PACIFIC COMMERCE CENTER
AP # 610-351-05
TR. 13344

IRVINE RANCH WATER DISTRICT
AP # 104-132-36 & 104-132-65
PARCEL MAP NO. 248-17

POCKET PARK WITH BENCH, TRASH RECEPTACLE AND TURF WITH SHADE TREES

"STABILIZED" DECOMPOSED GRANITE SURFACE ON SERVICE ROAD

CONCRETE PAVING WITH RADIUSED CONCRETE BENCH AND TRASH RECEPTACLE

A.C. SURFACE ON SERVICE ROAD

ENHANCED CONSTRUCTION ZONE - STRUCTURES ADJOINING THE FUEL MODIFICATION ZONE. REFER TO FUEL MODIFICATION PLANS FOR DETAILS.

FUEL MODIFICATION ZONE 'B', WET ZONE (100% REMOVAL OF NATIVE SHRUBS) HOA MAINTAINED PER OCFA MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT LIST.

FUEL MODIFICATION ZONE 'A', FLAT OR LEVEL GRADE, NON-COMBUSTIBLE HOA MAINTAINED PER OCFA MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT PALETTE

"BREAK-AWAY" METAL BOLLARDS

A.C. PAVED ACCESS ROAD

"BREAK-AWAY" METAL BOLLARDS

NOTE:
FUEL MODIFICATION ZONE, REFER TO FUEL MODIFICATION PLAN, SERVICE REQUEST NUMBER 16278.

EASEMENT SURFACE AND PLANTING BY HOMEOWNER

FUEL MODIFICATION ZONE 'A', FLAT OR LEVEL GRADE, NON-COMBUSTIBLE HOA MAINTAINED PER OCFA MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT PALETTE

FUEL MODIFICATION ZONE 'B', WET ZONE (100% REMOVAL OF NATIVE SHRUBS) HOA MAINTAINED PER OCFA MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT LIST.

ENHANCED CONSTRUCTION ZONE - STRUCTURES ADJOINING THE FUEL MODIFICATION ZONE. REFER TO FUEL MODIFICATION PLANS FOR DETAILS.

EASEMENT SURFACE AND PLANTING BY HOMEOWNER

BENCH AND TRASH RECEPTACLE AT REST AREA IN D.S.

EASEMENT SURFACE BY HOMEOWNER

NOTE:
EXISTING MANUFACTURED LANDSCAPE AREA

ACCENT CONCRETE COMMON ACCESS PAVING

ACCENT CONCRETE PAVING TYPICAL

POCKET PARK WITH CONCRETE BENCH, TRASH RECEPTACLE, TURF AND ORNAMENTAL LANDSCAPE

TYPICAL ACCENT PAVING SHALL BE STAMPED CONCRETE, DESIGNED TO SUPPORT WASTE MANAGEMENT TRASH TRUCKS, TYPICAL ALL LOCATIONS.

"BREAK-AWAY" NON-LIGHTED METAL BOLLARDS
PROMENADE WITH BOLLARDS AND ACCENT PAVING

NOTE:
TEMPORARY FUEL MODIFICATION AND WEED ABATEMENT - 75' TO 130', MAINTAINED BY HOA, TEMPORARY FUEL MODIFICATION CONSISTS OF A 50% ZONE 'C' WHICH WILL BE 75' TO 130' THROUGHOUT. REFER TO FUEL MODIFICATION REQUIREMENTS AND MAINTENANCE NOTES, SECTION ZONE 'C'.

TYPICAL ACCENT PAVING SHALL BE STAMPED CONCRETE, DESIGNED TO SUPPORT WASTE MANAGEMENT TRASH TRUCKS, TYPICAL ALL LOCATIONS.

BENCH AND TRASH RECEPTACLE AT REST AREA

A.C. PAVED ACCESS ROAD

"BREAK-AWAY" METAL BOLLARDS

LOT 'W' TO BE PLANTED BY DEVELOPER AND MAINTAINED BY HOA

EXIST. REL. WALL
EXIST. SCREEN WALL

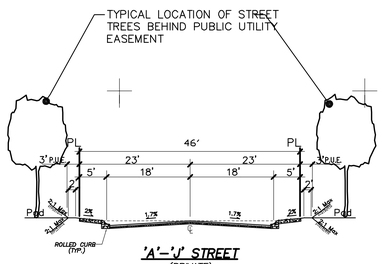
NOTE:
PLANTING AND IRRIGATION SHALL CONFORM TO "GUIDELINES FOR IMPLEMENTATION OF THE CITY OF LAKE FOREST WATER EFFICIENT LANDSCAPE REGULATIONS", (WELO)

NORTH

50' 25' 0 50' 100' 150'

SCALE: 1"=50'

TYPICAL LOCATION OF STREET TREES BEHIND PUBLIC UTILITY EASEMENT



'A'-'J' STREET
(PRIVATE)
NTS

ZONE B - WET IRRIGATED ZONE - 100-110' MINIMUM. (3.98 AC.)

NATIVE GRASSLAND MIX LEGEND:
INSTALLED BY HYDROSEEDING.

