RECEIVED





DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond **Chief Executive Officer**

Andrew Baker, AICP, Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No.		
Applicant and/or Authorized Representative COD Shoemaker		
Mailing Address: 1440 Dutch Valley Place, Suite (000	
City/State/Zip Code: AHlada, GA 30324		
Email: toold @ todd Shoemaker. com		
Telephone Home:	2	
OWNER OF RECORD OF SUBJECT PROPERTY		
OWNER: / ISA + MIKA/ Benuett		
Address (Mailing): 2531 Clark mont Road, Allata, E	# 303Qa	1
Email: team be NNett 711 pgmail, com		
Telephone Home: 215-(&1-6708 Business:W/A		
ADDRESS/LOCATION OF SUBJECT PROPERTY		
Address: 2531 Clairmon Rd City: Atloth State 6A	_ Zip: <u>303</u>	329
	rcel:	
Zoning Classification: Commission District & Super District	ot:	_
CIRCLE TYPE OF HEARING REQUESTED:		
VARIANCE (From Development Standards causing undue hardship upon owners of proper	ty.)	
SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements)	nts.)	
OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.		
* PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUID IN SCHEDULING DELAYS. *	DELINES MAY RES	BULT
TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:		
Date Received: Fee Paid:		
P:\Current Planning\Enrms\Application Forms 2018\70NING BOARD OF APPEALS dock	July 10, 2018	Page 1





ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals

To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 36/23	Applicant: Signature	Illan
DATE:	Applicant: Signature	



ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: 3/1/23	Applicant/Agent:
TO WHOM IT MAY CONCERN:	
(I)/ (WE) Lisa Bennett & Mikal	Bennett
(Name of Owners)	
being (owner/owners) of the property	erty described below or attached hereby delegate authority to:
Todd Shoemaker, Ocean Blue P	Pools //
Motary Public Notary Public Notary Public	Owner
Notary Public	Owner

LETTER OF INTENT

2531 Clairmont Road, Atlanta, GA 30329

- 1. 2531 Clairmont Road is a unique lot with extraordinary or exceptional physical condition(s) which was not created by the current owner, previous owner, or applicant; this is a corner lot with two fronts no side yard or backyard in which to put the pool. Due to the corner lot there are large set backs on each side of the property and no back yard that has useable space for a swimming pool. Under the current zoning ordinance this lot deprives the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner. There is no other location for the owners to enjoy their property and construct a pool expect in the location evidenced on the site plan in this application.
- 2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.
- 3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
- 4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship. If the owners are not allowed to construct the pool in the location on the site plan they will not be able to have quiet enjoyment of the property like other neighbors that have a pool.
- 5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text. We will do whatever is necessary, including block walls to be consistent with the house so it can be part of the addition to increase property values and use of the property, should there be any issue.
- B. Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as section 7.6.7(B).
- 2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district. Other properties in the neighborhood have swimming pools.
- 3. Adequacy of public services, public facilities, and utilities to serve the proposed use.
- 4. The proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
- 5. The size, scale and massing of proposed pool is appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
- 6. The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

RESERVED FOR THE SUPERIOR COURT CLERK

REFERENCE: DEED BOOK 29906 PG(S) 738-739
PLAT BOOK 19 PG 105
PLAT BOOK 24 PG 124
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0058K EFFECTIVE DATE AUGUST 15, 2019
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 29906 PG(S) 738-739 PROPERTY OWNER AT TIME OF SURVEY: MIKAL BENNETT & LISA EL-AMIN BENNETT PARCEL NUMBER:18-159-05-001

BASIS OF BEARINGS IS A SINGLE COMPASS READING & ANGLES TURNED; ELEVATION DATUM ASSUMED FROM DEKALB COUNTY GIS

TOTAL AREA: 32,087 SQ FT, 0.737 AC

CALCULATED PLAT CLOSURE: 1:87,572

FIELD DATA:

DATE OF FIELD SURVEY 9-27-2022

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT USED: ELECTRONIC TOTAL STATION

2531 CLAIREMONT ROAD ZONING: R-100 (DEKALB COUNTY) HOUSE = 4,648 S.F.CONCRETE DRIVE = 3,344 S.F. FRONT COVERED PORCH = 110 S.F. FRONT STONE WALK = 21 S.F. FRONT CONCRETE WALK / BRICK WALL = 584 S.F. REAR COVERED PORCH = 383 S.F. REAR WOOD DECK / STAIRS = 336 S.F. FRAME SHED = 120 S.F. STONE STEPS = 12 S.F. AC PAD(S) = 14 S.F.WALL(S) = 125 S.F.IMPERVIOUS TOTAL = 9,697 S.F. LOT AREA = 32.088 S.F. LOT COVERAGE (%) = 30.2

> NOT INCLUDED IN IMPERVIOUS CALCULATIONS: GRAVEL = 1198 S.F. RIP-RAP = 191 S.F.

