

POOL SPECIFICATIONS

PART 1 - GENERAL

- 101 SCOPE
 - A. PROVIDE COMPLETE INSTALLATION AS DETAILED.
- 102 QUALITY ASSURANCE
 - A. POOL CONTRACTOR SHALL VERIFY THAT THIS DESIGN COMPLIES WITH ALL APPLICABLE BUILDING, PLUMBING AND ELECTRICAL CODES BEFORE CONSTRUCTION. ANY DISCREPANCY BETWEEN THE POOL DESIGN AND/OR SPECIFICATIONS AND THE GOVERNING CODES SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY. IN WRITING, TO THE OWNER AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEFICIENCIES NOT REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER.
- 103 PERMITS
 - A. POOL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MEETING ALL APPLICABLE PERMITS FOR CONSTRUCTION OF, BUT NOT LIMITED TO, THE FOLLOWING: ALL POOL EQUIPMENT, PIPING, POOL SHELL, TILE, DEPTH MARKERS, POOL HANDRAILS, POOL STEPS, COPING, ELECTRICAL WORK AND ANY OTHER POOL RELATED ITEMS.
- 104 SUBMITTALS
 - A. POOL EQUIPMENT, PIPING AND STEEL REINFORCING SCHEDULE IS TO BE SUBMITTED WITH THE POOL BID. THE STEEL REINFORCING SCHEDULE IS TO BE APPROVED AND SEALED BY AN ENGINEER AND STATE THAT IT WILL MEET THE PARTICULAR SITE CONDITIONS. STRUCTURAL, MECHANICAL AND ELECTRICAL ASPECTS OF THE POOL DESIGN SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS CERTIFIED TO PERFORM SUCH WORK.
 - B. UPON COMPLETION PROVIDE COMPLETE OPERATIONS MANUAL AND EQUIPMENT BROCHURES, NEATLY BOUND IN BINDER, TWO COPIES.
 - C. POOL CONTRACTOR TO SUBMIT A LIST OF MATERIALS WITH PROPOSAL. FINAL SELECTION OF MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE CONSTRUCTION. MATERIALS TO BE SUBMITTED FOR APPROVAL INCLUDE DECK FINISHES, DECK DRAINS, EXPANSION JOINT MATERIAL, POOL WALL FINISH AND COLOR, POOL COPING, POOL TILE, DEPTH MARKERS, HANDRAILS, INLETS, AND LIGHTS. CHANGE ORDERS SHALL BE ISSUED FOR ANY SELECTIONS BY THE OWNER THAT DIFFER FROM ITEMS BID, OR REPRESENT AN INCREASE IN COST.
- 105 SITE CONDITIONS
 - A. THE POOL CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN SITE AND PLAN TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 - B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING THE POOL AREA TO WITHIN SIX INCHES OF THE FINISHED GRADE BEFORE POOL EXCAVATION.
 - C. UTILITIES TO THE PUMP ROOM LOCATION WILL BE PROVIDED BY THE GENERAL CONTRACTOR.
- 106 WARRANTY
 - A. PROVIDE A MINIMUM FIVE-YEAR WRITTEN GUARANTEE FOR THE POOL SHELL AGAINST FAILURE TO PERFORM. GUARANTEE POOL EQUIPMENT FOR A MINIMUM OF ONE YEAR AFTER FINAL ACCEPTANCE.

