

RFI

To: Heath Pamell
Jordan & Skala Engineers, Inc.
14240 Midway Road, Suite 350
Dallas, TX 75244
Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 217
Date: 1/3/2013
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Walter Kilroy (BGO)

Subject: Details needed for concrete pole base

Drawing: 1C,2C, E-10.1
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required:** 1/9/2013
There is no detail for the site pole light base supports. Attached are the specs. for the poles along with the connection plate template. Please provide the concrete pole base specs. where shown on hand drawn sketch.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
See attached drawing, SK-11, for the requested light pole foundation

Answered by: Heath Pamell
Jordan & Skala Engineers, Inc.

Answered date: January 04, 2013

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 DEEP BROCH FINISH CONTROL JOINTS SHALL BE INSTALLED IN ALL WALKS AT 4'-0" ON CENTER MAXIMUM. EXPANSION JOINTS SHALL BE INSTALLED AT 20'-0" ON CENTER MAXIMUM WITH FIBS 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.
- 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 RAMP AS REQUIRED BY STATE AND LOCAL CODES. HANDRAILS TO EXTEND A MINIMUM OF 12" BEYOND TOP RISER AND 24" BEYOND BOTTOM RISER ON ALL SETS OF STAIRS.
- ALL SIDEWALK CONNECTIONS TO BUILDING FOUNDATION AND ENTRY SLABS TO BE FLUSH UNLESS A STEP IS NOTED.
 - ALL WALKS TO BE 5% RUNNING SLOPE OR LESS UNLESS INDICATED AS A RAMP.
 - RAMP TO BE A MAXIMUM OF 8.3% RUNNING SLOPE WITH RAILINGS EXCEPT AT CURB CUTS OR OTHER 6" RAMP WHERE RAILING IS NOT REQUIRED. LEVEL LANDINGS WITH 2% MAX. SLOPE IN ANY DIRECTION SHALL BE LOCATED AT THE TOP AND BOTTOM OF RAMP.
 - AREA DRAIN SIZE AND PVC DRAIN LINE SIZE AND GRADE TO BE DETERMINED BY CIVIL ENGINEER AND SHALL MEET MINIMUM REQUIREMENTS:
 - DECK DRAINS - ALL DRAINS TO BE CAPPED WITH A MINIMUM 4" ROUND GRATE.
 - PLANTER DRAINS - 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 VEGETATION AND OTHER UNDERGROUND UTILITIES. REFERENCE CIVIL ENGINEER PLANS FOR LOCATION OF STORM SEWER DRAINS AND DRAIN LINES. ALL DRAIN LINES TO BE SIZED BY CIVIL ENGINEER.
- ALL 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.
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- 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.
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- REFER TO ARCHITECTURAL AND STRUCTURAL ENGINEER PLANS FOR STEP 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 F.T.I.L. INTERNATIONAL BUILDING CODE, MANY GEOTECHNICAL REPORTS, AND OTHER DRAINAGE PUBLICATIONS. SOME GEOTECHNICAL REPORTS RECOMMEND THAT NEW TREES NOT BE PLACED CLOSER THAN 1/4 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.
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- ALL HANDICAP SPACES TO BE DESIGNATED WITH POLE MOUNTED OR WALL MOUNTED SIGNAGE. SURFACE PAINTED WHEEL CHAIR LOGO NOT REQUIRED.

LIGHTING SCHEDULE

- + SIDEWALK POST LIGHTS AS SELECTED BY OWNER
- ⊕ SIDEWALK POST LIGHTS W/ FLOOD AS SELECTED BY OWNER

ACCESSIBILITY NOTES:

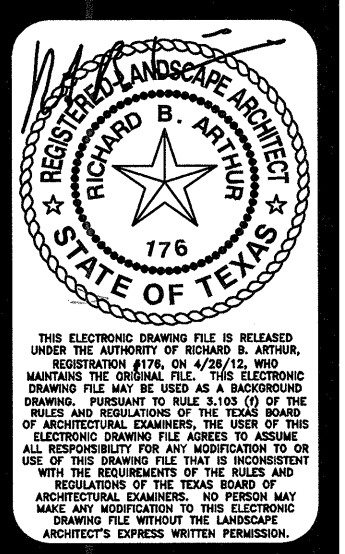
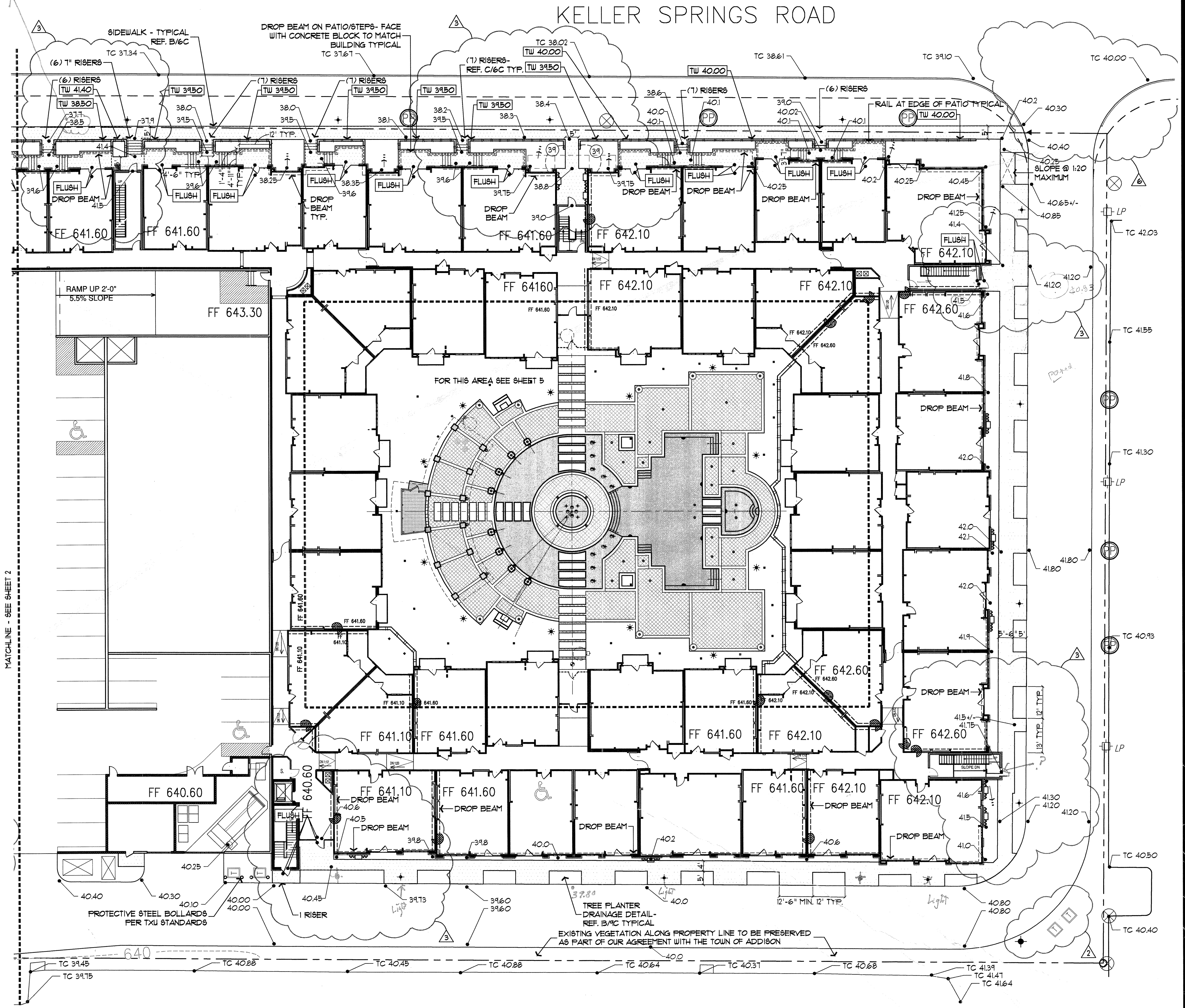
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- ACCESSIBLE ROUTES AND HANDICAP CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE.
- ALL HANDICAP RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
- ALL GROUND 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.

CONSTRUCTION LEGEND

TOP OF CURB GRADE	TC XXXX
PROPOSED GRADE	XXXX
TOP OF WALL GRADE	TW XXXX
AREA DRAIN ELEVATION	AD XXXX
AREA DRAIN	■
DECK DRAIN	⊙
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	→
STONE WALL	▬
BRUSH FINISH CONCRETE	▨
SPECIAL PAVING (REFERENCE PLAN)	▨
WOOD FENCE	▬
ORNAMENTAL FENCE	▬
HANDRAIL / RAILING	⊕
SIDEWALK POST LIGHT	⊕
COURTYARD BOLLARD LIGHT	*
TREE UPLIGHT	⊙
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	⊙

LOCATIONS OF GROUND MOUNTED TRANSFORMERS AND POWER POLES ALONG KELLER SPRINGS ROAD SUBJECT TO CHANGE

Walls @ 38.5 should be 39.5



REVISIONS

23 AUG 2011	REVISED LIGHTING SCHEDULE
03 OCT 2011	TRANSFORMER REVISION
17 OCT 2011	FLATWORK AND GRADE REVISIONS DUE TO BUILDING REVISIONS
26 APR 2012	REVISED ACCESSIBLE ROUTE AND SIDEWALK AS REQUESTED

Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

SCALE
1" = 20'-0"

DATE
19 AUG 2011

TITLE
CONSTRUCTION

SHEET
1C OF 9

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19. 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.
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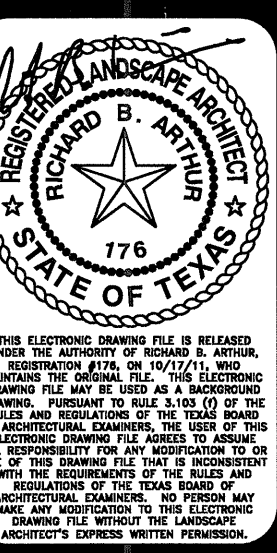
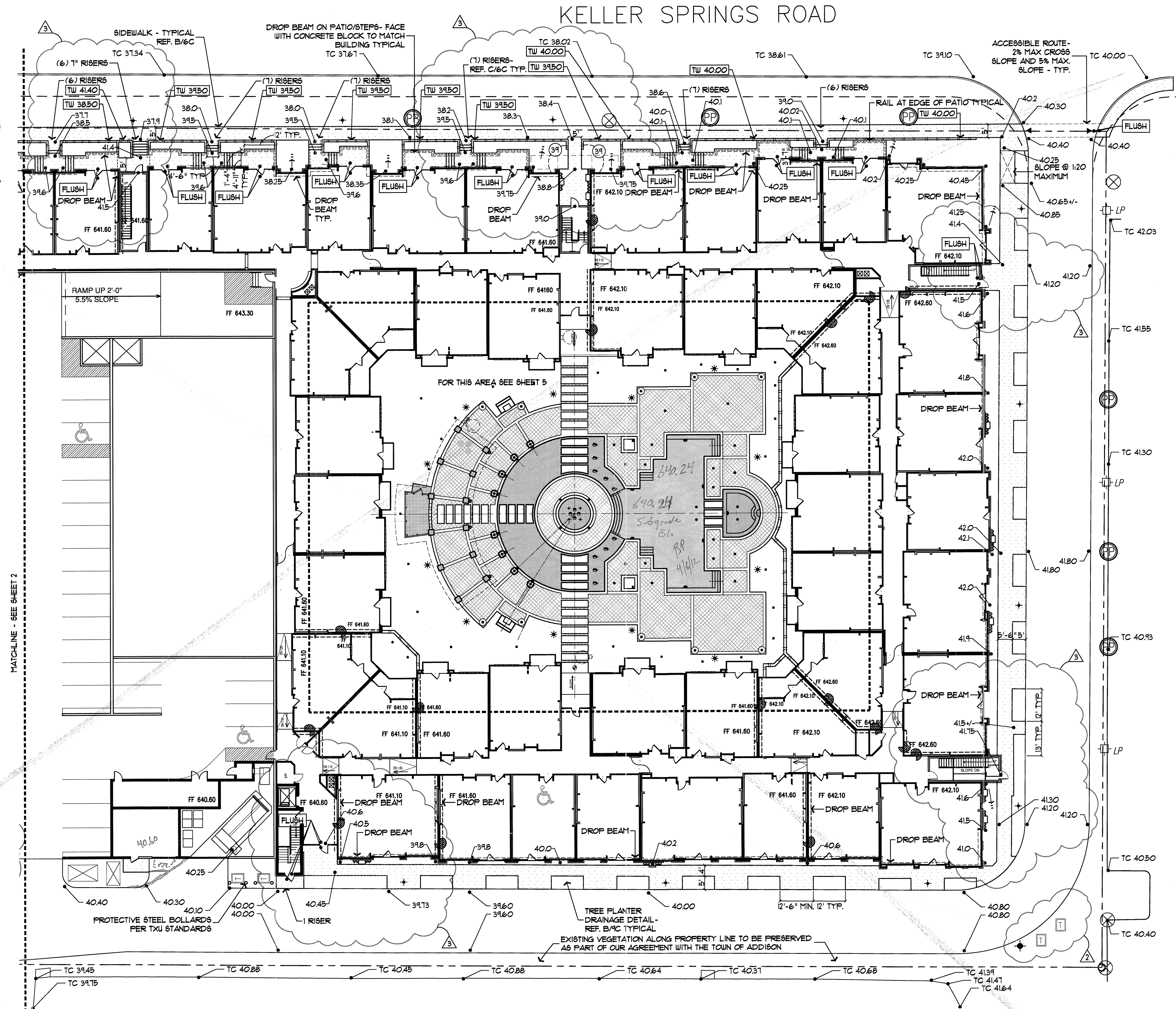
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LIGHTING SCHEDULE

- + SIDEWALK POST LIGHTS AS SELECTED BY OWNER
o SIDEWALK POST LIGHTS W/ FLOOD AS SELECTED BY OWNER

LOCATIONS OF GROUND MOUNTED TRANSFORMERS AND POWER POLES ALONG KELLER SPRINGS ROAD SUBJECT TO CHANGE

KELLER SPRINGS ROAD



REVISIONS table with columns for revision number, date, and description. Includes revisions for 23 AUG 2011 (REVISED LIGHTING SCHEDULE), 03 OCT 2011 (TRANSFORMER REVISION), and 17 OCT 2011 (PLATFORM AND GRADE REVISIONS DUE TO BUILDING REVISIONS).

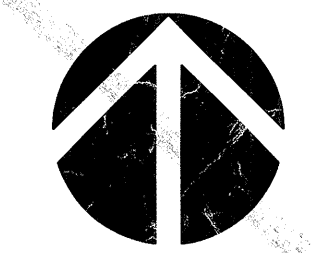
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SCALE 1" = 20'-0"

DATE 19 AUG 2011

TITLE CONSTRUCTION

SHEET 1C OF 9



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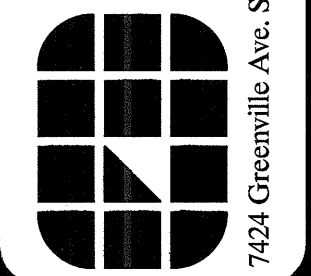
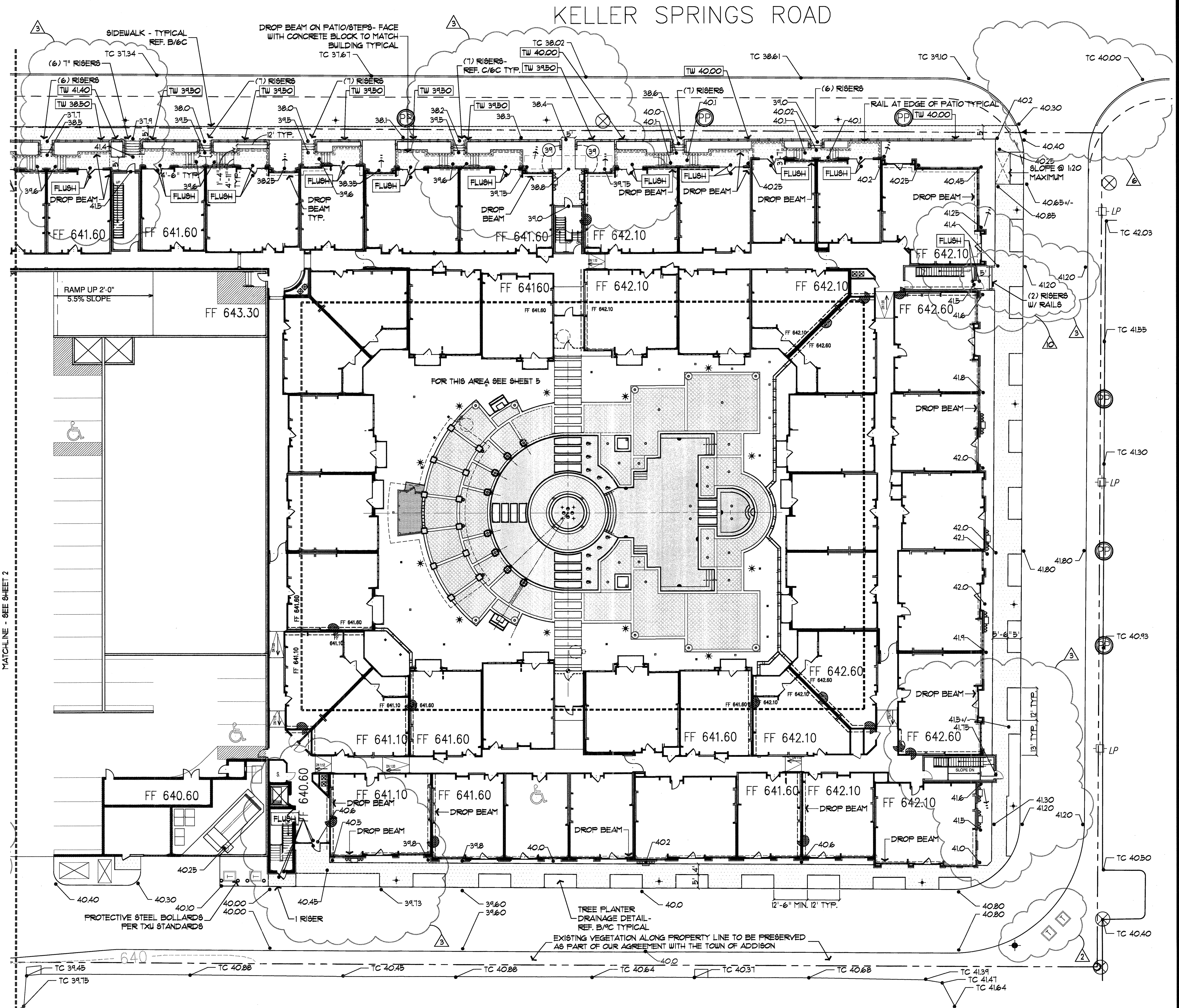
CONSTRUCTION LEGEND

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PROPOSED GRADE	XXXXX
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AREA DRAIN ELEVATION	AD XXXXX
AREA DRAIN	▬
DECK DRAIN	⊙
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	→
STONE WALL	▬
BRUSH FINISH CONCRETE	▬
SPECIAL PAVING (REFERENCE PLAN)	▬
WOOD FENCE	▬
ORNAMENTAL FENCE	▬
HANDRAIL / RAILING	---
SIDEWALK POST LIGHT	+⊕
COURTYARD BOLLARD LIGHT	⊕
TREE UPLIGHT	*
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	⊙

LIGHTING SCHEDULE

- + SIDEWALK POST LIGHTS AS SELECTED BY OWNER
- ⊕ SIDEWALK POST LIGHTS W/ FLOOD AS SELECTED BY OWNER

LOCATIONS OF GROUND MOUNTED TRANSFORMERS AND POWER POLES ALONG KELLER SPRINGS ROAD SUBJECT TO CHANGE



REVISIONS

- 23 AUG 2011 REVISED LIGHTING SCHEDULE
- 03 OCT 2011 TRANSFORMER REVISION
- 11 OCT 2011 PLANTING AND GRADE REVISIONS DUE TO BUILDING REVISIONS
- 26 APR 2012 REVISED ACCESSIBLE ROUTES AND SIDEWALK AS SHOWN
- 11 MAY 2013 ADDED 2 RISERS W/ RAILS AT STAIR 1

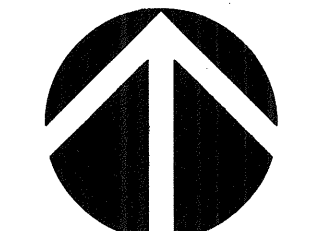
Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

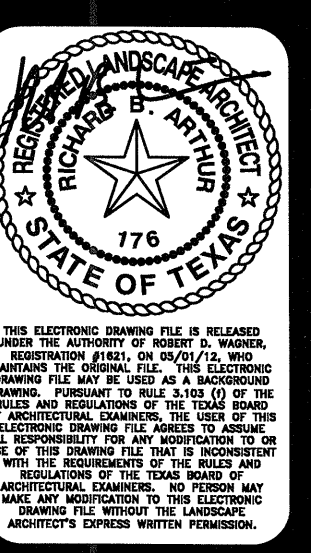
SCALE
1" = 20'-0"

DATE
19 AUG 2011

TITLE
CONSTRUCTION

SHEET
1C OF 9





REVISIONS

09-16-2011
09-21-2011
10-31-2011
05-01-2012

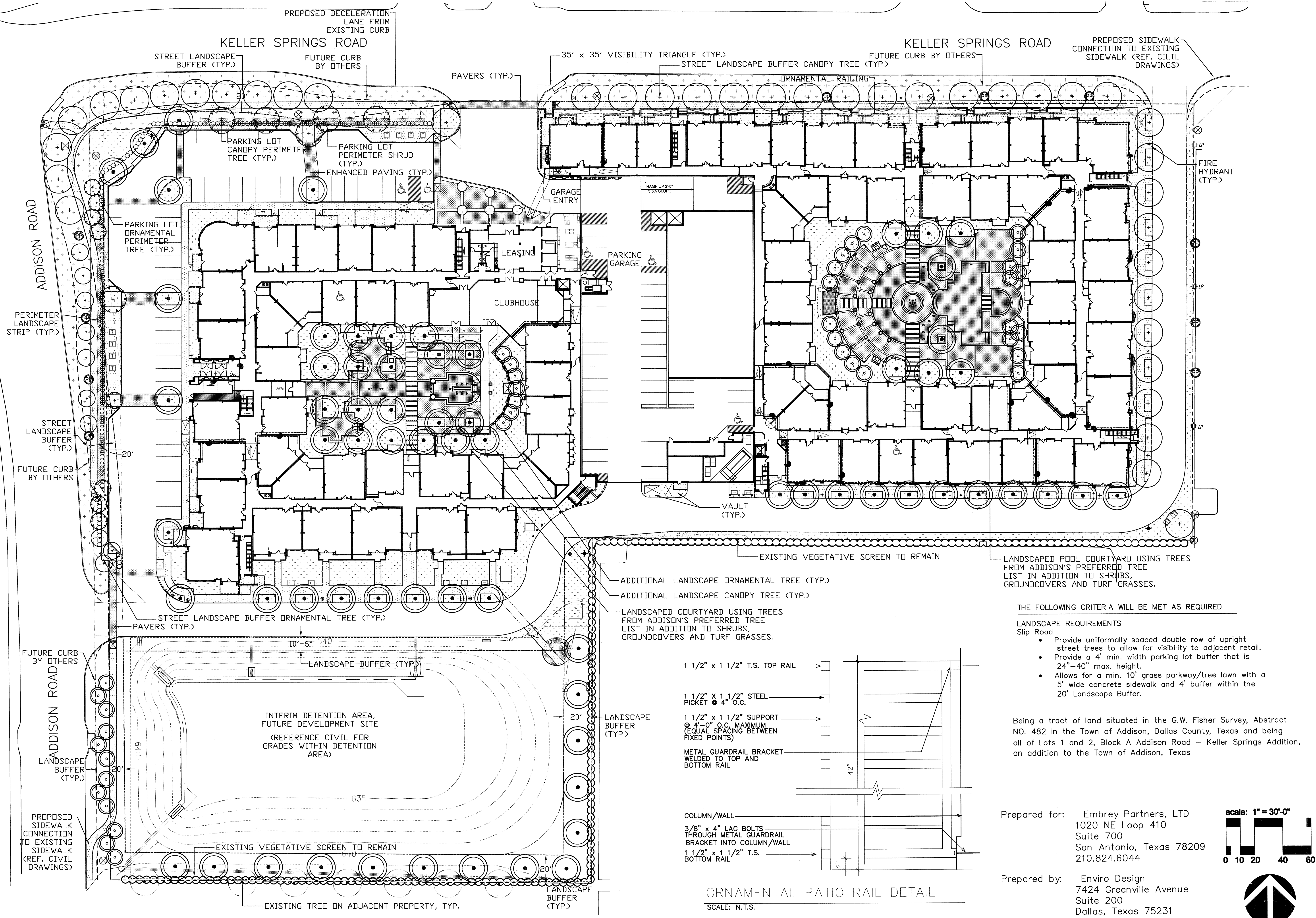
Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

SCALE
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DATE
08/05/11

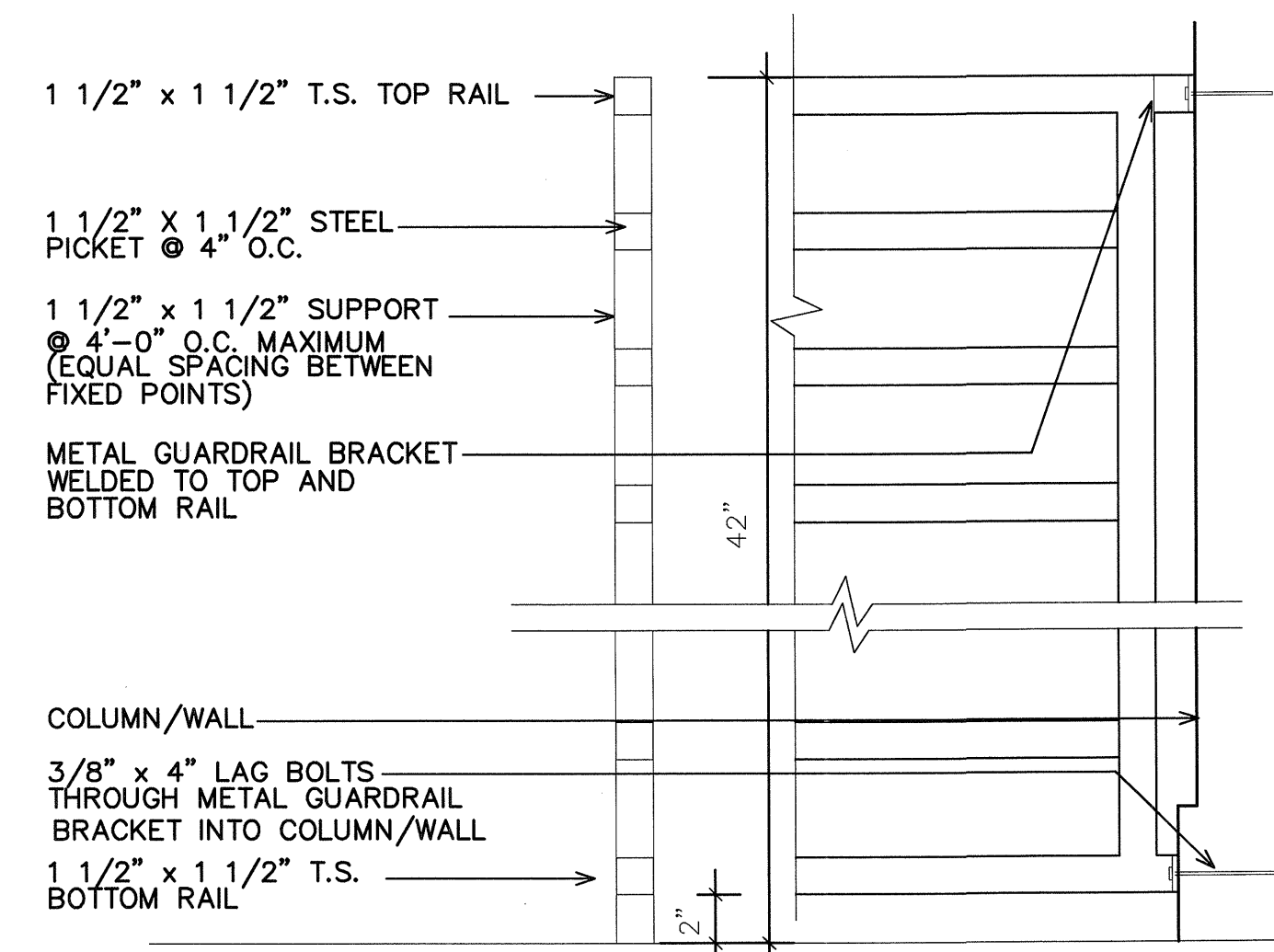
TITLE
LANDSCAPE SUBMITTAL

SHEET
1L OF 2



- THE FOLLOWING CRITERIA WILL BE MET AS REQUIRED
- LANDSCAPE REQUIREMENTS
- Slip Road
- Provide uniformly spaced double row of upright street trees to allow for visibility to adjacent retail.
 - Provide a 4' min. width parking lot buffer that is 24"-40" max. height.
 - Allow for a min. 10' grass parkway/tree lawn with a 5' wide concrete sidewalk and 4' buffer within the 20' Landscape Buffer.

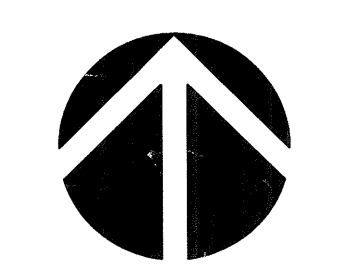
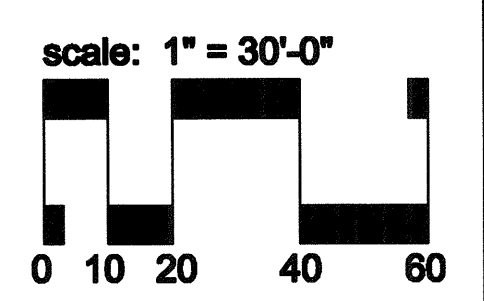
Being a tract of land situated in the G.W. Fisher Survey, Abstract NO. 482 in the Town of Addison, Dallas County, Texas and being all of Lots 1 and 2, Block A Addison Road - Keller Springs Addition, an addition to the Town of Addison, Texas



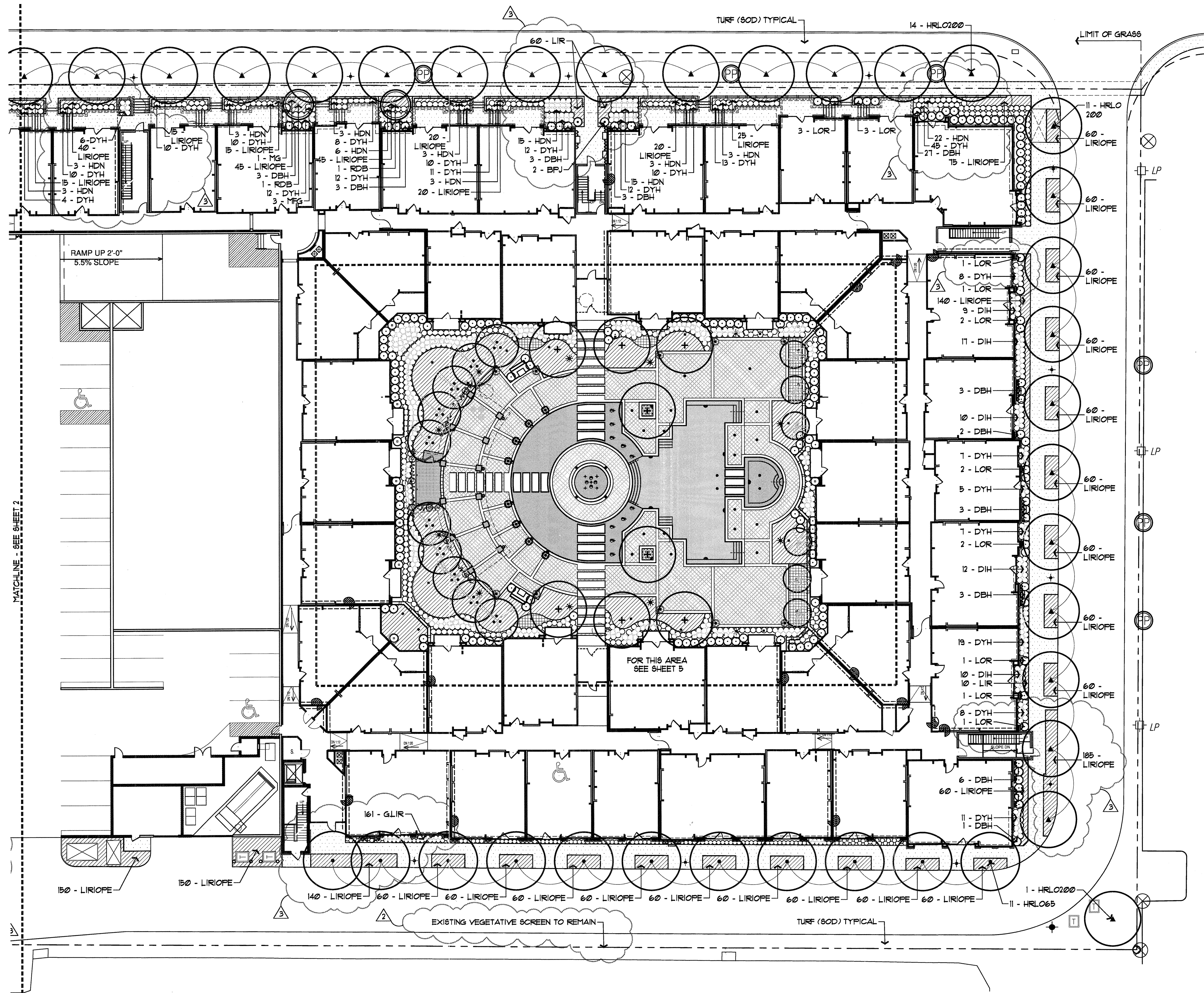
ORNAMENTAL PATIO RAIL DETAIL
SCALE: N.T.S.

Prepared for: Embrey Partners, LTD
1020 NE Loop 410
Suite 700
San Antonio, Texas 78209
210.824.6044

Prepared by: Enviro Design
7424 Greenville Avenue
Suite 200
Dallas, Texas 75231
214.987.3010

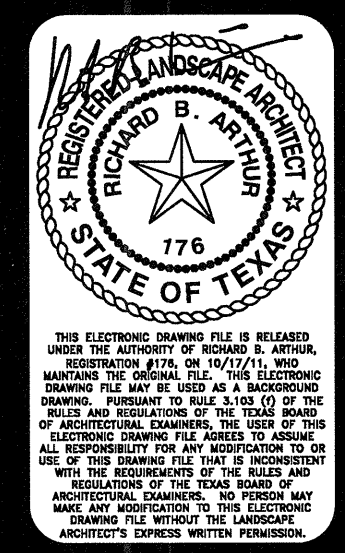


KELLER SPRINGS ROAD



REFERENCE SHEET 3L FOR PLANT MATERIALS LIST AND SHEET 6L FOR PLANTING SPECIFICATIONS.

File Name: Keller_Springs_planting.dwg
 Plot Date: 01/10/2012 - 09:54am



- REVISIONS
- 2 03 OCT 11 ADDED NOTE ABOUT EXISTING VEGETATION TO REMAIN
 - 3 17 OCT 11 REVISED PLANTING DUE TO BUILDING REVISIONS

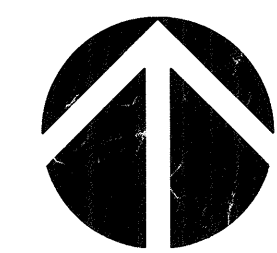
Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE
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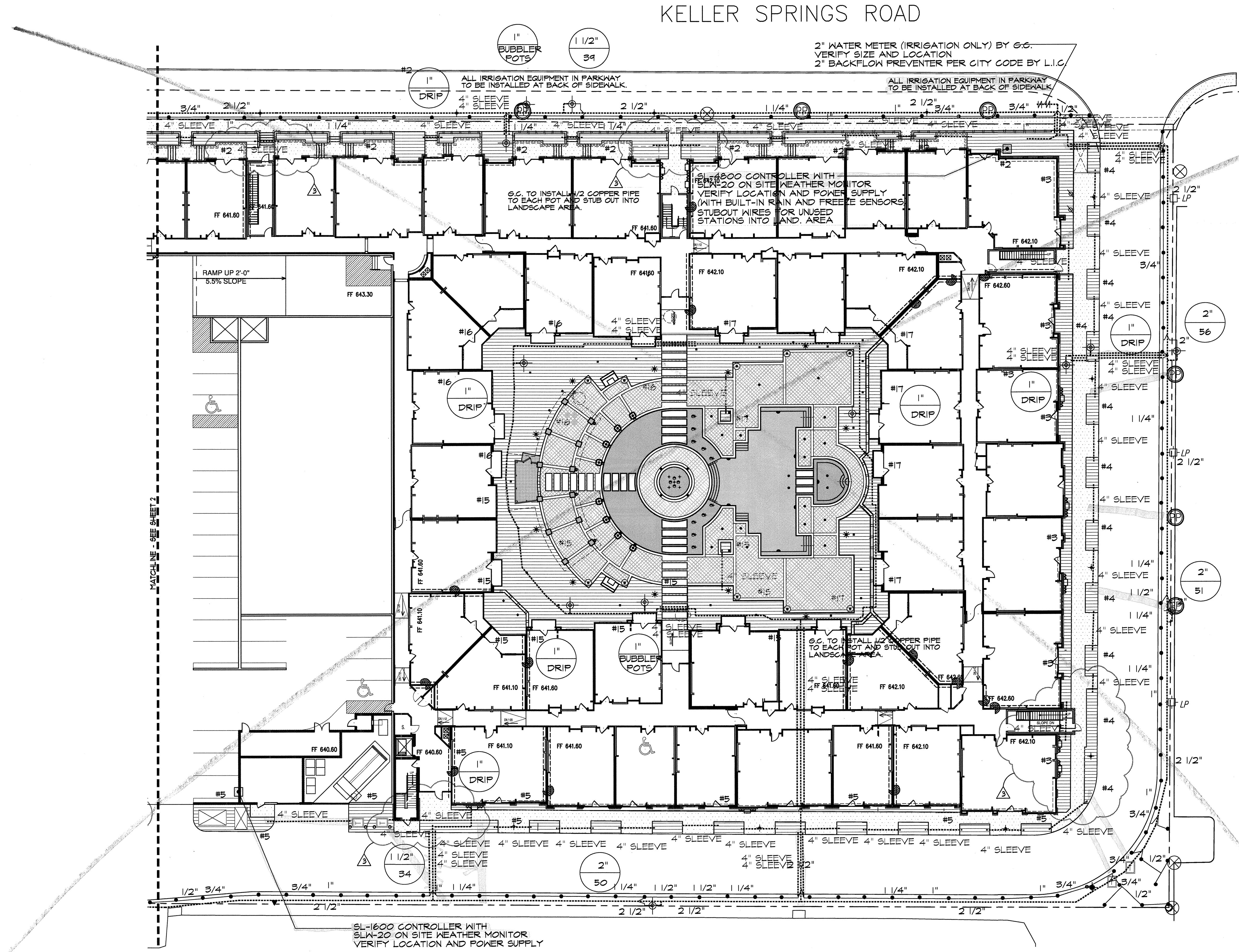
DATE
 19 AUG 2011

TITLE
 LANDSCAPE

SHEET
 1L OF 6



File Name: Keller_Springs_Irrigation.dwg
 Plot Date: 10/21/2011 - 02:37pm



KELLER SPRINGS ROAD

2" WATER METER (IRRIGATION ONLY) BY G.C.
 VERIFY SIZE AND LOCATION
 2" BACKFLOW PREVENTER PER CITY CODE BY L.I.C.

ALL IRRIGATION EQUIPMENT IN PARKWAY
 TO BE INSTALLED AT BACK OF SIDEWALK.

ALL IRRIGATION EQUIPMENT IN PARKWAY
 TO BE INSTALLED AT BACK OF SIDEWALK.

1" BUBBLER POTS
 1 1/2" 39

1" DRIP

2" DRIP 56

2" 51

2" 50

1 1/2" 34

SL-1600 CONTROLLER WITH
 SLW-20 ON SITE WEATHER MONITOR
 VERIFY LOCATION AND POWER SUPPLY

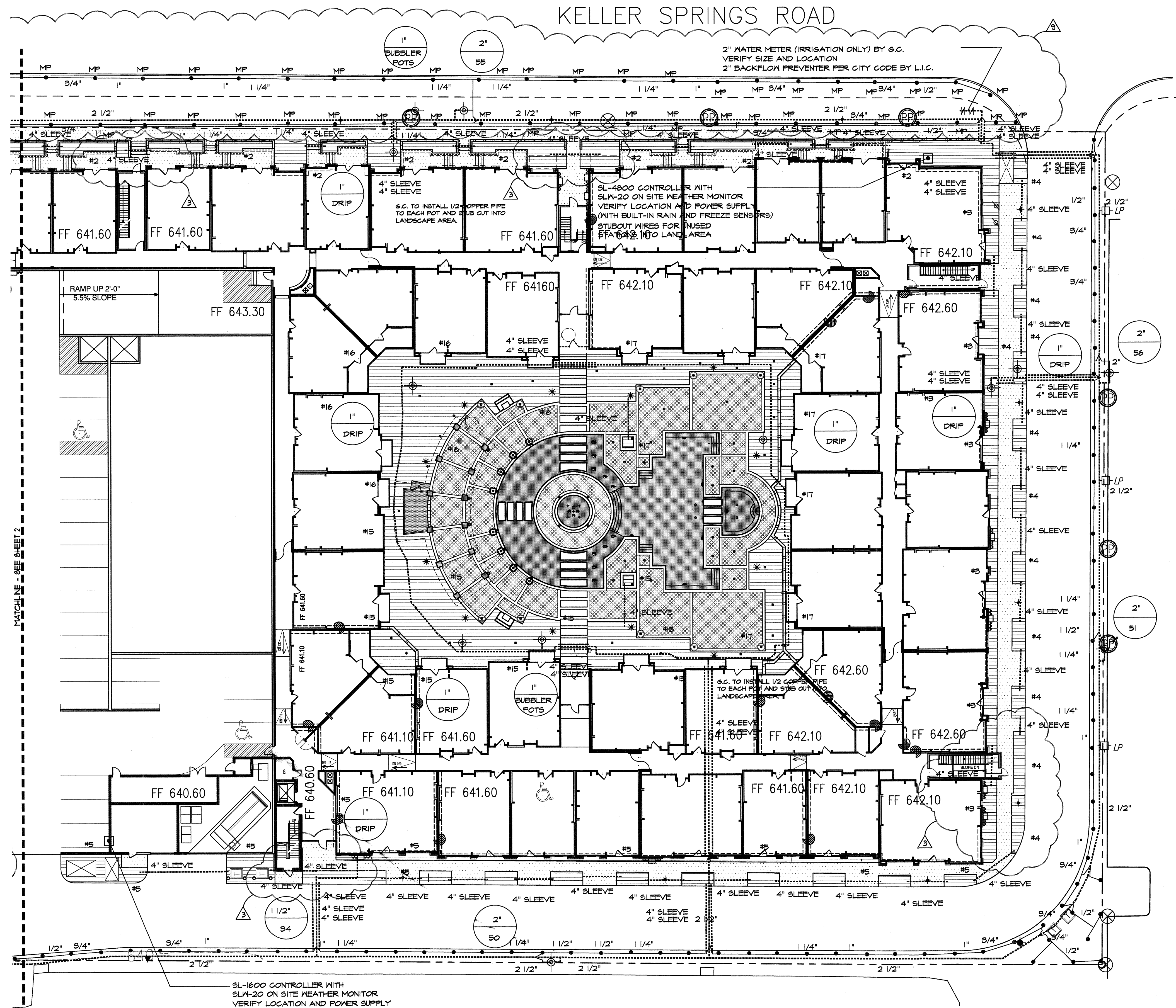
G.C. TO INSTALL 1/2" COPPER PIPE
 TO EACH POT AND STUB OUT INTO
 LANDSCAPE AREA.

SL-1800 CONTROLLER WITH
 SLW-20 ON SITE WEATHER MONITOR
 VERIFY LOCATION AND POWER SUPPLY
 (WITH BUILT-IN RAIN AND FREEZE SENSORS)
 STUBOUT WIRES FOR UNUSED
 STATIONS INTO LAND. AREA

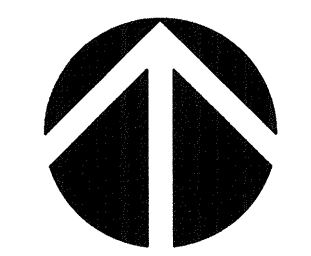
RAMP UP 2'-0"
 5.5% SLOPE

REFERENCE SHEET 35 FOR
 IRRIGATION NOTES AND LEGEND
 REFERENCE SHEET 45 FOR
 IRRIGATION SPECS AND DETAILS





REFERENCE SHEET 35 FOR
 IRRIGATION NOTES AND LEGEND
 REFERENCE SHEET 48 FOR
 IRRIGATION SPEC'S AND DETAILS



EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw
 Beeler Guest Owens Architects
 4245 N. Central Expressway
 Suite 300
 Dallas, TX 75205
 Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 109
 Date: 4/16/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen), Enviro Design Landscape
 Subject: Elevation Discrepancies

Drawing: A3, C, 2C & S2.13
 Cost Impact: None

Spec Section:
 Schedule Impact: None

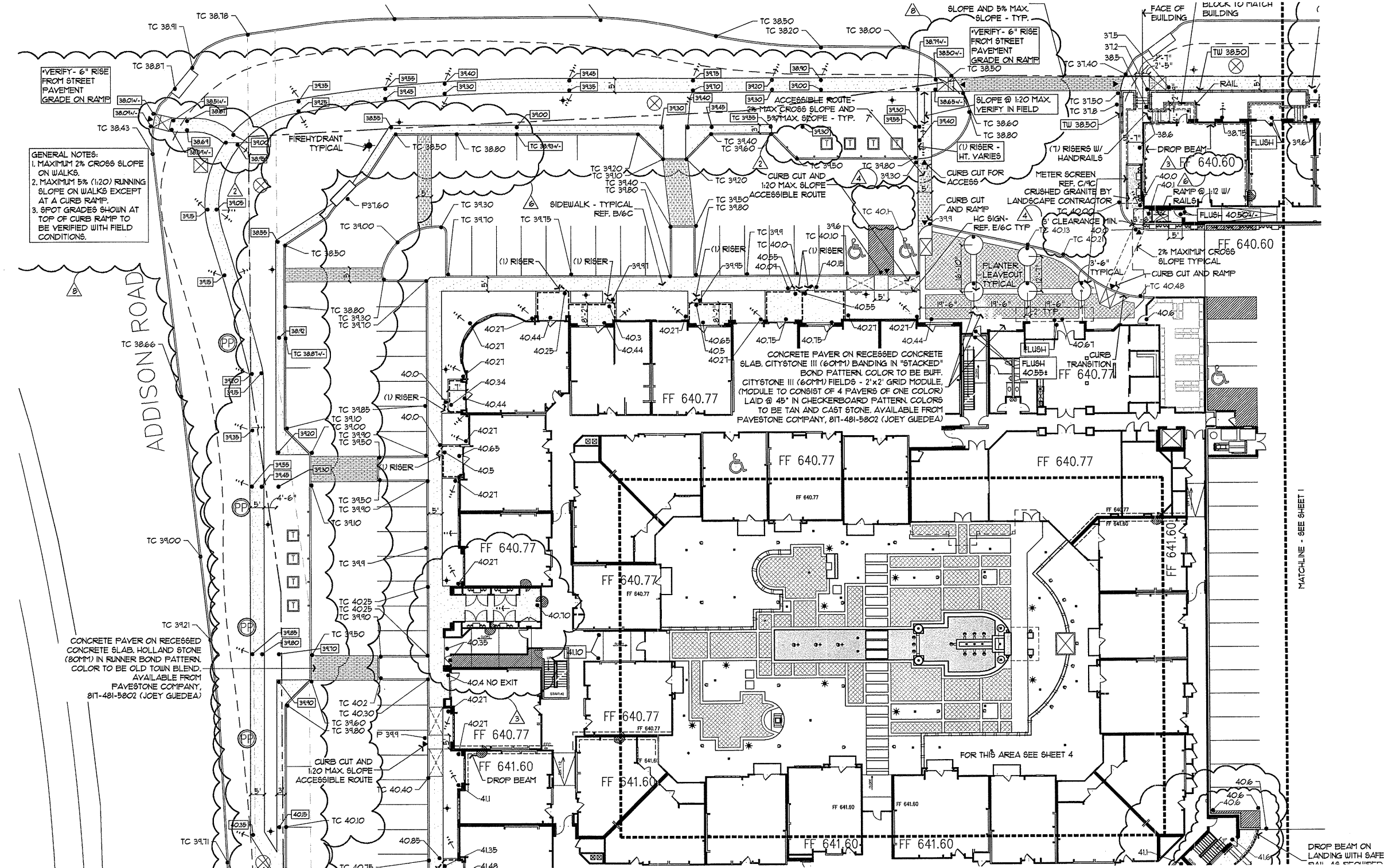
Request: Date Required: 4/20/2012
 Architectural and Structural plans show FF at 640.6'. Landscape shows 641.6. Please confirm the correct elevation is 640.6'.
 Architectural shows a spot elevation outside the building at 640.5'. Landscape shows a spot elevation of 640.1' at the bottom of the ramp and 640' in the street just outside. Please confirm the correct spot elevations.

Requested by: David Miller
 Embrey Builders LLC

Response:
 * THE CORRECT FINISH FLOOR ELEVATION IS 640.60. WE WILL UPDATE OUR DRAWINGS. SPOT ELEVATION ADJACENT TO EXTERIOR OF UNIT AREA CORRECT AS SHOWN.
 * THE SPOT ELEVATION AT THE BOTTOM OF RAMP SHOULD BE 640.0, AND THE LANDING AREA AT THE BOTTOM OF RAMP CAN NOT BE 640.0 CROSS SECTION.

Answered by: ENVIRO DESIGN
 Date: 04-16-12

Page 1 of 1



REVISIONS
 ON OCT 30 2012
 REVISION 1
 TO CORRECT SPOT ELEVATION AND SPOT ELEVATION ADJACENT TO EXTERIOR OF UNIT AREA CORRECT AS SHOWN.
 ON APR 20 2012
 REVISION 2
 TO CORRECT SPOT ELEVATION AT THE BOTTOM OF RAMP SHOULD BE 640.0, AND THE LANDING AREA AT THE BOTTOM OF RAMP CAN NOT BE 640.0 CROSS SECTION.

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Jordan & Skala Engineers, Inc.
 14240 Midway Road, Suite 350
 Dallas, TX 75244
 Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 45
 Date: 1/27/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Enviro Design Landscape
 Subject: Relocation of fountain equipment vault

Drawing: 2C
 Cost Impact: None

Spec Section:
 Schedule Impact: None

Request: Date Required: 2/3/2012
 Our pool contractor has proposed a change in location and elevation for the fountain equipment vault. Attachment # 1 shows RFI for the location of the CF panel in the courtyard. Attachment #2 shows proposed relocation of the vault and shows location of CF panel. Attachment #3 is a background e-mail. Attachment #4 is the detail sketch from the pool contractor.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response:
 The relocation of the vault is acceptable to us so long as it is positioned so that the River Birch can stay in place. The Dwarf Yaupons can terminate where they meet the new vault location and groundcover and be filled in around the front. We will revise our drawings and submit revised sheets which will incorporate RFI #35 as well.

Thank you

Answered by: Brian Arthur
 Company: Enviro Design
 Date: January 27, 2012

Page 1 of 1

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Jordan & Skala Engineers, Inc.
 14240 Midway Road, Suite 350
 Dallas, TX 75244
 Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 45
 Date: 1/27/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Enviro Design Landscape
 Subject: Relocation of fountain equipment vault

Drawing: 2C
 Cost Impact: None

Spec Section:
 Schedule Impact: None

Request: Date Required: 2/3/2012
 Our pool contractor has proposed a change in location and elevation for the fountain equipment vault. Attachment # 1 shows RFI for the location of the CF panel in the courtyard. Attachment #2 shows proposed relocation of the vault and shows location of CF panel. Attachment #3 is a background e-mail. Attachment #4 is the detail sketch from the pool contractor.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response:
 JSE Response
 Electrical: Panel 'CF' serves the fountain courtyard and the fountain equipment.
 - Mike Jennings, Jordan & Skala 2/6/2012
 Plumbing: The email mentions connecting the vault to storm sewer. The civil engineer provided the courtyard drainage and if a connection is made, it would need to be coordinated with them.
 Heath Farnell, Jordan & Skala 2/6/12

Answered by:
 Company:
 Date:

Page 1 of 1

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
 7424 Greenville Ave, Suite 200
 Dallas, TX 75231
 Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 35
 Date: 1/19/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: Elevation conflict on sheet 2C
 Drawing: 2C
 Cost Impact: None

Spec Section:
 Schedule Impact: None

Request: Date Required: 1/26/2012
 Landscape sheet 2C needs to be coordinated and revised to reflect the revised paving elevations on revised civil sheet C4 (1/17/11). There are areas of conflict of up to 1' between drawings.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response:
 Attached please find the following sheets with the revised grades as coordinated with the Civil and Architect:
 Construction sheets 2C, 3C, 7C;
 Partial breezeway plan prepared by BGO;
 Landscape sheets 2L, 3L, 4L;
 Irrigation sheet 2S
 RFI 45 is incorporated in these plans

Answered by: Robert Wagner
 Company: Enviro Design
 Date: Feb. 2, 2012

Page 1 of 1

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
 7424 Greenville Ave, Suite 200
 Dallas, TX 75231
 Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 199
 Date: 10/19/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Walter Kilroy (BGO)
 Subject: side walk elevation conflicts

Drawing: 2C
 Cost Impact: None

Spec Section:
 Schedule Impact: None

Request: Date Required: 10/26/2012
 On the attached blow-up detail from sheet 2C there are several elevation problems. At the point where the City sidewalk meets the sidewalk from the B2 Part 4 unit there is a low spot elevation that doesn't seem to work. Also the steps from the patio for that same unit do not seem to work. Please review the attachment with comments and provide further direction.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response:
 I do not understand the issue. Isn't there a curb cut where the sidewalk hits the entry drive? a curb opening puts the drive elevation at 37.00+ - our 37.20 sidewalk point drains at 2% back to the drive and requires three (5' +) risers

Answered by: Enviro Design Landscape
 Answered date: October 19, 2012

Page 1 of 1

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 212
Date: 11/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: details and clarification needed for planters at club/leasing entry

Drawing: 2C, 2L, 2S
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Outside the club/leasing entry there is an area of brick pavers with 5 planter areas which are labeled planter leave out typical. As shown on 2C it looks like these areas are 7" in diameter and have drip tubing and a single 4" pop out lawn head in each of them. Can we get a clear detail showing these planter areas including how the pavers are laid to form the planter circles? Also, I assume there are no drains in these planters. How far recessed is the planter bed from the top of the pavers? Please give details for clarification.
Date Required: 12/4/2012

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
After discussions with David Gallagher and Brian Peterson, we have decided to go ahead and recommend a 4" width curb around the perimeter of the leaveouts. The curb is to be finished and flush with the top of pavers. The pavers are to be cut accordingly to butt up against the 4" curb. Typical dirt finish grade in planting leave out is 1.5" below top of paver. Set drain inlet elevation accordingly. Reference irrigation drawings for irrigation info for each of the leaveouts. A drain is to be included within each of the leaveouts. We propose (1) 6" round brass grate and (1) 6" round spee-d basin for each of the leaveouts from NDS pro. 800-726-1994. (ndspro.com) please let us know if you need our drawings to be updated to reflect this change.

Answered by: Enviro Design Landscape

Answered date: November 28, 2012

Page 1 of 1

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 228
Date: 5/8/2013
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Sod at the corner of Addison Rd. and Keller Springs Rd.

Drawing: 2C
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: We have a continuing problem occurring almost daily with tractor trailers jumping the curb and rutting up the sod at the corner of Addison Rd. and Keller Springs Rd. We asked to city if we could place large boulders in this area and they declined. We talked about installing sub base and river rock with edging and they were agreeable. Landscaper would have to adjust his irrigation sprinklers so the area is kept dry. Please advise.
Date Required: 5/10/2013

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
We think the sub base with river rock will be a practical solution. However, please see the attached PDF. Would it be possible to make the river rock bed a little more organic in design? We feel it will make the bed of river rock look more like it was part of the design rather than just an afterthought to keep the corner from getting torn up from the trucks. It does not have to be this exact design or size as you will have a better idea in the field of just how big the bed needs to be to protect the corner. Adjust irrigation in field as needed.

