

DEMOLITION/CONSTRUCTION NOTES

- ② CARE IS TO BE TAKEN DURING POOL DRAIN DOWN TO RELIEVE ANY HYDROSTATIC PRESSURE THROUGH EXISTING HYDROSTATIC RELIEF VALVES AND DRAINING THE POOL SLOWLY.
- ① REMOVE EXISTING SWIMMING POOL PLASTER FINISHES, DOWN TO ORIGINAL SOUND CONCRETE/SHOTCRETE. ANY CRACKS SHALL BE CHIPPED OUT TO A MINIMUM TO 3/4"x3/4" AND THEN FILLED FLUSH WITH NON-SHRINK GROUT. ALL EXPOSED REBAR, RUST SPOTS, ETC. SHALL BE EXPOSED, BUSHED DOWN 1/2" BELOW FINISH SURFACE, ZINC COATED AND FILLED FLUSH WITH NON-SHRINK GROUT. ANY OTHER IMPERFECTIONS IN THE POOL SHELL SHALL BE REPAIRED PRIOR TO INSTALLING A NEW WHITE PLASTER FINISH.
- ② REMOVE AND REPLACE EXISTING RACING LANE LINES, AND END WALL TARGET TILE. PROVIDE NEW DECK DEPTH MARKERS PER PLAN. REMOVE AND REPLACE ANY DAMAGED WATERLINE AND BOND BEAM TILE. THE CONTRACTOR HAS THE OPTION TO SAWCUT AROUND EXISTING RACING LANE AND END WALL TARGET TILE, TO REGROUT AND REPLACE ANY DAMAGED (MEANS AND METHODS).
- ③ THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH OTHER TRADES, AND SHALL PROTECT ALL EXISTING WORK, BUILDINGS, UTILITIES, ETC. TO REMAIN. IDENTIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES WITH OWNER PRIOR TO CONSTRUCTION AND PROVIDE PROTECTION AS REQUIRED FOR RENOVATION OF SWIMMING POOLS.
- ④ THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED ITEMS DUE TO DEMOLITION AND/OR CONSTRUCTION, AT NOT COST TO THE OWNER INCLUDING, FITTINGS, GRATES AND PIPING, ETC.
- ⑤ COORDINATE INGRESS/EGRESS AND HAUL ROUTES WITH THE OWNER PRIOR TO START OF WORK.
- ⑥ POOL PLAN VIEWS AND SECTIONS ARE SHOWN FOR CONTRACTOR INFORMATION AND ASSISTANCE. THE CONTRACTOR IS RESPONSIBLE FOR INDIVIDUAL SQUARE FOOTAGE TAKE-OFFS AND ESTIMATIONS WITH REGARD TO DEMOLITION, PREPARATION AS WELL AS MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL VISIT THE SITE AS REQUIRED TO ACCOMPLISH THE WORK, AND TO BECOME FAMILIAR WITH SCOPE AND SERVICES OF WORK REQUIRED.
- ⑦ CLEAN, REPAIR, AND WATERPROOF EXISTING POOL GUTTERS TO REMAIN.
- ⑧ COORDINATE PROPOSED CONTRACTOR STAGING AREA WITH THE OWNER PRIOR TO CONSTRUCTION. PROVIDE TEMPORARY PHONE, TOILET(S), FENCING, GATES, ETC. AS REQUIRED.
- ⑨ PROVIDE NEW TILE AND PLASTER PER PLANS. REPLACE ANY DAMAGED POOL FITTINGS, GRATES, ROPE ANCHORS LOST DURING DEMOLITION/CONSTRUCTION ETC. AS REQUIRED.
- ⑩ REMOVE AND REPLACE EXISTING POOL EXPANSION JOINT TILE AND CAULKING.
- ⑪ REMOVE AND REPLACE ALL FLOOR INLET COVER PLATES, AND ANY DAMAGED INLETS COMPLETELY.
- ⑫ REMOVE AND REPLACE SWIMMING POOL FILTERS AS PART OF ADDITIVE ALTERNATE #1. REMOVE AND REPLACE HEATERS. CONSTRUCT NEW MECHANICAL ROOM ENCLOSURE FOR HEATERS.
- ⑬ THE CONTRACTOR SHALL INSURE THAT ALL SURFACES ARE PREPARED TO RECEIVE PLASTER FINISH. WEATHER CONDITIONS SHALL BECOME A CRITICAL PART OF WORK AND SHALL BE TAKEN INTO CONSIDERATION AT THE TIME OF PLASTER APPLICATION.
- ⑭ THE CONTRACTOR SHALL PROVIDE A SUFFICIENT NUMBER OF WORKERS TO INSURE THAT THE ENTIRE POOL CAN BE PLASTERED IN A SINGLE DAY OR SHALL PROVIDE CONTINUAL WISTING OF PLASTERED SURFACES TO INSURE THAT PLASTER IS NOT EXPOSED TO THE AIR FOR A PERIOD OF TIME WHICH WOULD CAUSE DAMAGE IN ANY WAY.
- ⑮ THE OWNER SHALL IDENTIFY THE SWIMMING POOL FILL WATER SOURCE FROM CLOSEST FIRE HYDRANT AND SHALL PAY FOR THE WATER TO FILL THE POOL. THE CONTRACTOR IS RESPONSIBLE FOR FIRE HOSE, HOSES, FILLING AND PROTECTION OF PLASTER SURFACES. FILL SOURCE SHALL BE BLOWN-OFF INITIALLY TO PROVIDE A CLEAN DOMESTIC WATER SOURCE. THE CONTRACTOR SHALL PROVIDE CONTINUOUS FILL UNTIL THE WATER IS AT OPERATIONAL LEVEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND BALANCING OF THE POOL WATER FOR A PERIOD OF NOT LESS THAN FOURTEEN (14) DAYS AFTER PLASTER. THE CONTRACTOR SHALL COORDINATE HIS EFFORTS WITH OWNERS STAFF TO PROVIDE INSTRUCTION AND TRAINING IN PROPER OPERATION OF POOL IN CONJUNCTION WITH NEW PLASTER SURFACES.
- ⑯ REMOVE AND REPLACE BACK OF POOL GUTTER/DECK CAULKING.

