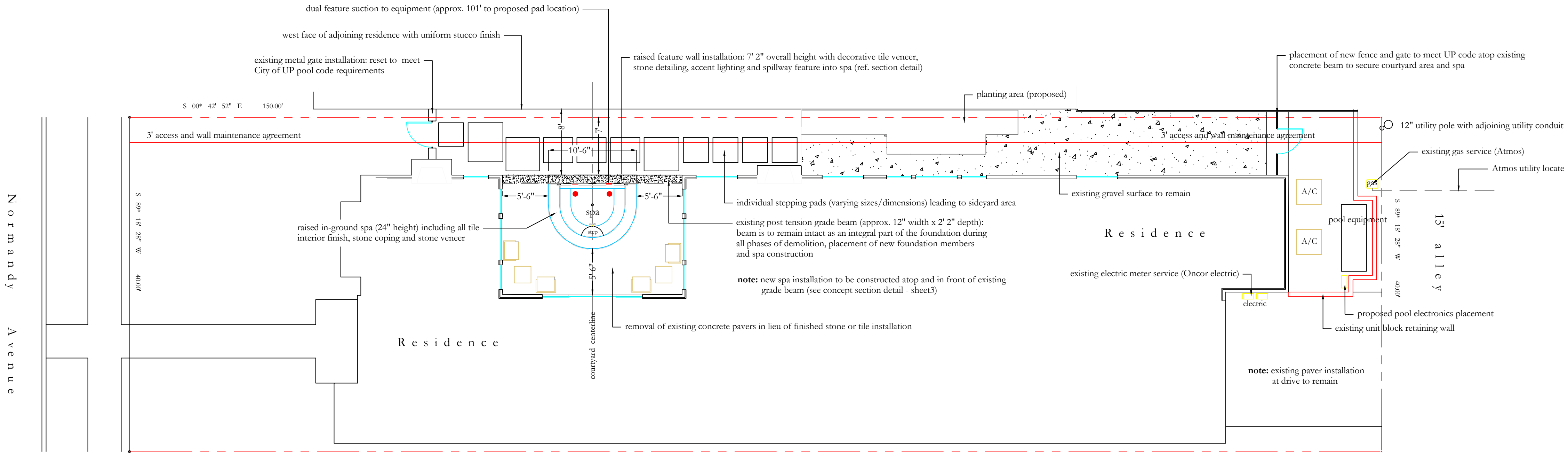


adjoining residence

note: adjoining residence structure is 1' off property limit per plat information by  
CBG Surveying  
12025 Shiloh Road, Suite 230  
Dallas, Texas 75228  
and Sendera Title (12 July, 2016)  
and is used here with permission of Owner



Revised  
Rear garden concept

**The Fleischli Residence**

4513 Normandy  
University Park

1/8" = 1' 0"

01 April, 2025: Revision to include removal of grill element/pad, removal of decorative screening panels  
note: 08 May 2025 submittal for planning and zoning review

note: Dig Tess utility locate request 2463 788 411 (16 May, 2024)  
note: Dig Tess utility locate request 255 291 4996 (29 January, 2025)

ARTZ  
LANDSCAPE DESIGNS  
8080 North Central Expressway Dallas Texas

Project Name and Address

The Fleischli Residence  
4513 Normandy  
University Park

Project Concept development: rev	Sheet 01
Date 21 March, 2025	
Scale 1/8" = 1' - 0"	

**note:** west wall of adjoining structure is unbroken with no windows facing into courtyard

stepping pads (varying dimensions) within courtyard garden space

S 00\* 42' 52" E 150.00'

3' access and wall maintenance agreement

edge of existing grade bearing  
structure: see section info

R e s i d e n c e

R e s i d e n c e

courtyard centerline

**note:** finish coping elevation at 24" height above finish surface terrace with water level at 19" ( 5" below coping surface)