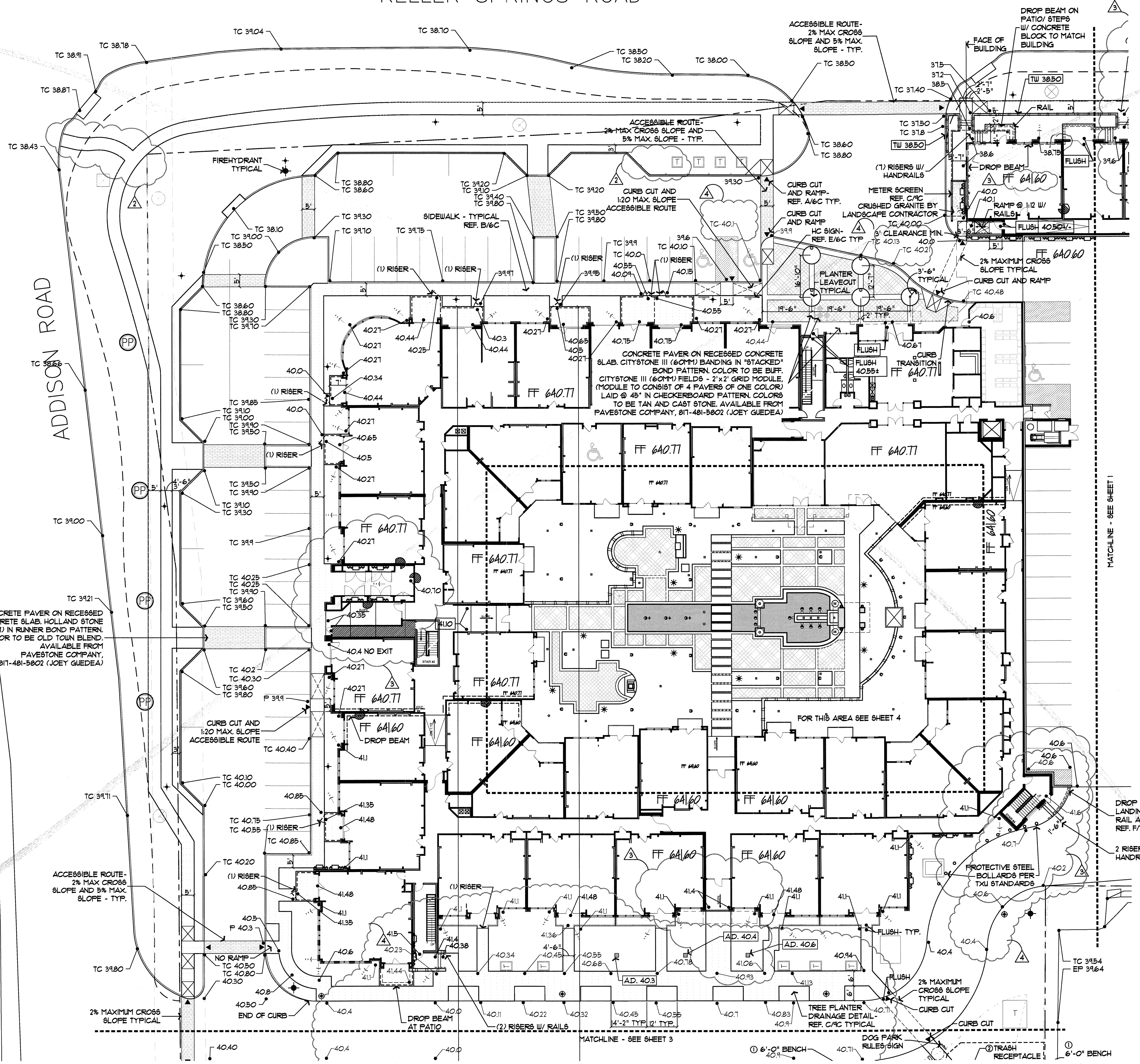
Answered by: Enviro Design Landscape

Answered date: May 10, 2013

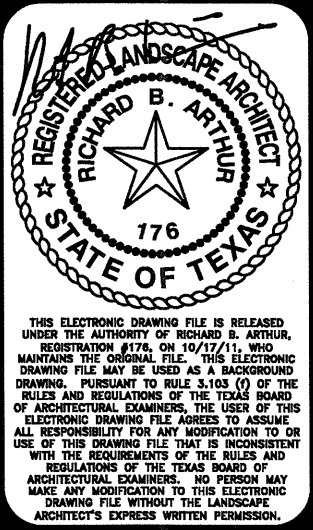
Page 1 of 1

LOCATIONS OF GROUND MOUNTED TRANSFORMERS AND POWER POLES ALONG KELLER SPRINGS ROAD SUBJECT TO CHANGE

KELLER SPRINGS ROAD



File Name: Keller Springs construction.dwg
 Plot Date: 02/02/2012 - 02:53pm



REVISIONS

03 OCT 2011	TRANSFORMER REVISION AND ADDED BOWSAUK TO STREET
11 OCT 2011	FLATWORK AND GRADE REVISIONS DUE TO BUILDING REVISIONS
02 FEB 2012	GRADE REVISIONS DUE TO CIVIL COORDINATION

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE
 1" = 20'-0"

DATE
 19 AUG 2011

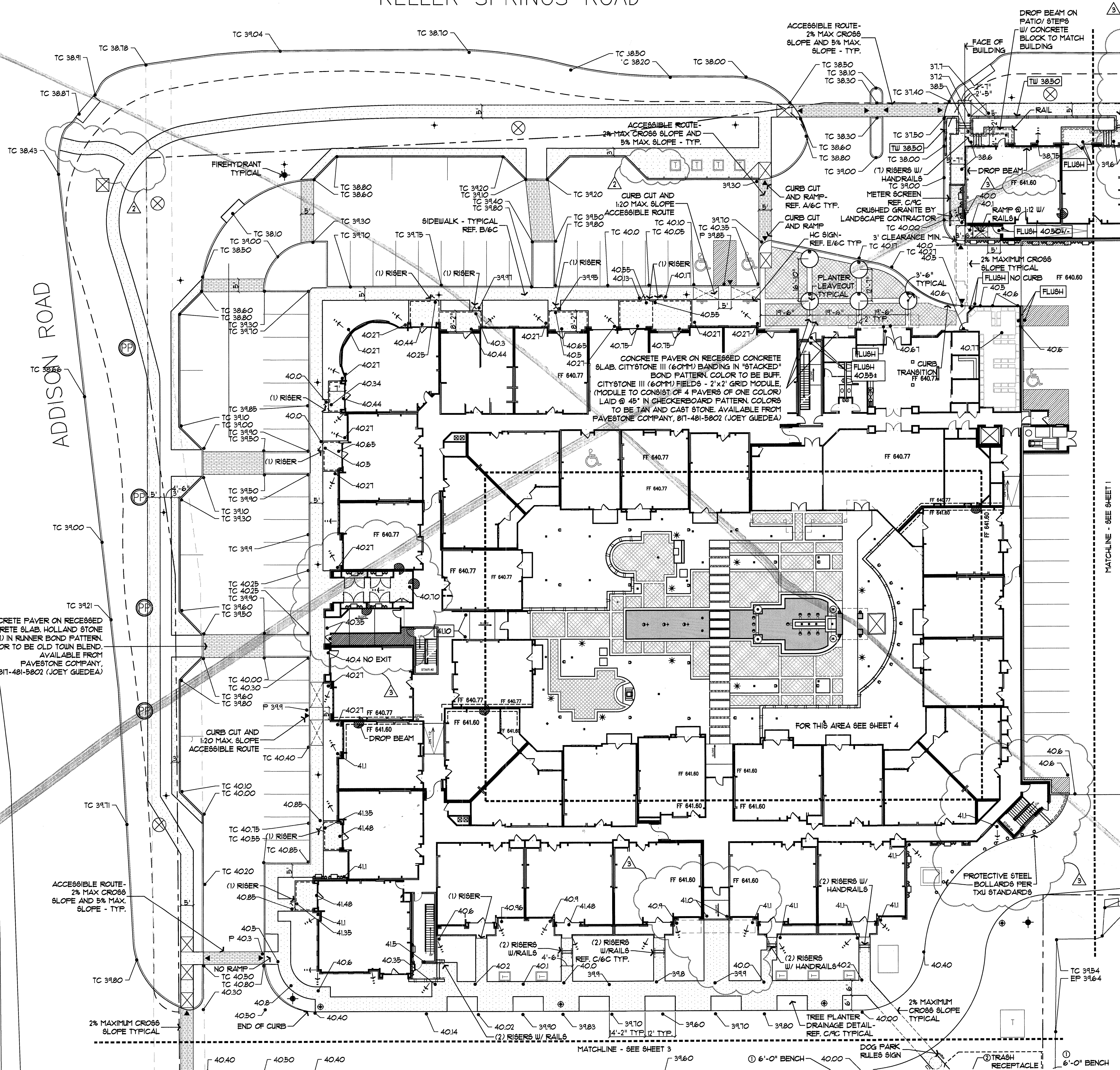
TITLE
 CONSTRUCTION

SHEET
 2C OF 9



LOCATIONS OF GROUND MOUNTED TRANSFORMERS AND POWER POLES ALONG KELLER SPRINGS ROAD SUBJECT TO CHANGE

KELLER SPRINGS ROAD

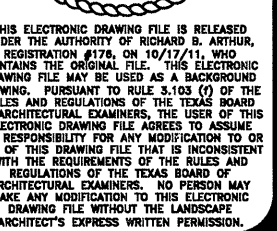


File Name: Keller Springs construction.dwg
 Plot Date: 10/21/2011 - 02:28pm

ENVIRO DESIGN
 LANDSCAPE ARCHITECTURE
 SITE PLANNING



7424 Greenville Ave., Suite 200 Dallas, TX 75231 (214) 987-3010



REVISIONS
 05 OCT 2011
 TRANSFORMER REVISION AND ACCORD SIDEWALK TO STREET
 17 OCT 2011
 PAVEMENT AND GRADE REVISIONS DUE TO BUILDING REVISIONS

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE
 1" = 20'-0"

DATE
 19 AUG 2011

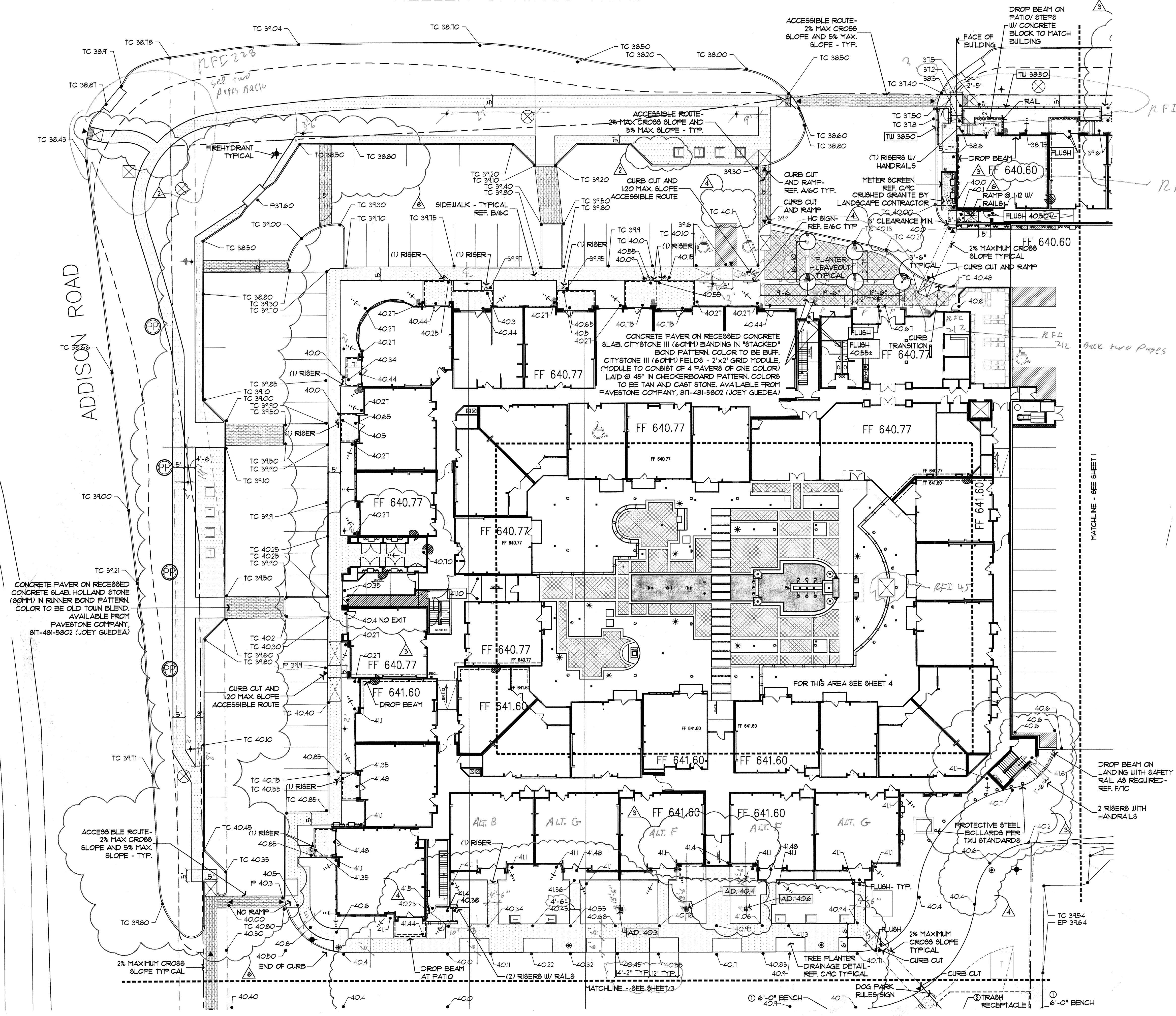
TITLE
 CONSTRUCTION

SHEET
 2C OF 9

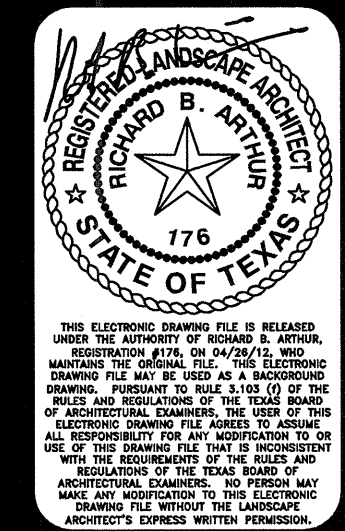


LOCATIONS OF GROUND MOUNTED TRANSFORMERS AND POWER POLES ALONG KELLER SPRINGS ROAD SUBJECT TO CHANGE

KELLER SPRINGS ROAD



File Name: Keller Springs construction.dwg
 Plot Date: 04/26/2012 - 04:15pm



REVISIONS

03 OCT 2011	TRANSFORMER REVISION AND ADDED SIDEWALK TO STREET
17 OCT 2011	PLATFORM AND GRADE REVISIONS DUE TO BUILDING REVISIONS
02 FEB 2012	GRADE REVISIONS DUE TO CIVIL COORDINATION

26 APR 2012
 CURB GRADE LAYOUT AND PARKING SIDEWALK REVISIONS FOR CIVIL COORDINATION

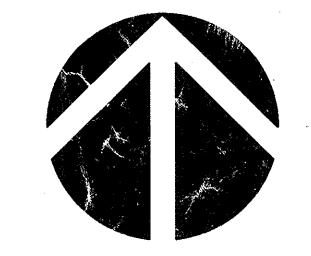
Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE
 1" = 20'-0"

DATE
 19 AUG 2011

TITLE
 CONSTRUCTION

SHEET
 2C OF 9



LANDSCAPE CALCULATIONS
STREET LANDSCAPE BUFFER

	Required	Provided
Total Site Area excluding the Interim Detention Area/Future Development Site	N/A	276,125 sf.
Landscape Area within our property	37,090 sf. (13%)	37,090 sf.
Landscape Area within Town Right-of-way	20,901 sf. (8%)	20,901 sf.
Total Landscape Area	55,225 sf. (20%)	57,991 sf. (21%)

Residential: 1 - 4" caliper shade tree and 8 shrubs per 25' of linear frontage.
*Per Comment 1 - 4" caliper shade tree and 8 shrubs per 30' of linear frontage.

Location	Residential	Provided
Keller Springs Road	718 L.F./30 (per comment) = 23.93 = 24 - 4" caliper shade trees. 718 L.F./30 (per comment) = 23.93 x 8 = 191.44 = 191 shrubs.	24 trees 191 shrubs
Addison Road	315 L.F./30 = 10.5 = 11 - 4" caliper shade trees. 315 L.F./30 = 10.5 x 8 = 84 shrubs.	4 canopy trees and 10 ornamental trees 84 shrubs
Future Road (East Side of Property)	303 L.F./25 = 12.12 = 12 - 4" caliper shade trees. 303 L.F./25 = 12.12 x 8 = 96.96 = 97 shrubs.	12 trees 97 shrubs

PARKING LOT SCREENING

Screen all surface parking lots on the site from all adjacent streets. Screen material must be at least 3 1/2' higher than the finished elevation of the adjacent parking lot.

100% Parking Lot Screening provided

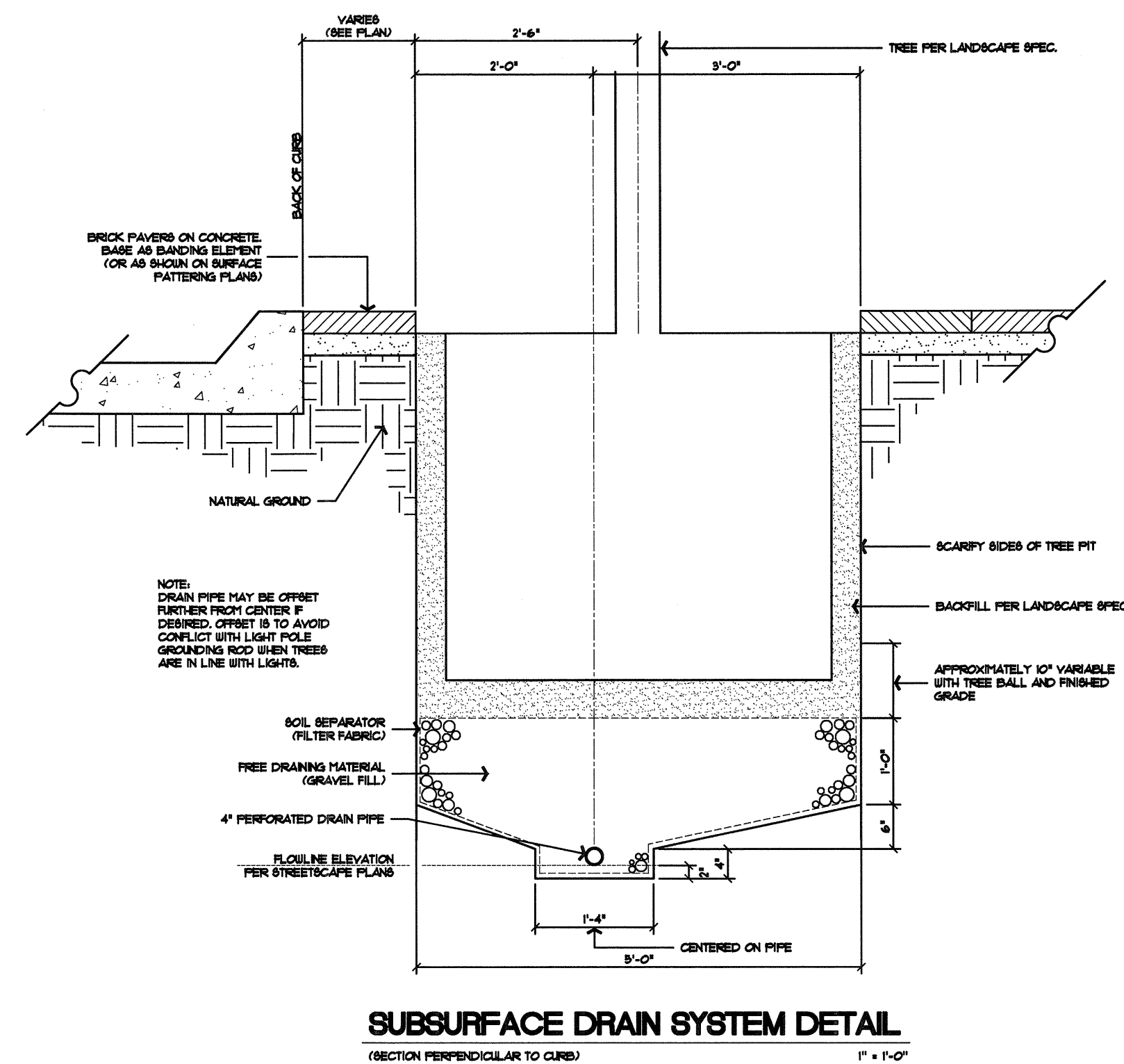
PARKING LOT LANDSCAPE, PERIMETER

(5' wide Landscape Buffer, 1 - 4" caliper shade tree and 8 shrubs per 35' of linear frontage)

Location	Residential	Provided
Keller Springs Road	163 L.F./35 = 4.66 = 5 - 4" caliper shade trees. 163 L.F./35 = 4.66 x 8 = 37.28 = 37 shrubs.	5 trees 37 shrubs
Addison Road	189 L.F./35 = 5.4 = 5 - 4" caliper shade trees. 189 L.F./35 = 5.4 x 8 = 43.2 = 43 shrubs.	1 canopy tree and 8 (2:1) ornamental trees 43 shrubs

PARKING LOT LANDSCAPE, INTERIOR

Total Parking Area = 20,025 Sq.Ft. = 8% Interior Planting Area Required
20,025 x 8% = 1,602 Interior Planting Area required.
2,870 Interior Planting Area provided.



SUBSURFACE DRAIN SYSTEM DETAIL
(SECTION PERPENDICULAR TO CURB) 1" = 1'-0"

STREET LANDSCAPE BUFFER TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
40	+	Highrise Live Oak	Quercus virginiana 'Highrise'	5" - 6" caliper 14' - 16' ht.
		Cedar Elm	Ulmus crassifolia	5" - 6" caliper 14' - 16' ht.
		Chinese Pistache	Pistacia chinensis	5" - 6" caliper 14' - 16' ht.

NOTE: ANY TREE THAT LIES UNDER OVERHEAD ELECTRIC TO BE HIGHRISE LIVE OAK

ADDITIONAL ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
10	+	Red Bud	Cercis canadensis 'Oklahoma'	3" caliper 8' - 10' ht. min.
		Yaupon Holly	Ilex vomitoria	3" caliper 8' - 10' ht. min.
		Southern Wax Myrtle	Myrica cerifera	3" caliper 8' - 10' ht. min.
		Chaste Tree	Vitex agnus-castus	3" caliper 8' - 10' ht. min.
		Desert Willow	Chilopsis linearis	3" caliper 8' - 10' ht. min.
		Crape Myrtle	Lagerstroemia linearis	3" caliper 8' - 10' ht. min.

PARKING LOT PERIMETER TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
6	+	Highrise Live Oak	Quercus virginiana 'Highrise'	5" - 6" caliper 14' - 16' ht.
		Cedar Elm	Ulmus crassifolia	5" - 6" caliper 14' - 16' ht.
		Chinese Pistache	Pistacia chinensis	5" - 6" caliper 14' - 16' ht.

NOTE: ANY TREE THAT LIES UNDER OVERHEAD ELECTRIC TO BE HIGHRISE LIVE OAK

PARKING LOT PERIMETER TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8	+	Red Bud	Cercis canadensis 'Oklahoma'	3" caliper 8' - 10' ht. min.
		Yaupon Holly	Ilex vomitoria	3" caliper 8' - 10' ht. min.
		Southern Wax Myrtle	Myrica cerifera	3" caliper 8' - 10' ht. min.
		Chaste Tree	Vitex agnus-castus	3" caliper 8' - 10' ht. min.
		Desert Willow	Chilopsis linearis	3" caliper 8' - 10' ht. min.

PARKING LOT AND ADDITIONAL SHADE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
75	+	Highrise Live Oak	Quercus virginiana 'Highrise'	3" caliper 10' ht.
		Live Oak	Quercus virginiana	3" caliper 10' ht.
		Shumard Red Oak	Quercus shumardii	3" caliper 10' ht.
		Texas Ash	Fraxinus texensis	3" caliper 10' ht.

NOTE: ANY TREES OF THIS SYMBOL LOCATED ALONG KELLER SPRINGS ROAD OR ADDISON ROAD ARE TO BE SELECTED FROM THE STREET LANDSCAPE BUFFER TREE TABLE ABOVE.
ANY TREE THAT LIES UNDER OVERHEAD ELECTRIC TO BE HIGHRISE LIVE OAK

ADDITIONAL ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
27	+	Red Bud	Cercis canadensis 'Oklahoma'	8' - 10' ht.
		Yaupon Holly	Ilex vomitoria	8' - 10' ht.
		Southern Wax Myrtle	Myrica cerifera	8' - 10' ht.
		Chaste Tree	Vitex agnus-castus	8' - 10' ht.
		Desert Willow	Chilopsis linearis	8' - 10' ht.

PARKING LOT SCREENING SHRUB

QUANTITY	SYMBOL	SIZE AND CONDITION
58	+	Minimum size for shrub containers shall be five gallon. Substitution of three gallon material meeting the height requirement of five gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical. Parking Lot Shrubs shall be Evergreen and be planted at a height of at least 3 1/2' above the finished elevation of the adjacent parking lot. A combination of Dwarf Burford Holly and Dwarf Wax Myrtle will be used meeting the requirements above.

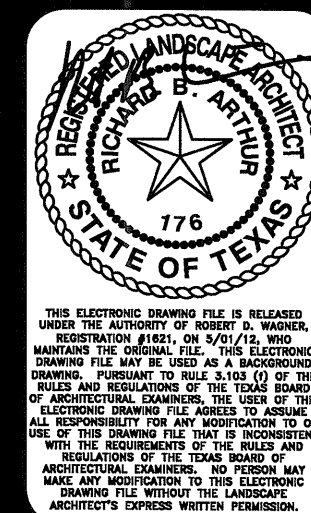
PARKING LOT PERIMETER SHRUB

QUANTITY	SYMBOL	SIZE AND CONDITION
80	+	Minimum size for shrub containers shall be five gallon. Substitution of three gallon material meeting the height requirement of five gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical. Parking Lot Shrubs shall be Evergreen and be planted at a height of at least 3 1/2' above the finished elevation of the adjacent parking lot. A combination of Dwarf Burford Holly and Dwarf Wax Myrtle will be used meeting the requirements above.

TREE REMOVAL: ALL TREES ON SITE TO BE REMOVED, IF ANY, ARE EITHER COTTONWOOD OR SUGARBERRY TREES.

GENERAL LANDSCAPE NOTES

- An underground automatic pop-up type irrigation system shall be installed to water all landscape areas, including right-of-way areas, unless noted otherwise. Irrigation sprinkler layouts shall be designed to minimize the amount of spray that will fall on sidewalks, neighboring properties, and adjacent buildings. Backflow prevention devices shall be placed per the Town of Addison Public Works Department's standards. A rain sensing device and a freeze sensor will be part of the system. Install separate valves for turf and non-turf areas to accommodate different water use requirements within the landscaped area. Irrigation controllers shall be set to water between midnight and 6:00 a.m. This shall not apply to watering of newly planted turf or landscaping.
- Additional plant material will be installed on site by Owner in accordance with the Town of Addison Landscape standards. Material specified on this plan is to meet minimum landscape ordinance requirements.
- All plant material shall be maintained by Owner in a healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed.
- Landscape areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the original landscaping.
- All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheel stops or other permanent barriers.
- All landscape areas shall be constructed, installed and maintained so as not to obstruct view of motorists between the street and access drives. Visibility triangles are to be 35' x 35'. Any shade tree that falls within the triangle must be single trunk and limbed up to at least 6'. Any shrubs or ground covers shall be not taller than 18 inches in height.
- All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be turf.
- All trees, whenever possible, are to be located outside fire hydrant, sanitary sewer and utility easements.
- Final location of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
- Plant materials shall conform to the requirements described in the latest edition of American Standards For Nursery Stock, published by the American Association of Nurserymen.
- Caliper measurements shall be taken six inches above grade for trees under four inches in diameter and twelve inches above ground for trees four inches in diameter and larger.
- Minimum branching height for all shade trees shall be six feet.
- Minimum size for shrub containers shall be five gallon. Substitution of three gallon material meeting the height requirement of five gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical.
- Ground cover spacing shall be eight inches on center maximum for four inch pots and 16 inches on center maximum for one gallon containers.
- All shrub beds shall be edged using steel, concrete, masonry, or pre cast concrete edging and all plant materials mulched with a two inch layer of bark or shredded Cypress mulch. Plastic edging shall not be acceptable.
- Every property owner and any tenants shall keep their landscaping in a well maintained, safe, clean and attractive condition at all times. Any plant that dies must be replaced with another living plant, including trees, within 30 days after notification by the town.
- Detention area is to be planted with a turf grass, irrigated and maintained on an ongoing basis



REVISIONS
09-16-2011
10-31-2011
05-01-2012

Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

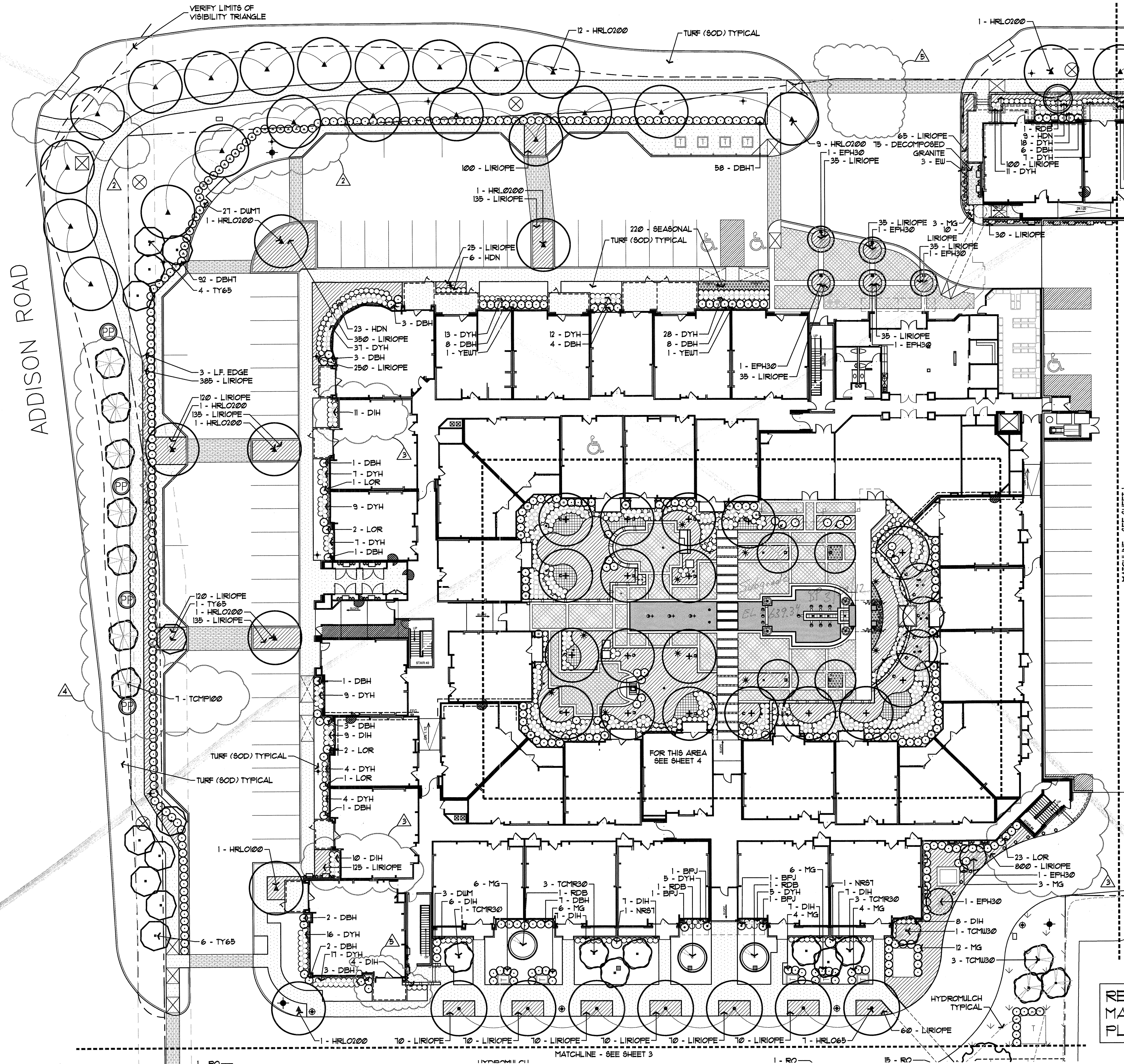
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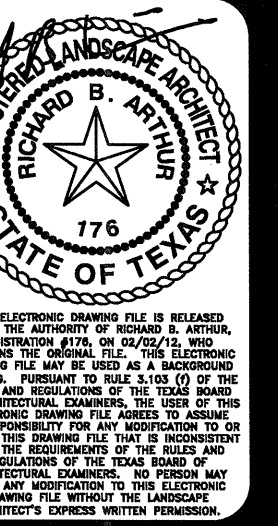
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SHEET
2L OF 2

KELLER SPRINGS ROAD

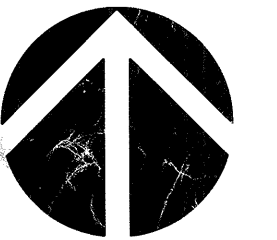


REFERENCE SHEET 3L FOR PLANT MATERIALS LIST AND SHEET 6L FOR PLANTING SPECIFICATIONS.

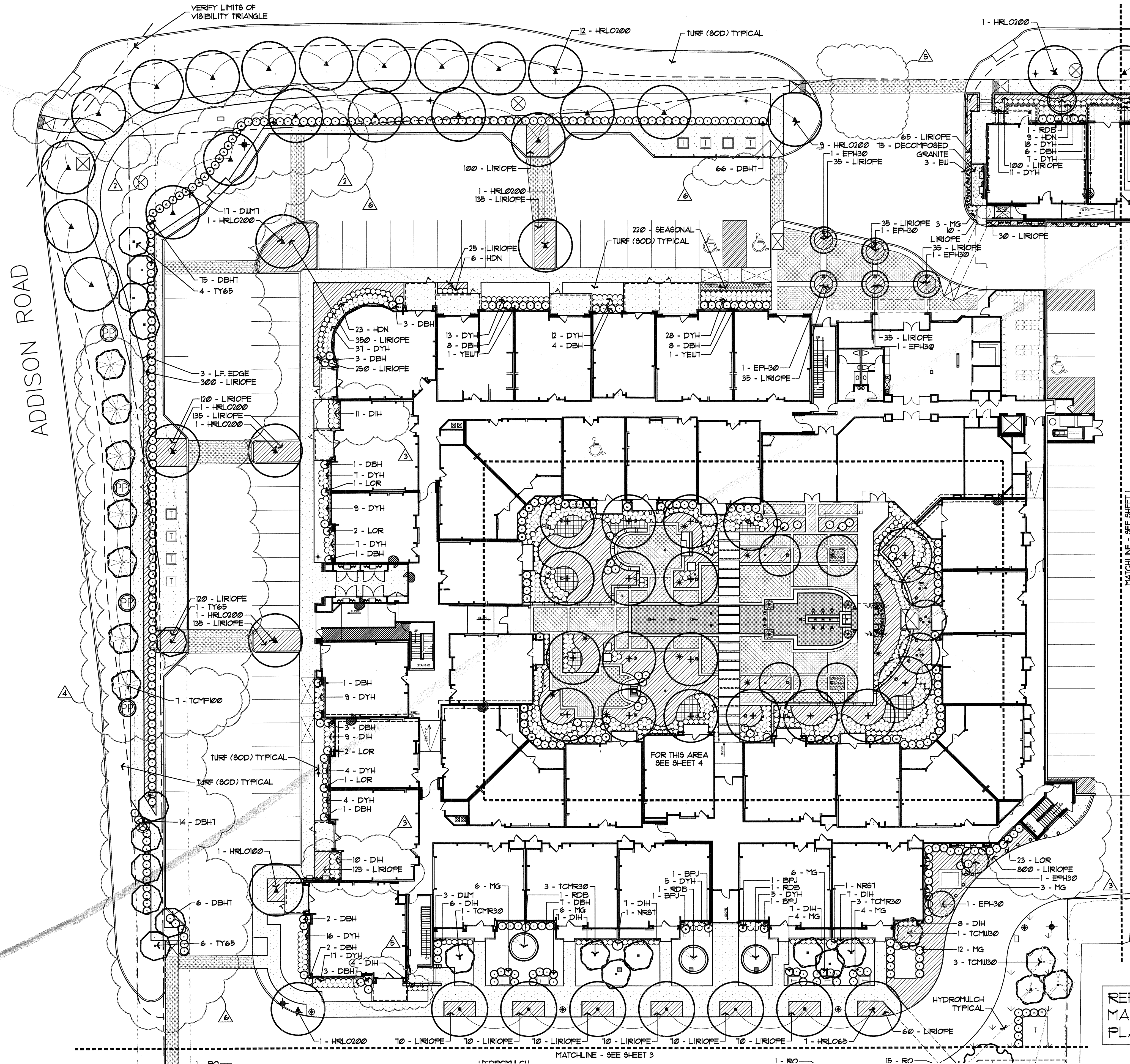


- REVISIONS
- 03 OCT 11 ADDED SIDEWALK TO STREET AND ADJUSTED BARRIERS TO GO ON BACK SIDE OF FIRE HYDRANT.
- 17 OCT 11 REVISED PLANTING DUE TO BUILDING REVISIONS
- 31 OCT 11 REVISED TREE SPECIES ALONG ADDISON ROAD PER CITY CONCERN WITH OVERHEAD POWER LINES
- 02 FEB 12 REVISED PLANTING

Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

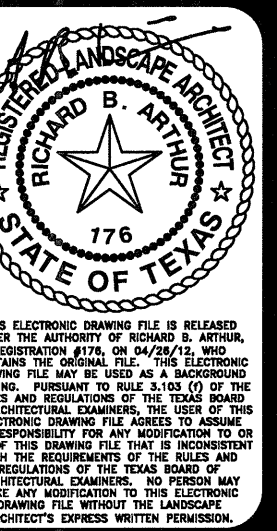


KELLER SPRINGS ROAD



REFERENCE SHEET 3L FOR PLANT MATERIALS LIST AND SHEET 6L FOR PLANTING SPECIFICATIONS.

File Name: Keller Springs planting.dwg
Plot Date: 04/26/2012 - 04:23pm



- REVISIONS
- 03 OCT 11 ADDED SIDEWALK TO STREET AND ADJUSTED BARBERS TO GO ON BLACK SIDE OF FIRE HYDRANT.
 - 17 OCT 11 REVISED PLANTING DUE TO BUILDING REVISIONS.
 - 31 OCT 11 REVISED TREE SPECIES ALONG ADDISON ROAD PER CITY CONCERNS WITH OVERHEAD POWER LINES.
 - 02 FEB 12 REVISED PLANTING.

26 APR 12 REVISED PLANTING DUE TO PARKING/DECK/LC REVISIONS.

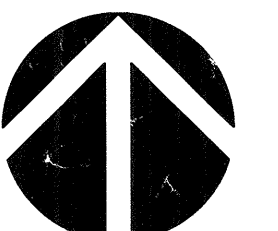
Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

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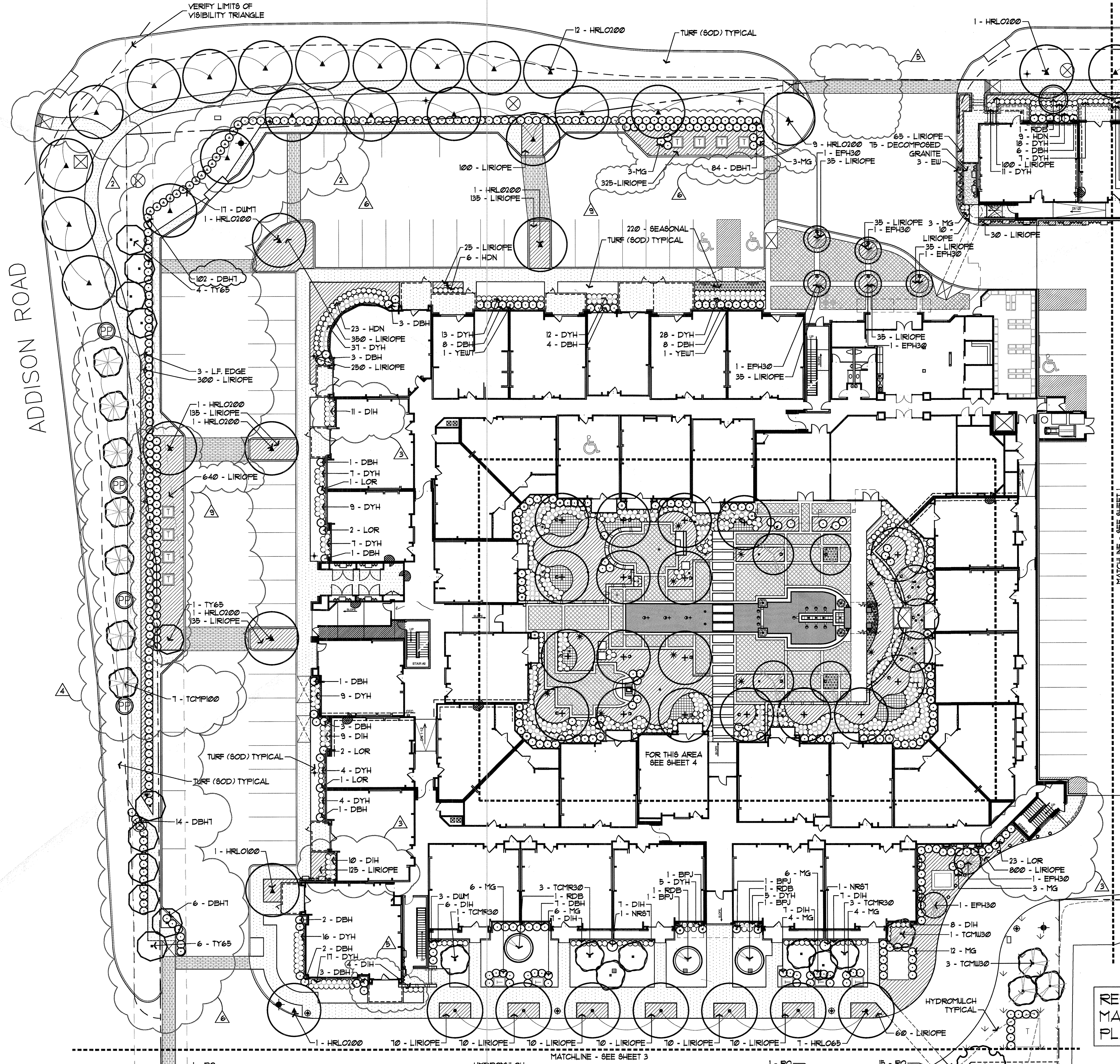
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TITLE
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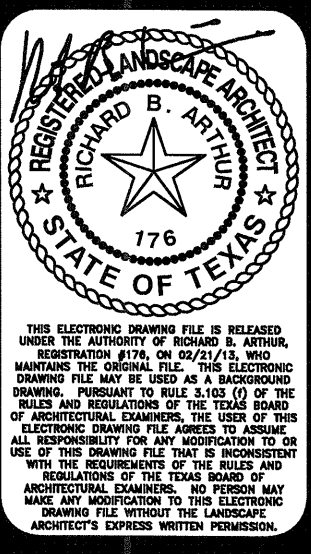
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2L OF 6



KELLER SPRINGS ROAD



REFERENCE SHEET 3L FOR PLANT MATERIALS LIST AND SHEET 6L FOR PLANTING SPECIFICATIONS.



- REVISIONS
- 03 OCT 11 ADDED SIDEWALK TO STREET AND ADJUSTED BARRIERS TO GO ON BACK SIDE OF THE HYDRANT.
 - 17 OCT 11 REVISED PLANTING DUE TO BUILDING REVISIONS
 - 31 OCT 11 REVISED TREE SPECIES ALONG ADDISON ROAD PER CITY CONCERN WITH OVERHEAD POWER LINES
 - 02 FEB 12 REVISED PLANTING

- 26 APR 12 REVISED PLANTING DUE TO PARKING/SIDEWALK REVISIONS
- 21 FEB 13 CHANGED PAVED TRANSFER AREAS TO BE LANDSCAPED

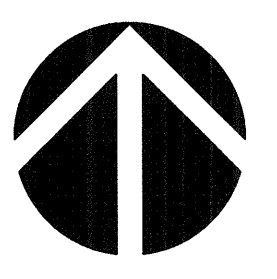
Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

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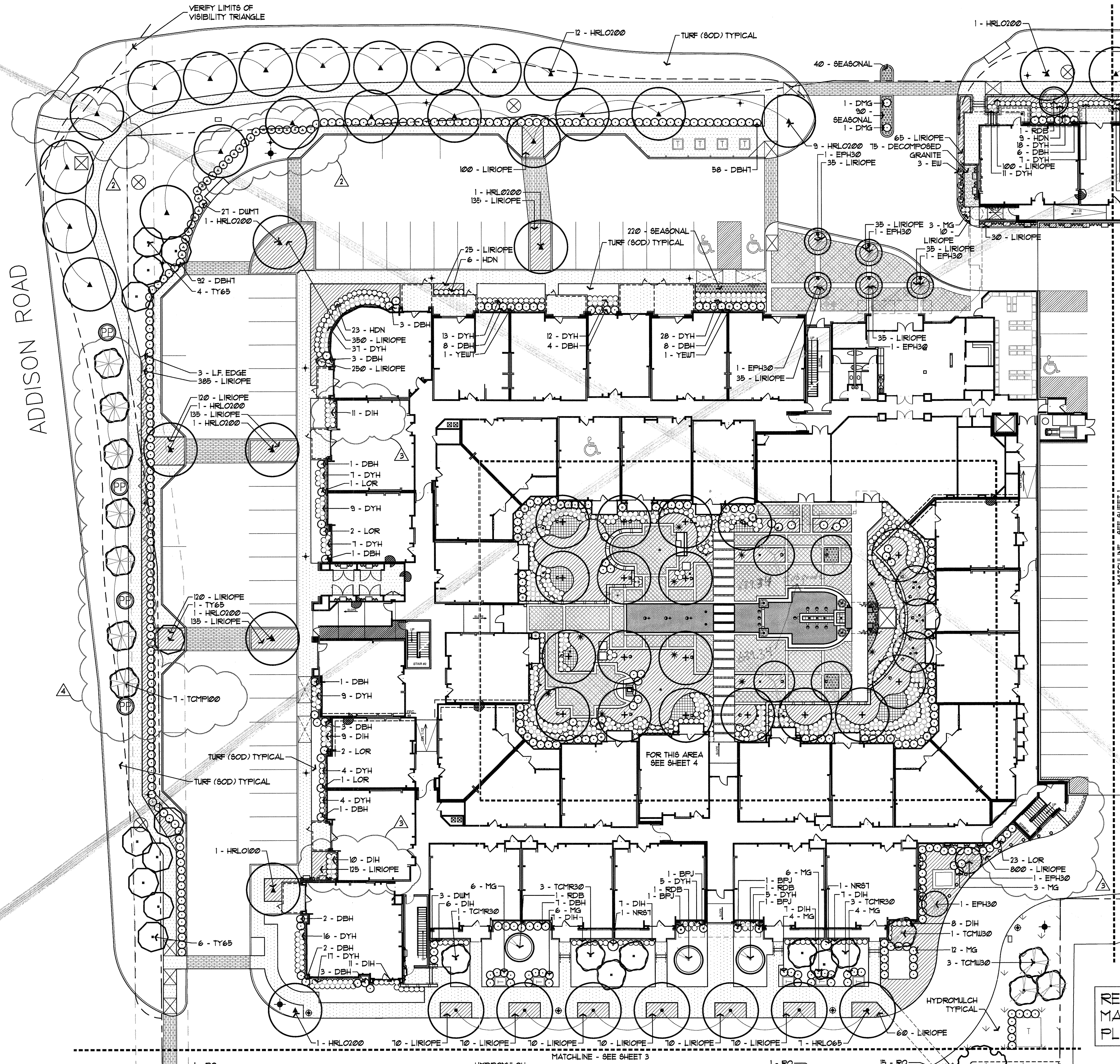
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TITLE
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SHEET
 2L OF 6

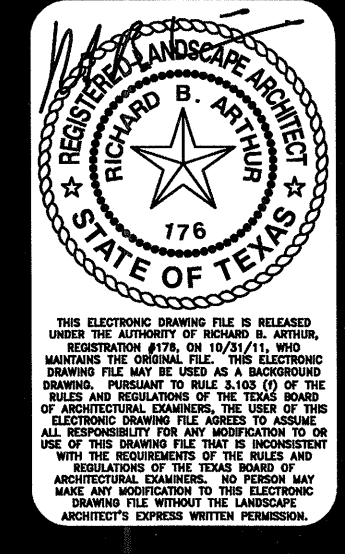


KELLER SPRINGS ROAD



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Plot Date: 11/01/2011 - 08:24am



REVISIONS

03 OCT 11	ADDED SIDEWALK TO STREET AND ADJUSTED BARBERS TO GO ON BACK SIDE OF FIRE HYDRANT.
17 OCT 11	REVISED PLANTINGS DUE TO BUILDING REVISIONS
31 OCT 11	REVISED TREE SPECIES ALONG ADDISON ROAD PER CITY CONCERN WITH OVERHEAD POWER LINES

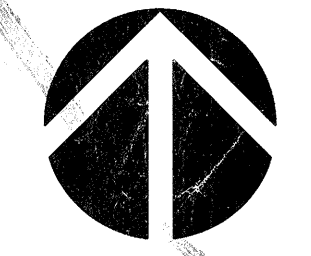
Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

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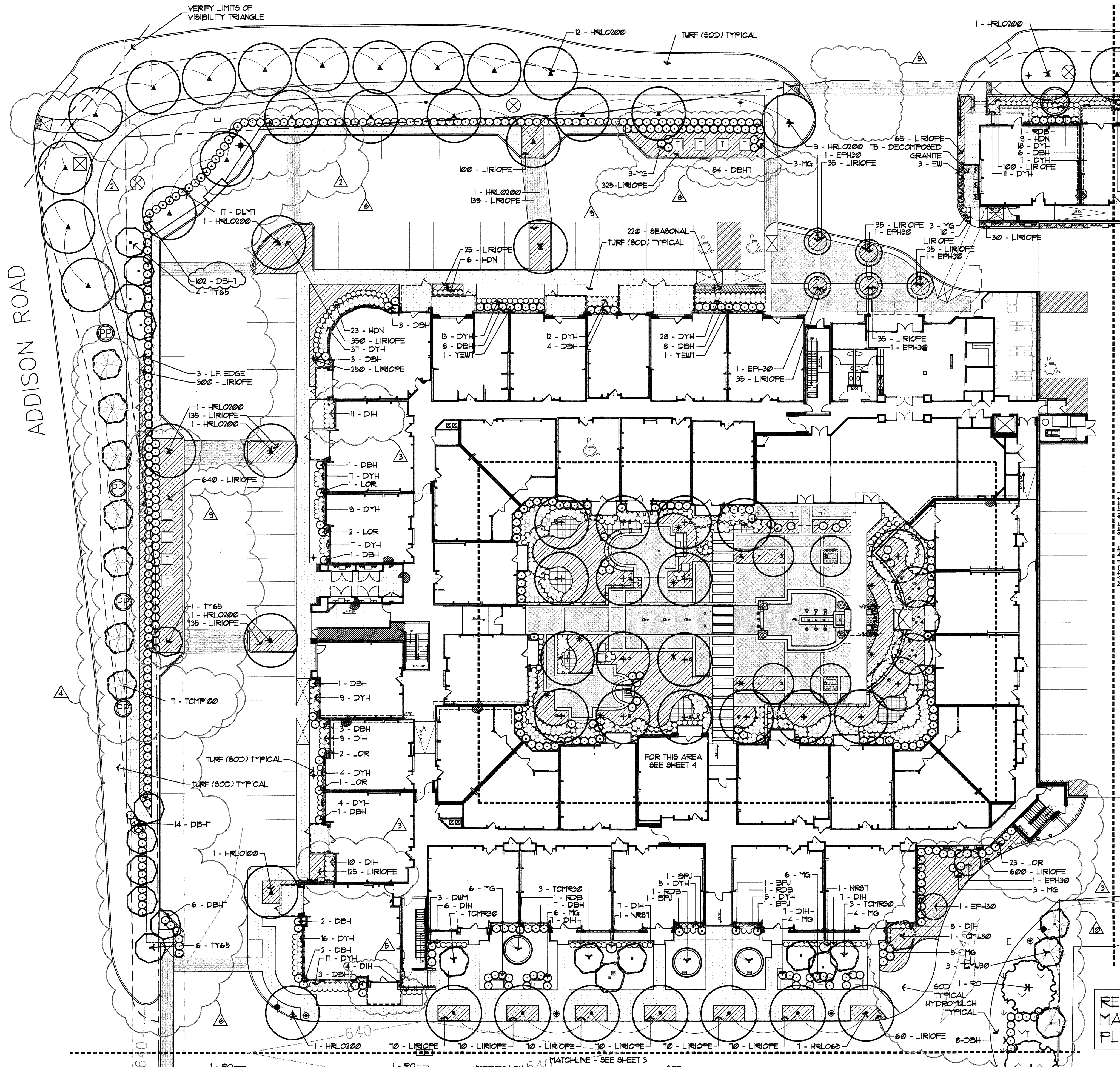
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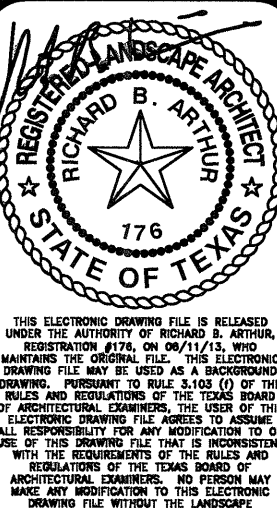
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2L OF 6



KELLER SPRINGS ROAD



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- REVISIONS
- 03 OCT 11 ADDED SIDEWALK TO STREET AND ADJUSTED BUNDLES TO GO ON BACK SIDE OF FIRE HYDRANT.
 - 17 OCT 11 REVISED PLANTINGS DUE TO BUILDING REVISIONS
 - 31 OCT 11 REVISED TREE SPECIES ALONG ADDISON ROAD PER CITY CONCERN WITH OVERHEAD POWER LINES
 - 02 FEB 12 REVISED PLANTING

- 26 APR 12 REVISED PLANTING DUE TO PARKING SIDEWALK REVISIONS
- 21 FEB 13 CHANGED PAVED TRANSFORMER AREAS TO BE LANDSCAPED

Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

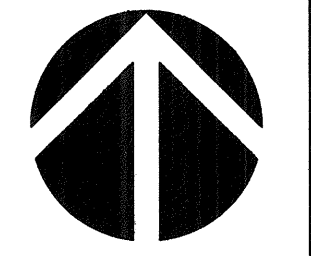
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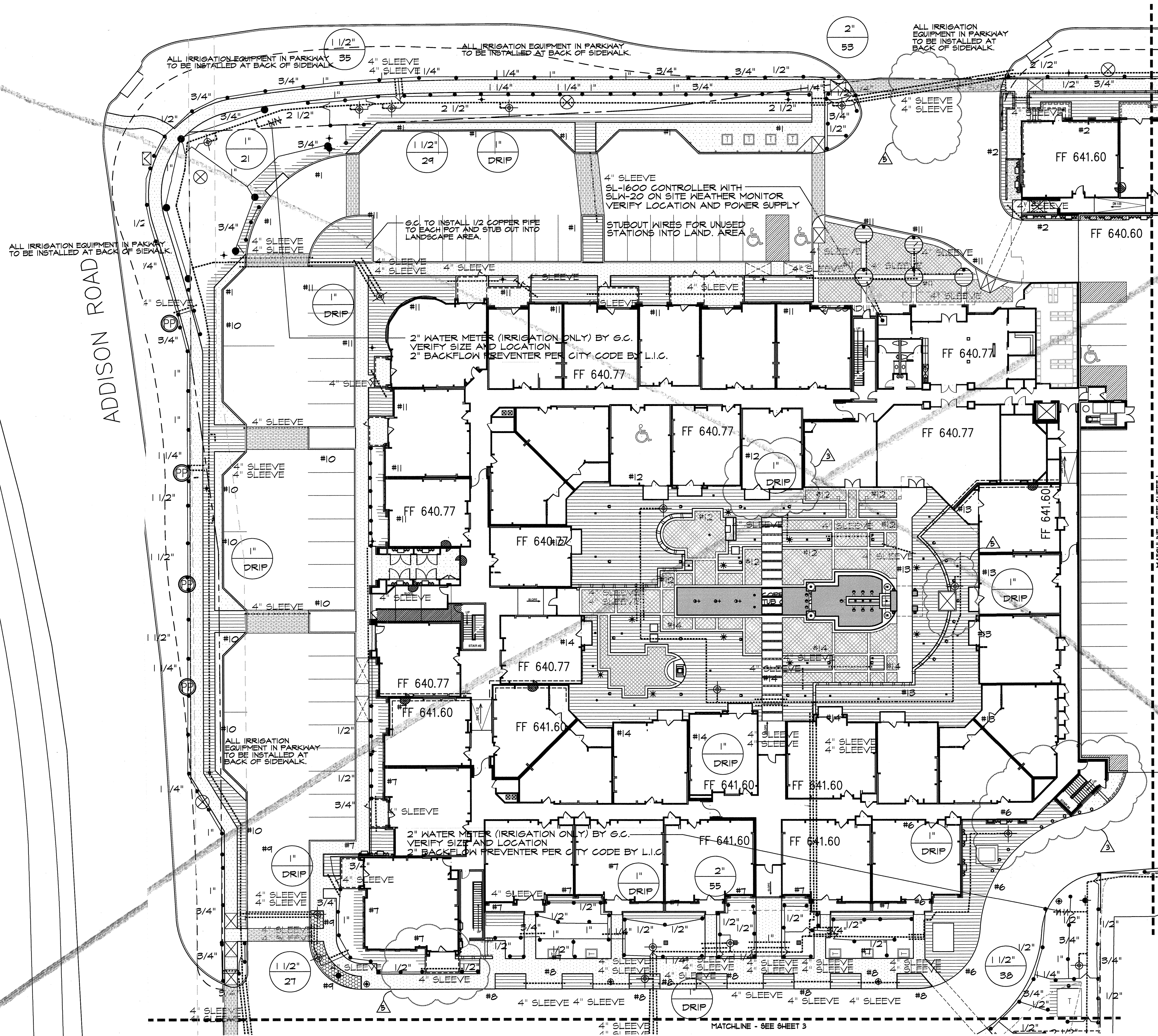
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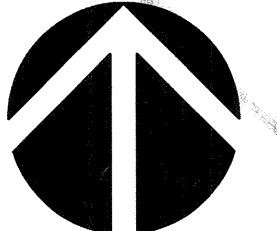
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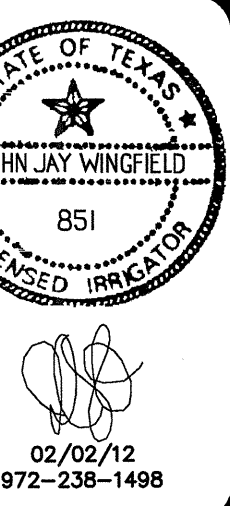
KELLER SPRINGS ROAD



REFERENCE SHEET 36 FOR IRRIGATION NOTES AND LEGEND
 REFERENCE SHEET 46 FOR IRRIGATION SPECS AND DETAILS



File Name: Keller Springs Irrigation.dwg
 Plot Date: 02/02/2012 - 03:09pm



REVISIONS

11 OCT 11	REVISED IRRIGATION DUE TO BUILDING REVISIONS
02 FEB 12	REVISED IRRIGATION DUE TO PATIO LOCATION RELOCATION OF VAULT IN FOUNTAIN COURTYARD AND REMOVAL OF MEDIAN AT ENTRY DRIVE OFF OF KELLER SPRINGS ROAD

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE

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DATE

19 AUG 2011

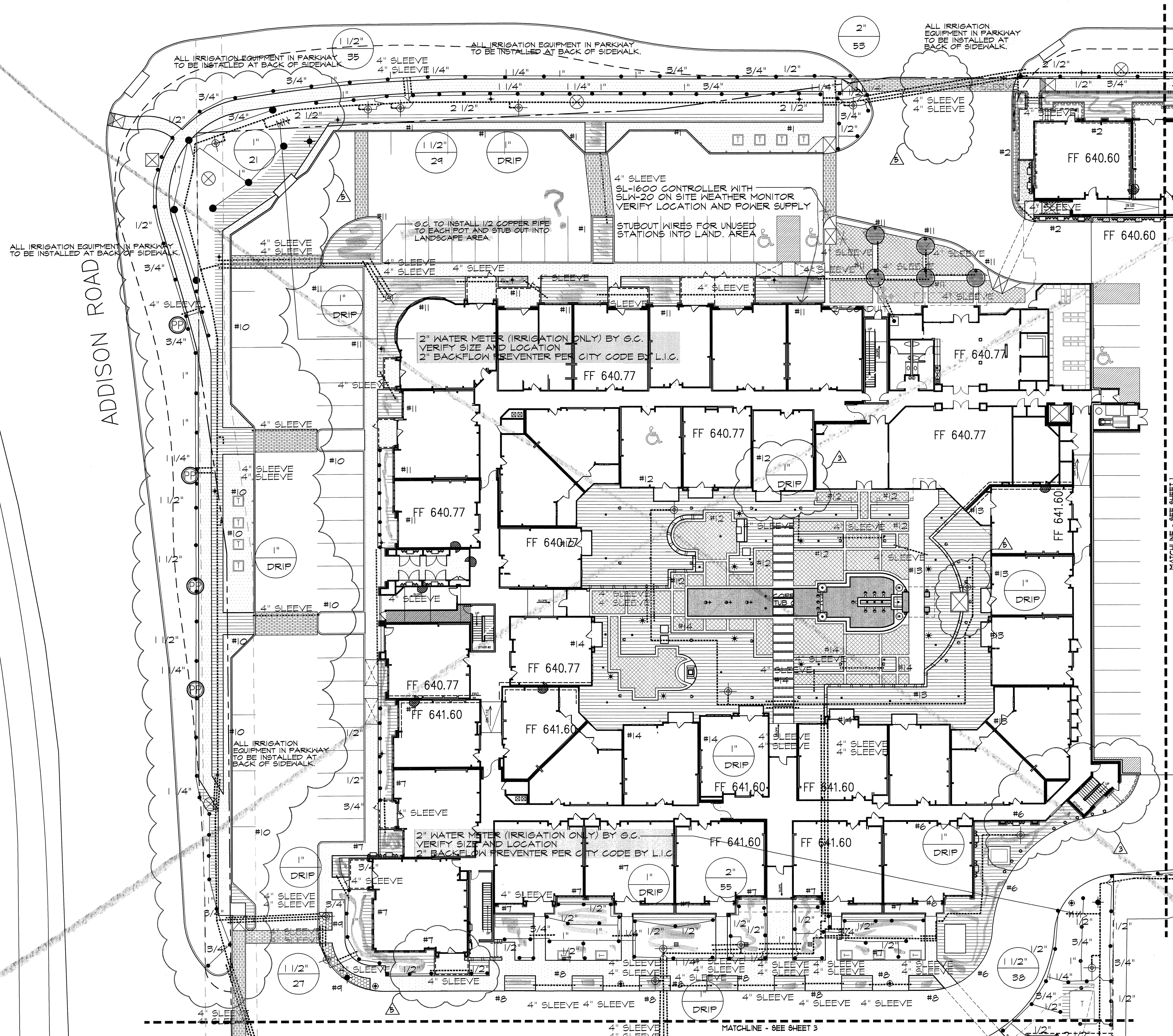
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IRRIGATION

