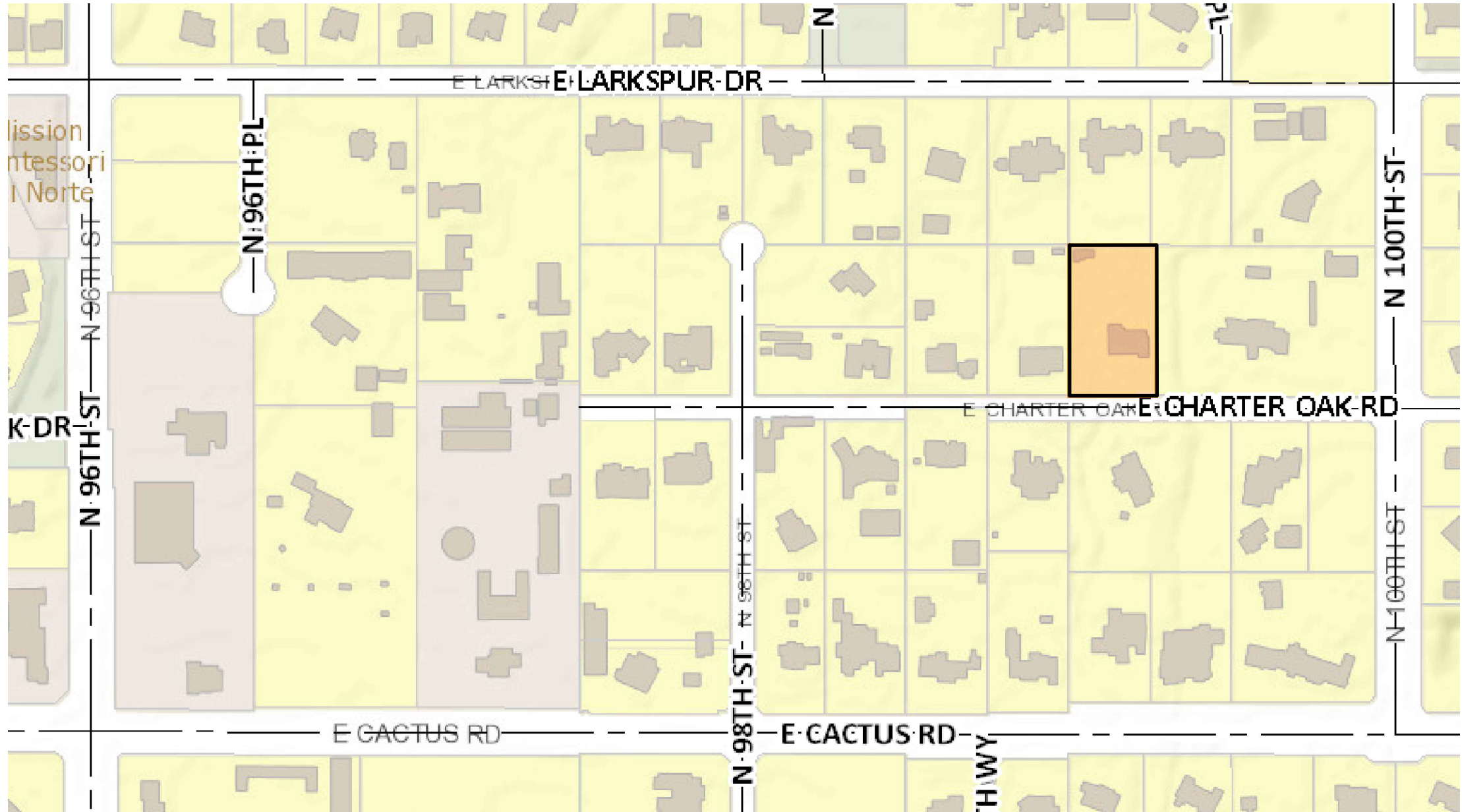


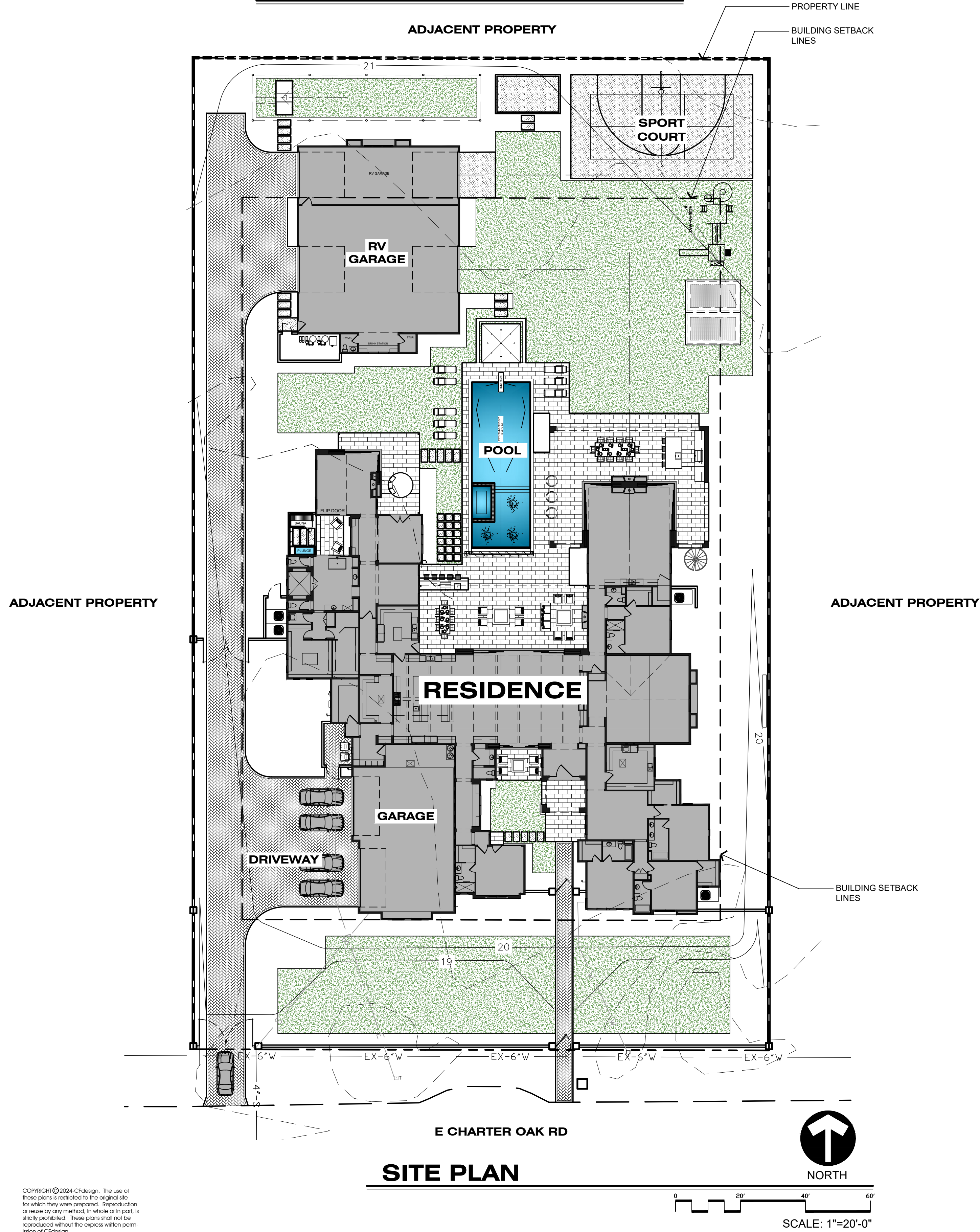
LANDSCAPE PLAN

9970 EAST CHARTER OAK ROAD

REFER TO CIVIL ENGINEERING PLAN FOR FULL SITE PLAN AND GRADING CONSIDERATIONS. THIS PLAN IS IN REFERENCE TO LANDSCAPE PLANTING AND REVEGETATION ONLY.



CONTEXT PLAN



SITE PLAN

BUILDER RESPONSIBILITIES

- BEFORE PERFORMING ANY WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, AND SPECIFICATIONS OF EXISTING AND NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. NOTIFY DESIGNER OF ANY DISCREPANCY PRIOR TO ANY WORK.
- DIMENSIONS ARE FROM THE FACE OF FRAMING OR MASONRY. POOL DIMENSIONS ARE FROM WATER'S EDGE.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED IN THE BEST WORKMANSHIP AND MATERIALS.
- SHOULD THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR FIND ANY AMBIGUITY, INCONSISTENCY OR ERRORS IN THE DRAWINGS AND SPECIFICATIONS, OR SHOULD THAT CONTRACTOR BE IN DOUBT AS TO THEIR MEANING, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY. WHEREVER AMBIGUITIES OR CONTRADICTIONS IN THE PROJECT OCCUR, IT IS THE DESIGNER'S INTENT THAT THE MOST DEMANDING REQUIREMENTS BE FOLLOWED.
- FOR ALL MATERIALS AND EQUIPMENT SPECIFIED OR INDICATED IN THE DRAWINGS THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE ASSEMBLIES AND WORKING SYSTEMS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN THE SPECIFICATIONS, THAT CAN BE LEGITIMATELY OR REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED, OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE ASSEMBLY OR SYSTEM, SHALL BE FURNISHED AS THOUGH ITEMIZED IN EVERY DETAIL. IN ALL INSTANCES, MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH EACH MANUFACTURER'S MOST RECENT PUBLISHED RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO MECHANICAL SHEETS FOR ALL INFORMATION REGARDING WATER TANKS, PIPING, PUMPING, DUCT WORK, ETC. ALL EQUIPMENT SHOWN ON FLOOR PLANS IS FOR REFERENCE ONLY.
- REFER TO CIVIL ENGINEERING SHEETS FOR ALL INFORMATION REGARDING SITE GRADING AND DRAINAGE. ALL GRADING AND DRAINAGE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. WHERE TOP OF WALL OR SPOT ELEVATIONS DIFFER BETWEEN CIVIL AND THESE PLANS, THE BUILDER SHALL BE RESPONSIBLE FOR BRINGING THIS TO THE DESIGNER'S ATTENTION TO BE RECONCILED PRIOR TO CONSTRUCTION.
- LANDSCAPE SUBCONTRACTOR SHALL HAND-PICK ROCK AND SURFACE BOULDERS FROM SITE UNDER THE DIRECTION OF THE OWNER AND GC. MATERIAL SHALL BE STOCKPILED IN A PREDETERMINED LOCATION (BUILDER VERIFY).
- SALVAGE SUBCONTRACTOR SHALL OBTAIN "INTENT TO CLEAR" PERMIT FROM THE AZ DEPARTMENT OF AGRICULTURE PRIOR TO WORK (IF REQUIRED).
- TEMPORARY STOCKPILE AND NURSERY LOCATION SHALL BE RESTORED TO ORIGINAL CONDITION AFTER USE.

FIRE DEPARTMENT SAFETY CHECKLIST

- DO NOT BLOCK FIRE HYDRANTS OR EMERGENCY ACCESS TO THE SITE WITH CONSTRUCTION VEHICLES.
- ESTABLISH AND MAINTAIN THE BUILDING ENVELOPE AS A CLEAR ZONE. THIN AND CLEAR FLAMMABLE MATERIALS AND FLASH FUELS (DRIED GRASSES AND WEEDS) FOR AN ADDITIONAL "BUFFER ZONE" OF 20-30 FEET FROM THE BUILDING ENVELOPE. THERE IS NO NEED TO CLEAR NATURAL LIVE DESERT PLANTS, JUST KEEP THESE AREAS MAINTAINED AND CLEAR OF THE ANNUAL DRY FLASH FUELS.
- DEVELOP A "BUFFER ZONE" AND REMOVE ALL LIGHT (FLASH) FUELS FOR AN AREA OF 10-15 FEET FROM THE EDGE OF ALL DRIVEWAYS.
- KEEP CONSTRUCTION SITES CLEAR OF EXCESSIVE COMBUSTIBLE AND FLAMMABLE MATERIALS.
- RESTRICT SMOKING WHILE ON THE CONSTRUCTION SITE, ESPECIALLY IN THE WILDLAND INTERFACE AREAS.
- IF A FIRE IS SUSPECTED OR DISCOVERED, IMMEDIATELY CALL 911 FOR FIRE DEPARTMENT RESPONSE. DO THIS BEFORE ATTEMPTING TO INVESTIGATE OR BEFORE TAKING ANY FIRE FIGHTING ACTION.
- TAKE SPECIAL CARE TO LIMIT WELDING AND METAL CUTTING OPERATIONS TO CLEARED AREAS.
- ALWAYS CONSIDER POSTING SPOTTERS WHEN CONDUCTING POTENTIALLY RISKY OPERATIONS.
- HAVE WORKING FIRE EXTINGUISHERS AND/OR CONNECTED WATER HOSE LINES AVAILABLE ON ALL JOB SITES.

IRRIGATION NOTES

- THE BUILDER MAY REQUIRE AN IRRIGATION "AS-BUILT" BE CREATED BY THE CONTRACTOR FOR THE OWNER'S FILES UPON COMPLETION OF WORK.
- ALL REVEGETATION AREAS TREATED WITH NATIVE SEED MIX SHALL BE WATERED BY A SCHEDULED WATERING SERVICE FOR A MINIMUM OF ONE YEAR. THE WATERING SCHEDULE SHALL BE AT THE DISCRETION OF THE DEVELOPER.
- ALL TRANSPLANTS AND NEW PLANTS SHALL BE WATERED WITH A PROFESSIONALLY INSTALLED DRIP IRRIGATION SYSTEM.
- ALL TREES SHALL BE WATERED WITH A DRIP IRRIGATION SYSTEM. THE TREES AND SHRUBS SHALL BE ON SEPARATE WATERING SYSTEMS.
- IRRIGATION LINES SHALL BE IN PLACE AND PRESSURE TESTED PRIOR TO INSTALLATION OF RIP-RAP.

