

LEGAL DESCRIPTION

**PARCEL 1:**

PARCEL D OF PEMBROKE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM: A PORTION OF PARCEL D OF PEMBROKE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL D; THENCE ALONG WEST BOUNDARY OF SAID PARCEL "D" THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°47'25" WEST 40.01 FEET; (2) SOUTH 88°12'35" WEST 12.00 FEET; (3) NORTH 01°47'25" WEST 138.14 FEET; THENCE NORTH 89°39'15" EAST 643.91 FEET; THENCE SOUTH 01°47'17" EAST 177.85 FEET TO THE SOUTH LINE OF SAID PARCEL "D"; THENCE ALONG SAID SOUTH LINE SOUTH 89°39'15" WEST 631.89 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

**PARCEL 2:**

A PORTION OF PARCEL A-1 OF PEMBROKE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

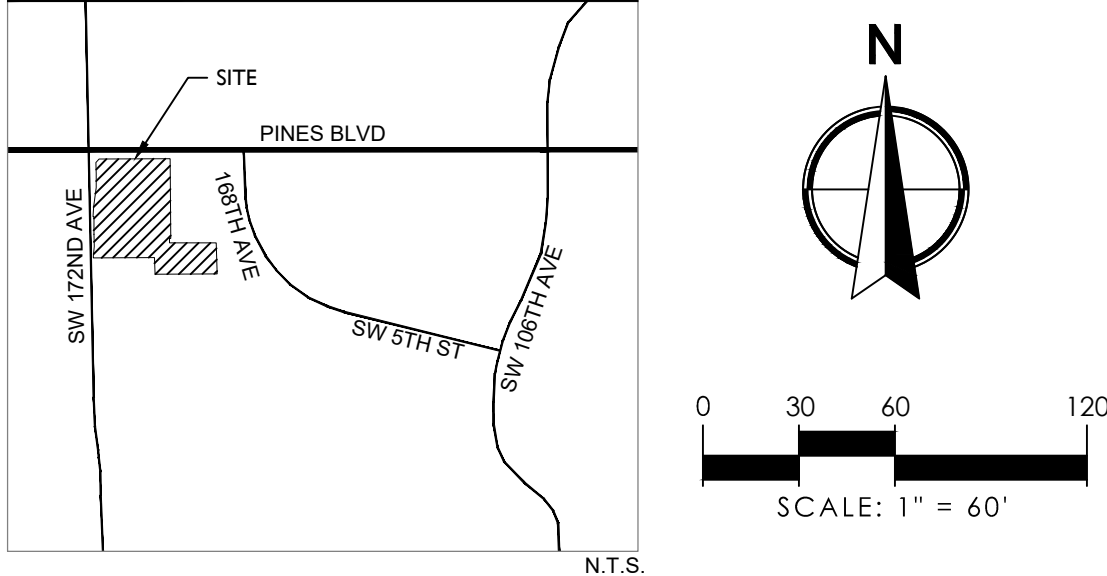
BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL A-1; THENCE ALONG THE NORTH LINE OF SAID PARCEL A-1 ON A PLAT BEARING OF NORTH 89° 39'58" EAST 11.30 FEET; THENCE PARALLEL WITH AND 11.30 FEET EAST OF THE WEST LINE OF SAID PARCEL A-1, ALSO BEING THE EAST LINE OF PARCEL D, SOUTH 00° 20'02" EAST 839.58 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE BOUNDARY OF SAID PARCEL A-1; THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 39'26" WEST 11.30 FEET TO THE EAST LINE OF SAID PARCEL D; THENCE ALONG SAID EAST LINE, NORTH 00° 20'02" WEST 839.58 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

TRACT 45, LESS THE WEST 1/2 THEREOF, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. ONE OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

- NOTES:**
1. THE CLUB HOUSE MAY NOT BE USED FOR COMMERCIAL PURPOSES.

LOCATION MAP



SITE DATA

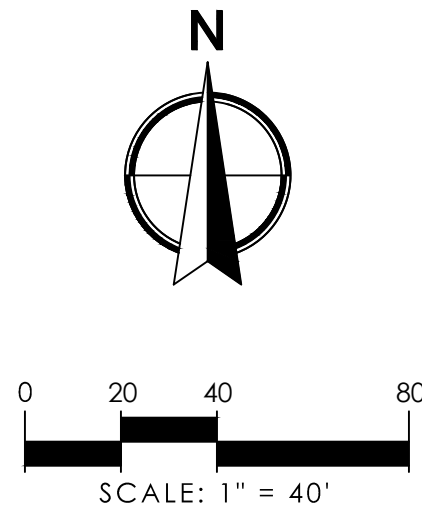
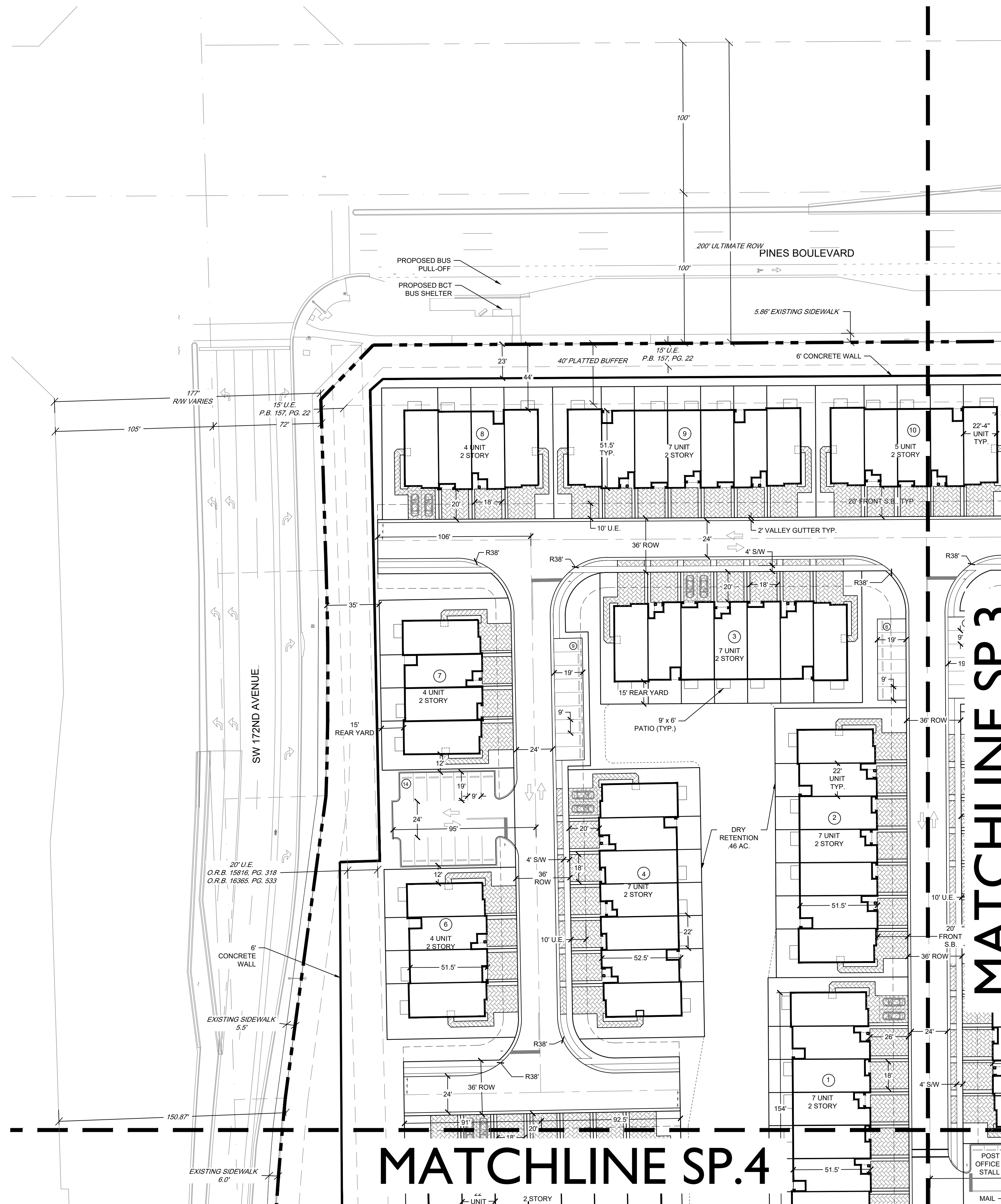
SITE AREA	26.88 AC.
GROSS	23.50 AC.
NET	8.98 DU/AC.
GROSS DENSITY	COMMERCIAL/IRREGULAR
EXISTING LAND USE	IRREGULAR RESIDENTIAL
PROPOSED LAND USE	PUD/A-1
EXISTING ZONING	PUD
PROPOSED ZONING	
UTILITIES	
ELECTRIC	FPL
WATER AND SEWER	CITY OF PEMBROKE PINES
TOTAL UNIT COUNT	211 UNITS
4 UNIT (6)	24
5 UNIT (9)	45
6 UNIT (5)	30
7 UNIT (16)	112
SQUARE FOOTAGE OF UNITS	
3 BEDROOM	1,731 SF.
4 BEDROOM	1,855 TO 1,955 SF.
BUILDING COVERAGE	231,740 SF (5.32 AC)
BUILDING HEIGHT	29'-0" (TWO STORY)
TOTAL REQUIRED PARKING SPACES	538 SP.
PER UNIT (2 PER UNIT)	422 SP.
GUEST SPACES (5.5 PER PER 10 UNITS)	116 SP.
TOTAL PROVIDED PARKING SPACES	*759 SP.
GARAGE PARKING	211 SP.
DRIVEWAY PARKING (2 CARS PER UNIT)	418 SP.
DRIVEWAY PARKING (3 CARS PER UNIT)	6 SP.
TOTAL ON-STREET GUEST PARKING	124 SP.
STANDARD GUEST PARKING	122 SP.
ADA GUEST PARKING	2 SP.
RESERVED POST OFFICE VEHICLE	1 SP.
*2.6 SPACES/UNIT EXCLUDING GARAGE PARKING	
3.6 SPACES/UNIT TOTAL	
OPEN SPACE	
REQUIRED	9.4 AC (35% GROSS AC.)
PROPOSED	11.09 AC (41.2% GROSS AC.)
TOTAL DRY RETENTION	1.54 AC.
TOTAL RECREATION AREA	0.35 AC.

