

TRACT NO. 38525		
RESIDENTIAL LOTS		
LOT NO.	LOT AREA (S.F.)	PAD AREA (S.F.)
1	5,332	4,769
2	5,817	5,210
3	5,956	5,347
4	6,024	6,024
5	5,813	5,119
6	6,425	5,719
7	9,064	5,394
8	6,131	4,469
9	5,070	4,690
10	5,907	5,907
11	5,993	5,993
12	5,736	5,712
13	5,008	4,987
14	5,890	5,180
15	5,854	4,610
16	6,227	5,110
17	6,221	5,552
18	6,729	5,555
19	6,920	5,570
20	7,505	5,694
21	6,637	5,394
22	5,177	5,177
23	5,826	5,826
24	5,981	4,959
25	6,821	4,953
26	6,857	5,507
27	6,636	6,144
28	8,110	7,850
29	6,816	6,921
30	7,775	7,185
31	8,892	8,278
32	7,726	7,067
33	6,659	6,134
34	6,079	5,609
35	6,096	5,768
36	6,122	6,122
37	6,015	6,016
38	6,083	6,083
39	6,037	6,037
40	6,003	5,405
41	6,013	5,410
42	6,015	5,386
43	6,004	5,389
44	6,034	5,415
45	6,020	5,404

TRACT NO. 38525		
OPEN SPACE LOTS		
LETTER	LANDUSE	LOT AREA (ACRES)
A	NATURAL AND L.S. SLOPE	25.17
B	LANDSCAPED SLOPE	0.76
C	WATER QUALITY BASIN #1	0.33
D	WATER QUALITY BASIN #2	0.46
E	STORM DRAIN O.S. LOT	0.07
F	STORM DRAIN O.S. LOT	0.05
G	LANDSCAPED O.S. LOT	0.20

REVISIONS		
REV. DATE	DESCRIPTION	APP.

rtm
engineering consultants

357 N. Sheridan St.
Suite 117
Corona, CA 92678
Phone: 951.279.1800
Fax: 951.279.4380

CITY OF MENIFEE
TENTATIVE TRACT MAP 38525
SITE PLAN AND LOT TABLES
SCHEDULE "A"

Drawn By: JG
Checked By: PH
Scale: AS SHOWN

DWG. NO. _____
SHEET 2
OF 3 SHEETS

PROJECT DIRECTORY:

OWNER/APPLICANT:
GLOBAL INVESTMENT & DEVELOPMENT
3470 WILSHIRE BLVD, SUITE 1020
LOS ANGELES, CA 90010
PHONE: 213-365-0005
CONTACT PERSON: JOSEPH RIVANI
EMAIL: JRIVANI@GIDLLCO.COM.COM

LANDSCAPE ARCHITECT:
BMLA, INC.
310 N. JOY STREET,
CORONA, CA 92879
PHONE: 951-737-1124
CONTACT PERSON: SAMANTHA FERGUSON
EMAIL: SAMANTHA@BMLA.NET

CIVIL ENGINEER:
K&A ENGINEERING
357 N. SHERIDAN ST SUITE 117
CORONA, CA 92878
PHONE: 951-279-1800
CONTACT PERSON: FARRIS HADDAD
EMAIL: FARRISH@KAENGINEERING.COM

UTILITY COMPANIES:
WATER: EASTERN MUNICIPAL WATER DISTRICT
1-(800)-698-0400

SEWER: EASTERN MUNICIPAL WATER DISTRICT
1-(800)-698-0400

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
1-(800)-611-1911

GAS: SOUTHERN CALIFORNIA GAS COMPANY
1-(800)-427-2200

TELEPHONE: FRONTIER
1-(800)-921-8101

CABLE: TIME WARNER CABLE:
1-(800)-892-2253

ORDINANCE 1625, SEC. 28-98

I AGREE TO COMPLY WITH THE REQUIREMENTS
OF THE WATER EFFICIENT LANDSCAPE
ORDINANCE AND SUBMIT AS COMPLETE
LANDSCAPE DOCUMENTATION PACKAGE:


APPLICANT/LANDSCAPE ARCHITECT

June 12, 2024
DATE:





MINIMUM TREE PLACEMENT DISTANCES

- 10' FROM ANY WATER OR SEWER
- 30' FROM ANY INTERSECTION
- 10' FROM STREET LIGHT
- 10' FROM FIRE HYDRANT OR STREET SIGN
- 10' FROM RESIDENTIAL DRIVEWAY, 15' FROM COMMERCIAL DRIEVEWAY
- MATURE HEIGHT NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES

SHEET LIST TABLE

Sheet List Table	
Sheet Number	Sheet Title
1	MAINTENANCE EXHIBIT
2	FUEL MODIFICATION PLAN
3	FUEL MODIFICATION PLAN
4	CONCEPTUAL LANDSCAPE PLAN
5	CONCEPTUAL LANDSCAPE PLAN
6	CONCEPTUAL LANDSCAPE PLAN
7	CONCEPTUAL WALL AND FENCE PLAN
8	STREET SECTIONS
9	ENLARGEMENTS
10	ENLARGEMENTS
11	ENLARGEMENTS

LANDSCAPE CALCULATIONS:			
A. Total Project Site Area (Gross):	1,663,148	SF	
B. Total Landscaped Area:	227,831	SF	
C. Net Landscaped Area Percentage (B + A):	13.6	%	
D. Total CFD-Maintained Area/Off Site:	105,138	SF	
E. Total RCFC-Maintained Area/On Site:	0	SF	
F. Total HOA-Maintained Area/On Site:	122,693	SF	
G. Total Private-Maintained Area/On Site:	TBD	SF	
H. Project Density (L):			
I. Required No. Trees/Gross Acre:	270	EA (45 Trees/Gross Acre)	
J. Total Trees Provided:	221*	EA	
- 10% min to be 36" box			
- 10% min to be 24" box			
K. Total Street Trees Required (1 Tree/30 L.F.):	180	EA	
L. Total Street Trees Provided:	66*	EA	
M. Total Landscaped Area/Graded Slopes:	202,731	SF	
N. Total Slope Trees Required (1 Tree/750 S.F.):	301	EA	
O. Total Slope Trees Provided:	155*	EA	
P. Total Slope Shrubs Required (1 Shrub/100 S.F.):	2,256	EA	
Q. Total Slope Shrubs Provided:	TBD	EA	
* DUE TO THE RESTRICTION OF THE FUEL MODIFICATION REQUIREMENTS AND THE EDISON EASMENT ALONG MENIFEE ROAD, THIS REQUIREMENT CANNOT BE MET.			

MAINTENANCE RESPONSIBILITIES KEY		
	CFD MAINTAINED LANDSCAPED AREAS	105,138 SF
	HOA MAINTAINED LANDSCAPED AREAS	122,693 SF
	HOA MAINTAINED FUEL MOD THINNING AREAS	85,890 SF
	PRIVATELY MAINTAINED AREAS	

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TIER 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASELINE AND MERIDIAN

THE ENTIRE PROPERTY IS LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)

APN:

333-210-005

LANDSCAPE CONCEPT:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, FUEL MODIFICATION APPROPRIATE, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES LOCATED WITHIN 6' OF HARDSCAPE, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF SHREDDED WOOD MULCH WILL BE USED IN LANDSCAPE AREAS EXCEPT WHERE CONTRAINDICATED TDUE TO FUEL MODIFICATION. NO COMBUSTIBLE MULCH WITHIN 5' OF RESIDENCES IN HIGH FIRE ZOENS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF MENIFEE LANDSCAPE STANDARDS AND ORDINANCES.

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND EASTER MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENIFEE AND EMWD, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF EMWD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENIFEE ORDINANCE NO. 2009-61, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS," AND LANDSCAPE STANDARDS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MENIFEE, AND EMWD STANDARDS AND REQUIREMENTS.

LANDSCAPE MAINTENANCE AND SEPARATION NOTE






THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AND OFF SITE (PUBLIC RIGHTS-OF-WAY, PARKS, ETC.) AREAS. THE PROPERTY OWNER SHALL MAINTAIN OFF SITE AREAS UNTIL SUCH TIME AS THE OFF SITE LANDSCAPE AREAS ARE ANNEXED INTO A SPECIAL DISTRICT (CFD OR L&LMD) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER ACKNOWLEDGES THAT SEPARATE ELECTRIC AND WATER METERS FOR IRRIGATION USE ARE REQUIRED TO BE INSTALLED BY THE OWNER PRIOR TO THE CITY'S ACCEPTANCE OF THE OFF SITE AREAS FOR MAINTENANCE BY THE SPECIAL DISTRICT. IN ADDITION, PROPERTY OWNER ACKNOWLEDGES THAT COSTS FOR ANNEXATION INTO THE SPECIAL DISTRICT AND INSTALLATION OF THE ELECTRIC AND IRRIGATION WATER METERS, SHALL BE BORNE BY THE PROPERTY OWNER.

LANDSCAPE IMPROVEMENTS IN OFF SITE AREAS/PUBLIC RIGHTS-OF-WAY SHALL BE SEPARATED FROM PRIVATELY MAINTAINED ON SITE LANDSCAPE AREAS WITH A CITY STANDARD, CONTINUOUS CONCRETE MOW CURB (6"x8") ALONG THE PROPERTY LINE (ON SITE). PROPERTY OWNER SHALL MAINTAIN ON SITE AREAS PER ALL APPLICABLE CODES.

UTILITY COORDINATION NOTE

ALL TREE AND UTILITY LOCATIONS SHALL BE COORDIANTED AND THE TREE COUNT WILL NOT BE REDUCED TO ACCOMODATE UTILITIES.

