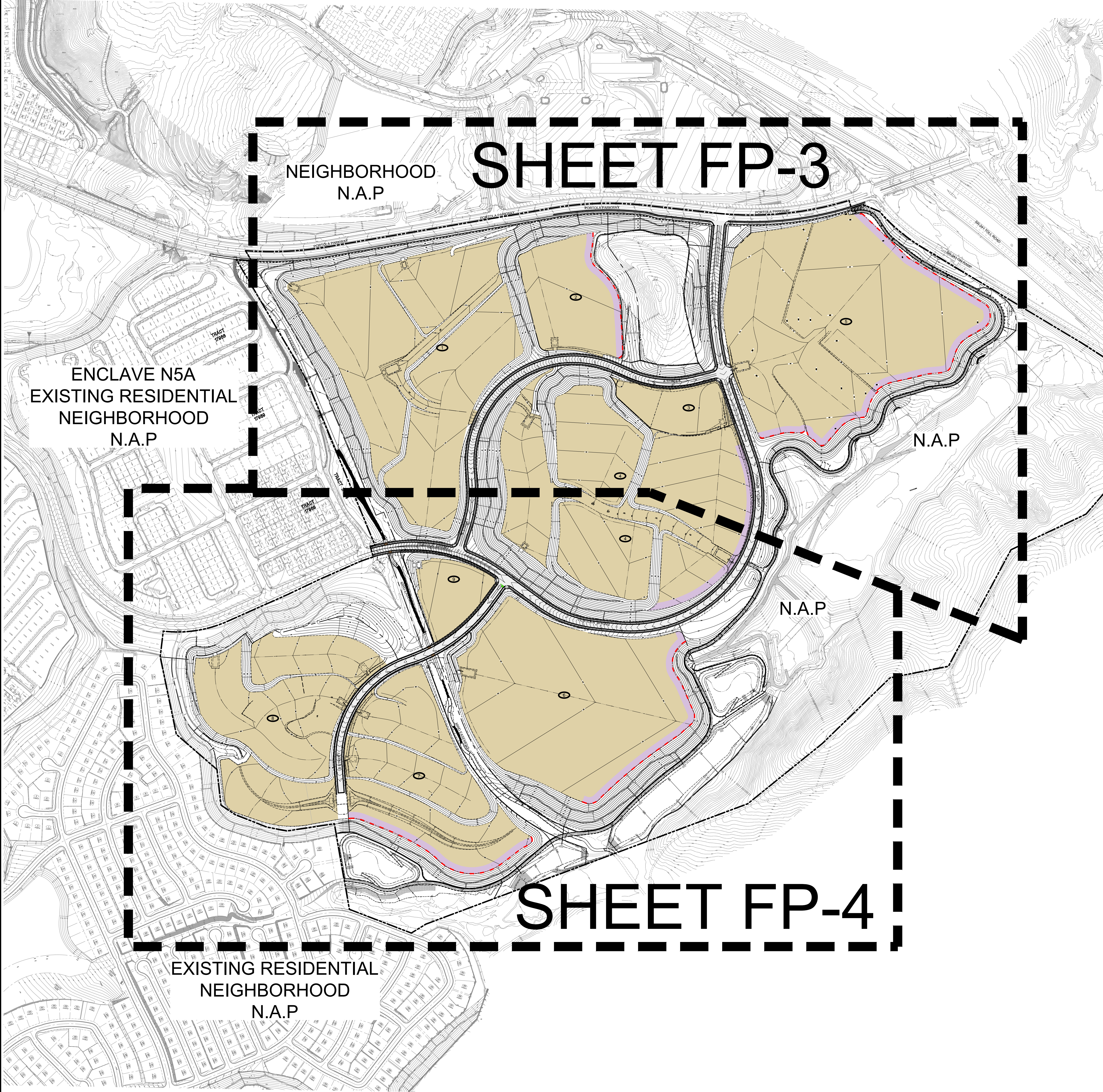


OVERALL FIRE PROTECTION PLAN
PORTOLA SPRINGS PA 6 ENCLAVE 5B & 5C
VTTM 18087
OCFA SERVICE REQUESTED NO. 214919



ALTERNATE MEANS OF PROTECTION RESPONSE LETTER

ORANGE COUNTY FIRE AUTHORITY
P.O. Box 27115, Irvine, CA 92615-7115 • 1 Fire Authority Road, Irvine, CA 92602
Lori Smith, Fire Marshal (714) 573-4998 www.ocfa.org