GENERAL NOTES

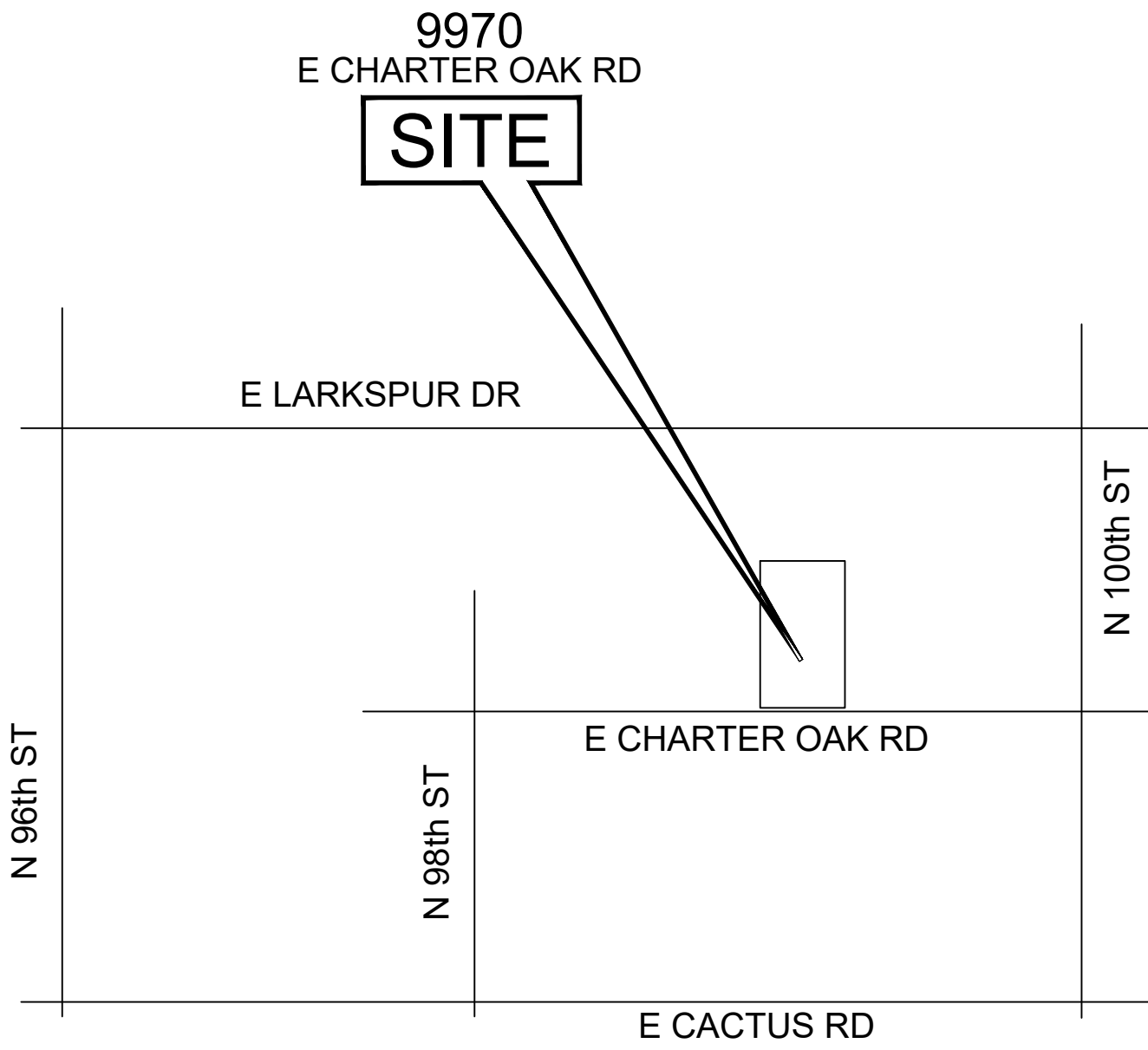
- ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
- ALL WORK SHALL BE COMPLETED AND APPROVED BY THE DESERT MOUNTAIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL DISTURBED SOIL SHALL BE RAKED TO BLEND INTO EXISTING UNDISTURBED DESERT TOPSOIL.
- FINISH GRADE OR TOP OF D.G. (WHICHEVER IS HIGHER) SHALL BE 1/2" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACE.
- ALL PLANT MATERIAL SHALL BE SIZED ACCORDING TO THE ARIZONA NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE DESIGNER OR CLIENT.
- PLANT MATERIALS SPECIFIED SHALL BE SUBJECT TO HAND SELECTION BY THE PROJECT MANAGER AT THE NURSERY.
- ALL R.O.W. PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS.
- THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE DESIGNER FOR RESOLUTION.
- ACID ETCH AS REQUIRED IMPERVIOUS SOILS AT TREE LOCATIONS TO ENSURE PLANT HEALTH.

PLANTING NOTES

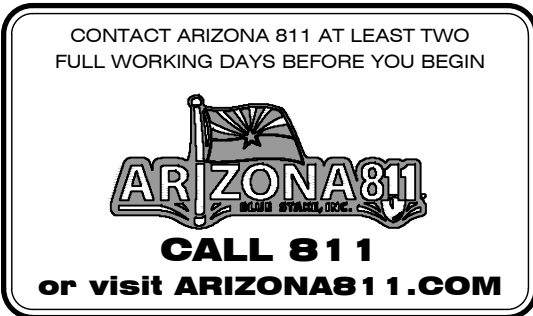
- STAKE ALL TREE LOCATIONS FOR LANDSCAPE DESIGNER'S APPROVAL PRIOR TO PLANTING.
- ALL TREES SHALL BE INSTALLED PRIOR TO INSTALLATION OF RIP-RAP.
- ALL NEW PLANTING SHALL BE INSTALLED SO AS TO MATCH THE EXISTING NATIVE SPECIES AND DENSITIES ADJACENT TO THE AREA OF REVEGETATION.
- PROTECTED MATERIAL SALVAGED FROM SITE THAT DOES NOT SURVIVE THE SALVAGE PROCESS, OR DIES WITHIN THE FIRST TWO YEARS AFTER TRANSPLANT, SHALL BE REPLACED BY THE DEVELOPER IN LIKE KIND AND SIZE.
- WHERE RIP-RAP IS REQUIRED AND THE SLOPE WILL HOLD IT, AN APPROVED PLANTING SOIL SHALL BE ADDED ON TOP OF THE RIP-RAP A MINIMUM OF EIGHT INCHES IN DEPTH. THE PLANTING DENSITIES IN THESE AREAS SHALL BE CONSISTENT WITH ALL OTHER AREAS AND THE ORDINANCE.
- A TEMPORARY NURSERY LOCATION SHALL BE ESTABLISHED ON SITE FOR SALVAGE MATERIALS. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO SALVAGED MATERIAL IN NURSERY.
- A TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLEMENT REVEG. PLANT MATERIAL. CONTRACTOR RESPONSIBLE FOR TEMPORARY IRRIGATION SYSTEM.
- A PRE-GRADING INSPECTION IS REQUIRED AFTER THE PERMIT IS ISSUED AND BEFORE ANY GRADING WORK COMMENCES. ALL PROTECTED PLANTS ARE TO BE MOVED TO THE DESIGNATED NURSERY AREA AND THE BUILDING DEPARTMENT WILL BE CALLED FOR A PRE-GRADING INSPECTION.

RIP-RAP NOTES

- ALL RIP-RAP ROCK SHALL BE SALVAGED FROM SITE OR A COLOR CONSISTENT WITH ROCK FOUND ON SITE. RIVER ROCK SHALL NOT BE ALLOWED.
- ALL IRRIGATION LINES SHALL BE INSTALLED AND PRESSURE TESTED PRIOR TO THE INSTALLATION OF RIP-RAP.
- RIP-RAP SHALL BE INSTALLED IN THOSE AREAS DEEMED APPROPRIATE BY THE CIVIL ENGINEER.
- AREAS WHERE RIP-RAP IS INSTALLED AND THE SLOPE DOES NOT EXCEED 6:1 (OR FLOW OF 6 FT/SECOND) AN APPROVED PLANTING SOIL SHALL BE ADDED ON TOP OF THE RIP-RAP A MINIMUM OF EIGHT INCHES IN DEPTH.



VICINITY MAP



PROJECT CONSULTANTS

HOME OWNER:

SPIN DOCTOR LLC
9970 EAST CHARTER OAK ROAD
SCOTTSDALE, ARIZONA 85260

LANDSCAPE DESIGNER:

CFdesign
16628 NORTH 53rd PLACE
SCOTTSDALE, ARIZONA 85254
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PHONE: (602) 561.3379

ARCHITECT:

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7448 EAST BUTHERUS DRIVE
SCOTTSDALE, ARIZONA 85260
CONTACT: BRIAN ROMNEY
PHONE: (602)999.1690

CIVIL ENGINEERING:

GARNER GROUP ENGINEERING
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CONTACT: CLINTON GARNER
PHONE: (480) 292.2673

BUILDER:

PROJECT DATA

LOT 3 VALLEY RANCHOS
SCOTTSDALE, ARIZONA
9970 EAST CHARTER OAK ROAD
SCOTTSDALE, ARIZONA 85260
A.P.N.: 217-23-003A
ZONING: R1-35

SITE CALCS:

SITE AREA 54,041 S.F.

SHEET INDEX

- L1 SITE PLAN and NOTES
- L2.1 HARDSCAPE PLAN
- L2.2 HARDSCAPE DETAILS
- L3 PLANTING PLAN
- L4 POOL LAYOUT and DETAILS
- L5 PLANTING DETAILS
- L6 LOW VOLTAGE LIGHTING PLAN
- L7 LOW VOLTAGE DETAILS
- L8 MAINTENANCE GUIDELINES

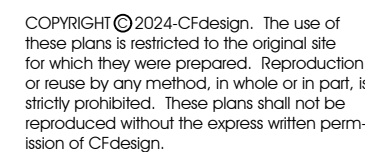
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SITE PLAN

DATE: 8/22/2024
JOB #: CF-24-08

L1



INVASIVE SPECIES

ANY INVASIVE PLANT SPECIES FOUND ON, OR NEAR, THIS SITE AND/OR CONSTRUCTION AREA SHALL BE IDENTIFIED AND REMOVED AS PART OF THE OVERALL INSTALLATION PROCESS OF THIS PROJECT. ANY INVASIVE SPECIES NOT DEALT WITH PROPERLY WILL BECOME AN ISSUE FOR THE HOMEOWNER AND THE FUTURE MAINTENANCE OF THE PROPERTY. REMOVAL OF THESE SPECIES FROM THE OUTSET WILL HELP REDUCE THE UNNECESSARY SPREAD OF THESE UNWANTED AND DESTRUCTIVE PLANTS.

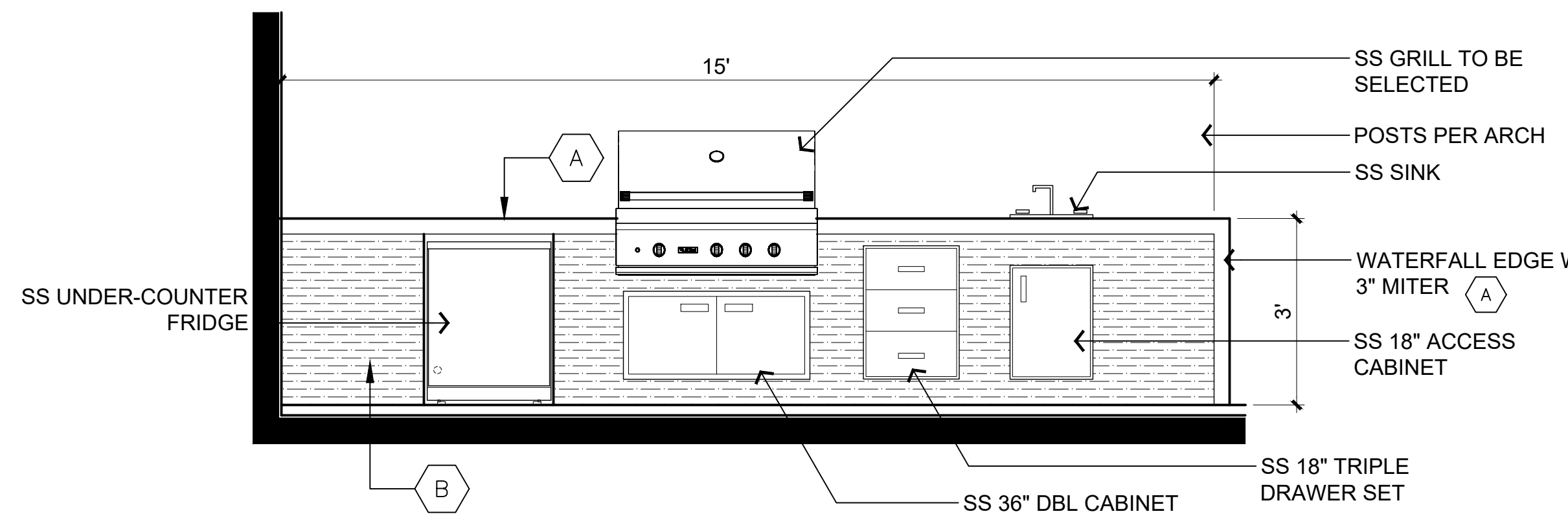
FOR A LIST OF KNOWN INVASIVE SPECIES VISIT THE CITY OF SCOTTSDALE WEBSITE AT:
[HTTPS://WWW.SCOTTSDALEAZ.GOV/FIRE/WILD-FIRE-PREVENTION/REMOVE-INVASIVE-PLANTS](https://www.scottsdaleaz.gov/fire/wild-fire-prevention/remove-invasive-plants)



THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

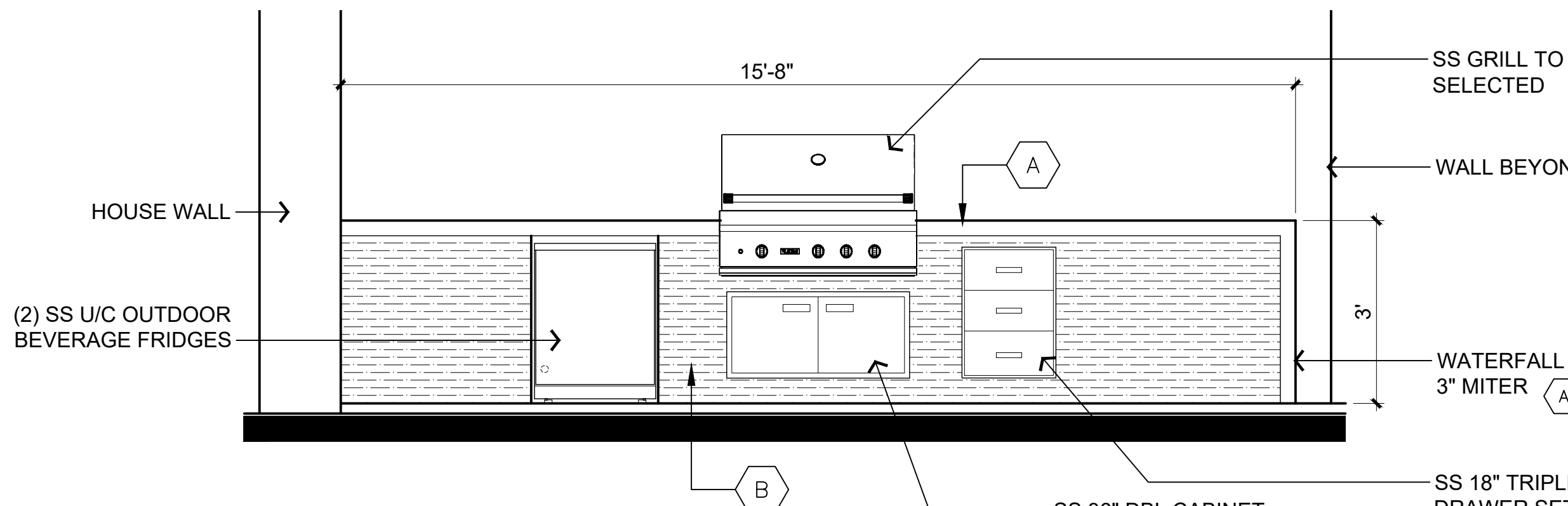
DRAINAGE OPENINGS, DRAIN OUTLETS OR WEEP HOLES IN RETAINING WALL SHALL OUTLET NO HIGHER THAN 4" ABOVE THE ADJACENT FINISHED GRADE ON THE EXTERIOR FACE OF THE WALL.

2.1



MAIN PATIO OUTDOOR KITCHEN FRONT ELEVATION

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



GAME ROOM PATIO OUTDOOR KITCHEN ELEVATION

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

OUTDOOR KITCHEN NOTES

CONTRACTOR SHALL VERIFY ALL MATERIAL SELECTIONS AND APPLIANCE SELECTIONS WITH THE HOMEOWNER AND DESIGNER PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL ELECTRICAL / GAS REQUIREMENTS FOR CHOSEN APPLIANCES AND MAKE NECESSARY CONSIDERATIONS.

ALL APPLIANCES AND CUT SHEETS SHALL BE ON-SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ROUGH OPENING MEASUREMENTS PER MANUFACTURER'S CUT SHEETS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY EXTERIOR MATERIAL FINISH/VENEER AND ADJUST ROUGH OPENING CALCULATIONS ACCORDINGLY.

