



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

AGENDA

TOWN COUNCIL/PARKS & RECREATION BOARD

JOINT WORK SESSION

August 25, 2025

6:00 PM

Council Chambers

CALL WORK SESSION TO ORDER AND ANNOUNCE A QUORUM

*Town Council
Parks and Recreation Board*

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Council on any matter pursuant to Texas Government Code 551.007. The Council is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Council has authority. Speakers have up to three (3) minutes or the time limit determined by the Presiding Officer. Each speaker is requested to complete the Speaker's Form prior to speaking or may email mayorandcouncil@trophyclub.org

WORK SESSION ITEM

1. Discussion on general contractor contract pricing for the Trophy Club Community Pool Renovation Project. (Chase Ellis, Director of Parks & Recreation)

ADJOURN

*Town Council
Parks and Recreation Board*

The Town Council may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: August 19, 2025, at 3:30 p.m., and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 at least 72 hours prior to the scheduled time of said meeting.

Tammy Dixon, Town Secretary

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Trophy Club Town Hall, 1 Trophy Wood Drive, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.



TOWN COUNCIL COMMUNICATION

MEETING DATE: August 25, 2025

FROM: Chase Ellis, Director of Parks & Recreation

AGENDA ITEM: Discussion on general contractor contract pricing for the Trophy Club Community Pool Renovation Project. (Chase Ellis, Director of Parks & Recreation)

BACKGROUND/SUMMARY:

On November 8, 2022, the Town Council approved a renovation project for the community pool facility, structured into a two-phase build-out. The approved motion stated, *"to approve the agreement with Halff & Associates for the Community Pool Capital Improvement Project not to exceed four (4) million dollars."* The motion passed unanimously.

Phase 1, completed following the 2023 swim season, involved substantial upgrades to the facility, including replacement of filtration systems and pump room equipment, restroom renovations, enhancements to the concession and office areas, and painting of splash pad amenities.

After Phase 1, the Parks & Recreation Director and Town Manager reviewed the current contract and completed work. They determined that terminating the agreement with Halff & Associates and initiating a new Request for Qualifications (RFQ) process would better serve the Town. This approach prioritized transparency, ensured a comprehensive project design, and incorporated extensive community input for the additional amenities planned in Phase 2.

Following the RFQ process, Parkhill was selected to lead the engagement and preliminary design for Phase 2. In August 2024, Parkhill hosted public engagement events at the community pool to gather resident input and distributed an online survey, generating over 100 responses. Using the feedback from public engagement and the survey, Parkhill collaborated with Town staff to develop three schematic design options with preliminary cost estimates. These options were presented to the Parks & Recreation Board at their December 2024 meeting, where the Board requested refinement of one option to ensure alignment with budget constraints.

At the February 17, 2025 Parks & Recreation Board Meeting, the updated option was reviewed, and the Board voted to recommend it to the Town Council. On February 24, 2025, during the Town Council Meeting, the three design options were presented for consideration. Following deliberation, the Council unanimously voted to proceed with Option #3, which includes:

- A new body slide (with a preference for a double-body slide).
- Expanded shade structures.
- An improved and redesigned kiddie pool.

A revised Option C layout was created to accommodate an additional body slide, with the final inclusion of the second slide dependent on construction contract pricing remaining within the overall budget. Following design selection, refined cost estimates were completed, and a Request for Proposals (RFP) was issued. The RFP closed on August 14, 2025, with two General Contractors submitting proposals for the project. Those contractors are:

- 1) Fain Group
- 2) CGC General Contractor Inc

BOARD REVIEW/CITIZEN FEEDBACK: The purpose of this Work Session agenda item is to conduct a joint review with the Parks & Recreation Board and Town Council regarding contractor pricing and options to move forward with the construction phase of the project.

FISCAL IMPACT:

Funding for the Parkhill Phase II project as well as remaining construction costs is provided in the Capital Expense Fund from Bond Series 2021. The remaining budget for the Community Pool Project is \$2.49 million, with an additional \$98,000 available from the first phase of construction work. This balance provides a total of \$2,588,000 before deducting design costs.

After deducting the total of \$402,309 for Parkhill contracts for Phase I and II, the remaining available balance for construction is \$2,185,691. Staff recommends maintaining a Town contingency amount of \$100,000, leaving contract approval of approximately \$2,085,691.

Sealed bids for the Community Pool Phase II construction project were opened on August 14, 2025.

The Fain Group submitted a base bid of \$2,284,808, with add-alternates totaling \$475,110, for a grand total of \$2,759,918.

CGC General Contractors submitted a base bid of \$2,830,100, with add-alternates totaling \$355,898, for a grand total of \$3,185,998.

The lowest bid, received from the Fain Group, is over the Town's construction budget amount of \$2,085,691. The purpose of the workshop is to consider options presented by Parkhill, the Fain Group, and Town staff to bring the construction contract amount into alignment with the

remaining budget.

The Town has approximately \$3 million of unallocated project funding in reserves from the 2023 bond issuance that can be allocated to this project should the Town Council desire to fund additional improvements to the pool complex phase II project above the current amount of \$2.4 million.

LEGAL REVIEW: N/A

ATTACHMENTS:

1. TC Community Pool Bid Tab
2. Fain Group Bid Response
3. Construction Plans

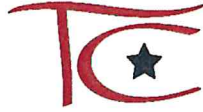
ACTIONS/OPTIONS:

The purpose of this Joint Work Session is to present and review options to bring Fain Group contractor pricing into alignment with the Town's budget and vision for pool complex improvements. Staff is seeking guidance that will be reviewed and voted on by the Town Council during the Regular Town Council Meeting following the Joint Work Shop.

Town of Trophy Club
Trophy Club Community Pool Renovations
1 Trophy Wood Dr
Trophy Club, Texas
August 14, 2025 – 4:00 PM
Parkhill Project No. 42997.24

Contractor	CGC GENERAL CONTRACTORS	FAIN GROUP							
Bid Bond		✓							
Appendices	✓	✓							
Addendum 01	✓	✓							
Addendum 02		✓							
Bid Items									
1) Erosion Control Plan	41,219	12,732							
2) Tree Protection and Temporary Fence	45,745	7,548							
3) Demolition	139,779	50,000							
4) Earthwork	73,262	93,041							
5) Storm Drainage	73,479	32,800							
6) Site Concrete	133,114	60,000							
7) Decomposed Granite Paving	47,163	14,506							
8) Leisure Pool	916,954	822,913							
9) Slide Complex	933,279	1,018,000							
10) Shade Structure (20 feet by 20 feet)	109,431	24,234							
11) Cabanas (12 feet x 12 feet)	58,265	49,314							
12) Site Amenities	112,537	18,565							
13) Landscape	85,083	55,513							
14) Irrigation	60,779	25,582							
Total Base Bid	2,830,100	1,284,808							

A1-1) Provision of demolition, earthwork, pedestrian concrete paving, shade structures, storm drainage, concrete mow edge, planter walls, site amenities, landscape turfglass, irrigation and cleanup complete	151,908	26,900							
A1-2) Provision of demolition, prefabricated 12 feet by 12 feet cabana structures, piers/pier caps or spread footings, installation, touch-up paint, backfill, and cleanup complete	67,154	75,634							
A1-3) Provision of chairs, tables, umbrellas and umbrella bases complete	36,377	12,085							
A1-4) Provision of prefabricated structure, piers/pier caps or spread footings, installation, touch-up paint, backfill, and cleanup, complete and in place	39,389	80,674							
A1-5) Provision of optional chairs, tables, umbrellas and umbrella bases, complete and in place	42,298	38,340							
A1-6) Provision of optional in-pool chaise lounges, complete and in place	8,682 8,866	55,562							
A1-7) Provision of optional chaise lounges, complete and in place	10,018	6,815							
Grand Total									



TOWN OF
Section I **TROPHY CLUB**

**PURCHASING AND CONTRACTING DEPARTMENT
REQUEST FOR PROPOSALS (RFP)**

For

Town of Trophy Club Parks and Recreation

RFP No. Trophy Club Community Pool Renovation

Issue Date: July 21, 2025

BID SUBMISSION DEADLINE:

August 14, 2025 at 4:00 PM

NO LATE BIDS SHALL BE ACCEPTED

RESPONSES SHALL BE DELIVERED TO: Town of Trophy Club 1 Trophy Wood Drive Trophy Club, TX 76262	RESPONSES SHALL BE MAILED TO: Town of Trophy Club Finance Department 1 Trophy Wood Drive Trophy Club, TX 76262
Public RFP Opening will be held: August 14, 2025 Meeting will be at Town Hall at 1 Trophy Wood Drive, Trophy Club, TX 76262 ***** FOR ADDITIONAL INFORMATION REGARDING THIS RFQ PLEASE CONTACT: Iridian Carrasco Project Coordinator ircarrasco@parkhill.com ***** BIDDERS MUST RETURN THIS COMPLETED COVER SHEET ALONG WITH THE BIDDER'S RESPONSE: April Duvall Director of Finance aduvall@trophyclub.org 1 Trophy Wood Drive Trophy Club, TX 76262	NAME AND ADDRESS OF COMPANY SUBMITTING BID: <u>The Fain Group LLC.</u> <u>2500 Great Southwest Parkway</u> <u>Fort Worth, TX 76106</u> Contact Person: <u>Larry Frazier</u> Title: <u>President</u> Phone: <u>(817)927-4388</u> Fax: <u>(817)927-4389</u> Email: <u>lfrazier@faingp.com</u> Signature: <u>[Signature]</u> Printed Name: <u>Larry Frazier</u>
Shall contract be available for Cooperative Contract use? (See Section 25, page 9) Yes ☒ No ☐	
Acknowledgment of Addenda: #1 <u>R7</u> #2 <u>R7</u> #3 _____ #4 _____ #5 _____	

Trophy Club Community Pool Renovation REQUEST FOR Proposals

The Town of Trophy Club, Texas is issuing this RFP (Request for Proposals) to renovate the Trophy Club Community Pool. The renovation is to consist of demolition, earthwork, pedestrian concrete paving, new pool, body slides, play equipment, shade structures, cabanas, utilities, storm drainage, concrete mow edge, planter walls, site amenities, landscape, turfgrass and irrigation.

The Request for Proposals (RFP) provides complete information on the services being sought, the submittal requirements, and timeline. Copies of the RFP may be obtained from the Town Website via <https://www.trophyclub.org/Bids.aspx> and on the Town open bid registry.

SUBMISSION OF PROPOSALS

- 1.1 One (1) original, five (5) copies, and one (1) USB flash drive of all proposal documents shall be submitted in sealed packages. Proposer's name and address should be marked on the outside of the envelope. Facsimile transmittals or offers communicated by telephone will not be accepted or considered. Submittal information that is not submitted in sealed packages will not be considered.
- 1.2 **Mail or Deliver Sealed Responses to the Following Address:**
April Duvall
Director of Finance
aduvall@trophyclub.org
1 Trophy Wood Drive
Trophy Club, TX 76262

Submittals must be received by 4:00 PM and shall be publicly opened and read aloud on August 14, 2025 The submitting Bidder is responsible for the means of delivering the Bids to the location listed in paragraph 1.2 on time. Delays due to any instrumentality used to transmit the Bids, including delays occasioned by the Bidder or the Town of Trophy Club's internal mailing system, will be the responsibility of the Bidder. Bids must be completed and delivered in sufficient time to avoid disqualification for lateness due to difficulties in delivery. Late Bids will not be accepted under any circumstances.

Responses must be prepared in conformance with the guidelines described in this RFP. Responses received after the deadline will not be considered.

This RFP does not obligate the Town of Trophy Club to pay any cost incurred by respondents in the preparation and submission of a response. Furthermore, a response to the RFP does not obligate the Town of Trophy Club to accept or contract for any expressed or implied services. The Town of Trophy Club reserves the right to reject any and all submittals for any reason. Town of Trophy Club is committed to a program of equal employment opportunity regardless of race, color, creed, sex, age, nationality or disability.

PROJECT DESCRIPTION/ SCOPE:

The project is to consist of demolition, earthwork pedestrian concrete paving, new pool, body slides, play equipment, shade structures, cabanas, utilities, storm drainage, concrete mow edge, planter walls, site amenities, landscape, turfgrass and irrigation.

QUALIFICATIONS OF SUBMITTING FIRM

Insurance Requirements:

The design firm shall furnish the Town of Trophy Club with a Certificate of Liability Insurance showing satisfactory proof of insurance required hereunder and such insurance shall be approved by the Town prior to the Architect and any Subcontractor of the Architect commencing any services under this agreement. The Town of Trophy Club shall be the certificate holder and shall be named as an Additional Insured.

TYPE OF INSURANCE	AMOUNT OF INSURANCE	PROVISIONS
Workers' Compensation Employers' Liability	Statutory Limits \$100,000 per occurrence	Town to be provided a <u>WAIVER OF SUBROGATION</u> <u>AND PROVIDED 30 DAY</u> <u>NOTICE OF</u> <u>CANCELLATION</u> or material change in coverage. Insurance Company must be A-rated or above.
Commercial General (Public) Liability to include coverage for: a. Premises/Operations b. Products/Completed Operations c. Independent Contractors d. Personal Injury e. Contractual Liability	Bodily Injury - \$250,000 per person, \$500,000 per occurrence; Property Damage - \$100,000 per occurrence -OR- Combined simple limit of \$600,000	Town to be listed as <u>ADDITIONAL INSURED</u> <u>AND PROVIDED 30 DAY</u> <u>NOTICE OF</u> <u>CANCELLATION</u> or material change in coverage. Insurance Company must be A-rated or above.
Business Auto Liability to include coverage for: a. Owned/Leased vehicles b. Non-owned vehicles c. Hired vehicles	Bodily Injury - \$250,000 per person, \$500,000 per occurrence; Property Damage - \$100,000 per occurrence -OR- Combined simple limit of \$600,000	Town to be listed as <u>ADDITIONAL INSURED</u> <u>AND PROVIDED 30 DAY</u> <u>NOTICE OF</u> <u>CANCELLATION</u> or material change in coverage. Insurance Company must be A-rated or above.

SCHEDULE

The following is a Preliminary Schedule (subject to change):

RFQ Advertisement Issued	July 20, 2025
Site Tour	July 30, 2025 at 2:00 PM
Receipt of RFP Questions	August 7, 2025
Receive RFP Packages	August 14, 2025 by 4:00 PM CST
RFP Opening	August 14, 2025 at 4:05 PM (Trophy Club Town Hall)
Town Board Awards Contract	August 25, 2025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Baldwin Group Southwest LLC 2255 Ridge Rd, Ste 333 Rockwall TX 75087	CONTACT NAME: Daniel Nuno PHONE (A/C, No, Ext): 972-771-4071 E-MAIL ADDRESS: daniel.nuno@baldwin.com FAX (A/C, No): 972-771-4695
INSURED The Fain Group LLC P.O. Box 164308 Ft Worth TX 76161	INSURER(S) AFFORDING COVERAGE INSURER A: Employers Mutual Casualty Comp INSURER B: Texas Mutual Insurance Company INSURER C: Continental Casualty Company INSURER D: INSURER E: INSURER F:
License#: BR-1796913 FAINGRO-02	NAIC # 21415 22945 20443

COVERAGES**CERTIFICATE NUMBER:** 1419814466**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			BBB3427	2/1/2025	2/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			6E59639	2/1/2025	2/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			6J59639	2/1/2025	2/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	0002073049	2/1/2025	2/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Contractors Equipment			6080188088	2/1/2025	2/1/2026	Leased/Rented Equip. Deductible 500,000 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured & Waiver of Subrogation applies to the General Liability Policy. Additional Insured-Owners, Lessees or Contractors-Automatic Status when required in contract or agreement - On-going and Completed Operations applies to the General Liability policy. Primary & Non Contributory Form applies to General Liability Policy. Additional Insured Lessor of Leased Equipment form applies to the General Liability policy. Additional Insured and Waiver of Subrogation form applies to the Business Auto Policy. Additional Insured Primary/Non-Contributory form applies to the Business Auto policy. Waiver of Subrogation Form applies to the Workers Compensation Policy
GENERAL LIABILITY: Additional Insured - Automatic status as required by written contract between the named insured and any person or organization that requires such status. Primary & Non-Contributory as required by written contract between the named insured and any person or organization that requires such status. Blanket Waiver of Subrogation as required by written contract between the named insured and any person or organization that requires such status.
See Attached...

CERTIFICATE HOLDER**CANCELLATION**

Town of Trophy Club
1 Trophy Wood Drive
Trophy Club TX 76262

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY The Baldwin Group Southwest LLC		NAMED INSURED The Fain Group LLC P.O. Box 164308 Ft Worth TX 76161	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

General Liability does not contain an exclusion for XCU. AUTOMOBILE LIABILITY: Additional Insured - Any person or organization that you are required by a written contract to name as additional insured. Waiver of Transfer of Rights Recovery Against Others to Us: We waive any right of recovery we may have, because of payments we make for injury or damage, against any person or organization for whom or which you are required by written contract or agreement to obtain this waiver from us.

WORKERS COMPENSATION: Blanket Waiver of Subrogation as required by written contract between the named insured and any person or organization that requires such status.

UMBRELLA: Overlays the underlying policies. Policy form provides additional insured and waiver of subrogation when underlying policies provides same coverage

*ALWAYS REFER TO THE ATTACHED POLICY FORMS FOR SPECIFIC WORDING OF SUCH COVERAGE, LIMITS, CONDITIONS AND EXCLUSIONS

Project: Trophy Club Community Pool Renovation

Pre-Submission Meeting and Site Tour:

The Town will hold a pre-submission meeting with site tour in order to fully acquaint Respondents with the unique needs of the Town and invite feedback regarding the RFQ. The pre-submission meeting will be held on July 30, 2025. To participate, requests should be made to: cellis@Trophyclub.org.

Attendance at the pre-submission meeting is highly encouraged but not mandatory.

ATTACHMENT A
CONFLICT OF INTEREST DISCLOSURE REQUIREMENT

Pursuant to Chapter 176 of the Local Government Code, any person or agent of a person who contracts or seeks to contract for the sale or purchase of property, goods, or services with a local governmental entity (i.e., The Town of Trophy Club) must disclose in the Questionnaire Form CIQ ("Questionnaire") the person's affiliation or business relationship that might cause a conflict of interest with the local governmental entity. By law, the Questionnaire must be filed with the Town's City Secretary no later than seven days after the date the person begins contract discussions or negotiations with the Town, or submits an application or response to a Request for Statement of Qualifications or bids, correspondence, or another writing related to a potential Contract with the Town. Updated Questionnaires must be filed in conformance with Chapter 176.

A copy of the Questionnaire Form CIQ is enclosed with the submittal documents. The form is also available at <http://www.ethics.state.tx.us/forms/CIQ.pdf>.

Questions about compliance shall be directed to the bidder's or Bidder's own legal counsel. Compliance is the individual responsibility of each person or agent of a person who is subject to the filing requirement. An offense under Chapter 176 is a Class C misdemeanor.

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

The Fain Group LLC.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)
N/A

3 Name of local government officer about whom the information is being disclosed.

Town of Trophy Club

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ N/A No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ N/A No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).
N/A

7 
Signature of vendor doing business with the governmental entity
Larry Frazier, President

08-14-2025

Date

ATTACHMENT B
BUSINESS INFORMATION FORM

Complete Legal Name of Business

The Fain Group LLC.

(Address) 2500 Great Southwest Parkway

(City/State/ZIP)
Fort Worth, TX 76106

Form of Business Entity (check one)

- () Texas corporation () Texas non-profit corporation
() Out-of-State corporation () Texas professional corporation

_____ state of incorporation
(check one) _____ profit _____ non-profit

- () Texas general partnership () Texas limited partnership
() Out-of-State partnership

_____ state where partnership is legally registered

() Individual doing business as _____

(x) Texas limited liability company

() Other (describe) _____

List the full name of each Officer of the Company:

PRESIDENT Larry Frazier

VICE PRESIDENT:

SECRETARY:D

TREASURER:

Who is legally authorized to sign and execute contracts? Larry Frazier

Who, if anyone, is required to witness contract signatures? N/A

ATTACHMENT C
Town of Trophy Club
INSURANCE REQUIREMENT AFFIDAVIT

To Be Completed By Insurance Agent/Broker and Responder

I, the undersigned Agent/Broker, reviewed the insurance requirement contained in this bid document. If the Bidder shown below is awarded this contract by the Town of Trophy Club, I will be able to, within fifteen (15) days of notification of such award, furnish a valid insurance certificate to the Town of Trophy Club meeting all of the insurance requirements in this bid.

Insurance Coverage Reviewed: The Fain Group LLC.

Agent's Name: Daniel KNU

Agency Name: The Baldwin group

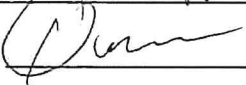
Address: 2255 Ridge Rd suite 333

City/State/ZIP: Rockwall TX 75087

Telephone No: (972) 772-1186 Fax No: ()

Bidder's Name and Company: The Fain Group

Project/Bid No. and Title: 42997 Trophy Club Community Pool
Town of Trophy Club

Insurance Agent/Broker Signature:  Date: 8-6-25

By submitting a bid and signing below I affirm the following: I am aware of all costs to provide the required insurance, will do so pending contract award, and will provide a valid insurance certificate meeting all requirements within fifteen days of notification of award.

If the above fifteen day requirement is not met, the Town of Trophy Club has the right to reject this bid and award the contract to the next lowest bidder meeting specifications. If you have any questions concerning these requirements, please contact the Finance Director at (682)237-2914.

Bidder's Signature:  Date: 08-14-2025

Larry Frazier, President

ATTACHMENT D
HB 89 Form

Effective September 1, 2017, House Bill 89 Prohibition on Contracts with Companies Boycotting Israel states that a state agency and a political subdivision (which includes a city) may not enter a contract with a company for goods or services unless the contract contains a **written verification** from the company that; (i) it does not Boycott Israel; and (ii) will not Boycott Israel during the term of the contract.

"Boycott Israel" is defined to mean refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

"Company" is defined to mean a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit.

To Be Completed By Vendor:

"I, Larry Frazier (Name of certifying official), the President (title or position of certifying official) of The Fain Group LLC. (name of company), does hereby verify on behalf of said company to the City that said company does not Boycott Israel and will not Boycott Israel (as that term is defined in Texas Government Code Section 808.001) during the term of this contract.



Signature of Certifying Official

Title: President

Date: 08-14-2025

ATTACHMENT E
DRUG-FREE WORKPLACE CERTIFICATION

The The Fain Group LLC. (company name) will provide a Drug Free Work Place in compliance with the Drug Free Work Place Act of 1988. The unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited on the premise of the The Fain Group LLC. (company name) or any of its facilities. Any employee who violates this prohibition will be subject to disciplinary action up to and including termination. All employees, as a condition of employment, will comply with this policy.

CERTIFICATION REGARDING DRUG-FREE WORKPLACE

The undersigned subcontractor certifies it will provide a drug-free workplace by:

Publishing a policy statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the consequences of any such action by an employee;

Establishing an ongoing drug-free awareness program to inform employees of the dangers of drug abuse in the workplace, the subArchitect's policy of maintaining a drug-free workplace, the availability of counseling, rehabilitation and employee assistance programs, and the penalties that may be imposed on employees for drug violations in the workplace;

Providing each employee with a copy of the subArchitect's policy statement;

Notifying the employees in the subArchitect's policy statement that as a condition of employment under this subcontract, employees shall abide by the terms of the policy statement and notifying the subcontractor in writing within five days after any conviction for a violation by the employee of a criminal drug abuse statute in the workplace;

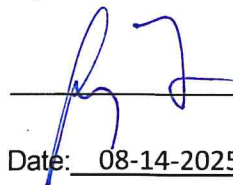
Notifying the City within ten (10) days of the subArchitect's receipt of a notice of a conviction of any employee; and,

Taking appropriate personnel action against an employee convicted of violating a criminal drug statute or requires such employee to participate in a drug abuse assistance or rehabilitation program.

Name of Organization/Architect(s):

The Fain Group LLC.

Signature of Authorized Representative:



Date: 08-14-2025

ATTACHMENT F
QUALIFICATIONS & REFERENCE SHEET

Please Complete and Return This Form with the bid

The Architect shall furnish, with the RFQ, the following information, for at least three (3) recent references to whom products and/or services have been provided that are similar to those required by this RFQ.

- | | | |
|------|-----------------------|---|
| 1. | Company's Name | City of Irving |
| | Name of Contact | Gene Moulden |
| | Title of Contact | Senior Landscape Architect |
| | Present Address | 825 West Irving Blvd. |
| | City, State, Zip Code | Irving, TX 75060 |
| | Telephone Number | (972) 721-2501 Fax Number (972) 721-2658 |
|
 | | |
| 2. | Company's Name | City of Garland |
| | Name of Contact | Chris McLean |
| | Title of Contact | Project Manager |
| | Present Address | 200 N. Fifth Street, 2nd Floor |
| | City, State, Zip Code | Garland, TX 75046 |
| | Telephone Number | (972) 205-2404 Fax Number (N/A) |
|
 | | |
| 3. | Company's Name | City of Dallas |
| | Name of Contact | David Mills |
| | Title of Contact | Project Manager |
| | Present Address | 1500 Marilla Street |
| | City, State, Zip Code | Dallas, TX 75201 |
| | Telephone Number | (214) 670-1805 Fax Number (N/A) |

ATTACHMENT G

**OFFICIAL PROPOSAL FORM and CERTIFICATION
FOR TOWN OF TROPHY CLUB, TEXAS**

This certification must be submitted with the proposal.

Honorable Mayor and Town Council Members:

The undersigned hereby proposes to furnish and deliver FOB destination point as listed on individual Purchase Orders:

The line items listed in accordance with the Net Prices and other conditions shown herein, and in accordance with the Town's Specifications and General Terms and Condition Specifications. When issued, Letters of Clarification shall automatically become part of this Proposal document and shall supersede any previous specifications or provisions in conflict with the Letters of Clarification. It is the responsibility of the Proposer to ensure that it has obtained such letters. By submitting a Proposal on this project, Proposer shall be deemed to have received all Letters of Clarification and to have incorporated them into its Proposal. THE MANUFACTURER'S NAME, PRODUCT NAME AND PRODUCT NUMBER SHOULD BE DESIGNATED IN OFFERER'S NOTES, EVEN IF PROPOSALDING AS SPECIFIED.

The Town may accept this Proposal offer by issuance of a Notice of Award Letter and/or a Purchase Order covering award of said Proposal to this Proposer at any time on or before the 120th day following the day this Official Proposal Form is opened by the Town. This offer shall be irrevocable for 120 days after Proposal opening, or for 90 days after Town Council awards the Proposal, whichever comes last, but this period may be extended by written agreement of the parties.

THIS PROPOSER IS AND REPRESENTS THAT IT IS AN EQUAL OPPORTUNITY EMPLOYER

The undersigned hereby offers to furnish and deliver the goods and/or services as specified at the prices and terms herein stated and in accordance with the Invitation to Proposal, Clarification Letters, and General Terms and Condition Specifications, all of which are made a part of this offer.

All pages of Town of Trophy Club's form, including but not limited to the General Terms and Conditions, Specifications and page one of this Proposal invitation are incorporated by reference into this Proposal for all purposes.

**NOTICE TO ALL NEW ARCHITECTS WHO HAVE NOT
CONDUCTED BUSINESS WITH THE TOWN OF TROPHY CLUB
FEDERAL FORM W9 REQUIREMENT:**

The "Request for Taxpayer Identification Number and Certification" Federal Form W-9 should be filled out and returned with your proposal. This form is available from any Federal Office or from The Town of Trophy Club's Finance Office and has not been included as part of this Proposal package. The form should be mailed to The Town of Trophy Club, Finance Department, 1 Trophy Wood Drive, Trophy Club, Tx 76262

This form is **REQUIRED** to be on file **BEFORE** we can conduct any business with any General Contractor. Submitting this form will assist us in setting your company up as a certified Contractor/Vendor of The Town of Trophy Club.

PROPOSERS CERTIFICATION:

I, the undersigned, by signing the following statement agree that I have read and understand all of the terms and conditions, specifications, and requirements contained on each page of this Invitation to Proposal. I also understand that if this proposal is accepted by The Town of Trophy Club that all of the terms and conditions, specifications, and requirements submitted in my proposal and any additions, changes, or deletions made during negotiations will be made a part of this proposal under a binding contract between my company and The Town of Trophy Club, Texas. I also certify that this proposal is made without previous understanding, agreement, or connection with any person, firm, or corporation making a proposal for the same materials, and is in all fair and without collusion or fraud:

OUR company is a (Check One):

Corporation ☒ (The Proposal MUST be signed by an Officer of the company)
Partnership ☐ (The Proposal MUST be signed by a General Partner)
Joint Venture ☐ (The Proposal MUST be signed by an Officer of the company)
Sole Proprietor ☐ (The Proposal MUST be signed by the Owner)

Is the company a small, minority, or woman-owned business enterprise? No

MBE ☐ WBE ☐ SBE ☐

Has the company been certified as a SMWBE by any governmental agency?

Yes ☐ No ☒

If yes, specify the governmental agency: N/A

Date of certification: N/A

ADDENDUMS:

The Proposer acknowledges receipt of the following Addenda: (If you have not received any Addenda then write NONE across the blanks). If you have received Addenda then write beside the appropriate Addenda number the date received. ALL ADDENDA RECEIVED SHOULD BE ATTACHED TO THE PROPOSAL.

ADDENDUM # 1 07-28-2025
ADDENDUM # 2 08-11-2025
ADDENDUM # 3

COMPANY NAME: The Fain Group LLC.

COMPANY ADDRESS: 2500 Great Southwest Parkway

CITY/STATE/ZIP: Fort Worth, TX 76106

COMPANY REPRESENTATIVE
NAME: Larry Frazier

TELEPHONE #: 817-927-4388 FAX#: 817-927-4389

EMAIL: lfrazier@faingp.com

SIGNATURE:

DATE: 08-14-2025

DOCUMENT 00 41 00 - PROPOSAL FORM

Date: August 14, 2025

April Duvall
Director of Finance
1 Trophy Wood Drive
Trophy Club, Texas 76262

Dear Ms. Duvall:

The undersigned, having made an on-site inspection of the premises and becoming aware of all other conditions affecting the cost and/or execution of Work, and having carefully examined the Specifications, Drawings, and related documents entitled:

Trophy Club Community Pool Renovation

as prepared by Parkhill , 640 Taylor Street, Suite 1900, Fort Worth, Texas 76102; 682.399.6440, proposes to furnish all materials, labor, and equipment necessary to complete Work in accordance with said documents, for the following sum:

Two Million Two Hundred Eighty Four Thousand

I. BASE BID: Eight Hundred Eight Dollars (\$ 2,284,808.00)

II. BID ITEMS:

ITEM #1 EROSION CONTROL PLAN: Provision of required Stormwater Pollution Prevention Plan including maintenance and inspections for duration of Project as specified for the lump sum price of

Twelve Thousand Seven Hundred Thirty Two Dollars (\$ 12,732.00)

ITEM #2 TREE PROTECTION AND TEMPORARY FENCE: Furnish, install, maintain, and remove temporary 6-foot-tall chain link fence and tree protection fence for the duration of Project, complete and in place per Plans, Specifications, and Addenda for the lump sum price of

Seven Thousand Five Hundred Forty Eight Dollars (\$ 7,548.00)

ITEM #3 DEMOLITION: All demolition including, but not limited to, full-depth saw cut, demolition and disposal of concrete paving, demolition and removal of pool, slide and stairs, shade structures, storm drainage lines, portions of irrigation system, and disposal of spoils/trash per Plans, Specifications, and Addenda for the lump sum price of

Fifty Thousand Dollars (\$ 50,000.00)

ITEM #4 EARTHWORK: All earthwork including, but not limited to, mass cut/fill, import/export of soils as needed to achieve plan grades, process of utility spoils, strip and relay of topsoil, fine grade to ±0.05 feet, stockpile of sufficient topsoil for backfilling, backfill of all work, fine grade for site, minor swale work, erosion repair, and disposal of spoils per Plans, Specifications, and Addenda for the lump sum of

Ninety Three Thousand Forty One Dollars (\$ 93,041.00)

ITEM #5 STORM DRAINAGE: All storm drainage including, but not limited to, ADS/NDS/RCP storm drain pipe/fittings, trench drain and catch basins, junction boxes, cleanouts, planter/area drains, and connections to planter wall storm drain, complete and in place as shown on Plans, Specifications, and Addenda for the lump sum price of

Thirty Two Thousand Eight Hundred Dollars (\$ 32,800.00)

ITEM #6 SITE CONCRETE: All site concrete including, but not limited to, excavation, subgrade preparation, 5-inch concrete paving, accessible ramps including detectable warning plates, concrete playground edge, curb and gutter, steps, retaining wall, trash receptacle base associated joints/connections complete and in place, sawn-control, isolation joints, joint sealant, backfill, and cleanup complete and in place per Plans, Specifications, and Addenda for the lump sum price of

Sixty Thousand Dollars (\$ 60,000.00)

ITEM #7 DECOMPOSED GRANITE PAVING: All decomposed granite paving work, complete and in place as shown on Plans, Specifications, and Addenda for the lump sum price of.

Fourteen Thousand Five Hundred Six Dollars (\$ 14,506.00)

ITEM #8 LEISURE POOL: All leisure pool work including, but not limited to earthwork, concrete work, pool, play structure, spray features, pool lift, pool lighting and niche, safety padding, barrier stanchions, grating, mechanical, plumbing and cleanup, complete and in place per Plans, Specifications, and Addenda for the lump sum price of

Eight Hundred Twenty Two Thousand Nine Hundred Thirteen Dollars (\$ 822,913.00)

ITEM #9 SLIDE COMPLEX: All slide complex work including, but not limited to earthwork, concrete work, water slides, stairs, runouts, slide sump, shade structure, pump enclosure, deck barrier, handrail, grating, competition pool work, mechanical, plumbing and cleanup, complete and in place as shown on Plans, Specifications, and Addenda for the lump sum price of

One Million Eighteen Thousand Dollars (\$ 1,018,000.00)

ITEM #10 SHADE STRUCTURE (20 feet by 20 feet): All shade structure work including, but not limited to prefabricated structure, piers/pier caps or spread footings, installation, touch-up paint, backfill, and cleanup, complete and in place per Plans, Specifications, and Addenda for the lump sum of

Twenty Four Thousand Two Hundred Thirty Four Dollars (\$ 24,234.00)

ITEM #11 CABANAS (12 feet by x 12 feet): All cabana work including, but not limited to prefabricated structures, piers/pier caps or spread footings, installation, touch-up paint, backfill, and cleanup, complete and in place as shown on Plans, Specifications, and Addenda for the lump sum price of

Forty Nine Thousand Three Hundred Fourteen Dollars (\$ 49,314.00)

ITEM #12 SITE AMENITIES: All site amenities, furnished and installed, including, but not limited to, chairs, tables, umbrellas, umbrella bases, and in-pool chaise lounges, complete and in place per Plans, Specifications, and Addenda for the lump sum price of

Eighteen Thousand Five Hundred Sixty Five Dollars (\$ 18,565.00)

ITEM #13 LANDSCAPE: Furnish and install landscape including, but not limited to, plant materials, plant bed excavation, plant bed soil mix, compost, organic and rock mulch, backfill, fine grading, turfgrass establishment, and cleanup per Plans, Specifications, and Addenda for the lump sum price of

Fifty Five Thousand Five Hundred Seventy Three Dollars (\$ 55,573.00)

ITEM #14 IRRIGATION: All irrigation, furnished and installed, complete and in place as shown on the Plans, Specifications, and Addenda for the lump sum price of

Twenty Five Thousand Five Hundred Eighty Two Dollars (\$ 25,582.00)

TOTAL BASE BID: Two Million Two Hundred Eighty Four Thousand Eight Hundred Eight

Dollars (\$ 2,284,808.00)

(Note: All amounts shall be shown in both written and figure form. In case of discrepancy between the written amount and the figure, the written amount will govern.)

We have included, in the Bid sum, all applicable taxes, all material, and contingency.

III. ALTERNATE BIDS

ADD ALTERNATE NO. 1: Provision of demolition, earthwork, pedestrian concrete paving, shade structures, storm drainage, concrete mow edge, planter walls, site amenities, landscape turfgrass, irrigation and cleanup complete and in place as shown on the Plans, Specifications and Addenda for the lump sum price of

Dollars (\$ 206,000.00)
Two Hundred Six Thousand Dollars

ADD ALTERNATE NO. 2: Provision of demolition, prefabricated 12 feet by 12 feet cabana structures, piers/pier caps or spread footings, installation, touch-up paint, backfill, and cleanup complete and in place as shown on the Plans, Specifications, and Addenda for the lump sum price of

Dollars (\$ 75,634.00)
Seventy Five Thousand Six Hundred Thirty Four Dollars

ADD ALTERNATE NO. 3: Provision of chairs, tables, umbrellas and umbrella bases complete and in place as shown on the Plans, Specifications, and Addenda for the lump sum price of

Dollars (\$ 12,085.00)
Twelve Thousand Eighty Five Dollars

ADD ALTERNATE NO. 4: Provision of prefabricated structure, piers/pier caps or spread footings, installation, touch-up paint, backfill, and cleanup, complete and in place, as shown on the Plans, Specifications, and Addenda for the lump sum price of sum price of

Dollars (\$ 80,674.00)
Eighty Thousand Six Hundred Seventy Four Dollars

ADD ALTERNATE NO. 5: Provision of optional chairs, tables, umbrellas and umbrella bases, complete and in place, as shown in the Plans, Specifications, and Addenda for the lump sum price of

Dollars (\$ 38,340.00)

Thirty Eight Thousand Three Hundred Forty Dollars

ADD ALTERNATE NO. 6: Provision of optional in-pool chaise lounges, complete and in place, as shown in the Plans, Specifications, and Addenda for the lump sum price of

Dollars (\$ 55,562.00)

Fifty Five Thousand Five Hundred Sixty Two Dollars

ADD ALTERNATE NO. 7: Provision of optional chaise lounges, complete and in place, as shown in the Plans, Specifications, and Addenda for the lump sum price of

Dollars (\$ 6,815.00)

Six Thousand Eight Hundred Fifteen Dollars

IV. UNIT PRICES:

This Project is being Bid Lump Sum. The undersigned agrees that in case additional work or materials installation or deduction of work or materials are authorized and requested only by Owner, the following Unit Prices will be used in adjusting the Contract price. These Unit Prices shall include all overhead, profit, taxes, materials, labor, incidentals, etc., for a complete installation.

Unit Price for 4-inch trench drain as detailed and specified, complete and in place, per linear foot:

Two Hundred Sixty Three Dollars (\$ 263.00)

Unit Price for 4-inch trench catch basin as detailed and specified, complete and in place, per linear foot:

Eight Hundred Eighty Dollars (\$ 880.00)

Unit Price for 6-inch HDPE storm drain, complete and in place, per linear foot:

Forty Two Dollars (\$ 42.00)

Unit Price for 5-inch concrete paving on compacted subgrade, complete and in place, per square foot:

Ten Dollars and Sixty Seven Cents Dollars (\$ 10.67)

Unit Price for decomposed granite paving, complete and in place, per square foot:

Six Dollars and Thirty Eight Cents Dollars (\$ 6.38)

Unit Price for 12 feet by 12 feet Pyramid Shade Structure as specified, complete and in place, each:

Thirteen Thousand Six Hundred Twelve Dollars (\$ 13,612.00)

Unit Price for 20 feet by 20 feet Shade Structure as specified, complete and in place, each:

Twenty Eight Thousand Three Hundred Sixty Five Dollars (\$ 28,365.00)

Town of Trophy Club
Trophy Club Community Pool Renovations

Unit Price for 45 gallon Windmill Palm, as specified, each:

Seven Hundred Forty Four Dollars (\$ 744.00)

Unit Price for 15 gallon Red Yucca, as specified, each:

One Hundred Ten Dollars and Seventy Seven Cents Dollars (\$ 110.77)

Unit Price for 3 gallon Mealy Blue Sage, as specified, each:

Twenty Eight Dollars and Thirty Eight Cents Dollars (\$ 28.38)

Unit Price for 1 gallon New Gold Lantana, as specified, each:

Nine Dollars and Twenty Eight Cents Dollars (\$ 9.28)

Unit Price for 1 gallon Mexican Feathergrass, as specified, each:

Nine Dollars and Twenty Eight Cents Dollars (\$ 9.28)

Unit Price for 1 gallon Walker's Low Catmint, as specified, each:

Nine Dollars and Twenty Eight Cents Dollars (\$ 9.28)

Unit Price for 1 gallon Stemless Four-Nerve Daisy, as specified, each:

Nine Dollars and Twenty Eight Cents Dollars (\$ 9.28)

Unit Price for Size A Moss Sandstone Boulder, as specified, each:

Seven Hundred Three Dollars and Twenty Eight Cents Dollars (\$ 703.28)

Unit Price for Size B Moss Sandstone Boulder, as specified, each:

Four Hundred Forty One Dollars (\$ 441.00)

Unit Price for Size C Moss Sandstone Boulder, as specified, each:

Four Hundred Thirty Three Dollars (\$ 433.00)

Unit Price for Size D Moss Sandstone Boulder, as specified, each:

Two Hundred Fifty Dollars and Twenty Seven Cents Dollars (\$ 250.27)

Unit Price for decomposed granite rock mulch, complete and in place, per cubic yard:

One Thousand Thirty Three Dollars (\$ 1,033.00)

Unit Price for extra-large golden sunset rock mulch, complete and in place, per cubic yard:

Seven Hundred Sixty Four Dollars (\$ 764.00)

Unit Price for small rocky mountain cobble rock mulch, complete and in place, per cubic yard:

Five Hundred Eighty One Dollars (\$ 581.00)

Unit Price for block sod, as specified, complete and in place, per square foot:

Zero Dollars and Seventy Two Cents Dollars (\$.72)

(**Note:** All amounts shall be shown in both written and figure form. In case of discrepancy between the written amount and the figure, the written amount will govern.)

The undersigned acknowledges receipt of 2 Addenda to the Drawings and Project Manual as follows:

No. 1 Date 07-28-2025 ; No. _____ Date _____ ;

No. 2 Date 08-11-2025 ; No. _____ Date _____ ;

(The Bidder is to fill in I.D. Number and date of each thereby acknowledging receipt of Addenda).

If awarded the Contract, the undersigned agrees to commence Work under this Contract on or before a date to be specified in Written Notice to Proceed and to substantially complete the Project within 180 calendar days from Notice to Proceed unless modified by Change Order and to reach Final Completion 30 days after Substantial Completion.

1. Bidder hereby agrees to commence Work within 10 days after the written Notice to Proceed shall have been given to them, and to Substantially Complete the Work within the above number of calendar days after the effective start date as shown in the Notice to Proceed and accepts the \$500.00 per day liquidated damages provision of the Construction Agreement, in the event of failure to timely obtain Substantial Completion within the specified time period as fair and just compensation to the Town of Trophy Club (Town) for the damages it suffers as a result of any such delays. Substantial Completion is defined in the General Conditions.
2. Bidder agrees that the Work will reach Final Completion within the above number of calendar days after effective start date as shown in the Notice to Proceed and accepts the \$500.00 per day liquidated damages provision of the Supplementary Conditions in the event of failure to reach Final Completion of Work within the specified time period as fair and just compensation to the Town for the damages it suffers as a result of any such delays.
3. Bidder proposes and agrees, if this Bid is accepted, to enter into a Construction Agreement with the Town in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.
4. Bidder accepts all of the terms and conditions of the Request for Bids and the Instructions to Bidders.

Bidder agrees to pay Owner \$500.00 per day, as liquidated damages, for each day the Substantial Completion of this Project extends beyond the stipulated Substantial Completion date.

Town of Trophy Club
Trophy Club Community Pool Renovations

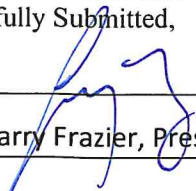
If notified of the acceptance of this Bid within 30 days of the time set for the opening of Bids, Bidder agrees within 10 days of notification, to execute a Contract in the form of the AIA Document A101-2017, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment Is a Stipulated Sum, as amended, for the above Work, for the above stated compensation.

BID SECURITY, as defined in the Request for Bids and Instructions to Bidders, which the Undersigned agrees to disposition of, is attached to this Bid.

Upon acceptance of this Bid by Owner, Contractor shall furnish, at the time of the signing of the Contract, a PERFORMANCE BOND AND LABOR/MATERIAL PAYMENT BOND, in the amount of 100 percent of the Contract Price. Surety shall meet requirements specified in the Owner/Contractor Agreement.

It is understood that the Owner reserves the right to accept or reject any and all Bids and to waive all formalities in accordance with State law.

Respectfully Submitted,

By:  _____

Title: Larry Frazier, President

Business Address with Zip Code

(SEAL: If Bid is
by Corporation)

The Fain Group LLC.

2500 Great Southwest Parkway

Fort Worth, TX 76106

Telephone Number with Area Code 817-927-4388

FAX Number with Area Code 817-927-4389

Town of Trophy Club
Trophy Club Community Pool Renovations

Fill in the applicable information:

A Corporation, chartered in the State of Texas.

Authorized to do business in the State of Texas.

A Partnership, composed of N/A, and
 and .

An Individual operating under the name of N/A

Corporate Seal:

END BID FORM



ADDENDUM NO: 001

TO: ALL PLANHOLDERS

FROM: PARKHILL

PROJECT NAME: Trophy Club Community Pool Reno

07/28/2025

PROJECT NO.: 42997.24

DATE: July 28, 2025

Attention of all Prospective Proposers/Plan Holders is directed to the following modifications to the referenced Drawings and Project Manual. This Addendum becomes a part of the Contract Documents and modifies the original Contract Documents dated July 21, 2025, as noted below:

This Addendum consists of 1 page, Table of Contents, Section 00 41 00 Proposal Form, Section 32 15 40 Aggregate Paving with Stabilizer and the attached drawing(s) no(s). CE100, CH001, CH100, LC100, LP100, LP501, and LD511.

I. CHANGES TO PROJECT MANUAL:

1. TABLE OF CONTENTS
 - a. REVISE Section 00 41 00 Proposal Form
 - b. ADD Section 32 15 40 Aggregate Paving with Stabilizer.
2. SECTION 00 41 00 PROPOSAL FORM
 - a. Refer to attached Section 00 41 00 Proposal Form.
3. SECTION 32 15 40 AGGREGATE PAVING WITH STABILIZER
 - a. Refer to the attached Section 32 15 40 Aggregate Paving with Stabilizer.

II. CHANGES TO DRAWINGS:

1. SHEET CE100 EROSION CONTROL PLAN
 - a. Refer to the attached drawing CE100 Erosion Control Plan.
2. SHEET CH001 DRAINAGE AREA MAP
 - a. Refer to the attached drawing CH001 Drainage Area Map.
3. SHEET CH100 STORM DRAIN LAYOUT
 - a. Refer to the attached drawing CH100 Storm Drain Layout.
4. SHEET LC100 CONSTRUCTION LAYOUT
 - a. Refer to the attached drawing LC100 Construction Layout.
5. SHEET LP100 PLANTING PLAN
 - a. Refer to the attached drawing LP100 Planting Plan.
6. SHEET LP501 PLANTING DETAILS
 - a. Refer to the attached drawing LP501 Planting Details.
7. SHEET LD511 LEISURE POOL SHADE STRUCTURE
 - a. Refer to the attached drawing LD511 Leisure Pool Shade Structure.



ADDENDUM NO: 002

TO: ALL PLANHOLDERS

FROM: PARKHILL

PROJECT NAME: Trophy Club Community Pool Reno

08/11/2025

PROJECT NO.: 42997.24

DATE: August 11, 2025

Attention of all Prospective Proposers/Plan Holders is directed to the following modifications to the referenced Drawings and Project Manual. This Addendum becomes a part of the Contract Documents and modifies the original Contract Documents dated June 21, 2025, as noted below:

This Addendum consists of two (2) page Section 01 23 00 Alternates and the attached drawing(s) no(s). G-001, LC100, LG100, LH100, LP100, LD500, LD502, LD511, LI001, LI100, and LI500.

I. CHANGES TO PROJECT MANUAL:

1. SECTION 01 23 00 – ALTERNATES
 - a. Refer to attached SPEC 01 23 00 Alternates.

II. CHANGES TO DRAWINGS:

1. SHEET G-001 – SHEET INDEX
 - a. Refer to the attached sheet G-001 – Sheet Index.
2. SHEET LC100 – CONSTRUCTION LAYOUT
 - a. Refer to the attached sheet LC100 – Construction Layout.
3. SHEET LG100 – GRADING PLAN
 - a. Refer to the attached sheet LG100 – Grading Plan.
4. SHEET LH100 – PAVING AND JOINTING PLAN
 - a. Refer to the attached sheet LH100 – Paving and Jointing Plan.
5. SHEET LP100 – PLANTING PLAN
 - a. Refer to the attached sheet LP100 – Planting Plan.
6. SHEET LD500 – SITE DETAILS
 - a. Refer to the attached sheet LD500 – Site Details.
7. SHEET LD502 – SITE DETAILS
 - a. Refer to the attached sheet LD502 – Site Details.
8. SHEET LD511 – LEISURE POOL SHADE STRUCTURE
 - a. Refer to the attached sheet LD511 – Leisure Pool Shade Structure.
9. SHEET LI001 – IRRIGATION GENERAL NOTES
 - a. Refer to attached sheet LI001 – Irrigation General Notes.
10. SHEET LI100 – IRRIGATION PLAN
 - a. Refer to attached sheet LI100 – Irrigation Plan.
11. SHEET LI500 – IRRIGATION DETAILS
 - a. Refer to attached sheet LI500 – Irrigation Details.

III. CLARIFICATIONS

1. Is there a specified start date/finish date for project?
Substantial Completion is set to be 180 days from the Notice to Proceed with an expected start in early/mid-September 2025.
2. After demo and install of new sumps at existing lap pool, will chip out and replaster of lap pool be part of the base?
Yes, the wall is to be cut or chipped out to install the drains in the lap pool and replacement of the area around the drains shall match the existing plaster finish.
3. Please confirm all existing mechanical room plumbing is to remain.
See the scope notes on PL400, the sheet also outlines what equipment is being replaced. Some items are considered and priced as add alternates for the chemical systems. Also see the piping schematics for the equipment that is considered to be installed or replaced for the chemical system.
4. No Geo Report was received in Transmittal 9. Please provide Geo-Report if applicable.
Geotechnical Investigation is attached for contractor reference.
5. Are lights being replaced at Pool A only/ or will Pool B also have lights replaced?
Only the lights in Pool A will be replaced.
6. Structural details reference control joints, but no locations shown on plans. Please confirm no control joints are located in new pool.
The construction joint is running up the wall at the shallow end where the existing meets the new. Reference detail 7/PL211.

BID BOND

KNOW ALL BY THESE PRESENTS, That we, The Fain Group, LLC

of Fort Worth, TX

(hereinafter called the Principal), as Principal, and Harco National Insurance Company

(hereinafter called the Surety), as Surety are held and firmly bound unto Town of Trophy Club

(hereinafter called the Obligee) in the penal sum of 5% Maximum Amount of Bid

Dollars (5% MAB)

for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That WHEREAS, the Principal has submitted or is about to submit a proposal to the Obligee on a contract for Trophy Club Community Pool Renovation

NOW, THEREFORE, If the said Contract be timely awarded to the Principal and the Principal shall, within such time as may be specified, enter into the Contract in writing, and give bond, if bond is required, with surety acceptable to the Obligee for the faithful performance of the said Contract, then this obligation shall be void; otherwise to remain in full force and effect.

Signed and sealed this 14th day of August, 2025.

Nichole Rankin
Witness

Helen V. Perez
Helen V. Perez
Witness

The Fain Group, LLC (Seal)
Principal
Harry Frazier President
Title

Harco National Insurance Company
By Jennifer J. Biehle
Jennifer J. Biehle Attorney-in-Fact

POWER OF ATTORNEY

Bond # _____

HARCO NATIONAL INSURANCE COMPANY

INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

GARY A. NITSCHKE, NINA K. SMITH, KENNETH NITSCHKE, ROBERT K. NITSCHKE, CRAIG T. PARKER, ROBERT JAMES NITSCHKE, JENNIFER J. BIEHLE

Giddings, TX

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook



Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, August 14, 2025

A00134

Irene Martins, Assistant Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact Harco National Insurance Company at:

1-800-333-4167

You may also write to: Harco National Insurance Company c/o IAT Surety at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Harco National Insurance Company al:

1-800-333-4167

Usted tambien puede escribir a Harco National Insurance Company c/o IAT Surety at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

**Request for Taxpayer
Identification Number and Certification**

**Give Form to the
requester. Do not
send to the IRS.**

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. The Fain Group LLC.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► S Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
	5 Address (number, street, and apt. or suite no.) See instructions. 2500 Great Southwest Pkwy.	Requester's name and address (optional) Town of Trophy Club 1 Trophy Wood Drive Trophy Club, TX 76262
	6 City, state, and ZIP code Fort Worth, TX 76106	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
2	0	-	1	6	5	8	4	3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign
Here**

Signature of
U.S. person ►

Date ► **08-14-2025**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2025-1346105

Date Filed:
08/05/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

The Fain Group LLC.
Fort Worth, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Town of Trophy Club

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

42997.24
Trophy Club Community Pool Renovation

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	The Fain Group LLC., Larry Frazier	Fort Worth, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is Larry Frazier, and my date of birth is 03-06-1972.

My address is 2500 Great Southwest Parkway, Fort Worth, TX, 76106, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Tarrant County, State of Texas, on the 14th day of August, 2025.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



Parkhill

255 North Center Street
Suite 100
Arlington, Texas 76011

Phone: 817.649.3216
Metro: 817.640.8212
Fax: 817.649.7645

TROPHY CLUB TOWN COUNCIL

JEANNETTE TIFFANY - Mayor
STEVE FLYNN - Mayor Pro Tem
STACEY BAUER
JEFF BEACH
DENNIS SHERIDAN
RHYLAN ROWE
GARRY ASH

TROPHY CLUB PARKS & RECREATION BOARD

JENNIFER KASHNER - Chair
PATRICK SCHREIN
ROBERT FERGUSON
GARY ROBERT PACKAN

JEFFERY EASON
STEVEN GREGORY FORD
DANA KIZER

BRANDON WRIGHT - Town Manager

CHASE ELLIS - Director of Parks & Recreation
MADISON SEIL - Recreation Superintendent
JORGE GUZMAN - Parks Superintendent

THIS DOCUMENT IS RELEASED ON JUNE 23, 2025
FOR THE PURPOSE OF INTERIM REVIEW UNDER
THE AUTHORITY OF JAMES WILLIAMS, R.L.A.
TEXAS LICENSE #2372. IT IS NOT TO BE USED
FOR REGULATORY APPROVAL, CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC.

THIS DOCUMENT IS RELEASED ON JUNE 23, 2025
FOR THE PURPOSE OF INTERIM REVIEW UNDER
THE AUTHORITY OF CASEY A. HADSALL, P.E.,
TEXAS LICENSE #139380. IT IS NOT TO BE USED
FOR REGULATORY APPROVAL, CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
PARKHILL SMITH & COOPER, INC. F-560



TC Pool Renovation

TOWN OF TROPHY CLUB

90% CD Review Submittal

June 23, 2025

LOCATION MAP



Parkhill Job No. 42997.24

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SHEET INDEX				
Sheet Number	Sheet Title	100% DD 05/12/2025	90% CD 06/23/2025	
	GENERAL			
G-000	Cover Sheet	✓	✓	
G-001	Sheet Index	✓	✓	
	CIVIL			
CE100	Erosion Control Plan	✓	✓	
CE501	Erosion Control Details	✓	✓	
CH001	Drainage Area Map	✓	✓	
CH100	Storm Drain Layout		✓	
CH501	Drainage Details		✓	
	LANDSCAPE			
LX100	Existing Conditions & Removal Plan	✓	✓	
LX500	Tree Protection Details	✓	✓	
LC100	Construction Layout	✓	✓	
LC101	Coordinate Layout	✓	✓	
LC102	Coordinate Schedule	✓	✓	
LG100	Grading Plan	✓	✓	
LH100	Paving & Jointing Plan	✓	✓	
LP100	Planting Plan	✓	✓	
LP500	Planting Materials	✓	✓	
LP501	Planting Details	✓	✓	
LP502	Planting Details	✓	✓	
LD500	Site Details	✓	✓	
LD510	Cabana Options	✓	✓	
LD511	20ft x 20ft Group Pavilion	✓	✓	
LI100	Irrigation Plan		✓	
LI500	Irrigation Details		✓	
	POOL			
D-100	Demolition Plan	✓	✓	
D-101	Demolition Details	✓	✓	
PL100	Overall Aquatic Plan	✓	✓	
PL100A	Feature Layout Options	✓		
PL100B	Feature Layout Options	✓		
PL101	General Details and Schedules	✓	✓	
PL110	Pool A - Leisure Pool Plan	✓	✓	
PL111	Pool A - Leisure Pool Dimension Plan	✓	✓	
PL112	Pool A - Leisure Pool Sections	✓	✓	
PL113	Pool A - Leisure Pool Details	✓	✓	
PL114	Pool A - Leisure Pool Details		✓	
PL120	Pool B - Slide Complex	✓	✓	
PL121	Pool B - Slide Complex Details		✓	
PL200	Structural Notes, Plan(s) and Schedule		✓	

SHEET INDEX				
Sheet Number	Sheet Title	100% DD 05/12/2025	90% CD 06/23/2025	
PL201	Structural Plan(s) and Sections		✓	
PL210	Structural Details		✓	
PL300	Existing Piping Plan	✓	✓	
PL301	General Notes	✓	✓	
PL310	Pool A - Piping Plan		✓	
PL320	Pool B - Piping Plan		✓	
PL401	Mechanical Details	✓	✓	
PL402	Mechanical Details		✓	
PL510	Pool A Mechanical Schematic (UV Replacement)	✓	✓	
PL520	Pool B Mechanical Schematic (UV Replacement)	✓	✓	



THIS DOCUMENT IS RELEASED ON 6/23/2025
FOR THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF CAREY DODSON,
R.L.A., TEXAS LICENSE #93577. IT IS NOT TO BE
USED FOR REGULATORY APPROVAL,
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Trophy Club Community
Pool Renovation

Trophy Club, TX



CLIENT

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.

42997.24

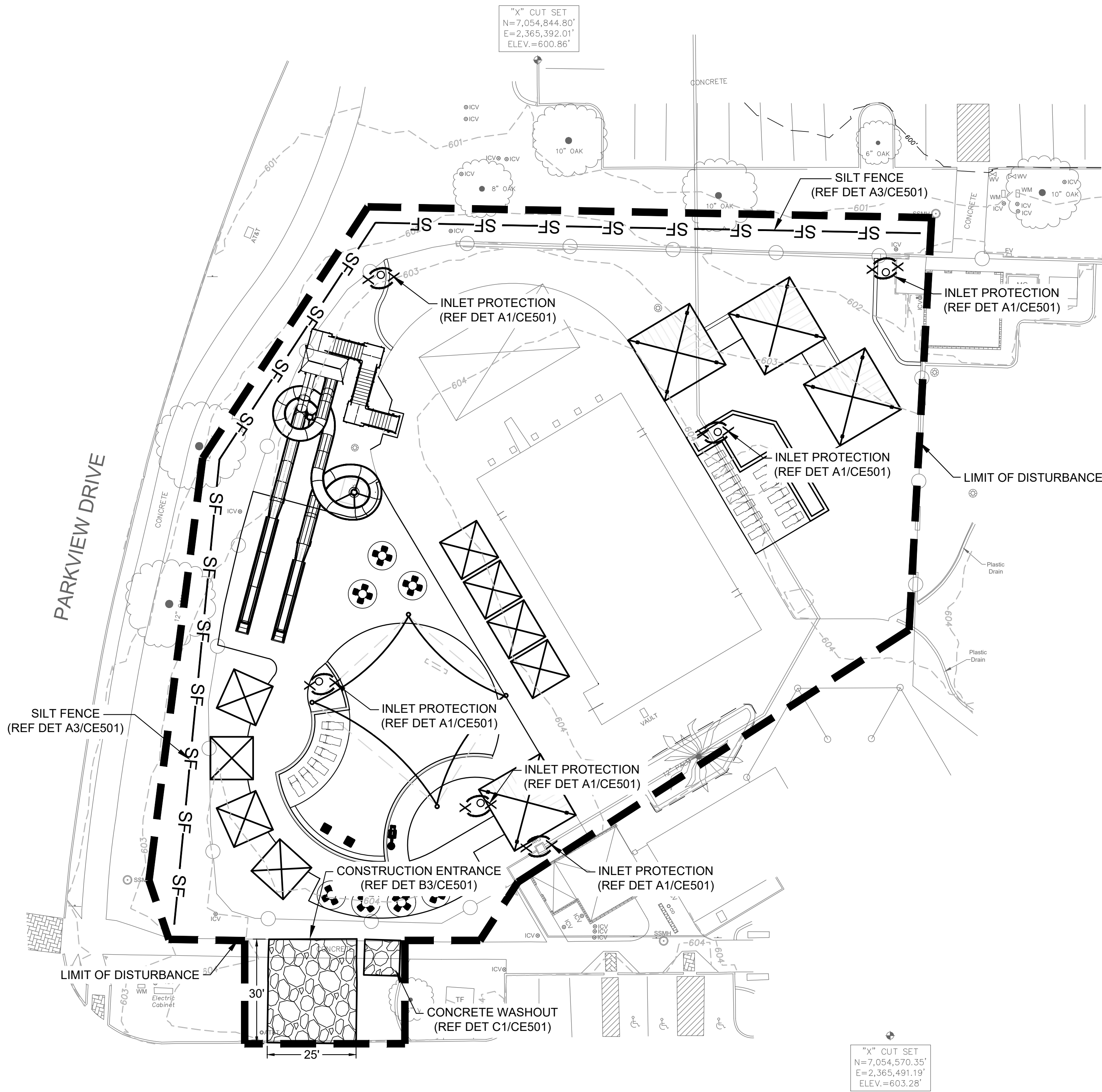
- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

Sheet
Index

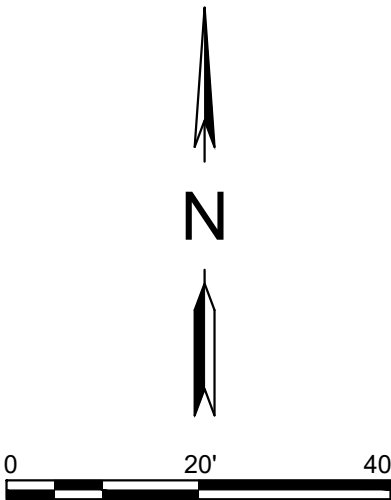
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- LEGEND**
- EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - LIMIT OF DISTURBANCE
 - SILT FENCE
 - INLET PROTECTION
 - CONSTRUCTION ENTRANCE / WASHOUT

TOTAL DISTURBED AREA: 0.83 ACRES



CONTROL POINT #1 "X" CUT SET	CONTROL POINT #2 "X" CUT/TBM	CONTROL POINT #3 SET 5/8" OC/BASE
N - 7054570.35 E - 2365491.19 ELEV. - 603.28	N - 7054464.47 E - 2365359.06 ELEV. - 605.11	N - 7054467.19 E - 2365349.77 ELEV. - 604.76

EXISTING UTILITIES
CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

Parkhill

THIS DOCUMENT IS RELEASED ON 06/23/2025 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY A. HADSALL, P.E., TEXAS LICENSE #138380. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Trophy Club Community
Pool Renovation

Trophy Club, TX



CLIENT

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.

