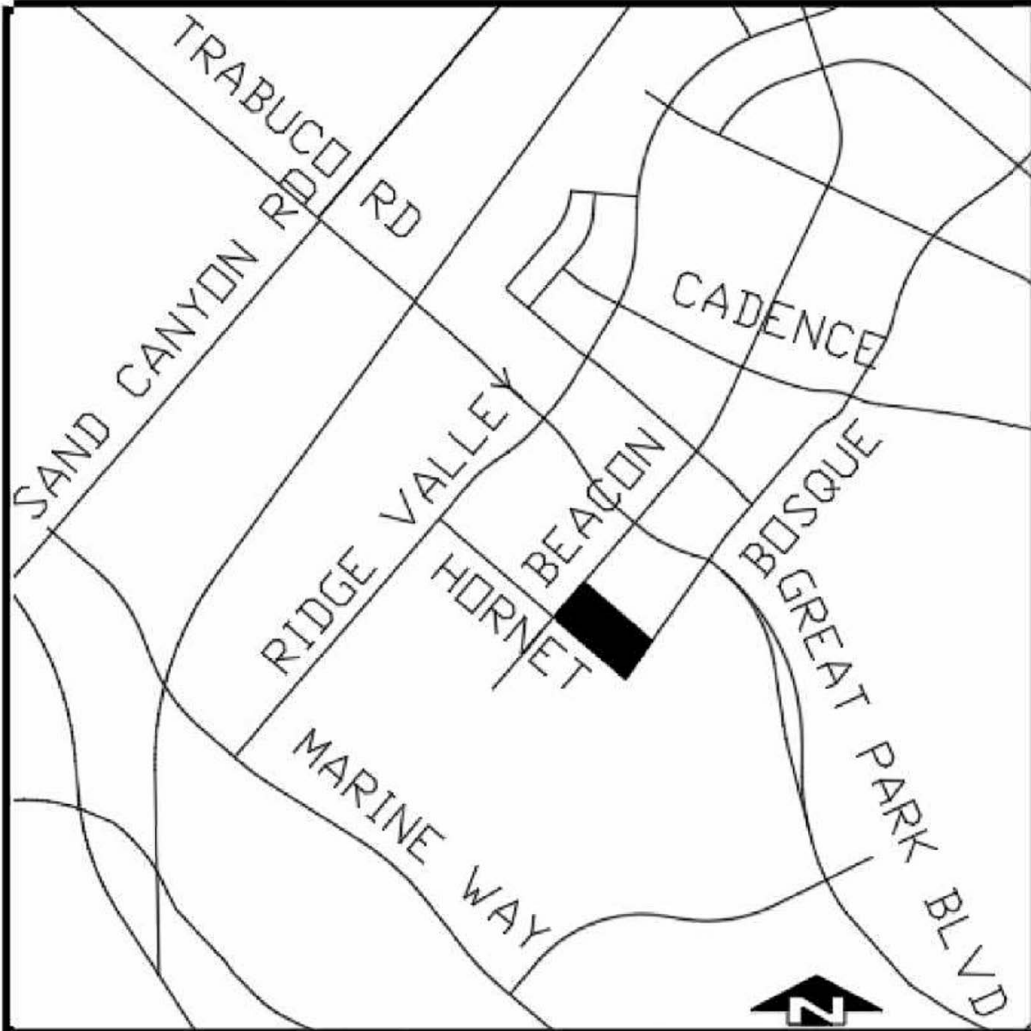


ORANGE COUNTY FIRE AUTHORITY



FIRE MASTER PLAN



VICINITY MAP

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: SEC OF BEACON AND HORNET  
PARCEL MAP NUMBER: TBD  
TRACT NUMBER:  
LOT NUMBER:  
● EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK

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

PROJECT FIRE MASTER PLAN

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

4 PROPOSED COMMERCIAL BUILDINGS, TWO TRASH ENCLOSURES, ONE RESTROOM AND ONE COLD STORAGE B

SPECIAL CONDITIONS

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

NUMBER OF STORIES 1

BUILDING HEIGHT 25

BUILDING AREA

OCCUPANCY TYPE (CHECK ALL THAT APPLY)

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

TYPE OF CONSTRUCTION

- TYPE IA ○ TYPE IB
- TYPE IIA ○ TYPE IIB
- TYPE IIIA ○ TYPE IIIB
- TYPE IV
- TYPE VA ● TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)

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

SPECIAL DETAILED REQUIREMENTS

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

SPRINKLERS

- NEW ● MANDATORY ○ VOLUNTARY
- TENANT IMPROVEMENT

TYPE

- NFPA 13
- NFPA 13D
- NFPA 13R

- FIRE PUMP
- STANDPIPES

FIRE ALARM

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

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-01 ATTACHMENT 23

FLOW (IN GPM @ 20 PSI): 1875 DURATION: 3

WATER AVAILABILITY

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

FLOW: 7192 GPM

PRESSURE: 20

- ON SITE FIRE HYDRANTS
- TOTAL NUMBER: 3 PUBLIC

EMERGENCY RESPONDER RADIO COVERAGR (BDA)

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

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS

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 94,000 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, MET-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-01 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-01 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-01. 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-01 AND RELATED PORTIONS OF THE 2022 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.

