



ANSWER TO COMMENTS

07/21/2025

Miami, FL

Village of Pinecrest Building Official

Project: 10840 SW 67 St
Process #: #BL2025-0584

In response to your comments on the above-mentioned project, please find the following:

DISCIPLINE

ZONING

NO REVIEW REQUIRE A MINIMUM OF 3 CROWNS OF ROAD IN FRONT OF THE PROPERTY IN THE CROWN HAVE ONLY ONE IN FRONT OF PROPERTY VERY IMPORTANT TO HAVE THIS INFORMATION TO BE ABLE TO PROVIDE MINIMUM FFE, THEN TO REVIEW HEIGHT ETC. GET ADDITIONAL CROWNS ADDED TO THE SURVEY

Response: Please refer to the revised Survey.

STRUCTURAL

1. Please submit Special Inspector forms for:

Reinforced masonry

Soil Compaction

Structural steel welding

Response: Please refer to the recently submitted Special Inspector form.

PUBLIC WORKS

1. C-2: A header curb is unnecessary if the proposed driveway approach material is not decorative.

Response: Header curb has been removed and driveway approach is now full solid concrete.

2. C-2: Provide the proposed “filler” material between pavers of the proposed d/w approach

Response: Driveway approach is solid concrete.

3. C-2: The edge of the proposed d/w approach is to be set 12’ from the CL of 67 Ave.

Response: After fill verification, the asphalt pavement is 13.5 ft as shown.

4. C-2: The existing sidewalk is to be removed and set at the PL with the same profile as the crown of 67th Ave.

Response: Existing sidewalk has been removed and relocated to the property line. See C-2.

5. C-2: The first 9.5’ of d/w between the PL and the EOP of 67th will be solid concrete with a max cross slope of 2%. The back of walk will follow the same profile as 67th Ave. This section of the d/w approach will be poured entirely separate from the rest of the approach.

Response: See C-2. The driveway approach is now solid concrete. The first 10 ft has 2% max slope.

6. C-2: Demonstrate how the runoff directly next to the d/w inside the property will not discharge directly to the ROW.

Response: Please see C-2 for plan view and section showing stormwater runoff directed into the property.

7. C-2: Modify Section CC to reflect the modified location of the sidewalk and all revised slopes and elevations.

Response: See C-2. Section has been modified to show new location of sidewalk.

8. C-1: modify the swale detail to reflect the location of the sidewalk, PL, edge of pavement and crown of road

Response: Please see attached C-1. Swale detail shows proposed sidewalk.

9. L-2: show the location of the existing WM in the swale. Show the existing FH and the connection from the WM to the FH.

Response: The required utilities (plumbing) have been added; therefore, modifications have been made to the proposed trees for relocation. Please refer to sheet L2 to review these changes. PLEASE NOTE: an additional sheet has been added to the set, and the pages have been renumbered. Please review the set and its new numbering.

10. L-2: The re-locations of trees 37 and 38 are likely not possible due to the location of the existing WM and the fact the face of the trees must be at least 7' from the EOP.

Response: The required utilities (plumbing) have been added; therefore, modifications have been made to the proposed trees for relocation. Please refer to sheet L2 to review these changes. PLEASE NOTE: an additional sheet has been added to the set, and the pages have been renumbered. Please review the set and its new numbering.

11. Typical all sheets: references to Empire Zoysia will specify that it is to be SAND GROWN.

Response: Please refer to the plant schedule on sheet L2, particularly in the remarks column, where it is specified that sand-grown Empire Zoysia is required.

12. C-3: Show the proposed temporary construction entrance extended all the way to the edge of 67th Ave - EXCEPT for the existing sidewalk. The Entrance will be approved in the PZ Temp Fence permit.

Response: Please see C-3, for extended construction entrance.

PLUMBING

INDICATE COMPLIANCE WITH NFPA 58 § 6.4.4.3, PROVIDE ON PLAN DISTANCE OF PROPOSED TANK TO SOURCES OF IGNITION AND INTAKES. CONTAINERS FILLED ON SITE MUST BE LOCATED SO THAT THE FILLING CONNECTION AND FIXED MAX. LIQUID LEVEL GAUGE ARE AT LEAST 10 FT



FROM ANY EXTERIOR SOURCE OF IGNITION (E.G., OPEN FLAME, WINDOW AC, COMPRESSOR), INTAKE TO DIRECT-VENTED GAS APPLIANCE, OR INTAKE TO A MECHANICAL VENTILATION SYSTEM.

Response: Please refer to revised sheet P-2.

MECHANICAL

Units on energy calcs do not match units on plans.

Response: Please refer to revised sheet M-6. We also fixed a typo in the capacity for one of the units on the energy calcs and updated Energy Conservation accordingly.

Show motorized damper and access panel for kitchen make-up air.

Response: Please refer to revised sheet M-2.

ELECTRICAL

1- Provide the lighting control panel showing loads, circuit over current protection, & conductor size.

Response: Please refer to revised sheet E-6, E-8, and added sheet E-9. Index on sheet E-1 was updated accordingly.

2- Bedrooms 3 & 4 are missing there smoke alarms. FBC R314.

Response: Please refer to revised sheet E-5.

3- Outdoor kitchen area TV & gas igniter require GFCI protection 2020 NEC 210.8(F)

Response: Please refer to revised sheet E-7.

BUILDING

1. A-100: MIN FFE FOR ALL CONDITIONED AREAS AND ELECTRICAL EQUIPMENT IS 11.00' NGVD. GARAGE REQUIRES FLOOD VENTS- IDENTIFY MRF, MODEL AND PROVIDE VENT SIZING CALCULATIONS. INCL NOTE AOR TO PROVIDE LETTER @ FINAL THAT VENTS ARE IN COMPLIANCE w/ PERMITTED



PLANS. CLARIFY D/W APPROACH CONDITIONS OBSCURED BY PROPERTY LINE DIMENSIONS. NOTE PUBLIC S/W GOES THROUGH D/W APPROACH. IDENTIFY ALL SITE FEATURES AND CROSS-REFERENCE TO APPLICABLE DETAILS OR NOTE AS BY SEPARATE PERMIT.

Response: All conditioned areas and electrical equipment are at FEE = 0' 0" = NGVD +11.00 ft. Flood vents and their note have been included, please refer to A-101 and A-101b. The D/W approach has been clarified.

2. ENERGY CALCS: COORDINATION: ECs CITE NATURAL GAS, P-2 INDICATES SOME SOURCE OF NAT GAS, BUT P-10 INDICATES LP w/ IU/G TANK.

Response: Please refer to revised Energy Conservation.

3. FLOOR PLAN @ DOORS #107 COMPLY w/ R311.3 Floors and Landings at Exterior Doors.

Response: Please see the updated plans A-101, A-101a, A-101b and A-101c.

4. A-101b: @ DOOR #110 - VERIFY SCHEDULE INFO COMPLIES w/ NOTE #16

Response: Please refer to revised sheet A-601.

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