

10/29/2025 4:46:08 PM

PLEASE REMOVE GRADING FROM SITE PLAN AND LANDSCAPE PLAN TOO BUSY NEED A CLEANER PLAN TO HAVE ALL INFORMATION EASILY IDENTIFIED AND THE GRADING LINES MAKES IT TOO BUSY PLEASE REVIISE-THIS HAS NOT BEEN DONE PLEASE REVIEW COMMENT AND REVISE SITE PLAN PLEASE PHOTOCOPY THE COMMENTS AND PROVIDE RESPONSE INDICATING HOW THE COMMENTS ARE ADDRESSED AND WHERE IN THE PLANS THE INFORMATION CAN BE FOUND- HAVE SUBMITTED A BLANK ZONING RESPONSE SO PLEASE MAKE SURE IT IS UPLOADED UPON NEXT SUBMITTAL

Done – Please see SP-1 Rev 5

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. TREE REMOVAL PERMIT NOT APPROVED AS OF THIS REVIEW

Done - This permit has been approved.

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. TREE REMOVAL APPROVED BUT THE lp-1 SHEET MUST HAVE THE REVISION DATE OF 10/8/2025

Done – Please refer to LP-1 Rev-6. We did a new Revision (REV-6) due to changes required. New date 10/29/25

3. SATISFIED

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. SEPARATE PERMIT FOR GENERATOR ALREADY NOTED ON PLAN

Done - Yes, noted on plans as future generator

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

Done – Please refer to M4 plans.

(b) Energy Efficient Design and Construction

Done – Refer to Site Plan and Roof Plan

d. permeable driveways consisting of porous concrete, open cell pavers - no individual slab of pavement or flagstone may exceed 42 square feet in area

Done – We are complying with these specifications. Please refer to SP-1 Rev-5 for Details "top, upper left of plan".

DRIVEWAY MUST BE PART OF MASTER PERMIT SUBMITTAL NOW AS HOUSE REQUIRES DRIVEWAY WHEREAS DO NOT NEED FENCE, POOL ETC. BUT ALWAYS NEED A DRIVEWAY SO MUST BE NOTED ON APPLICATION AND ALL DETAILS PROVIDED CONFUSED AS NEW APPLICATION SUBMITTED WITH DWY, FENCE, POOL FENCE YET SITE PLAN NOTES DRIVEWAY SEPARATE PERMIT FRONT FENCE AND COLUMNS SEPARATE PERMIT THE POOL FENCE NOT NOTED AS CHAINLINK ON SITE PLAN AND NO DETAIL OF DOUBLE GATE HAS BEEN SUBMITTED

Updated - Please refer to SP-1 Rev 5

New permit application with only SFH and DRIVEWAY submitted. Fences will be under separate permit.

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)

NOTED – I will provide prior to CO or TCO as requested.

6. Please submit Recorded Covenants for i) Work within Right of Way, and ii) Maintenance of Landscaping and Grass in right of Way AND DECLARATION OF USE AS GUEST ROOMS ARE NOT INTERCONNECTED TO THE HOUSE AND ALL MUST BE RECORDED HAVE NOT SUBMITTED- NONE OF THE COVENANTS HAVE BEEN RECORDED PLEASE DO NOT UPLOAD COVENANTS WITHOUT THEM BEING RECORDED.

Done – Please refer to Submitted files under (ALL Covenants)

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. NEED SIGNED AND SEALED PERIMETER LINE DRAWING FOR LOT COVERAGE WITH ALL SEPARATE AREAS OUTLINED AND AREA NOTED IN MIDDLE OF EACH SEPARATE AREA THEN A LISTING OF ALL SUB AREA TO HAVE TOTAL FOR LOT COVERAGE, SAME THING FROM 2ND FLOOR AND FOR IMPERVIOUS AND PERVIOUS AREA THIS HAS NOT BEEN DONE

Please refer to 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 AND REVISE ALL SITE PLANS, LANDSCAPE PLAN THAT SO NOT SHOW 11.29 FT AS A CROWN OF ROAD WHICH HAPPENS TO BE THE HIGHEST CROWN OF ROAD WHICH IS WHAT ZONING ADDS 0.67 FT TO HAVE 11.96 FT AS WHERE MINIMUM ffe AND HEIGHT STARTS FROM - REVIEW EVERY SHEET, TABLE AND MAKE SURE YOU REMOVE REFERENCE TO AVERAGE CROWN OF ROAD A NOTE THE HIGHEST CROWN AS 11.29 FT ALL MEASUREMENTS MUST BE FROM 11.96 FT ON ALL ELEVATIONS

Noted; All measurements are from 11.96 ft on all elevations.

10. Please provide several driveway setbacks from the front and sides property lines DRIVEWAY WITH 5 FT FLARE ON EACH SIDE AND HAVE A 24 FT WIDTH THE WIDTH OF DRIVEWAY MUST BE REVISED TO 14 FT

Done – Driveway will have 4ft flares on each side. Driveway will be 16ft wide.

11. Please clearly show the dimension lines to show the exact area that is being measured.- REFERS TO P-LINE DRAWINGS

Done

12. 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. SEPARATE PERMIT

Done – Please refer to SP-1 for details. Fence under separate permit as noted in plans.

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 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 "Note" on the note. NEED DETAILS OF FENCE AND GATES

Noted – Fences under separate permit. I will comply with all requirements and specifications.

14. PLEASE HAVE A SITE PLAN AS THE FIRST SHEET OF THE ARCHITECTURAL PACKET AS WITH ALL SETBACKS, WIDTHS, FFE ETC. ETC. ADDITIONAL REVIEW WILL BE NECESSARY

Done – Please see Architectural plans with 1st page as SP-1.