

GENERAL NOTES - POOL

STRUCTURE

1.

POOL STRUCTURE TO BE CONSTRUCTED OF PNEUMATICALLY APPLIED CONCRETE WITH A COMPRESSIVE STRENGTH OF 4,000 PSI.
2.

PROVIDE A NON-SLIP FINISH TO THE POOL BOTTOM.
3.

THE SLOPE OF THE POOL BOTTOM (LESS THAN 5 FEET DEEP) SHALL BE UNIFORM AND NOT GREATER THAN 1" PER FOOT.
4.

POOL WALLS SHALL NOT EXCEED 11 DEGREES FROM PLUMB.
5.

PROVIDE COVE RADIUS OF 1" MINIMUM UP TO THE MAXIMUM ALLOWED BY THE APPLICABLE CODES.

- ACCEPTS STANDARD METALLIC LIQUID TIGHT FITTINGS
- RATED FOR DIRECT BURIAL APPLICATIONS

STANDARDS

- NEC TYPE DESIGNATION - TYPE LFMC (LIQUID TIGHT FLEXIBLE METAL CONDUIT)
- ANSI/NFPA-70, NEC ARTICLE 350
- UL LISTED TO UNDERWRITERS LABORATORIES STANDARD ANSI/UL-360 FOR LIQUID TIGHT FLEXIBLE STEEL CONDUIT

POOL OUTLETS

1.

POOL OUTLETS OPENINGS MUST BE COVERED BY GRATING THAT CAN ONLY BE REMOVED WITH THE USE OF A TOOL. COMPLYING WITH ANSI/APSP-7 2006, STANDARD FOR SUCTION ENTRAPMENT AVOIDANCE AND THE VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT (VGB ACT) AND CURRENT CONSUMER PRODUCT SAFETY COMMISSION (CPSC) INTERPRETATIONS.
2.

MAIN DRAIN DISCHARGE PIPING SHALL BE SUFFICIENT FOR REMOVAL OF THE WATER THROUGH IT AT A RATE OF AT LEAST 100% OF THE SWIMMING POOL DESIGN RECIRCULATION FLOW RATE.
3.

PROVIDE VALVES IN THE PIPING SYSTEM TO PERMIT FLOW ADJUSTMENT.
4.

PROVIDE ADJUSTABLE DIRECTION SKIMMERS.
5.

PROVIDE A MINIMUM OF 1 SKIMMER FOR EVERY 400 SQUARE FEET OF POOL SURFACE AREA.
6.

THE VELOCITY OF FLOW THROUGH SKIMMERS SHALL BE IN THE RANGE OF 10-15 FEET/SECOND.

POOL INLETS

1.

PROVIDE ADJUSTABLE FLOW INLETS.
2.

THE VELOCITY OF FLOW THROUGH ANY INLET ORIFICE SHALL BE IN THE RANGE OF 5-15 FEET/SECOND.
3.

INLETS MUST BE SUBMERGED AND LOCATED TO PRODUCE UNIFORM WATER AN CHEMICAL CIRCULATION THROUGHOUT THE POOL. LOCATE INLETS A MINIMUM OF 12 INCHES BELOW THE DESIGNED WATER LEVEL IF LOCATED ON THE POOL WALL.
4.

PROVIDE A MINIMUM OF 1 INLET FOR EVERY 300 SQUARE FEET OF POOL SURFACE AREA.

PUMPING EQUIPMENT

1.

PUMPS SHALL BE CAPABLE OF SUPPLYING A MINIMUM BACKWASH RATE OF 15 GALLONS PER SQUARE FOOT OF FILTER AREA PER MINUTE.
2.

THE RECIRCULATING PUMP AND MOTOR SHALL HAVE SUFFICIENT CAPACITY TO PROVIDE THE TURNOVER REQUIRED AGAINST THE MAXIMUM HEAD LOSS WHICH MAY DEVELOP UNDER NORMAL OPERATING CONDITIONS.
3.

PROVIDE A SELF-PRIMING PUMP WHERE THE PUMP IS LOCATED AT AN ELEVATION HIGHER THAN THE POOL WATER LINE.
4.

PROVIDE A STRAINER BASKET AT THE PUMP TO FILTER HAIR AND LARGE PARTICLES.

FILTERS

1.

PROVIDE REMOVABLE FILTER HEADS FOR INSPECTION AND REPLACEMENT OF FILTER MEDIA.
2.

THE MAXIMUM SHUT-OFF HEAD OF THE PUMP SHALL NOT BE LESS THAN 50 POUNDS PER SQUARE INCH.
3.

MARK VALVES FOR EASY IDENTIFICATION.
4.

VALVE FILTER PIPING TO ALLOW FOR REPAIRS WHILE OTHER UNITS ARE IN SERVICE.
5.

PROVIDE SAND FILTER SYSTEM.

PIPING SYSTEM

1.

ALL POOL PIPING SHALL BE OF MATERIAL APPROVED FOR POTABLE WATER USE BY THE AMERICAN WATER WORKS ASSOCIATION.
2.

BRANCH WATER UTILITY SERVICE LINES 2" AND SMALLER SHALL CONFORM TO THE LATEST FEDERAL SPECIFICATIONS FOR TYPE "K" FLEXIBLE COPPER TUBING.
3.

POOL SERVICE LINES LARGER THAN 2" SHALL BE SCHEDULE 80 PVC
4.

ALL WATER INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT OR BUILDING INSPECTOR.
5.

PIPING SHALL HAVE THE ABILITY TO WITHSTAND FOUR TIMES THE OPERATING PRESSURE.
6.

PIPING SHALL BE PROPERLY SLOPED FOR ADEQUATE DRAINAGE AND SUPPORTED AN INTERVALS TO PREVENT SAGGING BETWEEN SUPPORTS.
7.

PROVIDE FOR EXPANSION OF PIPES.
8.

PROVIDE FOR CLEANOUTS IN THE CIRCULATION SYSTEM.
9.

ALL PLASTIC (PVC) PIPING MUST HAVE THE NATIONAL SANITATION FOUNDATION (HSF) SEAL IMPRINTED ON IT.
10.

USE FLANGE JOINTS OR UNION FOR EXPOSED PIPING IN THE FILTER ROOM.
11.

COLOR CODE PIPING AS FOLLOWS:

•

POTABLE WATER LINES:

DARK BLUE

•

RECIRCULATION

•

FILTERED

AQUA

•

SKIMMER

OLIVE GREEN

•

MAIN DRAIN

BLACK

•

WASTE LINES

•

BACKWASH WASTE

DARK BROWN

•

SEWER

DARK GRAY
9.

MAKEUP WATER SHALL BE ADDED TO THE POOL BY FREE-FALL DISCHARGE DIRECT TO THE POOL WITH AN AIR GAP OF TWO TIMES THE PIPE DIAMETER OR 6 INCHES MINIMUM ABOVE THE COPING. THE DISCHARGE SHALL BE THROUGH PIPING WITH AN APPROVED VACUUM BREAKER PROTECTION.

DISINFECTANT SYSTEMS

1.

PROVIDE A MECHANICAL UNIT FOR FEED OF A CHEMICAL FOR PH CONTROL.
2.

PROVIDE A POSITIVE DISPLACEMENT TYPE CHEMICAL FEEDER TO MAINTAIN PH OF POOL WATER WITHIN THE RANGE OF 7.2 TO 7.6.

SIGNAGE

1.

