Construction Documents for:

Casta del Sol HOA Casta del Sol Dr., Mission Viejo, CA

Prepared By:



automation — technology

California Gate & Entry Systems 1470 N Hundley St. Anaheim, CA 92806

Abbreviations: Planting Area FDN Foundation Point of Intersection Air Condenser AD Area Drain Finish Floor Protect in Place American with Disabilites Act Finish Floor Elevation Property Line Point of Connection **ALIGN** Fire Hydrant Point of Vertical Curve APPROX Approximate Preparation Face of Building Pounds per Square Inch Point of Tangency Poly Vinyl Chloride Beginning Curve Radius BCR FOS Face of Step Point of Vertical Intersection **PVMT** FOW Face of Wall Pavement Bottom of Fence Base Line RCP Reinforced Concrete Pipe BLDG Roof Drain Rim Elevation BOC **RECPT** GALV Galvanized BOP Bottom of Pipe GB Grade Brake Bottom of Ramp Reinforced General Contractor Bottom of Slope REQ Required Ground Fault Circuit Interrupter REV Revision Bottom of Step Ridge Line Beginning of Vertical Curve Rough Opening Right of Way Right of Way CFS Cubic Feet per Second Horizontal Cast Iron SCH Schedule CIP Cast-in-Place SCO Sewer Clean Out Contraction Joint Centerline SHT CLR Clearance SIM Similar Crushed Miscellaneous Base Corrugated Metal Pipe Concrete Masonry Unit STA CO STD Standard Joint CONC STL Steel CONT Continuous STRUC Structural Linear Fee Stainless Steel LOW Limit of Work DCJ DET Top of Beam MAX MECH Drain Inlet TOS MED To Be Determined MET DIAG Dimension Top of Fence TOR Top of Ramp Top of Step MISC Miscellaneous Metalized Ornamental Metal Top of Wall ECR **End Curve Radius** Unless Noted Otherwise Not In Contract EIFS Exterior Insulation and Finish System Nominal Not To Scale **ENCL** On Center OCEW On Center each Way End Vertical Curve Outside Diameter Water Closet Each Way OE Or Equal Wrought Iron EWWM Electrically Welded Wire Mesh OPG WP Waterproof Opening EX Existing OPP WS Water Surface

SEFORE TO	UNDERGROUND UTILITY SERVICE ALERT OF SOUTHERN CALIFORI
	"CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU DIG"

Consu	Itant Team:			
<u>Client:</u>				
	del Sol HOA Casta del Sol Drive			
	n Viejo, CA 92692			
<u>Design</u>				
CG Sys	ems Hundley St.			
	m, CA 92806			
	632-8882			
Contac	t: Jesus Arce			
Email:	lesus.arce@cgsystemsinc.cor	m		
<u>Contra</u>	ctor:			
CG Sys				
=	Hundley St.			
	m, CA 92806			
	600-1245			
Contac	t: Kevin Squire			

Email: Kevin@californiagate.com

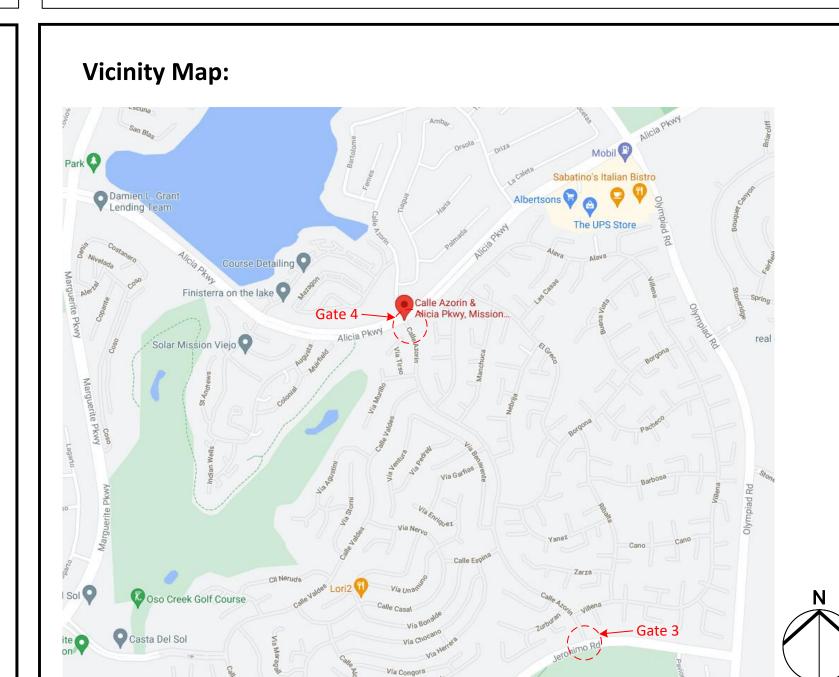
omitta	als:				
Date	Description				
					

*All work will be done in compliance with the 2016 Editions of the California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Green Building Code Standards Code, and California Energy Code.

CA Building Code: 105.2 Work exempt from permit Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following: 2.) Fences not over 7 feet (2134 mm) high. 3110.3 Vehicular gates intended for automation Vehicular gates intended for automation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

3110.4 Vehicular gate openers Vehicular gate openers, where provided, shall be listed in accordance with UL 325.

Sheet Index: Sheet Title A-1 Jeronimo Rd. Entry (Gate 3) Demo Plan Jeronimo Rd. Entry (Gate 3) Proposed Work Overview Jeronimo Rd. Entry (Gate 3) Stacking Plan Alicia Pkwy. (Gate 4) Demo Plan Alicia Pkwy. (Gate 4) Proposed Work Overview Alicia Pkwy. (Gate 4) Proposed Work Overview Jeronimo Rd. Entry (Gate 3) Proposed Conduit Layout Alicia Pkwy. (Gate 4) Proposed Conduit Layout Fire Master Plan Gate & Fencing Elevations & Footing Detail **Emergency Equipment Specifications Automation Equipment Specifications Scope of Work:** 1.) Relocation/Installation of Four (4) Swing Gates with reuse of existing Gate Operators 2.) Relocation/Installation of Two (2) Pedestrian Gates with Mechanical Locksets 3.) Relocation/Installation of existing Four (4) Barrier Arm Operators



Purpose of vehicle and pedestrian gate renovation is to secure the property from

Replace and Relocate Existing Swing Gate System to behind turnaround

fence line at new gate location, and install of Telephone Entry System for

median with new unmanned Vehicular Entry & Exit Swing Gates, extension of

unauthorized vehicle traffic with the relocation/installation of:

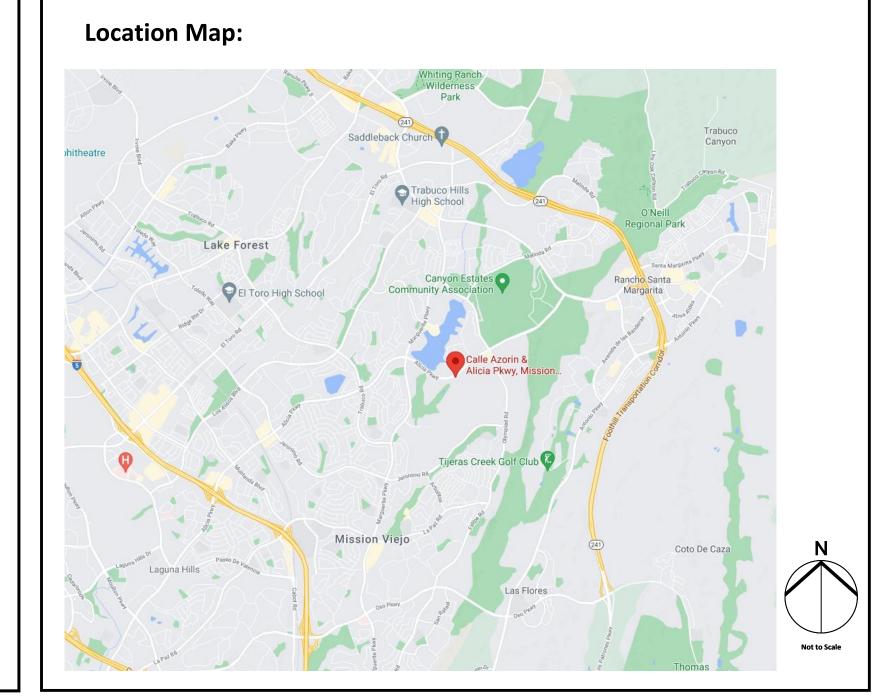
This is a multi-family, residential homeowner's association.

