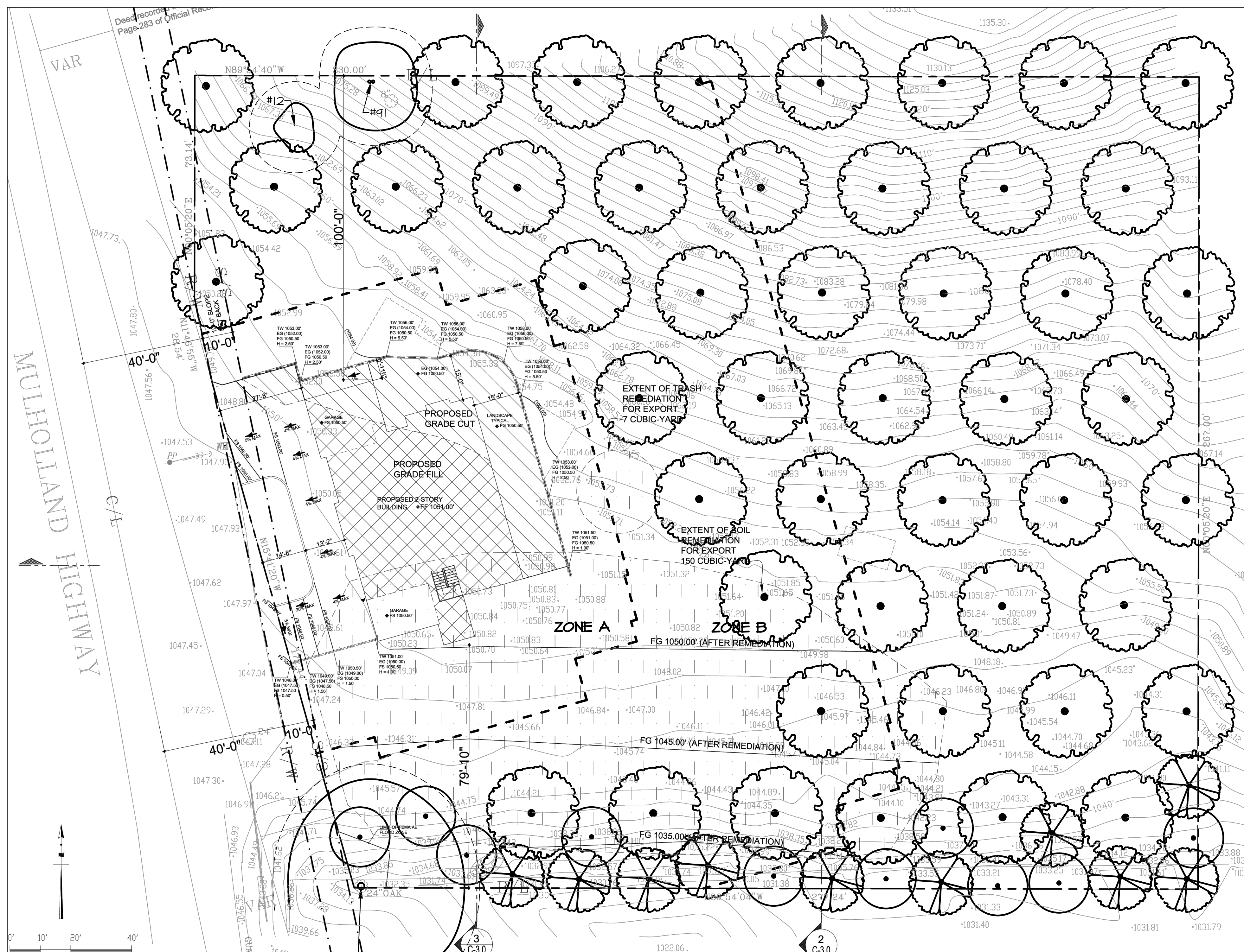


KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	WATER USAGE
TREES				
	JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT	15-GAL	10	L
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	15-GAL	10	M
	QUERCUS AGRIFOLIA / COAST LIVE OAK	15-GAL	47	VL
GROUND COVER				
	S&S SEEDS - SANTA MONICA MOUNTAIN COVER MIX	HYDROSEED	40 LB/ACRE	NATURAL RAINFALL

ALL REPLACEMENT TREES SHALL MEASURE AT LEAST 1 INCH IN DIAMETER AT 1 FOOT ABOVE GRADE.



S&S SEEDS SANTA MONICA MOUNTAIN COVER MIX

This mix is a blend of grasses, flowers, and shrubs for revegetation of soil and slopes with plant types that belong in the Santa Monica area. There is a quick start grass to protect soil and allow slower perennials to provide their permanent cover in the years to come. Designed as a non-irrigated mix, irrigation will foster establishment and prolong the blooming period.

