



OFFICE OF COMMUNITY DEVELOPMENT – BUILDING DIVISION

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
(408) 777-3228 • FAX (408) 777-3333 • building@cupertino.org

DEVELOPMENT REVIEW COMMENTS

Date: 01/03/2025
Plans Received: 12/05/2024
Address: 20739 Scofield Drive
APN Number: 359-09-016
Application Number: ASA-2024-009
Application Type: Planning Application
Applicant: Chungua Tang
Plan Reviewer: Sean Hatch

Status: [] Approved [] Approved with Conditions [X] Comments / Corrections

Comments: [Original Comment 9.12.24] 1. Revise the table on the cover sheet to include the proposed Occupancy Groups per CBC Chapter 3 and Types of Construction per CBC Chapter 6.
CLEAR
Second Comment: The response was not complete. Revise the table to include the specific occupancy classification, such as S-2, A-3, or R-2. Also revise the table to include the type of construction for levels 2 - 5.
Thanks,
Sean Hatch
Building Official
408-777-3231
SeanH@cupertino.gov

This developmental review is limited to the information provided and shall not be construed as a substitute for formal plan review of the construction plans to determine compliance with adopted model codes. Prior to performing any work on the subject property, the applicant shall submit construction drawings to the City of Cupertino for review, approval and issuance of a construction permit.

Signature [Handwritten Signature]
Digital signed by Sean Hatch
DN: CN=Sean Hatch@cupertino.org, O=City of Cupertino,
c=US, email=Sean.Hatch@cupertino.org
Date: 2025.01.03 11:37:00-0800



PUBLIC WORKS DEPARTMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3223 • FAX: (408) 777-3366
CUPERTINO.ORG

Development and Building Permit Plan Review and Comment

December 23, 2024

Project: 20739 Scofield Drive- Architectural and Site Approval to permit a 20-unit multi-family development in an R1 zoning district pursuant to SB330 and Government Code Section 65

Permit Number: ASA-2024-009

Applicant: Chunhua Tang

City Plan Review Staff: Alex Wykoff, Environmental Programs Division

Dear Applicant:

The second plan review has been completed and additional information/clarification is required addressing the specific comments and/or conditions of approval listed below. Please provide a written response clearly addressing each item and indicate where each item is located on the resubmitted plan set. Resubmittal without a response letter sufficiently addressing each item will be considered incomplete. Any changes to the drawings require a delta-revision cloud bubble around the changes and a date stamp indicating when the changes were made. No building or planning permit shall be issued until the comments below are satisfactorily addressed and no final building permit occupancy shall be issued until all conditions below have been completed.

City Comment 12-23-24: Please read the comment below concerning information that must be provided for a complete review by City and Recology staff. A narrative WMP explanation for the comments below must be provided. Making a note on the plan sheet is considered incomplete, however, notes on the plan sheet, which are separate from and inform the narrative WMP may be included with your WMP for clarity.

SOLID WASTE AND RECYCLING MANAGEMENT PLAN (WMP)

1. Please provide a Narrative Waste Management Plan (WMP) explaining and describing the following and please update plan sheet A4.4 and other related plan sheets as needed to augment the WMP:
 - a) Please provide a summary of what will be expected of the waste hauler to access and service the trash room. Include the number of days waste hauler service of the development will be needed.

