



FAIRFAX COUNTY FIRE & RESCUE DEPARTMENT
FIRE PREVENTION DIVISION -- ENGINEERING PLANS REVIEW
10700 PAGE AVENUE -- FAIRFAX, VA -- 22030 -- 703-246-4806



SITE PLAN REVIEW CHECKLIST
PUBLIC FACILITIES MANUAL CHAPTER 9 / VSFPC / VUSBC

REVIEW ID: 77913 SITE PLAN NUMBER: — REVIEW TIME: 1.0

PROJECT NAME: BEULAH ROAD SUBDIVISION

PROJECT ADDRESS: 409 / 411 BEULAH ROAD NE

SUBMITTER NAME: JDA CUSTOM HOMES INC PHONE: 703.405.4141

THIS PLAN WAS REJECTED ON 5/18/16 FOR THE FOLLOWING REASON(S):

- ☐ 1. Provide County site plan number or waiver number on plans.
- ☐ 2. Provide submitter name, address, phone number. USBC 109.5.1
- ☐ 3. Provide building name, address. FXCO PFM 9-0202.2C(9).
- ☒ 4. State type of construction (IBC Classification). PFM 9-0202.2C(2).
- ☒ 5. State use group (IBC Classification).
- ☐ 6. Provide building height and number of stories. PFM 9-0202.2C(10).
- ☐ 7. If fire walls are to be built, label as such complete with hour rating. PFM, 9-0202.2C(11).
- ☐ 8. State foot print area and gross floor area. PFM 9-0202.2C(12).
- ☒ 9. State if building is to be sprinklered and show type of system to be installed. PFM 9-0202.2D.
- ☐ 10. Provide separate building data (items 4-9) for each building.
- ☐ 11. If sprinklered, show fire department connection on address side of building. PFM 9-0202.2C(9).
- ☐ 12. Provide location and size of underground fire lines. PFM 9-0202.2C(8).
- ☒ 13. Fire hydrants (existing and proposed) to be shown. PFM 9-0202.2C(4).
- ☒ 14. Provide available fire flow at 20 psi (Q_{20}) and state source of data. PFM 9-0202.2C(6).
- ☒ 15. Provide full fire flow test data including static and residual hydrant pressures, gpm flowed, available fire flow at 20 psi, vicinity map showing hydrants used for test and connecting water line locations from test hydrant(s) to proposed site complete with elevations. PFM 9-0202.2G(1).
- ☐ 16. Indicate fire lanes to be painted and show signage details or make fire lane corrections as noted on sheet(s) . FXCO FPC 503. Return marked-up sheets with next submittal.
- ☐ 17. Details on site plan sheets do not match those on fire lane sheet.
- ☐ 18. Provide fire rating of exterior walls to comply with IBC Table 602.
- ☒ 19. Provide adequate hydrant coverage. PFM 9-0202.11.
- ☐ 20. Indicate on plans that garage/parking deck will be designed for a nominal 450 lb/sf uniform live load.
- ☐ 21. Provide adequate emergency vehicle access. FXCO FPC 503, SFPC 503 (all).
- ☐ 22. All cul-de-sacs to comply with PFM requirements (7.0406.8A0) 45' minimum radius.
- ☐ 23. Show profiles for all underground fire lines and water lines serving hydrants.
- ☐ 24. Show grade percentages along all fire department vehicle access ways.

REQUIRED FIRE FLOW = (18) (C) (A)^{1/2} (SPRINKLER) (OCCUPANCY) (EXPOSURE)

= (18) () ()^{1/2} () () ()

= 1000 gpm

FURTHER EXPLANATIONS / ADDITIONAL COMMENTS

- ④ NEED TO STATE THE TYPE OF CONSTRUCTION AND USE
- ⑤ GROUP OF THE PROPOSED STRUCTURES.
- ⑨ NEED TO STATE WHETHER OR NOT THE PROPOSED STRUCTURES WILL BE SPRINKLERED AND IF SO, WITH WHICH TYPE OF SYSTEM.
- ⑬ NEED TO SHOW ALL EXISTING AND PROPOSED FIRE
- ⑭ HYDRANTS WITHIN 500' OF THE SITE IN ORDER TO
- ⑮ VERIFY PROPER HYDRANT COVERAGE.
- ⑭ NEED TO PROVIDE AVAILABLE FIRE FLOW (Q_{70}) OF A
- ⑮ SERVING HYDRANT (WITHIN 500') AS WELL AS FULL FIRE FLOW TEST DATA.

NOTE:

THESE ARE THE SAME EXACT REJECTION COMMENTS FROM 12/3/15. NONE ADDRESSED OR CORRECTED.

Inquiries regarding building/site/fire flow issues are to be directed to Engineer III Michael Paruti at 703.246.4860 or michael.paruti@fairfaxcounty.gov.

Inquiries regarding fire lane issues are to be directed to Fire Inspector II Marlene Moran at 703.246.4891 or marlene.moran@fairfaxcounty.gov.

PLEASE NOTE: Fire lane approval, installation and inspection required prior to occupancy.