BOTANICAL/COMMON NAME	HEIGHT/SPREAD		PURITY/GERM. MINIMUM %		LBS./ACRE
ENCELIA CALIFORNICA - BUSH SUNFLOWER	2'-4'	3'-6'	40	60	2
ERIOPHYLLUM CONFERTIFLORUM - GOLDEN YARROW	1'-2'	1'-2'	35	75	2
ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY	6"-12"	8"-16"	98	75	6
GNAPHALIUM CALIFORNICUM - CALIFORNIA EVERLASTING	1'-2'	1'	10	25	3
LUPINUS NANUS - SKY LUPINE	6"-1'	1'-2'	98	70	5
MIMULUS AURANTIACUS - STICKY MONKEY FLOWER	2'-4'	3'-6'	5	70	3
STIPA LEPIDA - FOOTHILL NEEDLEGRASS	1'-2'	1'	60	80	2
TOTAL POUNDS PER ACRE					23

FUEL MODIFICATION ZONE PLANTINGS:

PLATANUS ACERIFOLIA - LONDON PLANE TREE:
DECIDUOUS TREE

QUERCUS AGRIFOLIA - COAST LIVE OAK
EVERGREEN TREE

ZONE B: WET IRRIGATED ZONE - 100'-110' MINIMUM. (3.98 AC.)

SHRUB & GROUNDCOVER PLANTING LEGEND
ALL PLANT MATERIAL INSTALLED AT 1 GALLON MINIMUM SIZE. SHRUBS SHALL BE USED AT PATHWAYS, WALLS AND PLACES OF INTEREST. MAJOR PLANTINGS CONSIST OF HYDROSEEDED MIX LISTED BELOW.

ARCTOSTAPHYLOS 'PACIFIC MIST' - PACIFIC MIST MANZANITA
CEANOTHUS GRISEUS HORIZONTALIS - CARMEL CREEPER
CEANOTHUS 'LOUIS EDMUNDS' - LOUIS EDMUNDS LILAC
CISTUS HYBRIDUS - WHITE ROCKROSE
CISTUS PURPUREUS - ORCHID ROCKROSE
COPROSMA KIRKII - CREEPING COPROSMA
ELAEGNUS PUNGENS - SILVERBERRY
GALVEZIA SPECIOSA - ISLAND BUSH SNAPDRAGON
ISOMERIS ARBOREA - BLADDERPOD
LANTANA CAMARA 'SUNSET' - SUNSET LANTANA
MIMULUS AURANTIACUS STICKY MONKEY FLOWER
RHAMNUS CALIFORNICA - COFFEEBERRY
RIBES VIBURNIFOLIUM - EVERGREEN CURRANT
ROSMARINUS OFFICINALIS 'PROSTRATUS' - PROSTRATE ROSEMARY
ROMNEYA COULTERI - MATILIJA POPPY
SAMBUCUS MEXICANA - BLUE ELDERBERRY

INTERIOR SLOPE PLANTINGS:

TREES:

TREES SHALL BE PROVIDED ON SLOPE FOR EROSION CONTROL AS WELL AS FRAMING OR SCREENING VIEWS. ALL SLOPE TREES SHALL BE INSTALLED AT 15 GALLON FOR LESS DAMAGE TO SLOPE SURFACE AND STABILITY.

PLATANUS ACERIFOLIA - LONDON PLANE TREE:
DECIDUOUS TREE

QUERCUS AGRIFOLIA - COAST LIVE OAK
EVERGREEN TREE

GINKGO BILOBA - MAIDENHAIR TREE
FALL COLOR ACCENT TREE

SHRUB PLANTINGS: (NON-FUEL MODIFICATION AREAS)

2:1 INTERIOR SLOPES OVER 3'-0" HIGH WILL BE PLANTED WITH DROUGHT TOLERANT LOW GROWING GROUND COVER PLANTS. MEDIUM TO LARGER PLANTS, DEPENDING ON THE SLOPE SIZE, WILL BE PLANTED FURTHER UP THE SLOPES FORMING "DRIFTS" OF DIFFERING PLANT MATERIALS. SMALL TREES MAY BE ADDED IF ROOM ALLOWS. PLANTS TO BE 1 GALLON AND 5 GALLON. TREES, IF APPROPRIATE, TO BE INSTALLED AT 15 GALLON SIZE.

PLANTS MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
ACACIA 'LOWBOY' - PROSTRATE ACACIA
ARCTOSTAPHYLOS SPP. - MANZANITA
BACCHARIS 'CENTENNIAL' - CENTENNIAL COYOTE BUSH
CEANOTHUS SPP. - CALIFORNIA LILAC
DALEA GREGGII - TRAILING INDIGO BUSH
ELEAGNUS PUNGENS - SILVERBERRY
HETEROMELES ARBUTIFOLIA - TOYON
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' - PROSTRATE MYOPORUM
ROSA BANKSAII - LADY BANK'S ROSE
SALVIA GREGGII - AUTUMN SAGE

STREET TREES:

PEACHWOOD STREET AND 'A' STREET:
JACARANDA ACUTIFOLIA - JACARANDA
15 GALLON

TAMARISK STREET AND 'F' STREET:
KOELREUTERIA BIPINNATA - CHINESE FLAME TREE
15 GALLON

'B' AND 'G' STREETS:
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' - PURPLE
15 GALLON

'C' AND 'H' STREETS:
RHUS LANCEA - AFRICAN SUMAC
15 GALLON

'D', AND 'E' STREETS:
PODOCARPUS GRACILIOR - FERN PINE
15 GALLON

TREE/SHRUB TALLEY:

TOTAL STREET TREES: 184 AT 24" BOX
TOTAL SITE TREES: 282 AT 15 GALLON
TOTAL PROJECT TREES: 371

TOTAL LAND AREA:
SLOPE - 244,607 SF x 1.12= 273,960 SF
FUEL MOD 'A' - 16,566 SF
FUEL MOD 'B' - 92,500 x 1.12 = 103,600 SF
PARK TURF - 5,542 SF

TOTAL PLANTING AREA - 349,668 SF
AT 5'-0" O.C. SPACING - 0.046
TOTAL PLANTS- 16,385 PLANTS
5 GALLON - 30% - 5,515
1 GALLON - 70% - 12,870

CONCEPTUAL LANDSCAPE PLAN

THE PINNACLE
AT SERRANO HIGHLANDS

WEST BAY TRUST
23201 MILLCREEK DRIVE, SUITE 130
LAGUNA HILLS, CA 92653

TCLA, Inc.
CORPORATE OFFICE: JOSEPH A. YARONI A.S.L.A. CA#1737
27305 SMYTH DRIVE, VALENCIA, CALIFORNIA 91355
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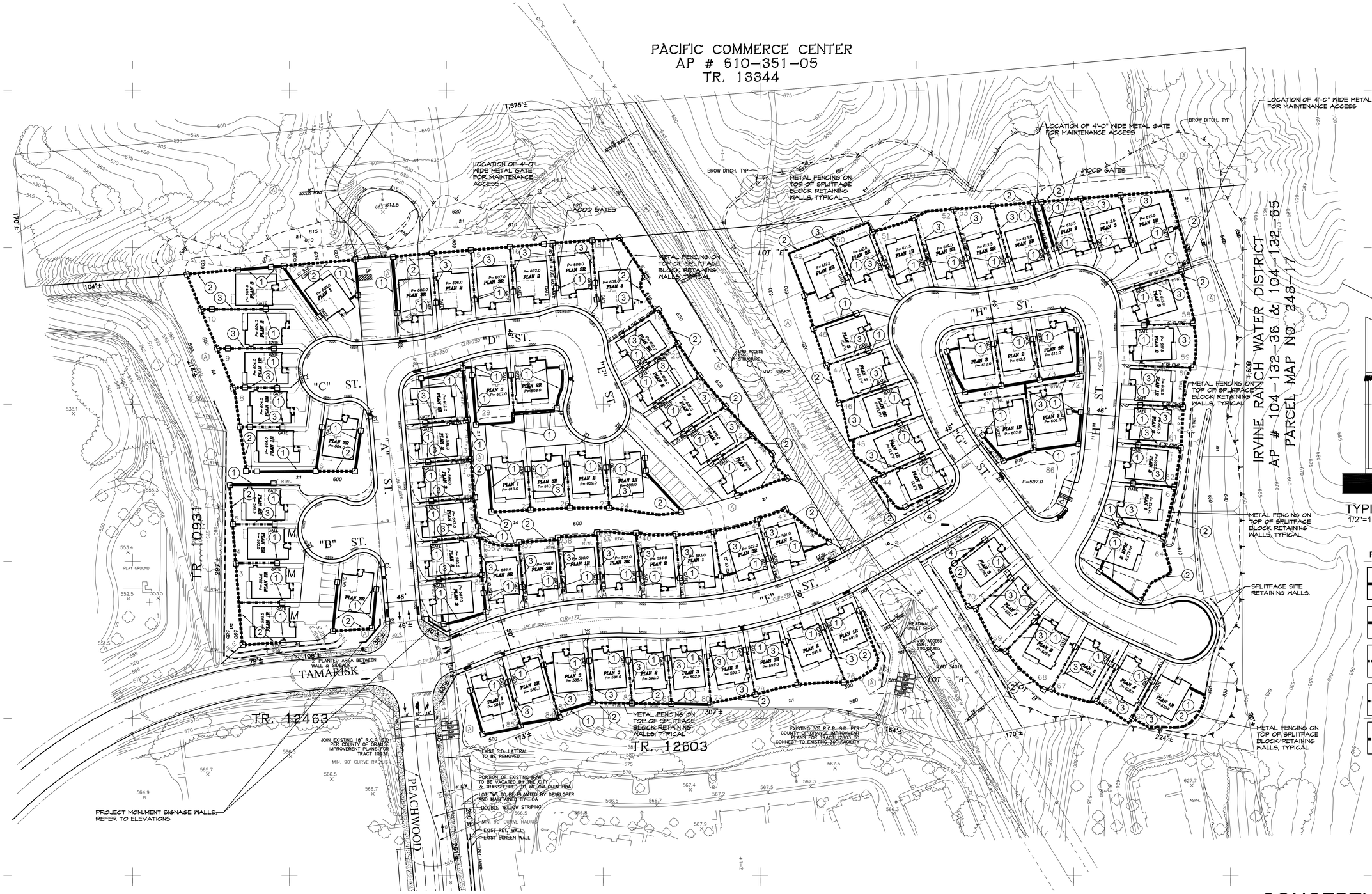
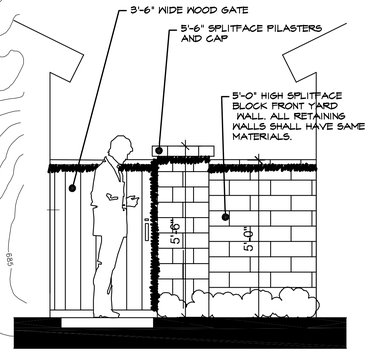
ORANGE COUNTY OFFICE:
1340 REYNOLDS AVENUE #103, IRVINE, CALIFORNIA 92614
(PH) 949-250-1515 (FX) 949-250-1801