Letter of Intent:

Occupancy Group:

Visitor Management.

2) Loops & Safety Features as Noted



CGSYSTEMS
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1470 N Hundley St. Anaheim CA, 92806 T: 714.632.8882 www.californiagate.com CCL#: 520990 (B, C10, C61/d28)

RMO Name: Kevin W. Squire Signature:

Property Address:

Casta del Sol HOA 27651 Casta del Sol Drive Mission Viejo, CA 92692

Property Manager:

Josh Hodosh jhodosh@powerstonepm.com (949) 837-4073

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Casta Del Sol	Via Chocano Via Herre	Jerohimo Rd	Gate 5		
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Sheet Title:

Cover

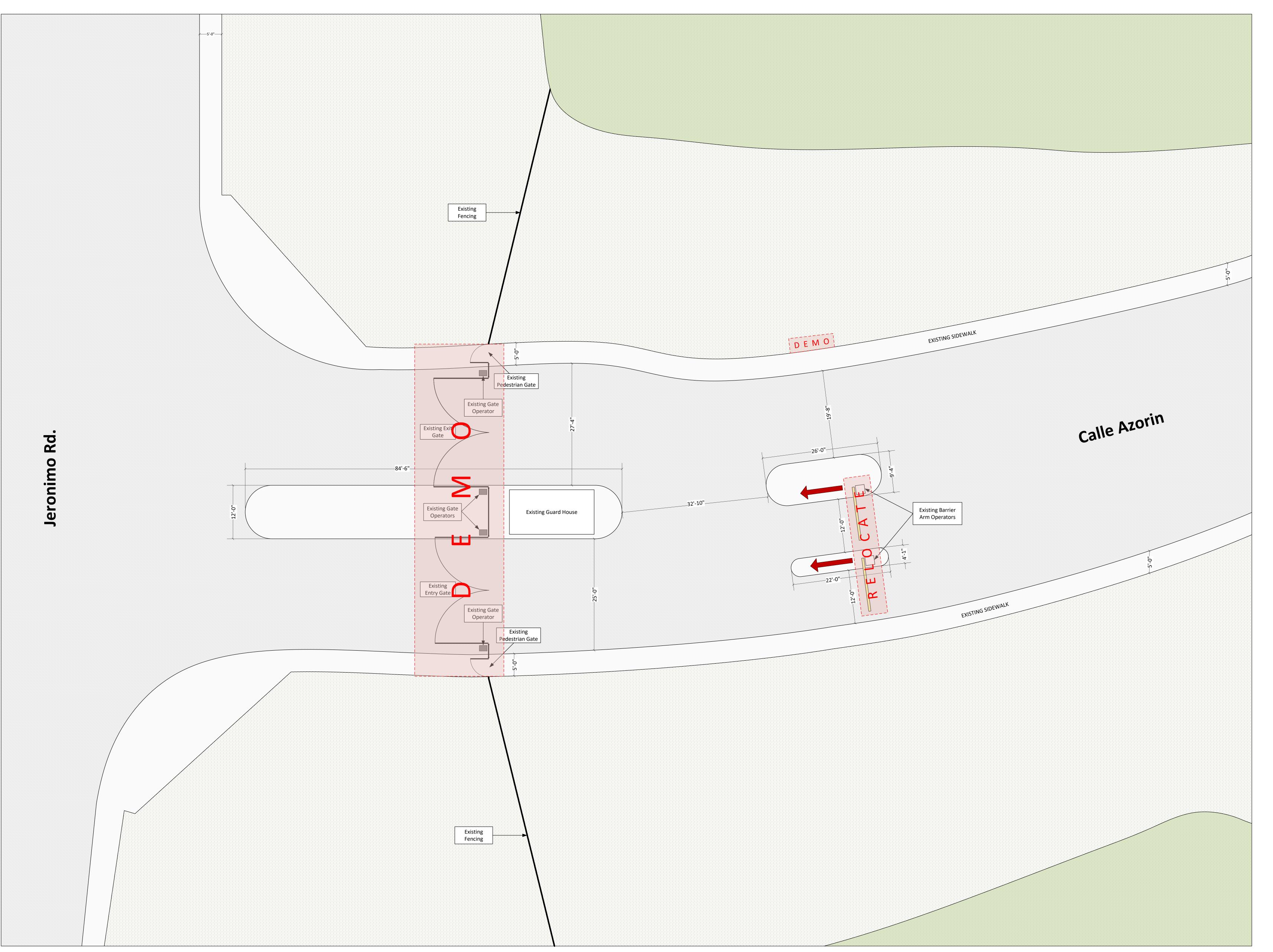
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C-1

Gate 3 Demo Plan





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Date

Shoot Tit

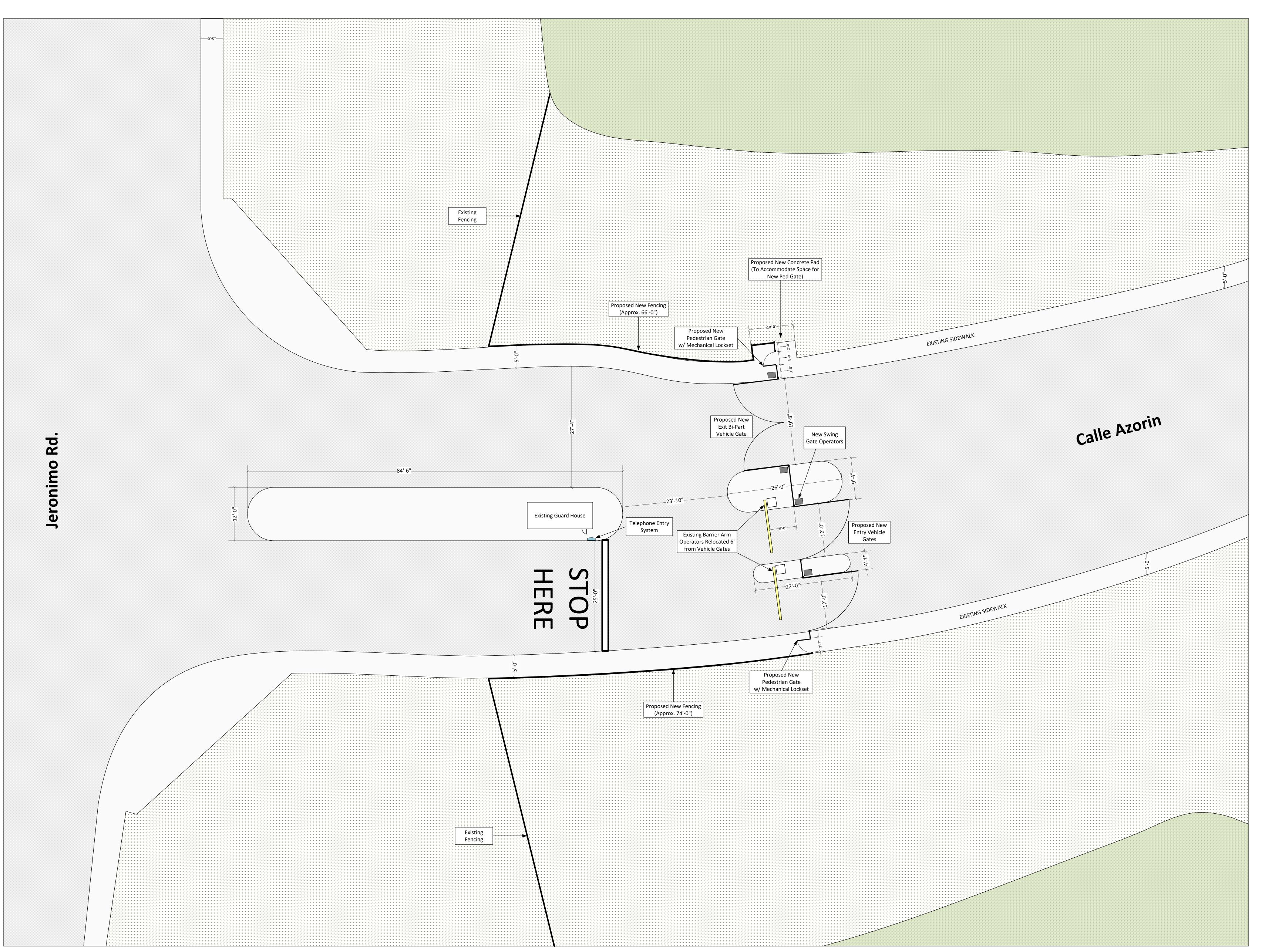
Jeronimo Rd. Entry (Gate 3) Demo Plan

Drawn by: Adam Black
Date: 8/10/21
Scale: 1/8" = 1'
Page Size: 30" x 42"
Job No.: 90948
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Sheet Number:

A-1

Gate 3 Proposed Work Plan





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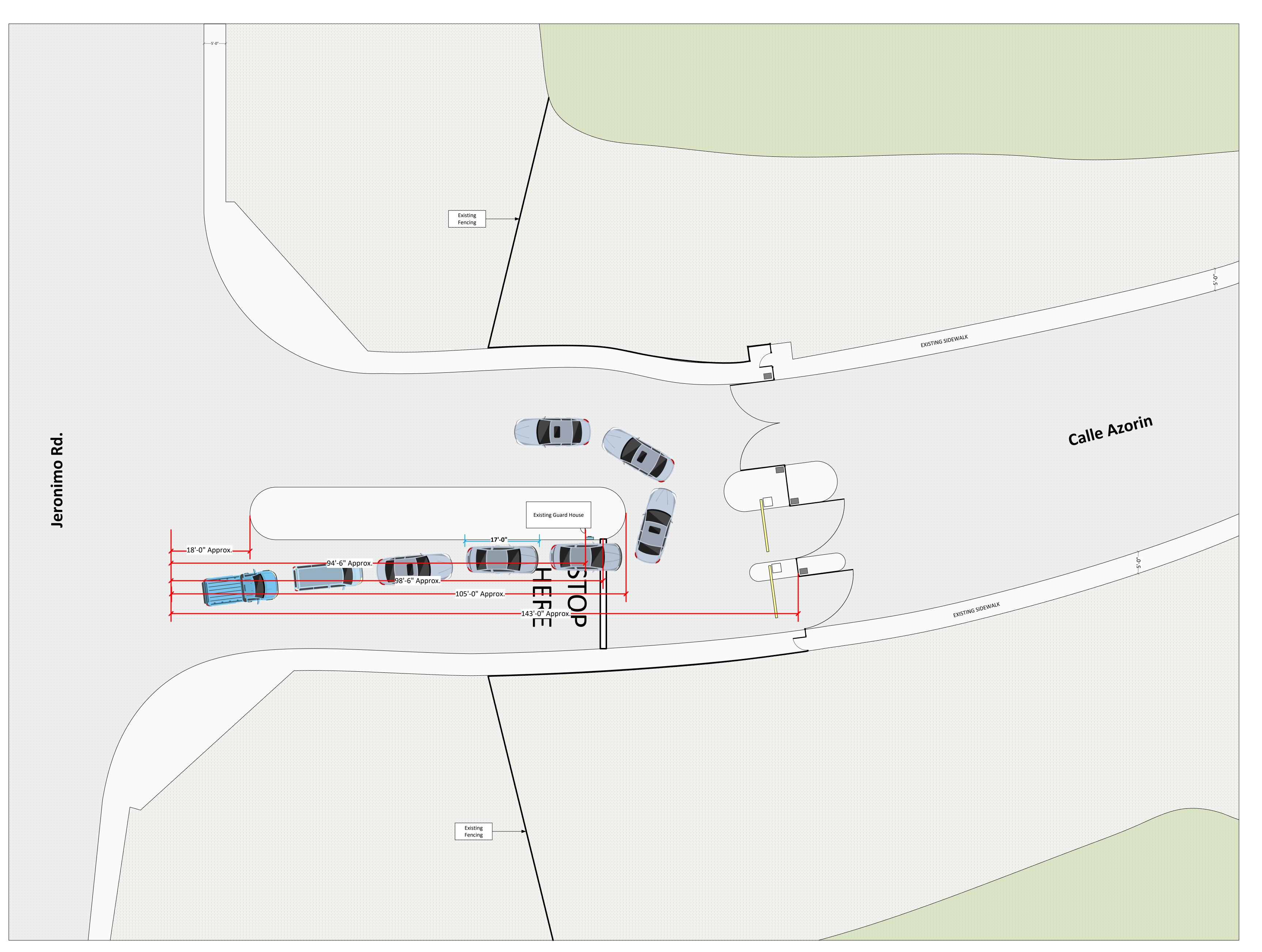
Jeronimo Rd. Entry (Gate 3)
Proposed Work Overview

Drawn by: Adam Black
Date: 8/10/21
Scale: 1/8" = 1'
Page Size: 30" x 42"
Job No.: 90948
Checked:

Sheet Number:

A-2

Gate 3 Proposed Work Plan





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Date I

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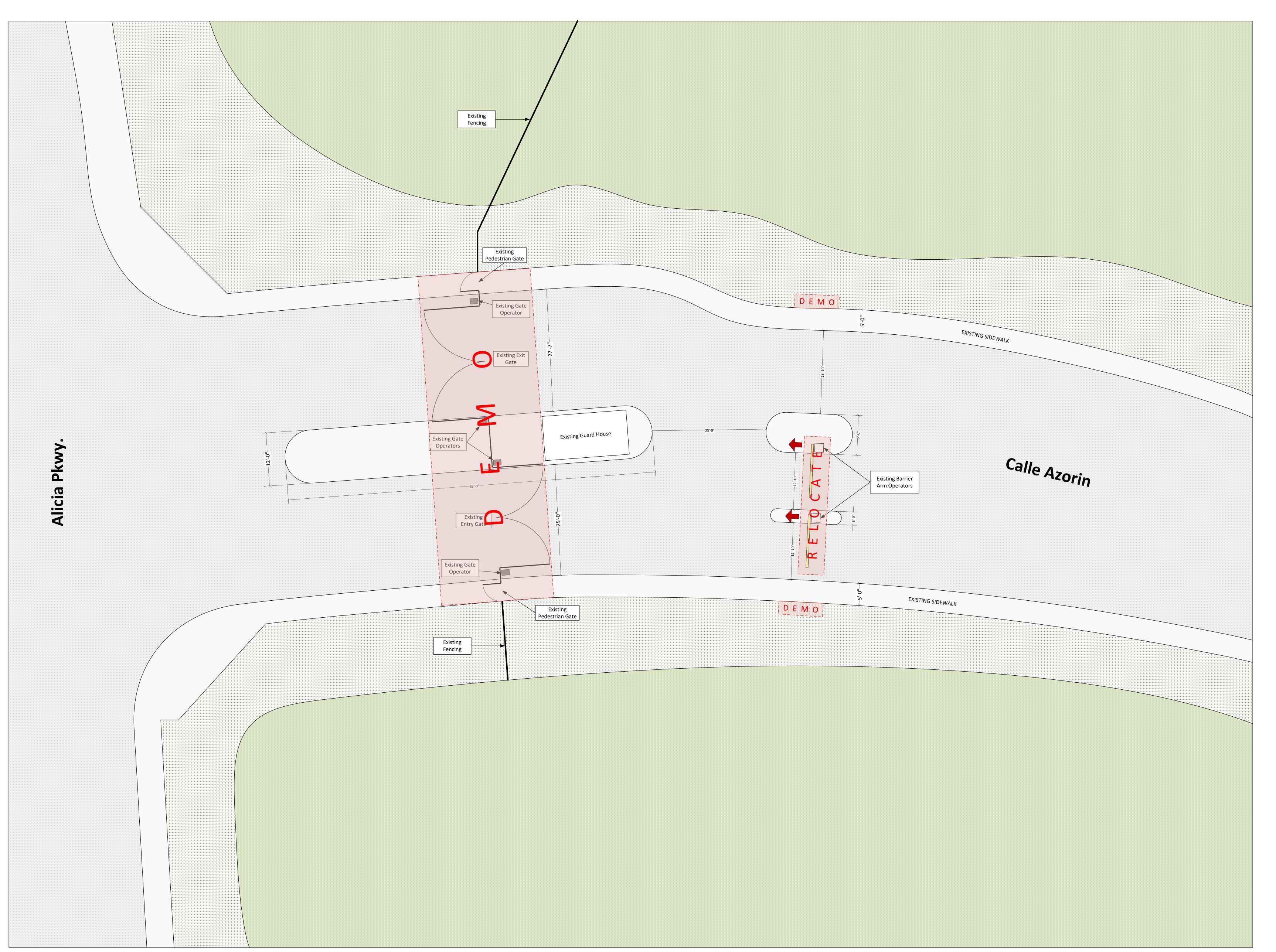
Jeronimo Rd. Entry (Gate 3)
Stacking Plan

