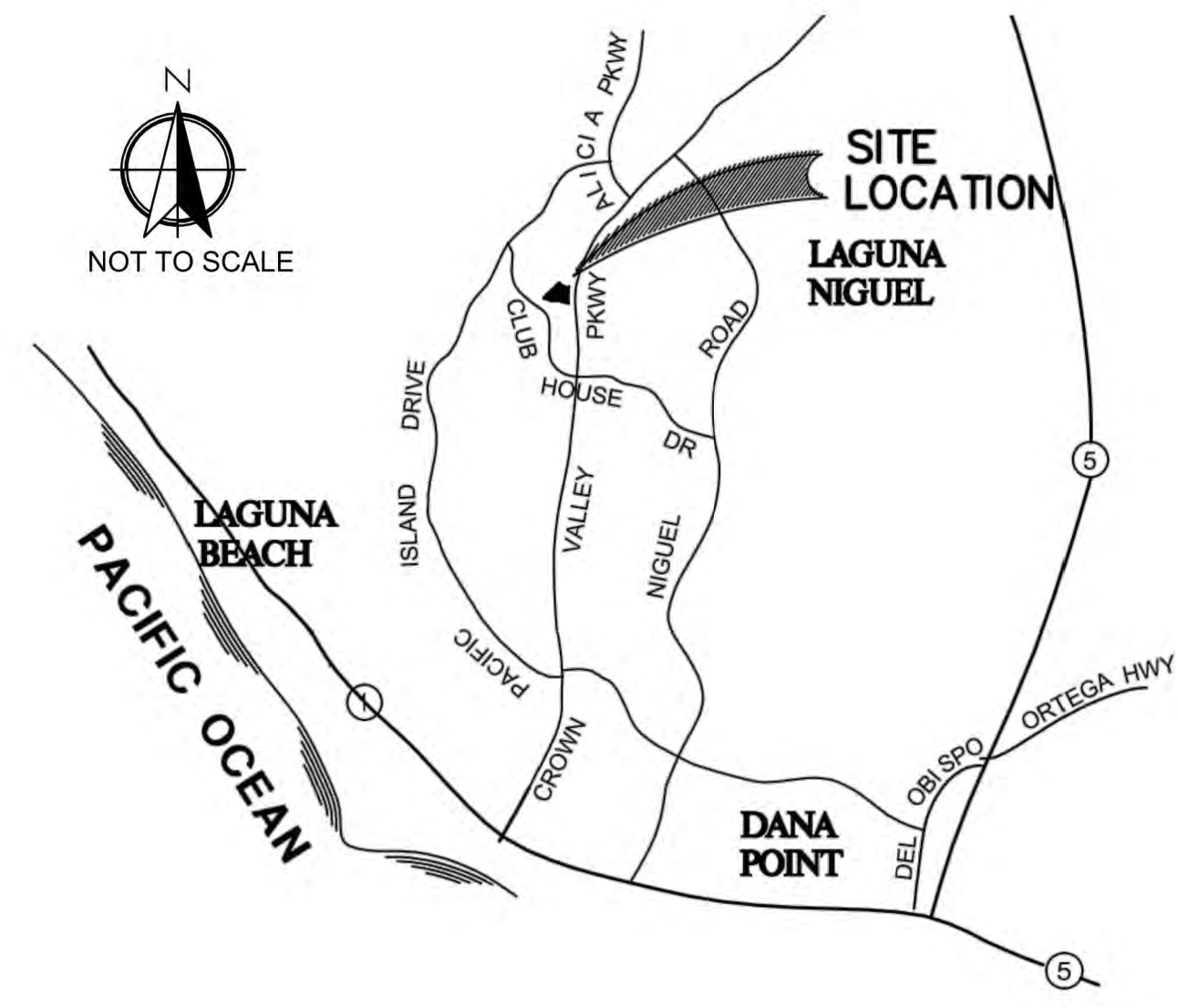


# ORANGE COUNTY FIRE AUTHORITY



## FIRE MASTER PLAN



VICINITY MAP

ALL LANDSCAPED PORTIONS OF THE PROJECT SITE, INCLUDING PRIVATE HOMEOWNER UNITS AND HOMEOWNER ASSOCIATION COMMON AREAS SHALL BE DEVOID OF PLANT MATERIAL FROM THE OCFA UNDESIRABLE PLANT LIST, ATTACHMENT 7 OF GUIDELINE C-05, AS INDICATED ON THE CONCEPTUAL FUEL MODIFICATION PLAN OCFA SR# 287968.

OCFA STAMP

DESIGNED: DAVID OATIS	7
DRAWN: FFS	6
CHECKED: FFS	5
DATE:	4
ISSUED FOR:	3
REVISIONS:	2
NO.	1
DATE	

### PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: LAGUNA NIGUEL  
TRACT NUMBER: TENTATIVE TRACT NO. 17721

#### EMERGENCY ACCESS EASEMENTS

#### DETAILED SCOPE OF WORK

NOTE: THIS FIRE MASTER PLAN HAS BEEN PREPARED AS A REVISION TO THE CROWNE COVE PROJECT IN THE CITY OF LAGUNA NIGUEL. THIS PROJECT CONSIST OF EIGHT (8) DUPLEX AND TRIPLEX BUILDINGS WITH NO RECREATION CENTER OR LARGE AMENITY PARK SITES. THERE IS ONE PROPOSED DEAD-END ROADWAY LESS THAN 800' FROM EXISTING CROWNE VALLEY PARKWAY PROVIDING FIRE DEPARTMENT ACCESS FOR THE PROPOSED COMMUNITY.

#### NUMBER OF UNITS OR HOMES IN DEVELOPMENT

22 UNITS WITHIN EIGHT (8) BUILDINGS

#### SPECIAL CONDITIONS

FIRE HAZARD SEVERITY ZONE & LOCAL RESPONSE AREA

#### NUMBER OF STORIES

THREE (3) MAXIMUM

#### BUILDING HEIGHT

35'-0" MAXIMUM HEIGHT TO TOP OF THE ROOF RIDGE

#### OCCUPANCY TYPE

SUBMITTAL  
GROUP R3

#### TYPE OF CONSTRUCTION

TYPE VB  
LARGEST STRUCTURE: 8,437 SQ.FT.

#### SPRINKLERS

NEW / MANDATORY

#### TYPE

NFPA 13D

#### FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23

FLOW (IN GPM @ 20 PSI): 1,500 GMP DURATION: 2 HOURS

#### WATER AVAILABILITY

FIRE FLOW TEST PROVIDED ON SHEET F-4  
FLOW: 2,500 GPM  
PRESSURE: STATIC 125 PSI / RESIDUAL 119 PSI

#### ON SITE FIRE HYDRANTS

TOTAL NUMBER: THREE (3)

BUILDING DATA					
BUILDING	STORIES MAX	CONSTRUCTION TYPE	OCCUPANCY TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE OF STRUCTURE INCLUDING GARAGE
DUPLEX UNIT	3	V-B	R-3	NFPA 13-D*	5,758
TRIPLEX UNIT	3	V-B	R-3	NFPA 13-D*	8,437

\* NFPA 13-D AUTOMATIC FIRE SPRINKLERS SHALL BE INSTALLED IN ALL ATTICS & COVERED BALCONY & PATIO AREAS.  
MULTI-FAMILY BUILDINGS SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE SECTION R302.2 AND ITS SUBSECTIONS TO BE CLASSIFIED AS AN R-3 OCCUPANCY AND TO ALLOW FOR NFPA 13-D AUTOMATIC FIRE SPRINKLER SYSTEM.