Mix contains:

- Artemisia californica (California sagebrush) - NOTE: TO BE EXCLUDED FROM MIX
- Bromus carinatus (California brome)
- Bromus carinatus 'Cucamonga' (cucamonga brome)
- Camissoniopsis cheiranthifolia (beach evening primrose)
- Clarkia purpurea (wine cup clarkia)
- Encelia californica (bush sunflower)
- Eriogonum cinerum (coastal buckwheat)
- Eriogonum fasciculatum (California buckwheat) - NOTE: TO BE EXCLUDED FROM MIX
- Eriophyllum confertiflorum (golden yarrow)
- Eschscholzia californica (California poppy)
- Lupinus succulentus (arroyo lupine)
- Melica imperfecta (coast range melic)
- Mimulus aurantiacus longiflorus (sticky monkeyflower)
- Penstemon spectabilis (royal penstemon)
- Stipa lepida (foothill needlegrass)
- Stipa pulchra (purple needlegrass)
- Verbena lasiostachys (common vervain)

TO BE APPLIED TO ALL DISTURBED AREAS - APPROXIMATE AREA SHOWN FOR REFERENCE ONLY

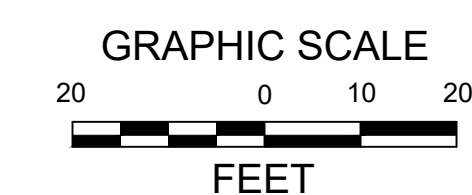
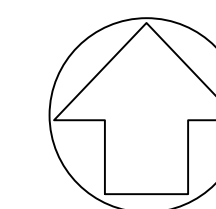
General Notes



PLANTING PLAN



Know what's below.
Call before you dig.



Firm Name and Address
 Seven Elk Ranch Design Inc.
 Kay J. Greeley, ASCLA
 Landscape Architect 4035
 5328 Alhama Avenue
 Woodland Hills, California 91364
 (805) 577-8432
 kaygreeley@earthlink.net

Project Name and Address
 MOHAMMAD SAMADI
 24772 MULHOLLAND HIGHWAY
 CALABASAS, CALIFORNIA 91302
 APN: 4455-019-004

Project: _____ Sheet: _____
 Date: 02/08/24
 Scale: 1" = 20'-0"
 1 OF 3



1



2



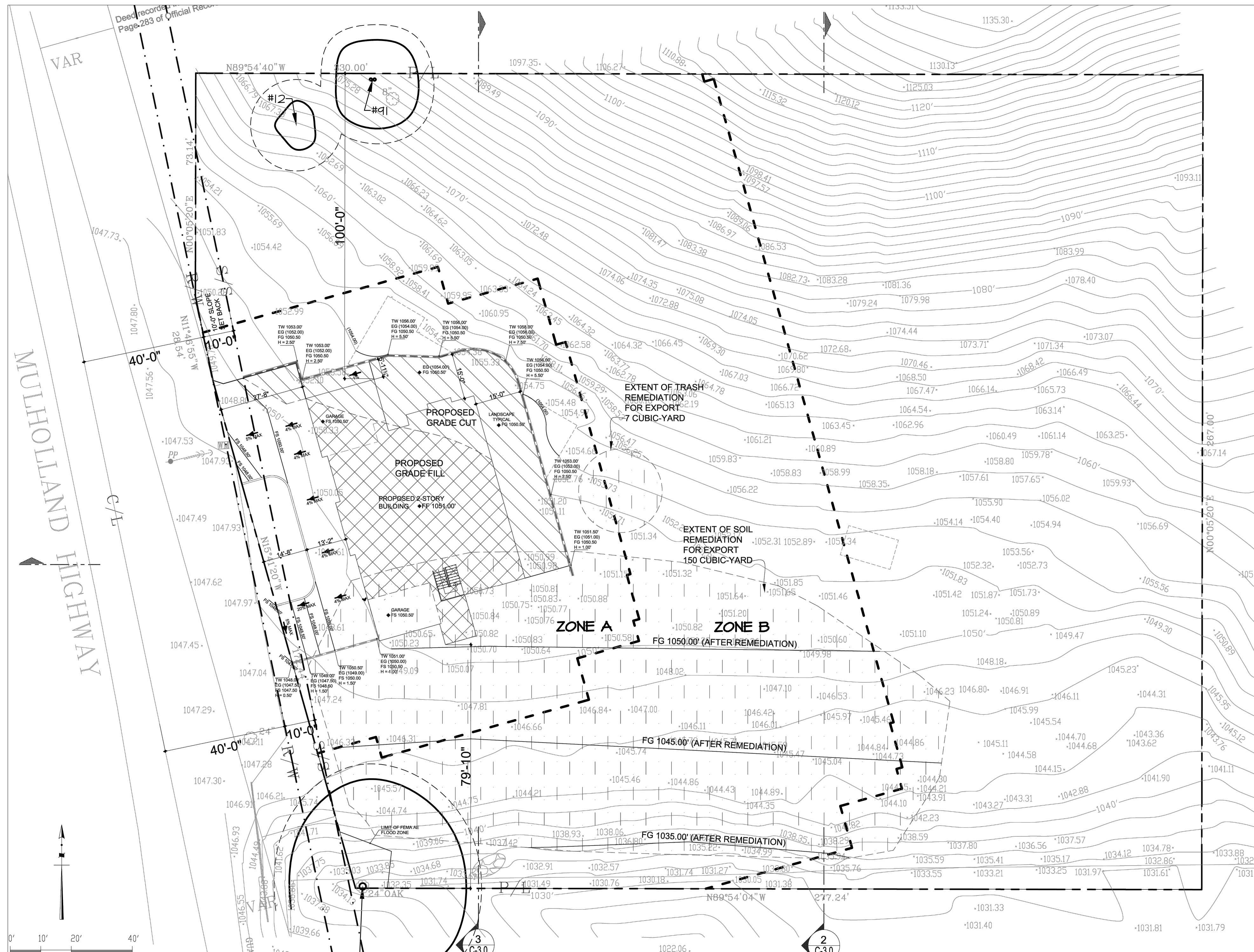
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4



