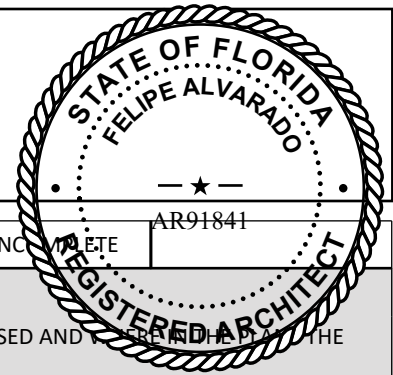




Permit Reviews

Village of Pincrest



6/7/2024	6/18/2024	6/28/2024	ZONING	SUBRATA BASU	INCORPORATE	AR91841
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Notes:

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

PLEASE PROVIDE/UPLOAD A SIGNED AND SEALED OFFICIAL SURVEY. FOLLOWING COMMENTS ARE BASED ON INFORMAL/COPY SURVEY ATTACHED AND ARE ONLY COUTESEY COMMENTS.

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

2. Complete review of the Landscape plan will be pending review and approval of the Tree Removal Plan application

3. Solar Ready Construction: 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. Requirements are as follows:

a) 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. COMMENT 3-A: INFO PROVIDED ON P-101.1, P-104.1, P-104.2, P-105, E-202, A-103

b) 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. COMMENT 3-B: INFO PROVIDED ON P-101.1, P-104.1, P-104.2, P-105, E-202, A-103

4. Auxiliary Power Supply: New residential and commercial structures and substantial improvements to residential structures exceeding 50 percent of the market value of the existing structure shall include one of the following improvements necessary to provide auxiliary power during electrical power outages:

a) permanent installation of a stand by generator (separate permit) 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

Please note that this is separate from Solar Ready requirement and must be in place prior to receiving TCO or CO.

Please Note: The Site Plan and the Electrical Plan show a future generator. Please note that a generator requires a separate permit and the exact location to be determined based on the manufacturer's sound data specification. The generator must be installed prior to TCO or CO to meet this requirement

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)

a. Either a minimum of one solar water heater, tankless water heater, or a hybrid electric water heater or a photovoltaic solar electric system SATISFIED

b. A/C with minimum SEER of 15 and utilizes natural refrigerants or other refrigerants that contain no hydrochlorofluorocarbons (HCFC) SATISFIED

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 general contractor prior to issuance of a temporary or permanent certificate occupancy (review code section as noted for further details)

6. Please submit Recorded Covenants for i) Work within Right of Way, ii) Maintenance of Landscaping and Grass in right of Way, AND iii) Use COVENANTS AND DECLARATIONS OF USE TO BE PROVIDED BY CLIENT AND OR PERMIT EXPEDITER

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.

8. Please note that the maximum height of a free-standing wall is six feet from the side with lower grade

9. Please provide the rear setback from the property line to the Gym. COMMENT9: SEE REVISED SHEETS A-100, Z-101 UNDER REVISION #1

COMMENT 5-A : INFO PROVIDED ON P-101.1, P-104.1, P-104.2, P-105

ADDITIONAL REVIEW WILL BE NECESSARY

COMMENT 5-B : INFO PROVIDED ON M-201

COMMENT 5-C : INFO PROVIDED ON G-005. IN ADDITION WE WILL ADD VERBATIM YOUR COMMENT ON A-101 AS WELL

COMMENT 5-D : INFO PROVIDED ON A-100. WE EVEN DID THE MATH FOR YOU (6X4= 24 & 4X4=16)

COMMENT 5-E : NOT A COMMENT BUT RATHER A PROCEDURE THAT THE GENERAL CONTRACTOR HAS TO DO

COMMENT 7 : INFO PROVIDED ON ZONING SHEETS Z: SAME TYPE OF INFORMATION AND FORMAT AS THE OTHER APPROVED RECENT PROJECTS. PLEASE REFER TO THE Z-SHEETS.

NOTE: PLEASE REFER TO ATTACHED ORIGINAL SUBMITTED PDF'S FOR INFORMATION YOU HAVE REQUESTED ON THIS COMMENT SHEET. WE HAVE HIGHLIGHTED FOR YOU ON EACH SHEET FOR EASE OF FINDING REQUESTED INFO.

TO BE PROVIDED BY GC. WE ADDED NOTE ON SHEET A-100 SEE REVISION #1

COMMENTS: GRADE AROUND WALL EQUIPMENT ENCLOSURE ON THE EAST SIDE OF HOUSE IS 9 NGVD AND WALL HEIGHT IS 15 NGVD THEREFORE WALL HEIGHT IS SET TO 6' IN HEIGHT. PLEASE REFER TO CIVIL C-100 DRAWING FOR GRADE ELEVATIONS AROUND WALL AREA

FINISHED TILE WORK: LEAVE FINISHED INSTALLATION CLEAN AND FREE OF CRACKED, CHIPPED, BROKEN UNBONDED, OR OTHERWISE DEFECTIVE TILE WORK.

PROTECTION: WHEN RECOMMENDED BY TILE MANUFACTURER, APPLY A PROTECTIVE COAT OF NEUTRAL PROTECTIVE CLEANER TO COMPLETED TILE WALLS AND FLOORS. PROTECT INSTALLED TILE WORK FROM OTHER HEAVY COVERING DURING CONSTRUCTION PERIOD TO PREVENT DAMAGE AND WEAR.

PROHIBIT FOOT AND WHEEL TRAFFIC FROM USING TILED FLOORS FOR AT LEAST THREE (3) DAYS AFTER GROUTING IS COMPLETED.

BEFORE FINAL INSPECTION REMOVE PROTECTIVE COVERINGS AND RINSE NEUTRAL CLEANER FROM TILE SURFACES.

CONTRACTOR TO SUBMIT TILE SAMPLES FOR ARCHITECT'S APPROVAL.

PAINING SECTION 09900

PART 1 – GENERAL

1.01 SUBMITTALS

A. PRODUCT DATA: SUBMIT A COMPLETE LIST OF PAINT MATERIALS PROPOSED FOR USE, TOGETHER WITH THE MANUFACTURER'S TECHNICAL INFORMATION, INCLUDING PAINT LABEL ANALYSIS, VOC CONTENT, AND MATERIAL SAFETY DATA SHEETS (MSDS).

