PROPERTY DATA

FOLIO: 20-5011-000-0390

PROPERTY ADDRESS

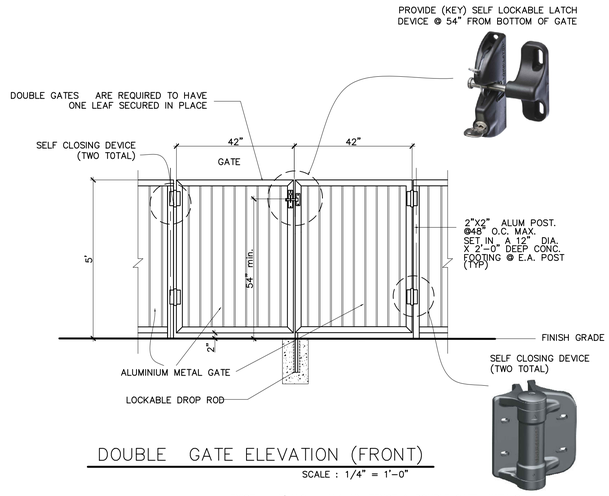
11041 S.W. 77 AVENUE, PINECREST, FL 33156.

LEGAL DESCRIPTION
11 55 40 1.59 AC
N1/2 OF W1/2 OF SW1/4 OF SW1/4 OF NW1/4 LESS N155FT & N1/2 OF W66FT OF E1/2 OF SW1/4 OF SW1/4 OF NW 1/4 LESS N155FT
LOT SIZE IRREGULAR
F/A/U 30-5011-000-0390
COC 24859-3226 01 2006 5

ZONING CLASSIFICATION

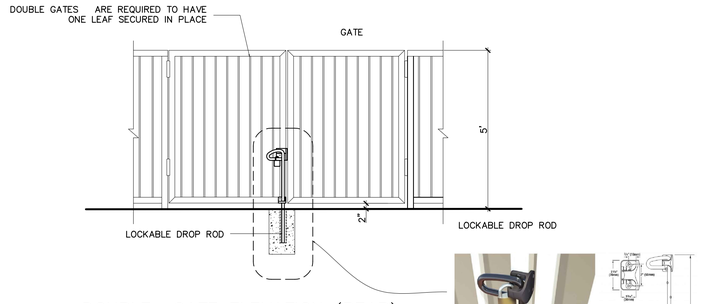
EU-1 LOW DENSITY SINGLE FAMILY

FLOOD ZONE	X
BASE FLOOD ELEVATION (BFE) NGVD29	7'



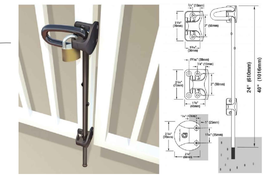
DOUBLE GATE ELEVATION (FRONT)

SCALE : 1/4" = 1'-0"



DOUBLE GATE ELEVATION (REAR)

SCALE : 1/4" = 1'-0"



SCOPE OF WORK

INCLUDE:

1. NEW SWIMMING POOL
2. NEW SPA
3. NEW WATER FEATURES (ONLY PLUMBING & ELECTRICAL UNDER THIS PERMIT.) (STRUCTURAL BY OTHERS UNDER MASTER PERMIT)
4. NEW SUNKEN AREA (FIRED PIT GAS LINE INSTALLATION BY OTHERS UNDER MASTER PERMIT)

INDEX OF DRAWINGS

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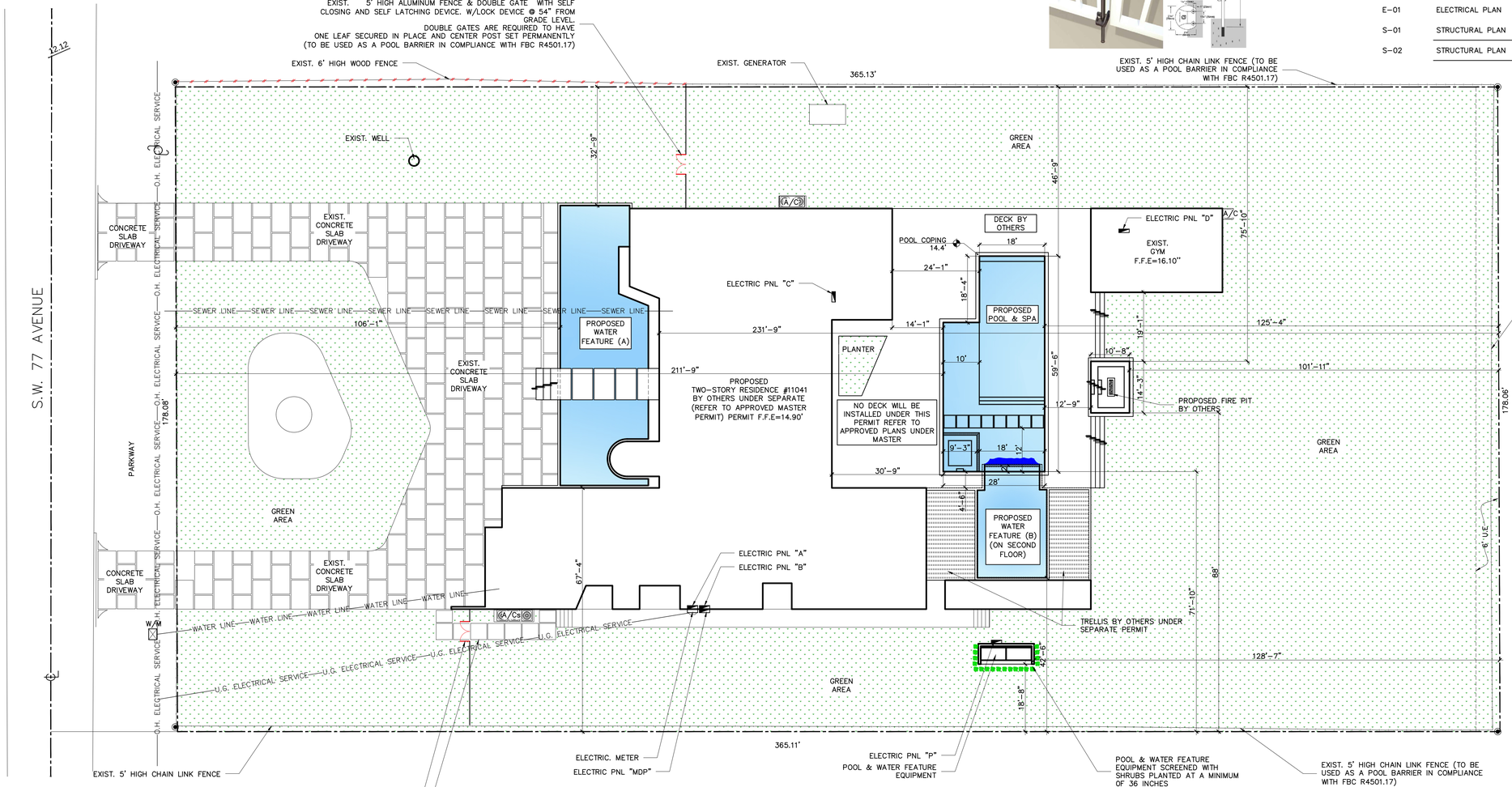

SITE PLAN (1st FLOOR)

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

SITE CONDITION VARIANCE

IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED IN THE POOL DESIGN DOCUMENTS, THE CONTRACTOR AND/OR OWNER SHALL IMMEDIATELY SUSPEND WORK AND NOTIFY GIA DESIGN GROUP, ENGINEER OF RECORD (EOR). NO FURTHER CONSTRUCTION ACTIVITIES SHALL PROCEED UNTIL WRITTEN DIRECTION IS RECEIVED FROM THE EOR.

GROUNDWATER ENCOUNTER

IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OR GROUND-BREAKING ACTIVITIES, GIA DESIGN GROUP MUST BE NOTIFIED IMMEDIATELY FOR EVALUATION AND DIRECTION PRIOR TO PROCEEDING.

LIABILITY DISCLAIMER

GIA DESIGN GROUP AND THE ENGINEER OF RECORD SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR HEALTH, SAFETY, OR SITE-RELATED CONDITIONS ARISING FROM UNFORESEEN CIRCUMSTANCES OR DEVIATIONS FROM DESIGN ASSUMPTIONS.

PROVIDE ALARMS
ALL WINDOWS AND DOORS WITH ACCESS TO THE POOL ON ANY WALLS OF THE HOUSE USED AS PART OF THE BARRIER COMPLYING WITH 8TH EDITION (2023) FBC R45 01.17.1.9
REFER TO POOL BARRIER CODE NOTES IN PAGE A-1

FOR DRAINAGE PLEASE REFER TO APPROVED PLANS UNDER MASTER PERMIT. PLEASE REFER TO UPLOADED FILES BY CONTRACTOR FOR REFERENCE REFER TO THE CIVIL PAGES SUBMITTED UNDER THIS PERMIT FOR REFERENCE ONLY

FOR LANDSCAPING PLEASE REFER TO APPROVED PLANS UNDER MASTER PERMIT. POOL CONTRACTOR MUST FOLOW APPROVED PLANS

NOTE: THAT POOL SHALL BE BUILT CONCURRENTLY WITH THE MAIN RESIDENCE BUT NOT COMPLETED BEFORE IT AS PER SECTION 3-300. NOT SHORING REQUIRED

Jorge A Crespo

Digitally signed by Jorge A Crespo
Date: 2025.10.24 17:14:30 -04'00'

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DRAW BY
GIA DESIGN GROUP INC.
305.741.3442

NEW SWIMMING POOL, POND AND SPA FOR :
PAOLO FIDANZA MILENA DORIA
11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

REVISIONS

NO.	DATE

SHEET: SP-01

SITE CONDITION VARIANCE

IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED IN THE POOL DESIGN DOCUMENTS, THE CONTRACTOR AND/OR OWNER SHALL IMMEDIATELY SUSPEND WORK AND NOTIFY GIA DESIGN GROUP, ENGINEER OF RECORD (EOR). NO FURTHER CONSTRUCTION ACTIVITIES SHALL PROCEED UNTIL WRITTEN DIRECTION IS RECEIVED FROM THE EOR.

