



COMMENT RESPONSE SHEET – 6825 SW 132ND ST.

PERMIT / PROCESS NUMBER:

City of Pinecrest_ MASTER PERMIT: BL2025-0674

DATE: 12-02-2025

ZONING

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 10-9-25: PENDING APPROVAL 11-20-25: PENDING APPROVAL

Re: Understood.

2. Complete review of the Landscape plan will be pending review and approval of the Tree Removal Plan application 10-9-25: COMPLETE REVIEW PENDING APPROVAL OF TREE REMOVAL PERMIT APPLICATION 11-20-25: COMPLETE REVIEW PENDING APPROVAL OF TREE REMOVAL PERMIT APPLICATION

Re: Understood.

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. 10-9-25: a) PLEASE CLARIFY (SECOND FLOOR) IF THE AREA SHOWN AS "ROOF OVERHANG" IS THE SAME AS THE BALCONY AREA. b) HOW DO YOU PROPOSE TO PROVIDE ACCESS TO THE ROOF AREAS COVERED WITH ARTIFICIAL TURF AND ALL THE PLANTING AREAS FOR MAINTENANCE?

11-20-25: PLEASE CONFIRM THAT THE SECOND FLOOR BUILT AREA INCLUDES THE FULL BALCONIES, NOT JUST THE AREAS UNDER THE ROOF OVERHANG. ONCE THE AREAS ARE FINALIZED, WE WILL PREPARE A DECLARATION OF RESTRICTION DOCUMENT FOR YOU TO EXECUTE AND RECORD WITH THE COUNTY CLERK.

Re: Please refer to sheet A-2 & A-3 to adjusted calculations including all balcony areas since the balconies have over 5ft in depth.

BUILDING

1. OUTSIDE AGENCY APPROVAL; PENDING HRS APPROVAL FOR PROCESS # M2025016961 AS OF TODAY.

Re: Got it

2. PROVIDE NOTE IDENTIFYING POOL DECK AS PART OF THIS PERMIT OR UNDER SEPARATE PERMIT.

Re: All construction elements are part of this permit otherwise is indicated. In addition, please see added note on sheet A-2: *"Under scope of work of this permit"*.

CODE COMPLIANCE

Denied status can be removed once verification of construction entrance and construction fence and installed as well as the protective tree barriers. permit required for construction entrance/fence on the same permit.

Re: Got it