

ORANGE COUNTY FIRE AUTHORITY



FIRE MASTER PLAN

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS PROJECT LOCATION: 20795 Canada Road Lake Forest, CA 92630 PARCEL MAP NUMBER: 610

TRACT NUMBER: 301 LOT NUMBER: 07, 20, 21

EMERGENCY ACCESS EASEMENTS

NOTE: OCFA WILL ONLY REVIEW WORK OUTLINED IN SCOPE OF WORK

Renovation/Change of Use from Single Family Residential Home to Group B Business office and on-site (outdoor) landscape vehicle storage

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

0 - (Commercial Property)

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

NUMBER OF STORIES

BUILDING HEIGHT 16'

<u>OCCUPANCY TYPE (CHECK ALL THAT APPLY)</u>

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

TYPE OF CONSTRUCTION

- TYPE IA O TYPE IB O TYPE IIA O TYPE IIB
- O TYPE IIIA O TYPE IIIB
- O TYPE IV • TYPE VA O TYPE VB

- MIXED USE AND OCCUPANCY (PER CBC 508 & 509) ACCESSORY OCCUPANCIES (CBC 508.2)
- (ACCESSORY OCCUPANCY < 10% OF STORY) O INCIDENTAL USES (CBC 509)
- NONSEPARATED OCCUPANCIES (CBC 508.3)
- O SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS

- O HIGH RISE (CBC 403) O ATRIUM (CBC 404)
- O OPEN PARKING GARAGE (CBC 406.5)
- O GROUP 12 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS O HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

- O NEW O MANDATORY O VOLUNTARY
- O TENANT IMPROVEMENT
- O NFPA 13
- O NFPA 13D O NFPA 13R
- O FIRE PUMP O STANDPIPES

O NEW O MANDATORY O VOLUNTARY

 TENANT IMPROVEMENT O VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23 FLOW (IN GPM @ 20 PSI): 1750 DURATION: 2 HOURS

PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN

PRESSURE:

ON SITE FIRE HYDRANTS TOTAL NUMBER:

EMERGENCY RESPONDER RADIO COVERAGE (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. PROPOSÈD PROJECT TIMELÍNE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO <u>ERRCS@OCSD.ORG</u> AND <u>BDACERT@OCFA.ORG</u>. CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES

- 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.
- 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
- FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE
- 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
- 8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE
- 3. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.

- 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 94,000 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
- 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 UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED. 23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR
- PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED -- SEE OCFA INFO BULLETIN 02-13.

- 26. AN AUTOMÁTIC 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.
- 28. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- 32. STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHED BY OC O ARCHITECTURAL PLAN SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

(CHECK ONE):

- 1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS
- CLICK2ENTER* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW) FIRE STROBE ACCESS PRODUCTS, INC.
- 2. 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. 3. 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. 4. 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.
- 5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE
- 6. 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.

- 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 OCFA GUIDELINES
- O CONDITIONS OF APPROVAL CITY:

DEFERRED SUBMITTALS (CHECK ALL THAT APPLY)

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.

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

PREREQUISITE PLANS PLANNING APPLICATION SR:

METHANE MITIGATION SR: O FUEL MODIFICATION PLAN SR:

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

REVISION SCOPE OF WORK

STAKEHOLDERS

BUILDING DEPARTMENT: City of Lake Forest PLANNING DEPARTMENT: City of Lake Forest PUBLIC WORKS DEPARTMENT: City of Lake Forest WATER DISTRICT: Irvine Ranch Water District

PROJECT DIRECTORY

EMAIL: athul@wodenfire.com

PHONE:-

PHONE:

EMAIL:

ARCHITECT/ENGINEER BUSINESS NAME: WODEN FIRE CONTACT NAME: Andrew Thul, PE ADDRESS: 106 W 4TH ST, SUITE 308 CITY: Santa Ana STATE: CA ZIP: 92701 PHONE: 7143302181

