



KallerArchitecture

DRC

PZ23-12000023

07/17/2024

City of Pompano Beach
Planning and Zoning Department
100 West Atlantic Blvd
Pompano Beach, Florida 33060

RE:
Pompano Warehouses
CELU DEVELOPMENTS LLC

PLANNING:

1. Land use for this parcel is Industrial (I). The proposed use listed on the site plan indicates this is two buildings for:
contractors offices (2,089 square feet), warehouses (16,920 square feet) with ancillary offices (3,591 square feet) which is a permitted use in this land use category. The total building area is 22,868 square feet & the offices are less than 20% of the total area.
2. The property is unplatted. Wilferz Plat (PZ22-14000007) has been processed through City and must be recorded with Broward County prior to Building Permit issuance.
3. The property is abutting W McNab Rd (AKA: SW 15 Street). The survey indicates that there is an existing 53 feet to the centerline. The required right-of-way width at this location is 106 feet, on the Trafficways Plan & Chapter 100. Thus, no additional dedications are required.
4. Pompano has available raw water withdrawal as well as water and wastewater treatment plant capacity to serve the proposed development.

ENVIRONMENTAL:

1. Garbage trucks require an inside radius of 35' and an outside radius of 50' for maneuvering. The circulation plan shows an outside radius of only 41'. Applicant should be aware that a garbage truck may drive over the curbing or spend extra time maneuvering into place in order to service the garbage dumpsters. NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.

The site of the project has been revised and the location of the dumpsters has been moved. This now allows for the garbage truck to comply with the required 35' inside radius, as well as the 50' outside radius. This change can be seen on sheet SP-2.

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

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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 (Coastal Waste & Recycling 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 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

FIRE:

1. Please provide a written response to the following conditions/comments. Include page reference for corrections and code reference as required.
2. All new sites within the City of Pompano shall be designed where fire apparatus access and egress from property does not require backing of the apparatus to exit the property. City of Pompano Beach Fire has a Driver Safety and Backing Procedure Policy in place that states: Backing of apparatus shall be avoided when possible.

The site plan has been revised, and there is now full access around the site without the need to backup. These changes can be seen on the site plan (SP-1), and the truck movement plan (SP-2).

3. Fire apparatus access lanes: Post: "No Parking Fire Lane by Order of Fire and Police". Signs max 60ft apart. (NFPA 1 2018ed chapter 18 section 18.2.3.6.3)

Signs which state "No Parking Fire Lane by Order of Fire and Police" have been added to the life safety plan and can be seen on sheet SP-3 and CS-4.

4. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

The site plan has been revised and all road widths meet the required 20ft minimum width. The turning radius also meets the requirements for the 30ft inside radius and the 50ft outside radius. These changes can be seen on sheet SP-3.

5. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved

automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

Both buildings in this project will have fire sprinklers and will be located less than 450ft from the fire department access roads. The distances can be seen on sheet SP-3.

6. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

The hydrant flow test will be coordinated with a third party and the City of Pompano Beach Fire Department, and will be submitted shortly to the City.

7. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Please see sheet CWS-1 for fire hydrant locations. Please see attached fire flow calculations.

8. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

This will be provided to the City of Pompano Utilities and Fire Prevention before the underground inspections of water mains.

9. Additional fire hydrants required for proposed building, refer to NFPA 1 2018ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants.

Please see revised sheet CWS-1 for fire hydrant locations and attached fire flow calculations.

10. Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.

Acknowledged. A note has been added to sheet CWS-1.

11. Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2018 Ch. 18 Sec. 18.5.7)

This note has been provided on the landscape notes.

12. Clear Space around Fire Hydrants, Fire Department Connections (FDC), and any other Fire Appliance requiring clearance for access. A 36-inch clear space shall be maintained around the circumference of fire hydrant/appliance. Large diameter fire hydrant port must face fire apparatus access lane with a minimum 60-inch clear space maintained. (NFPA 1 (2018ed) Ch. 18 Sec. 18.5.7)

Acknowledged. A note has been added to sheet CWS-1.