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances may exist that are not shown on this plat

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

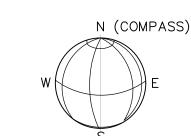
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated berean

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in 0.C.G.A. Section 15-6-67.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



EOP EDGE OF PAVEMENT (CURB)

PP POWER POLE

R/W RIGHT OF WAY

IPF IRON PIN FOUND

IPS 1/2" REBAR SET

SW SIDE WALK

SW SIDE WALK

BOLLARD

OHP OVERHEAD POWER

UGP UNDERGROUND POWER

FH FIRE HYDRANT
O CB CATCH BASIN

MANHOLE
WM WATER METER
WM WV WATER VALVE
WM GV GAS VALVE

GM GAS METER
CO CLEANOUT
EE EM ELECTRIC METER

CONCRETE PAD

TREE SYMBOLS X = DIAMETER IN INCHES

X HARDWOOD

(X) PINE

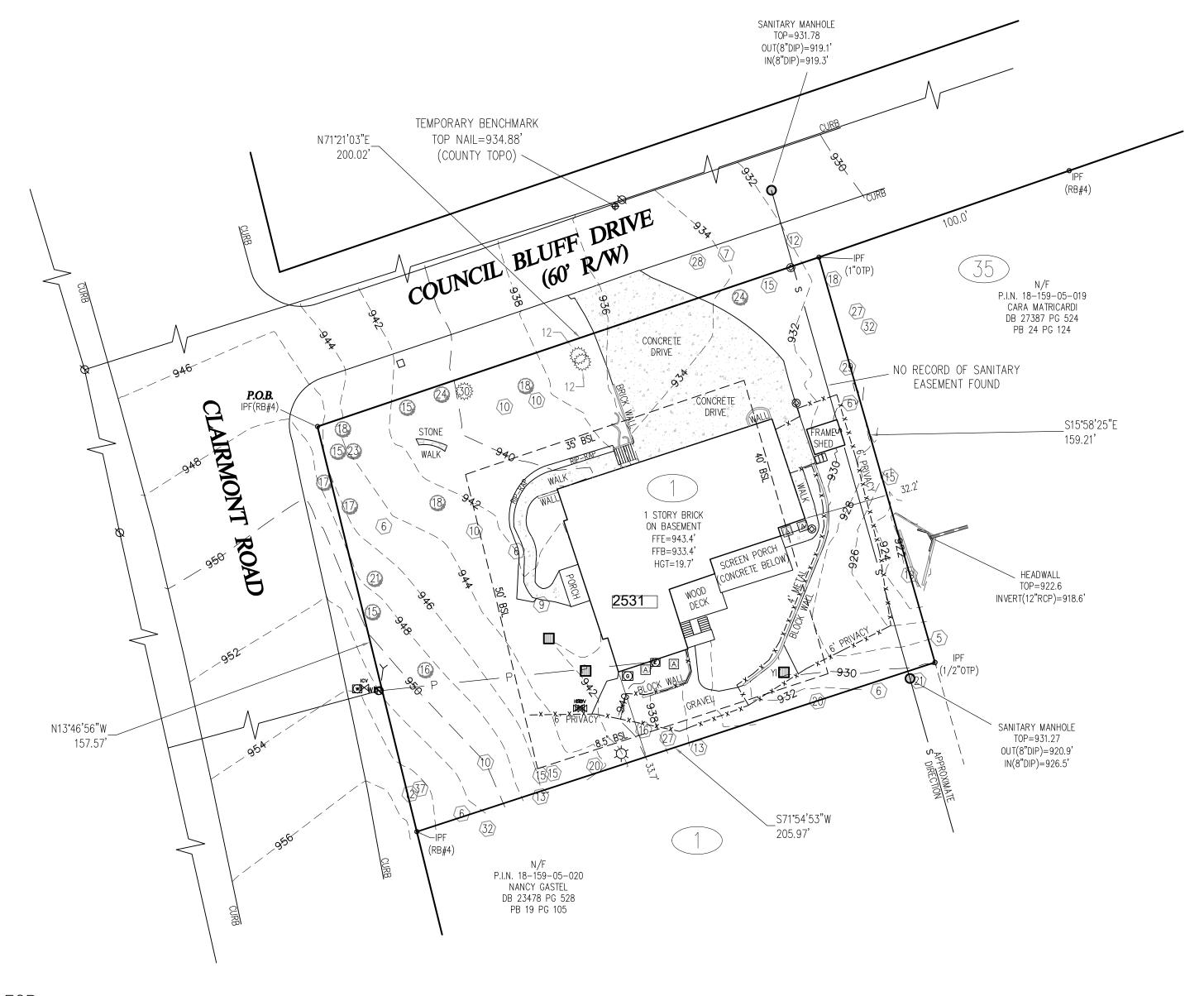
₹X} CREPE MYRTLE



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

www.dekalbsurveys.com

© 2018-2022: THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR



BOUNDARY & TOPOGRAPHIC SURVEY FOR LISA BENNETT

P/O LOT 1, BLOCK B, SAGAMORE HILLS SUBDIVISION

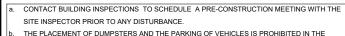
2531 CLAIRMONT ROAD

DEKALB COUNTY, GEORGIA LAND LOT 159, DIST 18 DATE: OCTOBER 3, 2022

EXISTING SITE DETAILS

the front of the building to the highest point of the roof.

Building Height shown is measured from the mean finished ground level at



- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF VEHICLES IS PROHIBITED IN THE RIGHT-OF-WAY.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF
- EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL
- CONTROL OR TREAT THE SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF FOURTEEN (14) DAYS SHALL BE

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO

- STABILIZED WITH MULCH OR TEMPORARY SEEDING. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS
- AUTHORIZED BY A SECTION 404 PERMIT. ADDITIONAL EROSION CONTROL BMPS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE PERMITTING CITY INSPECTOR.
- WORK HOURS AND CONSTRUCTION DELIVERIES SHALL BE:
- MONDAY THRU FRIDAY: 7:00 A.M. 7:00 P.M.

