ATTACHMENT 2:

SITE PLAN

SHEET INDEX

CONSTRUCTION LEGEND

1. EXISTING 1,171 SQ. FT. POOL
   • POOL COPING: IVORY TRAVERTINE • WATER LINE TILE: TBD • PLASTER: TBD
2. EXISTING 48 SQ. FT. SPA: RIM FLOW, ELEVATED 18"
   • RIMFLOW FINISH: DARK PORCELAIN OR BLACK MARBLE TILE • PLASTER: TO MATCH POOL
3. EXISTING FIRE & WATER FEATURE IN POOL
   • FINISH: TRAVERTINE & PORCELAIN OR BLACK MARBLE TILE • COLOR: IVORY & BLACK
4. EXISTING POOL WATER FEATURE WALL- 5' TALL RAISED BOND BEAM
   • FINISH: TRAVERTINE & PORCELAIN OR BLACK MARBLE TILE • COLOR: IVORY & BLACK
5. NEW OUTDOOR KITCHEN W/ SINK- ISLAND WALLS LESS THAN 36" HIGH
   • FINISH: SMOOTH STUCCO & CONCRETE SLAB • COLOR: OFF WHITE & DARK GREY
6. EXISTING AUTOMATED FIRE BOWLS ON TOP OF 24" HIGH POOL COLUMNS
   • FINISH: PREMIUM CONCRETE • COLOR: DARK WALNUT • MFR: GRAND EFFECTS OR SIMILAR
7. NEW TRAVERTINE PAVER DECKS
   • FINISH: TUMBLED • COLOR: IVORY
8. COLORED CONCRETE
   • FINISH: WASH FINISH • COLOR: TAN
9. NEW 6' TALL POOL SAFE FENCING
10. NEW 4" WIDE CONCRETE MOW STRIPS
    • FINISH: WASH FINISH • COLOR: TAN
11. NEW POLYETHYLENE GAS LINE TO POOL EQ, BBQ AND FIRE FEATURES
    • SIZE: 2" TRUNK TO POOL HEATER, BRANCH 1" & 3/4" TO FEATURES • DEPTH: 18" BELOW GRADE • RISER-
12. NEW UNDERGROUND PVC CONDUIT TO POOL EQ & OUTDOOR KITCHEN
    • SIZE: 1.5" TO POOL EQ, 1" TO OUTDOOR KITCHEN • DEPTH: 18" BELOW GRADE
13. NEW ABS SEWER LINE TO OUTDOOR KITCHEN SINK
    • SIZE: 2" • DEPTH: 18" BELOW GRADE
14. NEW CPVC WATER LINE TO OUTDOOR KITCHEN SINK
    • SIZE: 3/4" • DEPTH: 18" BELOW GRADE
15. NEW 5'-6' TALL POOL SAFE GATE
    • SIZE: 4' WIDE x 5'-6' HIGH • MATERIAL: STEEL FRAME WITH 1X6 WOOD SLATS
16. NEW 5'-6' TALL RV GATE
    • SIZE: 11' WIDE LOCKED GATE • MATERIAL: STEEL FRAME W/ 1X6 WOOD SLATS
17. NEW 20' X 12' PATIO COVER
    • COLOR: DARK BROWN • MATERIAL: ALUMINUM • FOOTINGS OUTSIDE OF SD EASEMENT

GENERAL NOTES

ENCLOSURE, BARRIER & DROWNING PREVENTION

2. Prior to pre-plaster approval and filling pool/spa, at least one drowning prevention safety measure as noted in #3 below shall be permanently installed.

3. A drowning prevention safety feature shall be provided when a dwelling wall serves as part of a pool/spa barrier. Identify the drowning prevention safety feature to be utilized for this pool installation.
   a. Intermediate pool enclosure between the house and pool.
   b. All doors providing direct access to the pool/spa area from the residence shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor.
   c. The residence shall be equipped with exit alarms on all doors providing direct access to the pool/spa. Door alarms shall comply with the following:
      i. Alarm shall produce an audible warning when the door and/or its screen, are opened.
      ii. The alarm shall sound continuously for a minimum of 30 seconds within 7 seconds after the door is opened, at a sound pressure level of not less than 85 dBA when measured inside the dwelling at 10 ft from the alarm.
      iii. The alarm shall automatically reset under all conditions.
      iv. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. The deactivation shall last not more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.
      v. Alarms shall be permanently secured by screws or epoxy.
   d. An ASTM Specifications F 1346 approved safety pool cover (for portable spas only).
      i. Product Manufacturer:
      ii. Product Name:
   e. Permanently installed in-pool sonar alarm systems are not allowed.

