

**PROJECT CONSULTANTS**

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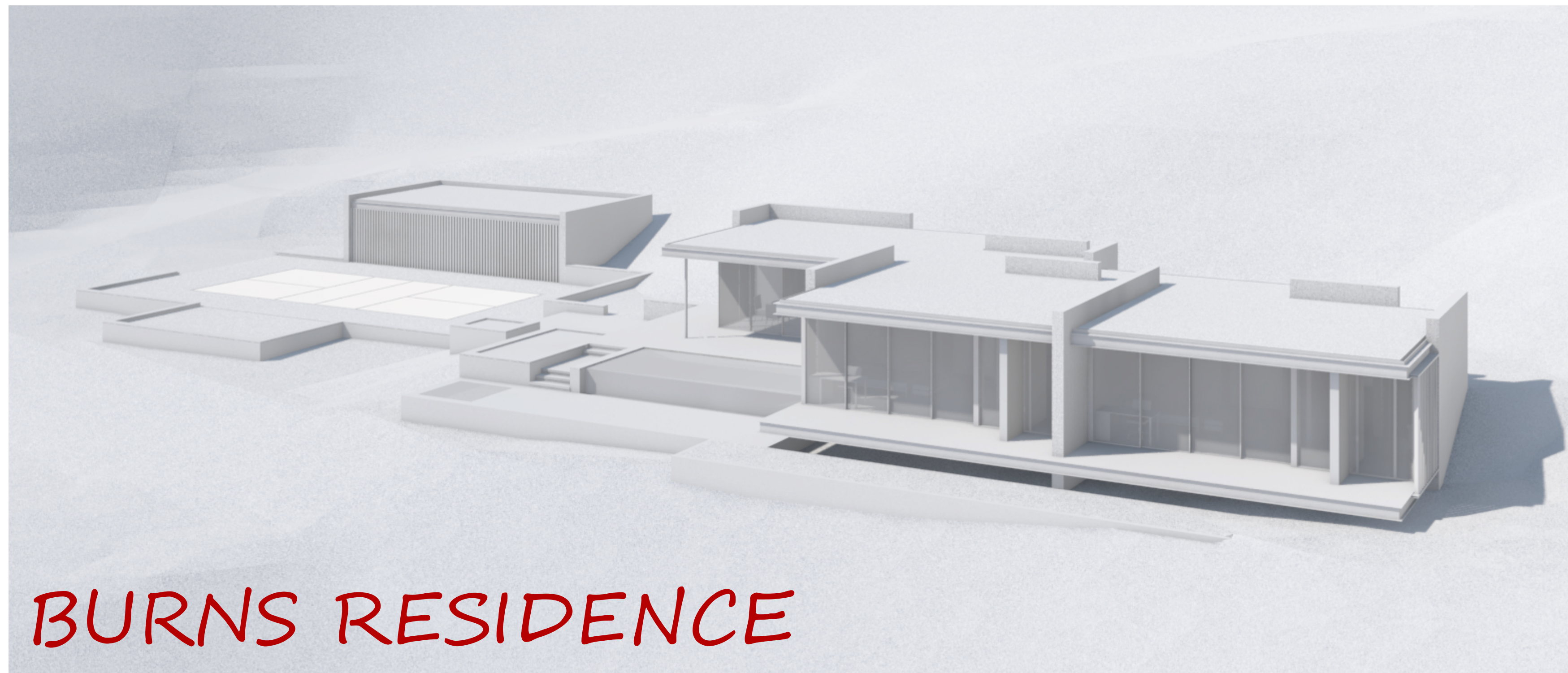
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# BURNS RESIDENCE

