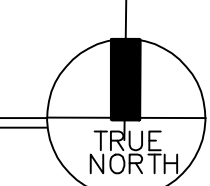


3 LOT SITE STUDY (REALIGN PROPERTY LINES)

SCALE: 1"=20 feet



Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work.

REVISIONS NO. site study 5-25-23

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freingwms@earthlink.net
zenarchitect.com

architect

GP DEVELOPMENT, INC
New Residential Construction
site study

OWNER / SITE ADDRESS:
Contact: imad A Boukai 949-521-1970
email: imad@generalprocurement.com
Addresses: 30022, 30042 & 30052
Street: Canyon Creek Drive
Trabuco Canyon, CA 92679

DRAWN 5
CHECKED 5
DATE SEE REVISION BOX ABOVE FOR DME
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-1

1 OF SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in printing process. It is unlawful/forfeitable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore make responsibility for discrepancies.

BUILDING AND CONSTRUCTION FEATURES

A. Exterior Walls
On all sides of exterior walls, including enclosed accessory structures, shall be of non-combustible materials or 1-hour fire resistive construction for the exterior portion. No openings other than multi-glazed triple pane windows and metal or 1-3/8 inch solid core doors shall be permitted in such walls.

B. Attic and Foundation Ventilation Openings
Ventilation openings and ventilation access doors are not permitted on the exposed side of the structure. On unexposed sides, attic or foundation ventilation openings in vertical walls and attic roof vents shall not exceed 144 square inches per opening and shall be covered with metal louvers and 1/4-inch mesh corrosion-resistant metal screen, including full fire sprinkler added protection.

C. Unenclosed Accessory Structures
Unenclosed accessory structures on the exposed side, with openings between the living area and the accessory structure, shall be of non-combustible, 1-hour fire resistive or heavy timber construction, or shall meet one of the following requirements:
1. Openings in the wall between the living area and the accessory structure shall be protected by fire assemblies having a 20-minute fire protection rating which are maintained in the self-closing condition at all times.
The walking surface of balconies and decks may be constructed of non-rated materials (the underside of the balcony or deck must be 2-hour fire resistive, non-combustible, or heavy timber construction.)

E. Cornices, Eave Overhangs, and Soffits
Cornices, eave overhangs, soffits, exterior balconies and similar architectural appendages and projections on the exposed side of the structure shall be of non-combustible construction or enclosed in 2-hour fire resistive material or heavy timber construction conforming to Section 605.6 of the 1994 LBC. Space between rafters at the roof overhangs shall be protected by non-combustible materials or with double 2-inch nominal solid blocking under the exterior wall covering. All sides of the structure shall have boxed in eaves. No ventilation openings or other openings shall be permitted in eave overhangs, soffits, between rafters at eaves or in other overhanging areas on the exposed side of the structure.

F. Roof Coverings
Roof coverings on structures in Special Fire Protection Areas shall be as follows:
1. New - Roof covering for new construction shall be, as a minimum, a Class A roof assembly.

G. Skylights
Skylights shall have a non-combustible frame with dual glazing or heat strengthened or fully tempered glass or a 3/4-hour fire resistive assembly.

H. Automatic Fire Extinguishing Systems
All construction located in Special Fire Protection Areas shall be equipped with an approved automatic fire sprinkler system per the NFPA STD. 13D, including all small spaces and attic areas.

INDICATES EXPOSED SIDE ON STRUCTURE

100% REMOVAL GUIDELINES PER THE ORANGE COUNTY FIRE AUTHORITY SPECIAL FIRE PROTECTION AREAS

THESE PLANT SPECIES SHALL BE REMOVED FROM ALL FUEL MODIFICATION ZONES.

| BOTANICAL NAME | COMMON NAME |
|-------------------------|--|
| ADENOSTOMA FASCICULATUM | WILD TURNIP, YELLOW MUSTARD, FIELD MUSTARD |
| ADENOSTOMA SPARSIFOLIUM | RED SHANKS |
| ANTHEMIS COTULA | MAYWEED |
| ARTEMESIA CALIFORNICA | CALIFORNIA SAGEBRUSH |
| BRASSICA NIGRA | BLACK MUSTARD |
| BRASSICA RAPA | CHAMISE |
| CARDARIA DRABA | NOARY CRESS, PERENNIAL PEPPERGRASS |
| CENTAUREA SOLSTITIALIS | YELLOW STAR-THISTLE |
| CIRSILUM VULGARE | WILD ARTICHOKE |
| CONYZA CANADENSIS | HORSEWEED |
| CORTADERIA SELLOANA | PAMPAS GRASS |
| CYNARA CARDUICULUS | ARTICHOKE THISTLE |
| DATURA WRIGHTII | JIMSONWEED |
| ERIOGONUM FASCICULATUM | COMMON BUCKWHEAT |
| FENNEL | FENNEL |
| HELIOPSIS SCABERRIMA | TELEGRAPH PLANT |
| LACTUCA SERRIOLA | PRICKLY LETTUCE |
| MALVOSA LAURINA | LAUREL SUMAC |
| NICOTIANA BIGNELLI | INDIAN TOBACCO |
| NICOTIANA GLAUCA | TREE TOBACCO |
| SAVIA MELLIFERA | BLACK SAGE |
| SALSOLA AUSTRALIS | RUSSIAN THISTLE/TUMBLEWOOD |
| SILYBIUM MARIANUM | MILK THISTLE |
| RICINUS COMMUNIS | CASTOR BEAN PLANT |
| URTICA URENS | BURNING NEEDLE |
| CORTADERIA SELLOANA | PAMPAS GRASS |
| CYPRESSUS SP. | CYPRESS |
| EUCALYPTUS SP. | EUCALYPTUS |
| JUNIPERUS SP. | JUNIPER |
| PINUS SP. | PINE |

TREE LEGEND AND SIZES

| SYMBOL | BOTANICAL NAME | COMMON NAME | REMARKS |
|--------------------------------|-------------------|---------------|------------------------|
| (Circle with diagonal lines) | FRUIT TREES | PER OWNER | STANDARD BRANCHING |
| (Circle with horizontal lines) | RHUS INTEGRIFOLIA | LEMONADEBERRY | MULTI OR LOW BRANCHING |

LANDSCAPE MAINTENANCE OF EXISTING RESIDENTIAL LANDSCAPE SLOPES/AREAS WITH NO EXPOSED SIDES PER OCFA REQUIREMENTS

- All irrigated areas shall be maintained on a quarterly basis to ensure proper coverage and operation of irrigation system as it was originally installed.
- All manufactured slopes and common area landscaping shall be maintained by homeowner per Orange County Fire Authority (OCFA) fuel modification guidelines. The landscape areas shall be maintained in a fire-safe condition as required by OCFA, including periodic removal and/or thinning of undesirable invasive vegetation; replacement of dead/dying plantings; maintenance of the operational integrity and programming of the irrigation system.
- All non-native, invasive, or undesirable species shall be removed from the landscape areas on a minimum biannual basis in late Spring and early Fall as directed by OCFA.
- The plant palette shall meet the OCFA fuel modification guidelines for Special Fire Protection Areas.

HYDROSEED LEGEND

NATIVE GRASSLAND MIX FOR FUEL MODIFICATION ZONE B ONLY (HOMEOWNER MAINTAINED AREAS)

| BOTANICAL NAME | COMMON NAME | HEIGHT (FEET) | SEED RATES (LBS./AC) | MINIMUM # PER 100 SQ. FT. |
|----------------------------|------------------------|---------------|----------------------|---------------------------|
| ENCLIA CALIFORNICA | BUSH SUNFLOWER | 2'-4" 3'-6" | 60 | 6 |
| ERIOPHYLLUM CONFERTIFLORUM | GOLDEN YARROW | 1'-2" 1'-2" | 60 | 2 |
| ESCHSCHOLZIA CALIFORNICA | CALIFORNIA POPPY | 6" 10" 8"-16" | 60 | 3 |
| GNAPHALIUM CALIFORNICUM | CALIFORNIA EVERLASTING | 1'-2" 1'-2" | 60 | 3 |
| ISOMERIS ARBOREA | BLADDERPOD | 3'-6" 4'-5" | 60 | 2 |
| LUPINUS NANUS | SKY LUPINE | 6"-24" 1'-2" | 60 | 5 |
| MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 2'-4" 3'-6" | 60 | 3 |
| STIPA LEPIDA | FOOTHILL NEEDLEGRASS | 1'-2" 1'-2" | 60 | 2 |

TOTAL POUNDS PER ACRE: 25

HYDROSEED SEED MIXES AVAILABLE FROM S&S SEEDS
(805) 684-0436, FAX (805) 684-2798

SHRUB PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME |
|--------------------------------|--------------------------|------------------------------|
| (Circle with diagonal lines) | COREOPSIS CALIFORNICA | CALIFORNIA COREOPSIS |
| (Circle with horizontal lines) | ESCHSCHOLZIA CALIFORNICA | CALIFORNIA POPPY |
| (Circle with vertical lines) | GAZANIA SPLENDENS | GAZANIA |
| (Circle with dots) | LUPINUS NANUS | SKY LUPINE |
| (Circle with diagonal lines) | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER |
| (Circle with horizontal lines) | RIBES SPECIOSUM | FUSCHIA FLOWERING GOOSEBERRY |
| (Circle with vertical lines) | SAMBUCUS MEXICANA | BLUE ELDERBERRY |
| (Circle with dots) | TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |

NOTE: ALL PLANT MATERIAL INSTALLED SHALL BE A 1 GALLON SIZE OR LARGER.

FUEL MODIFICATION LEGEND

ZONE A - NON-COMBUSTIBLE CONSTRUCTION
20'-0" SETBACK ZONE FOR NON-COMBUSTIBLE CONSTRUCTION ONLY. ZONE A AREA SHALL BE MAINTAINED BY HOMEOWNER.

