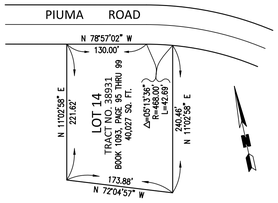


BOUNDARY DETAIL

SCALE: 1"=100'

IRRIGATION NOTES

A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.

FUEL MODIFICATION ZONES

ZONE A - SETBACK ZONE

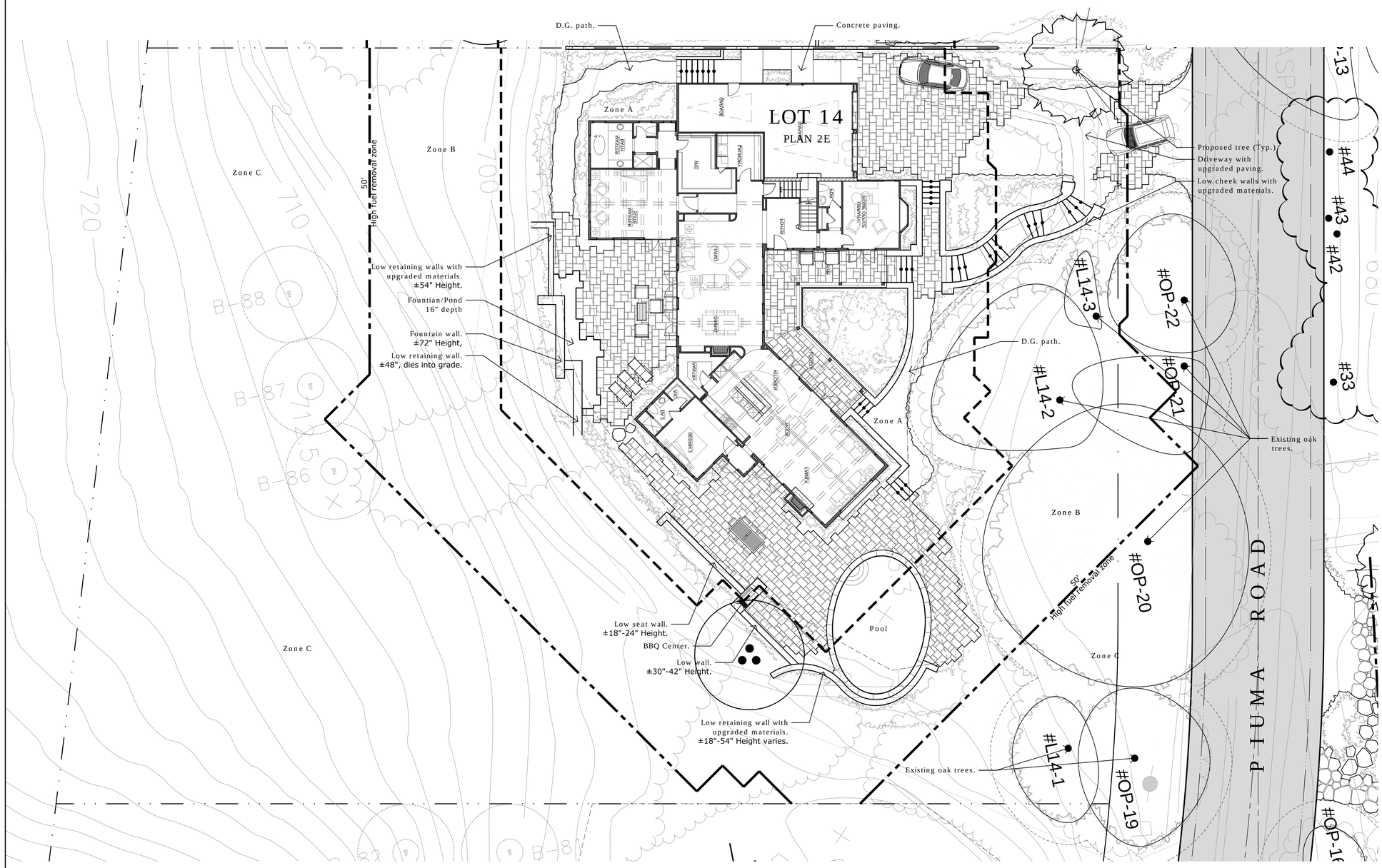
- Zone in closest proximity to the structure.
- Minimum of 20 feet beyond the edge of combustible structure, attached accessory structures, or appendages and projections.
- Most vegetation in this zone is limited to ground covers, green lawns, and a limited number of selected ornamental or native species which, due to their characteristics, will provide adequate defensible space when subject to a fire environment.
- Irrigation by automatic or manual sprinkler systems to maintain healthy vegetation with higher live-moisture content.
- Plants in this zone shall be highly fire resistant and selected from the approved planting list for the setback zone and given geographical area unless otherwise specified.
- Target trees, including Eucalyptus, Juniper, Cypress and Pine, are not allowed within ten feet of combustible structures. Other tree species may be allowed pursuant to the Fire Code regarding clearance of brush and vegetative growth but are not recommended.
- Requires continual removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Irrigation shall be designed to establish planted natives and ornamentals.
- Irrigation shall be directed away from native oaks and be placed outside the dripline.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A for reasons which go beyond fire issues and are therefore not included in the planting guide.
- Vines and climbing plants shall not be allowed on combustible structures.

