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Architecture+ Planning

Tuesday, July 23, 2024

**CITY OF COOPER CITY
PLANNING & ZONING**

COMMENTS OF 6/12/2024 DRC- SENT 6/19/24
PROJECT NAME: Sun Credit Union
Site Plan (Final) # SP 2-1-24
Variance # V 5-1-24
Sign Package # SI 5-1-24
Sign Waiver # SW 5-1-24
LOCATION: SE Corner of Stirling Rd. and NW 92 Avenue

PRESENT FOR CITY:
Jason Chockley, Community Dev. Asst. Dir.
Trevor Markley, City Planner
Roger Gonzalez, BSO Fire

PLANNING & ZONING

1. See attached for application corrections.

RESPONSE: NOTED. APPLICATION HAS BEEN CORRECTED.

2. Add sheet index to cover sheet of plans.

RESPONSE: SHEET INDEX PROVIDED ON COVER SHEET.

3. Staff recommend a walk-up ATM for pedestrian/bike customers.

RESPONSE: ACKNOWLEDGED AND PROVIDED.

4. Provide "Dead End, No Outlet" signs at the SW corner of the property informing customers entering and exiting NW 92 Ave. that it is a dead end.

RESPONSE: A DEAD-END SIGN HAS BEEN PROVIDED ON SHEET C3.1

5. Raise proposed FFE for the building. Effective July 31, 2024 the BFE of this property will raise from 5ft to 6ft. -

RESPONSE: NOTED. SEE SHEET A-040 & C-3.1

6. Updated all applicable sheets/cross section with the new proposed elevations.

RESPONSE: ALL PROPOSED ELEVATIONS/CROSS SECTIONS HAVE BEEN REVISED ON SHEETS C4.0 & C4.1.

7. Provide recycle bin area as part of the dumpster enclosure per code detail in code section 25-113.

RESPONSE: ACKNOWLEDGED AND PROVIDED. SEE SHEET A-041

8. Add a note on dumpster detail that finish and colors to match main building.

RESPONSE: ACKNOWLEDGED AND NOTED. SEE SHEET A-041

9. Provide the location of irrigation pump and well for irrigation. Note on plans that potable water may not be used for irrigation.

RESPONSE: ACKNOWLEDGED AND NOTED. SEE SHEET A-040 & C5.0

10. Overlay all easements on site plan and landscape plan sheets.

RESPONSE: ACKNOWLEDGED AND NOTED. SEE SHEETS A-040, C4.0, C5.0 & L2.0

11. Update/correct discrepancies between site plan data table on sheet A-040 and data table on site plan application.

RESPONSE: ACKNOWLEDGED. SITE PLAN DATA TABLE AND SITE PLAN APPLICATION HAVE BEEN CORRECTED.

12. Add height and note on proposed perimeter wall, 7ft wall measured from highest adjacent grade.

RESPONSE: THE WALL HEIGHT HAS BEEN ADDED TO REFLECT 7' ABOVE HIGHEST ADJACENT GRADE ON SHEET C4.0.

13. Update wall detail on cross section details with grade elevations and wall heights meeting the above requirement.

RESPONSE: ELEVATIONS HAVE BEEN ADDED ON CROSS SECTIONS ON SHEET C4.1.

14. Provide setback distance for proposed monument sign. Code requires minimum of 10 ft from the property line.

RESPONSE: NOTED. SEE SHEET A-040

15. Provide details and size dimensions of proposed generator.

RESPONSE: DIMENSIONS OF PROPOSED GENERATOR NOTED ON SHEET A-100.

16. Provide details and height of "generator room" walls compliant with code section 23-80.-

RESPONSE: WALLS HEIGHT ACCORDING WITH SEC. 23-80. SEE SHEET A-201, A-040 & A-100

17. Eliminate the "shadows" on the black and white building elevation sheets.

RESPONSE: NOTED. SHADOWS REMOVED.

18. Provide heights and general locations of rooftop equipment related to the height of the parapet walls to show that rooftop equipment will be screened from view.

RESPONSE: NOTED. THERE IS NO ROOFTOP EQUIPMENT.

