND POWER SUPPLY PRIOR TO STARTING WORK



THE OAKS AT TRABUCO
 FIRE FUEL MODIFICATION OCFA SR#534003
 LOT 04
 TRABUCO CANYON
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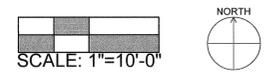
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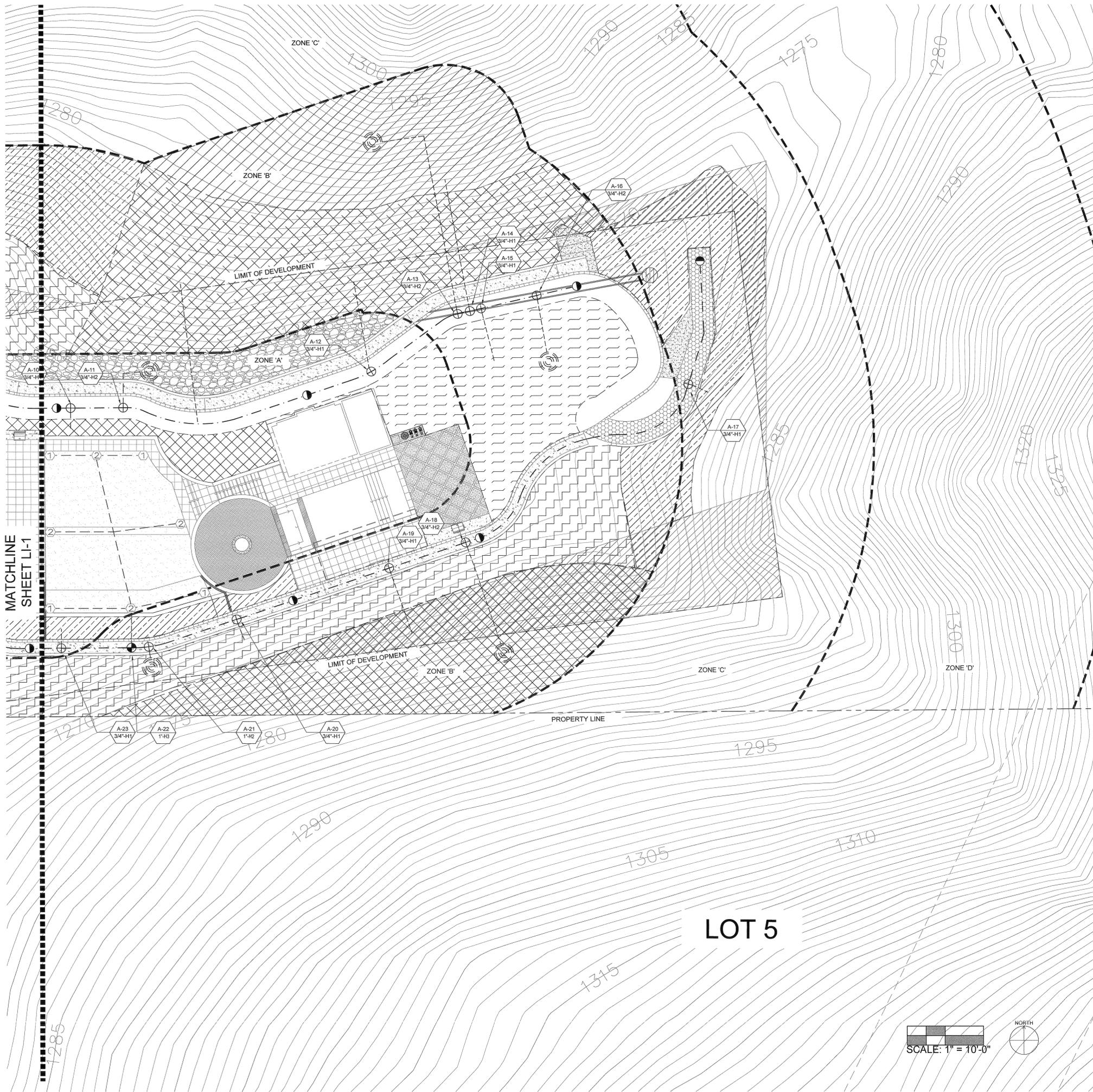
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PRESSURE CALCULATIONS:

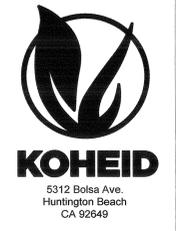
VALVE Q-1: 1½" AT 19.87 GPM DEMAND - POTABLE WATER

1" WATER METER	1.2
REDUCED BACK FLOW PREVENTER	11
1" BALL VALVE LOSS	1.2
1" MAIN LINE LOSS	5.77
1" ELECTRIC CONTROL VALVE LOSS	2.9
LATERAL LINE LOSS	8.21
LOSS THROUGH FITTINGS (10%)	1.6
TOTAL LOSSES	31.88
OPERATING PRESSURE	40
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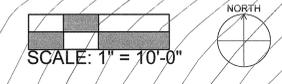
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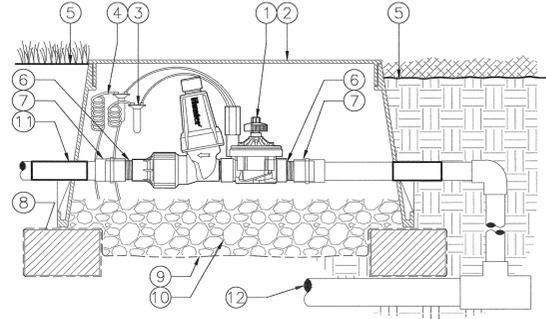


534003



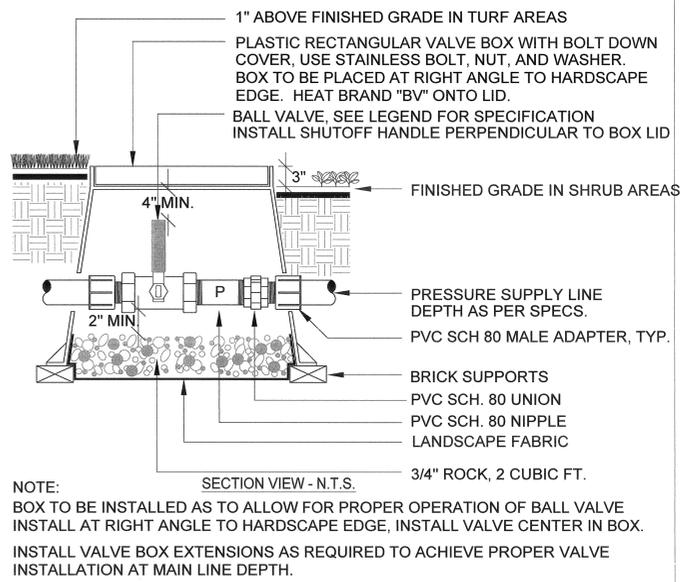
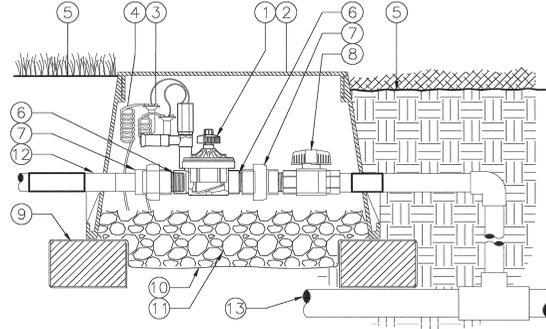
LEGEND

- ① HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
- ③ WATERPROOF CONNECTORS (2)
- ④ 18"-24" COILED WIRE TO CONTROLLER
- ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- ⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
- ⑦ VALVE
- ⑧ PVC SLIP X FPT ADAPTOR
- ⑨ BRICK SUPPORTS (4)
- ⑩ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- ⑪ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- ⑫ IRRIGATION LATERAL MAINLINE LATERAL AND FITTINGS



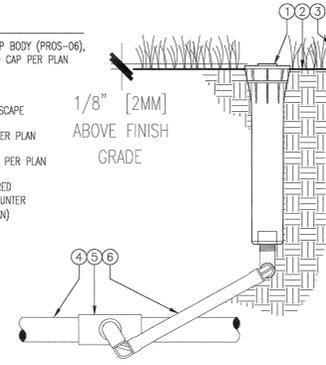
LEGEND

- ① HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL AND ACCU-SYNC
- ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
- ③ WATERPROOF CONNECTORS (2)
- ④ 18"-24" COILED WIRE TO CONTROLLER
- ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- ⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
- ⑦ VALVE
- ⑧ PVC SLIP (OR FPT) X FPT UNION
- ⑨ ISOLATION VALVE, SIZE AND TYPE PER PLAN
- ⑩ BRICK SUPPORTS (4)
- ⑪ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- ⑫ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- ⑬ IRRIGATION LATERAL MAINLINE AND FITTINGS