SHEET

25 OF 4

KELLER SPRINGS ROAD



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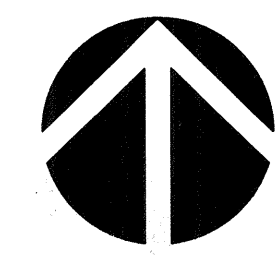
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 REFERENCE SHEET 45 FOR
 IRRIGATION SPECS AND DETAILS

REVISIONS

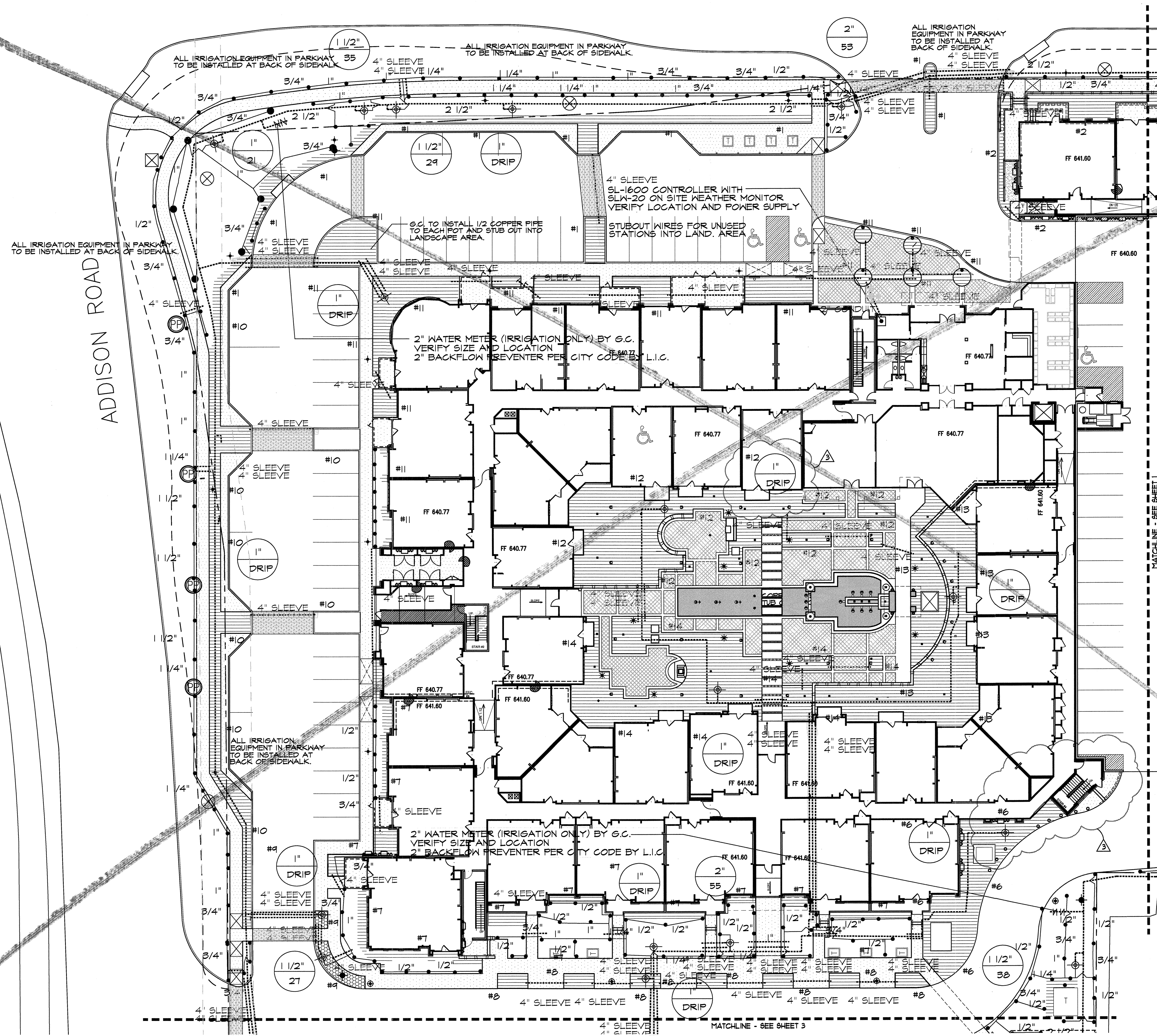
11 OCT 11	REVISED IRRIGATION DUE TO BUILDING REVISIONS
02 FEB 12	REVISED IRRIGATION DUE TO PAVING ADDITION, RELOCATION OF VAULT IN FRONTAN COURTYARD AND REMOVAL OF MEDIAN AT ENTRY DRIVE OFF OF KELLER SPRINGS ROAD
26 APR 12	REVISED IRRIGATION DUE TO PARKING/SIDEWALK REVISIONS

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE	1" = 20'-0"
DATE	19 AUG 2011
TITLE	IRRIGATION
SHEET	25 OF 4

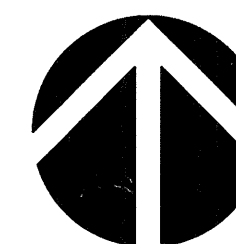


KELLER SPRINGS ROAD



File Name: Keller Springs Irrigation.dwg
 Plot Date: 10/21/2011 - 02:37pm

REFERENCE SHEET 36 FOR IRRIGATION NOTES AND LEGEND
 REFERENCE SHEET 46 FOR IRRIGATION SPECS AND DETAILS



ENVIRO DESIGN
 LANDSCAPE ARCHITECTURE
 SITE PLANNING
 7424 Greenville Ave., Suite 200 Dallas, TX 75231 (214) 967-3010

STATE OF TEXAS
 JOHN JAY WINGFIELD
 851
 10/17/11
 972-238-1498

REVISIONS
 11 OCT 11
 REVISED IRRIGATION DUE TO BUILDING REVISIONS

Keller Springs Lofts
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 ADDISON, TEXAS

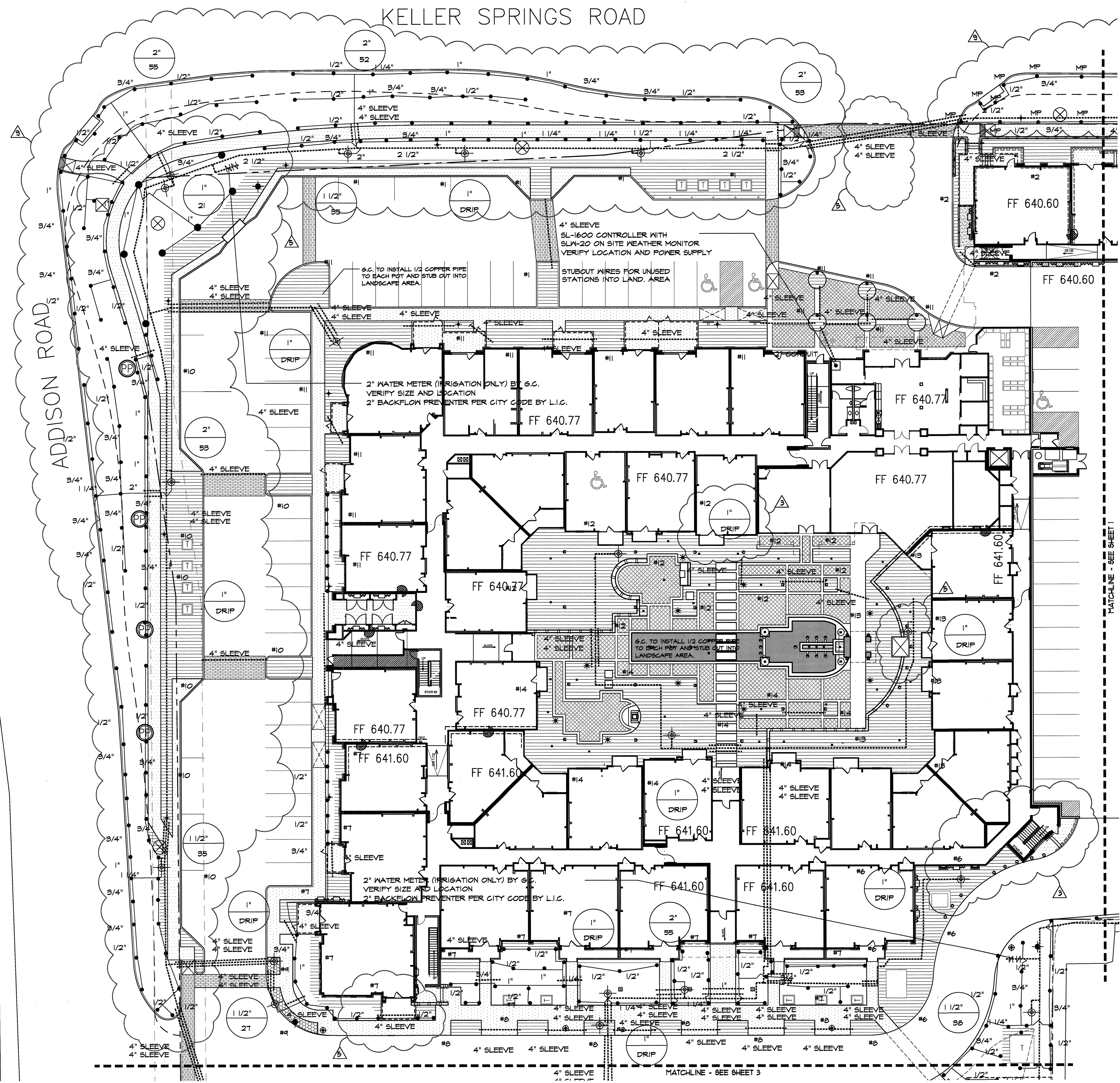
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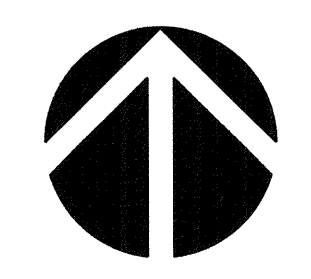
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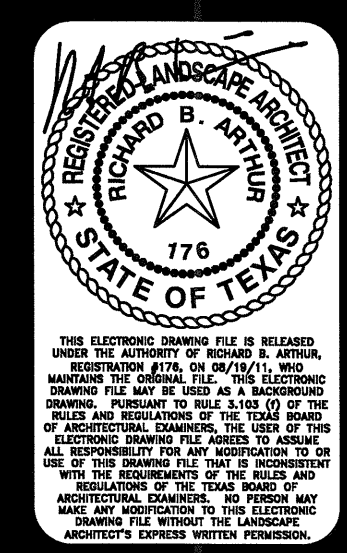
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 Plot Date: 02/21/2013 - 09:56am



REFERENCE SHEET 38 FOR
 IRRIGATION NOTES AND LEGEND
 REFERENCE SHEET 48 FOR
 IRRIGATION SPECS AND DETAILS



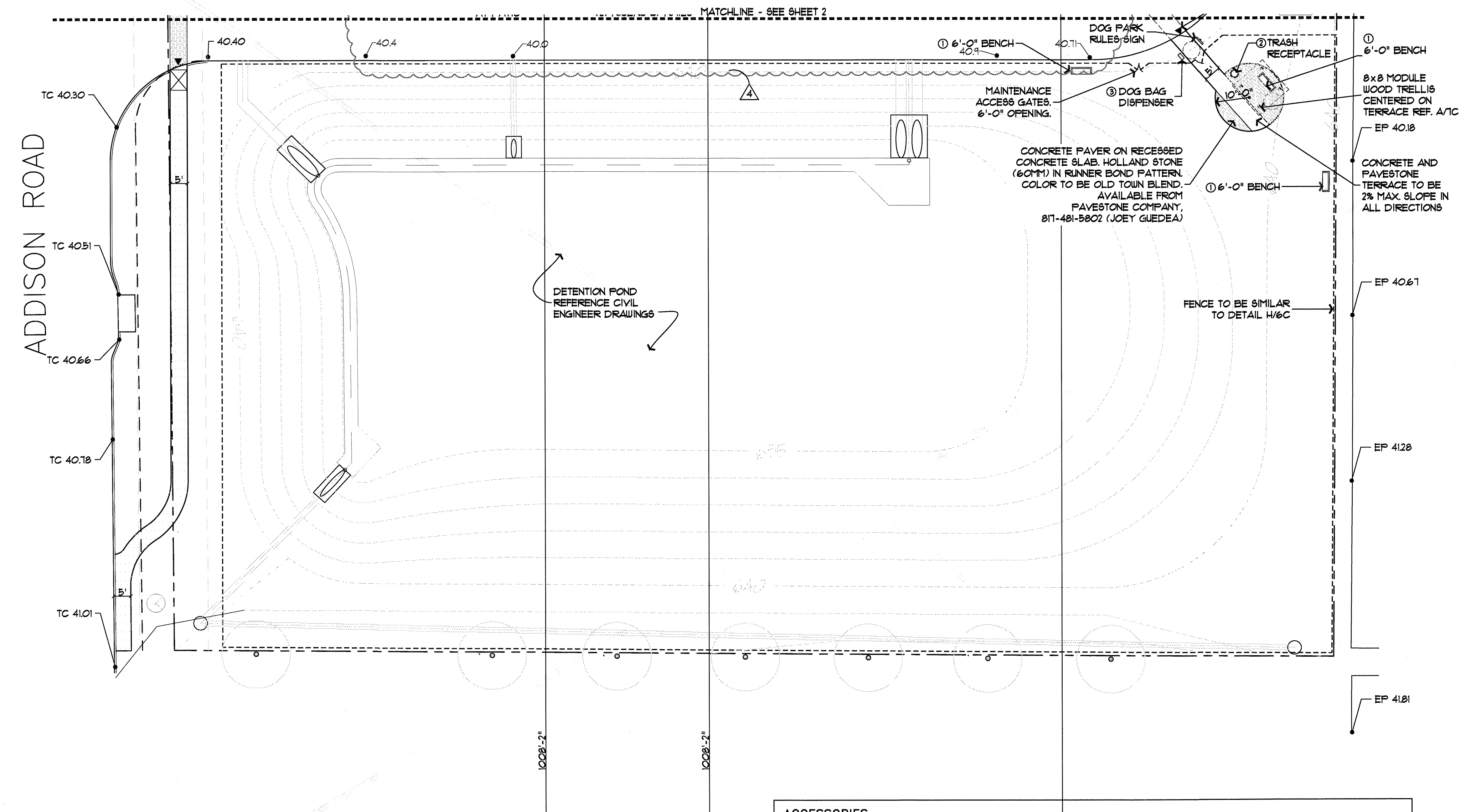
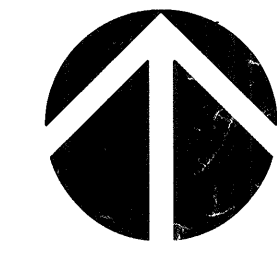


REVISIONS

02 FEB 2012	GRADE REVISIONS DUE TO CIVIL COORDINATION
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Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

SCALE	1" = 20'-0"
DATE	19 AUG 2011
TITLE	CONSTRUCTION
SHEET	3C OF 9

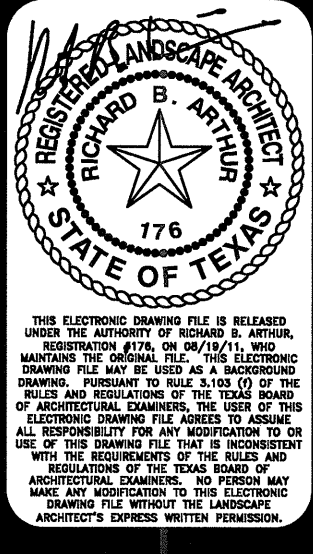


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①	BENCH	PERFORATED	B&WPERF01	WEBCOAT	BY OWNER	3
②	TRASH RECEPTACLE	PERFORATED	TR32AVEPERF W/FLATTOP 32	WEBCOAT	BY OWNER	1
③	DOG BAG DISPENSER	N/A	SELECTED BY OWNER	N/A	N/A	1
④	GALLERY PLANTER		GB-30A	PLANTCONTAINERS.COM	WEATHERED GRAY	8
⑤	GALLERY PLANTER		GB-40A	PLANTCONTAINERS.COM	WEATHERED GRAY	14
⑥	GAS GRILL	BGB SERIES	BGB3-BQ	DCS	STAINLESS	3

MFG. - WEBCOAT
WWW.WEBCOAT.COM
(800) 508-5101

MFG. -
PLANTCONTAINERS.COM
WWW.PLANTCONTAINERS.COM
(866) 342-3330

MFG. - DCS
WWW.DCSAPPLIANCES.COM
(800) 433-8466



REVISIONS

Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

SCALE

1" = 20'-0"

DATE

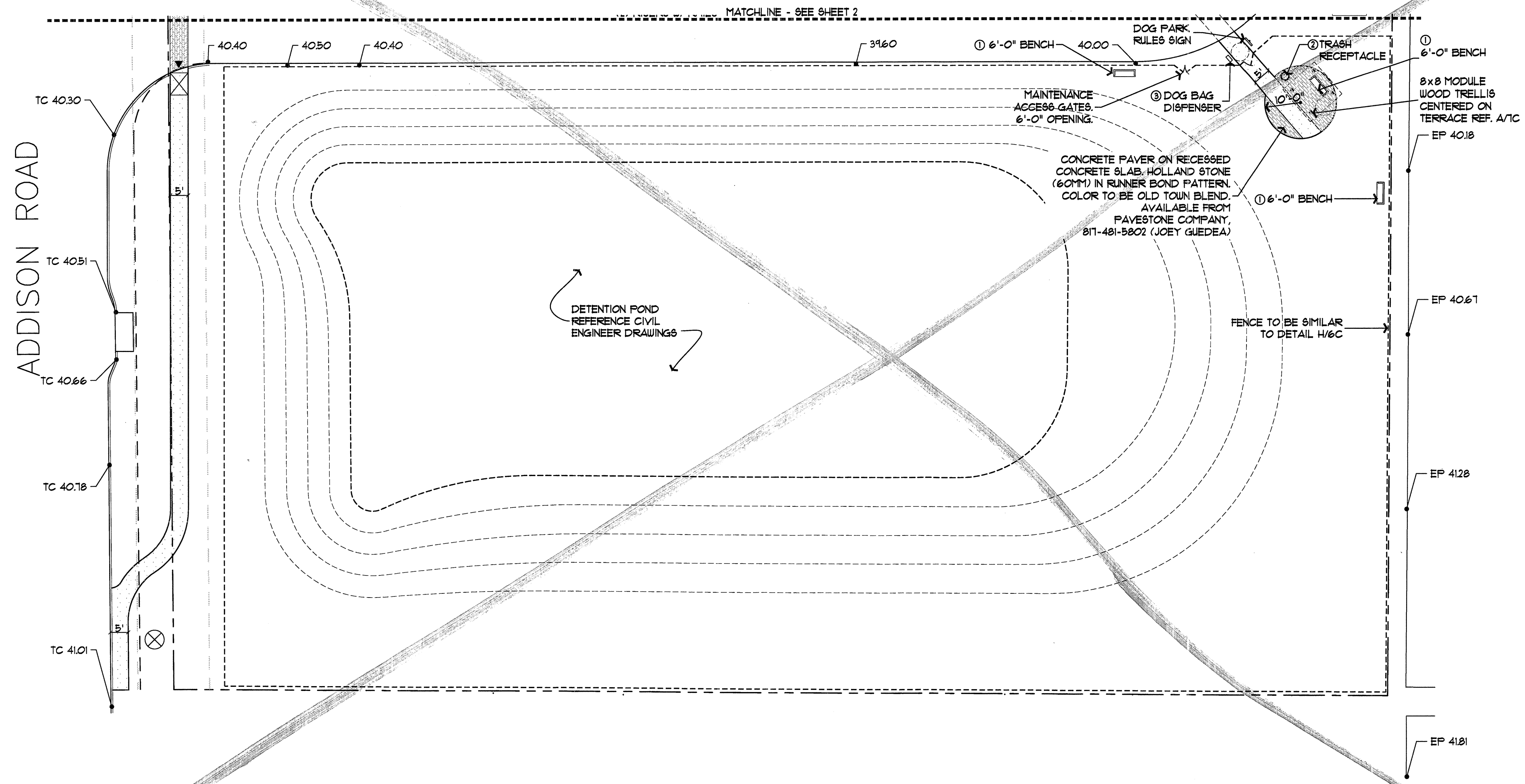
19 AUG 2011

TITLE

CONSTRUCTION

SHEET

3C OF 9

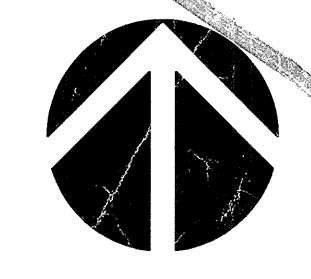


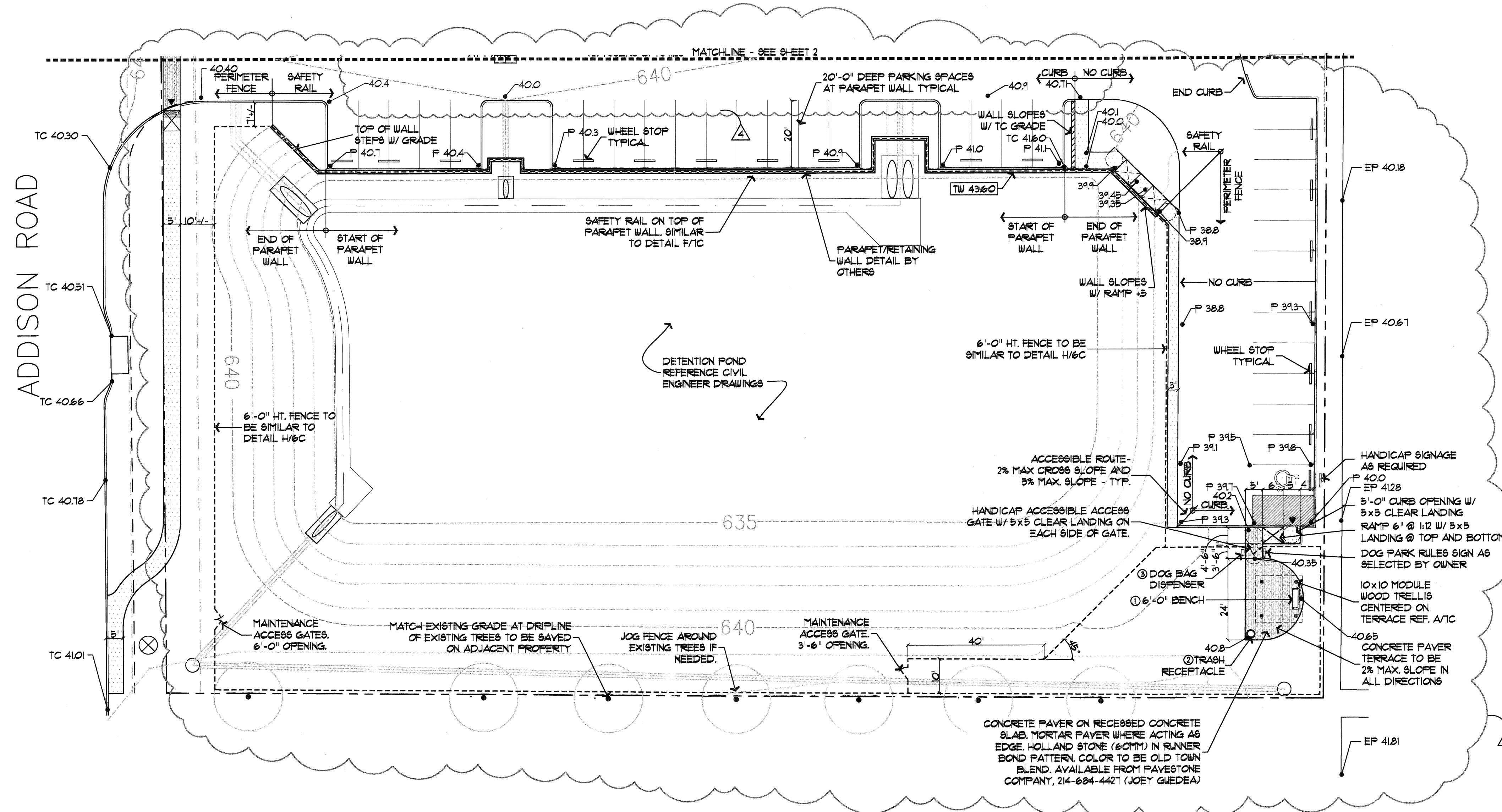
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①	BENCH	PERFORATED	B&BPERF8M	WEBCOAT	BY OWNER	3
②	TRASH RECEPTACLE	PERFORATED	TR32AVEFERF W/PLATOP 32	WEBCOAT	BY OWNER	1
③	DOG BAG DISPENSER	N/A	SELECTED BY OWNER	N/A	N/A	1
④	GALLERY PLANTER		GP-30A	PLANTCONTAINERS.COM	WEATHERED GRAY	8
⑤	GALLERY PLANTER		GP-40A	PLANTCONTAINERS.COM	WEATHERED GRAY	14
⑥	GAS GRILL	BGB SERIES	BGB3-BQ	DCS	STAINLESS	3

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(866) 342-3330

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(800) 433-8466



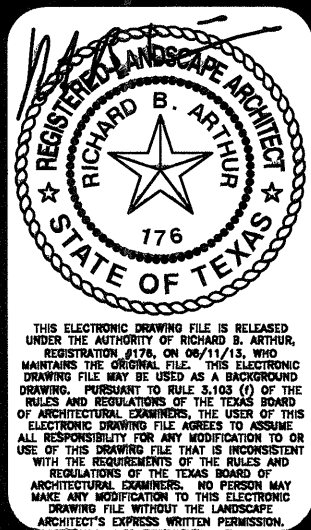


ACCESSORIES						
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①	BENCH	PERFORATED	B&WPERF3M	WEBCOAT	BY OWNER	1
②	TRASH RECEPTACLE	PERFORATED	TR32AVEPERF W/FLATTOP 32	WEBCOAT	BY OWNER	1
③	DOG BAG DISPENSER	N/A	SELECTED BY OWNER	N/A	N/A	1
④	GALLERY PLANTER		GP-30A	PLANTCONTAINERS.COM	WEATHERED GRAY	8
⑤	GALLERY PLANTER		GP-40A	PLANTCONTAINERS.COM	WEATHERED GRAY	14
⑥	GAS GRILL	BGB SERIES	BGB3-BQ	DCS	STAINLESS	3

MFG. - WEBCOAT
 WWW.WEBCOAT.COM
 (800) 503-9101

MFG. - PLANTCONTAINERS.COM
 WWW.PLANTCONTAINERS.COM
 (866) 342-3330

MFG. - DCS
 WWW.DCSAPPLIANCES.COM
 (800) 433-8466

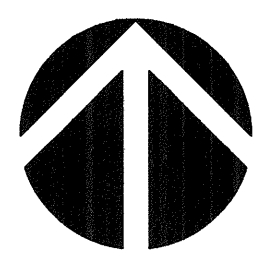


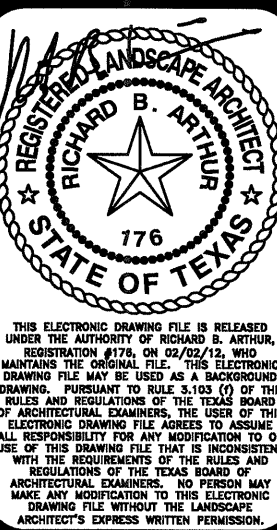
REVISIONS

02 FEB 2012
 GRADE REVISIONS DUE TO CIVIL COORDINATION

11 JUNE 2013
 PARKING ADDITION, DOG PARK RELIGATION, PARAPET/RETAINING WALL ADDITION

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS





REVISIONS
 A 03 OCT 11 ADDED NOTE ABOUT EXISTING VEGETATION TO REMAIN
 B 11 OCT 11 REVISED PLANT LIST DUE TO BUILDING REVISIONS
 C 31 OCT 11 REALIGNED TREES TO WORK WITH EXISTING TREES ON ADJACENT PROPERTY PER CITY COMMENTS REVISED PLANT LIST
 D 02 FEB 12 REVISED PLANT LIST

GROUNDCOVERS / PERENNIALS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
127	[Symbol]	AUTUMN FERN		Dryopteris erythrosora	1 gallon at 18" o.c., plant in shade
45	[Symbol]	WOOD FERN		Dryopteris normalis	1 gallon at 18" o.c., 12" Ht./12" spread
6,370	[Symbol]	1 GAL. LIRIOPE		Liriope muscari 'Majestic'	1 gallon at 12" o.c.
460	[Symbol]	MEXICAN PETUNIA		Phlox brittoniana 'Katie'	1 gallon at 12" o.c.
880	[Symbol]	SEASONAL COLOR			4" pots at 8" o.c., as selected by owner
5,765	[Symbol]	1 GAL. ASIAN	Asian Jasmine	Trachelopermum asiaticum	1 gallon at 12" o.c.
8	[Symbol]	SHORE	Shore Juniper	Juniperus conferta 'Blue Pacific'	3 gallon at 18" o.c., full pot
10	[Symbol]	PROSTRATE ROSEMARY		Rosmarinus officinalis 'Prostratus'	1 gallon, 6" Ht./12" spread

VINES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8	[Symbol]	Coral Honeysuckle	Lonicera sempervirens	5 gallon, 36" Ht. staked, attach to column/fence
7	[Symbol]	Evergreen Wisteria	Millittia reticulata	5 gallon, 36" Ht. staked, attach to column/fence

TURF GRASS

QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
34,000	8F. SOD	Common Bermuda Grass	Cynodon dactylon	Solid sod
64,000	8F. HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch - refer to specifications

MISCELLANEOUS

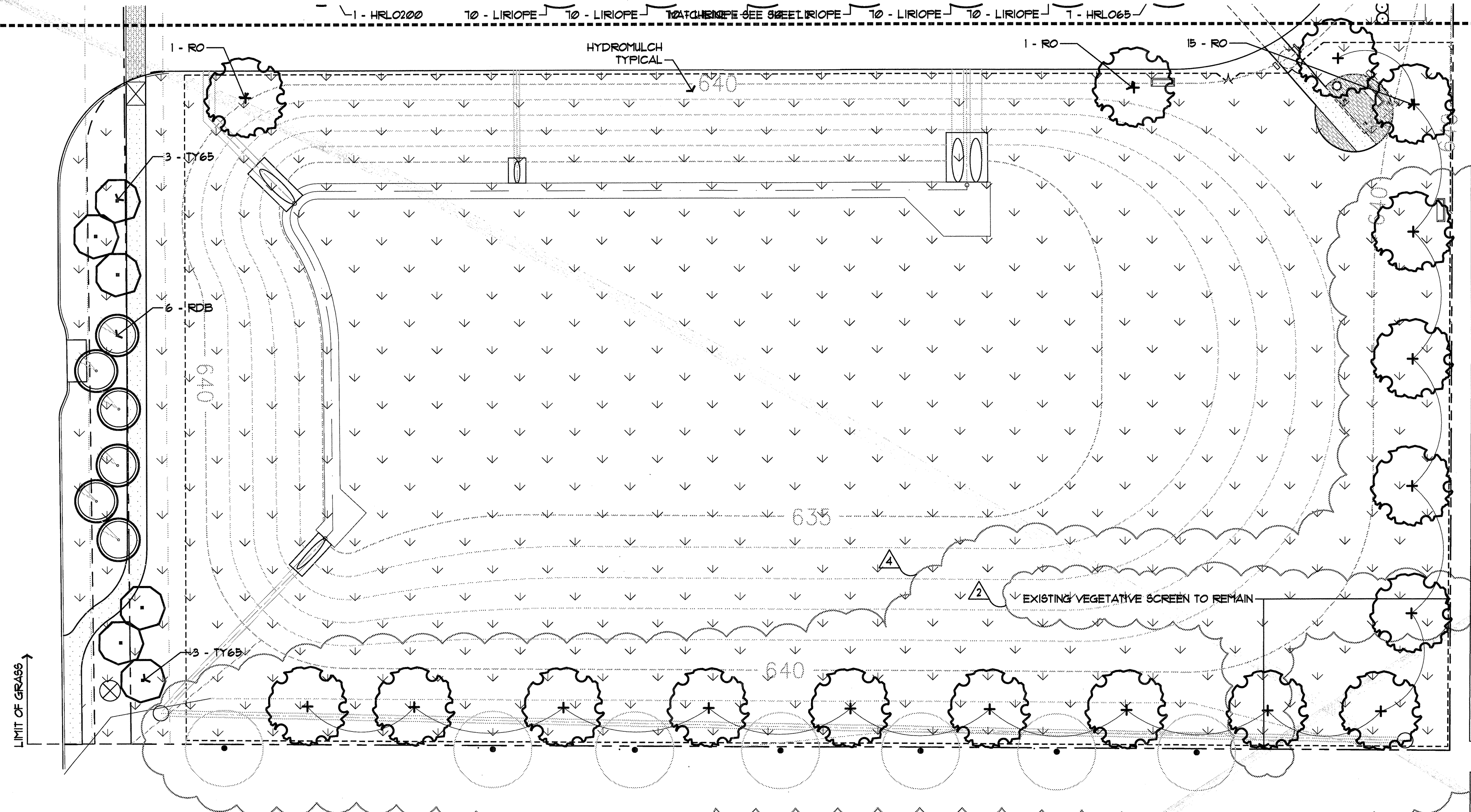
QUANTITY	CALLOUT	DESCRIPTION
632	L.F. EDGE	L.F. Steel edge 1/8" x 4" with 12" stakes, green in color
75	CRUSHED GRANITE	8F 3' depth crushed granite with filter fabric

NOTES

- Landscape Contractor is responsible for verification of all plant quantities.
- Adjustments in actual location of plant material may be necessary due to existing field items (air conditioners, transformers, etc.)
- Full bed preparation typical. Reference specifications.
- Landscape Contractor to provide a unit cost (including installation) for ALL items.
- Verify location of all utility lines prior to installation. Field adjust for general intent if conflict exists.
- Landscape Contractor to provide a separate cost for a one year maintenance program as outlined in specifications.
- When the same species of trees are paired or grouped in 3 or more, they should be matched in size, shape, growth characteristics, etc.
- Landscape Contractor is responsible for the calculation of all sod or hydromulch areas. Verify locations with owner.
- Plant material availability shall be confirmed by Landscape Contractor prior to bidding. Should specified material not be available, the Owner and Landscape Architect shall be notified prior to bid date.
- The Landscape Contractor shall not eliminate, substitute, and/or downsize plant material without prior approval of the Owner and Landscape Architect. Minimum standards and requirements of the City Landscape Submittal Plan must be maintained.
- Deep 'V' cut around all planting beds to separate sod from bed if no steel edging is specified.
- Landscape Contractor to provide potting soil, filter fabric, drainage base, etc., as necessary for pots. Pots by others.

REFERENCE SHEET 6L FOR PLANTING SPECIFICATIONS.

ADDISON ROAD



LARGE TREES

QUANTITY	SYMBOL/CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	SG	Fruitless Sweet Gum	Liquidambar styraciflua 'Rotundiloba'	Nursery grown, 3' cal. min, 12' Ht./4'-6' spread, B+B
17	RO	Shumard Red Oak	Quercus shumardii	Nursery grown, 3' cal. min, 12' Ht./6' spread, B+B, straight trunk
18	HRLO65	Live Oak 'Highrise'	Quercus virginiana 'Highrise'	Nursery grown, 3' cal. min, 13' Ht./6' spread, B+B, single trunk
26	HRLO100	Live Oak 'Highrise'	Quercus virginiana 'Highrise'	Nursery grown, 4' cal. min, 15' Ht./7' spread, B+B, single trunk
55	HRLO200	Live Oak 'Highrise'	Quercus virginiana 'Highrise'	Nursery grown, 5' cal. min, 18' Ht./10' spread, B+B, single trunk

ORNAMENTAL TREES

QUANTITY	SYMBOL/CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
13	RB30	River Birch	Betula nigra	30 gallon, multi-trunk, 3 trunk min, 12' Ht./6' spread, container grown
12	RBD	Texas Red Bud	Cercis canadensis var. texana	12' Ht./5' spread, 3' caliper min, B+B
13	EPH30	Tree East Palatka Holly	Ilex attenuata 'East Palatka'	30 gallon, 8' Ht./4' spread, single trunk, tree form, container grown, berried
20	TY65	Yaupon Holly	Ilex vomitoria	12' Ht./5' spread, 3' caliper min, multi-trunk, B+B, female
4	TCHW30	White flowering Crape Myrtle	Lagerstroemia indica 'Natchez'	30 gallon, 8' Ht./5' spread, 5 trunk minimum, container grown
1	TCHR30	Red flowering Crape Myrtle	Lagerstroemia indica 'Tonto'	30 gallon, 8' Ht./5' spread, 5 trunk minimum, container grown
1	TCMP100	Pink flowering Crape Myrtle	Lagerstroemia indica 'Tucarora'	100 gallon, 12' Ht./6' spread, 5 trunk minimum, container grown

SHRUBS

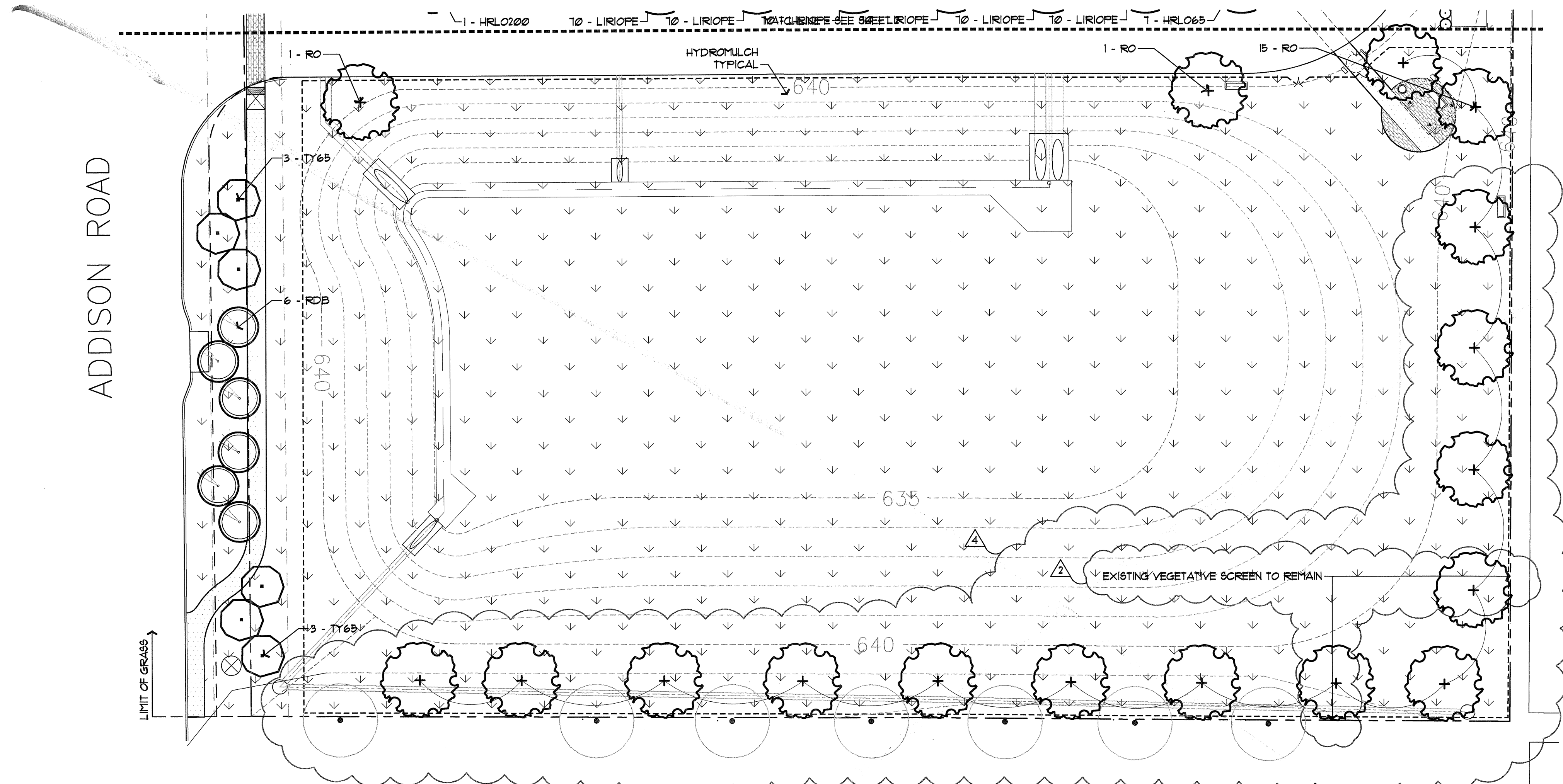
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
140	DA	Eduard Goucher Abelia	Abelia grandiflora 'Eduard Goucher'	5 gallon, 15' Ht./15' spread, 2' o.c.
254	DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	5 gallon, 18' Ht./15' spread, 3' o.c.
150	DBHT	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	7 gallon, 30' Ht./20' spread, 3' o.c.
114	CH	Carlesea Holly	Ilex cornuta 'Carlesea'	5 gallon, 12' Ht./12' spread
2	NRS1	Nellie R. Stevens Holly	Ilex cornuta 'Nellie R. Stevens'	7 gallon, 3' Ht. pyramidal form, 24" at base, matching specimens, 3' o.c.
347	DYH	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 12' Ht./12' spread, 2' o.c.
6	BFJ	Blue Point Juniper	Juniperus chinensis 'Blue Point'	7 gallon, 36" Ht./18" spread, full, 3' o.c.
46	LOR	Plum Delight Fringe Flower	Loropetalum chinense 'Plum Delight'	5 gallon, 18" Ht./18" spread, 3' o.c.
2	DMG	Maiden Grass, Dw.	Miscanthus sinensis 'Adagio'	3 gallon, 18" Ht./12" spread, 2'-6" o.c.
76	MG	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gallon, 24" Ht./24" spread, 3'-0" o.c.
13	DWM	Dwarf Southern Wax Myrtle	Myrica pauciflora	5 gallon, 24" Ht./18" spread, 3' o.c.
27	DWMT	Dwarf Southern Wax Myrtle	Myrica pauciflora	7 gallon, 30" Ht./20" spread, 3' o.c.
480	HDN	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3 gallon, 5' Ht./3' spread
11	DFG	Dwarf Fountain Grass	Fennisetum alopecuroides 'Hamlen'	3 gallon, 12" Ht./12" spread, 2' o.c.
30	YEW1	Japanese Yew	Podocarpus macrophyllus	7 gallon, 36" Ht./18" spread
155	DIH	White Indian Hawthorn	Raphiolepis indica 'Clara'	5 gallon, 15" Ht./15" spread, 2' o.c.
40	MFG	Max Feathergrass	Stipa tenuissima	1 gallon, 12" Ht./12" spread, 15" o.c.
6	SY	Soft Yucca	Yucca gloriosa	5 gallon, 18" Ht./12" spread, 3' o.c.
161	GLIR	Giant Liriope	Liriope muscari 'gigantea'	1 gallon, pot to pot.

File Name: Keller Springs planting.dwg
Plot Date: 02/02/2012 - 03:10pm



THE BOARD OF LANDSCAPE ARCHITECTURE OF THE STATE OF TEXAS...
I, the undersigned, do hereby certify that I am a duly licensed and registered landscape architect in the State of Texas, and that I am the author of the above-mentioned plan, and that I am a member of the American Society of Landscape Architects.

- REVISIONS
- 03 OCT 11 ASSESS NOTE ABOUT EXISTING VEGETATION TO REMAIN
 - 17 OCT 11 REVISED PLANT LIST DUE TO BUILDING REVISIONS
 - 31 OCT 11 REALIGNED TREES TO WORK WITH EXISTING TREES ON ADJACENT PROPERTY PER CITY COMMENTS REVISED PLANT LIST
 - 07 FEB 12 REVISED PLANT LIST
 - 26 APR 12 REVISED PLANT LIST



GROUNDCOVERS / PERENNIALS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
107	[Symbol]		AUTUMN FERN	<i>Dryopteris erythrosora</i>	1 gallon at 18" o.c., plant in shade
45	[Symbol]		WOOD FERN	<i>Dryopteris normalis</i>	1 gallon at 18" o.c., 12" HT/12" spread
6870	[Symbol]	1 GAL.	LIRIOPE	<i>Liriope muscari 'Majestic'</i>	1 gallon at 12" o.c.
460	[Symbol]		MEXICAN PETUNIA	<i>Ruellia brittoniana 'Katie'</i>	1 gallon at 12" O.C.
880	[Symbol]		SEASONAL COLOR		4" pots at 8" o.c., as selected by owner
5,165	[Symbol]	1 GAL.	ASIAN	<i>Trachelopernum asiaticum</i>	1 gallon at 12" o.c.
8	[Symbol]	SHORE	Shore Juniper	<i>Juniperus conferta 'Blue Pacific'</i>	3 gallon at 15" o.c., full pot
10	[Symbol]		PROSTRATE ROSEMARY	<i>Rosmarinus officinalis 'Prostratus'</i>	1 gallon, 6" HT/12" spread

VINES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8	[Symbol]	Coral Honeysuckle	<i>Lonicera sempervirens</i>	5 gallon, 36" Ht. staked, attach to column/fence
1	[Symbol]	Evergreen Wisteria	<i>Millitia reticulata</i>	5 gallon, 36" Ht. staked, attach to column/fence

TURF GRASS

QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
34,000	SF. SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid sod
64,000	SF. HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch - refer to specifications

MISCELLANEOUS

QUANTITY	CALLOUT	DESCRIPTION
692	LF. EDGE	LF. Steel edge 1/8" x 4" with 12" stakes, green in color
75	CRUSHED GRANITE	SF 3" depth crushed granite with filter fabric

LARGE TREES

QUANTITY	SYMBOL/CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	SG	Fruitless Sweet Gum	<i>Liquidambar styraciflua 'Rotundiloba'</i>	Nursery grown, 3' cal. min, 12' HT/4'-6' spread, B+B
17	RO	Shumard Red Oak	<i>Quercus shumardii</i>	Nursery grown, 3' cal. min, 12' HT/6' spread, B+B, straight trunk
18	HRL065	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 3' cal. min, 13' HT/6' spread, B+B, single trunk
26	HRL0200	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 4' cal. min, 15' HT/7' spread, B+B, single trunk
55	HRL0200	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 5' cal. min, 18' HT/10' spread, B+B, single trunk

SHRUBS

QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
140	DA	Edward Goucher Abella	<i>Abella grandiflora 'Edward Goucher'</i>	5 gallon, 15" Ht/15" spread, 2' o.c.
254	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	5 gallon, 18" Ht/15" spread, 3' o.c.
161	DBHT	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	7 gallon, 30" Ht/20" spread, 3' o.c.
114	CH	Carlesea Holly	<i>Ilex cornuta 'Carlesea'</i>	5 gallon, 12' Ht/18" spread
2	NRST	Nellie R. Stevens Holly	<i>Ilex cornuta 'Nellie R. Stevens'</i>	7 gallon, 3' Ht. pyramidal form, 24" at base, matching specimens, 3' o.c.
950	DYH	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 12' Ht/12" spread, 2' o.c.
6	BPJ	Blue Point Juniper	<i>Juniperus chinensis 'Blue Point'</i>	7 gallon, 36" Ht/18" spread, full, 3' o.c.
46	LOR	Plum Delight Fringe Flower	<i>Loropetalum chinense 'Plum Delight'</i>	5 gallon, 18" Ht/18" spread, 3' o.c.
2	DMG	Maiden Grass, Dw.	<i>Miscanthus sinensis 'Adagio'</i>	3 gallon, 18" Ht/12" spread, 2'-6" o.c.
16	MG	Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>	5 gallon, 24" Ht/24" spread, 3'-0" o.c.
13	DUM	Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	5 gallon, 24" Ht/18" spread, 3' o.c.
17	DUMT	Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	7 gallon, 30" Ht/20" spread, 3' o.c.
480	HDN	Harbour Dwarf Nandina	<i>Nandina domestica 'Harbour Dwarf'</i>	3 gallon, 5' Ht/3' spread
11	DFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hamien'</i>	3 gallon, 12' Ht/12" spread, 2' o.c.
30	YEWI	Japanese Yew	<i>Podocarpus macrophyllus</i>	7 gallon, 36" Ht/18" spread
155	DIH	White Indian Hawthorn	<i>Raphiolepis indica 'Clara'</i>	5 gallon, 15" Ht/15" spread, 2' o.c.
40	MFG	Max. Feathergrass	<i>Stipa tenuissima</i>	1 gallon, 12' Ht/12" spread, 15" o.c.
6	8Y	Soft Yucca	<i>Yucca gloriosa</i>	5 gallon, 18" Ht/12" spread, 3' o.c.
161	GLIR	Giant Liriope	<i>Liriope muscari 'gigantea'</i>	1 gallon, pot to pot.

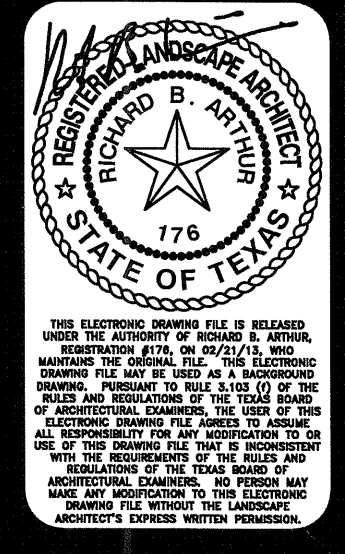
ORNAMENTAL TREES

QUANTITY	SYMBOL/CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
13	RB30	River Birch	<i>Betula nigra</i>	30 gallon, multi-trunk, 3 trunk min, 12' Ht/6' spread, container grown
12	RBD	Texas Red Bud	<i>Cercis canadensis var. texana</i>	10' Ht/5' spread, 3" caliper min, B+B
13	EPH30	Tree East Palatka Holly	<i>Ilex attenuata 'East Palatka'</i>	30 gallon, 8' Ht/4' spread, single trunk, tree form, container grown, berried
17	TY65	Yaupon Holly	<i>Ilex vomitoria</i>	10' Ht/5' spread, 3" caliper min, multi-trunk, B+B, female.
4	TCHW30	White flowering Crape Myrtle	<i>Lagerstroemia indica 'Natchez'</i>	30 gallon, 8' Ht/5' spread, 5 trunk minimum, container grown
7	TCHR30	Red flowering Crape Myrtle	<i>Lagerstroemia indica 'Toto'</i>	30 gallon, 8' Ht/5' spread, 5 trunk minimum, container grown
7	TCHP100	Pink flowering Crape Myrtle	<i>Lagerstroemia indica 'Tuscarora'</i>	100 gallon, 12' Ht/6' spread, 5 trunk minimum, container grown

- ### NOTES
- Landscape Contractor is responsible for verification of all plant quantities.
 - Adjustments in actual location of plant material may be necessary due to existing field items (air conditioners, transformers, etc.)
 - Full bed preparation typical. Reference specifications.
 - Landscape Contractor to provide a unit cost (including installation) for ALL items.
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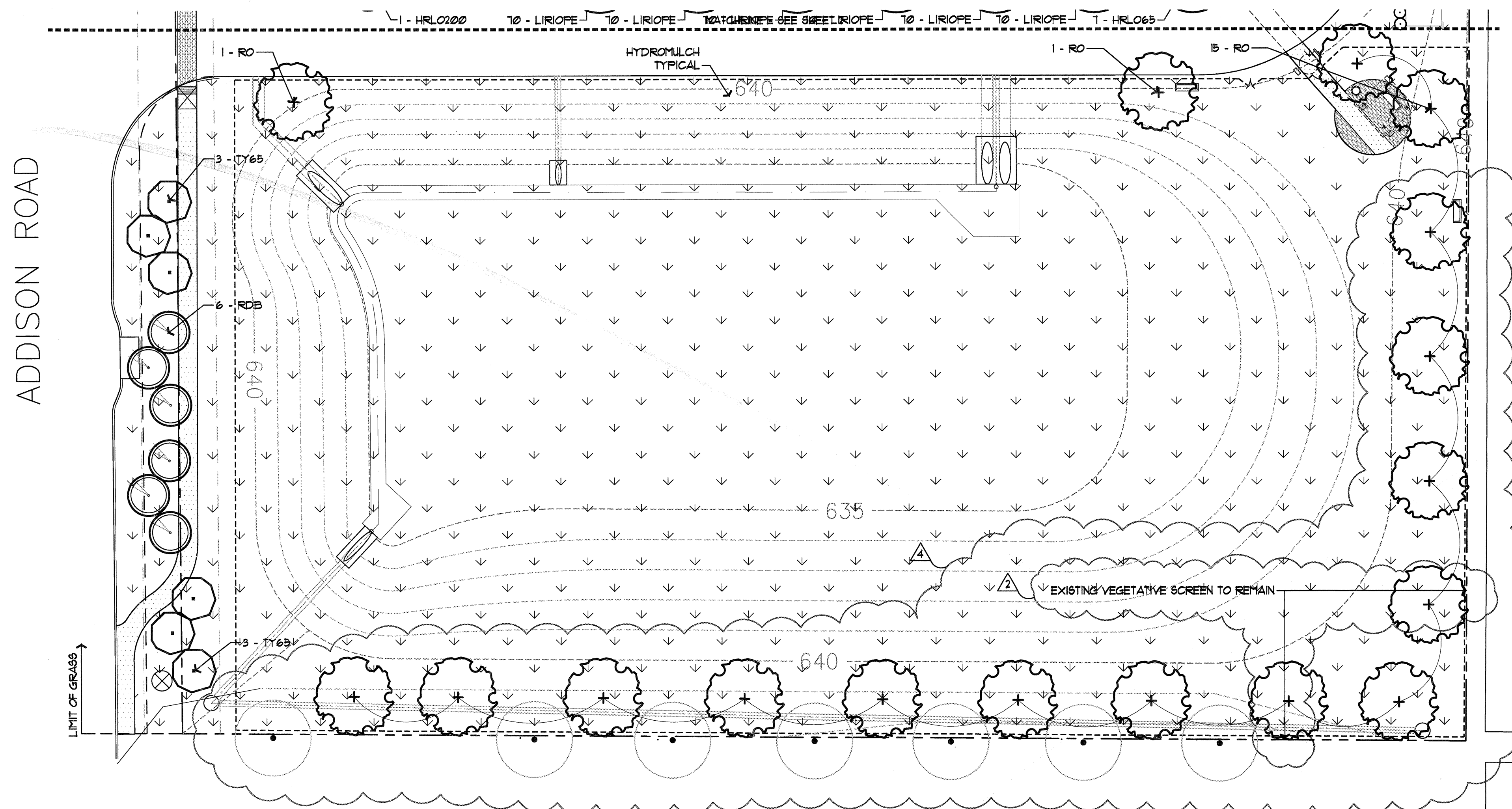




REVISIONS
 03 OCT 11
 11 OCT 11
 31 OCT 11
 02 FEB 12

26 APR 12
 21 FEB 13

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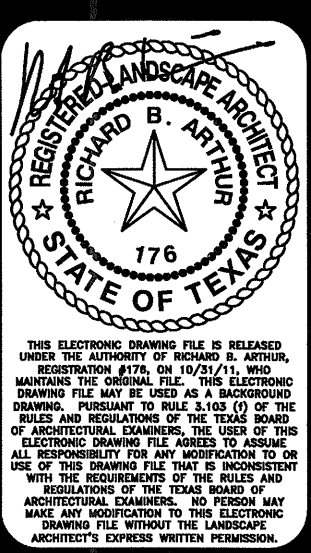
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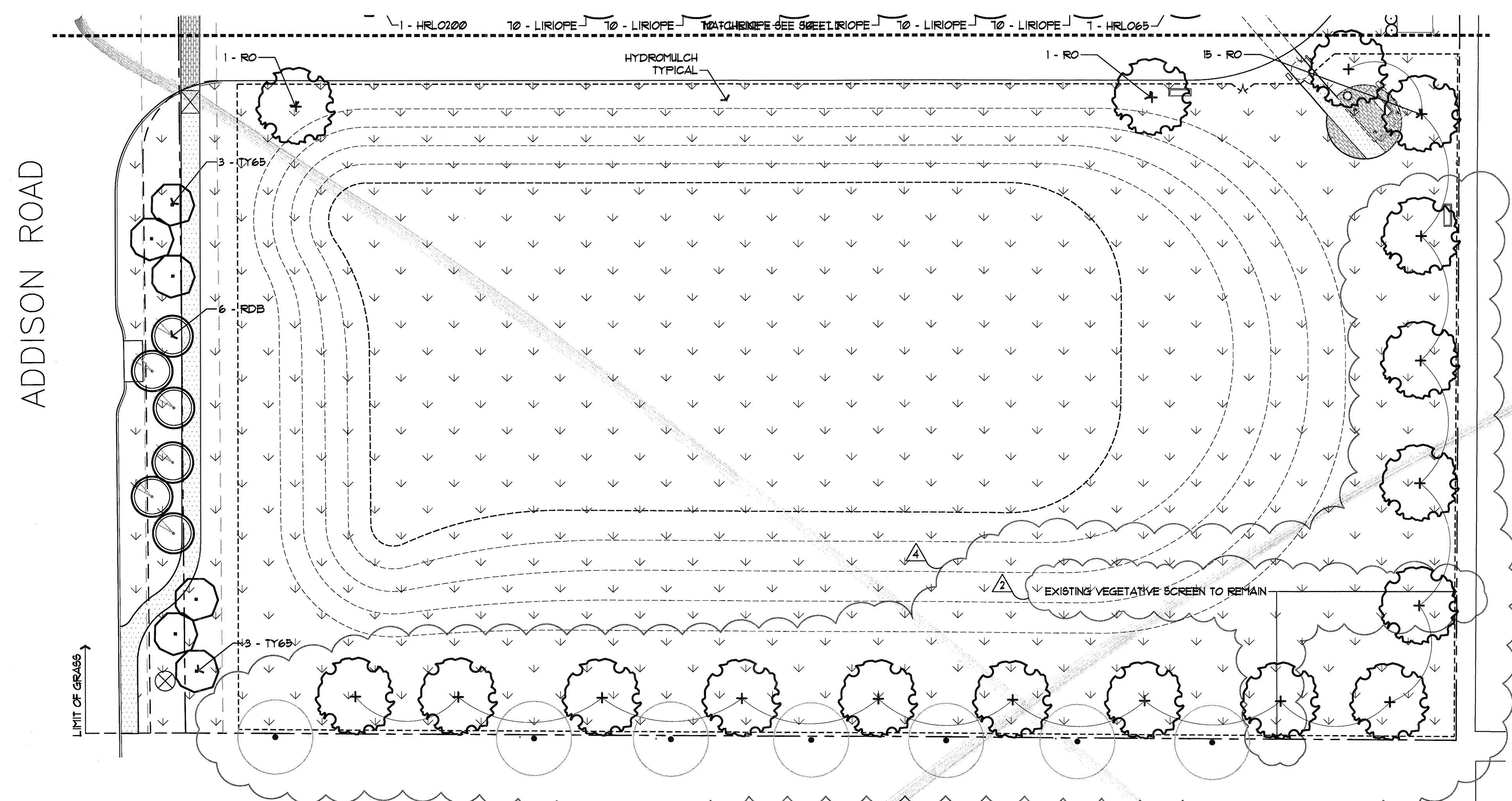
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QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
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206	DBHT	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	7 gallon, 30" Ht./20" spread, 3' o.c.
114	CH	Carlesea Holly	Ilex cornuta 'Carlesea'	5 gallon, 12' Ht./18" spread
2	NRST	Nellie R. Stevens Holly	Ilex cornuta 'Nellie R. Stevens'	7 gallon, 3' Ht. pyramidal form, 24" at base, matching specimens, 3' o.c.
950	DYH	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 12' Ht./12' spread, 2' o.c.
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2	DMS	Maiden Grass, Dw.	Miscanthus sinensis 'Adagio'	3 gallon, 18" Ht./12" spread, 2-6" o.c.
82	MG	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gallon, 24" Ht./24" spread, 3'-0" o.c.
13	DWM	Dwarf Southern Wax Myrtle	Myrica pauciflora	5 gallon, 24" Ht./18" spread, 3' o.c.
17	DWT	Dwarf Southern Wax Myrtle	Myrica pauciflora	7 gallon, 30" Ht./20" spread, 3' o.c.
480	HDN	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3 gallon, 5' Ht./9" spread
11	DFG	Dwarf Fountain Grass	Fenestatum alopecuroides 'Hamien'	3 gallon, 12' Ht./12" spread, 2' o.c.
30	YEW	Japanese Yew	Fodocarpus macrophyllus	7 gallon, 36" Ht./18" spread
155	DIH	White Indian Hawthorn	Raphiolepis indica 'Clara'	5 gallon, 15' Ht./15" spread, 2' o.c.
40	MFG	Max Feathergrass	Stipa tenuissima	1 gallon, 12' Ht./12" spread, 15' o.c.
6	SY	Soft Yucca	Yucca gloriosa	5 gallon, 18' Ht./12" spread, 3' o.c.
161	GLIR	Giant Liriope	Liriope muscari 'gigantea'	1 gallon, pot to pot.

