



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

- Appeal
- Variance
- Other: _____

Property information

Property/project name: GLORIA GROSSBARD

Street address of the subject property: 1119 MILAN AVE CORAL GABLES, FL 33134

Property Legal Description: Lot(s): 10

Block(s): 24

Section(s): CORAL GABLES GRANADA SEC REV

Plat Book(s)/Page(s): PB 8-113

Has there been a Board of Adjustment hearing on the property in the last year? NO

Is this request the result of a Notice of Violation? NO

Is this request the result of a deviation from an approved set of plans? NO

Has the property owner owned the property for at least one (1) year? YES

Current land use classification(s): GENERAL

Current zoning classification(s): 0100 - SINGLE FAMILY - GENERAL

Listing of all folio numbers for subject property:

03-4107-018-2690

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): JIM KARAFKA
Telephone#: 305-968-8686 Fax#: _____ Email: JLKARAFKA @ PPAS.COM
Mailing Address: 7805 SW ELLIPSE WAY #14 STUART, FL 34997
(City) (State) (ZIP Code)

Property Owner(s) Name(s): GLORIA GROSSBARD
Telephone#: 786-298-7853 Fax#: _____ Email: SOFIGLORY1 @ GMAIL.COM
Mailing Address: 1119 MILAN AVE CORAL GABLES, FL 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____
Telephone#: _____ Fax#: _____ Email: _____ @ _____
Mailing Address: _____ (City) (State) (ZIP Code)

Project Architect(s) Name(s): _____
Telephone#: _____ Fax#: _____ Email: _____ @ _____
Mailing Address: _____ (City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

Board of Architects approval 1/15/2026

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

Pre-application Meeting Requirements. A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- Completed Application.
- Applicant's proposal.
- Letter of intent.
- Standards for Variances #1 through #8.
- Owner's Affidavit.
- Proof of ownership if ownership of the property has changed in the last year.
- Full size set of plans (stamped by the Board of Architects).
- Plans in 11" x 17" size format (13 sets).
- Color photographs (35mm or digital photographs), must be labeled (13 sets).
- One (1) compact disc (CD) containing required plans and color photographs.
- Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- Aerial.
- Other (letter of support, rescheduling letter, etc.) _____.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

- Application fees.
- One (1) original certified mailing list and signed affidavit including MDCPS.
- Two (2) sets of mailing labels.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Posting of the property. The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

Board of Adjustment Application

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
 - a. Conditional uses and variances: six (6) months.
 - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

Board of Adjustment Application

- 15. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 16. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: JIM KARAFa
Address: 7805 SW ELLIPSE WAY #14 STUART, FL 34997	
Telephone: 305-968-8686	Fax:
Email: JLKARAFa@PPAS.COM	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
The foregoing instrument was acknowledged before me this 9 day of Feb by 2020
(Signature of Notary Public - State of Florida)



KAREN RODRIGUEZ
Commission # HH 524872
Expires May 7, 2028

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Property Owner(s) Signature: 	Property Owner(s) Print Name: GLORIA GROSSBARD
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 1119 MILAN AVE CORAL GABLES, FL 33134	
Telephone: 786-298-7853	Fax:
Email: SOFIGLORY1@GMAIL.COM	

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KAREN RODRIGUEZ
Commission # HH 524872
Expires May 7, 2028



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:	Architect(s)/Engineer(s) Print Name:
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Address:

Telephone:	Fax:
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Email:

	<div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto; text-align: center; padding-top: 50px;">SEAL</div>
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

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(Signature of Notary Public - State of Florida)



KAREN RODRIGUEZ
Commission # HH 524872
Expires May 7, 2028

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.



February 4, 2026

Glory Grossbard
1119 Milan Ave
Coral Gables, FL 33134

Dear Mrs. Grossbard,

Below is a summary of our preliminary discussion with representatives of the Board of Adjustment, held on Thursday, January 29.

Variance requirements were reviewed with Arceli Redila, Lead Zoning Administrator and primary gatekeeper for the Board of Adjustment. She explained that while the Board of Architects focuses on appearance, practical impact, and safety, the Board of Adjustment is primarily concerned with the long-term implications of granting variances—particularly how approvals may establish precedent for future homeowners.

Arceli noted that the Board has become increasingly cautious about approving variances based on personal circumstances (such as health-related needs or accessibility), as opposed to unique or special property conditions. Variances granted due to individual circumstances are often viewed as temporary and may not apply once ownership changes, which creates concern for the Board.

As part of her review, Arceli researched properties within a 1,000-foot radius of your home to assess whether the property could be considered unique. She explained that if other properties with similar zoning constraints exist—particularly those with limited buildable area due to setbacks—any variance approval could be interpreted as a broader zoning issue rather than a property-specific exception. She identified more than one nearby property with similar limitations affecting the ability to construct a swimming pool.

Based on this analysis, her opinion was that while the Board would accept and review our variance application, approval would be unlikely. To proceed, the following fees would apply:

- Application fee: \$913.50 per variance request
- Recording fee: \$37.50
- Notification fee: \$3.81 per homeowner within the 1,000-foot radius

Given that there are three separate variance requests, the total cost to continue would be approx. \$3,000.

After reviewing the situation with our engineer, we propose the following argument support the variance:

The subject property is a corner lot with unique geometry that results in two primary street frontages. Due to the historical placement of the primary residence and septic system, there is no mathematically compliant “rear yard” area of sufficient size to accommodate a pool.

Granting the variance would not confer a special privilege but rather allow the homeowner the same reasonable use of the property enjoyed by mid-block neighbors. To ensure the variance does not negatively impact the streetscape—a core value of the Coral Gables Zoning Code—we have proposed a masonry wall that maintains neighborhood aesthetic continuity while providing appropriate screening for a private recreational area.

I hope this addresses what you requested. Please let me know if you would like to discuss the next step.

Respectfully Yours,

Jim Karafa
Owner/COO

Premier Pools & Spas of Hollywood, FL
6484 SW 166th Ct, Miami, FL 33193 / P: (305) 968-8686 / JLKarafa@ppas.com

a passion for splashin

The subject property is a corner lot characterized by an irregular configuration and two primary street frontages. Unlike interior lots, which typically benefit from a clearly defined rear yard, this parcel is subject to dual front yard setbacks that significantly reduce the buildable area. As a result of the lot's geometry and the orientation of the existing residence—constructed decades ago in accordance with regulations in effect at that time—the property does not contain a mathematically compliant rear yard of sufficient depth or width to accommodate a swimming pool within the strict setback requirements of the current zoning code.

Compounding this constraint is the location of the existing septic system, which occupies a substantial portion of the remaining open yard area. The septic system placement further limits feasible construction zones and leaves no practical area where a pool could be installed in full compliance with present setback standards. These are not self-created hardships but rather inherent conditions arising from the lot's unique characteristics and longstanding improvements.

The requested variance would not confer a special privilege, nor would it intensify the use of the property beyond what is typical in the surrounding neighborhood. Swimming pools are customary residential amenities throughout the City of Coral Gables and are commonly located in rear yards of mid-block lots. Due to this property's corner condition, strict application of the code effectively denies the homeowner a reasonable and customary residential use enjoyed by similarly situated property owners within the same zoning district.

Importantly, the proposed design has been carefully developed to preserve and enhance the neighborhood character, consistent with the intent of the City of Coral Gables Zoning Code. To mitigate any potential visual impact from the public right-of-way—particularly given the dual street exposure—we have incorporated a masonry wall designed in harmony with the architectural

style of the residence and the prevailing aesthetic of the surrounding streetscape. This screening element will maintain continuity of scale, materials, and visual character, ensuring that the pool area remains discreet and does not detract from the pedestrian experience or neighborhood appearance.

Granting this variance would therefore (1) address a demonstrable hardship unique to the property, (2) allow reasonable use consistent with neighboring properties, and (3) uphold the architectural and aesthetic standards that define Coral Gables. For these reasons, we respectfully request approval of the variance.

Please let me know if you have any questions.



Florida License #:
CPC1460572

Jim Karafa

Owner/COO

Premier Pools & Spas, Hollywood

[e: JLKarafa@ppas.com](mailto:JLKarafa@ppas.com)

c: 305-968-8686

a: 11780 NW 27th CT, Plantation, FL 33323

<https://www.ppas.com>



The key to Variance is hardship and special condition. You need to provide justification for each of the following criteria:

Section 14-207.6. Standards for variances.

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

The subject property is a corner lot characterized by an irregular configuration and two primary street frontages. Unlike interior lots, which typically benefit from a clearly defined rear yard, this parcel is subject to dual front yard setbacks that significantly reduce the buildable area. As a result of the lot's geometry and the orientation of the existing residence—constructed decades ago in accordance with regulations in effect at that time—the property does not contain a mathematically compliant rear yard of sufficient depth or width to accommodate a swimming pool within the strict setback requirements of the current zoning code.

Compounding this constraint is the location of the existing septic system, which occupies a substantial portion of the remaining open yard area. The septic system placement further limits feasible construction zones and leaves no practical area where a pool could be installed in full compliance with present setback standards. These are not self-created hardships but rather inherent conditions arising from the lot's unique characteristics and longstanding improvements.

The requested variance would not confer a special privilege, nor would it intensify the use of the property beyond what is typical in the surrounding neighborhood. Swimming pools are customary residential amenities throughout the City of Coral Gables and are commonly located in rear yards of mid-block lots. Due to this property's corner condition, strict application of the code effectively denies the homeowner a reasonable and customary residential use enjoyed by similarly situated property owners within the same zoning district.

Importantly, the proposed design has been carefully developed to preserve and enhance the neighborhood character, consistent with the intent of the City of Coral Gables Zoning Code. To mitigate any potential visual impact from the public right-of-way—particularly given the dual street exposure—we have incorporated a masonry wall designed in harmony with the architectural style of the residence and the prevailing aesthetic of the surrounding streetscape. This screening element will maintain continuity of scale, materials, and visual character, ensuring that the pool area remains discreet and does not detract from the pedestrian experience or neighborhood appearance.

Granting this variance would therefore (1) address a demonstrable hardship unique to the property, (2) allow reasonable use consistent with neighboring properties, and (3) uphold the architectural and aesthetic standards that define Coral Gables. For these reasons, we respectfully request approval of the variance.

2. That the special conditions and circumstances do not result from the actions of the applicant.

No work or additions to the property were performed impacting conditions that would limit or effect property.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

This is for the Board of Adjustment to interpret.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

It is our understanding that “Special” does not literally mean “Unique” and that “Special” could apply to a small subset of properties.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

As reviewed with and at the request of Board of Architects, several design adjustments were made to minimize scope of variance request.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

It appears that there are other properties with similar sized pools.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The intent of the variance request is to avoid detrimental limitations to a resident by restricting their ability to add a therapeutic amenity to their property. See homeowner statement below:

Dear Board Members,

Thank you for honoring my cause to have variance approval in front of you today!

As you know my mother Gloria Casner, resident of 1915 Country Club Prado for over 48 years, developed advanced Alzheimer's, Dementia and Mobility issues 3 years ago! I then decided to bring in a caretaker to help her. I'm her only child and I decided to sell her property to Ray Corral, resident and investor on CC Prado on October 28th, 2025.

We now live in my smaller home on 1119 Milan Ave along with her full-time caretaker. This may not be a "unique" situation; however, this special condition will never impact the other residents in the community.

My mother was a swimmer in Havana Cuba where we were both born. Her neurologist - Andrew Lerman, provided the board and me a letter of urgency on why this daily aquatic therapy is necessary.

I'm pleading with you as a 22-year resident and daughter of a mother that is in much need of this. I'm also certainly willing to go smaller or change style so that she can have the water, jets and seats for this therapy.

I'm also a private dinner chef in Coral Gables and unable to take her to other forms of therapy in Coral Gables.

I have spent 10 months and over \$15k in non-refundable expenses. I would like you to reach into your heart's as if it was your own mother! She is 86 years old and it's imperative that this moves forward. I know now that my true purpose in life is to help others and especially my own mom to have a better quality of life in the years that she is with us. I have prayed long and hard to see this through, and I thank you from the bottom of my heart. I will be forever indebted to the Coral Gables City Hall to help me achieve this most important goal.

I thank you again and God Bless all of you,

Gloria Grossbard

Resident



Grove Neurology

Andrew M Lerman MD.
3683 S Miami Ave, Suite 420
Coral Gables, FL 33133
Phone: 786-655-8010
Fax: 786-655-8013

Re: Gloria Casner
DOB: 06/16/1939

DOS: 02/09/2026

To whom this may concern,

I am writing on behalf of my patient, an 86-year-old individual under my care with moderate dementia, chronic gait instability, and severe bilateral knee arthropathy. These conditions substantially impair the patient's mobility, balance, and overall safety, significantly affecting quality of life and independence.

Given the patient's medical complexity and physical limitations, aquatic therapy is medically necessary and essential to maintaining functional mobility, reducing joint stress, and preserving physical independence. Traditional land-based therapy has limited benefit in this case due to advanced knee degeneration and significant balance impairment. In contrast, aquatic therapy provides a low-impact, supportive environment that allows safe therapeutic movement, strength maintenance, and conditioning while markedly reducing the risk of falls.

I am requesting expedited approval and assistance from the city to allow this patient access to a nearby swimming pool or aquatic therapy facility. Access to aquatic therapy is a critical component of the patient's care plan and is necessary to prevent further functional decline, recurrent falls, and loss of independence.

This request is medically urgent. Delays in access to appropriate therapy place the patient at risk for irreversible physical deterioration, increased fall risk, and greater healthcare utilization.

Please do not hesitate to contact me should additional medical documentation or clarification be required. I am happy to provide any further information necessary to facilitate this request.

Sincerely and respectfully yours,

Andrew Lerman, MD



Board of Architects Review Application



04

Phone: 305.460.5245

Email: boardofarchitects@coralgables.com

Application Request

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):
(Choose one (1) from Section #1 and choose all applicable from Section #2)

- 1. New Building OR Alterations / Additions OR Color Palette Review
- 2. Preliminary Approval
- Coral Gables Mediterranean Style Design Standards Bonus Approval
- Final Approval

Property Information

Street Address of the Subject Property: 1119 MILAN AVE

Property/Project Name: GLORIA GROSSBARD

Legal description: Lot(s) CORAL GABLES GRANADA SEC REV PB 8-113 LOT 10 BLK 24 LOT SIZE 54 X 100 COC 25473-4670 03 2007 1

Block(s) 24 Section(s) REV PB 8-11

Folio No. 03-4107-018-2690

Owner(s): GLORIA GROSSBARD

Mailing Address: 1119 MILAN AVE CORAL GABLES, FL 33134

Telephone: 786-298-7853

Fax

Other

Email

SOFI GLORY1@GMAIL.COM

Architect(s)/Engineer(s)/Contractor(s): PREMIER POOLS AND SPAS RONALD SILLS

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 7805 SW ELLIPSE WAY #14 STUART, FL 34997

Telephone: 305-968-8686

Business

Fax

Other

Email

JLKARAF@PPAS.COM

Project Information

Project Description(s): NEW SWIMMING POOL

Estimated project cost*: 107,739.00

(*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): NONE



Board of Architects Review Application

Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Board of Architects may cause the application to be deferred without review.
7. That applications for the Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.
8. That plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed for a building permit. Plans which are not picked up within fourteen (14) days will be discarded.
9. All fees shall be paid by 12-midnight, three (3) days prior to the meeting date (ie. Monday before a Thursday meeting) to secure placement on the meeting's docket (agenda)
10. I have received consent from the owner of the property to file this application.

NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED

Agent/Owner Print Name: GLORIA GROSSBARD		Agent/Owner Signature: 	
Address: 1119 MILAN AVE CORAL GABLES, FL 33134			
Telephone: 786-298-7853		Fax:	Email: SOFIGLORY1@GMAIL.COM
ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s)/Contractor(s) Print Name: RONALD SILLS		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address: 7805 SW ELLIPSE WAY #14 STUART, FL 34997		
	Telephone: 305-968-8686		Fax:
	Email: JLKARAF@PPAS.COM		
STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>3</u> day of <u>July</u> in the year 20 <u>25</u> by <u>Gloria Grossbard</u> who has taken an oath and is personally known to me or has produced as identification.		STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>3</u> day of <u>July</u> in the year 20 <u>25</u> by <u>Ronald Sills</u> who has taken an oath and is personally known to me or has produced as identification.	
My Commission Expires: Notary Public KAREN RODRIGUEZ Commission # HH 524872 Expires May 7, 2028		My Commission Expires: Notary Public KAREN RODRIGUEZ Commission # HH 524872 Expires May 7, 2028	



CORAL GABLES

THE CITY BEAUTIFUL

	PRELIMINARY DESIGN REVIEW REQUIREMENTS ADDITIONS/ ALTERATIONS	APPLICANTS INITIALS
1	<input checked="" type="checkbox"/> COMPLETED APPLICATION – SIGNED AND NOTARIZED (TOTAL COST OF WORK IS NEEDED TO ASSESS FEES). PLEASE PROVIDE TOTAL UNADJUSTED SQ FT OF THE NEW CONSTRUCTION IN THE DESCRIPTION	GG
2	<input checked="" type="checkbox"/> WRITTEN STATEMENT – LETTER OF INTENT/SCOPE OF WORK	GG
3	<input checked="" type="checkbox"/> CURRENT SURVEY (NO OLDER THAN 5 YEARS - BOUNDARY & TREE SURVEY)	GG
4	<input checked="" type="checkbox"/> COLOR PHOTOS OF THE ENTIRE PROPERTY AND ALL STRUCTURES (ALL SIDES)	GG
5	<input checked="" type="checkbox"/> CONTEXTUAL STUDY OF THE NEIGHBORHOOD (OPTIONAL)	GG
6	<input checked="" type="checkbox"/> TREE DISPOSITION (CITY COMMISSION RESOLUTION #2014-200)	GG
7	<input checked="" type="checkbox"/> HISTORICAL SIGNIFICANCE DETERMINATION LETTER (IF A STRUCTURE IS BEING DEMOLISHED/SUBSTANTIALLY DEMOLISHED/ROOF STRUCTURE IS BEING REMOVED)	GG
8	<input checked="" type="checkbox"/> HOMEOWNERS ASSOCIATION APPROVAL (IF LOCATED WITHIN AN ASSOCIATED AREA) OR CONDO <input checked="" type="checkbox"/> Gables Estates/Gables Estates 2/CocoPlum 2(Isles of CocoPlum/Tahiti Beach/Snapper Creek/Deering Bay/ Journey's End/ Other: _____)	GG
9	<input checked="" type="checkbox"/> HISTORICAL RESOURCES DEPARTMENT "OK FOR BOA" FOR PROPERTIES DESIGNATED HISTORIC OR WITHIN A HISTORIC DISTRICT	GG
*	<input checked="" type="checkbox"/> SIGNED AND SEALED ARCHITECTURAL DRAWINGS NO SMALLER THAN 24X36 (SITE PLAN/ FLOOR PLAN(S)/ ROOF PLAN/ ELEVATION(S)/ DEMOLITION – EXISTING VS PROPOSED). NOTE: THE APPROVED PRELIMINARY REVIEW SET WILL NOT BE RETURNED. IF YOU WOULD LIKE TO RETAIN A COPY OF THE APPROVED SET, PROVIDE 2 COPIES.	GG
*	<input checked="" type="checkbox"/> IF MANGROVES ARE ON THE PROPERTY, DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT PRELIMINARY APPROVAL STAMP	GG
	SUBMITTED BY: <input checked="" type="checkbox"/> PRINT NAME: KAREN RODRIGUEZ	
	SIGN:	DATE: 7/3/15 GG

*** ITEMS TO BE SUBMITTED WITH PACKAGE**

Premier Pools & Spas | Hollywood
-representing Gloria Grossbard (Homeowner, 1119 Milan Ave.)
6484 SW 166th Ct.
Miami, FL 33193
jllkarafa@ppas.com | 305-968-8686
June 30, 2025

Coral Gables Zoning Review Board
Development Services Department
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

RE: Variance Request – Swim Spa Installation at 1119 Milan Avenue, Coral Gables

Dear Members of the Zoning Review Board:

We respectfully request your consideration and approval of variances to facilitate the construction of a thoughtfully designed and medically essential swim spa in the side yard of our corner lot at 1119 Milan Avenue. Given the unique constraints of the property in question, including the complete absence of viable rear or interior side yard space due to existing setback limitations, this area represents the only feasible location for such an important feature.

The proposed swim spa will measure 8 feet wide by 20 feet long, with a shallow end of 3 feet transitioning to a deeper end of 5 feet. It will be constructed flush at grade and finished elegantly with natural stone coping, beautiful tiled waterline details, and a tasteful water feature. These materials and finishes have been carefully chosen to blend harmoniously with the home's existing architectural character and the broader aesthetics of the neighborhood.

We have conscientiously designed a 6-foot-tall masonry privacy wall capped with masonry detailing, complemented by pillars at each corner, and appointed with 6-foot picket fencing and gates near the driveway. This design rigorously adheres to the city's corner visibility triangle requirements, providing at least 10 feet of clear sight from the driveway for safe vehicular navigation. Landscaping elements, including strategic planting of Podocarpus or similarly effective screening plants, will further enhance visual privacy by concealing all pool equipment from street views.

Beyond aesthetics, our request is deeply rooted in critical medical necessity. Glory Grossbard's mother, who will permanently reside at this home beginning this October, suffers from moderate dementia, chronic gait instability, and severe bilateral knee arthropathy. Her physician, Dr. Andrew M. Lerman, has provided a detailed medical justification indicating that aquatic therapy is medically urgent, essential for maintaining her mobility and independence, and significantly more effective than traditional land-

based therapies. A delay in access to this facility risks substantial and irreversible deterioration of her condition.

Neighbors have been proactively engaged concerning this proposal and have voiced supportive responses. The swim spa and privacy wall, as designed, will significantly limit visibility from public view and actively enhance neighborhood appeal through meticulous choice of materials, controlled lighting orientation (directed away from streets and neighboring properties), careful preservation of existing mature trees, and substantial noise and visual buffering from the wall and landscaping.

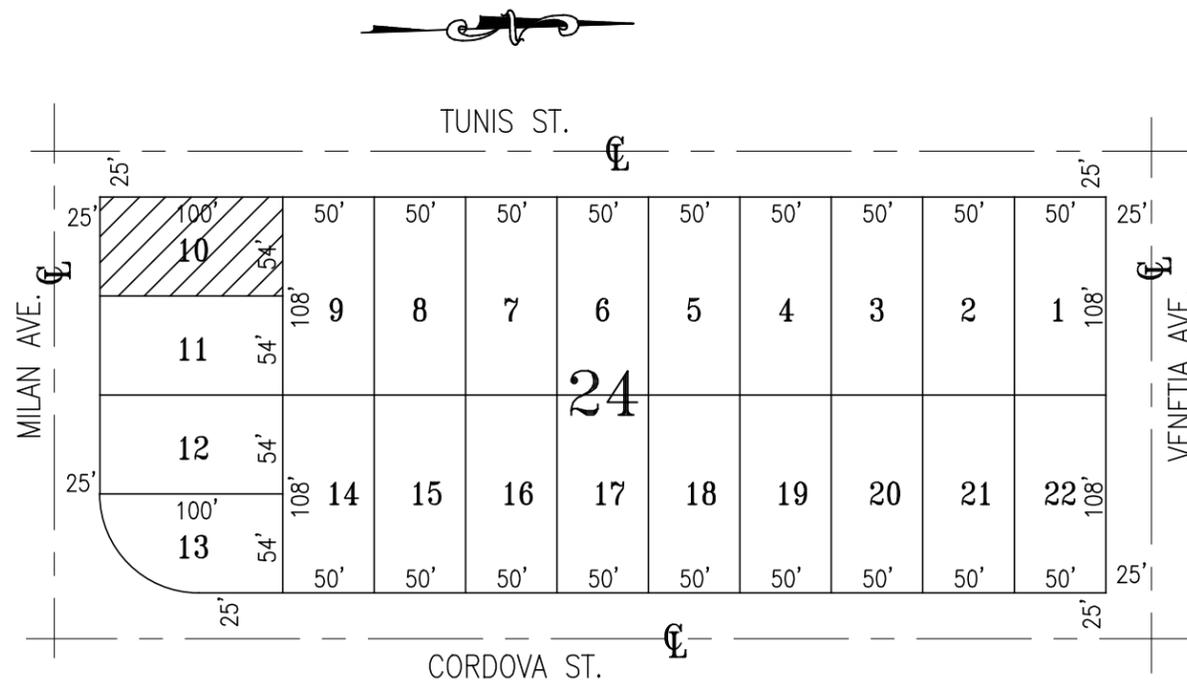
Included with our application are professional site plans prepared by an experienced draftsman, which, upon approval, will be engineered and sealed by licensed professionals to ensure compliance with all relevant structural, electrical, and plumbing codes. We have already invested in a comprehensive topographical and tree survey, septic certification, and preliminary architectural sketches illustrating our thoughtful and harmonious approach to this project.

In granting this variance, the City of Coral Gables would enable not just a responsible and aesthetically pleasing development but also profoundly improve the quality of life and medical outcomes for a valued family member and long-term resident of the Coral Gables community.

We appreciate your thoughtful consideration and look forward to addressing any further questions you may have during your review.

Respectfully,

Premier Pools & Spas | Hollywood
-representing Gloria Grossbard (Homeowner, 1119 Milan Ave.)



LEGAL DESCRIPTION:

LOT 10, BLOCK 24, REVISED PLAT CORAL GABLES GRANADA SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 113 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY
- 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO N.G.V. DATUM.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE X.
- 6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: GLORIA GROSSBARD

DATE: DECEMBER 06, 2024
UPDATED: MAY 19, 2025

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.

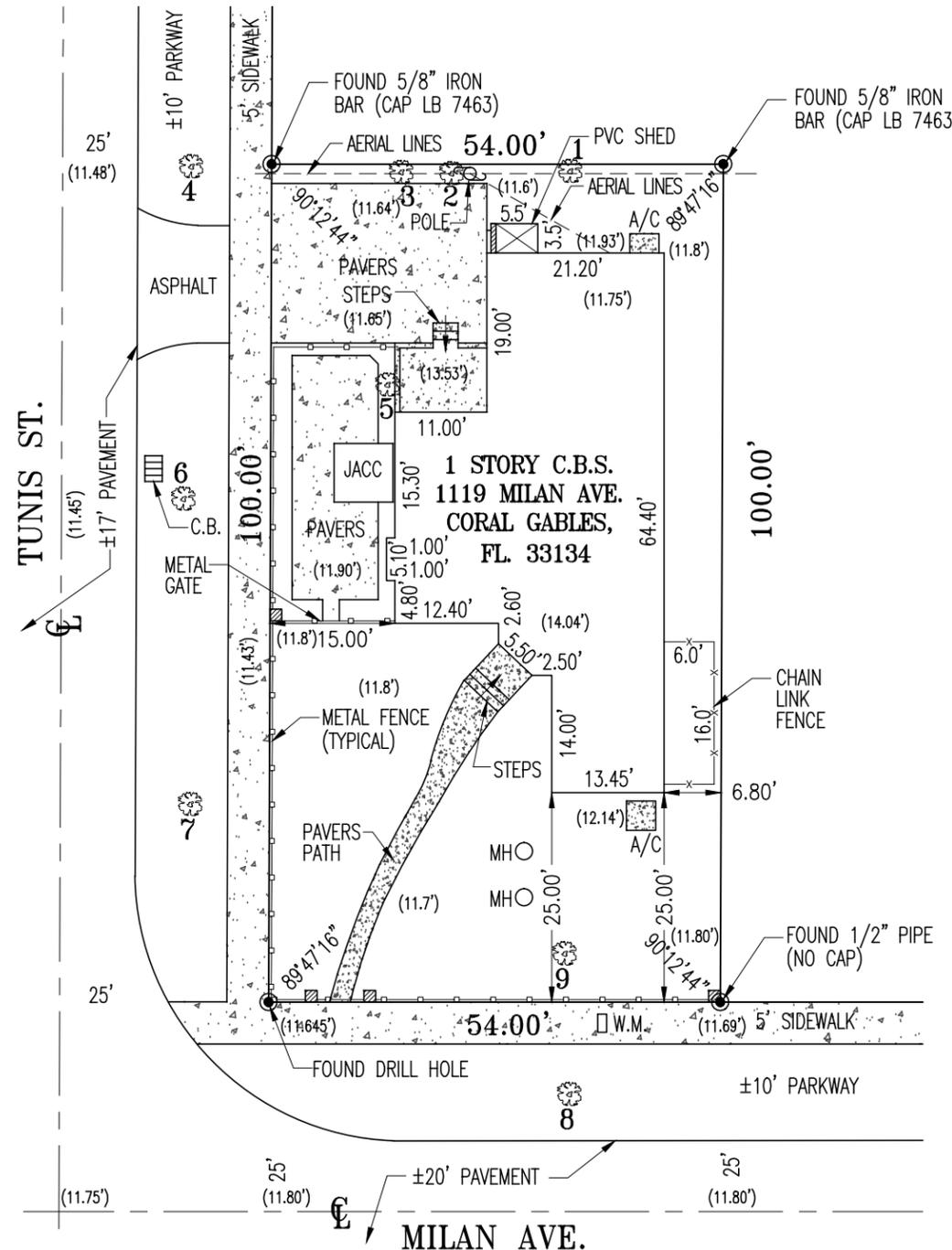


SURVEYING, INC.
L.B. No. 3333
6187 NW 167th STREET, H-5
MIAMI, FLORIDA, 33015
PHONE: (305) 512-4940

THIS IS A TOPOGRAPHIC
AND A BOUNDARY SURVEY

LAZARO D. ALONSO
PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 3590
STATE OF FLORIDA

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



PLANT NUMBER	COMMON NAME	HEIGHT (FEET)	SPREAD	DIAMETER	NOTES
1	PALM	30	10	0.5	
2	PALM	25	16	0.5	
3	PALM	25	16	0.5	
4	BLACK OLIVE	15	30	1.0	
5	PALM	35	10	0.5	CLUSTER OF 3
6	BLACK OLIVE	35	50	2.0	
7	OAK	25	20	1.0	
8	BLACK OLIVE	40	40	2.5	
9	PALM	12	20	2.5	

A...ARC DISTANCE A/C...AIR CONDITIONING CBS...CONCRETE BLOCK STRUCTURE O.U.L...OVERHEAD UTILITY LINE CL...CLEAR C/L...CENTER LINE RAD...RADIAL ENC...ENCROACHMENT
R/W...RIGHT OF WAY FIP...FOUND IRON PIPE O.H...OVER HEAD W.M...WATER METER C.H...CHORD DISTANCE P/L...PROPERTY LINE CONC...CONCRETE F.H...FIRE HYDRANT UP...UTILITY POLE
R...RADIUS U.E...UTILITY EASEMENT A...CENTRAL ANGLE PL...PLANTER T...TANGENT C.B...CATCH BASIN MH...MANHOLE
BENCH MARK USED: NAIL AT CENTER LINE IN FRONT HOUSE 1507 CORDOVA ST. ELEVATION: 11.71'

REVISIONS 1 2 3 4 5



REVISIONS

1	B.O.A. COMMENTS	11.14.25
2	B.O.A. COMMENTS	12.16.25

NOTES

1.

PROJECT NORTH



SCALE 3/32" = 1'-0"

SITE PLAN

SP1.0

ZONING LEGEND	
FOLIO: 03-4107-018-2690	ZONING CODE: SFR
PRINCIPAL BUILDING SETBACKS	
REQUIRED	PROVIDED
FRONT (S) 25'-0"	FRONT (S) 25'-0"
SIDE STREET (W) 15'-0"	SIDE STREET (W) 15'-0"
SIDE INTERIOR (E) 5'-0"	SIDE INTERIOR (E) 6'-10"
REAR (N) 10'-0"	REAR (N) 10'-7"
CORAL GABLES ZONING CODE; ART. 2, SEC. 2-101 (SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT)	

ZONING LEGEND	
FOLIO: 03-4107-018-2690	ZONING CODE: SFR
POOL SETBACKS	
REQUIRED	PROVIDED
FRONT (S) 75'-0"	FRONT (S) 46'-1" [ADJUSTMENT REQUESTED]
SIDE STREET (W) 20'-0"	SIDE STREET (W) 1'-7" [ADJUSTMENT REQUESTED]
SIDE INTERIOR (E) 10'-0"	SIDE INTERIOR (E) 42'-3"
REAR (N) 5'-0"	REAR (N) 34'-4"
CORAL GABLES ZONING CODE; ART. 3, SEC. 3-308 (SWIMMING POOL AND/OR SPA)	

SECTION 3-308. SWIMMING POOL AND/OR SPA.

- A PRIVATE SWIMMING POOL AND SPA IS PERMITTED AS AN ACCESSORY USE IN ANY DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:
- SWIMMING POOLS SHALL CONFORM TO THE MINIMUM STRUCTURAL REQUIREMENTS AS REQUIRED BY THE FLORIDA BUILDING CODE.
 - DESIGN AND SANITATION REQUIREMENTS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE STATE BOARD OF HEALTH. ALL PLANS FOR SWIMMING POOLS WHICH REQUIRE APPROVAL BY THE STATE BOARD OF HEALTH SHALL BE STAMPED WITH THE APPROVAL THEREON OF SAID BOARD PRIOR TO SUCH PLANS BEING SUBMITTED TO THE CITY OF CORAL GABLES FOR A BUILDING PERMIT.
 - MAXIMUM GROUND AREA COVERAGE. IN NO CASE SHALL THE MAIN BUILDING OR STRUCTURE EXCEED THIRTY-FIVE (35%) PERCENT OF THE LOT OR LOTS COMPRISING THE BUILDING SITE, AND THE TOTAL GROUND AREA PERMITTED TO BE OCCUPIED BY THE MAIN BUILDING OR STRUCTURE AND PERMITTED ACCESSORY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45%) PERCENT OF THE SITE UPON WHICH THE STRUCTURES ARE LOCATED.
 - SETBACK:
 - MINIMUM FRONT AND SIDE SETBACK. SAME AS REQUIREMENTS FOR A RESIDENCE LOCATED ON THE PARCEL WHERE POOL IS TO BE CONSTRUCTED PROVIDED, HOWEVER, THAT IN NO CASE SHALL THE POOL BE LOCATED CLOSER TO A FRONT STREET LINE OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING IS LOCATED.
 - MINIMUM REAR SETBACK. FIVE (5) FEET, INCLUDING ANY NECESSARY MECHANICAL EQUIPMENT.
 - WATERWAY / GOLF COURSE SETBACK. ON A LOT OR BUILDING SITE ABUTTING UPON A CANAL, WATERWAY, LAKE, BAY, OR GOLF COURSE, FIVE (5) FEET FROM SUCH CANAL, WATERWAY, LAKE, BAY, OR GOLF COURSE.
 - MEASUREMENT. ALL SETBACKS FOR SWIMMING POOLS SHALL BE MEASURED FROM THE WATER'S EDGE OF THE POOL TO THE NEAREST PROPERTY LINE IN QUESTION.
 - UNLESS THE POOL IS ENTIRELY SCREENED IN, IT MUST BE SURROUNDED BY A PROTECTIVE WALL OR FENCE FOUR (4) FEET IN HEIGHT, TO COMPLY WITH EXISTING ORDINANCE FOR WALLS AND FENCES. IN ALL CASES WHERE A SWIMMING POOL WILL BE VISIBLE FROM A STREET, A FOUR (4) FOOT WALL SHALL BE ERRECTED UPON THE PREMISES BETWEEN THE STREET AND THE SWIMMING POOL.
 - GATES IN THE PROTECTIVE FENCE AND/OR WALL REQUIRED BY THESE REGULATIONS SHALL BE THE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH A SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.
 - ON INSIDE LOTS SWIMMING POOLS MAY BE LOCATED WITHIN AN L OR U OF THE BUILDING FACING UPON A FRONT STREET.
 - ON CORNER LOTS, SWIMMING POOLS MAY BE LOCATED WITHIN AN L OF THE BUILDING PROVIDED THAT SUCH L IS NOT VISIBLE IN BOTH THE FRONT AND SIDE STREET ELEVATION.
 - IN NO CASE SHALL A SWIMMING POOL BE LOCATED CLOSER TO THE FRONT OR SIDE STREET OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING.
 - PATIOS AND DECKS SURROUNDING POOLS (OTHER THAN WOOD DECKS GOVERNED BY SECTION 5-310) MAY EXTEND THREE (3) FEET CLOSER TO THE REAR PROPERTY LINE, CANAL, WATERWAY, LAKE, BAY OR GOLF COURSE, THAN THE POOL ITSELF.

SITE PLAN NOTICE / CONSENT	
WE THE NEIGHBORS, HAVE NO OBJECTION TO THESE PLANS, WHICH ARE BEING SUBMITTED FOR AN ADMINISTRATIVE ADJUSTMENT APPLICATION.	
SIGNATURE & DATE	_____

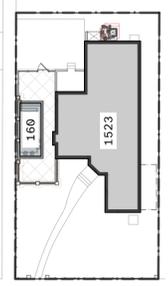
DIMENSION VERIFICATION: THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

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

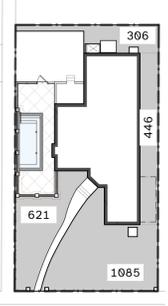
LOT SIZE	5,400	SQ. FT.
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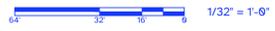
GROUND AREA COVERAGE



45% GROUND AREA COVERAGE					
	ALLOWED		PROVIDED		
PRINCIPAL	35.0%	1,890.0	SQ. FT.	28.20%	1,523
ACCESSORY	10.0%	540.0	SQ. FT.	2.96%	160
TOTAL	45.0%	2,430.0	SQ. FT.	31.17%	1,683

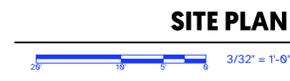
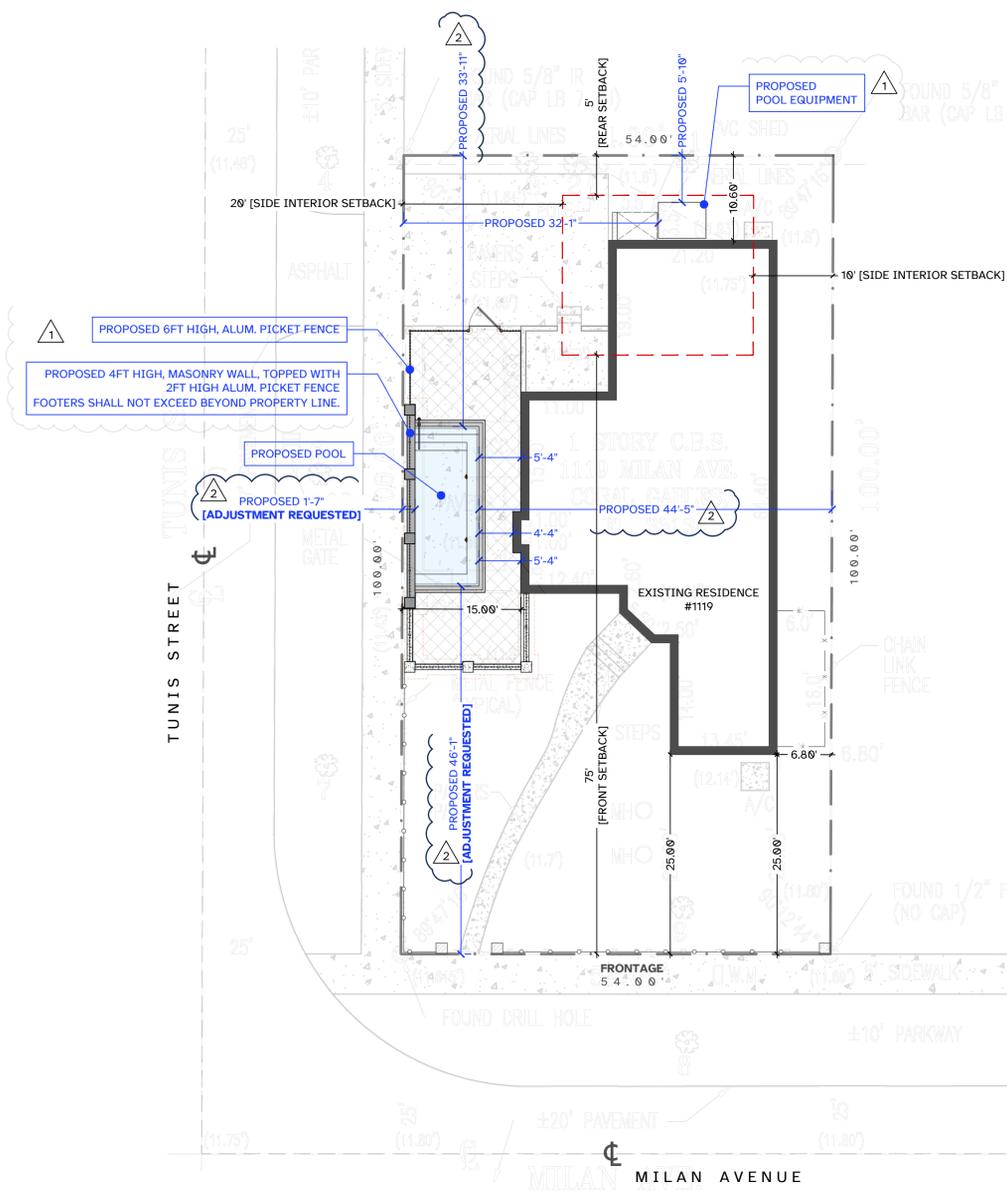


OPEN LANDSCAPE AREA



40% MINIMUM OPEN LANDSCAPE			
REQUIRED		PROVIDED	
40% OF LOT		45.52%	
5400.00	X	40.0%	621 + 306 + 446 + 1085
2,160	SQ. FT.	2458.00	SQ. FT.

NO ADDITIONAL FILL SHALL BE INSTALLED ON THE PROPOSED GREEN AREAS.



LEGAL DESCRIPTION

FOLIO:	03-4107-018-2690
LOT:	10
BLOCK:	24
SUBDIVISION:	CORAL GABLES GRANADA SEC REV
PLAT BOOK:	8
PAGE:	113
COUNTY:	MIAMI-DADE

SCAN QR CODE FOR ALL RFIS

CUT ON DASH LINE FOR SCALE RULER

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT



GROSSBARD RESIDENCE

1119 MILAN AVENUE
CORAL GABLES, FL 33134

REVISIONS

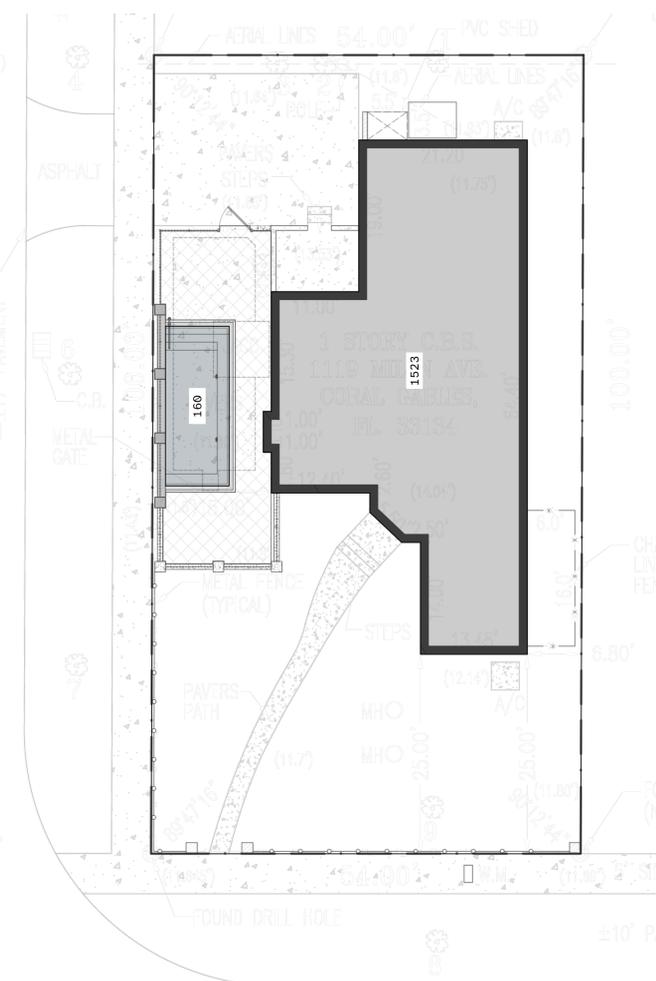
△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES
1.



SCALE 1/16" = 1'-0"

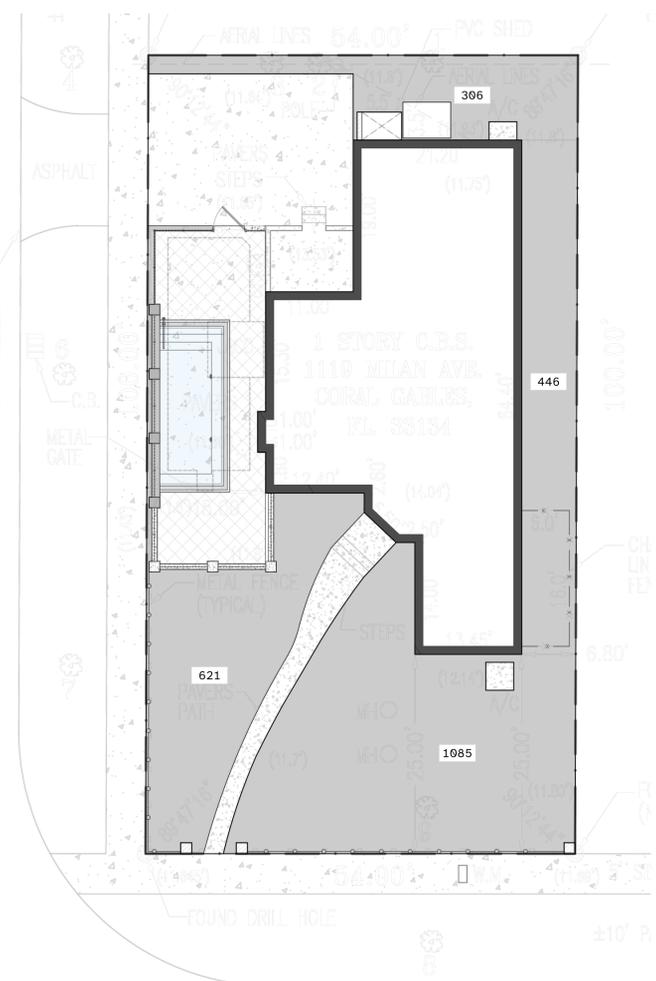
LOT AREAS
SP1.1



GROUND AREA COVERAGE



LOT SIZE	5,400	SQ. FT.
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OPEN LANDSCAPE AREA



45% GROUND AREA COVERAGE

	ALLOWED			PROVIDED		
PRINCIPAL	35.0%	1,890.0	SQ. FT.	28.20%	1,523	SQ. FT.
ACCESSORY	10.0%	540.0	SQ. FT.	2.96%	160	SQ. FT.
TOTAL	45.0%	2,430.0	SQ. FT.	31.17%	1,683	SQ. FT.

40% MINIMUM OPEN LANDSCAPE

REQUIRED		PROVIDED	
40% OF LOT		45.52%	
5400.00	X	621 + 306 + 446 + 1085	
2,160	SQ. FT.	2,458.00	SQ. FT.

NO ADDITIONAL FILL SHALL BE INSTALLED ON THE PROPOSED GREEN AREAS.



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

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT

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.

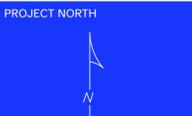
FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.

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

REVISIONS

△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES
1.



SCALE 1/4" = 1'-0"

LAYOUT PLAN
SP2.0

POOL GENERAL NOTES

- SWIMMING POOL WAS DESIGNED ACCORDING TO ANSI/NSPI-8 AND ANSI/NSPI-5
- 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.
- 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.
- 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.
- DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.
- CONTRACTOR TO FOLLOW FLOATATION ANALYSIS AS INDICATED.
- 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.

DIMENSIONS & ELEVATIONS

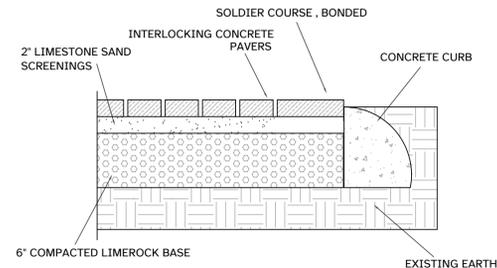
DIMENSIONS AND ELEVATIONS SHOWN ARE TO STRUCTURE UNLESS OTHERWISE SPECIFIED BY (W) SYMBOL, NGVD, F.F., OR OTHER

POOL DATA CHART

MAXIMUM WIDTH (FT)	8'-0"
MAXIMUM LENGTH (FT)	20'-0"
SHALLOW END (FT)	3'-0"
DEEP END (FT)	5'-0"
AREA (SF)	160 SQ. FT.
PERIMETER (LF)	56'-0"
VOLUME (GAL)	4787 CU. FT.
TURNOVER RATE (HR)	6 HR



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



PAVER ON SAND DETAIL

NOT TO SCALE

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT

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.

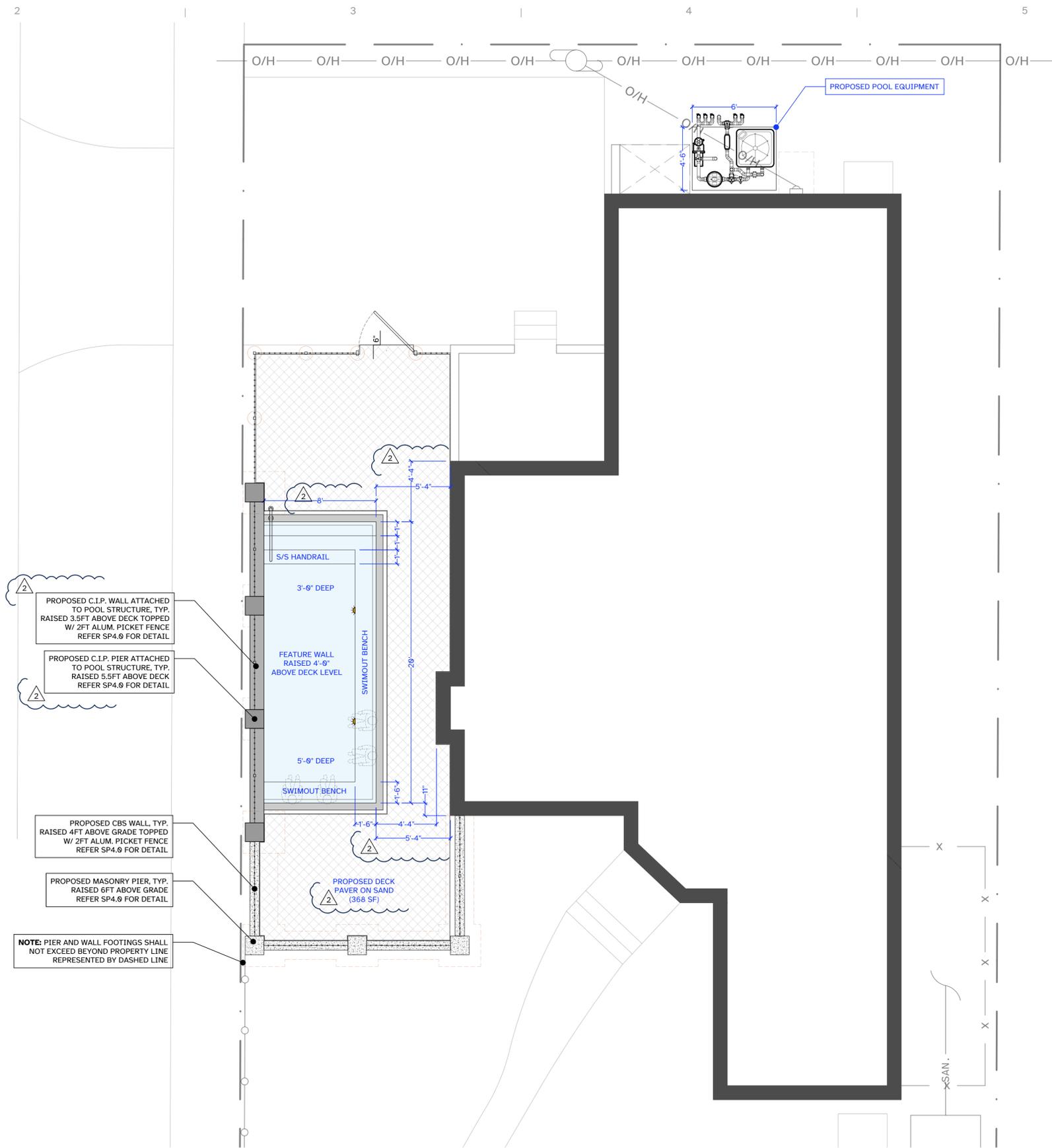
FIELD CONDITION DISCREPANCIES: SHOULD FIELD CONDITIONS DEVIATE FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

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 -

6 January 2026



LAYOUT PLAN

1/4" = 1'-0"

PLOT DATE -

6 January 2026



REVISIONS

1	B.O.A. COMMENTS	11.14.25
2	B.O.A. COMMENTS	12.16.25

NOTES

1.

PROJECT NORTH



SCALE 3/8" = 1'-0"

PLUMBING PLAN

SP3.0

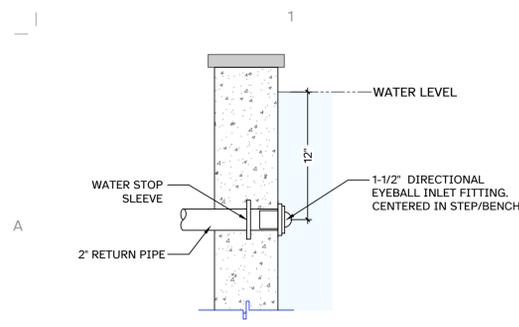


SCAN QR CODE FOR ALL RFIS

CUT ON DASH LINE FOR SCALE RULER

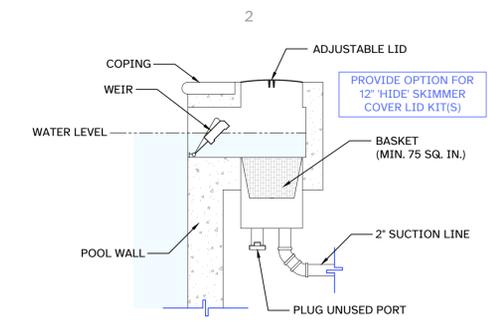
SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT



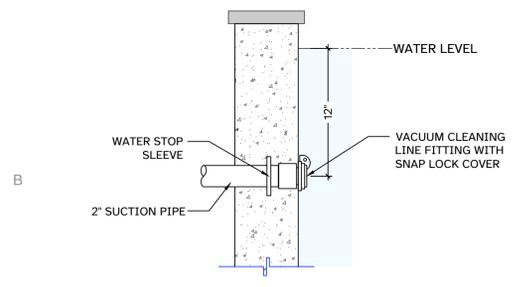
WALL RETURN DETAIL

NOT TO SCALE



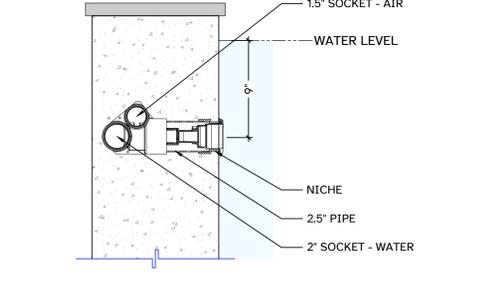
SKIMMER DETAIL

NOT TO SCALE



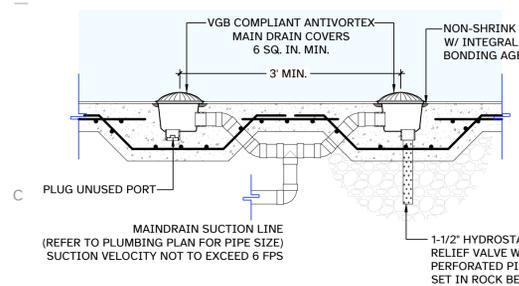
VACUUM FITTING DETAIL

NOT TO SCALE



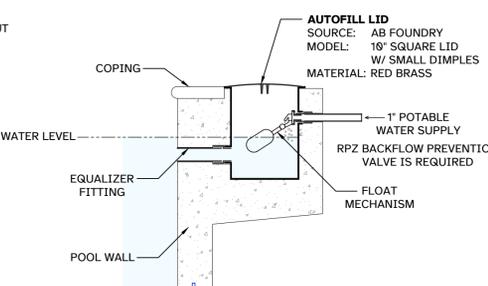
HYDROTHERAPY FITTING DETAIL

NOT TO SCALE



DUAL MAINDRAIN DETAIL

NOT TO SCALE



MECHANICAL AUTOFILL DETAIL

NOT TO SCALE

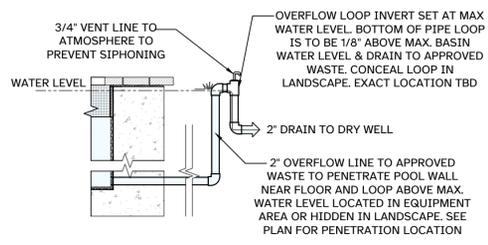
ANSI 9.12.1 ENTRAPMENT AVOIDANCE
THE SUBMERGED SUCTION PIPING AND FITTINGS SHALL COMPLY WITH THE LATEST PUBLISHED EDITION OF ANSI/APSP-7 STANDARD FOR SUCTION ENTRAPMENT AVOIDANCE IN SWIMMING POOLS, WADING POOLS, SPA, HOT TUBS, AND CATCH BASINS.

5.3 SUBMERGED SUCTION OUTLETS.
WHEN USED, FULLY SUBMERGED SUCTION OUTLET FITTING ASSEMBLIES AND SYSTEMS SHALL BE CERTIFIED IN ACCORDANCE WITH SECTION 4.3.1 DUAL OR MULTIPLE OUTLETS PIPED IN A SINGLE SUCTION SYSTEM THROUGH A COMMON SUCTION LINE TO A PUMP(S) SHALL NOT BE CAPABLE OF BEING ISOLATED BY VALVES.

5.3.1 BLOCKABLE OUTLETS-DUAL SEPARATION
DUAL OUTLETS SHALL BE SEPARATED BY A MINIMUM OF 3 FEET MEASURED FROM CENTER TO CENTER OF THE SECTION OUTLET FITTING ASSEMBLY OR LOCATED ON TWO (2) DIFFERENCE PLANES, I.E., ONE (1) ON THE BOTTOM AND ONE (1) ON THE VERTICAL WALL, OR ONE (1) EACH ON TWO (2) SEPARATE VERTICAL WALLS. SUCTION OUTLETS SHALL NOT BE INSTALLED IN SEATING AREAS.

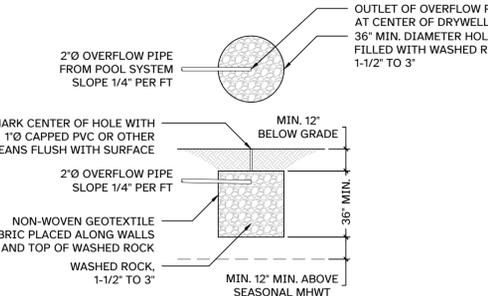
FBC R4501.6.6 ENTRAPMENT PROTECTION
ENTRAPMENT PROTECTION FOR SUCTION OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ANSI/APSP/ICC 7.

FBC R4501.21.3 MAIN OUTLET
AN APPROVED MAIN OUTLET, WHEN PROVIDED, SHALL BE LOCATED ON A WALL OR FLOOR AT OR NEAR THE DEEPEST POINT IN THE POOL FOR EMPTYING OR CIRCULATION, OR BOTH, OF THE WATER IN THE POOL.



OVERFLOW DETAIL

NOT TO SCALE



DRYWELL DETAIL

NOT TO SCALE

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.

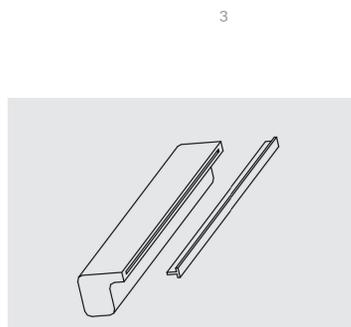


FIG. 1

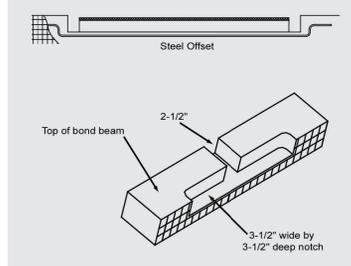


FIG. 2

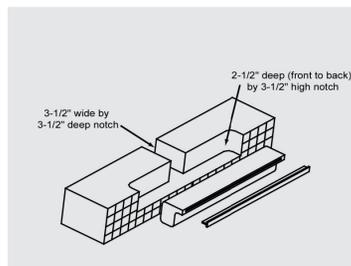


FIG. 3

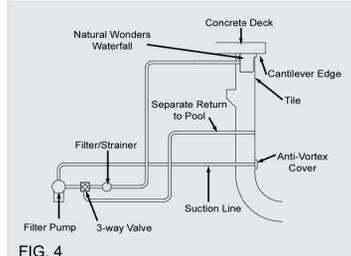


FIG. 4

PLUMBING GUIDELINE CHART

Use a min. of 1-1/2" pipe
Use a min. of 2" pipe for runs over than 60' or for waterfalls over 5'

Dedicated plumbing lines are recommended

Maximum recommended flow:

1-1/2" pipe	for 60 GPM
2" pipe	for 100 GPM
2-1/2" pipe	for 140 GPM
3" pipe	for 225 GPM

TYPICAL PERFORMANCE AT 50' OF HEAD

1/2 HP	=	26 GPM
3/4 HP	=	58 GPM
1 HP	=	68 GPM
1-1/2 HP	=	93 GPM
2 HP	=	106 GPM
3 HP	=	140 GPM

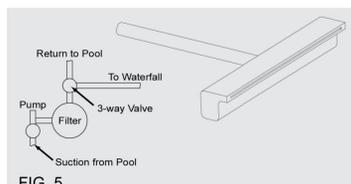
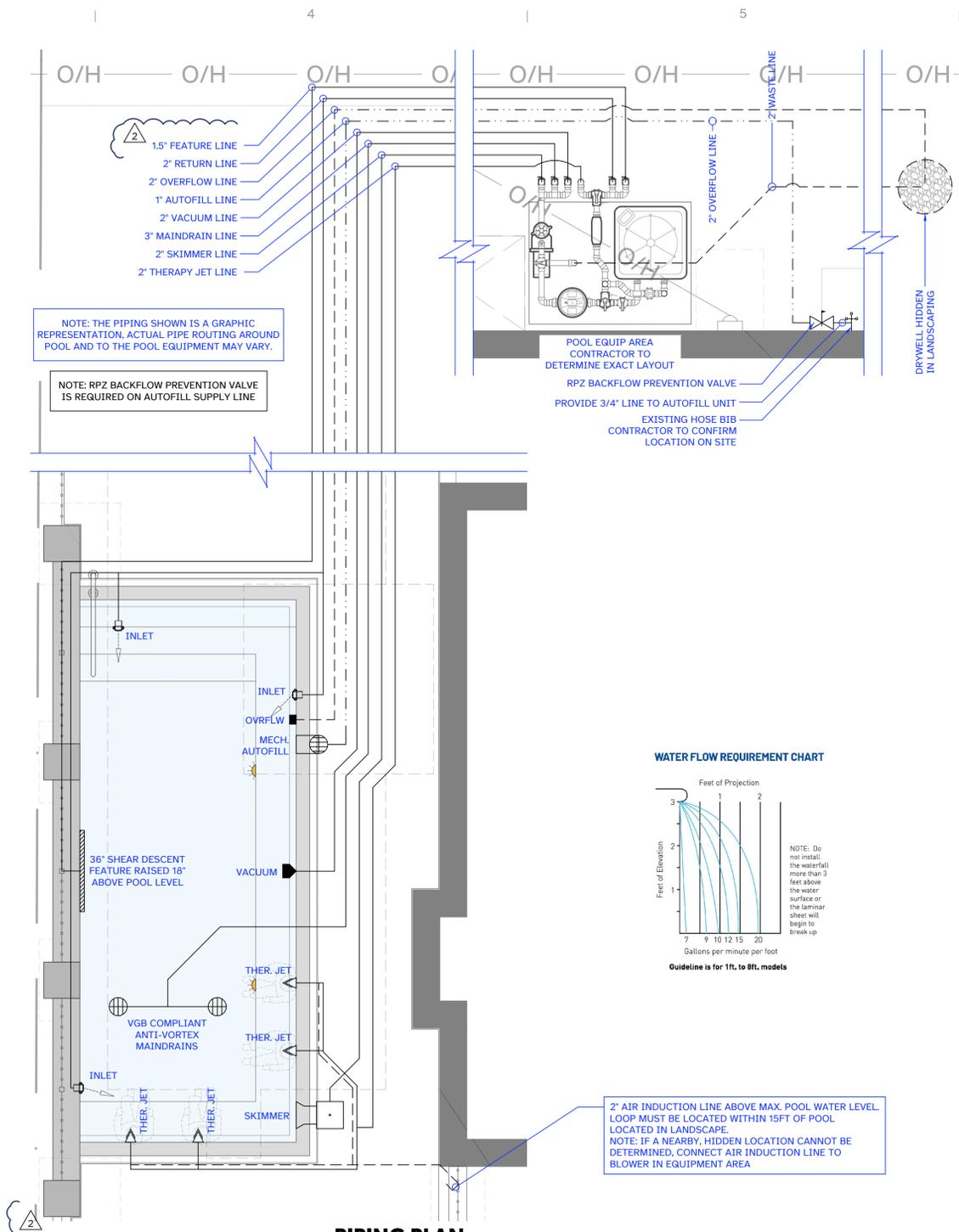


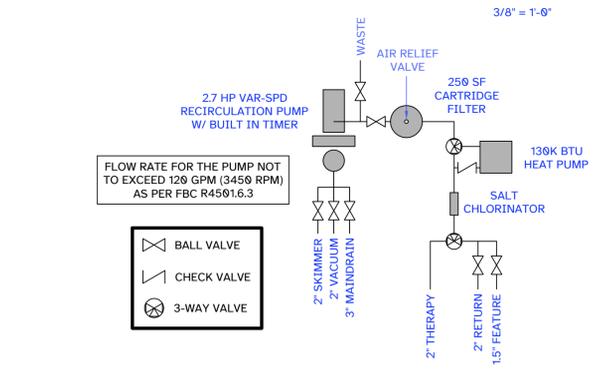
FIG. 5

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.



PIPING PLAN

3/8" = 1'-0"



EQUIPMENT DIAGRAM

NOT TO SCALE

NOTE: THE PIPING SHOWN IS A GRAPHIC REPRESENTATION, ACTUAL PIPE ROUTING AROUND POOL AND TO THE POOL EQUIPMENT MAY VARY.

NOTE: RPZ BACKFLOW PREVENTION VALVE IS REQUIRED ON AUTOFILL SUPPLY LINE

GENERAL PLUMBING NOTES

1. PIPING RUNS SHOWN FOR CONCEPTUAL PURPOSES ONLY. ACTUAL PLUMBING MAY VARY IN FIELD BASED ON SITE CONDITIONS.
2. VACUUM FITTING SHALL BE EQUIPPED WITH A SPRING LOADED CAP IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION.
3. MAIN DRAIN GRATE TO HAVE A FREE AREA OF 6 SQ. IN. MINIMUM AND SHALL BE SECURED WITH SCREWS.
4. ALL POOL PIPING TO BE SCHEDULE 40 PVC NON THREADED NSF PIP WITH SOLVENT WELD JOINTS.

WATER VELOCITIES:
PRESSURE SIDE NOT TO EXCEED 10 F.P.S.
SUCTION SIDE NOT TO EXCEED 8 F.P.S.

FILTER CAPACITY - CARTRIDGE 16 GPM PER SQ. FT. OF SURFACE

PRESSURE PIPING	SUCTION PIPING
1.5 INCH @ 10 FPS = 55 GPM	1.5 INCH @ 8 FPS = 44 GPM
2.0 INCH @ 10 FPS = 98 GPM	2.0 INCH @ 8 FPS = 78 GPM
2.5 INCH @ 10 FPS = 152 GPM	2.5 INCH @ 8 FPS = 122 GPM
3.0 INCH @ 10 FPS = 227 GPM	3.0 INCH @ 8 FPS = 181 GPM

R4501.6.3 WATER VELOCITY
POOL PIPING SHALL BE DESIGNED SO THE WATER VELOCITY WILL NOT EXCEED 10 FEET PER SECOND (3048 MM/S) FOR PRESSURE PIPING AND 8 FEET PER SECOND (2438 MM/S) FOR SUCTION PIPING, EXCEPT THAT THE WATER VELOCITY SHALL NOT EXCEED 8 FEET PER SECOND (2438 MM/S) IN COPPER TUBING. MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APSP/ICC 7.

EXCEPTION: JET INLET FITTINGS SHALL NOT BE DEEMED SUBJECT TO THIS REQUIREMENT.

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

REVISIONS

△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES

1.

PROJECT NORTH



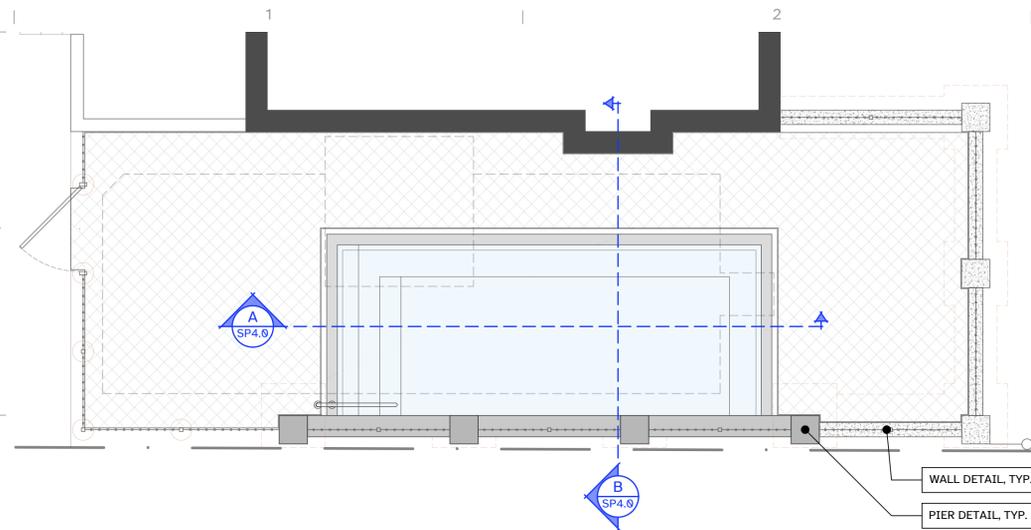
SCALE 1/4" = 1'-0"

STRUCTURE PLAN

SP4.0



SCAN QR CODE FOR ALL RFIS



STRUCTURAL NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2023 EDITION, ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS, THE ACI 318-14 & ACI 318-19 BUILDING CODES, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
- ALL FLOOR & WALLS TO BE PNEUMATICALLY APPLIED CONC. WITH A MIN. 28 DAY COMPRESSIVE 3,000 P.S.I.
- ALL REINF. STEEL TO CONFORM TO A.S.T.M. A615 GRADE 60 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
- ALL REINFORCING SPLICES SHALL BE AS FOLLOWS:
 - #3 BARS @ 18"
 - #4 BARS @ 24"
 - #5 BARS @ 30"
 UNLESS OTHERWISE NOTED ON THESE PLANS.
- MINIMUM STEEL COVER:
 - AGAINST SOIL: 3"
 - ALL OTHER UNLESS SPECIFIED ON PLANS: 2"

MONOLITHIC CONSTRUCTION

- THE STRUCTURE HAS BEEN DESIGNED ASSUMING MONOLITHIC CONSTRUCTION (NO COLD JOINTS). ADDITIONAL DETAILS WILL BE REQUIRED IF MONOLITHIC CONSTRUCTION IS NOT ACHIEVED AND/OR COLD JOINTS ARE INTRODUCED.
- SPLICES IN REINFORCING BARS SHALL BE NOT LESS THAN 48X BAR DIAMETERS AND SHALL CONFORM TO ACI 318-25.5 (NON-CONTACT OR CONTACT WITH TEST PANEL AND APPROVAL BY THE BUILDING OFFICIAL).
- REINFORCEMENT SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION AND SHALL CONFORM TO ACI 318-25.3. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48X BAR DIAMETERS OR BY ADDING MATCHING REINFORCING STEEL, WHICH SHALL EXTEND MIN. 48X BAR DIAMETERS FROM EACH CORNER OR CHANGE IN DIRECTION. WHEN THREE OR MORE BARS ARE REQUIRED, THE BARS SHALL BE HELD IN PLACE AND ALIGNED BY TRANSVERSE BARS SPACED NOT MORE THAN 4 FEET (1219 MM) APART.

SOIL STATEMENT

BASED UPON VISUAL INSPECTION OF THE SITE, SOIL CONDITIONS, LIMEROCK AND SAND, APPEAR ADEQUATE FOR THE DESIGN BEARING LOAD OF 2,000 PSF. AFTER EXCAVATION, THE SOIL UNDER THE POOL SLAB SHALL BE WELL COMPACTED WITH A PLATE COMPACTOR.

SHOULD THESE CONDITIONS NOT MEET THE DESCRIPTION HEREIN OR THE CONDITIONS DO NOT APPEAR ADEQUATE, CONTACT THE ENGINEER OF RECORD.

PER FBC R4501.214 IN AREAS OF ANTICIPATED WATER TABLE, AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED.

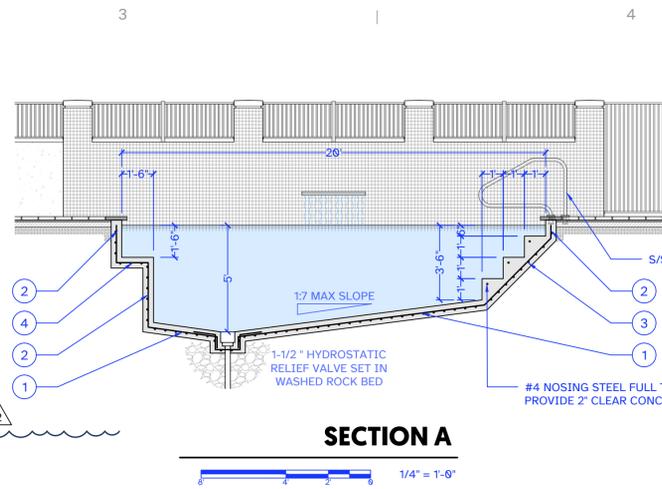
WARNING: TO EMPTY POOL AFTER CONSTRUCTION FOR ANY REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. OWNER MUST CONSULT A POOL CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.

DIMENSIONS & ELEVATIONS

DIMENSIONS AND ELEVATIONS SHOWN ARE TO STRUCTURE UNLESS OTHERWISE SPECIFIED BY (W) SYMBOL, NGVD, F.F., OR OTHER

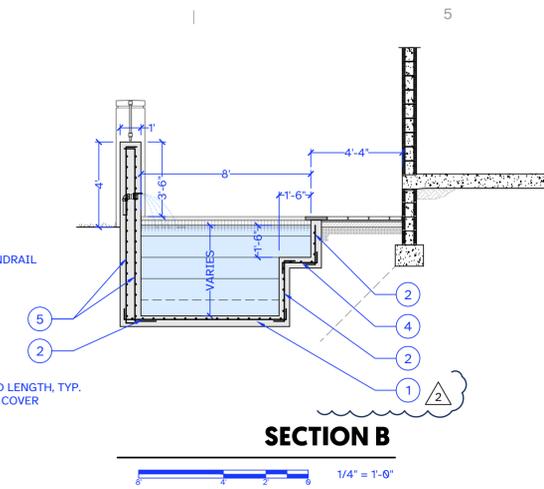
HYDROSTATIC VALVE IS REQUIRED.

MINIMUM 6" WALLS REQUIRED.
MINIMUM 6" SLAB REQUIRED.



SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"

REBAR SCHEDULE

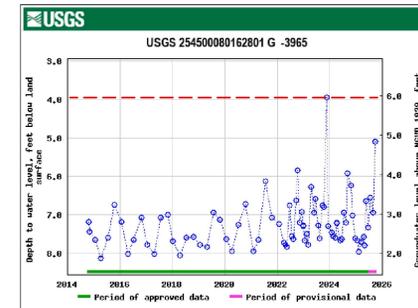
①	SLAB (1-LAYER)	-----	#3 @ 9"	C/C, EACH WAY
②	WALLS (1-LAYER)	-----	#3 @ 9"	C/C, EACH WAY
③	ENTRY STEPS (1-LAYER)	-----	#3 @ 9"	C/C, EACH WAY
④	BENCH	-----	#3 @ 9"	C/C, EACH WAY
⑤	RAISED WALL (2-LAYER)	-----	#3 @ 9"	C/C, EACH WAY

GROUNDWATER ASSUMPTIONS:

THE UPLIFT ANALYSIS IS BASED ON GROUNDWATER ELEVATIONS REPORTED BY THE U.S. GEOLOGICAL SURVEY FROM THREE NEARBY MONITORING WELLS (USGS 254500080162801 G-3965, 254536080172601 G-3570, AND 254457080169301 G-3229), LOCATED APPROXIMATELY 0.5-0.8 MILES FROM THE PROJECT SITE. LONG-TERM RECORDS (PARAMETER 62616, NGVD29; 1993-2025) INDICATE A MAXIMUM OBSERVED GROUNDWATER ELEVATION OF 6.06 FT NGVD29, WITH TYPICAL SEASONAL VALUES GENERALLY RANGING FROM 2 TO 3 FT NGVD29.

FOR DESIGN PURPOSES, THE GROUNDWATER ELEVATION AT THE PROJECT IS TAKEN AS 6.1 FT NGVD29, CORRESPONDING TO THE DOCUMENTED HISTORICAL MAXIMUM ROUNDED TO THE NEAREST TENTH OF A FOOT. A DISTANCE-WEIGHTED AVERAGE OF THE THREE WELLS YIELDS A REPRESENTATIVE PROJECT GROUNDWATER LEVEL OF 2.74 FT NGVD29, BUT THE DESIGN CONDITION USES THE HIGHEST RECORDED ELEVATION TO ENSURE THE UPLIFT CHECK REFLECTS THE MOST CRITICAL DOCUMENTED GROUNDWATER STATE.

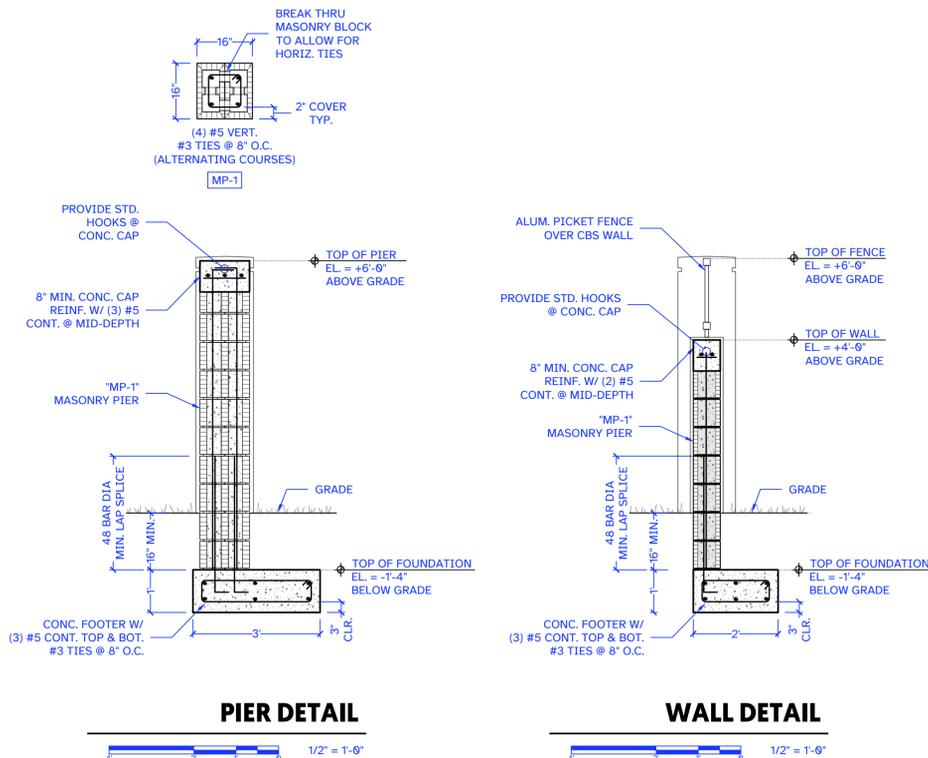
ALL UPLIFT CALCULATIONS REFERENCE THIS GROUNDWATER ELEVATION DIRECTLY WHEN DETERMINING THE WATER LEVEL ACTING ON THE STRUCTURE.



UPLIFT ANALYSIS

TOP OF WALL	-----	12.2	NGVD
HEIGHT OF STRUCTURE	-----	5.8	FT
POOL BOTTOM ELEV.	-----	6.4	NGVD
M.H.W.T.	-----	6.1	NGVD
TOTAL UPLIFT	-----	-0.3	FT
LESS HYDROSTATIC RELIEF	-----	-2.3	FT
-2.30 x 62.4	-----	-143.5	PSF
6" + 12"	-----	0.50	FT
0.50 x 145-62.4	-----	41.3	PSF
41.30 >	-----	-143.52	

UNIT WEIGHT OF WATER = 62.4 PCF
UNIT WEIGHT OF CONCRETE = 145 PCF
UNIT WEIGHT OF WET CONCRETE = 145-62.4 = 82.6 PCF

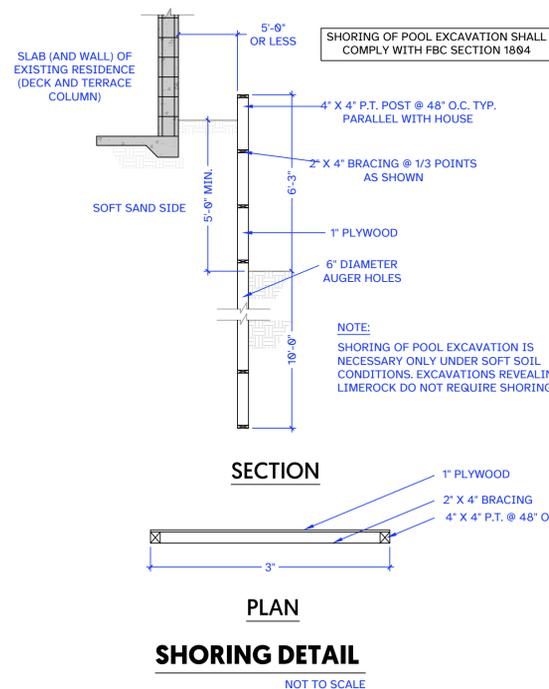


PIER DETAIL

1/2" = 1'-0"

WALL DETAIL

1/2" = 1'-0"



SECTION

PLAN

SHORING DETAIL

NOT TO SCALE

SHORING, EXCAVATION & BACKFILL REQUIREMENTS (FBC 1804):

- EXCAVATION NEAR STRUCTURES:** EXCAVATION MUST NOT REDUCE VERTICAL OR LATERAL SUPPORT OF THIS OR ANY ADJACENT FOUNDATION WHERE SUPPORT MAY BE AFFECTED, THE CONTRACTOR SHALL PROVIDE UNDERPINNING OR OTHER APPROVED PROTECTION BEFORE PROCEEDING.
- UNDERPINNING:** IF UNDERPINNING IS USED TO SUPPORT ADJACENT STRUCTURES, IT SHALL BE DESIGNED AND INSTALLED PER FBC CHAPTERS 18 AND 33. THE REQUIRED UNDERPINNING INSTALLATION SEQUENCE MUST FOLLOW THE APPROVED CONSTRUCTION DOCUMENTS.
- BACKFILL:** BACKFILL MUST CONSIST OF CLEAN SOIL FREE OF ORGANICS, DEBRIS, COBBLES, OR BOULDERS, OR MAY BE CONTROLLED LOW-STRENGTH MATERIAL (CLSM). BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A WAY THAT DOES NOT DAMAGE THE FOUNDATION OR WATERPROOFING. CLSM DOES NOT REQUIRE COMPACTION.
- SITE GRADING:** THE GROUND ADJACENT TO THE STRUCTURE SHALL SLOPE AWAY AT A MINIMUM 5% SLOPE FOR 10 FEET. IF SITE CONSTRAINTS PREVENT A FULL 10 FEET, MAINTAIN 5% SLOPE TO AN APPROVED ALTERNATE DRAINAGE PATH. SWALES WITHIN 10 FEET REQUIRE MINIMUM 2% SLOPE. IMPERVIOUS SURFACES WITHIN 10 FEET MUST ALSO SLOPE MINIMUM 2% AWAY FROM THE STRUCTURE. FINAL GRADING SHALL ACCOUNT FOR EXPECTED SETTLEMENT.
- FLOOD HAZARD AREAS:** IN DESIGNATED FLOOD HAZARD AREAS (PER FBC SECTION 1612), GRADING AND/OR FILL MUST:
 - MINIMIZE SHIFTING, SLUMPING, AND EROSION DURING FLOODING;
 - DEMONSTRATE, WHERE REQUIRED, THROUGH HYDROLOGIC AND HYDRAULIC ANALYSIS PREPARED BY A REGISTERED DESIGN PROFESSIONAL, THAT PROPOSED WORK DOES NOT INCREASE FLOOD LEVELS;
 - AVOID DIVERTING WATER OR WAVES TOWARD ANY STRUCTURE IN COASTAL HIGH-HAZARD AREAS.
- COMPACTED FILL:** WHERE SHALLOW FOUNDATIONS BEAR ON COMPACTED FILL DEEPER THAN 12 INCHES, THE FILL MUST COMPLY WITH THE APPROVED GEOTECHNICAL REPORT (PER FBC SECTION 1803). FOR FILL 12 INCHES OR LESS, THE IN-PLACE DRY DENSITY MUST BE AT LEAST 90% OF MAXIMUM DRY DENSITY PER ASTM D1557.
- FOUNDATIONS ON CLSM:** WHERE SHALLOW FOUNDATIONS BEAR ON CLSM, THE MATERIAL MUST COMPLY WITH THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.

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

NOTE: PRIOR TO ELECTRICAL ROUGH, ELECTRICAL CONTRACTOR SHALL SUBMIT A REVISION TO THIS DRAWING SHOWING EXISTING SERVICE WITH ADDITIONAL LOADS, CALCULATIONS, AND EXPECTED AS BUILT CONFIGURATION, IF DIFFERENT FROM THIS DRAWING. ELECTRICAL CONTRACTOR TO VERIFY ON FIELD CAPACITY AND CONDITIONS OF EXISTING SERVICE, REPORTING TO THE ENGINEER ANY INCONSISTENCY AND/OR THE NECESSITY TO REPLACE ANY EXISTING ELECTRICAL COMPONENTS.

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.

POOL EQUIPMENT LOAD CALCULATION

NICHELESS LIGHTS	2	40	WATTS
RECIRCULATION PUMP	1	2,550	WATTS
SALT CHLORINATOR	1	300	WATTS
HEAT PUMP	1	6,340	WATTS
SUBTOTAL		9,230	WATTS
TOTAL DEMAND		38.5	AMPS



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.: 33219
PLANZDESIGNS@OUTLOOK.COM



GROSSBARD RESIDENCE
1119 MILAN AVENUE
CORAL GABLES, FL 33134

REVISIONS

△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES
1.

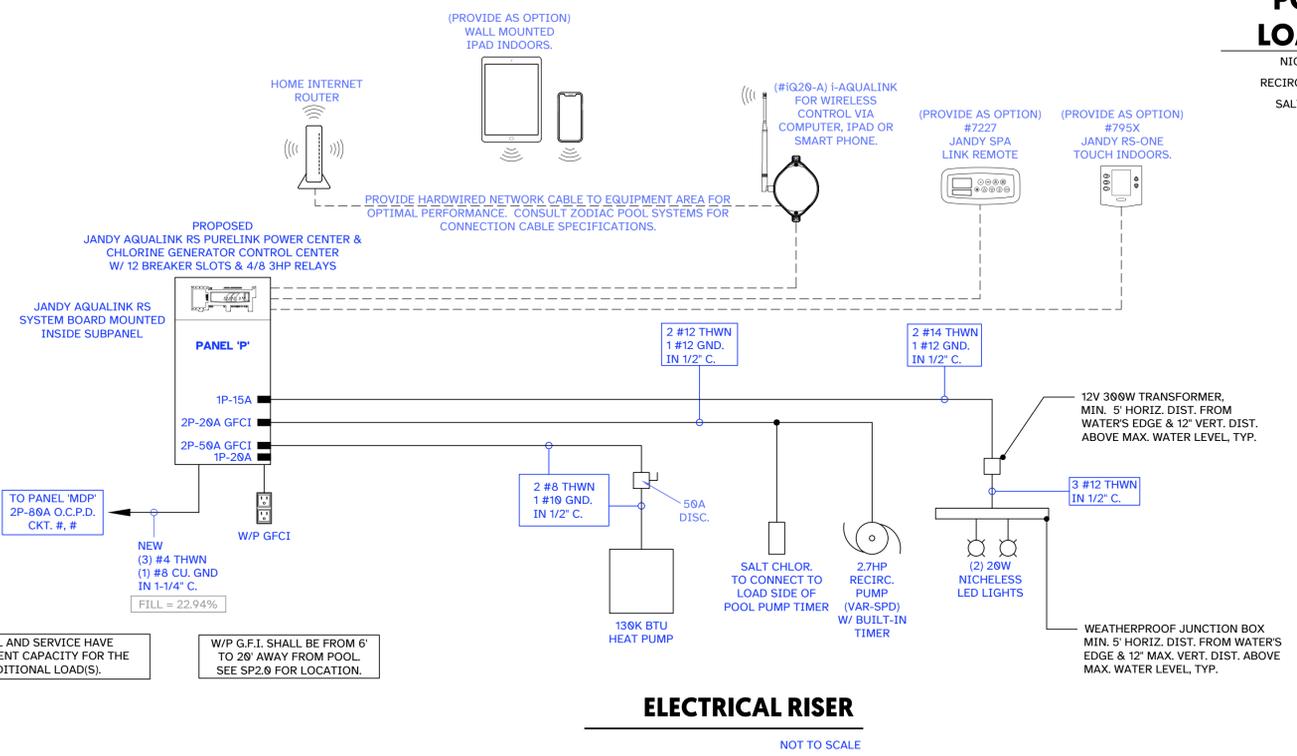
PROJECT NORTH

SCALE NOT TO SCALE

ELECTRIC PLAN

SP5.0

SHEET NO. © 2025



ELECTRICAL RISER

NOT TO SCALE

NOTE: POOL GROUND WIRE PER NEC 680.25.

FBC E3607.3.1

AN EQUIPMENT GROUNDING CONDUCTOR AS DESCRIBED IN SECTION E3908 SHALL BE RUN WITH THE SUPPLY CONDUCTORS AND CONNECTED TO THE BUILDING OR STRUCTURE DISCONNECTING MEANS AND TO THE GROUNDING ELECTRODE(S). THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE USED FOR GROUNDING OR BONDING OF EQUIPMENT, STRUCTURES OR FRAMES REQUIRED TO BE GROUNDED OR BONDED. THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH SECTION E3908.12. ANY INSTALLED GROUNDING CONDUCTOR SHALL NOT BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR OR TO THE GROUNDING ELECTRODE(S). [250.32(B) AND TABLE 250.122]

ELECTRICAL

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION AND ARTICLE 680 N.E.C. 2020 EDITION. ALL BOND WIRES SHALL BE PROTECTED WITH APPROVED MATERIAL. THE CONTRACTOR SHALL INSURE THAT AN ELECTRICAL BONDING INSPECTION IS CALLED FOR AND APPROVED PRIOR TO PLACEMENT OF CONCRETE OVER THE BOND WIRE CONNECTIONS. CONNECTIONS DIRECTLY FROM THE BOND LIGHT TO A TRANSFORMER BOX IS PROHIBITED. ALL METAL PARTS IN THE POOL AREA, IN ADDITION TO ALL METAL DOORS, WINDOWS, SCREENED ENCLOSURES, OR OTHER ITEMS CONTAINING METAL WITHIN A DISTANCE OF 5 FEET FROM THE POOL WATERS EDGE SHALL ALSO BE GROUNDED.
- POOL EQUIPMENT TO BE GROUNDED TO COMMON BONDING GRID CONSISTING OF (1) #8 CONTINUOUS COPPER WIRE LOOPED AROUND POOL PERIMETER.
- LOOP SHALL BE GROUNDED TO PANEL VIA POOL WALL STEEL, DECK REINFORCING, POOL EQUIPMENT, AND PUMP MOTOR CASING, PER NEC 680.25.
- PROVIDE GROUND WIRE SYSTEMS LOOP WITH #8 COPPER WIRE FOR THE POOL DECK WIRE MESH AND STRUCTURAL STEEL.
- ALL WIRING SHALL BE COPPER THWN.
- POOL PUMP REQUIRES OVERLOAD PROTECTION PER NEC 430.32.
- COMPLY WITH FBC E403.12 AND NEC 430.32.

EQUIPOTENTIAL BONDING

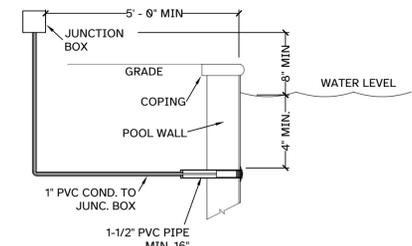
ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION AND ARTICLE 680 N.E.C. 2020 EDITION.

THIS GRID SHALL FOLLOW THE CONTOUR OF THE POOL AND EXTEND UNDER PAVED WALKING AREAS AT LEAST 3 FEET HORIZONTALLY FROM THE INSIDE EDGE OF THE POOL.

- STRUCTURAL REINFORCING STEEL WHERE REINFORCING RODS ARE BONDED TOGETHER BY THE USUAL STEEL TIE WIRES.
- THE WALL OF A BOLTED OR WELDED METAL POOL
- #8 BARE SOLID COPPER CONDUCTOR BONDED WITH APPROVED CONNECTIONS
- THE GRID SHALL FOLLOW THE CONTOUR OF A POOL IN A 12' x 12' PATTERN BONDED AT ALL POINTS OF CROSSING
- THE GRID SHALL BE SECURED WITHIN OR UNDER THE POOL AND DECK MEDIA

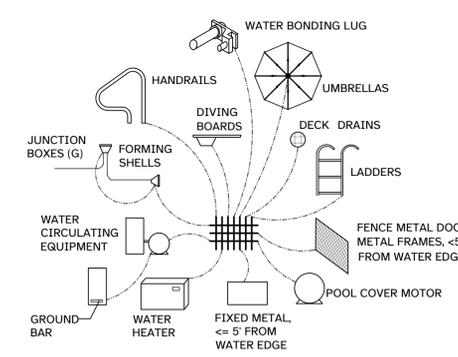
NOTE: ALL METAL PARTS SHALL BE BONDED AS PER N.E.C. 680.26 (B) BONDING GRIDS ARE NOT REQUIRED:

- UNDER NON-PAVED WALKING AREAS
- UNDER WOOD OR OTHER NON-CONDUCTIVE DECKING
- WHERE FENCES OR OTHER BARRIERS PREVENT ONE FROM STANDING ON THE GROUND TOUCHING THE WATER WITHIN THE POOL



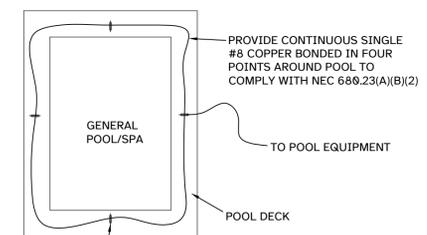
NICHELESS LIGHT DETAIL

NOT TO SCALE



COMMON BONDING GRID

NOT TO SCALE



POOL BOND SCHEMATIC

NOT TO SCALE

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

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

PLOT DATE - 6 January 2025

SCAN QR CODE FOR ALL RFIS

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

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT



DEVELOPMENT SERVICES- BOARD OF ARCHITECTS - PRELIMINARY

- APPROVED APPROVED AS NOTED CONTINUED
- DEFERRED ATTENDANCE/CANCELLED REJECTED

COMMENTS:

BoA recommends approval of pool layout and subsequent approval of required variance. Any other pool location will compromise the safety of the users.

JUDY CARTY	SIGNATURE	DATE
(M) (2) (Y) (N) (E) (R)		01/15/2026
PETER KILIDDJIAN		
(M) (2) (Y) (N) (E) (R)		01/15/2026
GLENN PRATT		
(M) (2) (Y) (N) (E) (R)		01/15/2026
CALLUM GIBB		
(M) (2) (Y) (N) (E) (R)		01/15/2026
LUIS JAUREGUI		
(M) (2) (Y) (N) (E) (R)		01/15/2026
HAMED RODRIGUEZ		
(M) (2) (Y) (N) (E) (R)		01/15/2026
GIORGI BALLI		
(M) (2) (Y) (N) (E) (R)		01/15/2026
ALAIN BARTROLI		
(M) (2) (Y) (N) (E) (R)		01/15/2026
RAYMUNDO FEITO		
(M) (2) (Y) (N) (E) (R)		01/15/2026

M- Motion | 2-Second | Y-Yeas | N-Nays | E-Excuse | R-Recuse

PRELIMINARY IS FOR ARCHITECTURAL DESIGN ONLY

and is approved subject to submission of final plans. Zoning Code, Florida Building code, Historic, Public Works, Fire code and all other regulations must be complied with.



REVISIONS

△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES
1.

PROJECT NORTH

SCALE 3/32" = 1'-0"

SITE PLAN SP1.0

SHEET NO. © 2025

ZONING LEGEND

FOLIO: 03-4107-018-2690	ZONING CODE: SFR
PRINCIPAL BUILDING SETBACKS	
REQUIRED	PROVIDED
FRONT (S) 25'-0"	FRONT (S) 25'-0"
SIDE STREET (W) 15'-0"	SIDE STREET (W) 15'-0"
SIDE INTERIOR (E) 5'-0"	SIDE INTERIOR (E) 6'-10"
REAR (N) 10'-0"	REAR (N) 10'-7"
CORAL GABLES ZONING CODE; ART. 2, SEC. 2-101 (SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT)	

ZONING LEGEND

FOLIO: 03-4107-018-2690	ZONING CODE: SFR
POOL SETBACKS	
REQUIRED	PROVIDED
FRONT (S) 75'-0"	FRONT (S) 46'-1" [ADJUSTMENT REQUESTED]
SIDE STREET (W) 20'-0"	SIDE STREET (W) 1'-7" [ADJUSTMENT REQUESTED]
SIDE INTERIOR (E) 10'-0"	SIDE INTERIOR (E) 42'-3"
REAR (N) 5'-0"	REAR (N) 34'-4"
CORAL GABLES ZONING CODE; ART. 3, SEC. 3-308 (SWIMMING POOL AND/OR SPA)	

SECTION 3-308. SWIMMING POOL AND/OR SPA.

- A PRIVATE SWIMMING POOL AND SPA IS PERMITTED AS AN ACCESSORY USE IN ANY DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:
- SWIMMING POOLS SHALL CONFORM TO THE MINIMUM STRUCTURAL REQUIREMENTS AS REQUIRED BY THE FLORIDA BUILDING CODE.
 - DESIGN AND SANITATION REQUIREMENTS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE STATE BOARD OF HEALTH. ALL PLANS FOR SWIMMING POOLS WHICH REQUIRE APPROVAL BY THE STATE BOARD OF HEALTH SHALL BE STAMPED WITH THE APPROVAL THEREON OF SAID BOARD PRIOR TO SUCH PLANS BEING SUBMITTED TO THE CITY OF CORAL GABLES FOR A BUILDING PERMIT.
 - MAXIMUM GROUND AREA COVERAGE. IN NO CASE SHALL THE MAIN BUILDING OR STRUCTURE EXCEED THIRTY-FIVE (35%) PERCENT OF THE LOT OR LOTS COMPRISING THE BUILDING SITE, AND THE TOTAL GROUND AREA PERMITTED TO BE OCCUPIED BY THE MAIN BUILDING OR STRUCTURE AND PERMITTED ACCESSORY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45%) PERCENT OF THE SITE UPON WHICH THE STRUCTURES ARE LOCATED.
 - SETBACK:
 - MINIMUM FRONT AND SIDE SETBACK. SAME AS REQUIREMENTS FOR A RESIDENCE LOCATED ON THE PARCEL WHERE POOL IS TO BE CONSTRUCTED PROVIDED, HOWEVER, THAT IN NO CASE SHALL THE POOL BE LOCATED CLOSER TO A FRONT STREET LINE OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING IS LOCATED.
 - MINIMUM REAR SETBACK. FIVE (5) FEET, INCLUDING ANY NECESSARY MECHANICAL EQUIPMENT.
 - WATERWAY / GOLF COURSE SETBACK. ON A LOT OR BUILDING SITE ABUTTING UPON A CANAL, WATERWAY, LAKE, BAY, OR GOLF COURSE, FIVE (5) FEET FROM SUCH CANAL, WATERWAY, LAKE, BAY, OR GOLF COURSE.
 - MEASUREMENT. ALL SETBACKS FOR SWIMMING POOLS SHALL BE MEASURED FROM THE WATER'S EDGE OF THE POOL TO THE NEAREST PROPERTY LINE IN QUESTION.
 - UNLESS THE POOL IS ENTIRELY SCREENED IN, IT MUST BE SURROUNDED BY A PROTECTIVE WALL OR FENCE FOUR (4) FEET IN HEIGHT, TO COMPLY WITH EXISTING ORDINANCE FOR WALLS AND FENCES. IN ALL CASES WHERE A SWIMMING POOL WILL BE VISIBLE FROM A STREET, A FOUR (4) FOOT WALL SHALL BE ERRECTED UPON THE PREMISES BETWEEN THE STREET AND THE SWIMMING POOL.
 - GATES IN THE PROTECTIVE FENCE AND/OR WALL REQUIRED BY THESE REGULATIONS SHALL BE THE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH A SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.
 - ON INSIDE LOTS SWIMMING POOLS MAY BE LOCATED WITHIN AN L OR U OF THE BUILDING FACING UPON A FRONT STREET.
 - ON CORNER LOTS, SWIMMING POOLS MAY BE LOCATED WITHIN AN L OF THE BUILDING PROVIDED THAT SUCH L IS NOT VISIBLE IN BOTH THE FRONT AND SIDE STREET ELEVATION.
 - IN NO CASE SHALL A SWIMMING POOL BE LOCATED CLOSER TO THE FRONT OR SIDE STREET OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING.
 - PATIOS AND DECKS SURROUNDING POOLS (OTHER THAN WOOD DECKS GOVERNED BY SECTION 5-310) MAY EXTEND THREE (3) FEET CLOSER TO THE REAR PROPERTY LINE, CANAL, WATERWAY, LAKE, BAY OR GOLF COURSE, THAN THE POOL ITSELF.

SITE PLAN NOTICE / CONSENT

WE THE NEIGHBORS, HAVE NO OBJECTION TO THESE PLANS, WHICH ARE BEING SUBMITTED FOR AN ADMINISTRATIVE ADJUSTMENT APPLICATION.

SIGNATURE & DATE _____

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 - 6 January 2025

LOT SIZE	5,400	SQ. FT.
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GROUND AREA COVERAGE

1/32" = 1'-0"

45% GROUND AREA COVERAGE

	ALLOWED		PROVIDED			
PRINCIPAL	35.0%	1,890.0	SQ. FT.	28.20%	1,523	SQ. FT.
ACCESSORY	10.0%	540.0	SQ. FT.	2.96%	160	SQ. FT.
TOTAL	45.0%	2,430.0	SQ. FT.	31.17%	1,683	SQ. FT.



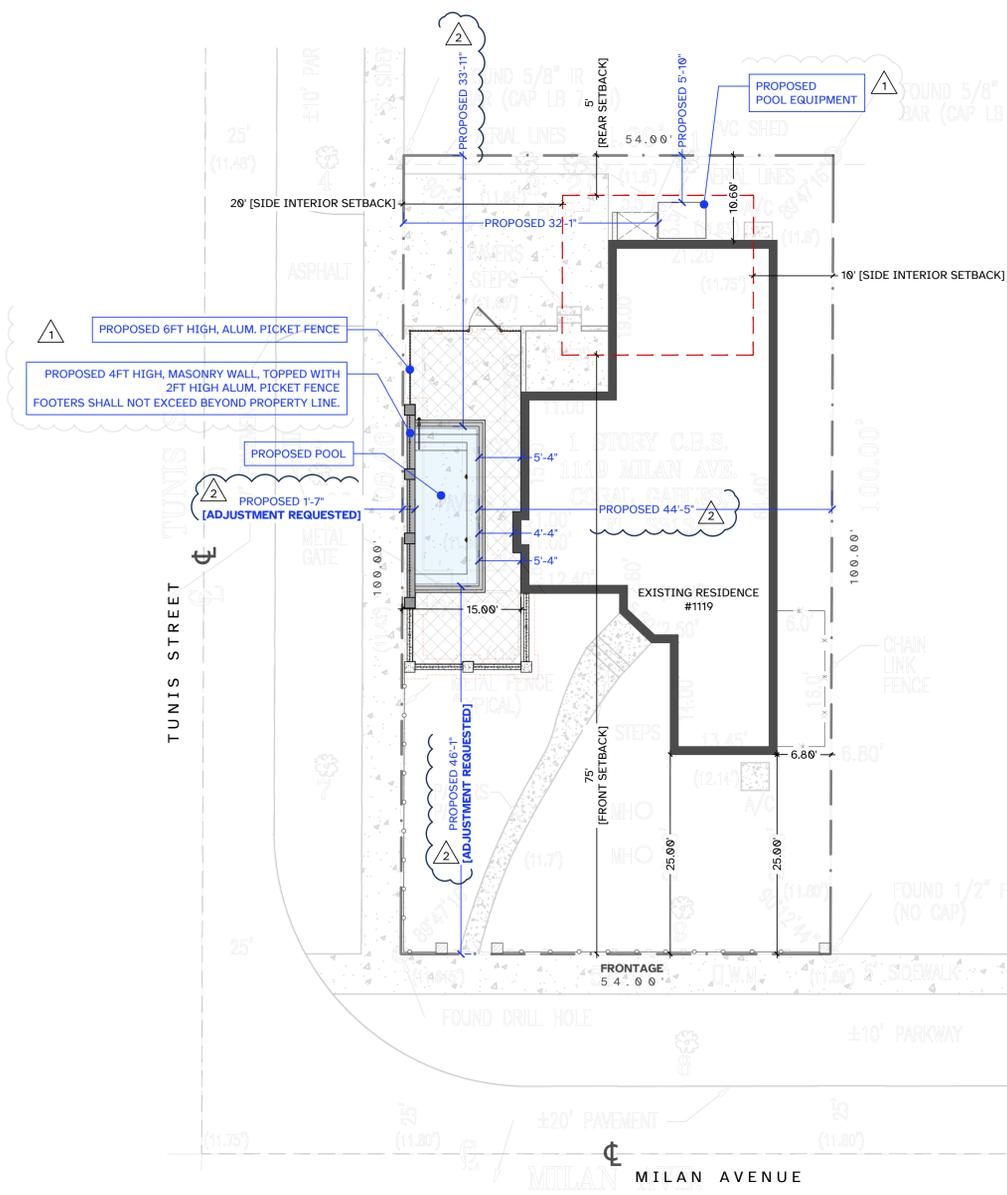
OPEN LANDSCAPE AREA

1/32" = 1'-0"

40% MINIMUM OPEN LANDSCAPE

REQUIRED		PROVIDED	
40% OF LOT		45.52%	
5400.00	X	40.0%	621 + 306 + 446 + 1085
2,160	SQ. FT.	2458.00	SQ. FT.

NO ADDITIONAL FILL SHALL BE INSTALLED ON THE PROPOSED GREEN AREAS.



SITE PLAN
3/32" = 1'-0"



LEGAL DESCRIPTION

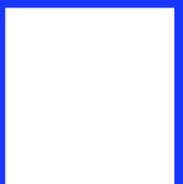
FOLIO: 03-4107-018-2690
LOT: 10
BLOCK: 24
SUBDIVISION: CORAL GABLES GRANADA SEC REV
PLAT BOOK: 8
PAGE: 113
COUNTY: MIAMI-DADE

SCAN QR CODE FOR ALL RFIS

CUT ON DASH LINE FOR SCALE RULER

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT



REVISIONS

1	B.O.A. COMMENTS	11.14.25
2	B.O.A. COMMENTS	12.16.25

NOTES
1.

PROJECT NORTH

SCALE 3/32" = 1'-0"

SITE PLAN

SP1.0

SHEET NO. © 2025

LEGAL DESCRIPTION

FOLIO: 03-4107-018-2690
LOT: 10
BLOCK: 24
SUBDIVISION: CORAL GABLES GRANADA SEC REV
PLAT BOOK: 6
PAGE: 113
COUNTY: MIAMI-DADE

SCOPE OF WORK

THE SCOPE OF THIS PERMIT IS FOR A NEW SWIMMING POOL ONLY.

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" 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 F2298, 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



CPC1460572
SILLS, RONALD WAYNE JR
2188 HOLLYWOOD BLVD
HOLLYWOOD, FL 33026
(305) 786-3263

SHEET INDEX

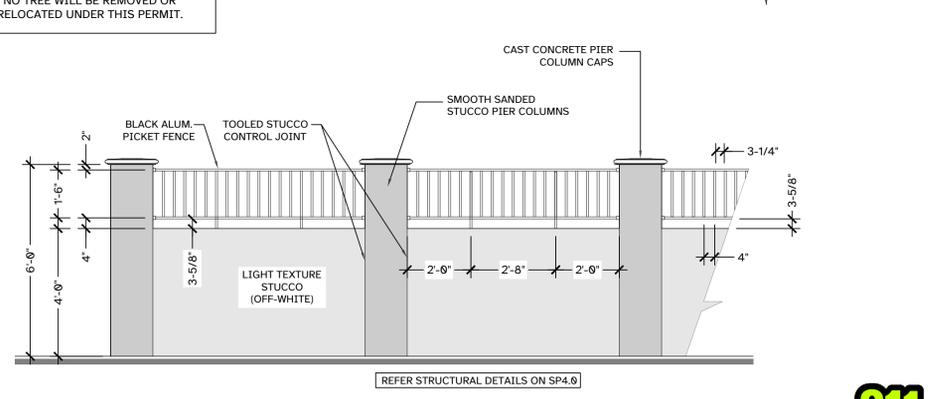
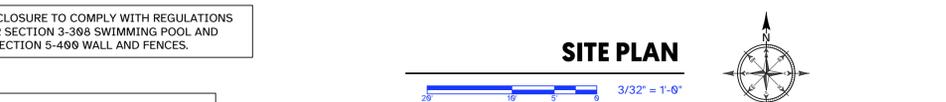
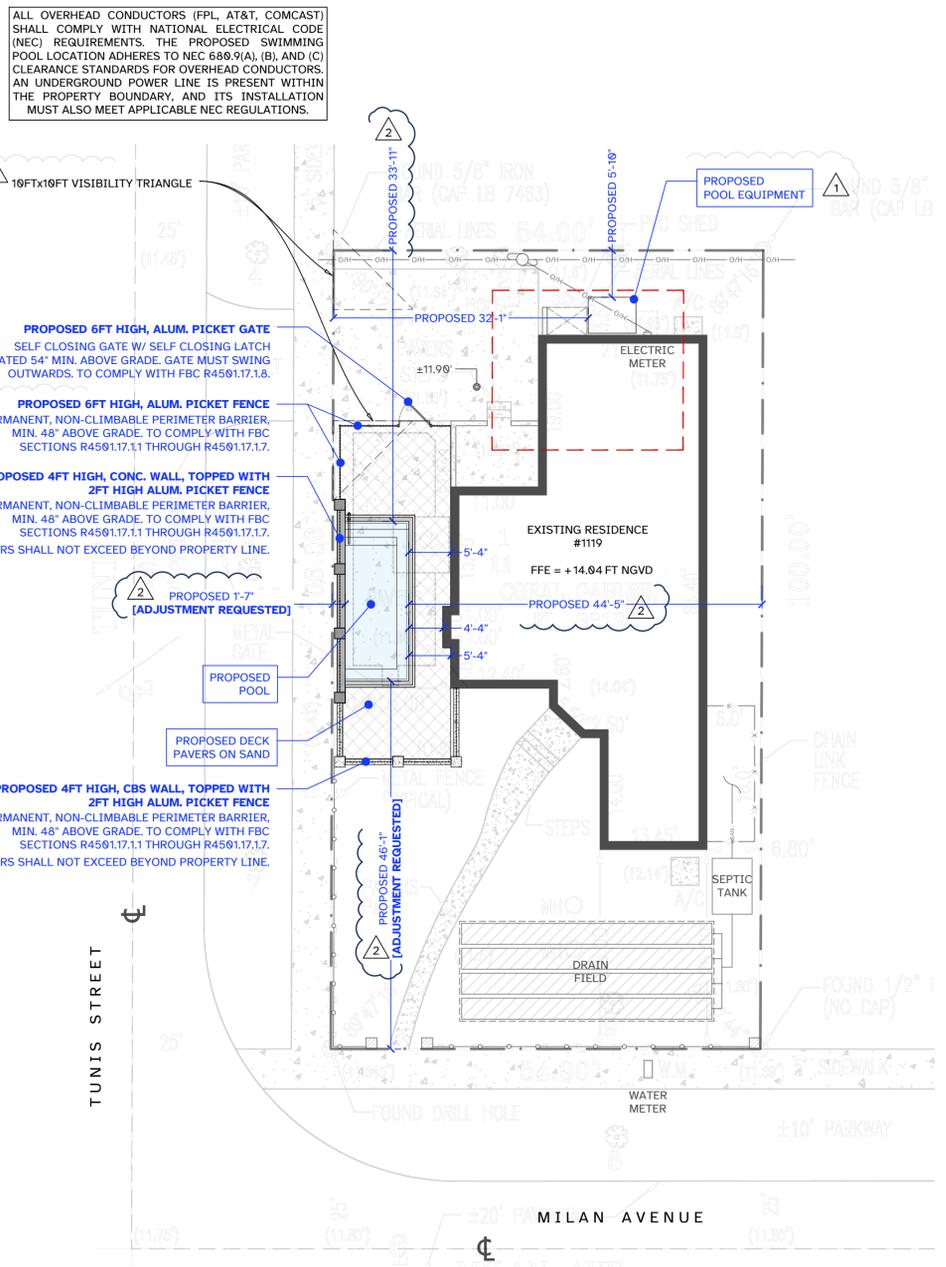
- SP1.0 SITE PLAN
- SP1.1 LOT COVERAGE
- SP2.0 LAYOUT PLAN
- SP3.0 PLUMBING PLAN
- SP4.0 STRUCTURAL PLAN
- SP5.0 ELECTRICAL PLAN



Know what's below.
Call before you dig.

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

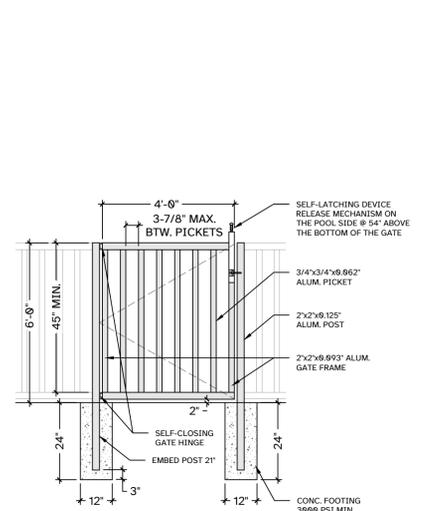
PLOT DATE - 6 January 2025



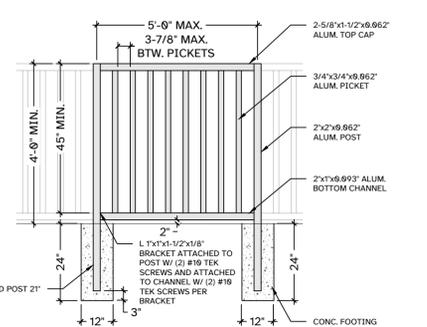
TYP. FENCE WALL DETAIL
NOT TO SCALE

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.

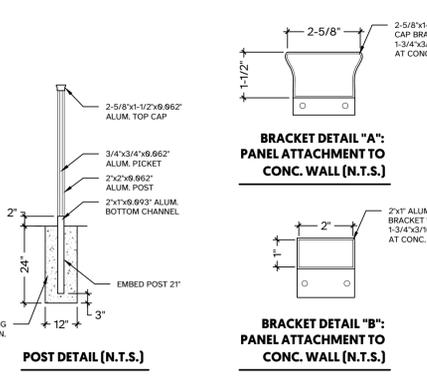
FLORIDA BUILDING CODE
SECTION 454.2.17.1.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS 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.



ALUM. SINGLE GATE DETAIL
NOT TO SCALE



ALUM. FENCE DETAIL



BRACKET DETAIL "A": PANEL ATTACHMENT TO CONC. WALL (N.T.S.)
BRACKET DETAIL "B": PANEL ATTACHMENT TO CONC. WALL (N.T.S.)

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.

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).

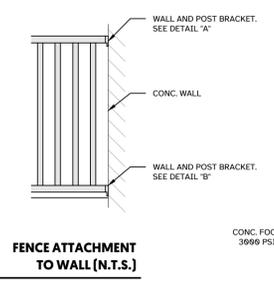
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) 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:

- 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:
 - 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.
 - WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.
 - SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.
- 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.

- GENERAL NOTES**
- POWDER COATED FINISH.
 - GATES SHALL BE SELF-CLOSING AND SELF-LATCHING WITH DEVICE AT 54" MIN. FROM BOTTOM OF GATE. THE DEVICE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL 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.
 - THE GATE AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM.
 - GATES SHALL OPEN OUTWARD AWAY FROM THE POOL.

- STRUCTURAL NOTES**
- DESIGN COMPLIES WITH FBC 2023, 8TH ED. AND ASCE 7-22.
 - ALUMINUM EXTRUSIONS SHALL BE 6063-T6 GRADE.
 - CONCRETE STRENGTH FOR GATE POST FOOTINGS SHALL BE MIN. 3,000 PSI, 28 DAY COMPRESSIVE STRENGTH.
 - WIND DESIGN PRESSURE:
 - 115 MPH (3 SEC. GUST)
 - CATEGORY II
 - EXPOSURE C.



FENCE ATTACHMENT TO WALL (N.T.S.)



SCAN QR CODE FOR ALL RFIS

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

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT



GROSSBARD RESIDENCE

1119 MILAN AVENUE
CORAL GABLES, FL 33134

REVISIONS

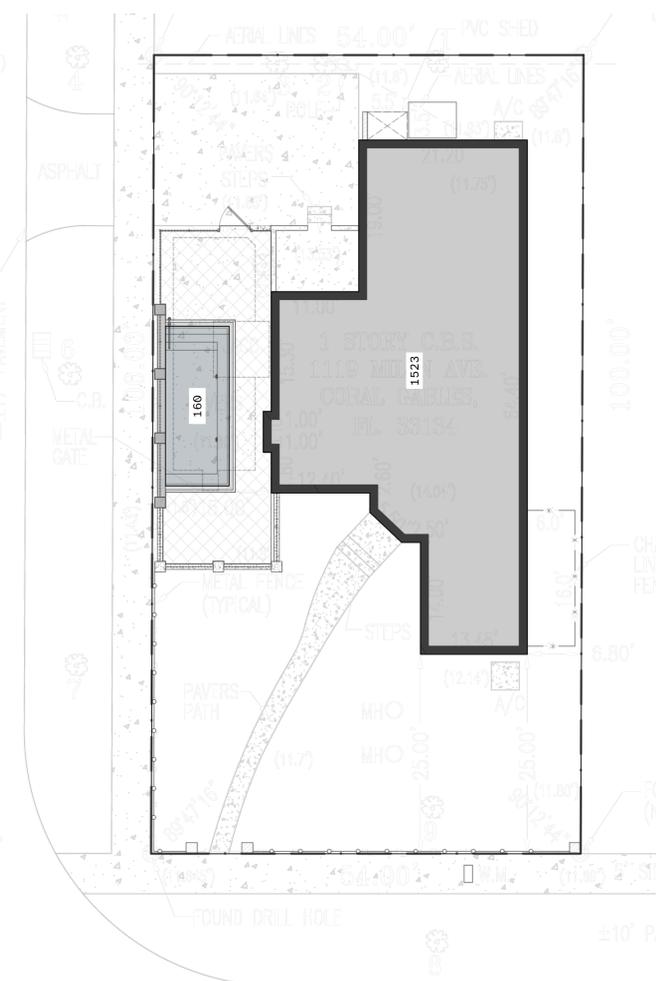
△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES
1.



SCALE 1/16" = 1'-0"

LOT AREAS
SP1.1

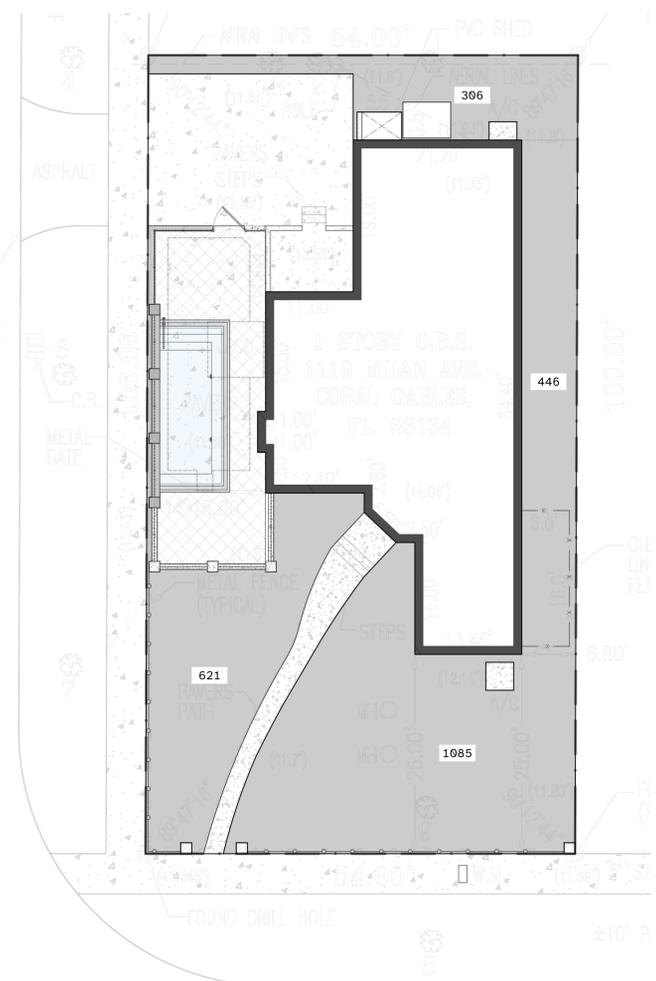


GROUND AREA COVERAGE



45% GROUND AREA COVERAGE						
	ALLOWED			PROVIDED		
PRINCIPAL	35.0%	1,890.0	SQ. FT.	28.20%	1,523	SQ. FT.
ACCESSORY	10.0%	540.0	SQ. FT.	2.96%	160	SQ. FT.
TOTAL	45.0%	2,430.0	SQ. FT.	31.17%	1,683	SQ. FT.

LOT SIZE	5,400	SQ. FT.
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OPEN LANDSCAPE AREA



40% MINIMUM OPEN LANDSCAPE			
REQUIRED		PROVIDED	
40% OF LOT		45.52%	
5400.00	X	621 + 306 + 446 + 1085	
2,160	SQ. FT.	2,458.00	SQ. FT.

NO ADDITIONAL FILL SHALL BE INSTALLED ON THE PROPOSED GREEN AREAS.

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



SCAN QR CODE FOR ALL RFIS

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

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT



REVISIONS

△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES
1.



SCALE 1/4" = 1'-0"

LAYOUT PLAN
SP2.0

POOL GENERAL NOTES

- SWIMMING POOL WAS DESIGNED ACCORDING TO ANSI/NSPI-8 AND ANSI/NSPI-5
- 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.
- 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.
- 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.
- DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.
- CONTRACTOR TO FOLLOW FLOATATION ANALYSIS AS INDICATED.
- 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.

DIMENSIONS & ELEVATIONS

DIMENSIONS AND ELEVATIONS SHOWN ARE TO STRUCTURE UNLESS OTHERWISE SPECIFIED BY (W) SYMBOL, NGVD, F.F., OR OTHER

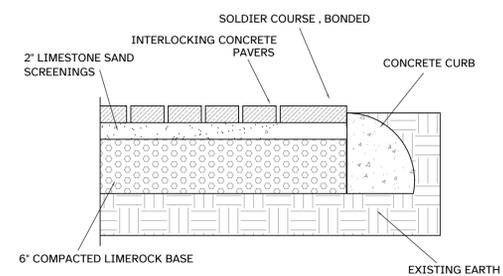
POOL DATA CHART

MAXIMUM WIDTH (FT)	8'-0"
MAXIMUM LENGTH (FT)	20'-0"
SHALLOW END (FT)	3'-0"
DEEP END (FT)	5'-0"
AREA (SF)	160 SQ. FT.
PERIMETER (LF)	56'-0"
VOLUME (GAL)	4787 CU. FT.
TURNOVER RATE (HR)	6 HR

SCAN QR CODE FOR ALL RFIS



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



PAVER ON SAND DETAIL

NOT TO SCALE

SPACE RESERVED FOR BUILDING DEPARTMENT

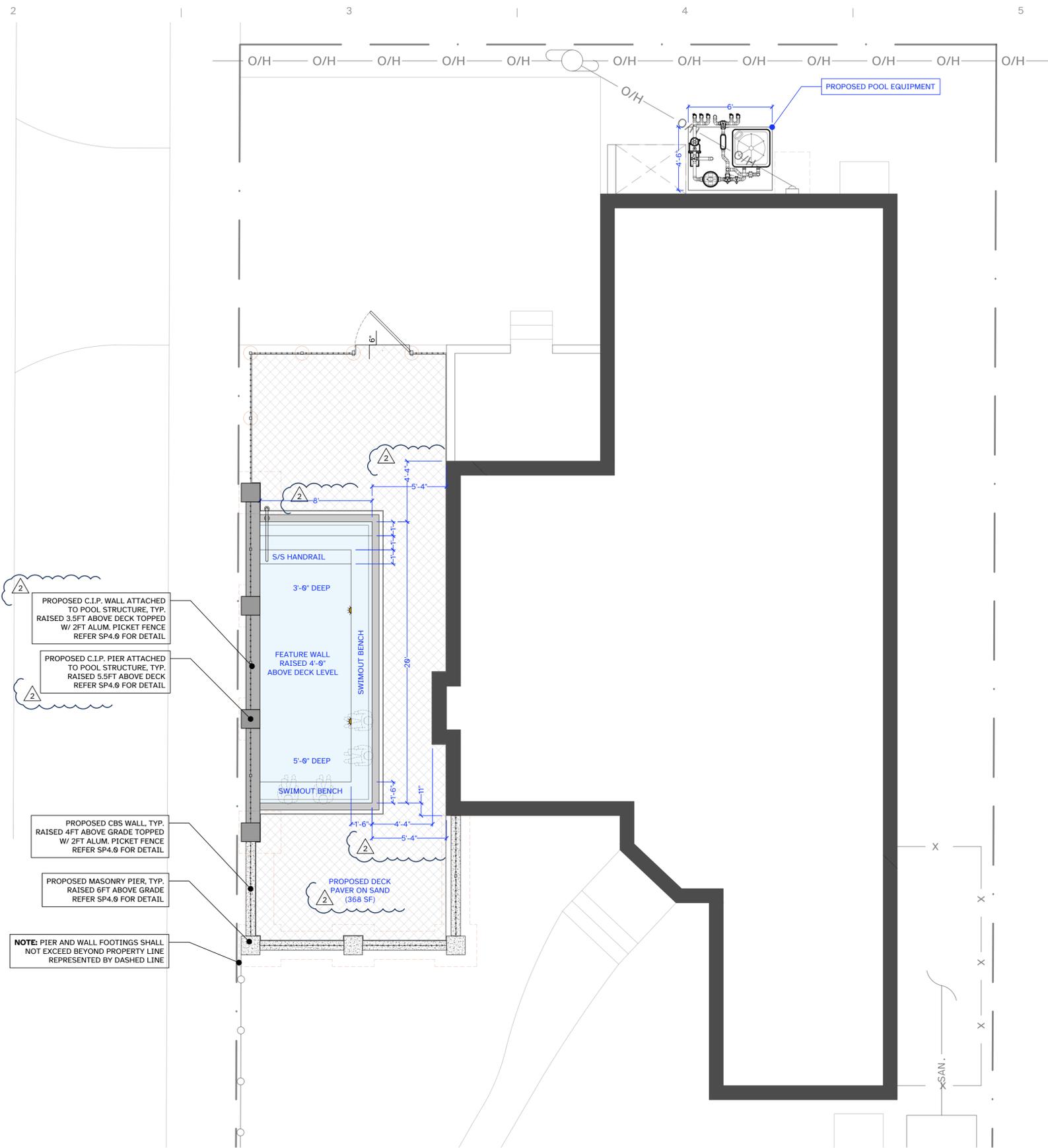
SPACE RESERVED FOR BUILDING DEPARTMENT

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.

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





REVISIONS

1	B.O.A. COMMENTS	11.14.25
2	B.O.A. COMMENTS	12.16.25

NOTES

1.

PROJECT NORTH



SCALE 3/8" = 1'-0"

PLUMBING PLAN
SP3.0



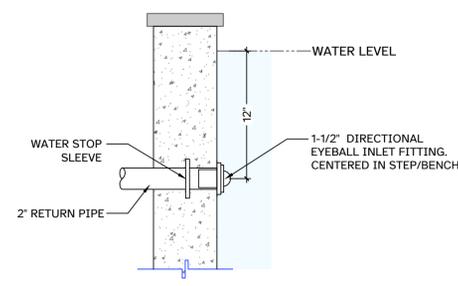
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CUT ON DASH LINE FOR SCALE RULER

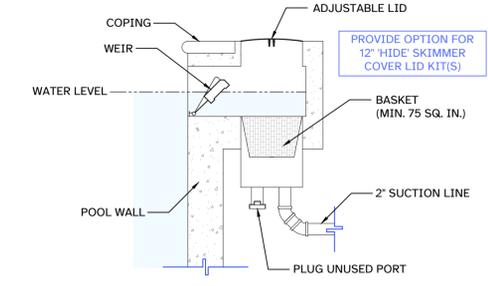
SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT



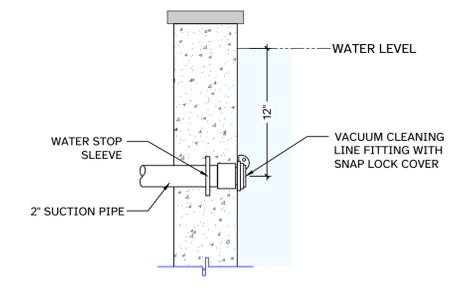
WALL RETURN DETAIL

NOT TO SCALE



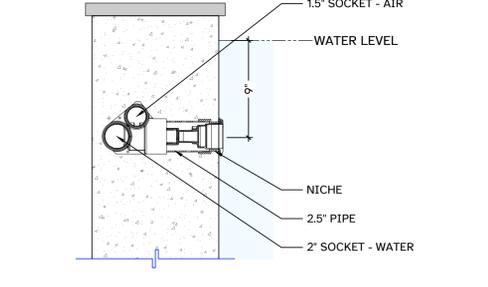
SKIMMER DETAIL

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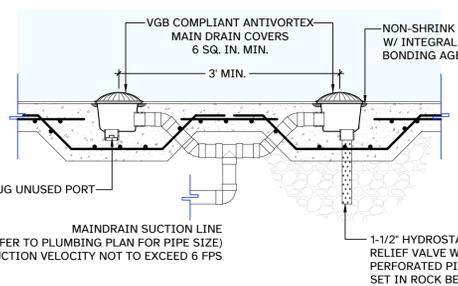
VACUUM FITTING DETAIL

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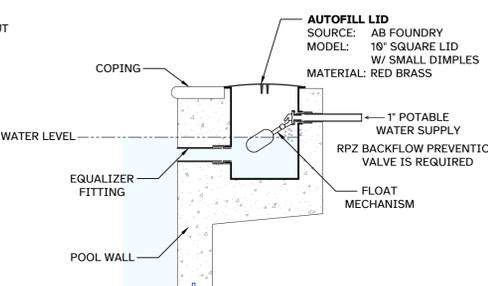
HYDROTHERAPY FITTING DETAIL

NOT TO SCALE



DUAL MAINDRAIN DETAIL

NOT TO SCALE



MECHANICAL AUTOFILL DETAIL

NOT TO SCALE

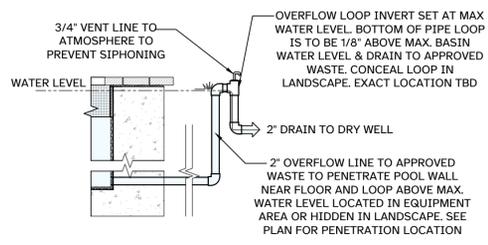
ANSI 9.12.1 ENTRAPMENT AVOIDANCE
THE SUBMERGED SUCTION PIPING AND FITTINGS SHALL COMPLY WITH THE LATEST PUBLISHED EDITION OF ANSI/APSP-7 STANDARD FOR SUCTION ENTRAPMENT AVOIDANCE IN SWIMMING POOLS, WADING POOLS, SPA, HOT TUBS, AND CATCH BASINS.

5.3 SUBMERGED SUCTION OUTLETS.
WHEN USED, FULLY SUBMERGED SUCTION OUTLET FITTING ASSEMBLIES AND SYSTEMS SHALL BE CERTIFIED IN ACCORDANCE WITH SECTION 4.3.1 DUAL OR MULTIPLE OUTLETS PIPED IN A SINGLE SUCTION SYSTEM THROUGH A COMMON SUCTION LINE TO A PUMP(S) SHALL NOT BE CAPABLE OF BEING ISOLATED BY VALVES.

5.3.1 BLOCKABLE OUTLETS-DUAL SEPARATION
DUAL OUTLETS SHALL BE SEPARATED BY A MINIMUM OF 3 FEET MEASURED FROM CENTER TO CENTER OF THE SECTION OUTLET FITTING ASSEMBLY OR LOCATED ON TWO (2) DIFFERENCE PLANES, I.E., ONE (1) ON THE BOTTOM AND ONE (1) ON THE VERTICAL WALL, OR ONE (1) EACH ON TWO (2) SEPARATE VERTICAL WALLS. SUCTION OUTLETS SHALL NOT BE INSTALLED IN SEATING AREAS.

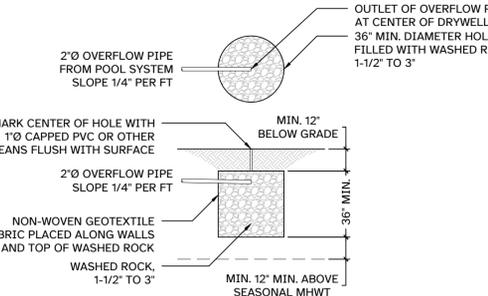
FBC R4501.6.6 ENTRAPMENT PROTECTION
ENTRAPMENT PROTECTION FOR SUCTION OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ANSI/APSP/ICC 7.

FBC R4501.21.3 MAIN OUTLET
AN APPROVED MAIN OUTLET, WHEN PROVIDED, SHALL BE LOCATED ON A WALL OR FLOOR AT OR NEAR THE DEEPEST POINT IN THE POOL FOR EMPTYING OR CIRCULATION, OR BOTH, OF THE WATER IN THE POOL.



OVERFLOW DETAIL

NOT TO SCALE



DRYWELL DETAIL

NOT TO SCALE

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.

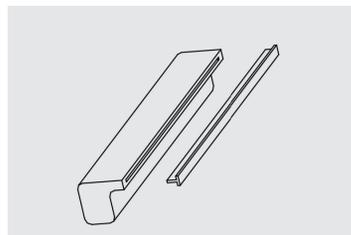


FIG. 1

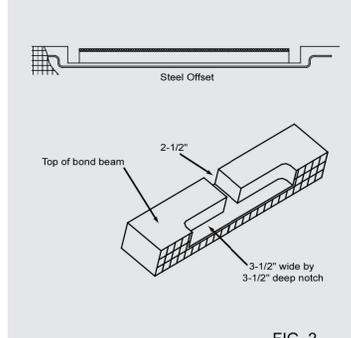


FIG. 2

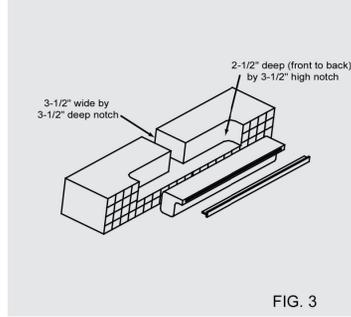


FIG. 3

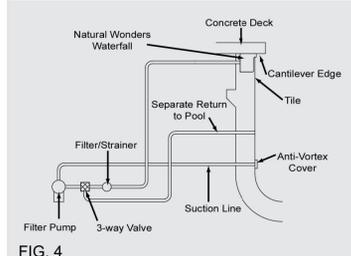


FIG. 4

PLUMBING GUIDELINE CHART

Use a min. of 1-1/2" pipe
Use a min. of 2" pipe for runs over than 60' or for waterfalls over 5'

Dedicated plumbing lines are recommended

Maximum recommended flow:

1-1/2" pipe	for 60 GPM
2" pipe	for 100 GPM
2-1/2" pipe	for 140 GPM
3" pipe	for 225 GPM

TYPICAL PERFORMANCE AT 50' OF HEAD

1/2 HP	=	26 GPM
3/4 HP	=	58 GPM
1 HP	=	68 GPM
1-1/2 HP	=	93 GPM
2 HP	=	106 GPM
3 HP	=	140 GPM

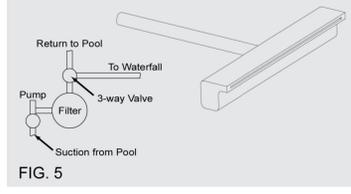
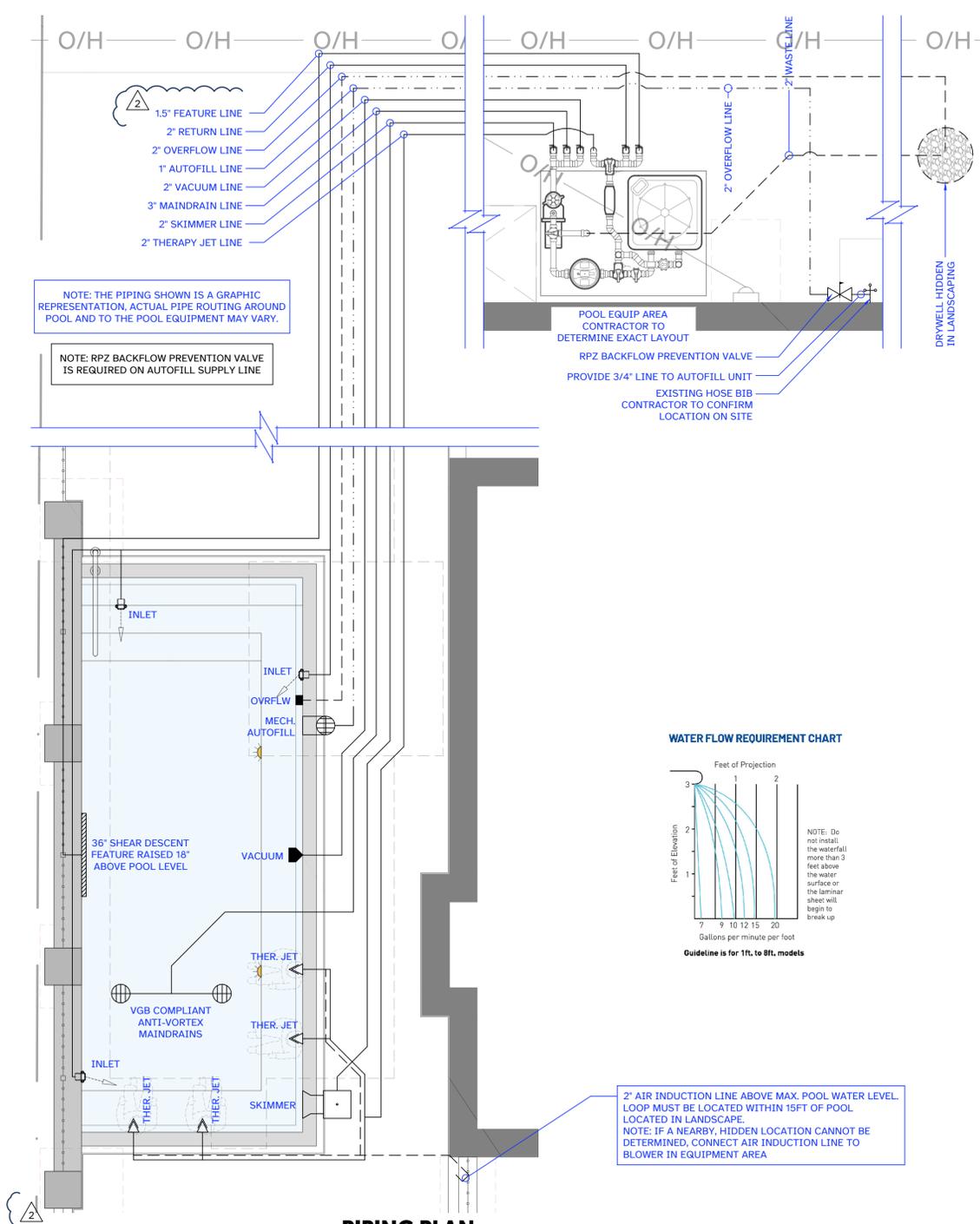


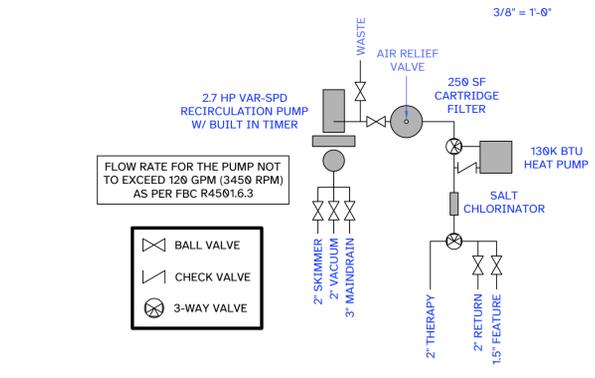
FIG. 5

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.



PIPING PLAN

3/8" = 1'-0"



EQUIPMENT DIAGRAM

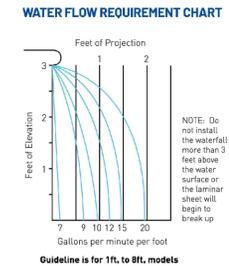
NOT TO SCALE

NOTE: THE PIPING SHOWN IS A GRAPHIC REPRESENTATION, ACTUAL PIPE ROUTING AROUND POOL AND TO THE POOL EQUIPMENT MAY VARY.

NOTE: RPZ BACKFLOW PREVENTION VALVE IS REQUIRED ON AUTOFILL SUPPLY LINE

POOL EQUIP AREA CONTRACTOR TO DETERMINE EXACT LAYOUT

RPZ BACKFLOW PREVENTION VALVE
PROVIDE 3/4" LINE TO AUTOFILL UNIT
EXISTING HOSE BIB CONTRACTOR TO CONFIRM LOCATION ON SITE



2" AIR INDUCTION LINE ABOVE MAX. POOL WATER LEVEL. LOOP MUST BE LOCATED WITHIN 15FT OF POOL LOCATED IN LANDSCAPE. NOTE: IF A NEARBY, HIDDEN LOCATION CANNOT BE DETERMINED, CONNECT AIR INDUCTION LINE TO BLOWER IN EQUIPMENT AREA

GENERAL PLUMBING NOTES

1. PIPING RUNS SHOWN FOR CONCEPTUAL PURPOSES ONLY. ACTUAL PLUMBING MAY VARY IN FIELD BASED ON SITE CONDITIONS.
2. VACUUM FITTING SHALL BE EQUIPPED WITH A SPRING LOADED CAP IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION.
3. MAIN DRAIN GRATE TO HAVE A FREE AREA OF 6 SQ. IN. MINIMUM AND SHALL BE SECURED WITH SCREWS.
4. ALL POOL PIPING TO BE SCHEDULE 40 PVC NON THREADED NSF PVC WITH SOLVENT WELD JOINTS.

WATER VELOCITIES:
PRESSURE SIDE NOT TO EXCEED 10 F.P.S.
SUCTION SIDE NOT TO EXCEED 8 F.P.S.

FILTER CAPACITY - CARTRIDGE 16 GPM PER SQ. FT. OF SURFACE

PRESSURE PIPING	SUCTION PIPING
1.5 INCH @ 10 FPS = 55 GPM	1.5 INCH @ 8 FPS = 44 GPM
2.0 INCH @ 10 FPS = 98 GPM	2.0 INCH @ 8 FPS = 78 GPM
2.5 INCH @ 10 FPS = 152 GPM	2.5 INCH @ 8 FPS = 122 GPM
3.0 INCH @ 10 FPS = 227 GPM	3.0 INCH @ 8 FPS = 181 GPM

R4501.6.3 WATER VELOCITY
POOL PIPING SHALL BE DESIGNED SO THE WATER VELOCITY WILL NOT EXCEED 10 FEET PER SECOND (3048 MM/S) FOR PRESSURE PIPING AND 8 FEET PER SECOND (2438 MM/S) FOR SUCTION PIPING, EXCEPT THAT THE WATER VELOCITY SHALL NOT EXCEED 8 FEET PER SECOND (2438 MM/S) IN COPPER TUBING. MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APSP/ICC 7.

EXCEPTION: JET INLET FITTINGS SHALL NOT BE DEEMED SUBJECT TO THIS REQUIREMENT.

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

REVISIONS

△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES

1.

PROJECT NORTH



SCALE 1/4" = 1'-0"

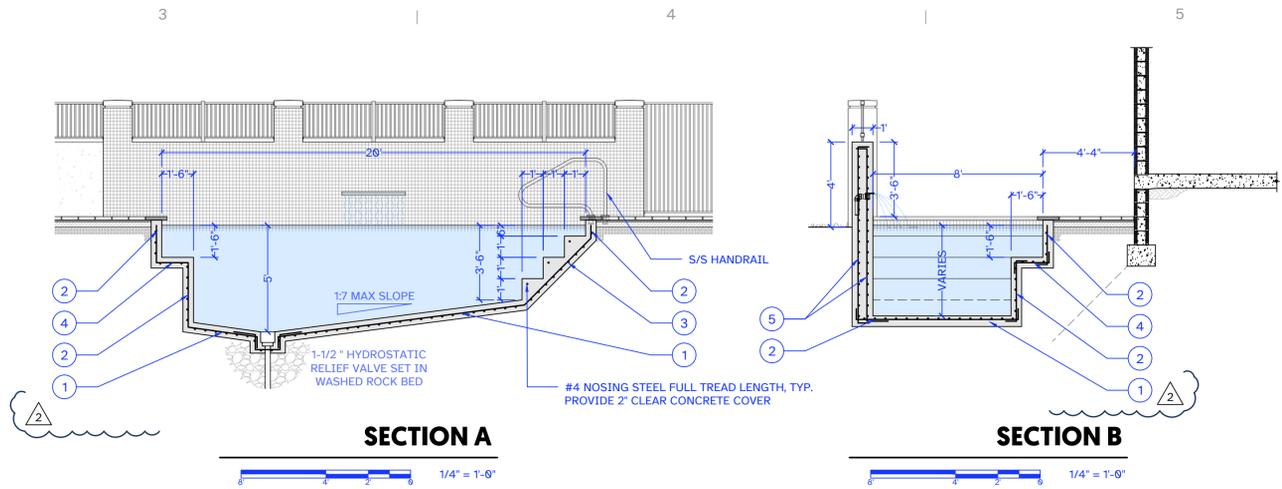
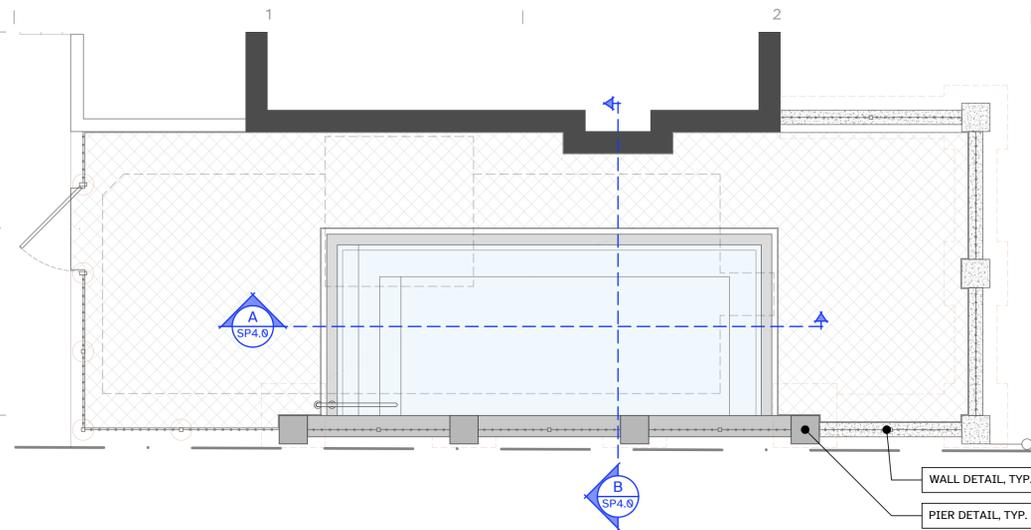
STRUCTURE PLAN

SP4.0

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SCAN QR CODE FOR ALL RFIS



STRUCTURAL NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2023 EDITION, ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS, THE ACI 318-14 & ACI 318-19 BUILDING CODES, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
- ALL FLOOR & WALLS TO BE PNEUMATICALLY APPLIED CONC. WITH A MIN. 28 DAY COMPRESSIVE 3,000 P.S.I.
- ALL REINF. STEEL TO CONFORM TO A.S.T.M. A615 GRADE 60 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
- ALL REINFORCING SPLICES SHALL BE AS FOLLOWS:
 - #3 BARS @ 18"
 - #4 BARS @ 24"
 - #5 BARS @ 30"
 UNLESS OTHERWISE NOTED ON THESE PLANS.
- MINIMUM STEEL COVER:
 - AGAINST SOIL: 3"
 - ALL OTHER UNLESS SPECIFIED ON PLANS: 2"

MONOLITHIC CONSTRUCTION

- THE STRUCTURE HAS BEEN DESIGNED ASSUMING MONOLITHIC CONSTRUCTION (NO COLD JOINTS). ADDITIONAL DETAILS WILL BE REQUIRED IF MONOLITHIC CONSTRUCTION IS NOT ACHIEVED AND/OR COLD JOINTS ARE INTRODUCED.
- SPLICES IN REINFORCING BARS SHALL BE NOT LESS THAN 48X BAR DIAMETERS AND SHALL CONFORM TO ACI 318-25.5 (NON-CONTACT OR CONTACT WITH TEST PANEL AND APPROVAL BY THE BUILDING OFFICIAL).
- REINFORCEMENT SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION AND SHALL CONFORM TO ACI 318-25.3. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48X BAR DIAMETERS OR BY ADDING MATCHING REINFORCING STEEL, WHICH SHALL EXTEND MIN. 48X BAR DIAMETERS FROM EACH CORNER OR CHANGE IN DIRECTION. WHEN THREE OR MORE BARS ARE REQUIRED, THE BARS SHALL BE HELD IN PLACE AND ALIGNED BY TRANSVERSE BARS SPACED NOT MORE THAN 4 FEET (1219 MM) APART.

SOIL STATEMENT

BASED UPON VISUAL INSPECTION OF THE SITE, SOIL CONDITIONS, LIMESTONE AND SAND, APPEAR ADEQUATE FOR THE DESIGN BEARING LOAD OF 2,000 PSF. AFTER EXCAVATION, THE SOIL UNDER THE POOL SLAB SHALL BE WELL COMPACTED WITH A PLATE COMPACTOR.

SHOULD THESE CONDITIONS NOT MEET THE DESCRIPTION HEREIN OR THE CONDITIONS DO NOT APPEAR ADEQUATE, CONTACT THE ENGINEER OF RECORD.

PER FBC R4501.214 IN AREAS OF ANTICIPATED WATER TABLE, AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED.

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

DIMENSIONS & ELEVATIONS

DIMENSIONS AND ELEVATIONS SHOWN ARE TO STRUCTURE UNLESS OTHERWISE SPECIFIED BY (W) SYMBOL, NGVD, F.F., OR OTHER

HYDROSTATIC VALVE IS REQUIRED.

MINIMUM 6" WALLS REQUIRED.
MINIMUM 6" SLAB REQUIRED.

REBAR SCHEDULE

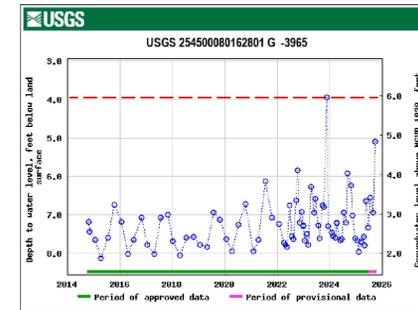
①	SLAB (1-LAYER)	-----	#3 @ 9"	C/C, EACH WAY
②	WALLS (1-LAYER)	-----	#3 @ 9"	C/C, EACH WAY
③	ENTRY STEPS (1-LAYER)	-----	#3 @ 9"	C/C, EACH WAY
④	BENCH	-----	#3 @ 9"	C/C, EACH WAY
⑤	RAISED WALL (2-LAYER)	-----	#3 @ 9"	C/C, EACH WAY

GROUNDWATER ASSUMPTIONS:

THE UPLIFT ANALYSIS IS BASED ON GROUNDWATER ELEVATIONS REPORTED BY THE U.S. GEOLOGICAL SURVEY FROM THREE NEARBY MONITORING WELLS (USGS 254500080162801 G-3965, 254536080172601 G-3570, AND 254457080169301 G-3229), LOCATED APPROXIMATELY 0.5-0.8 MILES FROM THE PROJECT SITE. LONG-TERM RECORDS (PARAMETER 62616, NGVD29; 1993-2025) INDICATE A MAXIMUM OBSERVED GROUNDWATER ELEVATION OF 6.06 FT NGVD29, WITH TYPICAL SEASONAL VALUES GENERALLY RANGING FROM 2 TO 3 FT NGVD29.

FOR DESIGN PURPOSES, THE GROUNDWATER ELEVATION AT THE PROJECT IS TAKEN AS 6.1 FT NGVD29, CORRESPONDING TO THE DOCUMENTED HISTORICAL MAXIMUM ROUNDED TO THE NEAREST TENTH OF A FOOT. A DISTANCE-WEIGHTED AVERAGE OF THE THREE WELLS YIELDS A REPRESENTATIVE PROJECT GROUNDWATER LEVEL OF 2.74 FT NGVD29, BUT THE DESIGN CONDITION USES THE HIGHEST RECORDED ELEVATION TO ENSURE THE UPLIFT CHECK REFLECTS THE MOST CRITICAL DOCUMENTED GROUNDWATER STATE.

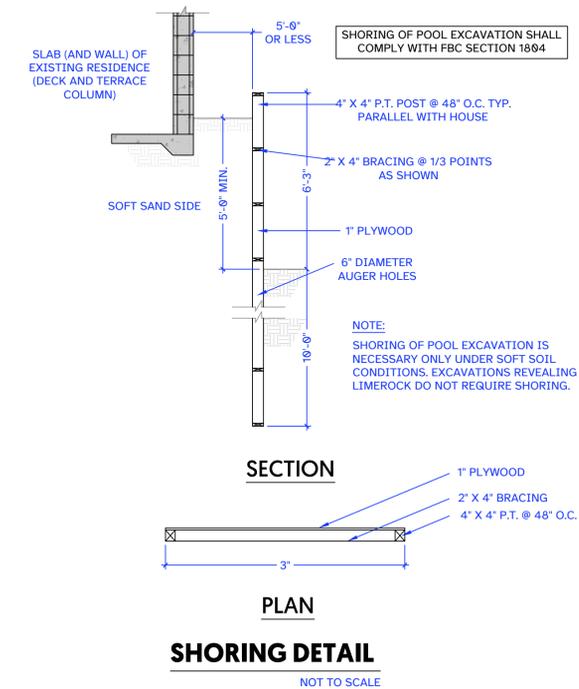
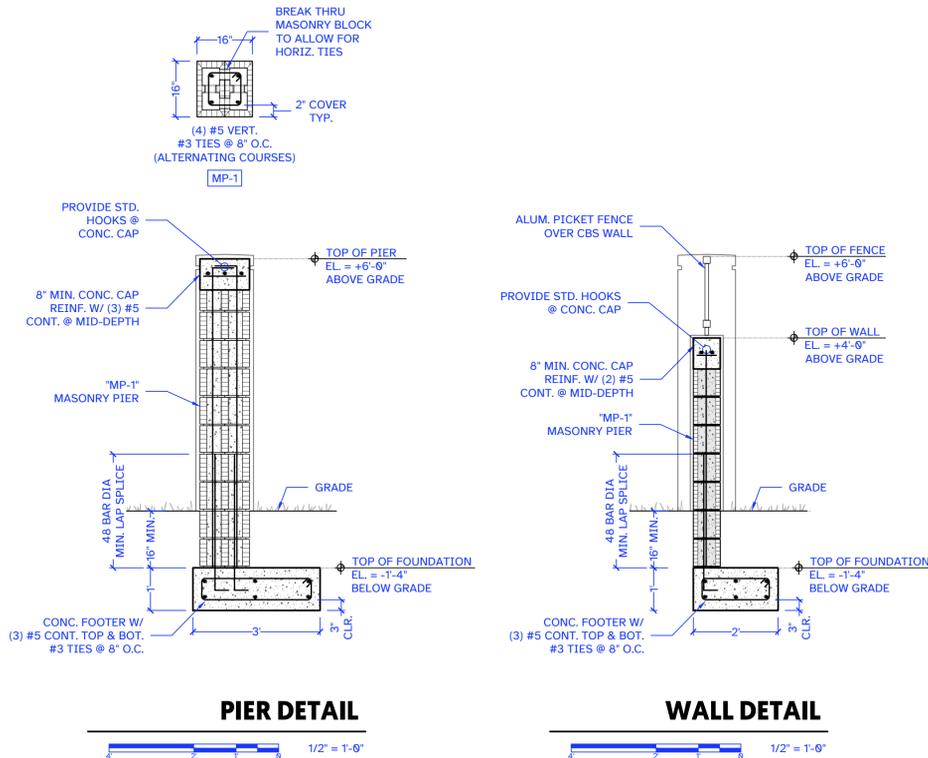
ALL UPLIFT CALCULATIONS REFERENCE THIS GROUNDWATER ELEVATION DIRECTLY WHEN DETERMINING THE WATER LEVEL ACTING ON THE STRUCTURE.



UPLIFT ANALYSIS

TOP OF WALL	-----	12.2	NGVD
HEIGHT OF STRUCTURE	-----	5.8	FT
POOL BOTTOM ELEV.	-----	6.4	NGVD
M.H.W.T.	-----	6.1	NGVD
TOTAL UPLIFT	-----	-0.3	FT
LESS HYDROSTATIC RELIEF	-----	-2.3	FT
-2.30 x 62.4	-----	-143.5	PSF
6" + 12"	-----	0.50	FT
0.50 x 145-62.4	-----	41.3	PSF
41.30 >	-----	-143.52	

UNIT WEIGHT OF WATER = 62.4 PCF
UNIT WEIGHT OF CONCRETE = 145 PCF
UNIT WEIGHT OF WET CONCRETE = 145-62.4 = 82.6 PCF



SHORING, EXCAVATION & BACKFILL REQUIREMENTS (FBC 1804):

- EXCAVATION NEAR STRUCTURES:** EXCAVATION MUST NOT REDUCE VERTICAL OR LATERAL SUPPORT OF THIS OR ANY ADJACENT FOUNDATION WHERE SUPPORT MAY BE AFFECTED, THE CONTRACTOR SHALL PROVIDE UNDERPINNING OR OTHER APPROVED PROTECTION BEFORE PROCEEDING.
- UNDERPINNING:** IF UNDERPINNING IS USED TO SUPPORT ADJACENT STRUCTURES, IT SHALL BE DESIGNED AND INSTALLED PER FBC CHAPTERS 18 AND 33. THE REQUIRED UNDERPINNING INSTALLATION SEQUENCE MUST FOLLOW THE APPROVED CONSTRUCTION DOCUMENTS.
- BACKFILL:** BACKFILL MUST CONSIST OF CLEAN SOIL FREE OF ORGANICS, DEBRIS, COBBLES, OR BOULDERS, OR MAY BE CONTROLLED LOW-STRENGTH MATERIAL (CLSM). BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A WAY THAT DOES NOT DAMAGE THE FOUNDATION OR WATERPROOFING. CLSM DOES NOT REQUIRE COMPACTION.
- SITE GRADING:** THE GROUND ADJACENT TO THE STRUCTURE SHALL SLOPE AWAY AT A MINIMUM 5% SLOPE FOR 10 FEET. IF SITE CONSTRAINTS PREVENT A FULL 10 FEET, MAINTAIN 5% SLOPE TO AN APPROVED ALTERNATE DRAINAGE PATH. SWALES WITHIN 10 FEET REQUIRE MINIMUM 2% SLOPE. IMPERVIOUS SURFACES WITHIN 10 FEET MUST ALSO SLOPE MINIMUM 2% AWAY FROM THE STRUCTURE. FINAL GRADING SHALL ACCOUNT FOR EXPECTED SETTLEMENT.
- FLOOD HAZARD AREAS:** IN DESIGNATED FLOOD HAZARD AREAS (PER FBC SECTION 1612), GRADING AND/OR FILL MUST:
 - MINIMIZE SHIFTING, SLUMPING, AND EROSION DURING FLOODING;
 - DEMONSTRATE, WHERE REQUIRED, THROUGH HYDROLOGIC AND HYDRAULIC ANALYSIS PREPARED BY A REGISTERED DESIGN PROFESSIONAL, THAT PROPOSED WORK DOES NOT INCREASE FLOOD LEVELS;
 - AVOID DIVERTING WATER OR WAVES TOWARD ANY STRUCTURE IN COASTAL HIGH-HAZARD AREAS.
- COMPACTED FILL:** WHERE SHALLOW FOUNDATIONS BEAR ON COMPACTED FILL DEEPER THAN 12 INCHES, THE FILL MUST COMPLY WITH THE APPROVED GEOTECHNICAL REPORT (PER FBC SECTION 1803). FOR FILL 12 INCHES OR LESS, THE IN-PLACE DRY DENSITY MUST BE AT LEAST 90% OF MAXIMUM DRY DENSITY PER ASTM D1557.
- FOUNDATIONS ON CLSM:** WHERE SHALLOW FOUNDATIONS BEAR ON CLSM, THE MATERIAL MUST COMPLY WITH THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT

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 - 6 January 2026

NOTE: PRIOR TO ELECTRICAL ROUGH, ELECTRICAL CONTRACTOR SHALL SUBMIT A REVISION TO THIS DRAWING SHOWING EXISTING SERVICE WITH ADDITIONAL LOADS, CALCULATIONS, AND EXPECTED AS BUILT CONFIGURATION, IF DIFFERENT FROM THIS DRAWING. ELECTRICAL CONTRACTOR TO VERIFY ON FIELD CAPACITY AND CONDITIONS OF EXISTING SERVICE, REPORTING TO THE ENGINEER ANY INCONSISTENCY AND/OR THE NECESSITY TO REPLACE ANY EXISTING ELECTRICAL COMPONENTS.

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.

POOL EQUIPMENT LOAD CALCULATION

NICHELESS LIGHTS	2	40	WATTS
RECIRCULATION PUMP	1	2,550	WATTS
SALT CHLORINATOR	1	300	WATTS
HEAT PUMP	1	6,340	WATTS
SUBTOTAL		9,230	WATTS
TOTAL DEMAND		38.5	AMPS



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REVISIONS

△	B.O.A. COMMENTS	11.14.25
△	B.O.A. COMMENTS	12.16.25

NOTES
1.

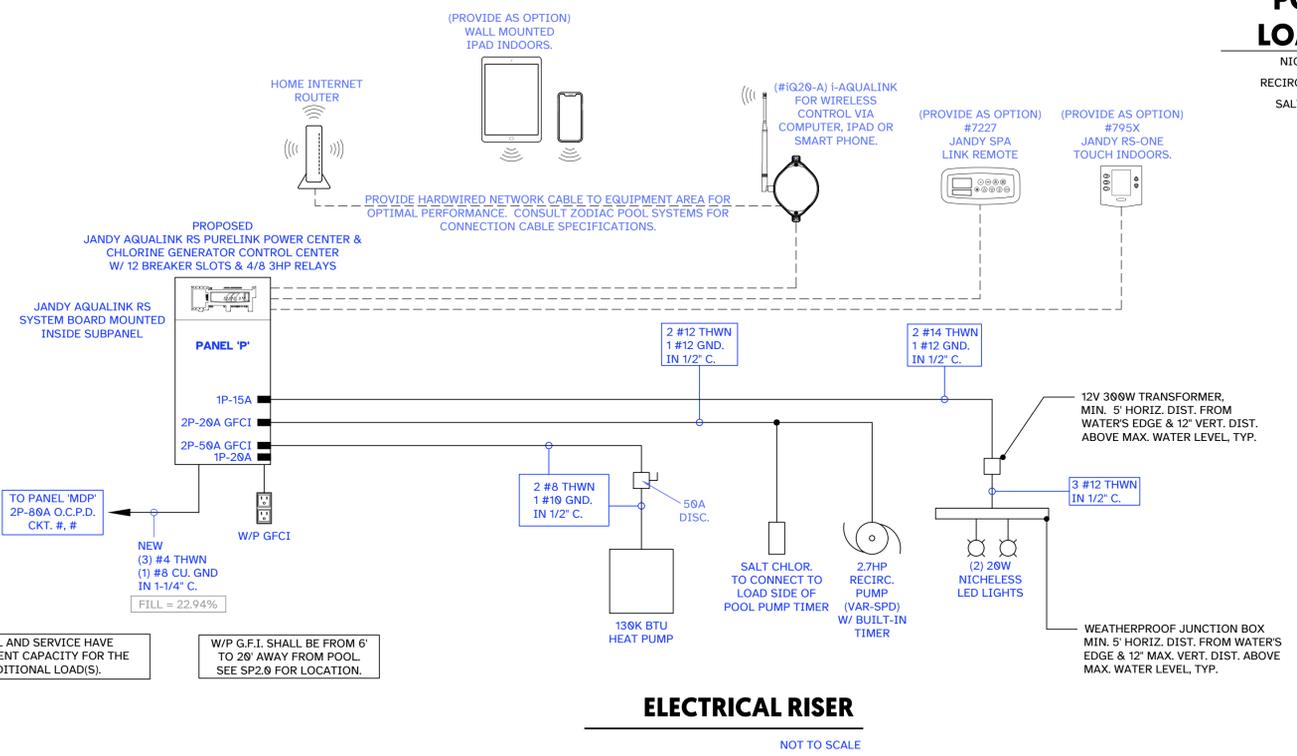
PROJECT NORTH

SCALE NOT TO SCALE

ELECTRIC PLAN

SP5.0

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ELECTRICAL RISER

NOT TO SCALE

NOTE: POOL GROUND WIRE PER NEC 680.25.

FBC E3607.3.1

AN EQUIPMENT GROUNDING CONDUCTOR AS DESCRIBED IN SECTION E3908 SHALL BE RUN WITH THE SUPPLY CONDUCTORS AND CONNECTED TO THE BUILDING OR STRUCTURE DISCONNECTING MEANS AND TO THE GROUNDING ELECTRODE(S). THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE USED FOR GROUNDING OR BONDING OF EQUIPMENT, STRUCTURES OR FRAMES REQUIRED TO BE GROUNDED OR BONDED. THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH SECTION E3908.12. ANY INSTALLED GROUNDED CONDUCTOR SHALL NOT BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR OR TO THE GROUNDING ELECTRODE(S). [250.32(B) AND TABLE 250.122]

ELECTRICAL

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION AND ARTICLE 680 N.E.C. 2020 EDITION. ALL BOND WIRES SHALL BE PROTECTED WITH APPROVED MATERIAL. THE CONTRACTOR SHALL INSURE THAT AN ELECTRICAL BONDING INSPECTION IS CALLED FOR AND APPROVED PRIOR TO PLACEMENT OF CONCRETE OVER THE BOND WIRE CONNECTIONS. CONNECTIONS DIRECTLY FROM THE BOND LIGHT TO A TRANSFORMER BOX IS PROHIBITED. ALL METAL PARTS IN THE POOL AREA, IN ADDITION TO ALL METAL DOORS, WINDOWS, SCREENED ENCLOSURES, OR OTHER ITEMS CONTAINING METAL WITHIN A DISTANCE OF 5 FEET FROM THE POOL WATERS EDGE SHALL ALSO BE GROUNDED.
- POOL EQUIPMENT TO BE GROUNDED TO COMMON BONDING GRID CONSISTING OF (1) #8 CONTINUOUS COPPER WIRE LOOPED AROUND POOL PERIMETER.
- LOOP SHALL BE GROUNDED TO PANEL VIA POOL WALL STEEL, DECK REINFORCING, POOL EQUIPMENT, AND PUMP MOTOR CASING, PER NEC 680.25.
- PROVIDE GROUND WIRE SYSTEMS LOOP WITH #8 COPPER WIRE FOR THE POOL DECK WIRE MESH AND STRUCTURAL STEEL.
- ALL WIRING SHALL BE COPPER THWN.
- POOL PUMP REQUIRES OVERLOAD PROTECTION PER NEC 430.32.
- COMPLY WITH FBC E403.12 AND NEC 430.32.

EQUIPOTENTIAL BONDING

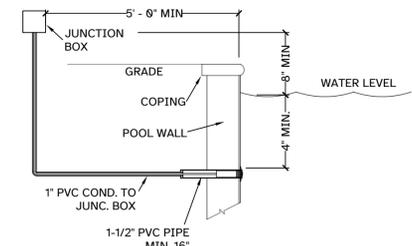
ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION AND ARTICLE 680 N.E.C. 2020 EDITION.

THIS GRID SHALL FOLLOW THE CONTOUR OF THE POOL AND EXTEND UNDER PAVED WALKING AREAS AT LEAST 3 FEET HORIZONTALLY FROM THE INSIDE EDGE OF THE POOL.

- STRUCTURAL REINFORCING STEEL WHERE REINFORCING RODS ARE BONDED TOGETHER BY THE USUAL STEEL TIE WIRES.
- THE WALL OF A BOLTED OR WELDED METAL POOL
- #8 BARE SOLID COPPER CONDUCTOR BONDED WITH APPROVED CONNECTIONS
- THE GRID SHALL FOLLOW THE CONTOUR OF A POOL IN A 12' x 12' PATTERN BONDED AT ALL POINTS OF CROSSING
- THE GRID SHALL BE SECURED WITHIN OR UNDER THE POOL AND DECK MEDIA

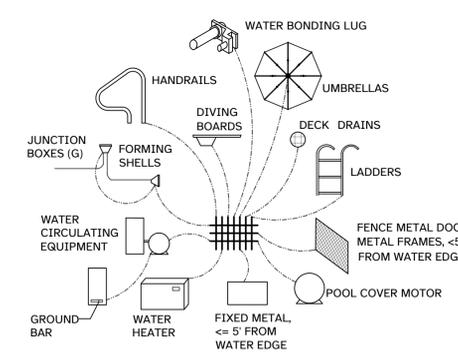
NOTE: ALL METAL PARTS SHALL BE BONDED AS PER N.E.C. 680.26 (B) BONDING GRIDS ARE NOT REQUIRED:

- UNDER NON-PAVED WALKING AREAS
- UNDER WOOD OR OTHER NON-CONDUCTIVE DECKING
- WHERE FENCES OR OTHER BARRIERS PREVENT ONE FROM STANDING ON THE GROUND TOUCHING THE WATER WITHIN THE POOL



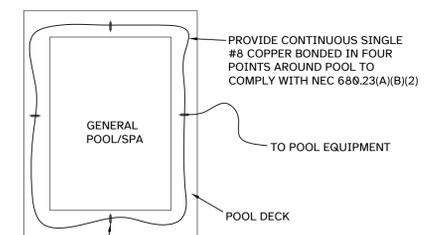
NICHELESS LIGHT DETAIL

NOT TO SCALE



COMMON BONDING GRID

NOT TO SCALE



POOL BOND SCHEMATIC

NOT TO SCALE

BOND WIRE TO BE SECURED TO DECK STEEL WITH APPROVED CLAMP. TO BE ENCASED IN DECK SLAB OR CONCRETE BOX PROVIDING MIN. 3" OF COVER AROUND CLAMP

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 - 6 January 2025

SCAN QR CODE FOR ALL RFIS

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

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT

























