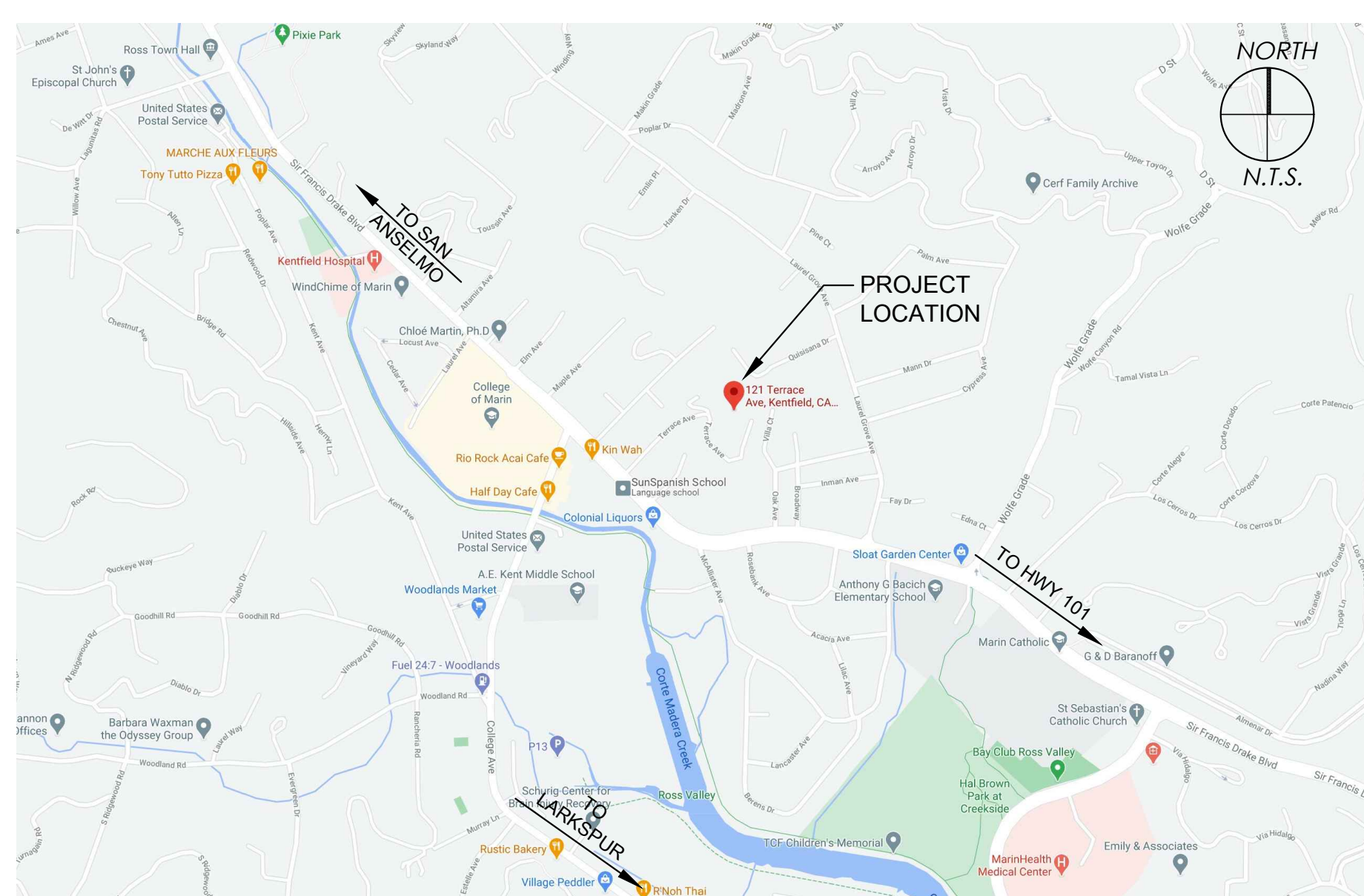


VICINITY MAP



DECK & SWIM SPA IMPROVEMENT PLANS

DESIGN REVIEW SUBMITTAL

REDLIN RESIDENCE

121 TERRACE AVENUE, KENTFIELD, CA 94904

APN 071-152-48

March 12, 2021

DRAWING INDEX

NO.	SHEET NAME	REVISIONS
L1	COVER SHEET & SITE PLAN (THIS SHEET)	
L2	DECK & SPA PLAN	
L3	SECTIONS & DETAILS	
L4	CUTSHEETS & GARDEN IMAGES	
L5	PROJECT AREA TOPOGRAPHIC MAP (EXISTING CONDITIONS)	

