

BLC2025-1040

9700 COLLINS AVE H-1101

8/27/2025 2ND REVIEW.

(P)1-NEED MIAMI DADE COUNTY DERM AND FIRE APPROVAL.

(P)2-NEED TO SHOW COMPLIANCE WITH F.B.C. 111.5 CERTIFICATE OF COMPLETION. A CERTIFICATE OF COMPLETION IS PROOF THAT A STRUCTURE OR SYSTEM IS COMPLETE AND FOR CERTAIN TYPES OF PERMITS IS RELEASED FOR USE AND MAY BE CONNECTED TO A UTILITY SYSTEM. THIS CERTIFICATE DOES NOT GRANT AUTHORITY TO OCCUPY A BUILDING, SUCH AS SHELL BUILDING, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

(P)3-NEED A LIST OF ALL SHOP DRAWINGS OR SUBMITTALS TO BE REVIEW AND SUBMITTED TO VILLAGE AS PER F.B.C. 107 AND 107.3.4.1.(STORE FRONT AND WATERPROOFING).

(P)4-NEED DESIGN CRITERIA SHOW: OCCUPANCY TYPE, OCCUPANCY LOAD, CONSTRUCTION TYPE, LEVEL OF ALTERATION, RISK CATEGORY, EXPOSURE CATEGORY AS PER F.B.C. CH. 107.3.5 & MIAMI DADE COUNTY CODE SECTION 8-10. (ALL THIS INFORMATION NEEDS TO BE ON THE SAME LOCATION).

(P)5-NEED TO UPDATE ASCE 7-22 (WIND SPEED 175 MPH) MIAMI DADE COUNTY EXPOSURE D. (ALL THIS INFORMATION NEEDS TO BE ON THE SAME LOCATION).

(A)6-SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC...) AS PER FBC 107.3.5, 1612.3.1. & AS PER. ASCE-24 & VILLAGE FLOODPLAIN ORDINANCE.

(A)7-NEED TO CLARIFY ON PLANS NOTE (DEMOLITION PLAN) NEW BUILDING 1ST TIME BUILD-OUT AS PER F.B.C. 107.

(P)8-NEED TO SHOW COMPLIANCE WITH F.A.C. 61G15-23.001 TITLE BLOCK. A TITLE BLOCK MUST APPEAR ON ALL ENGINEERS DRAWINGS AND SPECIFICATION IDENTIFICATION SHEETS THAT ARE REQUIRED TO BE SIGNED AND SEALED. THE TITLE BLOCK MUST, AT A MINIMUM, CONTAIN THE FOLLOWING INFORMATION:

(1) FIRM NAME, ADDRESS, AND TELEPHONE NUMBER.

(2) FIRM LICENSE NUMBER. (NEEDS TO MATCH WITH DBPR).

(3) NAME OR IDENTIFICATION OF PROJECT.

(4) DATE PREPARED.

(5) A SPACE FOR THE SIGNATURE AND DATED SEAL.

(6) THE PRINTED NAME AND THE LICENSE/REGISTRATION NUMBER OF THE PERSON SEALING THE DOCUMENT.

(7) THE DATE OF PLANS REVISION, IF THE PLANS ARE REVISED.

(8) FOR THE PURPOSES OF THIS RULE, FIRM IS DEFINED TO BE A CORPORATION, LIMITED LIABILITY COMPANY, PARTNERSHIP, PERSON PRACTICING UNDER A FICTITIOUS NAME, OR PERSON PRACTICING ENGINEERING IN HIS OR HER OWN NAME.

(P)9-NEED TO SHOW COMPLIANCE WITH F.A.C. 61G1-16.004 TITLE BLOCK. A TITLE BLOCK MUST APPEAR ON ALL ARCHITECTURAL OR INTERIOR DESIGN DRAWINGS AND SPECIFICATION IDENTIFICATION SHEETS THAT ARE REQUIRED TO BE SIGNED AND SEALED. THE TITLE BLOCK MUST, AT A MINIMUM, CONTAIN THE FOLLOWING INFORMATION:

(1) FIRM NAME, ADDRESS, AND TELEPHONE NUMBER.

(2) QUALIFIER'S LICENSE NUMBER. (NEEDS TO MATCH WITH DBPR).(BASED ON DBPR YOUR APPLICATION IN PROGRESS).

(3) NAME OR IDENTIFICATION OF PROJECT.

(4) DATE PREPARED.

(5) A SPACE FOR THE SIGNATURE AND DATED SEAL.

(6) THE PRINTED NAME AND THE LICENSE/REGISTRATION NUMBER OF THE PERSON SEALING THE DOCUMENT.

(7) THE DATE OF PLANS REVISION, IF THE PLANS ARE REVISED.

(8) FOR THE PURPOSES OF THIS RULE, FIRM IS DEFINED TO BE A CORPORATION, LIMITED LIABILITY COMPANY, PARTNERSHIP, PERSON PRACTICING UNDER A FICTITIOUS NAME, OR PERSON PRACTICING ARCHITECTURE OR INTERIOR DESIGN IN HIS OR HER OWN NAME.

