

January 4, 2023

VILLAGE OF PINECREST

Building and Planning

12645 Pinecrest Parkway

Village of Pinecrest, FL 33156

**Re: Process No. BL2022-1028 REVISION 2
New Residence for ELIGES INVESTOR CONSTRUCTION
9841 SW 73RD Court
Pinecrest, Florida 33156**

To Whom It May Concern:

Following we are providing our response to the building department comments for the referenced project. Please review the response and the revised plans for compliance. Feel free to contact us if you have any questions or concerns.

Best regards,

Humberto Ramos, AIA
305-898-0475

PUBLIC WORKS

Note the Public Works condition of permit have been modified as follows, they are to replace the current notes

R: Note has been replaced on sheet A-1.0.

STORM DRAINAGE

No Changes to the Grading and Drainage Plans were made, the previous comments need to be addressed. 1. Please show on the Sections the elevations and distances between any changes in grade. All proposed slopes must be provided. 2. Sections of each driveway, with elevations and distances, are to be provided in the paving and grading plan, extending from the EOP of the adjacent road to the PL structure. 3. The Drainage Calculations are in compliance with the VoP requirements. STORM DRAINAGE 1. Check on Section B-B on the Northeast area to comply with: EXCAVATION & FILL ORDINANCE of the VoP: Div. 6.12. – Excavation and fill. c) Maintenance of natural grade and elevation. Development and construction in the Village of Pinecrest shall be designed and constructed with an elevation and grading that are consistent with the requirements of the Village's Floodplain Management Ordinance, Stormwater Management Plan, and Comprehensive Development Master Plan. The established natural elevation and grade of a property under construction shall be fundamentally preserved and the finished grade and elevation shall be consistent and compatible with the grade and elevation of adjoining properties. d) Fill water ward of the top of slope of any lake or waterway or alteration of an established shoreline in the VoP shall not be permitted unless approved as a conditional use. 2. Please use the Village of Pinecrest Typical Swale Detail instead of the R-1.3 shown on Sheet C-3. Please feel free to contact me directly at rrivera@pinecrest-fl.gov if you need a copy.

Refer to Civil Plans.

3. Please callout the curb header with the dimensions and concrete material. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w.

R: Refer to Approach Driveway Detail B/A-1.0

BUILDING

-DERM APPROVAL REQUIRED
-HEALTH DEPARTMENT
-WASD APPROVAL REQUIRED
-IMPACT FEE REVIEW

****WINDOW AND DOOR NOAS VOIDED-BY SEPARTE APPLICATION ONLY.**

1. A-0.1: APPLICABLE CODE IS 2020, NOT 2017. UPDATE CODE REFERENCES ACCORDINGLY. A-2.6: UPDATE CHP 44 REFERENCES-CHP 44 EXPIRED W/ 2010 FBC.

R: Refer to A-0.1.

2. COORDINATION: ENERGY CALCS CITE VENTED ATTIC, PLANS UNVENTED CONDITION. ALSO, EC: 40-GAL WATERHEATER VS PLANS: TANKLESS WH. SIMILAR GUESTHOUSE.

R: Refer to mechanical and Vent Calculation Notes at top of A-2.3. Provide electrical water heater for guest house and tankless gas water heater for principal building, see A-2.1. and Water 1st Floor Plan on sheet P-4.

3. A-1.0: IDENTIFY ALL SITE FEATURES AND CROSS-REFERENCE TO APPLICABLE DETAILS OR NOTE AS BY SEPARATE PERMIT.

R: See Site plan legend on A-1.0, E-1, P-1.

4. 5/A-4.2 IS ON A-4.3. INCLUDE CONDITIONS FOR AC IN ATTIC.

R: Non-occupied attic space by equipment. Refer to note 3/A-2.4 Reflected Ceiling plan.

ZONING

1. Please submit a SEPARATE Tree Removal permit application. Approval of a tree removal permit is required before zoning approval

R: By owner.

