Permit Reviews
Village of Pinecrest

BL2023-1640

6200 SW 123RD TER

ALL RESPONSES TO COMMENTS BELOW ARE UNDER REVISION #1 ON DRAWINGS

Felipe Alvarado Digitally signed by Felipe Alvarado Date: 2024.01.31 18:04:44 -05'00'

STATE OF FLORIDA
FELIPE ALVARADO
AR91841
REGISTERED ARCHITECT

12/14/2023	1/2/2024	1/5/2024	ZONING	PAT JANISSE	DENIED	

Notes:

PLEASE HAVE ARCHITECT PHOTOCOPY THESE COMMENTS AND NEXT TO EACH COMMENT PUT WHERE THE REQUESTED INFORMATION IN LOCATED IN THE SET OF PLANS

1.This is a requirement for all new homes please read this carefully and provide the necessary information on the plans

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.

BELOW ARE THE RESPONSES FOR COMMENTS 1-3

RESPONSE TO #1 AND 2
REFER TO FUTURE LOCATIONS OF PHOTOVOLTAIC SYSTEM AND SOLAR HEATING SYSTEM ON SHEET A-103.

REFER TO LOCATIONS OF PHOTOVOLTAIC SYSTEM AND SOLAR HEATING SYSTEM ELECTRICAL AND PLUMBING REQUIREMENTS ON SHEET P-101.1 E-102.

RESPONSE TO #3
a. HOUSE WAS ORIGINALLY DESIGNED WITH TANKLESS WATER HEATERS. WE ARE PROVIDING FOUR TANKLESS GAS WATERS. TWO ARE LOCATED AT GARAGE AND TWO ARE LOCATED ON EXTERIOR WALL OF PANTRY. REFER TO SHEETS P-101.1 AND P-301

b. HOUSE WAS ORIGINALLY DESIGNED WITH HIGH SEER A/ UNITS. PLEASE REFER TO SHEET M-201 UNDER TABLE CALLED " TECHNICAL SUMMARY OF CARRIER EQUIPMENTS" AND YOU WILL SEE THE SEER EXCEEDING 15 SEER.

c. REFER TO SHEET A-101 AND 102 FOR ADDED NOTES REGARDING ZONING CODE SECTION 5.27(b) ENERGY EFFICIENCY DESIGN AND CONSTRUCTION

3. For homes exceeding 6000 square feet a/c space (provide perimeter line drawing of a/c) space and the following requirements are required (Division 5.27 (b) Energy Efficient Design and Construction
a . Either a minimum of one solar water heater, tankless water heater, or a hybrid electric water heater or a photovoltaic solar electric system
b. A/C with minimum SEER of 15 and utilizes natural refrigerants or other refrigerants that contain no hydrochlorrofluorocarbons (HCFC)
c. Interior finished emit low VOC- site applied finished shall meet specified VOC emissions limits in accordance with GREEGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards

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d. permeable driveways consisting of porous concrete, open cell pavers - no individual slab of pavement or flagstone may exceed 42 square feet in area
e. Documentation of compliance with energy Efficient Design and Construction requirements shall be provided in the form of an affidavit signed by general contractor prior to issuance of a temporary or permanent certificate occupancy (review code section as noted for further details)
4 Mark on the application all items permit is for i.e. house, driveway, columns, chain-link, aluminum fence etc. as you will only get a permit for what is listed on the application under description of work - have house and fence- where are the details for the fence
5. Submit 2 recorded covenants for construction in the right of way AND Maintenance of landscaping and grasses in the right of way AND a Declaration of Restrictions may be prepared to transfer up unused lot coverage to the second floor if there is excess - this document will be prepared by reviewer but not until closer to approval of permit
6. New requirement (Division 5.27 c) Auxiliary Power supply ii required for new house and must provide one of the following:
a)permanent installation of a stand by generator or
b) Installation of a power inlet and an electric panel with an interlock allowing for connection to a portable generator or
c) solar panel and battery pack necessary to provide auxiliary power
7. Complete signed and sealed Certificate of landscape Compliance form with all the requested information- lot, etc and permit number is BL2023-1640
8. Mark all setbacks, dimensions etc. on the landscape plan and minimum setback of gravel/pebbles to any property line is 5 ft mark all on plan and must be included as impervious area believe there is not sufficient additional impervious are as proposed so pebbles should be removed
9. Existing trees that are to remain must have on the landscape plan the height, diameter and canopy of all trees and palms and must be on the landscape plan and the new landscaping should be the new trees, shrubs and any shrub not 18 inches do not list as shrub and all screening of equipment must be with shrubs planted at 36 inches at planning
10. Any right of way new trees must be a minimum of 14 ft with 3 inch diameter
11. Do not plant new right of way trees under existing canopies and that includes all trees on property extending canopy into right of way
12. Show the 3 EC trees on landscape plan
13. Submit application and complete set of landscape plan for any tree removal or relocation and this must be submitted, reviewed and approved before the landscape plan can have a complete review
14. No slash pines permitted within the right of way, remove an put an native 14 ft 3 inch diameter shade tree
15. Mark the width of the driveway at the property line and at the street edge do not offset the dimension and lighten up the driveway shading as cannot read some text that is printed on the driveway area
16. Submit a more detailed breakdown of the perimeter line drawings
- 1st floor outline area and provide that area and create a listing of all areas to provide the total overall area for the first floor ie. garage, a/c area, non a/c area
- 2nd floor the a/c areas, the outside areas, the double volume areas etc.
- impervious and pervious area outline the driveway, the pool and deck, the sidewalk, all natural plantings are pervious area and impervious areas are not natural planting like pebbles,/stones suggest if you wish this you must reduce the impervious area elsewhere on the proposed plan
17. clearly show on elevations the double volume area that is no higher from 11.87 ft ngvd to top of parapet

Further review will be required

BELOW ARE THE RESPONSES FOR COMMENTS 4-17

RESPONSE TO #4: PERMIT EXPEDITOR HAS LISTED ALL ITEMS THAT WILL NEED PERMIT. SHE IS AWARE THAT SHE NEED TO LIST ALL THAT NEEDS PERMITTING

RESPONSE TO #5: PERMIT EXPEDITOR IS AWARE OF THE COVENATNTS THAT NEED TO BE SUBMITTED AND THE ONE THAT WILL BE PROVIDED BY ZONING (PAT)

RESPONSE TO #6: THE HOUSE HAS BEEN DESIGNED AS A GENERATOR READY HOME. PLEADE REFER TO ELECTRICAL DRAWINGS

RESPONSE TO #7: PERMIT EXPEDITOR AND LANDSCAPE ARCHITECT HAS PROVIDIED LANDSCAPE COMPLIANCE FORM

RESPONSE TO #8: PLEASE REFER TO REVISED SHEETS LA-02 FOR SETBACKS AND LA-5 FOR IMPERVIOUS CALCUATIONS. WE REMOVED ALL PEBBLES FROM LANDSCAPE DESIGN

RESPONSE TO #9: PLEASE REFER REVISED SHEETS LA-02

RESPONSE TO #10: PLEASE REFER REVISED SHEETS LA-02

RESPONSE TO #11: PLEASE REFER REVISED SHEETS LA-02

RESPONSE TO #12: PLEASE REFER REVISED SHEETS LA-02

RESPONSE TO #13: APPLICATION WILL BE SUBMITTED BY PLAN EXPEDITOR ALONG WITH LANDSCAPE PLANS FOR TREE REMOVAL RELOCATION

RESPONSE TO #14: PLEASE REFER REVISED SHEETS LA-02

RESPONSE TO #15: WE ADDED DIMENSION OF DRIVEWAY WIDTH AT PROPERTY LINES ON BOTH DRIVEWAYS AND HAVE MADE HATH OF DRIVEWAY LIGHTER FOR YOU TE BE ABLE TO READ NOTES.PLEASE REFER REVISED SHEETS A-100.

ESPONSE TO #16: PLEASE REFDER TO SHEET Z-106 WITH DETAILED BREAKDOWN OF AREAS

ESPONSE TO #17: AS PER MEETING WITH PAT AT HER OFFICE ON 1-29-24, SHE REQUESTED TO ADD DIMENSION OF 24' FROM 11.87' ON BUILDING SECTION 2/A302