LEGEND

AC. = ACRES	O.R.B. = OFFICIAL RECORD BOOK
D.E. = DRAINAGE EASEMENT	G.S. = GREEN SPACE TRACT
D.U. = DWELLING UNITS	P.B. = PLAT BOOK
EX. = EXISTING	PDR = PROPERTY DEVELOPMENT REGULATIONS
EXT. = EXTERIOR UNIT	PG. = PAGE
⊕ = FIRE HYDRANT	R = RADIUS
FLU = FUTURE LAND USE	R.O.W. = RIGHT-OF-WAY
INT. = INTERIOR UNIT	SWW = SIDEWALK
L.A.E. = LIMITED ACCESS EASEMENT	S.B. = SETBACK
L.M.E. = LAKE MAINTENANCE EASEMENT	S.F. = SQUARE FEET
M = MODEL UNIT	TYP = TYPICAL
OHME = OVERHANG/MAINTENANCE EASEMENT	U.E. = UTILITY EASEMENT

BY		REVISIONS	
NO.	DATE	DESCRIPTION	
	05-11-20	SITE PLAN RESUBMITTAL	
	08-14-20	ENGINEERING REVIEW	
	10-28-20	SITE PLAN RESUBMITTAL	
	03-04-21	SITE PLAN RESUBMITTAL	

CAD 30/1500-R-SITING	JOB NO.	RC	KN	DATE
	39/1500			11-21-19



### LEGEND

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CAD 391500-PL-STDWG		NO.		DATE		DESCRIPTION		REVISIONS		BY	
JOB NO.		391500		05-11-20		SITE PLAN RESUBMITTAL					
DRAWN BY		RC		05-14-20		ENGINEERING REVIEW					
CHECK BY		KN		10-28-20		SITE PLAN RESUBMITTAL					
DATE		11-21-19		03-04-21		SITE PLAN RESUBMITTAL					

**MERRICK SQUARE  
TOWNHOMES**

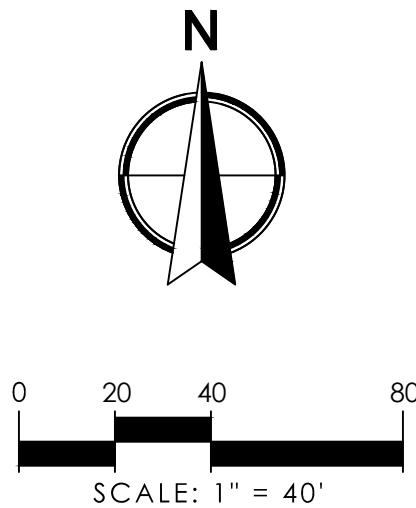
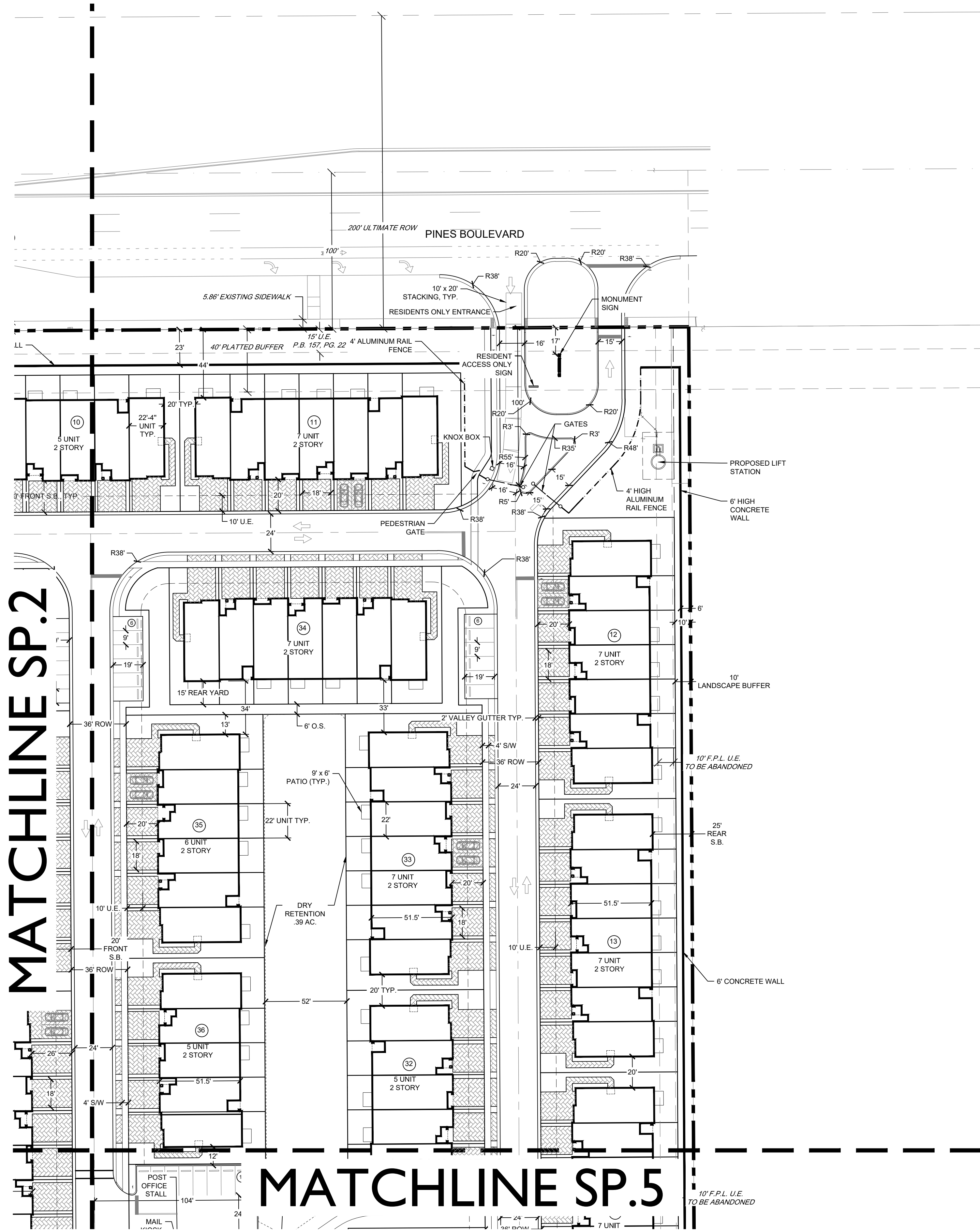
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SP-2