24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
26. 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.
27. BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
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.
29. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2022 CBC AND/OR SECTION 337 OF THE 2022 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
30. 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.
31. 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 REGULATION" AND GUIDELINE B-01A.
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 SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

GATES

- MANUAL ● ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES

1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):
  - 3M OPTICOM
  - CLICKCENTER\* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
  - FIRE STROBE ACCESS PRODUCTS, INC.
  - TOMAR
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) 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.
  - B) 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 GATE.
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.

STAKEHOLDERS

BUILDING DEPARTMENT: CITY OF IRVINE  
PLANNING DEPARTMENT: CITY OF IRVINE  
PUBLIC WORKS DEPARTMENT: CITY OF IRVINE  
WATER DISTRICT: IRVINE RANCH WATER DISTRICT

APPLICABLE CODES

- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- APPLICABLE NFPA STANDARDS
- LOCALLY ADOPTED ORDINANCES CITY: IRVINE
- OCFA GUIDELINES
- 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.

- ARCHITECTURAL PLAN

- HIGH PILED COMBUSTIBLE STORAGE

- CHEMICAL USE AND/OR STORAGE

- FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)

- BATTERY/ENERGY STORAGE SYSTEM

- UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS

- SPRINKLER SYSTEM

- STANDPIPE SYSTEM

- FIRE PUMP

- HOOD AND DUCT EXTINGUISHING SYSTEM

- ALARM SYSTEM

PREREQUISITE PLANS

- PLANNING APPLICATION SR:
- METHANE MITIGATION SR:
- FUEL MODIFICATION PLAN SR:

REVISION

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

REVISION SCOPE OF WORK

PROJECT DIRECTORY

ARCHITECT/ENGINEER  
BUSINESS NAME: C3 CIVIL ENGINEERING, LLC  
CONTACT NAME: BRIAN ANDERSON, PE  
ADDRESS: 10870 W. FAIRVIEW DRIVE, #102-1187  
CITY: BOISE STATE: ID ZIP:  
PHONE: (208) 918-0972  
EMAIL: BRIAN@C3CIVILENG.COM

PROPERTY OWNER/BOA  
BUSINESS NAME: THE CITY OF IRVINE  
CONTACT NAME: BRIAN POLIVKA  
ADDRESS: CIVIC CENTER PLAZA  
CITY: IRVINE STATE: CA ZIP: 92606  
PHONE: (949) 724-7340  
EMAIL: BOOLIVKA@CITYOFIRVINE.ORG

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

DESIGNED BY	7	NO.	1	DATE	
DRAWN BY	6				
CHECKED BY	5				
DATE	4				
SCALE	3				
1"=40'	2				
OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)					
NO OCFA REVIEW REQUIRED					
PLAN REVIEW ONLY					
PLAN REVIEW AND INSPECTION					
PLANS PREPARED BY					
C3 CIVIL ENGINEERING					
IRVINE, CA 92612					
REVISION 02/2020 JAL					
THE CANOPY AT GREAT PARK - PHASE 2					
ORANGE COUNTY FIRE AUTHORITY					
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION					
SERVICE REQUEST NUMBER					
26000052					
SHEET					
1					



ATTACHMENT 10

Specifications for  
Fire Lane Entrance Signs

To be used only at vehicle entry points

to areas that contain "Fire Lane—No Parking" signs or red curbs



All sign and lettering dimensions shown are minimums. "Arial Narrow" font is used in sample above though other legible sans-serif fonts may be acceptable.

