



# SANTA CLARA COUNTY FIRE DEPARTMENT

14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN  
REVIEW No. **21 2682**

BLDG  
PERMIT No.

## DEVELOPMENTAL REVIEW COMMENTS

### Plans and Scope of Review:

#### This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the Town Of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

#### The scope of this project includes the following:

Proposed new 7,207 SF three-story single-family residence with attached garage.

#### Plan Status:

Plans are **APPROVED** with the following conditions.

#### Plan Review Comments:

1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed 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.
2. **Fire Sprinklers Required:** *(As noted on Sheet A0)* An automatic residential fire sprinkler system shall be installed in new one- and two-family dwellings.
3. **Fire Department (Engine) Driveway Turnaround Required:** *(As noted on Sheet L1.1)* Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5].

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-3/U	VB	Kohlsaatt & Associates	06/22/2021	1 of 3
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION					PROJECT TYPE OR SYSTEM		
3	7207		Residential Development					Architectural Site		
NAME OF PROJECT							LOCATION			
SFR							145 Wood Rd Los Gatos			
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY
2250						50%		1125		Ip, Kenny

*Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.*

EXHIBIT 4H



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**4. Private Fire Protection System:** *(As noted on Sheet A0, A1.1 & response letter)* Residential fire protection systems shall comply with Fire Department Standards W-1 and manufacturer's requirements. Fire protection water systems shall be permitted, installed and approved by the Fire Prevention Office. The wharf hydrant shall be accessible at all times. Tank systems providing both the domestic supply and supply to the sprinkler system and/or hydrant may require cross contamination protection. Check with the local Building Department for specific requirements related to protection of the domestic supply. Hydrants and tank outlets shall be installed such that the center of the hose connection is not less than eighteen (18") inches nor more than thirty (30") inches above the final grade. *Proposed two new 5k gallon water tanks are not sufficient. Given project proximity to relatively urban development, water supply in accordance with NFPA 1142 is appropriate, per CFC B103.3. Preliminary NFPA 1142 calculations suggest a minimum of 20,000 gallons are necessary for the proposed structure. The proposed tank system does not meet design standard W-1 with respect to combining domestic, sprinkler and hydrant storage. Tank capacity for combined domestic/fire sprinkler systems shall be determined by adding the required hydrant and sprinkler system volume to a minimum of 1K gallons for domestic use. Water for other purposes, such as irrigation, shall not be combined in the same tank system [SCCFD Standard Details and Specifications sheet W-1].*

*-Minimum of 20,000 gallons are required.*

*-A more detailed design proposal for the water storage system is required.*

*-Provide all details necessary to guarantee maintenance of the stored hydrant water for fire suppression purposes.*

**5. Fire Apparatus (Engine) Access Driveway Required:** *(As noted on Sheet 5 of 7)* Provide an access driveway with a paved all weather surface, a minimum unobstructed width of 12 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%*. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. *Driveway profile provided on Sheet 5 of 6 shows slopes up to 20%. The request for slope greater than 15% but not to exceed 20%, as outlined in the Letter of Justification dated January 18, 2021 and demonstrated in the driveway profile, has been acknowledged and approved by SFPE R. Campbell on 03/09/21.*

**6. Construction Site Fire Safety:** *(As noted on Sheet A0)* All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. [CFC Chp. 33].

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SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
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2250						50%		1125		Ip, Kenny

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**7. Water Supply Requirements:** *(As noted on Sheet A0)* 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 that 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

**8. Address identification:** *(As noted on Sheet A0)* New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 505.1]. *New address pending approval as noted on Sheet A0.*

**This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]**

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