



**GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY**

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239) 774-2800 Fax: (239) 774-3116

VARIANCE REQUEST FORM

Date: 1/29/2018 Permit Number: SDP PL20170001881

Project Name: The Springs at Hammock Cove (fka Springs at Sabal Bay) – Building 4

Project Address: Approximately 900 ft southwest of Rattlesnake Hammock Rd and US 41, north of Thomason Drive

Company Name: Continental 422 Fund LLC (c/o Peninsula Engineering)

Phone Number: (239) 262-2600 Email: dhurst@barroncollier.com

Variance Request:

Proposes to locate fire appurtenances (PIV, FDC and backflow preventer) at a distance of 20 feet from proposed apartment buildings. The proposed building height is approximately 31 feet at the roof peak.

Fire Code(s) Requiring Variance:

Section 6.2.11 (a) of NFPA 24 requires that Post Indicator Valves be installed at least as far as the wall facing the PIV (for buildings less than 40 feet in height)

Justification for Variance (Attach supporting documentation):

Due to site constraints, achieving the 40 foot minimum separation of the fire appurtenances to the building would be extremely difficult. The reduced distance from each appurtenance to the building will allow for them to be located directly in front of the building it serves in effort to avoid confusion in the event of emergency responses. If the requirement in NFPA 24 is to locate the appurtenances at a minimum of 31 feet (the proposed building height) from buildings is accommodated, the appurtenances would have to be located on the opposite side of the access aisle from the buildings it serves and the equipment location may not be as intuitive as with the proposed deviation. The apartment buildings will be Type VA construction and there will be a minimum separation between buildings of 25' - 4".

Requestor (Print Name): David Hurst, PE (email: dhurst@barroncollier.com)

REQUIRED DOCUMENTATION:

- Variance Request from permit holder/developer/contractor
- Signature(s) from property owner/manager or Condominium Association President
- Supporting documentation

Requestor Signature: [Signature] Date: 1/29/18

Company: Peninsula Engineering

received
1/29/18 TC
100-CK# 8755



GREATER NAPLES FIRE RESCUE DISTRICT

FIRE AND LIFE SAFETY

2700 North Horseshoe Drive • Naples, FL 34104

Phone: (239)774-2800 Fax: (239)774-3116

Property Owner or Condominium Association President Signature:

CDC Land Investments, Inc.

Date: 1/29/18

Print Name: David Hurst, PE (Owner's Representative)

Company: Peninsula Engineering

Property Manager Signature:

Date: 1/29/18

Print Name: DAVID HURST (AS AGENT)

Company: PENINSULA ENGINEERING

For Fire Marshal Only:

Approved: ☒

Denied: ☐

Permit: SDP PL 2017 0001881

Project Address: BLDG 4

Comments:

Bldg 4 - DIV, FDC + BACKFLOW is proposed to be located no closer than 35' from ANY PROJECTION OF THE BUILDING. THIS VARIANCE IS ALLOWED. THIS VARIANCE IS REQUIRED TO BE SUBMITTED WITH UG + AG SPRINKLER PLAN SUBMITTALS

Please note: If at any time the conditions are altered in a manner that would create a potentially negative impact to life safety, including response times, the Greater Naples Fire and Life Safety Division shall be immediately notified and corrections will be required.

Fire Marshal Signature:

Date: 2/9/18

Fire District:

GNFD

January 29, 2018

Captain Shar Hingson
Greater Naples Fire District
2700 Horseshoe Drive North
Naples, Florida 34104

**Subject: The Springs at Hammock Cove (fka Springs at Sabal Bay) PL20170001881
Variance Request for Buildings 4, 5, 9,10,11,12 & 14**

Dear Captain Hingson,

Please find attached the request for a variance from the requirements of NFPA 24 for the location of proposed Post Indicator Valves (PIVs) at the proposed development, The Springs at Hammock Cove. The Springs at Hammock Cove is a proposed 340 unit apartment complex located on Thomasson Drive. This variance requests relief from Section 6.2.11 (a) of NFPA 24 to allow for PIVs to be located at a minimum of 20 feet from the buildings they serve rather than the required distance of 33 feet.

Enclosed for your review and approval of this request are the following:

1. Greater Naples Fire and Rescue District Variance Request separate forms for buildings 4,5,9,10,11,12 and 14;
2. Seven (7) signed and sealed Springs at Sabal Bay Apartments Site Development Plan sheet X11 (PE Drawing File No. P-CONT-006-001, Rev01);
3. Check #8755 n the amount of \$700.00 representing the review fees for the proposed variances.

We trust that the items listed above are sufficient for your review and approval. Should you have any questions, or require any additional information, please do not hesitate to contact me at 239-403-6709, or via email at dhurst@barroncollier.com.

Thank you,

PENINSULA ENGINEERING

Kim Davidson
on behalf of
David J. Hurst, PE, LEED-AP
Senior Project Manager

received
1/29/18 TC
\$700 CK#8755

Encl.



**GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY**

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239) 774-2800 Fax: (239) 774-3116

VARIANCE REQUEST FORM

Date: 1/26/2018 Permit Number: SDP PL20170001881

Project Name: The Springs at Hammock Cove (fka Springs at Sabal Bay) – Building 14

Project Address: Approximately 900 ft southwest of Rattlesnake Hammock Rd and US 41, north of Thomason Drive

Company Name: Continental 422 Fund LLC (c/o Peninsula Engineering)

Phone Number: (239) 262-2600 Email: dhurst@barroncollier.com

Variance Request:

Proposes to locate fire appurtenances (PIV, FDC and backflow preventer) at a distance of 20 feet from proposed apartment buildings. The proposed building height is approximately 31 feet at the roof peak.

Fire Code(s) Requiring Variance:

Section 6.2.11 (a) of NFPA 24 requires that Post Indicator Valves be installed at least as far as the wall facing the PIV (for buildings less than 40 feet in height)

Justification for Variance (Attach supporting documentation):

Due to site constraints, achieving the 40 foot minimum separation of the fire appurtenances to the building would be extremely difficult. The reduced distance from each appurtenance to the building will allow for them to be located directly in front of the building it serves in effort to avoid confusion in the event of emergency responses. If the requirement in NFPA 24 is to locate the appurtenances at a minimum of 31 feet (the proposed building height) from buildings is accommodated, the appurtenances would have to be located on the opposite side of the access aisle from the buildings it serves and the equipment location may not be as intuitive as with the proposed deviation. The apartment buildings will be Type VA construction and there will be a minimum separation between buildings of 25' - 4".

Requestor (Print Name): David Hurst, PE (email: dhurst@barroncollier.com)

REQUIRED DOCUMENTATION:

- Variance Request from permit holder/developer/contractor
- Signature(s) from property owner/manager or Condominium Association President
- Supporting documentation

Requestor Signature: [Signature] Date: 1/29/18

Company: Peninsula Engineering

received #100...
1/29/18 TC CK# 8755



GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

Property Owner or Condominium Association President Signature:

CDC Land Investments, Inc.

Date: 11/29/18

Print Name: David Hurst, PE (Owner's Representative)

Company: Peninsula Engineering

Property Manager Signature:

Date: 11/29/18

Print Name: DAVID HURST (AS AGENT)

Company: PENINSULA ENGINEERING

For Fire Marshal Only:

Approved: ☒ Denied: ☐

Permit: SDP PL 2017 000 1881

Project Address: BLDG 14

Comments:

PV, ADC & BACKFLOW IS PROPOSED TO BE
LOCATED NO CLOSER THAN 35' FROM
ANY PROJECTION OF THE BUILDING.
THIS VARIANCE IS ALLOWED. THIS
VARIANCE IS REQUIRED TO BE
SUBMITTED W/ VG & AG SPRINKLER
PLAN SUBMITTALS

Please note: If at any time the conditions are altered in a manner that would create a potentially negative impact to life safety, including response times, the Greater Naples Fire and Life Safety Division shall be immediately notified and corrections will be required.

Fire Marshal Signature:

Date:

2/1/18

Fire District:

GNFD

EX. THOMASSON LANE

PETAL DRIVE

NOTE:
DIMENSIONS SHOWN ARE BETWEEN EACH
BUILDING AT ITS NEAREST ASSOCIATED FIRE
APPURTENANCE (FDC, PV, OR BACKFLOW).

EX. THOMASSON LANE

PETAL DRIVE

EX. CARDINAL WAY

**PENINSULA
ENGINEERING**

11200 S. UNIVERSITY AVE. SUITE 100, TAMPA, FL 33613
TEL: 813.833.1111 FAX: 813.833.1112
WWW.PENINSULA-ENGINEERING.COM

THE SPRINGS AT SABAL BAY APARTMENTS

FIRE PROTECTION
EXHIBIT

CONTINENTAL 422 FUND LLC

PROFESSIONAL SEAL
PENINSULA ENGINEERING
DAVID HANCOCK, P.E.



EXHIBIT
ALL DIMENSIONS ARE SHOWN ON BASIS OF
THE LATEST REVISIONS TO THE EXHIBIT, SECTION 12.00

REV. 01	DATE 01/15/11	BY J. HANCOCK
REV. 02	DATE 02/15/11	BY J. HANCOCK
REV. 03	DATE 03/15/11	BY J. HANCOCK
REV. 04	DATE 04/15/11	BY J. HANCOCK
REV. 05	DATE 05/15/11	BY J. HANCOCK
REV. 06	DATE 06/15/11	BY J. HANCOCK
REV. 07	DATE 07/15/11	BY J. HANCOCK
REV. 08	DATE 08/15/11	BY J. HANCOCK
REV. 09	DATE 09/15/11	BY J. HANCOCK
REV. 10	DATE 10/15/11	BY J. HANCOCK
REV. 11	DATE 11/15/11	BY J. HANCOCK
REV. 12	DATE 12/15/11	BY J. HANCOCK

