



SECTION 1  
SCALE: 3/16" = 1'-0"

**SITE PLAN KEYNOTES**

SYMBOL	DESCRIPTION
1	(N) + 5" VINYL FENCING
2	CONC. PAVING W/ SCORE LINES, CONFIRM PRIOR TO CONSTRUCTION
3	+ 1.8' ELEVATED SPA
4	BAJA STEP & POOL STEPS
5	POOL COPING
6	POOL EQUIPMENT
7	POOL SAFE GATE *SELF CLOSING - SELF LATCHING
8	1" CONDUIT @ 18" DEPTH W/ #8 WIRE
9	1/2" POLY GAS LINE W/TRACING WIRE @ 24" DEEP
10	(E) GAS METER TO REMAIN - PROTECT IN PLACE *CONTRACTOR TO VERIFY LOCATION
11	(N) LOCATION OF ELEC. PANEL TO REMAIN *CONTRACTOR TO COORDINATE WITH EDISON
12	RETAINING WALL W/ VINYL FENCE ATOP *TO BE ENGINEER BY OTHERS
13	EXISTING VEGETATED SLOPE
14	EXISTING SIDE WALL TO REMAIN- PROTECT IN PLACE
15	EXISTING PLANTER WALL TO REMAIN - PROTECT IN PLACE
16	+ 1.8' RBB W/ SHEER DESCENT
17	(E) A/C UNIT TO REMAIN - PROTECT IN PLACE

**SCOPE OF WORK:**  
 1.) PROPOSED POOL, SPA & RBB  
 2.) RETAINING WALL  
 3.) 5' HT VINYL FENCE

**VICINITY MAP:**

**ENCLOSURE BARRIER & DROWNING PREVENTION**

- EVERY POOL AND/OR SPA SHALL BE FULLY ENCLOSED BY A FENCE OR OTHER BARRIER. THE FENCE OR BARRIER SHALL COMPLY WITH THE FOLLOWING:
  - 5 FT OR GREATER HEIGHT ABOVE GRADE, MEASURED FROM OUTSIDE OF THE POOL AREA.
  - MINIMUM 45 INCHES SPACING OF HORIZONTAL MEMBERS WHEN PLACED ON THE OUTSIDE OF THE FENCE.
  - MAXIMUM 4 INCH SPACING OF VERTICAL MEMBERS.
  - DECORATIVE CUTOUTS SHALL NOT EXCEED 1.75 INCHES WIDE.
  - MAXIMUM 2 INCH VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE FENCE AND GRADE, 4 INCH MAXIMUM ABOVE CONCRETE FINISH.
  - MAXIMUM 2.25 INCH SQUARE OPENINGS OF 1.75 INCHES OR LESS.
  - DIAGONAL MEMBERS SHALL FORM OPENINGS OF 1.75 INCHES OR LESS.
  - GATES SHALL HAVE SELF CLOSING, AND SELF-LATCHING MECHANISMS. IF THE LATCH CAN BE REACHED FROM OUTSIDE THE POOL AREA, LATCH MECHANISM SHALL BE AT LEAST 54 INCHES ABOVE THE BOTTOM OF THE GATE.
  - ALL GATES SHALL SWING OUT OF THE POOL AREA.
- A DROWNING PREVENTION SAFETY FEATURE SHALL BE PROVIDED WHEN A DWELLING WALL SERVES AS PART OF A POOL/SPA BARRIER, AND DOORS FROM THE DWELLING PROVIDE DIRECT ACCESS TO THE POOL AREA. IDENTIFY THE DROWNING PREVENTION SAFETY FEATURE TO BE UTILIZED FOR THIS POOL INSTALLATION. (CIRCLE ONE)
  - INTERMEDIATE POOL ENCLOSURE BETWEEN THE HOUSE AND POOL
  - AN ASTM SPECIFICATIONS F 1346 APPROVED SAFETY POOL COVER.
  - EXIT ALARMS ON ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA.
  - ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA SHALL BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED AT 54 INCHES OR MORE ABOVE THE FLOOR.
  - PERMANENTLY INSTALLED IN-POOL SONAR ALARM SYSTEM CERTIFIED TO MEET ASTM STD. F2208.
- WHEN INSTALLED, DOOR ALARMS SHALL COMPLY WITH THE FOLLOWING:
  - ALARM SHALL PRODUCE AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, ARE OPENED.
  - 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.
  - THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS.
    - THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.
- IF A DROWNING PREVENTION SAFETY SYSTEM/DEVICE OTHER THAN INTERMEDIATE BARRIERS, DOOR ALARMS OR SELF-CLOSING DEVICES WILL BE USED, COMPLETE THE FOLLOWING INFORMATION:
  - PRODUCT MANUFACTURER: \_\_\_\_\_
  - PRODUCT NAME: \_\_\_\_\_
  - INCLUDE INSTALLATION AND COVERAGE DIAGRAMS ON THE PLANS.
  - A COPY OF THE ASTM TESTING AGENCY APPROVAL LETTER SHALL BE INCLUDED ON THE PLANS.
- SAFETY GLAZING IS REQUIRED IN FENCES, DOORS AND WINDOWS, WHERE THE GLASS IS WITHIN 5 FT OF THE POOL/SPA EDGE AND LESS THAN 60 INCHES ABOVE GRADE.

