

ZONING. Reviewer: Subrata Basu

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Notes:

PLEASE PHOTOCOPY THE COMMENTS AND PROVIDE RESPONSE INDICATING HOW THE COMMENTS ARE ADDRESSED AND WHERE IN THE PLANS THE INFORMATION CAN BE FOUND

1. TREE REMOVAL: 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.

SEE ATTACHED A SEPARATE TREE REMOVAL PERMIT

2. COMPLETE REVIEW OF LANDSCAPE PLAN SHOWING THE REQUIRED SITE TREES, MINIMUM THREE NATIVE TREES, MINIMUM THREE ENERGY CONSERVATION TREES, LANDSCAPE SCREENING, REQUIRED SHRUBS AND THE REQUIRED STREET TREES WILL BE PENDING REVIEW AND APPROVAL OF THE TREE REMOVAL PLAN APPLICATION. PLEASE REMOVE THE LANDSCAPE INFORMATION FROM THE SITE PLAN FOR CLARITY.

SEE NEW CHANGES ON LANDSCAPE PLAN LP-1

3. SOLAR READY CONSTRUCTION: THE PLAN SHOWS POSSIBLE FUTURE LOCATION. PLEASE SHOW AND CO-ORDINATE WITH PLUMBING OR ELECTRICAL PLANS FOR THE REQUIRED CAPPED OUT EMPTY CONDUITS.

SEE NEW CHANGES ON SHEET SP-1

4. AUXILIARY POWER SUPPLY: THE SITE PLAN SHOWS A GENERATOR. PLEASE NOTE THAT THE EXACT LOCATION TO BE DETERMINED BASED ON THE MANUFACTURER'S SOUND DATE SPECIFICATION AT THE TIME OF GENERATOR PERMIT. PLEASE NOTE ON THE PLAN THAT IT MUST BE IN PLACE PRIOR TO RECEIVING TCO OR CO.

SEE NOTE ON SHEET SP-1, LP-1, A-1 AND A-2

5. ENERGY CONSERVATION: FOR HOMES EXCEEDING 6000 SQUARE FEET A/C SPACE (PROVIDE PERIMETER LINE DRAWING OF A/C) SPACE AND THE FOLLOWING REQUIREMENTS ARE REQUIRED (DIVISION 5.27 (B) ENERGY EFFICIENT DESIGN AND CONSTRUCTION

SEE NEW SHEET M-4

D. PERMEABLE DRIVEWAYS CONSISTING OF POROUS CONCRETE, OPEN CELL PAVERS - NO INDIVIDUAL SLAB OF PAVEMENT OR FLAGSTONE MAY EXCEED 42 SQUARE FEET IN AREA

SEE NEW CHANGES AND DETAILS ON SHEET SP-1

E. FYI: DOCUMENTATION OF COMPLIANCE WITH ENERGY EFFICIENT DESIGN AND CONSTRUCTION REQUIREMENTS SHALL BE PROVIDED IN THE FORM OF AN AFFIDAVIT SIGNED BY GENERAL CONTRACTOR PRIOR TO ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OCCUPANCY (REVIEW CODE SECTION AS NOTED FOR FURTHER DETAILS)

OKAY, I WILL DO IT

6. PLEASE SUBMIT RECORDED COVENANTS FOR I) WORK WITHIN RIGHT OF WAY, AND II) MAINTENANCE OF LANDSCAPING AND GRASS IN RIGHT OF WAY

SEE ATTACHED RECORDED COVENANTS(WORK WITHING RIGHT OF WAY AND MAINTENANCE OF LANDSCAPING

7. PLEASE 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 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. PLEASE CHECK THE AREAS CAREFULLY: EG: THE OPEN TERRACE IN THE GROUND FLOOR APPEARS TO BE THE SAME AS THE OPEN TERRACE ON THE SECOND FLOOR, BUT THE AREAS ARE SHOW DIFFERENT.

SEE NEW CHANGES ON SHEET SP-1 (SITE CALCULATIONS)

8. THE MINIMUM REQUIRED FFE IS NGVD 11.96 (NGVD 12.46 PROVIDED). PLEASE SHOW THE OVERALL HEIGHT TO THE TOP OF THE ROOF AND TO THE TOP OF THE PARAPET OF THE BUILDINGS FROM NGVD 11.96. PLEASE CHANGE THE TOP OF PARAPET AND TOP OF ROOF TO NGVD 39.46 AND 37.46 RESPECTIVELY. PLEASE ALSO ADJUST THE HEIGHT TO THE TOP OF THE HIGHER WALLS ON EITHER SIDES OF THE STAIR

PLEASE CHECK SHEETA-4, A-4.1, A-5 AND 5.1 (ELEVATIONS AND SECTIONS)

9. PLEASE PROVIDE SEVERAL DRIVEWAY SETBACKS FROM THE FRONT AND SIDES PROPERTY LINES.

SEE NEW CHANGES ON SHEET SP-1

10. PLEASE CLEARLY SHOW THE DIMENSION LINES TO SHOW THE EXACT AREA THAT IS BEING MEASURED.

SEE NEW CHANGES ON SHEET SP-1

11. PLEASE SHOW THE DETAIL OF THE FENCE ALONG THE FRONT PROPERTY LINE, EVEN IF IT IS UNDER SEPARATE PERMIT. PLEASE NOTE THAT THE COLUMN AND THE FENCE ARE WITHIN THE TRIANGLE OF VISIBILITY. PLEASE PROVIDE THE DETAIL AND THE SIZE OF THE COLUMNS. THE COLUMNS MUST BE SETBACK A MINIMUM 12" FROM THE PROPERTY LINE.

SEE NEW CHANGES ON SHEET SP-1, LP-1, SPD-1 AND SPD-2

12. PLEASE NOTE THAT ZONING POOL BARRIER REQUIREMENTS FOR THE VILLAGE OF PINECREST MUST BE MET AT THE TIME OF POOL PERMIT. PLEASE NOTE THAT POOL BARRIER COMPLIANT DOUBLE GATES MUST HAVE A REMOVABLE CENTER POST (ONLY REMOVABLE WITH A TOOL) OR ONE SIDE PERMANENTLY SECURED (ONLY OPENABLE WITH A KEY OF A TOOL). PLEASE CHECK THE NOTE ON THE PLAN: THERE MAY BE AN EXTRA "NOT" ON THE NOTE.

SEE NEW CHANGES ON SHEET SP-1 (POOL GATE DETAILS AND NOTES)

13. PLEASE NOTE THAT ZONING POOL BARRIER REQUIREMENTS FOR THE VILLAGE OF PINECREST MUST BE MET AT THE TIME OF POOL PERMIT. PLEASE NOTE THAT PPPL BARRIER COMPLIANT DOUBLE GATES MUST HAVE A REMOVABLE CENTER POST (ONLY OPENABLE WITH A KEY OF A POOL). PLEASE CHECK THE NOTE ON THE PLAN: THERE MAY BE AN EXTRA "NOT" ON THE NOTE.

SEE NEW CHANGES ON SHEET SP-1 (POOL GATE DETAILS AND NOTES)