

note: 08 May 2025 submittal for planning and zoning review

Project Name and Address

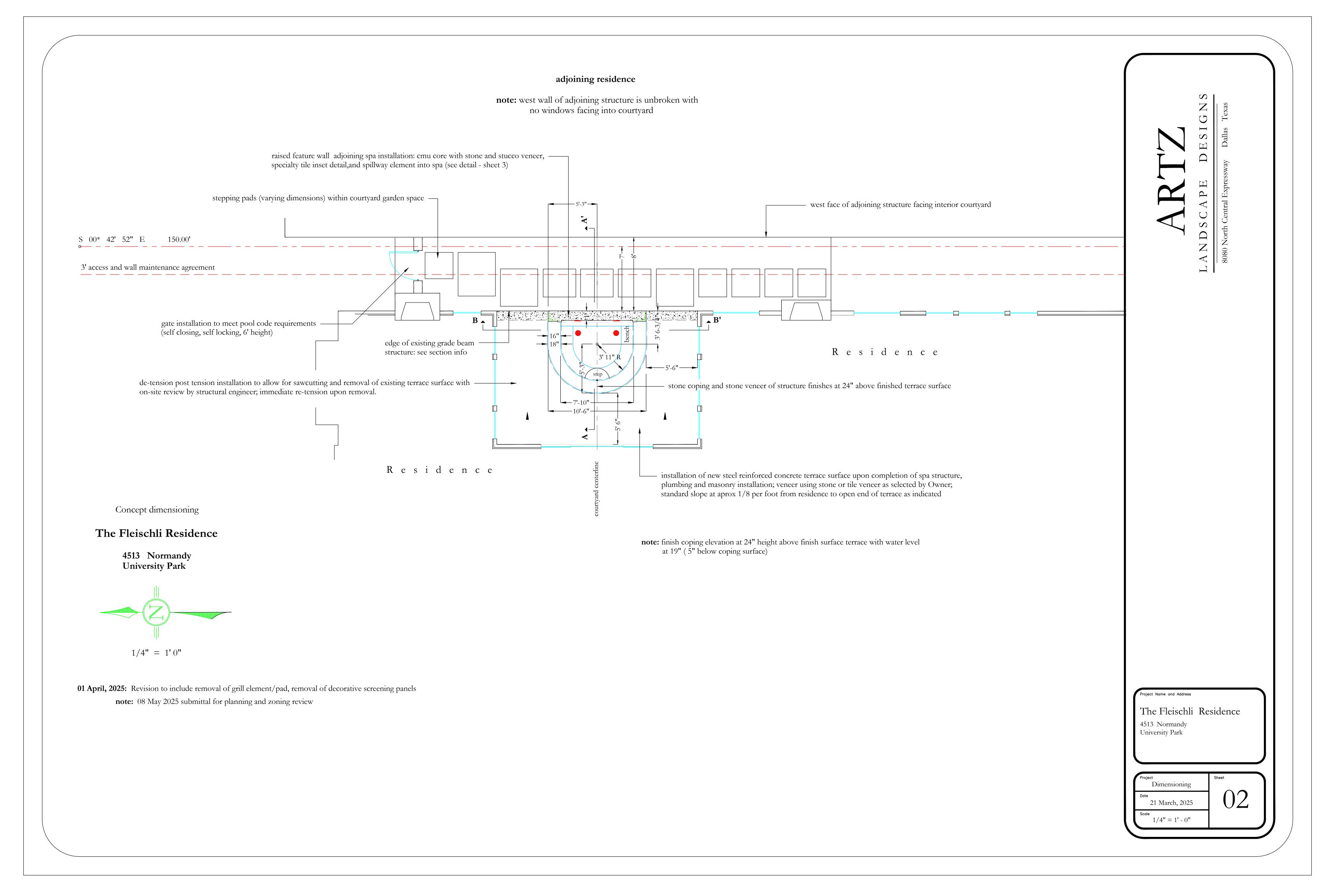
The Fleischli Residence
4513 Normandy
University Park