PART 2 – PRODUCTS

2.01 MATERIALS

- A. WATERBORNE LATEX (ACRYLIC) EMULSION PAINT:
1. ZERO-VOC PAINTS: FLAT AND EGGSHELL, VOC CONTENT LESS THAN 5 GRAMS/LITER
2. LOW-VOC PAINT: SEMI-GLOSS AND GLOSS, VOC CONTENT LESS THAN 100 GRAMS/LITER
- B. OIL-BASED, LOW-VOC PAINT (MAXIMUM VOC CONTENT LESS THAN 5 GRAMS/LITER); MAXIMUM 10% AROMATIC HYDROCARBONS CONTENT.
- C. EPOXY: WATERBORNE; MAXIMUM VOC CONTENT 200 GRAMS/LITER
- D. MINERAL SILICATE PAINT: FOR MINERAL SURFACES INCLUDING CONCRETE AND STONE; CONSISTS OF INORGANIC FILLERS AND PIGMENTS SUSPENDED IN POTASSIUM SILICATE.
- I. TRANSPARENT FINISHES:
1. POLYURETHANE, WATER-BASED; MAXIMUM VOC CONTENT 120 GRAMS/LITER
2. PENETRATING OIL: OIL-BASED, WATER-REDUCIBLE EXTERIOR FINISH
- J. PAINT STRIPPERS – LOW-EMISSIONS SHALL NOT CONTAIN METHYLENE CHLORIDE. AVOID PRODUCTS CONTAINING METHANOL AND TRICHLOROETHYLENE.

PART 3 – EXECUTION

3.01 INDOOR AIR QUALITY

- A. WEAR PROTECTIVE CLOTHING AND RESPIRATORS WHEN APPLYING OIL-BASED PAINTS OR USING SPRAY EQUIPMENT WITH ANY PAINTS.
- B. MAXIMIZE VENTILATION DURING APPLICATION AND DRYING.
- C. ISOLATE AREA OF APPLICATION FROM REST OF BUILDING.
- D. VACATE SPACE FOR AS LONG AS POSSIBLE AFTER APPLICATION. WAIT A MINIMUM OF 48 HRS BEFORE OCCUPYING FRESHLY PAINTED ROOMS.

3.02 WASTE MANAGEMENT

- A. SEPARATE WASTE IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN, SET ASIDE EXTRA PAINT FOR FUTURE COLOR MATCHES, OR REUSE BY OWNER, HABITAT FOR HUMANITY, ETC. WHERE LOCAL OPTIONS EXIST FOR LEFTOVER PAINT RECYCLING, COLLECT ALL WASTE PAINT BY TYPE AND PROVIDE FOR DELIVERY TO RECYCLING OR COLLECTION FACILITY.
- B. CLOSE AND TIGHTLY SEAL ALL PARTLY USED PAINT AND FINISH CONTAINERS AND STORE PROTECTED IN WELL-VENTILATED, FIRE SAFE AREA AT MODERATE TEMPERATURE.
- C. PLACE EMPTY CONTAINERS OF SOLVENT-BASED PAINTS IN AREAS DESIGNATED FOR HAZARDOUS MATERIALS.
- D. DO NOT DISPOSE OF PAINTS OR SOLVENTS BY POURING ON THE GROUND. PLACE IN DESIGNATED CONTAINERS FOR PROPER DISPOSAL.

WORK INCLUDES SURFACE PREPARATION AND PAINTING OF INTERIOR AND EXTERIOR SURFACES FOR THE TOTAL PROJECT. WHERE ITEMS OR SURFACES ARE NOT SPECIFICALLY MENTIONED, POINT THE SAME AS SIMILAR ADJACENT MATERIALS OR AREAS.

PAINTING NOT REQUIRED: UNLESS OTHERWISE INDICATED, PAINTING IS NOT REQUIRED ON CASEWORK, PLASTIC LAMINATE, MECHANICAL EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL EQUIPMENT (EXCLUDING EXPOSED DISTRIBUTION CABINET(S)) ELECTRICAL DEVICES. PAINTING IS NOT REQUIRED ON SURFACES SUCH AS WALLS OR CEILINGS IN CONCEALED OR INACCESSIBLE AREAS. METAL SURFACES OF ANODIZED ALUMINUM, STAINLESS STEEL, CHROMIUM PLATE AND SIMILAR FINISHED MATERIALS DO NOT REQUIRE FINISH PAINTING; DO NOT PAINT OVER CODE-REQUIRED LABELS OR EQUIPMENT IDENTIFICATION LABELS.

JOB CONDITIONS: APPLY PAINTS ONLY WHEN TEMPERATURE OF SURFACES TO BE PAINTED AND SURROUNDING AIR TEMPERATURES ARE WITHIN RECOMMENDED RANGE PERMITTED BY THE PAINT MANUFACTURER'S PRINTED INSTRUCTIONS.

MATERIALS: PAINT AND STAIN MATERIALS AS LISTED IN THE FINISH LEGEND UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS

SURFACE PREPARATION: CLEAN SURFACES OF DIRT, RUST, SCALE, GREASE, MOISTURE, OR OTHER CONDITIONS OTHERWISE DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURER'S PRINTED INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION. REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH-PAINTED, OR PROVIDE PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. REMOVE, IF NECESSARY, FOR COMPLETE PAINTING OF ITEMS AND ADJACENT SURFACES, FOLLOWING COMPLETION OF PAINTING OF EACH SPACE OR AREA, REINSTALL REMOVED ITEMS.

COMPLY WITH MANUFACTURER'S PRINTED DIRECTIONS IN APPLYING PAINT MATERIALS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.

SCHEDULING: APPLY FIRST-COAT MATERIAL TO SURFACES THAT HAVE BEEN CLEANED, PRE-TREATED OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICAL AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION. ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATINGS TO PERMIT PROPER DRYING. DO NOT RE-COAT UNTIL PAINT HAS DRIED TO MANUFACTURER'S SPECIFICATIONS.

FORMULATE COLOR OF PRIME COAT TO MATCH COLOR OF FINISH COATS.

APPLY PAINT TO PROVIDE AN OPAQUE SMOOTH, SURFACE OF UNIFORM FINISH COLOR, APPEARANCE AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAP MARKS, BRUSH MARKS, RUNS, SAGS, RAPIDNESS OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE AND WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.

