



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:

FIRE DEPT PLAN REVIEW #: 251740

CITY/COUNTY PROJECT #: TM-2024-009 / ASA-2024-015 / TR-2024-044

LOCATION: 10857 Linda Vista Dr

PREPARED BY:

NAME/TITLE: Caleb Flanagan

EMAIL: Caleb.flanagan@sccfd.org

DATE: 1/27/26

PROJECT NAME: Multi-family subdivision

The scope of this project includes the following:

Proposed new 10 building 51 unit multi-family residential subdivision.

Plans Status:

Plans are **APPROVED** with conditions.

Plan Review Comments

**1. PRC 4290: This project shall comply with PRC 4290 comments. Exception request to PRC 4290 approved. Non-conforming setbacks to be mitigated through a combination of increased fire separation distance requirements and modified sprinklers systems. See approved Exception Request.

**2. Provide a "Final Fire Protection Plan" at time of building permit submittal. The plan shall identify mitigation measures to address the project's specific wildfire risk and shall include the information required in CFC section 4903.2.1 including plan for maintenance of defensible space, access roads, and fire protection equipment. [CFC section 4903]

3. Fire Department Turnaround: Fire Department Standard Details and Specifications A-1 / D-1. Turnaround A to be installed. See sheet C6.0.

4. 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.

5. Fire Hydrants Required: Hydrant(s) required within 600 feet of all proposed buildings.
-New hydrants are shown on sheet C6. Hydrants shall be installed prior to combustible construction and the minimum fire flow shall be met.
-Hydrant authorization shall be approved by San Jose Water.



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6. Required Fire Flow: The fire flow for this project is 1,375 GPM at 20 psi residual pressure since an automatic fire sprinkler system will be installed. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1. *Fire flow detailed on sheet C6.*

-Hydraulic analysis provided confirming minimum fire flow.

7. Ground ladder / Emergency Rescue Openings Required: Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. Climbing angle of seventy-five degrees shall be demonstrated on the plans and maintained. Landscaping shall not be allowed to interfere with the required access (CFC Sec. 503 and 1031 NFPA 1932 Sec. 5.1.8 through 5.1.9.2).

-Shown on sheet A22.

8. Buildings and Facilities Access / Fire Access Roadway: The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1 and SCCFD A1 Standard].

9. Fire Lane Identification Required: The minimum clear width of fire department access roads shall be 20 feet. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.

-Noted on sheet C6.

10. 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.

11. Address identification: 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 6 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).* Address numbers shall be maintained CFC Sec. 505.1.

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]