File Name: Keller Springs planting.dwg
 Plot Date: 02/21/2013 09:55am



REVISIONS
 03 OCT 11 ADDED NOTE ABOUT EXISTING VEGETATION TO REMAIN
 17 OCT 11 REVISED PLANT LIST DUE TO BUILDING REVISIONS
 31 OCT 11 REALIGNED TREES TO WORK WITH EXISTING TREES ON ADJACENT PROPERTY PER CITY COMMENTS REVISED PLANT LIST



GROUNDCOVERS / PERENNIALS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
107	[Symbol]		AUTUMN FERN	Dryopteris erythrosora	1 gallon at 18' o.c., plant in shade
45	[Symbol]		WOOD FERN	Dryopteris normale	1 gallon at 18' o.c., 12' HT/12' spread
6,825	[Symbol]		1 GAL. LIRIOPE	Liriope muscari 'Majestic'	1 gallon at 12' o.c.
460	[Symbol]		MEXICAN PETUNIA	Ruellia brittoniana 'Katie'	1 gallon at 12' o.c.
1010	[Symbol]		SEASONAL COLOR		4' pots at 8' o.c., as selected by owner
5,765	[Symbol]		1 GAL. ASIAN Aerial Jasmine	Trachelospermum asiaticum	1 gallon at 12' o.c.
8	[Symbol]		SHORE Shore Juniper	Juniperus conferta 'Blue Pacific'	3 gallon at 15' o.c., full pot
10	[Symbol]		PROSTRATE ROSEMARY	Rosmarinus officinalis 'Prostratus'	1 gallon, 6' HT/12' spread

VINES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8	[Symbol]	Coral Honeysuckle	Lonicera sempervirens	5 gallon, 36" Ht. staked, attach to column/fence
7	[Symbol]	Evergreen Wisteria	Millittia reticulata	5 gallon, 36" Ht. staked, attach to column/fence

TURF GRASS				
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
34,000	SF. SOD	Common Bermuda Grass	Cynodon dactylon	Solid sod
64,000	SF. HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch - refer to specifications

MISCELLANEOUS		
QUANTITY	CALLOUT	DESCRIPTION
684	L.F. EDGE	L.F. Steel edge 1/8" x 4" with 12" stakes, green in color
75	CRUSHED GRANITE	SF 3' depth crushed granite with filter fabric

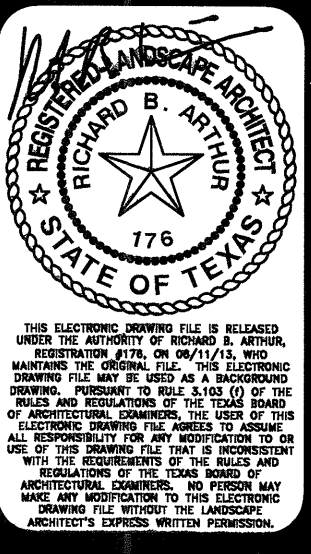
- NOTES
- Landscape Contractor is responsible for verification of all plant quantities.
 - Adjustments in actual location of plant material may be necessary due to existing field items (air conditioners, transformers, etc.)
 - Full bed preparation typical. Reference specifications.
 - Landscape Contractor to provide a unit cost (including installation) for ALL items.
 - Verify location of all utility lines prior to installation. Field adjust for general intent if conflict exists.
 - Landscape Contractor to provide a separate cost for a one year maintenance program as outlined in specifications.
 - When the same species of trees are paired or grouped in 3 or more, they should be matched in size, shape, growth characteristics, etc.
 - Landscape Contractor is responsible for the calculation of all sod or hydromulch areas. Verify locations with owner.
 - Plant material availability shall be confirmed by Landscape Contractor prior to bidding. Should specified material not be available, the Owner and Landscape Architect shall be notified prior to bid date.
 - The Landscape Contractor shall not eliminate, substitute, and/or downsize plant material without prior approval of the Owner and Landscape Architect. Minimum standards and requirements of the City Landscape Submittal Plan must be maintained.
 - Deep 'V' cut around all planting beds to separate sod from bed if no steel edging is specified.
 - Landscape Contractor to provide potting soil, filter fabric, drainage base, etc. as necessary for pots. Pots by others.

REFERENCE SHEET 6L FOR PLANTING SPECIFICATIONS.

LARGE TREES				
QUANTITY	SYMBOL/CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	EG	Fruitless Sweet Gum	Liquidambar styraciflua 'Rotundiloba'	Nursery grown, 3' cal. min, 12' HT/4'-6' spread, B+B
17	RO	Shumard Red Oak	Quercus shumardii	Nursery grown, 3' cal. min, 12' HT/6' spread, B+B, straight trunk
18	HRLO65	Live Oak 'Highrise'	Quercus virginiana 'Highrise'	Nursery grown, 3' cal. min, 13' HT/6' spread, B+B, single trunk
26	HRLO100	Live Oak 'Highrise'	Quercus virginiana 'Highrise'	Nursery grown, 4' cal. min, 15' HT/7' spread, B+B, single trunk
55	HRLO200	Live Oak 'Highrise'	Quercus virginiana 'Highrise'	Nursery grown, 5' cal. min, 18' HT/10' spread, B+B, single trunk

ORNAMENTAL TREES				
QUANTITY	SYMBOL/CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
13	RB30	River Birch	Betula nigra	30 gallon, multi-trunk, 3 trunk min, 12' HT/6' spread, container grown
12	RBD	Texas Red Bud	Cercis canadensis var. texana	10' HT/5' spread, 3' caliper min, B+B
13	EPH30	Tree East Palatka Holly	Ilex attenuata 'East Palatka'	30 gallon, 8' HT/4' spread, single trunk, tree form, container grown, berried
20	TY65	Yaupon Holly	Ilex vomitoria	10' HT/5' spread, 3' caliper min, multi-trunk, B+B, female
4	TCHW30	White flowering Crape Myrtle	Lagerstroemia indica 'Natchez'	30 gallon, 8' HT/5' spread, 5 trunk minimum, container grown
1	TCHR30	Red flowering Crape Myrtle	Lagerstroemia indica 'Tonto'	30 gallon, 8' HT/5' spread, 5 trunk minimum, container grown
1	TCHP100	Pink flowering Crape Myrtle	Lagerstroemia indica 'Tuscarora'	100 gallon, 12' HT/6' spread, 5 trunk minimum, container grown

SHRUBS				
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
140	DA	Edward Goucher Abelia	Abelia grandiflora 'Edward Goucher'	5 gallon, 15' HT/15' spread, 2' o.c.
254	DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	5 gallon, 18' HT/15' spread, 3' o.c.
150	DBHT	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	7 gallon, 30" HT/20' spread, 3' o.c.
114	CH	Carissa Holly	Ilex cornuta 'Carissa'	5 gallon, 12' HT/18' spread
2	NRST	Nellie R. Stevens Holly	Ilex cornuta 'Nellie R. Stevens'	7 gallon, 3' Ht. pyramidal form, 24" at base, matching specimens, 3' o.c.
955	DYH	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 12' HT/12' spread, 2' o.c.
6	BPJ	Blue Point Juniper	Juniperus chinensis 'Blue Point'	7 gallon, 36" HT/18' spread, full, 3' o.c.
46	LOR	Flum Delight Fringe Flower	Lorapetalum chinense 'Flum Delight'	5 gallon, 18' HT/18' spread, 3' o.c.
2	DMG	Maiden Grass, Du.	Miscanthus sinensis 'Adagio'	3 gallon, 18' HT/12' spread, 2'-6" o.c.
76	MG	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gallon, 24' HT/24' spread, 3'-0" o.c.
13	DUM	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gallon, 24' HT/18' spread, 3' o.c.
27	DWMT	Dwarf Southern Wax Myrtle	Myrica pusilla	7 gallon, 30" HT/20' spread, 3' o.c.
400	HDN	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3 gallon, 5' HT/9' spread
11	DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamien'	3 gallon, 12' HT/12' spread, 2' o.c.
30	YEWI	Japanese Yew	Fodocarpus macrophyllus	7 gallon, 36" HT/18' spread
162	DIH	White Indian Hawthorn	Raphiolepis indica 'Clara'	5 gallon, 15' HT/15' spread, 2' o.c.
40	MFG	Mex. Feathergrass	Stipa tenuissima	1 gallon, 12' HT/12' spread, 15' o.c.
6	SY	Soft Yucca	Yucca gloriosa	5 gallon, 18' HT/12' spread, 3' o.c.
161	GLIR	Giant Liriope	Liriope muscari 'gigantea'	1 gallon, pot to pot.



REVISIONS
 03 OCT 11
 17 OCT 11
 31 OCT 11
 02 FEB 12

26 APR 12
 21 FEB 13
 11 JUNE 13

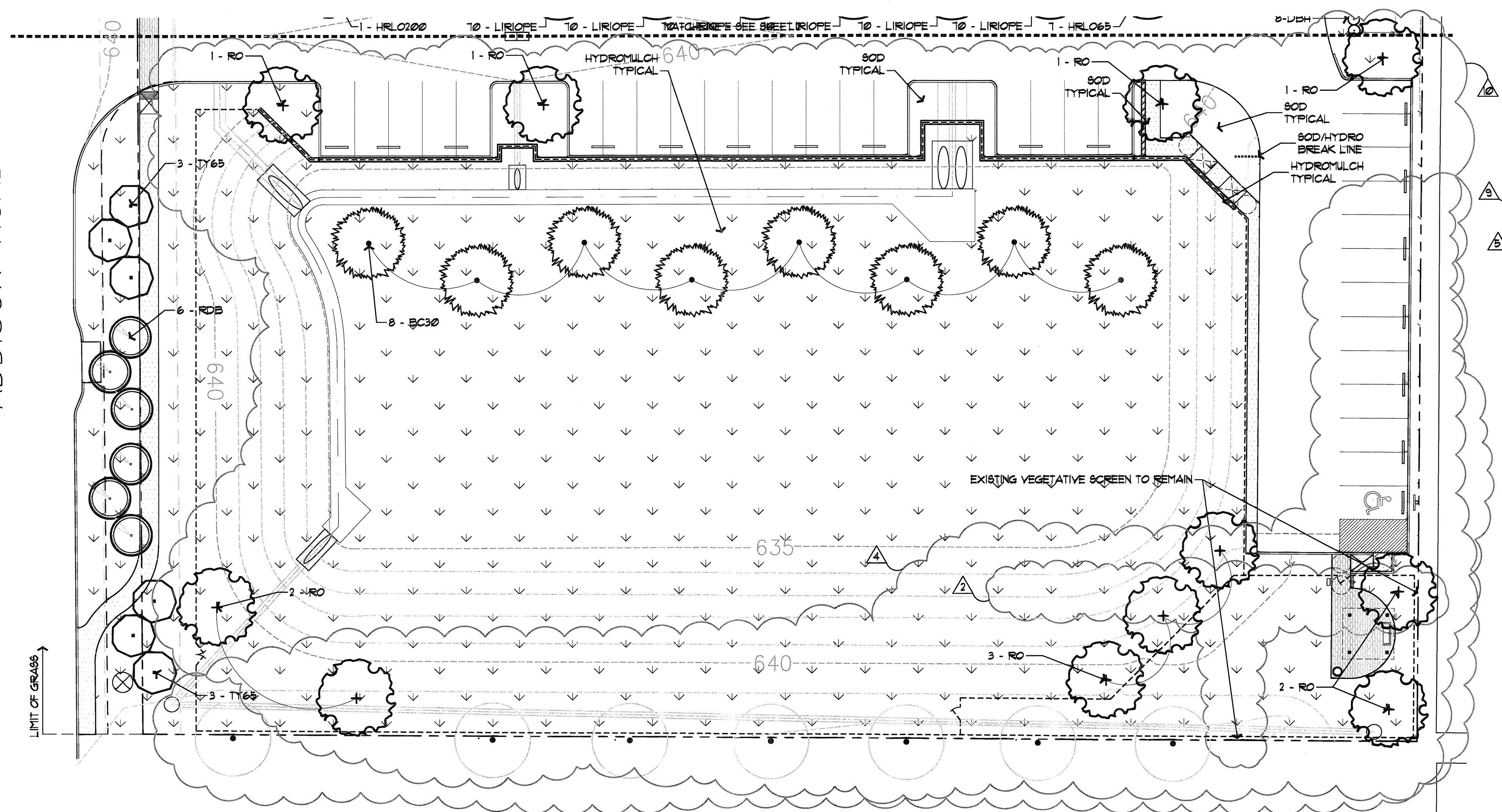
Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE
 1" = 20'-0"

DATE
 19 AUG 2011

TITLE
 LANDSCAPE

SHEET
 3L OF 6



GROUNDCOVERS / PERENNIALS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
107	[Symbol]		AUTUMN FERN	<i>Dryopteris erythrosora</i>	1 gallon at 18" o.c., plant in shade
45	[Symbol]		WOOD FERN	<i>Dryopteris normalis</i>	1 gallon at 18" o.c., 12" Ht./12" spread
7395	[Symbol]	1 GAL. LIRIOPE	Liriope muscari 'Majestic'		1 gallon at 12" o.c.
460	[Symbol]		MEXICAN PETUNIA	<i>Ruellia brittoniana 'Katie'</i>	1 gallon at 12" O.C.
220	[Symbol]		SEASONAL COLOR		4' pots at 8' o.c., as selected by owner
5,165	[Symbol]	1 GAL. ASIAN	Aeian Jasmine	<i>Trachelospermum asiaticum</i>	1 gallon at 12" o.c.
8	[Symbol]	SHORE	Shore Juniper	<i>Juniperus conferta 'Blue Pacific'</i>	3 gallon at 15" o.c., full pot
10	[Symbol]		PROSTRATE ROSEMARY	<i>Rosmarinus officinalis 'Prostratus'</i>	1 gallon, 6" Ht./12" spread

VINES					
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	
8	[Symbol]	Coral Honeysuckle	<i>Lonicera sempervirens</i>	5 gallon, 36" Ht. staked, attach to column/fence	
7	[Symbol]	Evergreen Wisteria	<i>Millittia reticulata</i>	5 gallon, 36" Ht. staked, attach to column/fence	

TURF GRASS					
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	
35,450	S.F. SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid sod	
55,250	S.F. HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch - refer to specifications	

MISCELLANEOUS		
QUANTITY	CALLOUT	DESCRIPTION
692	L.F. EDGE	L.F. Steel edge 1/8" x 4" with 12" stakes, green in color
75	CRUSHED GRANITE	8" 3' depth crushed granite with filter fabric

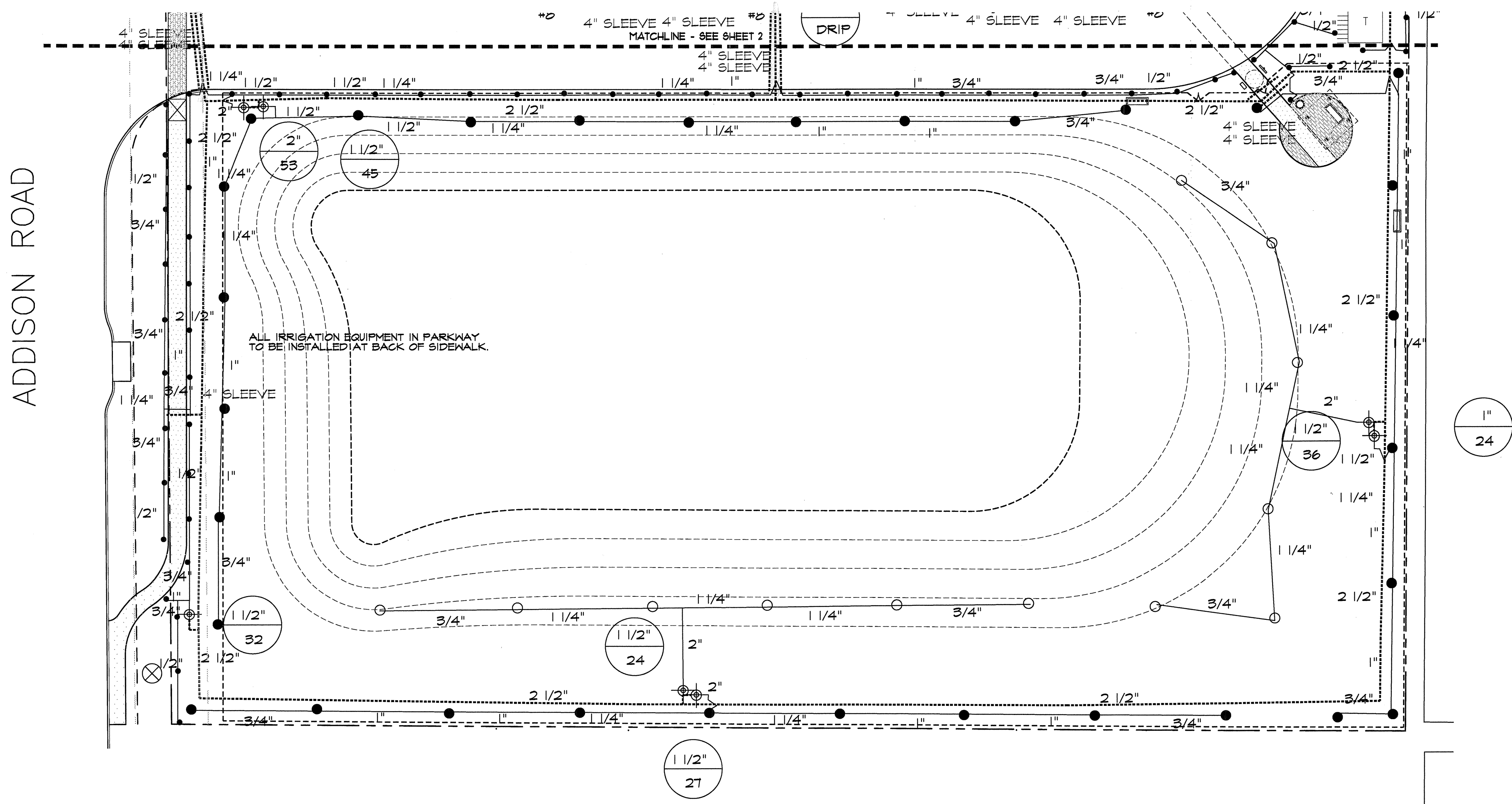
- NOTES
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 - Adjustments in actual location of plant material may be necessary due to existing field items (air conditioners, transformers, etc.).
 - Full bed preparation typical. Reference specifications.
 - Landscape Contractor to provide a unit cost (including installation) for ALL items.
 - Verify location of all utility lines prior to installation. Field adjust for general intent if conflict exists.
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 - Deep "V" cut around all planting beds to separate sod from bed if no steel edging is specified.
 - Landscape Contractor to provide potting soil, filter fabric, drainage base, etc. as necessary for pots. Pots by others.

REFERENCE SHEET 6L FOR PLANTING SPECIFICATIONS.

LARGE TREES				
QUANTITY	SYMBOL/ CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	SG	Fruitless Sweet Gum	<i>Liquidambar styraciflua 'Rotundiloba'</i>	Nursery grown, 3' cal. min, 12' Ht./4'-6' spread, B+B
12	RO	Shumard Red Oak	<i>Quercus shumardii</i>	Nursery grown, 3' cal. min, 12' Ht./6' spread, B+B, straight trunk
18	HRL065	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 3' cal. min, 13' Ht./6' spread, B+B, single trunk
26	HRL0100	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 4' cal. min, 15' Ht./7' spread, B+B, single trunk
55	HRL0200	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 5' cal. min, 18' Ht./10' spread, B+B, single trunk
8	BC30	Bald Cypress	<i>Taxodium distichum</i>	30 gallon, 3' cal. min, 10' Ht./4' spread, container grown, single trunk

ORNAMENTAL TREES				
QUANTITY	SYMBOL/ CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
13	RB30	River Birch	<i>Betula nigra</i>	30 gallon, multi-trunk, 3 trunk min, 12' Ht./6' spread, container grown
12	RBD	Texas Red Bud	<i>Cercis canadensis var. texana</i>	10' Ht./5' spread, 3" caliper min, B+B.
13	EPH30	Tree East Palatka Holly	<i>Ilex attenuata 'East Palatka'</i>	30 gallon, 8' Ht./4' spread, single trunk, tree form, container grown, berried
11	TY65	Yaupon Holly	<i>Ilex vomitoria</i>	10' Ht./5' spread, 3" caliper min, multi-trunk, B+B, female.
4	TCMW30	White flowering Crape Myrtle	<i>Lagerstroemia indica 'Natchez'</i>	30 gallon, 8' Ht./5' spread, 5 trunk minimum, container grown
7	TCMR30	Red flowering Crape Myrtle	<i>Lagerstroemia indica 'Orion'</i>	30 gallon, 8' Ht./5' spread, 5 trunk minimum, container grown
7	TCMP100	Pink flowering Crape Myrtle	<i>Lagerstroemia indica 'Tuscarora'</i>	100 gallon, 12' Ht./6' spread, 5 trunk minimum, container grown

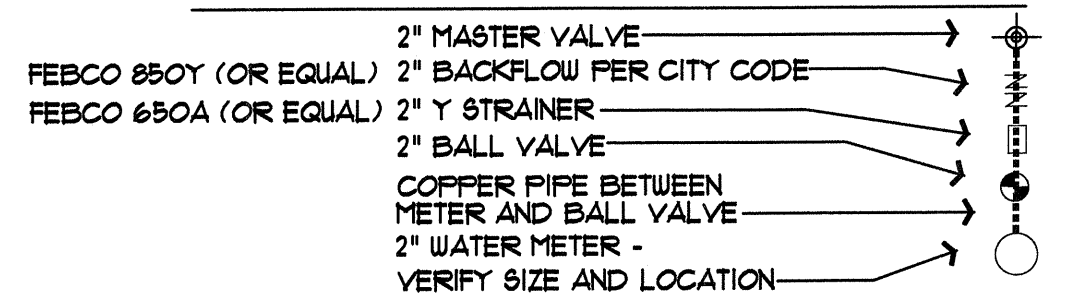
SHRUBS				
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
140	DA	Edward Goucher Abella	<i>Abelia grandiflora 'Edward Goucher'</i>	5 gallon, 15' Ht./15' spread, 2' o.c.
254	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	5 gallon, 18' Ht./15' spread, 3' o.c.
206	DBHT	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	7 gallon, 30" Ht./20" spread, 3' o.c.
114	CH	Carissa Holly	<i>Ilex cornuta 'Carissa'</i>	5 gallon, 12' Ht./18' spread
2	NRST	Nellie R. Stevens Holly	<i>Ilex cornuta 'Nellie R. Stevens'</i>	7 gallon, 3' Ht. pyramidal form, 24" at base, matching specimens, 3' o.c.
950	DYH	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 12' Ht./12' spread, 2' o.c.
6	BPJ	Blue Point Juniper	<i>Juniperus chinensis 'Blue Point'</i>	7 gallon, 36" Ht./18" spread, full, 3' o.c.
46	LOR	Plum Delight Fringe Flower	<i>Loropetalum chinense 'Plum Delight'</i>	5 gallon, 18' Ht./18' spread, 3' o.c.
2	DMG	Maiden Grass, Dw.	<i>Miscanthus sinensis 'Adagio'</i>	3 gallon, 18" Ht./12" spread, 2'-6" o.c.
75	MG	Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>	5 gallon, 24" Ht./24" spread, 3'-0" o.c.
13	DUM	Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	5 gallon, 24" Ht./18" spread, 3' o.c.
17	DWMT	Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	7 gallon, 30" Ht./20" spread, 3' o.c.
400	HDN	Harbour Dwarf Nandina	<i>Nandina domestica 'Harbour Dwarf'</i>	3 gallon, 5' Ht./9" spread
11	DFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hamlet'</i>	3 gallon, 12' Ht./12" spread, 2' o.c.
30	YEWI	Japanese Yew	<i>Podocarpus macrophyllus</i>	7 gallon, 36" Ht./18" spread
155	DIH	White Indian Hawthorn	<i>Raphiolepis indica 'Clara'</i>	5 gallon, 15' Ht./15" spread, 2' o.c.
40	MFG	Mex. Feathergrass	<i>Stipa tenuissima</i>	1 gallon, 12" Ht./12" spread, 15" o.c.
6	SY	Soft Yucca	<i>Yucca gloriosa</i>	5 gallon, 18" Ht./12" spread, 3' o.c.
161	GLIR	Giant Liriope	<i>Liriope muscari 'gigantea'</i>	1 gallon, pot to pot.



IRRIGATION LEGEND

- WEATHERMATIC LX 4" POP-UP/LAWN HEAD
- WEATHERMATIC 100 SERIES SHRUB HEAD
- WEATHERMATIC TURBO ROTARY HEAD PC
- WEATHERMATIC TURBO ROTARY HEAD PC
- ⊗ WEATHERMATIC #106 BUBBLER
- ⊕ WEATHERMATIC #1000 SERIES ELECTRIC VALVE
- ▲ WEATHERMATIC QVTBL QUICK COUPLER
- CONTROLLER
- WATER METER (AS SIZED)
- ⊖ BACKFLOW PREVENTER (AS SIZED)
- CLASS 200 PVC LATERAL PIPING
- CLASS 200 PVC MAINLINE
- SCH. 40 PVC SLEEVING
- VALVE SIZE GPM
- DRIP TUBING - LAWN
(18" LATERAL SPACING, 12" EMITTER SPACING)
PVC LATERAL PIPING SIZED AS REQUIRED
INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
NETAFIM TECHLINE CV (OR EQUAL)
- DRIP TUBING - PLANTING BEDS
(18" LATERAL SPACING, 12" EMITTER SPACING)
PVC LATERAL PIPING SIZED AS REQUIRED
INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
NETAFIM TECHLINE CV (OR EQUAL)
- NETAFIM DISC FILTER #D100-080 (OR EQUAL)
NETAFIM PRESSURE REGULATOR #RV18025 (OR EQUAL)
INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- ALL IRRIGATION EQUIPMENT TO BE LOCATED NO CLOSER THAN 4" TO ANY PAVEMENT AND/OR STRUCTURE

METER DETAIL



IRRIGATION NOTES

1. All equipment numbers reference Weathermatic equipment catalog unless otherwise indicated.
2. LAWN SPRAY HEADS are LX 4" (or equal) installed as per detail.
3. ELECTRIC CONTROL VALVES shall be #1000 (or equal) installed as per detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
5. QUICK COUPLING VALVES shall be QVTBL with a 3/8" Spears isolation ball valve (SE-2-0803) installed upstream. Swing joints shall be constructed using 3/4" Sch. 80 elbows. Contractor shall supply owner with three (3) CHTB couplers and three (3) 10SHL swivel hose ends as part of this contract. Quick coupler valve to be secured with a re-bar stake and clamp.
6. AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five feet (5') of controller location by other trades.
7. All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
8. SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Sizes as indicated on plans.
9. Ten days prior to start of construction, contractor shall verify static water pressure. If static pressure is less than 65 PSI, do not start work until notified to do so by owner.
10. All mainline and lateral piping shall have a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18 inches of cover.
11. The irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
12. The irrigation contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. No water will be allowed to spray on building or any hard surface.

SMARTLINE CERTIFIED DESIGN

THIS IRRIGATION DESIGN FEATURES SMARTLINE CONTROLLER AND WEATHER MONITOR TECHNOLOGY AND UTILIZES ET BASED WATER CONSERVATION AUTO ADJUST SCHEDULING. THE IRRIGATION CONTRACTOR MUST PROGRAM THE CONTROLLER BY SELECTING THE PROPER SPRINKLER TYPE, PLANT TYPE, SOIL TYPE, SLOPE AND SUN OR SHADE SETTINGS FOR EACH ZONE. THE IRRIGATION CONTRACTOR MUST CONTACT THE IRRIGATION DESIGNER (JOHN WINGFIELD 972-238-1498) FOR APPROVAL OF CONTROLLER SETTINGS. ALL CONTROLLER EQUIPMENT MUST BE INSTALLED AS SPECIFIED AND NO EQUIPMENT SUBSTITUTIONS WILL BE PERMITTED.

IRRIGATION SYSTEM

The high efficiency irrigation designed for this site will meet the following conditions for LEED CERTIFICATION:

- Irrigation system with head-to-head coverage
- Install central shut-off valves
- Use drip irrigation for 50% of planting beds
- Create separate zones for each type of bedding
- Install timer or controller for each watering zone
- Install pressure regulating devices
- Install moisture sensor or rain delay controller and
- Third-party inspection

ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-118/ P.O. BOX 13087, AUSTIN, TX
78711-3087. TCEQ'S WEBSITE IS:
www.tceq.state.tx.us

DESIGN PRESSURE IS 60 PSI

REFERENCE SHEET 45 FOR IRRIGATION SPECS AND DETAILS

File Name: Keller Springs Irrigation.dwg
Plot Date: 10/21/2011 - 02:38pm

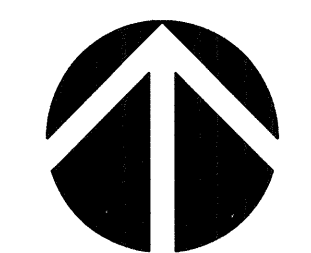
REVISIONS

SCALE
1" = 20'-0"

DATE
19 AUG 2011

TITLE
IRRIGATION

SHEET
3S OF 4



EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph.: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Jordan & Skala Engineers, Inc.
 14240 Midway Road, Suite 350
 Dallas, TX 75244
 Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 45
 Date: 1/27/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Enviro Design Landscape
 Subject: Relocation of fountain equipment vault

Drawing: None
 Cost Impact: None
 Spec Section: Schedule Impact: None

Request: Date Required: 2/3/2012
 Our pool contractor has proposed a change in location and elevation for the fountain equipment vault. Attachment # 1 shows RFI for the location of the CF panel in the courtyard. Attachment #2 shows proposed relocation of the vault and shows location of CF panel. Attachment #3 is a background e-mail. Attachment #4 is the detail sketch from the pool contractor.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response:

JSE Response

Electrical: Panel 'CF' serves the fountain courtyard and the fountain equipment.
 - Mike Jennings, Jordan & Skala 2/6/2012

Plumbing: The email mentions connecting the vault to storm sewer. The civil engineer provided the courtyard drainage and if a connection is made, it would need to be coordinated with them.

Heath Parnell, Jordan & Skala 2/6/12

Answered by: _____
 Company: _____ Date: _____

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph.: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Jordan & Skala Engineers, Inc.
 14240 Midway Road, Suite 350
 Dallas, TX 75244
 Ph: 469/385-1616 Fax: 469/385-1615

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 Date: 1/27/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

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Request: Date Required: 2/3/2012
 Our pool contractor has proposed a change in location and elevation for the fountain equipment vault. Attachment # 1 shows RFI for the location of the CF panel in the courtyard. Attachment #2 shows proposed relocation of the vault and shows location of CF panel. Attachment #3 is a background e-mail. Attachment #4 is the detail sketch from the pool contractor.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response:

The relocation of the vault is acceptable to us so long as it is positioned so that the River Birch can stay in place. The Dwarf Yaupons can terminate where they meet the new vault location and groundcover and be filled in around the front. We will revise our drawings and submit revised sheets which will incorporate RFI #35 as well.

Thank you

Brian Arthur

Answered by: Enviro Design
 Company: _____ Date: January 27, 2012

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph.: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Jordan & Skala Engineers, Inc.
 14240 Midway Road, Suite 350
 Dallas, TX 75244
 Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 34
 Date: 1/17/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Enviro Design Landscape
 Subject: Fountain Equipment power and panel location

Drawing: E-1.3, E-1.7
 Cost Impact: None
 Spec Section: Schedule Impact: None

Request: Date Required: 1/24/2012
 On sheet E-1.3 on 12/21/11 a Panel 'CF' was added to the panel as a design revision. Is this for the fountain courtyard including the fountain equipment?

Sheet E-1.7 Panelboard schedule 'CF' has a note for contractor to coordinate with landscape and architect on location of 'CF' Panel. In talking with my electrician and pool contractor, we all feel the location for the CF panel should be located at the pop-out area in building between the patio's located to the southeast of the fountain equipment vault, which would be about 14' away from the power. By locating this panel in the courtyard, it would make any future changes or additions for the power requirements to the courtyard readily available.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response: We are fine with the proposed location of the electric panel. We do have a proposed Japanese Yew that will be in conflict with the panel, so we recommend not installing the Japanese Yew and just filling the area in with Liriope groundcover.

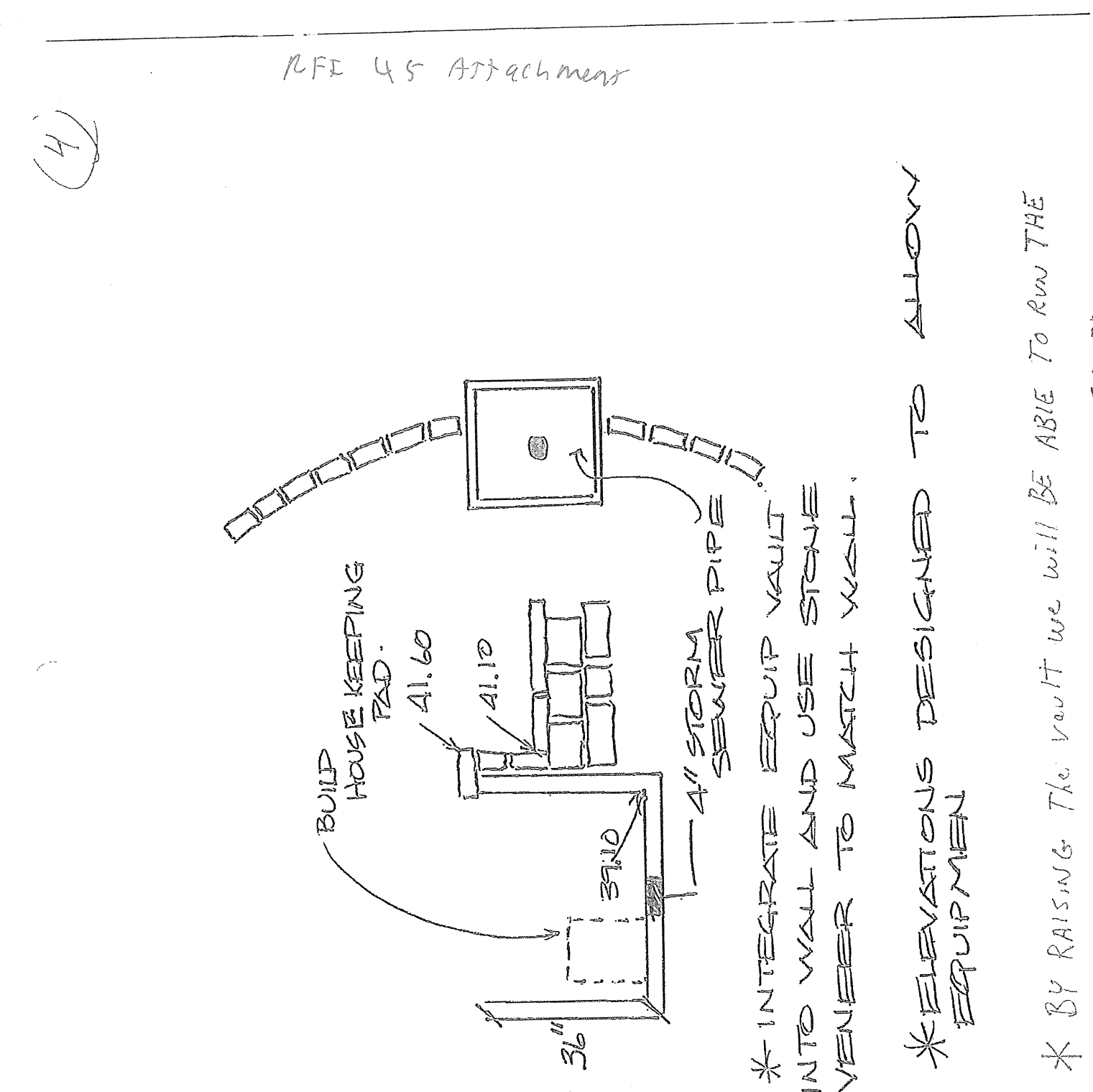
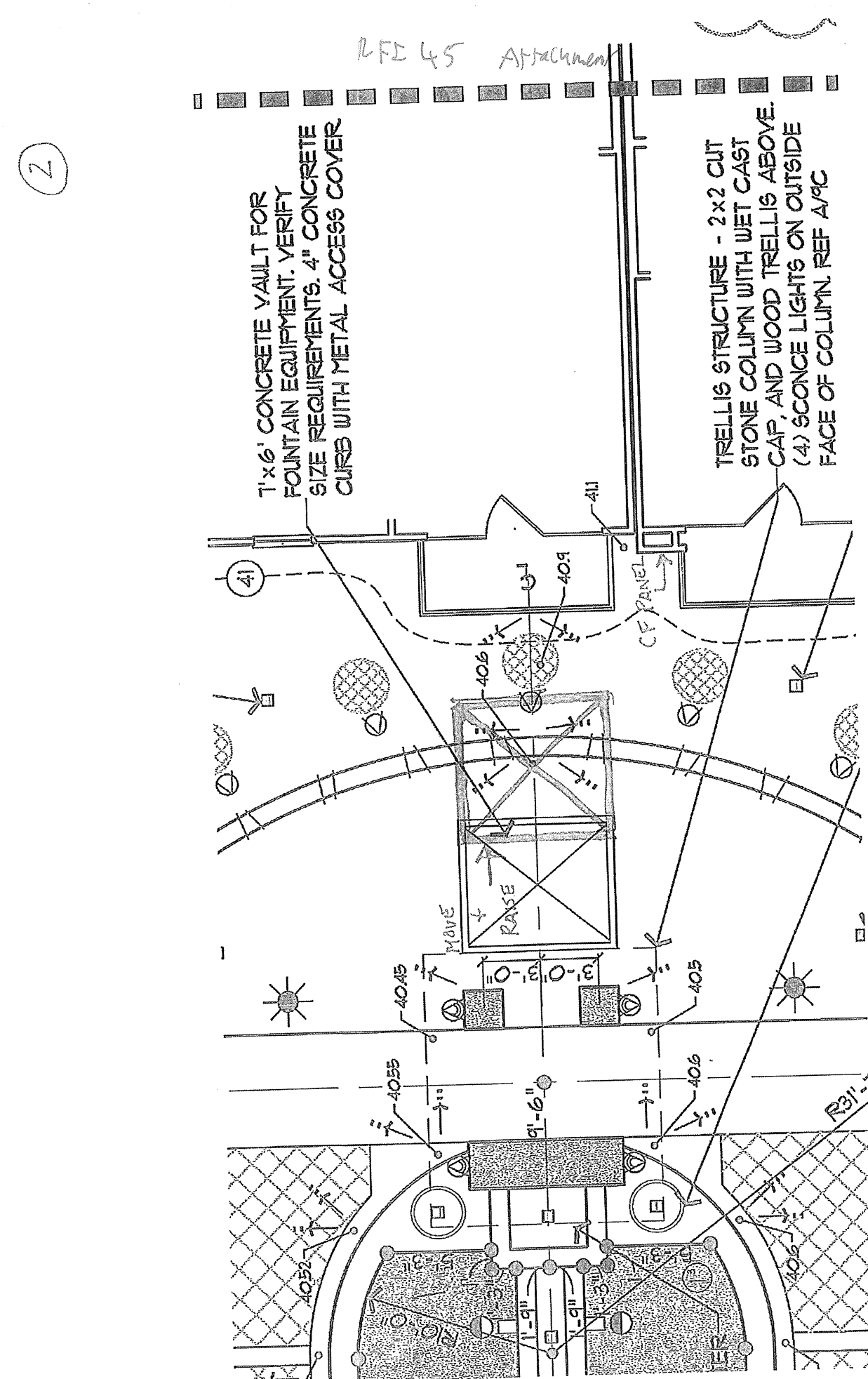
Please let us know if you need anything else. Thanks.

JSE Response: Panel 'CF' serves the fountain courtyard and the fountain equipment.

Relocating the panel as noted by Enviro Design is acceptable.
 - Mike Jennings/Heath Parnell, Jordan & Skala 2/6/2012

Brian Arthur

Answered by: Enviro Design
 Company: _____ Date: January 17, 2012



Brian Peterson

From: John Carter <carterpools@gmail.com>
 Sent: Friday, January 20, 2012 5:15 AM
 To: Brian Peterson
 Subject: Re: RFI Sketch for Fountain Courtyard Equipment Vault for Keller Springs
 Attachments: Scan_Doc0001.pdf

BRIAN
 ATTACHED IS THE PROPOSED SKETCH FOR THE VAULT LOCATION IN FOUNTAIN COURTYARD
 WE WOULD LIKE TO LIFT UP THE ELEVATION IN ORDER TO ALLOW A STORM SEWER CONNECTION IN THE PIT FOR DRAINAGE. AS WELL WE CAN BLEND IT IN TO THE EXISTING RETAINING WALL AND VENEER IT WITH STONE

On Wed, Jan 18, 2012 at 8:55 AM, Brian Peterson <BPeterson@embreydc.com> wrote:

John,

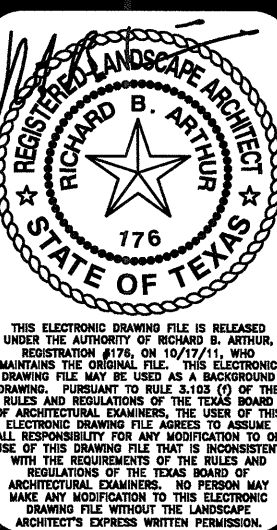
When we talked yesterday you were going to do an overlay sketch showing what you were recommending on the fountain equipment vault. You talked about raising it up to an equal height with the wall and sliding it up to the wall. I need your sketch representing your recommendations.

Also, it looks like we will be able to move that 'CF' Panel we talked about also yesterday out to the Courtyard for the power. It looks like the panel will be about 12'

from the vault once the vault is moved.

Thanks,

Brian Peterson
 Project Superintendent
 Embrey Builders, LLC
 bpeterson@embreydc.com
 M. 469-422-8724



REVISIONS

23 AUG 2011	REVISED LIGHTING SCHEDULE
17 OCT 2011	FLATWORK AND GRADE REVISIONS DUE TO BUILDING REVISIONS
02 FEB 12	REVISED DUE TO RELOCATION OF VAULT

SCALE

1/8" = 1'-0"

DATE

19 AUG 2011

TITLE

CONSTRUCTION

SHEET

4C OF 9

CONSTRUCTION LEGEND

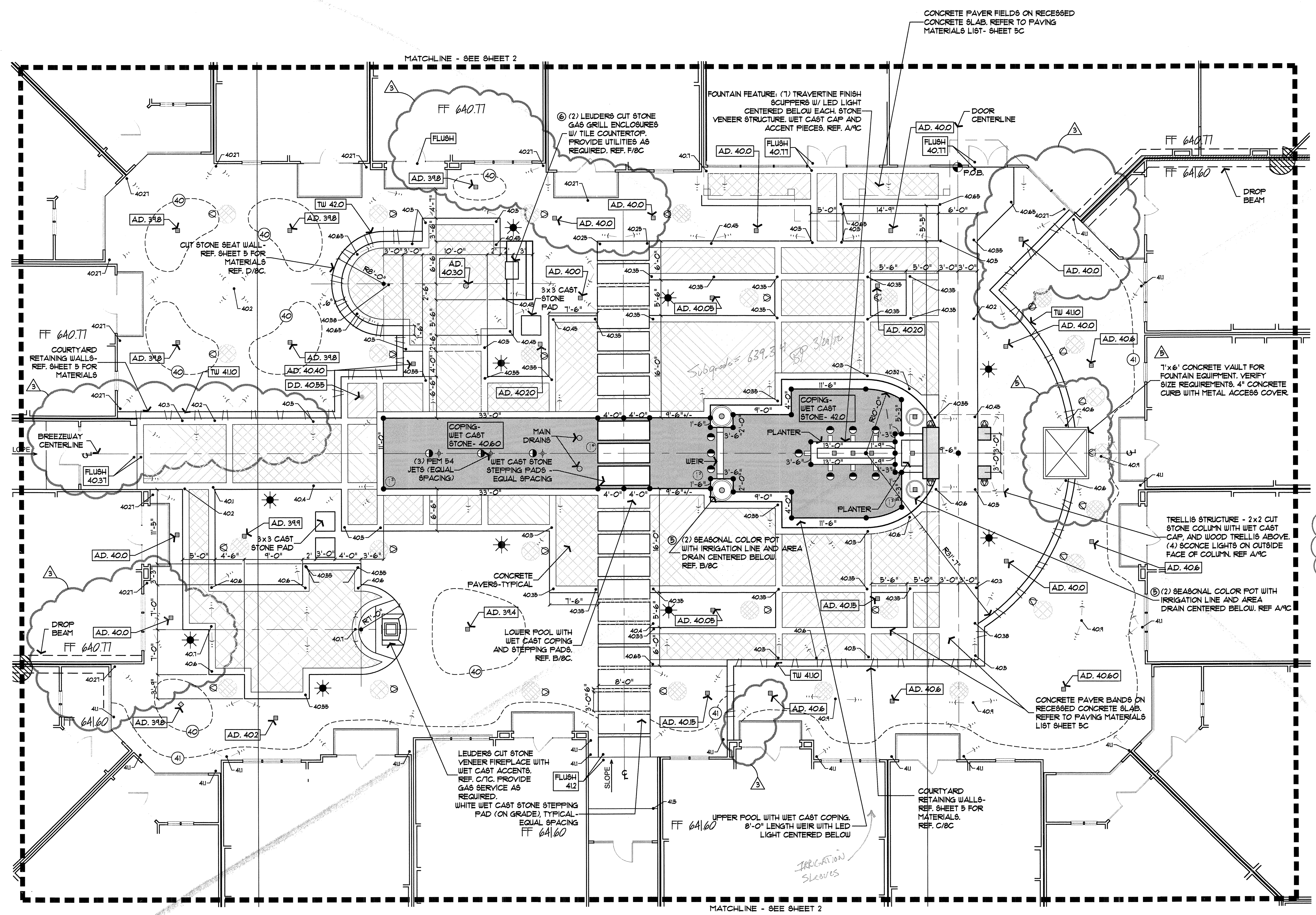
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PROPOSED GRADE	XXXX
TOP OF WALL GRADE	TW XXXX
AREA DRAIN ELEVATION	AD. XXXX
AREA DRAIN	□
DECK DRAIN ELEVATION	DD. XXXX
DECK DRAIN	○
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	→
STONE WALL	▬▬▬▬
BRICK WALL	▬▬▬▬
SLOPED WALL	▬▬▬▬
SPECIAL PAVING (REFERENCE PLAN)	▬▬▬▬
WOOD FENCE	▬▬▬▬
ORNAMENTAL FENCE	▬▬▬▬
POOL FENCE	▬▬▬▬
HANDRAIL / RAILING	▬▬▬▬
SIDEWALK POST LIGHT	⊙
COURTYARD BOLLARD LIGHT	⊙
TREE UPLIGHT	⊙
SCONCE LIGHT	⊙
POOL LIGHT	⊙
FOUNTAIN LIGHT	⊙
LED LIGHT	⊙
DRAIN LINE	---
JUNCTION BOX	⊙
PROPOSED TREE BALL	⊙
POOL DEPTH (FEET AND INCHES)	⊙
AIR CONDITIONER	⊙
TRANSFORMER	⊙
ELECTRICAL METERS	⊙
BARRIER-FREE RAMP AND CURB OPENING	⊙
BARRIER-FREE RAMP	⊙
ACCESSIBLE ROUTE 1:20 MAX. SLOPE	⊙
CURB OPENING	⊙
IRRIGATION SLEEVE	⊙

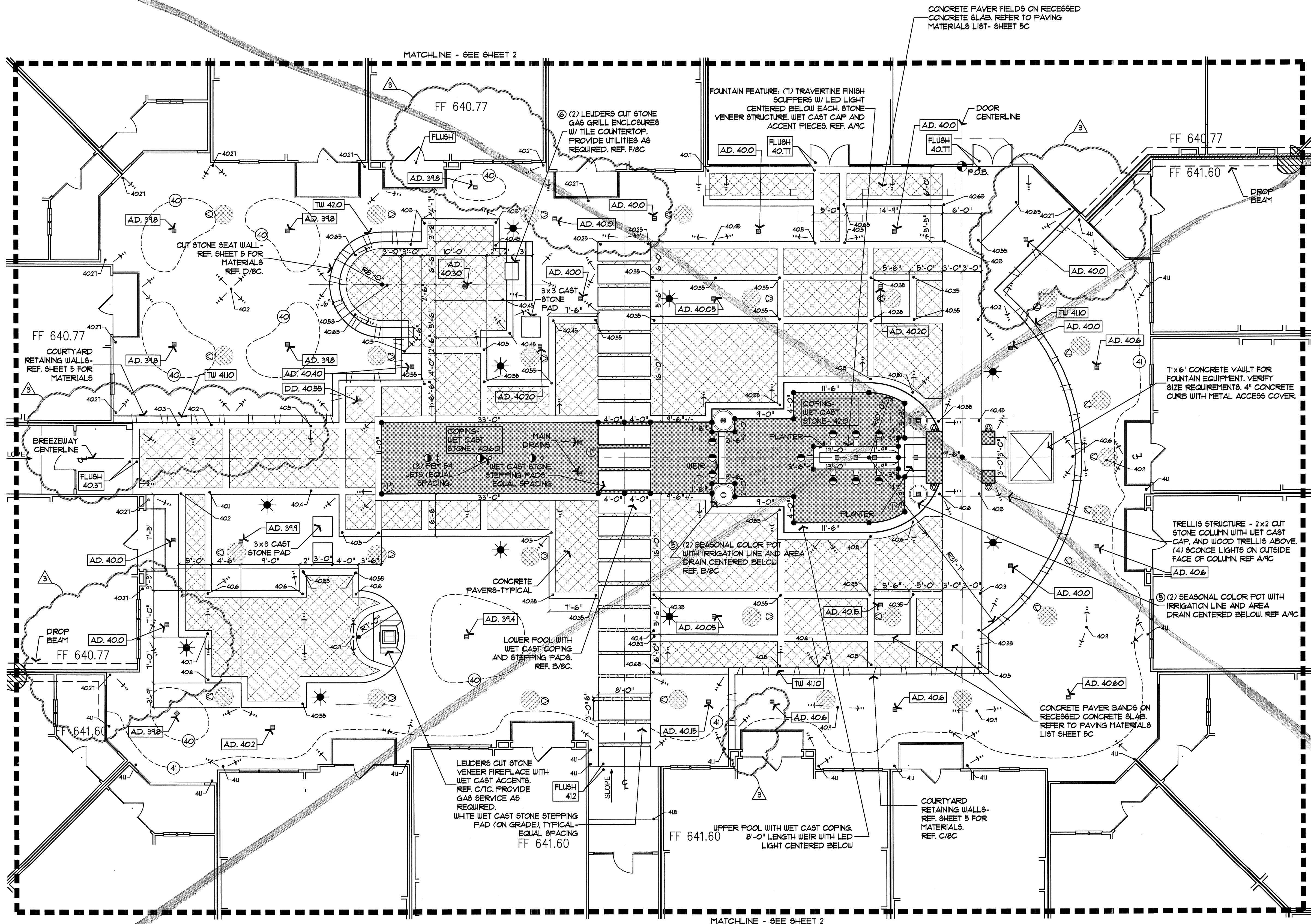
LIGHTING SCHEDULE

- ⊙ COURTYARD BOLLARDS AS SELECTED BY OWNER
- ⊙ TREE UPLIGHTS AS SELECTED BY OWNER
- ⊙ SCONCE LIGHT AS SELECTED BY OWNER

NOTE:

- REFER TO SHEET 1C FOR CONSTRUCTION AND ACCESSIBILITY NOTES.
- REFER TO SHEET 3C FOR ACCESSORIES LIST
- REFER TO SHEET 5C FOR PAVING MATERIALS
- CONNECT DECK / AREA DRAINS TO STORM SEWER. REFERENCE CIVIL ENGINEER'S PLANS FOR LOCATION OF STORM SEWER DRAINS AND DRAINLINE TO BE SIZED BY CIVIL ENGINEER.
- ALL ROOF DOWNSPOUTS DISCHARGING INTO COURTYARD AREAS SHALL BE TIED INTO THE UNDERGROUND STORM DRAIN SYSTEM (REF. CIVIL).