42997.24

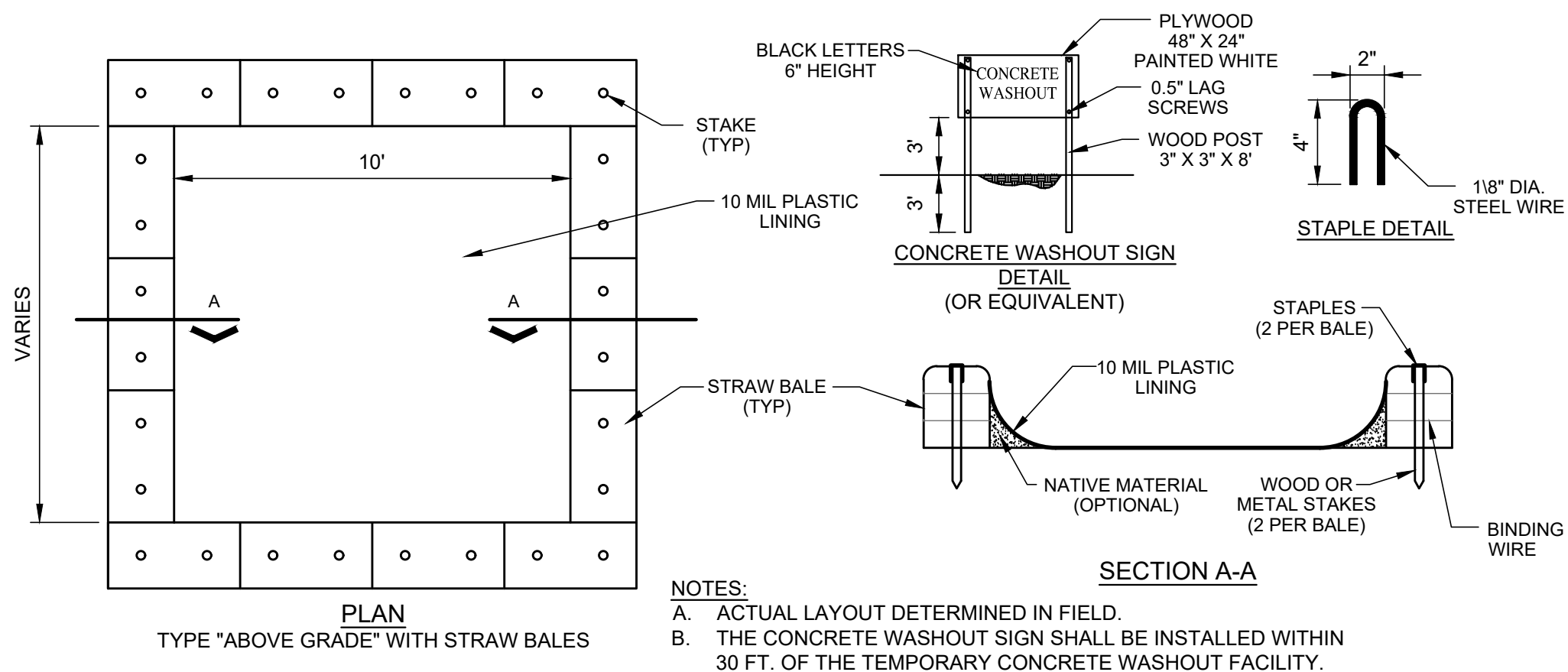
- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

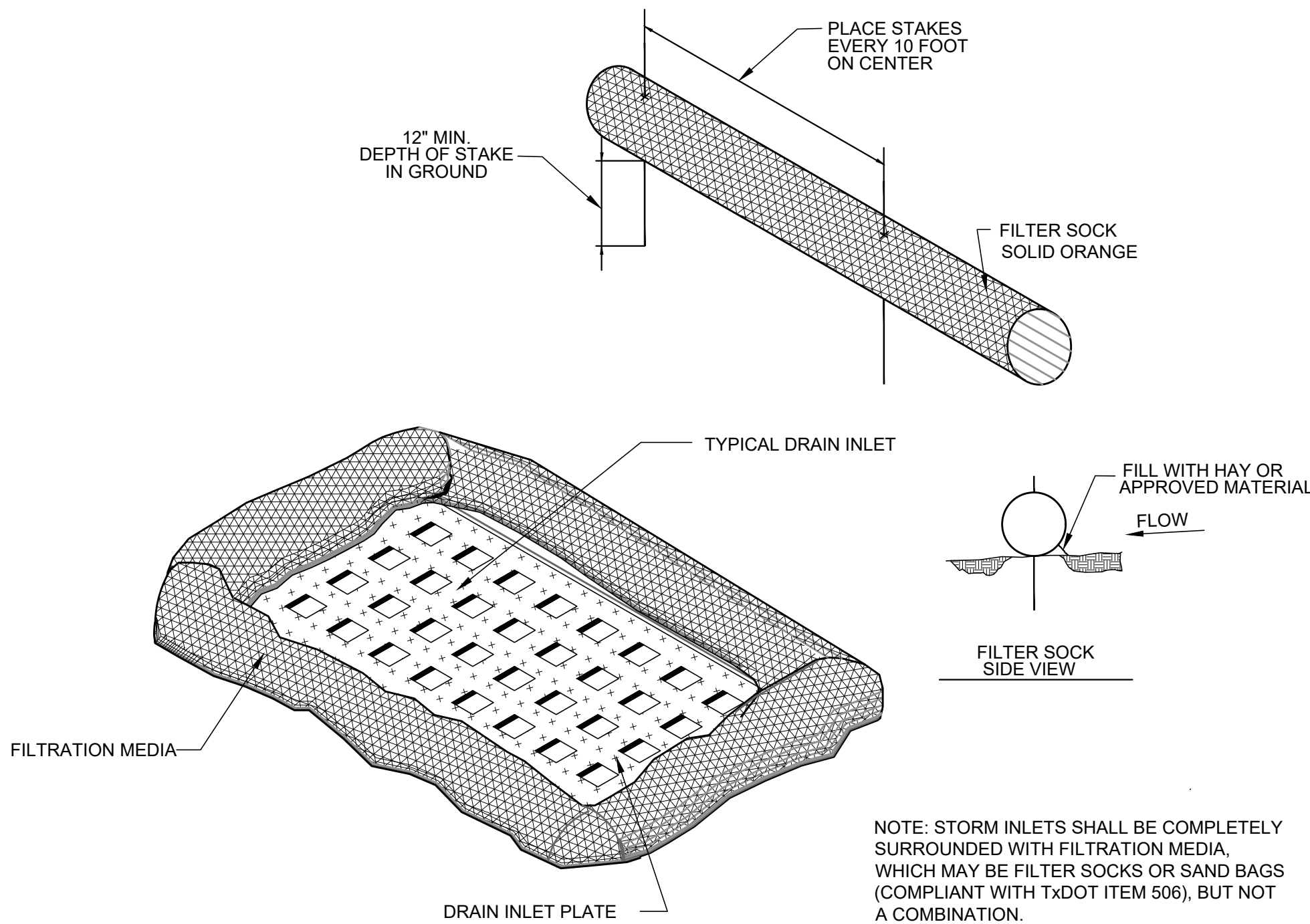
Erosion Control
Plan

CE100

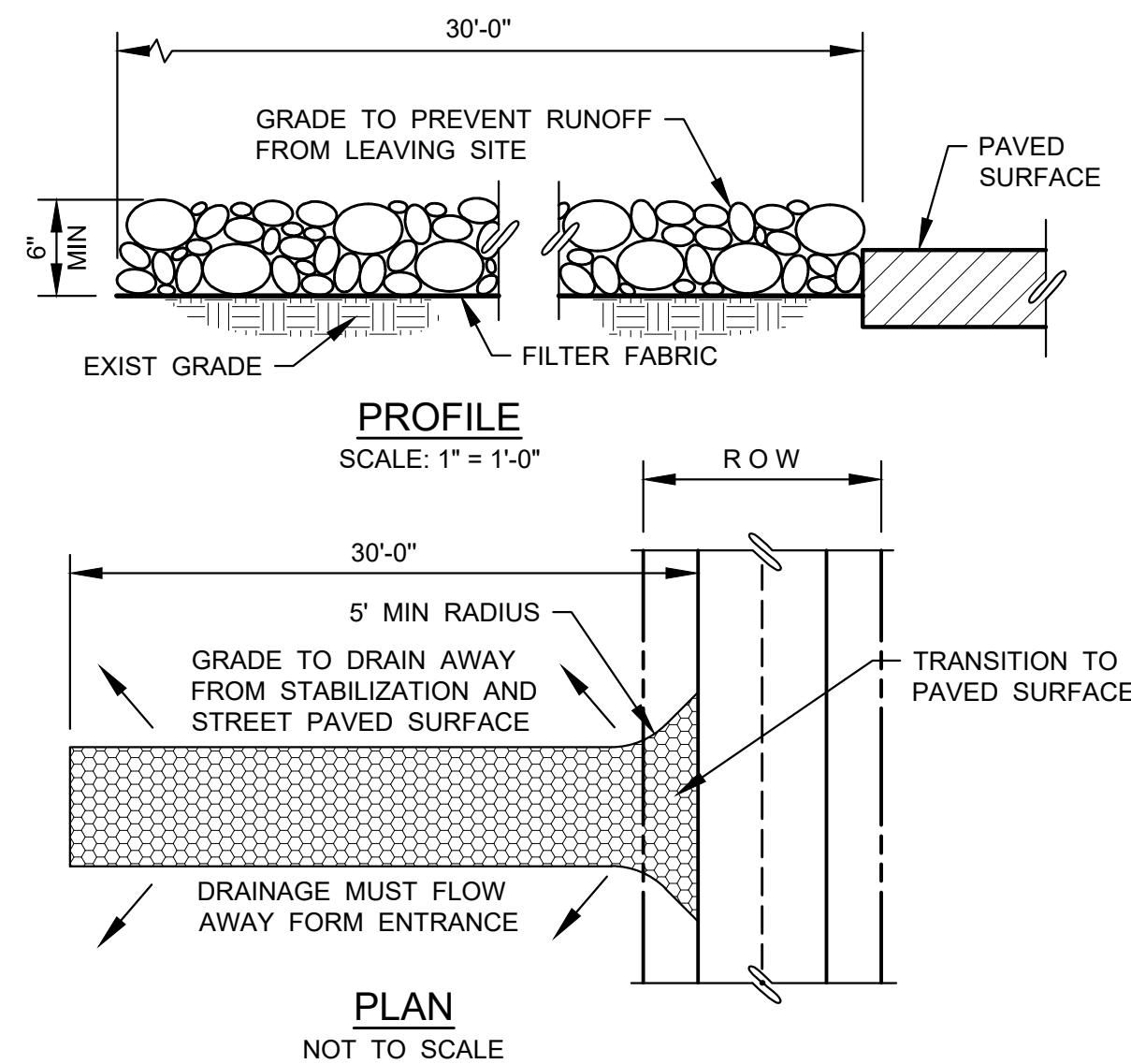
A:\2024\42997.24\03_DSGN01_DWG\050_CIVIL\03_SHEETS\CE501-42997.DWG, 5/9/2025 1:27:08 PM, mkoelech



C1 CONCRETE WASH PAD
NOT TO SCALE

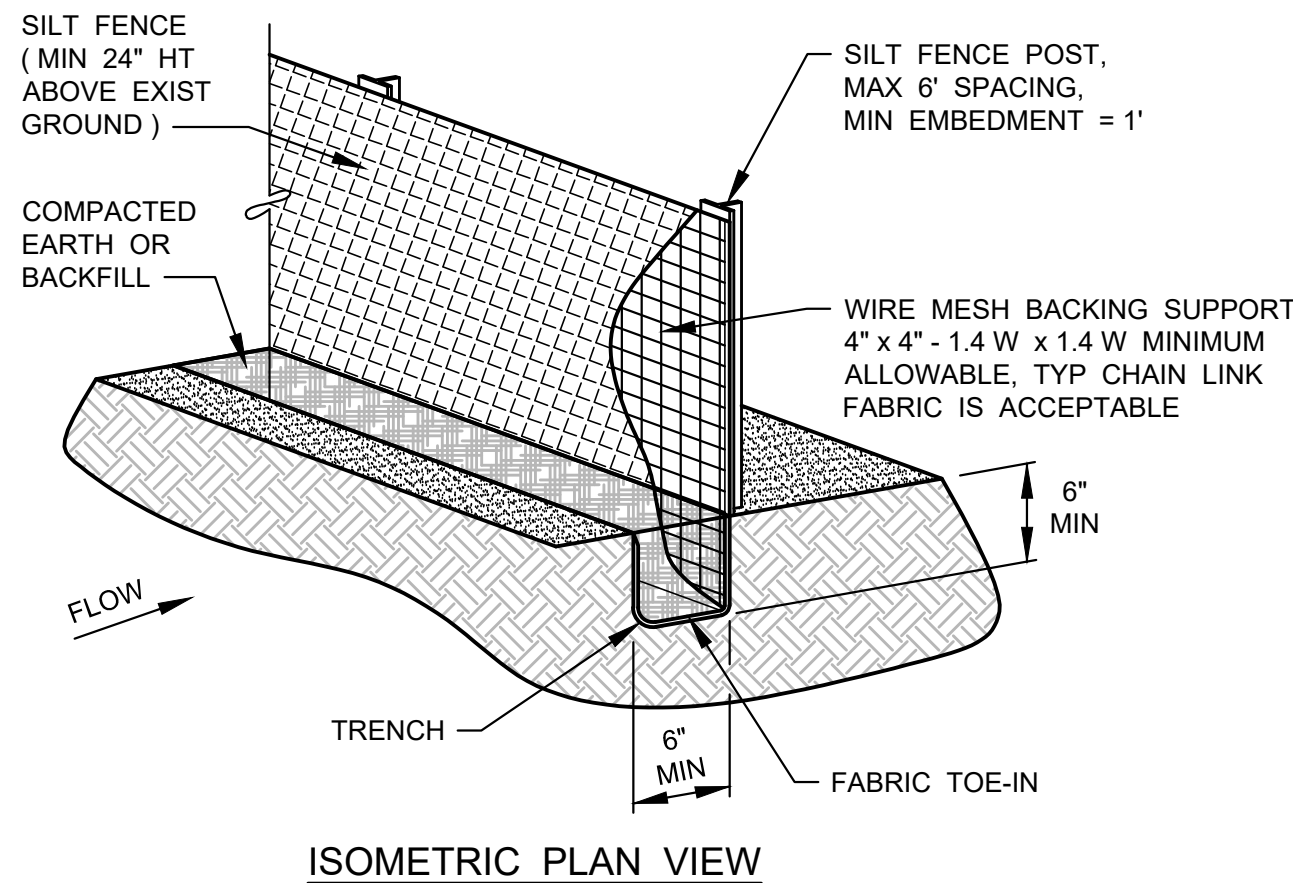


A1 INLET PROTECTION DETAIL
NOT TO SCALE



B3 STABILIZED CONSTRUCTION ENTRANCE
1" = 1'-0"

EC_CONS_ENTR.dwg



A3 SILT FENCE
1" = 1'-0"

EC_SILT_FENC.dwg

GENERAL NOTES:

1. STONE SHALL BE 3" TO 6" DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAT 6".
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS IN INGRESS AND EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEARED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE OR CONCRETE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3" OVERLAP, SECURELY FASTENED WHERE END OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CLIENT

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.

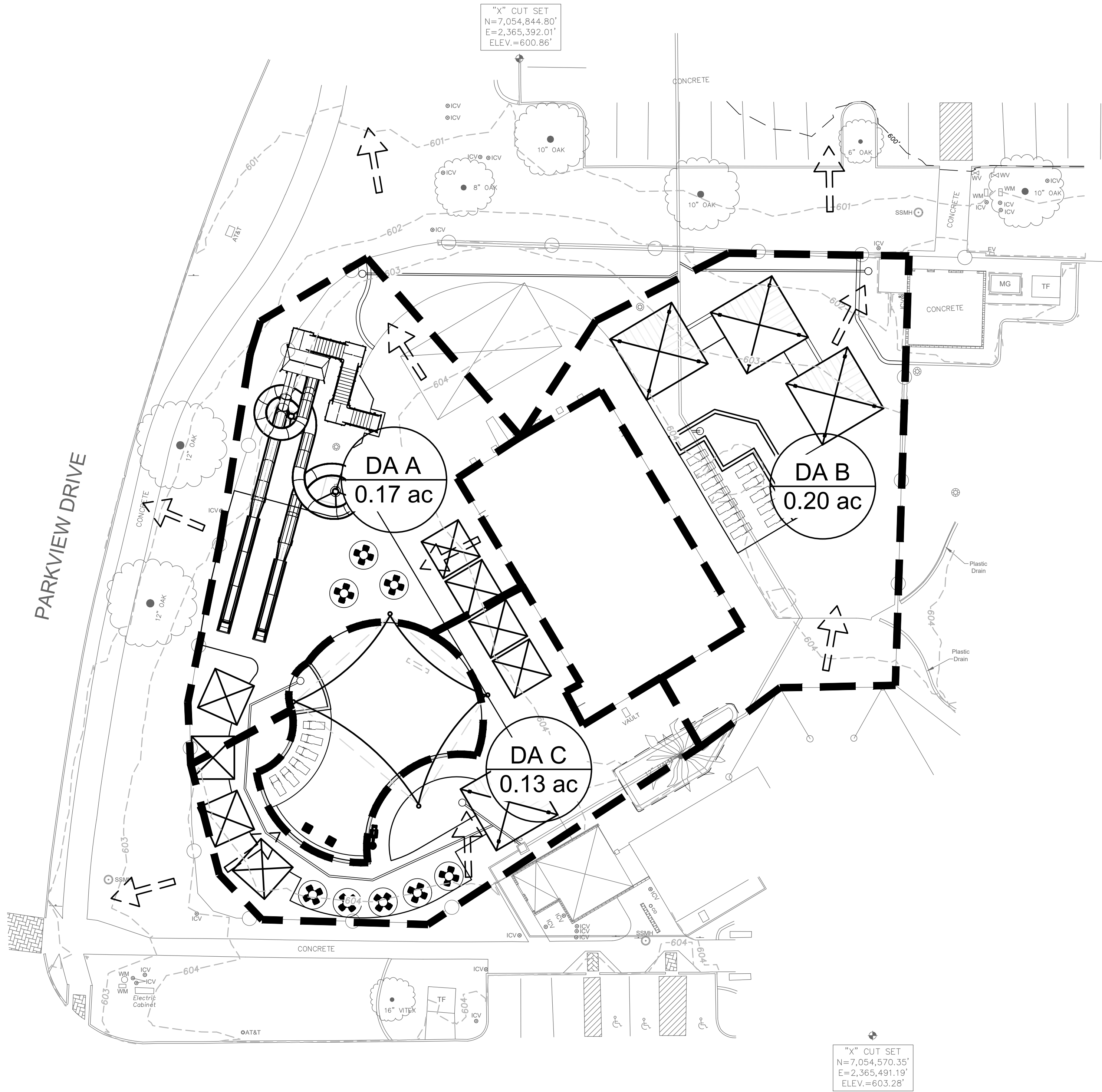
42997.24

- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

A:\2024\42997.24\03_DSGN\01_DWG\650_CIVIL\03_SHEETS\CH001-42997.DWG, 6/23/2025 8:23:45 PM, mkoosich

Hydrology Calculations: Trophy Club Community Pool Renovation												
D.A #	Area (acres)	Runoff Coefficient	C*CA25	C*CA100	tc (min)	I5 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q5 (cfs)	Q25 (cfs)	Q100 (cfs)	Comments
		c										
A	0.17	0.73	0.80	0.91	10	5.75	7.55	9.24	0.7	1.0	1.4	Sheet flow to the west
B	0.20	0.68	0.75	0.85	10	5.75	7.55	9.24	0.8	1.1	1.6	Sheet flow to the northeast
C	0.13	0.79	0.87	0.99	10	5.75	7.55	9.24	0.6	0.9	1.2	Drains to existing grate inlet
Notes:												
Intensities from the Town of Trophy Club Design Standards and Construction Specifications - Denton County Rainfall Intensities. A minimum time of concentration of 10 minutes was used.												



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- DRAINAGE AREA BOUNDARY
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- DRAINAGE AREA NAME
- DRAINAGE AREA (ACRES)

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Trophy Club Community Pool Renovation

Trophy Club, TX



CLIENT

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.

42997.24

- 06/23/2025 90% CD Design Review

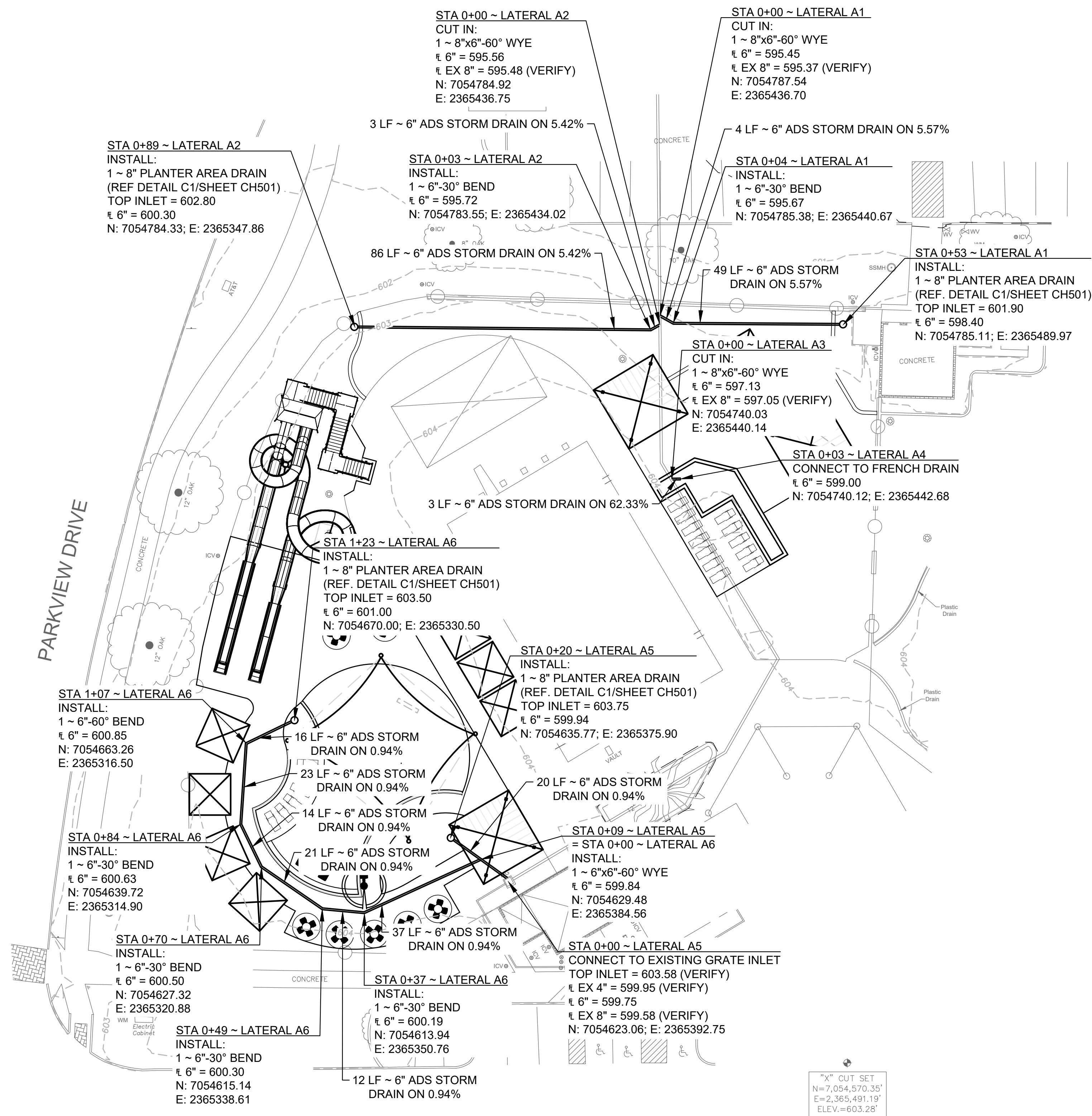
DATE DESCRIPTION

CONTROL POINT #1 "X" CUT SET	CONTROL POINT #2 "X" CUT/TBM	CONTROL POINT #3 SET 5/8" OC/BASE
N - 7054570.35 E - 2365491.19 ELEV. - 603.28	N - 7054464.47 E - 2365359.06 ELEV. - 605.11	N - 7054467.19 E - 2365349.77 ELEV. - 604.76

EXISTING UTILITIES
CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

Drainage Area Map

CH001



LEGEND

	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED STORM DRAIN

THIS DOCUMENT IS RELEASED ON 6/23/2025
THIS DOCUMENT HAS BEEN DECLASSIFIED AFTER A REVIEW ON 6/23/2025
FOR THE PURPOSE OF PRINTING BY A REVIEW BOARD UNDER
THE AUTHORITY OF EXECUTIVE ORDER 11652 WHICH IS NOT TO BE
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Trophy Club, TX

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Town of Trophy Club

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CONTROL POINT #1 "X" CUT SET	CONTROL POINT #2 "X" CUT/TBM	CONTROL POINT #3 SET 5/8" OC/BASE
N - 70544570.35	N - 70544464.47	N - 7054467.19
E - 2365491.19	E - 2365359.06	E - 2365349.77
ELEV. - 603.28	ELEV. - 605.11	ELEV. - 604.76

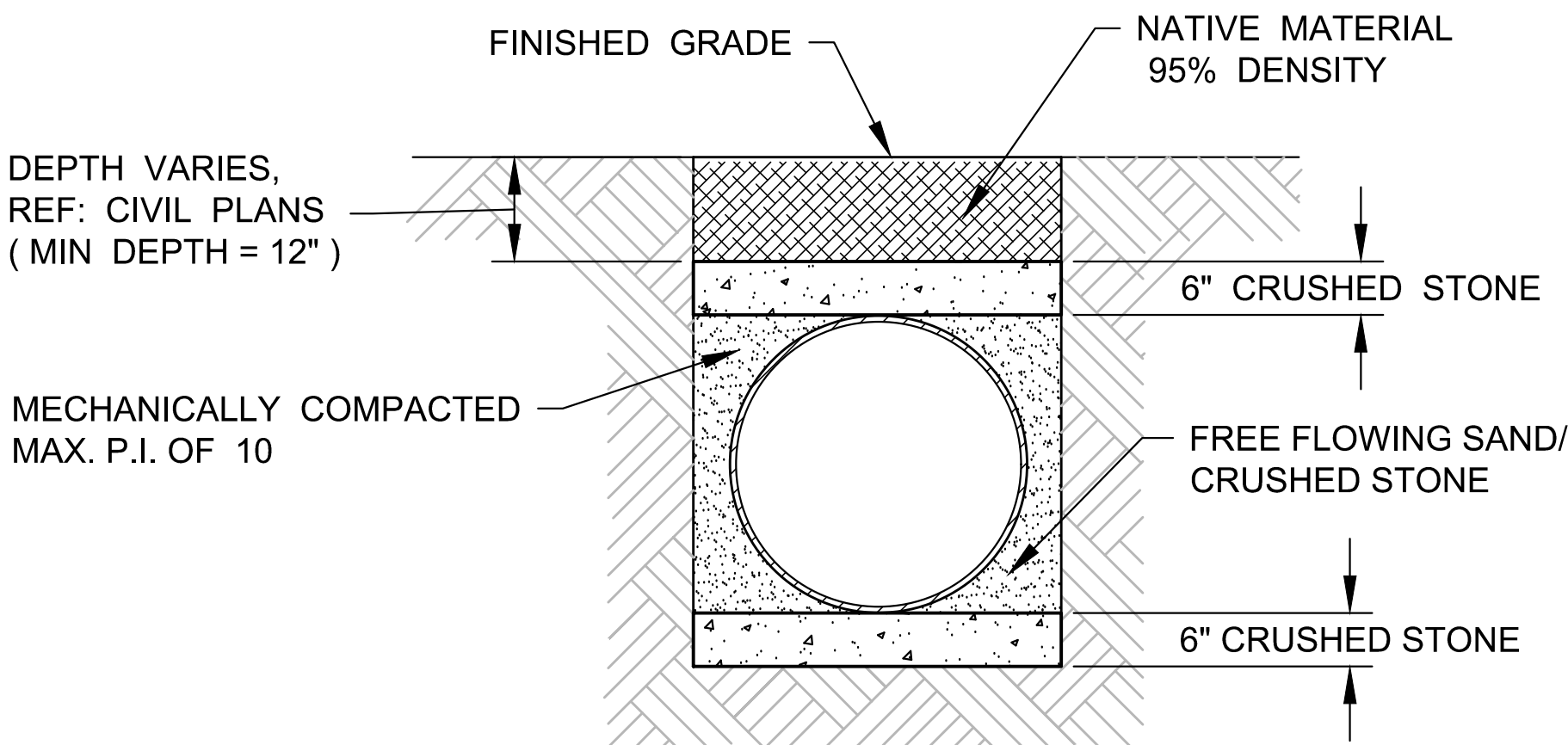
EXISTING UTILITIES

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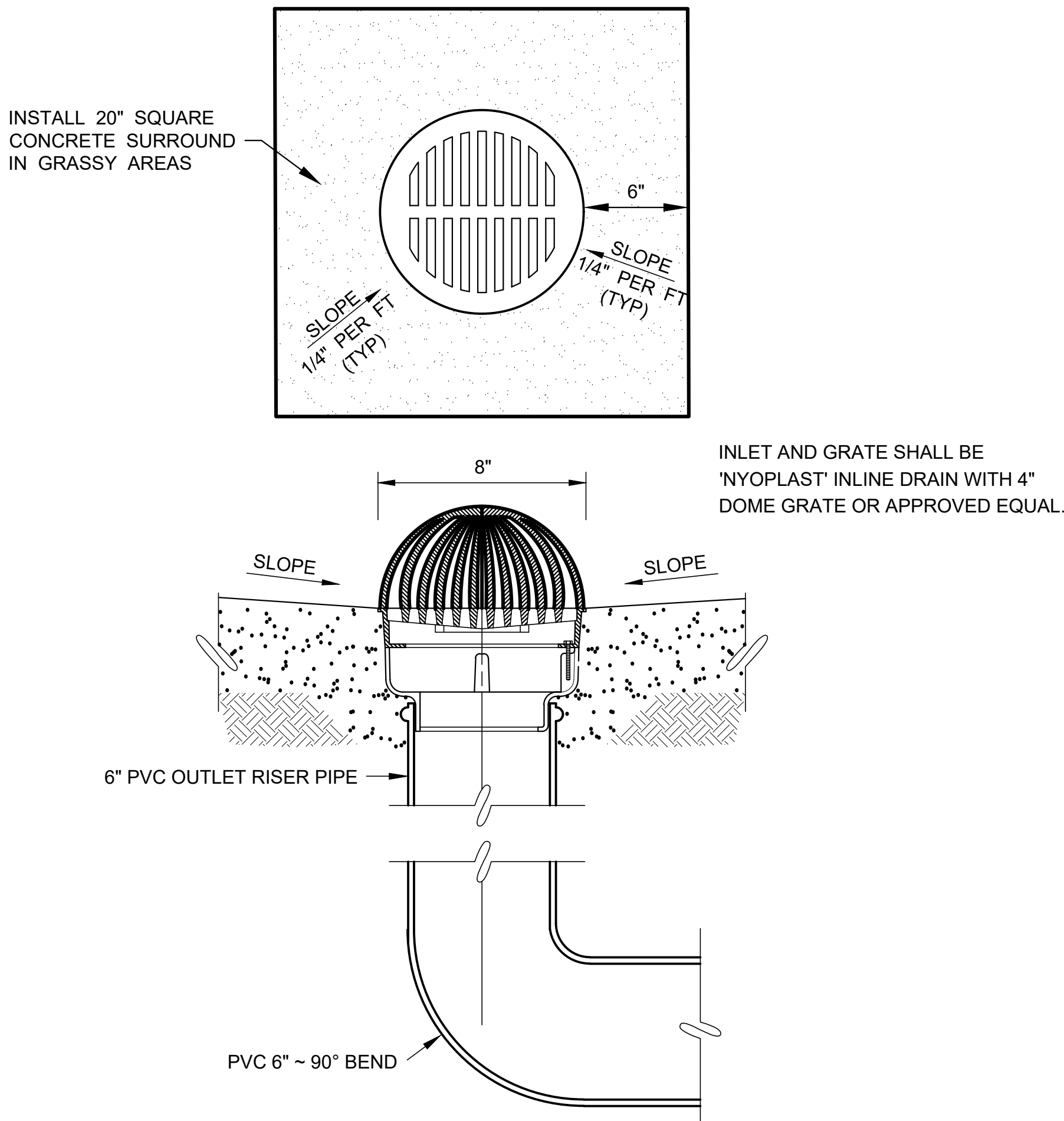
Storm Drain Layout

CH100

A:\2024\2997.2\103_DSGN01_DWG\650_CIVIL\03_SHEETS\CH501-42997.DWG, 6/19/2025 9:44:04 AM, mkoosich



A1 ADS STORM DRAIN EMBEDMENT
NOT TO SCALE



C1 PLANTER AREA DRAIN
NOT TO SCALE

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Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.

42997.24

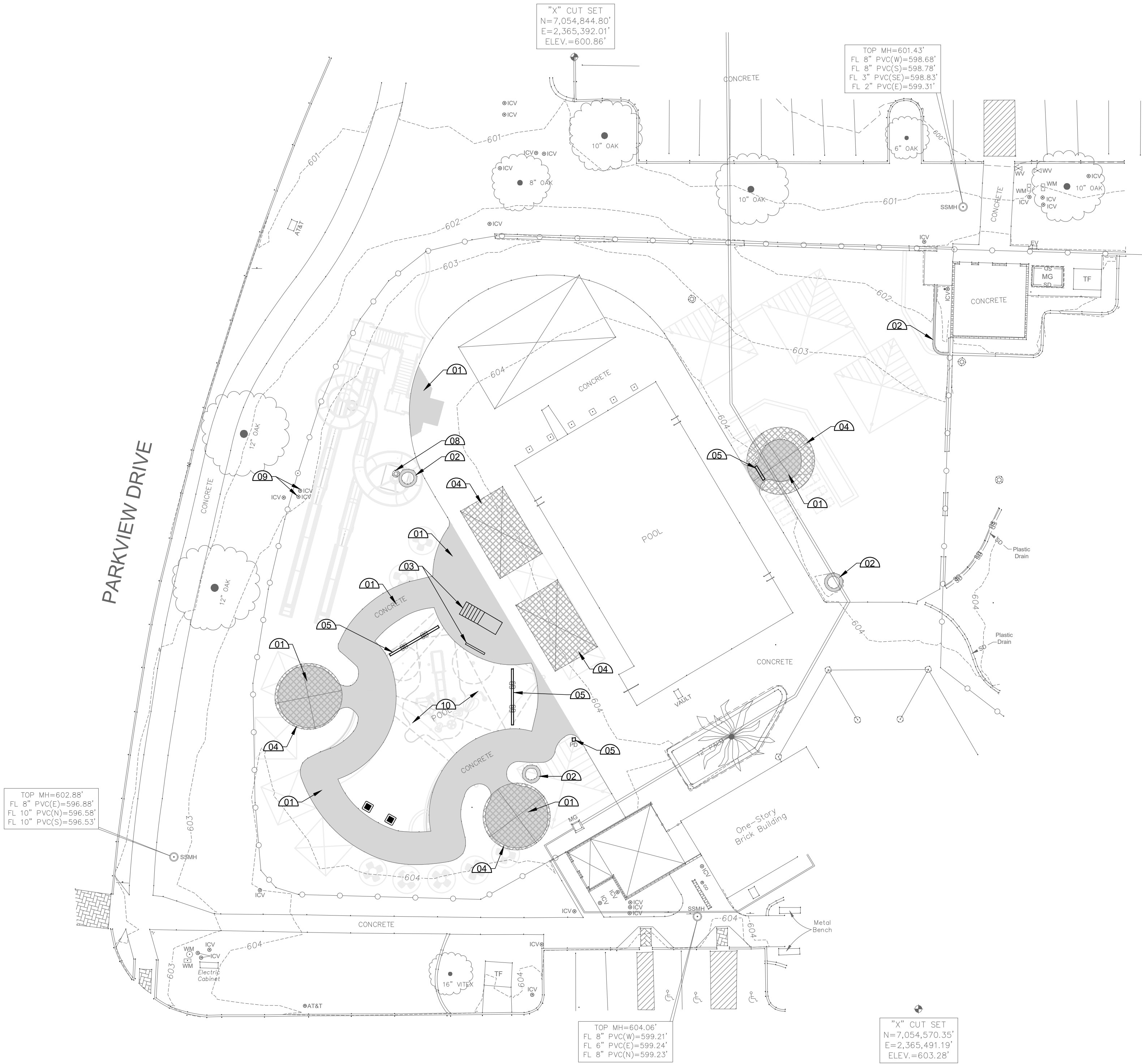
- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

Drainage
Details

CH501

A:\2024\42997.24\03_DSGN01_DWG\060_SHEETS\LX100 EX CONDITIONS & REMOVAL PLANDWG. 6/23/2025 6:41:24 PM. avilalddes



GENERAL DEMOLITION NOTES

EXAMINATION OF SITE OF WORK
BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE SITE OF WORK. EACH BIDDER SHALL INFORM HIMSELF/HERSELF PRIOR TO BIDDING AS TO THE EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL INCLUDE IN HIS/HER BID A SUM TO COVER ALL COSTS OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO ANY BIDDER BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A BID SHALL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER IS SUFFICIENTLY FAMILIAR WITH ALL RELEVANT CONDITIONS.

DEMOLITION
1. THE CONTRACTOR SHALL NOT ASSUME THAT UTILITIES ARE PRECISELY LOCATED. UTILITIES ARE SHOWN TO HELP MAKE THE CONTRACTOR AWARE OF THEIR EXISTENCE. THIS MEASURE IS TAKEN TO HELP PROTECT THE INVESTMENTS AND SERVICES OF THE OWNERS, OF THE UTILITIES AND THEIR CUSTOMERS. THE CONTRACTOR SHALL CALL TEXAS 811 FOR HELP IN LOCATING UTILITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OR FACILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT ON THE SITE OF THE WORK.

- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER OR A/E IF CONFLICTS OR POTENTIAL CONFLICTS OCCUR BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION.
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY OWNER OR TOWN OF TROPHY CLUB PRIOR TO DEMOLITION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT ALL UTILITIES.
- THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE UTILITY OWNER AND MAKE RESTITUTION FOR ANY UTILITY THAT IS DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE WORK.
- THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE OWNER AND MAKE RESTITUTION FOR ANY DAMAGE TO THE EXISTING FACILITIES BY THE CONTRACTOR DURING THE COURSE OF THE WORK.
- COORDINATE DEMOLITION PHASING WITH CIVIL, LANDSCAPE, STRUCTURAL AND ELECTRICAL DISCIPLINES.
- ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS REPAIRS DUE TO DEMOLITION ACTIVITIES.

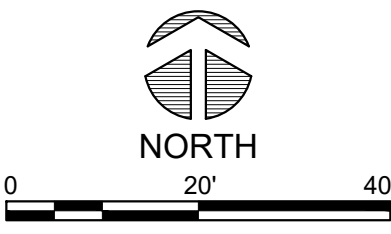
NOTE:
DISPOSAL OF ALL EXCESS/WASTE MATERIALS IS TO BE MADE AT A REGISTERED LANDFILL

EXISTING CONDITIONS & REMOVAL LEGEND

- EX. TREE TO BE REMOVED & DISPOSED
- EX. TREE TO BE PROTECTED
- EX. STRUCTURE TO BE REMOVED.
- EX. CONC. PAVING TO BE REMOVED & DISPOSED
- EX. CURB AND GUTTER TO BE REMOVED & DISPOSED
- EX. GRAVEL TO BE REMOVED & DISPOSED
- PROPERTY LINE
- EXISTING CONTOURS
- EX. METAL FENCE TO BE REMOVED & DISPOSED
- EX. WATERLINE TO BE ABANDONED. RE: CIVIL SHEETS
- EX. SANITARY SEWER LINE TO BE ABANDONED. RE: CIVIL SHEETS

DEMOLITION KEYNOTES

- REMOVE EXISTING CONSTRUCTION AS INDICATED BY: 00
- EXISTING CONCRETE PAVING TO BE REMOVED & DISPOSED OF.
 - EXISTING CONCRETE EDGING TO BE REMOVED & DISPOSED OF.
 - EXISTING PLAY STRUCTURE TO BE REMOVED & DISPOSED OF.
 - EXISTING FABRIC SHADE STRUCTURE TO BE REMOVED SALVAGED & RETURNED TO OWNER.
 - EXISTING STORM DRAINAGE LINE / INLET / TO BE REMOVED. RE: CIVIL SHEETS.
 - EXISTING WATERLINE TO BE REMOVED. RE: CIVIL SHEETS.
 - EXISTING LIGHT FIXTURE TO BE REMOVED AND RELOCATED. RE: ELEC. SHEETS.
 - EXISTING IRR. CONTROL VALVE TO BE REMOVED. RE: IRR. SHEETS.
 - EXISTING POOL TO BE REMOVED & DISPOSED OF. RE: POOL SHEETS.



CONTROL POINT #1 "X" CUT FND.	CONTROL POINT #2 "X" CUT FND.	CONTROL POINT #3 CoM GPS Mon. #43
N - 7125005.56 E - 2549220.74 ELEV. - 564.79	N - 7124814.87 E - 2548561.04 ELEV. - 579.68	N - 7124848.88 E - 2547677.32 ELEV. - 586.46

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Trophy Club Community
Pool Renovation

Trophy Club, TX



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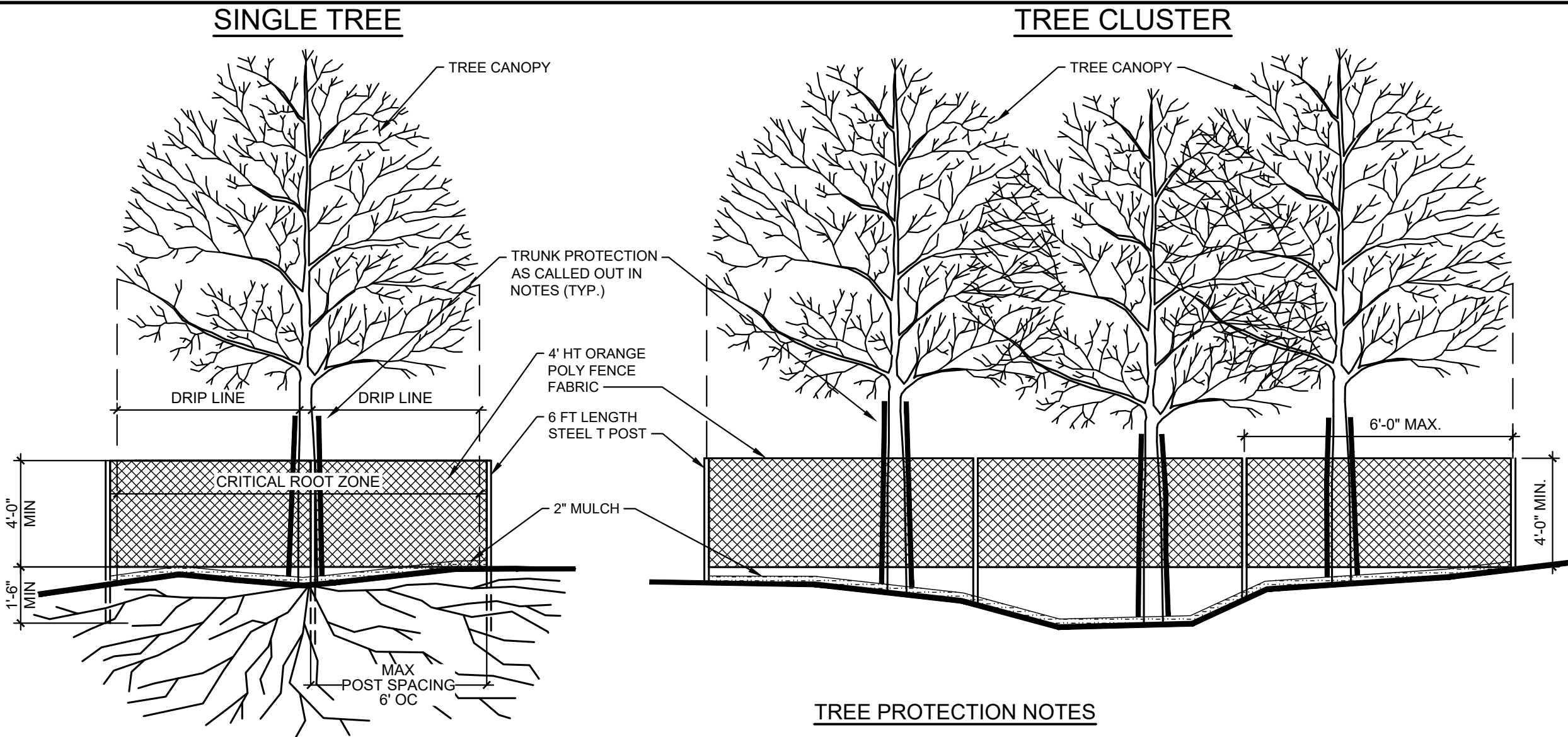
PROJECT NO.
42997.24

- 06/23/2025 90% CD Design Review
DATE DESCRIPTION

Ex. Conditions
& Removal Plan

LX100

A:\2024\42997.24\03_DSGN01_DWG\660_LAND06_SHEETS\LX500_TREE PROTECTION DETAILS.DWG, 6/19/2025 2:36:33 PM, avillalabos



A. *CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

B. DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF TREE AND EXTENDING TO THE GROUND.

C. PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

TREE PROTECTION NOTES

A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL, DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS, AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

B. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.

C. TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

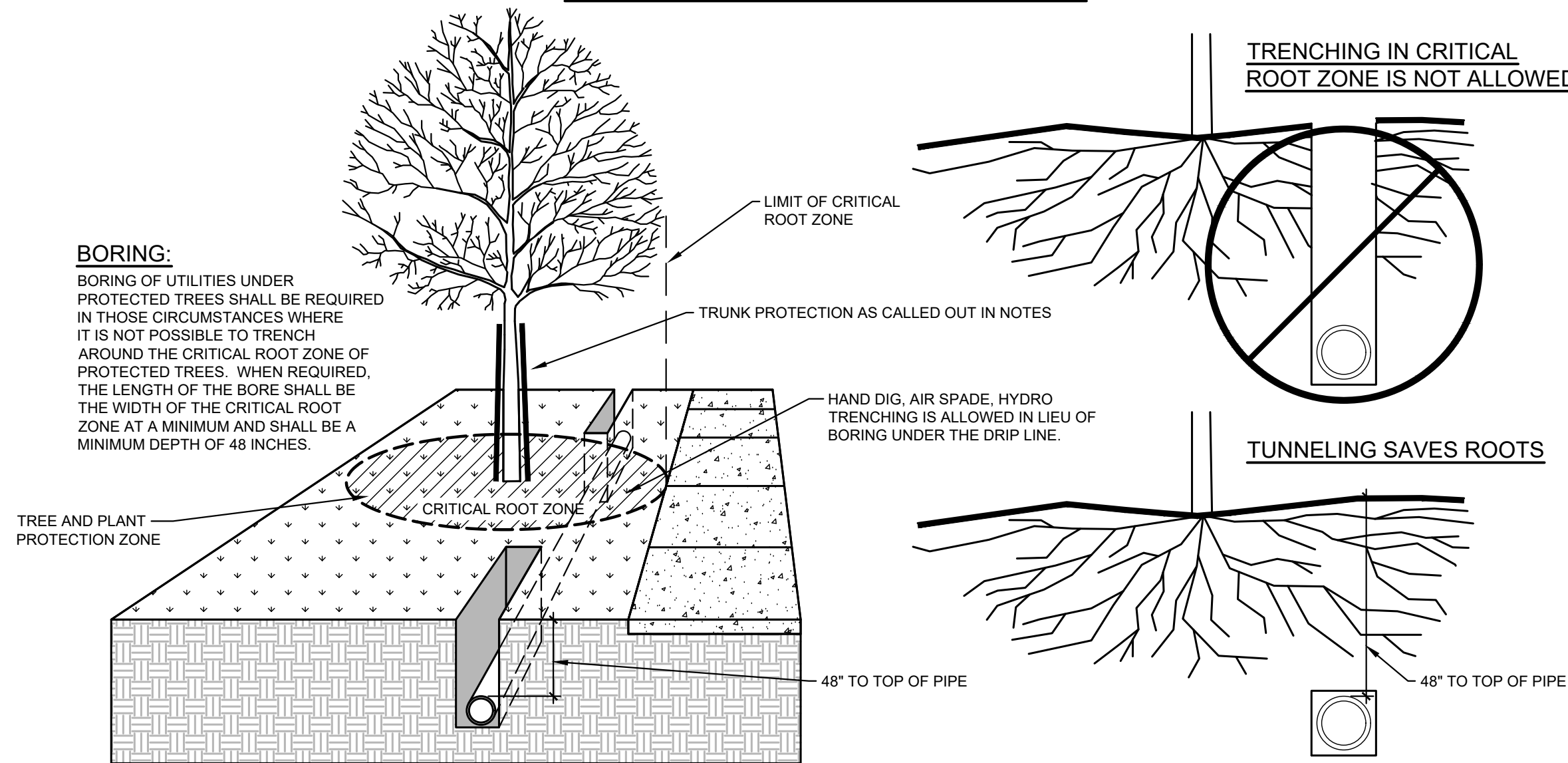
***PROHIBITED ACTIVITIES WITHIN CRITICAL ROOTZONE**

- MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
- TREE ATTACHMENTS:** NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- VEHICULAR TRAFFIC:** NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO

SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

- GRADE CHANGES:** PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
- IMPERVIOUS PAVING:** NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
- ROOT PRUNING:** ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

TREE TRENCHING AND TUNNELING



TREE TRENCHING AND TUNNELING NOTES

- IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY; AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.
- WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

A1 TYPICAL TREE PROTECTION

1/2" - 1'-0"

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**Trophy Club Community
Pool Renovation**

Trophy Club, TX



CLIENT

Town of Trophy Club

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Trophy Club, TX 76262

PROJECT NO.

42997.24

- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

**Tree Protection
Details**

LX500

A:\2024\42997.24\03_DSGN01_DWG\660_SHEETS\LC100 CONSTRUCTION LAYOUT.DWG, 6/23/2025 4:46:17 PM, avilalabos

PAVING & JOINTING LEGEND

- 5" CONC. PAVING ON COMPACTED SUBGRADE PER DET. A2/LD500
- STRUCTURAL CONC. PAVING, RE: POOL SHEETS
- DJ Doweled Isolation Joint Per Det. XX/LD50X
- SAWN CONTROL JOINT PER DET. XX/LD50X

CONSTRUCTION NOTES

EXAMINATION OF SITE WORK
BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE SITE OF WORK. EACH BIDDER SHALL INFORM HIMSELF/HERSELF PRIOR TO BIDDING AS TO THE EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL INCLUDE IN HIS/HER BID A SUM TO COVER ALL COSTS OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO ANY BIDDER BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A BID SHALL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER IS SUFFICIENTLY FAMILIAR WITH ALL RELEVANT CONDITIONS.

CONCRETE FORMWORK AND REINFORCEMENT
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO THE PLANNED PLACEMENT OF CONCRETE. THE OWNER'S REPRESENTATIVE MUST HAVE OBSERVED AND APPROVED THE FORMWORK AND REINFORCEMENT PRIOR TO ANY PLACEMENT OF CONCRETE

CONCRETE FINISH AND SAW JOINTS
THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ON THE SITE SAMPLE PANELS OF PAVEMENT 4' X 4' IN SIZE FOR EACH FINISH OF CONCRETE PAVEMENT. THE SURFACE FINISHES SHALL BE AS APPROVED BY THE OWNER'S REPRESENTATIVE. ANY CONCRETE PLACED WITH AN IMPROPER FINISH SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SAW JOINTS SHALL BE SAWN WITHIN 24 HOURS OF CONCRETE PLACEMENT. ANY CONCRETE SAWN LATER THAN THIS WHICH, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, HAS EXCESSIVE SHRINKAGE CRACKS DUE TO NOT HAVING BEEN SAWN SOON ENOUGH, SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

ALIGNMENT AND TANGENCY OF PAVEMENTS
THE EDGES OF ALL FINISHED PAVING SHALL BE STRAIGHT OR SMOOTH CURVES (AS DELINEATED ON THE PLANS) WITH NO INTERRUPTIONS SUCH AS CHORDS, WAVES, JOGS, OR MISSED TANGENTS. PAVEMENT WITH SUCH INTERRUPTION SHALL BE REMOVED.

TOWN STANDARDS
ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

DIMENSIONS
DIMENSIONS ARE TO BACKS OF CURBS, TO CENTERLINES OF FENCES, OR TO EDGES OF PAVEMENTS, UNLESS OTHERWISE INDICATED. WRITTEN AND NUMBERED DIMENSIONS HOLD PRECEDENCE OVER SCALED DIMENSIONS.

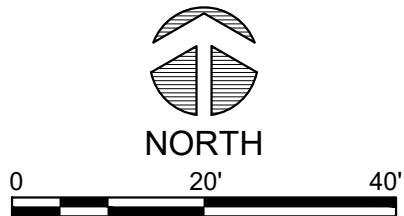
ADJUSTMENTS
IF THE CONTRACTOR BELIEVES IT IS NECESSARY TO MAKE AN ADJUSTMENT IN THE LAYOUT OR GRADE OF PROPOSED IMPROVEMENTS, SUCH AN ADJUSTMENT SHALL BE PROPOSED TO THE OWNER'S REPRESENTATIVE. NO ADJUSTMENT WILL BE PERMITTED UNTIL IT HAS FIRST BEEN APPROVED BY THE OWNER'S REPRESENTATIVE.

TURFGRASS PLANTING
TURFGRASS SHALL BE PLANTED AND ESTABLISHED, AS SPECIFIED, OVER ANY AREAS DISTURBED BY CONSTRUCTION. THE TURFGRASS LIMITS SHOWN ON THE PLANTING PLAN ARE NOT ABSOLUTE. TURFGRASS PLANTING SHALL TAKE PLACE BEYOND THE LIMITS IF THE AREAS HAS BEEN DISTURBED BY CONSTRUCTION.

CONCRETE TRAIL / SIDEWALK LAYOUT
THE CENTERLINE OF THE TRAIL/SIDEWALK SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOLLOWING THE ALIGNMENT SHOWN IN THE CONSTRUCTION DOCUMENTS. APPROVAL OF THE CENTERLINE STAKING BY THE OWNER/LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO BEGINNING FORMWORK.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	5" CONC. PAVING ON COMPACTED SUBGRADE PER DET. A2/LD500
6	CONC. CONNECTION TO EX. CONC. PAVING PER DET. B4/LD500
7	CONC. EDGING PER DET. XX/LD50X
8	RAISED PLANTER PER DET. C1, C3/LD500
9	BASIS OF DESIGN: SUNSET CHAIR AND 42" TABLE BY GROSFILLEX AS SPEC'D. REFER TO SPECS FOR ALTERNATIVE
10	BASIS OF DESIGN: EQUINOX UMBRELLA AS SPEC'D. REFER TO SPECS FOR ALTERNATIVE
11	BASIS OF DESIGN: SUNSET CHAISE LOUNGES BY GROSFILLEX AS SPEC'D. REFER TO SPECS FOR ALTERNATIVE
12	BASIS OF DESIGN: MARINE GRADE POLYMER CURVE IN-POOL CHAISE LOUNGES BY TROPITONE AS SPEC'D. REFER TO SPECS FOR ALTERNATIVE
14	PLANTER BED RE: SHEET LP100 PLANTING PLAN
15	4-POINT SAIL FABRIC SHADE STRUCTURE RE: SHEET LDXXX
16	20'X20' SHADE STRUCTURE RE: SHEET LD511
17	12'X12' PYRAMID SHADE STRUCTURE BY USA SHADE RE: SHEET LDXXX
18	BODY SLIDE RE: POOL LAYOUT SHEETS
19	ZERO-DEPTH ENTRY POOL RE: POOL LAYOUT SHEETS
20	POOL PLAY STRUCTURE RE: POOL LAYOUT SHEETS
27	RELOCATED LIGHT FIXTURE. RE: ELEC. SHEETS
28	EXISTING POOL HOUSE
29	EXISTING PUMP HOUSE
30	EXISTING COMPETITION POOL
31	EXISTING FABRIC SHADE STRUCTURE
32	EXISTING RAISED PLANTER BED
33	EXISTING ORNAMENTAL FENCE



CONTROL POINT #1 "X" CUT FND.	CONTROL POINT #2 "X" CUT FND.	CONTROL POINT #3 CoM GPS Mon. #43
N - 7125005.56 E - 2549220.74 ELEV. - 564.79	N - 7124814.87 E - 2548561.04 ELEV. - 579.68	N - 7124848.88 E - 2547677.32 ELEV. - 586.46

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Pool Renovation

Trophy Club, TX



CLIENT

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.

42997.24

- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

Construction
Layout

LC100

A:\2024\42997.24\03_DSGN01_DWG\060_SHEETS\LC101 COORDINATE LAYOUT DWG, 6/18/2025 3:58:48 PM, avillalobos

PAVING & JOINTING LEGEND

- 5" CONC. PAVING ON COMPACTED SUBGRADE PER DET. A2/LD500
- STRUCTURAL CONC. PAVING, RE: POOL SHEETS
- DIJ DOWELED ISOLATION JOINT PER DET. XX/LD50X
- SAWN CONTROL JOINT PER DET. XX/LD50X

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Parkhill

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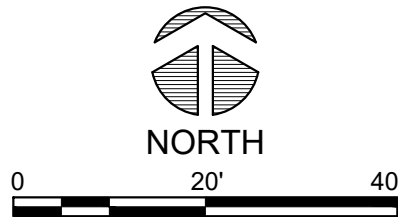
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Coordinate
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LC101



CONTROL POINT #1 "X" CUT FND.	CONTROL POINT #2 "X" CUT FND.	CONTROL POINT #3 CoM GPS Mon. #43
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NORTH EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1		N 7054632.3784	E 2365402.7822
2		N 7054622.3103	E 2365385.5012
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6		N 7054649.6594	E 2365392.7140
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9		N 7054641.4610	E 2365356.5341
10		N 7054637.7944	E 2365361.3597
11		N 7054619.5079	E 2365355.9707
12		N 7054618.6219	E 2365350.1451
13		N 7054621.9375	E 2365374.0224
14		N 7054614.1611	E 2365378.5531
15		N 7054603.4382	E 2365349.2553
16		N 7054608.3018	E 2365327.5787
17		N 7054614.5423	E 2365330.7497
18		N 7054616.4841	E 2365327.3697
19		N 7054617.6179	E 2365328.3871
20		N 7054625.1102	E 2365329.0782
21		N 7054608.6863	E 2365320.3729
22		N 7054616.7005	E 2365311.4413
23		N 7054624.4982	E 2365318.4382
24		N 7054625.6321	E 2365319.4555
25		N 7054627.6489	E 2365316.1429
26		N 7054628.2696	E 2365317.5340
27		N 7054623.3794	E 2365306.5757
28		N 7054634.3401	E 2365301.3226
29		N 7054638.6072	E 2365311.2526
30		N 7054639.2280	E 2365312.6437
31		N 7054642.4197	E 2365310.4405
32		N 7054642.4197	E 2365311.9638
33		N 7054644.3526	E 2365318.3245
34		N 7054654.4197	E 2365311.9638
35		N 7054642.4197	E 2365299.9638
36		N 7054654.4197	E 2365299.9638
37		N 7054654.4197	E 2365310.4405
38		N 7054658.2320	E 2365311.2526
39		N 7054657.6111	E 2365312.6444
40		N 7054668.5700	E 2365317.5333
41		N 7054669.1903	E 2365316.1428
42		N 7054673.4589	E 2365306.5743
43		N 7054662.4999	E 2365301.6854
44		N 7054671.6844	E 2365317.9180
45		N 7054674.4803	E 2365318.3885

46		N 7054676.4195	E 2365316.3201
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53		N 7054650.9774	E 2365326.4772
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69		N 7054776.2721	E 2365434.7171
70		N 7054768.5360	E 2365439.3163
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72		N 7054748.8603	E 2365427.7462
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76		N 7054756.2925	E 2365455.9023
77		N 7054783.7043	E 2365462.8731
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80		N 7054755.5482	E 2365470.3052
81		N 7054759.1254	E 2365476.3222
82		N 7054763.7246	E 2365484.0583
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89		N 7054738.5455	E 2365433.8785
90		N 7054733.3881	E 2365436.9446
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94		N 7054715.0804	E 2365468.7696
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126		N 7054749.1774	E 2365351.0441
127		N 7054755.8086	E 2365347.1502



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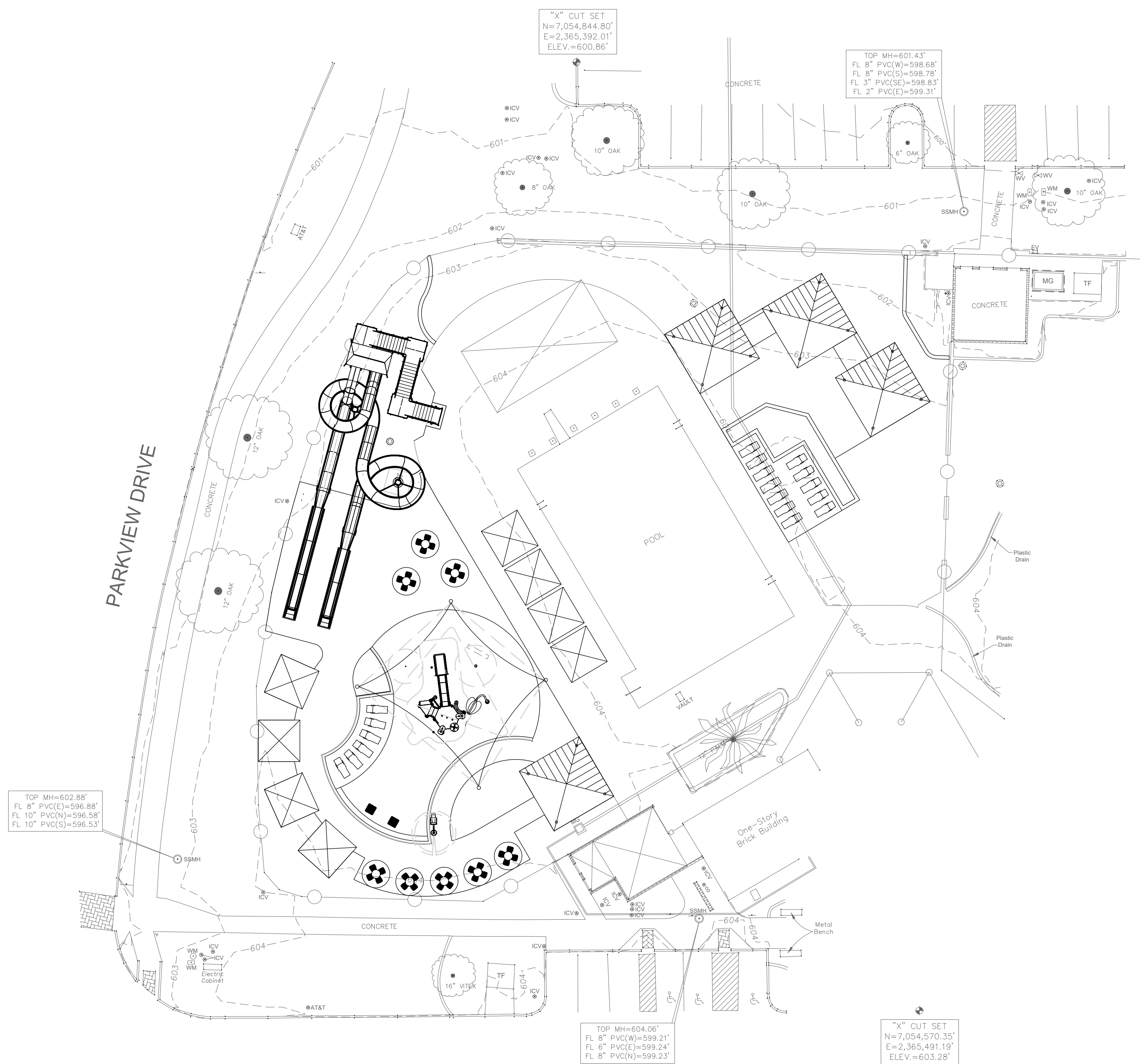
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DATE DESCRIPTION

Coordinate Schedule

LC102



GRADING NOTES

THE EARTHWORK FOR THIS PROJECT IS A NECESSARY AND INCIDENTAL PART OF THE WORK. IN THE CASE THAT THE EARTHWORK DOES NOT BALANCE, THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL COSTS ASSOCIATED WITH HAUL OFF OR IMPORT. THE TOTAL COST SHALL BE INCLUDED IN THE BID PROPOSAL AS A LUMP SUM. PAYMENT WILL NOT BE MADE ON A UNIT PRICE BASIS OR BY ANY OTHER SEPARATE MEASURED PAYMENT METHOD.

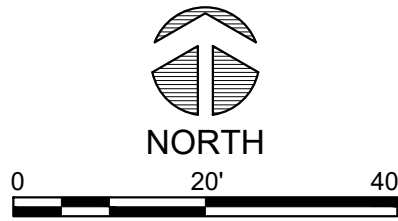
1. BASE BID SHALL INCLUDE ALL EARTHWORK NECESSARY TO ESTABLISH THE FINISHED GRADES AS SHOWN ON THIS PLAN. NO SEPARATE PAYMENT WILL BE MADE.
2. REFER TO SPECIFICATIONS FOR DISPOSAL OF EXCESS MATERIAL.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD A MINIMUM OF 6" OF TOPSOIL IN ALL DISTURBED AREAS. IN AREAS OF CUT, THE GRADE SHALL BE EXCAVATED TO 6" BELOW FINISH GRADE, THEN TOPSOIL SHALL BE RE-SPREAD ABOVE THE SUB GRADE ELEVATION.
4. ALL EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT BY LANDTEC ENGINEERS, DATED MAY 2024.
5. THE TOPOGRAPHIC SURVEY FOR THIS PROJECT SHALL BE DONE BY AN INDEPENDENT REGISTERED, LICENSED SURVEYOR APPROVED BY THE OWNER. THE SURVEYS SHALL BE SIGNED AND SEALED BY THE APPROVED SURVEYOR.
6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND GRADES, NEW OR EXISTING PRIOR TO CONSTRUCTION, NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH EXISTING OR NEW CONDITIONS. THE CONTRACTOR SHALL EMPLOY A LICENSED PUBLIC SURVEYOR TO SET ALL GRADES, SPOT ELEVATIONS, FLOW LINES, ETC.

NOTES

- ALL SPOT GRADES ARE TOP OF PAVING GRADES UNLESS OTHERWISE NOTED.
- CROSS SLOPES OF SIDEWALKS ARE NOT TO EXCEED 2.0%.
- LONGITUDINAL SLOPES OF SIDEWALKS ARE NOT TO EXCEED 5.0%.
- TURFGRASS SLOPES ARE NOT TO EXCEED 25%.
- MAXIMUM GRADE CHANGE FOR A FIRE LANE IS 6% AND 5% FOR ALL CROSS-SLOPES.

