

23333 & 23335 AVENIDA LA CAZA  
COTO DE CAZA, CA 92679  
OCFA 287972

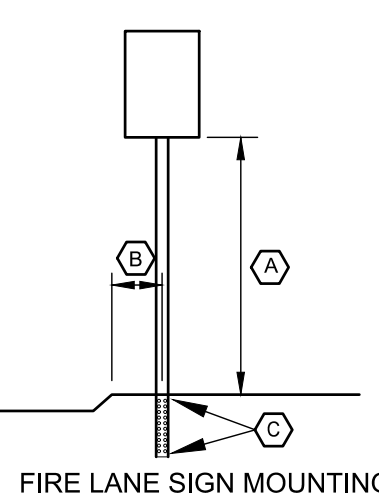
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INSTALL POSTS A MINIMUM OF 1' OUTSIDE THE FIRE ACCESS ROADWAY. A WATER PROOF SUB-KEYED KNOX PAD LOCK SHALL BE PROVIDED. FIRE LANE - NO PARKING SIGNS SHALL BE POSED ON BOTH SIDES OF CHAIN. REFER TO THE FIRE LANE SIGN DETAIL HERE ON

NOT TO SCALE

## NOT TO SCALE



**B** DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLL CURB TO CENTER OF POST.

**C** BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES.

THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE OF DURABLE MATERIAL.

NOTES:

1. THIS SIGN SHALL BE POSTED AT VEHICLE ENTRANCES TO PLANNING AREAS WITH FIRE LANE "NO PARKING" SIGN.
2. ADDITIONAL ENTRY SIGNS NOT REQUIRED TO INTERIOR PROJECTS WITHIN PLANNING AREAS.
3. TOWING COMPANY CONTACT INFORMATION IS REQUIRED FOR ALL PROPERTIES WITH A STANDING WRITTEN AGREEMENT FOR SERVICES WITH A TOWING COMPANY PER THE CALIFORNIA VEHICLE CODE.

**FIRE LANE**

**NO PARKING**

MOUNTABLE SIDEWALK  
MEETS FIRE DEPARTMENT  
STANDARDS THIS SIDE ONLY

CVC 22500.1  
CVC 22658(a)

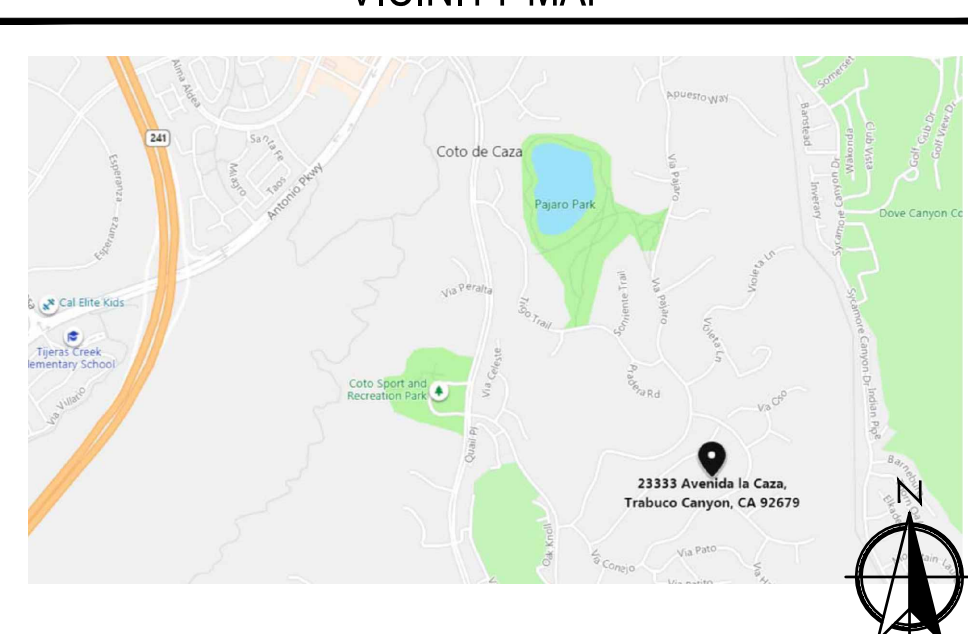
18"