4. Safety glazing is required in fences, doors and windows, where the glass is within 5 ft of the pool/spa/hot tubs edge and less than 60 inches above grade.

ELECTRICAL SYSTEM

1. Any walk surface within 3 ft of the pool edge shall be bonded, including unreinforced or landscaped areas. (CEC 680.26.B2)
2. Electrical outlets less than 20 ft from pool or spa shall be GFI protected.
3. All overhead power lines and other services shall comply with CEC 680.8.
4. The following devices and equipment associated with the swimming pool, spa, or hot tub shall be grounded in accordance with CEC, Article 680 (USPSHTC 904.2):
   a. Underwater Lighting
   b. Electrical equipment and panel boards
   c. Ground fault circuit interrupters
5. The following structures and equipment shall have electrical bonding (USPSHTC 904.3, CEC 680.26):
   a. Pool shell reinforcing or metal shell
   b. Underwater lighting
   c. Metal fittings attached to pool structure
   d. Electrical equipment including pumps, motors, & electric pool covers
   e. Fixed metal parts/structures (i.e. metal sheathed cables, pipings, awnings, fences, etc…) less than 5 ft horizontally measured from inside pool wall
   f. Fixed metal parts/structures (i.e. metal sheathed cables, pipings, awnings, fences, etc…) less than 12 ft vertically above highest water level
   g. Steel reinforcing under adjacent walking surfaces
6. The following devices and equipment associated with the swimming pool, spa, or hot tub shall be GFCI protected in accordance with CEC Section 680 (USPSHTC 904.4):
   a. Receptacles located within the general area of a pool, spa, or hot tub
   b. Receptacles used for power generation for pools, spas, and hot tubs
   c. Electrical equipment

PLUMBING & HEATING SYSTEMS

1. Pool system piping (CA-ENERGY 150(p)(2):
   a. A straight pipe (min. length = 4 x pipe diameter) shall be installed before the pump.
   b. Pipe size shall be sized such that at maximum flow the velocity of the water is less than 8 fps in the return line and 6 fps in the suction line.
   c. All elbows shall be of sweep elbow or elbow-type that provides less pressure drop than straight pipe length of 30 pipe diameter.
   d. Pool filters shall be at least the size specified in NSF/ANSI 50 for public pool intended applications. (CA-ENERGY 150(p)(3))
   e. Backwash valve shall be same as return pipe diameter, but not less than 2" diameter. (CA-ENERGY 150(p)(3))
2. Pool/spa drain shall be connected to a "P" trap, which drains to the sewer system. (CPC 813.1)
3. Pool/spa heater vent shall be 4 ft away from property line. The equipment vent shall be 4' away or one foot above openings in dwelling exterior walls. (USPSHTC 711.8, CMC 802.8.2)
4. Pool/spa heating system shall be certified by the manufacturer for the following items (CA-ENERGY 110.4(a)):
   a. Thermal efficiency complies with Appliance Efficiency Regulations
   b. On-off switch mounted outside of the heater
   c. A permanent weatherproof instruction plate or card for energy efficient operation
   d. No electric resistance heating
5. Waste water from any filter, scum filter, scum gutter, overflow, pool emptying line, or similar apparatus shall discharge into an approved type receptor and subsequently into a public sewer. The flood level rim of such receptor shall be at least 6 inches above the Base Flood Elevation (BFE) indicated in the Flood Insurance Rate Map as printed by the Federal Emergency Management Agencys, Flood Insurance Rate Map (FIRM) revision date December 3, 2009. (NBMC 15.09.080)
6. New swimming pool/spa shall have at least two circulation suction outlets per pump that shall be hydraulically balanced and symmetrically plumbed through one or more T fittings, which are separated by a distance of at least 3 ft in any direction between the drains. (H&S Code 115928)
7. Suction outlets shall be covered with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or successor standard designated by the federal Consumer Product Safety Commission that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers. (H&S Code 115928, 11528.5)

PUMPS & MOTORS

1. All pool or spa systems and equipment shall have the following (CA-ENERGY 110.4):
   a. At least 36 inches of pipe between the filter and heater, or dedicated suction and return line, or built-in connection to allow for the future addition of solar heating equipment.
   b. A cover for outdoor pools or spas if a heat pump or gas heater is used.
   c. Pool shall have directional inlets to mix the pool water.
   d. The circulation pump must have a time switch that allows the pump to be set to run in the off-peak electric demand period for the minimum time required to maintain public health standards.
2. Pool pumps & motors (CA-ENERGY 150(p)):
   a. Only those listed in the Commission's directory of certified equipment shall be installed
   b. Filtration flow rate shall not exceed that to turn over pool water volume in 6 hours or 36 gpm, whichever is greater.
   c. Pump motors (for filtration) shall be multi-speed if capacity is greater than 1 hp.
   d. Each auxiliary pool load (spa, water features, etc.) shall be served by a separate pump or multi-speed pump.
   e. Multi-speed pump shall have controls that will default to the filtration flow rate when no auxiliary pool loads are operating.
   f. Multi-speed pump shall default to the filtration flow rate setting within 24 hours.

INSPECTION

1. Special inspection is required for shotcrete and gunite installation.

POOL EQUIPMENT, FLOW RATE, TURN OVER & TOTAL GALLONS

- Filtration Pump: Pentair VS Intelliflo - 40 GPM to 160 GPM
- Filter: Pentair 420 sq. ft. Cartridge Filter - Flow Rate 150 GPM
- Heater: Pentair 400,000 BTU Master Temp
- Spa Total Gallons: 762 GAL
- Spa Turn Over @ 90 GPM: 9 MINUTES
- Pool Total Gallons: 22,000 GAL
- Pool Turn Over @ 90 GPM: 4 hours 5 MINUTES

PRIMARY BARRIER REQUIREMENTS:

The Wall and Fence enclosure/barrier that isolates the swimming pool or spa from the private single-family home, accessory dwelling unit and or guest house can be one of the followings:

1. An enclosure that meets the requirements of Section 115923 below around the property with compliant gates and Section 115923.1 on the portion of dwelling that serves as part of a barrier.
2. An enclosure that meets the requirements of Section 115923 (below) installed around and separates the swimming pool, spa, and hot tub from dwelling. Where the pool is separately enclosed, exit alarms may be acceptable as the second barrier option.

115923 An enclosure/barrier is a mandatory requirement and shall have all the following characteristics:

(a) Barrier height and clearances. The top of the barrier shall be at least sixty (60) inches above grade "measured on both sides of the barrier". The (60) inch barrier height shall be maintained for a minimum distance of (3) feet measured perpendicular from the face of the barrier on both sides of the barrier. No natural or artificial grade, rock outcropping or artificial structures (ie bars, bbq's) or construction may be placed within the three-foot horizontal distance, which would reduce the effective barrier height to less than (60) inches. The maximum vertical distance between grade and the bottom of the barrier shall be two (2) inches.

(b) Gates. Any access door or gate(s) through the enclosure shall be a minimum of (60) inches in height, open away from the swimming pool and be self-closing with a self-latching device. The release mechanism shall be located on the pool side of the door or gate and shall be located a minimum of three (3) inches below the top of the (60) inch gate. The access door or gate and the barrier shall have no openings greater than (1/2) inch within eighteen (18) inches of the release mechanism. Gates shall not be the wider than (48) inches.

Access doors wider than (48) inches may be used with the following conditions. Access doors or gates with a leaf wider than (48) inches need not be self-closing or self-latching. Single leaf doors or gates shall have an integral, permanent, keyed locking device or a pad lock installed. Double leaf doors or gates shall have an integral; permanent keyed locking device or a pad lock installed in one leaf with the second leaf provided with a dead bolt at the bottom of the door or gate. The dead bolt shall be a minimum of (1/2) in diameter and engage into a permanently installed receiver of steel or concrete a minimum of (2) full inches. The dead bolt shall have an integral, permanent, keyed locking device.