- b) Please identify the surface type (e.g. smooth concrete, pavers, etc.) and slope of the Trash Bin Hauling route for waste carts and bins to be rolled from the trash room to the collection vehicle staged on Scofield Drive.
- c) Please identify in the WMP and on Sheet A4.4 the linear distance in feet, of the Trash Bin Hauling Route.
- d) All waste carts and bins must be contained within the trash room. Please explain in the WMP what the Trash Staging Area on Sheet A4.4 means.
- e) Please identify on an appropriate plan sheet and describe in the WMP how parked vehicles on Scofield Drive will be kept from parking adjacent to the curb so waste hauler collection vehicles have access. If a designated "No Parking" zone will be utilized, please identify it on the plan sheet and in the WMP, include the distance in feet, for the collection vehicle to have access to during collection. Please note that any parking restrictions on Scofield Drive, will require review and approval by the Public Works Transportation Division.
- f) Please describe in the WMP how and where residents of the project will dispose of used cooking oil, used motor oil/filters, household batteries, CFL lamps, and Christmas trees for recycling. Please revise Sheet A4.4 accordingly.
- g) Please describe in the WMP the type of door (e.g. roll-up, swing, other) to the trash room the waste hauler staff will be accessing and include how they will gain access (e.g. key, passcode, other).
- h) Please revise Sheet A4.4 that the minimum unencumbered width of the trash room service door should be nine feet in width.
- i) Please revise Sheet A4.4 and remove all references to "R-C" and "R-P" on the drawing and in the table. Cupertino utilizes a mixed recycling program. Please label all three stream as "Recycle, Trash, Organics" on the drawing and within the table.
- j) Please explain in the WMP and identify on Sheet A4.4, the contingency for unexpected waste generation overages and where additional waste carts and bins will be located.
- k) Please explain in the WMP how the trash room will be maintained in a clean and sanitary condition, who is responsible for that task, and the frequency.
- l) Please explain in the WMP if a separate two or three yard bin will be provided specifically for cardboard boxes. This is a recommended consideration as the project only shows carts for recycling.

RESPONSE:

Complete responses and required revised plan sheets must be included in the resubmittal and prior to issuance of a building permit. For specific questions regarding Public Works Environmental Programs Division comments, please call 408.777.3236 or email at environmental@cupertino.org. For questions and planning of solid waste and recycling services, please contact the City's franchised waste hauler, Recology at 408.725.4020



PUBLIC WORKS DEPARTMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3354 • FAX: (408) 777-3333
CUPERTINO.ORG

Project: 20739 Scofield Dr – Proposed 5-story, 20-unit residential building (ASA-2024-009, 2nd Review)

To: Gian Martire, Community Development Dept.

From: Jennifer Chu, Public Works Dept.

Date: 1-3-25

Public Works received the 2nd submittal of plans for the subject project and submits the following comments and requirements. Prior to the Hearing, the following action/revision items are to be addressed and provided to the Public Works Department:

Actions/Revisions Required:

TRANSPORTATION COMMENTS

1. *[1st Review, 9-11-24]* The Project shall comply with all relevant requirements and provisions in the City's Transportation Study Guidelines, May 2021 (Guidelines). These guidelines can be found at www.cupertino.gov/vmt. The project may be subject to a Transportation Analysis including, but not limited to, a Vehicle Miles Traveled (VMT) analysis and operational study, to be reviewed and approved by the City's Transportation Manager.

[2nd Review] To be determined after the transportation-related documents below are provided.
2. *[1st Review, 9-11-24]* If the project meets CEQA VMT screening criteria, please provide a memo documenting the screening results. Refer to Pages 5-7 of the Guidelines.

[2nd Review] Response to comment states the applicant will work with their traffic consultant. Comment remains unaddressed.
3. *[1st Review, 9-11-24]* For non-CEQA traffic impacts, please provide a trip generation memo. Additional comments will be forthcoming based on the project tier. Refer to Pages 15-29 of the Guidelines.

[2nd Review] Response to comment states the applicant will work with their traffic consultant. Comment remains unaddressed.

ENGINEERING COMMENTS

4. *[1st Review, 9-11-24]* Provide a preliminary review letter from a third party reviewer approved by SCVURPPP. The letter shall state that the proposed treatment measures have been sized adequately and that any modifications required during the design phase will not impact the Project's overall site concept.

[2nd Review] Response to comment states plans will be sent to third party reviewer after this round of review. Comment remains unaddressed.

5. *[1st Review, 9-11-24]* Provide a preliminary loading truck & circulation plan. Plan shall show the proposed loading area, truck circulation pattern and turning radius.

[2nd Review] Only directional arrows are shown. Please show the turning template to demonstrate the truck's movement as initially indicated.