FIRE LANE  
NO PARKING  
ON MOUNTABLE  
SIGNAL BOX

**NOTE:**  
1. ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUM

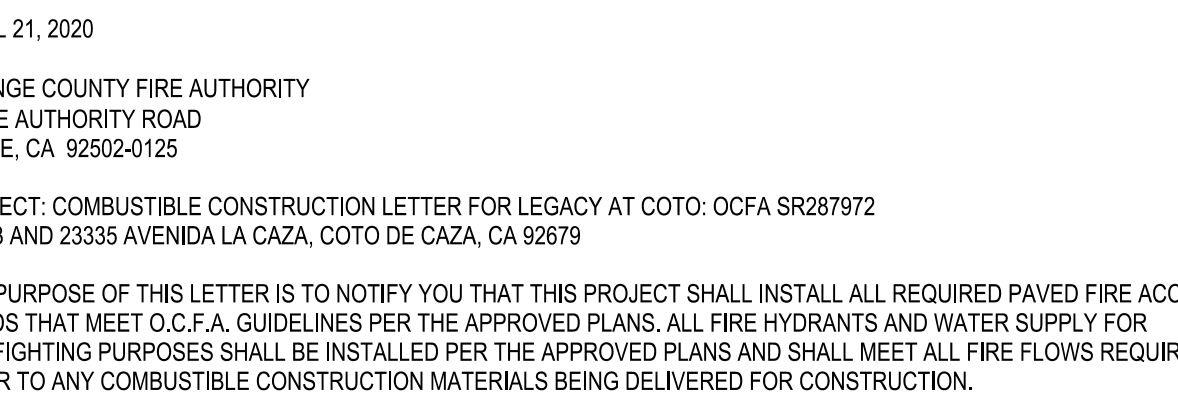
2. SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA.

## VICINITY MAP



1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (314) 673-8150.

2. LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF 20 FEET OR MORE IN HEIGHT TO THE PROJECT SITE. THE INSPECTION SHALL BE SUPPORTING 900 LB. TEST, TYPED WITH ASPHALT CONCRETE OR EQUIVALENT SHALL BE SUBMITTED TO THE DISTRICT ENGINEER FOR REVIEW AND APPROVAL.
3. FOR PROJECTS WITH FUEL MODIFICATION A VEGETATION CLEARANCE INSPECTION IS REQUIRED. THE INSPECTION SHALL BE CONDUCTED PRIOR TO THE START OF THE FUEL SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOTED ON THE INSPECTION REPORT. THE INSPECTIONS SHALL BE CONDUCTED PRIOR TO THE ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL, APPROVED, SIGNED, WET-STAMPED OCA FIRE MASTER PLAN SHALL BE SUBMITTED TO THE DISTRICT ENGINEER FOR REVIEW AND APPROVAL.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING OR STORAGE OF EQUIPMENT OR MATERIALS MAY OCCUR SHALL BE MAINTAINED CLEAR. TREES AND HYDRANTS MAY BE REMOVED IN CALLATIONS OR SUSPENSION OF INSPECTIONS. TARIFFS FOR REMOVAL OF TREES OR CALLATIONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCA-FIRE TO USE.



NOTE: SEE SHEET F-2 PLAN FOR GROUND LADDERING LOCATIONS

Architectural Review E-04 January 1, 2020

*Rescue windows are required to open directly to a public street, public alley, yard, or exit court.*

Diagram illustrating the required clear width for rescue windows. The diagram shows a building facade with windows and a ladder leaning against it. The horizontal distance from the building face to the ladder's base is labeled  $d$ . The vertical height from the ground to the window is labeled  $h$ . The ladder's base is positioned 3' from the Laddering Pad. The formula for the required clear width is  $(h/5)+2 = d$ .

Diagram illustrating the required clear width for rescue windows. The diagram shows a building facade with two windows and two ladders leaning against them. The horizontal distances from the building face to the ladders' bases are labeled  $d_1$  and  $d_2$ . The vertical heights from the ground to the windows are labeled  $h_1$  and  $h_2$ . The ladders' bases are positioned 3' from the Laddering Pad. The formula for the overall width is  $D_1 + D_2 + 3'$ , where  $D_1 = (h_1/5)+2$  and  $D_2 = (h_2/5)+2$ .

