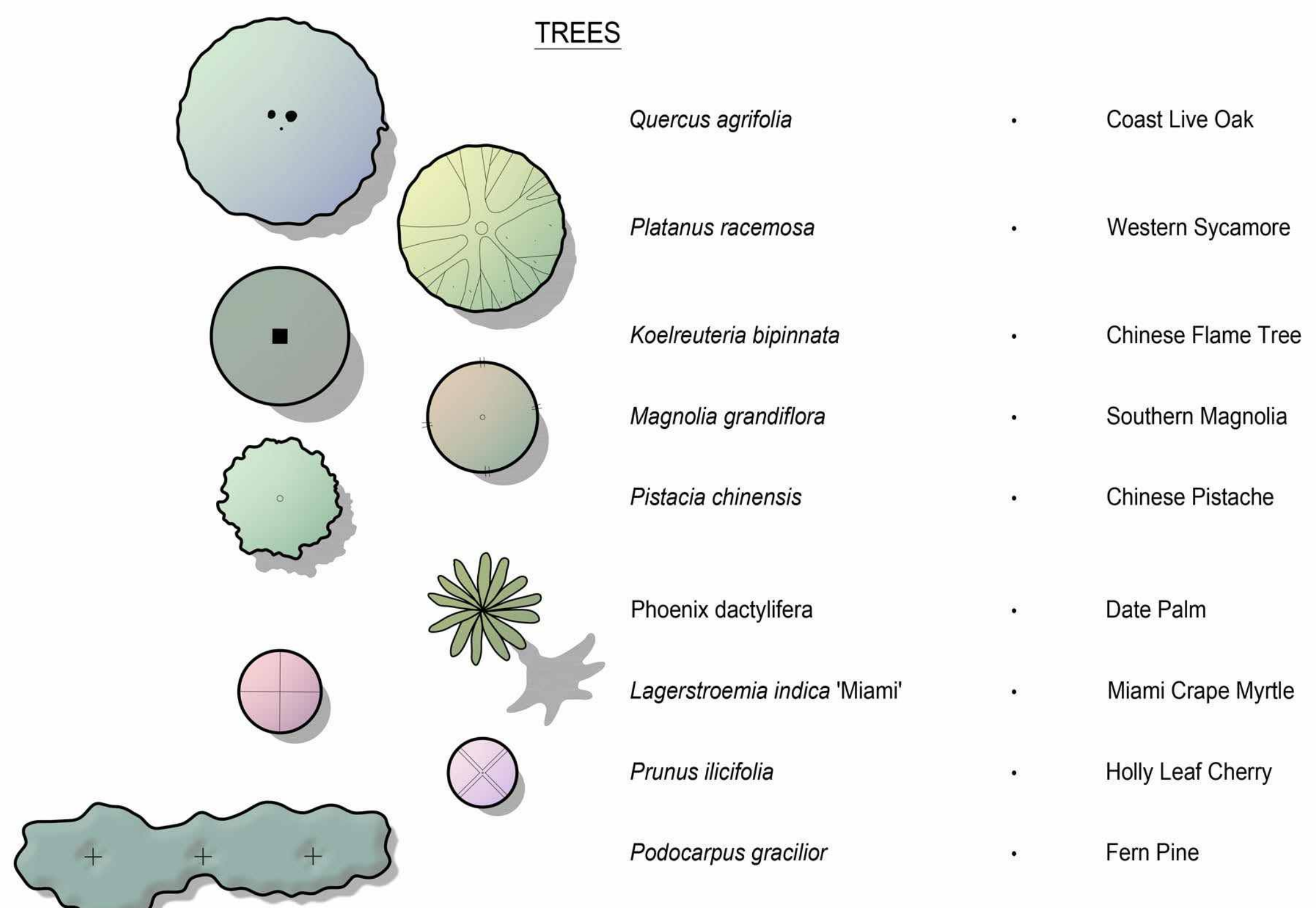


FEATURE LEGEND:

- ① DOG PARK WITH OBSTACLE EQUIPMENT.
- ② DECOMPOSED GRANITE PAVING.
- ③ TRELLIS STRUCTURE.
- ④ COMMUNITY POOL.
- ⑤ RAISED GROUP SPA AREA.
- ⑥ BENCH SEATING.
- ⑦ PARKING LOT (25 STALLS TOTAL. (2) EV STALLS AND (2) ADA STALLS).
- ⑧ BASKETBALL HALF COURT.
- ⑨ DIAMOND TREE PLANTER.
- ⑩ PLAZA WITH SOLID ROOF SHADE STRUCTURE.
- ⑪ COUNTERTOP GAS BARBEQUE.
- ⑫ LOUNGE AREA WITH PATIO FURNITURE AND CHAISE LOUNGE.
- ⑬ MONUMENT SIGN WALL.
- ⑭ COURTYARD WITH STRING LIGHTS AND OVERFLOW SEATING.
- ⑮ (2) PICKLE BALL COURTS.
- ⑯ 6' HIGH TUBULAR STEEL FENCE.
- ⑰ 48" HIGH PICKLEBALL COURT FENCE.
- ⑱ OPEN TURF PLAY AREA.
- ⑲ LIGHT POLE.
- ⑳ TRASH ENCLOSURE.
- ㉑ BIKE RACKS.

PLANT PALETTE:



Renaissance II Ph 2 Pool/Spa Facility Design Requirements (2025)

Recommendations Only - Final Building Design per Licensed Architect Date: 01/23/26

Egress Requirements / Max. Floor Area Allowance per Occupant per CBC 2025 Ch. 10, Table 1004.5 Occupant Load without Fixed Seating	Square Footage	# of Occupants
Pool Square Footage (Including Wading Pools)	2,127	43
Spa Square Footage	182	4
Spray Ground (Splash Pad)	0	0
Pool Deck/Spa Deck/Artificial Turf/Assembly Areas	8,102	540
Total Pool Occupancy		586

Required Egress per Means of Egress CBC 2025 Chapter 10, Section 1005	Inches / Egress
Required Egress - Exit Clear Width Requirement (in Inches) [1005.3.2]	117
Half of Required Egress Must Remain Open During Emergency (Ch. 1005.5)	59

- The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant. [1005.3.2]
- Min. 2 Exits, Max. 200' Between Exit Gates. (Several Code Sections, All Scenarios)
- Where two exits... they shall be placed at a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. (Ch. 1007.1.1)
- Need 3rd Exit When Occupancy Exceeds 500, 4th at 1,000 or more. (Table 1006.3.3)
- All gates and doors exiting the pool area shall open to a public area or a walkway accessible by all patrons of the pool. [3119B.2 Gates #4]

Pool Restroom Requirements (Number of Facilities) per CBC 2025 Section 3116B.2	Square Footage	# of Users
Pool Square Footage (Including Wading Pools)	2,127	142
Spa Square Footage	182	12
Spray Ground (Splash Pad)	0	0
Total Number of Users (50% Men / 50% Women)		154

	# of Facilities
Total Number of Showers Needed (3116B.2.1)	4
Total Number of Toilets Needed (Women) (3116B.2.2)	2
Total Number of Toilets Needed (Men) (3116B.2.2)	2
Total Number of Urinals Needed (Men) (3116B.2.2)	2
Total Number of Lavatories Needed (Women) (3116B.2.3)	1
Total Number of Lavatories Needed (Men) (3116B.2.3)	1
Total Number of Drinking Fountains Needed (3117B)	1

• Exception: Drinking fountains shall not be required when drinking water is available at adjacent living quarters, or in an adjacent building such as a bathroom, cabana, clubhouse or recreational facility.

Posted Pool Signage (User Capacity) per CBC 2025 Section 3120B	Square Footage	User Capacity
Pool Square Footage (3120B.2.2)	2,127	106
Spa Square Footage (3120B.2.1)	182	18

- Exception - Spray Grounds and Wading Pools - Signs Do Not Apply. (3120B.2.2)
- Hose bibbs shall be provided so that all portions of the pool deck area may be reached with a 75 foot length of hose attached to the hose bibb. (3118B)