19. Staff recommends a bench on each side of the pedestrian sidewalk coming in from Stirling Rd. and a bench near the entrance and/or in the grass area to the West of the proposed building to serve as an amenity for employees/customers and meet the "1.5% resting area" in code section 23-46(h)3.

RESPONSE: NOTED. SEE SHEETS A-040 & L-2.0.

20. Previous site plan included a few internal directory signs. Update plans and application accordingly, if these will be proposed on this site plan.

RESPONSE: NOTED. SEE SHEET A-042

21. Staff recommends updating height of letters on ground monument sign to the code allowed 23 inches vs. the proposed 24 inches or add to the sign waiver application.

RESPONSE: LETTER HEIGHT UPDATED AS RECOMMENDED. SEE SHEET A-042

22. Staff recommends adding a "decoration border" that matches the building color, around the proposed monument sign to have the "sign area" within the code allowed 48 sq/ft.

RESPONSE: SIGN AREA PROVIDED IS WITHIN THE 48 SF. SEE SHEET A-042

23. As a reminder, be advised that CBWCD approval is required before petition will be scheduled for City Commission Approval.

RESPONSE: ACKNOWLEDGED

UTILITIES DEPARTMENT

Project Name: Sun Credit Union

DRC Meeting Date: June 12, 2024

Utilities Department Contact: Joseph Kalinowski, Engineering Inspector/
Plan Examiner;

(954) 434-5519; email at jkalinowski@coopercity.gov

1. Please provide the City with water and wastewater flow projections for the proposed development.

RESPONSE: THE ESTIMATED WATER AND WASTEWATER FLOW PROJECTIONS HAVE BEEN ADDED TO SHEET C5.0.

2. A Water & Sewer Developer's Agreement will be required for water and/or wastewater service. The agreement and applicable fees are required prior to final site plan approval. The agreement form and instructions are available from the above contact.

RESPONSE: ACKNOWLEDGED.

3. An engineering permit(s), issued by the office of the City Engineer, will be required for all engineering construction that occurs within public or private rights-of-way, easements or on private property. Engineering construction includes, but is not limited to, water distribution systems, sewerage systems, pump stations, storm drainage, canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, demucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, landscaping and irrigation within rights of way, and other items as determined by the City Engineer. The permit application form and instructions are attached.

RESPONSE: ACKNOWLEDGED. AN ENGINEERING PERMIT APPLICATION WILL BE SUBMITTED DURING THE BUILDING PERMIT PHASE OF THE PROJECT.

4. Easements: All proposed easements necessary for the project must be shown on the plans prior to final DRC and Site Plan approval. Prior to the issuance of an engineering permit, applicant must submit the necessary easement dedication documents (including sketches and legal descriptions). At project completion, applicant must submit final corrected easement dedication documents (if any changes were required) for recordation prior to close out of the engineering permit and reduction of the performance bond(s).

RESPONSE: ACKNOWLEDGED. DRAINAGE EASEMENTS ARE SHOWN ON SHEET C4.0 AND WATER EASEMENTS ARE SHOWN ON SHEET C5.0. APPLICABLE EASEMENTS ARE SHOWN ON LANDSCAPE PLANS AND SITE PLAN A-040

5. Performance and Maintenance Bonds: City code requires Developers to post a Letter of Credit or other acceptable security for the below listed public and private improvements (Surety Bonds are not an acceptable security). Said security shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the City Commission.

a) Water and Sanitary Sewer - At the time of execution of the above Developer's Agreement, Developer shall deliver to the City a performance bond in the amount of one hundred ten (110) percent of the estimated construction cost as approved by the City. Upon completion of construction and transfer of improvements to the City by bill of sale together with accepted "as-built" plans as prepared and certified by the engineer of record, the bond may be reduced to no less than twenty-five (25) percent of the certified completed cost of the improvements. This bond will remain in effect for a period of no less than one year and its release shall be subject to approval by the City Commission. (Section 19-143 Cooper City Code of Ordinances)

b) Other Public and Private Improvements - Prior to the issuance of any permit, Developer or Developer's general contractor shall post a bond with the City in the amount of one hundred ten (110) percent of the accepted itemized cost, prepared and certified by an engineer registered in the State of Florida, of all required public improvements and private improvements, including, but not limited to canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, de mucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and

surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, and storm drainage. Said bond shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the city commission. This bond shall be cash, irrevocable bank letter of credit, a cashier's check or other negotiable instrument, approved by the city attorney. Said bond shall remain in full force until the improvements have been accepted by resolution of the City Commission and a one-year warranty bond of twenty-five (25) percent of the certified actual costs, but not less than twenty-five (25) percent of the original performance bond, has been submitted to the City. Please review Section 24-82 Cooper City Code of Ordinances for more important information on the bonding requirements.

6. City water may not be used for irrigation.

RESPONSE: A NOTE HAS BEEN ADDED TO SHEET C5.0 FOR AND ITEMS a), b) and c) ACKNOWLEDGED.

7. The onsite gravity sewer, pumping station, and force main shall be privately owned and maintained up to the proposed 4" plug valve at the north property line. The 4" valve and force main within Stirling Road is to be dedicated to the City.

a. Should lift station ownership be noted on the plat?

RESPONSE: ACKNOWLEDGED, PUBLIC VS. PRIVATE OWNERSHIP DELINEATED ON SHEET C5.0 & C5.2.

8. Provide Sheet C4.2, C4.3, C5.1 & C5.2. City details can be acquired by the contact above.

RESPONSE: APPLICABLE CITY DETAILS HAVE BEEN ADDED TO THE DETAIL SHEETS.

9. Sheet C3.1 Traffic lanes must be a minimum of 12 feet in width including the teller drive thru lanes.

RESPONSE: ACKNOWLEDGED AND NOTED. SEE SHEETS A-040 & C3.1

10. Sheet 4.0 note the proposed exfiltration trench east of catch basin #3.

RESPONSE: CALLOUT #2 ON SHEET C4.0 IS INCLUSIVE OF PIPE AND EXFILTRATION LENGTH OF THE ENTIRE LINE FROM STRUCTURE #3 TO STRUCTURE #1.

11. Sheet 5.0 show 6-inch hydrant control gate valve on proposed fire hydrant assembly (on 92 Ave).

RESPONSE: THERE IS AN EXISTING HYDRANT GATE VALVE ADJACENT TO THE WATER MAIN THAT IS TO BE REUSED UPON EXTENSION OF THE HYDRANT LINE.

12. City Ordinance Engineering Standards Section 3 - General Requirements 3.08 requires a fire hydrant at each entrance to the project and intermediate hydrants not to exceed 300 feet spacing as measured along roadways and access roads around any structure on that property.

a. A 12 foot wide dedicated utility easement would be required for this fire line, and the line should be looped, no dead end.

Should this be noted on the Plat?

RESPONSE: FIRE HYDRANTS AND EASEMENTS HAVE BEEN ADDED AS REQUIRED. SEE SHEET C5.0.

FIRE DEPARTMENT

Meeting Date & Time: Wednesday, June 12h, 2024

Subject / Project: "Sun Credit Union"

9290 Stirling Road Cooper City, Florida 33024

Civil Engineering: "Miller Legg & Associates"

(13680 NW 5th Street - #200 Sunrise, Florida 333251954.628.3618)

Architecture Firm: "Asante Design Group, LLC."

(5255 North Federal Hwy. - #315 Boca Raton, Florida 33487 1561.349. 5151)

Site Plan (Final), Variance, Sign Package, Sign Waiver

1) Fire Alarmed Facility (Monitored 911 system specification)

RESPONSE: SEE SHEET A-020

2) Fire Hydrants installation (per Code Requirement w/Flow Calculations) Additional hydrant installation unit @ NE swale entrance area along w/ the proposal of the relocation of the SW unit as shown on submitted site plan.

RESPONSE: FIRE HYDRANTS AND EASEMENTS HAVE BEEN ADDED AS REQUIRED. SEE SHEET C5.0

3) Must have noted Exit Sign devices designated on supplied "Life Safety" plan showing locations per NFPA Code (leading to ALL accessible exterior exiting doors) ***NOTE: Generator back up Facility noted on Life Safety plan designated & then shown Emergency lighting fixtures on electrical lighting.

