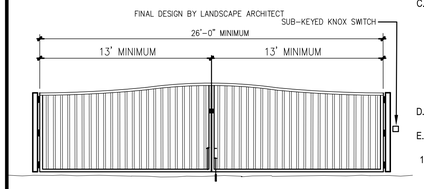
FIRE MASTER PLAN

CIELO VISTA
Tentative Tract Map 17341
Unincorporated County of Orange
(Previously approved s.r. 186560, 190617, 190623) **S.R. 214900**

GATE DETAIL AND GATE NOTES 2



Existing or proposed gates and barriers crossing fire apparatus access roadways must be shown on the plans. Information such as the location, type of gate (e.g., swinging, sliding), dimensions, and method of operation (manual, electric) must also be provided. Note or identify the following on the fire master plan;

A. Clear Width – Gated openings for egress and ingress of vehicles shall have at least 13 feet of clear width when serving a single 13-foot wide fire lane designed for traffic traveling in one direction and 20 feet clear for a 20-foot wide fire lane serving traffic travelling in two directions. The vertical clearance shall not be less than 13 feet 6 inches including landscaping and/or trees. This reduction in width is applicable only to the area immediately adjacent to the guard house or gate. Roads leading up to and beyond the guard house or gate shall meet standard fire lane width requirements prescribed in Section 2.A.5 of this guideline. See Attachment 4. CFC 503.2.1
For projects in SRA, gate openings shall be at least 2 feet wider than the width of the traffic lane(s) passing through the gate (minimum 15' for one-way traffic, 22' for two-way traffic). An unobstructed vertical clearance of 15 feet shall be provided. See FSR Section 1273.11 in Guideline B-09a.

B. Turning Radii - The minimum inside turning radius is 17 feet with an outside radius of 38 feet for both the exterior and the interior approach to the gate. To accommodate the OCFA's largest fire apparatus, 20 feet and 42 feet or larger for inside and outside turning radii, respectively, is recommended and requested where possible. For projects in the SRA, see FSR Sections 1273.04 and 11 in Guideline B-09a. CFC 503.2.4

C. Setbacks from the Street - Gates and barriers shall be located a minimum of 46 feet (for existing developments) and 56 feet (for new developments) from any major street. A private driveway serving only one single-family residence is exempt from this requirement. If existing conditions prevent installation of the minimum setback, documentation supporting an acceptable alternative shall be provided. The alternative solution must facilitate emergency ingress without endangering emergency response personnel, emergency apparatus, and the general public. The alternative shall be subject to review and approval. See Attachment 15. Note: The required minimum setback from the street may also vary from city to city. Check with the local Planning Department for specific requirements as they may be more restrictive.

D. Setbacks from First Interior Turn - A 27-foot minimum unobstructed setback is required from a gate to the first turn to allow emergency apparatus clearance. See Attachment 15.

E. Electrically Operated Gates and Barriers CFC 503.6

1) 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 and without the use of battery back-up power; this shall be noted on the plan. The manufacturer's specification sheet demonstrating compliance with this method of operation during power loss shall be provided or scanned directly onto the plan. 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. A capacitor, but not a battery, may also be used for fail-open operation where the gate operating mechanism does not have a fail-safe mode.

2) The gate control for electronic gates shall be operable by a Knox emergency override key switch (with dust cover). 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. The key switch shall be readily visible and unobstructed from the fire lane leading to the gate. The key switch shall be clearly labeled "FIRE DEPT."

3) For electrically operated gates, the type of remote gate opening device that will be installed shall be noted on the plan. The remote opening device is required in addition to the Knox key switch. The remote opening systems currently available for use by OCFA are either optical or radio-controlled. Optical systems work the same as the traffic signal preemption system by using the emergency vehicle's strobe light to open the gate. The radio-controlled system opens the gate when the emergency responder clicks the receiver on an 800 MHz radio. A gate serving an individual single family residence or duplex is exempt from this requirement.