ZONE B - IRRIGATED ZONE

- Extends from the outermost edge of Zone A to 50 feet from the structure.
- All manufactured slopes to be irrigated.
- Augment irrigation and planting required by the County Department of Public Works and City Public Works Departments relating to remanufactured slopes and landscape ordinances.
- May have isolated detached accessory structures such as patio covers, decks, carports, trellises, and other similar accessory structures provided they meet building code requirements.
- Any plants selected for planting in these zones shall be selected from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
- Irrigated areas within Zone B require continualremoval and/or thinning of undesirable combustilevegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Irrigation shall be designed to establish planted natives and ornamentals.
- Irrigation shall be directed away from native oaks and be placed outside the dripline.
- Irrigation by automatic or manual sprinkler systems to maintain healthy vegetation with higher live-moisture content.

ZONE C - THINNING ZONE

- Extends from the outermost edge of Zone B to 200' from structure.
- Predominantly existing vegetation with removal of the majority of undesirable plant species including chamise, red shank, California sage brush, common buckwheat and sage (Appendix 1).
- All areas on property that are not delineated as Zone A or B shall be a zone C homeowner or homeowner association responsibility. Zone C areas beyond said property shall be the responsibility of the developer in that 200 ft. of fuel modification is attained from the structure.
- Reduce fuel loading by reducing the fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of soil holding root systems.
- Some replacement planting with ornamental or less flammable native species to meet minimum slope coverage requirements of city or county public works, landscape or hillside ordinances.
- Any plants selected for planting in this zone should be chosen from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
- Removal of all dead vegetation, all fine fuels reduced to 3 inches in height.
- Natural vegetation is thinned by reduced amounts as the zone moves away from the development.



SITE PLAN NOTES:

LEGAL DESCRIPTION:	LOT 14, TRACT NO. 38931, BOOK 1093, PAGE 95 THRU 99
ASSESSOR'S PARCEL NUMBER:	4456-038-014
PROPERTY ADDRESS:	NONE
LOT SIZE:	40,027 SQ. FT.
EXISTING ZONING:	A-1-1
COMMUNITY STANDARD DISTRICT:	MALIBU COASTAL ZONE
GRADING: EXCAVATION (CUT) =	175 c.y.*
	100 C.Y.* Pool Excavation
EMBANKMENT (FILL) =	10 c.y.*
EXPORT =	265 c.y.*

* GRADING QUANTITIES DO NOT INCLUDE BUILDING FOUNDATIONS, WALL FOOTINGS, UTILITY SPOILS, SEEPAGE PITS EXCAVATION OR SITE CLEARING AND SCARIFICATION.

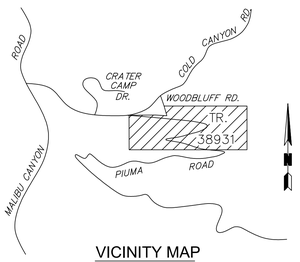
LANDSCAPE PLAN NOTES:

LOT 14

EXISTING LANDSCAPE (FRONT):	5,136 SQ. FT.
EXISTING LANDSCAPE (REAR):	21,407 SQ. FT.
TOTAL EXISTING LANDSCAPE:	26,543 SQ. FT.
PROPOSED LANDSCAPE (FRONT):	1,726 SQ. FT.
PROPOSED LANDSCAPE (REAR):	3,536 SQ. FT.
TOTAL PROPOSED LANDSCAPE:	5,262 SQ. FT.
DROUGHT TOLERANT LANDSCAPING (FRONT):	5,136 SQ. FT.
DROUGHT TOLERANT LANDSCAPING (REAR):	N/A
TOTAL DROUGHT TOLERANT LANDSCAPING:	5,136 SQ. FT.