APPLY ADDITIONAL PAINT COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. GIVE SPECIAL ATTENTION TO INSURE THAT SURFACES, INCLUDING EDGES, CORNERS, CREVICES, AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES. REMOVE, REFINISH OR REPAINT WORK NOT IN COMPLIANCE WITH SPECIFIED REQUIREMENTS.

CLEAN UP: UPON COMPLETION OF PAINTING WORK, CLEAN WINDOW GLASS AND OTHER DAMAGED PAINT-SPLATTERED SURFACES. REMOVE SPLATTER PAINT AND CLEAN DAMAGED FINISH SURFACES. TOUCH-UP AND RESTORE ALL DAMAGED OR DEFACED PAINTED SURFACES AFTER COMPLETION OF WORK OF OTHER TRADES.

SCHEDULE – SHOP PRIMED ITEMS FOR SITE FINISHING

METAL FABRICATION (SECTION 05500): EXPOSED SURFACES OF STAIRS

MANUFACTURED ROOF SPECIALTIES (SECTION 07710): EXPOSED SURFACES OF METAL COPINGS AND TRIM.

STEEL DOORS & FRAMES (SECTION 08111): INTERIOR AND EXTERIOR FACES OF STEEL DOORS AND FRAMES.

ROOF VENTILATORS: EXPOSED SURFACES OF ROOF VENTILATORS TO MATCH ROOFING.

FINISH LEGEND SCHEDULE – EXTERIOR SURFACES

STUCCO – ONE COAT PRIMER, 2 COATS LATEX, FLAT

WOOD – PAINTED: ONE COAT ALKYD PRIMER SEALER, TWO COATS ALKYD ENAMEL, SURFACE AS SCHEDULED.

CONCRETE, CONCRETE BLOCK: ONE COAT BLOCK PRIMER, ONE COAT PRIMER SEALER LATEX, ONE COAT LATEX, FLAT ENCLOSURE.

STEEL – UNPRIMED: ONE COAT ZINC CHROMATE PRIMER, TWO COATS ALKYD ENAMEL, GLOSS

STEEL – SHOP PRIMED: TOUCH-UP WITH ZINC CHROMATE PRIMER, TWO COATS ALKYD ENAMEL, GLOSS.

STEEL – GALVANIZED: ONE COAT ZINC CHROMATE PRIMER, ONE COAT PRIMER SEALER LATEX, ONE COAT LATEX, FLAT.

SCHEDULE – INTERIOR SURFACES

WOOD – TRANSPARENT: AWI SYSTEM #3 AS SPECIFIED IN CARPENTRY SECTIONS. WASHCOAT, ONE COAT STAIN, FILLER COAT (FOR OPEN GRAINED WOOD ONLY), ONE COAT SEALER, TOP COAT, REFER TO MILLWORK DRAWINGS.

WOOD – PAINTED: ONE COAT ALKYD PRIMER SEALER, TWO COATS ALKYD ENAMEL, SURFACE AS SCHEDULED.

STEEL – UNPRIMED: ONE COAT ZINC CHROMATE PRIMER, TWO COATS LATEX– ENAMEL, STAIN.

STEEL – PRIMED: ONE COAT ZINC CHROMATE PRIMER, ONE COAT LATEX– ENAMEL, SATIN.

STEEL – PRIMED: ONE COAT ZINC CHROMATE PRIMER, ONE COAT ALKYD ENAMEL, GLASS.

STEEL – GALVANIZED: ONE COAT ZINC CHROMATE PRIMER, ONE COAT LATEX– ENAMEL, SATIN.

PLASTER GYPSUM BOARD: ONE COAT LATEX PRIMER SEALER, TWO COATS LATEX, SURFACE AS SCHEDULED.

EQUIP & FURNISHING INSTALLATION

SECTION 11300

WORK INCLUDED: INSTALL OWNER FURNISHED EQUIPMENT AND FURNISHINGS, WHERE SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. COORDINATE FOR DELIVERY, RECEIVE AT THE SITE, UNLOAD, PROTECT, SET-IN-PLACE, AND COORDINATE FINAL CONNECTIONS.

COORDINATION: VERIFY AND COORDINATE ROUGH-IN LOCATIONS OF ELECTRICAL AND PLUMBING CONNECTIONS. EXAMINE AND INSPECT ROUGH-IN SERVICES, AND INSTALLATION OF FLOOR, CEILING OR OTHER CONDITIONS UNDER WHICH THE EQUIPMENT IS TO BE INSTALLED – VERIFY THAT DIMENSIONS OF SUCH ITEMS ARE ACCEPTABLE BEFORE INSTALLATION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

INSTALLATION: SET EACH ITEM OF NON-MOBILE AND NON-PORTABLE EQUIPMENT SECURELY IN PLACE, LEVELED AND ADJUSTED TO CORRECT HEIGHT. ANCHOR TO SUPPORTING SUBSTRATE WHERE INDICATED AND WHERE REQUIRED FOR SUSTAINED OPERATION AND USE WITHOUT SHIFTING OR DISLOCATION. CONCEAL ANCHORAGES WHERE POSSIBLE.

ADJUST AND CLEAN: TEST EACH ITEM OF OPERATIONAL EQUIPMENT TO DETERMINE THAT IT IS OPERATING PROPERLY. COORDINATE REPAIR OR REPLACEMENT OF EQUIPMENT FOUND TO BE DEFECTIVE WITH THE EQUIPMENT SUPPLIER. REMOVE PROTECTIVE COVERINGS IF ANY AND CLEAN ITEMS, READY FOR USE.

PLUMBING SECTION

SECTION 15400

THE WORK INCLUDES PROVIDING THE PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK-UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURES, FOR EXACT LOCATIONS. COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, AND WITH EQUIPMENT FURNISHED BY OTHERS.

PIPING SYSTEMS – GENERAL: REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. FIXTURES FURNISHED BY OTHERS: PROVIDE WATER SUPPLIES AND WASTE TRAPS AT ALL HAND SINKS AND KITCHEN SINKS FURNISHED BY KITCHEN EQUIPMENT SUPPLIER INCLUDED ARE STOP VALVES, ESCUTCHEONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

SEWER AND WASTE PIPING: REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS

VENTS AND DOWN SPOUTS: REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS

CONDENSATE AND INDIRECT DRAIN PIPING: REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS

CLEANOUTS: AS PER PLUMBING DRAWINGS. PROVIDE WALL AND FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

WATER DISTRIBUTION PIPING: REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS

TEST WATER SYSTEM: REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTCHEONS.