6. *[1st Review, 9-11-24]* Sheet A4.4: Will bins be staged in the public right-of-way? If so, show their locations with accurate dimensions and spacings. Bins shall not block driveway openings or extend wider than a parking space (typically 8' wide). Any proposed parking restrictions on Scofield Drive to accommodate bin staging in the public right-of-way are subject to review and approval by the Public Works Transportation Division.

[2nd Review] The updated Sheet A4.4 still does not clearly demonstrate how trash collection will be addressed for this site. The bins are shown in the staging area onsite; however, how will Recology's trucks be able to access these bins from the public right-of-way?

7. See comments below for Sheet C1.0.

- a. *[1st Review, 9-11-24]* Clearly show and label all proposed public and private easement on the map (e.g. private ingress/egress easement, public service easement, private storm drain easement, etc).

[2nd Review] Response to comment states there are no proposed easements; however, onsite easements are necessary. For example, a public service easement for the onsite transformer and private storm drain easements for the onsite bioretention areas and associated drainage facilities.

- b. *[1st Review, 9-11-24]* Correct the number of units in plan view and Project Data #13.

[2nd Review] Project Data #13 was updated; however, the plan view still notes 23 units. Please update.

8. See comments below for Sheet C4.0.

- a. *[1st Review, 9-11-24]* Sheet C6.0 indicates three DMAs that are directing stormwater runoff to three different bioretention areas. Provide additional

grading and/or downspout detail information to show how runoff from the roofs will be collected and conveyed to each bioretention area.

[2nd Review] Response to comment states this will be coordinated during the construction document stage. Due to the site's constrained onsite space, we strongly recommend this be preliminarily coordinated to confirm feasibility prior to planning approval. Please note that if the roof plumbing cannot be designed to allow drainage towards the designated bioretention areas, the project may be required to obtain further planning entitlement approvals to incorporate any substantive site plan modifications.

- b. *[1st Review, 9-11-24]* Indicate the proposed elevation at the top of each bioretention area. Depending on the grade difference at the back of sidewalk, a curb may be required.

[2nd Review] The top elevation of the westernmost bioretention area is lower than the bottom elevation. Please revise.

- c. *[1st Review, 9-11-24]* The plan indicates a swale would be provided along the perimeter of the site. However, Sheet L-1 shows there would be a gravel path in the same location. Please coordinate so both plans are consistent and stormwater runoff can drain towards the street as designed.

[2nd Review] If a swale is not being provided, please show the gravel path and correct the elevation shots to not indicate FL (flowline). Rather, GND (ground) or something similar is more appropriate.

9. See comments below for Sheet C5.0.

- a. Show the proposed joint trench route from the transformer location. Above-grade facilities shall be subject to screening requirements as determined by Planning.

[2nd Review] The construction drawings for the building permit review stage shall consider locating the joint trench within the paved roadway to the maximum extent possible in an effort to minimize joint trench in the existing sidewalk (No further action required).

10. See comments below for Sheet C6.0.

- a. *[1st Review, 9-11-24]* Show how stormwater treatment will be addressed for the impervious surfaces created and/or replaced within the public right-of-way. (Note: This is now a requirement per MRP 3)

[2nd Review] Not addressed. Response to comment states "noted" and no additional information was provided to address this comment.

- b. *[1st Review, 9-11-24]* Ensure the square footages in the Treatment Control Measure Summary table are consistent with the square footages provided in the C.3 Data Form. Revise accordingly.

[2nd Review] The summary table does not address the offsite impervious area noted in the C.3 Data Form. Please update.

- c. *[1st Review, 9-11-24]* Provide a typical detail of the proposed bioretention areas. These facilities shall be designed so that stormwater runoff does not infiltrate

into the pavement section of the adjacent sidewalk. A proposed deepened curb and/or an impermeable liner are acceptable methods.

[2nd Review] A typical detail was provided; however, it does not show the adjacent sidewalk, how runoff will be prevented from infiltrating into the adjacent pavement section, or recommendations from the project geotechnical consultant and structural engineer due to their close proximity to the building. Please address.