Drawn by: Adam Black
Date: 8/10/21
Scale: 1/8" = 1'
Page Size: 30" x 42"
Job No.: 90948
Checked:

Sheet Number:

A

Gate 4 Demo Plan





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Date Revision

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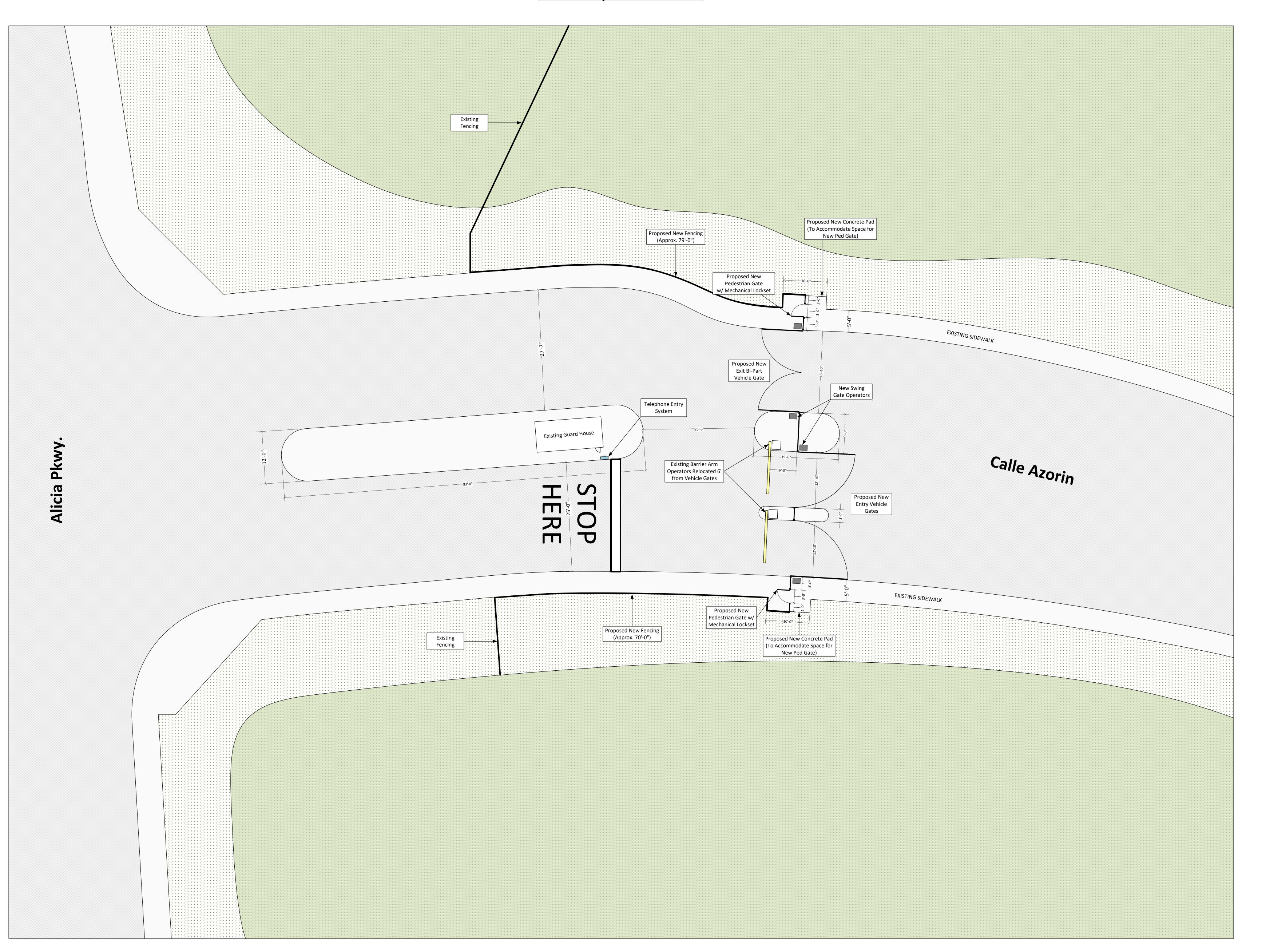
Alicia Pkwy. Entry (Gate 4) Demo Plan

Drawn by: Adam Blackn
Date: 8/10/21
Scale: 1/8" = 1'
Page Size: 30" x 42"
Job No.: 90948
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Gate 4 Proposed Work Plan





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Date Rev

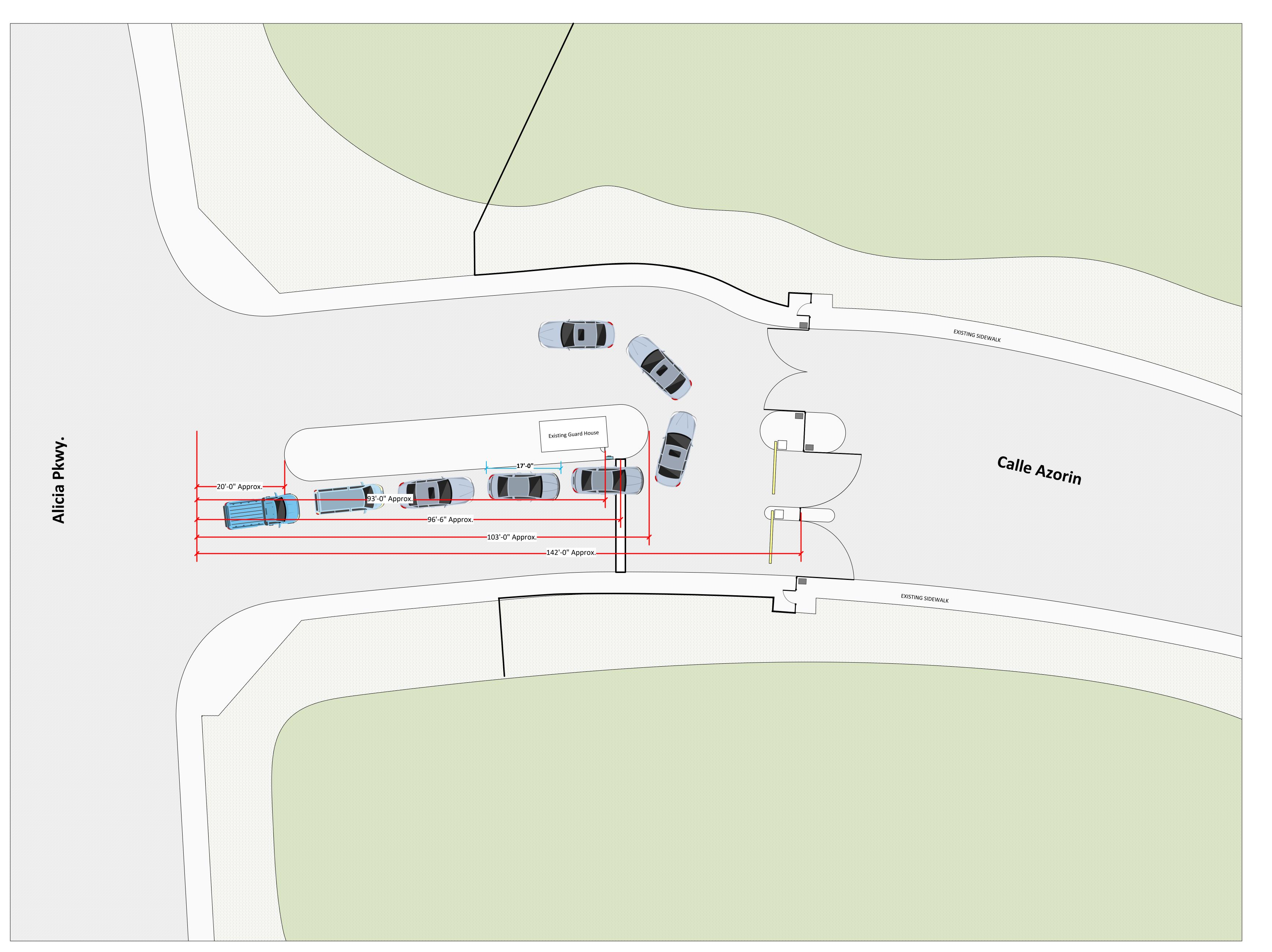
Alicia Pkwy. Entry (Gate 4) Proposed Work Overview