ZONE B - WET ZONE (100% REMOVAL NATIVE SHRUBS)
FIRST 65'-0" MINIMUM FROM ZONE A. ZONE B SHALL BE PERMANENTLY IRRIGATED, FULLY LANDSCAPED WITH APPROVED DROUGHT TOLERANT, DEEP ROOTED, MOISTURE RETENTIVE MATERIAL. THIS ZONE SHALL BE PLANTED WITH CONTAINER SHRUB MATERIAL AND HYDROSEEDING AS INDICATED ON LEGEND WITH A NATIVE GRASSLAND MIX. HANDSEEDING OF BARE AREAS MAY NEED TO BE PERFORMED SIX MONTHS AFTER HYDROSEEDING ESTABLISHMENT PERIOD. ZONE B AREA SHALL BE MAINTAINED BY HOMEOWNER AND/OR H.O.A.

ZONE C - DRY ZONE (50% THINNING NATIVE SHRUBS)
50'-0" MINIMUM BEYOND ZONE B AREA. ZONE C SHALL BE A NON-IRRIGATED AREA. REMOVAL OF ALL GROUND COVERS AND/OR SMALL SHRUBS (FLAMMABLE UNDESIRABLE SPECIES) BY CUTTING AT GROUND LEVEL. SPECIMEN SHRUBS AND TREES SHALL BE RETAINED AS DIRECTED BY THE OWNER'S REPRESENTATIVE BUT MUST BE THINNED A MINIMUM OF 50% INCLUDING REMOVAL OF ALL LOW HANGING FOLIAGE WITHIN (3x) THREE TIMES THE HEIGHT OF THE UNDERSTORY SHRUBS OR (5)-FIVE FEET, WHICHEVER IS GREATER. ALONG WITH DEAD OR BROKEN BRANCHES, ALL ACCUMULATED PLANT DEBRIS ON THE GROUND SHALL BE REMOVED OR CHIPPED INTO MULCH ON-SITE. ZONE C AREA SHALL BE MAINTAINED BY HOMEOWNER.

OFF-SITE FUEL MODIFICATION BY ADJACENT HOMEOWNER - PART OF CHASKA FUEL MODIFICATION AND SITE PLAN

OFF-SITE LANDSCAPING SHALL BE MAINTAINED BY ADJACENT HOMEOWNER WITH APPROVAL TO MAINTAIN BY APPLICANT ON A BIENNIAL BASIS OR AS REQUIRED BY THE ORANGE COUNTY FIRE AUTHORITY WITHIN "SPECIAL FIRE PROTECTION AREAS" PER THE CALIFORNIA CODE APPENDIX II-A-2.

LETTER OF COMPLIANCE

WE, HOMEOWNER ON 30592 HUNKYDORY LANE AND APPLICANT ON PARCEL 856-032-40 AGREE TO LET EACH OTHER THIN AND CLEAR AWAY DEBRIS IN ORDER TO MAINTAIN THE FUEL MODIFICATION ZONES OUTLINED ON THIS PLAN IN COMPLIANCE TO THE ORANGE COUNTY FIRE AUTHORITY REQUIREMENTS AND GUIDELINES.

NEIGHBOR SIGNATURE: *[Signature]* DATE: 7/8/02
APPLICANT SIGNATURE: *[Signature]* DATE: 7/8/02

EXISTING LANDSCAPING BY ADJACENT HOMEOWNER - NOT A PART OF CHASKA FUEL MODIFICATION AND SITE PLAN

OFF-SITE LANDSCAPING SHALL BE MAINTAINED BY ADJACENT HOMEOWNER WITH APPROVAL TO MAINTAIN BY APPLICANT ON A BIENNIAL BASIS OR AS REQUIRED BY THE ORANGE COUNTY FIRE AUTHORITY WITHIN "SPECIAL FIRE PROTECTION AREAS" PER THE CALIFORNIA CODE APPENDIX II-A-2.

LETTER OF COMPLIANCE

WE, HOMEOWNER ON 30592 HUNKYDORY LANE AND APPLICANT ON PARCEL 856-032-40 AGREE TO LET EACH OTHER THIN AND CLEAR AWAY DEBRIS IN ORDER TO MAINTAIN THE EXISTING LANDSCAPE AREAS OUTLINED ON THIS PLAN IN COMPLIANCE TO THE ORANGE COUNTY FIRE AUTHORITY REQUIREMENTS AND GUIDELINES.

NEIGHBOR SIGNATURE: *[Signature]* DATE: 4/10/02
APPLICANT SIGNATURE: *[Signature]* DATE: 4/10/02

EXISTING LANDSCAPING BY ADJACENT HOMEOWNER - NOT A PART OF CHASKA FUEL MODIFICATION AND SITE PLAN

OFF-SITE LANDSCAPING SHALL BE MAINTAINED BY ADJACENT HOMEOWNER WITH APPROVAL TO MAINTAIN BY APPLICANT ON A BIENNIAL BASIS OR AS REQUIRED BY THE ORANGE COUNTY FIRE AUTHORITY WITHIN "SPECIAL FIRE PROTECTION AREAS" PER THE CALIFORNIA CODE APPENDIX II-A-2.

LETTER OF COMPLIANCE

WE, HOMEOWNER ON PARCEL 856-033-01 AND APPLICANT ON PARCEL 856-032-40 AGREE TO LET EACH OTHER THIN AND CLEAR AWAY DEBRIS IN ORDER TO MAINTAIN THE EXISTING LANDSCAPE AREAS OUTLINED ON THIS PLAN IN COMPLIANCE TO THE ORANGE COUNTY FIRE AUTHORITY REQUIREMENTS AND GUIDELINES.

NEIGHBOR SIGNATURE: *[Signature]* DATE: 4/10/02
APPLICANT SIGNATURE: *[Signature]* DATE: 4/10/02

PATTERSON LOTS PARCEL 856-032-39 RURAL VACANT LOT TRABUCO CANYON, CA 92679

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT TO BE INSTALLED TO MEET OCFA FIRE FLOW REQUIREMENTS OF 1,000 GPM FOR 2 HOURS AT 20 PSI. HYDRANT TO BE CONNECTED TO MINIMUM 25,000 GALLON SWIMMING POOL ON-SITE.

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT WITH FIRE FLOW OF 666 GPM FOR 2 HOURS AT 20 PSI.

DRIVEWAY SPECIFICATION

15% MAX GRADIENT. CONCRETE SUBGRADE SHALL BE COMPACTED 90% AND DRIVEWAY SHALL SUPPORT 68,000 LBS. OF VEHICLE WEIGHT.

ST. MARY MEDICAL CENTER PARCEL 856-042-08 RURAL VACANT LOT TRABUCO CANYON, CA 92679

OFF-SITE FUEL MODIFICATION MAINTAINED BY APPLICANT - PART OF CHASKA FUEL MODIFICATION AND SITE PLAN

OFF-SITE FUEL MODIFICATION SHALL BE MAINTAINED BY APPLICANT WITH APPROVAL TO MAINTAIN BY ADJACENT HOMEOWNER ON A BIENNIAL BASIS OR AS REQUIRED BY THE ORANGE COUNTY FIRE AUTHORITY WITHIN "SPECIAL FIRE PROTECTION AREAS" PER THE CALIFORNIA CODE APPENDIX II-A-2.

LETTER OF COMPLIANCE

WE, HOMEOWNER ON PARCEL 856-042-06 AND APPLICANT ON PARCEL 856-032-40 AGREE TO LET EACH OTHER THIN AND CLEAR AWAY DEBRIS IN ORDER TO MAINTAIN THE FUEL MODIFICATION ZONES OUTLINED ON THIS PLAN IN COMPLIANCE TO THE ORANGE COUNTY FIRE AUTHORITY REQUIREMENTS AND GUIDELINES.

NEIGHBOR SIGNATURE: *[Signature]* DATE: 4/26/02
APPLICANT SIGNATURE: *[Signature]* DATE: 5/1/02

TRUST OF ALLAN R UYESUGI 856-042-08 RURAL VACANT LOT TRABUCO CANYON, CA 92679

LETTER OF COMPLIANCE

Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.

OCFA Service Request # 69383
By: *[Signature]* Date: 11-26-02 (Employee # 3772)

ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call 48 hrs. in advance to schedule inspections: phone 714 244-0477

PROPOSED 10x10' VAULT

PROPOSED POOL EQUIPMENT AND WATER TANK VAULT 10'x10' RECESSED 5". WATER TANK IS APPROXIMATELY 36" DIA. X 5' HT. AND IS DESIGNED TO MAINTAIN REQUIRED PRESSURE TO OPERATE IN HOUSE FIRE SPRINKLER SYSTEM.

OFF-SITE FUEL MODIFICATION BY ADJACENT HOMEOWNER - PART OF CHASKA FUEL MODIFICATION AND SITE PLAN

OFF-SITE FUEL MODIFICATION SHALL BE MAINTAINED BY ADJACENT HOMEOWNER WITH APPROVAL TO MAINTAIN BY APPLICANT ON A BIENNIAL BASIS OR AS REQUIRED BY THE ORANGE COUNTY FIRE AUTHORITY WITHIN "SPECIAL FIRE PROTECTION AREAS" PER THE CALIFORNIA CODE APPENDIX II-A-2.

LETTER OF COMPLIANCE

WE, HOMEOWNER ON PARCEL 856-042-08 AND APPLICANT ON PARCEL 856-032-40 AGREE TO LET EACH OTHER THIN AND CLEAR AWAY DEBRIS IN ORDER TO MAINTAIN THE FUEL MODIFICATION ZONES OUTLINED ON THIS PLAN IN COMPLIANCE TO THE ORANGE COUNTY FIRE AUTHORITY REQUIREMENTS AND GUIDELINES.