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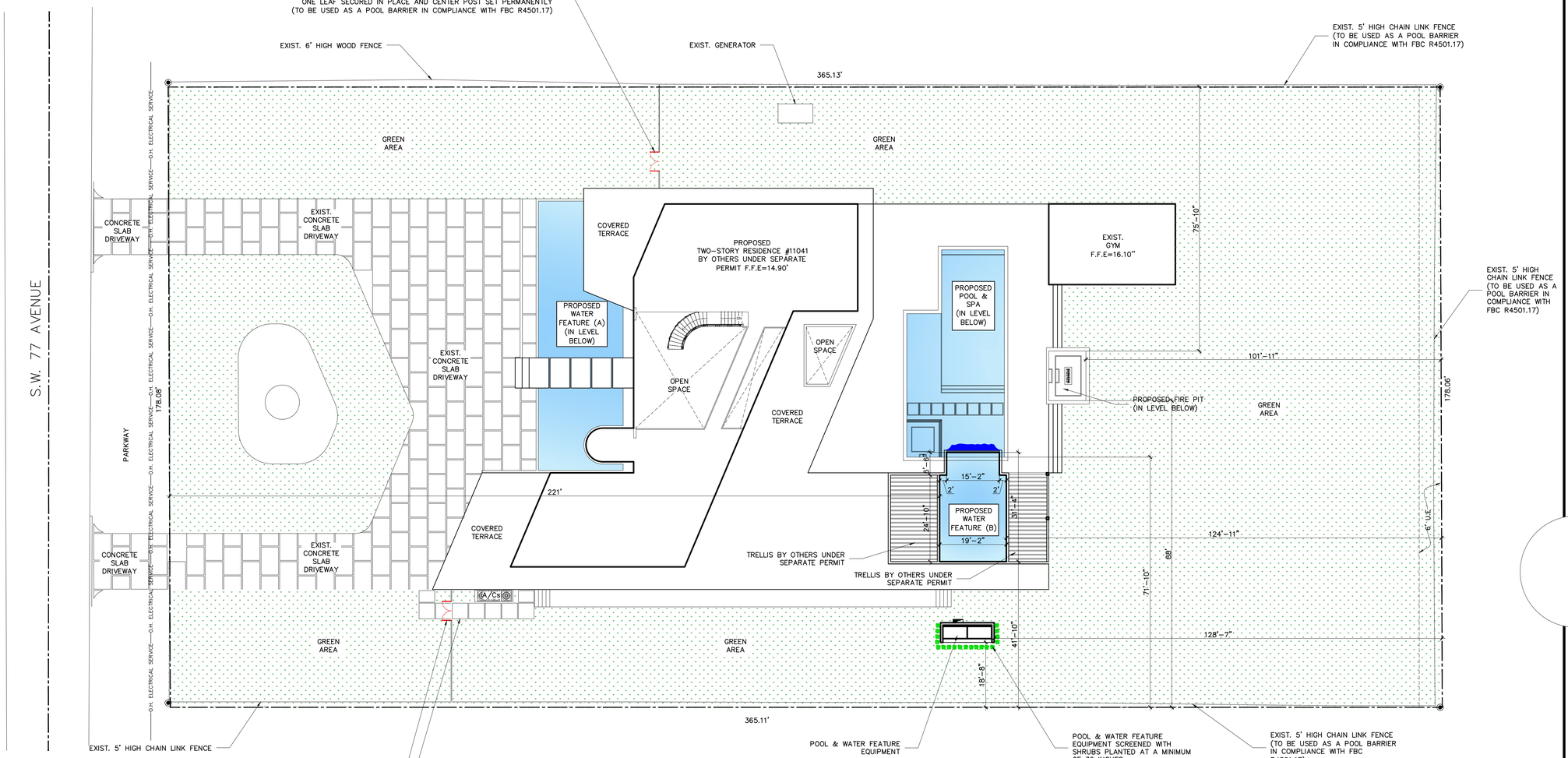
IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OR GROUND-BREAKING ACTIVITIES, GIA DESIGN GROUP MUST BE NOTIFIED IMMEDIATELY FOR EVALUATION AND DIRECTION PRIOR TO PROCEEDING.

LIABILITY DISCLAIMER

GIA DESIGN GROUP AND THE ENGINEER OF RECORD SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR HEALTH, SAFETY, OR SITE-RELATED CONDITIONS ARISING FROM UNFORESEEN CIRCUMSTANCES OR DEVIATIONS FROM DESIGN ASSUMPTIONS.

FOR LANDSCAPING AND DRAINAGE PLEASE SEE APPROVED PLANS UNEDR MASTER PERMIT



SITE PLAN (2nd FLOOR)

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

Jorge A Crespo

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11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

REVISIONS

NO.	DATE

SHEET: SP-02

OUTDOOR SWIMMING BARRIER COMPLYING WITH EIGHTH EDITION (2023)
R4501.17.1.1 THROUGH R4501.17.1.14

R4501.17
RESIDENTIAL SWIMMING BARRIER REQUIREMENT.
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14.
EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER COMPLYING WITH ASTM F1346.

R4501.17.1
OUTDOOR SWIMMING POOLS.
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 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.

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 1-3/4 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 1-3/4 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 1-3/4 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 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.
3.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.

R4501.17.1.10
WHERE AN ABOVEGROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS, THE LADDER OR STEPS EITHER SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS, OR THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.9 AND SECTIONS R4501.17.1.12 THROUGH R4501.17.1.14. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4501.17.1.11
STANDARD SCREEN ENCLOSURES WHICH MEET THE REQUIREMENTS OF SECTION R4501.17 MAY BE UTILIZED AS PART OF OR ALL OF THE "BARRIER" AND SHALL BE CONSIDERED A "NONDWELLING" WALL. REMOVABLE CHILD BARRIERS SHALL HAVE ONE END OF THE BARRIER NONREMOVABLE WITHOUT THE AID OF TOOLS.

R4501.17.1.12
THE BARRIER MUST BE PLACED AROUND THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.

R4501.17.1.13
REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY FALLING INTO THE WATER. SUFFICIENTLY AWAY FROM THE WATER'S EDGE SHALL MEAN NO LESS THAN 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE. DWELLING OR NONDWELLING WALLS INCLUDING SCREEN ENCLOSURES, WHEN USED AS PART OR ALL OF THE "BARRIER" AND MEETING THE OTHER BARRIER REQUIREMENTS, MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.

R4501.17.1.14
A WALL OF A DWELLING MAY SERVE AS PART OF THE BARRIER IF IT DOES NOT CONTAIN ANY DOOR OR WINDOW THAT OPENS TO PROVIDE DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL.

R4501.17.1.14.1ADJACENT WATERWAYS.
PERMANENT NATURAL OR PERMANENT MAN-MADE FEATURES SUCH AS BULKHEADS, CANALS, LAKES, NAVIGABLE WATERWAYS, ETC., ADJACENT TO A PUBLIC OR PRIVATE SWIMMING POOL OR SPA MAY BE PERMITTED AS A BARRIER WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. WHEN EVALUATING SUCH BARRIER FEATURES, THE AUTHORITY MAY PERFORM ON-SITE INSPECTIONS AND REVIEW EVIDENCE SUCH AS SURVEYS, AERIAL PHOTOGRAPHS, WATER MANAGEMENT AGENCY STANDARDS AND SPECIFICATIONS, AND ANY OTHER SIMILAR DOCUMENTATION TO VERIFY, AT A MINIMUM, THE FOLLOWING:
1.THE BARRIER FEATURE IS NOT SUBJECT TO NATURAL CHANGES, DEVIATIONS, OR ALTERATIONS AND IS CAPABLE OF PROVIDING AN EQUIVALENT LEVEL OF PROTECTION AS THAT PROVIDED BY THE CODE.
2.THE BARRIER FEATURE CLEARLY IMPEDES, PROHIBITS OR RESTRICTS ACCESS TO THE SWIMMING POOL OR SPA.

R4501.17.1.15
A MESH SAFETY BARRIER MEETING THE REQUIREMENTS OF SECTION R4501.17, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND COMPLYING WITH ASTM F2286, SHALL BE CONSIDERED A BARRIER AS DEFINED IN THIS SECTION. WHERE A HINGED GATE IS USED WITH A MESH FENCE, THE GATE SHALL COMPLY WITH SECTION R4501.17.1.8. MESH FENCES SHALL NOT BE INSTALLED ON TOP OF ABOVE-GROUND/ON-GROUND PRIVATE SWIMMING POOLS.

PLUMBING NOTES

(AS PER CHAPTER 45 FBC (8TH) EDITION PRIVATE SWIMMING POOLS)

1. ALL POOL EQUIPMENT PIPING SHALL BE SCHEDULE 40, PVC-PW, NON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4'-0" CENTERS WITH CLEVIS HANGERS.
2. ALL SUCTION PIPING SHALL BE 2" DIAMETER AND ALL PRESSURE PIPING 1-1/2" DIAMETER UNLESS OTHERWISE NOTED.
3. POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.
4. ANTI VORTEX MAIN DRAINS SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
5. POOL VACUUM SHALL HAVE SPRING LOADED CAP IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
6. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-PLUMBING SECTION 309 AS IT PERTAINS TO BUOYANCY.
7. THE WATER VELOCITY THOUGH ALL SUCTION PIPING SHALL BE LESS THAN 8 FEET PER SECOND.
8. THE WATER VELOCITY THROUGH ALL PRESSURE PIPING SHALL BE LESS THAN 10 FEET PER SECOND.
9. ALL PIPING SHALL BE SUITABLE FOR EXPOSURE TO ULTRA VIOLET RADIATION AND NORMAL OPERATING TEMPERATURES.
10. R4501.7.1 STRAINER: .POOL CIRCULATING PUMPS SHALL BE EQUIPPED ON THE INLET SIDE WITH AN APPROVED-TYPE HAIR AND LINT STRAINER WHEN USED WITH A PRESSURE FILTER.