SATURDAYS: 8:00 A.M. - 5:00 P.M.

ISPSC SECTION 305.4

WHERE A WALL OF A DWELLING OR STRUCTURE SERVES AS PART OF THE BARRIER, DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT OF LESS THAN 48 INCHES THAT PROVIDE DIRECT ACCESS TO THE AQUATIC VESSEL THROUGH THE WALL, SHALL BE EQUIPPED WITH ONE OR MORE OF THE FOLLOWING:

AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR VINDOW, IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017. IN DWELLINGS OR STRUCTURES NOT REQUIRED TO BE ACCESSIBLE UNITS, TYPE A UNITS OR TYPE B UNITS, THE DEACTIVATION WITCH SHALL BE LOCATED 54 INCHES OR MORE ABOVE THE THRESHOLD OF THE DOOR. IN WELLINGS OR STRUCTURES REQUIRED TO BE ACCESSIBLE UNITS, TYPE A UNITS OR TYPE B INITS, THE DEACTIVATION SWITCH SHALL BE LOCATED NOT GREATER THAN 54 INCHES AND NOT ESS THAN 48 INCHES ABOVE THE THRESHOLD OF THE DOOR.

- PERMANENT FENCING AND GATED ENCLOSURES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOHNS CREEK ZONING ORDINANCE ARTICLE 19.3.12(B).
- IF A BACKFLOW PREVENTER DOES NOT EXIST BETWEEN THE POOL WATER SUPPLY AND THE PUBLIC WATER SYSTEM. THEN ONE MUST BE INSTALLED AS PART OF THE POOL INSTALLATION. IF THE POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY HOSE, A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIB.
- FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48 INCHES ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED.

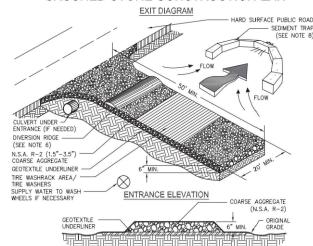
ARBORISTS NOTES:

SPECIMEN TREE IS ANY HARDWOOD 27" DBH OR LARGER, ANY PINE TREE OR OTHER SOFTWOOD AND BEECHTREES 24" DBH OR LARGER, ANY UDERSTORY TREE (DOGWOOD, REDBUD, R SOURWOOD ETC.. 10" DBH OR LARGER.

REMOVAL OF OR ENCROACHMENT INTO THE CRZ OF A SPECIMEN TREE REQUIRES PRIOR ROVAL. THE CRZ IS ONE FOOT RADIUS FOR EACH INCH DBH AS MEASURED FROM THE TRUNK F THE TREE. ENCROACHMENT INTO THE CRZ OR REMOVAL OF A SPECIMEN TREE WITHOUT RIOR APPROVAL WILL RESULT IN IMMEDIATE STOP WORK ORDER AND ISSUANCE OF A CITATION.

CONTACT THE CITY ARBORIST TO DETERMINE IF A PRE CONSTRUCTION MEETING PRIOR TO ANY LAND DISTURBANCE IS REQUIRED. ALL REQUIRED TREE FENCE MUST BE INSTALLED PRIOR TO THIS MEETING.

