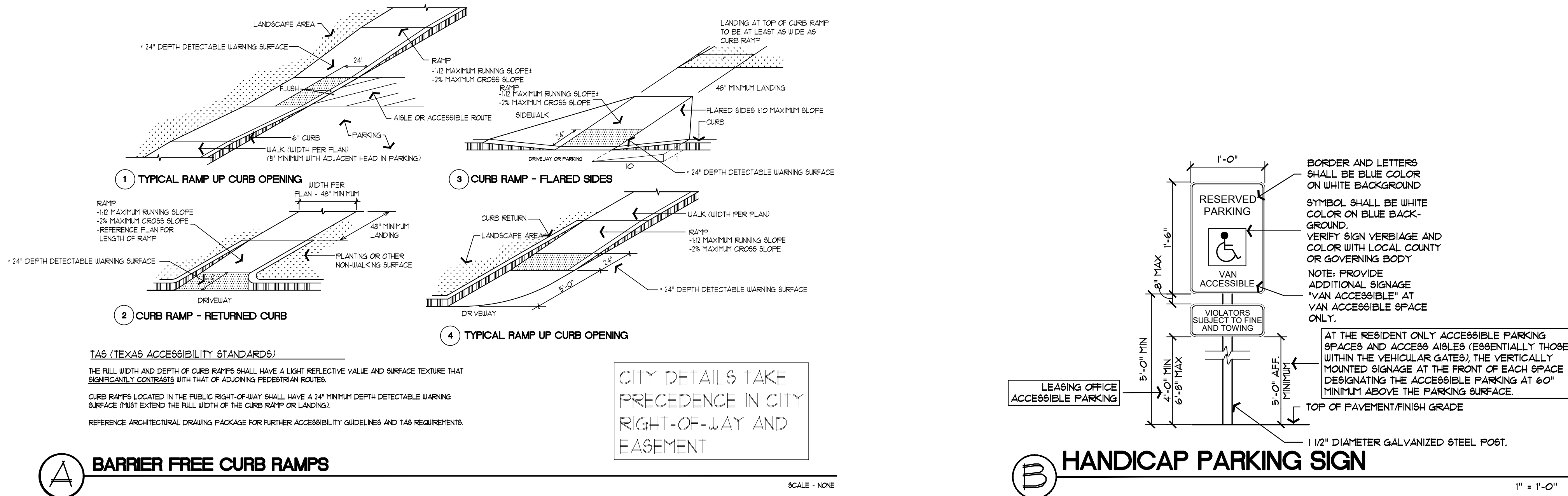


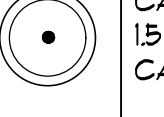
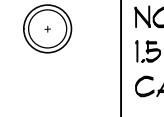
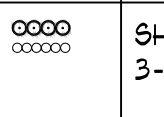
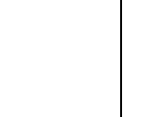
ACCESSIBILITY NOTES:

1. THE SLOPE ON ALL HANDICAP SPACES, AISLES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL BUILDING ENTRIES TO BE FLUSH WITH ADJACENT ENTRY WALK (TYPICAL).
3. ACCESSIBLE ROUTES AND HANDICAP CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE WHERE SIDEWALKS/CONNECTORS INTERSECT OR CHANGE DIRECTION OR AT DOOR/GATE MANEUVERING CLEARANCES OR RAMP LANDINGS OCCUR. THE SLOPE MUST BE 2% MAXIMUM IN ALL DIRECTIONS.
4. ALL HANDICAP RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
5. 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 A43 GROUND AND FLOOR SURFACES (ANSI).
6. ALL RAMPS TO HAVE A FIVE (5) FOOT LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
7. 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.
8. OWNER SHALL MAINTAIN ACCESS ROUTES IN AN ACCEPTABLE MANNER AT ALL TIMES.
9. OWNER TO COORDINATE AND DIRECT PLACEMENT OF ALL REQUIRED SIGNAGE FOR ACCESSIBLE ROUTES AND PARKING SPACES.
10. 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.
11. THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESSIBLE 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 ACCESSIBLE ADJACENT TO THE PARKING SPACE.



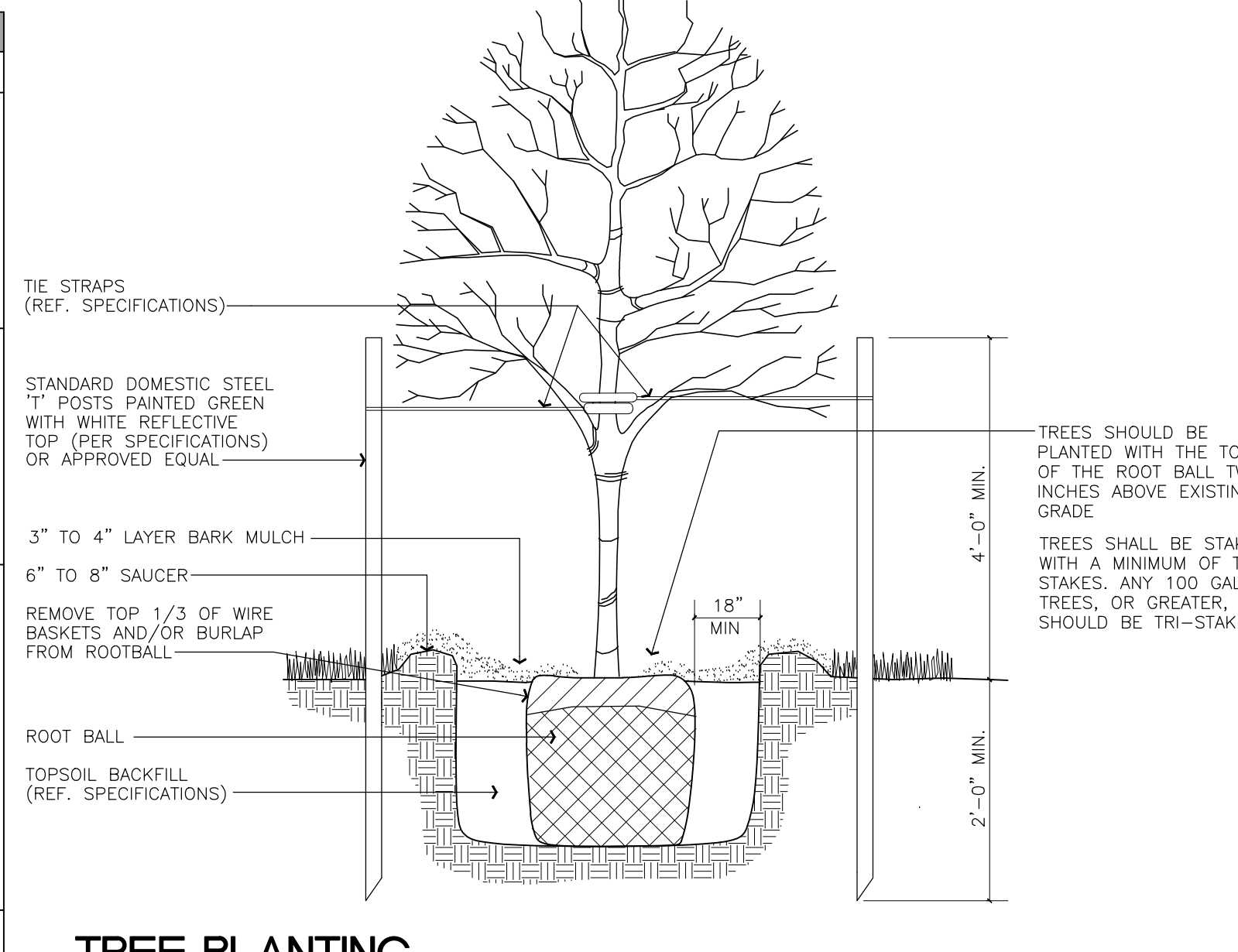
LANDSCAPE TABULATIONS for Bryan, TX	
LANDSCAPING REQUIREMENT	
1. A minimum of 15% of the developed area (building site) shall be landscaped.	
2. Screening is required along the street where parking abuts the public right of way.	
3. Not less than 50% of the area to be landscaped shall be planted in trees. Not less than 50% of the trees planted shall be canopy trees.	
Square Feet Coverage	
a) newly planted canopy trees (15'-3') = 200 s.f.	
b) newly planted canopy trees (3'-4') = 350 s.f.	
c) newly planted non canopy trees (15'-3') = 150 s.f.	
d) shrubs (less than 2 gallons) = 5 s.f.	
e) shrubs (2-15 gallons) = 10 s.f.	
f) 100 s.f. of grass and live groundcover = 10 s.f. (not to exceed 15% of overall landscape required)	
Site Area = 331,966 s.f.	
REQUIRED	PROVIDED
15% of developed area 7.16 acres (331,966 s.f.) = 50,695 s.f. landscaping	(141) canopy trees x 200 s.f. = 28,200 s.f.
Not less than 50% of required area shall be trees = 25,348 s.f.	(138) non-canopy trees x 100 s.f. = 3,300 s.f.
Not less than 50% of trees planted shall be canopy trees = 12,674 s.f.	(1350) shrubs (3-5 gal) x 10 = 15,500 s.f.
All parking islands must have a canopy tree.	(100,000) grass and groundcover/100x10,000 X 10x10,000 50,695 s.f. x 15% = 7,604 s.f. maximum towards landscape requirements
TOTAL AREA REQUIRED = 50,695 s.f.	TOTAL LANDSCAPE AREA PROVIDED = 54,604 s.f.
PARKING SCREENING	
1. Parking areas shall be screened from adjacent right-of-way.	
2. Planting strips shall be located 2' from any parking area.	
3. Shade or evergreen trees moderate of rapid growth are required for every landscaped parking lot end island.	
4. The remainder of all parking lot islands shall be landscaped with shrubs, grass, groundcover or other approved by the city.	
REQUIRED	PROVIDED
screening	screening

"AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT"
"NO EXISTING TREES ON SITE TO BE PRESERVED"

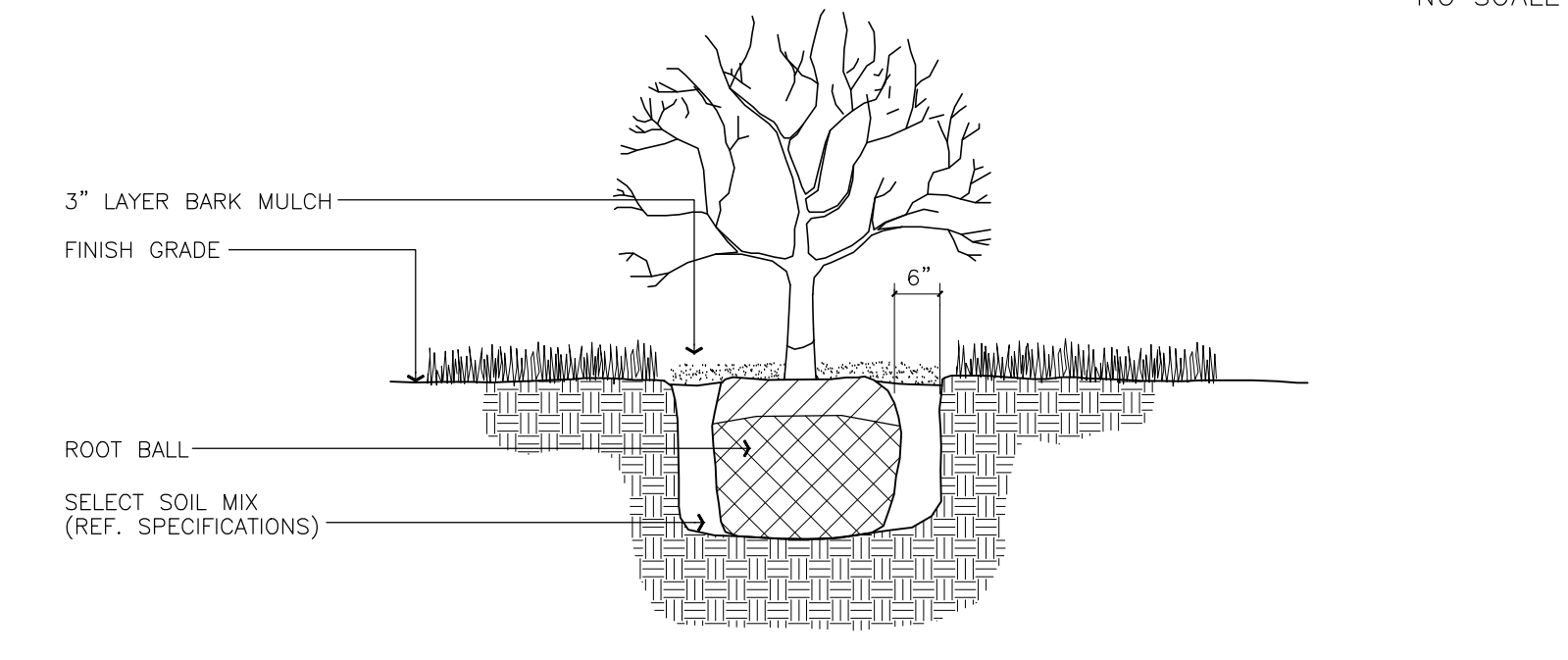
PLANT LIST				
SYMBOL	SIZE	OFFICIAL NAME	QUANTITY	SF VALUE TOTAL
	CANOPY TREE 15'-30' CALIFER	LIVE OAK - QUERCUS VIRGINIANA CEDAR ELM - ULMUS CRASSIFOLIA LACEBARK ELM - ULMUS PARVIFOLIA WINGED ELM - ULMUS ALATA WATER OAK - QUERCUS NIGRA TEXAS ASH - FRAXINUS TEXENSIS BALD CYPRESS - TAXODIUM DISTICHUM CHINKAPIN OAK - QUERCUS MUEHLBERGERII	141	200 28,200
	NON-CANOPY TREE 15'-30' CALIFER	CHERRY LAUREL - PRUNUS CAROLINIANA ORAPEMYRTLE - LAGERSTROEMIA INDICA DESERT WILLOW - CHILOPSIS LINEARIS YAUPOH HOLLY - ILEX VOMITORIA POSSUMHAW HOLLY - ILEX DECIDUA MEXICAN FLUTY - PRUNUS MEXICANA TEXAS MOUNTAIN LAUREL - SOPHORA SECUNDIFLORA REDBUD - CERCIS CANADENSIS	33	100 3,300
	SHRUB 3-5 GALLON	DWARF BURFORD HOLLY - ILEX CORNUTA 'BURFORDII' NANA SPRING BOUQUET VIBURNUM - VIBURNUM TINIS 'SPRING BOUQUET' DWARF WAX MYRTLE - MYRTICA CERIFERA TEXAS SAGE - LEUCOPHYLLUM FRUTESCENS INDIAN HAUHORN - RAPHIOLEPSIS INDICA JAPANESE BOXWOOD - BUXUS MICROPHYLLA 'JAPONICA' DWARF YAUPOH HOLLY - ILEX VOMITORIA 'NANA' HARBOR DWARF NANDINA - NANDINA DOMESTICA DWARF PITTOSPORUM - PITTOSPORUM TOBIRA 'WHEELERS' DWARF SPIRAEA - SPIRAEA BUNALDA 'ANTHONY WATERER' WAXLEAF LIGUSTRUM - LIGUSTRUM JAPONICUM DWARF EUONYMUS - EUONYMUS JAPONICA	1550	10 15,500
	COVER (15% MAX)	BERMUDA GRASS	200,000/100	10 7,604 SF

GENERAL NOTES

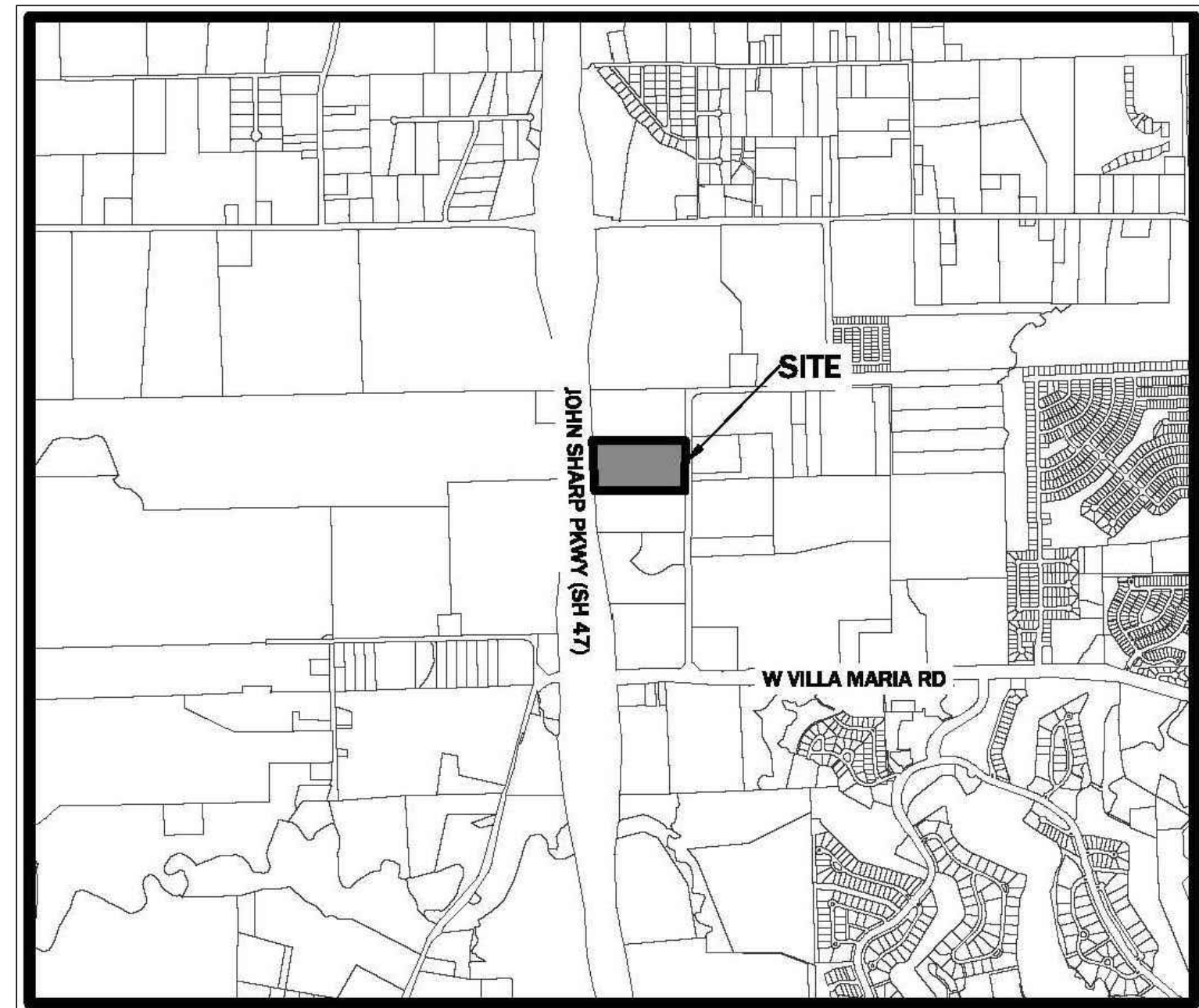
1. AN UNDERGROUND AUTOMATIC POP-UP TYPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS. ADJUSTMENTS TO SYSTEM WILL LIMIT OVERSPRAY ONTO ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. A RAIN SENSING DEVICE AND A FREEZE SENSOR WILL BE PART OF THE SYSTEM.
2. ADDITIONAL PLANT MATERIAL WILL BE INSTALLED ON-SITE BY OWNER IN ACCORDANCE WITH THE CITY OF BRYAN LANDSCAPE STANDARDS. MATERIAL SHOWN ON THIS PLAN IS TO MEET MINIMUM CITY OF BRYAN LANDSCAPE ORDINANCE REQUIREMENTS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED OR REMOVED.
4. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE ORIGINAL LANDSCAPING.
5. ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEELSTOPS OR OTHER PERMANENT BARRIERS.
6. ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, SIGNS AND OTHER PERMITTED ITEMS OR FEATURES SHALL BE BERMUDA, BUFFALO GRASS OR ST. AUGUSTINE GRASS LAWN AREAS, UNLESS NOTED OTHERWISE.
7. ALL TREES ARE TO BE LOCATED, WHENEVER POSSIBLE, OUTSIDE SANITARY SEWER AND UTILITY EASEMENTS.
8. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
9. FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS, PROPOSED GRADES AND HANDSCAPE LAYOUT. GENERAL INTENT WILL BE MAINTAINED.
10. TREES TO HAVE A CLEAR BRANCHING HEIGHT OF 7'-0" OVER PARKING AND SIDEWALKS.
11. A MINIMUM THREE INCH LAYER OF BARK MULCH SHALL BE PROVIDED AT ALL PROPOSED TREES.



TREE PLANTING



SHRUB PLANTING

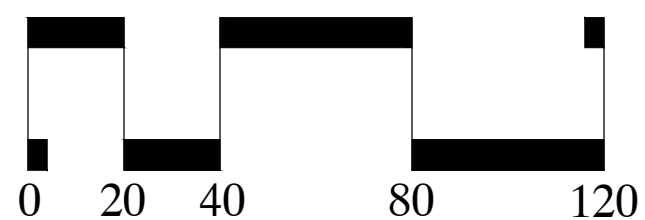


VICINITY MAP N.T.S.

LANDSCAPE PLAN BRAZOS OAKS PHASE II BRYAN, TEXAS

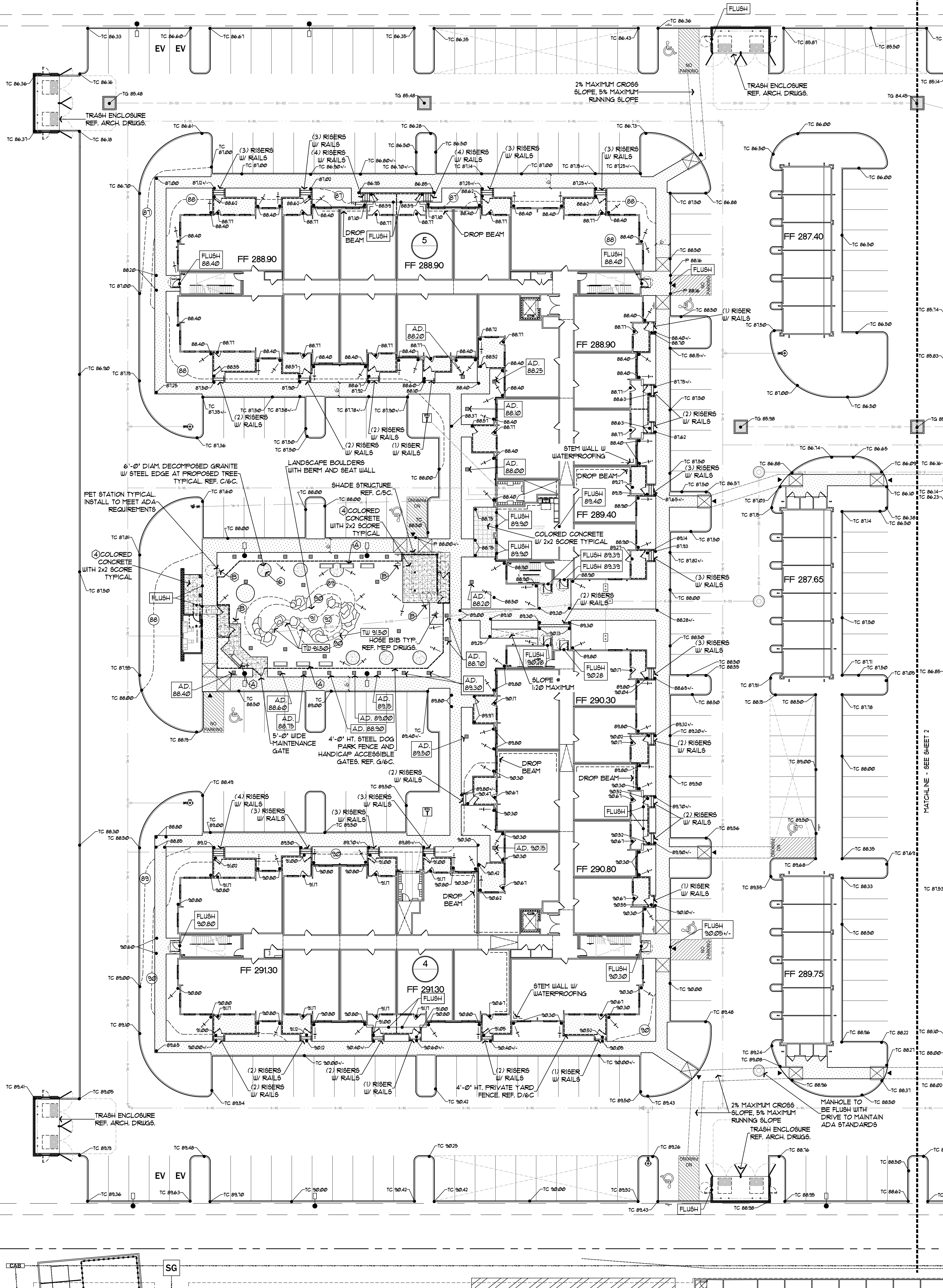
PREPARED FOR:
TEEPLE PARTNERS
1301 S. Capital of Texas Hwy
Suite A134
Austin, Texas 78746
(512) 329-5155
Contact: Charles S. Teeple

PREPARED BY:
ENVIRO DESIGN
7424 Greenville Avenue
Suite 200
Dallas, Texas 75231
(214) 987-3010
Contact: Dick Arthur



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CONSTRUCTION NOTES

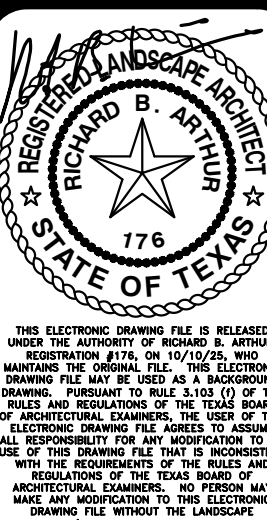
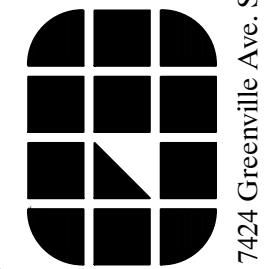
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SAVE ALL EXISTING VEGETATION POSSIBLE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY REMOVAL, QUESTION OR VARIED DESIGN LAYOUT.
- ALL CONCRETE WALKS, UNLESS NOTED OTHERWISE, SHALL HAVE A LIGHT BROOM FINISH. CONTROL JOINTS SHALL BE INSTALLED IN ALL WALKS AT 5'-0" ON CENTER MAXIMUM OR AS SHOWN 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 DRAIN TO SCALE. WALKS AT FRONT OF HEAD-IN CAR PARKING TO BE 5'-0" MINIMUM FROM BACK OF CURB.
- RAILINGS ON WALLS AND WALKS ARE SHOWN AS A GUIDE ONLY. OWNER'S REPRESENTATIVES ARE TO DETERMINE ACTUAL CODE REQUIREMENTS. HANDRAILS SHALL BE PROVIDED AT STEPS OF TWO OR MORE RISERS 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 RAILS ARE REQUIRED AT DROPS OF 30 INCHES OR MORE.
- ALL SIDEWALK CONNECTIONS TO BUILDING FOUNDATION AND ENTRY SLABS TO BE FLUSH UNLESS A STEP IS NOTED.
- ALL WALKS TO BE 4.99% RUNNING SLOPE OR LESS, UNLESS INDICATED AS A RAMP.
- RAMPS TO BE A MAXIMUM OF 0.3% RUNNING SLOPE WITH RAILINGS EXCEPT AT CURB CUTS OR OTHER 6" RAMPS WHERE RAILINGS IS NOT REQUIRED. LEVEL 5'-0" LANDINGS WITH 2% MAXIMUM SLOPE IN ANY DIRECTION SHALL BE LOCATED AT THE TOP AND BOTTOM OF RAMPS.
- AREA DRAIN AND/OR DECK DRAIN SIZE AND PVC DRAIN LINE SIZE, LOCATIONS 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.
 - PLANTER DRAINS (LOCATED IN SHRUB AND/OR GROUND COVER BEDS) - 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 OR PROPOSED VEGETATION AND OTHER UNDERGROUND UTILITIES. REFERENCE CIVIL ENGINEER PLANS FOR LOCATION OF STORM SEWER. ALL DRAINS AND DRAINLINES TO BE SIZED 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 BARRIER-FREE RAMPS SHALL COMPLY WITH THE STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS - SECTION 'J'. 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 ENGINEERING GRADING, SPACE LIMITATIONS, ACCESSIBILITY REQUIREMENTS AND RELATED CODES DO NOT ALLOW US TO ACHIEVE THE DRAINAGE RECOMMENDATIONS LISTED IN THE P.U.I. INTERNATIONAL BUILDING CODE. MANY GEOTECHNICAL REPORTS, AND OTHER DRAINAGE PUBLICATIONS. SOME GEOTECHNICAL REPORTS RECOMMEND THAT NEW TREES NOT BE PLACED CLOSER THAN 10' OF THEIR MATURE HEIGHT 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 DOOR/GATE 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, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION A4.5 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 ACCESSIBLE 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 ACCESSIBLE ADJACENT TO THE PARKING SPACE.

CONSTRUCTION LEGEND

- | | |
|--|-----------|
| TOP OF CURB GRADE | TC XXXX |
| PAVEMENT GRADE | P XXXX |
| PROPOSED GRADE | XXXX |
| TOP OF WALL GRADE | TW XXXX |
| AREA DRAIN ELEVATION | AD XXXX |
| DECK DRAIN ELEVATION | D.D. 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 1/20 MAX. SLOPE | —■— |
| CURB OPENING | —■— |
| IRRIGATION SLEEVE | —■— |
| PROPOSED TREE BALL | —■— |
| 5x5 CLEAR LANDING (2% MAXIMUM CROSS SLOPE) | —■— |
| PVC DRAINLINE | —■— |



REVISIONS

BRAZOS OAKS PHASE II
TEEPLE PARTNERS
BRYAN, TEXAS

SCALE

1" = 20'-0"

DATE

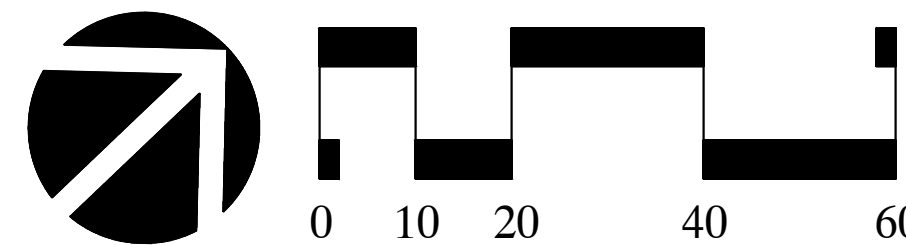
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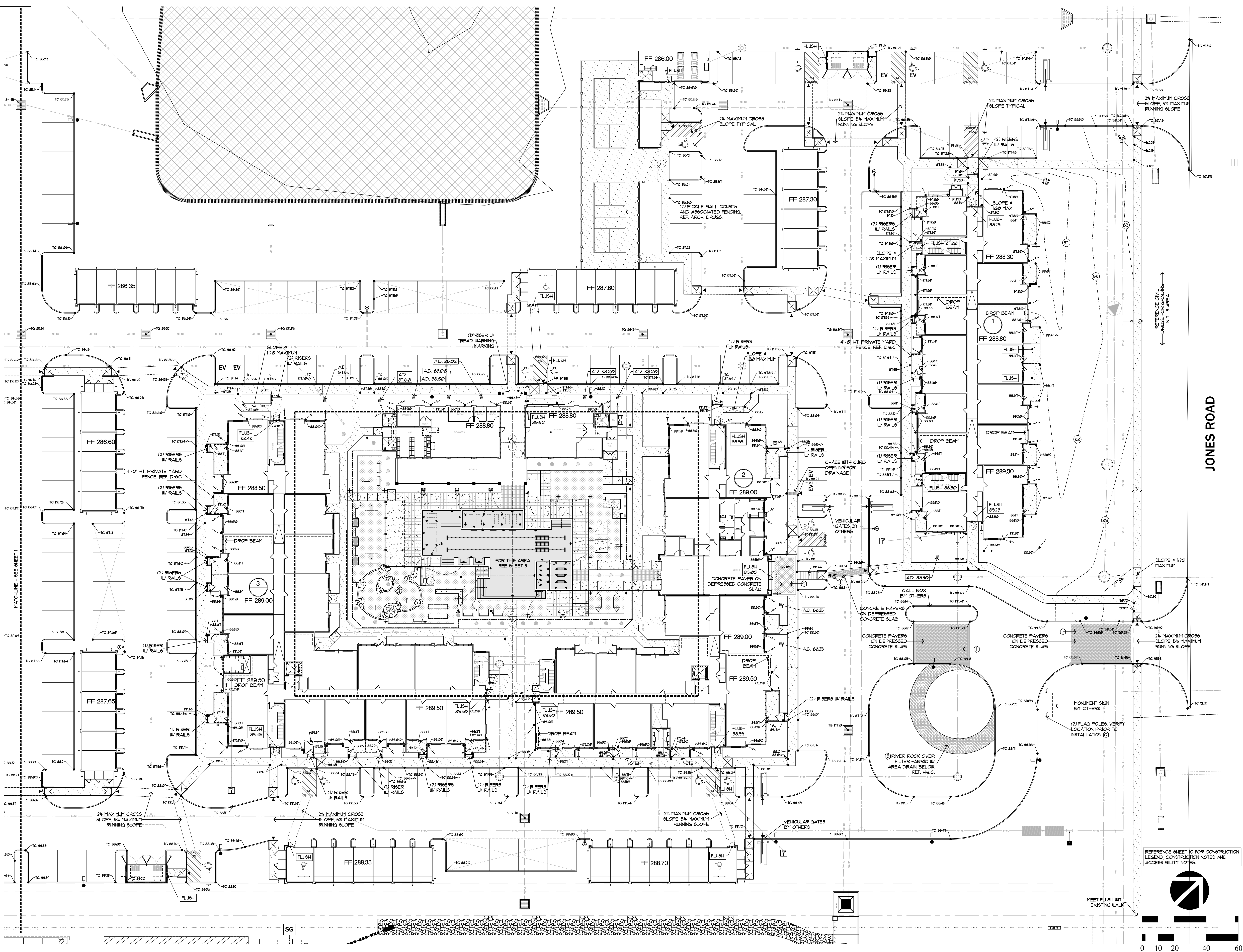
TITLE

CONSTRUCTION

SHEET

1C OF X





ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REVISIONS

BRAZOS OAKS PHASE II

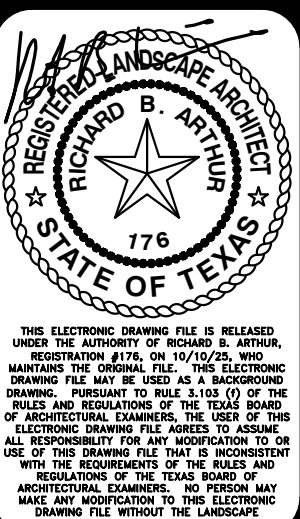
TEEPLE PARTNERS
BRYAN, TEXAS

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1" = 20'-0"

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REVISIONS

BRAZOS OAKS PHASE II
TEEPLE PARTNERS
BRYAN, TEXAS

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 AND SPA.

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 PATIO ENCLOSURES AND/OR RAILINGS DIRECTLY ADJACENT TO THE POOL YARD SHALL MEET ALL POOL YARD ENCLOSURE REQUIREMENTS. REFERENCE ARCHITECTURAL DRAWINGS.

ALL BUILDING DOWNSPOUTS DISCHARGING INTO COURTYARD AREAS SHALL BE TIED INTO THE UNDERGROUND STORM DRAIN SYSTEM (TYPICAL). REFERENCE CIVIL AND MEP DRAWINGS.

ALL PAVED AREAS IN POOL COURT ARE CAST STONE COPING, 2" SCORED COLORED CONCRETE, BROOM FINISH COLORED CONCRETE CONCRETE PAVERS ON DEPRESSSED CONCRETE SLAB OR SYNTHETIC TURF.

IF WATER FEATURE(S) ARE DETERMINED TO FALL UNDER TITLE 25 HEALTH SERVICES PART 1 CHAPTER 265 GENERAL SANITATION, SUBCHAPTER M PUBLIC INTERACTIVE 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 GRABER-BAKER POOL AND SPA SAFETY ACT (ASB/E/ANSI) A12.19.84-2008.

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 30" W/18" D 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 4C-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 X/X/C.

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

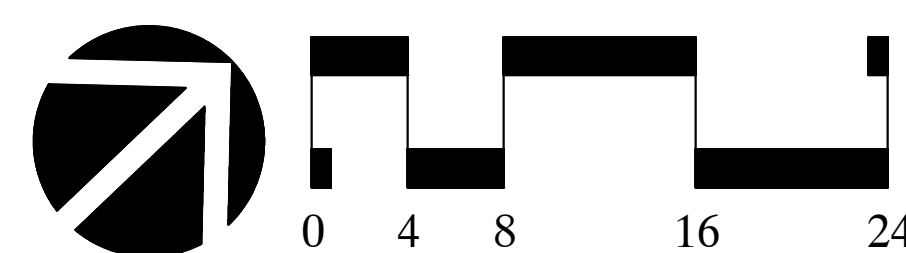
POOL AND DECK ILLUMINATION:
ANY COMBINATION OF OVERHEAD AND UNDERWATER LIGHTING SHALL PROVIDE MAINTAINED ILLUMINATION NOT LESS THAN 10 HORIZONTAL FOOT-CANDLES (10 LUMENS PER SQUARE FOOT) AT THE POOL WATER SURFACE.
DECK AREA LIGHTING SHALL PROVIDE MAINTAINED ILLUMINATION OF NOT LESS THAN 10 HORIZONTAL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

PROPOSED GRADE	XXXX
TOP OF WALL GRADE	TU XXXX
AREA DRAIN ELEVATION	AD XXXX
AREA DRAIN	■
DECK DRAIN ELEVATION	DD XXXX
DECK DRAIN	⊙
SUBSURFACE AREA DRAIN	⊗
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	→
BRICK VENEER WALL	[Pattern]
STONE VENEER WALL	[Pattern]
SLOPED WALL	[Pattern]
BRUSH FINISH CONCRETE	[Pattern]
SPECIAL PAVING (REFERENCE PLAN)	[Pattern]
SYNTHETIC TURF	[Pattern]
DECOMPOSED GRANITE WITH STABILIZER	[Pattern]
RIVER ROCK	[Pattern]
ORNAMENTAL STEEL POOL FENCE	----
HANDRAIL / RAILING	----
WALL MOUNTED LED STEP LIGHT	⬆
POST LIGHT	⬆
WALL MOUNTED SCONCE LIGHT	⊙
LED LANDSCAPE ACCENT LIGHT	⊗
POOL LIGHT (LED)	⬆
LED LIGHT	⬆
PVC DRAIN LINE	----
JUNCTION BOX	⊕
PROPOSED TREE BALL	⊙
POOL DEPTH (FEET AND INCHES)	⊗
POOL DIMENSIONS	⬆
BARRIER-FREE RAMP	⬆
ACCESSIBLE ROUTE 1:20 MAX. SLOPE	⬆
IRRIGATION SLEEVE	----

5'x5' CLEAR LANDING (2% MAXIMUM CROSS SLOPE)

REFERENCE SHEET IC FOR CONSTRUCTION LEGEND, CONSTRUCTION NOTES AND ACCESSIBILITY NOTES.



HARDSCAPE MATRIX - SITE MATERIALS LIST

KEY	ITEM	FINISH	COLOR	QUANTITY	REMARKS
1	CITYSTONE I 16"x12" 60% TO 100% HERRINGBONE INFILL WITH SINGLE OR DOUBLE STACK HEADER COURSE PICTURE FRAME BORDER	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB. KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM). JOEY GUEDEA 214-684-4421. PORTLAND CEMENT WHERE ACTING AS EDGE.
2	CITYSTONE III 16"x12" 60% HERRINGBONE INFILL LAY 45 DEGREES TO BUILDING FACE AT LEASE FRONT DOOR WITH CITYSTONE I 16"x12" 60% MULTI STACK BANDING IN DIRECTION SHOWN	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB. KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM). JOEY GUEDEA 214-684-4421. PORTLAND CEMENT WHERE ACTING AS EDGE.
3	CITYSTONE I 16"x12" 60% TO 100% HERRINGBONE INFILL WITH SINGLE OR DOUBLE STACK HEADER COURSE PICTURE FRAME BORDER	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB. KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM). JOEY GUEDEA 214-684-4421. PORTLAND CEMENT WHERE ACTING AS EDGE.
4	COLORED CONCRETE WITH 2"x2" SCORE	SALT FINISH	TBD	PER PLAN	DAVIS COLORS, 800-356-4848 (DAVISCOLORS.COM), OR APPROVED EQUAL.
5	RIVER ROCK 3"-5" SIZE	N/A	SALT/PEPPER	PER PLAN	ALAMO STONE (ALAMOSTONE.COM), 800-501-0803 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), 800-501-0803 OR APPROVED EQUAL. INSTALL TO MEET ADA REQUIREMENTS FOR AN ACCESSIBLE SURFACE.
7	LANDSCAPE LIMESTONE BOULDER 36"x42" GENERAL SIZE	WEATHERED	WEATHERED	PER PLAN	TEXAS STONE SUPPLY (TXSTONESUPPLY.COM), 817-511-0000 OR APPROVED EQUAL. PARTIALLY BURY BOULDER FOR STABILITY. INSTALLED BOULDERS TO BE STABLE WITH NO ROCKING MOTION.
8	PLATINUM HEATHWAX 41 SYNTHETIC TURF	N/A	BLADE COLOR PER MANUFACTURER	PER PLAN	GO GREEN SYNTHETIC LAWN SOLUTIONS, 844-368-4765 (GOGREENSYNTHETIC.COM) OR APPROVED EQUAL. TURF TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL TO MEET ADA REQUIREMENTS FOR AN ACCESSIBLE SURFACE. SYNTHETIC TURF TO BE NYLON MATERIAL, AND HAVE MINIMUM 450 DEGREE MELT POINT AND MAXIMUM 1" PILE HEIGHT.
9	SPORTMAXX 36 20U SYNTHETIC TURF (PUTTING GREEN ONLY)	N/A	BLADE COLOR PER MANUFACTURER	PER PLAN	GO GREEN SYNTHETIC LAWN SOLUTIONS, 844-368-4765 (GOGREENSYNTHETIC.COM) OR APPROVED EQUAL. TURF TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL TO MEET ADA REQUIREMENTS FOR AN ACCESSIBLE SURFACE. SYNTHETIC TURF TO BE NYLON MATERIAL WITH HIGH HEAT TOLERANCE AND APPROXIMATE 3/8" PILE HEIGHT.

HARDSCAPE MATRIX - SITE FURNISHINGS LIST

KEY	ITEM	FINISH	COLOR	QUANTITY	REMARKS
1	FORMS + SURFACES FLOAT BENCH	POWDER COATED	ALUMINUM TEXTURE	16	FORMS + SURFACES FLOAT BENCH, BACKED - NO DIVIDER. 8610-1250, POWDER COAT ALUMINUM TEXTURE. THERMALLY MODIFIED RED OAK HARDWOOD, FREESTANDING MOUNT (FORMS-SURFACES.COM)
2	DROPOUT ALUMINUM FEET STATION, ITEM 1003-BLK-L (WITH STEEL TRASH RECEPTACLE)	N/A	BLACK	4	THE PARK CATALOG, 866-280-2804 (WWW.THEPARKCATALOG.COM). INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ANSI 429. ENSURE ADA ACCESSIBILITY FOR USER IS MAINTAINED.
3	LIBERTY 25 FT ALUMINUM FLAGPOLE	SATIN ALUMINUM	N/A	2	LIBERTY FLAGPOLES 25 FT ALUMINUM EXTERNAL HALLYARD, COMMERCIAL GRADE, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

POOL MATERIALS AND EQUIPMENT

POOL/SUN POOL/CONVERSION POOL COPING:
CAST STONE COPING (12" W/TH) COLOR TO BE DETERMINED.

POOL DECK FIELDS:
2" SCORED COLORED CONCRETE AND BRUSH FINISH COLORED CONCRETE COLORED TO BE DETERMINED.

POOL DECK ACCENT FIELDS:
CONCRETE PAVERS ON DEPRESSSED CONCRETE SLAB COLOR(S) TO BE DETERMINED. PORTLAND CEMENT WHERE ACTING AS EDGE. PAVERS AVAILABLE FROM KEYSTONE HARDSCAPES, JOEY GUEDEA 214-684-4421, OR APPROVED EQUAL.

POOL/SUN POOL/CONVERSION POOL TILE:
NOBLE TILE SUPPLY GLASS TILE COLOR(S) TO BE DETERMINED.

POOL PLASTER:
NPT STONECAPES 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 954-400-0000 MANUF: RATH MICROTECH 1800-451-1460 OR APPROVED EQUAL. VERIFY QUANTITY OF PHONES AND SIGNAGE REQUIRED BY CODE. ENSURE 5'x5' CLEAR AREA FOR H/C ACCESS. INSTALL TO MEET ALL ACCESSIBILITY CODES AND ENSURE CONTROLS ARE WITHIN 48" AFF.

ADA DRINKING FOUNTAIN:
ACCESSIBLE DRINKING FOUNTAIN IS LOCATED INSIDE BUILDING AT RESTROOM/FINISHES CORRIDOR. REFERENCE ARCHITECTURAL DRAWINGS, PROVIDE DIRECTIONAL SIGNAGE IN POOL COURTYARD TO DRINKING FOUNTAIN. IN ADDITION, PROVIDE ADA DRINKING FOUNTAIN ON POOL DECK AT LOCATIONS SHOWN. MODEL: 4408M1 COLOR: TO BE DETERMINED MANUF: MOST DEPENDABLE FOUNTAINS 901-867-0039 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE UTILITIES AND FREEZE PROTECTION AS REQUIRED. INSTALL TO MEET ADA REQUIREMENTS.

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 BEFORE CONSTRUCTION. ANY DISCREPANCY BETWEEN THE POOL DESIGN AND/OR SPECIFICATIONS AND THE GOVERNING CODES SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY. IN 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, FINISH, POOL SHELL, TILE, DEPTH MARKERS, POOL HANDRAILS, POOL STEPS, COPING, ELECTRICAL WORK AND ANY OTHER POOL RELATED ITEMS.
- 104 SUBMITTALS
- A. POOL EQUIPMENT, PIPING AND STEEL REINFORCING SCHEDULE IS TO BE SUBMITTED WITH THE POOL BID. THE STEEL REINFORCING SCHEDULE IS TO BE APPROVED AND SEALED BY AN ENGINEER AND STATE THAT IT WILL MEET THE PARTICULAR SITE CONDITIONS. STRUCTURAL, MECHANICAL AND ELECTRICAL ASPECTS OF THE POOL DESIGN SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS CERTIFIED TO PERFORM SUCH WORK.
- B. UPON COMPLETION, PROVIDE COMPLETE OPERATIONS MANUAL AND EQUIPMENT BROCHURES, NEATLY BOUND IN BINDER TWO COPIES.
- C. POOL CONTRACTOR TO SUBMIT 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 FOR APPROVAL INCLUDE DECK FINISHES, DECK DRAINS, EXPANSION JOINT MATERIAL, POOL WALL FINISH AND COLOR, POOL COPING, POOL TILE, DEPTH MARKERS, HANDRAILS, INLETS, AND LIGHTS. CHANGE ORDERS SHALL BE ISSUED FOR ANY SELECTIONS BY THE OWNER THAT DIFFER FROM ITEMS BID, OR REPRESENT 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 PERFORM. GUARANTEE POOL EQUIPMENT FOR A MINIMUM OF ONE YEAR AFTER FINAL ACCEPTANCE.

PART 42 — PRODUCTS

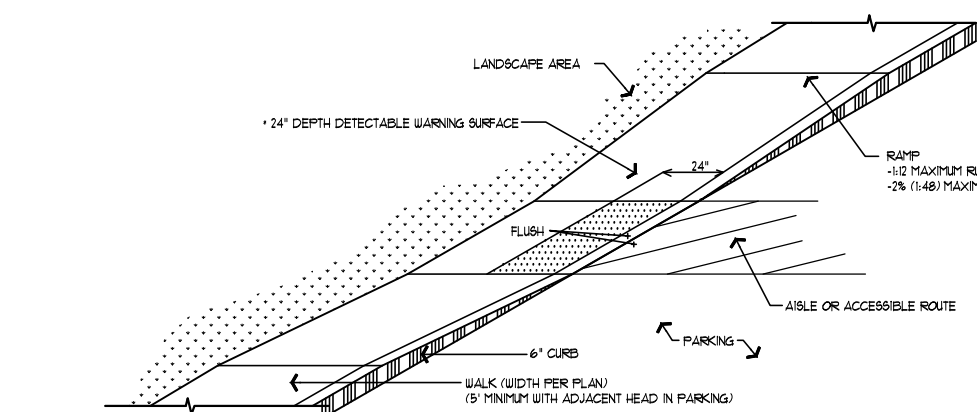
- 201 SAND FILTER
- A. MEETS NATIONAL SANITATION FOUNDATION STANDARDS.
- 202 GUNITE
- A. CONTRACTOR TO VERIFY CONCRETE SPECIFICATIONS WITH A STRUCTURAL ENGINEER FOR SPECIFIC SITE CONDITIONS.
- 203 HAIR AND LINT CATCHER
- A. INSTALL ON THE SUCTION SIDE OF THE PUMP. AREA OF CATCHER TO BE A MINIMUM OF FOUR TIMES THE CROSS SECTIONAL AREA OF INLET PIPE.
- 204 MAIN DRAIN OUTLET
- A. BY SUBMERSION OR APPROVED EQUAL WITH HYDROSTATIC RELIEF VALVE AND PERFORATED COLLECTION TUBE.
- B. ALL MAIN DRAIN SUCTION 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 SUBMERSION, 1/3 OR APPROVED EQUAL, AUTOMATIC SURFACE SKIMMER. ONE PER 500 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 "NO DIVING" NOTATIONS SHALL BE MADE IN ACCORDANCE WITH GOVERNING CODES. AT A MINIMUM, DEPTH MARKERS SHALL BE INSTALLED FLUSH WITH 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. SPAS AND FOUNTAINS INDEPENDENT OF THE MAIN POOL SHALL HAVE AN AUTOMATIC WATER LEVELER INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND PER APPLICABLE POOL CODES. LEVELER TO BE NOTES POOL, TIERER OR EQUIVALENT.

PART 3 — EXECUTION

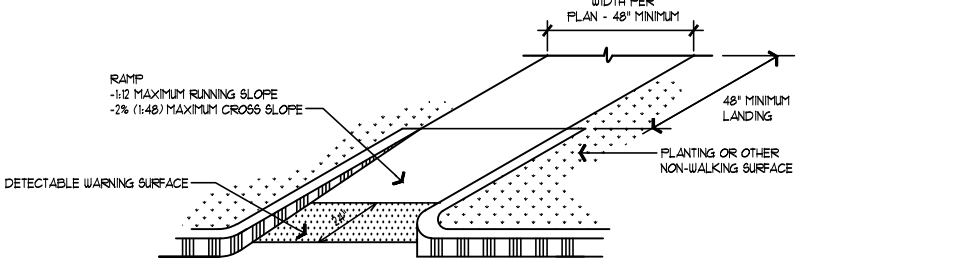
- 301 STAKING
- A. STAKE OUT POOL AND FINISHED GRADES NOTIFY LANDSCAPE ARCHITECT AND RECEIVE APPROVAL PRIOR TO EXCAVATION. VERIFY EXISTING CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 302 TREE PROTECTION
- A. PROTECT EXISTING TREES. DO NOT CUT OR RILL BENEATH TREES UNLESS SPECIFICALLY 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 GUNITED PER CODE.
- C. POOL WALLS, FLOOR AND BEATS 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. TROWEL TO SMOOTH, DENSE IMPERVIOUS SURFACE FREE FROM BLEMISHES. MINIMUM THICKNESS OF 1/4" INCL.
- 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)

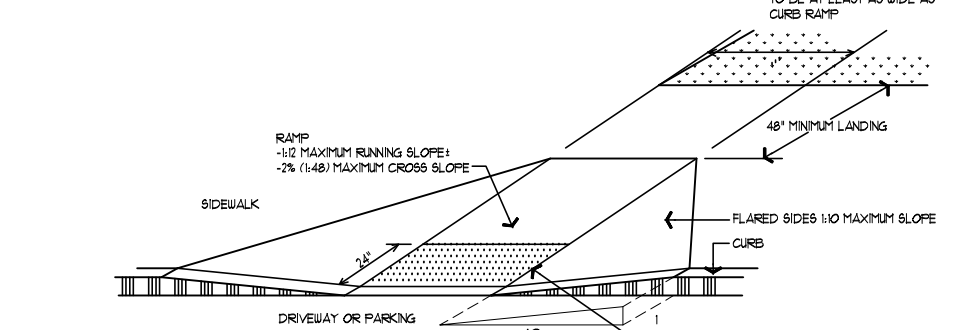
1. POOL CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP, SUPERINTENDENCE AND SCHEDULING OF WORK UNDER HIS AND THE SUBCONTRACTORS AGREEMENT. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THIS WORK AND SHALL PROMPTLY CORRECT (AT CONTRACTOR'S EXPENSE) ANY DEFECTIVE WORK DURING THE CONSTRUCTION OF THE 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 COMPONENTS REQUIRED FOR COMPLETE AND OPERABLE SYSTEMS FOR SWIMMING POOL, FOUNTAIN AND/OR SPA INCLUDING, BUT NOT LIMITED TO, EXCAVATION, DELINEATING OF 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 EXCAVATION.
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 IN ACCORDANCE WITH THE GOVERNING STANDARDS. UNDERWATER LIGHTING SHALL BE IN ACCORDANCE WITH GOVERNING CODES. ALL POOL LIGHTS AND LANDSCAPE LIGHTING SHALL BE A MINIMUM OF 12'-0" FROM POOL WATER'S EDGE OR AS REQUIRED BY LOCAL CODES AND GUIDELINES.
7. REQUIRED 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" ROUND GRATE.
- PLASTER DRAINS (LOCATED IN SHRUB AND/OR GROUND COVER AREAS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 6" STREET GRATE.
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. FINISH GRADES NEXT TO WALKS AND POOL DECKS SHALL BE THE RESPONSIBILITY OF THE POOL CONTRACTOR.
13. POOL CONTRACTOR SHALL PROVIDE SWIMMING POOL, HANDICAP LIFTER ANCHOR SLEEVES AS SHOWN ON THE DRAWINGS. AS AN ALTERNATE, POOL CONTRACTOR TO ALSO PROVIDE A PRICE FOR SWIMMING POOL LIFTER AND RELATED ITEMS. Hoyer Swimmers Pool Lift Model Number 96-18P-1 OR EQUAL, AVAILABLE FROM PATENTLIFTUSA (PATENTLIFTUSA.COM) 888-806-4423. IF ALTERNATE IS SELECTED BY OWNER, THE PORTABLE LIFT SHALL BE KEPT BY MANAGEMENT UNTIL REQUESTED FOR USE.
14. HANDICAP ACCESSIBLE GATE WITH KEY CARD OR SIMPLEX TYPE LOCK ACCESS ONLY SHALL BE INSTALLED AT LOCATION SHOWN BY 1/8" 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 INTENSITY AND HEIGHT OF FIXTURE. OWNER OR OWNER'S LIGHTING CONSULTANT TO DETERMINE REQUIRED ILLUMINATION.
16. "911 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.



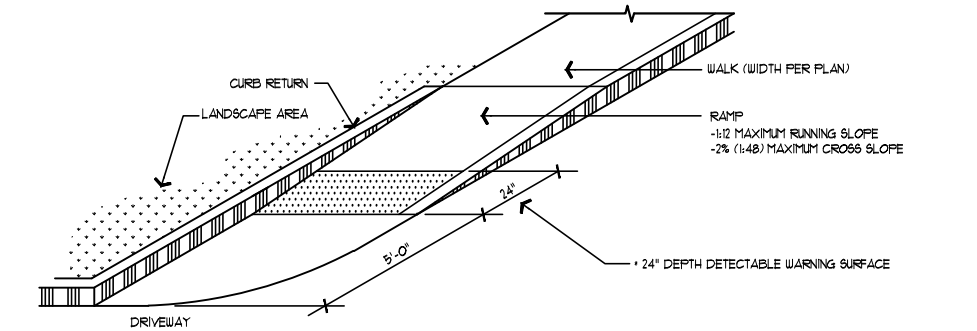
1 TYPICAL RAMP UP CURB OPENING



2 CURB RAMP - RETURNED CURB



3 CURB RAMP - FLARED SIDES

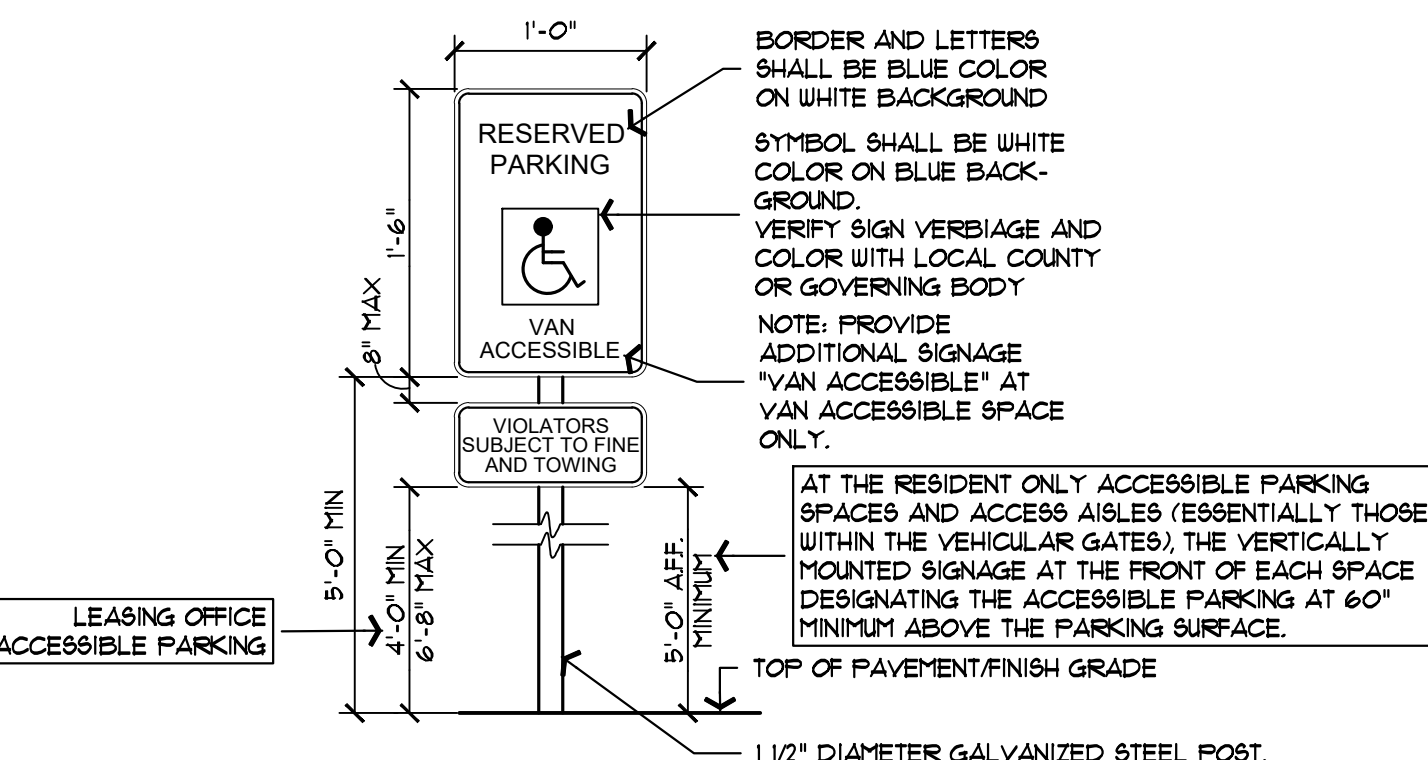


4 TYPICAL RAMP UP CURB OPENING

202 T&S (TEXAS ACCESSIBILITY STANDARDS) - SECTION 406 CURB RAMPS
CURB RAMPS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A 24" MINIMUM DETECTABLE WARNING SURFACE (EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING).
REFERENCE ARCHITECTURAL DRAWING PACKAGE FOR FURTHER ACCESSIBILITY GUIDELINES AND T&S REQUIREMENTS.

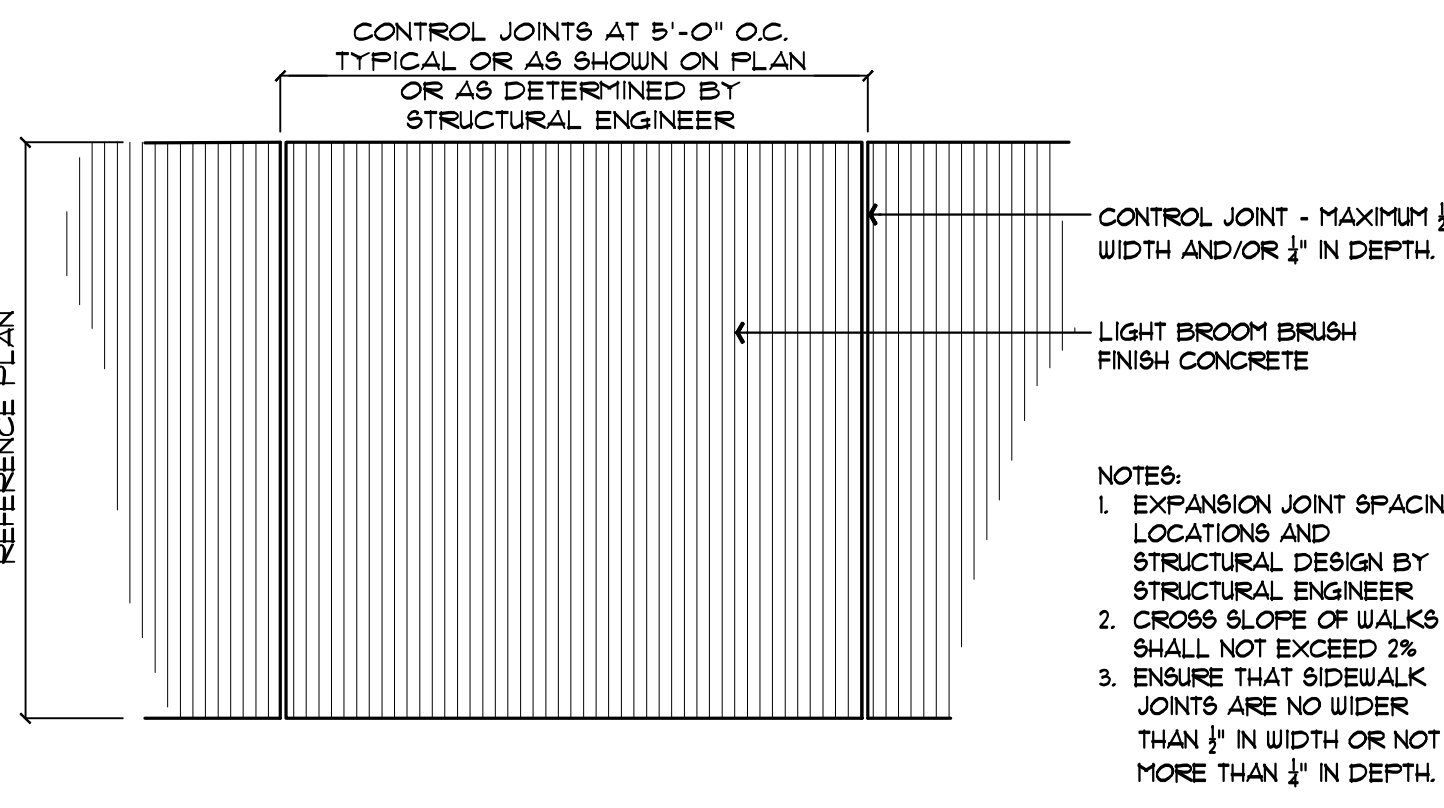
A BARRIER FREE CURB RAMPS

SCALE - NONE



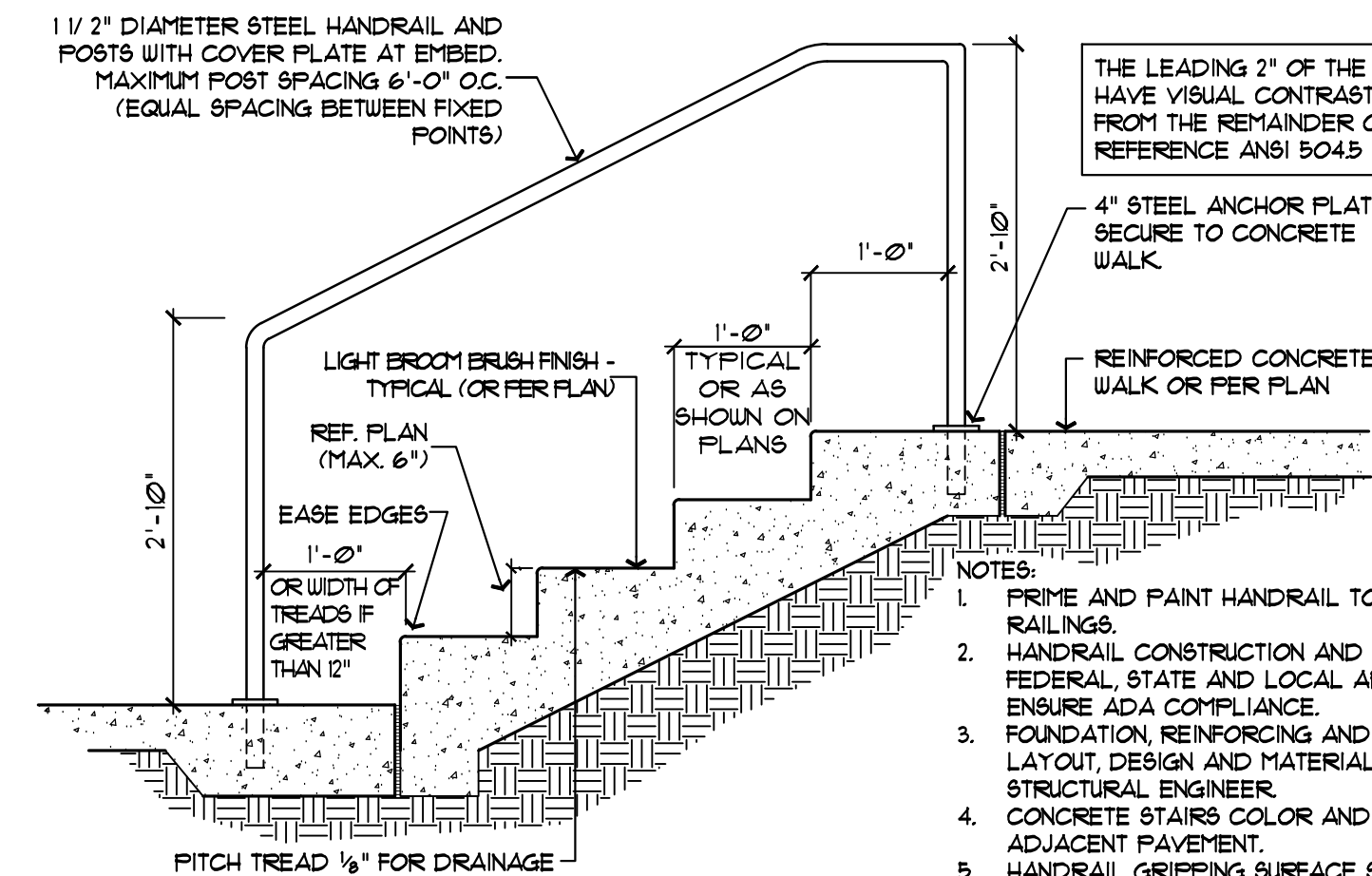
B HANDICAP PARKING SIGN
(WALL MOUNT SIGN IS SIMILAR)

1" x 1'-0"



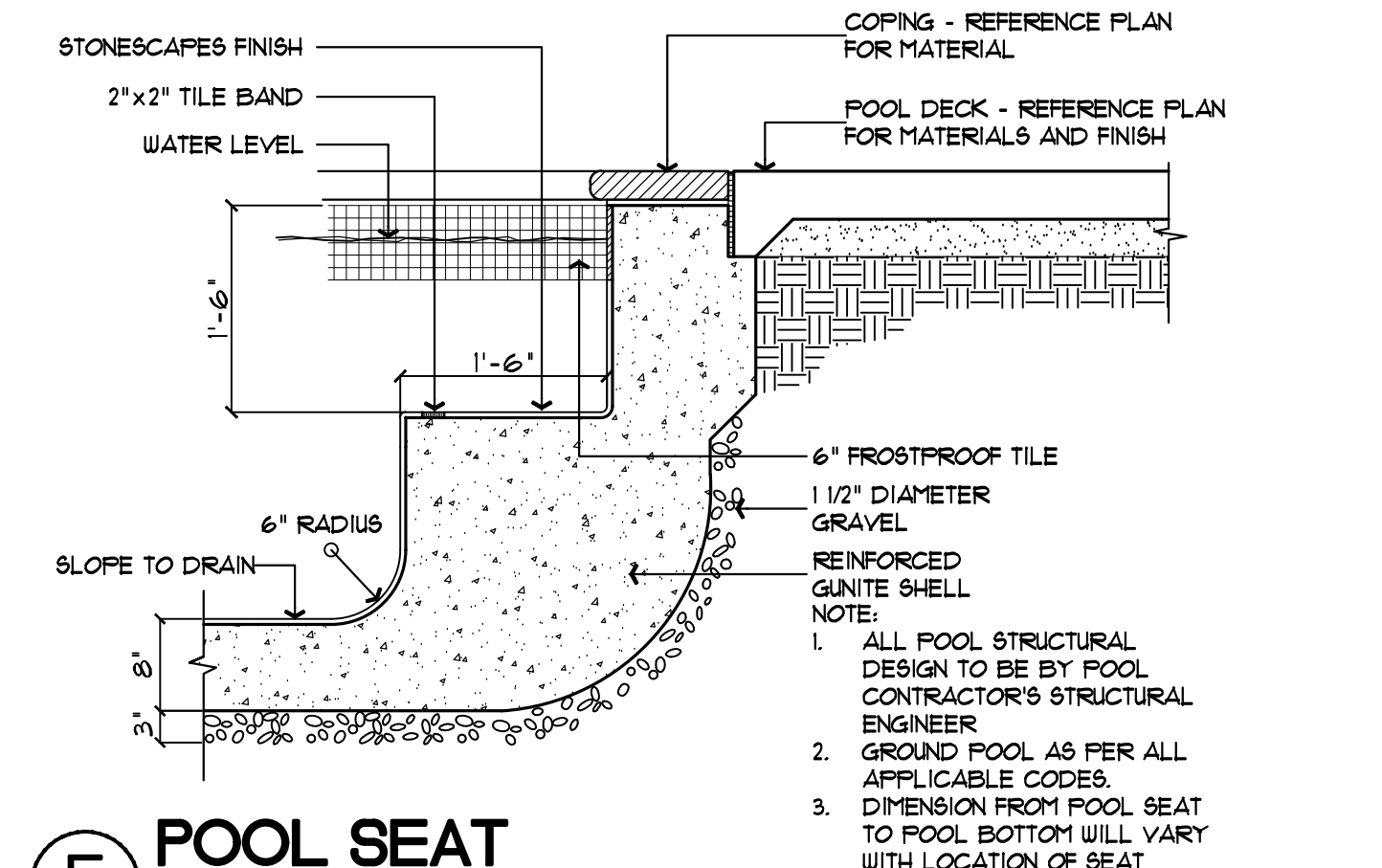
C SIDEWALK
BRUSH FINISH CONCRETE - TYPICAL PLAN VIEW