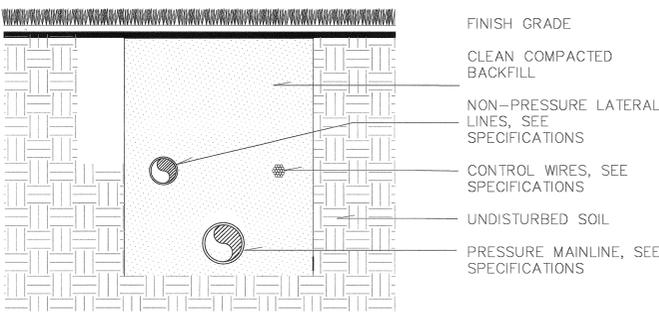


LEGEND

- ① HUNTER POP-UP BODY (PROS-06), BA NOZZLE AND CAP PER PLAN
- ② FINISHED GRADE
- ③ ADJACENT LANDSCAPE
- ④ LATERAL PIPE PER PLAN
- ⑤ LATERAL FITTING PER PLAN
- ⑥ PREMANUFACTURED SWING ARM (HUNTER SJ OR PER PLAN)



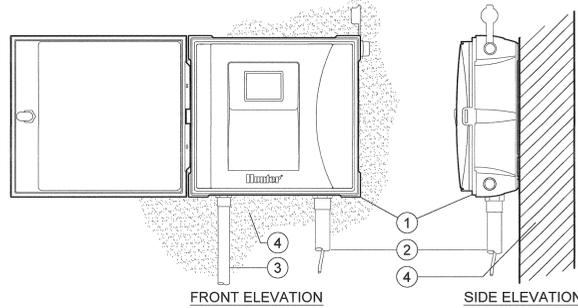
A ICZ-101 DRIP IRRIGATION ZONE CONTROLLER



NOTE:
 1. LATERAL LINES SHALL BE INSTALLED PITCHED AT 1% SLOPE TO DRAIN TO LOW POINT FOR WINTERIZATION

DIMENSION	A	B	C
1/2" TO 3" IN SIZE	18"	12"	4"
4" TO 6" IN SIZE	24"	X	4"

B ICV-125 REMOTE CONTROL VALVE



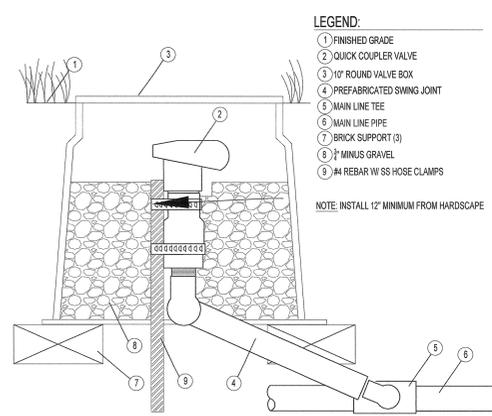
DETAIL LEGEND:

- ① IRRIGATION CONTROLLER (HCC-800-PL) PER PLAN
- ② IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
- ③ ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

- 1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL).
- 2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
- 3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

C BALL VALVE

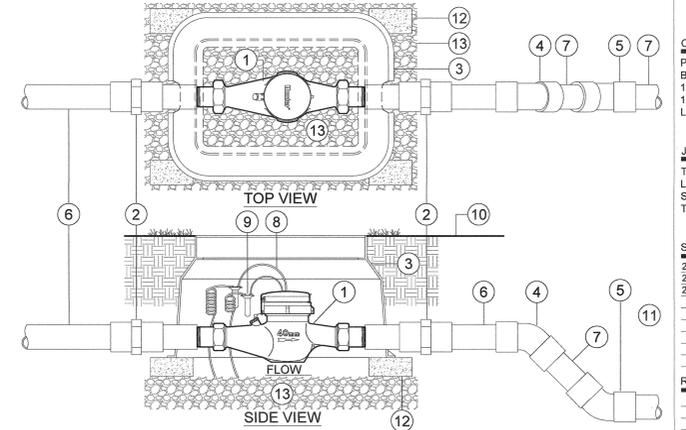


D PROS-06-PRS40-CV W/ MP3500 ADJ. NOZZLE

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA. OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA. INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

