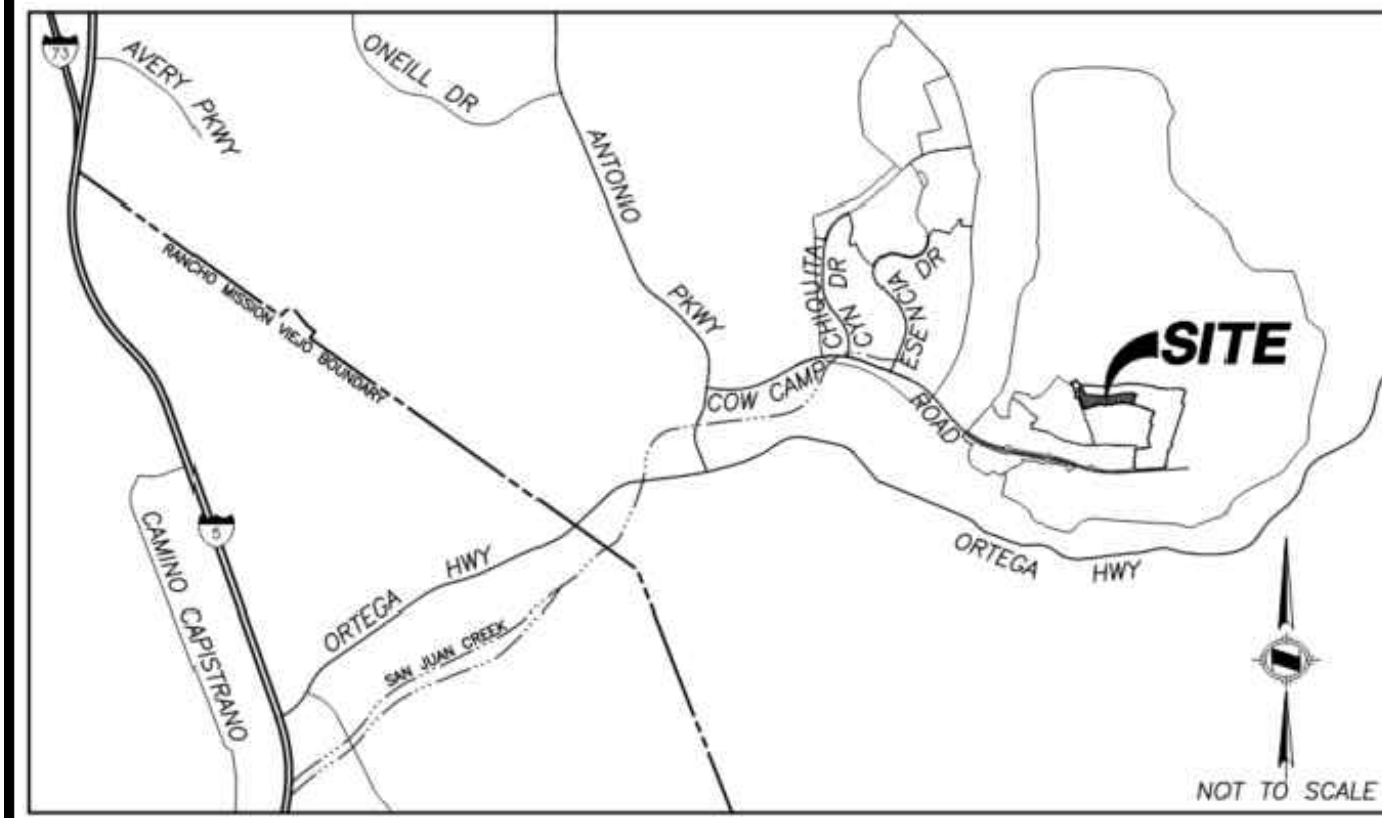


# ORANGE COUNTY FIRE AUTHORITY



## FIRE MASTER PLAN



**ORANGE COUNTY FIRE AUTHORITY**  
 Reviewed by Planning & Development  
 Service Request Expires After 6 Months of Inactivity  
 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 SR #: 543991  
 Fee Codes: PR 145  
 Plan Type: Fire Master Plan  
 By: shawnfraley  
 Date: 03/26/2024  
 ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY  
 Call at least 72 hours in advance to schedule inspections: (714) 573-6150  
 Notes:

### VICINITY MAP

### OCFA STAMP

### PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: RIENDA PA3.3  
 PARCEL MAP NUMBER:  
 TRACT NUMBER: VTTM 19303  
 LOT NUMBER: 1 - 55  
 EMERGENCY ACCESS EASEMENTS

#### DETAILED SCOPE OF WORK

RIENDA MR50 IS A NEW PROPOSED SINGLE FAMILY PROJECT WITHIN THE RANCHO MISSION VIEJO PLANNING AREA 3.3 COMMUNITY. THE PROJECT CONSISTS OF 56 SINGLE FAMILY DETACHED DWELLING UNITS TOTAL WITH THE LARGEST BUILDING BEING APPROXIMATELY 3,686 SQ.FT. (GROSS).

