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VICINITY MAP



SCOPE OF WORK

- SITE AND POOL SAFETY WALLS, FENCE, AND GATE ALONG FRONT AND SIDYARD
- HARDSCAPE IMPROVEMENTS TO INCLUDE POOL, SPA, EQUIPMENT, CONCRETE PAVING, AND LANDSCAPE.

PROJECT DATA

CODE AUTHORITY	2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STD'S HB MUNICIPAL CODE 17.05 HBCCO 230.84
CONSTRUCTION TYPE	VB, NON-COMBUSTIBLE, NON-SPRINKLERED
OCCUPANCY	R-3, U
PROJECT ADDRESS	427 LAKE STREET HUNTINGTON BEACH, CA 92648
A.P.N.	024-134-29
LEGAL DESCRIPTION	HUNTINGTON BEACH MAIN STREET SECTION BLK 403 LOT 12 AND POR OF LOT 13 TR 356
ZONING	SP5

SHEET INDEX

- A-1 SITE PLAN, NOTES, AND SECTIONS
- A-2 EXISTING SITE PHOTOS

PROJECT TEAM

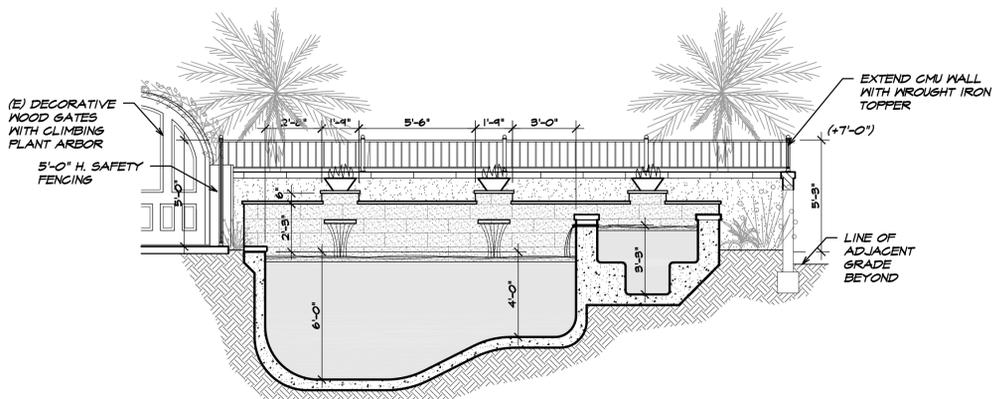
<b>OWNER</b> DAIN AND NATASHA COURT 427 LAKE STREET HUNTINGTON BEACH, CA 92648 (714) 502-4487	<b>ARCHITECT</b> STUDIO D 17022 COURTNEY LANE HUNTINGTON BEACH, CA 92649 JOHN DILLANDRO (714) 357-2206
<b>STRUCTURAL ENGINEER</b> POOL ENGINEERS, INC. 1201 N. JUSTIN AVENUE ANAHEIM, CA 92807 (714) 630-6100	<b>CONTRACTOR</b> GORDON DUFF CONSTRUCTION 6602 CERULEAN AVENUE GARDEN GROVE, CA 92645 (714) 801-4194