If the Wall and Fence barrier encloses an RV space, and has access doors that are larger than (48) inches, then a separate compliant gate no larger than (48) inches shall be installed within the barrier.

(c) Gaps. Gaps or voids, if any, shall not allow passage of a sphere equal to or greater than (4) inches in diameter.

(d) Chain link fencing. Chain link fencing (consistent with Yorba Linda Zoning Code, Section 18.10.130.F) may be used, provided that the openings are not greater than (1 ¾") inches measured horizontally.

(e) Widely and closely spaced horizontal, vertical, or diagonal members. When the barrier is composed of horizontal, vertical, or horizontal members, the distance between the tops of the horizontal members shall not be less than (45) inches. Where there are decorative features in the fence, spacing within the features shall not exceed (1 ¾") inches in any dimension.

(f) Outside Surface. The outside surface shall be free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of (5) to climb over. Protrusions, cavities and physical characteristics shall be a maximum of (½") inches or less. "This shall include hanging pots and other decretive features".

(g) Solid barrier surfaces. Solid barriers which do not have openings shall not contain indentations or protrusions except normal construction tolerances and tooled joints (½") inch or less.

115923.1 Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. Doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. In dwellings not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches or more above the threshold of the door. In dwellings required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not higher than 54 inches (4 feet 6 inches) and not less than 48 inches (4 feet) above the threshold of the door.
2. The pool shall be equipped with a power safety cover that complies with ASTM F1346.
3. Any man door opening from a garage to the inside of the pool barrier enclosure shall be equipped with one of the following devices:
   i. The locking and latching device shall be located a minimum of fifty-four inches above ground level. The door shall be self-closing and self-latching.
   ii. The door shall be equipped with an audible warning as required in Item (1) above, with the exception that the alarm shall be located in both the garage and in the habitable area of the dwelling.
   iii. The door shall be self-closing, self-latching and be openable only with a key or combination type door latch.

SECONDARY BARRIER REQUIREMENTS:

Note: Removable Mesh Fencing/Safety Mesh Net Type Fencing is not considered an approved barrier and has been deleted by City Ordinance.

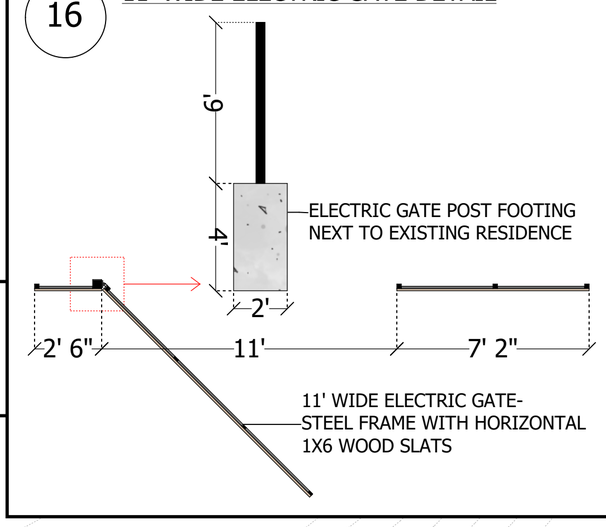
(a) An approved safety pool cover: A power operated pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standards F1346-91.