TOTAL GRASS TURF AREA: N/A

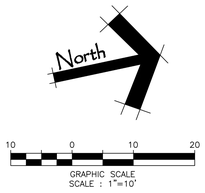
GRASS TURF AREA PERCENTAGE: N/A



VICINITY MAP

NO SCALE

T.G. PAGE 628 J-1 & 629 A-1



LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 East Deere Avenue, Santa Ana, CA 92705
949.250.4822, F 949.752.2469

REVISION BLOCK

REV#	APPR	DATE	REVISION DESCRIPTION	ENGINEER	DATE

LANDSCAPE ARCHITECT:
PREPARED BY OR UNDER THE DIRECTION OF:

MICHAEL T. IMLAY
RLA No.: 1494

DATE
Exp: 06/30/2012

TRACT MAP 38931

LANDSCAPE PLAN
FOR
TRACT MAP 38931 - LOT 14
ASSESSOR'S PARCEL NO: 4456-038-001

SCALE: 1"=10'

DATE: 08/16/2012

SHEET:
L-1
OF 2 SHEETS

Conceptual Plant Palette

container grown plantings may include:

Drought-Tolerant Planting

Shrubs

Arctostaphylos catalinae	Catalina Manzanita
Arctostaphylos glandulosa	Eastwood Manzanita
Arctostaphylos insularis	Island Manzanita
Artemisia californica	California sagebrush
Baccharis pilularis	Coyote Bush
Calystegia macrostegia	Coast Morning Glory
Calystegia macrostegia 'intermedia'	South Coast Morning Glory
Carpenteria californica	Bush Anemone
Ceanothus arboreus	Catalina Ceanothus
Ceanothus crassifolius	Hoary-Leaf Ceanothus
Ceanothus megacarpus	Big Pod Ceanothus
Ceanothus spinosus	Greenbark Ceanothus
Cerocarpus betuloides	Mountain Mahogany
Clematis lasiantha	Chaparral Clematis
Cleome isomeris	Bladderpod
Coreopsis gigantea	Giant Coreopsis
Dendromecon harfordii	Channel Island Tree Poppy
Dendromecon rigida	Bush Poppy
Dudleya hassei	Catalina Island Dudleya
Encilia californica	California Sunflower
Galvezia speciosa	Island Bush Snapdragon
Heteromeles arbutifolia	Toyon
Justica californica	Chuparosa
Keckiella cordifolia	Heart-leaved Keckiella
Lavatera assurgentiflora	Island Tree Mallow
Leymus triticoides	Creeping Wild Rye
Lonicera hispidula	California Honeysuckle
Lotus scoparius	Deerweed
Malosma laurina	Laurel Sumac
Mimulus aurantiacus	Sticky Monkeyflower
Myrica californica	California Wax-myrtle
Nassella pulchra	Purple Needlegrass
Penstemon centranthifolius	Scarlet Burgler
Quercus dumosa	Nuttall's Scrub Oak
Rhamnus californicus	California Coffeeberry
Rhamnus ilicifolia	Holleyleaf Redberry
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugar Bush
Ribes aureum	Golden Currant
Ribes speciosum	Fushia-Flowering Gooseberry
Romneya coulteri	Coulter's Matilija Poppy
Rosa californica	California Wild Rose
Salvia leucophylla	Purple Sage
Sisyrinchium bellum	Blue-Eyed Grass
Soilanum douglasii	Douglas's Nightshade
Tricostema lanatum	Wooly Bluecurls
Umbellularia californica	California Bay
Yucca whipplei	Chaparral Yucca

Trees

Juglans californica	So. California Black Walnut
Lyonothamnus floribundus	Island Ironwood
Quercus agrifolia	Coast Live Oak
Quercus lobata	Valley Oak
Sambucus mexicana	Mexican Elderberry