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MATCHLINE SP.2

MATCHLINE SP.5



LEGEND

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|--------------------------------------|----------------------------|
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TOWNHOMES  
SITE PLAN

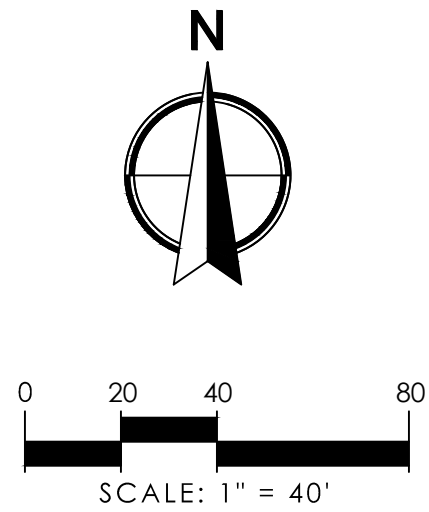
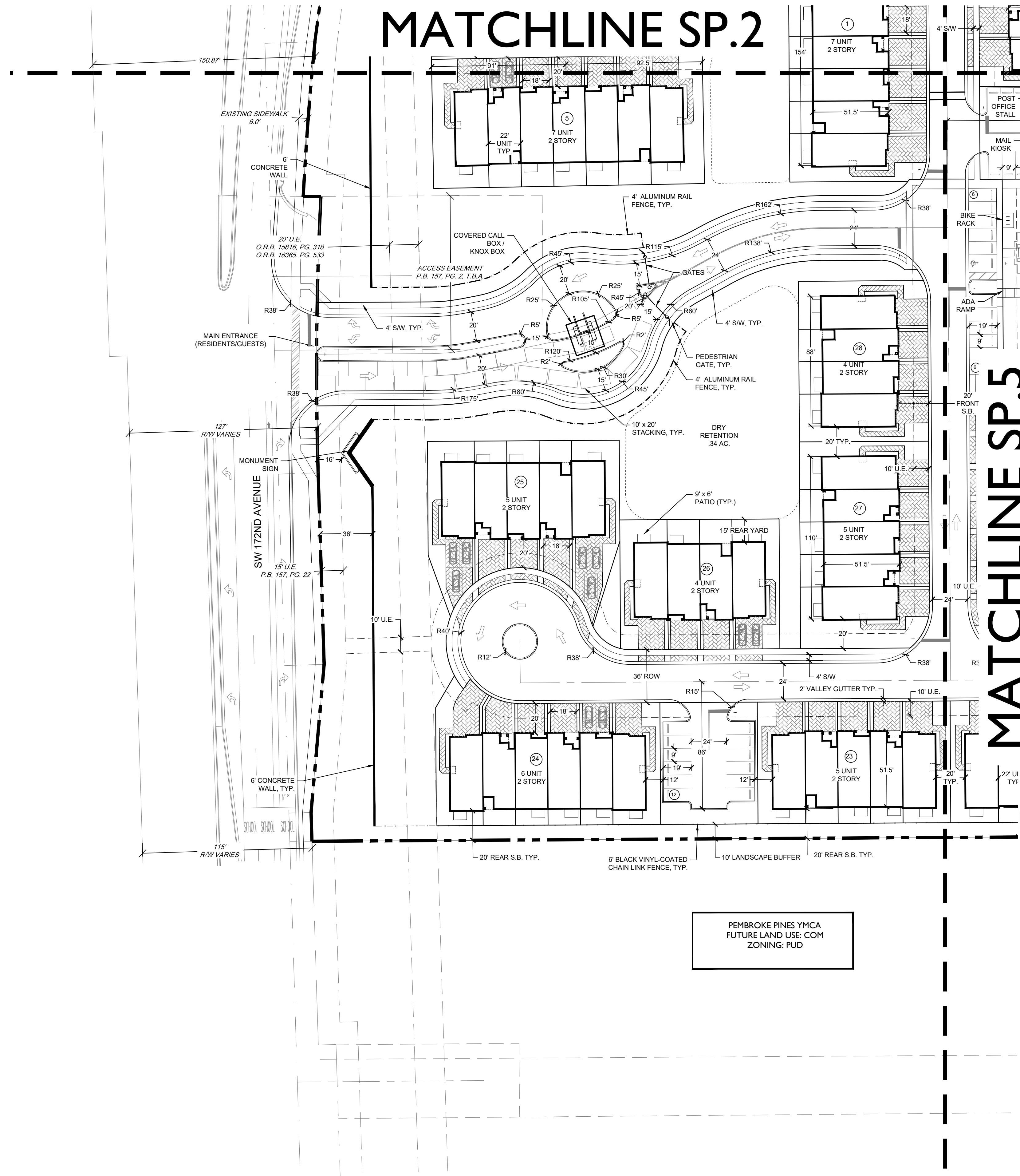
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SP-3

CAD 39/1500-PL-SITEDWG		NO.	DATE	DESCRIPTION	REVISIONS	BY
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DRAWN BY	RC		08-14-20	ENGINEERING REVIEW		
CHECK BY	KN		10-28-20	SITE PLAN RESUBMITTAL		
DATE	11-21-19		03-04-21	SITE PLAN RESUBMITTAL		


REVISIONS

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CAD 39/1500-PL-SITEDWG				
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CHECK BY		KN	10-28-20 SITE PLAN RESUBMITTAL	
DATE		11-21-19	03-04-21 SITE PLAN RESUBMITTAL	

**WGI**  
2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 561.909.2220 www.wginc.com  
Cat No. 6031-LB No. 7035



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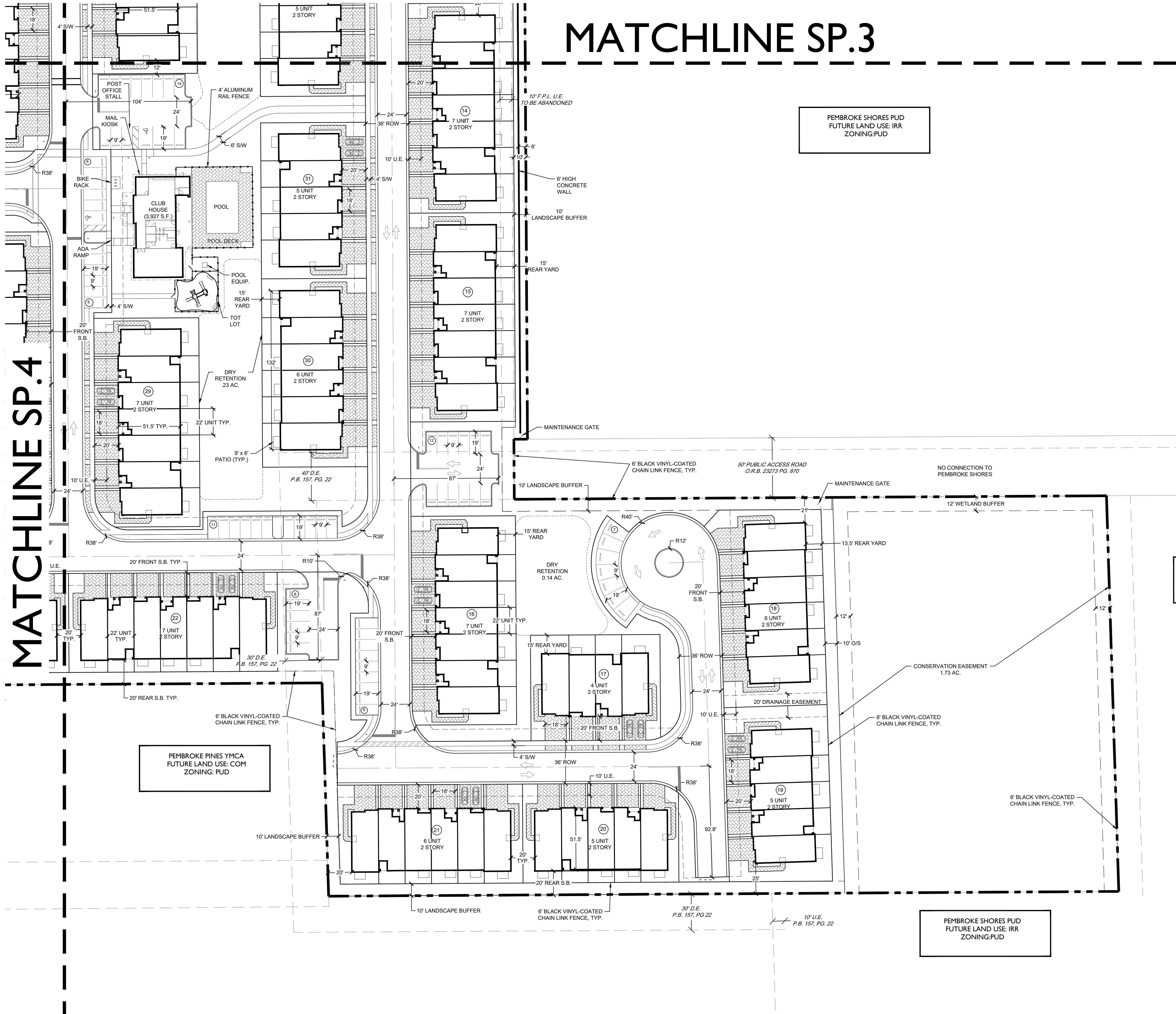
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			08-14-20	ENGINEERING REVIEW		
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DRAWN BY	RC		03-04-21	SITE PLAN RESUBMITTAL		
CHECK BY	KN					
DATE	11-21-19					