HVAC SYSTEM

SECTION 15500

THE WORK INCLUDES PROVIDING THE HVAC SYSTEM AND PROVIDING NEW DUCTWORK, GRILLES, INSULATION, CONTROLS AND EQUIPMENT NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM. HVAC SYSTEM INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

INSTALLATION OF VENTILATION AND AIR CONDITIONING HVAC UNITS. NEW SUPPLY, RETURN & EXHAUST DUCTWORK SYSTEM WITH GRILLES, DIFFUSERS, AND FILTERS.

DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS, AS REQUIRED. FURNISH AND INSTALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. THE WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

COORDINATE WITH THE WORK OF OTHER SECTIONS AND WITH EQUIPMENT FURNISHED BY OTHERS.

EXTRA STOCK: PROVIDE TWO (2) COMPLETE SETS OF REPLACEMENT FILTERS FOR EACH HVAC UNIT.

DUCT DIMENSIONS: UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS INDICATED ARE FREE AREA.

SHEET METAL DUCTWORK: SHEET METAL FABRICATED AND INSTALLED TO ASHRAE AND SMACNA STANDARDS. SHEET METAL SHALL BE GALVANIZED SHEET STEEL OF LOCK-FORMING QUALITY, ASTM A-525, UNLESS OTHERWISE NOTED. DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS ON LINED DUCTS OR SHEET METAL DIMENSIONS ON UNLINED DUCTS. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. CONNECTIONS TO WALLS OR FLOORS SHALL BE AIRTIGHT WITH ANGLE IRON AND CAULKING. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL, AIR-TIGHT. PROVIDE TURNING VANES AT ALL SQUARE THROAT ELBOWS.

FLEX DUCT: PROVIDE FACTORY ASSEMBLED CLASS I AIR DUCT (UL 181) WITH 1" THICK 1 PCF FIBERGLASS INSULATION ND REINFORCED OUTER PROTECTION COVER/VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25. SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR 2" W.G. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. PROVIDE METAL ADJUSTABLE CLAMPING DEVICES, SCREW OPERATED. USE TWIST LOCK CONICAL TAP COLLARS AT CONNECTIONS INTO SHEET METAL DUCTWORK. DO NOT EXCEED 2 FEET IN LENGTH FOR ANY FLEX DUCT.

ACCESS PANELS: PROVIDE HINGED ACCESS PANELS IN DUCTWORK WHERE REQUIRED FOR ACCESS TO EQUIPMENT. PROVIDE INSULATED ACCESS DOORS IN INSULATED DUCTWORK.

AUTOMATIC TEMPERATURE CONTROL: LOW VOLTAGE TEMPERATURE CONTROL WITH A 24 VOLT ENERGY SAVING, SEVEN DAY SETBACK TYPE THERMOSTAT. PROVIDE SOLID STATE ELECTRONICS, TWO STAGE HEAT/COOL WITH AN AUTO CHANGEOVER FEATURE. WIRING SHALL COMPLY WITH SECTION 16400 REQUIREMENTS.

ROOF PENETRATIONS SHALL COMPLY WITH SMACNA AND NRCA STANDARDS.

TEST AND ADJUST EACH PIECE OF EQUIPMENT AND EACH SYSTEM AS REQUIRED TO ASSURE PROPER BALANCE AND OPERATION, FOLLOW NEBB AND ASHRAE STANDARDS. ELIMINATE NOISE AND VIBRATION, AND ASSURE PROPER FUNCTION OF ALL CONTROLS, MAINTENANCE OF TEMPERATURE, AND OPERATION. BALANCE MECHANICAL SYSTEM, AND SUBMIT COMPLETED TEST REPORT TO CONSTRUCTION MANAGER, PRIOR TO REQUEST FOR FINAL PAYMENT.

ELECTRICAL SYSTEM

SECTION 16400

THE WORK IS THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM AS SHOWN AND SPECIFIED ON THE DRAWINGS.

ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

COORDINATE WITH THE WORK OF OTHER SECTIONS, AND MAKE ALL CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS. REFER TO ARCHITECTURAL EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION REGARDING EQUIPMENT AND CASEWORK, AND ELECTRICAL CONNECTIONS REQUIRED THEREIN.

SPECIFICATIONS: THE SPECIFICATIONS, NOTES, AND SCHEDULES ON THE ELECTRICAL DRAWINGS ARE THE SPECIFICATIONS FOR THE PROJECT.

ZONING COMMENT #4 (GENERATOR) INFORMATION WAS PROVIDED ON ORIGINAL DRAWINGS

FAO

ARCHITECTURE

407 BUCKLE ROAD
SUITE 8
MIAMI BEACH, FLORIDA 33159
P 786.448.5830

PROJECT NO: 2305

CLIENT
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI, FLORIDA 33181

REVISIONS

CRS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
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MIAMI BEACH, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC.
LANDSCAPE ARCHITECT
4450 NW 97TH COURT
DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33057

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA ROBLES 131
6545 SW 131 STREET PINECREST, FLORIDA 33196



PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE LLC

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC, AND ANY CONSULTANTS AND INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE WORKSHEET AND CONSULTANTS SHALL BE PREPARED BY THE AUTHOR AND OWNER AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:



FELIPE ALVARADO AR 91841

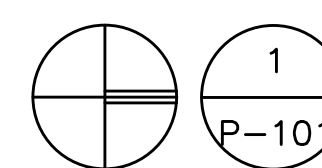
NAME:
CONSTRUCTION DOCUMENTS

DATE DATE:
JUNE 4, 2024

SHEET TITLE:
SPECIFICATIONS

SHEET:

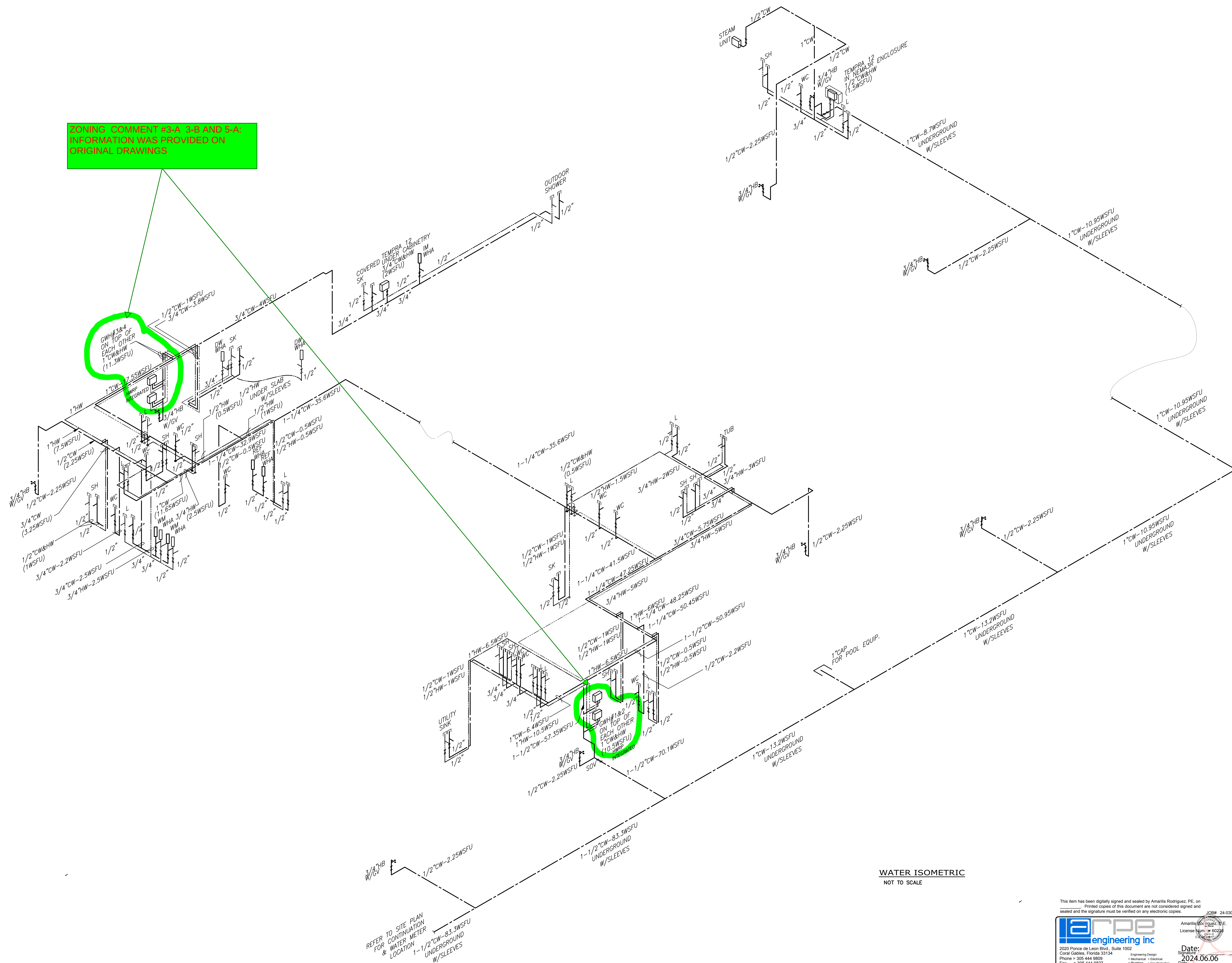
G-005

ZONING COMMENT #3-A AND 3-B:
INFORMATION WAS PROVIDED ON
ORIGINAL DRAWINGSZONING COMMENT #5-A:
INFORMATION WAS PROVIDED ON
ORIGINAL DRAWINGSSOLAR
GWHREFER TO SITE PLAN
FOR CONTINUATIONREFER TO SITE PLAN
FOR CONTINUATIONZONING COMMENT #3-A AND 3-B:
INFORMATION WAS PROVIDED ON
ORIGINAL DRAWINGSZONING COMMENT #5-A:
INFORMATION WAS PROVIDED ON
ORIGINAL DRAWINGS

WATER & GAS FLOOR PLAN

SCALE: 3/16"=1'-0"

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engineering inc
2020 Ponce de Leon Blvd., Suite 1002
Coral Gables, Florida 33134
Phone > 305 444 9809
Fax > 305 444 9827
Engineering Design:
• Mechanical • Electrical
• Plumbing • Fire Protection
www.arpe-eng.comDate: 2024.06
12:18:17
-04'00"