ELECTRICAL NOTES

1. ALL POOL ELECTRICAL WORK ELECTRICAL EQUIPMENT WIRING AND INSTALLATION, INCLUDING THE BONDING AND & GROUNDING OF POOL COMPONENTS SHALL COMPLY WITH CHAPTER 27 OF THE FLORIDA BUILDING CODE, (8TH EDITION) BUILDING.
2. ALL POOL ELECTRICAL WORKS, GROUNDING AND BONDING MUST BE CONFORM WITH THE NEC 2020. ART. 680
3. AT LEAST ONE GFCI PROTECTED, 125-VOLT RECEPTACLE OUTLET IS REQUIRED BETWEEN 10 AND 20 FEET OF THE INSIDE WALL OF THE POOL. NEC 680.22(A)(1)(RESIDENTIAL AND COMMERCIAL)
4. THE EQUIPMENT GROUNDING CONDUCTOR MUST BE A MINIMUM 12 AWG COPPER. NEC 680.21(A)(1); 680.23(F)(2);680.25(8)(1)
5. EQUIPOTENTIAL BONDING TO COMPLY WITH 2020 NEC 680.26(8) SHALL BE INSTALLED IN OR UNDER PAVED WALKING SURFACES FOR THREE FEET HORIZONTALLY BEYOND THE WALLS OF THE POOL. NEC 680.26(C) [4 POINTS & DECK BONDING (360 DEGREES)]
6. RECEPTACLEOUTLETS ARE NOT PERMITTED WITHIN 10 FEET OF THE INSIDE WALLS OF A POOL. NEC 680.22(A)(2)
7. POOL PUMP MOTOR CIRCUITS, MUST BE PROVIDED WITH GFCI PROTECTION. NEC 680.21(C)
8. LIGHTING OUTLETS MUST BE LOCATED A MINIMUM OF 5 FEET FROM THE INSIDE WALL OF A POOL OR MOUNTED A MINIMUM OF 12 FEET ABOVE THE MAXIMUM WATER LEVEL. NEC 680.22(8)(1.)
9. OVERHEAD CONDUCTORS ARE NOT PERMITTED OVER THE POOL OR WITHIN 10 FEET HORIZONTALLY FROM THE EDGE OF THE POOL. FBC 424.1.4.2.4
10. OVERHEAD CONDUCTORS SHALL NOT BE PERMITTED OVER THE POOL OR WITHIN 10 FEET HORIZONTALLY FROM THE EDGE OF THE POOL UNLESS PROVIDED WITH CLEARANCE TO COMPLY WITH NEC 680.8.
11. A CONDUCTIVE ELEMENT THAT IS PART OF THE POOL BONDING SYSTEM MUST BE IN DIRECT CONTACT WITH THE POOL WATER. IN THE ABSENCE OF RAILS, LADDERS OR NICHES, A WATER BONDING SHALL MEET THE REQUIREMENT. NEC 680.26(C)
12. ALL METAL PARTS WITHIN 5 FEET OF THE POOL MUST BE BONDED TO A COMMON BONDING GRID. NEC 680.26(8)(5)
13. OUTLETS SUPPLYING POOL PUMP MOTORS CONNECTED TO SINGLE-PHASE 120-VOLT THROUGH 240-VOLT BRANCH CIRCUITS, WHETHER BY RECEPTACLE OR BY DIRECT CONNECTION, AND OUTLETS SUPPLYING OTHER ELECTRICAL EQUIPMENT AND UNDERWATER LUMINAIRES OPERATING AT VOLTAGES GREATER THAN THE LOW VOLTAGE CONTACT LIMIT, CONNECTED TO SINGLE-PHASE, 120 VOLT THROUGH 240 VOLT BRANCH CIRCUITS, RATED 15 OR 20 AMPERES, WHETHER BY RECEPTACLE OR BY DIRECT CONNECTION, SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL

STRUCTURE NOTES

ALL WORK SHALL COMPLY WITH THE F.B.C. EIGHTH EDITION (2023) .
THE AMERICAN CONCRETE INSTITUTE ACI-318-19, ASCE 7-22 AND ALL OTHERS APPLICABLE CODES AND REGULATIONS.

1. ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60.000 PSI.
3. ALL DECK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
4. THE DESIGN OF THIS PROJECT HAS INCORPORATED A RATIONAL DESIGN APPROACH BASED ON ACCEPTED ENGINEERING PRINCIPALS.
5. ALL REINFORCING STEEL SPLICES SHALL BE 18" IN LENGTH UNLESS OTHERWISE INDICATED ON THESE PLANS.
6. ALL REINFORCING STEEL BENDS SHALL BE BY HAND WITHOUT THE APPLICATION OF HEAT TO THE STEEL.

SOIL STATEMENT
A VISUAL INSPECTION AT JOB SITE SHOWED A SOIL COMPOSED OF SAND AND ROCK. A BEARING CAPACITY OF 2000 P.S.F. HAS BEEN ASSUMED, FURTHER MORE, UPON BREAKING OF GROUND, A LETTER SHALL BE SUBMITTED TO THE BUILDING OFFICIAL VERIFYING AND ATTESTING THAT THE SITE CONDITIONS ARE SIMILAR TO THOSE UPON THE DESIGN BASED.

FLOOR INLETS NOTE:

FLOOR INLETS SHALL BE DESIGNED AND INSTALLED SUCH THAT THEY DO NOT PROTRUDE ABOVE THE POOL FLOOR AND ALL INLETS SHALL BE DESIGNED AND INSTALLED SO AS NOT TO CONSTITUTE SHARP EDGES OR PROTRUSIONS HAZARDOUS TO POOL BATHERS.
NOTE: PROVIDE PIPE SLEEVES WHERE PIPING PASSED THROUGH FLOOR SLAB OR EXTERIOR WALL
PROVIDE SEALING OF THE ANNULAR SPACE BETWEEN PIPE SLEEVES AND PIPING PASSING TROUGH FLOOR SLAB OR WALL

NOTE:
PROVIDE PIPE SLEEVES IF PIPING PASSES THROUGH FLOOR SLABS OR EXTERIOR WALLS

PROVIDE SEALING OF THE ANNULAR SPACE BETWEEN PIPE SLEEVES AND PIPING PASSING THROUGH FLOOR SLABS OR WALL

Jorge A Crespo
Digitally signed by Jorge A Crespo
Date: 2025.10.24 17:14:53 -04'00'

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REVISIONS

NO.	DATE

SHEET:
N-01

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11041 S.W. 77 AVENUE, PINECREST, FL 33156.

EXIST.
GYM
F.F.E=16.10''

ELECTRIC PNL "D"

D
S-02

19'-1"

14'-3"

1'-6" 3'-1" 6" 4' 6" 3'-1" 1'-6"

FIRE PIT GAS LINE
(BY OTHERS)

10'-8"

PROVIDE HAND RAIL

C
S-02

10'

12'-9"

59'-6"

POOL COPING 14.4' NGVD

FLOATING STEPS
PROVIDE NON SLIPPERY
SURFACE ON TOP

TRELLIS BY OTHERS UNDER
SEPARATE PERMIT

PROPOSED WATER FEATURE (B)
(ON SECOND FLOOR)

A
S-01

1'-6" 37'-5" 1' 1' 3' 3'-7" 12'

2" GAP

4" 3'-5" 3'-4" 3'

18'

5'-10"
DEEP

3'-6"
DEEP

35'-6"

SWMOUT 20" MAX.
BELOW WATER LINE

MAX. HEIGHT
FROM TOP OF
COPING 12"

5" 1" 2' 28'

MAX. HEIGHT
FROM TOP OF
COPING 12"

9" 6" 2' 9'-3"

B
S-02

1'-6" 10' 6'-7" 12'-6" 6'-7" 4" 2" GAP 1'-6"

UMBRELLA HOLDER

UMBRELLA HOLDER

FIRST STEP MUST
COVER 240 SQ IN. MIN.

18'-4" 25'-7" 3'-7" 9" 10' 4'-6"

1'-3"

SPA FLUSH TO POOL
COPING

14'-1"

17'-7"

EXIST. WEATHERPROOF GFI
RECEPTACLE LOCATED 10' MIN.
20' MAX. FROM POOL WATER
EDGE

PROPOSED TWO-STORY RESIDENCE #11041
BY OTHERS UNDER SEPARATE PERMIT
F.F.E=14.90'

PROPOSED TWO-STORY RESIDENCE #11041
BY OTHERS UNDER SEPARATE PERMIT
F.F.E=14.90'

PLANTER

TRELLIS BY OTHERS UNDER
SEPARATE PERMIT

ELECTRIC PNL "P"

18'-8"
TO P.L

POOL &
WATER
FEATURE
EQUIPMENT

POOL EQUIPMENT SCREENED
EQUIPMENT WITH SHRUBS PLANTED
AT A MINIMUM OF 36 INCHES

NOTE: CONTRACTOR SHALL VERIFY ALL SETBACKS FROM PROPERTY LINES AND STRUCTURES PRIOR TO EXCAVATION. SHOULD ANY SETBACKS BE LESS THAN THE MINIMUM REQUIREMENTS, EITHER BY OWNER OR BUILDING OFFICIAL, THE ENGINEER SHALL BE NOTIFIED.

POOL ARCHITECTURAL PLAN

SCALE: 1/4"=1'-0"

WARNING: TO EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER MUST CONSULT AND POOL REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.

Jorge A Crespo

Digitally signed by Jorge A Crespo
Date: 2025.10.24 17:15:04 -04'00'

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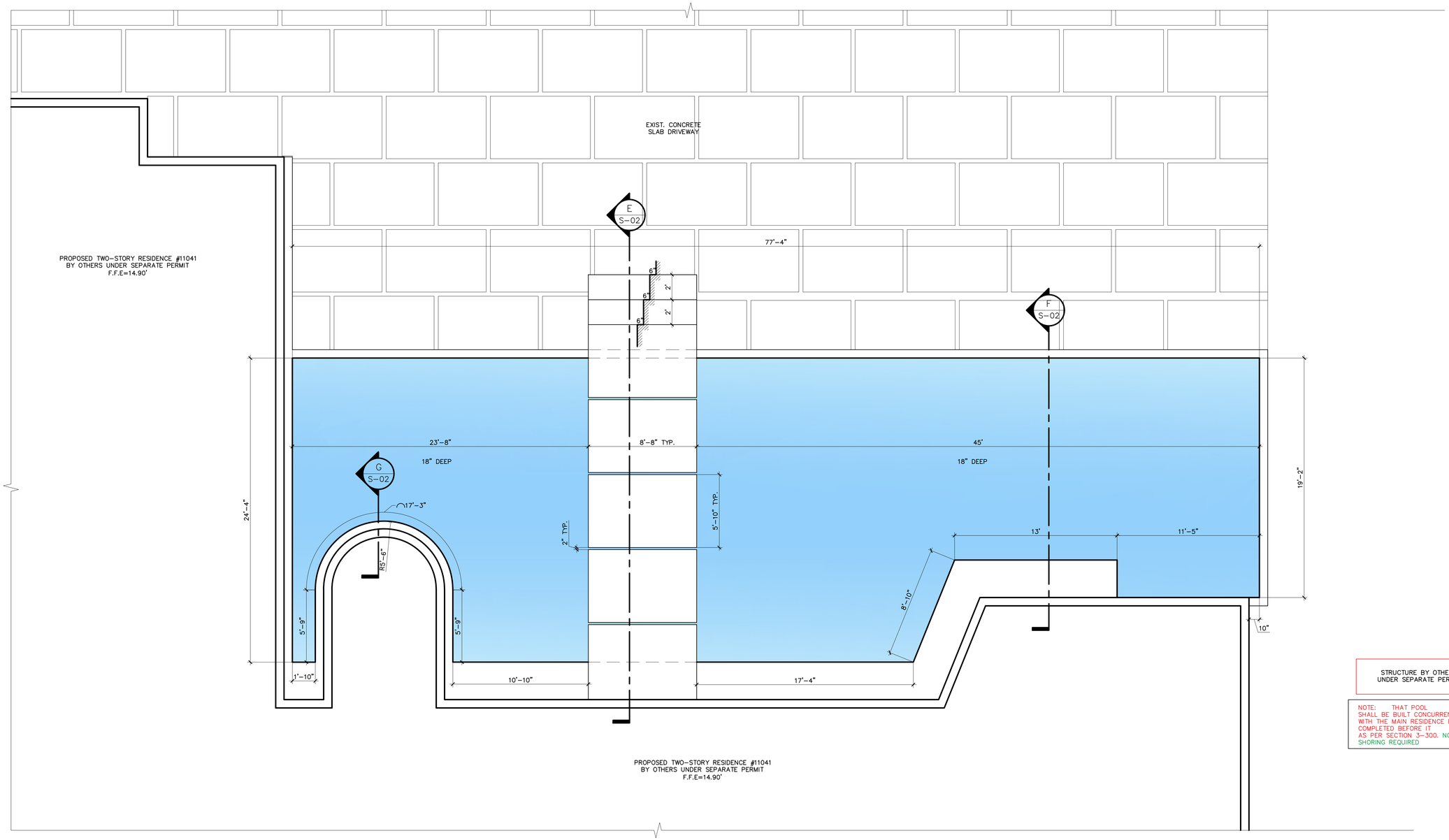
JORGE CRESPO, P.E
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

REVISIONS

NO.	DATE

SHEET:
A-01



STRUCTURE BY OTHERS
UNDER SEPARATE PERMIT

NOTE: THAT POOL SHALL BE BUILT CONCURRENTLY WITH THE MAIN RESIDENCE BUT NOT COMPLETED BEFORE IT AS PER SECTION 3-300. NOT SHORING REQUIRED

NOTE: CONTRACTOR SHALL VERIFY ALL SETBACKS FROM PROPERTY LINES AND STRUCTURES PRIOR TO EXCAVATION. SHOULD ANY SETBACKS BE LESS THAN THE MINIMUM REQUIREMENTS, EITHER BY OWNER OR BUILDING OFFICIAL, THE ENGINEER SHALL BE NOTIFIED.

