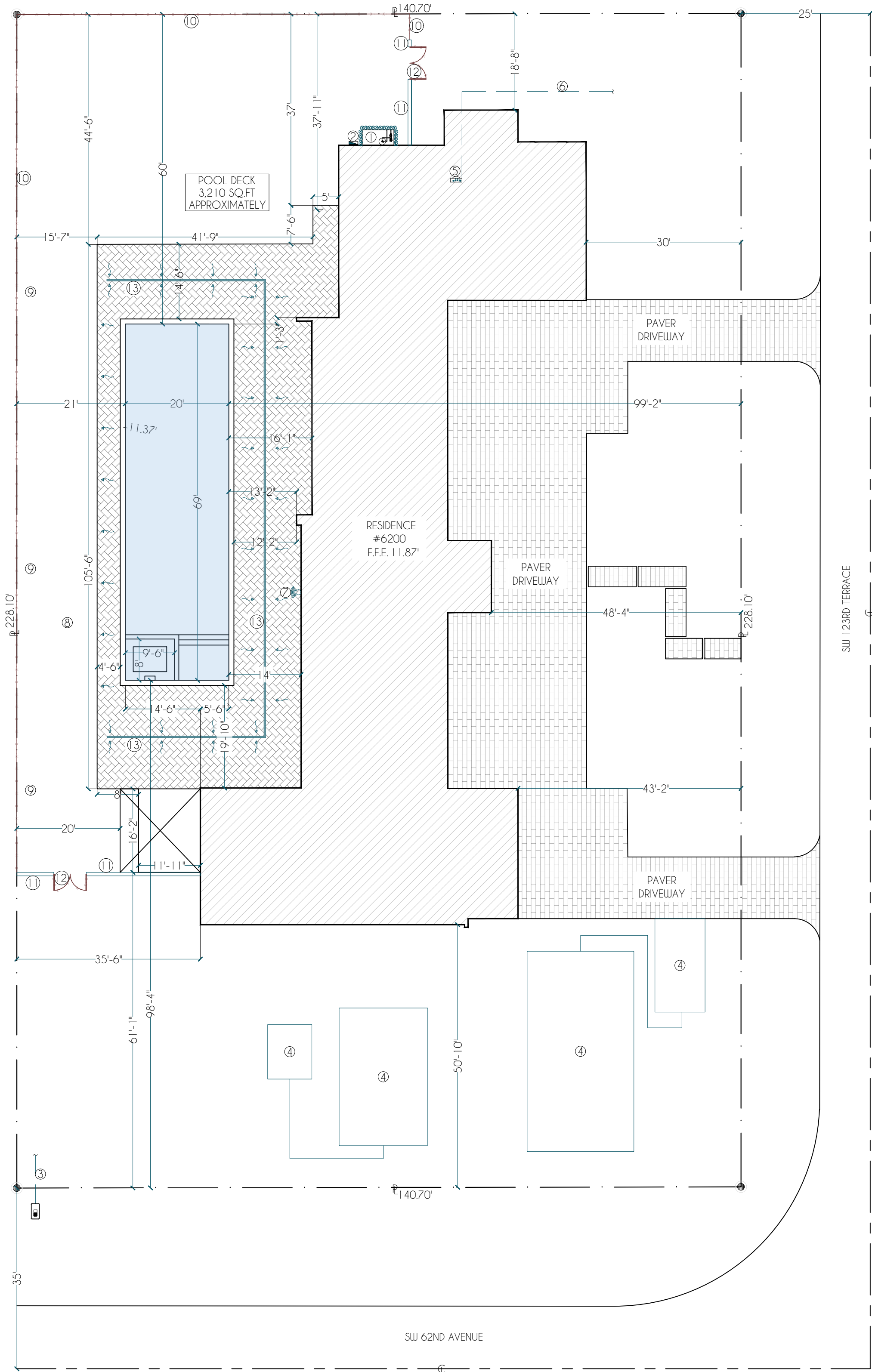


POOL SAFETY BARRIER (WINDOW/DOORS ALARM)	
F.B.C. 2023 - R4501.17 RESIDENTIAL SWIMMING BARRIER REQUIREMENT	
BARRIER	DESCRIPTION
WINDOW/DOORS ALARMS	R4501.17.1.9
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE, WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54" FROM THE BOTTOM OF THE GATE. THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST BE OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2" WITHIN 18" INCHES OF THE RELEASE MECHANISM.	
R4501.17.1.9 1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2020 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.	
EXCEPTIONS: a.SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL. b.WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY. c.SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.	
THE SAFETY BARRIER SHALL CONFORM TO THE BARRIER REQUIREMENTS OF FLORIDA BUILDING CODE 2023 EDITION RESIDENTIAL, CHAPTER 45, SECTION R4501.17	

RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENT:	
R4501.17.1.1 THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL, WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE. THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE, WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).	
R4501.17.1.2 THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.	
R4501.17.1.3 SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.	
R4501.17.1.4 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH, WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.	
R4501.17.1.5 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 1/2 INCHES (44 MM) IN WIDTH.	
R4501.17.1.6 MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4-INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 1/2 INCHES (44 MM).	
R4501.17.1.7 WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1 1/2 INCHES (44 MM).	
R4501.17.1.8 ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE, WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE. THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.	
R4501.17.1.9 WHERE A WALL OF A DUELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2020 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.	