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TOWNHOMES**

SHEET:  
SP-4

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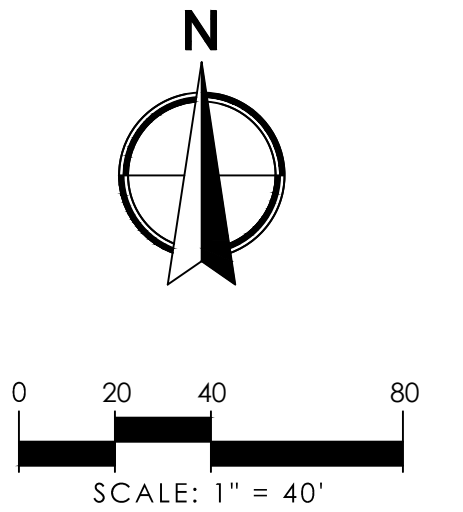


MATCHLINE SP.3

PEMBROKE SHORES PUD  
FUTURE LAND USE: IRR  
ZONING: PUD

LEGEND

- |                                      |                            |
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PEMBROKE SHORES PUD  
FUTURE LAND USE: IRR  
ZONING: PUD

PEMBROKE PINES YMCA  
FUTURE LAND USE: COM  
ZONING: PUD

PEMBROKE SHORES PUD  
FUTURE LAND USE: IRR  
ZONING: PUD

BY		REVISIONS	
NO.	DATE	DESCRIPTION	
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CAD 39/1500-PL SITE DWG	JOB NO.	39/1500
	DRAWN BY	RC
	CHECK BY	KN
	DATE	11-21-19

MERRICK SQUARE  
TOWNHOMES  
SITE PLAN

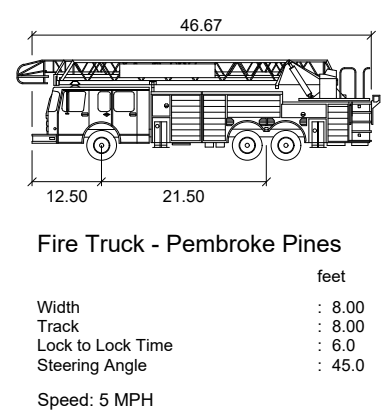
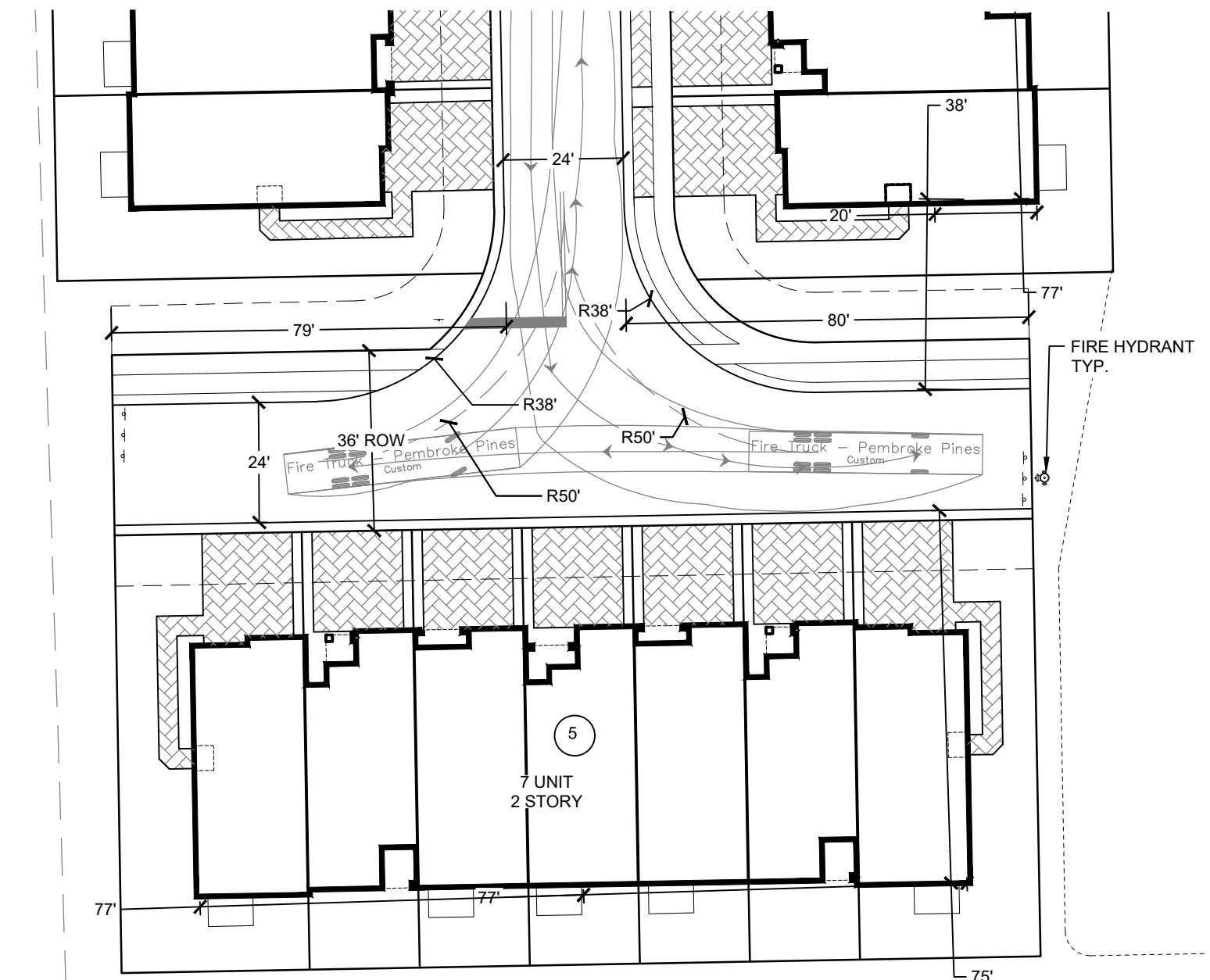
SHEET:  
SP-5



