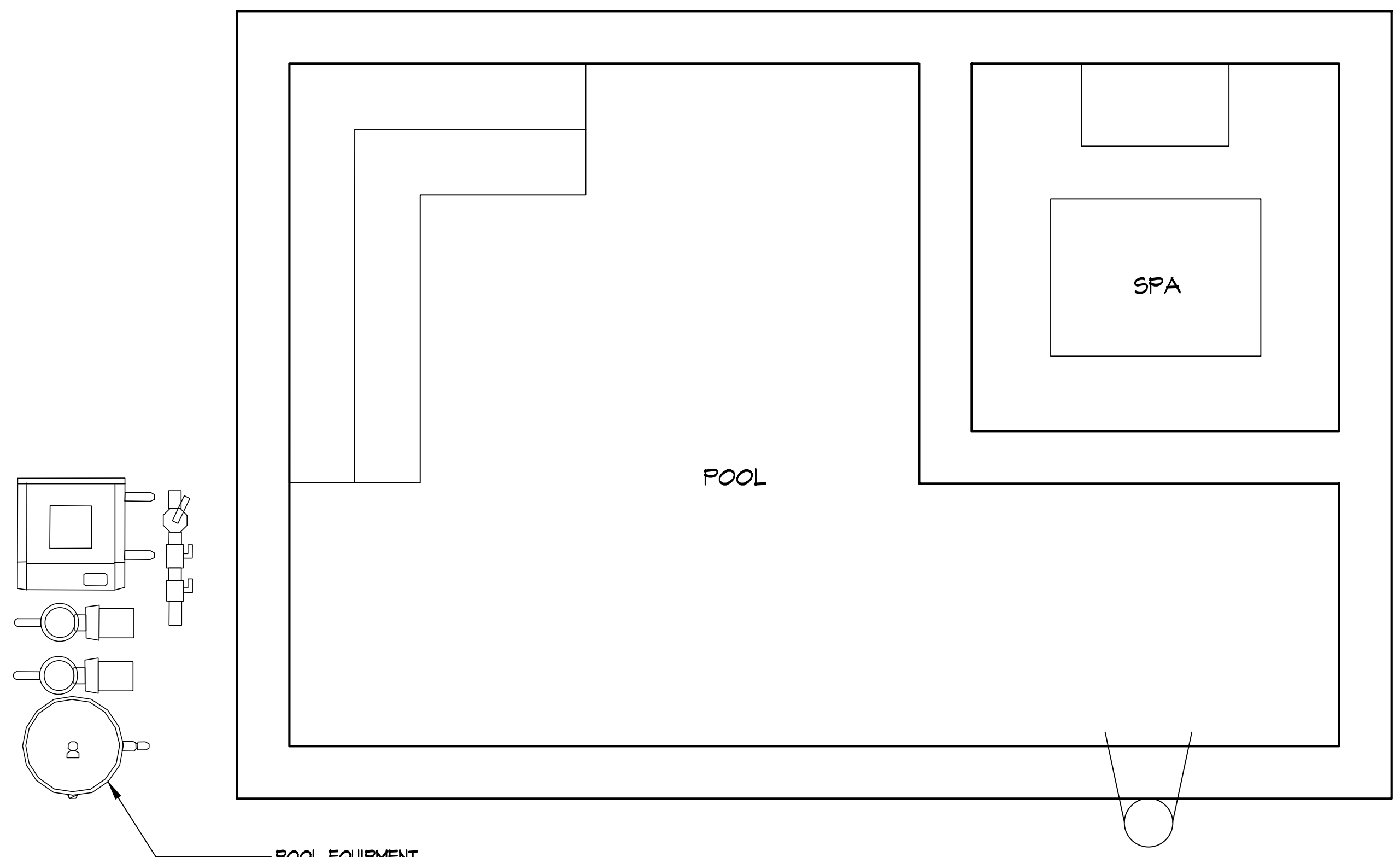


TEJON POOL AND SPA

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE DESIGNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO A FAILURE TO GIVE SUCH NOTIFICATION.
4. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO CALL 1-800-DIG ALERT.
5. NO SUBSTITUTIONS TO ANY SPECIFIED ITEM ON THE DRAWINGS SHALL BE MADE BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL FROM THE OWNER OR LANDSCAPE DESIGNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATING WITH OTHER SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
7. ALL WORK SHALL CONFORM TO APPLICABLE CODES. IF A CONFLICT ARISES BETWEEN TWO JURISDICTIONS, THE STRICTER CODES SHALL APPLY.
8. CONTRACTOR SHALL PROTECT NEW AND EXISTING ADJACENT PROPERTIES FROM HARM.
9. INSTALL ALL MATERIALS, FIXTURES, EQUIPMENT, AND APPLIANCES IN ACCORDANCE WITH LOCAL AND APPLICABLE CODES, ORDINANCES, MANUFACTURER SPECIFICATIONS, DETAILS, NOTES, AND/OR OTHER SPECIFICATIONS.
10. AFTER COMPLETION OF THE PROJECT, CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETE SET OF "AS-BUILT" DRAWINGS.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN STORAGE FACILITIES AND EMPLOY SUCH MEASURES AS WILL PRESERVE THE SPECIFIED QUALITY AND FITNESS OF MATERIALS TO BE USED IN THE WORK.
12. CONCRETE SURFACE SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES, AND SHARP TRANSITIONS.
13. ALL CONCRETE FLATWORK TO BE A MINIMUM OF 3 ½" THICK AND LOCATED AS SHOWN. CONCRETE SHALL HAVE A COMPRESSIVE STENGTH OF 2500 PSI IN 28 DAYS. CONCRETE SHALL BE POURED CONTINUOUSLY, WHERE POSSIBLE, AND THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION OR OTHER METHODS.
