



COMMENT RESPONSE SHEET – 10635 SW 63th Ave.

PERMIT / PROCESS NUMBER: City of Pinecrest_ BL2024-1665

DATE: 02-21-2025

Zoning

1. This is a requirement for all new homes please read this carefully and provide the necessary information on the plans- **MUST SHOW ON SITE PLAN AND ON E OR P SHEET ONE OF THESE METHODS.**

Solar Ready Construction.

a. Construction of new buildings and remodeling where the cost of remodeling is more than 50 percent of the assessed value of the building shall provide a roof layout plan that illustrates how future installation of a photovoltaic system and/or solar water heating system could be accommodated. The property owner shall be required to provide for the eventual installation of one system. Requirements are as follows:

1. **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.

2. **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.

a. **Photovoltaic Systems has been provided. Please refer to sheet A100 to see locations and added note. Although electrical plans have been approved, please refer to updated sheet E101 to see the locations and added notes regarding photovoltaic systems. We make sure that plan will be include as a final revision before the final inspection.**

3. Submit 3 recorded covenants for Construction within the right of way AND Maintenance of Landscaping and grasses within the right of way and Declaration of Use.

a. Covenants will be submitted.

4. 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 a. Either a minimum of one solar water heater, tankless water heater, or a hybrid electric water heater or a photovoltaic solar electric system b. A/C with minimum SEER of 15 and utilizes natural refrigerants or other refrigerants that contain no hydrochlorofluorocarbons (HCFC) c. Interior finished emit low VOC- site applied finished shall meet specified VOC emissions limits in accordance with GREENGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards d. permeable driveways consisting of porous concrete, open cell pavers - no individual slab of pavement or flagstone may exceed 42 square feet in area e. **Documentation of compliance with energy Efficient Design and Construction requirements shall be provided in the form of an affidavit signed by the general contractor prior to issuance of a temporary or permanent certificate occupancy (review code section as noted for further details)**

a. As per conversation with Pat Janisse on March 10th this comment is a general comment and don't need to be addressed.

5. Requirement (Division 5.27 c) Auxiliary Power supply ii required for new house and must provide one of the following: a) Permanent installation of a standby generator or b) Installation of a power inlet and either a separate electric or interlock allowing for connection to a portable generator or c) Solar panel and battery pack necessary to provide auxiliary power

a. Refer to sheet A100. See generator location it's on the North east side of the property

6. Must update application to list all items permit is for must at a minimum be for the house and driveway and all details are required and if any other items like walkways, fence, columns, gates that must be listed on application and all details are required

a. Application will be updated. Only Swimming pool under separate permit.

7. Submit Signed and sealed Certificate of Landscape Compliance form

a. Certificate of Landscape Compliance have been submitted signed and sealed.

8. Must submit separate tree removal permits and plans now as landscape plans will not have a review until this has been approved.

a. Separate tree removal permit will be submitted separately.

9. Mark height from elevation 11.57 ft and may not exceed 35 ft from that elevation mark on all elevation sheets

a. Height from 11.57 FT has been marked. Please refer to sheet A201, A202, A301, A302 & A303. See measure from grade level (11.57 NGVD) to top of ridge.

10. Mark setback from the property line to the face of the column and clearly mark that setback on the site plan as a minimum of a 12 inch setback is required for any fencing, gates and columns along the street side property line

a. Fence setback has been marked as required. Please refer sheet A100. See measure placed and aligned with front fence column.

11. Provide the width of the finished column mark on all details and update site plans noting finished column width

a. The width of finished column has been provided. Please refer to sheet A100. See added dimension to finish face of the column on Pilar detail. Also, you can see updated notes and dimensions on site plan and property wall elevation views.

12. The mark width of the driveway along the property line does not offset dimensions

a. Width on driveway has been provided. Please refer to sheet A100 to see added dimensions.

13. Mark on perimeter line drawings all balconies on the second floor and must be included in the second-floor area.

a. All balconies has been marked as required and has been included in second floor area. Please refer sheet A101 to see above structures outline lines. Also refer to sheet A100.1 areas calculations.

14. The guest quarters, entry pavilion to garage must be connected by a roof and this would count towards lot coverage

a. Please refer to sheet A100.1. See First Floor Lot Coverage and note that the required area between Guest Suit and garage have a roof and its count under lot coverage.

15. Please remove trees from the site plan and remove all notes of gutters and rwls not to be on site plan. Further review will be required and must submit tree removal permits and plans.

a. Trees has been removed from site plan. All notes of gutters and rwls was required by Building comments to show it on the site plan. Please refer to sheet A100.