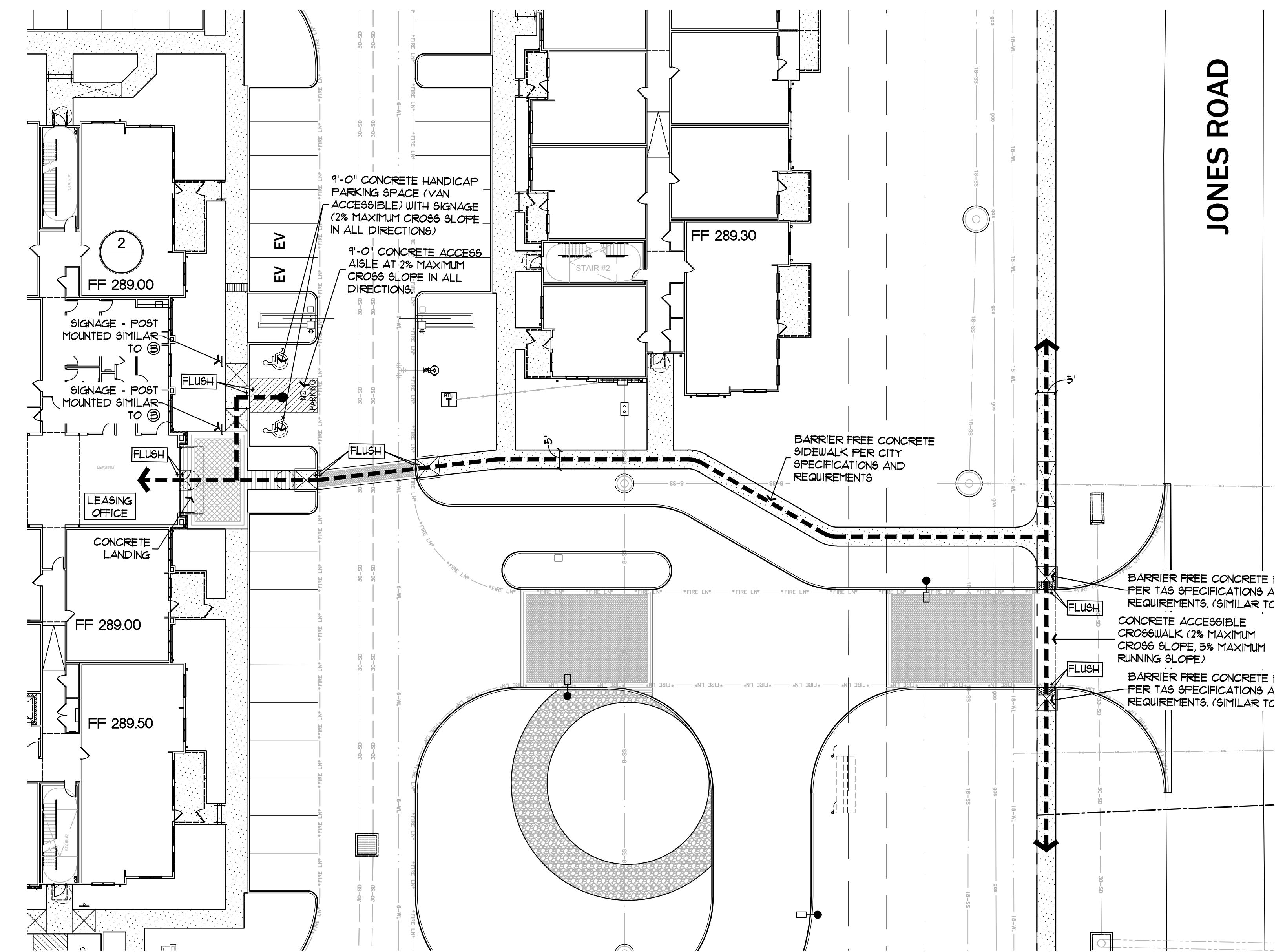


REVISIONS

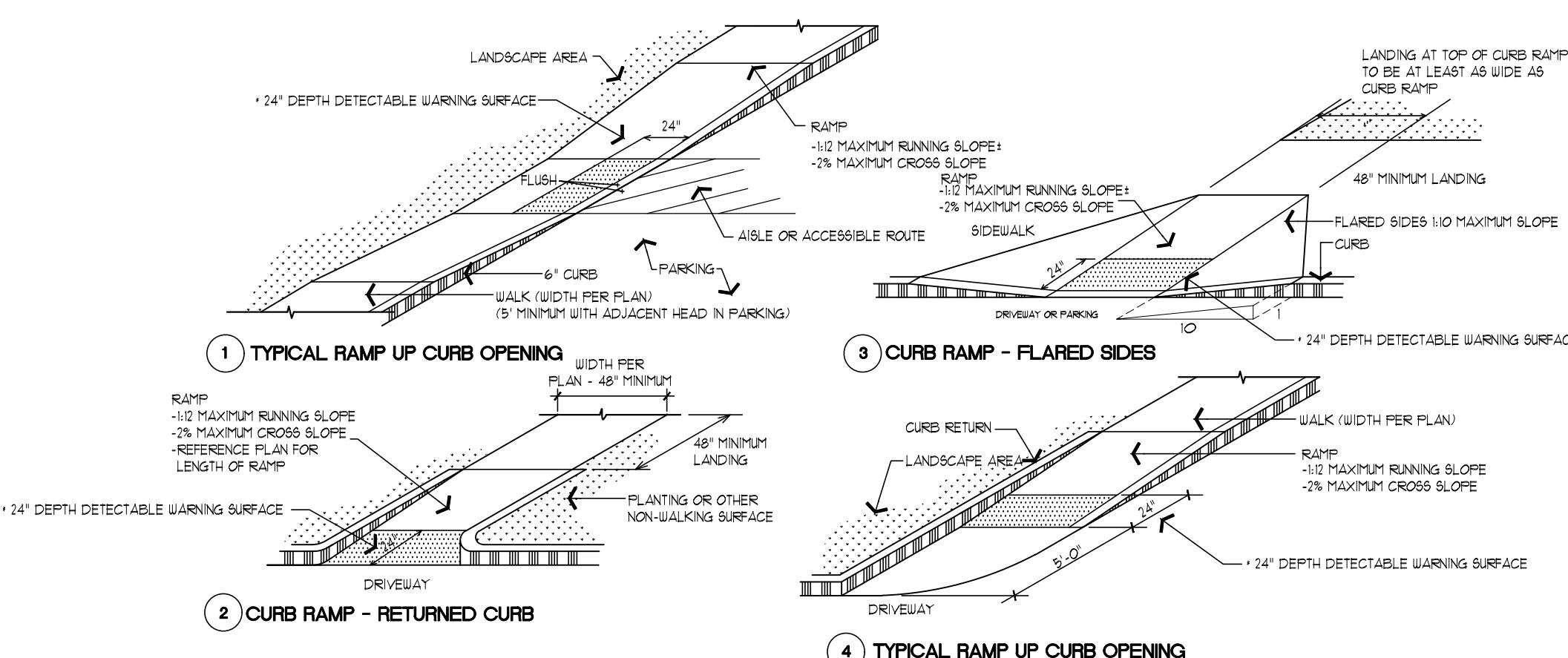
BRAZOS OAKS PHASE II
TEPEE PARTNERS
BRYAN, TEXAS



JONES ROAD

ACCESSIBILITY NOTES:

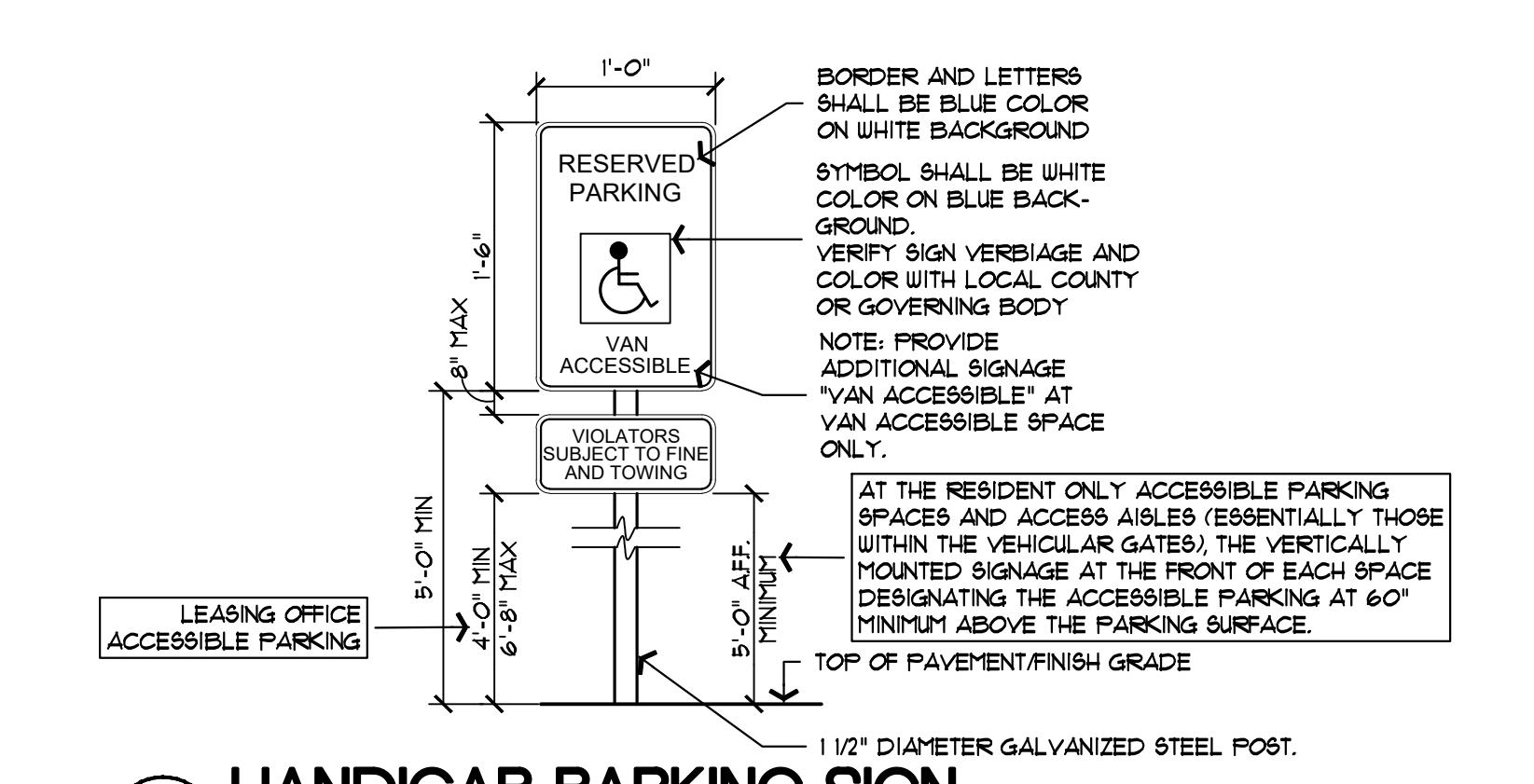
- THE SLOPE ON ALL HANDICAP SPACES, AISLES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL BUILDING ENTRIES TO BE FLUSH WITH ADJACENT ENTRY WALK (TYPICAL).
- ACCESSIBLE ROUTES AND HANDICAP CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE WHERE SIDEWALKS AND CROSSWALKS DIRECTLY CONNECT OR AT DOCKS/LOADING CLEARANCES OR RAMP LANDINGS OCCUR, THE SLOPE MUST BE 2% MAXIMUM IN ALL DIRECTIONS.
- ALL HANDICAP RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
- ALL GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION A45 GROUND AND FLOOR SURFACES (ANSI).
- ALL RAMPS TO HAVE A FIVE (5) FOOT LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ALL STEPS WITH TWO (2) OR MORE RISERS SHALL HAVE HANDRAILS INSTALLED ON EACH SIDE OF STEPS. ALL STEPS TO HAVE A 4"-MINIMUM LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- OWNER SHALL MAINTAIN ACCESS ROUTES IN AN ACCEPTABLE MANNER AT ALL TIMES.
- OWNER TO COORDINATE AND DIRECT PLACEMENT OF ALL REQUIRED SIGNAGE FOR ACCESSIBLE ROUTES AND PARKING SPACES.
- ALL HANDICAP PARKING SPACES TO BE DESIGNATED WITH POLE MOUNTED CURB RAMP INDICATOR. THE INDICATOR OF ACCESSIBILITY SHALL BE PAINTED CONTRASTingly ON THE SURFACE OF THE PARKING SPACE IN A COLOR THAT CONTRASTS TO PAVEMENT.
- THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESS AISLE ADJACENT TO THE HANDICAP PARKING SPACE IN ALL CAPITAL LETTERS WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES AND A STROKE WIDTH OF AT LEAST TWO INCHES, AND CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE.



TAS (TEXAS ACCESSIBILITY STANDARDS)
THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND SURFACE TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
CURB RAMPS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A 24" MINIMUM DEPTH DETECTABLE WARNING SURFACE (MUST EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING).
REFERENCE ARCHITECTURAL DRAWING PACKAGE FOR FURTHER ACCESSIBILITY GUIDELINES AND TAS REQUIREMENTS.

