

Plan Review - Review Comments Report

Project Name: **BD23012120001**

Workflow Started: **5/24/2023 1:49:29 PM**

Report Generated: **02/14/2024 08:36 PM**

REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1		Permitting Coordinator Tory Thompson 6/8/23 4:03 PM	Comment Please uploaded a completed signed and notarized PAP application and name it PAP to the documents folder.		<p>Responded by: Megan Halloran - 6/26/23 1:49 PM I will upload with the correct BD # to the documents folder.</p> <p>-----</p> <p>Coordinator Response: Michael Silvera - 6/21/23 12:31 PM Your application is missing the process number (BD#) please reupload using the same file name to create a new version.</p> <p>-----</p> <p>Responded by: Megan Halloran - 6/20/23 7:47 PM Will upload now.</p>	Resolved

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2		Permitting Coordinator Michael Silvera 6/21/23 12:32 PM	Checklist Item Your plan C-1.0 indicates a different address, please reupload to drawings folder using the same file name to create a new version.		<p>Responded by: Megan Halloran - 7/18/23 11:48 AM Will upload plan page C-1 with the address of 5501 NE 2nd Ave to the drawings folder now.</p> <p>-----</p> <p>Coordinator Response: Maria Saavedra - 7/12/23 12:31 PM Comment is still pending. Your plan C-1.0 indicates a different address, please reupload to drawings folder using the same file name to create a new version.</p> <p>-----</p> <p>Responded by: Megan Halloran - 7/11/23 3:45 PM Will upload to the drawings folder now.</p> <p>-----</p> <p>Coordinator Response: Amanda Perez - 7/11/23 3:12 PM still pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 7/11/23 10:53 AM I sent an email to both Manuel and Rachel requesting they void the duplicate C-1.1 uploaded on 6/8/23.</p> <p>-----</p> <p>Coordinator Response: Amanda Perez - 6/27/23 10:53 AM Please email Manuel Mendiola mmendiola@miamigov.com and Rachel Salmeron rsalmeron@miamigov.com to void duplicate C-1.1 uploaded on 6/8/2023</p> <p>-----</p> <p>Responded by: Megan Halloran - 6/26/23 1:50 PM I will upload with the correct address on the C-1.0 page.</p>	Resolved

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3	1	Mechanical Laura Ferrer 7/20/23 10:42 AM	Comment 1-Provide a mechanical floor plan with a complete minisplit schedule. Comply with SEER2 efficiency as per DOE requirements. FBC 107.2.1		<p>Responded by: Megan Halloran - 1/30/24 2:06 PM See correction on page C-1.0 under scope of work #2. There is no mechanical work.</p> <p>-----</p> <p>Reviewer Response: Laura Ferrer - 12/13/23 3:41 PM R/ Minisplit is shown on violation photos and is included on scope of work sheet C-1.0 and floor plan. For additional information you may contact the reviewer Laura Ferrer at lferrer@miamigov.com or Robert Martinez chief mechanical inspector at robemartinez@miamigov.com</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 1:53 PM Mini split not in scope of work. Building is non-conforming, meaning it will not follow Miami21 requirements.</p> <p>-----</p> <p>Reviewer Response: Laura Ferrer - 9/13/23 3:21 PM R/pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:25 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Unresolved

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4	1	Mechanical Laura Ferrer 7/20/23 10:44 AM	Comment 2-Provide the technical evaluation report from manufacturer for the CU tie downs in compliance with FBCM-401.1.5 Provide the NOA for the CU stand (Miami Dade County approved). FBC 107.2.1		<p>Responded by: Megan Halloran - 1/30/24 2:07 PM See correction on page C-1.0 under scope of work #2. There is no mechanical work.</p> <p>-----</p> <p>Reviewer Response: Laura Ferrer - 12/13/23 3:41 PM R/ Minisplit is shown on violation photos and is included on scope of work sheet C-1.0 and floor plan. For additional information you may contact the reviewer Laura Ferrer at lferrer@miamigov.com or Robert Martinez chief mechanical inspector at robemartinez@miamigov.com</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 1:53 PM No longer applicable.</p> <p>-----</p> <p>Reviewer Response: Laura Ferrer - 9/13/23 3:22 PM R/Pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:25 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Unresolved

