

January 30, 2024

Village of Pinecrest Building Department
12645 Pinecrest Parkway, Pinecrest, FL 33156

Re: Casa Ohad
6200 SW 123rd Street
Pinecrest, FL 33156
Permit #: BL2023-1640
Attn: Plan Reviewer

Dear Sir or Madam, please
find below changes under Revision #1:

Mechanical

1. Door on hallway blocking return from Maids Room and laundry.

R: The return diffusers from the maid's room and laundry were relocated to the hallway after the second door.

Plumbing

1. Indicate compliance with NFPA 58 § 6.4.4.3, provide on plan distance of proposed tank to sources of ignition and intakes. containers filled on site must be located so that the filling connection and fixed max. liquid level gauge are at least 10 ft from any exterior source of ignition (e.g., open flame, window ac, compressor), intake to direct-vented gas appliance, or intake to a mechanical ventilation system. provide gas tank slab detail w/ tie downs.

R: Please refer to updated PS-100 for compliance and dimension lines. For gas tank slab details please refer to structural plans.

Building

1. Z-105: primary overflow scupper requires downspout and leader.
R: Please refer to updated sheet P-101, P-102 & P-103. Downspouts added.
5. P-101.1: coordination-energy calcs cite 40 gal LP wh/plans indicate tankless.

R: Please refer to updated energy to match with P-101.1.

Zoning

1. 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.
 - 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: Note Added in floor plans at meter, Electrical riser diagram and electrical general note# 70. Please see revised sheets E-101, E-102 and E-202.

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.

R: Please refer to Updated Sheet P-101.1 to comply with the future solar heating system.

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

R: The heaters used are propane tankless water heaters.

- b) A/C with minimum SEER of 15 and utilizes natural refrigerants or other refrigerants that contain no hydrochlorofluorocarbons (HCFC).

R: 4 Carrier units of 4.0tons model 24VNA648-3 with SEER/SEER2 of 22.0/22.0, a Carrier unit of 5.0tons model 24VNA660-3 with SEER/SEER2 of 20.0/20.0 and a Mini-Split Daikin of 1.0ton model RK12BXVJU with SEER2 of 20.0 are used. All equipment uses R-410A as a refrigerant.

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 standby generator (separate permit) or

R: Pull box with cam lock connectors for future portable generator connection is shown in electrical riser diagram with note#2, see sheet E-202. Clouded for clarification.

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

R: Pull box with cam lock connectors for future portable generator connection is shown in electrical riser diagram with note#2, see sheet E-202. Clouded for clarification.

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

R: This is not applicable, see responses to options A and B.

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

Sincerely,



Amarillo Redriguez, P.E.
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ARPE Engineering, Inc.
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