

HERNANDO COUNTY CODE COMPLIANCE REVIEW COMMENTS

DATE OF MEETING: DECEMBER 30, 2010



PROJECT NAME: WELLINGTON @ 7-HILLS CLUBHOUSE ADDITION

APPLICATION NUMBER: 1252071

**REVIEWING AGENCIES: COMMERCIAL ZONING
COMMERCIAL LANDSCAPING
COMMERCIAL PLANS EXAMINER
SPRING HILL FIRE RESCUE
HERNANDO COUNTY UTILITIES
HERNANDO COUNTY ENGINEERING
HERNANDO COUNTY PLANNING**

Board of County Commissioners

Hernando County, Florida

Visit Us on the Internet: www.co.hernando.fl.us

Development Services:	352-754-4050	Spring Hill Fire:	352-754-5825
Engineering:	352-754-4062	H. C. Utilities:	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning:	352-754-4057
City of Brooksville Utilities:	352-540-3810	Health Department:	352-540-6800



Application: 1252071 WELLINGTON AT SEVEN HILLS CLUBHS EXP

Date: 12/17/2010

Reviewed By: STOKES TERRI

Department: BUILDING DEPARTMENT

Phone #: (352) 754-4050 Ext: 29107

Fax #: (352) 754-4151

Your application has been reviewed by the above agency for compliance with the codes and development regulations. Comments specific to this agency's review are listed below. To facilitate completion of the review and issuance of your permit, please provide a complete response to each comment as soon as possible. Please be sure to include a written response letter with your resubmittal. Additional comments or issues may arise based on the information submitted with your response. If you have any questions on the comments, or need additional information, please contact the appropriate reviewer directly.

Comments:

Application Submitted on: 12/01/2010

Reported on: 12/17/2010

e mail address: tstokes@hernandocounty.us

1. Impact fees for proposed addition are \$5164.92, and are payable at time of building permit issuance, or may be deferred until prior to certificate of occupancy issuance.

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Application: 1252071 WELLINGTON AT SEVEN HILLS CLUBHS EXP

Date: 12/28/2010

Reviewed By: LINSBECK CHRIS

Department: BUILDING DEPARTMENT

Phone #: (352) 754-4050 Ext: 29114

Fax #: (352) 754-4151

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Comments:

Application Submitted on: 12/01/2010

Reported on: 12/28/2010

Please show if any trees are proposed for removal. Please note that any trees over 18" inches in diameter are protected and will require mitigation if proposed for removal. Thank you.

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Application: 1252071 WELLINGTON AT SEVEN HILLS CLUBHS EXP

Date: 12/15/2010

Reviewed By: DULIN DENNIS

Department: BUILDING DEPARTMENT

Phone #: (352) 754-4050 Ext: 29106

Fax #: (352) 754-4416

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Comments:

Application Submitted on: 12/01/2010

Reported on: 12/15/2010

COMMENTS: by: Dennis J. Dulin, P.E.; Sr. Plans Examiner; email: DennisJD@co.hernando.fl.us

1. Provide complete HVAC drawings as part of the complete design submittal.
2. Please clarify Grease Interceptor issue. A tag sheet was received showing a 1050 gal grease interceptor; but there is no indication on the design drawings of any Plumbing work being done.
3. Please clarify various notes on Drawing A-1. For example, the Maintenance (sic) area is shown as 771 sf on the Floor Plan and 409 sf in the note box. Also, please indicate what sort of maintenance is being done in this room. If there is any battery-powered equipment being serviced, indicate method of fume removal from this space.
4. An indication is needed of the door swing for the doors between the existing and proposed grille rooms. These are indicated a doors #8, which is a pair of main entrance doors on the Plan.
5. Drawing A-3 needs to clarify the exact extent of existing and proposed foundations.
6. Provide two original signed and sealed copies of the wood truss manufacturer's layouts and details, after stamped approval by the Design Professional of Record.
7. The South and East Elevations on Drawing A-5 need a clarification of the extent of existing and proposed walls.
8. Provide additional details showing how the added wall reinforcing shown on Drawing A-6 will connect to the foundation.
9. Complete Drawing E-1 with HVAC equipment requirements.
10. Energy forms need input reports of the design building (ref: page 2 of 8) and the Checklist on page 8 of 8 completed.

End.