PROJECT DIRECTORY

OWNER  
DAVID & HILLARY REDLIN  
121 TERRACE AVE.  
KENTFIELD, CA 94904

LANDSCAPE ARCHITECT  
BRADANINI & ASSOCIATES  
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MILL VALLEY, CALIFORNIA 94941  
JAMES BRADANINI  
(415) 383-9780

ENGINEER  
TOM TORMEY ENGINEERING  
1032 IRVING ST. #1015  
SAN FRANCISCO, CA. 94122  
(415) 742-4228

DATE:  
MARCH 12, 2021

TREE PROTECTION NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES & PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE PROTECTION FENCE AROUND DRIPLINE OF ALL TREES.
3. WORK WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, NO HEAVY EQUIPMENT, VEHICLES, OR STORAGE IS ALLOWED WITHIN FENCED AREA OR TREE DRIP LINE.
4. CONSULT WITH THE OWNER'S PROJECT MANAGER PRIOR TO REMOVING ROOTS & BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN.
5. CONSULT LANDSCAPE ARCHITECT PRIOR TO ANY GRADE CHANGES LARGER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS AND FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES & PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE EFFECTED BY THE CONSTRUCTION. PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN & FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

PROJECT DESCRIPTION

SCOPE OF WORK: NEW WOOD DECK, SWIM SPA ON CONC. PAD, OUTDOOR SHOWER, FLAGSTONE PAVER WALKWAY, LIGHTING, PLANTING & IRRIGATION IMPROVEMENTS.

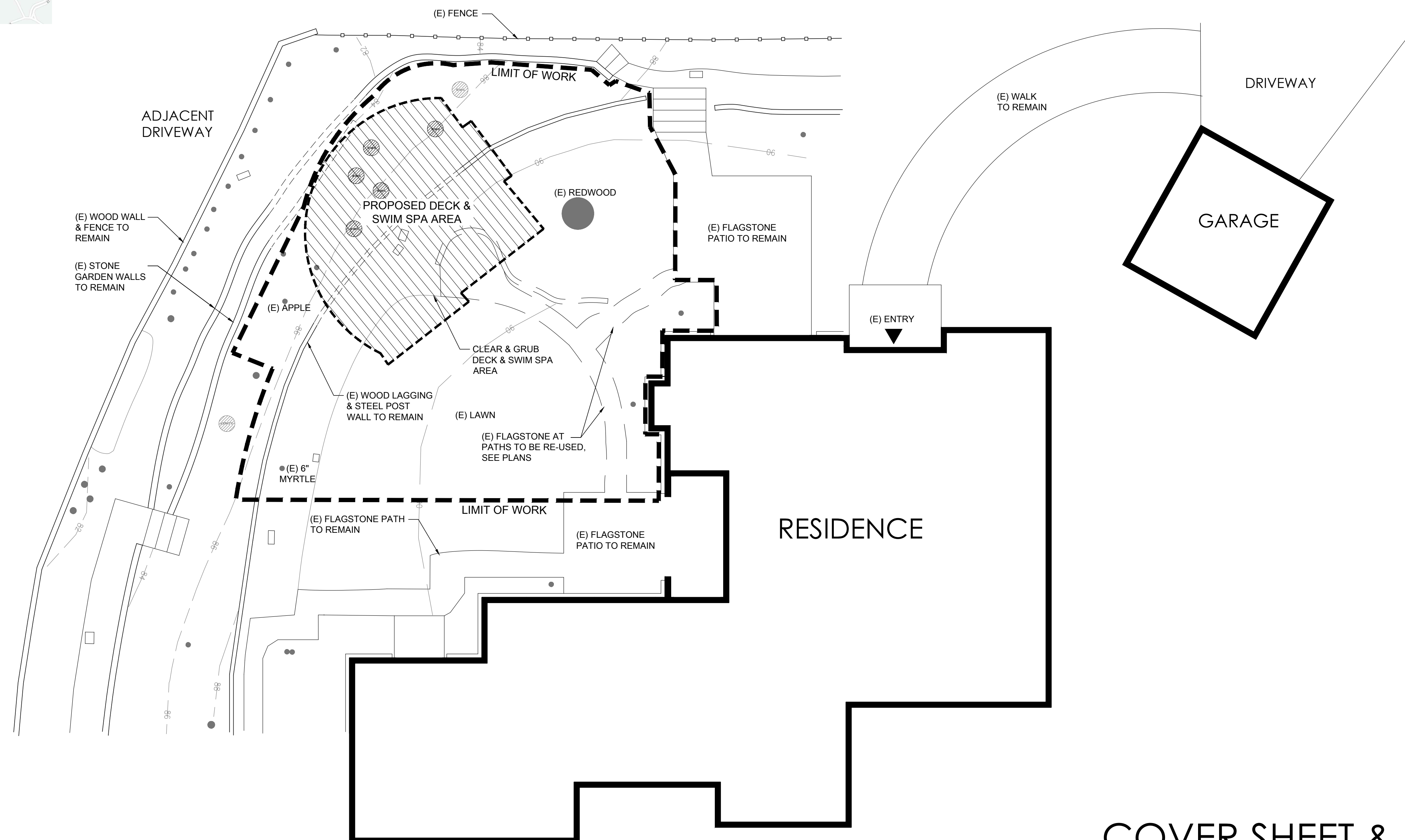
APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND THE CODES LISTED BELOW:

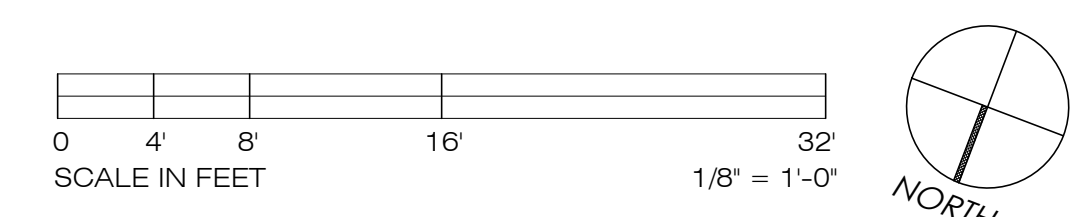
- 2016 CALIFORNIA RESIDENTIAL CODE: CRC
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA BUILDING CODE: CBC
- 2016 GREEN BUILDING STANDARDS
- LOCAL MUNICIPAL CODE

ZONING INFO

APN: 071-152-48  
ZONING: 41-B2  
LOT AREA: 16,495 SF  
WUI: YES  
BLDG. AREA: 4025



COVER SHEET & SITE PLAN

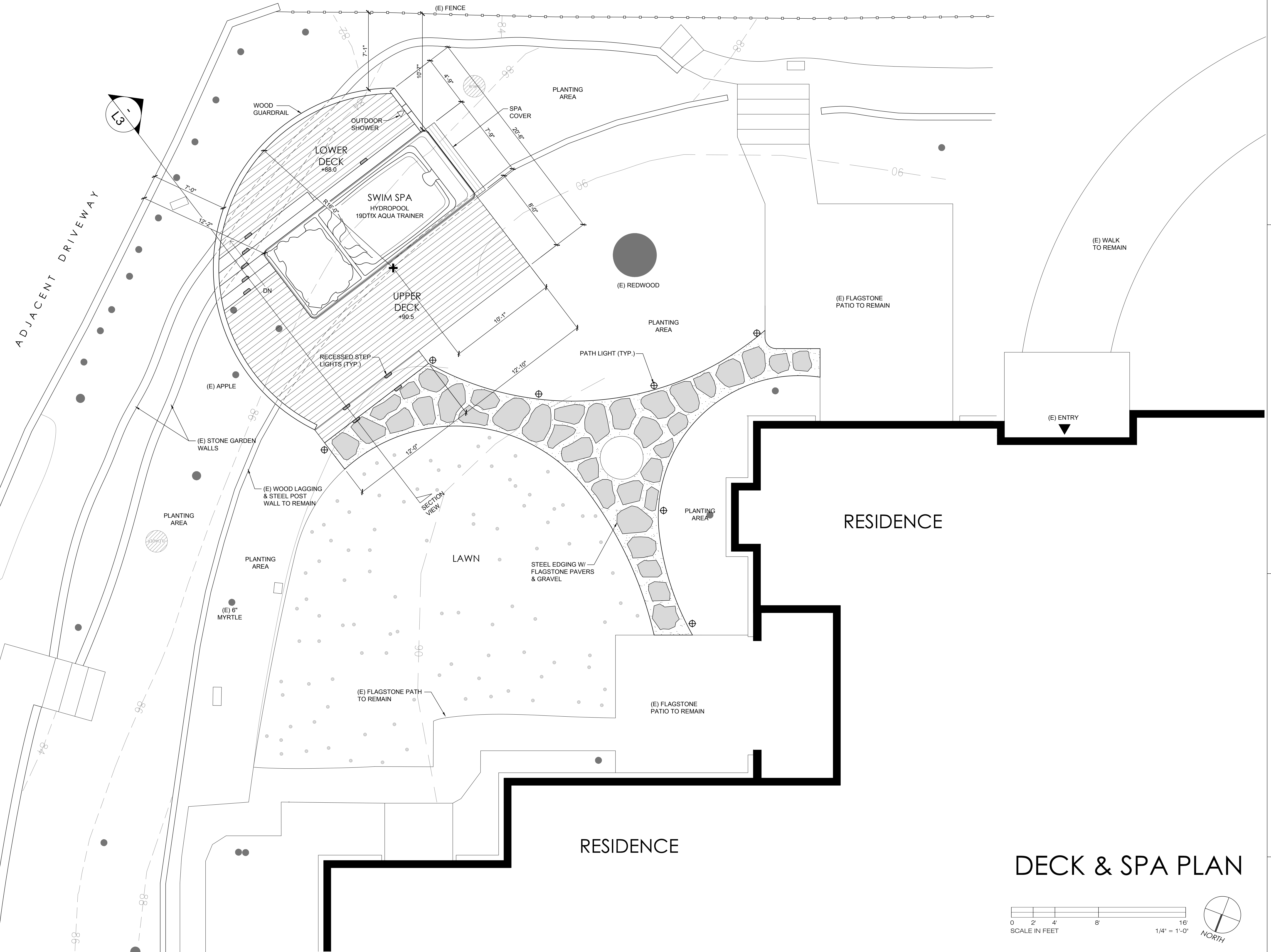


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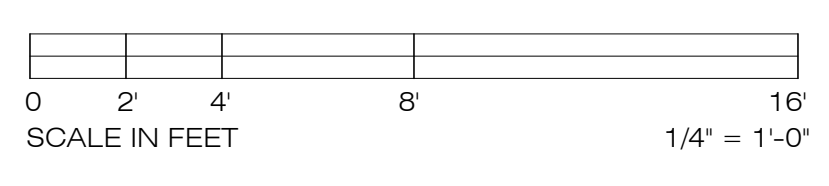
LANDSCAPE IMPROVEMENT PLANS  
REDLIN RESIDENCE  
121 TERRACE AVENUE, KENTFIELD, CA 94904  
APN 071-152-48

L1





# DECK & SPA PLAN

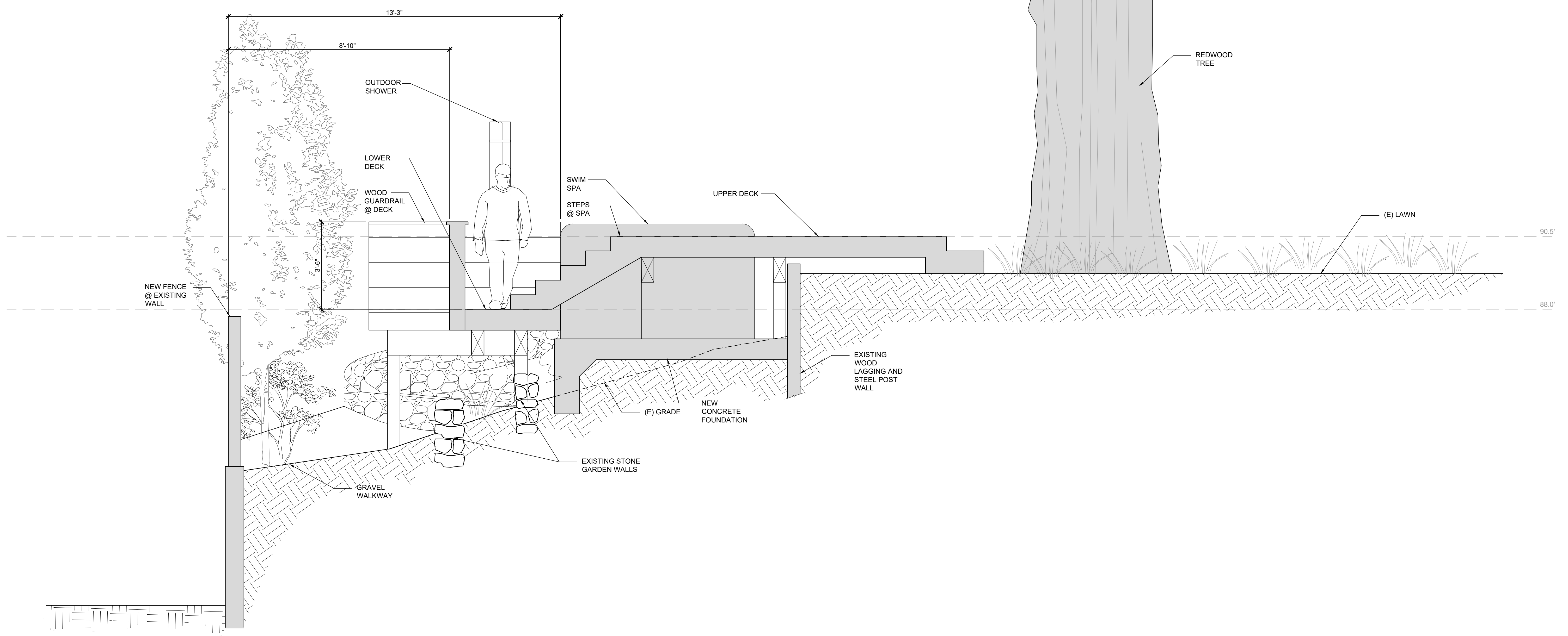


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January 29, 2020



**1** SECTION VIEW  
SCALE: 1/2" = 1'-0"

# SECTIONS & DETAILS

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## WOOD DECK



## WOOD GUARDRAIL



## OUTDOOR SHOWER



## SPA SPECIFICATIONS



HYDROPOOL  
the self-cleaning swim spa  
**2020 HYDROPOOL  
19DTFX AquaTrainer  
Self-Cleaning Swim Spa**



**2.1 Model Series,  
Specification and  
Electrical**  
**19DTFX AquaTrainer  
Swim Spa**

**Shell Dimensions:**  
226" / 93" /  
574" / 236 cm  
**Height:**  
52.75" / 133.99 cm  
**Volume:**  
2076 US gallons /  
7857 L  
**Weight Full:**  
21,317 lbs /  
9672 Kg  
**Weight Empty:**  
4000 lbs / 1815 Kg

**CAUTION: THIS GUIDE IS FOR REFERENCE ONLY!** All installations must follow local electrical and building codes. Please consult your local business and planning division for your codes in your area. HYDROPOOL INC. WILL NOT BE RESPONSIBLE FOR ANY ERRORS IN INSTALLATIONS OR CODE INFRACTIONS.