**ABBREVIATIONS**

	MAX.	MAXIMUM
CL	P.A.	PLANTING AREA
EA	PL	PROPERTY LINE
ELEV	RL	REFERENCE LINE
(E)	TYP.	TYPICAL
(N)	V.F.	FIELD VERIFICATION
F.F.B	WL	WATER LINE
F.O.B	WM	WATER METER
F.S.	D.A.	DOOR ALARM
F.O.W		FACE OF WALL

**GENERAL PLAN NOTES**

- BASE INFORMATION, INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDINGS, ROADS, & CURBS HAVE BEEN REFERENCED FROM BUILT SITE.
- REFER TO COUNTY/CITY STANDARD PLANS & SPECIFICATIONS WHERE APPLICABLE.
- VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, TOP & BOTTOMS OF SLOPES, ROADWAY CURB & GUTTERS, UTILITIES & OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED IN THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE DESIGN PLANS, THE CONTRACTOR SHALL CONTACT LANDSCAPE DESIGNER AND STOP ALL WORK, IF CONTRACTOR FAILS TO DO SO, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY.
- EXCAVATION IN THE VICINITY OF UTILITIES & EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH COUNTY/CITY REPRESENTATIVE, APPROPRIATE AGENCIES & PLANS, FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES & STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE DETERMINED THROUGH BLUE STAKE OR OTHER METHOD. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES CAUSED AS A RESULT OF THEIR WORK.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE HOME OWNERS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISION DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- ALL LOW VOLTAGE LIGHTING SHALL BE IN PLANTING AREAS AND LOCATIONS REVIEWED BY THE OWNER APPROVAL. STAKE LOCATION PRIOR TO INSTALLATION.
- DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.

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**ENCLOSURE BARRIER & DROWNING PREVENTION**

**ELECTRICAL & HEATING SYSTEMS**

- ANY WALK SURFACE WITHIN 5 FT OF THE POOL EDGE SHALL BE BONDED, INCLUDING UNREINFORCED OR LANDSCAPED AREAS.

**DOOR ALARM (DA)**

\*PROPOSED DOOR ALARM SPECIFICATIONS:  
 POOL GUARD: DOOR ALARM DAPT-2 AUTOMATIC RESET  
 THE DOOR ALARM IS ALWAYS ON AND WILL AUTOMATICALLY RESET UNDER ALL CONDITIONS.  
 UL LISTED UNDER UL 2017 COMPLIES WITH BUILDING CODES.

**ADDITIONAL NOTE**

\*THERE ARE NO EDISON UTILITY POLES ON THE SUBJECT PROPERTY\*

**NOTES MUST BE SHOWN AS WORDED, ON THE TITLE SHEET OF THE PLAN.**

- IN THE CASE OF EMERGENCY, CALL: \_\_\_\_\_  
PHONE# \_\_\_\_\_  
PHONE # \_\_\_\_\_
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE DURING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SIDE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LINES, PESTICIDE, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.
- DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESLTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN A 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

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**DRAWN BY:**  
 V.BERZUNZA  
**CHECKED BY:**  
 V.BERZUNZA  
**SHEET DESCRIPTION:**  
 SITE PLAN

**REVISIONS**

No.	DATE

**DIGIART**  
 SECTION 414241 OF THE GOVERNMENT CODE PROVIDES FOR A FIVE-DAY PRENOTIFICATION PERIOD BEFORE A PERMIT TO EXCAVATE SHALL BE ISSUED FOR FOUR-DAY ALERT IS NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-421-4135 TWO WORKING DAYS BEFORE YOU DIG

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**SHEET NUMBER**

**L1.00**

**PROJECT No.** XXXX-19  
**DATE** 5-12-21

**00.1**  
**SITE PLAN**

SCALE: 1/8" = 1'-0"