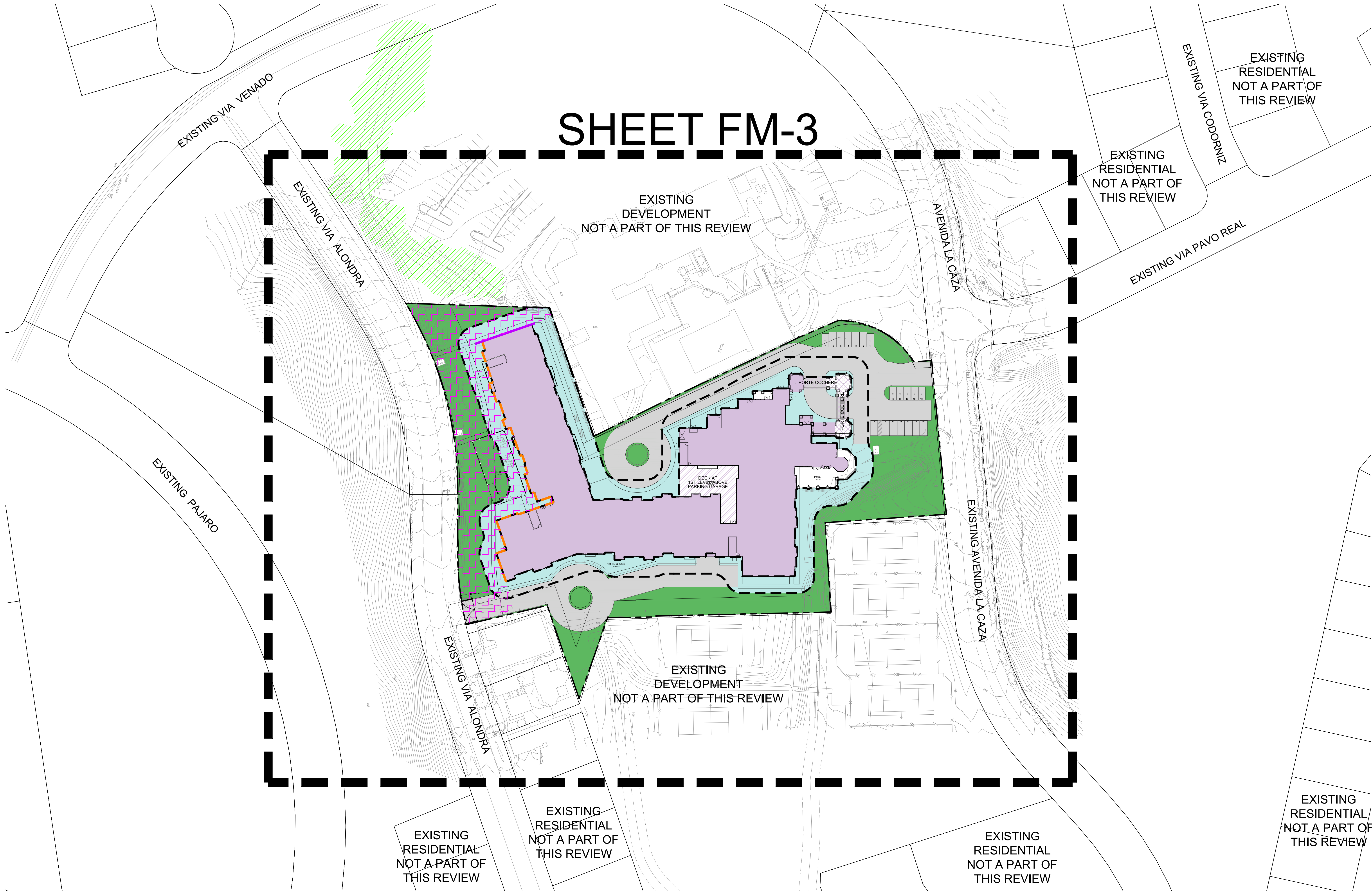


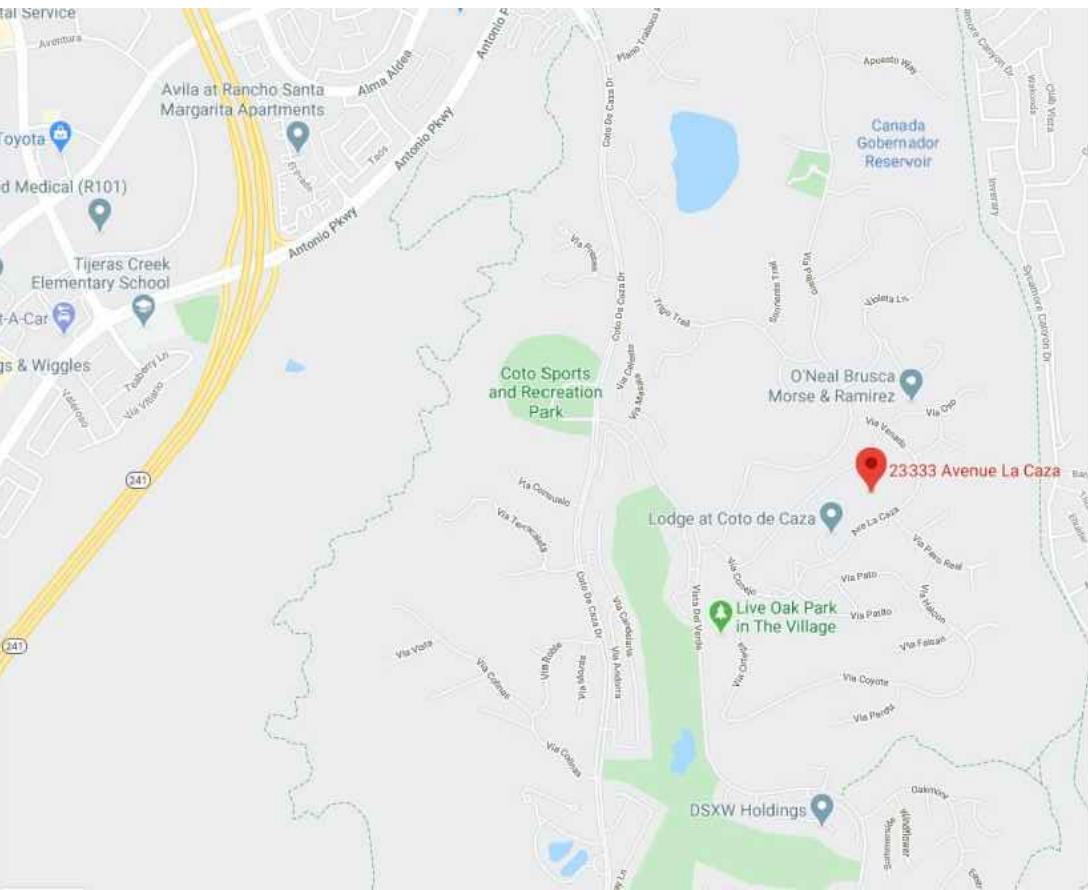
# LEGACY AT COTO COTO DE CAZA CONCEPTUAL FUEL MODIFICATION PLAN

O.C.F.A. SERVICE REQUEST #: SR 287971

## SHEET FM-3



### VICINITY MAP



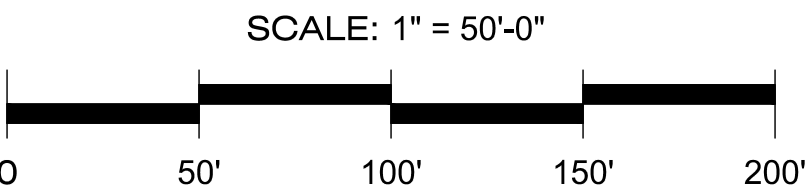
### FUEL MODIFICATION SHEET INDEX

NO. IN SET	SHEET TITLE
FM-1	TITLE SHEET
FM-2	FUEL MODIFICATION DETAILS, NOTES AND ALTERNATE MATERIALS AND METHODS (AM&M)
FM-3	FUEL MODIFICATION LAYOUT

### ADDITIONAL NOTES

- THERE IS NO EXISTING FEDERALLY PROTECTED ANIMAL OR BIRD HABITAT WITHIN THE FUEL MODIFICATION AREAS WE ARE PROPOSING.
- THERE IS NO RESTRICTION REGARDING THE DATES OF PLANT DENSITY THINNING THROUGHOUT THE YEAR.
- MAINTENANCE IS REQUIRED IN THE LATE SPRING AND EARLY FALL EACH YEAR.
- THE PROJECT LANDSCAPE ARCHITECT HAS RESEARCHED THE SOIL AND STEEPNESS OF THE SLOPES AND THERE ARE NO GEOLOGICAL ISSUES PREVENTING THE REQUIRED MAINTENANCE TO BE PERFORMED.