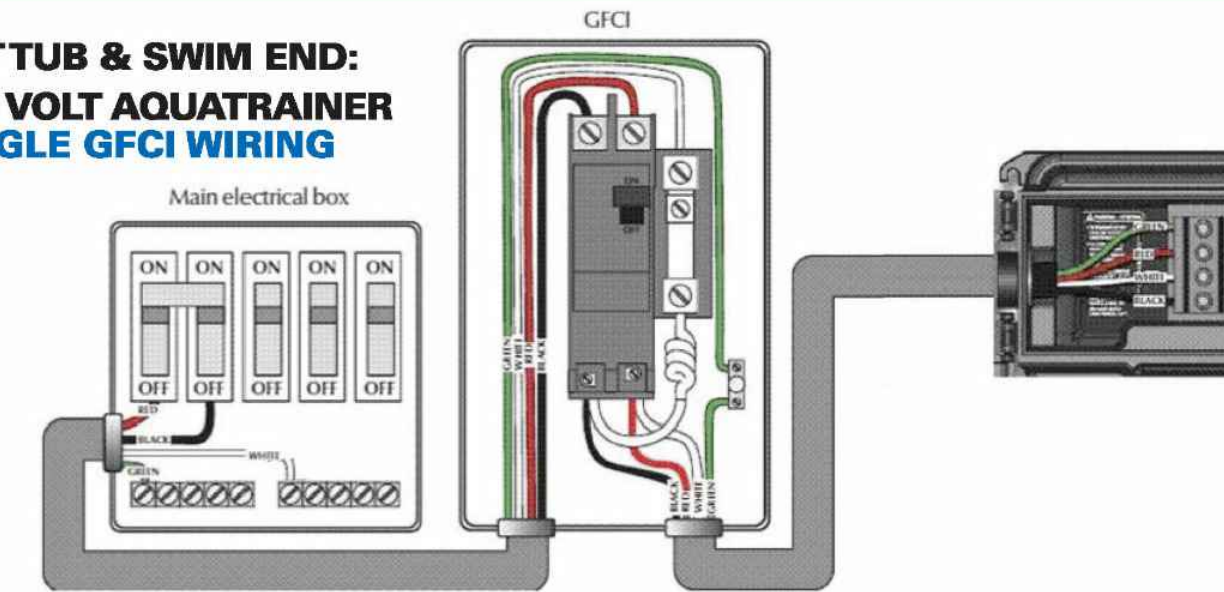
## 2.4 North American GFCI Installation

Installation of the GFCI - Circuit Breaker, including ampere sizing and selection of conductor size and type, must be performed by a qualified electrician in accordance with the National Electrical Code, or the Canadian Electrical Code, and all Federal, State / Provincial and local codes and regulations in effect at the time of installation.

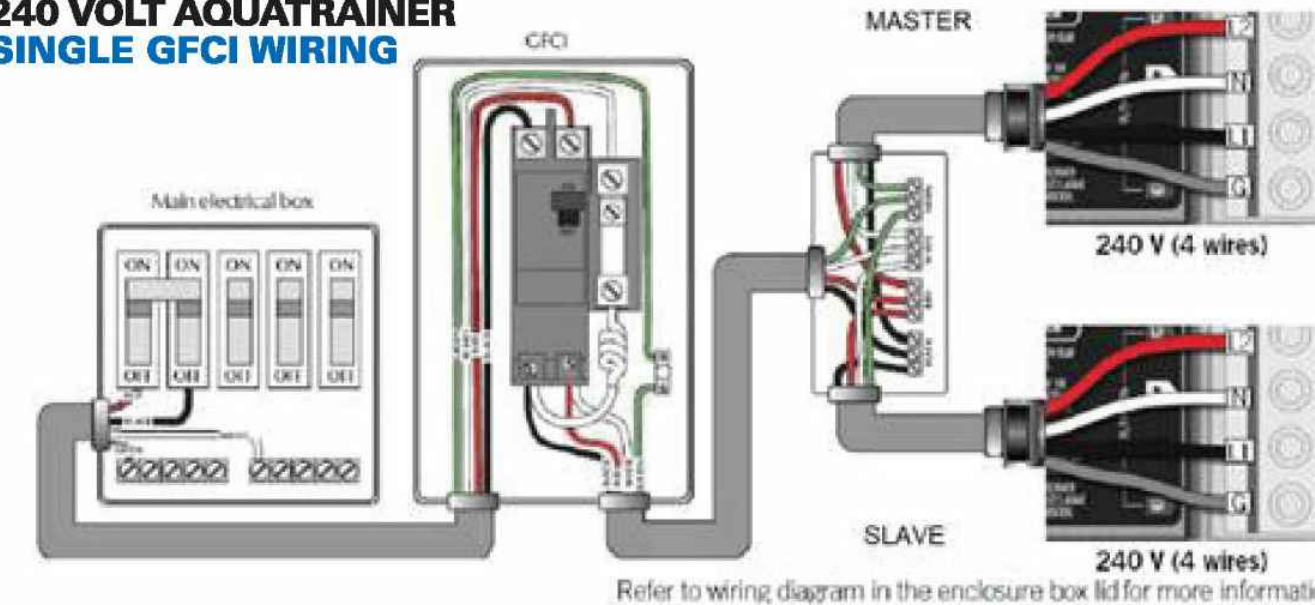
HydroPool highly recommends the use of a new GFCI breaker for all of its products. Older GFCI's may have tripping issues.

