

PROPERTY INFORMATION:

STEVENS ON RANCH, CA

PARCEL 1 APN: 28260922-027,
2826-0220035, 2826-023-014,
2826-0410039

PARCEL 2 APN: 2826-0220026

PROJECT INFORMATION:

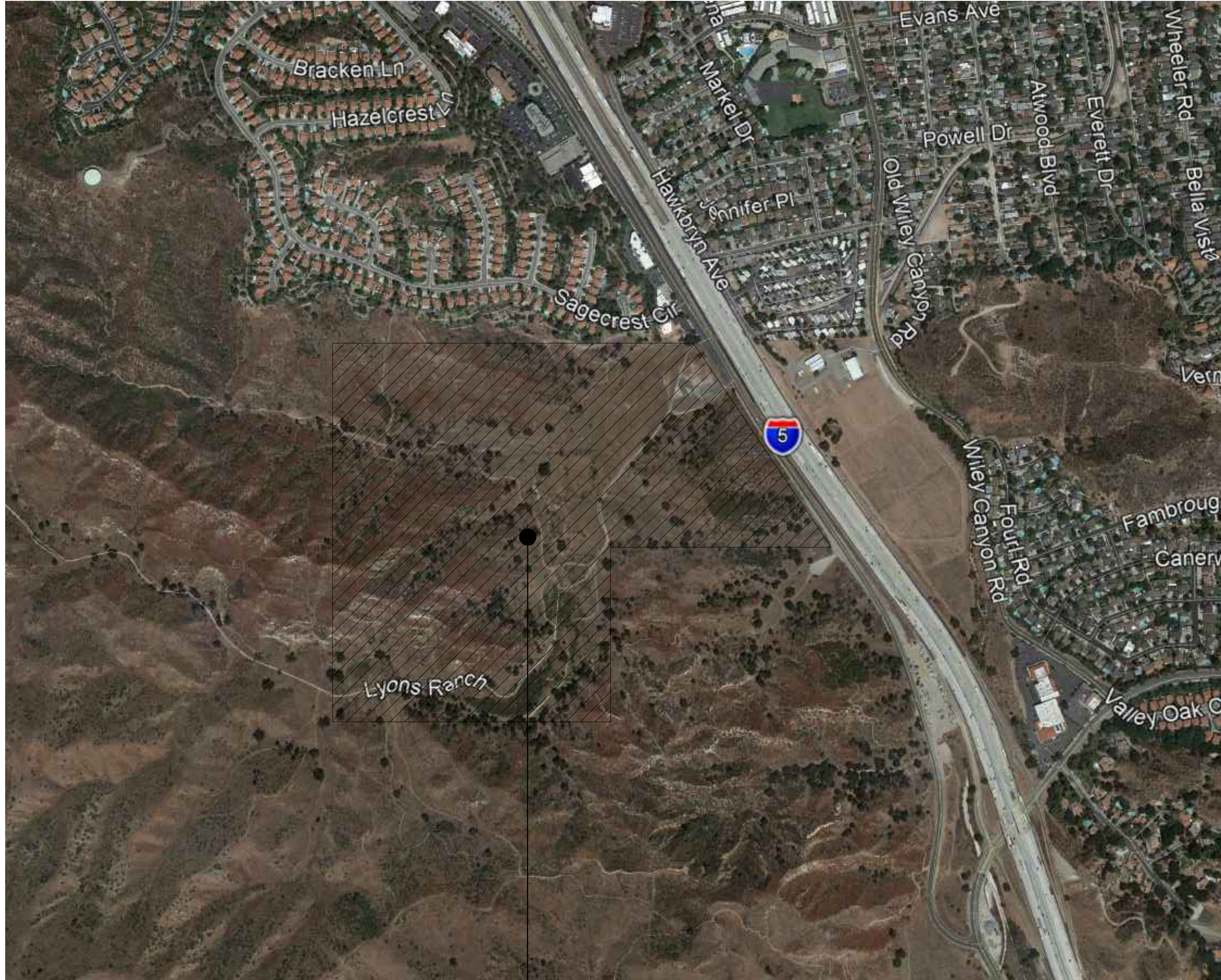
PLANS PREPARED BY:
STUDIO SUPERNATURAL
1494 KENMORE ROAD
PASADENA CA 91106
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GENERAL NOTES:

- THE PLANS AND SPECIFICATIONS INCLUDED HERE REPRESENT "INSTRUMENTS OF SERVICE" ONLY. THEY ARE AND SHALL REMAIN THE SOLE PROPERTY OF SALT LANDSCAPE ARCHITECTS.
- ALL WORK SHALL BE IN CONFORMANCE WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND WITH THE REQUIREMENTS OF ANY OTHER AGENCIES HAVING JURISDICTION.
- ALL THE VARIOUS PARTS OF THESE PLANS: ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE CONSIDERED AS A WHOLE, AND ANYTHING NOTED IN ONE SHALL BE CONSIDERED AS HAVING BEEN NOTED IN ALL.
- EACH CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING THIS PROJECT. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND SITE OBSERVATION SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL HAVE A DEPARTMENT OF BUILDING AND SAFETY APPROVED SET OF PLANS ON THE JOB SITE THROUGHOUT THE PERIOD OF CONSTRUCTION. A COPY OF THE LOS ANGELES RESEARCH REPORT (EVALUATION REPORT) AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS. WHERE DISCREPANCIES OCCUR.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROCEEDING WITH THE WORK WITHOUT THE ARCHITECT'S INSTRUCTIONS AND APPROVAL. NO DEVIATION WHATSOEVER FROM THESE PLANS AND SPECIFICATIONS WILL BE PERMITTED WITHOUT PRIOR DISCUSSION WITH AND APPROVAL FROM THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN INSURANCE AS REQUIRED BY THE WORKER'S COMPENSATION ACT UNDER THE LOCAL LABOR LAWS.
- THE CONTRACTOR SHALL PROTECT THE WORK AND THE OWNER'S PROPERTY AGAINST INJURY AND LOSS AND SHALL REPAIR OR REPLACE SUCH DAMAGE AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY WITH THE BUILDING OWNER AS TO THE OWNER'S DESIRE TO SAVE OR ESPECIALLY TO PROTECT ANY ITEM RELATED TO THE DEMOLITION WORK.
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS POLYCHLORINATED BIPHENYL (PCB), OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT ON THE CONDITION TO THE OWNER, ARCHITECT AND APPLICABLE GOVERNMENT AGENCIES IN WRITING.
- THE CONTRACTOR SHALL LEAVE THE COMPLETED WORK AND THE ENTIRE JOB SITE CLEAN AND NEAT SUBJECT TO THE OWNER'S APPROVAL AND SHALL PROVIDE THE OWNER WITH MAINTENANCE AND OPERATING MANUALS FOR ALL APPLIANCES AND EQUIPMENT INSTALLED.
- SHOP DRAWINGS MUST BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH FABRICATION OF ANY CUSTOM ELEMENTS.. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROCEEDING WITH SUCH WORK WITHOUT THE ARCHITECT'S INSTRUCTIONS AND APPROVAL.
- MATERIALS AND PRODUCTS SPECIFIED BY THE NAME OF THE MANUFACTURER OR TRADE NAME OR BRAND OR CATALOG REFERENCES ESTABLISH A STANDARD AND SHALL BE THE BASIS OF THE BID. SUBSTITUTIONS OF EQUAL OR BETTER VALUE MAY BE PROPOSED IN WRITING TO THE ARCHITECT FOR CONSIDERATION. NO SUBSTITUTIONS MAY BE MADE WITHOUT PRIOR DISCUSSION WITH AND APPROVAL FROM THE ARCHITECT. VISIBLE HARDWARE AND MATERIALS ARE SUBJECT TO THE ARCHITECT'S FIELD APPROVAL.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- ALL EXTERIOR LIGHTING TO BE LOW VOLTAGE AND WET RATED. LIGHTING FIXTURES TO BE REVIEWED WITH OWNER AND ARCHITECT.
- CONTRACTOR TO PROTECT ALL EXISTING TREES IN PLACE. BARRIERS TO BE PLACE AT DRIP LINE OF TREES AND NO CONSTRUCTION MATERIALS MAY BE STORED WITHIN DRIPLINE OF TREE. CONTRACTOR RESPONSIBLE FOR APPROPRIATE WATERING OF TREES DURING CONSTRUCTION.
- OBTAIN CAL-OSHA PERMIT IF THERE WILL BE ANY EXCAVATION IN EXCESS OF 5' OF DEPTH INTO WHICH WORKERS WILL BE REQUIRED TO DESCEND.
- PRODUCTS OF DEMOLITION / CONSTRUCTION SHALL BE STORED AND / OR INSTALLED IN A MANNER SUCH THAT NO MATERIALS ARE DAMAGED AND PUBLIC SAFETY IS MAINTAINED.
- EACH CONTRACTOR SHALL THOROUGHLY CLEAN AND SECURE THE AREA OF CONSTRUCTION AFTER EACH DAY OF WORK.
- PARKED VEHICLES SHALL NOT OBSTRUCT REQUIRED EXITS.
- STOCKPILES OF DEBRIS AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- THERE SHALL NOT BE ANY TRESPASSING ON ADJOINING PROPERTIES. NO MATERIALS SHALL BE STORED ON THE ADJOINING PROPERTY. THE CONSTRUCTION MANAGER AND EACH PRIME CONTRACTOR ARE TO INSPECT ALL SIDEWALKS ALONG THE ADJOINING PROPERTY PRIOR TO COMMENCING WORK. ALL EXISTING DAMAGE SHALL BE NOTED AND AGREED TO BY ALL PARTIES. ANY DAMAGE TO THESE SIDEWALKS OR ADJOINING