WATER FEATURE (A) ARCHITECTURAL PLAN

SCALE: 1/4"=1'-0"

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Jorge A Crespo

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DRAW BY
GIA
DESIGN GROUP INC.
305.741.3442

NEW SWIMMING POOL, POND AND SPA FOR :
PAOLO FIDANZA MILENA DORIA
11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

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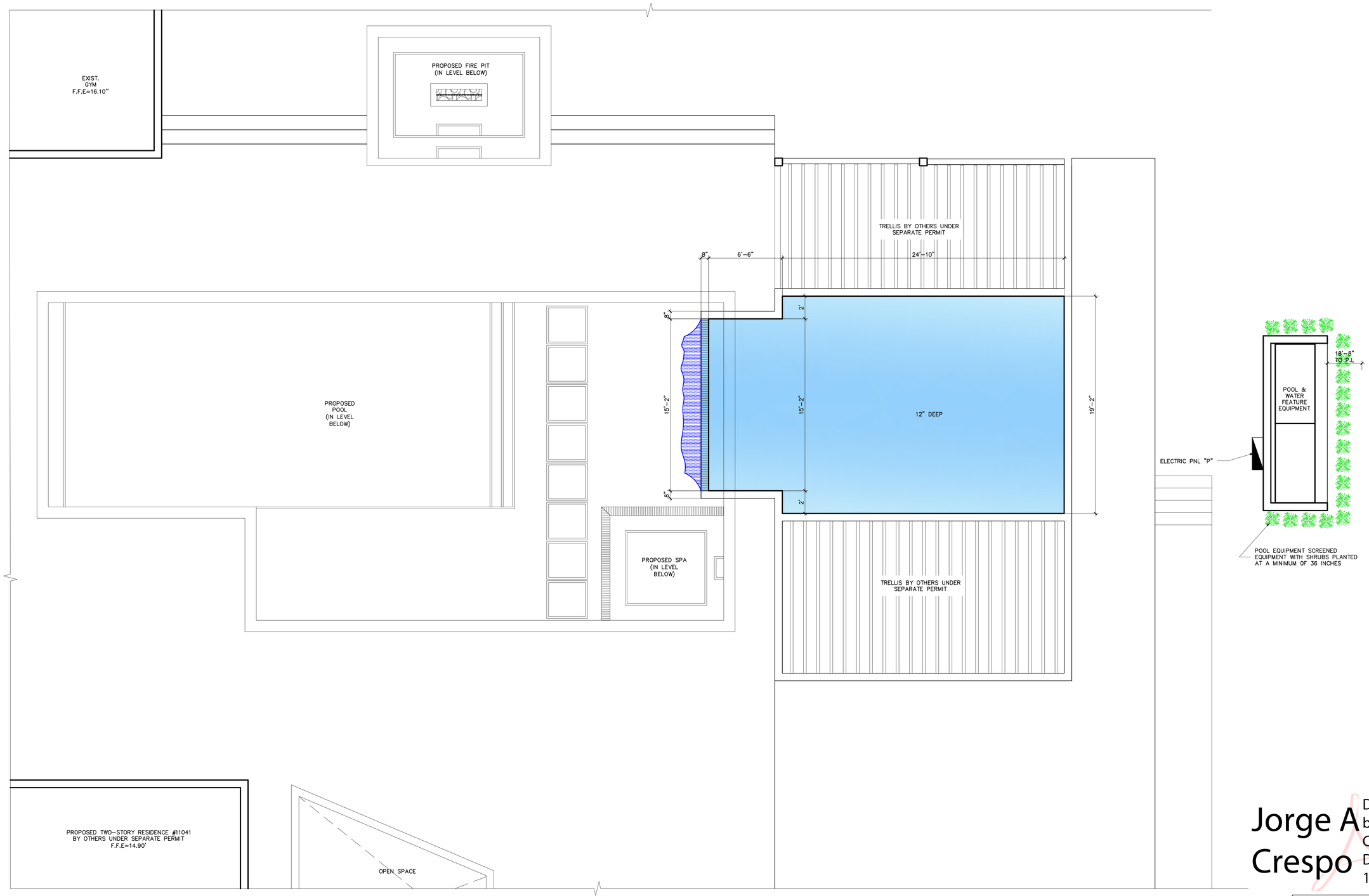

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WATER FEATURE (B) ARCHITECTURAL PLAN

SCALE: 1/4"=1'-0"

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Jorge A Crespo

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11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

REVISIONS

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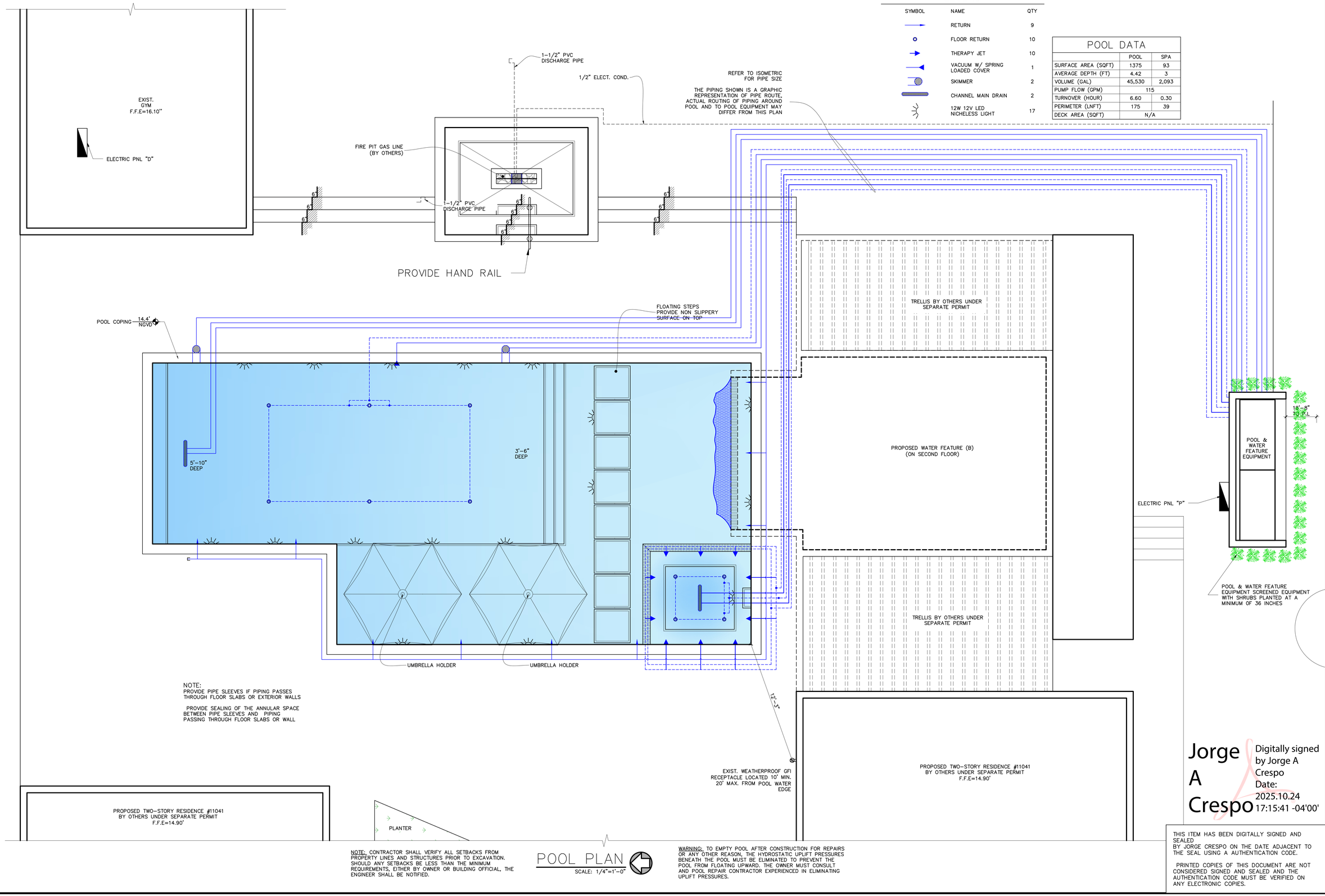
A-03



LEGEND

SYMBOL	NAME	QTY
	RETURN	9
	FLOOR RETURN	10
	THERAPY JET	10
	VACUUM W/ SPRING LOADED COVER	1
	SKIMMER	2
	CHANNEL MAIN DRAIN	2
	12W 12V LED NICHELESS LIGHT	17

POOL DATA

	POOL	SPA
SURFACE AREA (SQFT)	1375	93
AVERAGE DEPTH (FT)	4.42	3
VOLUME (GAL)	45,530	2,093
PUMP FLOW (GPM)	115	
TURNOVER (HOUR)	6.60	0.30
PERIMETER (LNFT)	175	39
DECK AREA (SQFT)	N/A	

NOTE:
PROVIDE PIPE SLEEVES IF PIPING PASSES THROUGH FLOOR SLABS OR EXTERIOR WALLS

PROVIDE SEALING OF THE ANNULAR SPACE BETWEEN PIPE SLEEVES AND PIPING PASSING THROUGH FLOOR SLABS OR WALL

NOTE: CONTRACTOR SHALL VERIFY ALL SETBACKS FROM PROPERTY LINES AND STRUCTURES PRIOR TO EXCAVATION. SHOULD ANY SETBACKS BE LESS THAN THE MINIMUM REQUIREMENTS, EITHER BY OWNER OR BUILDING OFFICIAL, THE ENGINEER SHALL BE NOTIFIED.

POOL PLAN

SCALE: 1/4"=1'-0"

WARNING: TO EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER MUST CONSULT AND POOL REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.