RULES AND REGULATIONS: POST INSTRUCTIONS TO BATHERS AT ENTRANCE TO DRESSING ROOMS PROVIDING THE FOLLOWING:

•

ADMISSION TO THE POOL IS REFUSED TO ALL PERSONS HAVING ANY CONTAGIOUS DISEASE, INFECTIOUS CONDITION SUCH AS COLDS, FEVER, RINGWORM, FOOT INFECTIONS, SKIN LESIONS, CARBUNCLES, BOILS, INFLAMED EYES, EAR DISCHARGES OR ANY OTHER CONDITION WHICH HAS THE APPEARANCE OF BEING INFECTIOUS, PERSONS WITH EXCESSIVE SUNBURN, ABRASIONS THAT HAVE NOT HEALED, CORN PLASTERS, BUNION PADS, ADHESIVE TAPE, RUBBER BANDAGES OR BANDAGES OF ANY KIND MAY NOT BE PERMITTED, A PERSON UNDER THE INFLUENCE OF ALCOHOL OR EXHIBITING ERRATIC BEHAVIOR SHALL NOT BE PERMITTED IN THE POOL AREA.

•

NO FOOD, DRINK, GUM OR TOBACCO WILL BE ALLOWED IN OTHER THAN SPECIFICALLY DESIGNATED AND CONTROLLED SECTIONS OF THE POOL AREA.

•

PERSONAL CONDUCT WITHIN THE POOL FACILITY MUST BE SUCH THAT THE SAFETY OF SELF AND OTHERS IS NOT JEOPARDIZED, NO RUNNING, BOISTEROUS OR ROUGH PLAY, EXCEPT SUPERVISED WATER SPORTS, IS PERMITTED.

•

SPLITTING, SPOUTING OF WATER, BLOWING THE NOSE OR OTHERWISE INTRODUCING CONTAMINANTS INTO THE POOL IS NOT PERMITTED.

•

GLASS, SOAP, LOTION OR OTHER MATERIAL, WHICH MIGHT CREATE HAZARDOUS CONDITIONS OR INTERFERE WITH EFFICIENT OPERATION OF THE SWIMMING POOL SHALL NOT BE PERMITTED IN THE SWIMMING POOL OR ON THE POOL DECK.

•

ALL APPAREL WORN IN THE POOL SHALL BE CLEAN AND SANITARY. STREET ATTIRE OR CUTOFFS ARE NOT ALLOWED IN THE POOL.

•

DIVING IS NOT PERMITTED IN SHALLOW WATER.

•

ALL ANIMALS, BIRDS AND DOMESTIC FOUL ARE PROHIBITED FROM ENTERING THE POOL AREA.

•

THE POOL SHALL CLOSE AT 10:00 PM. CHILDREN UNDER THE AGE OF 12 WITHOUT ADULT SUPERVISION WILL NOT BE ALLOWED.

•

THE POOL LIFELINE SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE POOL MANAGEMENT.
2.

BATHER LOAD - POST A SIGN IN A CONSPICUOUS LOCATION WITHIN THE POOL ENCLOSURE STATING: BATHER LOAD: 42

ADDITIONAL SIGNS

- WARNING - NO LIFE GUARD ON DUTY
- NO DIVING (SIGN TO BE POSTED ON WALL AND DECK)
- EMERGENCY USE ONLY (SIGN TO BE POSTED ABOVE SAFETY EQUIPMENT)
- 911 (SIGN POSTED ABOVE EMERGENCY TELEPHONE) PER 2018 ISpsc
- EMERGENCY SHUTOFF SWITCH. (SIGN TO BE POSTED ADJACENT TO POOL EQUIPMENT ROOM ENTRY).
- HOURS OF OPERATION
- POOL PERMIT
- ADDITIONAL SIGNAGE MAY BE REQUIRED BY THE OWNER, COORDINATE ALL SIGNAGE WITH THE OWNER PRIOR TO FABRICATION
- DEPTH MARKERS

a.

DEPTH MARKERS SHALL BE IN NUMERALS FOLLOWED BY THE LETTERS "FT" TO INDICATED FEET. MARKERS SHALL BE 4" MINIMUM IN HEIGHT AND BE A COLOR CONTRACTING WITH THE BACKGROUND.

b.

DEPTH MARKERS SHALL BE SET IN INLAID TILE.

c.

MARKERS SHALL BE LOCATED ON BOTH SIDES AND BOTH ENDS OF THE POOL.

d.

MARKERS SHALL BE LOCATED AT OR ABOVE THE WATER LINE ON THE POOL WALL AND ON THE COPING.

e.

MARKERS SHALL BE LOCATED AT MAXIMUM AND MINIMUM DEPTH POINTS OF THE POOL AND AT THE POINTS OF BREAK BETWEEN THE DEEP AND SHALLOW PORTIONS AT INTERMEDIATE INCREMENTS OF DEPTH, SPACE AT NOT MORE THAN 25 FOOT INTERVALS, OR AS NOTED ON PLANS.

BUILDING DATA

- PROJECT DESCRIPTION: SWIMMING POOL
- CITY OF LEE'S SUMMIT, MISSOURI, APPLICABLE CODES, STANDARDS AND ORDINANCES
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL SWIMMING POOL & SPA CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL SWIMMING POOL & SPA CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES

POOL SPECIFICATIONS

POOL FINISHES

- POOL PLASTER: SGM DIAMOND BRITE / COLOR: SUPER BLUE
- POOL COPING: PRECAST CONCRETE OR SELECTED BY OWNER
- WATERLINE TILE: 6" X 6" TILE / COLOR: SELECTED BY OWNER
- CONTRASTING TILE: 2" X 2" TILE / COLOR: SELECTED BY OWNER

HYDRAULIC NOTES

NOTE: ALL EQUIPMENT TO BE NSF APPROVED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

SWIMMING POOL	
MIN POOL DEPTH	1'-0" (AT KID POOL)
MAX POOL DEPTH	5'-0"
POOL SURFACE AREA	2,100 SF
POOL PERIMETER	206 LF
POOL VOLUME	53,550 GAL
6-HOUR FILTRATION TURNOVER RATE	149 GPM
TOTAL DYNAMIC HEAD (TDH)	± 65'
POOL SKIMMERS	QTY: 6
POOL RETURNS	QTY: 8
POOL DRAINS	AQUASTAR 32" CHANNEL DRAIN - 32CDFL101. INCLUDE HYDROSTATIC RELIEF VALVE. (QTY: 2)
POOL FILTRATION PUMP	PENTAIR INTELLIFLO3 VSF (3HP) - VARIABLE SPEED & FLOW PUMP (QTY: 2)
POOL FILTER (SAND)	PENTAIR TRITON TR140C (QTY: 2)
FILTER SURFACE AREA	7.06 SF
FILTRATION RATE	10.55 GPM/SF (PER FILTER)
POOL HEATER	NOT USED
CHEMICAL CONTROLLER (INCL. ACID FEEDER)	PENTAIR INTELLICHEM - CONTROLLER AND ACID TANK WITH TANK MOUNTED PUMP (QTY: 1)
CHLORINATOR (SALTWATER)	PENTAIR COMMERCIAL INTELLICHLOR. COMSYS-12 (QTY: 1)
AUTOFILL	PENTAIR T40 AUTOMATIC POOL FILLER (QTY: 1)

OCCUPANT LOAD

- SWIMMING POOL: 2,100 SF / 50 = 42 OCCUPANTS
- POOL DECK: 6,714 SF / 15 = 448 OCCUPANTS
- TOTAL OCCUPANTS: **490** OCCUPANTS
- EGRESS WIDTH PER 1005.3: 490 X 0.2' = 98'
- NUMBER OF EXITS PER IBC 1006.2.0.1: 2
- TOTAL EGRESS PROVIDED
- TWO (2) 54" WIDE GATES WITHIN POOL ENCLOSURE (108" TOTAL)

ADDITIONAL NOTES:

- POOL LIGHTS: 12 VOLT, SOFT CORD (PENTAIR INTELLIBRITE) WHITE
- (QTY: 5)
- 12 VOLT, 100FT CORD (PENTAIR GLOBRITE) WHITE
- (QTY: 4)