AquaTrainer Gold 240 V / 60 HZ / 40A hot tub / 60A swim spa

### HOTTUB & SWIM END: 240 VOLT AQUATRAINER SINGLE GFCI WIRING



### SWIM END UPGRADE TO SLAVE PACK: 240 VOLT AQUATRAINER SINGLE GFCI WIRING



Refer to wiring diagram in the enclosure box lid for more information.

## 2.2 Electrical Specifications

**SAFETY COMES FIRST. WHEN INSTALLING & USING ELECTRICAL EQUIPMENT, BASIC SAFETY PRECAUTIONS MUST ALWAYS BE FOLLOWED!**

- 1. READ AND FOLLOW ALL INSTRUCTIONS**
- Electrical installation must be completed by a qualified electrician in accordance with all National, Regional and Local Codes and Regulations in effect at the time of installation.
- Connect only to a dedicated circuit protected by a class 'A' two-pole ground fault circuit interrupter (GFCI)
- 4. Use copper conductors only!**
- The swim spa equipment and all electrical plugs, outlets and lights within 1.5m (5ft) of the unit must be G.F.C.I. protected. Consult your electrician or local electrical authority for further details.
- A green colored terminal or a terminal marked "G"; "GR"; "Ground"; or "Grounding" is located inside the supply terminal box or compartment. To reduce the risk of electric shock, this terminal must be connected to the grounding by means provided in the electric supply service panel with a continuous copper wire equivalent in size to the circuit conductors supplying the equipment.
- At least two lugs marked **"BONDING LUGS"** are provided on the external surface or on the inside of the supply terminal box or compartment. To reduce the risk of electric shock, connect the local common bonding grid in the area of the swim spa to these terminals with an insulated or bare copper conductor not smaller than No.6 AWG (Canada/Europe) / No.8 AWG (USA).
- All field installed metal components such as rails, ladders, drains or other similar hardware within 3 m (10 ft) of the hot tub shall be bonded to the equipment grounding bus with copper conductors not smaller than No.6 AWG.

## 2.3 Wiring Size NORTH AMERICA / EUROPE WIRE SIZE

Please consult your applicable electrical codes related to the size of the breakers and the wire. Take into consideration the length of the cable and increase as required.

### G.F.C.I./R.C.D. APPLICATION GUIDE FOR HYDROPOOL SWIM SPA SERIES

NORTH AMERICA	
Aquaplay/Aquasport	50A
Aquasport 19DTFX Gold	40A spa / 50A swim
Aquatrainner	60A
Aquatrainner 19DTFX Gold	40A spa / 60A swim

#### IMPORTANT NOTE:

- This guide is for standard installations where the wire run is 15 m (50 ft.) or less. For longer wire runs, consult a qualified electrician.

## 1. Types of installations:

### 1.2 Free Standing in Deck

This installation refers to a swim spa that is placed on a concrete pad, above ground and with or without a HydroPool cabinet.

This swim spa is surrounded on 1 or 2 sides by deck.