CITY DETAILS TAKE
PRECEDENCE IN CITY
RIGHT-OF-WAY AND
EASEMENT

A BARRIER FREE CURB RAMPS



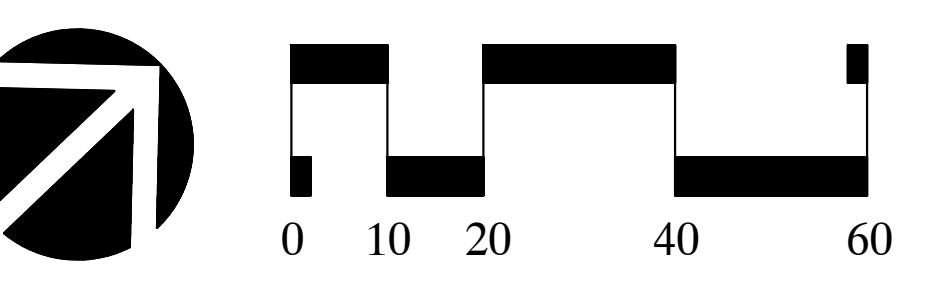
B HANDICAP PARKING SIGN

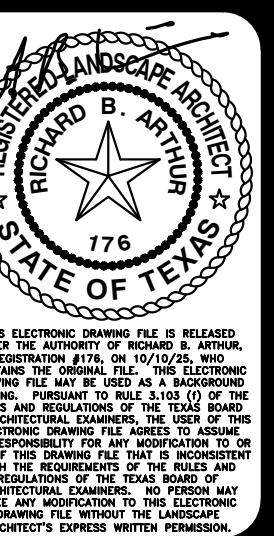
SCALE
1" = 20'-0"

DATE
PERMIT SET
10-10-2025

TITLE
TAS PLAN

SHEET
1TAS OF 1





REVISIONS

BRAZOS OAKS PHASE II
TEEPEE PARTNERS
BRYAN, TEXAS

SCALE
1" = 20'-0"

DATE
PERMIT SET
10-10-2025

TITLE
CONSTRUCTION

SHEET
1C OF X

CONSTRUCTION NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, ELEVATIONS AND EXISTING CONDITIONS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SAVE ALL EXISTING VEGETATION POSSIBLE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY REMOVAL QUESTION OR VARIED DESIGN LATENT.
- ALL CONCRETE WALKS UNLESS NOTED OTHERWISE SHALL HAVE A LIGHT BRUSH FINISH. CONTROL JOINTS SHALL BE INSTALLED IN ALL WALKS AT 5'-0" ON CENTER MAXIMUM OR 5'-0" ON PLANS. EXPANSION JOINTS SHALL BE INSTALLED AT 20'-0" ON CENTER MAXIMUM WITH PINS TO PREVENT UPLIFTING.
- ALL WALKS TO BE 4'-0" WIDE UNLESS NOTED OTHERWISE WITH A MAXIMUM CROSS-SLOPE OF 2%. WALKS ON PLANS MAY NOT BE DRAWN TO SCALE. WALKS AT FRONT OF HEAD-IN CAR PARKING TO BE 5'-0" MINIMUM FROM CURB.
- RAILINGS ON WALLS AND WALKS ARE SHOWN AS A GUIDE ONLY. OWNER'S REPRESENTATIVES ARE TO DETERMINE ACTUAL CODE REQUIREMENTS. HANDRAILS TO BE EXTENDED AT STAIRS, LANDINGS, TURNS AND AT RAMPS AS REQUIRED BY STATE AND LOCAL CODES. HANDRAILS TO EXTEND A MINIMUM OF 12" BEYOND TOP RISER AND 12" BEYOND BOTTOM RISER (OR WIDTH OF TREAD IF GREATER THAN 12") ON ALL SETS OF STAIRS. GUARD RAILINGS ARE REQUIRED AT DROPS OF 30 INCHES OR MORE.
- ALL SIDEWALK CONNECTIONS TO BUILDING FOUNDATION AND ENTRY BLABS TO BE FLUSH UNLESS A STEP IS NOTED.
- ALL WALKS TO BE 45% RUNNING SLOPE OR LESS, UNLESS INDICATED AS A RAMP.
- RAMPS TO BE A MAXIMUM OF 2.3% RUNNING SLOPE WITH RAILINGS EXCEPT AT CURB CUTS OR OTHER RAMPS WHERE RAILING IS NOT REQUIRED. LEVEL 5'-0" LANDINGS WITH 2% MAXIMUM SLOPE IN ANY DIRECTION SHALL BE LOCATED AT THE TOP AND BOTTOM OF RAMP.
- AREA DRAIN AND/OR DECK DRAIN SIZE AND PVC DRAIN LINE SIZE, LOCATION AND GRADE TO BE DETERMINED BY CIVIL ENGINEER AND SHALL MEET MINIMUM REQUIREMENTS:
 - DECK DRAINS (LOCATED IN PAVED AREAS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 4" ROUND GRATE.
 - INTERIOR DRAINS (LOCATED IN BATHROOMS AND/OR GROUNDCOVER PEEPS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 6" ATRIUM GRATE.
- CONNECT AREA DRAINS TO STORM SEWER, AREA DRAINS AND CONNECTING DRAIN LINES TO BE ROUTED AND SIZED BY THE CIVIL ENGINEER EXACT LOCATION TO BE FIELD VERIFIED TO AVOID CONFLICTS WITH EXISTING PROPOSED VEGETATION AND OTHER UNDERGROUND UTILITIES. REFERENCE CIVIL ENGINEER PLANS FOR LOCATION OF STORM SEWER, ALL DRAINS AND DRAINLINES TO BE SIZE BY CIVIL ENGINEER.
- ALL FINISH DIRT GRADES TO BE A MINIMUM SIX INCHES BELOW FINISHED FLOOR ELEVATION UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PAY SPECIAL ATTENTION TO DRAINAGE AND FIELD VERIFY POSITIVE FLOW AWAY FROM ALL BUILDINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN LOCATION OF AIR CONDITIONERS, TRANSFORMERS OR OTHER ON-SITE ITEMS.
- IT IS THE INTENT OF THIS PLAN TO MEET ALL HANDICAP ACCESSIBILITY STANDARDS. NOTIFY LANDSCAPE ARCHITECT IF ANY DISCREPANCIES ARE DETECTED. CONTRACTOR AND OWNER SHALL VERIFY THAT ALL REQUIREMENTS AND STANDARDS ARE MET OR EXCEEDED.
- DESIGN AND CONSTRUCTION OF ACCESS-RAMP SHALL COMPLY WITH THE 2010 EDITION OF THE INTERNATIONAL BUILDING CODE FOR THE PLACEMENT OF ARCHITECTURAL BARRIERS. SECTION 11 BARRIER-FREE CROSSWALKS TO BE IN ACCORDANCE WITH CITY AND ADA REQUIREMENTS AND STANDARDS.
- LIGHT LOCATION, AS INDICATED ON PLANS, ARE RECOMMENDED LOCATIONS ONLY. FINAL FIXTURE QUANTITY AND LOCATIONS MAY VARY DUE TO OWNER'S SELECTION OF LAMP TYPE, LAMP WATTAGE, FOOT-CANDLE INTENSITY AND HEIGHT OF FIXTURE. OWNER OR OWNER'S LIGHTING CONSULTANT TO DETERMINE REQUIRED ILLUMINATION.
- REFER TO ARCHITECTURAL AND STRUCTURAL ENGINEER PLANS FOR STEM WALL AND DROP BEAM LOCATIONS AND DETAILS. REFER TO STRUCTURAL ENGINEER PLANS FOR RETAINING WALL AND FOOTING STRUCTURAL DETAILS.
- SITE CONFIGURATION, BUILDING AND PARKING LAYOUT, PROPOSED ENTRANCE LOCATIONS, CURB LINES, SIDEWALKS, DRAINAGE REQUIREMENTS AND RELATED CODES DO NOT ALLOW US TO ACHIEVE THE DRAINAGE RECOMMENDATIONS LISTED IN THE P.T.I. INTERNATIONAL BUILDING CODE, MANY GEOTECHNICAL REPORTS, AND OTHER DRAINAGE PUBLICATIONS. SO, DRAINAGE DRAINS AND DRAINLINES ARE TO BE PLACED AS CLOSE AS POSSIBLE TO THE BUILDING FOUNDATION. THE ITEMS LISTED ABOVE AND CITY LANDSCAPE CODE REQUIREMENTS DO NOT ALLOW US TO MEET THIS RECOMMENDATION.
- THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER SHOULD REVIEW OUR LANDSCAPE CONSTRUCTION DRAWINGS AND APPROVE THE DRAINAGE CONDITIONS AND TREE PLACEMENT OR PROVIDE AN ALTERNATIVE FOR MITIGATION.
- TOP OF CURB GRADES, FINISH FLOORS AND PAVEMENT GRADES PROVIDED BY CIVIL ENGINEER. BUILDING ENTRY GRADES PROVIDED BY ARCHITECT.
- ALL HANDICAP SPACES TO BE DESIGNATED WITH POLE MOUNTED OR WALL MOUNTED SIGNAGE.

ACCESSIBILITY NOTES:

- THE SLOPE ON ALL HANDICAP SPACES, AISLES, SIDEWALK LANDINGS AND THE SLOPE WITHIN REQUIRED DOORCLEARANCE MANEUVERING CLEARANCE AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL BUILDING ENTRIES TO BE FLUSH WITH ADJACENT ENTRY WALK (TYPICAL).
- ACCESSIBLE ROUTES AND HANDICAP CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE.
- ALL HANDICAP RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
- ALL GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIR, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION A434 GROUND AND FLOOR SURFACES (ANSI).
- ALL RAMPS TO HAVE A FIVE (5) FOOT LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ALL STEPS WITH TWO (2) OR MORE RISERS SHALL HAVE HANDRAILS INSTALLED ON EACH SIDE OF STEPS. ALL STEPS TO HAVE A 44" MINIMUM LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- OWNER SHALL MAINTAIN ACCESS ROUTES IN AN ACCEPTABLE MANNER AT ALL TIMES.
- OWNER TO COORDINATE AND DIRECT PLACEMENT OF ALL REQUIRED SIGNAGE FOR ACCESSIBLE ROUTES AND PARKING SPACES.
- ALL HANDICAP PARKING SPACES TO BE DESIGNATED WITH POLE MOUNTED OR WALL MOUNTED SIGNAGE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED CONSPICUOUSLY ON THE SURFACE OF THE PARKING SPACE IN A COLOR THAT CONTRASTS TO PAVEMENT.
- THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESS AISLE ADJACENT TO THE HANDICAP PARKING SPACE. ALL CAPITAL LETTERS WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES, AND CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE.

