Project Data Sheet

Parcel Number: 021-082-029
Zone: RS-1A (A-1)
Lot Size - Cnty Assessor - AC: 1.10
Lot Size - EST FROM City GIS-SF: 42592.45
Slope - Est from City’s GIS (%): 0.20
Owner: Emma Narachi 805-452-1123 enarachi@gmail.com

Scope of Work:
Construction of New Pool including Surrounding Deck, Retaining Walls and Equipment Pad

Best Management Practices for Construction Sites

Water Protection - Prevent leaks and store debris away from construction activities. Silt fence, silt basins, and storage tanks that store stormwater runoff and dissolved pollutants. On-site wastewater discharges must be contained by a connection to an approved waste system or by using on-site storage facilities or properly lined landfills. On-site active construction activities, such as earth moving shall be contained and controlled by a sediment control system.

Concrete Handling - Protect spills from concrete and other construction materials. Traffic control should be maintained to prevent concrete spills from being disturbed. Concrete should be used as needed. Spills are to be cleaned up immediately. Only bare soil and gravel are to be exposed with the concrete. Any excess concrete and gravel should be removed from site openings and trenches. The exposed concrete surface should be covered with a barrier to prevent any exposed concrete from being disturbed. Do not place concrete on the interior of planters, vegetation, or near trees, shrubs, or any other plant material.

Leveling Surfaces - Avoid further construction or disturbance of a prepared area and avoid spills that can get into the base before stabilizer is applied. Ensure that drain ditches or swales are to be maintained. Do not disturb or remove natural vegetation.

Material Handling - Use a mat or other similar materials such as silt basins, sediment basins, or similar materials to stop even minor spills. Do not spill material on the ground. Spill areas must be cleaned immediately. Avoid spills containing oil, solvents, or other hazardous materials.

Decontamination - Discharge sediment water from the discharge basins into storage basins in an approved manner to prevent discharge from exceeding the discharge permit. Discharge water used in the decontamination process is to be discharged into a clean drain or runoff ditch. Discharge points not to discharge into the storm drain system. Storm sewer points may not be used for the storm drain system location.

General Notes:
1) All Fencing and Gates to code
2) Automatic Pool Cover Provided
3) Pool Water Supply protected by RP Device
4) Certified tested prior to final inspection
5) Pool Contractor to call for inspections per City of Santa Barbara, Building & Safety

Architect: Project Manager: Katie Klein 805.242.8317 katie@parryi.com
Sub Panel Clearance

w/3 ft. provided with pool equipment manufacturers specifications.

No pool drains, overflow drains or backwash drains for filler system shall be connected to sanitary sewer system per code.

Special Inspections for Shotcrete as called for

Shotcrete & Steel placement per Structural Drawings
*See Structural Engineering

Drain grates are anti-entrapment rated. APMF-10 Standard.

Cover provides stability for outdoor heating.
**GENERAL REQUIREMENTS OF CONTRACTOR**

Contractor shall maintain a complete and accurate record of all changes of construction from that shown on these plans and specifications for the purpose of providing a basis for settlement.

Contractor agrees that, in accordance with generally accepted construction practices, no backfill shall be permitted to be placed until 7 days have elapsed since the final pour of concrete. Fill material shall be placed in layers not exceeding 6 inches in compacted thickness and compacted at optimum moisture content by approved method.

Concrete shall attain 2500-psi minimum compressive strength at 28 days. The wall shall be backfilled with free draining granular soil or gravel so placed as to insure continuous drainage blanket.

Grout shall be proportioned in the ratio of 1 part portland cement to 2 parts no.4 aggregate and shall develop a minimum compressive strength of 2,500 psi at 28 days.

Concrete block wall shall be standard grade n-1 masonry units conforming to ASTM C-90, latest edition. Mortar shall be proportioned in the ratio of 1 part Portland cement to 3 parts sand to 1/4 part lime putty.

Concrete shall be placed against undisturbed natural soil or certified compacted fill. No backfill shall be permitted to be placed until 7 days have elapsed since the final pour of concrete. Fill material shall be placed in layers not exceeding 6 inches in compacted thickness and compacted at optimum moisture content by approved method.

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FREESTANDING" PER THIS PLAN REFERS TO THE CONDITION OF DERIVING NO LATERAL SUPPORT FROM SURROUNDING SOILS.

WITH ARCHITECT AND PROJECT OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION PER THIS PLAN.

FREESTANDING STRUCTURAL SECTIONS PER THESE PLANS SHALL BE USED ADJACENT TO DESCENDING SLOPES, WHEN CALLED FOR BY SOILS OR POOL WALLS THAT ARE OUT-OF-GRADE & EXPOSED, CONTACT ENGINEER FOR APPROPRIATE STRUCTURAL SECTIONS.

SEE POOL CONTRACTOR’S PLAN COVER (TYP. POOL WALLS \( \leq 40' \) STRAIGHT RUN)

ADD (1) #4 BAR TO BOND BEAM FOR EVERY 5' OVER 40'

#4 @ 12" O.C. BOTH WAYS

#4 @ 12" O.C. HORIZ. (TYP. POOL WALLS)

UPPER 4'-3" OF POOL WALL

IMPORTANT SITE-SPECIFIC NOTE:

SEE SPA DETAIL, THIS SHEET, FOR STEP AND BENCH REINFORCEMENT

PER CONTRACTOR’S SITE PLAN, THERE IS A SURCHARGE ON NORTH SIDE OF POOL FROM 2' H. RETAINING WALL. FOR THIS WALL, USE THE NEXT DEEPER STRUCTURAL SECTION, I.E., FOR 4' POOL DEPTH, USE 6' STEEL SCHEDULE, (8' MAX. WATER DEPTH.

8'-3" MAX. TOTAL WALL HEIGHT)

FIRM, UNDISTURBED NATIVE SOIL

RADIUS PER ARCH.

#5 @ 6" O.C. VERT. CENTERED

1.0 feet

4.5 feet

5.5 feet

11.0 feet

All construction per this plan shall comply with CBC/CRC 2019 and all other applicable current building codes and ordinances.

A Building and/or Land Use Permit is typically required for construction per this plan.  Michael J. Gerenser, project engineer, shall be notified 48 hours prior to:

Completion of placement of steel reinforcement.

Completion of placement of shotcrete.


Where new fencing is required because of a pool or spa installation, the permit for that fencing shall be obtained prior to, or concurrently with, the building permit for the pool.

All electrical equipment shall be properly grounded per CEC article 680.

All pools shall be provided with either a hydrostatic relief valve, or a sub-drain to daylight.

Pools shall be equipped with at least TWO (2) Exit alarms on the private single-family home's doors that provide direct access to the swimming protection alarm feature designed for individual use, including an alarm attached to the alarm noise or a verbal warning, such as a manually or power-operated safety pool cover.

All lap splices in reinforcement shall be 24" minimum for #3 & #4 bars, 36" for #5 bars.  Splices in adjacent bars shall be staggered.

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