UTILITY AND SITE LEGEND

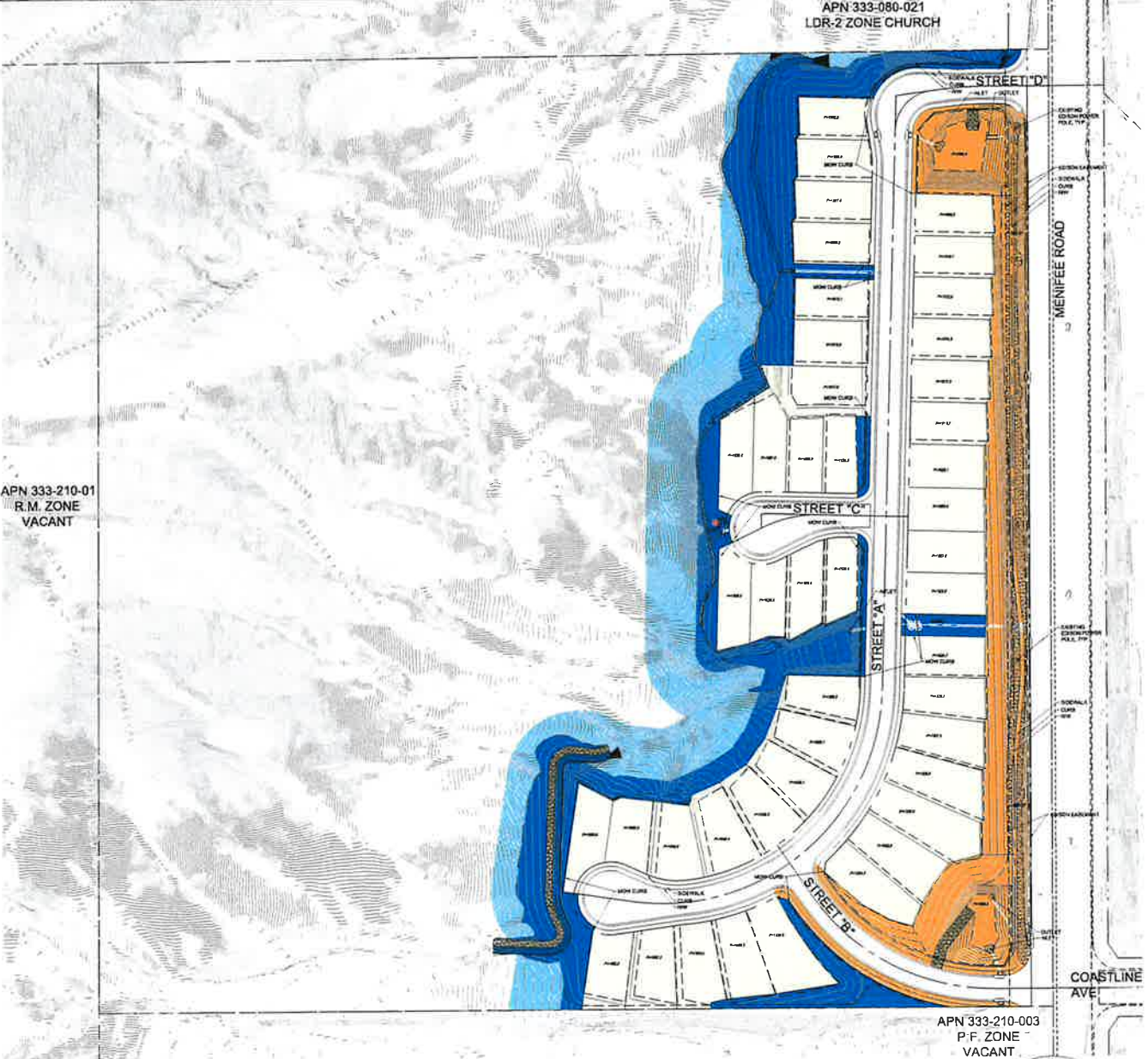
	STORM DRAIN
	SEWER
	STREET CENTER LINE
	RIGHT OF WAY
	EXISTING POWER POLE

SOILS ANALYSIS

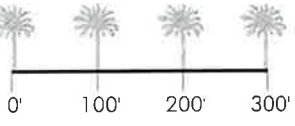
AGRONOMIC SOIL ANALYSIS AND RECOMMENDATIONS REPORT IS TO BE INCLUDED ON PLAN CHECK SET.

PROJECT TYPE:

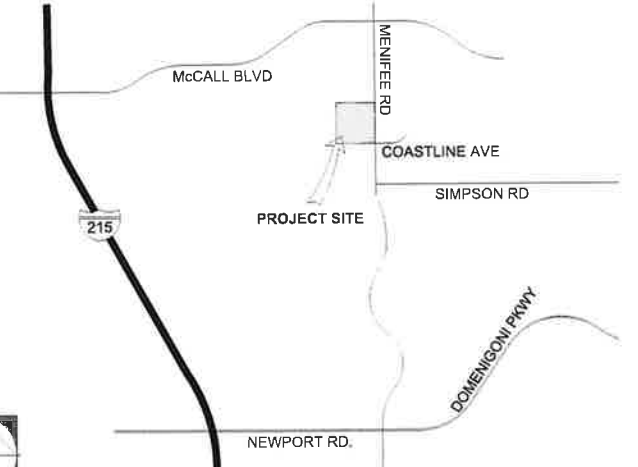
NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT



LANDSCAPE MAINTENANCE EXHIBIT



NORTH
VICINITY MAP
N.T.S.



SUBMITTAL LOG	
1ST SUBMITTAL	2-21-23
2ND SUBMITTAL	7-28-23
3RD SUBMITTAL	4-15-24
4TH SUBMITTAL	12-2-24





TENTATIVE TR 38525



310 NORTH JOY STREET | CORONA, CA 92879
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CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR GLOBAL INVESTMENT & DEVELOPMENT

3470 WILSHIRE BLVD, SUITE 1020 LOS ANGELES, CA 90010

FUEL MODIFICATION TREE LEGEND			
FUEL MOD.	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	15 GAL STD TRUNK	L
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL STD TRUNK	L
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	15 GAL STD TRUNK	L
	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL STD TRUNK	L

NOTE:
ALL TREES TO BE STANDARD, NO MULTI-TRUNK, TO MAXIMIZE VERTICAL SEPARATION BETWEEN CANOPY AND SHRUBS FOR FUEL MOD.

FUEL MODIFICATION ZONE LEGEND

NOT SHOWN

ZONE 0 - EMBER RESISTANT ZONE
ZONE 0 EXTENDS 5 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC.

ZONE 1 - IRRIGATED - LEAN, CLEAN, AND GREEN ZONE
ZONE 1 EXTENDS 30 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. INCLUDING MANUFACTURED SLOPES WITHIN THE 100' OF DEFENSIBLE SPACE. SEE SECTION 5 OF THE FIRE PROTECTION PLAN FOR SPECIFICS.

ZONE 2 - NON-IRRIGATED - REDUCE FUEL ZONE
ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. SEE SECTION 5 OF THE FIRE PROTECTION PLAN FOR SPECIFICS.

REFER TO SHEET 3 FOR ZONE GUIDELINES

LOTS 29-35 MITIGATION MEASURES FOR LESS THAN 100 FT. REFER TO FIRE PROTECTION PLAN, SECTION 5 FOR DETAILS

CMU WALL AS MITIGATION LOTS 1 & 29-35

WATER QUALITY BASINS

EMERGENCY/FIRE ACCESS WAY ENTRANCE - FROM CROSS STREET

- NOTE:
- THE ENTIRE PROPERTY IS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ), LOCAL RESPONSIBILITY AREA (LRA) CITY OF MENIFEE.
 - THIS PROJECT SHALL COMPLY WITH TITLE 14 REQUIREMENTS FROM THE CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION.