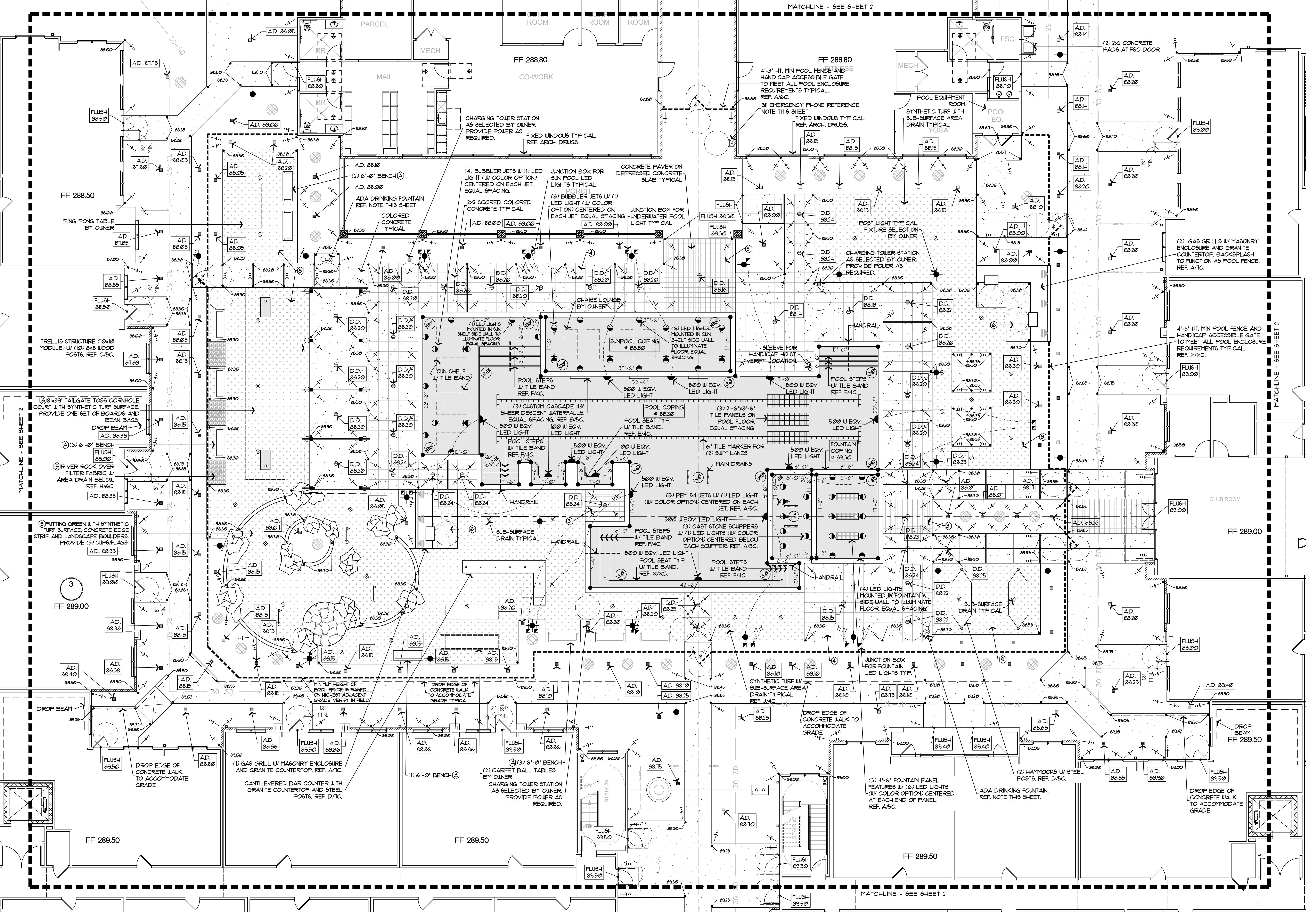
CONSTRUCTION LEGEND

TOP OF CURB GRADE	TC XXXX
PAVEMENT GRADE	P XXXX
PROPOSED GRADE	XXXX
TOP OF WALL GRADE	TU XXXX
AREA DRAIN ELEVATION	AD. XXXX
AREA DRAIN	■
DECK DRAIN ELEVATION	DD. XXXX
DECK DRAIN	□
SUB-SURFACE DRAIN	○
PROPOSED CONTOUR	—
DIRECTION OF DRAINAGE	→
STONE WALL	■
BRICK WALL	■
SLOPED WALL	■
BRUSH FINISH CONCRETE	■
SPECIAL PAVING (REFERENCE PLAN)	■
SYNTHETIC TURF	■
RIVER ROCK	■
ORNAMENTAL STEEL FENCE	—
HANDRAIL / RAILING	—
POST LIGHT	●
BOLLARD LIGHT	●
LED LANDSCAPE ACCENT LIGHT	○
WALL MOUNTED SCONCE LIGHT	○
STRING LIGHT	○
5 FT AND 6 FT LENGTH BENCH	—
TRANSFORMER	■
ELECTRICAL METERS	■
BARRIER-FREE RAMP AND CURB OPENING	■
BARRIER-FREE RAMP	■
ACCESSIBLE ROUTE	■
12% RAMPS	■
CURB OPENING	—
IRRIGATION SLEEVE	—
PROPOSED TREE BALL	○
5x5 CLEAR LANDING (2% MAXIMUM CROSS SLOPE)	—
PVC DRAINLINE	—

BRAZOS OAKS PHASE II

TEEPEE PARTNERS

BRYAN, TEXAS



POOL MATERIALS AND EQUIPMENT

POOL/GUN POOL/CONVERSATION POOL COPING: CAST STONE COPING (12" WIDTH)
COLOR: TO BE DETERMINED.

POOL DECK FIELDS: 2x2 SCORED CONCRETE AND BRUSH FINISH. 100% CONCRETE COLOR: TO BE DETERMINED.

POOL DECK ACCENT FIELDS: CONCRETE PAVERS ON DEPRESSED CONCRETE COLOR: TO BE DETERMINED.

MORTAR PAVER WHERE ACTING AS EDGE. PAVERS AVAILABLE FROM KEYSTONE HARDSCAPES, JOEY GUEDEA, 214-684-4421, OR APPROVED EQUAL.

CITYSTONE 1'x12' STACK BANDING, BORDER AND INFILL FIELDS.

POOL/GUN POOL/CONVERSATION POOL TILE: NOBLE TILE SUPPLY GLASS TILE COLOR(S): TO BE DETERMINED.

POOL PLASTER: NET STONESCAPES FINISH COLOR: FRENCH GRAY MINI

911 EMERGENCY TELEPHONE: (1) WALL MOUNT WITH APPROPRIATE SIGNAGE. VERIFY LOCATION AND PROVIDE UTILITIES AS REQUIRED. MODEL: EMERGENCY SPEAKER PHONE MANUF: 911 TECH MICROTECH 18024B1414-02 OR APPROVED EQUAL.

VERIFY QUANTITY OF PHONES AND SIGNAGE REQUIRED BY CODE. ENSURE 5'x5' CLEAR AREA FOR HC ACCESS. INSTALLED 12 FEET. ALL ACCESSIBILITY CODES AND ENSURE CONTROLS ARE WITHIN 48" AFF.

INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE UTILITIES AND FREEZE PROTECTION AS REQUIRED. STAINLESS STEEL TO MEET ADA REQUIREMENTS.

POOL/GUN POOL/CONVERSATION POOL TILE: NOBLE TILE SUPPLY GLASS TILE COLOR(S): TO BE DETERMINED.

POOL PLASTER: NET STONESCAPES FINISH COLOR: FRENCH GRAY MINI

Hardscape Matrix - Site Materials List

KEY	ITEM	FINISH	COLOR	QUANTITY	REMARKS
①	CITYSTONE 1'x12' 80MM 90 DEGREE HERRINGBONE STACK BANDING, BORDER AND STACK HEADER	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM), JOEY GUEDEA 214-684-4421, MORTAR PAVER WHERE ACTING AS EDGE.
②	CITYSTONE III 12x12 60MM STACK INFLIL LAD 45 DEGREE TO BUILDING FACE AT LEASE FRONT DOOR WITH CITYSTONE I 1x12' 60MM MULTI STACK BANDING IN FRONT OF DOOR	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM), JOEY GUEDEA 214-684-4421, MORTAR PAVER WHERE ACTING AS EDGE.
③	CITYSTONE 1'x12' 60MM 90 DEGREE STACK IN DIRECTION SHOWN	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM), JOEY GUEDEA 214-684-4421, MORTAR PAVER WHERE ACTING AS EDGE.
④	COLORED CONCRETE WITH 2x2 SCORE	SALT FINISH	TBD	PER PLAN	DAVY COLOR, 800-368-4848 (DAVYCOLORS.COM), OR APPROVED EQUAL.
⑤	RIVER ROCK, 3"-5" SIZE	N/A	SALT/PEPPER	PER PLAN	ALAMO STONE (ALAMOSTONE.COM), 800-501-0203 OR APPROVED EQUAL. 3" MINIMUM DEPTH INSTALLED OVER FILTER FABRIC. PROVIDE STEEL EDGE WHERE PAVEMENT EDGE IS NOT AVAILABLE.
⑥	DECOMPOSED GRANITE WITH STABILIZER SOLUTION	NATURAL	NATURAL	PER PLAN	ALAMO STONE (ALAMOSTONE.COM), 800-501-0203 OR APPROVED EQUAL. INSTALL TO MEET ADA REQUIREMENTS FOR STABILITY. STABILIZER SOLUTIONS: 800-368-4165 (GOGREENSYNTHETIC.COM) OR APPROVED EQUAL. PARTIALLY BURIED BOLSTER FOR STABILITY. INSTALLED BOLSTERS TO BE STABLE WITH NO ROCKING MOTION.
⑦	LANDSCAPE LIMESTONE BOULDER 36"x42" GENERAL SIZE	WEATHERED	WEATHERED	PER PLAN	LANDSCAPE STONE SUPPLY (LANDSCAPESUPPLY.COM), 817-517-0200 OR APPROVED EQUAL. PARTIALLY BURIED BOLSTER FOR STABILITY. INSTALLED BOLSTERS TO BE STABLE WITH NO ROCKING MOTION.
⑧	FLATMAXX HEATMAXX 47' SYNTHETIC TURF	N/A	BLADE COLOR PER MANUFACTURER	PER PLAN	GO GREEN SYNTHETIC LAWN SOLUTIONS, 844-368-4165 (GOGREENSYNTHETIC.COM) OR APPROVED EQUAL. TURF TO BE APPROVED BY MANUFACTURER'S SPECIFICATIONS. ENSURE 480 DEGREE MELT POINT AND MAXIMUM 1" FILE HEIGHT. SYNTHETIC TURF TO BE NYLON MATERIAL AND HAVE MINIMUM 480 DEGREE MELT POINT AND MAXIMUM 1" FILE HEIGHT.
⑨	SPORTMAXX 36' 2CU SYNTHETIC TURF (PUTTING GREEN ONLY)	N/A	BLADE COLOR PER MANUFACTURER	PER PLAN	GO GREEN SYNTHETIC LAWN SOLUTIONS, 844-368-4165 (GOGREENSYNTHETIC.COM) OR APPROVED EQUAL. TURF TO BE APPROVED BY MANUFACTURER'S SPECIFICATIONS. ENSURE 480 DEGREE MELT POINT AND MAXIMUM 1" FILE HEIGHT. SYNTHETIC TURF TO BE NYLON MATERIAL WITH HIGH HEAT TOLERANCE AND APPROXIMATE 3/8" FILE HEIGHT.

Hardscape Matrix - Site Furnishings List

KEY	ITEM	FINISH	COLOR	QUANTITY	REMARKS
⑩	SURFACES FLOAT BENCH	POWDER COATED	ALUMINUM TEXTURE	16	TOPS - SURFACES FLOAT BENCH. BACKER - NO 10MM EPSO 1000 POUNDER COAT ALUMINUM TEXTURE. THERMALLY MODIFIED RED OAK HARDWOOD. FREESTANDING (FOR SURFACES.COM)
⑪	DOGPOD ALUMINUM PET STATION, ITEM #003-BLK-L (WITH STEEL TRASH RECEPTACLE)	N/A	BLACK	4	THE PARK CATALOG, 866-282-8994 (WWW.THEPARKCATALOG.COM) INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ANS1 A2B. ENSURE ADA ACCESSIBILITY FOR USER IS MAINTAINED.
⑫	LIBERTY 28 FT ALUMINUM FLAGPOLE	SATIN ALUMINUM	N/A	2	LIBERTY FLAGPOLES 28 FT ALUMINUM, EXTERNAL HALYARD, COMMERCIAL GRADE, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

POOL NOTES

ALL POOL AND POOL FACILITIES TO MEET ALL STATE OF TEXAS CODES AND STANDARDS AS ADOPTED IN THE TEXAS DEPARTMENT OF HEALTH STANDARDS FOR PUBLIC SWIMMING POOL.

CONNECT DECK DRAINS / AREA DRAINS TO STORM SEWER. REFERENCE CIVIL ENGINEER'S PLANS FOR LOCATION OF STORM SEWER, DRAINS AND DRAINLINE TO BE SIZED BY CIVIL ENGINEER/MEP ENGINEER.

ALL WINDOW OPENING DIRECTLY INTO THE POOL YARD SHALL BE PERMANENTLY FIXED. REFERENCE ARCHITECTURAL DRAWINGS.

ALL PAVING AREAS IN POOL COURT ARE CAST STONE COPING, 2x2 SCORED COLORED CONCRETE, BROOM FINISH COLORED CONCRETE CONCRETE PAVERS ON DEPRESSED CONCRETE SLAB OR SYNTHETIC TURF.

IF WATER FEATURE(S) ARE DETERMINED TO FALL UNDER "TITLE 25 HEALTH SERVICES PART I, CHAPTER 265 GENERAL SANITATION, SUBCHAPTER M PUBLIC INTERIOR WATER FEATURES AND FOUNTAINS" SECTION 265.301-265.308 OF THE TEXAS ADMINISTRATIVE CODE, THE POOL CONTRACTOR AND/OR INSTALLER SHALL MEET ALL APPLICABLE REQUIREMENTS.

POOL AND/OR SPA INSTALLATION AND EQUIPMENT SHALL BE COMPLIANT WITH THE VIRGINIA GRESMEYER POOL AND SPA SAFETY ACT (ASME/ANSI A11.29.2-2008).

ALL POOL HANDRAILS TO BE SPECIALTY CUSTOM STAINLESS STEEL HANDRAILS AS DIRECTED BY OWNER. PROVIDE SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL.

DECK SLOPES SHALL NOT EXCEED MAXIMUM 2% IN ANY DIRECTION.

POOL SAFETY EQUIPMENT SHALL BE MOUNTED IN AN ACCESSIBLE LOCATION AND MOUNTED WITHIN MAXIMUM 48" AFF.

IF TABLE SEATING AREAS ARE PROVIDED, A MINIMUM OF (1) TABLE AT EACH TABLE SEATING AREA IS NOT TO EXCEED MAXIMUM 34" HEIGHT AND SHALL PROVIDE MINIMUM 30Wx21Hx19D" NET CLEAR ACCESSIBLE KNEE SPACE FOR FORWARD APPROACH.

IF TABLE UMBRELLAS ARE PROVIDED, WHEN OPEN, THE UMBRELLA MUST PROVIDE A MINIMUM OF 80" VERTICAL CLEARANCE.