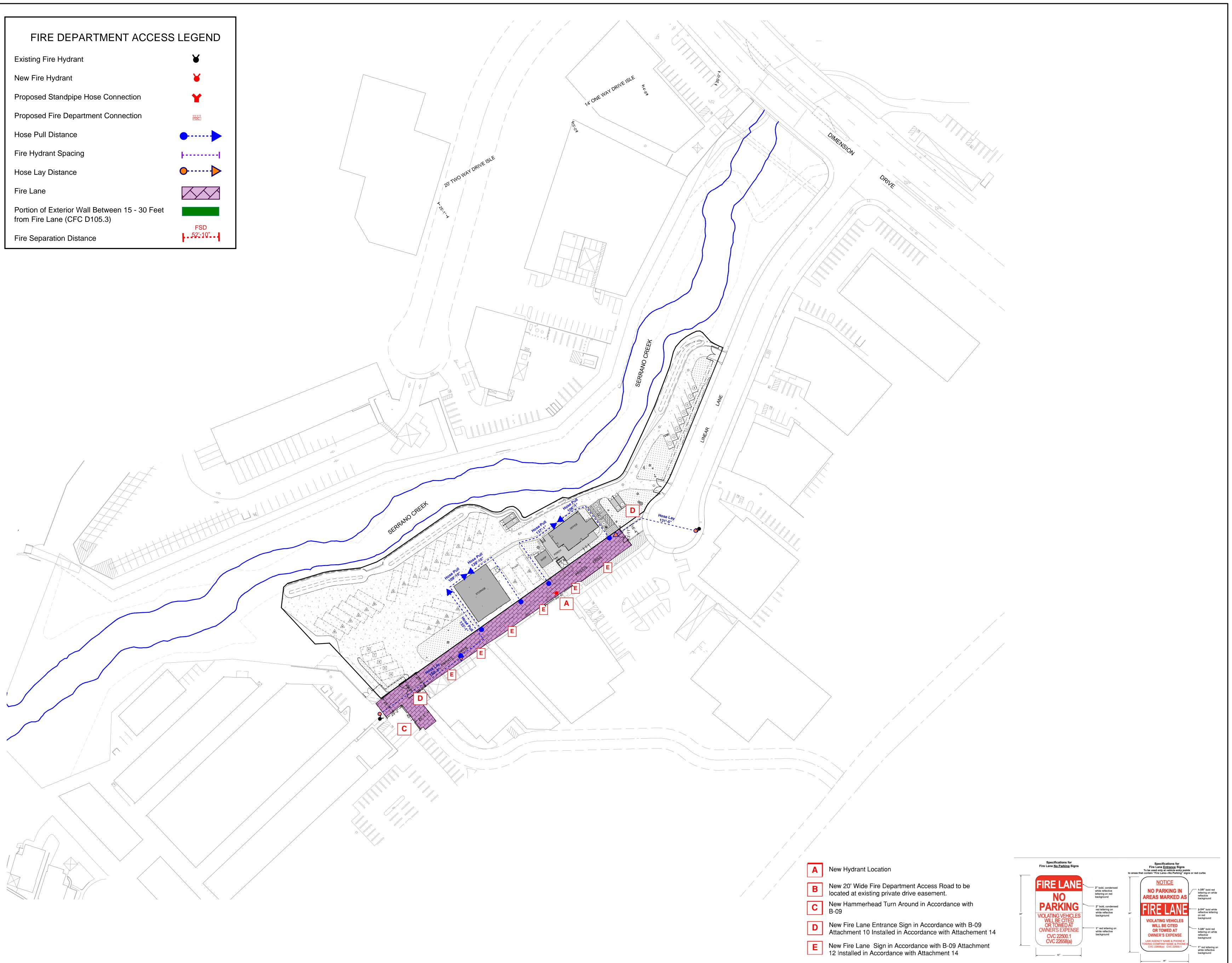
PROPERTY OWNER/HOA BUSINESS NAME: CONTACT NAME: ADDRESS: -—STATE: —— ZIP:-

EMAIL: TENANT **BUSINESS NAME:** CONTACT NAME: ADDRESS:-_STATE: ____ ZIP:-

SHEET 1

SERVICE REQUEST NUMBER

<u>AUTHORIT</u>



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STAMP

ARCH

OF CALL

PROJECT NAME:

GREAT SCOTT TREE CARE

20795 LINEAR LANE LAKE FOREST, CA 92630

SHEET TITLE

PROPOSED SITE PLAN

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHICS, AND MODELS THEREOF, ARE PROPRIETARY AND SHALL NOT BE COPIED, DUPLICATED, REUSED OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BUNDY/FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO DESCRIBE NEW WORK ONLY AND DO NOT REPRESENT AS—BUILT OR ACCURATE EXISTING CONDITIONS. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY THE CLIENT, CONSULTANTS, CONTRACTORS, GOVERNING AGENCIES, VENDORS, AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH WITH THIS NOTICE. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME.

PROJECT NO.: 23-808

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BY: JA CHKD: TB

OC PARKS ENCROACHMENT PERMIT
09-19-23
USE PERMIT PLANNING SUBMITTAL
10-02-23

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SHEET

A1.1