



Pelican Cove Canal Owners' Association Plan Submission Checklist for Builders and Owners

This checklist is provided as an aid to owners, builders and consultants that are submitting plans to the PCCOA Architectural Control Committee. Owners, builders, and consultants should go over their plans and be sure that all items on this checklist are complete prior to submitting the "Construction of Home Application".

Failure to submit complete plans and materials specifications will result in rejection of the plans which will be returned to the Owner with a copy of this checklist noting the deficiencies in the plans and or specifications. Resubmission of the plans will require a resubmission fee of Twenty-five Dollars (\$25.00) along with the revised plan, materials specifications and the appropriate revised application form.

- Site plan shows drawing scale, lot, and block number, lot dimensions, all setback lines, easements and the slab or foundation line, roof overhang, porches walks fences retaining walls, screen walls, driveways and any out buildings that may be included in the contract for construction of the residence. The site plan must show the finished floor elevation of the first floor and building location measured from the roof overhang.
- The preliminary elevation certificate sealed by a licensed professional engineer (PE). The final elevation certificate is required to be submitted by the time of the first inspection, for the elevation of the finished floor in place (elevation at top of the slab form boards).
- Foundation plan showing all dimensions and sealed by a licensed professional engineer (PE) or Architect.
- Two structural sections will be provided showing the basic framing, joists, beams joists, rafters decking, sheathing etc., these sections will be sealed by a licensed professional engineer (PE) or Architect.
- Floor plans for first and if required, the second floors of the residence. Floor plans include exterior dimensions, roof overhang and finished floor elevations.
- Erosion control plan showing the measures to be taken to ensure that no silt, sediment, construction debris, concrete truck washout, oil, grease or construction chemicals wash into the streets or canals. Silt fencing, installed around the entire perimeter of the property, must be properly supported and anchored during and after construction and prior to final landscaping.**
- Final site grade elevations must discharge water from site to street or canal without flowing onto neighboring lots. Plans will show gutters, downspout direction and/or connection to u/g piping, French drains, or other means to direct water to the street or canal.
- Where builder is planning to use an adjacent property for staging materials or equipment, a letter must be provided from that owner authorizing use of their property for this purpose. Any such property must be returned to original condition following construction and before the final inspection.
- Building elevations are provided for all four cardinal points showing the ground line, fenestration, rustication, detailing and material finishes. The elevations must reflect the structural properties of the building. That is the scaled dimensions must reflect the structural properties of joists, beams, trusses, bar joists or other support members. Three dimensional drawings are not a satisfactory substitute for these requirements. However, if any axonometric, isometric, oblique or perspective drawings are included in the plan set they must reflect the elevations exactly, and be to scale. Perspective drawings must be properly proportioned based on the plans.

- Owner and Builder understand there will be utmost consideration for potential work on Sunday and Holidays:

“Owner/Builder agree to be respectful of neighbors currently living in the subdivision. Owner/Builder agree to limit loud construction noise and operation of heavy construction equipment in AM hours on Sunday’s and/or Holidays.”

- Owner and Builder understand there will utmost consideration given to current homeowners and music will be kept at a minimum during construction.

- At a minimum the materials specifications shall be attached to each plan sheet on FHA Form 2005/VA Form 26-1852/FMHA Form 424-2 as revised 4/77. This form should be complete for all sections and materials. If a section does not apply the construction intended the space on the form should be marked not applicable (N/A)

Clarification of minimum roofing standard for Pelican Cove construction

As minimum, roofing must be a dimensional composite shingle warranted by the manufacturer for a minimum life of 30 years. No Non-dimensional or built up type roofing will be approved.

All shingles shall as a minimum meet the following current standards for fire, wind and hail resistance:

ASTM D3018 Standard Specification for Class A Shingles Surfaced with Mineral Granules) or

ASTM D3462 Standard Specification for Asphalt Shingles made from Glass Felt and surfaced with Mineral Granules and

ASTM D3161 Standard Test Method for Wind-Resistance of Asphalt Shingles and

UL(R) 790 Class A Fire Resistance and

UL 2218 Impact Resistance of Prepared Roof Covering Materials (Class 4) and

UL (R) 997 Wind Resistance

In submitting the plans, specifications, and appropriate PCCOA application form it is assumed that the Owner and Builder and or Consultant, have read - and the submission is in compliance with - the current PCCOA Covenants & Restrictions, including Resolutions.