NEIGHBOR SIGNATURE: *[Signature]* DATE: 5/30/02
APPLICANT SIGNATURE: *[Signature]* DATE: 5/30/02

FUEL MODIFICATION MAINTENANCE NOTES

- The ZONE B - wet zone area shall be maintained in the following manner as a minimum:
 - Quarterly maintenance of all irrigation components to ensure proper coverage and operation of irrigation system as it was originally installed.
 - Biennial trimming and removal of dead plant material, weeds, native and non-native shrubs, invasive shrubs or other plant material considered by the Orange County Fire Authority fuel modification requirements to be a potential fire hazard. This trimming shall occur after the flowering period or no later than August to reduce the height of the native grasses to a maximum 2' height in this zone. Please refer to 100% Removal Guidelines for a list of highly flammable undesirable plants to be removed from this zone.
- The ZONE C - dry zone area shall receive annual trimming of native annuals, grasses and removal of dead plant material. This trimming shall occur after the flowering period or no later than August to reduce the height of all native annuals and grasses to no higher than 6"-8" and native small shrub material to no higher than 18" in these zones. Other native plants shall be thinned and removed of dead wood as specified by the Orange County Fire Authority fuel modification requirements. All non-native or invasive species shall be removed from this zone on a biennial basis in late Spring and early Fall or as directed by the Orange County Fire Authority and no later than May 15. Please refer to the 100% Removal Guidelines for a list of highly flammable undesirable plant species to be removed from these zones.
- Identification Markers

Permanent identification markers shall be constructed to identify the limits of the applicable fuel modification zones. Marker design shall be 2" diameter x 8"-10" long galvanized pipe. Embed minimum 2'-0" into solid ground, minimum 2'-0" exposed above vegetation, and placed every 500' adjacent to fire access points. Label the top of each pipe with stenciled letters "B" or "C" to correspond with the limits of the fuel modification zones.
- Maintenance and Enforcement

The fuel modification areas shall be maintained in a fire-safe condition per the Orange County Fire Authority fuel modification requirements, including the periodic removal and/or thinning of undesirable combustible vegetation; replacement of dead/dying fire resistant plantings; maintenance of the operational integrity and programming of the irrigation system; and the preservation of fuel modification identification markers.

Enforcement of the provision of maintenance shall be accomplished through any legal remedies available to the jurisdiction.
- Long term maintenance responsibility.

The fuel modification slopes are to be maintained by the homeowner and/or homeowner's association.
- ZONE B - Wet Zone

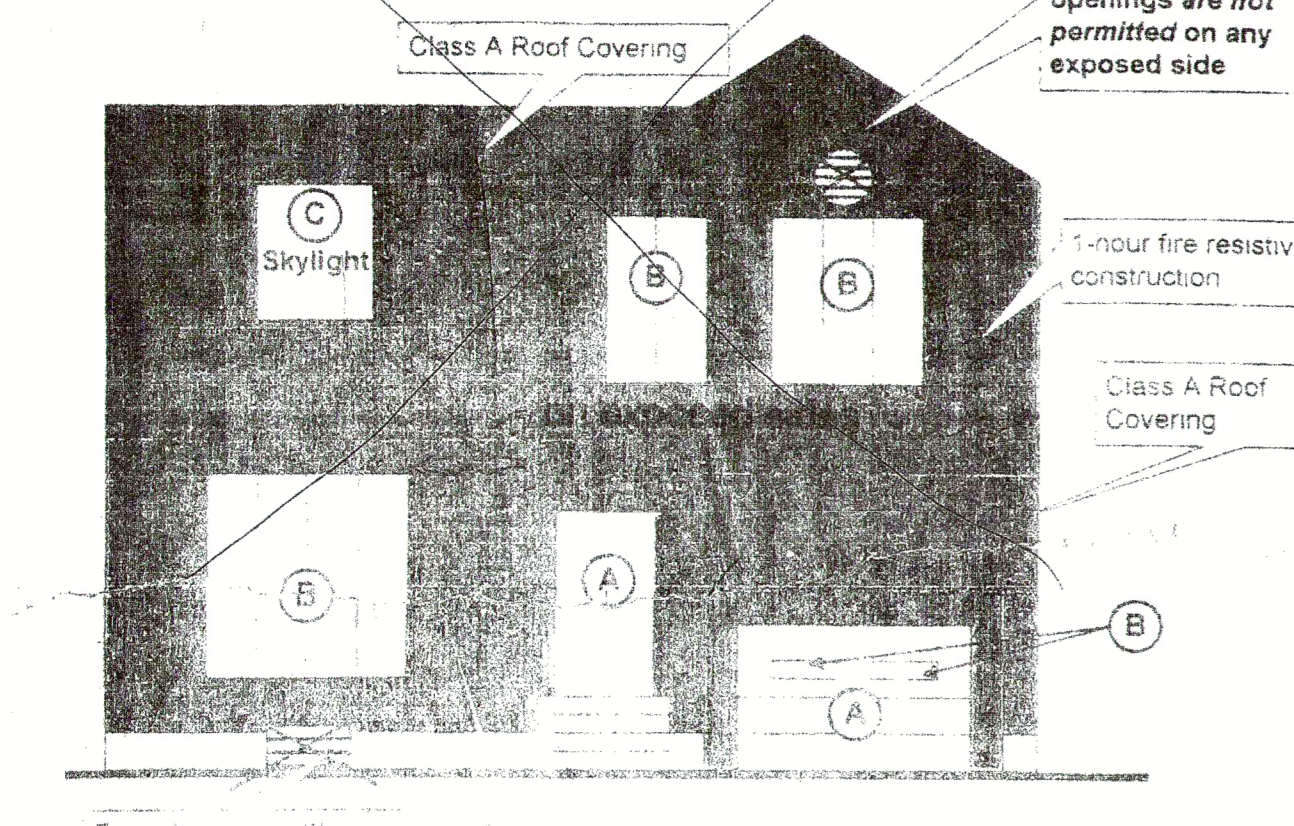
ZONE B shall be reviewed on a periodic basis to make sure the irrigation system is functional. Plant thinning to be performed on a periodic basis as required by the characteristics of the plant material used, not less than two (2) times annually.
- ZONE C - Dry Zone

For ZONE C, removal of native plants shall be accomplished in the indicated percentages to create an appearance similar to the adjacent zones with the same percentage of vegetation removed, and an appropriate mosaic pattern within the zone. For example, if ZONE C, the removal and extent of thinning is graduated with maximum amount done adjacent to ZONE B. Shrubs in both zones are thinned and removed of dead wood and some may be removed in order to create spacing between shrubs.

Review and thinning of all vegetation shall be accomplished on a biennial basis in late Spring and early Fall or as directed by the Orange County Fire Authority and no later than May 15. Priority shall be given to removal of all dead and dying plants, followed by thinning and removal of material determined necessary by the Orange County Fire Authority Fire moderate FHP requirements, while preserving the footstock in place.

ZONE C to provide the following items:
50' width per plan
Non-irrigated slope (unless otherwise noted)
100% removal of flammable undesirable species
50% removal of native fire prone species
Remaining plants pruned to reduce mass by 20-30%
Removal of all dead and dying vegetation as noted above
- All construction shall meet required Orange County Fire Authority fuel modification requirements in Special Fire Protection Areas
- All fences and walls shall be non-combustible construction.
- All debris and brush shall be removed from the site, or if left, shall be chipped and dispersed to a depth of 6" minimum.
- All dead and dying plants shall be identified on the fuel modification plan and removed from the field for further disposition. Trees and large tree-form shrubs which are being retained with the approval of the agency to provide clearance of three (3) times the height of the tree, whichever is higher. Dead and excessively twiggy shrubs and trees shall be removed from the fuel modification plan.

Attachment D: Building Construction Features With Fire Sprinklers Protection



SYMBOL LEGEND

- FIRE ACCESS POINT
- 500' MINIMUM DISTANCE BETWEEN ACCESS POINTS FUEL MODIFICATION
- 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"-10" LONG GALVANIZED PIPE. EMBED MINIMUM 2'-0" INTO SOLID GROUND. STENCIL TOP 6" WITH A LETTER "B", "C" OR "D". EXPOSE PIPE 2'-0" ABOVE VEGETATION MINIMUM.

SITE PLAN NOTES

- This project for a site plan shall be prepared in accordance with the applicable codes and regulations.
- All driveway shall be 15% max gradient and concrete subgrade shall be compacted 90% and driveway shall support 68,000 lbs. of vehicle weight.
- This project shall be prepared in accordance with the applicable codes and regulations.
- The maximum construction shall be in accordance with the applicable codes and regulations.
- All structures shall be in accordance with the applicable codes and regulations.
- Automatic fire extinguishing systems shall be in accordance with the applicable codes and regulations.

Page 12 of 13

REVISIONS

NO. DATE DESCRIPTION

1. 11/20/02

2. 11/20/02

3. 11/20/02

4. 11/20/02

5. 11/20/02

6. 11/20/02

7. 11/20/02

8. 11/20/02

9. 11/20/02

10. 11/20/02

11. 11/20/02

12. 11/20/02

13. 11/20/02

14. 11/20/02

15. 11/20/02

16. 11/20/02

17. 11/20/02

18. 11/20/02

19. 11/20/02

20. 11/20/02

OWNER: TERRY CHASE
PARCEL NO: 856-032-40
ADDRESS: 30582 HUNKYDORY LANE
Correct # 856 03416

LANDSCAPE MODIFICATION

DRAN ALLAN R UYESUGI
DATE: 5/30/02

SUBJECT: Service Request #67439, Chaska Family Residence, Parcel Map Number 856-032-40, Hunky Dory Lane, Trabuco Canyon, Access Driveway for New Residence.