#### FIRE FLOW INFORMATION

FIRE FLOW OF 1,500 GPM FOR 2 HOURS AT 20 PSI FOR THE LARGEST STRUCTURE OF UP TO 8,437 SF CONSISTING OF TYPE V-B CONSTRUCTION SHALL BE PROVIDED BY THE PROPOSED WATER SYSTEM. FIELD VERIFY FIRE FLOW OF 1,500 GPM AT 20 PSI FOR A 2-HOUR DURATION.

### 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-09 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-09 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 DESIGNATED 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-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

- 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 2016 CBC AND/OR SECTION 337 OF THE 2016 CRC. 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 ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
- 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 SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.  
**PROJECT SPECIFIC NOTES:**
- 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.
- 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 ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
- 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.
- 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 SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

#### DEFERRED SUBMITTALS

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.

#### ADDITIONAL NOTES:

- ALL BUILDINGS SHALL BE CONSTRUCTED WITH CRC R337 REQUIREMENTS PER THE CONCEPTUAL FUEL MODIFICATION PLAN ALTERNATE MATERIALS AND METHODS REQUEST OCFA SERVICE REQUEST 220972
- ALL BUILDINGS SHALL BE CONSTRUCTED WITH NFPA 13D SPRINKLERS, INCLUDING ALL ATTIC AREAS AND COVERED BALCONY / PATIO AREAS.
- ALL ONSITE LANDSCAPE VEGETATION SHALL BE APPROVED BY OCFA WITH NO PLANTS FROM OCFA 'UNDESIRABLE' PLANT LIST
- MULTI-PLEXES OF 3 OR MORE UNITS ARE CONSIDERED R-3 TOWNHOMES PER THE 2019 CALIFORNIA RESIDENTIAL CODE. ALL REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE SECTION R302.2 AND ITS SUBSECTIONS MUST BE COMPLIED WITH TO MEET THE 13-D.

#### STAKEHOLDERS

BUILDING DEPARTMENT: CITY OF LAGUNA NIGUEL BUILDING & SAFETY  
PLANNING DEPARTMENT: CITY OF LAGUNA NIGUEL PLANNING DIVISION  
PUBLIC WORKS DEPARTMENT: CITY OF LAGUNA NIGUEL PUBLIC WORKS  
WATER DISTRICT: MOULTON NIGUEL WATER DISTRICT

#### SHEET INDEX

SHEET NO.	SHEET NAME
F-1	COVER SHEET
F-2	FIRE MASTER PLAN LAYOUT
F-3	ARCHITECTURAL ELEVATIONS
F-4	FIRE FLOW TEST

### APPLICABLE CODES

2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS  
APPLICABLE NFPA STANDARDS  
LOCALLY ADOPTED ORDINANCES CITY: LAGUNA NIGUEL  
CONDITIONS OF APPROVAL CITY: LAGUNA NIGUEL  
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.

#### SPRINKLER SYSTEM

#### PREREQUISITE PLANS

PLANNING APPLICATION:  
SITE DEVELOPMENT PERMIT SP 16-04  
TENTATIVE TRACT 17721

FUEL MODIFICATION PLAN SR: 287968

#### REVISION

ORIGINAL PLAN SR: 221773  
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

#### REVISION SCOPE OF WORK

REVISED PROJECT LAYOUT TO WIDEN DRIVES, REDUCED BUILDING NUMBER & REVISED BUILDING SIZES. ADJUSTED BUILDING DATA & FIRE FLOWS TO MATCH & ADDED BUILDING OCCUPANCY TYPE

### PROJECT DIRECTORY

ARCHITECT  
BUSINESS NAME: BASSENIAN LAGONI ARCHITECTURE  
CONTACT NAME:  
ADDRESS: 2031 ORCHARD, SUITE 100  
NEWPORT BEACH, CA 92660  
PHONE: (949) 553-0548  
EMAIL: WWW.BASSENIANLAGONI.COM

#### ENGINEER:

BUSINESS NAME: HUNSAKER & ASSOCIATES  
CONTACT NAME: ROBERT GLESSNER  
ADDRESS: THREE HUGHES  
IRVINE, CA 92618  
PHONE: (714) 583-1010  
EMAIL: WWW.HNAGI.COM

#### PROPERTY OWNER

BUSINESS NAME: LAGUNA NIGUEL PROPERTIES, INC  
CONTACT NAME:  
ADDRESS: 27422 PORTOLA PARKWAY, SUITE 300  
FOOTHILL RANCH, CA 92610  
PHONE: (714) 583-1010  
EMAIL: WWW.HNAGI.COM

#### PREPARED BY:

BUSINESS NAME: FIRESAFE PLANNING SOLUTIONS  
CONTACT NAME: DAVID OATIS  
ADDRESS: 302 N. EL CAMINO REAL, SUITE 208  
SAN CLEMENTE, CA 92672  
PHONE: (949) 240-5911  
EMAIL: DAVID@FIRESAFEPLANNING.COM