5



General Notes



PHOTO LOCATION MAP

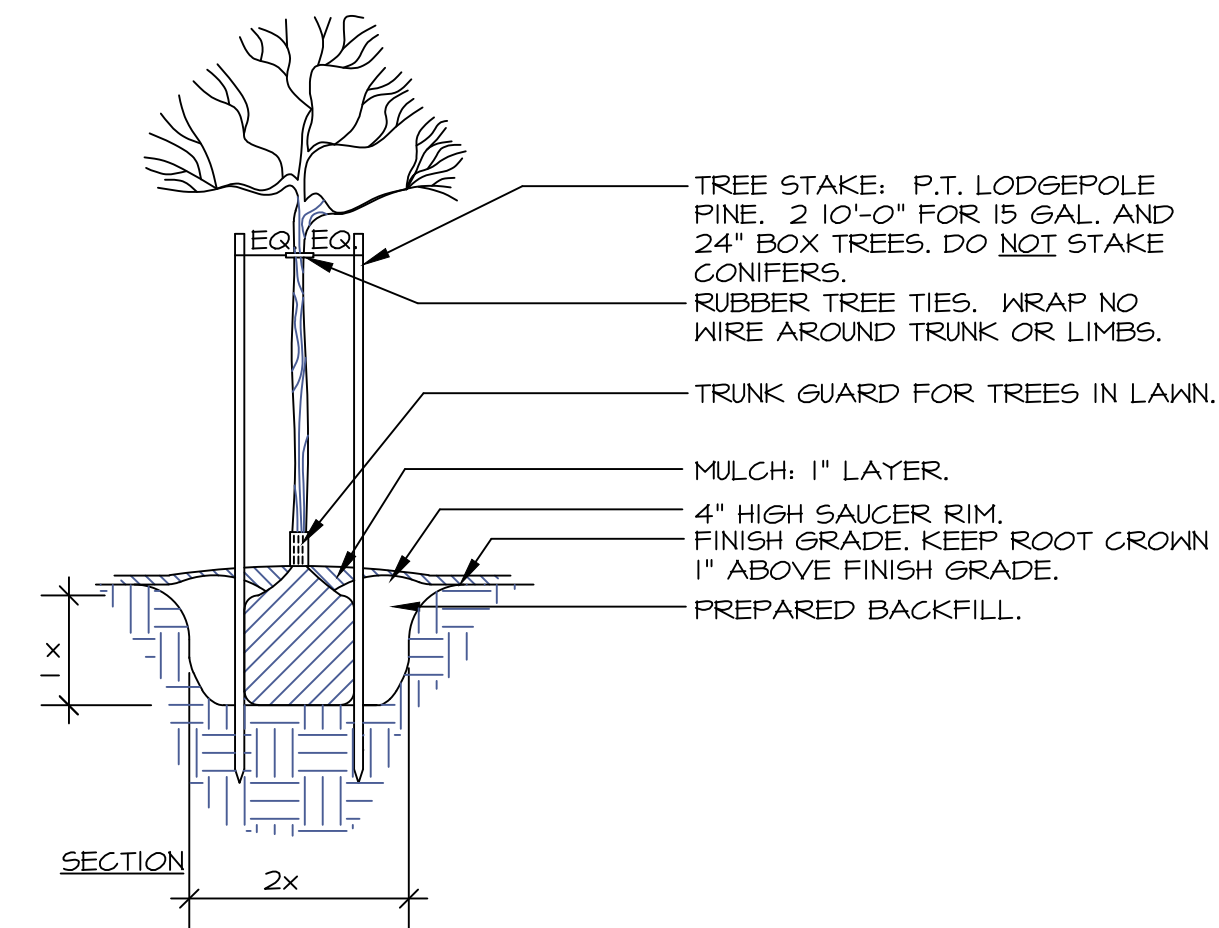
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Project	Sheet
Date 02/08/24	3
Scale 1" = 20'-0"	OF 3

