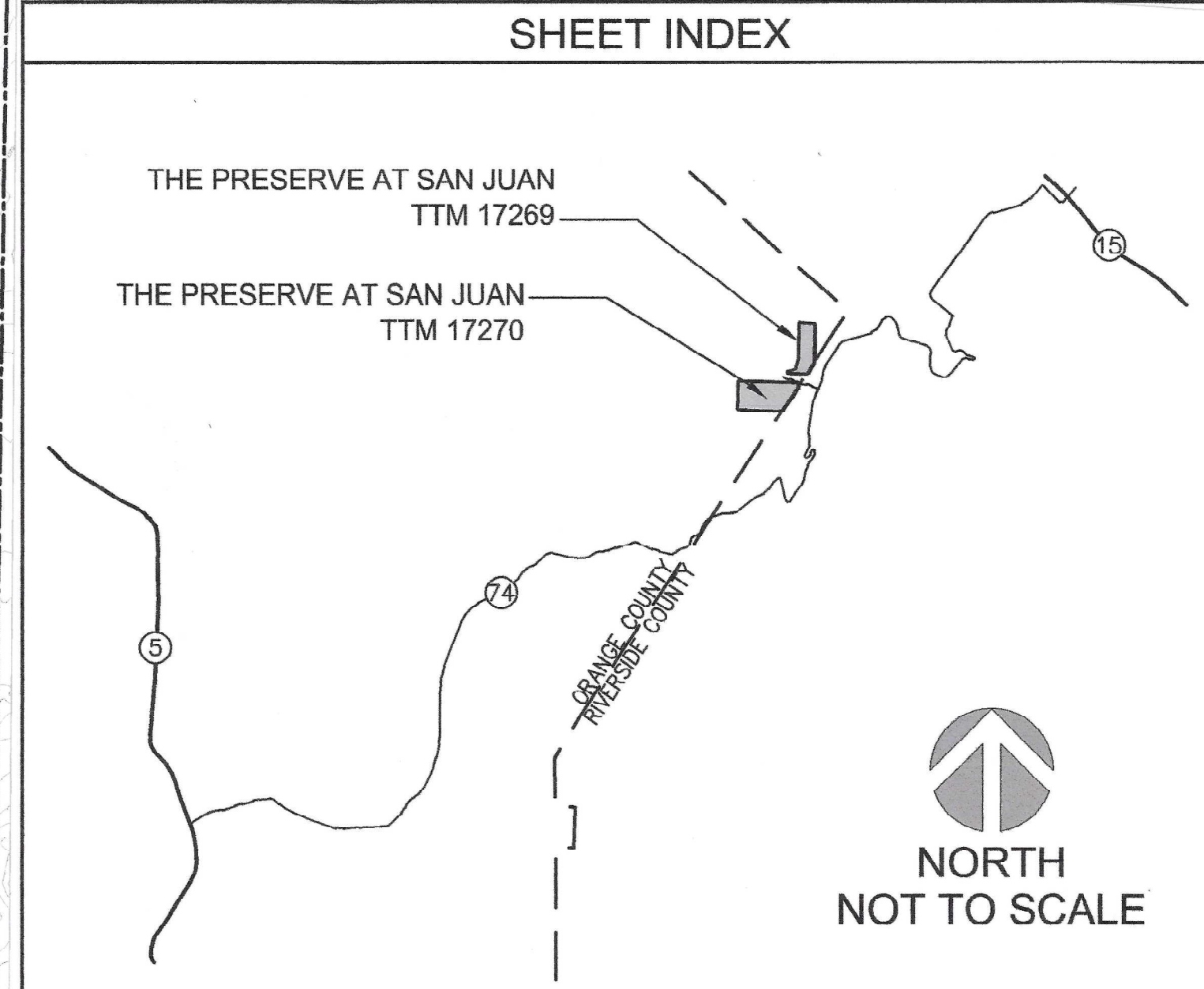


THE PRESERVE AT SAN JUAN
FIRE MASTER PLAN
 UNINCORPORATED ORANGE COUNTY, CA
 VESTING TENTATIVE TRACT 17269 & 17270
 ORANGE COUNTY FIRE AUTHORITY
 SERVICE REQUEST #: SR 190993

VESTING TENTATIVE TRACT NO. 17269

SHEET 2

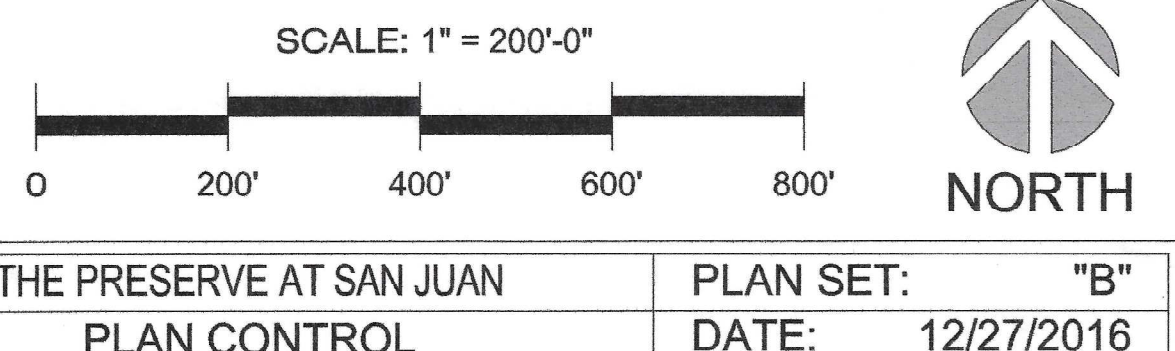
SHEET 3



SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	FIRE MASTER PLAN - TTM 17269
3	FIRE MASTER PLAN - TTM 17270

OCFA APPROVAL STAMP

ORANGE COUNTY FIRE AUTHORITY
 Reviewed by Planning & Development
 Service Request Expires At or 6 Months of Inactivity
 Approval Subject to field inspection and required test, notations, letters, correspondence and conformance with all applicable codes and regulations. The stamping of these plans shall not constitute approval or approval of any law, code or regulation.
 OCFA SR #: 190993
 Fee Code: PD 100
 Plan Type: FIRE MASTER PLAN
 By: Richard
 Emp #: 2160 Date: 1/11/17
 ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
 Call at least 48 hours in advance to schedule inspections: (714) 973-4150
 Notes:



PREPARED FOR:
THE PRESERVE AT SAN JUAN, LLC
 4000 BARRANCA PARKWAY, SUITE 250
 IRVINE, CALIFORNIA 92604

ENGINEER:
H & A
 HUNSAKER & ASSOCIATES
 PLANNING SOLUTIONS
 302 N. EL CAMINO REAL, SUITE 202
 SAN CLEMENTE, CA 92672
 (949) 240-9911