On behalf of the Chaska Family, we hereby submit a request for use of Alternate Means and Methods (AMM), per the 1998 California Fire Code. Our request relates to fire flow water supply from two existing public fire hydrants and permanent paved driveway access ranging from 16' to 30' paved in width, from the existing paved street 16' to 18' in width Hunky Dory Lane, Trabuco Canyon. The following information is being provided to assist in your evaluation of this proposed AMM.

A. Project Information:

1. Project name: Chaska Family Residence
2. Project Location: Hunky Dory Lane, Trabuco Canyon
3. Contact person: David Oatis, Firesafe Planning Solutions, (949) 481-7526, 27515 Paseo Toluca, San Juan Capistrano, CA 92675
4. Current landowner: Jeff M. Chaska, (949) 766-9625, 6 Las Plisadas, Rancho Santa Margarita, CA 92688
5. Development type: R-3, Single Family Residence
6. Parcel Map Number 856-032-40

B. Code Sections for which the modification is requested:

1. Article 9 regarding fire department access....
2. Article 87 regarding hardship....

C. Hardship:

Our hardship relates to the fire flow water supply from the two existing public fire hydrants and the existing entry driveway to our project that currently has a paved driveway access approximately 10' in width over an existing easement providing access to our parcel and one existing older residence at 30592 Hunky Dory Lane. When the parcel map was approved and recorded the County of Orange did not require a 28' in width driveway, Orange County Fire Authority and the County of Orange adopted special fire protection requirements in March of 1996 after the map was recorded.

There is only room for a driveway ranging from 16' to 30' in width including a 60' long by 25' wide fire department turnout for our project. Justifiably we would have to build a retaining wall reaching in some cases 14' tall or greater on the left side of the property to widen the driveway to meet current Orange County Fire Authority standards for driveways in special fire protection areas.

D. Proposed alternative fire protection measures:

California Fire Code Section 902.2. Fire Access Roadways. Permanent all weather, unobstructed ranging from 16' to 30' in width minimum and not exceeding 15% in grade fire department access driveway shall be provided to the residence, as shown on the plan. By providing a driveway that ranges from 16' to 30' in width we will be greatly improving the access and grade conditions to the existing residence at 30592 Hunky Dory Lane and our proposed residence to insure safe ingress and egress for fire equipment to be used if needed by OCFA.

Fire access driveway shall be designed and able to withstand 68,000 pounds of vehicle weight and 90% compacted paved all weather driveway, as shown on the plan. By providing a driveway that meets Orange County Fire Authority weight requirements, 68,000 pounds of vehicle weight 90% compacted we can insure safe OCFA weight load requirements to insure safe ingress and egress for fire equipment to be used if needed by OCFA.

California Fire Code Section 902.2. Turnarounds and Turning Radius. Turning radiuses are provided per Orange County Fire Authority requirements on the entire access driveway and is designed in a configuration so that the fire access driveway has one turnaround and one turnout provided, the inside turning radius is designed at 17' in width and the outside turning radius is designed at 35' in width on every turn on the access driveway, as shown on plan. By providing turns at 17' inside and 35' outside turning radius as required by Orange County Fire Authority, can insure safe turning radiuses, one hammerhead turnaround location at the top of the driveway and one turnout are provided to insure safe ingress and egress for fire equipment to be used if needed by OCFA.

California Fire Code Section 902.3.1. Access Walkways. Fire department access hard-packed walkway routes 5' minimum shall be provided 150' to all portions of the residence from the access driveway, as shown on the plan. By will be providing this so we can ensure 150' hose pull requirements for firefighting purposes and medical aids, if they are needed to any and all portions of the residence.

California Fire Code Section 903.2. Fire Hydrants. Existing public fire hydrants are in place, in working condition on Hunky Dory Lane one at 115' with a fire flow of (666 GPM @ 20 PSI for 2 hours) and another one at 515' from the property line with a fire flow of (955 GPM @ 20 PSI for 2 hours) we will also be providing a remote water supply per OCFA bulletin # 12-99 gravity fed from the 25,000 gallon swimming pool for a fire flow of (1,650 GPM for 15 minutes) with a 4" line and locked 4" wet fire department connection with sub-keyed Knox padlock and signage for fire department use only and installed at the property line to meet LA County standards per the agreement with OCFA in the meeting on March 25, 2002 that was attended by OCFA and the County of Orange staff. Note final design of the fire department remote water supply shall be designed by a licensed fire sprinkler contractor and reviewed and approved by OCFA before installing as shown on the plan. The two public fire hydrants are maintained by the water district and are easy to find as you drive up Hunky Dory Lane to the property and along with the remote water supply with a FDC on the property line, we will be providing three sources of water to be used by OCFA if needed.

California Fire Code Section 901.4.4.4, as amended, Premises Identification. Address lettering 6" minimum with contrasting color shall be provided at the driveway entrance from the existing paved street and 4" minimum address lettering with contrasting color shall also be placed in front of the main residence. By providing 6" contrasting address lettering at the entrance from existing street and 4" at the main residence, to provide a comprehensible way to locate the residence if needed in the event of an emergency.

California Fire Code Appendix II-A-II Fuel Modification. Fuel modification zones meet OCFA standards of 170'. See attached plan for reference. By doing this, we will be providing a fuel modification area that meets OCFA standards.

NFPA 13-D Fire Sprinkler Requirements/California Fire Code Section 1003.2.2 Fire Extinguishing Systems. Automatic fire sprinklers, exceed OCFA adopted NFPA-13D requirements. We will be providing a complete 13D fire sprinkler system, including provisions for small spaces and all attic areas for the residence. Additionally we will meet all required hydraulic calculations for the fire sprinklers including all attic areas and small spaces, and shall be under review and approval by OCFA as part of automatic fire sprinkler system approval. Additionally, we are proposing a 10'x10' vault recessed 5' for proposed pool equipment and water tank for in-house fire sprinkler system only, which is not a part of the household domestic water supply and pool water supply requirements. The proposed water tank is designed to maintain required pressure to operate in-house fire sprinkler system only. The final tank size shall be determined by a licensed fire sprinkler system design contractor in consultation with O.C.F.A. by using a 3-4 head calculation as required by O.C.F.A. By doing this we will reduce the risk of any grass/brush firebrands from igniting the residence including all attic areas and small spaces, by extinguishing all heat producing products with the upgraded 13D fire sprinkler system, and also reducing the risk of a structure fire igniting a grass/brush fire.

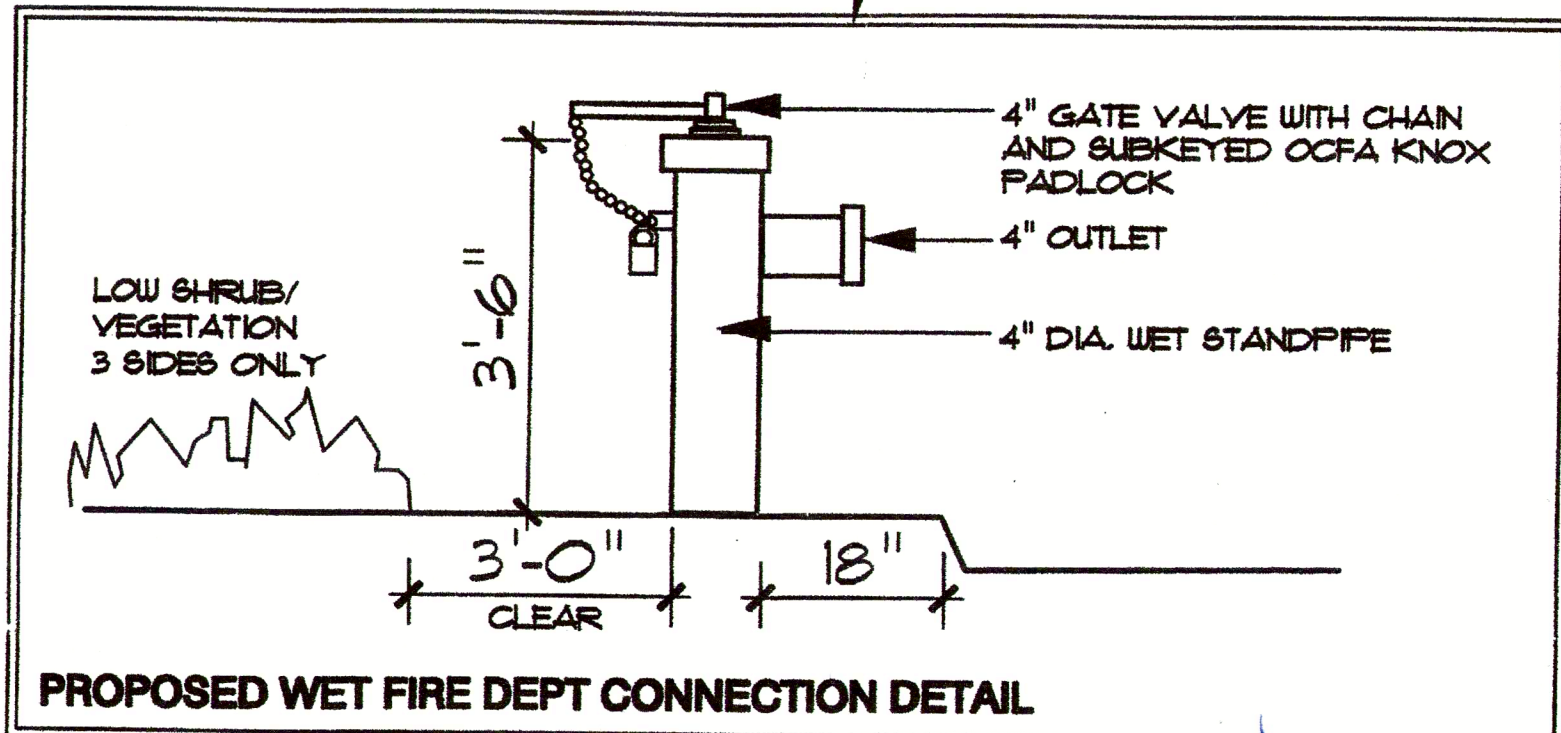
California Fire Code Appendix II-A-II Special Fire Protection Areas Building Construction Requirements as adopted by the County of Orange. The residence shall have a class (A) roof covering, 100% boxed in eaves on all sides, 100% 5/8"-drywall interior and 7/8" min. stucco forming a two hour construction condition on all sides including sides that are not considered exposed per requirements of adopted ordinance. All windows shall be dual-pane glass. By doing this we will reduce the risk of any grass/brush firebrands from igniting the residence including sides that are not considered exposed per adopted Special Fire Protection Area ordinance.