2. Complete review of the Landscape plan pending Tree Removal permit approval. Please note that EC trees are required to be within 22 feet from the building line. SUBMIT LANDSCAPE COMPLIANCE FORM SIGNED BY PROFESSIONAL WHO SIGNED AND SEALED THE LANDSCAPE PLAN

R: Refer to L-1 Landscape Plan and documents attached.

3. New residential structures shall include one of the following improvements necessary to provide auxiliary power during electrical power outages: THIS IS A REQUIREMENT NOT FUTURE IT WILL BE BY SEPARATE PERMIT BUT WILL BE REQUIRED

R: Refer to site plan outlet location, and electrical plan for new connection to a portable generator and details as per COVP Chap.30 Art.5 Div.5.27c)1.b.

5. Is there a paved driveway at the south end of the property? SITE PLAN HAS NOT BEEN REVISED STILL SHOWING THE DRIVEWAY AT THE SOUTH END

R: Driveway have been removed. Refer to site plan on A-1.1.

6. REMOVE PAVERS BETWEEN DRIVEWAY IN THE RIGHT OF WAY AND ON THE PROPERTY AS THERE MUST BE A MINIMUM 5 FT SETBACK FROM FRONT PROPERTY LINE REVISE ALL SHEETS AND MARK SETBACK FROM FRONT PROPERTY LINE

R: Refer to Site Plan on A-1.0

7. Any freestanding screen wall must be limited to 6 feet high from the lower elevation side. MUST REDUCE THE WALL TO 6 FT OR MUST BE INCLUDED IN LOT COVERAGE

R: Garden Courtyard has been included in lot coverage. Refer to Zoning Data / A-1.1.

8. At the time of Pool application you may be required to provide Recorded covenant for Restrictive Pool Enclosure since part of the existing CLF is located on the adjacent property

R: New pool barrier prepared with this permit. Not need for covenant.

9. FFE is required to be minimum NGVD 16.4 (highest crown of road 15.73 plus 8")/provided NGVD 16.5 and all the building height to be measured from NGVD 16.4 . MARK HEIGHT ON ALL ELEVATIONS FROM 16.4 FT

R: Refer to Elevation Data on sheet A-1.0, and Elevation plans A-3.1 & A-3.2.

10. What do the square within a square shown around the driveway represent? NOTED THAT THEY ARE PEDESTAL LIGHTS NEED TO SHOW THAT THE LIGHT IS SHEILDED DOWNWARD

R: See note on detail C/A-1.1. Shielded downward pedestal lights.

11. Please provide a detailed itemized breakdown of the areas for first and second floor (a/c, non a/c, garage, accessory building, entry area, terraces, balcony). Any area under an overhangover 5 feet must be included in the lot coverage calculation AND INCLUDE THE COVERED TERRACE AND GARDEN AREA IN AREA CALCUTIONS

R: Refer to floor area calculation on A-1.1 and Zoning Data table on sheet A-1.0.

12. Please show the building heights in Elevations and Sections in both actual dimension and NGVD. The building height may be measured from NGVD 16.4

R: Refer to sections and elevations on A-4.1, A-4.2, A-4.3/ A-3.1, A-3.2

13. REVISE ZONING LEGEND TO REFER TO NET AREA OF PROPERTY NOT GORSS AREA

R: Net & Gross area are the same. All areas are referenced to Net Area of property.

14. REVISE LEGEND TO REFER TO MINIMUM FFE IS 16.4 FT

R: Refer to Elevation Data on sheet A-1.0.

15. Sheet A1.2- showing three sliding gates is that correct, shows wall and fence in front of what would be a sliding gate, provide larder section of wall and portion of picket fence with all dimensions of all solid portions of the fence and the width of all opening and must be a front elevation

R: Refer to details on sheet A-1.2.

16. MARK FFE OF ACCESSORY ON ALL SITE, LANDSCAPE, FLOOR PLANS AND ELEVATIONS

R: Done.

PLUMBING

Pending derm

MECHANICAL

Energy calculations calls for vented attic, plans show unvented attic

R: Refer to documents attached.

Provide return air to master bedroom 2nd floor

R: The 18 x18 RAG in Living bedroom cover the Master bed too there not door between them. See sheet M-2.