

# Architects

Raymond • Van Nosedol & Assoc. Inc  
ARCHITECTS • PLANNERS

## Request for Fire Department Access Road Exception

The Cliffs at Jordan Station  
Phase II – Jordan Station Apartments  
January 4, 2016

This document is to serve as a Formal Request for modification of the 150 feet maximum distance requirement described in Section 503.1.1 of the International Fire Code for access roads for this project. As described in “**Exceptions**” of the Section, “The *fire code official* is authorized to increase the dimension of 150 feet where:

1. “The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1”
2. “Fire apparatus access roads cannot be installed because of location on property, topography, or other similar conditions that could limit access.”

It is our request for authorization of these exceptions based on the following:

1. Buildings will be protected with an NFPA 13 fire sprinkler system throughout (per Exception 1)
2. A four-hour separation shall be provided between the parking level and the residential levels (14 inches of solid concrete per Item 1-1.1 of Table 721.1).
3. Framing for balcony decks on the west side shall be constructed with non-combustible material.
4. Staging areas shall be provided for fire apparatus equipment as requested, with maximum slope and snow removal provisions as requested.
5. Minimum driveway width shall be provided throughout site as requested.
6. Secondary access/egress shall be provided in southwest corner of site on a fully paved surface.
7. One hour separation shall be provided between residential units, both horizontally and vertically.
8. Slope of grade on west side of west building shall not exceed 3%.
9. Access for fire department shall be provided and maintained during construction.



## **FIRE ACCESS CONTROL PLAN**

The Cliffs at Jordan Station  
Phase II – Jordan Station Aparments  
December 17, 2015  
AJ Daley Design & Construction

The following implementation plan is proposed to insure adequate and continuous access is provided for fire control equipment during construction for the above-referenced project:

1. Prepare a diagram which portrays access route for fire department use during construction.
2. Install fire access diagram in construction office throughout construction phase for communication with sub-contractors, suppliers, etc.
3. Install markers on temporary paving surface to locate designated access route for fire department.
4. Designate construction material "drop-off" locations.
5. Insure information regarding fire access requirements is included in documents for sub-contractors and suppliers to insure commitment for compliance is included in contract.
6. Review fire access requirements with sub-contractors in weekly safety meetings.
7. Review fire access requirements in Pre-Installation Meeting held with each sub-contractor.
8. Notify fire department and supplier immediately if supplies are left which impede access in any way.

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## UNIT ADDRESS PROPOSAL

The Cliffs at Jordan Station  
November 30, 2015  
RAYMOND, VAN NOSDOL & ASSOC., INC.

The following system is proposed to be used to assign addresses to the units at the Jordan Station Apartments:

Assign each building a label as follows:

Building 1: C1  
Building 2: C2  
Building 3: C3

Provide apartment numbers at each level on a consecutive number basis:

C1-101 to C3-159 for level one. (59 units)  
C1-201 to C3-260 for level two. (60 units)  
C1-301 to C3-359 for level three. (59 units)  
C1-401 to C3-459 for level four. (59 units)