13. Which buildings are proposed to be protected with fire sprinklers. Its recommended that all buildings be protected by fire sprinklers.

All buildings are proposed to be protected with fire sprinklers.

14. Buildings that have fire sprinklers are required to be supervised by a fire alarm system: provide location of proposed fire alarm control panel for each building, must be located where it is accessible from the exterior of the building and protected within a climate controlled environment within equipment specs.

There is a fire alarm system, protected in NEMA 1 Enclosure, provided on the rear exterior wall of each building. The location of the fire alarm system can be seen on the building elevations on sheet A-2, A-2.1, and A-2.2.

LANDSCAPING:

1. Love the use of Lagerstroemia speciosa's.
2. Provide a copy of the cross access easement agreement as mentioned in the narrative for staff review.

The cross-access easement agreement has been added to this submission.

3. Provide a copy of the approved landscape plan of record for the landscaping adjoining the property to the north with is a required buffer for the multi family residences to the north.

The approved landscape plan of record for the landscaping adjoining the property to the north has been provided in this submittal.

4. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

A note has been added to the site plan (SP-1), as well as the narrative, which states that all overhead utilities will be buried for this project.

5. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

Over half of the trees are 16' or greater, including the existing trees.

6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.
7. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: Can be reduced to +/- 7' provided the below is met.
 - i. Palms must be provided in multiples (doubles or triples);
 - ii. If palms and trees are combined, one row of shrubs can be provided;
 - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
 - iv. If trees are provided, design must include a minimum of 2 species;
 - v. Trees or palms must be a minimum of 14 feet in height;
 - vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
 - vii. Suspended pavements systems are provided for the adjacent vehicular use area.
8. Provide a minimum of 8' landscaped area between the building and the vehicular use areas.

Response to 6, 7, 8:

As per 155.5203.D.5, the minimum width of landscaped area shall be 8 feet for each 15 feet of height of the abutting building façade. The landscaped area shall be a minimum of one additional foot for every two feet of height. Therefore, we are providing a 17 foot

wide landscaped area abutting the building, in order for the building height of Building "A" to be 33 feet high. Per the code, areas that are being used for pedestrian access and main entrances to the building are not providing these landscaped areas. In addition, palms and trees are being provided with one row of shrubs (ii). These landscaped areas can be seen on sheet SP-1 and L-1.

9. Show how requirements as per 155.5203.E., Building Base Plantings are being met along Mc Nab.

As per 155.5203.E.3.a, a continuous base foundation hedge has been provided.

10. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

A cross section detail drawing has been provided, which shows that a spread footing will be provided and set below the landscaping soil space as required. This section can be seen on sheet SP-6.

11. As per 155.5203.F., provide the required Type C Landscaping Buffer on the rear of the property (Facing the Cypress Bend Community -Zoned RM45)

Option 1 landscaping buffer has been provided on the rear of the property and can be seen on the site plan (SP-1).

12. As per 155.5203.B.5.a thru e: Provide a note referencing rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

This note has already been provided on the landscape notes.

13. Bubblers will be provided for all new and relocated trees and palms, staff could not locate symbol or note on the irrigation plan.

The bubblers have been added and can be seen on sheet L-3.

14. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

This note has already been provided on the bottom of the landscape notes.

15. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

This note has already been provided on the bottom of the landscape notes.

16. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

A response sheet has been provided.

17. Additional comments may be rendered a time of resubmittal.

BSO:

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

*** DISCLAIMER ***

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

*** ATTENTION IMPORTANT ***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

ATTENTION IMPORTANT

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

*** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***

The CPTED Narrative in the DRC Documents folder & the CPTED Narrative in the DRC Drawing folder should be synonymous. Please include all of the verbiage from your CPTED Drawing Plan

ENGINEERING:

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Noted, will be provided for formal plan review and permitting.

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Noted, will be provided for formal plan review and permitting.

3. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements. W. McNab Rd.

Noted, will be provided for formal plan review and permitting.

4. Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.