NUMBER OF UNITS OR HOMES IN DEVELOPMENT  
 TOTAL UNITS: 55

#### SPECIAL CONDITIONS

- FIRE HAZARD SEVERITY ZONE
- STATE RESPONSE AREA
- LOCAL RESPONSE AREA
- STATE LICENSED FACILITY
- AM&M
- PENDING
- COMPLETE SR:
- METHANE MITIGATION

#### NUMBER OF STORIES

TWO (2) MAX

#### BUILDING HEIGHT

APPROXIMATELY 26' MAXIMUM TO HIGHEST POINT

#### OCCUPANCY TYPE (CHECK ALL THAT APPLY)

- INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
- GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL
- GROUP A1\*
- GROUP A2\*
- GROUP A3\*
- GROUP A4\*
- GROUP A5\*
- GROUP B
- GROUP E\*
- GROUP F1
- GROUP F2
- GROUP H1\*
- GROUP H2\*
- GROUP H3\*
- GROUP H4\*
- GROUP H5\*
- GROUP I1\*
- GROUP I2\*
- GROUP I3\*
- GROUP I4\*
- GROUP M
- GROUP R1\*
- GROUP R2\*
- GROUP R2.1
- GROUP R2.2
- GROUP R3
- GROUP R3.1
- GROUP R4\*
- GROUP S1#
- GROUP S2#
- GROUP U

#### TYPE OF CONSTRUCTION

- TYPE IA
- TYPE IB
- TYPE IIA
- TYPE IIB
- TYPE IIIA
- TYPE IIIB
- TYPE IVA
- TYPE IVB
- TYPE IV-C
- TYPE VA
- TYPE VB

#### MIXED USE AND OCCUPANCY (PER CBC 508 & 509)

- ACCESSORY OCCUPANCIES (CBC 508.2)
- (ACCESSORY OCCUPANCY < 10% OF STORY)
- INCIDENTAL USES (CBC 509)
- NONSEPARATED OCCUPANCIES (CBC 508.3)
- SEPARATED OCCUPANCIES (CBC 508.4)

#### SPECIAL DETAILED REQUIREMENTS

- HIGH RISE (CBC 403)
- ATRIUM (CBC 404)
- OPEN PARKING GARAGE (CBC 406.5)
- GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
- HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

#### SPRINKLERS

- NEW
- MANDATORY
- VOLUNTARY
- TENANT IMPROVEMENT

#### TYPE

- NFPA 13
- NFPA 13D
- NFPA 13R

- FIRE PUMP
- STANDPIPES

#### FIRE ALARM

- NEW
- MANDATORY
- VOLUNTARY
- TENANT IMPROVEMENT
- VOICE EVACUATION

#### FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-01 ATTACHMENT 23

FLOW (IN GPM @ 20 PSI): 1,000 GPM DURATION: 1 HOUR

#### WATER AVAILABILITY

\*PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN\*  
 FLOW:  
 PRESSURE:

- ON SITE FIRE HYDRANTS
- TOTAL NUMBER: FOUR (4) PUBLIC FIRE HYDRANTS

#### EMERGENCY RESPONDER RADIO COVERAGR (BDA)

- THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME, B. SITE ADDRESS, C. PROJECT DESCRIPTION, D. CONTRACTOR CONTACT INFORMATION, E. BDA MODEL (S/N IF AVAILABLE), F. PROPOSED MODE OF OPERATION (CLASS A/B), G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

### OCFA STANDARD FIRE MASTER PLAN NOTES

#### INSPECTION REQUIREMENTS

- 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 (714) 573-6150.
- A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION), ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
- FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
- PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
- AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
- ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
- TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
- THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
- ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
- BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

#### GENERAL REQUIREMENTS

- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-01 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
- PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-01 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
- ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
- ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
- ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
- APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
- DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
- APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-01 AND RELATED PORTIONS OF THE 2019 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

#### PROJECT-SPECIFIC REQUIREMENTS

- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
- STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2022 CBC AND/OR SECTION 337 OF THE 2022 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
- PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.

