

# 327 Fremont Avenue



**SANTA CLARA COUNTY FIRE DEPARTMENT DEVELOPMENTAL REVIEW REQUIREMENTS**

- REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSIDERED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
- FIRE SPRINKLERS REQUIRED: APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW AND EXISTING BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION OR IN SECTIONS 903.2.1 THROUGH 903.2.18 WHICHEVER IS MORE RESTRICTIVE. FOR THE PURPOSES OF THIS SECTION, FIREWALLS USED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OPENINGS OR PENETRATIONS. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL NEW BUILDINGS AND STRUCTURES EXCEEDING ONE (THOUSAND) SQUARE FEET. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL EXISTING BUILDINGS, WHEN MODIFICATIONS ARE MADE THAT INCLUDE ALTERATIONS AND/OR ADDITIONS OF FIFTY (50) PERCENT OR GREATER TO EXISTING FLOOR AREAS (ARE CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT FLOOR AREAS). AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL NEW BASEMENTS REGARDLESS OF SIZE AND THROUGHOUT EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50%. (SECTION 919.2 AS ADOPTED AND AMENDED BY LAMC)
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). (2007 CFC SEC. 903.9.5 AND HEALTH AND SAFETY CODE 1914.7)
- PUBLIC FIRE HYDRANT(S) REQUIRED: PROVIDE PUBLIC FIRE HYDRANT(S) AT LOCATION(S) TO BE DETERMINED JOINTLY BY THE FIRE DEPARTMENT AND CALIFORNIA WATER SERVICE COMPANY. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET, WITH A MINIMUM SINGLE HYDRANT FLOW OF 1500 GPM AT 20 PSI RESIDUAL. FIRE HYDRANTS SHALL BE PROVIDED ALONG REQUIRED FIRE APPARATUS ACCESS ROADS AND ADJACENT PUBLIC STREETS. (CFC SEC. 507, AND APPENDIX B, TABLE B105.1 AND APPENDIX C)
- PRIVATE ON-SITE FIRE HYDRANT(S) REQUIRED: PROVIDE PRIVATE ON-SITE FIRE HYDRANT(S) INSTALLED PER NFPA STD. #24, AT LOCATION(S) TO BE DETERMINED BY THE FIRE DEPARTMENT. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET, WITH A MINIMUM ACCEPTABLE FLOW OF 1,500 GPM AT 20 PSI RESIDUAL PRESSURE. PRIOR TO DESIGN, THE PROJECT CIVIL ENGINEER SHALL MEET WITH THE FIRE DEPARTMENT WATER SUPPLY OFFICER TO JOINTLY SPOT THE REQUIRED FIRE HYDRANT LOCATIONS. (CFC SEC. 507, AND APPENDIX B AND C, TABLE B105.1 AND APPENDIX C)
- TING OF REQUIRED WATER SUPPLY INSTALLATIONS: INSTALLATIONS OF REQUIRED FIRE SERVICE(S) AND FIRE HYDRANT(S) SHALL BE TESTED AND ACCEPTED BY THE FIRE DEPARTMENT, PRIOR TO THE START OF FRAMING OR DELIVERY OF BULK COMBUSTIBLE MATERIALS. BUILDING PERMIT ISSUANCE MAY BE WITHHELD UNTIL REQUIRED INSTALLATIONS ARE COMPLETED, TESTED, AND ACCEPTED. (CFC SEC 507)
- FIRE APPARATUS (ENGINE) ACCESS ROADS REQUIRED: PROVIDE ACCESS ROADWAYS WITH A PAVED ALL WEATHER SURFACE, A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. FOR INSTALLATION, GUIDE LINES REFER TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET A-1. (CFC SEC 503; SEE NOTE BELOW)
- TING OF REQUIRED ROADWAY INSTALLATIONS: REQUIRED ACCESS ROADS, UP THROUGH FIRST LIFT OF ASPHALT, SHALL BE INSTALLED AND ACCEPTED BY THE FIRE DEPARTMENT PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. DURING CONSTRUCTION, EMERGENCY ACCESS ROADS SHALL BE MAINTAINED CLEAR AND UNIMPEDED. NOTE THAT BUILDING PERMIT ISSUANCE MAY BE WITHHELD UNTIL INSTALLATIONS ARE COMPLETED. TEMPORARY ACCESS ROADS MAY BE APPROVED ON A CASE BY CASE BASIS. (CFC SEC 507)
- FIRE LANE MARKING REQUIRED: PROVIDE MARKING FOR ALL ROADWAYS WITHIN THE PROJECT. MARKINGS SHALL BE PER FIRE DEPARTMENT SPECIFICATIONS. INSTALLATIONS SHALL ALSO CONFORM TO LOCAL GOVERNMENT STANDARDS AND FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS A-6. (CFC SEC 503.3)
- FIRE DEPARTMENT KEY BOX REQUIRED: THE BUILDING(S) SHALL BE EQUIPPED WITH A PERMANENTLY INSTALLED EMERGENCY ACCESS KEY LOCK BOX (KNOX), CONFORMING TO FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION SHEET K-1, AT TIME OF FINAL INSPECTION, ACCESS KEYS SHALL BE PROVIDED TO THE FIRE DEPARTMENT. (CFC SEC 503 AND 506)
- PREMISES IDENTIFICATION: APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (CFC SEC 505)
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 14 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7