RESPONSE: NOTED. SEE SHEET A-020

4) Fire Lanes depicted on Site plans.

RESPONSE: FIRE LANES HAVE BEEN ADDED TO SHEETS C3.1 & A-040

5) Fire Extinguisher placement on Life Safety plan (x3)

***Note: See Pertinent Code References Supplied Below

Applicable Reference: The Florida Fire Prevention Code 8th Edition & the Broward County Local Amendments to the Florida Fire Prevention Code.

RESPONSE: ACKNOWLEDGED AND NOTED. SEE SHEET A-020

All new construction required to comply with the: Florida Fire Prevention Code 8th Edition, NFPA 1 Chapter 16 Safeguards during Building Construction and Chapter 18 Fire Department Access and Water Supply

1) Fire Department Access Roads:

18.2 Fire Department Access.

RESPONSE: THE REQUIRED SIGNAGE HAS BEEN ADDED TO SHEET C3.1 AND TURNING RADII HAVE BEEN ADDED TO SHEET C7.0.

18.2.1 Fire department access and fire department access roads shall be provided and maintained in accordance with Section 18.2

RESPONSE: ACKNOWLEDGED.

18.2.3.1 Required Access.

18.2.3.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEETS C3.1 AND C7.0.

18.2.3.1.2 Fire department access roads shall consist of roadways, parking lot lanes, fire lanes, or a combination thereof.

- Fire department access roads shall consist of roadways, parking lot lanes, fire lanes, or a combination thereof.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEETS C3.1 AND C7.0.

- An auto CAD is required. Must show a continuous and unobstructed emergency fire apparatus access pathway.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEET C7.0.

- Turning radius Max. Inside 40' ft. and min. outside 60' ft.

RESPONSE: ACKNOWLEDGED AND NOTED. SEE SHEETS A-040 AND C7.0

- Turns in fire department access roads shall maintain the minimum road width.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEETS C3.1 AND C7.0.

- A fire department access road shall extend to within 50' ft. of at least one side-hinged, swinging type egress exterior door that can be opened from the outside and that provides access to the interior of the building.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEET C7.0.

- Fire department access roads shall be provided such that any portion of an exterior wall of the first story of the building is located not more than 150' ft. from the fire

department access road as measured by an approved route around the exterior of the building. (18.2.3.2.2).

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEET C7.0.

- Fire lanes intended for one-way travel shall provide a min. of 16 ft. in width of travel way.

RESPONSE: Comment acknowledged. See sheets C3.1 and C7.0.

- Fire lanes providing two-way travel shall be a min. of 24 ft. in width of travel way.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEETS C3.1 AND C7.0.

- Parking lot aisles adjacent to any building shall provide a travel lane with a min. 24 ft. clear width.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEETS C3.1 AND C7.0.

- 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.

RESPONSE: RESPONSE: NOT APPLICABLE.

- When buildings are protected with an approved automatic fire sprinkler system that is installed in accordance with NFPA 13, NFPA 130, or NFPA 13R, the distance in (18.2.3.2.2) shall be permitted to be increased to 450 ft.

RESPONSE: BUILDING IS NOT FIRE SPRINKLERED

- Roadway cross sections.

RESPONSE: SEE SHEET C4.1

- Fire department access roads shall have an unobstructed width of not less than 20 ft. and an unobstructed vertical clearance of not less than 14 ft.)

RESPONSE: NOTED AND PROVIDED

- Fire Department access roads shall not be obstructed by any manner, to include curbing, barriers or parking of vehicles.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEETS C3.1 AND C7.0.

- Hard surfaced for min. 32 tons

RESPONSE: ACKNOWLEDGED.

- Pavement markings.

RESPONSE: SEE SHEET C3.1

- Signs (not more than 75' apart)

RESPONSE: SEE SHEET C3.1

- The Fire access road shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" such signs shall be 12in by 18in with a white background and red letters and shall be a maximum of seven 7 ft. in height from the roadway to the bottom part of the sign.

