

SITE PREPARATION

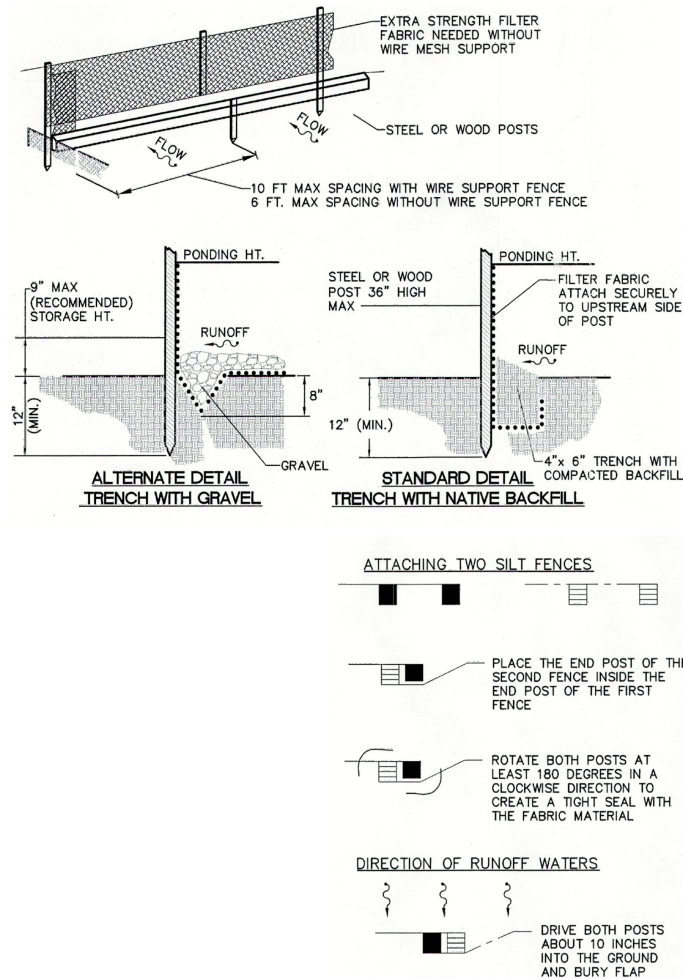
- EXCAVATION SHALL REMOVE ALL GRASS, WEEDS, ROOTS, AND ANY DEBRIS.
- EXISTING SOFT SILT AND ORGANIC SOIL LAYER SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.
- SAND AND LIME ROCK SOIL CAN BE STOCKPILED AND USED AS BACKFILL.
- ONCE THE ORGANIC LAYER HAS BEEN REMOVED, THE DEMUCKED SURFACE SHALL BE COMPACTED.
- FILL THEM IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS.
- EACH LIFT SHALL BE THOROUGHLY COMPACTED WITH VIBRATORY COMPACTION EQUIPMENT.
- FILL SHALL CONSIST OF CLEAR SAND AND LIME STONE OR GRAVEL. FILL MATERIAL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3" AND NO MORE THAN 10 % PASSING THE NO. 200 SIEVE.

SOIL STATEMENT:

BY VISUAL INSPECTION, FOUNDATION SYSTEM HAS BEEN DESIGNED USING A PRESUMPTIVE LOAD-BEARING CAPACITY OF 2000 PSF. THE SOIL COMPOSITION AT THE SITE CONSISTS OF LIMEROCK MIXED WITH SANDY MATERIAL. AT THE TIME OF CONSTRUCTION AND AFTER THE GROUND HAS BEEN BROKEN A LETTER FROM THE EOR OR THE ARCHITECT OF RECORD WILL BE SUBMITTED TO THE BUILDING OFFICIAL ATTESTING THAT THE EOR OR ARCHITECT OF RECORD HAS OBSERVED THE SITE AND THE SOIL CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN WAS BASED.

LEGAL DESCRIPTION:

LOT 3, BLOCK 1, "HILLMONT SUBDIVISION". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, AT PAGE 98, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.



TEMPORARY EROSION AND
TURBIDITY CONTROL DETAIL N.T.S.

- PROPOSED SWIMMING POOL SHALL NOT REPRESENT A FLOODING THREAT FOR THE ADJACENT PROPERTIES
- EXISTING GRADING SHALL REMAIN AFTER POOL CONSTRUCTION