Placement of Ladders			
Sill Height (d)	Distance (a)	Sill Height (d)	Distance (a)
35'	9'-0"	25'	7'-0"
34'	8'-10"	24'	6'-10"
33'	8'-7"	23'	6'-7"
32'	8'-5"	22'	6'-5"
31'	8'-2"	21'	6'-2"
30'	8'-0"	20'	6'-0"
29'	7'-10"	19'	5'-10"
28'	7'-7"	18'	5'-7"
27'	7'-5"	17'	5'-5"
26'	7'-2"	16'	5'-2"
			<7'

4. INSTALL FIRE LAMINUM PARKING SIGN ON BOTH SIDES OF GATE. SIGN SHALL BE "12X18" SIGN WITH 2" MINIMUM BOLD LETTERING PER OCA GUIDELINE 8-50 AND DETAIL HEREON
6. INSTALL FRANGIBLE PADLOCKS, KNOX PADLOCKS OR WEATHER RESISTANT KNOX KEY BOXES PER OCA KEY BOX SPECIFICATIONS
- MANUAL ACCESS POINTS PER 2020 OCA GUIDELINE 8-50**
1. PERMANENT OR REMOVABLE BARRIERS ARE NOT PERMITTED TO BE PLACED ACROSS FIRE ACCESS ROADWAYS. OCA FOR GATES AND BARRIERS THAT ARE NOT USED ON A FREQUENT BASIS OR THOSE THAT ARE LOCATED SUCH THAT THEY ARE NOT REASONABLY ACCESSIBLE TO THE RIGHT SIDE OF THE ROADWAY OR TO THE RIGHT SIDE OF THE ROADWAY (E.G. SECONDARY FIRE DEPARTMENT VEHICLE INGRESS/EGRESS POINTS, GATES ACCESSSED FROM PLAZAS OR URM F.A.) PERMANENT SIGNAGE CONSTRUCTED OF 18-GAUGE STEEL OR EQUIVALENT SHALL BE ATTACHED ON EACH FACE OF THE GATE OR BARRIER THAT READS "NO PARKING—FIRE LANE" OR SIMILAR. SEE ATTACHMENT 1 FOR AN EXAMPLE OF THIS SIGN. SEE 603.
3. MANUALLY OPERATED GATES AND BARRIERS SHALL HAVE FRANGIBLE PADLOCKS, KNOX PADLOCKS, OR WEATHER-RESISTANT KNOX KEY BOXES. THE KEY BOX SHALL BE PLACED FOUR TO FIVE FEET ABOVE THE ROADWAY SURFACE ON THE RIGHT SIDE OF THE ROADWAY OR TO THE RIGHT SIDE OF THE ROADWAY THAT IS READILY VISIBLE AND ACCESSIBLE. THE KEY BOX MUST BE CLEARLY LABELLED "FIRE DEPT" SEE 606
4. WHEN THE GATE WILL BE USED FOR PURPOSES OTHER THAN EMERGENCY VEHICLE ACCESS, INSTALLATION OF A KNOX CONTAINER AND KEY TO CONTROL ACCESS TO THE GATE OR BARRIER SHALL BE REQUIRED. WHEN RESTRICTED ACCESS BY EMERGENCY PERSONNEL FROM BOTH SIDES SUCH AS FOR A SECONDARY EMERGENCY ACCESS ROADWAY SERVING RESIDENTIAL TRAFFIC, THE LOCK SHALL ALSO BE CAPABLE OF BEING ACCESSSED FROM BOTH SIDES. KNOX BOXES SHALL PROVIDE AS NECESSARY TO ENSURE THAT THE LOCK CAN BE ACCESSSED AND OPENED FROM ANY DIRECTION OF APPROACH TO THE EMERGENCY ACCESS ROADWAY.

