

D&P Design and Construction LLC.

10704NW 21 Place, Coral Springs, FL 33071

FILE: LN-142

PLAN REVIEW: 554 N. RIVERSIDE DR.

PLANNING Daniel Keester.

Chapter 100.01 requires a minimum of 50 feet for these roads. The survey illustrates the minimum 51 feet to the centerline of the road, and thus no additional dedications are required.

RESPONSE: As it was pointed out there is 51 feet to the centerline of the road.

Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School

RESPONSE: See attached document. From The School board of Broward County.

ENGINEERING DEPT. David McGirr

RESPONSE: Please refer to Riverside Comment Response letter directly from Civil Eng.

FIRE DEPT. Jim Galloway

However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

RESPONSE: Understood

BUILDING DIVISION. Todd Stricker

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

RESPONSE: Understood.

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

RESPONSE: Understood.

3. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

RESPONSE: The plans show egress windows on all the bedrooms and a minimum of one main exit on each unit.

4. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or

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specifications. Product approval shall be filed with the building official for review and approval prior to installation.

RESPONSE: Understood.

5. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

RESPONSE: Understood.

6. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed and bear the impress seal of an architect or engineer (FBC_BCA 107.3.4.0.1).

RESPONSE: We have complied with the requirement of the digital signature.

7. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

RESPONSE: We have complied with the requirement of the digital signature.

8. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

RESPONSE: Understood.

9. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

RESPONSE: Understood.

10. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

RESPONSE: There are 2 additional parking spaces for guest on the off- site parking. See site plan, sheet as1.00

11. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

RESPONSE: N/A

12. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

RESPONSE: Understood.

13. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

RESPONSE: Please refer to Civil Eng. plans for retention areas.

14. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a

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minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

RESPONSE: Please refer to Civil Eng. plans for swales & retention areas.

15. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

RESPONSE: Understood.

16. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a 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
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RESPONSE: Understood.

17. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

RESPONSE: See note on revision -1 general notes sheet C-01

UTILITIES. Nathaniel Watson

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official Bldg. permit submittal. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

RESPONSE: Surface water management license application was submitted. By Civil Eng.

3. Site plans #1 and #2 don't state the size of the proposed water services. Please correct.

4. Site plans #1 and #2 don't state the size of the proposed sanitary sewer lateral connections. Please
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correct and note the proposed laterals from the water main to the City accessible sewer cleanout shown boxed just behind the recorded property line shall be 6" typical.

5. Please note on site plans #1 and #2 that any existing unutilized water and/or sewer connection to the lot shall be terminated at the respective main as per City specification.

6. Please note on Landscape Plan LA-1 Landscape that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees or proposed trees or landscaping located within utility easements shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

7. Please attach the following 2019 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 107-1 Typical 1" Water Service,

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107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen for Utilities, 316-1 Required Tree Locations.

RESPONSE: Please refer to Riverside Comment Response letter directly from Civil Eng. See revision - 1 on site plan sheet as 1.00 & as 2.00 also Civil Eng. Drawing 003.1

LANDSCAPE REVIEW. Wade Collum

RESPONSE: Please refer to Response letter directly from Landscape Architect.

ZONING. Lauren Gratzner.

2. All files must be labeled properly with the page number and plan description. See the Planning and Zoning webpage for more details.

RESPONSE: Acknowledge.

3. The first-floor plan (Sheet A-1.1) shows the fence in the northeast corner goes up to the street but on the site plan the fence is shown to stop at the gate on the east side. Clarify where the fence stops/begins in the northeast corner. If a fence is proposed in this corner, the maximum permitted height is 4' within the first 10 feet inside of the property from the north property line (155.5302.D.2).

RESPONSE: See clouded revision -1 fence does not go to the street see sheet a1.00

4. "Lot Coverage" and "Coverage by a building" are the same thing per the city of Pompano Beach's definition of lot coverage. Clarify the discrepancies in the numbers provided on the Site Calculations table on the site plan. Perhaps by "Lot Coverage" the intent was to indicate the "Total Impervious Area" is 56%. Additionally, the maximum Lot Coverage (the combined area of all vertical structures) permitted is 60%, not 40%. Correct this chart on the site plan.

RESPONSE: The site calculation chart was revised see clouded revision sheet as1.00

5. The Site Calculations table on the site plan states that 6 parking spaces are required and that 10 parking spaces have been provided. All required parking must be placed within the property lines and be a minimum size of 9'x18' each (155.5102.F). The current proposal does not have enough room on site to provide 6 parking spaces on site. Currently only 3 parking spaces fit on site (assuming the garages meet this size requirement).

