

MARVEL

Fire Chief Osborn
Village of Dobbs Ferry Volunteer Fire Department
June 30, 2021

RE: The Masters School Innovation and Entrepreneurship Center
Emergency Access Review
49 Clinton Ave
Dobbs Ferry, NY 10522

The purpose of this letter is to confirm that the proposed design approach for emergency access to the Master's School future Innovation and Entrepreneurship Center (IEC) building is satisfactory to meet the requirements of the Village of Dobbs Ferry Fire Department. The building is currently going through site planning review with the BOT, Planning Board, and ARB. We hope to gain BOT Site Plan approval by fall 2021. The team anticipates submitting a full set of documents for building permit review in late summer 2021. This inquiry does not replace a typical fire department review that will happen as part of the building permit application review, however it is to confirm now during the site planning approval process that the Fire Department has reviewed and acknowledges the proposed emergency access and fire protection for the building. We anticipate that any comments that arise from this review would be picked up before issuing our final site plan drawings for BOT approval, or issuing the drawings for building permit review.

The IEC will house the Innovation and Entrepreneurship academic programs. The building is proposed as a ground up structure of 21,309 sf, constructed as three floors with a basement. It will be positioned centrally within The Master's campus between the Middle School, Estherwood Mansion and The Carriage House, just off the internal road, Cochrane Ave.

The building height complies with the Village of Dobbs Ferry zoning restrictions, with the mid-point of the roof slope at 42'-10" above the average lowest grade plane, which puts the height well below the max allowable height of 50'-0". See Zoning diagrams on Z-100.

The site is proposed to have a new fire hydrant with the Village Standard "NYC" connections (one 2-1/2" nozzle and one 4" nozzle) and a new fire department connection, with Storz type connections at the building's

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north - eastern end, see Site Plan G-030 and Hydrant detail C900-5. The existing hydrant at the building's southern end, directly across Cochrane Ave, will be modified to provide the Village Standard "NYC" connections (one 2-1/2" nozzle and one 4" nozzle), see Site Plan G-030 and C900-5 for detail.

Emergency vehicle access is provided from Cochrane Ave along the building's eastern and southern exposures. The existing road has an unobstructed width of 20 feet and unlimited vertical clearance. To comply with NYS International Fire Code section 503, the perimeter of the building is within 150' distance of this access road, except for a portion of the west side where the distance extends to 171'. See Site Plan G-030 for these distances. Also per this building code section, the local fire official can allow this distance to extend past 150' where the building is fully sprinklered.

The building is proposed as three floors with a basement. The sloping site creates two points of entry, one at the first floor off the northern work patio (Elevation 131.0') and one at the second level off the quad (Elevation 145.0'). The second story quad entry will be considered the main entrance. The fire alarm command center will be inside this main entrance within a fire rated closet with visible signage. A remote annunciator panel will be positioned inside the building's first floor entrance. The building will have a wet based standpipe and sprinkler fire protection system. 4" standpipes will be located at each of the two interior stairwells. Hose valve connections will be provided at each floor of each stairwell.

We ask that you sign this letter to notify us of your receipt of this information and acknowledgement of the design concept. If there is anything objectionable that you would like to discuss, please request a meeting with us, or provide us written comments for our review and response.

Sincerely,



Jennifer Olson, AIA, LEED AP
Director, Marvel



Approval of Design intent by Fire Dept Chief Osborn

Date 7/1/2021