July 5th, 2017

Firesafe Planning Solutions
302 N. El Camino Real, Suite 202
San Clemente, 92672

Subject: Alternate Means of Protection Response

FIRE PROTECTION PLAN
Service Request # 214919
Portola Springs PA 6 Enclave 5B, 5C
Tentative Tract 18087
Irvine, CA

Dear Applicant,

An alternative Fuel Modification plan including construction features for homes has been developed in care of the project. A Fire Protection Plan shall be submitted by the developer to Orange County Fire Authority (OCFA) for the purposes of granting modifications to code requirements.

This Fire Protection Plan assists the City of Irvine Building Department with their review and approval of the resulting construction features approved by the OCFA. Architects shall design the home construction features as proposed in this approval prior to submitting the architectural plans to the Building Department. Inspections of the construction features are completed by the Building Department.

Project Description:

The residential project involves an area of land within Portola Springs PA6 Enclave Neighborhood 5B, 5C in the City of Irvine. It is located on the South side of Portola Parkway with planned residential neighborhoods known as Altair on the southwest side. The Orange County Flood Control and Federal land flanks the project on the east and south. The enclave N5A is located on the west side. There is some open pockets of space in the middle of the project and extending northerly to the Toll Road.

Code Intent:

Buildings constructed in adopted Fire Hazard Severity Zones require construction materials and designs to minimize and mitigate potential for loss from wildfire exposure with the following codes and sections: The adopted Fire severity zone extends into the most easterly portion of the project area.

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palms • Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • San Diego • San Juan • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

Portola Springs Enclave PA 6 5B, 5C
TT 18087
Irvine, CA 2 July 5th, 2017

• 2016 California Building Code (CBC) Section 1.11.2.4 and Chapter 7A
• 2016 California Residential Code (CRC) Sections 1.11.2.4 and Section 337
• 2016 California Fire Code (CFC) Section 4902

Hardship:

The project has a preliminary design to optimize the lots and as much open space would like to be preserved. A preliminary Fuel Modification zone of 120' is going to be established. A few areas have been designed with even a shorter distance of 100' are adjacent Federal Land and Metropolitan Water District easement areas.

Justification:

The possibility of high levels of convective and radiant heat is possible during extreme weather events. The levels of protection for the structures in the community address radiant heat and reception of flying embers. The structures are provided with protection codes from 2016 CBC Chapter 7A.

Increased Building construction methods in the Ember zones will be considerable for the protection of the community in the case of a wildfire. The placement and density of the trees in the Special Maintenance areas will be evaluated at the time of Precise Fuel Modification submittal. The Special Maintenance areas will not be permitted to be phased submittals.

The levels of protection has dedicated code sections that apply, and the code sections that are required and applicable are displayed on the screening forms within the plan sheets of the Fire Protection plan for the Building Department use during review of architectural plan review.

Most of the homes on the perimeter will be designed and built with all code sections from 2016 CBC Chapter 7A; 2016 CRC R337. The balance of the homes in the community will be designed and built with code protections for ignition resistant construction including roofing, vents, accessory structures, decking and provisions for use of heavy timber.

OCFA Response:

Based on the amount and location of open space combustible vegetation, the proposed construction feature performance based designs per your request have been approved per 2016 CBC Sections 703A.6 and CRC Sections R337.3.6 if applicable.

