



SV DESIGN, INC.
ARCHITECTURE ♦ INTERIOR DESIGN ♦ PLANNING

11901 SW 63rd Avenue
Pinecrest, FL 33156

RE: Building Department Comments Rev 2

01.19.26
PROCESS NUMBER: BL2025-0621

BUILDING

1. Pending outside agency / Miami-Dade county approvals for process # M2025024938
2. COORDINATION-ENERGY CALCS CITE TANKLESS ELECTRIC WATER HEATER-P2.2 INDICATES TANKLESS GAS WATERHEATER. E1.3: NO ELECTRICAL INFO FOR EITHER OPTION.
[GWH 1 and 2 on south façade are fed by circuit B-38. GWH 3 on north façade are fed by B-40. Please see sheets E1.1 and E1.3](#)

****Submit the updated energy calculations. It was not attached as part of the last submittal
[Attached to submittal](#)

PLUMBING

pending outside agencies

PUBLIC WORKS

1. L-1: Provide proposed offset for the single proposed live oak from the edge of pavement. (10-1-25: no change in plan)
[See L1.1](#)
2. L-1: Reference that all sod in the ROW is to be Sand-grown, Empire Zoysia. (10-1-25: no change in plan)
[See note on L1.1](#)
5. G-1.1: Provide a profile for the proposed d/w from the CL of the road to the face of the house extended. (10-1-25: The proposed profile will allow runoff from the street to enter the private property and will not preclude direct discharge from leaving the site. This profile effectively creates a weir at the d/w approach.
[See section GG on G1.1](#)

6. Provide an ESC plan. (10-1-25: The Temporary Construction Entrance Detail extends to the edge of pavement with ballast rock. The plan view shows this correctly, but the detail does not.)
[Detail updated on ESC plan](#)

7. G-1.1: Change VoP PW Requirements to the following, verbatim: Public Works Conditions of Permit – SFR – D/W
[Updated on G1.1](#)

ZONING

PLEASE PHOTOCOPY THE COMMENTS AND PROVIDE RESPONSE INDICATING HOW THE COMMENTS ARE ADDRESSED AND WHERE IN THE PLANS THE INFORMATION CAN BE FOUND

1. Tree Removal: Please submit a SEPARATE Tree Removal Permit. Approval of the Tree Removal permit is required prior to Zoning approval. Once the Tree Removal permit is approved, please insert the approved Landscape Plan from the approved Tree Removal application to the Master set
9-26-25: PENDING APPROVAL

2. Please submit a Landscape Plan showing the required Site Trees, minimum three native trees, minimum three Energy Conservation trees, landscape screening, required shrubs and the required Street Trees. Complete review of the Landscape plan will be pending review and approval of the Tree Removal Plan application
9-26-25: COMPLETE REVIEW PENDING TREE REMOVAL PERMIT APPROVAL
[Under review: PZ2025-0294](#)

3. Auxiliary Power Supply: The Site Plan shows a generator. Please note that a generator requires a separate permit and the exact location to be determined based on the manufacturer's sound data specification. Please note on the plan that the generator must be in place prior to receiving TCO or CO.
9-26-25: PLEASE ADD A NOTE INDICATING THAT THE GENERATOR MUST BE INSTALLED PRIOR TO OBTAINING TCO OR CO. PLEASE BE ADVISED THAT THE EXACT LOCATION OF THE GENERATOR WILL BE BASED ON THE AVAILABLE SOUND DATA PUBLISHED BY THE MANUFACTURER'S SPECIFICATION.
[See generator note on site plan. See A1.1](#)

6. Please submit Recorded Covenants for i) Work within Right of Way, and ii) Maintenance of Landscaping and Grass in right of Way
9-26-25: NOT UPLOADED

7. Please note that the clear space between horizontal pickets along the front and within the front setback must be minimum 3.5" (to reject a 4" dia object is not sufficient).
9-26-25: MINIMUM CLEAR SPACE OF MINIMUM 3.5" IS REQUIRED FOR FENCE ALONG THE FRONT PROPERTY LINE. A 3" SPACING WOULD SATISFY "TO REJECT A 3.5" DIA SPHERE". DETAIL SHOWS VERTICAL PICKETS BUT THE ELEVATION SHOW HORIZONTAL PICKETS.
[Elevations updated to reflect vertical picket. Min distance between picket to be 3". See A1.6, A1.7.](#)

8. Please provide an overall maximum height of the columns with the light fixture. The light fixtures must be shielded downward and not create glare

9-26-25: PLEASE PROVIDE AN OVERALL HEIGHT OF THE COLUMNS WITH THE LIGHT FIXTURES

The columns with the light fixture are 6' tall. See dimensions Site elevations on A1.6 and details on A1.7.

9. Please change the details for the fence/gates that are part of pool barrier. They can not climbable. Horizontal pickets with gaps are not permissible. Pool barrier compliant double gates must have a removable center post (only removable with a tool) or one side permanently secured (only openable with a key of a tool). Any free-standing wall that is part of pool barrier must be a minimum 4 feet high

9-26-25: PLEASE NOTE THAT A POOL BARRIER COMPLIANT DOUBLE GATE MUST HAVE A REMOVABLE CENTER POST OR ONE SIDE PERMANENTLY SECURED (ONLY OPENABLE WITH A TOOL OF A KEY). PLEASE NOTE THAT THE MASONRY WALL AROUND THE CONDENSING UNITS ARE SHOWN AS 3' 1 1/2" HIGH. IT MUST BE 4' 0" HIGH TO ACT AS A POLL BARRIER

Center post added see A1.7. The masonry wall is 3'-1 1/2" from 0'-0" (19.50' NGVD) but it is 4'- 7 1/2" from grade, see A1.7 for details and added dimension on A4.1, A4.2, A4.5, A4.6.

10. What is a Catering Kitchen???

9-26-25: WALL OVEN IN THE STORAGE/PANTRY???

This is a secondary kosher kitchen for a family member who requested it. Room name changed as such.

11. Please provide setback from the property lines at several locations along the paved walkways/pool deck (Site Plan and on Driveway Detail sheet)

9-26-25: PLEASE SHOW THE SETBACK TO THE DRIVEWAY AT THE NARROWEST POINT SHEET A 1.4/DRIVEWAY DETAIL

Dimension at narrowest point from setback to driveway added on driveway detail plan and site plan, see A1.1, A1.4.

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

9-26-25: A 15 FEET WIDE DRIVEWAY IS PERMITTED TO HAVE 25 FEET WIDE APPROACH AT THE EDGE OF PAVEMENT

Dimension of the driveway added on the driveway detail plan and approach to be 25 ft. See A1.1, A1.4.

13. The minimum required FFE is NGVD 18.91 (NGVD 19. 50 provided). Please show the overall height (top of the roof) of the buildings in both NGVD and in actual dimension from NGVD 18.91. Please be aware that your elevation is not providing any tolerance for any construction error. At the time of roof permit you will have serious problem if the elevation certificate shows the trusses are over 35 feet even by a few inches

9-26-25: PLEASE SHOW THE PROPOSED HEIGHT (NOT MAX PERMITTED) IN ACTUAL DIMENSION AND IN NGVD

Elevation note updated on A4.1-A4.6. Maximum height from minimum required FFE to be 32'-9 1/2" (51.71' NGVD)

14. PLEASE MAKE SURE THAT THE TOTAL OF IMPERVIOUS AND PERVIOUS AREAS ADD UP TO TOTAL LOT AREA. PLEASE REVIEW AREAS CAREFULLY. ADDITIONAL REVIEW WILL BE NECESSAR

Updated. The total of pervious and impervious area verified to total of lot area. See A0.0, A1.3