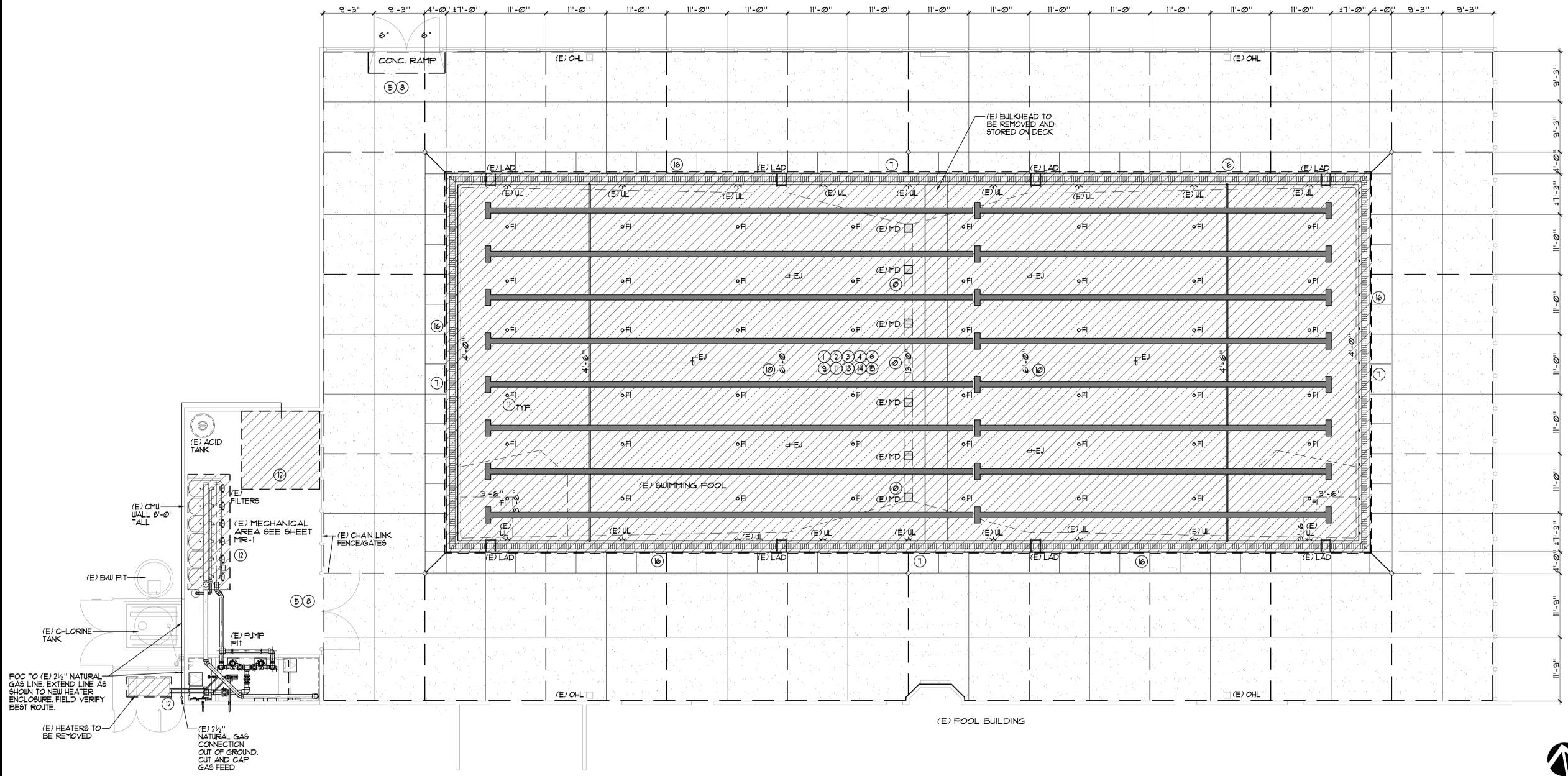
SWIMMING POOL DATA

SURFACE AREA	=	10,742 SQ. FT.
PERIMETER	=	459 FT.
DEPTHs	=	3'-6" TO 13'-0"
VOLUME	=	479,394 GAL.
6 HR TURNOVER	=	1332 GPM

LEGEND

-  = LIMITS OF REMOVAL
- UL = UNDERWATER LIGHT
- MD = MAIN DRAIN
- LAD = LADDER
- FI = FLOOR INLET
- (E) = EXISTING
- (N) = NEW
- OHL = OVER HEAD LIGHT

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SWIMMING POOL/MECHANICAL AREA DEMOLITION PLAN 1/8"=1'-0"

