

Village of Pinecrest

NARRATIVE RESPONSE TO COMMENTS – ZONING

5. Energy conservation: for homes exceeding 6000 sq ft a/c space (provide perimeter line drawing of a/c) space & the following requirements are required

AS PER OUR FINAL IN PERSON MEETING WITH REVIEWER...

- SEE G-105 NOTES
- PLS SEE SECONDARY OPTIONS FOR TEMP POWER ON SHEET E-202

Pls add note on plan 11-8-24: permeable driveways consisting of porous concrete, open cell pavers – no slab of pavement or flagstone may exceed 42 sq ft in area

- SEE SITE PALN A-100
- PAVERS ARE NOTED AS PERVIOUS. SEE DETAILS ON POROUS CONCRETE PAVERS WALKWAY AT ENTRANCE

08-15-24: PLS indicate size of pavers, pls note that the pavers are considered pervious. Pls add note on the plan.

- SEE CORRECTED SHEET Z-105, INCLUDES SECOND FLOOR BALCONY

6. Pls submit Recorded Covenants... 11-8-24: Pls note that the Declaration of Use must be done & recorded

- SEE DECLARATION OF USE & ROW COVENANT UPLOADED TO SYSTEM

7. Pls provide detail P-Line drawings showing Building Area Coverage with itemized listing of all areas (a/c non a/c) under roof, including terraces, entry porch, roof overhangs OVER five feet. Any second floor must include all usable/accessible roof terraces, balconies & double height space.....

- **SEE NEW SHEET Z-105, BALCONIES INCLUDED IN CALCULATIONS**

8-15-24: For building coverage pls provide an area breakdown (a/c non a/c spaces, primary structure/ accessory structure, individual balconies, etc.) For impervious coverage pls break down / itemize different areas (driveway, walkway, deck, pool, equipment area or any other paved areas).....

- **SEE SHEET Z-105, AREAS ARE COLOR CODED FOR A/C , NON A/C, ETC**

Floor to the second floor (to be used for balconies). Add transfer area to the first floor area calculation to determine the building lot size coverage.

- **PLS SEE NEW SHET Z-105**