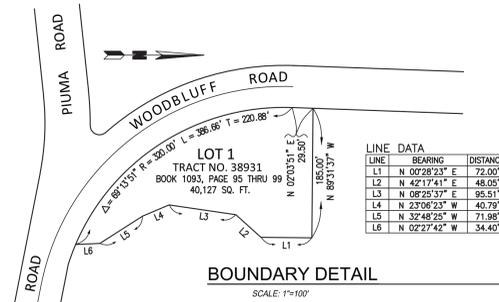


IRRIGATION NOTES

A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.

LANDSCAPE PLAN NOTES:

LOT 1
 EXISTING LANDSCAPE (FRONT): 1,758 SQ. FT.
 EXISTING LANDSCAPE (REAR): 8,470 SQ. FT.
 TOTAL EXISTING LANDSCAPE: 10,228 SQ. FT.
 PROPOSED LANDSCAPE (FRONT): 6,806 SQ. FT.
 PROPOSED LANDSCAPE (REAR): 14,456 SQ. FT.
 TOTAL PROPOSED LANDSCAPE: 21,262 SQ. FT.
 DROUGHT TOLERANT LANDSCAPING (FRONT): 6,423 SQ. FT.
 DROUGHT TOLERANT LANDSCAPING (REAR): N/A
 TOTAL DROUGHT TOLERANT LANDSCAPING: 6,423 SQ. FT.
 TOTAL GRASS TURF AREA: 850 SQ. FT.
 GRASS TURF AREA PERCENTAGE: 2.70%



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 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.
- 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 I).
- 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.
- Same 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 fire fuels reduced to 3 inches in height.
- Natural vegetation is thinned by reduced amounts as the zone moves away from the development.