Drawn by: Adam Blac
Date: 8/10/21
Scale: 1/8" = 1'
Page Size: 30" x 42"
Job No.: 90948
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Gate 4 Proposed Work Plan





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Sheet Title:

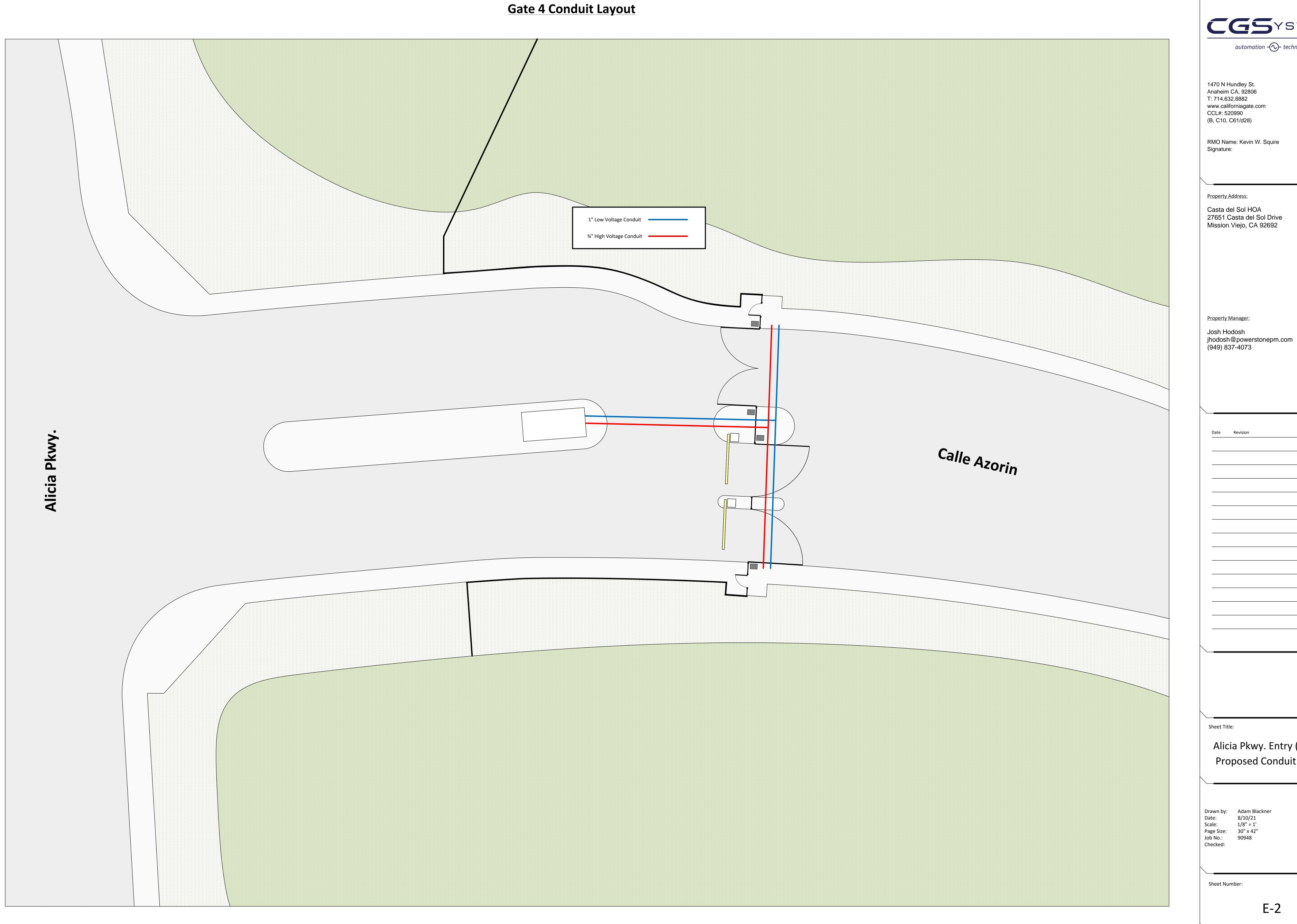
Alicia Pkwy. Entry (Gate 4)
Stacking Plan

Drawn by: Adam Blackn
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Scale: 1/8" = 1'
Page Size: 30" x 42"
Job No.: 90948
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Sheet Number:

A-6

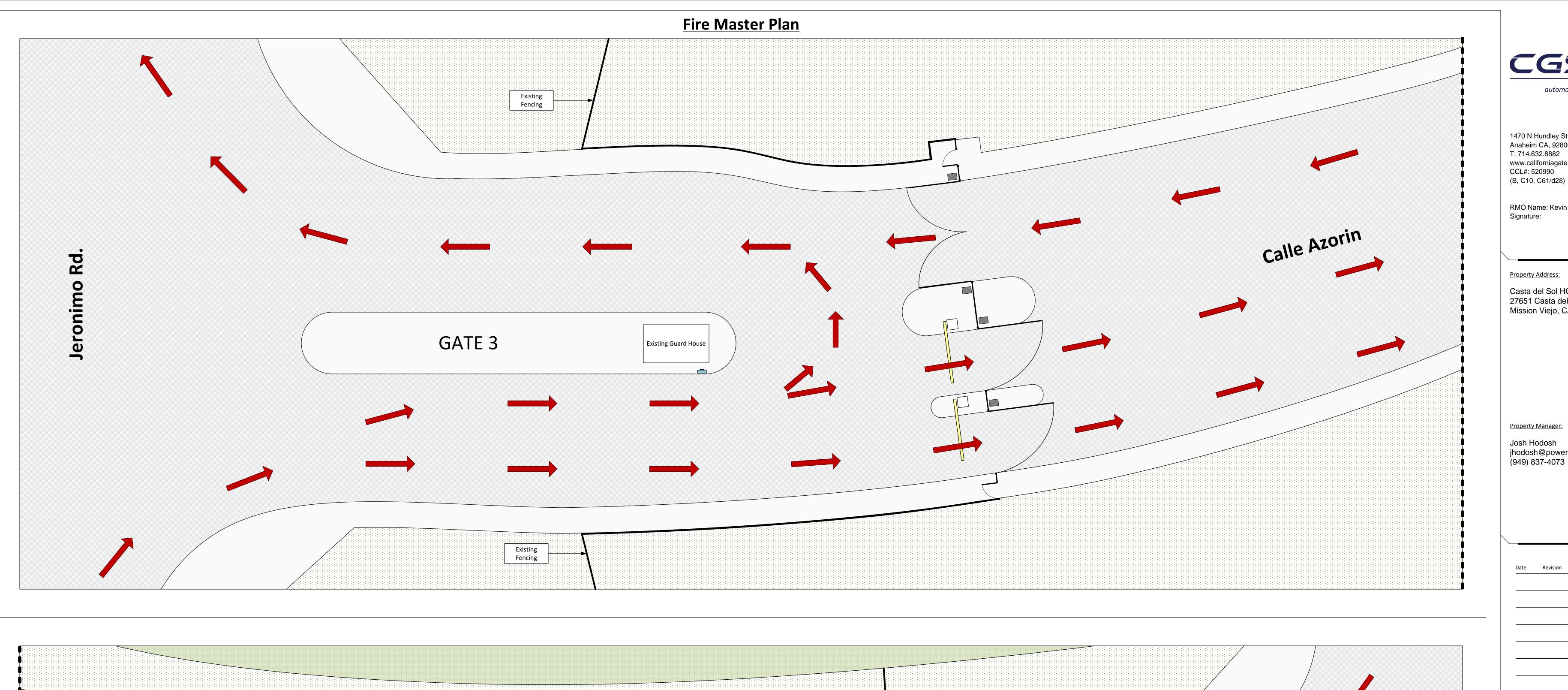
Gate 3 Conduit Layout CGSYSTEMS automation - technology 1470 N Hundley St. Anaheim CA, 92806 T: 714.632.8882 www.californiagate.com CCL#: 520990 (B, C10, C61/d28) RMO Name: Kevin W. Squire Signature: Property Address: Casta del Sol HOA 27651 Casta del Sol Drive Mission Viejo, CA 92692 1" Low Voltage Conduit 🗨 ¾" High Voltage Conduit Property Manager: Josh Hodosh jhodosh@powerstonepm.com (949) 837-4073 Calle Azorin Jeronimo Rd. Entry (Gate 3) **Proposed Conduit Layout** Scale: 1/8" = 1' Page Size: 30" x 42" Checked: Sheet Number: E-1