Respectfully,
Shawn Friley
Senior Fire Prevention Specialist

Concurrence:
Nick Pizzarello
Assistant Fire Marshal

Cc: City of Irvine Building Department

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RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

VICINITY MAP

NOT TO SCALE

NORTH

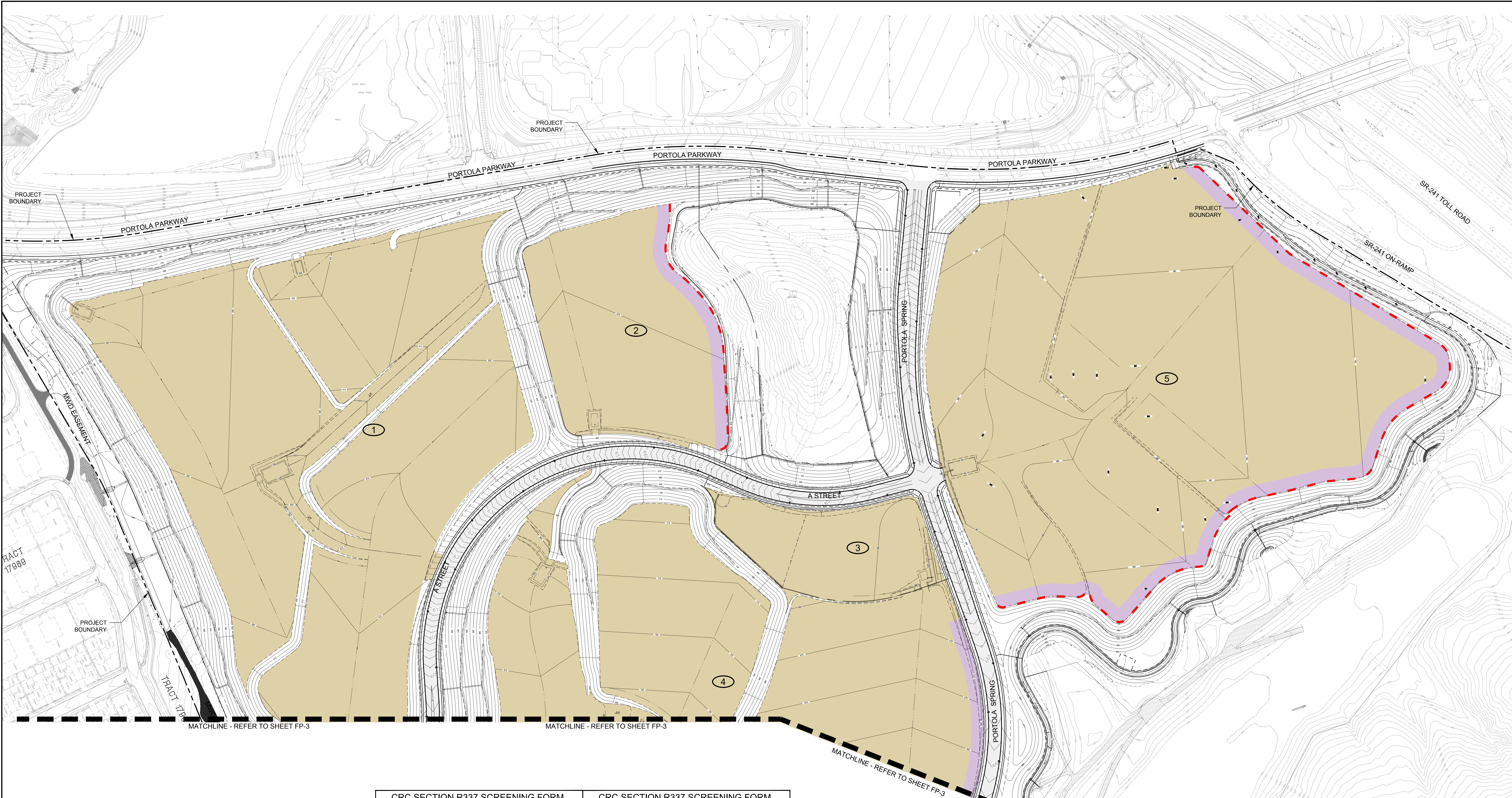
APPROXIMATE PROJECT LOCATION

SHEET INDEX

NO. IN SET	SHEET TITLE
FP-1	TITLE SHEET
FP-2	FIRE PROTECTION LAYOUT
FP-3	FIRE PROTECTION LAYOUT

NO.	DATE	REVISIONS
1		
2		
3		
4		

ADDITIONAL NOTES	OCFA APPROVAL
- THERE IS NO EXISTING FEDERALLY PROTECTED ANIMAL OR BIRD HABITAT WITHIN THE FUEL MODIFICATION AREAS WE ARE PROPOSING. - THERE IS NO RESTRICTION REGARDING THE DATES OF PLANT DENSITY THINNING THROUGHOUT THE YEAR. - MAINTENANCE IS REQUIRED IN THE LATE SPRING AND EARLY FALL EACH YEAR. - THE PROJECT LANDSCAPE ARCHITECT HAS RESEARCHED THE SOIL AND STEEPNESS OF THE SLOPES AND THERE ARE NO GEOLOGICAL ISSUES PREVENTING THE REQUIRED MAINTENANCE TO BE PERFORMED. - A 20' WIDE, 13'-6" VERTICAL CLEARANCE SHALL BE MAINTAINED AT ALL TIMES ON FIRE ACCESS ROADS. REFER TO THE APPROVED FIRE MASTER PLAN. - THE CC & R'S SHALL BE SUBMITTED AND APPROVED BY OCFA PRIOR TO RECORDING THEM AND IT IS THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER TO INFORM THE DEVELOPER OF THIS. THE CC & R'S SHALL HAVE A STATEMENT THAT THE VEGETATION MANAGEMENT PROGRAM SHALL BE MAINTAINED PER THE LATEST APPROVED PRECISE FUEL MODIFICATION PLANS. ATTACHMENT 5 AND ADDENDUM 11 LANGUAGE PROVIDED ON THIS PLAN SHALL BE INCLUDED WITHIN THE CC & R'S. THE CC & R'S SHALL ALSO DEMONSTRATE THAT THE SPECIAL MAINTENANCE AREAS ARE REQUIRED TO BE MAINTAINED PER THE APPROVED FUEL MODIFICATION PLANS, AND THE REQUIRED CONSTRUCTION FEATURES PER THE FIRE PROTECTION PLAN.	