Thank you in advance for your consideration of this proposed AMM request. As you can see we have provided numerous above minimum OCFA requirements for this project. Please feel free to call with any questions or requests for additional information.

Sincerely,

David Oatis
 Firesafe Planning Solutions,
 For Jeff Chaska

PROPOSED WET FIRE DEPT CONNECTION
 PROPOSED WET FIRE DEPARTMENT CONNECTION (FDC) SHALL BE A 4" DIA. WET STAND PIPE x 3'-6" HEIGHT WITH (1)-4" SIDE OUTLET, 4" GATE VALVE WITH CHAIN AND SUBKEYED OCFA KNOX PADLOCK FACING STREET CURB OPERATED FROM REMOTE WATER SUPPLY. PROPOSED WET FDC SHALL MEET FIRE FLOW REQUIREMENTS FOR REMOTE WATER SUPPLY WHICH SHALL MEET MINIMUM 1,000 GPM FOR 15 MINUTES PER BULLETIN # 12-99 REMOTE SINGLE FAMILY RESIDENCE WATER SUPPLY. (SEE DETAIL BELOW)

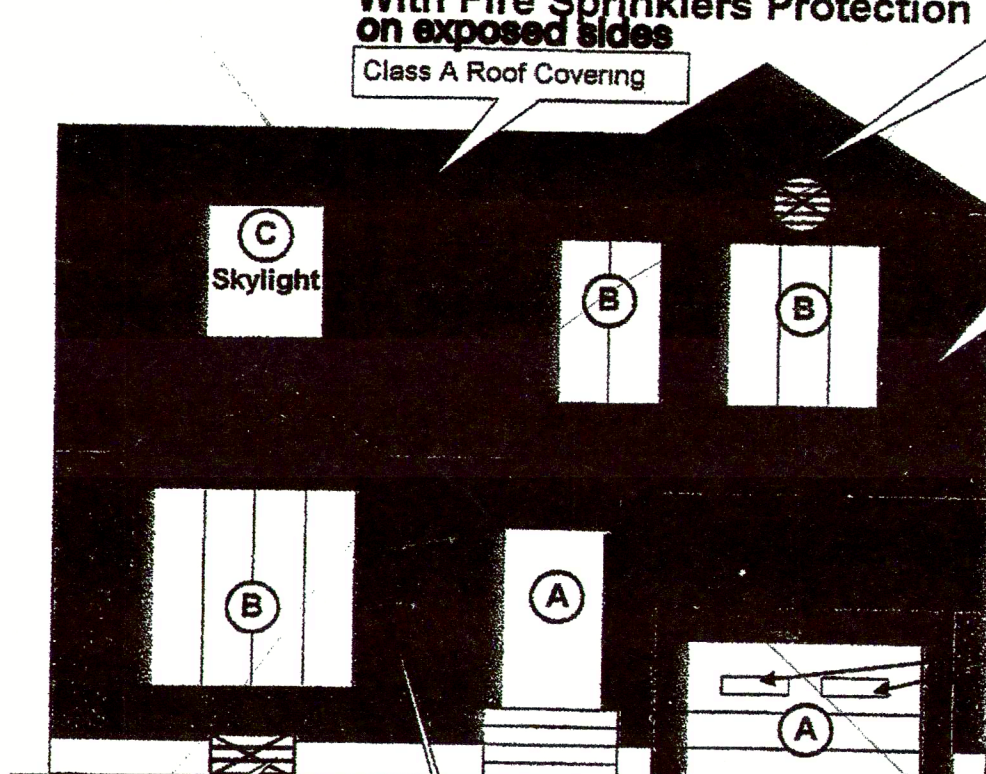


BUILDING AND CONSTRUCTION FEATURES

- A. Exterior Walls**
 On ALL sides of exterior walls, including enclosed accessory structures, shall be of non-combustible materials or exceeds 1-hour fire resistive construction for the exterior portion. No openings other than multi-glazed triple pane windows and metal or 1-3/8 inch solid core doors shall be permitted in such walls.
- B. Attic and Foundation Ventilation Openings**
 Ventilation openings and ventilation access doors are not permitted on the exposed side of the structure. On unexposed sides, attic or foundation ventilation openings in vertical walls are not exceed square inches per opening and shall be covered with metal louvers and 1/4-inch mesh corrosion-resistant metal screen, including full fire sprinkler added protection.
- C. Unenclosed Accessory Structures**
 Unenclosed accessory structures on the exposed side, with openings between the living area and the accessory structure, shall be of non-combustible, 1-hour fire resistive or heavy timber construction, or shall meet one of the following requirements:
 1. Openings in the wall between the living area and the accessory structure shall be protected by fire assemblies having a 20-minute fire protection rating which are maintained in the self-closing condition at all times.
- The walking surface of balconies and decks may be constructed of non-rated materials (the underside of the balcony or deck must exceed 1-hour fire resistive, non-combustible, or heavy timber construction.)
- E. Cornice, Eave Overhangs, and Soffits**
 Cornices, eave overhangs, soffits, exterior balconies and similar architectural appendages and projections on the exposed side of the structure shall be of non-combustible construction or enclosed to exceed 1-hour fire resistive material or heavy timber construction conforming to Section 605.6 of the 1998 UBC. Space between rafters at the roof overhangs shall be protected by non-combustible materials or with double 2-inch nominal solid blocking under the exterior wall covering. All sides of the structure shall have boxed in eaves. No ventilation openings or other openings shall be permitted in eave overhangs, soffits, between rafters at eaves or in other overhanging areas on the exposed side of the structure.
- F. Roof Coverings**
 Roof coverings on structures in Special Fire Protection Areas shall be as follows:
 1. New - Roof covering for new construction shall be, as a minimum, a Class A roof assembly.
- G. Skylights**
 Skylights shall have a non-combustible frame with dual glazing or heat strengthened or fully tempered glass or a 3/4-hour fire resistive assembly.
- H. Automatic Fire Extinguishing Systems**
 All construction located in Special Fire Protection Areas shall be equipped with an approved automatic fire sprinkler system per the NFPA STD. 13D, including all small spaces and attic areas.

INDICATES EXPOSED SIDE ON STRUCTURE

Building Construction Features With Fire Sprinklers Protection on exposed sides
 Class A Roof Covering



- (A) 1 3/8 inch solid core doors, or metal doors
- (B) multi-glazed windows, or 1 3/8 inch solid core doors, or metal doors
- (C) non-combustible frame, and heat strengthened dual glazing, or fully tempered glass, or 3/4-hour fire resistive assembly

Handwritten note: All skylights 200 sq ft

DRIVEWAY SPECIFICATION
 15% MAX GRADIENT, CONCRETE SUBGRADE SHALL BE COMPACTED 90% AND PAVED DRIVEWAY SHALL SUPPORT 68,000 LBS OF VEHICLE WEIGHT.

EXISTING DRIVEWAY AND ALBRECHT RESIDENCE
 30592 HUNKY DORY LANE
 TRABUCO CANYON, CA 92679

OCFA 150' HOSE PULL

TRUST OF ALLAN R UVESUGI LOT
 856-042-08
 RURAL VACANT LOT
 TRABUCO CANYON, CA 92679

RESIDENTIAL SWIMMING POOL

IN-HOUSE DOMESTIC WATER SUPPLY (NOT A PART)
 DOMESTIC WATER SUPPLY SHALL BE FOR HOUSEHOLD WATER AND SWIMMING POOL NEEDS ONLY. NOT A PART OF FIRE SPRINKLER SYSTEM DESIGN. FINAL DESIGN SHALL BE DETERMINED BY PROPERTY OWNER AND LICENSED PLUMBING CONTRACTOR. THIS DOMESTIC SYSTEM IS NOT A PART OF O.C.F.A. REVIEW.

PROPOSED 10'x10' VAULT
 PROPOSED 10'x10' VAULT RECESSED 5' FOR PROPOSED POOL EQUIPMENT AND WATER TANK FOR IN-HOUSE FIRE SPRINKLER SYSTEM ONLY. WATER TANK IS APPROXIMATELY 36" IN DIA. x 5' HEIGHT AND IS DESIGNED TO MAINTAIN REQUIRED PRESSURE TO OPERATE IN-HOUSE FIRE SPRINKLER SYSTEM ONLY. NOT A PART OF HOUSEHOLD DOMESTIC WATER SUPPLY AND POOL WATER SUPPLY REQUIREMENTS. PROPOSED FINAL TANK SIZE SHALL BE DETERMINED BY LICENSED FIRE SPRINKLER DESIGN CONTRACTOR IN CONSULTATION WITH O.C.F.A. BY USING A 3-4 HEAD CALCULATION AS REQUIRED BY O.C.F.A.

EXISTING DRIVEWAY AND PATTERSON LOTS
 PARCEL 856-032-39
 RURAL VACANT LOT
 TRABUCO CANYON, CA 92679

PROPOSED RESIDENTIAL DRIVEWAY/ EMERGENCY VEHICLE TURNAROUND

MCBRIDE PROPERTY PROPOSED RESIDENCE
 PARCEL 856-033-01
 UNDER CONSTRUCTION
 TRABUCO CANYON, CA 92679

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT
 EXISTING FIRE HYDRANT WITH FIRE FLOW 666 GPM FOR 2 HOURS AT 20 PSI.

