

RESPONSES TO THE VILLAGE OF PINECREST REVIEW COMMENTS

Building / Mechanical / Zoning

REV2026-0103

Revisions identified and clouded as:

Revision "B1" dated 4/1/2026 on Architectural and

Revision "3" dated 3/31/2026 on MEP's

Group: ALL
Type: BUILDING EXPEDITE
Status: INCOMPLETE
Date Submitted: 3/23/2026
Date Due: 3/30/2026
Date Completed: 3/31/2026
Reviewer: ARDESHIR MAHTABFAR
Remarks:

3/31/2026 10:15:56 AM

1. Sheet A-5; all drawings are incomplete/missing information.

JLD: Acknowledged. Sheet A-5 has been checked and corrected as requested.

2. Submit a detailed construction cost estimate for the proposed revision.

JLD: Acknowledged. Please refer to newly attached construction cost estimate by the new GC of record and revised permit application showing new cost value.

Group: ALL
Type: MECHANICAL
Status: DENIED
Date Submitted: 3/23/2026
Date Due: 3/30/2026
Date Completed: 3/24/2026
Reviewer: DANNY ACOSTA
Remarks:

3/24/2026 7:19:36 AM Provide return air for first new master bedroom.

PSI: Acknowledged. Please refer to revised sheet M-2 for newly specified return air at master as requested.

Group: ALL
Type: ZONING EXPEDITE
Status: DENIED
Date Submitted: 3/23/2026
Date Due: 3/30/2026
Date Completed: 3/26/2026
Reviewer: PAT JANISSE
Remarks:

3/26/2026 2:45:01 PM

a few zoning items were missed on the master were concerned with the 2nd floor to be removed so please respond to the comments below

JLD: Acknowledged.

1. Please submit the recorded covenant for Declaration of Use for the addition

JLD: Acknowledged. Please refer to newly attached covenant as requested.

2. Please show the existing trees in the right of way or having canopy extend into the right of way noting location, name, height, diameter and canopy

JLD: Acknowledged. Please refer to revised sheet SP-1 for information on existing ROW trees as requested.

3. Any trees or palms to be removed or relocated due to construction if not put this note on the site plan if yes, then separate permit and plans for removal or relocation will be required

JLD: Acknowledged. Please refer to revised sheet SP-1 for note stating that "ALL EXISTING TREES ARE TO REMAIN". No existing trees are to be removed as part of this permit.

4. Screen all mechanical equipment with shrubs planted at a minimum height of 36 inches show screening, name and qty of shrubs around all equipment

JLD: Acknowledged. Please refer to revised sheet SP-1 for shrub specification at AC comp. locations as requested.

JLD Architect Corporation

Jose L. Diaz