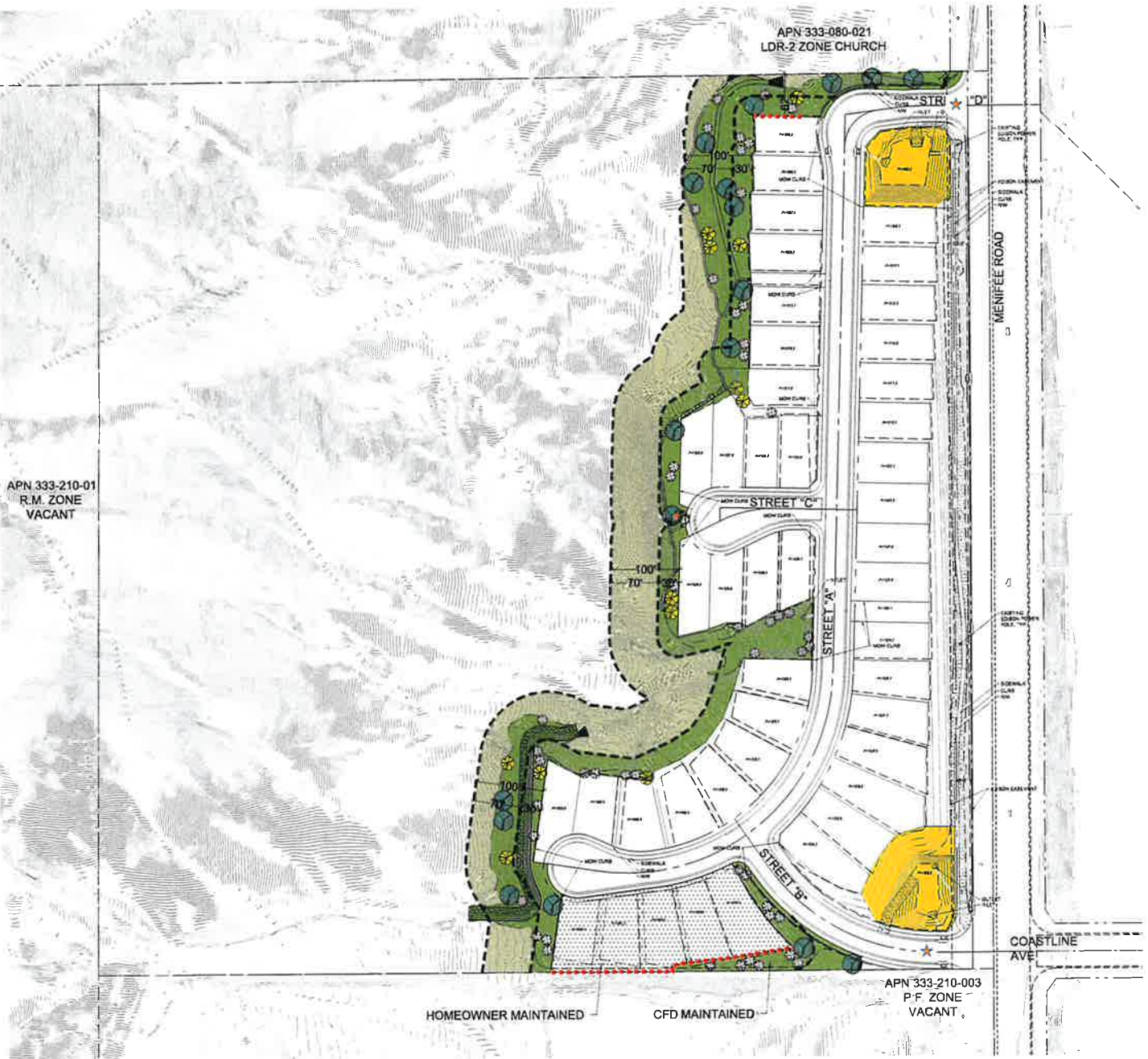
2022 FIRE CODE CHAPTER 49, ADDITIONS TO LANDSCAPE PLANS FOR PLANT SPECIES, SPACING ETC.

Sec 4906.3 Exhibit
Landscape plans shall contain the following:
1.Delineation of the 100-foot (30.5 m) fuel management zones from all structures.
2.Identification of existing vegetation to remain if any and proposed new vegetation.
3.Identification of irrigated areas.
4.A plant legend with both botanical and common names, and identification of all plant material symbols.
5.Identification of ground coverings within the 30-foot (9144 mm) zone.

Sec 4906.4 Vegetation.
All new vegetation shall be fire-resistant vegetation in accordance with this section. Exception: Trees classified as non-fire-resistant vegetation complying with Section 4906.4.2.1.
To be considered fire-resistant vegetation, it must meet at least one of the following:
1.Be identified as fire-resistant vegetation in an approved book, journal or listing from an approved organization.
2.Be identified as fire-resistant vegetation by a licensed landscape architect with supporting justification.
3.Plants considered fire-resistant vegetation and approved by the local enforcing agency.

Sec 4906.4. Shrubs.
All new plantings of shrubs shall comply with the following:
1.Shrubs shall not exceed 6 feet (1829 mm) in height.

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
ACHILLEA TOMENTOSA WOOLLY YARROW	1 GAL	2' O.C.	L
ALOE 'BLUE ELF' BLUE ELF ALOE	1 GAL	2' O.C.	L
ALOE SPECTABILIS CORAL ALOE	1 GAL	2' O.C.	L
ALOE SPECTABILIS CORAL ALOE	1 GAL	2' O.C.	L
BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	5' O.C.	L
CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL	5' O.C.	L
CALLIANDRA ERIOPHYLLA FAIRY DUSTER	1 GAL	3' O.C.	VL
CARISSA MACROCARPA 'HORIZONTALIS' SPREADING NATAL PLUM	1 GAL	4' O.C.	M
CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	5' O.C.	L
EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL	2' O.C.	L
GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON	1 GAL	4' O.C.	L
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' O.C.	L
MAHONIA REPENS CREEPING MAHONIA	1 GAL	3' O.C.	L
MIMULUS AURANTIACUS STICKY MONKEYFLOWER	1 GAL	2' O.C.	L
MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	4' O.C.	L
PHYL NODIFLORA 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	FLAT	12" O.C.	L
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' MOUND SAN BRUNO COFFEEBERRY	1 GAL	2' O.C.	L
RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	1 GAL	4' O.C.	M
SALIVA SONOMENSIS BEE'S BLISS SALVIA	1 GAL	2' O.C.	L
TEUCRIUM FRUTICANS BUSH GERMANDER	1 GAL	2' O.C.	L
YUCCA WHIPPLEI CHAPARRAL YUCCA	1 GAL	4' O.C.	L



FUEL MODIFICATION PLANT AND TREE SPACING REQUIREMENTS:
ALL NEW PLANTINGS OF SHRUBS SHALL COMPLY WITH THE FOLLOWING:
1.SHRUBS SHALL NOT EXCEED 6 FEET IN HEIGHT.
2.GROUPINGS OF SHRUBS ARE LIMITED TO A MAXIMUM AGGREGATE DIAMETER OF 10 FEET.
3.SHRUB GROUPINGS SHALL BE SEPARATED FROM OTHER GROUPINGS A MINIMUM OF 15 FEET.
4.SHRUB GROUPINGS SHALL BE SEPARATED FROM STRUCTURES A MINIMUM OF 30 FEET.
5.WHERE SHRUBS ARE LOCATED BELOW OR WITHIN A TREE'S DRIP LINE, THE LOWEST TREE BRANCH SHALL BE A MINIMUM OF THREE TIMES THE HEIGHT OF THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.
TREES SHALL BE MANAGED AS FOLLOWS WITHIN THE 30-FOOT ZONE OF A STRUCTURE:
1.NEW TREES SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM OF 10 FEET FROM ANY COMBUSTIBLE STRUCTURE.
2.THE HORIZONTAL DISTANCE BETWEEN CROWNS OF NEW TREES AND CROWNS OF ADJACENT TREES SHALL NOT BE LESS THAN 10 FEET.
3.EXISTING TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET AWAY FROM CHIMNEY AND STOVEPIPE OUTLETS PER TITLE 14, SECTION 1299.03.

NOTE: REFER TO FIRE PROTECTION PLAN FOR TTM 38585 PREPARED BY FIREWISE 2000 FOR PROJECT SPECIFIC REQUIREMENTS.




TENTATIVE TR 38525






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FUEL MODIFICATION PLAN
PREPARED FOR GLOBAL INVESTMENT & DEVELOPMENT
3470 WILSHIRE BLVD, SUITE 1020 LOS ANGELES, CA 90010
12/2/24
2

CFD STREETSCAPE TREE LEGEND					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	15' O.C.	LOW	22
	LAGERSTROEMIA INDICA CRAPE MYRTLE	36" BOX	15' O.C.	LOW	4
	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	15' O.C.	LOW	32
	PLATANUS X ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	36" BOX	35' O.C.	MEDIUM	7
	QUERCUS AGRIFOLIA COAST LIVE OAK	36" BOX	30' O.C.	LOW	15


HOA FUEL MODIFICATION AND PRIVATE SLOPE TREE LEGEND					
FUEL MOD.	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	15' GAL.	PER FUEL MOD STDS	LOW	10
	CERCIS OCCIDENTALIS WESTERN REDBUD	15' GAL.	PER FUEL MOD STDS	LOW	53
	QUERCUS AGRIFOLIA COAST LIVE OAK	15' GAL.	PER FUEL MOD STDS	LOW	18


NOTE:
ALL TREES TO BE STANDARD, NO MULTI-TRUNK, TO MAXIMIZE VERTICAL SEPARATION
BETWEEN CANOPY AND SHRUBS FOR FUEL MOD.






STREET TREE LEGEND					
FRONT YARD	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	CERCIS OCCIDENTALIS	24" BOX	15 O.C.	LOW	8
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24" BOX	PER FUEL MOD STDS	LOW	20
	RHUS LANCEA AFRICAN SUMAC	24" BOX	20' O.C.	LOW	38

CFD STREETSCAPE PLANT LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ACHILLEA TOMENTOSA WOOLLY YARROW	5 GAL	2' O.C.	LOW
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL	2' O.C.	LOW
	ALOE SPECTABILIS CORAL ALOE	5 GAL	2' O.C.	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	5 GAL	5' O.C.	LOW
	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	5 GAL	3' O.C.	VERY LOW
	CARISSA MACROCARPA 'HORIZONTALIS' SPREADING NATAL PLUM	5 GAL	4' O.C.	MEDIUM
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	5' O.C.	LOW
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	5 GAL	2' O.C.	LOW
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON	5 GAL	4' O.C.	LOW
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' O.C.	LOW
	MAHONIA REPENS CREEPING MAHONIA	5 GAL	3' O.C.	LOW
	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	5 GAL	2' O.C.	LOW
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL	4' O.C.	LOW
	PHYLLODENDRON 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	FLAT	12" O.C.	LOW

