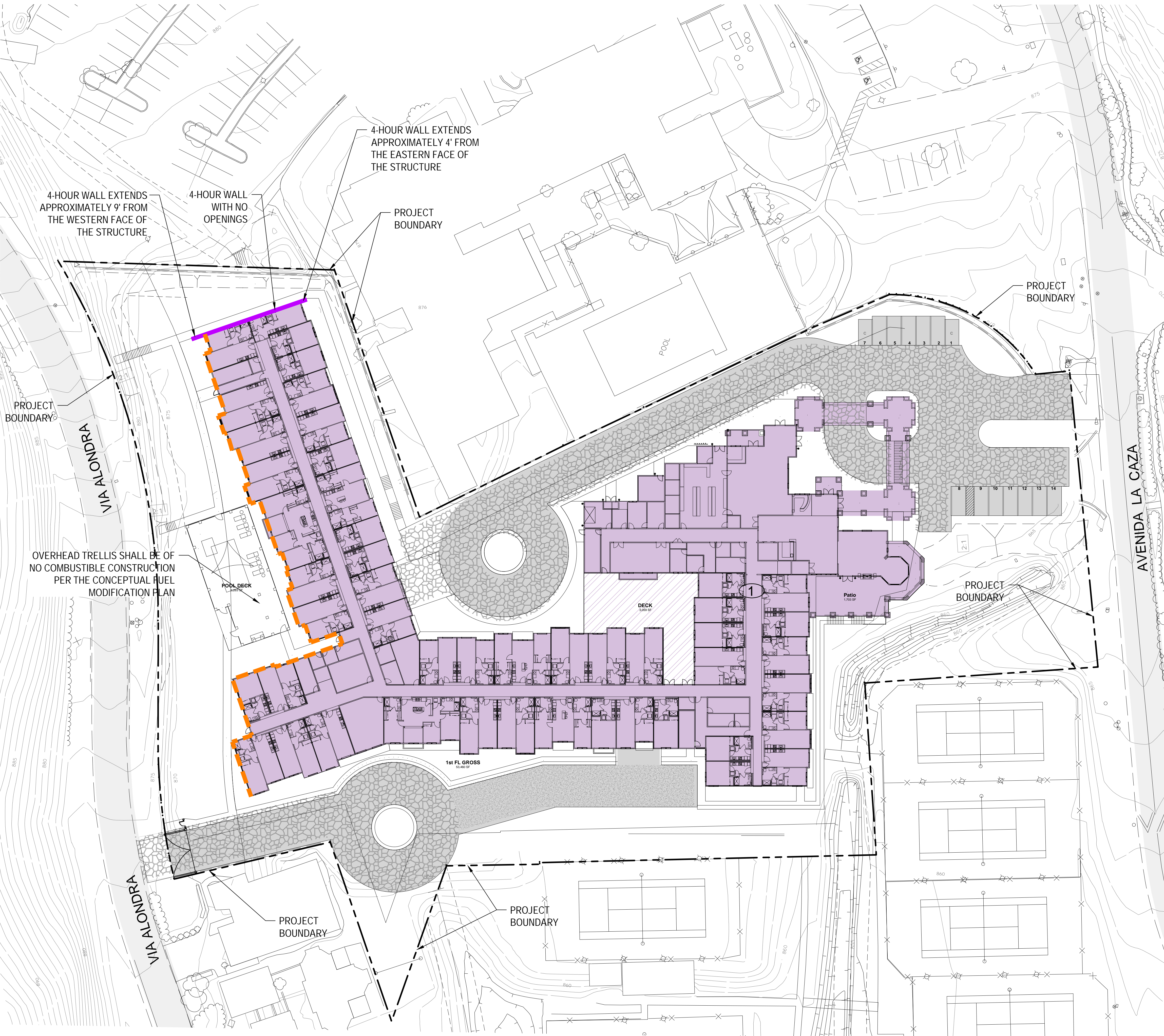


LEGACY AT COTO COTO DE CAZA FIRE PROTECTION PLAN

O.C.F.A. SERVICE REQUEST #: SR 287970
COUNTY OF ORANGE PLANNING APPLICATION 20-0022



ALTERNATE MEANS OF PROTECTION RESPONSE

April 29, 2020
Firesafe Planning Solutions
302 N El Camino Real, Suite 202
San Clemente, CA 92672
Subject: Alternate Means of Protection Response

FIRE PROTECTION PLAN
Service Request # 287970
Legacy at Coto
23333 & 23335 Avenida La Caza
Coto De Caza, CA 92679

Dear Applicant,
An Alternative Fuel Modification Plan including construction features for homes has been developed in care of the project. A Fire Protection Plan shall be submitted by the developer to Orange County Fire Authority (OCFA) for the purposes of granting modifications to code requirements.

This Fire Protection Plan assists the County of Orange Building Department with their review and approval of the resulting construction features approved by the OCFA. The Architects shall design the home construction features as proposed in this approval prior to submitting the architectural plans to the Building Department. *Inspections of the construction features are completed by the Building Department.*

Project Description:
The project site is located at 23333 & 23335 Avenida La Caza within the Coto De Caza Community and is proposed to replace the existing development. Along the northern edge of the project site the project is adjoined by the existing Via Alondra street followed by a pocket of unmanaged vegetation followed by the existing Via Palajero street and estate development. Along the east, the project is adjoined by the existing Coto Valley Country Club, along the south the project site is adjoined by Ave La Caza street followed by single family residential development with small pockets of unmanaged areas; and to the west the project is adjoined by existing tennis courts and single family residential use. This project is located within a State Responsibility Area (SRA) and it is located with a Very High Fire Hazard Severity Zone.

Code Intent:
Buildings constructed in adopted Fire Hazard Severity Zones require construction materials and designs to minimize and mitigate potential for loss from wildfire exposure with the following codes and sections. The project site is within an adopted SRA Very High Fire Severity Zone.

- 2019 California Building Code (CBC) Section 1.11.2.4 and Chapter 7A
- 2019 Residential Code (CRC) Section 1.11.2.4 and Section 337
- 2019 California Fire Code (CFC) Section 4902

Hardship:
Our Hardship is: As part of the Fuel Modification Plan Alternate Materials and Methods Request, additional protection measures for the proposed Community are being provided.

Proposed Alternative Fire Protection Measures:
The possibility of high levels of convective and radiant heat is possible during extreme weather events. The level of protection for the structure in the project site address radiant heat and reception of flying embers. The proposed project is required to meet all requirements of the 2019 CBC Chapter 7A, therefore, additional construction measures are being provided as follows:

- A 4-hour rated wall with no openings shall be provided along the eastern face of the structure where indicated on the Fire Protection Plan and Fuel Modification Plan where the structure is less than 100-feet from a pocket of unmanaged vegetation on the adjoining property.
- The northern face of the structure along Via Alondra street as indicated on the Fire Protection Plan and Fuel Modification Plan shall be provided with dual pane tempered windows and no passive ventilation into attic spaces.

OCFA Response:
Based on the amount and locations of open space combustible vegetation, the proposed construction feature performance-based designs per your request have been approved per 2019 CBC Sections 703A.6 and CRC Sections R337.3.6 if applicable.

