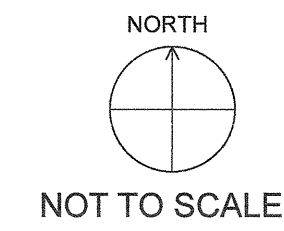
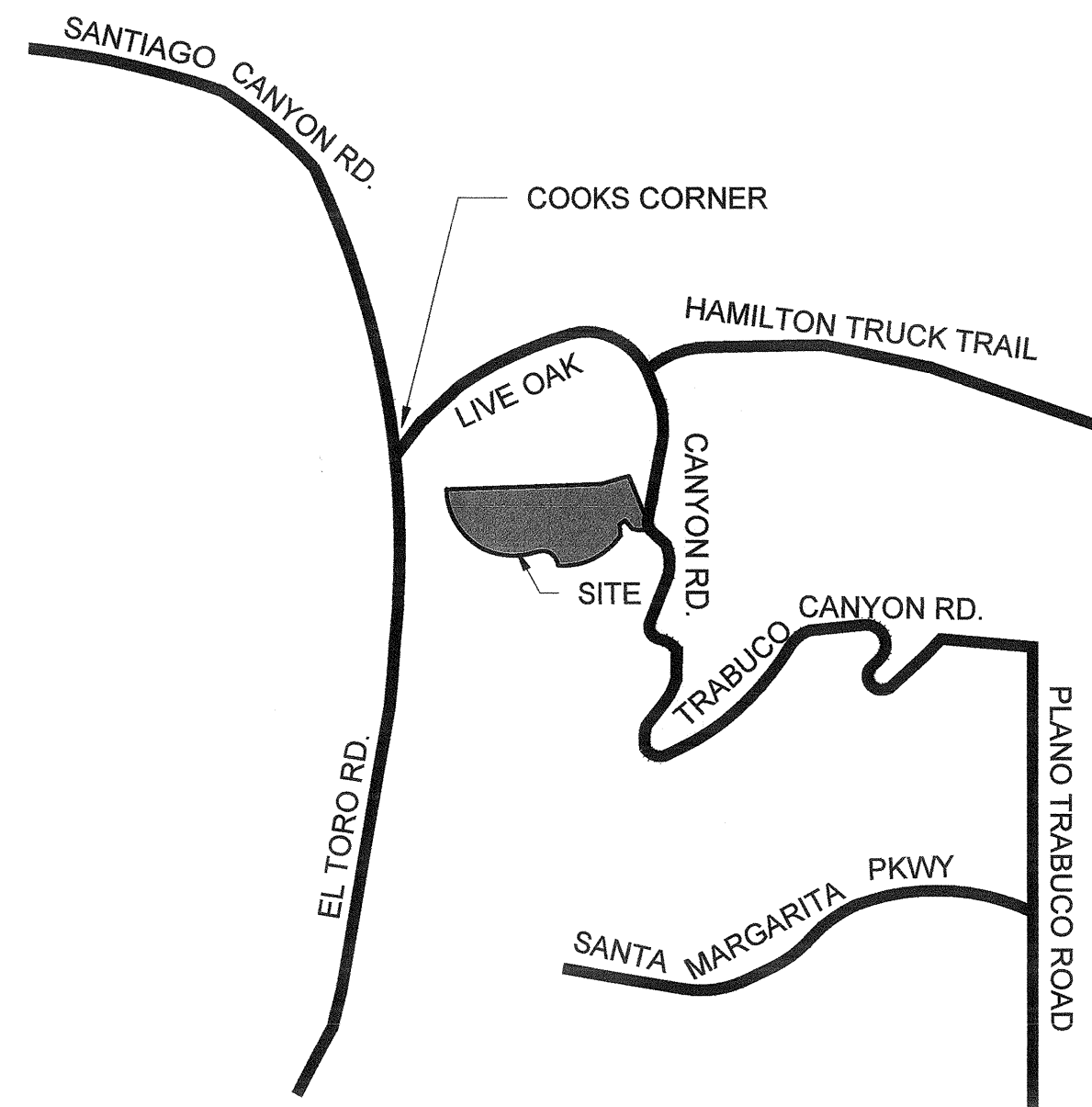


THE OAKS AT TRABUCO

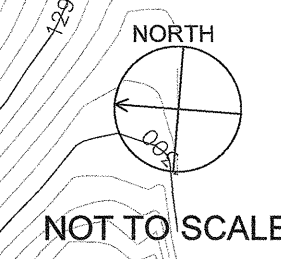
LOT 07 TRACT 14749
 TRABUCO CANYON CA, 92625
 LANDSCAPE ARCHITECTURAL PLANS
 FIRE FUEL MODIFICATION OCFA SR#534004



VICINITY MAP



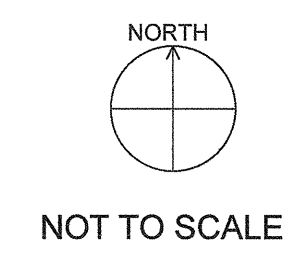
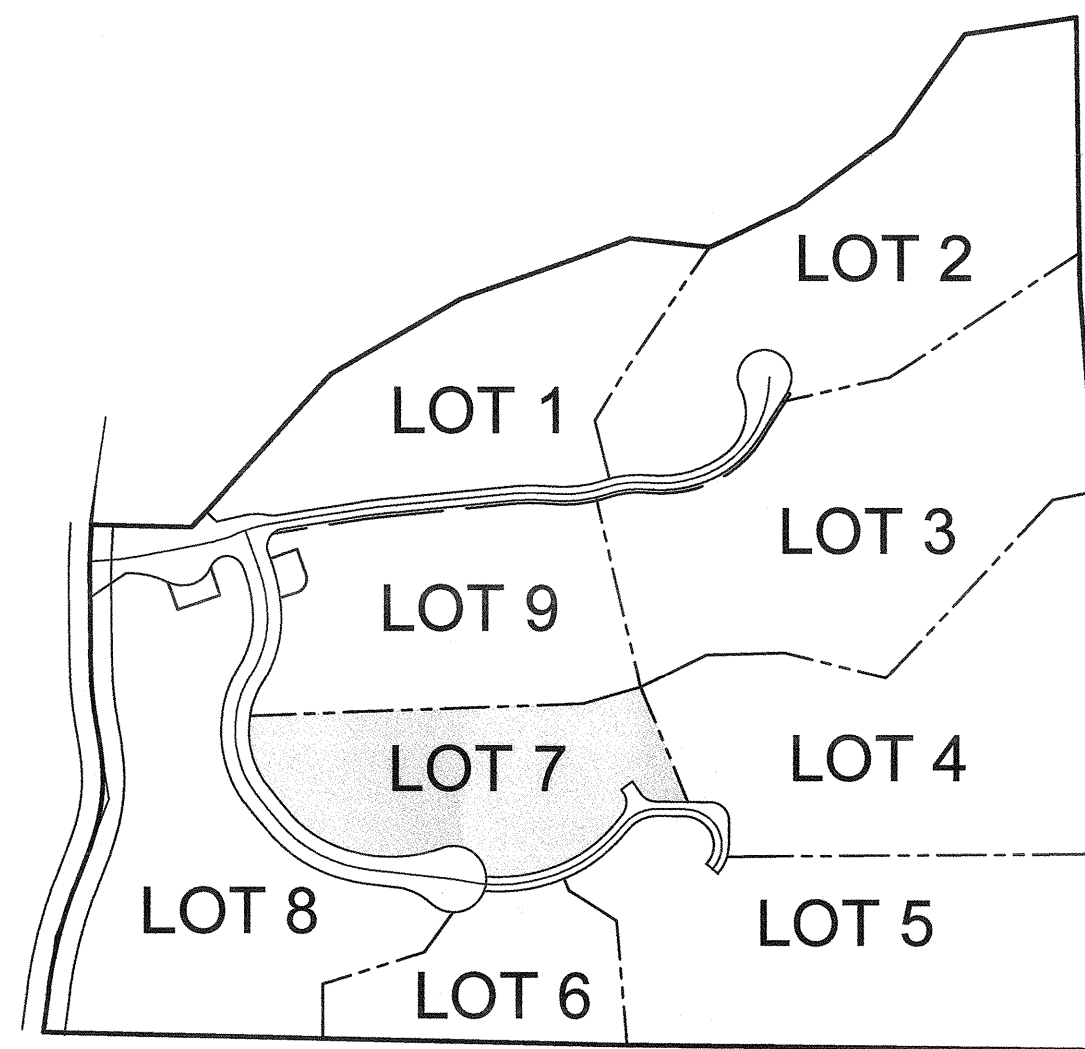
OVERALL SITE PLAN



SHEET INDEX

COVER	OCFA NOTES AND ATTACHEMENTS
FFM-0	FIRE FUEL PLAN
FFM-1	SECTIONS
FFM-2	SECTIONS
FFM-3	CONSTRUCTION LEGEND
LC-0	CONSTRUCTION PLAN
LC-1	PLANTING LEGEND, DETAILS & NOTES
LP-0	PLANTING PLAN
LP-1	IRRIGATION LEGEND AND NOTES
LI-0	IRRIGATION PLAN
LI-1	IRRIGATION DETAILS
LI-2	

KEY MAP



ORANGE COUNTY FIRE AUTHORITY
 Reviewed by Planning & Development
 Service Request Expires After 6 Months of Inactivity
 Approval subject to field inspection and required test, notations herein, conditions in correspondence and conformance with applicable regulations. The signing of these plans shall not be held to permit or approve the violation of any law.
 OCFA SR #: 534004
 Fee Code: 125
 Plan Type: Fire Fuel Modification
 By: Juan Huesata
 Emp #: 6380 Date: 7/26/2022
 ORANGE COUNTY FIRE AUTHORITY
 Call at least 48 hours in advance to schedule inspections: (714) 578-6150
 Notes:

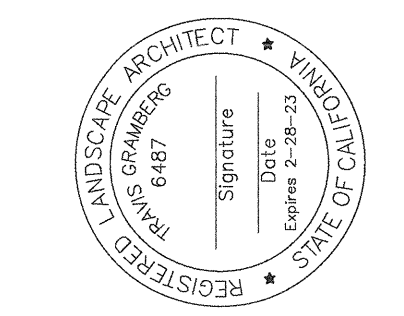
THE OAKS AT TRABUCO
 FIRE FUEL MODIFICATION OCFA SR#534004
 LOT 07
 TRABUCO CANYON
 CA 92625

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:



DESCRIPTION:
 Job No: 1171239
 Date: 07-11-2022

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.

CONSULTANTS

CLIENT
 BRUCE GOREN
 10866 WILSHIRE BOULEVARD,
 11TH FLOOR
 LOS ANGELES, CA 90024
 BGGOREN@PICOAINC.COM
 310.441.8411

LANDSCAPE ARCHITECT:
 KOHEID
 5312 BOLSA AVE.
 HUNTINGTON BEACH CA 92649
 714.403.5798
 CONTACT: TRAVIS GRAMBERG
 TRAVIS@KOHEID.COM

ARCHITECT:
 PEKAREK ARCHITECTS INC.
 31411 CAMINO CAPISTRANO, SUITE 300
 SAN JUAN CAPISTRANO, CA
 949.487.2320
 CONTACT: PHIL PEKAREK
 PPEKAREK@PEKAREKARCH.COM

CIVIL ENGINEER:
 DAVID EVANS AND ASSOCIATES INC.
 17782 17TH STREET SUITE 200
 TUSTIN, CA 92780
 714.665.4549
 CONTACT: LINDA SANDUSKY
 LSANDUSKY@DEAINC.COM



COVER SHEET

OCFA NOTES

1. 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.
2. 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.
3. 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.
4. 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 MAINTENANCE REQUIREMENT IS REQUIRED TO BE SIGNED BY THE HOMEOWNER AND THE LOT NUMBER REFERENCED IN THE CC&RS.
5. 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.
6. 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

- A. 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
 - B. ALL VENT PENNING INTO ATTIC SPACES AND WALL SHALL BE 1/8 INCH SCREENING
 - C. ANY ATTIC AND/OR ROOFING VENTS SHALL BE O'HALLAGAN LOW PROFILE TYPE
1. FUEL MODIFICATION MAINTENANCE SHALL TAKE PLACE TWICE A YEAR, ONCE IN THE LATE SPRING AND NIECE AGAIN IN THE EARLY FALL. THERE ARE NO RESTRICTIONS ON THE TIME OF YEAR THAT THE FUEL MODIFICATION MAINTENANCE WILL TAKE PLACE
 2. 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
 3. 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

- A. PRIOR TO ROUGH GRADING PERMIT ISSUANCE, THE DEVELOPER SHALL HAVE APPROVED/STAMPED CONCEPTUAL FUEL MODIFICATION PLAN
- B. 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.)
- C. PRIOR TO BUILDING PERMIT ISSUANCE, THE DEVELOPER/BUILDER SHALL IMPLEMENT THOSE PORTIONS OF THE APPROVED FUEL MODIFICATION PLAN ANTICIPATED 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.
- D. 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.
- E. 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
- F. 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 MODIFICATIONS 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.

1. 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 AN OWNER'S 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").
2. AS USED HEREIN, "FIRE PREVENTION MAINTENANCE" SHALL MEAN THE FOLLOWING:
 - A. 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.
 - B. 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.
Huntington Beach
CA 92649

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

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 prevails 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.

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

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 6 inches opening to 8 feet, followed by a 6 ft masonry wall, and the water treatment facility.

Zone "A" Approved Configurations:

- Zone A thru D shall be maintained by the homeowner until adjacent lots are developed.
- The HOA CC&RS, provide for off-site treatment onto 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

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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, waxes, 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.

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 Austalis	Russian Thistle/Tumbleweed
Salvia Mellifera	Black Sage
Silybum Marianum	Milk Thistle
Urtica Urens	Burning Nettle

Ornamental:

- Araucaria (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 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, 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.

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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:

DESCRIPTION:

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

FFM-0
FIRE PLAN NOTES & ATTACHMENTS

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)

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 farther 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

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

Attachment 4 ZONE MARKER DETAILS

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

1. POST CAP
2. 2"x5" ZONE INDICATOR
3. 1 1/2" DIAMETER GALVANIZED POST
4. CONCRETE FOOTING 2500 PSI @ 28 DAYS
5. FINISH GRADE
6. COMPACTED SUBGRADE

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

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'

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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:

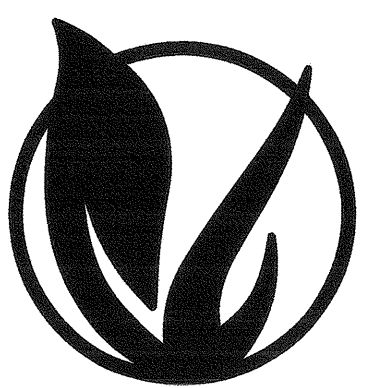
Option #1 Maintenance Method:

- 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, design and information on the plans shall be used as the basis for maintenance.