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

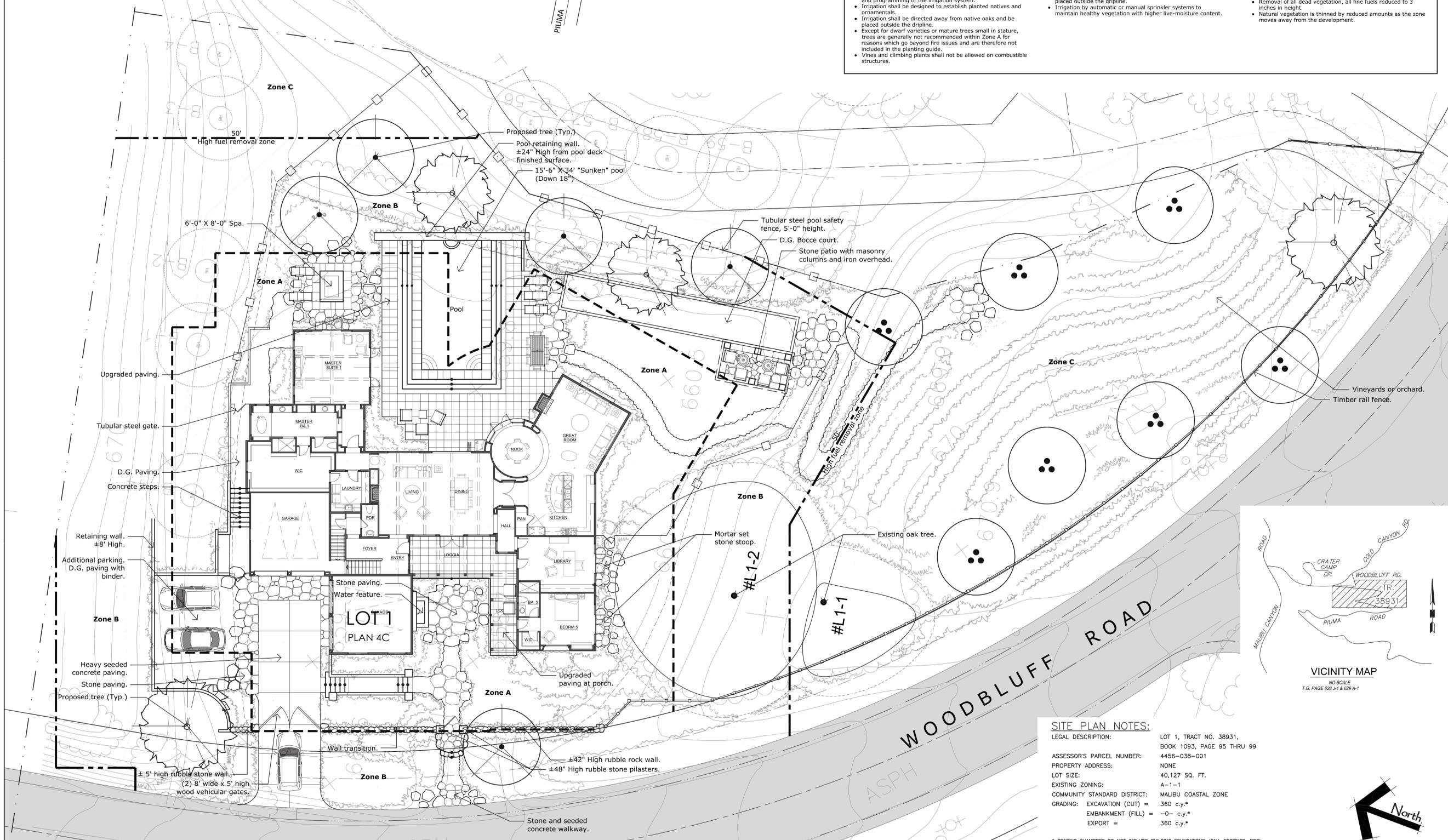
REVISION BLOCK	REVISION DESCRIPTION	DATE	ENGINEER



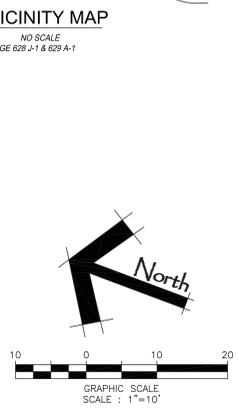
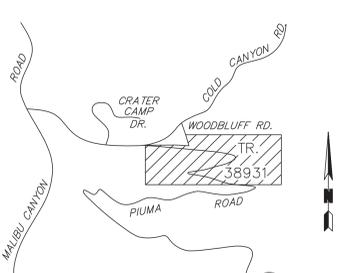
LANDSCAPE ARCHITECT:
 PREPARED BY OR UNDER THE DIRECTION OF:
 MICHAEL T. IMRAY
 P.L.A. No.: 1494
 DATE: 08/30/2012
 DATE Exp: 08/30/2012

TRACT MAP 38931
LANDSCAPE PLAN
 FOR
 TRACT MAP 38931 - LOT 1
 ASSESSOR'S PARCEL NO. 4456-038-001
 DATE: 08/16/2012
 SCALE: 1"=10'

SHEET:
L-1
 OF 2 SHEETS



SITE PLAN NOTES:
 LEGAL DESCRIPTION: LOT 1, TRACT NO. 38931, BOOK 1093, PAGE 95 THRU 99
 ASSESSOR'S PARCEL NUMBER: 4456-038-001
 PROPERTY ADDRESS: NONE
 LOT SIZE: 40,127 SQ. FT.
 EXISTING ZONING: A-1-1
 COMMUNITY STANDARD DISTRICT: MALIBU COASTAL ZONE
 GRADING: EXCAVATION (CUT) = 360 c.y.*
 EMBANKMENT (FILL) = -0- c.y.*
 EXPORT = 360 c.y.*



* GRADING QUANTITIES DO NOT INCLUDE BUILDING FOUNDATIONS, WALL FOOTINGS, POOL EXCAVATION, UTILITY SPOLS, SEEPAGE FITS EXCAVATION OR SITE CLEARING AND SCARPIFICATION.