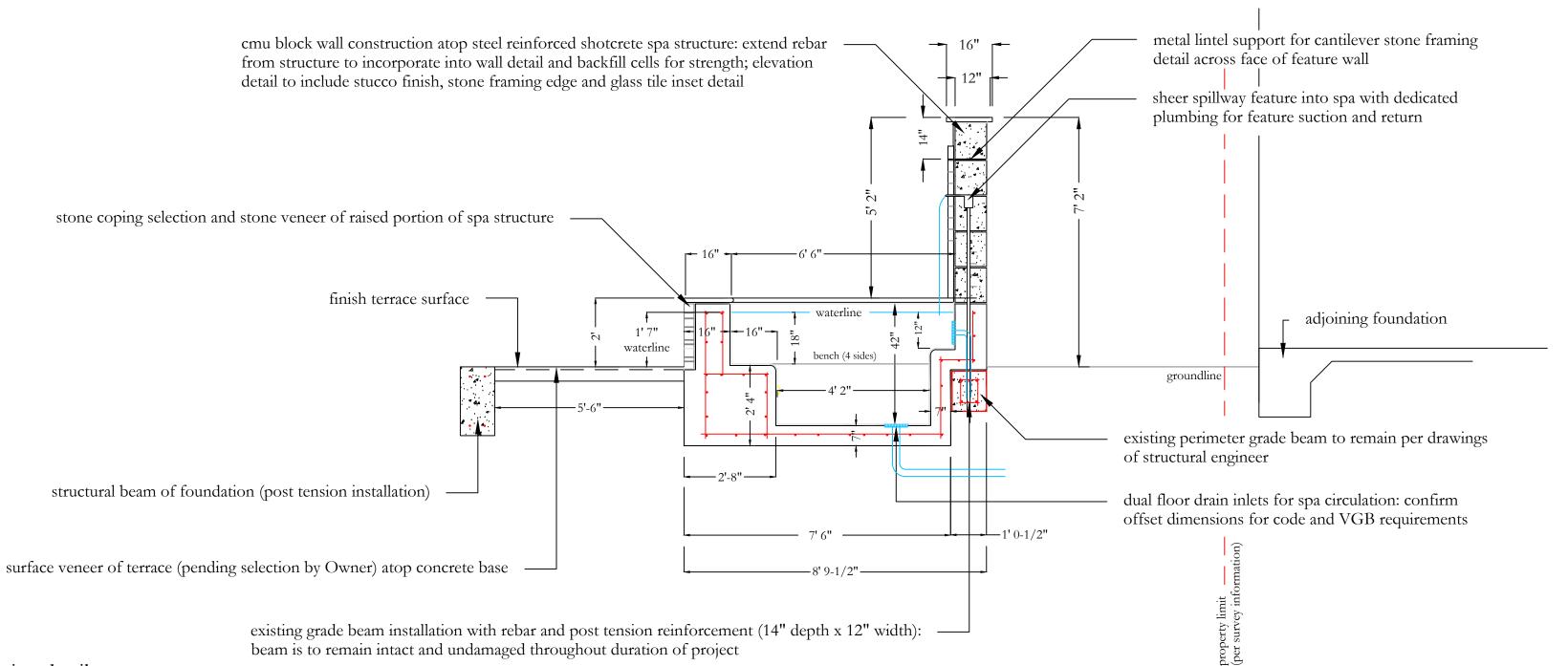
Project
Concept development: re

Date
21 March 2025

1/8" = 1' - 0"

21 March, 2025





spa construction and section detail

scale: 3/8'' = 1' - 0''

The Fleischli Residence

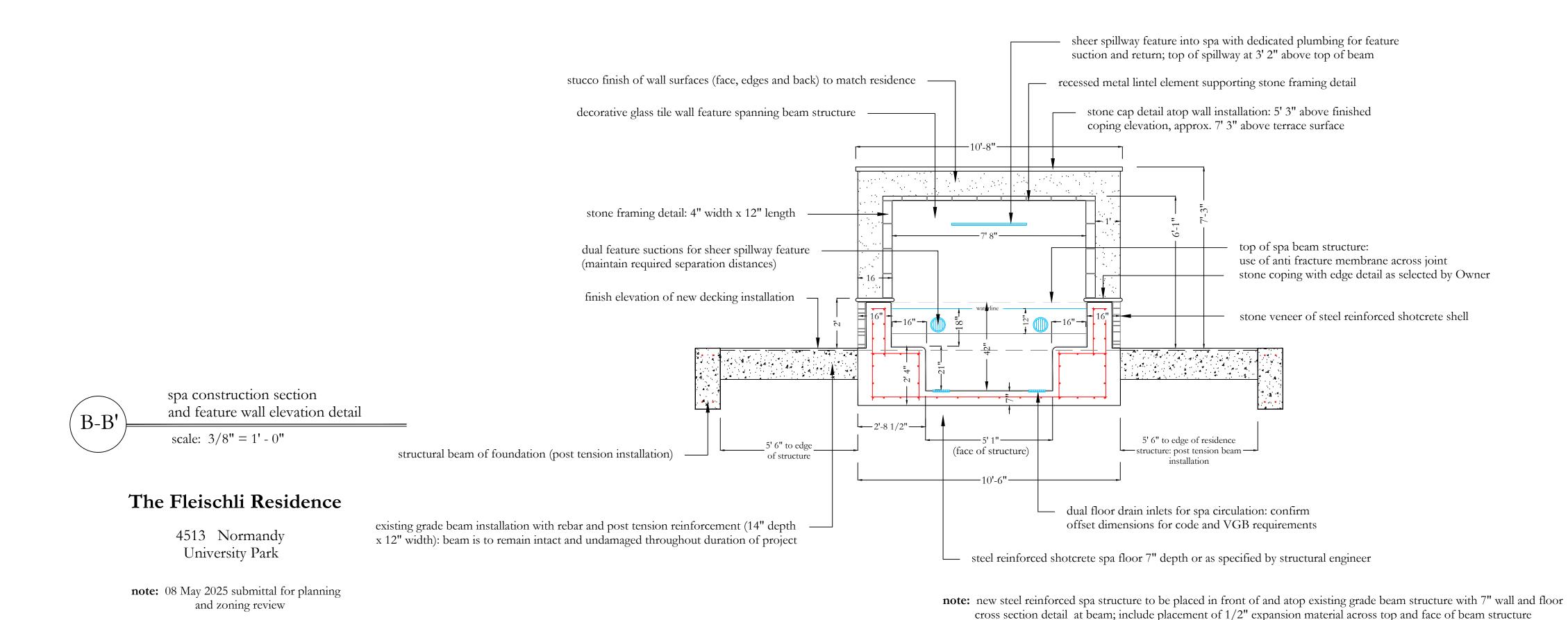
4513 Normandy University Park

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

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. 7' 8" x 6' 6" (water) 15 minutes Turnover time:

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 responsibilit 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).

Excavation

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.

Circulation pump: Jandy Stealth 2 Hp Jandy (cartridge) 60 sq.ft. Computer/automatic controls: Jandy Aqualink

Jandy 400,000 Btu Heater size: Natural gas Gas service: (natural gas or propane)

Distance: meter to heater: approx. 15 linear ft.

Chlorinator: 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 in 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

Decking installation

to outflow point or to sump installation if required.

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

Detail development 21 March, 2025

as noted