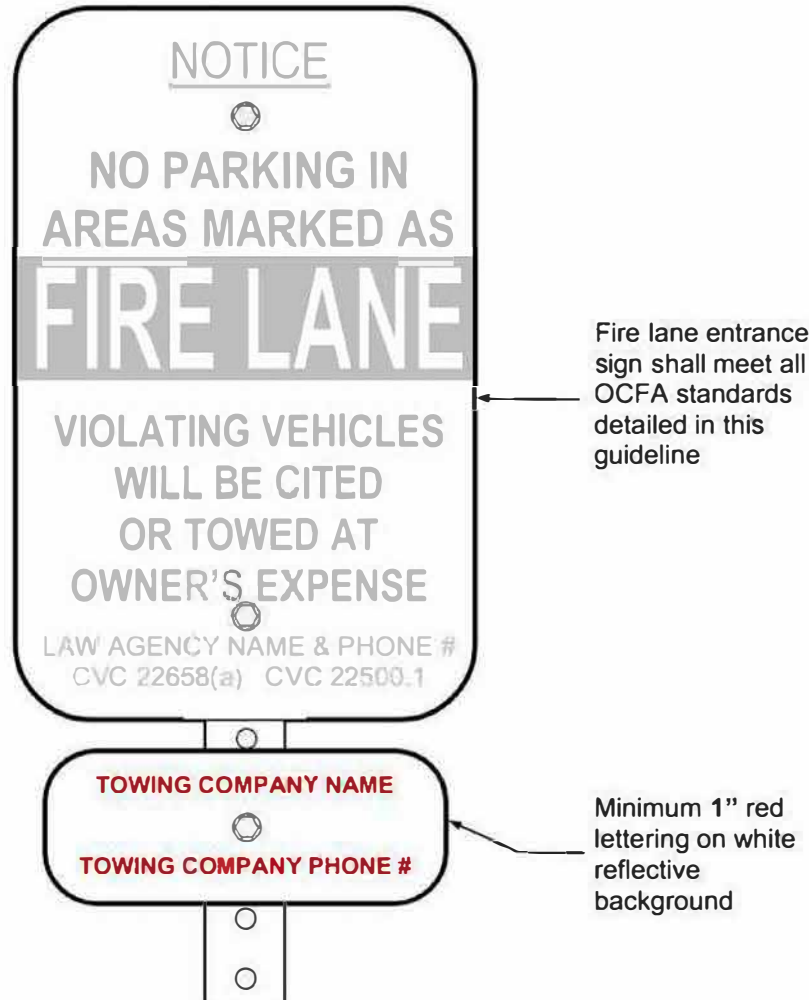
This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

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ATTACHMENT 11

Specifications for  
Alternate Location of  
Towing Company Information



Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.

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Irvine Ranch  
WATER DISTRICT

15600 Sand Canyon Ave., P.O. Box 57000, Irvine CA 92619-7000 (949) 453-5300

Water Flow Test Results

Location: Bosque/Hornet

Test Date: 3/18/2026

IDENTIFIED BY TEST OR HYDRANTS FLOWED

Test data

HGL	436
Differential psi	7
Outlet Size (inches)	4
Outlet Coefficient	0.9
Pilot Pressure	43
Flow - GPM	2817

Figure 6 – Fire Lane No Parking Signs



OWNER/DEVELOPER

THE CITY OF IRVINE  
1 CIVIC CENTER PLAZA IRVINE, CA  
92606  
(949) 724-7340  
CONTACT: BRAIN POLIVKA

CIVIL ENGINEER

C3 CIVIL ENGINEERING, LLC  
8701 W. HACKAMORE DR.  
BOISE, ID 83709  
(949) 949-3322  
CONTACT: BRIAN ANDERSON, PE

ARCHITECT

BICKEL GROUP ARCHITECTURE  
3600 BIRCH STREET, SUITE 120  
NEWPORT BEACH, CA 92660  
CONTACT: KELLY JOHNSON, AIA

SURVEYOR

DMC ENGINEERING  
18 TECHNOLOGY DRIVE, SUITE 100  
IRVINE, CA 92618  
9497539393  
CONTACT: DEREK MCGREGOR

SOILS ENGINEER

GROUP DELTA  
32 MAUCHLY, SUITE B,  
IRVINE, CA 92618  
9494502100  
CONTACT: ALI TABATABAEI, PHD, PE, GE

PROJECT ADDRESS

GREAT PARK RETAIL  
CANOPY PHASE 2  
IRVINE, CA

NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

FIRE FLOW TEST DATA

LOCATION:GREAT PARK BLVD & BOSQUE  
DATE OF TEST: 3/18/2026  
FIRE FLOW @ 20 PSI: 7192 GPM  
STATIC PRESSURE: 59.71 PSI  
RESIDUAL PRESSURE: 52.71 PSI

BUILDING AREAS

BUILDING:	OCCUPANCY	AREA
HANGAR	A-2	9,564 SQFT
BUILDING 10	A-2	11,013 SQFT
BUILDING 11	A-2/M	3,747 SQFT
BUILDING 12	A-2/M	3,799 SQFT
TRASH ENCLOSURE/SHED U		1,092 SQFT
EX. RESTROOM/STORAGE U		946 SQFT
TRASH ENCLOSURE U		616 SQFT

REVISION RECORD		
#	DATE	DESCRIPTION

CANOPY AT GREAT PARK  
PHASE 2  
SEC OF BEACON AND HORNET  
CITY OF IRVINE, CA

10870 W. FAIRVIEW DR  
STE 102-1187  
BOISE, ID 83713  
(208) 918-0928  
thomas@c3civileng.com  
www.c3civileng.com

**C3 CIVIL ENGINEERING**

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER  
BRIAN E. ANDERSON  
C 68504  
EXP. 9/30/2027  
STATE OF CALIFORNIA

5/14/2026

DATE: 05/14/2026  
CA JOB NO: 24-036  
DRAWN BY: KH  
CHECKED BY: BA

SHEET TITLE

FIRE MASTER  
PLAN

SHEET NUMBER

2 of 3