#### GATES

- MANUAL
- ELECTRIC

#### OCFA NOTES FOR ELECTRIC VEHICLE GATES

- A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):
  - 3M OPTICOM
  - CLICKCENTER\* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
  - FIRE STROBE ACCESS PRODUCTS, INC.
  - TOMAR
- IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.
  - A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.
  - SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.
- IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
  - THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
  - THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
  - THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 1/2" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

#### STAKEHOLDERS

BUILDING DEPARTMENT: COUNTY OF ORANGE  
 PLANNING DEPARTMENT: COUNTY OF ORANGE  
 PUBLIC WORKS DEPARTMENT: COUNTY OF ORANGE  
 WATER DISTRICT: SANTA MARGARITA WATER DISTRICT

### APPLICABLE CODES

- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- APPLICABLE NFPA STANDARDS
- LOCALLY ADOPTED ORDINANCES CITY: RANCHO PLAN FIRE PROTECTION PROGRAM (RPFPF)
- CONDITIONS OF APPROVAL CITY: COUNTY OF ORANGE
- OCFA GUIDELINES

### DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

- ARCHITECTURAL PLAN
- HIGH PILED COMBUSTIBLE STORAGE
- CHEMICAL USE AND/OR STORAGE
- FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
- BATTERY/ENERGY STORAGE SYSTEM
- UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
- SPRINKLER SYSTEM
- STANDPIPE SYSTEM
- FIRE PUMP
- HOOD AND DUCT EXTINGUISHING SYSTEM
- ALARM SYSTEM

### PREREQUISITE PLANS

- PLANNING APPLICATION SR:

- METHANE MITIGATION SR:

- FUEL MODIFICATION PLAN SR: CONCEPTUAL FUEL MOD FOR PA3.3 UNDER SR542338
- FIRE PROTECTION PLAN UNDER SR543990

### REVISION

- ORIGINAL PLAN SR: COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

### REVISION SCOPE OF WORK

### PROJECT DIRECTORY

ARCHITECT/ENGINEER  
 BUSINESS NAME: FUSCOE ENGINEERING  
 CONTACT NAME: VICTOR PHAM  
 ADDRESS: 15535 SAND CANYON, STE. 100  
 CITY: IRVINE STATE: CA ZIP: 92618  
 PHONE: 949.474.1960  
 EMAIL: VPHAM@FUSCOE.COM

PROPERTY OWNER/HOA  
 BUSINESS NAME: SHEA HOMES  
 CONTACT NAME: CORY YODER  
 ADDRESS: 2 ADA, SUITE 202  
 CITY: IRVINE STATE: CA ZIP: 92618  
 PHONE: 949.526.8843  
 EMAIL: CORY.YODER@SHEAHOMES.COM

TENANT  
 BUSINESS NAME:  
 CONTACT NAME:  
 ADDRESS:  
 CITY: STATE: ZIP:  
 PHONE:  
 EMAIL:

DESIGNED:	DAVID OXIS	6
DRAWN:	FFS	5
CHECKED:	FFS	4
DATE:	03/26/24	3
SCALE:	AS SHOWN	2
SPECIFIED ON SHEET:		1
NO.:		1
DATE:		

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)	
NO OCFA REVIEW REQUIRED	<input type="checkbox"/>
PLAN REVIEW ONLY	<input type="checkbox"/>
PLAN REVIEW AND INSPECTION	<input type="checkbox"/>