NOTE:

- REFER TO SHEET IC FOR CONSTRUCTION NOTES AND ACCESSIBILITY NOTES.
- REFER TO SHEET XC FOR POOL NOTES, SPECIFICATIONS AND DETAILS.
- OWNER TO PROVIDE REQUIRED SIGNAGE AT POOL AREA, INCLUDING NO DIVING AND NO SWIMMING IN FOUNTAIN.
- HANDICAP ACCESSIBLE GATE WITH KEY, CARD OR SIMPLEX TYPE LOCK ONLY. INSTALL ON BOTH SIDES OF GATE WHEN GATE SHIELD IS NOT INSTALLED. INSTALL ON OUTSIDE OF POOL FENCE, WITH LATCH ON POOL SIDE ONLY, WHEN GATE SHIELD IS INSTALLED. REFER TO XC.

POOL CLASSIFICATION: CLASS C

MAXIMUM NUMBER OF USERS IN POOL AT ANY TIME (50 SQ. FT. OF WATER SURFACE AREA PER USER)

POOL = 3.375 SQ. FT. / 15 = 225 USERS

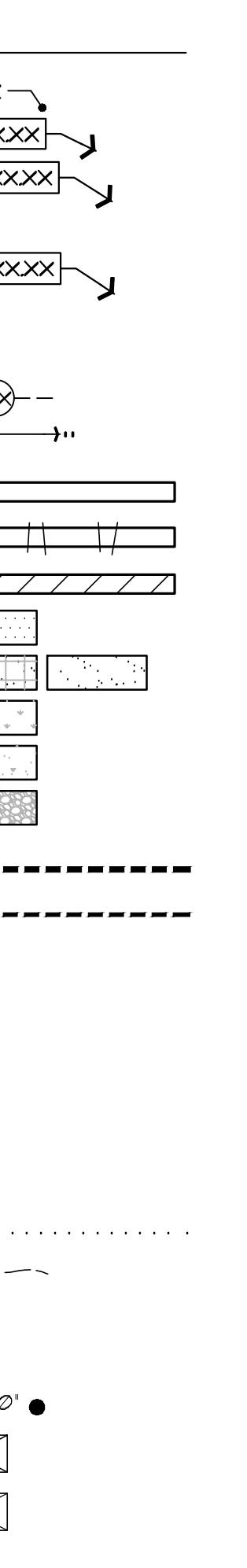
POOL AND DECK ILLUMINATION:

ANY COMBINATION OF OVERHEAD AND UNDERWATER LIGHTING SHALL PROVIDE MAINTAINED ILLUMINATION NOT LESS THAN 10 HORIZONTAL FOOT-CANDLES (10 LUMENS PER SQUARE FOOT) AT THE POOL WATER SURFACE.

DECK AREA LIGHTING SHALL PROVIDE MAINTAINED ILLUMINATION OF NOT LESS THAN 10 HORIZONTAL FOOT-CANDLES (10 LUMENS PER SQUARE FOOT) AT THE WALKING SURFACE OF THE REQUIRED DECK (6'-0" AREA ADJACENT TO POOL COPING).

LIGHTING SPECIFICATIONS AND FIXTURE QUANTITY REQUIRED TO MEET MINIMUM STANDARDS OF THE TEXAS POOL CODE TO BE BY OTHERS.

POOL CONSTRUCTION LEGEND



SCALE
1/8" = 1'-0"

DATE
PERMIT SET
10-10-2025

TITLE
CONSTRUCTION

SHEET
3C OF X



POOL SPECIFICATIONS

PART 1 - GENERAL
101 SCOPE
A PROVIDE COMPLETE INSTALLATION AS DETAILED.
102 QUALITY ASSURANCE
A POOL CONTRACTOR SHALL VERIFY THAT THIS DESIGN COMPLIES WITH ALL APPLICABLE BUILDING, PLUMBING AND ELECTRICAL CODES AND STANDARDS. ANY DISCREPANCIES BETWEEN THE POOL DESIGN AND THE SPECIFICATION AND THE GOVERNING CODES SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY. WRITING TO THE OWNER AND THE LANDSCAPE ARCHITECT THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEFICIENCIES NOT REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER.

103 PERMITS
A POOL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MEETING ALL APPLICABLE PERMITS FOR CONSTRUCTION OF BUT NOT LIMITED TO: THE FOLLOWING: ALL POOL EQUIPMENT, PIPING, POOL SHELL, TILE, DEPTH MARKERS, POOL HANDRAILS, POOL STEPS, COPING, ELECTRICAL WORK AND ANY OTHER POOL RELATED ITEM.

104 SUBMITTALS
A THE EQUIPMENT, PIPING, AND STEEL REINFORCING SCHEDULE IS TO BE SUBMITTED WITH THE POOL BID. THE STEEL REINFORCING SCHEDULE IS TO BE APPROVED AND SEATED BY AN ENGINEER AND STATE THAT IT WILL MEET THE PARTICULAR SITE CONDITIONS. STRUCTURAL, MECHANICAL AND ELECTRICAL DESIGN OF THE POOL DESIGN SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS CERTIFIED TO PERFORM SUCH DESIGN.

B. UPON COMPLETION PROVIDE COMPLETE OPERATIONS MANUAL AND EQUIPMENT BROCHURES, NEATLY BOUND IN BINDER TWO COPIES.

C. POOL CONTRACTOR TO PURCHASE A LIST OF MATERIALS WITH PROPOSAL. FINAL SELECTION OF MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE CONSTRUCTION. MATERIALS TO BE SUBMITTED SHALL BE THE SAME AS PROPOSED IN THE PROPOSAL. COLOR OF POOL SHELL, POOL DECK, WALL FINISH AND COLOR, POOL COPING, POOL TILE, DEPTH MARKERS, HANDRAILS, INLETS, AND LIGHTS. CHANGE ORDERS SHALL NOT BE ISSUED FOR ANY SELECTIONS BY THE OWNER THAT DIFFER FROM THE BID, OR REQUESTS AN INCREASE IN COST.

105 SITE CONDITIONS
A. THE POOL CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN SITE AND PLAN TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY.

B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING THE POOL AREA TO WITHIN SIX INCHES OF THE FINISHED GRADE BEFORE POOL EXCAVATION.

C. UTILITIES TO THE PUMP ROOM LOCATION WILL BE PROVIDED BY THE GENERAL CONTRACTOR.

106 WARRANTY
A PROVIDE A MINIMUM FIVE-YEAR WRITTEN GUARANTEE FOR THE POOL SHELL AGAINST FAILURE TO FURNISH. GUARANTEE POOL EQUIPMENT FOR A MINIMUM OF ONE YEAR AFTER FINAL ACCEPTANCE.

PART A2 - PRODUCTS

201 SAND FILTER
A MEETS NATIONAL SANITATION FOUNDATION STANDARDS.

202 GUNITE
A CONTRACTOR TO VERIFY CONCRETE SPECIFICATIONS WITH A STRUCTURAL ENGINEER FOR SPECIFIC SITE CONDITIONS.

203 HAIR AND DUST CATCHER
A INSTALL ON THE SUCTION SIDE OF THE PUMP. AREA OF CATCHER TO BE A MINIMUM OF FOUR TIMES THE CROSS SECTIONAL AREA OF INLET PIPE.

204 MAIN DRAIN OUTLET
A BY SWIMMING POOL OR APPROVED EQUAL WITH HYDROSTATIC RELIEF VALVE AND PERFORATED COLLECTION TUBE.

B. ALL MAIN DRAIN INLET PIPES MUST COME FROM AT LEAST TWO (2) SOURCES. REFERENCE LOCAL STATE AND NATIONAL CODES.

205 PVC PIPING
A SCHEDULE 40, WITH SCHEDULE 40 FITTINGS.

206 PLASTER
A SUBMIT COLOR SAMPLES OR EXISTING POOL EXAMPLES FOR APPROVAL.

207 PUMP
A MUST BE OF ADEQUATE SIZE TO TURN OVER POOL WASTE CAPACITY WITHIN FIVE HOURS OR PER LOCAL OR STATE CODES.

B. VERIFY MINIMUM POOL CODE REQUIREMENTS.

208 SKIMMER
A BY SWIMMING POOL U-3 OR APPROVED EQUAL AUTOMATIC SURFACE SKIMMER. ONE PER 300 SQUARE FEET MINIMUM. VERIFY MINIMUM POOL CODE REQUIREMENTS.

209 UNDERWATER LIGHTING
A AS SHOWN ON MATERIALS LIST OR PLAN AND DETAILS.

210 DECK MATERIAL
A DECK SURFACE SHALL BE TEXTURED FOR POSITIVE FOOT TRACTION.

211 DEPTH MARKERS
A DEPTH MARKERS AND INDIVIDUAL NOTATIONS SHALL BE MADE IN ACCORDANCE WITH GOVERNING CODES. AT A MINIMUM, DEPTH MARKERS SHALL BE INSTALLED DUG IN THE POOL DECK AND ON POOL TILES IN LOCATIONS AROUND THE POOL MARKING THE DEPTH AT EVERY SIX (6) INCHES OF CHANGE.

212 AUTOMATIC WATER LEVELER
A SPECIFY AUTOMATIC INDICATOR AT THE SWIMMING POOL SHALL HAVE AN AUTOMATIC WATER LEVELER INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND PER APPLICABLE POOL CODES. LEVELER TO BE NOTES: POOL METER OR EQUIVALENT.

PART 3 - EXECUTION

301 STAKING
A TAKE OUT POOL AND FINISHED GRADES, NOTIFY LANDSCAPE ARCHITECT AND RECEIVE APPROVAL PRIOR TO EXCAVATION. VERIFY EXISTING CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

302 TREE PROTECTION
A PROTECT EXISTING TREES. DO NOT CUT OR FILL BENEATH TREES UNLESS SPECIFICALLY SHOWN ON THE PLANS. DO NOT TRENCH WITHIN DRIP LINE OF TREES.

303 EXCAVATION
A SOIL IS UNCLASSIFIED.

304 STEEL
A CONTRACTOR TO SUBMIT SCHEDULE, APPROVED AND SEALED BY STRUCTURAL ENGINEER, WITH PROPOSAL.

305 GUNITE
A TO BE DONE IN CONTINUOUS OPERATION OR AS APPROVED BY STRUCTURAL ENGINEER.

B. POOL TO BE GROUTED PER CODE.

C. POOL WALLS, FLOOR AND BEAMS TO BE GUNITE.

306 PIPING
A ALL PIPING SHALL BE ROUTED AROUND TREES THAT ARE TO BE PLANTED ADJACENT TO THE POOL.

307 JUNCTION BOXES
A INSTALL AS SHOWN ON PLANS.

308 LINES
A PROVIDE POOL FILL LINES AND POOL OVERFLOW LINES.

309 PLASTER
A MOULD TO SMOOTH, DENSE IMPERVIOUS SURFACE FREE FROM BLEMISHES. MINIMUM THICKNESS OF $\frac{1}{4}$ INCH.

310 ADJUSTING
A SUPPLY ALL REQUIRED START UP CHEMICALS AND BALANCE POOL. MEET WITH OWNER'S REPRESENTATIVE TO DISCUSS POOL OPERATION.

311 CLEANING
A KEEP PREMISES NEAT AND ORDERLY. REMOVE DEBRIS FROM SITE AND LEAVE AREAS IN A BROOM CLEAN CONDITION.

312 CONFORMANCE
A CONTRACTOR TO CONFIRM THAT THE ABOVE SPECIFICATIONS AND ALL POOL CONSTRUCTION WORK MEETS OR EXCEEDS ALL GOVERNMENT CODES AND REGULATIONS.

POOL NOTES
(ONLY AS APPLICABLE TO GARAGE ROOF DECK POOL CONSTRUCTION)

1. POOL CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP, SUPERINTENDENCE AND SCHEDULING OF WORK UNDER HIS AND THE SUBCONTRACTOR'S AGREEMENT. CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS OF EXCAVATION, DRAINAGE, BACKFILLING, AND REINFORCING (STRUCTOR'S EXPENSE) ANY DEFECTIVE WORK DURING THE CONSTRUCTION OF THE PROJECT OR THE WARRANTY PERIOD THEREAFTER. POOL CONTRACTOR IS RESPONSIBLE FOR EMPLOYING A STRUCTURAL ENGINEER FOR REQUIRED POOL ENGINEERING.

2. THE POOL CONTRACTOR SHALL PROVIDE CONSTRUCTION METHODS AND COMPATIBLE CONSTRUCTION MATERIALS AND SYSTEMS FOR SUMMING POOL, FOUNTAIN AND/OR SPA INCLUDING, BUT NOT LIMITED TO, EXCAVATION, DRAINAGE, CONCRETE CONSTRUCTION AREA AND REMOVAL OF EXCESS EARTH FROM SITE.

3. THE OWNER OR OWNER'S MANAGEMENT SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF POOL, WARNING SIGNS AND SAFETY EQUIPMENT IN THE POOL AREA TO COMPLY WITH STATE AND LOCAL CODES, AND STATE AND LOCAL CODE GUIDELINES.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING IN THE POOL AREA. THE GRADE PROVIDED SHALL BE WITHIN SIX INCHES OF FINISHED GRADE BEFORE POOL EXCAVATION BEGINS.