3/4" x 1'-0"



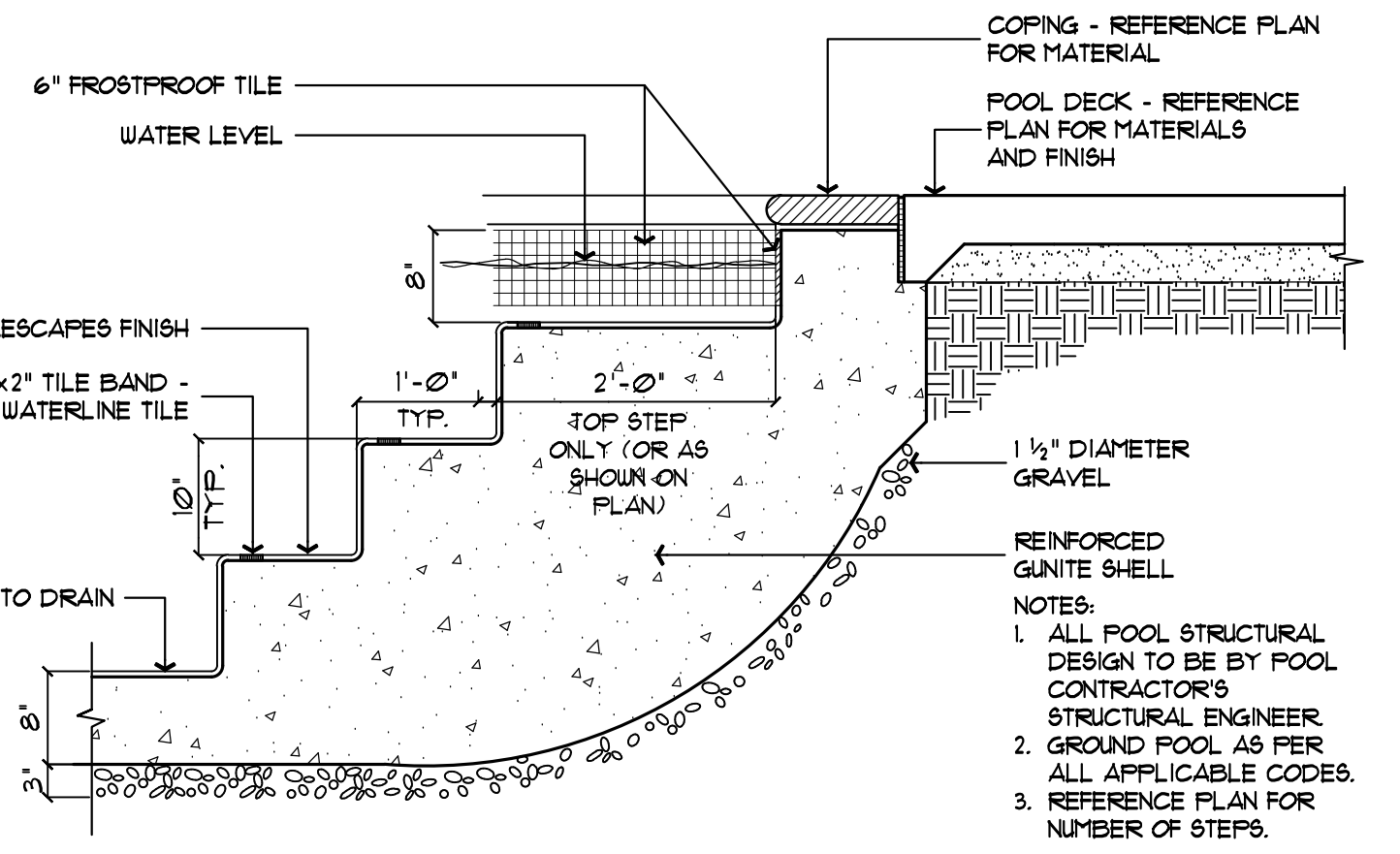
D STAIR AND HANDRAIL

3/4" x 1'-0"



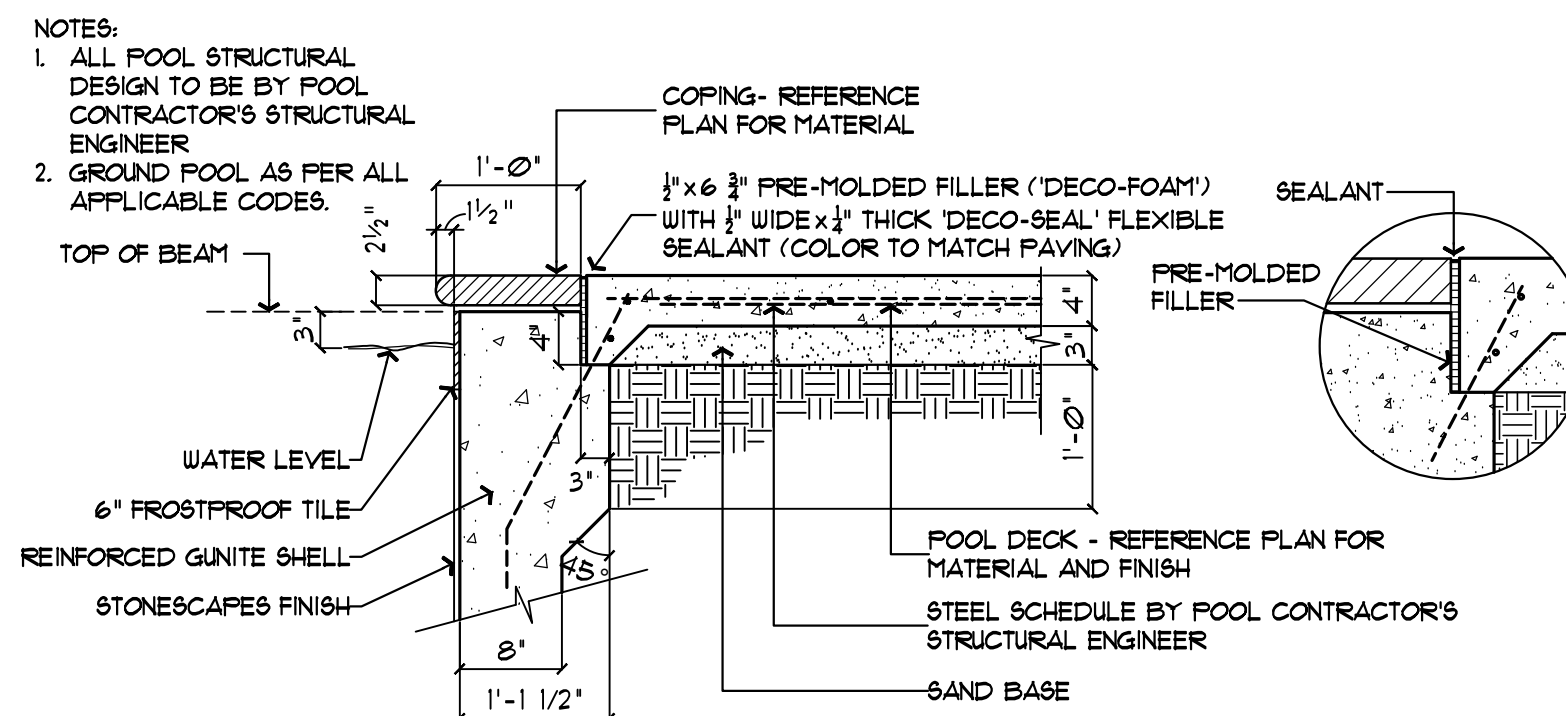
E POOL SEAT

3/4" x 1'-0"



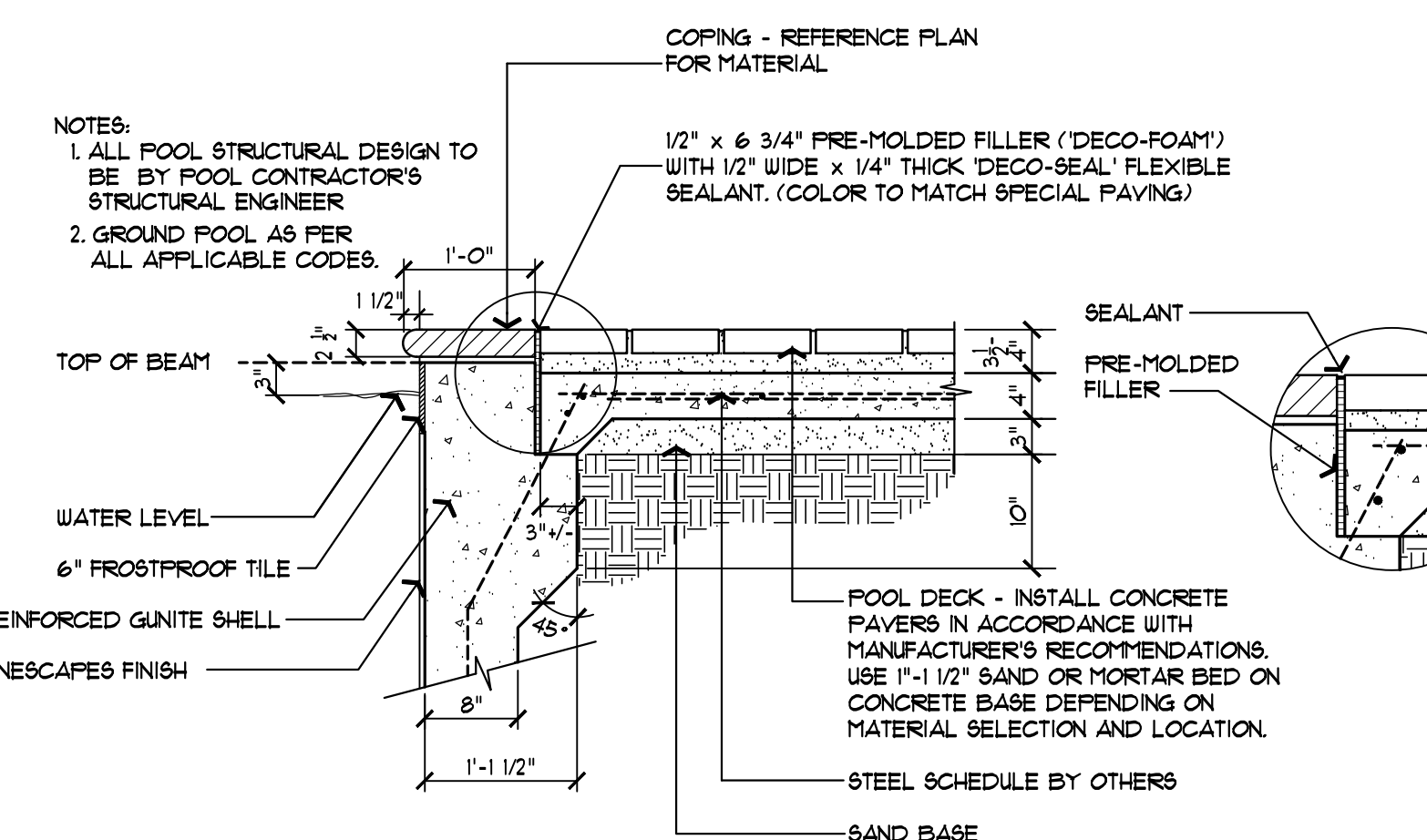
F POOL STEPS

3/4" x 1'-0"



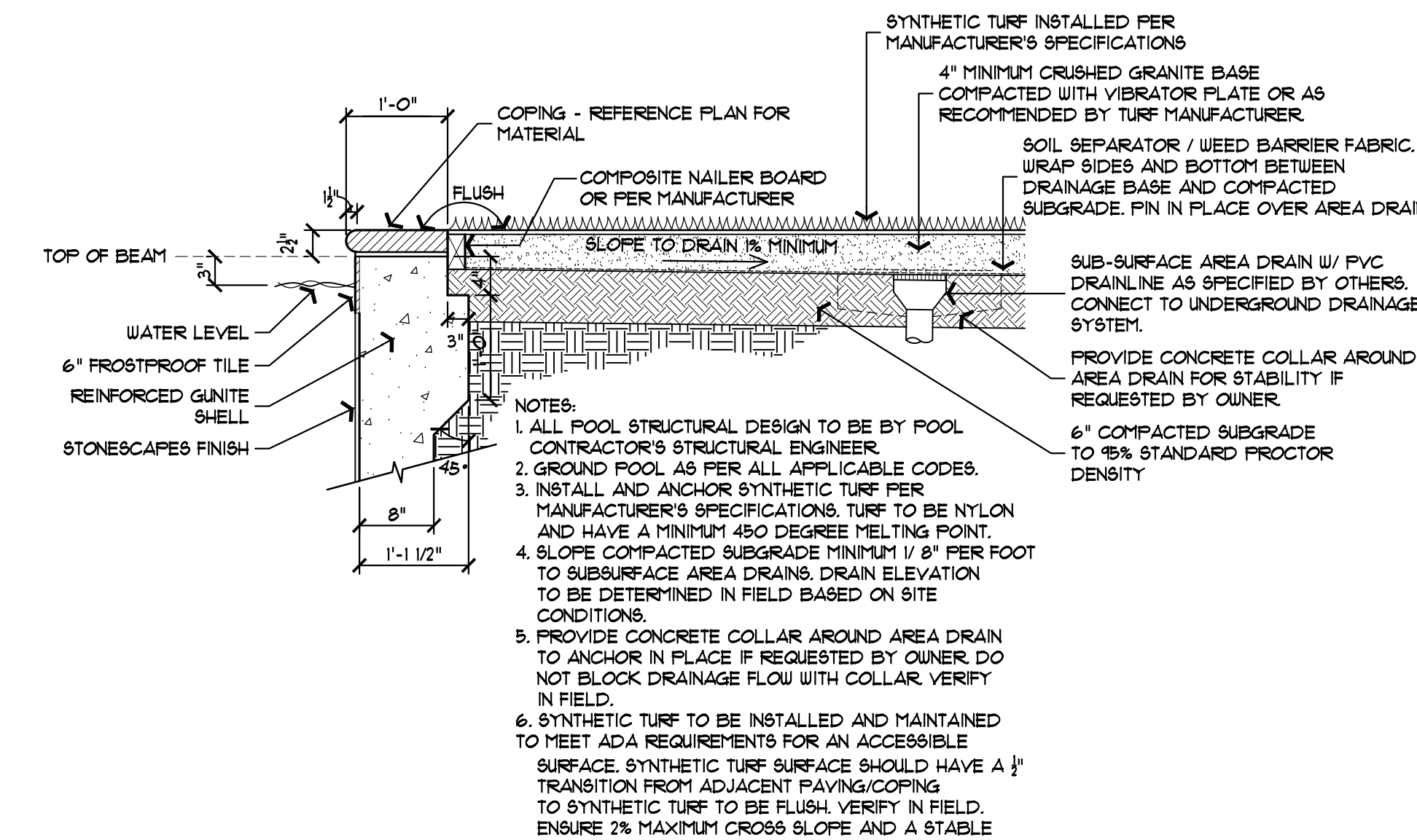
G COPING AT POOL DECK

3/4" x 1'-0"