L-1
SHEET 1 OF 4

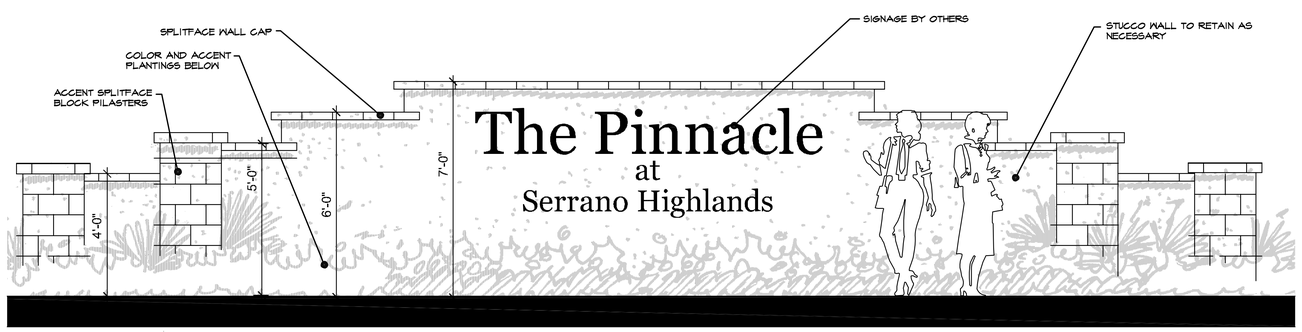




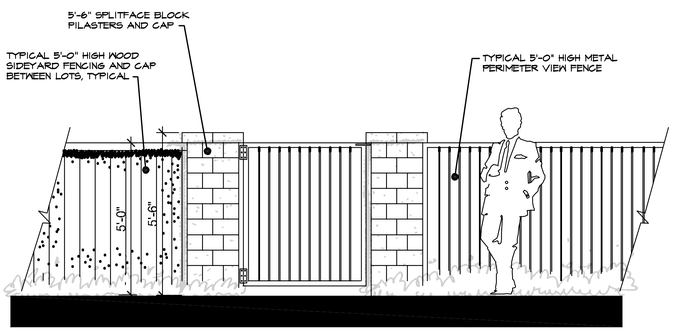
TYPICAL SIDEYARD FENCE / GATE
1/2"=1'-0"

FENCE & PILASTER LEGEND:

- (1) DENOTES 5'-0" HIGH SPLITFACE PERIMETER AND FRONT YARD WALL
- (1) (2) DENOTES 5'-6" HIGH SPLITFACE PILASTER, (SHOWN WITH METAL AND SPLITFACE INTERSECTION)
- (2) DENOTES 5'-0" HIGH METAL LOT LINE VIEW FENCE
- (3) DENOTES 5'-0" HIGH WOOD LOT LINE FENCE
- (4) DENOTES 3'-0" HIGH METAL LOT LINE VIEW FENCE OVER 2'-0" SLUMPSTONE BLOCK WALL



TYPICAL MONUMENT SIGNAGE WALL
1/2"=1'-0"



FENCE, PILASTER AND MAINTENANCE ACCESS GATE
1/2"=1'-0"