5. THE POOL CONTRACTOR WILL STAKE OUT THE POOL AND SET THE FINISHED GRADE. THE LANDSCAPE ARCHITECT OR OWNER WILL BE NOTIFIED AND APPROVE THIS WORK PRIOR TO COMMENCEMENT.

6. POOL LIGHTS AND JUNCTION BOXES TO BE INSTALLED PER FEDERAL STATE AND LOCAL CODES BY POOL CONTRACTOR. POOL DECK LIGHTING SHALL FULLY ILLUMINATE THE POOL DECK AND BE INSTALLED IN ACCORDANCE WITH THE GOVERNING CODES. ALL POOL LIGHTS AND LANDSCAPE LIGHTING SHALL BE A MINIMUM OF 10'-0" FROM POOL WATER'S EDGE OR AS REQUIRED BY LOCAL CODES AND GUIDELINES.

7. REQUIRE UTILITIES AT THE POOL FILTER/EQUIPMENT LOCATION TO BE SUPPLIED BY THE GENERAL CONTRACTOR.

8. AREA DRAIN SIZE AND PVC DRAIN LINE SIZE AND GRADE TO BE DETERMINED BY CIVIL ENGINEER AND SHALL MEET MINIMUM REQUIREMENTS.

DECK DRAINS (LOCATED IN PAVED AREAS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 4" DIA. DRAINAGE TUBE.

PLANTER DRAINS (LOCATED IN SHRUB AND/OR GROUNDCOVER AREAS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 4" DIA. DRAINAGE TUBE.

9. ALL POOL ENCLOSURE GATES AND FENCES TO COMPLY WITH STATE AND LOCAL CODES.

10. ALL PIPING SHALL BE 24" DEEP MINIMUM IN ALL PLANTING AREAS, AND ROUTED AROUND PROPOSED OR EXISTING TREES.

11. POOL CONTRACTOR IS RESPONSIBLE FOR TEMPORARY FENCING DURING CONSTRUCTION.

12. FINISHED GRADES NEAR TO WALKS AND POOL DECKS SHALL BE THE RESPONSIBILITY OF THE POOL CONTRACTOR.

13. POOL CONTRACTOR SHALL PROVIDE SWIMMING POOL HANDRAIL AND POSTS WITH COVER PLATE AT EMBEDDED MAXIMUM POST SPACING AT 4'-0" OC. (EQUAL SPACING BETWEEN FIXED POINTS).

14. HANDICAP ACCESSIBLE GATE WITH KEY CARD OR SIMPLE TYPE LOCK ACCESS ONLY SHALL BE INSTALLED AT LOCATION SHOWN BY * ON PLAN. REFERENCE DETAILS.

15. LIGHT LOCATIONS AS INDICATED ON PLANS ARE RECOMMENDED LOCATIONS ONLY. FINAL FIXTURE QUANTITY AND LOCATIONS MAY VARY DUE TO OWNER'S SELECTION OF LAMP TYPE, LAMP WATTAGE, FOOT CANDLE RATING AND HEIGHT OF FIXTURE. OWNER OR OWNER'S LIGHTING CONSULTANT TO DETERMINE REQUIRED ILLUMINATION.

16. *11 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

17. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

18. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

19. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

20. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

21. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

22. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

23. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

24. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

25. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

26. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

27. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

28. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

29. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

30. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

31. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

32. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

33. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

34. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

35. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

36. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

37. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

38. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

39. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

40. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

41. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

42. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

43. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

44. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

45. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

46. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

47. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

48. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

49. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

50. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

51. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

52. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

53. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

54. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

55. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

56. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

57. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

58. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

59. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

60. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

61. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

62. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

63. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

64. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

65. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

66. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

67. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

68. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

69. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

70. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

71. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

72. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

73. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

74. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

75. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

76. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

77. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.

78. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.

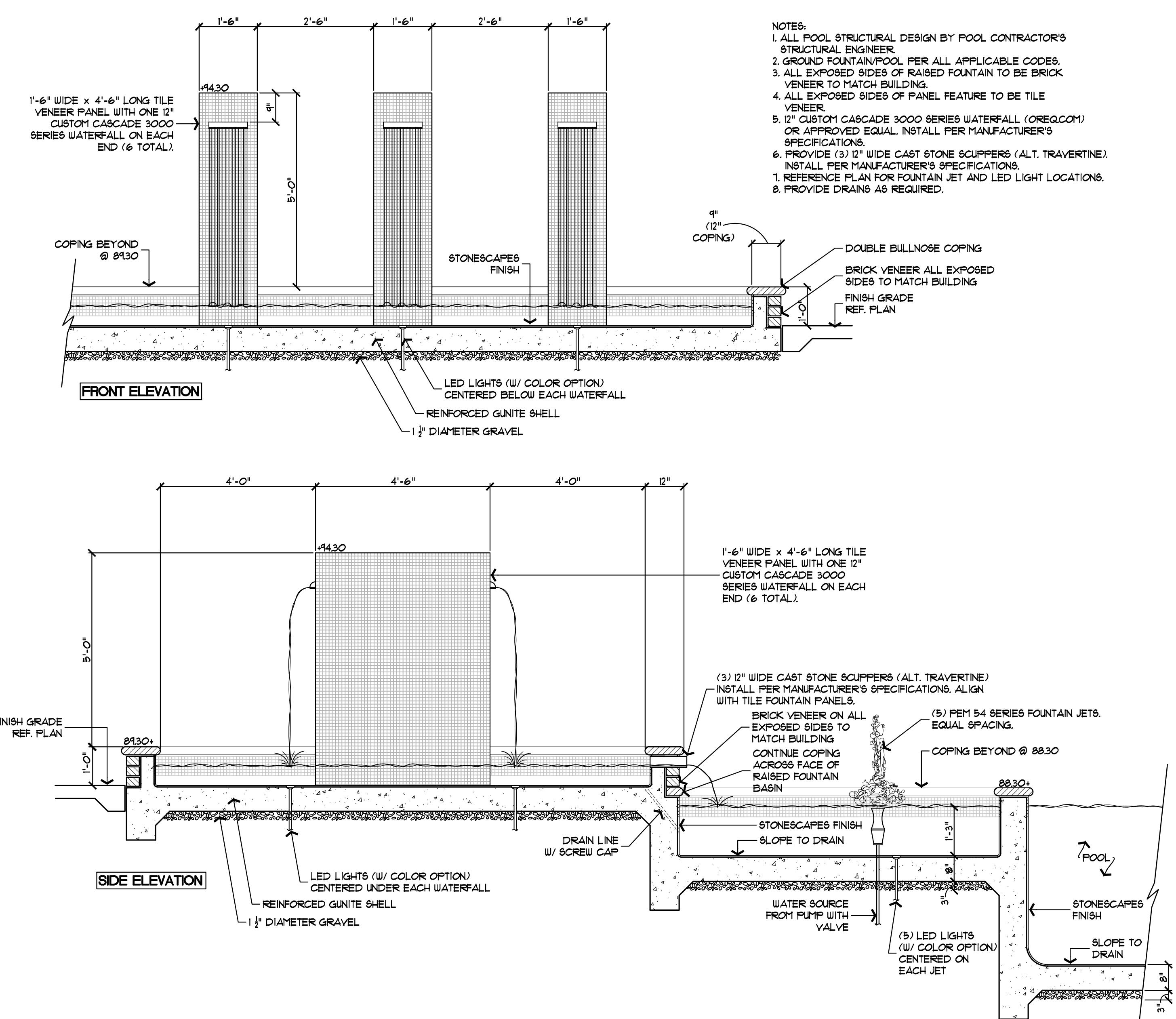
79. 111 EMERGENCY TELEPHONE TO BE READILY ACCESSIBLE TO SWIMMING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.