PART 2 - PRODUCTS

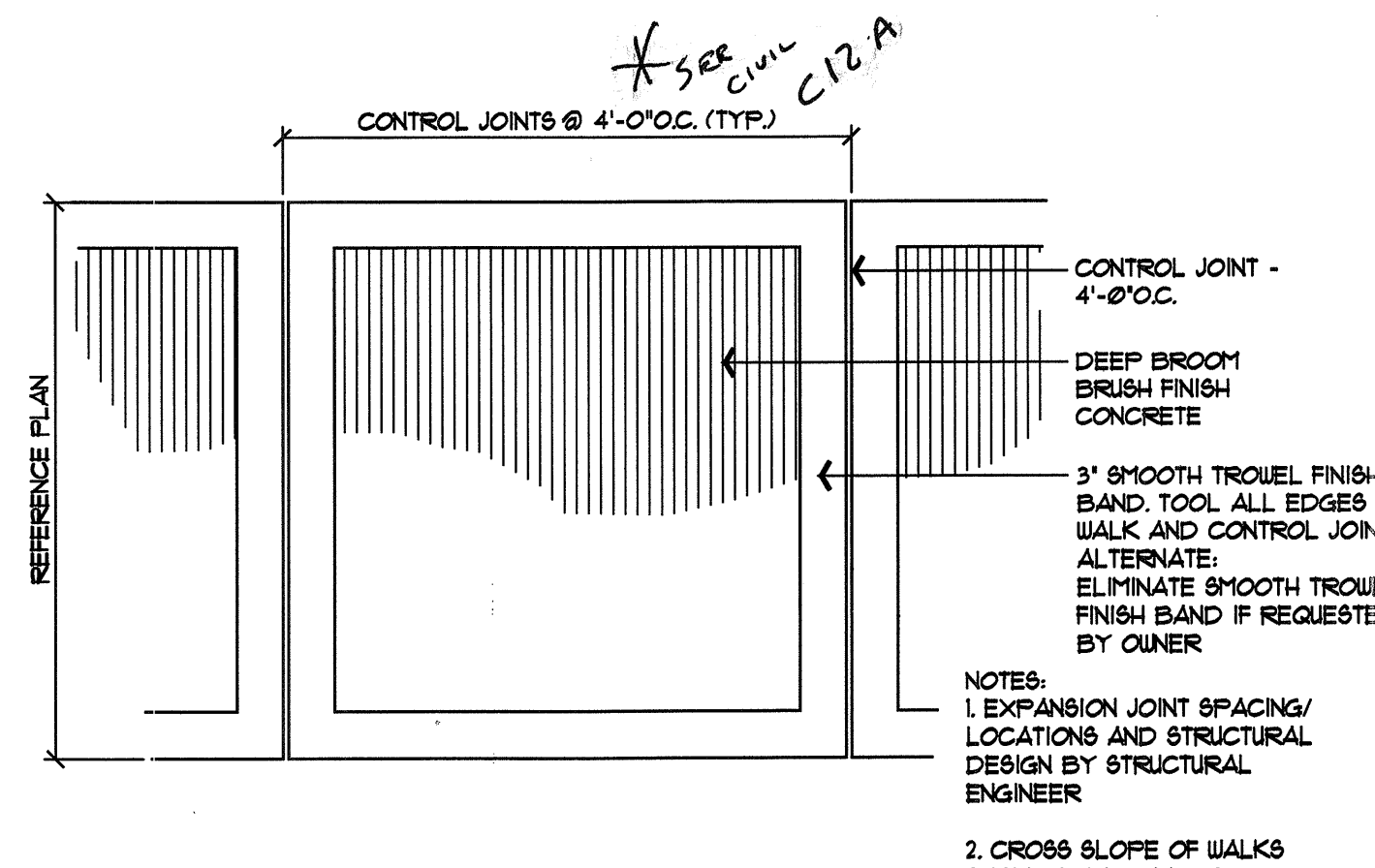
- 201 SAND FILTER
 - A. MEETS NATIONAL SANITATION FOUNDATION STANDARDS.
- 202 GRANITE
 - A. CONTRACTOR TO VERIFY CONCRETE SPECIFICATIONS WITH A STRUCTURAL ENGINEER FOR SPECIFIC SITE CONDITIONS.
- 203 HAIR AND LINT CATCHER
 - A. INSTALL ON THE SUCTION SIDE OF THE PUMP. AREA OF CATCHER TO BE A MINIMUM OF FOUR TIMES THE CROSS SECTIONAL AREA OF INLET PIPE.
- 204 MAIN DRAIN OUTLET
 - A. BY SWIMLIFT OR APPROVED EQUAL WITH HYDROSTATIC RELIEF VALVE AND PERFORATED COLLECTION TUBE.
 - B. ALL MAIN DRAIN SUCTION PIPES MUST COME FROM AT LEAST TWO (2) SOURCES. REFERENCE LOCAL STATE AND NATIONAL CODES.
- 205 PVC PIPING
 - A. SCHEDULE 40, WITH SCHEDULE 40 FITTINGS.
- 206 PLASTER
 - A. SUBMIT COLOR SAMPLES OR EXISTING POOL SAMPLES FOR APPROVAL.
- 207 PUMP
 - A. MUST BE OF ADEQUATE SIZE TO TURN OVER POOL WATER CAPACITY WITHIN FIVE HOURS OR PER LOCAL OR STATE CODES.
 - B. VERIFY MINIMUM POOL CODE REQUIREMENTS.
- 208 SKIMMER
 - A. BY SWIMLIFT U-3 OR APPROVED EQUAL AUTOMATIC SURFACE SKIMMER. ONE PER 500 SQUARE FEET MINIMUM. VERIFY MINIMUM POOL CODE REQUIREMENTS.
- 209 UNDERWATER LIGHTING
 - A. AS SHOWN ON MATERIALS LIST OR PLAN AND DETAILS.
- 210 DECK MATERIAL
 - A. DECK SURFACE SHALL BE TEXTURED FOR POSITIVE FOOT TRACTION.
- 211 DEPTH MARKERS
 - A. DEPTH MARKERS AND "NO DIVING" NOTATIONS SHALL BE MADE IN ACCORDANCE WITH GOVERNING CODES. AT A MINIMUM, DEPTH MARKERS SHALL BE INSTALLED FLUSH WITH THE POOL DECK AND ON POOL TILES IN LOCATIONS AROUND THE POOL, MARKING THE DEPTH AT EVERY SIX (6) INCHES OF CHANGE.
- 212 AUTOMATIC WATER LEVELER
 - A. SPAS AND FOUNTAINS INDEPENDENT OF THE MAIN POOL SHALL HAVE AN AUTOMATIC WATER LEVELER INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND PER APPLICABLE POOL CODES. LEVELER TO BE NOTED POOL MISER OR EQUIVALENT.