GRADING LEGEND

	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED SPOT GRADE
—	TOP OF GRADE
TC	TOP OF CURB
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
BW	BOTTOM OF WALL
TW	TOP OF WALL
MEG	MATCH EXISTING GRADE
→	DIRECTION OF FLOW
TI	TOP OF INLET/DRAIN
SD	SLOT DRAIN
LP	LOW POINT
HP	HIGH POINT



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LG100

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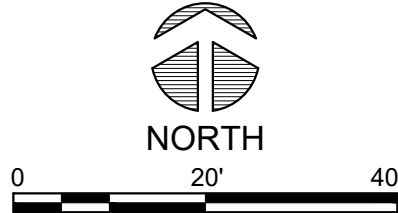
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7	CONC. EDGING PER DET. XX/LD50X
8	RAISED PLANTER PER DET. C1, C3/LD500
18	BODY SLIDE RE: POOL LAYOUT SHEETS
25	SAWN CONTROL JOINT PER DET. XX/LD50X
26	DOWELED ISOLATION JOINT PER DET. XX/LD50X
27	EXISTING POOL HOUSE
28	EXISTING PUMP HOUSE
29	EXISTING COMPETITION POOL
30	EXISTING FABRIC SHADE STRUCTURE
31	EXISTING RAISED PLANTER BED
32	EXISTING ORNAMENTAL FENCE
33	EXISTING CONCRETE POOL DECK



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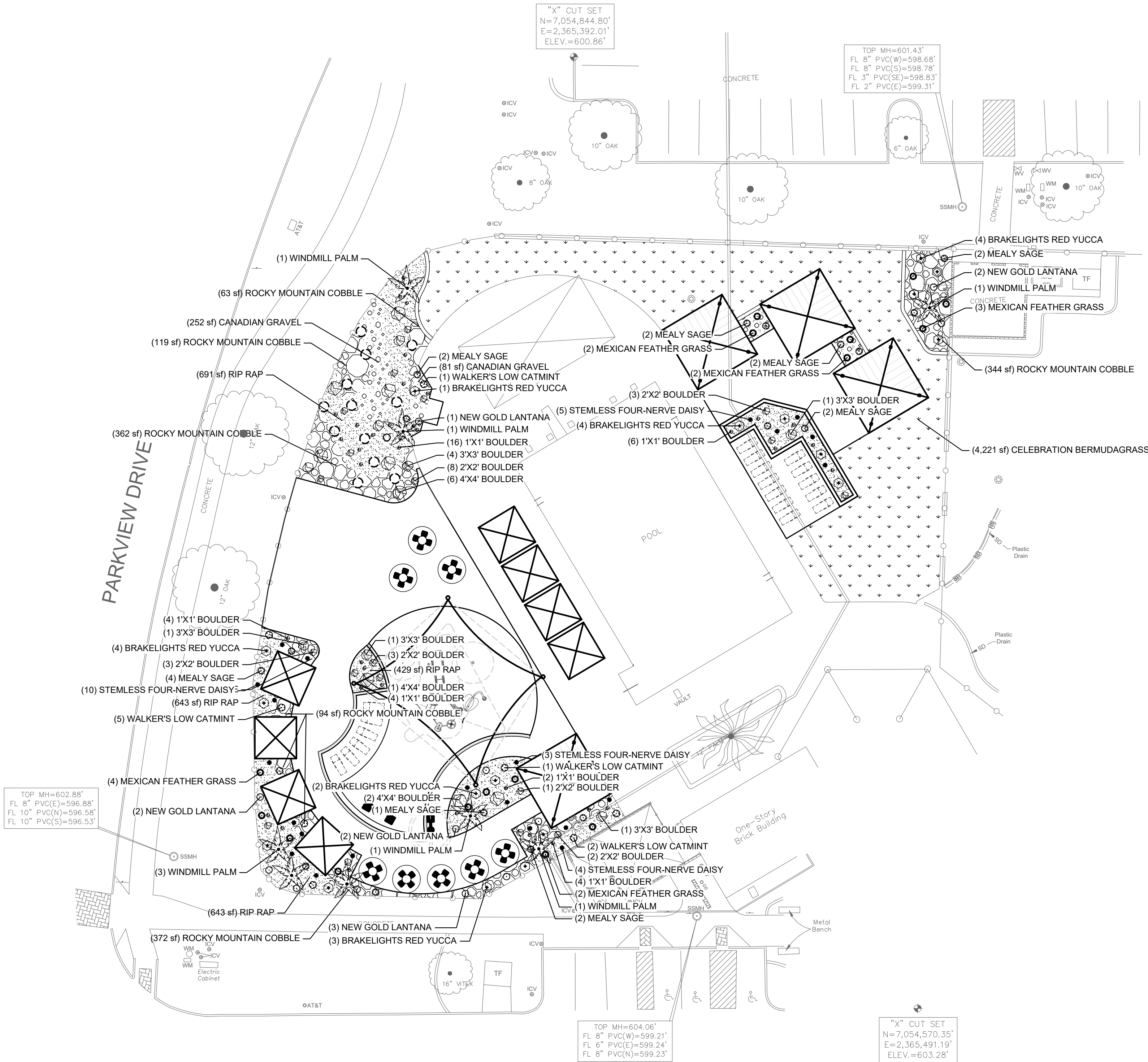
- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

Paving &
Jointing Plan

LH100

A:\2024\42997.24\03_DSGN01_DWG\660_SHEETS\LP100 PLANTING PLAN.DWG, 6/23/2025 8:10:35 PM, avilalobos



EXISTING UTILITIES
CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

PLANTING GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF TROPHY CLUB STANDARDS.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
- IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER / HEIGHT / SPREAD OF PLANT MATERIAL, THE SPECIFIED PLANT MATERIAL MUST MEET THE CALIPER / HEIGHT / SPREAD REQUIREMENTS SPECIFIED, EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
- THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
- IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
- ALL PLANTING BEDS TO BE PREPARED AS PER DETAILS AND SPECIFICATIONS.
- ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 INCHES BELOW ADJACENT HARD SURFACES.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
- ALL PLANTING BEDS TO RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
- THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL PRUNE ALL BRANCHES 80 INCHES ABOVE FINISH GRADE ON ALL DECIDUOUS SHADE TREES 12 FEET OR TALLER, AS DIRECTED BY LANDSCAPE ARCHITECT OR CITY ARBORIST.
- AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
- THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTALLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
- SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.
- CONTRACTOR SHALL ESTABLISH TURFGRASS ON ALL AREAS DISTURBED BY CONSTRUCTION AS SPECIFIED.

PLANT SCHEDULE

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONTAINER

TREES

TF 8 TRACHYCARPUS FORTUNEI
WINDMILL PALM B & B

SHRUBS

HP 18 HESPERALOE PARVIFLORA 'PERPA'
BRAKELIGHTS RED YUCCA 1 GAL
LH 12 LANTANA X 'NEW GOLD'
NEW GOLD LANTANA 1 GAL
NT 16 NASSELLA TENUISSIMA
MEXICAN FEATHER GRASS 1 GAL
NW 9 NEPETA X 'WALKER'S LOW'
WALKER'S LOW CATMINT 1 GAL
SF 17 SALVIA FARINACEA
MEALY SAGE 1 GAL
TA 22 TETRANEURIS ACAULIS
STEMLESS FOUR-NERVE DAISY 1 GAL

BOULDER

RK3 36 1'X1' BOULDER
1'X1' BOULDER -
RK2 21 2'X2' BOULDER
2'X2' BOULDER -
R4 8 3'X3' BOULDER
3'X3' BOULDER -
RK 9 4'X4' BOULDER
4'X4' BOULDER -

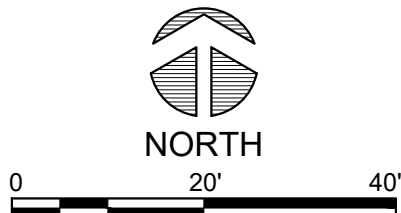
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONTAINER

GROUND COVERS

CG 445 SF CANADIAN GRAVEL SMALL
CANADIAN GRAVEL #SP4
DG 2,044 SF RIP RAP SMALL
RIP RAP #SP4
RM 1,421 SF ROCKY MOUNTAIN COBBLE LARGE
ROCKY MOUNTAIN COBBLE --

TURF GRASS

CD 4,221 SF CYNODON DACTYLON 'CELEBRATION'
CELEBRATION BERMUDAGRASS SOD



CONTROL POINT #1 "X" CUT FND.	CONTROL POINT #2 "X" CUT FND.	CONTROL POINT #3 CoM GPS Mon. #43
N - 7125005.56 E - 2549220.74 ELEV. - 564.79	N - 7124814.87 E - 2548561.04 ELEV. - 579.68	N - 7124848.88 E - 2547677.32 ELEV. - 586.46

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Trophy Club Community
Pool Renovation

Trophy Club, TX



CLIENT

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.

42997.24

- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

Planting
Plan

LP100

A:\2024\42997.24\03_DSGN01_DWG\060_LAND06_SHEETS\LP500 PLANT MATERIALS.DWG, 6/23/2025 1:39:57 PM, avilalobos



C1 COBBLESTONE RIVER ROCK
ROCK MULCH



C2 SANDSTONE BOULDER
BOULDER



B1 FOUR NERVE DAISY
PERENNIAL



B2 MEALY BLUE SAGE
ORNAMENTAL GRASS



B3 WINDMILL PALM
PERENNIAL



B4 RIP RAP
ROCK MULCH



B5 CANADIAN GRAVEL
ROCK MULCH



A1 CELEBRATION BERMUDAGRASS
GROUNDCOVER



A2 MEXICAN FEATHER GRASS
ORNAMENTAL GRASS



A3 WALKER'S LOW CATMINT
PERENNIAL



A4 NEW GOLD LANTANA
PERENNIAL



A5 BRAKELIGHTS RED YUCCA
PERENNIAL

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DATE DESCRIPTION

Plant
Materials

LP500

- L_PLANTING_SHRUB

L_PLANTING_TREE_MULTITRUNK 2
$$1/2'' = 1' - 0''$$

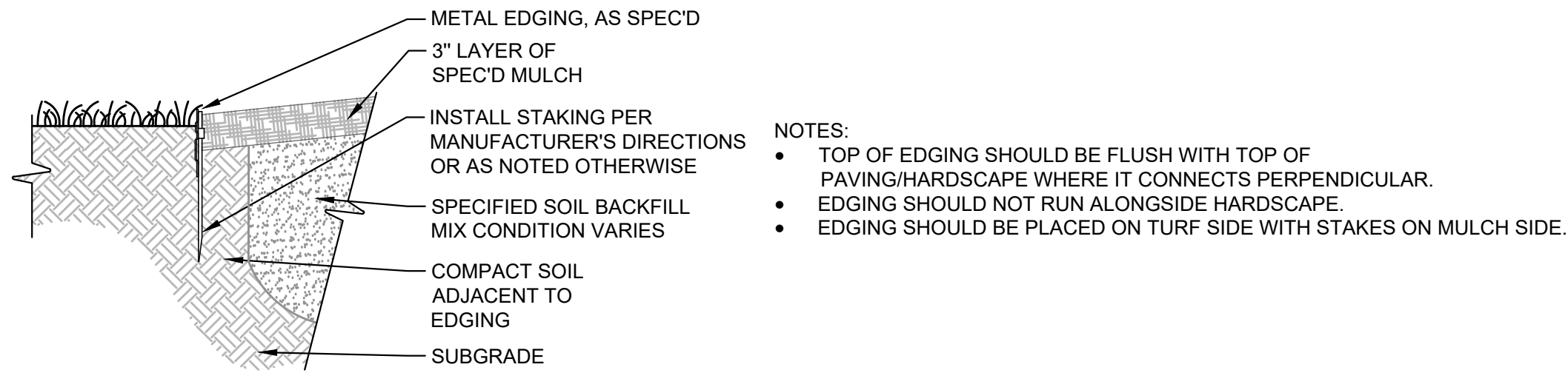
- ROOT BALL TO BE PLACED ON UNDISTURBED SOIL. IF THE PLANTING PIT IS OVER-EXCAVATED, ADD FILL TO ACHIEVE THE PROPER PLANTING DEPTH OF 2" LESS THAN THE DEPTH OF ROOTBALL AND TAMP THE SOIL TO COMPACT PRIOR TO PLANTING

ROO

- ROOT BALL TO BE PLACED ON UNDISTURBED SOIL. IF THE PLANTING PIT IS OVER-EXCAVATED, ADD FILL TO ACHIEVE THE PROPER PLANTING DEPTH OF 2" LESS THAN THE DEPTH OF ROOTBALL AND TAMP THE SOIL TO COMPACT PRIOR TO PLANTING

L PLANTING TREE STANDARD

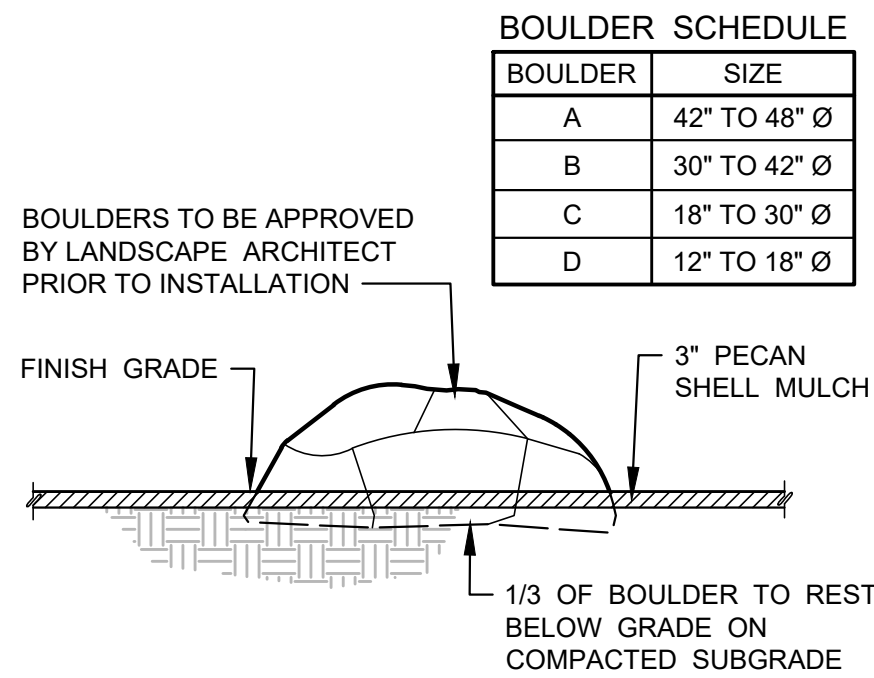
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D1 METAL LANDSCAPE EDGING

1"=1'-0"

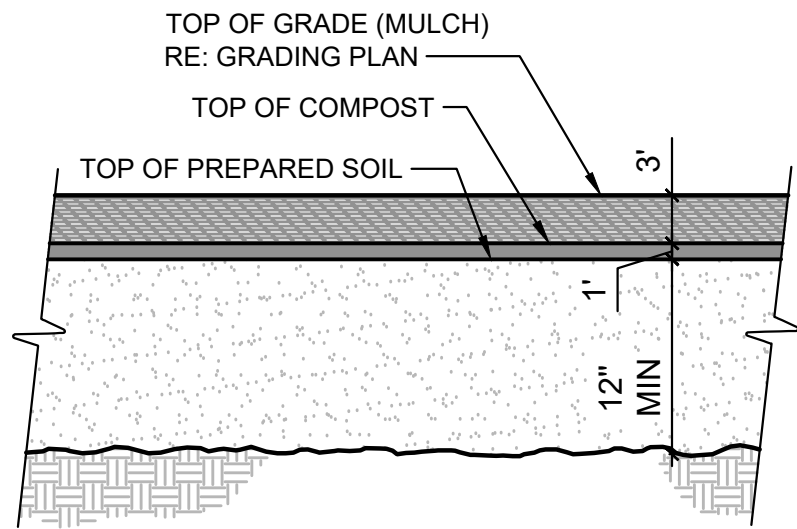
L_PLANTING_LAND_EDGE_LAWN



C1 LANDSCAPE BOULDER

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

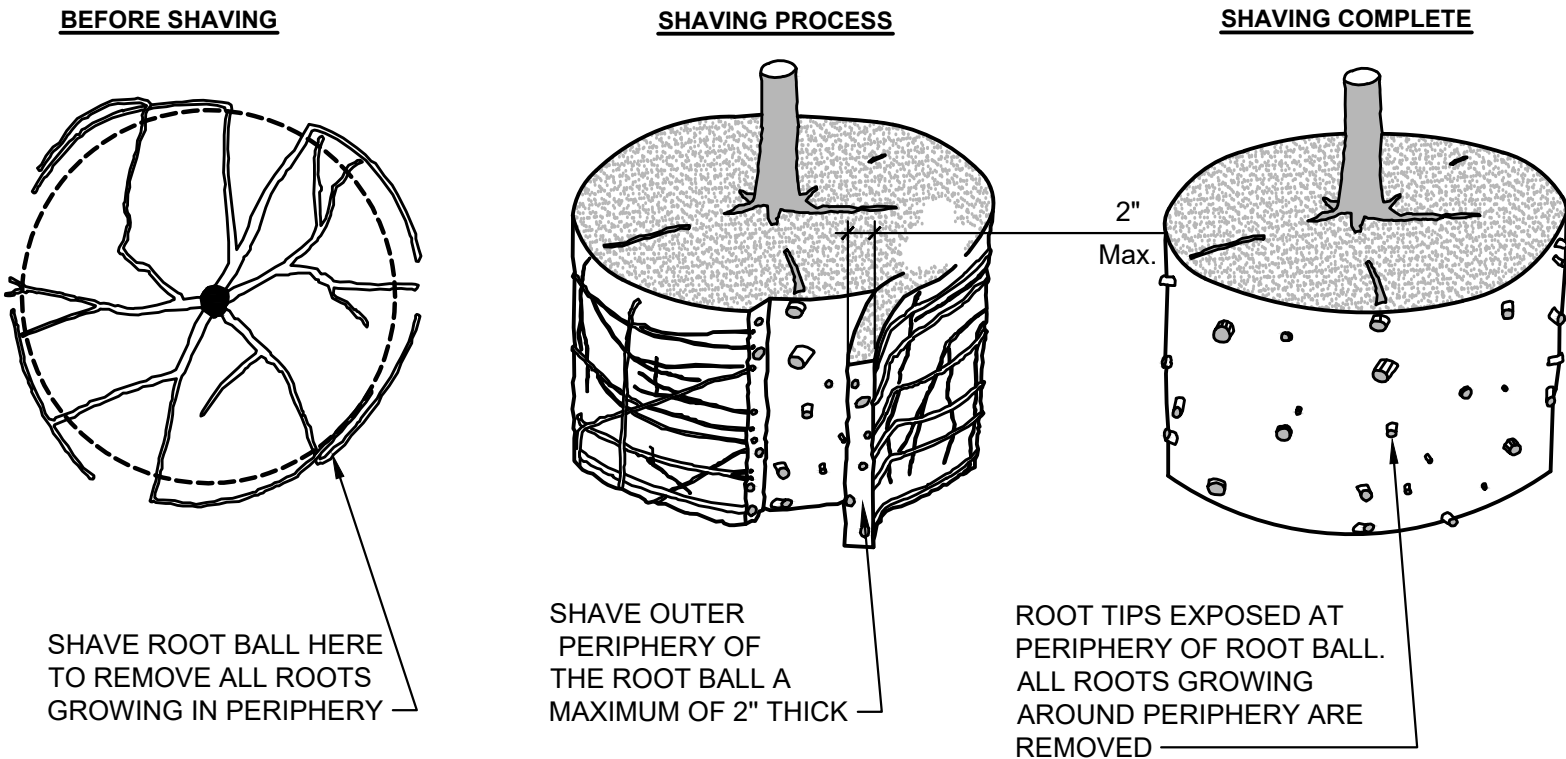
L_BLD



C2 TYPICAL PLANT BED SECTION

1"=1'-0"

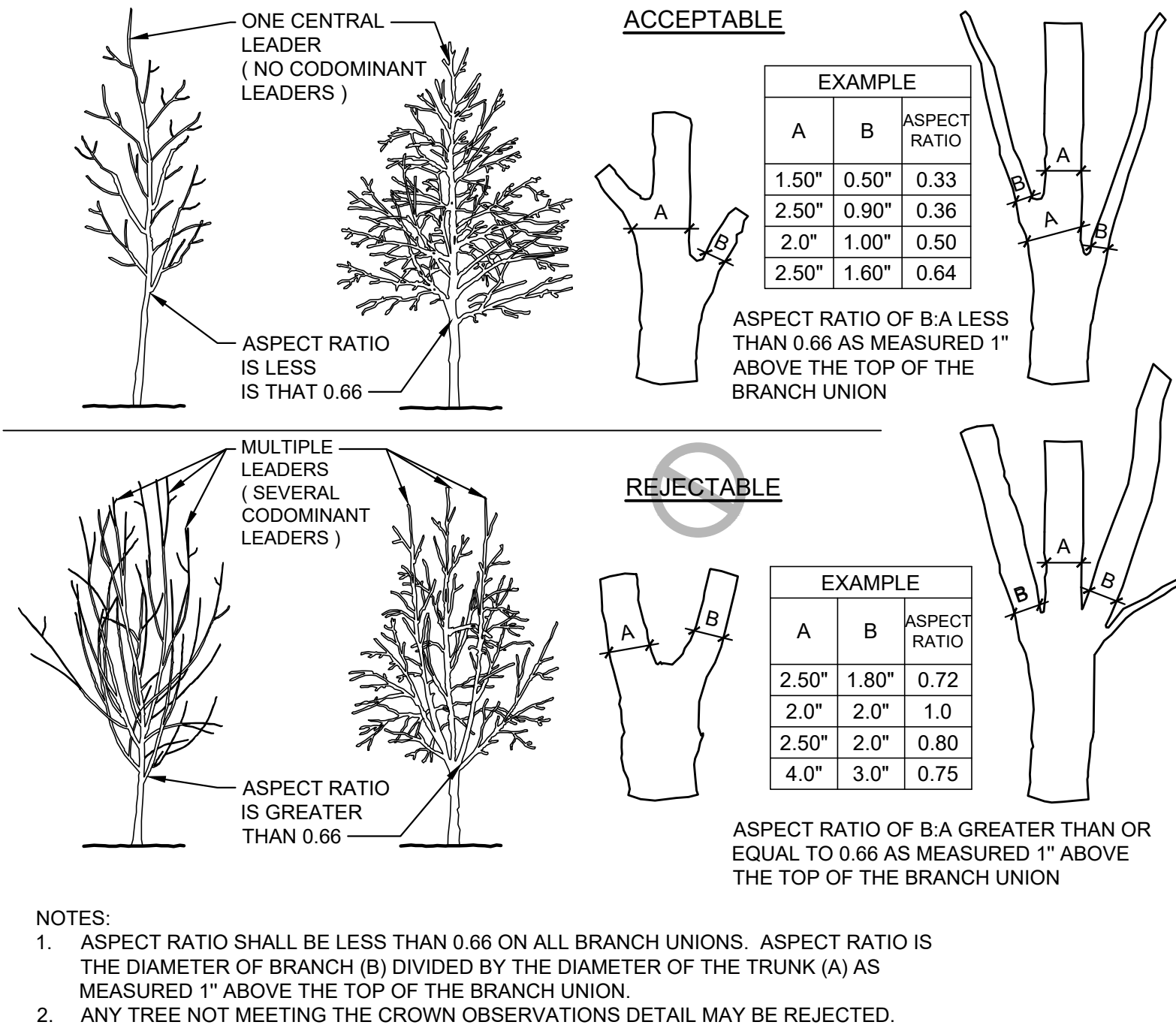
L_TYP_PLANT_BED_SEC



C3 ROOT BALL SHAVING CONTAINER DETAIL

3"=1'-0"

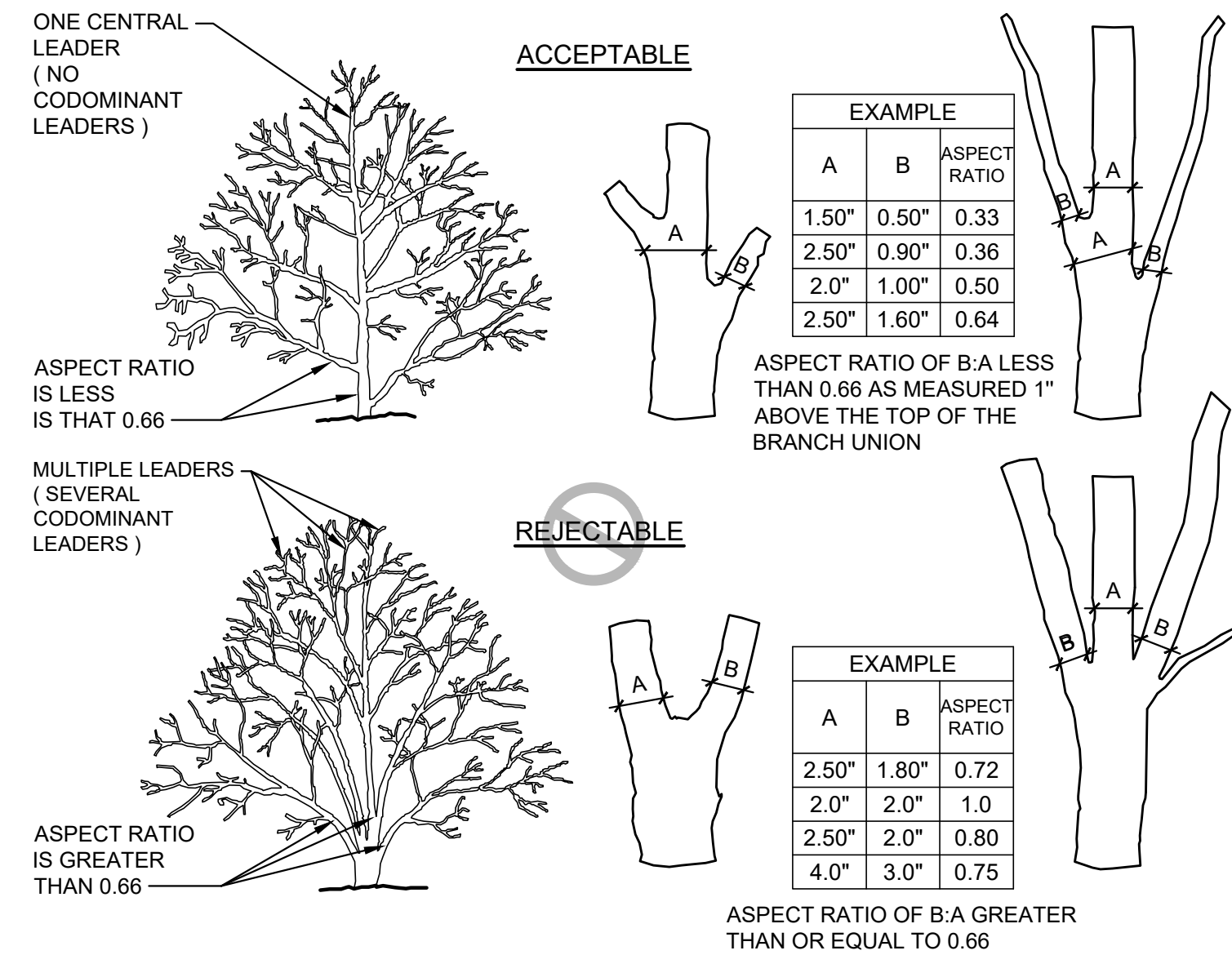
L_ROOT_BALL_SHAV_CONT



C4 CROWN OBSERVATIONS - HIGH BRANCHED

1/4"=1'-0"

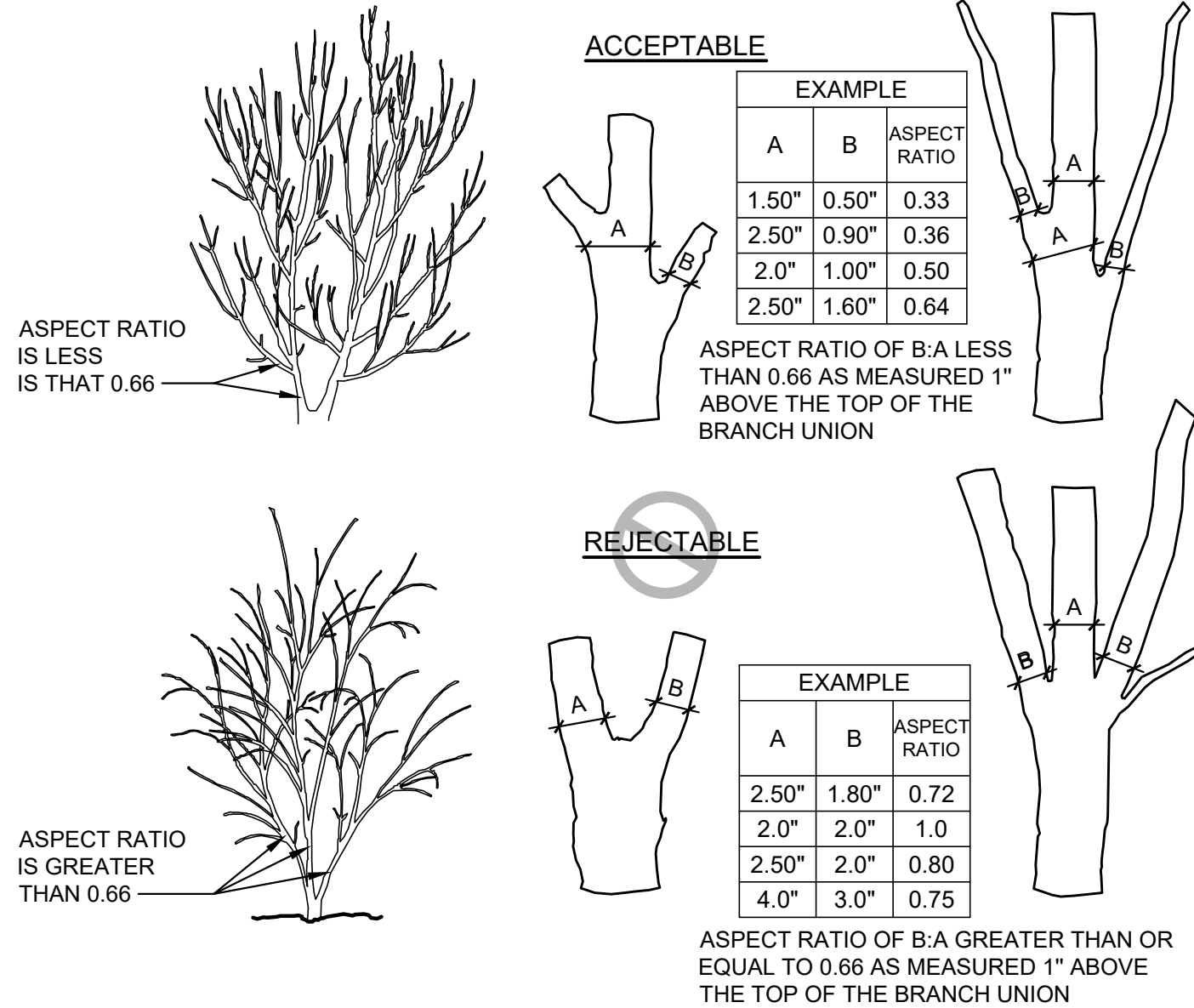
L_TREE_CROWN_OB_HIGH_BRANCH



A1 CROWN OBSERVATIONS - LOW BRANCHED

1/4"=1'-0"

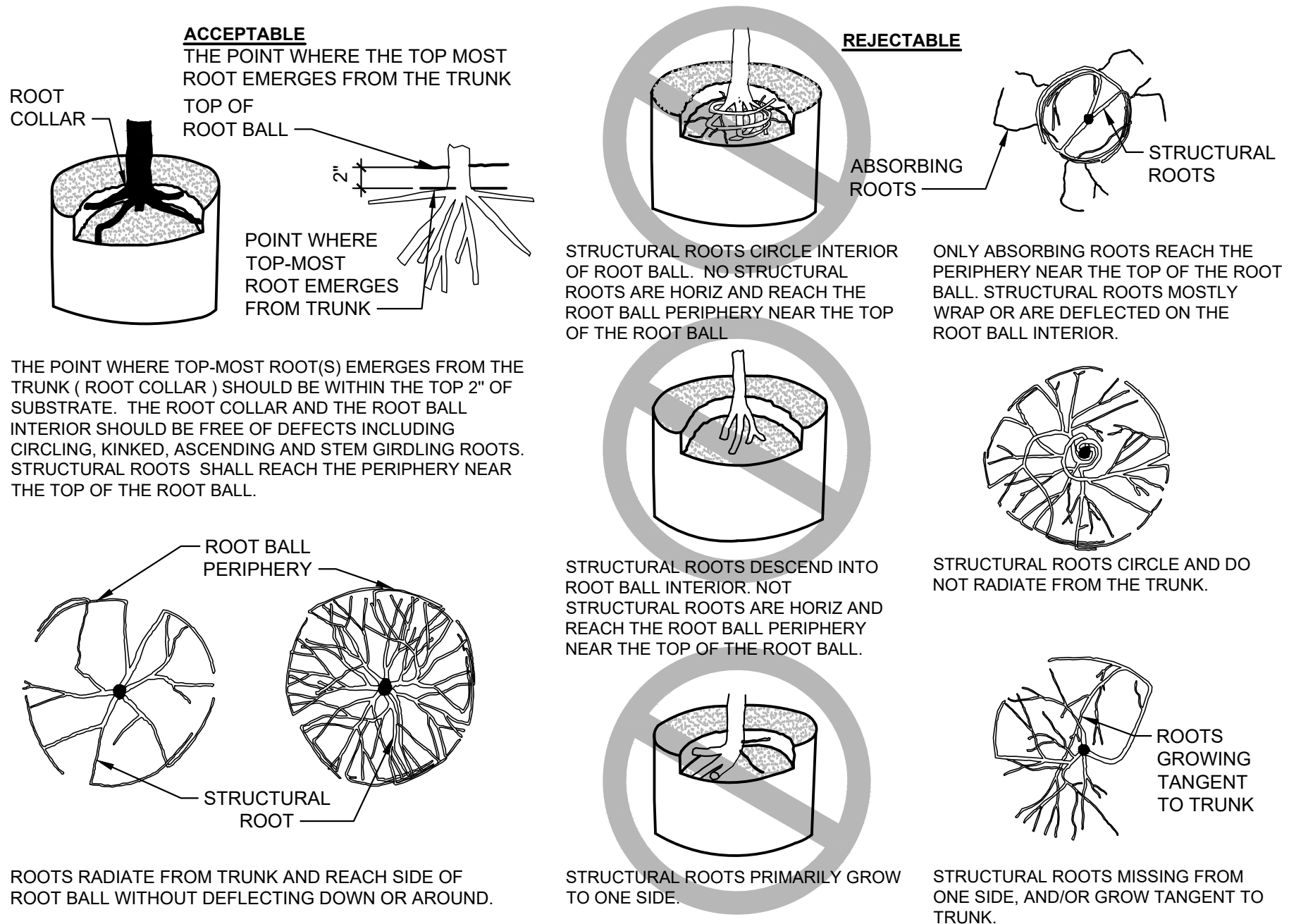
L_TREE_CROWN_OB_LOW_BRANCH



A2 CROWN OBSERVATION DETAIL - MULTI

1/4"=1'-0"

L_TREE_CROWN_OB_MULTI



A4 ROOT OBSERVATION DETAIL - CONTAINER

1"=1'-0"

L_TREE_ROOT_OB_CONTAINER

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Pool Renovation

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PROJECT NO.

42997.24

- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

Planting
Details

LP502

Trophy Club Community Pool Renovation

Trophy Club, TX



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Town of Trophy Club

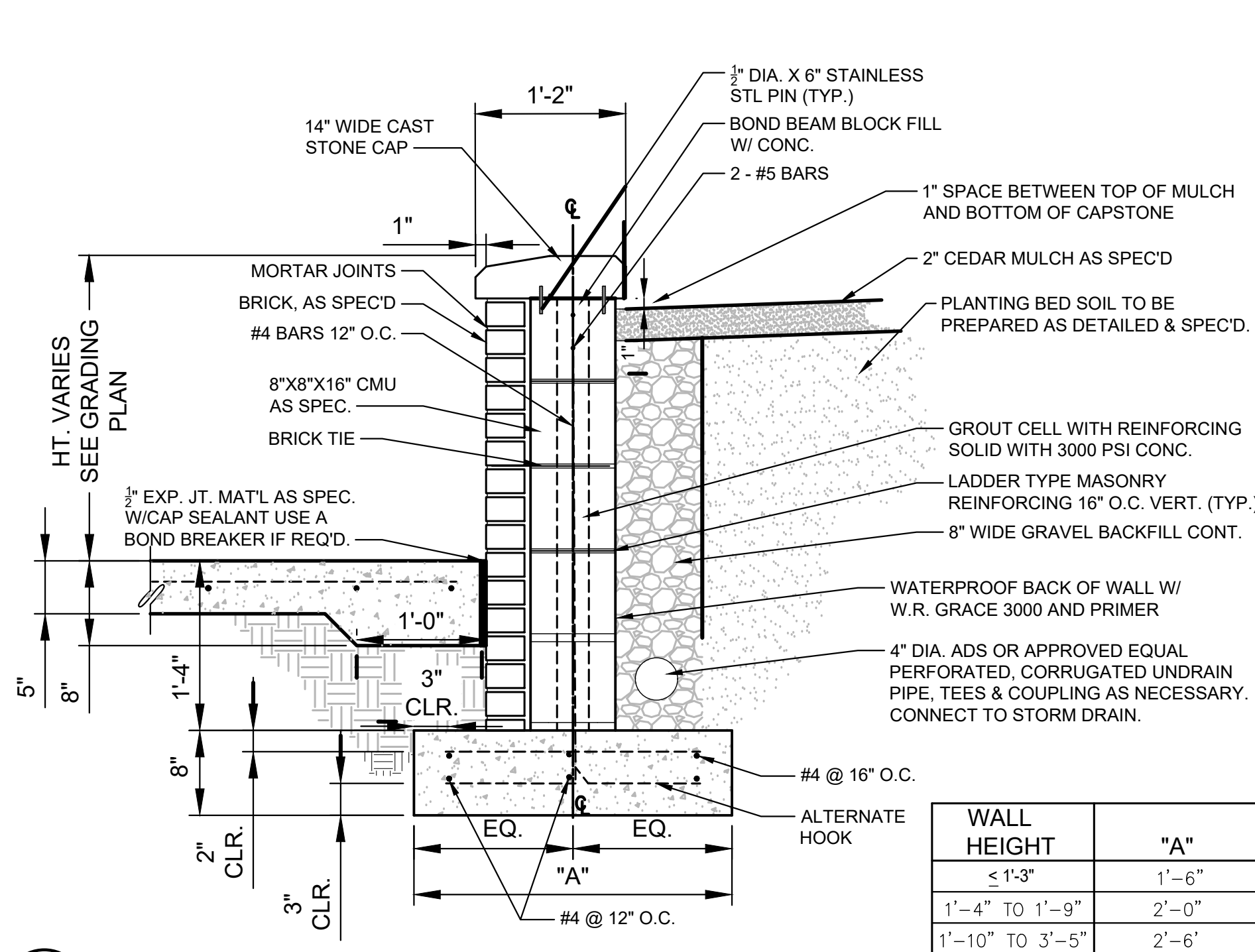
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PROJECT NO.
42997.24

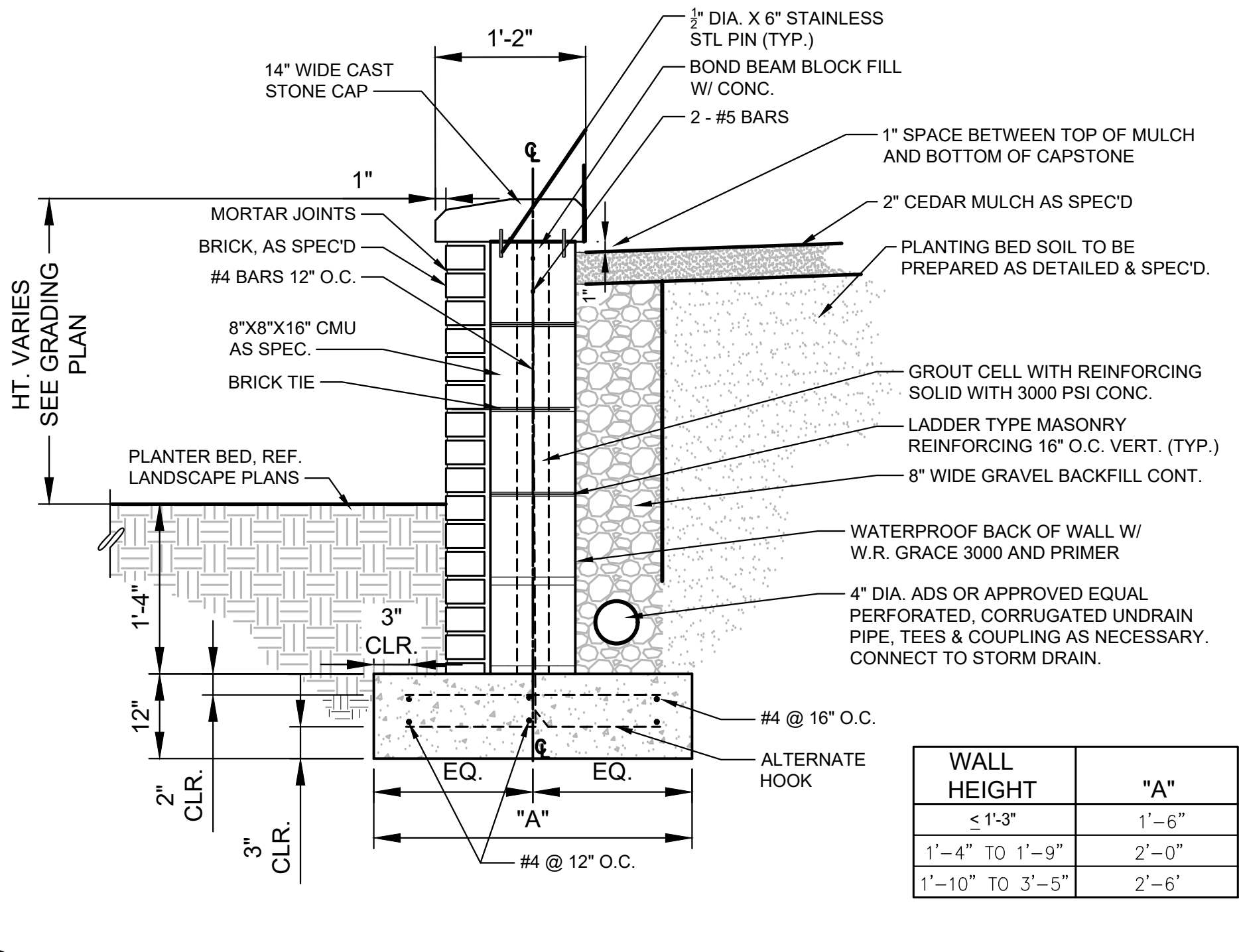
06/23/2025 90% CD Design Review
DATE DESCRIPTION

Site Details

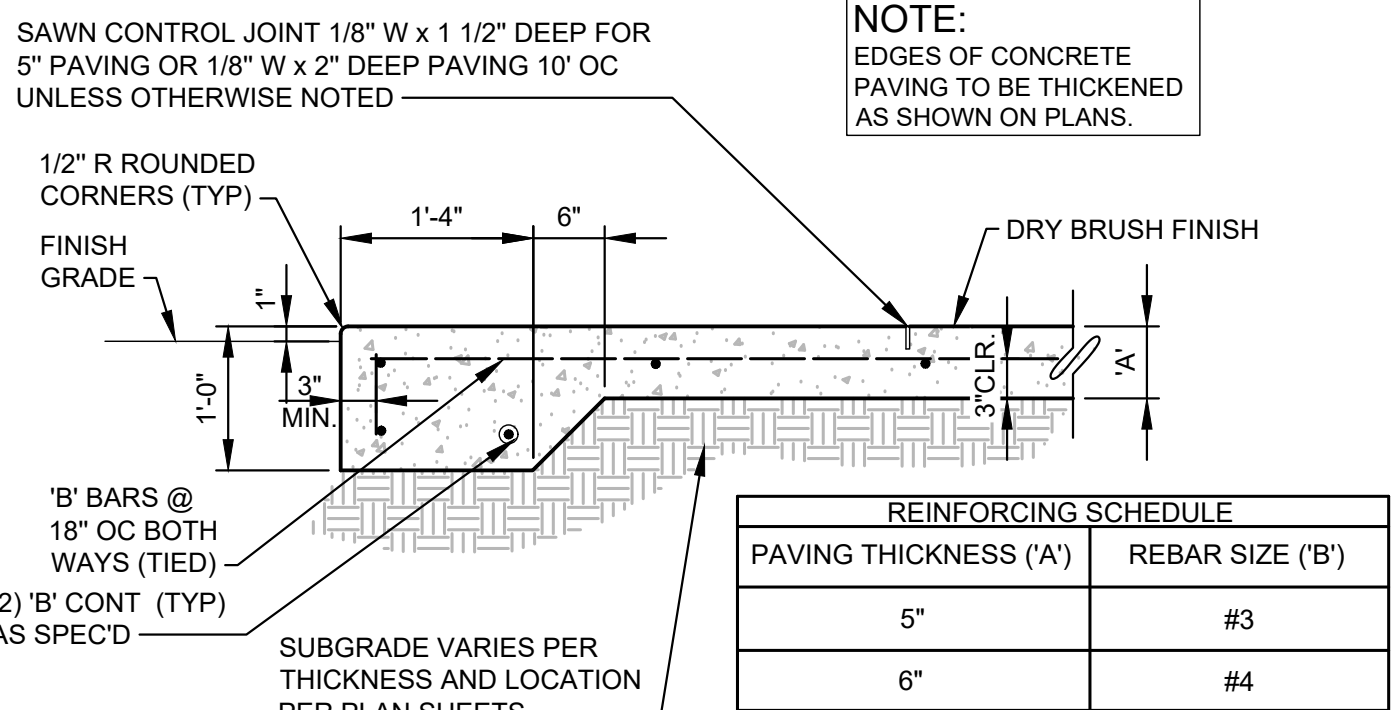
LD500



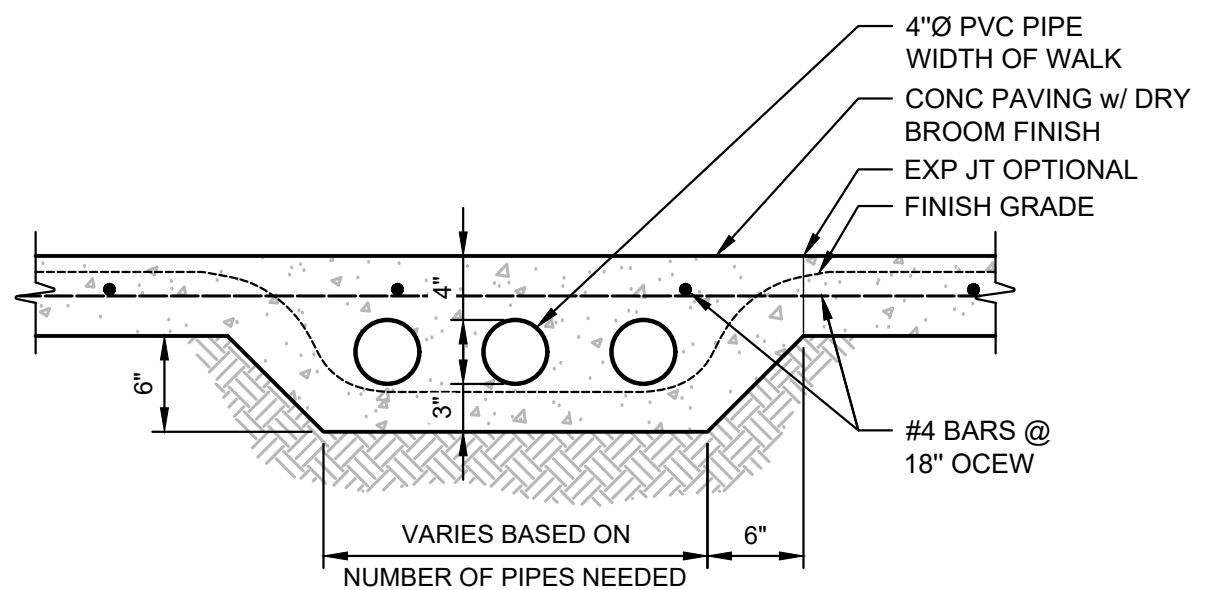
C1 PLANTER WALL ADJACENT TO PAVING
1"=1'-0"



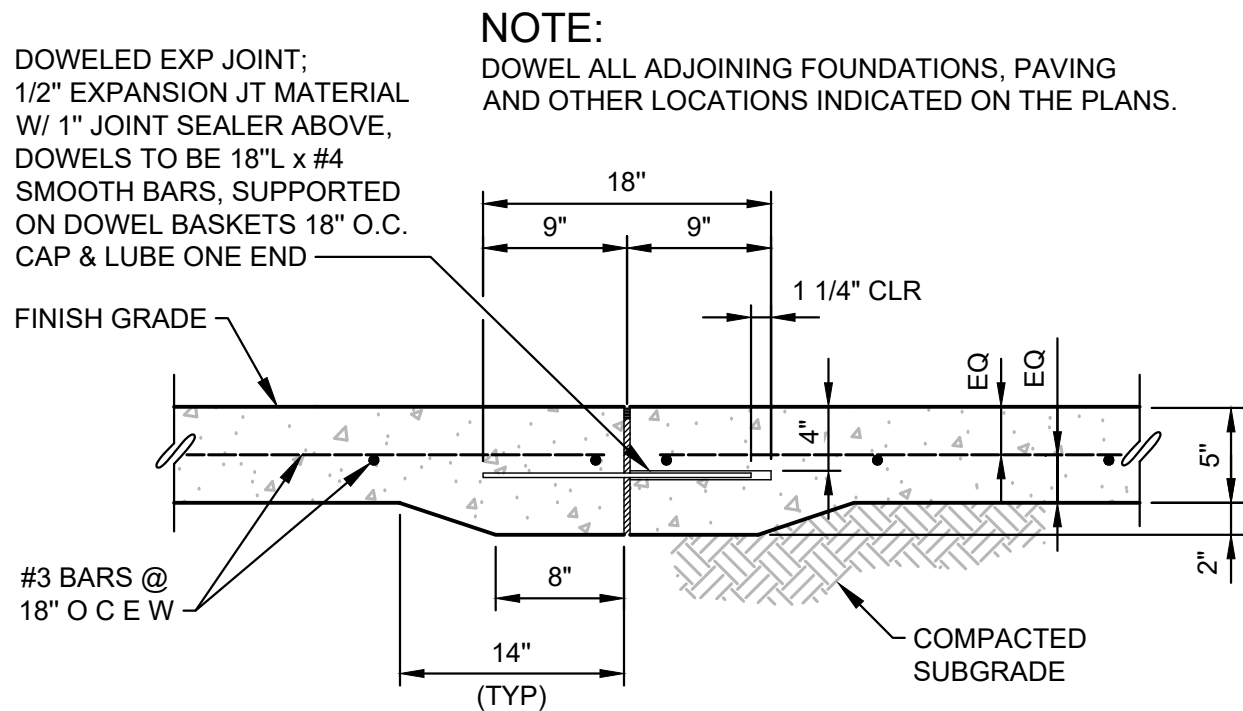
C3 PLANTER WALL ADJACENT TO PLANTER
1"=1'-0"



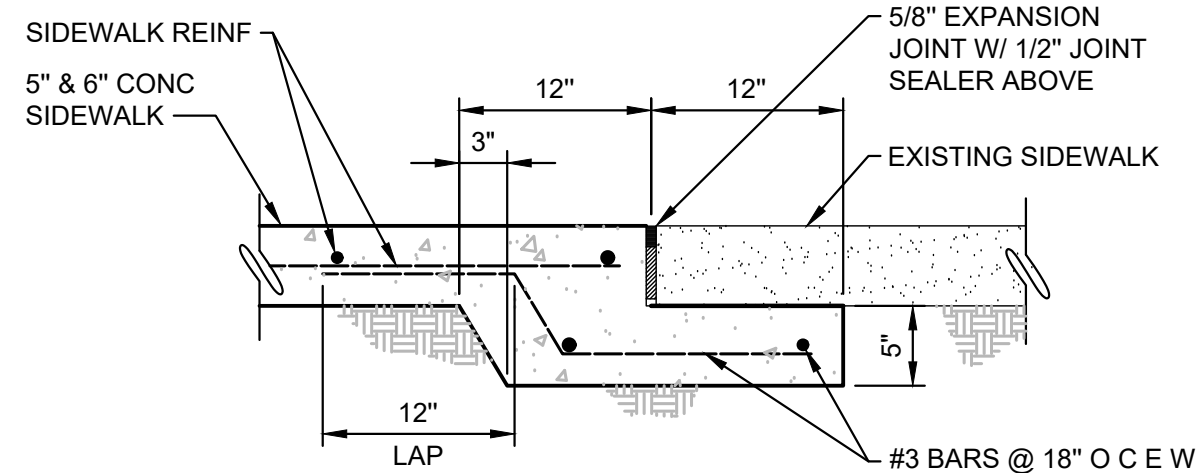
B1 THICKENED CONCRETE EDGE
3/4"=1'-0" PVMT_CONC_THICKENED_EDGE



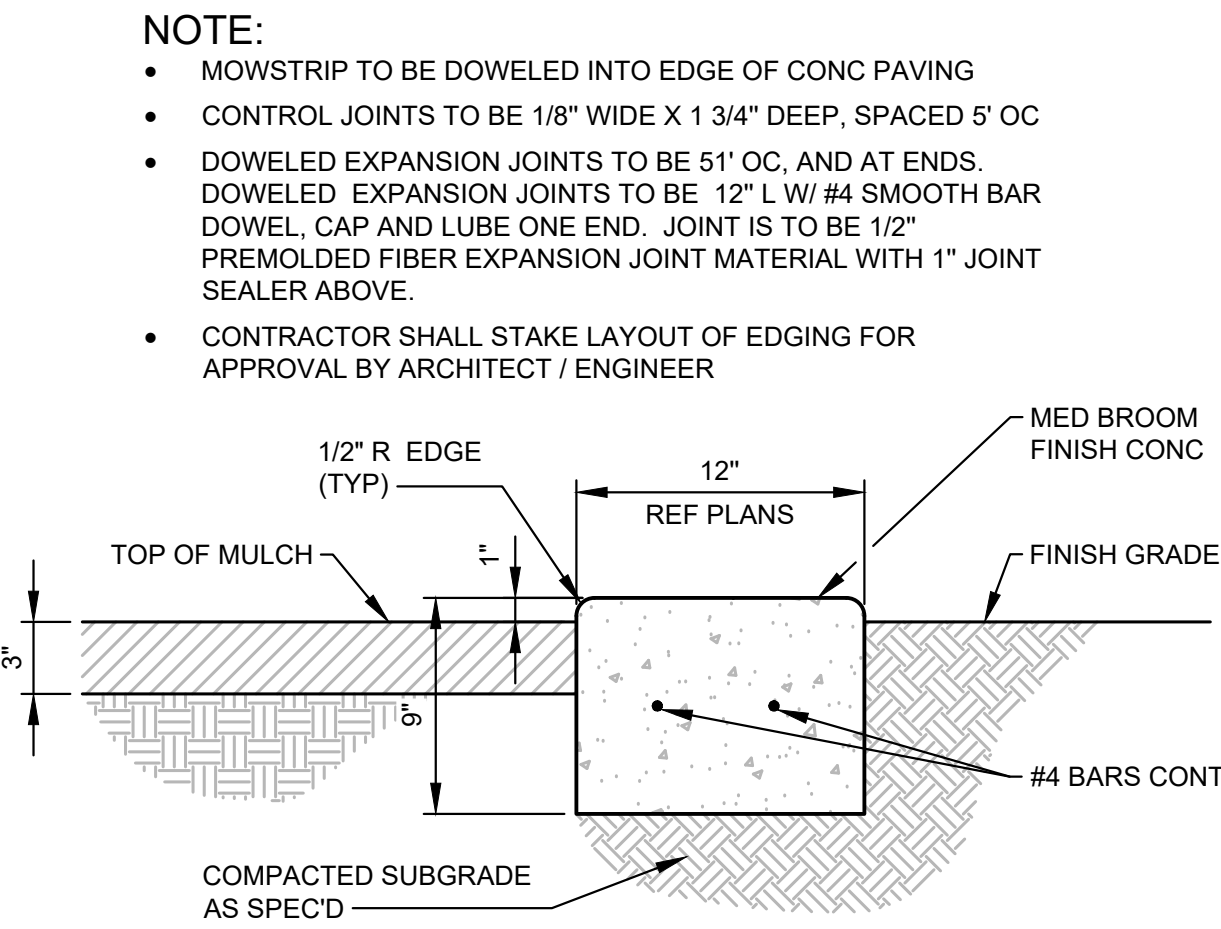
B2 SIDEWALK DRAIN
1"=1'-0" PVMT_SIDEWALK_DRAIN



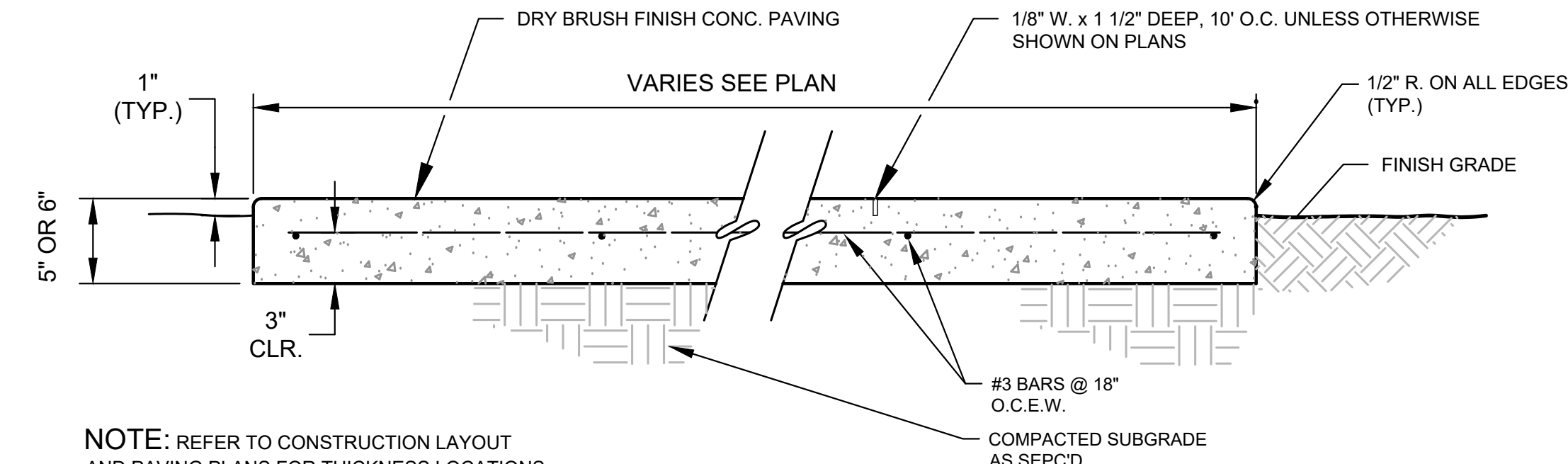
B3 WALK & PLAZA EXPANSION JOINT
1"=1'-0" PVMT_CONC_WALK_PLAZA_EXP_JOINT



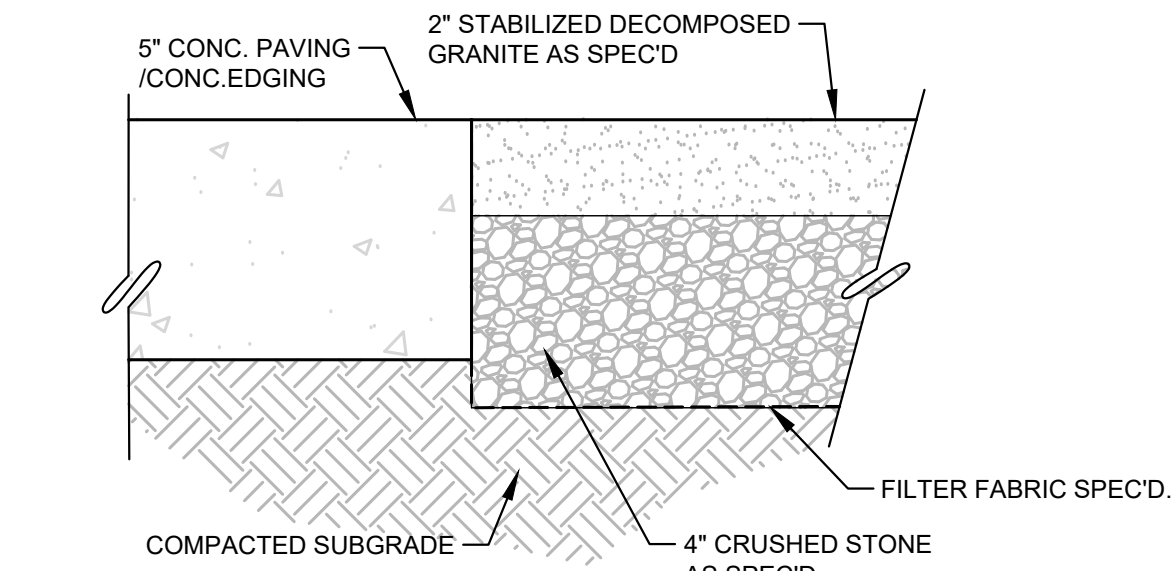
B4 CONNECTION TO EXISTING CONCRETE
1"=1'-0" PVMT_CONC_SDWALK_CONN



A1 12" CONCRETE LANDSCAPE EDGE
1 1/2"=1'-0" PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



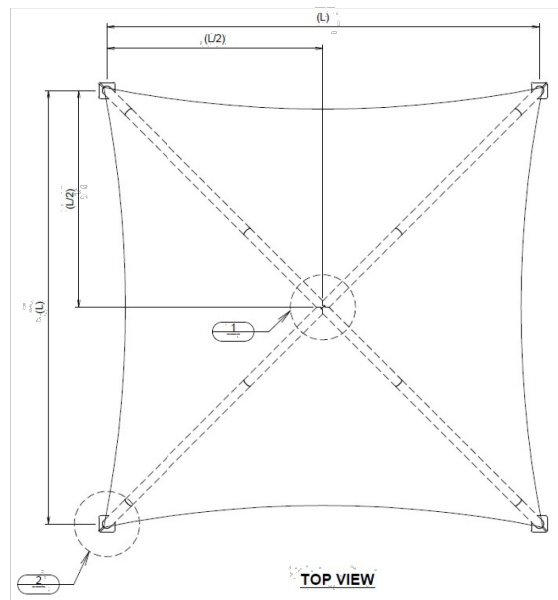
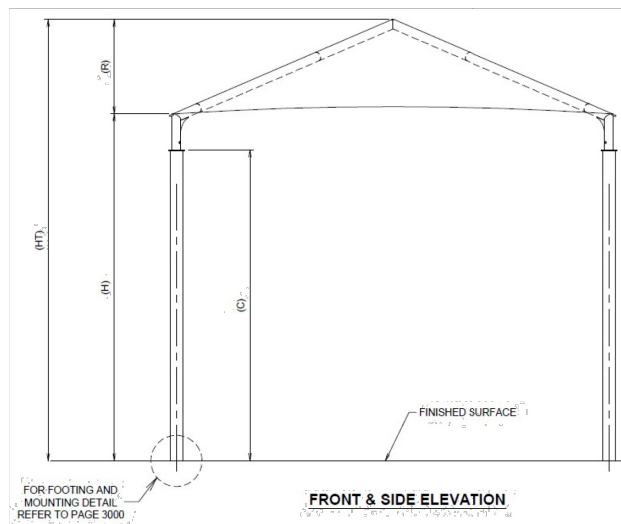
A2 5" PEDESTRIAN CONCRETE PAVING
1 1/2"=1'-0" PVMT_CONC_5IN_PEDESTRIAN_PAVING



A4 DECOMPOSED GRANITE SURFACING
3"=1'-0" L_DEC-GRN-SURF

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CUSTOMER NAME: TC Community Pool Renovation
PROJECT NAME: TC Community Pool Renovation
LOCATION: Trophy Club TX
CONFIGURATION #: Q-103078



GENERAL NOTES

DESIGN LOADS

BUILDING CODE: INTERNATIONAL BUILDING CODE 2018
LIVE LOADS: 5 PSF
SNOW LOAD: 5 PSF
WIND LOADS: 115 MPH*
3-Sec. Gust. RISK CATEGORY II & EXPOSURE C

* 115 MPH ACCORDING TO THE BASIC WIND SPEED MAPS OF ASCE 7-16 IS EQUIVALENT TO THE ALLOWABLE STRESS DESIGN WIND SPEED OF 90 MPH ACCORDING TO ASCE 7-05 AND IBC 2018 EQ 16-33.

ESTIMATED STEEL WEIGHT

Total Structure Weight	483 lbs
Single Column Weight	71.6 lbs
Total Upper Frame Weight	83.7 lbs
Steel Sizes	3.5 GA 08 Round Tubing

TABLE OF DIMENSIONS

L	H	R	HT	D	EL
12' 0"	10' 0"	2' 7"	12' 7"	17' 0"	7' 8"



CORPORATE HEADQUARTERS
2580 Esters Blvd, Ste 100
DFW Airport, TX 75261
800-986-5005

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CUSTOMER NAME: TC Community Pool Renovation
PROJECT NAME: TC Community Pool Renovation
LOCATION: Trophy Club TX
CONFIGURATION #: Q-103078

REINFORCED CONCRETE NOTES

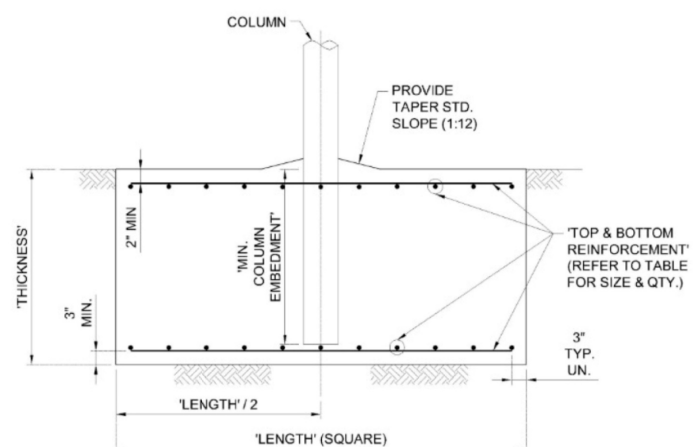
- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
 - 28 DAY STRENGTH: 2500 PSI
 - SLUMP: 3-5
 - PORTLAND CEMENT SHALL CONFORM TO C-150
 - AGGREGATE SHALL CONFORM TO ASTM C-33
- ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60, AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).
- ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090, ASTM C1107, WHEN APPLICABLE.
- SOIL PARAMETERS FOR FOOTING ANALYSIS: TABLE 1809.2, CLASS : 5 - 1500(PSF)
- FOR SPREAD FOOTING, EDGE OF COLUMN OR ANCHOR BOLTS MUST BE SET AT LEAST 12" FROM THE EDGE OF SPREAD FOOTING EDGE.
- SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.

TABLE FOR NON-CONSTRAINED DRILLED PIER FOOTING							
DIAMETER	DEPTH	VERTICAL REBAR	TIES		MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS & SURFACE)	
(FT)	(FT)	QTY.	SIZE	QTY.	Ø LOOP (FT)	SIZE	(IN)
1.5	4.0	5	#5	8	1.0	#3	19

TABLE FOR NON-CONSTRAINED SPREAD FOOTING							
LENGTH	THICKNESS	TOP AND BOTTOM REINFORCEMENT		MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS & SURFACE)		
(FT)	(FT)	QTY.	SIZE	SPACING (IN)	(IN)	(IN)	
3	3.00	4	#5	@ 10"	O.C.E.W.	33	19

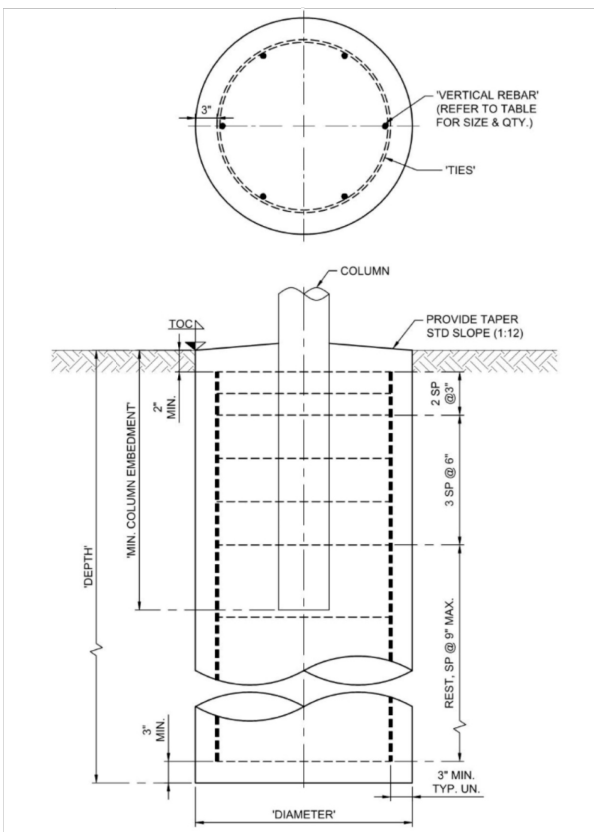
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NOTE: ADDITIONAL INSTALLATION COSTS FOR SPREAD FOOTING



SPREAD FOOTING TYPE

EMBEDDED
REFER TO TABLE FOR VARIABLE DIMENSIONS



DRILLED PIER FOOTING TYPE

EMBEDDED
REFER TO TABLE FOR VARIABLE DIMENSIONS & QTY.