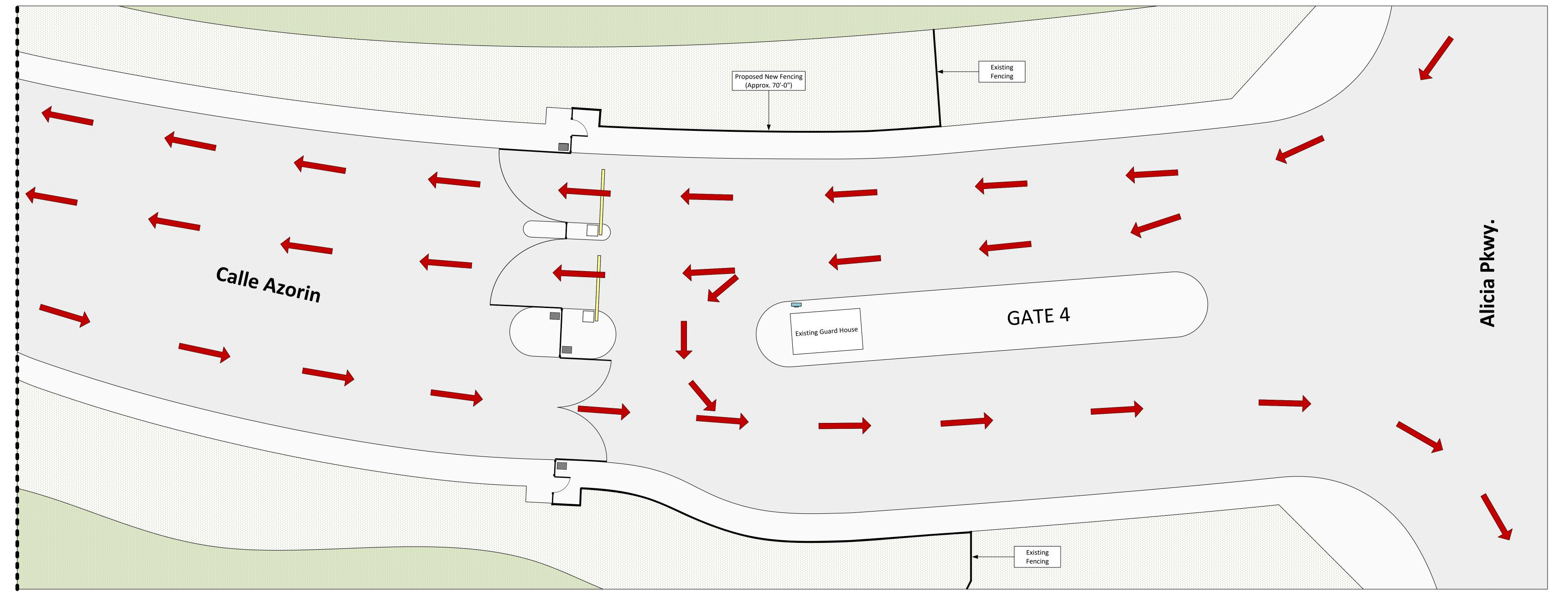




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Alicia Pkwy. Entry (Gate 4) **Proposed Conduit Layout**







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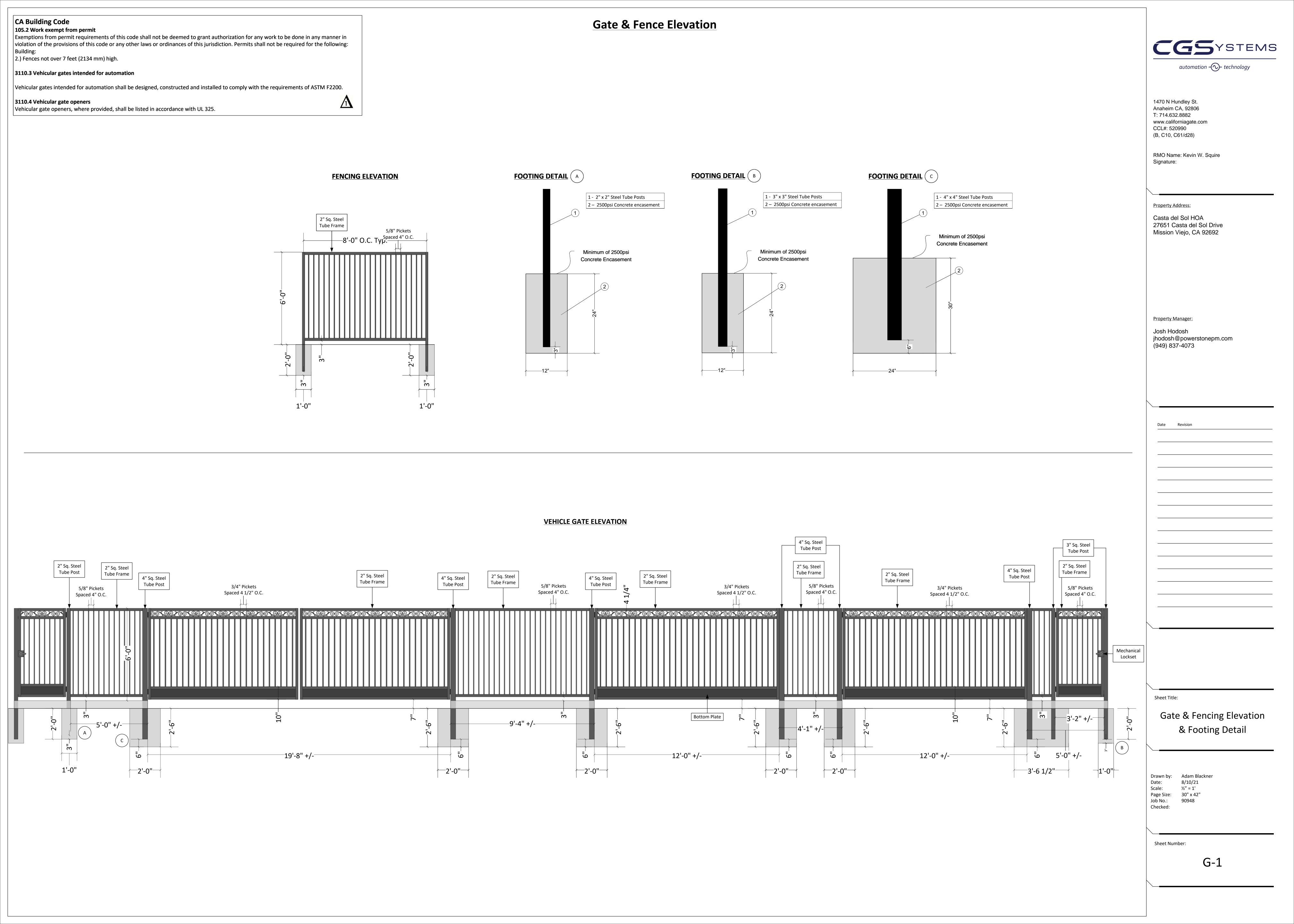
Sheet Title:

Fire Master Plan

Drawn by: Adam Blackner
Date: 8/10/21
Scale: 1/8" = 1'
Page Size: 30" x 42"
Job No.: 90948 Checked:

Sheet Number:

F-1



FIRE STATEMENT

F. Electrically Operated Gates and Barriers CFC 503.6

- 1) 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 and without the use of battery back-up power; this shall be noted on the plan. The manufacturer's specification sheet demonstrating compliance with this method of operation during power loss shall be provided or scanned directly onto the plan. 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. A capacitor, but not a battery, may also be used for fail-open operation where the gate operating mechanism does not have a fail-safe mode.
- 2) The gate control for electronic gates shall be operable by a Knox emergency override key switch (with dust cover). 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. The key switch shall be readily visible and unobstructed from the fire lane leading to the gate. The key switch shall be clearly labeled "FIRE DEPT"

To facilitate use by the Police Department, key switches serving electronic gates in that city shall be located in accordance with the city's security code. Apart from the location (left side of the access road), accessibility, and mounting requirements described therein, they shall otherwise meet all OCFA requirements listed in this guideline.

