

LANDSCAPE CONCEPT PLANS
INCLUDING FUEL MANAGEMENT
FOR:

TRACT 54456-RPL2
RANCHO CIELO DE LUSARDI

Rancho Santa Fe, California

DESIGN CONCEPT STATEMENT

- LANDSCAPING IS PROPOSED TO CREATE A CHARACTER OF RIDGE LINE AND HILLSIDE COMMUNITIES SIMILAR TO THAT OF THE SURROUNDING RANCHO CIELO COMMUNITY.
- BRUSH MANAGEMENT (BM) ZONES AND BUILDING ENVELOPES ARE INDICATED THROUGHOUT. SLOPE BM ZONES ARE TWICE THE TYPICAL WIDTHS. PLANTING LOCATIONS AND SPECIES ARE SELECTED TO CONFORM TO APPLICABLE BM ORDINANCES AND PRACTICES.
- INVASIVE SPECIES ARE AVOIDED. NATIVE PLANT SPECIES ARE INTEGRATED INTO THE PLAN WHERE CONSISTENT WITH BM DESIGN.
- GROUND COVER AND IRRIGATION WILL BE PROVIDED FOR ALL MANUFACTURED SLOPES PER COUNTY GRADING ORDINANCE REQUIREMENTS.
- STREET TREES ARE PROVIDED.

NOTES

- ALL NEW LANDSCAPING AND BRUSH MANAGEMENT ZONE AREAS WILL BE IRRIGATED BY AN AUTOMATICALLY CONTROLLED, WITH RAIN SENSOR AND OTHER APPROPRIATE WATER CONSERVING COMPONENTS.
- IRRIGATION WILL BE PROVIDED FOR EACH INDIVIDUAL LOT THROUGH PRIVATE WATER METERS. COMMON IRRIGATION WILL BE PROVIDED FOR THE CONDOMINIUM PORTION OF THE PROJECT.
- LANDSCAPING AS IRRIGATED EACH INDIVIDUAL CONNECTION WILL BE PROVIDED IN CONFORMANCE WITH THE COUNTY OF SAN DIEGO'S WATER EFFICIENT LANDSCAPE DESIGN MANUAL. THIS CONCEPT PLAN SUPPORTS WATER CONSERVATION THROUGH THE EXTENSIVE USE OF LOW WATER REQUIRING PLANT SPECIES AND LIMITED USE OF TURF AND OTHER HIGH WATER USE AREAS.
- WHEEL STOPS WILL BE PROVIDED TO PREVENT DAMAGE OR INTRUSION INTO LANDSCAPE AREAS BY VEHICULAR BUMPER OVERHANGS. ALL STALLS ADJACENT TO A PEDESTRIAN WALKWAY, PLANTING BED, FENCING, OR BUILDING AS WELL AS ALL HANDICAP PARKING SPACES WILL BE PROVIDED A WHEEL STOP.

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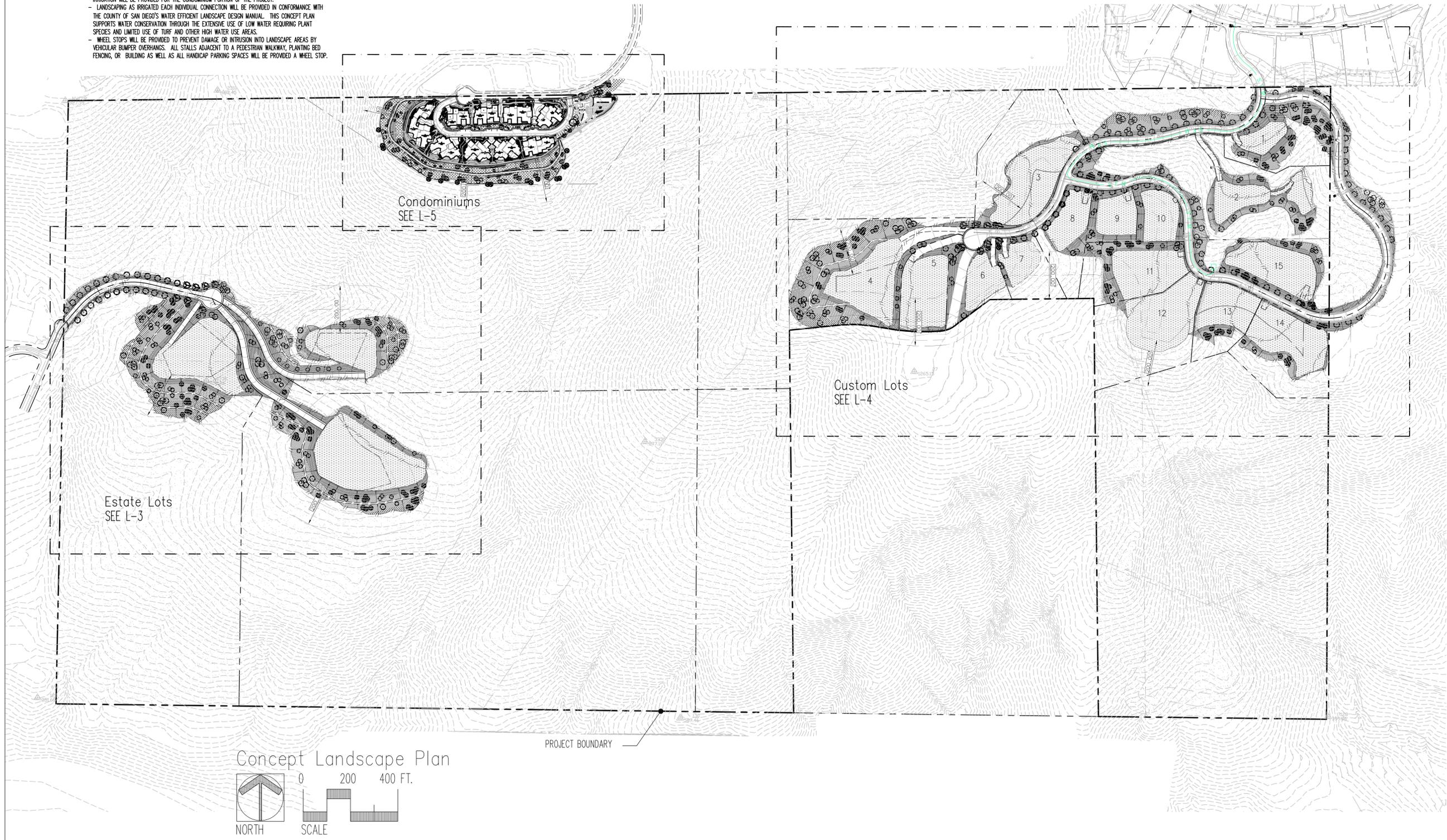
OWNER / DEVELOPER

CEILO 182, LLC 1570 LINDA VISTA DRIVE SAN MARCOS, CA 92069	LAVENDER HILL RANCH, LLC 1570 LINDA VISTA DRIVE SAN MARCOS, CA 92069
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AHLES
LANDSCAPE
ARCHITECTURE INC.