## 21655 SADDLE PEAK ROAD

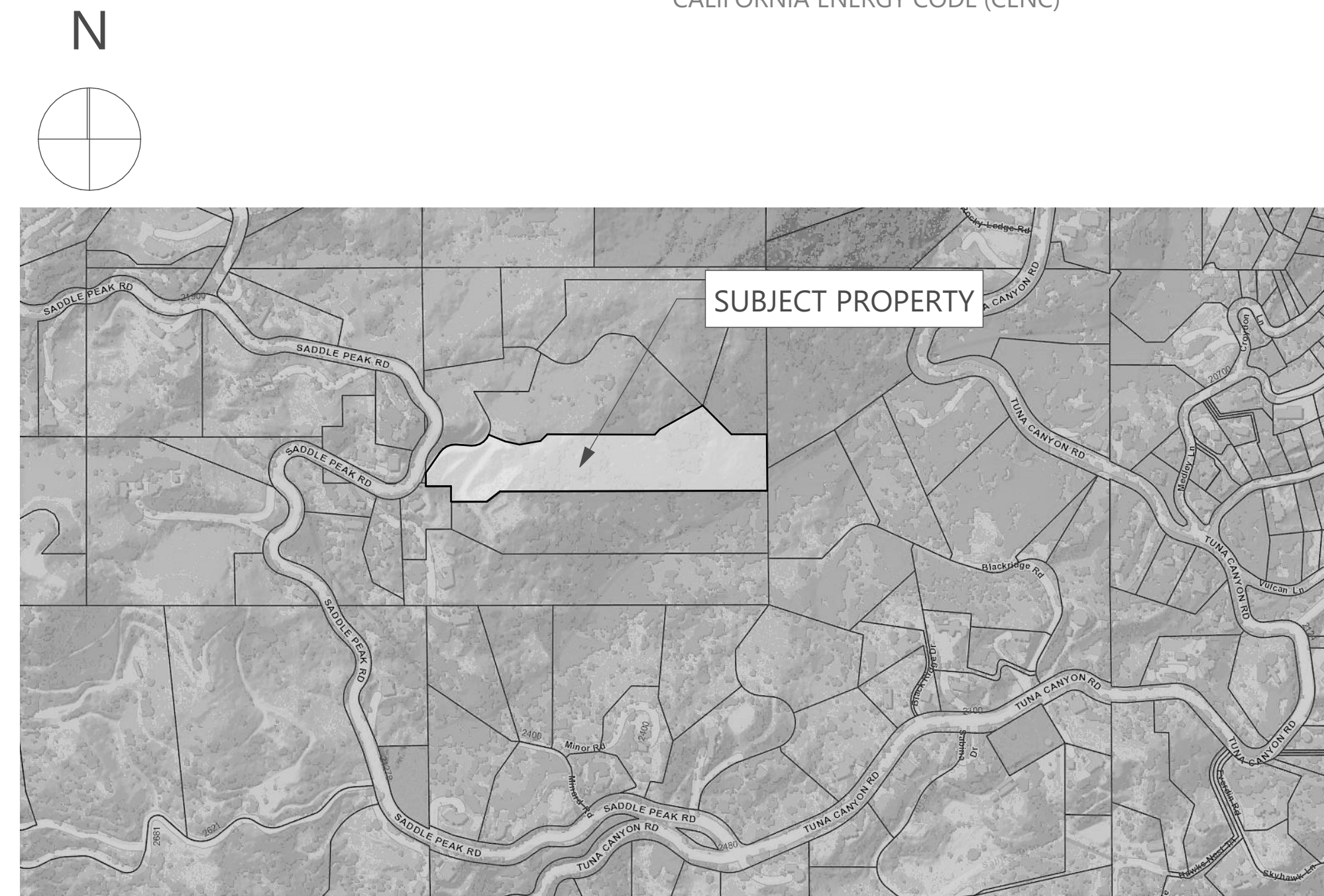
CITY OF TOPANGA, CA. 90290  
APN 4448-019-049

No new landscape is proposed or irrigation required. Fuel modification only where necessary