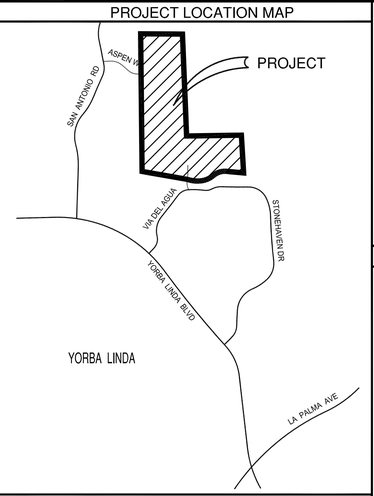
Currently approved gate opening systems include:
- 3M Opticom
- Click2Enter* (system shall be configured in single-pulse mode with 1.5 second transmission window)
- Fire Strobe Access Products, Inc.
- Tomar

4) 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. Note this requirement on the plan.

5) The key switch shall be labeled with a permanent red sign with not less than ½" contrasting letters reading "FIRE DEPT" or with a "Knox" decal. Note this requirement on the plan.

G. Gate and Barrier Locks - Gate or barrier locks shall be reviewed and approved prior to their installation on any new and/or existing access gate or barrier. Authorization/order forms for Knox products may be obtained through the OCFA Planning and Development Services Section at 714-573-6100; specify whether the order form is for a vehicle/pedestrian gate or a building. Knox key switches and key boxes serving only vehicle gates and not buildings shall be submastered for use by both the fire and police department. See section 9.C.3 for information regarding installation of key boxes and key switches on pedestrian gates and buildings.

PROJECT LOCATION MAP



LEGEND

- OCFA HOSE PULL REQUIREMENT (300' MAX)
- INDICATES FIRE ACCESS ROUTES MEETING OCFA WEIGTH STANDARDS OF 75,000LBS AT 90% WITH AN ALL WEATHER PAVED SURFACE
- OCFA HAMMERHEAD
- OCFA HAMMERHEAD
- EX FH — EXISTING FIRE HYDRANT BY PRIOR APPROVAL
- FH — PROPOSED PUBLIC FIRE HYDRANT
- BLUE DOT REFLECTIVE HYDRANT MARKER PER OCFA STANDARDS, 2 FEET FROM CENTERLINE

CONSTRUCTION REQUIREMENTS: 2
All structures within the Cielo Vista project will be constructed per the 2016 California Residential Code Section R337. Additionally all structures shall be protected with NFPA 13-D Automatic Fire Sprinklers. Refer to the Cielo Vista Fire Protection Plan OCFA Service Request 214898 for specific code section requirements for each lot.

LOTS WITH FIRE SPRINKLERS ATTIC PROTECTION:
Lots 34-37, 44-47, 63 and 64 shall be protected with NFPA 13-D Automatic Fire Sprinklers including attics and small spaces.

20 — LOT NUMBER

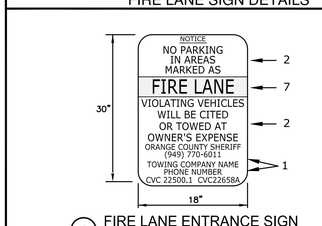
R=17' — INDICATES O.C.F.A. REQUIRED TURNING RADII

MAINTENANCE ACCESS COVENANTS: 2
Where indicated, a minimum of 7' wide flat Maintenance Access Covenant shall be provided on private lots for emergency access and maintenance to the Fuel Modification Zones. Any gates installed into the fuel modification area and shall be a minimum of 36 inches wide. The covenants shall be maintained free of vegetation or any structures greater than 5 inches in height. Maintenance Covenants over lots shall be included within the CC&Rs.

