POOL BARRIER NOTES

OUTDOOR SWIMMING POOL BARRIER SHALL COMPLY WITH F.B.C. 8TH EDITION 2023 SECTIONS R4501.17.1.1 THROUGH R4501.17.1.14.

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).

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.

SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

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 1-3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

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 1-3/4 INCHES (44 MM) IN WIDTH.

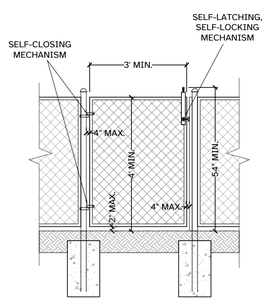
MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2-1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1-3/4 INCHES (44 MM).

WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1-3/4 INCHES (44 MM).

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.

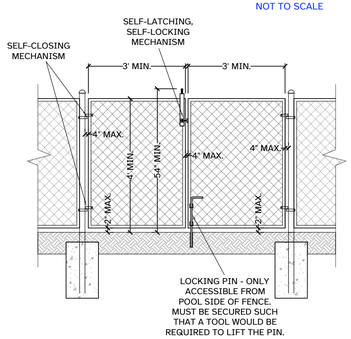
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 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.
2. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.



CLF SINGLE GATE DETAIL

NOT TO SCALE



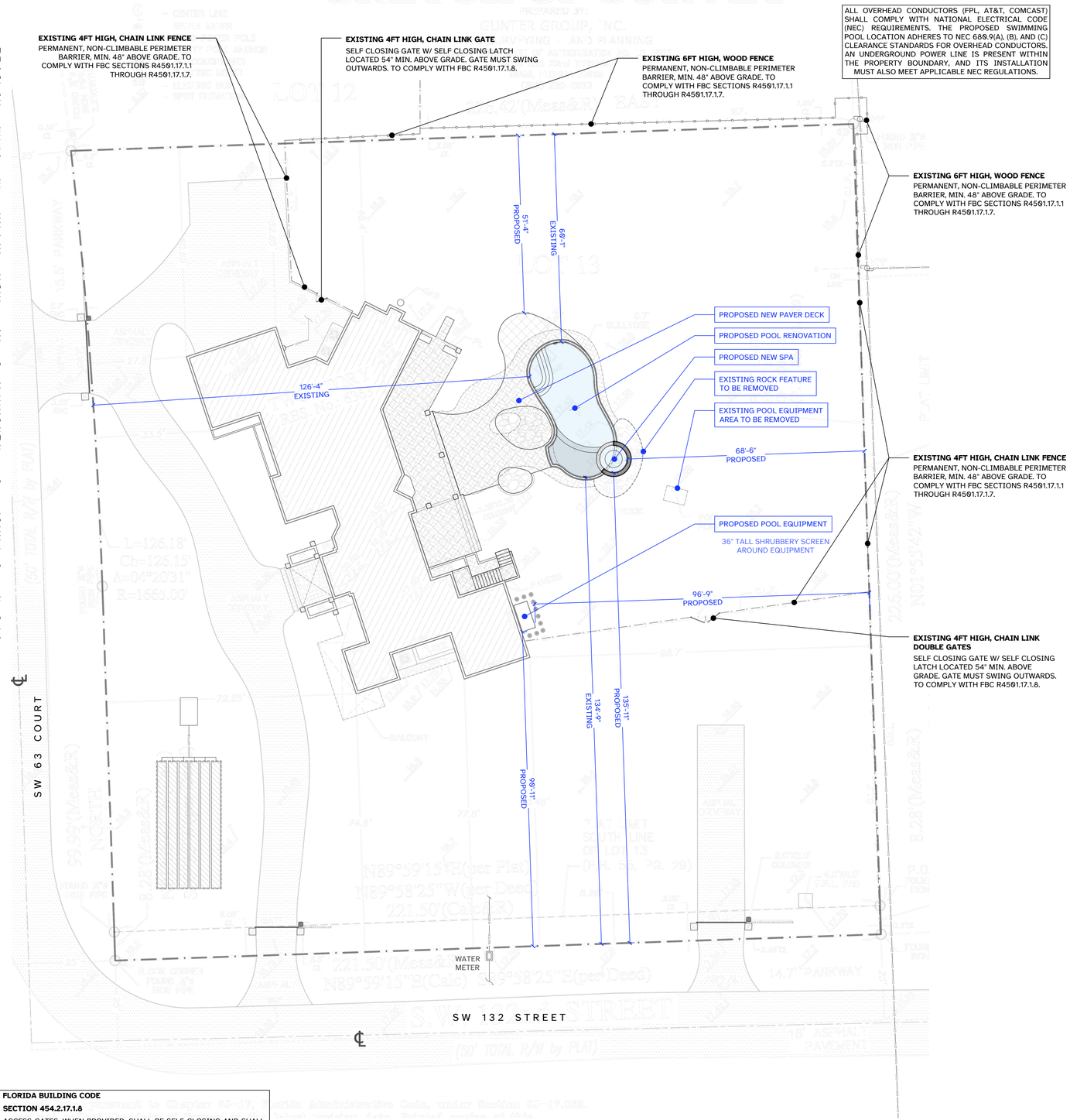
CLF DOUBLE GATE DETAIL

NOT TO SCALE

FLORIDA BUILDING CODE

SECTION 454.2.17.1.8

ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7 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.



ALL OVERHEAD CONDUCTORS (FPL, AT&T, COMCAST) SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS. THE PROPOSED SWIMMING POOL LOCATION ADHERES TO NEC 680.9(A), (B), AND (C) CLEARANCE STANDARDS FOR OVERHEAD CONDUCTORS. AN UNDERGROUND POWER LINE IS PRESENT WITHIN THE PROPERTY BOUNDARY, AND ITS INSTALLATION MUST ALSO MEET APPLICABLE NEC REGULATIONS.

SITE PLAN

1/16" = 1'-0"

LEGAL DESCRIPTION

FOLIO:	20-5013-000-0130
LOT:	13 & 8FT STRIP LYG S & ADJ BEING PT OF
BLOCK:	SW1/4 OF NE1/4 OF SW1/4 OF SEC 13-55-40
SUBDIVISION:	MARIEL GROVE ESTS
PLAT BOOK:	55
PAGE:	29
COUNTY:	MIAMI-DADE

SCOPE OF WORK

THE SCOPE OF THIS PERMIT IS FOR:
- EXISTING POOL RENOVATION
- NEW TANNING LEDGE & BENCH
- ADD NEW SPA TO EX. POOL
- NEW POOL DECK

PUBLIC WORKS STATEMENT