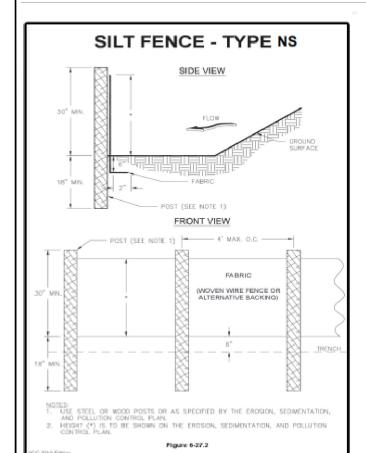
CRUSHED STONE CONSTRUCTION EXIT



AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).

3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUIA, FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHER ORADE TOWARD PAVED AREA IS GREATER THAN 22".
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STRABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT. NEMOVE MUD AND DIRI.

J. MAINTIAN RAEA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAY SEDIMENT.



EROSION CONTROL SEEDING SCHEDULE (Ds1, Ds2 ,Ds3, Ds4). CONTRACTOR SHALL PROTECT ALL DISTURBED AREAS BY TEMPORARILY RE-SEEDING UNTIL

PERMANENT GROUND COVER IS ESTABLISHED. (MAXIMUM 3 WEEKS).

ADD 2 TONS OF LIME PER ACRE FOR PERMANENT GRASS. HAY MULCH FOR TEMPORARY COVER

TOP DRESSING: APPLY WHEN PLANTS ARE 2-4 INCHES TALL. FERTILIZER: (AMMONIUM NITRATE 33%) 300 LBS PER ACRE.

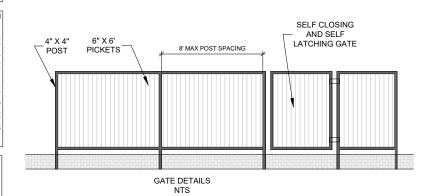
SECOND YEAR FERTILIZER: (5-10-15) OR EQUIVILANT 500 LBS. PER ACRE. SEEDING RATES: SUMMER 4/1-9/15 BERMUDA(HULLED) 10 LBS. PER ACRE

COOL 9/1-11/1 FESCUE(KY.31) 50 LBS PER ACRE WINTER 11/1-4/15 ANNUAL RYE GRASS 50 LBS. PER ACRE

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS

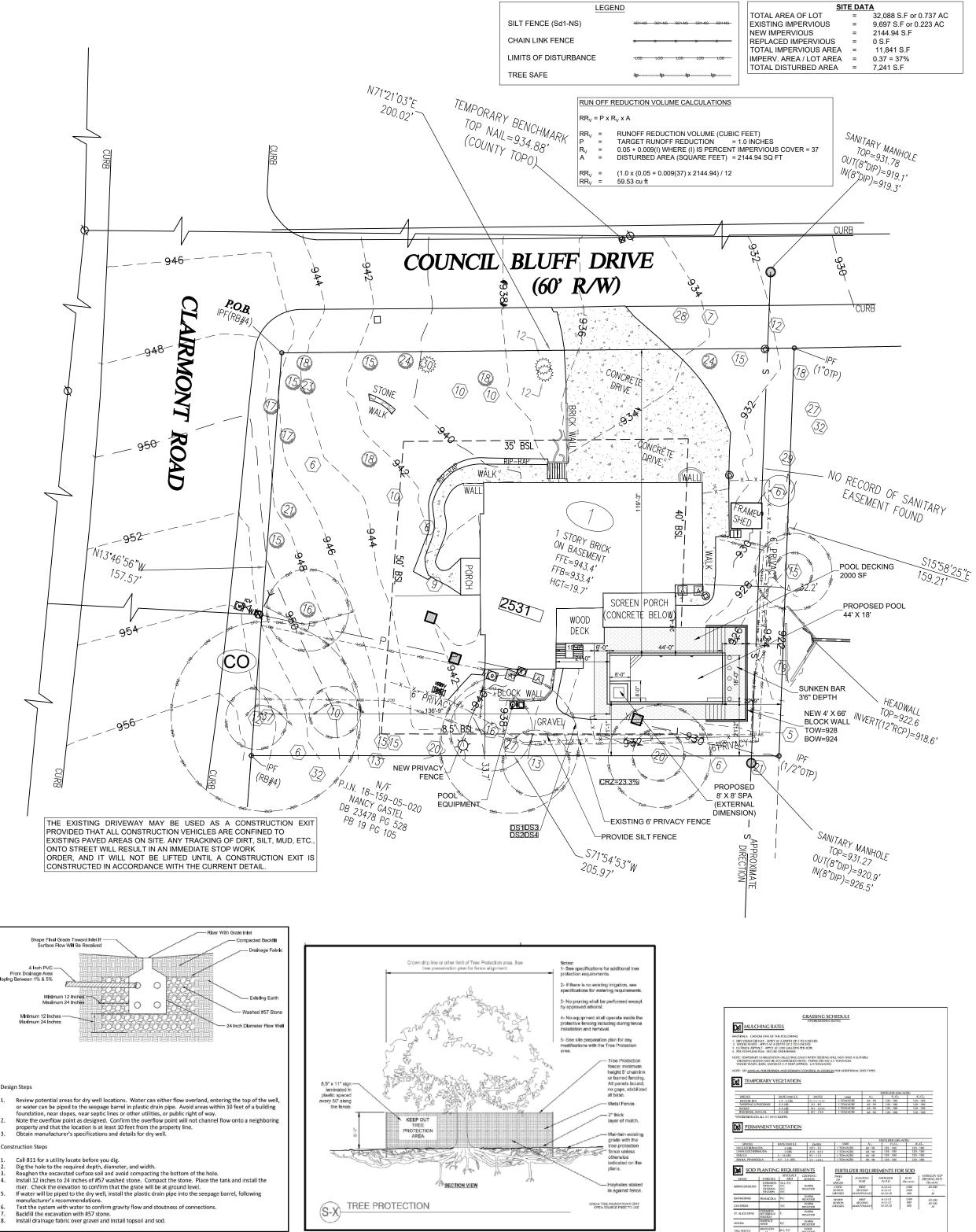
A MINIMUM FOUR FOOT (4') HIGH EFFECTIVE CONSTRUCTION SAFETY BARRIER SHALL BE IN PLACE AROUND ALL POOL EXCAVATIONS AT ALL TIMES DURING CONSTRUCTION, UNTIL A PERMANENT FENCED ENCLOSURE IS EFFECTIVELY IN PLACE AROUND A POOL.