Wellington@7-HillsClubhouseAddition1252071ccr123010Fax____Email_X__

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789 Providence Boulevard
Brooksville, Florida 34601

Visit Us on the Internet:
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Department 352-754-4050

Fax: 352-754-4416

Fax: 352-688-5056

Fax: 352-754-4159

Permitting - Brooksville

Permitting - Spring Hill

Licensing and Administration

Application: 1252071 WELLINGTON AT SEVEN HILLS CLUBHS EXP

Date: 12/02/2010

Reviewed By: SUDOL RICK (SHF)

Department: SPRING HILL FIRE RESCUE

Phone #: (352) 754-5825

Fax #: (352) 688-5075

Your permit application has been reviewed for compliance with adopted codes and regulations and the deficiencies listed below were found. The application review is delayed until the deficiencies are addressed. The information below must be provided to continue the review process. Additional deficiencies may follow based on the resubmittal. All faxed items must be legible for acceptance. Please do not fax site plans/surveys for dwellings.

Comments:

Application Submitted on: 12/01/2010

Reported on: 12/02/2010

BASED UPON A REVIEW OF THE DOCUMENTS DATED 11/24/10, RECEIVED BY THIS OFFICE ON 12/1/10 WE SUBMIT:

- 1) A NEW KNOX BOX TO BE INSTALLED AT THE FRONT ENTRANCE. OLD BOX TO BE MOVED AT KITCHEN AREA BASED UPON A SITE VISIT FROM ONE OF OUR FIELD INSPECTORS.
- 2) PLEASE ADDRESS WHAT FIRE CODES OTHER THAN FLFP -2007 YOU ARE USING FOR THIS PROJECT. STATE CODE AND CHAPTERS AS WELL AS EDITION.
- 3) EXPANSION OF THE WET FIRE SPRINKLER SYSTEM MUST BE ADDRESSED AS A SEPARATE PERMIT: INCLUDE ALL HYDROLIC CALCULATIONS AS WELL AS THE PIPE SIZES TO BE INCLUDED INTO THE AREA WHERE THE TAP IS TO BE MADE. A NEW HYDROLIC PLATE MUST BE ATTACHED TO THE RISER FOR THIS PROJECT, AND A HARD PAPER COPY TO THIS OFFICE FOR THE FILES.
- 4) EXPANSION, MODIFICATION, ALTERATION, ADDITION TO THE FIRE ALARM SYSTEM MUST BE PERMITTED SEPERATELY
- 5) SEPERATE COOLER PERMITS ARE REQUIRED. INCLUDE EMERGENCY LIGHTING IN THE NEW COOLER.
- 6) EXISTING COOLER DOOR TO BE ADDRESSED. IT APPEARS THAT IT BLOCKS THE NEW EXIT DOOR FROM THE KITCHEN.
- 7) THE PRINT FOR THE TRAVEL DSTANCES ON THE LIFE SAFETY PRINT ARE TOO SMALL. REQUEST A PRINT SO THAT THEY CAN BE READ.
- 8) ON PAGE A-1 OF THE SUBMITTED DRAWINGS. IN ITEM (8) DOES THIS DOOR SLIDE INTO POCKETS?
- 9) WE DO NOT CONCUR WITH YOUR CALCULATIONS ON THE TOTAL OCCUPANCY FOR THE EDITION. YOU SHOW DIFFERENT METHODS OF USING YOUR CALCULATIONS. WE BELIEVE THAT THE "A" USE OCCUPANCY AREAS ARE 682 SQ.FT. AND GIVE YOU A TOTAL OCCUPANT LOAD FOR THIS AREA OF 45. THE BALANCE OF THIS ADDITION RENDERS YOU 9 MORE FOR A GRAND TOTAL OF 54. YOU SHOW 72..... INCLUDE A TOTAL OCCUPANT LOAD CALCULATION FOR THIS ENTIRE STRUCTURE
- 10) NEED 2ND EXIT FROM KITCHEN PROPERLY SIGNED WITH ELECTRIC / BATTERY BACKED UP EXIT SIGN
- 11) TOTAL OCCUPANCY OF THIS STRUCTURE IS OVER 100, THEREFORE ALL EXITS BEING INSTALLED MUST HAVE PANIC (FIRE) HARDWARE.
- 12) YOU SHOW MULTIPLE AREAS OF THE EXISTING STRUCTURE WITHOUT ANY

LABELING. THESE AREAS HAD EXITS WHICH ARE NOW PASSING THROUGH OTHER NEW AREAS. THE NEW EXITS NEED TO BE CALCULATED FROM THIS ASSEMBLY TO ENSURE THAT SUFFICIENT EXIT WIDTHS ARE NOW BEING EMPLOYED FOR WHAT YOU ARE DESIGNING TO. WITH YOUR RE-SUBMISSION SUPPLY LABELING TO ALL ASSEMBLY AREAS AND LIST A TABLE SHOWING THAT YOU HAVE SUFFICIENT EXITS, AND SIZE EXITS TO ACCOMODATE THESE NEW AREAS, AND THOSE ALSO EXITING. A TABLE WILL SUFFICE FOR THE CALCULATIONS, INCLUDE LABELS IN THE TABLE. PLEASE ENSURE THAT NO EXITS BEING CALCULATED BASED UPON YOUR CHANGES ARE ALLOWING EXITS THROUGH A NEW HAZARDOUOUS AREA.