PART 3 - EXECUTION

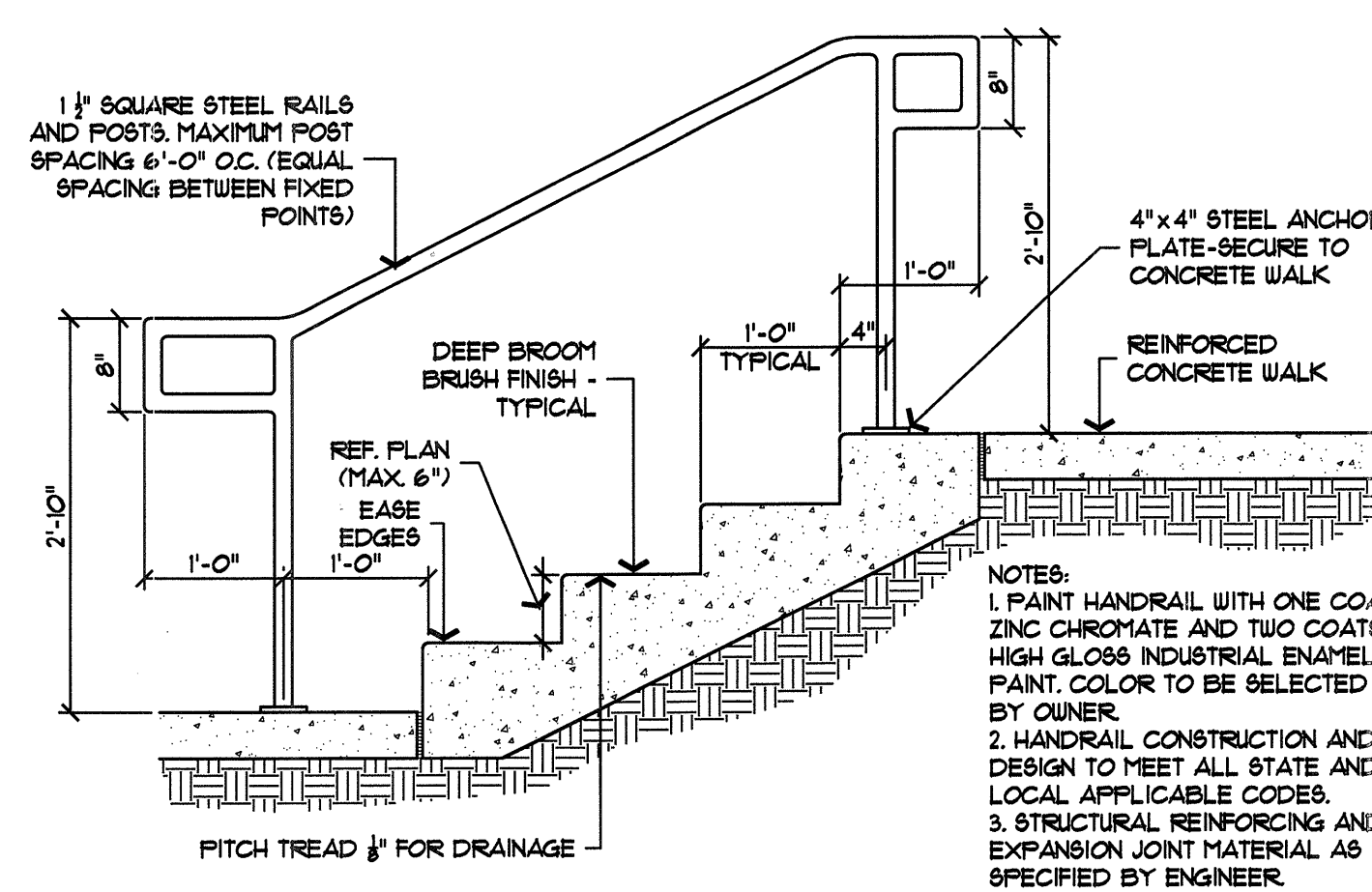
- 301 STAKING
 - A. STAKE OUT POOL AND FINISHED GRADES. NOTIFY LANDSCAPE ARCHITECT AND RECEIVE APPROVAL PRIOR TO EXCAVATION. VERIFY EXISTING CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 302 TREE PROTECTION
 - A. PROTECT EXISTING TREES. DO NOT CUT OR FILL BENEATH TREES UNLESS SPECIFICALLY SHOWN ON THE PLANS. DO NOT TRENCH WITHIN DRIP LINE OF TREES.
- 303 EXCAVATION
 - A. SOIL IS UNCLASSIFIED.
- 304 STEEL
 - A. CONTRACTOR TO SUBMIT SCHEDULE, APPROVED AND SEALED BY STRUCTURAL ENGINEER WITH PROPOSAL.
- 305 GRANITE
 - A. TO BE DONE IN CONTINUOUS OPERATION OR AS APPROVED BY STRUCTURAL ENGINEER.
 - B. POOL TO BE GROUNDED PER CODE.
 - C. POOL WALLS, FLOOR AND BEAMS TO BE GRANITE.
- 306 PIPING
 - A. ALL PIPING SHALL BE ROUTED AROUND TREES THAT ARE TO BE PLANTED ADJACENT TO THE POOL.
- 307 JUNCTION BOXES
 - A. INSTALL AS SHOWN ON PLANS.
- 308 LINES
 - A. PROVIDE POOL FILL LINES AND POOL OVERFLOW LINES.
- 309 PLASTER
 - A. TROUCEL TO SMOOTH, DENSE IMPERVIOUS SURFACE FREE FROM BLEMISHES. MINIMUM THICKNESS OF 1/2 INCH.
- 310 ADJUSTING
 - A. SUPPLY ALL REQUIRED START UP CHEMICALS AND BALANCE POOL. MEET WITH OWNER'S REPRESENTATIVE TO DISCUSS POOL OPERATION.
- 311 CLEANING
 - A. KEEP PREMISES NEAT AND ORDERLY. REMOVE DEBRIS FROM SITE AND LEAVE AREAS IN A BROOM CLEAN CONDITION.
- 312 CONFORMANCE
 - A. CONTRACTOR TO CONFIRM THAT THE ABOVE SPECIFICATIONS AND ALL POOL CONSTRUCTION WORK, MEETS OR EXCEEDS ALL GOVERNMENT CODES AND REGULATIONS.

