



AlexAllen Studio Architects PLLC

302 3rd Avenue
Brooklyn, NY 11215

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www.alexallenstudio.com

MEMORANDUM

December 17th, 2025

PROJECT:

New Construction - Residential
12020 SW 77th Avenue
Pinecrest, Florida 33156

FROM: Allen Slamic, AIA (Partner and Project Architect)

PURPOSE: Revisions to Master Permit # **BL2022-0447**

REVISIONS TO ARCHITECTURAL PLANS:

SHEET #A-G100

REVISIONS TO THE MAXIMUM IMPERVIOUS SURFACE RATIO AND IMPERVIOUS SURFACE DIAGRAM HAVE BEEN MADE.

SHEET #A-010

REVISIONS HAVE BEEN MADE TO THE POOL, POOL DECK, AND SIDEWALK/DRIVEWAY SQUARE FOOTAGE. THE FRONT PROPERTY-LINE FENCE CONFIGURATION HAS ALSO BEEN MODIFIED. A NEW POOL BARRIER COMPLIANT, CHAIN LINK FENCE AROUND THE PROPERTY AT A HEIGHT OF 5' WILL BE INSTALLED PER FBC 454.2.17.1.6, TYPICAL RESIDENTIAL CHAIN LINK FENCE FOR VILLAGE PINECREST DETAIL.

SHEET #A-100

AHU #1 HAS BEEN RELOCATED AND IS NOW A CEILING-MOUNTED UNIT WITHIN THE ADJACENT CLOSET. THE ORIGINAL MECHANICAL CLOSET HAS BEEN CONVERTED INTO A STORAGE CLOSET. REFER TO MECHANICAL DRAWINGS FOR DETAILS.

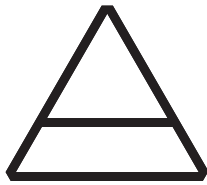
THE ORIGINAL AHU #3 UNIT IS NOW DESIGNATED AS AHU #4 AND HAS BEEN RELOCATED TO THE SECOND FLOOR. THE ORIGINAL MECHANICAL CLOSET HAS BEEN CONVERTED INTO AN IT CLOSET. A NEW AHU #3 HAS BEEN ADDED TO SERVE THE GUEST BEDROOMS; THIS UNIT IS CEILING-MOUNTED IN THE BATHROOM.

AN ADDITIONAL COOLING ZONE, AHU #5, HAS BEEN ADDED IN THE GARAGE. THIS UNIT IS WALL-MOUNTED. REFER TO MECHANICAL DRAWINGS FOR DETAILS.

A STRUCTURAL COLUMN HAS BEEN REMOVED AT THE NORTH ENTRY DOOR. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

SHEET #A-101

THE ORIGINAL AHU #3 UNIT IS NOW DESIGNATED AS AHU #4 AND HAS BEEN RELOCATED TO THE SECOND FLOOR IN THE ORIGINAL MECHANICAL SHAFTWAY.



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CONTINUED...

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SHEET #A-700

AN UPDATED CEILING FRAMING DETAIL HAS BEEN ADDED, ALONG WITH A NEW WOOD PANELING INTERIOR PARTITION TYPE DETAIL.

THE EXTERIOR ATTACHMENT DETAIL FOR THE LIMESTONE PANELING HAS ALSO BEEN REVISED. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND CALCULATIONS.

REVISIONS TO MECHANICAL PLANS:

A NEW ENGINEER OF RECORD HAS BEEN ASSIGNED TO THIS PROJECT. THE MECHANICAL SYSTEM HAS BEEN PARTIALLY REDESIGNED. REFER TO MECHANICAL DRAWINGS BY FINE LINE ENGINEERS INC. SHEETS **M-1, M-2, M-3, M-4, M-5, M-6, M-7, AND M-8.**

REVISIONS TO ELECTRICAL PLANS:

A NEW ENGINEER OF RECORD HAS BEEN ASSIGNED TO THIS PROJECT. THE ELECTRICAL SYSTEM HAS BEEN PARTIALLY REDESIGNED. REFER TO ELECTRICAL DRAWINGS BY FINE LINE ENGINEERS INC. SHEETS **E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, AND E-11.**

Please feel free to call me with any questions that you might have.

Allen
Slamic

Digitally signed by Allen Slamic
DN: cn=Allen Slamic,
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Sincerely,

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Partner and Project Architect
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