P.O. Box 1503
Rancho Santa Fe, California
92067-7566.8963

CA# 2538



LANDSCAPE
CONCEPT PLAN
FOR:

Rancho Cielo
de Lusardi

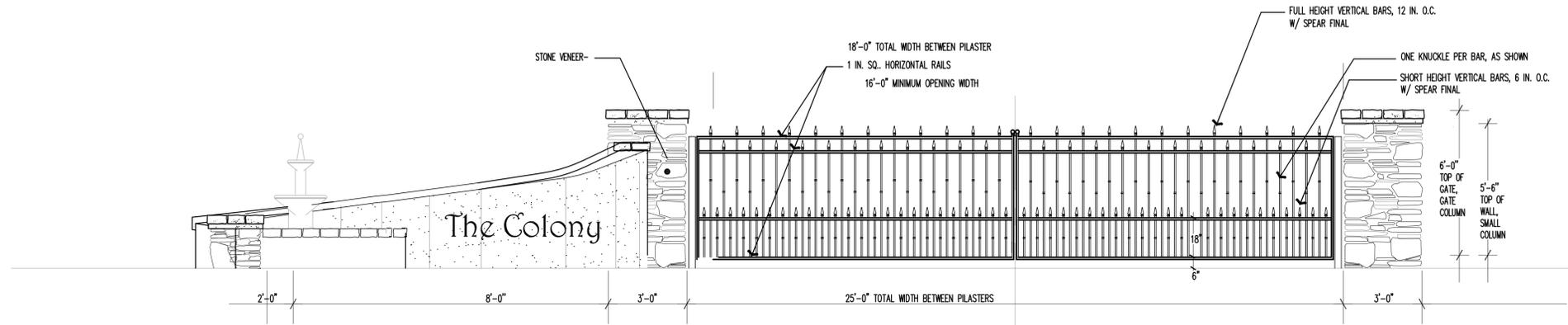
SAN DIEGO COUNTY,
CALIFORNIA

ALA PROJECT NO.: 1204

ISSUE:	DATE:
INITIAL	14 Mar 2012
BM	29 Jan 2013
BM	11 Apr 2013
COUNTY	22 May 2013

SHEET:

L-1



(A) MONUMENT WALL AND ENTRY DRIVE GATE
3/8 IN. = 1'-0"

Condominium PLANT LEGEND

NOTE- ADDITIONAL SPECIES OF SIMILAR CHARACTER MAY BE INCORPORATED INTO FINAL DESIGNS.
ALL FINAL PLANTING SHALL CONFORM TO BRUSH MANAGEMENT, NON INVASIVE AND OTHER
APPLICABLE RSFPD AND COUNTY REQUIREMENTS. SEE NOTES BELOW

SYMBOL	BOTANICAL NAME	COMMON NAME	THEME	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	THEME	SIZE
TREES					SHRUBS AND VINES				
	OLEA EUROPEA	(FRUITLESS) OLIVE		36 IN. BOX		DRACENA	DRACENA		15 GALLON
	QUERCUS AGRIFOLIA	OAK		36 IN. BOX		DASYLIUM WHEELERI	AGAVE		15 GALLON
	ARBUTUS 'MARINA'	HYBRID ARBUTUS		24 IN. BOX		ROSEMARINUS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY		5 GALLON
	GELEERA PARVIFLORA	AUSTRALIAN WILLOW		24 IN. BOX		HESPERALOE	RED YUCCA		1 GALLON
	BUTIA	AUSTRALIAN WILLOW		24 IN. BOX		CUPRESSUS 'TINY TOWERS'	DWARF ITALIAN CYPRESS		5 GALLON
SLOPE PLANTINGS						CALANDRINIA GRANDIFLORA	ROCK PURSLANE		1 GALLON
	QUERCUS AGRIFOLIA	COAST LIVE OAK		15 GALLON		CHAMELAUCIUM UNCINATUM	WAXFLOWER		5 GALLON
	QUERCUS AGRIFOLIA	COAST LIVE OAK		24 IN. BOX		ROSA 'NOARE'	RED CARPET ROSE		5 GALLON
	CYPRESSUS SEMPERVIRENS	ITALIAN CYPRESS		15 GALLON		STRELITZIA REGINAE	BIRD OF PARADISE		5 GALLON
	ECHIUM FATUOSUM	PRIDE OF MADEIRA		1 GALLON		WESTRINGIA FRUTICOSA	AUSTRALIAN ROSEMARY		5 GALLON
	HETEROMELES ARBUTIFOLIA	TOYON		5 GALLON		BUXUS 'GREEN BEAUTY'	BOXWOOD		1 GALLON
	HETEROMELES ARBUTIFOLIA	TOYON		15 GALLON		EURYOPS PECTINATUS	NON		1 GALLON
	CEANOTHUS JOYCE CULTER	CAUF. LILAC		15 GALLON		ROSA 'ICEBERG'	MULTI FLORA ROSE		5 GALLON
	ARCHTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA		1 GALLON		CISTUS 'SUNSET'	ROCK ROSE		5 GALLON
	MUHLENBERGIA RIGENS	DEER GRASS		1 GALLON		TIBOUCHINA URVILLEANA	PRINCESS FLOWER		5 GALLON
GROUND COVER						ROSEMARINUS 'TUSCAN BLUE'	4 FT. ROSEMARY		5 GALLON
	BARK MULCH (WITHOUT GROUND COVER)			3 IN. DEPTH		ALOE STRIATA	ALOE		5 GALLON
	ECHEVERIA IMBRICATA	HEN AND CHICKS		4 IN. POTS	12 IN. O.C.		MAHONIA 'GOLDEN ABUNDANCE'	GRAPE HOLLY	5 GALLON
	SENECIO MANDRALISCAE	GROUNDSEL		4 IN. POTS	12 IN. O.C.		LIGUSTRUM JAPONICUM	PRIVET	5 GALLON
	ERIGERON KARWINSKIANUS	SANTA BARBARA DAISY		4 IN. POTS	12 IN. O.C.		SALVIA 'LIPSTICK'	HYBRID SAGE	5 GALLON
	DROSANTHEMUM ROSEA	ICEPLANT		CUTTINGS	12 IN. O.C.		MALACOTHAMNUS PALMERI LUCIANUS	MALLOW	5 GALLON
	MYOPORUM 'PINK'	MYOPORUM		FLATS	15 IN. O.C.		ALYOGYNE HUEGELII	BLUE HIBISCUS	15 GALLON
	LANTANA MONTEVIDENSIS	LANTANA		LINERS	24 IN. O.C.		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GALLON
	BACCHARIS 'PIGEON POINT'	PROSTATE COYOTE BUSH		LINERS	24 IN. O.C.		ANIGOZANTHOS	KANGAROO PAW	15 GALLON
							LAVENDULA	LAVENDER	1 GALLON
							BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA	5 GALLON
							BEGONIA	PERENNIAL BEGONIA	4 IN. POTS
							VITIS	GRAPE	1 GALLON