POOL NOTES

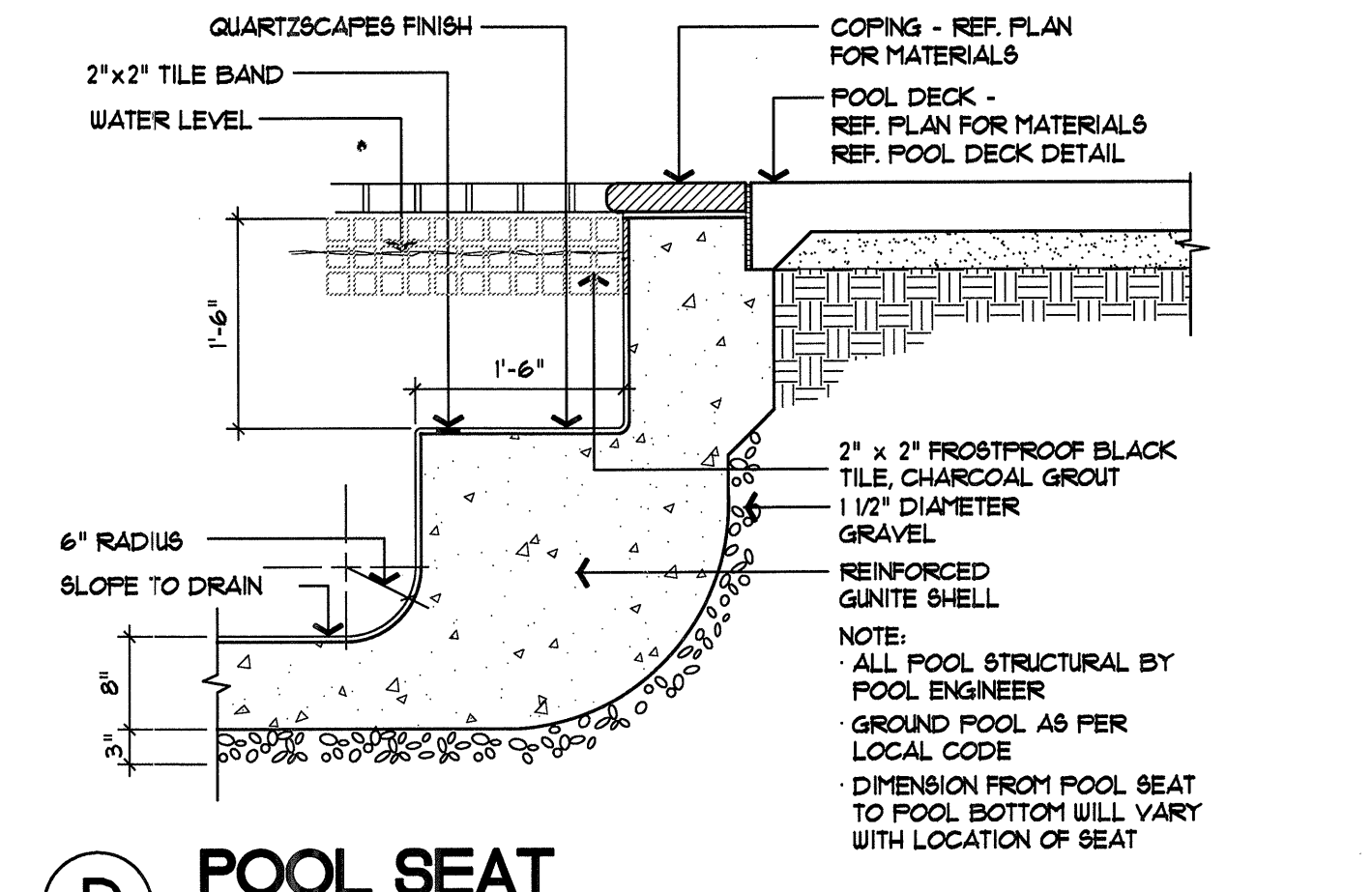
1. POOL CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP, SUPERINTENDENCE AND SCHEDULING OF WORK UNDER HIS AND THE SUBCONTRACTOR'S AGREEMENT. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THIS WORK AND SHALL PROMPTLY CORRECT (AT CONTRACTOR'S EXPENSE) ANY DEFECTIVE WORK DURING THE CONSTRUCTION OF THE PROJECT OR THE WARRANTY PERIOD THEREAFTER.
2. THE POOL CONTRACTOR SHALL PROVIDE CONSTRUCTION METHODS AND COMPATIBLE COMPONENTS REQUIRED FOR COMPLETE AND OPERABLE SYSTEMS FOR SWIMMING POOL, FOUNTAIN AND/OR SPA INCLUDING, BUT NOT LIMITED TO, EXCAVATION, DEWATERING OF CONSTRUCTION AREA, AND REMOVAL OF EXCESS EARTH FROM SITE.
3. THE OWNER OR OWNER'S MANAGEMENT SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF POOL WARNING SIGNS AND SAFETY EQUIPMENT IN THE POOL AREA TO COMPLY WITH STATE AND LOCAL CODES, AND STATE AND LOCAL CODES/GUIDELINES.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING IN THE POOL AREA. THE GRADE PROVIDED SHALL BE WITHIN SIX INCHES OF FINISHED GRADE BEFORE POOL EXCAVATION BEGINS.
5. THE POOL CONTRACTOR WILL STAKE OUT THE POOL AND SET THE FINISHED GRADE. THE LANDSCAPE ARCHITECT OR OWNER WILL BE NOTIFIED AND APPROVE THIS WORK PRIOR TO EXCAVATION.
6. POOL LIGHTS AND JUNCTION BOXES TO BE INSTALLED PER STATE AND LOCAL CODE BY POOL CONTRACTOR. POOL DECK LIGHTING SHALL FULLY ILLUMINATE THE POOL DECK AND BE IN ACCORDANCE WITH THE GOVERNING STANDARDS. UNDERWATER LIGHTING SHALL BE IN ACCORDANCE WITH GOVERNING CODES. ALL POST LIGHTS AND LANDSCAPE LIGHTING SHALL BE A MINIMUM OF 10'-0" FROM POOL WATER'S EDGE OR AS REQUIRED BY LOCAL CODES AND GUIDELINES.
7. REQUIRED UTILITIES AT THE POOL FILTER/EQUIPMENT LOCATION TO BE SUPPLIED BY THE GENERAL CONTRACTOR.
8. AREA DRAIN SIZE AND PVC DRAIN LINE SIZE AND GRADE TO BE DETERMINED BY CIVIL ENGINEER AND SHALL MEET MINIMUM REQUIREMENTS.
 - DECK DRAINS - ALL DRAINS TO BE CAPPED WITH A MINIMUM 6" ROUND GRATE
 - PLANTER DRAINS - ALL DRAINS TO BE CAPPED WITH A MINIMUM 6" ATRIUM GRATE.
9. ALL POOL ENCLOSURE GATES AND FENCES TO COMPLY WITH STATE AND LOCAL CODES, INCLUDING TEXAS STATE §B, NUMBER 170.
10. ALL PIPING SHALL BE 24" DEEP MINIMUM IN ALL PLANTING AREAS, AND ROUTED AROUND PROPOSED OR EXISTING TREES.
11. POOL CONTRACTOR IS RESPONSIBLE FOR TEMPORARY FENCING DURING CONSTRUCTION.
12. FINISH GRADES NEXT TO WALKS AND POOL DECKS SHALL BE THE RESPONSIBILITY OF THE POOL CONTRACTOR.
13. SWIMMING POOL HANDICAP LIFTER AND RELATED ITEMS TO BE PROVIDED BY POOL CONTRACTOR. RECREONICS, INC. STAINLESS MODEL NUMBER 46-620 OR EQUAL (800) 428-3254. INSTALL ANCHOR PER MANUFACTURER'S SPECIFICATIONS. PORTABLE LIFT TO BE KEPT BY MANAGEMENT UNTIL REQUESTED FOR USE BY TENANT.
14. HANDICAP ACCESSIBLE GATE WITH KEY, CARD OR COMBINATION LOCK ACCESS ONLY SHALL BE INSTALLED AT LOCATION SHOWN BY "X" ON PLAN. REFERENCE DETAILS.
15. LIGHT LOCATIONS AS INDICATED ON PLANS ARE RECOMMENDED LOCATIONS ONLY. FINAL FIXTURE QUANTITY AND LOCATIONS MAY VARY DUE TO OWNER'S SELECTION OF LAMP TYPE, LAMP WATTAGE, FOOT CANDLE INTENSITY AND HEIGHT OF FIXTURE. OWNER OR OWNER'S LIGHTING CONSULTANT TO DETERMINE REQUIRED ILLUMINATION.
16. "911 EMERGENCY TELEPHONE" TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE.
17. ALL STRUCTURAL DETAILS BY OTHERS.
18. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.
19. POOL TO BE SALT WATER.