X11

January 29, 2018

Captain Shar Hingson
Greater Naples Fire District
2700 Horseshoe Drive North
Naples, Florida 34104

**Subject: The Springs at Hammock Cove (fka Springs at Sabal Bay) PL20170001881
Variance Request for Buildings 4, 5, 9,10,11,12 & 14**

Dear Captain Hingson,

Please find attached the request for a variance from the requirements of NFPA 24 for the location of proposed Post Indicator Valves (PIVs) at the proposed development, The Springs at Hammock Cove. The Springs at Hammock Cove is a proposed 340 unit apartment complex located on Thomasson Drive. This variance requests relief from Section 6.2.11 (a) of NFPA 24 to allow for PIVs to be located at a minimum of 20 feet from the buildings they serve rather than the required distance of 33 feet.

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3. Check #8755 n the amount of \$700.00 representing the review fees for the proposed variances.

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Thank you,

PENINSULA ENGINEERING

Kim Davidson
on behalf of
David J. Hurst, PE, LEED-AP
Senior Project Manager

received
1/29/18 TC
\$700 CK#8755

Encl.



**GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY**

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

VARIANCE REQUEST FORM

Date: 1/29/2018 Permit Number: SDP PL20170001881

Project Name: The Springs at Hammock Cove (fka Springs at Sabal Bay) – Building 9

Project Address: Approximately 900 ft southwest of Rattlesnake Hammock Rd and US 41, north of Thomason Drive

Company Name: Continental 422 Fund LLC (c/o Peninsula Engineering)

Phone Number: (239) 262-2600 Email: dhurst@barroncollier.com

Variance Request:

Proposes to locate fire appurtenances (PIV, FDC and backflow preventer) at a distance of 20 feet from proposed apartment buildings. The proposed building height is approximately 31 feet at the roof peak.

Fire Code(s) Requiring Variance:

Section 6.2.11 (a) of NFPA 24 requires that Post Indicator Valves be installed at least as far as the wall facing the PIV (for buildings less than 40 feet in height)

Justification for Variance (Attach supporting documentation):

Due to site constraints, achieving the 40 foot minimum separation of the fire appurtenances to the building would be extremely difficult. The reduced distance from each appurtenance to the building will allow for them to be located directly in front of the building it serves in effort to avoid confusion in the event of emergency responses. If the requirement in NFPA 24 is to locate the appurtenances at a minimum of 31 feet (the proposed building height) from buildings is accommodated, the appurtenances would have to be located on the opposite side of the access aisle from the buildings it serves and the equipment location may not be as intuitive as with the proposed deviation. The apartment buildings will be Type VA construction and there will be a minimum separation between buildings of 25' - 4".

Requestor (Print Name): David Hurst, PE (email: dhurst@barroncollier.com)

REQUIRED DOCUMENTATION:

- Variance Request from permit holder/developer/contractor
- Signature(s) from property owner/manager or Condominium Association President
- Supporting documentation

Requestor Signature: [Signature] Date: 1/29/18

Company: Peninsula Engineering

received
1/29/18 TC
#100 - CK# 8755



GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

Property Owner or Condominium Association President Signature:

CDC Land Investments, Inc.

Date: 1/29/18

Print Name: David Hurst, PE (Owner's Representative)

Company: Peninsula Engineering

Property Manager Signature:

Date: 1/29/18

Print Name: DAVID HURST (AC AGENT)

Company: PENINSULA ENGINEERING

For Fire Marshal Only:

Approved: ☒ Denied: ☐

Permit: SDP PL 2017 000 1881

Project Address: BUDG 9

Comments:

BUDG 9
FDC PIV & BACKFLOW IS PROPOSED
TO BE LOCATED NO CLOSER
THAN 28' FROM ANY PROTECTION
OF THE BUILDING IS ALLOWED.

THIS VARIANCE IS REQUIRED TO BE
SUBMITTED W/ VG & AG SPRINKLER
PLANS

Please note: If at any time the conditions are altered in a manner that would create a potentially negative impact to life safety, including response times, the Greater Naples Fire and Life Safety Division shall be immediately notified and corrections will be required.

Fire Marshal Signature:

Date:

2/1/18

Fire District:

GNFD

January 29, 2018

Captain Shar Hingson
Greater Naples Fire District
2700 Horseshoe Drive North
Naples, Florida 34104

**Subject: The Springs at Hammock Cove (fka Springs at Sabal Bay) PL20170001881
Variance Request for Buildings 4, 5, 9,10,11,12 & 14**

Dear Captain Hingson,

Please find attached the request for a variance from the requirements of NFPA 24 for the location of proposed Post Indicator Valves (PIVs) at the proposed development, The Springs at Hammock Cove. The Springs at Hammock Cove is a proposed 340 unit apartment complex located on Thomasson Drive. This variance requests relief from Section 6.2.11 (a) of NFPA 24 to allow for PIVs to be located at a minimum of 20 feet from the buildings they serve rather than the required distance of 33 feet.

