

September 8, 2023

Village of Pinecrest
12645 Pinecrest Pkwy, Pinecrest, FL 33156

Re: Castro Residence
12715 ROLLING ROAD DR
Permit # BL2023-1053
Attn: Plan Reviewer

Dear Sir or Madam, please find building comments below:

Electrical:

1. Please add a note at the generator (separate permit application required for generator).
R: note added please refer to sheet ES-1 .
2. Utility room a/c appears to be in front of electrical panels in violation of nec 110.26.
R: A/C at utility room is a ceiling cassette above ceiling, mechanical plan now shows the unit to clear the top of the panel.

Mechanical:

1. Provide motorized damper on kitchen make up air duct.
R: Please refer to sheet M-1 and see added motorized damper on kitchen MUA duct.
2. Energy has unvented ceiling, plans show vented.
R: Please refer to updated Energy Calculation now whit vented attic.
3. Provide return air to first floor bedroom.
R: Please refer to updated sheet M-1 to see added return air diffuser.
4. Provide make up air for dryer.
R: Please refer to updated sheet M-1 to see added MUA for dryer.
5. Provide return air from common area second floor.
R: Please refer to updated sheet M-1 to see added return air diffuser in common area.

Building

4. Uplift test for mitsubishi anchor-invalid seal.
R: Please refer to Equipment NOA.

Zoning

1. Solar Ready Construction: Construction of new buildings shall provide a roof layout plan that illustrates how future installation of a photovoltaic system and/or solar water heating system could be accommodated.

Requirements are as follows:

- a) Photovoltaic Systems. Installation of an appropriate sized conduit, a minimum of one-inch diameter, leading from an exterior south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to a stubbed junction box adjacent to the electrical meter. All exposed conduit shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north facing roof. Roof reinforcements shall be addressed at the time of installation.

R: Please refer to updated sheet E-1 and E-3 with note added.

- b) Solar Heating System. Installation of three-fourths inch diameter hot and cold copper water pipes from a south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to an existing water heater tank. Both ends of the three-fourths inch diameter copper pipes shall be stubbed out and shall not be located on or in the direction of a north-facing roof. All exposed pipes shall be capped and provided with adequate flashing. Roof reinforcements shall be addressed at the time of installation.

R: Please refer to Updated Sheet P-1, a note was provided in reference to future solar heating system.

2. Auxiliary Power Supply is required for new house and must provide one of the following:

- a) permanent installation of a standby generator (separate permit) or

R: Please refer to electrical site plan sheet ES-1, generator noted to be under separate permit.

- b) Installation of a power inlet and either a separate electric or interlock allowing for connection to a portable generator or

R: N/A

- c) Solar panel and battery pack necessary to provide auxiliary power

R: N/A

Please note that this is separate from Solar Ready requirement and must be in place prior to receiving TCO or CO.

7. Please remove the nomenclature "Summer Kitchen" from all the sheets including MEP. Only one "kitchen" is permitted in a single-family residence.

R: Comment incorporated on drawing A-100, "Summer Kitchen" replaced with "BBQ Area". Additionally, please refer to updated P-1, "summer kitchen" was renamed to BBQ area.

If you should have further questions, please contact us at your earliest convenience.

Sincerely,

Amarilis Rodriguez, P.E

ARPE Engineering, Inc.

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