WATER ISOMETRIC
NOT TO SCALE

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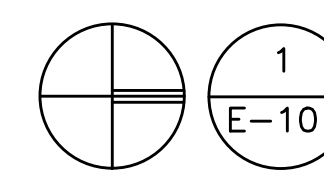
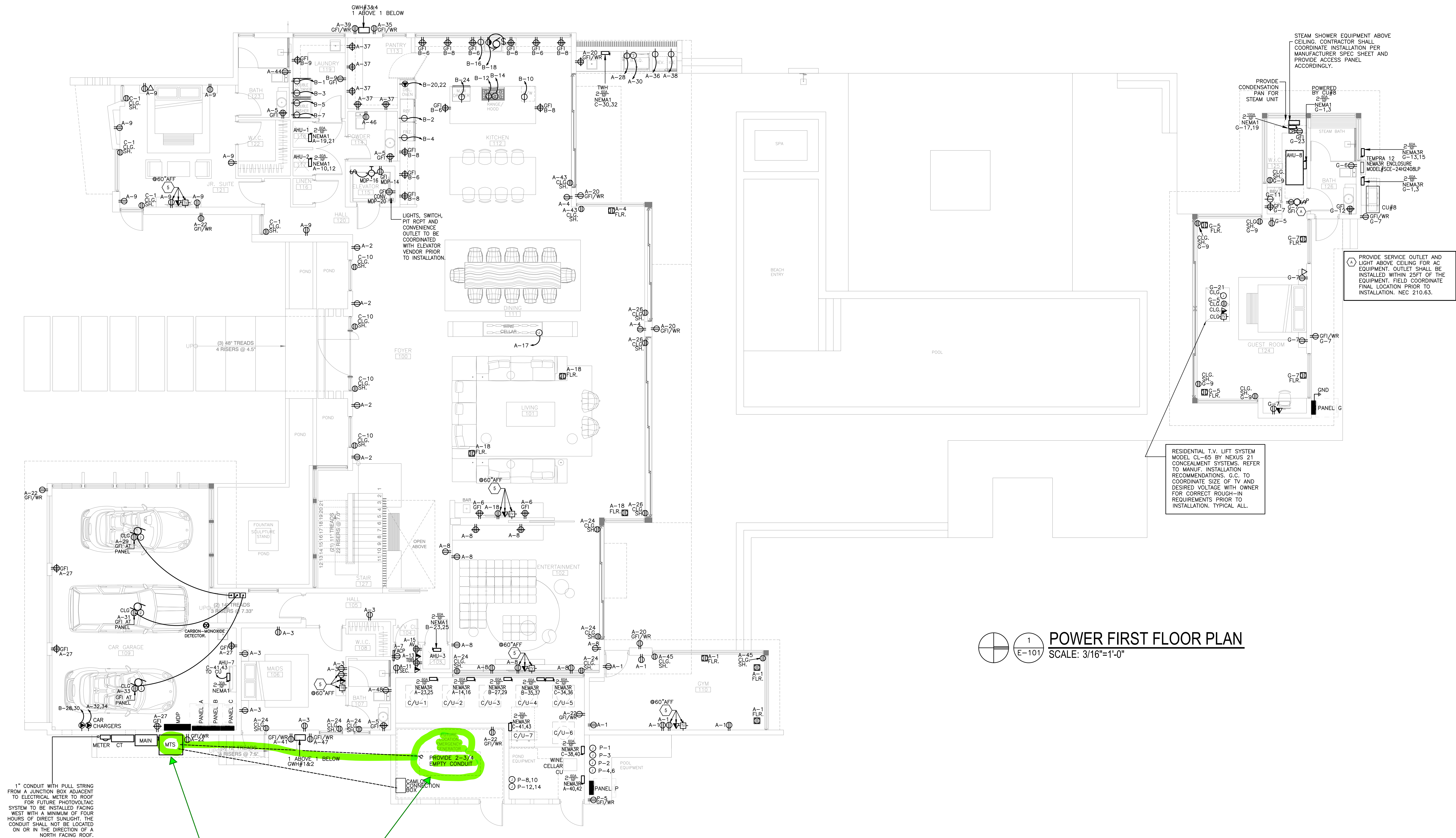
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Coral Gables, Florida 33134
Phone » 305 444 9809
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Amarielis B. Rodriguez, E.
License Num. » 60238
State of FL
Date: 2024.06.06
Signature: 12:22:44-04'00

Date: 2024.06.06
Signature: _____
Date: 12:22:44 -0



1
E-101
POWER FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

1" CONDUIT WITH PULL STRING FROM A JUNCTION BOX ADJACENT TO ELECTRICAL METER TO ROOF FOR FUTURE PHOTOVOLTAIC SYSTEM TO BE INSTALLED FACING WEST WITH A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF.

ZONING COMMENT #4 (GENERATOR):
INFORMATION WAS PROVIDED ON
ORIGINAL DRAWINGS

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Amari Rodriguez, PE
License Num: 000236
Date: 2024.06.06
13:41:35 -04'00'