CRC SECTION R337 SCREENING FORM

RADIANT HEAT ZONE

Fire Protection Plan 2016 CRC Section R337 Screening Form
(To be completed by the Project Architect)
"Does your Design and Plans Meet the Full Requirements of the Code Sections?"
For all "NO" responses, provide a separate document explaining what you are proposing

Section R337 Code Section	Yes	No	OCFA has approved the following:
R337.1.1 Qualifications by Testing	X		
R337.1.3 Approved Agency	X		
R337.1.4 Labeling	X		
R337.1.5 Weathering and Surface Protection	X		
R337.1.7 Standards of Quality	X		
R337.1.8 Ignition-Resistant Material	X		
R337.1.9 Alternate methods for determining ignition-resistant	X		
R337.1.10 Roofing General	X		
R337.1.11 Roof Coverings	X		
R337.1.12 Roof Valleys	X		
R337.1.13 Roof Gutters	X		
R337.1.14 Vents General	X		
R337.1.15 Vents Requirements	X		
R337.1.16 Vents Underneath of Eaves and Cornices	X		
R337.1.17 Exterior Covering General	X		
R337.1.18 Exterior Walls	X		
R337.1.19 Exterior of Exterior Wall Covering	X		
R337.1.20 Open Roof Eaves	X		
R337.1.21 Enclosed Roof Eaves and Roof Eave Soffits	X		
R337.1.22 Exterior Porch Ceilings	X		
R337.1.23 Floor Protection	X		
R337.1.24 Underlayment Protection	X		
R337.1.25 Underlayment of Appendages	X		
R337.1.26 Exterior Windows and Glassed Door Assembly	X		
R337.1.27 Structural Glass Veneer	X		
R337.1.28 Exterior Doors	X		
R337.1.29 Exterior Door Glazing	X		
R337.1.30 Decking Surfaces	X		
R337.1.31 Accessory Structures General	X		
R337.1.32 Accessibility	X		
R337.1.33 Location of Accessory Structures	X		
R337.1.34 Requirements Construction Type	X		