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Trophy Club Community Pool Renovation

Trophy Club, TX



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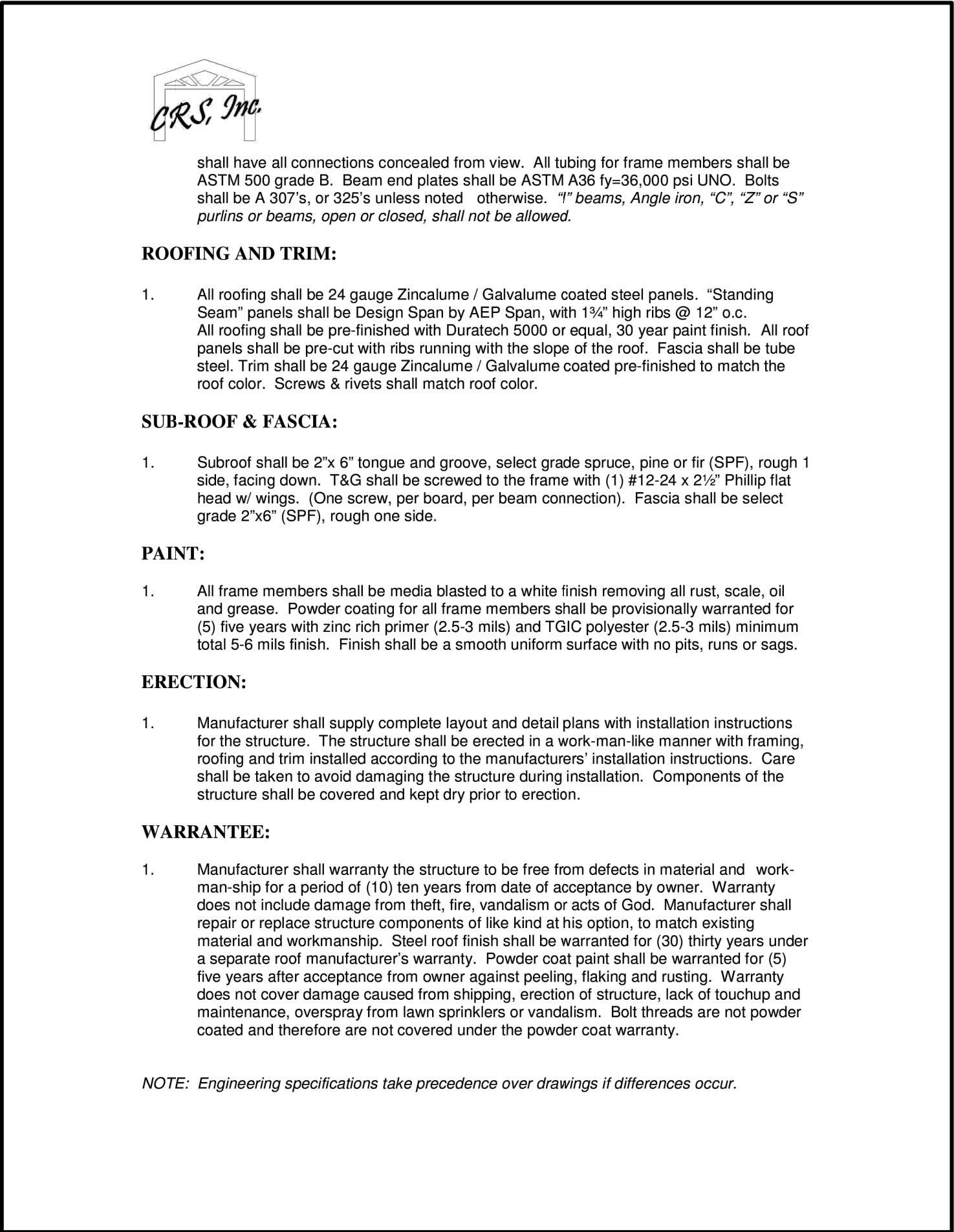
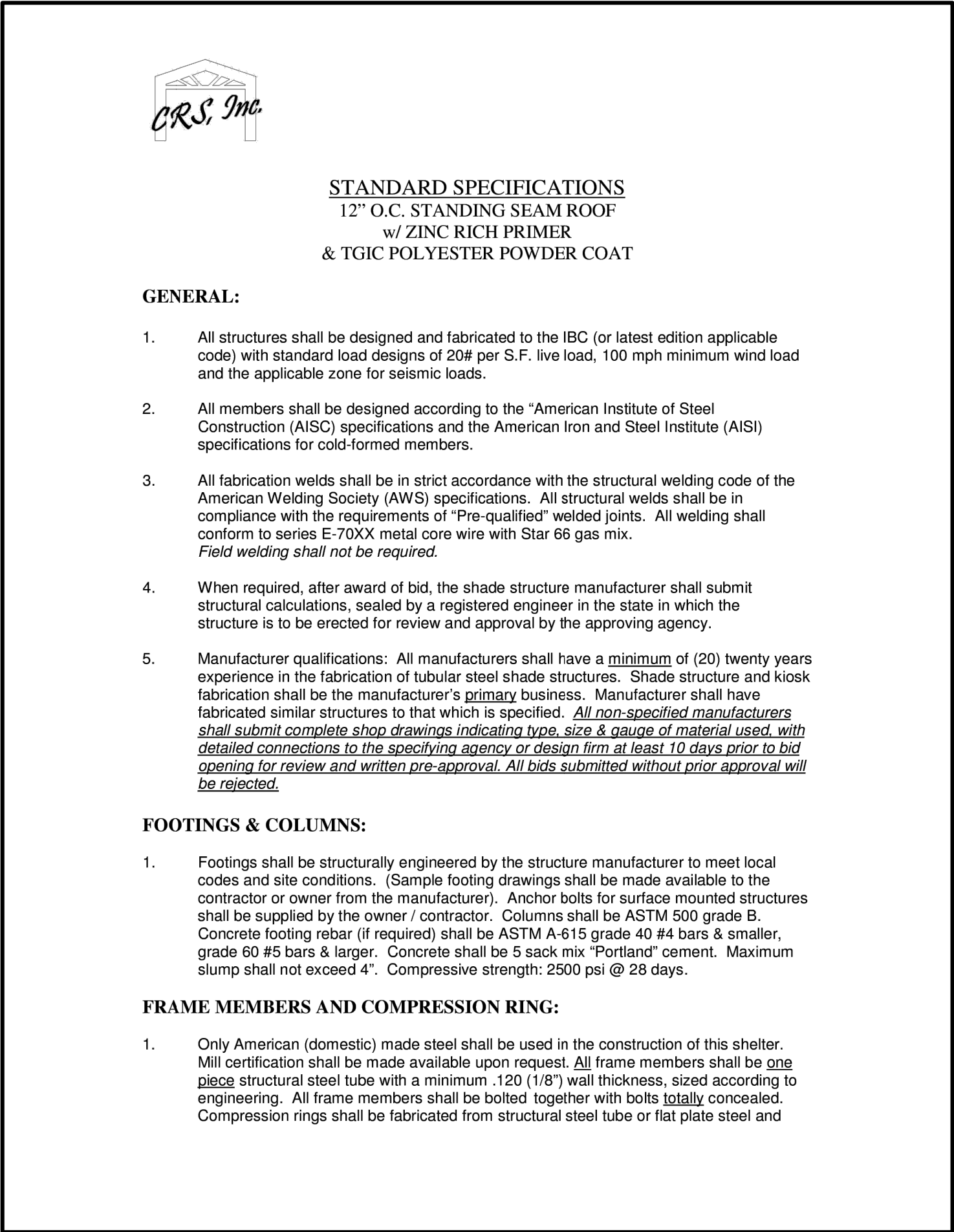
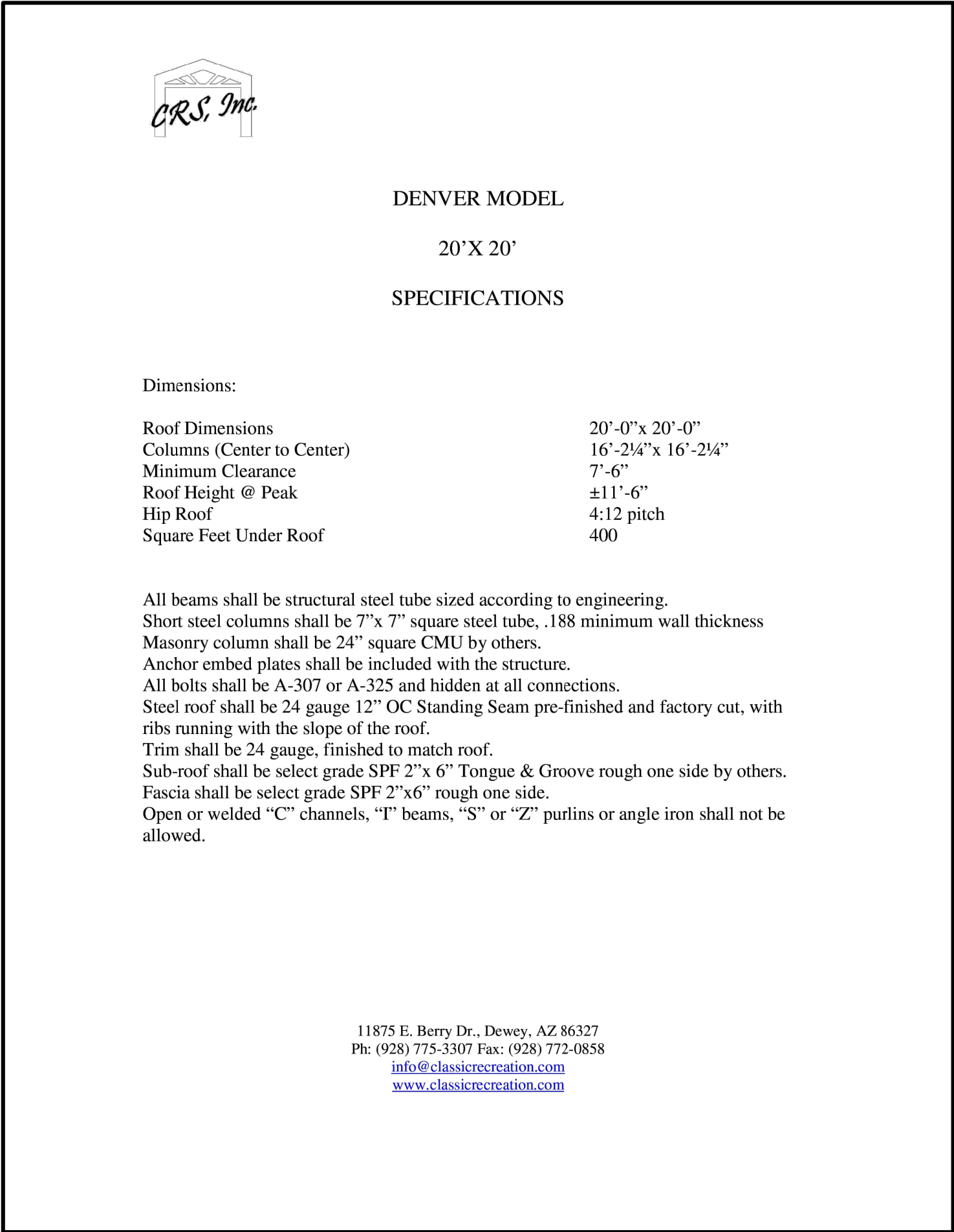
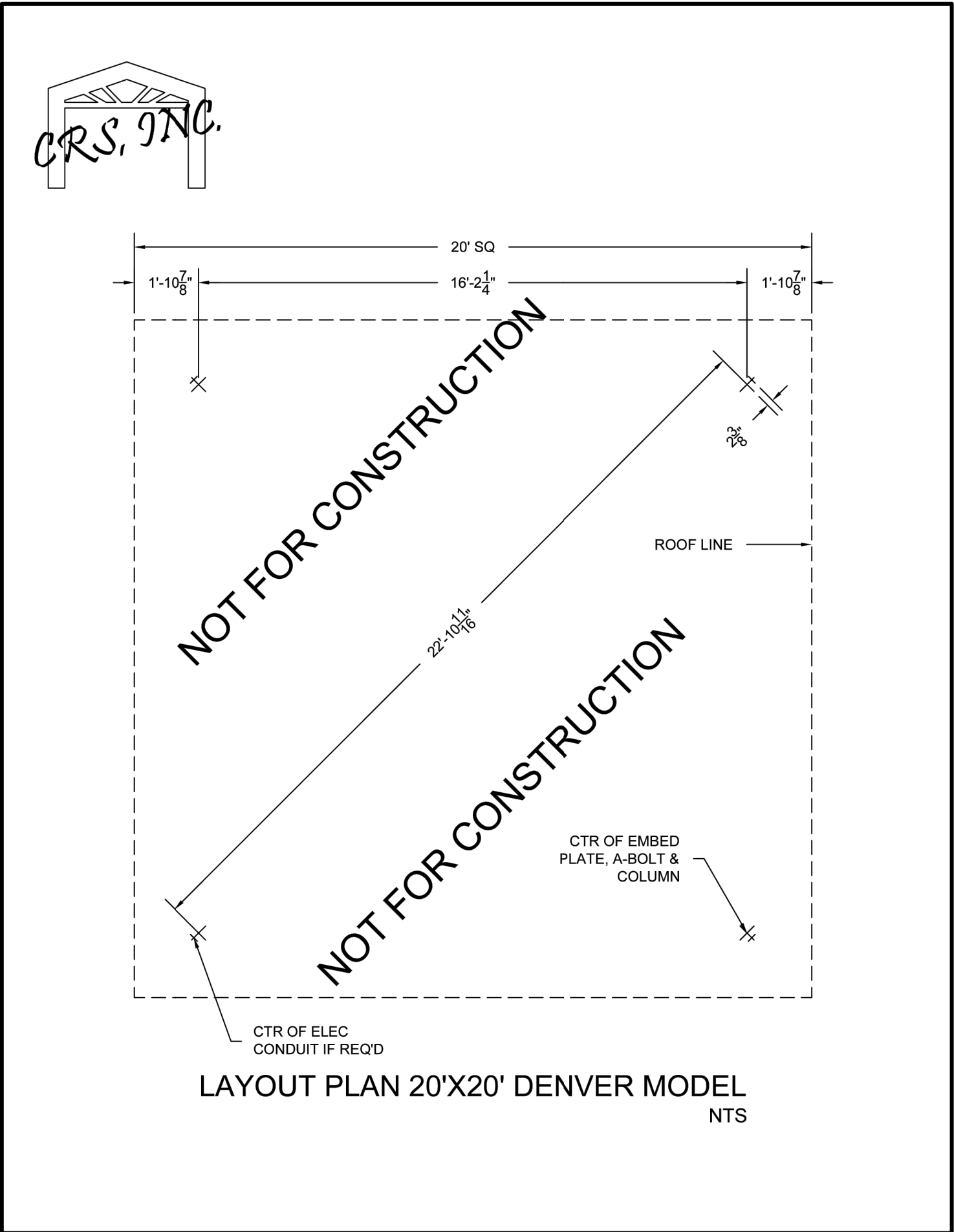
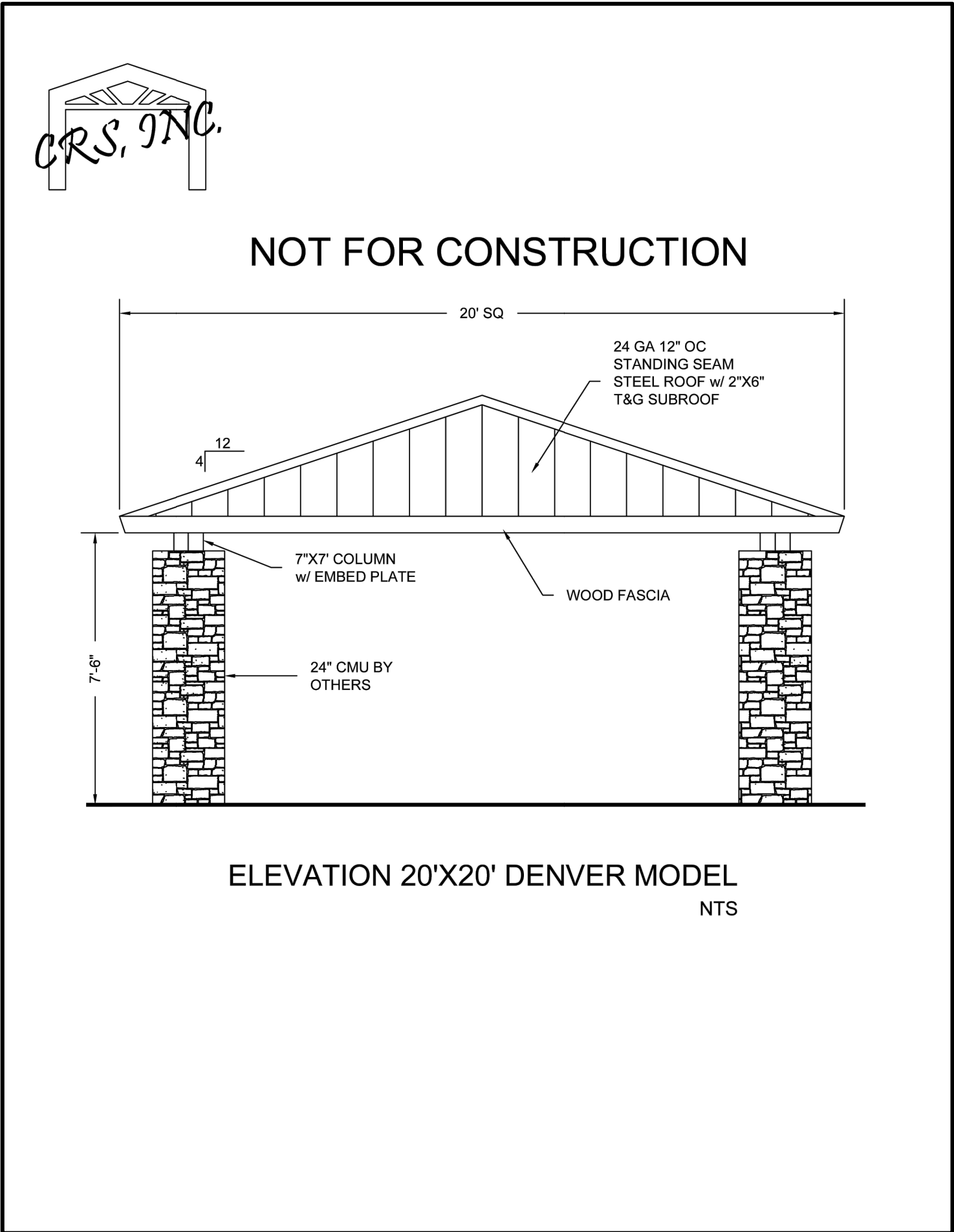
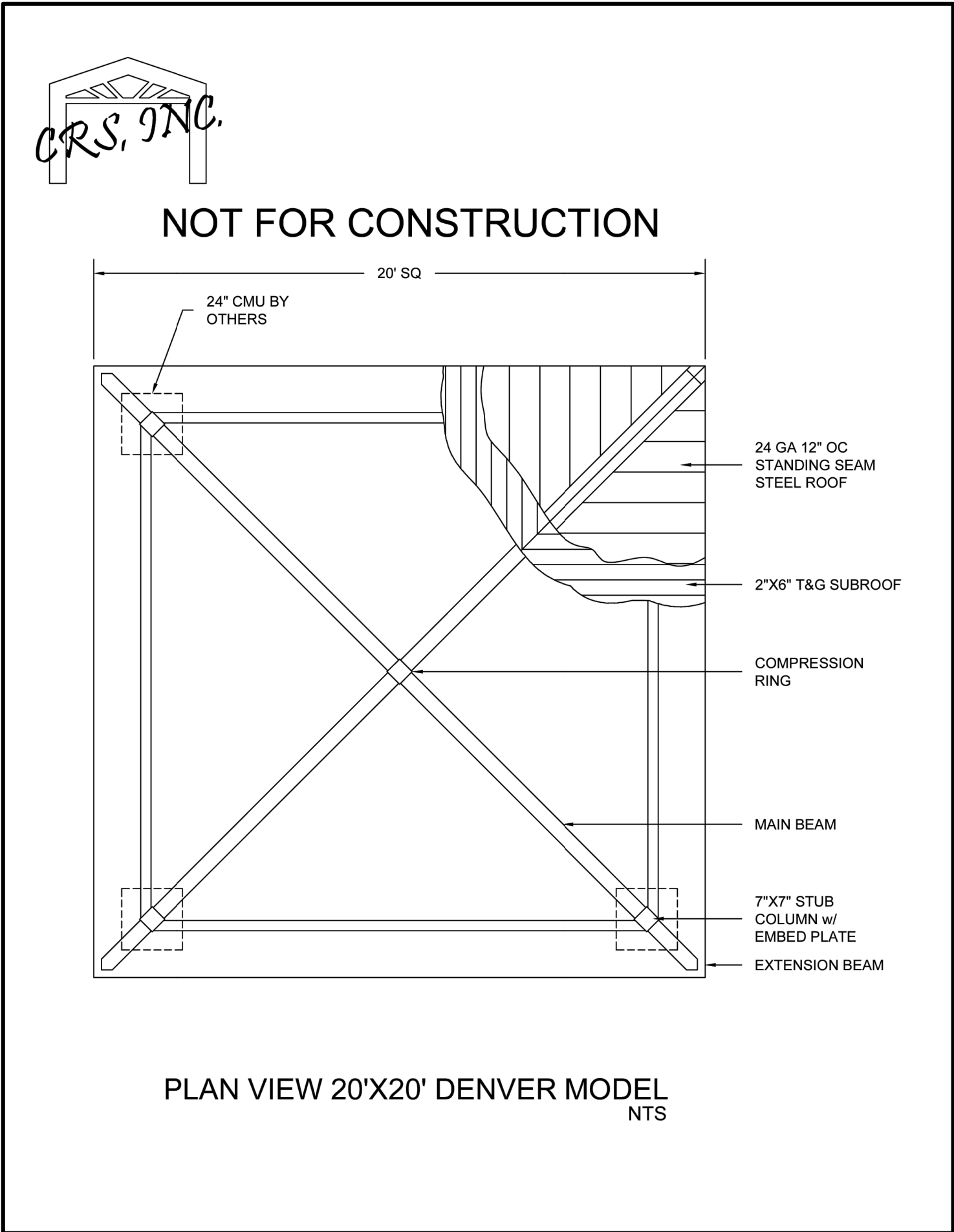
DATE DESCRIPTION

Cabana Options

LD510

A1 12'X12' PYRAMID
NOT TO SCALE

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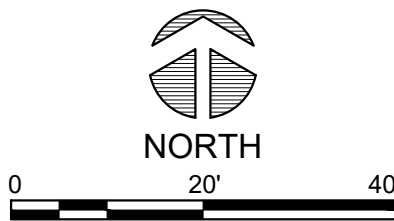
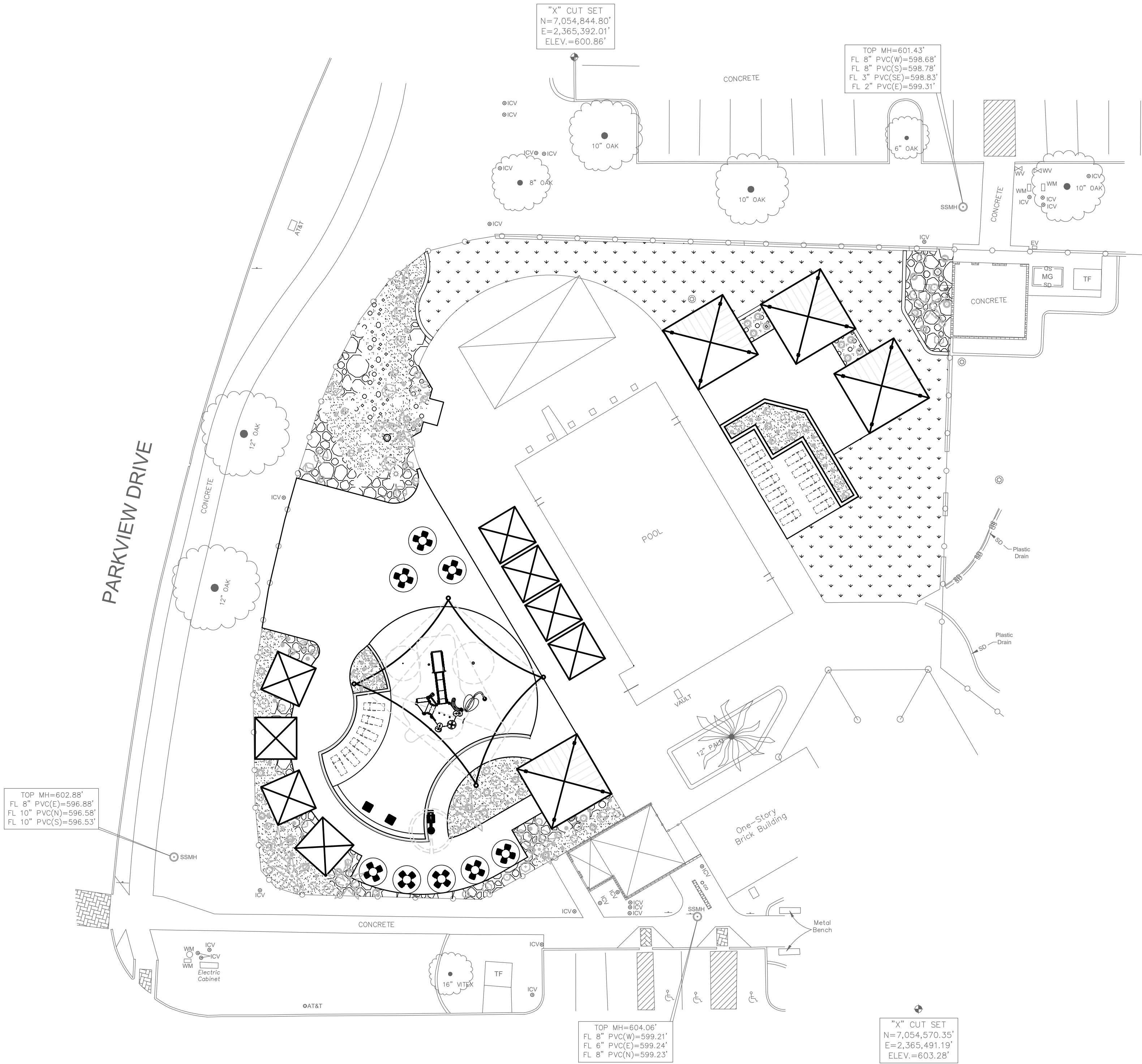
PROJECT NO.
42997.24

- 06/23/2025 90% CD Design Review
DATE DESCRIPTION

20ft x 20ft
Group Pavilion

LD511

A:\2024\42997.24\03_DSGN01_DWG\060_LAND06_SHEETS\LI100_IRRIGATION\PLAN.DWG, 6/19/2025 2:18:31 PM, JRWilliams



CONTROL POINT #1 "X" CUT FND.	CONTROL POINT #2 "X" CUT FND.	CONTROL POINT #3 CoM GPS Mon. #43
N - 7125005.56 E - 2549220.74 ELEV. - 564.79	N - 7124814.87 E - 2548561.04 ELEV. - 579.68	N - 7124848.88 E - 2547677.32 ELEV. - 586.46

EXISTING UTILITIES
CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

Trophy Club Community
Pool Renovation

Trophy Club, TX



CLIENT

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.

42997.24

- 06/23/2025 90% CD Design Review

DATE DESCRIPTION

Irrigation
Plan

LI100

Trophy Club Community
Pool Renovation

Trophy Club, TX



CLIENT
Town of Trophy Club

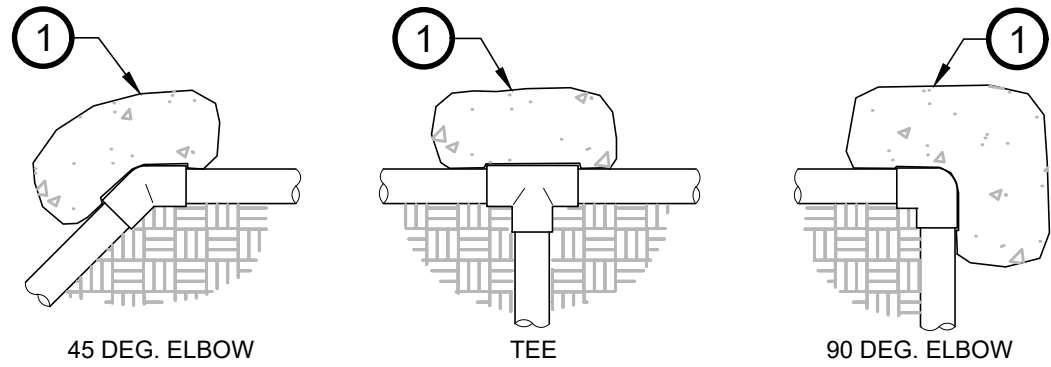
1 Trophy Wood Drive
Trophy Club, TX 76262

PROJECT NO.
42997.24

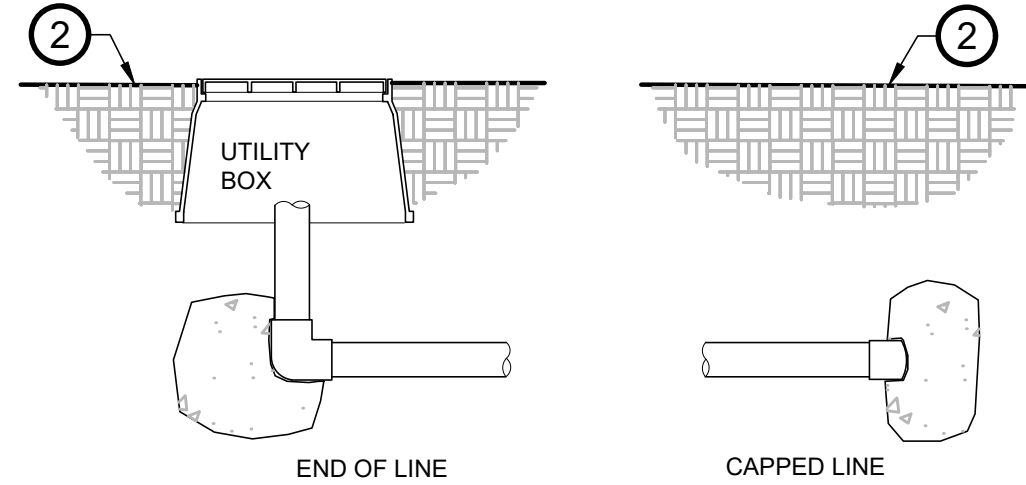
06/23/2025 90% CD Design Review
DATE DESCRIPTION

Irrigation
Details

LI500



PLAN VIEWS

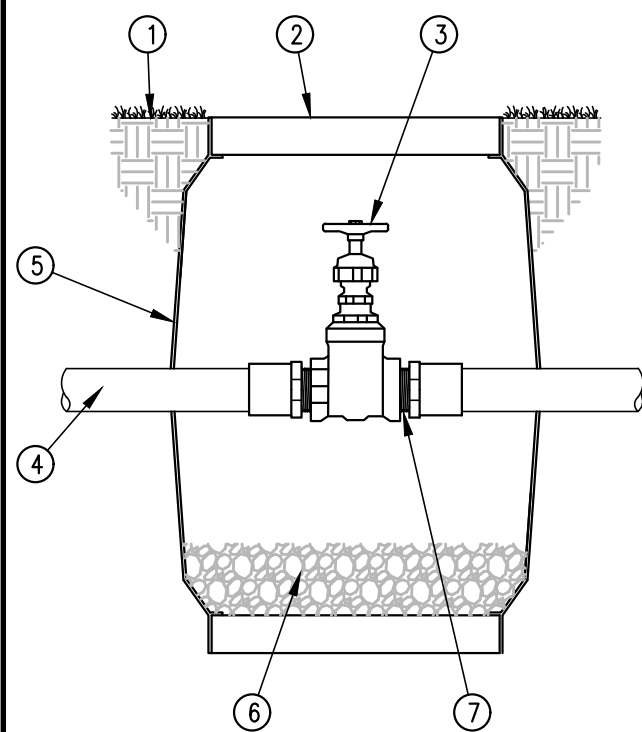


SECTION VIEWS

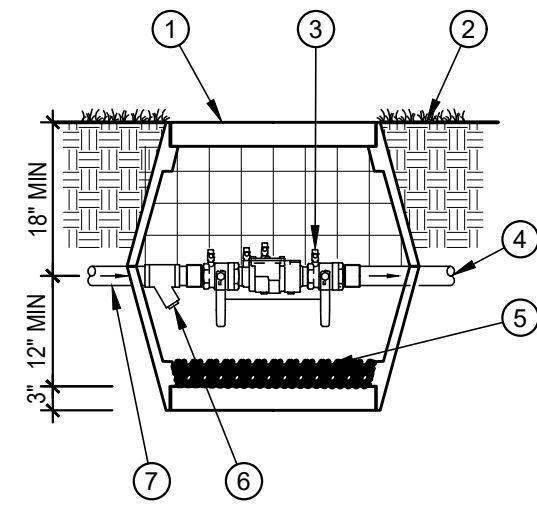
- 1 POURED IN-PLACE CONCRETE, 120 LBS. MINIMUM, TYPICAL
- 2 FINISHED GRADE

C1 THRUST BLOCKING
3/4" = 1'-0"

FX-IR-FX-AUXEQ-11

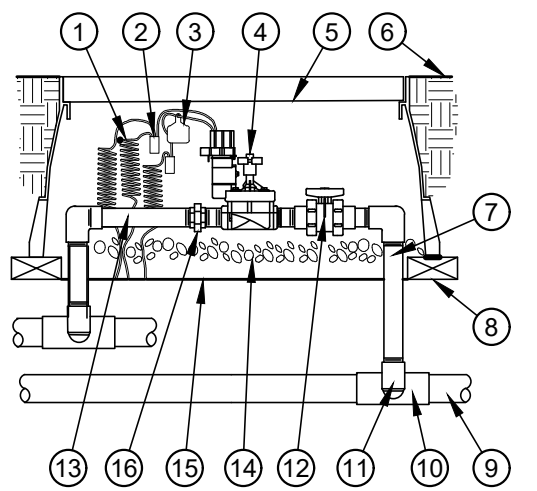


- 1 FINISH GRADE
- 2 (2) COMMERCIAL GRADE RECTANGULAR VALVE BOXES WITH COVER
- 3 GATE VALVE
- 4 MAINLINE PIPE
- 5 VALVE BOX EXTENSIONS AS NEEDED TO EXTEND TO MAINLINE DEPTH
- 6 4" DEPTH WASHED GRAVEL
- 7 THREADED MALE ADAPTER W/ TEFLON TAPE

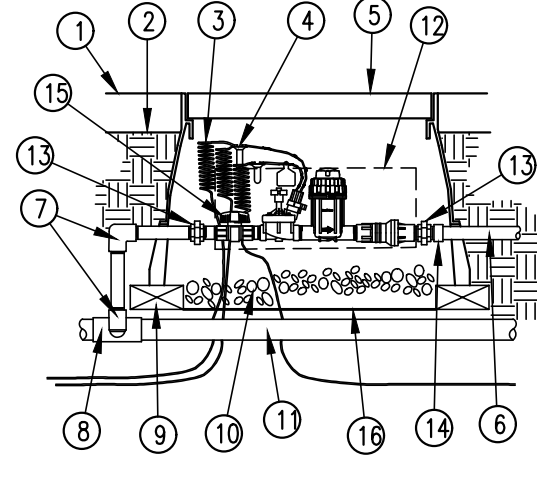


- 1 (2) JUMBO COMMERCIAL RECTANGULAR VALVE BOX AND COVER WITH EXTENSIONS AS NECESSARY TO EXTEND A MINIMUM OF 12" BEYOND MAINLINE DEPTH
- 2 FINISH GRADE
- 3 DOUBLE CHECK VALVE ASSEMBLY
- 4 MAINLINE PIPE
- 5 3/4-INCH WASHED GRAVEL, MINIMUM 3-INCH DEPTH
- 6 WYE STRAINER
- 7 MAIN SUPPLY LINE

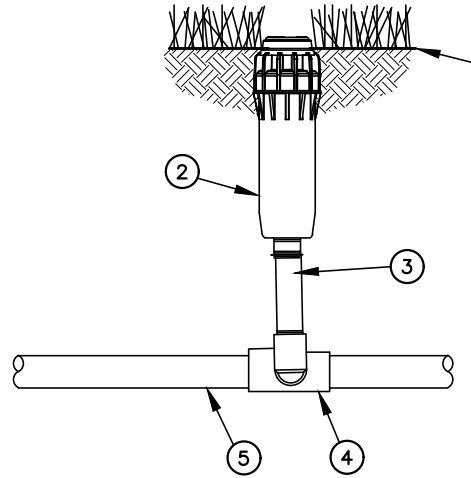
NOTE:
ATTACHED VALVE BOXES TOGETHER USING
SCREWS AND DRILL HOLES IN BOTTOM LID
TO ALLOW FOR DRAINAGE



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 3M DBY WATER PROOF CONNECTION (1 OF 2)
- 3 ID TAG
- 4 REMOTE CONTROL VALVE
- 5 12" RECTANGULAR VALVE BOX WITH COVER
- 6 FINISH GRADE
- 7 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 8 BRICK (1 OF 4)
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 TEE OR ELL
- 11 SCH 80 NIPPLE (2 -INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 12 PVC SCH 80 TRUE UNION BALL VALVE
- 13 PVC LATERAL PIPE
- 14 3.0-INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
- 15 LANDSCAPE FABRIC
- 16 PVC SCH 80 TRUE UNION



- 1 TOP OF MULCH
- 2 FINISH GRADE
- 3 30" LENGTH COILED WIRE TYP.
- 4 WATERPROOF CONNECTION
- 5 VALVE BOX W/ COVER
- 6 LATERAL PIPE
- 7 PVC SCH 40 ELL
- 8 PVC SCH 40 TEE
- 9 BRICK (1 OF 4)
- 10 3" MIN DEPTH 3/4" WASHED GRAVEL
- 11 MAINLINE PIPE
- 12 RAIN BIRD MODEL XCZ-100-B-COM
- 13 PVC SCH 80 UNION
- 14 PVC SCH 40 MALE ADAPTER
- 15 BALL VALVE
- 16 WEED CONTROL FABRIC



- 1 FINISH GRADE
- 2 ROTOR POP-UP SPRINKLER
- 3 RISER-NO SWING JOINTS ALLOWED
- 4 PVC SCH 40 TEE OR ELL
- 5 LATERAL PIPE

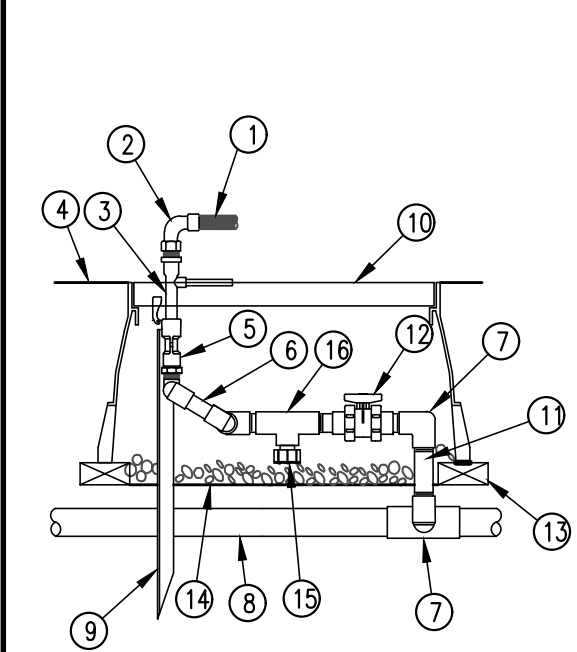
B1 SHUT OFF VALVE
1 1/2"=1'-0"

B2 DOUBLE CHECK ASSEMBLY
1/2"=1'-0"

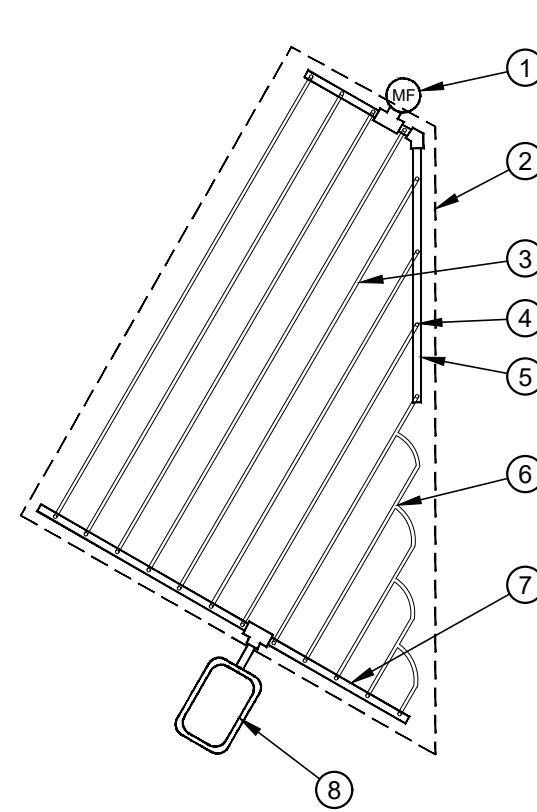
B3 VALVE DETAIL
1/2"=1'-0"

B4 DRIP CONTROL VALVE
1/2"=1'-0"

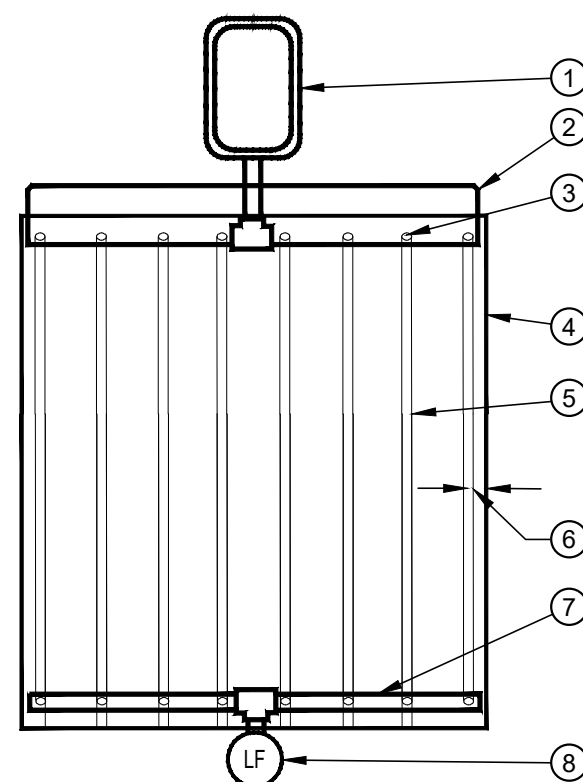
B5 ROTOR HEAD
1/2"=1'-0"



- 1 GARDEN HOSE
- 2 SWIVEL HOSE ELL
- 3 COUPLER
- 4 FINISHED GRADE
- 5 QUICK COUPLING VALVE
- 6 1-1/2" SWING JOINT ASSEMBLY AS PER SPECIFICATIONS
- 7 PVC SCH 40 TEE OR ELL
- 8 PVC MAINLINE PIPE
- 9 2"x2"x1/4" STL. ANGLE, EXTEND 36" INTO GROUND
- 10 VALVE BOX WITH COVER
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 80 TRUE UNION BALL VALVE
- 13 BRICK (1 OF 4)
- 14 LANDSCAPE FABRIC
- 15 FILTERED DRAIN VALVE RAIN BIRD 16A-FDV
- 16 PVC SCH 40 TEE

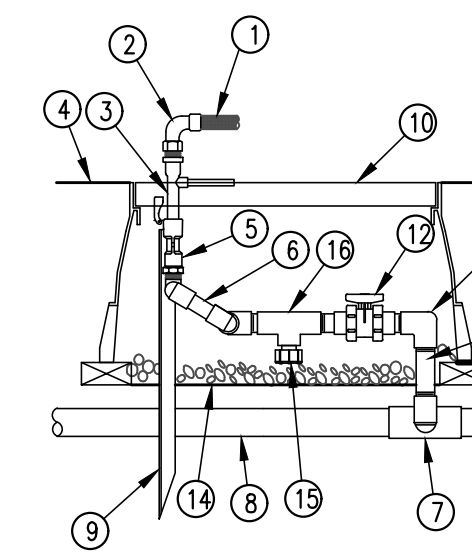


- 1 MANUAL FLUSH VALVE PLUMBED TO PVC
- 2 AREA PERIMETER
- 3 DRIPPERLINE
- 4 LATERAL START CONNECTION MALE ADAPTER
- 5 EXHAUST HEADER
- 6 LATERAL TEE
- 7 SUPPLY HEADER
- 8 REMOTE CONTROL VALVE WITH FILTER

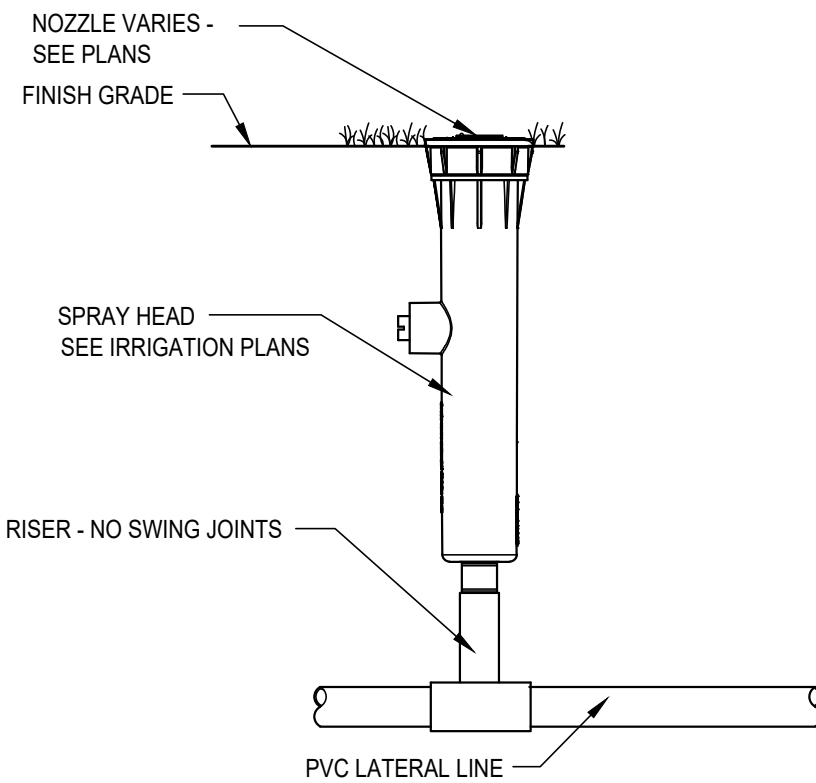


NOTE:
1. INSTALL ACCORDING TO MANUFACTURER'S
SPECIFICATIONS

- 1 REMOTE CONTROL VALVE
- 2 PVC OR POLY SUPPLY HEADER
- 3 TECHLINE START CONNECTION MALE ADAPTER
- 4 IRRIGATED AREA PERIMETER
- 5 TECHLINE TUBING LATERAL
- 6 PERIMETER LATERALS 4" OR 6" FROM IRRIGATED AREA EDGE
- 7 PVC OR POLY EXHAUST HEADER
- 8 FLUSH CAP, INSTALL PER MANUFACTURER'S INSTRUCTIONS IN VALVE BOX



- 1 GARDEN HOSE
- 2 SWIVEL HOSE ELL
- 3 COUPLER
- 4 FINISHED GRADE
- 5 QUICK COUPLING VALVE
- 6 1-1/2" SWING JOINT ASSEMBLY AS PER SPECIFICATIONS
- 7 PVC SCH 40 TEE OR ELL
- 8 PVC MAINLINE PIPE
- 9 2"x2"x1/4" STL. ANGLE, EXTEND 36" INTO GROUND
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- 16 PVC SCH 40 TEE



- 1 GARDEN HOSE
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- 13 BRICK (1 OF 4)
- 14 LANDSCAPE FABRIC
- 15 FILTERED DRAIN VALVE RAIN BIRD 16A-FDV
- 16 PVC SCH 40 TEE

A1 QUICK COUPLER VALVE
NTS

A2 IRREGULAR DRIP AREA
1/8"=1'-0"

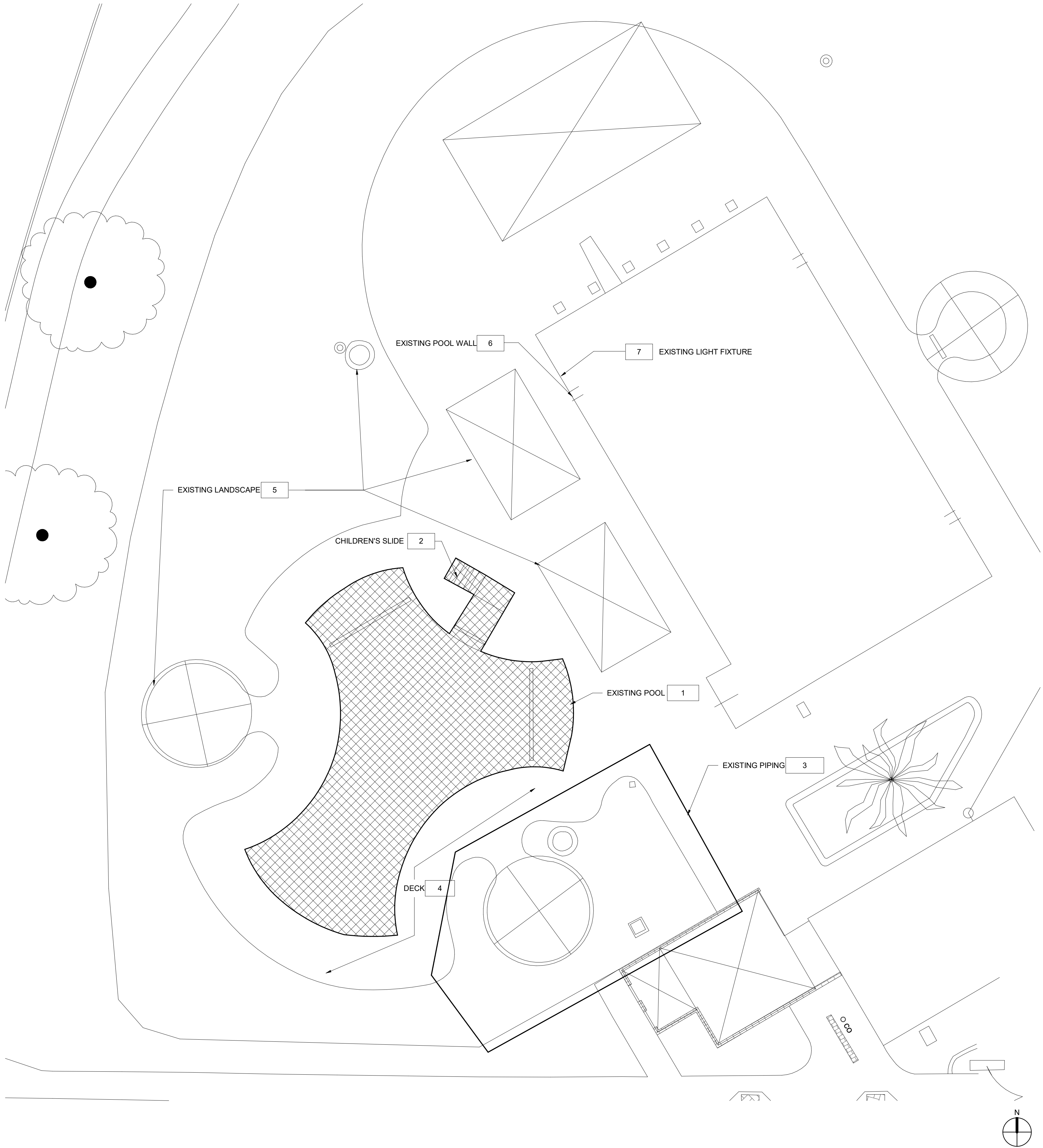
A3 DRIP DETAIL
1/2"=1'-0"

A4 QUICK COUPLER
1/2"=1'-0"

A5 POP-UP SPRAY / BUBBLER HEAD
3"=1'-0"

6/20/2025 11:31:37 AM

1 OVERALL DEMOLITION LAYOUT
D100 PLAN VIEW
1" = 10'-0"



SCHEDULE - SHEET LIST	
SHEET NO.	SHEET NAME
D100	DEMOLITION PLAN
D101	DEMOLITION DETAILS
PL100	OVERALL AQUATIC PLAN
PL101	GENERAL DETAILS AND SCHEDULES
PL110	POOL A - LEISURE POOL PLAN
PL111	POOL A - LEISURE POOL DIMENSION PLAN
PL112	POOL A - LEISURE POOL SECTIONS
PL113	POOL A - LEISURE POOL DETAILS
PL114	POOL A - LEISURE POOL DETAILS
PL120	POOL B - SLIDE COMPLEX
PL121	POOL B - SLIDE COMPLEX DETAILS
PL200	STRUCTURAL NOTES, PLAN(S) AND SCHEDULE
PL201	STRUCTURAL PLAN(S) AND SECTIONS
PL210	STRUCTURAL DETAILS
PL300	EXISTING PIPING PLAN
PL301	GENERAL NOTES
PL310	POOL A PIPING PLAN
PL320	POOL B PIPING PLAN
PL401	MECHANICAL DETAILS
PL402	MECHANICAL DETAILS
PL510	POOL A MECHANICAL SCHEMATIC (UV REPLACEMENT)
PL520	EXISTING LAP POOL MECHANICAL SCHEMATIC (UV REPLACEMENT)

GENERAL DEMOLITION NOTES:

- ALL CONDITIONS SHOWN ON THIS DRAWING ARE EXISTING. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF INFORMATION SHOWN. ORIGINAL CONSTRUCTION DOCUMENTS FOR EXISTING FACILITY ARE ON FILE AT THE OWNER'S OFFICE FOR REVIEW. CONTRACTORS ARE RESPONSIBLE TO VISIT THE SITE AND REVIEW ALL DOCUMENTS PRIOR TO SUBMITTING THEIR BID TO COMPLETELY FAMILIARIZE THEMSELVES WITH ALL CONDITIONS.
- DEMOLITION DRAWINGS ARE INTENDED TO BE SCHEMATIC IN NATURE, AND MAY NOT DESCRIBE ALL MISCELLANEOUS WORK NECESSARY TO COMPLETE THE DEMOLITION AND NEW WORK. CONTRACTOR SHALL INCLUDE THIS MISCELLANEOUS NECESSARY WORK IN BASE BID.
- CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING POOL EQUIPMENT WITHIN THE LIMITS INDICATED WITH HATCHING (). SEE DRAWING NOTES FOR EQUIPMENT THAT SHALL BE REUSED IN PLACE AND EQUIPMENT THAT SHALL BE RELOCATED AND REUSED.
- CONTRACTOR TO VERIFY ASBESTOS TEST REQUIREMENTS AND CONDUCT ANY REQUIRED TESTING PRIOR TO CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON THE PLAN, CONTRACTOR SHALL DISPOSE OF ALL REMOVED EQUIPMENT AND MATERIALS IN A LEGAL MANNER OFF SITE. COPIES OF ALL MANIFESTS SHALL BE GIVEN TO THE OWNER SHOWING FINAL DISPOSAL LOCATION OF ALL MATERIALS.
- CONTRACTOR SHALL MAINTAIN DUST CONTROL INSIDE AND OUTSIDE OF THE BUILDING AT ALL TIMES.
- CONTRACTOR SHALL PROTECT ALL CATCH BASINS, SEWER INLETS, ETC., FROM DEBRIS AND SEDIMENTATION DURING DEMOLITION.
- CONTRACTOR SHALL LIMIT DISRUPTION TO THE INDICATED WORK AREA, AND TAKE CARE TO PROTECT, AND NOT DISRUPT, THE SURROUNDING AREA.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND TERMINATING EXISTING ELECTRICAL POWER, WATER, AND GAS LINES WITH LOCAL UTILITIES.
- REFER TO STRUCTURAL SD SERIES DRAWINGS, MECHANICAL MD SERIES DRAWINGS, ELECTRICAL ED SERIES DRAWINGS, AND PLUMBING PD SERIES DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
- REFER TO ALL OTHER DRAWINGS FOR FURTHER DETAIL ON NEW CONSTRUCTION REQUIREMENTS.

DEFINITIONS:

- REMOVE:** REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY.
- REMOVE AND SALVAGE:** ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNER'S PROPERTY. REMOVE, CLEAN, AND PACK OR CRATE ITEMS TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.
- REMOVE AND REINSTALL:** REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN THE SAME LOCATIONS OR IN LOCATIONS INDICATED.
- EXISTING TO REMAIN:** PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY THE OWNER OR ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
- ABANDON:** PERMANENTLY REMOVE FROM SERVICE AND MAINTAIN IN PLACE. FOR PIPING, ABANDONED PIPES SHALL BE BLOWN OUT, DISCONNECTED FROM OTHER PIPING AND DISCONNECTED FROM THE POOL WALL/TANK WALL. PIPING ENDS SHALL BE CAPPED ON BOTH ENDS. FOR PIPE PENETRATING FINISHED SURFACES, CUT BACK PIPE SUCH THAT CAPS ARE A MINIMUM OF 3" BELOW FINISHED SURFACE. COVER WITH NON-SHRINK, NON-METALLIC GROUT AND SPECIFIED FINISHES. ABANDONED PIPING SHALL BE IDENTIFIED IN RECORD DRAWINGS PROVIDED BY THE CONTRACTOR.

ACTIVITY POOL DEMOLITION NOTES

- REMOVE ACTIVITY POOL SHELL AND ALL POOL FEATURES
- REMOVE CHILDREN'S SLIDE AND PLATFORM
- EXISTING BELOW GRADE PIPING BETWEEN POOL MECHANICAL ENCLOSURE AND EXISTING POOL TO REMAIN. ABANDON EXISTING PIPING NOT IDENTIFIED FOR REUSE SEE PL300 FOR PIPE PLAN
- REMOVE DECK AS REQUIRED TO FACILITATE CONNECTION OF NEW PIPING TO EXISTING PIPING
- SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DECK AND LANDCAPING DEMOLITION
- SELECTIVELY REMOVE WALL SECTION AS REQUIRED FOR SLIDE SUMPS. SEE DETAIL D101
- REMOVE UNDERWATER LIGHT FIXTURE

MECHANICAL DEMOLITION NOTES

- REMOVE EXISTING UV FROM BOTH POOL MECHANICAL SYSTEMS.

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INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR PERMIT OR CONSTRUCTION PURPOSES.

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Pool Renovation
Trophy Club, TX



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100 Park Avenue | Beaver Dam, WI 53916
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TOWN OF TROPHY CLUB
1 TROPHY WOOD DRIVE TROPHY CLUB, TX 76262

PROJECT NO.

24327

6/20/2025 90% CONSTRUCTION DOCUMENTS

DATE DESCRIPTION

DEMOLITION PLAN

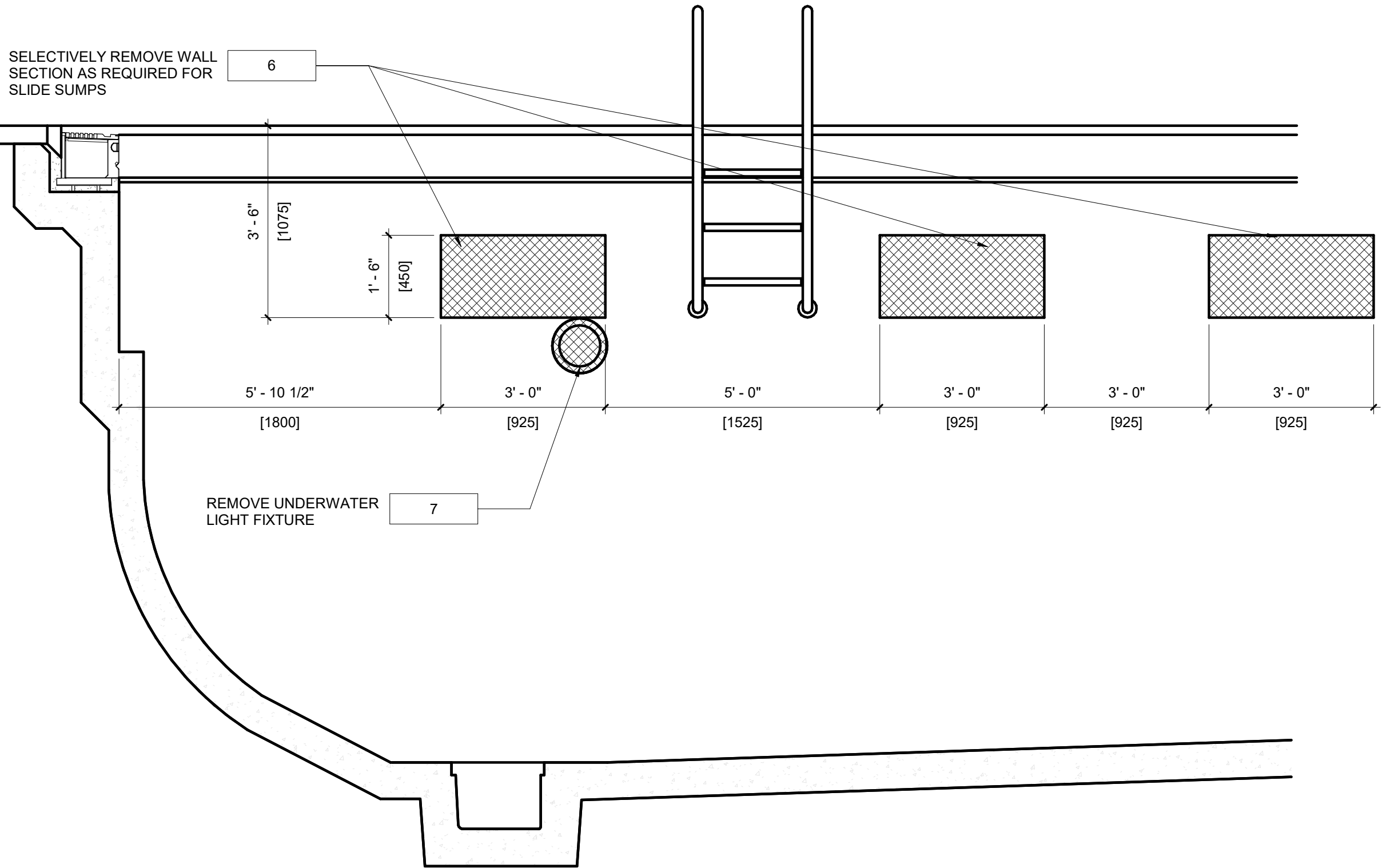
D100

ACTIVITY POOL DEMOLITION NOTES

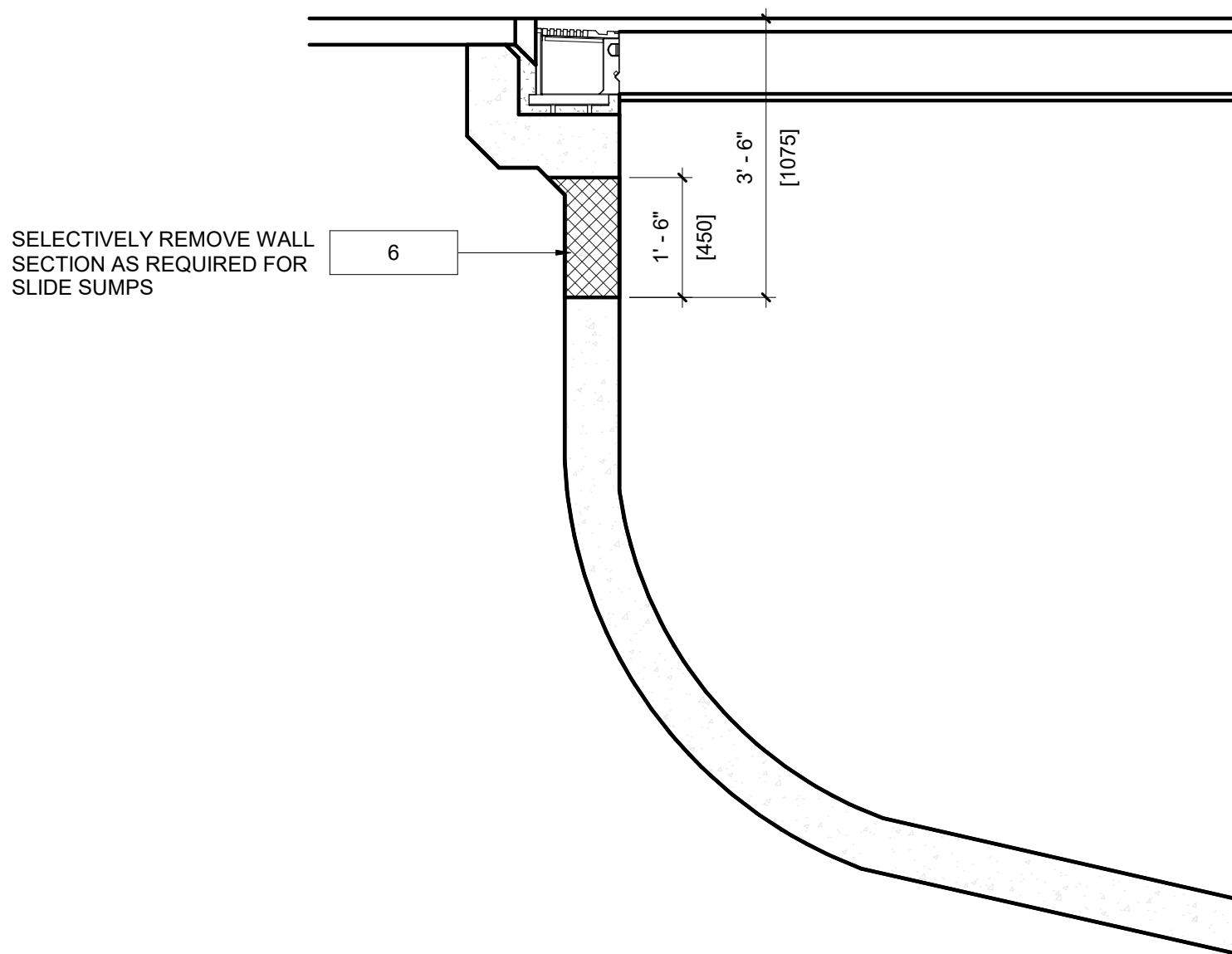
- 1
- REMOVE ACTIVITY POOL SHELL AND ALL POOL FEATURES
- 2
- REMOVE CHILDREN'S SLIDE AND PLATFORM
- 3
- EXISTING BELOW GRADE PIPING BETWEEN POOL MECHANICAL ENCLOSURE AND EXISTING POOL TO REMAIN. ABANDON EXISTING PIPING NOT IDENTIFIED FOR REUSE SEE PL300 FOR PIPE PLAN
- 4
- REMOVE DECK AS REQUIRED TO FACILITATE CONNECTION OF NEW PIPING TO EXISTING PIPING
- 5
- SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DECK AND LANDCAPING DEMOLITION
- 6
- SELECTIVELY REMOVE WALL SECTION AS REQUIRED FOR SLIDE SUMPS. SEE DETAIL D101
- 7
- REMOVE UNDERWATER LIGHT FIXTURE

MECHANICAL DEMOLITION NOTES

- 8
- REMOVE EXISTING UV FROM BOTH POOL MECHANICAL SYSTEMS.