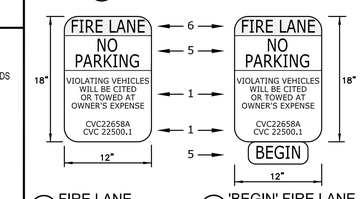
CONSTRUCTION NOTES

1. INSTALL FIRE LANE ENTRY SIGN PER DETAIL
2. INSTALL 'NO PARKING - FIRE LANE' SIGN PER DETAIL
3. INSTALL 'BEGIN NO PARKING FIRE LANE' SIGN PER DETAIL
4. INSTALL 'END NO PARKING FIRE LANE' SIGN PER DETAIL
5. INSTALL BLUE FIRE HYDRANT MARKER PER OCFA GUIDELINE B-09
6. INSTALL EMERGENCY EVACUATION ROUTE SIGN IN PUBLIC RIGHT OF WAY, PER DETAIL - SEE PLAN FOR ARROW DIRECTION-
7. INSTALL SUB-KEYED KNOX KEY SWITCH

FIRE LANE SIGN DETAILS

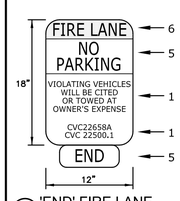


1 FIRE LANE ENTRANCE SIGN

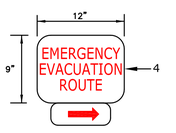


2 FIRE LANE 'NO PARKING' SIGN

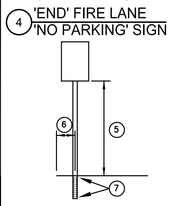
3 'BEGIN' FIRE LANE 'NO PARKING' SIGN



4 'END' FIRE LANE 'NO PARKING' SIGN



6 EMERGENCY EVACUATION ROUTE SIGN



Fire Lane Sign Mounting

SIGN INSTALLATION NOTES:
1. 1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND.
2. DEPTH OF BOLD RED LETTERING ON WHITE REFLECTIVE BACKGROUND.
3. 1-3/8" BOLD CONDENSED RED LETTERING ON WHITE REFLECTIVE BACKGROUND.
4. 2" RED LETTERING ON WHITE REFLECTIVE BACKGROUND
5. 2" BOLD CONDENSED RED LETTERING ON WHITE REFLECTIVE BACKGROUND.
6. 2" BOLD CONDENSED WHITE REFLECTIVE LETTERING ON RED BACKGROUND.
7. 2-3/4" BOLD WHITE REFLECTIVE LETTERING ON RED BACKGROUND.
8. HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'-0"; 5'-0" IN ALL OTHER AREAS.
9. DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.
10. BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES.

THE SIGNS 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 AND INSTALLED PER ATTACHMENT 14.

FIRE MASTER PLAN NOTES 3

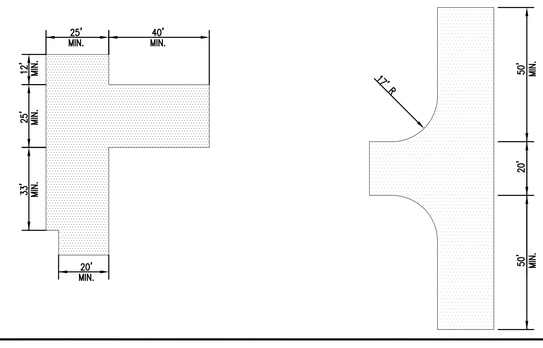
INSPECTION REQUIREMENTS:
1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. 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 68,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. 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.
4. 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.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. 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.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS:
11. 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-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 68,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. 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.
15. 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.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. 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.
19. 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.
20. 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.
21. 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-09 AND RELATED PORTIONS OF THE 2016 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:
22. 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.
23. 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 2016 CBC AND/OR SECTION 337 OF THE 2016 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
24. ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
25. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS 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.