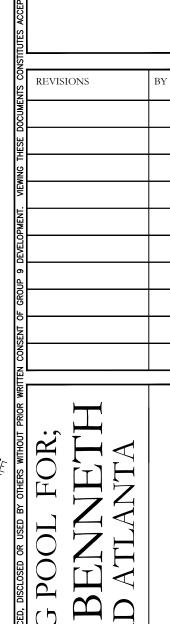
THIS PROPERTY IS CONNECTED TO AND SERVICED BY A PUBLICLY MAINTAINED SANITARY SEWER



STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM	P. See	S	A small temporary barrier or dam constructed across a swale, dralhage ditch or area of concentrated flow.
(ch)	CHANNEL STABILIZATION		77	Improving, constructing or stabilizing on open channel, existing stream, or ditch.
<u>©</u>	CONSTRUCTION EXIT		S	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
(cr)	CONSTRUCTION ROAD STABILIZATION		©`**	A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL		*	A temporory channel constructed to convey flow around a construction site while a permanent structure is being constructed.
(Di)	DIVERSION		arranto.	An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permonent structure.
Dn1)	TEMPORARY DOWNDRAIN STRUCTURE		9	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE	1	9	A paved chute, pipe, sectional conduit or similar material designed to sofely conduct surface runoff down a slope.
Fr	FILTER RING	6		A temporary stone barrier constructed ot storm drain inlets and pond outlets.
Ga	GABION	W	J	Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		(B)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
(LV)	LEVEL SPREADER		\rightarrow	A storm flow outlet device constructed at zero grade across the stope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by existing vegetation.
Rd	ROCK FILTER DAM		5	A temporary stone filter dam installed across drainageways or in conjunction with a temporary sediment trap.
Re	RETAINING WALL		(Regional Control	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Eoch situotion will require special design.
Rt	RETRO FITTING		(R2)~~	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1)	SEDIMENT BARRIER	Jan San San San San San San San San San S	THE DESCRIPTION	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dom across a waterway. The surface water runoff is temporarily stored ollowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP	E.		A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
(Sk)	FLOATING SURFACE SKIMMER		Sk)~~	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
SpB	SEEP BERM			A linear control device constructed as a diversion perpendicular to the direction of the runoff to enhance dissipation and infiltration of runoff, while creating multiple sedimentation chambers with the employment of intermediate dikes.





CUSTOM POOLS / RENOVATIONS

)4.944.882

www.oceanbluepoolsllc.com

TEAMIE KONSULT DRAWN AFOLABI O.E IOB NO. 06-22 CHECKED TODD SCALE NOTED DATE NOVEMBER 2022

SHEET NO.