FRONT VIEW



SIDE VIEW



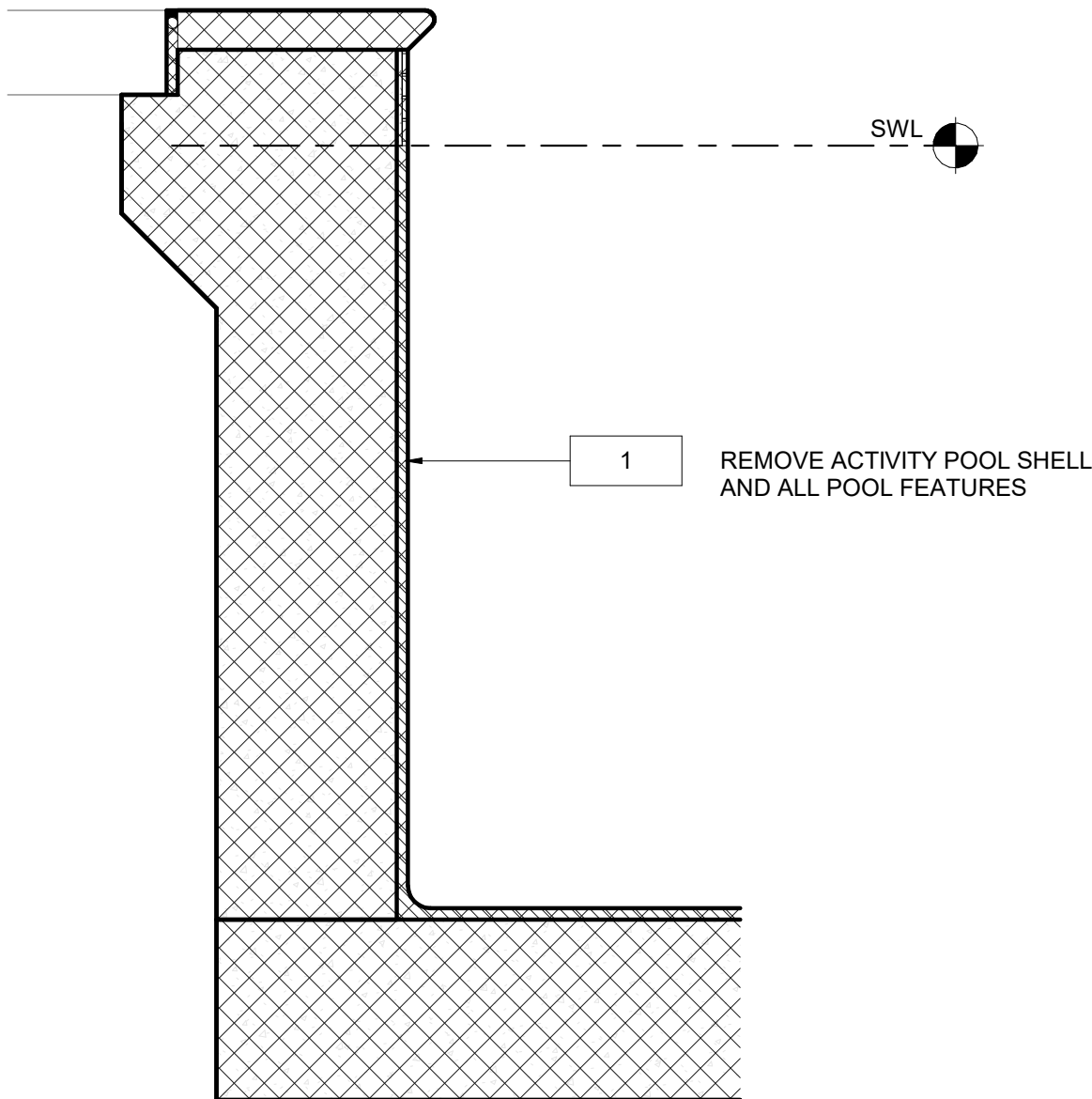
4 | ACTIVITY POOL AND FEATURES
D101
DETAIL VIEW
NOT TO SCALE



1 | ACTIVITY POOL AND FEATURES
D101
DETAIL VIEW
NOT TO SCALE



2 | CHILDREN'S SLIDE AND PLATFORM
D101
DETAIL VIEW
NOT TO SCALE



5 | EXISTING ACTIVITY POOL WALL
D101
DETAIL VIEW
1 1/2" = 1'-0"



3 | ACTIVITY POOL AND FEATURES
D101
DETAIL VIEW
NOT TO SCALE

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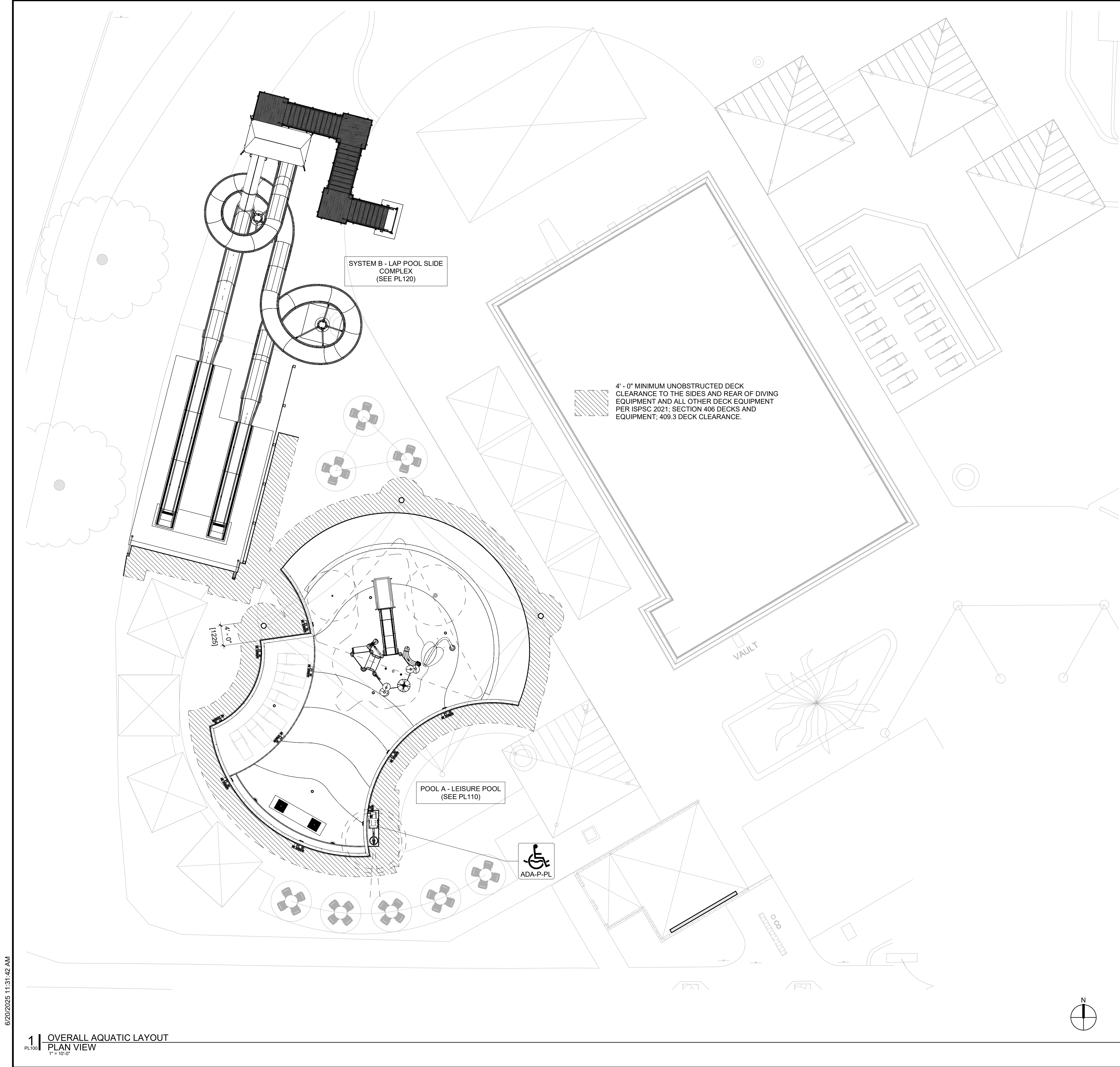
PROJECT NO.
24327

#	DATE	DESCRIPTION
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DEMOLITION DETAILS

D101

6 | EXISTING COMPETITION POOL WALL
D101
DETAIL VIEW
NOT TO SCALE



- GENERAL NOTES:**
1. LOCATE LIFEGUARD CHAIRS AS REQUIRED PER STATE AND LOCAL CODES AND PER OWNER'S SAFETY CONSULTANT.
 2. SCHEDULE QUANTITIES ARE SHOWN FOR VALUE ENGINEERING PURPOSES. IT IS THE INSTALLING CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES REQUIRED.
 3. CONTRACTOR SHALL CONTACT ENGINEER FOR ELECTRONIC DRAWING FILES PRIOR TO COMMENCING POOL STAKING WORK.
 4. ENGINEER WILL PROVIDE ELECTRONIC PLAN VIEW OF ALL POOLS IN AUTOCAD DRAWING FORMAT FOR CONTRACTOR'S USE TO LOCATE STRUCTURES AND RELATED POOL DECK EQUIPMENT.
 5. REFER TO PL100 SERIES DRAWINGS FOR ALL POOL PLAN INFORMATION, RELATED EQUIPMENT, AND DETAILS.
 6. REFER TO PL200 SERIES DRAWINGS FOR ALL POOL STRUCTURAL PLANS, RELATED INFORMATION, AND DETAILS.
 7. REFER TO PL300 SERIES DRAWINGS FOR ALL POOL AND DRAIN PIPING AND RELATED INFORMATION AND DETAILS.
 8. REFER TO PL400 SERIES DRAWINGS FOR ALL MECHANICAL EQUIPMENT INFORMATION AND RELATED DETAILS.
 9. REFER TO PL500 SERIES DRAWINGS FOR ELECTRICAL SCHEMATICS AND P&IDs.

CODES, STANDARDS AND REGULATIONS:
CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND STANDARDS LISTED BELOW AND ALERT THE ARCHITECT/ENGINEER TO CONFLICTS IN THE DRAWINGS

CODE JURISDICTION
TROPHY CLUB, TX, DENTON COUNTY

HEALTH & SAFETY CODE:
TEXAS DEPARTMENT OF STATE HEALTH SERVICES, TITLE 25, PART 1, CHAPTER 265, SUB CHAPTER L SWIMMING POOLS AND SPAS, EFFECTIVE 1/1/2023

PUBLIC INTERACTIVE WATER FEATURES AND FOUNTAINS:
TEXAS DEPARTMENT OF HEALTH SERVICES, TITLE 25, PART 1, CHAPTER 265 SUBCHAPTER M INTERACTIVE WATER FEATURES AND FOUNTAINS

MODEL CODES:
2021 INTERNATIONAL SWIMMING POOL AND SPA CODE

ACCESSIBILITY STANDARDS AND REGULATIONS:

UNITED STATES:
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
TEXAS ACCESSIBILITY STANDARDS

BATHER CAPACITY

BATHER CAPACITY IS CALCULATED IN ACCORDANCE WITH SECTION 403, TABLE 403.1 OF THE 2021 ISPSC CODE AS FOLLOWS:

1. POOL A:
 - a. 1902 (SF) SHALLOW WATER / 12 (SF/BATHER) = 158 BATHERS.
2. TOTAL 158 BATHERS.
3. SELF LIMITED BATHER CAPACITY: 62

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INTERIM REVIEW

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PROJECT NO.
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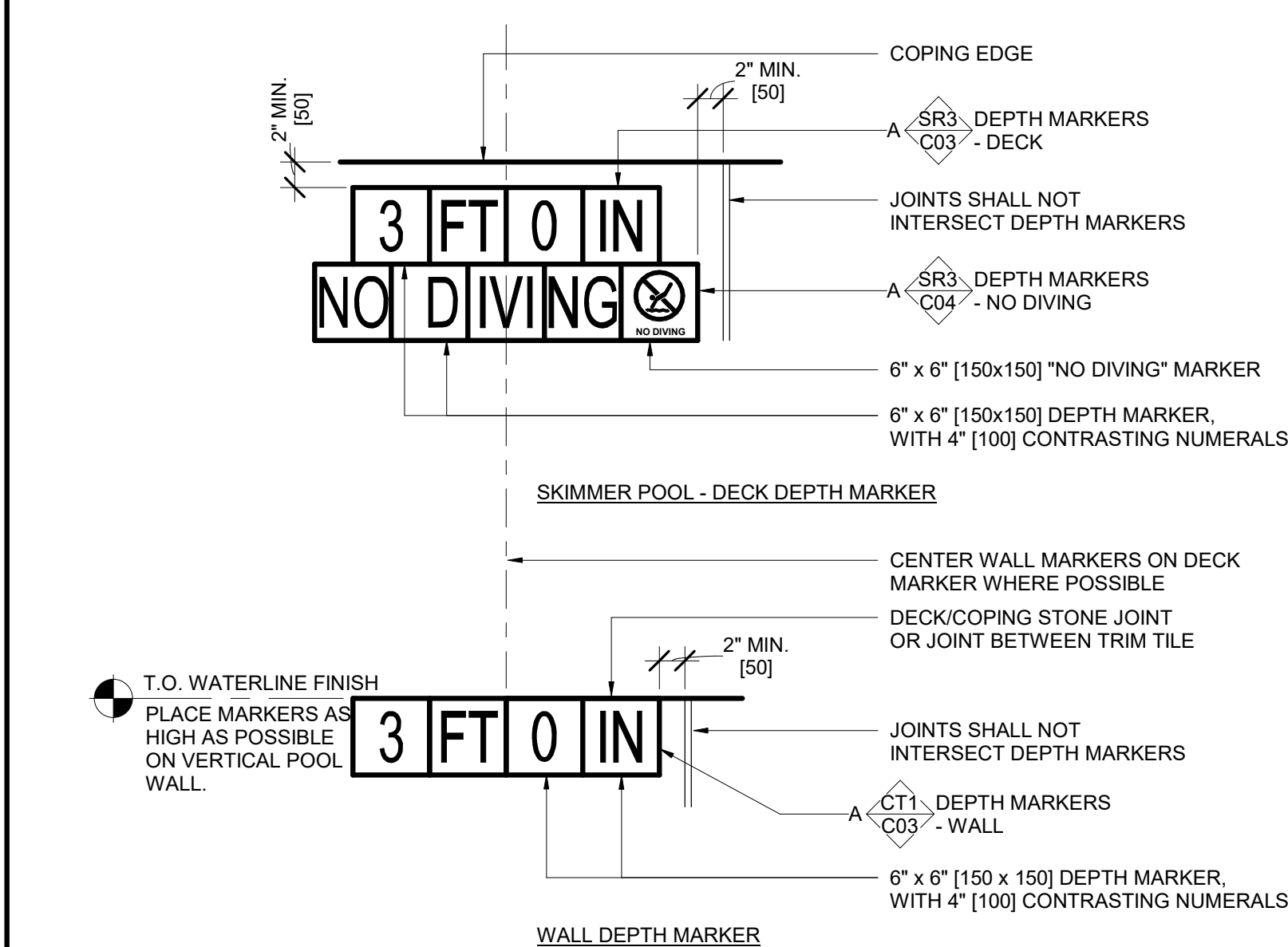
#	DATE	DESCRIPTION

OVERALL AQUATIC
PLAN

PL100

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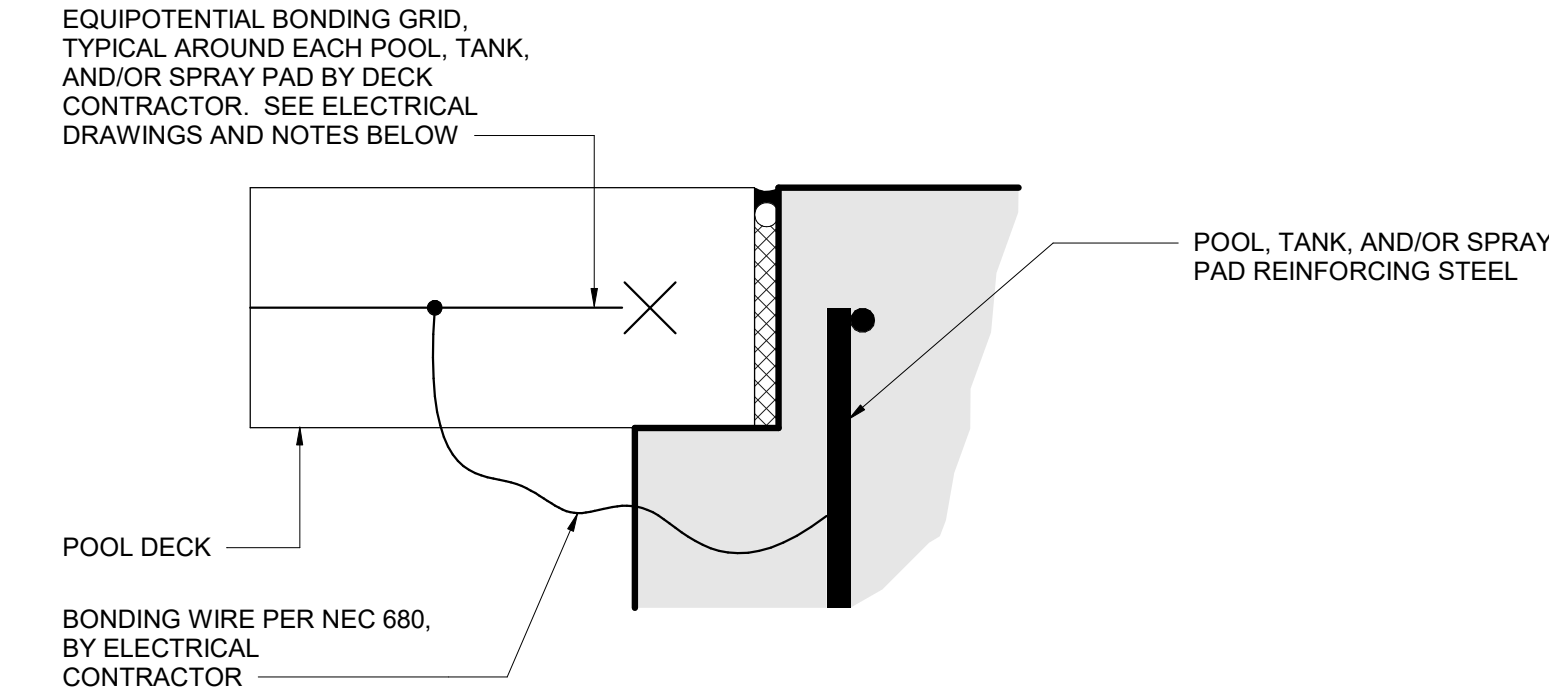
2 | POOL LIGHT DETAIL VIEW



- NOTES:**
1. - WALL DEPTH MARKER AT LOCATIONS AS INDICATED ON PLAN BY THIS SYMBOL.
 2. EXCLUDE "NO DIVING" MARKER TILES AT POOL WALL DEPTH MARKER LOCATIONS AND AT POOL DEPTHS GREATER THAN 5'-0".
 3. DEPTH MARKERS SHALL BE LEGIBLE FROM INSIDE THE POOL AND FROM THE POOL DECK.
 4. THE POOL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING MARKINGS ACCURATE TO WITHIN ONE INCH OF THE CONSTRUCTED WATER DEPTHS AT LOCATIONS INDICATED ON PLAN AT A MAX 25'-0" SPACING AND IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
 5. DEPTH MARKER TEXT SHALL INDICATE THE ACTUAL POOL DEPTH WITHIN 3" AT NORMAL OPERATING WATER LEVEL WHEN MEASURED 3'-0" FROM POOL WALL. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PROPER TEXT FOR EACH MARKER LOCATION.
 6. MARKINGS SHALL BE INSTALLED FLUSH WITH SURROUNDING SURFACES AND RECESSED IF NECESSARY.
 7. ALL MARKINGS INSTALLED ON HORIZONTAL SURFACES SHALL HAVE A SLIP RESISTANT FINISH.
 8. DEPTH MARKER SHALL BE LOCATED WITHIN 18" OF THE WATER'S EDGE AND IN THE TOP 4 1/2" OF THE POOL WALL JUST UNDER THE COPING.
 9. DEPTH MARKERS SHALL NOT BE PLACED ON THE DECK ABOVE ENTRY/EXITS INCLUDING STEPS, LADDERS, RECESSED TREADS, WATER LOUNGES AND BEACH ENTRIES OF THE POOL.
 10. DECK DEPTH MARKERS MUST BE LOCATED WITHIN 18" OF WATER'S EDGE.

3 | FINISH - DEPTH MARKER DECK & WALL DETAIL VIEW

1" = 1'-0"



- NOTES:**
1. THIS DETAIL IS INTENDED TO ILLUSTRATE THE EQUIPOTENTIAL BONDING GRID AROUND EACH POOL, TANK, AND/OR SPRAY PAD AS REQUIRED BY NEC 680.
 2. THE GRID SHALL CONFORM TO ALL NEC 680 REQUIREMENTS.
 3. PER NEC 680, THE GRID SHALL:
 - 3.a. COMPLETELY SURROUND THE PERIMETER OF THE POOL, TANK, AND/OR SPRAY PAD AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL, AND/OR TANK, OR PERIMETER EXPANSION JOINT AT SPRAY PADS.
 - 3.b. BE ARRANGED IN A 12" X 12" (OR LESS) NETWORK OF CONDUCTORS IN A UNIFORMLY SPACED PATTERN.
 - 3.c. BE BONDED TO THE POOL, TANK, AND/OR SPRAY PAD REINFORCING STEEL.
 4. THIS DETAIL IS NOT INTENDED TO DETAIL THE WALLS, SLABS, OR THE DECKS. THE ABOVE DETAIL IS SCHEMATIC. SEE POOL, TANK, AND/OR SPRAY PAD SECTIONS AND DECK SECTIONS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
 5. SEE POOL, TANK, AND/OR SPRAY PAD ELECTRICAL DRAWINGS FOR ADDITIONAL BONDING & GROUNDING REQUIREMENTS.

1 | POOL EQUIPOTENTIAL BONDING GRID DETAIL VIEW

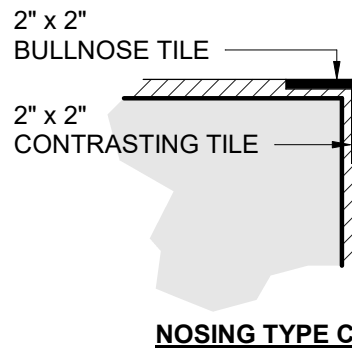
1" = 1'-0"

LEGEND - FINISHES & COLOR CODES - POOL A

AREA	FINISHES		COLORS		NOTES
	FINISH ID	FINISH	COLOR ID	COLOR	
BENCH AND SUNLEDGE NOSING - CONTRASTING	SR2	2"x2" SLIP RESISTANT TILE	C07	CONTRASTING TO POOL FINISH	
DEPTH MARKERS - DECK	SR3	6"x6" SLIP RESISTANT TILE	C03	BLACK ON WHITE	
DEPTH MARKERS - NO DIVING	SR3	6"x6" SLIP RESISTANT TILE	C04	BLACK AND RED ON WHITE	
DEPTH MARKERS - WALL	CT1	6"x6" CERAMIC TILE	C03	BLACK ON WHITE	
HORIZONTAL SURFACE (WET)	QA	QUARTZ AGGREGATE	C06	LIGHT COLOR	
HORIZONTAL SURFACE (WET)	SR1	1"x1" SLIP RESISTANT TILE	C06	LIGHT COLOR	
INTERMEDIATE STEGMEIER EDGE	LB	LIGHT BROOM	C01	AS SELECTED BY ARCHITECT	
ROLLBACK	LB	LIGHT BROOM	C01	AS SELECTED BY ARCHITECT	
TILE - TRIM TILE	SR1	1"x1" SLIP RESISTANT TILE	C01	AS SELECTED BY ARCHITECT	
TILE - WATERLINE	KT1	1"x1" SLIP RESISTANT TILE	C01	AS SELECTED BY ARCHITECT	
VERTICAL SURFACE (WET)	QA	QUARTZ AGGREGATE	C06	LIGHT COLOR	

LEGEND - FINISHES & COLOR CODES - SYSTEM B

AREA	FINISHES		COLORS		NOTES
	FINISH ID	FINISH	COLOR ID	COLOR	
HAND RUBBED CONCRETE	FC	FINISHED CONCRETE	C01	AS SELECTED BY ARCHITECT	



- NOTES:**
1. NOSING TYPE C: 2" MIN. CONTRASTING TILE BAND REQUIRED ON TREAD, NOSING AND TOP OF RISER, UNLESS OTHERWISE NOTED.

FINISH NOTES:

1. FINISHES PER SCHEDULE UNLESS OTHERWISE INDICATED.
2. VERTICAL SURFACE (WET) AND HORIZONTAL SURFACE (WET) SHALL BE AT LEAST 6.5 ON THE MUNSELL COLOR VALUE SCALE. CONTRASTING COLORS SHALL HAVE A MUNSELL VALUE OF 0 TO 4.
3. ALL HORIZONTAL SURFACES MUST BE SLIP RESISTANT AND COMPLY WITH THE ANSI A137.1 STANDARD USING THE DCOF ACUTEST METHODOLOGY:
 - 3A. ON WET LEVEL SURFACES, PROVIDE DYNAMIC COEFFICIENT OF FRICTION OF $\geq$ 0.42.
 - 3B. ON WET SLOPED SURFACES, PROVIDE DYNAMIC COEFFICIENT OF FRICTION OF $\geq$ 0.65.
4. DESIGN WATERLINE SHALL HAVE A MAXIMUM CONSTRUCTION TOLERANCE WHEN FINISHED OF +/- 1/4" FOR POOLS AND SPAS WITH ADJUSTABLE SURFACE SKIMMING, AND +/- 1/8" FOR POOLS AND SPAS WITH NONADJUSTABLE SURFACE SKIMMING.

TAG LEGEND	
PIPE TAG LINE TYPE IDENTIFIER SYSTEM IDENTIFIER PIPE IDENTIFIER POOL IDENTIFIER	POOL EQUIPMENT TAG POOL IDENTIFIER EQUIPMENT IDENTIFIER
MECHANICAL EQUIPMENT TAG EQUIPMENT IDENTIFIER SYSTEM IDENTIFIER POOL IDENTIFIER	DIMENSION TAG POINT LOCATION POINT IDENTIFIER
WATER FEATURE TAG FEATURE DESIGNATOR EQUIPMENT IDENTIFIER	ELEVATION TAG ELEVATION 100.00 REFERENCE LOCATION
CUSTOM RAILGOODS TAG POOL IDENTIFIER RAILGOODS IDENTIFIER	POOL STRUCTURAL TAG POOL IDENTIFIER WALL TYPE IDENTIFIER
POOL FIXTURE TAG POOL IDENTIFIER POOL FIXTURE DESIGNATOR EQUIPMENT IDENTIFIER	REVISION TAG REVISION NUMBER 1
POOL FINISH TAG FINISH TYPE ID POOL IDENTIFIER FINISH COLOR ID FINISH DESCRIPTION	DIMENSIONAL UNITS IMPERIAL UNITS 7/8" [25] METRIC UNITS (mm)
POOL ACCESSIBILITY TAG P = PRIMARY S = SECONDARY MEANS OF ACCESS	POOL FLOOR ELEVATION RELATIVE TO (SWL) ELEVATION -5'-0" WD

EQUIPMENT IDENTIFIER KEY

AC - AIR COMPRESSOR	FP - FLOW METER POWER SUPPLY
AF - AUTOFILL	H - HEATER
AOP - ADVANCED OXIDATION PROCESS	HX - HEAT EXCHANGER
AP - pH CONTROL PUMP	P - PUMP
AS - pH CONTROL STORAGE	PV - PNEUMATIC MAIN DRAIN VALVE
BP - BOOSTER PUMP	S - STRAINER
C - CHEMICAL CONTROLLER	SC - CONTAINMENT PALLETTE
CP - CHLORINE FEED PUMP	SV - SURGE TANK FAN
CS - CHLORINE STORAGE	UV - ULTRA-VIOLET DISINFECTION
EV - ELECTRONIC MAIN DRAIN VALVE	V - VARIABLE FREQUENCY DRIVE
F - FILTER	WC - WATER CHILLER
FM - FLOW METER	

ABBREVIATIONS

AHJ - AUTHORITY HAVING JURISDICTION	P&ID - PIPING & INSTRUMENTATION DIAGRAM
BO - BOTTOM OF	PL - POOL LIFT
CJ - CONTROL JOINT	PS - POOL STAIRS
DIA - DIAMETER	SCH - SCHEDULE
EJ - EXPANSION JOINT	SE - SLOPED ENTRY
EW - EACH WAY	SS - STAINLESS STEEL
FFE - FINISH FLOOR ELEVATION	SWL - STATIC WATER LEVEL
ID - INSIDE DIAMETER	TO - TOP OF
MAX - MAXIMUM	TS - TRANSFER SYSTEM
MIN - MINIMUM	TUBC - TRUE UNION CHECK VALVE
NC - NORMALLY CLOSED	TUBV - TRUE UNION BALL VALVE
NO - NORMALLY OPEN	TW - TRANSFER WALL
NPS - NOMINAL PIPE SIZE	TYP - TYPICAL
OD - OUTSIDE DIAMETER	WD - WATER DEPTH
OWE - OPERATING WATER ELEVATION	

SCHEDULE - SAFETY & MAINTENANCE EQUIPMENT

QTY	PRODUCT NAME	MANUFACTURER	NOTES
1	25 PERSON AQUATIC FIRST AID KIT	WATER SAFETY PRODUCTS	25 PERSON OSHA FIRST AID KIT TO INCLUDE BIOHAZARD COMPLIANCE RESPONSE AND CPR MICROMASK WITH NITRILE GLOVES - OWNER PROVIDED
1	AUTOMATIC VACUUM CLEANING SYSTEM	MAYTRONICS ULTRAMAX GEMINI	DOLPHIN WAVE 140 AUTOMATIC CLEANER, RADIO REMOTE CONTROL, CADDY, FINE FILTER KIT WITH TOP ACCESS, SIX (6) ACTIVE BRUSHES, SUCTION RATE: 9,000 GPH, 140 FT CORD, 3 YEAR WARRANTY
1	DEFIBRILLATOR	WATER SAFETY PRODUCTS	ZOLL AED PLUS DEFIBRILLATOR COMPLETE AED PACKAGE WITH CPR-D PADZ ELECTRODES, CPR HELP TECHNOLOGY WITH REAL-TIME DEPTH AND RATE CPR FEEDBACK, LITHIUM 123 BATTERIES WITH 5 YEAR SHELF LIFE, CARRYING CASE AND AED PRESCRIPTION - OWNER PROVIDED
1	LIFE BUOY	WATER SAFETY PRODUCTS	30" DIA. MADE OF UNICELL SOFT FOAM WITH HARD SHELL COVERING. INCLUDE STAINLESS STEEL MOUNTING BRACKETS AND STAINLESS STEEL ANCHORS AND BOLTS. MOUNT UNIT ON WALL IN COORDINATION WITH OWNER - OWNER PROVIDED
1	LIFE HOOK & RESCUE POLE	RECREONICS	FIBERGLASS POLE, WITH DOUBLE LIFE HOOK. PROVIDE 16-FOOT NON-TELESCOPING SECTIONS WITH & RUBBER END CAP. INCLUDE STAINLESS STEEL MOUNTING BRACKETS AND STAINLESS STEEL ANCHORS AND BOLTS. MOUNT UNIT ON WALL IN COORDINATION WITH OWNER - OWNER PROVIDED
1	MANUAL VACUUM CLEANING SYSTEM	HAMMERHEAD	RESORT-21; (RESORT-30); 21"(30") VACUUM HEAD WITH (2) LARGE CAPACITY BAGS, 60 FOOT COIL, STAINLESS STEEL POLE, SWIVEL MOUNT AND WELDED ALUMINUM CADDY W/ 20" WHEELS. PROVIDE WITH 12V DEEP CYCLE MARINE BATTERY, BATTERY CHARGER, AND 1 1/8" STANDARD POOL POLE - OWNER PROVIDED.
1	RESCUE TUBE	WATER SAFETY PRODUCTS	50" LONG x 6" WIDE x 4" THICK. NO CLIPS, NO RINGS. 2" WIDE ADJUSTABLE SHOULDER STRAP, CONNECTED TO TUBE BY 1" STRAPPING. STRAPPING EXTENDS COMPLETELY THROUGH LENGTH OF TUBE. - OWNER PROVIDED
1	SPINEBOARD W/ HEAD IMMOBILIZER	WATER SAFETY PRODUCTS	X-RAY TRANSLUCENT BACKBOARD WITH HEAD IMMOBILIZER AND BODY STRAPS. INCLUDE STAINLESS STEEL MOUNTING BRACKETS AND STAINLESS STEEL ANCHORS AND BOLTS. MOUNT UNIT ON WALL IN COORDINATION WITH OWNER
1	THROW LINE	WATER SAFETY PRODUCTS	60' MARINE POLYPRO LINE, WITH 3" x 5" LEMON FLOAT - OWNER PROVIDED
1	WATER TEST KIT	TAYLOR "SERVICE COMPLETE"	FAS DPD CHLORINE KIT - OWNER PROVIDED

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1 TROPHY WOOD DRIVE TROPHY CLUB, TX 76262

PROJECT NO.

24327

6/20/2025 90% CONSTRUCTION DOCUMENTS

DATE DESCRIPTION

GENERAL DETAILS AND SCHEDULES

PL101



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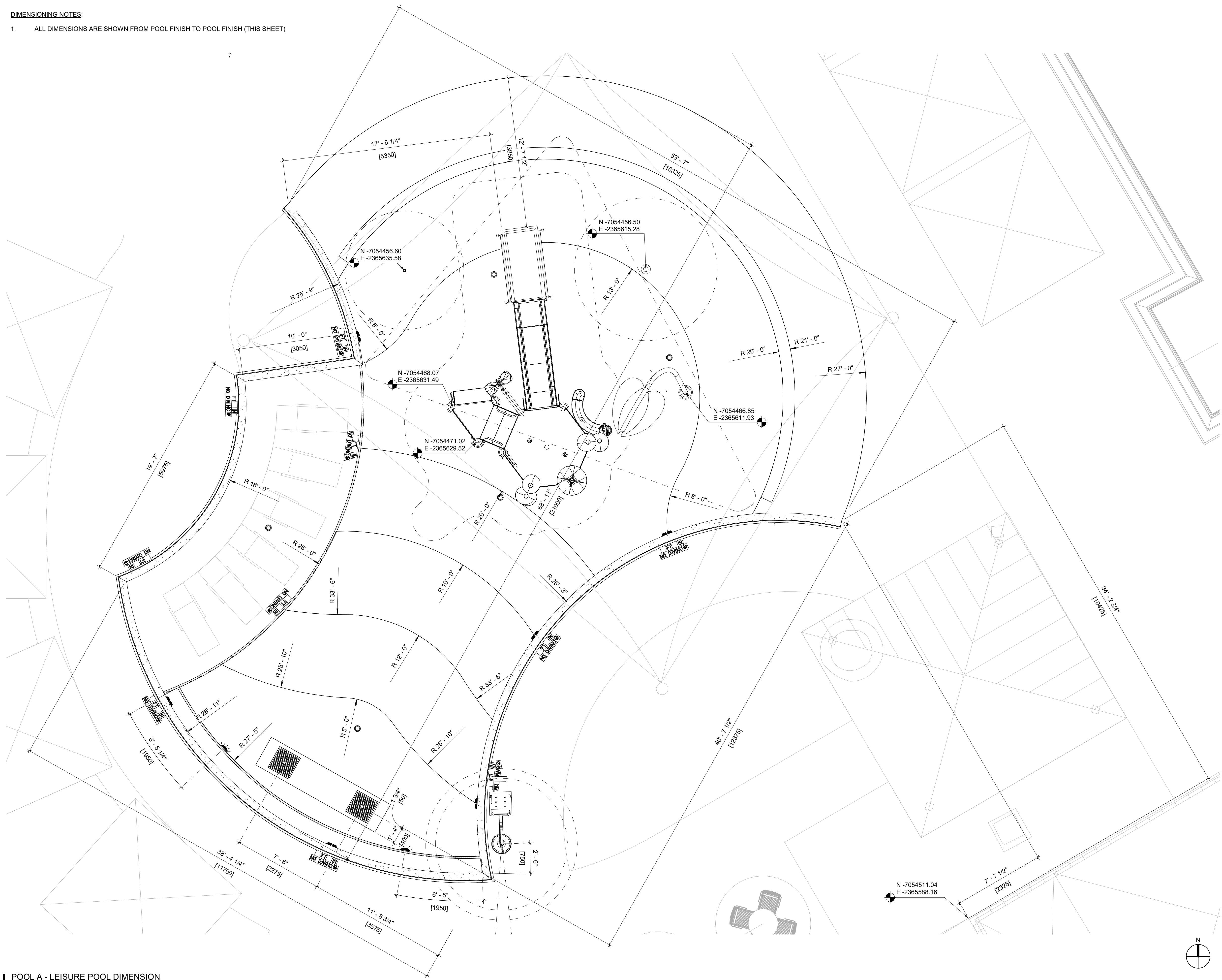
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POOL A - LEISURE POOL DIMENSION PLAN

PL111



1. ALL DIMENSIONS ARE SHOWN FROM POOL FINISH TO POOL FINISH (THIS SHEET)

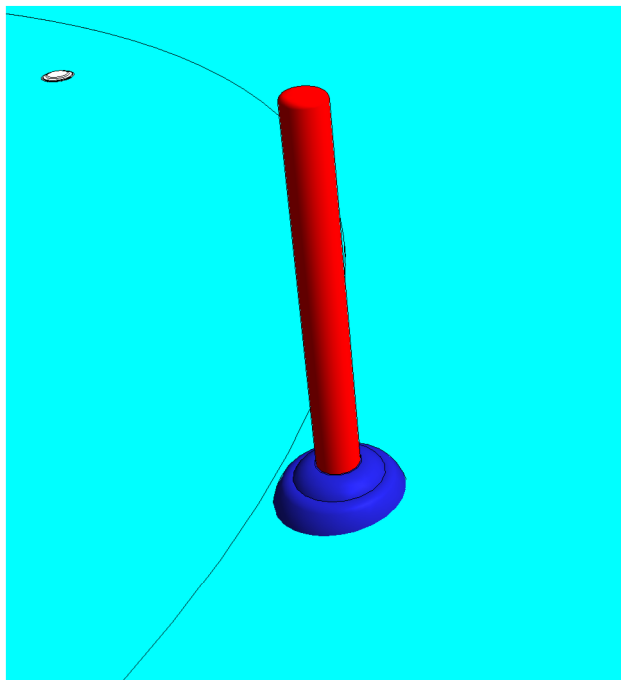
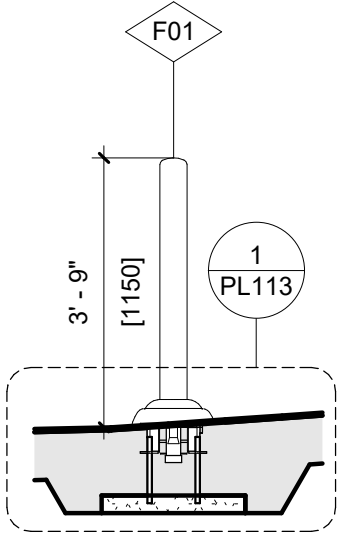
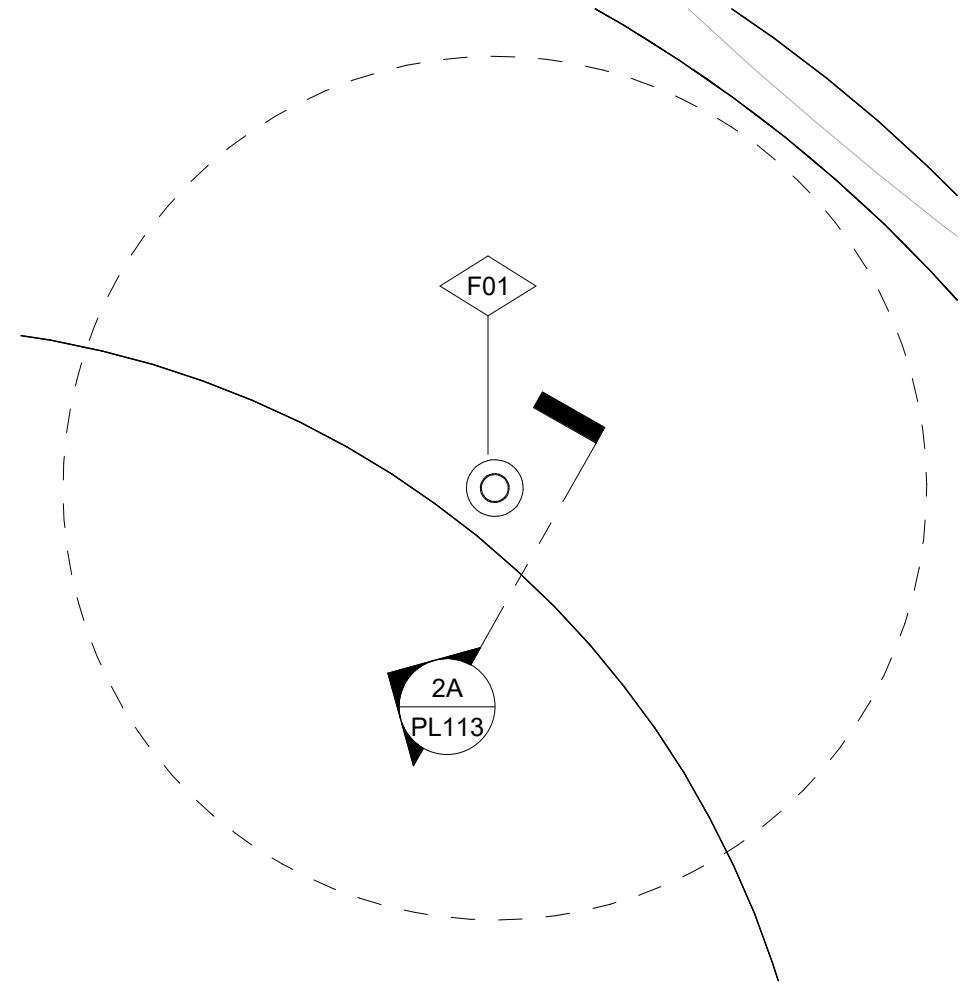




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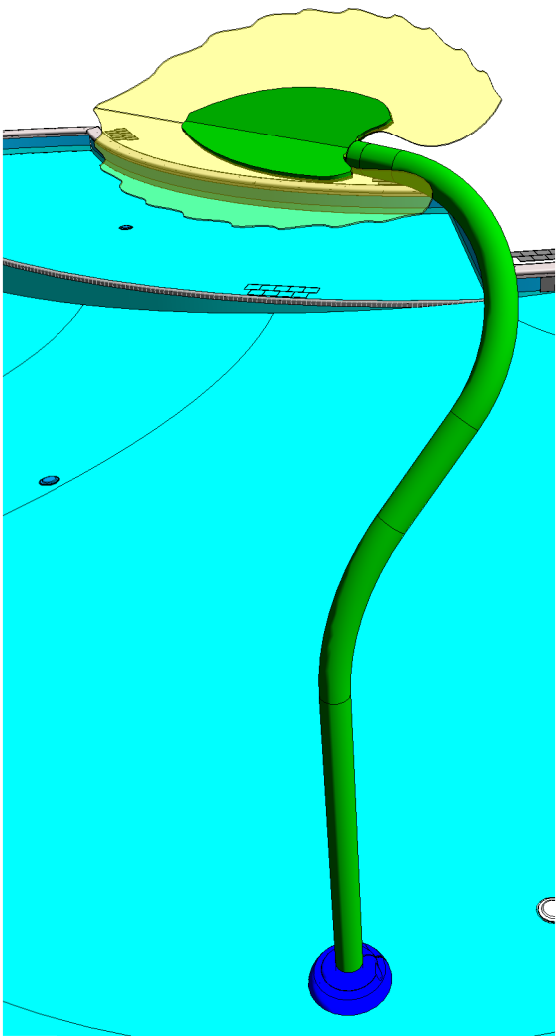
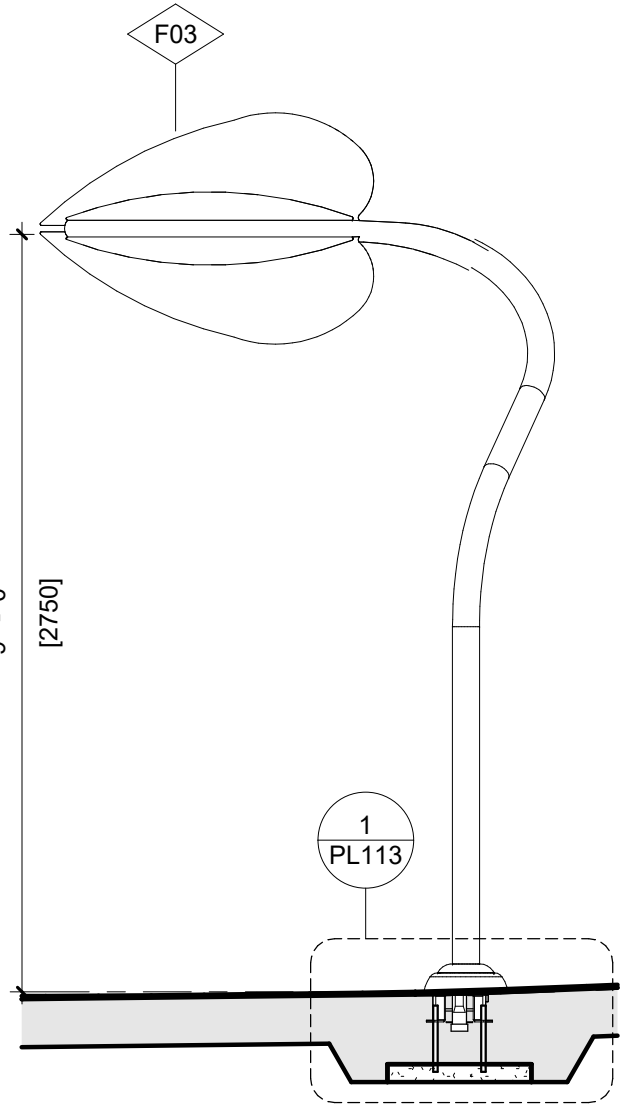
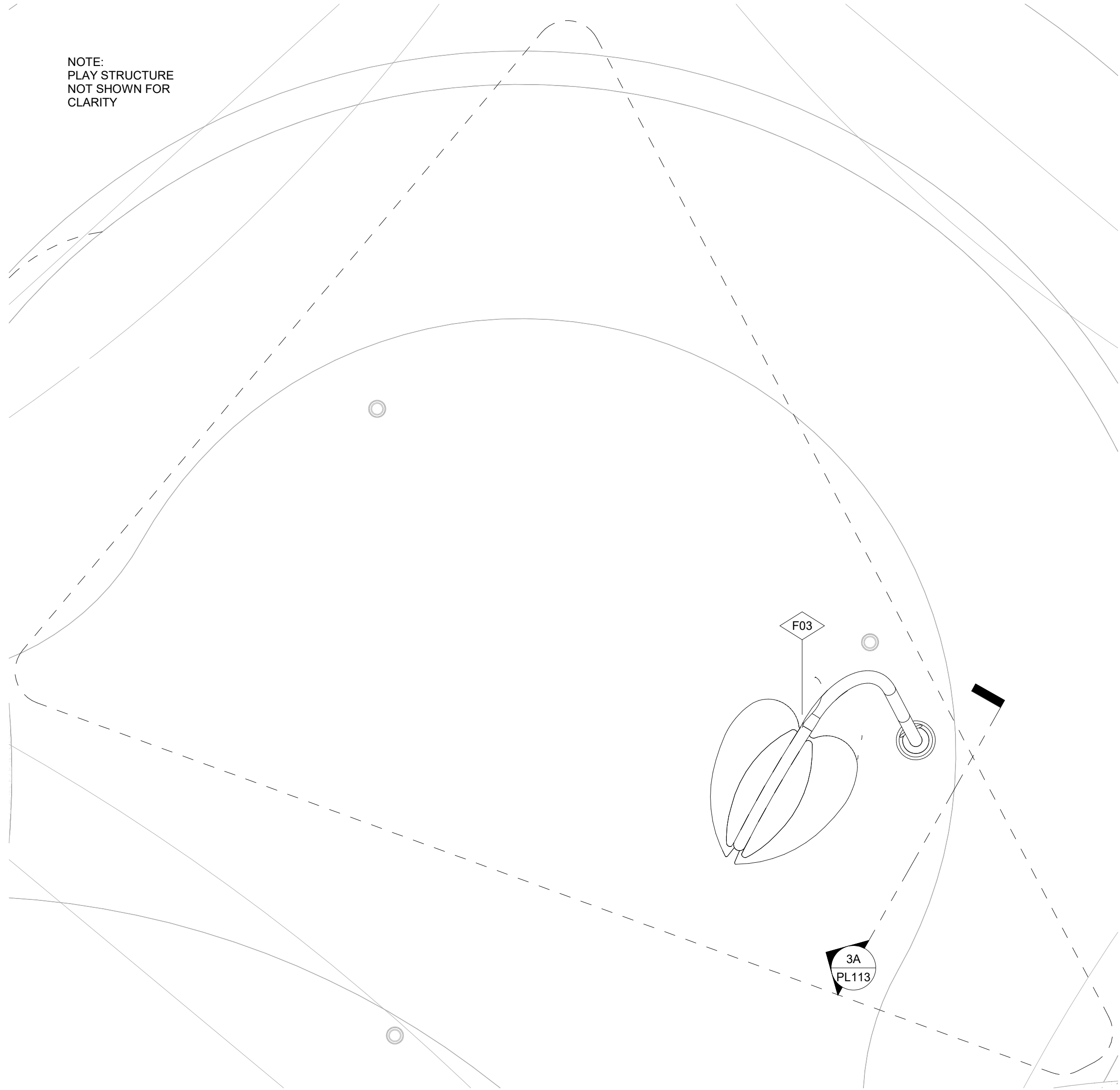
Page 66 of 81





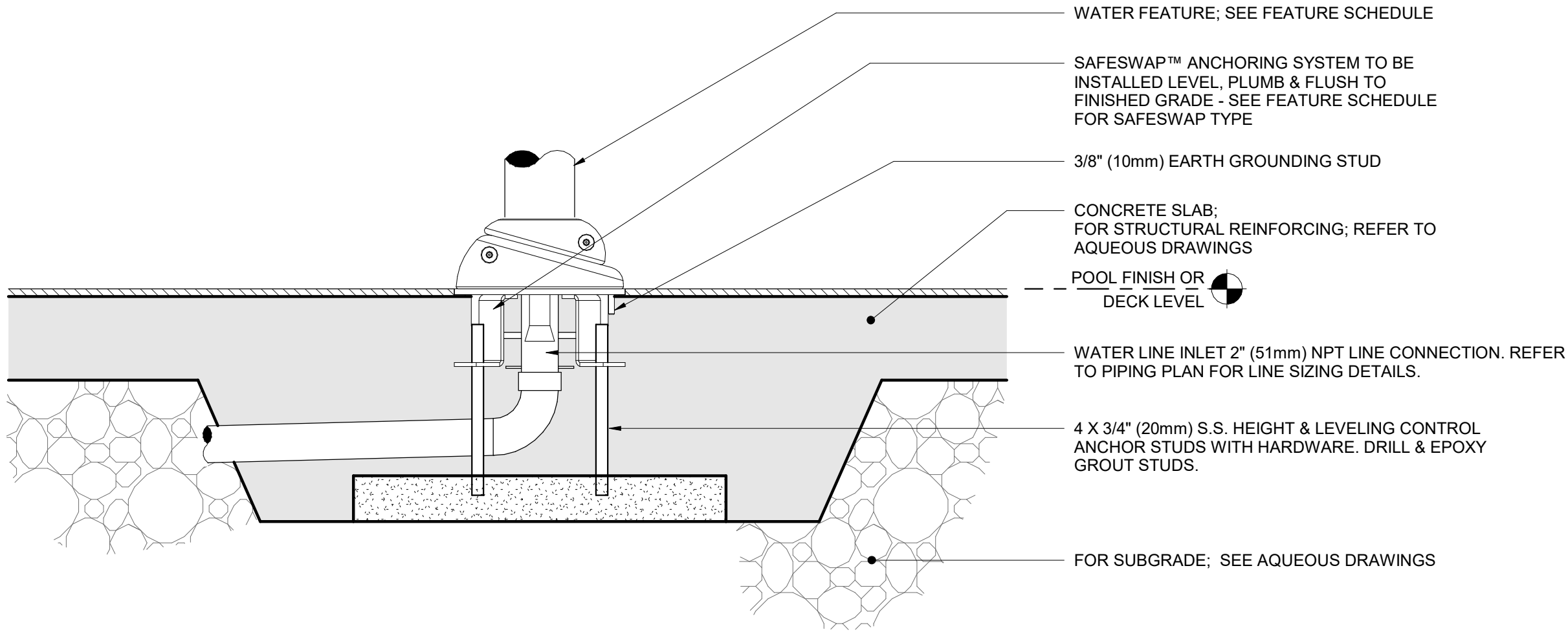
2 | VOR 0555 - AQUA DOME N°1
PLAN VIEW
3/8" = 1'-0"

2A | VOR 0555 - AQUA DOME N°1
SECTION VIEW
3/8" = 1'-0"



3 | VOR 7269 - SINGLE LEAF
PLAN VIEW
3/8" = 1'-0"

3A | VOR 7269 - SINGLE LEAF
SECTION VIEW
3/8" = 1'-0"



NOTE:
CONFIRM ANCHOR TYPE & ALL INSTALLATION REQUIREMENTS WITH VORTEX PRIOR TO INSTALL.

1 | ANCHOR DETAIL - VORTEX SAFESWAP
DETAIL VIEW
1 1/2" = 1'-0"

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POOL A - LEISURE
POOL DETAILS

PL113

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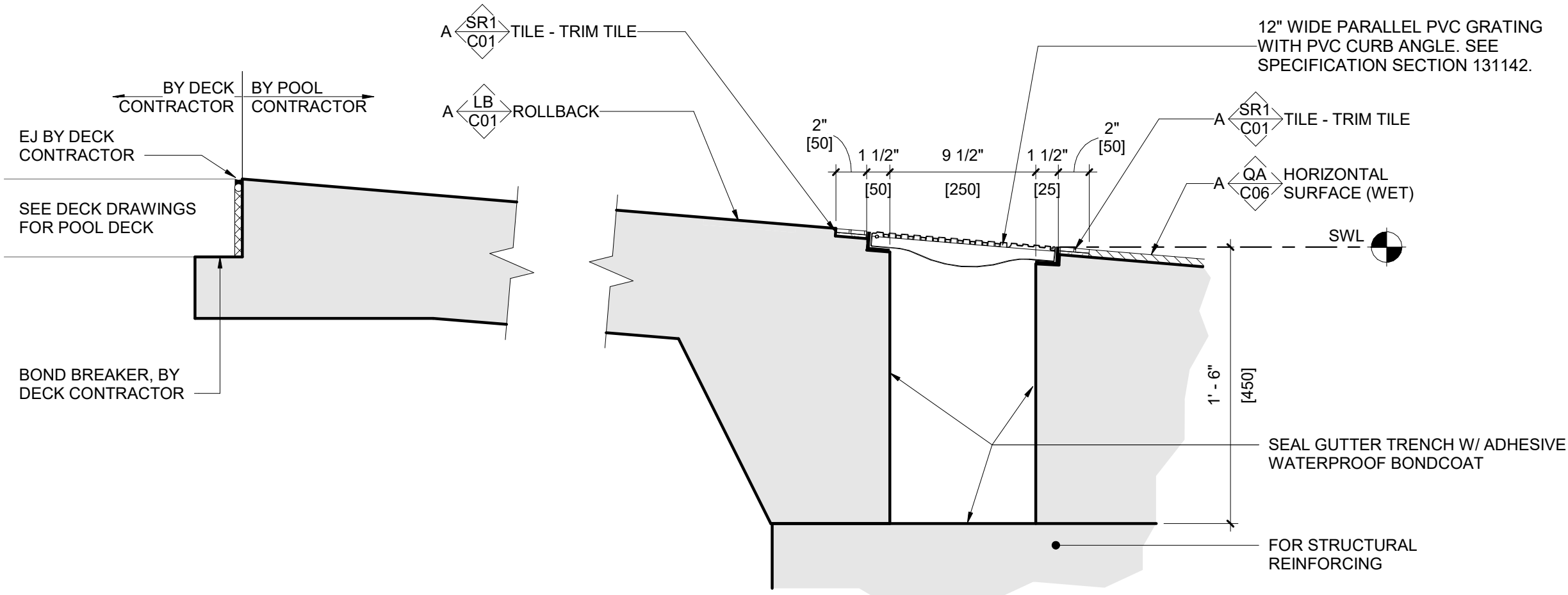
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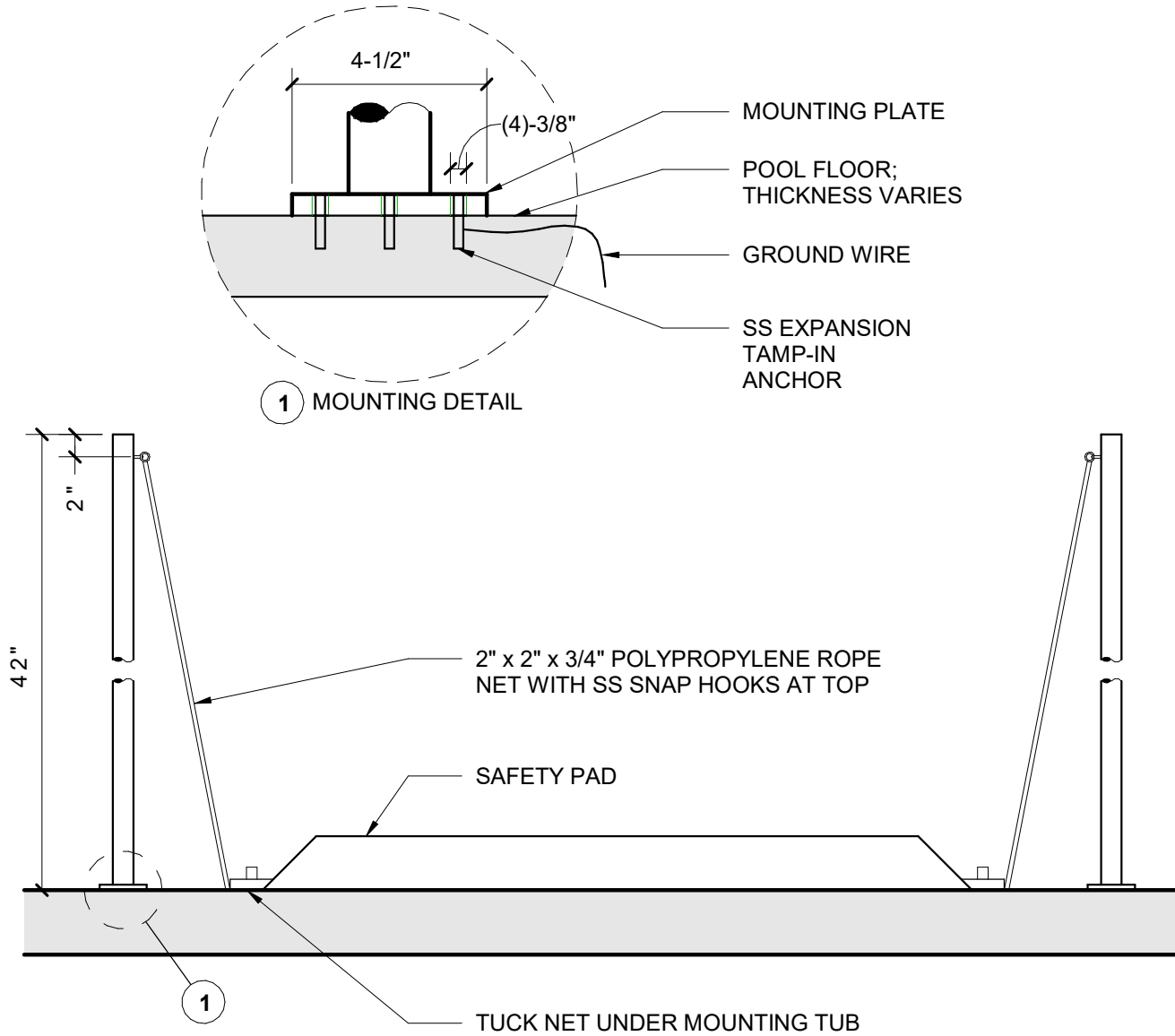
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**POOL A - LEISURE
POOL DETAILS**

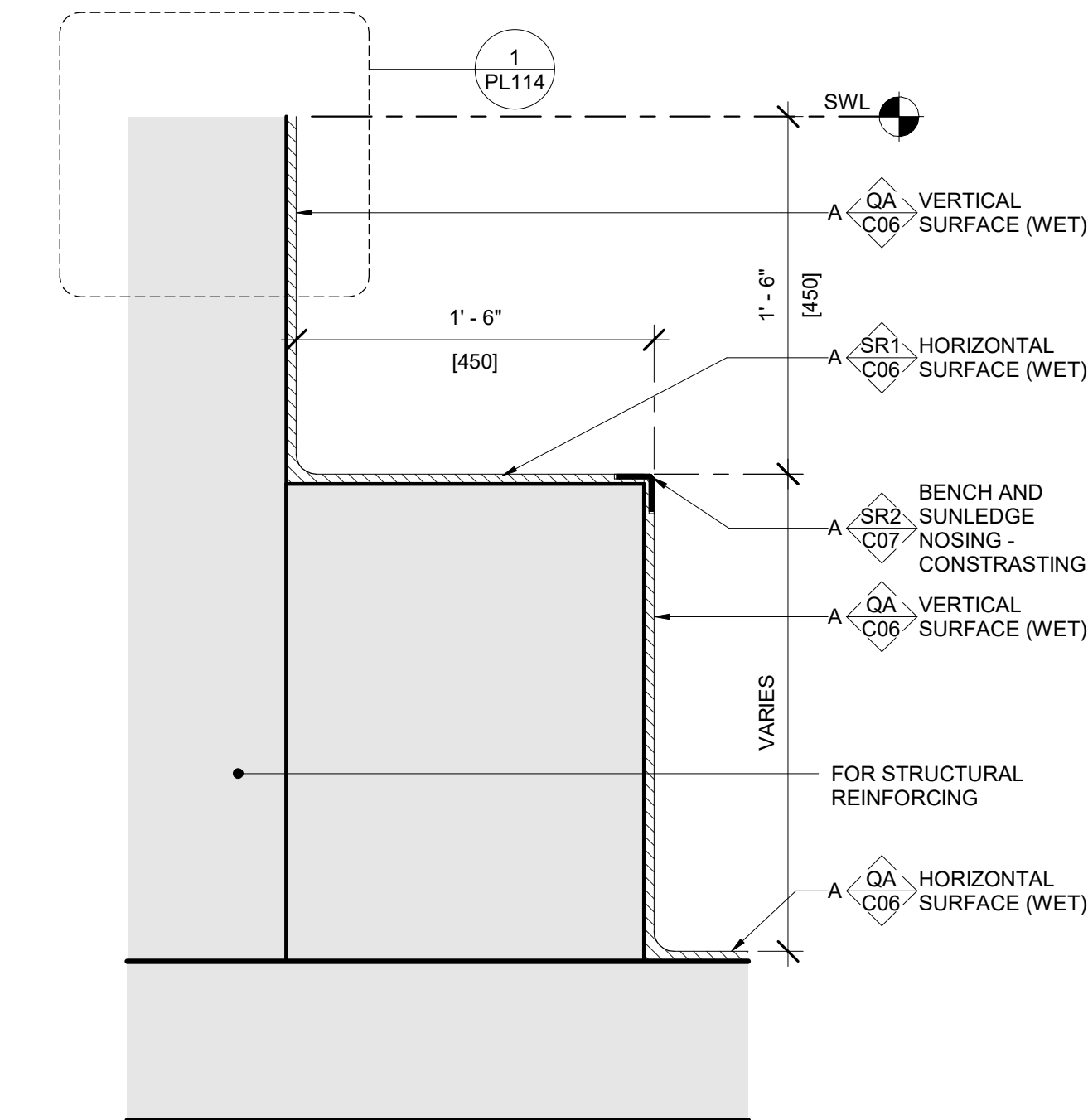
PL114



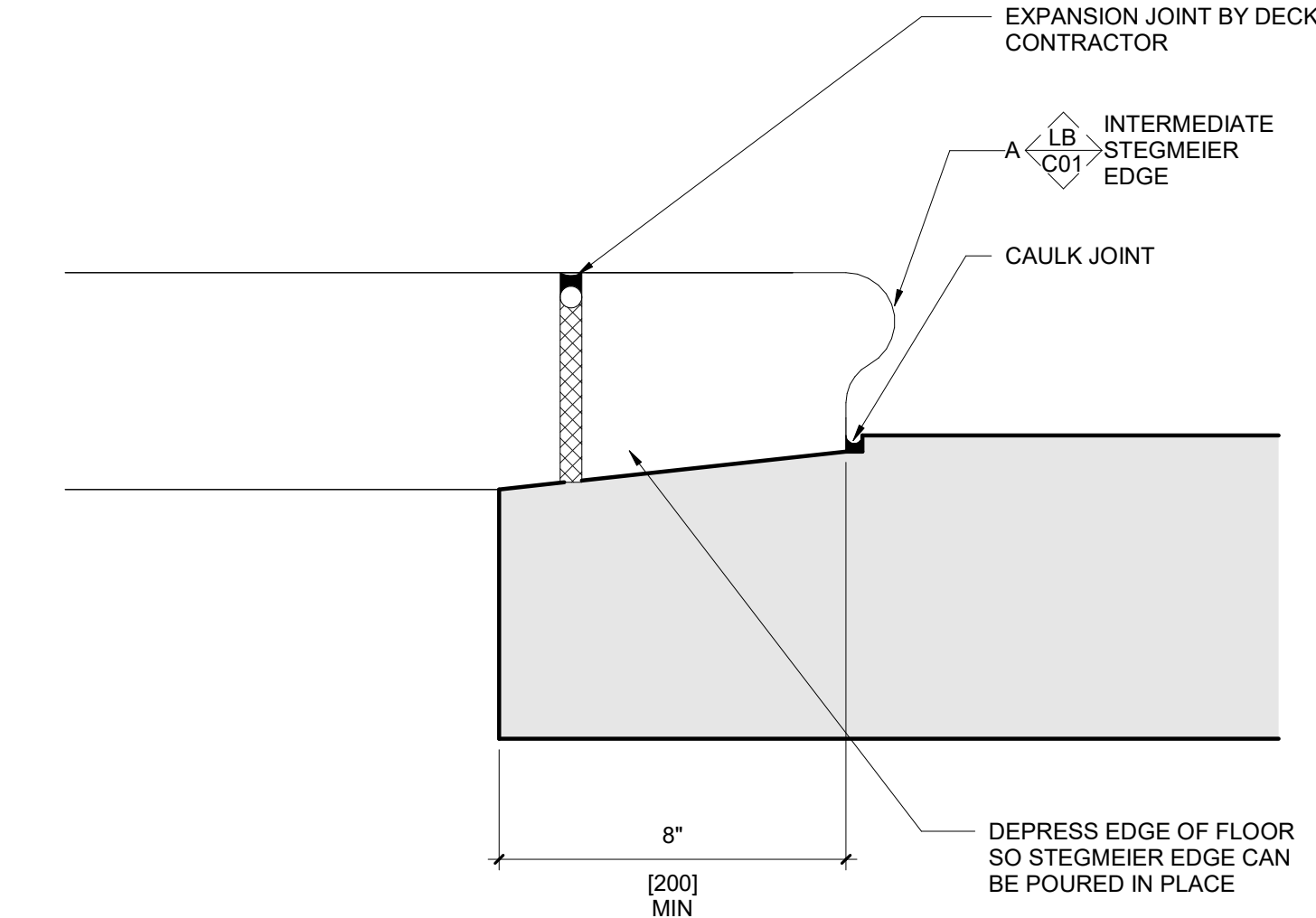
6 | POOL WALL - ROLLBACK
DETAIL VIEW
1 1/2" = 1'-0"