DETAIL LEGEND:

- ① HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
- ② SCH 80 PVC FEMALE ADAPTER (S X T)
- ③ RECTANGULAR VALVE BOX PER SPECIFICATIONS
- ④ SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
- ⑤ SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
- ⑥ MAIN LINE AT INLET & OUTLET
- ⑦ MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
- ⑧ TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UP (2.08 mm²) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/Common WIRE.
- ⑨ WEATHERPROOF WIRE CONNECTOR
- ⑩ FINISH GRADE
- ⑪ SPECIFIED SOIL COVER (SEE LEGEND)
- ⑫ COMMON BRICK
- ⑬ GRAVEL BASE, 6" (15 cm) DEEP



CLIENT INFORMATION
 PREPARED FOR:
 Bruce Goren
 10866 Wilshire Blvd.
 11th Floor
 Los Angeles CA 90024

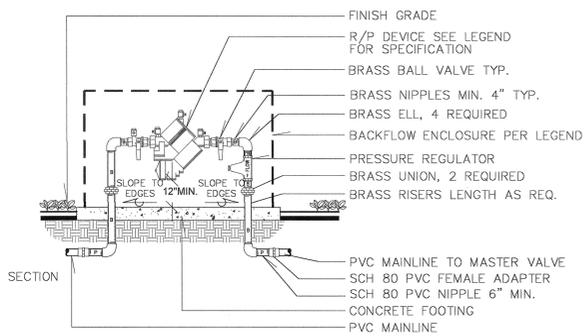
JOB SITE INFORMATION
 The Oaks at Trabuco
 Lot 04 TRACT # 14749
 SUMMIT TRAIL ROAD
 TRABUCO CANYON, CA

SUBMITTAL(S) LISTING:
 2022-04-14 OCFA SUB. #1
 2022-06-16 OCFA SUB. #2
 2022-07-11 OCFA SUB. #3

REVISION(S) LISTING:

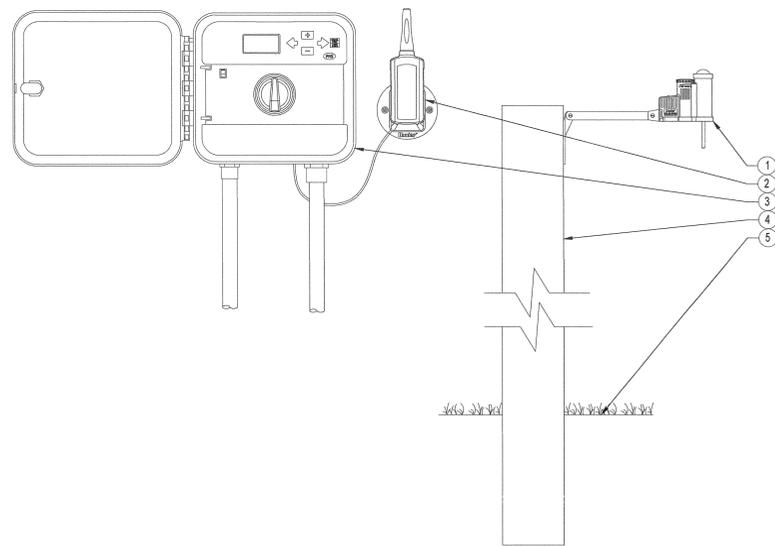
DESCRIPTION:
 Job No. 117123A
 Date: 07-07-2022

E SLEEVING DETAIL



NOTE:
 IF WYE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.

F HCC-800-PL WALL MOUNT CONTROLLER



LEGEND:

- ① SOLAR SYNC WIRELESS SENSOR
- ② SOLAR SYNC WIRELESS RECEIVER
- ③ SOLAR SYNC COMPATIBLE CONTROLLER
- ④ POST OR SUITABLE MOUNTING SURFACE
- ⑤ FINISHED GRADE

G QUICK COUPLER VALVE

H BACKFLOW PREVENTER

I SOLAR SYNC WIRELESS W/ GENERIC WALL MOUNT CONTROLLER

J HC-100 FLOW METER



THE OAKS AT TRABUCO
 FIRE FUEL MODIFICATION OCFA SR#534003
 LOT 04
 TRABUCO CANYON
 CA 92625



534003

LI-3
 IRRIGATION DETAILS