

VILLA & ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN

COMMENTS RESPONSE SHEET:

Process number BL2023-1236
11041 SW 77th ave,
Pinecrest, FL 33156

ZONING

1. SOLAR READY CONSTRUCTION A. CONSTRUCTION OF NEW BUILDINGS AND REMODELING WHERE THE COST OF REMODELING IS MORE THAN 50 PERCENT OF THE ASSESSED VALUE OF THE BUILDING SHALL PROVIDE A ROOF LAYOUT PLAN THAT ILLUSTRATES HOW FUTURE INSTALLATION OF A PHOTOVOLTAIC SYSTEM AND/OR SOLAR WATER HEATING SYSTEM COULD BE ACCOMMODATED. THE PROPERTY OWNER SHALL BE REQUIRED TO PROVIDE FOR THE EVENTUAL INSTALLATION OF ONE SYSTEM. REQUIREMENTS ARE AS FOLLOWS:

1. 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.

2. 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.

PLEASE SEE SHEET A-1.2, A-6.4 & E-2.2 FOR PHOTOVOLTAIC SYSTEMS INSTALLATION FOR FUTURE.

4. LIST ALL ITEMS THAT PERMIT IS FOR SHOULD INCLUDE HOUSE, DRIVEWAY, GYM, OUTDOOR SHOWER, FENCING AND ALL DETAILS MUST BE SUBMITTED

PLEASE SEE SHEET A-0.2 FOR LIST ALL SHOP DRAWINGS (ADDITIONAL PLANS) AND PRODUCT APPROVALS WHICH ARE TO BE SUBMITTED.

6. NEW REQUIREMENT (DIVISION 5.27 C) AUXILIARY POWER SUPPLY IS REQUIRED FOR NEW HOUSE AND MUST PROVIDE ONE OF THE FOLLOWING: A)PERMANENT INSTALLATION OF A STAND BY GENERATOR (SEPARATE PERMIT) OR WILL DO GENERATOR BY SEPARATE PERMIT

PLEASE SEE SHEET A-0.2, E-0.2 & E- 1.2 FOR LOCATION OF AUXILIARY POWER SUPPLY BY GENERATOR.

9. MARK INTERIOR SIDE SETBACK AND REAR SETBACK TO GYM MARK ON LANDSCAPE PLAN

PLEASE SEE SHEET L-0.2 FOR INTERIOR SIDE SETBACK AND REAR SETBACK TO GYM .

11. PROVIDE DETAILS OF OUTDOOR SHOWER

PLEASE SEE NEW SHEET A-1.6 FOR DETAILS OF OUTDOOR SHOWER

12. REMOVE ALL LANDSCAPING, AND GRADING WITH RETENTION AREAS ETC. FROM SITE PLAN AND HAVE ONLY SITE PLAN ITEMS, THE HOUSE, DWY, POOL, GYM, ETC WHAT IS DECK ETC. ETC. WITH ALL SETBACKS, WIDTHS OF DRIVEWAY AT PROPERTY AND AT THE STREET EDGE – TOO BUSY NOT SITE PLAN WITH LANDSCAPING AND GRADING AND RETENTIONS ON THIS PLAN

PLEASE SEE SHEET A-0.2 FOR UPDATED SITE PLAN WITHOUT LANDSCAPE AND GRADING WITH RETENTION AREAS.

13. ON ALL ELEVATION MARK HEIGHT FROM MINIMUM FFE AND WHERE ZONING MEASURES HEIGHT FROM AND THAT IS FROM ELEVATION 13.40 FT AND THE MAXIMUM HEIGHT OF A TWO STORY HOME IS 28 FT TO THE TOP OF THE ROOF WHERE MEASUREMENTS SHOULD ALWAYS BE TO THE TOP OF THE ROOF AND ANY PARAPET MAY EXTEND ANOTHER 18 INCHES BUT ROOF MAXIMUM HEIGHT IS 28 FT AND REMOVE ALL REFERENCE TO 34'10 " MAXIMUM PERMITTED AS THAT IS NOT CORRECT INFORMATION MAXIMUM HEIGHT TO TOP OF ROOF 28 FT FOR TWO STORY FLAT ROOF THIS HAS NOT BEEN DONE NOTHING CAN BE OVER THE ONE AND TWO STORY HEIGHT AND NEED ELEVATIONS FROM THE ELEVATION AS NOTED IN COMMENT AND MUST BE MEASURED TO THE VERY TOP OF THE ELEVATOR AS IT MAY NOT EXCEED MAXIMUM HEIGHT OF 28 FT TO TOP OF ROOF - ELEVATORS NOT EXCLUDED FROM HEIGHT RESTRICTIONS MUST COMPLY