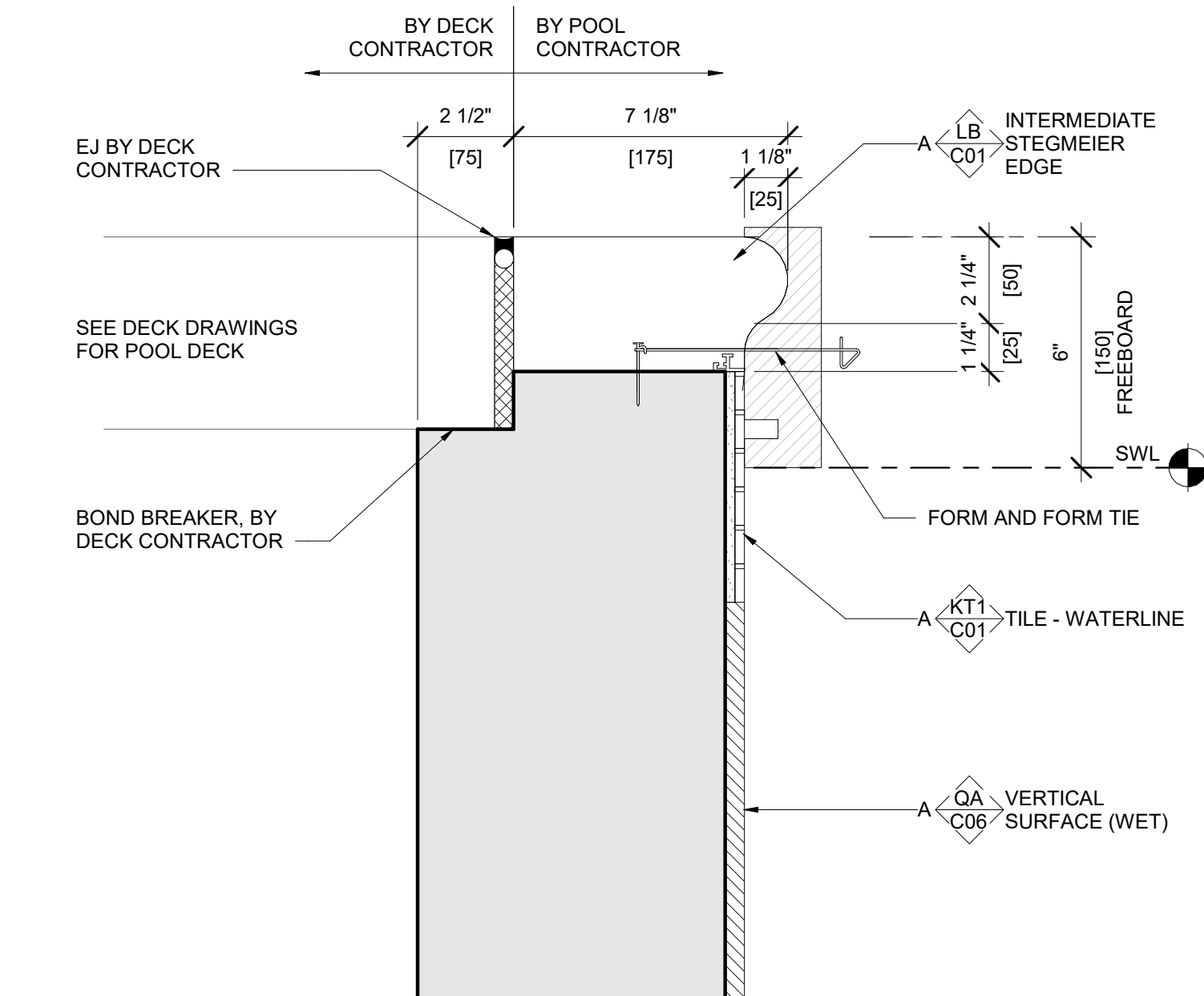
7 | ACTIVITY - SAFETY BARRIER ANCHORING
DETAIL VIEW
1 1/2" = 1'-0"



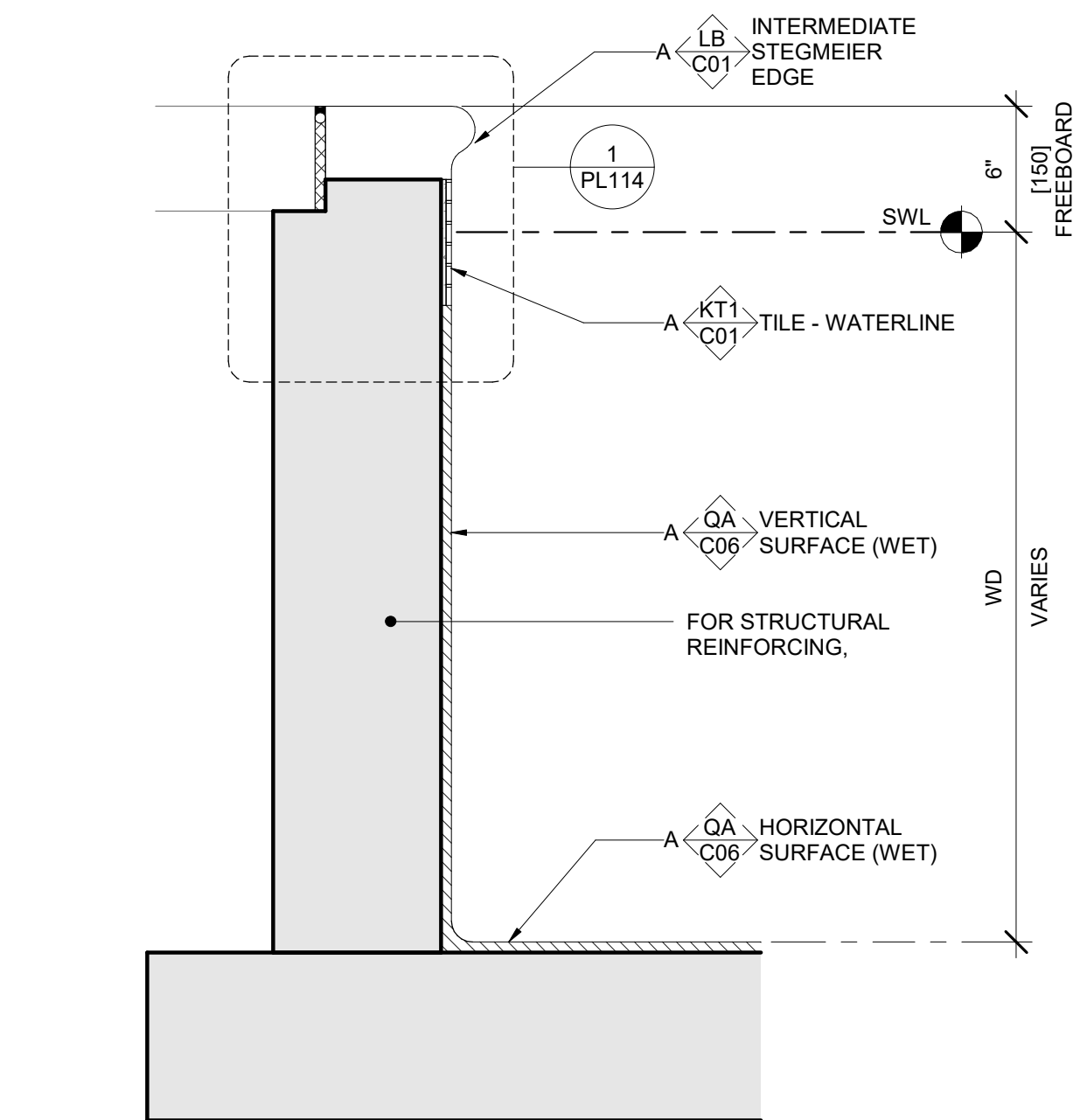
4 | POOL WALL - BENCH
DETAIL VIEW
1 1/2" = 1'-0"



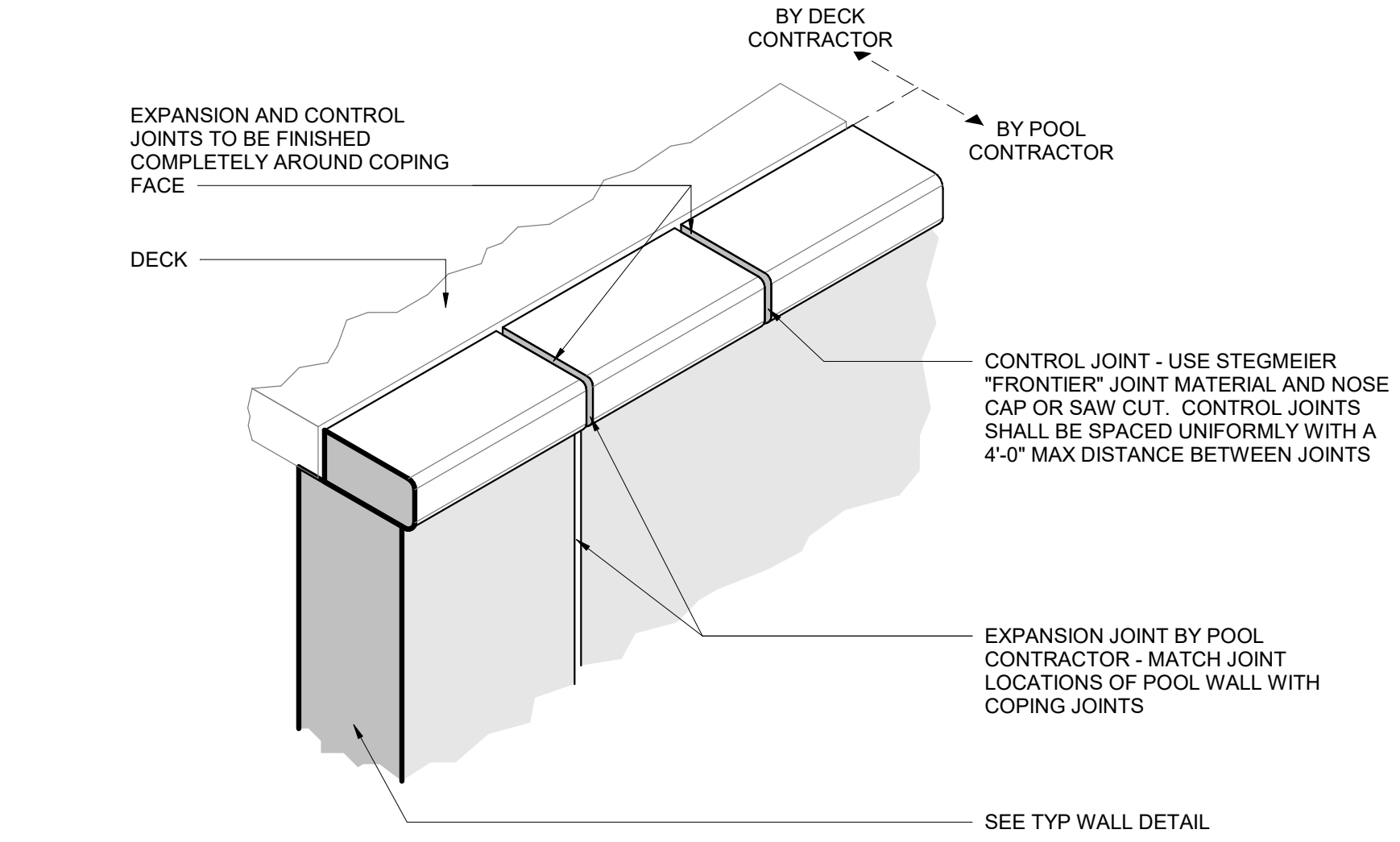
5 | POOL WALL/DECK TRANSITION
DETAIL VIEW
3\"/>



1 | POOL WALL - FORMED EDGE
DETAIL VIEW
3\"/>



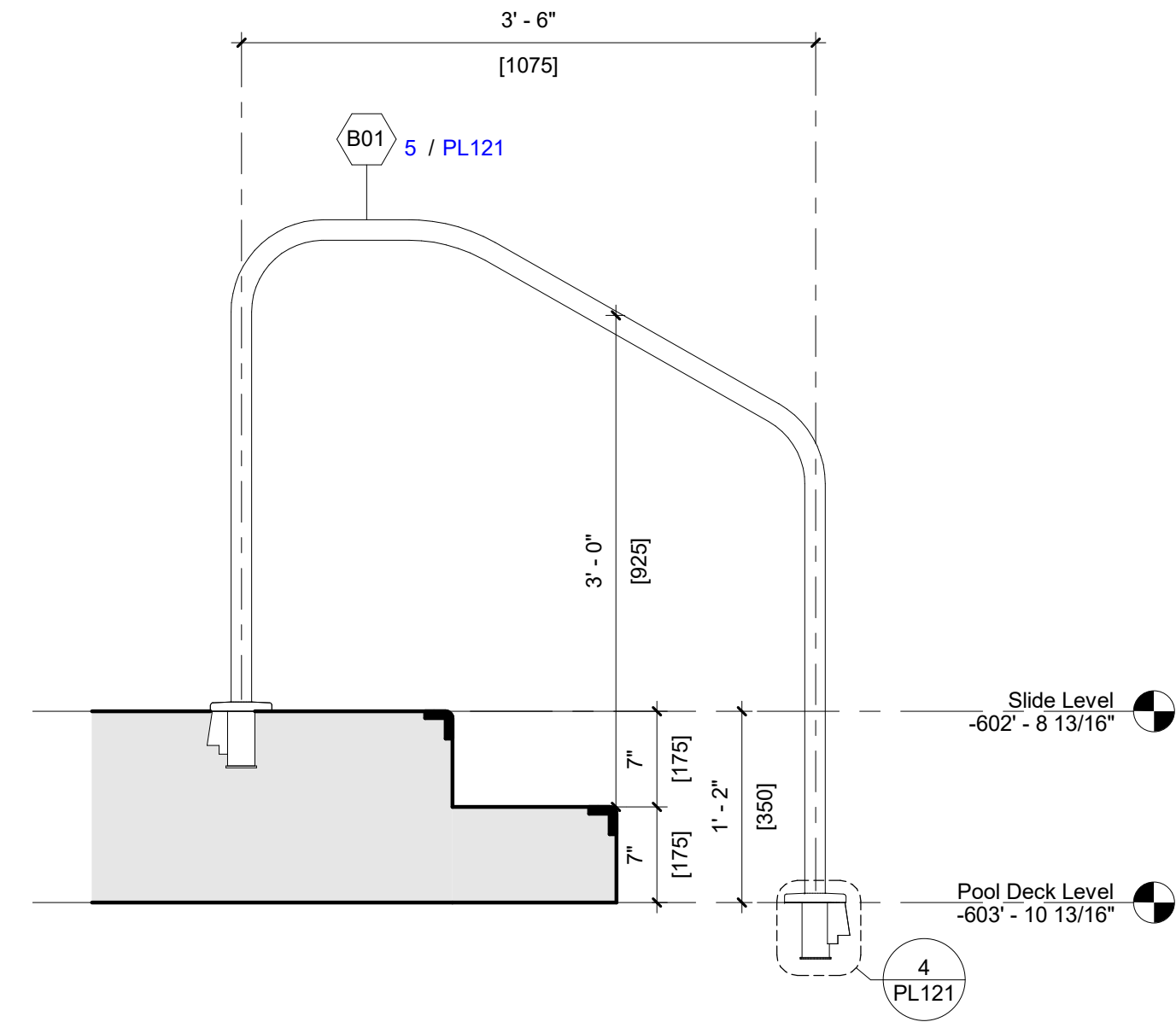
2 | POOL WALL - FORMED EDGE
DETAIL VIEW
1 1/2" = 1'-0"



3 | CONTROL & EXPANSION JOINT
DETAIL VIEW
1\"/>

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5 | SLIDE STAIR
SECTION VIEW
1" = 1'-0"



1 1/2" STRONGWELL DURAGRID
I-4000, 1 BAR GRATING 43" W x 40" L
x 1 1/2" BAR HEIGHT, 40% OPEN
AREA, WITH UV INHIBITOR AND
ANTI-SKID GRIT SURFACE. COLOR
BY ARCHITECT.

CROSS ROD

I-4000 316L STAINLESS STEEL
INSERT CLIP, MODEL #758

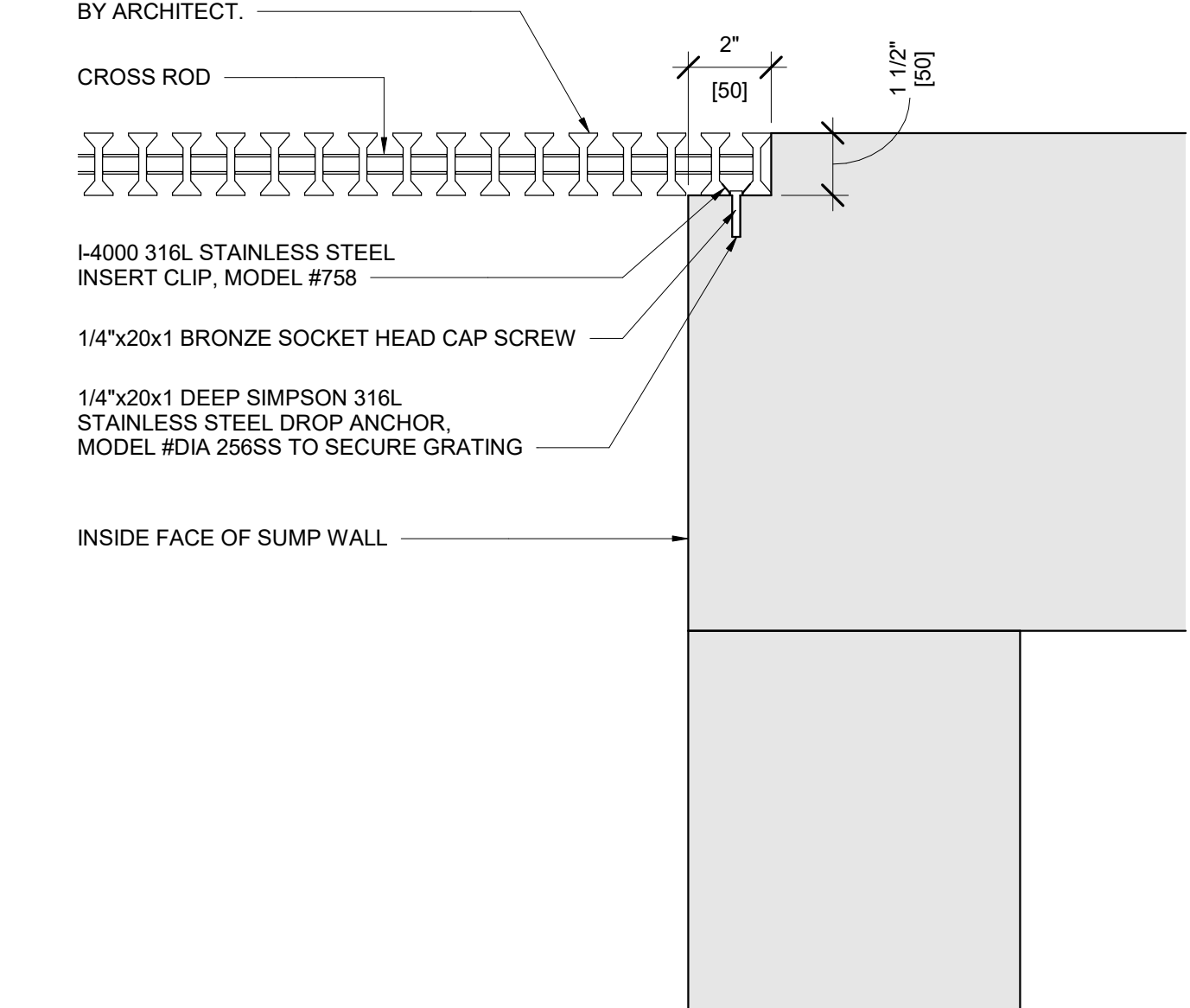
1/4"x20x1 BRONZE SOCKET HEAD CAP SCREW

1/4"x20x1 DEEP SIMPSON 316L
STAINLESS STEEL DROP ANCHOR,
MODEL #DIA 256SS TO SECURE GRATING

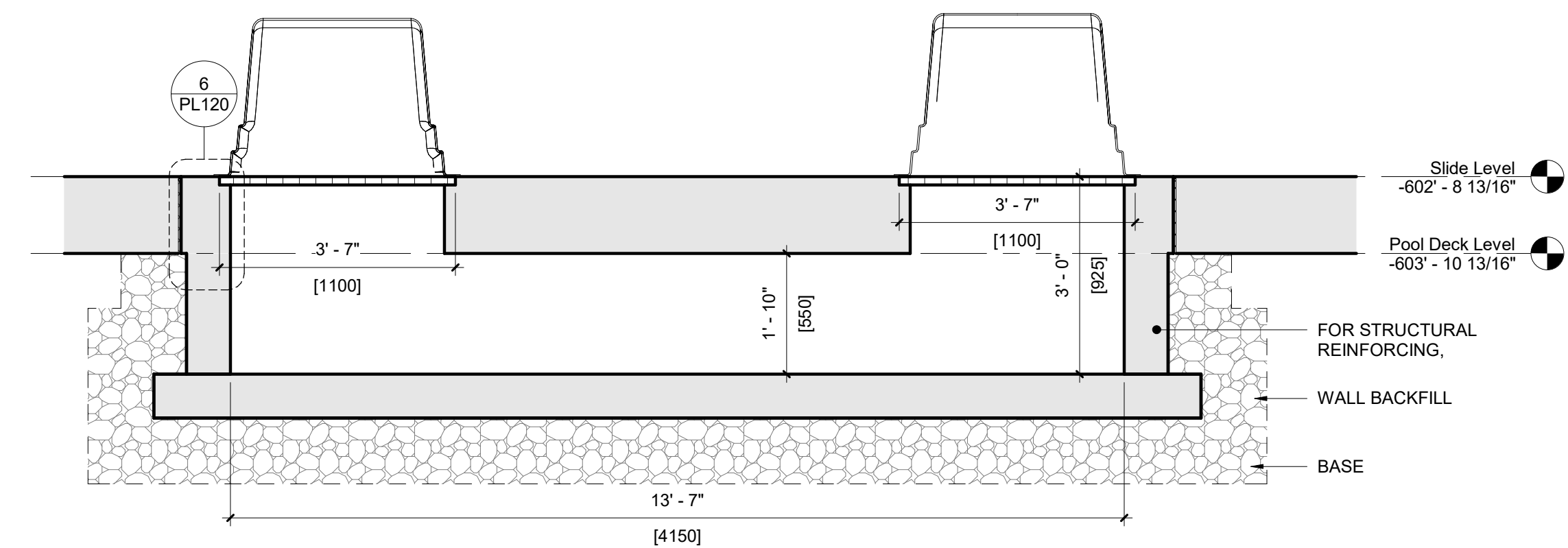
INSIDE FACE OF SUMP WALL

NOTE:
IF MULTIPLE GRATE PANELS ARE REQUIRED, INSTALL
DURAGRID I-4000 INSERT CLIP HOLD-DOWNS, MODEL #
758 AND 1 1/2"x1 1/2"x3/16" PVC ANGLE UNDERBAR AT
MIDSPAN TO CONNECT MULTIPLE PANELS IF SUMP IS
LONGER THAN 60". IF MULTIPLE PANELS ARE REQUIRED,
THEY ARE TO BE EQUAL LENGTHS.

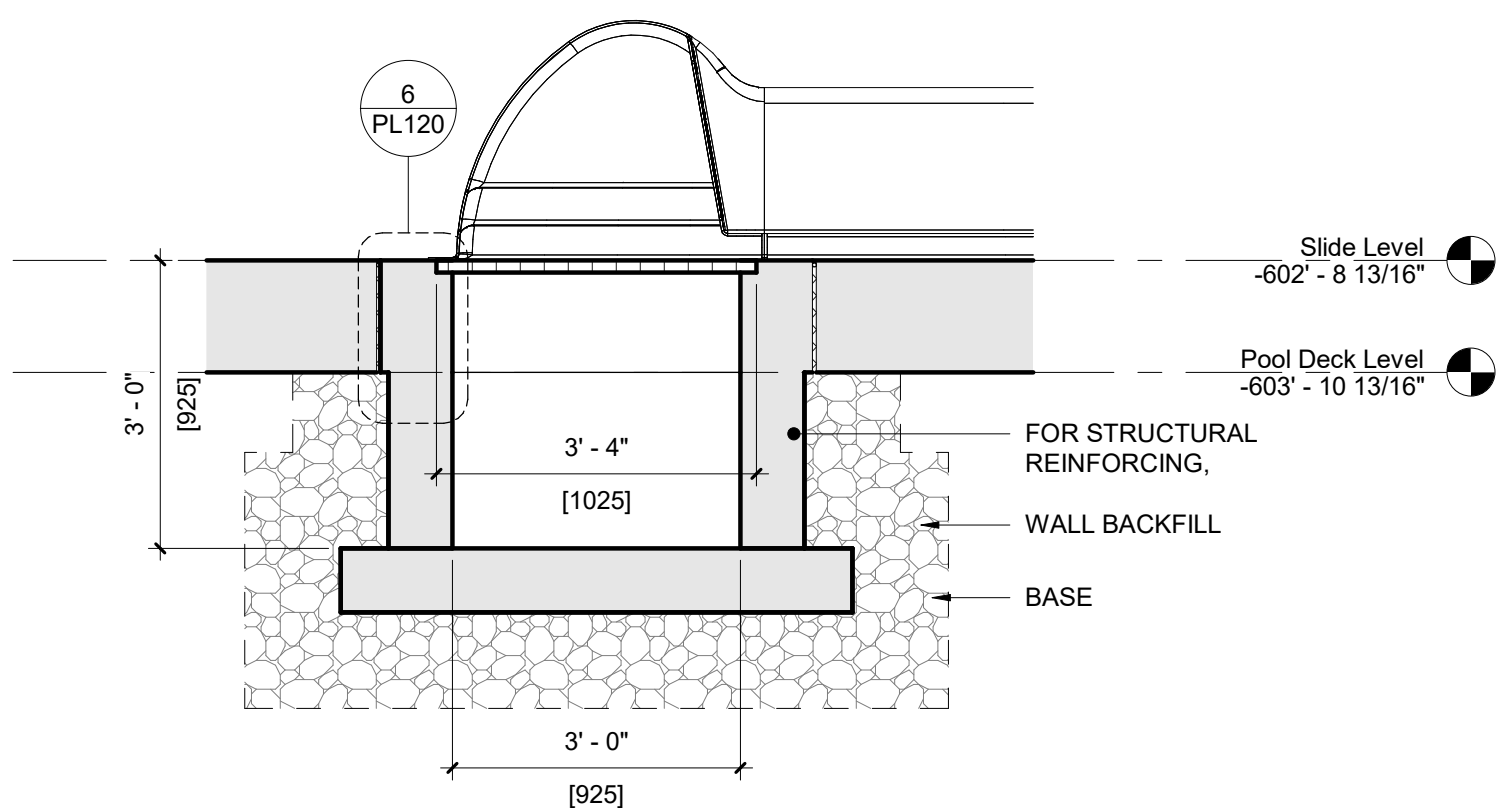
6 | SUMP GRATING
DETAIL VIEW
3" = 1'-0"



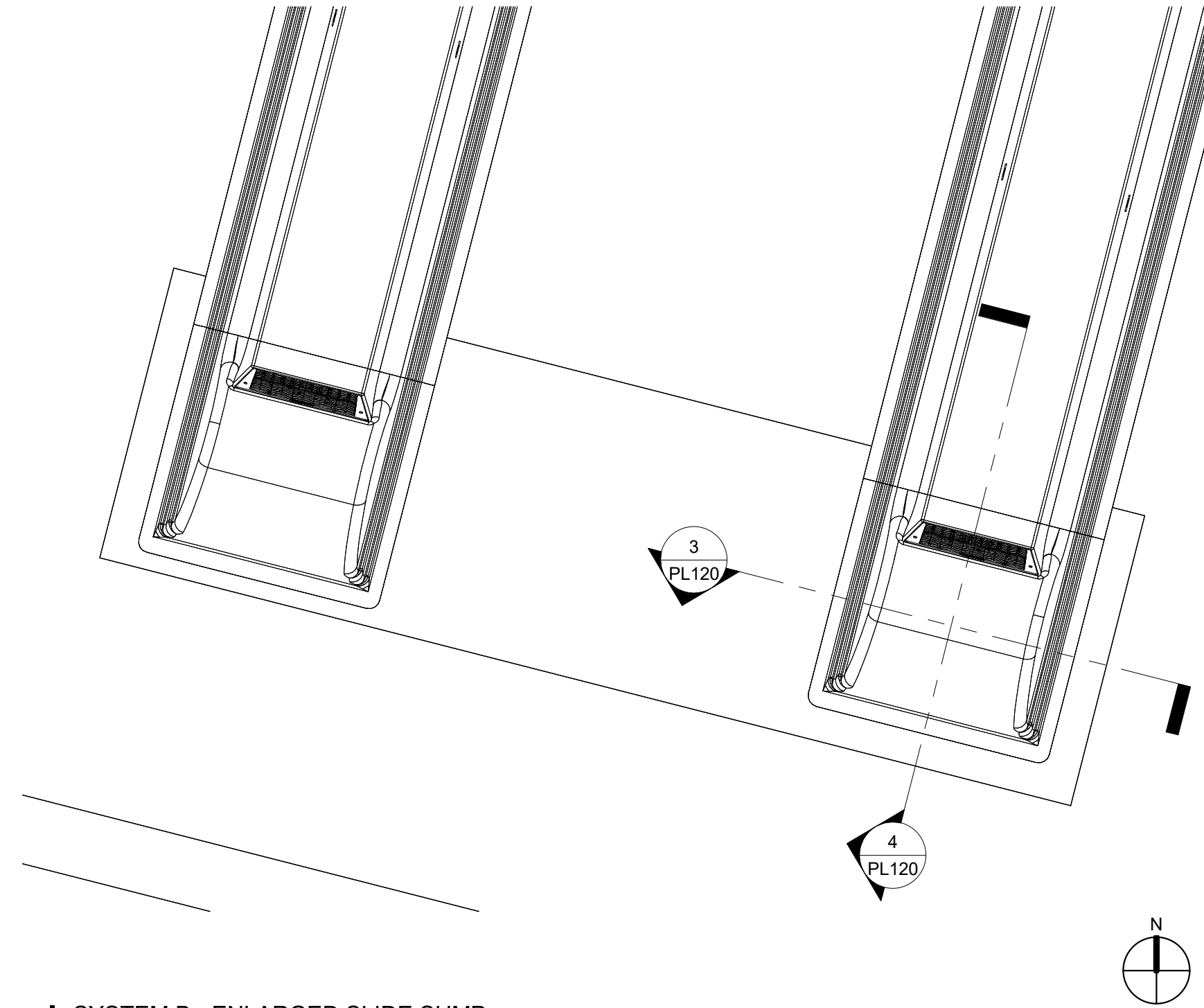
2 | SYSTEM B - ENLARGED SLIDE SUMP
PLAN VIEW
1/2" = 1'-0"



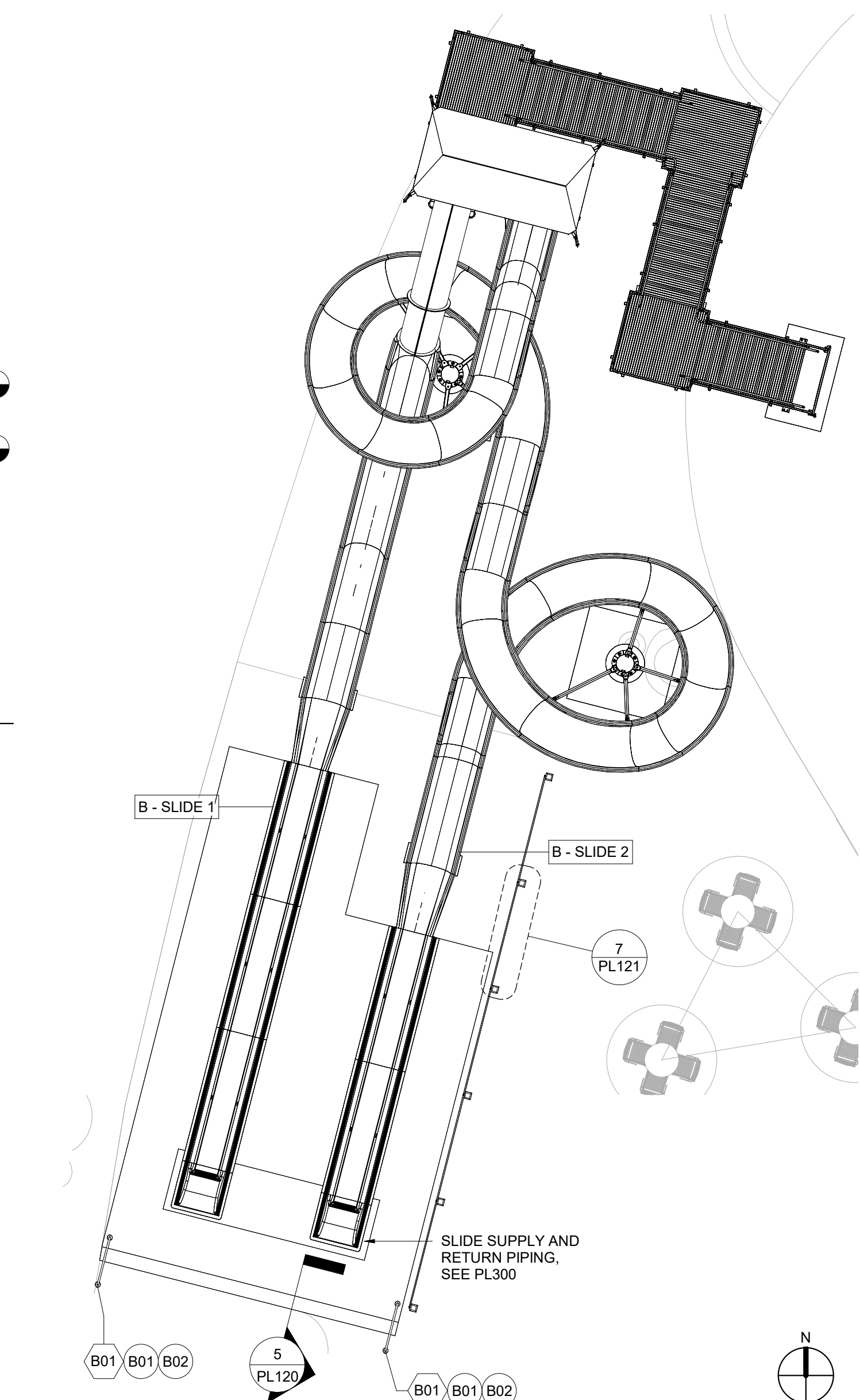
3 | SLIDE SUMP
SECTION VIEW
1/2" = 1'-0"



4 | SLIDE SUMP
SECTION VIEW
1/2" = 1'-0"



1 | SYSTEM B - SLIDE COMPLEX
PLAN VIEW
1/8" = 1'-0"



SCHEDULE - SLIDE DATA

POOL ID	SLIDE TYPE	MANUFACTURER	SLIDE INFORMATION			TOWER INFORMATION		
			SLIDE LENGTH (FT)	SLIDE HEIGHT (FT)	SLIDE FLOW (GPM)	TOWER HEIGHT (FT)	TOWER MATERIAL	RAILING TYPE
B	SLIDE 1	VORTEX	79.67	19.25	300	19.25	CONCRETE	FIBERGLASS
B	SLIDE 2	VORTEX	156.00	19.25	300	19.25	CONCRETE	FIBERGLASS

SCHEDULE - CUSTOM RAILGOODS - POOL B

POOL ID	EQUIPMENT ID	EQUIPMENT	QTY	MANUFACTURER	DESCRIPTION
B	01	HAND RAIL	2	PARAGON AQUATICS, SPECTRUM AQUATICS, SR SMITH OR EQUAL	CUSTOM FABRICATED, 316L SS, 1.50" OD x .120 WALL THICKNESS, 500 GRIT FINISH MIN.

SCHEDULE - BASIS OF DESIGN - POOL B

POOL ID	EQUIPMENT ID	EQUIPMENT	QTY	MANUFACTURER	DESCRIPTION
B	01	ESCUTCHEON PLATE	4	PARAGON AQUATICS, SPECTRUM AQUATICS, SR SMITH OR EQUAL	STAINLESS STEEL ROUND ESCUTCHEON FOR 1.50" O.D. RAILS
B	02	WEDGE ANCHOR	4	PARAGON AQUATICS, SPECTRUM AQUATICS, SR SMITH OR EQUAL	CAST BRONZE, 4-1/4" LONG, ACCEPTS 1.500" OD TUBING

STANDARD SLIDE NOTES:

- INCLUDE A LOCKING GATE AT ENTRY TO STAIR TOWER
- PROVIDE DECK MOUNTED RAILING SYSTEM AROUND ANY OBSTRUCTION FROM SLIDE OR SUPPORT SYSTEM WHICH ARE LOWER THAN 7'-0" FROM DECK ELEVATION.
- SEE SLIDE MANUFACTURER'S DRAWINGS FOR FOOTINGS AND PIERS TO BE INCLUDED IN THE BASE BID.

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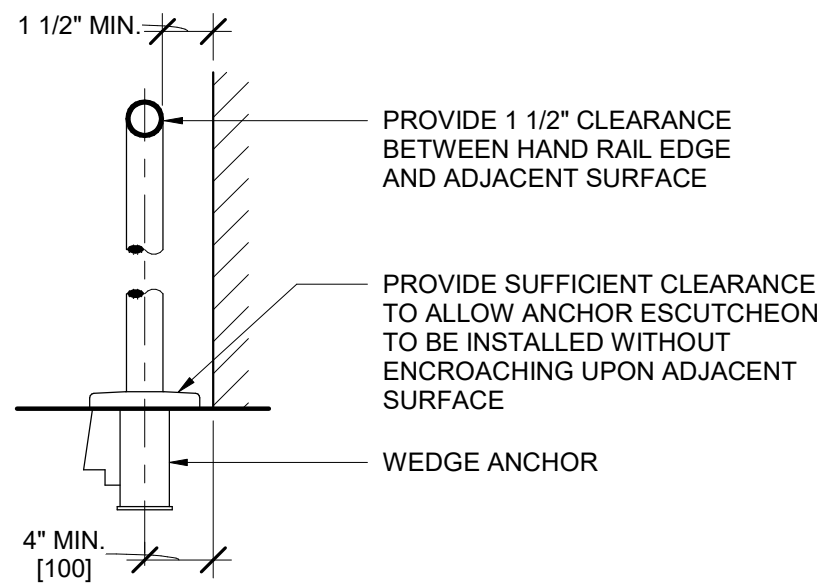
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DATE DESCRIPTION

POOL B - SLIDE
COMPLEX

PL120

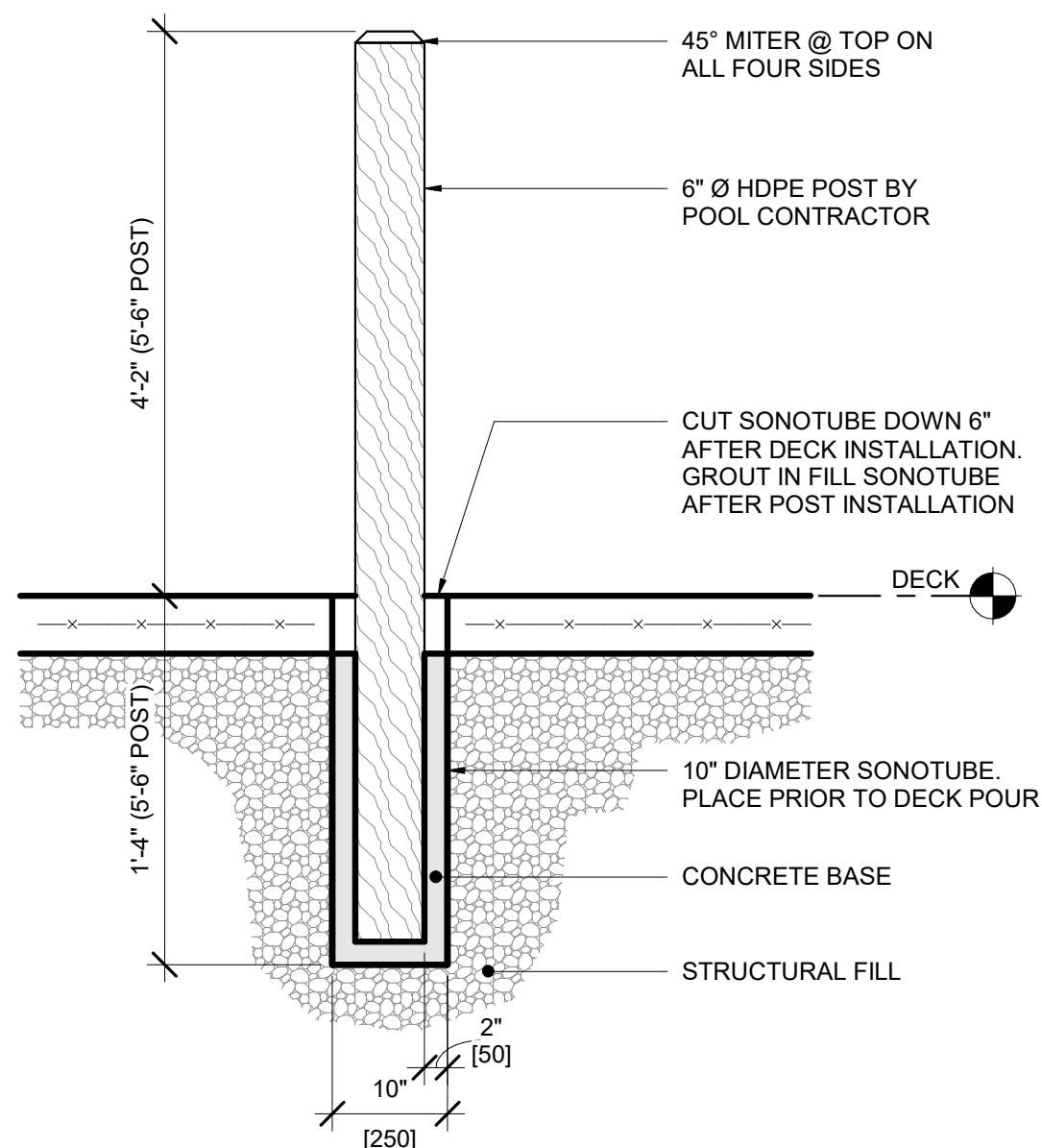
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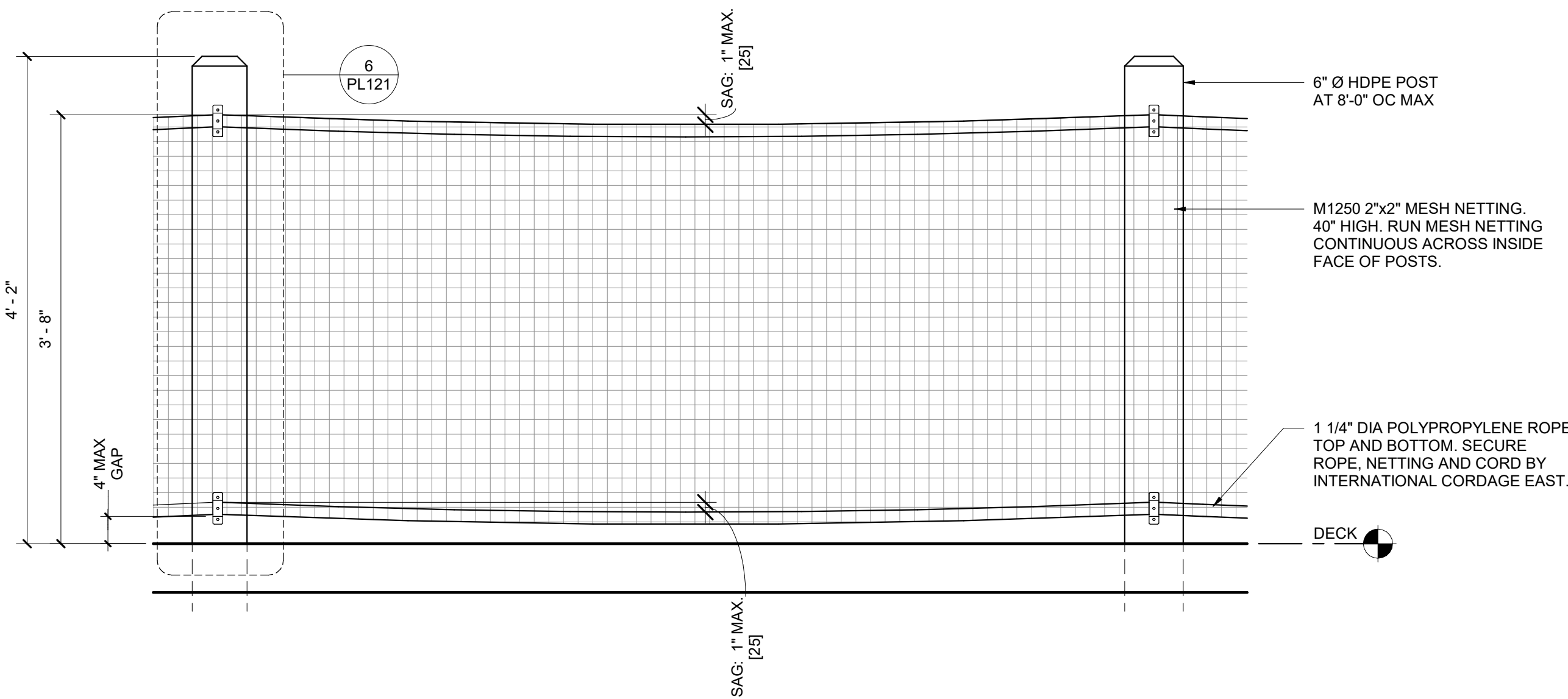
NOTES:

1. CONTRACTOR TO PURCHASE AND INSTALL RAIL GOODS IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS OF PARTIES HAVING JURISDICTION.
2. CONTRACTOR TO VERIFY HANDRAIL DIMENSIONS PRIOR TO FABRICATION.

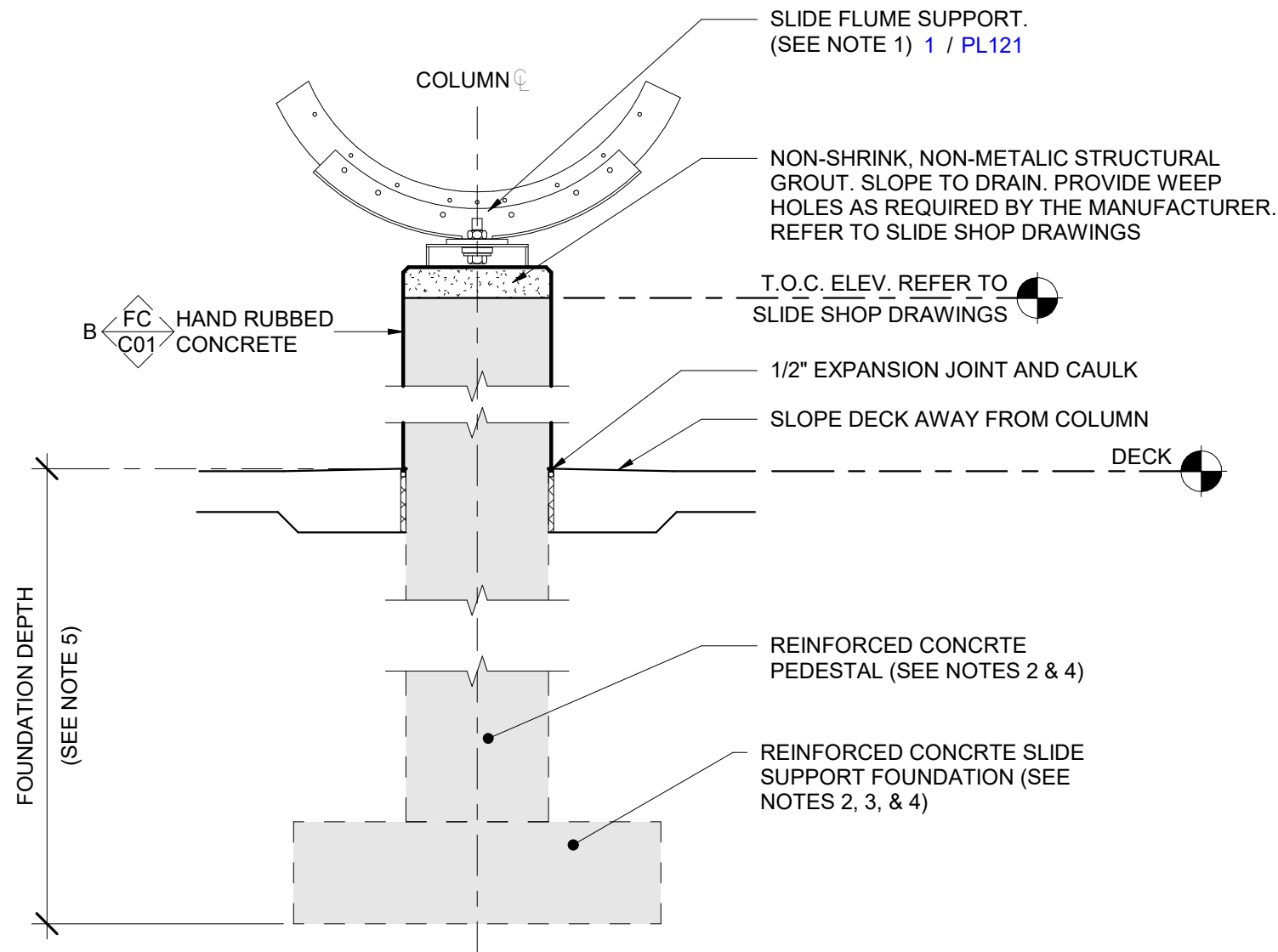
5 | RAILING OFFSET TO ADJACENT SURFACE
DETAIL VIEW
3/4" = 1'-0"



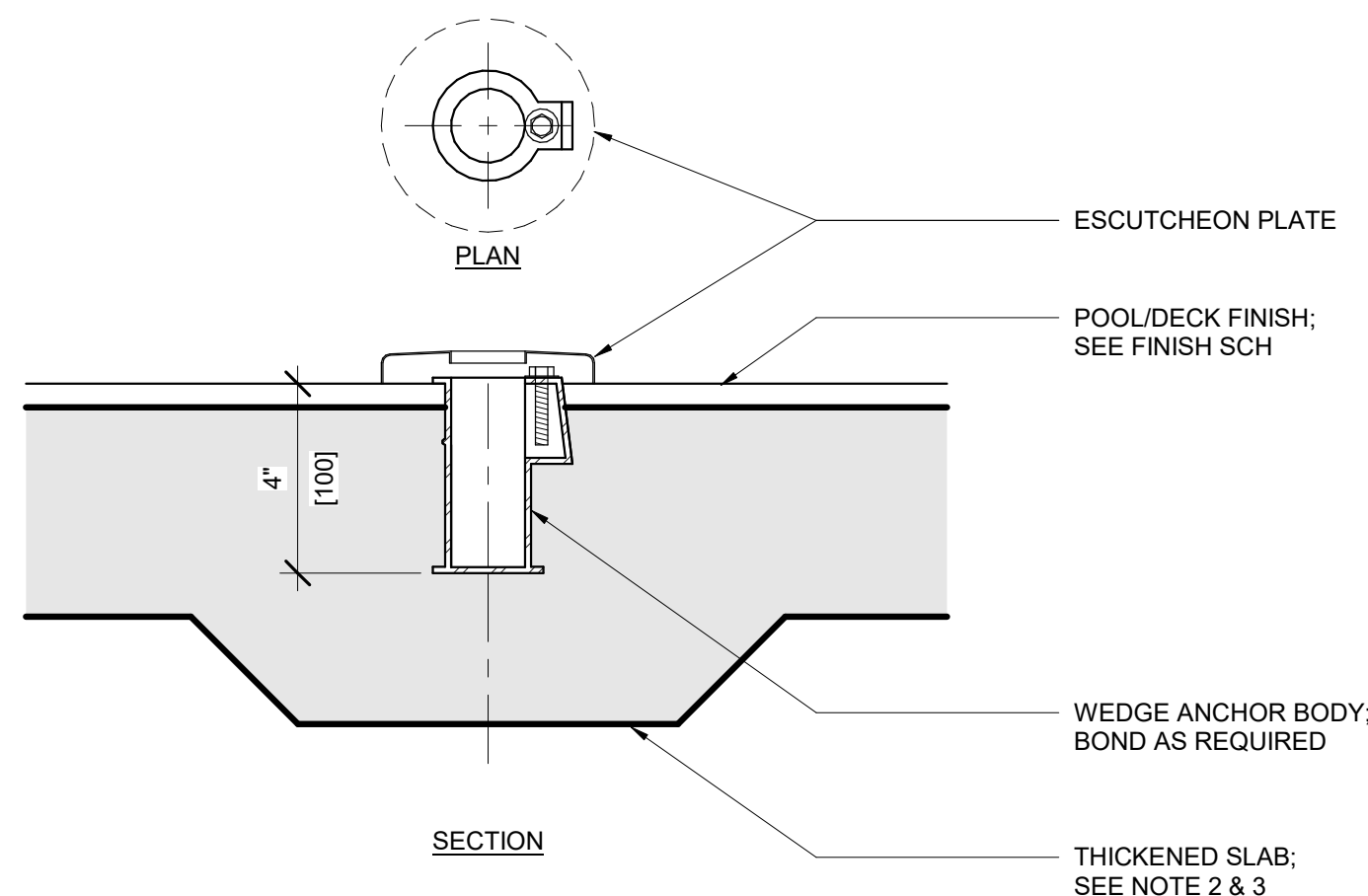
6 | BARRIER - DECK POST INSTALLATION
DETAIL VIEW
3/4" = 1'-0"



7 | BARRIER - DECK POST/NET/ROPE BARRIER
DETAIL VIEW
1" = 1'-0"



3 | SLIDE FLUME SUPPORT
DETAIL VIEW
3/4" = 1'-0"



NOTES:

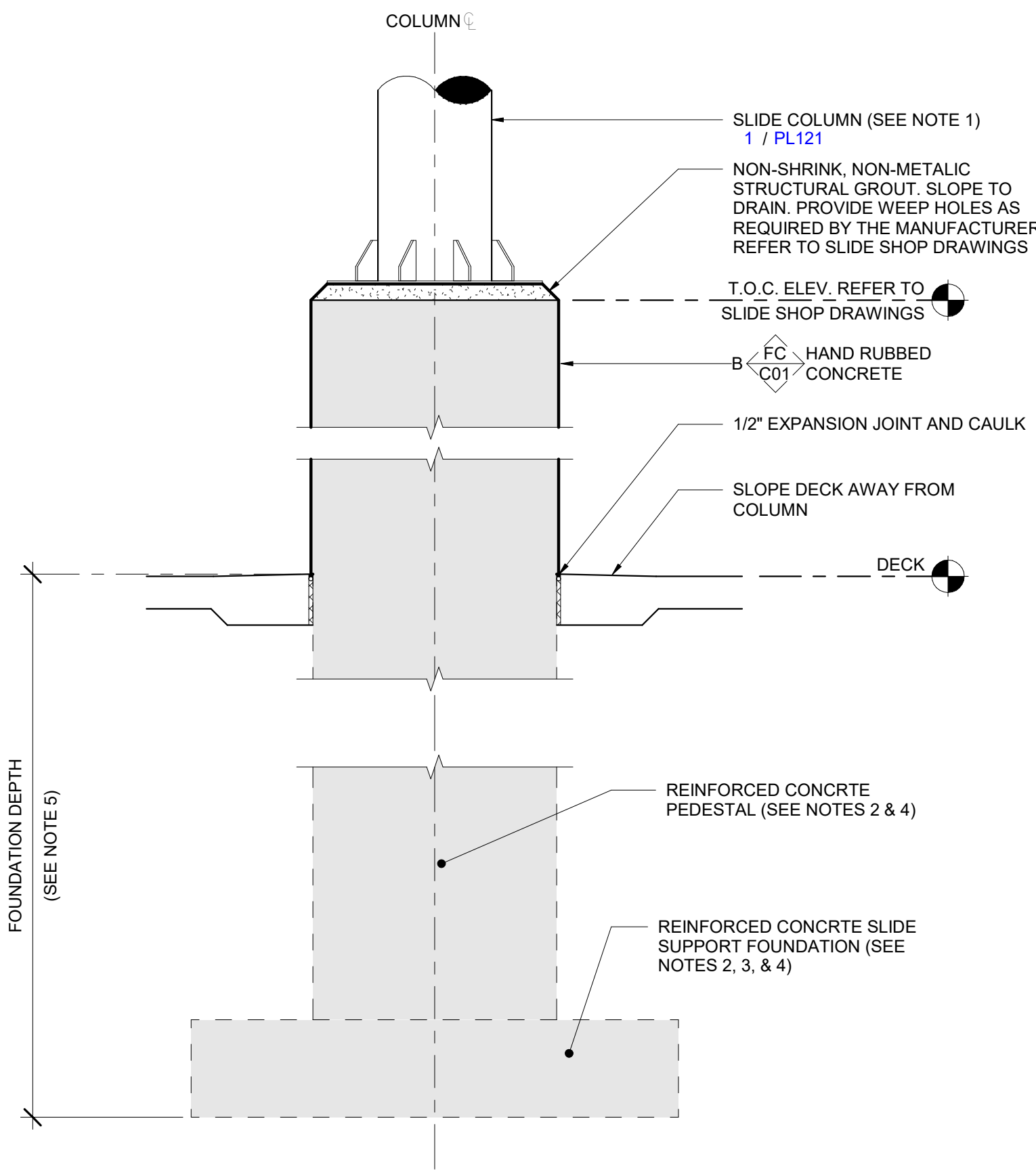
1. INSTALL ANCHORS IN LINE WITH RAIL. CONCRETE CLEAR COVER AT ANCHOR SHALL BE 3" MINIMUM. THICKEN SLAB IF NECESSARY TO ACHIEVE MIN COVER.
2. WHEN SECOND LAYER OF CONCRETE IS LOCATED DIRECTLY BELOW SLAB IN WHICH ANCHOR IS PLACED (I.E. STAIRS), CLEAR COVER OF CONCRETE AT ANCHOR IN UPPER SLAB SHALL BE 2" MIN.

4 | ANCHOR - WEDGE
DETAIL VIEW
3" = 1'-0"

SLIDE COLUMN & FLUME SUPPORT NOTES:

1. DESIGN AND INSTALLATION OF SLIDE FIBERGLASS, SLIDE TOWER, AND STEEL SUPPORT SYSTEM SHALL BE THE RESPONSIBILITY OF THE SLIDE VENDOR.
2. STRUCTURAL DESIGN OF CONCRETE SLIDE SUPPORT PEDESTALS & FOUNDATIONS SHALL BE BY THE SLIDE VENDOR IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL REPORT. DETAILS PROVIDED ARE REPRESENTATIVE OF SPREAD FOOTINGS, THEY ARE NOT SITE SPECIFIC, AND MAY NOT REFLECT THE FINAL ENGINEERED FOUNDATION TYPE. POOL CONTRACTOR SHALL REFER TO SLIDE VENDOR ENGINEER'S STRUCTURAL SHOP DRAWINGS FOR FINAL DETAILS & SPECIFICATIONS, INCLUDING PEDESTAL & FOUNDATION SIZES, ELEVATIONS AND REINFORCING STEEL.
3. SLIDE FOUNDATION DESIGN SHALL BE COORDINATED SUCH THAT SLIDE LOADS DO NOT SURCHARGE BUILDING, POOLS, POOL PIPING, OR OTHER NEARBY STRUCTURES.
4. GENERAL CONTRACTOR, POOL CONTRACTOR, & SLIDE VENDOR/INSTALLER SHALL COORDINATE SLIDE TOWER & SLIDE SUPPORT SYSTEM INSTALLATION, INCLUDING CONCRETE EMBEDS, REINFORCEMENT AND ANCHORS. ALL EXCAVATION FOR SLIDE FOUNDATIONS SHALL BE PERFORMED BY THE POOL CONTRACTOR AND COORDINATED WITH THE GENERAL CONTRACTOR & SLIDE VENDOR/INSTALLER. SEE SLIDE VENDOR ENGINEER'S STRUCTURAL SHOP DRAWINGS FOR FOUNDATION DEPTHS AND SIZES.
- 5.

1 | SLIDE COLUMN & FLUME SUPPORT NOTES
DETAIL VIEW
NONE



2 | SLIDE COLUMN SUPPORT
DETAIL VIEW
3/4" = 1'-0"

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INTERIM REVIEW

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CLIENT

TOWN OF TROPHY CLUB
1 TROPHY WOOD DRIVE TROPHY CLUB, TX 76262

PROJECT NO.

24327

6/20/2025 90% CONSTRUCTION DOCUMENTS

DATE DESCRIPTION

POOL B - SLIDE
COMPLEX DETAILS

PL121

DESIGN IS IN ACCORDANCE WITH THE STATE OF **<INSERT STATE>** AND THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED TO DATE.

NOTE

STRUCTURAL DRAWINGS AND POOL DRAWINGS **MUST** BE USED IN CONJUNCTION WITH EACH OTHER. POOL DRAWINGS DICTATE ALL FINAL CONDITIONS OF POOL, FEATURES, AND DIMENSIONS OF POOL SHELL, INCLUDING POOL FINISH. UNLESS OTHERWISE INDICATED, STRUCTURAL DIMENSIONS ARE CONCRETE TO CONCRETE, AND DICTATE REQUIRED THICKNESSES FOR STRUCTURAL INTEGRITY ONLY.