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Jorge A Crespo

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Date: 2025.10.24 17:15:41 -04'00'

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305.741.3442

NEW SWIMMING POOL, POND AND SPA FOR :
PAOLO FIDANZA MILENA DORIA
11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

REVISIONS

NO.	DATE

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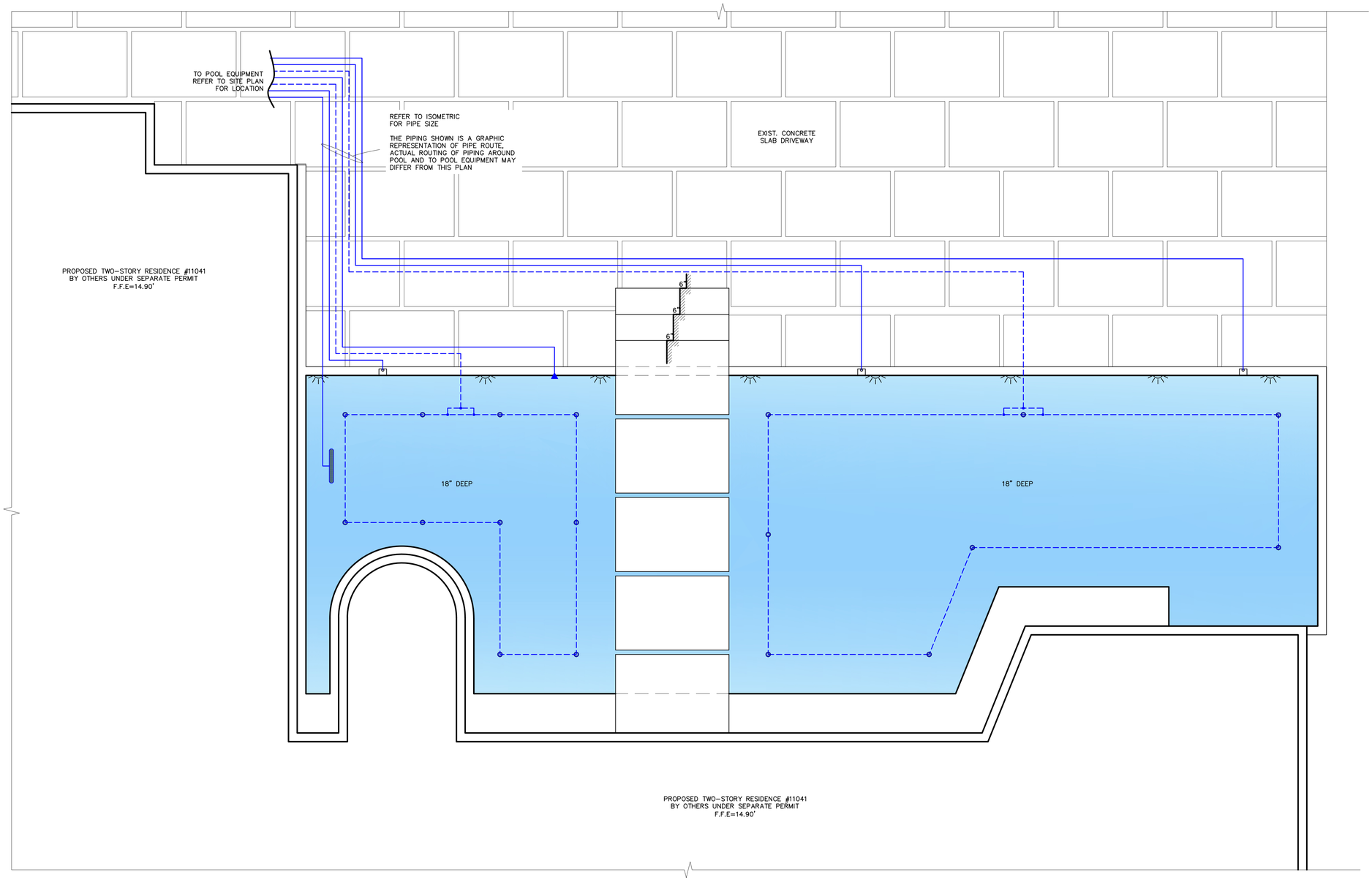
P-01



LEGEND

SYMBOL	NAME	QTY
	FLOOR RETURN	18
	VACUUM W/ SPRING LOADED COVER	1
	FRONT LOAD SKIMMER	3
	CHANNEL MAIN DRAIN	1
	12W 12V LED NICHELESS LIGHT	8

WATER FEATURE DATA (A)	
SURFACE AREA (SQFT)	1393
AVERAGE DEPTH (FT)	1.50
VOLUME (GAL)	15,671
PUMP FLOW (GPM)	115
TURNOVER (HOUR)	2.27
PERIMETER (FT)	237

NOTE:
PROVIDE PIPE SLEEVES IF PIPING PASSES THROUGH FLOOR SLABS OR EXTERIOR WALLS

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WATER FEATURE (A) PLUMBING PLAN

SCALE: 1/4"=1'-0"

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DRAW BY
GIA
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305.741.3442

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11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E.
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

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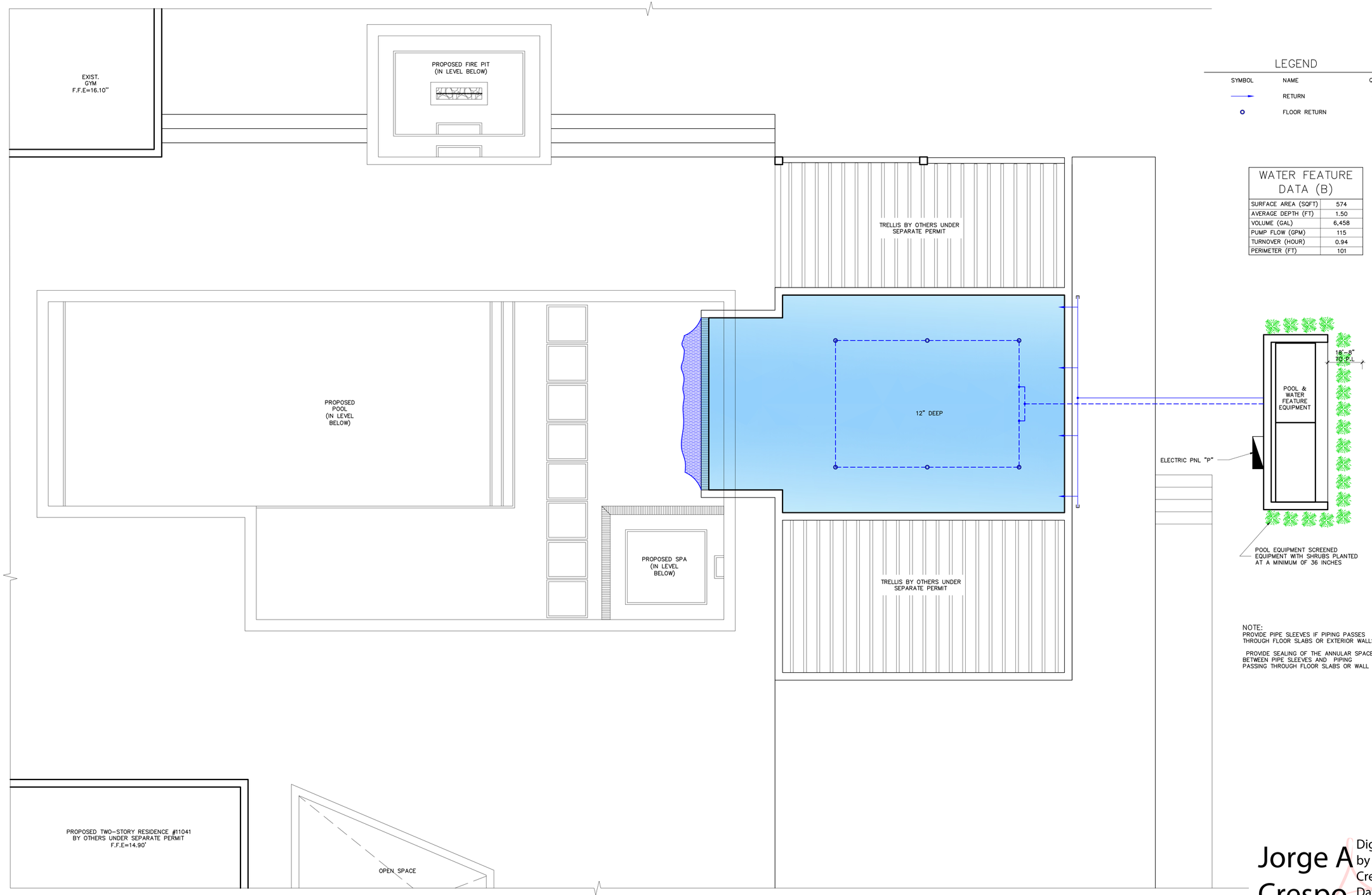

LEGEND

SYMBOL	NAME	QTY
→	RETURN	4
○	FLOOR RETURN	6

WATER FEATURE DATA (B)

SURFACE AREA (SQFT)	574
AVERAGE DEPTH (FT)	1.50
VOLUME (GAL)	6,458
PUMP FLOW (GPM)	115
TURNOVER (HOUR)	0.94
PERIMETER (FT)	101

NOTE:
PROVIDE PIPE SLEEVES IF PIPING PASSES THROUGH FLOOR SLABS OR EXTERIOR WALLS

PROVIDE SEALING OF THE ANNULAR SPACE BETWEEN PIPE SLEEVES AND PIPING PASSING THROUGH FLOOR SLABS OR WALL

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WATER FEATURE (A) PLUMBING PLAN

SCALE: 1/4"=1'-0"

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NEW SWIMMING POOL, POND AND SPA FOR :
PAOLO FIDANZA MILENA DORIA
11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E.
LICENSE# 60733
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

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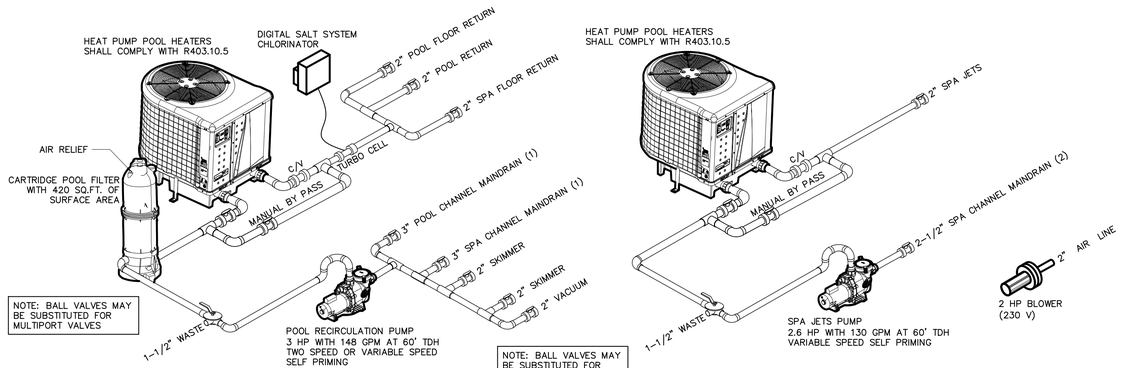
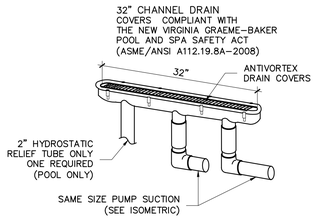