- A 28' WIDE, 14'-0" VERTICAL CLEARANCE SHALL BE MAINTAINED AT ALL TIMES ON FIRE ACCESS ROADS. REFER TO THE APPROVED FIRE MASTER PLAN.
- THE CC & R'S SHALL BE SUBMITTED AND APPROVED BY OCFA PRIOR TO RECORDING THEM AND IT IS THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER TO INFORM THE DEVELOPER OF THIS. THE CC & R'S SHALL HAVE A STATEMENT THAT THE VEGETATION MANAGEMENT PROGRAM SHALL BE MAINTAINED PER THE LATEST APPROVED PRECISE FUEL MODIFICATION PLANS, ATTACHMENT 5 AND ADDENDUM "1" LANGUAGE PROVIDED ON THIS PLAN SHALL BE INCLUDED WITHIN THE CC & R'S. THE CC & R'S SHALL ALSO DEMONSTRATE THAT THE SPECIAL MAINTENANCE AREAS ARE REQUIRED TO BE MAINTAINED PER THE APPROVED FUEL MODIFICATION PLANS, AND THE REQUIRED CONSTRUCTION FEATURES PER THE FIRE PROTECTION PLAN.
- WITHIN THE FUEL MODIFICATION ZONES, THE PLANT SPECIES FOR THE PRECISE FUEL MODIFICATION PLAN SHALL BE SELECTED FROM THE OCFA APPROVED PLANT PALETTE ATTACHMENT 8.