HANDRAILS: S.R.SMITH / STAINLESS STEEL

HANDRAIL ANCHOR: S.R.SMITH - AS-100C 3" BRONZE ANCHOR

LADDER: S.R.SMITH / SEALED STEEL SALTWATER FRIENDLY

ESCUTCHEON PLATES: S.R.SMITH / STAINLESS STEEL

ADA POOL LIFT: AQUA CREEK RANGER 2 LIFT (F-RWG2) OR SIMILAR

BACKWASH TO: SANITARY LINE

FRESHWATER SOURCE: IN-LINE FILL WITH RP2 BACKFLOW PREVENTER

OVERFLOW: (1) (PENTAIR - 542037) WITH A FLAP VALVE AT THE DISCHARGE

DELUXE CLEANING KIT: (1) (TAILOR - COMPLETE (K-2005)

LIFE SAVING EQUIPMENT:

- LIFE HOOK: (1) (RAINBOW - R221026) PERMANENTLY ATTACHED TO 16' POLE
- RING BOUY: (1) WITH 50 FT LINE (CAL-JUNE - #GW 20)
- FIRST AID KIT: (1) (E.R.B ADVANCED SAFETY - #25EP)

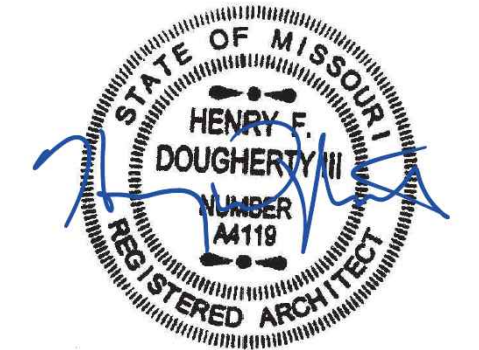
*POOL CONTRACTOR TO VERIFY HEALTH DEPARTMENT'S SAFETY EQUIPMENT REQUIREMENTS



ARCHITECT
B + A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

BAILEY FARMS CLUBHOUSE
1451 SE BAILEY FARMS PKWY
LEES SUMMIT, MISSOURI

SEAL



09/15/2025

ISSUED: SEPTEMBER 15, 2025		
NO.	REVISION	DATE

DESIGNED BY FCR
DRAWN BY FCR
CHECKED BY HD

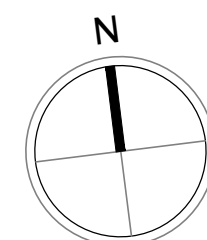
THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

SCALES AS STATED HEREIN ARE VALID ON THE ORIGINAL DRAWING ONLY. CONTRACTOR SHALL CORRECTLY REVEAL ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR OR INCONSISTENCY OR DISCREPANCY DISCOVERED.

POOL GENERAL NOTES

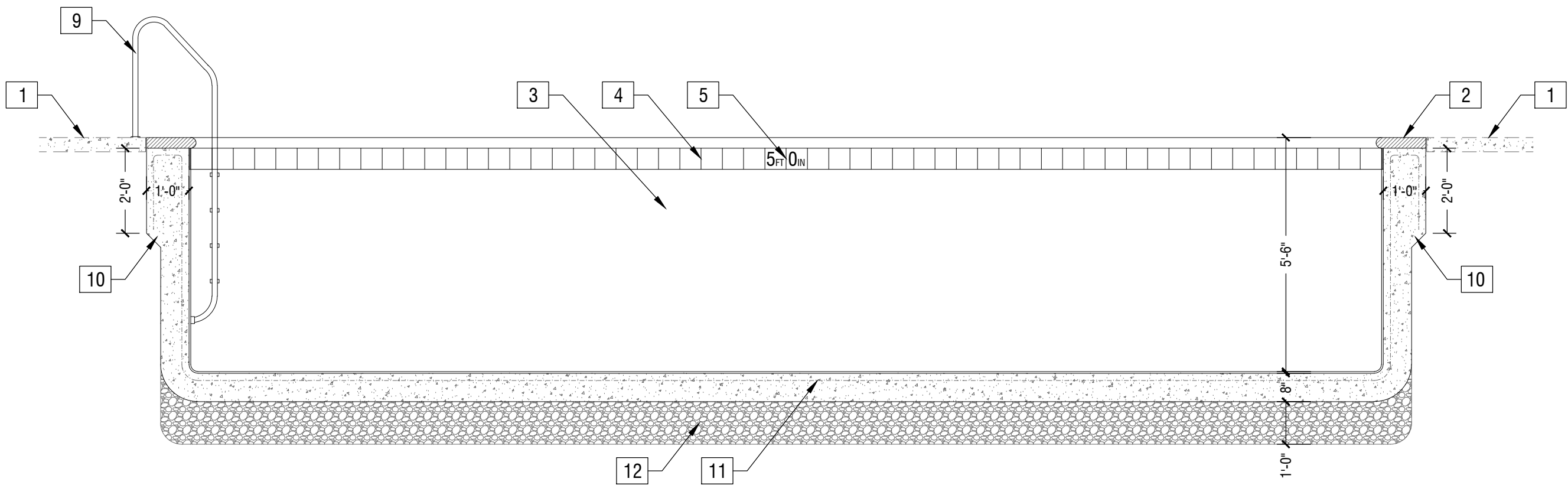
PL100

1. THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE, AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS 'THE CODE'. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS THEY MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND REQUIRED BY GOVERNING CITY AGENCIES.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK OF ALL SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION.
5. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE PUBLIC WORKS, BUILDING, AND HEALTH DEPARTMENTS PRIOR TO START OF CONSTRUCTION.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS, AND CHECK ALL OVERNING AUTHORITIES' SPECIFICATIONS FOR GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE NOTED OR REQUIRED.
7. DO NOT SCALE THESE DRAWINGS, SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE ARCHITECT.
8. UNLESS OTHERWISE NOTED ON THESE DRAWINGS OR IN THE SPECIFICATIONS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC., AND THE INSTALLATION OF SAME ARE PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
9. THE SITE AND BUILDINGS SHALL BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY HANDICAPPED.
10. ALL RAMPS SHALL HAVE A NON-SLIP FINISH.
11. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OF CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT.
12. THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTIONS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.
13. THE CONTRACTOR SHALL VERIFY INSERTS AND EMBEDDED ITEMS WITH ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE.
14. REFER MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS FOR UTILITY SERVICES AND SITE DEVELOPMENT WORK.

