



May 15, 2025

PERMIT NARRATIVE

To: Village of Pinecrest
Building Department
12645 Pinecrest Parkway
Pinecrest, FL 33156

Re: Bhagwansingh House
8100 SW 120th Street
Pinecrest, FL 33156
Permit No: BL2025-0292

To Whom It May Concern:

Please see the following responses to the comments pertinent to the architectural portion of this project:

BUILDING (Att: Mr Paul Buckler)

1. A1.0: identify all site features and cross-reference to applicable details or note as by separate permit, ex., driveway, etc. delineate septic tank and drainfield [wasd does not indicate sanitary service available at this address-see <https://gisweb.miamidade.gov/iWASDConnect/>] and water service line. FFE is highest adj COR (11.41')+0.67'. clarify/complete d/w approach work in the R.O.W.
 - *Sheet A1, FFE has been adjusted as required along with Civil Plans.*
2. Coordination: elevation (n) A2.1 does not reflect same conditions on roof plan A1.2.
 - *See sheet A2.1 with clouded revisions.*
3. Delineate septic tank and drain field on Landscape Plan LP-1
 - *Sanitary service is available at the property.*

PUBLIC WORKS (Att: Mr. David Mendez)

1. Landscape plans: only Florida Natives are permitted to be planted in the ROW. Permitted street trees include: Green buttonwood, Live oak, gumbo limbo, paradise tree, wild tamarind.
 - *Landscape plans adjusted as needed*
2. The existing sidewalk is to be removed and a new sidewalk 10' from the edge of pavement is to be installed. This sidewalk will be 5' wide, be of 3,000 psi fiber reinforced concrete, 4" thick except where it crosses the d/w.
 - *Sheet A-1.0 and Sheet C2: Changes addressed as requested.*
3. The proposed d/w approach must be separate from the new sidewalk and consider the max 2% cross slope of the new sidewalk in the profile of the d/w approach.
 - *Sheets A-1.0, C2 and C3: Changes addressed as requested.*

4. The d/w must have a 2% backslope from the PL into the property
 - *Sheet C2: Changes addressed as requested*
5. The existing concrete approaches in the ROW must be removed.
 - *Sheet A-1.0 and C2: Changes addressed as requested*
6. Add the PW Village typical swale detail.
 - *Sheet C2: Changes addressed as requested*
7. Add the d/w profile
 - *Sheet C2: Changes addressed as requested*
8. Add the following to the plans, verbatim:
 - *Sheet C2: Changes addressed as requested*

STORM DRAINAGE (Att. Mathew Brooks)

1. Provide Stormwater Management Calculations. Calculations must comply with the following:
In summary: Rain event is a 25-year - 24-hour storm (depending on location in Pinecrest, either 9" or 9.5") The largest of the three following volumes must be retained on site in dry retention swale(s)/pond(s): A. 1" runoff X entire site B. 2.5" runoff X % impervious X entire site (See SFWMD Manual for methodology Difference between pre and post runoff volumes
 - *Sheet C2: Changes addressed as requested*
2. Sheet C-2: Provide typical sections from the property lines to the building. The cross-sections should include proposed grades and show that the runoff generated from the development remains onsite and does not negatively impact adjacent homeowners.
 - *Sheet C2: Changes addressed as requested*
3. Sheet C-2: Show contour elevations for the proposed swales. The swales/retention areas shall be modified to show "rounded edges" for constructability; the current rectangle configuration is not acceptable. The drainage note stating "actual configuration of dry-detention may vary" is also not acceptable. The retention areas need to be fully designed prior to issuing the Building Permit and Storm Drainage Approval.
 - *Sheet C2: Changes addressed as requested*
4. Sheet C-2: Show existing elevations within the plan view.
 - *Sheet C2: Changes addressed as requested*

STRUCTURAL (Att: Mr. Leo Llanos)