**GENERAL NOTES**

- EMERGENCY ACCESS SHOWN MEETS A 300' LENGTH FIRE HOSE ACCESS. NO ADDITIONAL EMERGENCY ACCESS ROUTES ARE REQUIRED AS ALL CAMPUS BUILDINGS ARE SPRINKLERED. ADDITIONAL EMERGENCY ACCESS TO WHAT IS SHOWN WILL NOT BE REQUIRED PER EMAIL CORRESPONDENCE WITH CHIEF MATTERN AND DOUG HARDING.
- AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL EXISTING AND NEW BUILDINGS A THRU G.
- A FIRE APPARATUS ACCESS ROAD (FIRE LANE) IS PROVIDED WITH A PAVED SURFACE, UNOBSTRUCTED WIDTH OF 20'-0" (MIN), A VERTICAL CLEARANCE OF 13'-6", A TURNING RADIUS OF 36' OUTSIDE, 23' INSIDE, AND A MAX. 15% SLOPE. THE FIRE LANE IS TO BE MARKED WITH A PAINTED RED CURB ALONG THE FULL LENGTH OF THE DRIVE ABLE. QUEUING TRAFFIC WILL BE MONITORED BY SCHOOL STAFF DURING PICK-UP AND DROP-OFF TIMES. NO STOPPING OR PARKING WILL OTHERWISE BE ALLOWED.
- INSTALLATION OF REQUIRED FIRE SERVICES AND FIRE HYDRANTS SHALL BE TESTED AND ACCEPTED BY THE FIRE DEPARTMENT PRIOR TO THE START OF FRAMING AND DELIVERY OF BULK COMBUSTIBLE MATERIALS TO THE SITE. GENERAL CONTRACTOR WILL COORDINATE THIS DURING CONSTRUCTION.
- EACH BUILDING WILL BE EQUIPPED WITH A PERMANENTLY INSTALLED EMERGENCY ACCESS KEY LOCK BOX (KNOX BOX).
- ALL NEW CAMPUS SIGNS ARE TO INCLUDE THE FULL ADDRESS OF THE PROPERTY AND ARE TO BE PLAINLY VISIBLE / LEGIBLE FROM THE STREET WITH CONTRASTING TEXT AND BACKGROUND COLORS.

**KEYNOTES**

- FIRE ACCESS ROAD, PER SC COUNTY FIRE DEPT. DEVELOPMENTAL REVIEW COMMENT #7
- FIRE ACCESS TURNING RADIUS, PER SC COUNTY FIRE DEPT. DEVELOPMENTAL REVIEW COMMENT #7
- CAMPUS SIGNAGE LOCATION, PER SC COUNTY FIRE DEPT. DEVELOPMENTAL REVIEW COMMENT #1

**LEGEND**

-  PROPERTY LINE
-  SETBACK LINE
-  (E) CAMPUS BUILDING TO REMAIN
-  NEW CAMPUS BUILDING
-  GROUND COVER & VEGETATION. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION
-  ACCESSIBLE PATH OF TRAVEL
-  VEHICULAR ACCESS ENTRY LOCATION
-  TREE LOCATION, SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION
-  FIRE HYDRANT, MIN. 1500 GPM AT 20 PSI REQUIRED PER SC COUNTY DEPT. DEVELOPMENTAL REVIEW COMMENT #4 & 5
-  KNOX BOX, PER SC COUNTY DEPT. DEVELOPMENTAL REVIEW COMMENT #10
-  FIRE LANE- 20'-0" WIDTH, PER SC COUNTY DEPT. DEVELOPMENTAL REVIEW COMMENT #7

CODY ANDERSON WASNEY

ARCHITECTS

Cody Anderson Wasney Architects, Inc.  
455 Lambert Avenue • Palo Alto, CA 94306  
650.328.1818 • Fax 328.1888  
Copyright © 2012 by CODY ANDERSON WASNEY ARCHITECTS, INC.