If separate buildings within the same Tract have different responses above, then you must submit additional Screening Form(s) for each portion of the development that has different designs.

Name of Community: PORTOLA SPRINGS ENCLAVE 5B & 5C

List the final tract and lot numbers on the lines below that this form is associated to:
TRACT 18087, LOTS 2, 4, 5, 6, 7

THE IRVINE COMPANY COMMUNITY DEVELOPMENT
David Oaks, as agent for ICCD VTTM 18087, 949-240-5911, May 8, 2017

CRC SECTION R337 SCREENING FORM

EMBER MITIGATION ZONE

Fire Protection Plan 2016 CRC Section R337 Screening Form
(To be completed by the Project Architect)
"Does your Design and Plans Meet the Full Requirements of the Code Sections?"
For all "NO" responses, provide a separate document explaining what you are proposing

Section R337 Code Section	Yes	No	OCFA has approved the following:
R337.1.1 Qualifications by Testing	X		
R337.1.3 Approved Agency	X		
R337.1.4 Labeling	X		
R337.1.5 Weathering and Surface Protection	X		
R337.1.7 Standards of Quality	X		
R337.1.8 Ignition-Resistant Material	X		
R337.1.9 Alternate methods for determining ignition-resistant	X		
R337.1.10 Roofing General	X		
R337.1.11 Roof Coverings	X		
R337.1.12 Roof Valleys	X		
R337.1.13 Roof Gutters	X		
R337.1.14 Vents General	X		
R337.1.15 Vents Requirements	X		
R337.1.16 Vents Underneath of Eaves and Cornices	X		
R337.1.17 Exterior Covering General	X		
R337.1.18 Exterior Walls	X		
R337.1.19 Exterior of Exterior Wall Covering	X		
R337.1.20 Open Roof Eaves	X		
R337.1.21 Enclosed Roof Eaves and Roof Eave Soffits	X		
R337.1.22 Exterior Porch Ceilings	X		
R337.1.23 Floor Protection	X		
R337.1.24 Underlayment Protection	X		
R337.1.25 Underlayment of Appendages	X		
R337.1.26 Exterior Windows and Glassed Door Assembly	X		
R337.1.27 Structural Glass Veneer	X		
R337.1.28 Exterior Doors	X		
R337.1.29 Exterior Door Glazing	X		
R337.1.30 Decking Surfaces	X		
R337.1.31 Accessory Structures General	X		
R337.1.32 Accessibility	X		
R337.1.33 Location of Accessory Structures	X		
R337.1.34 Requirements Construction Type	X		

If separate buildings within the same Tract have different responses above, then you must submit additional Screening Form(s) for each portion of the development that has different designs.