POOL AND SPA GENERAL NOTES

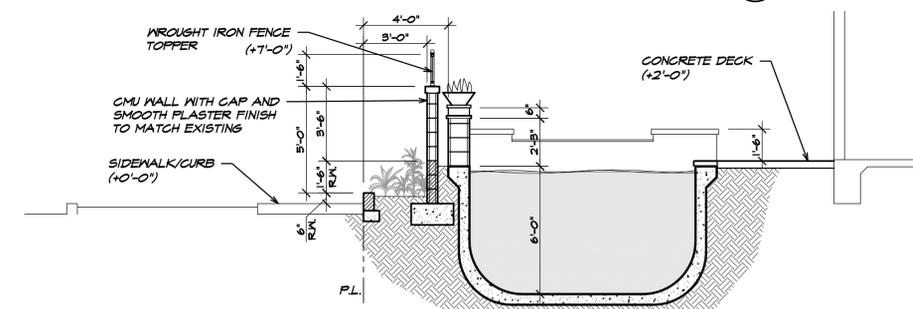
- CITY OF HUNTINGTON BEACH POOL AND SPA GUIDELINES SHALL BE PART OF THE CONSTRUCTION DOCUMENTS.
- ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY AND GREEN BUILDING STANDARDS.
- AUDIBLE ALARMS AT DOOR OPENINGS TO POOLS/SPAS SHALL BE AT LEAST 85DB(A) WHEN MEASURED 10 FEET AWAY FROM THE ALARM MECHANISM AND SHOULD SOUND FOR AT LEAST 30 SECONDS. NO DISARM SWITCH ALLOWED
- SPECIAL INSPECTION IS REQUIRED ON POOLS/SPAS DURING GUNITE OR SHOTCRETE PLACEMENT IN ACCORDANCE WITH 2022 CBC
- GAS LINES TO BE BURIED AT A DEPTH OF 24" BELOW GRADE. ELECTRICAL CONDUIT TO BE BURIED AT A DEPTH OF 18" BELOW GRADE
- THE PLACING OR DISCHARGE OF ILLEGAL POLLUTANTS, CONSTRUCTION MATERIALS OR BY-PRODUCTS ONTO CITY STREETS OR STORM DRAINS IS PROHIBITED
- ALL GLASS WITHIN FIVE FEET OF THE SWIMMING POOL AND OR SPA DECKING SHALL BE TEMPERED GLAZING.
- CARBON MONOXIDE AND SMOKE DETECTORS ARE REQUIRED. A SMOKE AND CARBON MONOXIDE DETECTOR FORM ISSUED AT TIME OF PERMIT ISSUANCE SHALL BE EXECUTED BY THE PROPERTY OWNER AND PROVIDED TO THE BUILDING INSPECTOR AT FINAL INSPECTION.
- ANTI-ENTRAPMENT DRAINS ARE REQUIRED. THE SUCTION OUTLET OF AN EXISTING SWIMMING POOL, TODDLER POOL OR SPA MUST BE UPDATED TO MEET CURRENT STANDARDS OF ASTM.
- IMPORTANT NOTICE FOR NEW SWIMMING POOLS OR SPAS: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIS ALERT IDENTIFICATION TO BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIS ALERT NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE NUMBER 1-800-227-2600 AT LEAST TWO WORKING DAYS PRIOR TO THE EXCAVATION.

