



SITE PLAN NOTES

- CONTRACTORS AND SUBCONTRACTORS SHALL PERFORM ALL CONSTRUCTION ACCORDANCE WITH ALL CODES, REGULATIONS HAVING JURISDICTION AND RESTRICTIONS AND SHALL BE RESPONSIBLE FOR THE SAME.
- ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION BY THE CONTRACTOR AND/OR SUB-CONTRACTOR. CONTRACTOR AND/OR SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- SURVEYORS SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO THE CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY TO THE CONSTRUCTION DOCUMENTS
- CONTRACTOR TO VERIFY ALL SETBACKS, EASEMENTS, R.O.W. SIZE AND LOCATIONS AND BE RESPONSIBLE FOR THE SAME
- THE DRAINAGE SWALE WILL BE A MINIMUM OF 2 INCHES LOWER THAN THE EDGE OF THE STREET IN THE DRIVEWAY AND A MINIMUM OF 6 INCHES LOWER IN THE GRASS.
- OWNER SHALL SUBMIT A FINAL SURVEY TO CITY ENGINEER OFFICE PRIOR TO THE FINAL INSPECTION. SURVEY MUST INCLUDE SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE TO THE DESIGN, APPROXIMATE LOCATIONS OF THE SEPTIC TANK, DRAINFIELD, WELLS AND SERVICE LINES TO THE BUILDING.
- PLEASE SEE CIVIL PLANS FOR GRADES AND DIMENSIONS
- FINISH FLOOR ELEVATION SHALL NOT BE LESS THAN 18" ABOVE THE CROWN OF THE ROAD
- MAXIMUM SLOPE SHALL NOT EXCEED 4(H):1(V)

GENERAL NOTES

HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ANY DISTURBED EXISTING MANHOLES, METERS, VALVE BOXES, BLOW-OFF RISERS, ETC., TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.



THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA FL Lic. #: A24002780 - AR 95385
6476 Kirsten Way, Lake Worth, FL 33467
Phone | 561.248.5498 Fax | 561.561.8282.2445

Digitally signed by Sandra Puerta
Date: 2022.04.13 15:31:24 -04'00'

DATE: Dec. 2, 21

BLDG. DEPT. PLAN REVISIONS:
Feb. 7, 22
Apr. 6, 22

New Tenant Improvement For:
FLAMINGO SEAFOOD
POMPAÑO BEACH, FL
Parcel ID: 49-43-06-01-0040

Site Plan and Notes
MANAGED BY: SP
DRAWN BY: GP
REVIEWED BY: SP
SHEET: SP-1

EXISTING SITE PLAN
SCALE: 1"=10'-0"