RESIDENTIAL SWIMMING POOL BARRIER SHALL COMPLY WITH F.B.C. 2023 R4501.17.1 TO R4501.17.3

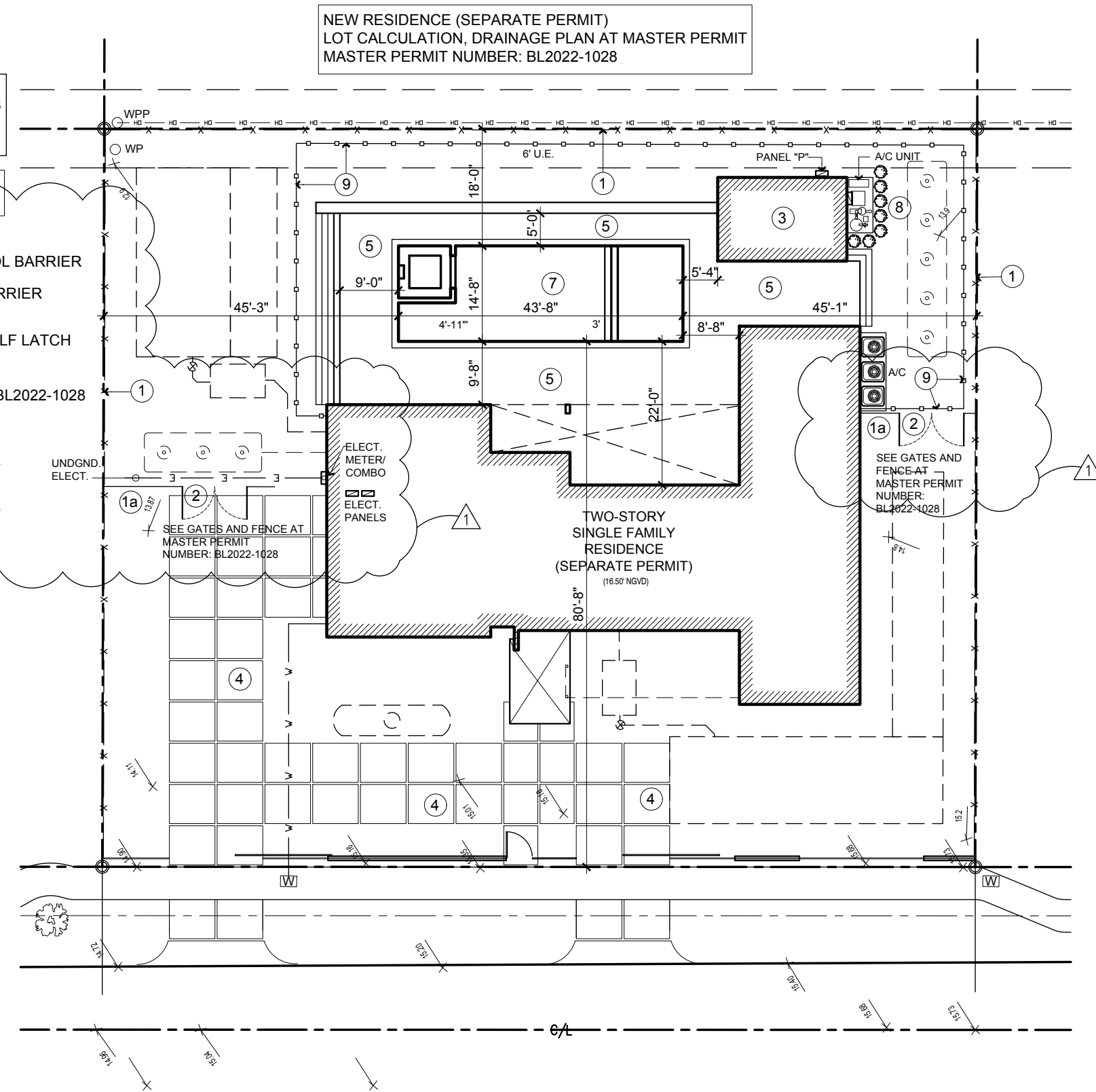
LEGEND

- EXISTING 4' CHAIN LINK FENCE TO BE USED AS PART POOL BARRIER
- NEW 5' ALUMINUM FENCE TO BE USED AS PART POOL BARRIER SEPARATE PERMIT. MASTER PERMIT N. BL2022-1028
- 10' WIDTH SELF CLOSING DOUBLE ALUMINUM GATE W/ SELF LATCH W/ LOCKING DEVICE 54" ABOVE FINISH GRADE. (COMPLYING W/ F.B.C. R 4501.17.1) DETAIL AT MASTER PLAN PAGE A-1.3 MASTER PERMIT N. BL2022-1028
- GUEST ROOM
- CONCRETE DRIVEWAY
- CONCRETE DECK (SEPARATE PERMIT) COMPLYING SLOPE AND DIRECTION AS PER F.B.C. R401.3. DRAIN TOWARD THE PERIMETER AREA AND AWAY FROM FOUNDATIONS. ANSI/NSPI-5 '14 7.2.1. R4413.1.2
- COVERED TERRACE
- NEW SWIMMING POOL (THIS PERMIT)
- NEW POOL EQUIPMENT/ SCREENED WITH SHRUBS ON BED WITH MULCH/ ELECT. 60A SUB PANEL (POOL AUTOMATION)
- SILT FENCE (FILTER FABRIC) ALL AROUND CONSTRUCTION AREA. SEE TEMPORARY EROSION AND TURBIDITY CONTROL DETAIL THIS PAGE

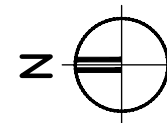
NOTE: HOUSE WALL USED AS PORTION OF SAFETY BARRIER WITH DIRECT ACCESS TO POOL NEED ALARM ON WINDOWS/DOORS

BARRIER SCHEDULE
RESIDENTIAL SWIMMING POOLS.
SHALL COMPLY WITH R 4501.17.1 F.B.C. 2023

BARRIER	DESCRIPTION
ALARM	ALL WINDOWS AND DOORS W/ DIRECT ACCESS TO POOL
C.L.F.	4' HIGH



SITE PLAN
SCALE 1"=20'



REVISIONS
02-11-2026 REV1 COMMENTS

This item has been electronically signed and sealed by Manuel E. Torres PE # 82079 on the date adjacent to the seal using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SIGN AND SEAL

MANUEL E. TORRES, PE
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PROJECT: SWIMMING POOL PLAN
OWNER: ELIGES INVESTOR CONSTRUCTION
ADDRESS: 9841 S.W. 73rd COURT, PINECREST FL, 33156

DRAWN: L BL
DATE: 11.06.2025
JOB No: 25077
DRAWING NO. SP 2 of 6