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5	1	Mechanical Laura Ferrer 7/20/23 10:46 AM	Comment 3-Indicate material to be stored in the storage room. Demonstrate compliance with FBCM-502 as applicable.		<p>Responded by: Megan Halloran - 11/10/23 1:54 PM Shown in scope of work: Storage room contains cleaning supplies, cups and boxes.</p> <p>-----</p> <p>Reviewer Response: Laura Ferrer - 9/13/23 3:22 PM R/Pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved
6	1	Code Compliance Frank Rodriguez 7/20/23 4:12 PM	Library Comment PROVIDE SURVEY NOT OLDER THAN 6 MONTHS		<p>Responded by: Megan Halloran - 9/12/23 3:25 PM Will upload</p>	Resolved
7	1	Code Compliance Frank Rodriguez 7/20/23 4:15 PM	Library Comment PROVIDE DETAIL SCOPE OF WORK BY ITEM ADDRESSING THE VIOLATION NUMBER BB2022003179		<p>Responded by: Megan Halloran - 9/12/23 3:25 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved
8	1	Code Compliance Frank Rodriguez 7/20/23 4:15 PM	Library Comment Administrative rules require that the term "LEGALIZATION" or "AFTER THE FACT" shall be included on all plans where apply for property with opened case in violation of building codes. 1. Indicate LEGALIZATION and AFTER THE FACT on the Cover Page, and on ALL the TITLE BLOCKS of all DISCIPLINES. AS-BUILT CERTIFICATE IS REQUIRED FOR THE LEGALIZATION OF VIOLATION BB2023000169: WORKING WITHOUT A PERMIT. 1. Code of City of Miami,, Sec. 10-72, LEGALIZATIONS requires an AS-BUILT-CERTIFICATE from a registered engineer or architect. 2. The AS-BUILT CERTIFICATE submitted shall be in the form described in the City of Miami, Code of Ordinances, Chapter 10, in Sec. 10-72. 3. The AS-BUILT CERTIFICATE must provide a detailed methodology procedure for each type of element building element being legalized		<p>Responded by: Megan Halloran - 9/12/23 3:25 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Info Only

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9	1	Code Compliance Frank Rodriguez 7/20/23 4:15 PM	Library Comment JOB COST REVISION REQUIRED SEE BELOW Contract copy with job cost required, code section FBC109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.by the city.		Responded by: Megan Halloran - 9/12/23 3:25 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.	Resolved
10	1	Zoning Catalina Torres 7/25/23 7:32 AM	Comment (Article 7 Section 7.1.3.2.a.3) Provide original signed and sealed survey dated within one year of application. The survey shall be submitted within the drawing folder. Each page shall be provided as a separate drawing if the survey is composed of two pages or more. Pending to confirm property Setbacks and lot dimensions from Public Works Department's Base Building Line mark.		Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.	Resolved

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11	1	Zoning Catalina Torres 7/25/23 7:41 AM	Comment Pursuant to Article 5, Section 5.5.2. Fences are not an allowable encroachment into the required First layer, the 1st 10 feet from the BBL. In the site plan identify the Base building line BBL and relocate all fences if required.		<p>Responded by: Megan Halloran - 1/30/24 2:13 PM See correction on page A-1.0.</p> <p>-----</p> <p>Reviewer Response: Catalina Torres - 12/14/23 3:04 PM Even if the existing structures are legal non-conforming, the placement of new structures, including fences, shall comply with the regulations of the Miami 21 code. The fence shall be relocated to the second layer and shall provide a minimum setback of 10 feet from the BBL. This requirement applies at both Frontages.</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 2:06 PM This is a non-conforming building, so does not apply.</p> <p>-----</p> <p>Reviewer Response: Catalina Torres - 10/3/23 8:09 AM Comment remains pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved

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12	1	Zoning Catalina Torres 7/25/23 7:44 AM	Library Comment (Article 3. Section 3.3.4)- Layers Required - For the purposes of this Code, Lots are divided into Layers which control Development on the lot. Identify layers in the site plans as follows: First Layer - 10 feet from the BBL Second Layer - additional 15 feet Third layer - the remainder of the lot		<p>Responded by: Megan Halloran - 11/10/23 2:06 PM This is a non-conforming building, so does not apply.</p> <p>-----</p> <p>Reviewer Response: Catalina Torres - 10/3/23 8:12 AM Comment remains pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved

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13	1	Zoning Catalina Torres 7/25/23 7:50 AM	Comment Any modification in the First Layer shall meet the min. requirements. Article 5, Section 5.5.6.a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match and extend the enfronting Public Frontage as shown in Article 8. Provide details		<p>Responded by: Megan Halloran - 1/30/24 2:14 PM See correction on page A-1.0.</p> <p>-----</p> <p>Reviewer Response: Catalina Torres - 12/14/23 3:08 PM Comment remains pending. Article 5, Section 5.5.6.a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match and extend the enfronting Public Frontage as shown in Article 8.</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 2:07 PM This is a non-conforming building, so does not apply.</p> <p>-----</p> <p>Reviewer Response: Catalina Torres - 10/3/23 8:13 AM Comment remains pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved

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14	1	Zoning Catalina Torres 7/25/23 7:53 AM	Comment Article 5, Section 5.5.6.b. Open Space shall be a minimum of ten percent (10%) of the Lot Area. Unpaved Green Space shall be a minimum five percent (5%) of the Lot Area. Provide the Open Space and Green Space of the entire property.		<p>Responded by: Megan Halloran - 11/10/23 2:07 PM Open space and green space addressed.</p> <p>-----</p> <p>Reviewer Response: Catalina Torres - 10/3/23 8:13 AM Comment remains pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved

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15	1	Zoning Catalina Torres 7/25/23 7:58 AM	Comment Article 5, Section 5.5.2.j. Streetscreens shall be between three and a half (3.5) and eight (8) feet in Height and constructed of a material matching the adjacent building Faade or of masonry, wrought iron or aluminum. Streetscreens more than three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls. Modify the fence to comply. Provide fence height.		<p>Responded by: Megan Halloran - 1/30/24 2:13 PM See correction on page A-1.0.</p> <p>-----</p> <p>Reviewer Response: Catalina Torres - 12/14/23 3:11 PM Wood fence does no meet the code. Provide a detail to demonstrate compliance. Article 5, Section 5.5.2.j. Streetscreens shall be between three and a half (3.5) and eight (8) feet in Height and constructed of a material matching the adjacent building Faade or of masonry, wrought iron or aluminum. Streetscreens more than three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls.</p> <p>-----</p> <p>Responded by: Megan Halloran - 12/12/23 3:04 PM See fence permit and plan pages C-1.0 and A-1.0</p> <p>-----</p> <p>Reviewer Response: Catalina Torres - 10/3/23 8:13 AM Comment remains pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved

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16	1	Structural Yanet Albelo 7/28/23 1:05 PM	Comment Documents have been uploaded incorrectly .There is more than one version (C-1.0 duplicates) of Structural drawings in the "Drawing" and/or Document Folder .Revised drawings/documents must be uploaded with the ORIGINAL file name to avoid duplication and create a new Version. The intent is to Approve the latest version of drawing and documents Please contact Manny Mendiola at MMendiola@miamigov.com for assistance(provide name, and uploaded date of document to void.)		<p>Responded by: Megan Halloran - 11/10/23 2:02 PM Noted.</p> <p>-----</p> <p>Reviewer Response: Yanet Albelo - 9/21/23 3:32 PM Comment remain.</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved
17	1	Structural Yanet Albelo 7/28/23 1:06 PM	Comment Please specify on plans current codes to be used List all applicable codes. FBC 107.3.5 Per FBC 2020 Section 1620 Wind Velocity used in structural calculations for Risk Category II in Miami -Dade County shall be 175 mph.		<p>Responded by: Megan Halloran - 12/12/23 2:39 PM See pages C-1.0 and A-1.0</p> <p>-----</p> <p>Reviewer Response: Yanet Albelo - 9/21/23 3:32 PM Comment remain.</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved

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18	1	Structural Yanet Albelo 7/28/23 1:06 PM	Comment Please show on plan a properly worded Soils Statement. EXAMPLE OF SOIL STATEMENT: Soil at this site is Sand and Rock adequate to support the design load of 2000 PSF. After excavation a signed, sealed, and dated letter will be submitted by the RA or PE of Record attesting that the site has been observed and the foundation conditions are similar to those upon which the design is based upon. or submit 2 copies of Geotechnical Report signed, sealed, dated by Geo. PE. (Include written name, and Lic. number) to justify foundations design.		<p>Responded by: Megan Halloran - 12/12/23 2:39 PM See pages C-1.0 and A-1.0</p> <p>-----</p> <p>Reviewer Response: Yanet Albelo - 9/21/23 3:32 PM Comment remain.</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved
19	1	Structural Yanet Albelo 7/28/23 1:10 PM	Comment Proposed Fence does not comply with the standard wood fence by City of Miami, please provide signed and sealed, calculations and plan for the proposed fence or use the Standard wood fence by City of Miami . Provide fence height on detail 4/ A-1.0.		<p>Responded by: Megan Halloran - 12/12/23 3:08 PM See fence plan and pages C-1.0 and A-1.0</p> <p>-----</p> <p>Reviewer Response: Yanet Albelo - 9/21/23 3:32 PM Comment remain.</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Resolved