Enclosed for your review and approval of this request are the following:

1. Greater Naples Fire and Rescue District Variance Request separate forms for buildings 4,5,9,10,11,12 and 14;
2. Seven (7) signed and sealed Springs at Sabal Bay Apartments Site Development Plan sheet X11 (PE Drawing File No. P-CONT-006-001, Rev01);
3. Check #8755 n the amount of \$700.00 representing the review fees for the proposed variances.

We trust that the items listed above are sufficient for your review and approval. Should you have any questions, or require any additional information, please do not hesitate to contact me at 239-403-6709, or via email at dhurst@barroncollier.com.

Thank you,

PENINSULA ENGINEERING

Kim Davidson
on behalf of

David J. Hurst, PE, LEED-AP
Senior Project Manager

received
1/29/18 TC
\$700 CK#8755

Encl.



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FIRE AND LIFE SAFETY**

2700 North Horseshoe Drive • Naples, FL 34104

Phone: (239)774-2800 Fax: (239)774-3116

VARIANCE REQUEST FORM

Date: 1/29/2018 Permit Number: SDP PL20170001881

Project Name: The Springs at Hammock Cove (fka Springs at Sabal Bay) – Building 5

Project Address: Approximately 900 ft southwest of Rattlesnake Hammock Rd and US 41, north of Thomason Drive

Company Name: Continental 422 Fund LLC (c/o Peninsula Engineering)

Phone Number: (239) 262-2600 Email: dhurst@barroncollier.com

Variance Request:

Proposes to locate fire appurtenances (PIV, FDC and backflow preventer) at a distance of 20 feet from proposed apartment buildings. The proposed building height is approximately 31 feet at the roof peak.

Fire Code(s) Requiring Variance:

Section 6.2.11 (a) of NFPA 24 requires that Post Indicator Valves be installed at least as far as the wall facing the PIV (for buildings less than 40 feet in height)

Justification for Variance (Attach supporting documentation):

Due to site constraints, achieving the 40 foot minimum separation of the fire appurtenances to the building would be extremely difficult. The reduced distance from each appurtenance to the building will allow for them to be located directly in front of the building it serves in effort to avoid confusion in the event of emergency responses. If the requirement in NFPA 24 is to locate the appurtenances at a minimum of 31 feet (the proposed building height) from buildings is accommodated, the appurtenances would have to be located on the opposite side of the access aisle from the buildings it serves and the equipment location may not be as intuitive as with the proposed deviation. The apartment buildings will be Type VA construction and there will be a minimum separation between buildings of 25' - 4".

Requestor (Print Name): David Hurst, PE (email: dhurst@barroncollier.com)

REQUIRED DOCUMENTATION:

- Variance Request from permit holder/developer/contractor
- Signature(s) from property owner/manager or Condominium Association President
- Supporting documentation

Requestor Signature: [Signature] Date: 1/29/18

Company: Peninsula Engineering

received
1/29/18 TC
#100 CK#8755



GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

Property Owner or Condominium Association President Signature:

CDC Land Investments, Inc.

Date: 1/29/18

Print Name: David Hurst, PE (Owner's Representative)

Company: Peninsula Engineering

Property Manager Signature:

Date: 1/29/18

Print Name: DAVID HURST (AS AGENT)

Company: PENINSULA ENGINEERING

For Fire Marshal Only:

Approved: ☒

Denied: ☐

Permit: SDP PL 20170001881

Project Address: BLDG 5

Comments:

FDC PIV + BACKFLOW IS PROPOSED TO
BE LOCATED NO CLOSER THAN
33' FROM ANY PROJECTION OF THE
BUILDING.
THIS VARIANCE IS REQUIRED TO BE
SUBMITTED W/ UG + AG SPRINKLER
PLANS

Please note: If at any time the conditions are altered in a manner that would create a potentially negative impact to life safety, including response times, the Greater Naples Fire and Life Safety Division shall be immediately notified and corrections will be required.

Fire Marshal Signature:

Date: 2/1/18

Fire District:

GNFD

EX THOMASSON LANE

PARKING GARAGE #4

PARKING GARAGE #3

PARKING GARAGE #2

PARKING GARAGE #1

PETAL DRIVE

BUILDING #1

BUILDING #2

BUILDING #3

BUILDING #4

BUILDING #5

NOTE:
DIMENSIONS SHOWN ARE BETWEEN EACH
BUILDING AT ITS NEAREST ASSOCIATED FIRE
APPROPRIATE (F.I.C. PV. OR BACKFLOW)