FOR GAS APPLIANCES, VERIFY MANUFACTURER'S SUGGESTED VENTING SPECIFICATIONS AND PROVIDE VENTING AS NEEDED. ALL VENT OPENINGS SHALL HAVE A LOUVERED VENT COVER (OR SIMILAR).

COUNTER TOP SHALL BE INSTALLED WITH A VERY SLIGHT SLOPE TO ALLOW WATER TO DRAIN.

COUNTER TOP CUT-OUTS FOR APPLIANCES SHALL BE VERIFIED WITH THE ACTUAL APPLIANCES. CONTRACTOR SHALL MAKE ALLOWANCES FOR EXTERIOR SURFACE MATERIALS.

OUTLETS SHALL BE WATERPROOF GFCI OUTLETS AND MOUNTED AS FLUSH AS POSSIBLE TO THE OUTSIDE SURFACE. ALL OUTLETS SHALL BE MOUNTED DIRECTLY BELOW THE COUNTER TOP OR A MIN. OF +18" ABOVE THE DECK.

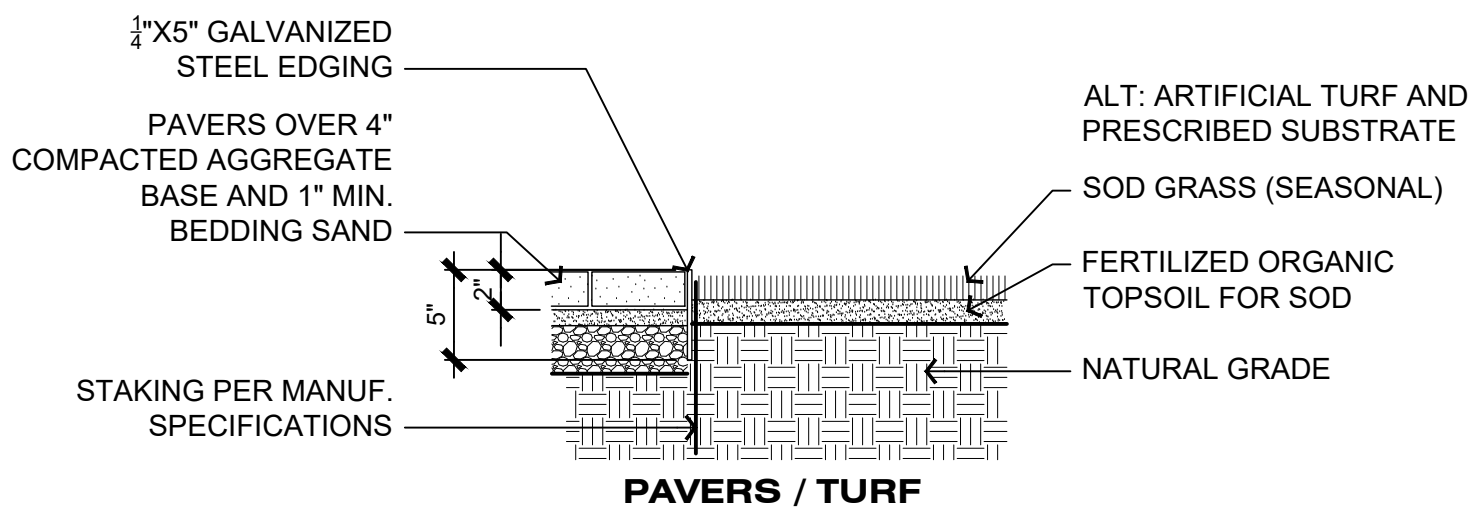
SINKS SHALL BE PROVIDED WITH WATER PLUMBED FROM THE HOUSE WATER SUPPLY. DRAINAGE SHALL BE PLUMBED INTO THE SEWER IF POSSIBLE. IF A SEWER CONNECTION IS NOT POSSIBLE, THE SINK SHALL DRAIN INTO A FRENCH DRAIN IN THE CLOSEST LANDSCAPE AREA.

GENERAL MATERIALS LIST

A DEKTON - NATURA 18 XGLOSS NATURAL

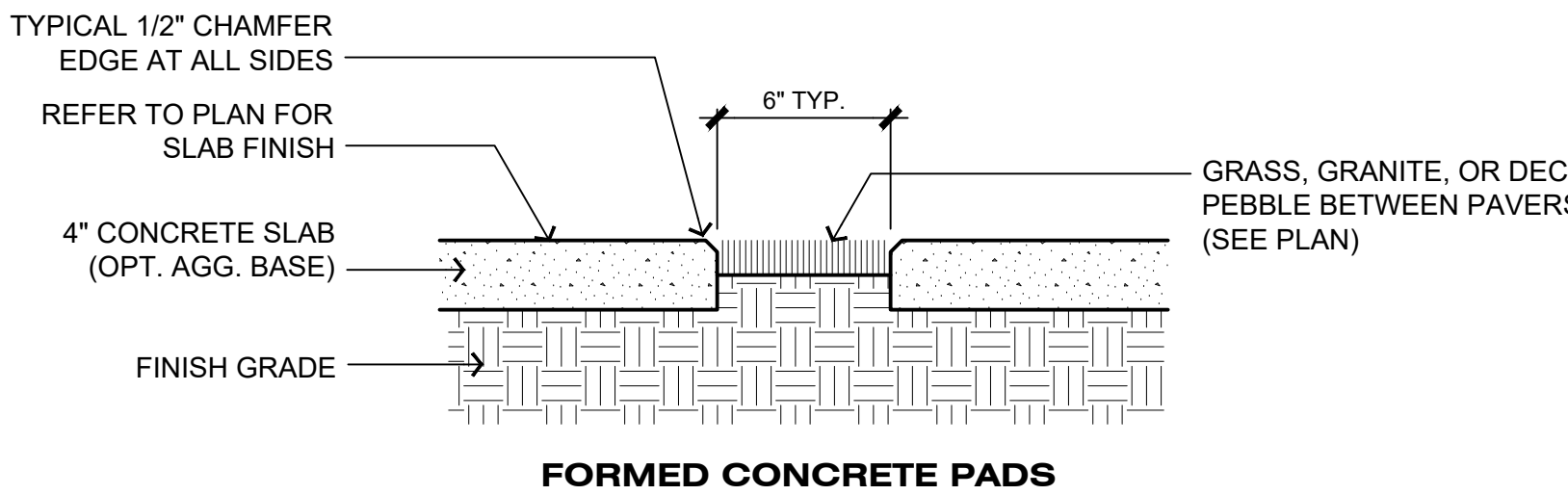
B SOLSTICE - PAMPLONA NOVO / WIDE COMBED 18x36

NOTE: ALL STUCCO, PAINT, STEEL, and EXTERIOR LIGHTING TO MATCH MAIN HOUSE. CONFIRM ALL SELECTIONS WITH OWNER AND/OR INTERIOR DESIGNER.

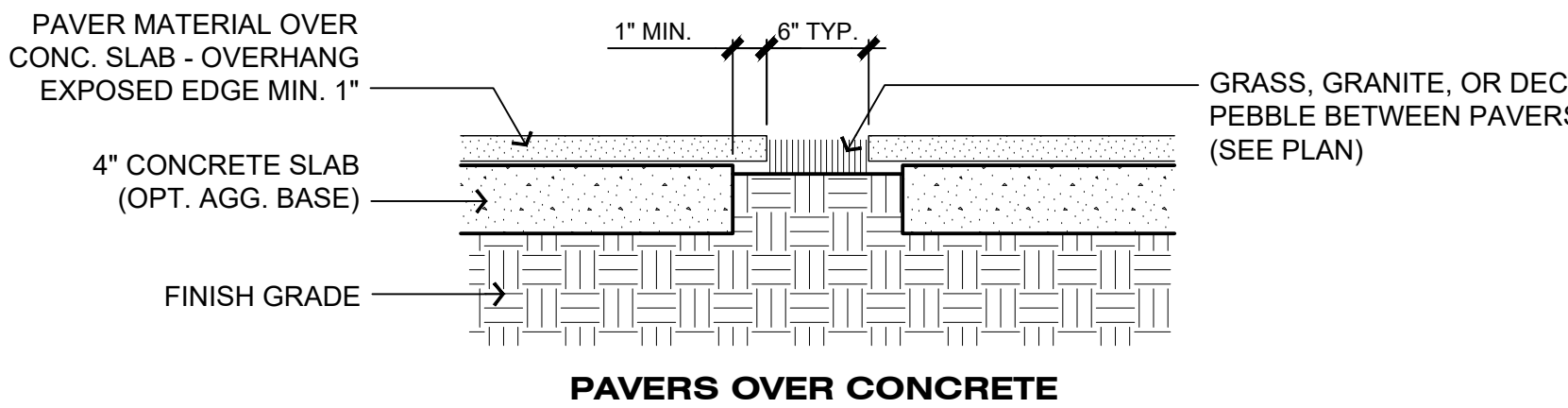


4 TYPICAL STEEL EDGING

SCALE: 1"=1'-0"



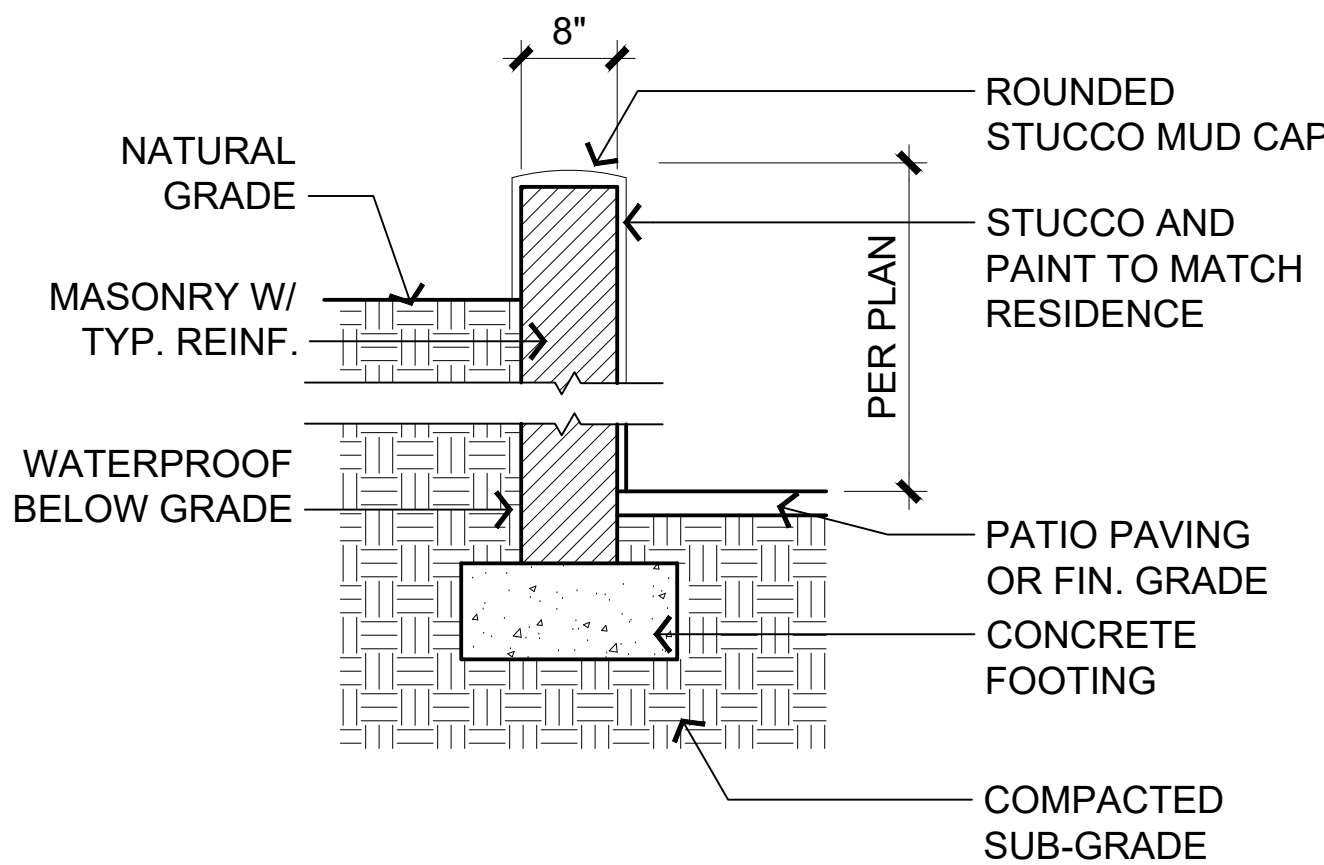
FORMED CONCRETE PADS



PAVERS OVER CONCRETE

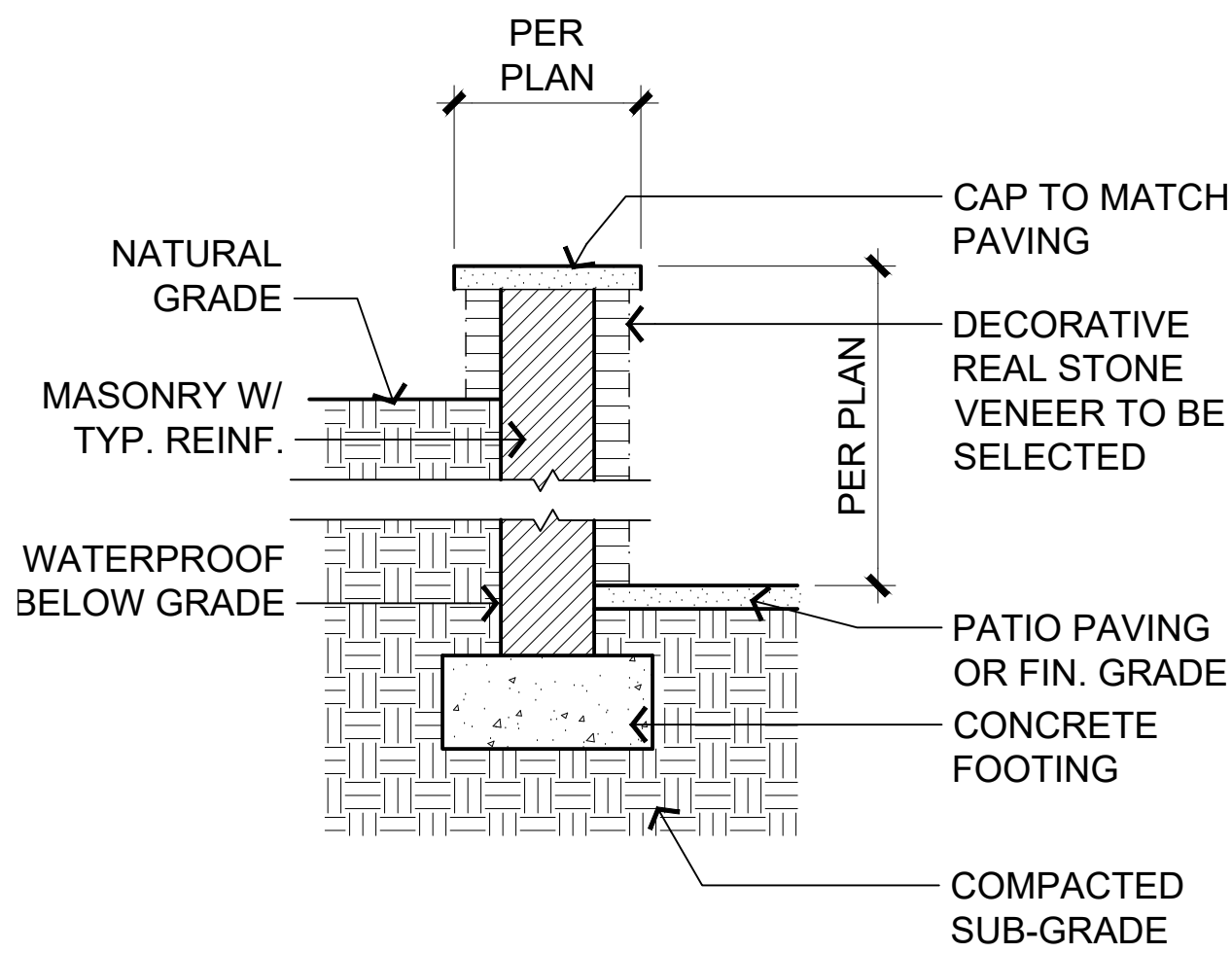
5 TYPICAL SPACED WALKWAY PADS

SCALE: 1"=1'-0"