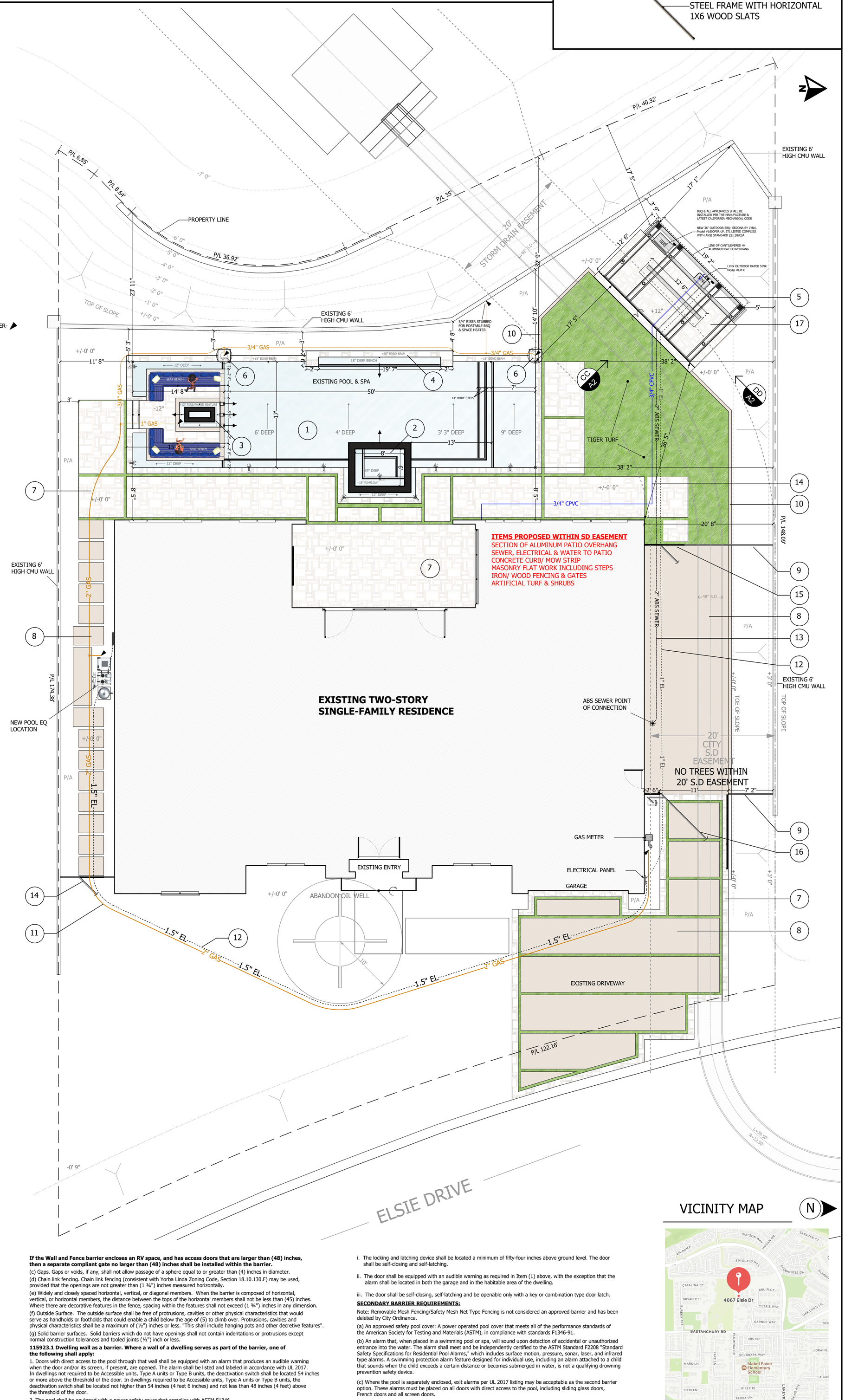
(b) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specifications for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety device.

(c) Where the pool is separately enclosed, exit alarms per UL 2017 listing may be acceptable as the second barrier option. These alarms must be placed on all doors with direct access to the pool, including sliding glass doors, French doors and all screen doors.

(d) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting the standards for these features established be the ASTM or the American Society of Mechanical Engineers (ASME).

16 11' WIDE ELECTRIC GATE DETAIL





VICINITY MAP

SCOPE OF WORK: OUTDOOR KITCHEN W/ SINK, PATIO COVER, 6' HIGH FENCING WITH GATES, UNDERGROUND SEWER, GAS, ELECTRICAL, POTABLE WATER, DRAINAGE AND LANDSCAPE.

OCCUPANCY: U

CONSTRUCTION:

WINEBAR RESIDENCE

PROJECT ADDRESS

4067 ELSIE DR
YORBA LINDA, CA 92886

TRACT # 16595
LOT # 7

OWNER

ANDRE WINEBAR
4067 ELSIE DR
YORBA LINDA, CA 92886

DRC POOLS

DRAWN BY:	Dylan Regimbal LIC. #899423
ADDRESS:	3796 Rose Dr, Yorba Linda Ca, 92886
EMAIL:	DRCpools@yahoo.com
CONTACT:	(714) 331-8008
DATE:	04/01/2022
SCALE:	1/8" = 1'-0"

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