SV DESIGN, INC.
ARCHITECTURE • INTERIOR DESIGN • PLANNING

11901 SW 63rd Avenue
Pinecrest, FL 33156

RE: Building Department Comments Rev 1

08.25.25
PROCESS NUMBER: BL2025-0621

BUILDING

COORDINATION-ENERGY CALCS CITE TANKLESS ELECTRIC WATER HEATER- P2.2 INDICATES TANKLESS GAS WATERHEATER. E1.3: NO ELECTRICAL INFO FOR EITHER OPTION.
Updated Energy Calculations.

A7.2: CODE REFERENCES TO CHP 44 EXPIRED w/ 2010 FBC-UPDATE ACCORDINGLY.
Updated note, see A7.2

A1.1: COORDINATION: SITE REFRENCES U/G LP TANK TO PLUMBING SHEETS. P1.1: CITES TANK BY SEPARATE PERMIT. P2.2 INCLUDES U/G TANK REFERENCE TO STRUCTURAL SET. STRUCTURAL SHEETS NOT INCLUDE ANY U/G TANK INFO.
Updated. See P2.2

A1.1: DELINEATE WATER SERVICE LINE UP TO RESIDENCE
Updated, see A1.1

A1.1+L-1: GENERATOR BY SEPARATE PERMIT APPLICATION ONLY-UPDATE ACCORDINGLY.
Updated note, see A1.1

A1.5: COORDINATION-@ POOL DECK CLARIFY SECTION REFERENCES TO 09/A1.6.
Updated note, see A1.5

A5.5: IDENTIFY/DETAIL OR CROSS-REFERENCE EXTERIOR CEILING ASSEMBLY. PROVIDE MEANS TO VENT ATTIC (AS DELINEATE DOES NOT CREATE INSULATION ENVELOPE AROUND CONDITIONED SPACE). SIM. 01/A5.1, 04/A5.2 & 07/A5.3.
Updated note, see A5.5

MECHANICAL

Mini split not shown on energy calculations.
Updated Energy Calculations.

PUBLIC WORKS

1. L-1: Provide proposed offset for the single proposed live oak from the edge of pavement.
Updated, see dimension added from the single proposed live oak to the edge of pavement on L-1.

2. L-1: Reference that all sod in the ROW is to be Sand-grown, Empire Zoysia.
Updated, note has been added that all sod within the ROW is to be sand grown, Empire Zoysia. A specification has also been added to the landscape. See sheet L-0 and L-1.

3. Drainage Calcs: the largest volume is to be retained and it appears to be the difference between pre and post – NOT the 1" WQ criteria.
Grading updated on G1.1, largest volume is retained.

4. G-1.1: Paving, Grading and drainage plans are to be signed and sealed by a FL-registered, P.E.
G1.1 is signed by FL registered P.E.

5. G-1.1: Provide a profile for the proposed d/w from the CL of the road to the face of the house extended.
Profile provided on G1.1, section G-G.

6. Provide an ESC plan.
Plan provided, EC1.1

7. G-1.1: Change VoP PW Requirements to the following, verbatim:
Updated on G1.1

Public Works Conditions of Permit – SFR – D/W

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.

5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
Acknowledged, all proposed shrubs are within the property boundary, any existing shrubs within the ROW will be removed.

6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
Acknowledged.

7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Public Works Department. Public Works contact information is: publicworks@pinecrest-fl.gov
Acknowledged, proposed street tree within the ROW is minimum of 7' from the edge of pavement. Please see dimension line on Sheet L-1.

8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed
d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE MIDDLEOF THE ADJACENT ROAD OR TO THE EDGE OF THE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. No materials of ANY kind will be stored for any length of time on the public swale.
10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.
11. Any sidewalk crossed by a d/w approach must be replaced with 6" thick sidewalk and extend to the next adjacent whole flag on either side of the
new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete – NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM of 10' from the nearest edge of pavement and marked as such in the signed and sealed plans.
12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.
13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing forms, placing and finishing concrete and stripping forms.
14. No portion of the public ROW and can be enclosed by the contractor's fence at any time.
15. ALL sod in the ROW will be SAND GROWN, 'EMPIRE ZOYSIA'
Updated, note has been added that all sod within the ROW is to be sand grown, Empire Zoysia. A specification has also been added to the landscape. See sheet L-0 and L-1.

16. All driveway approaches will meet all ADA requirements for obstructions, both vertical and horizontal and for slope, both cross slope and longitudinal.

STORM DRAINAGE

1. Sheet G1.1: Add dimensions and slopes to the cross sections.
Dimensions and slopes added as requested.

2. Sheet G1.1: No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties. Profile shows the entirety of the driveway flowing from 17.99 to 16.99. Provide a highpoint at the property/right-of-way line and backslope (min 5-ft at 2%) inward towards the property.
Backslope provided as requested. Noted and bubbled on G1.1.