1. Incomplete plans with no review! Engineer signing and sealing structural; plans submit a full set of structural calculations including wind analysis for lateral load and uplift on all structural elements including wood truss anchorage and connection to structure, lateral permanent bracing, plywood diaphragm design in both directions
 - *Calculations to be provided as required*

2. Provide calculations for monolithic footings (eccentrically loaded) at continuous wall typical max case and at concentrated loads.
 - *Calculations to be provided as required*
3. Provide general notes with applicable codes for Miami Dade County currently 2023 comply with all sections in code pertaining to FBC High (Velocity Hurricane zones) HVHZ. ASCE 7-22 see section FBC 1620 Miami Dade County risk cat 2
 - *Notes provided as required*
4. Submit calcs for reinforced bond beams. provide current NOA for precast concrete lintels and show NOA number on plans with section required to be used.
 - *Calculations to be provided as required*
5. Show on roof plans reactions for all trusses and girders. (Dead plus Live) and Net uplift
 - *Reactions provided as required*
6. Provide calculations for reinforced masonry at jamb of 10 ft masonry opening with two bars and for 6-foot openings with 1 bar.
 - *Calculations to be provided as required*
7. Provide north arrow on foundation and roof plan
 - *North arrow provided as required*
8. Plans call out for 2500 psf soil bearing capacity? provide geotechnical report signed and sealed by geotech engineer/lab
 - *Geotechnical report provided*
9. Provide calculations for capacity of steel column connection shown on S4.1 clarify on plans if girders are two ply and call out on plan how many plies are required for connection to work. Calcs per NDS wood standards.
 - *Calculations to be provided as required*
10. Show on plan connections required for all girders connecting to structure and provide calcs to back it up. wood to wood other and ledgers shall be by truss manufacturer
 - *Connections to be provided as required*

ZONING (Att: Pat Janisse)

1. Construction of new buildings and remodeling where the cost of remodeling is more than 50 percent of the assessed value of the building shall provide a roof layout plan that illustrates how future installation of a photovoltaic system and/or solar water heating system could be accommodated. The property owner shall be required to provide for the eventual installation of one system.
 - *Sheet A1.2 Shown as required*
8. Tree required every 30 ft within the right of way and must be shade trees planted at a minimum height of 14 ft with 3 inch diameter, green buttonwood, gumbo limbo, wild tamarind, paradise tree, satin leaf, live oak are approved right of way trees
 - *Landscape plans adjusted as required*

9. 160 shrubs are required to be on the property planted at a minimum height of 18 inches and those used to screen mechanical equipment must be planted at a minimum height of 36 inches.

- *Landscape plans adjusted as required*

11. On all elevations mark height from 11.96 ft and provide height to the top of the parapet and roof ridge as the NGVD elevation also

- *Sheets A2.1, 2.2 added as required*

12. Minimum of a 5 ft setback required from the driveway to the property line revise all drawings and provide the minimum setback.

- *Sheet A1.0 adjusted as required*

13. Mark all dimensions of the driveway on the site and landscape plan and lighten up shading of driveway to be able to read all dimensions and setbacks

- *Sheet A1.0 adjusted as required*

14. Driveway may not encroach into the sidewalk and believe the two old approaches should be removed but public works reviewer will make that determination.

- *Sheet A1.0 adjusted as required*

15. Correct the zoning district to be EU-1

- *Sheet CS adjusted as required*

16. Remove minimum setback lines and provide just the proposed setbacks at numerous points on all sides.

- *Sheet A1.0 adjusted as required*

17. Mark the actual FFE on all site, floor, elevation and landscape sheets as 0'0" not acceptable.

- *Sheets A1.0, A1.1, A2.1, A2.2 adjusted as required*

18. Submit on a separate sheet a perimeter line drawing of lot coverage, all roofed areas and a separate one for impervious and pervious areas Further review will be required

- *New Sheet A0.1 added as requested*



John Sherman Reed, Architect
AR 95171 (FL Registration Number)