RESPONSE: ACKNOWLEDGED. SEE SHEET C3.1

- Roadway edge setback min. 10' ft. and max. 30' ft.

RESPONSE: ACKNOWLEDGED. SEE SHEET C3.1

- Dead end roads 150' ft. - provide T- turn, 300' ft. - Provide Cull-De-Sac

RESPONSE: NOT APPLICABLE AS THERE ARE NO DEAD-END ROADS ON THE SITE.

- Access roads during construction shall be provided and marked.

RESPONSE: ACKNOWLEDGED.

Secondary Emergency Fire Apparatus access:

Broward County Local Amendments to the Florida Fire Prevention Code Eight Edition-CIVIL

- Section F-108.9.1 Fire access roads shall be surfaced with solid pavement, grass turf reinforced by concrete grids, or by similar type surfaces approved by the authority having jurisdiction, designed to accommodate fire apparatus weighing a minimum of 32 tons.

RESPONSE: COMMENT ACKNOWLEDGED.

2) Gated Community:

RESPONSE: N/A

- Full Elevation showing lane width and vertical clearance.
- Clearance signs posted (Section: 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft. (6.1 m) and an unobstructed vertical clearance of not less than 14 ft.)

3) Entrance gates:

RESPONSE: NOT APPLICABLE

- Entrance gates are required to have and maintain a standalone digital keypad with a remote transmitter for emergency vehicle access. (AKR-1 Keypad) provided in application folder.

RESPONSE: NOT APPLICABLE

4) Knox Box:

- A Knox Box or Knox Lock shall be required for all secondary access gates, meter rooms, fire alarm panels, fire sprinkler risers, and common areas requiring emergency access.

RESPONSE: KNOX BOX PROVIDED. SEE SHEET A-040

5) Water:

- Mains and Hydrants installed prior to construction.

RESPONSE: A NOTE HAS BEEN ADDED TO SHEET C5.0.

- Distribution system looped and sized.

RESPONSE: SEE SHEET C5.0

- Fire flow Calculations.

RESPONSE: THE PROPOSED BUILDING IS NOT SPRINKLED.

6) Hydrant:

- Hydrant spacing per NFPA 1, Annex I Table 1.3

RESPONSE: THE REQUIRED NUMBER OF FIRE HYDRANTS HAS BEEN ADDED TO THE PROJECT. SEE SHEET C5.0.

- Residential, not more than 500' ft.

RESPONSE: NOT APPLICABLE.

- Commercial, not more than 300' ft.

RESPONSE: COMMENT ACKNOWLEDGED. SEE SHEET C5.0.

- Hydrant Detail

RESPONSE: SEE SHEET C5.1.

- Hydrant overlay with landscaping, to show required clearance and any future overgrowth issues.

RESPONSE: SEE SHEET L2.0.

- Clearance of 7'.6" in the front of and to the sides of the fire hydrant, with a 4' clearance to the rear of the hydrant.

RESPONSE: SEE SHEET L2.0.

- Visibility, access and signs, street reflectors.
- Color coding.
- Out of collapse zone.

RESPONSE: SEE SHEET L2.0

7) Automatic Fire Sprinkler System:

When buildings are protected with an approved automatic fire sprinkler system that is installed in accordance with NFPA 13, NFPA 130, or NFPA 13R, the distance in (18.2.3.2.2) shall be permitted to be increased to 450 ft.

Requirements:

If the fire sprinklers coverage is affected by the build out, a separate permit application shall be required to be submitted to the building department, by a State of Florida qualified Fire Sprinkler Contractor.

- The Shop drawings shall include cut sheets, detailing all device, clearly marked calculations, design standards and details.
- The shop drawings and cut sheets shall be required to be submitted within thirty (30)

RESPONSE: BUILDING IS NOT FIRE SPRINKLERED

8) Fire Department Connection and Backflow:

- Provide FDC detail
- Location of FDC shall be 10'-15' ft. from hydrant
- There shall be no shutoff valve in the FOC piping.
- Provide Fire sprinkler Back Flow detail
- Backflow preventor Control valves are required to be supervised.
- Show location and number of tamper devices.
- Provide check valve
- Provide visibility
- Provide clear access of 7.5' on each side.
- Sectional Valves shall be required for each floor.
- Show location of Sectional Valves.

