

AGD

1238 Monterey Street

San Luis Obispo, CA 93401

michael@andrewgoodwin.us

Point of Contact



REQUEST FOR INFORMATION

PROJECT NAME				RFI NUMBER		DATE OF REQUEST	
Royal Theater				7		8/12/2025	
PROJECT LOCATION				PROJECT ID		DRAWING ID	
848 Guadalupe Street Guadalupe, CA				825			
RFI OVERVIEW				SECTION(S) REFERENCED			
CHANGE IN COST				CHANGE IN TIME			
	NO CHANGE				NO CHANGE		
	INCREASE IN COST	\$	-		INCREASE IN TIME	# of Days =	
	DECREASE IN COST	\$	-		DECREASE IN TIME	# of Days =	

REQUEST / CLARIFICATION REQUIRED	
<p>Good morning,</p> <p>Here are some questions:</p> <p>1.Specification section 26 05 53 - 1.448-E states: Service equipment, excluding dwelling units shall be marked with the available fault current and date of calculation / equipment installation in accordance with CEC 110.24(A). Please clarify regarding the "calculations" mentioned, if you want an "ARC fault study" performed, at an extra expense?</p> <p>2. There is no specification section 27. The Audio / Video (EAV000-EAV104 & AV101-AV303 & AVL000-AVL301) plans are marked "NOT FOR CONSTRUCTION" Please clarify what is included in the scope, including infrastructure, wiring and equipment.</p> <p>3.There is not any Fire Alarm system specified. Please clarify.</p>	
NAME & TITLE OF REQUESTING PARTY	
Electricraft	
DATE OF REQUEST	
08/01/25	

RESPONSE	
<p>1. Please see detail 9 on Sheet E7.0. All that is required is factory labeling per NEC guidelines.</p> <p>2. Please refer to AV drawings and Electrical drawings for all that is required. There is no section 27.</p> <p>3. Please refer to cover sheet for the fire protection requirements. There is no specification for the fire alarm. Attached is the standard conditions imposed upon the project from the Fire Department.</p>	
NAME & TITLE OF RESPONDING PARTY	
Andrew Goodwin Designs	
DATE OF RESPONSE	
08/12/25	



City of Guadalupe FIRE DEPARTMENT



PLAN CHECK AND STANDARD CONDITIONS

TO: PLANNING DEPARTMENT
FROM: PATRICK SCHMITZ, FIRE CAPTAIN
ADDRESS: 848 Guadalupe St, Guadalupe CA
SUBJECT: Royal Theater Plan Review

DATE: 04/15/2025
PLAN CHECK#: 22-220

THE ATTACHED PLANS ARE:

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APPROVED

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NOT APPROVED

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STANDARD AND SPECIAL CONDITIONS

The following items checked off are required to be incorporated in your plan check or project and notes as well as location placed on the plans accordingly:

1. Site Plan. Digital Site Plan. Prior to Fire Department final approval, a site plan in a PDF format shall be provided with the following information if applicable: On-site hydrants, FDC/OS&Y locations, Standpipes, Sprinkler Control Valves (Riser), Fire alarm panel (FACP) Utilities (Gas/Electric/Water) Knox box/switch location(s), Ingress/Egress, Stairwells, Individual floor control valves, Individual floor plans including unit numbers, Laundry room(s), Elevator room(s), Roof access, Solar Panels and DC shutoff locations.
2. Address Numbers. The proposed location and design of address numbers shall be shown on the plans. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and clearly visible from the centerline of the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch for residential occupancies and 6 inches high with a minimum stroke of 0.75 inch for commercial and industrial occupancies. Numbers and/or letters of larger size may be required based on the size and design of the building or groups of buildings. Where access is by means of a private road and the building cannot be viewed from the public way, a monument pole or sign or means shall be used to identify the structure. Address identification shall be maintained.
 - a. Rear Door Address Numbers. All commercial and industrial buildings with access via an alley or other similar roadways shall have the address number, unit or suite number, and street name provided on or adjacent to the rear door of the building or tenant space. These numbers shall contrast with their background. Address and suite numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.75 inch. The street name shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch. Numbers and/or letters of larger size may be required based on the size and design of the building or group of buildings.