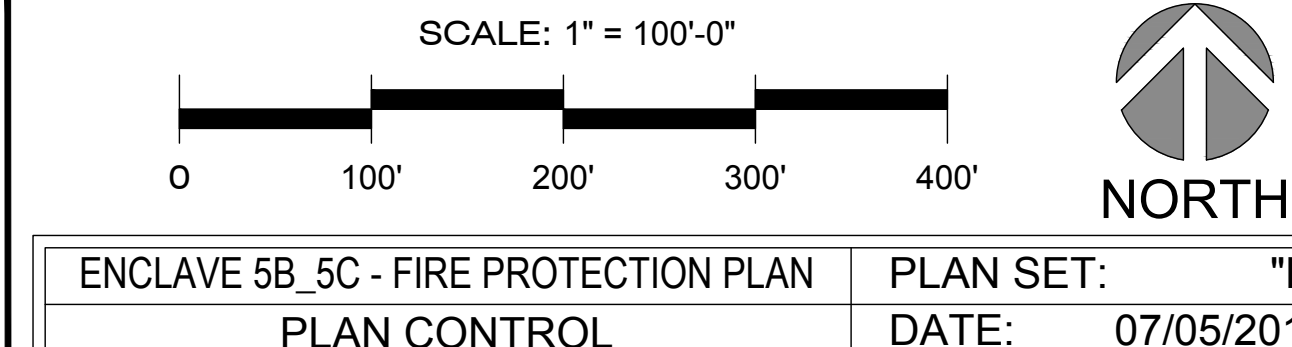
Name of Community: PORTOLA SPRINGS ENCLAVE 5B & 5C

List the final tract and lot numbers on the lines below that this form is associated to:
TRACT 18087, LOTS 1 THROUGH 9

THE IRVINE COMPANY COMMUNITY DEVELOPMENT
David Oaks, as agent for ICCD VTTM 18087, 949-240-5911, May 8, 2017

SYMBOL LEGEND

- ① LOT NUMBERS
- — — — — SOLID BLOCK AND/OR GLASS FENCING (RADIANT HEAT WALL)
Final location and design by the project Landscape Architect and Civil Engineer



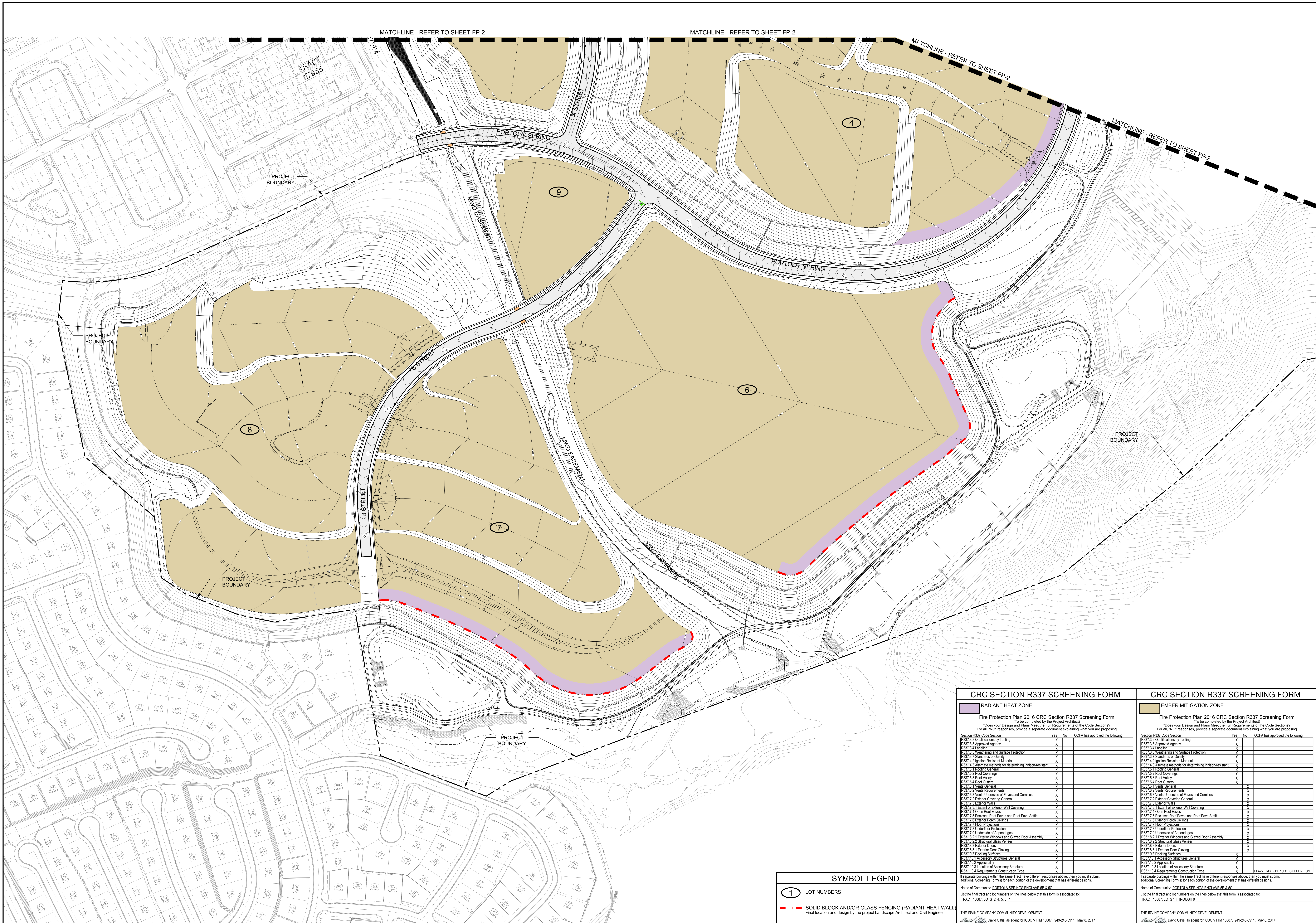
PREPARED FOR:
IRVINE COMPANY COMMUNITY DEVELOPMENT
550 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