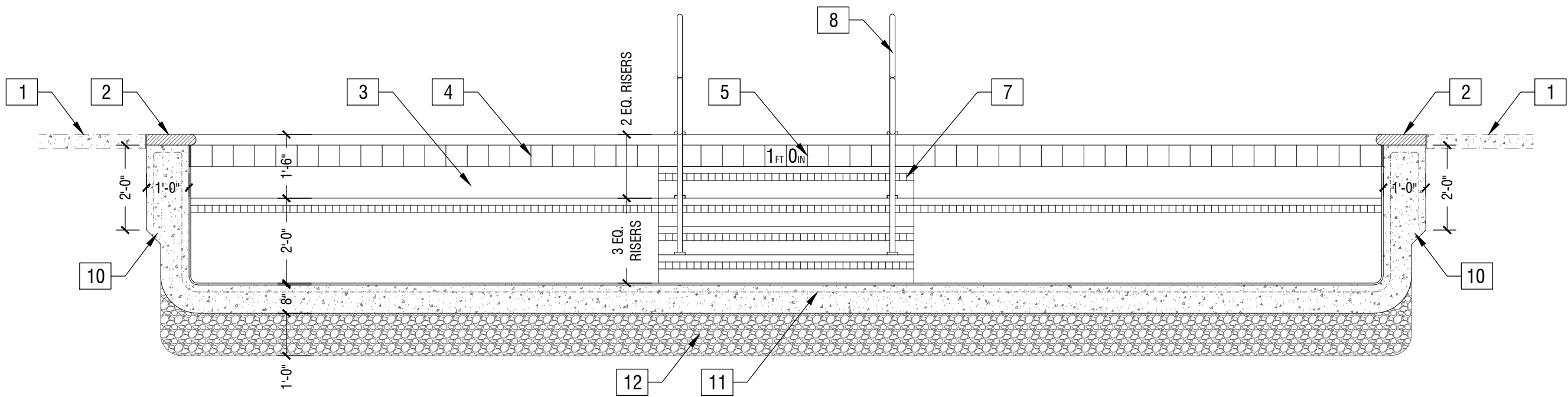


POOL SECTION NOTES

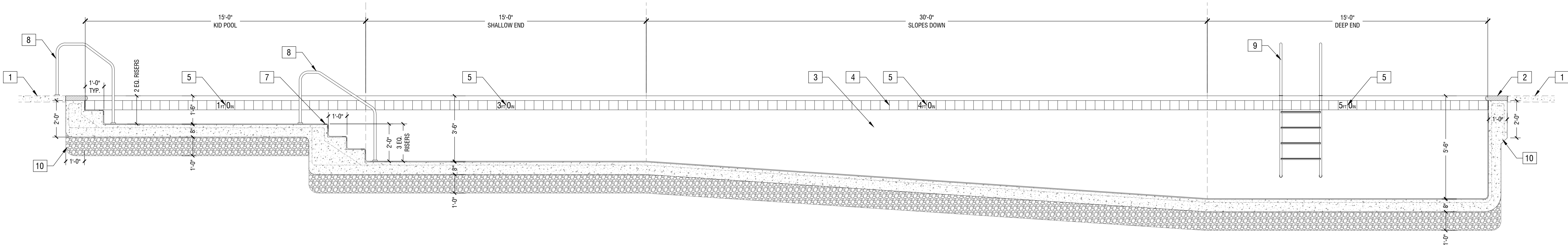
1. DECK BY OTHERS. SLOPE AWAY FROM POOL
2. BULLNOSE CANTILEVERED PRECAST CONCRETE COPING
3. PLASTER FINISH. SGM DIAMOND BRITE - SUPER BLUE
4. 6" X 6" WATERLINE TILE. COLOR: SELECTED BY OWNER
5. DEPTH MARKER
6. POOL BENCH (NOT USED)
7. 2" X 2" SLIP-RESISTANT CONTRASTING TILE ON FRONT AND EDGES AT STEPS AND UNDERWATER BENCHES. COLOR: SELECTED BY OWNER
8. STAINLESS STEEL HANDRAIL WITH HEAVY DUTY BRONZE RAIL ANCHOR SOCKET INCLUDING A BONDING LUG
9. STAINLESS STEEL POOL LADDER
10. BOND BEAM 12" X 24" UNLESS NOTED OTHERWISE.
11. #4 REBAR @ 12" O.C.E.W.
12. 12" OF 1/2" CLEAN GRAVEL



3 POOL SECTION
SCALE: 3/8" = 1'-0"

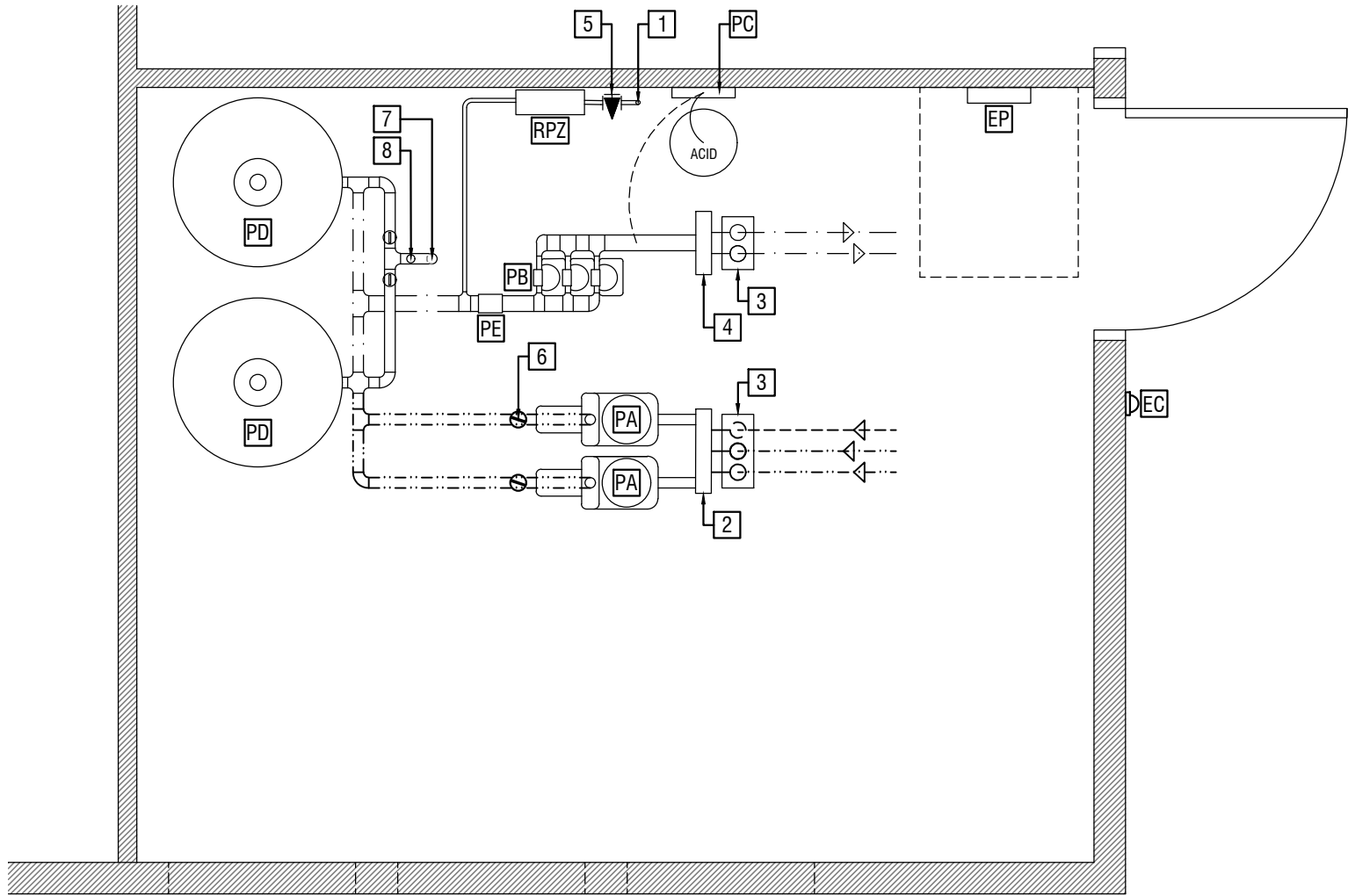


2 POOL SECTION
SCALE: 3/8" = 1'-0"



1 POOL SECTION
SCALE: 3/8" = 1'-0"

- NOTES
- RECIRCULATION POOL PUMP MUST PROVIDE A TURNOVER RATE OF WATER IN SIX (6) HOURS OR LESS
 - THE POOL CONTRACTOR WILL FURNISH A MSDS SHEET UPON FINAL INSPECTION.
 - RETURN LINES AND SUPPLY LINES TO THE POOL SHALL BE SCHEDULE 40.
 - POOL PUMP EQUIPMENT SHALL BE BONDED PER NEC 2017 680.26(6)