PLAN NOTES

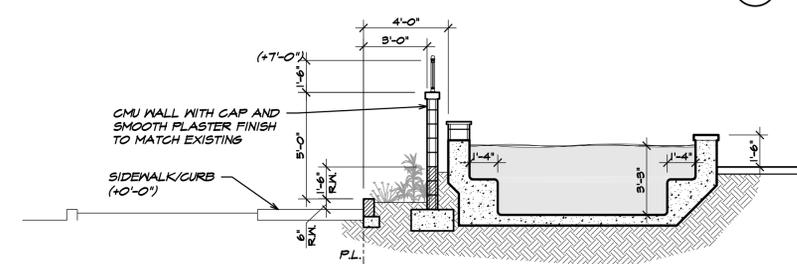
- (E) 200A ELECTRICAL SERVICE
- (E) WATER SERVICE ENTRANCE
- (E) GAS METER
- (E) 6' HIGH CMU WALL AND GATE
- (E) BBQ AND COUNTER
- 6' D. POOL (10'-0") AND 39" D. SPA (18"), RAISED STACKED STONE AND TILE BOND BEAM (4-27") WITH 2 SPILLWAYS, TRAVERTINE COPINGS
- POOL EQUIPMENT, HEATER TO BE 48" MIN. CLEAR HORIZONTALLY AND VERTICALLY FROM ANY DOOR OR WINDOW
- GAS PIPING FROM METER, 24" DEEP MIN., 2" GAS LINE TO POOL EQUIPMENT, 1" TO FIRE FEATURES WITH SHUT-OFF VALVES
- ELECTRICAL CONDUITS FROM METER, 18" DEEP MIN., TO POOL EQUIPMENT
- 5' HIGH WROUGHT IRON PICKET POOL SAFETY FENCINGS WITH 3'-0" W SELF-CLOSING AND SELF-LATCHING GATE WITH RELEASE 54" MIN. ABOVE GRADE (POOL SAFETY GATE). 2" MAX. CLEAR ABOVE FINISH GRADE.
- 3'-0" W X 5' W WROUGHT IRON GATE, SELF-CLOSING AND SELF-LATCHING HARDWARE WITH RELEASE 54" MIN. ABOVE GRADE (POOL SAFETY GATE). 2" MAX. CLEAR ABOVE FINISH GRADE
- EXTEND 6X6X16 CMU WALL, CONCRETE CAP, SMOOTH PLASTER FINISH TO MATCH (E), AND 1'-6" H. WROUGHT IRON WALL TOPPER (POOL SAFETY PICKET SPACINGS AND CLEARANCES)
- 6" H. CONCRETE CURB, SMOOTH PLASTER FINISH TO MATCH (E)
- 18" HIGH 6X6X16 CMU RETAINING WALL, WITH 3'-6" HIGH WALL ABOVE AND 4" CAP. SMOOTH PLASTER FINISH TO MATCH (E). 1'-6" H. WROUGHT IRON WALL TOPPER (POOL SAFETY PICKET SPACINGS AND CLEARANCES)



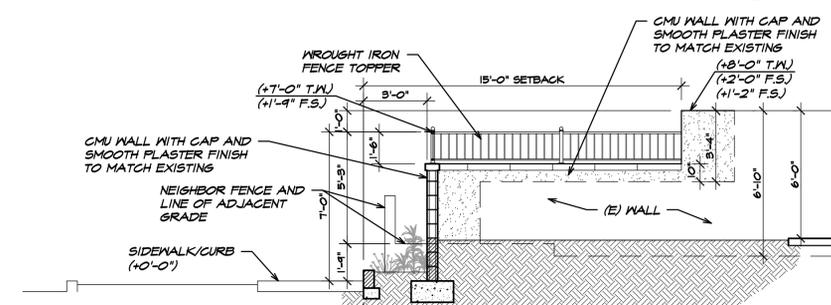
SECTION A  
1/4"=1'-0"



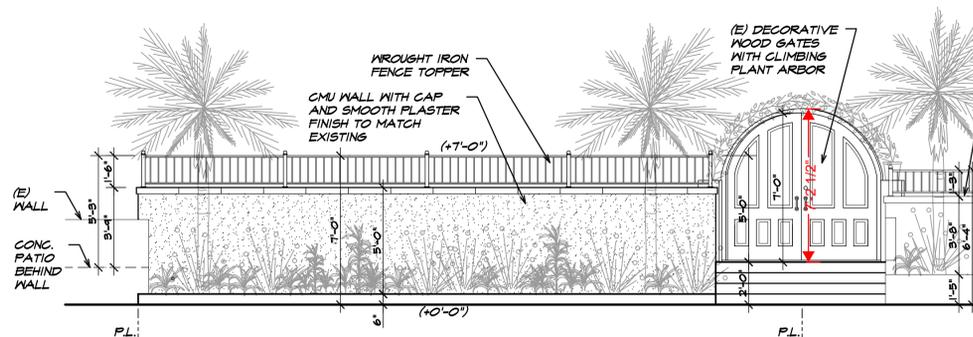
SECTION B  
1/4"=1'-0"