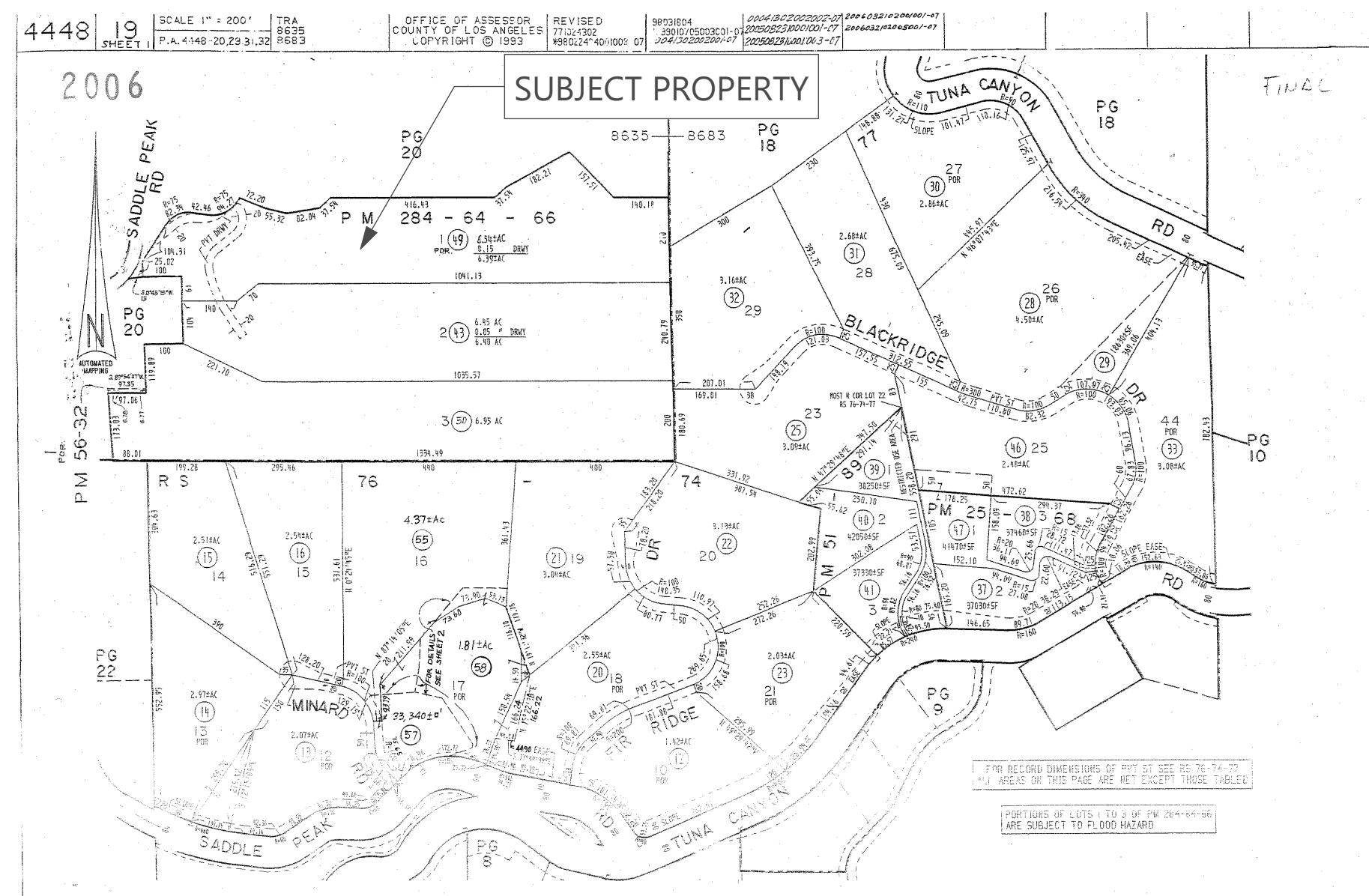
**PROJECT BUILDING CODE DATA**

OCCUPANCY GROUP: R-3 / U-1 (SINGLE FAMILY)  
TYPE OF CONSTRUCTION: VB, SPRINKLERED  
FIRE ZONE: VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)  
BUILDING CODES:  
- 2022 CALIFORNIA RESIDENTIAL, BUILDING, PLUMBING, MECHANICAL, & ELECTRICAL CODES  
- 2022 CALIFORNIA GREEN BUILDING CODE  
- 2022 CALIFORNIA ENERGY CODE  
DEFERRED SUBMITTALS:  
RESIDENTIAL FIRE SPRINKLER (NFPA 13D)  
PREFABRICATED STAIR SYSTEMS  
PHOTOVOLTAIC SOLAR PANELS

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND CALIFORNIA ENERGY CODE (CENC)



1 VICINITY MAP  
NOT TO SCALE



2 ASSESSOR MAP  
NOT TO SCALE

**Sheet Index - Burns Residence**

A-0.1	COVER SHEET
A-1.1	SURVEY
A-1.2	TOPO MAP
A-1.3	SITE PLAN
A-1.4	FIRE ROAD ACCESS
A-1.5	FIRE ACCESS
A-2.1	ROOF PLAN
A-2.2	FLOOR PLAN
A-3.1	ELEVATIONS
A-3.2	GARAGE ELEVATIONS
A-3.3	SECTIONS
C-1.0	TITLE SHEET
C-2.0	EXISTING SITE PLAN
C-3.0	DRIVEWAY & DWELLING GRADING PLAN
C-3.1	ROADWAY WIDENING & GRADING PLAN
C-4.0	DRAINAGE PLAN
EC-1.0	EROSION CONTROL PLAN
EC-2.0	EROSION CONTROL DETAILS