BAILEY FARMS - LEE'S SUMMIT, MISSOURI				
WATER BODY	LOCATION	TAG	QTY	EQUIPMENT
POOL	EQUIPMENT ROOM	PA	2	RECIRCULATING PUMP
		PB	1	CHLORINATOR
		PC	1	CHEMICAL CONTROLLER (INCL. ACID FEEDER)
		PD	2	SAND FILTER
		PE	1	FLOW METER
		EP		ELECTRICAL PANEL
		EA		FLOOR SINK (NOT USED)
		EB		HOSE BIBS (NOT USED)
		EC		ELECTRIC DISCONNECT FOR PUMPS
		RPZ		BACKFLOW PREVENTER

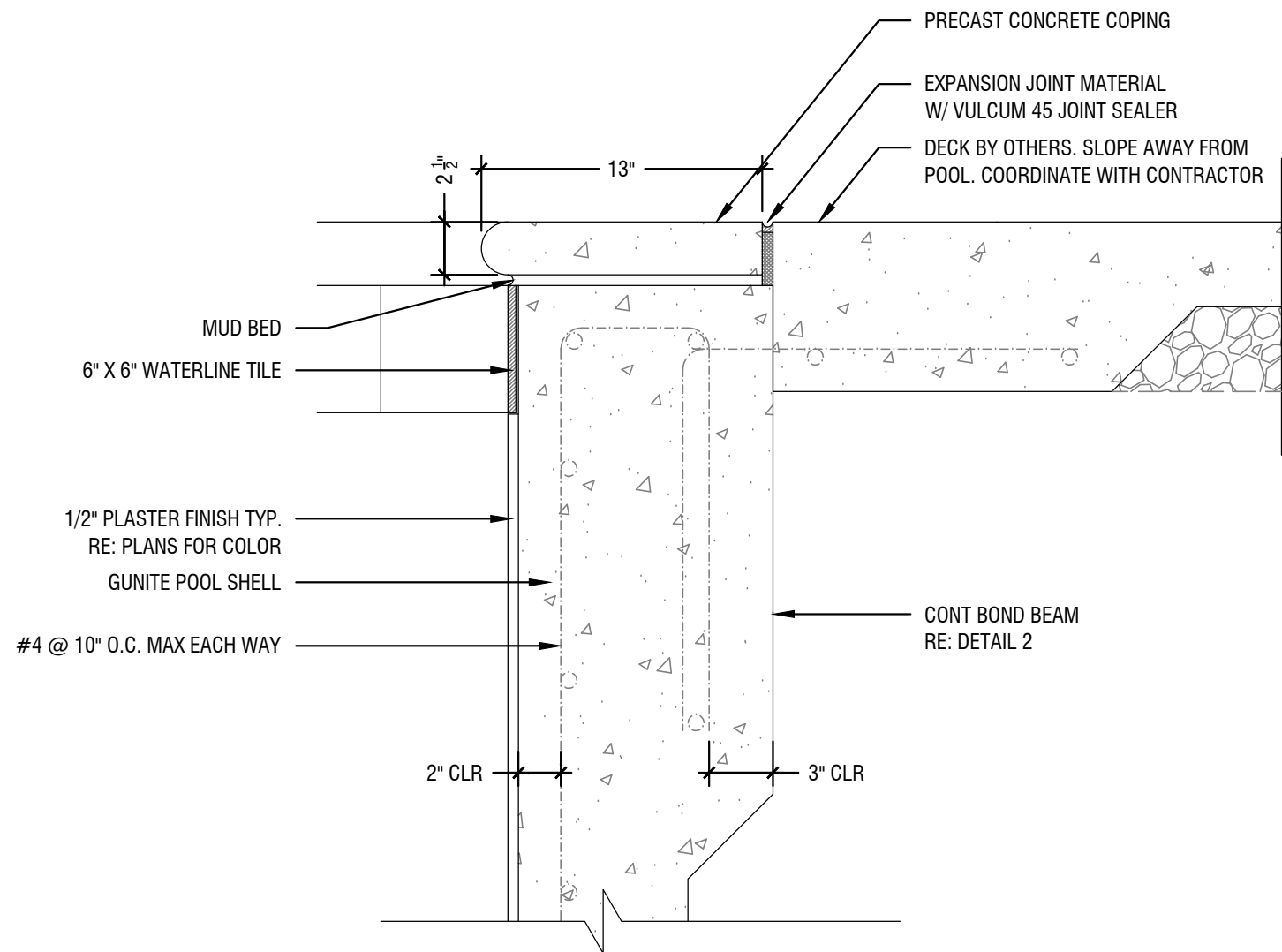
POOL EQUIPMENT ROOM KEYED NOTES

- 1 3/4" WATER SERVICE LINE. COORDINATE WITH PLUMBING DRAWINGS
2 SUPPLY MANIFOLD
3 BLOCK OUT IN CONCRETE FOR POOL LINES. COORDINATE WITH GENERAL CONTRACTOR
4 RETURN MANIFOLD
5 3/4" COLD WATER SHUT OFF VALVE. COORDINATE WITH PLUMBING DRAWINGS
6 VALVE, TYP.
7 4" BACKWASH LINE TO SANITARY LINE
8 CHECK VALVE FOR WASTE LINE FROM FILTERS