## The Fleischli Residence

$$1/4'' = 1' 0''$$

**note:** 08 May 2025 submittal for planning and zoning review

ARTZ  
LANDSCAPE DESIGNS  
8080 North Central Expressway Dallas Texas

Project Name and Address

The Fleischli Residence  
4513 Normandy  
University Park

## Project Dimensioning

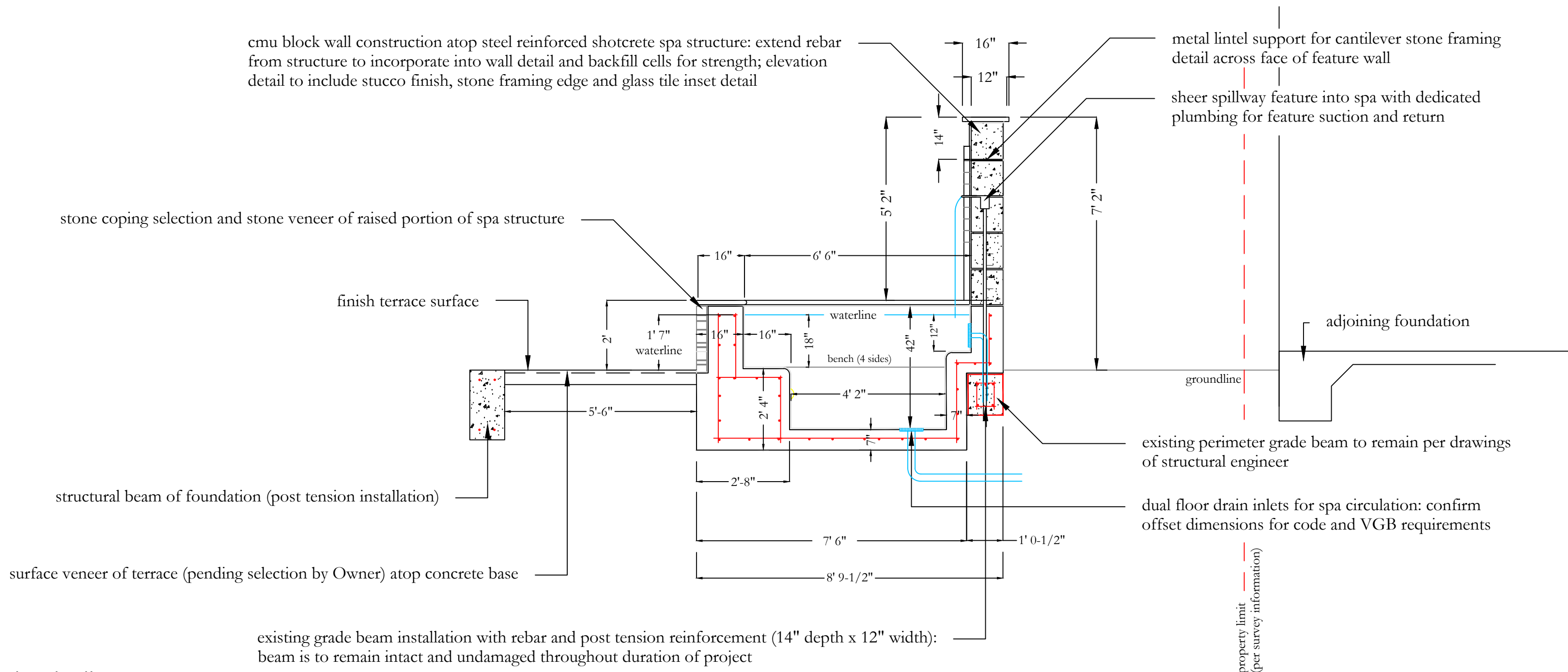
Date  
21 March, 2025

Scale  $1/4" = 1' - 0"$

Sheet

02





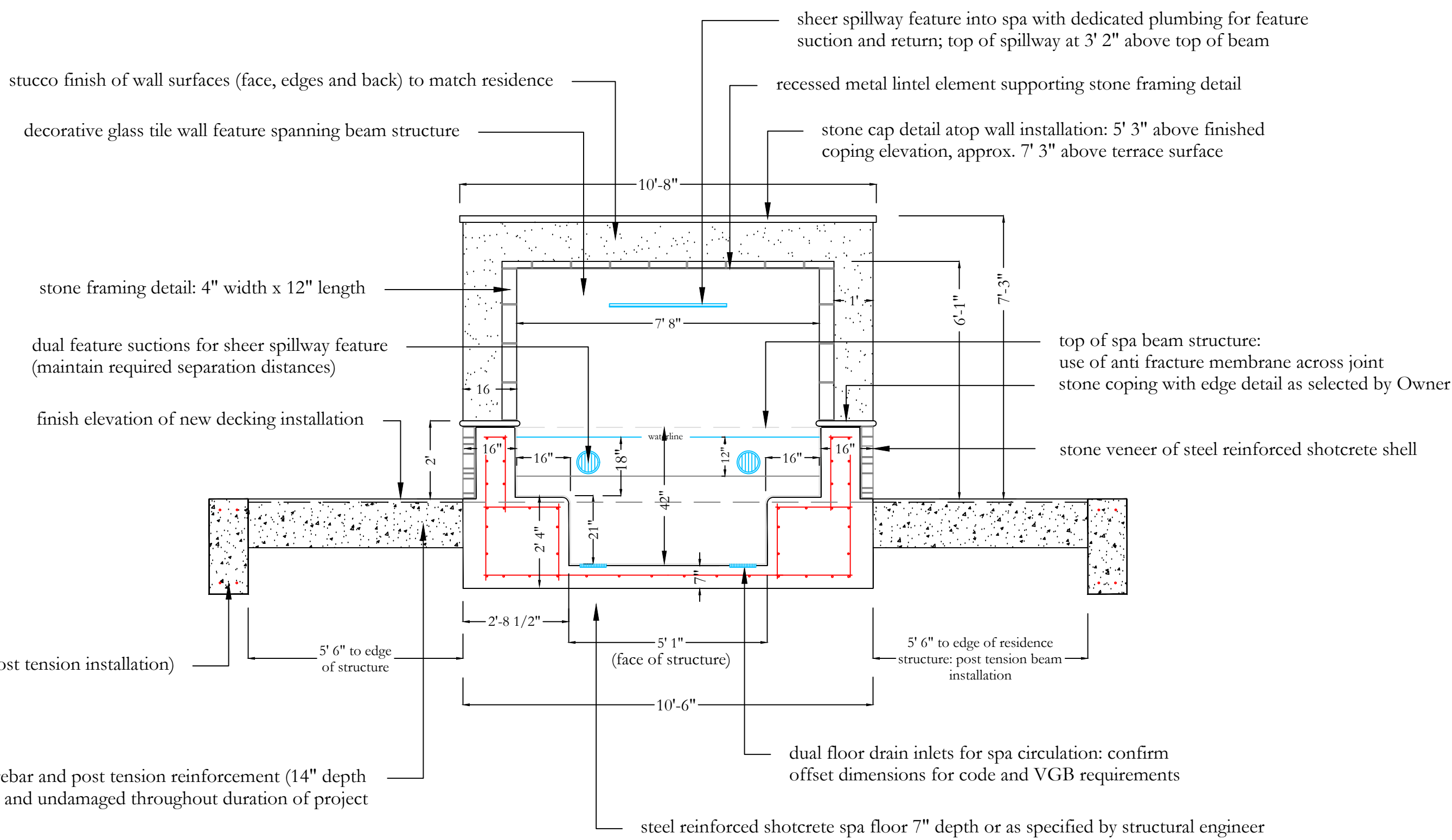
A-A' spa construction and section detail  
scale: 3/8" = 1' - 0"

### The Fleischli Residence

4513 Normandy  
University Park

**note:** new steel reinforced spa structure to be placed in front of and atop existing grade beam structure with 7" wall and floor cross section detail at beam; include placement of 1/2" expansion material across top and face of beam structure

**note:** these drawings are conceptual in nature to describe methods, materials and intent; engineers sealed drawings are to be used for permitting and construction purposes and will prevail



B-B' spa construction section and feature wall elevation detail  
scale: 3/8" = 1' - 0"

### The Fleischli Residence

4513 Normandy  
University Park

**note:** 08 May 2025 submittal for planning and zoning review

existing grade beam installation with rebar and post tension reinforcement (14" depth x 12" width): beam is to remain intact and undamaged throughout duration of project

**note:** new steel reinforced spa structure to be placed in front of and atop existing grade beam structure with 7" wall and floor cross section detail at beam; include placement of 1/2" expansion material across top and face of beam structure

**note:** these drawings are conceptual in nature to describe methods, materials and intent; engineers sealed drawings are to be used for permitting and construction purposes and will prevail

GENERAL SPECIFICATIONS	
Unless otherwise stated in the contract, construction is to proceed according to the following specifications:	
Spa installation	
Surface area (sq.ft.)	50.2 sq.ft.
Perimeter (lin. ft.)	26.8 lin.ft.
Dimensions:	7' 8" x 6' 6" (water)
Turnover time:	15 minutes
Excavation	
Prior to start of construction, utility locations will be scheduled through the Texas Excavation Safety System (DIG-TESS) to mark known locations. Sometimes additional utilities are found during excavation that were not known or not marked correctly. If re-routes or repairs are necessary, these will be the responsibility of the Owner. Excavation is to include removal of existing soil, turf, and landscape material within the immediate area of the pool structure and associated decking or feature elements. Excavation and forming will include the use of tracked equipment (excavator, trackhoe or Bobcat).	