PLANS PREPARED BY: firesafe PLANNING SOLUTIONS

302 N. EL CAMINO REAL, SUITE 208  
SAN CLEMENTE, CA 92672  
REVISED: 6/20/2018 JAL

CROWNE COVE  
ORANGE COUNTY FIRE AUTHORITY  
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER

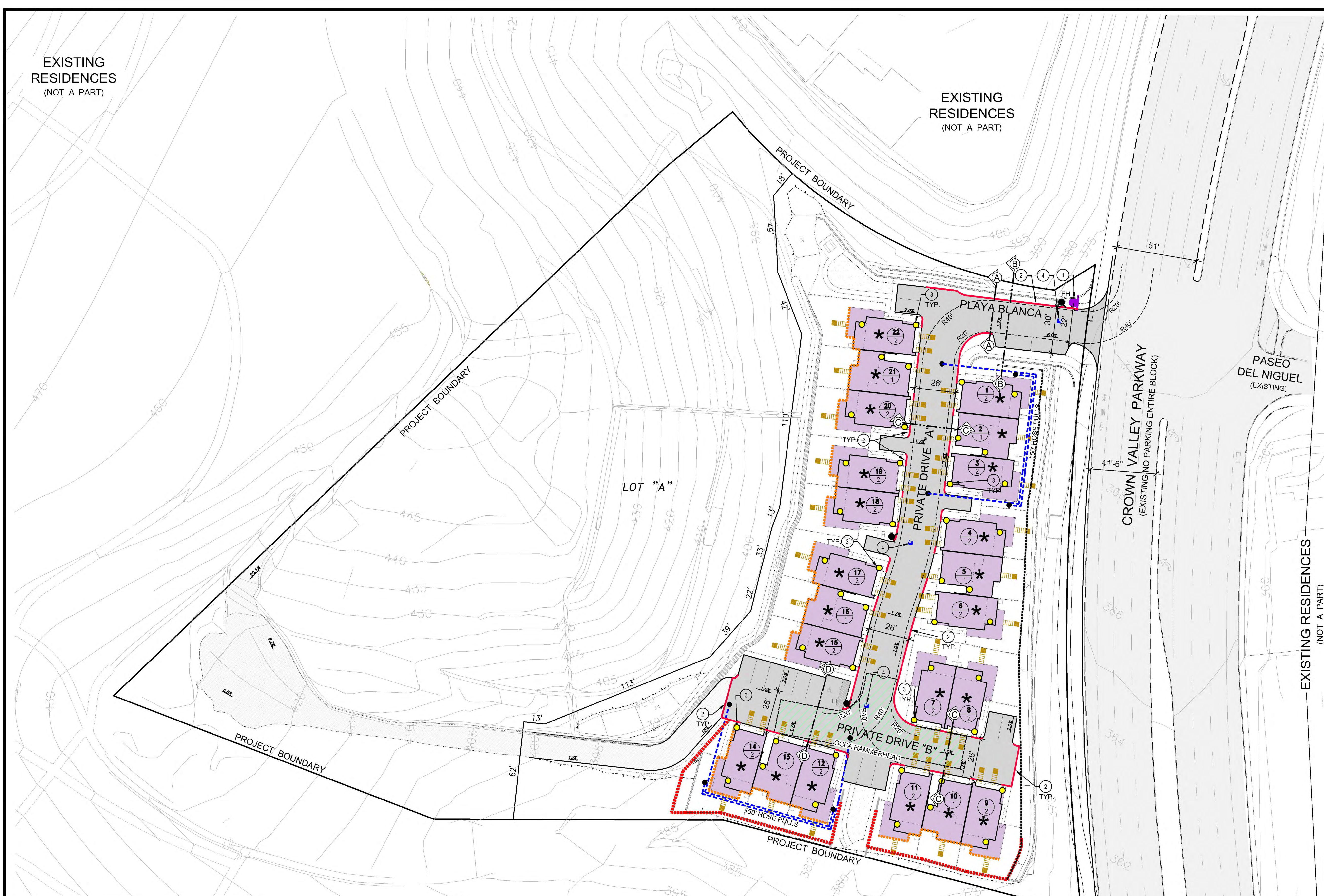
287969

SHEET

F-1

OF 4





**PARKING ENFORCEMENT LETTER**  
 SEPTEMBER 22, 2020  
 ORANGE COUNTY FIRE AUTHORITY  
 1 FIRE AUTHORITY ROAD  
 IRVINE, CA 92602-0125

**COMBUSTIBLE CONSTRUCTION LETTER**  
 SEPTEMBER 22, 2020  
 ORANGE COUNTY FIRE AUTHORITY  
 1 FIRE AUTHORITY ROAD  
 IRVINE, CA 92602-0125