PROPERTY DURING THE CONSTRUCTION SHALL BE REPAIRED PRIOR TO COMPLETION.

- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- ALL EXPOSED STRUCTURAL AND MISCELLANEOUS STEEL SHALL RECEIVE AT LEAST TWO COATS OF STANDARD SHOP PRIMER ON ALL SURFACES PRIOR TO INSTALLATION.
- ALL ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH THE CURRENT CALIFORNIA GREEN BUILDING CODE VOC LIMITS OR LOCAL VOC LIMITS WHICHEVER IS MORE STRINGENT.
- ALL IMPORTED SOIL MUST BE CLEAN BACKFILL PER SPECIFICATIONS FOR BACKFILL MATERIALS
- 100% OF EXCAVATED SOIL AND VEGETATION RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED
- ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPS) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE



PROJECT SITE

VICINITY MAP
N.T.S.

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LANDSCAPE AREA

TOTAL OPEN SPACE AMENITY AREAS	284,090 SF (6.52 ACRES)
TOTAL NATIVE HABITAT PLANTING WITH ESTABLISHMENT IRRIGATION ONLY	383,692 SF (8.8 ACRES)
TOTAL LANDSCAPE AREA WITH 1 TREE PER 800 SF, AND 1 SHRUB PER 100 SF MINIMUM	684,541 SF (50%)
TOTAL ORNAMENTAL TREES PROPOSED	856 TREES
TOTAL NATIVE MITIGATION TREES PROPOSED	772 TREES
TOTAL OF ALL TREES PROPOSED	1628 TREES
TOTAL BIKE PARKING SPACES @ REC CENTER WITH 4 BIKES PER PKG SPACE @ 45 PKG SPACES PROVIDED	90 BIKE RACKS MINIMUM

REFER TO L2.00 TREE LEGEND FOR TREE COUNT DETAIL

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PROJECT
THE TRAILS AT LYONS CANYON
STEVENS ON RANCH, CA 91321

REVISIONS

DATE	SYMBOL	DESCRIPTION
2/28/21		FUEL MOD. SUBMITTAL #1
7/28/21		FUEL MOD. SUBMITTAL #2
1/20/22		FUEL MOD. SUBMITTAL #3
5/03/22		FUEL MOD. SUBMITTAL #4
6/02/22		SUBMITTAL #4 - REVISION
9/07/22		SUBMITTAL REVISION
3/14/23		SUBMITTAL REVISION #6
9/05/23		SUBMITTAL REVISION #7
2/14/24		SUBMITTAL REVISION #8

DATE	02/13/2024
PROJECT NO.	212107
DRAWN BY	MT/KF
CHK BY	

LANDSCAPE TITLESHEET

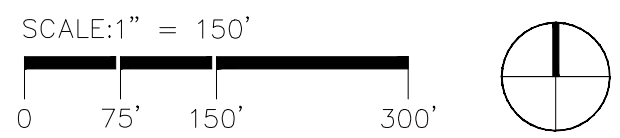
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LANDSCAPE SITE - FUEL MODIFICATION PLAN	

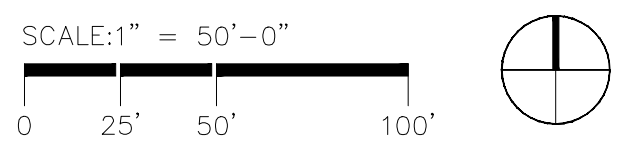
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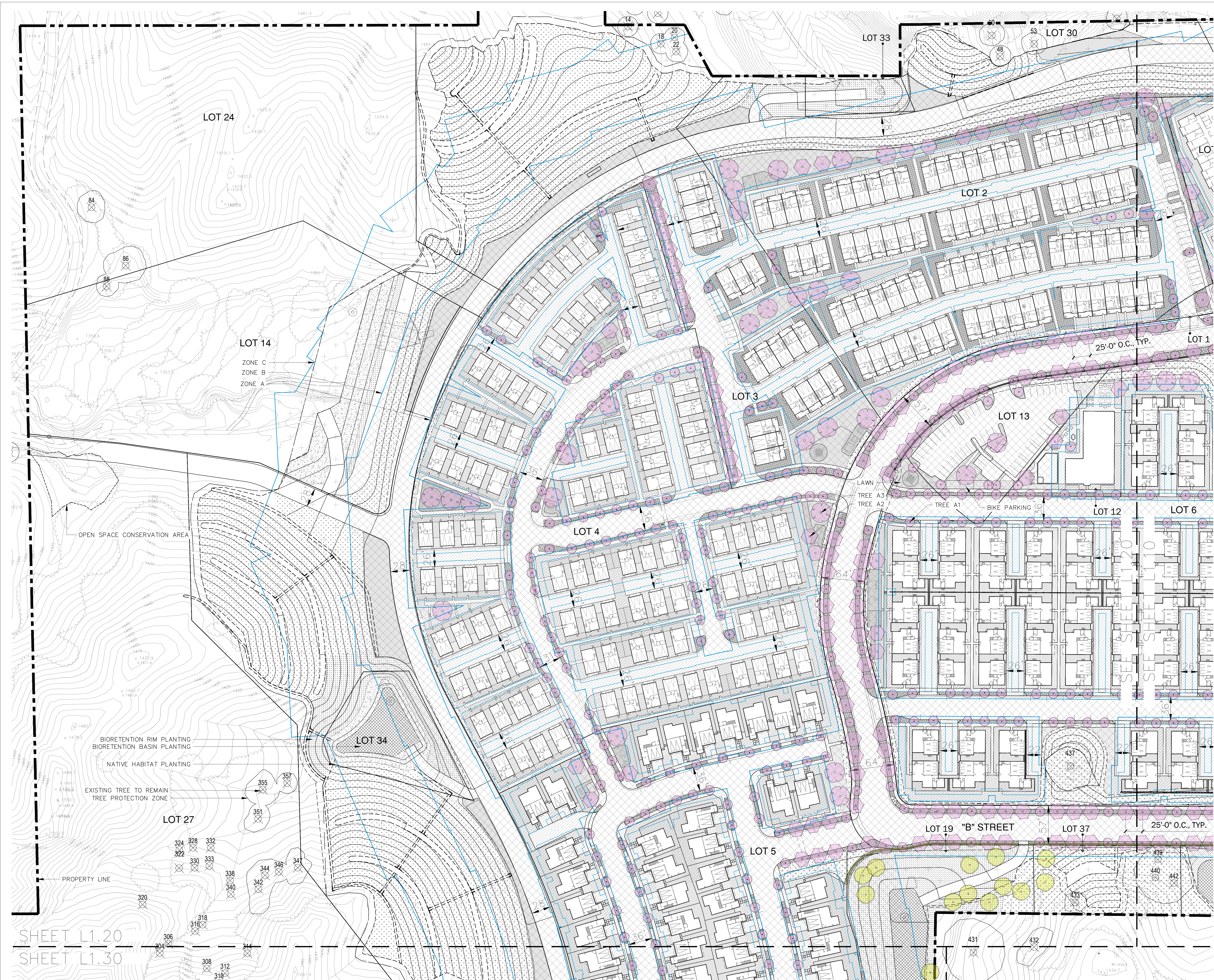
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LANDSCAPE SITE - FUEL MODIFICATION PLAN ENLARGEMENT	