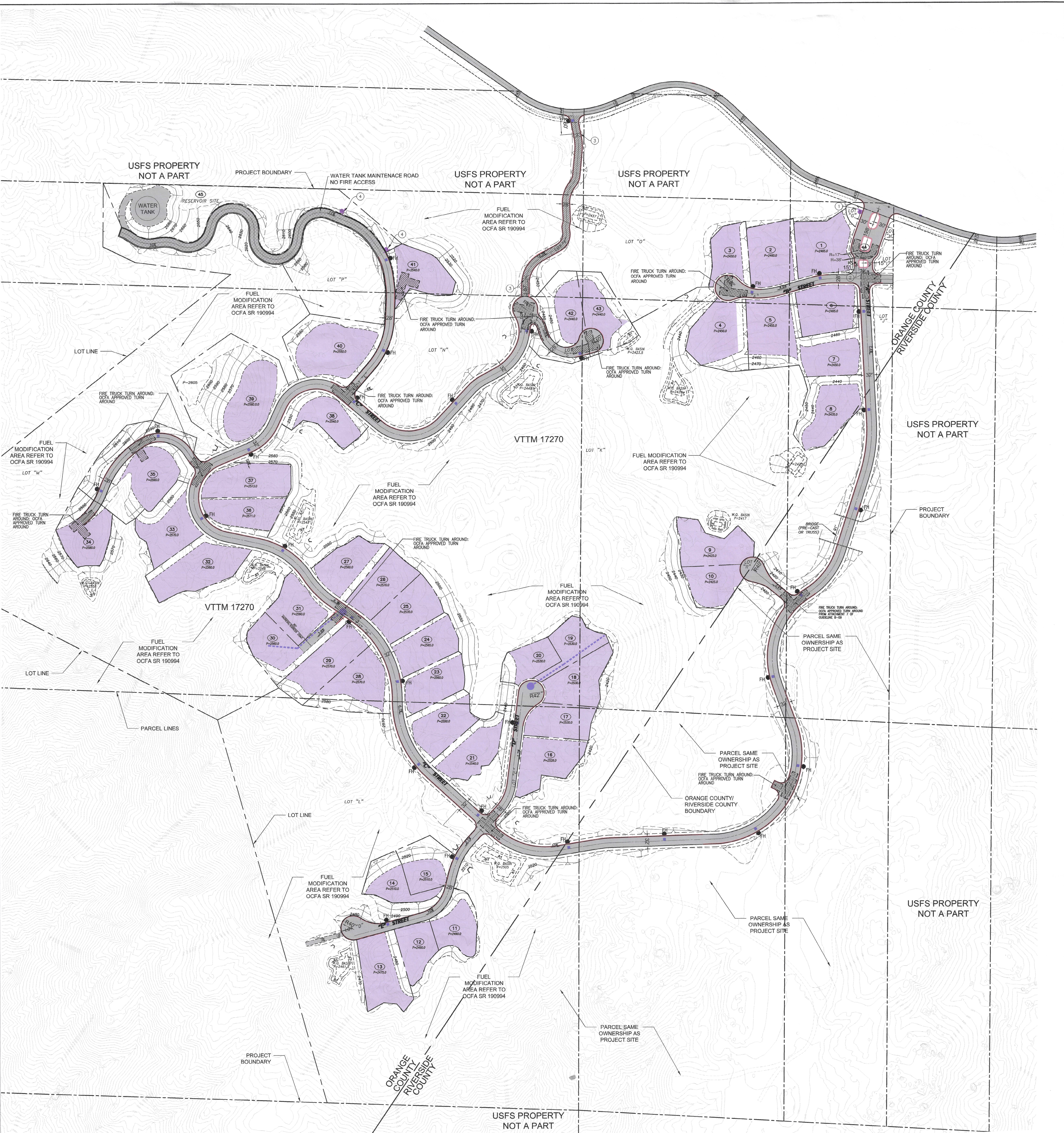
PREPARED BY:
firesafe
 PLANNING SOLUTIONS
 302 N. EL CAMINO REAL, SUITE 202
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 (949) 240-9911

FIRE MASTER PLAN
THE PRESERVE AT SAN JUAN
 VESTING TENTATIVE TRACT 17269 & 17270
 UNINCORPORATED ORANGE COUNTY - OCFA SR# 190993
 ORANGE COUNTY FIRE AUTHORITY

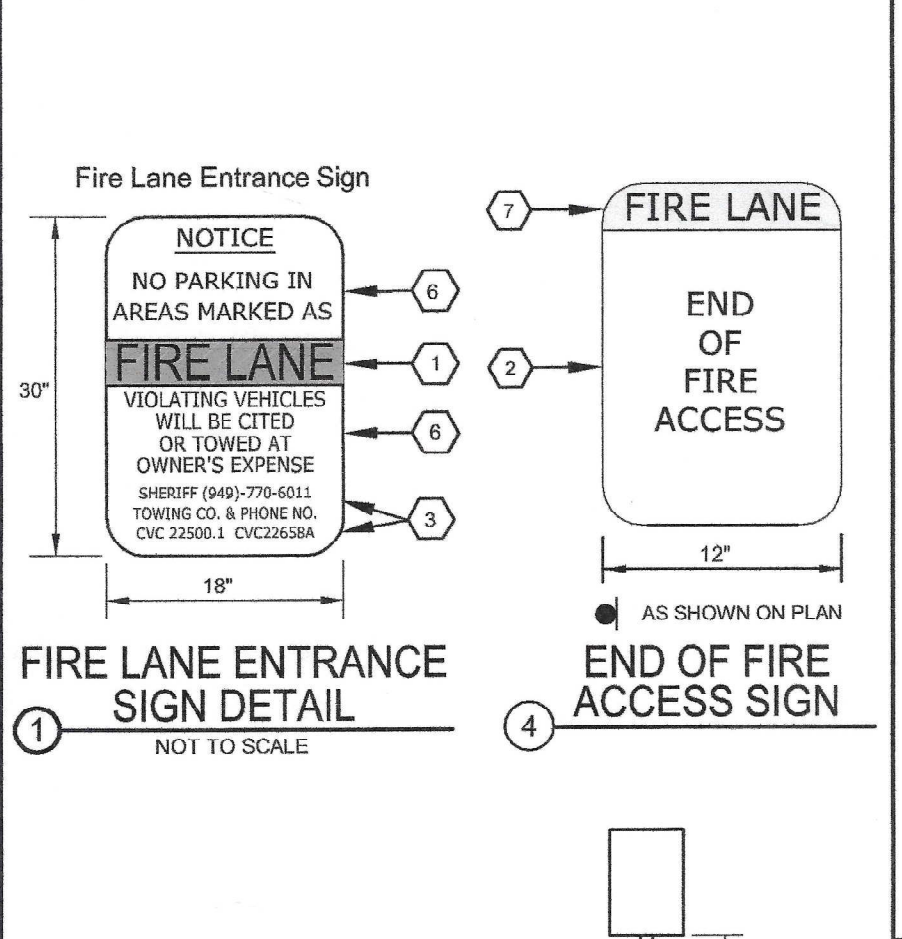
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 OF 3

S:\Preserve-2012\Cad Files\PreserveSJ-FireMaster-2016-12-27.dwg, Ryan Fannick Plot date: December 27, 2016

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 is prohibited.



