



COMMENT RESPONSE SHEET – 6825 SW 132ND ST.

PERMIT / PROCESS NUMBER:

City of Pinecrest_ MASTER PERMIT: BL2025-0674

DATE: 06-27-2025

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: Pending approval. Once the Tree Removal permit is approved, please insert the approved Landscape Plan from the approved Tree Removal application to the Master set

Re: The approved landscape plan will be submitted once tree removal permit gets the approval.

2. Complete review of the Landscape plan will be pending review and approval of the Tree Removal Plan application

Re: The approved landscape plan will be submitted once tree removal permit gets the approval.

3. Auxiliary Power Supply: Electrical plan shows a stand-alone generator. If that is to be used for Auxiliary power supply, please add a note that it must be installed prior to receiving TCO or CO. Exact location of the generator will be determined based on the sound data submitted at the time of permit.

Re: The location note has been added. Please refer to sheet A-2 to see added note on site plan.

4. Please submit Recorded Covenants for i) Work within Right of Way, ii) Maintenance of Landscaping and Grass in right of Way, and iii) declaration of Use

Re: Covenants will be submitted.

7. Please review and confirm that the detailed P-Line drawings showing Building Area Coverage includes listing of all areas (a/c, non a/c) under roof including terraces, entry porch, roof overhangs over 5 (five)feet. It will be helpful and for readability if simple diagrams showing the roof lines for the first floor and for the second floor are shown without all the other information. Area calculations will require further review once the information of roof coverage by floor is clearly articulated in simple diagrams Any second floor must include all usable/accessible roof terraces, balconies and any double-height space. Any double height space must be counted as two story UNLESS the overall height of the said space is limited to the allowable single-story height. Impervious area coverage should be itemized and must include building area, driveways, walkways, pool, pool deck, or any other paved areas. Please show the information in graphic diagrams with tables showing itemized areas, totals and %ages of the total lot area. Sheet A-2 appears to show a transfer of unused area to the second floor but the %age of the area proposed shown are within allowable area. Please clarify the intent and revise the areas based on the comment above.

Re: The drawings have been included listing of all areas required under roof. Area calculations include the balconies areas on the second floor and includes the double height space in the Living room and the Foyer. All impervious areas include all driveways, walkways, pool, pool deck, or any other paved areas. Please refer to sheet A-2 to see the tables showing itemized areas and A-3 to see zoning diagrams. Also refer to sheet A-2 to see the proposed transfer unused area to the second floor.

5. The minimum required FFE is NGVD 11.00 (NGVD10 plus 1). Please show the overall height (top of the roof) in actual dimension and in NGVD of the buildings (both primary and accessory) from NGVD 11.00.

Re: Overall height from NGVD 11.00 to top of the roof has been provided. Please refer to sheet A-8, A-12, A-13 & A-14 to see added notes referring actual and in NGVD dimension of the building.

6. Please provide the required setbacks to the driveways from the side property lines.

Re: Required driveway side setback has been provided. Please refer to sheet A-2 to see added dimensions.

7. Please note that the width of the driveway is limited to 12 feet minimum and 16 feet maximum at the property line with allowable maximum of 5 feet of flairs on each sides of the driveway at the edge of pavement. Please adjust the driveway widths.

Re: The driveway widths have been adjusted. Please refer to sheet A-2 to see adjustments.

8. Please show Triangle of Visibility on either sides of the driveway at the property line.

Re: The Triangle of visibility has been provided. Please refer to sheet A-2 to see added visibility triangles in the site plan.

9. Please note that the rear setback to the primary structure must be to the columns of the covered terrace (BBQ area)

Re: Rear setback has been adjusted. Please refer to sheet A-2 to see adjusted dimension on site plan and corrected zoning data schedule.

10. Please note that the Pool Barrier fence/gate detail is note with the wrong detail number. It should be 5/A-2. Please show detail of a pool barrier compliant double gate. It must have a removable center post (only removable by a tool) or one side permanently secured (only openable with a key or a tool).

Re: The reference of the pool barrier detail on the provided note has been corrected. No double gate detail its required since we provide a single gate door. Please refer to sheet A-2 to see the proposed door in the site plan.

11. Please clarify the dark thick line running across the front property fence elevation Sheet A-3.

Re: The dark thick line running across the front property fence elevation was a drawing error. Please refer to sheet A-3 to see corrected Front Property Fence Elevation.