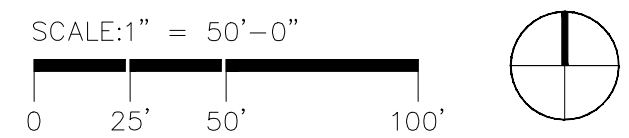
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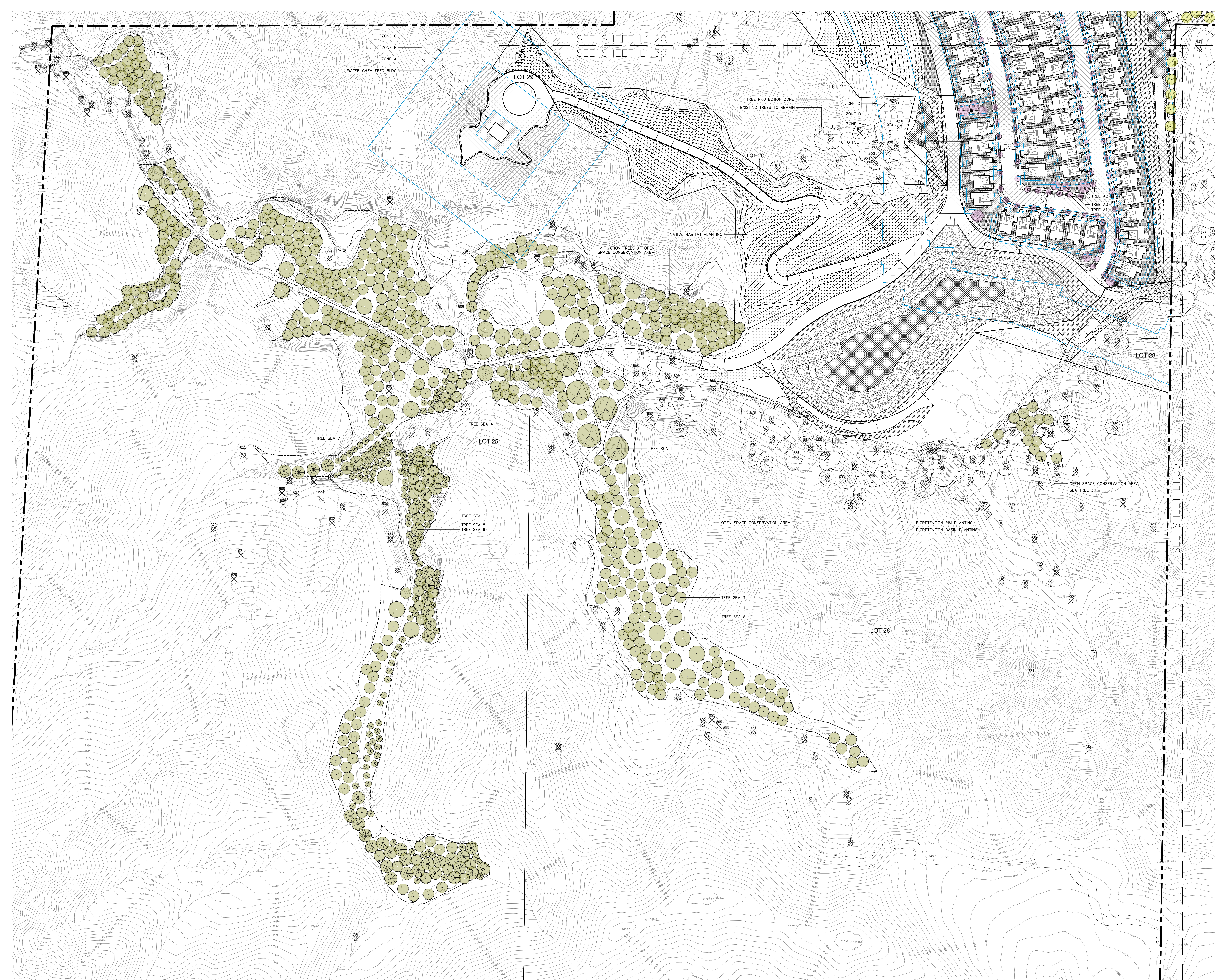
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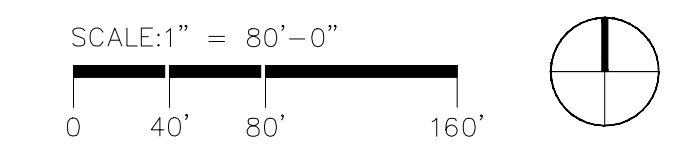
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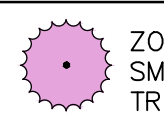


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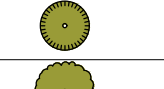
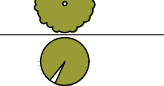
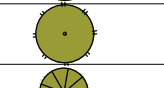
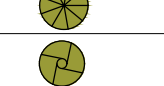
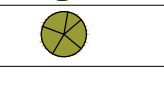
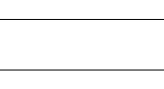
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TREE LEGEND