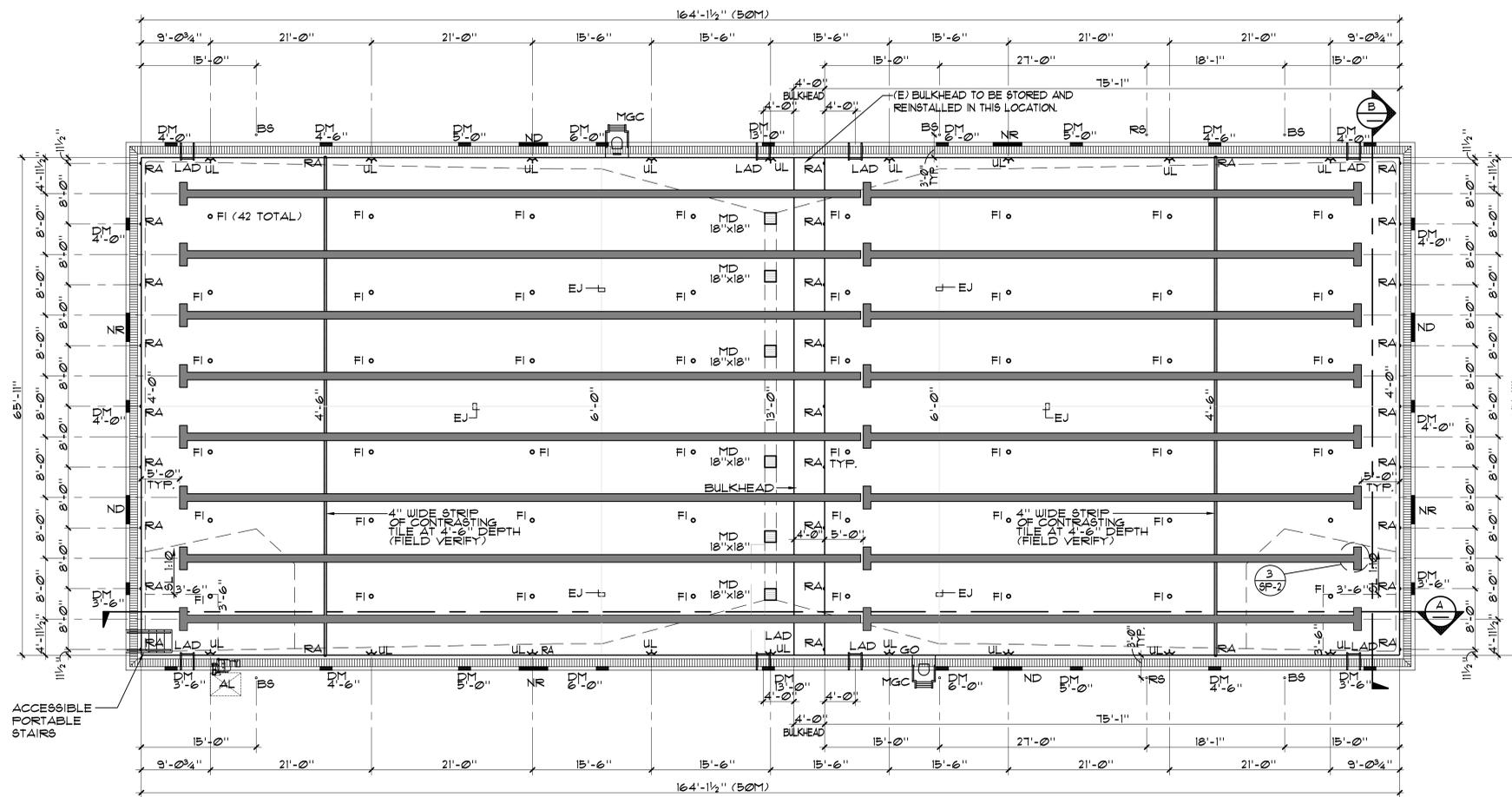


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NO.	DATE	REVISION

DRAWING TITLE: **SWIMMING POOL DEMOLITION PLAN**
 JOB TITLE: **BENSTEAD PLUNGE SWIMMING POOL & MECHANICAL RENOVATIONS**
 JOB ADDRESS: **3331 TORRANCE BLVD. TORRANCE, CA 90503**
 DATE: 03/31/2014
 SCALE: 1/8"=1'-0"
 DRAWN BY: G&F

DRAWING NO.: **DD-1**



SWIMMING POOL DATA

SURFACE AREA	=	10,142 SQ. FT.
PERIMETER	=	459 FT.
DEPTHS	=	3'-6" TO 13'-0"
VOLUME	=	479,394 GALLONS
6 HR TURNOVER	=	1,332 GPM (E) PUMP RATE = 1360 GPM

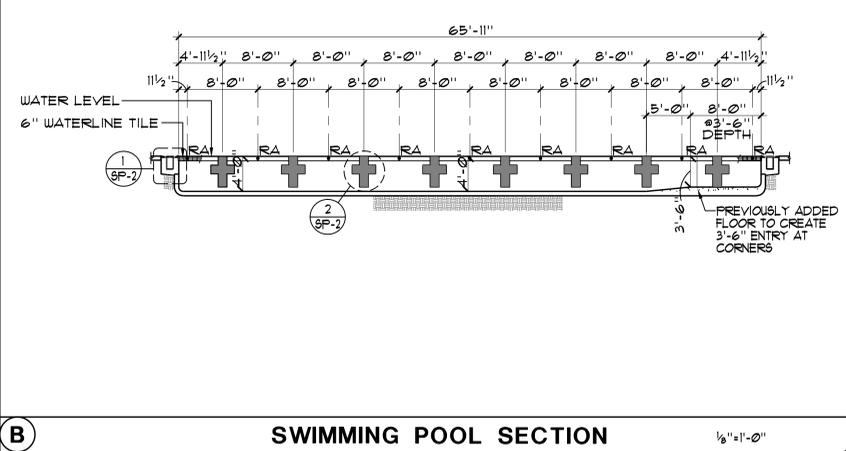
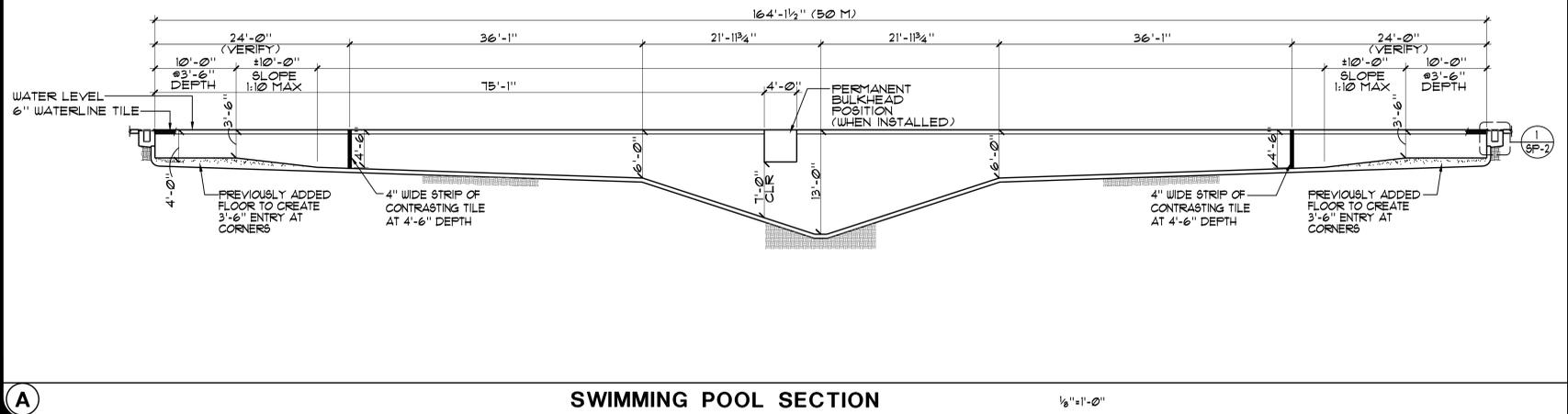
LEGEND

EJ	=	EXPANSION JOINT (NEW)	1 (SP-2)
FI	=	FLOOR INLET (NEW COVERS)	6 (SP-2)
DM	=	DEPTH MARKER (NEW)	4 (SP-2)
MD	=	MAIN DRAIN (EXISTING TO REMAIN PER PLANS)	
RA	=	ROPE ANCHOR (EXISTING TO REMAIN PER PLANS)	
UL	=	UNDERWATER LIGHT (EXISTING TO REMAIN)	
NR/ND	=	NO RUNNING/ NO DIVING (EXISTING TO REMAIN)	
RS	=	RECALL STANCHION (EXISTING TO REMAIN)	
BS	=	BACKSTROKE STANCHION (EXISTING TO REMAIN)	
LAD	=	LADDER (EXISTING TO REMAIN)	
MGC	=	MOVEABLE GUARD CHAIR (EXISTING TO REMAIN)	
(N)	=	NEW	
AL	=	(E) ACCESSIBLE LIFT	



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1 SWIMMING POOL LAYOUT PLAN 1/8"=1'-0"