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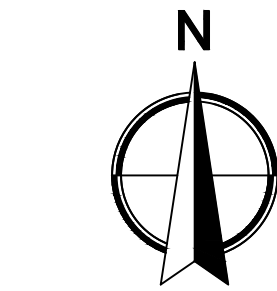
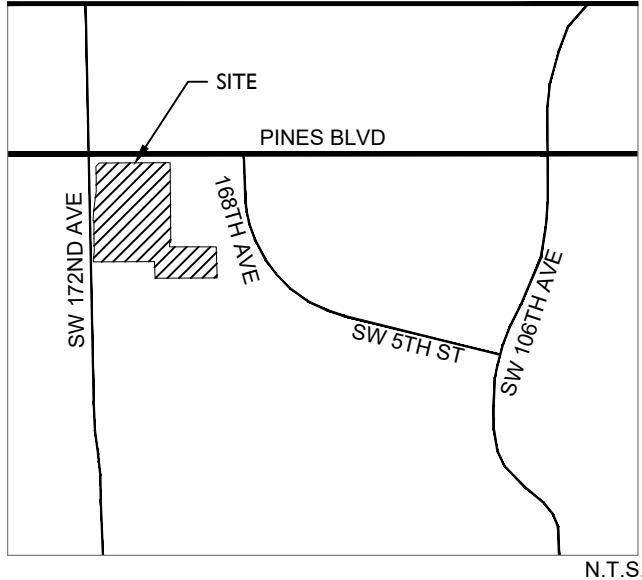
T-TURN DETAIL



NOTES:

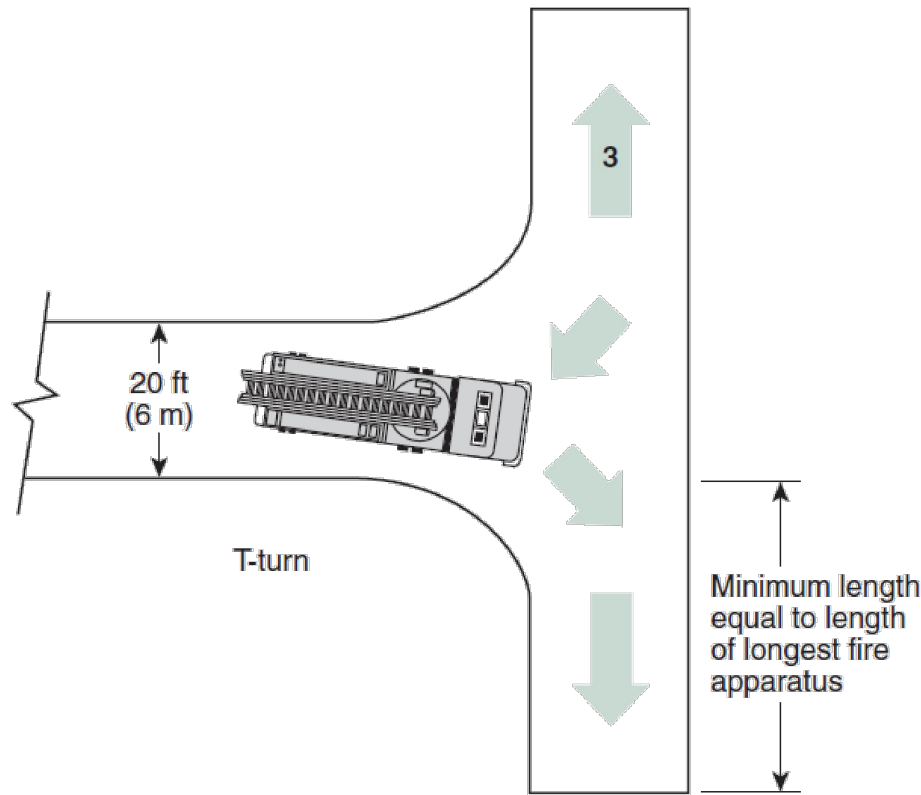
SPRINKLERED BUILDINGS WILL CONSIST OF BUILDING 1,2,4,5,9,11,12,13,14,15,16,18,22,24,25,29 & 33.

LOCATION MAP



SCALE: 1" = 60'

CITY OF PEMBROKE PINES T-TURN EXHIBIT



LEGEND

- |                                      |  |
|--------------------------------------|--|
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MERRICK SQUARE  
TOWNHOMES

FIRE ACCESS PLAN

SHEET:  
FAP-1

REVISIONS		BY	
NO.	DATE	DESCRIPTION	
05-11-20	05-11-20	SITE PLAN RESUBMITTAL	
08-14-20	08-14-20	ENGINEERING REVIEW	
10-28-20	10-28-20	SITE PLAN RESUBMITTAL	
03-04-21	03-04-21	SITE PLAN RESUBMITTAL	
CAD 30/15004-SITEDWG		JOB NO.	30/1500
		DRAWN BY	RC
		CHECK BY	KN
		DATE	11-21-19



NOTES:  
SPRINKLERED BUILDINGS WILL CONSIST OF BUILDING  
1,2,4,5,9,11,12,13,14,15,16,18,22,24,25,29 & 33.

APPLICABLE FIRE PREVENTION CODES

1. REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:1.1.4.

2. FIRE CODES IN EFFECT: FLORIDA FIRE PREVENTION CODE (FFPC) 6<sup>TH</sup> EDITION, EFFECTIVE DECEMBER 31, 2017 WITH BROWARD COUNTY AMENDMENTS, WHICH INCLUDES NFPA 101, 2015 EDITION, NFPA 1, 2015 EDITION, & STATE STATUTES, 2017 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)

3. 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

4. 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  
FIRE DEPARTMENT ACCESS

6. 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-101.2.2.1**

7. 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](http://WWW.KNOXBOX.COM).*  
NFPA-1:18.2.2.1

8. 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

9. 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 **EDJ/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

10. 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.**

11. 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)**

12. REQUIRED ACCESS. APPROVED FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING HEREFTER CONSTRUCTION OR RELOCATED.  
NFPA-1:18.2.3.1.1

13. FIRE DEPARTMENT ACCESS ROADS SHALL CONSIST OF ROADWAY, FIRE LANES, PARKING LOT LANES, OR A COMBINATION THEREOF. **NFPA-1:18.2.3.1.2**

14. 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**

15. 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)**

16. 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 **BCI-CA F-101.2.2(1)**.

17. 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

18. 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**

19. 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. (45.7 M) FROM 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

20. 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**

21. 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.

22. 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

23. 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 RADI 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 MANUEVER THROUGHOUT THE FIRE ACCESS ROAD USING THE FIRE APPARATUS SPECIFICATIONS PROVIDED.

24. 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**

25. 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**

26. 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.

27. 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**

28. THERE SHALL BE A 14' MINIMUM WIDTH AT LEVEL 6' TO 8' FROM ROADWAY TO ACCOMMODATE VEHICLE MIRRORS WHERE APPLICABLE.
29. MINIMUM REQUIRED WIDTHS AND CLEARANCES ESTABLISHED UNDER 18.2.3.4 SHALL BE MAINTAINED AT ALL TIMES.  
NFPA-1:18.2.4.1.2

30. 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.

31. 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.

32. 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)**

33. 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**

34. 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**

35. 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**

36. 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**

37. 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 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

38. 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**

39. 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-1A-16.4.3.1.3**

40. 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**

41. 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.

42. 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.

43. 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**

44. 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**

45. 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**

46. 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)**

47. 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)**

48. FIRE HYDRANTS IN ALL COMMERCIAL 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)**

49. FIRE HYDRANTS 4 1/2 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.

50. 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)**

51. 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

52. 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 (2013 ED.)**

53. 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.)**

54. 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.

55. 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.)**

56. 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.
57. 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).

58. ANY UNDERGROUND WORK COMMENCING AT THE POINT OF SERVICE SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS SPECIFIED IN **FSS 633.102**.

59. 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-13:8.17.4.6.1**
- SIGNAGE
60. 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**

61. 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**

62. NUMBERS TO BE MAINTAINED IN A CONSPICUOUS PLACE WHERE THEY CAN BE SEEN AND READ FROM THE STREET.  
COPP CO 52.10 (D)

TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS

63. TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS. **NFPA-1:11.10**  
a. 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**  
b. 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.

c. 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.