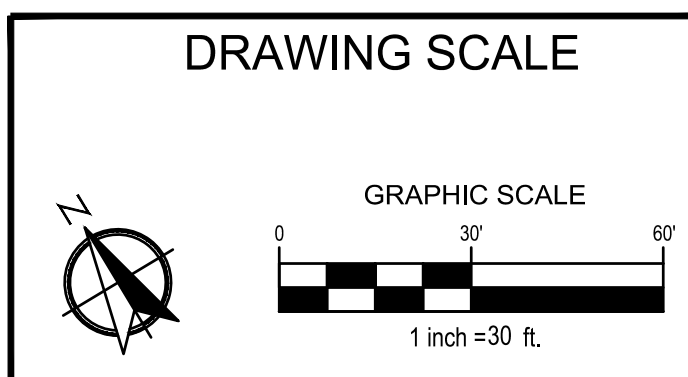
BUILDING DESCRIPTION	HEIGHT	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SCORING
SENIOR LIVING FACILITY RESIDENTIAL LEVELS 1 & 2	23' HIGHEST OCCUPIED FLOOR LEVEL ABOVE GRADE	V-A	FULL NFPA 13	10
PARKING GARAGE LEVEL	PODIUM LEVEL BELOW RESIDENTIAL LEVELS	TYPE I OR II	FULL NFPA 13	5

FIRE FLOW OF 2,875 GPM / 4 HOURS FOR THE BUILDING OF 103,911 SF WITH TYPE V-A CONSTRUCTION WILL BE PROVIDED BY THE PROPOSED WATER SYSTEM. HYDRANT SPACING REQUIREMENT IS 450' MAXIMUM BETWEEN HYDRANTS. MINIMUM OF (3) HYDRANTS SHALL BE PROVIDED.

SHEET INDEX	
SHEET	DESCRIPTION
F-1	FIRE MASTER PLAN LAYOUT
F-2	BUILDING SECTIONS
F-3	BUILDING ELEVATIONS
F-4	BUILDING ELEVATIONS
F-5	FIRE DEPARTMENT INGRESS AND EGRESS ROUTES

OCFA APPROVAL STAMP

NO.	REVISION



LANDSCAPE ARCHITECT:

**FRIEDRICHSEN**  
GARDENS & DESIGN

JZDESIGN@VERIZON.NET,  
TOPONGA, CA 90290  
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CIVIL ENGINEER:

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Huitt-Zollars, Inc. Irvine

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949.089.5841

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ARCHITECTS

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949.336.0747

PREPARED FOR:

  
CALIFORNIA  
*grand villages*  
1209 SANTIAGO DRIVE  
NEWPORT BEACH, CA 92660

TITLE:	FIRE MASTER PLAN LEGACY AT COTO	DATE:	04/29/2020
	FIRE MASTER PLAN LAYOUT	SHEET:	F-1
23333 & 23335 AVENIDA LA CAZA COTO DE CAZA, CA 92679 OCSA SR 287972			
ORANGE COUNTY FIRE AUTHORITY			

