

Mark E. Reardon, Inc.

- Architecture
- Planning

April 16, 2026

Village of Pinecrest Building Department

RE: Response to review comments
RKTA 6300 LLC
6300 SW 98 ST
Process # BL2026-0122

Zoning

- 1- *Submit 3 recorded covenants*
Recorded covenants uploaded
- 2- *Separate tree removal permit required and must be reviewed and approved before landscape plan can have a complete review*
Tree permit completed
- 3- *I believe the established grade which is grade unchanged is more than 12 inches below the highest crown of road and if that is the case then the minimum FFE would be 11.58 ft and that is where all elevations must be measured from*
Roof height measurement changed and measured from 11.58 ft
- 4- *Please check p-line on second floor as have not included the master bedroom balcony which would count towards the second floor-*
I added the missing label for the master balcony area to the 2nd floor diagram on A-1.1. However, the total FAR 2nd fl sq ft area already shown in the diagram is correct as it is also listed in the Building Area Computation table on A-1. We just neglected to show that line item on the A-1.1 2nd fl diagram.
- 5- *Please note for your information a proposed 10 ft setback of the generator may not exceed a dba at exercise of 68 dba*
Since the generator is under a separate permit I do not need to the plan. However, again for the record I do not agree with the comment that the generator must have less than 68 dba at the property line. We recently have plans approved for generator permits that show the generator less than 10 ft from the property, which means it would be more than 68 dba, and the Planning Director approved the plans. See
- 6- *Please mark the width of the driveway at the street edge*
Dimensions added to A-1