3) For electrically operated gates, the type of remote gate opening device that will be installed shall be noted on the plan. The remote opening device is required in addition to the Knox key switch. The remote opening systems currently available for use by OCFA are either optical or radio-controlled. Optical systems work the same as the traffic signal preemption system by using the emergency vehicle's strobe light to open the gate. The radio-controlled system opens the gate when the emergency responder clicks the receiver on an 800 MHz radio. A gate serving an individual single family residence or duplex is exempt from this requirement.

Currently approved gate opening systems include:

- 3M Opticom
- Click2Enter* (system shall be configured in single-pulse mode with 1.5 second transmission window)
- Fire Strobe Access Products, Inc.
- Tomar
- 4) 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. Note this requirement on the plan.
- 5) The key switch shall be labeled with a permanent red sign with not less than ½" contrasting letters reading "FIRE DEPT" or with a "Knox" decal. Note this requirement on the plan.

Fire Mater Plans for Commercial & Residential Development: B-09

January 1, 2017

ATTACHMENT 31 OCFA Notes for Electric Vehicle Gates

All of the notes listed below shall be placed on the plan verbatim, under the heading "OCFA Notes for Electric Vehicle Gates." Indicate the type of remote gate operator

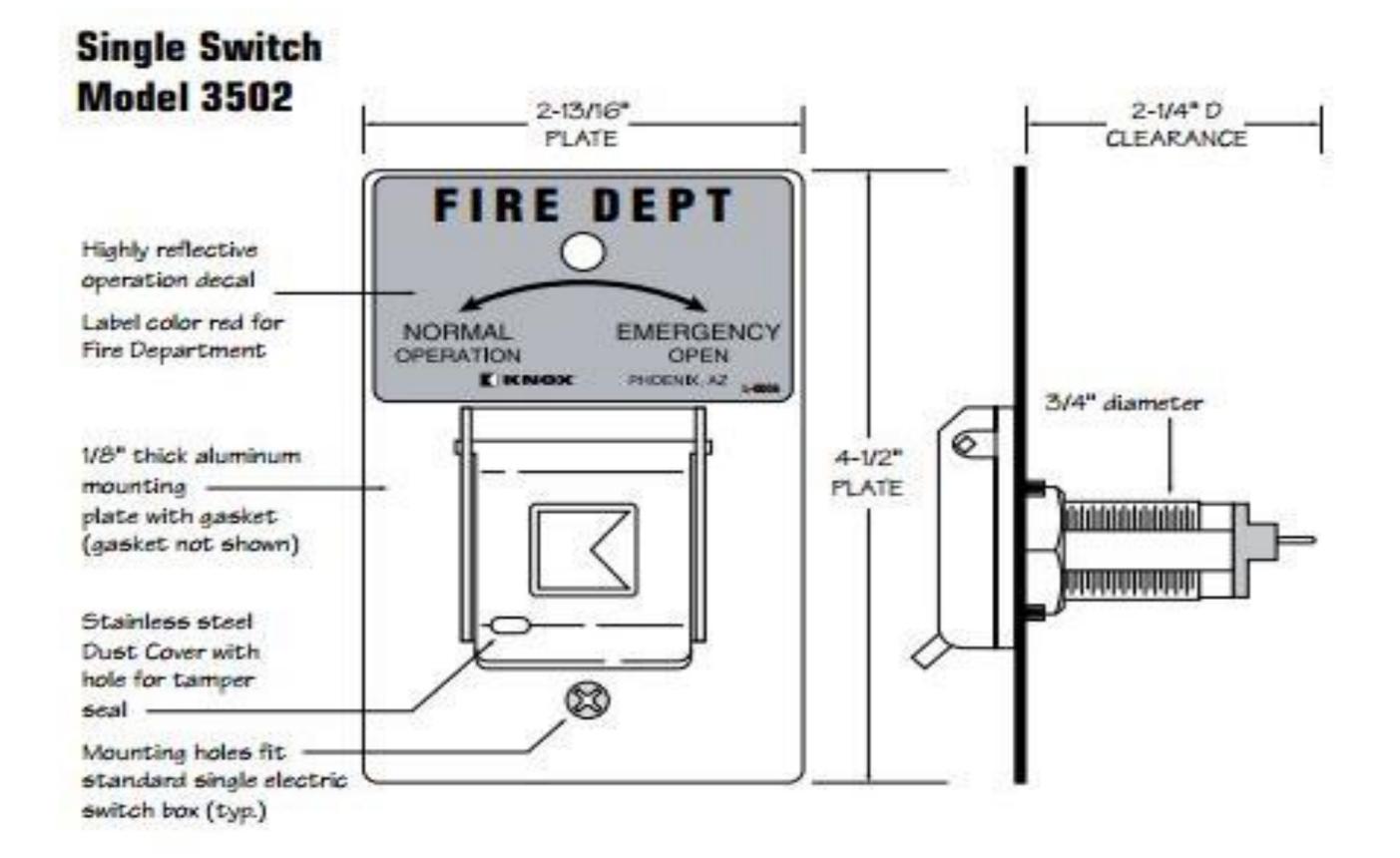
OCFA Notes for Electric Vehicle Gates

- A remote opening device is required. The remote gate opening device that will be installed is (check one):
 3M Opticom
- ☐ Click2Enter* (single-pulse mode with 1.5 second transmission window)
- Fire Strobe Access Products, Inc.
- X Tomar

under Note #1.

- 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
- 6) The key switch shall be labeled with a permanent red sign with not less than ½" contrasting letters reading "FIRE DEPT" or with a "Knox" decal.

KNOX SWITCH (Primary Emergency Entry Device)



TOMAR STROBE (Secondary Emergency Entry Device)

1790-1014 STROBESWITCH Emergency Vehicle Access System



The model 1790 STROBESWITCH™ is a compact low cost detector which detects a special strobe light signal and opens access gates to allow quick entrance. The detector is activated by the strobe emitters used by most fire department emergency vehicles to control traffic signals en route to a fire. The 1790–1014 STROBESWITCH™ interfaces with the TOMAR model 780–1228-PRE or GTT OPTICOM® traffic preemption optical signal emitters. The model 1790 features a 1/2″ female pipe hub mounting base.

The TOMAR 1790-1014 STROBESWITCH Emergency Vehicle Access System offers the following features and benefits:

- Detects Emergency Vehicle and Opens Access Gate to Allow Quick Entry.
- Allows Emergency Vehicles Faster Response Times in Time-Critical Situations
- Economical and Compact

Specifications

Item	Description		
Range	200 feet typical, but depends on intensity of strobe emitter		
Field of View	10° vertical, 90° horizontal		
Signal Acquisition Time	0.64 seconds		
Function Indicator	The unit has a red LED that illuminates whenever a proper optical signal is received. The LED is visible thru the viewport and can be seen for 25 feet or more. This feature can be used with the optional Hand Held Tester to verify the unit's operation.		
Frequency	F14 = 14.035 Hz \pm .25 Hz (high priority) F10 = 10.000 Hz \pm .25 Hz (low priority)		
1790M-2 Power Module	12-24VDC AC/DC DPDT relay output 2A @ 30VDC, 0.6A @ 120VAC 0-30 minute time delay plus continuous latch mode Remote reset		



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Date Revision

Sheet Title:

Emergency Equipment Specifications

Drawn by: Adam Blackner
Date: 8/10/21
Scale: NTS
Page Size: 30" x 42"
Job No.: 90948
Checked:

Sheet Number:

S-1

2N Verso Telephone Entry System



2N® IP Verso

The 2N° IP Verso security intercom is configurable to your needs thanks to its modularity. It provides reliable access control and allows you to easily interface with other systems. Now also in black, with a fingerprint reader, Bluetooth module, or touch display.

