



REVISION 01 SUBMISSION

Permit Number: BL2024-1046

Date: September 3, 2024

Property Address:

11040 SW 69th Avenue

Pinecrest, FL 33156

Dear Village of Pinecrest Plan Reviewers,

In response to your plan review comments, please see written responses below addressing each discipline. Each item has been addressed on the resubmitted plans, and clouded under Revision 01.

Building

Reviewer: Paul Buckler

Date: 07/23/2024

1. MIN FFE FOR BATH & ELECTRICAL APPLIANCES IS 11.00' NGVD.
 - a. **RESPONSE:** FFE of the entire gazebo has been raised to +11.09' NGVD. Please refer to revised sheets A1.01, A2.00, A4.00 & A5.00.
2. IF STORAGE ROOM REMAINS BELOW 11.00' NGVD FLOOD VENTS REQUIRED-PROVIDE MFR, DIMENSIONS AND CALCULATIONS.
 - a. **RESPONSE:** Flood vents will not be necessary. The FFE of the entire gazebo has been raised to +11.09' NGVD in response to comment #1.
3. A5.00: PROVIDE SOFFIT VENTING. COORDINATION ARCH CEILING T&G, STRUCTURAL CDX. CLARIFY CEILING CONSTRUCTION IN BATH AND STORAGE.
 - a. **RESPONSE:** A note has been added to revised sheet A5.00 for continuous soffit venting. Sheets A5.00 and S-4 have also been revised to coordinate the ceiling finish.
4. COORDINATE LONG SECTION A5.00 w/ 2/S-4 FOR WALL CONDITIONS BTWN STO/BATH AND EXTERIOR KITCHEN AREA. A-5: CITED EGRESS NOTE IS NOT CURRENT 2022 OR 2023 CODE.
 - a. **RESPONSE:** Sheets A5.00 and S-4 have been revised accordingly to coordinate the wall condition between storage/bathroom and the kitchen area.



Code Compliance

Reviewer: Esther Cabrera

Date: 07/16/2024

1. Permit BL2022-0860 should be renewed.
 - a. **RESPONSE:** This permit has been renewed & closed out by owner.

Electrical

Reviewer: Tom Flingos

Date: 07/23/2024

1. APPROVED PENDING ISSUE WITH CERTIFICATION.
 - a. **RESPONSE:** Pending open permit was resolved by Owner.

Storm Drainage

Reviewer: Reinaldo Rivera

Date: 07/17/2024

1. The survey does not have elevations provided to check or design a Storm Water Management System.
 - a. **RESPONSE:** Please refer to updated survey provided by owner.
2. Demonstrate how runoff generated by the new impervious area does not discharge to adjacent properties nor the ROW.
 - a. **RESPONSE:** Please see revised plans with perimeter berms & swales.
3. No Grading and Drainage Plan was submitted.
 - a. **RESPONSE:** Please see revised plans.
4. Provide Sections, if not to scale then proportionally, showing elevations and distances between any change in grade and will extend from PL to PL or PL to structure. All proposed slopes need to be shown.
 - a. **RESPONSE:** Refer to revised plans.
5. Provide Profiles of each driveway, showing elevations and distances between any change in grade, in the paving and grading plan, extending from the CL of the adjacent road. The purpose of the sections is to show there is no direct discharge from the D/W to the ROW.
 - a. **RESPONSE:** Refer to revised plans.
6. The outline of the drainfield and the unobstructed area of the drainfield are non pervious areas and cannot be included as part of the retention area as shown on the Zoning Diagrams.
 - a. **RESPONSE:** Refer to revised sheet SPZ1.00, to include the Drainfield as non-pervious.



Zoning

Reviewer: Pat Janisse

Date: 08/02/2024

1. No review requires a signed and sealed survey with all setbacks, FFE, crowns of road, flood zone all submitted, zoning will conduct first review upon receipt of required survey
 - a. **RESPONSE:** Please refer to updated survey provided by owner.

Public Works

Reviewer: David Mendez

Date: 07/31/2024

1. The bottom of the wall must follow the crown of road elevation.
 - a. **RESPONSE:** The low wall and columns are existing at most of the front property, the new low walls are meant to extend the existing, and match existing as a continuation.

Structural

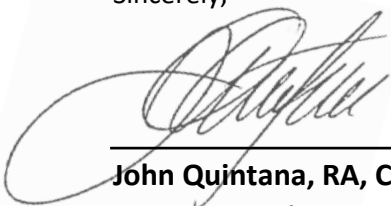
Reviewer: Leo Llanos

Date: 07/31/2024

1. Permitting system shows digital signature unable to be verified on all sheets and calcs..
 - a. **RESPONSE:** Please see revised sheets with updated signature.
2. Check footing under column TC-1 for uplift and gravity loading WF16 submit calcs
 - a. **RESPONSE:** Please see revised sheet S-1 with footing provided for column TC-1.

Thank you for your time.

Sincerely,



09/03/2024

John Quintana, RA, CGC

Q Design Studio, LLC