Option #2 Maintenance Method (when approved by OCFA):

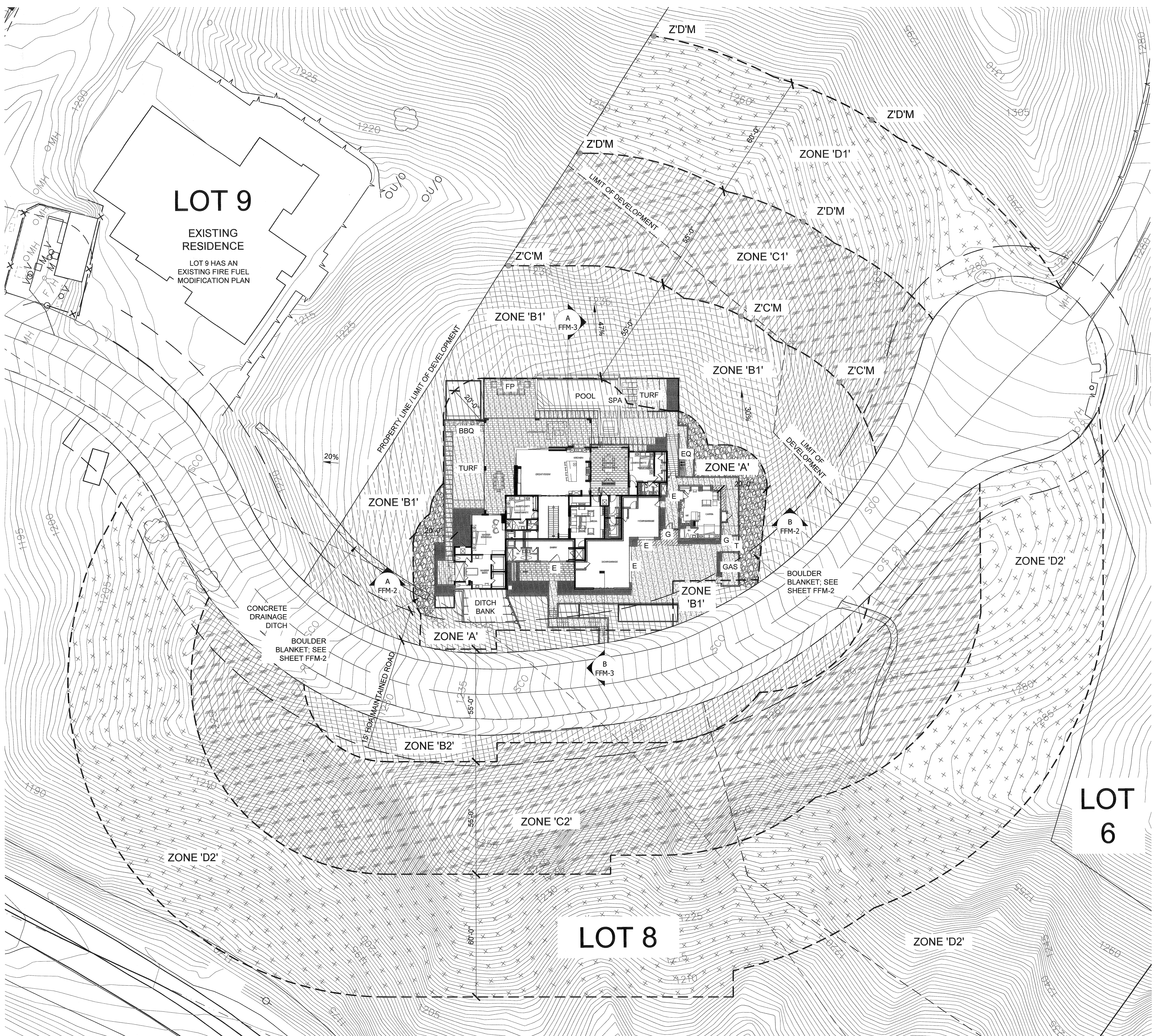
Ongoing maintenance shall occur per the current posted OCFA Vegetation Management Maintenance Guidelines at www.ocfa.org. Distances of FMZ, SMA, and RPZ will always remain required and will be specific to approved Fuel Modification Plan.

14



KOHEID
5312 Bolsa Ave.
Huntington Beach
CA 92649

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



- ZONE A- IRRIGATED STRUCTURE SETBACK ZONE**
IRRIGATED STRUCTURE SETBACK ZONE (OPEN LEVEL AREAS)
- 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

- GENERAL SITE ELEMENT LEGEND**
- | | |
|-----|--------------------------|
| BBQ | GAS BBQ COUNTER |
| E | ENTRY |
| EQ | POOL EQUIPMENT ENCLOSURE |
| FP | GAS FIRE PLACE |
| G | GATE LOCATION |
| T | TRASH ENCLOSURE |
| GAS | PROPANE TANK ENCLOSURE |
- *REFER TO LC-0 & LC-1 FOR MORE SPECIFIC SITE ELEMENT LOCATIONS AND CONSTRUCTION MATERIAL SPECIFICATIONS

- MARKER LEGEND**
- | | |
|---|----------------------|
| ● | ZONE MARKER LOCATION |
| ○ | ZONE 'C' MARKER |
| + | ZONE 'D' MARKER |

LOT ACREAGE
2.46 ACRES GROSS
0.78 ACRES NET

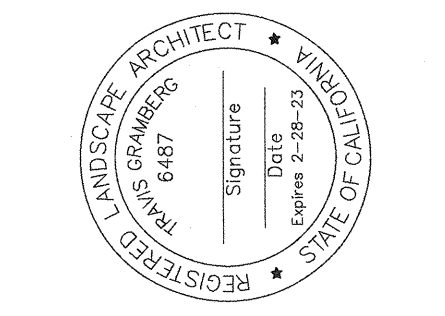
- NOTES:**
- PLANT SPECIES WITHIN THE FUEL MODIFICATION ZONES WILL BE SELECTED FROM THE OCFA APPROVED PLANT PALETTE
 - ALL LOT OWNERS SHALL BE REQUIRED TO SIGN DOCUMENTS STATING THAT THEY ACCEPT THE MAINTENANCE RESPONSIBILITY AS STATED ON THE PLANS AND IN THE FUEL MODIFICATION PROGRAM. ADDITIONALLY, 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 PROVATE LOT AN THE OWNERS WILL REIMBURSE THE HOA FOR THE REQUIRED MAINTENANCE WORK
 - EACH LOT OWNER SHALL BE SOLELY REPSONSIBLE 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.
 - 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 FIRE FUEL MODIFICATION PLAN HENCE IT SHALL BE EXEMPT FROM THE PRESERVED OPEN SPACE REQUIREMENT.

CLIENT INFORMATION
PREPARED FOR:
Bruce Goren
10886 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
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2022-07-11 OCFA SUB. #3

REVISION(S) LISTING:

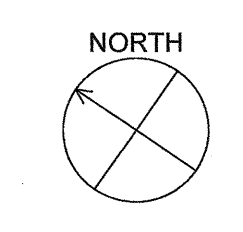


DESCRIPTION:
Job No: 117123B
Date: 07-11-2022



534004

SCALE: 1"=20'-0"

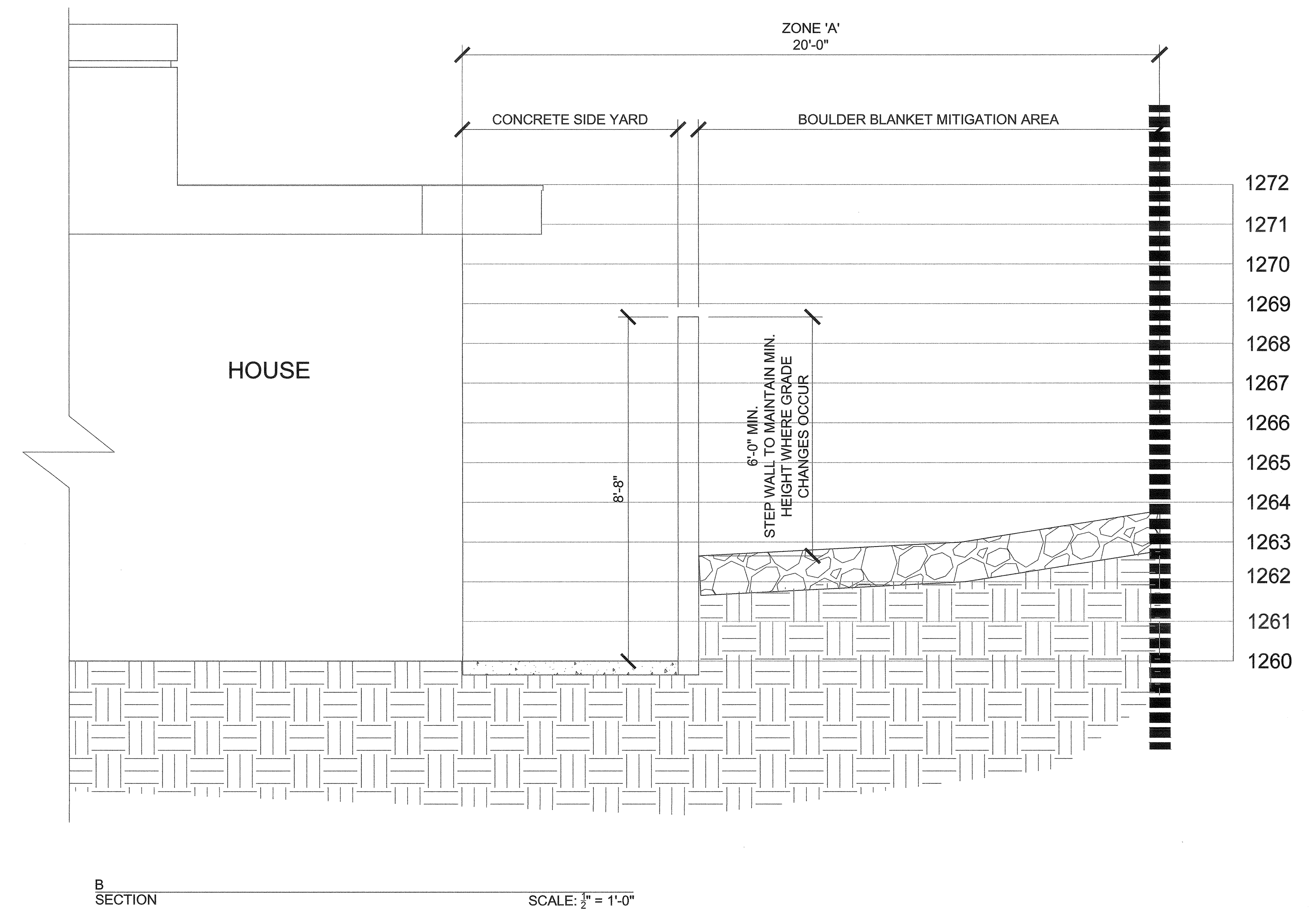
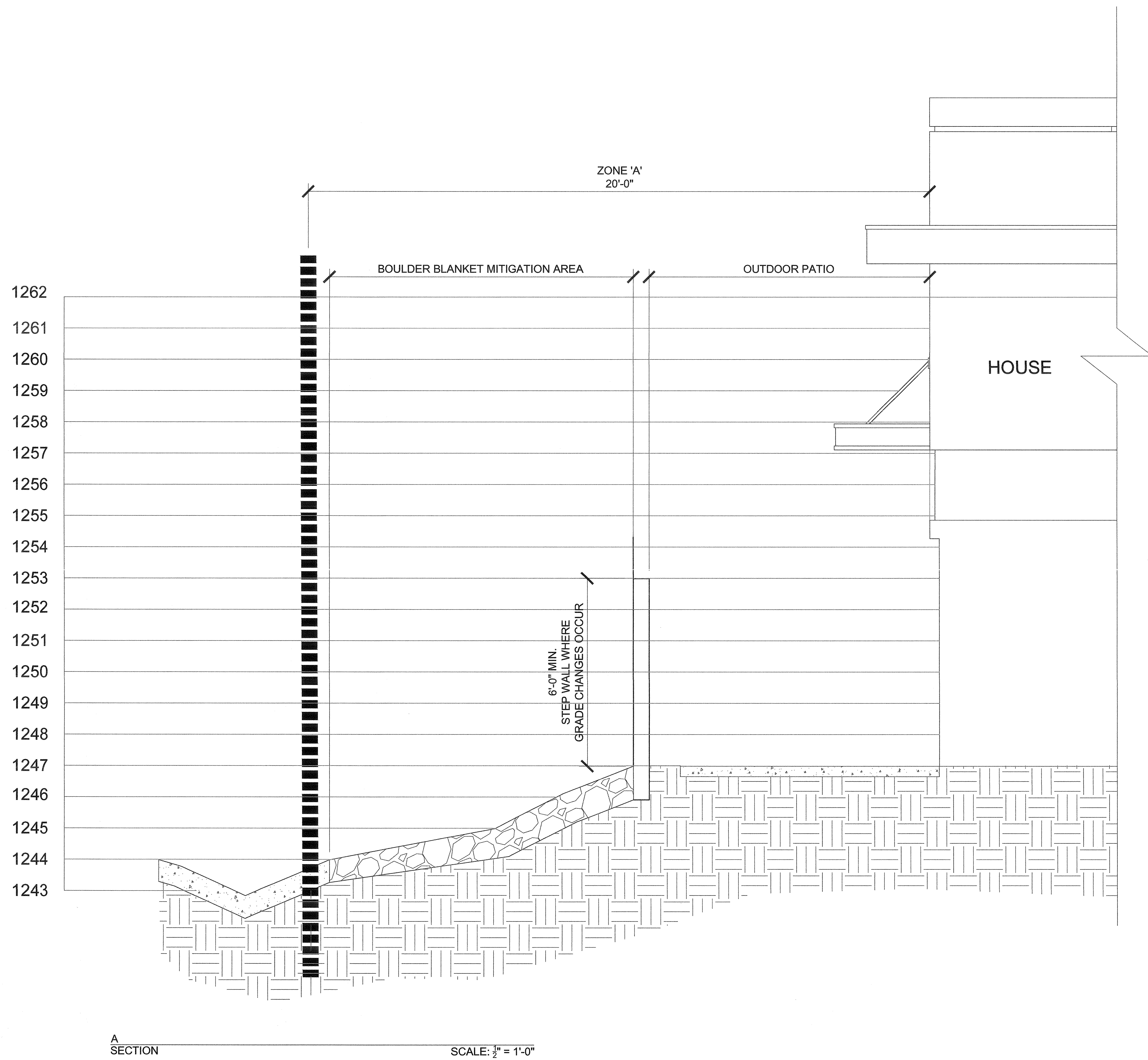


FFM-1
FIRE PLAN



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 $\frac{2}{3}$ BURIED AND $\frac{1}{3}$ EXPOSED. THE ROCKS/BOULDERS TOP SURFACE SHALL NOT EXCEED TOP OF ADJACENT WALLS BY MORE THAN $\frac{1}{4}$ OF THEIR OVERALL DIMENSION.