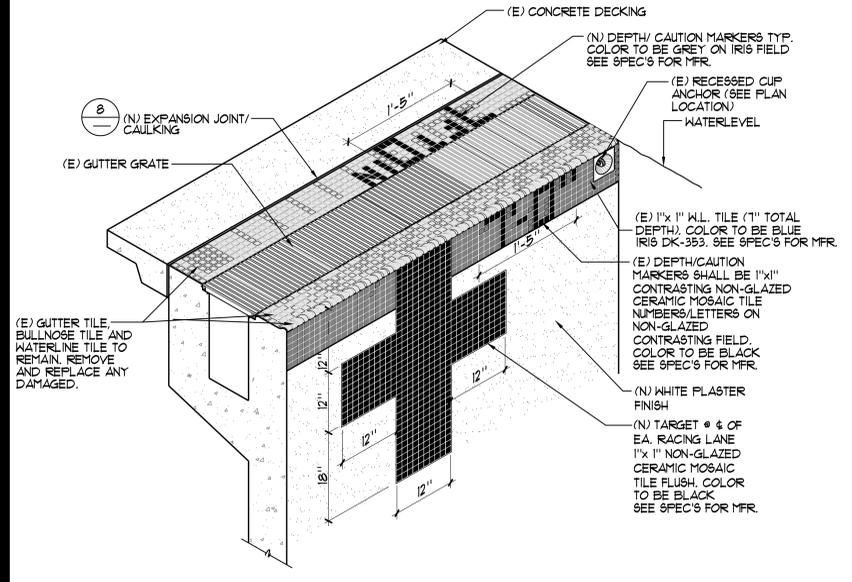


A SWIMMING POOL SECTION 1/8"=1'-0"

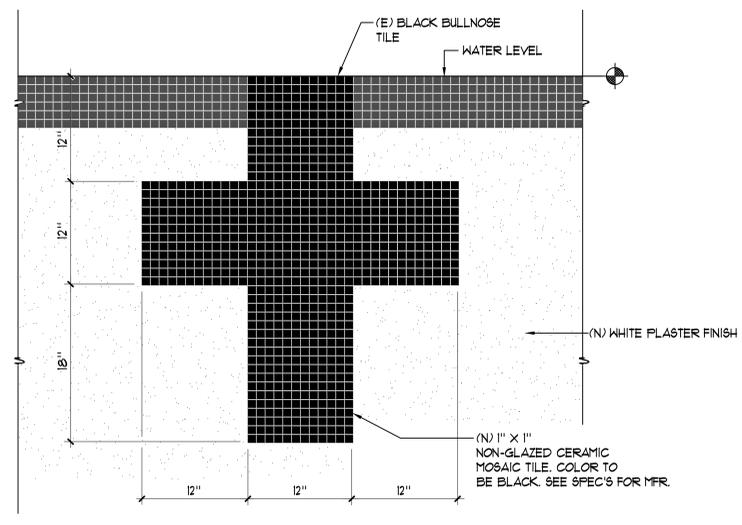
B SWIMMING POOL SECTION 1/8"=1'-0"

DATE:	03/31/2014	SCALE:	1/4"=1'-0"	DRAWN BY:	G&F
DRAWING TITLE:	EXISTING SWIMMING POOL LAYOUT PLAN	JOB TITLE:	BENSTEAD PLUNGE SWIMMING POOL & MECHANICAL RENOVATIONS	JOB ADDRESS:	3331 TORRANCE BLVD. TORRANCE, CA 90503
NO.:		DATE:		REVISION:	

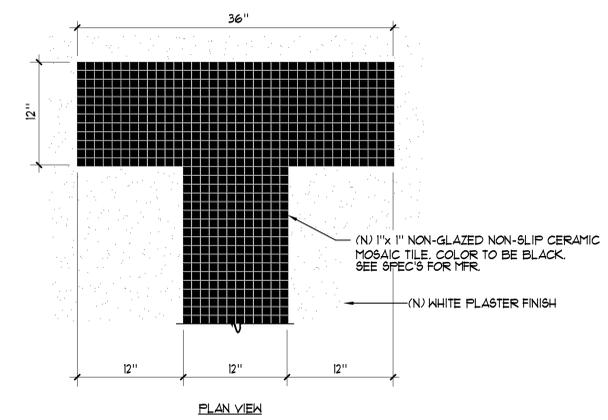
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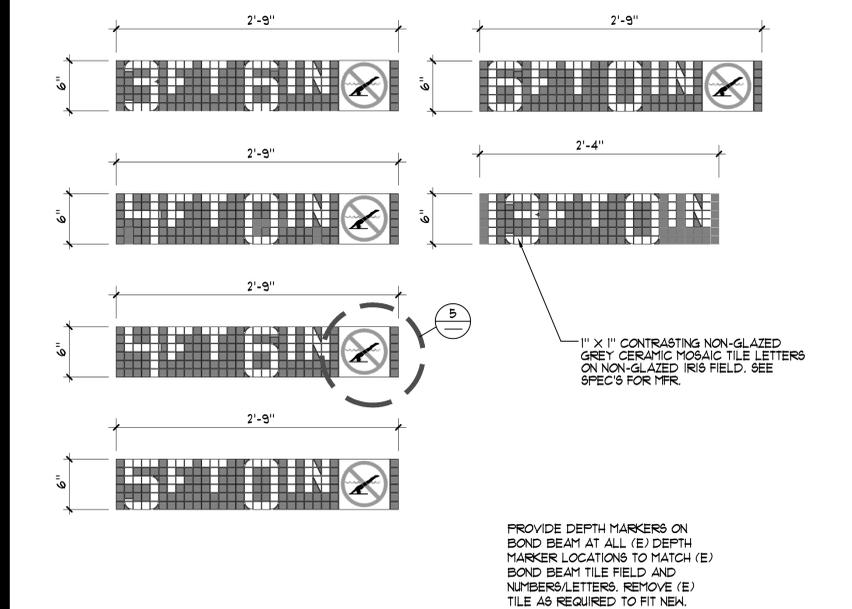
1 RIM FLOW GUTTER PERSPECTIVE NO SCALE



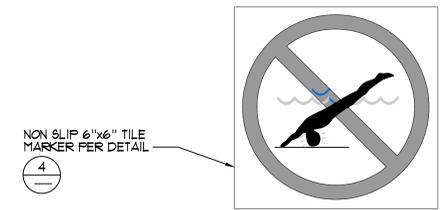
2 END WALL TARGETS 1/2" = 1'-0"



3 RACING LANE LINE 1/2" = 1'-0"



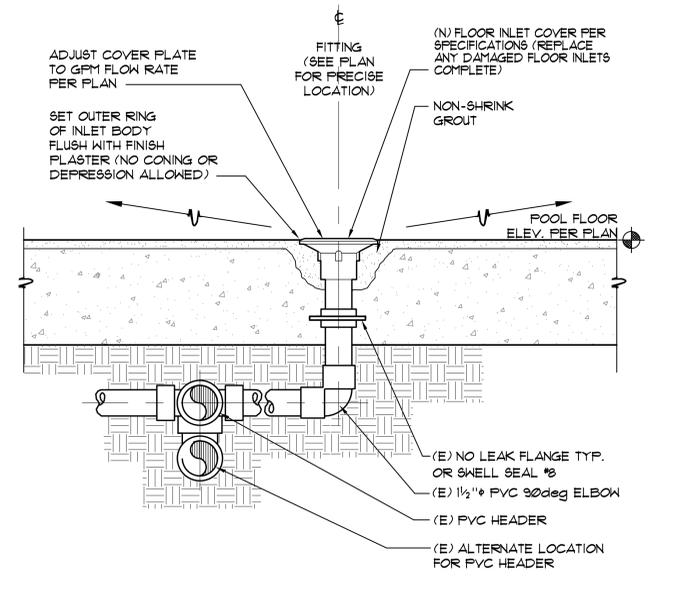
4 DEPTH MARKERS 1/2" = 1'-0"