CIVIL ENGINEER:
Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618

PREPARED BY:
firesafe
PLANNING SOLUTIONS
302 N. EL CAMINO REAL, SUITE 202
SAN CLEMENTE, CA 92672
(949) 240-5911

PORTOLA SPRINGS PA 6 ENCLAVE 5B & 5C
FIRE PROTECTION PLAN
FIRE PROTECTION LAYOUT
VTTM 18087
OCFA SERVICE REQUEST NO. 214919
ORANGE COUNTY FIRE AUTHORITY

SHEET
FP-2
OF 3



CRC SECTION R337 SCREENING FORM

RADIANT HEAT ZONE

Fire Protection Plan 2016 CRC Section R337 Screening Form
(To be completed by the Project Architect)
Does your Design and Plans Meet the Full Requirements of the Code Section?
For all "NO" responses, provide a separate document explaining what you are proposing

Section R337 Code Section	Yes	No	OCFA has approved the following:
R337.3.2 Quantification by Testing	X		
R337.3.3 Approved Agency	X		
R337.3.4 Screening	X		
R337.3.5 Weathering and Surface Protection	X		
R337.3.7 Standards of Quality	X		
R337.4.2 Ignition-Resistant Material	X		
R337.4.3 Alternate methods for determining ignition-resistant	X		
R337.5.1 Roofing General	X		
R337.5.2 Roof Coverings	X		
R337.5.3 Roof Underlayment	X		
R337.5.4 Roof Outlets	X		
R337.6.1 Vents General	X		
R337.6.2 Vents Requirements	X		
R337.6.3 Vents Underside of Eaves and Cornices	X		
R337.7.2 Exterior Covering General	X		
R337.7.3 Exterior Walls	X		
R337.8.1 Eaves or Exterior Wall Covering	X		
R337.7.4 Open Roof Eaves	X		
R337.8.2 Enclosed Roof Eaves and Roof Eave Soffits	X		
R337.7.6 Exterior Porch Ceilings	X		
R337.7.7 Floor Projections	X		
R337.8.1 Exterior Protection	X		
R337.7.9 Underside of Appendages	X		
R337.8.2 Exterior Windows and Glazed Door Assembly	X		
R337.8.2.2 Structural Glass Veneer	X		
R337.8.3 Exterior Doors	X		
R337.8.3.1 Exterior Door Glazing	X		
R337.9.1 Working Surfaces	X		
R337.10.1 Accessory Structures General	X		
R337.10.2 Accessibility	X		
R337.10.3 Location of Accessory Structures	X		
R337.10.4 Requirements Construction Type	X		