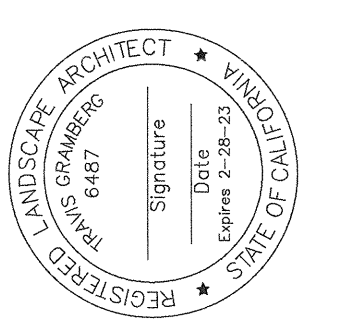


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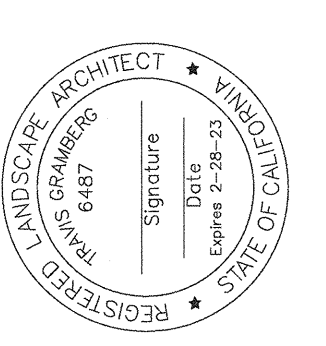
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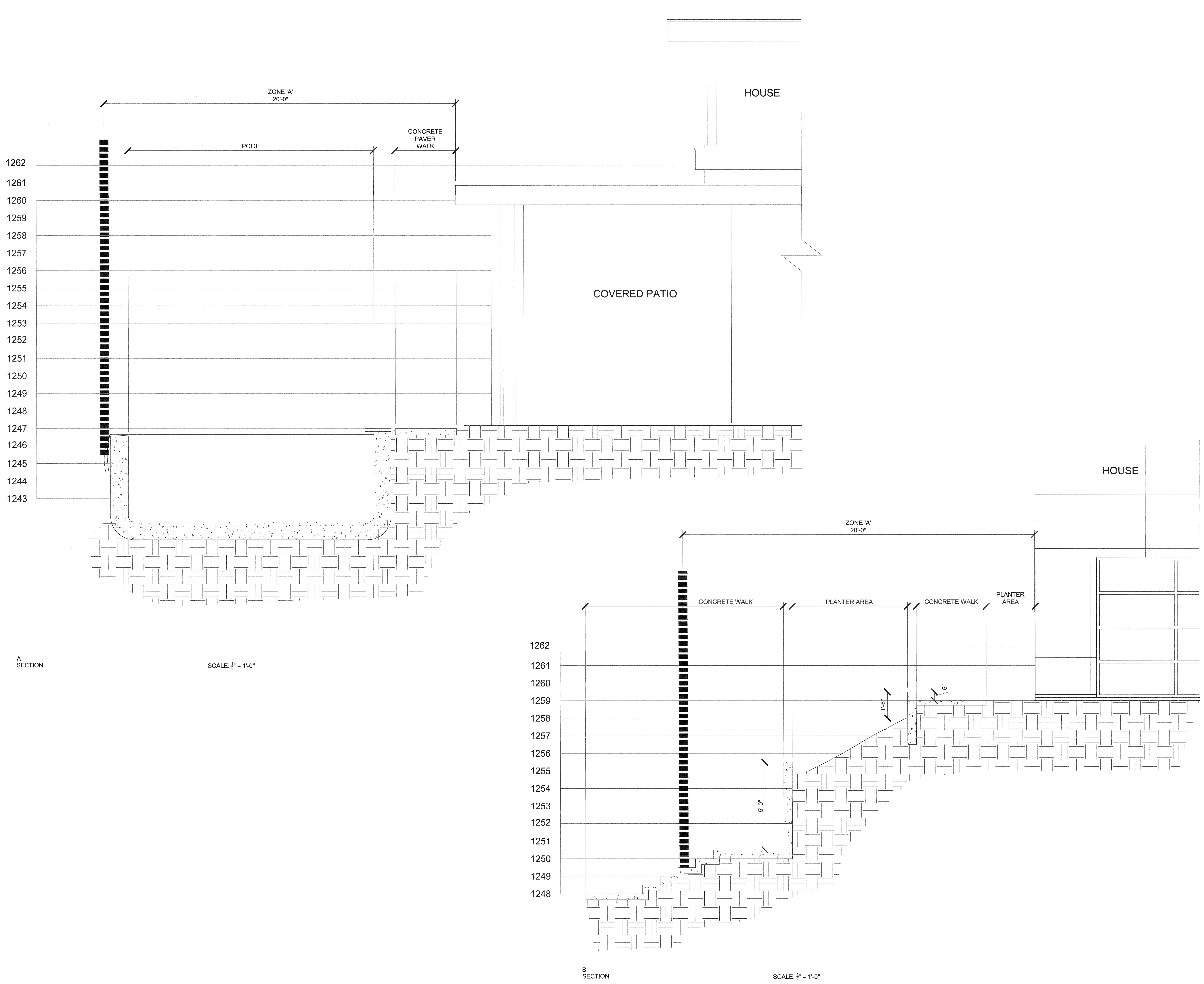


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534004

FFM-3
SECTIONS



A SECTION SCALE: 1/2" = 1'-0"

B SECTION SCALE: 1/2" = 1'-0"

CONSTRUCTION LEGEND

PAVING LEGEND

CODE	DESCRIPTION	DETAIL	MATERIAL/MODEL	PATTERN/FINISH	COLOR	MANUFACTURER	COMMENTS
P-01	CONCRETE PAVERS		18"X42" PRECAST CONCRETE	LIGHT SAND FINISH (TOPCAST 3 OR EQUAL)	PEWTER #860	ELITE CONCRETE MICHAEL JELENSKY 714.290.3239	PROVIDE SAMPLE
P-02	BOULDER BLANKET		1'-2" BLASTED GRANITE BOULDERS	TIGHT FIELD SPACING W/ FLAT SURFACES FACING UP	GRAY	SOUTHWEST BOULDER AND STONE	PROVIDE SAMPLE
P-03	PRECAST CONCRETE PAVER		12" X 24" X 2 1/2" LARGE SCALE CALARC PAVER	PER MANUFACTURER	FRENCH GRAY #1804	STEP STONE INC	PROVIDE SAMPLE
P-04	CONCRETE		CONCRETE: POURED IN PLACE CONCRETE WITH REINFORCEMENT	CONCRETE: LIGHT SAND FINISH (TOPCAST 3 OR EQUAL)	CONCRETE: PEWTER #860	DAVIS COLOR OR EQUAL	PROVIDE 4'X4' MOCKUP FOR REVIEW PRIOR TO INSTALLATION
P-05	POOL COPING		12" X 24" X 2 1/2" LARGE SCALE CALARC PAVER	PER MANUFACTURER	PEWTER #860	ELITE CONCRETE MICHAEL JELENSKY 714.290.3239	PROVIDE SAMPLE
P-06	ARTIFICIAL TURF		TBD	PER MANUFACTURER	PER MANUFACTURER	TBD	PROVIDE SAMPLE
P-07	CONCRETE STAIRS		48"X 12" POURED IN PLACE STEPS	LIGHT SAND FINISH (TOPCAST 3 OR EQUAL)	PEWTER #860	DAVIS COLOR OR EQUAL	PROVIDE SAMPLE
P-08	CONCRETE DRIVEWAY		POURED IN PLACE CONCRETE	LIGHT SAND FINISH (TOPCAST 3 OR EQUAL)	PEWTER #860	DAVIS COLOR OR EQUAL	SAWCUT JOINTS PER PLAN (EQUAL SPACING)
P-09	GRAVEL		1/2" HORSE CREEK CRUSHED STONE	PER MANUFACTURER	RUSTY GOLD TO BROWN	SOUTHWEST BOULDER	PROVIDE SAMPLE
P-10	LANDSCAPE EDGING		3/8" STEEL EDGING	PER MANUFACTURER	BLACK	SITE ONE OR EQUAL	PROVIDE SAMPLE

FENCE, GATES, AND RAIL LEGEND

CODE	DESCRIPTION	DETAIL	MATERIAL/MODEL	PATTERN/FINISH	COLOR	MANUFACTURER	COMMENTS
G-01	ACCESS GATE (6'-0" HEIGHT)		FRAME: TUBE STEEL PANEL: DECORATIVE MESH SHEET STEEL HINGES: SURE CLOSE FLUSH MOUNT HINGE CLOSER HANDLE: TBD	TWO COATS PRIMER AND FIELD PAINTED WITH HIGH PERFORMANCE ENAMEL PAINT HANDLE: STAINLESS STEEL	EPOXY AND PAINT TO MATCH ARCHITECTURAL STEEL DETAILS	N/A	
G-02	PROPANE TANK GATE (6'-0" HEIGHT)		FRAME: TUBE STEEL PANEL: DECORATIVE MESH SHEET STEEL HINGES: SURE CLOSE FLUSH MOUNT HINGE CLOSER HANDLE: TBD	TWO COATS PRIMER AND FIELD PAINTED WITH HIGH PERFORMANCE ENAMEL PAINT AND EPOXY PRIMER HANDLE: STAINLESS STEEL	EPOXY AND PAINT TO MATCH ARCHITECTURAL STEEL DETAILS	N/A	
F-01	GLASS GUARDRAIL (42" HEIGHT FROM F.S.)		3/4" THICK TEMPERED GLASS-W5B10 CHANNEL	CLEAR	BRUSHED	CR LAWRENCE	

WALL LEGEND

CODE	DESCRIPTION	DETAIL	MATERIAL/MODEL	PATTERN/FINISH	COLOR	MANUFACTURER	COMMENTS
W-01	RETAINING WALL (6'-0" MIN. HEIGHT FROM F.G.)		STUCCO- MERLEX/LA HABRA OR EQUAL	SMOOTH 3/8" BASE -TO MATCH ARCHITECTURE	WHITE TO MATCH ARCHITECTURE	MERLEX/LA HABRA	PROVIDE MOCKUP FOR REVIEW PRIOR TO INSTALLATION
W-02	STAIR CHEEK WALL (HEIGHT VARIES)		POURED IN PLACE CONCRETE	LIGHT SAND FINISH (TOPCAST 3 OR EQUAL)	PEWTER #860	N/A	PROVIDE MOCKUP FOR REVIEW PRIOR TO INSTALLATION
W-03	STUCCO WALL (6'-0" HEIGHT FROM F.G./S)		STUCCO- MERLEX/LA HABRA OR EQUAL	SMOOTH 3/8" BASE -TO MATCH ARCHITECTURE	WHITE TO MATCH ARCHITECTURE	MERLEX/LA HABRA	PROVIDE MOCKUP FOR REVIEW PRIOR TO INSTALLATION

SITE ELEMENT LEGEND

CODE	DESCRIPTION	DETAIL	MATERIAL/MODEL	PATTERN/FINISH	COLOR	MANUFACTURER	COMMENTS
S-01	FIRE PIT		120" X 36" X 18" CONCRETE: BOARD FORMED CUSTOM GFRC FIRE PIT BURNER: CUSTOM WITH BRASS FITTINGS DECORATIVE STONE: TUMBLED LAVA ROCK 1"-2"	MEDIUM SAND FINISH ON TOP EDGE OF FEATURE TOP CAST 03 OR EQUAL	CONCRETE: PEWTER #860	OASIS-SUB-IRRIGATION FERNANDO BLANCO 714-227-3029	
S-02	OUTDOOR KITCHEN		STONE COUNTER TOP STAINLESS STEEL BARBEQUE	TBD	TBD	TBD	
S-03	SPA OVERFLOW BASIN		TBD	TBD	TBD	TBD	
S-04	FOUNTAIN		CORTEN STEEL RAIN CURTAIN CUSTOM FOUNTAIN WITH 30" X 60" COPPER COVER BASIN DRAIN AND SUMP PUMP SKU:RAIN-CURTAIN-CUSTOM-FOUNTAIN	PER MANUFACTURER	N/A	FOUNTAINS.COM	



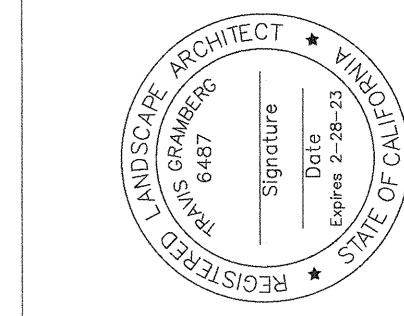
THE OAKS AT TRABUCO
 FIRE FUEL MODIFICATION OCFA SR#534004
 LOT 07
 TRABUCO CANYON
 CA 92625

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:
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 2022-07-11 OCFA SUB #3

REVISION(S) LISTING:



DESCRIPTION:
 Job No: 117123B
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534004

LC-0
 CONSTRUCTION
 LEGEND



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5312 Bolsa Ave.
Huntington Beach
CA 92649

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

CONSTRUCTION LEGEND

PAVING LEGEND

CODE	DESCRIPTION	DETAIL
P-01	CONCRETE PAVERS	
P-02	BOULDER BLANKET	
P-03	PRECAST CONCRETE PAVER	
P-04	CONCRETE	
P-05	POOL COPING	
P-06	ARTIFICIAL TURF	
P-07	CONCRETE STAIRS	
P-08	CONCRETE DRIVEWAY	
P-09	GRAVEL	
P-10	LANDSCAPE EDGING	

FENCE, GATES, AND RAIL LEGEND

CODE	DESCRIPTION	DETAIL
G-01	ACCESS GATE (6'-0" HEIGHT)	
G-02	PROPANE TANK GATE (6'-0" HEIGHT)	
F-01	GLASS GUARDRAIL (42" HEIGHT FROM F.S.)	

WALL LEGEND

CODE	DESCRIPTION	DETAIL
W-01	RETAINING WALL (6'-0" MIN. HEIGHT FROM F.G.)	
W-02	STAIR CHEEK WALL (HEIGHT VARIES)	
W-03	STUCCO WALL (6'-0" HEIGHT FROM F.G./F.S.)	

SITE ELEMENT LEGEND

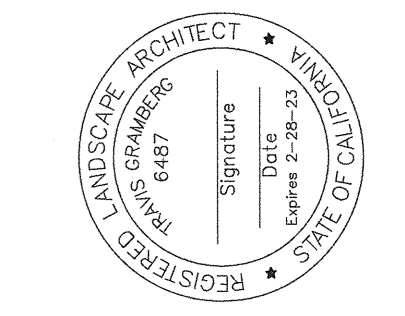
CODE	DESCRIPTION	DETAIL
S-01	FIRE PIT	
S-02	OUTDOOR KITCHEN	
S-03	SPA OVERFLOW BASIN	
S-04	FOUNTAIN	