GEOTECHNICAL PARAMETERS

SOIL PARAMETERS FOR POOL STRUCTURAL DESIGN

- POOL DESIGNED FOR EMPTY AND FULL CONDITIONS.
- ALL SOIL PARAMETERS FOR THE POOL STRUCTURAL DESIGN ARE BASED UPON RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT BY **<INSERT COMPANY NAME>**, DATED **<INSERT DATE>**. SUBGRADE PREPARATION OF THE SOILS BELOW THE POOL BASE LAYER IS THE RESPONSIBILITY OF THE CONTRACTOR PREPARING THE REMAINDER OF THE SITE AND SHALL BE EXECUTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. OVER EXCAVATION OF FILL SOIL MAY BE REQUIRED PER THE GEOTECHNICAL ENGINEER.
- STATED NET ALLOWABLE SOIL BEARING CAPACITY = **<GET FROM PM>** PSF
- STATED EQUIVALENT FLUID PRESSURE = **<GET FROM PM>** PSF/FT
- AN UNDERDRAIN SYSTEM, BY OTHERS, IS PROVIDED TO MITIGATE GROUNDWATER WHEN THE POOL IS EMPTY.
- ASSUMED SETTLEMENT AND/OR PVR FOR THE POOL DOES NOT EXCEED 1/2" TOTAL MOVEMENT AND 1/4" DIFFERENTIAL MOVEMENT

ASSUMED SOIL PARAMETERS FOR POOL STRUCTURAL DESIGN

- POOL DESIGNED FOR THE EMPTY CONDITION (CONTROLLING CASE)
- IF ANY OF THE CRITERIA LISTED BELOW ARE NOT MET THEN THE POOL'S STRUCTURAL DESIGN SHOULD BE RE-EVALUATED BY THE POOL STRUCTURAL ENGINEER.
 - SOIL BEARING CAPACITY 2,500 PSF MINIMUM
 - AT-REST EQUIVALENT FLUID PRESSURE 55 PSF/FT MAXIMUM
 - SOIL GROUNDWATER TABLE ELEVATION BELOW BOTTOM OF POOL FLOOR
 - SETTLEMENT AND/OR PVR DOES NOT EXCEED 1/2" TOTAL MOVEMENT AND 1/4" DIFFERENTIAL MOVEMENT

STRUCTURAL AND REINFORCEMENT NOTES

STRUCTURAL NOTES

- REINFORCEMENT AT WALL CORNERS AND WALL BENDS SHALL BE DETAILED PER THE ASSOCIATED TYPICAL DETAILS. CORNER AND BEND BARS SHALL BE THE SAME SIZE AND SPACING AS THE TYPICAL HORIZONTAL WALL REINFORCING OF THE ASSOCIATED WALLS.
- UNLESS OTHERWISE INDICATED, ALL WALL REINFORCEMENT BARS SHALL BE CONTINUOUS AROUND CORNERS. REINFORCEMENT SHALL BE EXTENDED INTO CONNECTING WALLS. UNLESS OTHERWISE INDICATED, CONTRACTOR MAY SPLICE CONTINUOUS SLAB BARS AT LOCATIONS OF THEIR CHOOSING, EXCEPT THAT TOP BAR SPLICES SHALL BE LOCATED AT MID-SPAN AND BOTTOM BAR SPLICES SHALL BE LOCATED AT SUPPORTS. ALL REINFORCEMENT BENDS AND LAPS, UNLESS OTHERWISE INDICATED, SHALL SATISFY THE MINIMUM REQUIREMENTS FOR CLASS B SPLICES. FOR REINFORCEMENT AT WALL OR FLOOR SLAB PENETRATIONS, SEE **1 / PL210**
- MINIMUM POURED CONCRETE DESIGN STRENGTH = 4500 PSI, MINIMUM SHOTCRETE DESIGN STRENGTH = 5000 PSI

REINFORCEMENT NOTES: 60KSI A615, DEFORMED BARS

- REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI "MANUAL OF CONCRETE PRACTICE", LATEST EDITION, UNLESS OTHERWISE NOTED.
- ALL LAPS SHALL BE CLASS "B" PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 14" DEEP
- LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- TIE POOL REINFORCING STEEL WITH 18-GAUGE ANNEALED WIRE AS SPECIFIED IN THE CRSI 63 RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS. ALL TIE WIRES SHALL BE "MADE TIGHT" FOR ELECTRICAL BONDING PURPOSES, AS REQUIRED PER
- ALL HOOKS SHALL BE STANDARD HOOKS UNLESS NOTED OTHERWISE.
- REINFORCING IN SINGLE MAT SECTIONS SHALL BE CENTERED IN THE SECTION, UNLESS SHOWN OTHERWISE IN DETAILS.

REINFORCING STEEL MINIMUM CLEAR COVER REQUIREMENTS

COORDINATE WITH REINFORCEMENT STEEL PLACING REQUIREMENTS

- 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
- 2" TYPICAL ALL ELSE, UNLESS NOTED OTHERWISE ON DETAILS

REINFORCEMENT CLASS "B" LAP LENGTHS

BASED UPON 4500 PSI CONCRETE AND 60 KSI REINFORCING STEEL

BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11
GR-60 TOP BAR	1'-11" [584]	2'-7" [787]	3'-2" [965]	3'-10" [1168]	5'-7" [1702]	6'-4" [1930]	7'-1" [2159]	7'-11" [2413]	8'-8" [2642]
GR-60 OTHER BAR	1'-6" [457]	2'-0" [610]	2'-6" [762]	2'-11" [889]	4'-3" [1295]	4'-11" [1499]	5'-6" [1676]	6'-1" [1854]	6'-8" [2032]

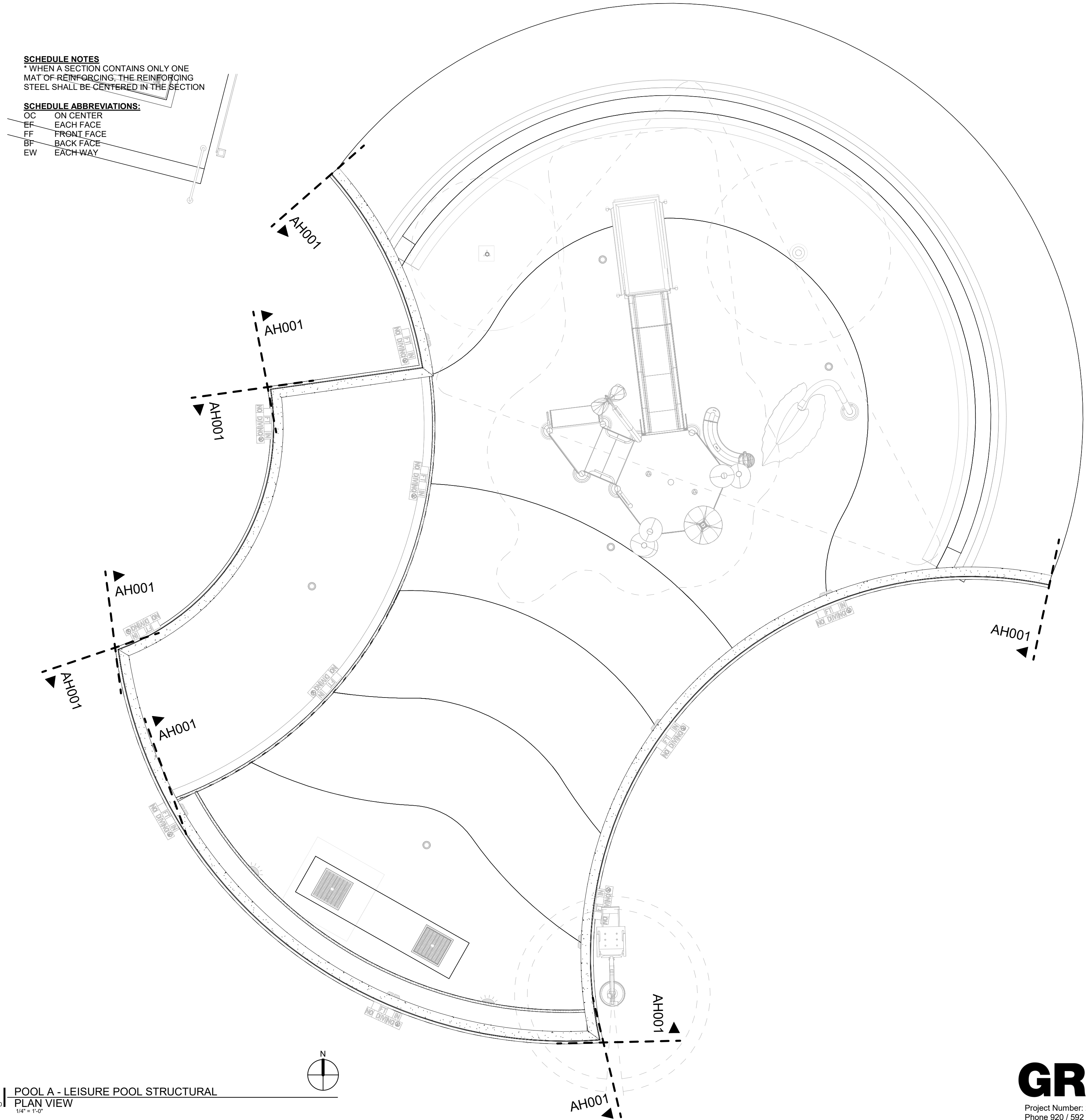
STANDARD HOOK DIMENSION

BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11
HOOK LENGTH	7" [178]	9" [229]	1'-0" [305]	1'-2" [356]	1'-4" [406]	1'-6" [457]	1'-11" [587]	2'-2" [661]	2'-5" [736]

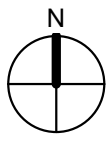
SCHEDULE - STRUCTURAL REQUIREMENTS - POOL A																		
Detail	Pool ID	APPLICABLE STRUCTURAL WALL HEIGHT RANGE (FOR PLAN REFERENCE ONLY)			WALL						FLOOR							
		Wall Height Range ID	Minimum Applicable Wall Height	Maximum Applicable Wall Height	A				B Freeboard Height	C Backfill Thickness	D			E Bedding Course Thickness	F Heel	G Footing Length	H	
					Thickness	# of Mats of Reinforcement	Horizontal Reinforcement	Vertical Reinforcement			Thickness	# of Mats of Reinforcement	Reinforcement				Thickness	Reinforcement
A	A	H001																

SCHEDULE NOTES
* WHEN A SECTION CONTAINS ONLY ONE MAT OF REINFORCING, THE REINFORCING STEEL SHALL BE CENTERED IN THE SECTION

SCHEDULE ABBREVIATIONS:
OC ON CENTER
EF EACH FACE
FF FRONT FACE
BF BACK FACE
EW EACH WAY



1 | POOL A - LEISURE POOL STRUCTURAL
PLAN VIEW
1/4" = 1'-0"



GRāEF
Project Number: 2025-2000.XX
Phone 920 / 592 9440

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CLIENT

TOWN OF TROPHY CLUB
1 TROPHY WOOD DRIVE TROPHY CLUB, TX 76262

PROJECT NO.

24327

90% CONSTRUCTION DOCUMENTS

DATE DESCRIPTION

STRUCTURAL NOTES,
PLAN(S) AND
SCHEDULE

PL200

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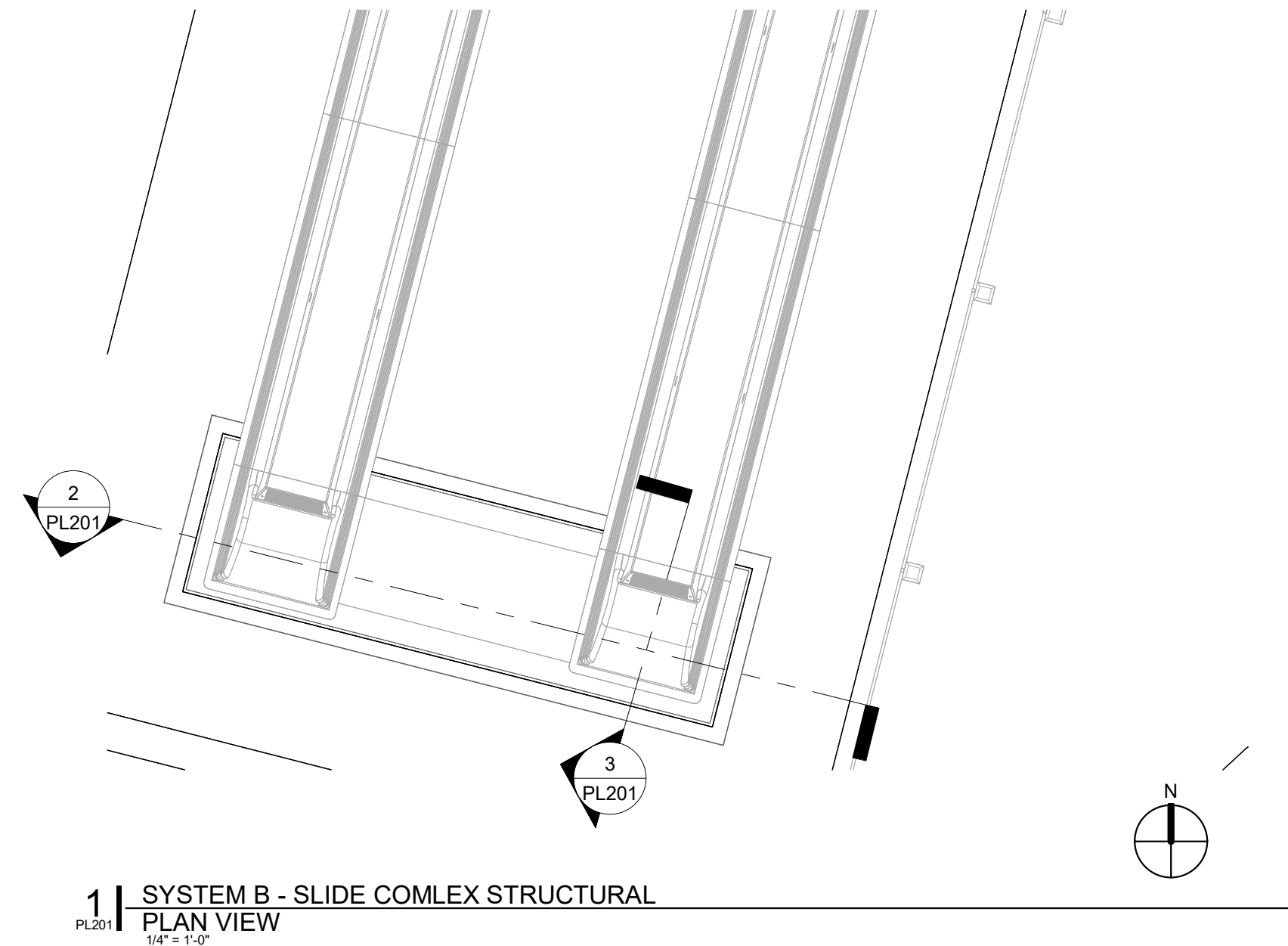
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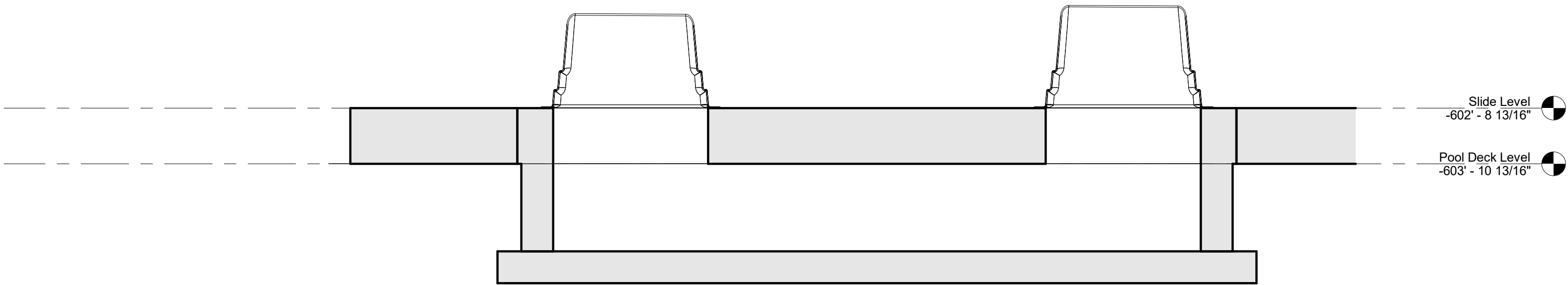
#	DATE	DESCRIPTION
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STRUCTURAL PLAN(S)
AND SECTIONS

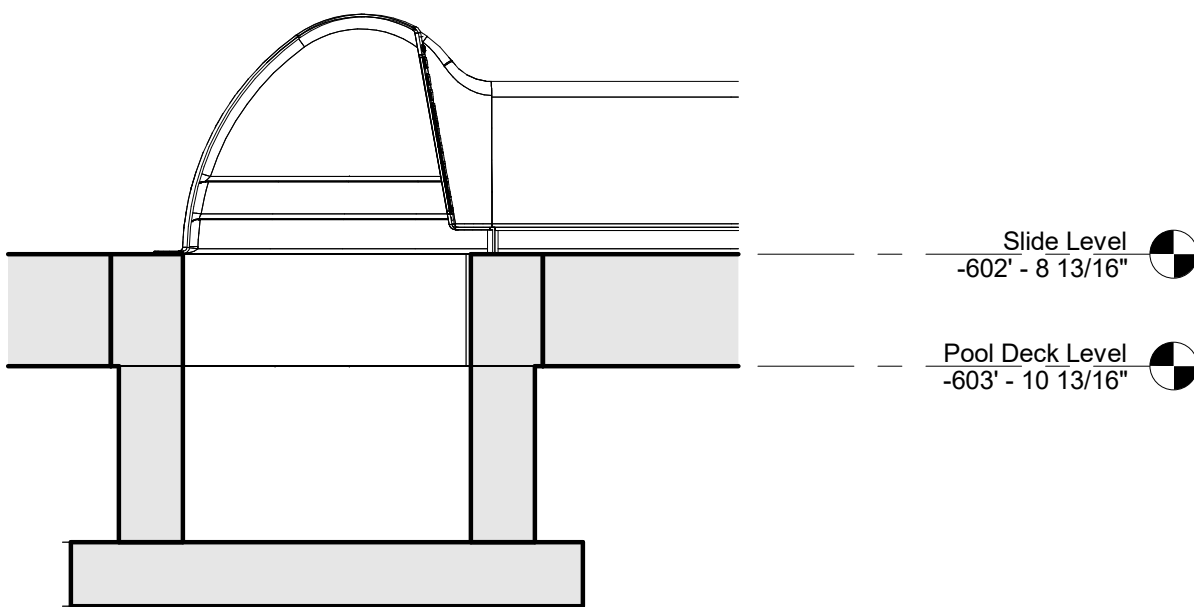
PL201



1 | SYSTEM B - SLIDE COMLEX STRUCTURAL
PLAN VIEW
1/4" = 1'-0"

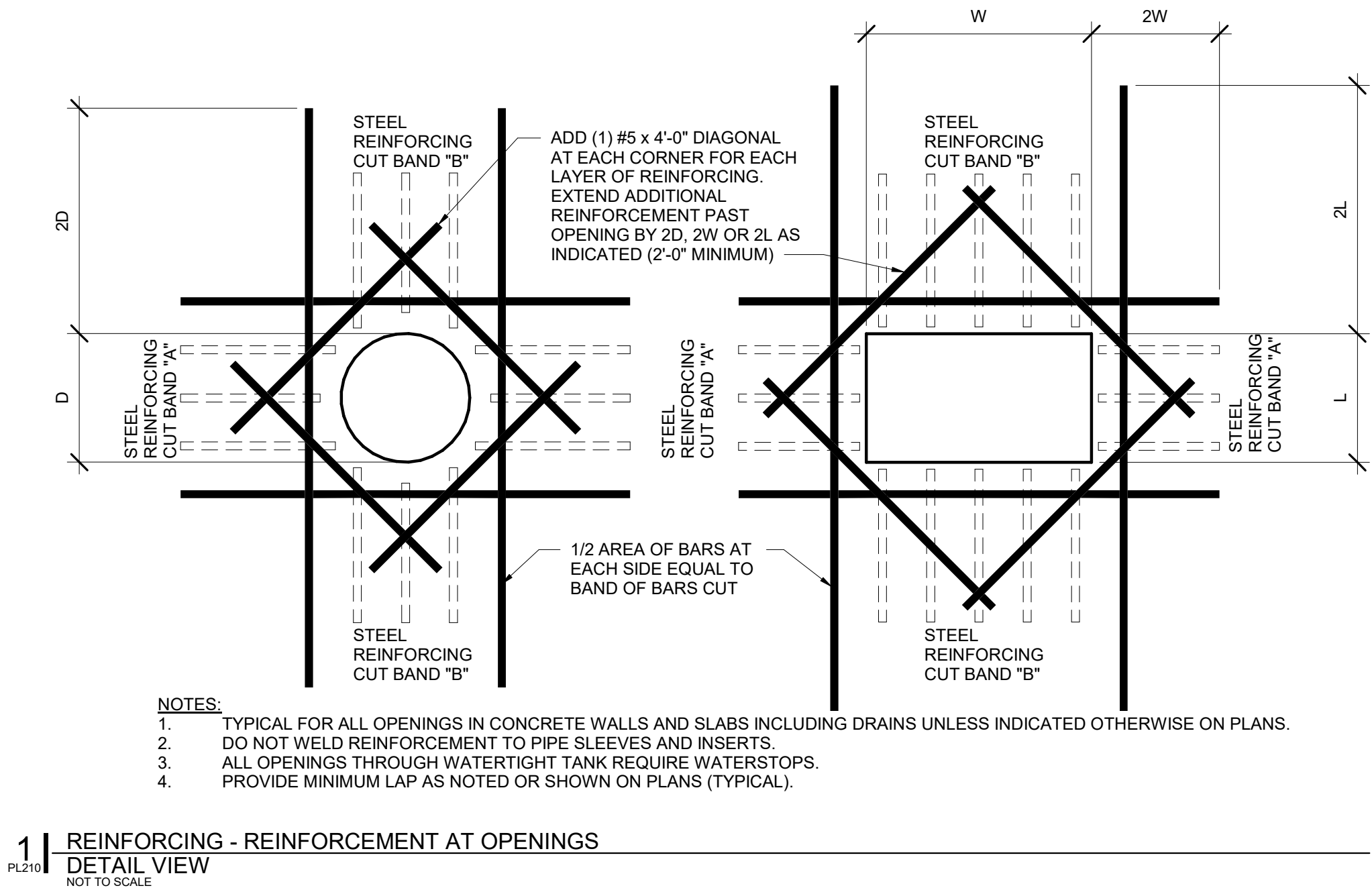


2 | REINFORCING - SLIDE RUNOUT TANK
SECTION VIEW
1/2" = 1'-0"



3 | REINFORCING - SLIDE RUNOUT TANK
SECTION VIEW
1/2" = 1'-0"

6/20/2025 11:32:17 AM



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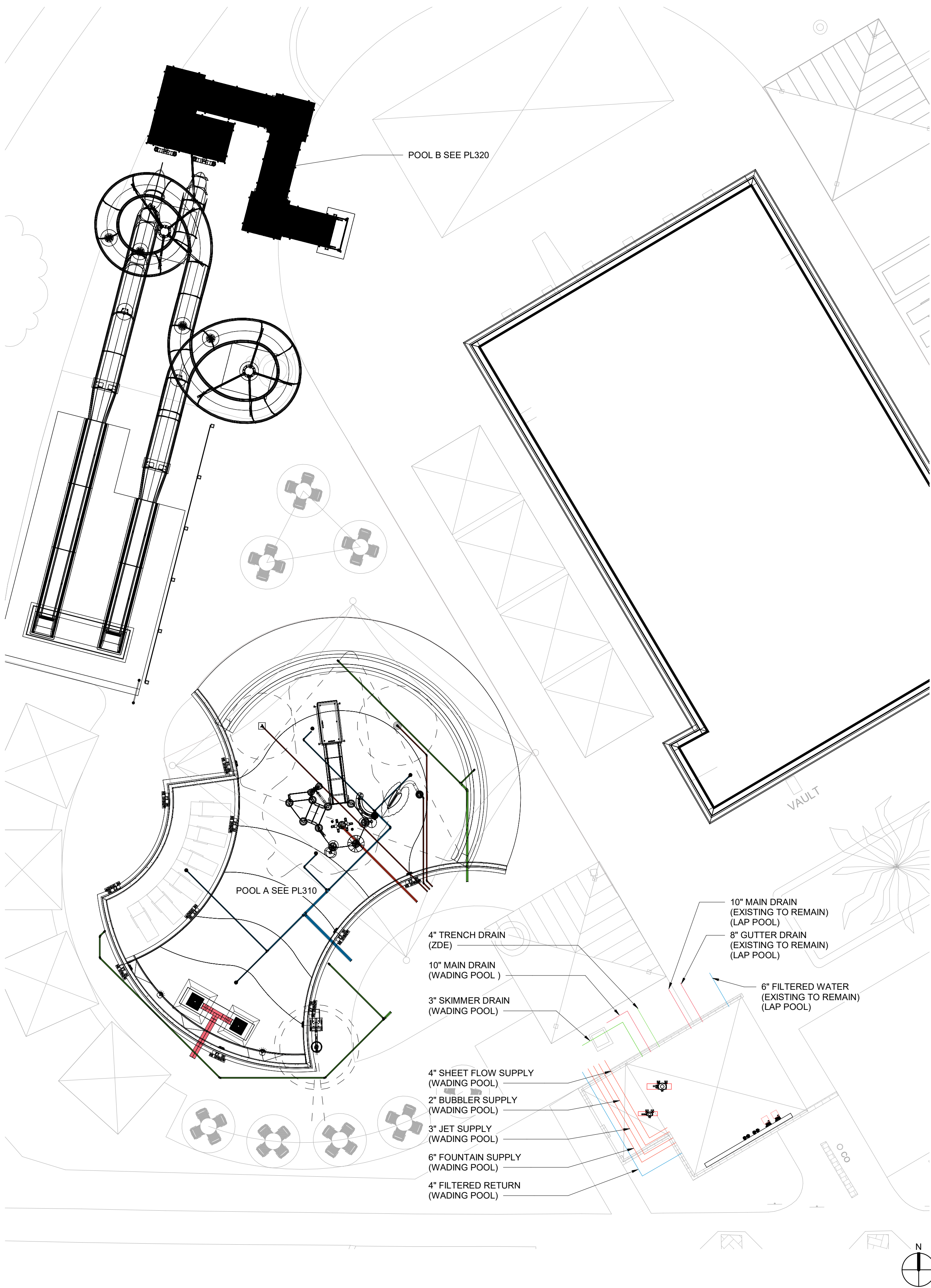
PROJECT NO.

24327

90% CONSTRUCTION DOCUMENTS

DATE DESCRIPTION

6/20/2025 11:32:19 AM



1 | EXISTING PIPING
PLAN VIEW
1" = 10'-0"

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1 TROPHY WOOD DRIVE TROPHY
CLUB, TX 76262

PROJECT NO.

24327

6/20/2025 90% CONSTRUCTION DOCUMENTS

DATE DESCRIPTION

EXISTING PIPING PLAN

PL300

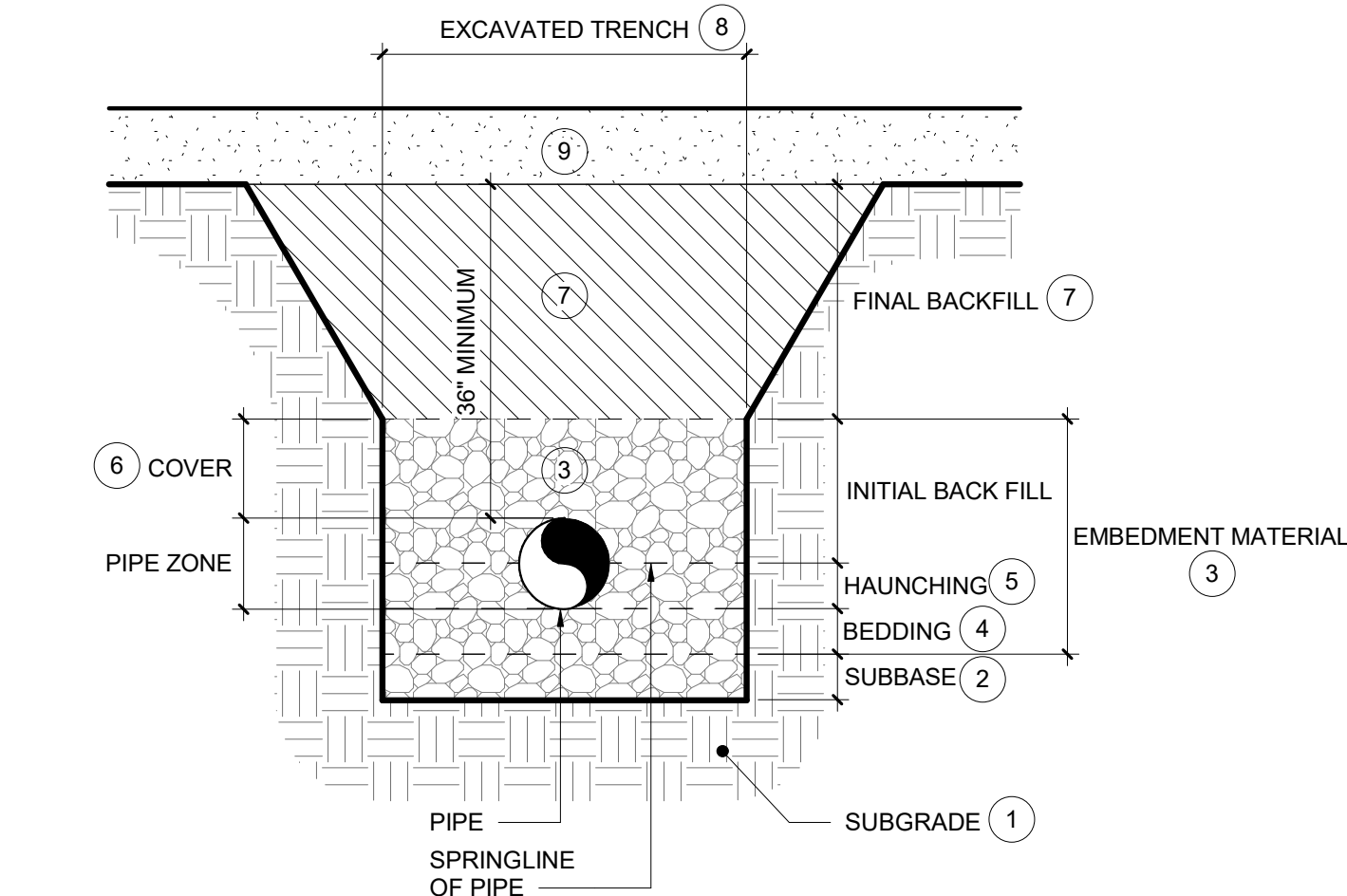
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PIPING LEGEND

PIPE DESCRIPTION	PIPE COLOR
AIR:	
ACTIVITY SUPPLY:	
CHEMICAL:	
INLET SUPPLY:	
GRAVITY:	
JET SUPPLY:	
PROPULSION SUPPLY:	
AUTOFILL SENSOR:	
SKIMMER SUCTION:	
SLIDE SUPPLY:	
SUCTION:	

MECHANICAL P&ID SYMBOL
LEGEND

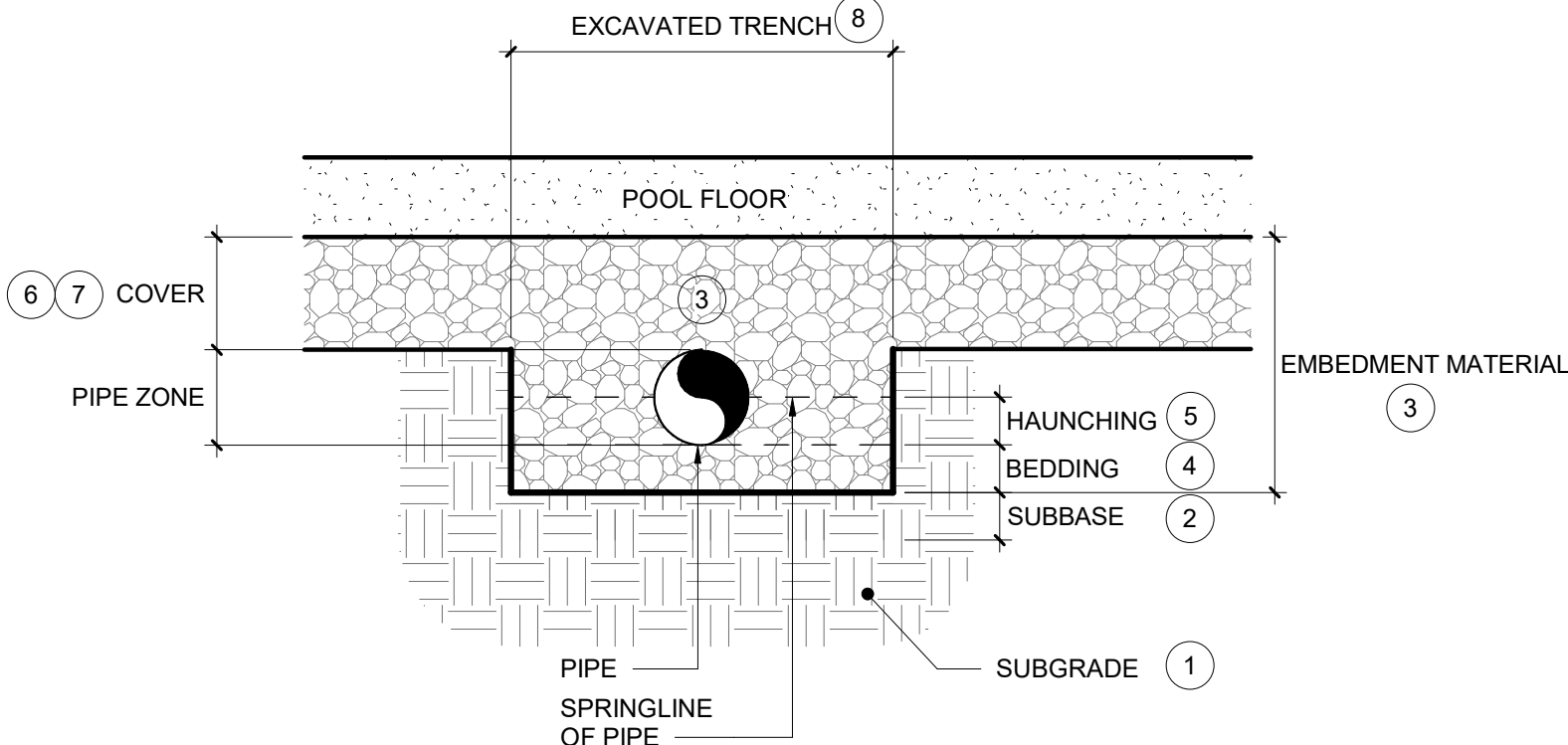
EQUIPMENT TYPE	SECTION VIEW	PLAN VIEW
PUMP		
PUMP WITH INTEGRAL STRAINER		
STRAINER		
REGENERATIVE MEDIA FILTER		
HIGH RATE SAND FILTER (HORIZONTAL)		
HIGH RATE SAND FILTER (VERTICAL)		
POOL HEATER		
HEAT EXCHANGER		
UV UNIT		
CHEMICAL CONTROLLER		
CHEMICAL FEED PUMP		
PULSAR CHLORINE FEEDER		
AXIALL CHLORINE FEEDER		
AXIALL ACID FEEDER (ACID RITE)		
CO2 FEEDER		
CHEMICAL STORAGE TANK		
CO2 STORAGE TANK		
AUTO FILL WITH SENSOR		
SURGE TANK VENTILATION FAN		
GEAR OPERATED BUTTERFLY VALVE		
LEVER OPERATED BUTTERFLY VALVE		
PNEUMATIC BUTTERFLY VALVE		
TRUE UNION BALL VALVE		
TRUE UNION CHECK VALVE		
ELECTRONIC MODULATING VALVE		
ELECTRO-PNEUMATIC MODULATING VALVE		
MODULATING FLOAT VALVE		
VENTURI		
SOLENOID VALVE		
CHECK VALVE		
WYE STRAINER		
CONCENTRIC REDUCER		
ECCENTRIC REDUCER		
FLANGED BREAK		
COMPOUND GAUGE		
THERMOMETER		
EXPANSION JOINT		
FLOW METER (SENSOR)		
FLOW SWITCH		



- # KEY NOTES:
1. SUBGRADE: MINIMIZE DISTURBANCE OF EXISTING SOILS ON SIDES AND BELOW PIPE TRENCH DURING EXCAVATION. CLEAR SUBGRADE OF LARGE STONES & ORGANIC MATERIALS.
 2. SUBBASE MATERIALS: REQUIRED ONLY IF EXISTING SUBGRADE CONTAINS UNSUITABLE SOILS AND/OR DOES NOT MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT FOR UTILITY TRENCHES.
 3. EMBEDMENT MATERIALS: ASTM D2487 CLASS 1A OR 1B AGGREGATE, 1.5" MAXIMUM SIZE.
 4. BEDDING: MINIMUM 6 INCH THICK AGGREGATE LAYER.
 5. HAUNCHING: PLACE AND COMPACT HAUNCHING MATERIALS UNDER AND AROUND PIPE/S UP TO THE PIPE SPRINGLINE BY HAND TO ASSURE CONTINUOUS AND EFFECTIVE PIPE SUPPORT.
 6. COVER: MINIMUM 6 INCHES ABOVE TOP OF PIPE.
 7. FINAL BACKFILL: USE ON-SITE EXISTING SOILS MEETING THE PROJECT GEOTECHNICAL REPORT REQUIREMENTS FOR BACKFILL MATERIALS. DO NOT USE ORGANIC MATERIAL, CLAY, TOPSOIL, OR OTHER DELETERIOUS SUBSTANCES. SLOPE TRENCH EXCAVATION IN FINAL BACKFILL ZONE AS NEEDED.
 8. TRENCH WIDTH FOR EMBEDMENT MATERIALS: MINIMIZE WIDTH TO 6" - 12" BETWEEN TRENCH WALL AND EDGE OF NEAREST PIPE. ALLOW 6" MINIMUM BETWEEN ADJACENT PIPE WALLS WHEN PLACING MULTIPLE PIPES IN A COMMON TRENCH.
 9. FINAL GRADE MATERIALS: SEE RELATED PROJECT DRAWINGS AND SPECIFICATIONS FOR SOIL MATERIALS AND PLACEMENT REQUIREMENTS AT FINAL GRADE ELEVATIONS (E.G. DECK, CIVIL, LANDSCAPE, ETC. DRAWINGS).

- GENERAL NOTES:
- A. SEE SPECIFICATIONS SECTION 13 11 20 FOR ADDITIONAL POOL PIPE TRENCH MATERIAL AND INSTALLATION REQUIREMENTS.
 - B. PLACE ALL PIPE TRENCH MATERIALS IN 6" MAXIMUM LOOSE LIFTS.
 - C. COORDINATE WITH OTHER TRADES AS NEEDED TO ASSURE FOOTING/FOUNDATIONS ABOVE DO NOT LOAD THE PIPES. MAINTAIN PROPER CLEARANCES TO PREVENT UNDERMINING OF ADJACENT FOOTINGS/FOUNDATIONS.

1 POOL PIPE TRENCH
PLAN VIEW
NONE



- # KEY NOTES:
1. SUBGRADE: MINIMIZE DISTURBANCE OF EXISTING SOILS ON SIDES AND BELOW PIPE TRENCH DURING EXCAVATION. CLEAR SUBGRADE OF LARGE STONES & ORGANIC MATERIALS.
 2. SUBBASE MATERIALS: REQUIRED ONLY IF EXISTING SUBGRADE CONTAINS UNSUITABLE SOILS AND/OR DOES NOT MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT FOR UTILITY TRENCHES.
 3. EMBEDMENT MATERIALS: ASTM D2487 CLASS 1A OR 1B AGGREGATE, 1.5" MAXIMUM SIZE.
 4. BEDDING: MINIMUM 6 INCH THICK AGGREGATE LAYER.
 5. HAUNCHING: PLACE AND COMPACT HAUNCHING MATERIALS UNDER AND AROUND PIPE/S UP TO THE PIPE SPRINGLINE BY HAND TO ASSURE CONTINUOUS AND EFFECTIVE PIPE SUPPORT.
 6. COVER: MINIMUM 6 INCHES ABOVE TOP OF PIPE.
 7. POOL BEDDING COURSE/SUBBASE: SEE PL200 FOR REQUIREMENTS.
 8. TRENCH WIDTH FOR EMBEDMENT MATERIALS: MINIMIZE WIDTH TO 6" - 12" BETWEEN TRENCH WALL AND EDGE OF NEAREST PIPE. ALLOW 6" MINIMUM BETWEEN ADJACENT PIPE WALLS WHEN PLACING MULTIPLE PIPES IN A COMMON TRENCH.

- GENERAL NOTES:
- A. SEE SPECIFICATIONS SECTION 13 11 20 FOR ADDITIONAL POOL PIPE TRENCH MATERIAL AND INSTALLATION REQUIREMENTS.
 - B. PLACE ALL PIPE TRENCH MATERIALS IN 6" MAXIMUM LOOSE LIFTS.

2 POOL PIPE TRENCH BENEATH POOL FLOOR
PLAN VIEW
NONE

GENERAL POOL PIPING AND EQUIPMENT PLAN NOTES

PIPING

1. THE PIPING LAYOUTS ON THESE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. PIPING AS SHOWN IS SPREAD OUT FOR CLARITY. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING FINAL PIPE ROUTING AND ELEVATIONS.
2. REDUCE THE USE OF FITTINGS AND LONG PIPE RUNS TO MINIMIZE HEAD LOSS IN THE SYSTEM.
3. ALL OUTDOOR PIPING SHALL BE INSTALLED IN A PIPE TRENCH WITH BEDDING AND COVER MATERIALS PER SPECIFICATIONS. PIPING MAY BE STACKED IN THE PIPE TRENCH. PER PL301- 1 AND 2.
4. ARROWS DENOTE DIRECTION OF FLOW.
5. REFER TO ALL DISCIPLINES DOCUMENTATION AND COORDINATE ALL PIPING AND EMBEDMENTS WITH AFFECTED TRADES.
6. ALL GRAVITY PIPING SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1" DROP PER 10' LENGTH. ALL OUTDOOR PIPING SHALL BE INSTALLED WITH A SLOPE TO ALLOW COMPLETE DRAINING. PROVIDE WINTERIZING/DRAINING INSTRUCTIONS AND SCHEMATICS TO OWNER.
7. CONTRACTOR SHALL USE SWING JOINTS OR OTHER MEANS AND METHODS AS REQUIRED TO PROVIDE POOL INLET FITTINGS FLUSH AND PERPENDICULAR WITH THE POOL FLOOR AND AS REQUIRED FOR PROPER SLOPE TO DRAIN FOR WINTERIZATION.
8. SUPPORT PIPES PER PLXXX-X THRU X.
9. ALL SUPPORTS, BRACING, FASTENERS AND HARDWARE IN THE SURGE TANK(S) SHALL BE STAINLESS STEEL.
10. THE INTENT OF THESE DRAWINGS IS NOT TO BE INCLUSIVE OF ALL VALVES OR FITTINGS REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL VALVES AND FITTINGS REQUIRED.
11. GUTTER PIPING SIZED TO 125% OF FILTRATION RATE.

PIPE PENETRATIONS

1. SEE BUILDING STRUCTURAL DRAWINGS FOR ALL WALL DIMENSIONS AND WALL/REINFORCING STEEL DIMENSIONS AND DETAILS, INCLUDING REINFORCING REQUIREMENTS AROUND ALL PIPE PENETRATIONS.
2. THE POOL CONTRACTOR SHALL FURNISH ALL SLEEVES FOR THE PENETRATIONS SHOWN ON THE POOL DRAWINGS.
3. THE SLEEVES SHALL BE INSTALLED BY THE BUILDING CONTRACTOR DURING THE STEEL AND FORMWORK PLACEMENT. BUILDING CONTRACTOR SHALL COORDINATE WITH THE POOL CONTRACTOR DURING PLACEMENT AND OBTAIN SLEEVE LOCATION APPROVAL FROM THE POOL CONTRACTOR PRIOR TO POURING THE WALLS.
4. THE POOL CONTRACTOR SHALL PROVIDE ALL LINK-SEALS REQUIRED IN THE PIPE PENETRATIONS.
5. ALL PIPE PENETRATION DRAWINGS AND DIMENSIONS ARE SPECIFIC TO THE WTI BASIS OF DESIGN POOL EQUIPMENT AND LAYOUTS AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL PENETRATION LOCATIONS AND SIZES BASED ON ENGINEER APPROVED EQUIPMENT SELECTIONS AND ACTUAL SITE CONDITIONS. PROVIDE SHOP DRAWINGS TO POOL ENGINEER.
6. REFER TO PLXXX-X FOR REINFORCEMENT AT PIPE PENETRATIONS.
7. REFER TO STRUCTURAL DRAWINGS FOR FUTURE CORED OPENINGS.
8. SEE PENETRATION SCHEDULE FOR ALL PIPE PENETRATIONS SHOWN IN THE ELEVATION DETAILS ON PL600.

MECHANICAL EQUIPMENT

1. CONTRACTOR SHALL PROVIDE EQUIPMENT LAYOUTS PER PLANS. IF ALTERNATE LAYOUT IS REQUESTED, CONTRACTOR SHALL PROVIDE SCALED DRAWING LAYOUT FOR REVIEW INDICATING POOL EQUIPMENT, PIPING, PIPE SUPPORTS, REQUIRED CLEARANCES, AND SERVICE ACCESS.
2. REFER TO ARCHITECTURAL PLANS FOR ACTUAL ROOM DIMENSIONS AND FINISHED FLOOR ELEVATIONS.
3. VERIFY EQUIPMENT PAD HEIGHT REQUIREMENTS FROM MANUFACTURER AND PROVIDE SHOP DRAWINGS TO POOL ENGINEER.
4. PROVIDE MINIMUM 30" SERVICE ACCESS BETWEEN PUMPS. CONTRACTOR SHALL PROVIDE THE GREATER OF MANUFACTURER OR CODE REQUIRED CLEARANCES AROUND AND ABOVE ALL OTHER POOL EQUIPMENT.
5. HEATER FLOW IS MINIMUM PROVIDED BY MANUFACTURER.

POOL CHEMICAL STORAGE AND PIPING NOTES

1. ALL CHEMICAL ROOM DOORS AND CONTAINERS SHALL BE PROVIDED WITH SIGNAGE AS REQUIRED BY FIRE CODE. SEE ARCHITECTURAL DRAWING FOR THE DOOR LABEL REQUIREMENTS.
2. PROVIDE ALL CHEMICAL FEED PUMPS WITH "TUBE FAILURE DETECTION". THIS TECHNOLOGY DETECTS TUBING FAILURE AND WILL AUTOMATICALLY SHUT OFF THE PUMP AND ENERGIZE A RELAY. INSTALL RELAY TO PERMIT COMMUNICATION WITH THE CHEMICAL CONTROLLER SO THAT THE OPERATOR CAN BE NOTIFIED OF THE PUMP STATUS BEING IN AN ALARM/OFF CONDITION. DO NOT LOCATE CHEMICAL INJECTION POINTS ABOVE DOORWAY, CHEMICAL FEED PUMPS, OR ELECTRICAL OUTLETS.
3. CHEMICAL TANKS WITHIN THE CHLORINE AND ACID ROOMS SHALL BE FILLED USING A TRANSFER METHOD IN COMPLIANCE WITH STATE & LOCAL FIRE CODES. BULK LIQUID DELIVERY SHALL BE PUMPED FROM A TRUCK TO THE TANK VIA AN AIR DRIVEN PUMP ON THE TRUCK. THE TRUCK PUMPING SYSTEM SHALL HAVE A ONE YEAR AND 5 YEAR TANK INSPECTION AS REQUIRED BY DOT. THIS INSPECTION SHALL INCLUDE TANK INTEGRITY, ALL ASSOCIATED PLUMBING, PUMPS AND CONNECTIONS. INSPECTIONS ARE TO PREVENT ACCIDENTAL LEAKS OR SPILLS DURING THE PUMPING FUNCTION.
5. SODIUM HYPOCHLORITE SHALL BE DELIVERED INTO DOUBLE-WALLED PROPERLY SIGNED STORAGE TANK. SODIUM HYPOCHLORITE TANKS SHALL HAVE LOCKING FILLING DEVICE (2" MALE CAMLOCK WITH CAP) TO INSURE ONLY LIQUID SODIUM HYPOCHLORITE IS LOADED INTO TANK. FILL DEVICE IS UNIQUE TO SODIUM HYPOCHLORITE. TANKS SHALL BE PROPERLY COVERED.
6. ACID SHALL BE DELIVERED INTO DOUBLE-WALLED PROPERLY SIZED STORAGE TANK. ACID TANKS SHALL HAVE LOCKING FILL DEVICES (1 1/4" FEMALE CAMLOCK WITH PLUG) TO INSURE ONLY ACID IS LOADED INTO TANK. FILL DEVICE IS UNIQUE TO ACID. THE CHEMICAL SUPPLIER SHALL EQUIP ACID TANKS FOR THE DELIVERY OF BULK ACID WITH ACID FUME SUPPRESSION SYSTEMS. ALL BULK ACID TANKS SHALL BE 100% CONTAINED TO DIRECT ACID FUMES INTO FUME SUPPRESSION TANK.
7. ALL CHEMICALS TO BE STORED PER MANUFACTURER'S RECOMMENDATIONS.
8. THE DIRECTION OF FLOW FOR THE RECIRCULATION EQUIPMENT SHALL BE LABELED CLEARLY WITH DIRECTIONAL SYMBOLS SUCH AS ARROWS ON ALL PIPING IN THE EQUIPMENT AREA PER REQUIREMENTS OF 13 11 20 SPECIFICATIONS.
9. WHERE THE RECIRCULATION EQUIPMENT FOR MORE THAN ONE POOL IS LOCATED ON SITE, THE EQUIPMENT SHALL BE MARKED AS TO WHICH POOL THE SYSTEM SERVES.
10. PLUMBING LINES SHALL BE LABELED CLEARLY WITH THE SOURCE OR DESTINATION DESCRIPTIONS PER REQUIREMENTS OF 13 11 20 SPECIFICATIONS.
11. EACH VALVE SHALL BE INSTALLED IN THE EQUIPMENT AREA AND LABELED AS TO ITS PURPOSE PER REQUIREMENTS OF 13 11 20 SPECIFICATIONS.
12. PER SPECIFICATIONS SECTION 13 11 13, SUBMIT AN ELECTRONIC VERSION OF THE PIPE AND VALVE CHART FOR EACH PIPING SYSTEM TO THE ARCHITECT/ENGINEER FOR APPROVAL. CHART TO CONSIST OF ISOMETRIC DRAWINGS OR PIPING LAYOUTS SHOWING AND IDENTIFYING EACH VALVE AND DESCRIBING ITS FUNCTION. UPON COMPLETION OF THE WORK HANG IN A CONSPICUOUS LOCATION IN THE EQUIPMENT ROOM ONE (1) COPY OF EACH CHART TO A RIGID BACKBOARD WITH CLEAR LACQUER PLACED UNDER GLASS AND FRAMED.

PIPING NOTES

REFER TO DIVISION 13 SPECIFICATIONS FOR DETAILS

PIPING

- A. ALL PIPING SHALL BE IN ACCORDANCE WITH THE TEXAS STATE PLUMBING CODE, THE TEXAS DEPARTMENT OF STATE HEALTH SERVICES CODE, THE A.S.T.M. DESIGNATION NUMBER D-1785, AND THE NSF SEAL FOR POTABLE WATER.
- B. ALL PIPING DESIGNED FOR 6"/SECOND MAX SUCTION VELOCITY AND 8"/SECOND MAXIMUM PRESSURE VELOCITY.
- C. MAIN DRAIN PIPING AND GUTTER PIPING ARE DESIGNED TO CARRY MINIMUM 100% OF THE RECIRCULATION RATE.
- D. ALL PIPING MUST BE LAID ON A GRADE SO IT WILL DRAIN COMPLETELY BY GRAVITY TO PREVENT DAMAGE DURING FREEZING WEATHER. MAIN DRAIN LINE PIPING MUST BE LAID ON A GRADE SO THAT (A) ALL PIPING FROM BENEATH THE POOL TO THE ELEVATION CHANGE SHALL PITCH TO DRAIN TO THE POOL MAIN DRAIN SUMPS AND; (B) ALL PIPING FROM THE ELEVATION CHANGE TO THE SURGE TANK SHALL PITCH TO DRAIN TO THE SURGE TANK.
- E. IN ALL INSTANCES WHERE GRAVITY DRAINAGE IS NOT PROVIDED THE CONTRACTOR SHALL INSTALL DRAIN VALVES SO THAT ALL LINES CAN BE DRAINED COMPLETELY TO SURGE TANK OR ANOTHER APPROVED LOCATION. DRAINAGE PLUGS SHALL BE PROVIDED IN THE PIPING SYSTEM TO ALLOW WINTERIZATION OF THE POOL PIPING.
- F. CONTRACTOR SHALL PROVIDE OPERATION, FILLING, EMPTYING, WINTERIZATION, AND START-UP INSTRUCTIONS TO OWNER.
- G. ALL ELEVATIONS TO BE FIELD VERIFIED FOR PROPER PITCH AND DRAINAGE. PITCH TO BE APPROXIMATELY 1"/10'-0".
- H. POOL CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE FITTING QUANTITY TO REDUCE TOTAL DYNAMIC HEAD.
- I. ALL DRAWINGS ARE INTENDED FOR SCHEMATIC USE ONLY. FINAL LOCATIONS SHALL BE FIELD VERIFIED WITH ALL OTHER TRADES, BY CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, PLUMBING, AND CIVIL DRAWINGS.

DRAINS

- A. ALL OVERFLOW AND MAIN DRAIN GRATING SYSTEMS ARE DESIGNED TO CARRY 100% OF RECIRCULATION RATE AT A VELOCITY NOT TO EXCEED 1.5"/SECOND THROUGH THE OPEN AREA OF THE GRATE.
- B. ALL SUBMERGED DRAIN/OUTLET SYSTEMS SHALL CONFORM WITH THE VIRGINIA GRAEME BAKER ACT AND TO CURRENT ANSI/ASPE-16 STANDARD.
- C. FILTER DRAIN/BACKWASH LINE, POOL DRAIN LINE, SURGE TANK DRAIN LINE, AND SURGE TANK OVERFLOW LINE TO DISCHARGE TO SEWER WITH AN AIR GAP COMPLIANT WITH LOCAL REQUIREMENTS.

GAUGES:

- A. COMPOUND GAUGES TO BE INSTALLED ON ALL PUMP SUCTION AND DISCHARGE LINES.

VALVES:

- A. PROVIDE GEAR-OPERATED SUBSURFACE BUTTERFLY VALVES WITH VALVE STEM EXTENSIONS FOR ALL POOL AND SURGE TANK DRAIN LINES.
- B. EACH VALVE SHALL HAVE A PERMANENT IDENTIFYING LABEL OR TAG ATTACHED TO IT. THE SEQUENCE OF OPERATION, BRIEFLY STATED, SHALL BE PROMINENTLY DISPLAYED.

FLOW METERS:

- A. FLOW METERS SHALL BE PROVIDED IN THE FILTRATION PUMP DISCHARGE LINE AND IN EACH INLET RETURN LINE, AS INDICATED ON THE DRAWINGS.
- B. UNINTERRUPTED FLOW SHALL BE PROVIDED TO THE FLOWMETER BY INSTALLING THEM ON STRAIGHT LENGTHS OF PIPE WITHOUT ANY VALVES, ELBOWS, OR OTHER SOURCES OF TURBULENCE WITHIN MINIMUM 10 PIPE DIAMETERS UPSTREAM AND 5 PIPE DIAMETERS DOWNSTREAM OF THE FLOW METERS OR INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- C. MAIN FLOW METER SHALL BE USED TO MONITOR BACKWASH RATE UNLESS OTHERWISE INDICATED IN THE DESIGN DRAWINGS.

FILTERS:

- A. FILTERS SHALL BE PROVIDED WITH THE FOLLOWING APPROPRIATELY LOCATED ACCESSORIES: PRESSURE GAUGES, BACKWASH SIGHT GLASS ON WASTE DISCHARGE LINE (SAND) OR PRECOAT LINE (RM), AN AIR RELIEF VALVE AT THE HIGH POINT OF THE FILTER, AND A VALVED TANK DRAIN LINE.

*NOTE – THESE NOTES ARE INCLUSIVE OF MOST BUT NOT ALL STATE REQUIREMENTS THAT SHOULD BE ADDRESSED IN THIS SECTION. WE WILL NEED TO EDIT PER STATE AND THEN SAVE TEMPLATES FOR EACH STATE. SPECIFIC AREAS THAT NEED TO BE REVIEWED ARE THE REFERENCES TO GOVERNING CODE, MAKING NOTE OF SPFS GRAVITY LINES AS NEEDED, AND IF THE CODE INCLUDES A SECTION ON HEAT EXCHANGERS. *

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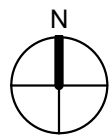
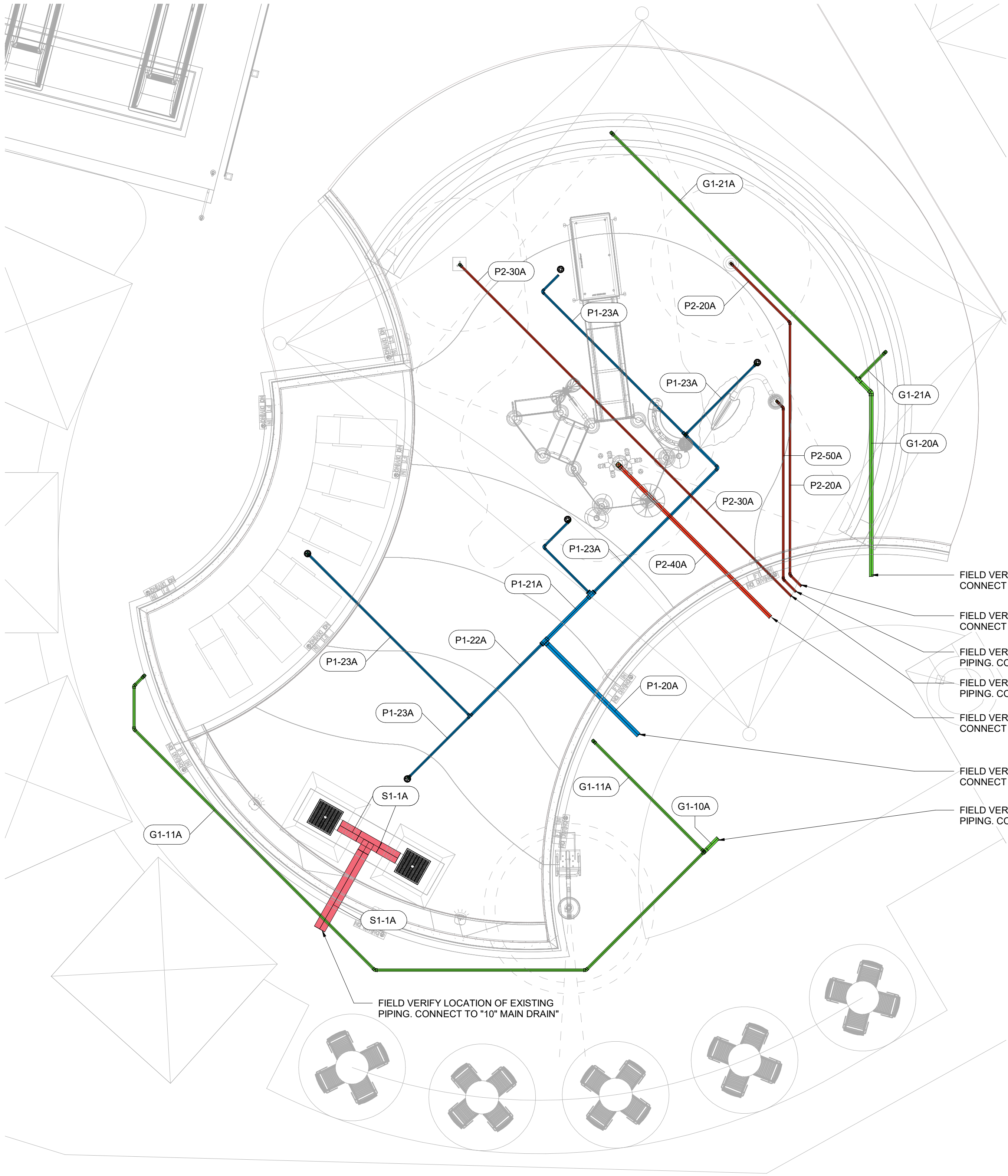
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GENERAL NOTES

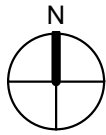
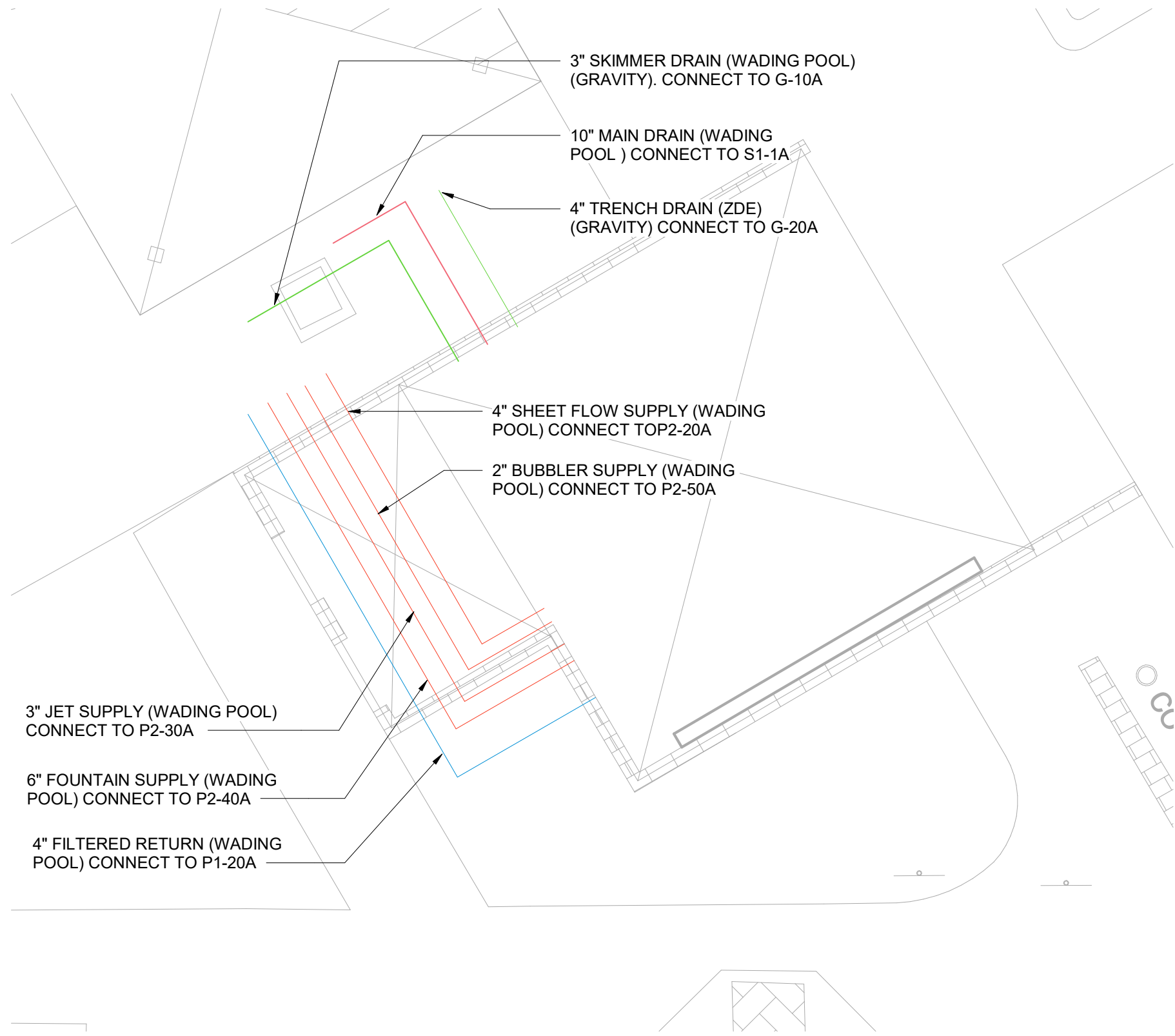
PL301

6/20/2025 11:32:20 AM

1 | POOL A PIPING PLAN
PLAN VIEW
3/16" = 1'-0"



2 | EXISTING PIPING PLAN
PLAN VIEW
3/16" = 1'-0"



DRAIN SCHEDULE													
DRAIN / GRATE ID	DRAIN/GRATE MFGR SPECIFICATIONS					DESIGN DATA							
	MFGR & MODEL #	DIMENSIONS		OPEN AREA		MAX ALLOWABLE FLOW PER GRATE	CONNECTED PUMPS	SYSTEM TOTAL DESIGN FLOW	DRAIN / GRATE QTY	FLOW PER GRATE	VELOCITY	SYSTEM MAXIMUM	
		WIDTH	LENGTH	PER GRATE	TOTAL							FLOW PER GRATE	VELOCITY
		(ft)	(ft)	(in2)	(in2)								
A-PF1	DALDORADO: DalMAX-SG-242430	2.0	2.0	357.00	714.00	330	P1A, P2A	342	2	171	0.15	430	0.39
NOTE: THE SYSTEM MAXIMUM FLOW RATE AND VELOCITY HAS BEEN DETERMINED BY USING THE FLOW RATE AT THE END OF THE PUMP MANUFACTURER'S PUMP CURVE. ALL DRAIN/OUTLET SYSTEMS SHALL CONFORM WITH THE VIRGINIA GRAEME BAKER ACT AND TO CURRENT ANSI/APSP-16 STANDARD.													