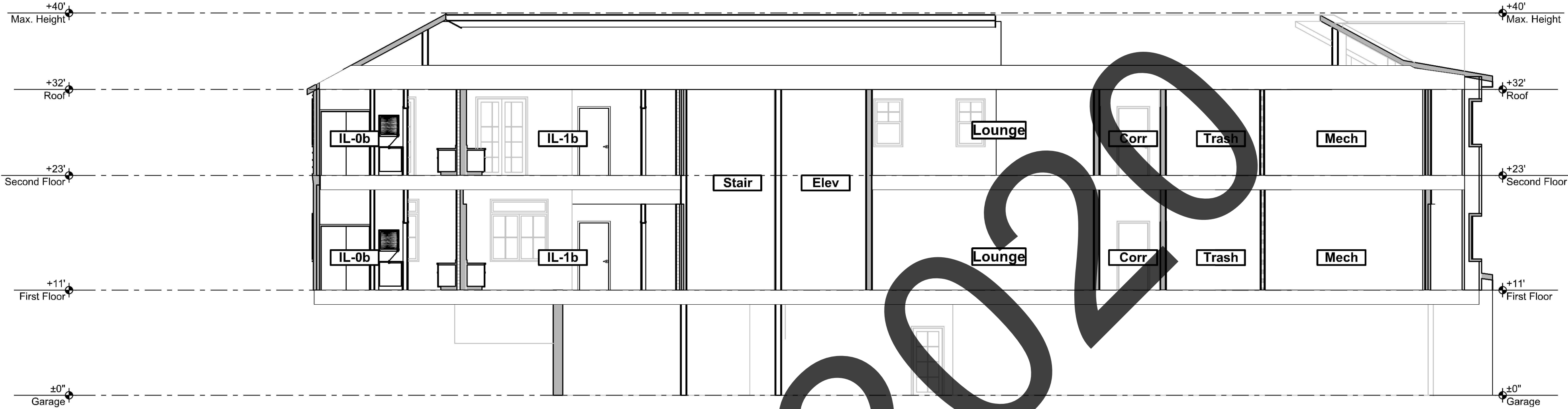
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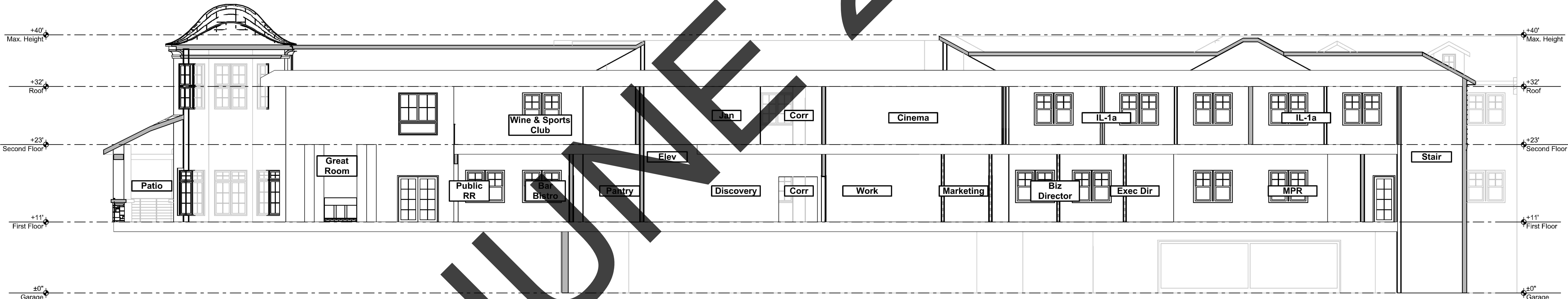
SECTION A - A

SCALE: 1/8" = 1'-0"



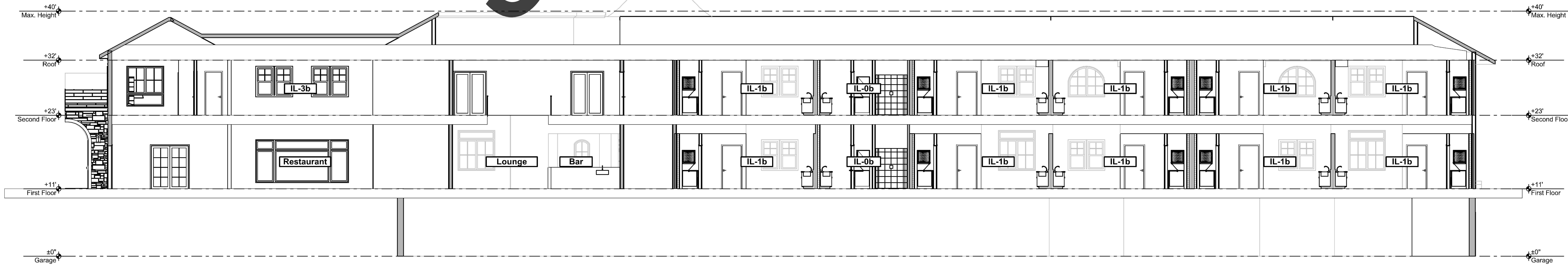
SECTION B - B

SCALE: 1/8" = 1'-0"



SECTION C - C

SCALE: 1/8" = 1'-0"



SECTION D - D

SCALE: 1/8" = 1'-0"