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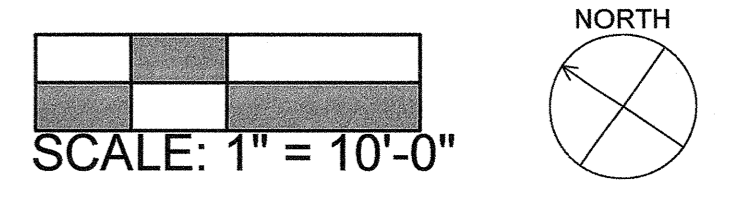
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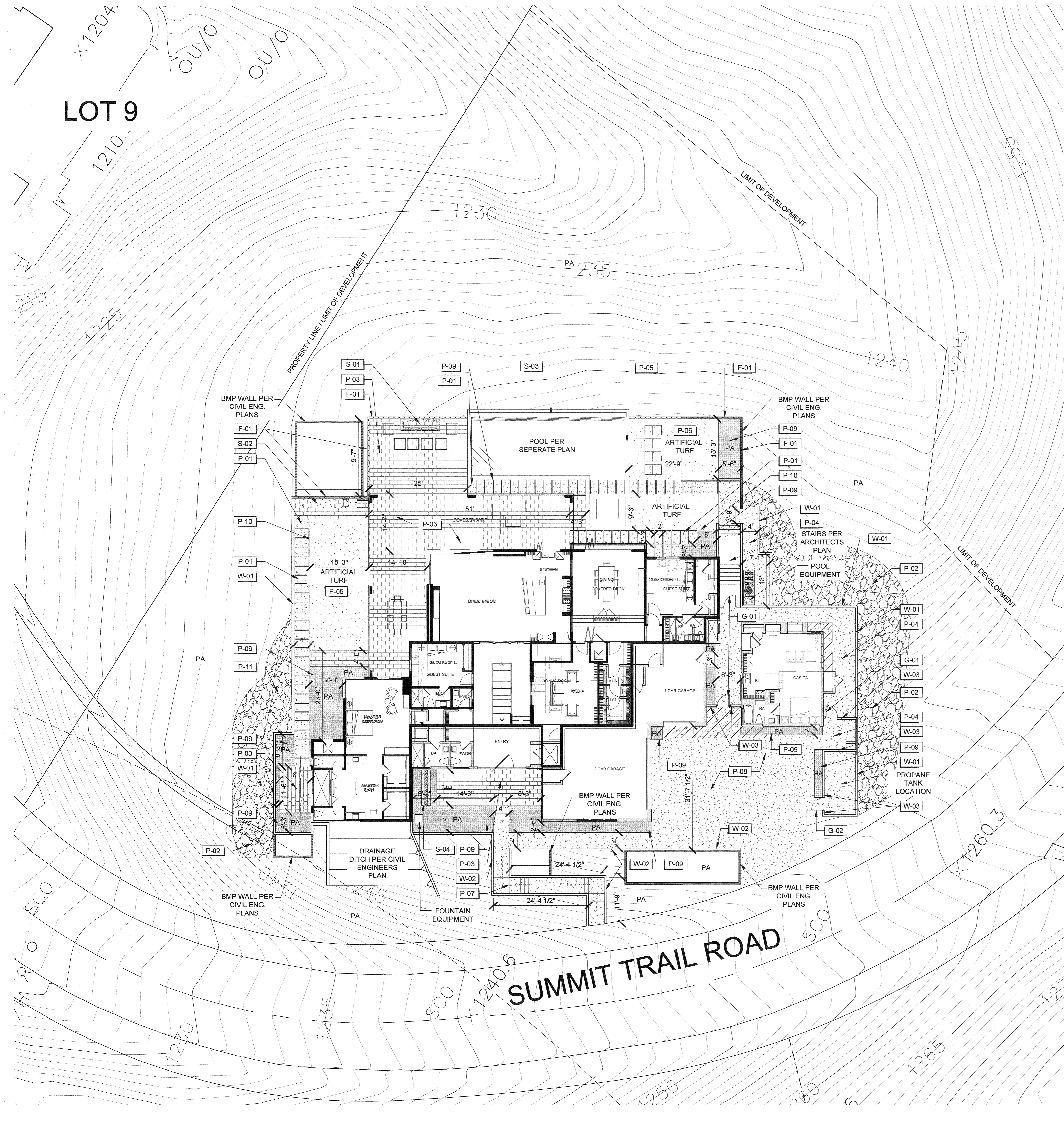
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534004



LC-1
CONSTRUCTION
PLAN



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

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

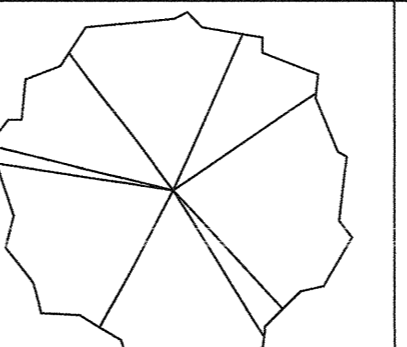
*= IF LOCALLY COLLECTED

**=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

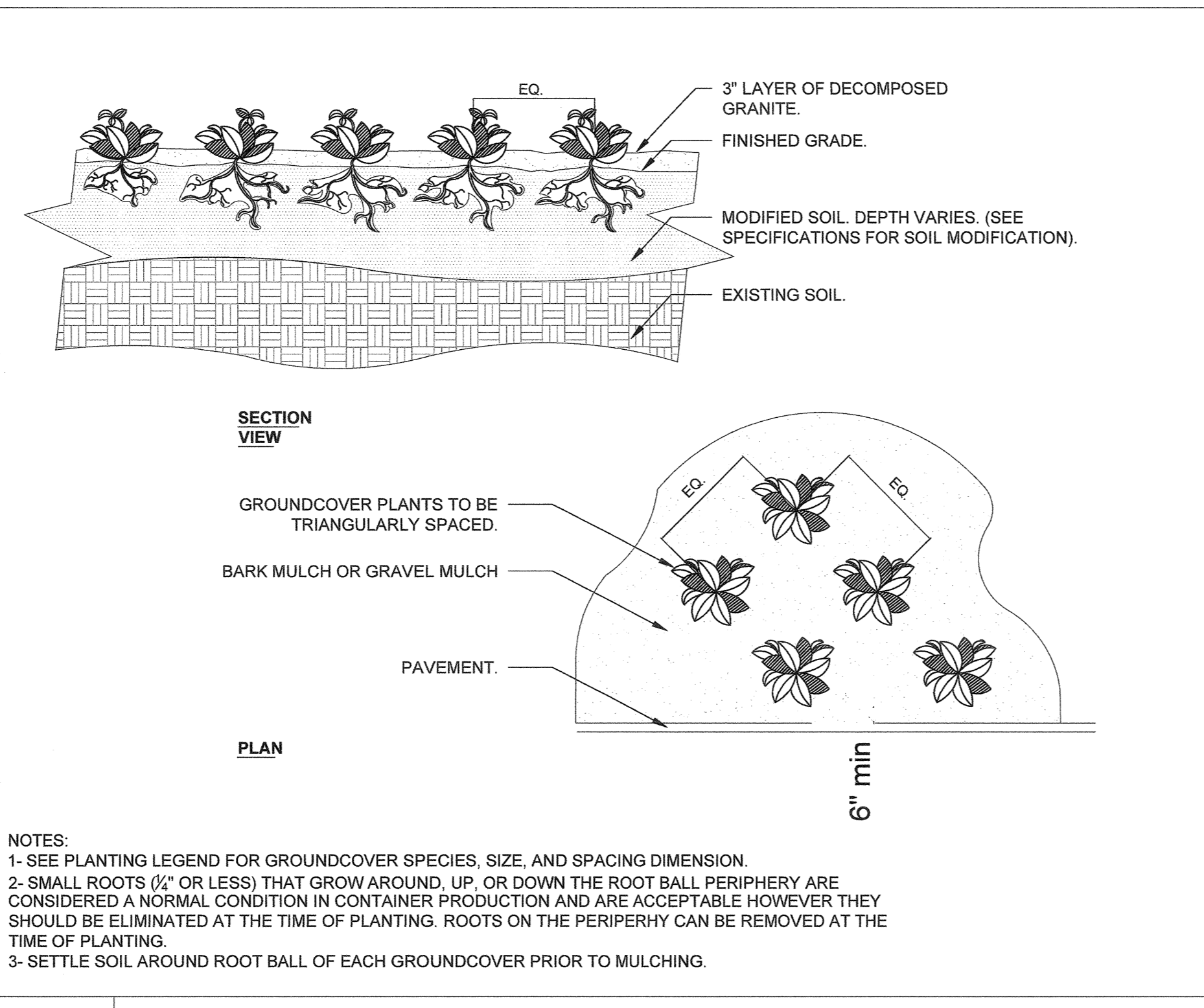
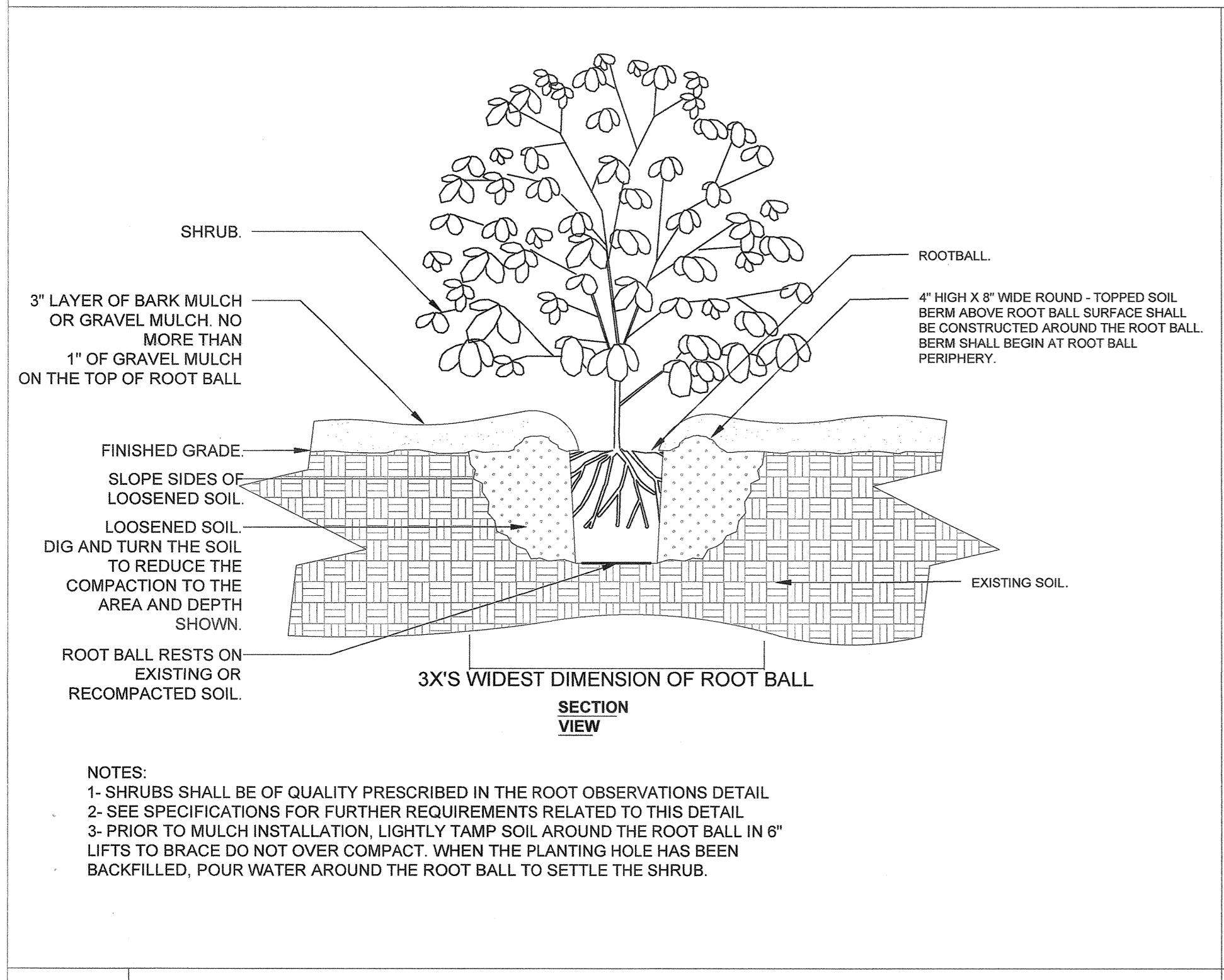
YELLOW ROWS= PLANT SPECIES SUSCEPTIBLE TO INVASIVE SHOT HOLE BORERS (ISHB) INFESTATION

TREE PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES	MATURE HEIGHT/SPREAD
	N/A	PARKINSONIA X 'DESERT MUSEUM' PALO VERDE	2	48" BOX	PER PLAN	L	MULTI TRUNK	25'-30' HEIGHT / 25'-30' WIDE
	O	QUERCUS LOBATA VALLEY OAK	2	48" BOX	PER PLAN	M	MULTI TRUNK	60'-100' HEIGHT / 50' WIDE
	O	SAMBUCUS NIGRA SSP. CERULEA ELDERBERRY	2	48" BOX	PER PLAN	L	FRUIT BEARING	20'-30' HEIGHT / 20'-30' WIDE