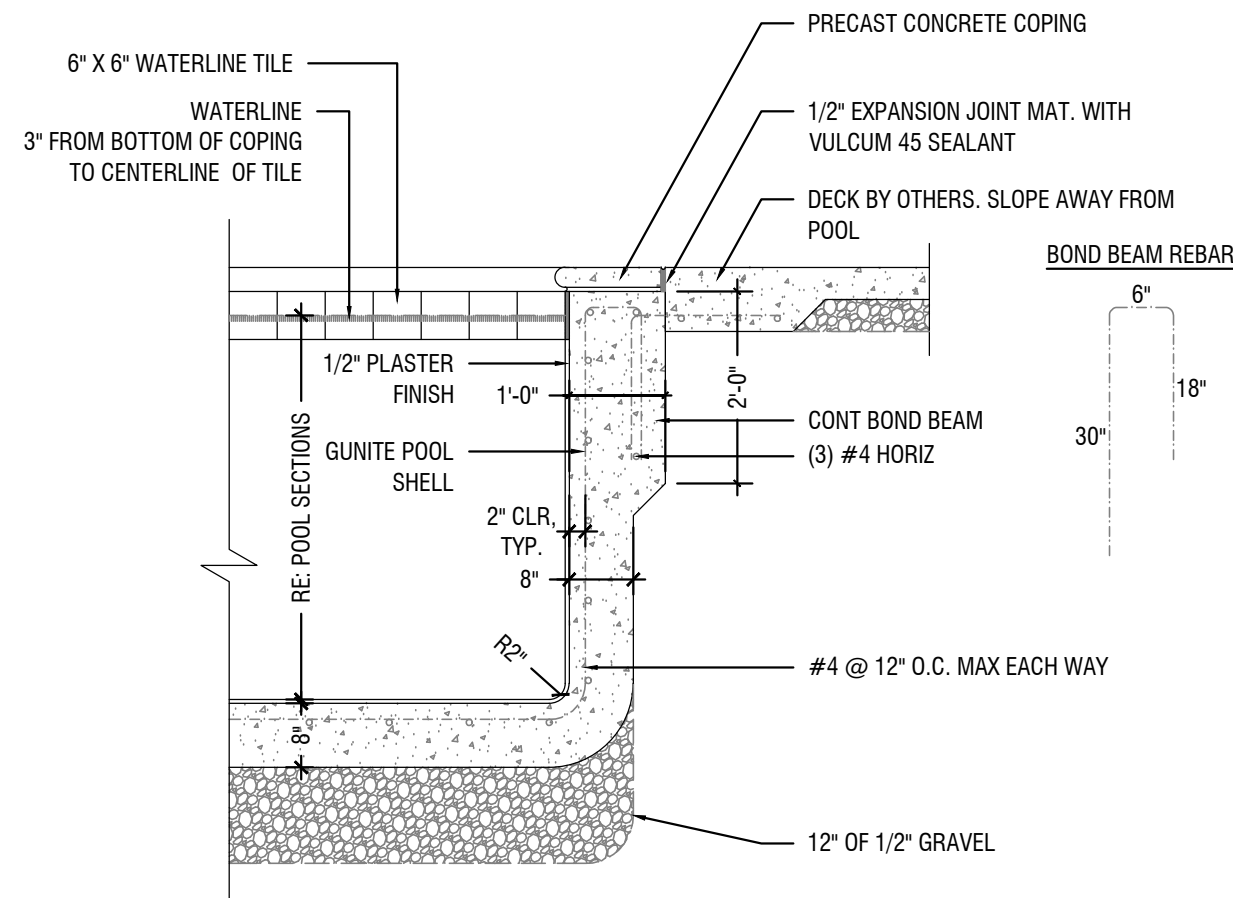
POOL EQUIPMENT ROOM GENERAL NOTES

1. PROVIDE 1" (3/4" MIN) FRESH WATER LINE FOR POOL AUTOFILLS. PROVIDE BACKFLOW PREVENTER (RPZ) ON WATER LINE. (RE: PLUMBING DWGS)
2. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN AND SINK LOCATIONS.
3. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL PANEL INFORMATION.
4. PROVIDE OVERFLOW DRAIN LINE ON ONE SKIMMER FOR THE POOL. OVERFLOW DRAIN LINE CONTINUATION BY OTHERS.
5. ALL WIRING, CONNECTIONS AND CONDUIT SHALL BE IN CONFORMANCE WITH THE 2017 NATIONAL ELECTRICAL CODE APPLICABLE SECTIONS. REFER TO ELECTRICAL DRAWINGS FOR ALL RECEPTACLES, OVERCURRENT PROTECTION, ELECTRICAL PANEL AND ASSOCIATED WIRING.
6. UTILIZE BALL VALVES ON ALL PLUMBING LINES TO LIMIT FLOW TO THE DESIGN RATES SHOWN ON SHEET PL100. VARIABLE SPEED PUMPS SHALL HAVE THEIR SPEED SETTINGS LOCKED. EXCEEDING THE FLOW RATES SHOWN MAY DAMAGE PLUMBING AND EQUIPMENT.
7. PROVIDE MECHANICAL VENTILATION IN EQUIPMENT ROOM. EQUIPMENT ROOM SHALL BE VENTILATED TO PREVENT AMBIENT ROOM TEMPERATURES FROM EVER EXCEEDING 100 DEGREES FAHRENHEIT - DOING SO MAY VOID EQUIPMENT WARRANTIES.
8. ALL PLUMBING SUSPENDED FROM WALLS OR CEILING SHALL BE SCHEDULE 80.
9. ALL EQUIPMENT SHALL BE HELD ABOVE FLOOR ON HOUSEKEEPING PADS.
10. AVOID MIXING CHLORINE AND ACID - DOING SO WILL CREATE POTENTIALLY FATAL GASSES.
11. PROVIDE BLOCKOUTS THROUGH EQUIPMENT ROOM FOR PLUMBING. COORDINATE BLOCKOUTS WITH CONTRACTOR AND STRUCTURAL ENGINEER.
12. PLUMBING LAYOUT ON THIS SET OF DRAWINGS IS A DIAGRAMMATIC EXHIBIT. FIELD ADJUST TO AVOID FOOTINGS AND OTHER OBSTACLES.

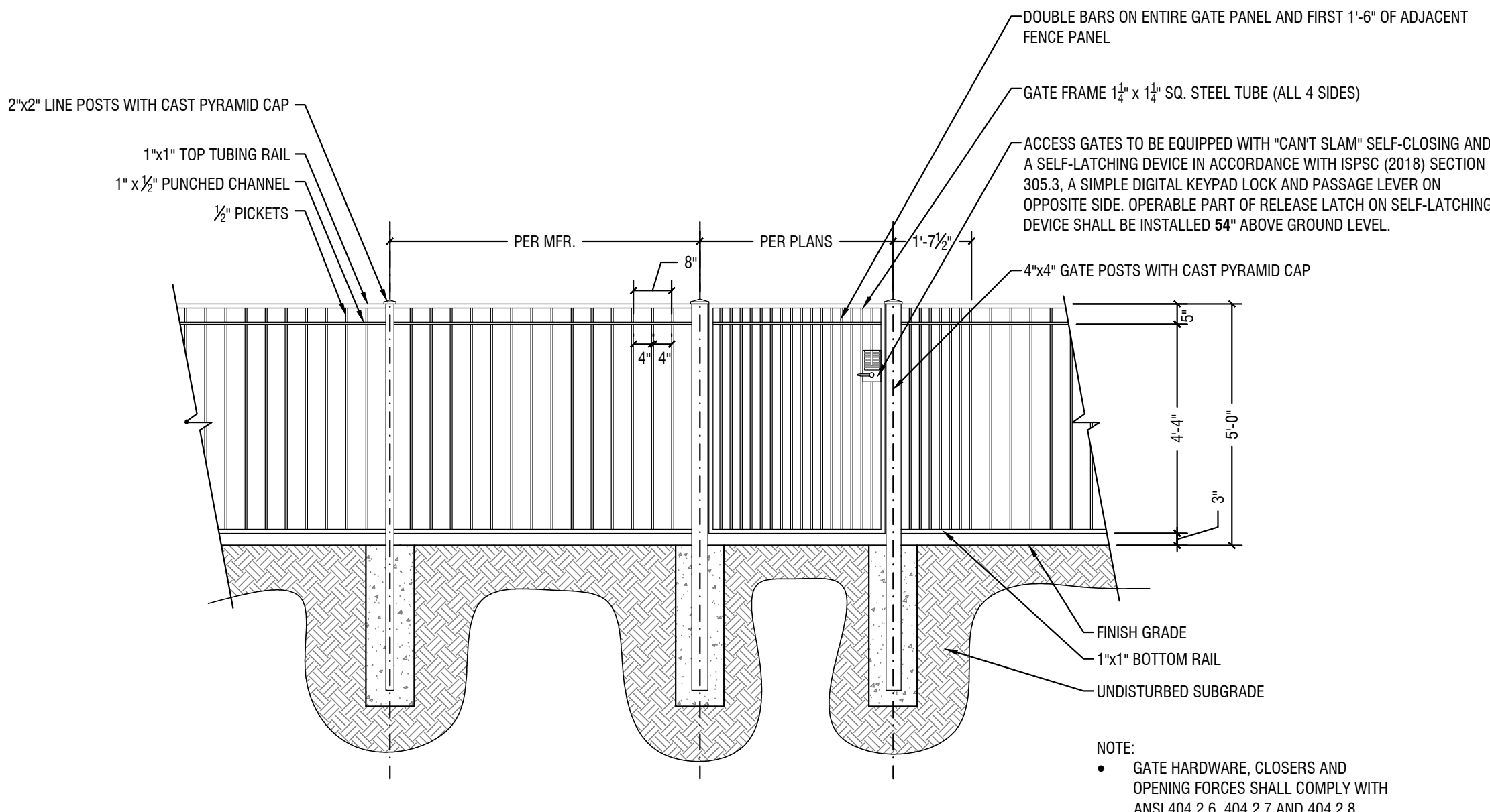
1 DIAGRAMMATIC POOL EQUIPMENT LAYOUT
SCALE: N.T.S.