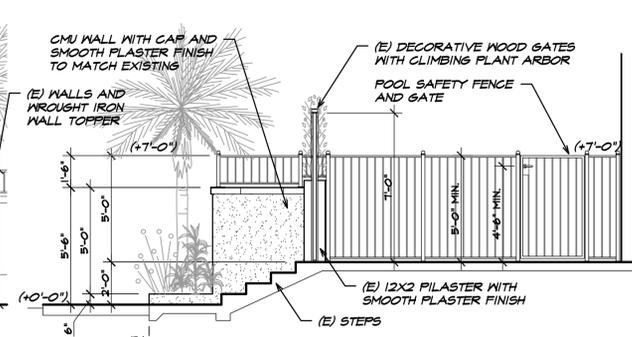
SECTION C  
1/4"=1'-0"



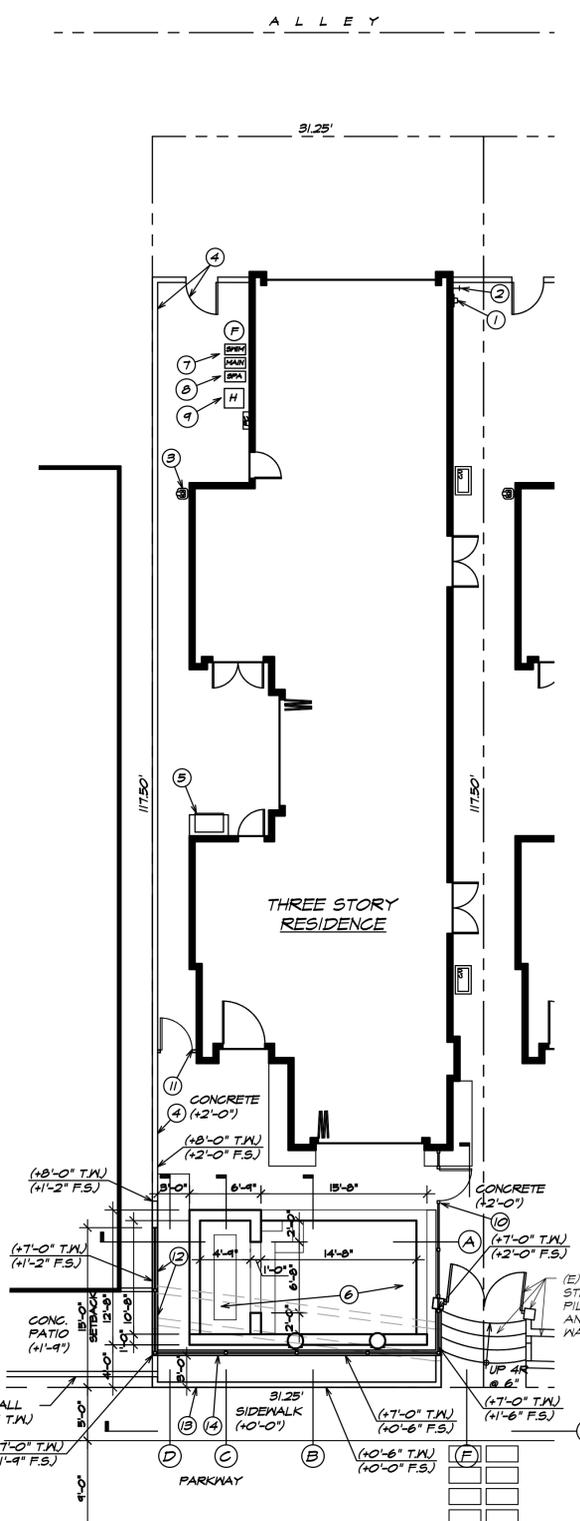
SECTION D  
1/4"=1'-0"



ELEVATION E  
1/4"=1'-0"



ELEVATION F  
1/4"=1'-0"



SITE PLAN 1/8"=1'-0"