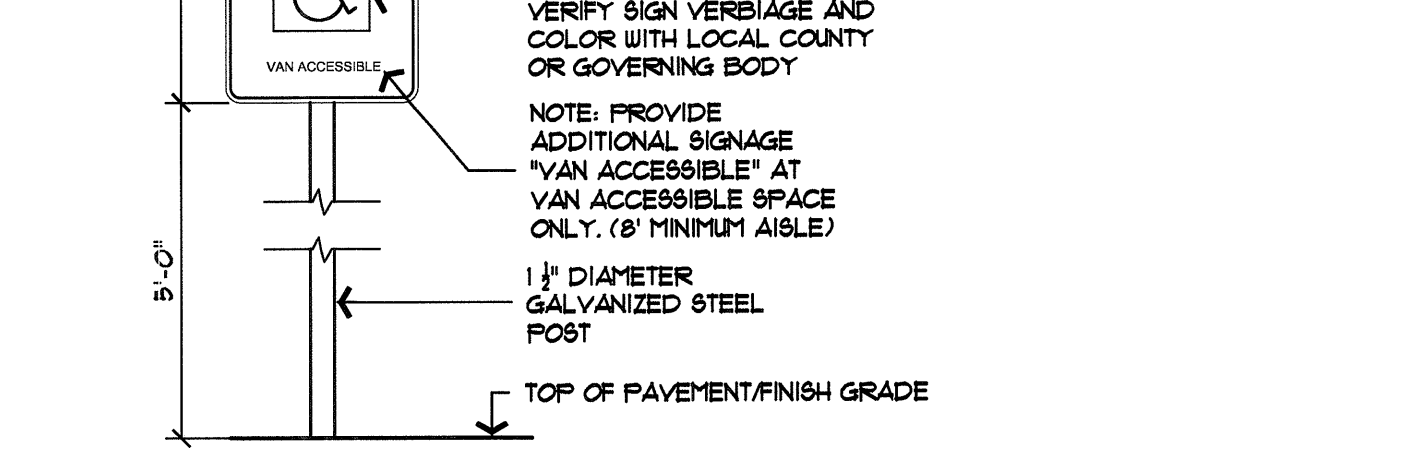
B SIDEWALK BRUSH FINISH CONCRETE - TYPICAL PLAN VIEW 3/4" = 1'-0"