* IN POTS AND SELECTED LOCATIONS PER RSFPD

PLANT SELECTION- FINAL REVIEW NOTES

- NEW PLANTINGS ARE SELECTED FROM RSFPD'S 'SUGGESTED PLANT LIST FOR DEFENSIBLE SPACE', AND THE COUNTY'S 'LOW WATER USE IRRIGATION RESISTIVE PLANTS' LIST. THESE LISTS INCLUDE LOW GROWING VARIETIES OF SPECIES SUCH AS ROSEMARY (PROSTRATUS) AND BACCHARIS (PIGEON POINT). ALL PROPOSED TREE SPECIES ARE CHOSEN FROM THIS LIST
- SPECIES ARE ALSO REVIEWED AGAINST THE CAL-IFE INVASIVE PLANT LISTINGS, AND EXCLUDED IF INDICATED AS INVASIVE THEREON.
- PRIOR TO INSTALLATION, ALL SELECTIONS WILL BE REVIEWED TO UPDATED STANDARDS- SEE FINAL PLAN REVIEW NOTE TO THE RIGHT.

- THIS CONCEPT LANDSCAPE PLAN SHOWS THE PROPOSED LANDSCAPING AND PLANT SELECTION FOR THE PROPERTY. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE COUNTY OF SAN DIEGO AND THE RANCHO SANTA FE FIRE PROTECTION DISTRICT TO INSURE THAT CURRENT VEGETATION MANAGEMENT AND DEFENSIBLE SPACE REQUIREMENTS ARE SATISFIED.

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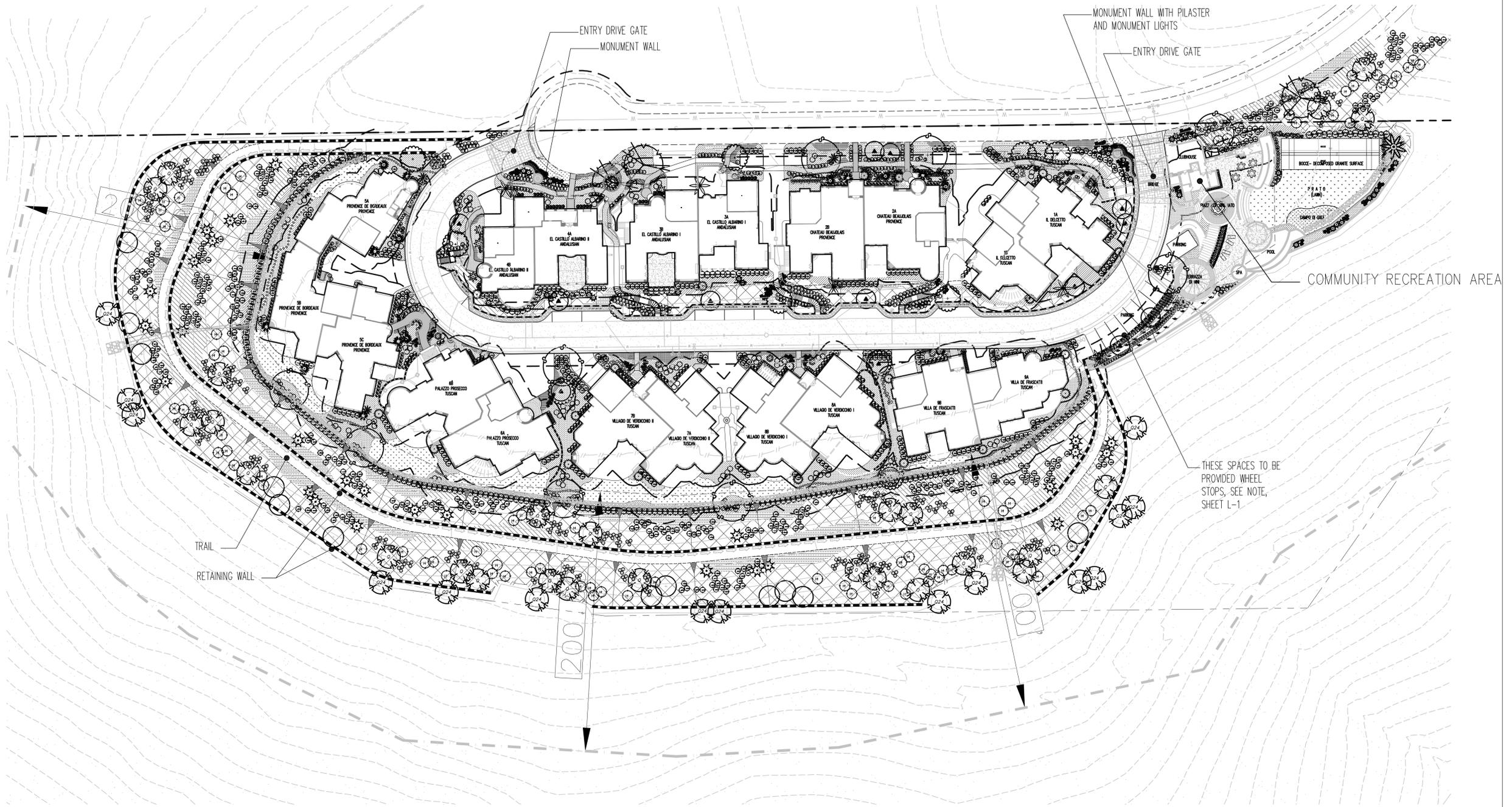
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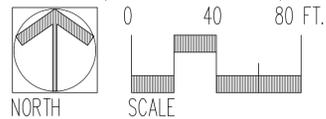
SHEET:

L-6



NOTE: SEE SEPARATE LIGHTING PLAN

Condominiums
Concept Landscape Plan



LANDSCAPE
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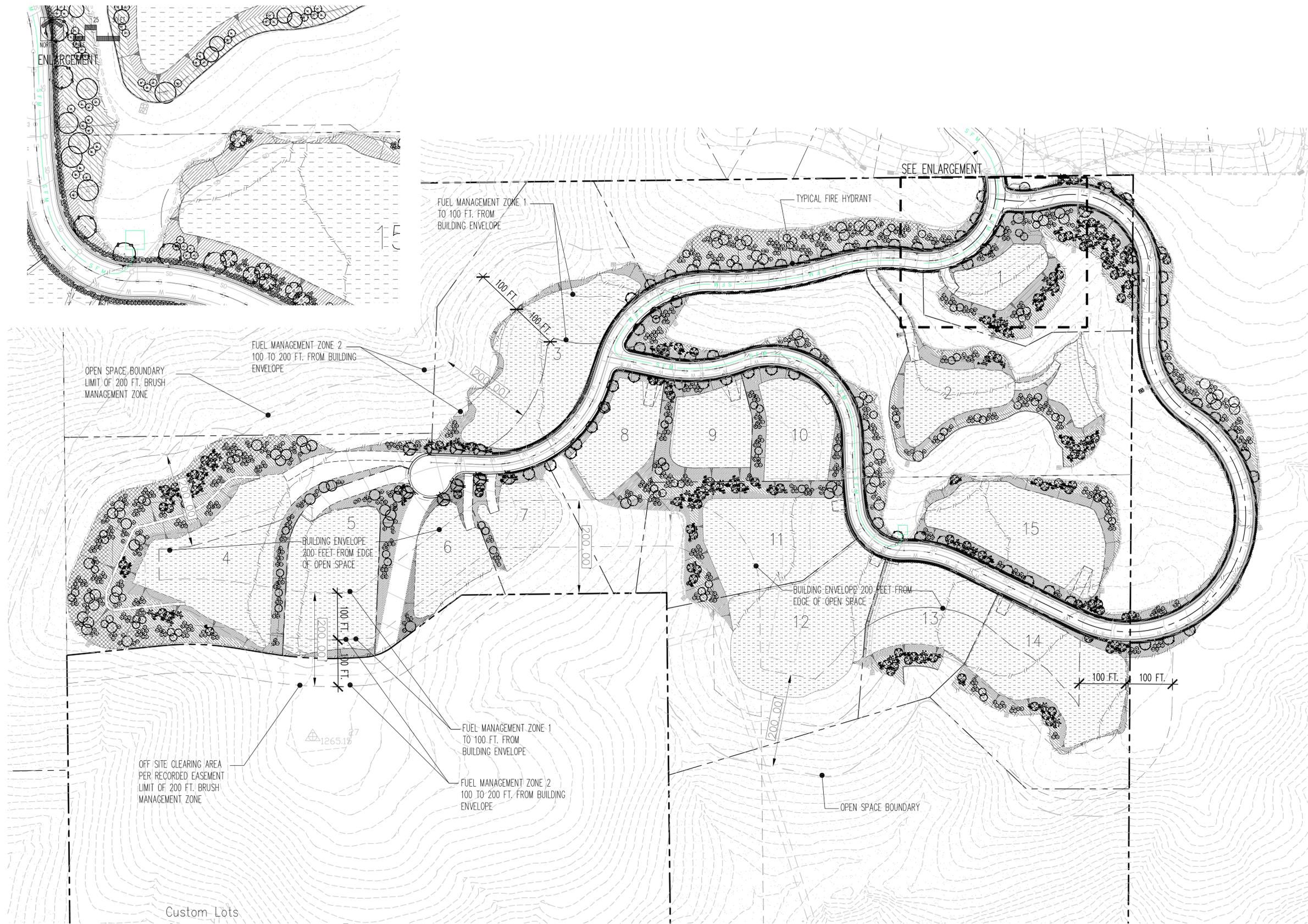
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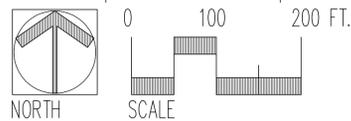
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Custom Lots
Concept Landscape Plan



