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

CUT ON DASH LINE FOR SCALE RULER

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FOR ALL RFIS

CUT ON DASH LINE FOR SCALE RULER

1/4" = 1'-0"

POOL BARRIER NOTES

OUTDOOR SWIMMING POOL BARRIER SHALL COMPLY WITH F.B.C. 8TH EDITION 2023 SECTIONS R4501.17.1.1 THROUGH R4501.17.1.4.

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:

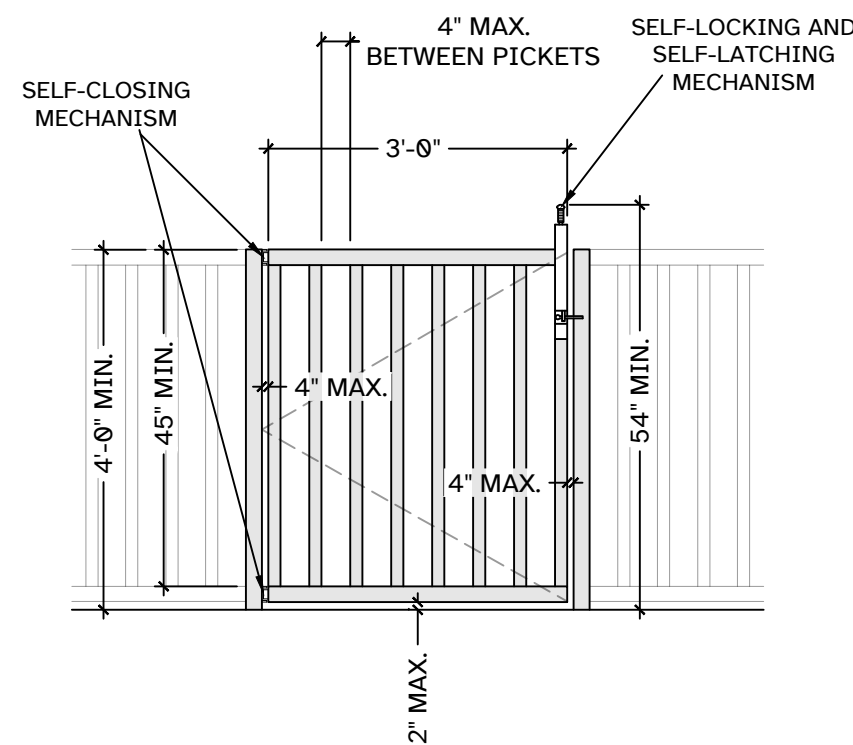
1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF 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.

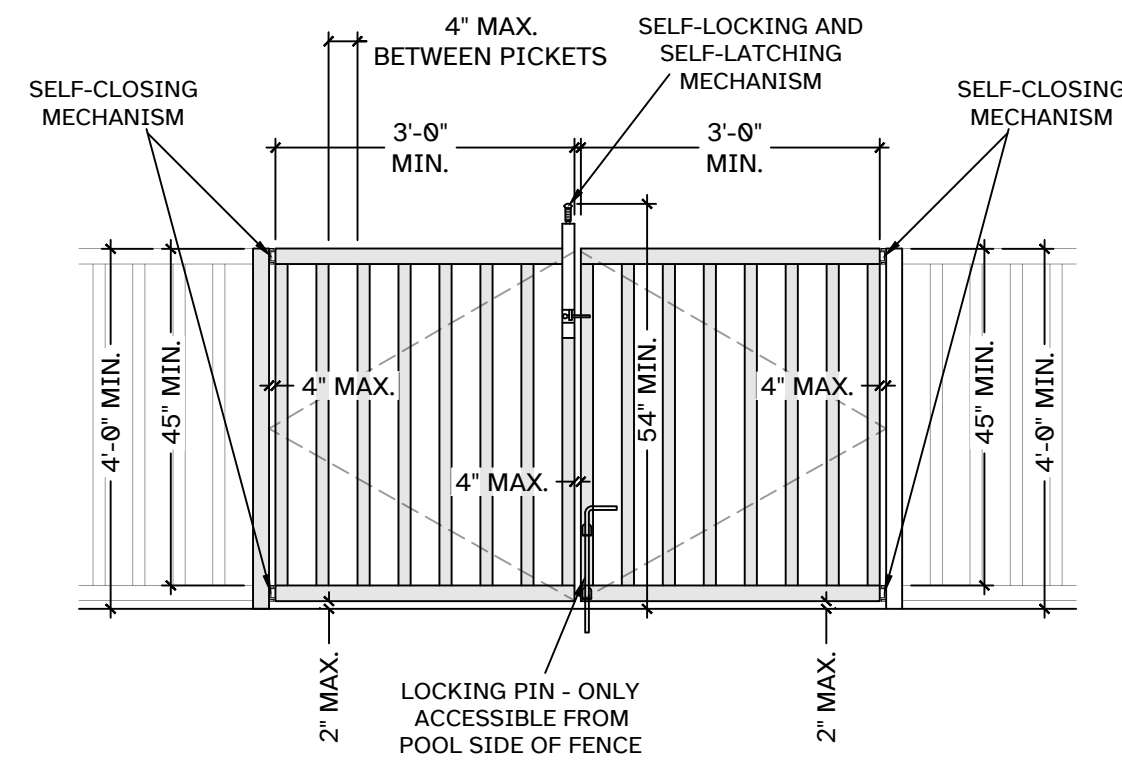
C. SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.

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.



ALUM. SINGLE GATE DETAIL

NOT TO SCALE



ALUM. DOUBLE GATE DETAIL

NOT TO SCALE

FLORIDA BUILDING CODE

SECTION 454.2.17.1.4

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.