RECEIVED  
6/27/25

SITE PLAN AND NOTES

DRAWN	JD
DATE	JUNE 20, 2025
PROJECT NO.	
SCALE	AS NOTED
FILE	
SHEET	



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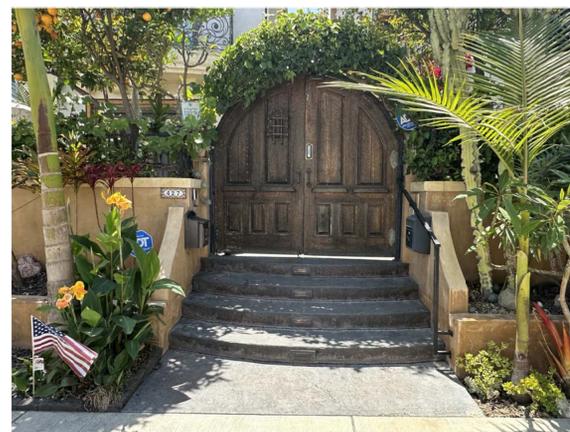
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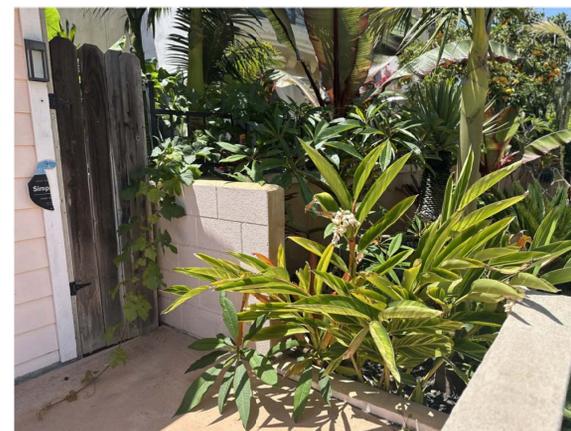
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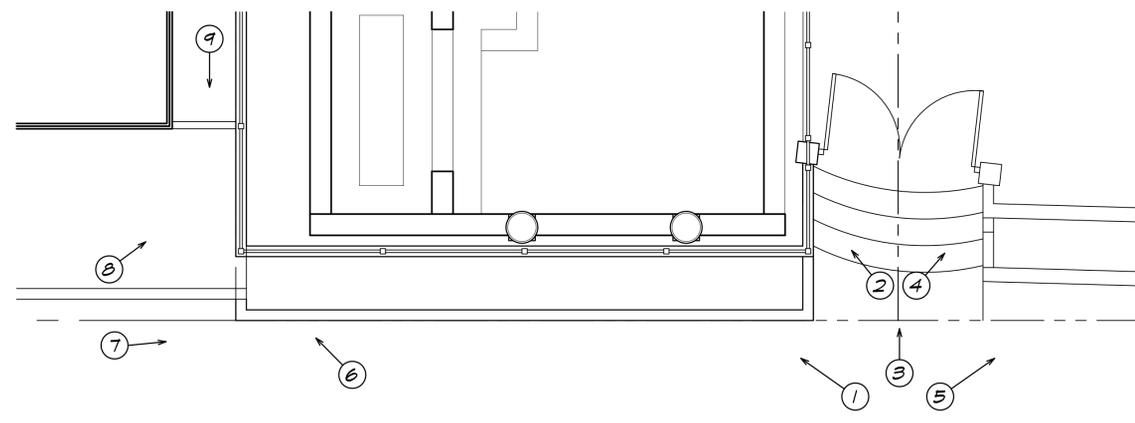


PHOTO KEY



**COURT  
RESIDENCE  
POOL**

427 LAKE STREET  
HUNTINGTON BEACH  
CALIFORNIA, 92648

**EXISTING  
SITE PHOTOS**

DRAWN	JD
DATE	JUNE 20, 2025
PROJECT NO.	
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