LANDSCAPE
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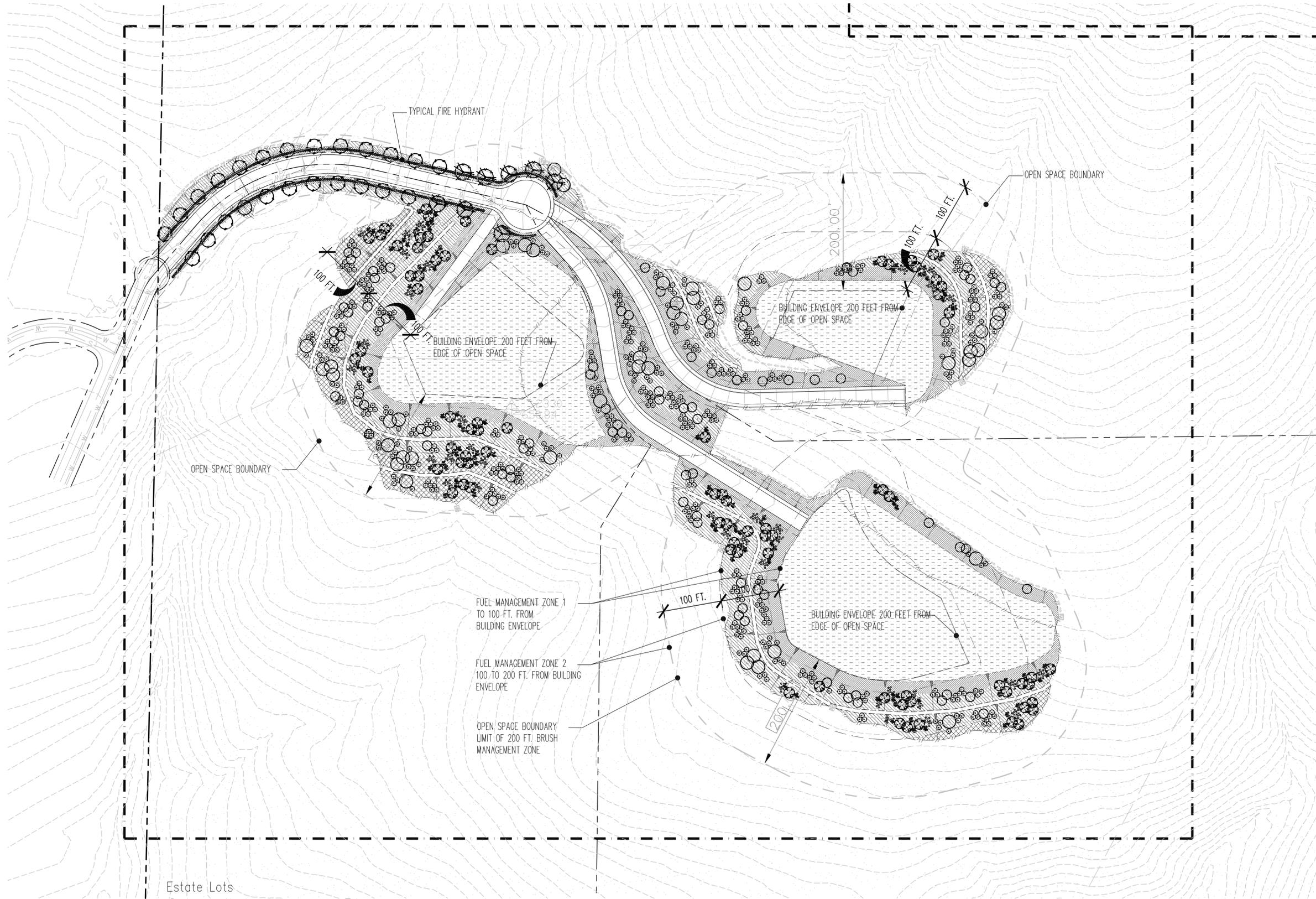
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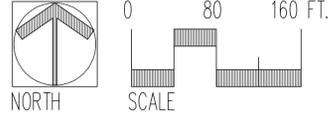
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Estate Lots
Concept Landscape Plan



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FUEL MANAGEMENT NOTES

NOTE- TYPICAL FUEL MANAGEMENT ZONE WIDTHS ARE DOUBLED FOR LUSARDI CIELO RIDGE
 ALL FUEL MODIFICATION WORK SHALL BE COMPLETED BEFORE FINAL INSPECTION
 FUEL MODIFICATION ZONES

CREATE AND MAINTAIN EFFECTIVE FUEL MANAGEMENT ZONES BY REMOVING, CLEARING AWAY OR MODIFYING COMBUSTIBLE VEGETATION AND OTHER FLAMMABLE MATERIALS FROM AREAS WITHIN 200 FEET FROM COMBUSTIBLE BUILDINGS OR STRUCTURES. FUEL MODIFICATION ZONES SHALL NOT EXTEND BEYOND THE PROPERTY LINE. SPECIFICS FOR A FUEL MODIFICATION PLAN CAN BE FOUND IN THE SAN DIEGO COUNTY FIRE CHIEF'S ASSOCIATION WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARD, APPENDIX II-A OF RSFFPD ORDINANCE #03-03 (SEE WEB SITE) AND THE BELOW STANDARDS. THE MINIMUM FUEL MODIFICATION AROUND COMBUSTIBLE STRUCTURES IS 200 FEET. ALL ZONE DIMENSIONS ARE MEASURED ON A HORIZONTAL PLANE PROJECTING OUTWARD FROM THE BUILDING ENVELOPE. NO COMBUSTIBLE CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE BUILDING ENVELOPE. THE FUEL MODIFICATION AREA IS DIVIDED INTO TWO 100-FOOT WIDE ZONES:

FUEL MANAGEMENT ZONE A INCLUDES THE AREA FROM THE BUILDING ENVELOPE TO A POINT 100 FEET AWAY. THIS ZONE MUST BE MODIFIED AND VEGETATED WITH FIRE RESISTIVE PLANTS PER LANDSCAPE STANDARDS BELOW- WHETHER A MANUFACTURED SLOPE OR NATIVE VEGETATION. GRASSES AND OTHER VEGETATION LOCATED LESS THAN 6 INCHES (457MM) IN HEIGHT ABOVE THE GROUND MAY BE RETAINED OR PLANTED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION. TREE AND SHRUB MASSES SHALL BE AVOIDED WITHIN 20 FEET OF THE BUILDING ENVELOPE, SPACED AND GROUPED PER LANDSCAPE STANDARDS. IRRIGATION IS REQUIRED THROUGHOUT THIS ZONE.

FUEL MANAGEMENT ZONE B IS LOCATED BETWEEN 100 TO 200 FEET FROM THE BUILDING ENVELOPE. WHERE A MANUFACTURED SLOPE, NEW PLANTING WILL BE PROVIDED PER LANDSCAPE STANDARDS. WHERE UNGRADED, NATIVE VEGETATION WILL REMAIN, HOWEVER, UNBROKEN STANDS OF BRUSH MUST BE THINNED OUT BY 50 PERCENT. ALL DEAD AND DYING VEGETATION IN ADDITION TO HIGHLY FLAMMABLE VEGETATION- UNDESIRABLE PLANTS AND WEEDS AS LISTED IN THE WILDLAND/URBAN INTERFACE DEVELOPMENT- MUST BE REMOVED. IRRIGATION WILL BE PROVIDED FOR MANUFACTURED AREAS, NATIVE AREAS SHALL REMAIN NON-IRRIGATED.

OFFSITE FUEL MODIFICATION REQUIREMENTS. WHERE THE FUEL MODIFICATION EXTENDS ONTO NEIGHBORING PROPERTY(S), OWNER SHALL OBTAIN WRITTEN PERMISSION FROM THE NEIGHBOR(S). THIS LETTER(S) SHALL STATE THE RESPONSIBILITIES OF ALL PARTIES RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF THE FUEL MODIFICATION AREA. THIS AGREEMENT SHALL BE RECORDED WITH THE COUNTY RECORDER'S OFFICE AND A COPY PROVIDED TO THE FIRE DISTRICT BEFORE FINAL INSPECTION.

