



COMMENT RESPONSE SHEET – 10635 SW 63th Ave.

PERMIT / PROCESS NUMBER: City of Pinecrest_ BL2024-1665

DATE: 04-11-2025

Zoning

3. Submit 3 recorded covenants for Construction within the right of way AND Maintenance of Landscaping and grassenuss within the right of way AND Declaration of Use 4-10-25: PENDING

a. Covenants has been submitted.

4. 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 d. permeable driveways consisting of porous concrete, open cell pavers - no individual slab of pavement or flagstone may exceed 42 square feet in area 4-10-25: PLEASE NOTE THAT THE INDIVIDUAL PAVERS ARE LIMITED TO 42 SFT. PLEASE SHOW HOW THE GAPS BETWEEN THE SLAB/PAVERS ARE TREATED

a. Concrete pavers with concrete bands have been provided for the driveway material to comply with the permeable driveway's requirements. Please refer to sheet A100 to see site plan and detail No.3.

5. Requirement (Division 5.27 c) Auxiliary Power supply: 4-10-25: The site plan shows a future generator location. Please note that the final location of the stand-alone generator will be determined based on the sound data supplied by the manufacturer at the time of permitting and must it must be installed prior to TCO or CO if this option is chosen to meet the auxiliary power supply requirement.

a. The future generator location note has been changed. Please see sheet A100 to see fixed note of the future generator location and added note clarifying the location may vary based on sound data supplied by the manufacturer.

6. Must update application to list all items permit is for must at a minimum be for the house and driveway and all details are required and if any other items like walkways, fence, columns, gates that must be listed on application and all details are required 4-10-25: PLEASE UPDATE THE PERMIT APPLICATION WITH ITEMS THAT ARE TO BE INCLUDED IN THE PERMIT (DRIVEWAY, FENCE, ETC). PLEASE SHOW THE HEIGHT OF THE FRONT FENCE/GATES ALONG SW 63 AV

a. The permit application has been updated with items that are to be included. The height of the front fence /gates along SW 63 Ave has been showed. Please refer to sheet A100 to see the height of the fence the property wall elevation elevations.

7. Submit Signed and sealed Certificate of Landscape Compliance form 4-10-25:
PENDING

a. Certificate of Landscape Compliance have been submitted signed and sealed.

8. Must submit separate tree removal permit and plans now as landscape plans will not have a review until this has been approved 4-10-25: PENDING. PLEASE NOTE THAT A COMPLETE REVIEW OF LANDSCAPE PLAN AND ZONING APPROVAL WILL BE PENDING APPROVAL OF TREE REMOVAL PERMIT APPLICATION

a. The tree removal permit application No. BL2024-1665 has been submitted already.

9. Mark height from elevation 11.57 ft and may not exceed 35 ft from that elevation mark on all elevation sheets 4-10-25: NOT SHOWN

a. The height from elevation 11.57 NGVD (Grade relative elevation = -0' - 7 1/2") has been shown as "Top of ridge" description on the measure. Please refer to sheet A201, A202, A301, A302 & A303 to see the height measure from the elevation 11.57 NGVD and the 35ft max. allowed building height mark in dash line.

10. Mark setback from the property line to the face of the column and clearly mark that setback on the site plan as a minimum of a 12 inch setback is required for any fencing, gates and columns along the street side property line 4-10-25: PLEASE SHOW ON THE SITE PLAN THAT THE FACE OF THE COLUMN IS 1'4" SETBACK FROM THE PROPERTY LINE.

a. The column (fence pilar) setback of 1'-4" has been shown. Please refer to sheet A100 to see added dimensions on site plan for the fence setback. Also refer to detail 6 on the same sheet to see the fence setback on section view.

13. Mark on perimeter line drawings all balconies on the second floor and must be included in the second floor area 4-10-25: PLEASE CONFIRM THAT THE BALCONY ASSOCIATED WITH BEDROOM 1 IS INCLUDED IN THE LOT COVERAGE

a. The balcony area associated with bedroom 1 is included in the lot coverage calculation. First submittal lot coverage has 4016 SF on the second floor lot coverage, now we have 4076 SF of lot coverage including the balcony associated with bedroom #1. Please refer to sheet A100.1 so see added note regarding all balconies areas on second floor has been included in lot coverage calculations.