

A P P E N D I X J

C C C F D R E V I E W





January 8, 2015

Ms. Catarina Kidd
City of Lafayette
Planning Services Division
3675 Mount Diablo Boulevard, Suite 210
Lafayette, CA 94549

Subject: Mixed-Use Residential and Commercial Development; DR13-14
3666, 3672, and 3682 Mt. Diablo Boulevard, Lafayette
APN 241-020-005, 008, and 013
CCCFPD Project No.: P-2014-00087

Dear Ms. Kidd:

We have reviewed the design review application to establish a three-story, mixed-use development, consisting of 93,754 square feet of residential use and 5,500 square feet of commercial use at the subject location. The following is required in accordance with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and adopted ordinances and standards:

1. Emergency apparatus access roadways with an all-weather (paved) driving surface of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, shall be provided to within 150 feet of travel distance to all portions of the exterior walls of every proposed building. (503) CFC

Where the vertical distance between the grade plane and the highest roof surface of any proposed building exceeds 30 feet, approved aerial apparatus access with a minimum unobstructed width of 26 feet shall be provided to within a minimum of 15 feet and a maximum of 30 feet from the buildings such that the roadway is positioned parallel to one entire side of the building(s). (D105.1, D105.2, & D105.3) CFC

Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per Fire District standard FPS-001-D3. (503) CFC

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red on both sides of the roadway with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

3. Dead-end emergency apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for the turning around of Fire District apparatus. Contact the Fire District for approved designs. (503.2.5) CFC

4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
5. The developer shall provide one (1) new hydrant of the East Bay type on Dolores Drive. The existing hydrant fronting 3672 Mt. Diablo Boulevard shall be upgraded to a hydrant barrel with one (1) 2 ½ inch and one (1) 4 ½ inch outlet. (C103.1) CFC
6. The developer shall submit a minimum of two (2) copies of site improvement plans indicating proposed hydrant location and fire apparatus access for review and approval prior to obtaining a building permit. (501.3) CFC
7. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC
8. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC
9. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
10. The developer shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project, including plans for the following required deferred submittals, to the Fire District for review and approval ***prior to*** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
 - Private underground fire service water mains
 - Fire sprinklers
 - Standpipe
 - Fire alarm
 - Commercial kitchen hood extinguishing systems

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Ted Leach
Fire Inspector

c: Chad Kiltz
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