- d. *[1st Review, 9-11-24]* Due to their close proximity to the proposed building, the project geotechnical consultant and structural engineer should review and approve their location and any proposed infiltration, if any. Their recommendations should be reflected in the typical detail.

[2nd Review] Not addressed. Response to comment states more details will be added; however, no additional information was provided to address this comment.

11. *[1st Review, 9-11-24]* Draft Public Works Project Conditions of Approval are provided below and are included as additional comments.

DRAFT Public Works Project Conditions of Approval. Except for otherwise noted, the following conditions must be completed and/or submitted prior to Final Map recordation.

STREET IMPROVEMENTS & DEDICATION

Roadway dedication in fee title and street improvements along the project frontage will be required to the satisfaction of the Director of Public Works. Street improvements, grading and drainage plans must be completed and approved prior to Final map approval.

Street improvements may include, but not be limited to, new detached sidewalk, new ADA ramp, driveways, storm drain lateral, street tree installations, and street light and/or pedestrian push button relocation. All improvements must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.

Additional comments will be provided and shall be incorporated prior to Final Map approval.

ACCEPTANCE OF PROPERTY RIGHTS

The Public Works Director, or his/her designee, shall have the authority to accept all offers of dedications, easements, quitclaims and other property rights and interests on behalf of the City.

CURB AND GUTTER IMPROVEMENTS

Curbs and gutters, sidewalks and related structures shall be installed in accordance with grades and standards as specified by the Director of Public Works. All improvements

must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

Developer shall provide pedestrian and bicycle related improvements (e.g. walkway and bicycle racks, etc.) consistent with the Cupertino Bicycle Transportation Plan and the Pedestrian Transportation Plan, and as approved by the Director of Public Works. All improvements must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.

STREET LIGHTING INSTALLATION

Street lighting shall be installed and shall be as approved by the Director of Public Works. Lighting fixtures shall be positioned so as to preclude glare and other forms of visual interference to adjoining properties, and shall be no higher than the maximum height permitted by the zone in which the site is located.

GRADING

Grading shall be as approved and required by the Director of Public Works in accordance with Chapter 16.08 of the Cupertino Municipal Code. 401 Certifications and 404 permits maybe required. Please contact Army Corp of Engineers and/or Regional Water Quality Control Board as appropriate.

DRAINAGE

Drainage shall be provided to the satisfaction of the Director of Public Works and satisfy any requirements from the environmental analysis. Hydrology and pre- and post-development hydraulic calculations must be provided to indicate whether additional storm water control measures are to be constructed or renovated. The storm drain system may include, but is not limited to, subsurface storage of peak stormwater flows (as needed), bioretention basins, vegetated swales, and hydrodynamic separators to reduce the amount of runoff from the site and improve water quality. The storm drain system shall be designed to detain water on-site (e.g., via buried pipes, retention systems or other approved systems and improvements) as necessary to avoid an increase of the ten percent flood water surface elevation to the satisfaction of the Director of Public Works. Any storm water overflows or surface sheeting should be directed away from neighboring private properties and to the public right of way as much as reasonably possible.

All storm drain inlets shall be clearly marked with the words “No Dumping – Flows to Creek” using permanently affixed metal medallions or equivalent, as approved by the Environmental Programs Division.

Additional comments will be provided and shall be incorporated prior to Final Map approval.

C.3 REQUIREMENTS

C.3 regulated improvements are required for all projects creating and/or replacing 5,000 S.F. or more of impervious surface, collectively over the entire project site. The developer shall reserve a minimum of 4% of developable surface area for the placement of low impact development measures, for storm water treatment, unless an alternative storm water treatment plan, that satisfies C.3 requirements, is approved by the Director of Public Works.

The developer must include the use and maintenance of site design, source control and storm water treatment Best Management Practices (BMPs), which must be designed per approved numeric sizing criteria. A Storm Water Management Plan and a Storm Water Facilities Operation, Maintenance and Easement Agreement, and certification of ongoing operation and maintenance of treatment BMPs are each required.