EXISTING FIRE HYDRANT
 EXISTING FIRE HYDRANT WITH FIRE FLOW 955 GPM FOR 2 HOURS AT 20 PSI.

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT
 EXISTING FIRE HYDRANT WITH FIRE FLOW 666 GPM FOR 2 HOURS AT 20 PSI.

EXISTING FIRE HYDRANT
 EXISTING FIRE HYDRANT WITH FIRE FLOW 955 GPM FOR 2 HOURS AT 20 PSI.

ORANGE COUNTY FIRE AUTHORITY
 REVIEWED by Planning & Development
 Approval subject to field inspection and required test, installation, maintenance, conditions in accordance and compliance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
 OCFA Service Request # 14221
 Fee Code: 187297
 By: J. Hutain Date: 2/24/03
 (Approved by 160)
 ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
 Call OCFA in advance to schedule inspections:
 Phone (949) 744-0567

SITE PLAN NOTES

1. This project falls within SFPA per ordinance no. 3960, and will comply with UFC APPENDIX II-A-2 (1997) as locally amended.
2. All driveways meet OCFA requirements of 68,000 pounds and 90% compaction with paving. The driveway grade shall be 15% maximum.
3. This project meets OCFA alternative fire flow requirements per BULLETIN # 12-99 REMOTE WATER SUPPLY by providing a private fire hydrant/wet Fire Department Connection (FDC) supplied by a 25,000 gallon swimming pool.
4. The maximum structure on this lot shall not exceed 7,000 s.f. Type V-N Construction.
5. The main structure will have Class A roof coverings.
6. Automatic fire sprinklers required per NFPA-13D including small spaces and shall be subject to a 3-4 head calculation as required by Orange County Fire Authority.
7. Proposed 10'x10' vault recessed 5' for proposed pool equipment and water tank for in-house fire sprinkler system only, which is not a part of the household domestic water supply and pool water supply requirements. The proposed water tank is designed to maintain required pressure to operate in-house fire sprinkler system only. The final tank size shall be determined by a licensed fire sprinkler system design contractor in consultation with O.C.F.A. by using a 3-4 head calculation as required by O.C.F.A.



PREPARED BY: **FIRESAFE PLANNING SOLUTIONS**
 PHONE: (949) 481-7526
 FAX: (949) 388-1367
 www.firesafeplanning.com
 DAVID OATIS, President
 27515 PASO TOLUCA, SAN JUAN CAPISTRANO, CA 92675

| REVISIONS | BY | DATE |
|-----------|----|------|
| | | |
| | | |
| | | |

PREPARED FOR: **OWNER: JEFF CHASKA**
PARCEL NO: 856-032-40
ADDRESS: 30582 HUNKY DORY LANE
TRABUCO CANYON, CALIFORNIA 92679

SHEET TITLE: **SITE PLAN**
OCFA SR# 69381 AND 69383

| | |
|---------------------------|-------------|
| DRAWN ALLAN GALERA | SHEET |
| CHECKED DAVID OATIS | DATE |
| DATE FEBRUARY 13, 2003 | 1.0 |
| SCALE 1"=20'-0" | JOB NO. |
| 00-010 | OF 1 SHEETS |

SHEET 1 OF 2 SHEETS
GROSS ACREAGE: 3.7295 ACRES
NO. OF PARCELS: 4
DATE OF SURVEY: 12/88
BLOCK: 5258
MODULE: 36, 37

PARCEL MAP NO. 88-336

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 1, PER MAP FILED IN BOOK 47, PAGE 42 OF PARCEL
MAPS AND PARCEL 2, PER MAP FILED IN BOOK 47, PAGE 18 OF PARCEL MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY

DECEMBER 1988
GEORGE POLYCRATES & ASSOCIATES
GEORGE POLYCRATES, R.C.E. NO. 27244

OWNERSHIP CERTIFICATE
WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE, WE HEREBY DEDICATE TO THE COUNTY OF ORANGE THE EASEMENT FOR ALL EMBASSANCY VEHICULAR ACCESS AS SHOWN ON THE MAP.
MAVINE G. CHADWICK A WIDOW, OWNER:
MAYNE G. CHADWICK A WIDOW, OWNER:
HAKINE G. CHADWICK

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED IN BOOK 13551, PAGE 230, OFFICIAL RECORDS.

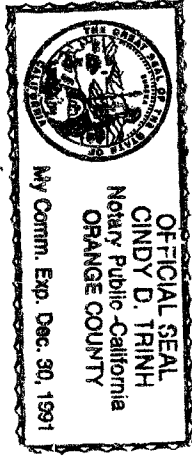
BY: Mel Simnitt BY: C. Penso
MEL SIMNITT CAROLE PENSO
U.S. SMALL BUSINESS ADMINISTRATION, BENEFICIARY UNDER DEED OF TRUST RECORDED AS INSTRUMENT NO. 82-071066, OFFICIAL RECORDS.

BY: Chris S. Dougan BY: Roy Nakano
CHRIS S. DOUGAN ROY NAKANO

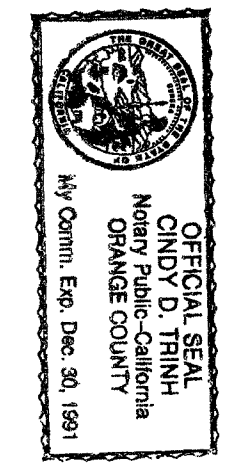
NOTARY ACKNOWLEDGEMENTS
STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS 14TH DAY OF MAY 1989, BEFORE ME, CINDY I. TRINH
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
MEL SIMNITT AND CAROLE PENSO
PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF RESPECTIVELY, EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED TO ME THAT SUCH CORPORATION ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
NOTARY PUBLIC IN AND FOR SAID STATE
CINDY I. TRINH
MY PRINCIPAL PLACE OF BUSINESS IS IN
ORANGE COUNTY
MY COMMISSION EXPIRES: DEC 30, 1991

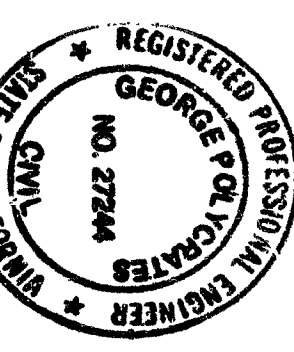


STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
ON THIS 14TH DAY OF MAY, 1989, BEFORE ME, CINDY I. TRINH
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
MEL SIMNITT AND CAROLE PENSO
PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF RESPECTIVELY, EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED TO ME THAT SUCH CORPORATION ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.



ENGINEER'S CERTIFICATE
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF WINSTON W. CLARK ON DECEMBER 1988. I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS BEFORE JUNE, 1989, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-RUN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

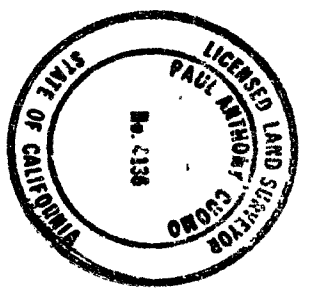
REGISTERED PROFESSIONAL ENGINEER
GEORGE POLYCRATES
NO. 27244
R.C.E. NO. 27244
MY REGISTRATION EXPIRES 3/31/89



COUNTY SURVEYOR'S CERTIFICATE
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED THIS 9th DAY OF September, 1989

BY: John Sanks Paula Lemo
JOHN SANKS PAULA LEMO
COUNTY SURVEYOR L.S. 4136 EXPIRES 6-30-92



SIGNATURE OMISSIONS
PURSUANT TO SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
1. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 8675, PAGE 451, OFFICIAL RECORDS. ETUX, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, RECORDED IN BOOK 9783, PAGE 404 OFFICIAL RECORDS.
2. GERALD N. DICKIE ETUX, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, RECORDED IN BOOK 10674, PAGE 725 AND IN BOOK 11088, PAGE 1829, BOTH OF OFFICIAL RECORDS.

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
ON THIS 16th DAY OF May, 1989, BEFORE ME, Lori A. Brown,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Chris S. Dougan and Roy Nakano
PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF RESPECTIVELY, EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED TO ME THAT SUCH CORPORATION ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
NOTARY PUBLIC IN AND FOR SAID STATE
Lori A. Brown
MY PRINCIPAL PLACE OF BUSINESS IS IN
Orange COUNTY
MY COMMISSION EXPIRES: 7/12/91

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
ON THIS 14th DAY OF September, 1989
I HEREBY CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP

DATED THIS 14th DAY OF September, 1989
Linda D. Ruth
CLERK OF THE BOARD OF SUPERVISORS

ACCEPTED AND FILED
REQUEST OF
Cameron Weatherhead Land Title Ins. Co.

