



HEADQUARTERS

# READING FIRE DEPARTMENT

READING, MASSACHUSETTS 01867

GREGORY J. BURNS, Chief

757 MAIN STREET

BUS. PHONE: 781.942.9181

STA. PHONE: 781.944.3132

FAX: 781.942.9114

TO: Jean J. Delios, Assistant Town Manager

FROM: Chief Gregory J. Burns

DATE: July 26, 2018

RE: Proposed Eaton Lakeview Development

I have reviewed the supplied drawings for the proposed Eaton Lakeview development received by Public Services on June 28, 2018. The documents provided are not complete construction documents and for that reason they are considered conceptual drawings. When the full construction document package is received we may have additional comments and or requirements.

I reviewed the 16 page plan titled Location Plan Eaton Lakeview Apartments prepared by Williams and Sparages bearing the seal and signature of Mr. Mathew E Moore, Registered Civil Engineer dated June 27, 2018.

Access to the development labeled Lot A provided in sheet plan 8 of 16 proposes a one way access road off Eaton Street to be constructed 18 feet wide. The Massachusetts Comprehensive Fire Code 527 CMR 1.00 Section 18.2.3.4.1.1 requires fire department access roads to have a width of not less than 20 feet. Additionally, turns in the roadways must be constructed with a minimum inside radius of 27 feet to accommodate our ladder truck. The access road should be increased to 20 feet and the turning radius included on the plan.

I also reviewed the 11 page plan titled Eaton Lakeview Apartments prepared by Curtis DiBenedetto and Associates, Inc. bearing the seal and signature of Mr. Frank Pitts Curtis, Registered Architect dated June 19, 2018.

On sheet plan A-1.2 there is no provision provided in the floor plans for a room for the required fire sprinkler valves and controls. The townhouse units 3 through 6 and 9 through 12 on Lot A, are required to be equipped with fire sprinklers in accordance with the Massachusetts State Building Code 780 CMR 9.3.2.1a.ii. Also on sheet plan A-1.7 there is no provision indicated on the floor plans for a room for the required sprinkler valves and controls for buildings 1, 2 and 3.

Fire hydrants are not shown on the supplied plans. Additional fire hydrants will be required for Lakeview Avenue, the rear of building 3 in Lot B and to service the buildings identified in Lot A. A fire hydrant is required within 50'-00" of the fire department connections to fire sprinkler systems.