COMMENT RESPONSE SHEET – 6825 SW 132ND ST.

PERMIT / PROCESS NUMBER:

City of Pinecrest_ MASTER PERMIT: BL2025-0674

DATE: 06-27-2025

BUILDING

1. (1.1)A-2: IDENTIFY ALL SITE FEATURES AND CROSS-REFERENCE TO APPLICABLE DETAILS OR NOTE AS BY SEPARATE PERMIT, EX., POOL, WALKWAYS D/W & POOL DECK (2/A-2 DOES NOT REFLECT NOTATION), CLF, ALUM FENCE+GATES (4/A-2 DOES NOT REFLECT NOTATION), DELINEATE WATER SERVICE LINE UP TO RESIDENCE, DEILNEATE SEPTIC TANK AND DRAINFIELDS ON SITE PLAN, COORDINATE SANITARY SYSTEM LOCATIONS ON L101, P-101 AND A-2-DOES NOT APEAR TO BE A CONSENSUS ON EXTENTS OF DECK AND DRAINFIELDS-UPDATE ALL DISCIPLINES. ALSO LOCATE OR OMIT PROPOSED GENERATOR LOCATION. DELINEATE U/G TANK ON A-2. LOCATE AND PROVIDE SLAB ELEV FOR ALL ELECTRICAL EQUIPMENT SLABS.

Re: All site features and cross reference as by separate permit has been identified. The only site feature under separate permit will be the swimming pool. Please refer to the application of this permit and see the A-2 Sheet to see the identified site feature under separate permit. Water service line, sewer line, septic tank and drain field has been depicted in the site plan. The sanitary system location has been coordinated between Landscape, Plumbing, Civil and Architectural disciplines. Also, the proposed generator location has been depicted and the slab elevation for all electrical equipment's slabs have been provided as well. Please refer to sheet A-2 to see all these corrections.

2. A-5: NOTE A LETTER @ END OF PROJECT FROM AOR WILL BE REQUIRED CERTIFYING VENTS ARE PER APPROVED PLANS.

Re: The letter from AOR will be provide.

3. SECTIONS/A-19, 20 & 21: INDICATE MEANS FOR COMPLETING INSULATION ENVELOPE OF EXTERIOR CEILINGS+SOFFITS. @ A-21: INDICATE MEANS FOR ATTIC VENTING OVER OUTDOOR KITCHEN, SIM. @ GARAGES.

Re: Roofs are designed as unvented assemblies per FBC R806.5, with closed cell spray foam insulation applied directly to the underside of roof sheathing. Over the outdoor kitchen there is no attic space, as it is covered by a concrete slab supporting a balcony above (No attic ventilation is required). Please refer to sheet A-19, A-20 and A-21 to see notes indicating means for attic ventilation and means for completing insulation envelope.

4. A-8: PROVIDE 3/4" SECTION-CITE FINISHES, INSULATION, ETC.

Re: Detailed callout section has been provided in 3/4” = 1’-0” scale. Please refer to sheet A-8 to see the callout and A-22 to see detail No. 12.

5. A-4: PROVIDE ACCESSIBLE FULL BATH DOOR (2/8 MIN) ON COMPLIANT ROUTE.

Re: Full bath door has been provided. Please refer to sheet A-4 & A-23 to see updated doors on Powder baths