

June 13, 2024

Comments (2) Response Sheet

Discipline: Zoning (Cloud Mark #2 on Plans)

Re: Process # **BL2023-1722**

Zoning Comments

1. Please note that the all three covenants submitted must be recorded with the County Clerk

Response: To be provided by owner.

2. Please provide an itemized area breakdown for Impervious/Pervious areas. Impervious area to include Building coverage (everything under roof), driveway, walkways, pool/pool deck, equipment pads, courtyards and any other paved areas. Any double height areas such as stair must also be added to the second floor area calculation to determine Building Coverage area

Response: Refer to sheet A115 for the table with the itemized breakdown for the impervious areas. Also refer to sheet A112 for the FAR calculations. The area of the stairs is included in both the 1st and 2nd floor areas.

3. For reference please provide an overall height, in actual dimension and in NGVD, of the new addition. This information is used at the time of roof permit

Response: Refer to sheet A410 and A415 for the added NGVD dimension height for the roof. The actual dimension was provided already, and it is 28'-3"

4. Please provide actual setbacks to the addition from all sides (front, side, rear)

Response: Refer to sheet A105 for the dimensions of the setbacks for the addition.

5. Please show clearly the required pool barrier fence/gates (check the south side of the property)

Response: Refer to sheet A100 for the existing mesh fence pool barrier. Also refer to sheet A105 for an additional chain link fence on the south side of the addition.

6. Please show the existing street trees (type, size, height) to confirm the compliance with the required street tree requirement (14 feet high 3" caliper shade trees at 30 feet on center) **ADDITIONAL REVIEW MAY BE REQUIRED**



Response: Please refer to the provided tree survey. Also, refer to revised sheets A100 and A105 for the existing street trees and for a newly provide street tree to the south of the new driveway to complement the street scape in front of the property.

Regards,

Julio Pulido, AIA
Principal
Novus Archetype, LLC