### OCFA APPROVAL



LEGACY AT COTO - CONCEPTUAL FUEL MOD  
PLAN CONTROL

PLAN SET: "A"  
DATE: 04/29/2020

PREPARED FOR:



1209 SANTIAGO DRIVE  
NEWPORT BEACH, CA 92660  
310-570-8398

CIVIL ENGINEER:



2603 MAIN STREET, SUITE 400  
IRVINE, CA 92614  
949-988-5815

ARCHITECT:



245 FISCHER AVENUE, SUITE B-2  
COSTA MESA, CA 92626  
714-557-2448

LANDSCAPE ARCHITECT:



JZDESIGN@VERIZON.NET  
TOPONGA, CA 90290  
310-455-7818

PREPARED BY:



302 N. EL CAMINO REAL, SUITE 202  
IRVINE, CA 92618  
949-240-5911

LEGACY AT COTO  
CONCEPTUAL FUEL MODIFICATION PLAN  
TITLE SHEET

OCFA SERVICE REQUEST NO. 287971  
ORANGE COUNTY FIRE AUTHORITY

SHEET  
**FM-1**  
OF 3



[illegible]





**FUEL MODIFICATION LEGEND**

**ZONE A - NON-COMBUSTIBLE CONSTRUCTION:**  
20'-00" Setback zone for non-combustible construction only. Zone A shall be maintained by the Property Owner. Description provide on FM-2

**ZONE B - WET ZONE (100% REMOVAL UNDESIRABLE SHRUBS):**  
0'-0" TO 153'-0" from Zone A or the Private Homeowner Setback Area. Zone B shall be permanently irrigated, fully landscaped with approved drought tolerant, deep rooted, moisture retentive material. If any new plant material is added this zone shall be planted with container shrub material. Zone B area shall be maintained by the Property Owner.

**RESTRICTED PLANT SPACING AREA:**  
Area adjoining Via Alondra where indicate on this plan shall be devoid of groups of trees. Only individual trees shall be planted, spaced a minimum of 30' apart measured from mature canopy to mature canopy.

**SYMBOL LEGEND**

**ACCESS POINT \***  
Location of emergency and maintenance access easements within every 500 lineal feet of the fuel modification area. Access easements shall have a minimum 7-foot clear width and a dedicated path. Any gates installed into the fuel modification area and shall be a minimum of 36 inches wide. Covenants for Fuel Modification Zones and Special Maintenance Area access and maintenance are to be recorded concurrently with all planning maps and reference in CC and RS.

**IDENTIFICATION MARKER\***  
Permanent identification markers shall be constructed to identify the limits of applicable Fuel Modification zones. marker design shall be 2" dia. x 8'-0" long galvanized pipe embed minimum 2'-6" into solid ground. 1" reflector tape 1 tape band at top for Zone B and 2 tape bands at top for Zone C. Expose pipe 2'-0" above vegetation minimum.

**RADIANT HEAT ZONE:**  
Lots indicated on this plan shall comply with all portions of the 2019 California Building Code Chapter 7A , as indicated on the Legacy at Coto Fire Protection Plan SR. 287970.

**4-HOUR RATED WALL:**  
Indicates 4-hour rated wall with no openings. 4-hour wall extends approximately 9' from the western face of the structure and approximately 4' from the eastern face of the structure to provide radiant heat protection to all portions of the building within 100' from unmanaged vegetation.

**ENHANCED CONSTRUCTION FEATURES:**  
Indicates face of the structure with additional construction features including: dual pane tempered windows and no passive ventilation into attic spaces.

**SITE IMAGE LOCATION:**  
Indicates location of Site Images provided here on.

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING is prohibited.