A Zone Planting

Groundcovers

Aeonium species	NCN
Dymondia margaretae	NCN
Erigeron glaucus	Seaside Daisy
Festuca o. 'Glauca'	Blue Fescue
Festuca rubra	Red Fescue
Heuchera species	Coral Bells
Myoporum parvifolium	NCN
Pelargonium peltatum	Ivy Geranium
Sedum species	Stonecrops
Senecio mandraliscae	Chalksticks
Thymus pseudolanuginosus	Woolly Thyme
Trachelospermum jasminoides	Star Jasmine
Verbena X hybrida	Garden Verbena

Shrubs

Abelia grandiflora	Glossy Abelia
Aeonium species	NCN
Agapanthus species	Lily of the Nile
Agave species	Agave
Aloe species	Aloe
Alyogyne hugelii	Blue Hibiscus
Anigozanthus favidus	Kangaroo Paw
Arbutus unedo 'Elfin King'	Dwarf Stawberry Tree
Buxus m. japonica	Japanese Boxwood
Callistemon v. 'Little John'	NCN
Carissa m. 'cultivars'	Natal Plum
Carpenteria californica	Bush Anemone
Cistus species	Rockrose
Crassula species	NCN
Dietes species	Fortenight Lily
Encilia californica	Coast Sunflower
Escallonia species	Escallonia
Euonymus japonica 'cultivars'	Evergreen Euonymus
Euphorbia species	Euphorbia
Grewia occidentalis	Lavender Starflower
Helictotrichon sempervirens	Blue Oat grass
Heuchera species	Coral Bells
Kniphofia uvaria	Red-Hot Poker
Lanatna species	Lantana
Lavandula species	Lavander
Leonotis leonurus	Lion's Tail
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum j. 'Texanum'	Wax Leaf Privot
Liriope muscari	Big Blue Lily Turf
Mahonium species	Oregon Grape
Muhlenbergia rigens	Deer Grass
Nandina domestica	Heavenly Bamboo
Opuntia species	Prickly Pear
Phormium t. 'Cultivars'	New Zealand Flax
Pittosporum t. 'Cultivars'	Mock Orange
Rhaphiolepsis i. 'Cultivars'	India Hawthorn
Ribes aureum	Golden Currant
Ribes speciosum	Fuschia Flowering Gooseberry
Rosa species	Rose
Salvia species (ornamental)	Sage
Santolina chamaecyparissus	Lavender Cotton
Santolina rosmarinifolia	Green Lavender Cotton
Tulbaghia violacea	Society Garlic
Westringia fruticosa	Coast Rosemary

Trees

Arbutus unedo	Stawberry Tree
Arbutus 'Marina'	NCN
Cercis occidentalis	Western Redbud
Citrus species	Citrus
Dracaena Draco	Dragon Tree
Eriobotrya deflexa	Bronze Loquat
Olea europaea 'Fruitless'	Fruitless Olive
Prunus c. Krauter Vesuvious'	Purple-Leaf Plum

B Zone Planting

Groundcovers

Aeonium species	NCN
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Arctostaphylos 'Pacific Mist'	NCN
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Bush
Ceanothus gloriosis	Point Reyes Ceanothus
Cistus salvifolius	Sageleaf Rockrose
Coprosma kirkii	NCN
Dymondia margaretae	NCN
Erigeron glaucus	Seaside Daisy
Festuca o. 'Glauca'	Blue Fescue
Festuca rubra	Red Fescue
Heuchera species	Coral Bells
Mahonia aquifolium 'compacta'	Compact Oregon Grape
Mahonia repens	Creeping Mahonia
Myoporum parvifolium	NCN
Pelargonium peltatum	Ivy Geranium
Rosmarinus o. 'Prostratus'	Trailing Rosemary
Sedum species	Stonecrops
Senecio mandraliscae	Chalksticks
Teucrium X lucidrys 'Prostratum'	Prostrate Gemander
Thymus pseudolanuginosus	Woolly Thyme
Trachelospermum jasminoides	Star Jasmine
Verbena X hybrida	Garden Verbena