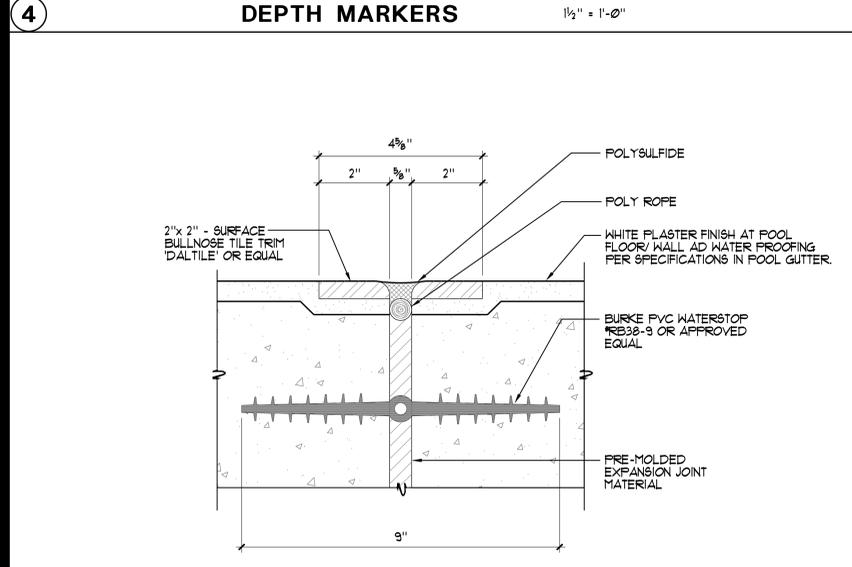
NOTE: PLACE IN DECK AT ALL DEPTH MARKER LOCATIONS 6'-0" AND SHALLOWER

- SILK SCREEN
- INLAYS DOUBLE GLAZED WHITE SLIP RESISTANT TILE TYP. OF (1) PIECE OVER 1/4" MORTAR BED WITH 1/8" GROUT JOINTS. SEE PLAN FOR LOCATION.
 - 1" WIDE RED CIRCLE WITH 1" WIDE RED DIAGONAL LINE.
 - 1/8" BLUE WATER.
 - 1/8" RED TICKS ABOUT THE HEAD.
 - TAN COLOR BODY WITH BLACK OUTLINE, HAIR AND TRUNKS.
 - 1/8" BLACK POOL FLOOR.

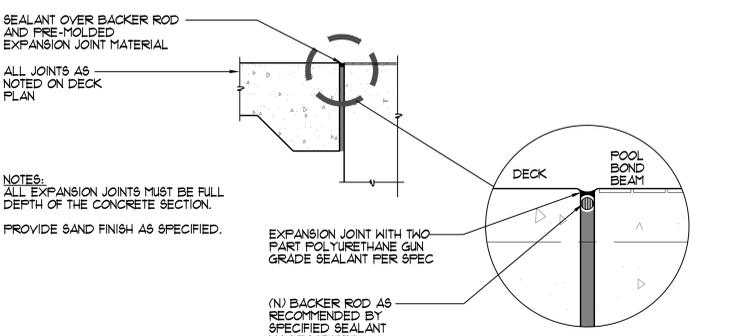
5 INTERNATIONAL NO DIVING MARKER 1/2" = 1"



6 FLOOR INLET 3" = 1'-0"



7 POOL EXPANSION JOINT 1/2" = 1'-0"



8 DECK DETAILS 1/2" = 1'-0"



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NO.	DATE	REVISION

DRAWING TITLE: **DETAILS**
 JOB TITLE: **BENSTEAD PLUNGE SWIMMING POOL & MECHANICAL RENOVATIONS**
 SCALE: **AS NOTED**
 DRAWN BY: **G&F**
 JOB ADDRESS: **3331 TORRANCE BLVD. TORRANCE, CA 90503**

PIPING AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE T-05 SECTION 13.3 AS DEFINED IN ASCE T-05 SECTION 13.6.8, 13.6.7, 13.6.5.6, AND 2010 CBC, SECTIONS 1615.120, 1615.121 AND 1615.122.

ANCHOR DIAMETER	MIN. EMBED	MIN. EDGE DIST.	ANCHORS IN CONCRETE		ANCHORS IN MASONRY	
			TENSION LOAD (LBS)	TORQUE LOAD (FT-LBS)	TENSION LOAD (LBS)	TORQUE LOAD (FT-LBS)
3/8"	2"	4"	1500	25	500	15
1/2"	3 1/4"	6"	3000	40	1000	25
5/8"	4"	6 3/4"	4500	60	1500	65
3/4"	4 3/4"	9"	6300	110	1700	120

MECHANICAL ANCHORS

- EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (ICC ESR-1917) OR SIMPSON STRONG BOLT (ICC ESR-1111) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- EXPANSION OR WEDGE ANCHORS INTO MASONRY: HILTI KB 3 (ICC ESR-1385) OR SIMPSON WEDGE-ALL (ICC ESR-1396) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- UNDERCUT ANCHORS INTO CONCRETE: HILTI HDA (ICC ESR-1546) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- HEAVY DUTY SLEEVE ANCHORS INTO CONCRETE: HILTI HSL-3 (ICC ESR-1545) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
- IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2" ANCHOR DIAMETERS OR 1" INCH WHICHEVER IS LARGER OF SOUND CONCRETE BETWEEN THE DONEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DONEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE STRUCTURAL ENGINEER WILL DETERMINE A NEW LOCATION.

- LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
- ANCHORS SHALL BE PROOF-TESTED AND PAID FOR BY THE CONTRACTOR BY AN OWNER APPROVED TESTING AND INSPECTION AGENCY.
- TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
- APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION OF THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING LOADING DEVICES, ETC.
- REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING.
- UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN TABLES BELOW.
- TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES SHOWN IN THE TABLE:
 - HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.
 - TORQUE WRENCH METHOD: TEST ANCHORS TO THE TORQUE LOAD INDICATED IN THE TABLE WITH ONE-HALF TURN OF THE NUT.
- IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE TESTS PASS, THEN RESUME INITIAL TESTING FREQUENCY.

