

Adams Circle

Unit Safety & Fire Access

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Prepared in response to DEC review comment 12, *"Provide narrative describing safety design of units and fire access to units."*

Unit safety design

All dwelling units in this development will be equipped with an NFPA 13D fire suppression system. The system will utilize CPVC piping, and will be primarily installed by a licensed professional in Reframe Systems' factory in Andover, MA. Each unit includes a new 1" system riser, with 1" water supply service. The carports are not structurally attached to the homes and not required to be sprinklered, however a side mounted sprinkler head is provided due to the potential future presence of Electric Vehicles (the units are equipped with a 120V exterior outlet for future EV charging). Each unit will also be equipped with an exterior emergency light on the front porch.

Fire Department Access

Adams Circle is indicated as "variable width" on the Level 1 Lotting plan included with the application. Tie lines at various points around the circle indicate widths between 50' and 63.61' and the proposed ROW work will not change the street width. Adams Circle will therefore provide the minimum 20' width required (NFPA 1, 18.2.3.5.1.1). We note that any additional requirements should be coordinated as part of the ROW work to be completed by MassDevelopment.

The homes are set back 25' from the front property line, per zoning requirements, and 10' minimum from the side lot lines which we believe provides adequate access for fire equipment on a minimum of 2 sides of each home.