HOA FUEL MOD AND PRIVATE SLOPE PLANT LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ACHILLEA TOMENTOSA WOOLLY YARROW	1 GAL	2' O.C.	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	5' O.C.	LOW
	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL	5' O.C.	LOW
	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	1 GAL	3' O.C.	VERY LOW
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	5' O.C.	LOW
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL	2' O.C.	LOW
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON	1 GAL	4' O.C.	LOW
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' O.C.	LOW
	MAHONIA REPENS CREEPING MAHONIA	1 GAL	3' O.C.	LOW
	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	1 GAL	2' O.C.	LOW
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL	4' O.C.	LOW
	PHYLLODENDRON 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	FLAT	12" O.C.	LOW
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' MOUND SAN BRUNO COFFEEBERRY	5 GAL	5' O.C.	LOW
	SALVIA SONOMENSIS BEE'S BLISS SALVIA	1 GAL	2' O.C.	LOW
	TEUCRIUM FRUTICANS 'AZUREUM' AZURE BUSH GERMANDER	1 GAL	4' O.C.	LOW
	YUCCA WHIPPLEI CHAPARRAL YUCCA	5 GAL	4' O.C.	LOW

PRIVATE FRONT YARD PLANT LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ACHILLEA TOMENTOSA WOOLY YARROW	1 GAL	2' O.C.	LOW
	ALOE 'BLUE ELF' BLUE ELF ALOE	1 GAL	2' O.C.	LOW
	ALOE SPECTABILIS CORAL ALOE	5 GAL	2' O.C.	LOW
	AGAVE PARRYI VAR. TRUNCATA ARTICHOKE AGAVE	5 GAL	2. O.C.	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	5' O.C.	LOW
	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	5 GAL	3' O.C.	VERY LOW
	CARISSA MACROCARPA 'GREEN CARPET' SPREADING NATAL PLUM	1 GAL	4' O.C.	MEDIUM
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	5' O.C.	LOW
	EPILOBIUM CALIFORNICA CALIFORNIA FUSCHIA	5 GAL	2' O.C.	LOW
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' O.C.	LOW
	MAHONIA REPENS CREEPING MAHONIA	1 GAL	3' O.C.	LOW
	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GAL	4' O.C.	LOW
	PHYLA NODIFLORA 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	FLAT	12" O.C.	LOW
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' MOUND SAN BRUNO COFFEEBERRY	5 GAL	5' O.C.	LOW
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	5 GAL	4' O.C.	MEDIUM
	YUCCA WHIPPLEI CHAPARRAL YUCCA	5 GAL	4' O.C.	LOW

CFD BASIN SLOPES HYDROSEED SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PURITY/ GERMINATION	BULK (LBS/ACRE)
	AGROTIS EXARATA	BENT GRASS	98/80	4.0
	BACCHARIS PILULARIS	COYOTE BRUSH	2/40	2.0
	BROMUS CARINATUS	CALIFORNIA BROME GRASS	95/80	1.5
	HELIOTROPIMUM CURASSAVICUM	SALT HELIOTROPE	20/60	2.0
	HEMIZONIA FASCICLATA	FASCICLED TARWEED	10/25	1.0
	LASTHENIA CALIFORNICA	COASTAL GOLDFIELDS	90/85	0.25
	LEYMUS CONDENSATUS	GIANT WILD RYE	80/80	8.0
	LOTUS SCOPARIUS	DEERWEED	90/60	6.0
	LUPINUS BICOLOR	DOVE LUPINE	98/80	0.25
	MIMULUS GATTATUS	SEEP MONKEY FLOWER	10/60	1.0
	PLANTAGO OVATA	PLANTAIN	98/75	10.0
	TRIFOLIUM TRIDENTATUM	TOMCAT CLOVER	90/80	2.0
	VULPIA MICROSTACHYS	SMALL FESCUE	90/80	6-8
CFD BASIN BOTTOM CONTAINER PLANT SCHEDULE - WUCOLS - LOW				
	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	DENSITY/ ACRE
	JUNCUS BUFONIUS	TOAD RUSH	PLUGS/1' O.C.	10,890
	JUNCUS MEXICANUS	MEXICAN RUSH	PLUGS/1' O.C.	10,890
	SCHOENOPECTUS AMERICANUS	WINGED THREE-SQUARE	PLUGS/1' O.C.	10,890
CFD BASIN SLOPE PLANT SCHEDULE (PLANTS FOR SCREENING)				
	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	15 GAL/4' O.C.	L
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	SAN BRUNO COFFEEBERRY	15 GAL/4' O.C.	L

HOA FUEL MODIFICATION HYDROSEED LEGEND - WATER USE LOW			
SYMBOL	SCIENTIFIC NAME/COMMON NAME	PURITY/ GERMINATION	BULK (LBS/ACRE)
	70% TRIFOLIUM HIRTUM/ HYKON ROSE CLOVER	95/85	7.00
	15% LAYIA PLATYGLOSSA/ TIDY TIPS	80/75	1.50
	7% LUPINUS SUCCULENTUS/ ARROYO LUPINE	98/85	0.70
	7% ESCHSCHOLZIA CALIFORNICA/ CALIFORNIA POPPY	98/75	0.70
	1% PAPAVER RHOEAS/ SHIRLEY POPPY	98/80	0.10

HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	CLASS II ROAD BASE, COMPACTED
	COMPACTED, STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD

- MINIMUM TREE PLACEMENT DISTANCES:
- 10' FROM ANY WATER OR SEWER
 - 30' FROM ANY INTERSECTION
 - 10' FROM STREET LIGHT
 - 10' FROM FIRE HYDRANT OR STREET SIGN
 - 10' FROM RESIDENTIAL DRIVEWAY, 15' FROM COMMERCIAL DRIEVEWAY
 - MATURE HEIGHT NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES

- NOTE:
- NATURAL PLANT HEIGHT TO BE LIMITED TO 30" WITHIN LINE OF SIGHT
IMPACT AREAS SUCH AS DRIVE ENTRIES, PARKING ISLANDS, CORNERS.
 - SLOPE PLANTING TO PROVIDE FULL COVERAGE WITHIN 12 MONTHS OF
PLANTING.

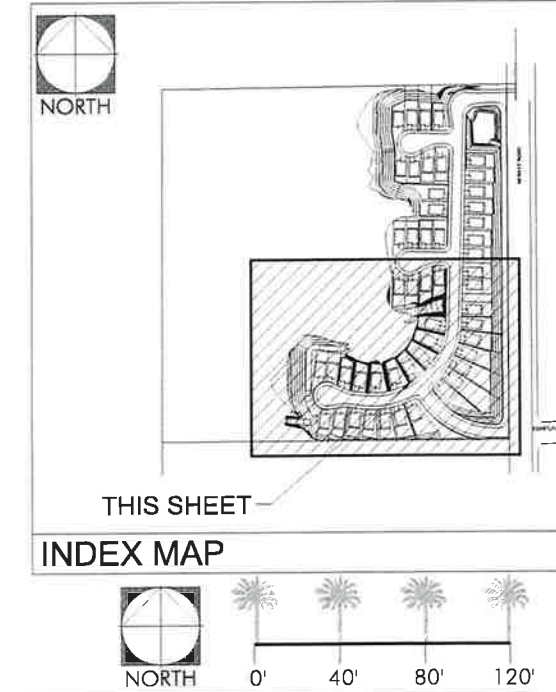
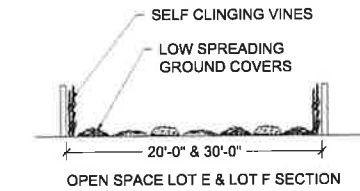
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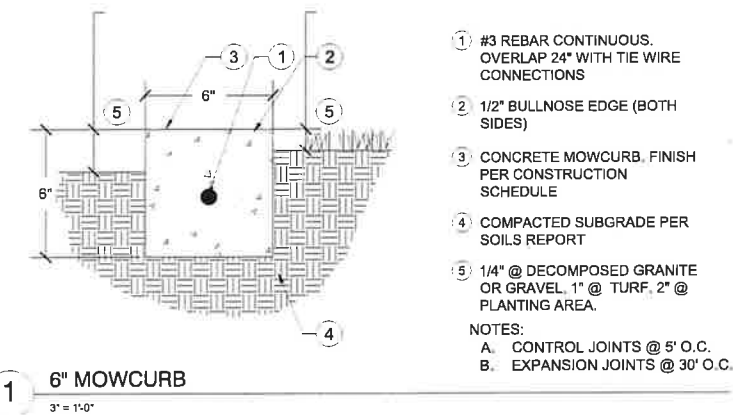
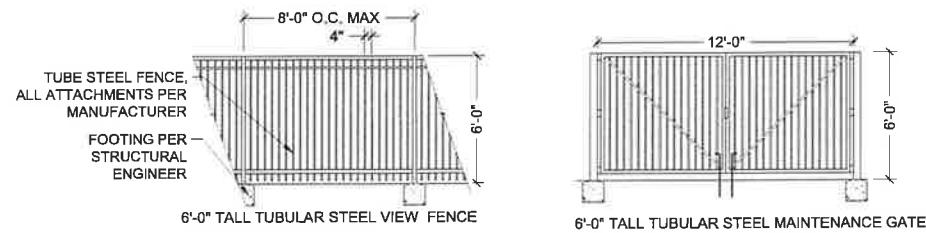
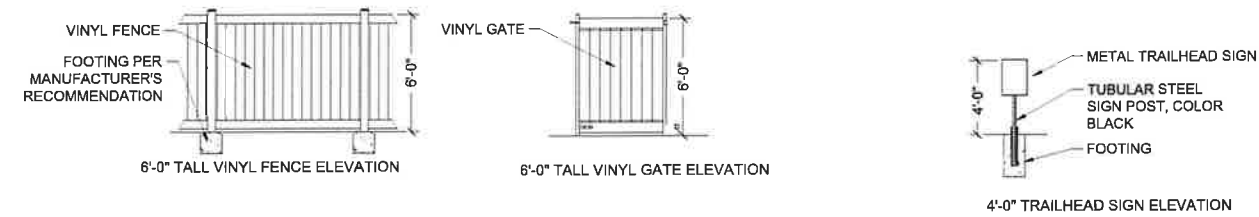
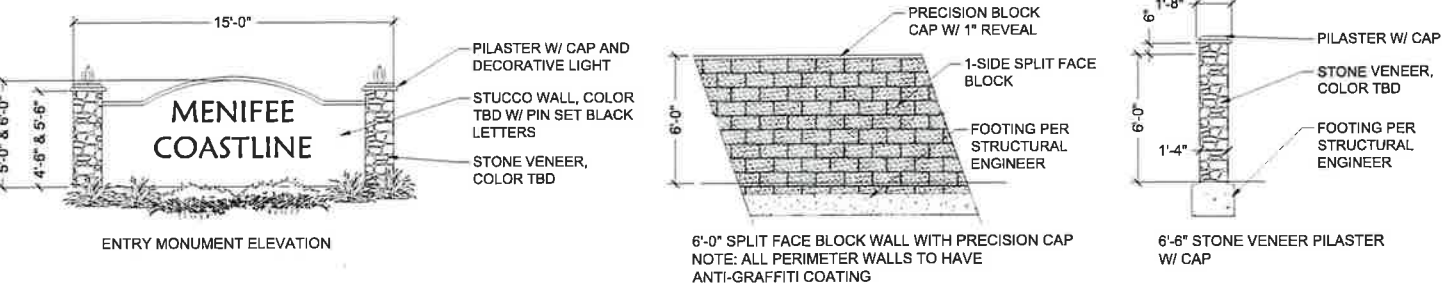
CONCEPTUAL LANDSCAPE PLAN
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MATCHLINE: SEE SHEET 5