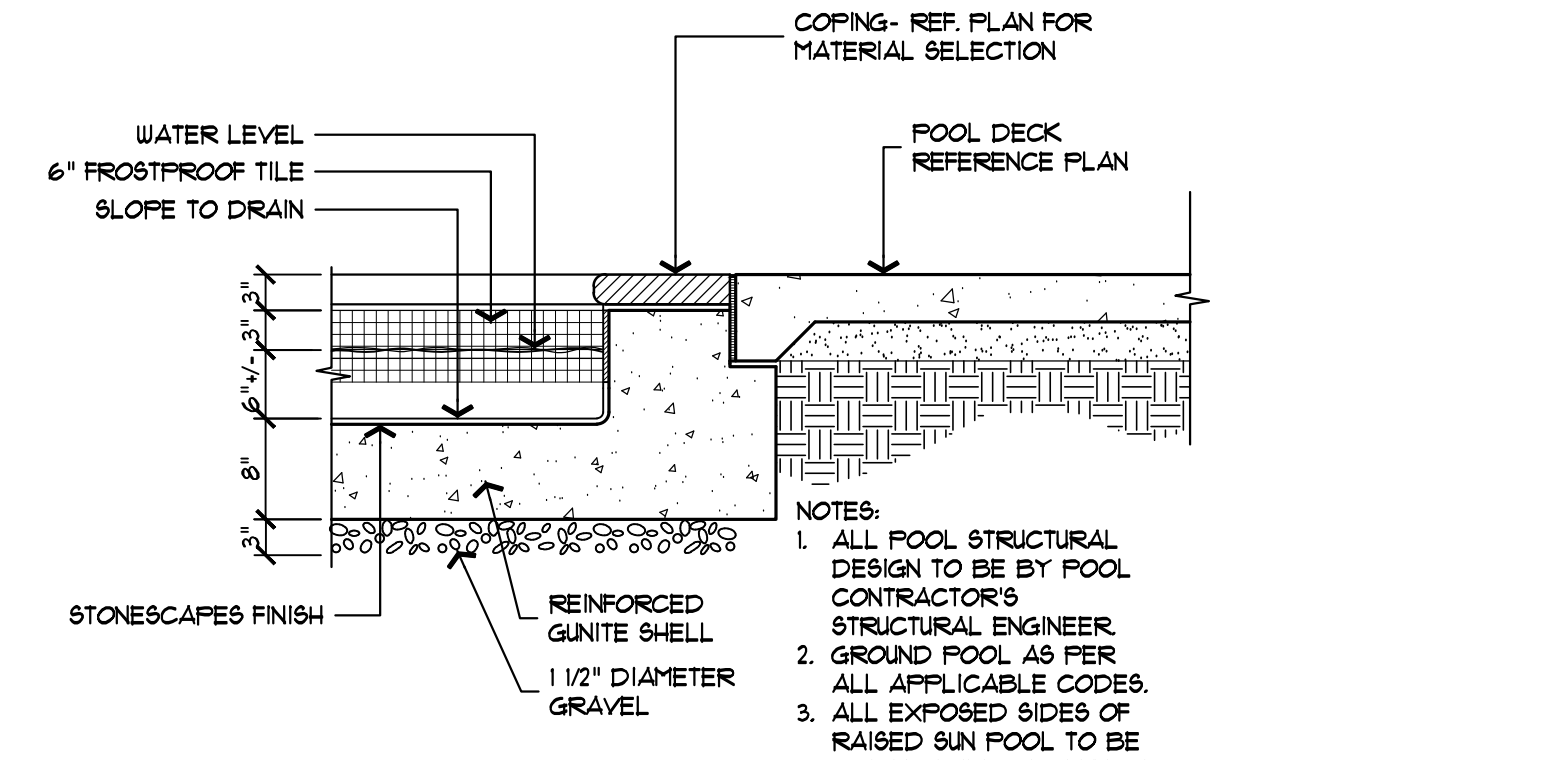
H COPING AT POOL DECK - SPECIAL PAVING

3/4" x 1'-0"



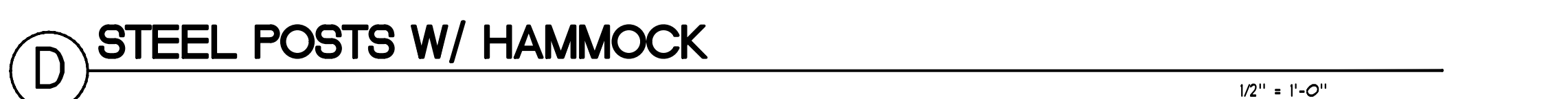
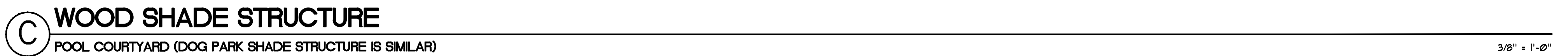
J COPING AT SYNTHETIC TURF