EQUIPMENT LIST

- SWIMMING POOL HEATER(S): 'RAYPAK' 10004 COLD RUN MVB, 1999000 BTU INPUT, 2" NATURAL GAS CONNECTION 2 1/2" WATER INFLUENT/EFFLUENT CONNECTIONS WITH ISOLATIONS VALVES AND 1/4" FLUE TO ATMOSPHERE. TWO (2) TOTAL. (1050 lbs. EA.) 'RAYPAK', OR EQUAL.
- ADDITIVE ALTERNATE #1: SWIMMING POOL FILTERS: 'EKO' #42-225-4 SEMI-AUTOMATIC FILTER CONTROL HI-RATE PERMANENT MEDIA FILTER WITH 90 SQ. FT. OF FILTER AREA RATED AT 1440 GPM AT 16 GPM/SQ. FT. COMPLETE WITH 12" FACE PIPING, 6" BACKWASH, SEISMIC ANCHORAGE, PROVIDE ALL UTILITIES, PIPING, VALVING, ETC. (5,316 lbs. EA. TANK) 'EKO', OR EQUAL. PROVIDE SIGNET MK-515 FLOSENSOR WITH SIGNET 5000 FLOW METER. (E) CIRC. PUMP RATE = 1500 GPM)
- ELECTRICAL: PROVIDE ALL ELECTRICAL WIRING, CONDUIT, INTERCONNECT(S) ETC. AS REQUIRED FOR PROPER EQUIPMENT INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS AND SHOP DRAWINGS. COORDINATE ALL WORK WITH OTHER TRADES AS REQUIRED. UTILIZE EXISTING HEATER CIRCUITS FOR NEW HEATERS.
- CIRCULATION PUMP STRAINER: 'MER-MADE' FRP SERIES F.O. BASKET STRAINER WITH TWO (2) STAINLESS STEEL STRAINER BASKETS, ACRYLIC LID, AND STAINLESS STEEL EYEBOLTS. PRESSURE TESTED TO 50 P.S.I. 10" x 8" STANDARD STRAINER, ONE (1) REQUIRED. FIELD VERIFY ALL DIMENSIONS AND SPACE PRIOR TO ORDERING.

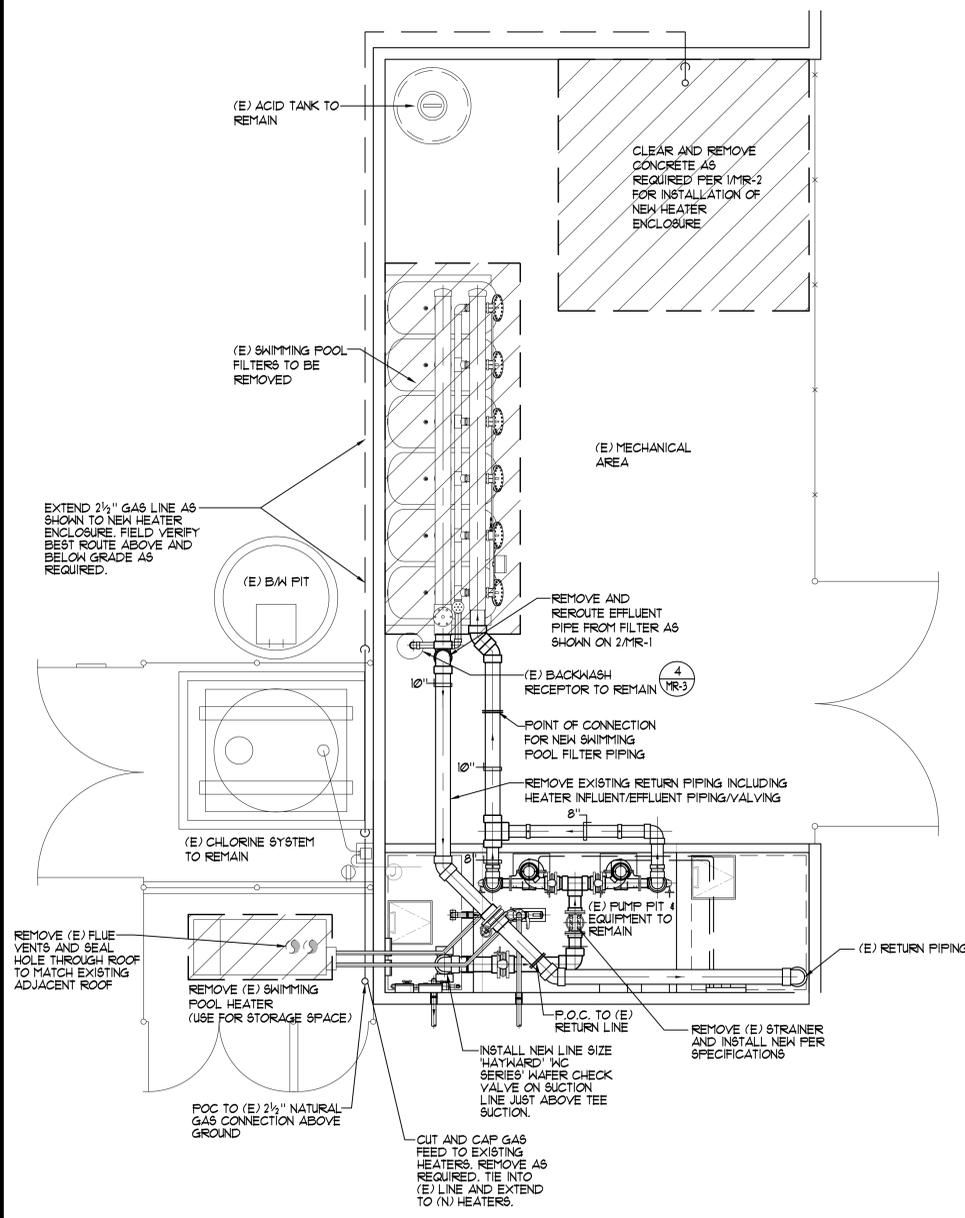
LEGEND

- BFV = BUTTERFLY VALVE
- FS = PIPE SUPPORT
- FD = FLOOR DRAIN
- (E) = EXISTING
- (N) = NEW
- FM = FLOWMETER

HEATER/GAS PIPING INSTALLATION NOTE

GAS FIRED POOL HEATER(S) INSTALLED ON A GAS SUPPLY SYSTEM UTILIZING A 2 PSI OR 5 PSI SUPPLY. GAS PRESSURE SHALL REQUIRE A REGULATOR TO REDUCE THE SUPPLY PRESSURE. A PROPERLY SIZED AND INSTALLED LOCK-UP-TYPE HIGH GAS PRESSURE REGULATOR (HGPR) SHALL BE USED TO REDUCE THE GAS PRESSURE AT THE UNIT INLET TO A MAXIMUM OF 10.5" WATER COLUMN. COORDINATE WITH MANUFACTURER REPRESENTATIVE.