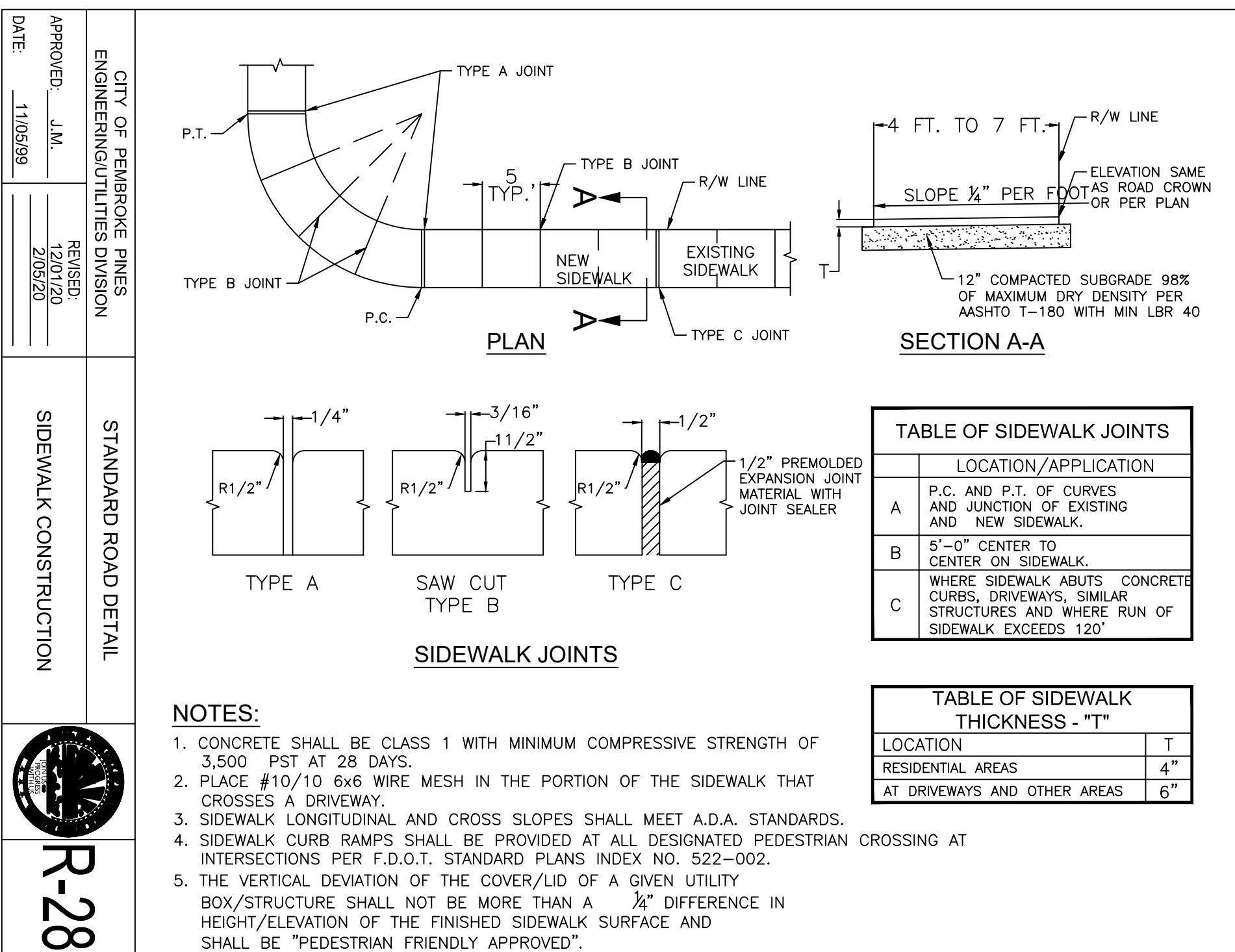
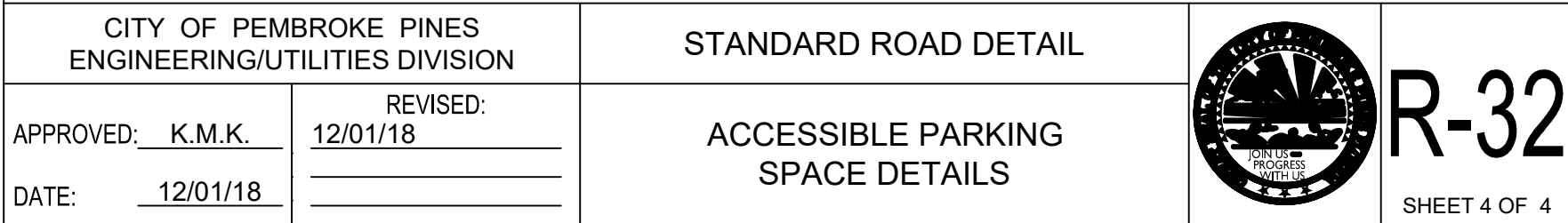
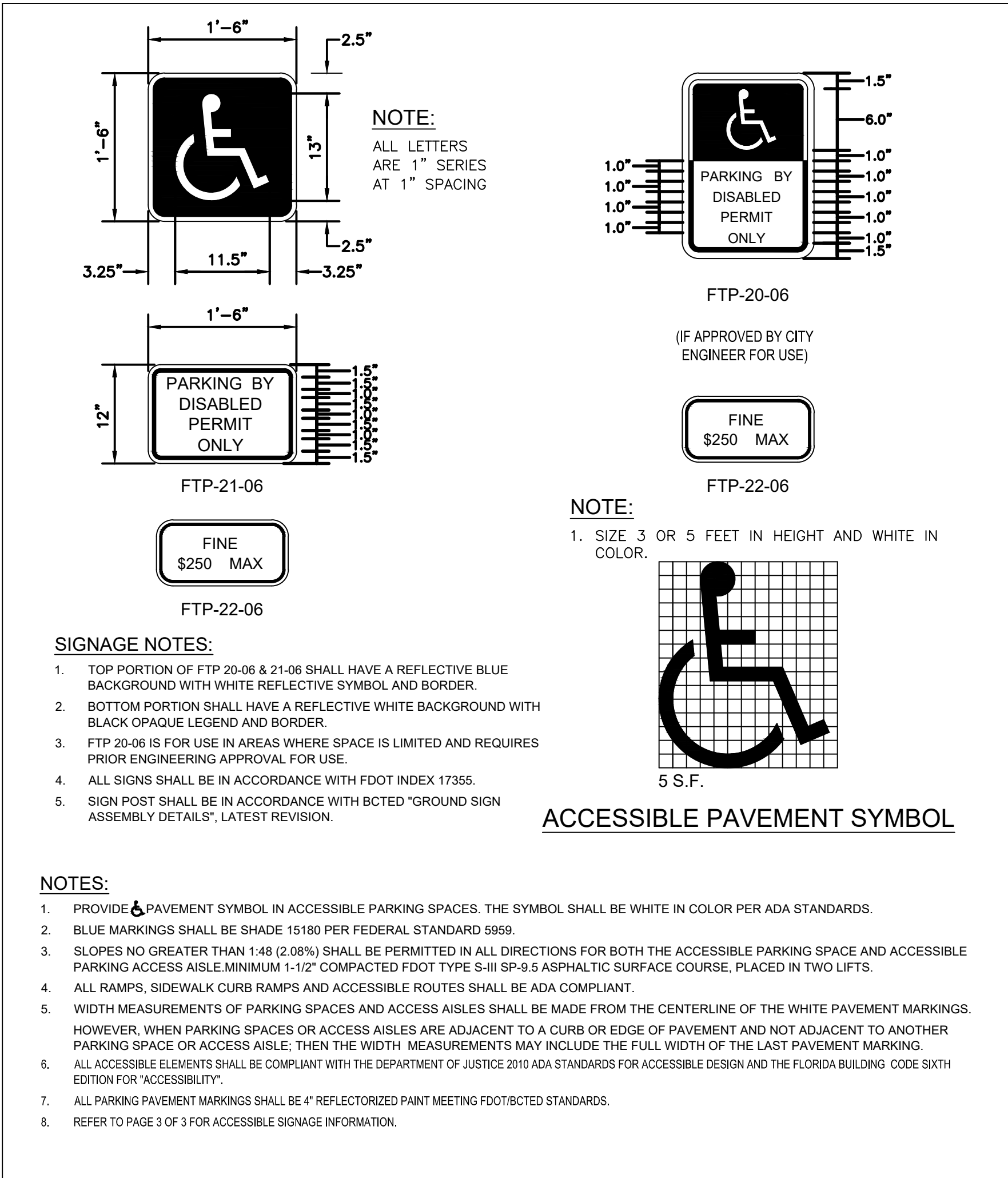
d. AN ASSESSMENT WILL BE CONDUCTED BY THE OWNER'S REP OR GC TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IN THE OCCUPANCY IS IN COMPLIANCE, IN ACCORDANCE WITH **NFPA-1:11.10.1** AND **NFPA-72:24.5.2.2.1** THROUGH **NFPA-72:24.5.2.2.3**.