SYMBOL	TYPE	ZONE	BOTANICAL NAME	COMMON NAME	MIN. DIST. FROM STRUCTURE	MAXIMUM MATURE SIZE	WUCOLS	CA NATIVE	DIAMETER (75%)	SPACING	QUANTITY ON-SITE	QUANTITY REQUIRED OFF-SITE	TOTAL PROPOSED TREES
	ZONE A1 SMALL TREE								15'	20' O.C.	512	0	512
A	ACACIA SALICINA	MILLOW ACACIA	15'	15'-20'W X 30'H	LOW								
A	CERROS OCCIDENTALIS	REDBUD	10'	10'-20'W X 25'H	LOW	CA NATIVE							
A	CHLOPSIS LINEARIS SUBEA	DESERT WILLOW	15'	10'-15'W X 30'H	LOW	CA NATIVE							
A	FELICIA SELLOWIANA	PINEAPPLE GUAVA		18'-25'W X 25'H	MED								
A	LAGERSTROEMIA 'ACOMA'	GRAPE MYRTLE		6'-10'W X 15'H	MED								
	ZONE B1 SMALL TREE								15'	20' O.C.			
B	AGNUS FLEXUOSA	PEPPERMINT TREE		15'-20'W X 30'H	LOW								
B	HEPTAPHYLLUS (TABERNA)	PINK TRUMPET		15'-25'W X 30'H	MED								
B	MAQUOLA GRANDIFLORA	SOUTHERN MAGNOLIA		10'W X 20'H	MED								
	ZONE A2 MEDIUM TREE								25'	25' O.C.	244	0	244
A	EROBOTRYA JAPONICA	LOQUAT	10'	15'-30'W X 30'H	MED								
A	GEUKIA PARVIFLORA	AUSTRALIAN WILLOW	15'	20'W X 45'H	MED								
A	LOPHOSTEMON CONFERTUS (TRISTANIA CONFERTA)	BRISBANE BOX	15'	10'-30'W X 50'H	MED								
A	LYONOTHAMNUS FLOREBUNDUS	CATALINA ROMWOOD	15'	15'-20'W X 40'H	LOW	CA NATIVE							
A	OLEA EUROPAEA 'SMAN HILL'	OLIVE	10'	25'-30'W X 30'H	LOW								
A	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	10'	20'-25'W X 20'H	LOW	CA NATIVE							
A	PIRULIS KAWAKAWA	EVERGREEN PEAR	10'	15'-30'W X 30'H	MED								
A	RHUS LANCEA	AFRICAN SUMAC	15'	20'-30'W X 20'-30'H	LOW								
	ZONE B2 MEDIUM TREE								23'	30' O.C.			
B	CEDRUS DECOARA	DEODAR CEDAR	30'	20'-30'W X 60'H	MED								
B	JACARANDA MMOSIFOLIA	FERN TREE		15'-30'W X 50'H	MED								
B	LAURIUS 'SARATOGA'	SARATOGA LAUREL		15'-30'W X 40'H	LOW								
B	PROSPERIS OLANULOSA MAHDERCK	THORNLESS HONEY MESQUITE	15'	25'-30'W X 35'H	LOW	CA NATIVE							
A	ARBUTUS 'MARINA'	STRAWBERRY TREE	15'	30'W X 40'H	MED								
A	QINKGO BLOBA	MADENHART TREE	15'	25'W X 70'H	MED								
	ZONE B3 LARGE TREE								36'-45'	50'-60' O.C.			
B	AFROCARPUS FALCATUS (PODOCARPUS)	YELLOWWOOD		20'-40'W X 40'-80'H	MED								
B	ONNIMOMUM CAMPHORA	WESTERN TREE	30'	50'-60'W X 70'H	MED								
B	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE		25'-40'W X 70'H	LOW								
B	MAQUOLA GRANDIFLORA	SOUTHERN MAGNOLIA		20'-40'W X 80'H	MED								
B	PLATANUS RACEMOSA	CA SYCAMORE		20'-50'W X 80'H	MED	CA NATIVE							
B	QUERCUS DOUGLASHI	BLUE OAK	30'	40'-50'W X 70'H	LOW	CA NATIVE							
B	QUERCUS ENGELMANNI	ENGELMANN OAK	30'	80'-120'W X 70'H	LOW	CA NATIVE							
B	TRIPLUNA TIPU	TIPU TREE		25'-50'W X 50'H	MED								
B	ULMUS PARVIFOLIA	CHINESE ELM	30'	50'-70' X 60'H	LOW								
	SCREENING TREE								30'	25'-30' O.C.	35	0	35
B	DEROUS AGRIFOLIA	COAST LIVE OAK	30'	40'-50'W X 40'-60'H	LOW	CA NATIVE							

TOTAL LANDSCAPE TREES REQUIRED	TOTAL LANDSCAPE TREES ON-SITE	TOTAL LANDSCAPE TREES OFF-SITE	TOTAL LANDSCAPE TREES PROVIDED
856 TREES	856	0	856 TREES

NOTE: HILLSIDE MANAGEMENT AREA ORDINANCE 22.104 5.5 (SEE TABLE FOR AREA TOTALS)

SYMBOL	MITIGATION TREES	BOTANICAL NAME	COMMON NAME	MIN. DIST. FROM STRUCTURE	WUCOLS	DIAMETER (75%)	SPACING	SEA MITIGATION TREE CITY ON-SITE	SEA MITIGATION TREE CITY 0 OPEN SPACE CONSERVATION AREA	TOTAL PROPOSED MITIGATION TREES
	1	JUGLANS CALIFORNICA	SOUTHERN CALIFORNIA WALNUT		LOW	56.25'	85' O.C.	0	6	6
	2	POPULUS FREMONTI	FREMONT COTTONWOOD		MED	26.25'	40' O.C.	0	30	30
	3	QUERCUS AGRIFFOLIA	COAST LIVE OAK	30'	LOW	26.25'	40' O.C.	0	532	532
	4	QUERCUS BERBERIDIFOLIA	SCRUB OAK	30'	LOW	11.25'	20' O.C.	0	2	2
	5	QUERCUS LOMATA	VALLEY OAK	30'	MED	37.5'	60' O.C.	0	40	40
	6	SALIX LAEVIGATA	RED WILLOW		HIGH	30'	50' O.C.	0	48	48
	7	SALIX LASIOLEPIS	ARROYO WILLOW		HIGH	11.25'	20' O.C.	0	14	14
	8	SAMBUCUS NIGRA VAR. CAERULEA	BLUE ELDERBERRY		LOW	15'	25' O.C.	0	100	100
MITIGATION TREES TOTAL									772	772
TOTAL ORNAMENTAL TREES PROVIDED									856	856
TOTAL MITIGATION TREES PROVIDED									772	772
TOTAL ALL TREES									1628	1628

SHRUB LEGEND

SYMBOL	TYPE	AREA	TYPE	ZONE	BOTANICAL NAME	COMMON NAME	MIN. DIST. FROM STRUCTURE	WUCOLS	SIZE	MIN. SPACING	CA NATIVE
	STREETSCAPE PLANTING	174,484 SF 4 ACRES	GROUND COVER								
					A.B. ACHILLEA MILLEFOLIUM	YARROW		LOW	1'-2'W X 1'H	12" O.C.	CA NATIVE
					A.B. COREOPSIS AURICULATA	DWARF COREOPSIS		LOW	1'W X 1'H	12" O.C.	CA NATIVE
					A.B. FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE		LOW	1'-2'W X 1'-1.5'H	12" O.C.	
					A.B. GERANIUM CALIFORNICUM	CALIFORNIA CRANESBILL		MED	1'W X 1'-2'H	12" O.C.	CA NATIVE
					A.B. GERANIUM INCANUM	CARPET GERANIUM		MED	2'-3'W X 1'H	18" O.C.	
					A.B. HELIANTHEMUM NUMMULARIUM	SUNROSE		LOW	2'-3'W X 1'H	18" O.C.	
					A.B. HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	15'	LOW	1'-2'W X 1'-2'H	12" O.C.	
					A.B. HEUCHERA	HEUCHERA FLOWER		MED	1'-2'W X 8"H	12" O.C.	CA NATIVE
					A.B. HEUCHERA MAXIMA	ISLAND ALUM ROOT		MED	2'-3'W X 1'H	18" O.C.	CA NATIVE
					A.B. MYOPORIUM PARVIFOLIUM	MYOPORIUM		LOW	6'-10'W X 8'H	5' O.C.	
					A.B. GENOTHERA STUBBED	BAJA EVENING PRIMROSE		LOW	4'-6'W X 1'H	4' O.C.	CA NATIVE
					A.B. SENEDEO MANDRAUSCAE	KLEINIA		LOW	2'-3'W X 1'-2'H	2' O.C.	
					A.B. SENEDEO SERPENS	BLUE CHALKSTICKS		LOW	2'-3'W X 1'H	2' O.C.	
					A.B. TEUCRIUM COSSONI	MAJORCA GERMANDER		LOW	2'-3'W X 6"H	2' O.C.	
					A.B. THYMUS SPP.	THYME		LOW	1'-3'W X 1'H	2' O.C.	
					A.B. VERBENA LACINA DE LA MINA	CERROS ISLAND VERBENA		LOW	3'-4'W X 1'-2'H	3' O.C.	CA NATIVE