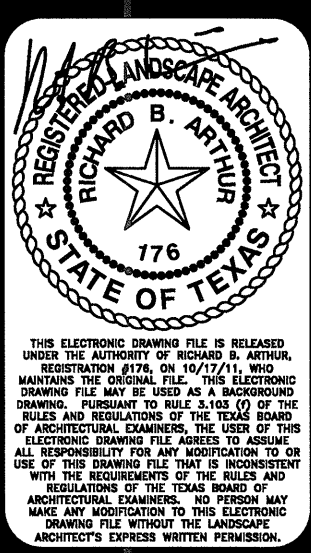
CONSTRUCTION LEGEND

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TOP OF WALL GRADE	TW XXXX
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DECK DRAIN ELEVATION	D.D. XXXX
DECK DRAIN	[Symbol]
PROPOSED CONTOUR	[Symbol]
DIRECTION OF DRAINAGE	[Symbol]
STONE WALL	[Symbol]
BRICK WALL	[Symbol]
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SCENCE LIGHT	[Symbol]
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ACCESSIBLE ROUTE 1:20 MAX. SLOPE	[Symbol]
CURB OPENING	[Symbol]
IRRIGATION SLEEVE	[Symbol]

- LIGHTING SCHEDULE**
- * COURTYARD BOLLARDS AS SELECTED BY OWNER
 - TREE UPLIGHTS AS SELECTED BY OWNER
 - ⊙ SCENCE LIGHT AS SELECTED BY OWNER

NOTE:

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REVISIONS

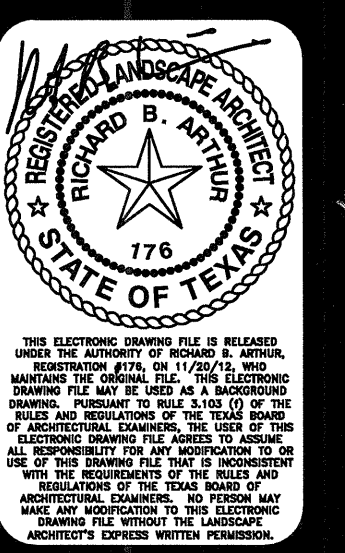
23 AUG 2011	REVISED LIGHTING SCHEDULE
17 OCT 2011	PLATFORMS AND GRADE REVISIONS DUE TO BUILDING REVISIONS

SCALE
 1/8" = 1'-0"

DATE
 19 AUG 2011

TITLE
 CONSTRUCTION

SHEET
 4C OF 9



REVISIONS

23 AUG 2011	REVISED LIGHTING SCHEDULE
17 OCT 2011	PLATFORM AND GRADE REVISIONS DUE TO BUILDING REVISIONS
02 FEB 12	REVISED DUE TO RELOCATION OF WALL

10 NOV 2012
CHANGED WET CAST CONCRETE STEPPING PADS TO LEIDERS CUT STONE AND REVISED LAYOUT

Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

SCALE

1/8" = 1'-0"

DATE

19 AUG 2011

TITLE

CONSTRUCTION

SHEET

4C OF 9

CONSTRUCTION LEGEND

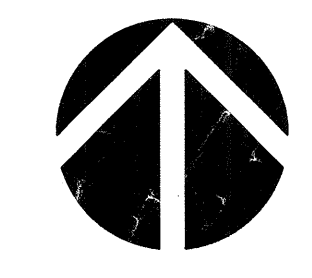
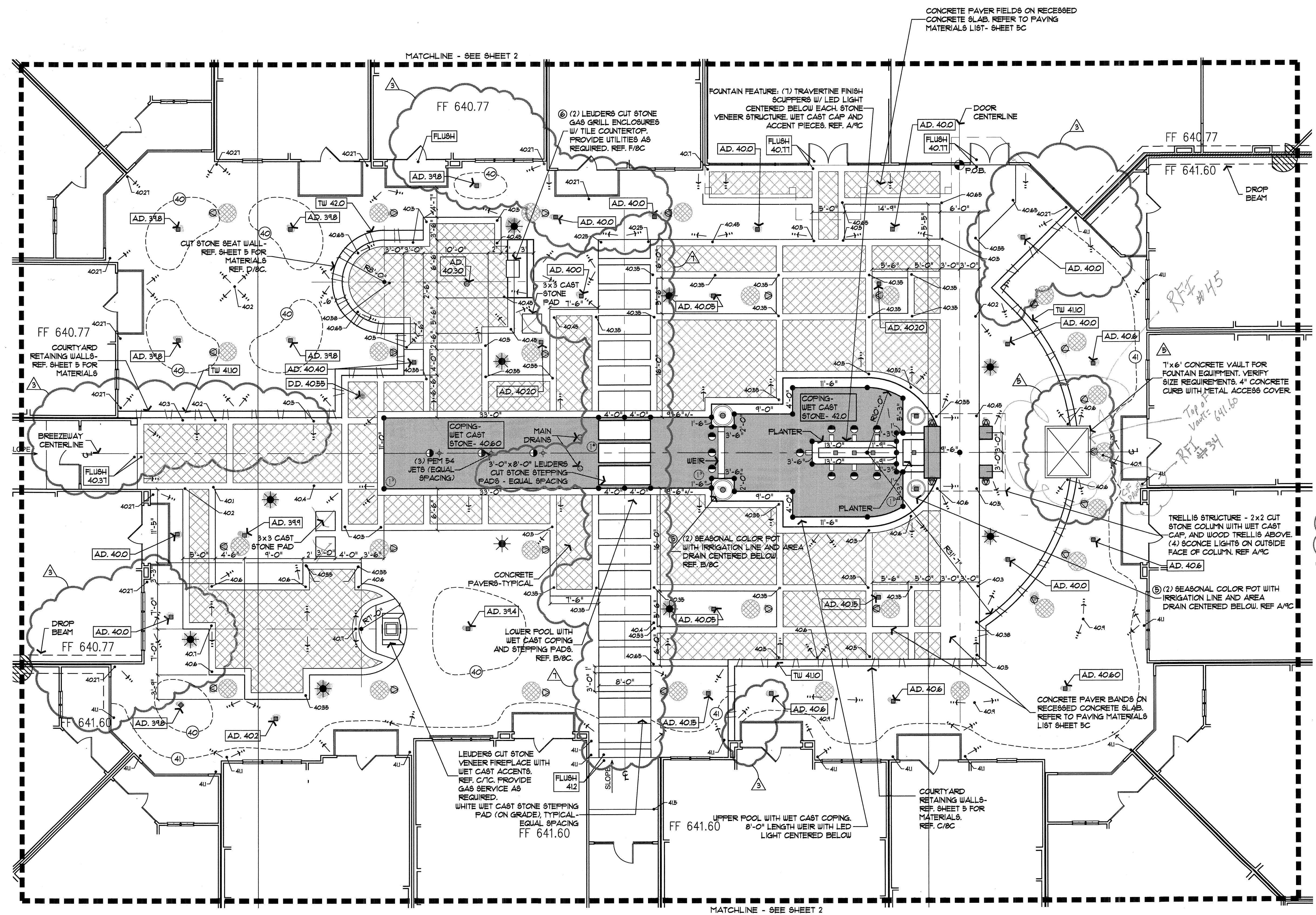
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PROPOSED GRADE	XXXX
TOP OF WALL GRADE	TU XXXX
AREA DRAIN ELEVATION	AD. XXXX
AREA DRAIN	[Symbol]
DECK DRAIN ELEVATION	DD. XXXX
DECK DRAIN	[Symbol]
PROPOSED CONTOUR	[Symbol]
DIRECTION OF DRAINAGE	[Symbol]
STONE WALL	[Symbol]
BRICK WALL	[Symbol]
SLOPED WALL	[Symbol]
SPECIAL PAVING (REFERENCE PLAN)	[Symbol]
WOOD FENCE	[Symbol]
ORNAMENTAL FENCE	[Symbol]
POOL FENCE	[Symbol]
HANDRAIL / RAILING	[Symbol]
SIDEWALK POST LIGHT	[Symbol]
COURTYARD BOLLARD LIGHT	[Symbol]
TREE UPLIGHT	[Symbol]
SCONCE LIGHT	[Symbol]
POOL LIGHT	[Symbol]
FOUNTAIN LIGHT	[Symbol]
LED LIGHT	[Symbol]
DRAIN LINE	[Symbol]
JUNCTION BOX	[Symbol]
PROPOSED TREE BALL	[Symbol]
POOL DEPTH (FEET AND INCHES)	[Symbol]
POOL DIMENSIONS	[Symbol]
AIR CONDITIONER	[Symbol]
TRANSFORMER	[Symbol]
ELECTRICAL METERS	[Symbol]
BARRIER-FREE RAMP AND CURB OPENING	[Symbol]
BARRIER-FREE RAMP	[Symbol]
ACCESSIBLE ROUTE 1/20 MAX. SLOPE	[Symbol]
CURB OPENING	[Symbol]
IRRIGATION SLEEVE	[Symbol]

LIGHTING SCHEDULE

- COURTYARD BOLLARDS AS SELECTED BY OWNER
- TREE UPLIGHTS AS SELECTED BY OWNER
- SCONCE LIGHT AS SELECTED BY OWNER

NOTE:

- REFER TO SHEET 1C FOR CONSTRUCTION AND ACCESSIBILITY NOTES.
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Embrey Builders, LLC
 1025 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
 7424 Greenville Ave, Suite 200
 Dallas, TX 75231
 Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 227
 Date: 5/3/2013
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC:

Subject: 4" Diameter oaks inside the swimming pool courtyard planter areas

Drawing: 5L
 Cost Impact: None
 Spec Section:
 Schedule Impact: None

Request: Date Required: 5/10/2013

We would like you to approve the attachment changes to the pool courtyard landscaping. We had a concern about the size of the root ball on the two live oaks at the inside deck planter areas. The opening in the deck is only 4' x 4' and the root balls on these 4" diameter oaks are quite large. Also in the years to come, as the oak grows, we were concerned with the deck slab cracking. Unless you foresee a problem, please approve.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response: We have looked at our drawings and are fine with this change. Approved.

Brian Arthur

Answered by: Enviro Design

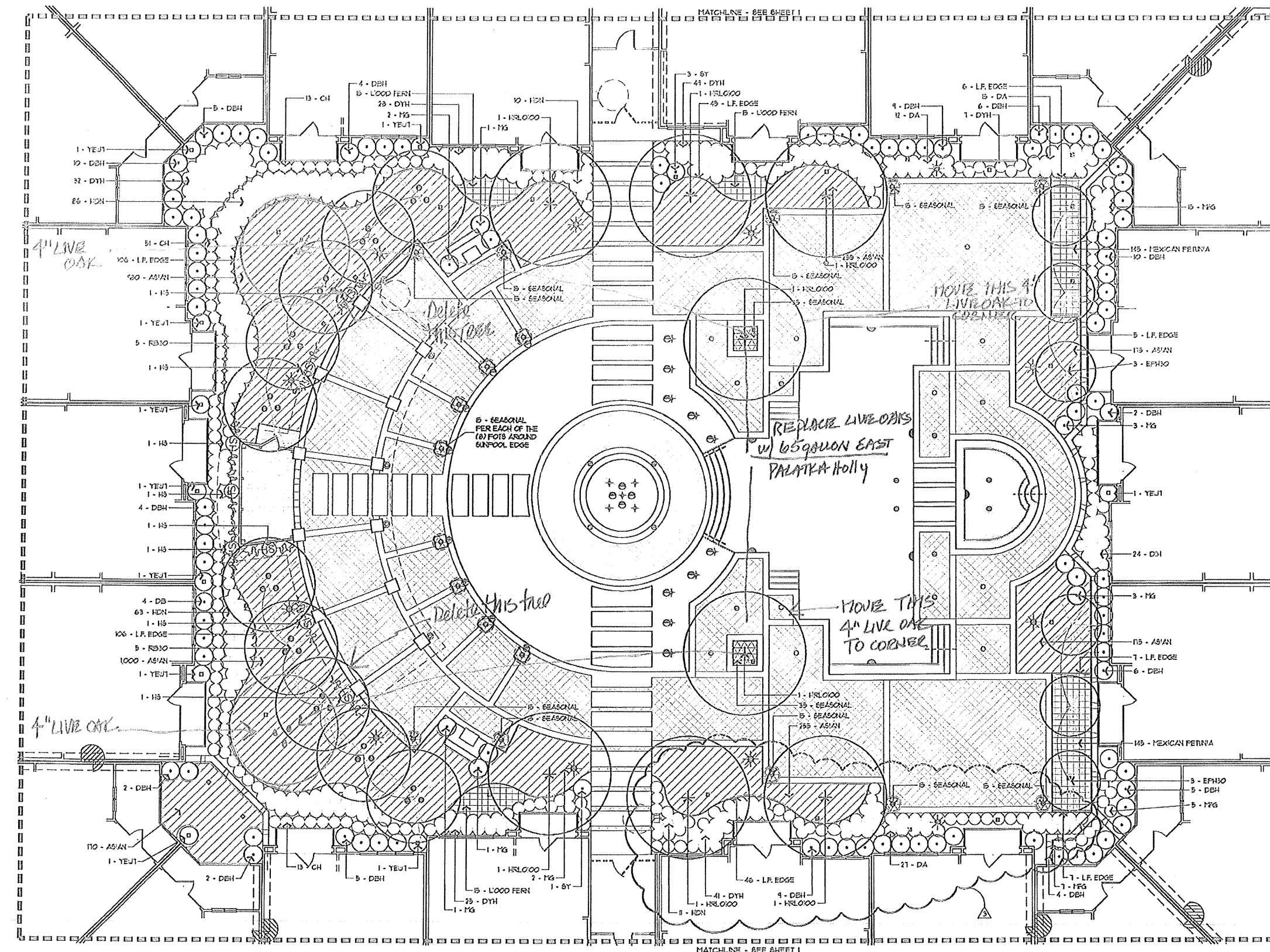
Date: 05-03-13

Company: Enviro Design

Date:

Page 1 of 1

RFI #227



Approximate Cost:
 Not add: 1000.00

REFERENCE SHEET 3L FOR PLANT MATERIALS LIST AND SHEET 6L FOR PLANTING SPECIFICATIONS.

Enviro Design
 LANDSCAPE ARCHITECTURE
 7424 GREENVILLE AVE, SUITE 200
 DALLAS, TEXAS 75231 (214) 987-3010

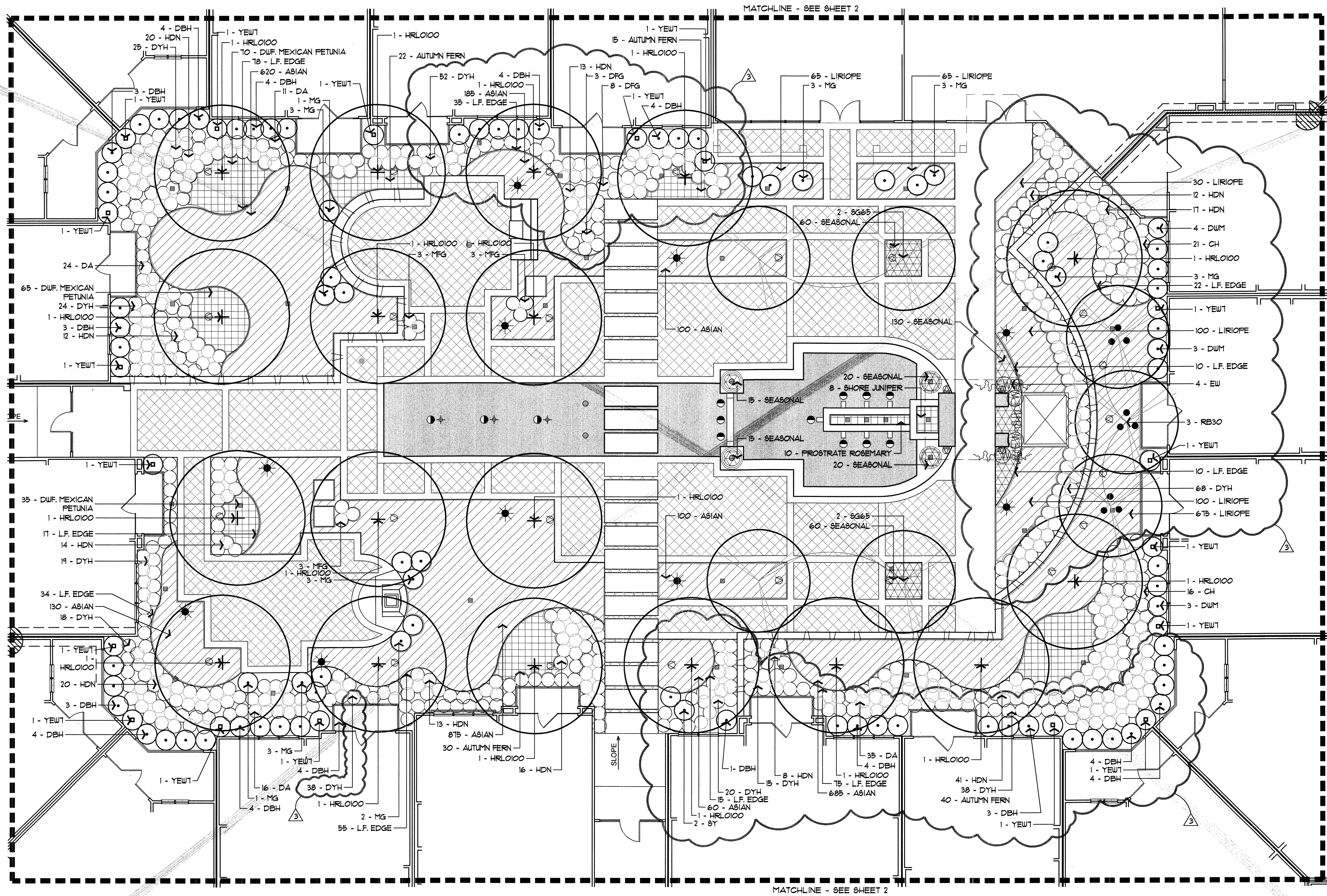
Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE:
 1/8" = 1'-0"

DATE:
 19 AUG 2011

TITLE:
 LANDSCAPE

SHEET:
 5L of 6

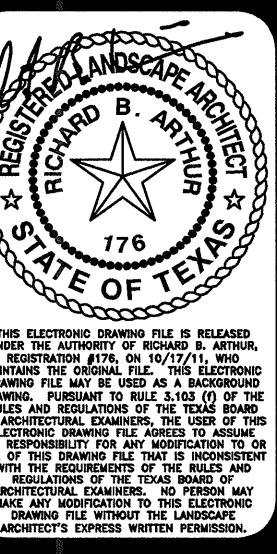


MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2

REFERENCE SHEET 3L FOR PLANT MATERIALS LIST AND SHEET 6L FOR PLANTING SPECIFICATIONS.

File Name: Keller Springs planting.dwg
 Plot Date: 01/10/2012 - 09:37am



REVISIONS
 IT OCT 11
 REVISED PLANTING DUE TO BUILDING REVISIONS

SCALE
 1/8" = 1'-0"

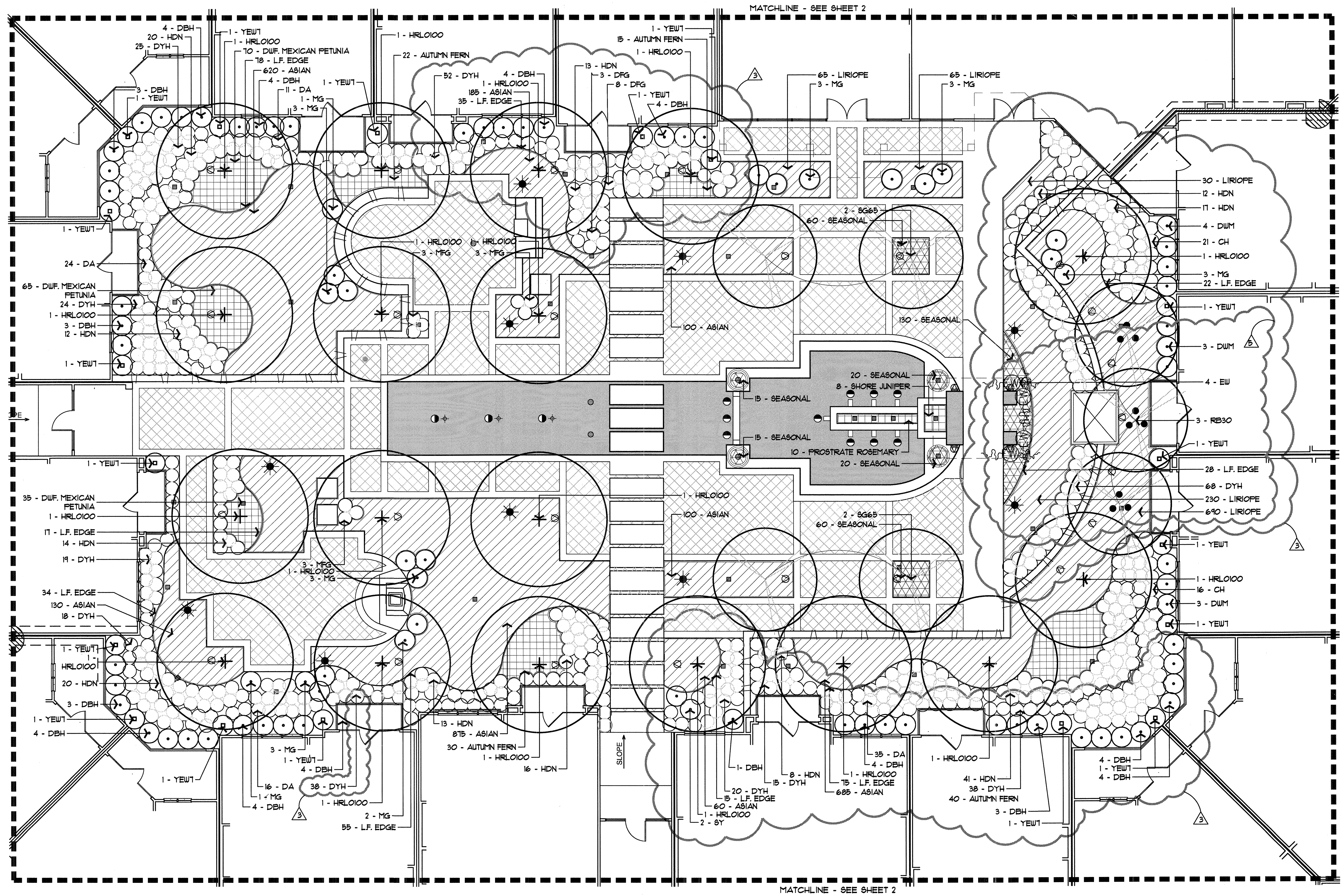
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TITLE
 LANDSCAPE

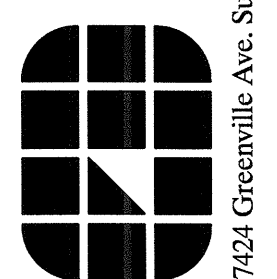
SHEET
 4L OF 6



File Name: Keller Springs planting.dwg
 Plot Date: 02/02/2012 03:10pm



REFERENCE SHEET 3L FOR PLANT MATERIALS LIST AND SHEET 6L FOR PLANTING SPECIFICATIONS.



7424 Greenville Ave., Suite 200, Dallas, TX 75231 (214) 987-3010



THIS DOCUMENT IS THE PROPERTY OF ENVIRO DESIGN LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ENVIRO DESIGN LANDSCAPE ARCHITECTURE.

REVISIONS

- 11 OCT 11 REVISED PLANTING DUE TO BUILDING REVISION
- 02 FEB 12 REVISED PLANTING DUE TO RELOCATION OF VAULT

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE

1/8" = 1'-0"

DATE

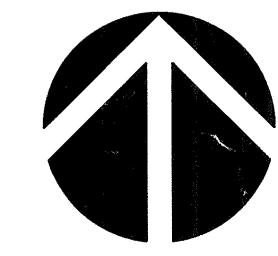
19 AUG 2011

TITLE

LANDSCAPE

SHEET

4L OF 6



GENERAL REQUIREMENTS

DEFINITIONS

- Whenever in these specifications the following terms are used, the intent and meaning shall be interpreted as follows:
1. Landscape Architect, Enviro Design, 7024 Greenville Avenue, Suite 200, Dallas, Texas 75231, and/or their authorized representative.
 2. Approved: Approved by the Owner and the Landscape Architect. Any variation from these specifications or substitutions of materials specified must be approved in writing.
 3. Drawings: Any plan, elevation, section, detail or other drawing under the title of this project.
 4. Specifications: All of the specifications found in this volume, and incorporated thereto which may be issued, and such descriptive data as may be incorporated in approved work orders or change orders.
 5. Contractor: The bidder who is awarded this contract, his representatives, and his subcontractors and their representatives.
 6. Initial Acceptance: Owner acceptance of the completed landscape and irrigation installation at the start of the one (1) year warranty period.
 7. Final Acceptance: Owner acceptance of the completed landscape and irrigation installation at the end of the one (1) year warranty period.

CHANGES IN THE WORK

The Landscape Architect or General Contractor shall have authority to order minor changes in the work not involving an adjustment in the contract sum or an extension of the contract time, and not inconsistent with the intent of the contract documents. The Owner, without invalidating the contract, may order changes in the work consisting of additions, deletions or other revisions to the contract sum and the contract time being adjusted accordingly. All such changes in the work shall be authorized by change order and shall be executed under the applicable conditions of the contract documents.

Unless no new or unforeseen items are anticipated, they shall be classed as extra work when they cannot be covered by any of the contract documents. The Contractor shall submit detailed prices for any extra to the Landscape Architect, and shall perform extra work upon written acceptance from the Owner or Landscape Architect. In the absence of such written order, he shall not be entitled to payment for such extra work. All bills for extra work shall be submitted monthly.

COOPERATION

The Owner shall have the right to do other work or to let other contracts for work to be done on the same site as specified for the work to be done under this contract. The Owner's arrangements as to precedence of work and the relationship between the Contractor and the Owner shall be decisive.

LANDSCAPE ARCHITECT'S STATUS

The Landscape Architect is the representative of the Owner. As the Landscape Architect is the interpreter of the contract documents, he shall side neither with the Owner nor with the Contractor, but shall endeavor to enforce faithful performance by both.

DAMAGES

The Contractor shall be responsible for all damage that may occur to the adjoining improvements or streets, or to any adjacent property or to any person or persons in and about the site or adjacent streets, and for all damage done to adjoining property or the work of others during the progress of the work under the contract, and caused by any act or omission of the Contractor or his employees.

The Contractor shall be responsible for damage to the site improvements thereon, including underground improvements, incurred through the execution of this work, and shall agree to have such damage repaired by qualified workers. However, the cost of changing underground lines, unless otherwise specified, shall not be included in this contract.

DIRECTION OF THE WORK

The Contractor shall be held responsible for the full direction and supervision of all work under this contract and shall follow all instructions or directions from the Landscape Architect or Owner.

The Contractor shall have a competent Supervisor or Foreman on the Job at all times while the work is in progress. This Foreman, acceptable to the Owner, shall direct operations and receive instructions in the absence of the Contractor. The Foreman shall coordinate the work of the various subcontractors.

DRAWINGS AND SPECIFICATIONS

The Contractor shall keep one (1) copy of all drawings and specifications, memoranda and shop drawings at the job at all reasonable times, available to the Owner or Landscape Architect, and their representatives.

These specifications and accompanying drawings are to be interpreted to their full intent, meaning and spirit, whether taken separately or together. Taken together, they shall be deemed mutually to explain each other and to be descriptive of the work performed under this contract.

Should there be any discrepancy between the drawings and specifications, the drawings shall govern unless the descriptive writing on the drawings and the plan lists designating the materials, the descriptive writing shall govern. The larger-scale details shall be followed in preference to the smaller-scale drawings.

Should there be anything shown on the drawings and not described in the specifications, or not shown on the drawings and described in the specifications, the same shall be fully executed and carried out as if drawn, shown or described in both and the Contractor is not to make any alterations or corrections on the drawings or in the specifications, should any error appear, the same is to be referred to the Landscape Architect before the bids are submitted or the work is commenced, or as otherwise specified herein.

EXAMINATION OF THE SITE

All Contractors submitting proposals for the work shall first examine the site and all conditions at the site. All proposals shall take into consideration all such conditions as may affect the work under this contract.

The Contractor and subcontractors shall be responsible for verifying all quantities shown on the irrigation list and plans. Any discrepancies shall be brought to the attention of the Landscape Architect prior to bidding.

Extra charges or compensation will not be allowed due to differences between actual measurement and the dimensions shown on the drawings after the work is initiated.

UNIT COST SUBMITTALS

As part of his bid, the Contractor shall submit a unit cost schedule of all products, including labor, for the purpose of additions or deductions to the project.

GUARANTEE-WARRANTY

The Contractor shall, and hereby does, warrant all materials and all work performed by him for a period of (1) one year after initial acceptance as set out in the various sections and for which guarantee are required.

INSURANCE

The Contractor and his subcontractor shall carry Property Damage and Public Liability Insurance, and Workmen's Compensation and Employers Liability Insurance in the amount required by the Owner. He shall furnish the Owner certificates of compliance before starting work on the job.

All fixtures, equipment, and materials supplied by the Contractor shall remain his property until such time as accepted in writing or paid for by the Owner, and the Contractor shall protect them with appropriate insurance against theft or other loss.

The Contractor shall not cause any insurance to be cancelled or permit any policy to lapse. All insurance policies shall include a clause to the effect that the policy shall not be cancelled or reduced, restricted, or limits changed until thirty (30) days after the Owner has received written notice as evidenced by return receipt or registered or certified mail.

Certificate of insurance shall contain transcripts from the proper office of the insurer, evidencing in particular those insured, the extent of the insurance, location and operations to which the insurance applies, the expiration date, and the above mentioned notice of cancellation clause.

MATERIAL INSPECTION

The Contractor shall inspect all materials upon their arrival at the job and see that they conform to the requirements of these specifications and prevent the unloading of unsatisfactory material or promptly remove same from the premises without awaiting instructions to do so. The Landscape Architect shall have the right to inspect all materials prior to and after delivery to the site and shall reserve the right to accept or reject said materials at any time before initial acceptance.

MATERIAL AND WORKMANSHIP

Materials shall be new. Both workmanship and materials shall be the best quality of their respective grades.

The Contractor shall submit samples of materials, etc. when required by the Landscape Architect as specified in other sections of these specifications. All samples shall be approved by the Landscape Architect before proceeding with the work. The Contractor shall be responsible for satisfactory completion of all work and shall provide, without extra charge, all incidental items required as a part of the work, even though every such item may not be specifically prescribed or indicated, but is necessary for proper and complete installation of the work. The Contractor shall submit evidence, if required by the Landscape Architect, that each item of material furnished under the contract fulfills the requirements of the specifications for such materials.

PERMITS AND REGULATIONS

The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations governing the work of this contract.

The Contractor shall obtain all permits and pay all fees, licenses and deposits required by law or ordinances to comply with the work of these specifications.

SUBSTITUTION OF MATERIALS

The Contractor, before submitting bid, shall locate all necessary materials as called for in the plans and specifications, and shall be assured of their availability for use on the job.

The Contractor bid shall be based upon providing the specified materials, processes, products, etc., identified in this specification and/or indicated on the drawings, or as provided in the Alternates.

In the event substitutions are proposed by the Contractor to the Landscape Architect after the contract has been awarded, the Landscape Architect will record all use and materials used by him and by his consultants in evaluation of each such proposed substitution. Whether or not the Landscape Architect approves a proposed substitution, the Contractor, promptly upon receipt of the Landscape Architect's billing, shall reimburse the Landscape Architect and his consultant for time and materials spent by them in evaluating the proposed substitution.

RELATIONS OF CONTRACTOR AND SUBCONTRACTOR

The Contractor agrees to bind every subcontractor to the terms of the drawings and specifications and wherever practicable, to the agreement and General Conditions, as far as applicable to the subcontractor's work.

SUPERINTENDENCE

The Landscape Architect will not engage in any way to superintend or relieve the Contractor of responsibility for the complete and proper execution of the work, nor for the consequences of neglect or carelessness by him or his subordinates.

SALES TAX

The Contractor shall include all applicable taxes.

STORAGE

The Contractor shall verify prior to bidding, whether or not he will be allowed to store materials on the site at a location approved by Owner for use at a later date. Owner will not be responsible or liable for loss of stored materials.

TEMPORARY UTILITIES

All necessary utilities may not be available at all areas of work. Owner may be contacted for further information.

WATER

Water will be available on the site at no expense to the Contractor. Tap, meter fee, hose and other existing equipment required for the work shall be furnished by the Contractor at his expense. Additional water will be available as the irrigation system is installed.

TERMS OF THE CONTRACT

A copy of the Owner's standard contract form or General Contractor's subcontract form will be available to the bidder upon request, and will generally outline the terms of the contract.

UNCOVERING AND CORRECTION OF WORK

If any work should be covered contrary to the request of the Landscape Architect, it must, if required by the Landscape Architect, be uncovered for his observation and replaced at the Contractor's expense.

If any other work has been covered which the Landscape Architect has not specifically requested to observe prior to being covered, the Landscape Architect may request to see such work, and it shall be uncovered by the Contractor. If such work is found to be in accordance with the contract documents, the cost of uncovering and replacement shall be borne by the Contractor. If such work is found not to be in accordance with the contract documents, the Contractor shall pay such costs unless it is found that this condition was caused by a separate contractor employed by the Owner under a separate contract and in that event, the Owner shall be responsible for the payment of such costs.

The Contractor shall promptly correct all work rejected by the Owner or Landscape Architect as defective or as failing to conform to the contract documents otherwise observed before or after substantial completion and whether or not fabricated, installed, or completed. The Contractor shall bear all costs of correcting such rejected work.

STARTING WORK

The Contractor agrees to begin the on-site work not later than ten (10) calendar days after the date of written notice from the Owner or General Contractor authorizing the Contractor to proceed with the work, and that he will work continuously, barring bad weather, until the job is completed and as noted herein. Actual gathering of material, etc. may start after the contract is executed and the Owner issues any necessary purchase orders for the contract amount.

INITIAL COMPLETION AND ACCEPTANCE

Upon receipt of written notice that the work is ready for initial inspection and acceptance, the Landscape Architect or his representative will promptly make an observation visit to the Project and when he finds the work acceptable under the Contract Documents, he will promptly declare in writing that to the best of his knowledge and on the basis of his observations, the work has been completed in accordance with the terms and conditions of the contract documents.

TECHNICAL SPECIFICATIONS

PART ONE - GENERAL

GENERAL PROVISIONS

Applicable requirements of the General Conditions and other sections of the specifications apply to this section.

SCOPE

Provide complete landscape irrigation installation as shown.

RELATED WORK

Coordinate with work of other trades.

QUALITY ASSURANCE

The irrigation material is specified. The irrigation system has been designed according to the operation characteristics of the specified equipment. Therefore, substitutions will not be allowed from the equipment specified or its equal.

The Irrigation Contractor is cautioned to defend the hydraulics of this system by following the plans and specifications carefully. Particular attention should be given to operating controllers properly, operating the system after flow controls or section valves have been adjusted to designed operating pressure, and following the manufacturer's recommendations for installation of all items, etc.

REFERENCES

1. ASTM - American Society of Testing and Materials
2. D2241 - Poly Vinyl Chloride (PVC) Plastic Pipe (SDR-PP)
3. D2281 - Flexible PVC
4. D2464 - Poly Vinyl Chloride (PVC) Plastic Pipe Fittings, Threaded, Schedule 40
5. F 438 - Poly Vinyl Chloride (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40
6. D2464 - Solvent Cements for Poly Vinyl Chloride (PVC) Plastic Pipe and Fittings
7. D2855 - Standard Recommended Practice for Making Solvent-Cemented Joints with Poly Vinyl Chloride (PVC) Pipe and Fittings

SUBMITTALS

Prior to start of the work, the Contractor is to provide the following:

1. Five copies of catalog out sheets indicating the material to be used.
2. Five copies of any required shop drawings.

Prior to initial acceptance of the completed work and payment, the Contractor is to provide the following:

1. Record drawings on reproducible bases. Information to be included will be the dimensional location of irrigation equipment from permanent fixed points such as building walls or corners, elevations, etc. Provide a minimum of two dimensions from permanent fixed points so that the location can be re-located.
2. Warranties and guarantees provided by the manufacturer on all equipment used. Printed copies of such warranties and guarantees will be provided of the Owner, with request for final payment.
3. Service and maintenance manuals on all the major items in the installation along with request for final payment.
4. Instruction and maintenance information to the Owner's designated representative.

SEQUENCING

Coordinate installation of system with all other trades on site.

WARRANTY AND MAINTENANCE

Material and workmanship shall have a full warranty for one (1) year after initial acceptance of the system by the Owner. Replacement of defective material or repair of work shall be done at no expense to the Owner during the first year, except for repairs or replacement necessitated by damage of any kind not of the Contractor's making. Any reimbursement for repairs must have prior approval of the Owner.

Rating and lowering heads to proper height, filling trenches that have settled, packing the earth firmly around the heads and quick couplers will all be considered part of the warranty work and done at no charge to the Owner for one (1) year after acceptance of the work.

Maintenance and guarantee as stated above does not include alterations necessitated by reroadscapeing, addition of trees, regrading, or the addition of changes in walks, walls, driveways, or the like. Furthermore, maintenance does not include trimming grasses, mowing heads or any service required due to lack of the Owner's maintenance of lawn and plants. It is also expressly understood that the guarantee and maintenance, after initial acceptance, does not cover any mechanical damage, breakage or any repairs or service needed for causes beyond the control of the Contractor.

PART TWO - PRODUCTS

GENERAL

Sprinkler rate are that portion of piping from water source to operating valves. Quick coupling valve lines are considered a part of the sprinkler rate.

Lateral piping is that portion of the piping from operating valves to the sprinkler heads.

POLY VINYL CHLORIDE PIPE

Poly vinyl chloride pipe, hereinafter referred to as PVC pipe, shall have been manufactured in accordance with the product standards as follows:

1. Product standard PB-2110 shall apply and be the governing authority as applicable to material piping.
2. Product standard PB-2110 shall apply and be the governing authority as applicable to lateral piping and shall be per class 200 specification except for 1/2" which is to be class 315 specification.

3. Marking and Identification: All PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe and material, SDR number, commercial standard number and the NSF-PI (National Sanitation Foundation) seal.

PVC PIPE AND FITTINGS

All PVC pipe fittings to be Schedule 40, as manufactured by the Sloan Manufacturing Company, Lescro, or Spence.

All PVC fittings shall be of the same material as the PVC pipe specified and shall be compatible with the PVC pipe finished.

Flexible PVC tubing shall be IRB Flexible Vinyl Pipe as manufactured by Agricultural Products, Inc. Flexible pipe shall be assembled using standard Schedule 40 PVC fittings and rigid PVC adhesive. Contractor to prime the fitting and the flexible PVC.

SOLVENT CEMENT AND PRIMER

Solvent Cement and purple tinted primer to be NSF approved.

All solvent joints to be primed prior to applying cement.

Flexible PVC tubing to be sealed only with IPS-T85 solvent. Assemble pipe and fittings according to manufacturer's directions.

COPPER TUBE

Copper tube to be Type M1, hard, straight length, or domestic manufacturer.

No copper tube of foreign origin or any so-called irrigation tubing, thin wall, shall be used.

COPPER TUBE FITTINGS

Copper tube fittings to be cast brass or wrought copper, sweat-solder type.

Fittings to be attached to the tubing in an approved manner, using 50-50 acid core lead free soft solder.

WIRE

All valve wiring shall be 14 gauge minimum (or as required by length of run) copper single conductor wire with 4-Vinyl insulation as approved for direct underground burial in 30 volt AC or less service by the National Electrical Code.

Wires are to be bundled and taped together every ten (10) feet.

System common wire to be white and signal wires are to be color coded for each controller.

EXPANSION COILS

Expansion coils, which are to consist of approximately ten (10) wraps of wire around one (1) inch pipe, will be provided on each site approximately every one hundred (100) feet, at each splice and at each corner.

MECHANICAL CONNECTORS

By Weathermatic or King Brothers.

WATERPROOF WIRE CONNECTORS

Wire splices to be made with a mechanical connector according to the manufacturer's specifications. All wire connections are to be permanent and waterproof.

BACKFLOW PREVENTER DEVICE

The assembly, as required by local ordinance, shall conform to all local and state plumbing codes.

ELECTRICAL POWER

Permanent 120 volt AC power into the automatic controller(s) will be furnished by the General Contractor.

Permanent 120 volt AC power will be hardwired to the controller by the site electrician. Irrigation Contractor to coordinate hookup.

ELECTRICAL SOLENOID VALVES

Plastic valves with isolation PVC ball valves by Weathermatic or Rainbird, sized as shown on drawings.

Valve types: 1. Weathermatic 18000 CR
2. Rainbird PEB Series

Valve boxes - Ametek plastic fiber unit.

Solenoid valves - 12" x 12"
QVC Units - 12" round

Main isolation valves - 2 1/2" and smaller; 12" round

CONTROLLER:

Shall be as specified on plans.

Controller shall be housed in a weatherproof cabinet. All controllers shall be equipped with a key lock or keypad.

HEADS

Sprub Spray Heads: Brass, full or part circles by Rainbird or Weathermatic. Heads to be installed on copper risers.

Bubbler Heads: Pressure compensating types by Weathermatic or Rainbird.

Pop up Spray Heads: Brass nozzle, a pop-up of four (4) inches with plastic poly carbonate body by Weathermatic or Rainbird.

12" Pop Up Spray Heads: By Weathermatic or Rainbird.

Rotary Heads: Gear drive, minimum three (3) inch pop-up and constructed in such a way that the head may be repaired, cleaned, or serviced without removing from piping by hand.

Quick Coupler: Brass one-piece units by Weathermatic or Rainbird.

RAIN SENSORS

Provide model rain sensor as specified on the plan. Contractor to provide any labor and material necessary to permanently install the rain sensor. Any exposed wiring will be installed in EMT electrical conduit. Exact location of sensor to be approved by Owner.

FREEZE PROTECTION

Provide model freeze sensor as specified on the plan. Contractor to provide any labor and material necessary to permanently install the freeze sensor. Any exposed wiring will be installed in EMT electrical conduit. Exact location of sensor to be approved by Owner.

SLEEVES

Shall be installed by the General Contractor - minimum 24" below vehicular paving.

Sleeves shall be sized by the Irrigation designer and located on the plan to coincide with the irrigation plans. Irrigation Contractor to coordinate the installation and size of sleeves with the General Contractor.

PART THREE - EXECUTION

INSTALLATION

All material shall be installed in strict accordance to the manufacturer's installation specifications, which shall be considered a supplement to these specifications.

PREPARATION

Piping layout indicated is diagrammatic only. Route piping to avoid plants and structures.

Review layout requirements with other affected work. Coordinate locations of sleeves under paving to accommodate system.

Protect landscaping and other features remaining as final work.

All material shall be installed in strict accordance to the manufacturer's installation specifications, which shall be considered a supplement to these specifications.

Verify underground utility locations prior to commencing work.

Contractor to keep premises clean and free of trash during construction.

Material storage not to interfere with work of other trades.

EXCAVATION, BACKFILL & PROTECTION OF SHRUBBERY, GENERAL

All excavation in this contract shall be unclassified and it to include earth, loose rock, rock, or any combination thereof, in wet or dry state.

All trenches shall be backfilled with the material removed, except where special backfill specifications of certain pipe may specify otherwise. In this case, the special backfill specifications shall take precedence over this general specification.

All trench backfill shall be water settled and compacted in order to return to existing grades.

Where the area is not sodded, all trenches and adjoining areas shall be hand-raked to leave grade in as good or better condition than before installation.

Shrubs shall not be moved or damaged, except in cases where it is impossible to make the installation otherwise. Then shrubs may be moved, provided ample precautions are taken to prevent damage to the shrubs, and replaced as originally installed.

Trees shall not be moved or damaged. In the case of newly planted trees, no digging shall be done within the ball of the tree. Where existing tree roots are encountered, no root over 3/4 inch in diameter shall be cut. No mechanical trenchers are to be used within the drip line of existing trees.

ELECTRICAL WORK

All labor and material to connect controllers to electrical service are to be furnished by the General Contractor.

Power shall be hard wired into the controller by the General Contractor.

PIPE INSTALLATION

All pipe is to be inspected prior to the installation. Pay particular attention to mechanical damage resulting from shipment, storage, and to defects which occur during extrusion. Such defective pipe shall be removed from the site at the end of each day. The Landscape Architect shall have the option to reject pipe that does not appear to be of good and uniform quality.

Mainline Piping: All four (4) inch and smaller PVC mainline shall be solvent-welded type. Pipe shall be installed in a six (6) inch minimum wide trench with a minimum cover of eight (8) inches. Lay pipe side to side, do not stack in trench.

Lateral Piping: Install in four (4) inch minimum wide trench deep enough to allow for installation of sprayer heads and valves, but in no case less than twelve (12) inches of cover.

Sleeves: To be two (2) times diameter of pipe to be sleeved 24" below paving. Electrical conduit for control wires to be sized as required.

Trenching: Remove all lumber, rubbish and rocks larger than one (1) inch in diameter from the trenches. Provide a firm, uniform bearing surface for the entire length of each pipe. In the event of uneven settlement, sagging or blocking of pipe will not be permitted. Pad the trenches with two (2) inches of sand or clean backfill around the pipe if the soil is extremely rocky.

Backfilling of trenches: Because of the expansion and contraction of PVC pipe, proper backfilling is essential. When flooding of trenches may be necessary before and during backfill, selected fill dirt or sand shall be used if soil conditions are rocky or contain large solid clods of one (1) inch diameter or larger. Compact mainline trenches to 90 percent Proctor test.

IRRIGATION DETAILS

EMBREY BUILDERS, LLC.

1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 7
Date: 12/1/2011
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: RFI# 7 pool fence height

Drawing: None **Spec Section:** None
Cost Impact: None **Schedule Impact:** None

Request: For clarification what is the pool fence height? **Date Required:** 12/8/2011

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response: Per Detail H/6C pool fence height is 4' 3"

Answered by: Enviro Design Landscape **Answered date:** December 05, 2011

Page 1 of 1

Embrey Builders, LLC

1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 216
Date: 12/18/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: 12" paver bands in courtyards

Drawing: 4C & 5C **Spec Section:** None
Cost Impact: None **Schedule Impact:** None

Request: THE POOL SUBCONTRACTOR NEEDS TO KNOW IF THE 12" BANDS ARE SINGLE PAVERS 12" X 12" OR ARE THE 4" X 8" IN 12" PATTERNS PLEASE ADVISE. **Date Required:** 12/19/2012

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response: the 12" paver bands in the courtyards are city stone III (12x12) single pavers in a stacked bond layout.

Answered by: Enviro Design Landscape **Answered date:** December 18, 2012

Page 1 of 1

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
 7424 Greenville Ave, Suite 200
 Dallas, TX 75231
 Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 14
 Date: 12/14/2011
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: Drinking fountain

Drawing: L5C
 Cost Impact: None
 Spec Section:
 Schedule Impact: None

Request: Please verify that there is a drinking fountain in the swimming pool courtyard. If there is please provide location
 Date Required: 12/21/2011

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response:
 THERE IS A DRINKING FOUNTAIN SPECIFIED FOR THE POOL COURTYARD. REFERENCE SHEET EC. THE DRINKING FOUNTAIN IS LOCATED JUST NORTH OF THE CURVED TROUSERS ON THE EDGE OF THE POOL DECK. THE MODEL NUMBER, DECK AND MANUFACTURER ARE NOTED ON THE MATERIAL LIST ON THE RIGHT HAND SIDE OF SHEET EC.

Answered by: SHIRO DESIG
 Date: 12-16-2011

Page 1 of 1

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Jordan & Skala Engineers, Inc.
 14240 Midway Road, Suite 350
 Dallas, TX 75244
 Ph: 469/385-1610 Fax: 469/385-1615

RFI #: 51
 Date: 2/7/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: Pool and fountain equipment drain requirements

Drawing: landscape EC
 Cost Impact: None
 Spec Section:
 Schedule Impact: None

Request: Jordan and Skala,
 Date Required: 2/14/2012

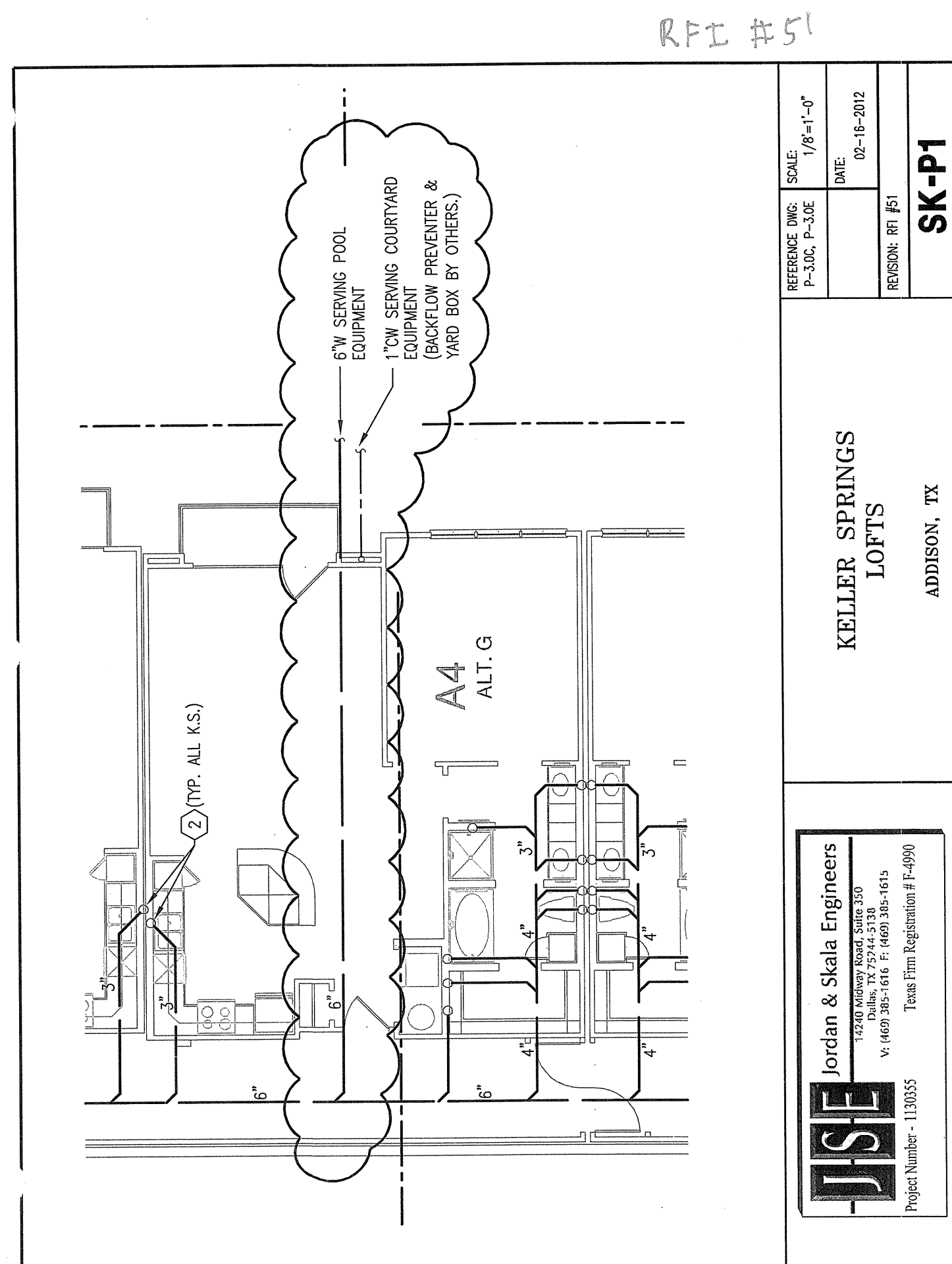
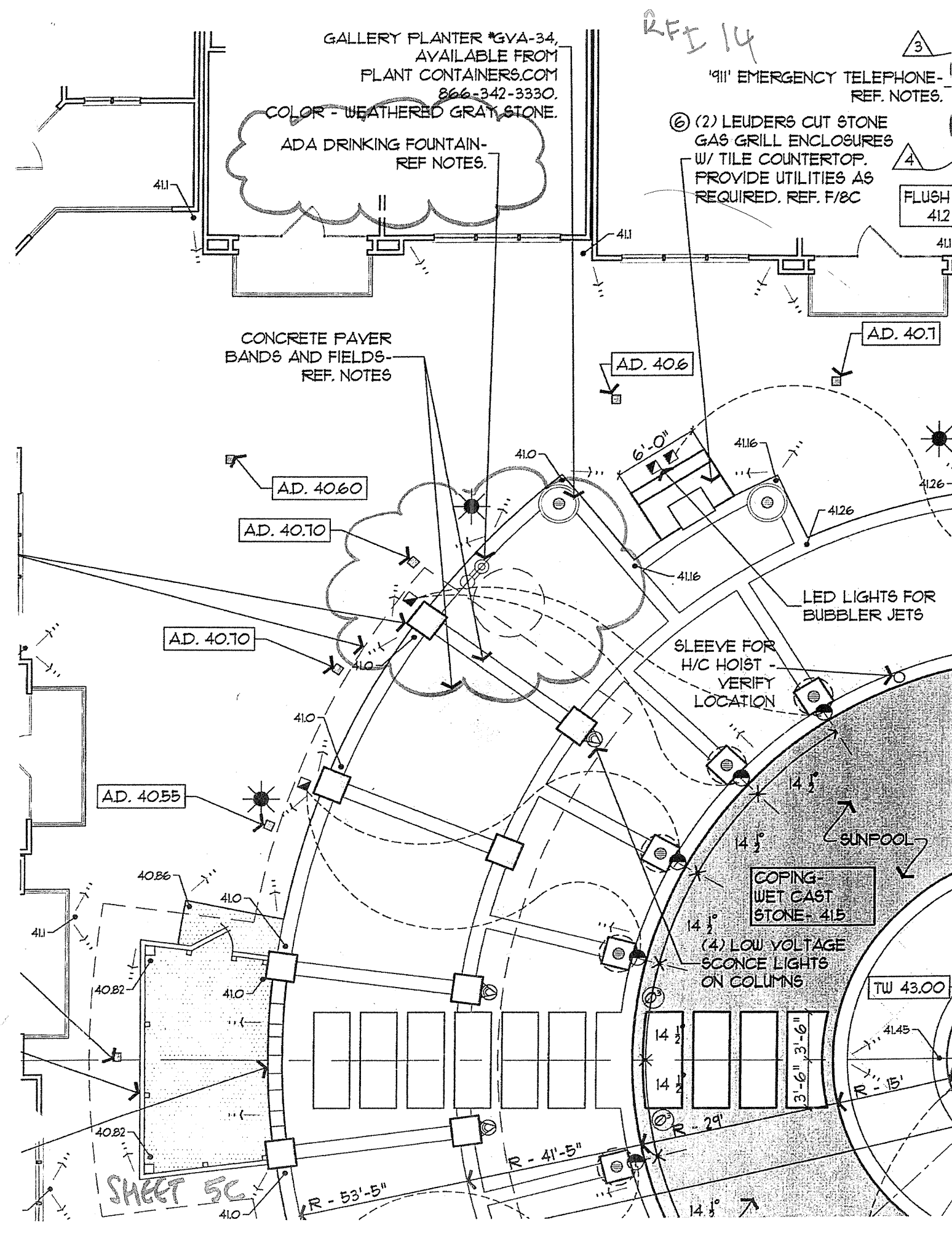
In discussing the courtyard fountain and pool equipment requirements with our pool contractor, it has come to our attention that since the pool equipment will have a chlorinated filter system, by code, we are required to run that into the sanitary sewer. The fact that the fountain equipment is run with a non-chlorinated system, the pool contractor believes that the fountain equipment can be run into the existing storm sewer system in the fountain courtyard. Therefore we need Jordan and Skala to revise the plans accordingly. Please reference landscape sheet EC of 9 for pool equipment location.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

Response:
 A 6" sanitary waste line has been routed to pool equipment area for pool drainage. See attached sketch.

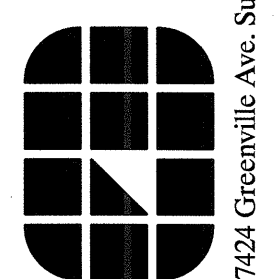
Answered by: Russell Cox
 Date: 2-16-2012

Page 1 of 1



REFERENCE DWG:	SCALE:	DATE:	SK-P1 KELLER SPRINGS LOFTS ADDISON, TX
F-3006, F-3008	1/8"=1'-0"	02-16-2012	
		REVISION: RFI #51	

Jordan & Skala Engineers
 14240 Midway Road, Suite 350
 Dallas, TX 75244-3710
 Ph: 469-385-1610 Fax: 469-385-1615
 Equal Opportunity Employer
 Project Number - 113035



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REVISIONS

- 11 OCT 2011
FLATWORK AND GRADE REVISIONS DUE TO BUILDING REVISIONS
- 41 DEC 2011
COORDINATE BUILDING GRADES AND ADD POOL FENCE

Keller Springs Lofts
EMBRY PARTNERS, LTD
ADDISON, TEXAS

SCALE

1/8" = 1'-0"

DATE

19 AUG 2011

TITLE

CONSTRUCTION

SHEET

5C OF 9

9" EMERGENCY TELEPHONE:
(1) WALL MOUNT WITH APPROPRIATE SIGNAGE. VERIFY LOCATION AND PROVIDE UTILITIES AS REQUIRED.
MODEL: 2300-614RD
MANUF: RATH MICROTECH
180045U460
OR APPROVED EQUAL
VERIFY QUANTITY OF PHONES AND SIGNAGE REQUIRED BY CODE. ENSURE 5'x5' CLEAR AREA FOR H/C ACCESS. PHONE TO BE WALL MOUNTED AT 48" HT. MAX.

ADA DRINKING FOUNTAIN:
MODEL: 440
COLOR: BLACK
MANUFACTURER: MOST DEPENDABLE FOUNTAINS, 800-592-6331 OR APPROVED EQUAL.
ENSURE 5'x5' CLEAR AREA FOR H/C ACCESS. PROVIDE UTILITIES AS REQUIRED. INSTALLATION METHOD AS SELECTED BY OWNER AND INSTALLED PER MANUFACTURER SPECIFICATIONS.

POOL TILE:
AS SELECTED BY OWNER

POOL PLASTER:
QUARTZSCAPES FINISH (COLOR ONE) IN FOUNTAIN AND FOUNTAIN CATCH BASIN.
COLOR: CURACO NIGHT
QUARTZSCAPES FINISH (COLOR TWO) IN SUN POOL AND COLD SPA
COLOR: MONTEGO BAY
QUARTZSCAPES FINISH (COLOR THREE) IN REMAINING POOL AREAS.
COLOR: GRENADINE GREY

POOL COPING:
WET CAST CONCRETE (BULLNOSE) - COLOR: WHITE

POOL DECK:
BANDING:
TO BE CONCRETE PAVERS ON DEPRESSED CONCRETE SLAB. MORTAR PAVEMENT WHERE ACTING AS EDGE.
COLOR: BUFF
PATTERN: STACKED BOND
TYPE: CITY STONE III (60MM)

FIELD:
CONCRETE PAVEMENT ON RECESSED CONCRETE SLAB.
COLOR: TAN AND CAST STONE
PATTERN: 48" IN CHECKERBOARD PATTERN.
TYPE: CITY STONE III (60MM)
(MODULE TO CONSIST OF 4 PAVERS OF ONE COLOR)

AVAILABLE FROM
PAVESTONE CO.
JOEY GUEDA (214) 684-4421

STEPPING STONES:
WHITE WET CAST

COURTYARD RETAINING WALLS:
LEIDERS CUT STONE WITH FULL CUT STONE CAP

NOTE:

- REFER TO SHEET IC FOR CONSTRUCTION AND ACCESSIBILITY NOTES.
- REFER TO SHEET 6C FOR POOL SPECIFICATIONS AND DETAILS.
- ALL POOLS 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.
- ALL ROOF DOWNSPOUTS DISCHARGING INTO COURTYARD AREAS SHALL BE TIED INTO THE UNDERGROUND STORM DRAIN SYSTEM (REF. CIVIL).
- CONNECT DECK / AREA DRAINS TO STORM SEWER. REFERENCE CIVIL ENGINEER'S PLANS FOR LOCATION OF STORM SEWER DRAINS AND DRAINLINE TO BE SIZED BY CIVIL ENGINEER.
- ALL WINDOWS OPENING DIRECTLY INTO THE POOL YARD SHALL HAVE A PERMANENT SAFETY GRILL MEETING ALL POOL ENCLOSURE REQUIREMENTS OR BE PERMANENTLY FIXED. REFERENCE ARCH. DRAWINGS.
- ALL PATIO ENCLOSURES AND/OR RAILINGS DIRECTLY ADJACENT TO THE POOL YARD SHALL MEET ALL POOL ENCLOSURE REQUIREMENTS.

POOL CLASSIFICATION: CLASS C

MAXIMUM NUMBER OF USERS IN POOL AT ANY TIME (15 SQ. FT. OF WATER SURFACE AREA PER USER)

POOL - 2825 SQ. FT. / 15 = 189 USERS

POOL DECK LIGHTING:

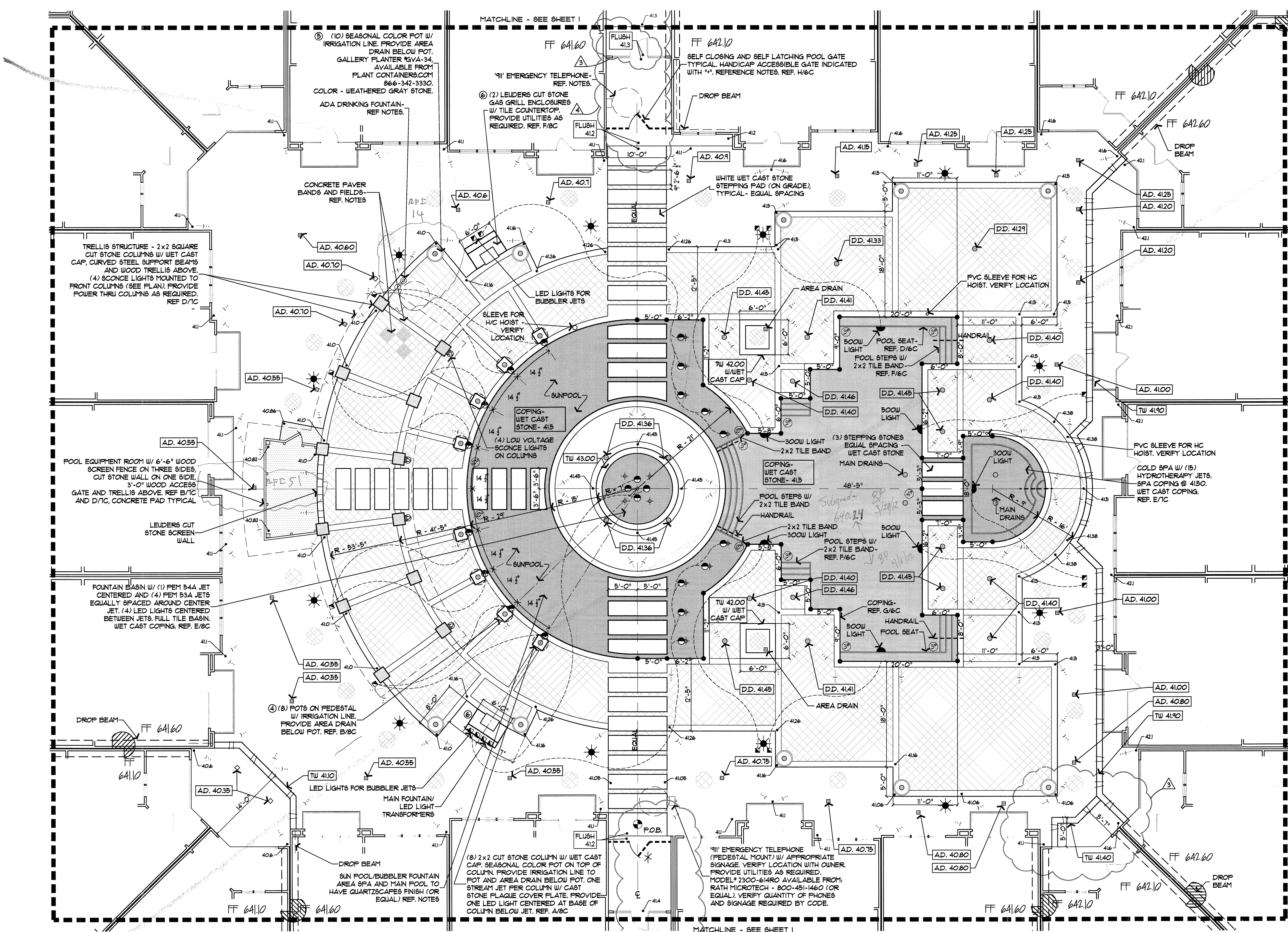
MINIMUM WATTAGE PER SQ. FT. - 05 WATTS
POOL DECK - 6715 SQ. FT. x 05 WATTS = 3388 WATTS
MINIMUM REQUIRED FOR ALL POOL DECK LIGHTING

POOL SURFACE LIGHTING:

MINIMUM WATTAGE PER SQ. FT. - 05 WATTS
POOL SURFACE - 2825 SQ. FT. x 05 WATTS = 1413 WATTS
MINIMUM REQUIRED FOR ALL POOL SURFACE LIGHTING

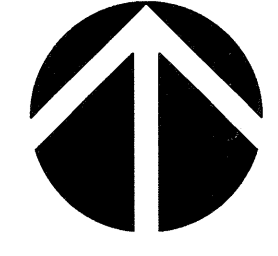
IF WATER FEATURE(S) ARE DETERMINED TO FALL UNDER "TITLE 26 HEALTH SERVICES PART 1, CHAPTER 265 GENERAL SANITATION, SUBCHAPTER 11 PUBLIC INTERACTIVE WATER FEATURES AND FOUNTAINS", SECTION 265.301-265.308 OF THE TEXAS ADMINISTRATIVE CODE, THE POOL CONTRACTOR AND/OR INSTALLER SHALL MEET ALL APPLICABLE REQUIREMENTS.