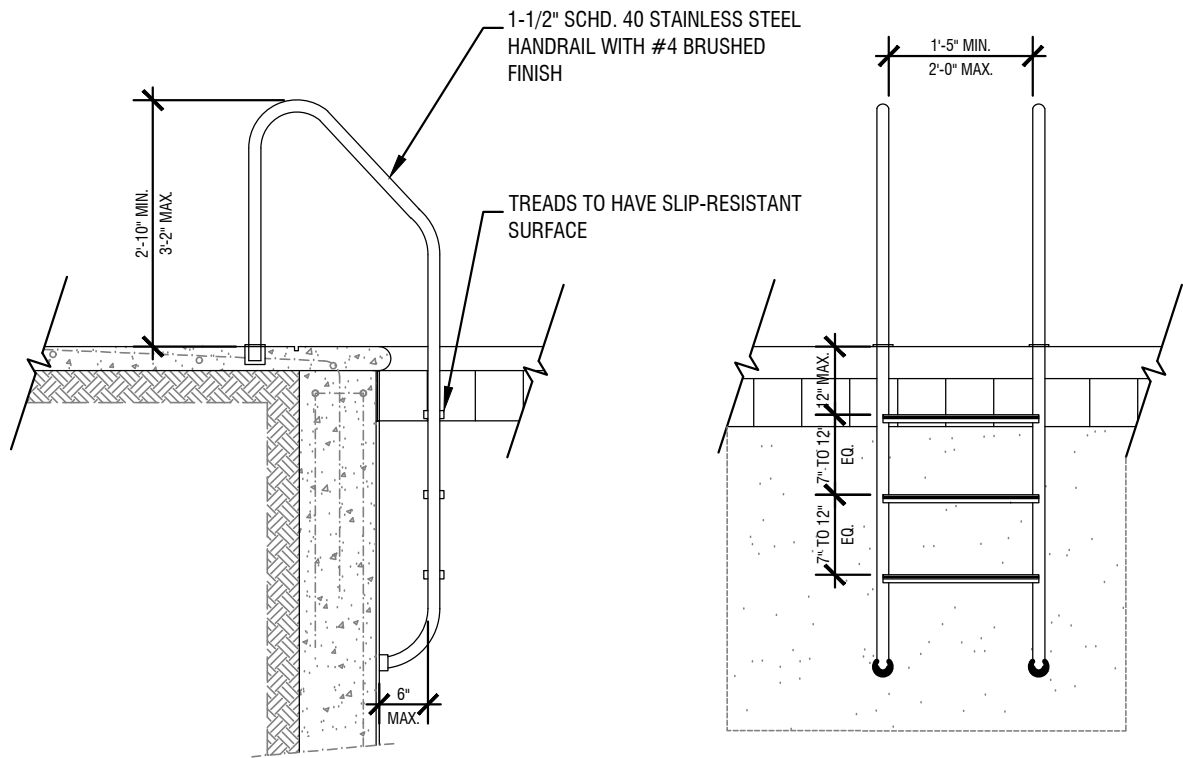
2 POOL COPING DETAIL
SCALE: 1/2" = 1'-0"



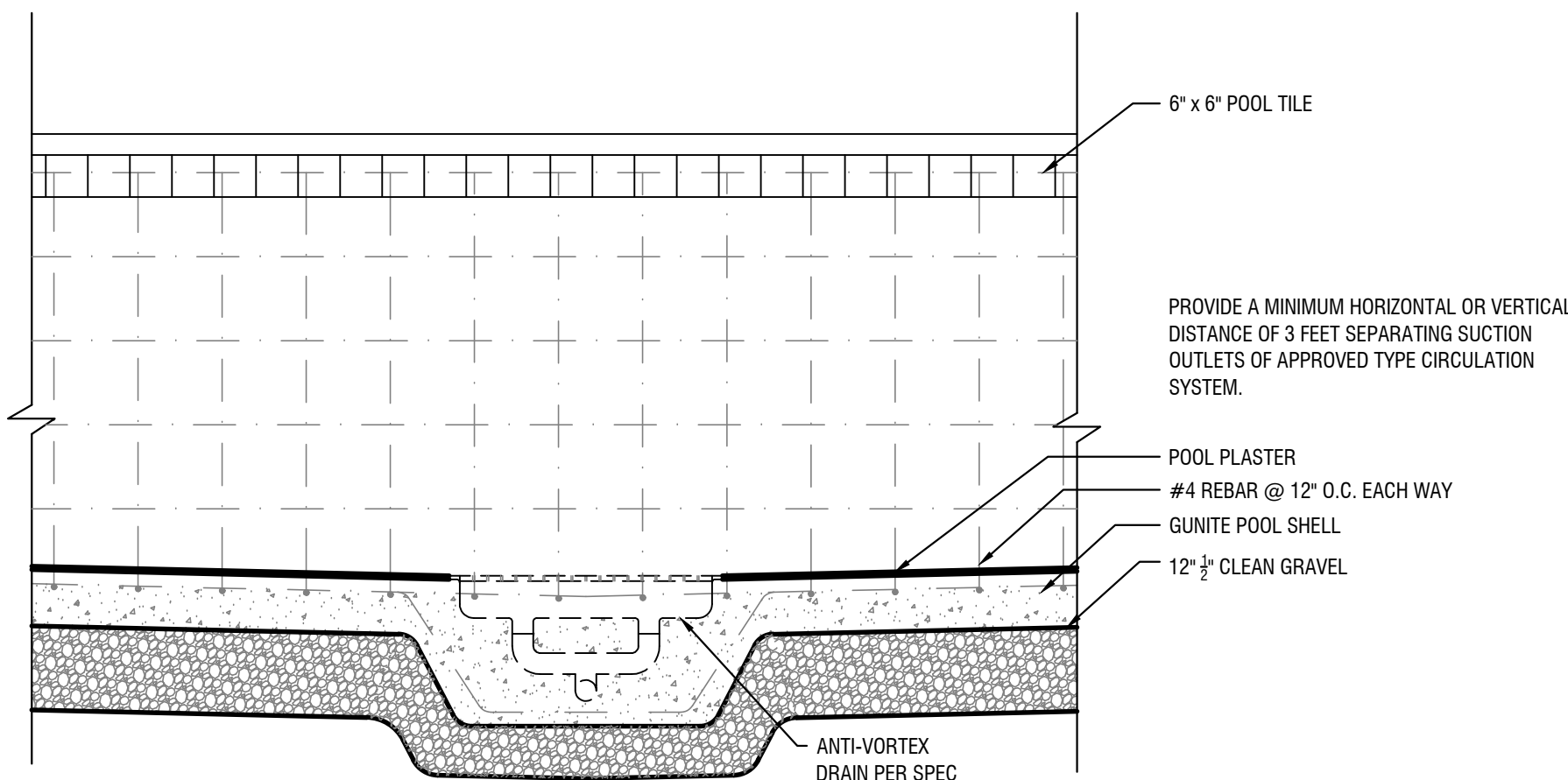
3 POOL WALL DETAIL
SCALE: 1/2" = 1'-0"