STREETSCAPE PLANTING	SHRUBS, 1 PER 100 SF MIN	ZONE									
					A.B. ABUTLON PALMERI	INDIAN MALLOW	10'	LOW	3'-5'W X 3'-5'H	3' O.C.	CA NATIVE
					A.B. AGAVE SPP.	AGAVE		LOW	1'-3'W X 1'-3'H	3' O.C.	CA NATIVE
					A.B. ALOE SPP.	ALOE		LOW	1'-3'W X 1'-3'H	3' O.C.	CA NATIVE
					A.B. ANIGODANTHOS SPP.	KANGAROO PAWS		LOW	1'-3'W X 1'-3'H	3' O.C.	
					A.B. GARTENBIA CALIFORNICA	BUSH ANEMONE	10'	MED	3'-5'W X 6'-8'H	4' O.C.	CA NATIVE
					A.B. CISTUS SPP.	ROCKROSE	10'	LOW	2'-4'W X 2'-4'H	3' O.C.	
					A.B. ENCELIA CALIFORNICA	COAST SUNFLOWER	10'	LOW	2'-4'W X 2'-4'H	4' O.C.	CA NATIVE
					A.B. HESPERALOE PARVIFLORA	RED YUCCA		LOW	4'-6'W X 3'-4'H	4' O.C.	
					A.B. LAVANDULA SPP.	LAVENDER	10'	LOW	2'-5'W X 1'-4'H	3' O.C.	
					A.B. MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	10'	LOW	3'-5'W X 1.5'-2'H	4' O.C.	CA NATIVE
					A.B. MUHLBERGIA BERGENS	DEER GRASS	10'	MED	2'-5'W X 2'-3'H	3' O.C.	CA NATIVE
					A.B. PHLOMIS FRUTICOSA	JERUSALEM SAGE		LOW	3'-4'W X 3'-4'H	3' O.C.	
					A.B. RIBES MALVACEUM	CHAPARRAL CURENT		LOW	5'-6'W X 5'-8'H	5' O.C.	CA NATIVE
					A.B. SALVIA LEUCANTHA	MEXICAN BUSH SAGE		LOW	4'-6'W X 3'-4'H	5' O.C.	
					A.B. SANTOLINA SPP.	LAVENDER COTTON		LOW	1'-3'W X 1'-2'H	2.5' O.C.	
					A.B. WESTRINGIA FRUTICOSA	COAST ROSEMARY	10'	LOW	5'-10'W X 4'-6'H	6' O.C.	

					B	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SAGEBRUSH		LOW	4'-6'W X 2'-3'H	4' O.C.	
					B	BACCHARIS PILLULARIS 'CENTENAL'	CENTENAL DESERT BROOM		LOW	4'-6'W X 2'-3'H	4' O.C.	
					B	CALYCANTHUS OCCIDENTALIS	WESTERN SPICE BUSH		MED	6'-12'W X 6'-12'H	10' O.C.	CA NATIVE
					B	CEANOTHUS SPP.	WILD LEAC	30'	LOW	4'-6'W X 4'-8'H	6' O.C.	CA NATIVE
					B	DASYLIRON SPP.	DESERT SPOON		LOW	4'-6'W X 3'-6'H	6' O.C.	
					B	DENDROMORON HARFORDI	ISLAND BUSH POPPY		LOW	8'-10'W X 8'-15'H	8' O.C.	CA NATIVE
					B	ECHLUM CANDICANS	PRIDE OF MADERA		LOW	6'-10'W X 5'-6'H	8' O.C.	
					B	ENCELIA FARNOSA	BRITTLE BUSH		LOW	3'-4'W X 2'-4'H	3' O.C.	CA NATIVE
					B	EROGONIUM GIGANTEUM	ST. CATHERINE'S LACE		LOW	4'-6'W X 4'-6'H	5' O.C.	CA NATIVE
					B	GREVILLEA SPP.	GREVILLEA		LOW	3'-6'W X 3'-8'H	5' O.C.	
					B	LUPINUS SPP.	LUPINE		LOW	3'-4'W X 3'-4'H	3' O.C.	CA NATIVE
					B	GENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE		LOW	4'-6'W X 1'-2'H	4' O.C.	
					B	SENNA ARTEMISIOIDES	FEATHERY CASSIA		LOW	4'-6'W X 4'-6'H	4' O.C.	
					B	SHAMONDISIA CHINENSIS	JOBBA		LOW	3'-6'W X 3'-8'H	6' O.C.	CA NATIVE
					B	TRICHOSTEMA LANATUM	WOOLY BLUE CURLES		LOW	4'-5'W X 3'-4'H	4' O.C.	CA NATIVE

+	+	+	+	SLOPE PLANTING, 1 PER 100 SF MIN	280,704 SF 6.4 ACRES	ZONE						
							A.B. ACHILLEA MILLEFOLIUM	YARROW	LOW	1'-2'W X 1'H	12" O.C.	CA NATIVE
							A.B. COREOPSIS AURICULATA	DWARF COREOPSIS	LOW	2'W X 5'-6'H	2' O.C.	
							A.B. COREOPSIS GIGANTEA	GIANT COREOPSIS	LOW	3'-5'W X 3'-5'H	4' O.C.	CA NATIVE
							A.B. FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	LOW	1'-2'W X 1'-1.5'H	12" O.C.	
							A.B. HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	2'-3'W X 1'H	18" O.C.	
							A.B. GENOTHERA STUBBED	BAJA EVENING PRIMROSE	LOW	4'-6'W X 1'H	4' O.C.	CA NATIVE
							A.B. PHYLLA NODIFLORA	PHYLLA NODIFLORA	LOW	5'-10'W X 1'-2'H	8' O.C.	CA NATIVE
							A.B. PORTULACARIA AFRICA	DWARF 'PROSTRATE FORM'	LOW	4'-6'W X 6'H	5' O.C.	
							A.B. SENEDEO MANDRAUSCAE	KLEINIA	LOW	2'-3'W X 1'-2'H	2' O.C.	
							A.B. SENEDEO SERPENS	BLUE CHALKSTICKS	LOW	2'-3'W X 1'H	2' O.C.	
							A.B. TEUCRIUM COSSONI	MAJORCA GERMANDER	LOW	2'-3'W X 6"H	2' O.C.	
							A.B. TEUCRIUM CHAMAEDRYS	GERMANDER	LOW	2'-3'W X 1'-2'H	2' O.C.	
							A.B. VERBENA DE LA MINA	CERROS ISLAND VERBENA	LOW	3'-4'W X 1'-2'H	3' O.C.	CA NATIVE

	B	ACACIA REDOLENS LOW BOY	LOW BOY ACACIA	30'	LOW	10'-15"W X 1'-4"H		
	B	ARCTOSTAPHYLOS HOOKER MONTEREY CARPET	MONTEREY CARPET MANZANITA		LOW	6'-10"W X 1'-3"H	6' O.C.	CA NATIVE
	B	ARCTOSTAPHYLOS "PACIFIC MIST"	PACIFIC MIST MANZANITA		LOW	6'-12" W X 2'-3"H	6' O.C.	CA NATIVE
	B	ARTEMISA ARBORESCENS	LARGE WORMWOOD		LOW	4'-6"W X 4'-6"H	4' O.C.	
	B	BACCHARIS PILLULARIS "TRISDEN POINT"	DWARF COYOTE BRUSH		LOW	8'-10"W X 1'-2"H	8' O.C.	CA NATIVE
	B	CEANOTHUS "WHEELER CANYON"	WHEELER CANYON CEANOTHUS	30'	LOW	6'-8"W X 4'-6"H	6' O.C.	CA NATIVE
	B	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	30'	LOW	6'-10"W X 10'-15"H	10' O.C.	CA NATIVE
	B	MINULUS AURANTIACUS	STICKY MONEY FLOWER		LOW	1'-3"W X 1'-3"H	3' O.C.	CA NATIVE
	B	RHAMNUS CALIFORNICA	COFFEEBERRY		LOW	6'-8"W X 6'-8"H	8' O.C.	CA NATIVE
	B	RHUS INTEGRIFOLIA	LEMONADE BERRY	40'	LOW	10'-15"W X 3'-12"H	12' O.C.	CA NATIVE
	B	IVA HAYESIANA	POVERTY WEED		LOW	5'-8"W X 2'-3"H	5' O.C.	CA NATIVE

FUEL MODIFICATION NOTES:

ZONE A – SETBACK ZONE

- A. EXTENDS 20 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION. OVERHANGS OR OTHER PARTS OF THE STRUCTURE NOT ACCURATELY REFLECTED ON THE PLANS MAY NEGATE THE APPROVAL OF PLANT LOCATION ON THE APPROVED PLAN.
- B. IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- C. LANDSCAPING AND VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS NOT EXCEEDING 6 INCHES IN HEIGHT, AND ADEQUATELY SPACED SHRUBS. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- D. PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL. FINAL OR REVISED PLANS SUBMITTED AFTER 6 MONTHS FROM THE INITIAL SUBMITTAL WILL HAVE PLANTS IN ALL ZONES EVALUATED BASED ON THE MOST CURRENT FUEL MODIFICATION PLANT LIST AVAILABLE FROM THE FUEL MODIFICATION UNIT.
- E. EXCEPT FOR DWARF VARIETIES OR MATURE TREES SMALL IN STATURE, TREES ARE GENERALLY NOT RECOMMENDED WITHIN ZONE A.
- F. TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 30 OR MORE FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING ON SITE.
- G. VINES AND CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW

ZONE B – IRRIGATED ZONE

- A. EXTENDS FROM THE OUTERMOST EDGE OF ZONE A TO 100 FEET FROM STRUCTURE.
- B. IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- C. LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS AND TREES.
- D. UNLESS OTHERWISE APPROVED, GROUND COVERS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6 INCHES IN ZONE A AND B. IF ON A SLOPE 12 INCHES IS ACCEPTABLE IN ZONE B WITHIN 50 FEET OF A STRUCTURE AND 18 INCHES BEYOND 50 FEET. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT. SPECIMEN NATIVE PLANTS MAY BE APPROVED TO REMAIN IF PROPERLY MAINTAINED FOR ADEQUATE DEFENSIBLE SPACE. ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
- E. PLANTS IN ZONE B SHALL TYPICALLY BE FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL.
- F. VEGETATION IN THIS ZONE MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. THERE MAY ALSO BE REPLACEMENT LANDSCAPE PLANTING WITH ORNAMENTAL OR NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS OF CITY OR COUNTY AGENCIES OR OTHER LANDSCAPE OR HILLSIDE ORDINANCES. IN ALL CASES THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- G. TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 30 OR MORE FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING ON SITE. THIS DISTANCE MAY EXTEND TO 50 FEET IF THE SITUATION DICTATES.
- H. IRRIGATION SYSTEMS ARE NOT REQUIRED FOR THIS ZONE IF IT CONSISTS ENTIRELY OF NATIVE PLANTS. (NATIVE PLANTS ARE GENERALLY NOT COMPATIBLE WITH REGULAR, UN–SEASONAL SUPPLEMENTAL WATER.
- I. 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.

ZONE C – NATIVE BRUSH THINNING ZONE

- A. EXTENDS FROM THE OUTERMOST EDGE OF ZONE B UP TO 200 FEET FROM STRUCTURE OR TO PROPERTY LINE
- B. REQUIRED THINNING AND CLEARANCE WILL BE DETERMINED UPON INSPECTION. REQUIRED CLEARANCE MAY INCREASE TO THE MAXIMUM ALLOWED BY THE FIRE CODE AS NEEDED BECAUSE OF VEGETATION GROWTH.
- C. IRRIGATION SYSTEMS ARE NOT REQUIRED FOR THIS ZONE IF IT CONSISTS ENTIRELY OF NATIVE PLANTS. (NATIVE PLANTS ARE GENERALLY NOT COMPATIBLE WITH REGULAR, UN–SEASONAL SUPPLEMENTAL WATER.)
- D. VEGETATION IN THIS ZONE MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. THERE MAY ALSO BE REPLACEMENT LANDSCAPE PLANTING WITH ORNAMENTAL OR NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS OF CITY OR COUNTY AGENCIES OR OTHER LANDSCAPE OR HILLSIDE ORDINANCES. IN ALL CASES THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- E. PLANTS IN ZONE C SHALL BE SPACED APPROPRIATELY. EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF THOSE SPECIES CONSTITUTING A FIRE RISK. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO CHAMISE, SAGE, SAGE BRUSH, AND BUCKWHEAT.
- F. ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
- G. GENERAL SPACING FOR EXISTING NATIVE SHRUBS OR GROUPS OF SHRUBS IS 15 FEET BETWEEN CANOPIES. NATIVE PLANTS MAY BE THINNED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES.
- H. GENERAL SPACING FOR EXISTING NATIVE TREES OR GROUPS OF TREES IS 30 FEET BETWEEN CANOPIES. THIS DISTANCE MAY INCREASE OR DECREASE DEPENDING ON THE SLOPE, ARRANGEMENT OF THE TREES IN RELATION TO SLOPE, AND THE SPECIES OF TREE.

FIRE ACCESS ROAD ZONE

- A. EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROADWAY THAT MAY BE USED AS ACCESS FOR FIRE–FIGHTING APPARATUS OR RESOURCES.
- B. CLEAR AND REMOVE FLAMMABLE GROWTH FOR A MINIMUM OF 10 FEET ON EACH SIDE OF FIRE ACCESS ROADS. (FIRE CODE 325.10) ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON INSPECTION.
- C. FIRE ACCESS ROADS, DRIVEWAYS AND TURNAROUNDS SHALL BE MAINTAINED IN ACCORDANCE WITH FIRE CODE. FIRE ACCESS ROADS SHALL HAVE UNOBSSTRUCTED VERTICAL CLEARANCE FOR A WIDTH OF 20 FEET. (FIRE CODE 503.2.1)
- D. LANDSCAPING AND NATIVE PLANTS WITHIN THE FIRE ACCESS ROAD ZONE SHALL BE APPROPRIATELY SPACED AND MAINTAINED TO PROVIDE SAFE EGRESS IN WILDLAND FIRE ENVIRONMENTS.
- E. 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

- A. 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:
- B. REMOVAL OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION AND REMOVAL OF DEAD OR DYING LANDSCAPING TO MEET MINIMUM BRUSH CLEARANCE REQUIREMENTS.
- C. PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY OF FUELS.
- D. 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.
- E. 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.
- F. ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
- G. MANUAL AND AUTOMATIC IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR OPERATIONAL INTEGRITY AND PROGRAMMING. EFFECTIVENESS SHOULD BE REGULARLY EVALUATED TO AVOID OVER OR UNDER–WATERING.
- H. 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.
- I. 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.
- J. ALL FUTURE PLANTINGS SHALL BE IN ACORDANCE 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.
- K. 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.