DATE September 25, 1989
TIME 8:15
FEE \$ 8.00
INSTRUMENT # 89-512309
BOOK 244 PAGE 16 ON

LEE A. BRANCH
COUNTY RECORDER

BY: Lee A. Branch
DEPUTY

SHEET 2 OF 2 SHEETS
 GROSS ACREAGE : 3.7295 ACRES
 NO. OF PARCELS : 4

PARCEL MAP NO. 88-336

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF PARCEL 1, PER MAP FILED IN BOOK 47, PAGE 42 OF PARCEL
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DECEMBER 1988

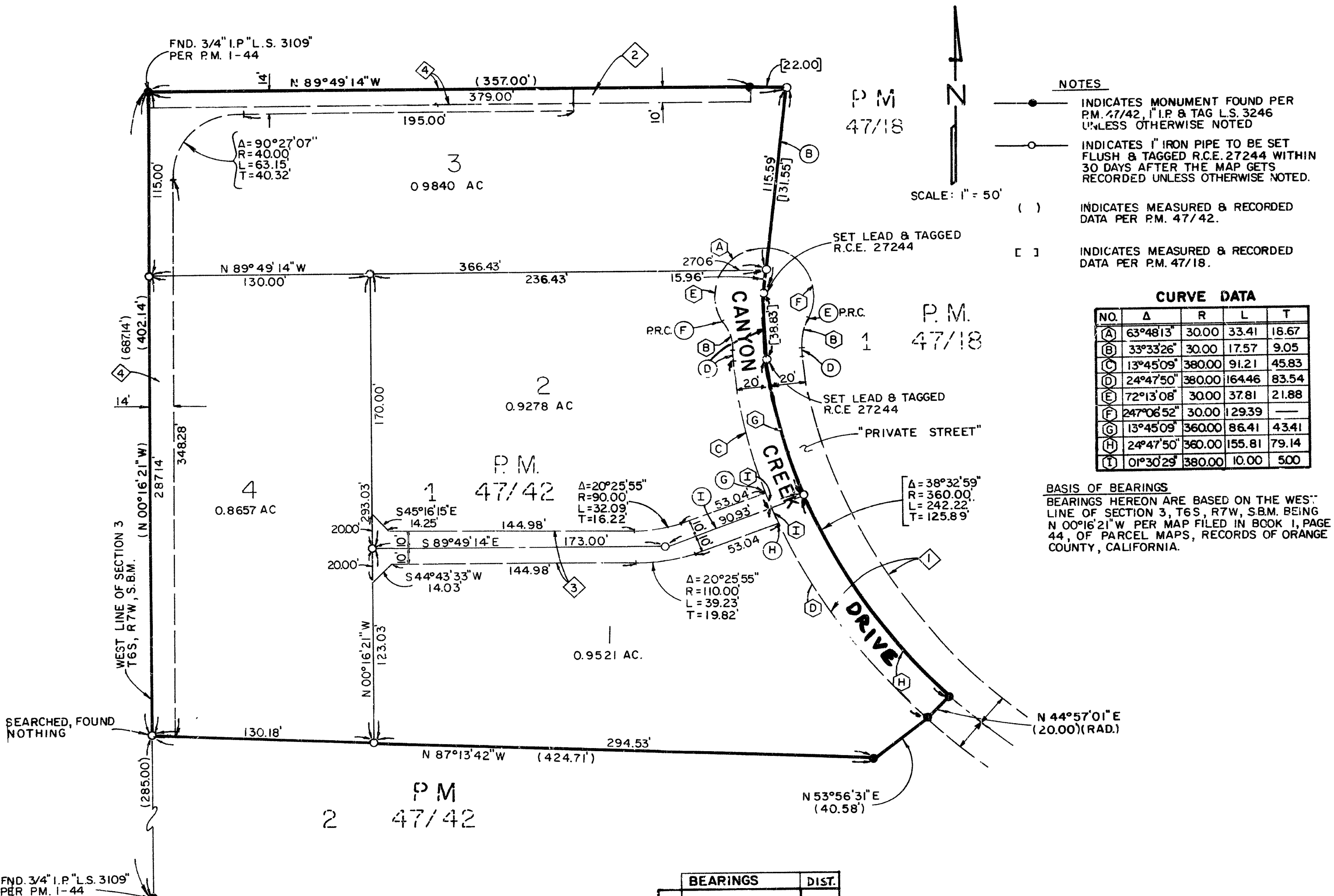
GEORGE POLYCRATES, R.C.E. NO. 27244

GEORGE POLYCRATES & ASSOCIATES

WE THE UNDERSIGNED, AS OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP DO HEREBY DECLARE THAT THE PROPERTY IS TO BE SERVED BY A PRIVATE ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSISTING OF A SEPTIC TANK AND TRENCH LEACH FIELD AND/OR SEEPAGE PITS.

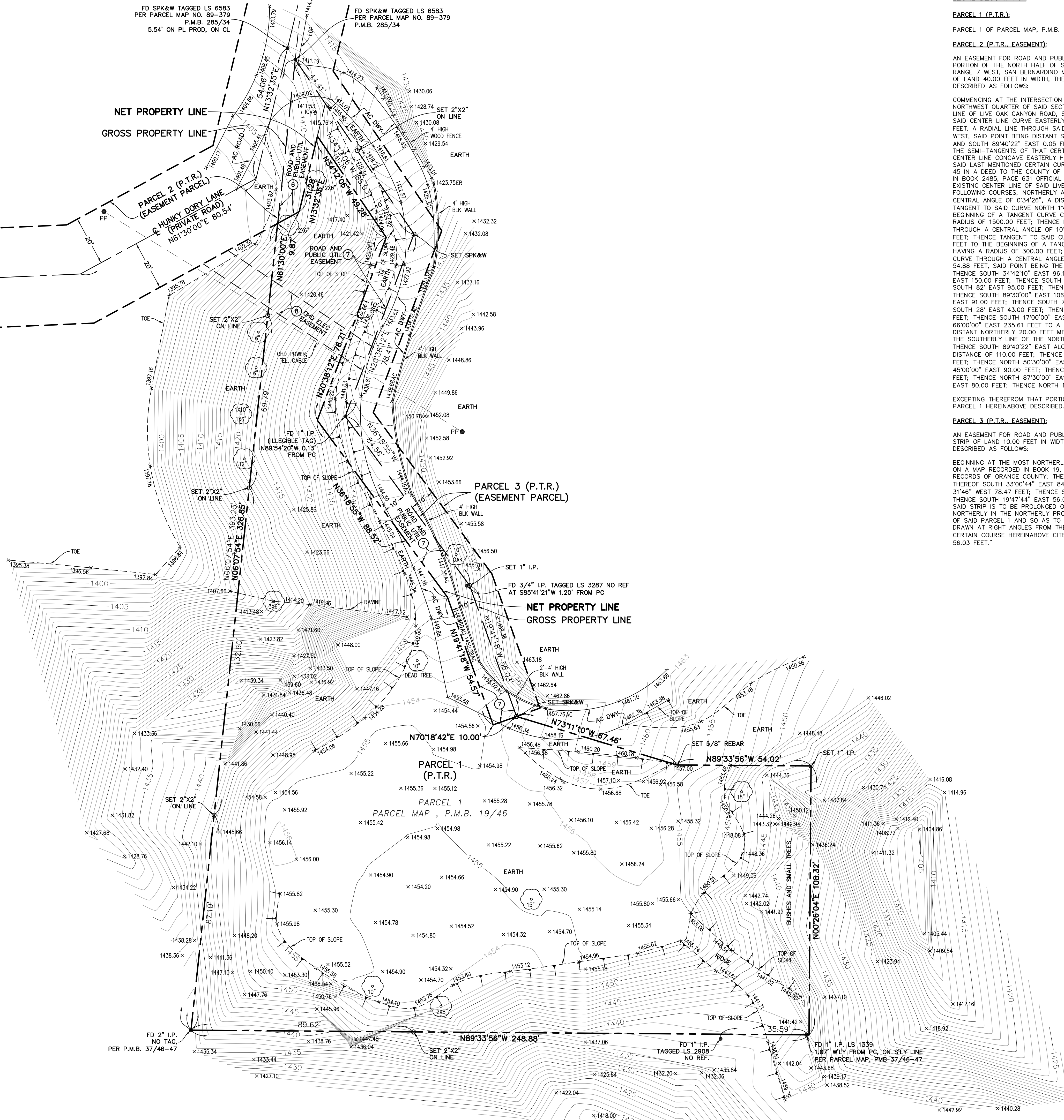
THE INSTALLATION AND MAINTENANCE OF THIS SYSTEM IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S). MINIMUM MAINTENANCE REQUIREMENTS INCLUDE PERIODIC CLEANING OF THE SEPTIC TANK TO REMOVE SLUDGE AND SCUM. SEPTIC TANKS SHOULD BE INSPECTED AT LEAST ONCE A YEAR AND PUMPED OUT WHEN NECESSARY BY A SEPTIC TANK CLEANING FIRM REGISTERED WITH THE COUNTY HEALTH DEPARTMENT.

NOTE:
 BUILDING PERMIT ISSUANCE SHALL BE PHASED IN ACCORDANCE WITH THE FOOTHILL PHASING PLAN (FCPP) DEVELOPMENT PHASING PLAN, AND SHALL ALSO BE SUBJECT TO ANY OTHER BOARD OF SUPERVISORS APPROVED GROWTH MANAGEMENT PHASING PLAN PERTAINING TO THE TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES. A VALID BOARD OF SUPERVISORS APPROVED DEVELOPMENT AGREEMENT PERTAINING TO THE PROPERTY WHICH INCLUDES A DEVELOPMENT PHASING PLAN SHALL SATISFY THE REQUIREMENTS OF THIS CONDITION.



NOTE
 1. PROPERTY IS IN AN EXTREME FIRE HAZARD AREA DUE TO WILDLAND EXPOSURE

- EASEMENTS
- ① A NON-EXCLUSIVE 40.0' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES PER 12138/1510 OR R
 - ② A NON-EXCLUSIVE EASEMENT FOR UNDERGROUND UTILITIES AND APPURTENANCES SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 10674, PAGE 725.
 - ③ PROPOSED 20.0' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES IN FAVOR OF PARCELS 1, 2 & 4.
 - ④ PROPOSED 14.0' EASEMENT FOR ALL EMERGENCY VEHICULAR ACCESS.



LEGAL DESCRIPTION

PARCEL 1 (P.T.R.):

PARCEL 1 OF PARCEL MAP, P.M.B. 19/46.