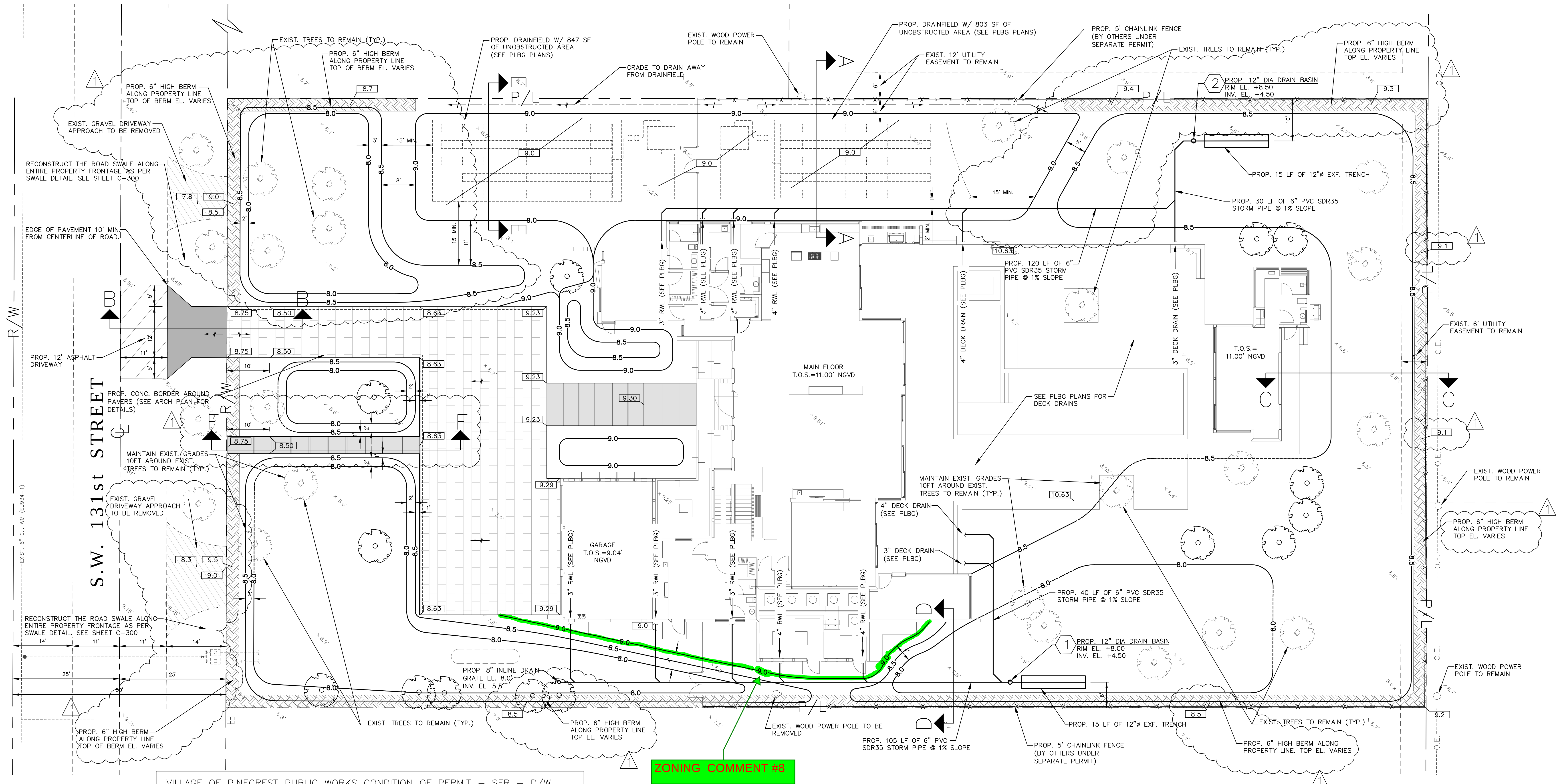
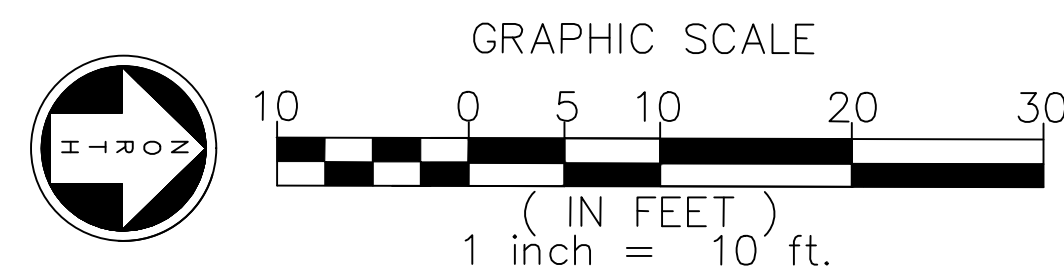
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> Mechanical > Electrical
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	LIGHT FIXTURE DESIGNATION, FLOODLIGHT, SEE LIGHTING FIXTURE
	LIGHT FIXTURE DESIGNATION, SEE LIGHTING FIXTURE SCHEDULE
	LIGHTING FIXTURE, SURFACE MOUNTED
	LIGHTING FIXTURE, RECESSED MOUNTED
	LIGHTING FIXTURE, WALL MOUNTED
	1 X 4 FLOURESCENT LIGHT FIXTURE.
	TOGGLE SWITCH 120/277V, 20 AMP., (M.H. = 48° A.F.F.), 3-WAY
	TOGGLE SWITCH 120/277V, 20 AMP., (M.H. = 48° A.F.F.), 4-WAY
	TOGGLE SWITCH 120/277V, 20 AMP., (M.H. = 48° A.F.F.)
	TOGGLE SWITCH 120/277V, 20 AMP., KEYSWITCH (M.H. = 48° A.F.F.)
	DOOR SWITCH 120/277V, 20 AMP. (HORSEPOWER RATED), (M.H. = 48° A.F.F.)
	FAN JAM SWITCH (DOOR ACTIVATED) 120/277V, 20 AMP., (M.H. = 48° A.F.F.)
	TOGGLE SWITCH 120/277V, 20 AMP., WITH (M.H. = 48° A.F.F.)
	10 MIN. TIME DELAY, RELAY BY MECH. CONT. INSTALLED BY E.C.
	FAN AND LIGHTING SWITCH 120/277V, 20 AMP., (M.H. = 48° A.F.F.), 3-WAY
	TOGGLE SWITCH 120/277V, 20 AMP., WITH PILOT LIGHT (M.H. = 48° A.F.F.)
	TOGGLE SWITCH 120/277V, 20 AMP., EXPLOSION PROOF
	SPEED SWITCH 120/277V, 20 AMP. U.O.N., (M.H. = 48° A.F.F.)
	SINGLE PHASE MANUAL MOTOR STARTER, (M.H. = 48° A.F.F.)
	DIMMER SWITCH 120/277V, 20 AMP., (M.H. = 48° A.F.F.)
	DUPLEX RECEPTACLE, 20 AMP., 125V., (M.H. = 18° A.F.F.)
	DUPLEX RECEPTACLE, 20 AMP., 125V., RECESS FLOOR MOUNTED
	DUPLEX RECEPTACLE, 20 AMP., 125V., CEILING MOUNTED
	USB OUTLET, (M.H. = 18° A.F.F.)
	DUPLEX RECEPTACLE, 20 AMP., 125V., TOP HALF SWITCHED, (M.H. = 18° A.F.F. UNLESS OTHERWISE NOTED)
	DUPLEX RECEPTACLE, 20 AMP., 125V., ISOLATED GND. AND GROUND PROTECTED, (M.H. = 18° A.F.F.)
	SINGLE RECEPTACLE, 20 AMP., 125V., COORDINATE M.H. WITH DEDICATED EQUIPMENT
	FOUR-PLUG QUD RECEPTACLE, 20A., 125V., (M.H. = 18° A.F.F.)
	SPECIAL PURPOSE OUTLET 220V E.C. RANGE OUTLET, DOORS, W/ EQUIPT.
	DUPLEX RECEPTACLE, 20 AMP., 125V., MOUNT ABOVE COUNTER
	20 AMP., 125V., TWIST LOCK RECEPTACLE FOR FLOOR POLISHING MACHINE
	JUNCTION BOX, MOUNTING AS SHOWN
	GARAGE DOOR PUSH BUTTON SWITCH
	ELECTRIC MOTOR
	MOTOR STARTER
	COMBINATION MOTOR STARTER, TYPE AS DESIGNATED
	ELECTRICAL PANEL, SEE PANEL SCHEDULE SHEET(S) FOR DETAILS
	EXISTING EQUIPMENT TO REMAIN
	NEW EQUIPMENT OR WORK OF THIS PROJECT
	SMOKE ALARM/CO SENSOR COMBINATION
	120V WITH BATTERY BACK UP
	CIRCUIT BREAKER, TYPE AND SIZE AS PER DRAWINGS.
	LOW VOLTAGE LIGHTING KEYPAD
	GLOCK
	BELL
	TELEPHONE FLOOR MOUNTED
	DUAL TELEPHONE OUTLET MOUNTED AT 18" A.F.F. USE CAT-5
	W/1" STUB UP 6" ABOVE CEILING.
	DUAL TELEPHONE OUTLET MOUNTED AT 54" A.F.F. USE CAT-5
	W/1" STUB UP 6" ABOVE CEILING.
	COMPUTER/DATA TELEPHONE OUTLET MOUNTED AT 18" A.F.F. USE CAT-5
	W/1" STUB UP 6" ABOVE CEILING.
	TELEVISION OUTLET (M.H. = 18" A.F.F.)
	LIGHTING TRANSFORMER