POOL & SPA ISOMETRIC



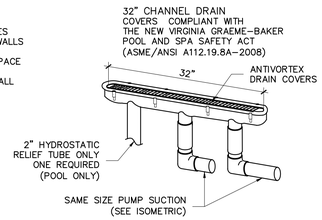
CHANNEL MAINDRAIN DETAIL (SPA)

NO SCALE

POOL DATA		
	POOL	SPA
SURFACE AREA (SQFT)	1375	93
AVERAGE DEPTH (FT)	4.42	3
VOLUME (GAL)	45,530	2,093
PUMP FLOW (GPM)	148	
TURNOVER (HOUR)	5.13	0.24
PERIMETER (LNFT)	175	39
DECK AREA (SQFT)	N/A	

NOTE:
PROVIDE PIPE SLEEVES IF PIPING PASSES
THROUGH FLOOR SLABS OR EXTERIOR WALLS

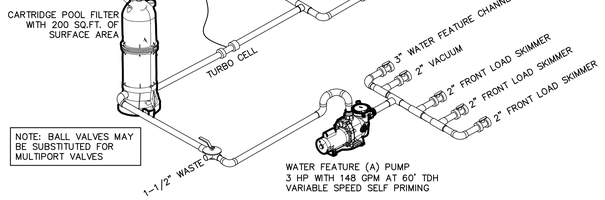
PROVIDE SEALING OF THE ANNULAR SPACE
BETWEEN PIPE SLEEVES AND PIPING
PASSING THROUGH FLOOR SLABS OR WALL



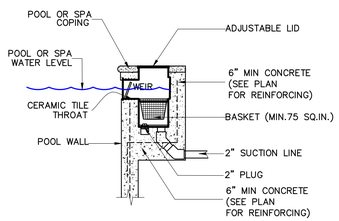
CHANNEL MAINDRAIN DETAIL (POOL)

NO SCALE

WATER FEATURE DATA (A)	
SURFACE AREA (SQFT)	1393
AVERAGE DEPTH (FT)	1.00
VOLUME (GAL)	10,448
PUMP FLOW (GPM)	148
TURNOVER (HOUR)	1.18
PERIMETER (FT)	237



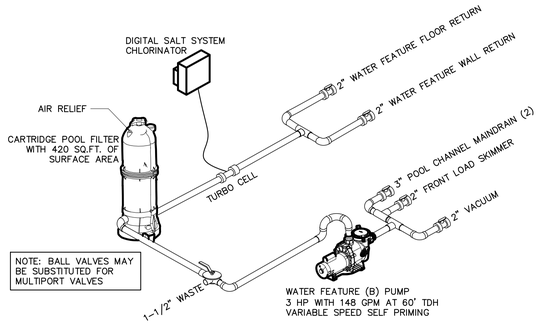
WATER FEATURE (A) ISOMETRIC



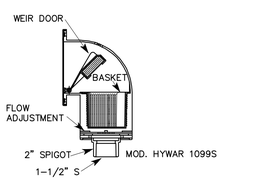
SKIMMER DETAIL

NO SCALE

WATER FEATURE DATA (B)	
SURFACE AREA (SQFT)	574
AVERAGE DEPTH (FT)	1.50
VOLUME (GAL)	6,458
PUMP FLOW (GPM)	148
TURNOVER (HOUR)	0.73
PERIMETER (FT)	101

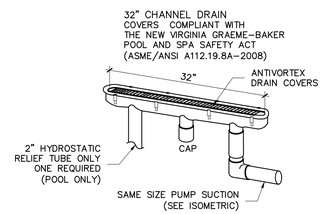


WATER FEATURE (B) ISOMETRIC



FRONT LOAD SKIMMER DETAIL

NO SCALE



CHANNEL MAINDRAIN DETAIL (WATER FEATURE) (A)

NO SCALE

DRAW BY
GIA DESIGN GROUP INC.
305.741.3442

NEW SWIMMING POOL, POND AND SPA FOR :
PAOLO FIDANZA MILENA DORIA
11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E.
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

REVISIONS

NO.	DATE

Jorge A Crespo
Digitally signed by Jorge A Crespo
Date: 2025.10.24 17:16:13 -04'00'

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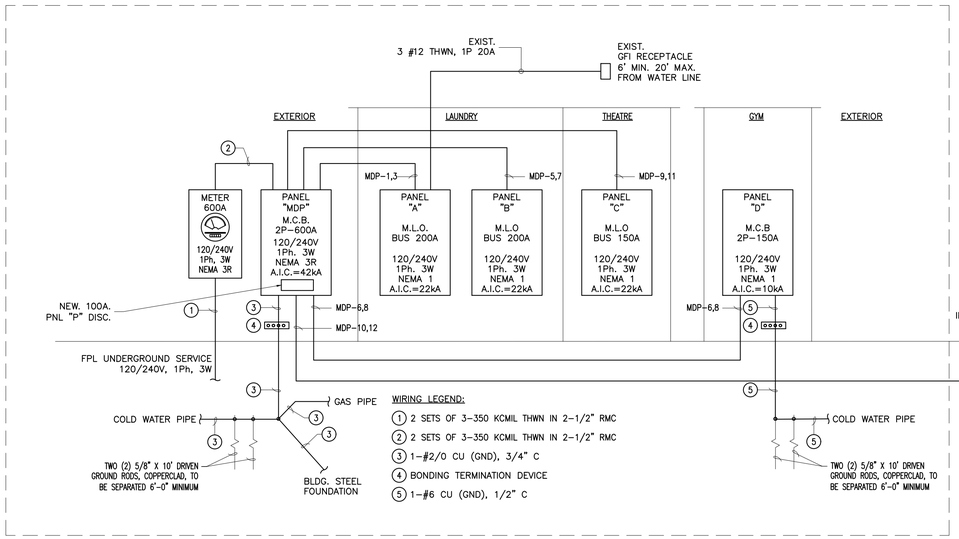
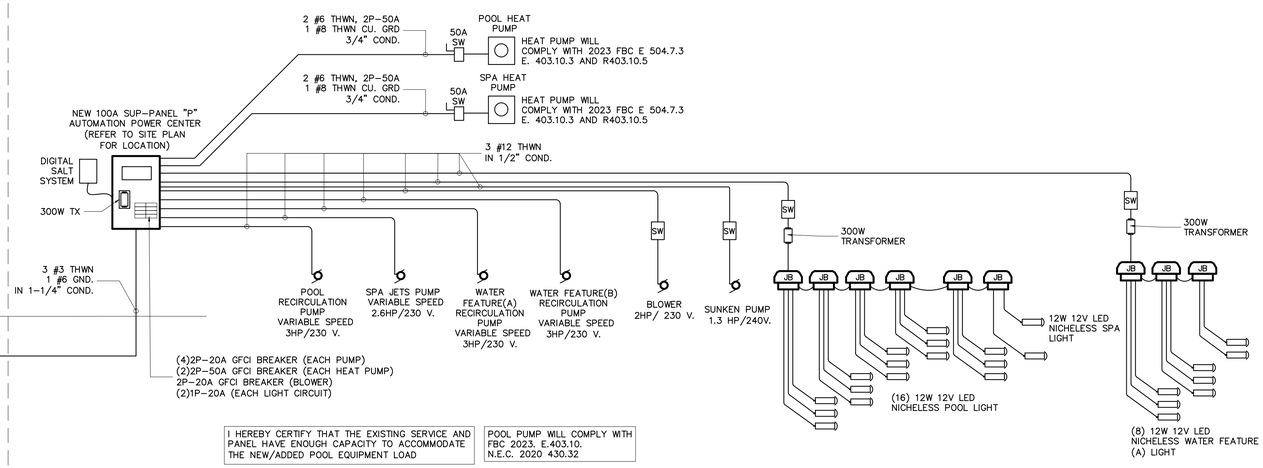
SHEET:
P-04

EXIST. ELECTRICAL RISER DIAGRAM





I HEREBY CERTIFY THAT THE EXISTING SERVICE AND PANEL HAVE ENOUGH CAPACITY TO ACCOMMODATE THE NEW/ADDED POOL EQUIPMENT LOAD

POOL PUMP WILL COMPLY WITH FBC 2023. E.403.10. N.E.C. 2020 430.32

ELECTRICAL RISER DIAGRAM

ELECTRIC LOAD CALCULATION

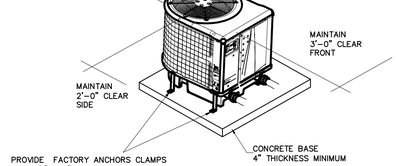
TOTAL SERVICE 600A

HOUSE	
GRL LIGHTING (*3 WATT/SQ.FT.) AREA 11,763 SQ FT	35,289 W
SMALL APPLIANCE	3,000 W
LAUNDRY	1,500 W
DRYER	6,000 W
RANGE	8,500 W
WATER HEATER	7,200 W
MICROWAVE	1,200 W
SUBTOTAL HOUSE DEMANDED WATTAGE	62,689 W
FIRST 10 KW. @ 100%	10,000.0 W
REMAINDER @ 40%	21,076 W
A/C @ 100%	8,500 W
A/C @ 100%	8,500 W
A/C @ 100%	8,500 W
A/C @ 100%	8,500 W
A/C @ 100%	8,500 W
A/C @ 100%	8,500 W
TOTAL HOUSE DEMANDED WATTAGE	82,076 W
TOTAL HOUSE DEMANDED AMP	342.0 A
NEW POOL EQUIPMENTS	
POOL PUMP	3,000 W
WATER FEATURE (A) PUMP	3,000 W
WATER FEATURE (B) PUMP	3,000 W
HP SPA JETS PUMP	3,000 W
BLOWER & SUNKEN PUMP	3,000 W
POOL & SPA LIGHT	204 W
WATER FEATURE LIGHT	96 W
HEAT PUMP	5,500 W
HEAT PUMP	5,500 W
TOTAL POOL DEMANDED WATTAGE @ 100%	26,300 W
TOTAL POOL DEMANDED AMP @ 100%	109.6 A
FINAL TOTAL HOUSE DEMANDED 451.57 A	

ELECTRICAL PANEL 'P'

TYPE AUTOMATION POWER CENTER
SERVICE 600 A
VOLTAGE 1ø, 120/240
MAINS MAIN LUG
ENCLOSURE NEMA 3R
LOCATION SEE PLAN
RATING 100 A
AIC 10 K