1

PROPOSED POOL EQUIPMENT PAD SURROUNDED WITH 36" HIGH SHRUBS OR PRIVACY FENCE

2

PROPOSED NEW PANEL T40004RT3

3

EXISTING WATER LINE (CONTRACTOR TO VERIFY)

4

PROPOSED SEPTIC TANK AND DRAINFIELD (CONTRACTOR TO VERIFY) (UNDER SEPARATE PERMIT)

5

PROPOSED FPL METER/COMBO (UNDER SEPARATE PERMIT)

6

PROPOSED FPL UNDERGROUND SERVICE, CONTRACTOR TO CALL SUNSHINE 811 PRIOR TO CONSTRUCTION TO FIELD VERIFY LOCATION OF UNDERGROUND SERVICE (UNDER SEPARATE PERMIT)

7

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL-2020 THAT HAS MINIMUM SOUND PRESSURE RATING 85 DB A AT 10 FEET, DOOR AND WINDOW ALARM DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54" ABOVE THRESHOLD FOR ACCESS FBC R4501.17.1.9.1

8

NO TREES TO BE REMOVED OR RELOCATED UNDER THIS PROJECT

9

SEE HOUSE APPROVED DRAUINGS FOR PROPOSED SWALE & DETAIL (UNDER SEPARATE PERMIT)

10

PROPOSED CHAIN LINK FENCE TO BE 5' HIGH MINIMUM AND TO COMPLY WITH F.B.C. 2023 CHAPTER R4501.17.1.1 THROUGH R4501.17.1.8 (UNDER SEPARATE PERMIT)

11

PROPOSED C.B.S. TO BE 5' HIGH MINIMUM AND TO COMPLY WITH F.B.C. 2023 CHAPTER R4501.17.1.1 THROUGH R4501.17.1.8 (UNDER SEPARATE PERMIT)

12

PROPOSED DOUBLE GATE TO BE 4' HIGH MINIMUM (ONE SIDE FIXED) WITH SELF CLOSING & SELF LATCHING WITH PUSH DOWN AUTO LATCH UNLOCKING DEVICE MUST BE INSTALLED AT MINIMUM HEIGHT OF 54" FROM BOTTOM OF THE GATE TO COMPLY WITH F.B.C. 2023 CHAPTER R4501.17.1.1 THROUGH R4501.17.1.8 (TO BE USED AS PART OF SAFETY BARRIER) NON-CLIMBABLE (UNDER SEPARATE PERMIT)

13

PROPOSED LINEAR DRAIN FOR POOL DECK (UNDER SEPARATE PERMIT) (SEE APPROVED CIVIL PLANS FOR DETAILS)

6"x6" CONCRETE EDGE CURB

PERVIOUS BRICK PAVERS OVER 2" SAND FILL

6" LAYER OF WELL COMPACTED LIMESTOCK

WELL COMPACTED FILL

PAVERS DETAIL SCALENTS

W

W

SCOPE OF WORK

- NEW CONCRETE SWIMMING POOL

- NEW CONCRETE SPA

- NEW POOL DECK

PROPERTY ADDRESS & FOLIO/ID

ADDRESS: 6200 SUU 123RD TERRACE, MIAMI, FL 33156

FOLIO/ID: 20-5013-006-0260

LEGAL DESCRIPTION

13 55 40.73 AC

RIDGELINE ESTS P6 50-97

LOT 1 BLK 4

LOT SIZE:IRREGULAR

OR 14937-179 0890 1

F/AU 30-5013-006-0260

FLOOD ZONE INFORMATION

FLOOD ZONE: X

EFFECTIVE DATE: 9/11/2009

BASE FLOOD: N/A

SURVEY INFORMATION

THIS DESIGN IS BASED ON SURVEY FROM HOUSE APPROVED PLANS.

SOIL STATEMENT

BASED ON VISUAL INSPECTION AT THE JOB SITE AND AFTER EVALUATING THE SOIL WE CONCLUDE THAT THE CONDITIONS ARE SIMILAR TO THAT UPON WHICH THE DESIGN WAS BASED (ALLOWABLE BEARING CAPACITY EQUAL TO 2000 P.S.F)

NATURE OF THE SOIL (CLASS OF MATERIAL): COMBINATION OF LIMESTOCK & SANDY MATERIAL.