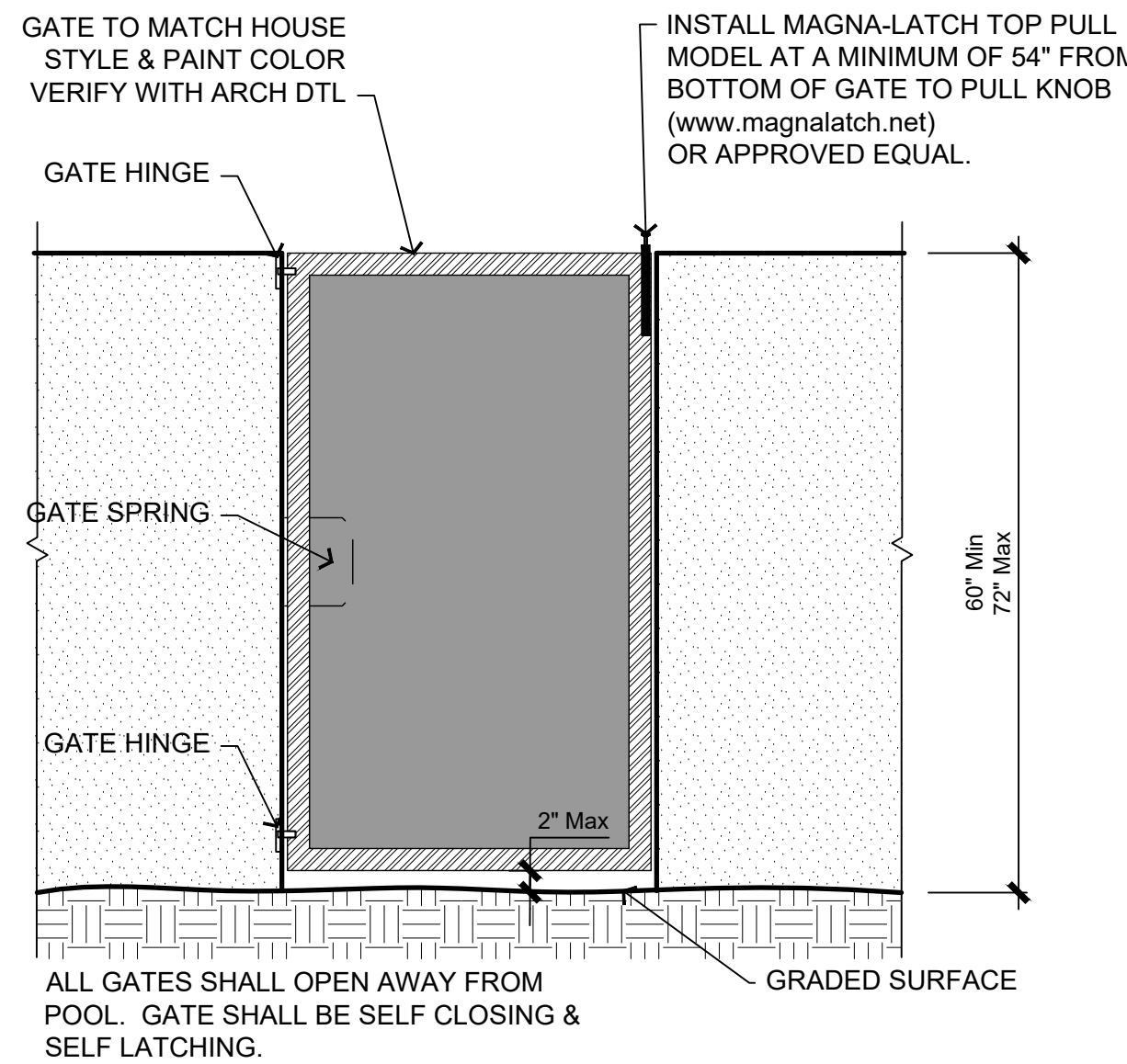
1 SITE WALL W/ STUCCO CAP

SCALE: 3/4"=1'-0"



2 SITE COLUMN W/ STONE VENEER

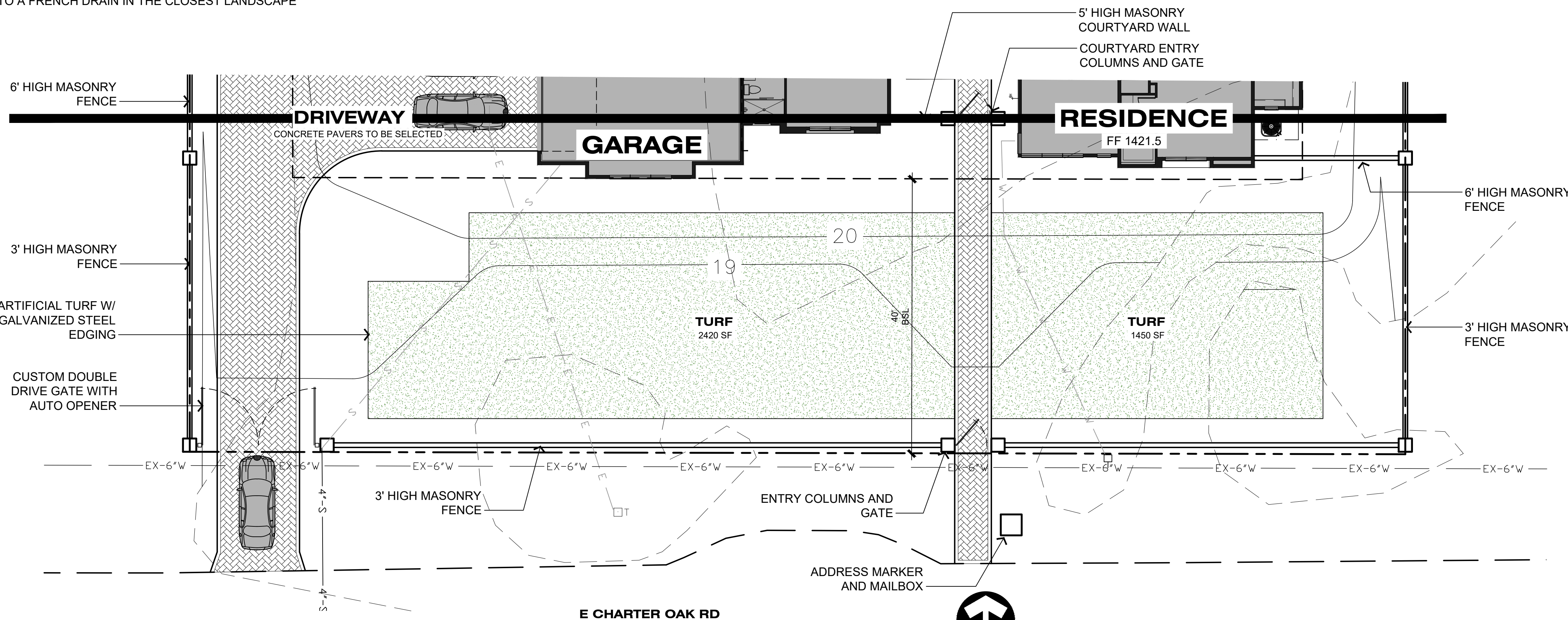
SCALE: 3/4"=1'-0"



3 TYPICAL POOL BARRIER GATE

SCALE: 3/4"=1'-0"

REFER TO SHEET L4 FOR ADDITIONAL BARRIER CODE INFORMATION.



HARDSCAPE PLAN

SCALE: 1"=10'-0"



NORTH

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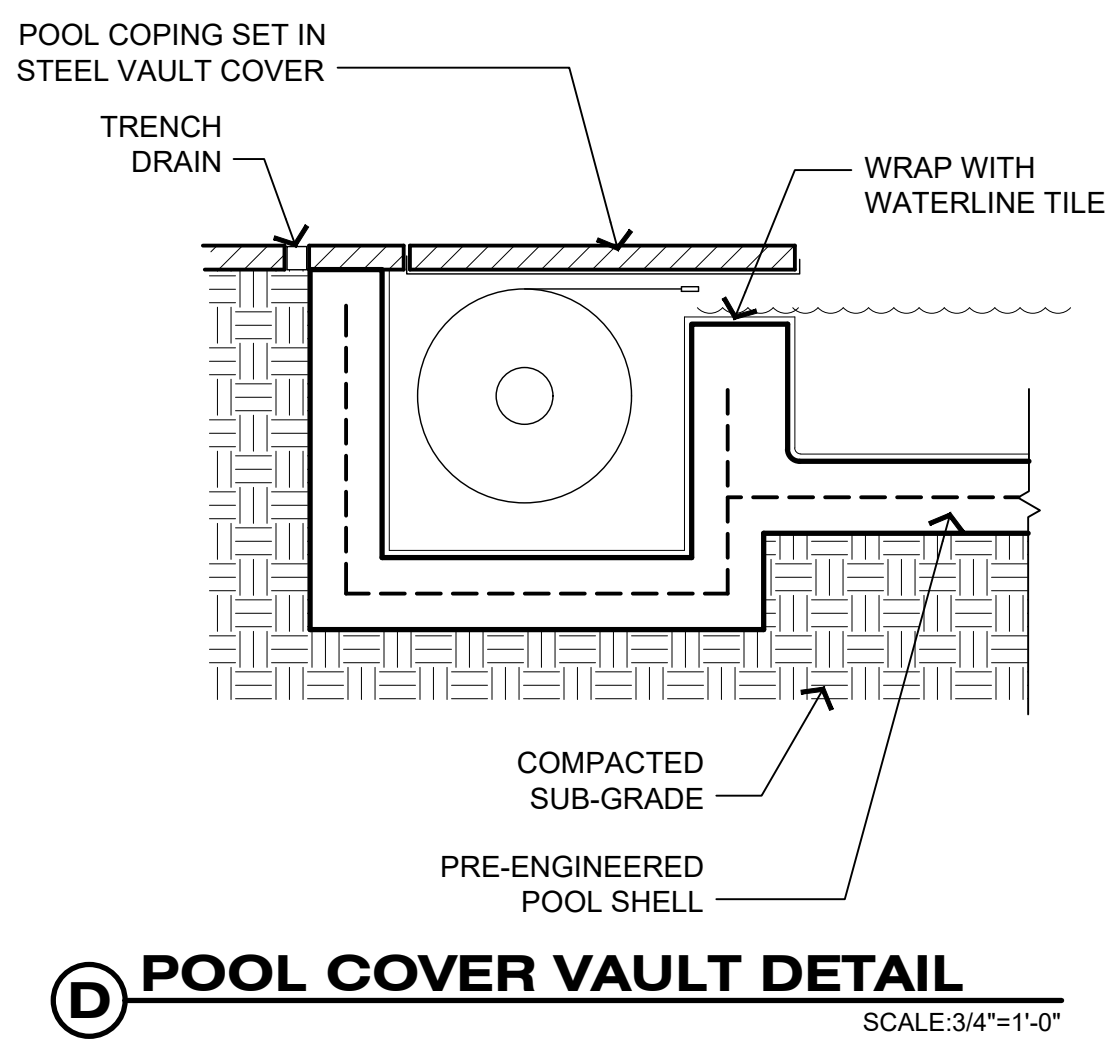
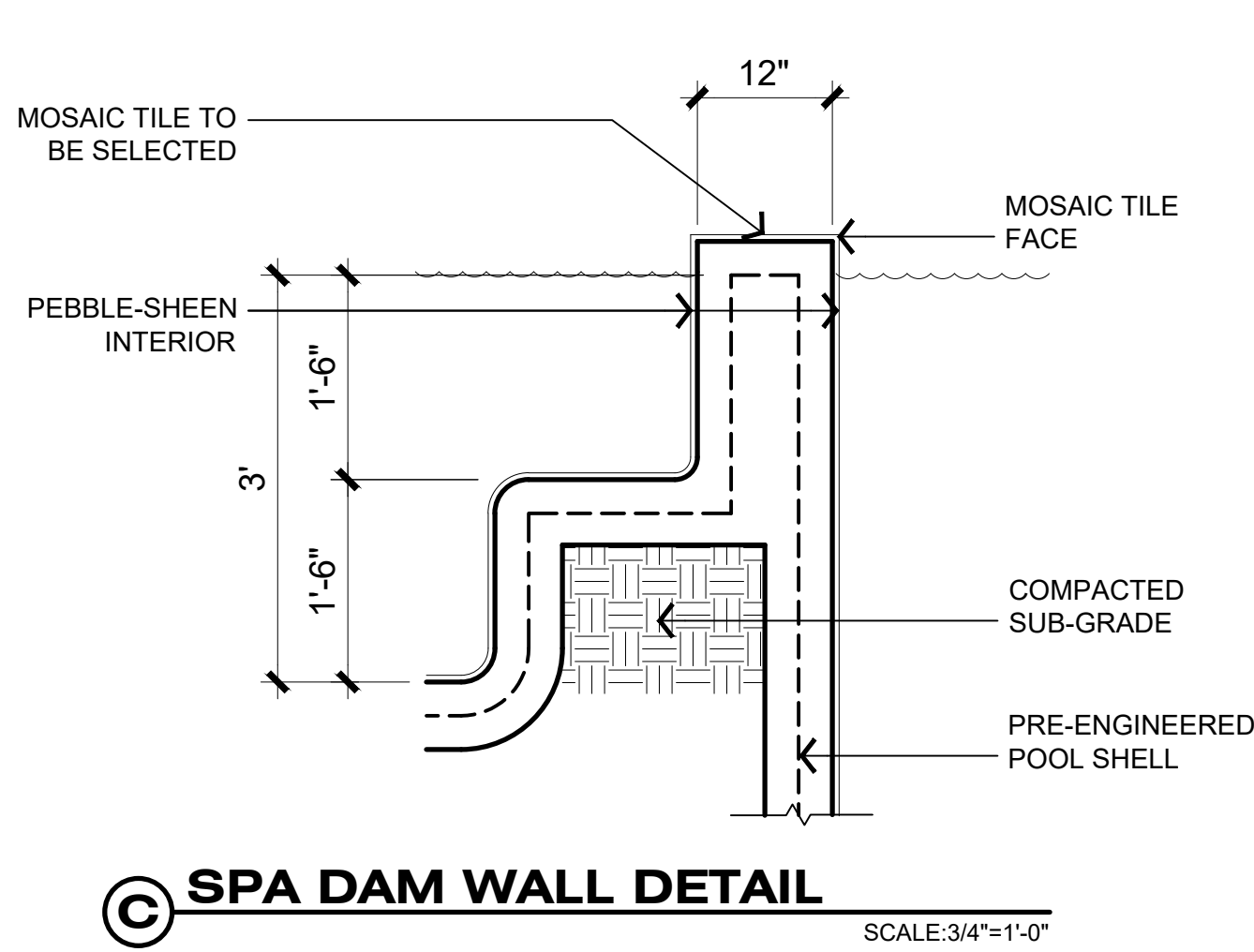
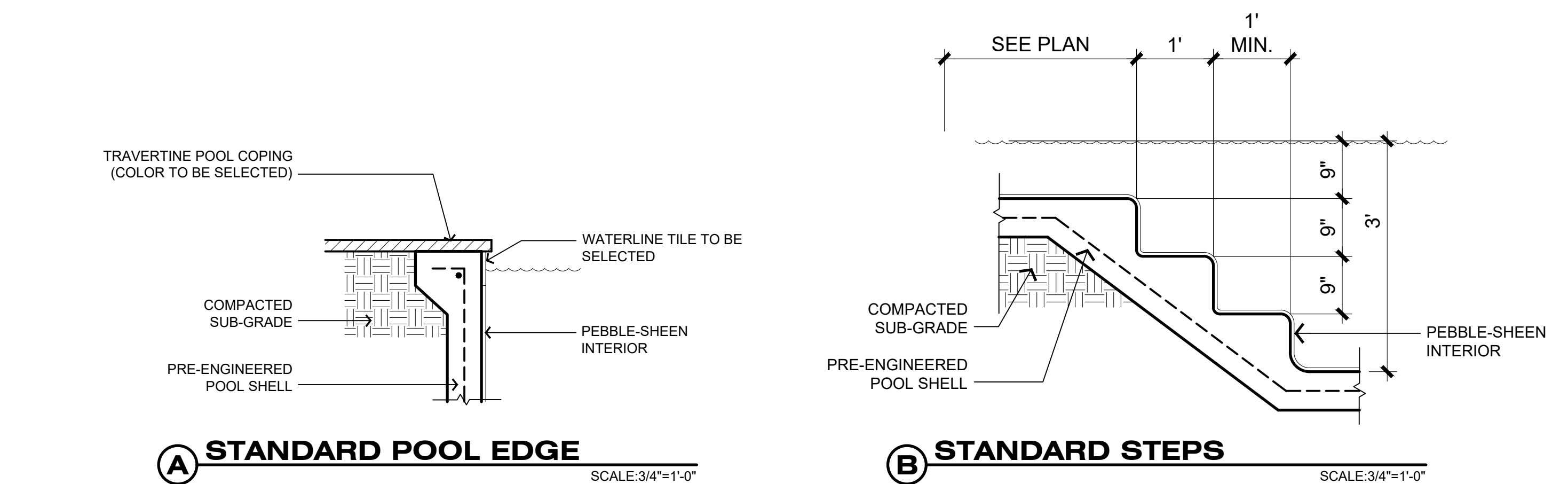
www.CFdesignAZ.com