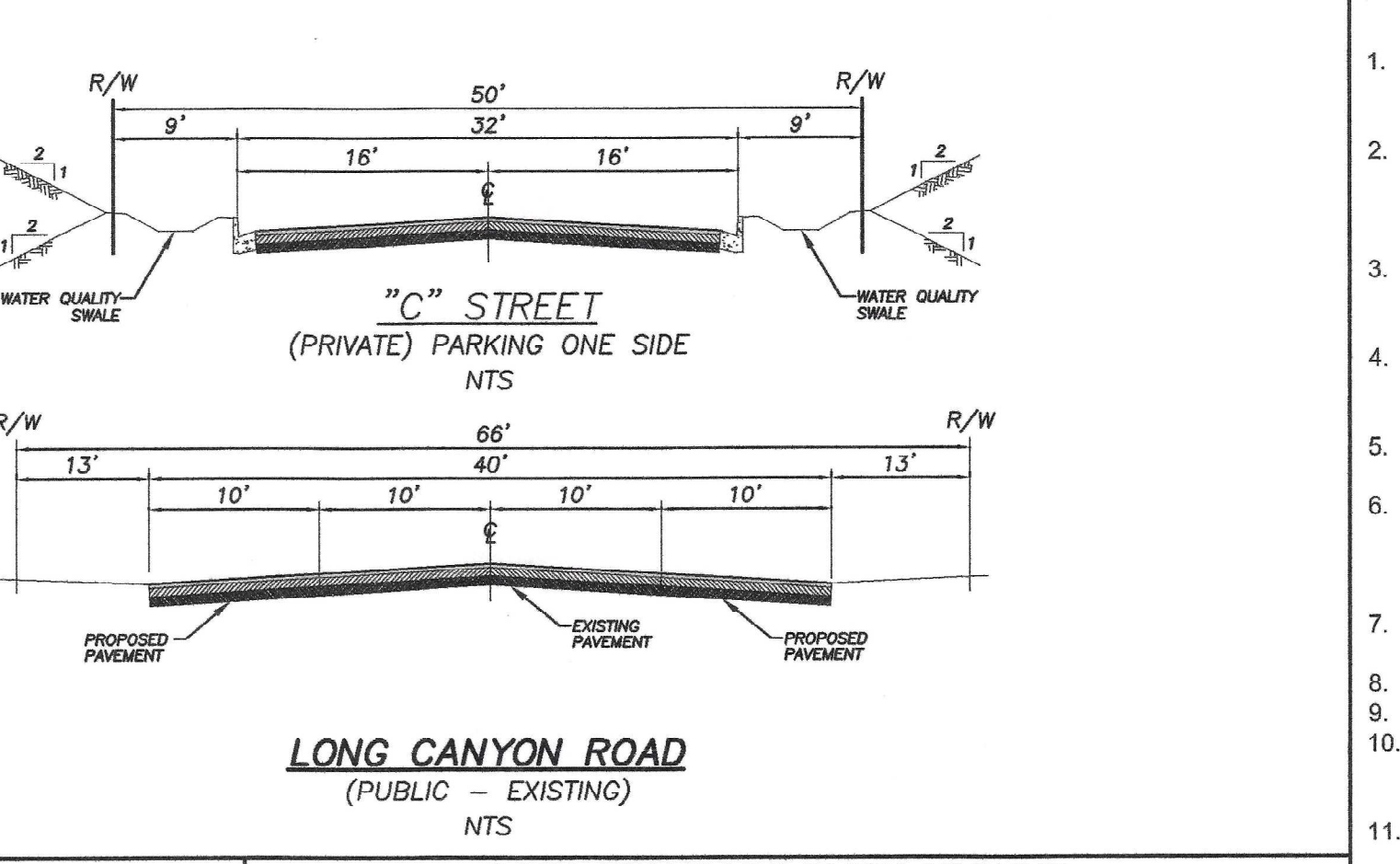
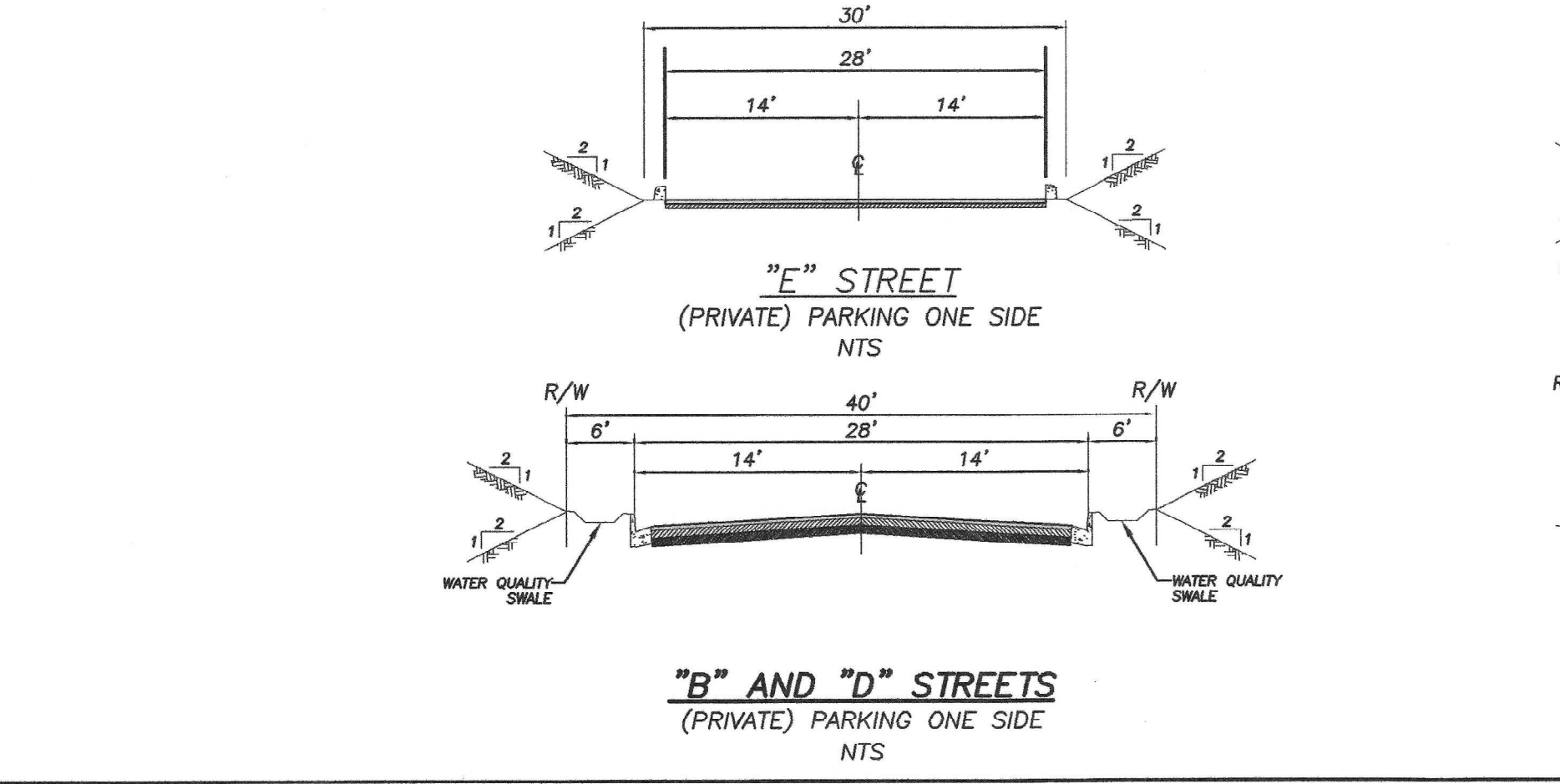
SIGN DETAILS COMBUSTIBLE CONSTRUCTION LETTER STREET SECTIONS FIRE MASTER PLAN NOTES



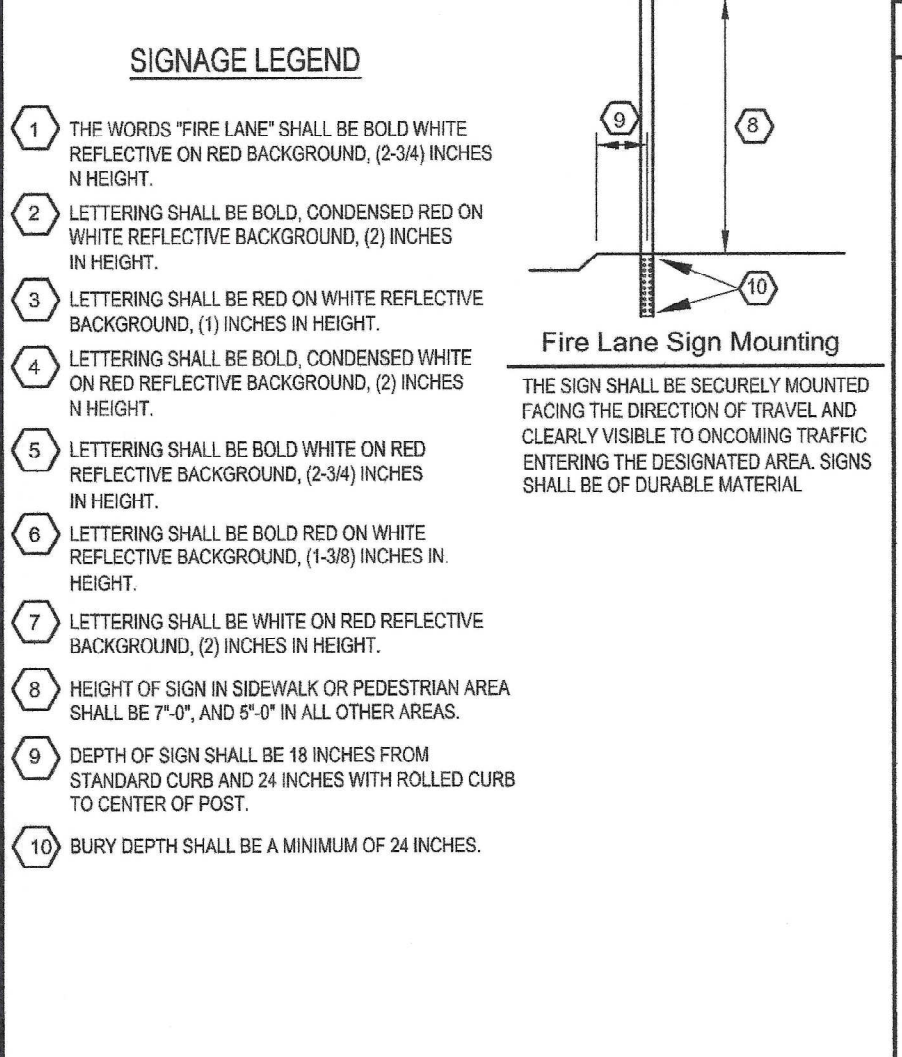
December 27, 2016
 Planning and Development Services Section
 Orange County Fire Authority
 1 Fire Authority Road
 Irvine, CA 92662

Subject: Combustible Construction Letter (OCAF SR 190994) - Preserve San Juan, Tract 17269 and Tract 17270, Unincorporated Orange County, CA.

The purpose of this letter is to notify you that Tract 17269 and Tract 17270 shall install all required paved fire access roads that meet OCAF 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 laws requirements, prior to any combustible construction materials being delivered for construction.