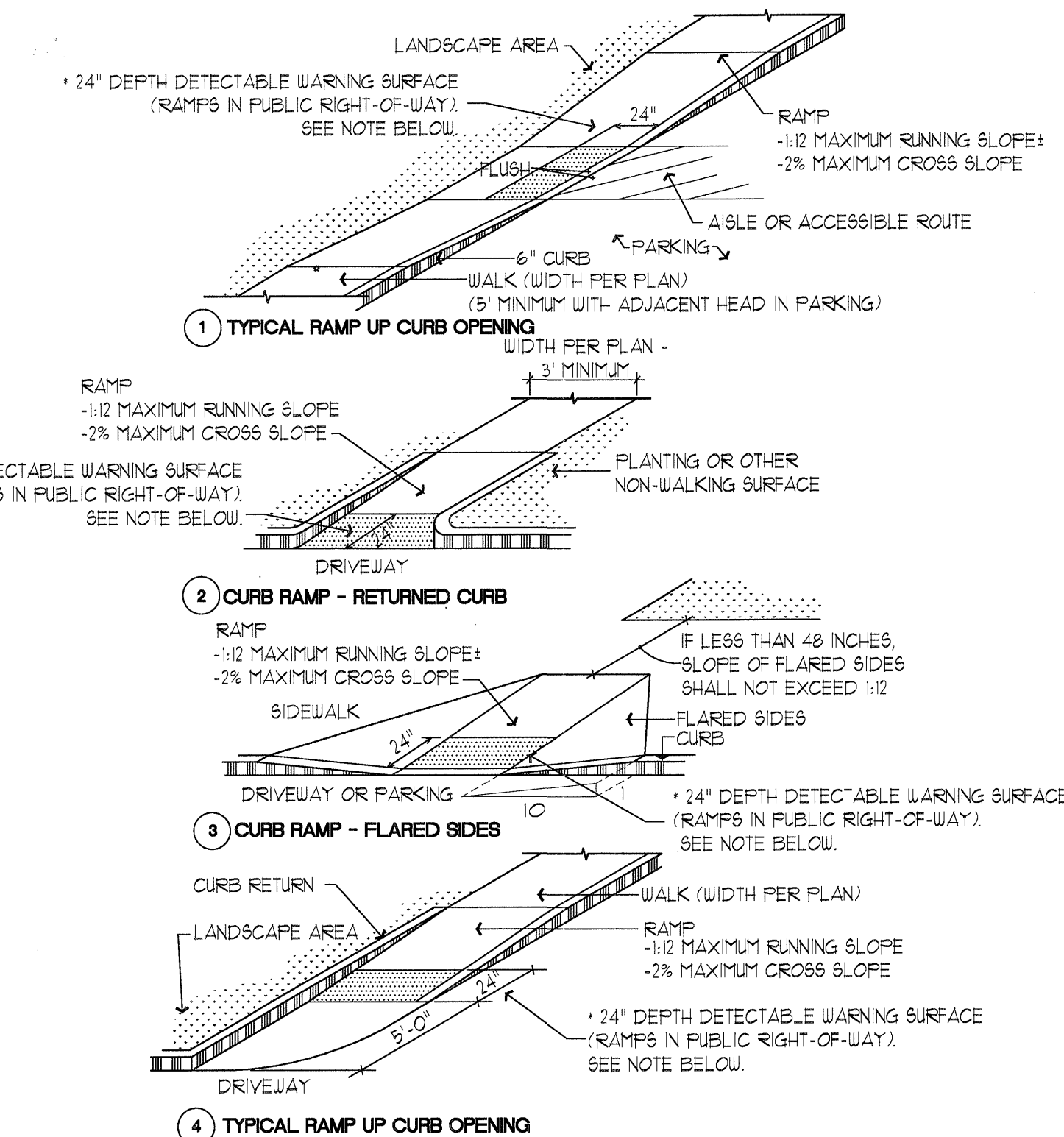
C STAIR AND HANDRAIL 3/4" = 1'-0"



D POOL SEAT 3/4" = 1'-0"



E HANDICAP PARKING SIGN 1" = 1'-0"