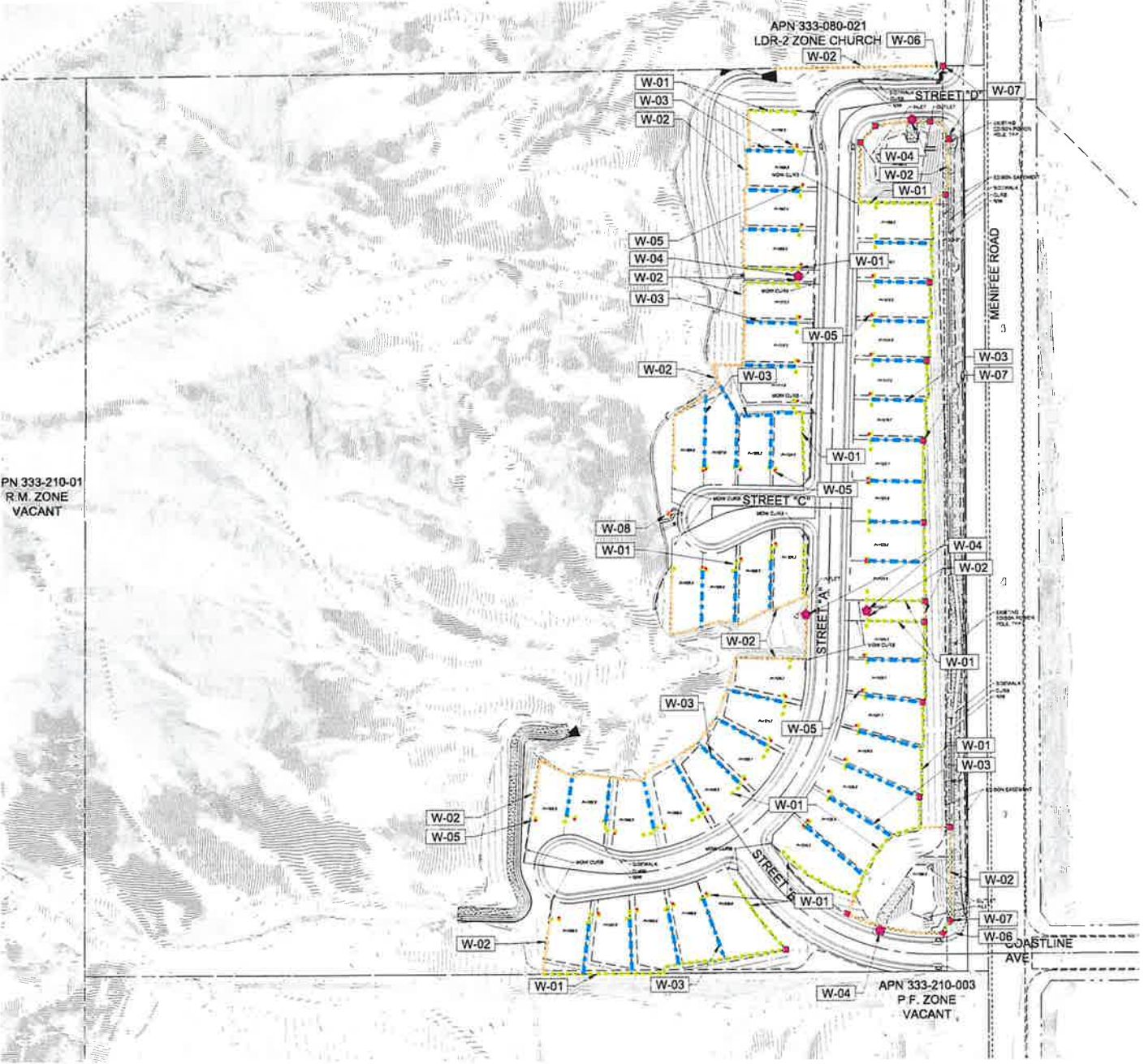
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WALL AND FENCE ELEVATIONS



SYMBOL	DESCRIPTION	COLOR/FINISH
W-01	6'-0" HIGH SPLIT FACE ONE SIDE BLOCK WALL WITH PRECISION CAP WITH 1" REVEAL	TAN
W-02	6'-0" HIGH TUBE STEEL FENCE	BLACK
W-03	6'-0" HIGH VINYL FENCE	WHITE
W-04	12' WIDE TUBE STEEL MAINTENANCE ACCESS GATE	BLACK
W-05	3' WIDE VINYL GATE, ONE PER LOT	WHITE
W-06	ENTRY MONUMENT ON BLOCK WALL	TO MATCH ARCHITECTURE
W-07	6'-6" HIGH STONE VENEER PILASTER WITH CAP	STONE VENEER
W-08	METAL TRAIL HEAD SIGN	

NOTE:
ALL FOOTINGS PER MANUFACTURER OR STRUCTURAL ENGINEER.
ALL PERIMETER WALLS TO HAVE ANTI-GRAFFITI COATING.