14. CONTRACTOR SHALL COORDINATE IRRIGATION AND LIGHTING SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED, REFER TO APPROPRIATE PLANS.
15. IF, IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH STATED GRADES AND/OR ELEVATIONS, THE DESIGN ELEVATION SHALL TAKE PRECEDENCE.
16. VERIFY WITH STRUCTURAL ENGINEER FOR THE NEED FOR REINFORCING, BASE MATERIAL, ETC., FOR HARDSCAPE, PAVING, WALL FOOTINGS, ETC.
17. CONTRACTOR TO PROVIDE FOR ELECTRICAL SOURCE TO ALL EQUIPMENT, APPLIANCES AND ELECTRONICS, AND PROVIDE FOR PROPER DRAINAGE IN PLANTING AREAS.
18. CONTRACTOR TO CONCEAL ALL FRAMING CONNECTIONS FOR STRUCTURES, INCLUDING, BUT NOT LIMITED TO FENCES, GATES AND TRELLIS.
19. CONTRACTOR TO PROVIDE EXPANSION JOINTS IN PAVING NEXT TO ALL BUILDINGS, WALLS AND STEPS.
20. PROVIDE ALL PERMITS.

WE SUGGEST MIN. 20'X25' LOT SIZE.



SITE PLAN
SCALE : 1/2" = 1'-0"

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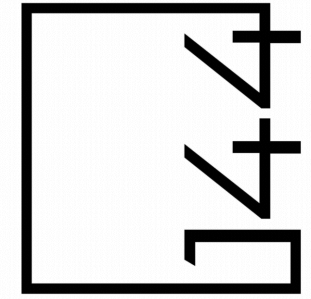
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SCOPE OF WORK

TEJON SPOOL IS THE PERFECT SIZE FOR RELAXING IN. IF YOU DON'T HAVE A LOT OF ROOM BUT YOU JUST WANT TO GET WET, THIS IS YOUR PLAN. A BAJA SHELF HAS PLENTY OF ROOM FOR A BEACH CHAIR OR ADIRONDACK CHAIR, AND AN UMBRELLA. THERE IS A "DEEP" END (4') WHICH HAS JUST ENOUGH ROOM TO SINK DOWN AND COOL OFF. AND YOUR FLOAT WILL FIT PERFECTLY HERE SO YOU CAN RELAX THE WEEKEND AWAY GETTING YOUR VITAMIN D!

ABBREVIATIONS:

P.A.	PLANTING AREA
O.C.	ON CENTER
TYP.	TYPICAL
R	RADIUS
MIN.	MINIMUM
P.I.P.	POURED IN PLACE
N.T.S.	NOT TO SCALE
DIA.	DIAMETER
T.B.D.	TO BE DETERMINED
EXP. JT.	EXPANSION JOINT
HT.	HIGH
W.	WIDE
F.S.	FINISH SURFACE
EQUIP.	EQUIPMENT
CONC.	CONCRETE
ELEV.	ELEVATION