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.

NEW 6FT HIGH, DURAFENCE, FINISHED ON BOTH SIDES
PERMANENT, NON-CLIMBABLE PERIMETER BARRIER, MIN.
48" ABOVE GRADE. TO COMPLY WITH FBC SECTIONS
R4501.17.1.1 THROUGH R4501.17.1.7.
UNDER SEPARATE PERMIT #BL2025-0095

NEW 4FT HIGH, ALUM. PICKET FENCE
PERMANENT, NON-CLIMBABLE PERIMETER
BARRIER, MIN. 48" ABOVE GRADE. TO
COMPLY WITH FBC SECTIONS R4501.17.1.1
THROUGH R4501.17.1.7.
UNDER SEPARATE PERMIT

NEW 4FT HIGH, ALUM. PICKET GATE
SELF CLOSING GATE W/ SELF CLOSING LATCH
LOCATED 54" MIN. ABOVE GRADE. GATE MUST SWING
OUTWARDS. TO COMPLY WITH FBC R4501.17.1.8.
UNDER SEPARATE PERMIT

NEW 6FT HIGH, BLACK C.L. FENCE ON 1ST 50' ON PROP.
SELF CLOSING GATE W/ SELF CLOSING LATCH LOCATED
54" MIN. ABOVE GRADE. GATE MUST SWING OUTWARDS.
TO COMPLY WITH FBC R4501.17.1.8.
UNDER SEPARATE PERMIT #BL2025-0095

NEW 6FT HIGH, DURAFENCE, FINISHED ON BOTH SIDES
PERMANENT, NON-CLIMBABLE PERIMETER BARRIER, MIN.
48" ABOVE GRADE. TO COMPLY WITH FBC SECTIONS
R4501.17.1.1 THROUGH R4501.17.1.7.
UNDER SEPARATE PERMIT #BL2025-0095

POOL & SPA
EQUIPMENT

NEW 4FT HIGH, ALUM. PICKET FENCE
PERMANENT, NON-CLIMBABLE PERIMETER
BARRIER, MIN. 48" ABOVE GRADE. TO
COMPLY WITH FBC SECTIONS R4501.17.1.1
THROUGH R4501.17.1.7.
UNDER SEPARATE PERMIT

NEW 4FT HIGH, ALUM. PICKET DOUBLE GATES
SELF CLOSING GATE W/ SELF CLOSING LATCH
LOCATED 54" MIN. ABOVE GRADE. GATE MUST SWING
OUTWARDS. TO COMPLY WITH FBC R4501.17.1.8.
UNDER SEPARATE PERMIT

FOUNTAIN EQUIPMENT
UNDER SEPARATE PERMIT

NEW 6FT HIGH, BLACK C.L. FENCE ON 1ST 50' ON PROP.
SELF CLOSING GATE W/ SELF CLOSING LATCH LOCATED
54" MIN. ABOVE GRADE. GATE MUST SWING OUTWARDS.
TO COMPLY WITH FBC R4501.17.1.8.
UNDER SEPARATE PERMIT #BL2025-0095

LEGAL DESCRIPTION

FOLIO: 20-5001-009-0160
LOT: 17
BLOCK: MARTIN SUBURBAN ACRES
SUBDIVISION: 50
PLAT BOOK: 7
PAGE: MIAMI-DADE
COUNTY:

SCOPE OF WORK

THE SCOPE OF THIS PERMIT IS FOR A
NEW SWIMMING POOL & SPA

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.

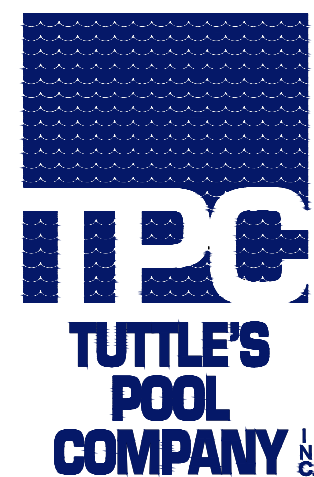
TREE PROTECTION STATEMENT

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



CPC052527
RAYMOND TUTTLE

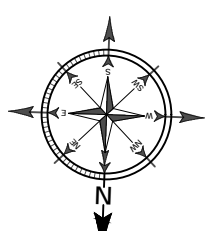
8785 SW 129 TERRACE
MIAMI, FL 33176
(305) 252-0016

SHEET INDEX

SITE PLAN	SP1.0
POOL & SPA LAYOUT PLAN	SP2.0
SHEET REMOVED	
POOL & SPA PLUMBING PLAN	SP3.0
SHEET REMOVED	
PLUMBING DETAILS	SP3.2
POOL & SPA STRUCTURAL PLAN	SP4.0
ELECTRICAL PLAN	SP5.0

SITE PLAN

32 16 8 0 1/16" = 1'-0"



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

PLOT DATE -

3 March 2026

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.



POOLPRINTS@GMAIL.COM
(954) 203-0992
POOLPRINTSTUDIO.COM

CONSULTANT
ENGINEER OF RECORD
ZAKARY JAMES LATA, P.E.
P.E. #79443
PLAN Z DESIGNS LLC
C.A. NO. 33210
PLANZDESIGNS@OUTLOOK.COM



RESIDENCE

HH6100
6100 WEST SUBURBAN DRIVE
PINECREST, FL 33156

REVISIONS

BLDG DEPT COMMENTS	01.09.26
BLDG DEPT COMMENTS	02.04.26

NOTES
1.

PROJECT NORTH



SCALE 1/16" = 1'-0"

SITE PLAN

SP1.0

SHEET NO. © 2025