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20	1	Structural Yanet Albelo 7/28/23 1:11 PM	Comment If this permit is a Legalization, provide an As-Built Certificate from a State of Florida duly licensed Engineer/ Architect, attesting that to the best of his or her knowledge, belief and professional judgment and based on his or her inspection of the structure; the structure is structurally sound; and satisfies the requirements of the code in effect at the time the work was commended and the requirements of the code in effect on that date; and complies with all requirements of the CURRENT code. As-built certificate shall contain a narrative description of the methodology utilized to make the determination set forth in the As-built Certificate. NOAs /Florida Approval use for storefronts /windows and doors shall be included in the certificated letter		<p>Responded by: Megan Halloran - 1/30/24 2:12 PM This permit is for pavers and fence and to correct violation for pavers and fence only.</p> <p>-----</p> <p>Reviewer Response: Yanet Albelo - 1/4/24 8:55 AM As-built certificate letter is pending.</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 2:05 PM Noted.</p> <p>-----</p> <p>Reviewer Response: Yanet Albelo - 9/21/23 3:32 PM Comment remain.</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:26 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Unresolved
21	1	Building Roldan Perez 8/4/23 3:53 PM	Comment Unable to process/Address in the application does not match plans.		<p>Responded by: Megan Halloran - 9/12/23 3:23 PM Will upload.</p>	Resolved

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22	1	Building Roldan Perez 8/4/23 3:54 PM	Comment Pavers and fence must be under separate applications each one under the master as a sub permits.		<p>Responded by: Megan Halloran - 1/30/24 2:05 PM The 2 applications now reference the master permit process number. See corrections on page A-1.0.</p> <p>-----</p> <p>Reviewer Response: Roldan Perez - 12/13/23 2:06 PM No process numbers found for fence and pavers and they are on this plans.</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 1:52 PM Will upload 2 separate permits.</p> <p>-----</p> <p>Reviewer Response: Roldan Perez - 9/13/23 3:10 PM No reason show for the master, please be more detailed with the scope, driveway , fence and mini split must be under separate applications.</p> <p>-----</p> <p>Responded by: Megan Halloran - 9/12/23 3:24 PM On 9/11 the EOR met with Public Works in person to determine the Base Building Line (BBL). He was advised E-1, E-2 and a current survey had to be uploaded into the system in order for it to be determined. This is a necessary requirement before addressing several comments.</p>	Unresolved

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23	2	Mechanical Laura Ferrer 9/13/23 3:24 PM	Comment 4-Provide minisplit mounting details. Provide condensate/ refrigerant lines route, material, sizes, termination. Comply with FBCM-307 and chapter 11.		<p>Responded by: Megan Halloran - 1/30/24 2:07 PM See correction on page C-1.0 under scope of work #2. There is no mechanical work.</p> <p>-----</p> <p>Reviewer Response: Laura Ferrer - 12/13/23 3:42 PM R/ Minisplit is shown on violation photos and is included on scope of work sheet C-1.0 and floor plan. For additional information you may contact the reviewer Laura Ferrer at lferrer@miamigov.com or Robert Martinez chief mechanical inspector at robemartinez@miamigov.com</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 1:55 PM Mini split not in scope of work.</p>	Unresolved
24	2	Mechanical Laura Ferrer 9/13/23 3:24 PM	Comment 5-Provide heat loads calculations to comply with FBCM-312.		<p>Responded by: Megan Halloran - 1/30/24 2:07 PM See correction on page C-1.0 under scope of work #2. There is no mechanical work.</p> <p>-----</p> <p>Reviewer Response: Laura Ferrer - 12/13/23 3:42 PM R/ Minisplit is shown on violation photos and is included on scope of work sheet C-1.0 and floor plan. For additional information you may contact the reviewer Laura Ferrer at lferrer@miamigov.com or Robert Martinez chief mechanical inspector at robemartinez@miamigov.com</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 1:55 PM Not in scope for AC due to theft.</p>	Unresolved

