

July 20, 2022

VILLAGE OF PINECREST

Building and Planning

12645 Pinecrest Parkway

Village of Pinecrest, FL 33156

**Re: Process No. BL2022-1028 REVISION 1
 New Residence for ELIGES INVESTOR CONSTRUCTION
 9841 SW 73RD Court
 Pinecrest, Florida 33156**

To Whom It May Concern:

Following we are providing our response to the building department comments for the above mentioned project. Please review the response and the revised plans for compliance. Feel free to contact us if you have any questions or concerns.

Best regards,

Humberto Ramos, AIA
305-898-0475

PUBLIC WORKS

1. Include the following in the plans, verbatim and implement all that apply:
Condition of Permit - PW – SFR – D/W
 1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
 2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
 3. The ROW swale is to be graded using the Village PW Standard.
 4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
 5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
 6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
 7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Village arborist. Arborist contact information is: Rick Carr - ccarr@pinecrest-fl.gov
 8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w.
 9. No materials of ANY kind will be stored for any length of time on the public swale.
 10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.
 11. Any sidewalk crossed by a d/w approach must be replaced with 6" thick sidewalk and extend to the next adjacent whole flag on either side of the new approach.
 12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.

R: Refer to Notes 2-11/A-1.0 & General Planting Note on L -1.

2. Move the existing sidewalk to be on the PL.

R: Refer to revised Site plan on A-1.0

3. Note item 5 in the list above - this includes palm trees.

R: Refer to Notes 5/A-1.0

4. Proposed sidewalk is 6" thick, same as all concrete in the ROW, but section shows the sidewalk to be twice as thick as adjacent d/w material.

R: Refer to Approach Driveway Detail B/A-1.0

5. Sections shall match elevation information for same location as shown in plan.

R: Refer to elevations on A-3.1, A-3.2 and sections A-4.1, A-4.2.

6. Provide latest swale detail - the one in the plans is outdated. Write dmendez@pinecrest-fl.gov for a PDF.

R: Refer to Civil Plans.

STORM DRAINAGE

1. Check on Section B-B on the Northeast area to comply with:

EXCAVATION & FILL ORDINANCE of the VoP:

Div. 6.12. – Excavation and fill.

- c) Maintenance of natural grade and elevation. Development and construction in the Village of Pinecrest shall be designed and constructed with an elevation and grading that are consistent with the requirements of the Village's Floodplain Management Ordinance, Stormwater Management Plan, and Comprehensive Development Master Plan. The established natural elevation and grade of a property

under construction shall be fundamentally preserved and the finished grade and elevation shall be consistent and compatible with the grade and elevation of adjoining properties.

d) Fill water ward of the top of slope of any lake or waterway or alteration of an established shoreline in the VoP shall not be permitted unless approved as a conditional use.

R: Refer to Civil Plans.

2. Please use the Village of Pinecrest Typical Swale Detail instead of the R-1.3 shown on Sheet C-3. Please feel free to contact me directly at rrivera@pinecrest-fl.gov if you need a copy.

R: Refer to Civil Plans.

3. Please callout the curb header with the dimensions and concrete material. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w.

R: Refer to Approach Driveway Detail B/A-1.0

BUILDING

(8/1/2022 11:05 AM PB)

-DERM APPROVAL REQUIRED

-HEALTH DEPARTMENT

-WASD APPROVAL REQUIRED

-IMPACT FEE REVIEW

****WINDOW AND DOOR NOAS VOIDED-BY SEPARTE APPLICATION ONLY.**

1. A-0.1: APPLICABLE CODE IS 2020, NOT 2017. UPDATE CODE REFERENCES ACCORDINGLY. A-2.6: UPDATE CHP 44 REFERENCES-CHP 44 EXPIRED W/ 2010 FBC.

R: Refer to A-0.1.

2. COORDINATION: ENERGY CALCS CITE VENTED ATTIC, PLANS UNVENTED CONDITION. ALSO, EC: 40-GAL WATERHEATER VS PLANS: TANKLESS WH. SIMILAR GUESTHOUSE.

R: Refer to mechanical and Vent Calculation Notes at top of A-2.3. Provide electrical water heater for guest house and tankless gas water heater for principal building, see A-2.1. and Water 1st Floor Plan on sheet P-4.

3. A-1.0: IDENTIFY ALL SITE FEATURES AND CROSS-REFERENCE TO APPLICABLE DETAILS OR NOTE AS BY SEPARATE PERMIT.

R: See Site plan legend on A-1.0, E-1, P-1.

4. 5/A-4.2 IS ON A-4.3. INCLUDE CONDITIONS FOR AC IN ATTIC.

R: Air space designed to be unvented attic with open cell insulation.

ZONING

(7/26/2022 3:03 PM SB)

PLEASE COPY THE COMMENTS AND PROVIDE A RESPONSE INDICATING HOW THE COMMENTS WERE ADDRESSED AND WHERE TO FIND THEM ON THE PLANS.

1. Please submit a SEPARATE Tree Removal permit application. Approval of a tree removal permit is required before zoning approval

R: Refer to attachment documents.