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HARDSCAPE
PLAN

DATE: 8/22/2024
JOB #: CF-24-08

L2.2



POOL NOTES

POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.

POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND. (ZO SEC.6.1100.B.1; AND DS&PM 2-2.501.D.4.C.)

ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.

POOL HEATER VENT TERMINATION SHALL COMPLY WITH THE MANUFACTURERS LISTING AND THE IRC. POOL MECHANICAL EQUIPMENT SHALL NOT BE CLOSER THAN 10 FEET TO ANY OPENING TO AN INDOOR LIVING AREA OF AN ADJACENT PROPERTY.

TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL. (ZO SEC. 7.700 AND SEC. 6.1071.A.5, AND DS&PM 1-1.407)

IN ACCORDANCE WITH THE ZONING ORDINANCE, A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE MOST RESTRICTIVE AREA DEFINED BY THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT AS SHOWN ON THE SITE PLAN. (ZO SEC. 6.1070.A.5)

POOL	SPA
18'x51'	6'x10'
138 L.F. PER	32 L.F. PER
870 S.F. SURF	60 S.F. SURF
1800 S.F. INT.	164 S.F. INT.

SYMBOLS LEGEND

⊕ Elev. Ref.	⊕ Outlet	⊕ Main Drain
⊕ Return	⊕ Switch	⊕ Venture
⊕ Aerator	⊕ Junction Box	⊕ Light
⊕ Filter	⊕ Water Leveler	⊕ Skimmer
⊕ Hydro Therapy	⊕ Heater	

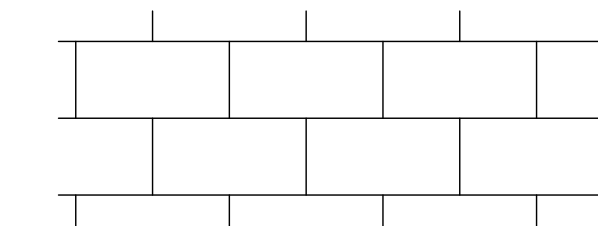
NOTE:
POOL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY STRUCTURAL ENGINEERING AND THE PROPER PERMITS FOR INSTALLATION OF THE POOL AND POOL BARRIER.

MATERIAL LEGEND

CLIENT SHALL SUPPLY ANY COLOR AND FINISH INFORMATION

PATIO PAVING AND WALL CAPS

LARGE FORMAT STONE PAVER TO BE SELECTED



POOL FINISHES

ALL MATERIAL SELECTIONS SUBJECT TO OWNER APPROVAL. VERIFY SELECTIONS WITH OWNER AND/OR GENERAL CONTRACTOR PRIOR TO ORDERING.

COPING

12x24 UNLESS NOTED OTHERWISE
MATERIAL AND COLOR TO BE SELECTED

WATERLINE TILE

6x6 EARTH TONE TILE WITH NEUTRAL COLORED GROUT
TILE TO BE SELECTED

INTERIOR OF POOL

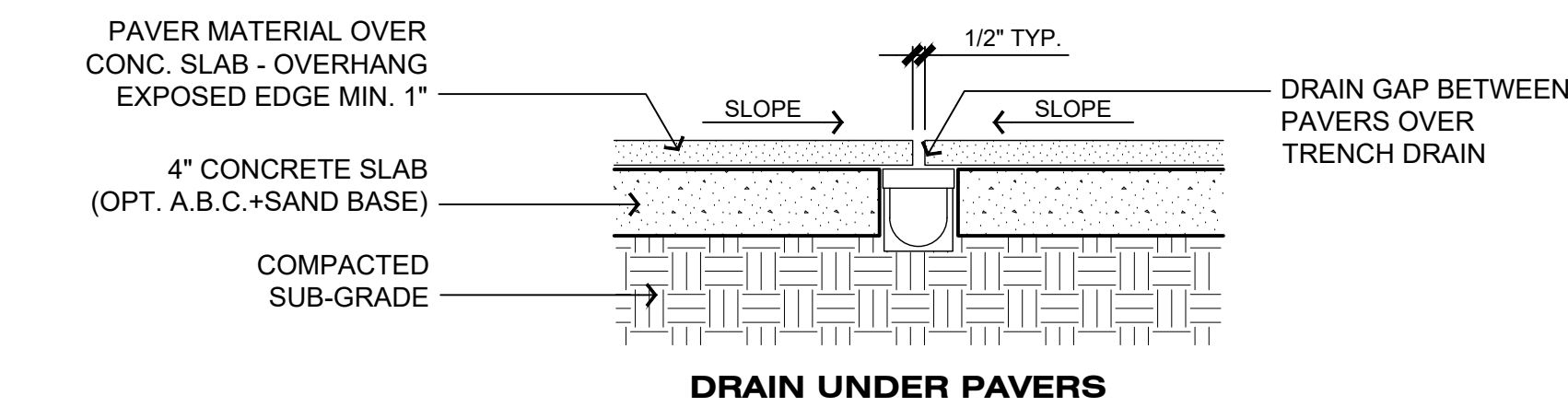
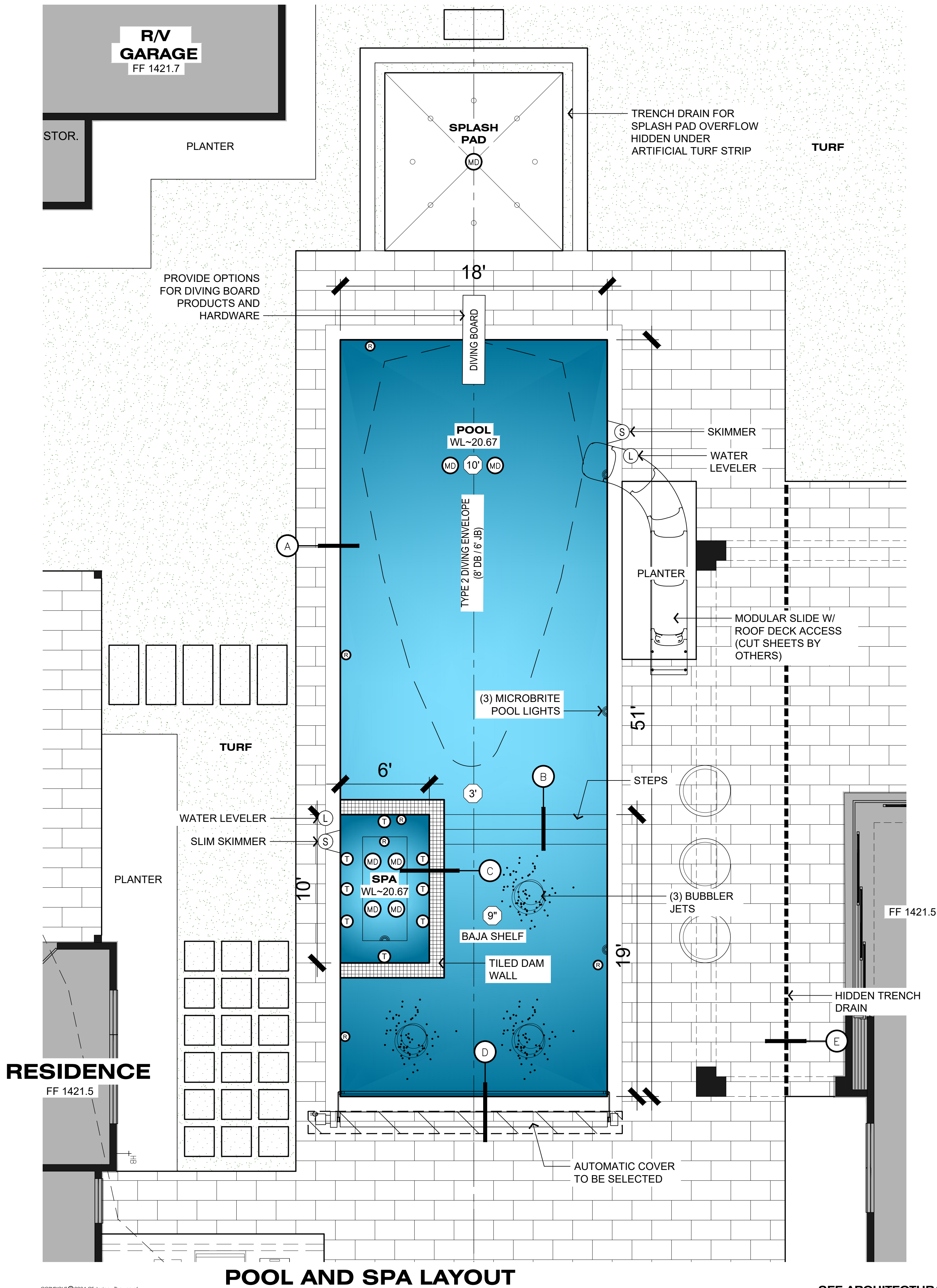
PEBBLESHEEN BY PEBBLETEC, COLOR TO BE SELECTED

INTERIOR OF SPA

PEBBLESHEEN BY PEBBLETEC, COLOR TO BE SELECTED
MOSAIC TILE AT SPA EDGE AND WATERLINE TO BE SELECTED

MISC.

OPTION TO ADD DECORATIVE TILE AT EDGES OF BAJA SHELF AND STEPS FOR BETTER VISIBILITY.



BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

Outdoor Swimming Pool. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following excerpt from the 2003 International Building Code:

1. The top of the barrier shall be at least 60 inches (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The top of a barrier that separates the pool only from habitable spaces on the same property shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (102 mm) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1143 mm) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited. Where common fences on adjacent property lines of existing developed lots serve as the barrier, the height may be measured on the side that faces the swimming pool. The pool side of the barrier shall be not less than 20 inches from the edge of the water.

2. Openings in the barrier shall not allow passage of a 13/4-inch-diameter (44.5 mm) sphere.

EXCEPTIONS:
1. When vertical spacing between such openings is 45 inches (1143 mm) or more, the opening size may be increased such that the passage of a 4-inch-diameter (102 mm) sphere is not allowed.
2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (102 mm) when the distance between the tops of horizontal members is 45 inches (1143 mm) or more.

3. Chain link fences used as the barrier shall not be less than 11 gage.

4. Where access gates are provided, they shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

5. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, a separation fence meeting the requirements of Items 1, 2, 3 and 4 of Section 421.1 shall be provided.

EXCEPTION: One of the following may be used in lieu of a separation fence:
1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1372 mm) above the floor.

2. An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet (3048 mm). The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.

3. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.

6. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier that meets the requirements of Items 1 through 5. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Items 1 through 5.

7. A pool safety cover which complies with ASTM F 1346-91 may be used to meet the requirements of Items 1 through 6 above for barrier protection between the dwelling unit and swimming pool provided all other portions of the perimeter fencing around the yard are installed and maintained as required. If switching devices are used for operation of the pool safety cover, they shall be key-operated, locked away, or otherwise located in an inaccessible location. An inaccessible location shall be at a height of at least 54 inches above the deck or adjacent ground level and where the entire pool can be visually inspected during cover operation.

8. The building official may grant an exception to the above barrier requirements when it is determined that there is a natural barrier existing on the premises in the form of thorny/spiny vegetation, landscaping, or topography which prevents access to the pool area. An exception may also be granted for barrier protection between the dwelling unit and swimming pool when such protection precludes access by a disabled adult resident.

NOTE:
ALL POOL AND SPA BENCHES ARE A STANDARD 18" FROM THE WALL AND UNDER 18" OF WATER AT THE SEAT U.N.O.

1. The top of the barrier shall be at least 60 inches (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The top of a barrier that separates the pool only from habitable spaces on the same property shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (102 mm) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1143 mm) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited. Where common fences on adjacent property lines of existing developed lots serve as the barrier, the height may be measured on the side that faces the swimming pool. The pool side of the barrier shall be not less than 20 inches from the edge of the water.

2. Openings in the barrier shall not allow passage of a 13/4-inch-diameter (44.5 mm) sphere.

EXCEPTIONS:
1. When vertical spacing between such openings is 45 inches (1143 mm) or more, the opening size may be increased such that the passage of a 4-inch-diameter (102 mm) sphere is not allowed.
2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (102 mm) when the distance between the tops of horizontal members is 45 inches (1143 mm) or more.

3. Chain link fences used as the barrier shall not be less than 11 gage.

4. Where access gates are provided, they shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

5. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, a separation fence meeting the requirements of Items 1, 2, 3 and 4 of Section 421.1 shall be provided.