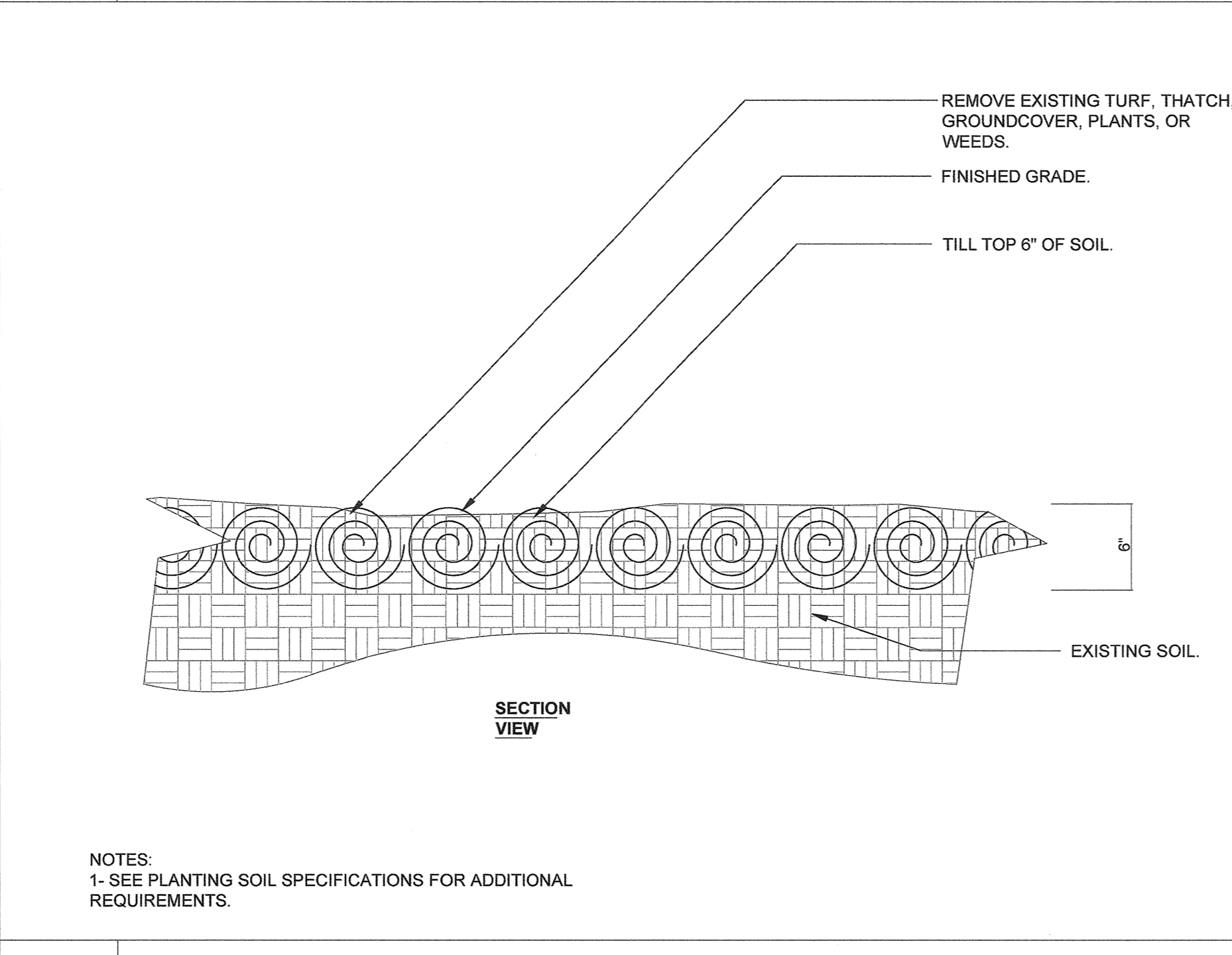
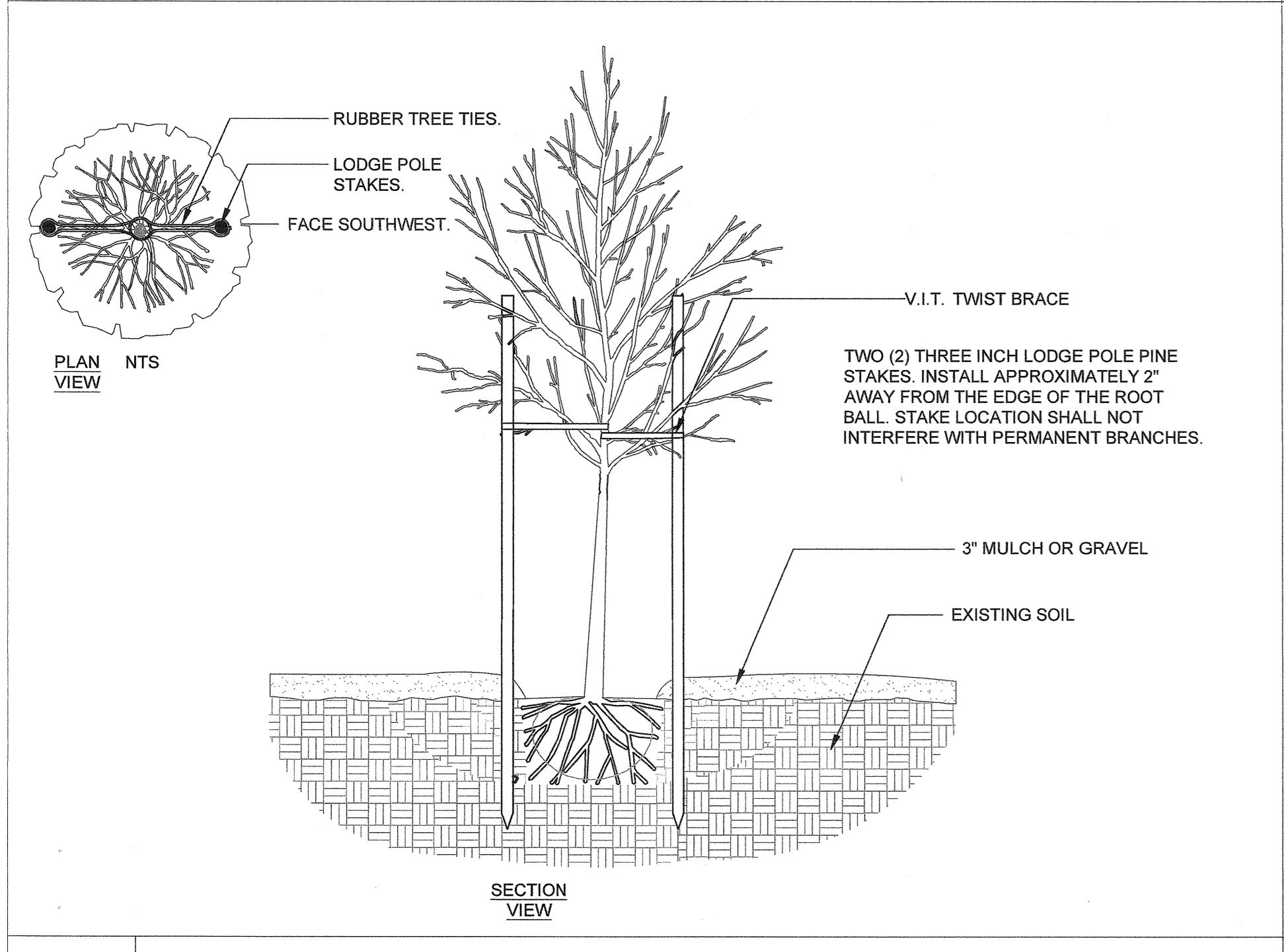
SHRUB PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES	MATURE HEIGHT/SPREAD
	W	AGAVE AMERICANA CENTURY PLANT	24	5 GAL	PER PLAN	VL		6' HEIGHT / 6' WIDE
	W	AGAVE 'BLUEGLOW' BLUE GLOW AGAVE	38	1 GAL	PER PLAN	L		1'-2' HEIGHT / 2'-3' WIDE
	N	ALOE BARBERAE TREE ALOE	3	15 GAL	PER PLAN	L		2'-3' HEIGHT / 3'-4' WIDE
	X	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	16,583 SF	4" POTS	72" O.C.	L	USE FLATS IF POTS ARE NOT AVAILABLE	1'-2' HEIGHT / 8' WIDE
	N/A	BEAUCARNEA RECURVATA PONYTAIL PALM	5	1 GAL	PER PLAN	L		
	N/A	CEANOTHUS MARITIMUS 'POINT SIERRA' POINT SIERRA CEANOTHUS	982 SF	1 GAL	96" O.C.	L		1'-3' HEIGHT / 10' WIDE
	N/A	DIANELLA 'LITTLE REV' LITTLE REV LILY	42	1 GAL	PER PLAN	L		1'-2' HEIGHT / 8' WIDE
	N/A	OLEA 'LITTLE OLLIE' COMPACT OLIVE	29	1 GAL	PER PLAN	L	TO BE MAINTAINED AT 3' MAXIMUM	3'-4' HEIGHT / 4'-6' WIDE



D SHRUB PLANTING

C GROUND COVER PLANTING



B TREE STAKING

A EXISTING SOIL - MINOR MODIFICATION

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

- SOIL TEXTURE
- INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE
- PH
- TOTAL SOLUBLE SALTS
- SODIUM
- PERCENT ORGANIC MATTER
- SOIL PREPARATION AMENDMENTS
- TREE AND SHRUB BACKFILL AMENDMENTS
- 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):

- 20% PER CUBIC YARD OF ORGANIC AMENDMENT COMPRISED OF RECYCLED/LANDSCAPE WASTE (NO ANIMAL WASTE)
- 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:

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



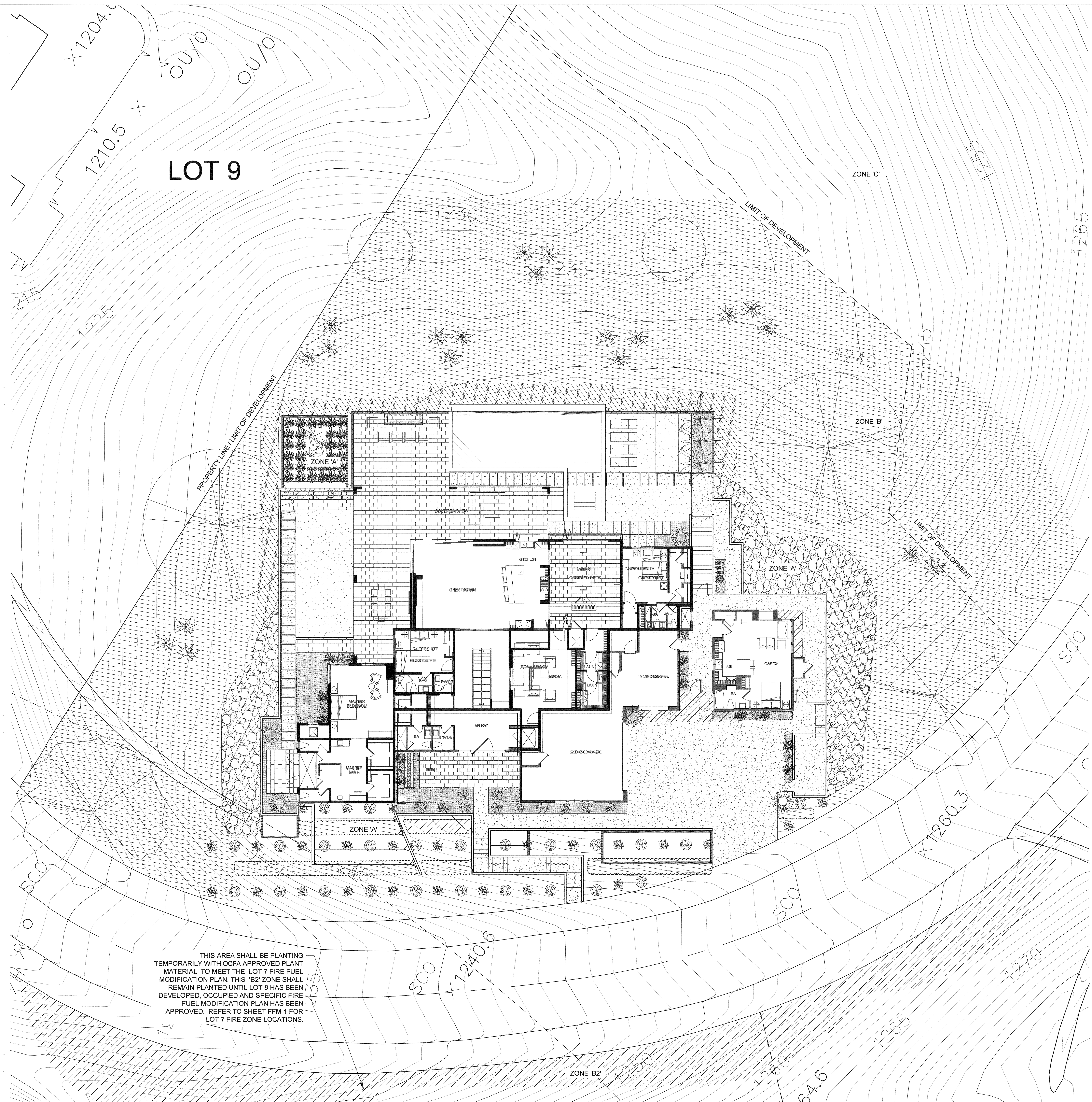
CLIENT INFORMATION
PREPARED FOR:
Bruce Goren
10896 Wilshire Blvd.
11th Floor
Los Angeles CA 90024

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

SUBMITTAL(S) LISTING:
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DESCRIPTION:



TREE PLANTING LEGEND

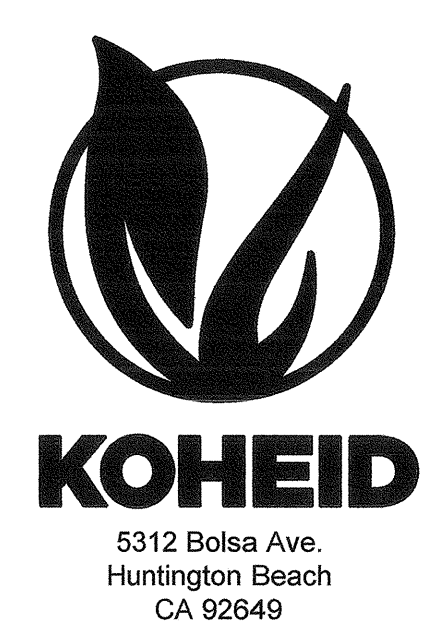
SYMBOL	CODE	DESCRIPTION	QUANTITY	SIZE
	N/A	PARKINSONIA X 'DESERT MUSEUM' PALO VERDE	2	48" BOX
	O	QUERCUS LOBATA VALLEY OAK	2	48" BOX
	O	SAMBUCUS NIGRA SSP. CERULEA ELDERBERRY	2	48" BOX

SHRUB PLANTING LEGEND

SYMBOL	CODE	DESCRIPTION	QUANTITY	SIZE
	W	AGAVE AMERICANA CENTURY PLANT	24	5 GAL
	W	AGAVE 'BLUEGLOW' BLUE GLOW AGAVE	38	1 GAL
	N	ALOE BARBERAE TREE ALOE	3	15 GAL
	X	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	16,583 SF	4" POTS
	N/A	BEAUCARNEA RECURVATA PONYTAIL PALM	5	1 GAL
	N/A	CEANOTHUS MARITIMUS 'POINT SIERRA' POINT SIERRA CEANOTHUS	982 SF	1 GAL
	N/A	DIANELLA 'LITTLE REV' LITTLE REV LILY	42	1 GAL
	N/A	OLEA 'LITTLE OLLIE' COMPACT OLIVE	29	1 GAL

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, 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 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.
- 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 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.



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

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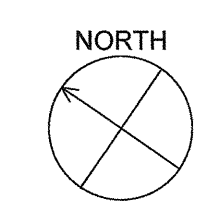
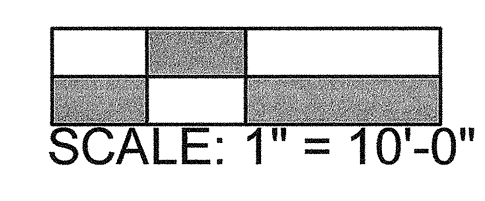
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 TRABUCO CANYON, CA

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



534004

LP-1
 PLANTING PLAN

Water Efficient Landscape Worksheet

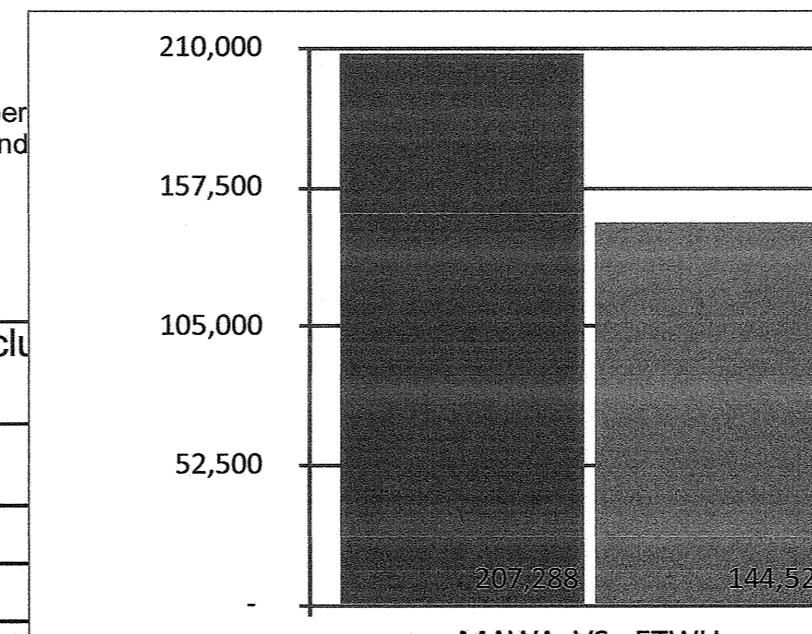
Reference Evapotranspiration (Eto)		49.80		Non-Residential				
Hydrozone # / Planting descriptions	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq.Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Area								
SHRUB - VERY LOW	0.1	Drip	0.81	0.12	-	-	-	
SHRUB - LOW	0.2	Drip	0.81	0.25	13,259	3,274	101,083	
SHRUB - MEDIUM	0.5	Drip	0.81	0.62	-	-	-	
TREE-MEDIUM	0.5	Drip	0.81	0.62	450	278	8,577	
TURF - HIGH	0.7	Spray	0.75	0.93	1,210	1,129	34,869	
			1.00	0.00				
			1.00	0.00				
			1.00	0.00				
			1.00	0.00				
			1.00	0.00				
			1.00	0.00				
Regular Landscape Area Totals:					14,919	4,681		
Special Landscape Area								
					0			
					0			
					0			
Special Landscape Area Totals:					0			
							ETWU Total:	144,529
Maximum Allowed Water Allowance (MAWA)								
Over All Landscape Area Totals:					14,919	MAWA Total:	207,288	

Hydrozone # / Planting Description	Irrigation Method	Irrigation Efficiency
0	Bubbler	1.00
	Drip	0.81
	Pool	1.00
	Rotor	0.75
	Spray	0.75

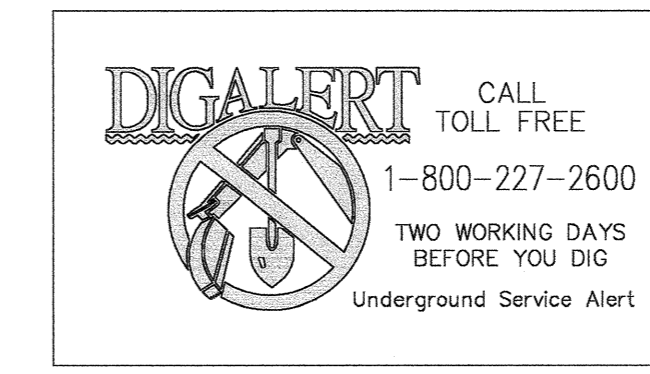
ETAF Calculations

Regular Landscape Area	All Landscape Area (Incl. special landscape area)
Total ETAF x Area	4,681
Total Area	14,919
Average ETAF	0.31

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per the total landscape area in square feet, SLA is the total special landscape area in square feet, and residential areas and 0.45 for non-residential areas.