ALL WORK, MATERIALS, AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY. ANY AND ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOT IMPACT MAINTENANCE OR UTILITY EASEMENTS IN ANY WAY WITHOUT EASEMENT OWNER CONSENT.

MATERIALS STATEMENT

CONTRACTOR TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE.

CONTRACTOR TO RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER.

TREE PROTECTION STATEMENT

ALL TREES IN THE CONSTRUCTION AREA ARE TO REMAIN AND TO BE PROTECTED WITH 6' LONG WOOD 4X4S BURIED 24" WITH ATTACHED 6"X6"X6" METAL WIRE MESHING THROUGHOUT CONSTRUCTION

FLOATING BOUY ALARM

A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2208, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED ALARMS. FOR PURPOSES OF THIS PARAGRAPH, THE TERM "SWIMMING POOL ALARM" DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.

POOL CONTRACTOR

CLEARWATER POOLS & PATIO

CPC1457917
KEN MANHEIMER

8983 SW 129 STREET
MIAMI, FL 33176
(305) 278-9395

WWW.CLEARWATERMIAMI.COM

SHEET INDEX

SITE PLAN	SP1.0
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STRUCTURAL PLAN	SP4.0
ELECTRICAL PLAN	SP5.0

811 Know what's below. Call before you dig.

DIMENSION VERIFICATION: THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

FIELD CONDITION DISCREPANCIES: SHOULD FIELD CONDITIONS DEVIATE FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.

ALL CODES TO COMPLY WITH **F.B.C. 2023, 8TH EDITION**

PLOT DATE - 14 October 2025

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This item has been digitally signed and sealed by Zakary James Lata (P.E. # 79443) on the date indicated here. Printed copies are not considered signed and sealed, and the signature must be verified on any electronic copies.
PlanZDesigns@outlook.com
2025.10.14 11:28:57-04'00'

LIPTON RESIDENCE

6363 SW 132 STREET
PINECREST, FL 33156

REVISIONS

NOTES
1.

PROJECT NORTH

SCALE 1/16" = 1'-0"

SITE PLAN

SP1.0

SHEET NO.

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SCAN QR CODE FOR ALL RFIs

CUT ON DASH LINE FOR SCALE RULER 1/4" = 1'-0"