<table><tr><td>NO.</td><td>REVISION</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		NO.	REVISION											<p>LANDSCAPE ARCHITECT:</p> <p><b>FRIEDRICHSEN</b> GARDENS &amp; DESIGN</p> <p>JZDESIGN@VERIZON.NET. TOPONGA, CA 90290 310-455-7818</p>	<p>CIVIL ENGINEER:</p> <p><b>HUITT-ZOLIARS</b> Huitt-Zoliars, Inc. irvine</p> <p>2603 MAIN STREET, SUITE 400 IRVINE, CA 92614 949-988-5815</p>	<p>ARCHITECTURE/PLANNING:</p> <p><b>IRPA</b> IRWIN PARTNERS ARCHITECTS</p> <p>245 FISCHER AVENUE, SUITE B-2 COSTA MESA, CA 92626 P. 714.557.2448</p>	<p>PREPARED BY:</p> <p><b>firesafe</b> PLANNING SOLUTIONS</p> <p>302 N. EL CAMINO REAL, SUITE 202 SAN CLEMENTE, CA 92672 (949) 240-5911</p>	<p>PREPARED FOR:</p> <p><b>CALIFORNIA</b> grand villages</p> <p>1209 SANTIAGO DRIVE NEWPORT BEACH, CA 92660 P. 310.570.8398</p>	<p>TITLE:</p> <p><b>FIRE MASTER PLAN</b> LEGACY AT COTO BUILDING SECTIONS</p> <p>23333 &amp; 23335 AVENIDA LA CAZA COTO DE CAZA, CA 92679 OCFA SR 287972</p> <p>ORANGE COUNTY FIRE AUTHORITY</p>	<p>DATE:</p> <p>04/29/2020</p> <p>SHEET:</p> <p><b>F-2</b></p> <p>OF 5</p>
NO.	REVISION																			





ELEVATION 1

NOT TO SCALE



ELEVATION 2

NOT TO SCALE



ELEVATION 3

NOT TO SCALE

NO.	REVISION

LANDSCAPE ARCHITECT:

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TITLE: **FIRE MASTER PLAN  
LEGACY AT COTO  
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23333 & 23335 AVENIDA LA CAZA  
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OCFA SR 287972

ORANGE COUNTY FIRE AUTHORITY

DATE: 04/29/2020

SHEET: **F-3**

OF 5





ELEVATION 4

NOT TO SCALE



ELEVATION 5

NOT TO SCALE



ELEVATION 6

NOT TO SCALE

NO.	REVISION


LANDSCAPE ARCHITECT:

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TITLE: **FIRE MASTER PLAN**  
**LEGACY AT COTO**  
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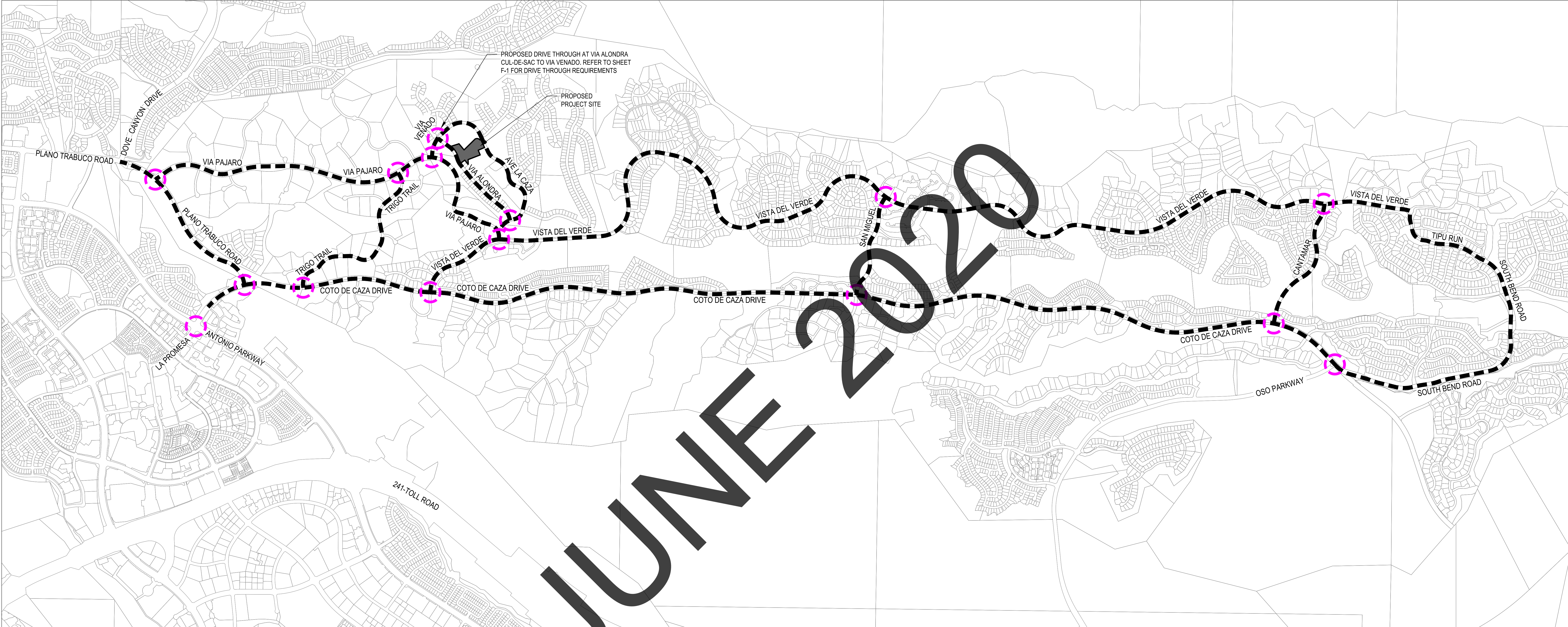
DATE: 04/29/2020

SHEET: **F-4**




OF 5



FIRE DEPARTMENT INGRESS AND EGRESS  
THROUGH THE COTO DE CAZA COMMUNITY



LEGEND

-  INDICATES PROPOSED PROJECT LOCATION
-  INDICATES EXISTING ACCESS ROADS THROUGH COTO DE CAZA COMMUNITY
-  INDICATES INTERSECTIONS AT WHICH INGRESS AND EGRESS CAN BE DIVERTED TO UTILIZE ALTERNATIVE ROUTE TO THE PROJECT SITE OR EXIT OUT OF THE COTO DE CAZA COMMUNITY

<p>DRAWING SCALE</p> 	<p>LANDSCAPE ARCHITECT:</p> <p><b>FRIEDRICHSEN</b> GARDENS &amp; DESIGN</p> <p>JZDESIGN@VERIZON.NET. TOPONGA, CA 90290 310-455-7818</p>	<p>CIVIL ENGINEER:</p> <p><b>HUITT-ZOLIARS</b> Huitt-Zoliars, Inc. Irvine</p> <p>2603 MAIN STREET, SUITE 400 IRVINE, CA 92614 949-988-5815</p>	<p>ARCHITECTURE/PLANNING:</p> <p><b>IRPA</b> IRWIN PARTNERS ARCHITECTS</p> <p>245 FISCHER AVENUE, SUITE B-2 COSTA MESA, CA 92626 P: 714.557.2448</p>	<p>PREPARED BY:</p> <p><b>firesafe</b> PLANNING SOLUTIONS</p> <p>302 N. EL CAMINO REAL, SUITE 202 SAN CLEMENTE, CA 92672 (949) 240-5911</p>	<p>PREPARED FOR:</p> <p> 1209 SANTIAGO DRIVE NEWPORT BEACH, CA 92660 P: 310.570.8398</p>	<p>TITLE: FIRE MASTER PLAN LEGACY AT COTO FIRE DEPARTMENT INGRESS AND EGRESS ROUTES</p> <p>23333 &amp; 23335 AVENIDA LA CAZA COTO DE CAZA, CA 92679 OCFA SR 287972</p> <p>ORANGE COUNTY FIRE AUTHORITY</p>	<p>DATE: 04/29/2020</p> <p>SHEET: F-5</p> <p>OF 5</p>
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