

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

COMMENTS RESPONSE SHEET:

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

ZONING

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

WILL DO GENERATOR BY SEPARATE PERMIT.

7. LANDSCAPE PLAN MUST HAVE ALL SETBACKS AND DIMENSIONS ON PLAN NO CHANGE

SHEET L-02 PLAN HAS THE SEBACKS. SETBACK DIMENSION LINES MADE DARKER FOR LEGIBILITY. SEE REVISED SHEET L02.

8. SUBMIT SIGNED AND SEALED CERTIFICATE OF LANDSCAPE COMPLIANCE NOT SUBMITTED:

PROVIDED

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

SHEET L-02 PLAN HAS THE SEBACKS. SETBACK DIMENSION LINES MADE DARKER FOR LEGIBILITY. SEE REVISED SHEET L02

11. Provide details of outdoor shower MAXIMUM HEIGHT OF THE AREA ALONG AND AT THE SHOWER AREA FROM THE ADJACENT GRADE MUST NOT EXCEED 6 FT OTHERWISE AREA WILL BE COUNTED A LOT COVERAGE - AT PRESENT FROM THE OTHER SIDE OF THE SHOWER IT IS AN 8.5 FT WALL MUST BE REDUCED TO 6 FT FROM LOWER SIDE REVISE PLANS

PLEASE SEE SHEET A-1.6 WHERE THE LOW WALL WAS REMOVED.

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

THIS IS FOR ARCHITECTURE SITE PLAN SHEET. NOT LANDSCAPE

20. Provide details of water feature in front of the house and can be separate permit but there IS A maximum height permitted for water levels so need to have information or remove from all site plans- WATER FEATURE MUST BE LESS THAN 24 INCHES IN OVERALL HEIGHT TO THE VERY TOP OF THE AREA THAT CAN BE FILLED WITH WATER

PLEASE SEE SHEET A-1.6 FOR DETAILS OF WATER FEATURE WHICH IS LESS THAN 24 INCHES.

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 THE LOT SIZE WITH EVERY CHART AND PERCENTAGES OF ALL RELATED TO THE LOT SIZE.

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

PLEASE SEE SHEET A-0.2 AND A-1.0 FOR TRELLIS AT GRADE AND THE PROVIDED 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

PLEASE SEE SHEET A-1.6 FOR POOL SHOWER WALLS DETAILS WHICH DOES NOT EXCEED 6FT FROM GRADE.

27. MARK SETBACK TO STEPS AND ELEVATED AREA ALONG SOUTH SIDE AS MINIMUM SETBACK OF 20 FT IS REQUIRED

PLEASE SEE SHEET A-0.2 FOR SETBACK TO STEPS AND ELEVATED AREA ALONG SOUTH SIDE.

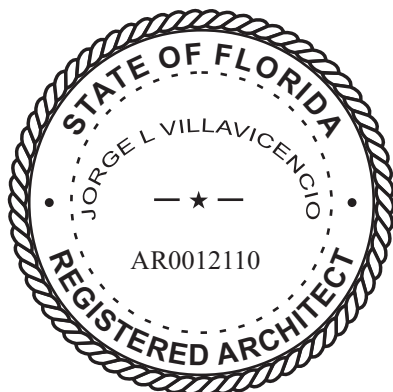
28. SHEET A-1.0 PLEASE LIGHTEN UP THE SHADING ON THE GREEN AREA AS IT IS VERY DIFFICULT TO READ ALL NOTES WITHIN THE GREEN AREA Further review will be required structure may not be in compliance for 2nd floor area, height, etc. so further comments will be made upon next resubmittal ALL AREA MAY HAVE NOT BEEN COUNTED ETC.

PLEASE SEE SHEET A-1.0 CHANGES HAS BEEN MADE TO IMPROVE THE VISUALIZATION OF THE NOTES.

BUILDING

COORDINATION: ENERGY CALCS CITE R30, SECTIONS INDICATE R19

PLEASE SEE SHEET A-3.3 & A-3.4 FOR UPDATED INSULATION TO R30 IN SECTIONS.



JORGE L
VILLAVICENCIO

Digitally signed by
JORGE L VILLAVICENCIO
Date: 2024.07.15
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