EXCEPTION: One of the following may be used in lieu of a separation fence:
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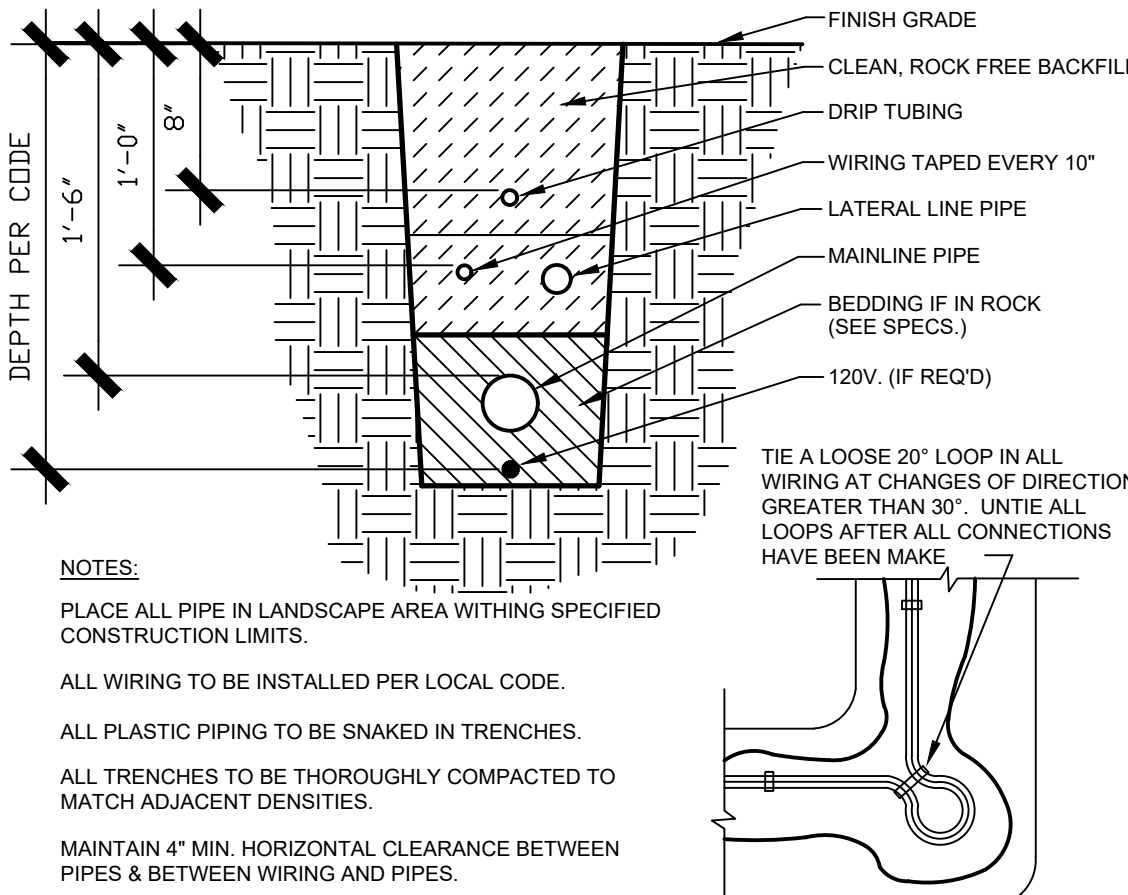
5. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part

MINIMUM PIPE SIZE

GPM	SIZE	PIPE
4	1/2"	POLYETHYLENE - STANDARD SIZE
8	3/4"	POLYETHYLENE - STANDARD SIZE
10	1/2"	PVC - CLASS 200
15	3/4"	PVC - CLASS 200
25	1-1/4"	PVC - CLASS 200
35	1-1/2"	PVC - CLASS 200
60	2"	PVC - CLASS 200
80	2-1/2"	PVC - CLASS 200
120	3"	PVC - CLASS 200
2	1/2"	GALVANIZED STEEL - SCHEDULE 40
4	3/4"	GALVANIZED STEEL - SCHEDULE 40
7	1"	GALVANIZED STEEL - SCHEDULE 40
12	1-1/4"	GALVANIZED STEEL - SCHEDULE 40
16	1-1/2"	GALVANIZED STEEL - SCHEDULE 40
28	2"	GALVANIZED STEEL - SCHEDULE 40
40	2-1/2"	GALVANIZED STEEL - SCHEDULE 40
60	3"	GALVANIZED STEEL - SCHEDULE 40
3	1/2"	COPPER - TYPE K
6	3/4"	COPPER - TYPE K
12	1"	COPPER - TYPE K
18	1-1/4"	COPPER - TYPE K
28	1-1/2"	COPPER - TYPE K
45	2"	COPPER - TYPE K
70	2-1/2"	COPPER - TYPE K
100	3"	COPPER - TYPE K

NOTE: NOT ALL THE PIPE TYPES MAY BE USED ON THIS PROJECT.

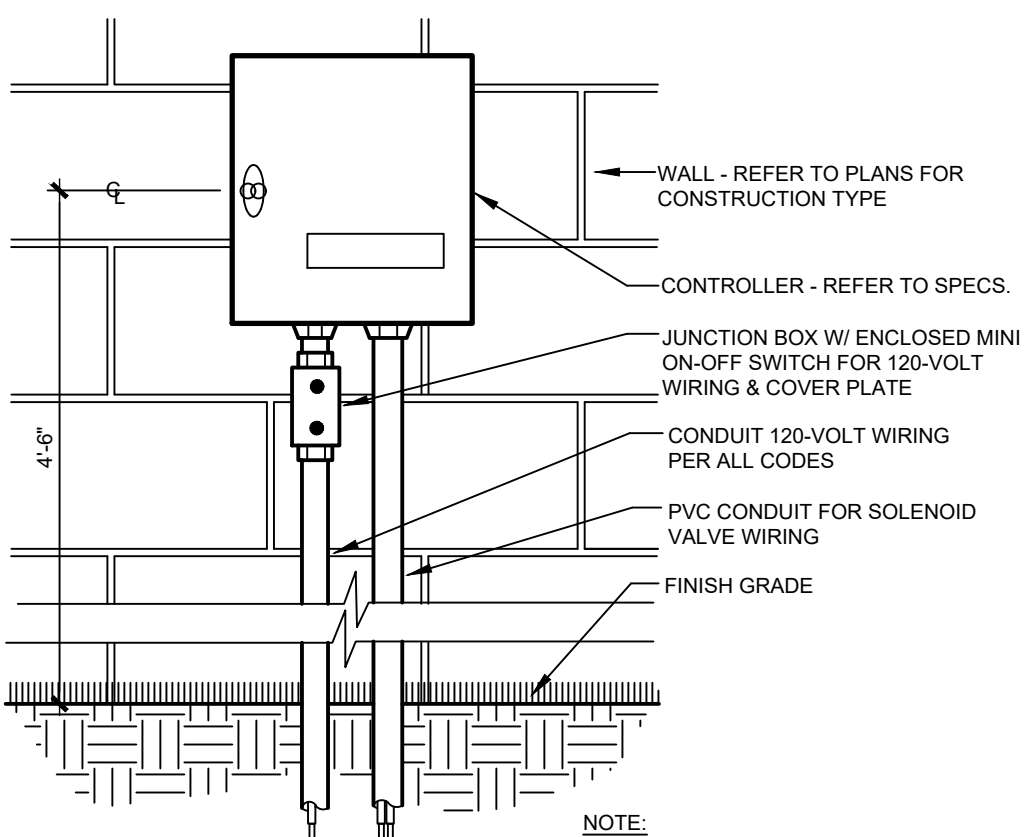
1 PIPE SIZING



2 TRENCHING

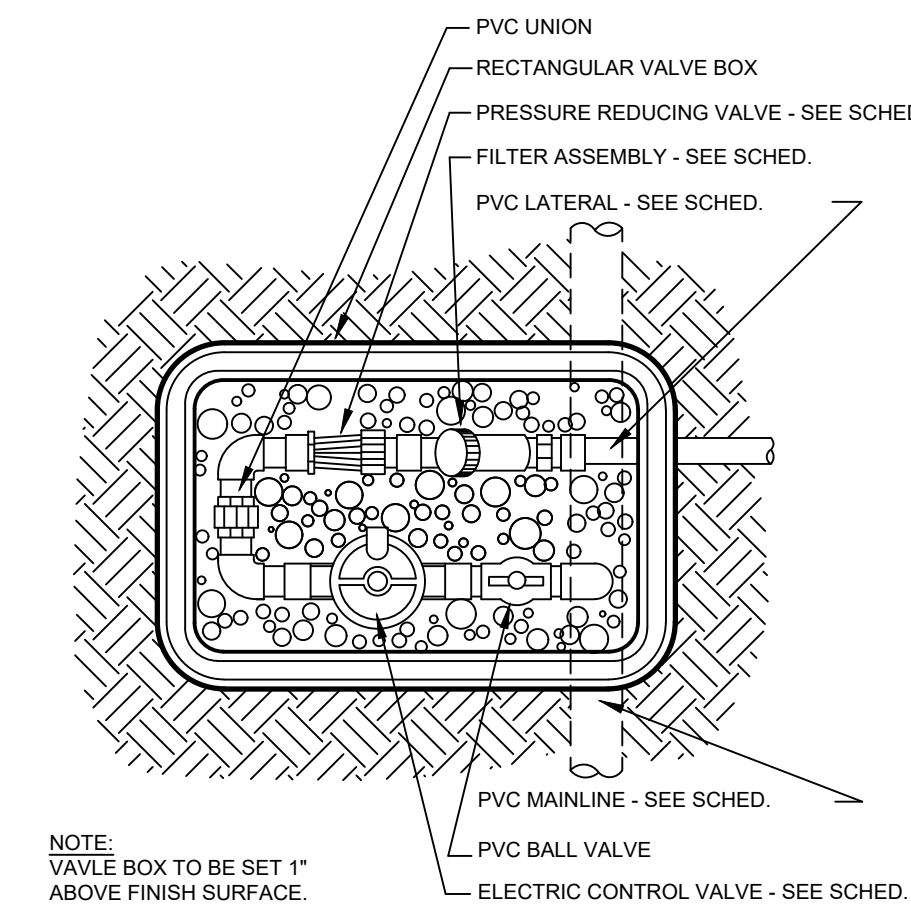
- TYPE 'K' COPPER TO METER
- TYPE 'K' COPPER RISER
- MPR BALL VALVE TYP.
- BRASS NIPPLE (TYP.)
- PRESSURE VACUUM BREAKER BACKFLOW PREVENTOR - REFER TO SPECS.
- BRASS UNION
- PVC MAINLINE
- FINISH GRADE

P.V.B. BACKFLOW PREVENTOR

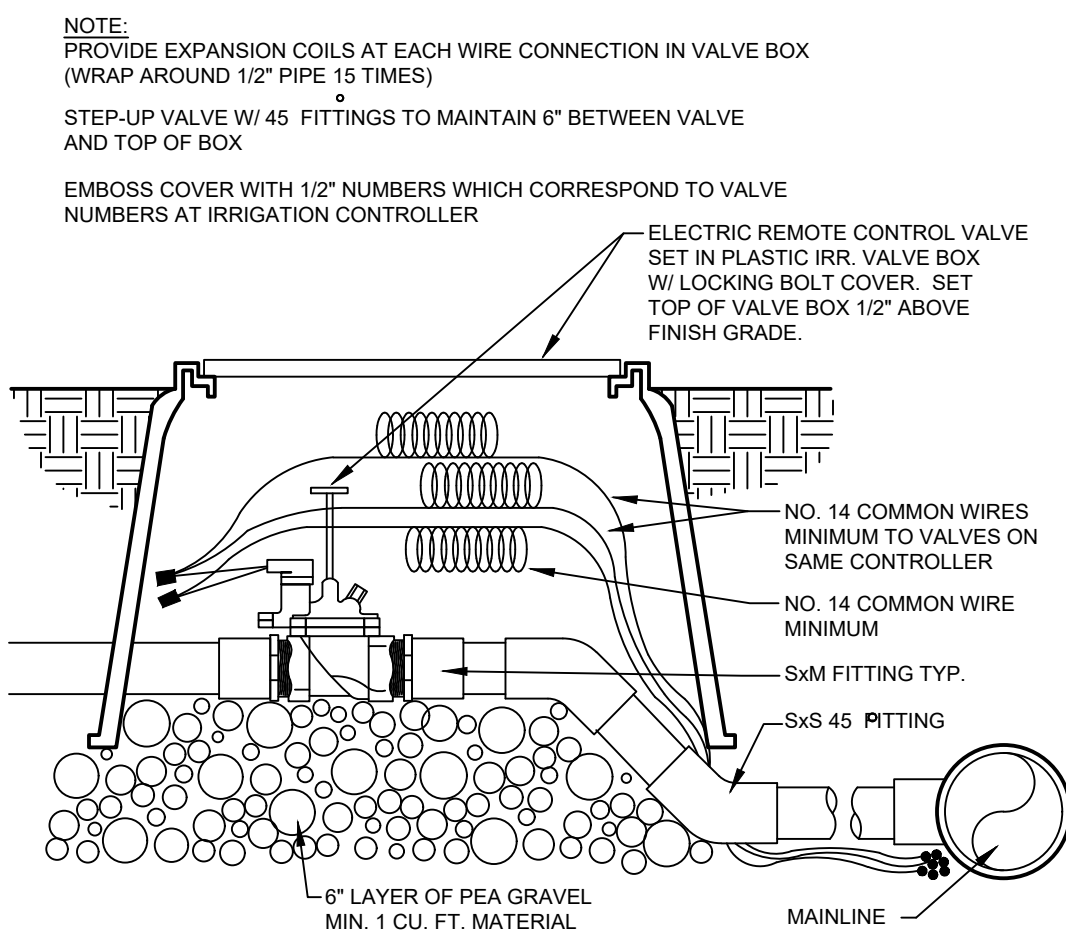


4 CONTROLLER

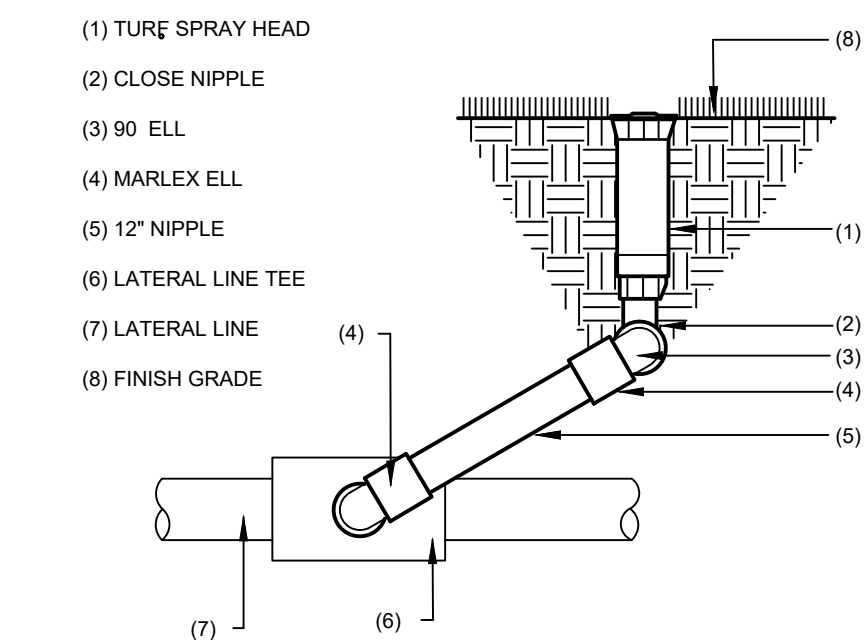
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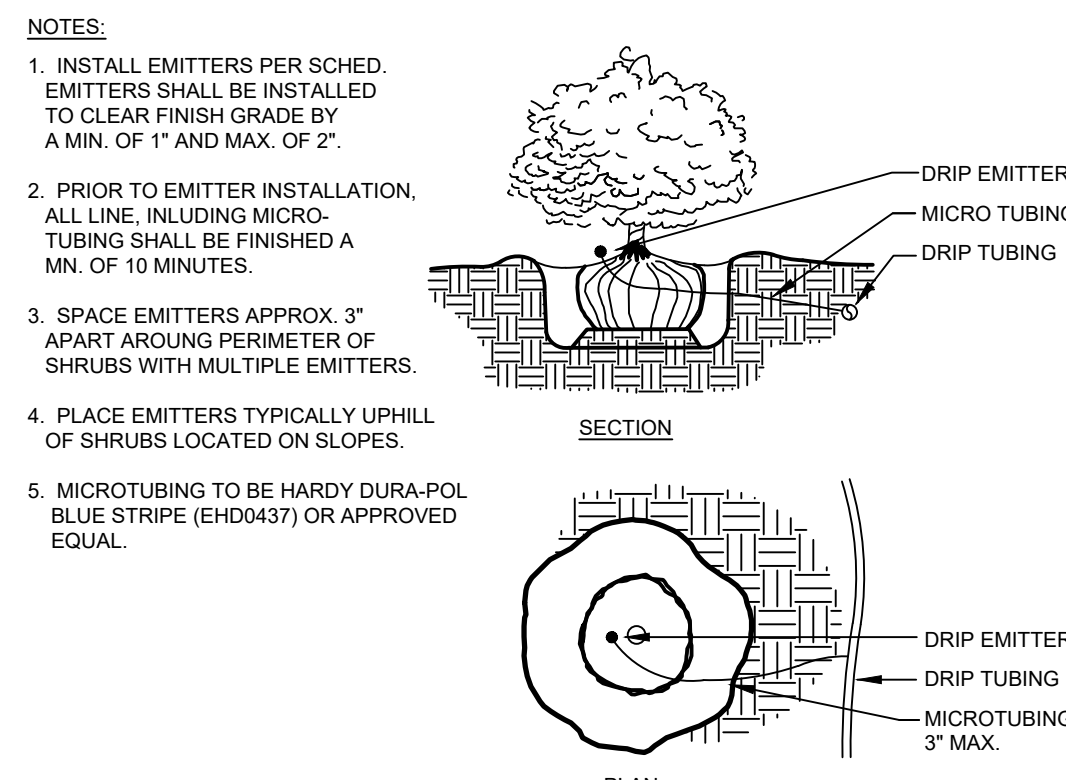
5 DRIP VALVE ASSEMBLY