- FIRE MASTER PLAN NOTES**
- OCFA site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Inspections cancelled after 1 p.m. on the day before the scheduled date will be rescheduled to a re-inspection fee. Call OCFA Inspection Scheduling (714) 878-8160.
 - All lumber drop inspection shall be performed prior to bringing combustible materials (or combustible materials and finishes for non-combustible construction). All-weather access ramps capable of supporting 75,000 lbs, topped with asphalt, concrete, or equivalent shall be installed at all drop locations. (See Attachment 2, OCFA SR 190994.)
 - 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 in plan submittal. Contact Inspection Scheduling to arrange for additional inspections that may be needed and any fees that may be due.
 - All original approved, signed, well-stamped OCFA Fire Master Plan shall be available on-site at time of inspection.
 - Access roads and fire 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 inspection.
 - 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 knock or breakaway padlock.
 - Buildings of four or more stories shall be provided with stairs and a windslippe reaching 40 feet in height.
- GENERAL REQUIREMENTS**
- Fire lane widths shall be measured from top face of curb to top face of curb for fire lanes with standard curb and gutters and from toe-toe to toe-toe for fire lanes with modified curb designs (e.g. rolled, ramped, etc.). The developer is responsible to verify that all approved plans comply with OCFA fire lane width requirements. The developer shall provide the fire lane width requirements for all projects with modified curb designs.
 - Permanent, temporary, and phased emergency access roads shall be designed and maintained in accordance with OCFA guidelines B-09 for all portions of the fire access roads.
 - Permanently installed, temporary, and phased emergency access roads shall be designed and maintained in accordance with OCFA Guidelines B-09 and B-10 and shall be surfaced to provide all-weather driving capabilities.
 - Temporary access roads 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 standards. On private property markings are to be maintained in good condition by the property owner.
 - Address numbers shall be located and be of a color and size as to be clearly visible and legible from the roadway from which the building is accessed in accordance with OCFA Guidelines B-09.
 - Warning lights, when required by the local AHA, shall comply with the standards of that agency. Warning lights are also required by the OCFA. They may be designed to local AHA requirements provided that such standards facilitate location of structures, streets, and driveway exits by emergency personnel.
 - Access gates shall be approved prior to installation and shall be in compliance with Chapter 9 of the OCF and OCFA guidelines.
 - Vegetation shall be selected and maintained in such a manner as to allow immediate access to all buildings, valves, fire department connections, pull stations, extinguishers, agriculture, utility control panels, reserves, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or impede the functioning of alarm bells, horns, or strobes.
 - Dumsters 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 eaves unless protected by an approved sprinkler system.
 - Approved access walkways shall be provided to all required openings and all rescue windows.
 - Inspection, installation, and removal by 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 Guidelines B-09 and related portions of the 2013 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**
- Structures located in a Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area are subject to the construction requirements prescribed in Chapter 9 of the 2013 CFC and/or Section 227 of the 2013 CBC. Construction materials/methods are reviewed and inspected by the Building Department.
 - CFC or CBC standards shall apply to all projects with a fuel modification area.
 - Changes to the fuel modification zone landscaping, structures, or other elements existing on site shall be reviewed and approved by the OCFA.
 - Projects located in State Responsibility Areas shall also comply with all applicable requirements from Title 14, Div. 1.5, C.F.R., Subch. 2 "SRSA Fire Safe Regulations" and Guidelines B-03a.



December 27, 2016
 Planning and Development Services Section
 Orange County Fire Authority
 1 Fire Authority Road
 Irvine, CA 92662

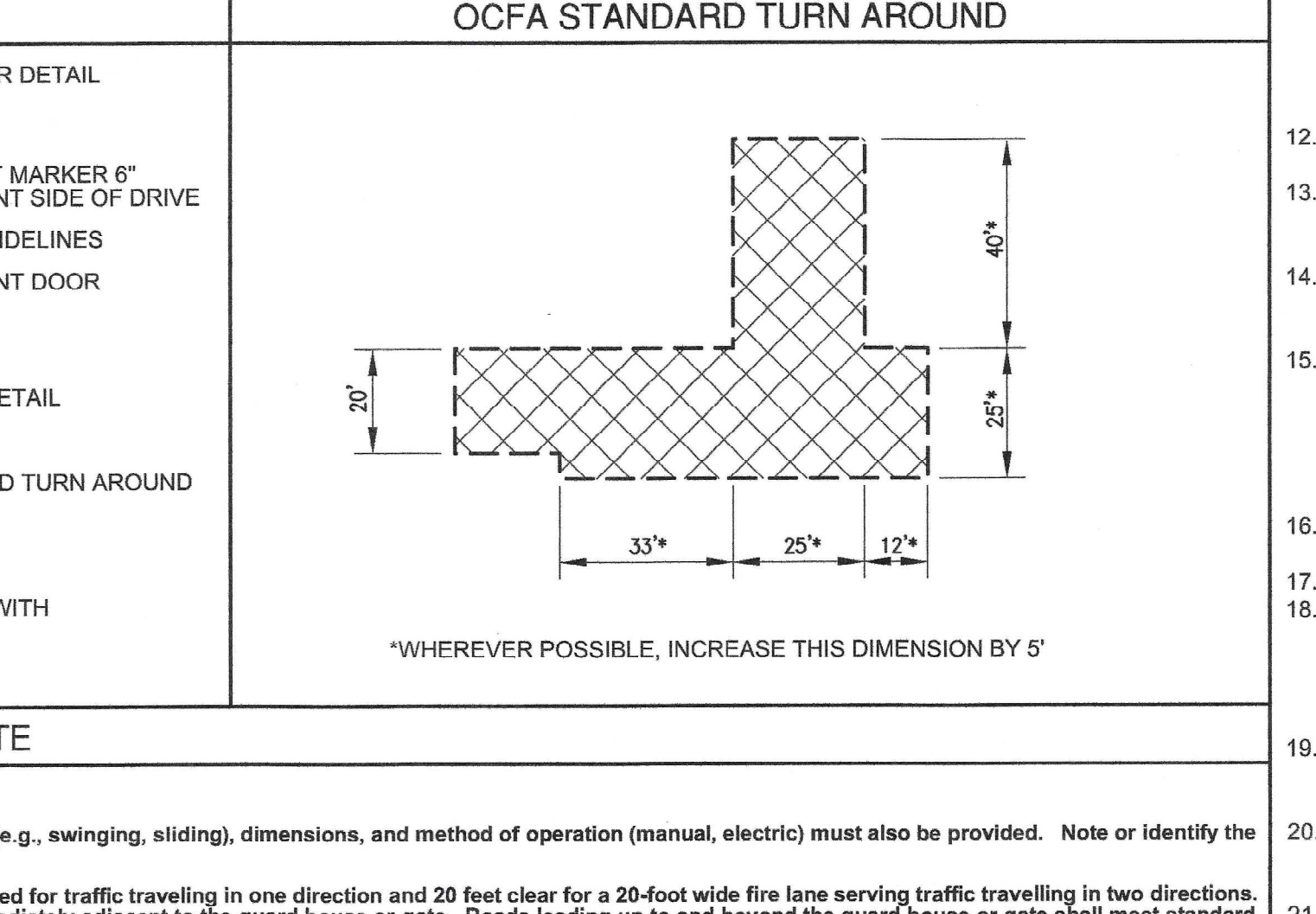
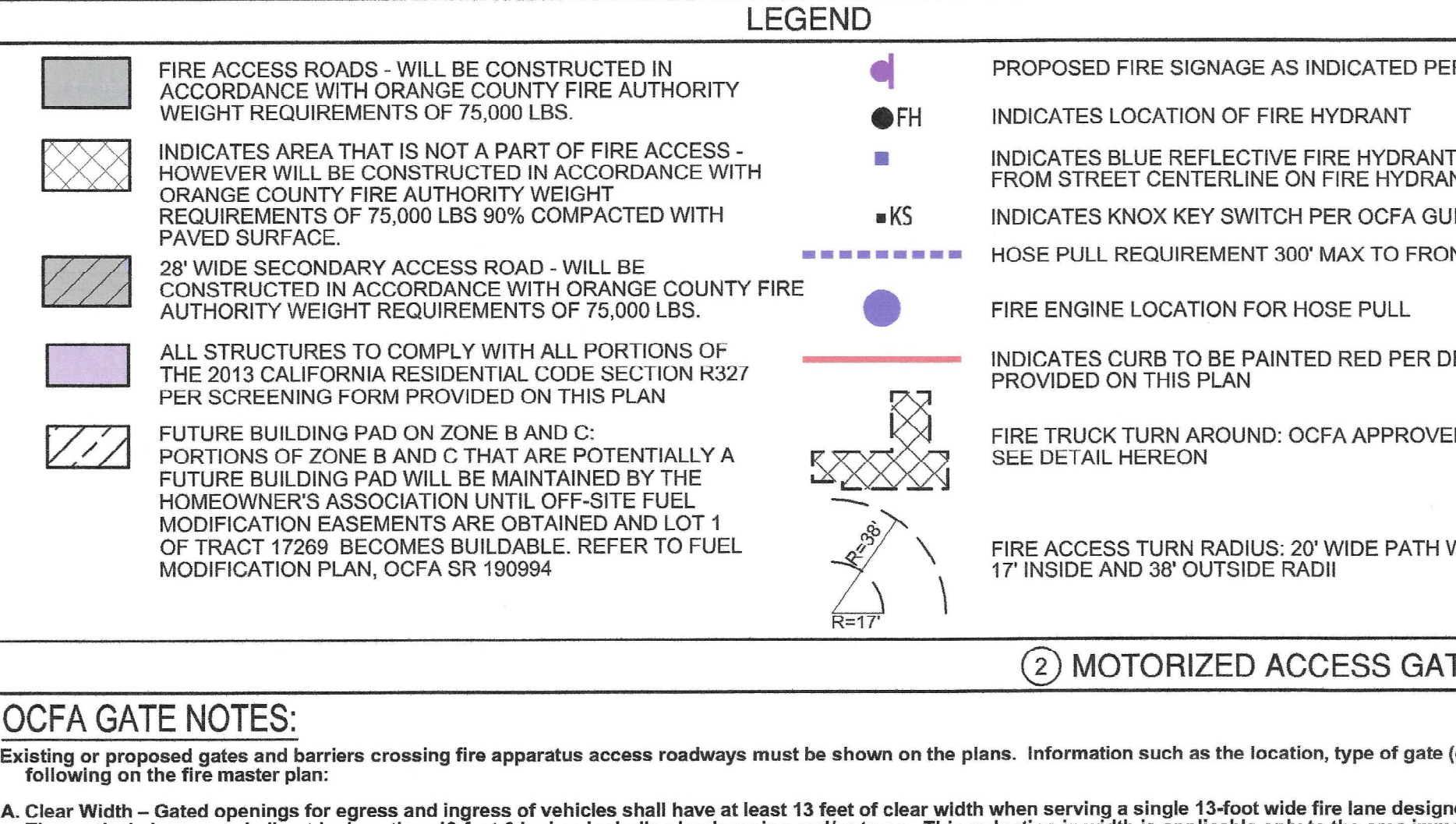
Re: Preserve San Juan, Unincorporated Orange County, CA. OCFA Service Request Number 190993, Parking Enforcement Plan