POOL A - LEISURE POOL PIPE SCHEDULE					
PIPE ID	TYPE	NPS	FLOW (gpm)	VELOCITY (fps)	DESCRIPTION
S1-1A	PVC SCH 80	4	172	4.9	FILTRATION PUMP SUCTION - MAIN DRAIN
G1-10A	PVC SCH 40	4	86	2.2	GRAVITY - SKIMMER
G1-11A	PVC SCH 40	2.5	43	2.9	GRAVITY - SKIMMER
G1-20A	PVC SCH 40	4	86	2.2	GRAVITY - ZDE TRENCH DRAIN
G1-21A	PVC SCH 40	2.5	43	2.9	GRAVITY - ZDE TRENCH DRAIN
P1-20A	PVC SCH 80	4	172	4.9	INLET SUPPLY
P1-21A	PVC SCH 80	3	103	5.1	INLET SUPPLY
P1-22A	PVC SCH 80	2	69	7.7	INLET SUPPLY
P1-23A	PVC SCH 80	1.5	34	6.4	TYPICAL INLET SUPPLY CONNECTION
P2-20A	PVC SCH 80	1.5	19	3.4	AQUA DOME
P2-30A	PVC SCH 80	1.5	3	0.6	JET STREAM
P2-40A	PVC SCH 80	3	142	7.1	PLAY STRUCTURE
P2-50A	PVC SCH 80	1.5	8	1.5	SINGLE LEAF

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DATE DESCRIPTION

POOL A PIPING PLAN

PL310

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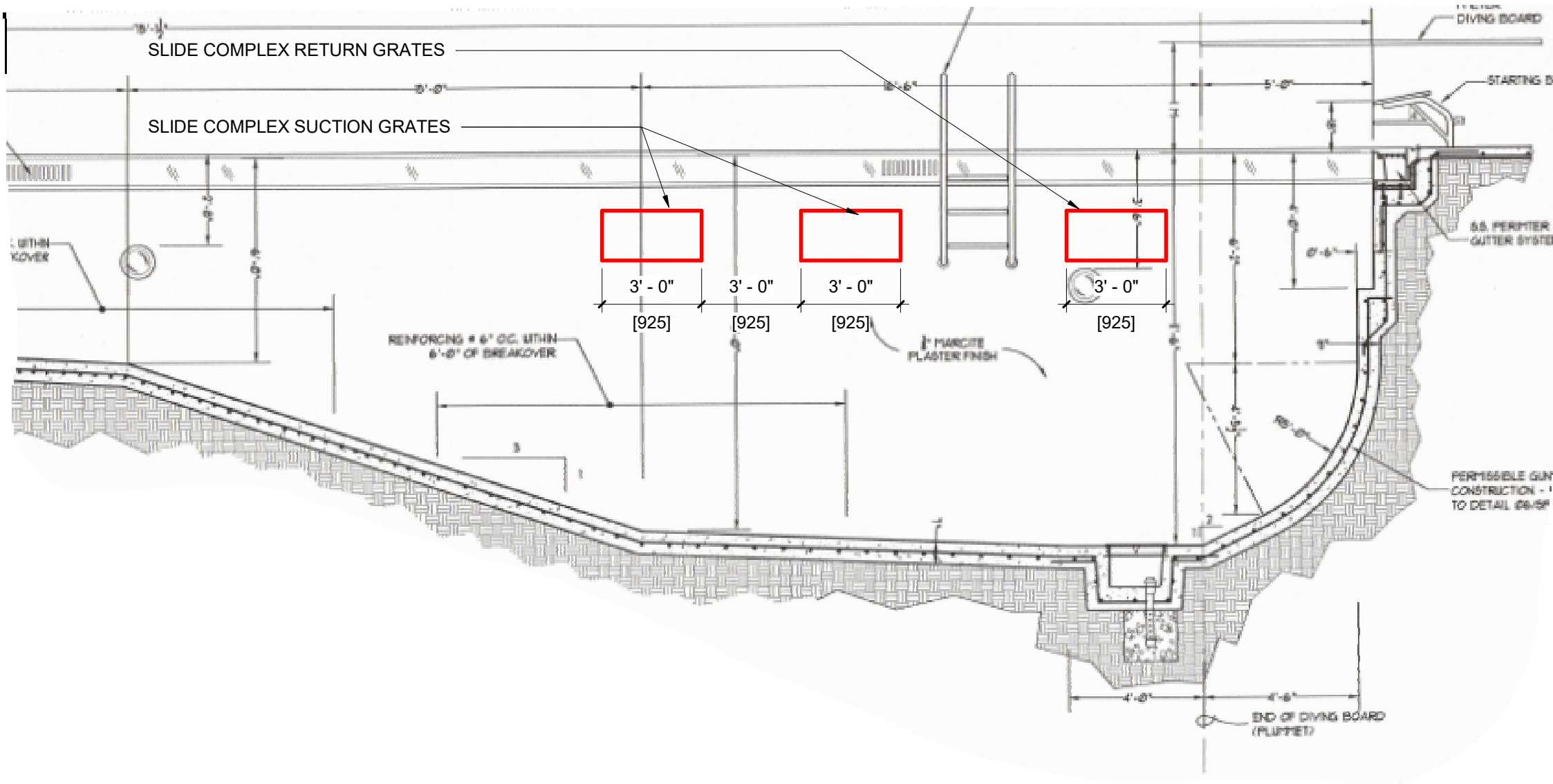
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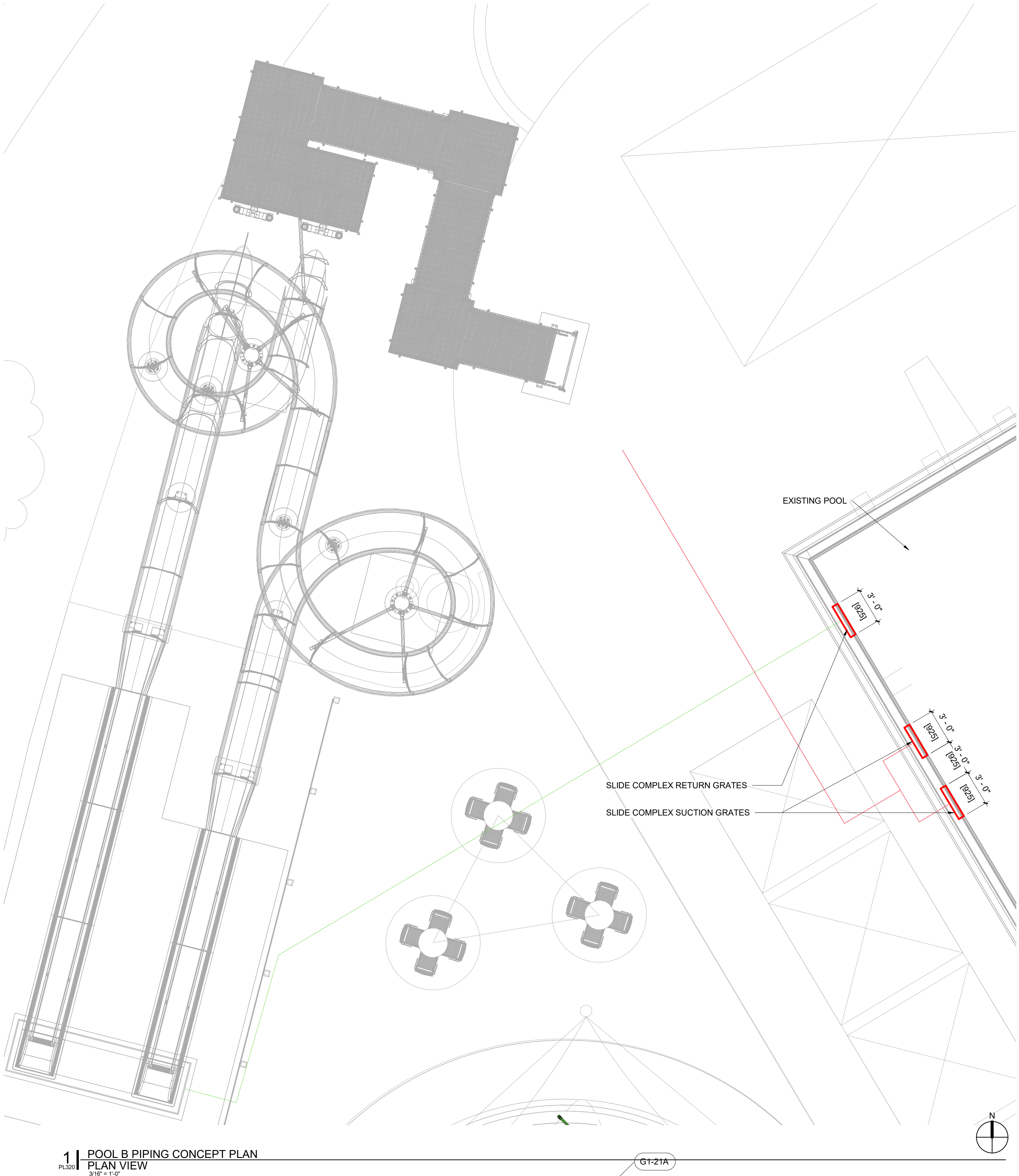
PROJECT NO.
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#	DATE	DESCRIPTION

POOL B PIPING PLAN
PL320



2 | SLIDE GRATE LOCATION
PLAN VIEW
PL320
1/4" = 1'-0"



1 | POOL B PIPING CONCEPT PLAN
PLAN VIEW
PL320
3/16" = 1'-0"

ULTRA VIOLET DISINFECTION SCHEDULE

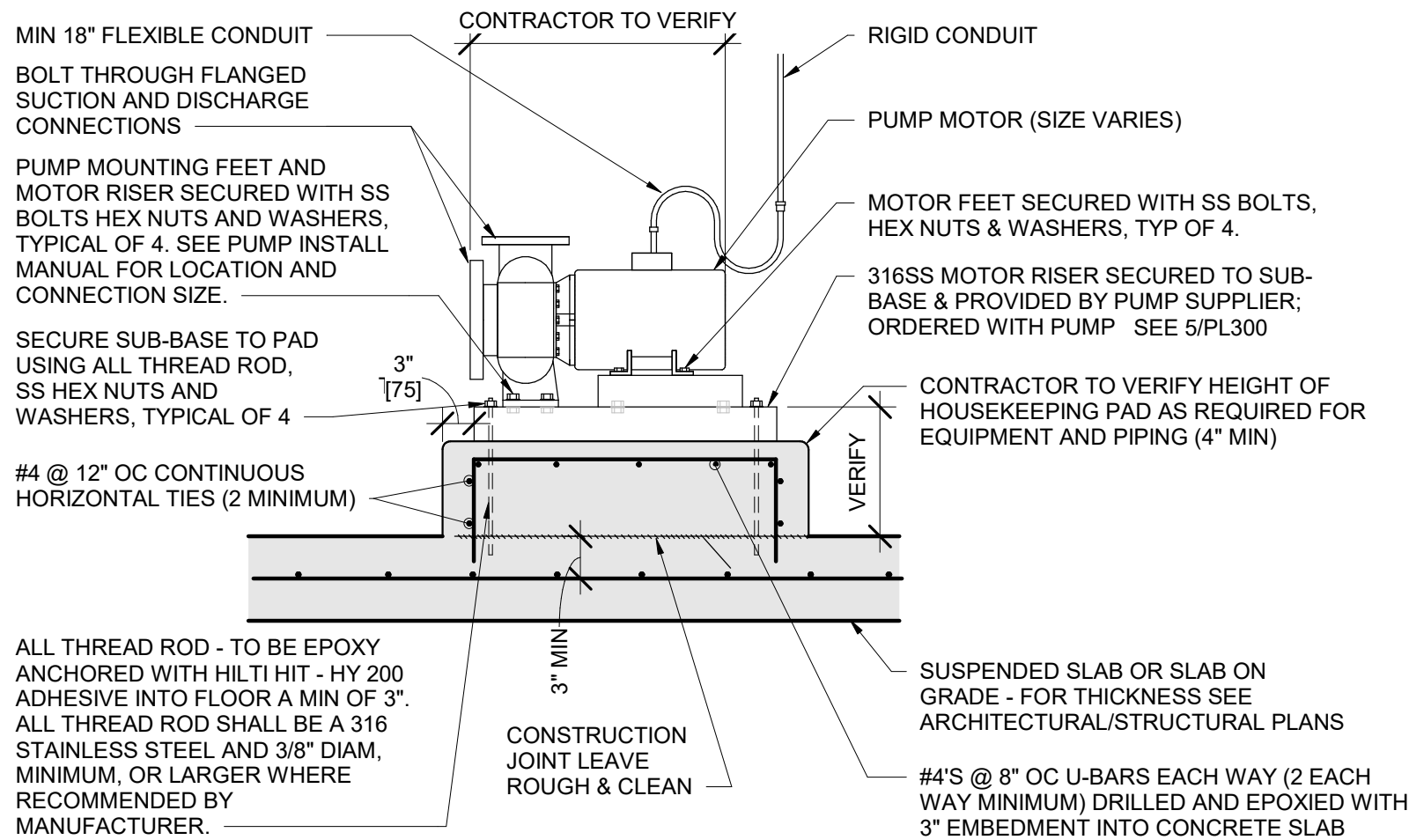
ID TAG	POOL ID	MANUFACTURER	MODEL	PIPE SIZE (IN)	TOTAL POWER (KW)	POWER REQUIRED (VOLTAGE/PHASE /HZ)	BREAKER SIZE (AMPS)	NOTES
UV1A	A	EVOQUA	WF-115-4	4	1.5	208/220/230/240V, 1PH (50/60 HZ)	20	1,3,4
UV1C	EXISTING	EVOQUA	WF-215-6	6	3	208/220/230/240V, 1PH (50/60 HZ)	30	2,3,4

1. PROVIDE WITH 4" ETS "EZ" STRAINER VALVE.
2. PROVIDE WITH 6" ETS "EZ" STRAINER VALVE.
3. INSTALL PER DETAILS SEE PL401 & UV MANUFACTURER'S RECOMMENDATIONS.
4. SEE SPECIFICATIONS SECTION 13 11 35.

PUMP SCHEDULE

ID TAG	POOL ID	MANUFACTURER	MODEL	PUMP TYPE	FLOW (GPM)	TDH (FT)	POWER (HP)	MOTOR SPEED (RPM)	NOTES
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1. AURORA 3801 CLOSE COUPLED PUMP - TEFC PREMIUM EFFICIENCY MOTOR RATED FOR VFD USE, END SUCTION, 316 STAINLESS STEEL IMPELLOR, SLEEVE AND SHAFT, FUSION BONDED EPOXY COATED INTERNAL CAST IRON WETTED PARTS, TEFC PREMIUM EFFICIENCY MOTOR RATED FOR VFD USE, 1800 RPM UNLESS NOTED OTHERWISE, AND WETTED INTERNALS. POWER REQUIRED - 230/460 V, 3 PHASE, 60 HERTZ.
2. PENTAIR PUMPS - TEFC MOTOR, END SUCTION, CLOSED COUPLED, SELF PRIMING. PROVIDE WITH INTEGRAL STAINER AND EXTRA STRAINER BASKET. POWER REQUIRED - 208-230/460 V, 3 PHASE, 60 HERTZ.
3. SEE SPECIFICATIONS SECTION 13 11 25.



NOTES:

1. PAD SIZE SHALL BE MIN INDICATED OR AS SHOWN ON THE PLANS OR AS INDICATED BY THE MANUFACTURER.
2. THE SIZE, NUMBER, TYPE, LOCATION, AND THREAD PROJECTION OF THE ALL THREAD ROD SHALL BE DETERMINED BY THE EQUIPMENT MANUFACTURER. INSTALLING CONTRACTOR, ALL THREAD ROD SHALL BE HELD IN POSITION WITH A TEMPLATE WHILE PAD IS BEING POURED.
3. EQUIPMENT BASES SHALL BE INSTALLED LEVEL UNLESS SPECIFIED OTHERWISE. EQUIPMENT BASES SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR. SIZES AND LOCATIONS TO BE VERIFIED BY CONTRACTOR.
4. PROVIDE SUPPORT FOR PUMP SUCTION AND DISCHARGE PIPING WHILE ALLOWING FOR PUMP REMOVAL.
5. FINAL INSTALLATION SHALL ALLOW REMOVAL OF MOTOR AND PUMP IMPELLER WITHOUT REMOVAL OF PIPING OR ELECTRICAL CONNECTIONS.

4 | PUMP PAD
DETAIL VIEW
NOT TO SCALE

CHEMICAL CONTROLLER SCHEDULE

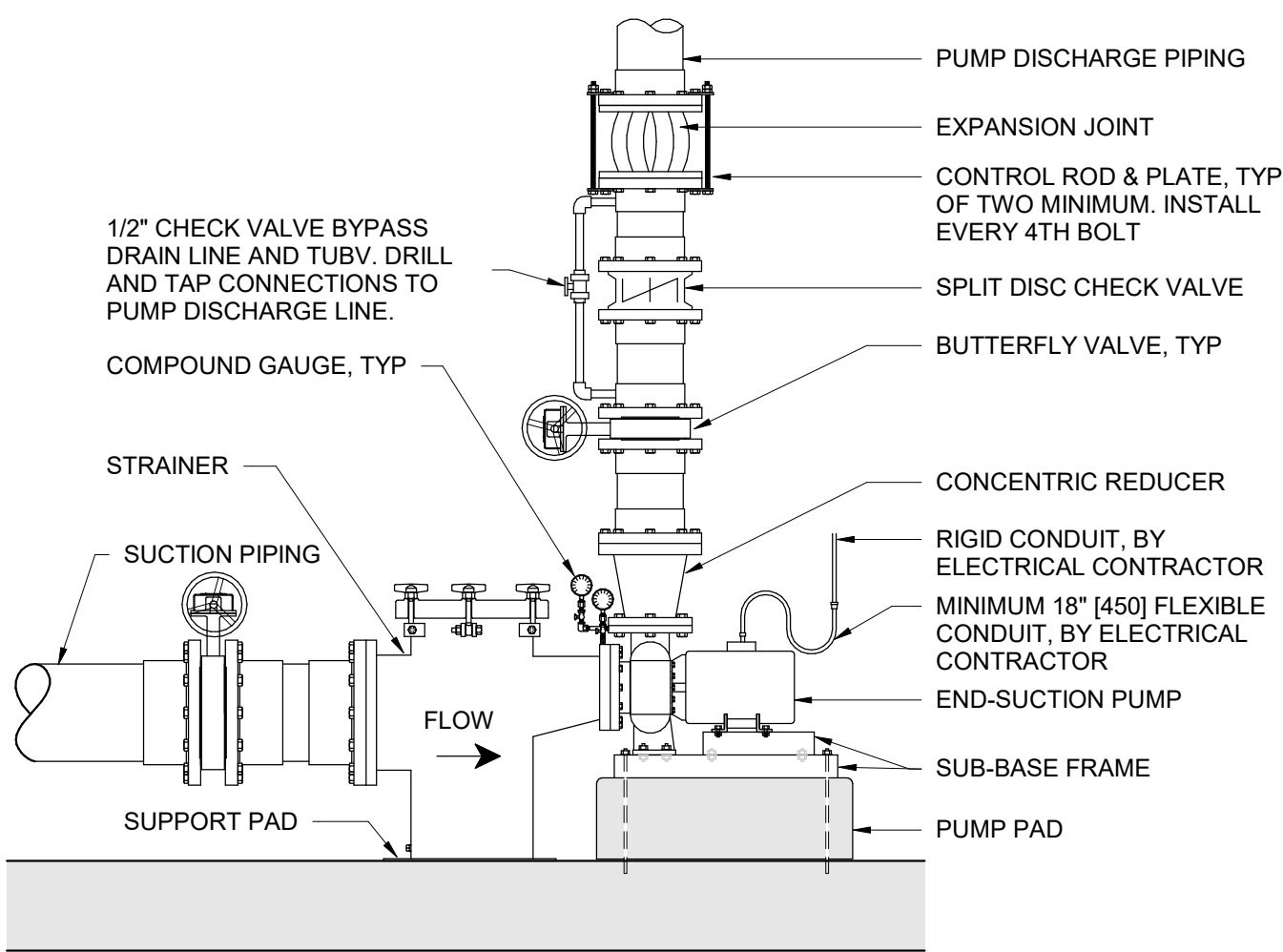
ID TAG	MANUFACTURER	MODEL	NOTES
C1A	BECS TECHNOLOGY, INC.	BECSys5 FOC	1,2
C1C	BECS TECHNOLOGY, INC.	BECSys5 FOC	1,2

1. SEE CHEMICAL CONTROLLER SPECIFICATION FOR OPTIONS.
2. ADD ALTERNATE

CHLORINE FEEDER SCHEDULE

ID TAG	POOL ID	MANUFACTURER	MODEL	SODIUM HYPOCHLORITE MAXIMUM OUTPUT (GAL/DAY)	NOTES
CP1A	A	STENNER	85M3	40	
CP1C	EXISTING	STENNER	85M5	85	1,2,3

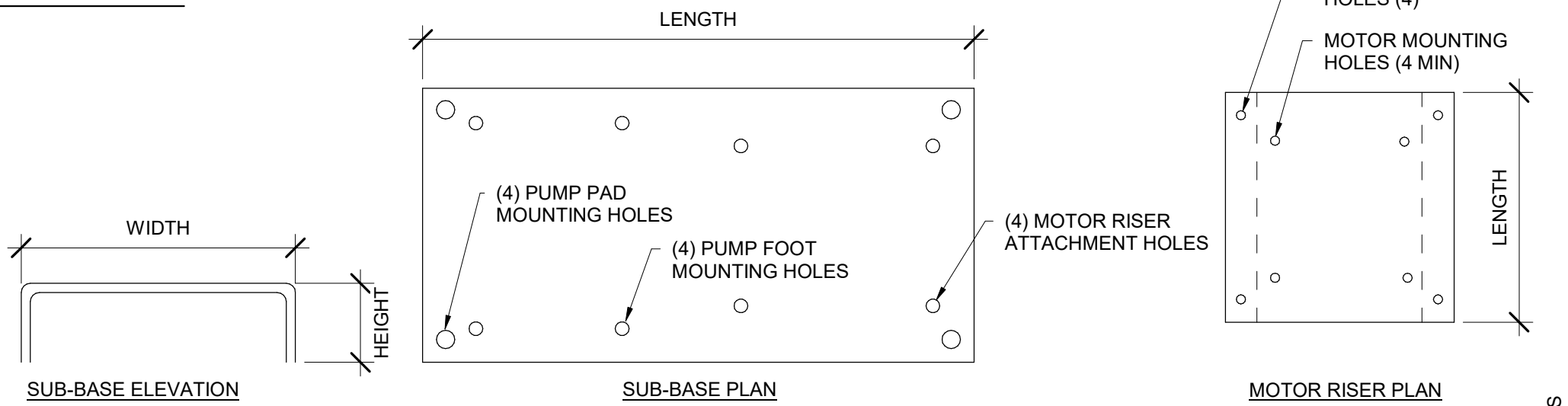
1. POWER REQUIRED - 120 V, 1 PHASE, 15 AMP.
2. USE SODIUM HYPOCHLORITE FOR DISINFECTANT. PROVIDE WITH WEIGHTED FOOT STRAINER.
3. ADD ALTERNATE



NOTES:

1. REFER TO EQUIPMENT SCHEDULES FOR A STRAINER TYPE AND SIZE.
2. SUPPLY AND INSTALL ECCENTRIC REDUCER ON SUCTION SIDE AS NECESSARY.
3. INSTALL COMPOUND GAUGES USING 1/4" NPT TAPS SUPPLIED ON THE PUMP SUCTION AND DISCHARGE.
4. INSTALL CHECK VALVE PER MANUFACTURER'S RECOMMENDATIONS.

3 | PUMP INSTALLATION - SLIDE
DETAIL VIEW
NOT TO SCALE



MOTOR FRAME GROUP	143-184	213-215	254-286	324-365	284-326-11A	324-365 x 13.5	404-445
SUB BASE LENGTH	26.25	31	37	40	43.5	46.5	54
SUB BASE WIDTH	12	16	17	20	25	25	25
SUB BASE HEIGHT	3	3	3	3	4	4	4
RISER LENGTH	12	15	20	24	N/A	24	30
RISER WIDTH	10	12	15	18	N/A	18	22

NOTES:

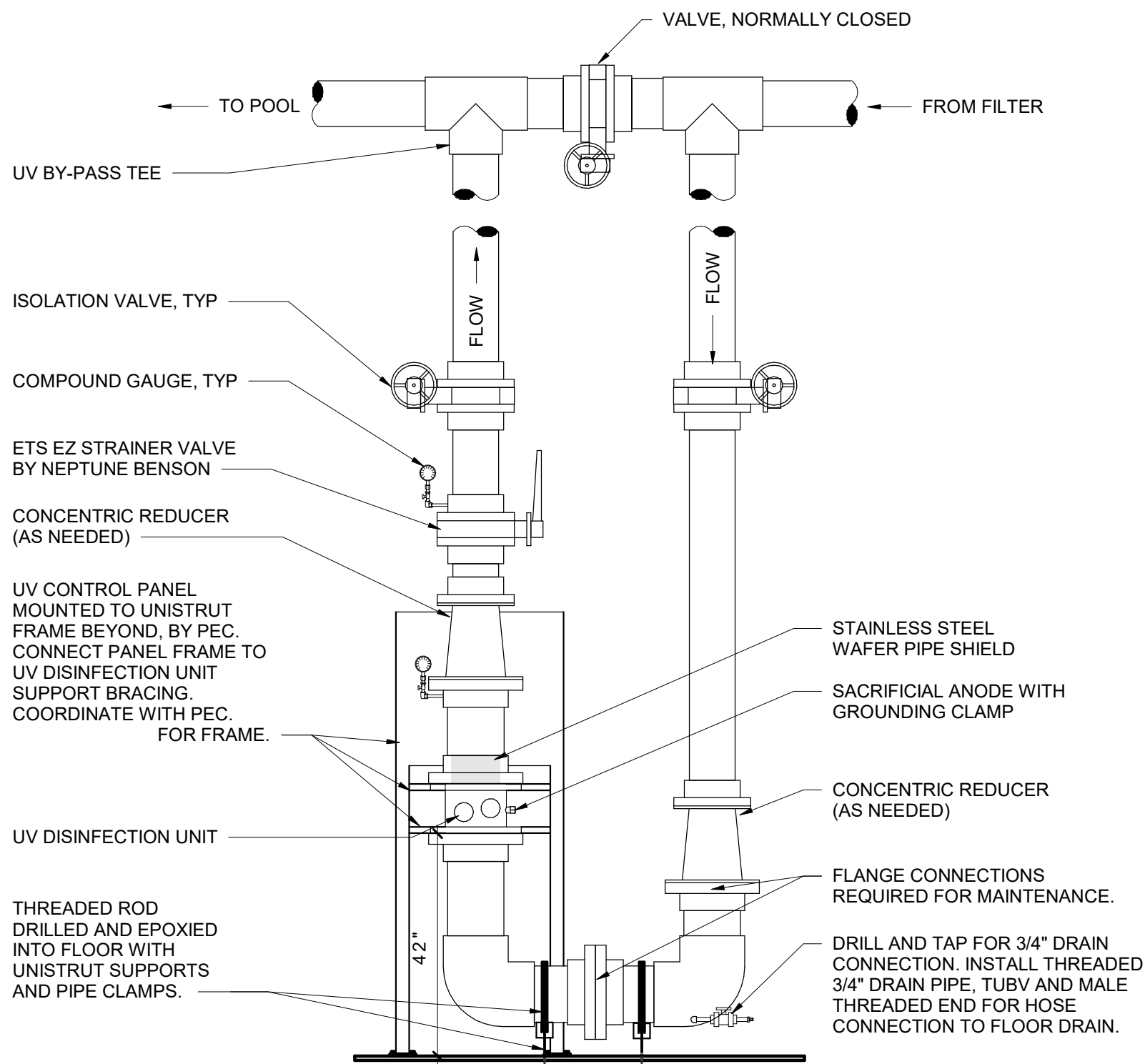
1. SUB-BASE AND MOTOR RISER HOLE LOCATIONS SHALL BE DETERMINED BY THE PUMP SUPPLIER BASED ON PUMP FRAME AND MOTOR DIMENSIONS. SEE PUMP SPECIFICATION SECTION 13 11 25 FOR ADDITIONAL INFORMATION.
2. MOTOR RISER HEIGHTS VARY. CONTRACTOR SHALL INCLUDE A DIMENSIONED SUB-BASE & MOTOR RISER DRAWING FOR EACH PUMP IN THE PUMP AND MOTOR SUBMITTAL FOR REVIEW.

5 | PUMP SUB-BASE & MOTOR RISER – AURORA 3801
DETAIL VIEW
NOT TO SCALE

pH FEEDER SCHEDULE

ID TAG	POOL ID	MANUFACTURER	MODEL	ACID MAXIMUM OUTPUT (GAL/DAY)	NOTES
AP1A	A	STENNER	85M3	40	
AP1C	EXISTING	STENNER	85M5	85	1,2,3

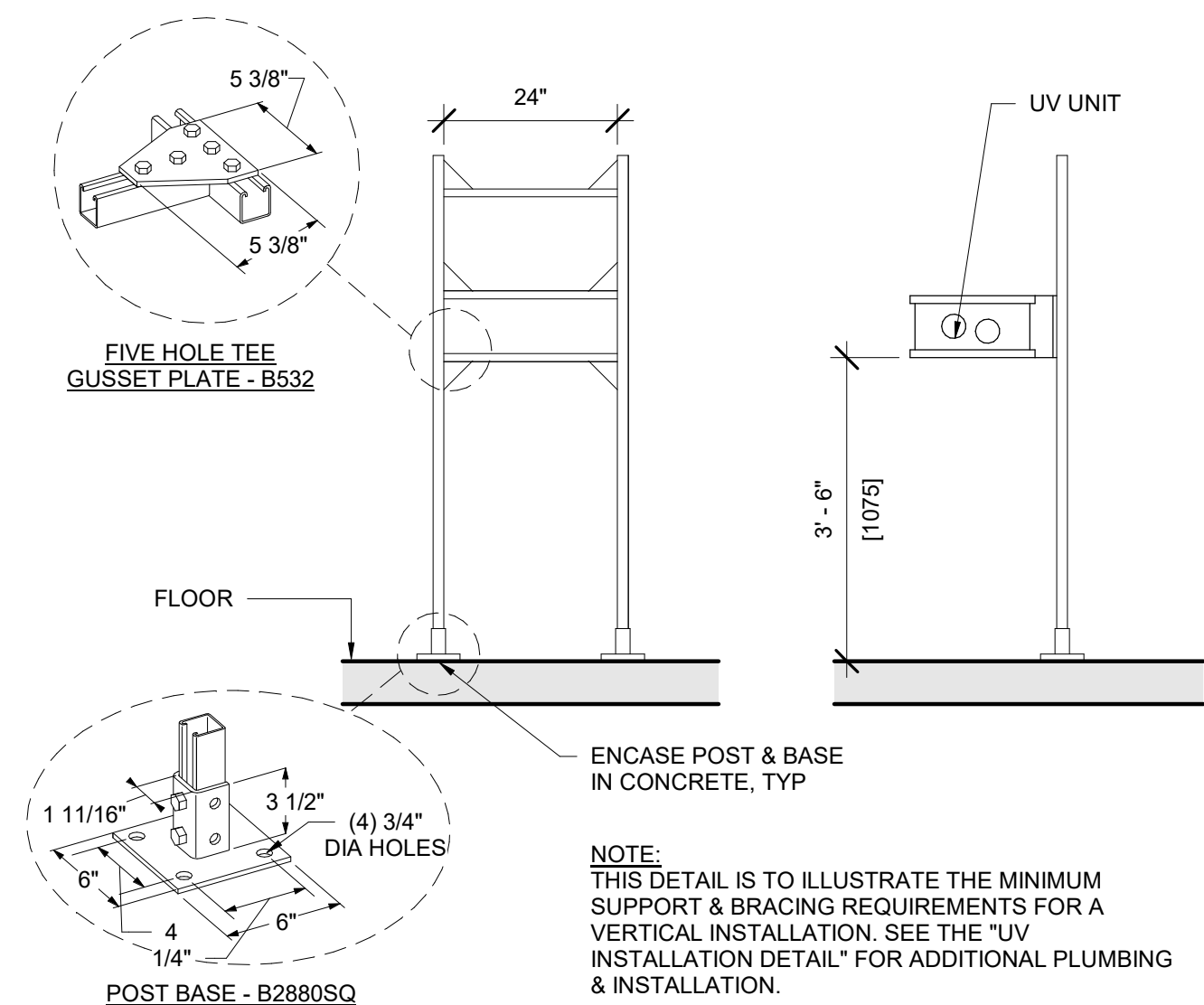
1. POWER REQUIRED - 120 V, 1 PHASE, 15 AMP.
2. USE MURIATIC ACID FOR pH CONTROL. PROVIDE WITH WEIGHTED FOOT STRAINER.
3. ADD ALTERNATE



NOTES:

1. ALL PIPING & FITTINGS TO & FROM UV UNIT TO THE "UV BY-PASS TEES" SHALL BE SCH 80 PVC.
2. ALL PIPE REDUCTIONS SHALL BE WITH A CONCENTRIC REDUCER AS SHOWN. NO BUSHINGS ALLOWED.
3. COORDINATE INSTALLATION WITH ELECTRICAL CONTRACTOR. CONTROL BOX SHALL BE INSTALLED WITHIN 10 FT OF UNIT, WHENEVER POSSIBLE.
4. PROVIDE CLEARANCE AS REQUIRED ADJACENT TO UV UNIT FOR REMOVAL & REPLACEMENT OF UV LAMPS. DO NOT INSTALL VALVES DIRECTLY TO CHAMBER BODY. INSTALL STAINLESS STEEL WAFER PIPE SHIELD SUPPLIED WITH THE UV UNIT.
5. UV UNIT SHALL BE PROPERLY SUPPORTED & BRACED. SEE REFERENCED "UV SUPPORT & BRACING DETAIL".
6. COMBINE CONTROL PANEL FRAME SUPPORTS WITH THE LAMP SUPPORT BRACING TO FORM A SINGLE FRAME/STRUCTURE.
7. UV LAMP AND PANEL MUST BE PROPERLY BONDED AND GROUNDED. PER MANUFACTURER'S INSTRUCTIONS. CONNECT GROUND WIRE TO GROUND CLAMP ON SACRIFICIAL ANODE. CONNECT THIS BONDING WIRE TO THE FRONT CHAMBER FOOT TERMINAL. CONNECT THE SEPARATE UV CONTROL PANEL GROUND WIRE (COMING FROM THE UV CONTROL PANEL) TO THE SAME LOCATION AT THE FRONT CHAMBER FOOT BRACKET.

1 | UV DISINFECTION
DETAIL VIEW
NOT TO SCALE



2 | UV SUPPORT & BRACING
DETAIL VIEW
NOT TO SCALE

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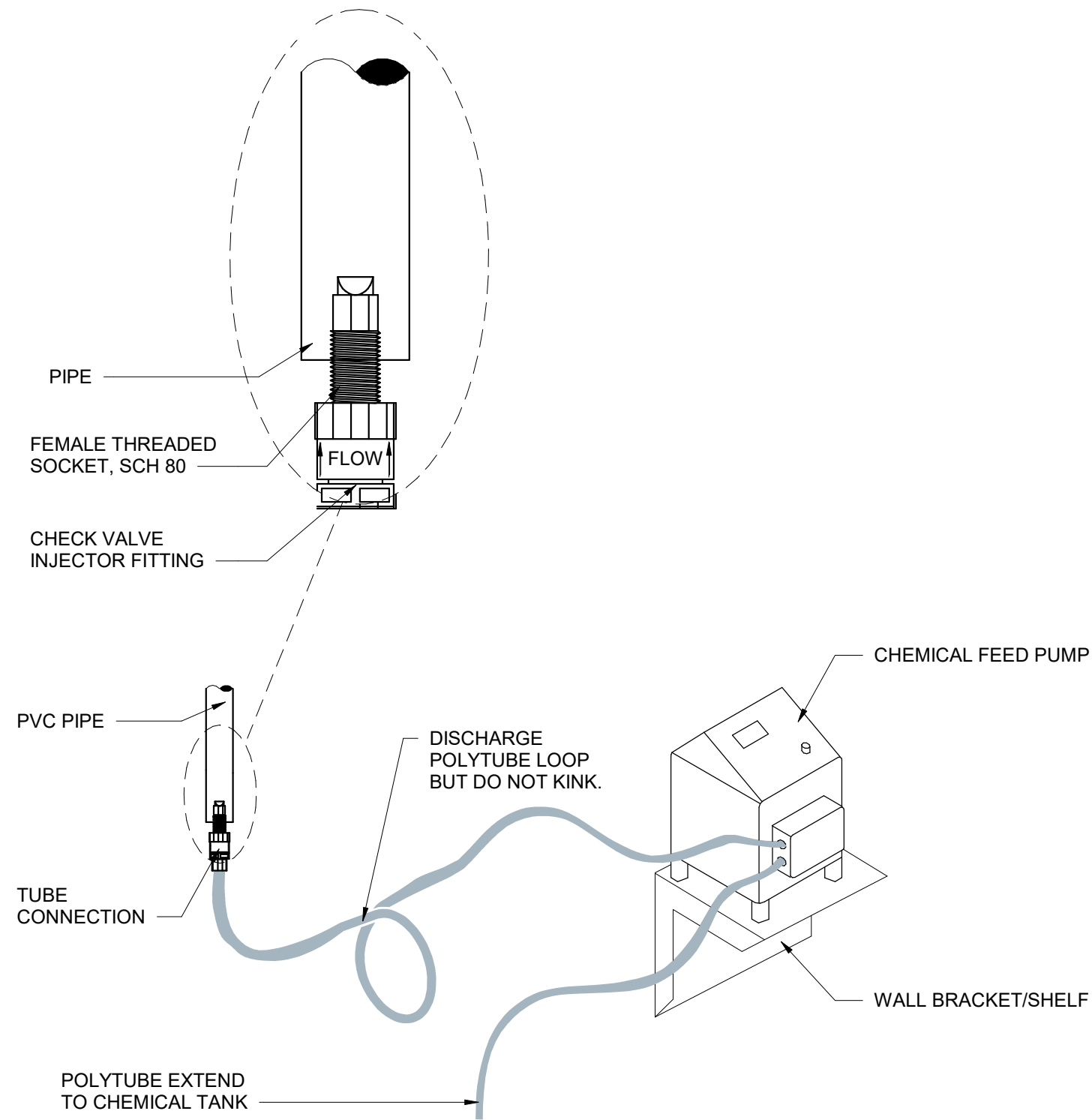
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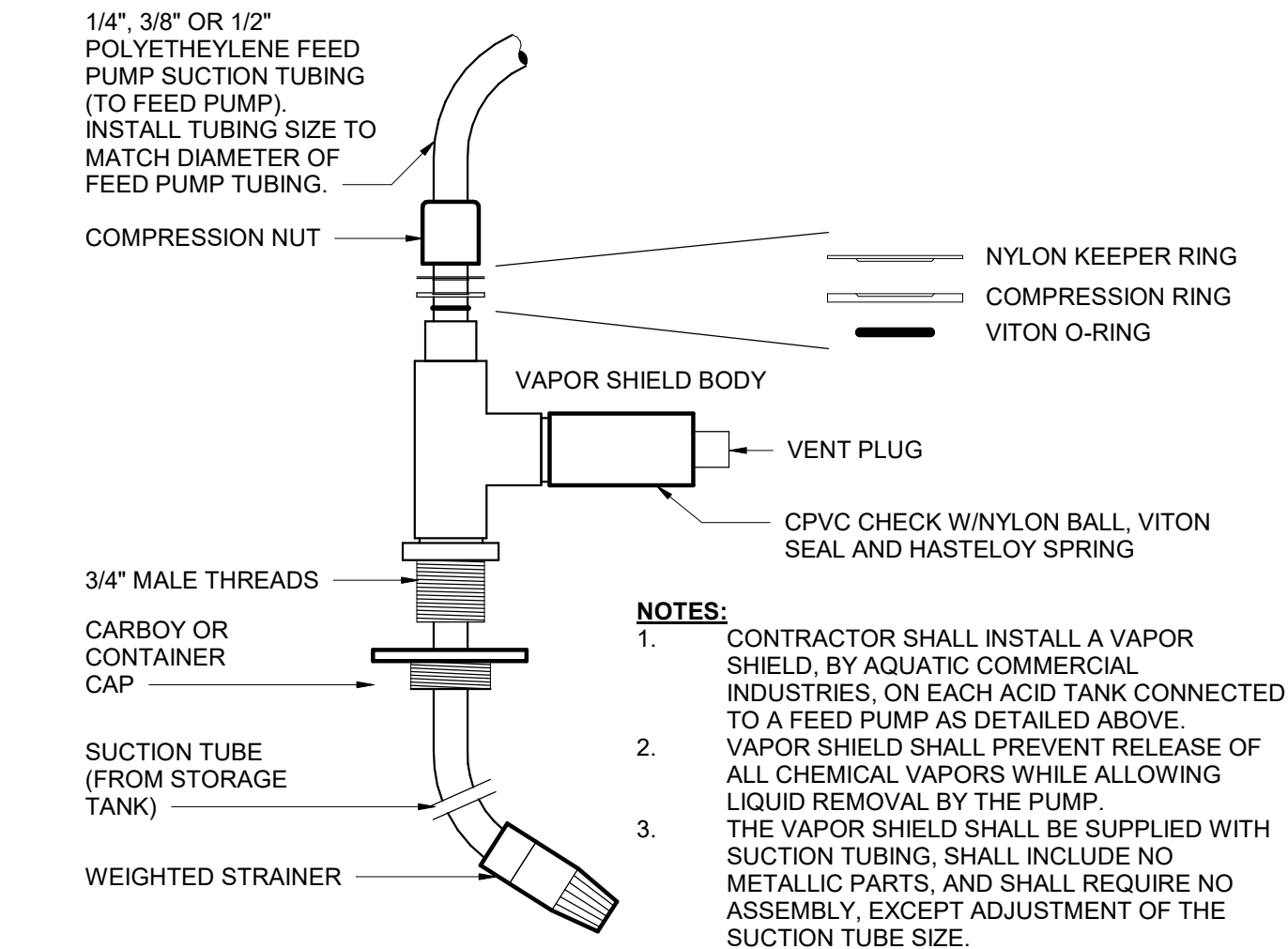
MECHANICAL DETAILS

PL401



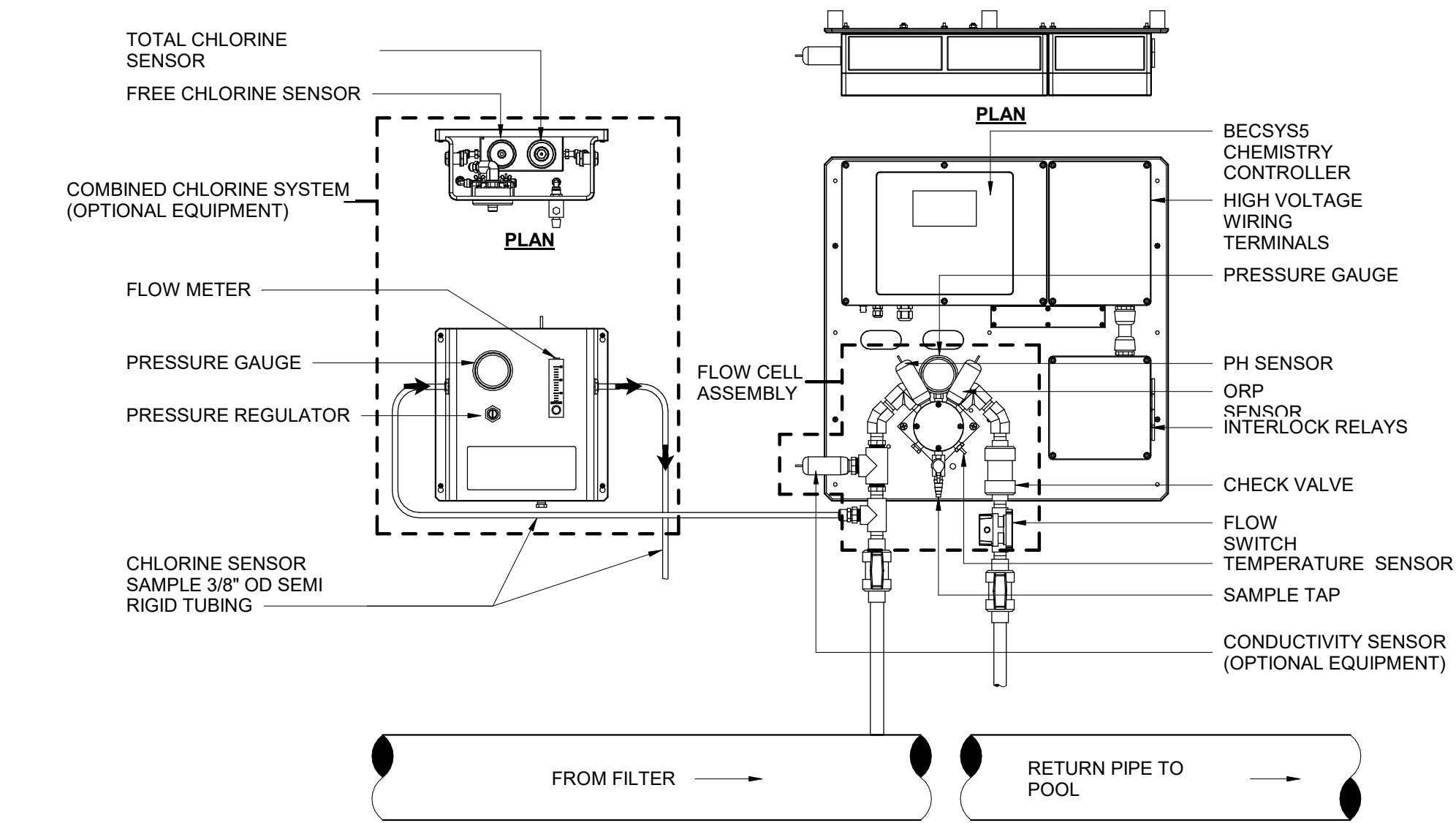
- NOTES:
1. FOR PIPING USE FASTITE CONNECTOR OR SIMILAR COMPRESSION FITTING.
 2. FOR POLYTUBING MATCH FEED PUMP TUBING MATERIAL TYPE AND SIZE.
 3. POLYTUBING AND CHECK VALVE INJECTOR SHALL BE SUPPLIED WITH THE PUMP BY THE MANUFACTURER RATED FOR THE SYSTEM PRESSURE AND COMPATIBLE WITH THE POOL CHEMICALS.

3 | CHEMICAL INJECTION
DETAIL VIEW
PL402 NOT TO SCALE



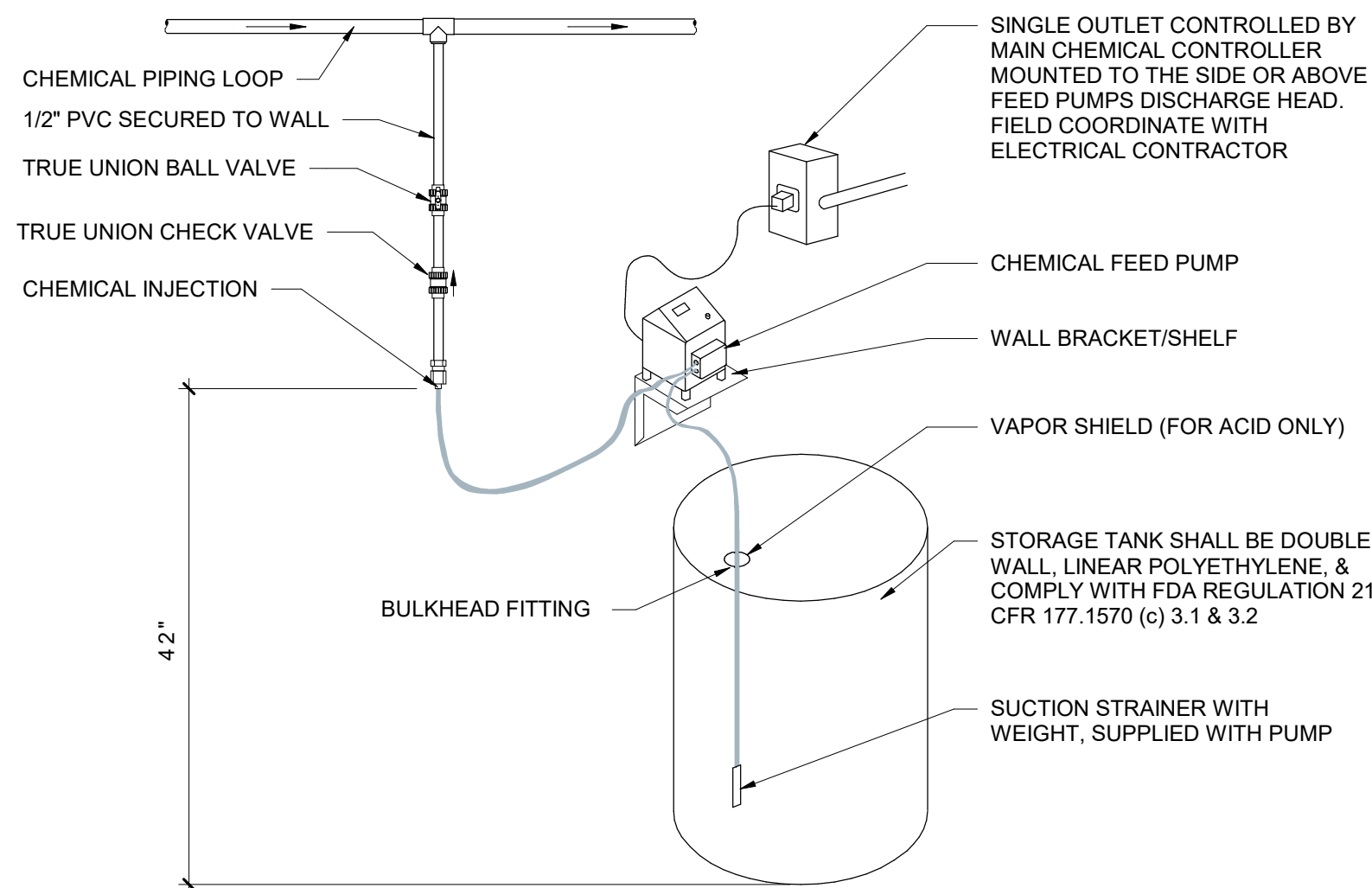
- NOTES:
1. CONTRACTOR SHALL INSTALL A VAPOR SHIELD, BY AQUATIC COMMERCIAL INDUSTRIES, ON EACH ACID TANK CONNECTED TO A FEED PUMP AS DETAILED ABOVE.
 2. VAPOR SHIELD SHALL PREVENT RELEASE OF ALL CHEMICAL VAPORS WHILE ALLOWING LIQUID REMOVAL BY THE PUMP.
 3. THE VAPOR SHIELD SHALL BE SUPPLIED WITH SUCTION TUBING, SHALL INCLUDE NO METALLIC PARTS, AND SHALL REQUIRE NO ASSEMBLY, EXCEPT ADJUSTMENT OF THE SUCTION TUBE SIZE.

4 | VAPOR SHIELD
DETAIL VIEW
PL402 NOT TO SCALE



- NOTES:
1. PROVIDE STAINLESS STEEL MOUNTING HARDWARE AS REQUIRED FOR WALL TYPE.
 2. INTERLOCK CHEMICAL CONTROL RELAYS WITH FILTRATION PUMP.
 3. SEE CHEMICAL CONTROLLER SPECIFICATIONS FOR REQUIRED OPTIONAL EQUIPMENT.
 4. RIGIDLY SECURE BACK PANEL TO BUILDING WALL, APPROXIMATELY 5'-8" ABOVE FINISHED FLOOR, IN LOCATION INDICATED IN PLAN.
 5. CHEMICAL SAMPLING STREAMS SHALL TERMINATE AT THE AUTOFILL WITH 6" AIR GAP.

1 | CHEMICAL CONTROLLER
DETAIL VIEW
PL402 NOT TO SCALE



NOTE: MOUNT & INSTALL PER MANUFACTURERS RECOMMENDATIONS. ALL MOUNTING & INSTALLATION MATERIALS & HARDWARE TO BE CORROSION RESISTANT.

2 | CHEMICAL FEED PUMP ISOMETRIC
DETAIL VIEW
PL402 NOT TO SCALE

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PROJECT NO.
24327

6/20/2025 90% CONSTRUCTION DOCUMENTS

DATE DESCRIPTION

MECHANICAL DETAILS

PL402

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR PERMIT OR CONSTRUCTION PURPOSES.

Parkhill.com

Trophy Club Community
Pool Renovation
Trophy Club, TX



World Leaders in Aquatic Planning, Design and Engineering
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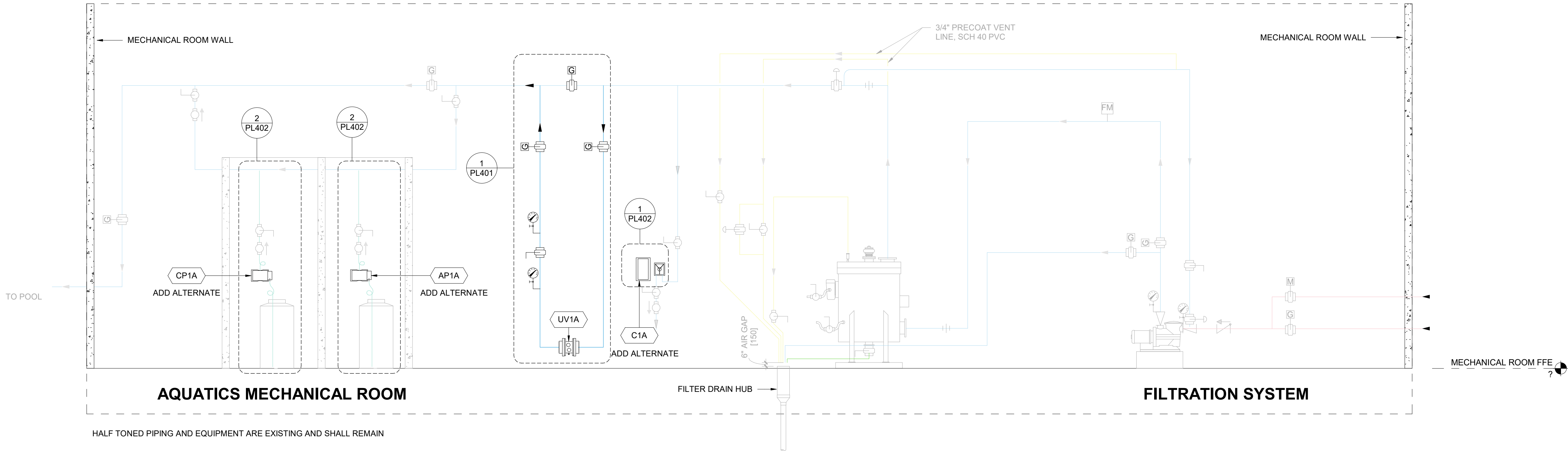
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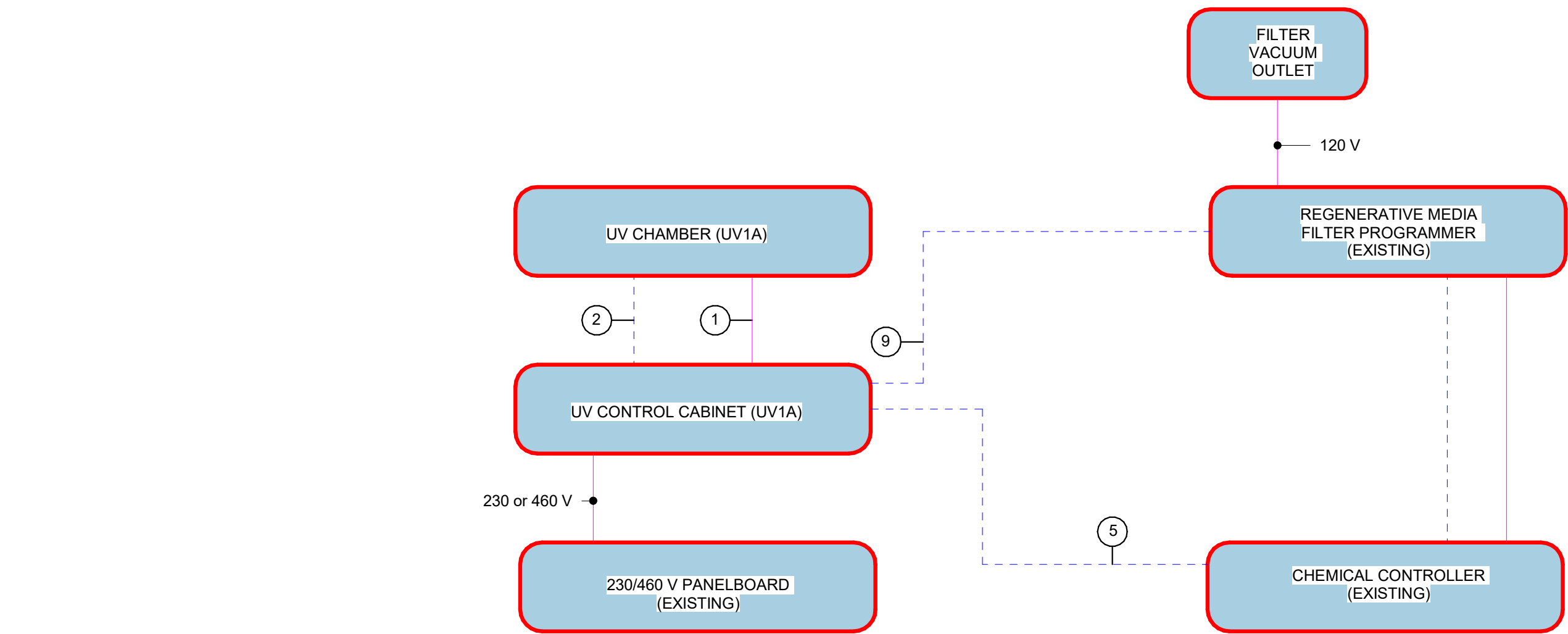
#	DATE	DESCRIPTION
6/20/2025	90% CONSTRUCTION DOCUMENTS	

POOL A MECHANICAL SCHEMATIC (UV REPLACEMENT)

PL510



2 | POOL A MECHANICAL SCHEMATIC
PL510
DETAIL VIEW
NOT TO SCALE



SEQUENCE OF OPERATIONS - SWIMMING POOL WITH REGENERATIVE MEDIA FILTER SYSTEM

ULTRAVIOLET (UV) DISINFECTION UNIT:

- THE UV UNIT IS NORMALLY ON.
- THE UV UNIT SHALL BE INTERLOCKED SUCH THAT IF THE FILTRATION PUMP FAILS (SIGNAL VIA THE FILTER PROGRAMMER), OR THE FILTER PROGRAMMER IS IN THE PRECOAT, BUMP, OR OFF MODES, THE FILTER PROGRAMMER SHALL SEND A SIGNAL TO TURN OFF THE UV.
- THE UV NORMALLY RUNS IN VARIABLE POWER MODE.
- COMBINED CHLORINE UV CONTROL: WITH FREE AND TOTAL CHLORINE SENSORS, THE CONTROLLER SHALL PROVIDE UV BOOST CONTROL OF A UV SYSTEM BASED UPON THE COMBINED CHLORINE SET POINT. WHEN COMBINED CHLORINE IS ABOVE THE SET POINT THE UV SYSTEM SHALL BOOST TO 100% TO INCREASE THE CHLORAMINE DESTRUCTION RATE. THE UV SHALL RETURN TO VARIABLE POWER MODE ONCE COMBINED CHLORINE DROPS BELOW THE SET POINT.

POOL EQUIPMENT OPERATING MODES

FILTRATION PROGRAMMER OPERATING MODE	UV
BUMP	O
PRECOAT	O
OFF	O
FILTRATION	X

"X" INDICATES THE EQUIPMENT IS ENERGIZED/RUNNING.
"O" INDICATES THE EQUIPMENT IS NOT ENERGIZED.

NOTES:

1. LOW VOLTAGE <=24V. ALL LOW VOLTAGE WIRING IS SUPPLIED, INSTALLED AND CONNECTED BY THE POOL CONTRACTOR.
2. IF CONDUIT IS REQUIRED BY CODE FOR LOW VOLTAGE WIRING, THEN THIS MUST BE SPECIFIED BY THE ELECTRICAL CONSULTANT AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
3. IF CODE REQUIRES THAT LOW VOLTAGE WIRING IS INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR THEN THIS MUST BE SPECIFIED BY THE ELECTRICAL CONSULTANT.
4. CONDUIT, WIRE SIZES, AND SHIELDING REQUIREMENTS SHALL BE DETERMINED & SPECIFIED BY THE ELECTRICAL CONSULTANT AS NEEDED PER LOCAL BUILDING AND ELECTRICAL CODE REQUIREMENTS.
5. THIS SCHEMATIC DRAWING IS NOT AN ELECTRICAL INSTALLATION DIAGRAM AND IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE POOL CONTRACTOR TO COORDINATE ALL INTERLOCKS WITH THE ELECTRICAL CONTRACTOR. THE POOL CONTRACTOR IS RESPONSIBLE TO PROVIDE AN OPERATING SYSTEM PER THE SEQUENCE OF OPERATIONS.

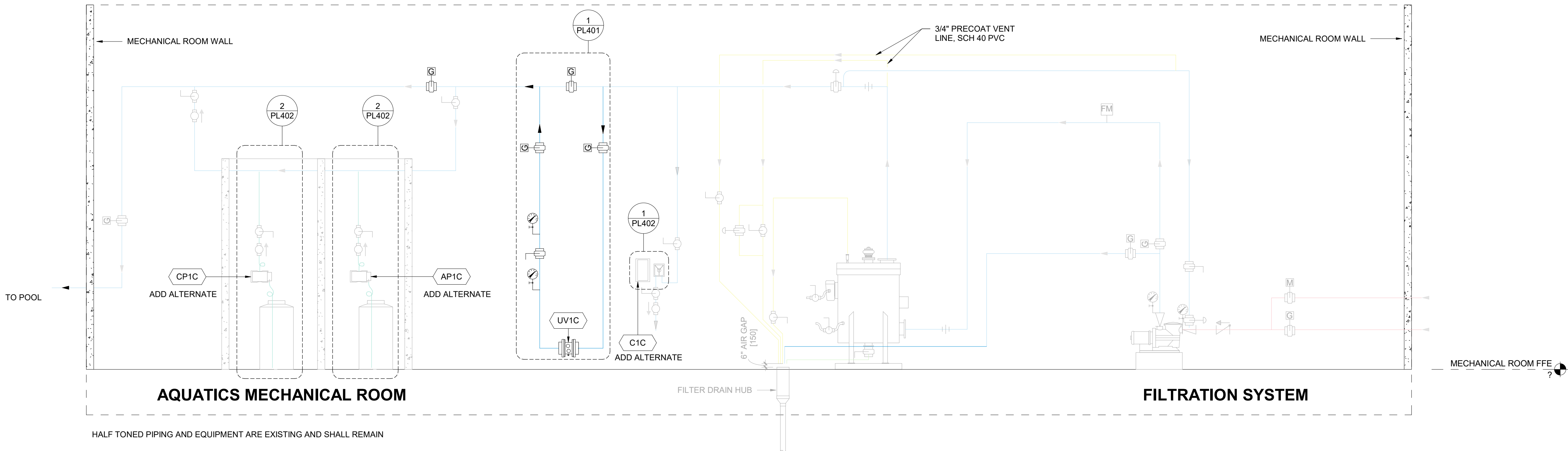
KEYNOTES: (#)

1. WIRING (LAMP POWER CORD) FURNISHED WITH UV UNIT AND INSTALLED BY THE ELECTRICAL CONTRACTOR. FINAL CONNECTIONS TO UV CHAMBER AND CONTROL CABINET BY POOL CONTRACTOR
2. FURNISHED WITH UV UNIT AND INSTALLED BY POOL CONTRACTOR
3. NOT USED
4. NOT USED
5. UV BOOST SIGNAL BASED ON COMBINED CHLORINE.
6. NOT USED
7. NOT USED
8. NOT USED
9. WHEN FILTER PROGRAMMER IS OFF, PRECOAT OR BUMP MODE OR THE FILTRATION PUMP NOT RUNNING DUE TO POWER FAILURE, THIS CONNECTION SHALL DEACTIVATE THE CONNECTED POOL EQUIPMENT. COORDINATE WIRING REQUIREMENTS WITH EQUIPMENT MANUFACTURER.
10. NOT USED
11. NOT USED
12. NOT USED

LEGEND:

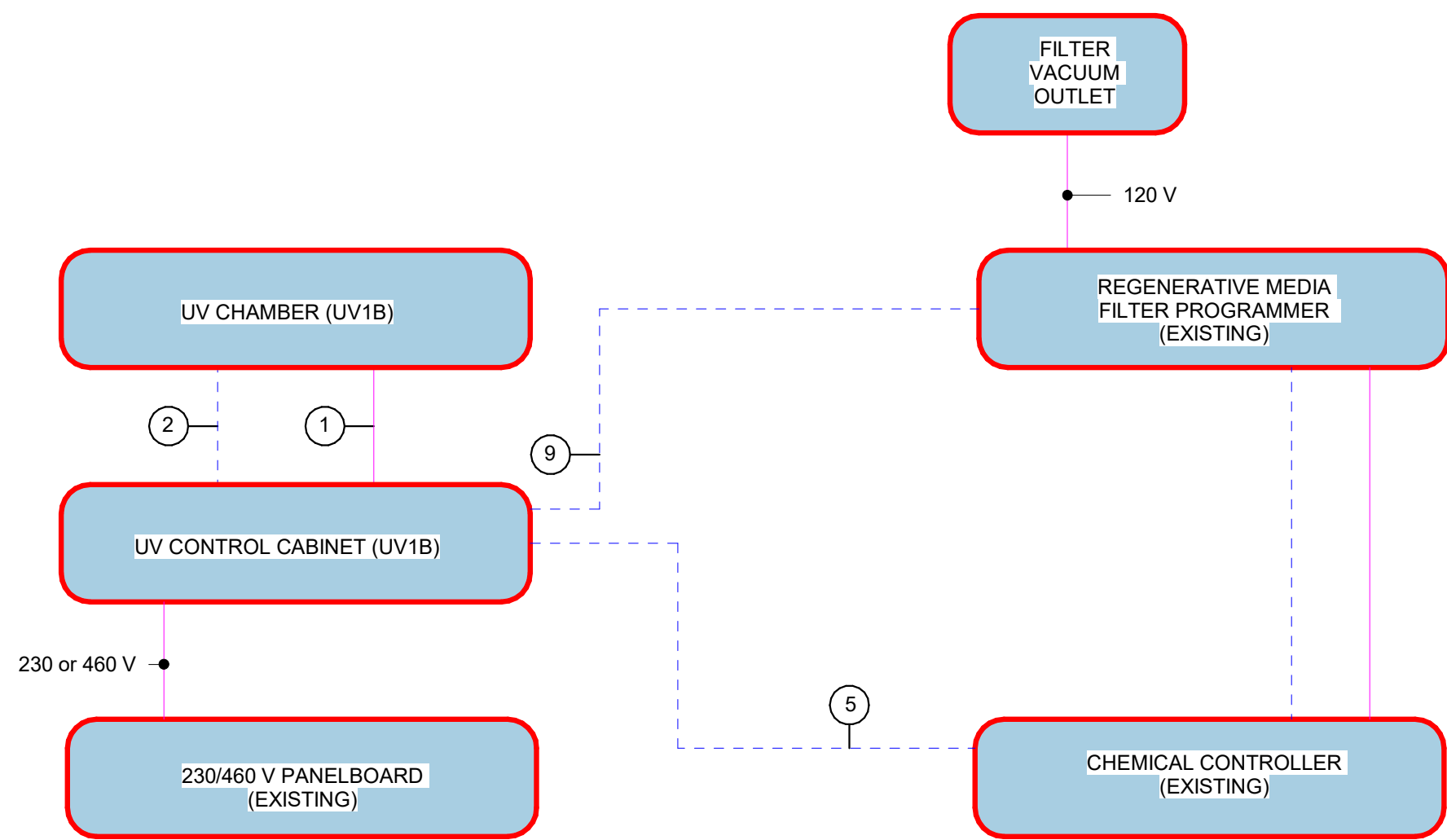
- LOW VOLTAGE
- LINE VOLTAGE
- CONTRACTOR TO COORDINATE WITH EQUIPMENT REQUIREMENTS
- (D) DISCONNECT - LOCATE AT EQUIPMENT PER CODE REQUIREMENTS

3 | POOL A ELECTRICAL SCHEMATIC (UV REPLACEMENT)
PL510
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HALF TONED PIPING AND EQUIPMENT ARE EXISTING AND SHALL REMAIN

1 | POOL B MECHANICAL SCHEMATIC
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2 | POOL B ELECTRICAL SCHEMATIC (UV REPLACEMENT)
DETAIL VIEW
NOT TO SCALE