e. 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.
- MERRICK SQUARE  
TOWNHOMES  
FIRE ACCESS PLAN
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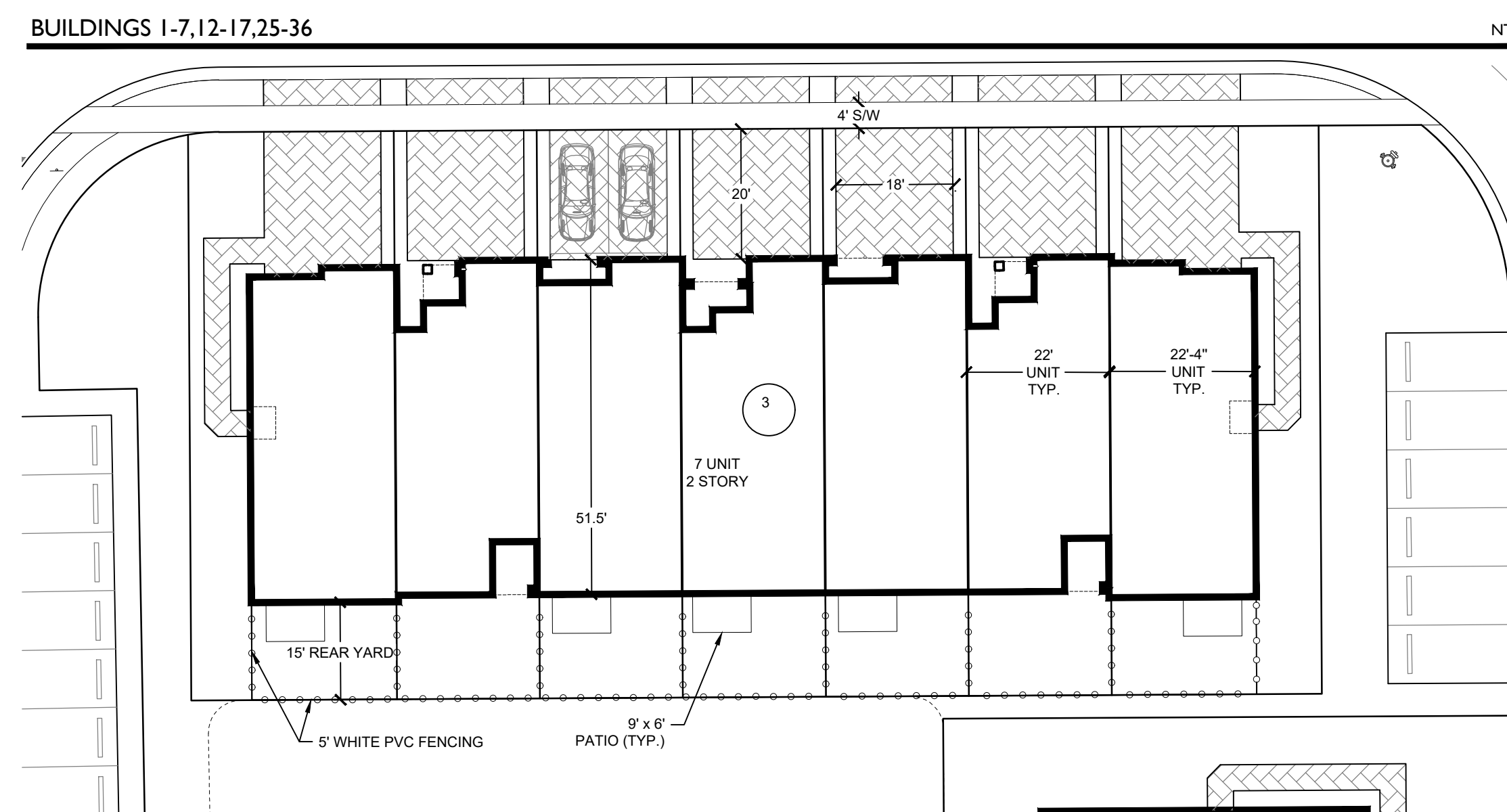
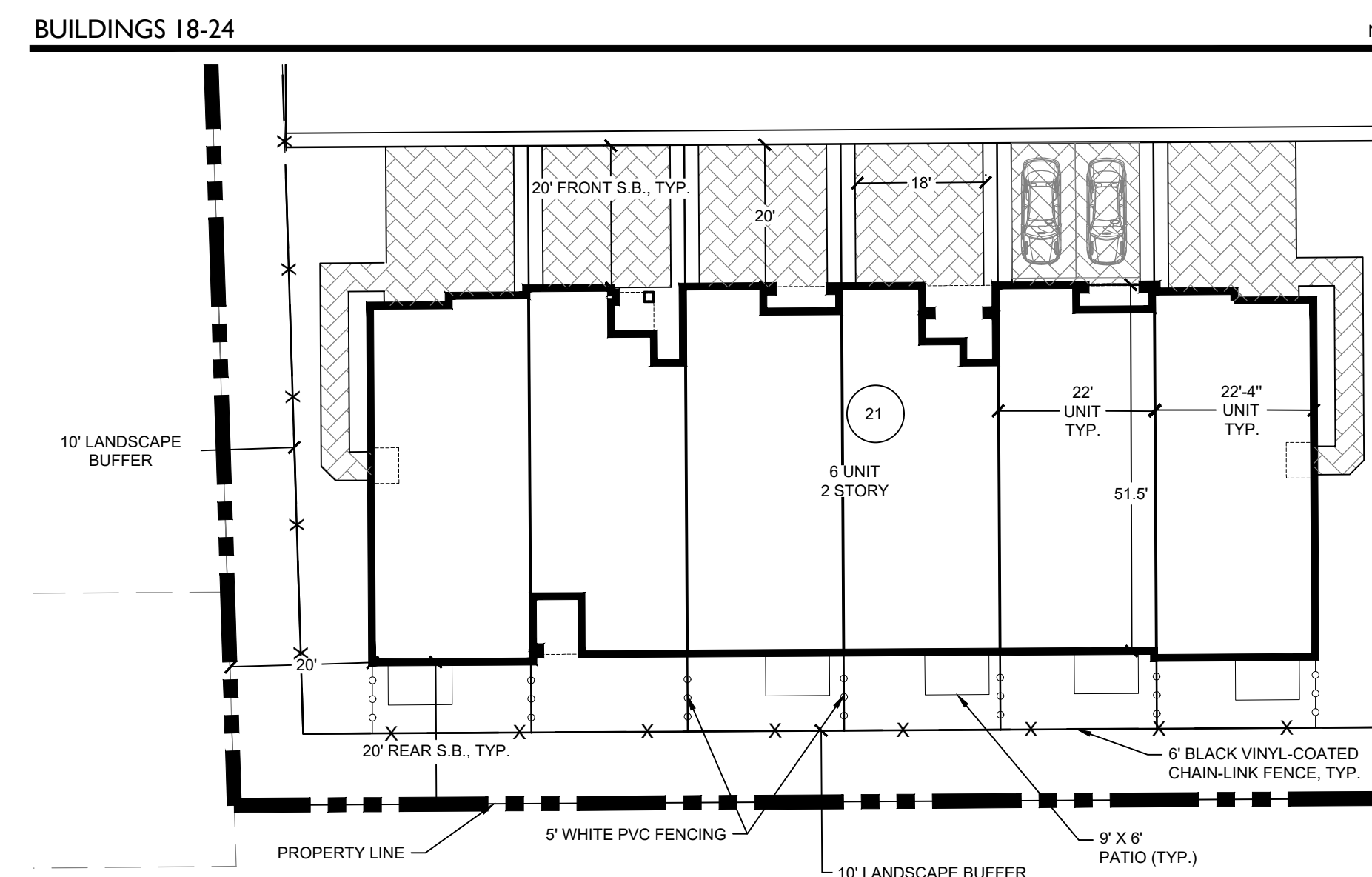
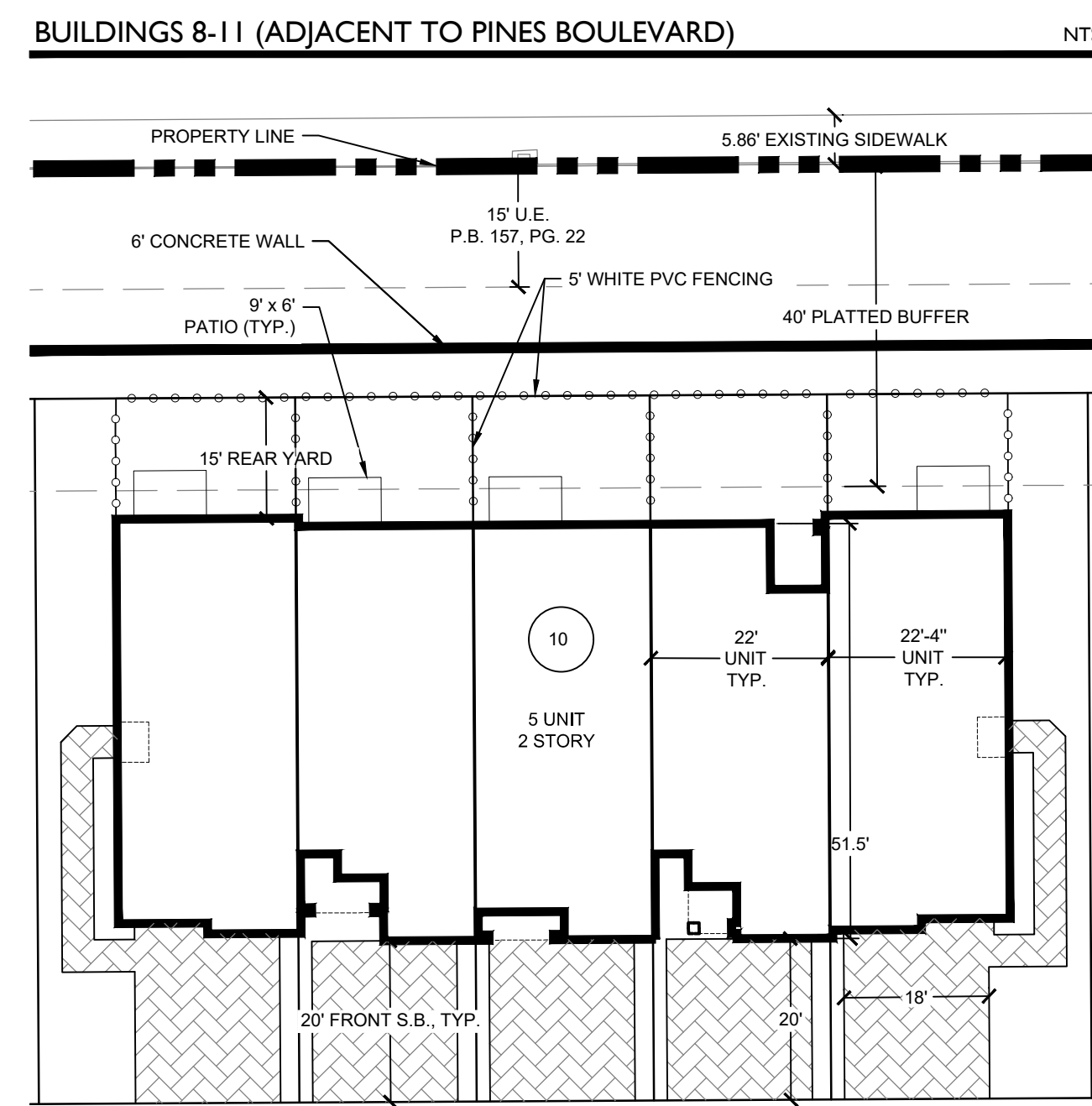
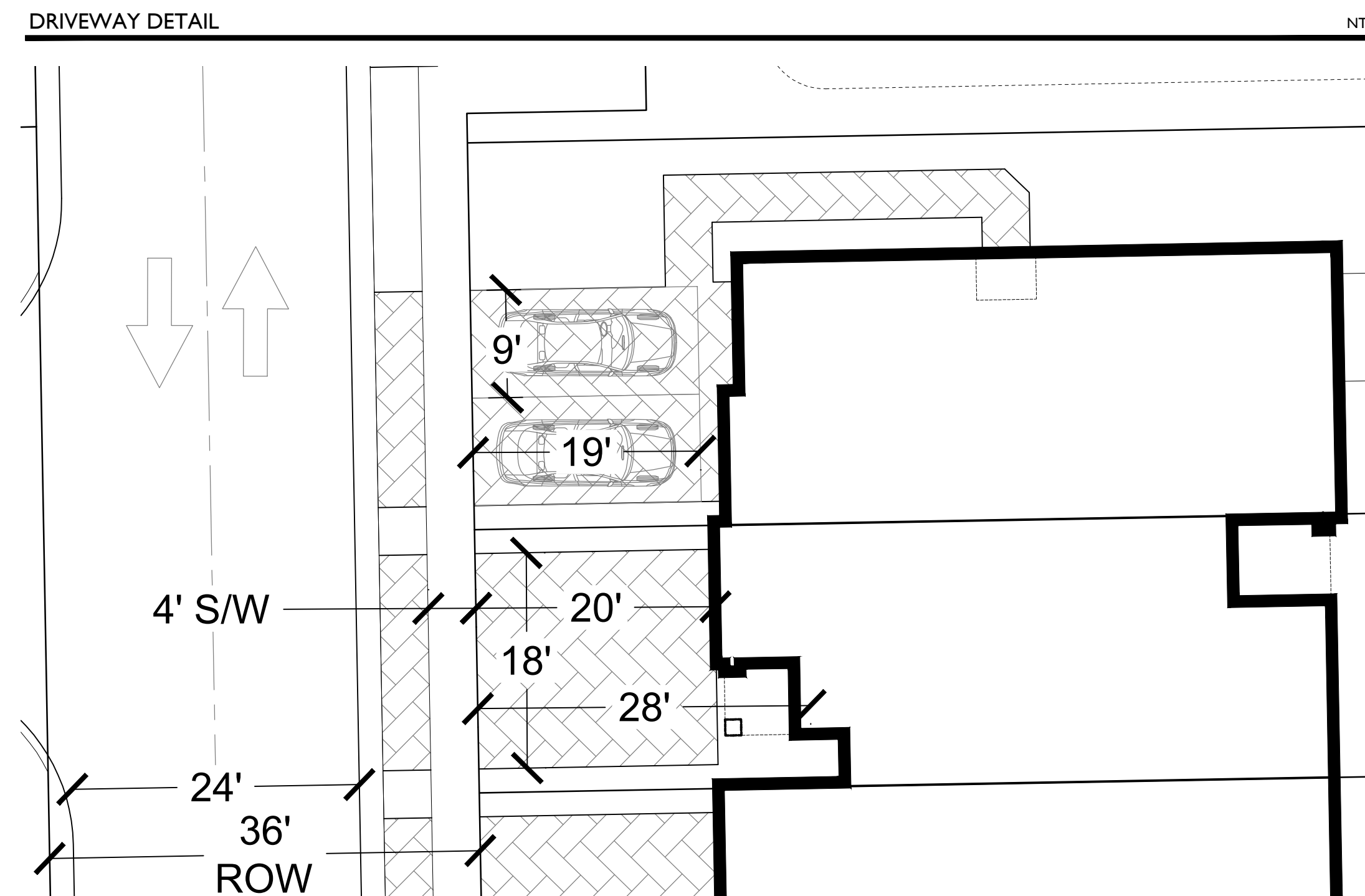




## NTS







NO.		DATE	DESCRIPTION	REVISIONS	BY
391500	JOB NO.	08-14-20	ENGINEERING SUBMITTAL	08-14-20	####
		08-14-20	ENGINEERING REVIEW	08-14-20	####
		08-28-20	SITE PLAN RESUBMITTAL	08-28-20	####
RC	DRAWN BY	03-04-21	SITE PLAN RESUBMITTAL	03-04-21	####
					####
	CHECK BY				####
					####
	DATE	11-21-19			####