POOL AND/OR SPA INSTALLATION AND EQUIPMENT SHALL BE COMPLIANT WITH THE VIRGINIA GRAEME-BAKER POOL AND SPA SAFETY ACT (ASSEMBLY BILL 112, 1988-2008).



- NOTE:
- REFER TO SHEET IC FOR CONSTRUCTION AND ACCESSIBILITY NOTES.
 - ALL ROOF DOWNSPOUTS DISCHARGING INTO COURTYARD AREAS SHALL BE TIED INTO THE UNDERGROUND STORM DRAIN SYSTEM (REF. CIVIL).
 - REFER TO SHEET 3C FOR ACCESSORIES LIST
 - REFER TO SHEET 4C FOR CONSTRUCTION LEGEND

- NOTES
- HANDICAP ACCESSIBLE GATE WITH KEY, CARD, OR COMBINATION 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 DETAIL 6C.





REVISIONS
11 OCT 2011
FLAVOR AND GRADE REVISIONS DUE TO BUILDING REVISIONS

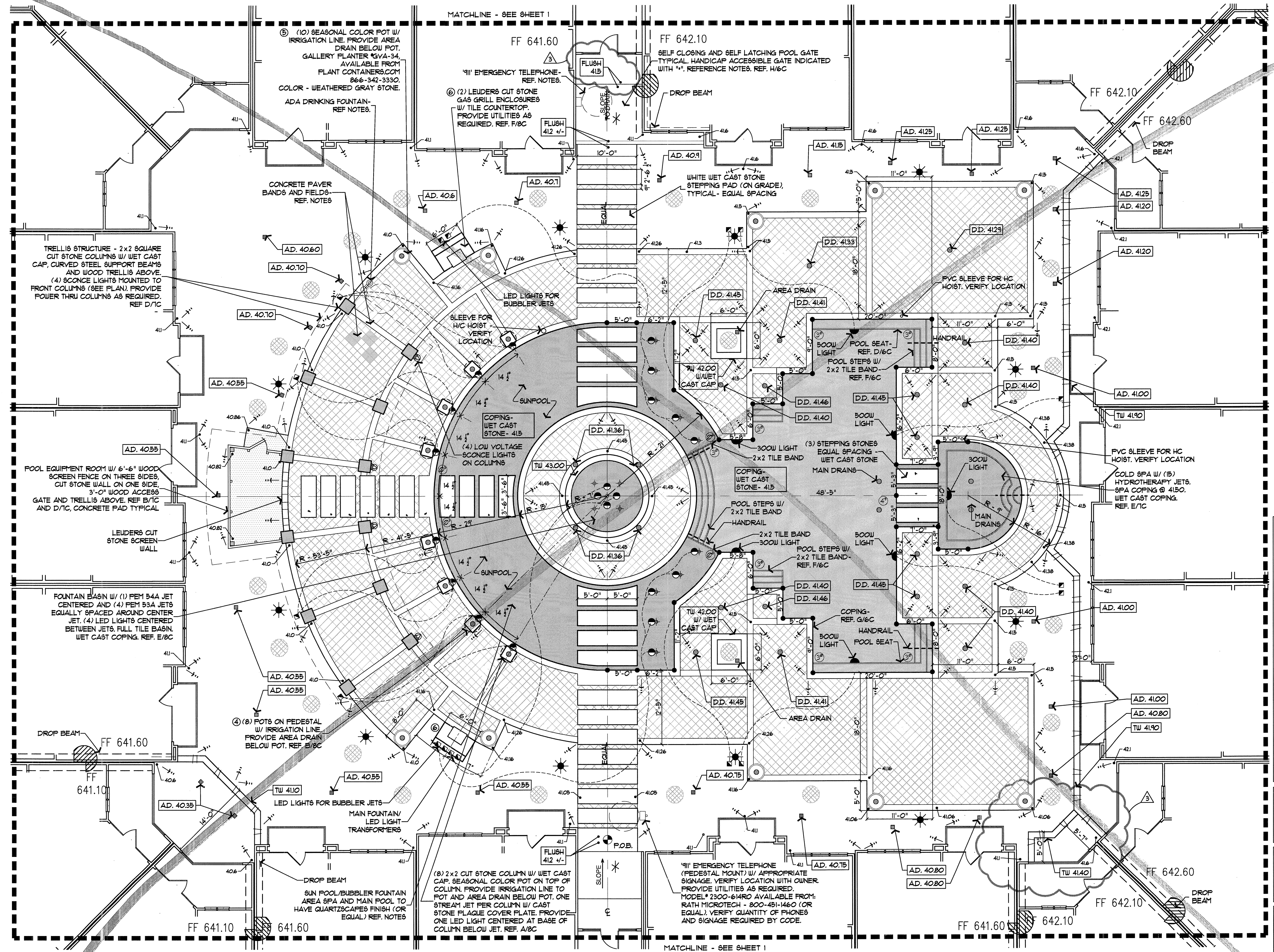
Keller Springs Lofts
EMBRY PARTNERS, LTD
ADDISON, TEXAS

SCALE
1/8" = 1'-0"

DATE
19 AUG 2011

TITLE
CONSTRUCTION

SHEET
5C OF 9



11" EMERGENCY TELEPHONE:
(1) WALL MOUNT WITH APPROPRIATE SIGNAGE. VERIFY LOCATION AND PROVIDE UTILITIES AS REQUIRED.
MODEL: #2300-614RD
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. PHONE TO BE WALL MOUNTED AT 48" HT. MAX.

ADA DRINKING FOUNTAIN:
MODEL: #440
COLOR: BLACK
MANUFACTURER: MOST DEPENDABLE FOUNTAINS, 800-552-6331 OR APPROVED EQUAL.
ENSURE 5'x5' CLEAR AREA FOR H/C ACCESS. PROVIDE UTILITIES AS REQUIRED. INSTALLATION METHOD AS SELECTED BY OWNER AND INSTALLED PER MANUFACTURER SPECIFICATIONS.

POOL TILE:
AS SELECTED BY OWNER

POOL PLASTER:
QUARTZSCAPES FINISH (COLOR ONE) IN FOUNTAIN AND FOUNTAIN CATCH BASIN.
COLOR: CURACO NIGHT
QUARTZSCAPES FINISH (COLOR TWO) IN SUN POOL AND COLD SPA
COLOR: MONTEGO BAY
QUARTZSCAPES FINISH (COLOR THREE) IN REMAINING POOL AREAS.
COLOR: GRENADINE GREY

POOL COPING:
WET CAST CONCRETE (BULLNOSE) -
COLOR: WHITE

POOL DECK:
BANDING:
TO BE CONCRETE PAVERS ON DEPRESSIONED CONCRETE SLAB. MORTAR PAVEMENT WHERE ACTING AS EDGE.
COLOR: BUFF
PATTERN: 'STACKED' BOND
TYPE: CITY STONE III (60MM)

FIELDS:
CONCRETE PAVEMENT ON RECESSED CONCRETE SLAB.
COLOR: TAN AND CAST STONE
PATTERN: 45" IN CHECKERBOARD PATTERN.
TYPE: CITY STONE III (60MM)
(MODULE TO CONSIST OF 4 PAVERS OF ONE COLOR)

AVAILABLE FROM
FLAYSTONE CO.
JOEY GUEDEA (214) 684-4421

STEPPING STONES:
WHITE WET CAST

COURTYARD RETAINING WALLS:
LEUDERS CUT STONE WITH FULL CUT STONE CAP

NOTE:

- REFER TO SHEET 1C FOR CONSTRUCTION AND ACCESSIBILITY NOTES.
- REFER TO SHEET 6C FOR POOL SPECIFICATIONS AND DETAILS.
- ALL POOLS 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.
- ALL ROOF DOWNSPOUTS DISCHARGING INTO COURTYARD AREAS SHALL BE TIED INTO THE UNDERGROUND STORM DRAIN SYSTEM (REF. CIVIL).
- CONNECT DECK / AREA DRAINS TO STORM SEWER. REFERENCE CIVIL ENGINEER'S PLANS FOR LOCATION OF STORM SEWER, DRAINS AND DRAINLINE TO BE SIZED BY CIVIL ENGINEER.
- ALL WINDOWS OPENING DIRECTLY INTO THE POOL YARD SHALL HAVE A PERMANENT SAFETY GRILL MEETING ALL POOL ENCLOSURE REQUIREMENTS OR BE PERMANENTLY FIXED. REFERENCE ARCH. DRAWINGS.
- ALL PATIO ENCLOSURES AND/OR RAILINGS DIRECTLY ADJACENT TO THE POOL YARD SHALL MEET ALL POOL ENCLOSURE REQUIREMENTS.

POOL CLASSIFICATION: CLASS C
MAXIMUM NUMBER OF USERS IN POOL AT ANY TIME (15 SQ. FT. OF WATER SURFACE AREA PER USER)
POOL - 2,825 SQ. FT. / 15 = 189 USERS

POOL DECK LIGHTING:
MINIMUM WATTAGE PER SQ. FT. - 0.5 WATTS
POOL DECK - 5,715 SQ. FT. x 0.5 WATTS = 3,388 WATTS
MINIMUM REQUIRED FOR ALL POOL DECK LIGHTING

POOL SURFACE LIGHTING:
MINIMUM WATTAGE PER SQ. FT. - 0.5 WATTS
POOL SURFACE - 2,825 SQ. FT. x 0.5 WATTS = 1,413 WATTS
MINIMUM REQUIRED FOR ALL POOL SURFACE LIGHTING

IF WATER FEATURE(S) ARE DETERMINED TO FALL UNDER TITLE 28 HEALTH SERVICES PART 1, CHAPTER 265 GENERAL SANITATION, SUBCHAPTER 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.

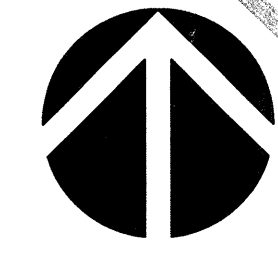
POOL AND/OR SPA INSTALLATION AND EQUIPMENT SHALL BE COMPLIANT WITH THE VIRGINIA GRADE-BAKER POOL AND SPA SAFETY ACT (ASME/AANSI A112.19.8-2008).

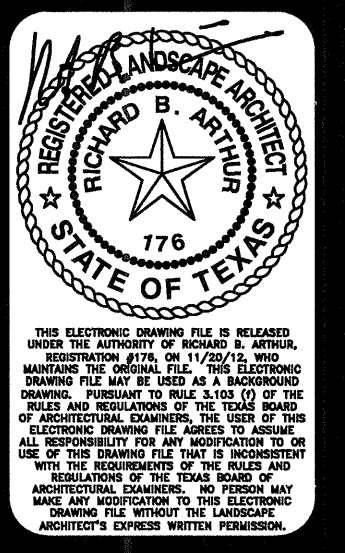
NOTE:

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- ALL ROOF DOWNSPOUTS DISCHARGING INTO COURTYARD AREAS SHALL BE TIED INTO THE UNDERGROUND STORM DRAIN SYSTEM (REF. CIVIL).
- REFER TO SHEET 3C FOR ACCESSORIES LIST
- REFER TO SHEET 4C FOR CONSTRUCTION LEGEND

NOTES

- HANDICAP ACCESSIBLE GATE WITH KEY, CARD, OR COMBINATION 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 DETAIL 6C.





- REVISIONS**
- IT OCT 2011
REWORK AND GRADE REVISIONS DUE TO BUILDING REVISIONS
 - DEC 2011
COORDINATE BUILDING GRADERS AND ADD POOL FENCE
 - NOV 2012
CHANGED WET CAST CONCRETE STEPPING PADS TO LEADERS CUT STONE AND REVISED LAYOUT.

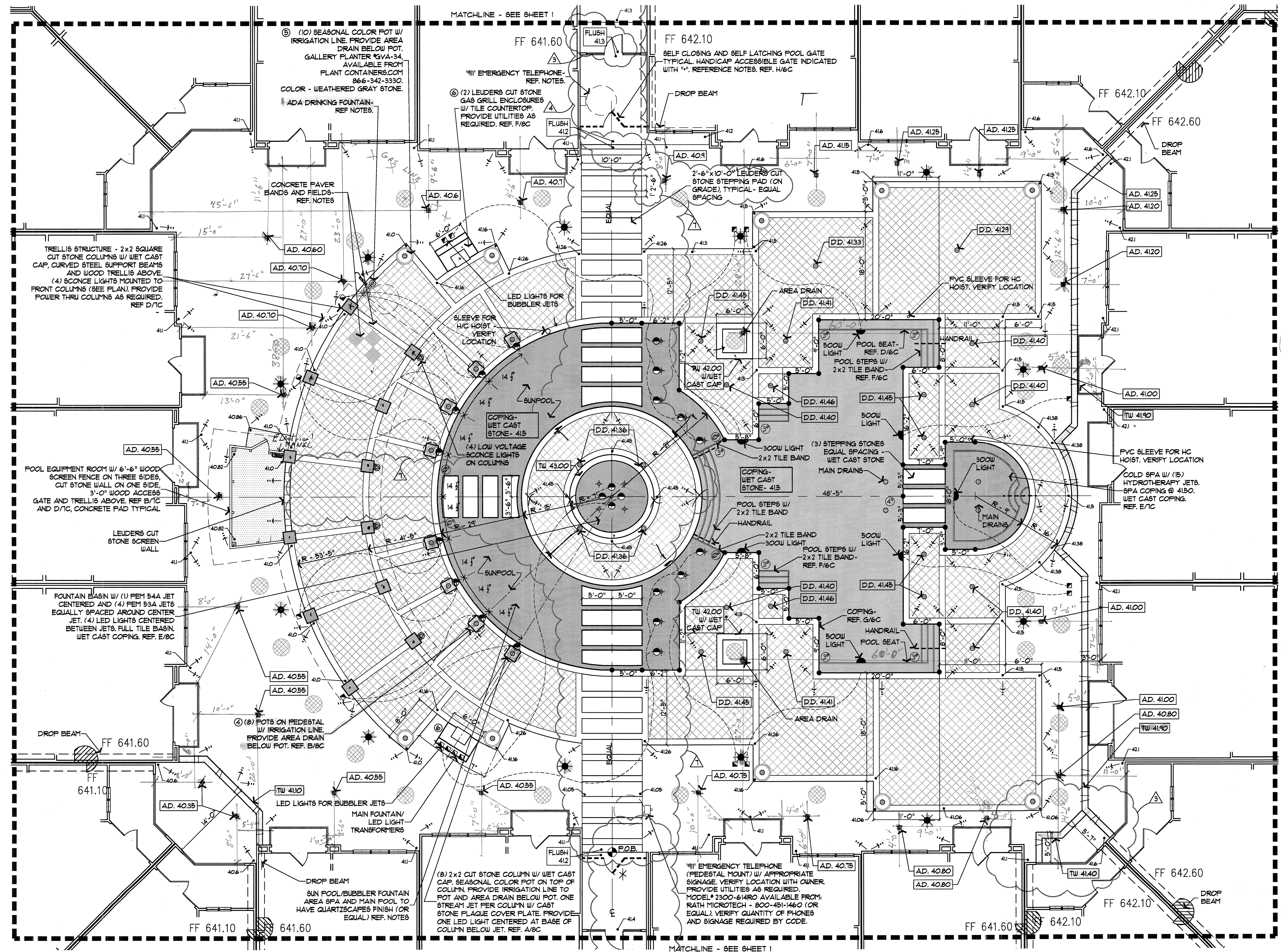
Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

SCALE
1/8" = 1'-0"

DATE
19 AUG 2011

TITLE
CONSTRUCTION

SHEET
5C OF 9



911 EMERGENCY TELEPHONE:
(1) WALL MOUNT WITH APPROPRIATE SIGNAGE. VERIFY LOCATION AND PROVIDE UTILITIES AS REQUIRED.
MODEL: 2300-614RD
MANUF: RATH MICROTECH
1800451460
OR APPROVED EQUAL.

VERIFY QUANTITY OF PHONES AND SIGNAGE REQUIRED BY CODE. ENSURE 5'x5' CLEAR AREA FOR H/C ACCESS. PHONE TO BE WALL MOUNTED AT 48" HT. MAX.

ADA DRINKING FOUNTAIN:
MODEL: 240
COLOR: BLACK
MANUFACTURER: MOST DEPENDABLE FOUNTAINS, 800-552-6331 OR APPROVED EQUAL.
ENSURE 5'x5' CLEAR AREA FOR H/C ACCESS. PROVIDE UTILITIES AS REQUIRED. INSTALLATION METHOD AS SELECTED BY OWNER AND INSTALLED PER MANUFACTURER SPECIFICATIONS.

POOL TILE:
AS SELECTED BY OWNER

POOL PLASTER:
QUARTZSCAPES FINISH (COLOR ONE) IN FOUNTAIN AND FOUNTAIN CATCH BASIN.
COLOR: CURSICO NIGHT
QUARTZSCAPES FINISH (COLOR TWO) IN SUN POOL AND COLD SPA
COLOR: MONTEGO BAY
QUARTZSCAPES FINISH (COLOR THREE) IN REMAINING POOL AREAS.
COLOR: GRENADEINE GREY

POOL COPING:
WET CAST CONCRETE (BULLNOSE) -
COLOR: WHITE

POOL DECK:
BANDING:
TO BE CONCRETE PAVERS ON DEPRESSIONED CONCRETE SLAB. MORTAR PAVES WHERE ACTING AS EDGE.
COLOR: BUFF
PATTERN: 'STACKED' BOND
TYPE: CITY STONE III (60MM)

FIELDS:
CONCRETE PAVES ON RECESSED CONCRETE SLAB.
COLOR: TAN AND CAST STONE
PATTERN: 48" IN CHECKERBOARD PATTERN.
TYPE: CITY STONE III (60MM)
(MODULE TO CONSIST OF 4 PAVERS OF ONE COLOR)

AVAILABLE FROM:
PAVESTONE CO.
JOEY GUEDEA (214) 684-4421

STEPPING STONES:
WHITE WET CAST

COURTYARD RETAINING WALLS:
LEADERS CUT STONE WITH FULL CUT STONE CAP

- NOTE:**
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MAXIMUM NUMBER OF USERS IN POOL AT ANY TIME (15 SQ. FT. OF WATER SURFACE AREA PER USER)
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POOL DECK LIGHTING:
MINIMUM WATTAGE PER SQ. FT. - 0.5 WATTS
POOL DECK - 6,175 SQ. FT. x 0.5 WATTS = 3,088 WATTS
MINIMUM REQUIRED FOR ALL POOL DECK LIGHTING

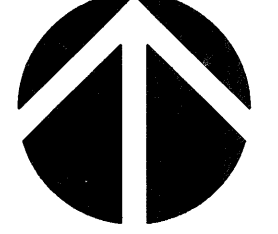
POOL SURFACE LIGHTING:
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POOL SURFACE - 2,825 SQ. FT. x 0.5 WATTS = 1,413 WATTS
MINIMUM REQUIRED FOR ALL POOL SURFACE LIGHTING

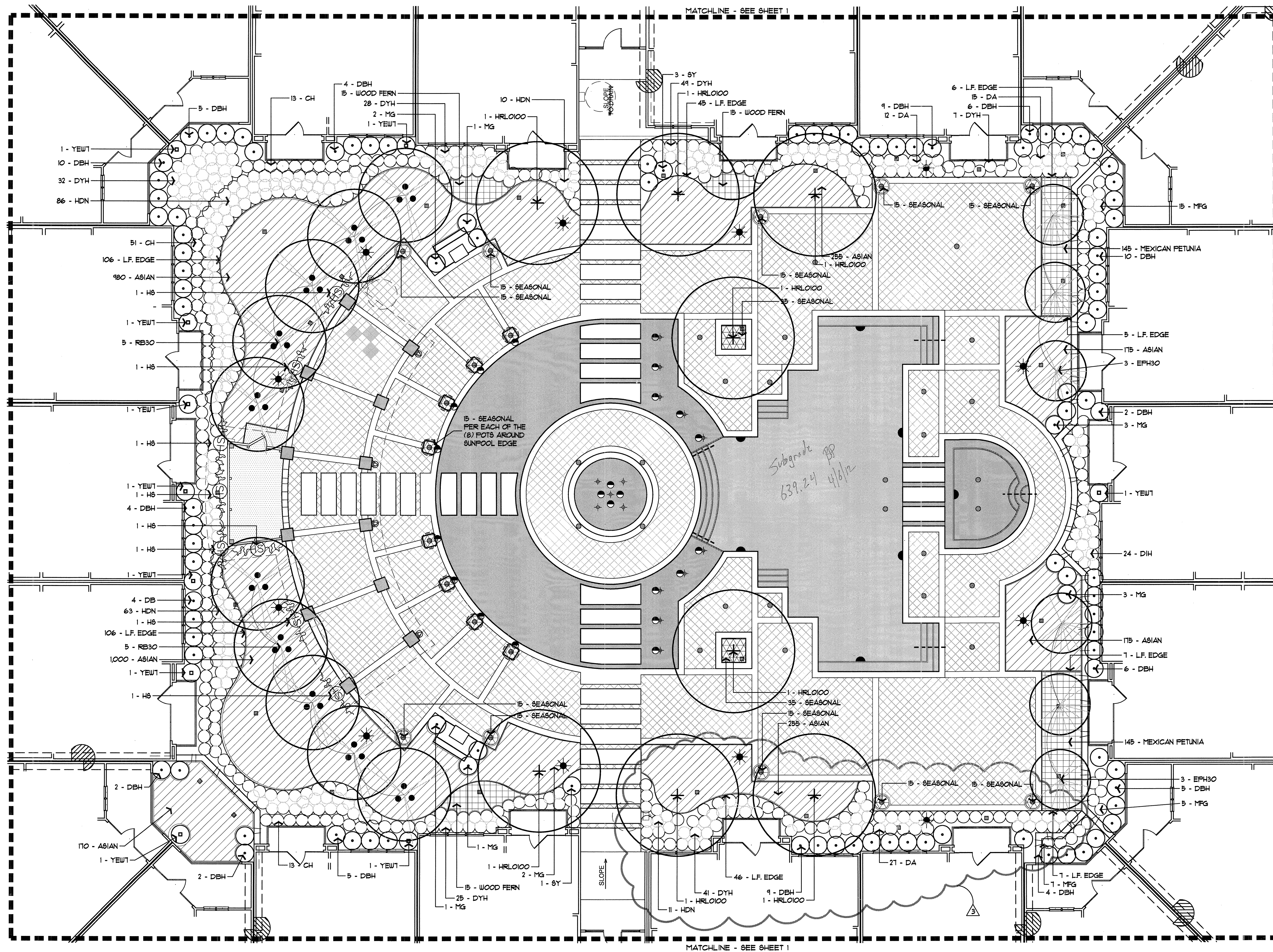
IF WATER FEATURE(S) ARE DETERMINED TO FALL UNDER TITLE 25 HEALTH SERVICES PART 1, CHAPTER 265 GENERAL SANITATION, SUBCHAPTER 1 PUBLIC INTERACTIVE WATER FEATURES AND FOUNTAINS, SECTION 265.301-265.308 OF THE TEXAS ADMINISTRATIVE CODE, THE POOL CONTRACTOR AND/OR INSTALLER SHALL MEET ALL APPLICABLE REQUIREMENTS.

POOL AND/OR SPA INSTALLATION AND EQUIPMENT SHALL BE COMPLIANT WITH THE VIRGINIA GRANITE-BAKER POOL AND SPA SAFETY ACT (ASPE/ANSI A112.198-2008).

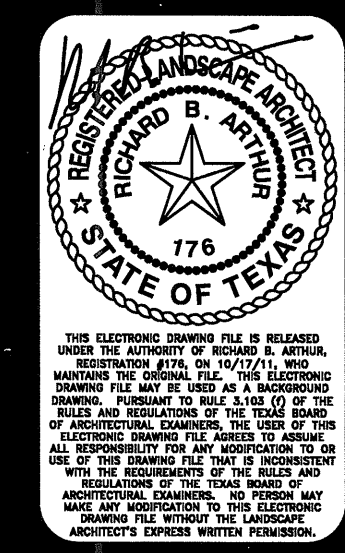
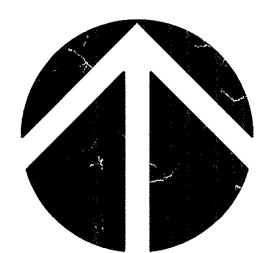
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* INSTALL ON OUTSIDE OF POOL FENCE WITH LATCH ON POOL SIDE ONLY WHEN GATE SHIELD IS INSTALLED.
* REFER TO DETAIL 6C.





REFERENCE SHEET 3L FOR PLANT MATERIALS LIST AND SHEET 6L FOR PLANTING SPECIFICATIONS.



REVISIONS
 11 OCT 11
 REVISED PLANTING DUE TO BUILDING REVISIONS

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE
 1/8" = 1'-0"

DATE
 19 AUG 2011

TITLE
 LANDSCAPE

SHEET
 5L OF 6

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, PIPING, 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 ITEM'S 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 2 - PRODUCTS

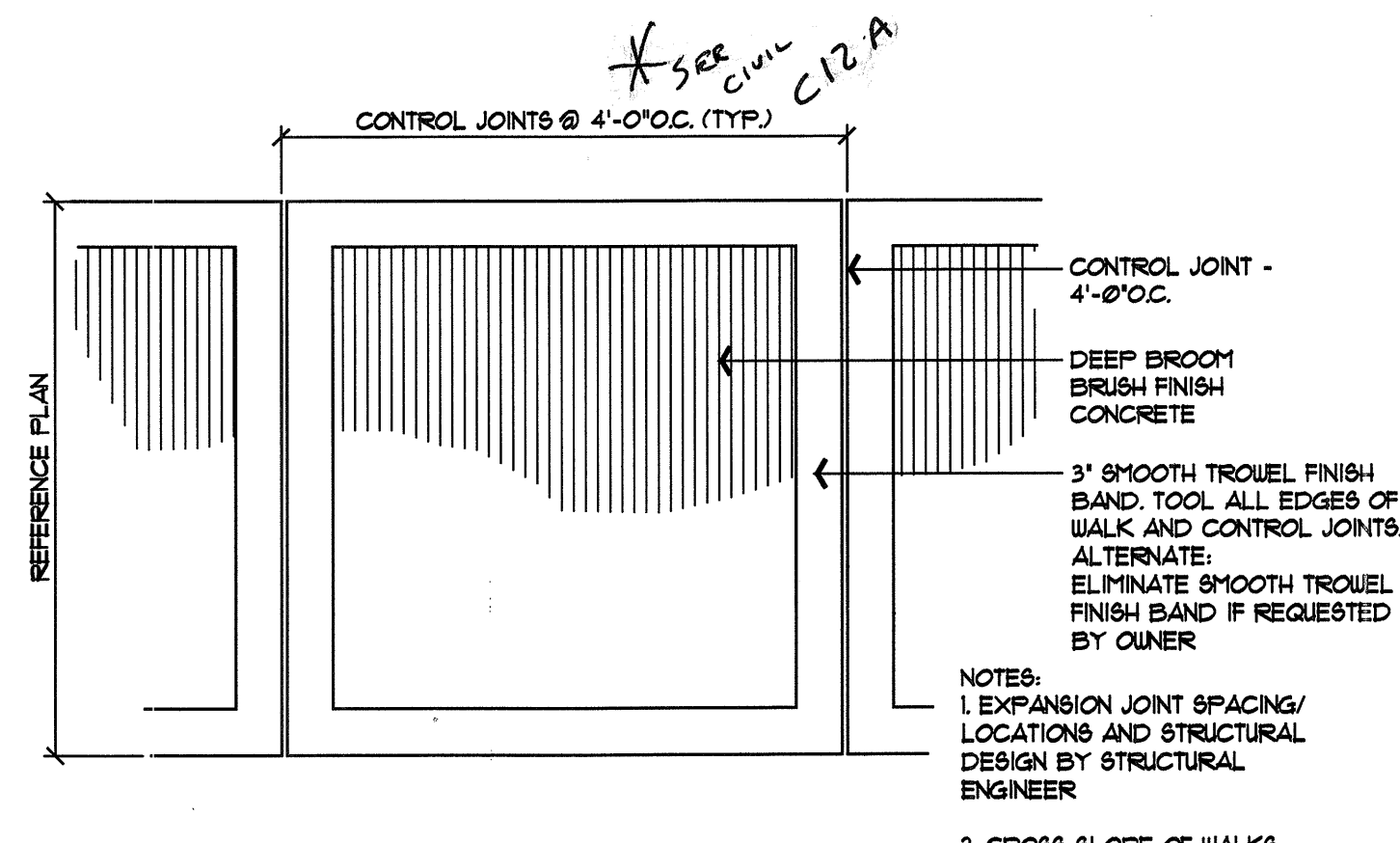
- 201 SAND FILTER
 - A MEETS NATIONAL SANITATION FOUNDATION STANDARDS.
- 202 GRANITE
 - A CONTRACTOR TO VERIFY CONCRETE SPECIFICATIONS WITH A STRUCTURAL ENGINEER FOR SPECIFIC SITE CONDITIONS.
- 203 HAIR AND LINT CATCHER
 - A INSTALL ON THE SUCTION SIDE OF THE PUMP. AREA OF CATCHER TO BE A MINIMUM OF FOUR TIMES THE CROSS SECTIONAL AREA OF INLET PIPE.
- 204 MAIN DRAIN OUTLET
 - A BY SWIMLIFT 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 SAMPLES FOR APPROVAL.
- 207 PUMP
 - A MUST BE OF ADEQUATE SIZE TO TURN OVER POOL WATER CAPACITY WITHIN FIVE HOURS OR PER LOCAL OR STATE CODES.
 - B VERIFY MINIMUM POOL CODE REQUIREMENTS.
- 208 SKIMMER
 - A BY SWIMLIFT U-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 MISER OR EQUIVALENT.

PART 3 - EXECUTION

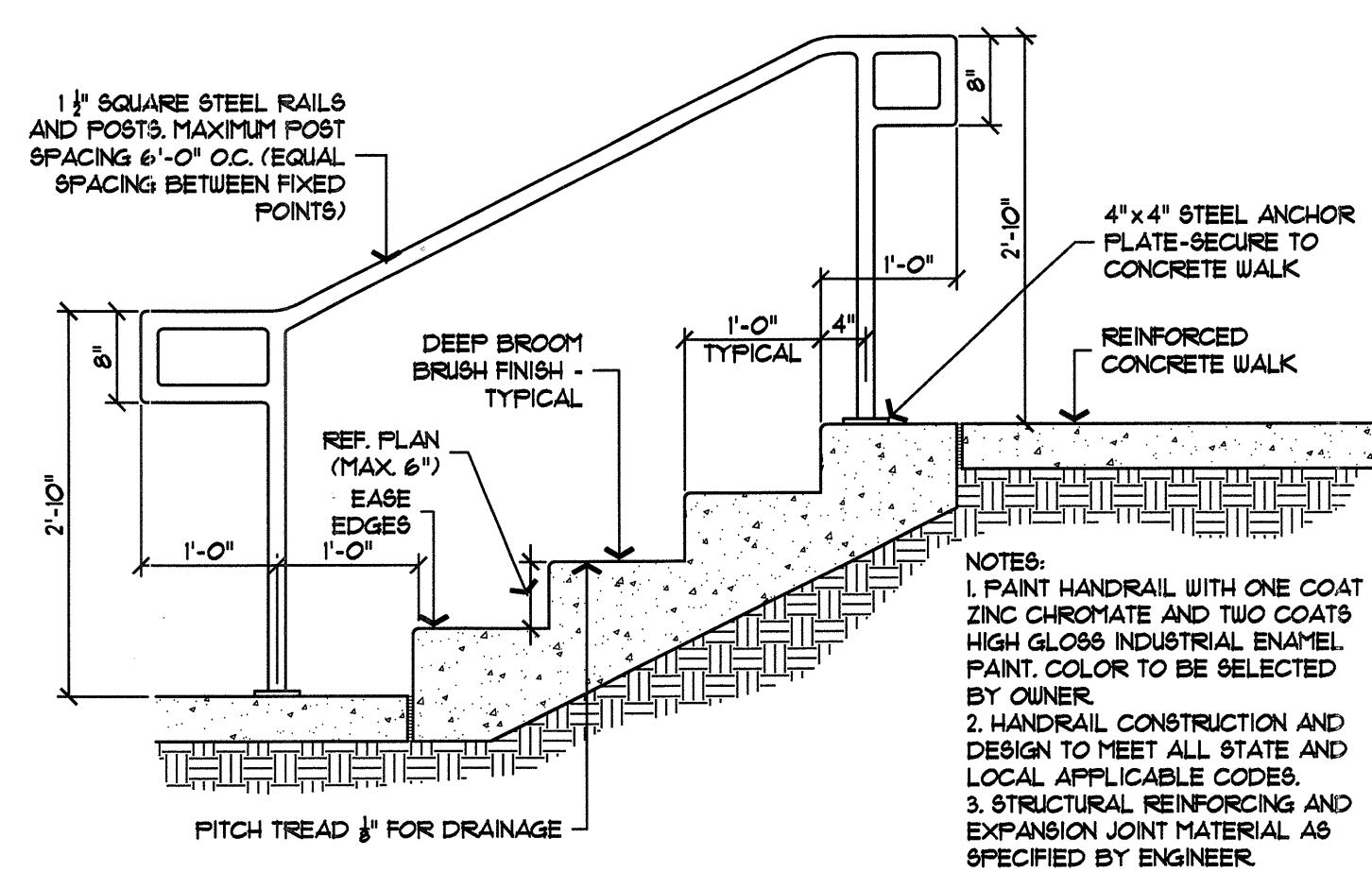
- 301 STAKING
 - A STAKE OUT POOL AND FINISHED GRADES. NOTIFY LANDSCAPE ARCHITECT AND RECEIVE APPROVAL PRIOR TO EXCAVATION. VERIFY EXISTING CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 302 TREE PROTECTION
 - A PROTECT EXISTING TREES. DO NOT CUT OR FILL BENEATH TREES UNLESS SPECIFICALLY 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 GRANITE
 - A TO BE DONE IN CONTINUOUS OPERATION OR AS APPROVED BY STRUCTURAL ENGINEER.
 - B POOL TO BE GROUNDED PER CODE.
 - C POOL WALLS, FLOOR AND BEAMS TO BE GRANITE.
- 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 TROUCEL TO SMOOTH, DENSE IMPERVIOUS SURFACE FREE FROM BLEMISHES. MINIMUM THICKNESS OF 1/2 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

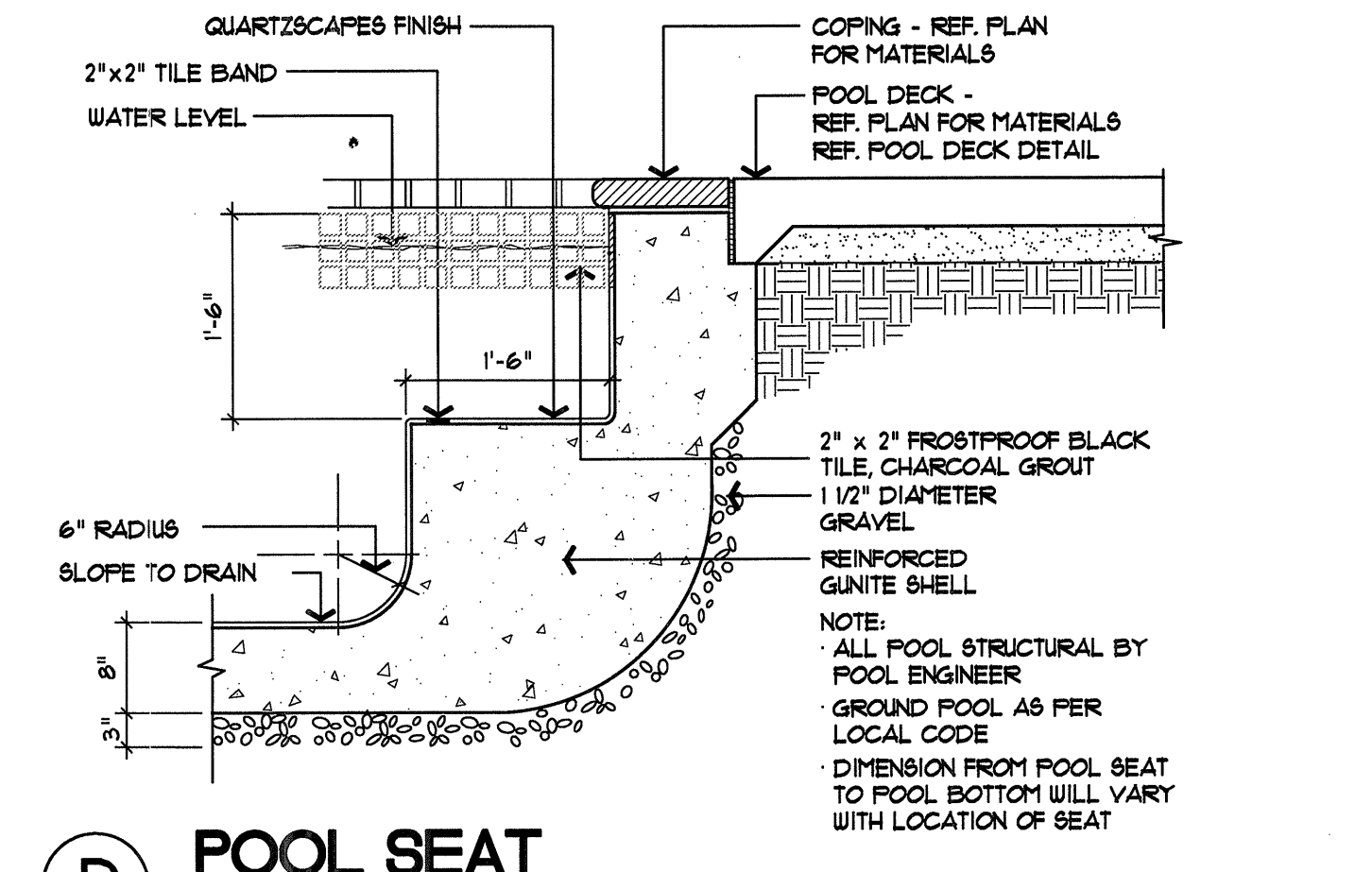
1. POOL CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP, SUPERINTENDENCE AND SCHEDULING OF WORK UNDER HIS AND THE SUBCONTRACTOR'S AGREEMENT. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THIS WORK AND SHALL PROMPTLY CORRECT (AT CONTRACTOR'S EXPENSE) ANY DEFECTIVE WORK DURING THE CONSTRUCTION OF THE PROJECT OR THE WARRANTY PERIOD THEREAFTER.
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, DEWATERING 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 CODES/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 STATE AND LOCAL CODE 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 POST 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. 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 - ALL DRAINS TO BE CAPPED WITH A MINIMUM 6" ROUND GRATE
 - PLANTER DRAINS - ALL DRAINS TO BE CAPPED WITH A MINIMUM 6" ATRIUM GRATE
9. ALL POOL ENCLOSURE GATES AND FENCES TO COMPLY WITH STATE AND LOCAL CODES, INCLUDING TEXAS STATE §B, NUMBER 170.
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. SWIMMING POOL HANDICAP LIFTER AND RELATED ITEMS TO BE PROVIDED BY POOL CONTRACTOR. RECREONICS, INC. STAINLESS MODEL NUMBER 46-620 OR EQUAL (800) 428-3254. INSTALL ANCHOR PER MANUFACTURER'S SPECIFICATIONS. PORTABLE LIFT TO BE KEPT BY MANAGEMENT UNTIL REQUESTED FOR USE BY TENANT.
14. HANDICAP ACCESSIBLE GATE WITH KEY, CARD OR COMBINATION LOCK ACCESS ONLY SHALL BE INSTALLED AT LOCATION SHOWN BY "X" 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.
17. ALL STRUCTURAL DETAILS BY OTHERS.
18. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.
19. POOL TO BE SALT WATER.



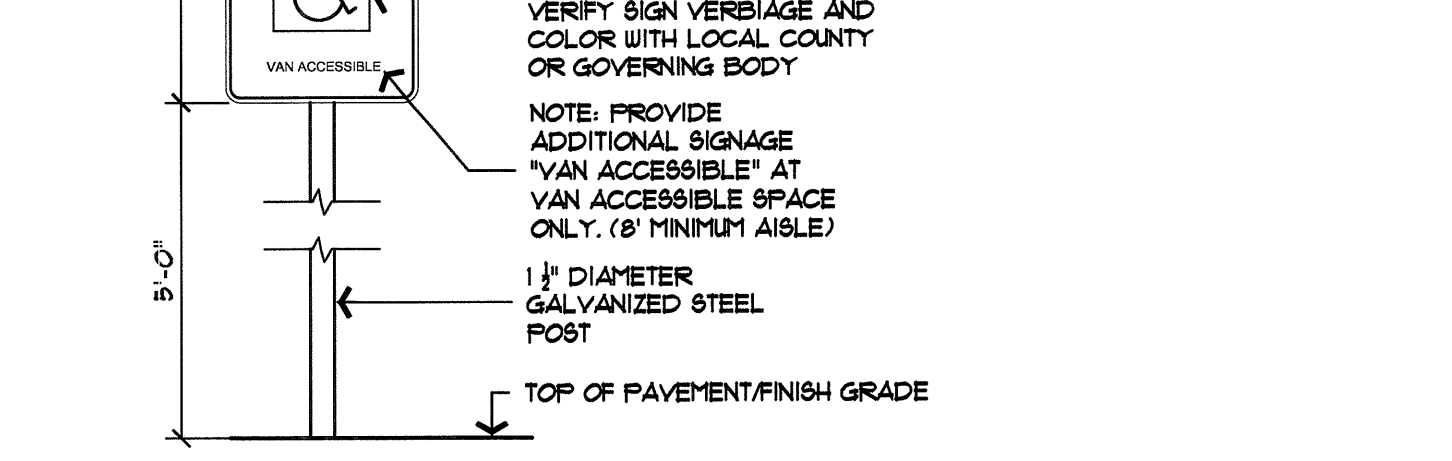
B SIDEWALK BRUSH FINISH CONCRETE - TYPICAL PLAN VIEW 3/4" = 1'-0"



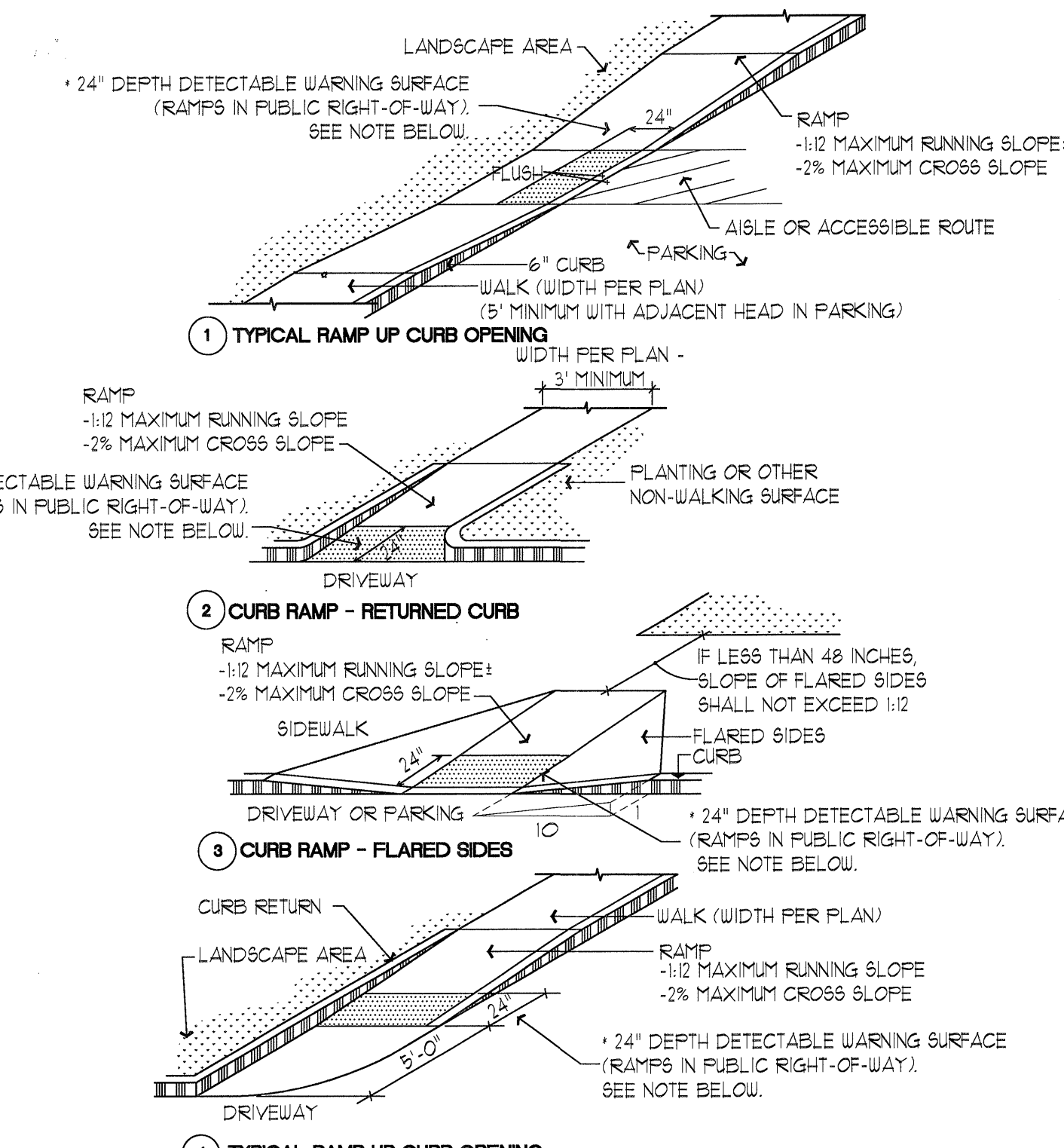
C STAIR AND HANDRAIL 3/4" = 1'-0"



D POOL SEAT 3/4" = 1'-0"



E HANDICAP PARKING SIGN 1" = 1'-0"

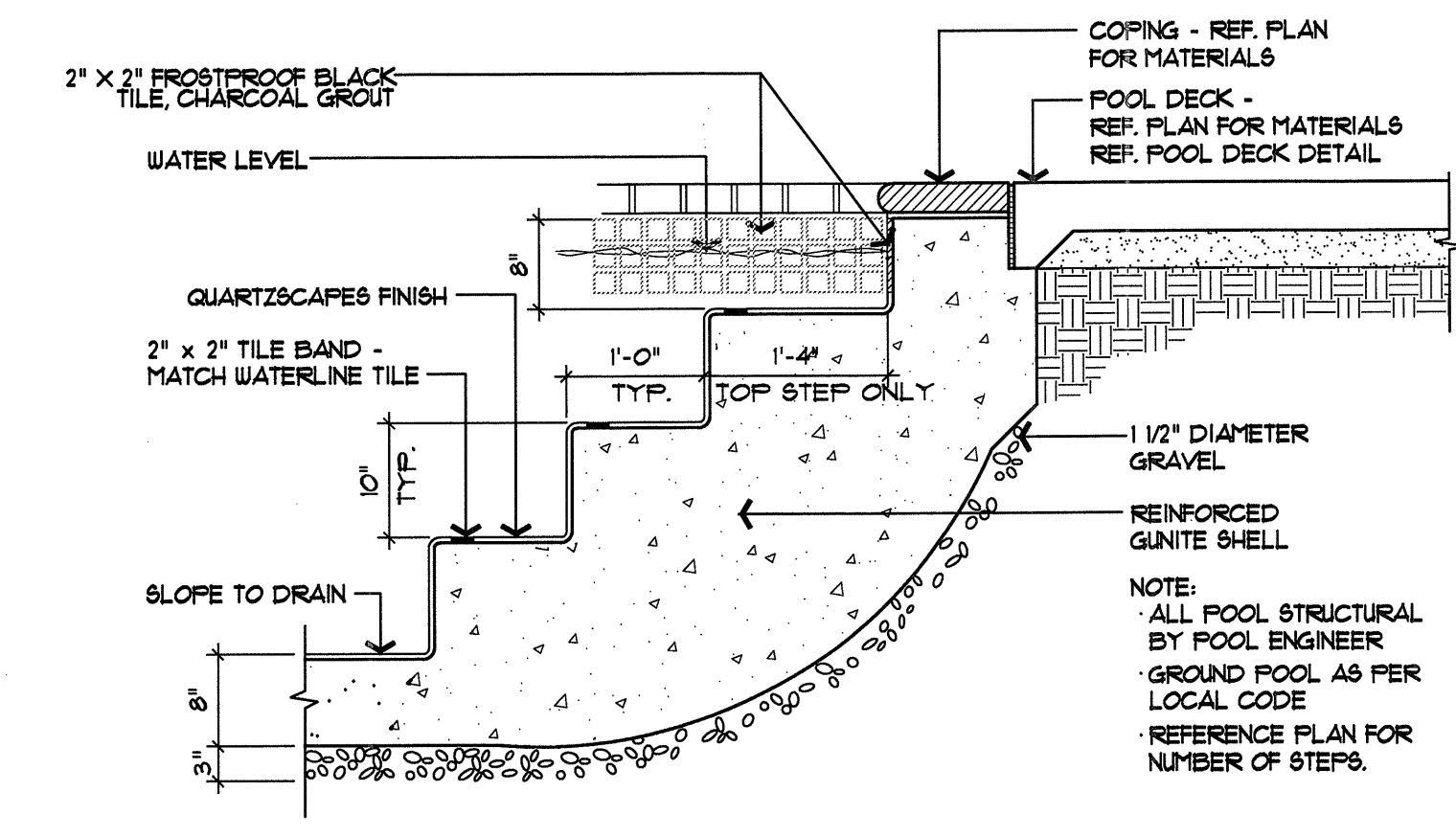


A BARRIER FREE CURB RAMPS SCALE - NONE

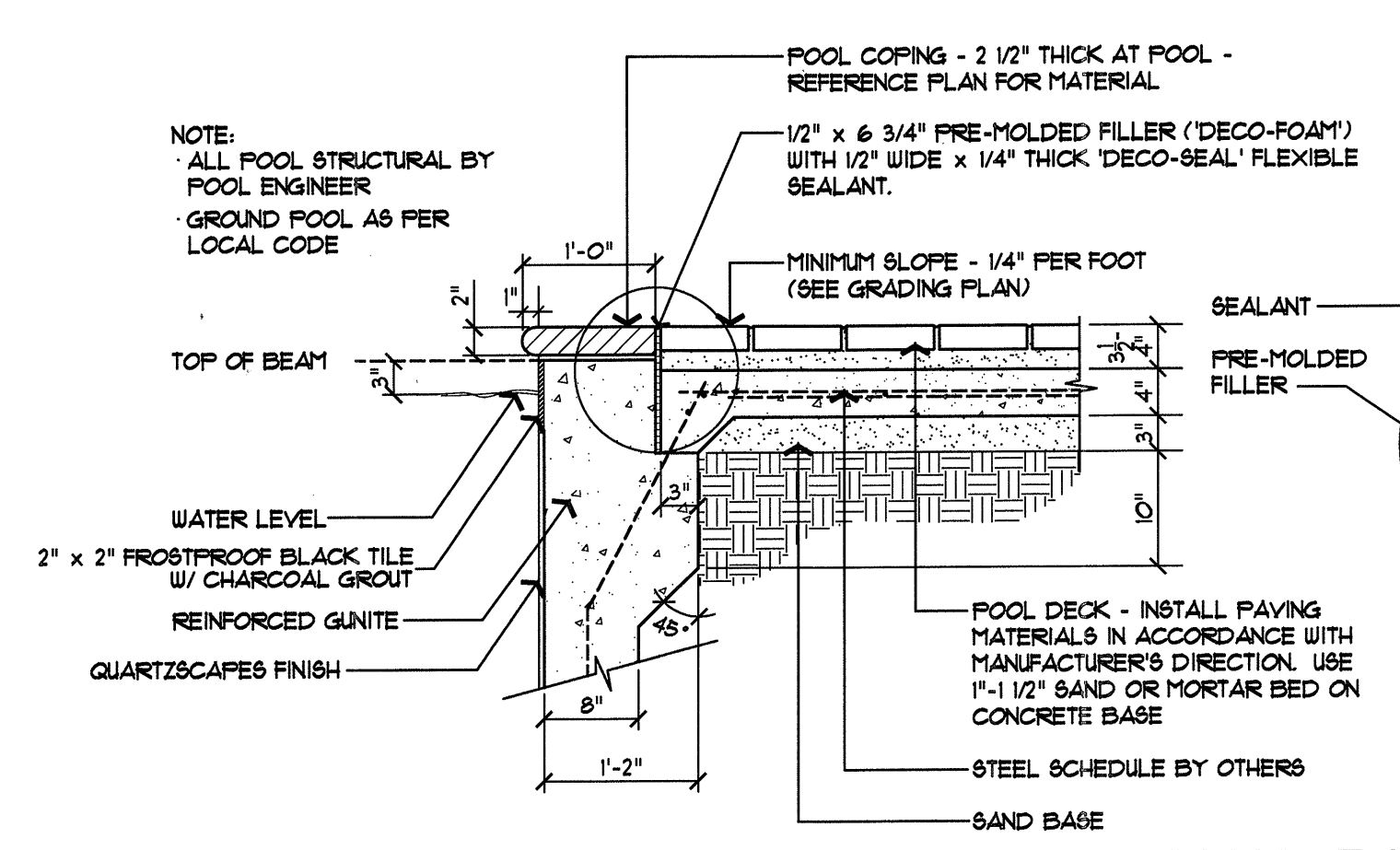
TAS (TEXAS ACCESSIBILITY STANDARDS) 4.1.4(2)
 THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND SURFACE TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. THE INTENT OF THIS STANDARD IS MET BY TRUNCATED DOMES MEETING THE TECHNICAL SPECIFICATIONS OF TAB 4.2(2) - OTHER TEXTURES SUCH AS GROOVES 1/2" DEEP, 3/4" WIDE, AND 2" APART AND ARRANGED SO THAT WATER WILL NOT ACCUMULATE, MAY BE ACCEPTABLE PROVIDED THE SURFACES ARE DETECTABLE UNDERFOOT. OTHER DESIGNS FOR SURFACES THAT ARE DETECTABLE UNDERFOOT MAY BE SUBMITTED TO THE STATE FOR APPROVAL. WE RECOMMEND USING TRUNCATED DOMES ON ALL CURB RAMPS.

* CURB RAMPS LOCATED IN THE PUBLIC RIGHT-OF-WAY MAY HAVE A 24" MINIMUM DEPTH DETECTABLE WARNING SURFACE (MUST EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING). CURB RAMPS NOT LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP OR LANDING. TRUNCATED DOME DETECTABLE WARNING SURFACE SHALL BE USED IN PUBLIC RIGHT-OF-WAY AND WHEN CROSSING PUBLIC STREETS.

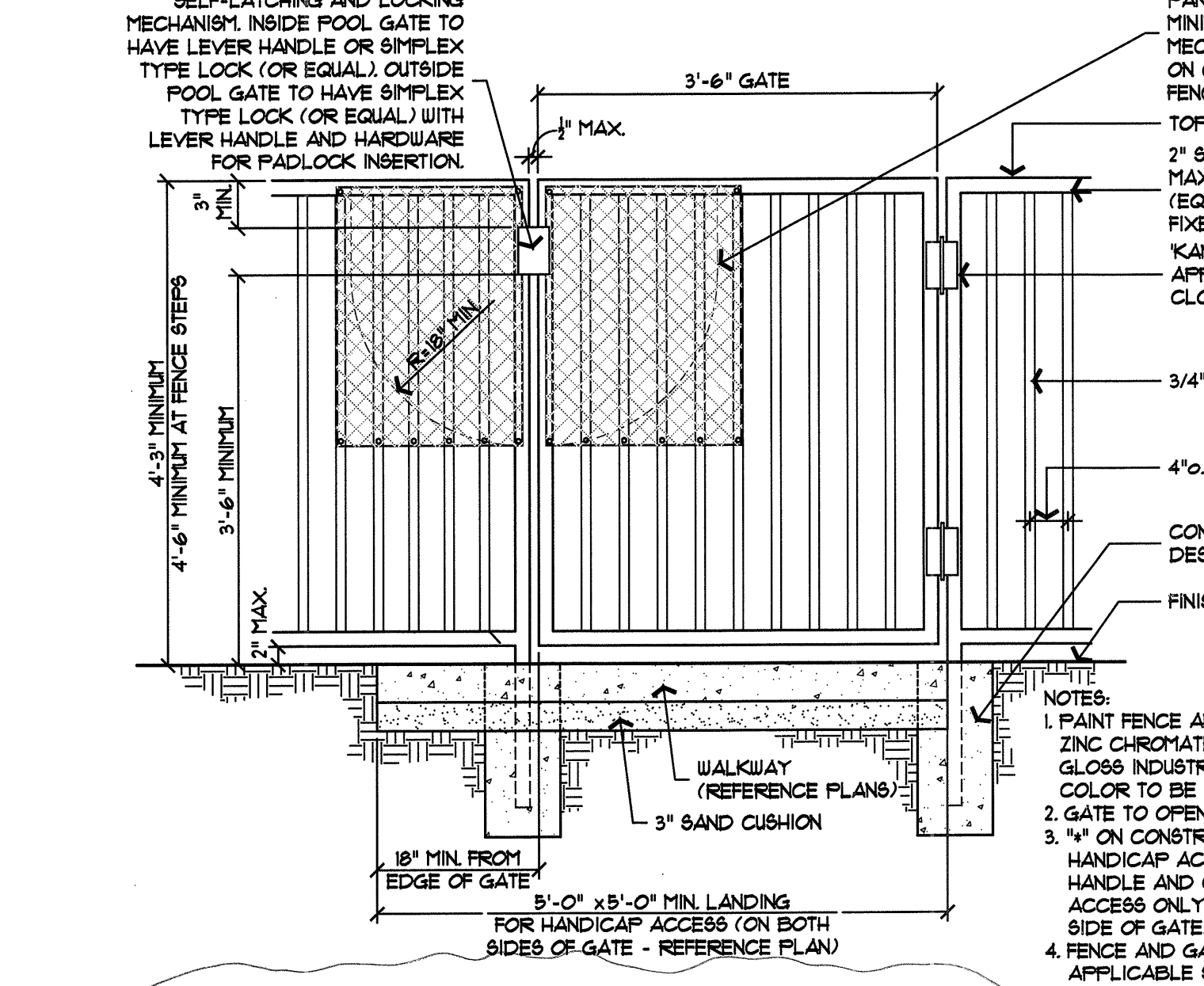
REFERENCE ARCHITECTURAL DRAWING PACKAGE FOR FURTHER ACCESSIBILITY GUIDELINES AND TAS REQUIREMENTS.



