



March 18, 2021

S. Marie LaBaw, PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Re: Ashford Woods Performance Based Design Review
Site Plan #820210110

STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.
FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SML FM: 43 DATE: 8/24/2021
original 10/14/2020

Dear Marie,

On behalf of our client, Ashford Woods LLC, the developer of 23730 Frederick Road, we are requesting the review and approval of a performance based design in conjunction with a proposed residential development on the property described below.

The subject property is approximately 139 acres and is bounded by Frederick Road to the northeast, has a small amount of frontage on Comus Road to the north, and is bisected by I-270. The property is currently operating as a Catering and Events facility. Our client has entered into an agreement with the property owner to redevelop the property with a mixed residential development, including 364 single-family townhomes and multi-family condos.

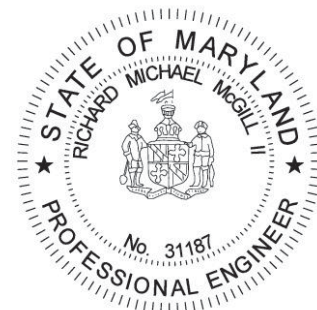
As shown on the attached exhibit, many townhomes will have an optional partial fourth story available for purchase in their floorplans. For units where the front main side hinge door is more than 50 feet but less than 150 feet from a fire access lane the designation of 'FIRE HEIGHT RESTRICTED UNIT' will be shown on the plans. All 'FIRE HEIGHT RESTRICTED UNITS' in this development will have rear alleys that provide fire department access; these alleys will be within 50' of the rear wall of each unit. If the optional partial fourth story is constructed on a unit designated with a 'FIRE HEIGHT RESTRICTED UNIT' symbol, that unit will provide either an egress window, a 3' sliding door or a 3' side hinge door as a secondary egress on the rear wall of the optional fourth story. The rears of a FIRE HEIGHT RESTRICTED UNIT will be permitted to have window sills/dormers above 27 feet, while the fronts of these units will not be permitted sills/dormers, including false dormers above 27 feet.

In consideration that this architectural design provides front height restricted fire fighter access, rear fire department vehicular access, and rear fourth story egress if the partial fourth story option is constructed we believe that the performance based design in this case will provide adequate access for fire apparatus.

Please contact us with questions or if you need additional information.

Sincerely,

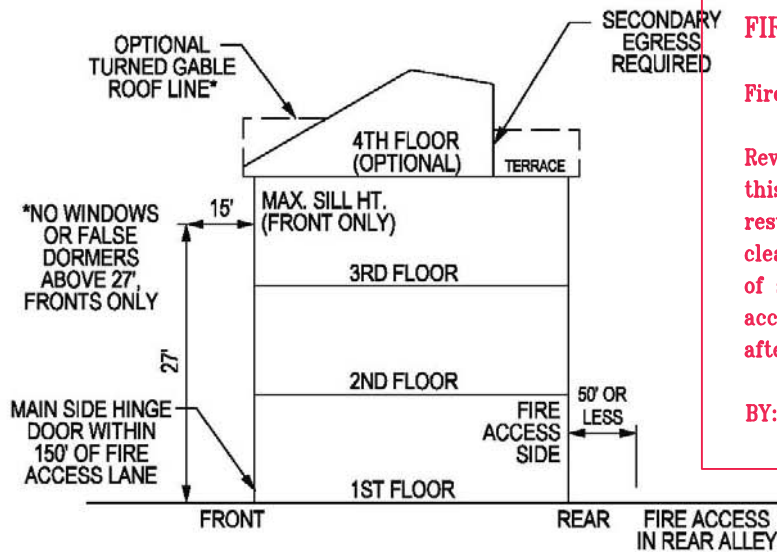
Richard M. McGill II, PE
Project Manager
Soltesz, Inc.



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 31187, EXPIRATION DATE: 01/12/2023

Enclosures: Ashford Woods Building Height Detail



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ASHFORD WOODS
PERFORMANCE BASE DESIGN
BUILDING HEIGHT DETAIL

* FIRE HEIGHT RESTRICTED UNIT
 (RESTRICTED IN FRONT ONLY)

GENERAL NOTES:

1. One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinge door within 150 feet of a fire department access route. Units of three (3) stories or more where access can be provided within 50' of a fire department access route are compliant with code and not considered to be fire height restricted. Units of three (3) stories or more where the main, side-hinged door is within 150 feet but more than 50 feet of a fire department access route is considered to be a fire height restricted unit. Fire height restricted units are not permitted sills or dormers above 27' on the front walls. Fire height restricted units are required to provide a secondary egress on the rear wall within 50' of the fire access route.
2. Units rear-facing fire department vehicular access shall provide unit numbers clearly visible from apparatus on the street or alley.

ASHFORD WOODS DEVELOPMENT NOTES:

All 24' units and 2 over 2 units are within 50' of a Fire Access Lane, all 16' units to be limited by floorplan options to a maximum of 3 stories in height, therefore the above Performance Based Design Detail will only apply to Fire Height Restricted 20' units. See sheet 4 of this set for conceptual architecture.



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