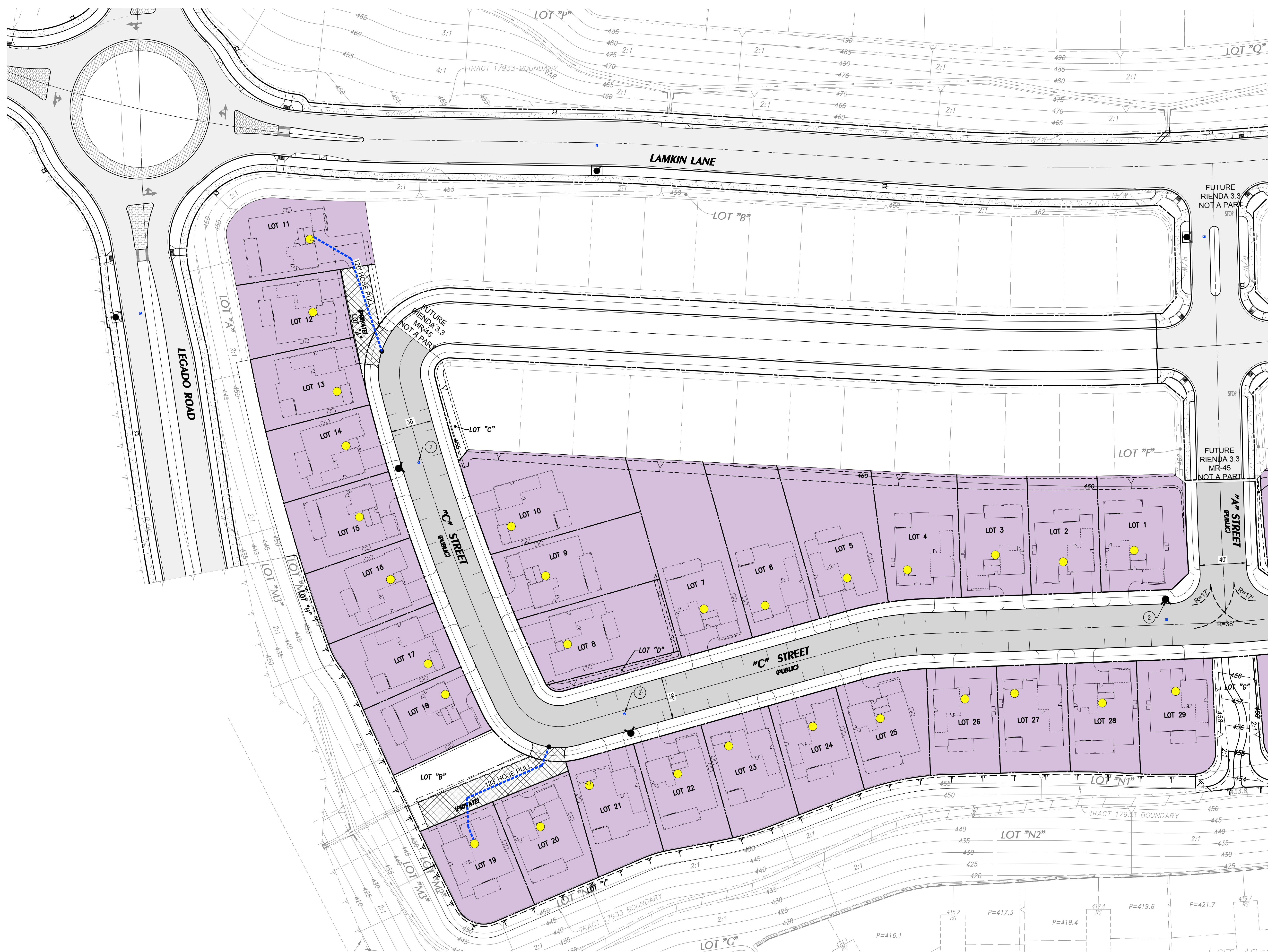
PLANS PREPARED BY:  
**firesafe**  
 PLANNING SOLUTIONS  
 28506 AIRSO STREET  
 RANCHO MISSION VIEJO, CA 92694  
 (949) 240-5811

RIENDA MR 50  
 AT RANCHO MISSION VIEJO PA 3.3  
 ORANGE COUNTY FIRE AUTHORITY  
 COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