ADDITIONAL NOTES:
- AN NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE INSTALLED IN EACH RESIDENTIAL STRUCTURE.
- APPLICANT WILL SATISFY CONDITIONS AS REQUIRED BY YORBA LINDA WATER DISTRICT AND PROVIDE A WILL LETTER FROM THE WATER DISTRICT TO ORANGE COUNTY FIRE AUTHORITY. ADDITIONALLY, FIRE FLOW MODELING SHALL BE PROVIDED TO OCFA TO DEMONSTRATE 1,500 GPM @20 PSI FOR A 2-HOUR DURATION PRIOR TO ISSUANCE OF PRECISE GRADING PERMIT.
- A FIELD VERIFICATION OF FIRE FLOW AT 1,500 GPM @ 20 PSI FOR 2-HOUR DURATION WILL BE PROVIDED TO OCFA PRIOR TO LUMBER DROP BEING ALLOWED ONTO SITE.

OCFA HAMMERHEAD DETAILS



COMBUSTIBLE CONSTRUCTION LETTER

August 4, 2017

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA. 92602

Subject: Combustible Construction Letter OCFA Service Request Number 214900 , Cielo Vista, TTM 17341, Unincorporated Orange County, CA.

The purpose of this letter is to notify you that tentative tract map 17341 shall install all required paved fire access roads that meet OCFA access requirements per the approved plans. All fire hydrants and water supply for firefighting 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.

FIRE LANE ENFORCEMENT LETTER

August 4, 2017

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA. 92602

Re: Cielo Vista, Unincorporated Orange County, CA. OCFA Service Request Number 2149000, Parking Enforcement Plan

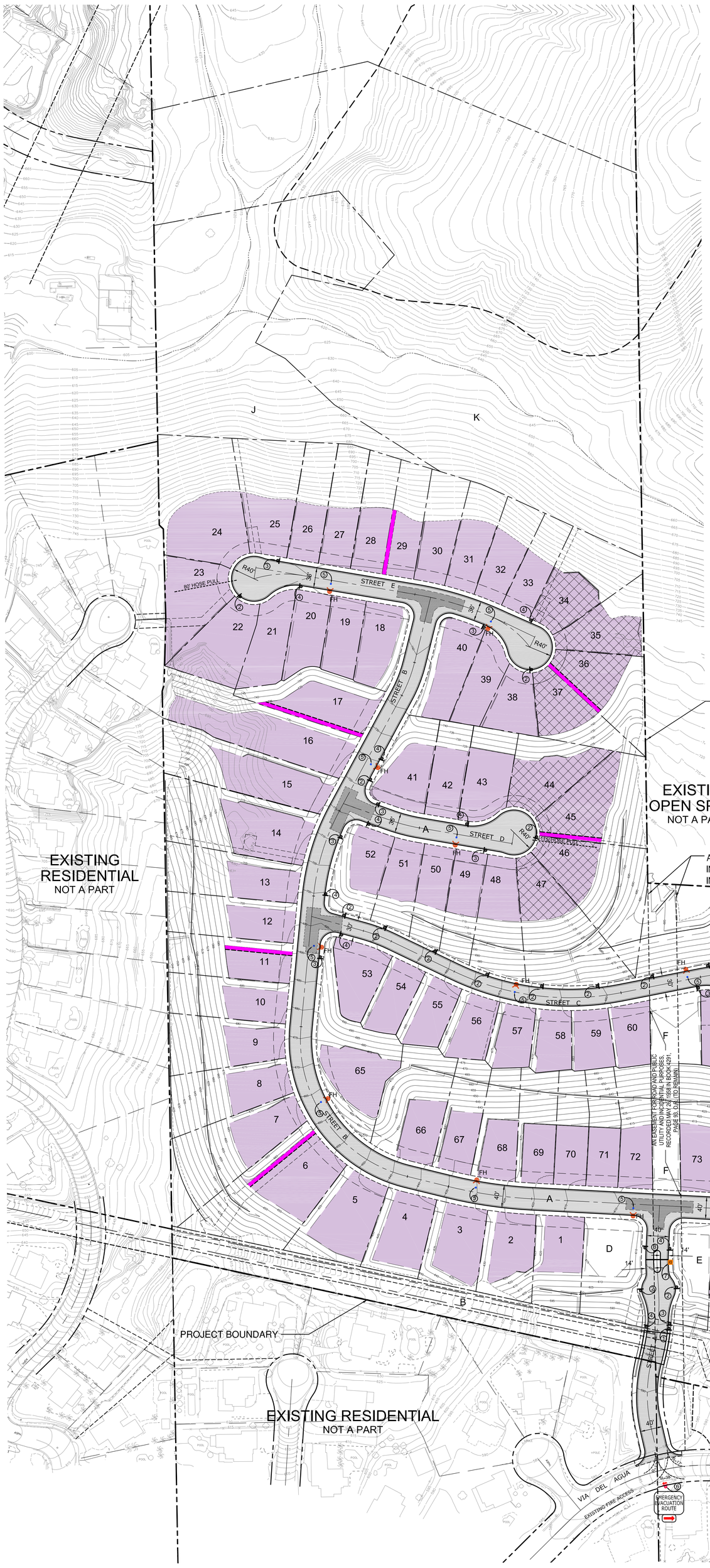
The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within tentative tract map 17341 shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes.