Name of Community: PORTOLA SPRINGS ENCLAVE 5B & 5C
List the final tract and lot numbers on the lines below that this form is associated to:
TRACT 18887 LOTS 2, 4, 5, 6, 7

THE IRVINE COMPANY COMMUNITY DEVELOPMENT
David Oatis, as agent for ICCD VTTM 18887, 949-240-5911, May 8, 2017

CRC SECTION R337 SCREENING FORM

EMBER MITIGATION ZONE

Fire Protection Plan 2016 CRC Section R337 Screening Form
(To be completed by the Project Architect)
Does your Design and Plans Meet the Full Requirements of the Code Section?
For all "NO" responses, provide a separate document explaining what you are proposing

Section R337 Code Section	Yes	No	OCFA has approved the following:
R337.3.2 Quantification by Testing	X		
R337.3.3 Approved Agency	X		
R337.3.4 Screening	X		
R337.3.5 Weathering and Surface Protection	X		
R337.3.7 Standards of Quality	X		
R337.4.2 Ignition-Resistant Material	X		
R337.4.3 Alternate methods for determining ignition-resistant	X		
R337.5.1 Roofing General	X		
R337.5.2 Roof Coverings	X		
R337.5.3 Roof Underlayment	X		
R337.5.4 Roof Outlets	X		
R337.6.1 Vents General	X		
R337.6.2 Vents Requirements	X		
R337.6.3 Vents Underside of Eaves and Cornices	X		
R337.7.2 Exterior Covering General	X		
R337.7.3 Exterior Walls	X		
R337.8.1 Eaves or Exterior Wall Covering	X		
R337.7.4 Open Roof Eaves	X		
R337.8.2 Enclosed Roof Eaves and Roof Eave Soffits	X		
R337.7.6 Exterior Porch Ceilings	X		
R337.7.7 Floor Projections	X		
R337.8.1 Exterior Protection	X		
R337.7.9 Underside of Appendages	X		
R337.8.2 Exterior Windows and Glazed Door Assembly	X		
R337.8.2.2 Structural Glass Veneer	X		
R337.8.3 Exterior Doors	X		
R337.8.3.1 Exterior Door Glazing	X		
R337.9.1 Working Surfaces	X		
R337.10.1 Accessory Structures General	X		
R337.10.2 Accessibility	X		
R337.10.3 Location of Accessory Structures	X		
R337.10.4 Requirements Construction Type	X		

Name of Community: PORTOLA SPRINGS ENCLAVE 5B & 5C
List the final tract and lot numbers on the lines below that this form is associated to:
TRACT 18887 LOTS 1 THROUGH 9

THE IRVINE COMPANY COMMUNITY DEVELOPMENT
David Oatis, as agent for ICCD VTTM 18887, 949-240-5911, May 8, 2017

SYMBOL LEGEND	
1	LOT NUMBERS
---	SOLID BLOCK AND/OR GLASS FENCING (RADIANT HEAT WALL)
---	Final location and design by the project Landscape Architect and Civil Engineer

SCALE: 1" = 100'-0"

0 100' 200' 300' 400'

NORTH

ENCLAVE 5B_5C - FIRE PROTECTION PLAN
PLAN SET: "B"
PLAN CONTROL
DATE: 07/05/2017

PREPARED FOR:

IRVINE COMPANY COMMUNITY DEVELOPMENT

550 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

CIVIL ENGINEER:

Stantec

38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618

PREPARED BY:

firesafe

302 N. EL CAMINO REAL, SUITE 202
SAN CLEMENTE, CA 92672
(949) 240-5911

PORTOLA SPRINGS PA 6 ENCLAVE 5B & 5C
FIRE PROTECTION PLAN
FIRE PROTECTION LAYOUT
VTTM 18887
OCFA SERVICE REQUEST NO. 214919
ORANGE COUNTY FIRE AUTHORITY

SHEET
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