CONCEPTUAL FENCING PLAN

THE PINNACLE

AT SERRANO HIGHLANDS

WEST BAY TRUST
23201 MILLCREEK DRIVE, SUITE 130
LAGUNA HILLS, CA 92653

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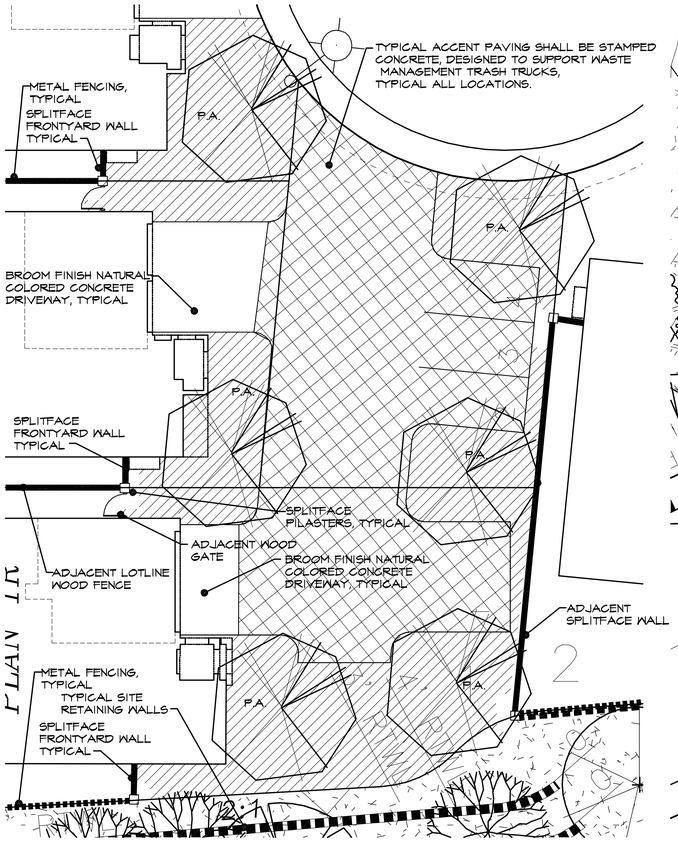
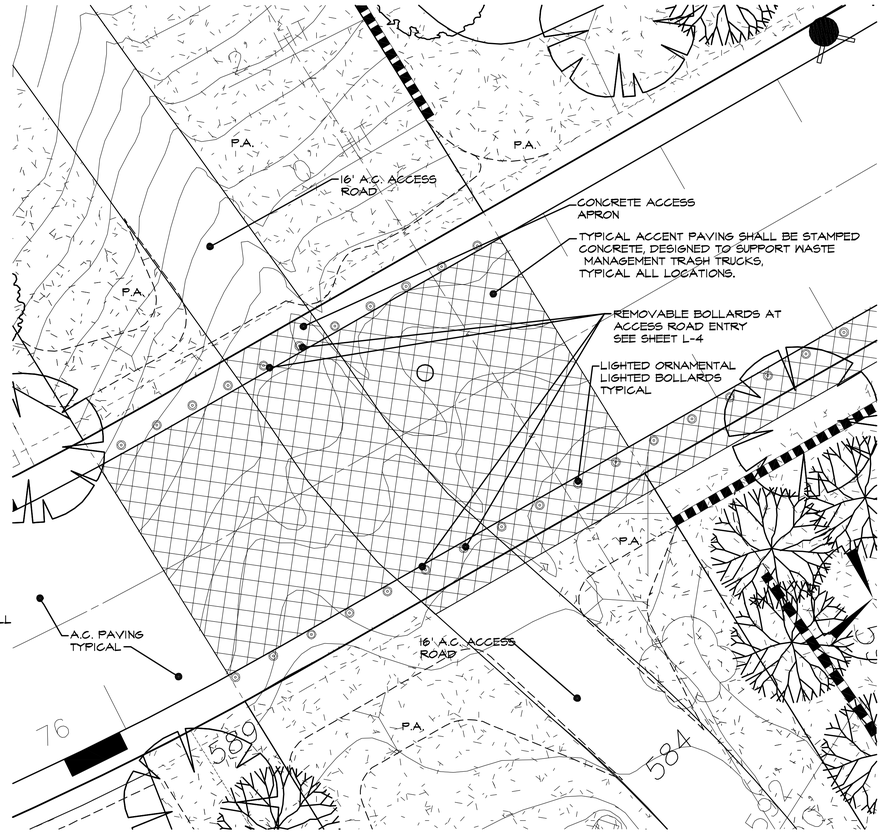
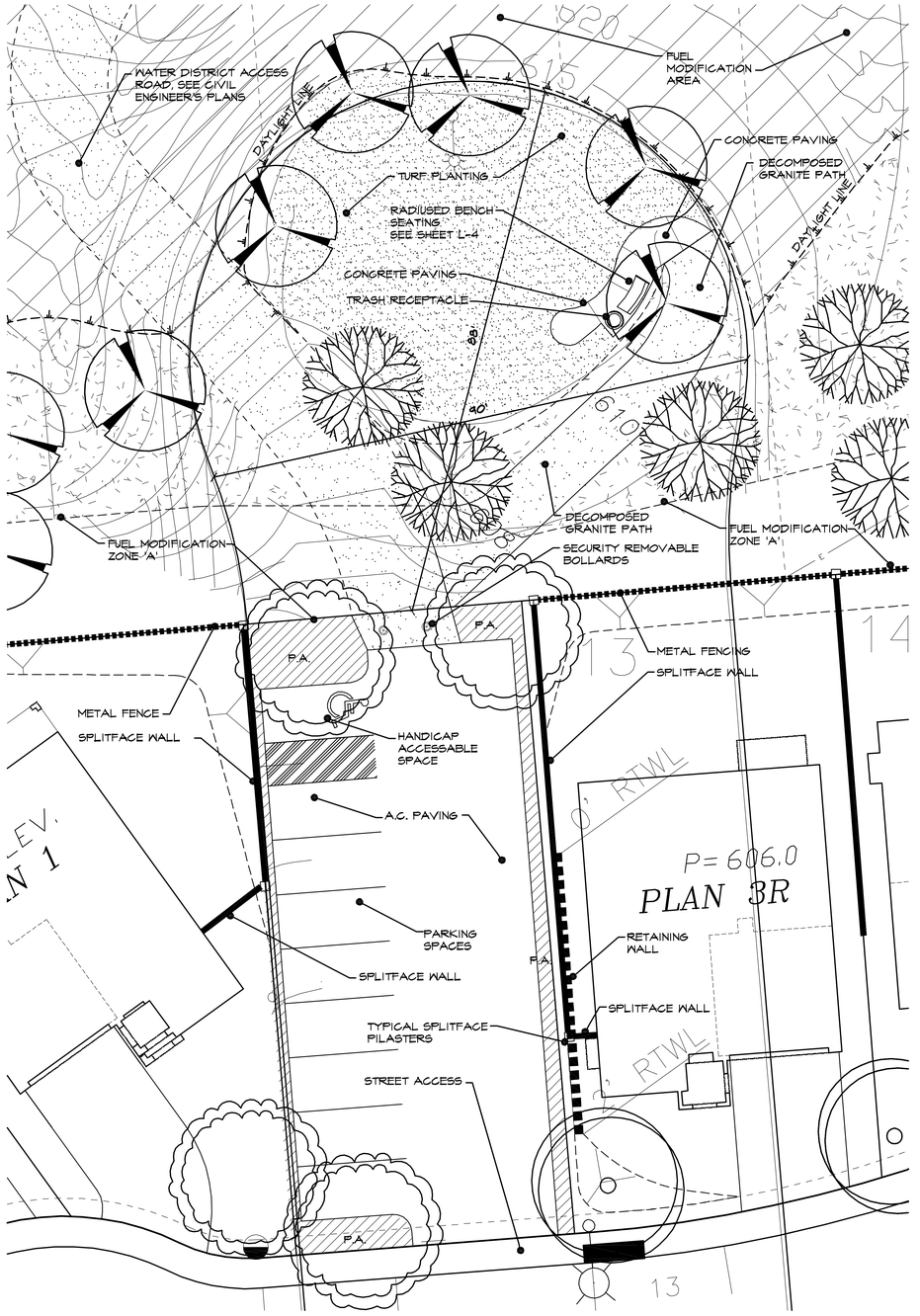
L-2
SHEET 2 OF 4



