

March 14, 2023

VILLAGE OF PINECREST

Building and Planning

12645 Pinecrest Parkway

Village of Pinecrest, FL 33156

**Re: Process No. BL2022-1028 REVISION 3
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

STORM DRAINAGE

1. Please show on the Sections the elevations and distances between any changes in grade. All proposed slopes must be provided. (Section C-C and E-E)
2. Please check the sections of each driveway, need elevations at the ROW and inside the property
3. Please outline the contour lines of the basins on the Grading and Drainage Plan to check if the proposed Grading and Drainage 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.

Refer to Civil Plans.

BUILDING

1. A-2.6: UPDATE CHP 44 REFERENCES-CHP 44 EXPIRED W/ 2010 FBC.

R: Refer to updated sheet A-2.6.

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

R: Refer to attached guest house revised energy calc, note that water heater is electric and tankless as indicated in sheet P-7 IWH-3 also refer to attached main house energy calculation and note that the water heaters are propane gas as indicated in sheet P-8 IWH-1 & 2

3. A-1.0: IDENTIFY ALL SITE FEATURES AND CROSS-REFERENCE TO APPLICABLE DETAILS OR NOTE AS BY SEPARATE PERMIT, EX., LP TANK, POOL DECK, "SQUARE-WINTIN-A-SQUARE SYMBOL ADJACENT D/W. ALSO PROVIDE MIN. CLEARANCE BTWN WTER SERVICE AND DRAIN FIELD OR PROVIDE SLEEVE DETAIL FOR SAME

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 REVIEW THE TREE REMOVAL PERMIT COMMENTS AND CORRECT ALL AND RESUBMIT FOR TREE REMOVAL APPROVAL AS CANNOT HAVE COMPLETE REVIEW OF LANDSCAPE PLAN WITHOUT THIS PERMIT APPROVED

R: Submitted.

2. MISSING LANDSCAPE COMPLIANCE FORM

R: Submitted.

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 A-1.0 outlet location, and electrical plans E-1 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 has been removed. Refer to site plan on A-1.0.

6. PLEASE OUTLINE THE DRIVEWAY SO THERE IS NO CONFUSION THE EXACT LOCATION OF DRIVEWAY AND ANY WALKWAYS AND MARK AT THE PROPERTY LINE THE WIDTH OF THE DRIVEWAY AND MARK THE WIDTH OF THE DRIVEWAY AT THE STREET EDGE AND PLEASE MAKE SURE THE DIMENSION CAN BE READ THAT IT IS NOT OBSURED BY ANY SHADING

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

GARDEN AREA IS COUNTED AS PART OF LOT COVERAGE

R: Garden Courtyard has been included in lot coverage. Refer to Zoning Data / A-1.0.

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: Noted.

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.

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

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

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