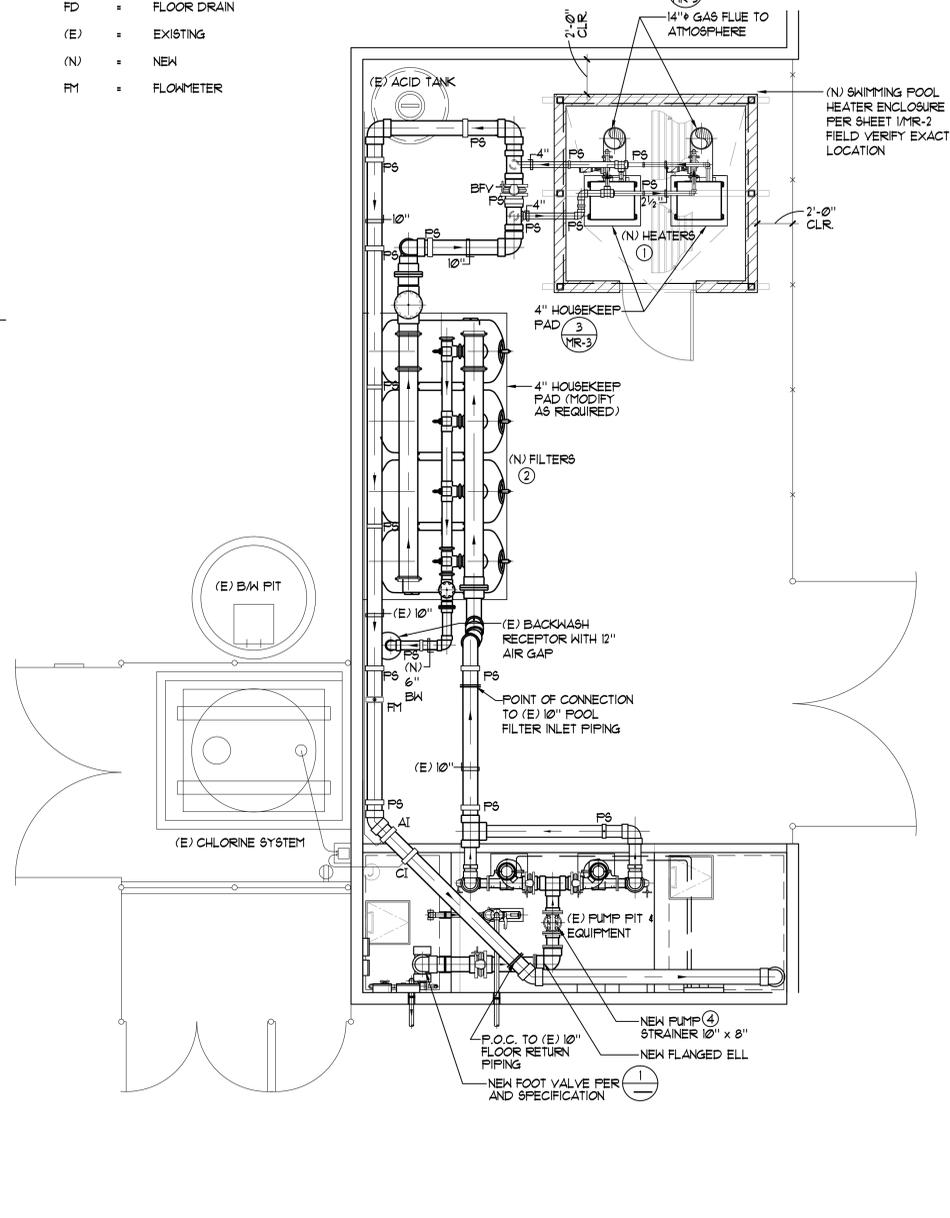
NOTE:
REFER TO MANUFACTURER FOR HEATER VENTING, EXHAUST DUCTING, FLUE TERMINUS AND PENETRATION(S) THROUGH BUILDING STRUCTURE.



EXISTING MECHANICAL AREA LAYOUT PLAN

1/4"=1'-0"

1



NEW MECHANICAL AREA LAYOUT PLAN

1/4"=1'-0"

2

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DATE	REVISION
03/31/2014	

EXISTING/NEW MECHANICAL AREA LAYOUT PLAN

JOB TITLE: BENSTEAD PLUNGE SWIMMING POOL & MECHANICAL RENOVATIONS

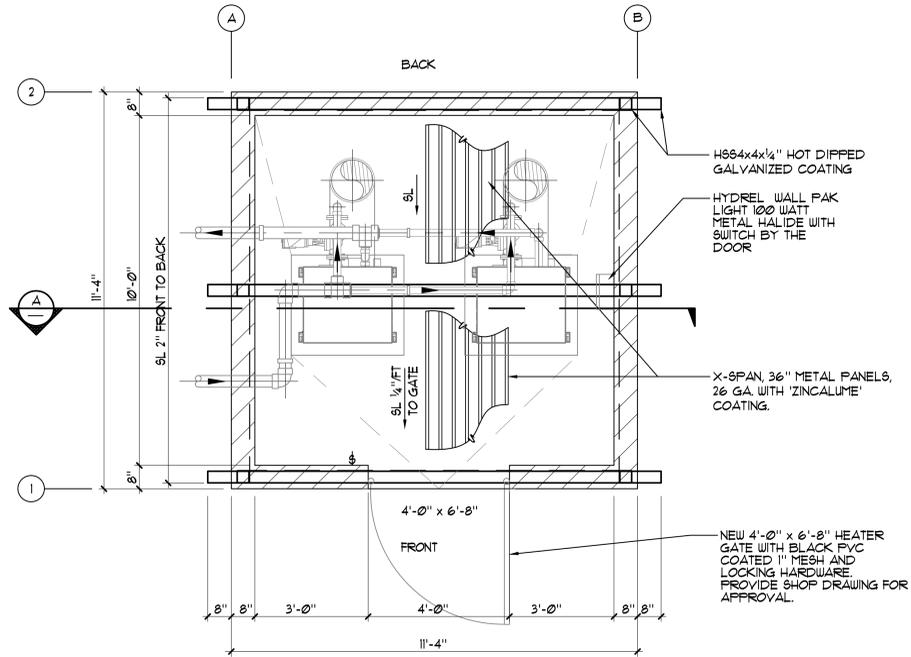
JOB ADDRESS: 3331 TORRANCE BLVD. TORRANCE, CA 90503