(A)10-NEED TO SHOW COMPLIANCE WITH F.B.C.-A. TABLE 404.2.4.2 FOR POCKET DOOR FLOOR MANEUVERING CLEARANCE.

(P)10-NEED TO SHOW COMPLIANCE WITH F.B.C.-A. 309.4 OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.(NEED SPECS OF LACK AND HANDLE).

(A)11-NEED TO SHOW ON PLANS ALL FIRE RATED DEMISING WALLS/PARTITIONS ADJACENT TO THE WORK AREA WITH THEIR RATING WHICH SHALL BE MAINTAINED. ALSO IDENTIFY ALL FIRE RATED CHASES/SHAFTS INCLUDING FIRE PENETRATION DETAILS AND THEIR CORRESPONDING UL LISTING/CUT SHEETS AS PER F.B.C. 707, 708, 709 & 710.

(A)12-NEED TO SHOW ON PLANS NOTE FOR USE OF ANY COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTIONS TO COMPLY WITH F.B.C. 603.1 (FIRE-RETARDANT-TREATED WOOD ONLY).

(A)13-NEED TO SHOW COMPLIANCE WITH F.B.C. 703.7 MARKING AND IDENTIFICATION. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL: 1. BE LOCATED

WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS".

(A)14-NEED TO CLARIFY ON PLANS NOTES (EXISTING DEMISING WALLS) NEW BUILDING 1ST TIME BUILD-OUT AS PER F.B.C. 107.

(A)15-NEED TO SHOW COMPLIANCE WITH F.B.C. 1519.16.1 THE WATERPROOFING SYSTEM MUST POSSESS A CURRENT AND VALID PRODUCT APPROVAL.

(A)16-NEED TO SHOW COMPLIANCE WITH F.B.C. 1519.16.6 THE WATERPROOFING SYSTEM SHALL BE FLOOD TESTED IN ACCORDANCE WITH ASTM D5957. (SPECIAL INSPECTOR FORM WITH APPROVED TESTING LAB).

(A)17-NEED TO SHOW COMPLIANCE WITH F.B.C. 1003.4. & F.B.C.-A. 302. WALK SURFACES OF THE MEAN OF EGRESS SHALL HAVE A SLIP-RESISTANCE SURFACE AND SECURELY ATTACHED, WITH COEFFICIENT OF FRICTION OF .60 OR GREATER (WET) THAT MEETS OR EXCEEDS. TILE SHALL CONFORM TO THE ANSI A137.1 (15) AND OR ASTM E303 SLIP RESISTANCE TEST STANDARD. NEED SPEC.S' OF MATERIAL.

(A)18-NEED TO SHOW COMPLIANCE WITH F.B.C. F.B.C. 804.1 GENERAL. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.2 THROUGH 804.4.2. (NEED SPECS. OF PROPOSED FLOORING).

(A)19-NEED TO SHOW COMPLIANCE WITH F.B.C.-A. 302.2 CARPET. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 303.

(A)20-NEED TO SHOW COMPLIANCE WITH F.B.C. 1607.9.2 GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.

(A)21-NEED TO SHOW COMPLIANCE WITH F.B.C. A. 803.4 BENCHES. A BENCH COMPLYING WITH 903 SHALL BE PROVIDED WITHIN THE ROOM.

(A)22-NEED TO SHOW COMPLIANCE WITH F.B.C. A. 803.5 COAT HOOKS AND SHELVES. COAT HOOKS PROVIDED WITHIN THE ROOM SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

(A)23-NEED TO SHOW COMPLIANCE WITH F.B.C. A. 903.5 HEIGHT. THE TOP OF THE BENCH SEAT SURFACE SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

(A)24-NEED TO SHOW SLAB CUT AND DETAIL OF SLAB AND REINFORCEMENT AS PER F.B.C. 1907. (STRUCTURAL SLAB).

(A)25-NEED TO SHOW COMPLIANCE WITH F.B.C. 1816.1 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

DO NOT REMOVE VOID SHEETS. CLOUD-IN ALL CHANGES (REWORK). PROVIDE RESPONSE SHEET ADDRESSING EACH OF THE COMMENTS AND INDICATE THE SHEET IN WHICH CORRECTION IS FOUND.

PROVIDE A RESPONSE SHEET, INDICATING THE PAGE WHERE THE COMMENT WAS ADDRESSED, HIGHLIGHT OR CLOUD THE CHANGE, VOID & KEEP OLD PAGES WITHIN THE SET FOR REFERENCE AND INSERT NEW PAGE ON TOP. FOR COMMENTS THAT DO NOT APPLY, PROVIDE CODE REFERENCE TO THAT EFFECT. SEE VILLAGE COPY FOR ANY APPLICABLE MARKUPS.

ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.

(A) COMMENT APPROVED.

(P) COMMENT PENDING.