ORCHARDS, GROVES AND VINEYARDS
 MAINTENANCE OF ORCHARDS, GROVES OR VINEYARDS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 1- THE TREE CANOPIES HAVE NO DEAD BRANCHES OR FOLIAGE.
 2- THE REMOVAL OF DEAD, DYING OR DISEASED TREES (EXCLUDING TREE STUMPS NO HIGHER THAN SIX INCHES ABOVE THE GROUND.)
 3- ALL DRY GRASSES MOWED OR DISKED TO BARE SOIL.
 4- THE ORCHARD IS FREE OF COMBUSTIBLE DEBRIS, FLAMMABLE BRUSH OR OTHER MATERIALS WHICH CAN BE DANGEROUS TO PROPERTY AND TO HEALTH, SAFETY AND WELFARE OF RESIDENTS.
 5- A 10-FOOT WIDE FIREBREAK SHALL BE CLEARED AROUND THE PERIMETER OF ALL ORCHARDS, GROVES OR VINEYARDS.
 6- ITEMS 1 THROUGH 4 SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN A LAWFUL MANNER.

EUCALYPTUS FORESTS AND OAK WOODLANDS
 ALL FORESTS AND WOODLANDS SHALL BE KEPT IN A HEALTHY STATE AND MAINTAINED AS DESCRIBED BELOW:
 1- THE FOREST OR WOODLANDS SHALL BE FREE OF DEAD, DYING OR DISEASED TREES (EXCLUDING TREE STUMPS NO HIGHER THAN SIX INCHES ABOVE THE GROUND). DEAD, DYING OR DISEASED TREES SHALL INCLUDE INSECT INFESTED TREES, NO LONGER LIVING, IN THE LAST STAGES OF GROWTH OR INFECTED BY A PATHOGEN OF ANY TYPE.
 2- IF COMBUSTIBLE VEGETATION IS LOCATED BENEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDER STORY BRUSH OR GRASSES, OR TEN FEET, WHICHEVER IS GREATER. THIS WILL REDUCE THE BUILD UP OF "LADDER" FUELS.
 3- FIREWOOD SHALL BE NEATLY STACKED AND SHALL HAVE A MINIMUM OF 30 FEET OF CLEARANCE (NO VEGETATION) AROUND THE ENTIRE FIREWOOD STORAGE AREA.
 4- DEBRIS AND TRIMMINGS PRODUCED BY THE REMOVAL PROCESS SHALL BE REMOVED FROM THE SITE, OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED TO MAXIMUM DEPTH OF SIX INCHES.

FINAL LANDSCAPE PLANS
 THE CONDOMINIUM PROJECT AND EACH INDIVIDUAL HOMESTE SHALL PROVIDE DETAILED LANDSCAPE PLANTING PLANS FOR RSFFPD REVIEW AND APPROVAL PRIOR TO BUILDING CONSTRUCTION.

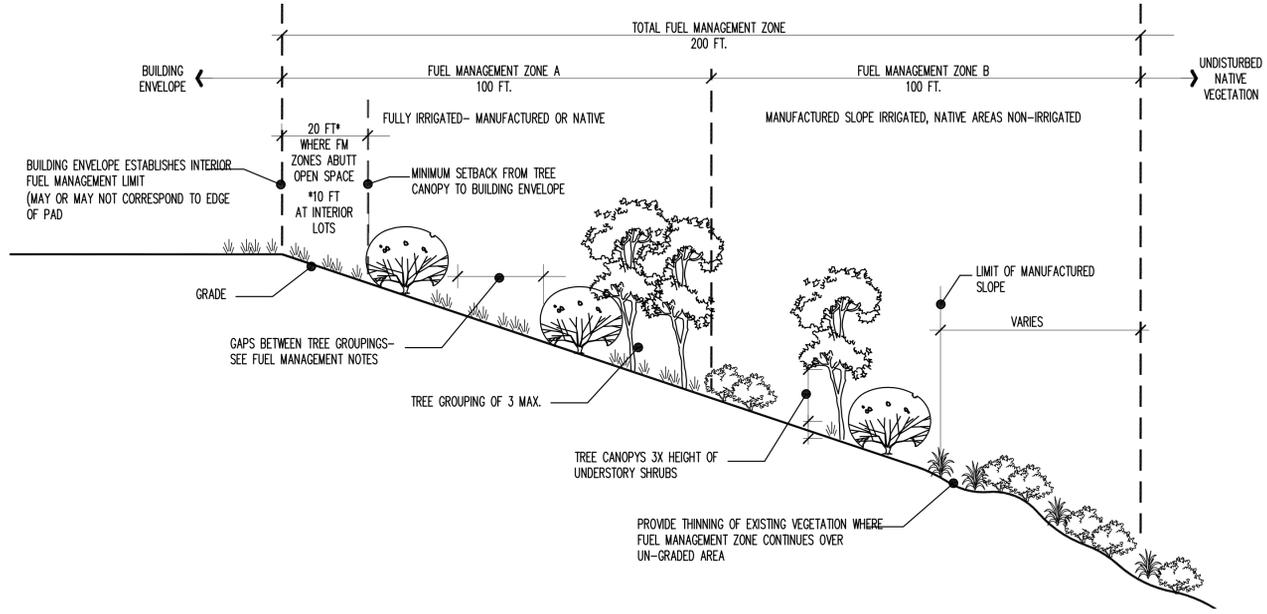
FIRE-RESISTIVE CONSTRUCTION IN A WILDLAND/URBAN INTERFACE AREA
 COMBUSTIBLE STRUCTURES SHALL BE LOCATED WITHIN THE ESTABLISHED BUILDING SETBACKS.
 ADDITIONAL SETBACKS FOR STRUCTURES IS 15 FEET FROM THE TOP OF SLOPE FOR SINGLE STORY AND 30 FEET FOR TWO STORIES (BASED UPON 2:1 SLOPE).

LANDSCAPE REQUIREMENTS
 ALL PLANT MATERIALS USED SHALL BE FROM THE WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARDS PLANT PALETTE, WHICH CAN BE FOUND ON THE RANCHO SANTA FE FIRE PROTECTION DISTRICT WEB SITE. THE ADDITION OF PLANT MATERIAL TO THE APPROVED LIST WILL BE AT THE DISCRETION OF THE FIRE DISTRICT.
 LANDSCAPE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 1- ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS AND ACACIA SPECIES SHALL RESTRICTED FROM THE BUILDING ENVELOPE AND ZONE A. ONLY FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED WITHIN ZONE A, AND SHALL BE LOCATED AND MAINTAINED WITH A MINIMUM OF 20 FEET (FOR PERIMETER SLOPES, 10 FT. FOR INTERNAL SLOPES) BETWEEN THE TREE'S DRIP LINE AND THE BUILDING ENVELOPE.
 2- FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM THE EDGE OF CURB. FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED SO THAT IT WILL NOT ENCRoACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.
 3- LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.
 4- IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST TREE BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDER STORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.
 5- NO EXISTING TREES SHALL ARE TO REMAIN WITHIN THE BUILDING ENVELOPES
 6- COMBUSTIBLE GROUND COVERS SUCH AS WOOD CHIPS OR BARK MULCH SHALL NOT BE ANY CLOSER THAN 12 INCHES TO ANY STRUCTURES
 7- ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY, OR OUTDOOR BARBECUE
 8- ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.