Shrubs

Abelia grandiflora	Glossy Abelia
Aeonium species	NCN
Agapanthus species	Lily of the Nile
Agave species	Agave
Aloe species	Aloe
Alyogyne hugelii	Blue Hibiscus
Anigozanthus favidus	Kangaroo Paw
Arbutus unedo 'Elfin King'	Dwarf Stawberry Tree
Artostaphylos species	Manzanita
Artimisia 'Powis Castle'	NCN
Baccharis species	Coyote Bush
Bougainvillea species	Bougainvillea
Buxus m. japonica	Japanese Boxwood
Calliandra californiac	Baja Fairy Duster
Callistemon citrinus 'compacta'	Bottlebrush
Callistemon v. 'Little John'	NCN
Carissa m. 'cultivars'	Natal Plum
Carpenteria californica	Bush Anemone
Ceanothus species	Wild Lilac
Cistus species	Rockrose
Crassula species	NCN
Dietes species	Fortenight Lily
Dodonaea v. 'Purpurea'	Purple Hopseed Bush
Elaeagnus pungins	Silverberry
Encilia californica	Coast Sunflower
Escallonia species	Escallonia
Euonymus japonica 'cultivars'	Evergreen Euonymus
Euphorbia species	Euphorbia
Grewia occidentalis	Lavender Starflower
Helictotrichon sempervirens	Blue Oat grass
Heuchera species	Coral Bells
Kniphofia uvaria	Red-Hot Poker
Lanatna species	Lantana
Lavandula species	Lavander
Leonotis leonurus	Lion's Tail
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum j. 'Texanum'	Wax Leaf Privot
Liriope muscari	Big Blue Lily Turf
Mahonium species	Oregon Grape
Muhlenbergia rigens	Deer Grass
Myrica californica	Pacific Wax Myrtle
Myrsine africana	African Boxwood
Myrtus communis 'compacta'	Dwarf Mytrle
Nandina domestica	Heavenly Bamboo
Opuntia species	Prickly Pear
Phormium t. 'Cultivars'	New Zealand Flax
Photinia fraseri	Photenia
Pittosporum t. 'Cultivars'	Mock Orange
Rhamnus californica	Coffeberry
Rhaphiolepsis i. 'Cultivars'	India Hawthorn
Rhus species	Sumac
Ribes aureum	Golden Currant
Ribes speciosum	Fuschia Flowering Gooseberry
Romneya coulterii	Matilija Poppy
Rosa species	Rose
Rosmarinus species	Rosemary
Salvia species (ornamental)	Sage
Santolina chamaecyparissus	Lavender Cotton
Santolina rosmarinifolia	Green Lavender Cotton
Tulbaghia violacea	Society Garlic
Westringia fruticosa	Coast Rosemary
Yucca species	Yucca

Trees

Arbutus unedo	Stawberry Tree
Arbutus 'Marina'	NCN
Cercis occidentalis	Western Redbud
Citrus species	Citrus
Dracaena Draco	Dragon Tree
Eriobotrya deflexa	Bronze Loquat
Heteromeles arbutifolia	Toyon
Laurus nobilis	Sweet Bay
Olea europaea 'Fruitless'	Fruitless Olive
Platanus racemosa	California Sycamore
Prunus c. Krauter Vesuvious'	Purple-Leaf Plum
Quercus agrifolia	Coast Live Oak
Quercus engelmannii	Engelman Oak
Quercus ilex	Holley Oak
Quercus virginiana	Southern Live Oak
Rhus lancea	African Sumac

FUEL MODIFICATION NOTES

FIRE ACCESS ROAD ZONE

- Extends a minimum of 1 0 feet from the edge of any public or private roadway that may be used as access for fire -fighting apparatus or resources .
- Clear and remove flammable growth for a minimum of 1 0 feet on each side of fire access roads. (Fire Code 325.1 0) additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire access roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the fire access road zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and fire department accesses as to not overhang any structure or access at maturity.

MAINTENANCE

Routine maintenance shall be regularly performed in all zones.
Requirements include but are not limited to those items in the fuel modification guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels .
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the fire code is a year-round responsibility. Enforcement will occur following inspection by the fire department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved fuel modification plan may occur at any time of year.
- Brush clearance enforcement issues on adjacent properties should be directed to the county of Los Angeles fire department's brush clearance unit at (626) 969-2375.
- All future plantings shall be in accordance with the county of Los Angeles fire department fuel modification guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the fire department's Fuel Modification Unit at (626) 969-5205.