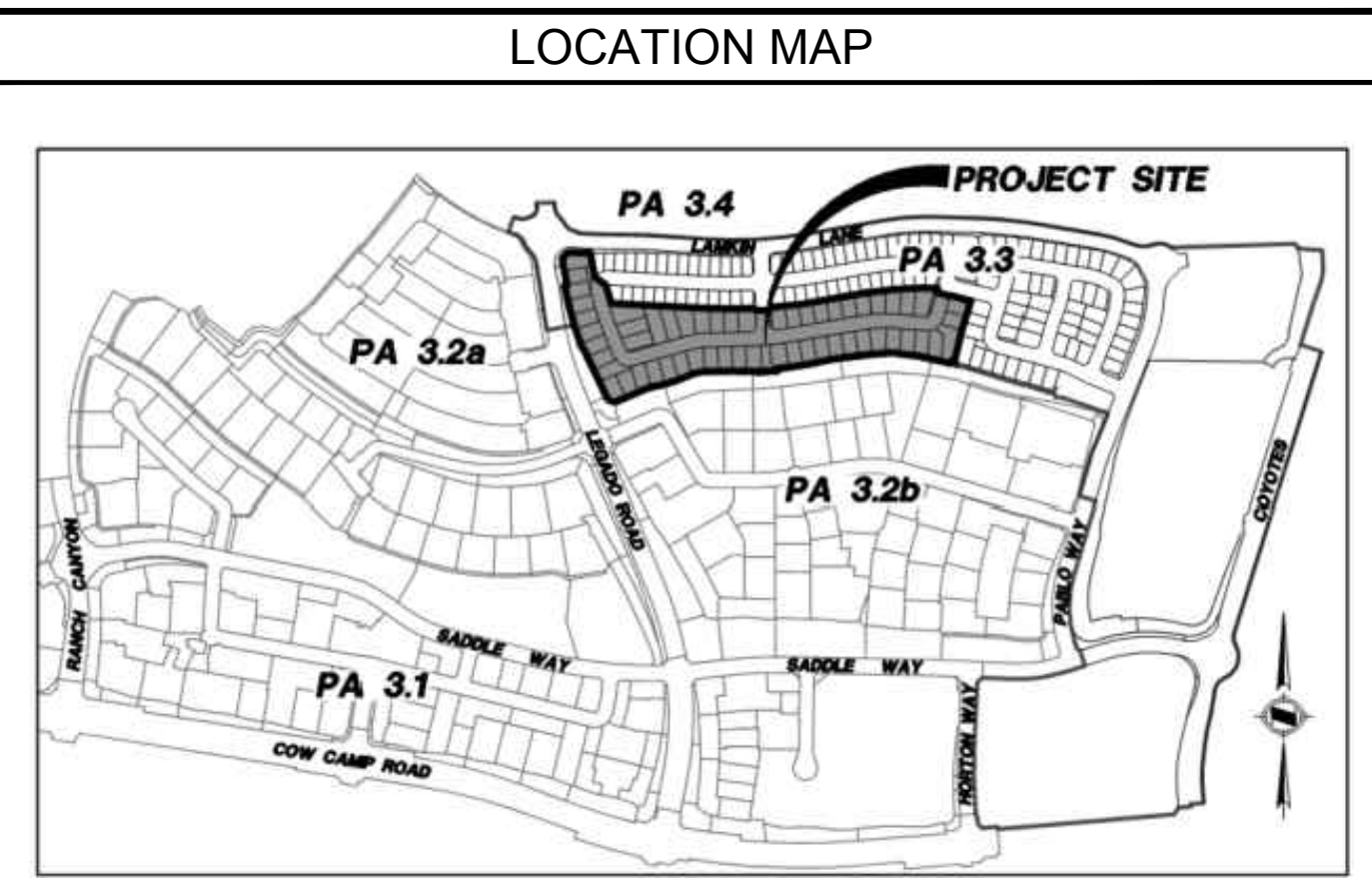
SERVICE REQUEST NUMBER  
 543991

SHEET

F-1



SEE SHIT. F-3 FOR CONTINUATION



- ### LEGEND
- EXISTING FIRE HYDRANT PER PREVIOUSLY APPROVED BACKBONE FIRE MASTER PLAN SR542339.
  - PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6' FROM CENTERLINE OF STREET
  - 4" MIN. UNIT ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS)
  - 300' HOSE PULL DISTANCE - FOR SINGLE FAMILY BUILDING TO THE FRONT DOOR
  - PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP.
  - EXISTING FIRE ACCESS ROAD
  - NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP.
  - INDICATES PROPOSED STRUCTURES MEETING THE 2022 CALIFORNIA RESIDENTIAL CODE SECTION R337
  - INDICATES FIRE APPARATUS TURNING RADII: 20' WIDE PATH WITH 17' INSIDE AND 38' OUTSIDE

- ### CONSTRUCTION NOTES
- ① EXISTING FIRE LANE ENTRANCE SIGN AT PLANNING AREA ENTRY.
  - ② INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6' FROM CENTERLINE OF STREET.



### RANCH FIRE PROTECTION PROGRAM ATTACHMENTS

Ranch Plan Fire Protection Program was approved by Orange County Fire Authority and Orange County Board of Supervisors dated: July 31, 2007 and Amendment No. 1, dated: March 25, 2013; Amendment No. 2, dated: August 14, 2014 and Amendment No. 3, dated: March 31, 2022.

Attachments used with this submittal:

- 6 a ..... Street Widths
- 10 ..... Hydrant Distribution Table
- 11 ..... Fire Flow Requirement Table
- 12 a ..... Fire Hydrant Locations
- 12 b ..... Blue Dot Hydrant Marker Location

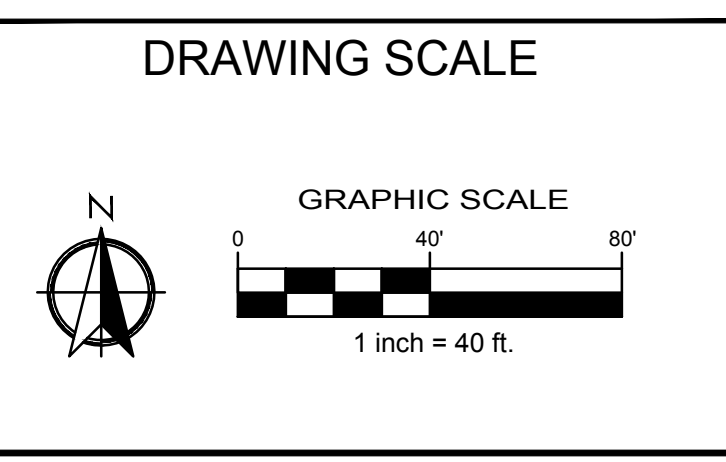
### BUILDING INFORMATION AND DATA

PLAN DESCRIPTION	STORIES	OCCUPANCY TYPE	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE
BUILDING PLAN #1	2	R-3	V-B	NFPA 13D	3,112 SF
BUILDING PLAN #2	2	R-3	V-B	NFPA 13D	3,457 SF
BUILDING PLAN #3	2	R-3	V-B	NFPA 13D	3,686 SF

