

Cahill, Christopher

From: John Fitch [JohnF@cityofamericancanyon.org]
Sent: Tuesday, November 25, 2008 3:24 PM
To: Cahill, Christopher
Subject: Tower Road Winery Co-op

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**NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

The American Canyon Fire Protection District has reviewed the application submittal for the above referenced project and has the following conditions:

The following Fire District conditions apply to the subject project:

Water Supply

1. An approved on-site water supply capable of supplying the required fire flow for on-site fire protection shall be provided to all premises upon which buildings are constructed. Where a portion of the facility is in excess of 300 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Fire Marshal.

Hydrants

As part of a discretionary development application that includes new public streets, the applicant should provide a fire hydrant plan in accordance with these standards.

2. All fire hydrants shall be Clow 960 or Jones with two 2-1/2" and one 4-1/2" connections. Each hydrant shall have its own separate shut off valve located on the lateral adjacent to the hydrant. Curbs shall be painted red for a length of twelve (12) feet in front of each hydrant. Each hydrant shall have a blue reflective "Fire Light" hydrant spotter located in the street or driveway just off of the centerline towards the hydrant.

Access Roads

3. Access roads with a minimum unobstructed width of 20 feet shall be provided to the front and rear of structures. A minimum vertical clearance of 13 feet 6 inches shall be provided. Access roads shall be engineered to support the imposed load of our ladder truck apparatus which weighs 75,000 pounds and shall be designed per the City Public Work's Department Standards. An access road shall be provided to within 150 feet of all exterior walls of the first floor of the building/s. The route of the access road shall be approved by the Fire Marshal. Dead-end access roads in excess of 150 feet in length shall be provided with an approved means for turning around the apparatus. The final design of the turnaround shall be reviewed and approved by the Fire District prior to installation.
 - a. Every building shall be accessible to the Fire District apparatus by way of all-weather access roadways during the time of construction. These roads shall have a minimum unobstructed width of 20' and shall be required to have a minimum 'first lift' of pavement applied which shall support the imposed load of a fire apparatus which

is typically 75,000 pounds.

- b. The developer shall be required to provide the Fire District with a site plan showing the location, width, grades, cross section, and angle of approach and departure of the proposed access roads to be used during construction. Permits shall not be issued and combustible construction shall not be allowed on the site until this site plan is reviewed and approved and stamped by the Fire District.

Fire Lanes and No Parking Zones

4. The Fire District shall identify on the final site development plans all Fire Lanes and areas where parking is to be restricted. The location of these lanes, signage, and curb painting shall be determined at the sole discretion of the Fire Marshal.

Fire Protection and Detection

5. Subject to the review and approval of the Fire District, an Automatic Fire Sprinkler System shall be installed in accordance with N.F.P.A. 13. Any fire sprinkler system with over twenty (25) heads shall be monitored for water flow by a central station approved by the Fire Marshal.
6. The Fire District shall approve the location, number, and sizes of all portable fire extinguishers prior to the issuance of any building permits. Typically a minimum of 2A-10-BC portable fire extinguishers shall be required throughout the premises. They shall be spaced as follows:
 - a. One (1) per 3,000 square feet, and no more than 75' travel distance from any location within the building.
7. All fire protection systems including, but not necessarily limited to, fire sprinkler systems, fire alarm systems, and fixed fire extinguishing systems must comply with the most recent adopted standards published by the National Fire Protection Association, (NFPA), except where specifically amended modified by Fire Department policy or ordinance.

Fire Protection and Detection System Plans

8. Plans and specifications for the installation of any new fire protection and/or detection systems or any modification to an existing system shall be submitted to the American Canyon Fire Protection District for review and approval prior to installation. This includes all underground civil plans pertaining to all on-site fire protection.
9. All detailed plans and specifications for private fire protection and or detection systems shall be submitted separately to the Fire District for review and approval. Prior to the issuance of any grading or Building Permits, the applicant shall integrate the approved plans for fire protection and detection systems into the plans submitted to the American Canyon Fire Protection District for all civil improvements.

Trash Enclosures

As part of a discretionary development application, the applicant should design the trash enclosure in accordance with this standard.

10. All dumpsters or trash containers with an individual capacity of 1.5 cubic yards or more

shall not be stored in buildings or placed within five (5) feet of combustible walls, openings, or combustible roof eave lines unless protected by an automatic sprinkler system approved by the Fire Marshal.

Knox Boxes

11. An acceptable emergency access key box (Knox Model 3200) shall be located to the right side of the main entrance, no higher than six (6) feet from the ground. This key box shall be easily visible and accessible to the Fire District. A Knox sticker shall be affixed on the door adjacent to the Knox Box.

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