Structure	
Structure is to be built to normal soil conditions, unless noted in Contract and is to include 1/2" steel rebar in beam and 1/2" steel rebar used for walls and floor. In areas of exceptional soil conditions, additional structure may be required and are to be specified by a qualified structural engineer. Spa includes single step at approx. 2' 8" width, and benches total approx. 19' 4" lin.ft.	
Note: for integrity of the newly installed shell, it is imperative that the vessel has adequate moisture to allow for slow and uniform curing to prevent development of cracks. For this reason, the shell should be thoroughly watered twice daily for seven to fourteen days according to expected weather conditions.	

Tile and coping	
Proposed installation to include use of waterline tile (ceramic, porcelain or glass tile) at 6" depth; additional areas may be available for tile including lounge areas, features, spa wall, overflows or spotter tile - confirm per contract specifications. Decorative stone is standard material proposed for coping installation; material selection, sizes and colors per contract specifications.	

Equipment	
Circulation pump:	Jandy Stealth 2 Hp
Filter:	Jandy (cartridge) 60 sq.ft.
Computer/automatic controls:	Jandy Aqualink
Heater size:	Jandy 400,000 Btu
Gas service:	Natural gas (natural gas or propane)
Distance: meter to heater:	approx. 15 linear ft.
Chlorinator:	Rainbow 320
Pool cleaner:	*****

Electrical	
Electrical installation is to meet all local, state and national code requirements with uniform continuous grounding of pool shell, decking and equipment installation. If all breakers are in use, a sub panel may be needed to allow for equipment installation.	

Plumbing installation	
All plumbing components and installation will meet VGB requirements with dual main drains for pool and spa (where applicable) with separation as required by code. Minimum pipe requirement for suction will match/exceed stated pump hp. Overflow connection and grate will be incorporated into top of beam for connection to existing or proposed drainage installation. For DE filters, a backwash line will be required from equipment pad to P-trap location.	

Drainage installation	
Drainage installation will be to plan specifications or as directed on site to direct water away from foundation, pool structure, and manage runoff within the rear garden area. Brass grates will be used for all decking areas, atrium drains for planting areas, and flush grates for turf. Downspouts will be connected with a dedicated line away from foundation. All drain lines are to be 4" diam. pvc with area drains and catch basins as needed. Lines are to maintain a positive flow to outflow point or to sump installation if required.	

