JD MIAMI

WWW.JD-MIAMI.COM

COMMENTS RESPONSE

Date: 10.07.2025

To: Village of Pinecrest
Plan Review Team.

Owner: 12700 Rolling, LLC

Process number: BL2025-0369

Located at: 12700 Rolling Road Dr. Pinecrest, FL. 33156

JD MIAMI

JD ENGINEERING & CONSTRUCTION, CORP.
CGC 1522799 - CPC 1458944
Office: (305) 209-3636 - Cell: (786) 312-6511 - Email: construction@jd-miami.com - Address: 8879 SW 131st St, Miami, Fl. 33176.

APPROVED:

Public Works, Structural, Code compliance, Mechanical, Electrical, Storm Drainage. DERM CORE, DERM ONSITE

BUILDING_ PAUL BUCKLER_ 10/08/2025

1. Pending outside agency approval.

   Missing OTDS and HRS approval for process #M2025011660 as of today.

Acknowledged.

2. Handrails shall be provided on not less than one side of each flight with four or more risers. FBC Residential R311.7.8

   ***steps at pool deck have four risers, need to adjust height of risers & eliminate one riser or provide handrail.

Please, refer to sheet A-1.1 for handrails added on pool deck stairs, one closer to the BBQ area and the other one next to the gym.

3. Sheet A-4.2 coordination; detail at glass railing references 9/A-6.1 which is overhang detail. Need to indicate/detail overflow from balconies.

Please, refer to sheet A-6.1 for Detail 6 added. Callouts made on Sections A-4.2, A-4.5 & A-4.6.

4. Need detail of interior ceiling framing with support to structure above & attachment method.

Please, refer to sheet G-01, Construction Notes, for corrections on Note #11, FBC R 702.3.5.

PLUMBING_ KENNETH CHAMBERS_ 6/2/2025

Pending outside agencies

ZONING_ SUBRATA BASU_6/20/2025

1. Landscape plan: 10-3-25: PLEASE IDENTIFY THE ENERGY CONSERVATION TREES ON THE PLAN. PLEASE COORDINATE THE LANDSCAPE PLAN WITH THE CONDITIONS OF TREE REMOVAL PERMIT APPLICATION (PZ2023-0193) AND THE ARBORIST REPORT. PLEASE USE THE SAME TREE NUMBERS FOR THE EXISTING TREE FOR CLARITY.

Please refer to sheets L-100 & L-200 for corrections on tree numbers. Refer to sheet L-200 for Energy Conservation Trees marked on plan.

2. Once the areas are finalized, we will prepare a Declaration of Restriction document for you to execute and record. 10-3-25: DECLARATION OF RESTRICTION DOCUMENT IS READY FOR PICK UP AT THE FRONT DESK FOR EXECUTION AND RECORDING. THE RECORDED DOCUMENT MUST BE RETURNED AND UPLOADED PRIOR TO ZONING APPROVAL

Acknowledged

JD MIAMI

3. Need details of the fence/column along the front property line if you are going to show them. Parts of them are within the triangle of visibility. 10-3-25: PLEASE SPECIFY THE SIZE OF THE INDIVIDUAL PICKETS. ARE THEY SAME AS THE 4"X6" ALUMINUM POST??? PLEASE INDICATE THE FENCE/GATES ALONG THE FRONT IS SETBACK A MINIMUM 12". SCOPE OF WORK (COVER SHEET) INDICATES HORIZONTAL ROLLING GATES BUT THE DETAILS (SHEET G-5) SHOWS VERTICAL PICKETS.

We modified the cover to vertical, all post are 4x6, please see #2 on G-05 & Please see G-02 for dimension of 12" separation.

9. Please clarify the scope of this permit. Pool is a separate permit. Fence details says" under separate permit"; but elsewhere it indicates it is part of the permit. Need details of all the items that are included in the permit including pool barrier. 10-3-25: PLEASE NOTE THAT POOL BARRIER COMPLIANT DOUBLE GATE REQUIRES A REMOVABLE CENTER POST (ONLY REMOVABLE WITH A TOOL) OR ONE SIDE PERMANENTLY SECURED (ONLY OPENABLE WITH A KEY OR A TOOL).

Please refer to sheets G-02 & G-05, for corrections on notes at pool gates.

10. Please provide a maximum depth (from the bottom to the top of coping) for the water feature in the front.

Please refer to sheet G-02 & A-1.1 for depth added at pond.

11. Please provide a setback for the Fire Pit

Please refer to sheet G-02 for Setback added

12. Please show the north driveway approach width at the edge of pavement

Please see G-02 for dimensions added.

ADDITIONAL REVIEW MAY BE REQUIRED

JD MIAMI