RESPONSE: THE PROPOSED BUILDING IS NOT SPRINKLED, THEREFORE, FDC IS NOT REQUIRED.

9) Fire Alarm:

- A full Fire alarm system shall be required for occupant notification and emergency forces notification and shall include audible/visible appliances and pull stations.

RESPONSE: NOTED. SEE SHEET A-020 & A-040

Fire Alarm Riser:

- All Bldg.'s require a FACP.
- Each Bldg. shall individually reset.
- No remote reset from Clubhouse.
- Weatherproof horn/strobe required on exterior of each bldg. and shall be visible from the

road and arriving emergency vehicles.

If the Fire Alarm System is affected by the build out, a separate permit application shall be required to be submitted to the building department, by a State of Florida qualified Fire Alarm System Contractor.

- Shop drawings and cut sheets shall be provided by a State of Florida qualified Fire Alarm System Contractor and shall be required to be submitted within thirty (30) days of the master permit being issued.
- The Shop drawings shall include cut sheets, detailing all device, clearly marked calculations, design standards and details

RESPONSE: ACKNOWLEDGED.

10) Premises Identification:
(NFPA 1 chapter 10 section: 10.12)

- Address numbers shall be placed in a position to be visible from the street or road fronting the property.

RESPONSE: 6" HEIGHT ADDRESS NUMBER IS VISIBLE FROM THE STREET. SEE SHEET A-200

- Address numbers shall be not less than (3) three inches in height for residential and at least (6) six inches in height for all other buildings, structures, or portions thereof and shall contrast with their background.

RESPONSE: 6" HEIGHT ADDRESS NUMBER IS ON BUILDING AND MONUMENT SIGN. SEE SHEETS A-042 AND A-200.

11) Portable fire extinguishers:

- Portable fire extinguishers, required pre NFPA 10, shall be required by exits (50' foot travel distance to and no more than 75'foot spacing between). Size, (3A 40BC dry chemical) Fire extinguishers must be conspicuously placed and accessible at all times.
- The fire extinguishers are required to be properly dated with a service inspection tag by a State of Florida licensed company only.

RESPONSE: NOTED. SEE SHEET A-020

12) Flame Spread Rating:

Provide certificate of flame spread rating for fabric used for canopies.

RESPONSE: ACKNOWLEDGED.

- F-1 08.8.1 Awnings canopies and similar products whether attached or detached from a building shall have a flame spread rating of 25 or less.

RESPONSE: ACKNOWLEDGED.

13) Magnetic Door Locks:

1. Comply with Electrical Comments.
2. Do magnetic door locks effect egress?

- If egress is affected, the door shall be required to comply with The Life Safety Code, NFPA 101 chapter 7, section 7.2.1 .6.2
- If egress is affected and the above is required, a separate permit shall be required with plans and cut sheets showing all the details, locations of all devices, and technical data of all equipment.

RESPONSE: MANUAL RELEASE DEVICE SHALL BE LOCATED ON THE EGRESS SIDE 40 TO 48" AFF.
MANUAL RELEASE DEVICE READILY ACCESSIBLE WITH SIGN: PUSH TO EXIT

Other Plan Review comments

- 1) Address on all plans, permit applications, records and documents from outside agencies must match.

RESPONSE: ACKNOWLEDGED.

- 2) Provide the approved DRC plans and survey.

RESPONSE: ACKNOWLEDGED.

- 3) Each portion of the building shall be classified to its use.

RESPONSE: SEE SHEET A-100 & A-020

- 4) Provide a life safety plan to include travel distances to all required Exits including common path of travel from all remote parts of the building.

RESPONSE: NOTED. SEE SHEET A-020

- 5) Identify occupant load for each room also identify grade levels if classrooms.

RESPONSE: NOT APPLICABLE.

- 6) Preschool, kindergarten, or first-grade students shall be located on level of the Exit discharge.

RESPONSE: NOT APPLICABLE.