CUTSHEETS &  
GARDEN IMAGES

Bradani & Associates  
LANDSCAPE ARCHITECTURE

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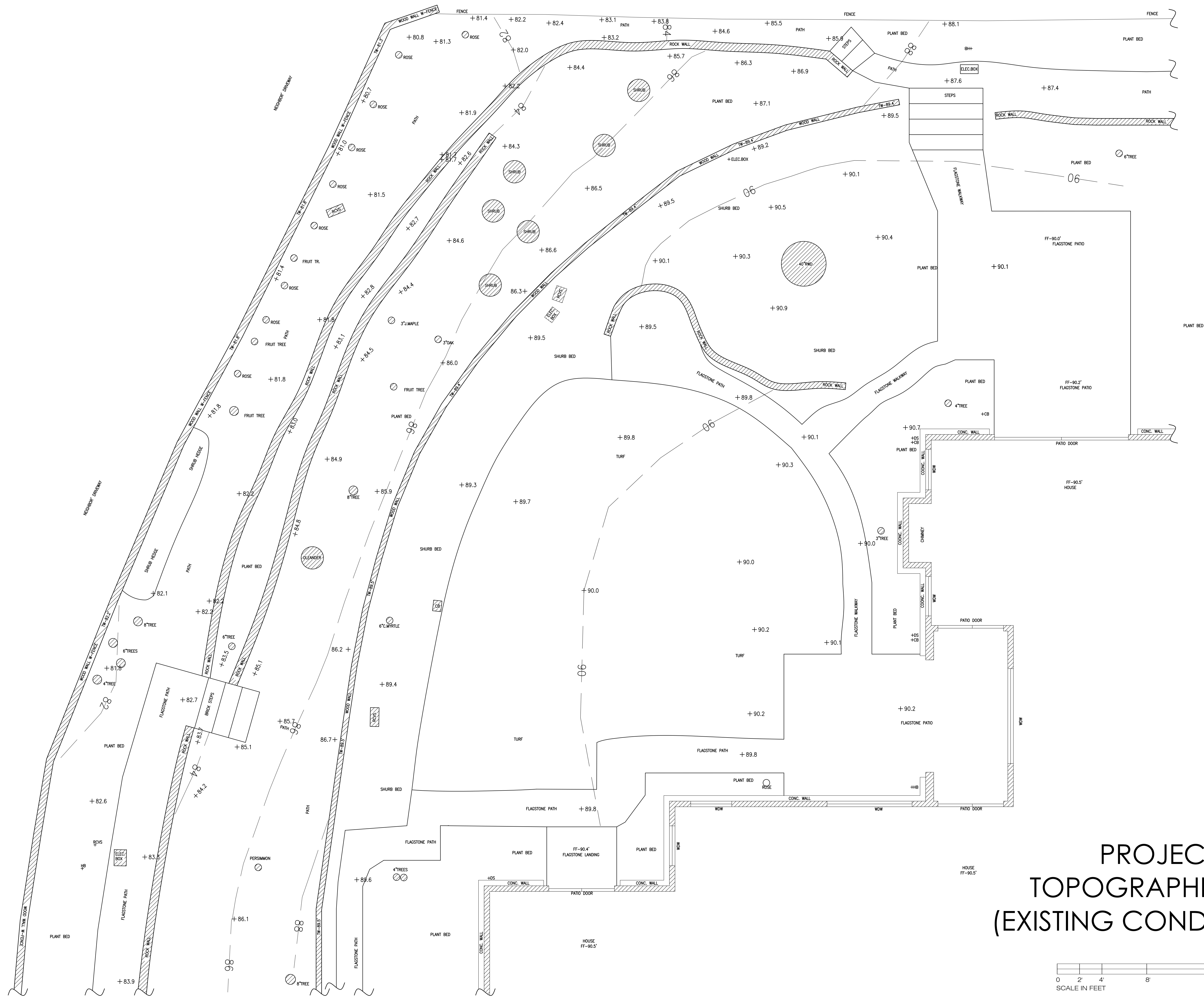
LANDSCAPE IMPROVEMENT PLANS

REDLIN RESIDENCE

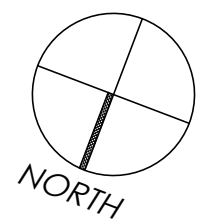
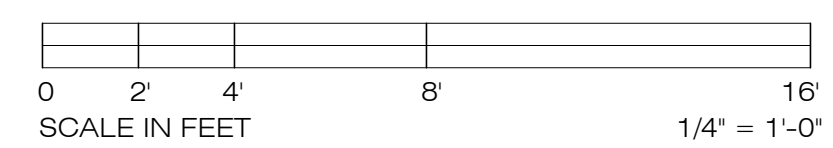
121 TERRACE AVENUE, KENFIELD, CA 94904  
APN 071-152-48

L4





PROJECT AREA  
TOPOGRAPHIC MAP  
(EXISTING CONDITIONS)



Mapmaking Systems, Inc.  
P.O. Box 659  
Glen Ellen, CA 95442  
707-833-6720  
dave@mapmakingsystems.com  
Drawings prepared for landscaping purposes only.

Redlin Residence  
121 Terrace Avenue  
Kentfield, CA

Magnetic North  
2-Foot Contour Lines  
Relative Elevations  
December 16, 2020

L5