F POOL STEPS 3/4" = 1'-0"



G COPING AT POOL DECK - SPECIAL PAVING 3/4" = 1'-0"



H POOL FENCE AND GATE 3/4" = 1'-0"

ALTERNATE POOL/FOUNTAIN TILE SIZE:
 IF 2x2 TILE IS NOT AVAILABLE, SUBSTITUTE 3x3 FIELD SERIES, BLACK, #MAS 3x3 BLA, AVAILABLE FROM MASTER TILE, 888-461-8453. GROUT COLOR TO REMAIN CHARCOAL.

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GENERAL REQUIREMENTS

DEFINITIONS

Whenever in these specifications the following terms are used, the intent and meaning shall be interpreted as follows:

- Landscape Architect:** Enviro Design, 1424 Greenville Avenue, Suite 200, Dallas, Texas 75231, and/or their authorized representatives.
- Approved:** Approved by the Owner and the Landscape Architect. Any variation from these specifications or substitutions of materials specified must be approved in writing.
- Drawings:** Any plan, elevation, section, detail or other drawing under the title of this contract.
- Specifications:** All of the specifications bound in this volume, and addenda thereto which may be issued and such descriptive data as may be incorporated in approved work orders or change orders.
- Contractor:** The bidder who is awarded this contract, his representatives, and his subcontractors and their representatives.
- Initial Acceptance:** Owner acceptance of the initially completed landscape and irrigation installation at the start of the one (1) year warranty period.
- Final Acceptance:** Owner acceptance of the completed landscape and irrigation installation at the end of the one (1) year warranty period.

CHANGES IN THE WORK

The Landscape Architect or General Contractor shall have authority to order minor changes in the work not involving an adjustment in the contract sum or an extension of the contract time, and not inconsistent with the intent of the contract documents.

The Owner, without invalidating the contract, may order changes in the work consisting of additions, deletions or other revisions, the contract sum and the contract time being adjusted accordingly. All such changes in the work shall be authorized by change order and shall be executed under the applicable conditions of the contract documents.

While no new or unforeseen items are anticipated, they shall be classed as extra work when they cannot be covered by any of the contract documents. The Contractor shall submit detailed prices for any extras to the Landscape Architect, and shall perform and complete such extras in accordance with the instructions of the Landscape Architect. Upon written order, he shall not be entitled to payment for such extra work. All bills for extra work shall be submitted monthly.

COOPERATION

The Owner shall have the right to do other work or to let other contracts for work to be done on the same site as specified for the work to be done under this contract. The Owner's arrangements as to precedence of work and the relationship between the Contractor and the Owner shall be decisive.

LANDSCAPE ARCHITECT'S STATUS

The Landscape Architect is the representative of the Owner.

As the Landscape Architect is the Interpreter of the contract documents, he shall side with the Owner in any dispute with the Contractor, but shall endeavor to enforce fair play and justice to both.

DAMAGES

The Contractor shall be responsible for all damage that may occur to the adjoining improvements or streets, or any accidents to any persons or persons in and about the site or adjacent streets, and for all damage done to adjoining property or the work of others during the progress of the contract, and caused by any act or omission of the Contractor or his employees.

The Contractor shall be responsible for damage to the site improvements thereon, including underground improvements, incurred through his execution of this work, and shall agree to have such damage repaired by qualified workmen. However, the cost of repairing underground lines, unless otherwise specified, shall not be included in this contract.

DIRECTION OF THE WORK

The Contractor shall be held responsible for the full direction and supervision of all work under this contract and shall follow all instructions or directions from the Landscape Architect or Owner.

The Contractor shall have a competent Supervisor or Foreman on the job at all times while the work is in progress. This Foreman, acceptable to the Owner, shall direct, coordinate and receive instructions in the absence of the Contractor. The Foreman shall correlate the work of the various subcontractors.

DRAWINGS AND SPECIFICATIONS

The Contractor shall keep one (1) copy of all drawings and specifications, memoranda and shop drawings at the job at all reasonable times, available to the Owner or Landscape Architect, and their representatives.

These specifications and accompanying drawings are to be interpreted to their full intent, meaning and spirit, whether taken separately or together. Taken together, they shall be construed mutually to explain each other and to be descriptive of the work performed under this contract.

Should there be any discrepancy between the drawings and specifications, the drawings shall govern between the descriptive writing on the drawings and the plant list. Discrepancies in the materials, the descriptive writing shall govern. The large-scale details shall be followed in preference to the smaller-scale drawings.

Should there be anything shown on the drawings and not described in the specifications, or not shown on the drawings and described in the specifications, the same shall be fully executed and carried out as if drawn, shown or described in both and the Contractor is not to make any alterations or corrections on the drawings or in the specifications. Should any error appear, the same is to be referred to the Landscape Architect before the bids are submitted or the work is commenced, or as otherwise specified herein.

EXAMINATION OF THE SITE

All Contractors submitting proposals for this work shall first examine the site and all conditions at the site. All proposals shall take into consideration all such conditions as may affect the work under this contract.

The Contractor and subcontractors shall be responsible for verifying all plant quantities shown on the plant list and plans. Any discrepancies shall be brought to the attention of the Landscape Architect prior to bidding.

Extra charges or compensation will not be allowed due to differences between actual measurement and the dimensions shown on the drawings after the work is initiated.

UNIT COST SUBMITTAL

As part of his bid, the Contractor shall submit a unit cost schedule of all products, including labor, for the purpose of additions or deductions to the project.

GUARANTEE-WARRANTY

The Contractor shall, and hereby does, warrant all materials and all work performed by him for a period of one (1) year after initial acceptance, as set out in the various sections and for which quantities are required.

INSURANCE

The Contractor and his subcontractors shall carry Property Damage and Public Liability insurance and Workers' Compensation and Employers' Liability Insurance in the amount required by the Owner. He shall furnish the Owner certificates of compliance before starting work on the job.

All fixtures, equipment, and materials supplied by the Contractor shall remain his property until such time as accepted in writing or paid for by the Owner, and the Contractor shall protect them with appropriate insurance against theft or other loss.

The Contractor shall not cause any insurance to be cancelled or permit any insurance to lapse. All insurance policies shall include a clause to the effect that the policy shall not be cancelled or reduced, restricted, or limit changed until thirty (30) days after the Owner has received written notice as evidenced by return receipt or certified or certified mail.

Certificate of Insurance shall contain transcripts from the proper office of the insurer, evidencing in particular those named in the contract, the location of operations to which the insurance applies, the expiration date, and the above mentioned notice of cancellation clause.

MATERIAL INSPECTION

The Contractor shall inspect all materials upon their arrival at the job and see that they conform to the requirements of these specifications and prevent the unloading of or the installation of any materials or work at the premises without written instructions to do so. The Landscape Architect shall have the right to inspect all materials prior to and after delivery to the site and shall reserve the right to accept or reject said materials at any time before initial acceptance.

MATERIAL AND WORKMANSHIP

Materials shall be new. Both workmanship and materials shall be the best quality of their respective grades.

The Contractor shall submit samples of materials, etc., when required by the Landscape Architect, as applied to in other sections of these specifications. All samples shall be approved by the Landscape Architect before proceeding with the work. The Contractor shall be responsible for satisfactory completion of all work and shall provide without extra charge all incidental items required to complete the work, although every such item may not be specifically prescribed or indicated, but is necessary for proper and complete installation of the work. The Contractor shall submit evidence of the quality of materials, and the Contractor shall be responsible for meeting the requirements of the specifications for such materials.

PERMITS AND REGULATIONS

The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the work of this contract.

The Contractor shall obtain all permits and pay all fees, licenses and deposits required by law or ordinances to comply with the work of these specifications.

SUBSTITUTION OF MATERIALS

The Contractor, before substituting bid, shall locate all necessary materials as called for in the plans and specifications, and shall be assured of their availability for use on the job.

The Contractor bids will be based upon providing the specified materials, processes, products, etc., identified in this specification and/or indicated on the drawings, or as provided in the Alternates.

In the event substitutions are proposed by the Contractor to the Landscape Architect after the contract has been awarded, the Landscape Architect will record all time and materials used by him and by his consultants in evaluation of each such proposed substitution. Whether or not the Landscape Architect approves a proposed substitution, the Contractor, promptly upon receipt of the Landscape Architect's billing, shall reimburse the Landscape Architect and his consultant for time and materials spent by them in evaluating the proposed substitution.

RELATIONS OF CONTRACTOR AND SUBCONTRACTOR

The Contractor agrees to bind every subcontractor to the terms of the drawings and specifications and wherever practicable, to the agreement and General Conditions, as far as applicable to the subcontractor's work.

SUPERINTENDENCE

The Landscape Architect will not engage in any way to superintend or relieve the Contractor of responsibility for the complete and proper execution of the work, nor for the consequences of neglect or carelessness by him or his subcontractors.

SALES TAX

The Contractor shall include all applicable taxes.

STORAGE

The Contractor shall verify prior to bidding, whether or not he will be allowed to store materials on the site at a location approved by Owner for use at a later date. Owner will not be responsible or liable for loss of stored materials.

TEMPORARY UTILITIES

All necessary utilities may not be available at all areas of work. Owner may be contacted for further information.

WATER

Water will be available on the site at no expense to the Contractor. Tap, meter fee, hose and other watering equipment required for the work shall be furnished by the Contractor at his expense. Additional water will be available as the irrigation system is installed.

TERMS OF THE CONTRACT

A copy of the Owner's standard contract form or General Contractor's subcontract form will be available to the bidder upon request, and will generally outline the terms of the contract.

UNCOVERING AND CORRECTION OF WORK

If any work should be covered contrary to the request of the Landscape Architect, it must, if required by the Landscape Architect, be uncovered for his observation and replaced at the Contractor's expense.

If any other work has been covered which the Landscape Architect has not specifically requested to observe prior to being covered, the Landscape Architect may request to see such work, and it shall be uncovered by the Contractor. If such work is found to be in accordance with the contract documents, the cost of uncovering and replacement shall be appropriate change order, be charged to the Owner. If such work is found not in accordance with the contract documents, the Contractor shall pay such costs unless it is found that this condition was caused by a separate contractor employed by the Owner under a separate contract and in that event, the Owner shall be responsible for the payment of such costs.

The Contractor shall promptly correct all work rejected by the Owner or Landscape Architect as defective or as failing to conform to the contract documents whether observed before or after substantial completion and whether or not fabricated, installed, or completed. The Contractor shall bear all costs of correcting such rejected work.

STARTING WORK

The Contractor agrees to begin the on-site work not later than ten (10) calendar days after the date of initial notice from the Owner or General Contractor authorizing the Contractor to proceed with the work, and that he will work continuously, barring bad weather, until the job is completed and as noted herein. Actual gathering of material, etc., may start after the contract is executed and the Owner issues any necessary purchase orders for the contract amount.

INITIAL COMPLETION AND ACCEPTANCE

Upon written notice that the work is ready for initial inspection and acceptance, the Landscape Architect or his representative will promptly make an observation visit to the project and, when he finds the work acceptable under the contract documents, he will promptly declare in writing that the best of his knowledge, and on the basis of his observations, the work has been completed in accordance with the terms and conditions of the contract documents.

TECHNICAL SPECIFICATIONS

PART ONE - GENERAL

WORK INCLUDED

Perform all work required to complete and maintain, until acceptance by the Owner, the landscape installation, including all labor, materials, services, and equipment necessary and described herein and shown on the accompanying drawings.

RELATED WORK

Drawings and general provisions of Contract, including General and Supplementary Conditions and Specification sections, apply to work of this section. Coordinate with work of other trades.

QUALITY ASSURANCE

Approval: The selection of materials and execution of operations required under these drawings and specifications are subject to the approval of the Landscape Architect or Owner.

Rejection: The Landscape Architect or Owner will, at any stage of the operation, have the right to reject material and work which in his opinion does not conform to the contract documents, and such rejected material shall be promptly removed and corrected by the Contractor as directed.

SOURCE QUALITY CONTROL

The Landscape Architect has the right to select all plant materials at the nursery, field source or Contractor's holding yard, when so authorized by the Owner. The Contractor is to include in the bid contract cost the amount for transportation, loading, unloading, etc. for the Landscape Architect to visit at the source of supply, the plants indicated on the materials list. Such approval will not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

REFERENCES

STANDARDS FOR NURSERY STOCK, by the American National Standards Institute, 2261, May 1986. **ISO 9000**, 1986. **ISO 9001**, 1986. **ISO 9002**, 1986. **ISO 9003**, 1986. **ISO 9004**, 1986. **ISO 9005**, 1986. **ISO 9006**, 1986. **ISO 9007**, 1986. **ISO 9008**, 1986. **ISO 9009**, 1986. **ISO 9010**, 1986. **ISO 9011**, 1986. **ISO 9012**, 1986. **ISO 9013**, 1986. **ISO 9014**, 1986. **ISO 9015**, 1986. **ISO 9016**, 1986. **ISO 9017**, 1986. **ISO 9018**, 1986. **ISO 9019**, 1986. **ISO 9020**, 1986. **ISO 9021**, 1986. **ISO 9022**, 1986. **ISO 9023**, 1986. **ISO 9024**, 1986. **ISO 9025**, 1986. **ISO 9026**, 1986. **ISO 9027**, 1986. **ISO 9028**, 1986. **ISO 9029**, 1986. **ISO 9030**, 1986. **ISO 9031**, 1986. **ISO 9032**, 1986. **ISO 9033**, 1986. **ISO 9034**, 1986. **ISO 9035**, 1986. **ISO 9036**, 1986. **ISO 9037**, 1986. **ISO 9038**, 1986. **ISO 9039**, 1986. **ISO 9040**, 1986. **ISO 9041**, 1986. **ISO 9042**, 1986. **ISO 9043**, 1986. **ISO 9044**, 1986. **ISO 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Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6944 Fax: (210) 824-7856

RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 190
Date: 9/24/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:
Subject: Lueders on the trellis columns

Drawing: D/7C Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 10/1/2012
D/7C states that the trellis columns are to be 24" finished dimension. The lueders are designed to be 24"x24". Our pool subcontractor states that the 24"x 24" lueders will not work and proposes to use 21" x 24" lueders with a 1/2" mortar gap. Is this proposal acceptable? Please see attached sketch.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

THE USE OF 21 X 24 LUEDERS IS ACCEPTABLE FOR THE TRELLIS COLUMNS.

AS A GENERAL RULE, OUR DETAILS CAN BE ADJUSTED AS NECESSARY FOR ACTUAL SIZES OF MATERIALS (WHILE MAINTAINING DESIGN INTENT). THE DETAILS ARE TYPICALLY DRAWN FROM TO PERFORM SELECTION OF BUILDING MATERIALS.

Dick Arthur (SD)
Answered by: *ENVIRO DESIGN* Date: *09-24-12*
Company: _____

CARTER BOLLINGER RFI 190

COLUMNS ARE DESIGNED TO BE 24" FINISHED DIMENSION
LUEDERS IS DESIGNED TO BE 24" X 24"
THIS WILL NOT WORK
LUEDERS MUST BE 21" X 24" WITH 1/2" MORTAR GAP AND SEEMED AS SHOWN BELOW

6525 LAKE OAKS CIRCLE FTW, TX 76108 OFCE 817-237-0774 FAX 817-238-8775

RFI

To: Enviro Design Landscape
 7424 Greenville Ave, Suite 200
 Dallas, TX 75231
 Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 15
 Date: 12/14/2011
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

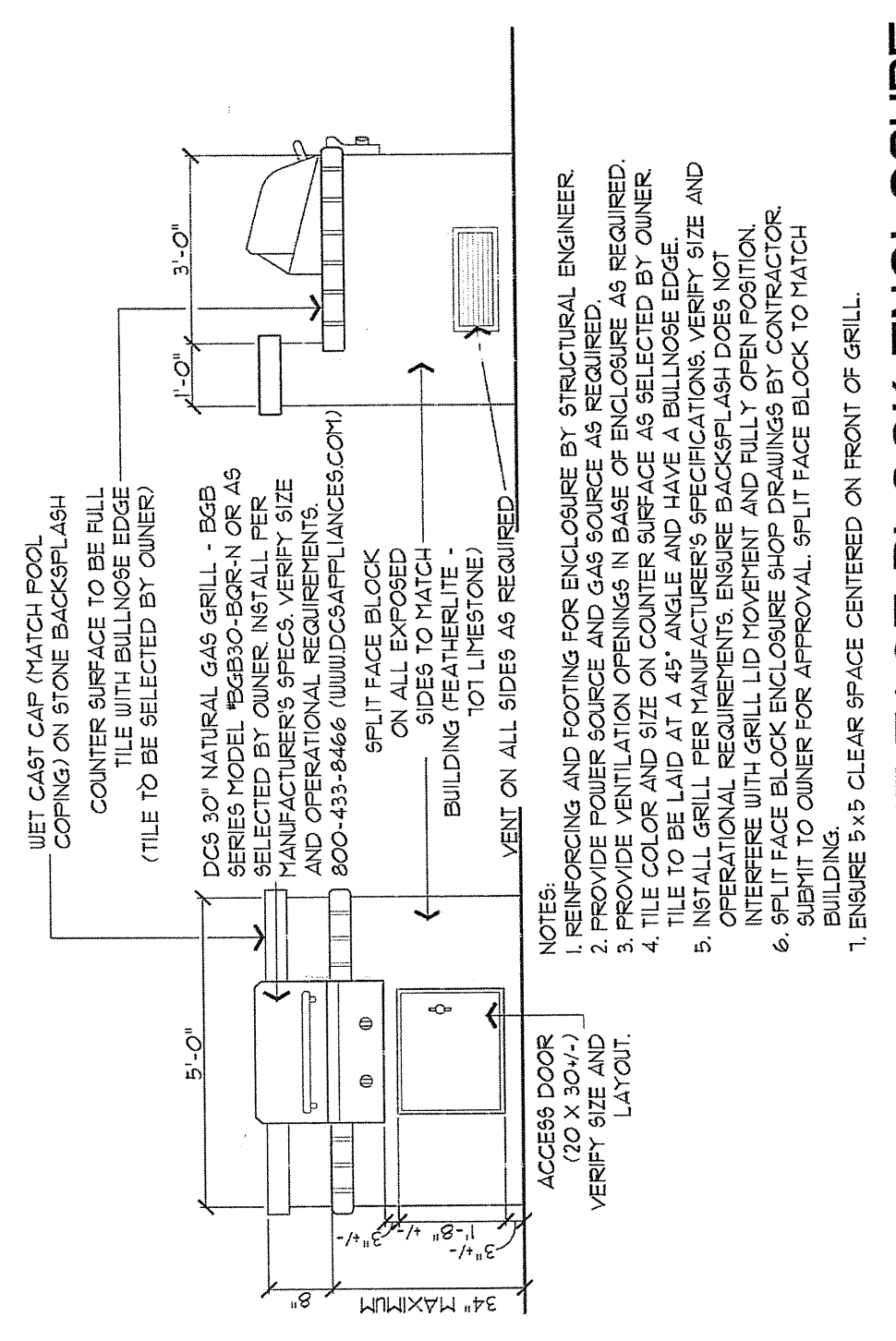
Subject: BBQ handle height and countertop

Drawing: Spec Section:
 Cost Impact: None Schedule Impact: None

Request: Date Required: 12/21/2011
 Please confirm height of the handle of the BBQ grill is it compliant with ADA?
 Also the countertop is called out at 36" should it be 34 1/2" to be compliant with ADA?
 Requested by: Bryan Pickler
 Embrey Partners, Ltd.

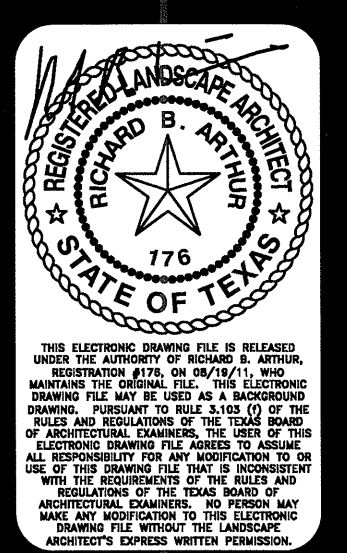
Response:
 WE DO NOT KNOW HOW ANY GRILL LID WOULD BE COMPLIANT WITH ADA. BBQ
 REGULATIONS WAS GOING TO ASK THE QUESTION TO THE H.U.D REVIEWER. WE HAVE NOT
 RECEIVED A RESPONSE FROM THE REVIEWER AT THIS TIME.
 THE GRILL ENCLOSURE COUNTERTOP SHOULD BE MAXIMUM 34" HEIGHT TO BE
 COMPLIANT WITH ADA. OUR FURNISH INCLUDED AN OUT-OF-DATE DETAIL THAT
 HAS SINCE BEEN REVISED. THE UPDATED DETAIL IS ATTACHED.
 Answered by: DAVE ARTHUR
 Company: ENVIRO DESIGN Date: 12-16-2011

RFI 15



F GAS GRILL IN SPLIT FACE BLOCK ENCLOSURE
 3/8" = 1'-0"

- NOTES:
1. REINFORCING AND FOOTINGS FOR ENCLOSURE BY STRUCTURAL ENGINEER
 2. FINISHING AND COATING AND GAS SOURCE AS REQUIRED.
 3. PROVIDE VENTILATION OPENINGS IN BASE OF ENCLOSURE AS REQUIRED.
 4. TILE COLOR AND SIZE ON COUNTERTOP SURFACE AS SELECTED BY OWNER.
 5. TILE TO BE LAID AT 45° ANGLE AND HAVE A TYPICAL 1/4" BEVEL ON ALL OPERATIONAL REQUIREMENTS. ENSURE BACKSPLASH DOES NOT INTERFERE WITH GRILL LID MOVEMENT AND FULLY OPEN POSITION.
 6. SPLIT FACE BLOCK ENCLOSURE SHOP DRAWINGS BY CONTRACTOR. SUBMIT TO OWNER FOR APPROVAL. SPLIT FACE BLOCK TO MATCH BUILDING FEAATHERLITE (101 LIMESTONE).
 7. ENSURE 3"x3" CLEAR SPACE CENTERED ON FRONT OF GRILL.



REVISIONS

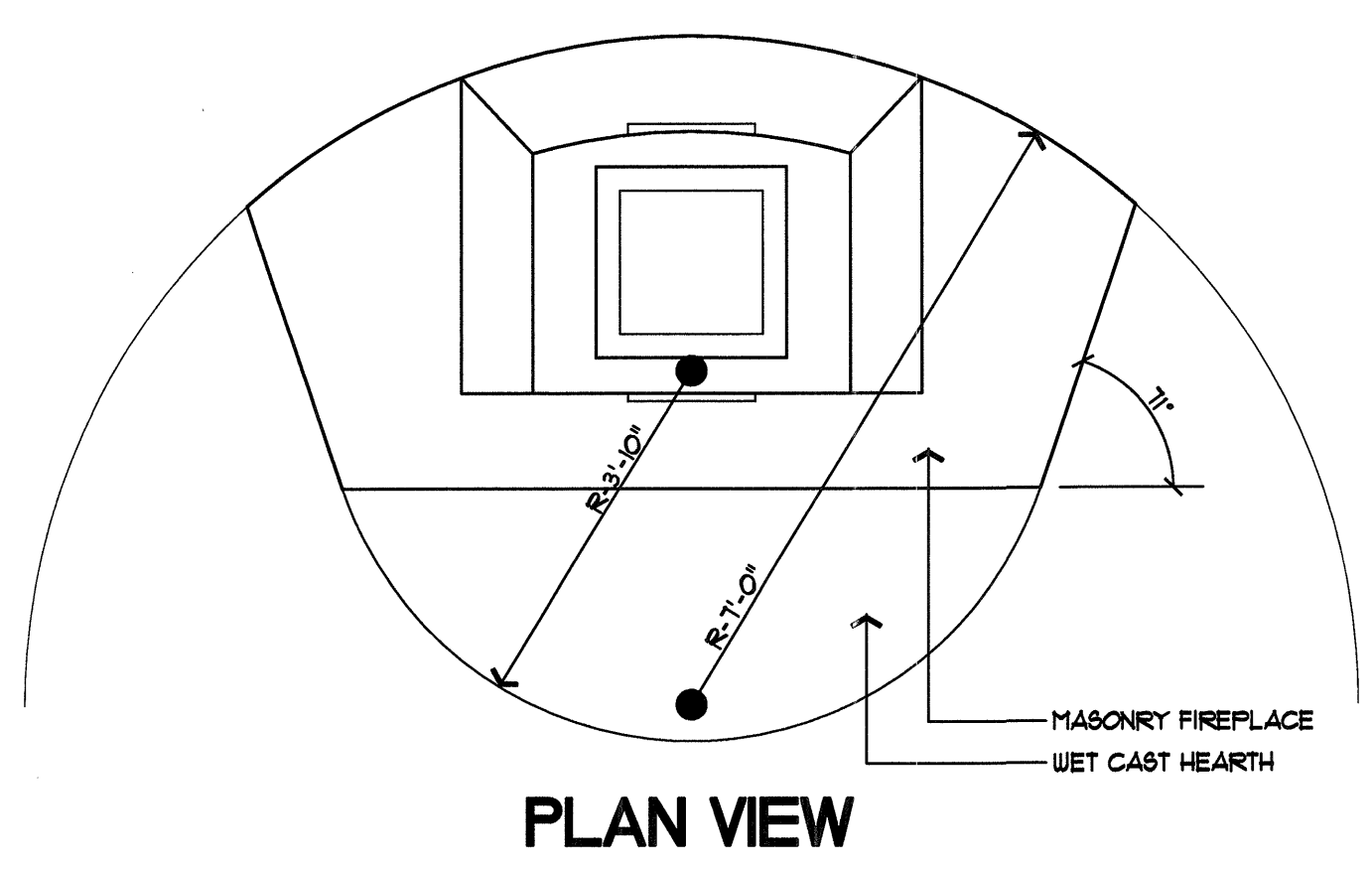
Keller Springs Lofts
EMBREY PARTNERS, LTD
ADDISON, TEXAS

SCALE
AS NOTED

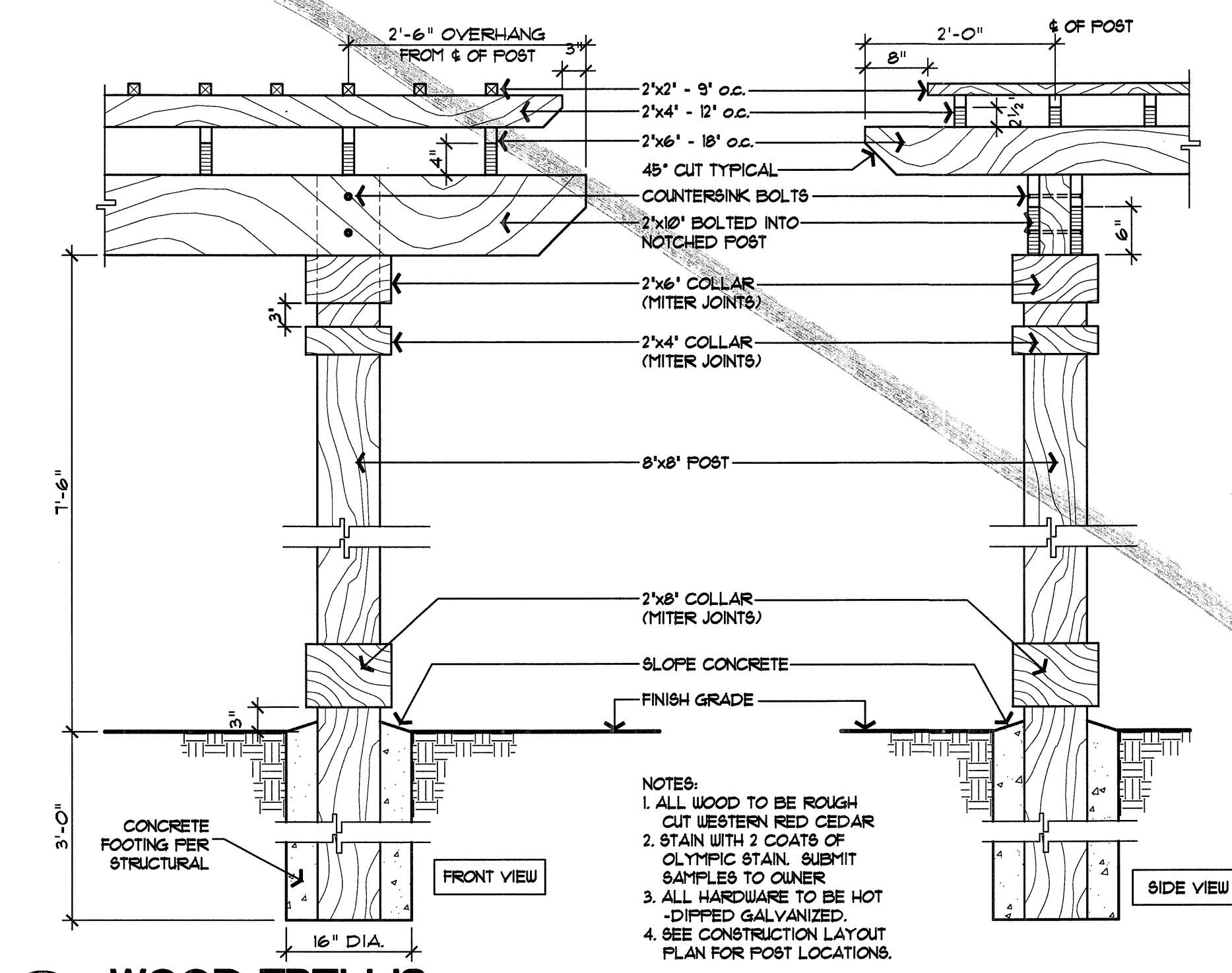
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19 AUG 2011

TITLE
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DETAILS

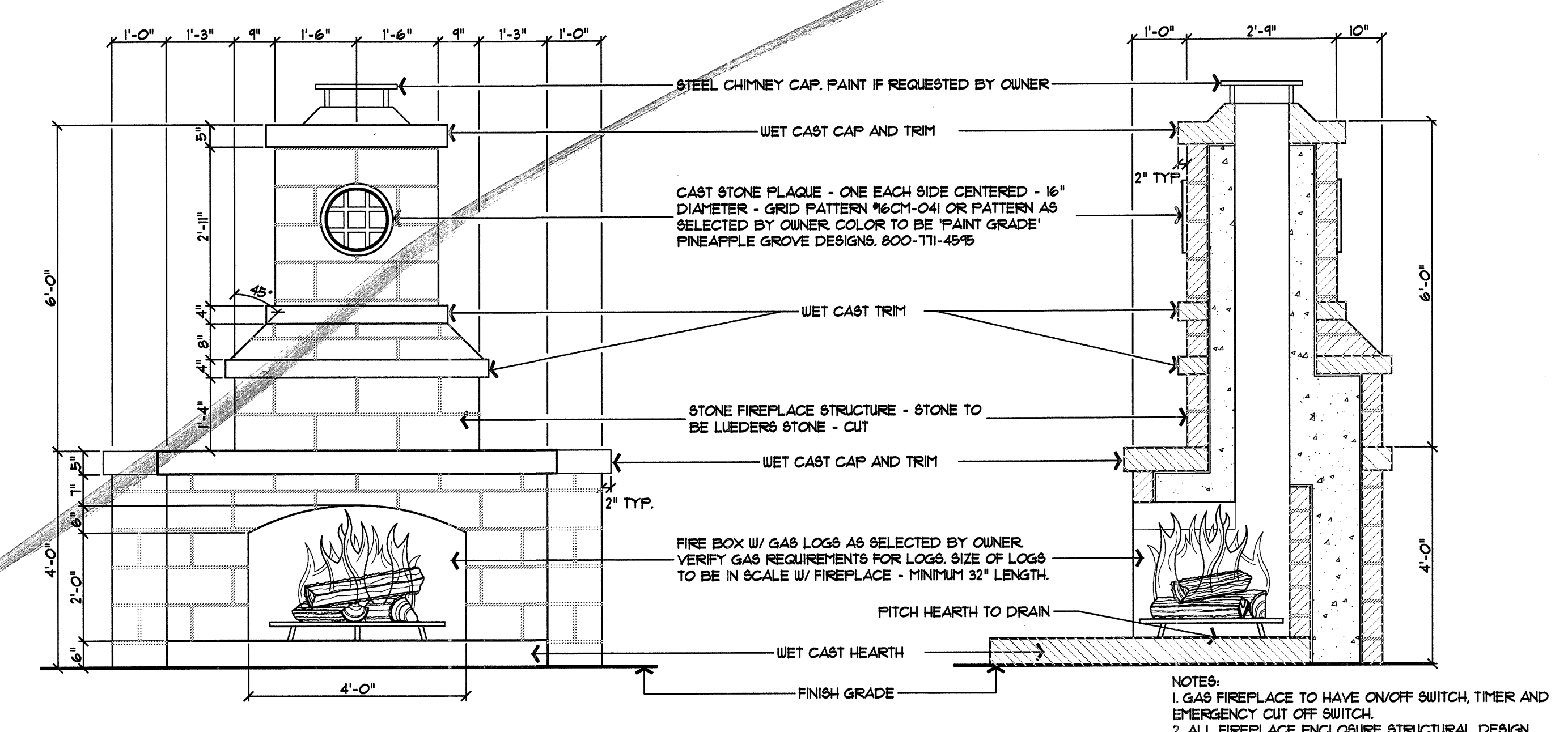
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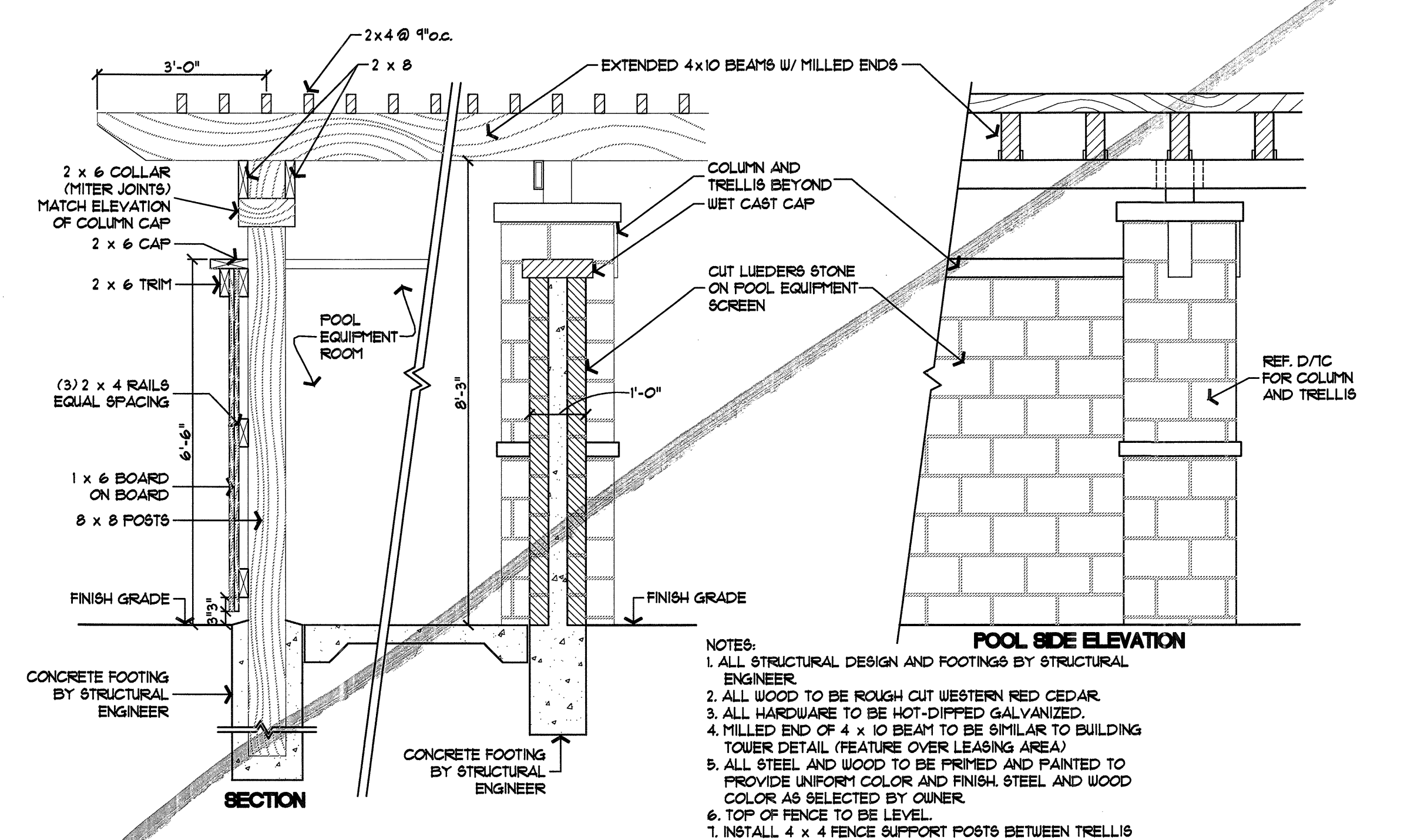
PLAN VIEW



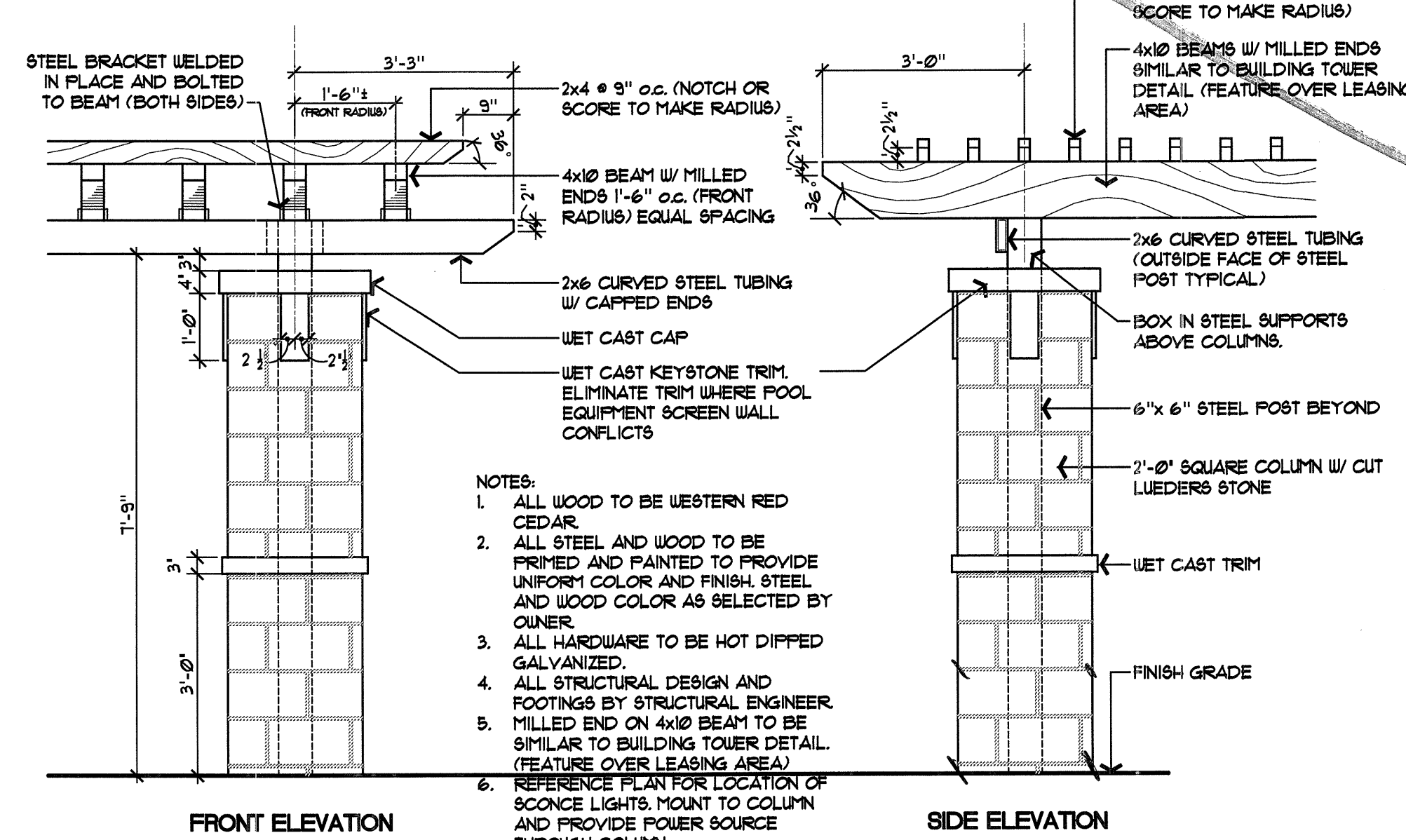
A WOOD TRELLIS



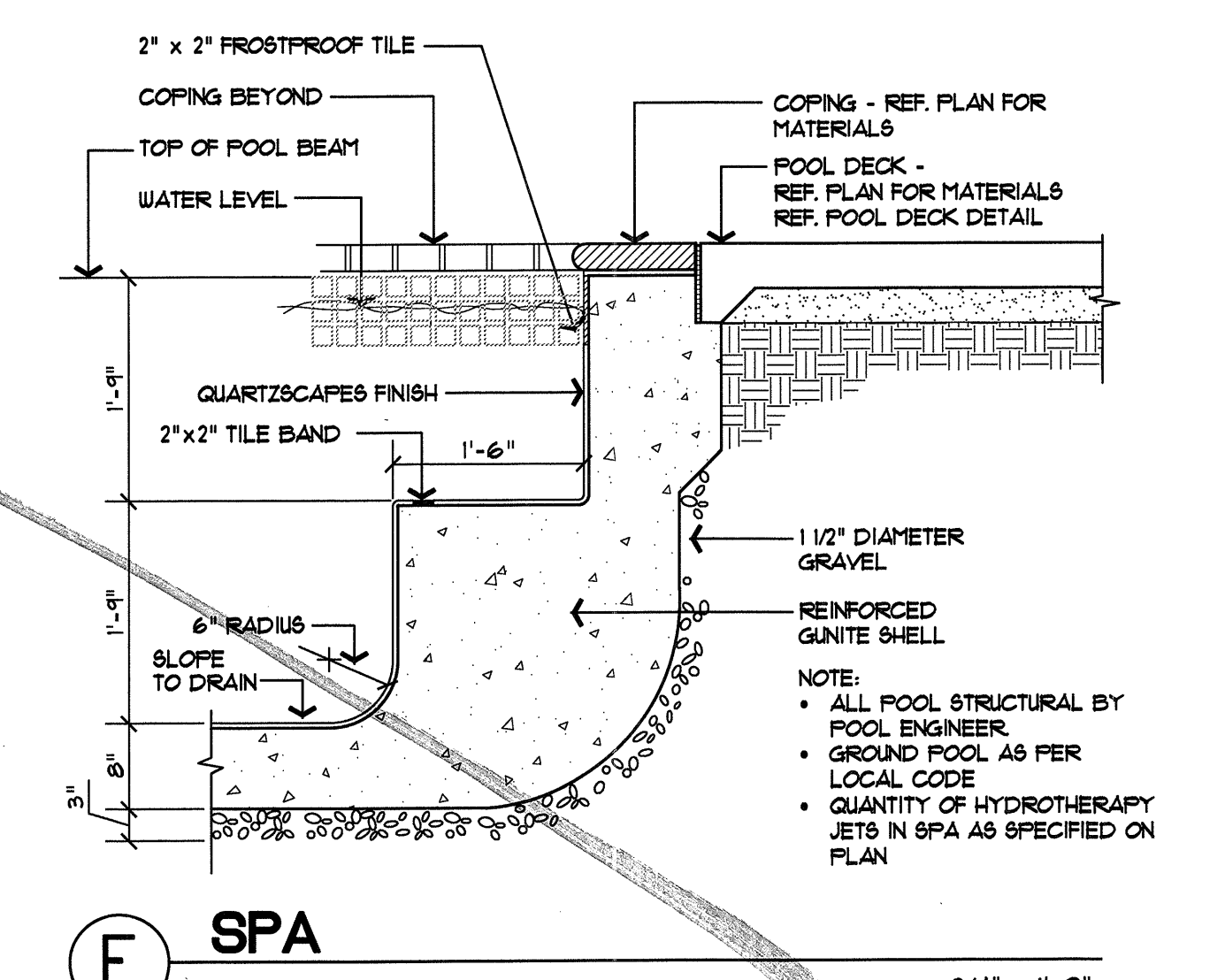
C LUEDERS CUT STONE FIREPLACE



B POOL EQUIPMENT SCREEN

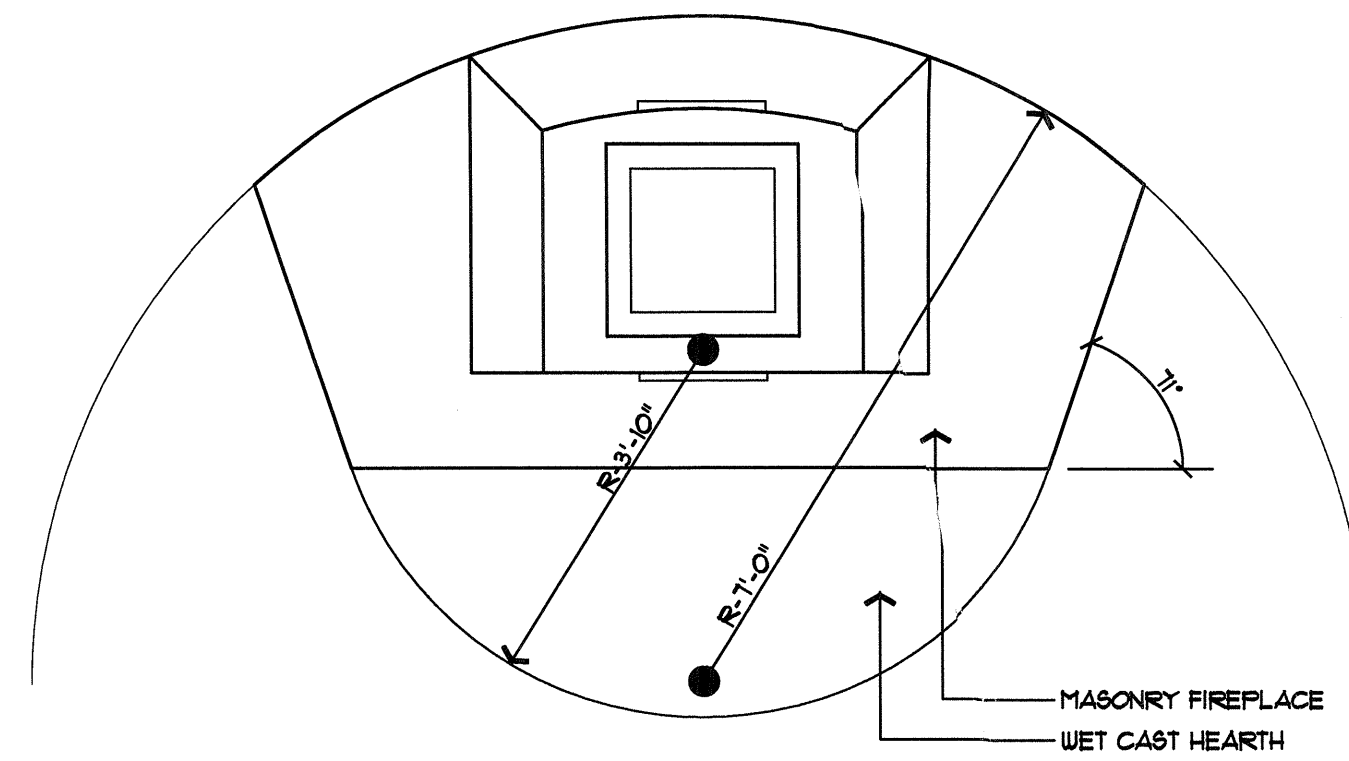


D CURVED STEEL AND WOOD TRELLIS

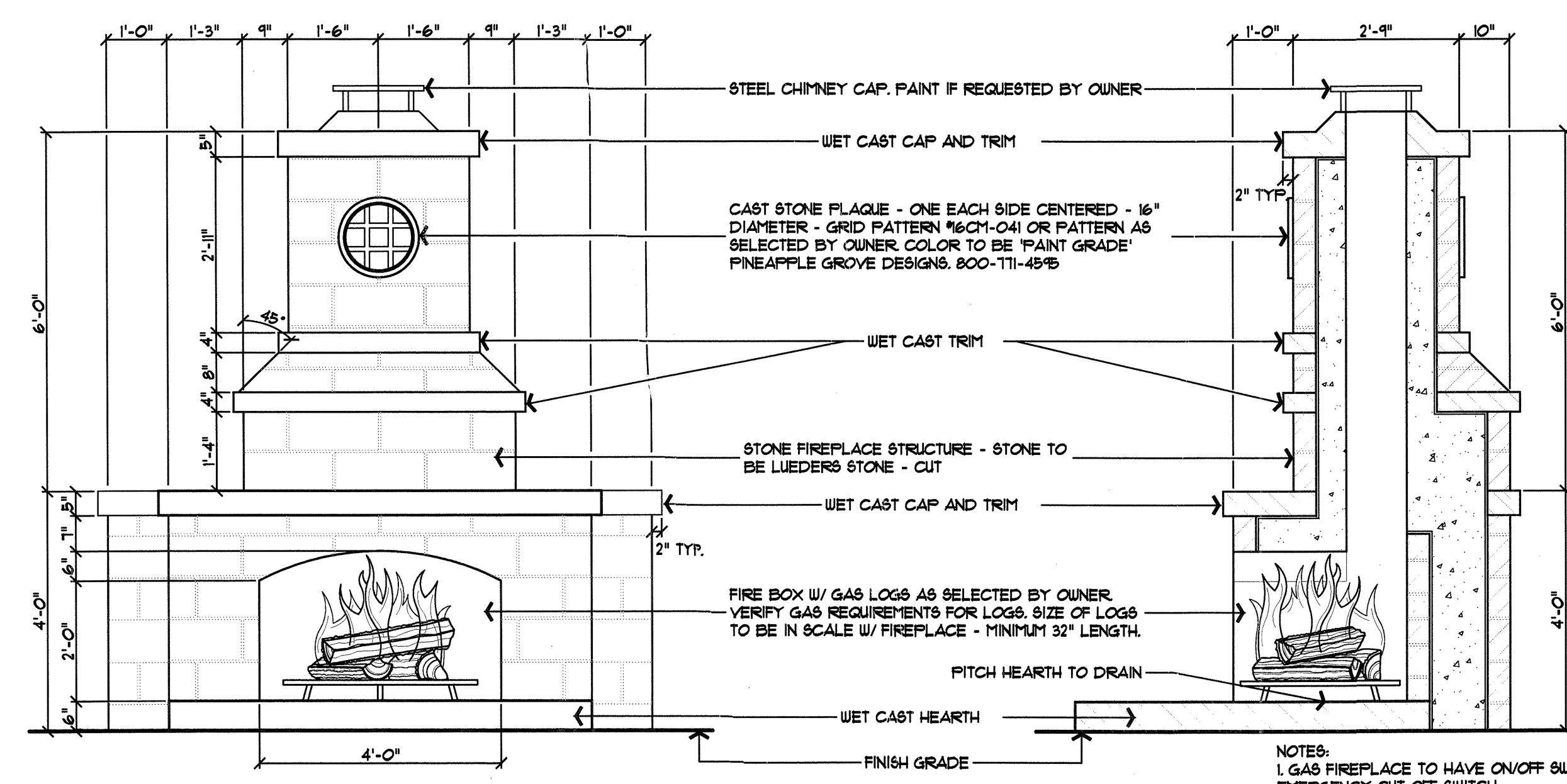


E SPA

ALTERNATE POOL/FOUNTAIN TILE SIZE:
IF 2x2 TILE IS NOT AVAILABLE, SUBSTITUTE
3x3 FIELD SERIES, BLACK, #1A5 3x3 BLA,
AVAILABLE FROM MASTER TILE, 888-461-8453.
GROUT COLOR TO REMAIN CHARCOAL.