3. Sheet G1.1: Show the existing trees to remain in the background. No grading will be allowed within a 10-ft radius of mature trees.
Existing trees and 10' radius shown on background. Grading adjusted as requested. Note also provided on G1.1, Stormwater Retention Summary stating the above.

4. Although exfiltration trench is a permissible use, it is not an acceptable means of storage within the Village of Pinecrest. The required storage volume must be held within swale/dry-retention areas. The stormwater calculations will need to be revised to show the retention areas have the capacity to handle the required storage volume.
G1.1 updated, removing the exfiltration trenches and reworking the retention areas. See updated Stormwater Retention Summary.

ZONING

1. Tree Removal: Please submit a SEPARATE Tree Removal Permit. Approval of the Tree Removal permit is required prior to Zoning approval. Once the Tree Removal permit is approved, please insert the approved Landscape Plan from the approved Tree Removal application to the Master set
Acknowledged, a separate tree removal permit has been submitted PZ2025-2094

2. Please submit a Landscape Plan showing the required Site Trees, minimum three native trees, minimum three Energy Conservation trees, landscape screening, required shrubs and the required Street Trees. Complete review of the Landscape plan will be pending review and approval of the Tree Removal Plan application
Provided landscape plan provides the following: required site trees (17 Lot Trees and 3 Street Trees, minimum of 3 native lot trees), Minimum 3 Energy Conservation trees, landscape screening, the required 200 shrubs (200+ shrubs are being provided), and the 3 required street trees (2 existing and 1 proposed).

3. Solar Ready Construction: Plan indicates Future photovoltaic panels. Please show the following on the plans: 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.
Updated. Note existing on roof plan now added on site plan, see A1.1

4. Auxiliary Power Supply: The Site Plan shows a generator. Please note that a generator requires a separate permit and the exact location to be determined based on the manufacturer's sound date specification. Please note on the plan that the generator must be in place prior to receiving TCO or CO.
Updated. Generator under separate permit. See A1.1, A2.1

5. Energy conservation: Please add the following notes on the plan:
a. 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
Note existing on finish schedule, see A7.1

b. permeable driveways consisting of porous concrete, open cell pavers - no individual slab of pavement or flagstone may exceed 42 square feet in area
Paver driveway to be installed in property.

c. 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

6. Please submit Recorded Covenants for i) Work within Right of Way, and ii) Maintenance of Landscaping and Grass in right of Way
Submitted

7. Please note that the clear space between horizontal pickets along the front and within the front setback must be minimum 3.5” (to reject a 4” dia object is not sufficient).
Updated. Clear space between picket fence to reject 3.5” sphere. See A1.7

8. Please provide an overall maximum height of the columns with the light fixture. The light fixtures must be shielded downward and not create glare
Updated. Columns are 6’ tall. See A1.7

9. Please change the details for the fence/gates that are part of pool barrier. They can not climbable. Horizontal pickets with gaps are not permissible. Pool barrier compliant double gates must have a removable center post (only removable with a tool) or one side permanently secured (only openable with a key of a tool). Any free-standing wall that is part of pool barrier must be a minimum 4 feet high
Updated. Now pool barrier to be vertical picket to reject a 3.5” sphere. Free standing wall around pool barrier to be 4’-7 1/2". References for gates updated to show center post. See A1.7

10. What is a Catering Kitchen?
Updated. Catering Kitchen changed to Storage/Pantry.

11. Please provide setback from the property lines at several locations along the paved walkways/pool deck (Site Plan and on Driveway Detail sheet)
Updated. Dimensions provided. See A1.1, A1.5

12. Please show the width of the driveway at the edge of pavement
Updated. Width of driveway at the edge of pavement shown on A1.1 and A1.4.

13. The minimum required FFE is NGVD 18.91 (NGVD 19. 50 provided). Please show the overall height (top of the roof) of the buildings in both NGVD and in actual dimension from NGVD 18.91. Please be aware that your elevation is not providing any tolerance for any construction error. At the time of roof permit you will have serious problem if the elevation certificate shows the trusses are over 35 feet even by a few inches
Elevation note updated on A4.1-A4.6. Maximum height from minimum required FFE to be 32’-9½”.

ELECTRICAL

1- CO-SMOKE ALARM MISSING OUTSIDE MASTER BEDROOM DOOR. FBC R314 & R315
Provided. See E1.2

2- 2nd FLOOR OUTSIDE BEDROOMS CO ALARMS REQUIRED WITHIN 10'-0" OF THE SLEEPING ROOM DOORS. FBC R315
Provided. See E1.4

3- DOES THE ATS HAVE OVER CURRENT PROTECTION AS IT'S INSTALLED IN FRONT OF THE MAIN BREAKER?
Updated. See E2.2

4- PLEASE ADD A NOTE AT THE GENERATOR ON THE RISER (SEPARATE PERMIT APPLICATION REQUIRED FOR THE GENERATOR).
Note added. See E2.2

STRUCTURAL

1. please submit special inspector form for: Reinforced Masonry Soil compaction Welding structural steel columns
Provided with this submittal.