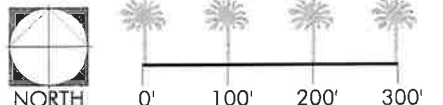


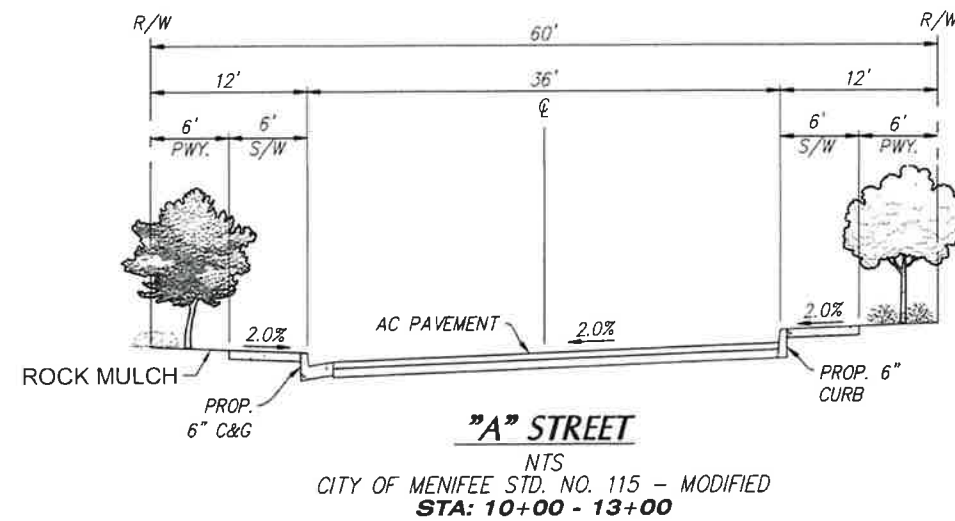
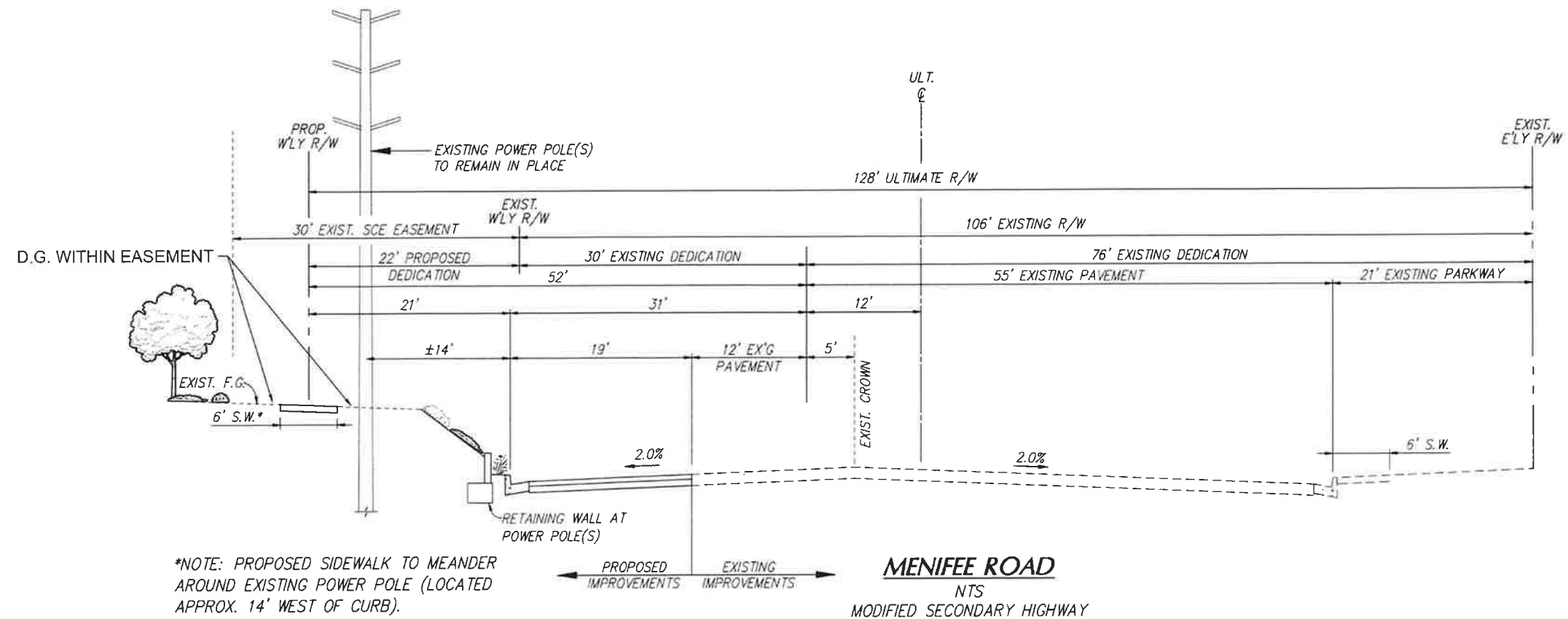
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CONCEPTUAL WALL AND FENCE PLAN
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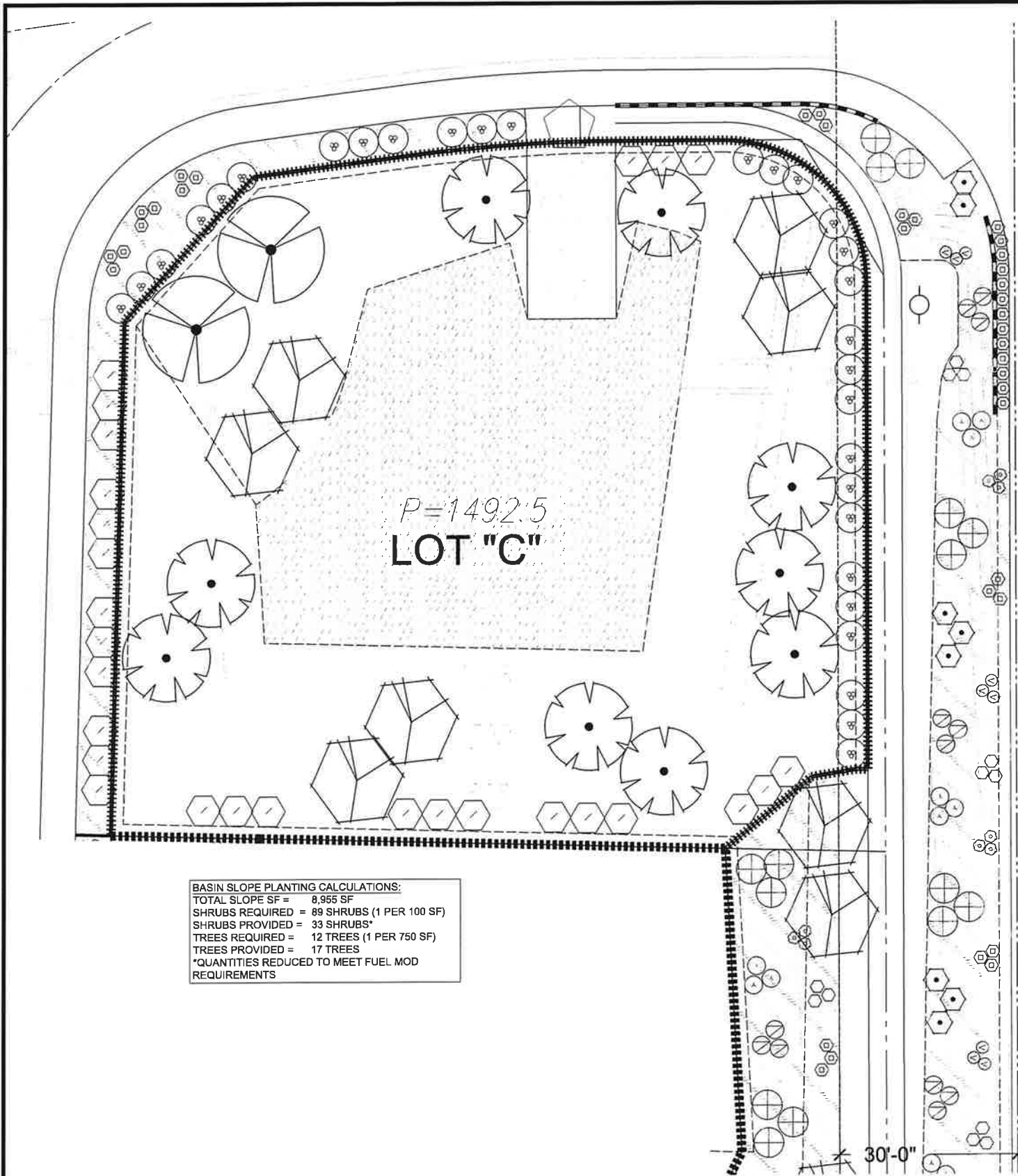
TENTATIVE TR 38525 SECTIONS - MENIFEE ROAD & 'A' STREET



bmla
LANDSCAPE
ARCHITECTURE

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BASIN SLOPE PLANTING CALCULATIONS:
 TOTAL SLOPE SF = 8,955 SF
 SHRUBS REQUIRED = 89 SHRUBS (1 PER 100 SF)
 SHRUBS PROVIDED = 33 SHRUBS*
 TREES REQUIRED = 12 TREES (1 PER 750 SF)
 TREES PROVIDED = 17 TREES
 *QUANTITIES REDUCED TO MEET FUEL MOD REQUIREMENTS

CFD PLANT SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WU-COLS	QTY	REMARKS
CFD					
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	L	2	STD TRUNK
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	L	1	STD TRUNK
SHRUBS					
	ALOE STRIATA CORAL ALOE	5 GAL	L	12	
	ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL	L	30	
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	L	21	
	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	5 GAL	L	18	
	GALVEZIA SPECIOSA ISLAND SNAPDRAGON	5 GAL	L	15	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L	14	
	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	5 GAL	L	12	
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L	15	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUC OLS		REMARKS
GROUND COVERS					
	PHYLLODENDRON 'KURAPIA NEW WHITE'	FLATS @ 12" O.C.	L		
	COMPACTED, STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD				

NOTE:
 ALL SLOPE PLANTING TO MEET THE MINIMUM REQUIREMENTS PER SECTION 6.
 SLOPE REVEGETATION, WITHIN THE CITY'S LANDSCAPE STANDARDS DOCUMENT.

BASIN PLANT SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WU-COLS	QTY	REMARKS
CFD					
	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	L	8	STD TRUNK
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	L	7	STD TRUNK
	PLATANUS X ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	24" BOX	M	2	STD TRUNK
	TECOMA STANS YELLOW BELLS	24" BOX	L	2	STD TRUNK
SHRUBS					
	ALOE X 'BLUE ELF' BLUE ELF ALOE	1 GAL	L	9	
	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL	L	29	
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' MOUND SAN BRUNO COFFEEBERRY	5 GAL	L	15	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WU-COLS		REMARKS
SHRUB AREAS					
	BASIN BOTTOM HYDROSEED MIX	HYDRO SEED	L		SEE SHEET 4
	BASIN SLOPE HYDROSEED MIX	HYDRO SEED	L		SEE SHEET 4
GROUND COVERS					
	PHYLLODENDRON 'KURAPIA NEW WHITE'	FLATS @ 12" O.C.	L		

Special Landscaping for Streetscape from Menifee Rd west to CMU Wall top of slope Open Space Lot B.



For the specific area designated above, shrubs shall be low-growing and well-irrigated and shall be selected from those plants known to be fire resistant and drought tolerant.
 Shrubs shall be single specimens or a grouping not exceeding three plants. Mature height of plants shall not exceed 36 inches. At mature growth, single plants or groupings of plants shall be separated from each other by at least 5 feet. Single specimens of plants or a grouping not exceeding three plants are allowed under mature trees.
 Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the CMU exterior wall at top of slope.