Noted, will be provided for formal plan review and permitting.

5. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

Noted, will be provided for formal plan review and permitting.

6. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Noted, will be provided for formal plan review and permitting.

7. There is a Utility pole in the center of your driveway approach off of McNab Road.

The utility pole can be seen on the survey and on the site plan (SP-1), and is not interfering with the driveway approach. The pole is located in the landscaped area of the site.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process

ZONING:

1. Thank you for the excellent design narrative. This will be helpful for the Architectural Appearance Board. Please note that a physical material board, no larger than 11" by 17", will be required upon submittal of the AAC.

Thank you very much. We will provide a physical material board upon submittal of the AAC.

2. Parking Calculation - According to the floor plan and site plan, the total square footage on the parking calculation does not match the data provided on the site plan. In addition, the office space does not seem to go over the 20% total floor area. More parking is being provided than required which is not an issue. However, please correct the calculations for consistency.

The site plan, floor plan, and all parking calculations have been revised. These changes can be seen on sheets SP-1, A-1.1, and A-1.3.

3. Question regarding the doors on the rear of the warehouse (side) Will those serve any other purpose other than for people to access the building?

The doors at the rear of the warehouse provide a second means of egress for each bay.

4. Incorporate the city Engineering Standard Stripping detail. Add note on site plan that parking will be double stripped.

A note has been added to the site plan that the parking will be double striped, as well as the city engineering standard stripping detail has been added to sheet SP-4.

5. Provide architectural details of the walls at the time of AAC submittal

Wall details have been shown on sheet SP-6.

6. Provide details of the lightning fixtures. They appear to be pole mounted onto the building. Is this case? If so, please provide details showing that they are fully shielded. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less.

All lighting fixture specifications for the site have been shown on sheet PH-2. All necessary shielding will be provided for the lighting fixtures.

7. Coordinate with Landscaping regarding the buffer to the north and see if the easement area needs to come into compliance.

This has been coordinated with landscape and the buffer to the north complies.

8. Staff recommends adding a wall along the parking island directly facing W. McNab Road to further shield/ obstruct loading views from the right of way. This is consistent with comments regarding visibility of loading areas from Staff and Board members in the past to similar views.

We have taken this suggestion into consideration, and will be providing landscaping in that area to further shield the loading views from the right of way.

BUILDING:

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

Noted, will be provided for formal plan review and permitting.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

All areas of this project comply with the accessibility requirements. This can be seen on the site plan (SP-1).

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

All required vertical accessibility has been provided for this project. This can be seen on the site plan (SP-1).

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

Accessible routes have been provided where necessary throughout the project. This can be seen on the site plan (SP-1).

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

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.

Noted, will be provided for formal plan review and permitting.

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Noted, will be provided for formal plan review and permitting.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Noted, will be provided for formal plan review and permitting.

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Noted, will be provided for formal plan review and permitting.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Noted, will be provided for formal plan review and permitting.

6. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Noted, will be provided for formal plan review and permitting.

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

Noted, will be provided for formal plan review and permitting.

8. 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.

Noted, will be provided for formal plan review and permitting.

9. 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).

Noted, will be provided for formal plan review and permitting.

10. 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.

Noted, will be provided for formal plan review and permitting.

11. 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.

Noted, will be provided for formal plan review and permitting.

12. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Noted, will be provided for formal plan review and permitting.

13. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

Noted, will be provided for formal plan review and permitting.

14. 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.

Noted, will be provided for formal plan review and permitting.

15. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Noted, will be provided for formal plan review and permitting.

16. 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.

Noted, will be provided for formal plan review and permitting.

17. 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.

Noted, will be provided for formal plan review and permitting.

18. 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.

Noted, will be provided for formal plan review and permitting.

19. 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 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.

Noted, will be provided for formal plan review and permitting.

20. 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.

Noted, will be provided for formal plan review and permitting.

21. 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 equipment and permanent systems.

Noted, will be provided for formal plan review and permitting.

22. 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

Noted, will be provided for formal plan review and permitting.