STREET NUMBERS
 APPROVED NUMBERS AND/OR ADDRESSEES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. (FIRE CODE SEC. 901.4.4.1.) SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4 IN. HIGH WITH A 3/8 IN. STROKE FOR RESIDENTIAL BUILDINGS, POST AT ROADWAY.
 FIRE APPARATUS ACCESS ROADS
 ALL FIRE ACCESS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FORM THE CLOSEST POINT OF FIRE DISTRICT VEHICLE ACCESS (FIRE CODE SEC. 902.1.2.)
 SURFACE
 FIRE APPARATUS ACCESS ROADS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 75,000 LBS.) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES (FIRE CODE 902.2.2)
 GRADE (SHOWN ON PLOT PLAN)
 THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20%. GRADES EXCEEDING 15.0% (INCLINE OR DECLINE) SHALL NOT BE PERMITTED WITHOUT MITIGATION. MINIMAL MITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE (PCC), WITH A HEAVY BROOM FINISH, PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ENHANCE TRACTION. (FIRE CODE SEC. 902.2.2.6)
 VERTICAL CLEARANCE
 ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (FIRE CODE SEC. 902.2.2.1.)
 GATES
 ALL GATES OR OTHER STRUCTURES OR DEVICES WHICH COULD OBSTRUCT FIRE ACCESS ROADWAYS OR OTHERWISE HINDER EMERGENCY OPERATIONS ARE PROHIBITED UNLESS THEY MEET STANDARDS APPROVED BY THE CHIEF AND RECEIVE SPECIFIC PLAN APPROVAL. (FIRE CODE SEC. 902.2.4.3.) GATES SHALL HAVE A 50-FOOT SETBACK FROM MAIN ROAD.

KEY BOXES
 WHEN ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE SAVING OR FIRE FIGHTING PURPOSES, THE CHIEF IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. (FIRE CODE 902.2.4.1) CALL THE FIRE PREVENTION BUREAU AT (858) 756.5971 FOR A KEY BOX APPLICATION.
 FIRE PITS
 NATURAL GAS-FIRED PITS SHALL NOT BE LOCATED WITHIN 10 FEET OF COMBUSTIBLE WALLS OR ROOFS OR OTHER COMBUSTIBLE MATERIALS OR VEGETATION. WOOD BURNING FIRE PITS SHALL NOT BE LOCATED WITHIN 25 FEET OF COMBUSTIBLE WALLS OR ROOFS OR OTHER COMBUSTIBLE MATERIALS OR VEGETATION.
 FIREWOOD STORAGE
 ALL FIREWOOD SHALL BE NEATLY STACKED AND STORED 30 FEET FROM ALL STRUCTURES. ADDITIONALLY, ALL FLAMMABLE VEGETATION AND COMBUSTIBLE MATERIALS SHALL BE CLEARED OR REMOVED WITHIN 30 FEET OF THE FIREWOOD STACKS.

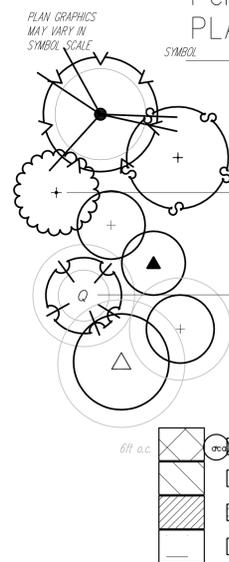
TYPICAL FUEL MANAGEMENT ZONES



MAINTENANCE NOTES

- MAINTENANCE SHALL BE PROVIDED BY THE INDIVIDUAL LOT PROPERTY OWNERS FOR EACH STREET, DRIVEWAY, PAD, SLOPE AND NATIVE AREA AS INDICATED ON PLANS.
- ALL ORNAMENTAL AND NATIVE LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED IN A HEALTHY CONDITION, INCLUDING APPROPRIATE WATERING AND PRUNING OF PLANTS TO MEET FIRE PROTECTION STANDARDS. DEAD AND DYING PLANTER MATERIAL SHALL BE REPLACED, VERTICAL AND HORIZONTAL CLEARANCES OF TREES AND SHRUBS MAINTAINED, AND THE OPERATIONAL INTEGRITY AND PROGRAMMING OF THE IRRIGATION SYSTEM MAINTAINED.
- MAINTAIN AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES OVER STREETS AND DRIVEWAYS.