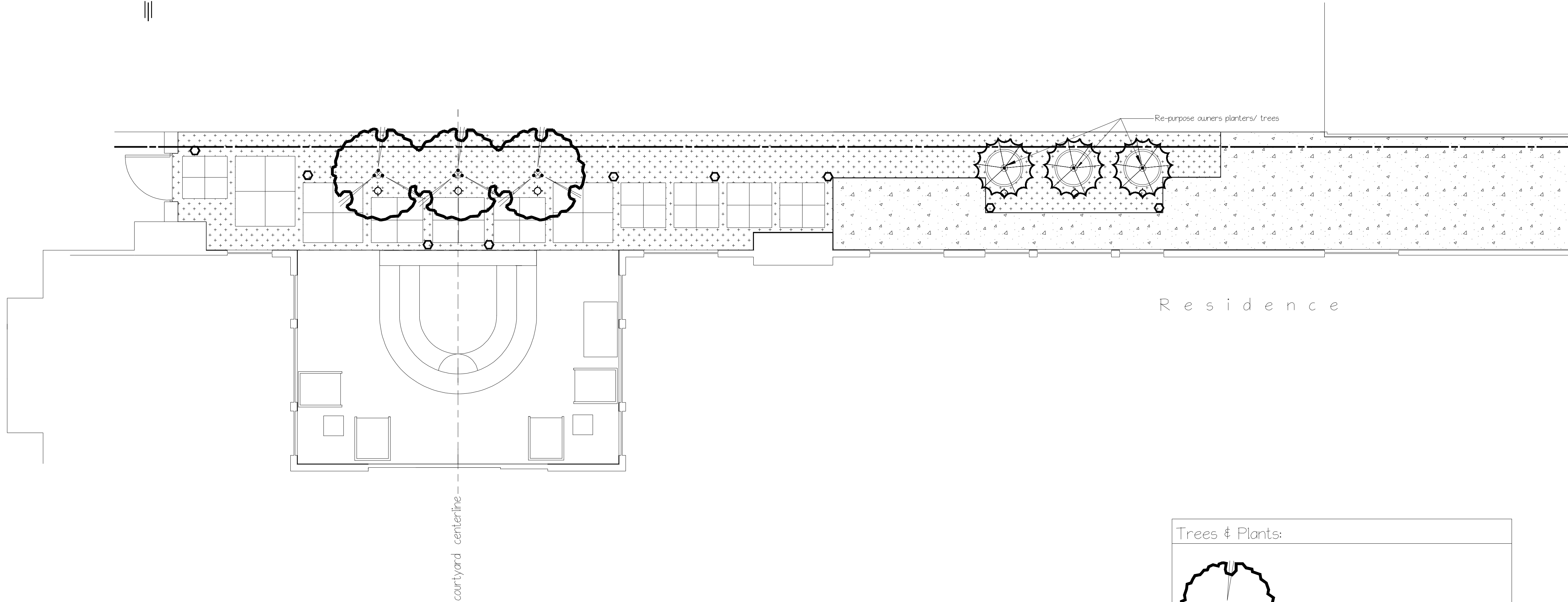
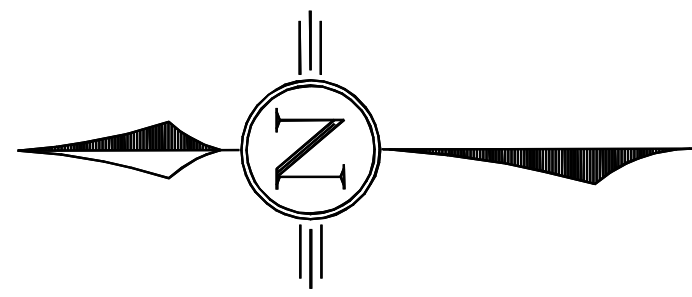
Decking installation	
Decking installation to include 4" thick concrete base with 3/8" steel reinforcement atop a sand leveling course (approx. 2" depth); decking areas will include a reinforced edge for strength and stepping pads will be individually formed and staked to maintain alignment. Stone veneer may be placed atop concrete base as described in contract.	

Plaster application	
Prior to plaster, pool will be cleaned to allow for uniform finish. Plaster selection: all tile interior finish	

As plaster application is complete, filling of pool is to begin immediately. Required time to fill will depend upon size of vessel, and available water pressure at residence. Once complete, chemicals will be added to begin the curing process. Brushing of all surfaces (walls, floor and steps) is needed to prevent buildup of residue and provide the best opportunity for a uniform color and finish. DO NOT allow access to the pool until brushing is complete, chemicals have been balanced and start-up is complete.	
--	--

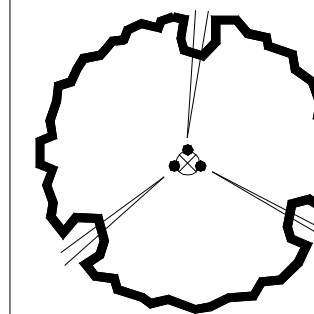
Project Name and Address	
The Fleischli Residence	
4513 Normandy University Park	

Project	Sheet
Detail development	03
Date	
21 March, 2025	
Scale	as noted



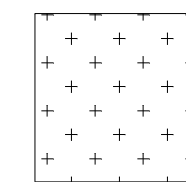
R e s i d e n c e

Trees & Plants:

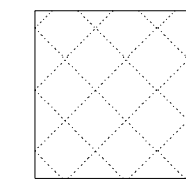


Patio Eagleston Holly 100 gallon

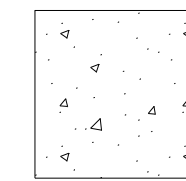
Landscape/Hardscape:



Artificial turf

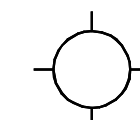


Jerusalem 'bone' Limestone

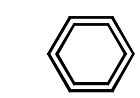


Tejas 'Black' Granite Gravel

Lighting:



LED Uplight



LED Modern Pathway Lights

NOTES

No.	Date	Description
REVISIONS		

DATE: 07 Feb. 2025

**The Fleischli Residence**  
4513 Normandy  
University Park

Project: Landscape Plan	Sheet: <b>04</b>
SCALE: 1/4" = 1'-0"	