EXISTING TREE MAINTENANCE NOTE

All existing trees shall be periodically (minimum every 6 months or maximum every 12 months) cleaned of any dead wood.
Oak trees shall also be periodically cleaned of any dead wood (not live wood, unless approved by L.A. Co. Forestry)
If any oak trees die they shall be removed immediately (but only after approved by L.A. Co. Forestry)

LONG TERM MAINTENANCE AGREEMENT

The property owner(s) agree to be responsible for the long-term maintenance of this fuel modification plan, as described herein. A covenant & agreement identifying the applicable fuel modification plan will be recorded on the parcel(s) or CC&R's approved, prior to occupancy being granted. Notification of fuel modification requirements is to be made upon sale to new owners. Proposed changes to the final fuel modification plan must be submitted to the fuel modification unit for approval, prior to implementation. Plans will be reviewed based on the current plant list. Regular inspections will be performed by the fire department to ensure compliance with the approved plan. Failure to comply with the fuel modification plan requirements may result in an administrative fine of at least $500 per violation, as well as possible liens, assessments, and legal action. Violations may also be corrected at the owners expense with the cost placed on the property tax bill with the addition of an abatement enforcement cost of $648.

SOIL AMENDMENTS

This note is for **"BID PURPOSE ONLY".** Contractor shall be responsible for obtaining an agronomic soils report and soil amendment recommendations per agronomist.

If surface soil compaction has occurred, to extent possible, all areas to be landscaped should be cross ripped or otherwise tilled to a depth of 9-12 inches.

For turf and groundcover planting, the following amendments should be uniformly broadcast and thoroughly incorporated to a 6" depth by means of rototiller or equal:

6 cu. yds. Nitrogen stabilized organic amendment
derived from redwood, fir or cedar sawdust.
15 lbs. 12-12-12 commercial fertilizer.
10 lbs. soil sulfur

Since soil sulfur is included in the pre-plant program, care should be taken in order to insure that all amendments are thoroughly incorporated to the depth specified. The backfill mix for use around the rootball of container grown trees and shrubs should be prepared as follows:

6 parts by volume on-site soil
4 parts by volume Nitrogen stabilized organic amendment
1 lb. 12-12-12 per cu. yd. of mix
2 lbs. Iron Sulfate per cu. yd. of mix

The above materials should be thoroughly blended prior to use for backfill purposes. The Iron Sulfate should not contact cement surfaces at any time, or severe staining will occur.

GENERAL PLANTING NOTES

All boxed trees will be selected by the Landscape Architect. Contact Landscape Architect for name of wholesale nursery.

Any tree indicated on a plan should be considered diagrammatic. All local jurisdiction standards and specifications should be reviewed prior to planting.

The Contractor shall verify all plant material quality and quantities prior to installation. The Contractor shall be responsible for the continuous protection of all plant materials upon arrival to the site. All trees, shrubs, vines, and groundcovers shall be spotted under the direction of the Landscape Architect and Builder Representative.

The placement (spotting) of all plant material is to be reviewed in the field with the Landscape Architect prior to planting. Any tree or shrub that is planted without prior review may be subject to transplant if it is deemed to be in the wrong position.

The Landscape Contractor is responsible for the correct height of plant material above grade.

Adjustments to tree locations are to be made if there is a conflict with subsurface drain lines or storm drains.

All specimen trees are to be fine pruned after planting.

Thirty (30) days after installation, all landscape areas shall be fertilized with a commercial grade fertilizer of 16-6-8 or approved equal, applied at the rate of 6 lbs. per 1000 sq. ft. Fertilizer application shall be continuous thereafter at monthly intervals.

During the last 30 days of maintenance, the Builder is responsible for obtaining as builts, controller charts and watering schedules from his Landscape Contractor. Three copies are to be submitted to the master or sub association and Maintenance Contractor.

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 East Deere Avenue, Santa Ana, CA 92705
949.250.4822, F 949.752.2469

REVISION BLOCK

REV#	APPR	DATE	REVISION DESCRIPTION	ENGINEER	DATE

LANDSCAPE ARCHITECT:
PREPARED BY OR UNDER THE DIRECTION OF:
MICHAEL T. IMLAY
RLA No.: 1494
DATE Exp: 08/30/2012

TRACT MAP 38931

LANDSCAPE PLAN
FOR
TRACT MAP 38931 - LOT 14
ASSESSOR'S PARCEL NO: 4456-038-001

SCALE: 1"=10' DATE: 08/16/2012

SHEET:
L-2
OF 2 SHEETS