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

DRAWN BY: GGF

DRAWING NO.: **MR-1**



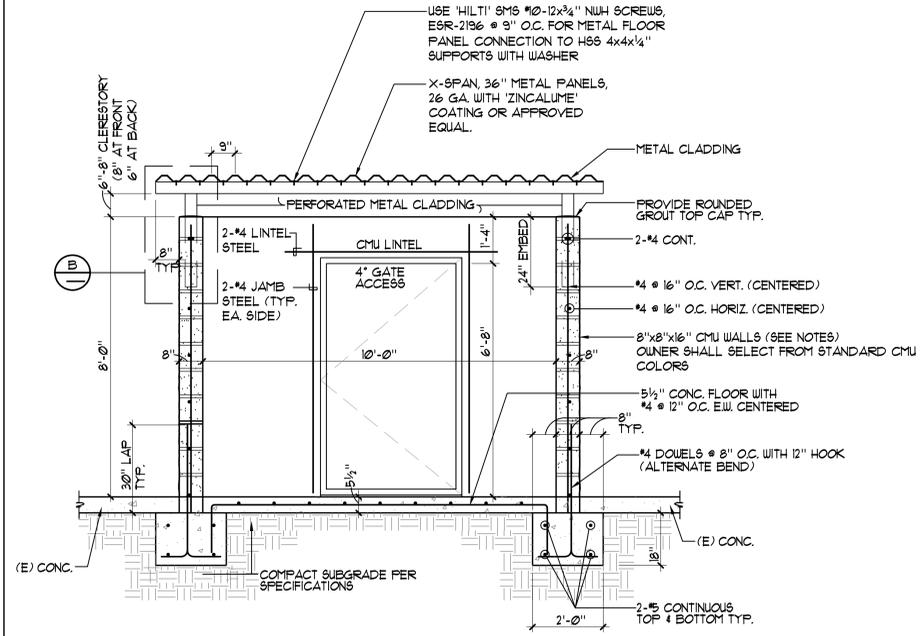


HEATER ROOM LAYOUT PLAN

1/2"=1'-0"

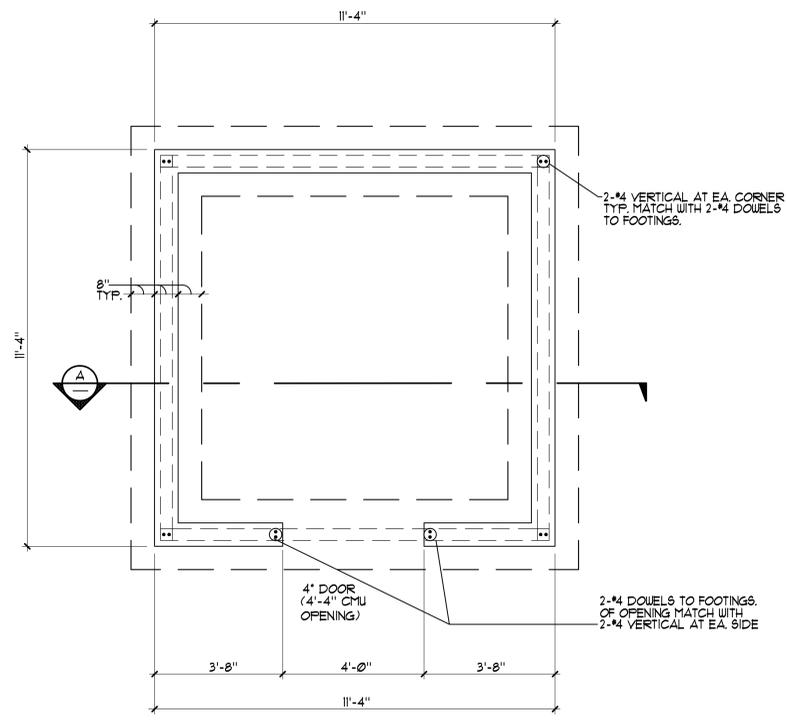
STEEL MATERIAL SPECIFICATIONS
 HSS MEMBER: ASTM A500 GRADE B
 PLATES: ASTM A36
 WELD ELECTRODES: E70XX
 MACHINE BOLTS: ASTM A307 GRADE A

MASONRY
 1. CONCRETE BLOCK: ALL UNITS SHALL BE GRADE N, CONFORMING TO THE ASTM DESIGNATION C90-95 AND THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION. (11" x 16" x 8" MIN. UNO)
 2. AGGREGATE SHALL CONFORM TO ASTM C-144 (MORTAR) AND ASTM C-404 (GROUT).
 3. PORTLAND CEMENT SHALL BE AS SPECIFIED FOR CONCRETE AND SHALL CONFORM TO ASTM DESIGNATION C150.
 4. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIOS BY VOLUMES OF: 1 PART CEMENT, 1/2 PART LIME PUTTY, 4 1/2 PARTS SAND, AND SHALL CONFORM TO ASTM DESIGNATION C710-95 IF PLASTIC TYPE CEMENT IS USED. LIME PUTTY SHALL BE OMITTED.
 5. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND SHALL BE MIXED IN THE FOLLOWING PROPORTIONS: FINE GROUT: 1 PART PORTLAND CEMENT TO WHICH MAY BE ADDED NOT MORE THAN 1/2 PART HYDRATED LIME OR PUTTY AND 2 1/2 TO 3 PARTS SAND. COURSE GROUT: 1 PART PORTLAND CEMENT TO WHICH MAY BE ADDED NOT MORE THAN 1/2 PART HYDRATED LIME OR LIME PUTTY AND 2 TO 3 PARTS OF SAND, AND NOT MORE THAN 2 PARTS GRAVEL.
 6. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM DESIGNATION A615, A616, A618, A106, A161, AND A175 EXCEPT THAT 1/4" TIES MAY BE FLAIN BARS.
 7. ALL MASONRY SHALL BE REINFORCED GROUTED MASONRY. GROUT SOLID ALL CELLS UNO.
 8. NO SPECIAL INSPECTION REQUIRED UNLESS OTHERWISE NOTED ON PLANS AND ENGINEER'S CALCULATIONS.



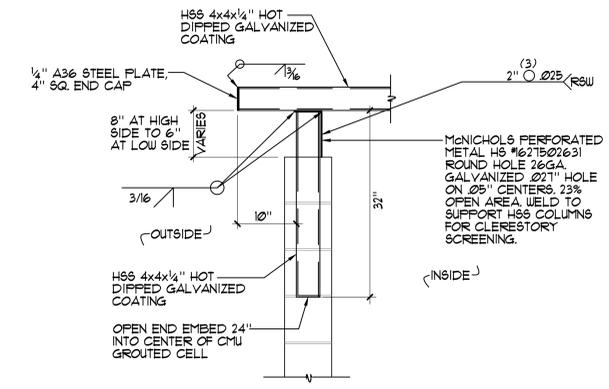
HEATER ROOM SECTION

1/2"=1'-0"



HEATER ROOM PLAN VIEW

1/2"=1'-0"



ROOF SUPPORT DETAIL

1"=1'-0"

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DRAWING TITLE: HEATER ROOM LAYOUT PLAN AND SECTION
 JOB TITLE: BENSTEAD PLUNGE SWIMMING POOL & MECHANICAL RENOVATIONS
 SCALE: 1/2" = 1'-0"
 DRAWN BY: G&F
 JOB ADDRESS: 3331 TORRANCE BLVD. TORRANCE, CA 90503