**STAMP**

**CONSULTANTS**

REVISION	DATE
PLANNING SUBMITTAL	02/29/2012
PLANNING RESUBMITTAL	05/08/2012
PLANNING RESUBMITTAL	07/23/2012

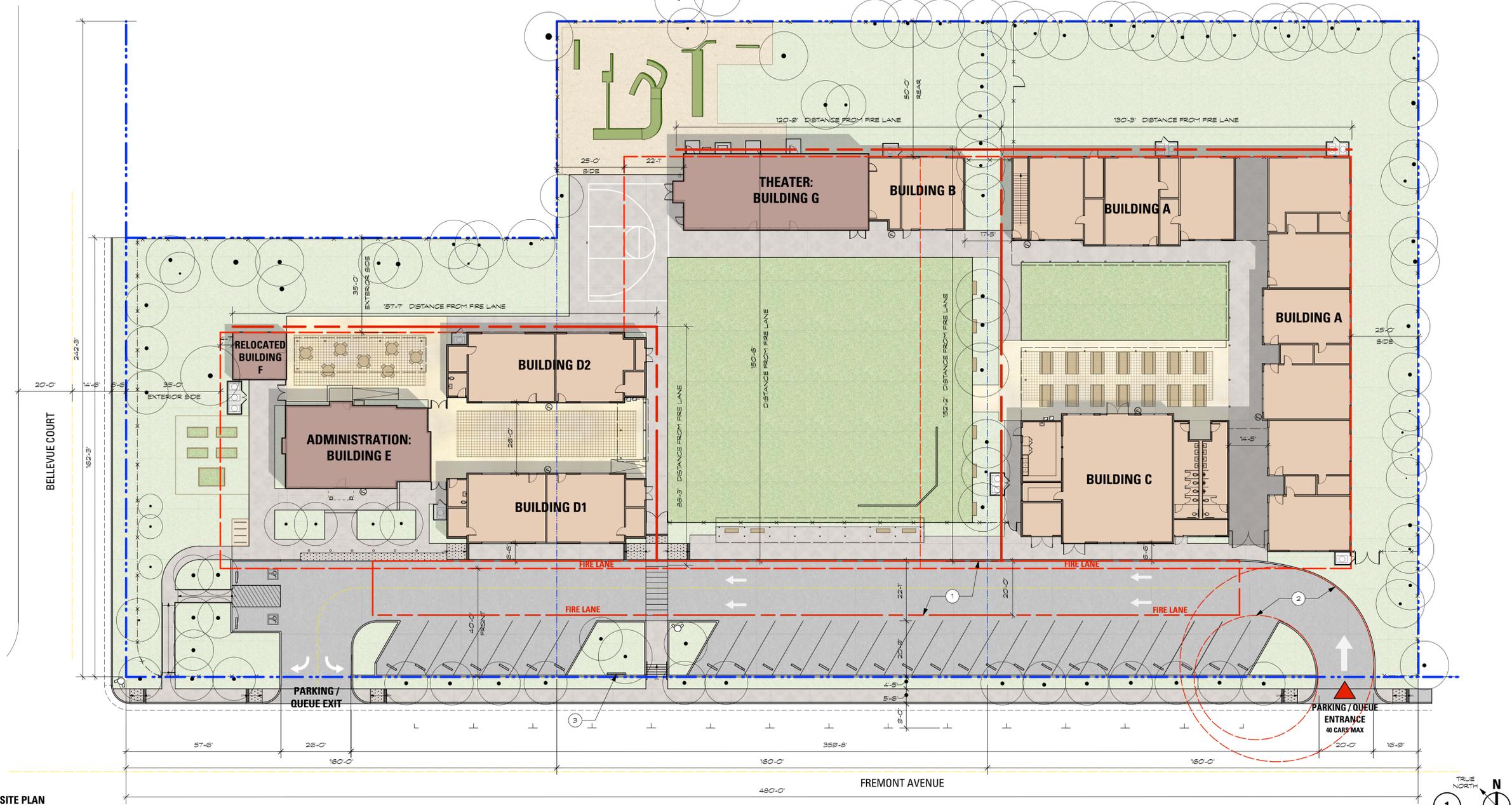
**PROJECT NAME**  
**PINEWOOD SCHOOL CAMPUS**  
327 FREMONT AVENUE  
LOS ALTOS, CA 94024

**SHEET TITLE**  
**FIRE DEPARTMENT ACCESS PLAN**

PROJECT NO. 10018  
DRAWN BY M. DESING  
CHECKED BY C. WASNEY

**SHEET**

**A0.2**



CAMPUS SITE PLAN  
SCALE: 1" = 20'-0"