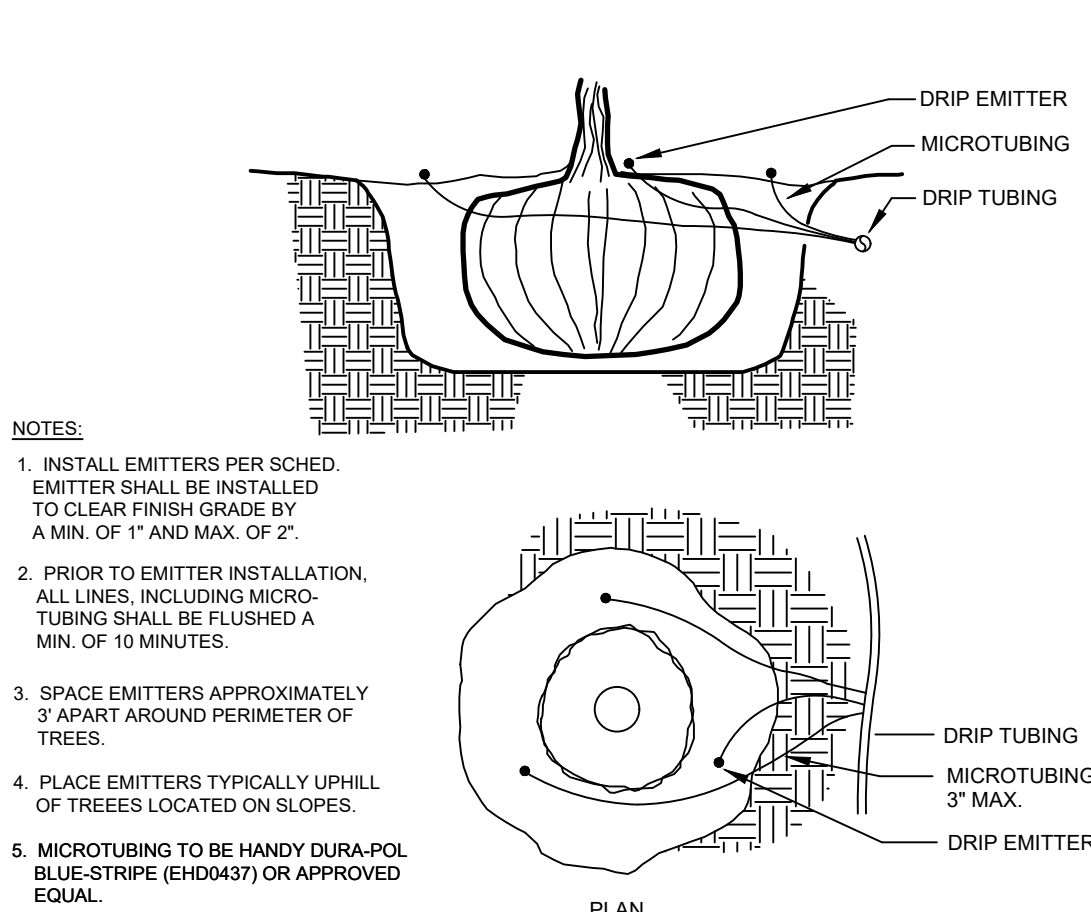
6 ELECTRIC R.C. VALVE



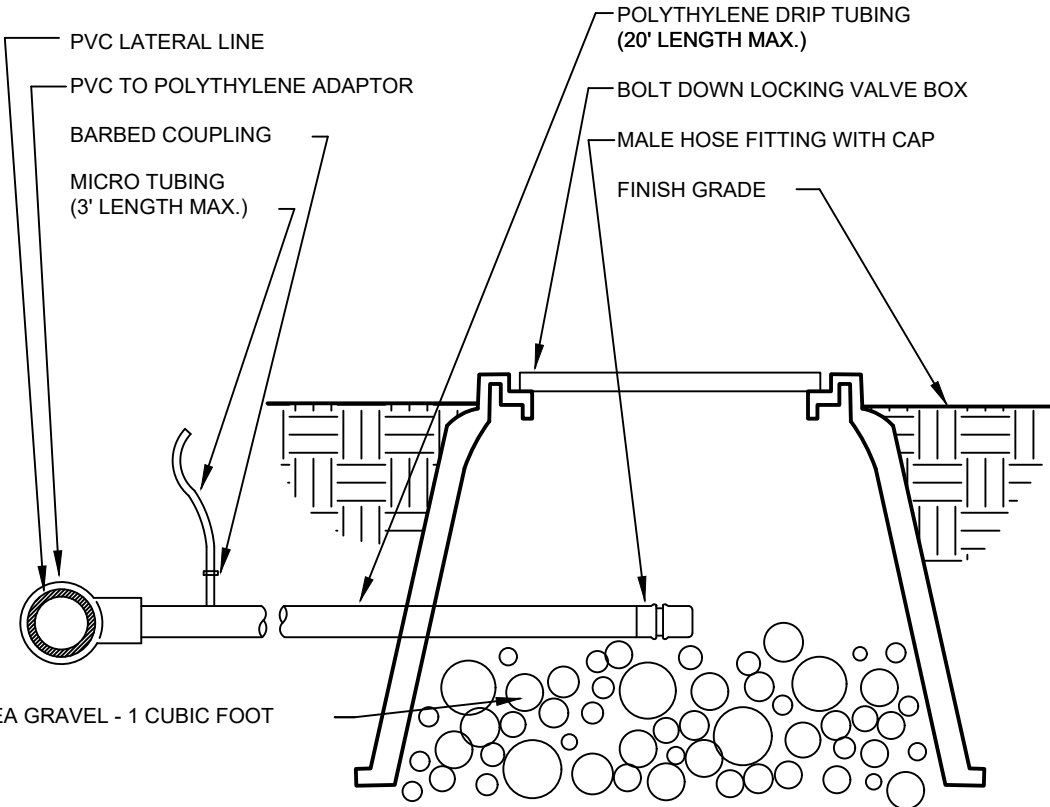
7 POP-UP SPRAY HEAD



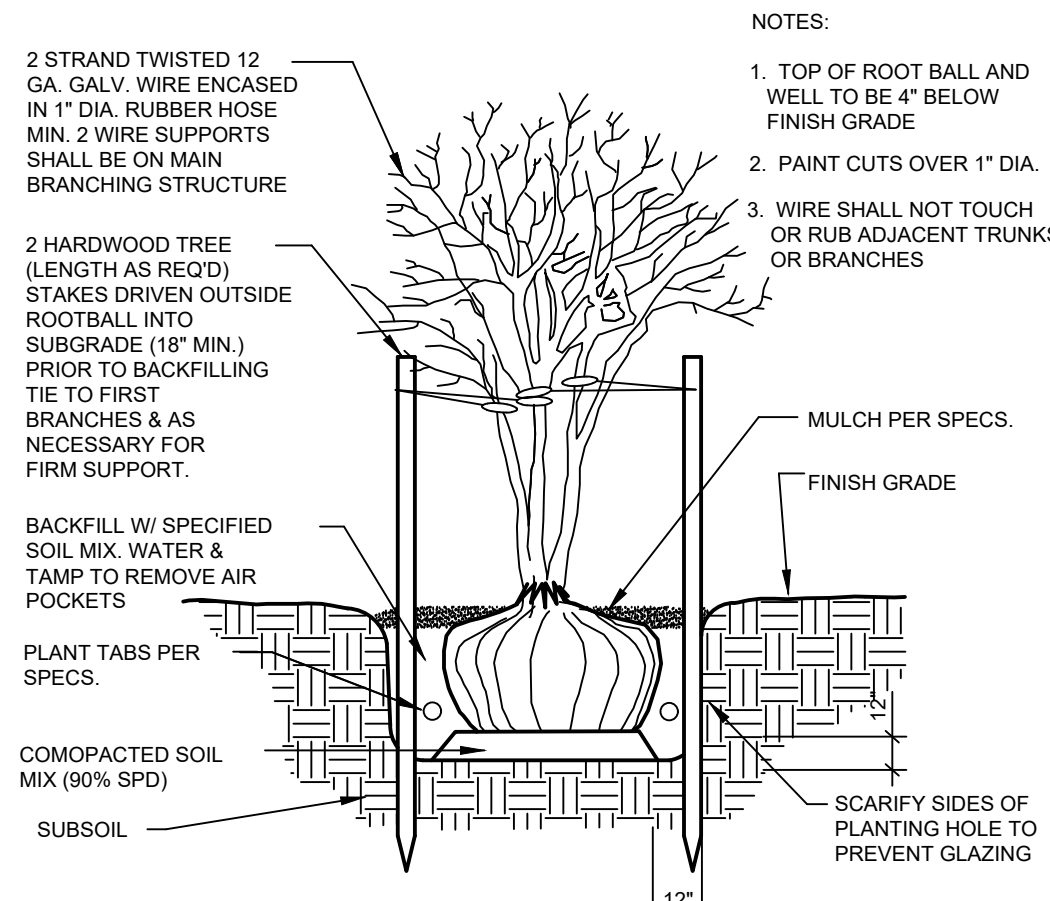
8 SHRUB EMITTERS



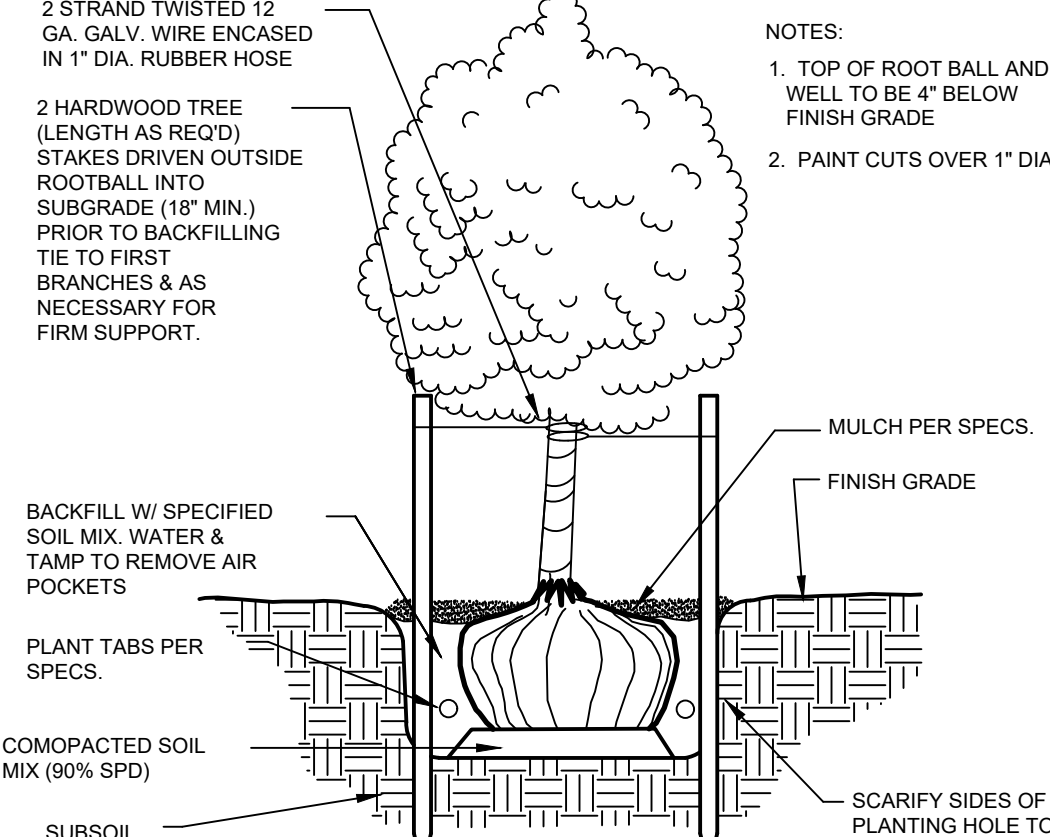
9 TREE EMITTERS



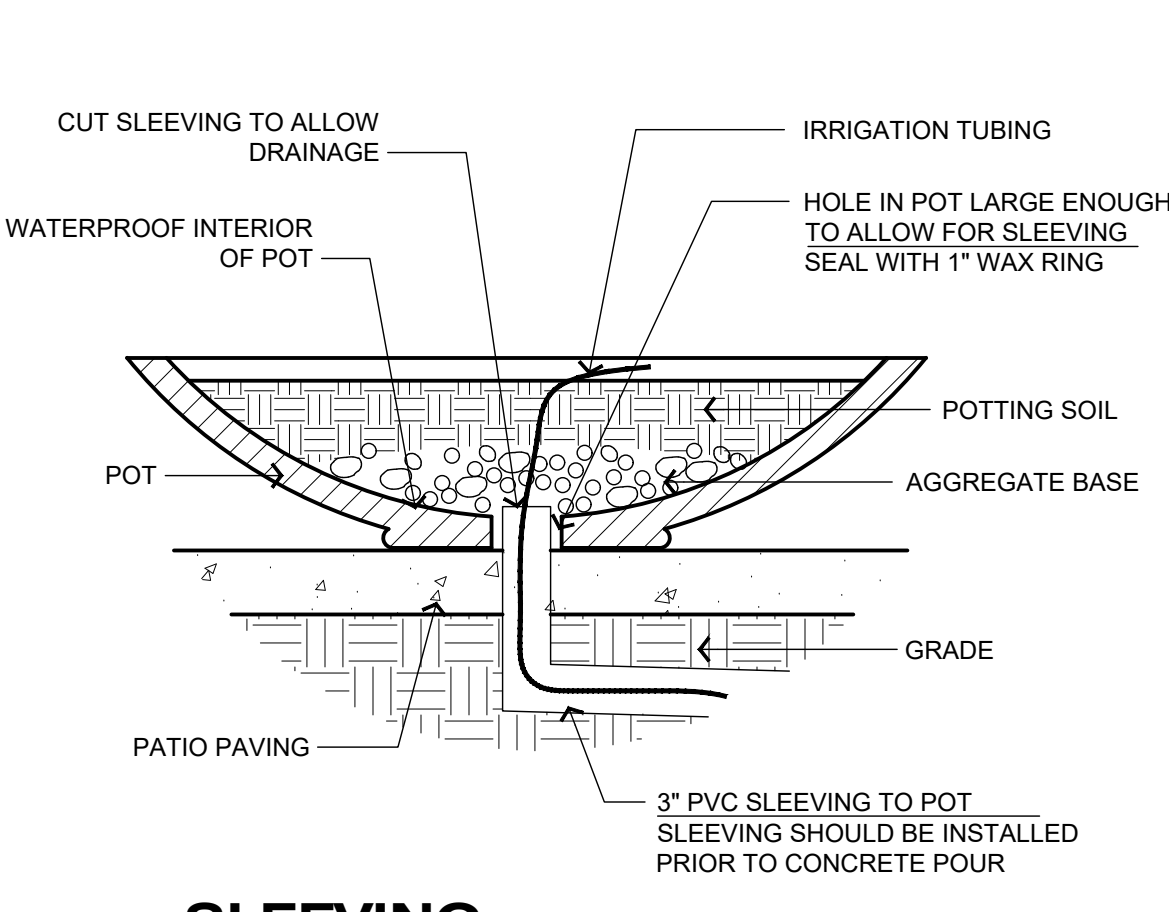
10 EMITTER PIPE and FLUSH VALVE



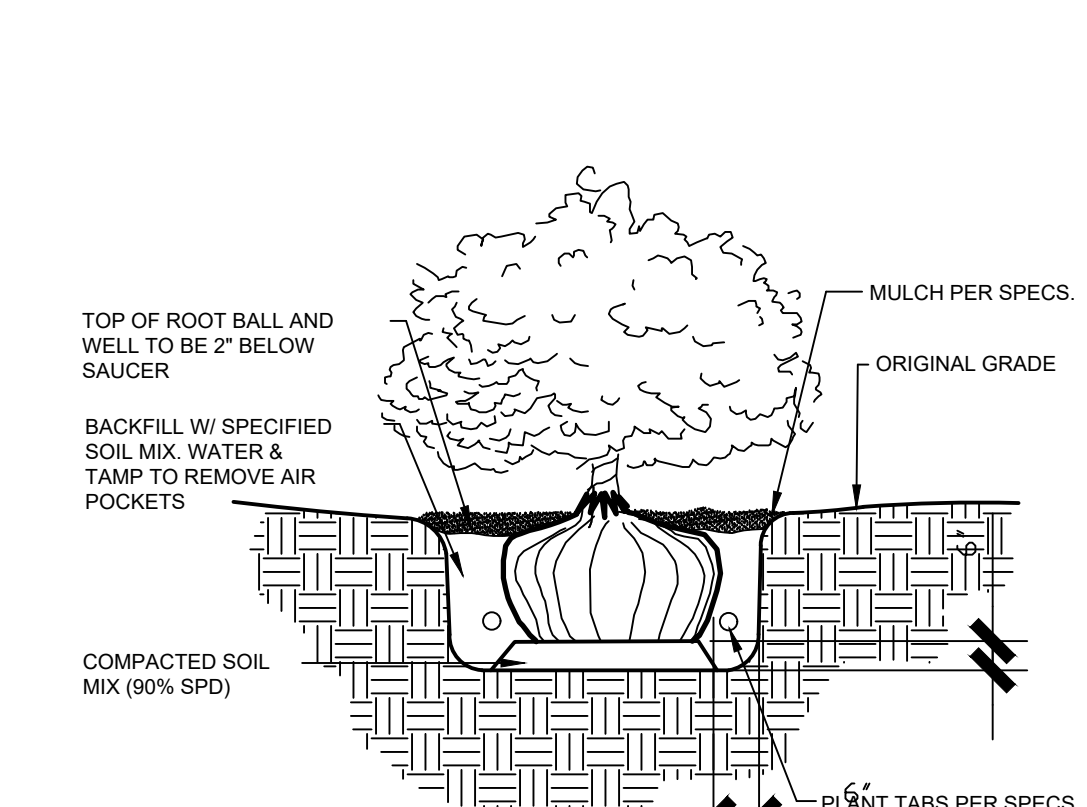
11 MULTI-TRUNK TREE STAKING



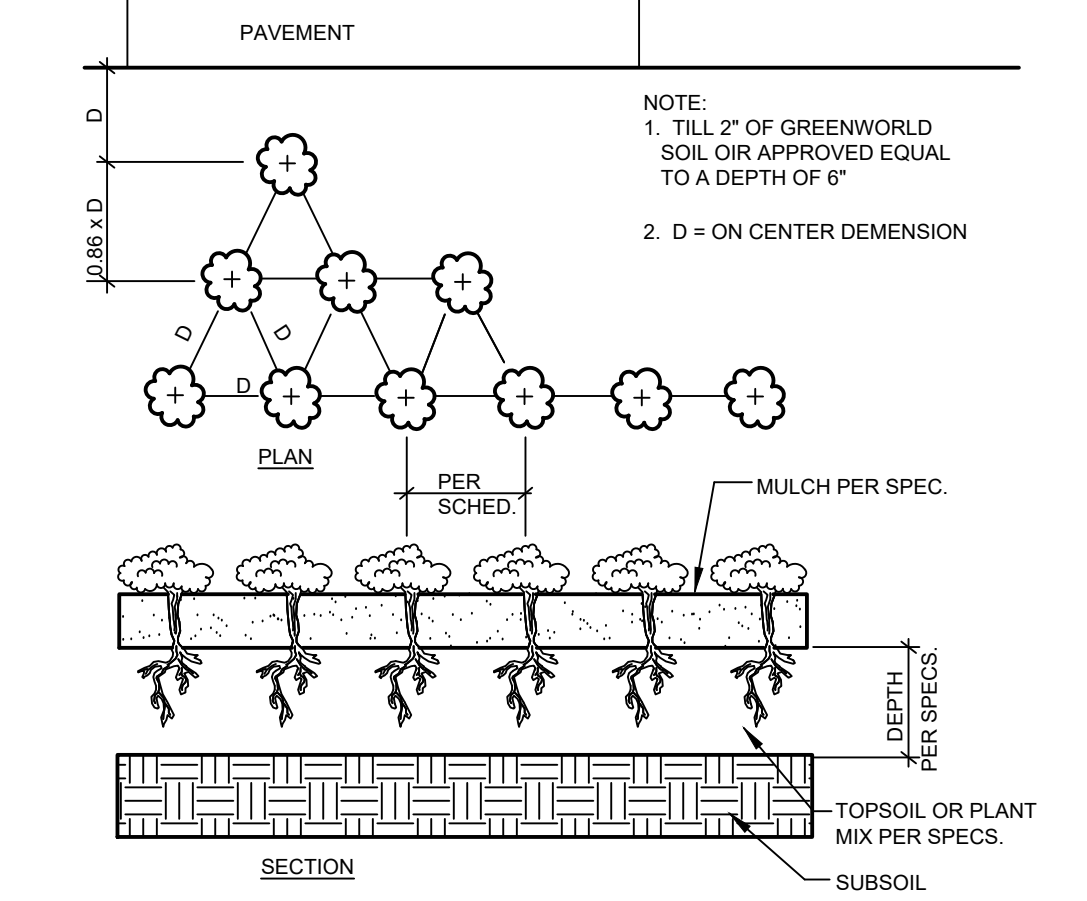
12 TREE PLANTING



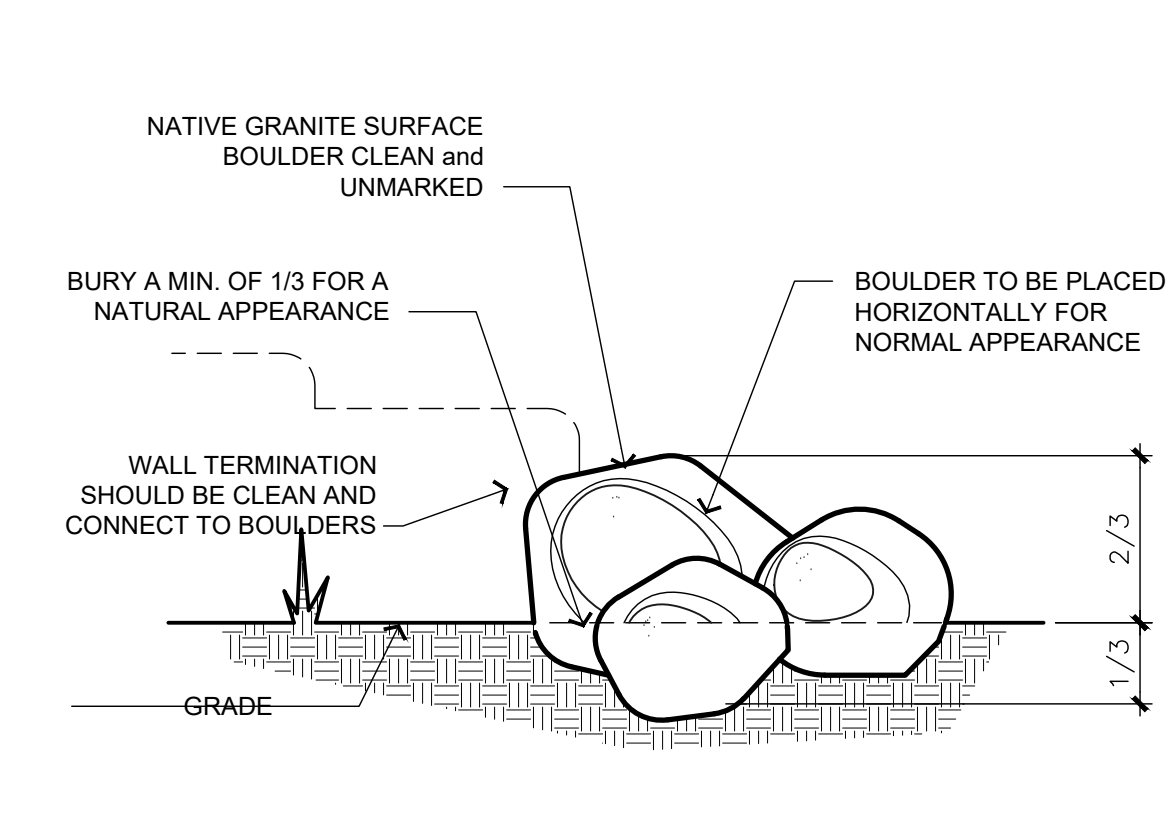
13 SLEEVING FOR PLANTER POT



14 SHRUB PLANTING



15 GROUNDCOVER PLANTING



17 BOULDER PLACEMENT

IRRIGATION EQUIPMENT STANDARDS

ITEM	PRODUCT
—	PVC MAINLINE (CLASS 200)
—	PVC LATERAL (CLASS 200)
---	PVC SLEEVE (SCH. 40)
N	BACKFLOW PREVENTOR
●	DRIP VALVE ASSEMBLY
▶	MANUAL GATE VALVE (1")
→	FLUSH VALVE
C	CONTROLLER
M	1" METER

DRIP EMITTERS (RAINBIRD)

- 6 XB-20 (12 GPH/TREE) 72" +
- 5 XB-20 (10 GPH/TREE) 54-60"
- 4 XB-20 (8 GPH/TREE) 42-48"
- 3 XB-20 (6 GPH/TREE) 30-36"
- 2 XB-20 (4 GPH/TREE) 24"
- 1 XB-10 (2 GPH/SHRUB) 15 GAL.
- 1 XB-10 (1 GPH/SHRUB) 5 GAL.
- 1 XB-10 (1 GPH/SHRUB) 1 GAL.

GENERAL IRRIGATION NOTES

- THE CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE DESIGNER OR PROJECT MANAGER FOR RESOLUTION.
- ALL PIPING IS TO BE FLUSHED FOR A PERIOD OF 10 MINUTES PRIOR TO THE INSTALLATION OF EMITTERS. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY FLUSHING OF SYSTEM DUE TO CLOGGING FOR THE DURATION OF THE LANDSCAPE MAINTENANCE PER SPECIFICATIONS.
- ALL PIPING AND WIRING UNDER PAVEMENT TO BE IN SCHEDULE 40 PVC SLEEVES. (SIZE AS NOTED). EXTEND SLEEVES 12" BEYOND EDGE OF PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AS SHOWN WITH THAT OF OTHER TRADES (AS IT RELATES TO PVC SLEEVING, PAVING, ELECTRICAL, ETC.).