80

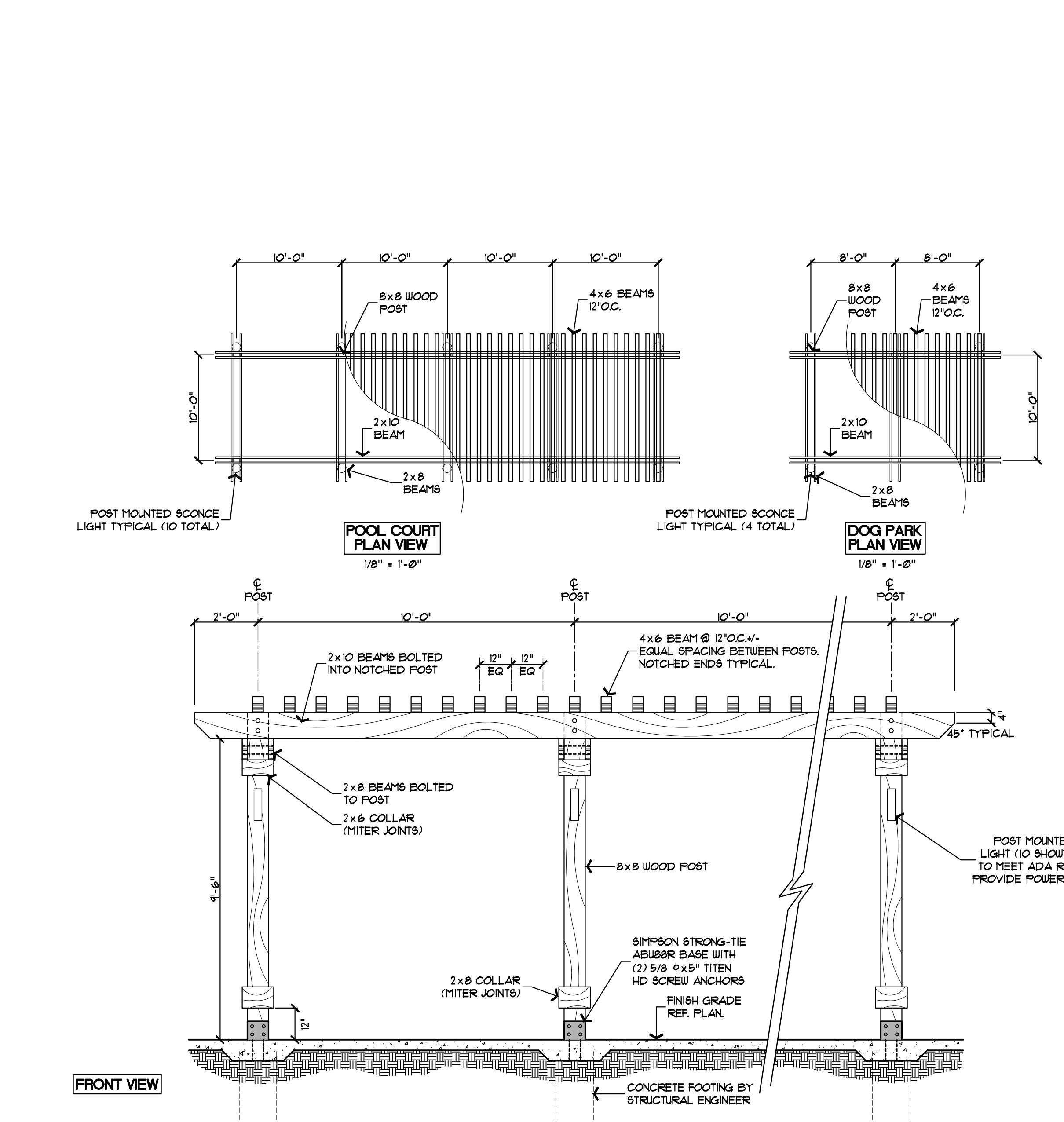


REVISIONS

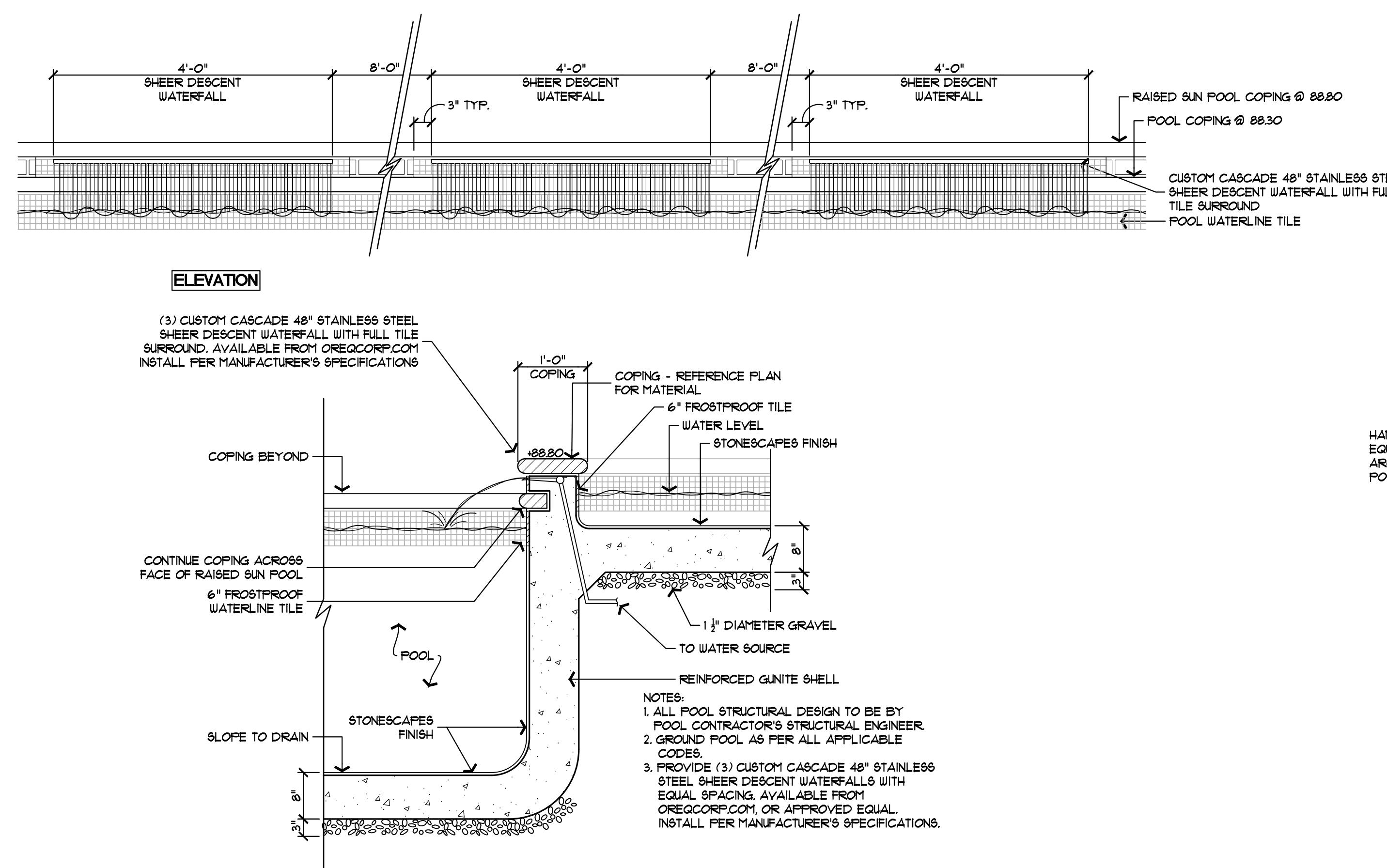
BRAZOS OAKS PHASE II
TEIPLE PARTNERS
BRYAN, TEXAS



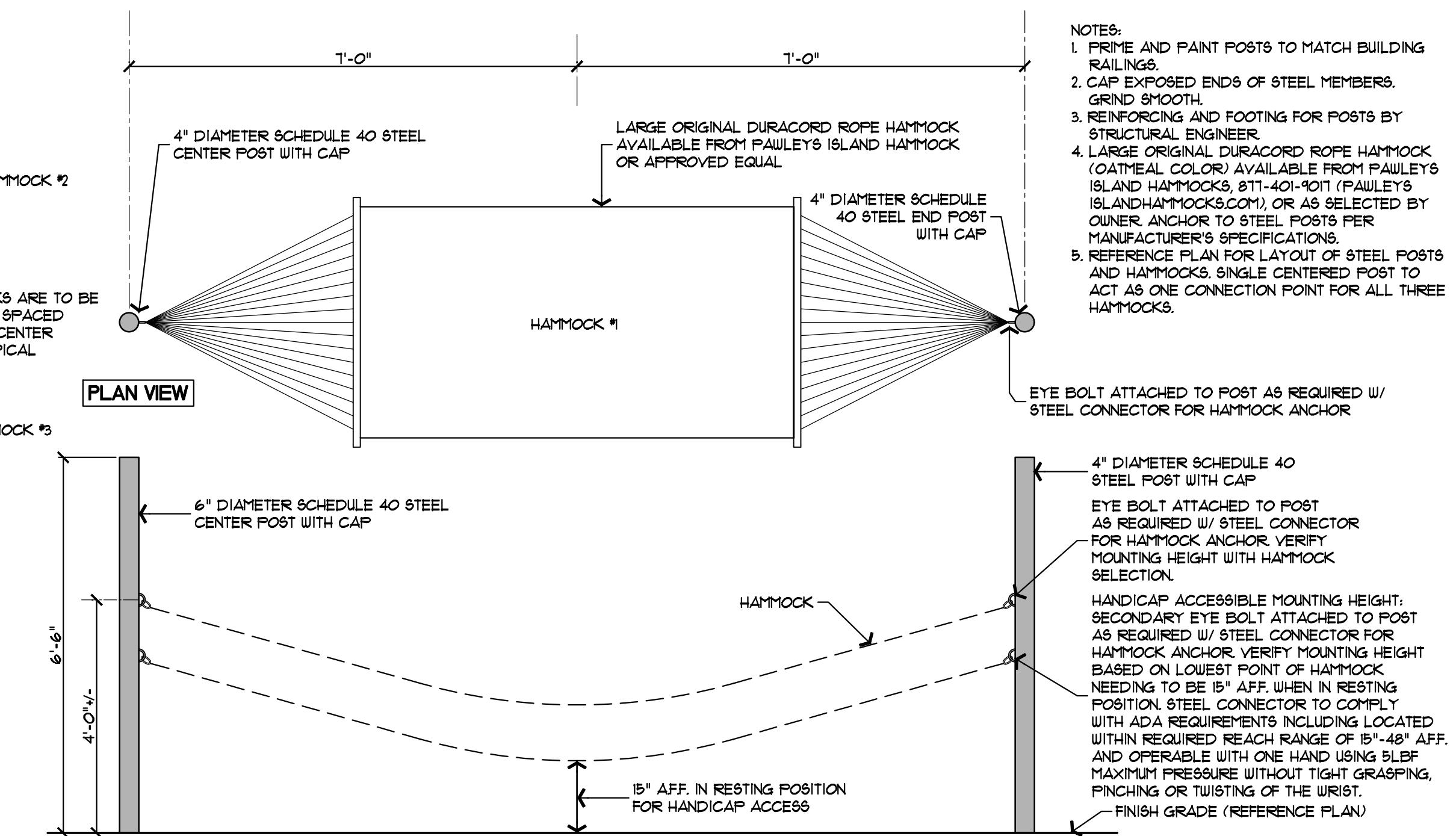
(A) WATERFALL PANELS / JETS / SCUPPERS AT RAISED FOUNTAIN BASIN



(C) WOOD SHADE STRUCTURE
POOL COURTYARD (DOG PARK SHADE STRUCTURE IS SIMILAR)