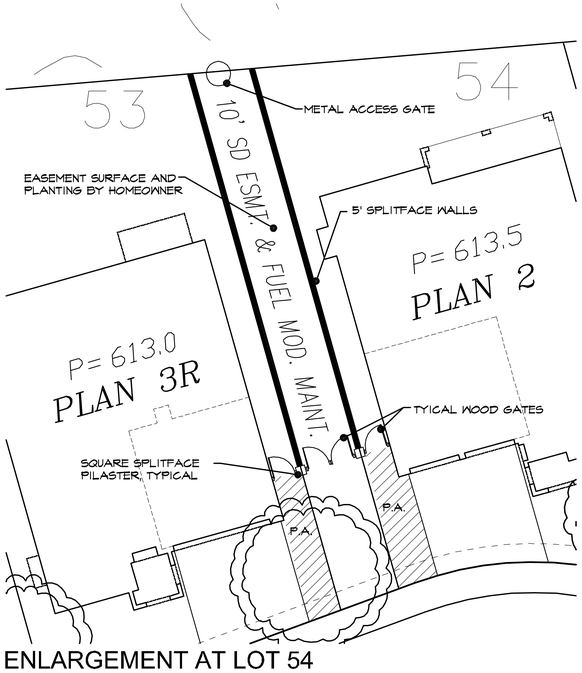
ENLARGEMENT AT LOT 1
SCALE: 1"=10'



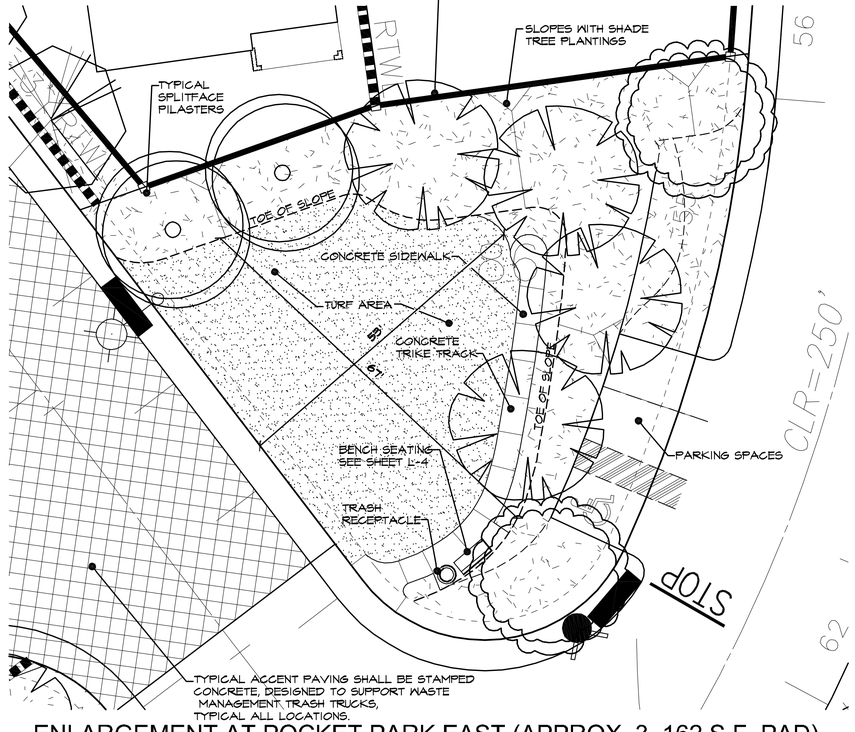
CROSSING BRIDGE ENLARGEMENT
SCALE: 1"=10'



ENLARGEMENT AT POCKET PARK NORTH (APPROX. 3,346 S.F. PAD)
SCALE: 1"=10'



ENLARGEMENT AT LOT 54
SCALE: 1"=10'



