

August 6, 2024

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 under REV2:

Zoning

2. 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 & P-1.1, a note was provided in reference to future solar heating system.

3. Auxiliary Power Supply is required for new house and must provide one of the following:
 - a) permanent installation of a standby generator (separate permit).
R: Please refer to electrical site plan sheet ES-1, generator noted to be under separate permit. (Clouded as delta #1)
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. (Clouded as delta #1)

In addition, please see the following narrative of the mechanical changes under Revision #2.

Mechanical:

Sheet M-1:

- The master room is changed to the second floor.
- A studio and a maid's room are added
- The supply air ducts, and the return diffusers are adjusted to the characteristics of the new areas.
- Condenser Units # 5 had been added.
- The air extraction ducts that went to the roof are changed so that they end in wall caps.
- The second floor was moved to a new sheet

Sheet M-1:

- New sheet with the new second floor plan.
- The master room, master bath and WIC are added to the second-floor area.
- The AHU/CU-5 has been added for the new zone.

The Energy and Heat Load Calculations were updated with the new areas and systems.

Electrical

Sheet E-1:

- The master bedroom moved to the second floor, a new study room, bath and maid quarters added, receptacles provided as required.
- The new elevator added power provided as required.
- Water heaters shifted to corner of new carport.
- CU #5 added, power provided.

Sheet E-1.1:

- New sheet added, second floor to be shown.
- New walkway added receptacles provided.
- Master moved to second floor receptacles provided accordingly.
- New covered terrace, receptacle provided.
- Foyer layout updated, microwave & uc ref. relocated.
- New master closet, outlet provided as requested.

Sheet E-2:

- covered terrace lighting updated.
- The master bedroom moved to the second floor, a new study room, bath and maid quarters added, lighting updated accordingly.

Sheet E-2.1:

- New sheet added, second floor to be shown.
- New walkway added lighting updated.
- Master moved to second floor, new covered terrace added, new walk-in closet added, new master bath added, lighting updated.

Plumbing:**Sheet PS-1**

- Sanitary adjusted as per owner changes.

Sheet P-1

- Master bathroom relocated at second floor
- New powder bathroom and maid's bathroom.
- The water heaters were shifted.
- Second floor now is shown on sheet P-1.1

Sheet P-1.2

- New sheet for second floor.
- New master bathroom layout
- The lounge sink was relocated.
- Water cap for future solar system now shown.

Sheets P-2, P-3, P-4

- Water, sanitary and gas isometrics modified according to owner changes.

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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