The fire lane parking enforcement plan for the above referenced project is stated as follows:
 All fire lanes within Tract Map 17269 and Tract 17270 shall be maintained and in an 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.

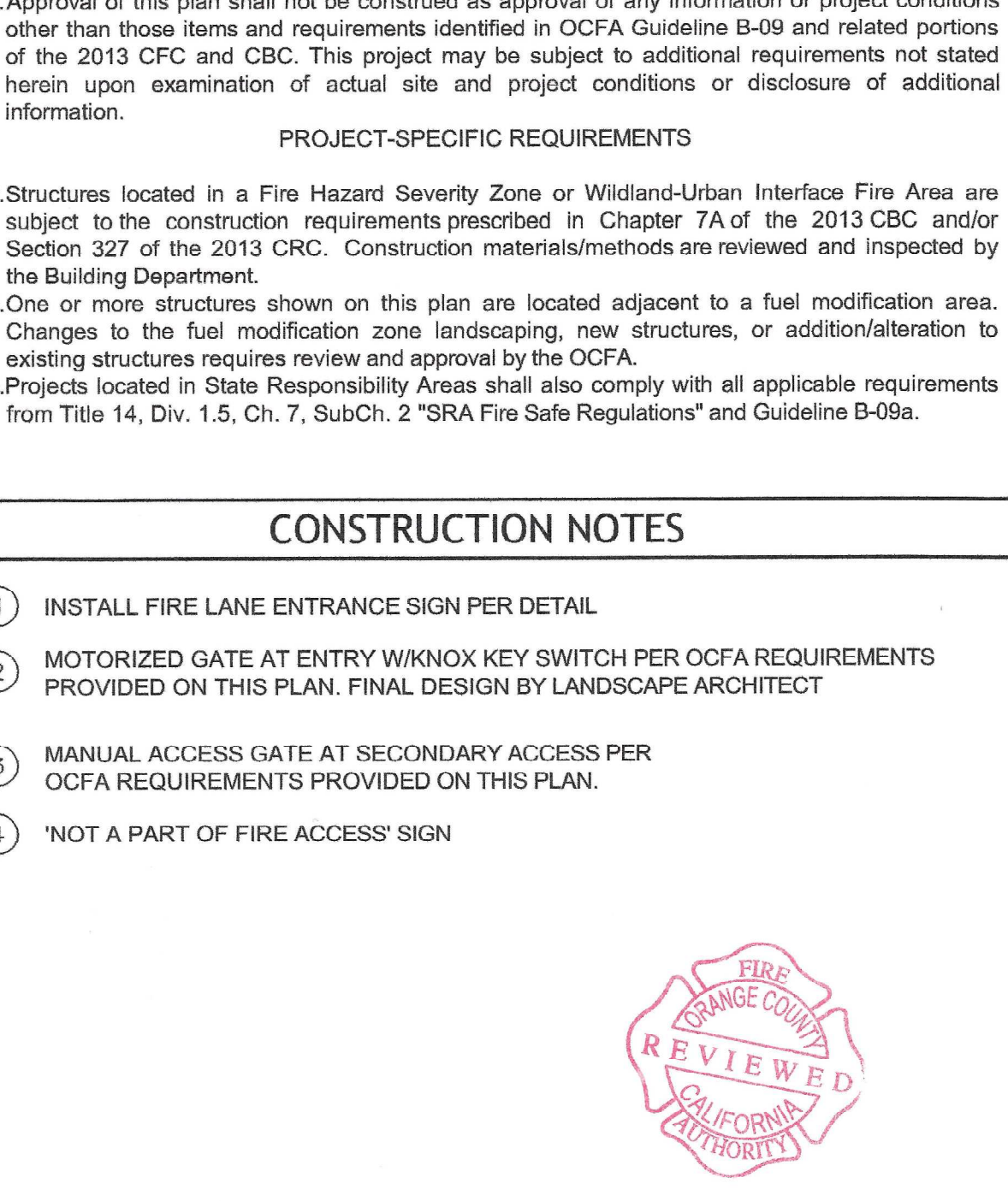