(B) SHEER DESCENT WATERFALL • RAISED SUN POOL



(D) STEEL POSTS W/ HAMMOCK

SCALE
AS SHOWN

DATE
PERMIT SET
10-10-2025

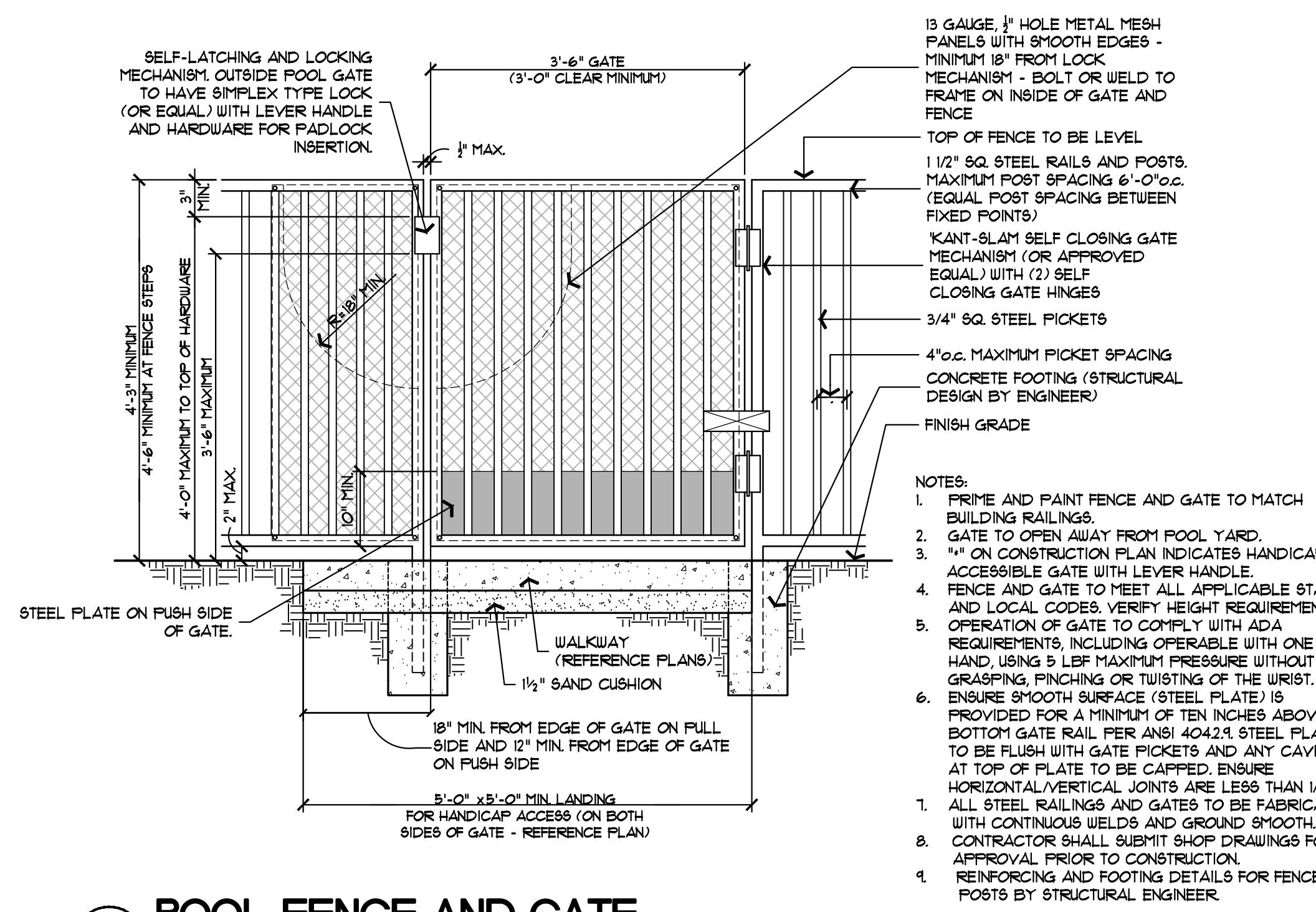
TITLE
CONSTRUCTION DETAILS

SHEET
5C OF X

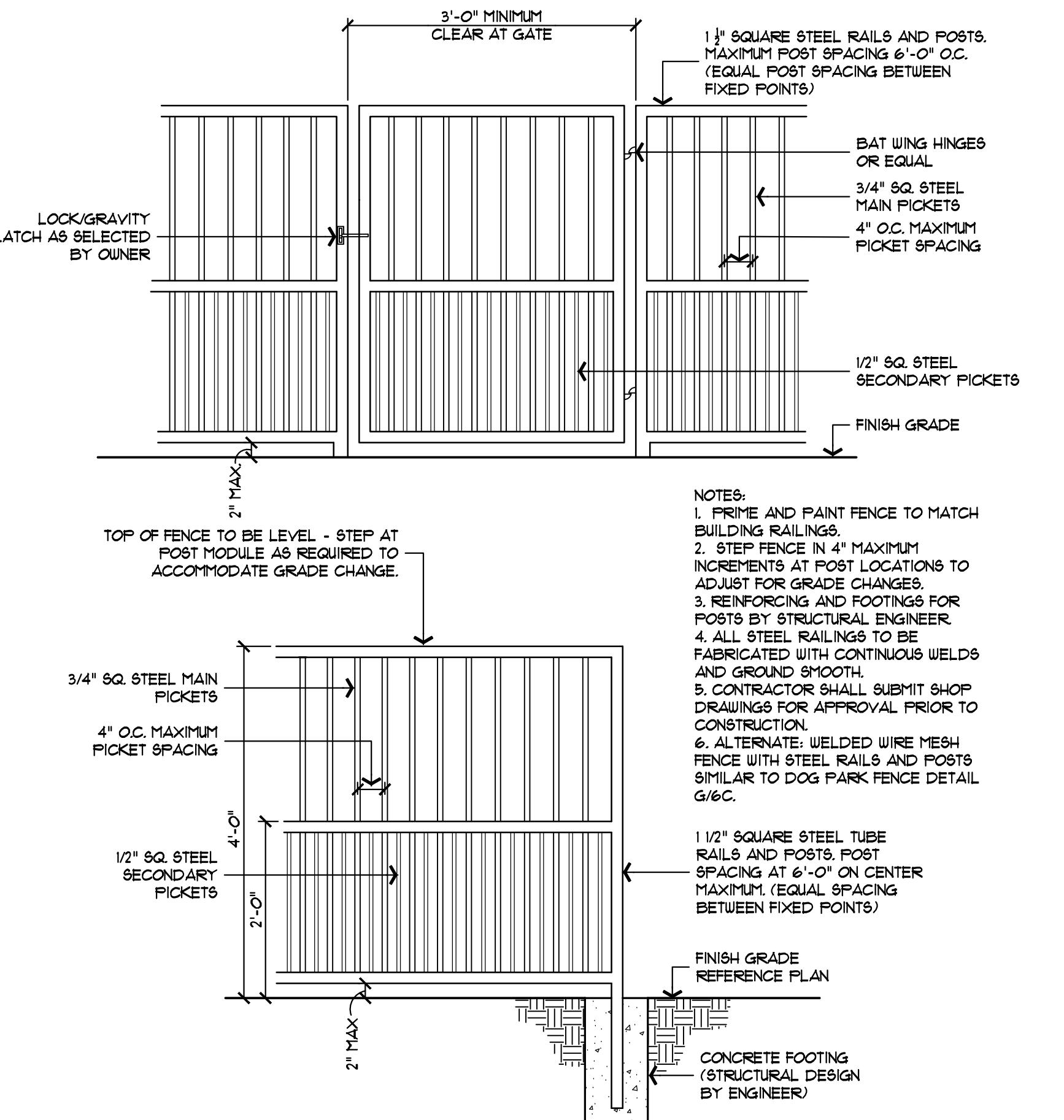


REVISIONS

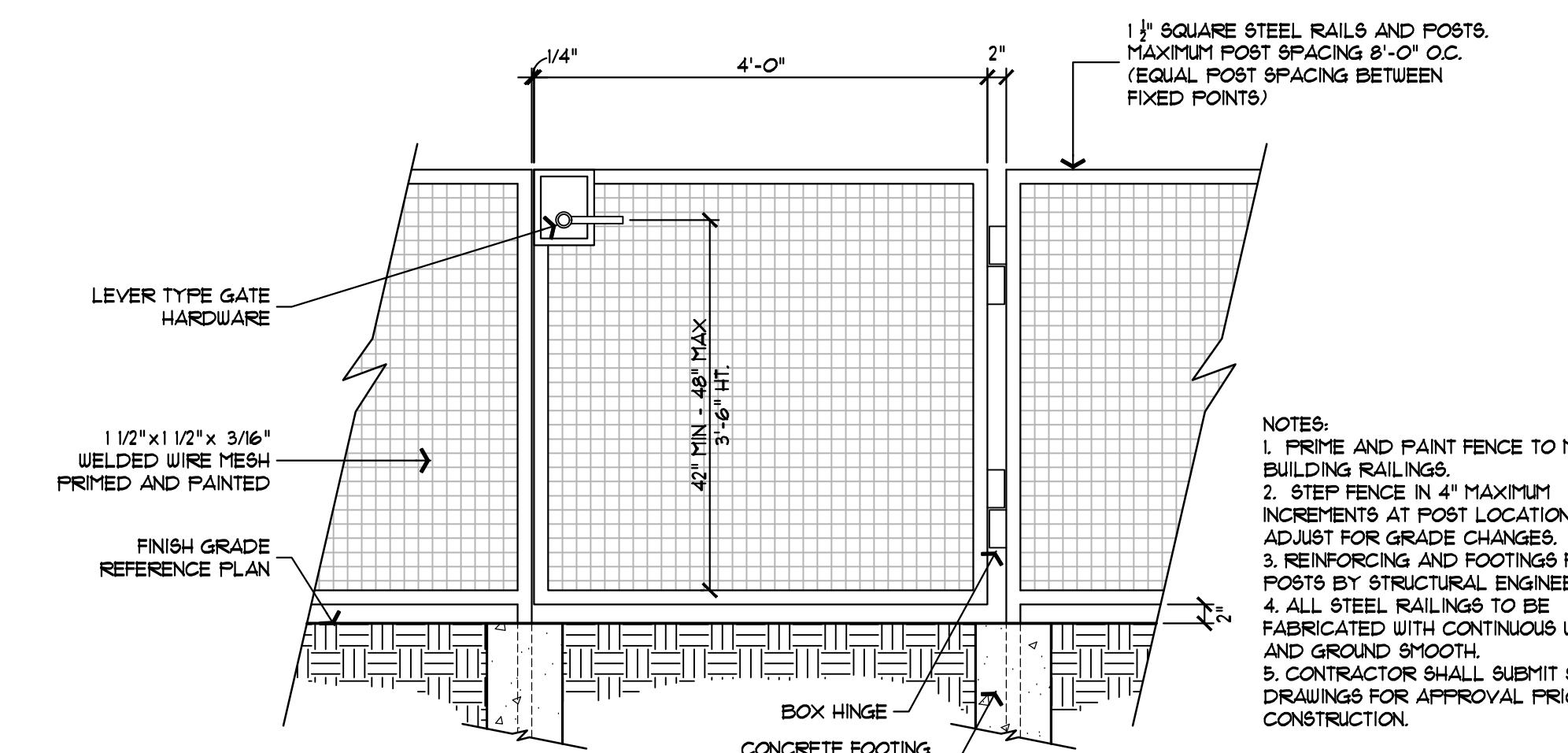
BRAZOS OAKS PHASE II
TEIPLE PARTNERS
BRYAN, TEXAS