All storm water management plans are required to obtain certification from a City approved third party reviewer.

If the Project is subject to (Covenants, Conditions, and Restrictions (CC&R) and Homeowners Association (HOA), CC&R must also include languages pertaining to the stormwater treatment measures.

SUBDIVISION IMPROVEMENT AGREEMENT

The project developer shall enter into a Subdivision Improvement Agreement with the City of Cupertino providing for payment of fees, including but not limited to checking and inspection fees, storm drain fees, transportation impact fees, park dedication fees and fees for under grounding of utilities. Said agreement and fees shall be executed and paid prior to Final map approval.

Fees:

- a. Checking & Inspection Fees: Per current fee schedule (\$1,302)
- b. Grading Permit: Per current fee schedule (\$1,352)
- c. Tract Map Fee: Per current fee schedule (\$13,687)
- d. Storm Drainage Fee: Per current fee schedule (\$4,584 per AC + \$347 per unit)
- e. Transportation Impact Fee: Per current fee schedule: (\$4,215 per new DU)
- f. Encroachment Permit Fee: Per current fee schedule (\$3,551 or 5% of improvement cost)
- g. Park Fees: Per current fee schedule: \$54,000 per new DU (4 BMR units waived)
- h. Storm Management Plan Fee Per current fee schedule (\$2,217)
- i. Street Tree Fee: By Developer or Per current fee schedule: \$513 per tree

Bonds:

- a. Faithful Performance Bond: 100% of Off-site and On-site Improvements
- b. Labor & Material Bond: 100% of Off-site and On-site Improvement
- c. On-site Grading Bond: 100% of site improvements.

The fees described above are imposed based upon the current fee schedule adopted by the City Council. However, the fees imposed herein may be modified at the time of recordation of a final map or issuance of a building permit in the event of said change or changes, the fees changed at that time will reflect the then current fee schedule.

FINAL MAP

A final map will be subject to City Council approval and shall be recorded prior to issuance of building permits. Existing buildings must be demolished prior to recordation of the final map as building(s) cannot straddle between lot lines.

TRANSPORTATION

The Project is subject to the payment of Transportation Impact Fees under City's Transportation Impact Fee Program (Chapter 14.02 of the Cupertino Municipal Code).

Project is also subject to Vehicle Miles Traveled (VMT) analysis as part of environmental reviews per Chapter 17 of the Cupertino Municipal Code. Project shall provide mitigation measure as results of the transportation analysis.

PARKS

The residential units are subject to the payment of parkland fees in-lieu of parkland dedication per Chapter 13.08 and Chapter 18.24 (Include if subdivision is involved) of the Cupertino Municipal Code.

The Below Market Rate (BMR) program manual, which was last amended by City Council on May 19, 2020 per Resolution 20-055, authorizes the waiver of park fees for BMR units. Pursuant to Resolution 20-055, parkland dedication in-lieu fees for the 4 BMR units proposed for this project are hereby waived.

SURVEYS

A Boundary Survey and a horizontal control plan will be required for all new construction to ensure the proposed building will be set based on the boundary survey and setback requirements.

TRASH, RECYCLING AND COMPOST ENCLOSURES

Trash enclosure plans must be designed in accordance with the City's "Public Works Guidelines posted at www.cupertino.org/nowaste, and to the satisfaction of the Environmental Programs Manager. Clearance by the Public Works Department is required prior to obtaining a building permit. (CMC 9.18.210 H & K)

Applicant shall enter into an agreement with the City that indemnifies and holds harmless both the City and the refuse and recycling collection company (Recology) from and against any harm, damage or maintenance that may occur or become necessary to onsite paving stone driveway surfaces.

OPERATIONS & MAINTENANCE AGREEMENT

Developer shall enter into an Operations & Maintenance Agreement with the City prior to Final Map approval. The Agreement shall include the operation and maintenance for non-standard appurtenances in the public road right-of-way that may include, but is not limited to, landscaping, street trees, sidewalk, pavers, and street lights.