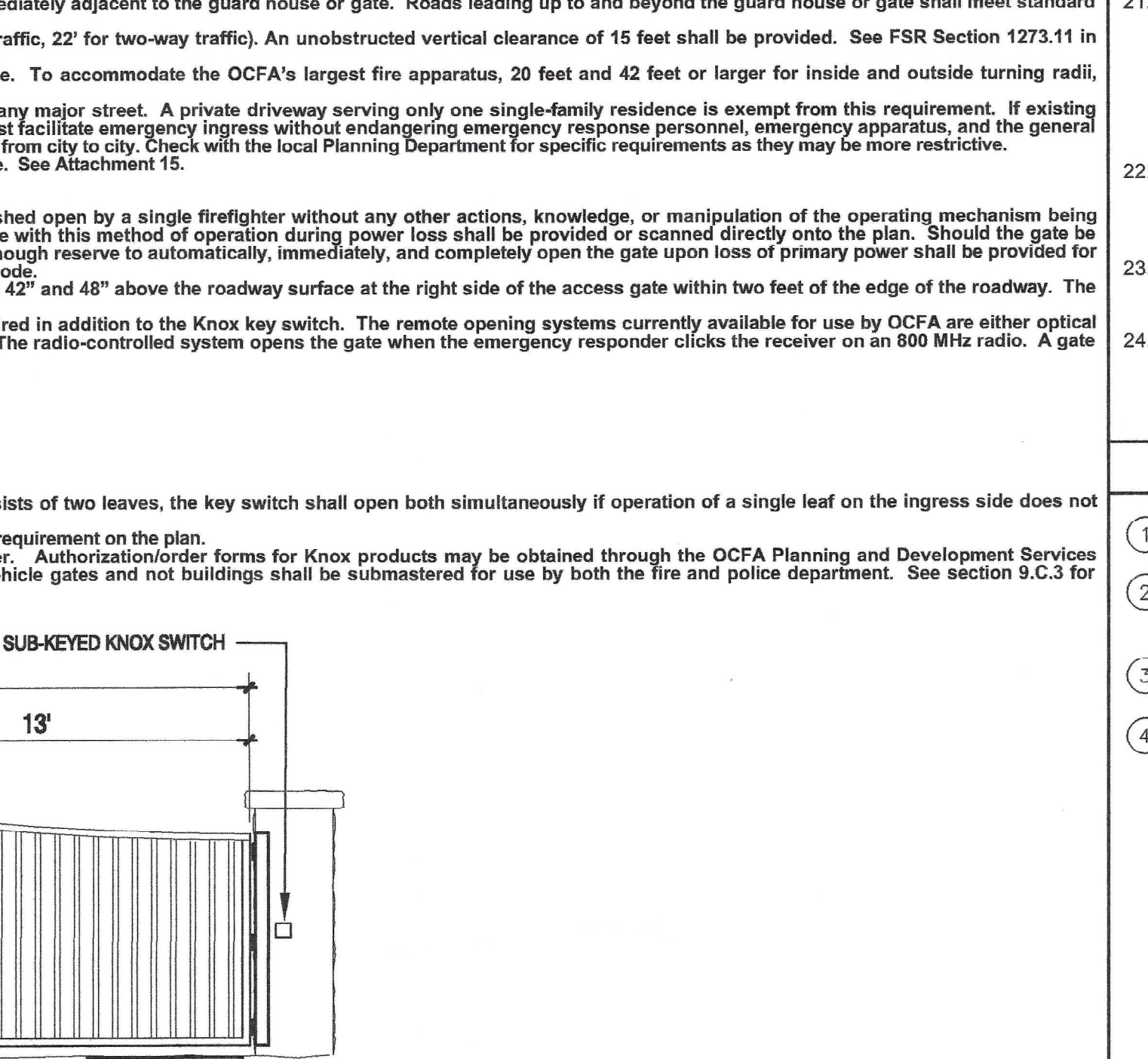
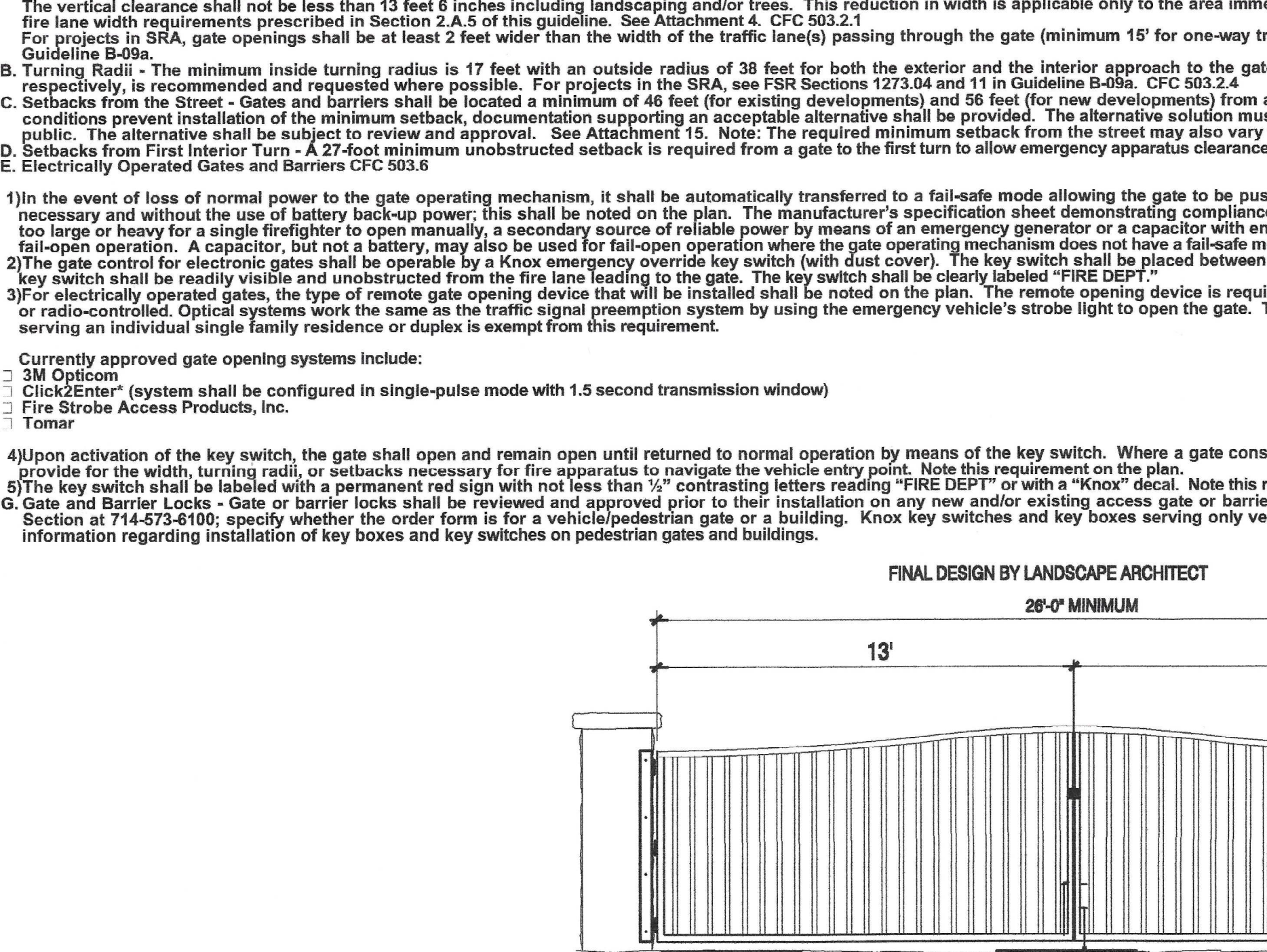
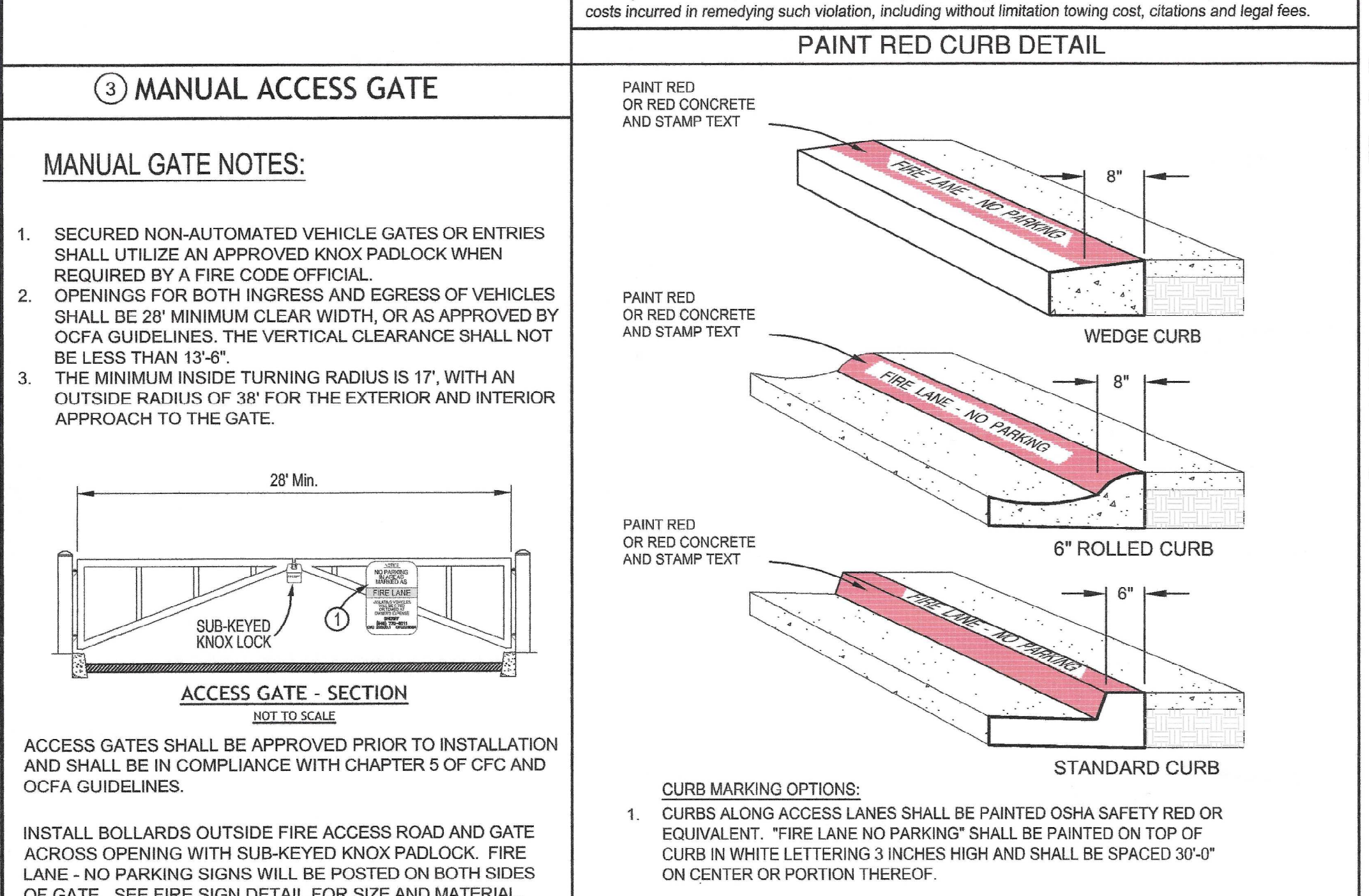
The Preserve San Juan Homeowner's Association shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and/or drives within the project that are not in conflict with applicable law.