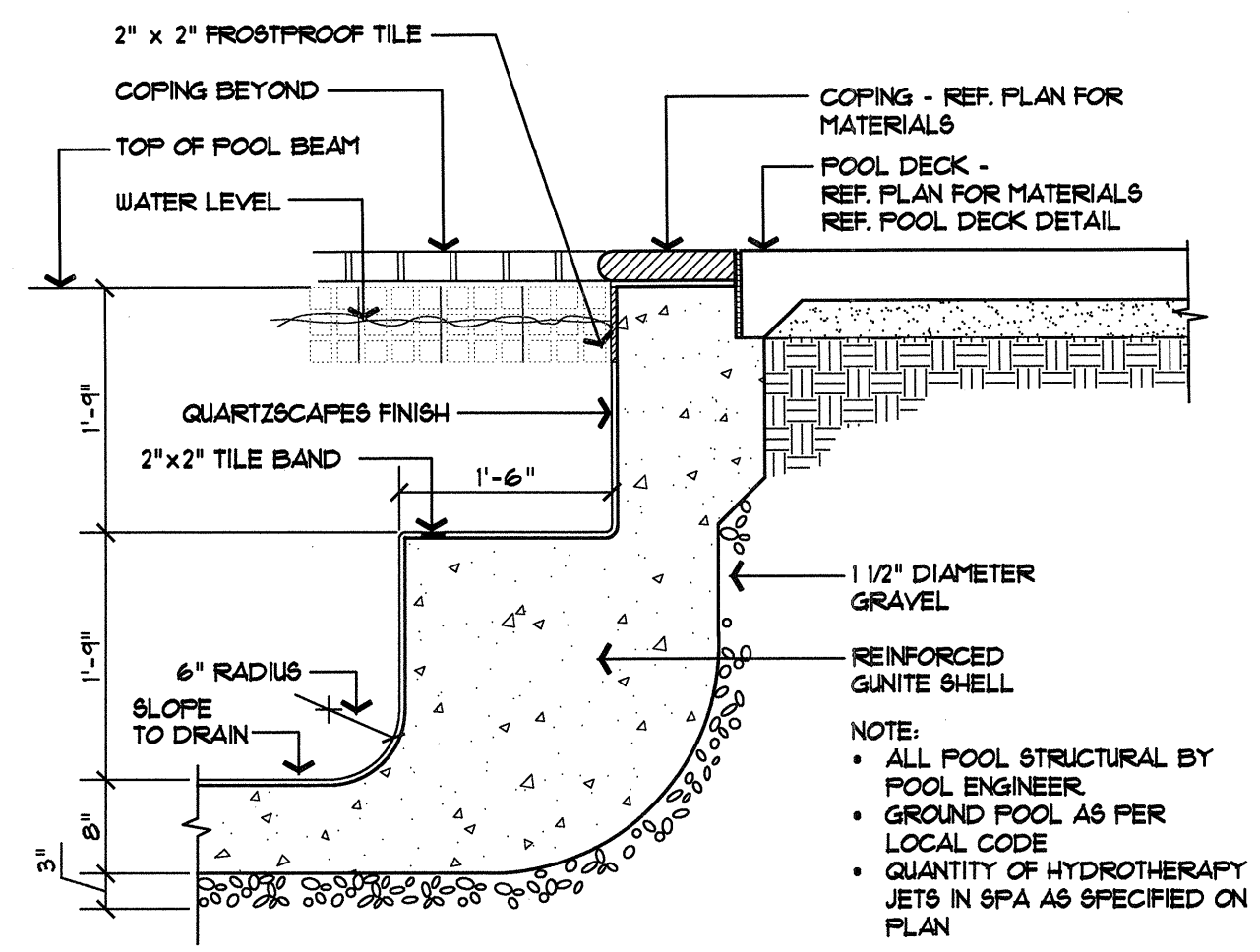


PLAN VIEW



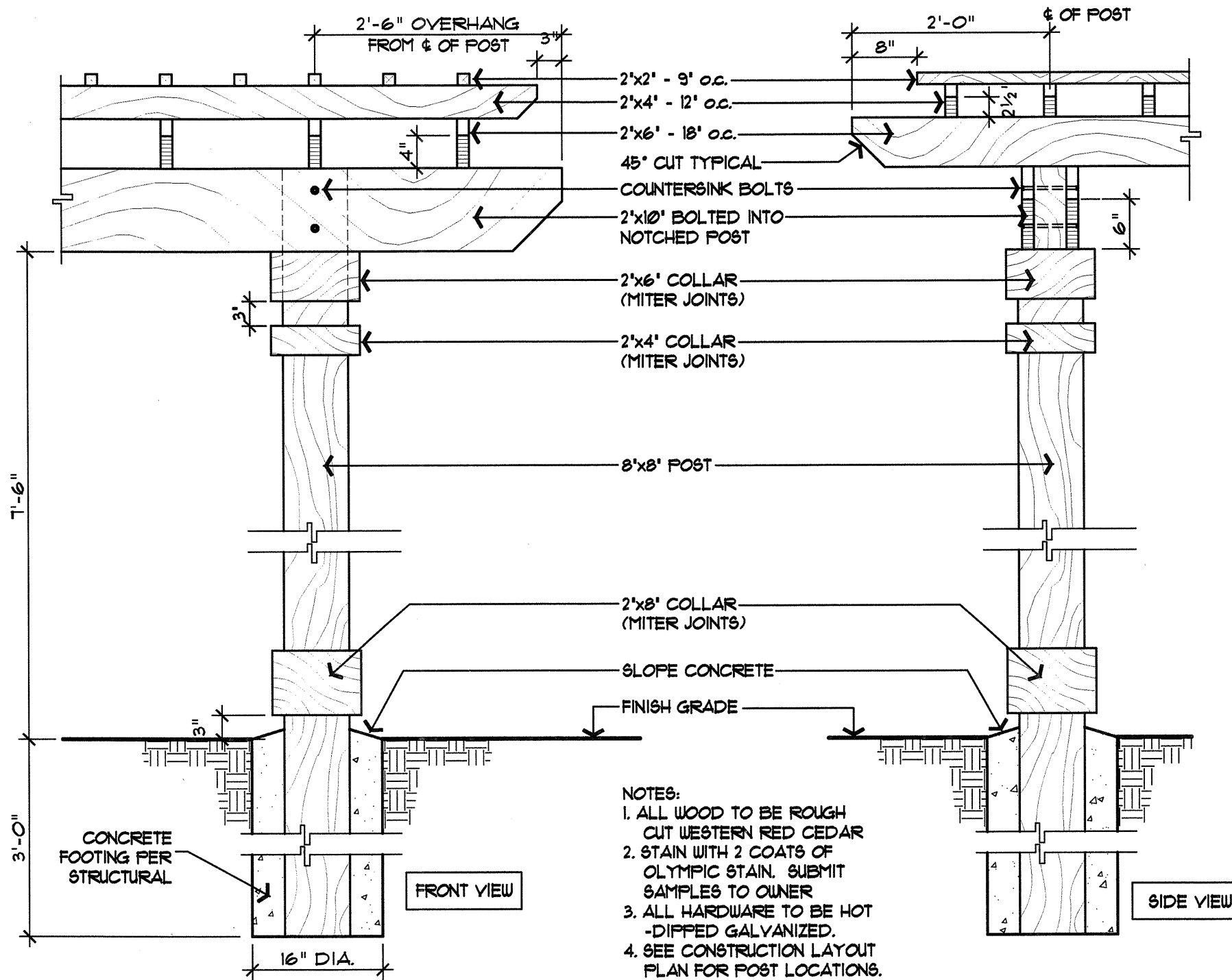
C LUEDERS CUT STONE FIREPLACE

1/2" = 1'-0"



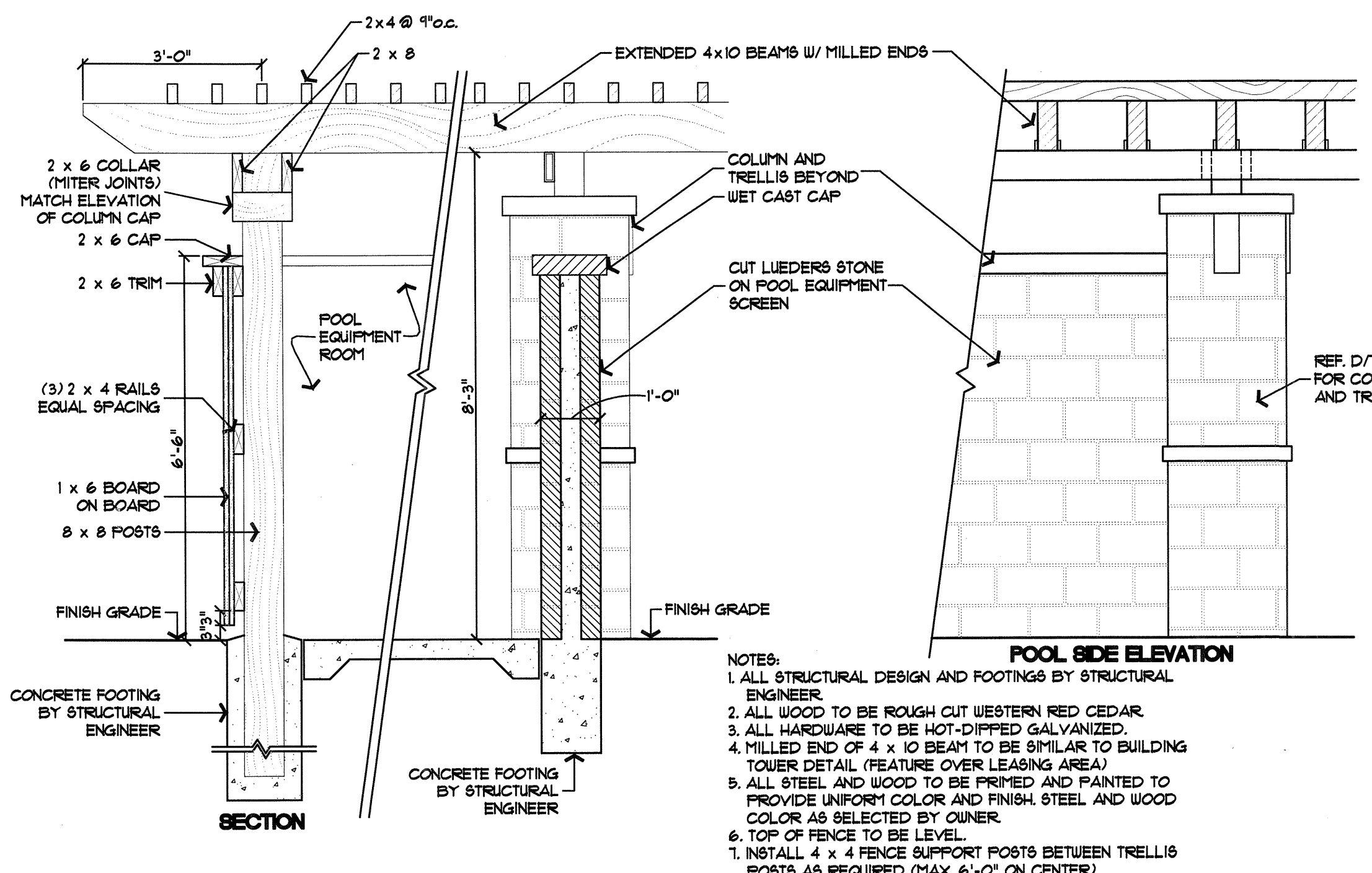
E SPA

3/4" = 1'-0"



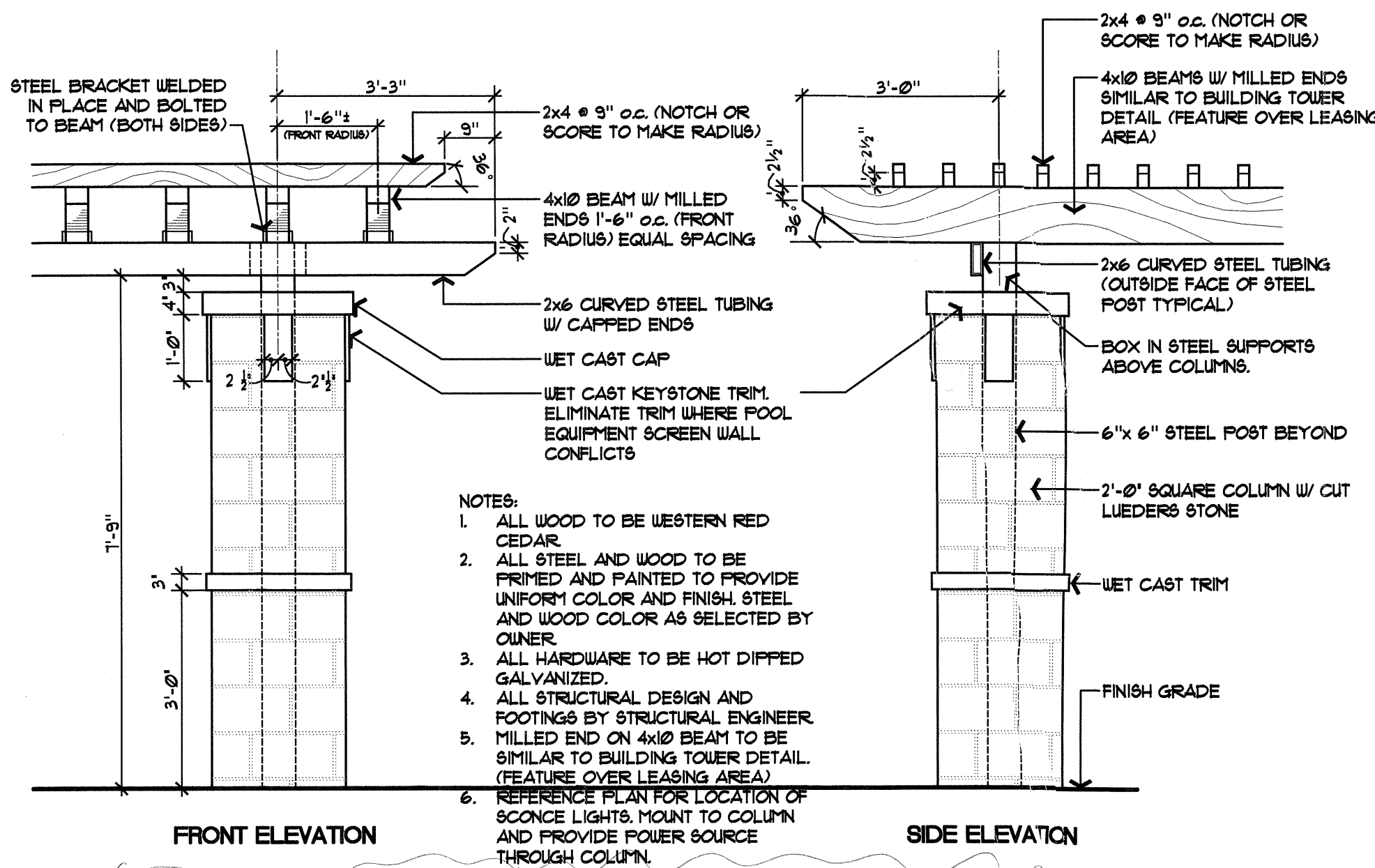
A WOOD TRELLIS

3/4" = 1'-0"



B POOL EQUIPMENT SCREEN

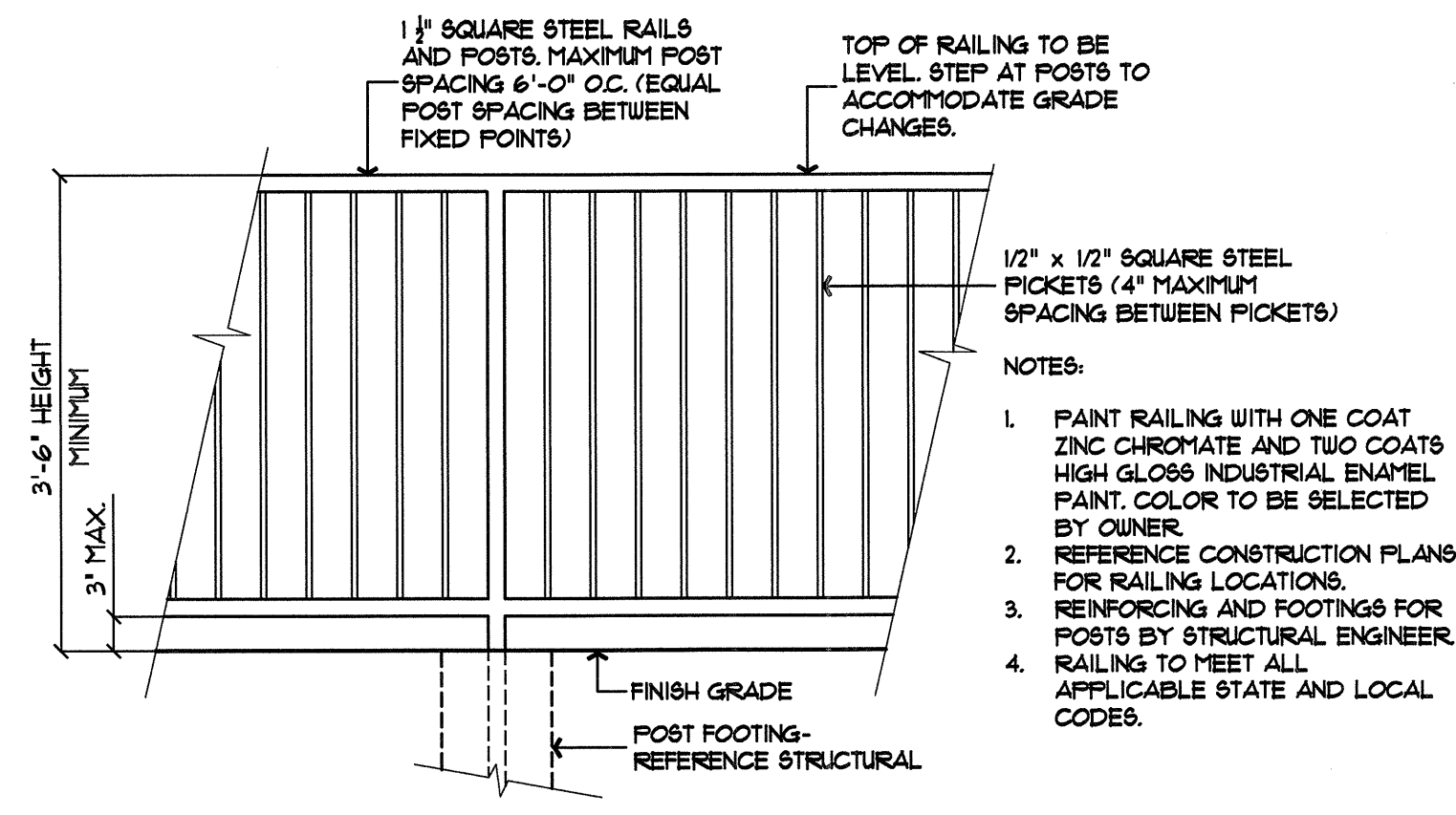
1/2" = 1'-0"



D CURVED STEEL AND WOOD TRELLIS

1/2" = 1'-0"

ALTERNATE POOL/FOUNTAIN TILE SIZE:
IF 2x2 TILE IS NOT AVAILABLE, SUBSTITUTE 3x3 FIELD SERIES, BLACK, #MAS 3x3 BLA, AVAILABLE FROM MASTER TILE, 888-461-8453. GROUT COLOR TO REMAIN CHARCOAL.



F SAFETY RAILING (STANDARD)

3/4" = 1'-0"

File Name: Keller Springs details.dwg
Plot Date: 02/02/2012 - 03:21pm

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 191
Date: 9/24/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:
Subject: Request the depths of the planters

Drawing: 9C Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 10/1/2012
On sheet 9C the depth of the planters is missing. Please verify the depth of the planters. Please see attached marked up sheet 9C.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
THE DEPTH OF PLANTERS IS SHOWN ON DETAIL A/9C. THE PLANTER ABOVE THE SCUPPERS IS 1'-0" DEPTH MEASURED FROM TOP OF NET CAST CAP. THE LARGER CENTER PLANTER IS 1'-0" DEPTH MEASURED FROM TOP OF NET CAST CAP. UNLESS THERE IS A CONFLICT WITH THE SCUPPERS (OR ABOVE FEATURES), THE MINIMUM DEPTHS SHOWN ON THE DETAIL SHOULD BE MAINTAINED.

Answered by: DICK ARTHUR
Company: ENVIRO DESIGN

Date: 09-24-12

Page 1 of 1

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 214
Date: 12/10/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:
Subject: Veneer behind the scuppers in the fountain

Drawing: 9C Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 12/14/2012
PLEASE SEE ATTACHED PAGE 9C
THE AREA BEHIND THE SCUPPERS ARE BLANK AND HAVE NO INDICATION OF THE VENEER
AND THE SIDE VIEW IS STILL CALLING FOR SPLIT FACE CMU . . . IS THIS IN ERROR. SEE OTHER COMMENTS ON ATTACHMENT.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

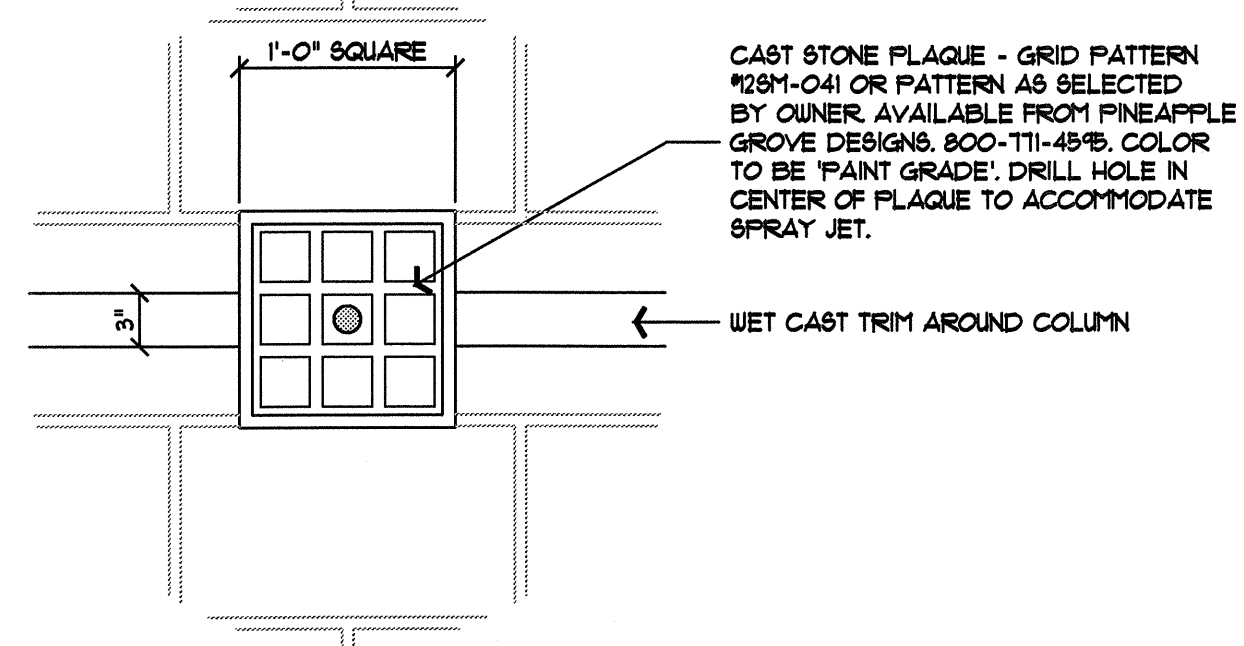
Response:
Fountain feature to be lueders stone and not split face block. Detail callout was not updated/ corrected when the detail was revised previously. the area below scuppers is a void space and open to the other side(see through). The section at scuppers on detail A/9C is a cut through of the planter basin bridge that is spanning the 2'-0" opening.

Answered by: Enviro Design Landscape

Answered date: December 13, 2012

Page 1 of 1

ALTERNATE POOL/FOUNTAIN TILE SIZE:
IF 2x2 TILE IS NOT AVAILABLE, SUBSTITUTE
3x3 FIELD SERIES, BLACK, #MAS 3x3 BLA,
AVAILABLE FROM MASTER TILE, 888-461-8453.
GROUT COLOR TO REMAIN CHARCOAL.

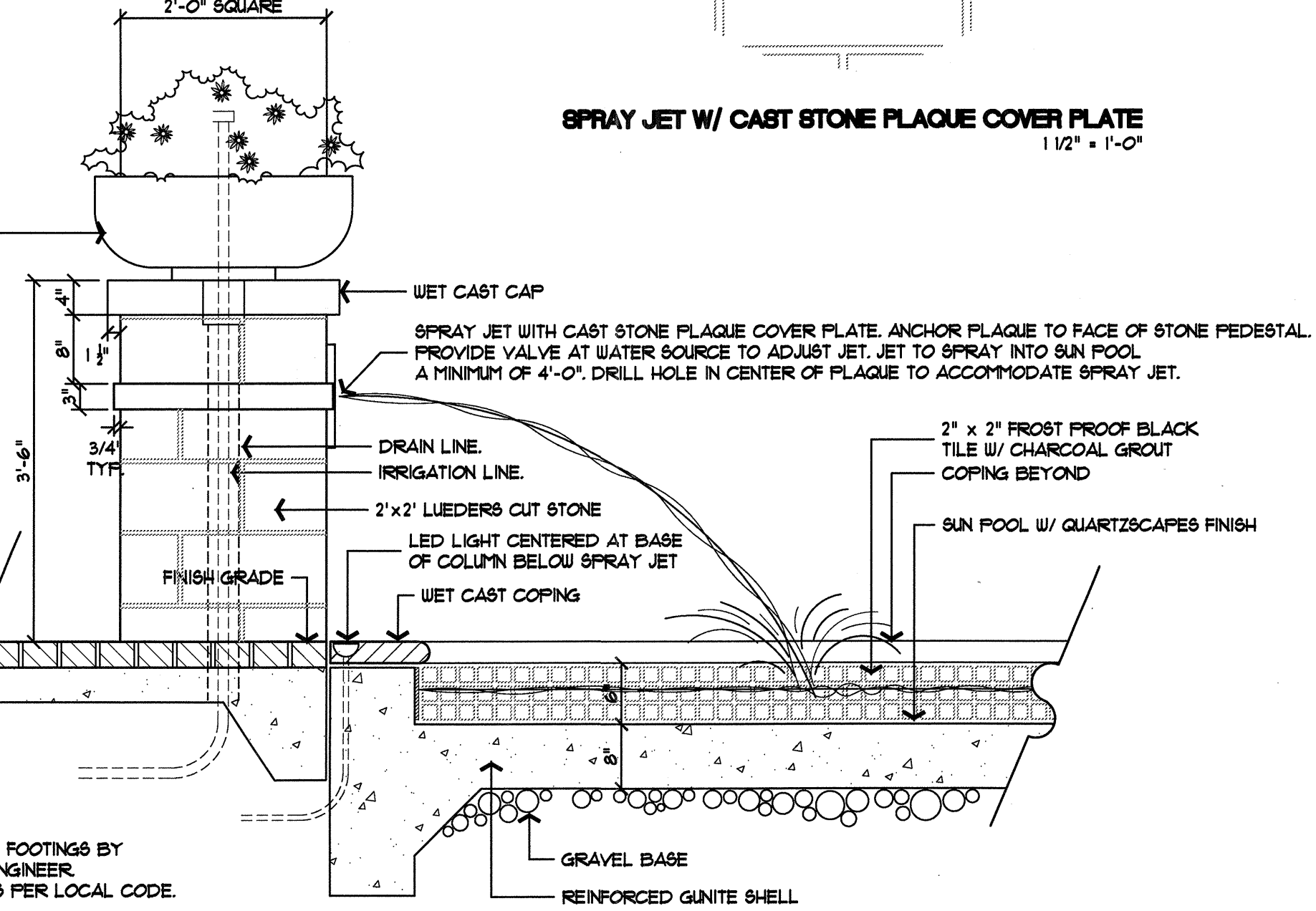


SPRAY JET W/ CAST STONE PLAQUE COVER PLATE
1/2" = 1'-0"

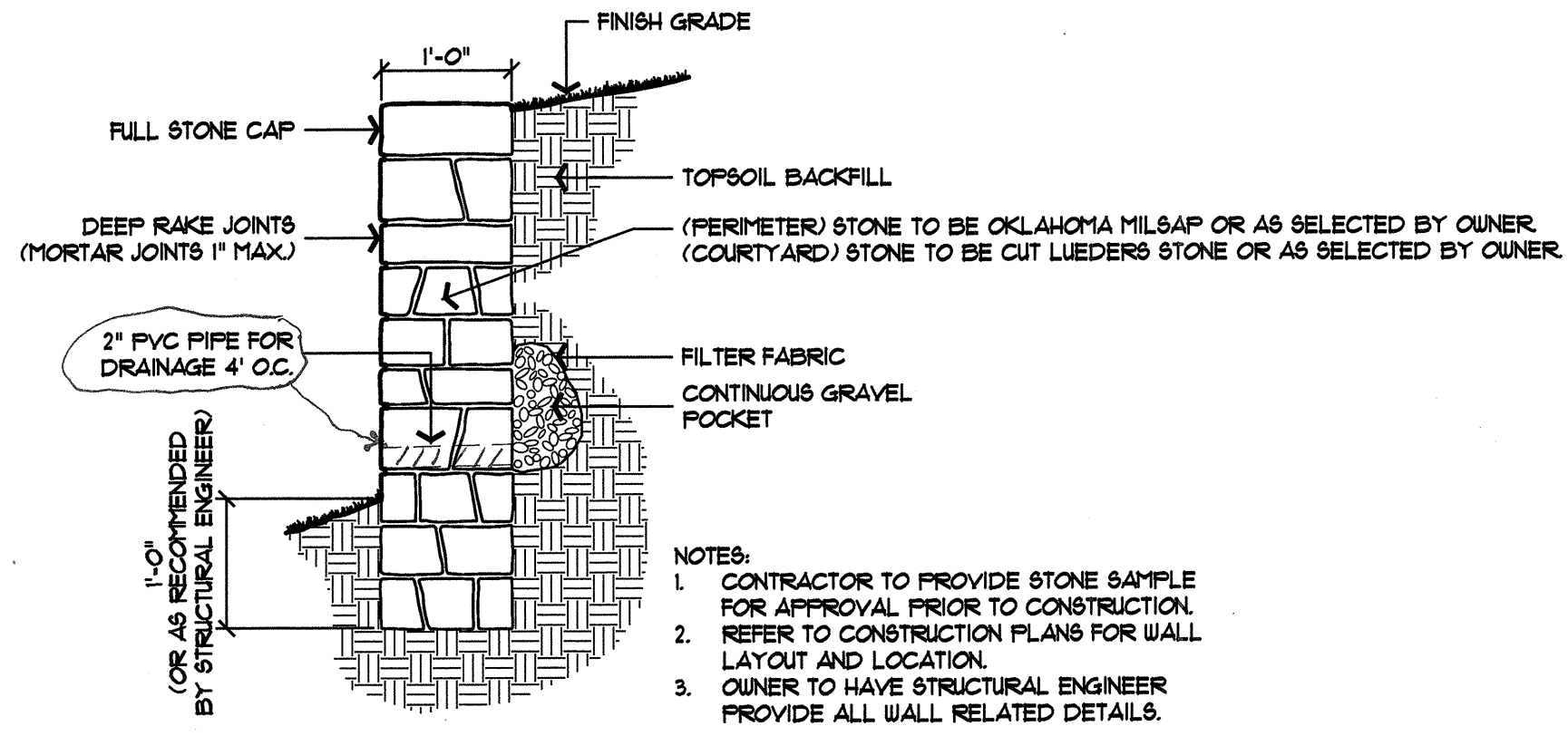
(8) SEASONAL COLOR POT W/IRRIGATION LINE. GALLERY BOUL FLANTER #GB-30A, AVAILABLE FROM PLANTCONTAINERS.COM, 866-342-3330. COLOR TO BE WEATHERED GRAYSTONE. PROVIDE HOLE FOR DRAINAGE AND IRRIGATION LINE. SHIM UP POT 1/4" FOR DRAINAGE. PROVIDE DRAIN INLET CENTERED BELOW POT IN COLUMN.

- IRRIGATION LINE NOTES:
- 1/2" COPPER PIPE TYPE M TYPICAL.
 - EXTEND COPPER PIPE 6" ABOVE TOP OF POT AND CAP.
 - EXTEND COPPER PIPE OUT AWAY FROM POT AND/OR PEDESTAL BASE (TO NEAREST PLANTING BED, 12" MINIMUM) AND CAP LINE. PLACE STAKE OR FLAG TO MARK LOCATION OF PIPE LINE TYPICAL.
 - REFERENCE PLANS FOR POT AND/OR PEDESTAL LOCATIONS.
 - DRILL HOLE IN POT FOR IRRIGATION LINE AND DRAINAGE.
 - IRRIGATION LINE FOR POTS ON GRADE TO BE SIMILAR TO THIS DETAIL.
 - REFERENCE PLAN FOR DECK DRAIN LOCATED BELOW POT, IF APPLICABLE.

- NOTES:
1. ALL STRUCTURAL DESIGN AND FOOTINGS BY STRUCTURAL ENGINEER/POOL ENGINEER.
 2. GROUND SPRAY JET/POOL AS PER LOCAL CODE.

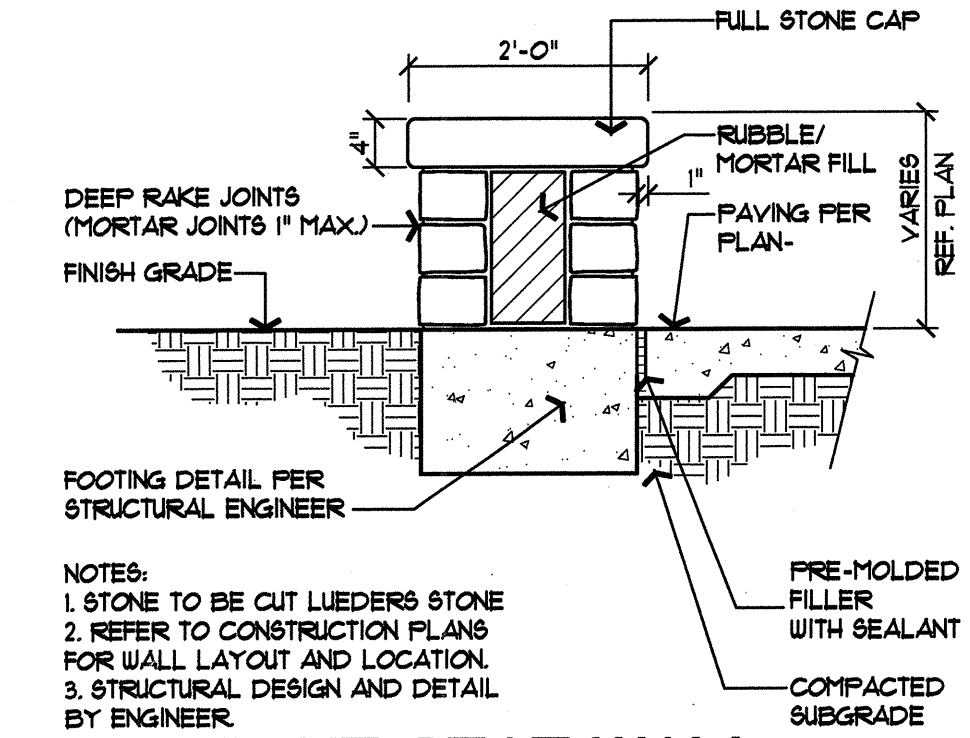


LUEDERS CUT STONE COLUMN W/ SPRAY JET AND POT (WITH IRRIGATION LINE)
3/4" = 1'-0"



- NOTES:
1. CONTRACTOR TO PROVIDE STONE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. REFER TO CONSTRUCTION PLANS FOR WALL LAYOUT AND LOCATION.
 3. OWNER TO HAVE STRUCTURAL ENGINEER PROVIDE ALL WALL RELATED DETAILS.

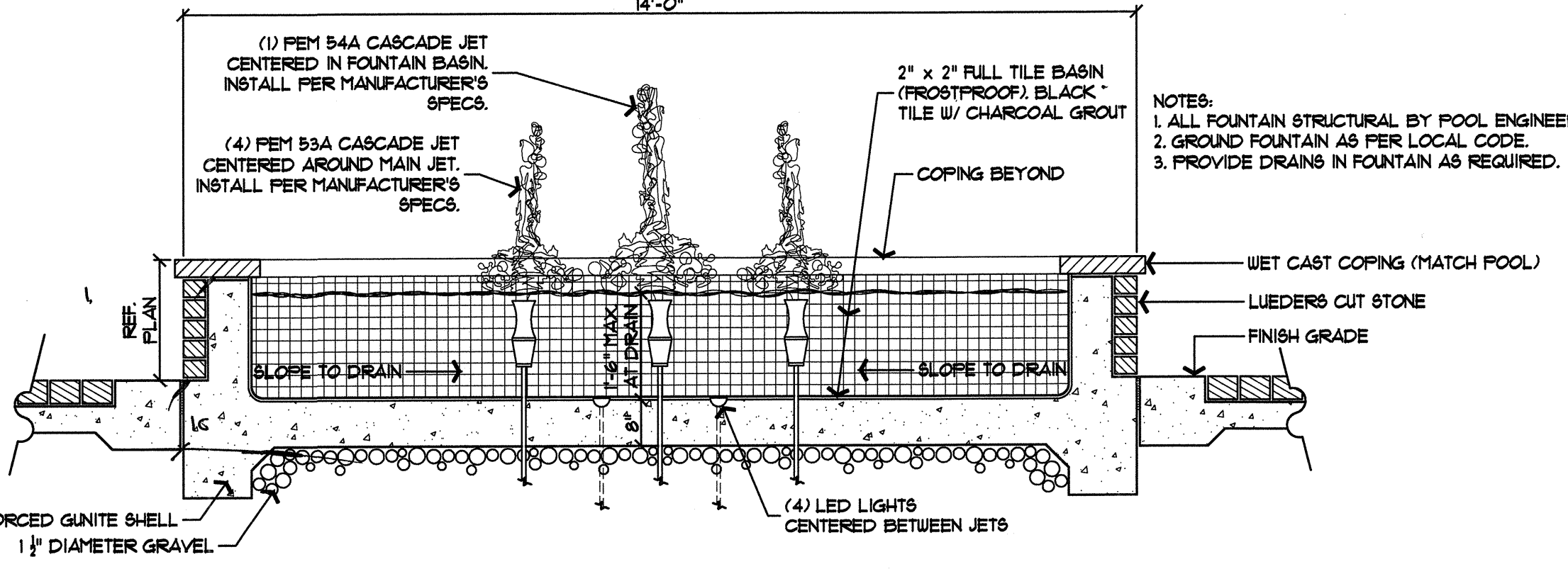
STONE WALL (1' TO 3' HIGH)
3/4" = 1'-0"



- NOTES:
1. STONE TO BE CUT LIEDERS STONE.
 2. REFER TO CONSTRUCTION PLANS FOR WALL LAYOUT AND LOCATION.
 3. STRUCTURAL DESIGN AND DETAIL BY ENGINEER.

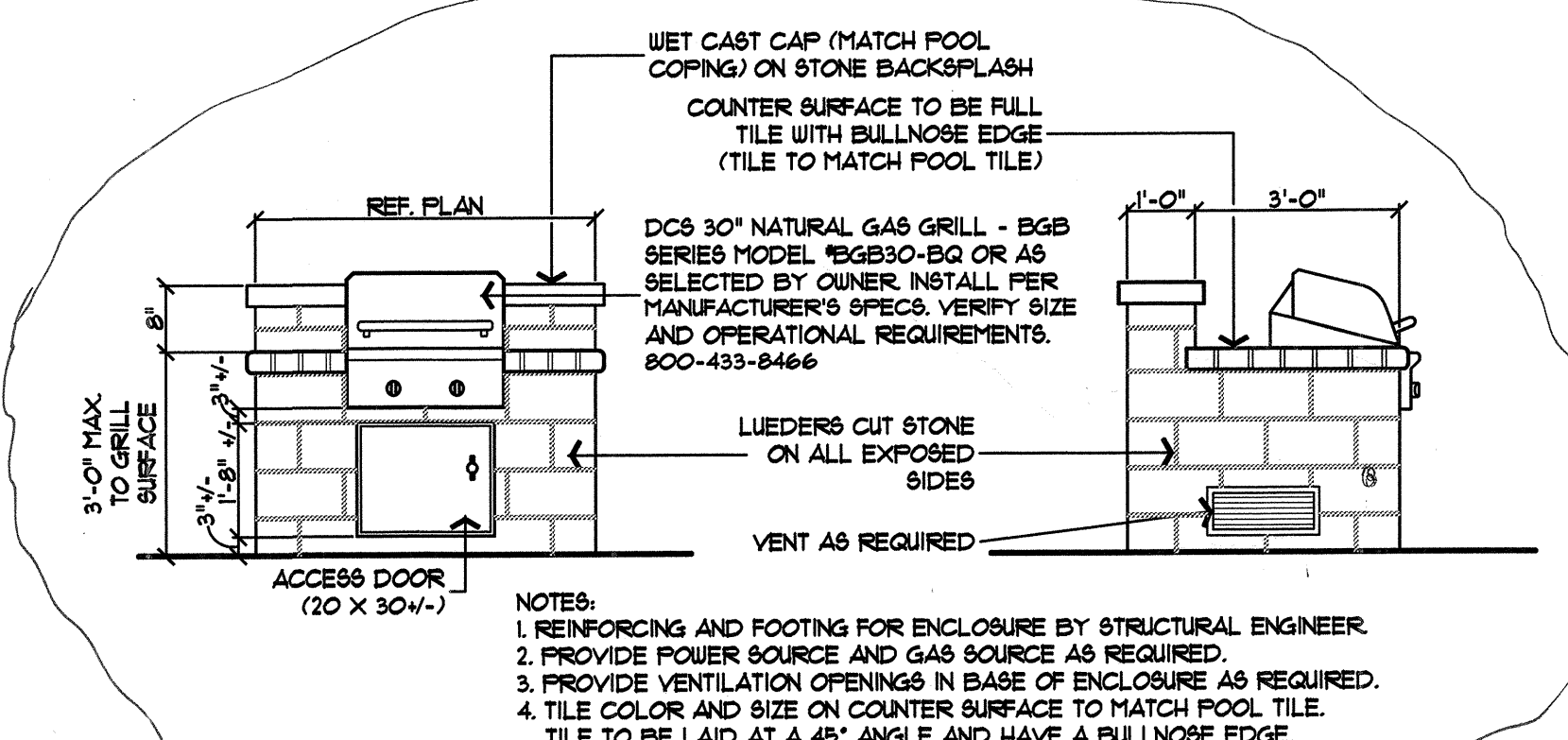
STONE SEAT WALL
3/4" = 1'-0"

REF. 4C



- NOTES:
1. ALL FOUNTAIN STRUCTURAL BY POOL ENGINEER.
 2. GROUND FOUNTAIN AS PER LOCAL CODE.
 3. PROVIDE DRAINS IN FOUNTAIN AS REQUIRED.

FOUNTAIN BASIN AT POOL
1/2" = 1'-0"

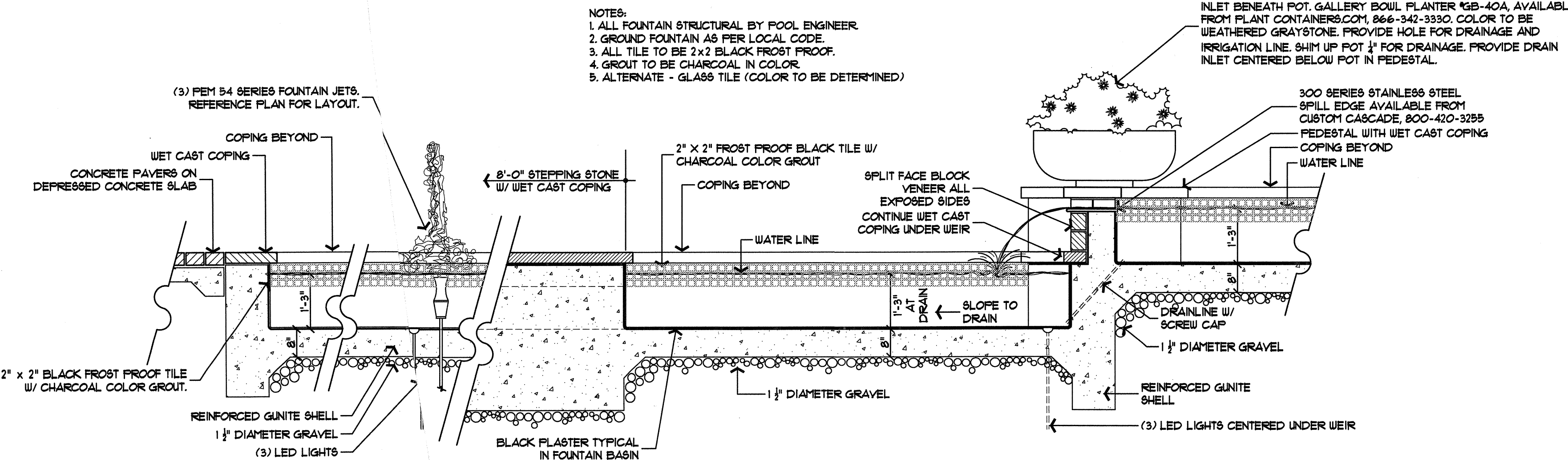


- NOTES:
1. REINFORCING AND FOOTING FOR ENCLOSURE BY STRUCTURAL ENGINEER.
 2. PROVIDE POWER SOURCE AND GAS SOURCE AS REQUIRED.
 3. PROVIDE VENTILATION OPENINGS IN BASE OF ENCLOSURE AS REQUIRED.
 4. TILE COLOR AND SIZE ON COUNTER SURFACE TO MATCH POOL TILE. TILE TO BE LAID AT A 45° ANGLE AND HAVE A BULLNOSE EDGE.

GAS GRILL IN LUEDERS CUT STONE ENCLOSURE
3/8" = 1'-0"

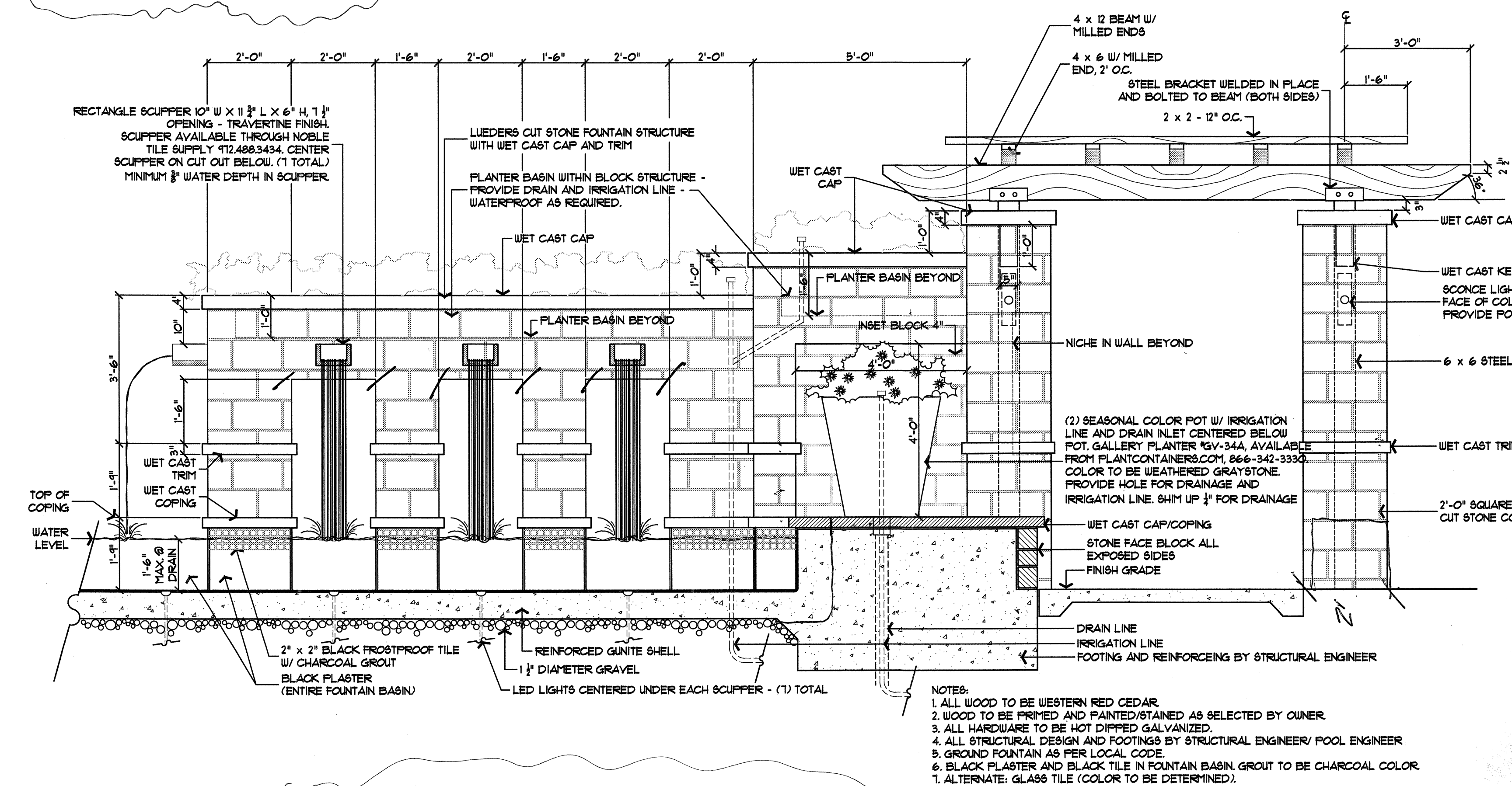
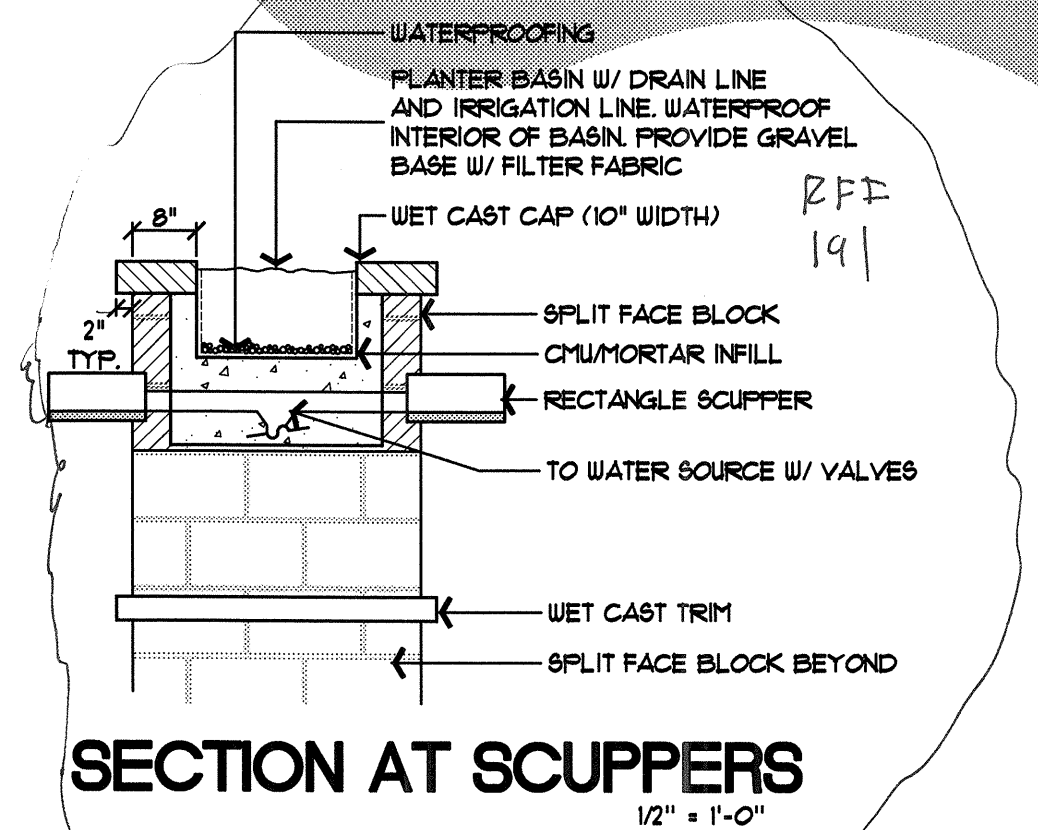
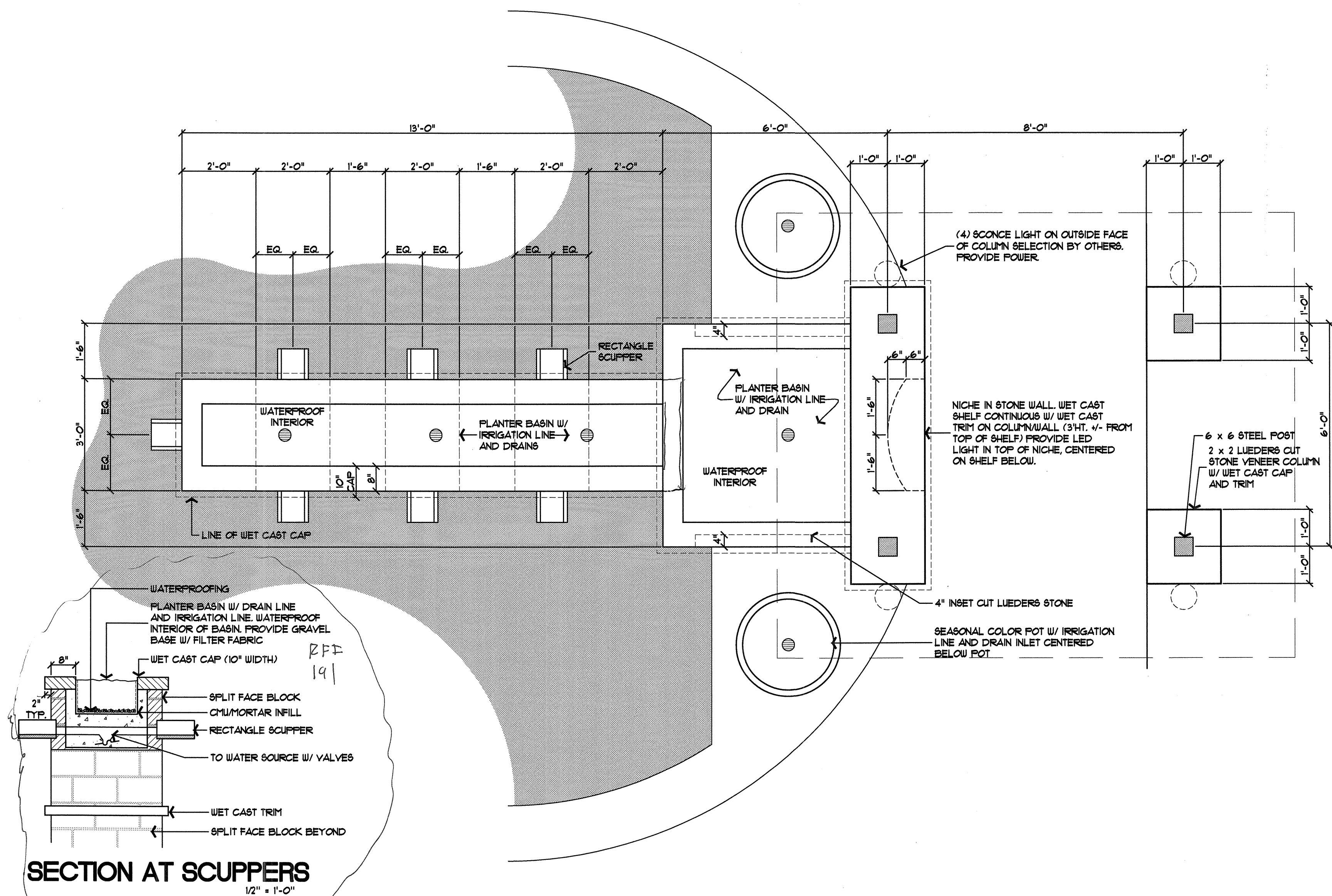
REF. 15

FOUNTAIN BASIN/WEIR/STEPPING STONE
1/2" = 1'-0"



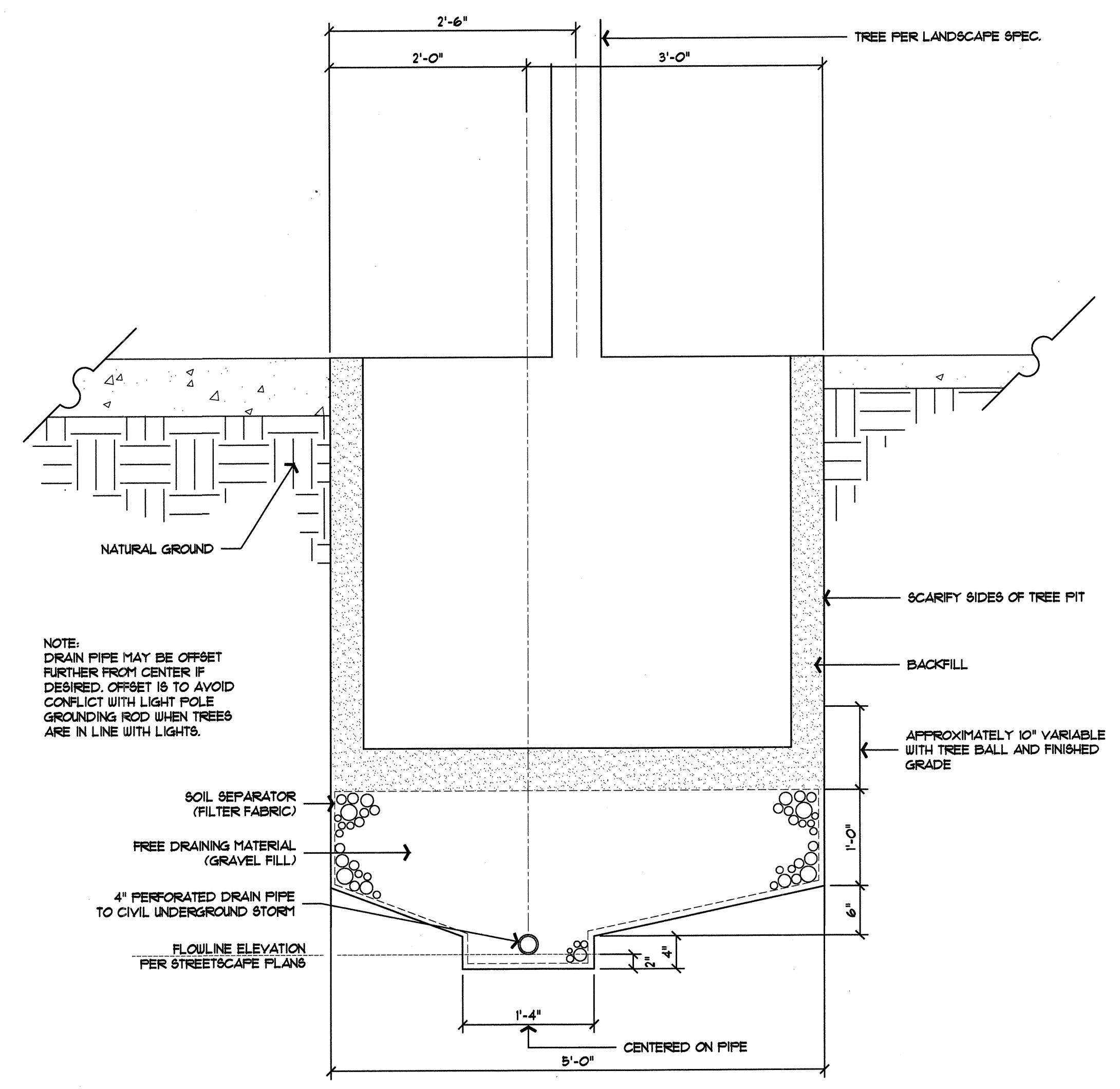
- NOTES:
1. ALL FOUNTAIN STRUCTURAL BY POOL ENGINEER.
 2. GROUND FOUNTAIN AS PER LOCAL CODE.
 3. ALL TILE TO BE 2x2 BLACK FROST PROOF.
 4. GROUT TO BE CHARCOAL IN COLOR.
 5. ALTERNATE - GLASS TILE (COLOR TO BE DETERMINED).

(2) SEASONAL COLOR POT W/ IRRIGATION LINE AND DRAIN INLET BENEATH POT. GALLERY BOUL FLANTER #GB-40A, AVAILABLE FROM PLANTCONTAINERS.COM, 866-342-3330. COLOR TO BE WEATHERED GRAYSTONE. PROVIDE HOLE FOR DRAINAGE AND IRRIGATION LINE. SHIM UP POT 1/4" FOR DRAINAGE. PROVIDE DRAIN INLET CENTERED BELOW POT IN PEDESTAL.

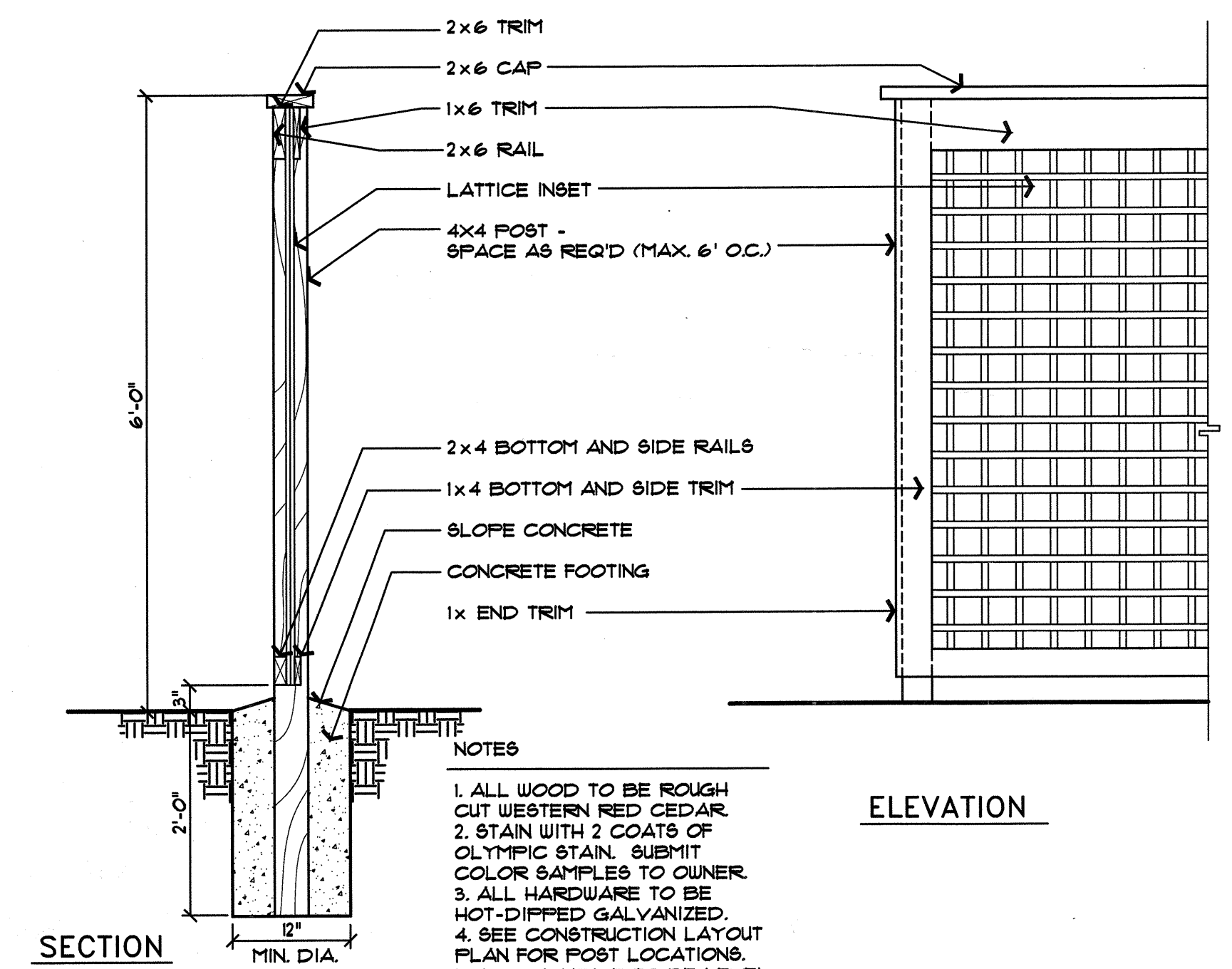


A FOUNTAIN FEATURE AND ARBOR
 RFD 191 + 214
 1/2" = 1'-0"

ALTERNATE POOL/FOUNTAIN TILE SIZE:
 IF 2x2 TILE IS NOT AVAILABLE, SUBSTITUTE
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 AVAILABLE FROM MASTER TILE, 888-461-8453.
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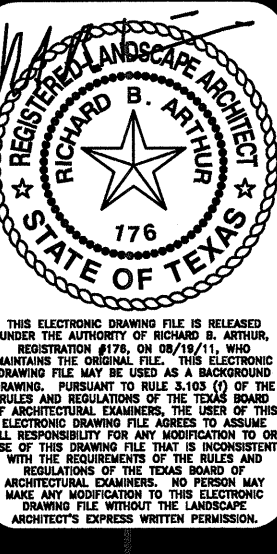


B SUBSURFACE DRAIN SYSTEM DETAIL
 (SECTION PERPENDICULAR TO CURB)
 1" = 1'-0"



C METER SCREEN
 3/4" = 1'-0"

- NOTES
1. ALL WOOD TO BE ROUGH CUT WESTERN RED CEDAR.
 2. STAIN WITH 2 COATS OF OLYMPIC STAIN. SUBMIT COLOR SAMPLES TO OWNER.
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
 4. SEE CONSTRUCTION LAYOUT PLAN FOR POST LOCATIONS.
 5. TOP OF FENCE TO BE LEVEL.



REVISIONS

Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

SCALE
 AS NOTED

DATE
 19 AUG 2011

TITLE
 CONSTRUCTION DETAILS

SHEET
 9C OF 9