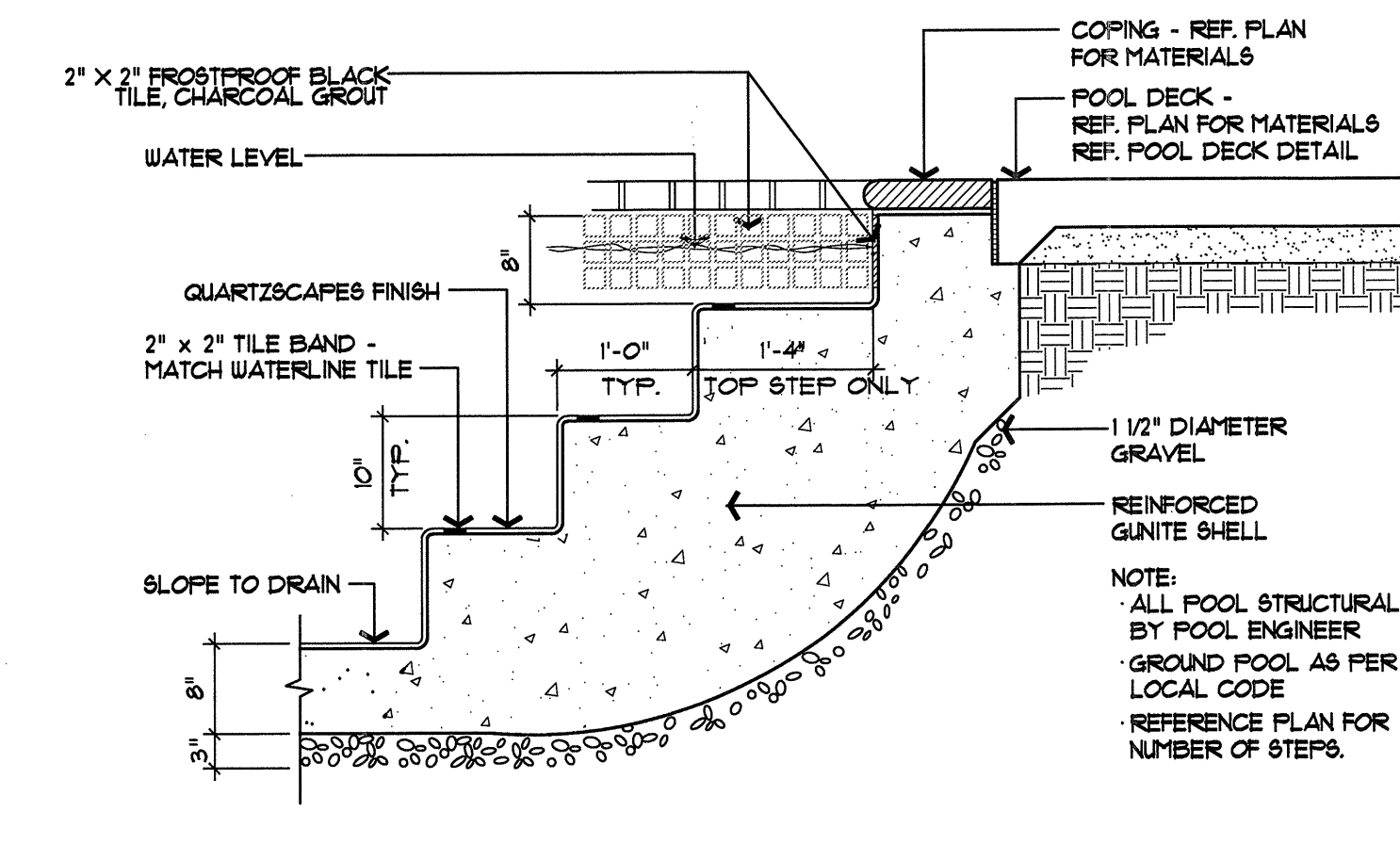


A BARRIER FREE CURB RAMPS SCALE - NONE

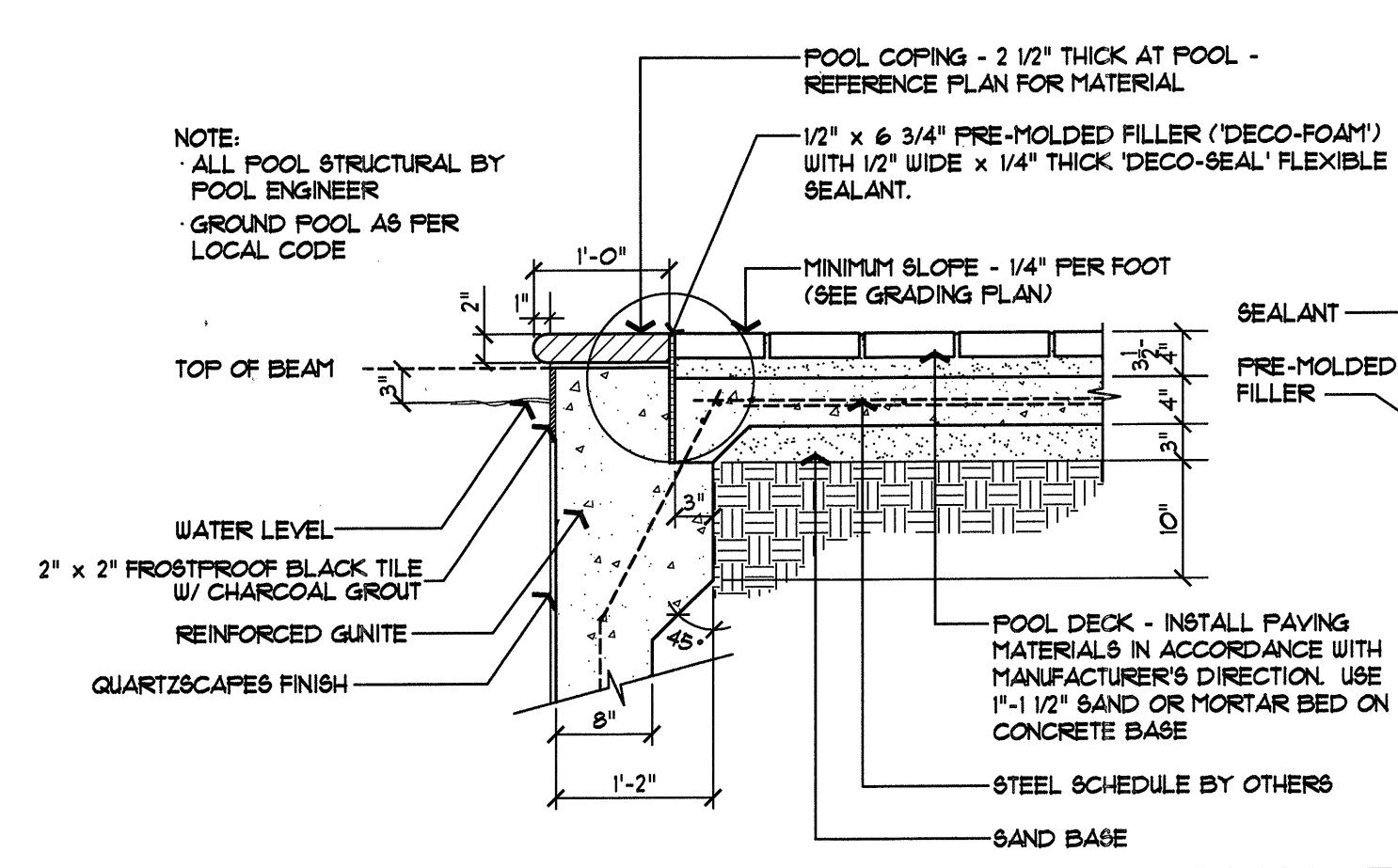
TAS (TEXAS ACCESSIBILITY STANDARDS) 4.1.4(2)
 THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND SURFACE TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. THE INTENT OF THIS STANDARD IS MET BY TRUNCATED DOMES MEETING THE TECHNICAL SPECIFICATIONS OF TAS 4.2.12 - OTHER TEXTURES SUCH AS GROOVES 1/2" DEEP, 3/4" WIDE, AND 2" APART AND ARRANGED SO THAT WATER WILL NOT ACCUMULATE, MAY BE ACCEPTABLE PROVIDED THE SURFACES ARE DETECTABLE UNDERFOOT. OTHER DESIGNS FOR SURFACES THAT ARE DETECTABLE UNDERFOOT MAY BE SUBMITTED TO THE STATE FOR APPROVAL. WE RECOMMEND USING TRUNCATED DOMES ON ALL CURB RAMPS.