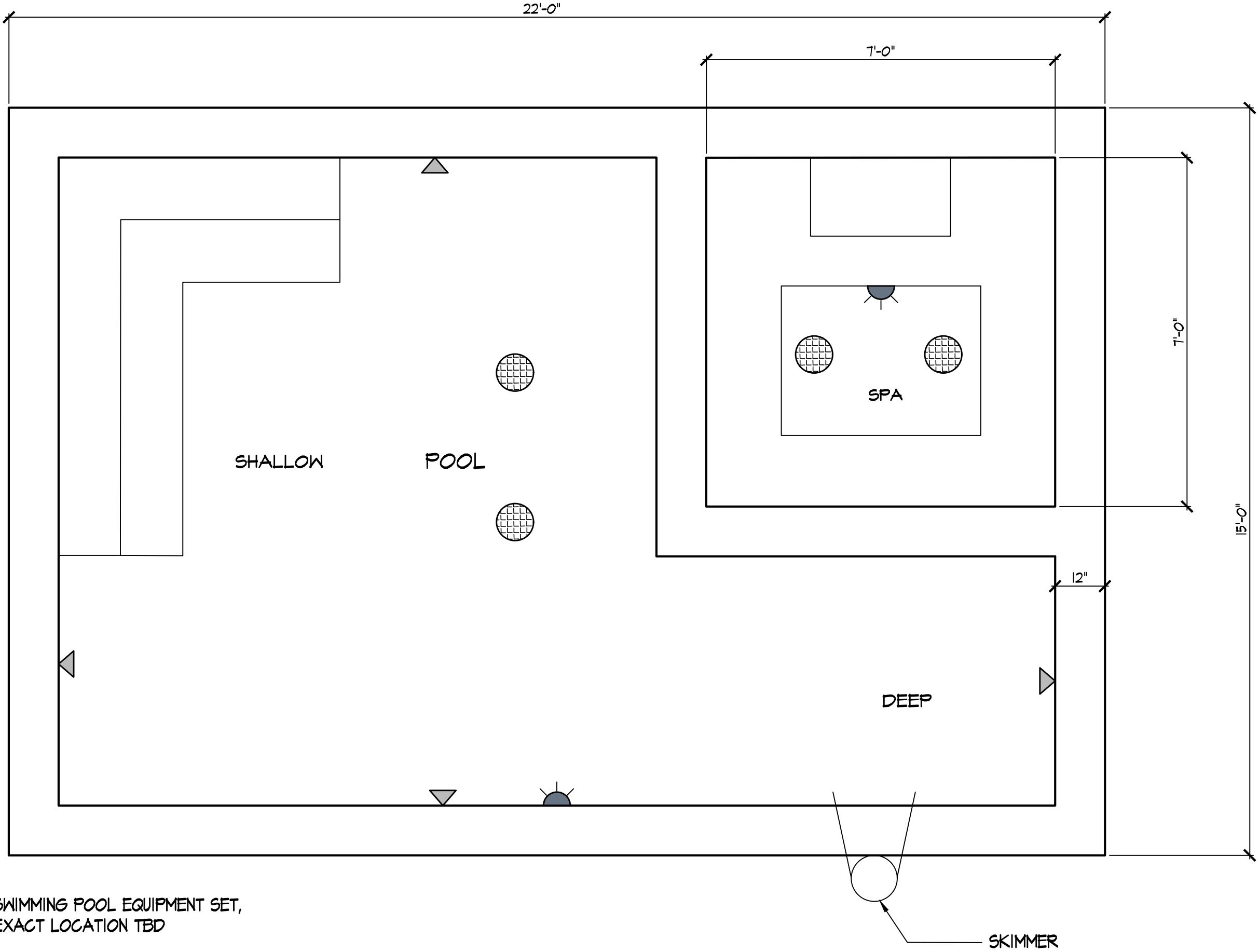