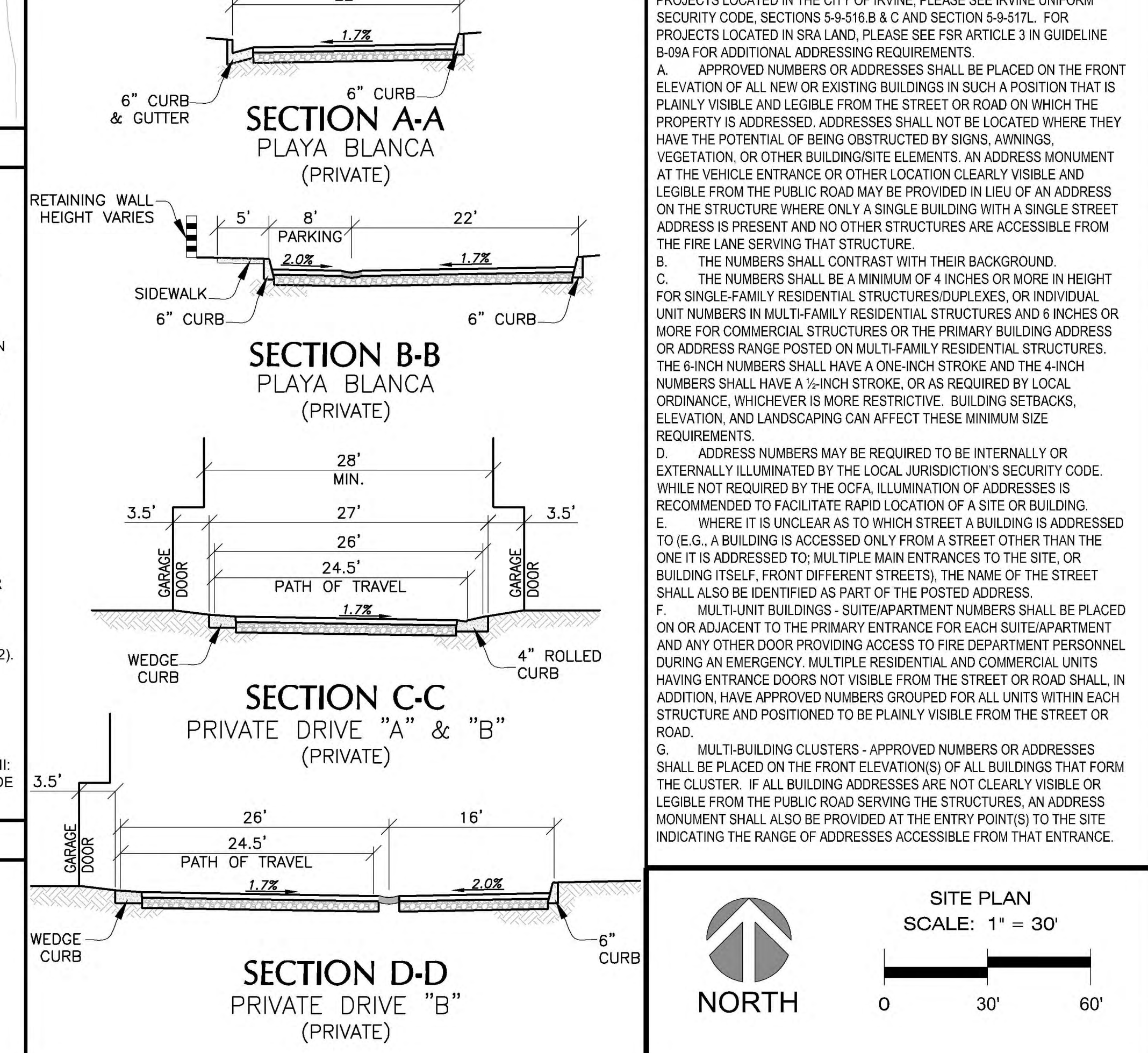
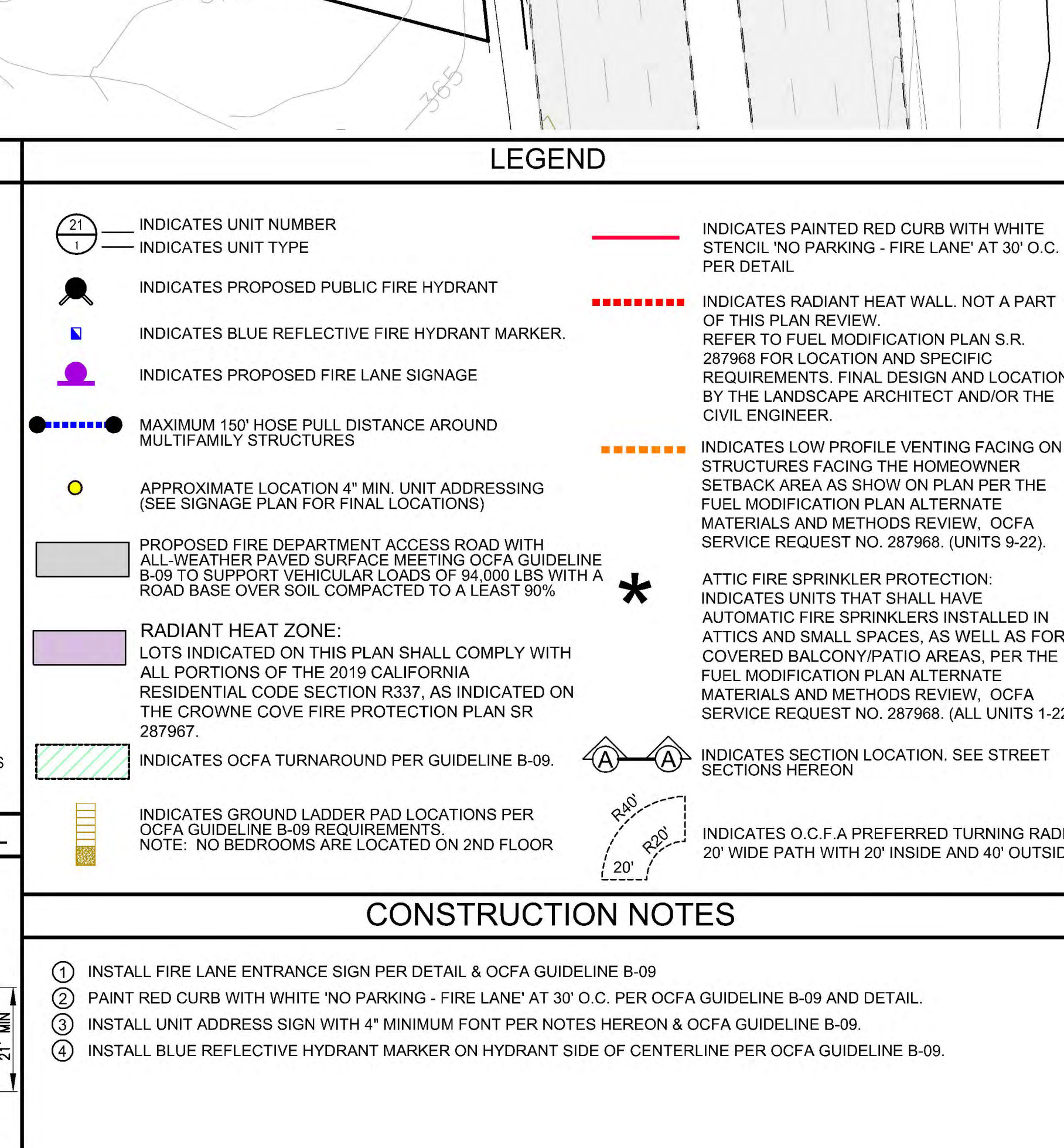
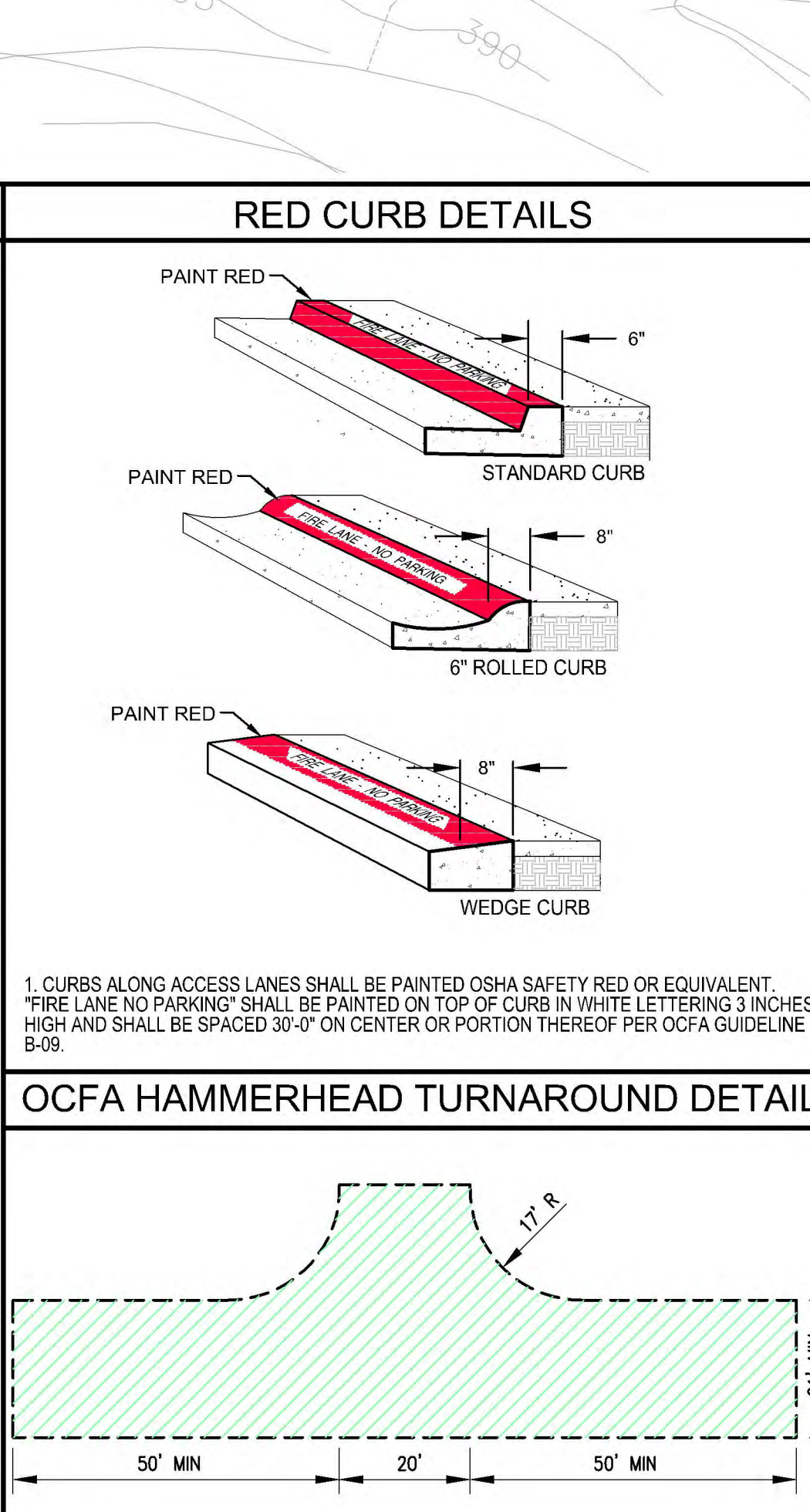
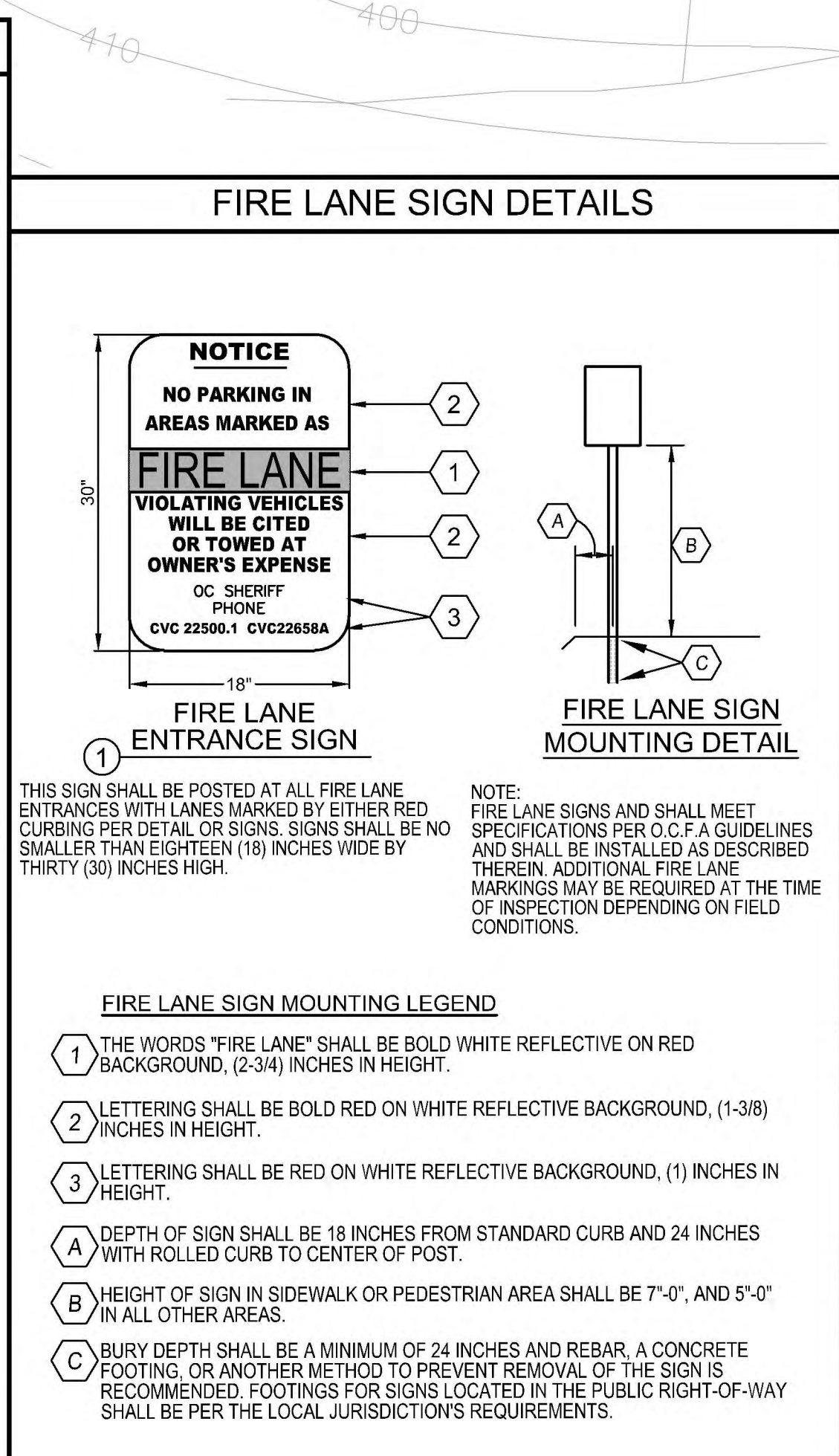
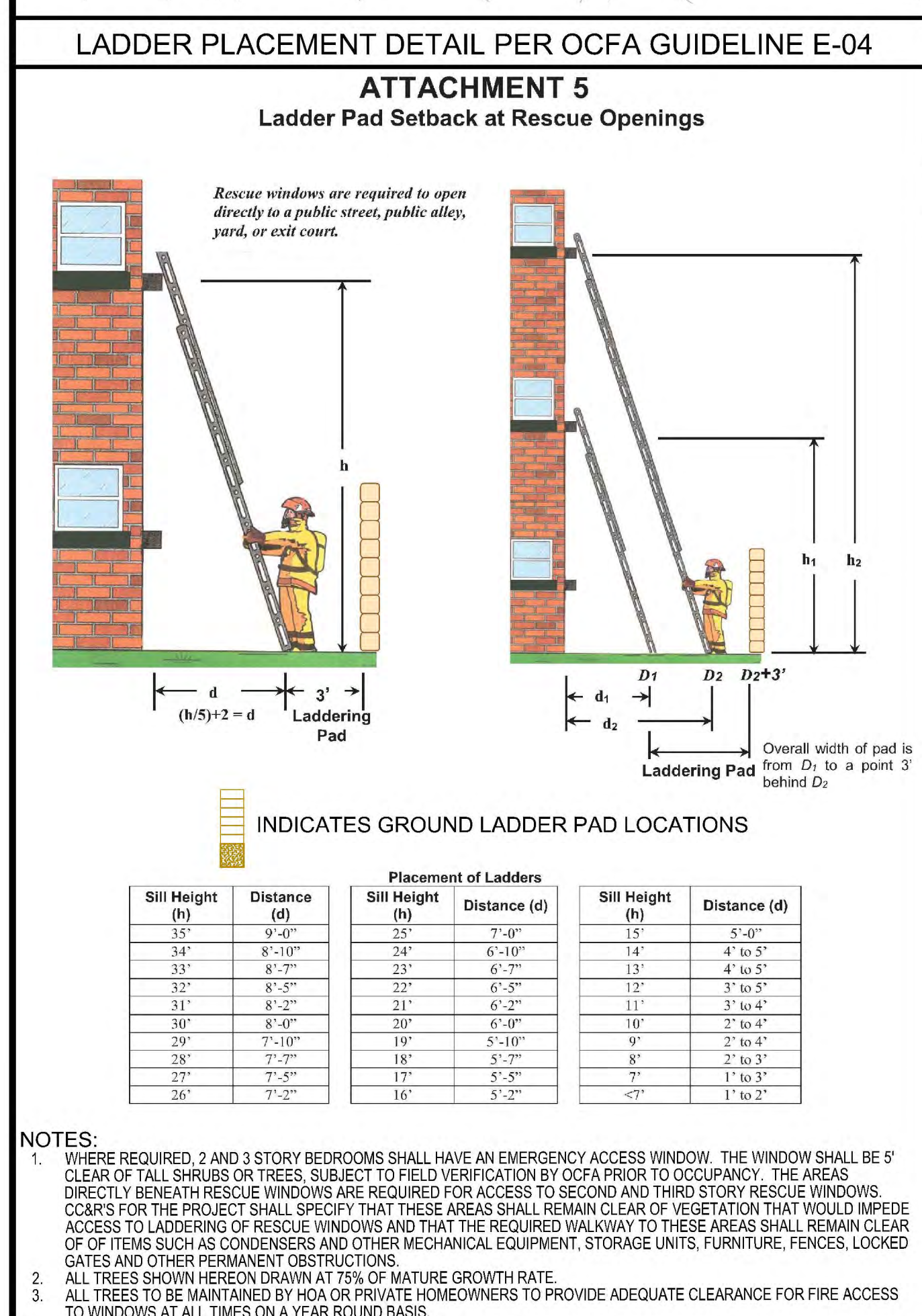
RE: PARKING ENFORCEMENT PLAN: CROWNE COVE, LAGUNA NIGUEL, CA - OCFA S.R. 287969  
 THE FIRE LANE PARKING ENFORCEMENT PLAN FOR THE ABOVE REFERENCED IS STATED AS FOLLOWS:

ALL FIRE LANES WITHIN SITE SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRES FIRE LANES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURN-AROUND OR DRIVE THROUGH PURPOSES.

CROWNE COVE 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 PROJECT DEVELOPER, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING" AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 22688.2 OF THE CALIFORNIA VEHICLE CODE AND ORANGE COUNTY FIRE AUTHORITY GUIDELINES. 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 PROJECT DEVELOPER 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 REMEDIATING SUCH VIOLATION, INCLUDING WITHOUT LIMITATION TOWING COST, CITATIONS AND LEGAL FEES.



DESIGNED: DAVID DAVIS  
 DRAWN: [blank]  
 CHECKED: [blank]  
 DATE: [blank]  
 SCALE: [blank]  
 SPECIFIED ON SHEET: [blank]

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)  
 NO OCFA REVIEW REQUIRED  
 PLAN REVIEW ONLY  
 PLAN REVIEW AND INSPECTION

PLANS PREPARED BY: **firesafe** (FIRE SAFETY ENGINEERS)

302 N. EL CAMINO REAL - SUITE 208  
 SAN CLEMENTE, CA 92672  
 (949) 440-0001

**ORANGE COUNTY FIRE AUTHORITY**  
 COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER: **287969**

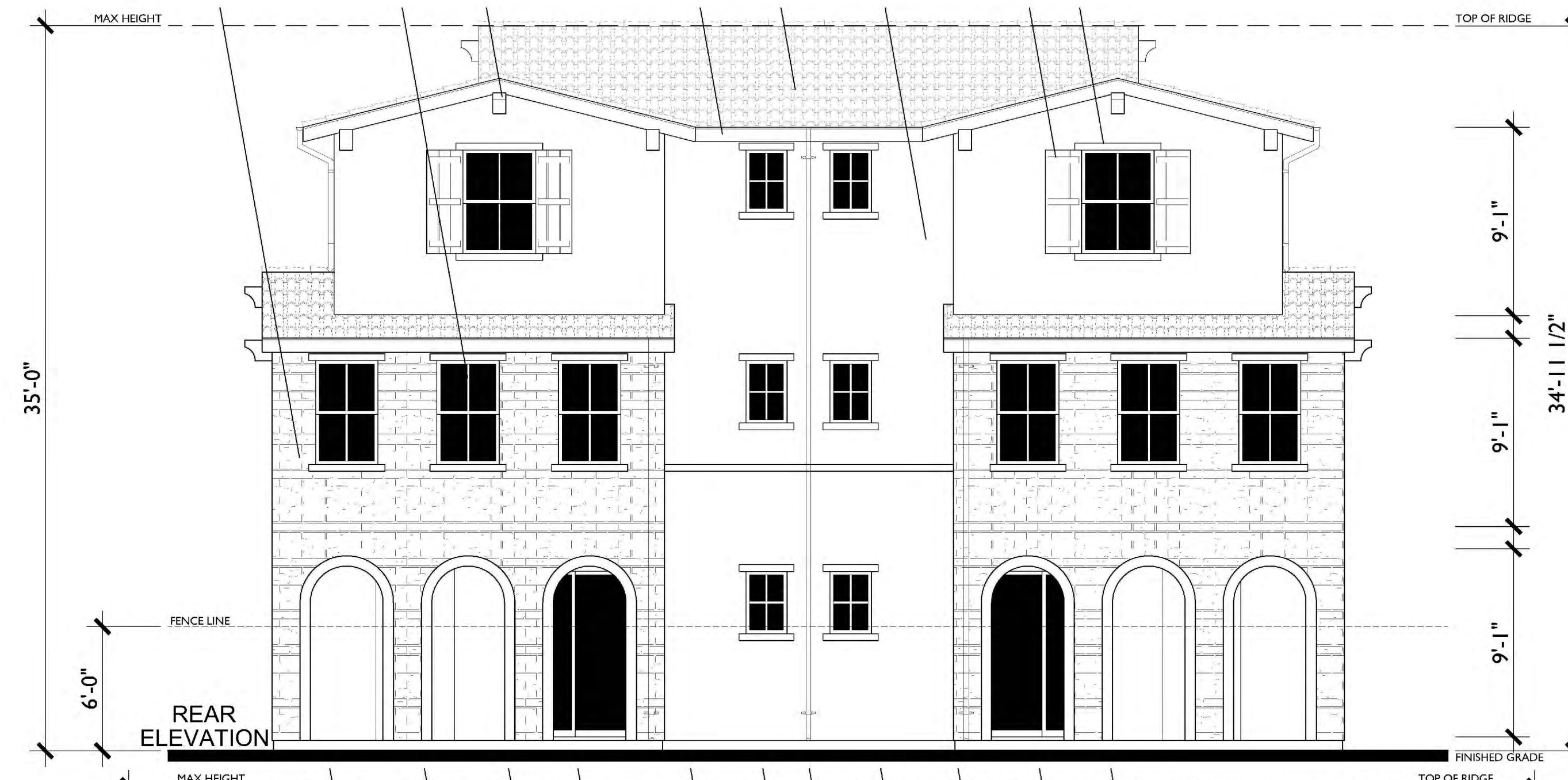
**SHEET F-2 OF 4**

S.R. 287969 - CROWNE COVE - FIRE MASTER PLAN



ARCHITECTURAL ELEVATIONS

DUPLEX  
SCALE: 3/16" = 1"-0"



TRIPLEX  
SCALE: 3/16" = 1"-0"



NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED BY:	DAVID DAVIS
DRAWN BY:	FRANK
CHECKED BY:	FPS
DATE:	10/18/2020
SCALE:	AS SHOWN
SPECIFIED ON SHEET:	

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)

- NO OCFA REVIEW REQUIRED
- PLAN REVIEW ONLY
- PLAN REVIEW AND INSPECTION

PLANS PREPARED BY: **firesafe** PLANNING & ARCHITECTURE

302 N. EL CAMINO REAL - SUITE 208  
SAN CLEMENTE, CA 92672  
949-640-9901

**FIRE MASTER PLAN**  
**CROWNE COVE**  
**ORANGE COUNTY FIRE AUTHORITY**  
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER: 287969

SHEET: **F-3**

OF 4

S.R. 287969 - CROWNE COVE - FIRE MASTER PLAN



# FIRE FLOW TEST

## MOULTON NIGUEL WATER DISTRICT FLOW TEST REPORT



TODAY'S DATE\*: 10/15/2020  
DATE OF REQUEST: 9/20/2020

Office: (949) 425-3558  
FAX: (949) 831-3536

PROJECT LOCATION: 30667 Crown Valley Parkway Laguna Niguel  
LOCATION OF TEST (SEE REFERENCE MAP): \_\_\_\_\_

MAIN LINE SIZE: 16" TEST METHOD: HYDRAULIC MODEL  FIELD FLOW   
FLOW SIZE: 2 1/2"  4"

TOTAL FLOW (GPM):	STATIC PRESSURE**:	RESIDUAL PRESSURE:
2500	125	119
PITOT TUBE READING:	ELEVATION OF TEST:	HYDRANT NOS.
N/A	342	FHE27030

PSI Calc at 20 PSI (GPM)  
 GPM at 20PSI Exceeds District Velocity Requirements.

FIELD COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TEST PERFORMED BY: Megan Emami

\* Test information is valid for 6 months from date performed.