13) WITH THE CHANGES TO THE CODES SINCE THIS STRUCTURE WAS BUILT THE FOLLOWING INFORMATION IS NEEDED. A) HOW MANY HYDRANTS ARE LOCATED ON SITE WITHIN 500 FEET OF THIS COMMERCIAL OCCUPANCY. B) HOW MUCH WATER CAN BE DELIVERED OR IS AVAILABLE. C) WHERE ARE THE HYDRANTS LOCATED , PLEASE SHOW ON YOUR SITE PLAN. INCLUDE THE SIZE OF THE MAINS. D) WHAT IS THE CONSTRUCTION TYPE. QUOTE NFPA 220 FOR THIS AS IT MUST BE INSERTED INTO A FORMULA. E) WE SHOW A TOTAL BUILDING AREA OF 16, 28 PLUS A NEW ADDITION OF 1,579, IS THIS CORRECT?...BASED UPON THIS INFORMATION, ADDITIONAL HYDRANTS MAY BE NEEDED FOR THIS PROJECT.

14) PLEASE SHOW A MEASURABLE SITE PLAN THAT CAN BE SCALED. WE MUST DETERMINE THE TRAVEL DISTANCE AROUND THE BUILDING FROM THE FRONT DOORS, IN BOTH DIRECTIONS TO A POINT AT THE REAR OF THE BUILDING. EACH TRAVEL LINE SHALL MEET AT THE SAME POINT.

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Development Services

789 Providence Boulevard
Brooksville, Florida 34601

Visit Us on the Internet:
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Department 352-754-4050

Fax: 352-754-4416 Permitting - Brooksville
Fax: 352-688-5056 Permitting - Spring Hill
Fax: 352-754-4159 Licensing and Administration

Application: 1252071 WELLINGTON AT SEVEN HILLS CLUBHS EXP

Date: 12/02/2010

Reviewed By: RIMBY SCOTT

Department: UTILITY DEPARTMENT

Phone #: (352) 754-4757 Ext: 35129

Fax #: (000) 000-0000

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Application Submitted on: 12/01/2010
Reported on: 12/02/2010

Hernando County Utilities Department (HCUD) Comments #1

I. Plan Review Comments:

A. Revise the Site Plan sheet C-1 as follows:

1. Show the proposed Grease Interceptor Unit (Grease Trap) location. Label the grease trap and note its size.

II. Items required for HCUD Final Inspection approval (for Certificate of Occupancy):

A. Grease Interceptor Unit (Grease Trap) Inspection required:

1. Contact Bruce Batten or Darrell Rose at (352) 754-4490 to arrange a time for the inspection. This inspection is separate from the plumbing inspection scheduled with the Development (Building) Department.

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Application: 1252071 WELLINGTON AT SEVEN HILLS CLUBHS EXP

Date: 12/20/2010

Reviewed By: RIECSS CARLENE

Department: ENGINEERING

Phone #: (352) 754-4062 Ext: 17030

Fax #: (352) 754-4423

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Reported on: 12/20/2010

Provide sidewalk details. Must meet ADA standards.

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Department 352-754-4050

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Fax: 352-754-4159 Licensing and Administration

Application: 1252071 WELLINGTON AT SEVEN HILLS CLUBHS EXP

Date: 12/03/2010

Reviewed By: JACKIE HARTLEY

Department: PLANNING DEPARTMENT

Phone #: (352) 754-4057 Ext: 28030

Fax #: (352) 754-4420

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Reported on: 12/03/2010

APPROVED; THERE ARE NO KNOWN EVIROMENTAL ISSUE WITH THIS PROJECT.

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Health Department: 352-540-6800



Application: 1252071 WELLINGTON AT SEVEN HILLS CLUBHS EXP
Reviewed By: WIECZOREK PAUL
Department: PLANNING DEPARTMENT
Phone #: (352) 754-4057 Ext: 28027
Fax #: (352) 754-4420

Date: 12/17/2010

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Reported on: 12/17/2010

The proposed addition to the Wellington clubhouse is part of the Seven Hills Development of Regional Impact and is exempt from the concurrency requirement by Florida Statute.

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