### MIN. FIRE FLOW AND FIRE HYDRANT SPACING REQUIREMENTS

MINIMUM FIRE FLOW OF 1,000 GPM AT 20PSI FOR 1 HOUR REQUIRED PER THE LARGEST BUILDING OF APPROXIMATELY 3,686 SQ.FT. AND TYPE V-B CONSTRUCTION. A MINIMUM OF FOUR (4) FIRE HYDRANTS ARE REQUIRED SPACED NO MORE THAN 600-FEET FROM HYDRANT TO HYDRANT, NO MORE THAN 300-FEET FROM ANY BUILDING, AND NO MORE THAN 250-FEET FROM THE END OF A DEAD-END FIRE ACCESS ROAD.

NO.	DATE	REVISIONS
1		
2		
3		



CIVIL ENGINEER:

15535 SAND CANYON, STE 100  
IRVINE, CA 92618  
(949) 474-1960

ARCHITECT:

2031 ORCHARD DRIVE, STE 100  
IRVINE, CA 92618  
(949) 553-9100

PREPARED BY:

28506 AIROSO STREET  
RANCHO MISSION VIEJO, CA 92694  
(949) 240-5911

PREPARED FOR:

2 ADA, SUITE 200  
IRVINE, CA 92618  
(949) 526-8800

PREPARED FOR:

28811 ORTEGA HIGHWAY  
SAN JUAN CAPISTRANO, CA 92675  
(949) 240-3363

TITLE: FIRE MASTER PLAN  
RANCHO MISSION VIEJO  
RIENDA PA3.3 - MR50 - VTTM 19303  
OCFA SR 543991

DATE: 11/27/23

SHEET: F-2

ORANGE COUNTY FIRE AUTHORITY

2 OF 3

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING SOLUTIONS is prohibited.

ARCHITECTURAL ELEVATIONS

NOT TO SCALE

FIRE FLOW REPORT

FIRE ACCESS ROADWAY CERTIFICATION LETTER

PARKING ENFORCEMENT LETTER



LEGEND

- EXISTING FIRE HYDRANT PER PREVIOUSLY APPROVED BACKBONE FIRE MASTER PLAN SR542339.
- PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET.
- 4" MIN. UNIT ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS)
- 300' HOSE PULL DISTANCE - FOR SINGLE FAMILY BUILDING TO THE FRONT DOOR
- PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP.
- EXISTING FIRE ACCESS ROAD
- NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP.
- INDICATES PROPOSED STRUCTURES MEETING THE 2022 CALIFORNIA RESIDENTIAL CODE SECTION R307
- INDICATES FIRE APPARATUS TURNING RADIUS: 20' WIDE PATH WITH 17' INSIDE AND 38' OUTSIDE

CONSTRUCTION NOTES

- 1 EXISTING FIRE LANE ENTRANCE SIGN AT PLANNING AREA ENTRY.
- 2 INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE OF STREET.

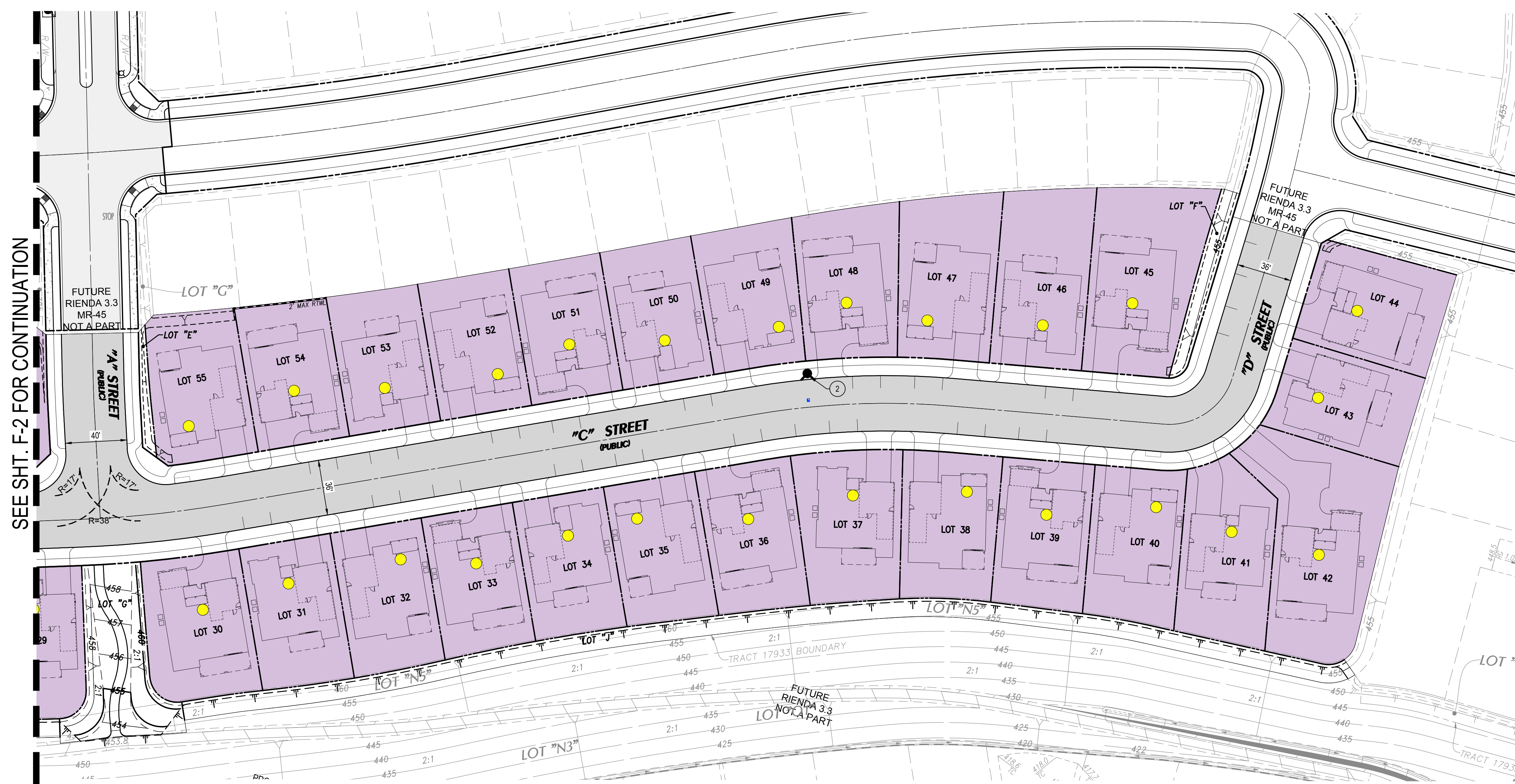
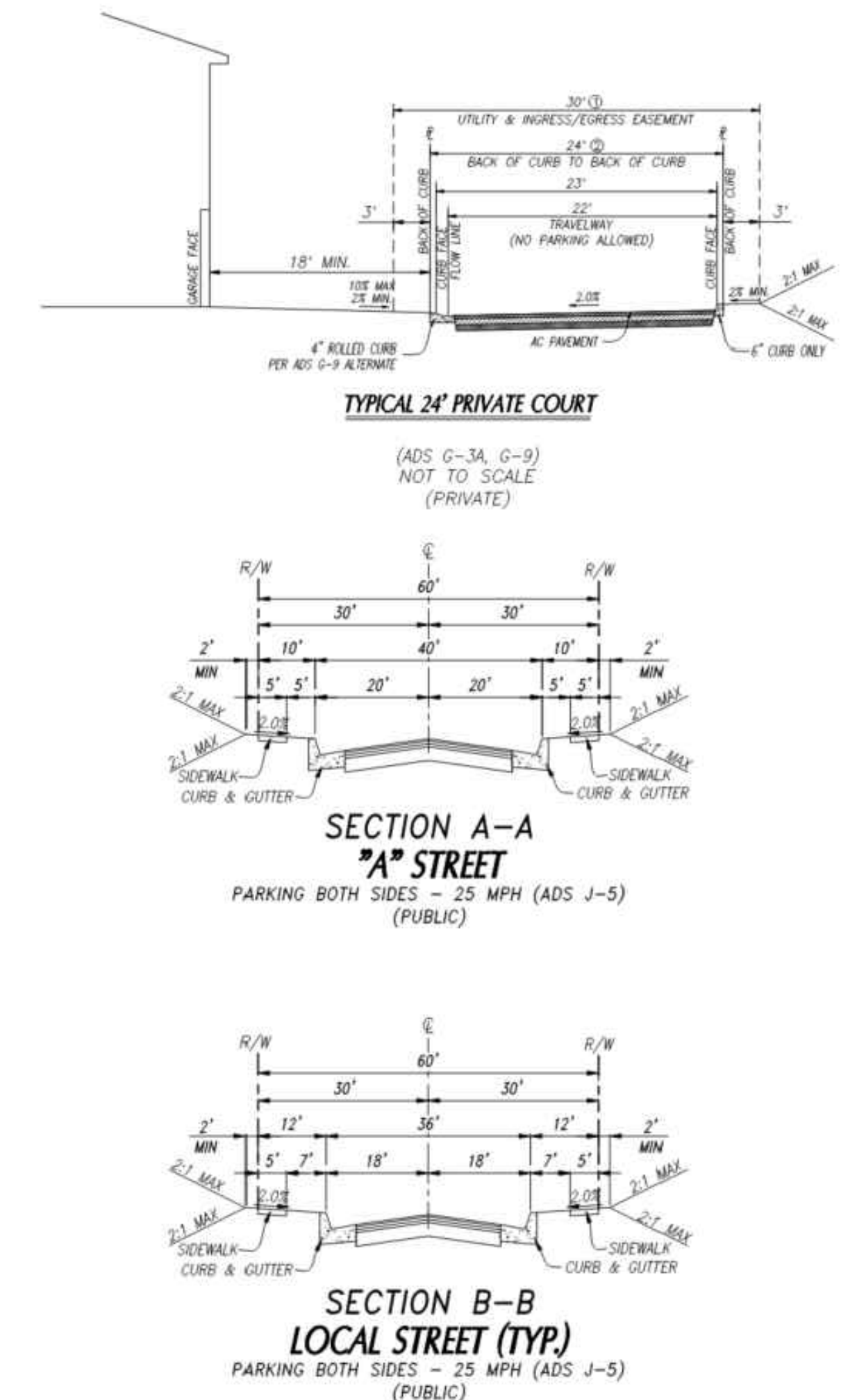
COMBUSTIBLE CONSTRUCTION LETTER