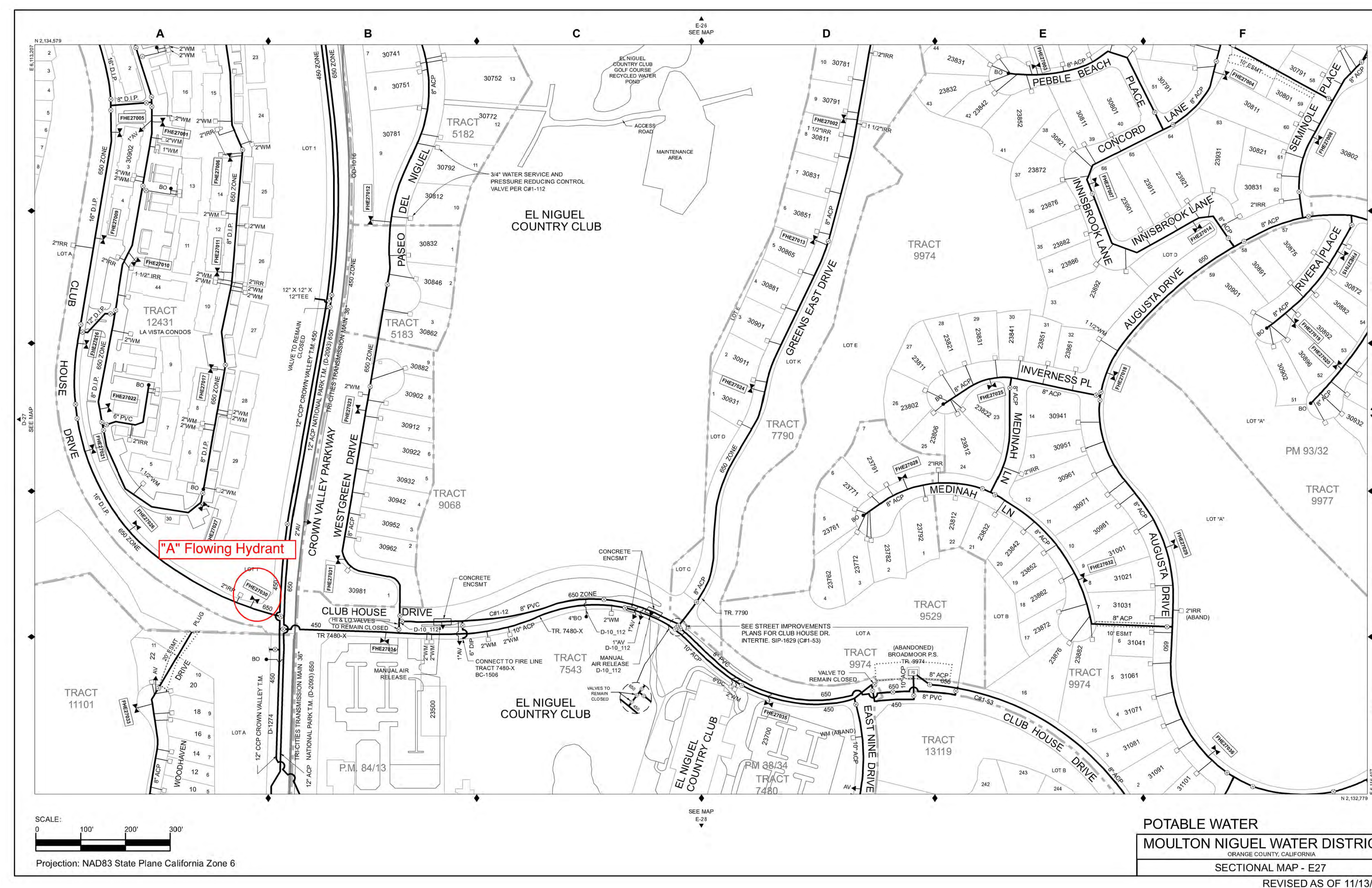
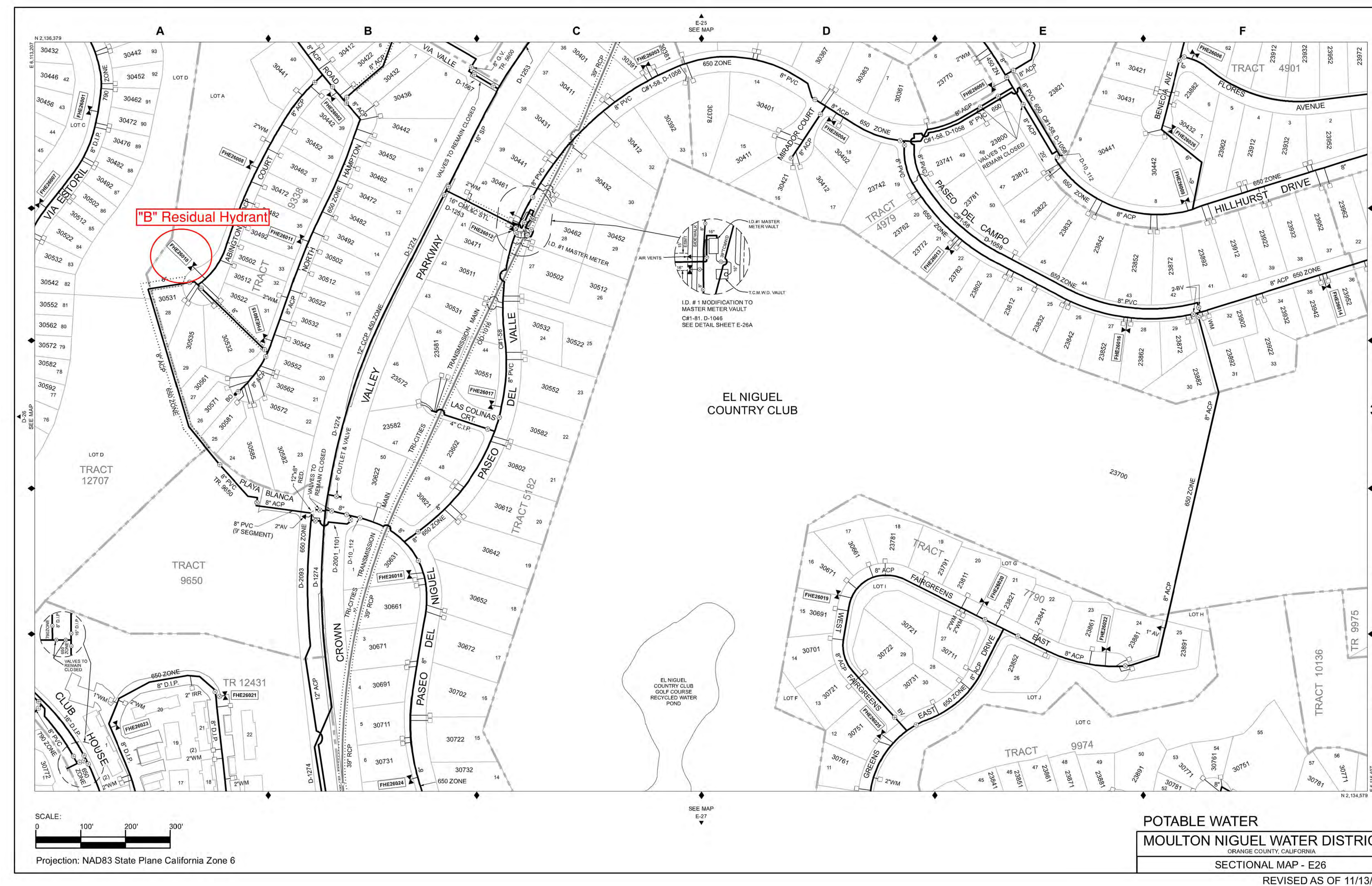
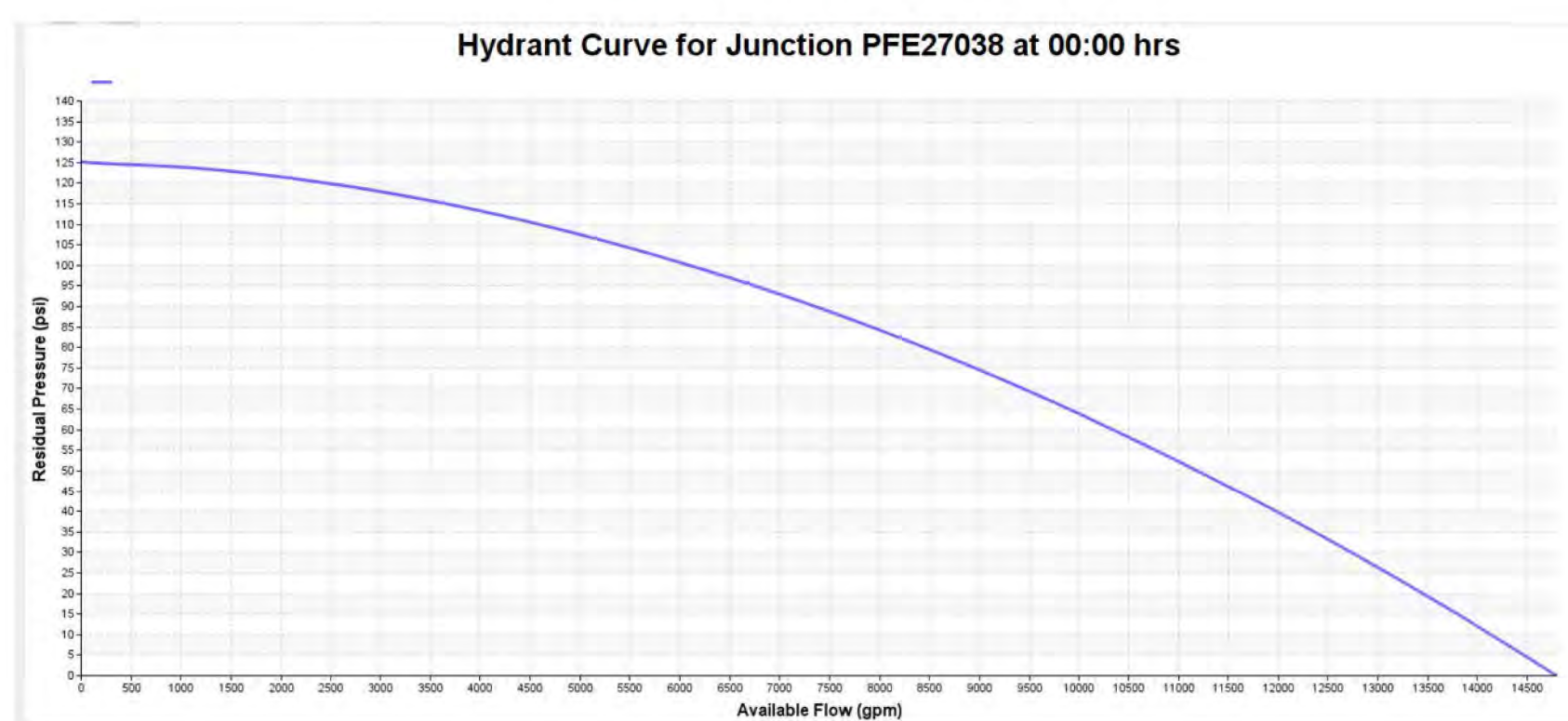
\* Pressure at site will vary over time, based on the elevation of the site, fill level of reservoirs, hydraulic losses due to changes in water distribution direction, and hydraulic losses between the site and the connection point on the District pipeline. When using this data for design purposes, the engineer should consider site conditions, industry standards, and utilize appropriate safety factors to account for unforeseen pressure variations. Pressures must be independently verified by design engineer/contractor.