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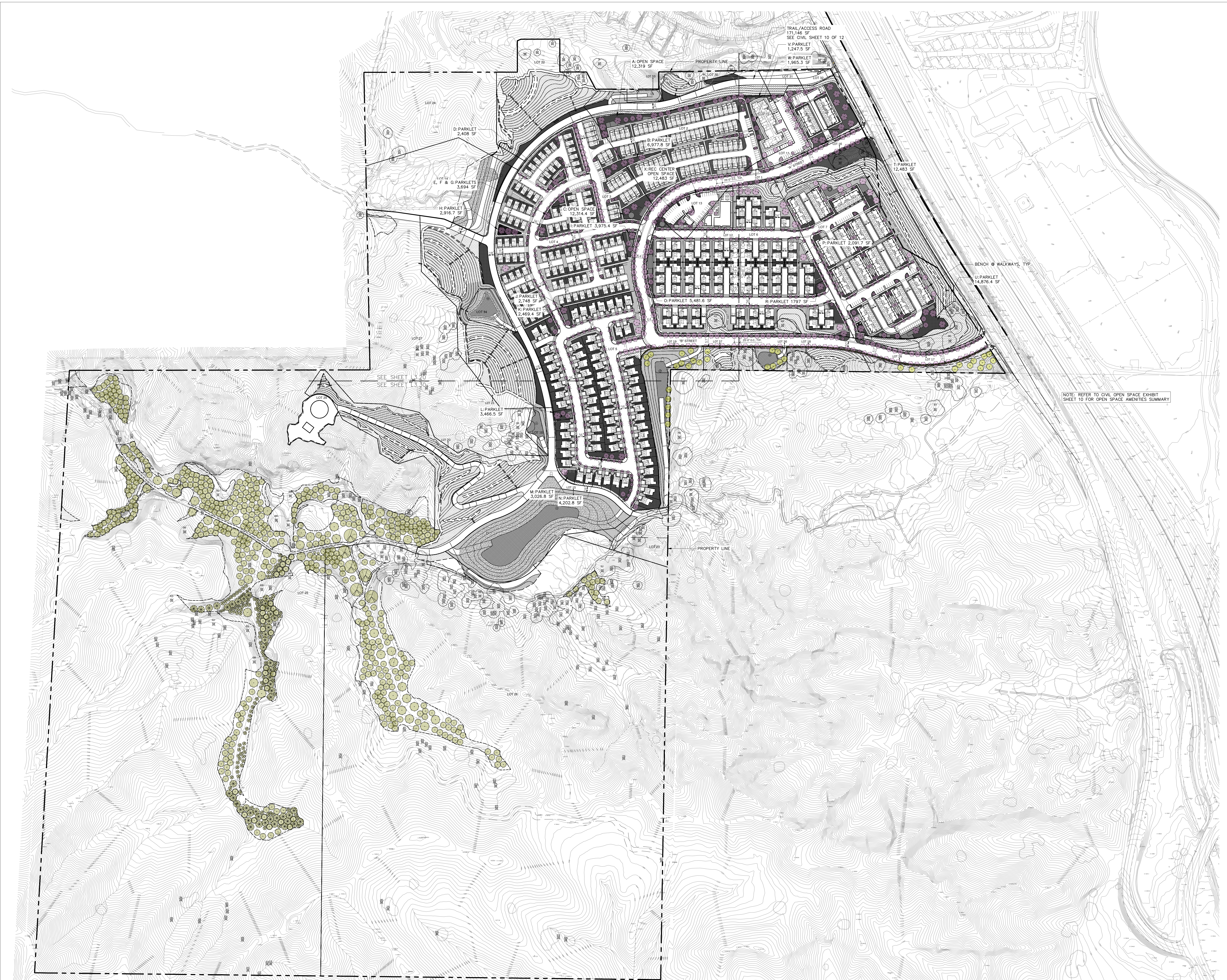
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PROJECT
THE TRAILS AT LYONS CANYON
STEVENSON RANCH, CA 91321

REVISIONS		
DATE	SYMBOL	DESCRIPTION
2/28/21		FUEL MOD. SUBMITTAL #1
7/28/21		FUEL MOD. SUBMITTAL #2
1/20/22		FUEL MOD. SUBMITTAL #3
5/03/22		FUEL MOD. SUBMITTAL #4
6/02/22		SUBMITTAL #4 - REVISION
9/07/22		SUBMITTAL REVISION
3/14/23		SUBMITTAL REVISION #6
9/05/23		SUBMITTAL REVISION #7
2/14/24		SUBMITTAL REVISION #8

DATE	02/13/2024
PROJECT NO.	212107
DRAWN BY	MT/KF
CHK BY	

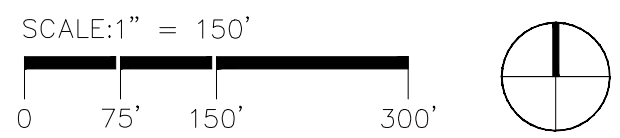
PLANTING NOTES



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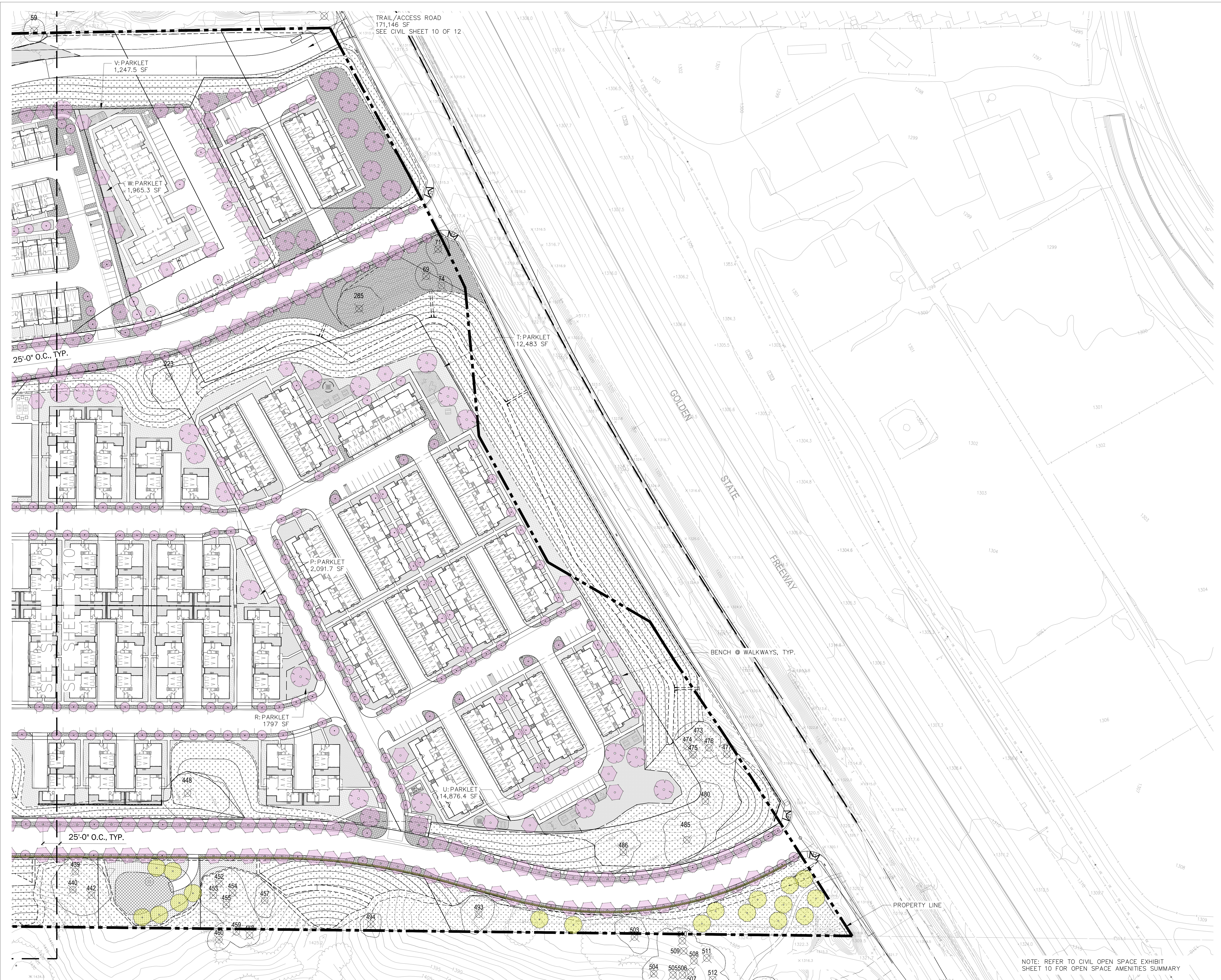
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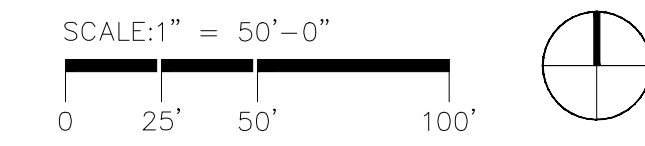
LANDSCAPE AMENITY PLAN