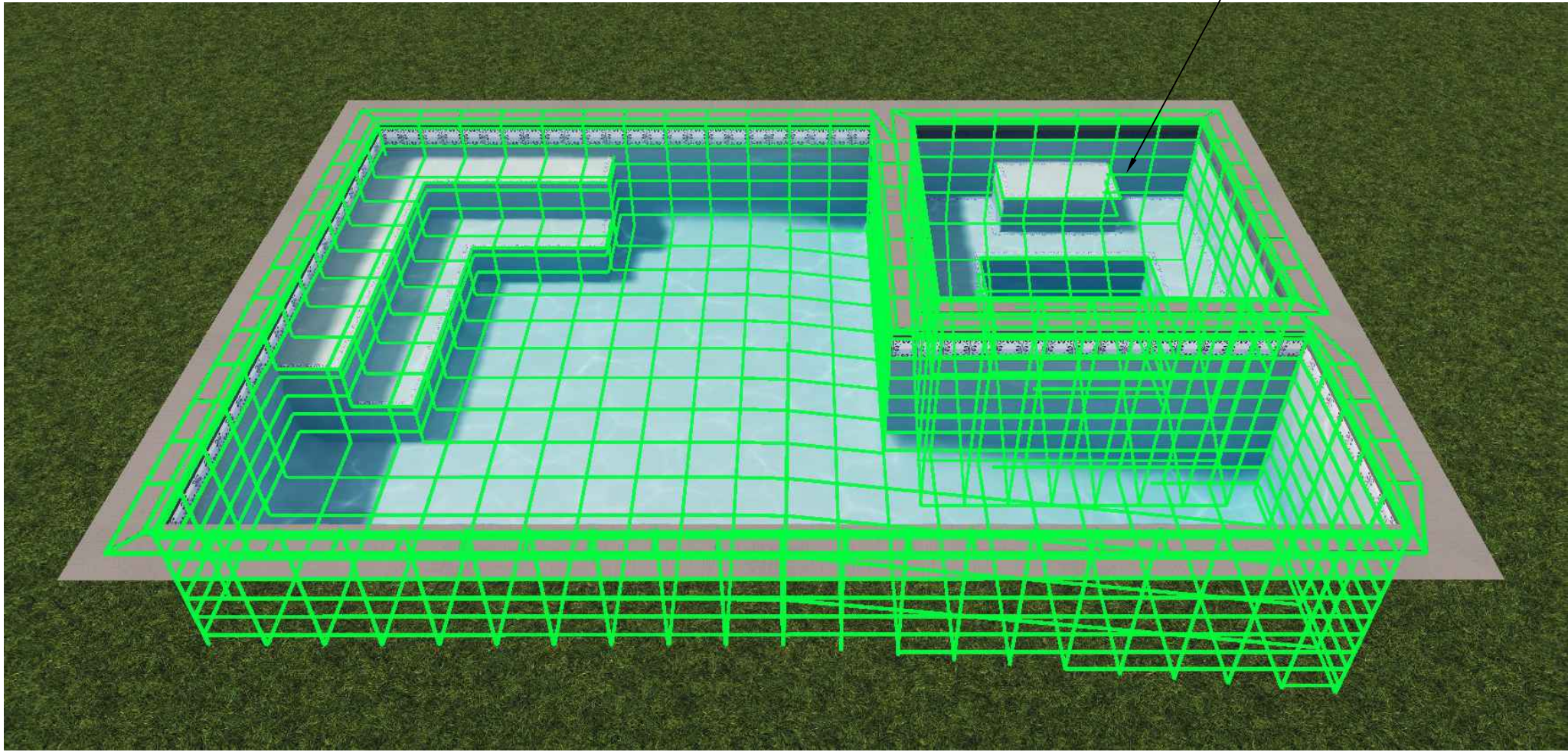
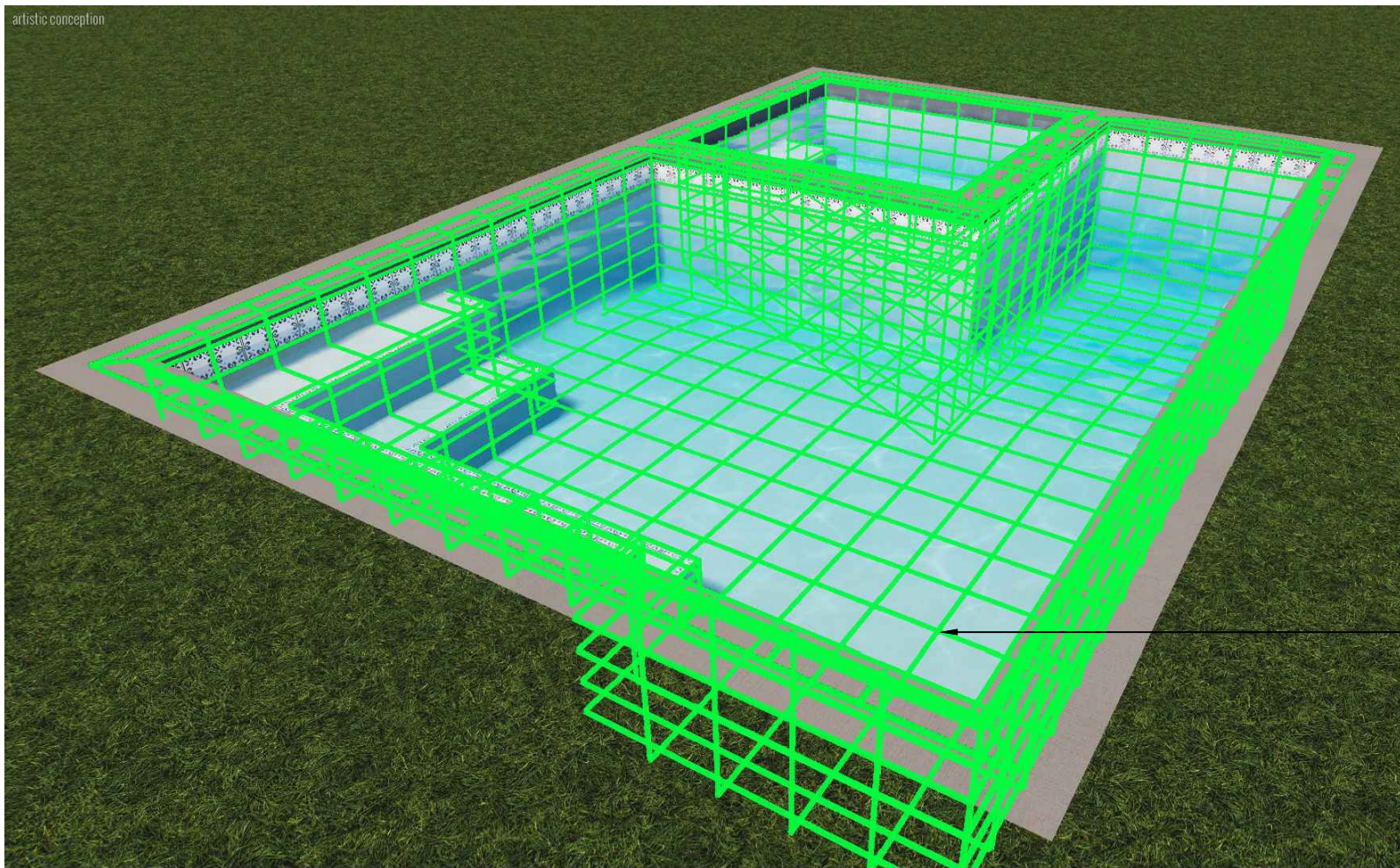
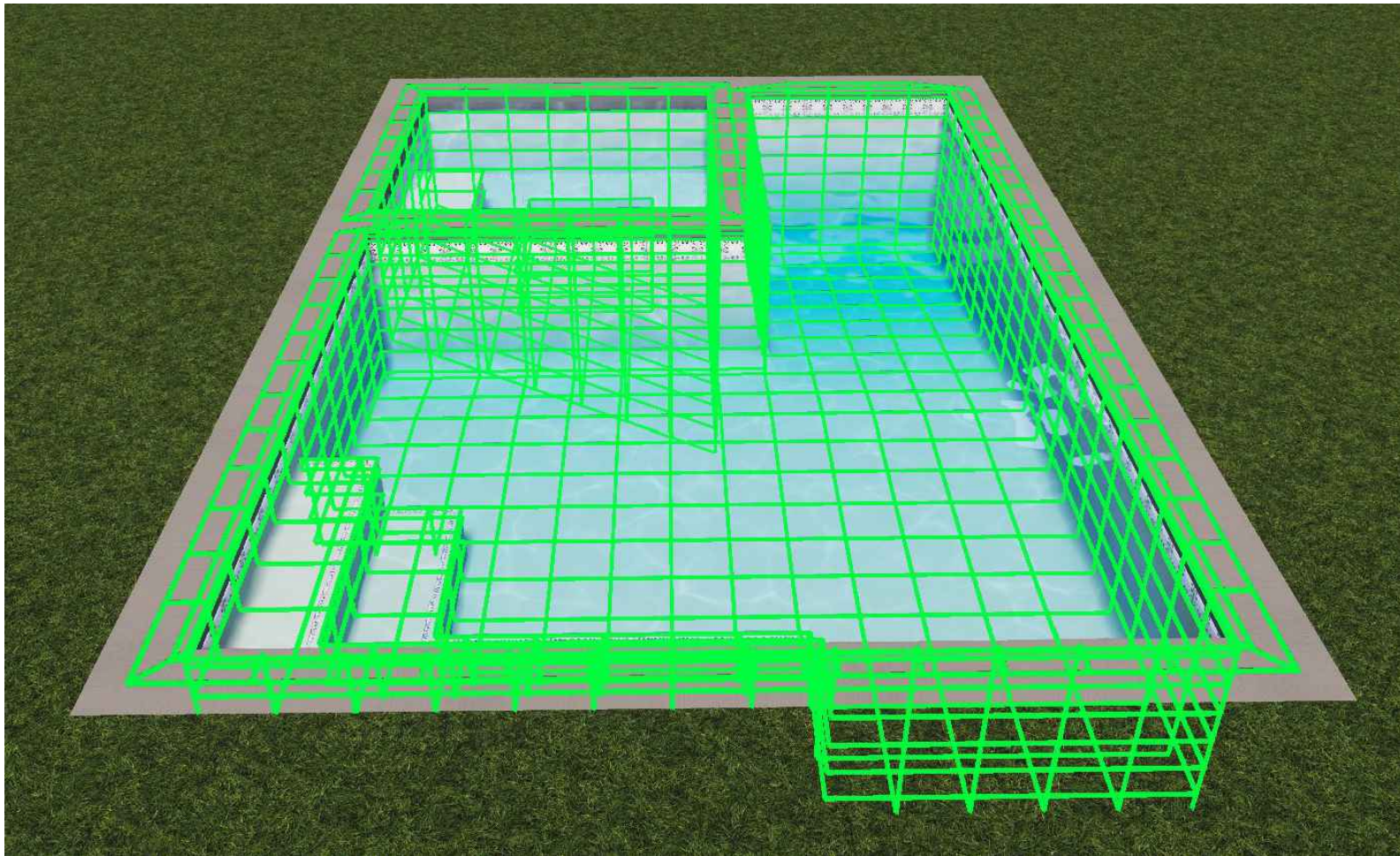
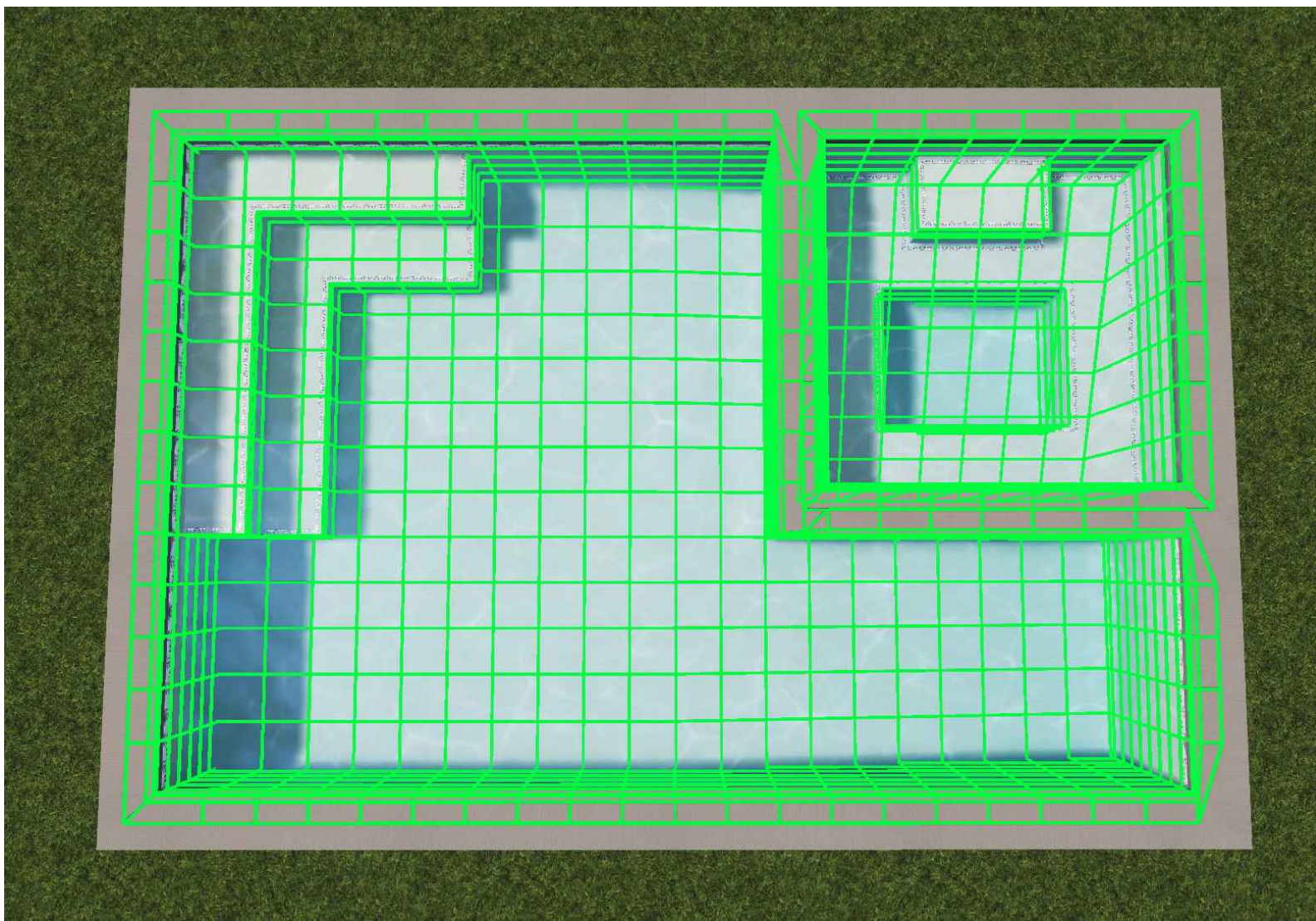


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POOL AND SPA CONSTRUCTION
SCALE : 1/2"=1'-0"

LEGEND

SYMBOL	MODEL #
	10" V.S.B. ANTI VORTEX SUCTION COVERS, 3' APART MIN.
	1" DIRECTIONAL RETURN, EYEBALL FITTINGS
	3" MICROBRITE COLOR LIGHTS

NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CITY/MUNICIPAL CODES.
- REBAR IS SHOWN HERE FOR GRAPHIC PURPOSES ONLY. PLEASE SUBMIT TO A STRUCTURAL ENGINEER AND SOILS EXPERT FOR YOUR LOCAL GOVERNANCES.

Pools

Count: 1
Perimeter: 74' 0"
Area: 330.00 ft²
Int Surface Area: 1174.4 ft²
Depth: 5' Deep Max, 3' Shallow Min.
Volume: 13,407 gallons
Interior Finish: Pebble Technology, Aqua Blue
Tile Line: +6" 105' 3"
Coping Area: 89.68 ft²
Coping Interior: 105' 3"
Shortcrete or Gunite: 26.4 yards³
Rebar: 4092' #4 Rebar @ 12" O. C.

Spas

Count: 1
Envelope: 8' x 8'
Perimeter: 36'
Spillway: No Spillway
Area: 49.0 ft²
Int Surface Area: 183.04 ft²
Depth: 3 1/2'
Height: At F.G.
Volume: 1,162 gallons
Interior Finish: Pebble Technology, Oasis Blue
Tile Line: +6" 31' 5"
Tile Material: 1" x 1" Glass Tile + 6" Ceramic Tile
Shortcrete or Gunite: 4.8 yards³
Rebar: 704' #4 Rebar @ 8" O.C. Both Directions

Water Features

Plumbing

Runway: 1, 36" Wide, -18"
Linear Ft: TBD
Skimmer, Waterway Renegade: 75 G.P.M. 2" Ports
Jets: 1" Directional Waterway Air Venturi Jets
(System will Support 10-12 Jets), Location per Owner

Electrical

Sizing: 1"
Linear Ft: TBD

Gas

Sizing: 1"
Linear Ft: TBD

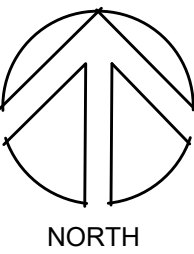
Pool Equipment List

Jandy RS 6 IQ remote System (for Smart Phone)
(1) Jandy Variable Speed FLOPRO Filter Pump 3.8 HP
(1) Jandy Variable Speed FLOPRO Booster Pump 3.5HP
(1) Jandy 400,000 BTU JXi Pool Heater
(1) Nature² Chlorine Tablet & Mineral System Fusion, In-ground
(1) laqualink 3.0
(1) Jandy 60 SF DEV DE Filter

NOTE:
CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DATA IN THE FIELD.

MATERIAL LIST FOR POOL:

POOL WATER FEATURE TILE: ANDRATX TRAMONTANA
PORCELAIN DECORATIVE FIELD TILE 6X6 CHARCOAL
GLOSSY (NOTE THIS IS NOT NPT)
POOL SURFACE: NPT MINI PEBBLE, AQUA WHITE
TRIM TILE AND EXTERIOR BOND BEAM: NPT OCEANSCAPES
- MAVERICKS - 1" X 1"
COPING: NPT PRECAST COPING, EASED EDGE, DARK GREY
SPILLWAY AND NEGATIVE EDGE TILE (THIS IS ONLY ON A
FEW) : NPT ELEMENTAL - WHITE PEARL - 1" X 1"