2. Complete review of the Landscape plan pending Tree Removal permit approval. Please note that EC trees are required to be within 22 feet from the building line

R: Refer to L-1 Landscape Plan

3. New residential structures shall include one of the following improvements necessary to provide auxiliary power during electrical power outages:

- a. Permanent installation of a stand-by generator, or
- b. Installation of a power inlet and either a separate electric panel or interlock allowing for connection to a portable generator, or
- c. Solar panel and battery pack necessary to provide auxiliary power.

R: Refer to future photovoltaic panels area W/ Ø2" conduit to main panel location on sheet A-2.3.

4. Please submit recorded Covenants for a) Work within Right of Way and b) Maintenance of Landscaping and Grass

R: Provide by owner

5. Is there a paved driveway at the south end of the property?

R: Driveway have been removed. Refer to site plan on A-1.1.

6. Please note that maximum width of a driveway is 16 feet with maximum 5 feet flairs on either side. Please separate out the walkway from the driveway in order to maintain the width of the paved apron within the maximum allowed (24'4" for a 14'4" driveway)

R: Refer to Site Plan on A-1.0

7. Any freestanding screen wall must be limited to 6 feet high from the lower elevation side

R: Refer to grade elevations on Site Plan / A-1.0, Left Side Elevation / A-3.2, Building Sections B/A-4.1, E/A4.2, and Bench section 5/A-5.3.

8. At the time of Pool application you may be required to provide Recorded covenant for Restrictive Pool Enclosure since part of the existing CLF is located on the adjacent property

R: Provide by owner.

9. FFE is required to be minimum NGVD 16.4 (highest crown of road 15.73 plus 8")/provided NGVD 16.5 and all the building height to be measured from NGVD 16.4

R: Refer to Site Elevation chart on A-1.1.

10. What do the square within a square shown around the driveway represent?

R: Lighting Boulard; See Site plan legend on A-1.1

11. Please provide a detailed itemized breakdown of the areas for first and second floor (a/c, non a/c, garage, accessory building, entry area, terraces, balcony). Any area under an overhangover 5 feet must be included in the lot coverage calculation

R: Refer to floor area calculation on A-1.1 and Zoning Data table on sheet A-1.0.

12. Please show the building heights in Elevations and Sections in both actual dimension and NGVD. The building height may be measured from NGVD 16.4

R: Refer to sections and elevations on A-4.1, A-4.2, A-4.3/ A-3.1, A-3.2

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ADDITIONAL REVIEW/COMMENTS MAY BE REQUIRED

STRUCTURAL

(7/26/2022 2:14 PM JC)

MANDATORY FOR RE-REVIEW: PROVIDE WRITTEN RESPONSES TO ALL COMMENTS. AVOID GENERIC RESPONSES SUCH AS "SEE PLANS" OR "SEE CALCULATIONS". FOR PLANS, PROVIDE DRAWING NUMBER AND SPECIFIC PLAN, SECTION OR DETAIL. FOR CALCULATIONS, PROVIDE PAGE NUMBER. NO INK MARKS, WHITE OUTS, OR STICK-ONS PERMITTED ON DRAWINGS. MAKE CHANGES TO ORIGINALS AND RESUBMIT MECHANICALLY REPRODUCED COPIES.

1. Provide special inspector letter for the following items, to comply with Chapter 8 of Miami Dade Code of Ordinances, Sect. 8-22(1):

- Soil compaction under slabs on grade.

R: Refer to Structural

2. Wind calculations not legible.

R: Refer to Structural

3. 2nd floor overhang at master bedroom: Structural framing and reinforcing do not appear to be adequate. Isn't beam 2B-4 also needed at the front wall? What is the depth of beam 2B-4? (not shown in schedule). Where are the design calculations for 2B-4? Isn't there any beam supporting the North masonry wall? No top reinforcing for the slab perpendicular to beam 2B-2, between the beams 2B-4? Please be very careful with this area, submit detailed load path calculations and structural design for supporting members.

R: Refer to Structural

4. Hanger HU416 is not suitable for supporting roof trusses: It does not have an approved product (NOA or Florida approval) for connection directly to masonry, and it is wider than the 2x roof truss. Provide approved alternative.

R: Refer to Structural

5. Structural sections on S3.01: Provide minimum 1/2"/ft scale. Very poor and usable structural information. Show reinforcing for struct. members in the correct location. Very few sections for a complex building like this is. Please refer to architectural sections and check critical areas that deserve a structural section as well.

R: Refer to Structural

6. Define pool deck. Concrete slab? If so, provide information.

R: Pool deck is defined under F3 as seen on A-2.1, see finish floor table on A-2.6 for details.

7. Provide roof diaphragm shear design; South wind will likely need diaphragm blocking.

R: Refer to Structural

8. Provide complete set of structural calculations, including truss reactions and anchorage, masonry reinforcing, all structural beams and slabs, conc. stairs, foundation. Make sure to properly analyze the 2nd floor overhang (at master bedroom) and overhang entrance canopy.

R: Refer to Structural