Perimeter Slopes PLANT LEGEND



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	INVASIVE	EM ZONES
SLOPE TREES					
	OLEA EUROPEA <i>SPECIMENS SPOTTED IN ROCK PLANTER WELLS WHERE ON SLOPES</i>	(FRUITLESS) OLIVE	36 IN. BOX	SEEDLESS OK	RSFFPD 'DESIRABLE'
	RHUS LANCEA <i>SPECIMENS SPOTTED IN ROCK PLANTER WELLS WHERE ON SLOPES</i>	AFRICAN SUMAC	36 IN. BOX	NATIVE	RSFFPD 'DESIRABLE'
	ARBUS 'MARINA'	HYBRID ARBUTUS	36 IN. BOX	NO	RSFFPD 'DESIRABLE'
	ARBUS 'MARINA'	HYBRID ARBUTUS	24 IN. BOX	NO	RSFFPD 'DESIRABLE'
	AGONIS FLEXUOSA <i>GENERA 'PARVIFLORA'</i>	PEPPERMINT TREE	24 IN. BOX	NO	RSFFPD 'DESIRABLE'
	QUERCUS AGRIFOLIA	AUSTRALIAN WILLOW COAST LIVE OAK	15 GALLON	NATIVE	COUNTY 'G' RSFFPD 'DESIRABLE'
	RHUS LANCEA	AFRICAN SUMAC	15 GALLON	NO	FD 'DESIRABLE'
	ROBINA AMBIGUA	'PURPLE ROBE' PURPLE ROBE LOCUST	15 GALLON	VARIETY NO	COUNTY 'G' RSFFPD 'DESIRABLE'
SLOPE SHRUBS/GROUND COVER					
	ACACIA REDOLENS <i>OVERSEED WITH HYDROSEED MIX A</i>	DESERT CARPET PROSTRATE ACACIA	1 GALLON	6 FT. O.C.	NO COUNTY 'GENERIC' ACACIA NOT WITHIN 50 FEET OF STRUCTURE
	BACCHARIS <i>OVERSEED WITH HYDROSEED MIX A</i>	'PIEGON POINT' PROSTATE COYOTE BUSH	LINERS	30 IN. O.C.	NATIVE
	DROSANTHEMUM ROSEA <i>50-50R MIX IN 500 S.F. GROUPINGS</i>	ICEPLANT CUTTINGS	12 IN. O.C.	NO	COUNTY 'G'
	LAMPFRANTHUS AURANTIACUS <i>(PADS)</i>				NO
	ENCELIA CALIFORNICA	COAST SUN FLOWER	1 GALLON		NATIVE COUNTY 'G'
	GREVILLEA 'NOELI'	GREVILLEA	1 GALLON		NO COUNTY 'G'
	HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON		NATIVE COUNTY 'G'
	MALACOTHAMNUS FASCIICULATUS	MESA BUSHMALLOW	1 GALLON		NO COUNTY 'G'
	MULLENERGIA RIGENS	DEER GRASS	1 GALLON		NATIVE
	RHUS INTEGREFOLIA	LEMONADE BERRY	1 GALLON		NATIVE
ADDITIONAL PLANTS NOT SHOWN ON CONCEPT THAT MAY BE INCLUDE WITH FINAL LANDSCAPE					
	CISTUS SKANBERGI	ROCK ROSE	1 GALLON		NO COUNTY 'G'
	LOTUS SCOPARIUS	DEER WEED	SEED		NATIVE COUNTY 'G' RSFFPD 'DESIRABLE'
	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	1 GALLON		NATIVE- NO LYONII- YES

NOTE- ADDITIONAL SPECIES OF SIMILAR CHARACTER MAY BE INCORPORATED INTO FINAL DESIGNS.
 ALL FINAL PLANTING SHALL CONFORM TO BRUSH MANAGEMENT, NON INVASIVE AND OTHER APPLICABLE RSFFPD AND COUNTY REQUIREMENTS. SEE NOTE BELOW

UPDATE 10-20-11
 NON- INVASIVE

HYDROSEED MIX 'A'

APPLY TO SLOPE GROUND COVER AREAS (EXCLUDING ICEPLANT) AND ANY OTHER DISTURBED GROUND NOT OTHERWISE DEVELOPED, INCLUDING INCIDENTAL DISTURBANCES NOT INDICATED ON THE GRADING PLAN.
 SEEDING RATE: 20 LBS PER ACRE
 HEIGHT: 6-24 INCHES
 EMERGENCE: 10-25 DAYS
 ESTABLISHMENT: 50-90 DAYS TO 80% COVER AFTER EMERGENCE

BULK LBS ACRE	MIN % PURE LIVE SEED	BOTANICAL NAME	COMMON NAME
1.0	80	CALENDULA OFFICINALIS	CALENDULA
2.0	70	COLLINSIA HETEROPHYLLA	CHINESE HOUSES
0.5	80	DIANTHUS BARBATUS	SWEET WILLIAM, PINKS
0.5	70	ESCHSCHOZIA CAESPITOSA	DWARF CALIF. POPPY
05	70	ESCHSCHOZIA CALIFORNICA	CALIF. POPPY
2.0	85	GLIA TRICOLOR	BIRDSEYE
1.5	75	LASTHENIA CALIFORNICA	GOLDFIELDS
1.5	85	LOBULARIA MARITIMA	'CARPET OF SNOW'
1.5	85	LOTUS CORNICULATUS	BIRDS FOOT TREFOIL
2.5	80	LUPINUS NANA NANA	SKY LUPINE
1.0	85	NEMOPHILA MENZIESII	BABY BLUE EYES
1.5	85	PHACELIA CAMPANULARIA	CALIFORNIA BLUE BELL
3.0	85	PLANTAGO SCMPERVIRENS	EVERGREEN PLANTAGO
10	80	SILENE ARMERIA	CATCHFLY
20.0		TOTAL POUNDS PER ACRE	

NOTE- MIX PROVIDES LOW GROWING ANNUAL AND PERENNIAL SPECIES THAT WILL PROVIDE MANY MONTHS OF BRIGHT SPRING COLOR IN A NON-IRRIGATED SETTING OR YEAR ROUND WHEN IRRIGATED. NON-IRRIGATED APPLICATIONS WILL LIE DORMANT UNTIL NATURAL RAINFALL GERMINATES.

HYDROSEED MIX "B"

APPLY TO PAD AREAS NOT SCHEDULED FOR IMPROVEMENTS WITHIN 6 MONTHS OF COMPLETION OF ROUGH GRADING

LBS / ACRE	MIN. % P / G	BOTANICAL NAME	COMMON NAME
2.5	95 /	ESCHSCHOZIA CALIFORNICA	CALIF. POPPY
4	90 / 60	LOTUS SCOPARIUS	DEERWEED
2.5	98 / 80	LUPINUS BICOLOR	ARROYO LUPINE
4	70 / 60	NASELLA LEPIDA	FOOTHILL STIPA
20	98 / 75	PLANTAGO INSULARIS	PLANTAGO
33.0		TOTAL POUNDS PER ACRE	

SLURRY (ALL MIXES):

SEED MIX (AVAILABLE FROM S&S SEEDS 805-684-0436) 120 LBS/ACRE
 SOIL STABILIZER- M BINDER OR EQUAL 1800 LBS/ ACRE
 WOOD FIBER- CONWEB 100% WOOD FIBER 50 LBS/ACRE
 FERTILIZER- 6-20-20

AHLES
 LANDSCAPE
 ARCHITECTURE INC.

P.O. Box 1503
 Rancho Santa Fe, California
 92067.56.8963

CA# 2538

LANDSCAPE
 CONCEPT PLAN
 FOR:

Rancho Cielo
 de Lusardi

SAN DIEGO COUNTY,
 CALIFORNIA

ALA PROJECT NO.: 1204

ISSUE:	DATE:
INITIAL	14 Mar 2012
EM	29 Jan 2013
EM	11 Apr 2013
COUNTY	22 May 2013

SHEET:

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