RESPONSE: The site calculation table has been revised 6 parking spaces are required & 6 spaces are provided including garages see sheet as1.00.

6. Provide the dimensions of the garages. In order to be counted as a parking space, the garage must be a minimum size of 9'x18'. However, this size will limit the garage to parking only, with little space for storage or other uses. Additionally, provide the width of the garage openings.

RESPONSE: Garage dimensions and garage opening are provided see sheet as1.00 revision -1

7. The site plan shows parking spaces in the swale areas to the north and west, however, these are not shown on the landscape plan. All off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material (155.5102.C.2.a). Additionally, these spaces shall not interfere with the required landscaping. The Engineering Division shall determine if these additional parking spaces in the swale are permitted in regard to their size and relation to the public Right-of-Way.

RESPONSE: Landscape, civil engineering and architectural plans are consistent with the offsite parking spaces

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8. The area square footage of the site provided on the site plan does not match the square footage indicated on the land survey. Clarify the correct lot size on the site plan.

RESPONSE: The square footage of the site has been corrected on the site plan sheet as 1.00 to match the survey.

9. Townhome developments located in the RM-20 zoning district must have individual lots a minimum area of 1,800 SF and a minimum width of 18 feet each (155.3210). Provide dotted lines on the site plan to show each townhomes meets this requirement. Be aware that the lots are not required to be divided in this manner, the plans just need to show that it is possible.

RESPONSE: It is not required because the project is not going to be sold as individual units it is a triplex with rental units and an HOA.

10. On the site plan, clarify the dimensions of the covered patios identified on the south of the building.

RESPONSE: Covered area is shown on units B&C 3'-0" by the width of the unit see site plan as 1.00.

11. Except for driveways serving single-family dwellings, all driveways shall comply with the following minimum width requirements: One-way driveways shall be at least 12 feet wide, as measured between the edges of paving (155.5101.G.2). The east driveway shall be increased from nine feet and the west driveway shall be 12 feet each.

RESPONSE: See revised driveways on site plan sheet AS1.00

12. The west driveway shall be separated by a landscape strip in the middle of both driveways in order to meet the vehicular use area requirements (155.5203.D.5).

RESPONSE: See revised driveways on site plan sheet AS1.00 and Landscape

13. 155.5101.F.2 - If a development site fronts on and obtains vehicular access from an existing street, the developer shall be required to provide roadway, bikeway, sidewalk, and other access and circulation improvements within the street right-of-way where the city determines such improvements are reasonably necessary to ensure the safe, convenient, efficient, and orderly accommodation of vehicular and pedestrian traffic demands and impacts generated by the proposed development. A public sidewalk of at least five feet wide shall be provided on the north side of the property.

RESPONSE: A five feet sidewalk is shown on the north side as an improvement to the site, See sheet as 1.00

14. Mechanical equipment (A/C units and pool equipment) shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened, per 155.5301.A. The screening on the site plan and the landscape plan are inconsistent. Make sure both plans provide the same type of screening, showing that it surrounds all three exposed sides (other than the building wall), and make a note that the screening will be maintained at least 6 inches above the equipment.

RESPONSE: The site plan and landscaping are shown the hedge around the a/c units, see sheet as 1.00

15. Clarify where the trash cans will be stored. If they are intended to be kept in the garages, provide an outline of them to indicate there will be enough room in addition to the car. If they are intended to be kept outside, they are required to be kept behind a fence or dense screening (155.5301.C).

RESPONSE: The trash cans are stored in the garages and are shown on sheet as 1.00

16. A complete photometric plan was not provided. Identify the property line on the photometric plan and the foot-candles on the northern property line. The driveways shall have a minimum of 0.5 foot-candle and the property line shall have a maximum of 2.0 foot-candles, per 155.5401.E.

RESPONSE: See Photometric Plan provided with this submission.

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17. A utility easement agreement form must be submitted at time of building permit for the fence located in the 5' utility easement.

RESPONSE: Understood.

18. Make sure all plans are consistent. Specifically, the site plan and landscape plans do not match.

RESPONSE: Understood.

SOLID WASTE AND RECYCLING. Beth Dubow.

1. These homes require recycling and/or trash carts which need to be rolled to the curbside for collection service. Show where these carts will be stored on the site plan or architectural plans.

RESPONSE: The trash cans are stored in the garages and are shown on sheet as 1.00

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D) (1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section City of Pompano Beach Page 10 of 11 Printed on 6/28/2021

RESPONSE: Understood.

Sincerely

Fabio Pereira

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D & P Design and Construction LLC.

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