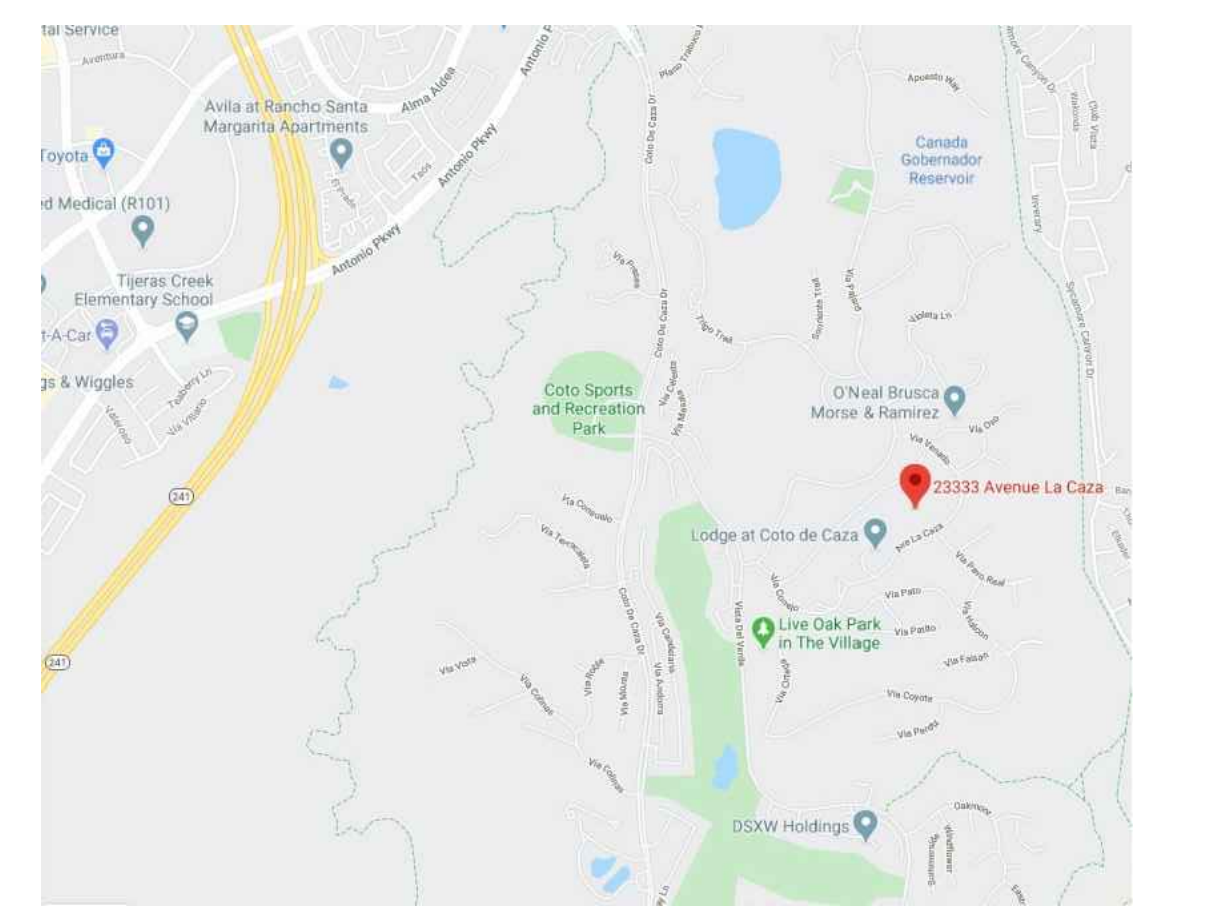
Thank you in advance for your consideration of this proposed AM&M request. Please feel free to call me with any questions or requests for additional information.

Respectfully, Concurrence;