In furtherance thereof, the Preserve San Juan Homeowner's Association, through its officers, committee and agents shall establish the "parking" and "no parking" areas within the property in accordance with Section 22668.2 of the California Vehicle Code and OCFA Guideline B-09. The law shall be enforced through such rules and regulations by its lawful means, including, written warnings, citation, keying fines and towing vehicles in violation.

The Preserve San Juan Homeowner's Association will contract with a certified painter and painting company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and will subsequent violators, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in removing such violators, including without limitation towing costs, citations and legal fees.



- CONSTRUCTION NOTES**
- INSTALL FIRE LANE ENTRANCE SIGN PER DETAIL.
 - MOTORIZED GATE AT ENTRY WINKX KEY SWITCH PER OCFA REQUIREMENTS PROVIDED ON THIS PLAN. FINAL DESIGN BY LANDSCAPE ARCHITECT
 - MANUAL ACCESS GATE AT SECONDARY ACCESS PER OCFA REQUIREMENTS PROVIDED ON THIS PLAN.
 - NOT A PART OF FIRE ACCESS SIGN.



THE PRESERVE AT SAN JUAN, LLC
 4000 BARRANCA PARKWAY, SUITE 250
 IRVINE, CALIFORNIA 92604

PREPARED FOR:
 THE PRESERVE AT SAN JUAN, LLC

DATE: 12/27/2016

PREPARED BY:
 firesafe

302 N. EL CAMINO REAL, SUITE 202
 SAN CLEMENTE, CA 92672
 (949) 240-0111

FIRE MASTER PLAN
 THE PRESERVE AT SAN JUAN
 VESTING TENTATIVE TRACT 17269 & 17270
 UNINCORPORATED ORANGE COUNTY- OCAF SR# 190993
 ORANGE COUNTY FIRE AUTHORITY

SHEET
2
 OF 3

SCALE: 1" = 100'-0"