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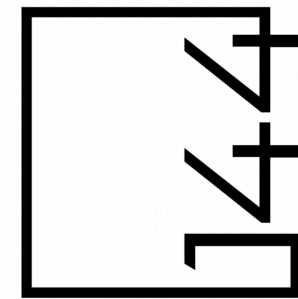
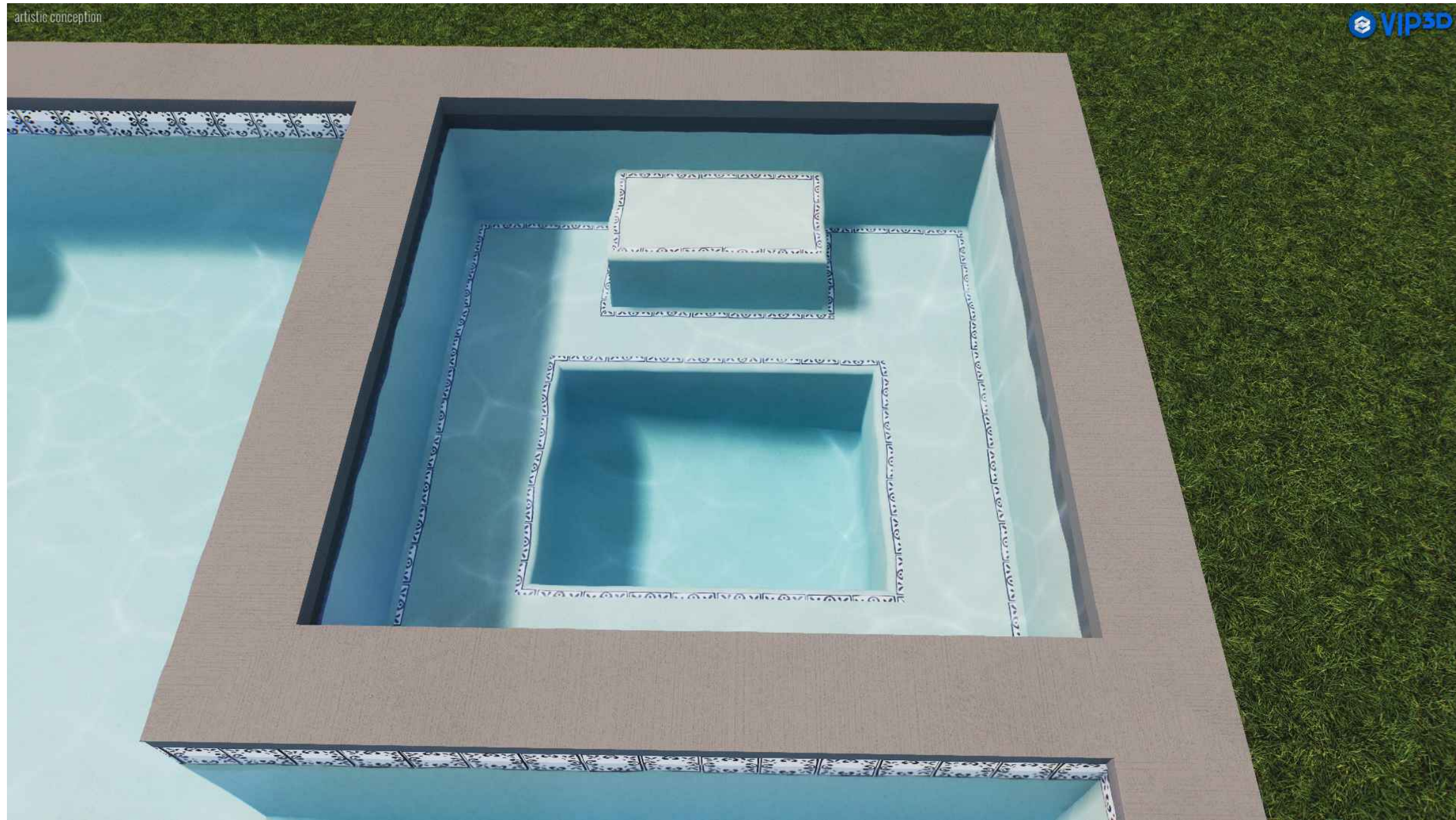
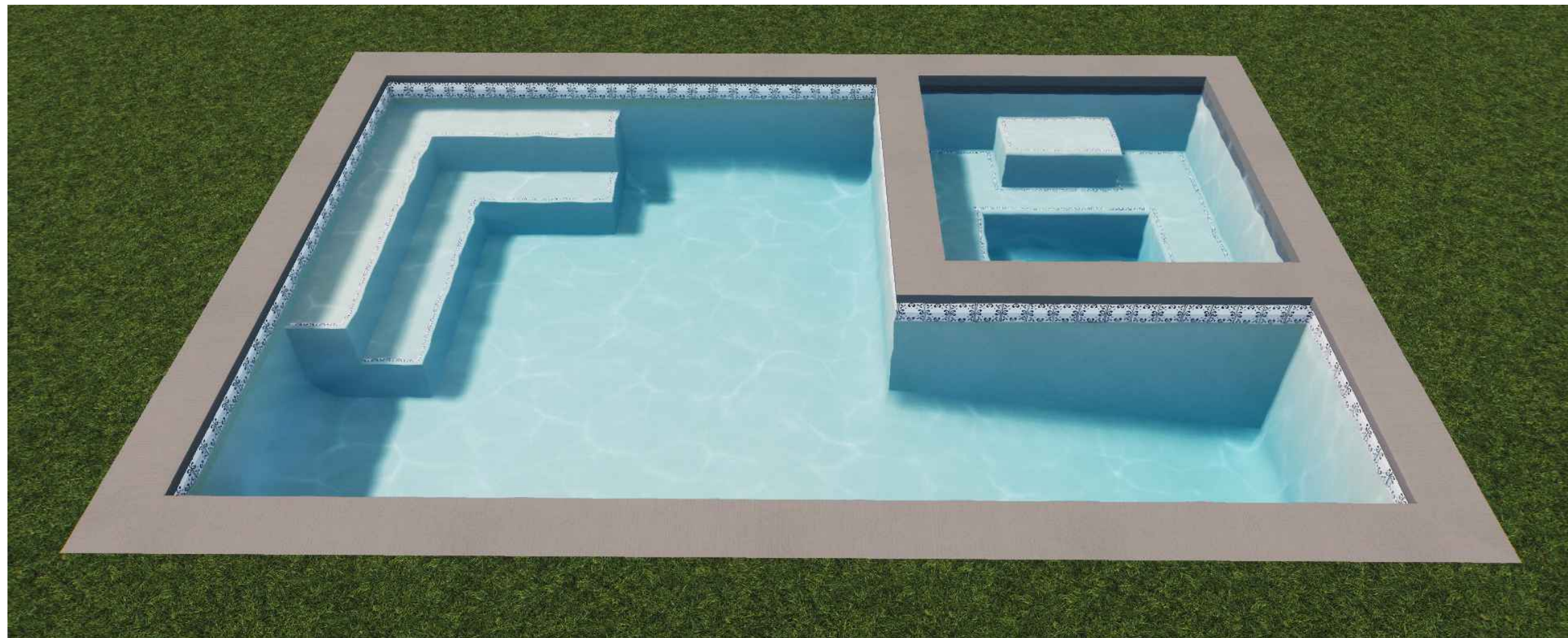
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