



PERMIT NARRATIVE

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

Re: Bhagwansingh House
8100 SW 120th Street
Pinecrest, FL 33156
Permit No: BL2025-0292

March 02, 2026

To Whom It May Concern:

Please see the following responses to the comments pertinent to the architectural portion of this project, drawings have been clouded as Delta#4

ZONING (Att: Ms. Pat Janisse)

1. List all items that permit is for should include house and driveway at a minimum- NO CHANGE- MUST INCLUDE DRIVEWAY
 - ***To be provided by General Contractor***
2. 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 b) Installation of a power inlet and either a separate electric or interlock allowing for connection to a portable generator or c) Solar panel and battery pack necessary to provide auxiliary power
 - ***Comment removed as coordinated via email with Ms. Janisse***
3. On all elevations mark height from 11.96 ft and provide height to the top of the parapet and roof ridge as the NGVD elevation also- NEED HEIGHT FROM 11.96 FT
 - ***Sheets A2.1 and A2.2: Elevation heights adjusted as required.***
4. Remove minimum setback lines and provide just the proposed setbacks at numerous points on all sides MINIMUM SETBACK LINES NOT REMOVED
 - ***Sheet A1.0: Minimum setback lines have been removed as required***
5. Please review plan and provide correct lot size as sheet CS and A0.1 have different lot size check all sheets make sure correct lot size is used as this affects lot coverage, impervious, pervious area etc
 - ***Sheet A0.1 Lot size adjusted as required***

BUILDING (Att: Mr. Orestes Garcia)

1. Show the correct placement for the proposed R-20 minimum Polycinene insulation on the building sections. The proposed conditioned building thermal envelope is shown interrupted at the overhang soffit on all sections. See code sections R806.5 (Unvented attic section) and Building 1203.3
 - ***Sheets A3.1, A3.2 and A3.3 adjusted as required.***

PUBLIC WORKS (Att: Mr. David Mendez)

0. WS1 and WS2 remove these sheets from plans. They will not be approved as part of this permit.
 - ***To be removed by General Contractor***
1. Landscape Plans: Review location of the proposed oak tree on the NW corner of the project as it will be direct conflict with the OH power lines.
 - ***No non-native trees are being proposed in right of way. The Oak proposed for street trees has been relocated inside the property due to lack of space in ROW and it's located 47 feet from power lines – more than FPL required.***
2. Deviate the new sidewalk south around trees #2 and #42.
 - ***Sheet A1.0, C-1 and Landscape Plan adjusted as required***
3. Sheet C-1, Section AA is shown incorrectly in plan and the section provided lacks sufficient detail. Elevations must be shown at each elevation change and horizontal dimensions provided for each segment.
 - ***Details have been added on sheet C-2***
4. Sheet C-2 The driveway must have a 2% backslope from PL into the property
 - ***Section A-A on C-2 shows backslope and spot elevations added to C-1 plan***
5. Sheet C-2 Removal of the base and restoration of the area must be included.
 - ***Callouts on sheet C-1***
6. Sheet C-2 A semblance of the swale detail has been provided, include the provided swale detail.
 - ***Sheet C-2 shows the swale details and section cut E-E shows***
7. Sheet C-2 Add the driveway profile
 - ***Sheet C-2 shows the driveway profile and details***

STORM DRAINAGE (Att: Mr. Mathew Brooks)

1. Comment partially addressed. Include the volume provided to ensure the required volume is met. Calculations currently show 27% is required but the total sqft provided (6,740 s.f.) is only 17% of the site.
 - *Sheet C-2 shows calcs at the bottom right of page. 6,774 SF IS THE TOTAL AREA PROVIDED, which is 27% of the pervious (not the site)*
2. Contours were provided but they are still missing elevations.
 - *Sheet C-1 has elevations added*

STRUCTURAL (Att: Mr. Leo Llanos)

1. Please provide special inspector forms for: Reinforced masonry, soil compaction, welding.
 - *To be provided by General contractor*

Respectfully submitted by,

A handwritten signature in dark ink, appearing to read 'John Sherman Reed', with a stylized flourish at the end.

John Sherman Reed, Architect
AR 95171 (FL Registration Number)