

PERMIT COMMENTS RESPONSES

November 1, 2024

Process Number: BL2024-1025

Project Location: 12805 SW 69th Court Miami, FLORIDA 33156

Discipline: BUILDING

1. A101: IDENTIFY ALL PROPOSED SITE FEATURES AND CROSS-REFERENCE TO APPLICABLE DETAILS OR NOTE AS BY SEPARATE PERMIT, EX., DRIVEWAY. ALSO, IDENTIFY MEANS FOR POOL BARRIER COMPLIANCE. NEW GARAGE AREA WILL REQUIRE FLOOD VENTS: IDENTIFY LOCATIONS, SIZE, MFR AND CALCULATIONS.

Response:

All site features, including the proposed driveway, have been identified. Refer to revised sheet A101.

Means for Pool Barrier Compliance have been identified. Refer to revised sheets A100 and A101.

Garage vents have been added, including locations, size, MFR, and Calculations. Refer to revised sheet A201.

2. MEP-SP: CLARIFY COMPLIANCE w/ 2023 FBC P603.2 Separation of Water Service and Building Sewer.

Response: Refer to revised MEP-SP Sheet. Separation of water service and Sewer (5ft) is reflected.

3. ENERGY CALCS: CLARIFY OMISSION OF NEW WATER HEATER.

Response: Energy Calc's has been revised to include the proposed Tankless Water Heater (RTEX-08), please refer to the newly submitted Form R405-2023.

Discipline: STRUCTURAL

1- Review uplift shown for left side front 2 ply girder u= 11,490 lbs. connector K requires NOA provide full NOA or engineering calcs. check edge distance required for bolts at side and top.

Response: refer to page 1 for additional calculation for new reactions and new strap, and the revised Sheet S-3.0.

2- Provide calcs for left front uplift girder reaction based on 16" footing you show on plans

Response: refer to page 2 to additional calculation.

3-Provide soil statement per FBC 1806

Response: refer to the revised notes in Sheet S-1.0

Discipline: ELECTRICAL

1-PLEASE SHOW SMOKE-SMOKE/CO ALARMS AS REQUIRED BY THE FBC R314 & R315

Response: Smoke/CO detectors added to bedroom and garage areas, please refer to revised sheet E-2 for more details.

Discipline: ZONING

1. Please include driveway as part of permit and provide all details of the driveway and need to show the pool barrier closing off the backyard as no side fence and gates are noted on plan need approved zoning pool barrier

Response:

The driveway has been included as part of the permit; typical detail and dimensions have been included. Refer to revised sheets A101 and A102.

The existing fences and the pool barrier closing off the backyard have been included. Refer to revised sheets A100 and A101.

2. show pool barrier closing off backyard and what existing fencing is on sides of property and if any fence is not located on property, then recorded covenant for Pool Enclosure must be completed and recorded and submitted to this permit

Response: The existing fences and the pool barrier closing off the backyard have been included. Refer to revised sheets A100 and A101. The recorded covenant for Pool enclosure will be provided by the owner.

3. Trees in right of way must be 14 ft 3-inch diameter pick from pigeon plum or native Geiger's

Response: Trees in the right of way have been modified. Refer to revised sheet A102.

4. Separate permit and plans must be submitted for any tree/palm removal and relocation and master permit may not have a complete review until the tree removal permit is approved

Response: a separate permit will be provided by the owner.

5. Remove office from all sheets no office permitted in residential area re-name den

Response: Office Room has been renamed to "Den". Refer to revised sheet A201

6. Will washer and dryer in existing garage be removed

Response: yes, the existing washer and dryer will be relocated. Refer to revised sheets A100 and A201

7. On all elevations, please put what elevation 0-0" is and then the ngvd height at roof ridge

Response: Refer to revised elevation sheet A301.

8. Please provide further breakdown of perimeter line drawing for lot coverage the covered terrace and front entry and then the remaining part of the house and for impervious and pervious area please separate driveway from pool deck and provide area of each walkway and amend legend

Response: Additional and more detailed breakdown of covered areas has been provided. Refer to revised sheet A101.

Discipline: PUBLIC WORKS

1. Japanese blueberries are not an acceptable street tree.

Response: The proposed street trees have been modified. Refer to revised sheet A102.

2. Provide profiles for the two driveway approaches include up to the centerline and at least 25' into the property from the PL

Response: Profiles have been added. Refer to revised sheet A103, details 2-D and 2-E

3. Include the following in the plan, verbatim:

Response: Condition of permit notes have been revised accordingly.

4. Replace the Village swale detail with the latest version

Response: Detail 3/A103 has been revised according to the document received from the Village of Pinecrest.

Discipline: STORM DRAINAGE

1. The Grading and Drainage Plan submitted does not Demonstrate how the runoff generated from new impervious areas will not discharge directly to adjacent properties or the ROW. There is an additional impervious area (addition, garage, concrete driveways and 2 drainfield areas).

Response: the sheet A103 (drainage plan) has been revised to demonstrate that the runoff generated from new impervious areas will not discharge directly to adjacent properties or the ROW; new slopes, grade elevations and berms have been included. Refer to revised sheet A103.

2. On the MEP Site Plan shows two Drainfield Areas will be installed as part of the permit then the following considerations must be taken:

(a) All aspects of Florida Administrative Code 64E-6.005 must be followed

(b) The final finished grade above the proposed septic drainfield must be included in the paving and drainage plan

(c) The outline of the drainfield and the unobstructed area of the drainfield must be included in the paving and drainage plan

(d) The area of the drainfield and the unobstructed area of the drainfield cannot be included as part of the retention area calculations

(e) Cross sections of the proposed drainfield (one longitudinally and one laterally) will be included in the paving and grading plan. The cross sections

will include the adjacent Stormwater management retention/detention swales.

Response: sheet A103 has been revised to comply with the comments accordingly. Cross sections have been revised and new cross sections have been added. Refer to revised sheet A103.

3. Profiles of the driveway are to be provided in the paving and grading plan, extending from the CL of the adjacent road. The purpose of the profiles is to show there is no direct discharge from the D/W to the ROW.

Response: Profiles have been added. Refer to revised sheet A103, details 2-D and 2-E

4. All basins will be represented by sections, if not to scale then proportionally, showing elevations and distances between.

Response: Cross sections have been revised and new cross sections have been added. Refer to revised sheet A103.