MAWA VS. ETWU



CONSTRUCTION NOTES:

- 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 LOCATION ON SITE
- 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



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REVISION(S) LISTING:

DESCRIPTION:

Job No: 1171238
Date: 07-11-2022

LI-0
IRRIGATION
LEGEND / NOTES



PRESSURE CALCULATIONS:

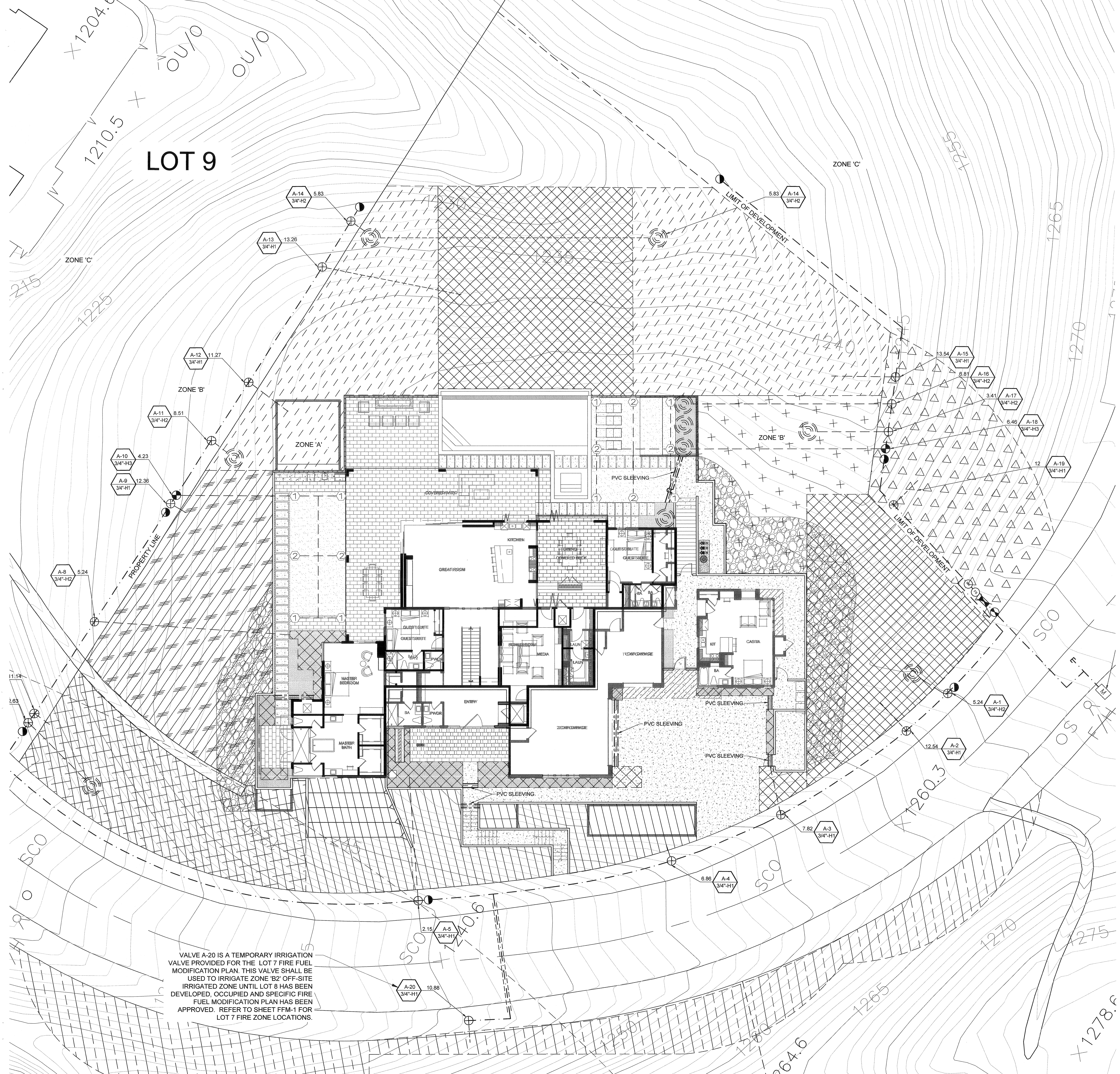
VALVE M-1: 1 1/4" AT 10.91 GPM DEMAND - POTABLE WATER

1" WATER METER	1.2
REDUCED BACK FLOW PREVENTER	11
1" BALL VALVE LOSS	1.2
1" MAIN LINE LOSS	5.64
1" ELECTRIC CONTROL VALVE LOSS	2.9
LATERAL LINE LOSS	1.92
LOSS THROUGH FITTINGS (10%)	1.1
TOTAL LOSSES	24.95
OPERATING PRESSURE	40
REQUIRED PRESSURE	64.95
STATIC PRESSURE	85
RESIDUAL PRESSURE	20.05

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 65 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 10.91. 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



VALVE A-20 IS A TEMPORARY IRRIGATION VALVE PROVIDED FOR THE LOT 7 FIRE FUEL MODIFICATION PLAN. THIS VALVE SHALL BE USED TO IRRIGATE ZONE 'B2' OFF-SITE IRRIGATED ZONE UNTIL LOT 8 HAS BEEN DEVELOPED, OCCUPIED AND SPECIFIC FIRE FUEL MODIFICATION PLAN HAS BEEN APPROVED. REFER TO SHEET FFM-1 FOR LOT 7 FIRE ZONE LOCATIONS.

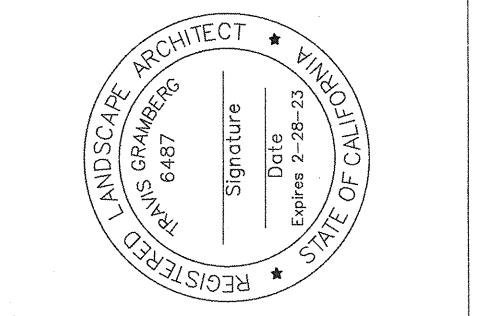
THE OAKS AT TRABUCO
 FIRE FUEL MODIFICATION OCFA SR#534004
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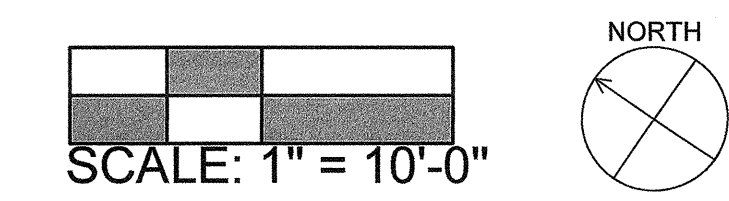
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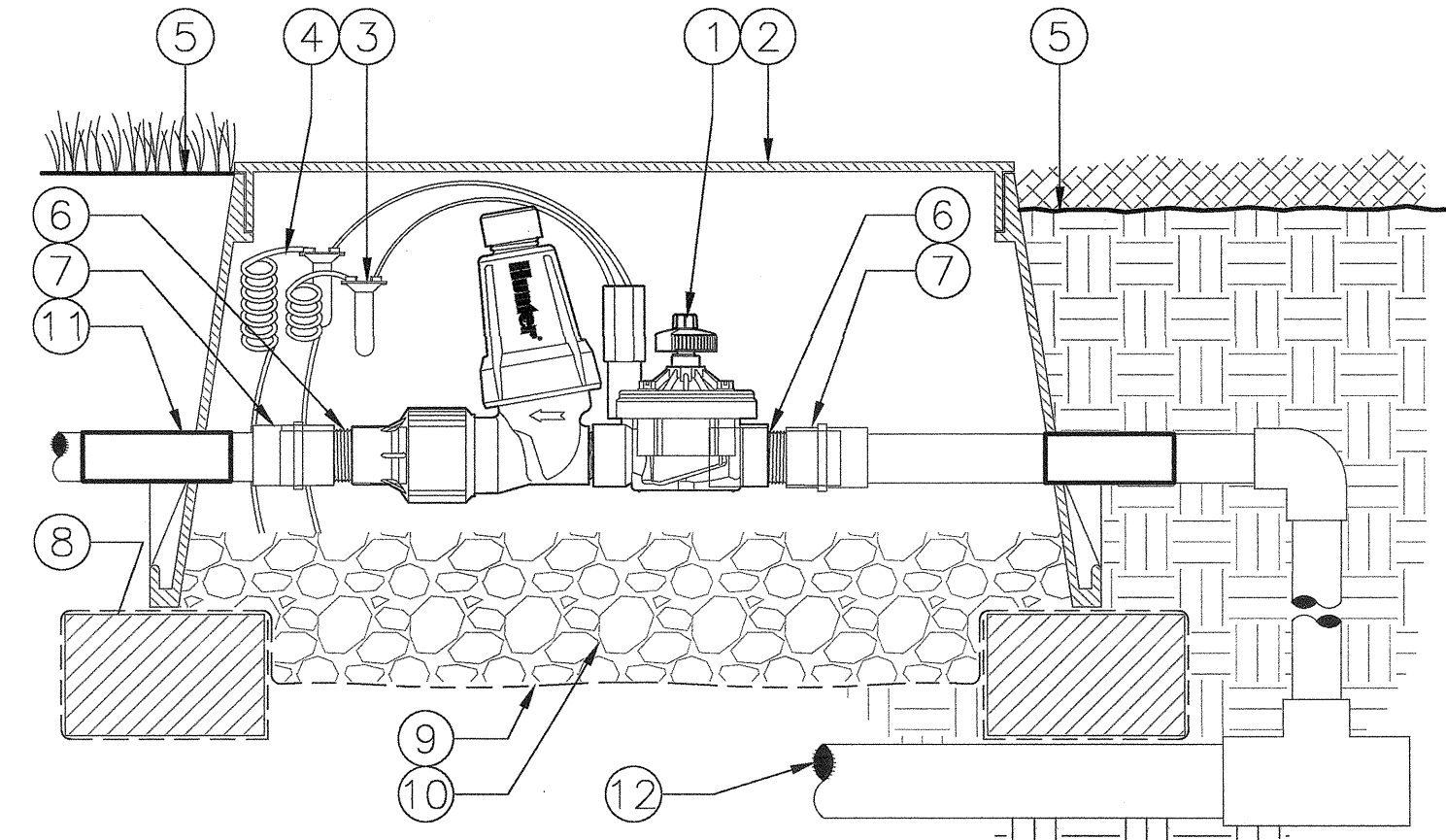


DESCRIPTION:
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LEGEND

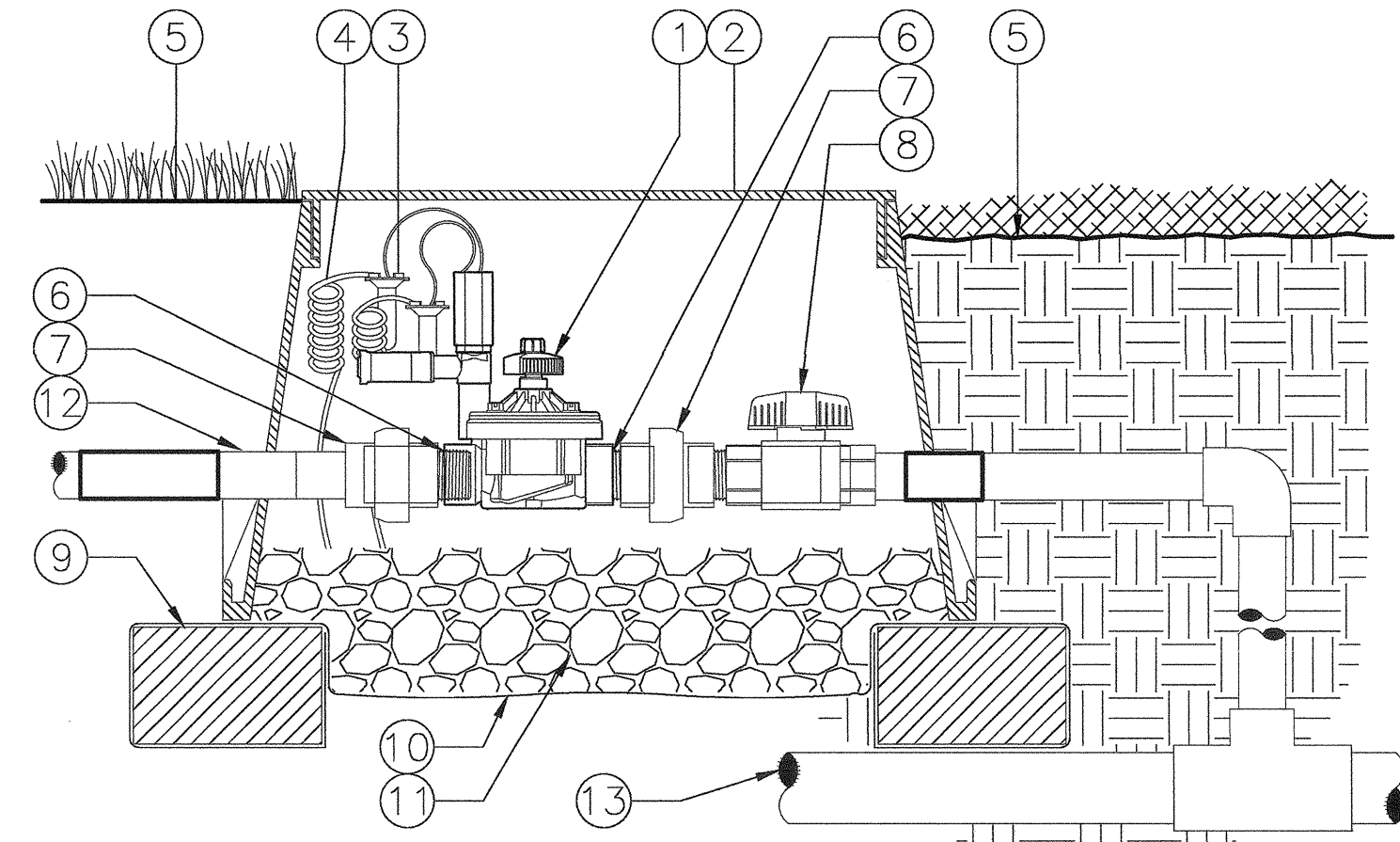
- ① HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
- ③ WATERPROOF CONNECTORS (2)
- ④ 18"-24" COILED WIRE TO CONTROLLER
- ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- ⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
- ⑦ VALVE
- ⑧ 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