***RELEASED FOR CONSTRUCTION

DATA	POOL	POOL SPA	
MAX. LENGTH (FEET)	44	7	59
MAX. WIDTH (FEET.)	18	7	36
DEPTH (FEET)	3.5 - 7	3.5	-
SURFACE AREA (SQ. FT.)	728	64	1400
PERIMETER (FEET.)	124	32	-
VOLUME (GALLONS)	25780	1570	-

LIST OF POOL/SPA EQUIPMENT

- MAIN PLIMP: PENTAIR WHISPERFLO 2HP
- GAS HEATER: PENTAIR MASTERTEMP 400 (400,000 BTU)
- ADD'L PUMPS: $\frac{3}{4}$ H.P. BOOSTER PUMP
- CHLORINATOR: INTELLICHLOR IC-40
- CLEANER: POLARIS 280 VAC SWEEP
- POOL LIGHT: 2 PENTAIR LED COLOR
- SPA LIGHT: 1 PENTAIR LED LIGHT
- POOL/SPA CONTROL: EASYTOUCH-8 WIRELESS
- 8' SHEER DECENT

PLUMBING NOTES:

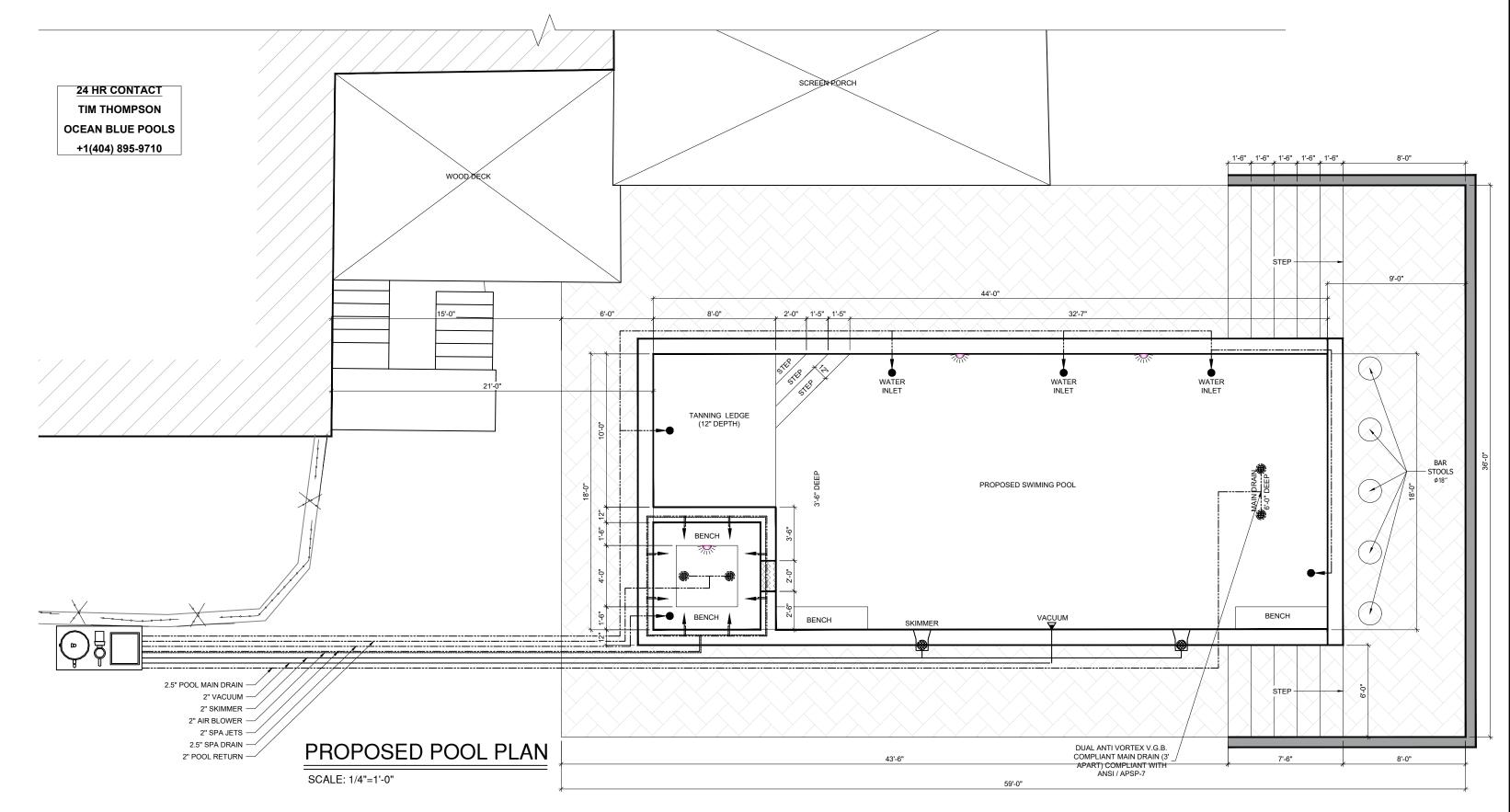
- 1. ALL POOL EQUIPMENT PIPING SHALL BE SCHEDULE 40, PVC-PW, ON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4'-0' CENTERS WITH CLEVIS HENGERS.
- 2. ALL SUCTION PIPING SHALL BE 2" DIAMETER AND ALL PRESSURE PIPING 1-1/2" DIAMETER, UNLESS OTHERWISE NOTED 3. POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH LOCAL
- BUILDING DEPARTMENT REQUIREMENTS.
- 4. ANTI VORTEX MAIN DRAINS SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPER-PROOF SCREWS.
- 5. POOL VACUUM SHALL HAVE SPRING LOADED CAP IN ACCORDANCE WITH THE GEORGIA BUILDING CODE
- 6. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GEORGIA BUILDING CODE AS IT PERTAINS TO BUOYANCY. 7 THE WATER VELOCITY THROUGH ALL SUCTION PIPING SHALL BE
- LESS THAN 8 FEET PER SECOND. 8. THE WATER VELOCITY THROUGH ALL PRESSURE PIPING SHALL BE
- LESS THAN 10 FEET PER SECOND.
- 9. ALL PIPING SHALL BE SUITABLE FOR EXPOSURE TO ULTRA VIOLET RADIATION AND NORMAL OPERATING TEMPERATURES