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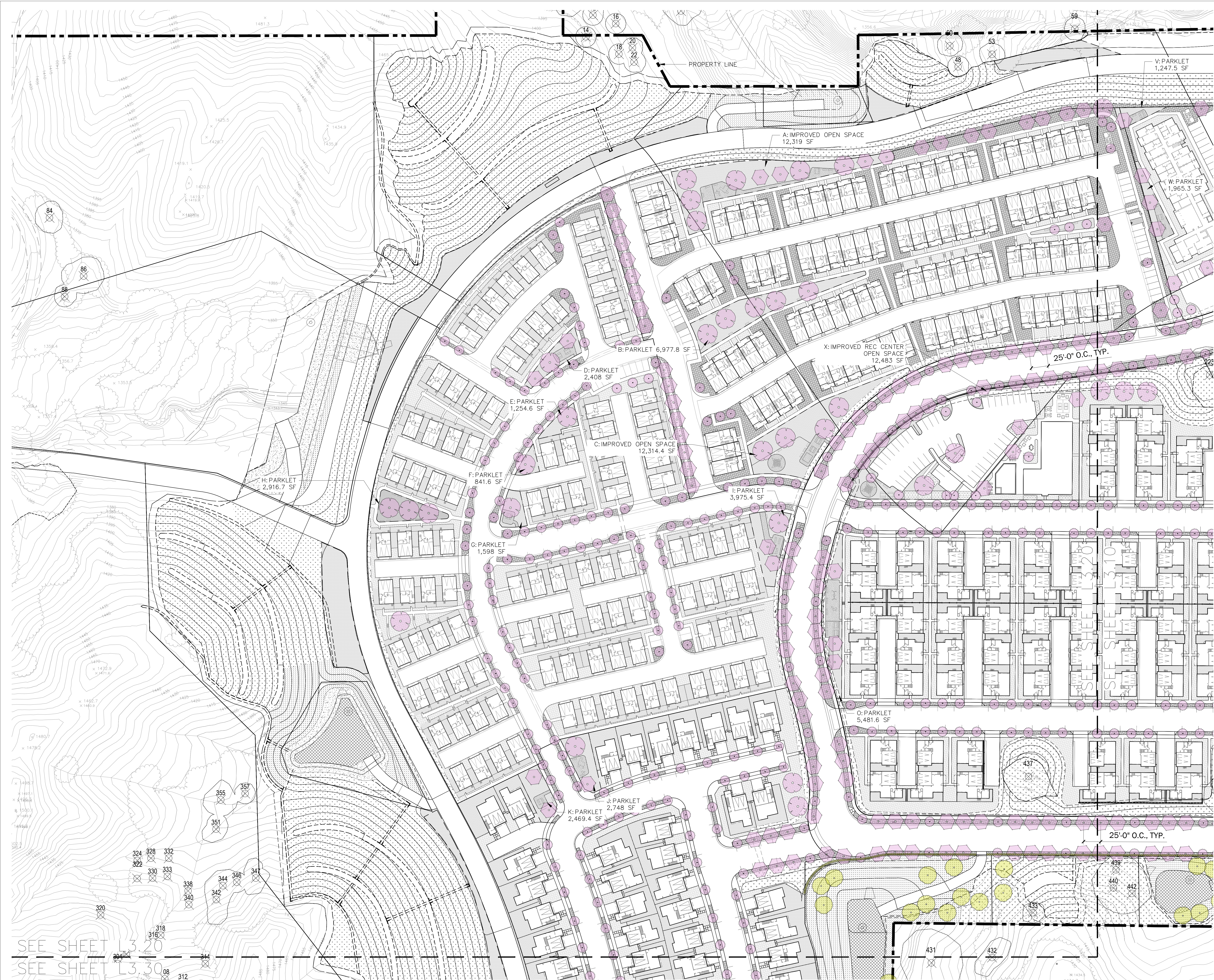


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LANDSCAPE AMENITY PLAN ENLARGEMENT	

NOTE: REFER TO CIVIL OPEN SPACE EXHIBIT
SHEET 10 FOR OPEN SPACE AMENITIES SUMMARY

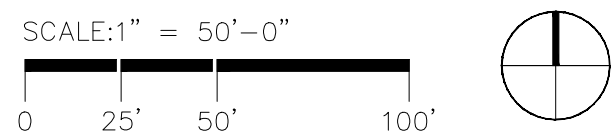
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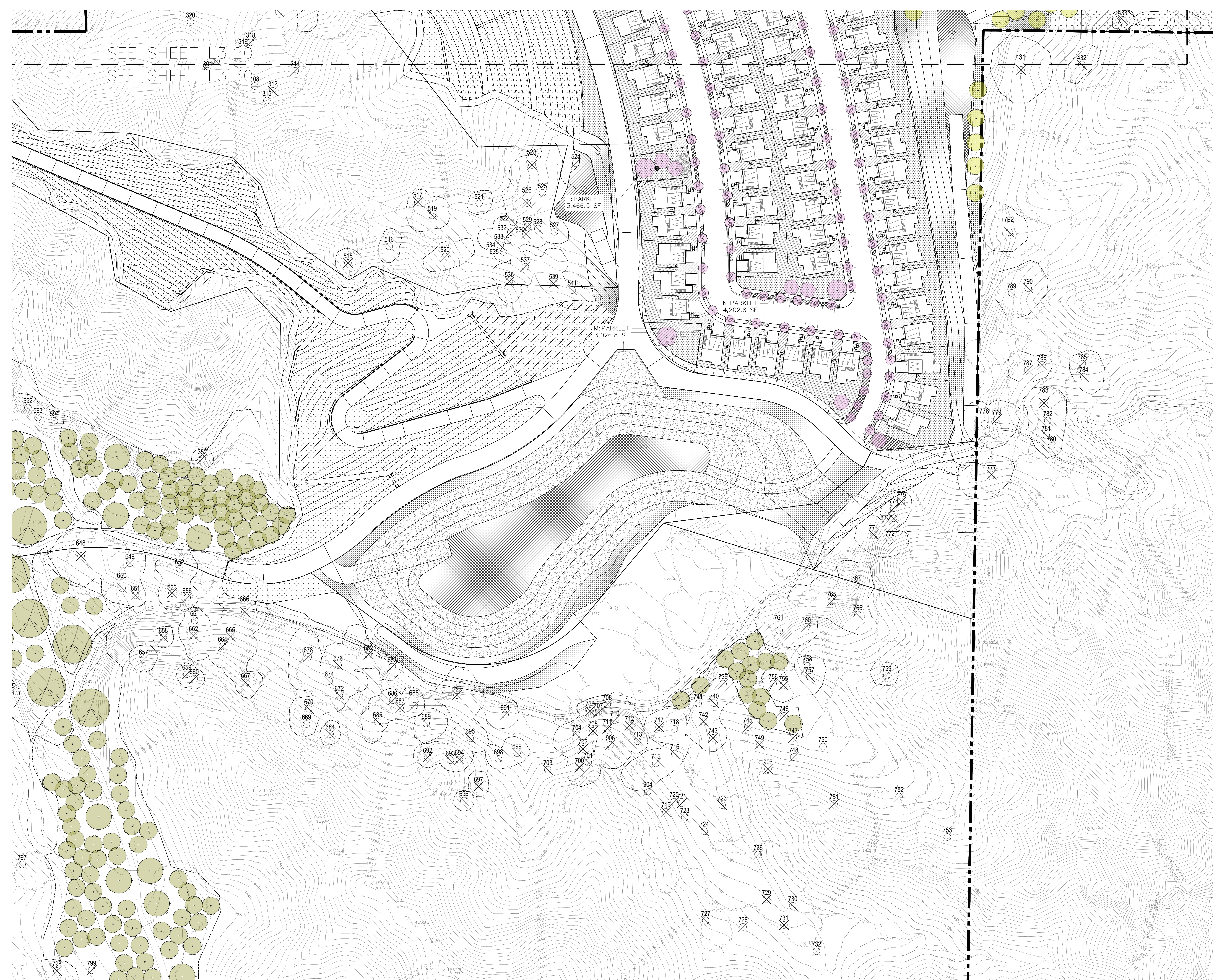


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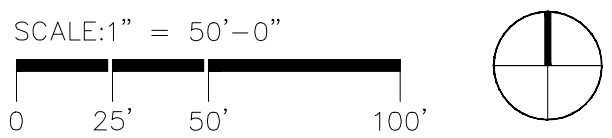
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3/14/23		SUBMITTAL REVISION #6
9/05/23		SUBMITTAL REVISION #7
2/14/24		SUBMITTAL REVISION #8

DATE	02/13/2024
PROJECT NO.	212107
DRAWN BY	MT/KF
CHK BY	
LANDSCAPE AMENITY PLAN ENLARGEMENT	

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