

September 12, 2023

Response to Village of Pinecrest Zoning Review Comments

8/11/2023 12:12:09 PM PLEASE PHOTOCOPY THE COMMENTS AND RESPOND TO THEM TO INDICATED HOW THE COMMENTS ARE BEING ADDRESSED AND WHERE THE INFORMATION CAN BE FOUND.

1. 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

Response: Tree Permit Removal/Relocation Permit Submitted

2. Solar Ready Construction: Construction of new buildings shall provide a roof layout plan that illustrates how future installation of a photovoltaic system and/or solar water heating system could be accommodated.

Requirements are as follows:

- a) Photovoltaic Systems. Installation of an appropriate sized conduit, a minimum of one-inch diameter, leading from an exterior south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to a stubbed junction box adjacent to the electrical meter. All exposed conduit shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north facing roof. Roof reinforcements shall be addressed at the time of installation.

Response: Please refer to sheet E-1 and E-3 with note added.

- b) Solar Heating System. Installation of three-fourths inch diameter hot and cold copper water pipes from a south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is

achieved, to an existing water heater tank. Both ends of the three-fourths inch diameter copper pipes shall be stubbed out and shall not be located on or in the direction of a north-facing roof. All exposed pipes shall be capped and provided with adequate flashing. Roof reinforcements shall be addressed at the time of installation.

Response: Please refer to updated sheet P-1, a note was provided in reference to future solar heating system.

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3. Auxiliary Power Supply is required for new house and must provide one of the following:
- a) permanent installation of a stand by generator (separate permit) or
Response: Please refer to electrical site plan ES-1, generator noted to be under separate permit.
 - b) Installation of a power inlet and either a separate electric or interlock allowing for connection to a portable generator or
Response: N/A
 - c) Solar panel and battery pack necessary to provide auxiliary power Please note that this is separate from Solar Ready requirement and must be in place prior to receiving TCO or CO.

Response: N/A

4. Please provide building coverage of the first floor and second floor areas with breakdown in a tabular form with individual areas, total area and corresponding %age of the lot area. First Floor should all areas under roof, terraces etc. Second floor to include all double-height spaces, balconies etc. Please provide an itemized list of Impervious areas with a total area and a corresponding %age of the lot area. Impervious areas must include building lot coverage, driveways, pool/pool deck, walkways, equipment pads and any other paved areas.
Response: Comment incorporated on drawing A-100.

5. Please show FFE on the floor plan.
Response: FFE is shown on A-102/Floor Plan in each area.

6. Landscape Plan must include three Energy Conservation trees (shade trees) within 30 feet of the building on any side except for northside, a minimum of three native trees. A complete review of the Landscape Plan will be pending the Tree Removal application approval.
Response: Please refer sheet L-1 with "EC" notation for required energy conservation trees 35,40,and 45. Distance from trees to house noted.

7. Please remove the nomenclature "Summer Kitchen" from all the sheets including MEP. Only one "kitchen" is permitted in a single-family residence.
Response: Comment incorporated on drawing A-100 and A-300. "Summer Kitchen" replaced with "BBQ Area". Additionally, please refer to updated P-1, "Summer Kitchen", was renamed "BBQ Area".

8. Please change CLF gates in between the Aluminum picket fence to Aluminum picket fence consistent with the fence along the front of the property.
Response: Comment incorporated on drawing A-100.

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9. Please note that any pool barrier gates must swing out away from the pool side.

Response : Comment incorporated on drawing A-100.

10. Please update the Description of Work to include everything that you are requesting permit for eg: driveway, fence, perimeter wall/fence etc.

Response: Please see description of work in revised permit application which includes walkways and driveways. Pool, pool deck, fencing and generator to be submitted under separate permit as required by VOP.

11. Proposed South Elevation shows the Roof Ridge at 26' 4", everywhere else it's shown as 26' 10". Please provide a NGVD for the overall height ADDITIONAL REVIEW MAY BE REQUIRED.

Response: Comment incorporated on drawing A-200.