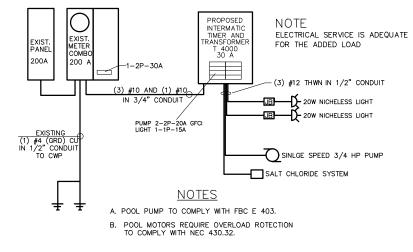
STRUCTURAL NOTES:

- 1. ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI.
- 2. ALL REINFORCEMENT STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60000 PSI.
- 3. ALL DECK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 2500 PSI. REINFORCED STEEL FROM POOL WALL SHALL NOT BE BENT INTO A NEW OR FUTURE CONCRETE DECK. CONCRETE DECK SHALL BE FREE TO FLOAT BEYOND POOL WALL. EXCEPTION: STRUCTURAL DECKS SHALL COMPLY WITH THE DESIGN FOR SUPPORT SHOWN ON THESE PLANS.
- 4. ALL REINFORCING SPLICES SHALL BE 18" IN LENGTH UNLESS OTHERWISE INDICATED ON THESE PLANS.
- 5. THE DESIGN OF THIS PROJECT HAS INCORPORATED A RATIONAL DESIGN APPROACH BASED ON ACCEPTED ENGINEERING PRINCIPALS.
- 6. POOL WALL REINFORCEMENT IS ADEQUATE TO WITHSTAND THE HORIZONTAL WATER LOADS PLACED ON THE POOL WALL FOR UP TO 18" OF EXPOSED POOL WALL ABOVE GRADE.

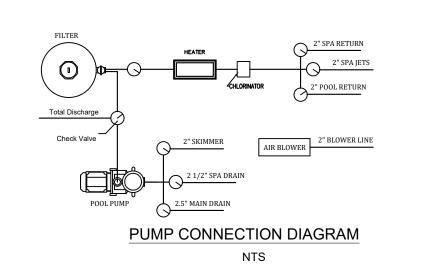
ELECTRICAL NOTES:

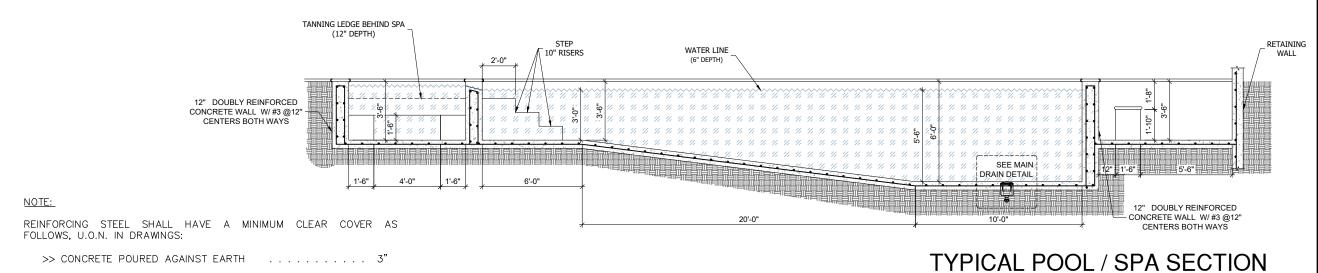
- 1. ALL POOL ELECTRICAL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH FBC 2020, 7TH EDITION, CHAPTER 42.
- 2. ALL POOL ELECTRICAL WORKS, GROUNDING AND BONDING MUST
- BE CONFORM WITH THE NEC 2017, ART.680. 3. AT LEAST ONE GFCI PROTECTED, 125-VOLT RECEPTACLE OUTLET IS REQUIRED BETWEEN 6 AND FEET OF THE INSIDE WALL OF THE POOL.
- 4. THE EQUIPMENT GROUNDING CONDUCTOR MUST BE A MINIMUM 12 AWG COPPER. NEC
- 680.21(A); 680.25(F)(2); 680.25(8)(1)
- 5. EQUIPOTENTIAL BONDING TO COMPLY WITH 2017 NEC 680.26(8) SHALL BE INSTALLED IN OR UNDER PAVED WALKING SURFACES FOR THREE FEET HORIZONTALLY BEYOND THE WALLS OF THE POOL NEC 680.26(C) L 4 POINTS & DECK BONDING (360 DEGREES)
- 6. RECEPTACLE OTLETS ARE NOT PERMITTED WITHIN 6 FEET OF THE INSIDE WALLS OF A POOL NEC 680.22(A)(2)
- 7. POOL PUMP MOTOR CIRCUITS, MUST BE PROVIDED WTH GFCI PROTECTION. NEC 680.21(C)
- 8. LIGHTING OUTLETS MUST BE LOCATED A MINIMUM OF 5 FEET FROM THE INSIDE WALL OF A POOL OR MOUNTED A MINIMUM OF 12 FEET ABOVE THE MAXIMUM WATER LEVEL NEC680.22(8)(1.)
- 9. OVERHEAD CONDUCTORS ARE NOT PERMITED OVER THE POOL OR THIN 10 FEET HORIZONTALLY FROM THE EDGE OS THE POOL FBC 424.1.4.2.4
- 10. OVERHEAD CONDUCTORS SHALL NOT BE PERMITTED OVER THE POOL OR WITHIN 10 FEET HORIZONTALLY FROM EDGE OF THE POOL UNLESS PROVIDE WITH CLEARANCE TO COMPLY WITH NEC 680.8.
- 11. A CONDUCTIVE ELEMENT THAT IS PART OF THE POOL BONDING SYSTEM MUST BE IN
- DIRECT CONTACT WITH THE POOL WATER. IN THE ABSENCE OF RAILS, LADDERS OR
- NICHES, A WATER BONDING SHALL MEET THE REQUIREMENT. NEC 680.26(C).
- 12. ALL METAL PARTS WITHIN 5 FEET OF THE POOL MUST BE BONDED TO A COMMON
- BONDING GRID. NEC 680.26(8)(5)

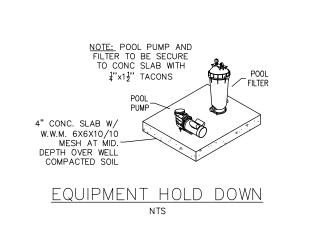








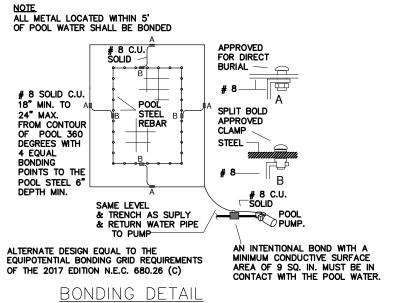


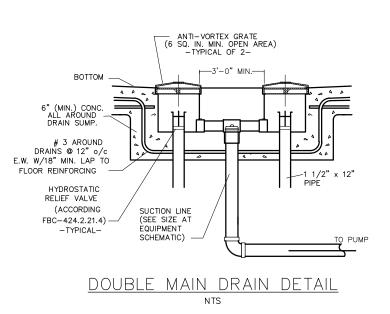


>> CONCRETE EXPOSED TO EARTH OR WEATHER:

5' OR SMALLER 1-1/2"

6' OR LARGER 2"





***RELEASED FOR CONSTRUCTION

SCALE: 1/4"=1'-0"

PROP MIK 253

CUSTOM POOLS / RENOVATIONS)4.944.882

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REVISIONS

TEAMIE KONSULT DRAWN AFOLABI O.E IOB NO. 21-006 CHECKED TODD SCALE NOTED DATE OCTOBER 2022 SHEET NO.