**11097**  
**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**  
**PREVENTION SERVICES BUREAU**  
**PRELIMINARY**  
**FUEL MODIFICATION PLAN**

By \_\_\_\_\_ Date \_\_\_\_\_  
**FUEL MODIFICATION UNIT**  
**The stamping of this plan and specifications**  
**SHALL NOT be held to permit or to be an**  
**approval of the violation of any provisions of**  
**any County/City or State law**

**PROJECT STATISTICS**

21655 SADDLE PEAK ROAD, TOPANGA, CA. 90290

**LEGAL DESCRIPTION:**

P M 284-64-66 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 1

ASSESSORS PARCEL NUMBER: **4448-019-049**  
ZONING: R-C-10 (RURAL COASTAL)

GROSS LOT AREA: **6.55 ACRES** (285,431 SQ. FT.)  
EASEMENT: 8,598 SQ.FT.  
NET LOT AREA: **6.36 ACRES** (276,833 SQ. FT.)

PROPOSED BUILDING HEIGHT: **18'-0" MAX.**  
DEVELOPMENT AREA: **9,055 SQ.FT.**

**PROPOSED SQUARE FOOTAGE:**

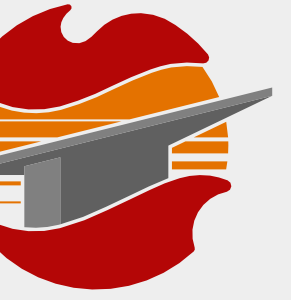
DETACHED GARAGE: 859 SQ.FT.  
SINGLE FAMILY RESIDENCE: 2,005 SQ.FT.  
TOTAL: 2,864 SQ.FT.

**PROPERTY LINE SETBACKS:**

FRONT YARD SETBACK: 130'-5" (20' REQ.)  
NORTH SIDE YARD SETBACKS: 83'-2" (5' REQ.)  
SOUTH SIDE YARD SETBACKS: 29'-6" (5' REQ.)  
REAR YARD SETBACK: 976'-5" (15' REQ.)

**GRADING EARTHWORK QUANTITIES:**

CUT:  
FILL:  
TOTAL:  
IMPORT:  
EXPORT:



DESIGNER:

Mr. & Mrs. BURNS

ARCHITECT/CLIENT

COVER SHEET

LAYOUT NAME

**BURNS RESIDENCE**  
21655 SADDLE PEAK ROAD TOPANGA, CA. 90290

4448-019-049

APN

0 04/11/2023 DB

**NOT FOR CONSTRUCTION**

REVISIONS

THE EXAS, DESIGN, ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY RESILIENT DESIGN LLC (RDL) FOR THIS PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND RDL SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE EXAS, DESIGN, ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF RESILIENT DESIGN LLC.

NOTES

# A-0.1

SHEET 1 OF 18

NO.



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**  
FUEL MODIFICATION UNIT  
605 NORTH ANGELENO AVENUE  
AZUSA, CA 91702  
(626) 969-5205  
Email: [forestryfuelmodification@fire.lacounty.gov](mailto:forestryfuelmodification@fire.lacounty.gov)  
Website: <https://fire.lacounty.gov/forestry-fuel-modification/>

**BOARD OF SUPERVISORS**  
HILDA L. SOLIS  
FIRST DISTRICT  
HOLLY J. MITCHELL  
SECOND DISTRICT  
SHEILA KUEHL  
THIRD DISTRICT  
JANICE HAHN  
FOURTH DISTRICT  
KATHRYN BARGER  
FIFTH DISTRICT

"Proud Protectors of Life, Property, and the Environment"

**Fuel Modification Plan Notes**

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- |              |             |                  |                    |                      |                     |
|--------------|-------------|------------------|--------------------|----------------------|---------------------|
| AGOURA HILLS | CARSON      | EL MONTE         | INGLEWOOD          | LAWRENCE             | PICO RIVERA         |
| ARTESIA      | CERRITOS    | GARDENA          | IRVINDALE          | LOMITA               | POMONA              |
| AZUSA        | CLAREMONT   | GLADENORA        | LA CANA-FLINTRIDGE | LYNWOOD              | RANCHO PALOS VERDES |
| BALDWIN PARK | COMMERCE    | HAWAIIAN GARDENS | LA HABRA           | MALIBU               | ROLLING HILLS       |
| BELL GARDENS | COVINA      | HAYTHORNE        | LA MIRADA          | MAYWOOD              | TEMPLE CITY         |
| BELLFLOWER   | CULVER CITY | HERMOSA BEACH    | LA PUENTE          | NORWALK              | VERONA              |
| BRADBURY     | DAMON BAR   | HESDEN HILLS     | LANEWOOD           | PALMDALE             | WEST HOLLYWOOD      |
| CALABASAS    | DUARTE      | HUNTINGTON PARK  | LANCASTER          | PALOS VERDES ESTATES | WESTLAKE VILLAGE    |
|              |             | INDUSTRY         |                    | SANTA CLARITA        | WHITTIER            |

**Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.**

**Ember Resistant Zone**

- Extends 5 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. The areas beneath eaves, overhangs or parts of structures including attached decks and pergolas shall be included in the ember resistant zone.
- This area shall be free of materials or landscaping known to be receptive to flying embers.

**Zone A**

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. Projections such as eaves, covered entryways, attached pergolas, decks etc. shall be the point at which this distance is measured.
- Irrigation shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of mowed grasses, low growing ground covers and adequately spaced shrubs. The overall density and arrangement shall provide adequate defensible space and significantly reduce fire intensity.
- Plant species selected for Zone A shall possess characteristics which increase fire resistance. Such characteristics are high moisture content, plants producing little leaf litter, slow growing plants and plants that do not require pruning to reduce their size at maturity. Species selection should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.
- Trees are generally not recommended except for dwarf varieties or mature trees less than 25' tall and wide at maturity. Trees shall be positioned so their canopies do not extend over the roof of any structure.
- Vines and climbing plants are not allowed on any combustible structure requiring review.

**Zone B**

- Extends from the outer edge of Zone A an additional 70 feet for a total of 100 feet from the structure.
- Irrigation shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall be arranged in a manner that does not create vertical or horizontal fuel ladders. Vegetation in this zone can be planted at a slightly higher density than Zone A but the overall density and arrangement shall provide adequate defensible space and significantly reduce fire intensity.
- Existing California native plants may be approved to remain if determined to be acceptable upon review and are properly spaced and maintained.
- Plant species selected for Zone B shall possess characteristics which increase fire resistance. Such characteristics are high moisture content, plants producing little leaf litter, slow growing plants and plants that do not require pruning to reduce their size at maturity. Species selection should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.
- Trees in Zone B may be medium to large at maturity provided they are properly positioned and do not create any vertical or horizontal fuel ladders. Tree selections are subject to denial upon review.