PLEASE SEE SHEET A-2.0, A-2.1, A-2.2, A-3.1, A-3.2 & A-3.3 & A3.4 FOR UPDATED THE MAXIMUM HEIGHT OF A TWO STORY HOME.

14. RESIDENTIAL BUILDING FACADES AND ELEVATIONS SHALL BE DESIGNED TO MINIMIZE THE VISUAL IMPACTS OF THE SCALE OF THE BUILDING. FRONT AND SIDE FACADE DESIGN OF THE SECOND STORY OF TWO-STORY RESIDENTIAL DWELLINGS SHALL INCLUDE BUILDING DESIGN VARIATIONS AT INTERVALS NO GREATER THAN SEVENTY-FIVE (75) FEET TO MINIMIZE SCALE IMPACTS AND PROMOTE ACTIVATED ELEVATIONS. DESIGN VARIATIONS OR INTERVALS SHALL BE A MINIMUM OF 7.5 FEET IN LENGTH AND 5 FEET IN DEPTH.(DIVISION 5.19 (A)) NO INFORMATION

PLEASE SEE SHEET A-1.0, A-1.1, A-2.0, A-2.1, A-2.2. TO DIMENSIONS HAVE BEEN ADDED TO SHOW FACADE VARIATION IN COMPLIANCE WITH CODE.

15. MARK HEIGHT FROM 13.40 FT FOR GYM TO CHECK FOR COMPLIANCE WITH CODE AND REMOVE REFERENCE TO 2ND ON ALL ELEVATIONS NO CHANGE

PLEASE SEE SHEET A-2.3 FOR HEIGHT FROM 13.40 FT FOR GYM AND REMOVED REFERENCE TO 2ND FLOOR FOR ELEVATION.

16. MAXIMUM WIDTH OF DRIVEWAY IS 16 FT AND MAXIMUM RADIUS ON EACH SIDE IS 5 FT REVISE PLAN TO HAVE COMPLIANCE WITH CODE MAXIMUM WIDTH AT STREET EDGE WITH A 16 FT DRIVEWAY IS 26 FT MAXIMUM REVISE PLANS TO COMPLY

PLEASE SEE SHEET A-0.1 FOR UPDATED WIDTH OF DRIVEWAY 16 FT AND RADIUS ON EACH SIDE 5 FT.

17. SUBMIT SIGNED AND SEALED PERIMETER LINE DRAWING FOR 2ND FLOOR AREA AS TERRACES AND DOUBLE VOLUME SPACE COUNT TOWARDS 2ND FLOOR AREA WHICH MAY NOT EXCEED 10% AND NEED CLEAR DETAILS OF EXACTLY WHAT TERRACES AND WATER FEATURES AND TRELLIS ARE PROPOSED ON THE 2ND STORY OF THIS HOME NO INFORMATION PROVIDED

PLEASE SEE SHEET A-0.3 FOR F.A.R OF THE 2ND FLOOR WHERE THE TERRACES AND THE DOUBLE VOLUME SPACE COUNT WHICH DOES NOT EXCEED 10%.

18. REMOVE OFFICE FROM ALL FLOOR PLANS RE-NAME DEN NO CHANGE TO ALL SHEETS

PLEASE REFER TO SHEET A-1.0, A-3.0, A 3-2 & A6.2 WHERE OFFICE NAME WAS REMOVED TO CHANGE TO DEN NAME

20. PROVIDE DETAILS OF WATER FEATURE IN FRONT OF THE HOUSE AND CAN BE SEPARATE PERMIT BUT THERE ARE MAXIMUM HEIGHT PERMITTED FOR WATER LEVELS SO NEED TO HAVE INFORMATION OR REMOVE FROM ALL SITE PLANS FURTHER REVIEW WILL BE REQUIRED STRUCTURE MAY NOT BE IN COMPLIANCE FOR 2ND FLOOR AREA, HEIGHT, ETC. SO FURTHER COMMENTS WILL BE MADE UPON NEXT RESUBMITTAL

PLEASE SEE NEW SHEET A-1.6 FOR DETAILS OF WATER FEATURE.