AMPS	POLES	V.A	COND. SIZE	WIRE. SIZE	DESCRIPTION	CKT NO.	CKT NO.	DESCRIPTION	WIRE. SIZE	COND. SIZE	V.A	POLES	AMPS
20	2	3000	1/2"	12	POOL PUMP	1	2	WATER FEATURE (A) PUMP	12	1/2"	3000	2	20
						3	4						
20	2	3000	1/2"	12	SPA JETS PUMP	5	6	WATER FEATURE (B) PUMP	12	1/2"	3000	2	20
						7	8						
50	2	5,500	3/4"	6	HEAT PUMP	9	10	HEAT PUMP	6	3/4"	5,500	2	50
						11	12						
20	2	1000	1/2"	12	BLOWER	13	14	POOL & SPA LIGHTS	12	1/2"	204	1	20
						15	16	WATER FEATURE (A) LIGHTS	12	1/2"	96	1	20
						17	18	SUNKEN PUMP	12	1/2"	2000	2	20
						19	20						
TOTAL V.A		12,500								TOTAL V.A	13,800		
TOTAL LOAD @ 100%		26,300 W			@ 208 3 PHASE =	73.0 AMP							

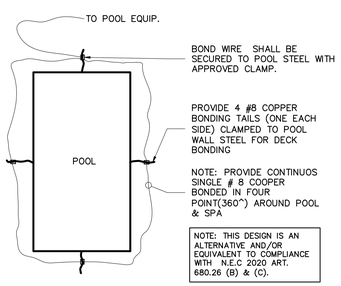


PROVIDE FACTORY ANCHORS CLAMPS WITH ¼" X 3" STAINLESS STEEL TAPCON SCREWS AT EACH ANCHORS CLAMP TO CONCRETE SLAB

UNIT MUST BE INSTALLED TO WITHSTAND 176 MPH HURRICANE FORCE WINDS UNIT

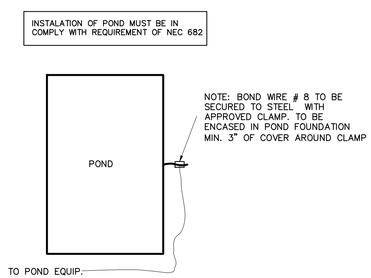
NOTE:
THIS HEAT PUMP WAS PROVIDED WITH ANCHOR CLAMPS DESIGNED TO HOLD THE UNIT TO THE EQUIPMENT PAD IN HIGH WIND CONDITIONS.

HEAT PUMP MOUNTING DETAIL

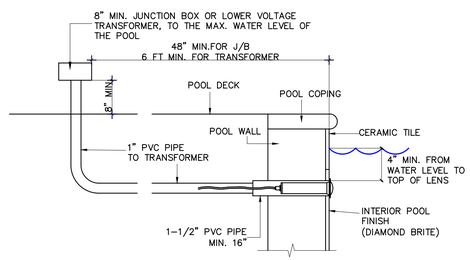


POOL BOND SCHEMATIC

NO SCALE



POND BOND SCHEMATIC



NICHELESS LIGHT DETAIL

NO SCALE

Jorge A Crespo

Digitally signed by Jorge A Crespo
Date: 2025.10.24 17:16:26 -04'00'

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DRAW BY
GIA DESIGN GROUP INC.
305.741.3442

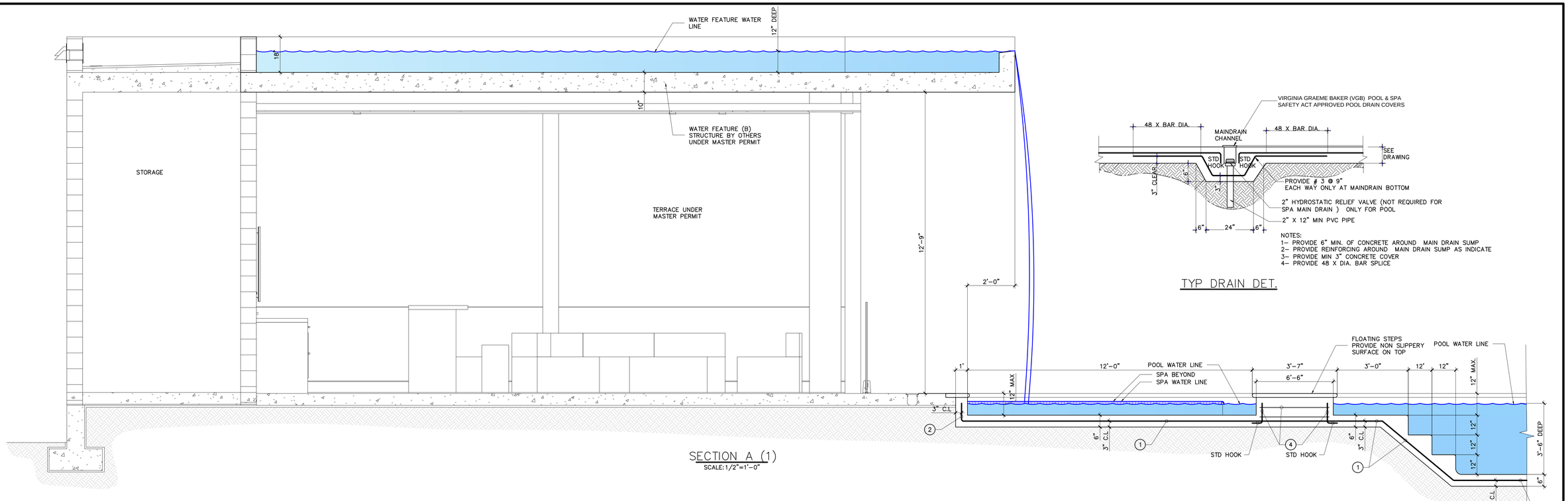
NEW SWIMMING POOL, POND AND SPA FOR :
PAOLO FIDANZA MILENA DORIA
11041 S.W. 77 AVENUE, PINECREST, FL 33156.

JORGE CRESPO, P.E
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

REVISIONS

NO.	DATE

SHEET: E-01



SECTION A (1)
SCALE: 1/2"=1'-0"

NOTES:
1– PROVIDE 6" MIN. OF CONCRETE AROUND MAIN DRAIN SUMP
2– PROVIDE REINFORCING AROUND MAIN DRAIN SUMP AS INDICATE
3– PROVIDE MIN 3" CONCRETE COVER
4– PROVIDE 48 X DIA. BAR SPLICE

TYP DRAIN DET.

HYDROSTATIC UPLIFT

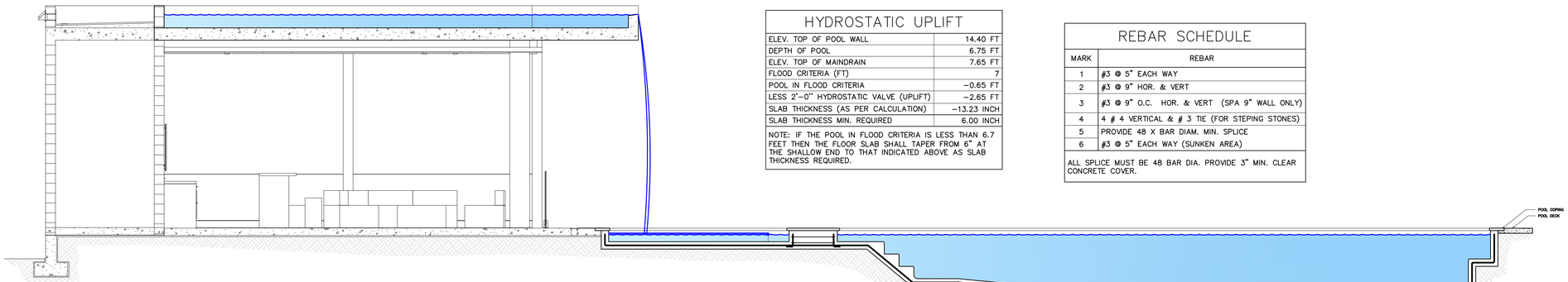
ELEV. TOP OF POOL WALL	14.40 FT
DEPTH OF POOL	6.75 FT
ELEV. TOP OF MAINDRAIN	7.65 FT
FLOOD CRITERIA (FT)	7
POOL IN FLOOD CRITERIA	–0.65 FT
LESS 2'–0" HYDROSTATIC VALVE (UPLIFT)	–2.65 FT
SLAB THICKNESS (AS PER CALCULATION)	–13.23 INCH
SLAB THICKNESS MIN. REQUIRED	6.00 INCH

NOTE: IF THE POOL IN FLOOD CRITERIA IS LESS THAN 6.7 FEET THEN THE FLOOR SLAB SHALL TAPER FROM 6" AT THE SHALLOW END TO THAT INDICATED ABOVE AS SLAB THICKNESS REQUIRED.

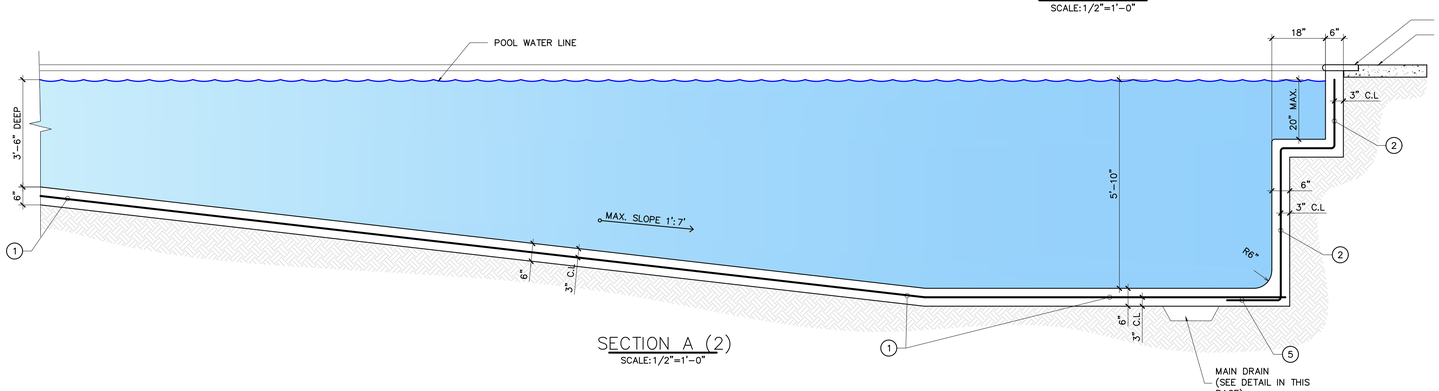
REBAR SCHEDULE

MARK	REBAR
1	#3 @ 5" EACH WAY
2	#3 @ 9" HOR. & VERT
3	#3 @ 9" O.C. HOR. & VERT (SPA 9" WALL ONLY)
4	4 # 4 VERTICAL & # 3 TIE (FOR STEPING STONES)
5	PROVIDE 48 X BAR DIAM. MIN. SPLICE
6	#3 @ 5" EACH WAY (SUNKEN AREA)

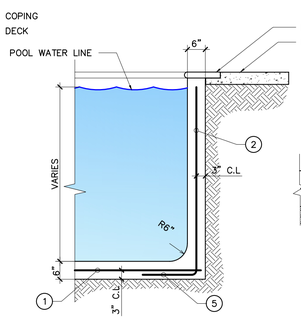
ALL SPLICE MUST BE 48 BAR DIA. PROVIDE 3" MIN. CLEAR CONCRETE COVER.