EX CARDINAL WAY

BUILDING #6

BUILDING #7

BUILDING #8

BUILDING #9

BUILDING #10

BUILDING #11

BUILDING #12

BUILDING #13

BUILDING #14

BUILDING #15

BUILDING #16

BUILDING #17

BUILDING #18

BUILDING #19

BUILDING #20

BUILDING #21

BUILDING #22

BUILDING #23

BUILDING #24

BUILDING #25

BUILDING #26

BUILDING #27

BUILDING #28

BUILDING #29

BUILDING #30

BUILDING #31

BUILDING #32

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BUILDING #77

BUILDING #78

BUILDING #79

BUILDING #80

BUILDING #81

BUILDING #82

BUILDING #83

BUILDING #84

BUILDING #85

BUILDING #86

BUILDING #87

EX THOMASSON AVE

PETAL DRIVE

PETAL DRIVE

PETAL DRIVE

PETAL DRIVE

PETAL DRIVE

PETAL DRIVE

PETAL DRIVE

January 29, 2018

Captain Shar Hingson
Greater Naples Fire District
2700 Horseshoe Drive North
Naples, Florida 34104

**Subject: The Springs at Hammock Cove (fka Springs at Sabal Bay) PL20170001881
Variance Request for Buildings 4, 5, 9,10,11,12 & 14**

Dear Captain Hingson,

Please find attached the request for a variance from the requirements of NFPA 24 for the location of proposed Post Indicator Valves (PIVs) at the proposed development, The Springs at Hammock Cove. The Springs at Hammock Cove is a proposed 340 unit apartment complex located on Thomasson Drive. This variance requests relief from Section 6.2.11 (a) of NFPA 24 to allow for PIVs to be located at a minimum of 20 feet from the buildings they serve rather than the required distance of 33 feet.

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3. Check #8755 n the amount of \$700.00 representing the review fees for the proposed variances.

We trust that the items listed above are sufficient for your review and approval. Should you have any questions, or require any additional information, please do not hesitate to contact me at 239-403-6709, or via email at dhurst@barroncollier.com.

Thank you,

PENINSULA ENGINEERING

Kim Davidson
on behalf of
David J. Hurst, PE, LEED-AP
Senior Project Manager

received
1/29/18 TC
\$700 CK#8755

Encl.



GREATER NAPLES FIRE RESCUE DISTRICT

FIRE AND LIFE SAFETY

2700 North Horseshoe Drive • Naples, FL 34104

Phone: (239)774-2800 Fax: (239)774-3116

VARIANCE REQUEST FORM

Date:

1/29/2018

Permit Number: SDP PL20170001881

Project Name: The Springs at Hammock Cove (fka Springs at Sabal Bay) – Building 11

Project Address: Approximately 900 ft southwest of Rattlesnake Hammock Rd and US 41, north of Thomason Drive

Company Name: Continental 422 Fund LLC (c/o Peninsula Engineering)

Phone Number: (239) 262-2600

Email: dhurst@barroncollier.com

Variance Request:

Proposes to locate fire appurtenances (PIV, FDC and backflow preventer) at a distance of 20 feet from proposed apartment buildings. The proposed building height is approximately 31 feet at the roof peak.

Fire Code(s) Requiring Variance:

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Justification for Variance (Attach supporting documentation):

Due to site constraints, achieving the 40 foot minimum separation of the fire appurtenances to the building would be extremely difficult. The reduced distance from each appurtenance to the building will allow for them to be located directly in front of the building it serves in effort to avoid confusion in the event of emergency responses. If the requirement in NFPA 24 is to locate the appurtenances at a minimum of 31 feet (the proposed building height) from buildings is accommodated, the appurtenances would have to be located on the opposite side of the access aisle from the buildings it serves and the equipment location may not be as intuitive as with the proposed deviation. The apartment buildings will be Type VA construction and there will be a minimum separation between buildings of 25' - 4".

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- Signature(s) from property owner/manager or Condominium Association President
- Supporting documentation

received 4100-
1/29/18 TC CK#8755

Requestor Signature: [Signature]

Date: 1/29/18

Company: Peninsula Engineering



GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

Property Owner or Condominium Association President Signature:

CDC Land Investments, Inc.

Date: 1/29/18

Print Name: David Hurst, PE (Owner's Representative)

Company: Peninsula Engineering

Property Manager Signature:

Date: 1/29/18

Print Name: DAVID HURST (AS AGENT)

Company: PENINSULA ENGINEERING

For Fire Marshal Only:

Approved: ☒ Denied: ☐

Permit: SDP PL 2017 000 1881

Project Address: Bldg 11

Comments:

Bldg 11 - PIV, FDC & BACKFLOW IS PROPOSED TO
BE LOCATED NO CLOSER THAN 29' FROM
ANY PROJECTION OF THE BUILDING.
THIS VARIANCE IS ALLOWED. THIS
VARIANCE IS REQUIRED TO BE
SUBMITTED WITH UG1 & SPRINKLER
PLAN SUBMITTALS.

Please note: If at any time the conditions are altered in a manner that would create a potentially negative impact to life safety, including response times, the Greater Naples Fire and Life Safety Division shall be immediately notified and corrections will be required.

Fire Marshal Signature:

Date: 2/1/18

Fire District:

GNFD

January 29, 2018

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Variance Request for Buildings 4, 5, 9,10,11,12 & 14**

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Thank you,

PENINSULA ENGINEERING

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on behalf of
David J. Hurst, PE, LEED-AP
Senior Project Manager

received
1/29/18 TC
\$700 CK#8755

Encl.



