

Balboa Reservoir Fire Access

SFFD reply Comments dated 11/26/2018

11.26.2018

The following in red are SFFD Comments.

Comment 1.

- Provide Access to 6 story Building of Block G: As this is a single building we believe we have provided access along North and Lee Streets, We can describe further in meeting.
- Auto Court Access and Details: As noted this will be provided once the townhouse developer is selected and they will provide any changes they desire in the townhouse layout.
- Please indicate in the plans that the townhouse fire apparatus access road, townhouse frontage streets lay-out and street sections shall be provided with a separate submittal.
- SFFD has not received a frontage streets lay-outs and sections. Please provide frontage streets lay-outs and sections, including but not limited to the clear width, travel lane, parking lane, bike lane, side walk, curb return radii and any traffic calming structures for North Drive, Lee Avenue, West Drive, South Drive and San Ramon.
- Fire Apparatus to within 150' of all First Story Exterior Walls; It was my understanding from the meeting that we would be able to use FD PCOs to meet the 150' requirement, please clarify relative to the information provided in the access diagram.
- Please provide and submit AB-005 for equivalency to use FD PCOs to meet the 150' requirement, AB-005 will be evaluated by SFFD.

Comment 2.

- Provide turnaround on Fire access drives over 150' in length; We have shown a hammerhead whenever we have asked for the SFFD Vehicle to extend beyond the 150' distance down the access drive; these are shown on the FD access diagram. We will provide hammerhead or 3 point turn-arounds per SFFD templates. (Please provide template.)
- Please provide dead- end fire apparatus access road hammerhead per CFC appendix D.

Comment 3.

- Regarding Residential basements; We currently have not contemplated residential basement apartments, but will note this requirement if they are included.
- As previously noted the separate developer of the townhomes will provide their building designs and layouts.

Comment 4.

- Street Widths and Clearances at intersections etc.; The turning radii and clearances will be confirmed and presented by BKF, civil engineers, as part of our infra-structure plan,
- These requirements are noted and will be incorporated into the Infra-structure Plan.
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Comment 5.

- Hydrants Location and Access and Design criteria;
Fire Hydrants will also be provided in the infra-structure plan by Civil engineers. We can place these on the FD Access diagram when agreed to with Civil in Infra-structure meetings.
- Fire Hydrant located within 100 feet of any FD Connections FDC.; This will be coordinated with Civil and each building design.