NOVEMBER 27, 2023  
 ORANGE COUNTY FIRE AUTHORITY  
 1 FIRE AUTHORITY ROAD  
 IRVINE, CA 92602

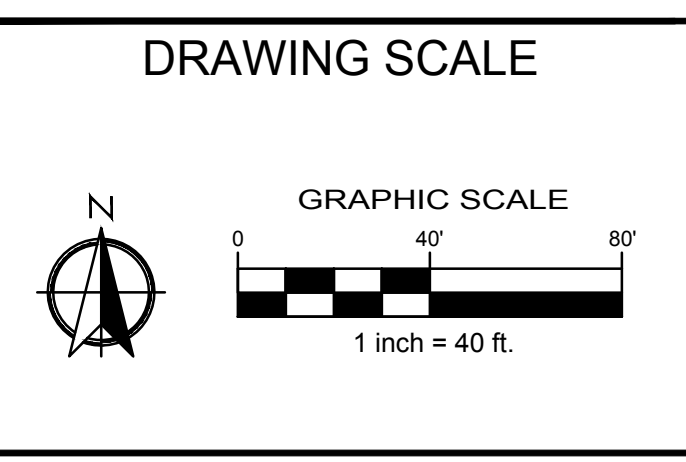
SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: RMV RIENDA PA3.3 MR-50 FIRE MASTER PLAN - OCFA S.R. 543991 RANCHO MISSION VIEJO, COUNTY OF ORANGE

THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THIS PROJECT SHALL INSTALL ALL REQUIRED PAVED FIRE ACCESS ROADS THAT MEET O.C.F.A. GUIDELINES PER THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIRE FIGHTING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOWS REQUIREMENTS, PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION.

SECTIONS



NO.	DATE	REVISIONS
1		
2		
3		



CIVIL ENGINEER:  
  
 15535 SAND CANYON, STE 100  
 IRVINE, CA 92618  
 (949) 474-1960

ARCHITECT:  
  
 ARCHITECTURE • PLANNING • INTERIORS  
 2031 ORCHARD DRIVE, STE 100  
 NEWPORT BEACH, CA 92660  
 (949) 553-9100

PREPARED BY:  
  
 28506 AIROSO STREET  
 RANCHO MISSION VIEJO, CA 92694  
 (949) 240-5911

PREPARED FOR:  
  
 2 ADA, SUITE 200  
 IRVINE, CA 92618  
 (949) 526-8800

PREPARED FOR:  
  
 28811 ORTEGA HIGHWAY  
 SAN JUAN CAPISTRANO, CA 92675  
 (949) 240-3363

TITLE: <b>FIRE MASTER PLAN</b> RANCHO MISSION VIEJO RIENDA PA3.3 - MR50 - VTTM 19303 OCFA SR 543991	DATE: 11/27/23
ORANGE COUNTY FIRE AUTHORITY	SHEET: <b>F-3</b> 3 OF 3

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