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3. Fire Department Key Box. A Fire Department approved key box (Knox Box) shall be provided at the main entrance or tenant space. The box shall contain all of the keys necessary to allow the Fire Department access to all areas of the building or tenant space. The key box shall be installed to manufacturer specifications and placed five feet above the finished grade. The location of the key box shall be indicated on the plans.
4. Fire Lane Curb Painting Requirements. Where a curb exists adjacent to a fire lane, the top and face of the curb shall be painted with red traffic paint. Where the curb is discontinued, a red stripe and stencil as described below shall be painted to define the fire lane. Red curbs, red stripes and white stencils must be maintained in good condition and follow these guidelines: (See Comment C 5.0)
 - a. The face of the curb shall be stenciled with the words: NO PARKING FIRE LANE in white block letters a minimum 4 inches in height.
 - b. The stencil must be painted on the FACE of the curb. Exception: Under circumstances where the curb height is less than 4 inches, the stencil may appear on the top of the curb.
 - c. The stencil must appear every 50 feet or less, depending on the configuration of the fire lane. (Where a small island cannot contain both phrases, FIRE LANE must appear the NO PARKING may be omitted).
 - d. Where no curb exists adjacent to the fire lane, the edge of the fire lane shall be marked with an 8-inch-wide red stripe. In addition, a diagonal 8-inch-wide red stripe may be required between the edges of the fire lane, with the diagonal stripe connecting the stripes or curbs at the edges of the fire lane. Spacing of the diagonal stripe is every 50 feet.
 - e. The stripe shall be stenciled with the words NO PARKING FIRE LANE in white block letters, a minimum 4 inches in height.
 - f. The stencil must appear every 50 feet or less, depending on the configuration of the fire lane. If the fire lane is less than 50 feet, the stencil must appear at the beginning and end of the fire lane.
5. Vehicle Impact Protection. Posts. Guard posts shall comply with all of the following requirements: (See Comment C 5.0)
 - a. Constructed of steel not less than 4 inches in diameter and concrete-filled.
 - b. Spaced not more than 3 feet between posts on center.
 - c. Set not less than 3 feet deep in a concrete footing of not less than 18 inches in diameter.
 - d. Set with the top of the posts not less than 3 feet above ground.
 - e. Located not less than 3 feet from the protected object.
6. Fire Department Connection (FDC). FDCs shall be located on the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the Fire Chief or his/her designee. The FDC shall:
 - a. Face the public street or fire lane fronting the protected building and be installed so the center line of the connection is a minimum of 36 inches above the finished grade. (See Comment C 7.0)



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- b. Within 40 feet of an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference.
 - c. Within 50 feet of an approved fire hydrant.
 - d. All Fire Department Connections, fire sprinkler risers, standpipes connections, and fire pump connections shall be provided with a sign identifying its location in accordance with standards established by the Fire Code Official. Where the FDC does not serve the entire building, a sign shall be provided indicating the portion of the building served. The Sign must have a white background with 6 inch red block letters to read "FDC". In the case the FDC does not serve the entire building the sign must include the building information eg: "FDC Building K" "FDC 895".
 - e. A 5-foot (1.5 m) clear space shall be maintained in front of the FDC when placed directly in front of a parking area or road. Where the clearance required intrudes into the road or parking area the Fire Lane Curb Painting Requirements in C.F.C., Appendix Section D103.6.4 must be applied.
 - f. FDC connection must be connected with a 90-degree elbow and face the access road or street. (See Comment C 5.0)
7. Fire Alarm System. A fire alarm system shall be installed in accordance with the C.F.C. and N.F.P.A. 72 standards. All alarm systems shall have an alarm permit issued by the Guadalupe Police Department. Permit shall be obtained prior to final occupancy approval. The fire alarm system shall be certificated by Underwriters Laboratories or an equivalent nationally recognized organization.
- a. Deferred submittal of fire alarm plans is permitted. The plans shall be signed and sealed, on every sheet, by a registered Fire Protection Engineer or Fire Protection Contractor licensed in California.
 - b. A Fire alarm system, at a minimum incorporating tamper switches on control valves and a Central Station service for the water flow alarm shall be installed for fire sprinkler systems.
8. Smoke and Carbon Monoxide Detectors/Alarms. Smoke and Carbon Monoxide Detectors/Alarms shall be installed in accordance with the C.F.C., C.B.C., and N.F.P.A. 72.



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PLAN CHECK AND STANDARD CONDITIONS

9. Inspections/Approvals. The Fire Department shall inspect/approve the following:
- a. Fire access road(s): prior to vertical combustible construction.
 - b. Fire hydrants: prior to vertical combustible construction.
 - c. Water mains: prior to vertical combustible construction.
 - d. Underground fire sprinkler piping: prior to concealment.
 - e. Overhead fire sprinkler piping: prior to installation.
 - f. Fire Alarm system acceptance test: prior to occupancy clearance.
 - g. Fire Department Key Box; mounted in proper location w/key(s) inside: prior to occupancy clearance.
 - h. The Fire Department shall be given advanced notice for all inspection request via the inspection request line 805-356-3903. Inspections will be scheduled based on inspectors availability.
 - i. All permits shall be issued prior to start of any work.

Thank you,

Patrick Schmitz
Captain
Guadalupe Fire Department