SECTION A
SCALE: 1/2"=1'-0"

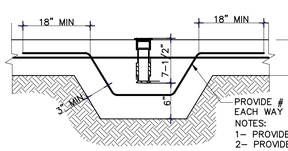


SECTION A (2)
SCALE: 1/2"=1'-0"



TYP. POOL WALL SECTION
SCALE: 1/2"=1'-0"

NOTE: THAT POOL SHALL BE BUILT CONCURRENTLY WITH THE MAIN RESIDENCE BUT NOT COMPLETED BEFORE IT AS PER SECTION 3–300. NOT SHORING REQUIRED



PROVIDE # 3 @ 9" EACH WAY ONLY AT UMBRELLA BASE BOTTOM
NOTES:
1– PROVIDE 6" MIN. OF CONCRETE AROUND UMBRELLA BASE
2– PROVIDE REINFORCING AROUND UMBRELLA BASE AS INDICATE
3– PROVIDE MIN 3" REBAR CONCRETE COVER
4– PROVIDE 48 X DIA. BAR SPLICE

UMBRELLA BASE DETAIL
SCALE: 1/4"=1'-0"

Jorge A Crespo
Digitally signed by Jorge A Crespo
Date: 2025.10.24 17:16:38 -04'00'

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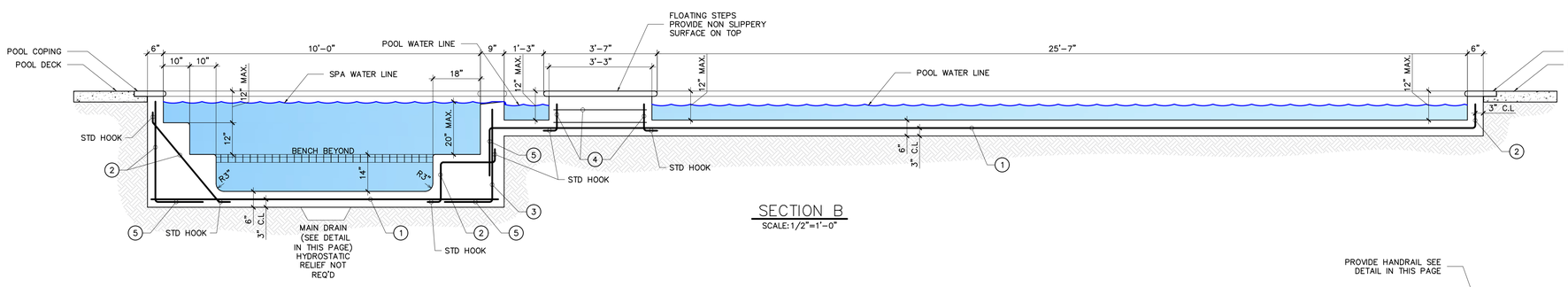
MIAMI, FL 33165
786-325-3996

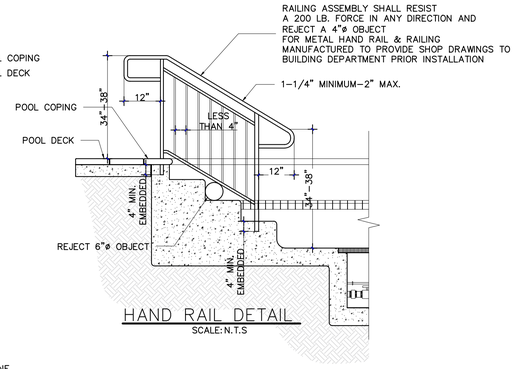
REVISIONS

NO.	DATE

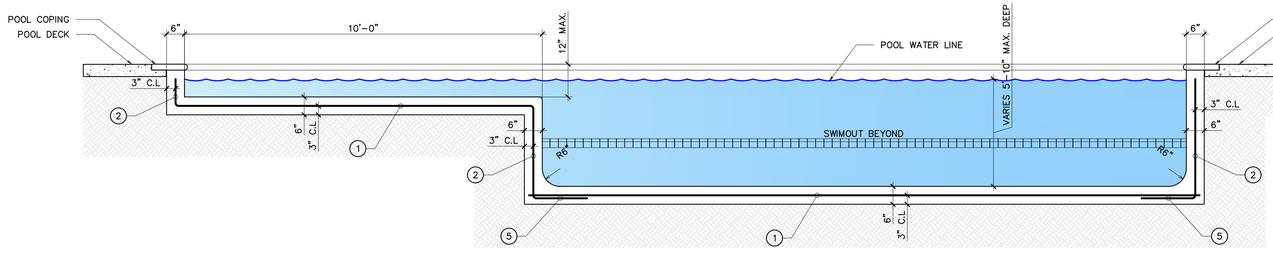
SHEET: S-01



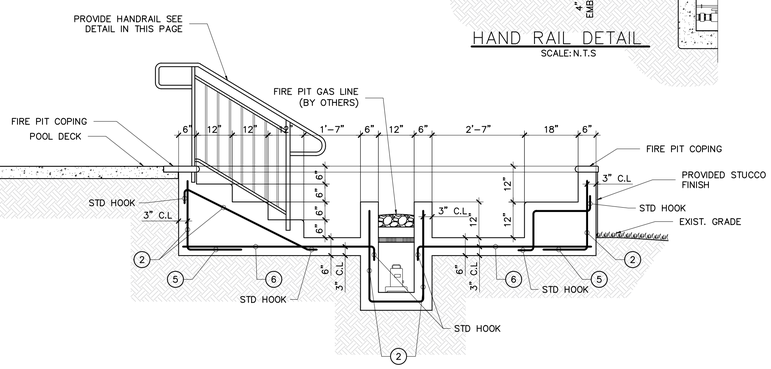
SECTION B
SCALE:1/2"=1'-0"

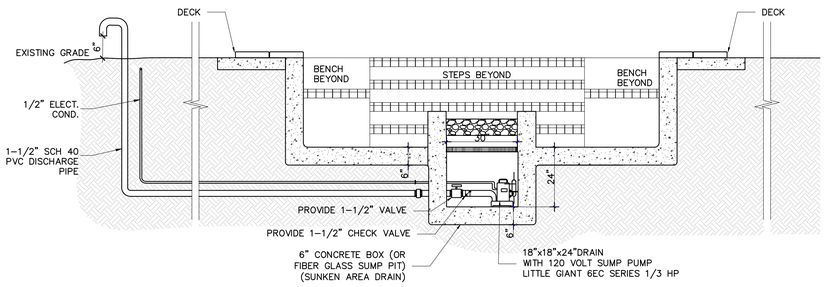


HAND RAIL DETAIL
SCALE: N.T.S

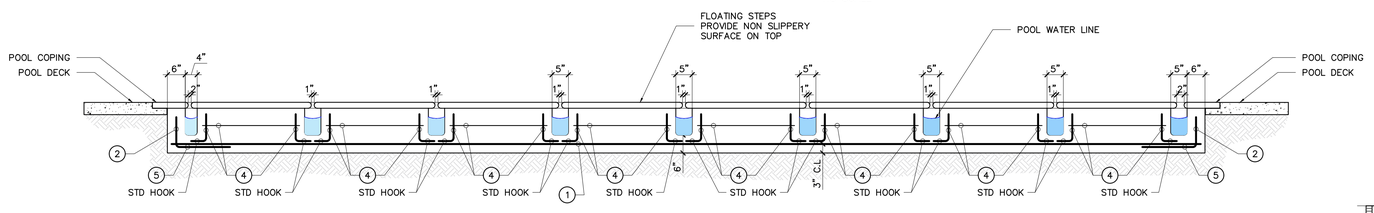


SECTION D
SCALE:1/2"=1'-0"

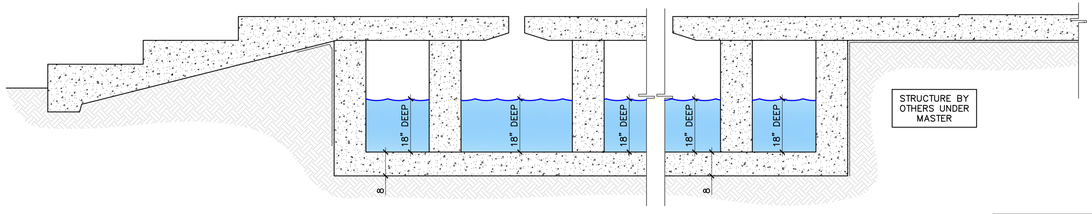




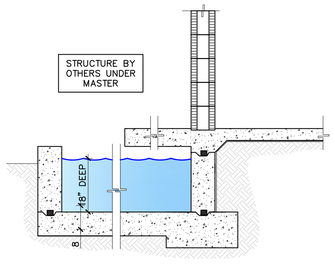
TYP. SUMP PUMP DETAIL
NO SCALE



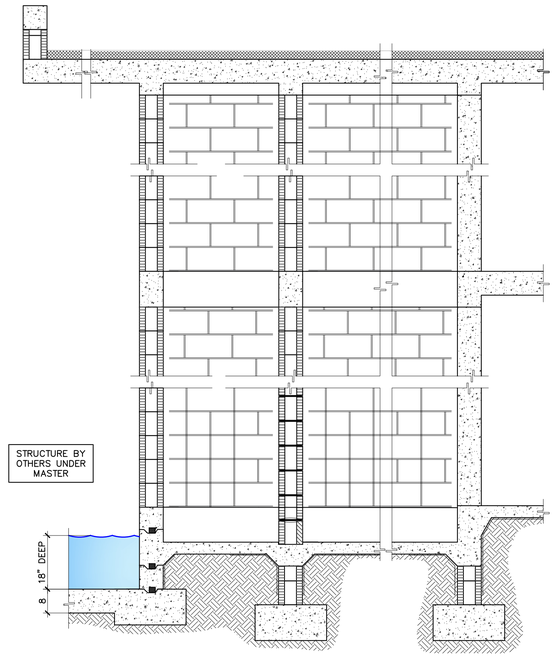
SECTION C
SCALE:1/2"=1'-0"



SECTION E
SCALE:1/2"=1'-0"



SECTION F
SCALE:1/2"=1'-0"



SECTION G
SCALE:1/2"=1'-0"

NOTE: THAT POOL SHALL BE BUILT CONCURRENTLY WITH THE MAIN RESIDENCE BUT NOT COMPLETED BEFORE IT AS PER SECTION 3-300. NOT SHORING REQUIRED

Jorge A Crespo

Digitally signed by Jorge A Crespo
Date: 2025.10.24 17:16:54 -04'00'

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SHEET: S-02