* CURB RAMPS LOCATED IN THE PUBLIC RIGHT-OF-WAY MAY HAVE A 24" MINIMUM DEPTH DETECTABLE WARNING SURFACE (MUST EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING). CURB RAMPS NOT LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP OR LANDING. TRUNCATED DOME DETECTABLE WARNING SURFACE SHALL BE USED IN PUBLIC RIGHT-OF-WAY AND WHEN CROSSING PUBLIC STREETS.

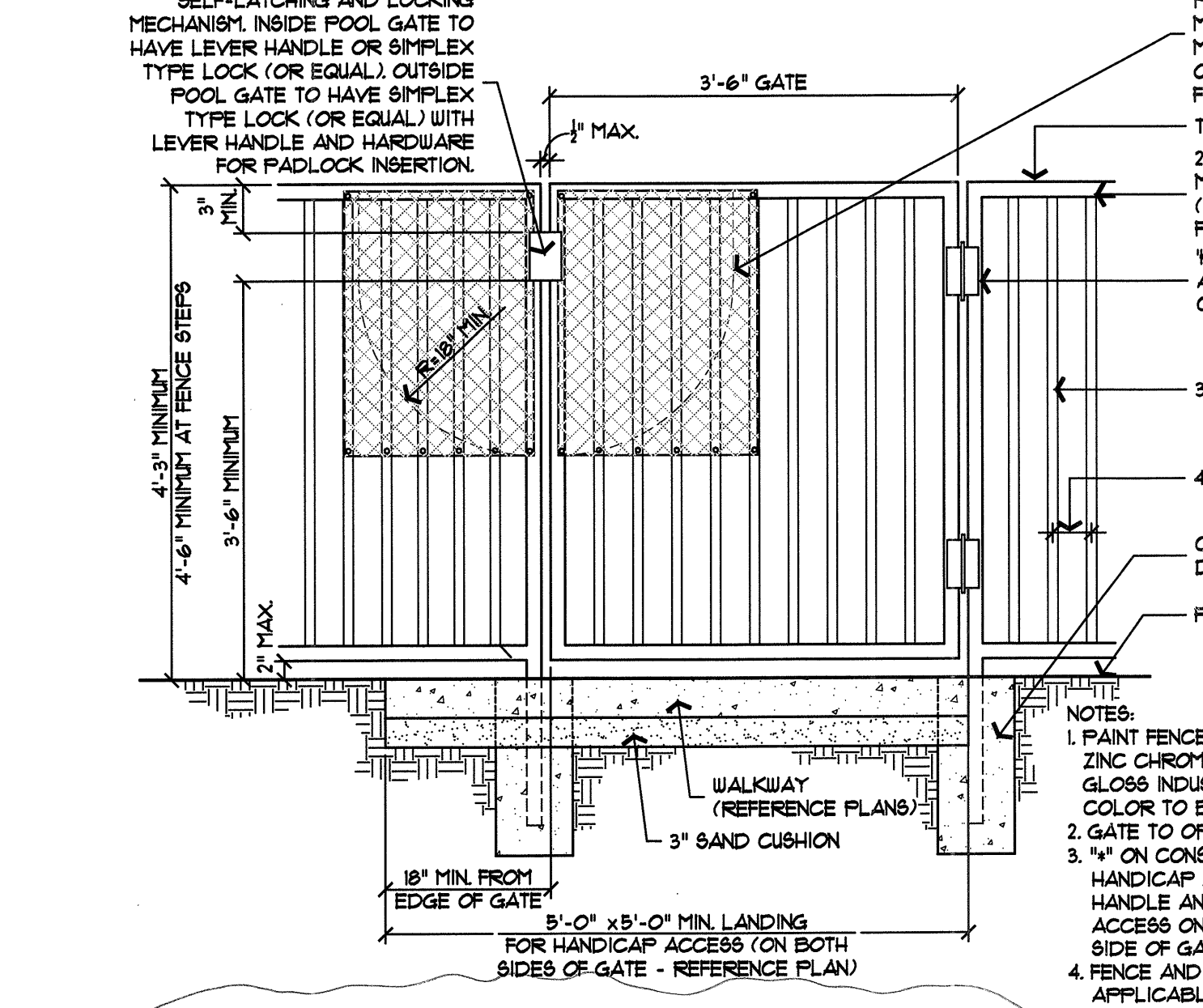
REFERENCE ARCHITECTURAL DRAWING PACKAGE FOR FURTHER ACCESSIBILITY GUIDELINES AND TAS REQUIREMENTS.



F POOL STEPS 3/4" = 1'-0"



G COPING AT POOL DECK - SPECIAL PAVING 3/4" = 1'-0"



H POOL FENCE AND GATE 3/4" = 1'-0"

ALTERNATE POOL/FOUNTAIN TILE SIZE:
 IF 2x2 TILE IS NOT AVAILABLE, SUBSTITUTE 3x3 FIELD SERIES, BLACK, #MAS 3x3 BLA, AVAILABLE FROM MASTER TILE, 888-461-8453. GROUT COLOR TO REMAIN CHARCOAL.

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