UNDERGROUND UTILITIES

Developer shall comply with the requirements of the Underground Utilities Ordinance No. 331 and other related Ordinances and regulations of the City of Cupertino, and shall coordinate with affected utility providers for installation of underground utility devices. Developer shall submit detailed plans showing utility underground provisions. Said plans shall be subject to prior approval of the affected Utility provider and the Director of Public Works.

TRANSFORMERS & CABINETS

Electrical transformers, telephone cabinets and similar equipment shall be placed in underground vaults. The developer must receive written approval from both the Public Works Department and the Community Development Department prior to installation of any above ground equipment. Should above ground equipment be permitted by the City, equipment and enclosures shall be screened with fencing and landscaping such that said equipment is not visible from public street areas, as determined by the Community Development Department. Transformers shall not be located in the front or side building setback area.

WATER BACKFLOW PREVENTERS

Domestic and Fire Water Backflow preventers and similar above ground equipment shall be placed away from the public right of way and site driveways to a location approved by the Cupertino Planning Department, Santa Clara County Fire Department and the water company.

BEST MANAGEMENT PRACTICES

Utilize Best Management Practices (BMPs), as required by the State Water Resources Control Board, for construction activity, which disturbs soil. BMP plans shall be included in grading and street improvement plans.

NPDES CONSTRUCTION GENERAL PERMIT

When and where it is required by the State Water Resources Control Board (SWRCB), the developer must obtain a Notice of Intent (NOI) from the SWRCB, which encompasses preparation of a Storm Water Pollution Prevention Plan (SWPPP), use of construction Best

Management Practices (BMPs) to control storm water runoff quality, and BMP inspection and maintenance.

EROSION CONTROL PLAN

Developer must provide an approved erosion control plan by a Registered Civil Engineer. This plan should include all erosion control measures used to retain materials on site. Erosion control notes shall be stated on the plans.

WORK SCHEDULE

Every 6 months, the developer shall submit a work schedule to the City to show the timetable for all grading/erosion control work in conjunction with this project.

TRAFFIC CONTROL PLAN

The developer must submit a traffic control plan by a Registered Traffic Engineer to be approved by the City. The plan shall include a temporary traffic control plan for work in the right of way as well as a routing plan for all vehicles used during construction. All traffic control signs must be reviewed and approved by the City prior to commencement of work. The City has adopted Manual on Uniform Traffic Control Devices (MUTCD) standards for all signage and striping work throughout the City.

STREET TREES

Street trees shall be planted within the Public Right of Way to the satisfaction of the Director of Public Works and shall be of a type approved by the City in accordance with Ordinance No. 125.

FIRE PROTECTION

Fire sprinklers shall be installed in any new construction to the approval of the City.

SANTA CLARA COUNTY FIRE DEPARTMENT

A letter of clearance for the project shall be obtained from the Santa Clara County Fire Department prior to issuance of building permits. Clearance should include written approval of the location of any proposed Fire Backflow Preventers, Fire Department Connections and Fire Hydrants (typically Backflow Preventers should be located on private property adjacent to the public right of way, and fire department connections must be located within 100' of a Fire Hydrant).

FIRE HYDRANT

Fire hydrants shall be located as required by the City and Santa Clara County Fire Department as needed.

SAN JOSE WATER SERVICE COMPANY CLEARANCE

Provide San Jose Water Service Company approval for water connection, service capability and location and layout of water lines and backflow preventers prior to Final Map approval.

DEDICATION OF UNDERGROUND WATER RIGHTS

Developer shall “quit claim” to the City all rights to pump, take or otherwise extract water from the underground basin or any underground strata in the Santa Clara Valley.

SANITARY DISTRICT

A letter of clearance or sign off of street improvement plans for the project shall be obtained from the Cupertino Sanitary District prior to Final Map approval.

UTILITY EASEMENTS

Clearance approvals from the agencies with easements on the property (including PG&E, AT&T, and San Jose Water Company, and/or equivalent agencies) will be required prior to Final Map approval.



SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN REVIEW No. **25 0086**

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, 2022 edition, as adopted by the City of Cupertino Municipal Code (CMC) and California Code of Regulations (CCR).

The scope of this project includes the following:

Proposed new 46,483 SF five-story residential multi-family structure with 20 residential units.

Plans Status:

Plans are **NOT APPROVED**. Revise and resubmit drawings and provide a response letter addressing comments on this plan review. All comments having BOLD Font require correction prior to approval. (Specifically Comments #3, #5, #6, #7, #8 and #9)

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 A0.0) 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 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

3. **Provide construction type for 2nd to 5th floor on sheet A0.0. Plans now only shows 1st floor and 1st floor lobby. Provide building area square feet for each construction type for fireflow and numbers of hydrant calculation.**

4. **Fire Alarm Requirements:** (As noted on Sheet A0.0) Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 341-4420 for more information.

5. **Fire Hydrant Systems Required:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CUP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A/R/S	TBD	Lpmd Architects	01/08/2025	1 OF 4
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
5	46483		Commercial Development				Design Review			
NAME OF PROJECT						LOCATION				
SFR						20739 Scofield Dr Cupertino				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS			REQUIRED FIRE FLOW @ 20 PSI		BY		
TBD			<input type="text"/>			TBD		Ip, Kenny		





SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN REVIEW No. **25 0086**

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]. **Wharf hydrants will not be utilized during operation, remove them from plans. New public fire hydrant shall be installed facing Scofield Dr and be 100ft within the FDC.**

6. Buildings and Facilities Access: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 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]. **Show how 150ft distance will be met from the fire apparatus road to the furthest corner of the structure.**

7. Required Aerial Access: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Exception: Where approved by the fire code official, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having firefighter access through an enclosed stairway with a Class I stand pipe from the lowest level of fire department vehicle access to all roof surfaces. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official [CFC Chp. 5 and SCCFD SD&S A-1]. **Plans shall demonstrate how the aerial ladder access will be achieved to every building that exceeds 30 feet in height. Aerial access roadways shall meet the minimum road width of 26 feet adjacent to buildings exceeding 30 ft. Show aerial access roadways width with actual driving surface on plans. Plans shall show how one full side aerial access will be provided, proximity to building with a minimum of 15ft and maximum of 30ft. Demonstrate unobstructed aerial access by use of sectional view and elevations. Include any trees that are along the required access side of the building.**

8. Ground ladder access: Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFC Sec. 503 and 1031.2 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.

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SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
5	46483		Commercial Development				Design Review			
NAME OF PROJECT						LOCATION				
SFR						20739 Scofield Dr Cupertino				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS			REQUIRED FIRE FLOW @ 20 PSI		BY		
TBD			<input type="text"/>			TBD		Ip, Kenny		





SANTA CLARA COUNTY FIRE DEPARTMENT

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

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BLDG PERMIT No.

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Ground ladder access might be required upon receiving construction type for the entire structure(First to fifth floor)

9. **Fire Department Connection:** The fire department connection (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2") inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow [SCCFD, SP-2 Standard]. **Revise plans to show location of the FDC. FDC shall be within 100 ft of a fire hydrant.**

10. **Standpipes Required:** (As noted on Sheet A0.0) Standpipe systems shall be provided in new buildings and structures where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. Standpipes shall be manual wet type. In buildings used for high-piled combustible storage, fire hose protection shall be in accordance with Chapter 32. Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 47. CFC Sec. 905.

11. **Two-way Communication System:** (As noted on Sheet A0.0) Two-way communication systems shall be designed and installed in accordance with NFPA 72 (2022 edition), the California Electrical Code (2022 edition), the California Fire Code (2022 edition), the California Building Code (2022 edition), and the city ordinances where two way system is being installed, policies, and standards. Other standards also contain design/installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72.

12. **Emergency responder radio coverage in new buildings:** (As noted on Sheet A0.0) All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. CFC Sec. 510.1.

13. **Water Supply Requirements:** 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

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SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
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requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

14. 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 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.

15. Construction Site Fire Safety: 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.

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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