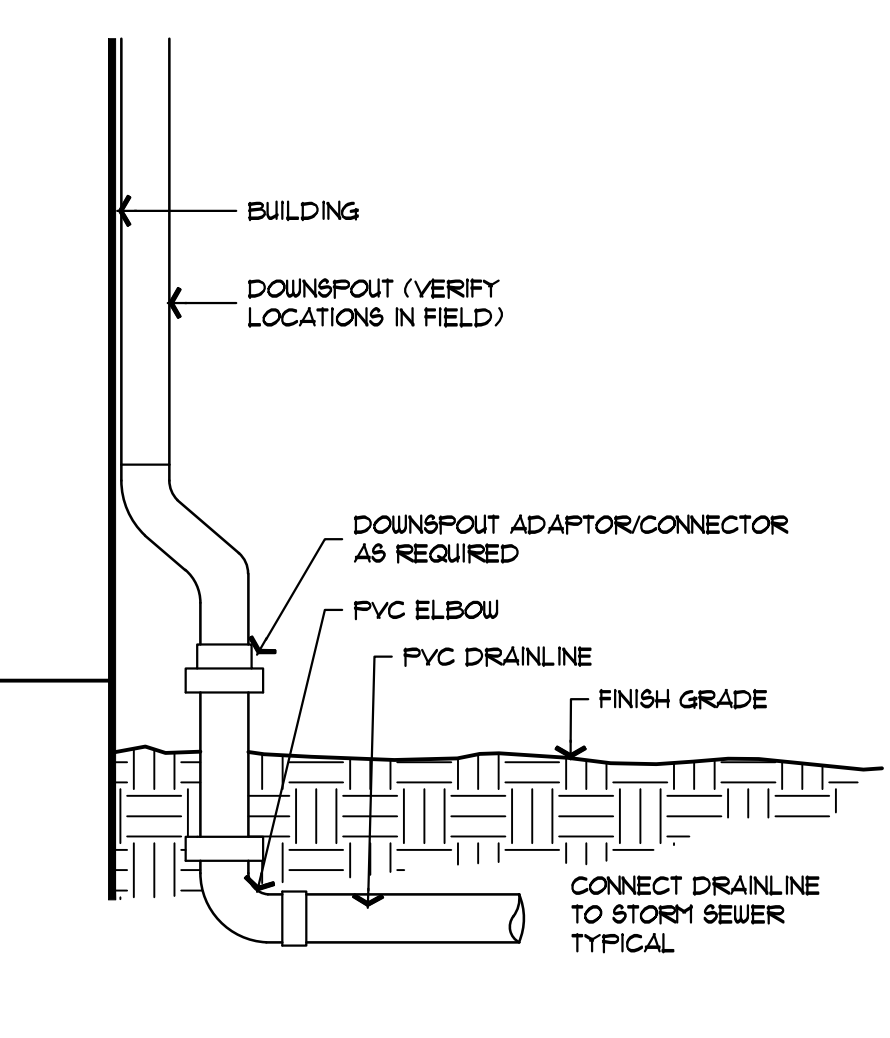
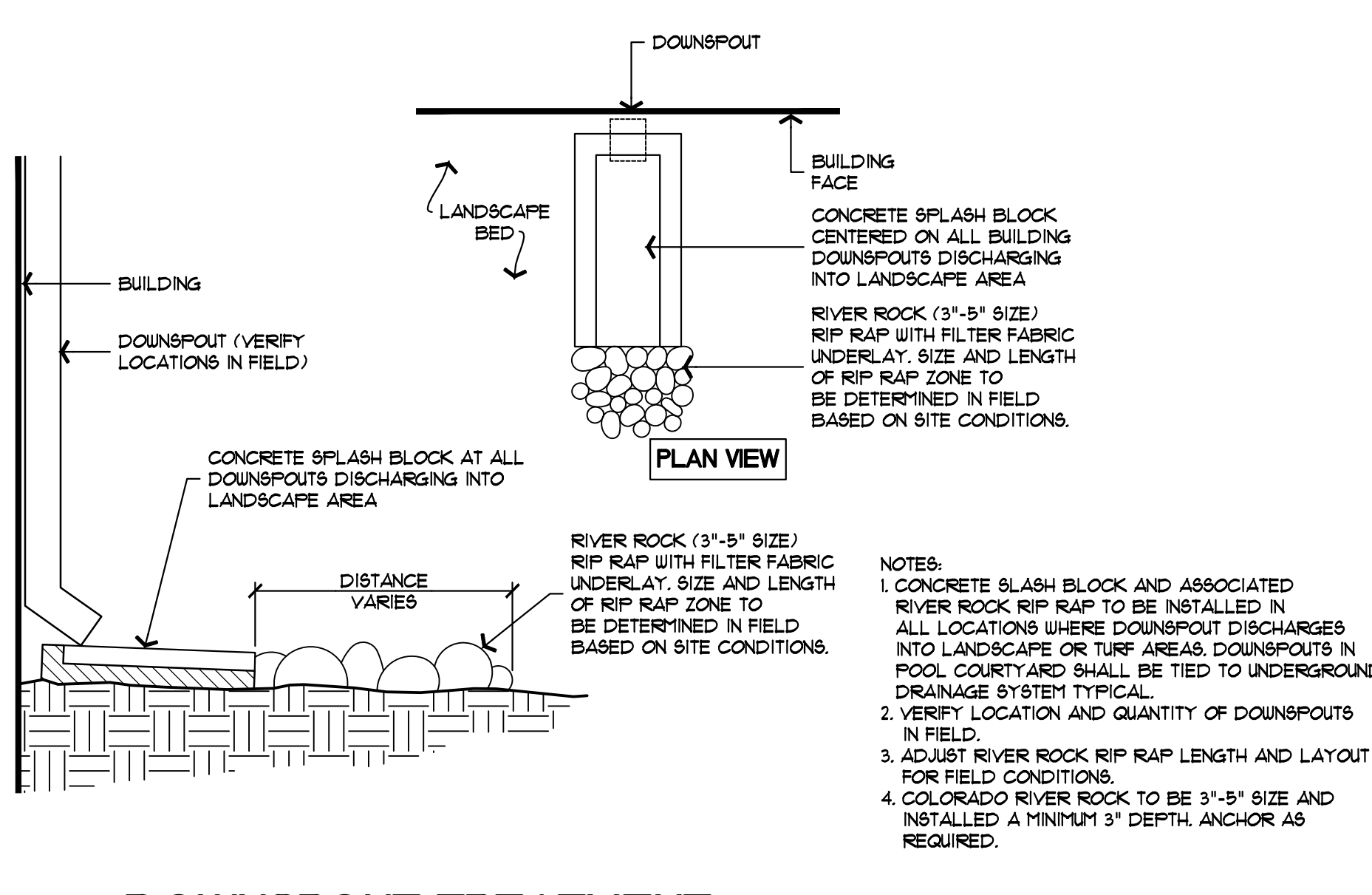
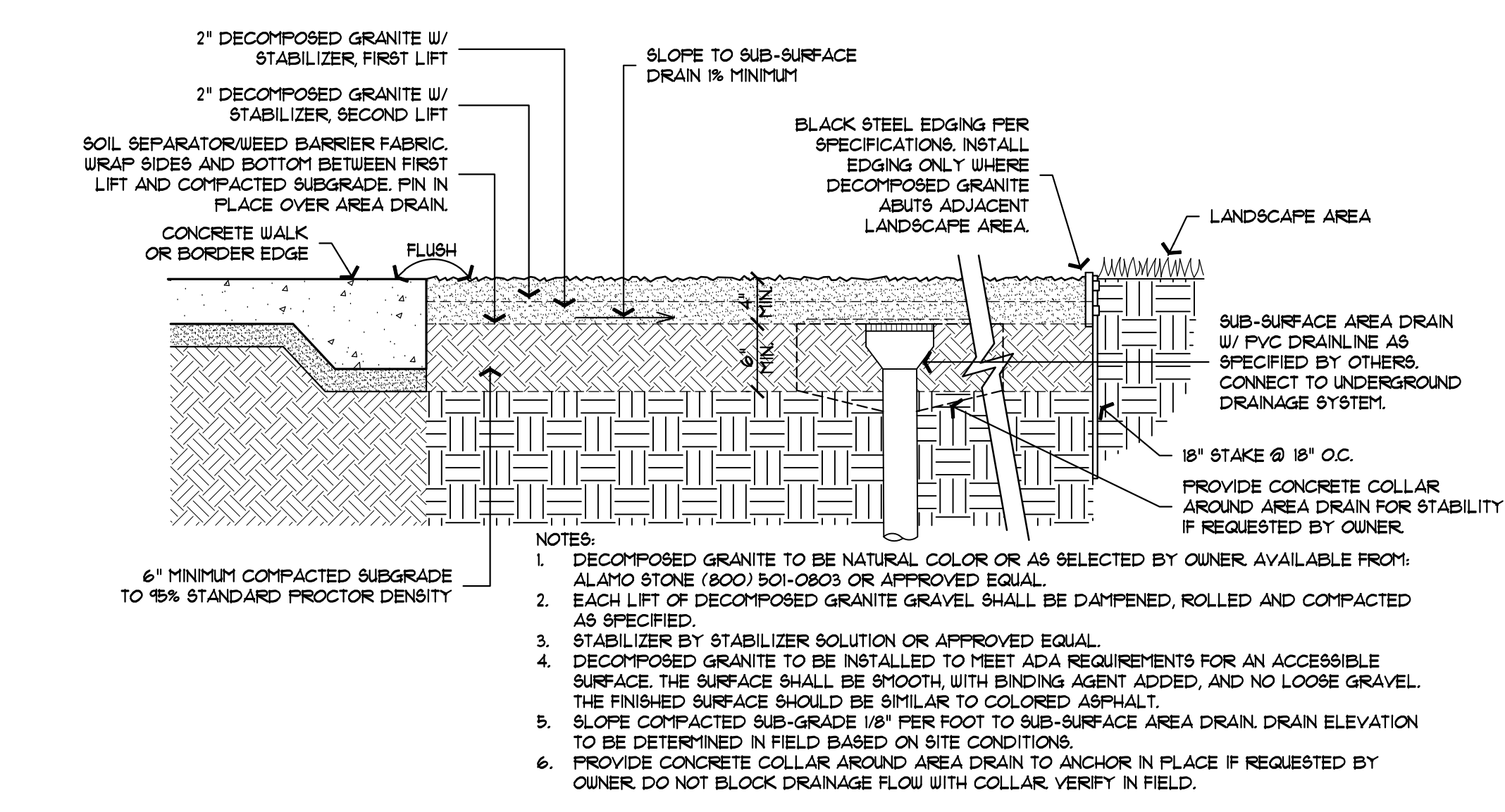
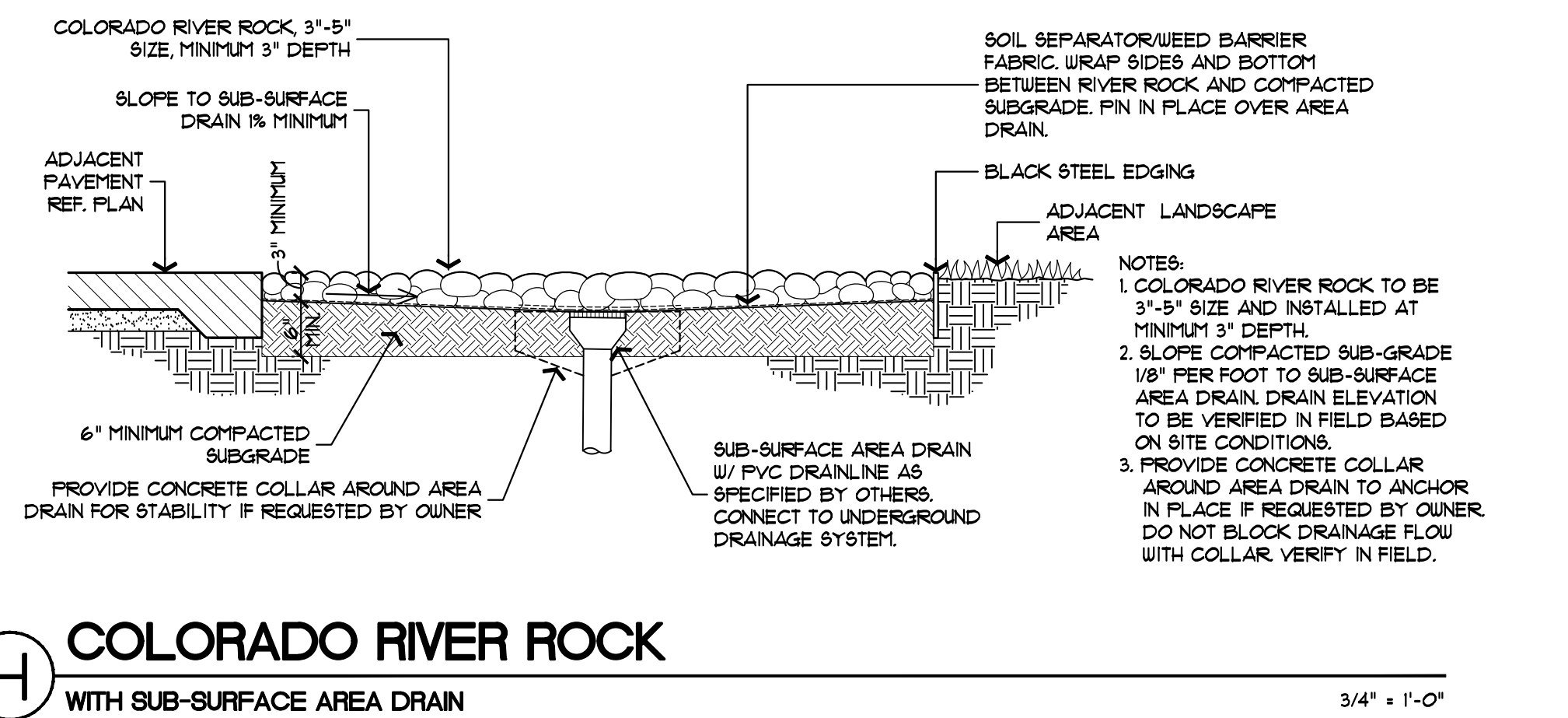
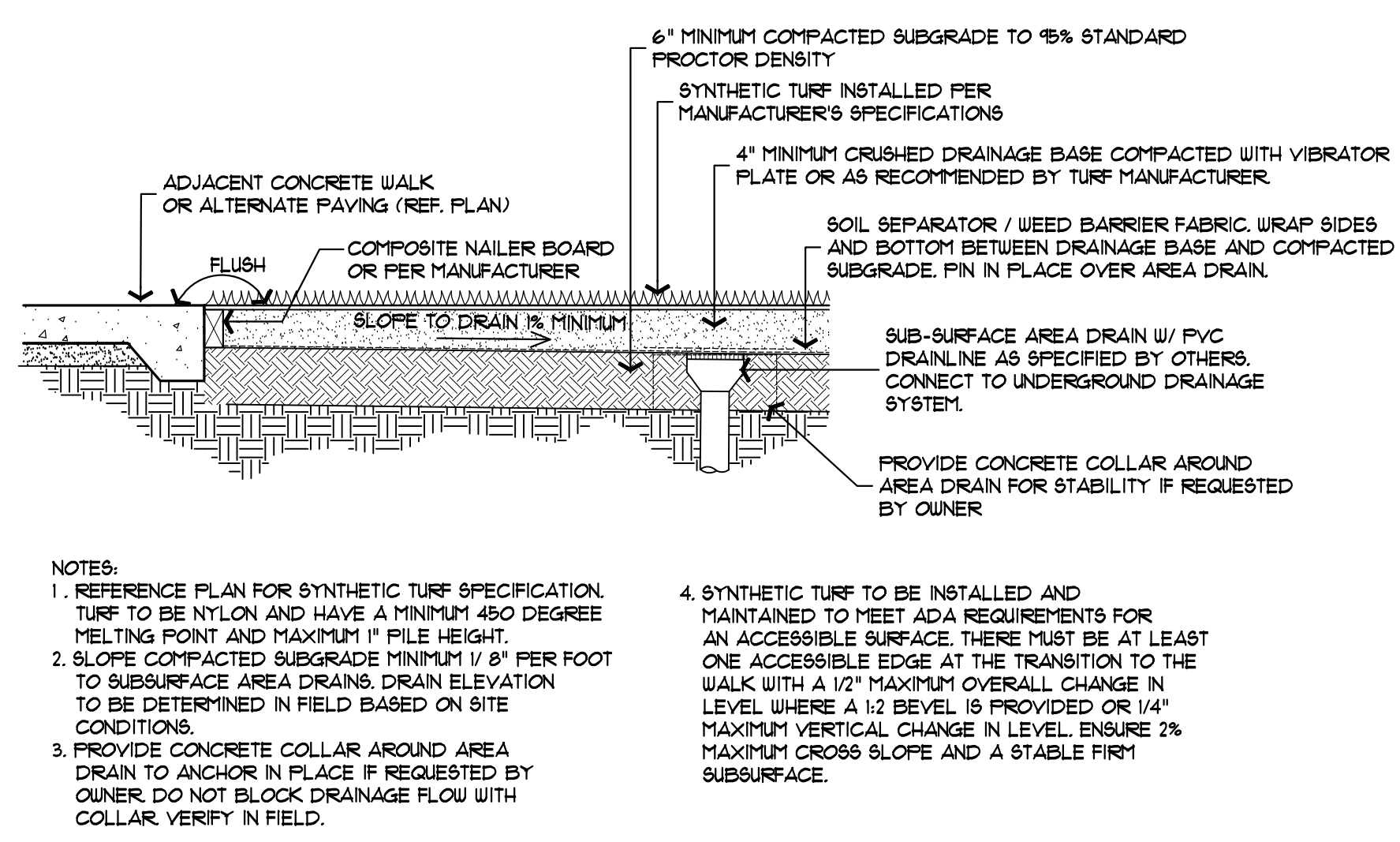
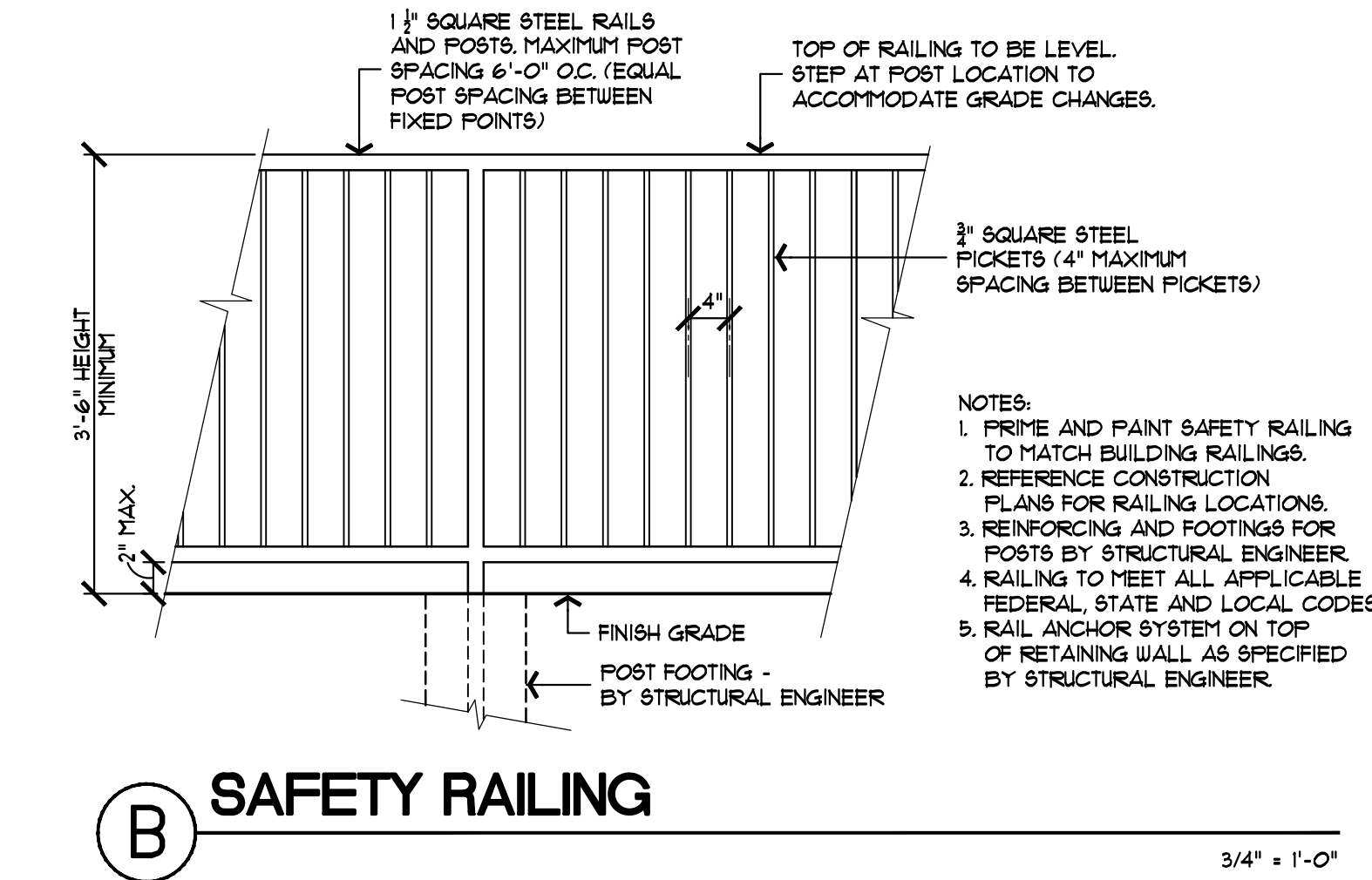
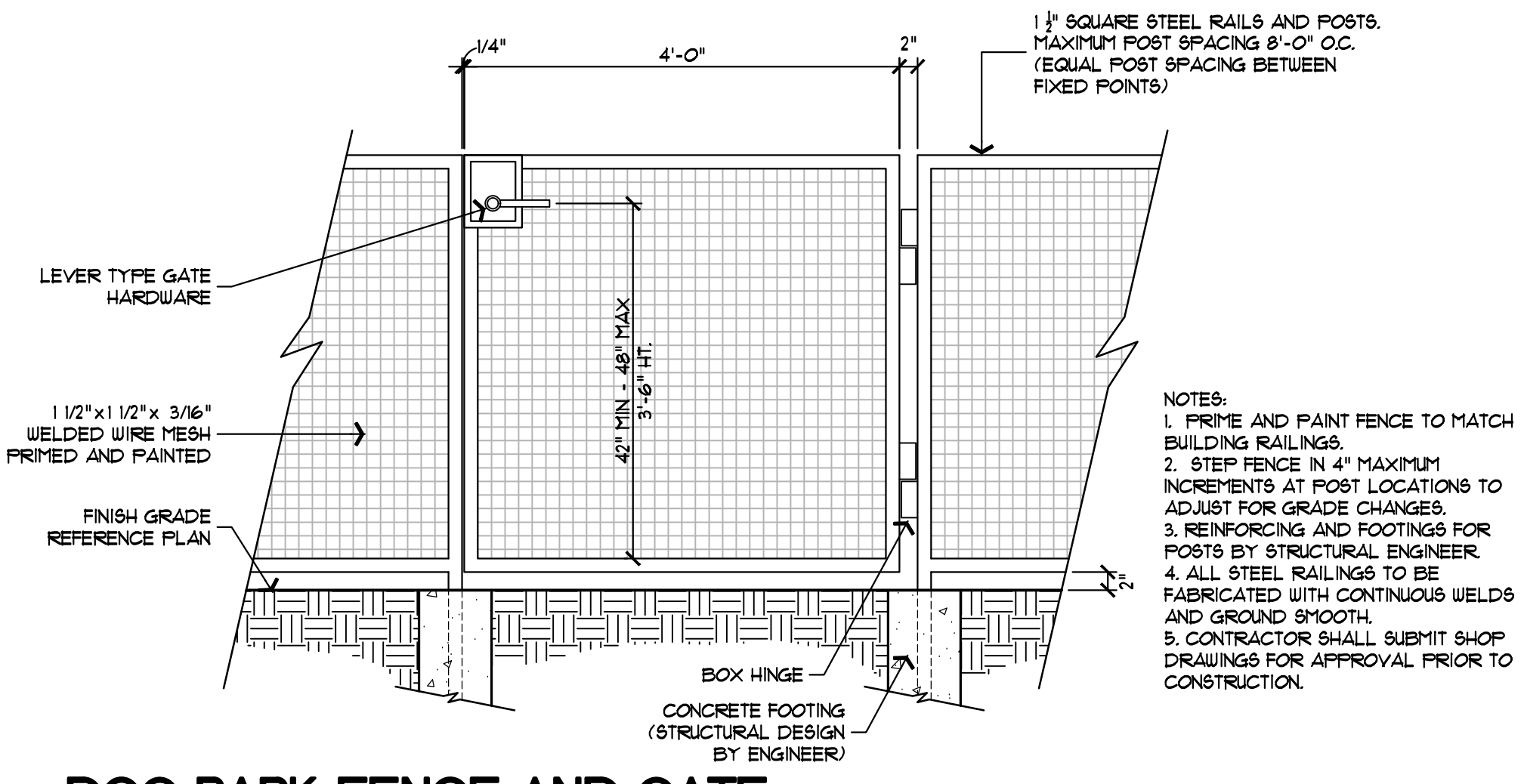
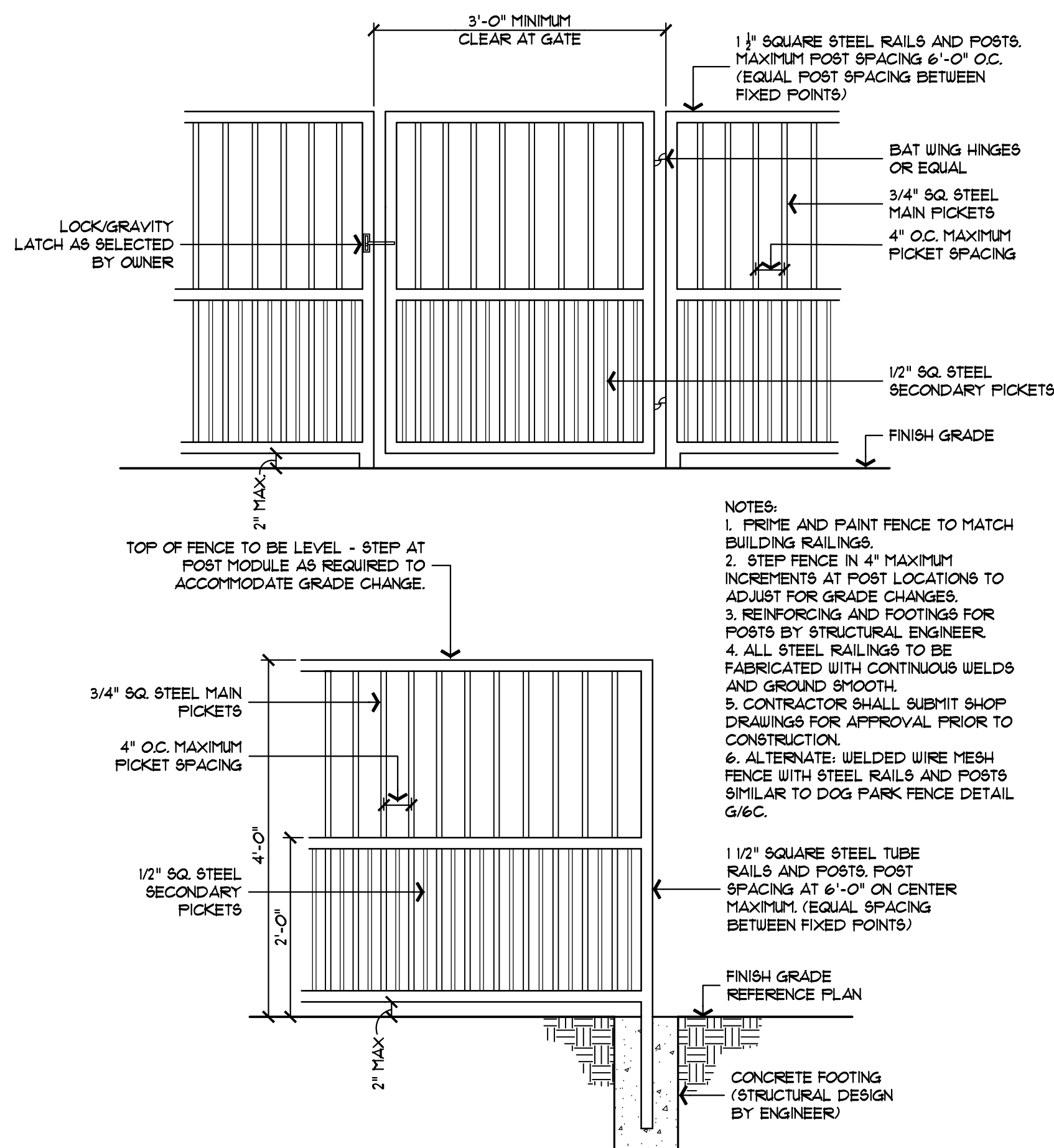
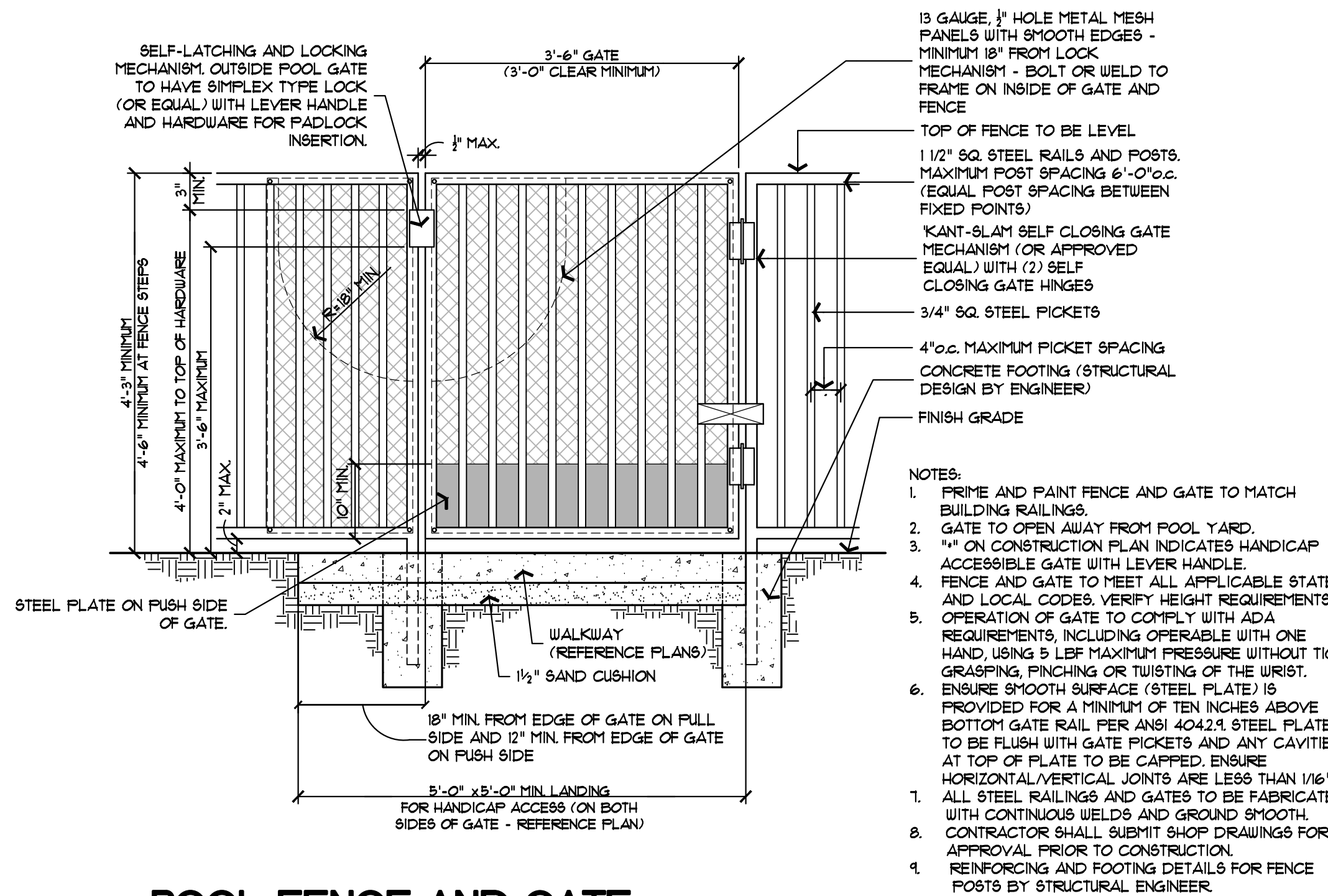
3/4" x 1'-0"