ABBREVIATIONS				
A.C.	ABOVE COUNT	G.F.I.	GROUND FAULT INTERRUPTER	
A.F.	ABC FAULT	G.F./M.R.	GROUND FAULT CIRCUIT BREAKER WITH WEATHER RESISTANT WALLE IN USE TYPE COVER	
A.F.F.	ABOVE FINISHED FLOOR			
A.S.W.	ABOVE SHOW WINDOW ROPT.			
B.F.C.	BELOW FINISHED CEILING	L.C.	LOCKABLE COVER	
B.F.G.	BELOW FINISHED GRADE	M.H.	MOUNTING HEIGHT	
C.B.	CIRCUIT BREAKER	M.E.R.	MAIN ELECTRICAL ROOM	
C.	CENTER LINE	N	NEW DEVICE	
CL	DEDICATED FOR COMPUTER, PROVIDE INDICATED	N.F.	NOT FUSED	
D	GROUND AND NEUTRAL	NL	NIGHT LIGHT	
		T.C.	TERMINAL CABINET	
		T.S.	TIME SWITCH	
EM	PROVIDE EMERGENCY BATTERY PACK W/APPURTENANCE, CONNECT AHEAD OF ALL SWITCHES.	U.O.N.	UNLESS OTHERWISE NOTED	
		WP.	WEATHER PROOF	
FLR.	FLOOR	WR.	WEATHER RESISTANT	
E	EXISTING DEVICE TO REMAIN	TX	TRANSFORMER	
RL	EXISTING RELOCATED	M.S.	MOTION SENSOR	
		ATS.	AUTOMATIC TRANSFER SWITCH	
		C.G.	CEILING	
		RM	EXISTING TO BE REMOVED	

[illegible]



VILLAGE OF PINECREST PUBLIC WORKS CONDITION OF PERMIT - SFR - D/W

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
7. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. PUBLIC WORKS CONTACT INFORMATION IS: PUBLICWORKS@PINECREST-FL.GOV
8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000-PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THE EXISTING ASPHALT EDGE.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE – NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
14. NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
15. ALL SOD IN THE ROW WILL BE SAND GROWN, 'EMPIRE ZOYSIA'.
16. ALL DRIVEWAY APPROACHES WILL MEET ALL ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL.

ZONING COMMENT #8

ENGINEER OF RECORD
CONSTRUCTION OBSERVATIONS AND
FINAL CERTIFICATION REQUIREMENTS

THE FINAL CERTIFICATION OF COMPLETION OF PROJECT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS WILL "NOT" BE ISSUED BY THE ENGINEER OF RECORD (EOR) TO THE VILLAGE OF PINECREST UNTIL ALL THE REQUIREMENTS DESCRIBED HEREIN HAVE BEEN MET.

1. PRIOR TO BEGIN THE SITE CONSTRUCTION, THE CONTRACTOR SHALL REQUEST AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER OF RECORD (EOR), TO REVIEW THE PROJECT DESIGN AND THE REQUIREMENTS FOR SITE OBSERVATION AND FINAL CERTIFICATION.
2. DURING THE CONSTRUCTION OF THE SITE PAVING, GRADING AND DRAINAGE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO SITE VISIT TO OBSERVE THE FOLLOWING ITEMS:
 - 1) STORM DRAINAGE BASINS AND PIPES
 - 2) EXFILTRATION TRENCH DEPTH, WIDTH AND LENGTH
 - 3) PRELIMINARY SITE GRADING
 - 4) FINAL SITE GRADING, AFTER LANDSCAPING
 - 5) FINAL SITE VISIT AND OBSERVATION
3. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL SITE VISIT, THE CONTRACTOR SHALL PROVIDE THE EOR WITH FINAL "PAVING, GRADING AND DRAINAGE AS-BUILT" DRAWING, SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED SURVEYOR, THE FINAL AS-BUILT SHALL SHOW ACCURATE SITE GRADING, AND THE LOCATION, SIZE, RIM, AND INVERT ELEVATIONS OF DRAINAGE STRUCTURES AND EXFILTRATION TRENCHES.
4. PRIOR TO FINAL CERTIFICATION, THE CONTRACTOR SHALL PROVIDE THE EOR WITH A NOTARIZED CERTIFICATION LETTER STATING THAT THE DRAINAGE SYSTEM CONSTRUCTION WAS COMPLETED IN ACCORDANCE WITH THE PLANS AND PERMIT, AND THAT THE SYSTEM IS CLEAN AND FREE OF DEBRIS.

DATUM NOTE:

**UNLESS OTHERWISE INDICATED, ALL ELEVATIONS SHOWN
HEREON REFER TO FINISH ELEVATIONS AND ARE RELATIVE TO
THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.**

NYLOPLAST GRATE LOCKING REQUIREMENTS

ALL DRAIN BASINS GRATES SHALL BE HINGED WITH STANDARD LOCKING ASSEMBLY. FRAMES SHALL BE BOLTED TO THE BASIN BODY BY THE CONTRACTOR, IN THE FIELD.

ALL INLINE DRAIN GRATES SHALL HAVE LOCKING GRATE ASSEMBLY OR NYLOPLAST DROP-IN LOCKING KITS AS APPLICABLE.

P, G & D LEGEND

- | | |
|---|--|
|  | PROPOSED ASPHALTIC CONCRETE DRIVEWAY |
|  | PROPOSED PERVIOUS CONCRETE PAVERS |
|  | PROPOSED POROUS CONCRETE |
|  | PROPOSED "A" MILLING AND REPAVING |
|  | EXISTING GRAVEL DRIVEWAY TO BE REMOVED |
|  | INVERT ELEV. |
|  | PROPOSED ELEVATIONS (NGVD) |
|  | EXISTING ELEVATIONS (NGVD) |
|  | FINISHED SLAB ELEVATION |
|  | DENOTES GRADE TO DRAIN |
|  | DENOTES PROP. CONTOUR ELEV. LINE (NGVD) |
|  | DENOTES EXIST. CONTOUR ELEV. LINE (NGVD) |
|  | DENOTES PROPERTY LINE |
|  | DENOTES RIGHT OF WAY LINE |



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!