PARCEL 2 (P.T.R. EASEMENT):

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THAT PORTION OF THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, INCLUDED WITHIN A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 WITH THE EXISTING CENTER LINE OF LIVE OAK CANYON ROAD, SAID POINT BEING ON A CURVE IN SAID CENTER LINE CURVE EASTERLY HAVING A RADIUS OF 1000.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 88°47'06" WEST, SAID POINT BEING DISTANT SOUTH 1°47'20" WEST 291.24 FEET AND SOUTH 89°40'22" EAST 0.05 FEET FROM THE INTERSECTION OF THE SEMI-TANGENTS OF THAT CERTAIN CURVE IN SAID EXISTING CENTER LINE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET, SAID LAST MENTIONED CERTAIN CURVE BEING DESIGNATED COURSE NO. 45 IN A DEED TO THE COUNTY OF ORANGE RECORDED APRIL 13, 1953 IN BOOK 2485, PAGE 631 OFFICIAL RECORDS; THENCE ALONG THE EXISTING CENTER LINE OF SAID LIVE OAK CANYON ROAD THE FOLLOWING COURSES; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°54'28", A DISTANCE OF 10.00 FEET; THENCE TANGENT TO SAID CURVE NORTH 12°5'45" EAST 73.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 300.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°28'54" A DISTANCE OF 54.89 FEET; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 34°42'10" EAST 96.14 FEET; THENCE SOUTH 19°30'00" EAST 150.00 FEET; THENCE SOUTH 48° EAST 50.00 FEET; THENCE SOUTH 82° EAST 95.00 FEET; THENCE NORTH 67° EAST 120.00 FEET; THENCE SOUTH 89°30'00" EAST 106.00 FEET; THENCE NORTH 59°30'00" EAST 91.00 FEET; THENCE SOUTH 75° EAST 82.00 FEET; THENCE SOUTH 28° EAST 43.00 FEET; THENCE SOUTH 13°30'00" WEST 90.00 FEET; THENCE SOUTH 17°00'00" EAST 125.00 FEET; THENCE SOUTH 66°00'00" EAST 235.61 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 20.00 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 3; THENCE SOUTH 89°40'22" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 110.00 FEET; THENCE NORTH 60°30'00" EAST 165.00 FEET; THENCE NORTH 50°30'00" EAST 150.00 FEET; THENCE NORTH 45°00'00" EAST 90.00 FEET; THENCE NORTH 66°00'00" EAST 90.00 FEET; THENCE NORTH 87°30'00" EAST 120.00 FEET; THENCE 81°30'00" EAST 80.00 FEET; THENCE NORTH 13°30'00" EAST 110.00 FEET.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN PARCEL 1 HEREINAFOVE DESCRIBED.

PARCEL 3 (P.T.R. EASEMENT):

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 10.00 FEET IN WIDTH, THE SOUTHWESTERLY LINE BEING DESCRIBED AS FOLLOWS:

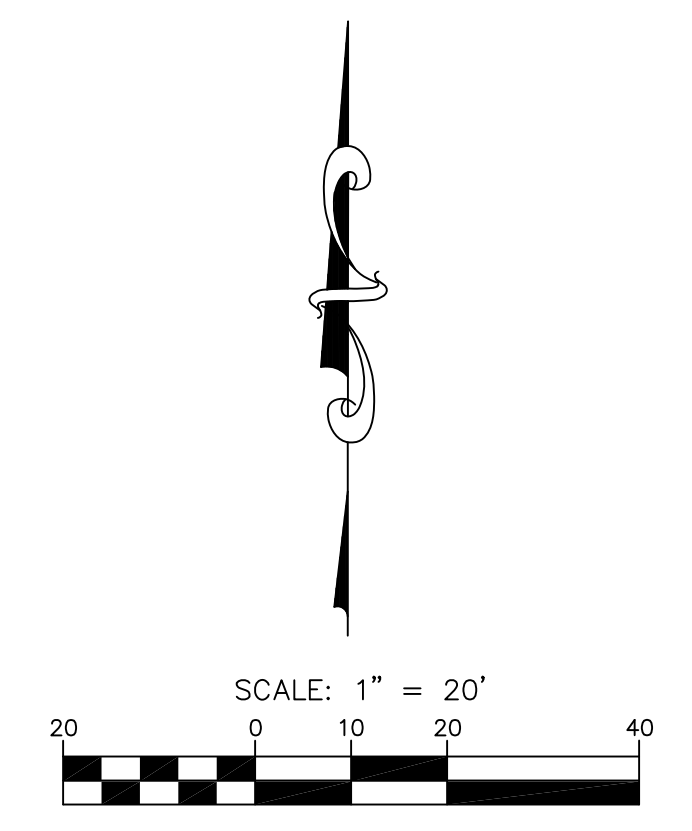
BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 1 AS SHOWN ON A MAP RECORDED IN BOOK 19, PAGE 46 OR PARCEL MAPS, RECORDS OF ORANGE COUNTY; THENCE ALONG THE EASTERLY LINE THEREOF SOUTH 33°00'44" EAST 84.08 FEET; THENCE SOUTH 20°31'46" WEST 78.47 FEET; THENCE SOUTH 36°25'21" EAST 84.56 FEET; THENCE SOUTH 19°47'44" EAST 56.03 FEET. THE NORTHERLY LINE OF SAID STRIP IS TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHERLY IN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 1 AND SO AS TO TERMINATE SOUTHERLY IN A LINE DRAWN AT RIGHT ANGLES FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HEREINAFOVE CITED AS "SOUTH 19°47'44" EAST 56.03 FEET."

LEGEND

- CENTER LINE
- EASEMENT LINE
- EASEMENT PARCEL LINE
- NET PROPERTY LINE
- GROSS PROPERTY LINE
- WALL
- ⊙ TREE WITH TRUNK DIAMETER
- Ⓢ PRELIMINARY TITLE REPORT SCHEDULE B, ITEM NUMBER SEE EASEMENT NOTE

ABBREVIATIONS

- AC ASPHALT
- BLK BLOCK
- DMY DRIVEWAY
- EDP EDGE OF PAVEMENT
- ICV IRRIGATION CONTROL VALVE
- DHD DIVERHEAD
- PC PROPERTY CORNER
- W'LY WESTERLY



NOTES

1. REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: TICOR TITLE PRELIMINARY REPORT, ORDER NO. 00522352-997-BOC, DATED FEBRUARY 5, 2018.
2. ASSESSOR'S PARCEL NUMBER: 856-034-16
3. GROSS AREA: 44,406 SQ. FT. 1.019 ACRE
NET AREA (EXCLUDING ROAD EASEMENTS): 41,012 SQ. FT. 0.942 ACRE

EASEMENT NOTES

1. EASEMENTS FOR RIGHT OF WAY AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED MARCH 23, 1912 IN BOOK 210, PAGE 176 OF DEEDS. A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE, OUTSIDE PROPERTY, NOT PLOTTED.
2. EASEMENTS GRANTED TO COUNTY OF ORANGE FOR LIVE OAK CANYON ROAD AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED APRIL 13, 1953 IN BOOK 2485 PAGE 626 OF OFFICIAL RECORDS. LIVE OAK CANYON ROAD IS OUTSIDE PROPERTY, NOT PLOTTED.
3. EASEMENTS FOR ROAD AND PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 27, 1963 IN BOOK 6445 PAGE 780 AND A DOCUMENT RECORDED SEPTEMBER 23, 1963 IN BOOK 6727, PAGE 598, BOTH OF OFFICIAL RECORDS. PLOTTED.
4. EASEMENTS FOR ROAD AND PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED IN BOOK 9344 PAGE 415 OF OFFICIAL RECORDS. PLOTTED.
5. EASEMENTS FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED IN BOOK 12806 PAGE 1591 OF OFFICIAL RECORDS. PLOTTED.

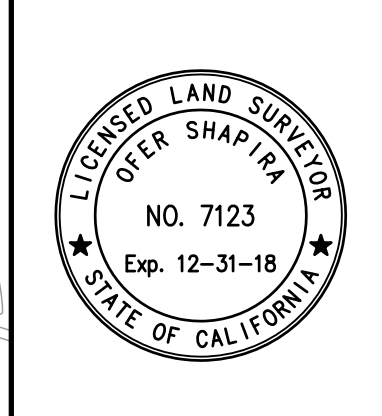
BASIS OF BEARINGS

THE CENTERLINE OF HUNKY DORY LANE BEING N 61°30'00" E PER PARCEL MAP, P.M.B. 19/46.

BENCH MARK

ORANGE COUNTY PUBLIC WORKS VERTICAL CONTROL DATA SHEET O.C.S. 1995 ADJUSTMENT.
DESIGNATION: 3W-47-77
ELEV: 1199.572
DATUM: NAVD88
YEAR LEVELLED: 1990
DESCRIPTION: DESCRIBED BY OCS. 2003-FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-47-77", SET IN THE TOP OF A 6 IN. BY 6 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE NORTHEASTERLY PORTION OF THE "Y" INTERSECTION OF LIVE OAK CANYON ROAD AND CANYON CREEK DRIVE, 1.8 MILES EASTERLY ALONG LIVE OAK CANYON FROM ITS INTERSECTION WITH EL TORO ROAD, 16.5 FT. EASTERLY OF THE CENTERLINE OF LIVE OAK CANYON, 3.9 FT. NORTHEASTERLY OF A FIRE HYDRANT AND 8 FT. NORTHERLY OF A POWER POLE #137438E. MONUMENT IS SET 1 FT. ABOVE THE GROUND.

Offer Shapira
6-26-18
DATE
OFFER SHAPIRA
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2018



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TOPOGRAPHIC SURVEY
30592 HUNKY DORY LANE
TRABUCO CANYON, CALIFORNIA 92679

DATE: 6-26-18 DRAWN BY: A.S., V.L.
DATE OF SURVEY: 5-31-18 CHECKED BY: O.S.
JOB NAME: VANOS/BOUKAI-HUNKY DORY SHEET: 1 OF 1