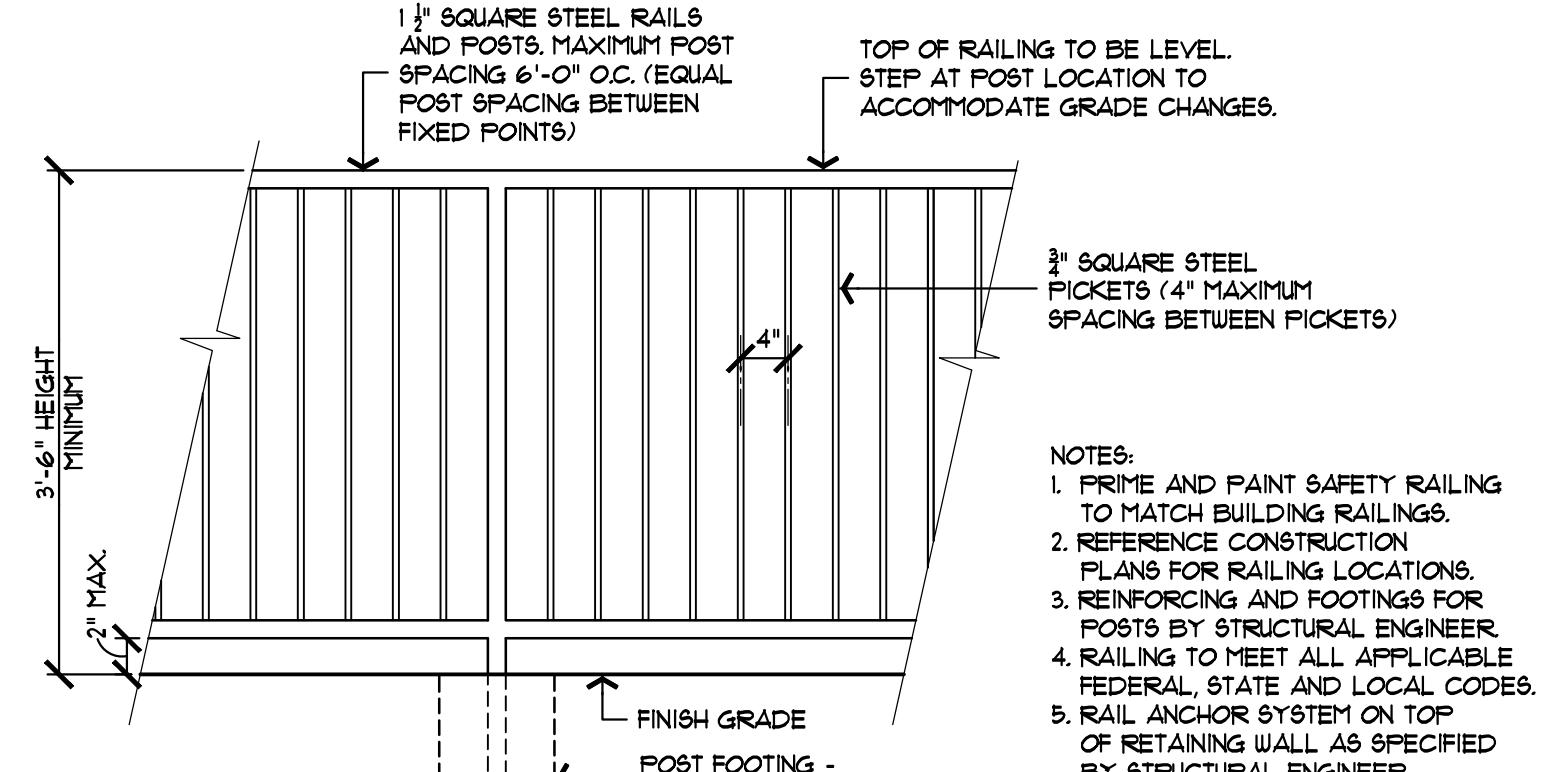
(A) POOL FENCE AND GATE



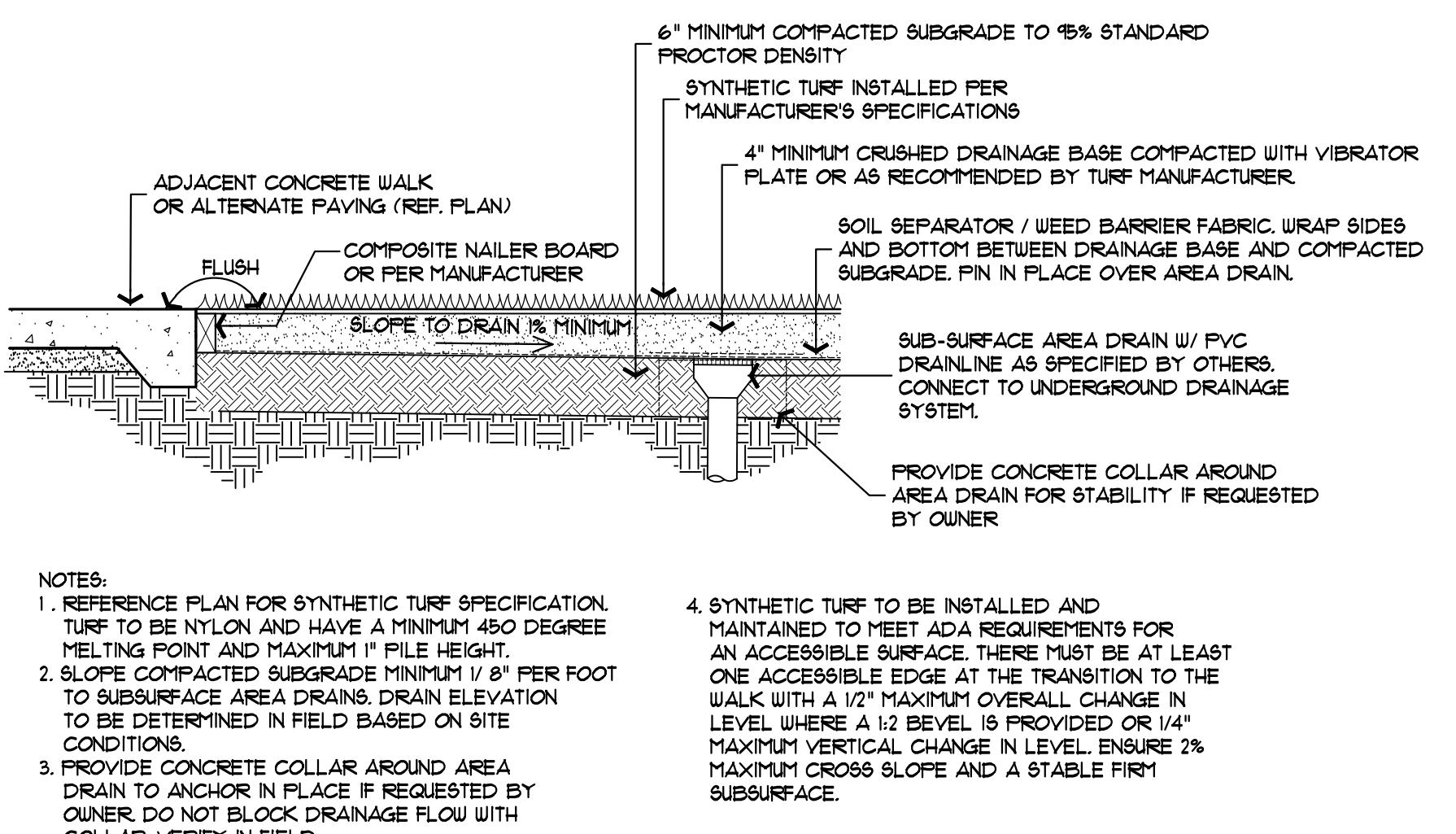
(D) 4'-0" HT. PRIVATE YARD FENCE



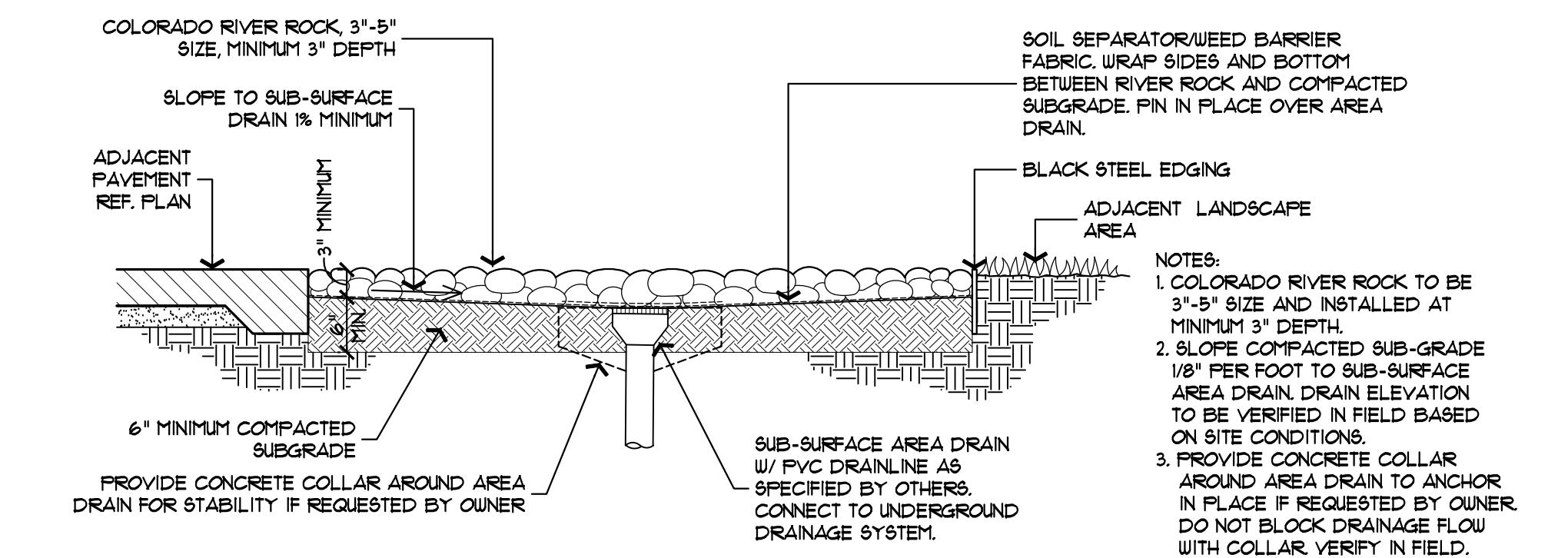
(G) DOG PARK FENCE AND GATE



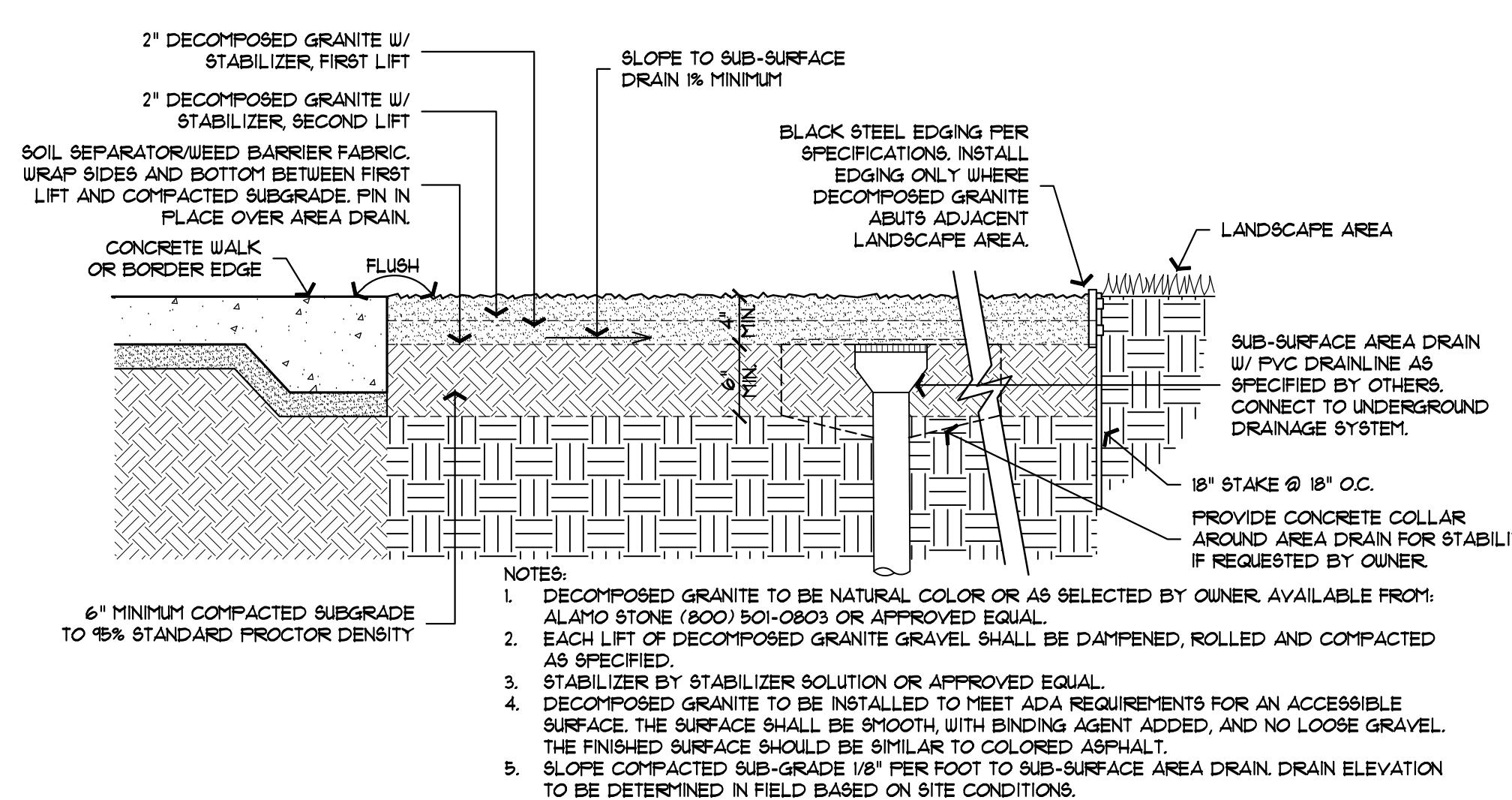
(B) SAFETY RAILING



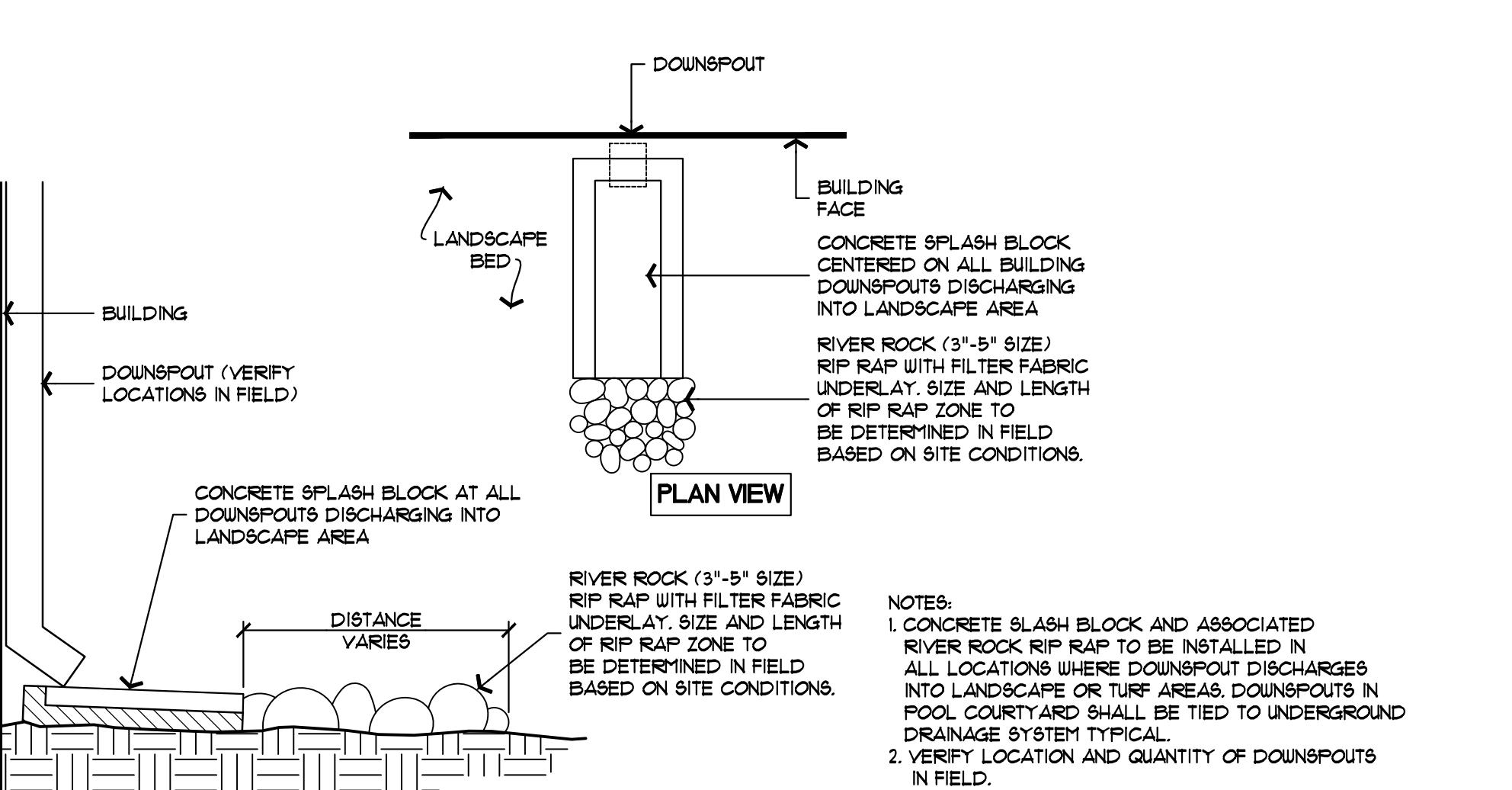
(E) SYNTHETIC TURF
AT CONCRETE WALK



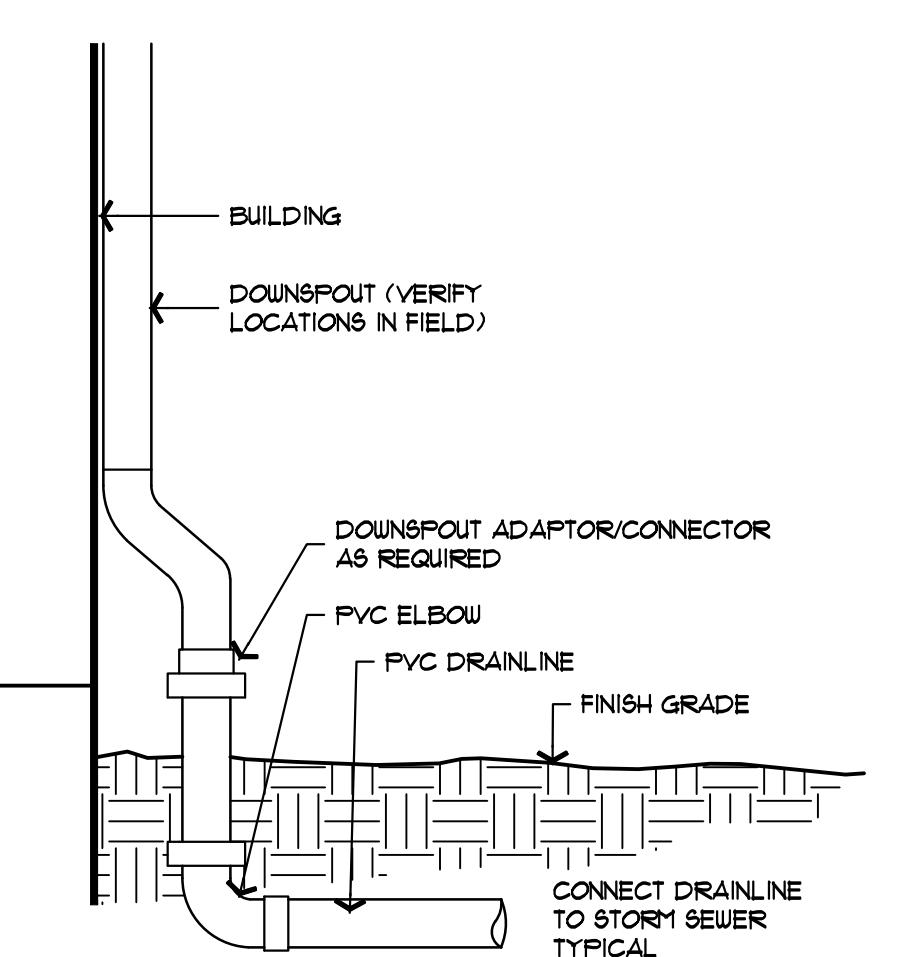
(H) COLORADO RIVER ROCK
WITH SUB-SURFACE AREA DRAIN



(C) DECOMPOSED GRANITE
AT CONCRETE WALK AND/OR LANDSCAPE AREA



(F) DOWNSPOUT TREATMENT
CONCRETE SPLASH BLOCK / TIE-IN TO STORM SEWER



3/4" = 1'-0"

SCALE
AS SHOWN

DATE
PERMIT SET
10-10-2025

TITLE
CONSTRUCTION DETAILS

SHEET
6C OF X

