

COMMENTS RESPONSE

Date: 06-23-2025

To: Village of Pinecrest
Plan Review Team.

Owner: 12700 Rolling, LLC

Process number: BL2025-0369

Located at: 12700 Rolling Road Dr. Pinecrest, FL. 33156

JD ENGINEERING & CONSTRUCTION, CORP.

CGC 1522799 - CPC 1458944

Office: (305) 209-3636 - Cell: (786) 312-6511 - Email: construction@jd-miami.com - Address: 8879 SW 131st St, Miami, FL 33176.

APPROVED:

Structural, Code compliance, Electrical, Storm Drainage. DERM CORE

COMMENTS:

BUILDING_ PAUL BUCKLER_ 6/14/2025

- Outside agency approvals \ pending
- 1. Identify all site features and cross-reference to applicable details or note as by separate permit, ex., driveway, pool deck, fences, etc.

Please, refer to sheets G-02 to G-04 and A-1.1 to A-1.3 for 'Separate Permit Notes' added.

MECHANICAL_ DANNY ACOSTA_ 6/2/2025

1. Mini split not shown on energy calculations.

Mini Split have been removed from page M-2.1.

PLUMBING_ KENNETH CHAMBERS_ 6/2/2025

Pending outside agencies

PUBLIC WORKS_ DAVID MENDEZ_ 6/13/2025

1. L-200: Provide proposed spacing and off-sets for the proposed street trees. Recommend trees other than oaks, i.e., wild tamarind, green buttonwood, mahogany, paradise tree, gumbo limbo – or a combination of trees. (6-13-25: all parts of comment have been implemented – but the off set from the edge of pavement to the tree is not shown. A dimension from the PL to a tree of 8'-2" is provided, but the needed dimension is from the EOP (Edge of Pavement) to the face of tree'

Please, refer to sheet L-200 for dimension from EOP to the face of the tree.

ZONING_ SUBRATA BASU_ 6/20/2025

1. Please make sure that revised submissions are complete. No new Landscape plans uploaded. The new submission indicates "Landscape 2nd Submittal" but it only has response to comments and not any new submittal. The architectural submission "Architecture -2nd submittal" has only few sheets that are changed. The previous Landscape and Architectural submission has been voided. All the information must be in one set NOT on two separate sets. Please get with the permit office and reorganize the sheet/submissions. This is very confusing.

Acknowledged.

2. P-line diagram/tables should show the area and the corresponding %age to the lot area. For the P-line diagrams corrected G-3 is in one submission and G-4 is on a voided previous submission. Please check all the numbers for consistency between G-2, 3 and 4. Please note that you only require a transfer of 323 SFT of unused area from the first floor to the second floor for open balconies. Please show the transfer area on the first floor calculation to show the total coverage (%age and area) on the first floor. Once the areas are finalized, we will prepare a Declaration of Restriction document for you to execute and record.

Please, refer to sheets G-02, G-03 and G-04 for corrections on tables.

3. Need details of the fence/column along the front property line if you are going to show them. Parts of them are within the triangle of visibility.

Please, refer to sheet G-05 for fence and gates details.

4. Please check the information show about the top of roof between the Elevations (Sheet A3.2) and Section (Sheet A4.2) (2nd Submission)

Section A-4.2 passes through a lower roof, while A-3.2 displays the east side, which includes only the higher roof.

5. Solar Ready Construction: Construction of new buildings shall provide a roof layout plan that illustrates how future installation of a photovoltaic system and/or solar water heating system could be accommodated.

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.

b) 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 revised pages E-1.0, E1.2, and E1.5.

6. Auxiliary Power Supply: The Site Plan shows a generator. Please note that the exact location to be determined based on the manufacturer's sound date specification at the time of generator permit. Please note on the plan that it must be in place prior to receiving TCO or CO.

Please, see revised page E-1.0.

7. Energy conservation: 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

We Included an Outline on Sheet G-03 where the actual AC area can be seen.

d. Please show driveway detail. Note on the plan that permeable driveways consisting of porous concrete, open cell pavers - no individual slab of pavement or flagstone may exceed 42 square feet in area.

On Detail Section A-A on Sheet G-05, the area will not exceed the 42 sq ft. (4'-0" x 7'-9")

e. FYI: 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)

Acknowledged.

8. Please submit Recorded Covenants for
- i) Work within Right of Way,
 - ii) Maintenance of Landscaping and Grass in right of Way, and
 - iii) Declaration of Use

Please, refer to attached covenants

9. Please clarify the scope in this permit. Pool is a separate permit. Fence details says "under separate permit" but elsewhere it indicates it is part of the permit. Need details of all the items that are included in the permit including pool barrier.

Please, refer to Cover sheet for corrections on Scope of Work. Refer to sheets G-02, G-03, G-04, A-1.1, A-1.2, A-1.3 for "Separate Permit Notes" added. The pool barrier with side fences appears on sheet G-05.

THIS IS NOT A COMPLETE REVIEW. A COMPLETE REVIEW IS DIFFICULT WITH ALL THE INFORMATION IN ONE SET AND NOT SCATTERED IN DIFFERENT SETS under different submission dates.

DERM ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEM_ VALDIVIESO MERA, JOSE_ 09/29/2025

1. Provide corrections for second's floor plumbing plan (sanitary plan). Show the fixture units count matching the first floor

Please, refer to sheet P-1.3 for corrections

2. Provide corrections for first's floor plumbing plan (sanitary plan)
- Some lines do not have the fixture unit count
 - Review line with 39 FU total. It seems to be less based on the lines and plan
 - Review line with 42 FU total, some lines do not have the FU count, and it cannot be verified

Please, refer to sheet P-1.1 for corrections

3. Provide corrections for site plan. Review septic system design if the FU count changes

Agreed

4. Provide corrections for form DEP4015 page 1. As per floor plans there are 9 bedrooms

Agreed

5. Provide corrections for form DEP4015 page 3 (both systems). If the FU changes, update the site evaluation accordingly.

Agreed

JD MIAMI