PLANTING NOTES

- All trees shall be set out as shown on plans. Final location shall be approved by Landscape Architect.
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape architect. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The work to be performed under this contract shall include all labor, equipment, materials, and services necessary to complete the finish grading, soil preparation, planting, and maintenance specified.
- The contractor shall comply with all state and local codes and regulations governing or relating to any portion of this work.
- All soil used during the grading operation shall be loose, friable soil of the same quality as existing soil.
- All plants shall be healthy, vigorous, well-rooted plants grown under climatic conditions similar to the conditions in the locality of the project, free from disease and insect infestation, and not rootbound.
- All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
- All trees shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees".
- Plants shall be subject to inspection and approval. The plants will be rejected by the owner or his representative if deemed unsatisfactory.
- Finish grade is final grade, with smooth, uniform surface, weed free, ready for planting.
- See specifications for planting requirements, soil preparation testing, materials and execution. Prior to starting work Contractor shall take soil samples where different soil types are encountered on the project site. Soil shall be analyzed by an approved commercial soil testing laboratory (Wallace Laboratories, LLC (310) 615-0116) or equal, for suitability for native planting. A copy of the results of this analysis shall be submitted to the Landscape Architect. Contractor shall follow the recommendations of the soils lab as to the rate and analysis of fertilizer and amendments to provide a suitable medium for planting. The Contractor shall notify the Owner and Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Contractor assuming financial responsibility for damage to plants.
- See details and specifications for staking method, plant pit dimensions and backfill requirements.
- After setting plants, back-fill materials shall be soaked to settle. The top of the root ball shall be 1 inch above finished grade after settling occurs.
- The owner or his representative shall be notified 48 hours prior to the following stages of construction inspection:
 - After tree and shrubs have been spotted - prior to excavation of planting holes.
 - Upon completion of all planting for approval to begin maintenance.
 - One week prior to end of maintenance.
- After all work has been completed and approved by the owner, the contractor shall maintain the project for a 90 day maintenance period by watering, weeding, mulching, cultivating at 30, 60, and 90 days into the maintenance period. Water weekly during establishment period or more frequently if weather dictates. Use any other operation necessary for the upkeep of the project.
- Landscape Contractor shall guarantee all trees for a period of 1 year.
- The guarantee specified above does not hold for plant loss due to poor maintenance by the owner or vandalism before or after final acceptance.
- Existing plants that are removed, damaged or destroyed during construction shall be replaced with trees and shrubs of the same species at the contractor's expense.
- All planter areas to receive a three-inch layer of approved organic mulch.



1 TREE PLANTING DETAIL
NO SCALE

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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

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FIRE CHIEF
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FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics 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 or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.

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

AGOURA HILLS	CALABASAS	EL MONTE	INDUSTRY	LAWDALE	PARAMOUNT	SIGNAL HILL
ARTESA	CERRITOS	GARDENA	INGLEWOOD	LYNDHURST	ROCK HAVEN	SOUTH GATE
AZUSA	CLAREMONT	GLENDORA	IRVINDALE	LYNDWOOD	POMONA	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA CANA/FLINTRIDGE	MALIBU	RANCHO PALMS VERDES	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA HABRA	MARLBOROUGH	ROLLING HILLS	WALNUT
BELL GARDENS	DUNSMITH	HERNDON BEACH	LA MERIDA	NORWALK	ROLLING HILLS ESTATES	WEST HOLLYWOOD
BELLFLOWER	DUNSMITH	HIDDEN HILLS	LA PUENTE	PALMDALE	ROSEMEAD	WESTLAKE VILLAGE
BRANDISBURG	DUNSMITH BAR	HUNTINGTON PARK	LANEWOOD	PALMS VERDES ESTATES	SAN DIMAS	WINTER
	DUARTE	LANCASTER		SANTA CLARITA		

- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- 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.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- 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. Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance

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

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.

General Notes



PLANTING AND FUEL MODIFICATION
PLAN NOTES AND DETAILS

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