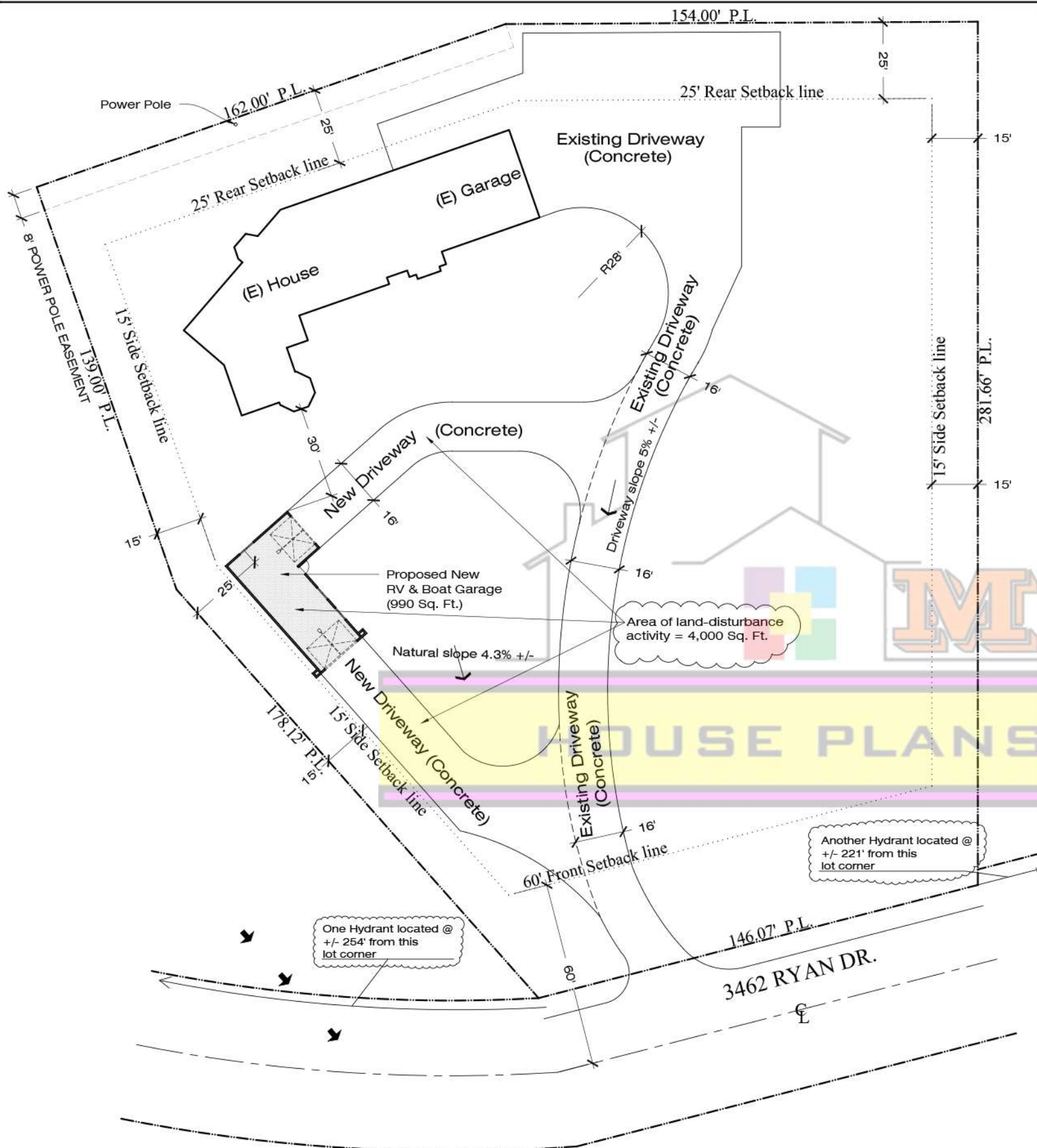


PLOT PLAN & CITY OF ESCONDIDO FIRE DEPARTMENT RELATED NOTES



- PLOT PLAN NOTES:**
- 1- FINISH GRADING SHALL DIRECT SURFACE WATER AWAY FROM BUILDING FOUNDATIONS FOR AT LEAST 5 FEET.
 - 2- THIS HOUSE IS SERVED WITH NATURAL GAS
 - 3- THIS PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE
 - 4- ENTIRE LOT MUST BE FUEL MODIFIED
 - 5- "SPECIAL INSPECTION REQUIRED"

CITY OF ESCONDIDO FIRE DEPARTMENT NOTES:

- B-1) **SITE INSPECTION:** may reveal conditions which have changed since plan review. When such discrepancies arise, field inspection shall take precedence.
- B-4) **GATES:** No person shall install a security gate or security device across a fire access roadway without the fire code official's approval. All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and the driveway width shall be 36 feet wide at the entrance on roadways of 24 feet or less of the traffic lane(s) serving the gate. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate. A gate accessing more than four residences or residential lots or a gate accessing hazardous institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access. An automatic gate serving more than one dwelling or residential lot in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200, (Sec 503.6)
- B-5) **KEY BOXES:** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location. The key box shall be a type approved by the fire code official and shall contain keys to gain necessary access as required by the fire code official. (Sec. 506.1)
- B-6) **MARKING FIRE APPARATUS ROADS:** When required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and is replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works and the City of Escondido Engineering. (Sec. 503.3)
- B-10) **GRADE:** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% shall not be allowed without mitigation measures. The fire code official may require additional mitigation measures where he deems appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed 7 degrees (12 percent) or as approved by the fire code official. The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent. (Sec 503.2.7)
- B-11) **SURFACE:** Fire apparatus access roads shall be designed and maintained to support the weight of fire apparatus not less than 75,000 lbs, unless authorized by the FAHJ and shall be provided with an approved paved surface as to provide all-weather driving capabilities. (Sec. 503.2.3)
- B-12) **DIMENSIONS:** (A) Fire apparatus access roads shall have an unobstructed improved width of 24 feet, except for single-family residential driveways serving no more than two single-family dwellings, which shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic, gated entrances with card readers, guard stations or center medians, are allowed provided that each lane is not less than 14 feet wide. (B) All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Vertical clearances or road widths shall be increased when, in the opinion of the fire code official, vertical clearances or road widths are not adequate to provide fire apparatus access. (Sec. 503.2.1)
 Exception: Upon approval of the fire code official, vertical clearances or road width may be reduced as long as the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced approved signs shall be installed and maintained indicating the amount of vertical clearance.
- B-13) **ADDRESS NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 3/8" stroke for residential buildings, 6" high with a 1/2" stroke for commercial and multi-residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the fire marshal, such as rear access doors, building corners, and entrances to commercial centers. The fire code official may establish different minimum sizes for numbers for various categories of projects. (Sec 505.1)
- B-14) **EASEMENT ADDRESS SIGNS:** All easements, which are not named differently from the roadway, from which they originate, shall have an address sign installed and maintained, listing all street numbers occurring on that easement, located where the easement intersects the named roadway. Minimum size of numbers on that sign shall be 4 inches in height with a minimum stroke of 3/8", and shall contrast with the background. (Sec. 505.3)
- B-20) **FUEL MODIFICATION:** A fuel modification zone shall be required around every building that is designed primarily for human habitation or use of a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shade covers and similar accessory structures less than 250 and 30 feet or more from a dwelling, and fences more than five feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following (Sec. 4907.2)
 Zone A- When a building or structure in a hazardous fire area is located 100 feet or more from the property line the person owning or occupying the building or structure shall maintain a fuel modification zone within 100 feet of the building or structure. The area within 50 feet of a building or structure shall be cleared of vegetation that is not fire resistant and re-planted with fire-resistant plants. In the area between 50 to 100 feet from a building all dead and dying vegetation shall be removed.
 Zone B- Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses to be mowed to a height of 4" to 6". Any chipping that is done on site should be spread not to exceed 6" in height. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet.
 There is no guarantee or assurance that compliance with these standards will prevent damage or destruction of structures by wildland fire in all cases.
- B-21) **STRUCTURE SET BACK FROM SLOPE:** A single story structure shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection of the structure. A single story structure shall be less than 12 feet above grade. A two-story structure shall be setback a minimum of 30 feet measured horizontally from top of slope to the farthest projection from the structure. Roof aspect will be taking into consideration. Structures greater than two stories may require greater setback, which is based upon a 2 to 1 slope. (Sec. 4907.1.3)
- C-1) **FIRE SPRINKLERS:** Approved automatic fire sprinkler systems are required in all new structures. For the purpose of fire-sprinkler systems, buildings separated by less than ten (10) feet from adjacent buildings shall be considered as one building. Fire barriers, partitions and walls, regardless of rating, shall not be considered as creating separated buildings for purposes of determining fire sprinkler requirements. Mezzanines shall be included in the total square footage calculation.
- C-14) **SMOKE DETECTORS:** In new construction and in newly classified Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke alarms may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings, which undergo alterations, repairs, or additions regulated by Section 907.2.11.5 (Sec. 907.2.11.4)
- C-16) **CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE:** Wildland Urban Interface Special Building Construction Regulations are located in the 2013 California Building Code and amendments for the County of San Diego for the following construction features (Sec. 4905.4)
 a) SFM Standard 12-7A-1 Exterior Wall Siding and Sheathing
 b) SFM Standard 12-7A-2 Exterior Windows
 c) SFM Standard 12-7A-3 Horizontal Projections
 d) SFM Standard 12-7A-4 Decking
 e) SFM Standard 12-7A-4A Decking Alternate Methods
 f) SFM Standard 12-7A-5 Ignition-resistant Materials
- D-1) **SPRINKLER PLANS WILL BE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.**

PLOT PLAN

1" = 20'-0"

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MATES' NEW RV & BOAT GARAGE

XXXX RYAN DR. ESCONDIDO, CA. 92025

PROJECT NAME & ADDRESS:

CONSULTANT:

REVISIONS:

DATE: 09/25/2014

SCALE: AS SPECIFIED

DRAWN & PREPARED BY: MARCO A. LAUREANO

SHEET: PPF-D-R

OF: 11