ENLARGEMENT AT POCKET PARK EAST (APPROX. 3, 162 S.F. PAD)
SCALE: 1"=10'

SKETCHES AND SECTIONS

THE PINNACLE

AT SERRANO HIGHLANDS

WEST BAY TRUST
23201 MILLCREEK DRIVE, SUITE 130
LAGUNA HILLS, CA 92653

NORTH
SCALE: AS SHOWN

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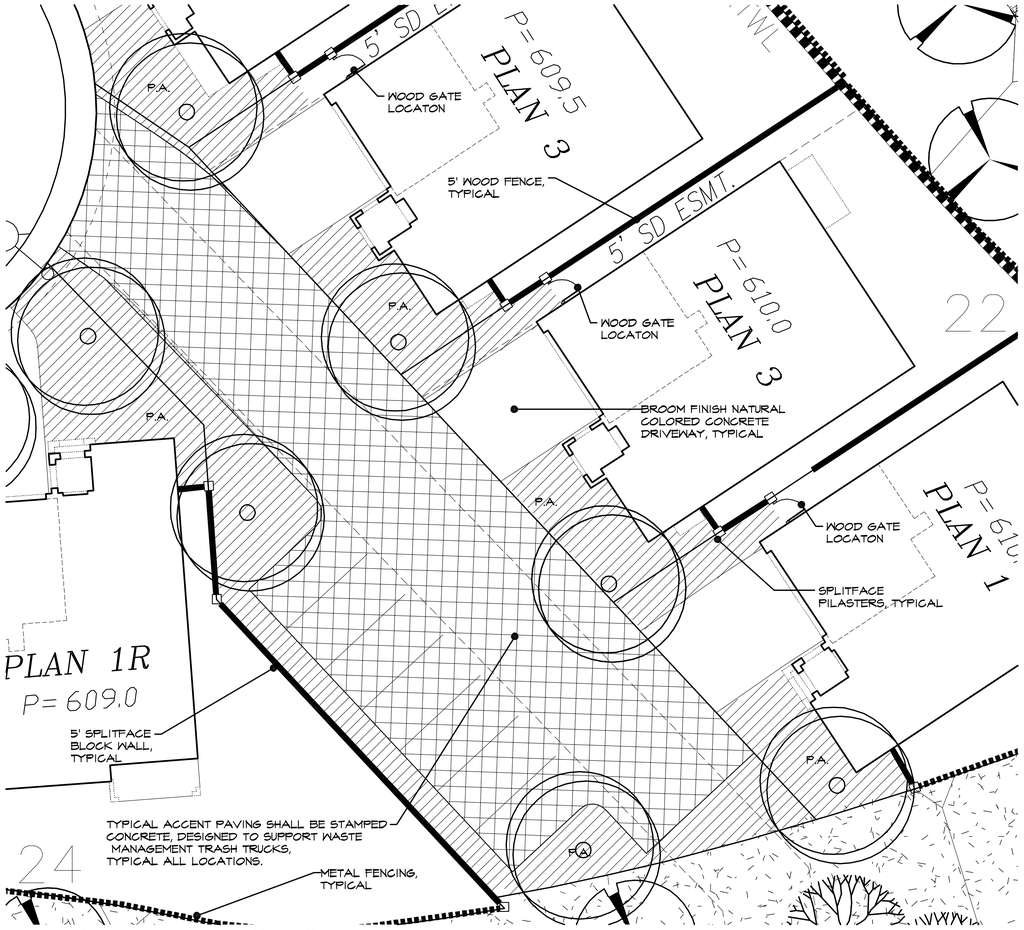
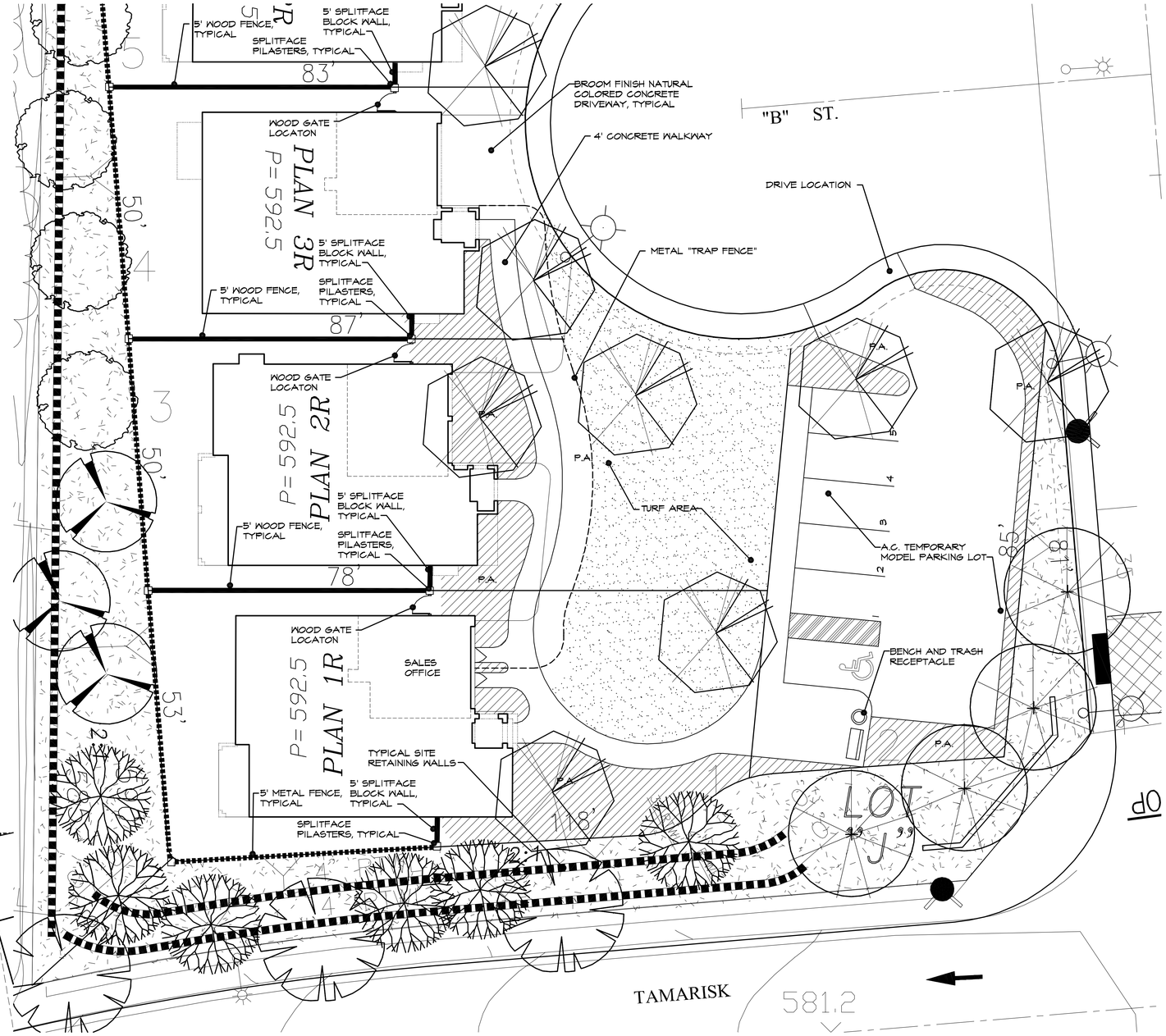
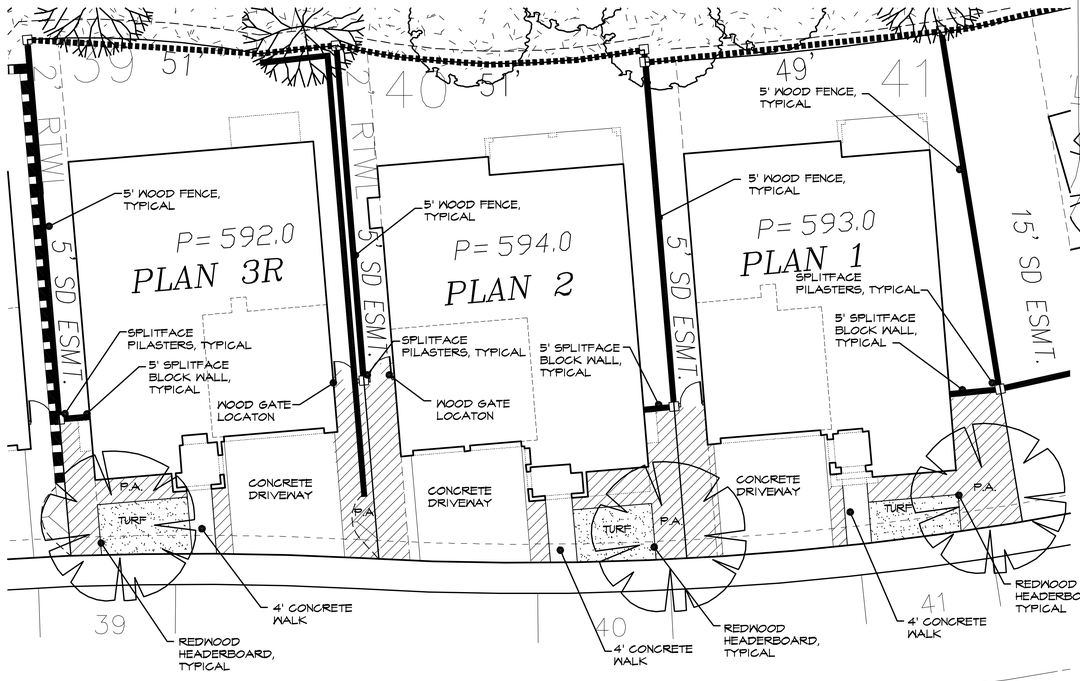
L-3
SHEET 3 OF 4



ENLARGEMENT AT LOT 16
SCALE: 1"=10'

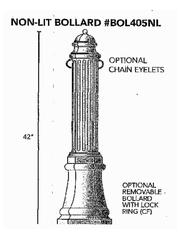


MODEL HOME FRONT YARD PLAN
SCALE: 1"=10'



TYPICAL FRONT YARD LANDSCAPING
SCALE: 1"=10'

TYPICAL CONCRETE BENCH
SCALE: NTS



TYPICAL METAL BOLLARD
SCALE: NTS

NORTH
SCALE: AS SHOWN

SKETCHES AND SECTIONS

THE PINNACLE

AT SERRANO HIGHLANDS

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