- MAINLINE AND LATERAL PIPING IS SCHEMATIC. CONTRACTOR IS ENCOURAGED TO USE COMMON TRENCH WHERE POSSIBLE. MINIMUM COVER OVER PIPING PER DETAILS.
- NOTIFY PROJECT MANAGER PRIOR TO MAINLINE PRESSURE TEST OF SYSTEM FOR APPROVAL.
- ALL 24 VOLT WIRING FROM CONTROLLER TO ELECTRIC VALVES SHALL BE MINIMUM 14 GAUGE UNDERGROUND SPRINKLER WIRE.
- CONTRACTOR SHALL PREPARE AS BUILT DRAWINGS OF COMPLETED WORK AND SUBMIT FOR APPROVAL PRIOR TO ACCEPTANCE BY PROJECT MANAGER.
- COORDINATE PROGRAM CYCLE TIMES SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.
- PVC SCHEDULE SLEEVES SHALL BE A MINIMUM INSIDE DIAMETER OF 2 TIMES THE IRRIGATION LINE DIAMETER. VALVE WIRING SHALL BE WITHIN SEPARATE ADJACENT SLEEVE.
- MAXIMUM LENGTH OF MICROTUBING ON DRIP ZONE TO BE 8'.
- MICROTUBING ON DRIP ZONE SHALL BE EXPOSED 6" MIN.
- PLACE ALL MAIN LINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYPICAL). CONTRACTOR TO PROVIDE PROJECT MANAGER WITH SHOP DRAWINGS OF INSTALLED SYSTEM.
- IF THERE ARE ANY DISCREPANCIES WITH THE FOLLOWING: VALVE SIZES, METER SIZES, MAINLINE SIZES, WATER PRESSURE, COVERAGE, CONTROLLER SIZES, OR LAYOUT- THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. THE LANDSCAPE ARCHITECT WILL THEN MAKE ANY NECESSARY CORRECTIONS AND WILL RESUBMIT THE PLANS.
- PROVIDE SEPARATE VALVES FOR TREES AND SHRUBS.
- USE RAINBIRD EMITTERS FOR TREES AND SHRUBS.

CONTRACTOR SHALL SUPPLY AS-BUILT PLAN OF MAIN LINES, LATERAL LINES, VALVE BOX LOCATIONS, CONTROLLER LOCATIONS, AND ANY OTHER EQUIPMENT INSTALLED THAT MAY REQUIRE REGULAR MAINTENANCE OR REPAIR.

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LANDSCAPE
DETAILS

DATE: 8/22/2024
JOB #: CF-24-08

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