Date: 10/15/2020  
Fire Flow No.: 239  
Prepared by: Megan Emami  
Pressure Zone: 650  
Customer Site Location: 30667 Crown Valley Parkway Laguna Niguel  
Sectional Map: E26, E27  
Assumptions:  
Simulation on Max Month (September) at 9 am (equivalent to model hour 8)  
System Demand w/o fire flow @ hour 8: 43523.46 gpm

	Fire Flows	Flowing Hydrant (A)	Residual Hydrant (B)	Pipe Vel near (A)	2nd Pipe Vel
	gpm	psi	psi	fps	fps
Static Pressure	0	125	72	N/A	N/A
Flowing Pressure	1000	123	72	1	4
Flowing Pressure	1500	122	71	1	5
Flowing Pressure	2000	121	71	1	7
Flowing Pressure	2500	119	69	2	8

Note:  
In lieu of field tests, MNWD is providing these hydraulic model results. The designer should take into account that these are model results only and should not be taken as absolute. The system fluctuates constantly and design parameters should be adjusted as necessary. These model results are only applicable at the points where the hydrants are; not at the actual pad site. The designer should take into account distance and elevation differences. These are existing conditions only. The designer shall take care to develop appropriated future conditions. Basing a fire system design on existing conditions only may create deficiencies.

### HYDRAULIC MODEL RESULTS 10/15/2020



## OCFA WATER AVAILABILITY FORM

### SECTION A: To be completed by customer

Project Name: Crowne Cove OCFA SR #: 287969 Prev 221773  
Project Address: 30667 Crown Valley Parkway City: Laguna Niguel  
Applicant Phone #: (949) 768-2507 Fax #: (949) 583-0759  
Area of largest building 8,437 ft<sup>2</sup>; Construction type? (check one):  IA  IB  IIA  IIB  IIC  IIV  VA  VB  
Is this building sprinklered throughout? (check one)  X  Y

### SECTION B: To be completed by local water department/district Customer to provide results to OCFA

Water Department/District: Moulton Niguel Water District  
Test location (indicate address or cross-streets & provide reference map): 30677 Crown Valley Parkway Laguna Niguel  
Hydrant number(s) (if applicable): FHE27030  
Elevation of test hydrant: 342 feet above sea level  
Date of Test: 10/15/20 Time of test: Hydraulic Model (am/pm)  
\* Test to be performed as close as possible to the time that the lowest flows and pressures are expected (e.g., M-F, 6:00 - 9:00 am and 5:00 - 9:00 pm)

FLOW TEST RESULTS			
TEST INFORMATION IS VALID FOR 6 MONTHS FROM DATE TEST IS PERFORMED			
Static pressure:	<u>125</u>	psi	Residual pressure: <u>119</u> psi
Observed flow:	<u>2500</u>	gpm	Flow calc'd at 20 psi: See Note gpm

Check the box if the test information above was obtained in a manner other than an actual flow test (i.e. by computer modeling).  
Note: Flow at 20PSI exceeds District Velocity Requirements.

Based on fluctuations known to exist at the site of the test, provide estimated values for the following:			
Maximum static pressure	/	psi	Minimum static pressure / psi
Minimum residual pressure	/	psi	Minimum residual flow / gpm

I have witnessed and/or reviewed this water flow information and by personal knowledge and/or on-site observation certify that the above information is correct.

Name: Megan Emami Company/Agency: Moulton Niguel Water District  
Signature: \_\_\_\_\_ Title: Development Services Specialist  
Date: 10/15/20

Revised 1/7/16

DESIGNED:	DRAWN:	CHECKED:	DATE:	SCALE:	SPECIFIED ON SHEET:	NO.	DATE
DAVID GATIS	PR	FPS	10/19/2020	AS SHOWN		7	

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)  
 NO OCFA REVIEW REQUIRED  
 PLAN REVIEW ONLY  
 PLAN REVIEW AND INSPECTION

PLANS PREPARED BY: **firesafe**  
 302 N. EL CAMINO REAL - SUITE 208  
 SAN CLEMENTE, CA 92672  
 (949) 440-5931  
 REVISIONS: 02/2020, JAN 2020

**FIRE MASTER PLAN**  
**CROWNE COVE**  
**ORANGE COUNTY FIRE AUTHORITY**  
 COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION  
 SERVICE REQUEST NUMBER: **287969**  
 SHEET: **F-4**  
 OF **4**