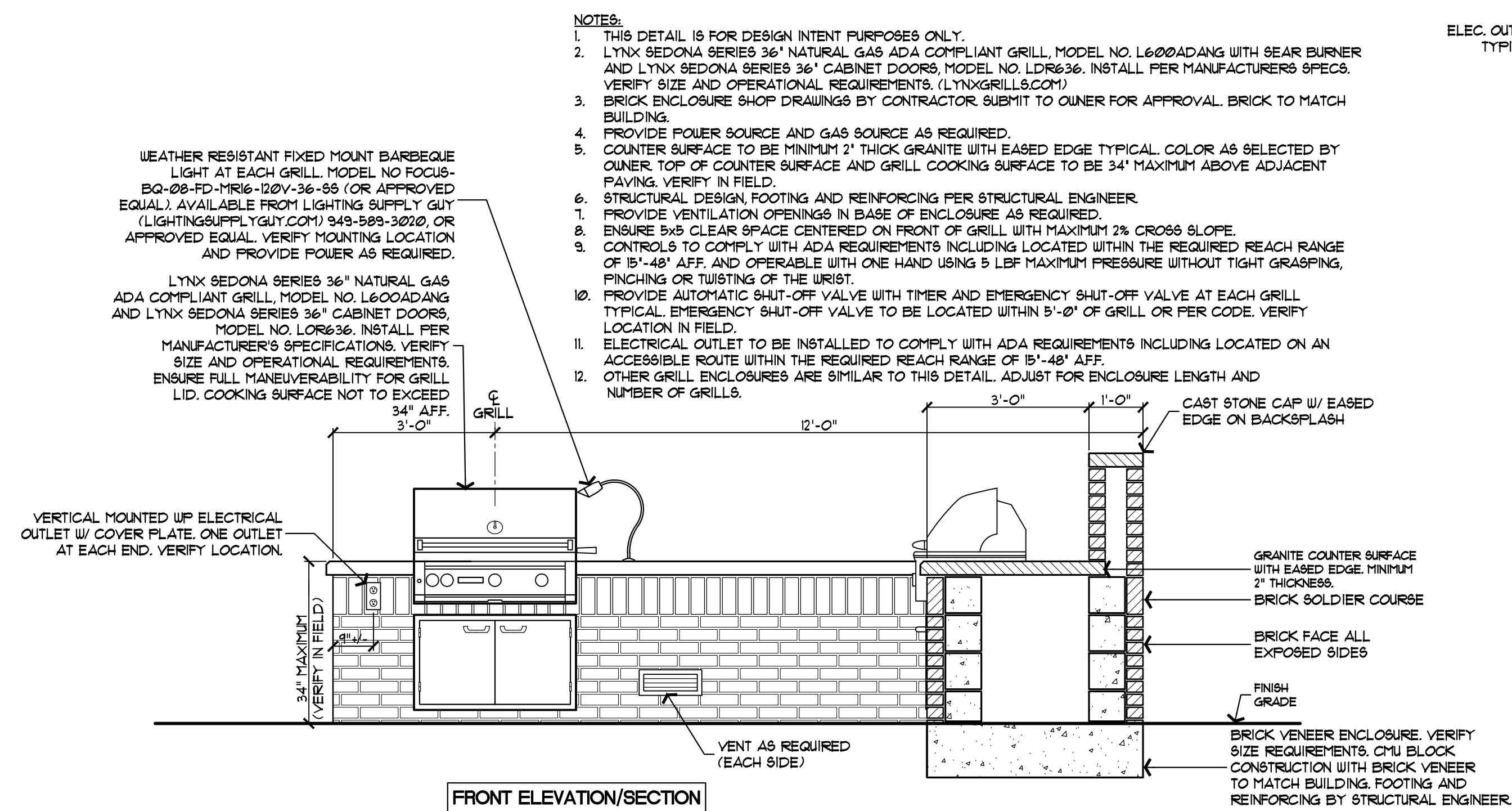


K SUN POOL

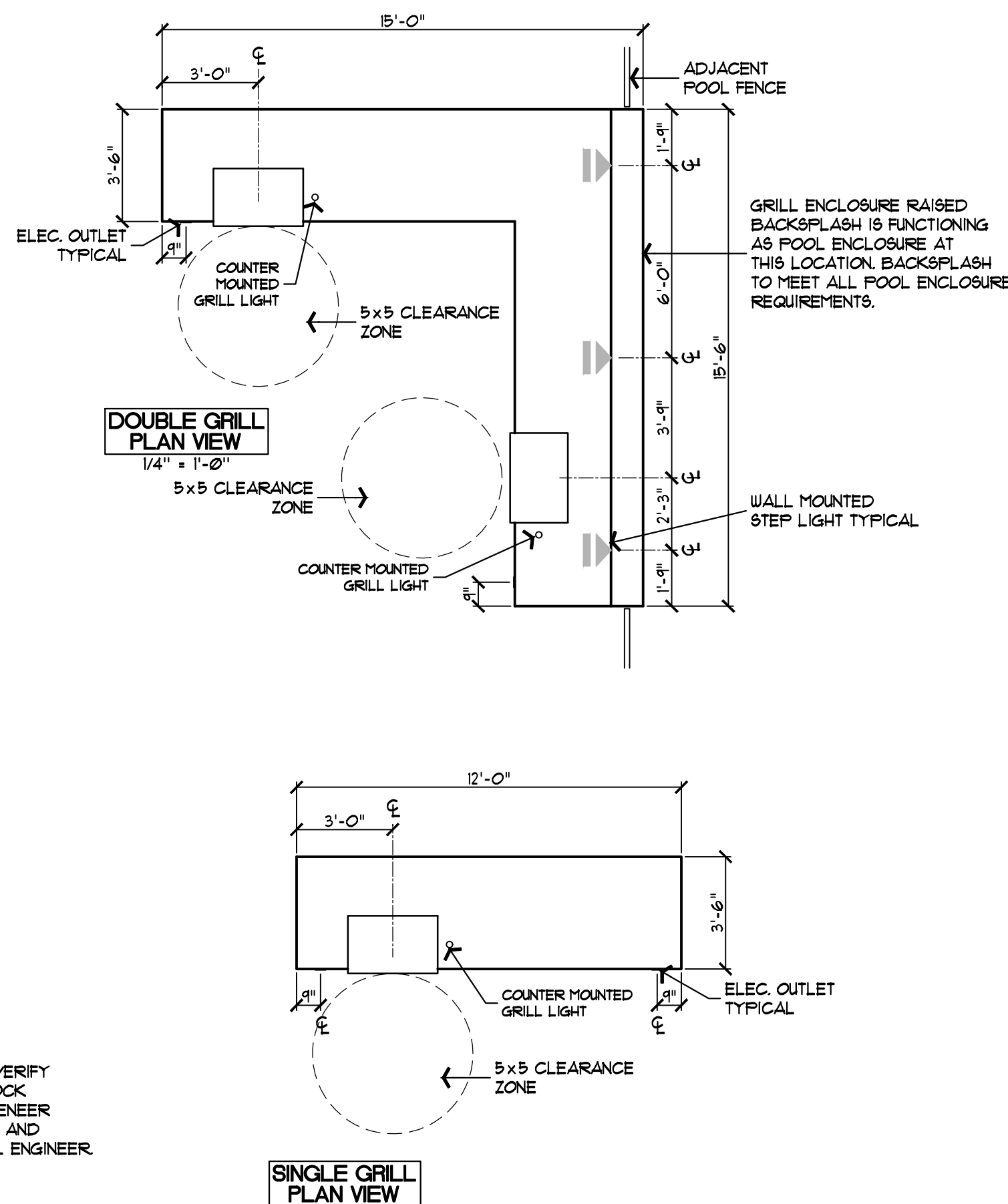
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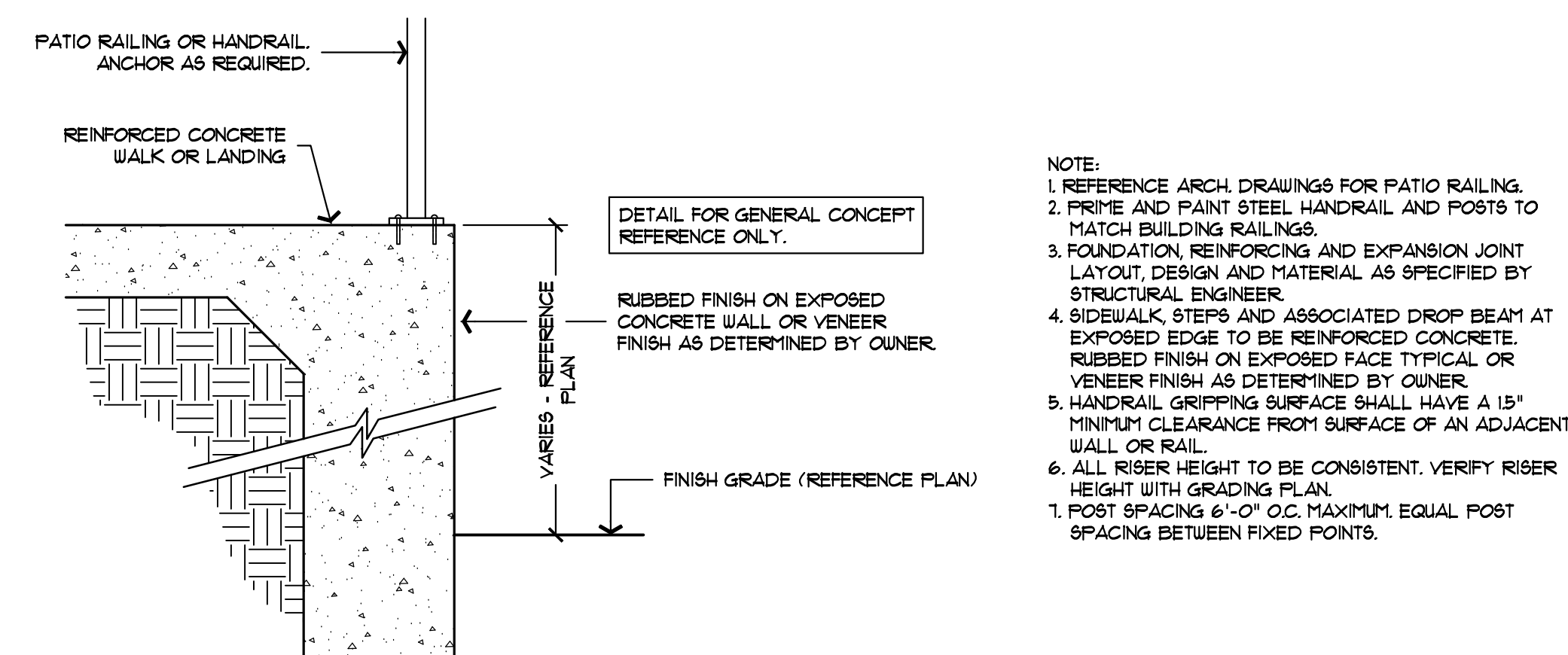
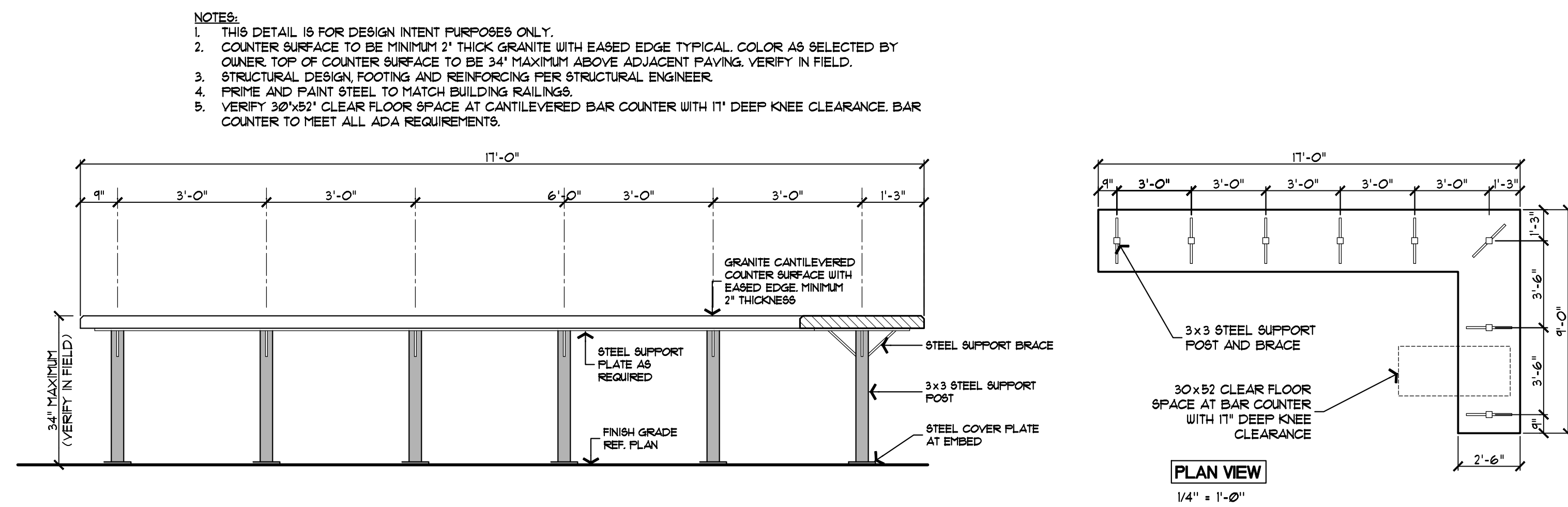




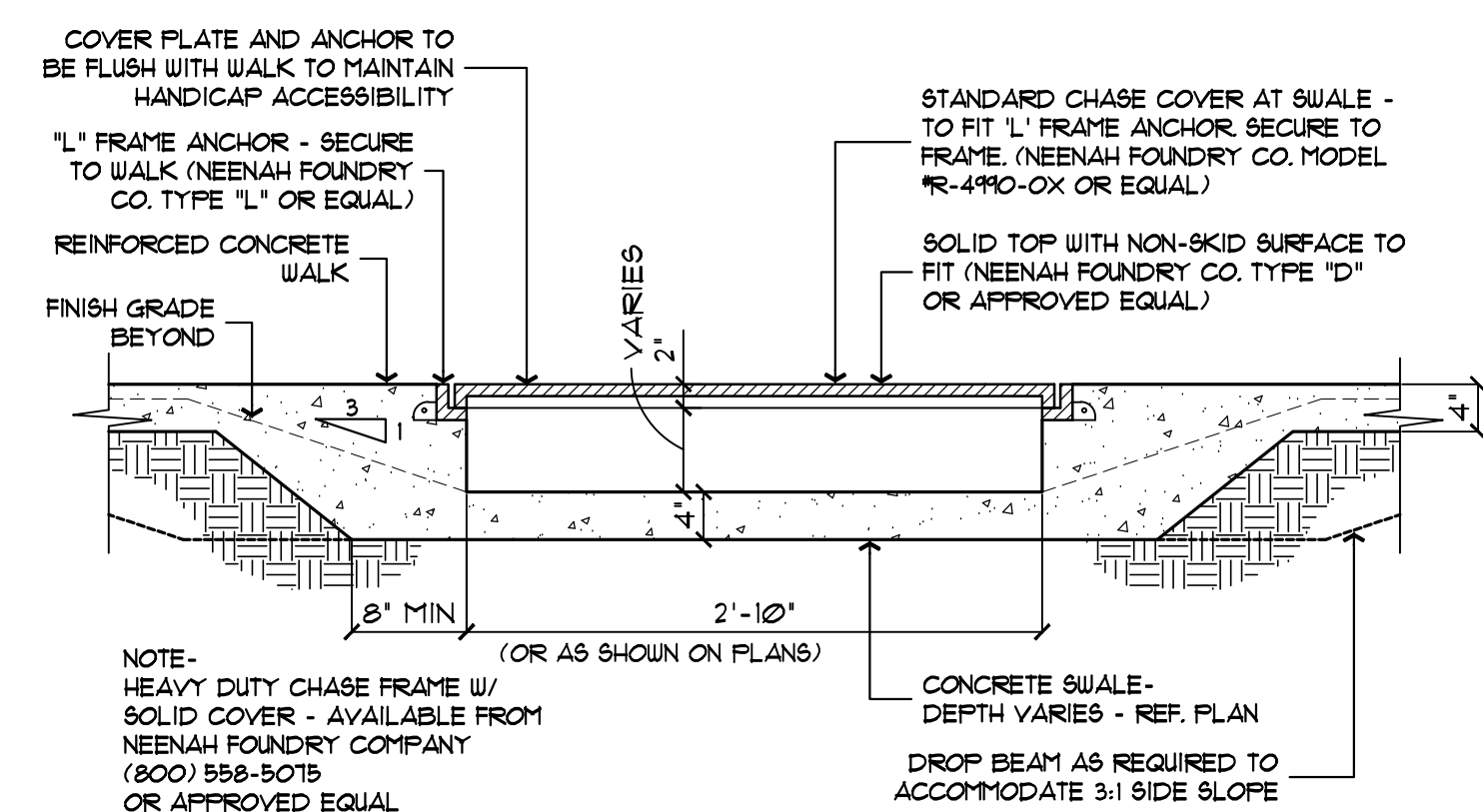
A GAS GRILL BRICK ENCLOSURE



(D) CANTILEVERED COUNTER AT GRILL



(B) FINISH VENEER AT STEP/WALK DROP BEAM CONDITIONS



C SIDEWALK CHASE FOR DRAINAGE