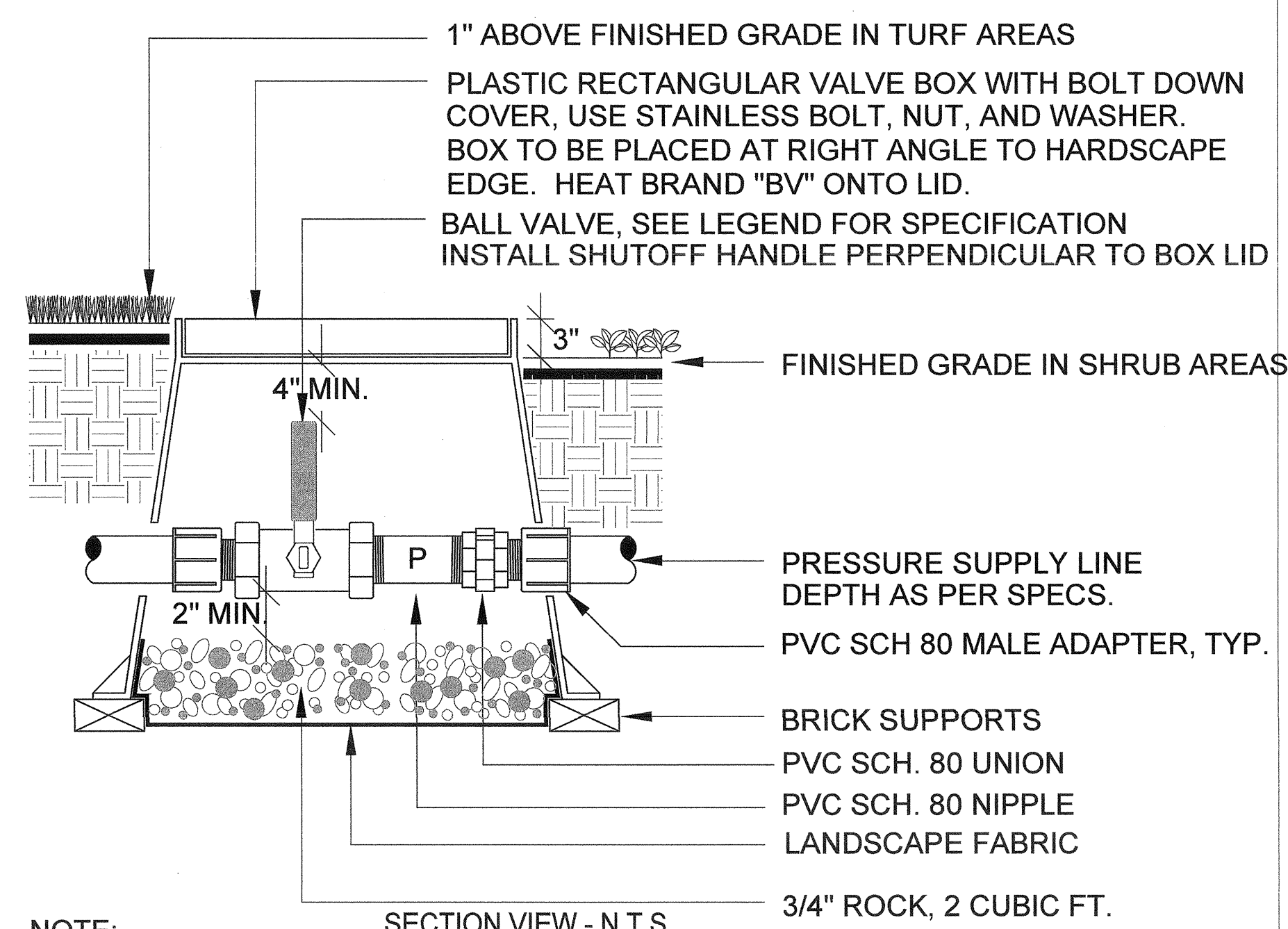
A ICZ-101 DRIP IRRIGATION ZONE CONTROLLER

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 ISOLATION VALVE, SIZE AND TYPE PER PLAN
- ⑨ BRICK SUPPORTS (4)
- ⑩ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- ⑪ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- ⑫ IRRIGATION LATERAL MAINLINE AND FITTINGS
- ⑬ 3/4" ROCK, 2 CUBIC FT.



B ICV-125 REMOTE CONTROL VALVE

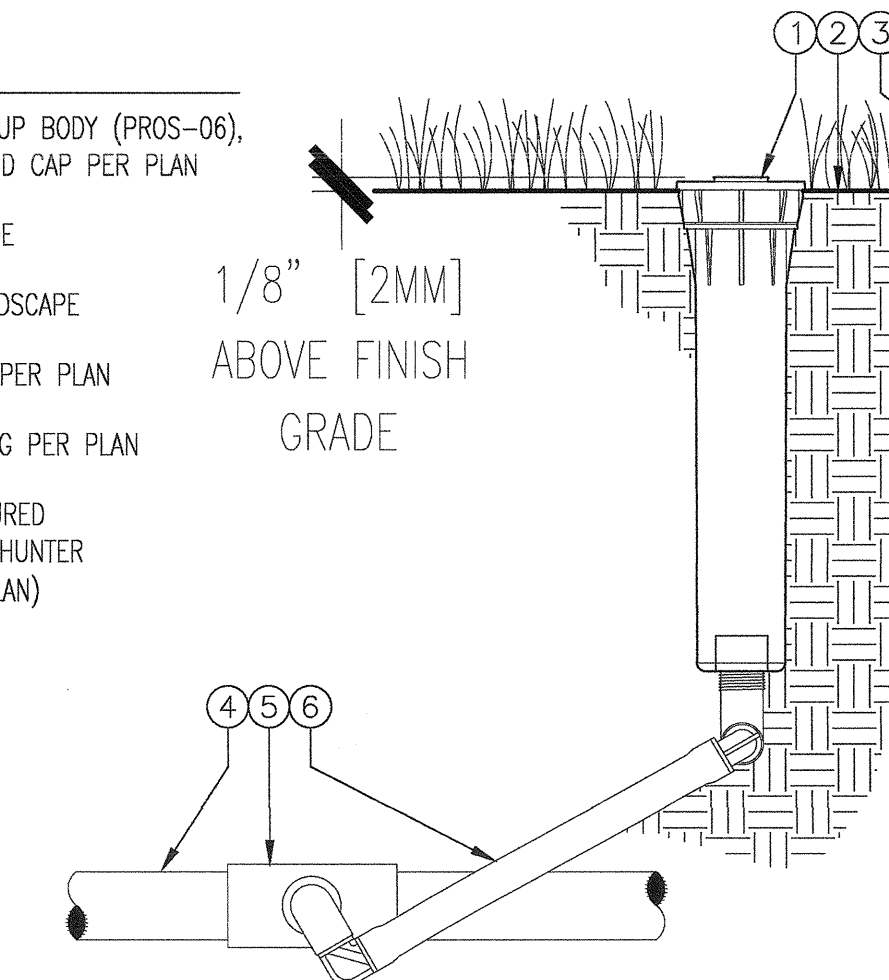


NOTE:
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE CENTER IN BOX. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

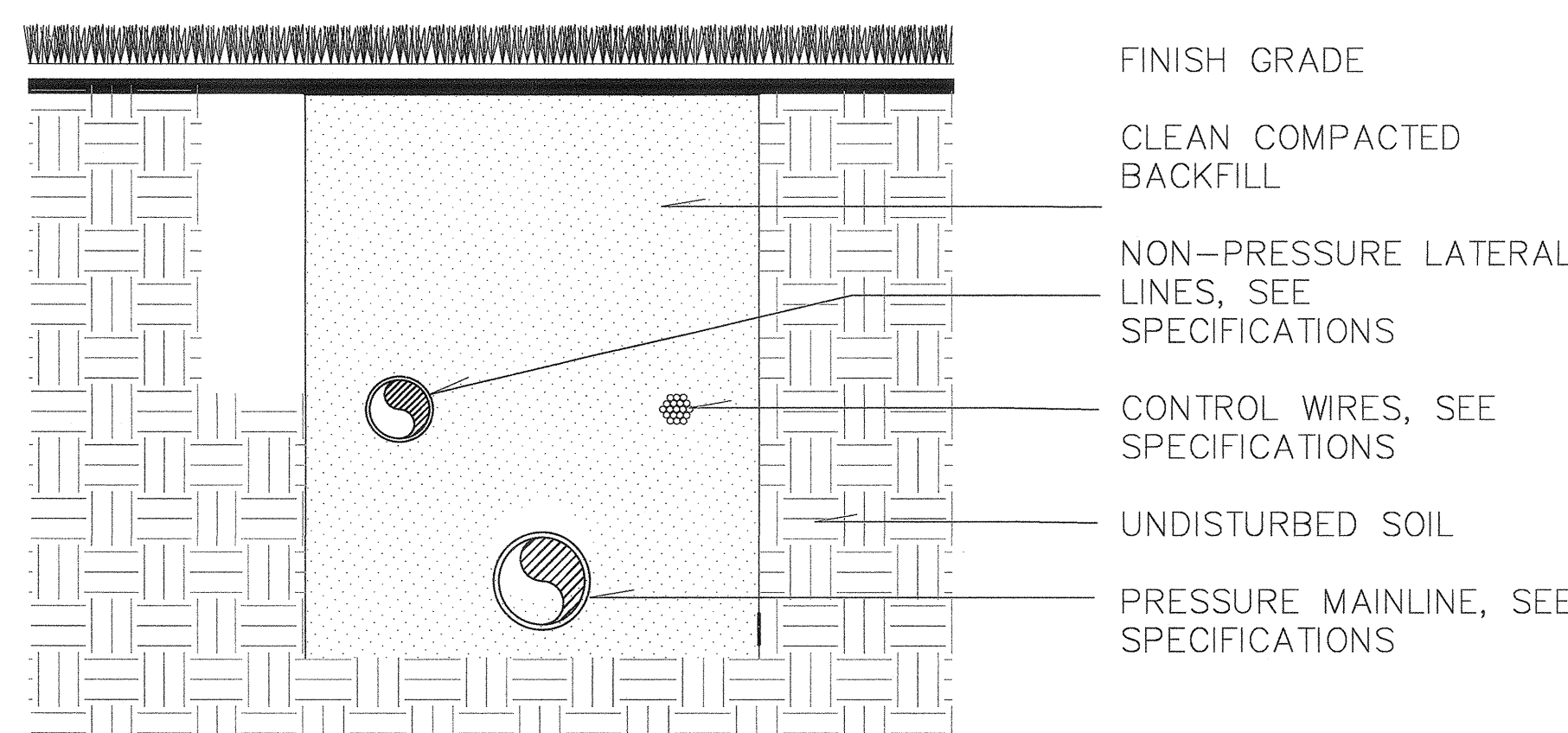
C BALL VALVE

LEGEND

- ① HUNTER POP-UP BODY (PROS-06), 6A 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)



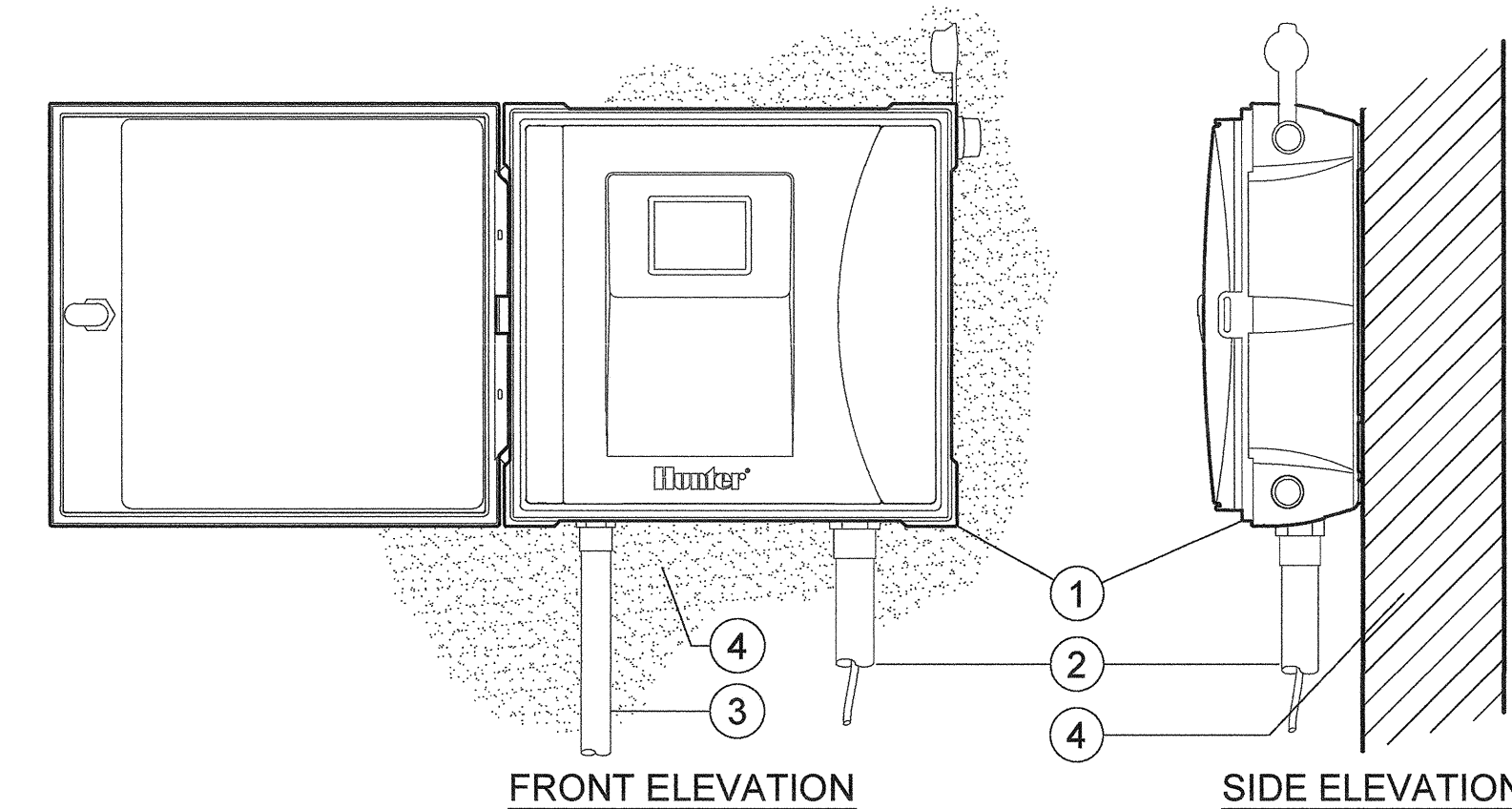
D PROS-06-PRS40-CV W/ MP2000 ADJ. NOZZLE



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"