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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
25	2	PW BBL Mauricio Valdes 10/2/23 11:57 AM	Comment Please revise Site plan C-1 to include the property legal description confirming with survey		<p>Responded by: Megan Halloran - 1/30/24 2:08 PM See correction on page C-1.0 .</p> <p>-----</p> <p>Reviewer Response: Derek Montgomery - 12/21/23 9:29 AM Still Pending</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 1:56 PM Survey will be provided as a separate document on same package.</p>	Unresolved
26	2	Public Works Development and Roadway Plans Derek Montgomery 10/11/23 2:14 PM	Comment The scope of work for this project indicates legalization of wood fence and pavers. The work item is indicating an addition/remodeling. This must be corrected with the Building Department.		<p>Responded by: Megan Halloran - 1/30/24 2:08 PM Will correct with the Building Department.</p> <p>-----</p> <p>Reviewer Response: Derek Montgomery - 12/21/23 9:21 AM Still Pending, the work item for the also, indicates minor repairs. This must be corrected with the building department.</p> <p>-----</p> <p>Responded by: Megan Halloran - 11/10/23 1:57 PM This will be addressed when the paver and fence applications are submitted separately.</p>	Unresolved

Plan Review - Review Comments Report

Project Name: **BD23012120001**

Workflow Started: **5/24/2023 1:49:29 PM**

Report Generated: **02/14/2024 08:36 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
27	2	Public Works Development and Roadway Plans Derek Montgomery 10/11/23 2:16 PM	Comment Site plan must show all lot dimensions, legal description of property, and distance from base building line to centerline of the road as shown on boundary survey with BBL markup.		<p>Responded by: Megan Halloran - 1/30/24 2:09 PM See correction on page A-1.0.</p> <p>-----</p> <p>Reviewer Response: Derek Montgomery - 12/21/23 9:27 AM Site plan must show all lot dimensions, legal description of property as shown on boundary survey. All streets must show distance from base building line to centerline of the road.</p> <p>-----</p> <p>Responded by: Megan Halloran - 12/12/23 2:28 PM See pages C-1.0 and A-1.0</p>	Unresolved
28	2	Public Works Development and Roadway Plans Derek Montgomery 10/11/23 2:21 PM	Comment For existing fence located beyond the base building line into undedicated right-of-way. A temporary encroachment covenant will be required. Contact Arelys Guzman at, aguzman@miamigov.com		<p>Responded by: Megan Halloran - 1/30/24 2:10 PM See correction on page A-1.0.</p> <p>-----</p> <p>Reviewer Response: Derek Montgomery - 12/21/23 9:26 AM Still Pending, also pavers are not allowed beyond the base building line or temporary encroachment covenant is required. Gravel not to be placed beyond BBL.</p> <p>-----</p> <p>Responded by: Megan Halloran - 12/12/23 2:29 PM Please see page C-1.0 and fence permit app.</p>	Unresolved
29	2	Public Works Development and Roadway Plans Derek Montgomery 10/11/23 2:22 PM	Library Comment Additional comments may apply on future submittal based on information provided within the next submittal set.		<p>Responded by: Megan Halloran - 1/30/24 2:10 PM Ok.</p> <p>-----</p> <p>Responded by: Megan Halloran - 12/12/23 2:30 PM Ok.</p>	Unresolved

Plan Review - Review Comments Report

Project Name: **BD23012120001**

Workflow Started: **5/24/2023 1:49:29 PM**

Report Generated: **02/14/2024 08:36 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
30	2	Code Compliance Taylor Reid 10/16/23 2:44 PM	Comment Please note this property is under a compliance order from the unsafe structures panel. Code Compliance review assessed current compliance with the issued order, but does not guarantee or warrant future compliance. Please ensure to review the issued compliance order stipulations and follow all procedures outlined within the order to maintain compliance. If you foresee not being in compliance with any stipulated timeframes outlined in the compliance order, it is advised to send an "extension of time" request to unsafehearingrequest@miamigov.com .			Info Only
31	4	Zoning Catalina Torres 2/14/24 11:20 AM	Comment Duplicated or incorrect name file submitted. For assistance contact Rachel Salmeron from the Building department at RSalmeron@miamigov.com Provide a list with the name and date of drawings to be voided, only the latest version shall remain in the drawings folder.			Unresolved