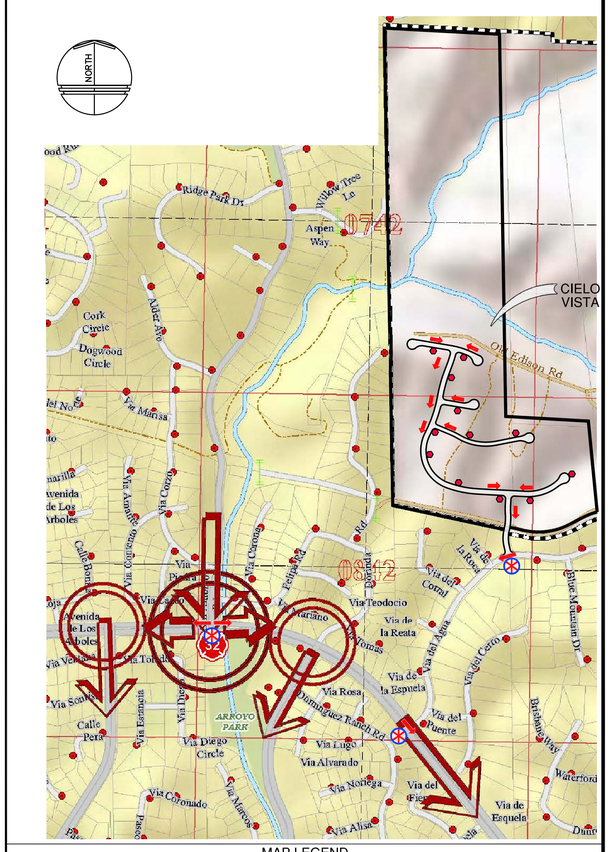
The Cielo Vista Homeowner's Association shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law.

In furtherance thereof, the Cielo Vista Homeowner's Association, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and OCFA Guideline B-09. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.

The Cielo Vista Homeowner's Association will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.



LOCAL EVACUATION ROUTES FROM CIELO VISTA PROJECT
TYING INTO YORBA LINDA EVACUATION PLAN
DEVELOPED BY ORANGE COUNTY SHERIFF'S DEPARTMENT


NORTH
Ridge Park Dr
Willow Tree Ln
Aspen Way
Cork Circle
Alder Ave
Dogwood Circle
Via Marisa
Via Arroyo
Via Teodocio
Via de la Reata
Via Rosa
Via Lugo
Via Alvarado
Via Noriega
Via del Fiesta
Via de Esquela
Via del Corral
Via del Cerro
Via del Agua
Via Diego Circle
Via Del Rio
Via Cronado
Via Alisal
Via Del Monte
Via Del Rancho
Via Del Cielo
Via Del Rosa
Via Del Puente
Via Del Fiesta
Via Del Esquela
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