Offices and office buildings State administration public Residential complexes buildings Family houses Home Automation Schools and campuses Hotels

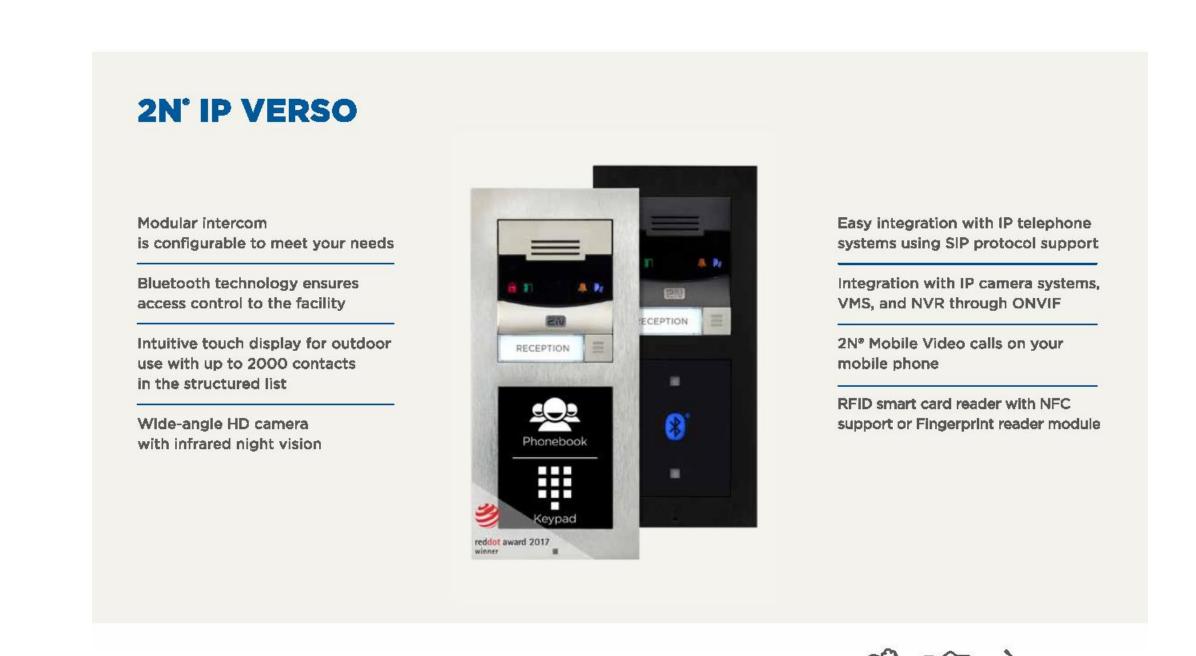
Bluetooth technology Get the latest technology in access systems.

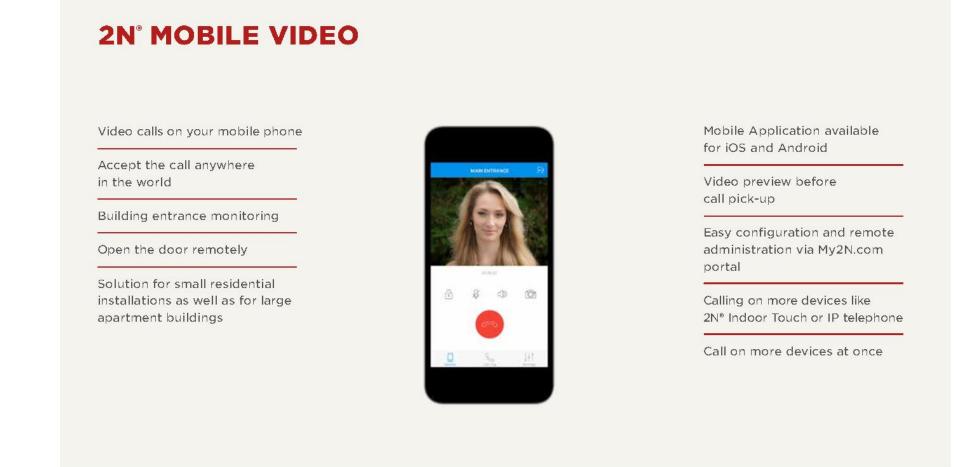
The Bluetooth module lets you eliminate access codes, entry cards, and key distribution. Touchscreen

Create an intuitive and structured contact list similar to that in your mobile phone. It is water resistant vandal resistant and easy to read even in direct sunlight.

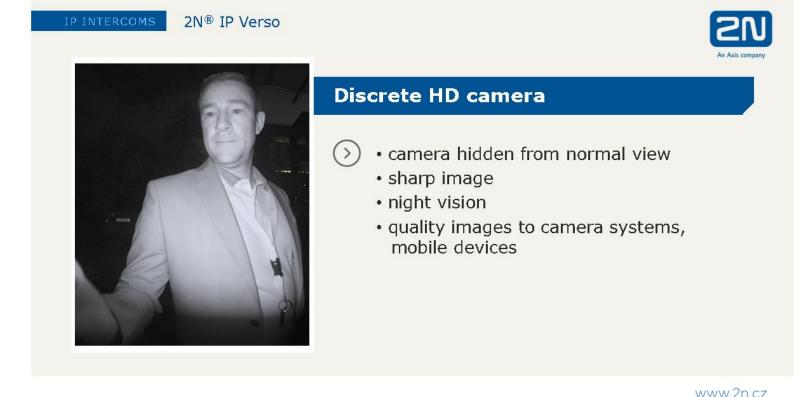
Camera with night vision See who is standing in front of your door, even in total

darkness. Moreover, the camera is hidden from normal view. The intruder has no clue they're being monitored.





My2N



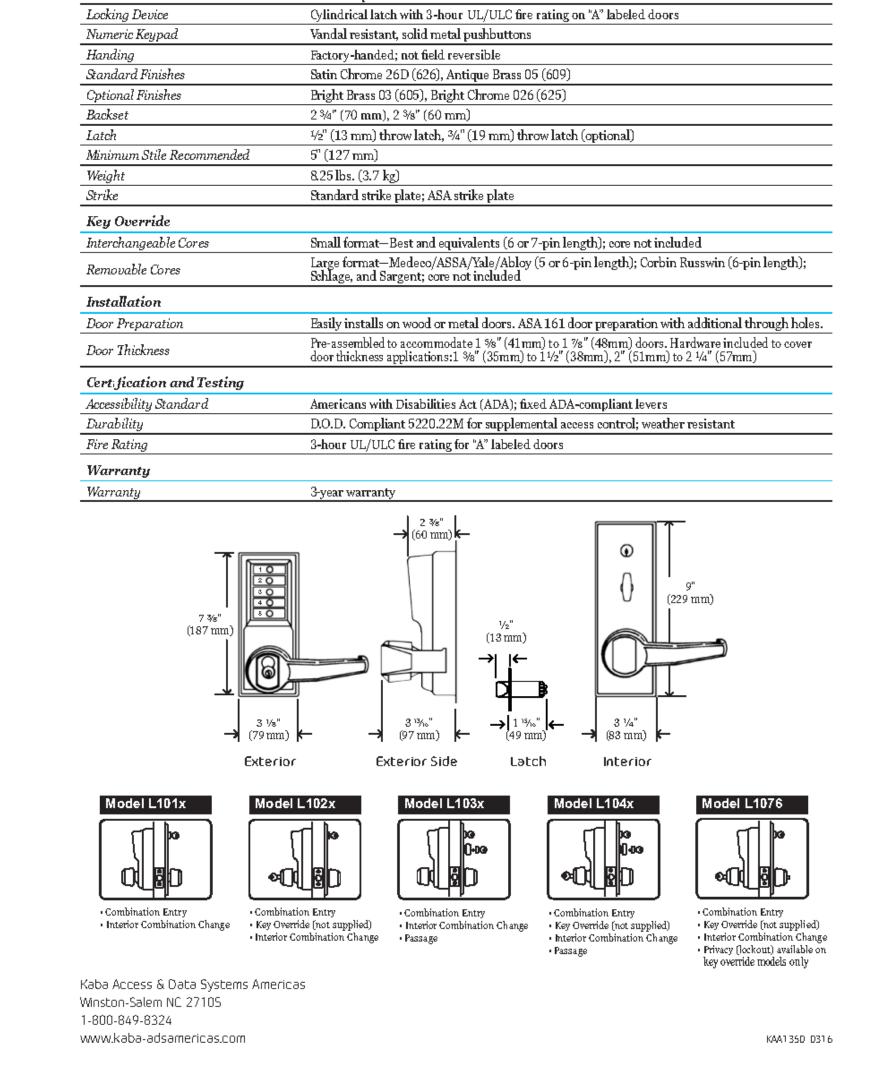
www.2n.cz

Pedestrian Mechanical Lockset

Mechanical Features

Construction





Heavy-duty cylindrical lock housing with cast front housing, unified trim plate, and fixed ADA-compliant levers

Mission Viejo, CA 92692 Property Manager: Josh Hodosh jhodosh@powerstonepm.com (949) 837-4073 Sheet Title: **Equipment Specifications** Drawn by: Adam Blackner 8/10/21 Date: Scale: NTS Page Size: 30" x 42" 90948 Job No.: Checked: Sheet Number:

CGSYSTEMS

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