**Zone C**

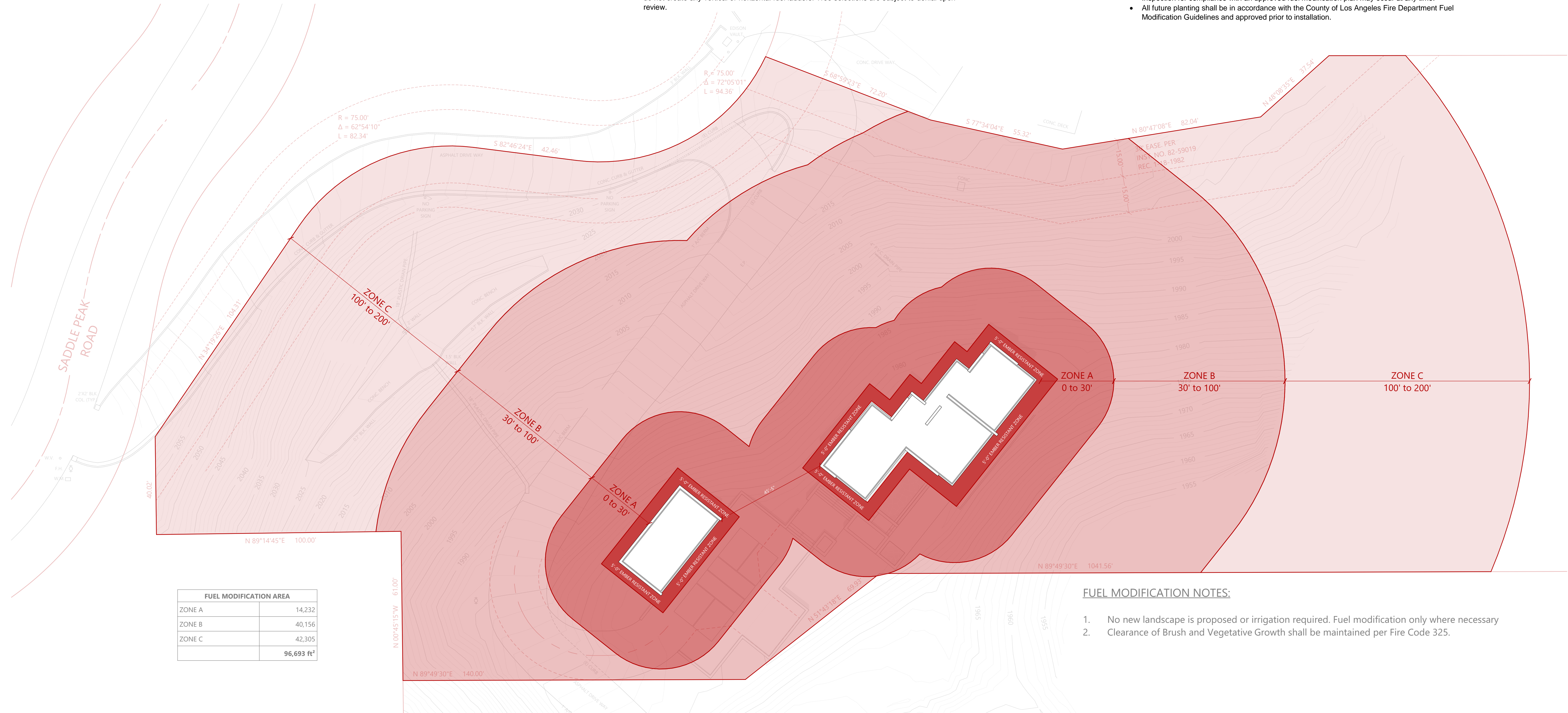
- Extends from the outer edge of Zone B an additional 100 feet for a total of 200 feet from the structure.
- Maintenance/modification of vegetation exceeding 100 feet but not to exceed 200 feet from structures may be determined necessary. Any required maintenance/modification is to be determined upon on-site inspection (Fire Code 325.2.2).

**Fire Access Road Zone**

- Extends a minimum of 10 feet from the edge of any public or private road, driveways and turnarounds used by firefighting resources.
- Clear and remove flammable vegetation on each side of access roads (Fire Code 325.10).
- Fire access roads shall have an unobstructed vertical clearance a minimum width of 20' and vertically clear to the sky (Fire Code 503.2.1).
- Additional clearance beyond 10 feet may be required upon an on-site inspection.
- All proposed plantings, unless otherwise approved, shall be positioned so they do not obstruct access at maturity. Pruning will not be considered as an alternative to plant selection.

**Maintenance**

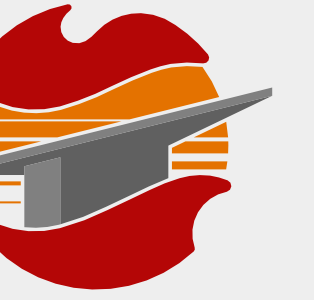
- Routine maintenance shall be regularly performed in all zones. Above all else, regular maintenance is paramount to the fire resistance of a well-planned fire-resistant landscape. Critical items are outlined below. Additional information may be found on our website listed in the header of this document.
- Start with the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters etc.
  - Ensure the ember resistant zone is maintained free of any material known to be receptive to flying embers.
  - Remove any plant or portion of a plant that is dead or dying throughout all zones.
  - Remove downed, accumulated plant litter and dead wood throughout all zones.
  - Prune to reduce the overall amount and continuity of fuels. Eliminate horizontal and vertical fuel ladders throughout all zones.
  - All invasive species and their parts should be removed from the site.
  - Ensure irrigation systems are functioning properly.
  - 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 fine fuels between the months of April and June depending on the geographic region each dwelling exists.
  - Inspection for compliance with an approved fuel modification plan may occur at any time.
  - All future planting shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation.



**1 FUEL MODIFICATION PLAN**  
SCALE: 1" = 20'

**FUEL MODIFICATION NOTES:**

- No new landscape is proposed or irrigation required. Fuel modification only where necessary
- Clearance of Brush and Vegetative Growth shall be maintained per Fire Code 325.



DESIGNER

Mr. & Mrs. BURNS

ARCHITECT/CLIENT

**FUEL MODIFICATION PLAN**

LAYOUT NAME

**BURNS RESIDENCE**

21655 SADDLE PEAK ROAD TOPANGA, CA. 90290

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NOTES

**FM-1**