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TYPICAL BASIN PLANTING AND TYPICAL MENIFEE ROAD PLANTING

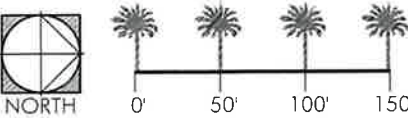


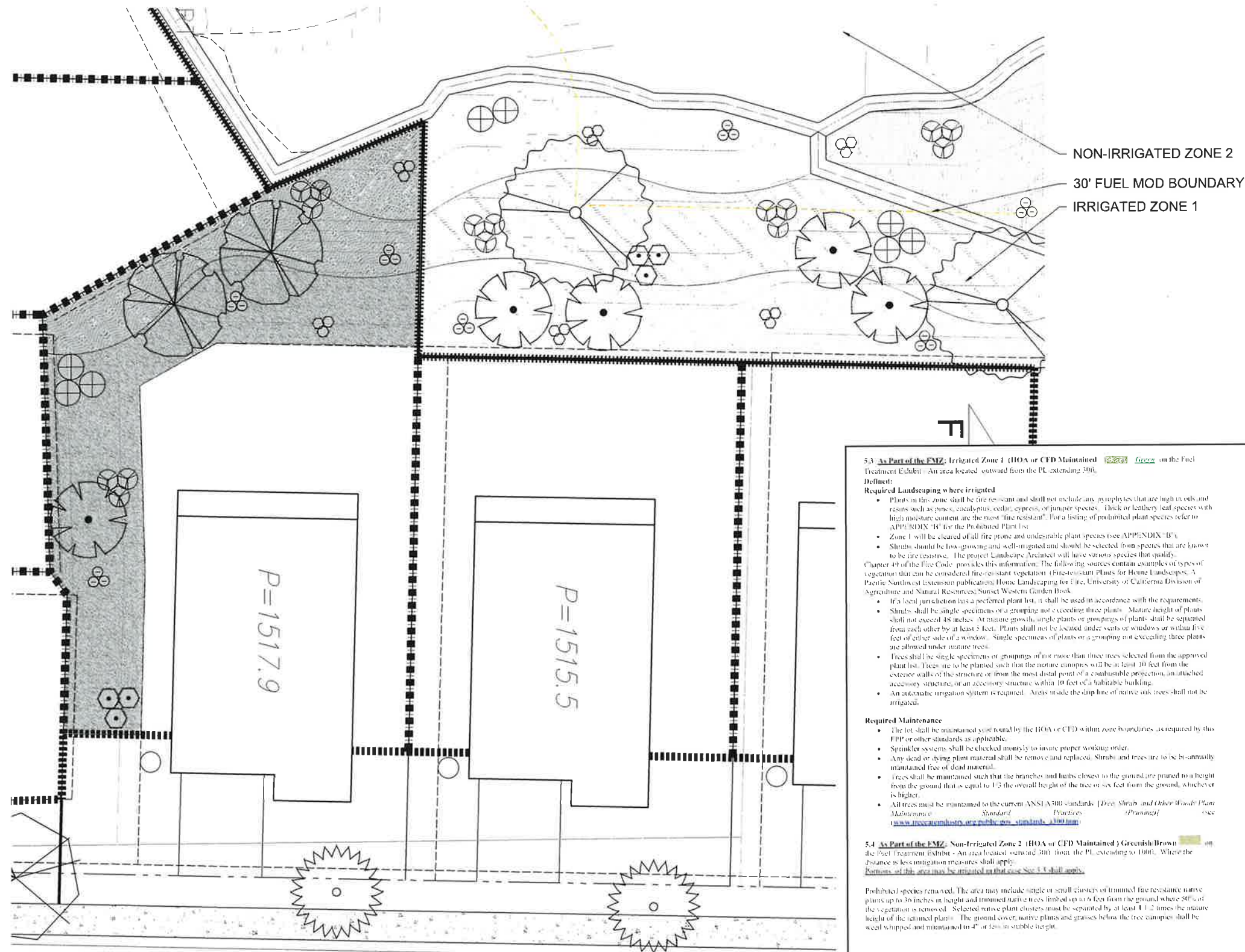
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5.3 **As Part of the FMZ: Irrigated Zone 1 (HOA or CFD Maintained)** on the Fuel Treatment Exhibit - An area located outward from the PL extending 300'.
Defined:
Required Landscaping where irrigated:
• Plants in this zone shall be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, cypresses, cedars, eucalyptus, or juniper species. Thick or leathery leaf species with high moisture content are the most "fire resistant". For a listing of prohibited plant species refer to APPENDIX "B" for the Prohibited Plant List.
• Zone 1 will be cleared of all fire prone and undesirable plant species (see APPENDIX "B").
• Shrubs should be low-growing and well-irrigated and should be selected from species that are known to be fire resistant. The project Landscape Architect will have various species that qualify.
Chapter 49 of the Fire Code provides this information. The following sources contain examples of types of vegetation that can be considered fire-resistant vegetation (Fire-resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book.
• If a local jurisdiction has a preferred plant list, it shall be used in accordance with the requirements.
• Shrubs shall be single specimens or a grouping not exceeding three plants. Mature height of plants shall not exceed 48 inches. At mature growth, single plants or groupings of plants shall be separated from each other by at least 5 feet. Plants shall not be located under vents or windows or within five feet of either side of a window. Single specimens of plants or a grouping not exceeding three plants are allowed under mature trees.
• Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
• An automatic irrigation system is required. Areas inside the drip line of mature oak trees shall not be irrigated.

Required Maintenance:
• The lot shall be maintained year round by the HOA or CFD within zone boundaries, as required by this FPP or other standards as applicable.
• Sprinkler systems shall be checked monthly to insure proper working order.
• Any dead or dying plant material shall be removed and replaced. Shrubs and trees are to be bi-annually maintained free of dead material.
• Trees shall be maintained such that the branches and limbs closest to the ground are pruned to a height from the ground that is equal to 1/3 the overall height of the tree or six feet from the ground, whichever is higher.
• All trees must be maintained to the current ANSI A300 standards [Tree Shrub and Other Woody Plant Maintenance - Standard Practices - Pruning] (see www.treesareus.org/publications/standards_a300.htm)

5.4 **As Part of the FMZ: Non-Irrigated Zone 2 (HOA or CFD Maintained)** on the Fuel Treatment Exhibit - An area located outward 300' from the PL extending to 1000'. Where the distance is less irrigation measures shall apply.
Portions of this area may be irrigated in that case Sec 5.3 shall apply.

Prohibited species removed. The area may include single or small clusters of trimmed fire resistance native plants up to 36 inches in height and trimmed native trees limited up to 6 feet from the ground where 50% of the vegetation is removed. Selected native plant clusters must be separated by at least 1.2 times the mature height of the retained plant. The ground cover, native plants and grasses below the tree canopies shall be weed whipped and maintained in 4" or less in stubble height.

SLOPE PLANTING SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
FRONT YARD					
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX	L	TBD	STD TRUNK
FUEL MODIFICATION					
	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	L	2	STD TRUNK
	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	L	5	STD TRUNK
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	L	2	STD TRUNK
SHRUBS					
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	L	8	
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL	L	21	
	GALVEZIA SPECIOSA ISLAND SNAPDRAGON	1 GAL	L	6	
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	5 GAL	L	15	
	SALVIA GREGGII AUTUMN SAGE	1 GAL	L	18	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	REMARKS	
GROUND COVERS					
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL @ 36" O.C.	L		
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL @ 18" O.C.	L		
	MAHONIA REPENS CREEPING MAHONIA	1 GAL @ 18" O.C.	L		
	PHYLLODENDRON 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	FLATS @ 12" O.C.	L		

PRIVATELY MAINTAINED AREAS

SLOPE PLANTING CALCULATIONS (TYPICAL EXAMPLE):
TOTAL SLOPE SF = 7,250 SF
SHRUBS REQUIRED = 73 SHRUBS (1 PER 100 SF)
SHRUBS PROVIDED = 54 SHRUBS
TREES REQUIRED = 10 TREES (1 PER 750 SF)
TREES PROVIDED = 6 TREES
• QUANTITIES ARE SHORT DUE TO FUEL MOD SPACING RESTRICTIONS

TENTATIVE TR 38525 TYPICAL SLOPE PLANTING - HOA AND PRIVATELY MAINTAINED



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5.0 VEGETATION MANAGEMENT ZONE DESCRIPTIONS & REQUIRED TREATMENTS

5.1 Chapter 49 of the 2022 Fire Code provides overall guidance and requirements as follows. This plan is subject to this criteria as well.

All new vegetation shall be fire-resistant/drought tolerant vegetation in accordance with this section. To be considered fire-resistant vegetation, it must meet at least one of the following:

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IRRIGATED PAD SETBACK AREAS - HOMEOWNER MAINTAINED

All portions of the flat, building pad within the parcel shall be planted with fire resistant vegetation, irrigated, and maintained. Maintenance will be on-going throughout the year as needed.

Defined:

Required Landscaping where irrigated

- Plants in this zone shall be fire resistant and shall not include any pyrophytites that are high in oils and resins such as pines, eucalyptus, cedar, cypress, or juniper species. Thick or leathery leaf species with high moisture content are the most 'fire resistant'. For a listing of prohibited plant species refer to APPENDIX 'B' for the Prohibited Plant list.
- Zone 1 will be cleared of all fire prone and undesirable plant species (see APPENDIX 'B').
- Neriscape™ designs, where compatible and landscape such as concrete, rock, pavers, and similar non-combustible features are encouraged to break up fuel continuity within Zone 1.
- Focus should be on approved ground covers and lawns that shall be maintained at a height that does not exceed 4 inches.
- Vegetation and combustible ground covers (mulch, bark, wood chips, etc.) are not allowed within 5 ft of structures.
- Shrubs should be low-growing and well-irrigated and should be selected from species that are known to be fire resistant. The project Landscape Architect will have various species that qualify. Chapter 49 of the Fire Code provides this information. The following sources contain examples of types of vegetation that can be considered fire-resistant vegetation: (Fire-resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book.
- If a local jurisdiction has a preferred plant list, it shall be used in accordance with the requirements.
- Shrubs shall be single specimens or a grouping not exceeding three plants. Mature height of plants shall not exceed 48 inches. At mature growth, single plants or groupings of plants shall be separated from each other by at least 5 feet. Plants shall not be located under vents or windows or within five feet to either side of a window. Single specimens of plants or a grouping not exceeding three plants are allowed under mature trees.
- Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
- An automatic irrigation system is required. Areas inside the drip line of native oak trees shall not be irrigated.