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Phone: (239)774-2800 Fax: (239)774-3116

VARIANCE REQUEST FORM

Date: 1/29/2018 Permit Number: SDP PL20170001881

Project Name: The Springs at Hammock Cove (fka Springs at Sabal Bay) – Building 12

Project Address: Approximately 900 ft southwest of Rattlesnake Hammock Rd and US 41,
north of Thomason Drive

Company Name: Continental 422 Fund LLC (c/o Peninsula Engineering)

Phone Number: (239) 262-2600 Email: dhurst@barroncollier.com

Variance Request:

Proposes to locate fire appurtenances (PIV, FDC and backflow preventer) at a distance of 20 feet
from proposed apartment buildings. The proposed building height is approximately 31 feet at the
roof peak.

Fire Code(s) Requiring Variance:

Section 6.2.11 (a) of NFPA 24 requires that Post Indicator Valves be installed at least as far as the
wall facing the PIV (for buildings less than 40 feet in height)

Justification for Variance (Attach supporting documentation):

Due to site constraints, achieving the 40 foot minimum separation of the fire appurtenances to the
building would be extremely difficult. The reduced distance from each appurtenance to the
building will allow for them to be located directly in front of the building it serves in effort to
avoid confusion in the event of emergency responses. If the requirement in NFPA 24 is to locate
the appurtenances at a minimum of 31 feet (the proposed building height) from buildings is
accommodated, the appurtenances would have to be located on the opposite side of the access
aisle from the buildings it serves and the equipment location may not be as intuitive as with the
proposed deviation. The apartment buildings will be Type VA construction and there will be a
minimum separation between buildings of 25' - 4".

Requestor (Print Name): David Hurst, PE (email: dhurst@barroncollier.com)

REQUIRED DOCUMENTATION:

- Variance Request from permit holder/developer/contractor
- Signature(s) from property owner/manager or Condominium Association President
- Supporting documentation

Requestor Signature: [Signature] Date: 1/29/18

Company: Peninsula Engineering

received \$100 -
1/29/18 TC CK#8755



GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

Property Owner or Condominium Association President Signature:

CDC Land Investments, Inc.

Date: 1/29/18

Print Name: David Hurst, PE (Owner's Representative)

Company: Peninsula Engineering

Property Manager Signature:

Date: 1/29/18

Print Name: DAVID HURST (AS AGENT)

Company: PENINSULA ENGINEERING

For Fire Marshal Only:

Approved: ☒ Denied: ☐

Permit: SDP PL 2017000/88/

Project Address: BLDG 12

Comments:

PW, FDC & BACKFLOW IS PROPOSED TO
BE LOCATED NO CLOSER THAN 34'
FROM ANY PROJECTION OF THE
BUILDING. THIS VARIANCE IS
ALLOWED. THIS VARIANCE IS REQUIRED
TO BE SUBMITTED W/ VG & AG
PLAN SUBMITTALS.

Please note: If at any time the conditions are altered in a manner that would create a potentially negative impact to life safety, including response times, the Greater Naples Fire and Life Safety Division shall be immediately notified and corrections will be required.

Fire Marshal Signature:

Date: 2/1/18

Fire District:

GNFD

EX. THOMASSON DRIVE

PETAL DRIVE

NOTE:
DIMENSIONS SHOWN ARE BETWEEN EACH
BUILDING AT ITS BUILDING ASSOCIATED FIRE
APPROXIMATE (FIRE, P.V. OR DRAINAGE).

EX. CARDINAL WAY

**PENINSULA
ENGINEERING**

**THE SPRINGS
AT SABAL BAY
APARTMENTS**

FINAL PRODUCTION
EXHIBIT

CONSTRUCTION AZZ 11/10/11



PROJECT NO.	11-001
DATE	11/10/11
BY	11/10/11
CHECKED BY	11/10/11
APPROVED BY	11/10/11
PROJECT NAME	THE SPRINGS AT SABAL BAY APARTMENTS
PROJECT LOCATION	11-001
PROJECT OWNER	11-001
PROJECT ARCHITECT	11-001
PROJECT ENGINEER	11-001
PROJECT SURVEYOR	11-001
PROJECT LANDSCAPE	11-001
PROJECT CIVIL	11-001
PROJECT MECHANICAL	11-001
PROJECT ELECTRICAL	11-001
PROJECT PLUMBING	11-001
PROJECT FIRE	11-001
PROJECT OTHER	11-001

X11

January 29, 2018

Captain Shar Hingson
Greater Naples Fire District
2700 Horseshoe Drive North
Naples, Florida 34104

**Subject: The Springs at Hammock Cove (fka Springs at Sabal Bay) PL20170001881
Variance Request for Buildings 4, 5, 9,10,11,12 & 14**

Dear Captain Hingson,

Please find attached the request for a variance from the requirements of NFPA 24 for the location of proposed Post Indicator Valves (PIVs) at the proposed development, The Springs at Hammock Cove. The Springs at Hammock Cove is a proposed 340 unit apartment complex located on Thomasson Drive. This variance requests relief from Section 6.2.11 (a) of NFPA 24 to allow for PIVs to be located at a minimum of 20 feet from the buildings they serve rather than the required distance of 33 feet.

Enclosed for your review and approval of this request are the following:

1. Greater Naples Fire and Rescue District Variance Request separate forms for buildings 4,5,9,10,11,12 and 14;
2. Seven (7) signed and sealed Springs at Sabal Bay Apartments Site Development Plan sheet X11 (PE Drawing File No. P-CONT-006-001, Rev01);
3. Check #8755 in the amount of \$700.00 representing the review fees for the proposed variances.

We trust that the items listed above are sufficient for your review and approval. Should you have any questions, or require any additional information, please do not hesitate to contact me at 239-403-6709, or via email at dhurst@barroncollier.com.

Thank you,

PENINSULA ENGINEERING

Kim Davidson
on behalf of
David J. Hurst, PE, LEED-AP
Senior Project Manager

received
1/29/18 TC
\$700 CK#8755

Encl.



**GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY**

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

VARIANCE REQUEST FORM

Date: 1/29/2018 Permit Number: SDP PL20170001881

Project Name: The Springs at Hammock Cove (fka Springs at Sabal Bay) – Building 10

Project Address: Approximately 900 ft southwest of Rattlesnake Hammock Rd and US 41, north of Thomason Drive

Company Name: Continental 422 Fund LLC (c/o Peninsula Engineering)

Phone Number: (239) 262-2600 Email: dhurst@barroncollier.com

Variance Request:

Proposes to locate fire appurtenances (PIV, FDC and backflow preventer) at a distance of 20 feet from proposed apartment buildings. The proposed building height is approximately 31 feet at the roof peak.

Fire Code(s) Requiring Variance:

Section 6.2.11 (a) of NFPA 24 requires that Post Indicator Valves be installed at least as far as the wall facing the PIV (for buildings less than 40 feet in height)

Justification for Variance (Attach supporting documentation):

Due to site constraints, achieving the 40 foot minimum separation of the fire appurtenances to the building would be extremely difficult. The reduced distance from each appurtenance to the building will allow for them to be located directly in front of the building it serves in effort to avoid confusion in the event of emergency responses. If the requirement in NFPA 24 is to locate the appurtenances at a minimum of 31 feet (the proposed building height) from buildings is accommodated, the appurtenances would have to be located on the opposite side of the access aisle from the buildings it serves and the equipment location may not be as intuitive as with the proposed deviation. The apartment buildings will be Type VA construction and there will be a minimum separation between buildings of 25' - 4".

Requestor (Print Name): David Hurst, PE (email: dhurst@barroncollier.com)

REQUIRED DOCUMENTATION:

- Variance Request from permit holder/developer/contractor
- Signature(s) from property owner/manager or Condominium Association President
- Supporting documentation

received #100 -
1/29/18 TC CK# 8755

Requestor Signature: [Signature] Date: 1/29/18

Company: Peninsula Engineering



GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY

2700 North Horseshoe Drive • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

Property Owner or Condominium Association President Signature:

CDC Land Investments, Inc.

Date: 11/29/18

Print Name: David Hurst, PE (Owner's Representative)

Company: Peninsula Engineering

Property Manager Signature:

Print Name: DAVID HURST (AS AGENT)

Company: PENINSULA ENGINEERING

Date: 11/29/18

For Fire Marshal Only:

Approved: ☒ Denied: ☐

Permit: SOP PL 2017 000 1881

Project Address: BIDG 10

Comments:

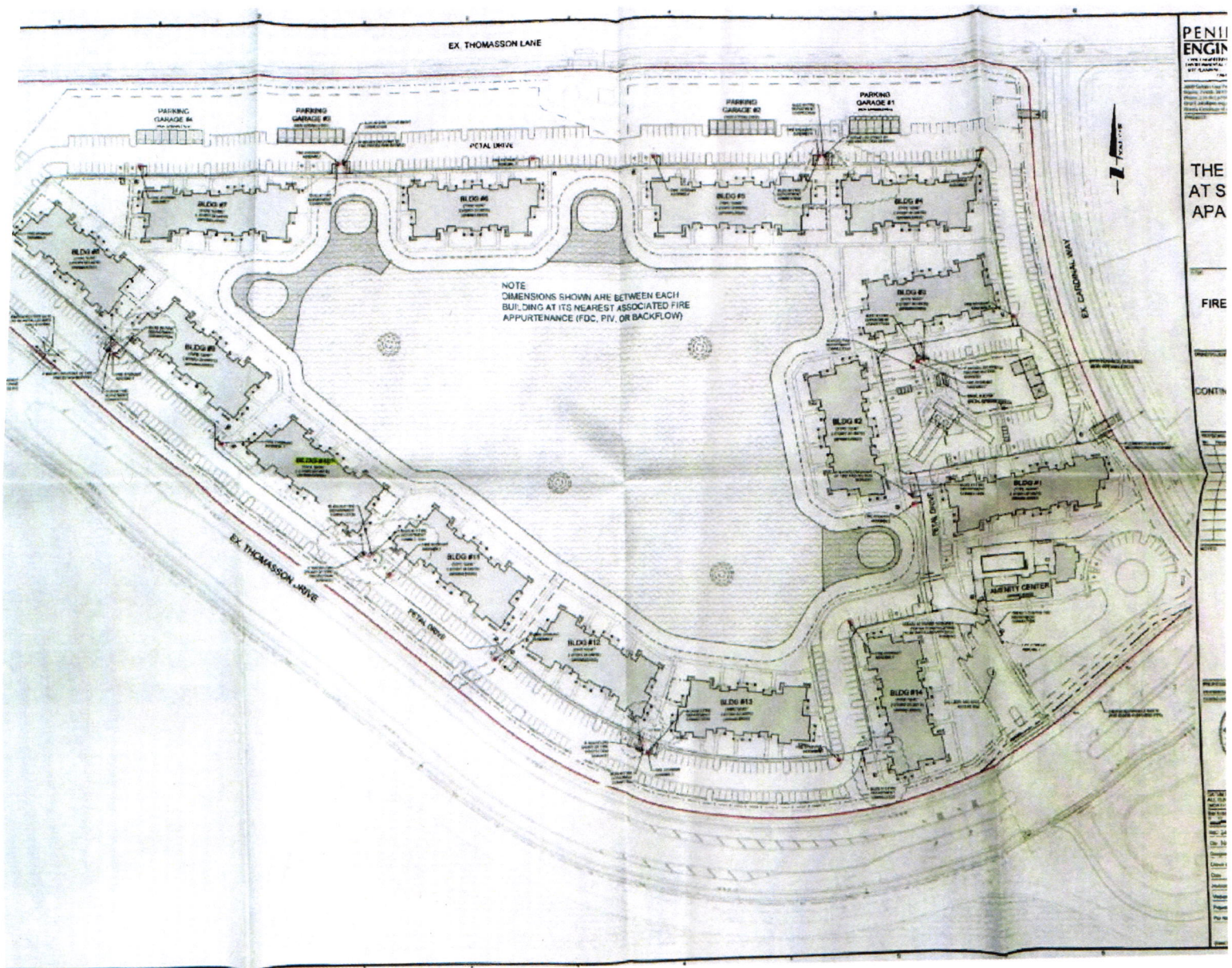
BIDG 10 - PV TAC & BACKFLOW IS PROPOSED
TO BE LOCATED NO CLOSER THAN
24' FROM ANY PROTECTION OF THE
BUILDING. THIS VARIANCE IS ALLOWED.
THIS VARIANCE IS REQUIRED TO BE
SUBMITTED W/ VIG & AG SPRINKLER
PLAN SUBMITTALS.

Please note: If at any time the conditions are altered in a manner that would create a potentially negative impact to life safety, including response times, the Greater Naples Fire and Life Safety Division shall be immediately notified and corrections will be required.

Fire Marshal Signature:

Fire District:

Date: 2/1/18



NOTE
DIMENSIONS SHOWN ARE BETWEEN EACH
BUILDING AT ITS NEAREST ASSOCIATED FIRE
APPURTENANCE (FDC, PIV, OR BACKFLOW)

PENI
ENGIN

1000 N. HARTSHORN
ST. LOUIS, MO 63104
PH: 314.433.1234
FAX: 314.433.1235
WWW.PENIENGINEERING.COM

THE
AT S
APA

FIRE

CONTIN

DATE: 10/10/08
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
PROJECT: [Signature]
SHEET: 10 OF 10

January 29, 2018

Captain Shar Hingson
Greater Naples Fire District
2700 Horseshoe Drive North
Naples, Florida 34104

**Subject: The Springs at Hammock Cove (fka Springs at Sabal Bay) PL20170001881
Variance Request for Buildings 4, 5, 9,10,11,12 & 14**

Dear Captain Hingson,

Please find attached the request for a variance from the requirements of NFPA 24 for the location of proposed Post Indicator Valves (PIVs) at the proposed development, The Springs at Hammock Cove. The Springs at Hammock Cove is a proposed 340 unit apartment complex located on Thomasson Drive. This variance requests relief from Section 6.2.11 (a) of NFPA 24 to allow for PIVs to be located at a minimum of 20 feet from the buildings they serve rather than the required distance of 33 feet.

Enclosed for your review and approval of this request are the following:

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2. Seven (7) signed and sealed Springs at Sabal Bay Apartments Site Development Plan sheet X11 (PE Drawing File No. P-CONT-006-001, Rev01);
3. Check #8755 n the amount of \$700.00 representing the review fees for the proposed variances.

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Thank you,

PENINSULA ENGINEERING

Kim Davidson
on behalf of
David J. Hurst, PE, LEED-AP
Senior Project Manager

received
1/29/18 TC
\$700 CK#8755

Encl.