UPON EXCAVATION OF POOL, PRIOR TO THE INSTALLATION OF POOL FOUNDATION SYSTEM THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT FROM AN ARCHITECT OR ENGINEER TO CERTIFY THE PRESUMPTIVE SOIL BEARING CAPACITY.

DESIGN CRITERIA

• BUILDING CODE USED IS THE 2023 FLORIDA BUILDING CODE-8TH ED

• WIND LOAD CALCULATIONS USED IS THE ASCE 7-22 WIND (AS PER F.B.C 175 MPH/ EXPOSURE C/ CATEGORY II)

• ACI 318-19(22)

FLOOD CRITERIA

FBC 8TH EDITION RESIDENTIAL R322 FLOOD-RESISTANT CONSTRUCTION STRUCTURES CONSTRUCTED IN WHOLE OR PART IN FLOOD HAZARD AREAS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION, ESPECIALLY R322.1.2 STRUCTURAL SYSTEMS, 322.1.3 FLOOD-RESISTANT CONSTRUCTION AND R322.2.5 POOLS IN FLOOD HAZARD AREAS. IF STRUCTURES CONSTRUCTED IN WHOLE OR PART IN FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24 AND THE CONSTRUCTION OF THIS POOL WILL NOT INCREASE THE DESIGN FLOOD ELEVATION

POOL GENERAL NOTES

1. SWIMMING POOL WAS DESIGNED ACCORDING TO FBC R4501.6, (ANSI/ APSP/ICC 5-11 & ANSI/APSP/ICC 7-13)

2. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. POOL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES . IF NECESSARY, POOL CONTRACTOR AND/OR OWNER SHALL VERIFY SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.

3. IN ALL CASES, THE POOL CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEATHING AND/OR SHORING, OR OTHER METHODS AS REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.

4. CONTRACTOR SHALL ESTABLISH LOCATIONS OF UTILITIES AT THE SITE. MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AND SHALL BE AS REQUIRED BY THE LOCAL REGULATORY AGENCY. IN GENERAL, HOLD A DISTANCE OF 10 FEET FROM OVERHEAD ELECTRIC LINES TO POOL'S WATER EDGE.

5. DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.

6. CONTRACTOR TO FOLLOW FLOTATION ANALYSIS AS INDICATED.

7. CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY INCONSISTENCIES TO THE ENGINEER. IF ANY CHANGES ARE REQUIRED; OTHERWISE, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY OF SUCH CHANGES AND ANY REQUIRED REVISION TO THE PLANS.

8. PRIOR TO EXCAVATION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE NECESSARY PERSONNEL FOR LOCATING ANY AND ALL UTILITIES THAT MAY EXIST. CALL SUNSHINE STATE ONE CALL PRIOR TO DIGGING FOR VERIFICATION OF LOCATIONS.

9. ALL DECKS PROVIDED SHALL HAVE A MINIMUM SLOPE FOR DECK OF 1/8" PER LINEAR FOOT TO EFFECTIVELY DRAIN TOWARD THE PERIMETER AREA OR DECK DRAIN. ALL DECK SURFACES SHALL BE OF SLIP-RESISTING MATERIALS, INCLUDING, BUT NOT LIMITED TO, SPECIAL DECK FEATURES SUCH AS MARKERS AND BRAND INSIGNIAS PER ANSI/APSP/ICC 5 & 7)

10. THE DESIGN ENGINEER TAKES NO REASONABILITY FOR POOL CONSTRUCTION IN EASEMENTS, RESERVATION AREAS OR REQUIRED SETBACK AREAS. POOL CONTRACTOR AND/OR OWNER SHALL VERIFY ALL SHOWN DIMENSIONS IN FIELD AND ESTABLISH LOT LINES PRIOR TO CONSTRUCTION.

11. DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.

12. WARNING! DO NOT EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON BEFORE CONSULTING WITH A POOL OR POOL REPAIR CONTRACTOR. HYDROSTATIC UPLIFT PRESSURES MUST BE ELIMINATED TO PREVENT POOL FROM FLOATING ABOVE GROUND, AND CAUSING DAMAGE TO THE STRUCTURAL INTEGRITY OF THE POOL.

13. CONTRACTOR IS RESPONSIBLE OF PROVIDING SHORING IF NEEDED.

REVISION:	
NO.	DESCRIPTION

ENGINEER

VICTOR RAMOS P.E.LIC No: 87496
7700 N KENDALL DR, SUITE 706, MIAMI FL 33156
(786) 830-3551

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY VICTOR RAMOS, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE AUTHORITY ON ANY ELECTRONIC COPY.

DESIGNER:

PROJECT:

NEW CONCRETE SWIMMING POOL & SPA

ADDRESS:

6200 SUU 123RD TERRACE, MIAMI, FL 33156

PROJECT DATE: 5.9.2025
DRAWING BY: MR
CHECKED: FD

SHEET TITLE:

SITE PLAN

SHEET No:

SP. 1