- 7) Means of egress shall be in accordance with NFPA 101-chapter 7 sec.14.2

RESPONSE: ELEVATORS NOT APPLICABLE

- 8) Stairs shall be in accordance with NFPA 101-chapter 7 sec. 7.1.3.2 (all inside stairs serving as an exit or exit component shall be enclosed) and table 7.2.2.2.1 (a).

RESPONSE: NOT APPLICABLE.

9) A detail of the stairs is required and shall include handrails, landings and all other dimensional criteria of table 7.2.2.2.1 (a).

RESPONSE: NOT APPLICABLE.

10) Occupant load of kitchen is required on plan.

RESPONSE: NOT APPLICABLE.

11) Cooking facilities shall be protected in accordance with NFPA 101 sec.9.6.4

RESPONSE: NOT APPLICABLE.

12) Means of egress shall be in accordance with NFPA 101-chapter 7 sec. 7.8

RESPONSE: EMERGENCY LIGHTS PROVIDED

13) Means of egress shall have exit signs in accordance with NFPA 101-chapter 7 sec. 7.10.

RESPONSE: EXIT SIGNS PROVIDED PER CODE.

14) Portable fire extinguishers in accordance with NFPA 1 chapter 13 sec.13.6 and table 3.6.6.2.1

RESPONSE: FIRE EXTINGUISHERS PROVIDED PER CODE.

15) Shop drawings, from a qualified contractor, for the fire sprinkler system, fire alarm system, (Hood) - wet chemical extinguishing system and generator shall be required and shall include clearly marked calculations, design standards and details.

RESPONSE: ACKNOWLEDGED.

Questions?

Please Contact:

LIEUTENANT
FIRE PREVENTION BUREAU
Broward Sheriff's Office/Fire Prevention Bureau
Department of Fire Rescue & Emergency Services
Main "Public Safety Bldg. " Office:
2601 West Broward Blvd. #3601
Fort Lauderdale, Florida 33312
Office: 954.831.8210
Main Fax: 954.831.8218
Web: www.sheriff.org
Cooper City District Office:
10550 Stirling Road
Cooper City, florida 33026
Local Office: 954.432.8905

Local Fax: 954.433.1367
Cell Contact: 954.605.8250
E-mail: roger.gonzalez@sheriff.org

LANDSCAPE

TO plans

- o Java plum and Areca Palms are Class C species but are not called out as such on plans
- ☐ No OBH for Java plum
- o Here are mitigation requirements for these species:
- ☐ Class C Oicot Mitigation Values:
- ☐ Up to 8 inches: \$50 per caliper inch
- ☐ 9-17 inches: \$75 per caliper inch
- ☐ 18 inches and over: \$100 per caliper inch
- ☐ Class C Oicot Mitigation Values:
- ☐ \$20 per trunk foot
- o Need to add mitigation calcs to TD plans and need to provide Java plum OBH

RESPONSE: MITIGATION CALCULATIONS ADDED AND DBH PROVIDED FOR BISHOFIA.

Tree Counts:

- ☐ Plans show 8 crape myrtle - table calculations show 9
- ☐ Plans show 14 Japanese privet - table calculations show 15
- ☐ It of cypress is 12 on plans and table, but one group of 6 is miss-labelled as 5

RESPONSE: PLANS & CALCULATIONS UPDATED TO SHOW APPROPRIATE QUANTITIES

Landscape Street Buffers

- ☐ Code calls for 40 shrubs per 40 feet - plan shows 20 shrubs per 40 feet for both Stirling Road and NW 92nd Ave
- ☐ Location of well & pump station
- ☐ Clarification on values & classes of trees
- ☐ Add mitigation calculations

RESPONSE: SHRUB CALCULATIONS ADJUSTED AND 40/40 PROVIDED. LOCATION OF WELL & PUMP STATION PROVIDED. TREE & PALM CLASSIFICATION AND MONETARY VALUES ADDED TO PLANTING SCHEDULES. MITIGATION CALCULATIONS ADDED.

Sincerely,
ASANTE DESIGN GROUP LLC

Juliette L. Schiff

Juliette L. Schiff, AIA, NCARB, LEED AP BD+C
State of Florida
Registered Architect
AR 94008