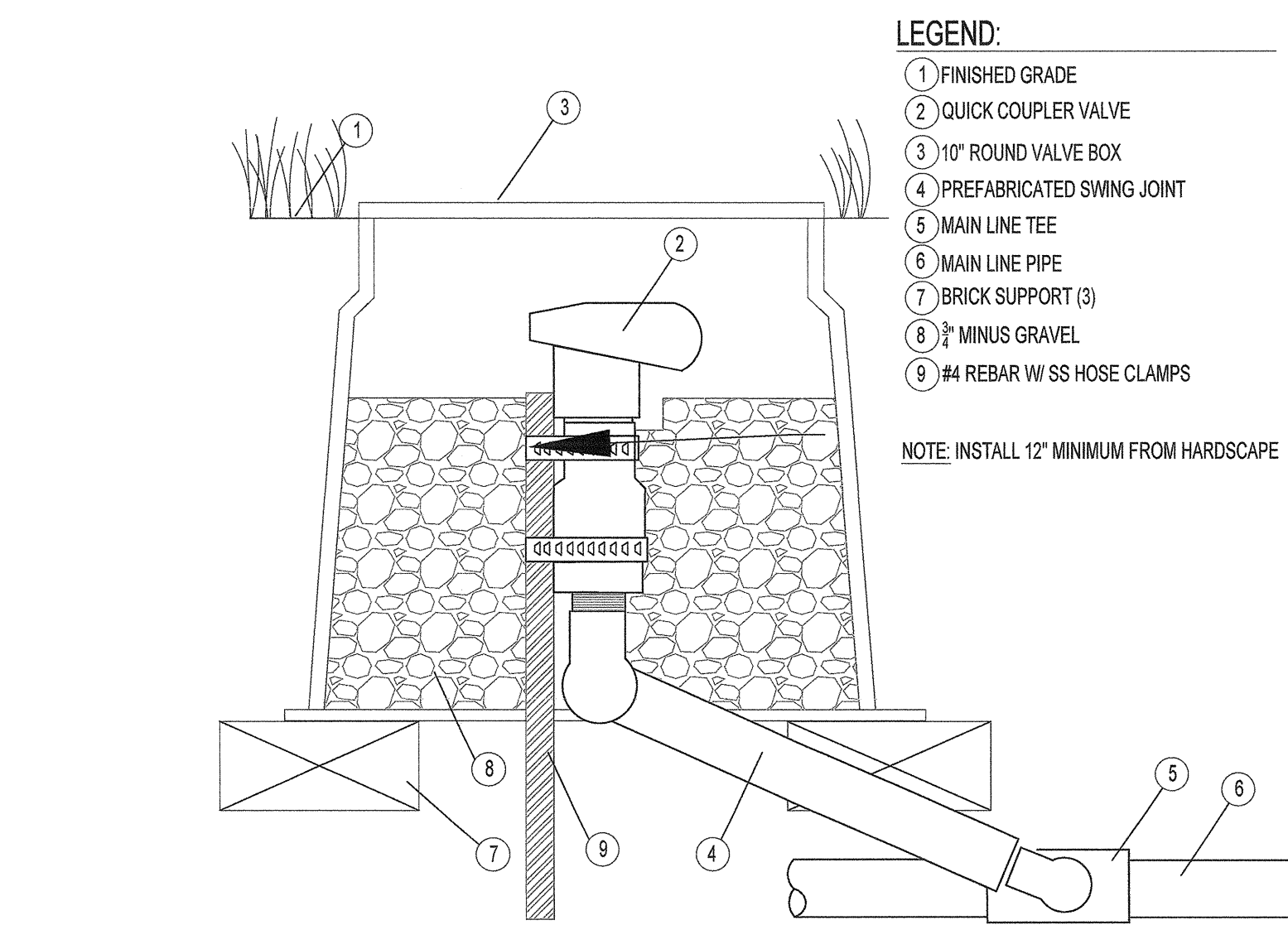
E SLEEVING DETAIL



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

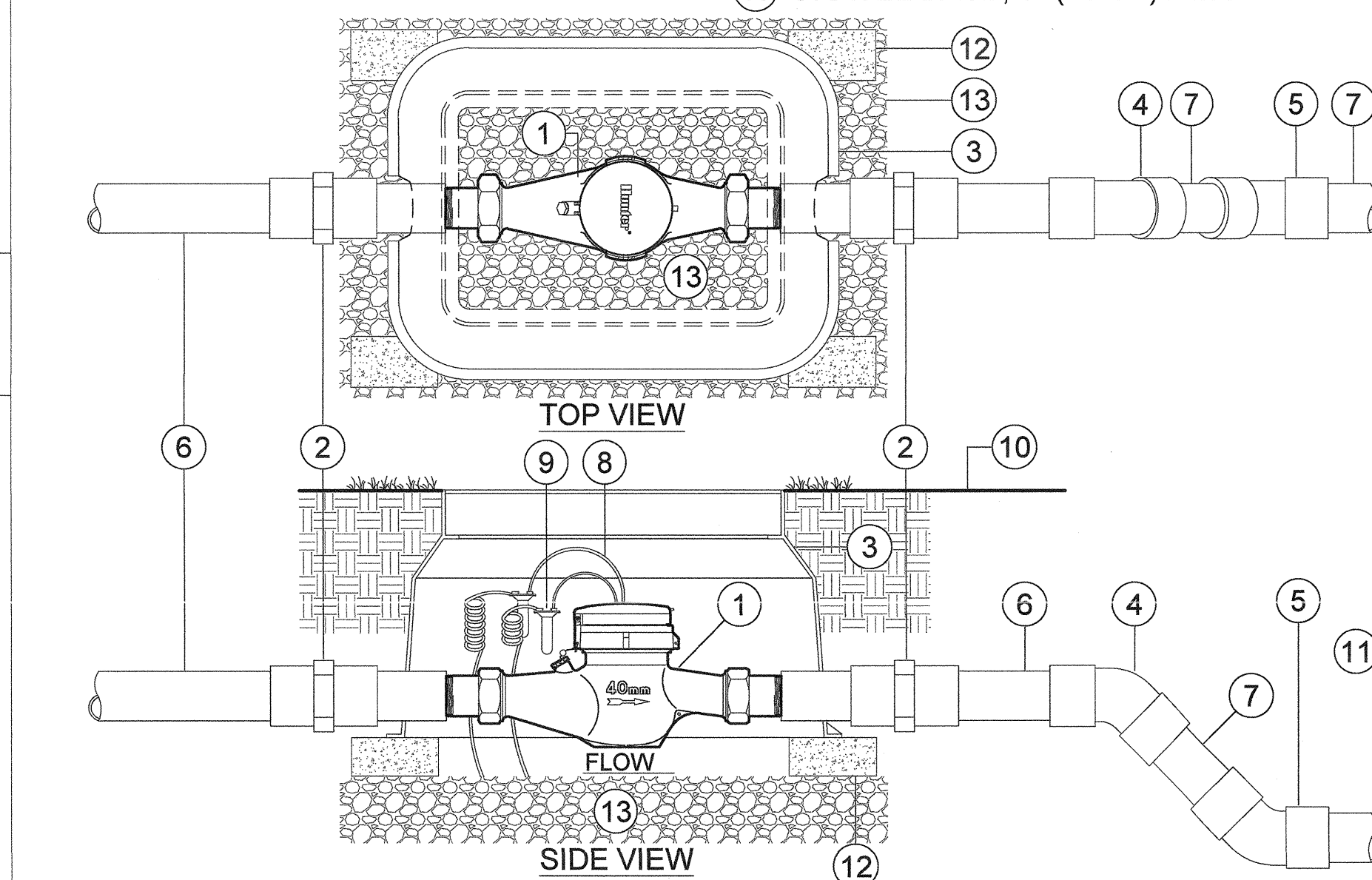
F HCC-800-PL WALL MOUNT CONTROLLER



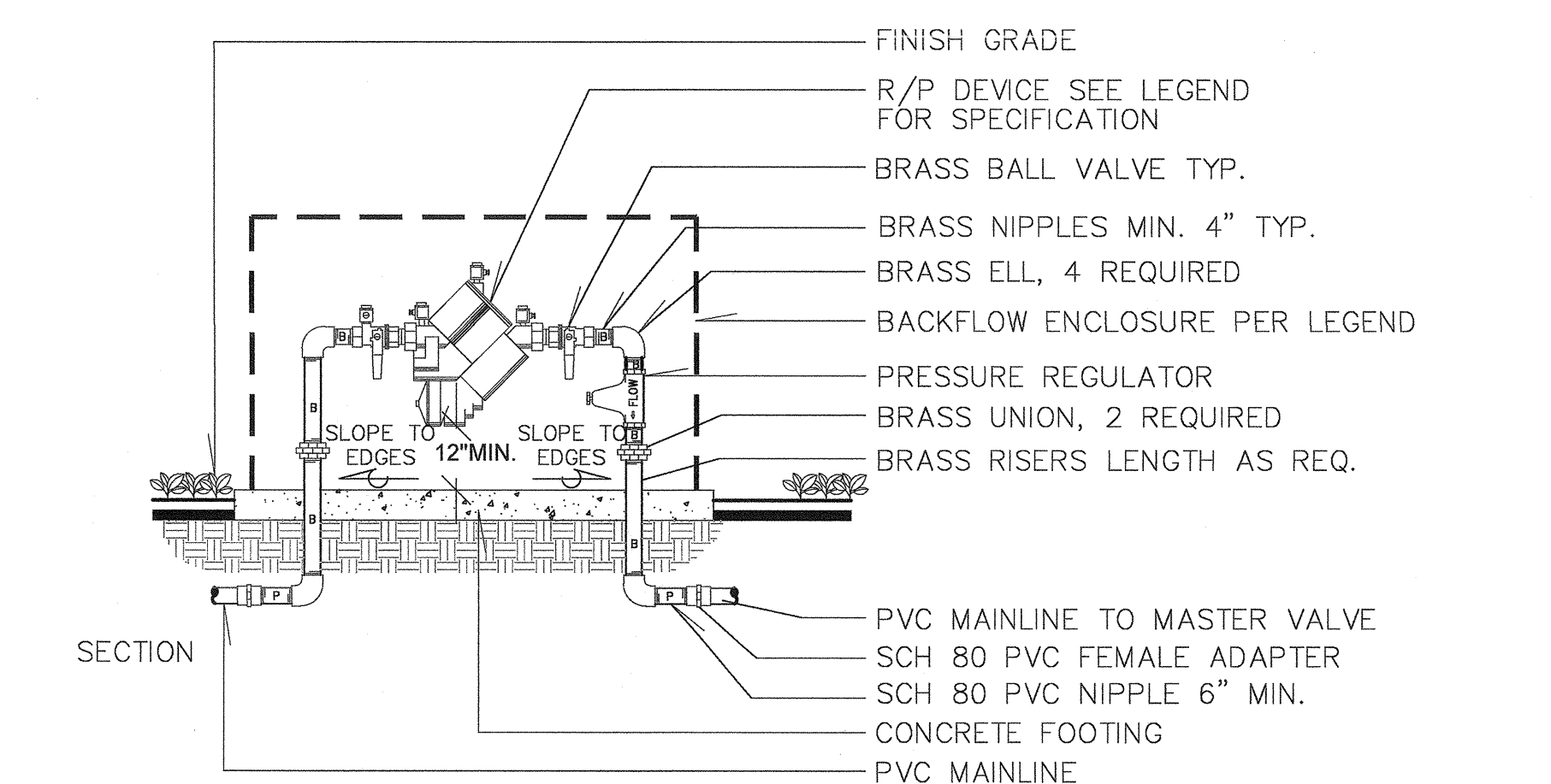
G QUICK COUPLER VALVE

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-UF (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

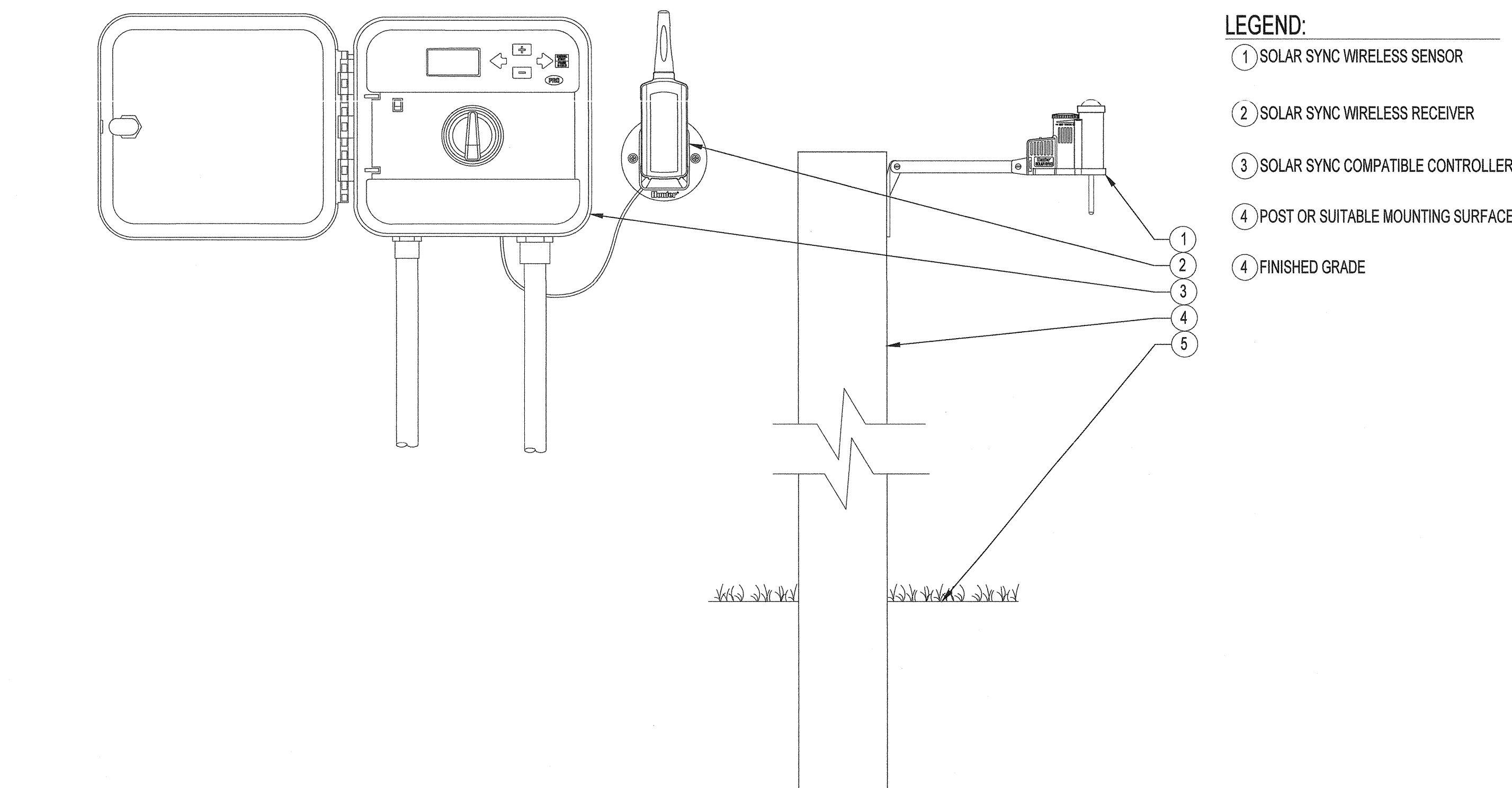


J HC-100 FLOW METER



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

H BACKFLOW PREVENTER



I SOLAR SYNC WIRELESS W/ GENERIC WALL MOUNT CONTROLLER



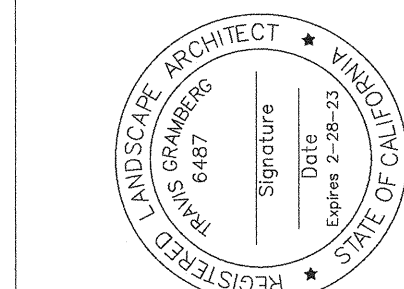
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LI-2
IRRIGATION DETAILS