21. HEIGHT OF 2 STORY HOUSE WITH FLAT ROOF IS 28 FT WITH 1.5 FT PARAPET REVISE ALL LEGENDS TO REFLECT CORRECT CODE INFORMATION

PLEASE REFER TO THE SHEET A-2.0, A-2.1, A-2.2, A-3.1, A-3.2, A-3.3 & A3.4 TO SEE THAT THE HEIGHT OF THE TWO-STORY HOUSE WITH A FLAT ROOF DOES NOT EXCEED 28 FEET AND THE PARAPET MAXIMUM 1.5 FEET REQUIREMENTS.

22. HEIGHT IS MEASURED FROM HIGHEST CROWN OF ROAD PLUS 0.67 FT REVISE LEGEND REMOVE ANY REFERENCE TO AVERAGE CROWN ETC. AND IS NOT 35 FT MAXIMUM THAT IS FOR PITCHED ROOFS NOT FLAT ROOFS AS PROPOSED

PLEASE SEE SHEET A-2.0, A-2.1, A-2.2, A-3.1, A-3.2, A-3.3 & A3.4 FOR HEIGHT IS MEASURED FROM HIGHEST CROWN OF ROAD.

23. SHEET a-0.3 PROVIDE THE LOT SIZE WITH EVERY CHART AS AREA AND PERCENTAGES ALL RELATE TO THE LOT SIZE AND IT IS NOT PROVIDED ON THIS SHEET

PLEASE SEE SHEET A-0.3 FOR ALL THE INFORMATION NEEDED.

24. TRELLIS AND WATER FEATURE COUNT TOWARDS THE 2ND FLOOR AREA

PLEASE SEE SHEET A-0.3 FOR TRELLIS AND WATER FEATURE COUNT TOWARDS THE 2ND FLOOR AREA

25. SHOW ON SITE PLANS THE TRELLIS AT GRADE AND PROVIDE AREA OF EACH ON THE P-LINE DRAWINGS

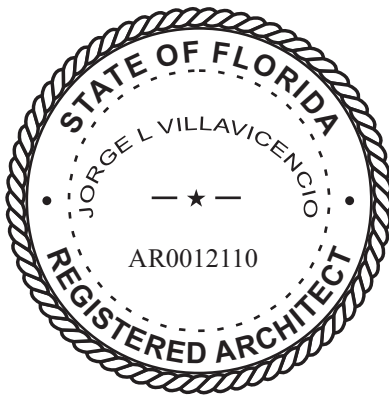
26. POOL SHOWER WALLS MAY NOT EXCEED 6 FT FROM GRADE OR IT WILL BE COUNTED TOWARDS LOT COVERAGE Further review will be required structure may not be in compliance for 2nd floor area, height, etc. so further comments will be made upon next resubmittal ALL AREA MAY HAVE NOT BEEN COUNTED ETC.

PLEASE SEE NEW SHEET A-1.6 FOR POOL SHOWER WALLS NOT EXCEED 6FT.

BUILDING

*OUTSIDE AGENCIES PENDING. *3. A-3.3: & ENERGY CALCS: SECTIONS INDICATE VENTED ATTIC, EC'S CITE UNVENTED. (THE ENCLOSED SPACE BETWEEN THE CEILING INSULATION AND ROOF SLAB IS REQUIRED TO BE VENTILATED. AN UNVENTED ATTIC IS WHEN THE INSULATION IS APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF SLAB AND THE ENCLOSED SPACE BETWEEN THE INSULATION AND THE CEILING BECOMES PART OF THE CONDITIONED BUILDING THERMAL ENVELOPE. SEE CODE SECTIONS R806 AND BUILDING 1203.3.)

PLEASE SEE SHEET A-3.3 & A3.4 FOR USED SPRAY FOAM INSULATION ATTACHED TO INTERIOR SIDE OF CONCRETE SLAB.



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