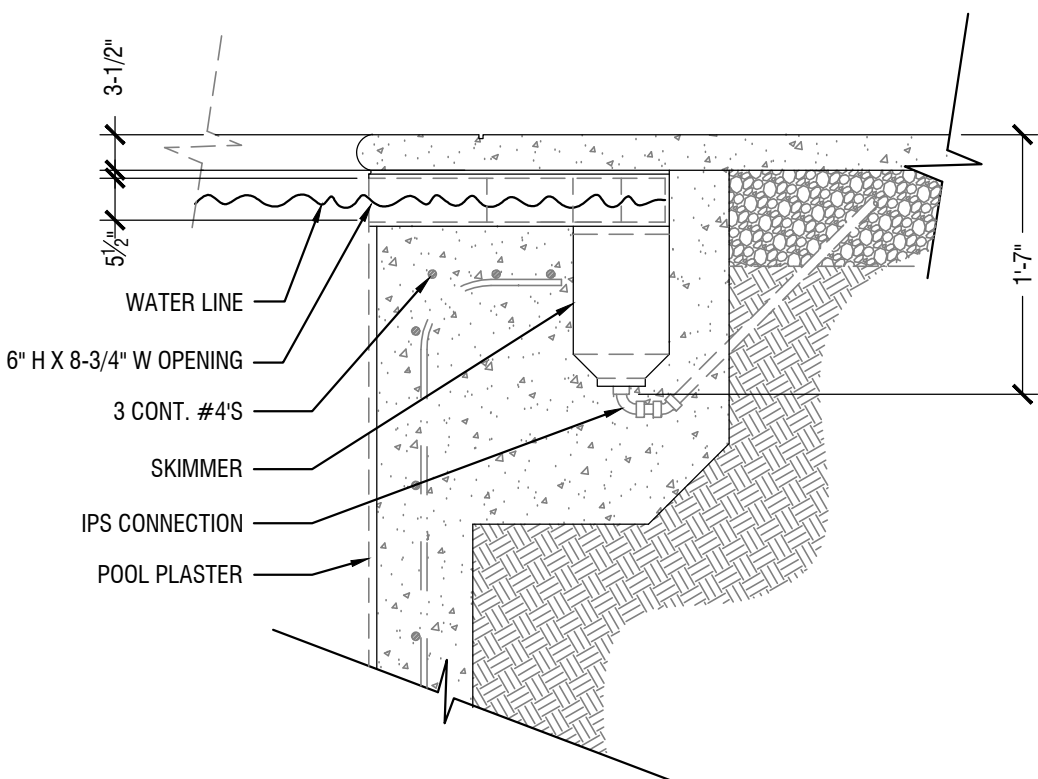
4 FENCE AND GATE DETAIL
SCALE: 3/8" = 1'-0"



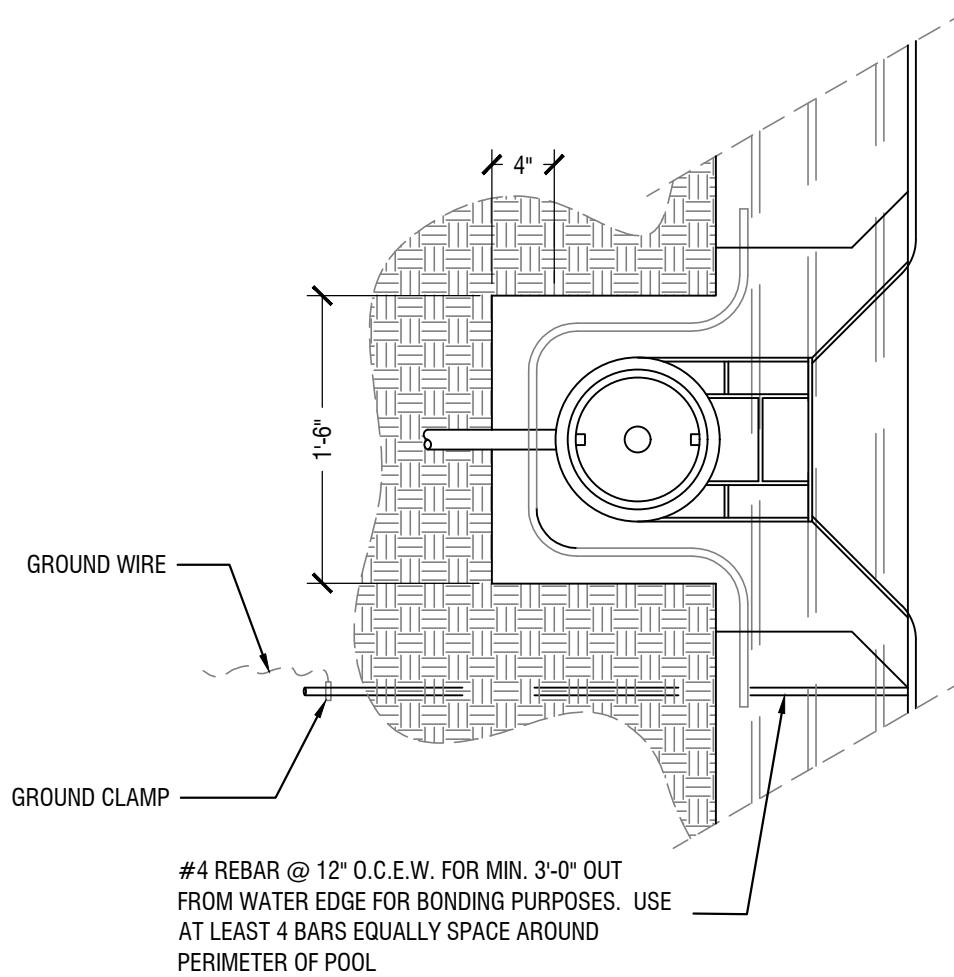
5 POOL LADDER DETAIL
SCALE: 1/2" = 1'-0"



6 SECTION AT DRAIN
SCALE: 1/2" = 1'-0"



7 SKIMMER DETAIL
NOT TO SCALE



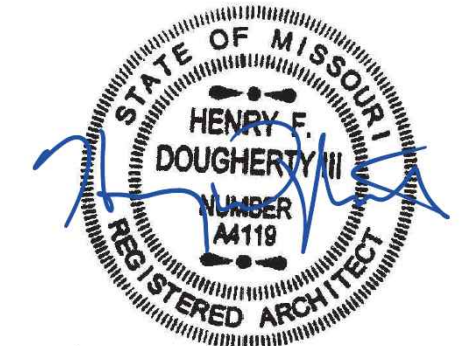
8 SKIMMER PLAN
NOT TO SCALE



ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

BAILEY FARMS CLUBHOUSE
1451 SE BAILEY FARMS PKWY
LEES SUMMIT, MISSOURI

SEAL



09/15/2025

ISSUED: SEPTEMBER 15, 2025

NO. REVISION DATE

NO.	REVISION	DATE

DESIGNED BY FCR
DRAWN BY FCR
CHECKED BY HD

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

SCALES AS STATED HEREIN ARE VALID ON THE ORIGINAL DRAWING ONLY. CONTRACTOR SHALL CORRECTLY REVEAL ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR OR INCONSISTENCY OR DISCREPANCY DISCOVERED.

POOL DETAILS

PL104

TWO OPTIONS ARE PROVIDED BELOW FOR EQUIPOTENTIAL BONDING. USE OPTION ONE WHEN STEEL REBAR IS USED THAT IS NON-CONDUCTIVE. USE OPTION TWO WHEN EPOXY-COATED-REBAR IS USED.

2. THIS ALTERNATIVE-BONDING GRID SHALL BE CONSTRUCTED OF MINIMUM 8 AWG BARE, SOLID-COPPER CONDUCTORS ARRANGED IN A 12 X 12 INCH NETWORK OF CONDUCTORS WITH A TOLERANCE OF FOUR INCHES AND SHALL BE INSTALLED IN A UNIFORMLY SPACED PERPENDICULAR GRID PATTERN, AND SHALL COVER THE CONTOUR OF THE INSIDE OF THE POOL AND EXTEND HORIZONTALLY INTO THE POOL DECKING BY A MINIMUM OF THREE FEET. THESE CONDUCTORS MUST BOND TO EACH OTHER AT ALL POINTS OF CROSSING AND CONNECTIONS MUST BE MADE IN ACCORDANCE WITH THE REQUIREMENTS IN SECTION 250.8, SUCH AS EXOTHERMIC WELDING, LISTED PRESSURE CONNECTORS, LISTED CLAMPS OR OTHER LISTED MEANS. THE FINAL REQUIREMENT IS TO SECURE THE BELOW-GRADE BONDING GRID WITHIN OR UNDER THE POOL AND DECK.