Douglas Harman – Senior Fire Prevention Specialist
Orange County Fire Authority

Nick Pivaroff – Assistant Fire Marshal
Orange County Fire Authority

VICINITY MAP



CBC CHAPTER 7A SCREENING FORM

RADIANT HEAT ZONE
Fire Protection Plan 2019 CBC Chapter 7A Screening Form

Chapter 7A Code Section	Yes	No	OCFA has approved the following:
703A.2 Qualifiers by Testing	X		
703A.3 Approved Agency	X		
703A.4 Labeling	X		
703A.5 Weathering and surface treatment protection	X		
703A.5.2.1 Fire-retardant-treated wood	X		
703A.5.2.2 Fire-retardant-treated wood shingles and shakes	X		
703A.5.3 Surface treatment protection	X		
703A.6 Alternates for materials, design, tests methods of construction	X		
703A.7 Standards of Quality	X		
703A.8 Ignition-Resistant Material	X		
703A.9 Conditions of acceptance for ignition-resistant material tested in accordance with ASTM E84 or UL 723	X		
703A.4 Alternate methods for determining ignition-resistant material	X		
703A.1 Roofing General	X		
703A.2 Roof Coverings	X		
703A.3 Roof Valleys	X		
703A.4 Roof Eaves	X		
703A.1 Vents General	X		
703A.2 Vents Requirements	X		
703A.3 Ventilation openings on the underside of eaves and cornices	X		
703A.4 Exterior Wall Covering General	X		
703A.5 Exterior Walls	X		
703A.3.1 Conditions of acceptance when tested in accordance with ASTM E709	X		
703A.3.2 Extent of Exterior Wall Covering	X		
703A.4 Open Roof Eaves	X		
703A.5 Enhanced Wood Eaves and Roof Eave Soffits	X		
703A.6 Exterior Porch Ceilings	X		
703A.7 Floor Projections	X		
703A.8 Underlath Protection	X		
703A.9 Underlath Appendages	X		
703A.10 Conditions of acceptance when tested in accordance with ASTM E2632	X		
703A.1 Exterior Windows, Skylights and Doors General	X		
703A.2 Exterior Glazing	X		
703A.2.1 Exterior Windows, Skylights and exterior glazed door assembly requirements	X		
703A.2.2 Operable Skylights	X		
703A.3 Structural glass veneer	X		
703A.4 Exterior Doors	X		
703A.3.1 Exterior Door Glazing	X		
703A.4 Garage Door Perimeter Gap	X		
703A.5 Decking Where required	X		
703A.6 Decking Surfaces	X		
703A.4 Requirements of type of ignition-resistant material in Section 703A.3, Item 1	X		
703A.3.1 Conditions of acceptance for ASTM E2632	X		
703A.3.2 Conditions of acceptance for ASTM E709	X		
703A.3 Requirements for type of material in Section 703A.3, Item 7	X		
710A.1 Accessory Structures General	X		
710A.2 Accessory Structures Applicability	X		
710A.3 Accessory Structures Where required	X		
710A.3.1 Accessory Building Requirements	X		
710A.3.2 Attached miscellaneous structure requirements	X		
710A.3.3 Detached miscellaneous structure	X		

Name of Community: LEGACY AT COTO
List the final tract and lot numbers on the lines below that this form is associated to:
23333 & 23335 Avenida La Caza, Coto De Caza, CA 92679
David Oatis, as agent for California Grand Villages, 949-240-5911, December 14, 2020

SYMBOL LEGEND

- 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 per the Fuel Modification AM&M OCFA SR 287971.
- ENHANCED CONSTRUCTION FEATURES:** Indicates faces of the structure with additional construction features including: dual pane tempered windows and no passive ventilation into attic spaces per the Fuel Modification AM&M OCFA SR 287971.

OCFA APPROVAL

SCALE: 1" = 30'-0"

LEGACY AT COTO - FIRE PROTECTION PLAN
PLAN CONTROL

PLAN SET: "B"
DATE: 12/14/2020

PREPARED FOR:

CALIFORNIA grand villages

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

CIVIL ENGINEER:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Irvine

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

ARCHITECT:

IPA IRWIN PARTNERS ARCHITECTS

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

LANDSCAPE ARCHITECT:

FRIEDRICHSEN GARDENS & DESIGN

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

PREPARED BY:

firesafe PLANNING SOLUTIONS

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

LEGACY AT COTO
FIRE PROTECTION PLAN
FIRE PROTECTION LAYOUT
OCFA SERVICE REQUEST NO. 287970
COUNTY OF ORANGE APPLICATION 20-0022
ORANGE COUNTY FIRE AUTHORITY

SHEET
FPP-1
OF 1

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