PLANNING AND DEVELOPMENT SERVICES SECTION
 ORANGE COUNTY FIRE AUTHORITY
 1 FIRE AUTHORITY ROAD
 IRVINE, CA 92662

PLANNING AND DEVELOPMENT SERVICES SECTION
 ORANGE COUNTY FIRE AUTHORITY
 1 FIRE AUTHORITY ROAD
 IRVINE, CA 92662

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<h3>SIGN DETAILS</h3> <p>FIRE LANE ENTRANCE SIGN</p> <p>FIRE LANE SIGN</p>	<h3>COMBUSTIBLE CONSTRUCTION LETTER</h3> <p>December 27, 2016</p> <p>Planning and Development Services Section Orange County Fire Authority 1 Fire Authority Road Irvine, CA 92602</p> <p>Subject: Combustible Construction Letter OCFA Service Request Number 190993, Preserve San Juan, Tract 17269 and Tract 17270, Unincorporated Orange County, CA.</p> <p>The purpose of this letter is to notify you that tract 17269 and tract 17270 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 the flow requirements, prior to any combustible construction materials being delivered to construction.</p>	<h3>STREET SECTIONS</h3> <p>"B" STREET (PRIVATE) PARKING ONE SIDE NTS</p> <p>"C" STREET (PRIVATE) PARKING ONE SIDE NTS</p> <p>"D" STREET (PRIVATE) PARKING ONE SIDE NTS</p> <p>LONG CANYON ROAD (PUBLIC - EXISTING)</p>	<h3>FIRE MASTER PLAN NOTES</h3> <ol style="list-style-type: none"> OCFA site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Inspections conducted 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) 274-6100. 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 75,000 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 submission. 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. <p>GENERAL REQUIREMENTS</p> <ol style="list-style-type: none"> 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 face of the 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 private grading plans conform to the minimum street width measurements per the approved OCFA fire master plan and standards identified in OCFA Guideline B-59 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 75,000 lbs. and surfaced to provide all-weather driving capabilities. When wayfinding signs are also required by the OCFA, they may be designed to local AHD requirements provided that such standards facilitate location of structures, sules, and dwelling units in emergency situations. 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 of a color and size on or in the plainly visible and legible from the roadway from which the building is addressed in accordance with OCFA Guideline B-69. Wayfinding signs, when required by the local AHD, shall comply with the standards of that agency. When wayfinding signs are also required by the OCFA, they may be designed to local AHD requirements provided that such standards facilitate location of structures, sules, and dwelling units in emergency situations. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the OCFA 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, pad 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 fireproof system. Any fuel 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-59 and related portions of the 2013 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. <p>PROJECT-SPECIFIC REQUIREMENTS</p> <ol style="list-style-type: none"> Structures located in a Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area are subject to the construction requirements prescribed in Chapter 7A of the 2013 CBC and Section 327 of the 2013 CFC. Construction materials/methods are reviewed and inspected by the Building Department. 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 additional construction to existing structures requires review and approval by the OCFA. Projects located in State Responsibility Areas shall also comply with all applicable requirements from Title 19, Div. 1, C.F.R. 2, Subpart 2 "State Fire Code Regulations" and Guidelines B-59a.
<h3>COMBUSTIBLE CONSTRUCTION LETTER</h3> <p>December 27, 2016</p> <p>Planning and Development Services Section Orange County Fire Authority 1 Fire Authority Road Irvine, CA 92602</p> <p>Re: Preserve San Juan, Unincorporated Orange County, CA, OCFA Service Request Number 190993, Parking Enforcement Plan</p> <p>The fire lane parking enforcement plan for the above referenced project is stated as follows:</p> <p>All fire lanes within tract 17269 and tract 17270 shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required for lanes or areas designated as a fire lane for turn-around or drive through purposes.</p> <p>The Preserve San Juan 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.</p> <p>In furtherance thereof, the Preserve San Juan Homeowner's Association, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22682.2 of the California Vehicle Code and OCFA Guideline B-69. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, towing fees and towing vehicles by violation.</p> <p>The Preserve San Juan 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 removing such violation, including without limitation towing cost, citations and legal fees.</p>	<h3>COMBUSTIBLE CONSTRUCTION LETTER</h3> <p>December 27, 2016</p> <p>Planning and Development Services Section Orange County Fire Authority 1 Fire Authority Road Irvine, CA 92602</p> <p>Re: Preserve San Juan, Unincorporated Orange County, CA, OCFA Service Request Number 190993, Parking Enforcement Plan</p> <p>The fire lane parking enforcement plan for the above referenced project is stated as follows:</p> <p>All fire lanes within tract 17269 and tract 17270 shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required for lanes or areas designated as a fire lane for turn-around or drive through purposes.</p> <p>The Preserve San Juan 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.</p> <p>In furtherance thereof, the Preserve San Juan Homeowner's Association, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22682.2 of the California Vehicle Code and OCFA Guideline B-69. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, towing fees and towing vehicles by violation.</p> <p>The Preserve San Juan 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 removing such violation, including without limitation towing cost, citations and legal fees.</p>	<h3>LEGEND</h3> <ul style="list-style-type: none"> FIRE ACCESS ROADS - WILL BE CONSTRUCTED IN ACCORDANCE WITH ORANGE COUNTY FIRE AUTHORITY WEIGHT REQUIREMENTS OF 75,000 LBS. INDICATES AREA THAT IS NOT A PART OF FIRE ACCESS. HOWEVER, IT WILL BE CONSTRUCTED IN ACCORDANCE WITH ORANGE COUNTY FIRE AUTHORITY WEIGHT REQUIREMENTS OF 75,000 LBS. ON COMPACTED WITH PAVED SURFACE. 2" WIDE SECONDARY ACCESS ROAD - WILL BE CONSTRUCTED IN ACCORDANCE WITH ORANGE COUNTY FIRE AUTHORITY WEIGHT REQUIREMENTS OF 5,000 LBS. ALL STRUCTURES TO COMPLY WITH ALL PORTIONS OF THE 2013 CALIFORNIA RESIDENTIAL CODE SECTION R327 PER SCREENING FORM PROVIDED ON THIS PLAN. FUTURE BUILDING PAD ON ZONE B AND C. PORTIONS OF ZONE B AND C THAT ARE POTENTIALLY A FUTURE BUILDING PAD WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNTIL OFF-SITE FUEL MODIFICATION EASEMENTS ARE OBTAINED AND LOT 1 OF TRACT 17269 BECOMES SUITABLE. REFER TO FUEL MODIFICATION PLAN, OCFA SR 190994. PROPOSED FIRE SIGNAGE AS INDICATED PER DETAIL. INDICATES LOCATION OF FIRE HYDRANT. INDICATES BLUE REFLECTIVE FIRE HYDRANT MARKER "P" FROM STREET CENTERLINE ON FIRE HYDRANT SIDE OF DRIVE. INDICATES KNOX KEY SWITCH PER OCFA GUIDELINES. HOSE PULL REQUIREMENT 300' MAX TO FRONT DRIVE. FIRE ENGINE LOCATION FOR HOSE PULL. INDICATES CURB TO BE PAINTED RED PER DETAIL PROVIDED ON THIS PLAN. FIRE TRUCK TURN AROUND: OCFA APPROVED TURN AROUND SEE DETAIL HEREON. FIRE ACCESS TURN RADIUS: 20' WIDE PATH WITH 17' INSIDE AND 38' OUTSIDE RADIUS. MOTORIZED ACCESS GATE. 	<h3>OCFA GUIDE NOTES:</h3> <p>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:</p> <ol style="list-style-type: none"> Clear Width: - Gated openings for crossing 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 traveling in two directions. The vertical clearance shall not be less than 13 feet 6 inches including landscaping and 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 standards in OCFA Guideline B-6a. Turning Radii: - The minimum inside turning radius is 17 feet with an outside radius of 48 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, use FRR Sections 1273.31 and 11 in Division B-98a, CFC 803.24. Sublocks from the Street: - Gates and barriers shall be located a minimum of 48 feet (for existing developments) and 58 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 alternative shall be provided. The alternative solution must include emergency ingress without endangering emergency response personnel, emergency apparatus, and the general public. The alternative shall be subject to review and approval. See Attachment 13. Note: The required minimum setback from the street may also apply from both sides of the street. Electrically Operated Gates and Barriers: CFC 803.24. Manually Operated Gates: - 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, showing lower force shall be provided or accepted directly onto the plan. Beyond the gate be self-closing. A resistor, but not a battery, may be used for fail-open operation where the fire gate operating mechanism does not have a fail-safe mode. The gate control: - Electrically operated gates shall be operated by a Knox key switch (with dual cover). The key switch shall be placed between 47" 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" or "ELECTRICALLY OPERATED GATE". 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 system 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: <ul style="list-style-type: none"> 3M ClickShifter 3M ClickShifter (Systems shall be configured in single-pulse mode with 1.5 second transmission window) Fire Stroke Access Products, Inc. Alarm 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 setback necessary for fire apparatus to negotiate the vehicle entry point. Note this requirement on the plan. The key switch shall be labeled with a permanent red sign with not less than 12" contrasting letters reading "FIRE DEPT" or with a "Knox Key Switch". Note this requirement on the plan. The key switch shall be labeled with the order form for a vehicle-access gate at a building. Knox key switches and key boxes serving only vehicle gates and not buildings shall be substituted for use by both the fire and police department. See Section 9.0.3 for information regarding installation of key boxes and key switches on protection gates and buildings.
<h3>MANUAL ACCESS GATE</h3> <h4>MANUAL GATE NOTES:</h4> <ol style="list-style-type: none"> SECURED NON-AUTOMATED VEHICLE GATES OR ENTRANCES SHALL UTILIZE AN APPROVED KNOX PADLOCK WHEN REQUIRED BY A FIRE CODE OFFICIAL. OPENINGS FOR BOTH INGRESS AND EGRESS OF VEHICLES SHALL BE 20' MINIMUM CLEAR WIDTH, OR AS APPROVED BY OCFA GUIDELINES. THE VERTICAL CLEARANCE SHALL NOT BE LESS THAN 13' 6". THE MINIMUM INSIDE TURNING RADIUS IS 17', WITH AN OUTSIDE RADIUS OF 38' FOR THE EXTERIOR AND INTERIOR APPROACH TO THE GATE. <p>ACCESS GATE - SECTION</p> <p>INSTALL ROLLERS OUTSIDE FIRE ACCESS ROAD AND GATE ACROSS OPENING WITH SUB-KEYED KNOX PADLOCK. FIRE LANE - NO PARKING SIGNS WILL BE POSTED ON BOTH SIDES OF GATE. SEE FIRE SIGN DETAIL FOR SIZE AND MATERIAL.</p> <p>INSTALL FIRE LANE NO PARKING SIGN PER DETAIL.</p> <p>SCALE: 1" = 100'-0"</p> <p>NORTH</p> <p>THE PRESERVE AT SAN JUAN PLAN SET: "C" PLAN CONTROL DATE: 12/27/2016</p>	<h3>PAINT RED CURB DETAIL</h3> <p>PAINT RED ON RED CONCRETE AND STAMP TEXT</p> <p>PAINT RED ON RED CONCRETE AND STAMP TEXT</p> <p>PAINT RED ON RED CONCRETE AND STAMP TEXT</p> <p>WEDGE CURB</p> <p>6" ROLLED CURB</p> <p>STANDARD CURB</p> <p>CURB MARKING OPTIONS:</p> <ol style="list-style-type: none"> CURBS ALONG ACCESS LINES SHALL BE PAINTED OSHA SAFETY RED OR EQUIVALENT. "FIRE LANE NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN WHITE LETTERING 3 INCHES HIGH AND SHALL BE SPACED 30"/0" ON CENTER OR PORTION THEREOF. 	<h3>OCFA GUIDE NOTES:</h3> <p>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:</p> <ol style="list-style-type: none"> Clear Width: - Gated openings for crossing 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 traveling in two directions. The vertical clearance shall not be less than 13 feet 6 inches including landscaping and 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 standards in OCFA Guideline B-6a. Turning Radii: - The minimum inside turning radius is 17 feet with an outside radius of 48 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, use FRR Sections 1273.31 and 11 in Division B-98a, CFC 803.24. Sublocks from the Street: - Gates and barriers shall be located a minimum of 48 feet (for existing developments) and 58 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 alternative shall be provided. The alternative solution must include emergency ingress without endangering emergency response personnel, emergency apparatus, and the general public. The alternative shall be subject to review and approval. See Attachment 13. Note: The required minimum setback from the street may also apply from both sides of the street. Electrically Operated Gates and Barriers: CFC 803.24. Manually Operated Gates: - 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, showing lower force shall be provided or accepted directly onto the plan. Beyond the gate be self-closing. A resistor, but not a battery, may be used for fail-open operation where the fire gate operating mechanism does not have a fail-safe mode. The gate control: - Electrically operated gates shall be operated by a Knox key switch (with dual cover). The key switch shall be placed between 47" 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" or "ELECTRICALLY OPERATED GATE". 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 system 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: <ul style="list-style-type: none"> 3M ClickShifter 3M ClickShifter (Systems shall be configured in single-pulse mode with 1.5 second transmission window) Fire Stroke Access Products, Inc. Alarm 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 setback necessary for fire apparatus to negotiate the vehicle entry point. Note this requirement on the plan. The key switch shall be labeled with a permanent red sign with not less than 12" contrasting letters reading "FIRE DEPT" or with a "Knox Key Switch". Note this requirement on the plan. The key switch shall be labeled with the order form for a vehicle-access gate at a building. Knox key switches and key boxes serving only vehicle gates and not buildings shall be substituted for use by both the fire and police department. See Section 9.0.3 for information regarding installation of key boxes and key switches on protection gates and buildings. <p>FINAL DESIGN BY LANDSCAPE ARCHITECT SUB-KEYED KNOX SWITCH 20' MINIMUM</p> <p>EXAMPLE PEDESTRIAN GATE DETAIL</p>	<h3>CONSTRUCTION NOTES</h3> <ol style="list-style-type: none"> INSTALL FIRE LANE ENTRANCE SIGN PER DETAIL. MOTORIZED GATE AT ENTRY WINDOW KEY SWITCH PER OCFA REQUIREMENTS PROVIDED ON THIS PLAN. FINAL DESIGN BY LANDSCAPE ARCHITECT. MANUAL ACCESS GATE AT SECONDARY ACCESS PER OCFA REQUIREMENTS PROVIDED ON THIS PLAN. NOT A PART OF FIRE ACCESS SIGN. <p>PREPARED FOR: THE PRESERVE AT SAN JUAN, LLC 4000 BARRANCA PARKWAY, SUITE 250 IRVINE, CALIFORNIA 92604</p> <p>ENGINEER: HSA MUNTAKEI & ASSOCIATES ARCHITECTS & ENGINEERS 10000 BARRANCA PARKWAY, SUITE 250 IRVINE, CALIFORNIA 92604</p> <p>PREPARED BY: firesafe PLANNING SOLUTIONS 302 N. EL CAMINO REAL, SUITE 202 SAN CLEMENTE, CA 92672 (949) 240-5911</p> <p>FIRE MASTER PLAN THE PRESERVE AT SAN JUAN VESTING TENTATIVE TRACT 17269 & 17270 UNINCORPORATED ORANGE COUNTY: OCFA SR# 190993 ORANGE COUNTY FIRE AUTHORITY</p> <p>SHEET 3 OF 3</p> <p>REVIEWED APPROVED</p>