Required Maintenance

- The lot shall be maintained year round by the individual property owner within their property boundary (lot lines) as required by this FPP or other standards as applicable.
- Sprinkler systems shall be checked monthly to insure proper working order.
- Any dead or dying plant material shall be removed and replaced. Shrubs and trees are to be bi-annually maintained free of dead material.
- Trees shall be maintained such that the branches and limbs closest to the ground are pruned to a height from the ground that is equal to 1/3 the overall height of the tree or six feet from the ground, whichever is higher.
- All trees must be maintained to the current ANSI A300 standards [Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices (Pruning)] (see www.treesocietyindustry.org/pubs/ansi_standards/a300.html).

- Be identified as fire-resistant vegetation in an approved book, journal or listing from an approved organization.
- Be identified as fire-resistant vegetation by a licensed landscape architect with supporting justification.
- Plants considered fire-resistant vegetation and approved by the local enforcing agency.

All new plantings of shrubs shall comply with the following:

- Shrubs shall not exceed 6 feet in height.
- Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
- Shrub groupings shall be separated from other groupings a minimum of 15 feet.
- Shrub groupings shall be separated from structures a minimum of 30 feet.
- Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet, whichever is greater.

Trees shall be managed as follows within the 30-foot zone of a structure:

- New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.
- The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet.
- Existing trees shall be trimmed to provide a minimum separation of 10 feet away from chimney and stovepipe outlets per Title 14, Section 1299.03.

Below are the descriptions and required treatments for the Vegetation Management Zones. All distances in this report are measured horizontally. These distances are depicted on the attached Fire Protection Plan Exhibit.

Zones 1, 2 encompass various distances, which will ensure no radiant heat will reach the structure.

Linkage to as-built landscape plans in accordance with Chapter 49 of the Fire Code required as stated below:

- 4903.2.1.2 Final fire protection plan shall include items listed in Section 4901.2.1.1 and the following:
 - A map identifying all proposed plants in the final modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
 - The plant life-form;
 - The scientific and common name; and
 - The expected height and width for mature growth.
 - Identification of irrigated and non-irrigated zones.
 - Requirements for vegetation reduction around emergency access and evacuation routes.
 - Identification of points of access for equipment and personnel to maintain vegetation in common areas.
 - Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
 - Legally binding statements to be included in covenants, conditions, and restrictions regarding property owner responsibility for vegetation maintenance.

5.2 Vegetation Management Zone 1/1 Irrigated - HOMEOWNER MAINTAINED

IRRIGATED ZONE II (OWNER MAINTAINED) An area starting at the structure envelope extending 5 feet outward. This zone includes the area under and around all attached decks, and requires the most stringent wildfire fuel reduction. This area shall be kept clear of combustibles, landscaping mulch, and any large shrubs and trees. It may have limited plants that are low growing, nonwoody, properly watered and maintained. Combustible fencing material shall not be attached to the structure.

FRONT YARD SHRUB LEGEND

	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
⊙	ELEVATION 1	ALOE BLUE ELF	BLUE ELF ALOE	5 Gal @ 48" O.C.	L
	ELEVATION 2	ALOE STRIATA	CORAL ALOE	5 Gal @ 48" O.C.	L
	ELEVATION 3	AGAVE PARRYI TRUNCATA	ARTICHOKE PARRY'S AGAVE	5 Gal @ 48" O.C.	L
⊕	ELEVATION 1	MUHLENBERGIA CAPILLARIS	PINK MUHLLY	5 Gal @ 36" O.C.	L
	ELEVATION 2	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	5 Gal @ 36" O.C.	L
	ELEVATION 3	CARRISA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	5 Gal @ 36" O.C.	M
○	ELEVATION 1	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 Gal @ 24" O.C.	L
	ELEVATION 2	ACHILLEA TOMENTOSA	WOOLY YARROW	1 Gal @ 24" O.C.	L
	ELEVATION 3	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 Gal @ 24" O.C.	L
⊙	ELEVATION 1	HESPERALOE PARVIFLORA	RED YUCCA	5 Gal @ 36" O.C.	L
	ELEVATION 2	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	5 Gal @ 36" O.C.	L
	ELEVATION 3	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 Gal @ 36" O.C.	L
GROUNDCOVERS					
	ALL ELEVATIONS	PHYLLA NODIFLORA 'KURAPIA NEW WHITE'	NEW WHITE KURAPIA	Flats @ 12" O.C.	L

MULCH SCHEDULE

SYMBOL	DESCRIPTION
	ROCK MULCH WITH WEED FABRIC - COLOR TO COMPLIMENT ARCHITECTURE

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT TT 38525 - TFY LANDSCAPE DATE 2/22/2024

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Reference: Evapotranspiration (ET₀) 57.33

Hydrozone	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low water use dominants	0.2	Drip Bubblers	0.81	0.25	76	19	667
Medium water use plantings	0.5	Drip Bubblers	0.81	0.62	16	10	351
TOTALS					92	29	1,018
Special Landscape Areas							
Turf areas/parks				1.00	0	0	0
Irrigated w/ recycled water				1.00	0	0	0
TOTALS					0	0	0
ETWU Total							1,018
Maximum Allowed Water Allowance (MAWA)							1,635

MAWA

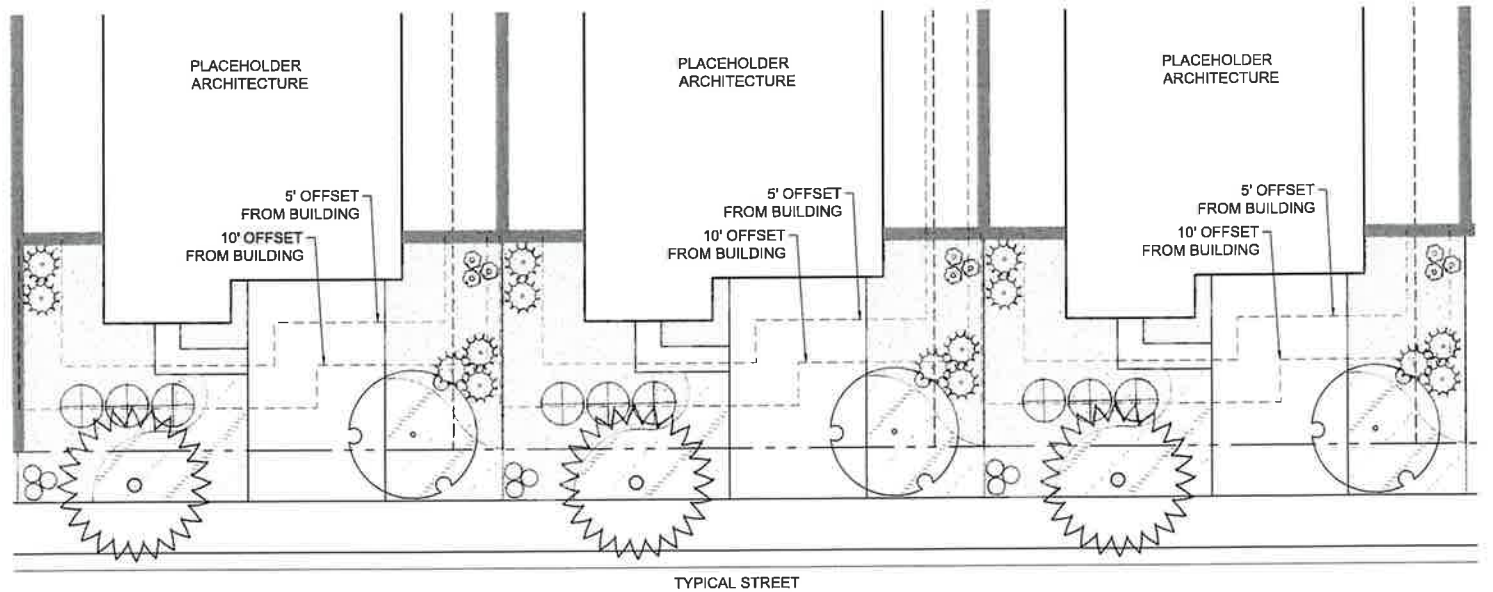
MAWA =	ETO *	Conv Factor *	(ETAF) *	LA *	(1-ETAF) *	SLA **
	57.33	0.62	0.50	92	0.50	10
MAWA =	1,635 Gallons per Year					

ETAF Calculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x	29	Total ETAF x	29
Area		Area	
Total Area	92	Total Area	92
Average ETAF	0.31	Stewide ETAF	0.31

TYPICAL FRONT YARD TREE LEGEND

FRONT YARD TREE					
SYMBOL	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
⊙	ELEVATION 1	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24" BOX	L
	ELEVATION 2	PARKINSONIA FLORIDUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	L
	ELEVATION 3	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	M
⊙	ALL ELEVATIONS	STREET TREE			

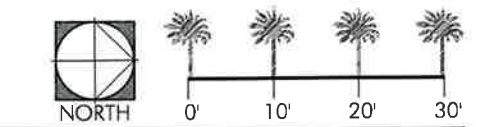


TENTATIVE TR 38525 TYPICAL FRONT YARD PLANTING



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CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR GLOBAL INVESTMENT & DEVELOPMENT



12/2/24

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3470 WILSHIRE BLVD, SUITE 1020 LOS ANGELES, CA 90010