

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

808 Portola Rd. Portola Valley, CA ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – go to www.woodsidefire.org for more info

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION: Alpine Rd.

Jurisdiction: PV

Owner/Architect/Project Manager:
Stanford University

Permit#:
ASCC

PROJECT DESCRIPTION:

Fees Paid: \$YES See Fee Comments Date:

Fee Comments: \$450.00 paid 7/29/19 Planning ck # 2171777

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

THE FOLLOWING WAS IDENTIFIED AS BEING REQUIRED DURING THE PLANNING APPLICATION REVIEW PROCESS. DURING THE BUILDING REVIEW ADDITIONAL ITEMS MAY BE REQUIRED.

FIRE DEPT ACCESS:

1. Loop fire apparatus access roads and driveways will require turnouts every 350 ft. (see www.woodsidefire.org) for turnout standard dimensions. 1/10/20 - Current number of parking spaces on plans must be maintained to comply with turnout requirement.
2. Loop fire apparatus access road and/or driveway shall be a minimum of 20 ft., exclusive of shoulders, and be of a WFPD approved all weather surface.
3. All fire apparatus access roads and/or driveways (including from all public roadways to secondary roadways) shall have a minimum turning radius of 40ft. 1/10/20 - East and West entrances need to show a 40-degree radius on plans.
4. All roadway transitions and superelevations shall be less than 10%
5. All fire apparatus access roads and/or driveways must maintain a minimum of 13'6" vertical clearance of any vegetation or tree branches at all times. 1/10/20 - Roadway width of 20 feet must also always be maintained and free of encroaching vegetation.

SIGNAGE:

1. Addressing required on each structure and each individual R-2 rental unit. Numbers shall be visible from the loop road, be of contrasting color from background, illuminated and a minimum of 4-inch stroke. 1/10/20 - WFPD agrees to address the addressing during the building phase with all above comments remaining intact.
2. No parking lanes shall be indicated with red curbs and no parking signs shall be installed where PIV and Post Indicators are installed. 1/10/20 - All curbs within sub-division to be painted red to maintain and preserve the 20-foot emergency vehicle access/egress requirements. Areas in sub-division within 3 feet and adjacent to hydrants, PIV, and fire suppression appliances that are not next to curbs must also be painted in red or have no parking signage posted. - WFPD

CA STATE FIRE MARSHAL MANDATED INSPECTIONS

1. R-2 occupancies are required by state mandate to have annual fire inspections by local jurisdiction (fee TBD)

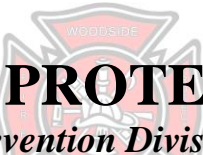
WATER SUPPLY/FIRE HYDRANTS:

1. Three fire hydrants, capable of a minimum of 1000 gpm at 20 psi, along the loop road, with a maximum separation of 400 ft. between each hydrant. Hydrants shall be installed prior to any framing of structures. Each structure shall have a hydrant within 500ft measured via the roadway or driveway. 1/10/20 - Produce, before planning approval, a "will serve letter" from Cal-Water stating a positive fire flow of a minimum of 1,000 GPM is available at 20 PSI. - WFPD

DEFENSIBLE SPACE:

1. 200ft of defensible space will be required between the remaining undeveloped Stanford parcel and all proposed developed parcels. Defensible space will be required prior to start of any site development work and maintained in perpetuity. 1/10/20 - Not satisfied, show a specific vegetation management plan showing what fuels will be modified, removed and maintained for defensible space. The time of year the management will take place, by what mechanism and who the responsible party will be. - WFPD
2. 30ft perimeter property line defensible space per WFPD ordinance 304.1.2.A will be required prior to start of any site work

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and maintained in perpetuity.

3. An evaluation of expected fire behavior utilizing two separate modeling programs which shall include at least one of the following: Farsite, Behave plus and or FlamMap shall be conducted per CFC Section 104.7.2. The technical evaluation and report shall be conducted by a technician approved by WFPD and at no cost to WFPD. 1/10/20 - Not satisfied - Two separate fire modeling programs must be conducted with WFPD present and included in the evaluation criteria before planning approval and Environmental Impact Report. EIR cannot be done prior to having a veg. management plan and veg. management plan is dependant on the fire behavior evaluation. - WFPD

4. A fire protection plan including a vegetation management component indicating; map of area, acres to be treated, distance to neighboring structures, vegetation types, topography, riparian areas, complete prescription, scope, methods and annual treatment timelines, individuals responsible for overseeing work fire fuels management shall be submitted to WFPD for review and approval prior to any approval by WFPD before building plans are reviewed. Annual approvals by the Fire Marshal of WFPD will be required 1/10/20 - Not satisfied - A fire protection plan with a detailed vegetation management component, complete prescription, methods and timelines for the remaining undeveloped parcel must be approved by WFPD prior to planning approval - WFPD Secondly, a performance bond in the amount of \$80,000.00 shall be provided by Stanford to WFPD for the purpose of insuring annual fuel reduction and vegetation management plan is completed as prescribed and required. - WFPD

5. Vegetative screening around all structures must meet government code 51182 and public resources code 4291 at all times. 1/10/20 - Not satisfied - Conditions of approval will be required on any planting within 30 feet of any and all structures in order to maintain and meet all defensible space requirements. Additionally, any new planting within sub-division boundaries shall be first approved by WFPD in order to maintain and meet all defensible space requirements. - WFPD

6. Maintain defensible space of 100ft from each side and from the front and rear of all structures. Proposed structure density does not allow for 100ft of defensible space. Structure spacing should be a minimum of 100ft. between structures. 1/10/20 - Any future planting of Buckeyes, Valley Oaks, Coast Oaks or other large growth trees that are being planted within 20-feet of the roadway and/or 30 feet of structures that are capable of compromising future defensible space requirements must first be approved by WFPD in order to preserve future defensible space and emergency vehicle access/egress requirements.

7. All tree branches required to have a minimum clearance of 10ft from chimney outlets.

FIRE SPRINKLER REQUIREMENTS:

6. NFPA 13D or 13R Fire Sprinkler System to be installed based on occupancy type. Ee

1/10/2020 - New comment from WFPD after discussion with Stanford - Access point to be created in approximately the middle of the sub-division between structures, a minimum of 12 feet wide access, all weather drivable surface, to access the undeveloped remainder parcel behind the sub-division for maintenance and emergency vehicle access/egress and defense. Create an additional access point on the Western entrance to provide a staging area for fire apparatus and large vegetation maintenance equipment. Staging area and access shall be less than 15% slope/grade.

1/10/2020 comments made by D. Bullard

Reviewed by: D. Enea

Date: 10/15/19

Resubmit

Approved with Conditions

Approved without conditions

Sprinkler Plans Approved: NO

Date:

Fees Paid: \$390 See Fee Comments

As Built Submitted: -----

Date:

As Builts Approved Date:

Fee Comments:

Rough/Hydro Sprinkler Inspection By: -----

Date:



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Sprinkler Inspection Comments:

Final Bldg and/or Sprinkler Insp By: -----

Date:

Comments: