CITY OF PEMBROKE PINES
Planning and Economic Development Department
INSTRUCTIONS AND CHECKLIST FOR SITE PLAN APPLICATION

SUBMITTAL

- ❑ All Development applications shall require a pre-application meeting with Planning and Economic Development Department Staff. Upon review by staff, the applicant will be notified of the application type, submittal requirements including development costs and process.
- ❑ Request for pre-application meetings must be made through the City's online Development Hub: https://pembrokepinesfl-energovweb.tylerhost.net/apps/selfservice#/home. Applicant must provide a scope of work letter and a conceptual plan showing the location, general layout and main elements of the proposed development.
- ❑ Once the development application is created for the applicant, the following documents and preliminary plans are due before noon every Thursday (**do not need to be signed and sealed for Development Review Committee (DRC) meeting**). Additional copies of the plans will be required in advance of the public hearings.
    - ❑ Completed application
    - ❑ Site plan
    - ❑ Landscape Plans
    - ❑ Architectural Plans
    - ❑ Sign Plans
    - ❑ Photometric Plan
    - ❑ Engineering Plans
    - ❑ Latest approved recorded plat
    - ❑ Survey

- ❑ Fee(s) Payment – Payments can be online or in person at 601 City Center Way Pembroke Pines, FL 33025. All check(s) shall be made out to the City of Pembroke Pines.
- ❑ Site plans shall be drawn at a scale no smaller than 1" = 40'
- ❑ Statement that site was reviewed for wellfield protection and archeological sites pursuant to Comprehensive Plan Maps CE-1 and CE-2.
- ❑ For residential site plans, submit copy of School Board concurrency determination.

ADDITIONAL INFORMATION

- ❑ In addition to the technical documents required, other plans and studies may be required at the request of staff based on the scope of work which includes but is not limited to the following:
    - Affordable Housing
    - Circulation, Parking, Stacking or Traffic
    - Feasibility or Market Analysis
    - Sustainability
    - Economic Impact Analysis

- ❑ Depending on the nature of your application, all items below may not be needed or additional items may be required such as, neighborhood/homeowner notice documents including affidavit, property ownership records, and public hearing related documents. ***Please check with the planner at the time of submittal as well as during the processing period.***

SITE PLAN

The site plans shall include the following information, but not limited to:

- ❑ Title Block complete with project title and agent/owner information
- ❑ Scale
- ❑ North arrow
- ❑ Date of drawing and revision dates
- ❑ Location sketch clearly showing subject site in relation to major roadways
- ❑ Property boundaries clearly tied to section corners, legal description and/or address
- ❑ Plot plan with buildings, driveways, parking areas, and sidewalks
- ❑ Dimensions for the following:
    - ❑ Property Boundaries
    - ❑ Buildings/Structures (including accessory structures)
    - ❑ Building Envelope(s)
    - ❑ Building separations
    - ❑ Building setbacks
    - ❑ Easements (including recording instrument data)
    - ❑ Landscape separation bufferyards/Pines Boulevard Corridor bufferyards
    - ❑ Existing rights-of-way and dedicated rights-of-way
    - ❑ Sidewalks
    - ❑ Vehicular use areas including curb cuts, driveways, parking/drive aisles, drive-thru lanes, drop off areas (day care center uses), stacking distances, and loading areas
    - ❑ Handicap and typical parking spaces and landscape islands
- ❑ Provide parking space row total counts
- ❑ Identification of the paving surface material
- ❑ Provide centerline turning radii dimensions as well as any turning restrictions for driveways per the plat
- ❑ Provide typical parking space detail including location of wheel stops and distance of wheel stop from edge of parking space
- ❑ Site Data Computation Table to include:
    - ❑ Gross and net acreage
    - ❑ **For residential developments:**
        - ❑ Number of units
        - ❑ Unit type and quantity by bedroom number and unit size
        - ❑ Gross and net densities

- ❑ **For nonresidential developments:**
  - ❑ Building square feet by use if multi-use building
  - ❑ Floor area ratio
- ❑ **For all developments:**
  - ❑ Pervious/impervious areas and percentages
  - ❑ Open space areas and percentage (including lake areas counted toward open space with applicable percentages)
  - ❑ Total building coverage area and percentage
  - ❑ Building height including number of stories and average story height
  - ❑ Parking computations including number of spaces by type required and provided including parking ratios utilized
- ❑ Show present zoning of property and zoning and existing uses of all contiguous properties
- ❑ Location of all lift stations including screening detail
- ❑ Location of existing or proposed lakes, canals, and waterways, with existing and proposed elevations and depths
- ❑ Location of boat ramps if required by drainage district
- ❑ All existing and proposed off site improvements that are related to the project
- ❑ All details related to accessory structures (to include materials, elevation drawings, and colors) including the following:
  - ❑ Dumpsters and dumpster enclosures
  - ❑ Trash compactors
  - ❑ Other solid waste receptacles (recycling containers)
  - ❑ Perimeter fencing and/or walls
  - ❑ Entrance features
  - ❑ Guardhouse
  - ❑ Entrance gates
  - ❑ Bicycle Racks
  - ❑ Awnings/Canopies
  - ❑ Maintenance/Meter Rooms
- ❑ Location and color of all streetlight and parking area poles (photometric plans shall include foot candle information)
- ❑ Provide details and location for all exterior building fixtures
- ❑ Height details for rooflines, elevator maintenance or other mechanical structures, decorative rooftop design features such as domes, cupolas, steeples, satellite dishes, telecommunication towers, and parapet walls
- ❑ Location, setbacks and sight triangle specifications for all monument signs (on sign plans as well)

- ❑ **For residential developments:**
  - ❑ Typical lot details for corner, interior, key lot (if applicable)
  - ❑ Details for pool homes, pool enclosures, patios, and/or other exterior accessory structures
  - ❑ Location and dimensions of Model Trap, Sales Office, and Model Trap Parking Area
  - ❑ Location and dimensions for tot lots and other recreation areas or other amenities (cabanas, clubhouses, etc)

LANDSCAPE PLAN

Tree standards (minimums) are as follows:

Shade 12'-14' (2 1/2" caliper)
Palms 12'-14' for accent palms, and palms count as a 3:1 ratio for tree requirements:
- Royal Palms 20'+ overall count as a 1:1 ratio
- Not more than 20% of the required trees can be palms

Flowering 10'-12' (2" caliper)
Multi-Trunk 6', 8', and 10' overall depending on species

ALL LANDSCAPE CALCULATIONS AND CITY CODE REFERENCE NUMBERS MUST BE ON THE PLAN

The landscape plan shall include the following information, but not be limited to:

- ❑ A detailed plant legend, which includes sizes and quantities of trees, shrubs, grass and ground cover materials with such specifications categorized according to locations as required by code (i.e. adjacent to rights-of-way, perimeters relative to abutting properties, interior parking areas, landscape separation bufferyards, Pines Boulevard corridor, typical lot, common areas, recreation areas, and foundation plantings)
- ❑ All plant material must be clearly identified with grade and standard of material specified (Florida No. 1 or better)
- ❑ All existing material and locations of material
- ❑ All landscape material that abuts the proposed site
- ❑ A guideline for tree protection during construction
- ❑ Relocation/removal of existing landscaping shall be clearly outlined
- ❑ Planting details with soil amendments and planting bed preparation
- ❑ Fertilizer applications for installation
- ❑ Bracing details
- ❑ For residential development:
  - ❑ Model trap and model trap parking area details
  - ❑ Tot lot and recreation/amenity area details
- ❑ Demonstration of maintenance of 50% native species requirements on trees and shrubs
- ❑ Xeriscape principles must be applied
- ❑ Plans shall contain a note stating that all landscape areas must be irrigated from a non-potable water source

- ❑ Screening details for all ground mounted equipment such as AC units, lift stations, dumpster enclosures, and fire prevention equipment
- ❑ Irrigation shall have at least a 50% overlap
- ❑ Plans shall contain note that landscaped areas to be maintained to edge of pavement in right-of-way
- ❑ All easements and location of overhead utilities with dimensions
- ❑ Berm Details (if applicable)
- ❑ Demonstration that all landscaped areas are protected from vehicular encroachment

All fire hydrant, light poles (with heights), parking areas, dumpsters, transformers, overhead utilities, signs (including traffic and monument signs) must be clearly identified on landscape plan.

ARCHITECTURAL PLANS

Architectural plans shall be provided at standard architectural scale measurements
Plans shall include the following:

- ❑ Floor Plan
- ❑ Roof Plan (including mechanical)
- ❑ Elevations
- ❑ Sections
- ❑ Color, material, and texture specifications/schedule shall be included on plans
- ❑ Screening detail for all roof or wall mounted mechanical equipment, ladders, etc.
- ❑ Building colors shall include the paint company name, number, and paint color name (Paint chips of each color are needed prior to staff recommendation)
- ❑ Architectural elevations for each side of all buildings with each side labeled according to compass direction

SIGN PLANS

A plan shall include the following, but not be limited to:

- ❑ Location, number and size of all signs, including setbacks and sight distance triangle for monument signs
- ❑ Sign specification schedule to be categorized by type and number of signs and to include the following:
    - ❑ overall sign size
    - ❑ font style
    - ❑ letter height
    - ❑ lighting method
    - ❑ colors
    - ❑ logo/artwork size and percentage of sign
- ❑ All coloring (lettering, logo, artwork, backing, cabinet, etc)
- ❑ Details as to the type of sign, mounting details, base landscaping and lighting specifications
- ❑ Uniform sign plan specifications if applicable

ENGINEERING PLANS

The following items must be included in the sets submitted for the DRC Meeting:

- ❑ Site plan to be reviewed
- ❑ Copy of recorded plat
- ❑ Broward County's conditions for plat approval
- ❑ Survey of the property
- ❑ Schematic engineering plans showing the following items:
  - ❑ Locations of all water and sewer mainlines, services structures and lift stations. Also include size and type of pipe material
  - ❑ Locations of fire hydrants
  - ❑ Existing and proposed finished floor elevations of the subject property as well as finished floor elevations of abutting properties
  - ❑ Existing and proposed elevations of the adjoining sites, abutting the property in review on all sides along its perimeter
  - ❑ Existing and proposed lakes, canals, waterways with existing and proposed elevations and depths
  - ❑ All existing and proposed off site improvements that are related to this project
  - ❑ Locations of buildings, lots, driveways, sidewalks and roads
  - ❑ Locations of all drainage lines and structures - ***Also include size and type of pipe material***
  - ❑ Property boundaries, legal descriptions and addresses
  - ❑ Proposed finished floor elevations of all buildings
  - ❑ Any other streetscape features such as landscaping, perimeter walls, fencing, entrance features, etc, drawn at a scale equal to schematic engineering plans
- ❑ Provide a fire truck access route plan - ***Indicate minimum 38' inside, 50' centerline, 62' outside turning radii required and shade route area on plan***
- ❑ Traffic engineering plans showing all pavement markings, traffic signs, street number signs and other signs (a separate plan must be submitted)
- ❑ Provide photometric light plan indicating pole location, pole and fixture detail, and foot-candles of light to be provided - ***Also provide pole and fixture colors (black, dark brown, white)*** - ***Photometric counts must extend to all property lines***

Each set of final plans distributed to Planning and Zoning Board and/or City Commission shall be in 11x17 format.

Required for <u>Planning and Zoning Board Distribution</u> one week prior to the scheduled meeting date:

12 sets of DRC approved plans (must have the correct Planning Division date stamp on the cover sheet), 4 sets of which are to be signed and sealed and the remaining sets are to be stamped "duplicate copy."

Required for <u>City Commission Distribution</u> one week prior to the scheduled meeting date:

***If changes were recommended by the Planning and Zoning Board**, 12 sets of DRC approved plans incorporating Planning and Zoning Board recommendations, 4 sets of which are to be signed and sealed and the remaining sets are to be stamped "duplicate copy."*

***If no changes were recommended by the Planning and Zoning Board**, 8 sets of DRC approved plans (must have the same date stamp on the cover sheet as the plans that were distributed to Planning and Zoning Board) stamped "duplicate copy."*

ISO Class One Department

SITE PLANNING GUIDE

Pembroke Pines Fire Prevention Bureau

Pembroke Pines Fire Rescue
601 City Center Way, 3rd Floor
Pembroke Pines Florida, 33026
P: (954) 499-9560

DEDICATED TO THE PRESERVATION OF LIFE, PROPERTY, AND THE ENVIRONMENT

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General Information

The Pembroke Pines Fire Rescue Department is required to respond to a multitude of emergencies in various types of buildings and occupancies. These include single family dwellings, townhouses, apartment buildings, shopping malls, business complexes, industrial

complexes, hospitals, and educational facilities. To provide effective firefighting operations, the Fire Department must be able to reach all structures by way of approved access roadways, streets, or driveways.

This site planning guide was prepared to assist developers and designers in meeting the requirements for Fire Department Access considered necessary for effective firefighting operations. Based upon Florida's and Local adopted codes this guide has been prepared for use within the City of Pembroke Pines. This information is not intended to be inclusive of all code requirements and additional requirements based upon the Florida Fire Prevention Code and the Florida Building Code may be applicable once the site plan submittal has been reviewed by the Pembroke Pines Fire Prevention Bureau.

The codes below are currently used in Pembroke Pines and are referenced in this guide.

ABBREVIATION CODE	FULL CODE TITLE
FSS	Florida State Statute (As Revised)
FAC	Florida Administrative Code (Uniform Fire Safety Code – As Revised)
FFPC	Florida Fire Prevention Code (Sixth Edition)
NFPA-101, LSC	Life Safety Code (2015 Edition)
NFPA-1	Fire Code (2015 Edition)
COPP CO	City of Pembroke Pines Code of Ordinance (As Revised)
FBC	Florida Building Code (Sixth Edition)
BCLCA	Broward County Local Code Amendments (As Revised)
NFPA	National Fire Protection Association (Editions as adopted by FFPC & FAC)

NOTE: All submittals for SITE PLAN APPROVAL must first be stamped by our Planning Department and delivered to the Division of Fire Prevention by Planning.

Applicant Responsibility

Intent. The purpose of the FFPC is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment including alteration, repair, removal, demolition, use and occupancy of buildings, structures or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems and to provide safety to fire fighters and emergency responders during emergency operations.
Broward County Local Amendments to FFPC F-101.3

Compliance with the Code. Review and approval by the AHJ shall not relieve the applicant from the responsibility of compliance with this *Code.* **NFPA-1:1.14.4**

Fire Apparatus Access Plans. Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction. **NFPA-1:18.1.3.1**

Fire Hydrant Systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. **NFPA-1:18.1.3.2**

Change of Use. In any building or structure, whether or not a physical alteration is needed, a change from one occupancy classification to another shall be permitted only where such a structure, building, or portion thereof conforms with the requirements of this *Code* that apply to new construction. **FPA-1:4.5.7**

Fire Department Access

Doors/Door Assembly. When used for the fire service provider access as referred to in this code or the FFPC, except in chapters where other configurations are specifically permitted, shall mean a side hinged, swinging type egress exterior door/door assembly that can be opened from the outside and that provides access to the of the dwelling unit or building.
Broward County Local Amendments to FFPC F-101.2.2 J

Access Box(s). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. A Knox Box shall be provided on all buildings that have required sprinkler systems, standpipes systems or fire alarm systems. *Please order on-line at www.knoxbox.com.* **NFPA-1:18.2.2.1**

Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access be provided to gated subdivision or developments through the use of an approved device or system. **NFPA-1:18.2.2.2**

Commercial and Residential Entry and Interior Gates. All gates requiring Fire Department Access serving access to any residential or commercial building shall be electrical gates and shall be operated by an electrical key operated Knox switch mounted at 48” AFF with Fire Department decal with dust cover AND a RADIO FREQUENCY SERVED BY REMOTE CONTROL.

The Radio Frequency product shall be compatible to Access Pro Controller, Model AKR-1 and can be obtained through EDL/Gate Master’s Service Department @ 954-525-0386.
Programming of the Radio Frequency product must be performed by Gate Masters.

NFPA-1:18.2.2.1; COPP CO 93.11 (A) and 155.079.

NOTE: Manual, swinging non-electrical gates for areas not accessing buildings requires approval of location by the AHJ and required to provide KNOX padlock(s).

Fire Department Access Roads

Where possible, a building shall be accessible to all elevations for Fire Department emergency use. **In all cases, a minimum of one elevation shall be made accessible for Fire Department Apparatus and must be located on the main entrance elevation, longest side.**

All premises which the Fire Department may be called on to protect in case of fire and which are not readily accessible from public roads shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. **COPP CO 93.11 (A)**

Required Access. Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA-1:18.2.3.1.1**

Fire department access roads shall consist of roadway, fire lanes, parking lot lanes, or a combination thereof. **NFPA-1:18.2.3.1.2**

When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features. **NFPA-1:18.2.3.1.4**

Fire lanes shall be provided for all buildings which are a setback of more than 150’ from a public roadway, or which exceed 30’ in height and are setback over 50’ from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building.
COPP CO 93.11 (B)

Access to Building. A fire department access road shall extend to within 50 ft. of a single exterior door that can be opened from the outside and that provides access to the interior of the building.
NFPA-1:18.2.3.2.1

NOTE: For the purposes of this section, a single exterior door shall be in compliance with **BCLCA F-101.2.2(J)**.

Where a one-or-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150ft. **NFPA-1:18.2.3.2.1.1**

When required by the AHJ, roads(s) or parking lots providing access to main entrance door(s) shall be considered access roads and shall comply with the requirements of NFPA 1-18.2.3.4.1.1 and NFPA 1-18.2.3.4.1.2. **NFPA-1:18.2.3.2.1.2**

Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (450 ft. for sprinklered buildings) from fire department access roads as measured by an

approved route around the exterior or the building or facility. **NFPA-1:18.2.3.2.2 and NFPA-1:18.2.3.2.2.1**

Multiple Access Roads. More than one Fire Department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. **NFPA-1:18.2.3.3**

Dimensions. Fire department access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.4.1.1**

Note: The minimum 20ft. width required by **NFPA-1:18.2.3.4.1.1** allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

Driving Lanes. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5)**

NOTE: Fire department access roads shall have an unobstructed width on not less than 20ft. **NFPA-1:18.2.3.4.1.1**

Turning Radius. Fire access roads shall be a minimum centerline turning radius of 50'. Show min. 38' inside radius and min 62' outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout.
COPP Engineering department verification is required

Note: "All centerline turning radii must be a minimum 50 feet." **COPP CO 154.35 (3)**

Note: A separate sheet must be provided when the plans are submitted demonstrating the fire apparatus ability to maneuver throughout the fire access road using the fire apparatus specifications provided.

Obstructions and Control of Fire Department Access Roads. The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
NFPA-1:18.2.4.1.1

Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department access. **NFPA-1:18.2.4.1.3**

Vertical clearance. Fire department access roads shall have an unobstructed vertical clearance of not less than **13ft. 6in. NFPA-1:18.2.3.4.1.2**

Note: Permanent, weatherproof signage will be required for fire truck access routes.

Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA-1:18.2.3.4.1.2.2**

There shall be a **14' minimum width at level 6' to 8'** from roadway to accommodate vehicle mirrors where applicable.

Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times. **NFPA 1-18.2.4.1.2**

Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus (weighting a minimum of 32 tons) and shall be provided with an all-weather driving surface. **NFPA-1:18.2.3.4.2**

Note: Roads during Construction.
Hard compacted surface supporting 32 tons shall be provided on roads for fire rescue vehicles to access of buildings under construction.

Dead Ends. Dead end streets shall be prohibited, except where appropriate as stubs to permit future street extension into adjoining un-subdivided tracts, or when designed as cul-de-sacs. **COPP CO 154.32 (K)**

Dead-end fire department access roads in excess of **150 ft** in length shall be provided with approved provisions for the fire apparatus to turn around. **NFPA-1:18.2.3.4.4**

NOTE: Acceptable turnarounds can include a cul-de-sac, a T-turn, or a Y-turn.

Cul-De-Sacs: Cul-de-sacs, permanently designed as such, shall not exceed 400' in length except on finger islands. Cul-de-sacs shall be provided at the closed end with a circular dedicated area not less than 80 feet in diameter for turnaround purposes, except that on finger islands the diameter of a turnaround may be reduced to 70 feet. **COPP CO 154.32 (L) (1) (2)**

Bridges, Ramps, and Elevated Roadways. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards. The bridge shall be designed for live load sufficient to carry the imposed loads of fire apparatus (32 Tons).
NFPA-1:18.2.3.4.5.1 and NFPA-1:18.2.3.4.5.2

Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.
NFPA-1:18.2.3.4.5.3

Grade. The angle of approach and departure for any means of the fire department access road shall not exceed 1 ft drop in 20 ft or design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.
NFPA-1:18.2.3.4.6.2

Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft beyond each of the fire lane**. NFPA-1:18.2.3.4.6.3**

Traffic Calming Devices. The design and use if traffic calming devices shall require approval by the AHJ and COPP Engineering Department. **NFPA-1:18.2.3.4.7**

Marking of Fire Apparatus Access Road. Where required by the AHJ, approved signs, approved roadway surface marking, or other approved notices shall be provided and prohibit the obstruction thereof or both. **NFPA-1:18.2.3.5.1**
Fire Lane Marking. The designation of fire lanes or fire zones on private property shall be accomplished as specified by the City Fire Chief or a subordinate appointed by him to perform this duty. Signs shall be posted designating such fire lanes or zones.
COPP CO 93.12

Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and

roadway between each fire lane; sign(s) shall be provided.
See Fire Lane Detail.

Fire Lane Sign(s) shall be 18" by 24", shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" OR SIMILAR WORDING. Such signs shall be 12 in by 18 in with white background and red letters and shall be a maximum of seven feet in height from the roadway to be the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart**. NFPA-1:18.2.3.5.3**

Water Supply, Fire Flows and Fire Hydrants

Fire Protection during Construction

A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustibles material accumulates. **NFPA-1:16.4.3.1.1**

Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. **NFPA-1:16.4.3.1.3**

Note: It is not intended to prohibit the construction of noncombustible structure foundation elements, such as foundations and footings, prior to the completion of underground water mains and hydrants. **NFPA-1:A.16.4.3.1.3**

Water Supplies. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of building are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4 Fire Flow Requirements for Buildings. **NFPA-1:18.3.1**

Fire flow calculations for manual fire suppression purposes are required to be provided in accordance with **NFPA-1:18.4.**

NOTE: Fire flow calculations must be provided on separate sheets prior to approval on engineering permits. Fire Flows must be signed and sealed by a Professional Engineer.

Note: The Fire Flow Test must be witnessed by a Pembroke Pines Fire Inspector.
Please call **(954) 499-9560** to coordinate a test date and time.

Fire Hydrant Spacing and Installation. The number and type of fire hydrant and connections to other approved water supplies shall be capable of delivering the required fire flow and shall be provided at approved locations. **NFPA-1:18.5.1**

NOTE: Fire hydrants and connections to other approved water supplies shall be accessible to the fire department.

Fire hydrants and connection to approved water supplies must be installed and maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions. **NFPA-1:18.5.2**

Fire hydrants shall be located not more than 12 ft. from the fire department access road.
NFPA-1:18.5.1.6

Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way. **NFPA-1:18.5.8**

Marking of Hydrants. Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.10.1**

Fire hydrants in zoning classifications with lower residential zoning than R-3 shall be installed on a minimum of a six-inch looped water line in city rights-of-way or easements within 400 feet of the entrance of any future building as measured along streets or alleys. **COPP CO 93.25 (A)**

Fire hydrants in zoning classifications R-3 and all residential classifications with greater density than R-3 shall be installed on a minimum of an eight- inch looped water line in city rights-of-way or easements and within 300 feet of the entrance of any future building as measured along streets or alleys.
COPP CO 93.25 (B)

Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than 500 feet apart as measured along street or alleys. **COPP CO 93.25 (C)**

Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant.
COPP CO 93.25 (E)

NOTE: Fire Hydrant Detail to be provided on submittal.

No tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F)**

In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. *Measurements taken as the fire truck travels.*
COPP CO 93.25 (G) Engineering department verification required.

Fire Departments Connections for Sprinklered, and/or Standpipes

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Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA-14:6.4.5.4 (2016 Ed.)**

Location of Fire Department Connections. Fire department connections should be located and arranged so that hose lines can be readily and conveniently attach without interference from nearby objects, including buildings, fences posts, or other department connections.
NFPA-14:6.4.5.1.1 (2013 Ed.)

Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building.
NFPA-14:6.4.5.1 (2013 Ed.)

NOTE: Fire department connections shall also be shown on same side of the street as the fire hydrant.

Each fire department connection to sprinkler systems shall be designed by a permanent sign constructed of weather resistant metal or rigid plastic materials with red and white letters , having raised or engraved letters at least 1 in. in height on plate of fitted reading service sign that shall be attached to the exterior of the building adjacent to the connection or on the connection, secured with substantial and corrosion resistant fasteners– for example, AUTOSPKR, OPEN SPRINKLER, AND STANDPIPE as applicable.
NFPA-14:6.4.5.2.1 (2013 Ed.)

The fire department connection should be located not less than 18 in. nor more than 48 in. above the level of the adjoining ground, sidewalk, or grade surface.
NFPA-14:6.4.6 (2013 Ed.)

NOTE: Pembroke Pines Fire Department requires FDC to be installed at 3 ft. above grade.

Point of Service. The point of service for the fire line must be shown and labeled on the water Civil Sheets (This is the tie in where the water is being used exclusively for the sprinkler/standpipe system).

Any underground work commencing at the point of service shall be performed by a licensed contractor as specified in **FSS 633.102**.

Backflow Forward Flow Requirements
Backflow Prevention Valves. Means shall be provided downstream of all backflow prevention valves for flow tests at system demand. **NFPA-13:8.17.4.6.1**
The full flow test of the backflow prevention valve can be performed with a test header or other connection downstream of the valve. A bypass around the check valve in the fire department connector line with a control valve in the normally closed position can be an acceptable arrangement. When flow to a visible drain cannot not be accomplished, closed loop flow can be acceptable if a flowmeter or site glass is incorporated into the system to ensure flow. **NFPA-13:A.8.17.4.6.1**

Signage

Light Weight Construction Identification Placard. Notice Required for Structures with Light-frame Truss-type Construction for new and existing structures, effective 12-13-09. Declare if structure(s) are to be constructed with Light-frame truss-type Construction: (Please provide a detail on site plans addressing type of construction and placard to be posted) **FAC 69A-60.0081**

All apartment buildings, commercial buildings, industrial buildings, and multi-story buildings within the city shall be numbered with the street address, front & rear and/or side doors, with the numbers being not less than six, nor more than nine inches in height. The numerals shall contrast with their background and be kept free of obstructions. **COPP CO 52.10**

Numbers to be maintained in a conspicuous place where they can be seen and read from the street. **COPP CO 52.10 (D)**

Broward County Traffic Engineering Division
All Support/Sign Posts Shall Conform To Current Broward County Traffic Engineering Division (BCTED) Standards For Square Tube Sign Posts With Either A Square Anchor Or Triangular Slip Base per BCTED 'Ground Sign Assembly Details'.

Two-Way Radio Communication Enhancement Systems

Two-Way Radio Communication Enhancement Systems. NFPA-1:11.10
In all **new** and **existing** buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.
NFPA-1:11.10.1
The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed. It is recommended that the structure is equipped with an infrastructure to allow for installation if it is later determined that a BDA is required.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with **NFPA-1:11.10.1** and **NFPA-72:24.5.2.2.1** through **NFPA-72:24.5.2.2.3**.

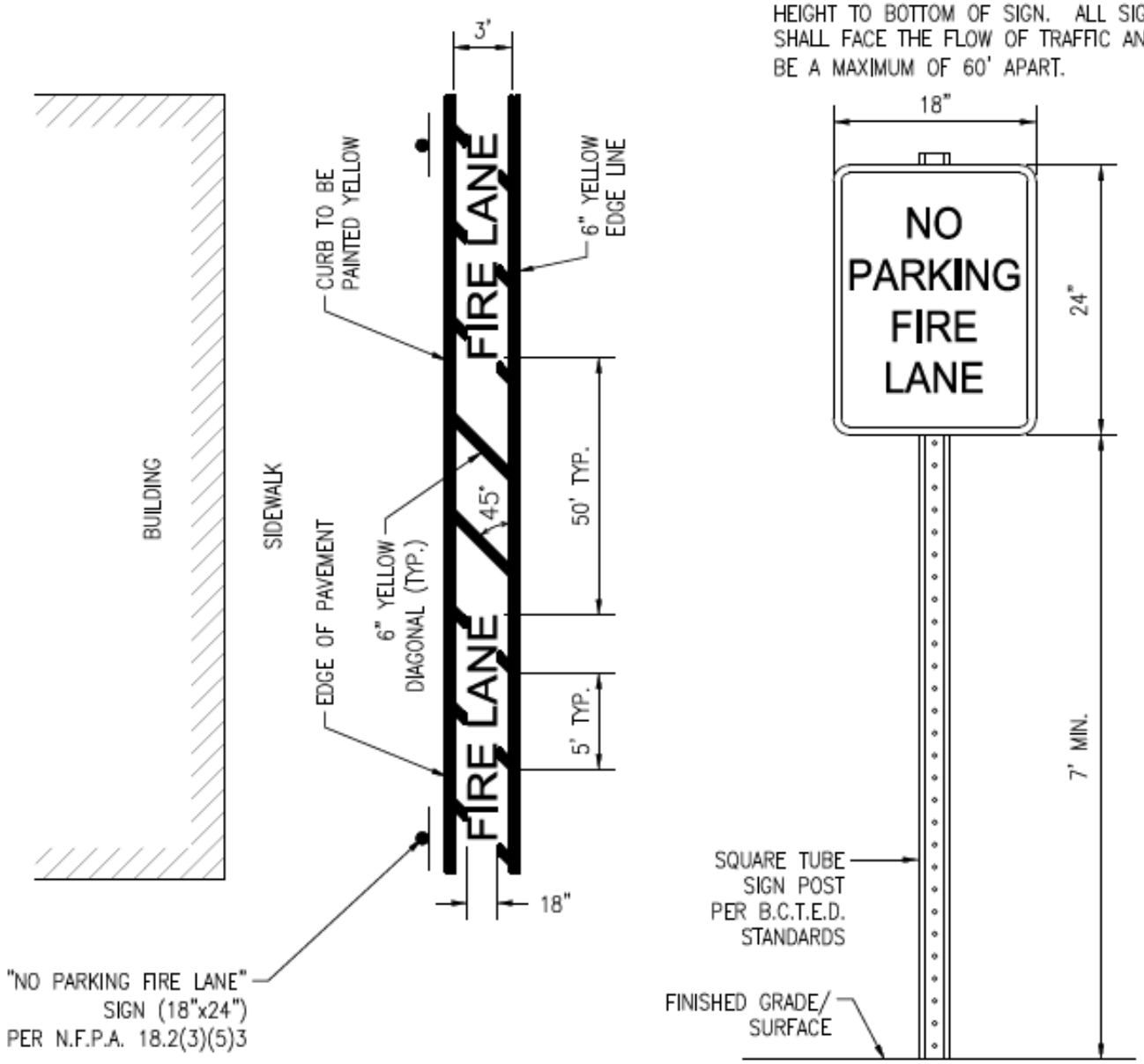
Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with **NFPA-72:14.4.12.1.2** through **NFPA-72:14.4.12.1.4** and **NFPA-24.5.2.3**.

NOTE: A test grid (Heat Map) plan shall be produced to ensure testing throughout the building.

NOTE: Signal levels shall be measured to ensure the system meets the criteria of NFPA 24.5.2.3 with a minimum inbound signal strength of -95 dBm and a minimum outbound signal on -95 dBm at the donor site.

Details

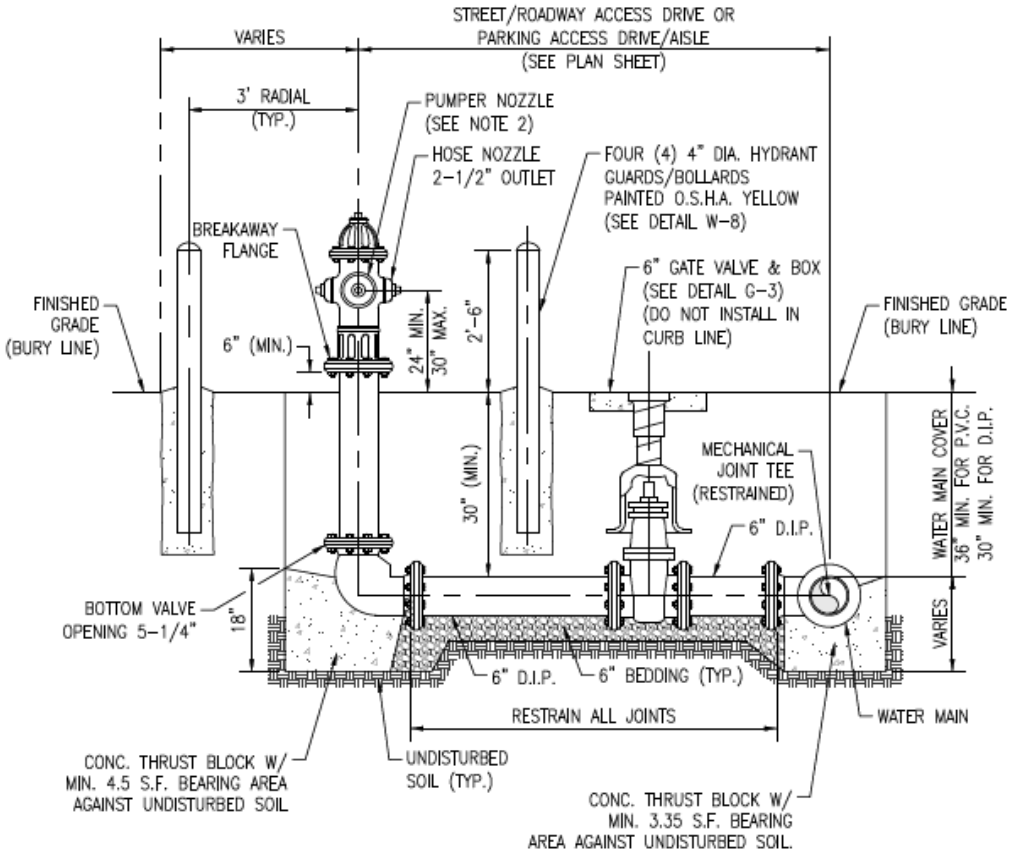
Fire Lane Detail



NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. SIGN SHALL BE "DIAMOND GRADE" TYPE MEETING BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (B.C.T.E.D.) STANDARDS FOR SIGNS.
3. PRIOR TO REINSTALLATION OF FIRE LANE PAVEMENT MARKINGS IN ASSOCIATION WITH SEALCOATING AND/OR REPAVING OF ANY EXISTING COMMERCIAL, RETAIL, INDUSTRIAL OR OFFICE TYPE PROJECT, "PROJECT SPECIFIC" "FIRE LANE LIMITS" MUST BE DETERMINED BY A FIELD REVIEW OF THE EXISTING PROJECT CONDITIONS BY FIRE PREVENTION BUREAU. ONLY FIRE LANE MARKINGS AND SIGNAGE SHALL BE INSTALLED IN THOSE SITE SPECIFIC LOCATIONS AS FIELD INDENTIFIED BY THE FIRE PREVENTION BUREAU.

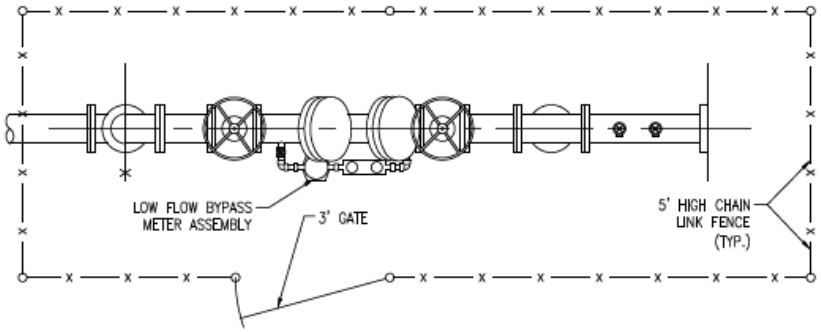
FIRE HYDRANT DETAIL

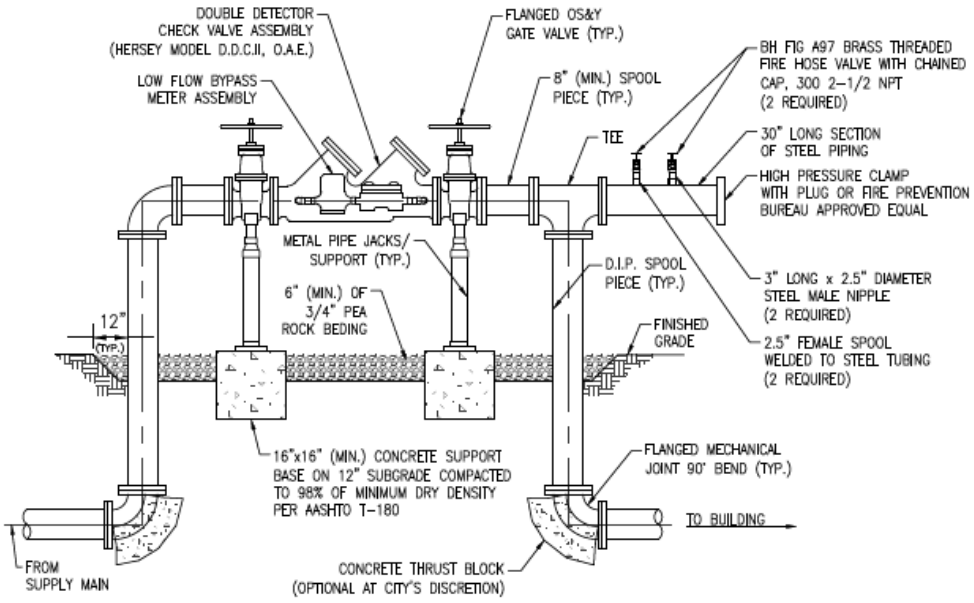


NOTES:

1. FIRE HYDRANT SHALL HAVE A MINIMUM 5 ¼" BOTTOM VALVE WITH A 4 ½" PUMPER NOZZLE AND TWO (2) 2 ½" HOSE NOZZLE OUTLETS. FIRE HYDRANT SHALL BE FACTORY PAINTED O.S.H.A. YELLOW.
2. BURY DEPTH FOR FIRE HYDRANT IS 3 FEET & 6 INCHES ABOVE THE FINISHED FLOOR LEVEL.
3. PUMPER NOZZLE OF THE FIRE HYDRANT TO FACE THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACESS DRIVE / ISLE AND A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED IN THE CENTER OF THE TRAVEL LANE OF THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS / DRIVE.
4. HYDRANT GUARDS / BOLLARDS SHALL BE PROVIDED AROUND THE FIRE HYDRANT AS SHOWN WHEN THE FIRE HYDRANT IS LOCATED WITHIN SIX (6') FEET OF THE EDGE OF PAVEMENT OF A PUBLIC / FACE OF CURB OF AN ACCESS DRIVE, PARKING ACCESS DRIVE / AISLE OR "TURNING RADIUS".
5. A SEVEN AND A HALF (7 ½) FOOT CLEAR RADIUS AROUND THE FIRE HYDRANT SHALL BE MAINTAINED AT ALL TIMES.
6. FIRE HYDRANT GATE VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE "SUPPLY MAIN". SHOULD THE DISTANCE FROM THE "SUPPLY MAIN" TO THE FIRE HYDRANT LOCATION EXCEED TWENTY (20) FEET THEN A SECOND GATE VALVE IS REQUIRED TO BE INSTALLED AT THE HYDRANT.

DDCV Detail



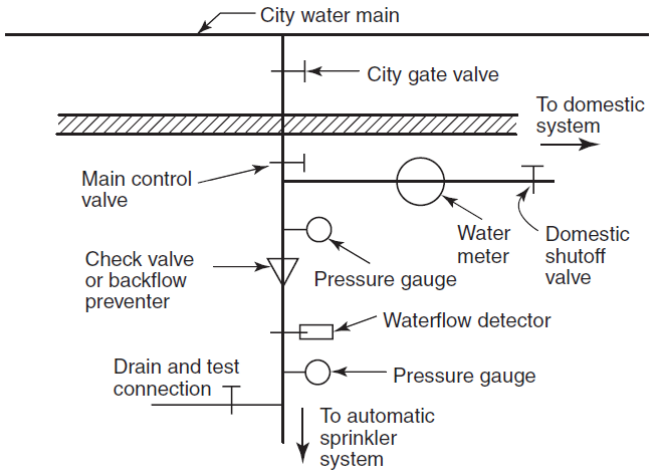


NOTES:

1. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED PER NFPA / CITY FIRE PREVENTION BUREAU STANDARDS / REQUIREMENTS AND RESTRAINED BACK TO THE POINT OF SERVICE.
2. ADJUSTABLE PIPE JACKS / SUPPORT PIERS AS APPROVED BY THE CITY PER SHOP DRAWINGS SUBMITTAL SHALL BE PROVIDED AT LOCATIONS AS SHOWN OR AS OTHERWISE DIRECTED BY CITY IN THE FIELD.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PIPING AND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE COATING OR CITY APPROVED EQUAL BASED UPON MANUFACTURER'S RECOMMENDATION PER APPLICATION.
5. ALL CONTROL VALVES OR GATES TO BE CHAINED AND LOCKED.

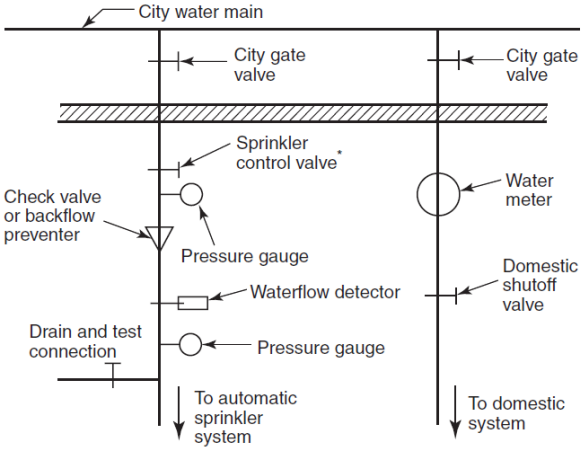
Preferred and Acceptable Water Supply Arrangements for 13D Systems

Preferable Arrangement for Stand-Alone Piping Systems

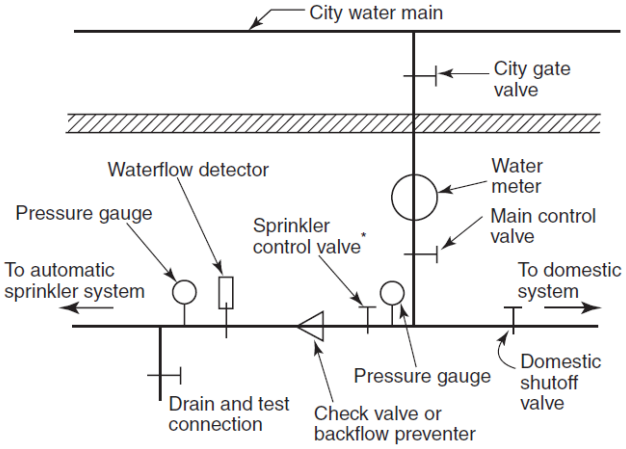


Acceptable Arrangement for Stand-Alone Piping Systems with Valve Supervision

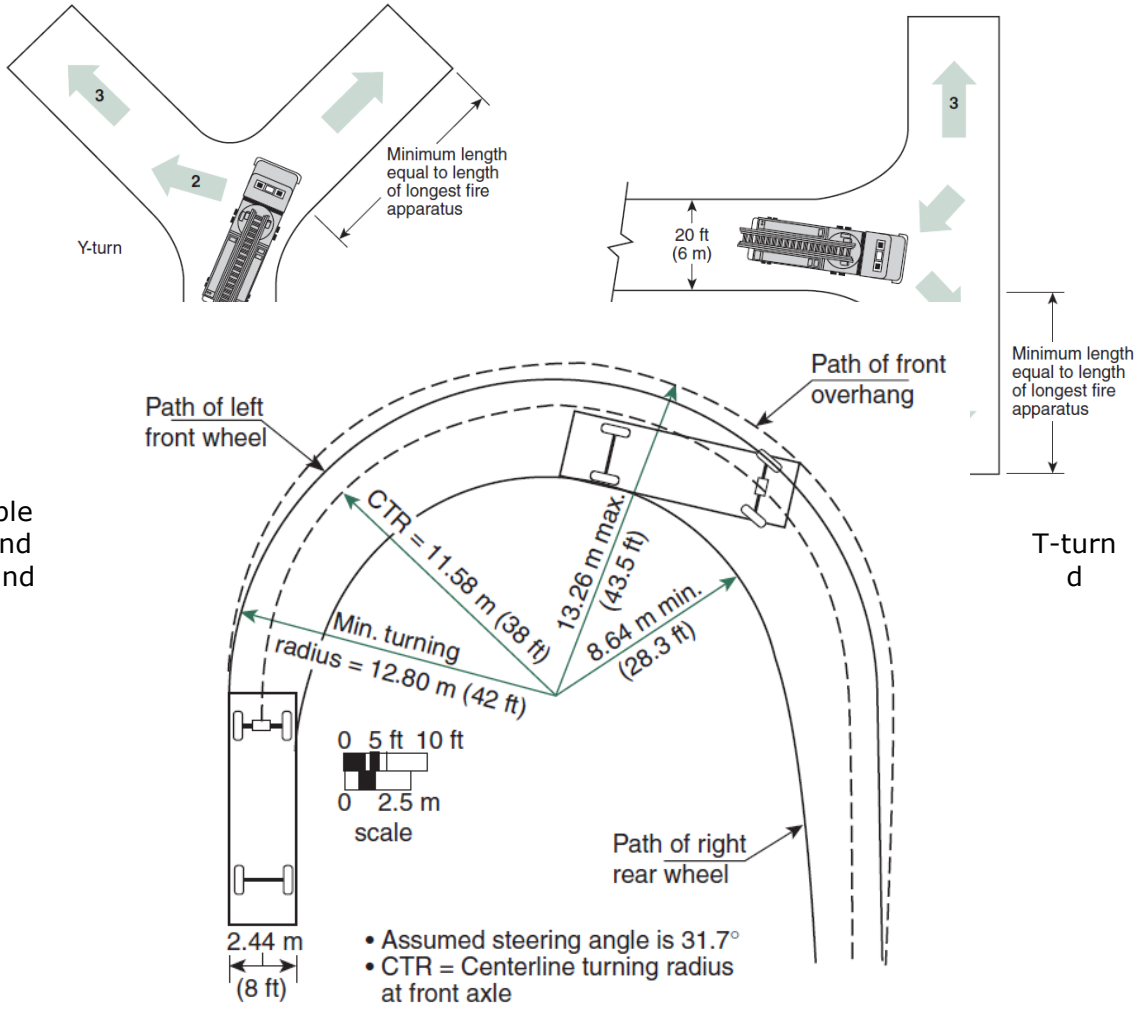
Option 1



Option 2



Turnarounds and Turning Radii Exhibits



Acceptable T-turn and turnaround

T-turn d

arrangements.

Minimum turning path for single unit truck design vehicle.

Pembroke Pines Fire Truck Specifications

PEMBROKE PINES FIRE DEPT.
PEMBROKE PINES, FL

SO.128635

L105 AERIAL BODY
H715 HURRICANE CHASSIS
L495 105 PLATFORM

APPROVED FOR PRODUCTION
DESIGNER: BEM DATE: 05-12-06

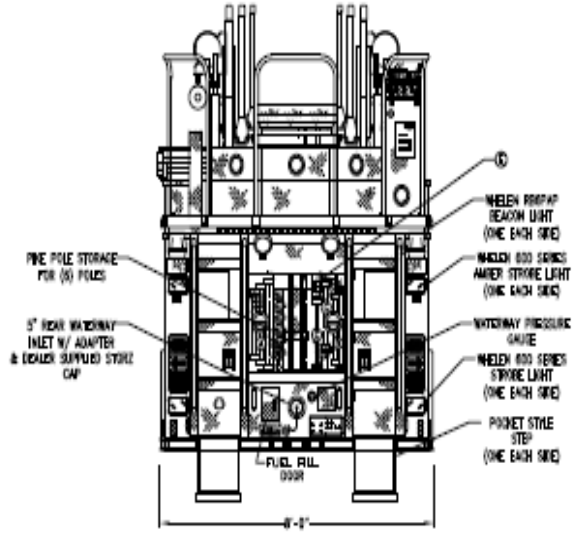
1750 G.P.M. HALE Q-MAX PUMP 150 GALLON WATER TANK	HOSE LOAD 1000' OF 5.00" LDH

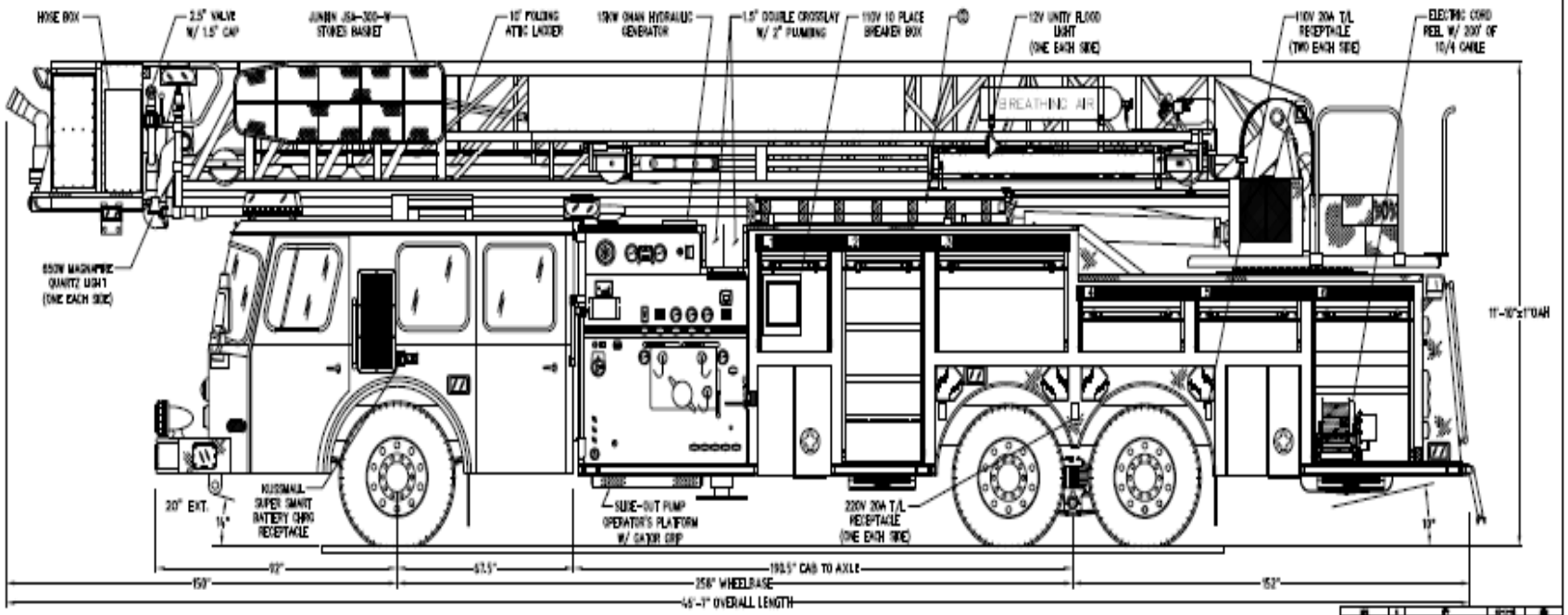
COMPT.	OPENING	INTERIOR DIMENSION
L1	24W 25H	28W 25H 10D
R1	24W 25H	[illegible]
L2/R2	27W 56H	[illegible]
L3/R3	45W 25H	[illegible]
L4/R4	36W 11H	40W 11H 10D
L5/R5	36W 11H	40W 11H 10D
L6/R6	35W 42H	[illegible]

THIS DRAWING IS FOR REFERENCE PURPOSES. ALL DIMENSIONS ARE SUBJECT TO MINOR VARIATIONS DUE TO MANUFACTURING PROCESSES.

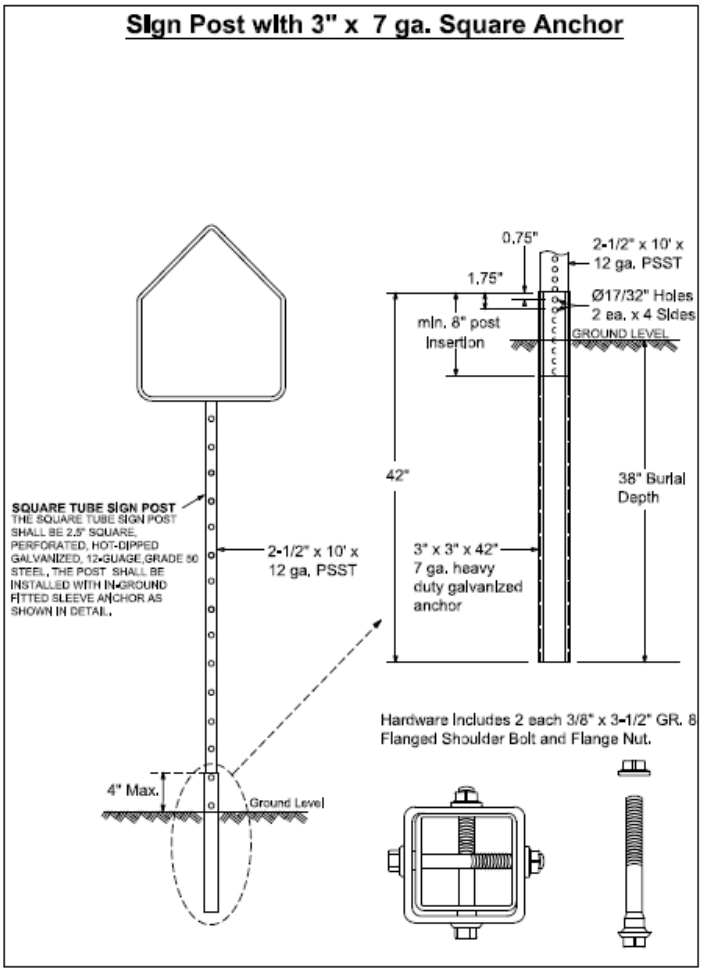
GROUND LADDERS

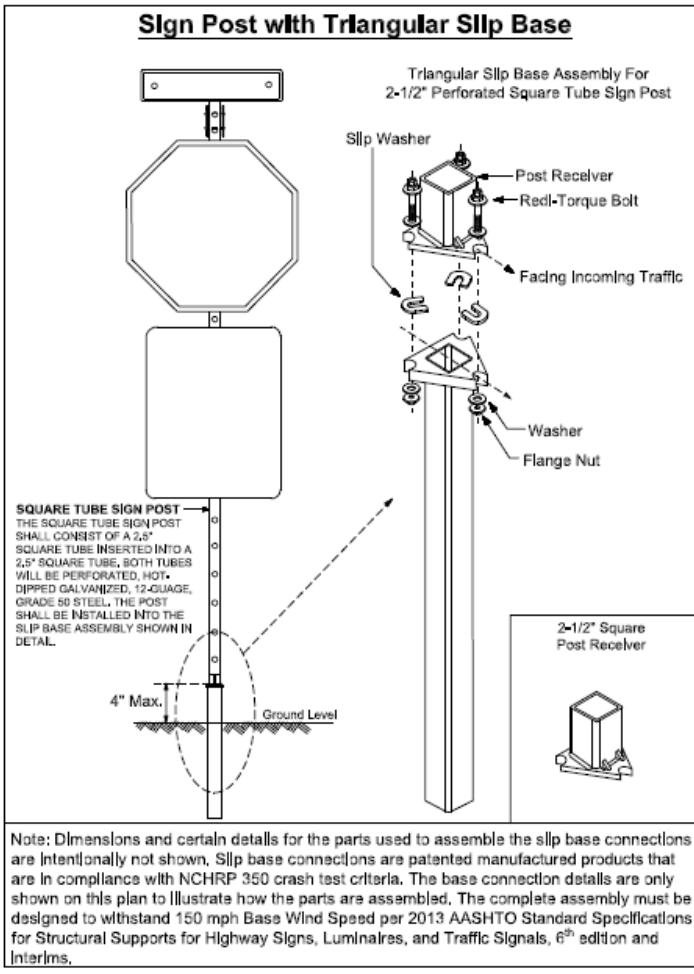
ITEM	LADDER LENGTH	MODEL NUMBER	QTY.
A	35' 3-SECT.	FEL3-35	1
B	28' 2-SECT.	FEL-28	1
C	16' ROOF	FRL-16	2
D	14' COMBO	CJL-14	1
E	10' FOLDING	FL-10	1





Ground Sign Assembly Details





ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.

2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:

a. 24.5.2.3.1 Inbound.
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
b. 24.5.2.3.2 Outbound.
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.

c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

CITY OF PEMBROKE PINES
DRC MEMBER CONTACTS

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Kyle Bennett	Prevention Captain	954 499-9560	kbennett@ppines.com

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Officer Manuel Salinas		954-436-3274	

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Pam Walsh	Project Coordinator	954 980-3337	pam@sbdd.org

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John Munro	Consulting Utility Arborist	954-321-2159	John.Munro@fpl.com

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