

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 BROOK 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 FINIS 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 RAMPS AS REQUIRED BY STATE AND LOCAL CODES. HANDRAILS TO EXTEND A MINIMUM OF 12" BEYOND TOP RISER AND 24" BEYOND BOTTOM RISER ON ALL SETBS 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.
- RAMPS TO BE A MAXIMUM OF 8.3% RUNNING SLOPE WITH RAILINGS EXCEPT AT CURB CUTS OR OTHER 6" RAMPS 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 DRAINLINES. ALL DRAINLINES 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.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN LOCATION OF AIR CONDITIONERS, TRANSFORMERS OR OTHER ON-SITE ITEMS.
- IT IS THE INTENT OF THIS PLAN TO MEET ALL HANDICAP ACCESSIBILITY STANDARDS. NOTIFY LANDSCAPE ARCHITECT IF ANY DISCREPANCIES ARE DETECTED. CONTRACTOR AND OWNER SHALL VERIFY THAT ALL REQUIREMENTS AND STANDARDS ARE MET OR EXCEEDED.
- DESIGN AND CONSTRUCTION OF BARRIER-FREE RAMPS SHALL COMPLY WITH THE STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS - SECTION J. BARRIER-FREE CROSSWALKS TO BE IN ACCORDANCE WITH CITY AND ADA REQUIREMENTS AND STANDARDS.
- LIGHT LOCATION AS INDICATED ON PLANS ARE RECOMMENDED LOCATIONS ONLY. FINAL FIXTURE QUANTITY AND LOCATIONS MAY VARY DUE TO OWNER'S SELECTION OF LAMP TYPE, LAMP WATTAGE, FOOT-CANDLE INTENSITY AND HEIGHT OF FIXTURE. OWNER OR OWNER'S LIGHTING CONSULTANT TO DETERMINE REQUIRED ILLUMINATION.
- REFER TO ARCHITECTURAL AND STRUCTURAL ENGINEER PLANS FOR 6TH WALL AND DROP BEAM LOCATIONS AND DETAILS. REFER TO STRUCTURAL ENGINEER PLANS FOR RETAINING WALL AND FOOTING STRUCTURAL DETAILS.
- SITE CONFIGURATION, BUILDING AND PARKING LAYOUT, PROPOSED ENGINEERING GRADING, SPACE LIMITATIONS, ACCESSIBILITY REQUIREMENTS AND RELATED CODES DO NOT ALLOW US TO ACHIEVE THE DRAINAGE RECOMMENDATIONS LISTED IN THE P.T.I., 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.
- THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER SHOULD REVIEW OUR LANDSCAPE CONSTRUCTION DRAWINGS AND APPROVE THE DRAINAGE CONDITIONS AND TREE PLACEMENT OR PROVIDE AN ALTERNATIVE FOR MITIGATION.
- TOP OF CURB GRADES AND PAVEMENT GRADES PROVIDED BY CIVIL ENGINEER.
- THE MAXIMUM SLOPE ON ALL HANDICAP SPACES, AISLES, AND SIDEWALK LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION. ALL HANDICAP CROSSWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5%, AND A MAXIMUM CROSS SLOPE OF 2%.
- ALL HANDICAP SPACES TO BE DESIGNATED WITH POLE MOUNTED OR WALL MOUNTED SIGNAGE. SURFACE PAINTED WHEEL CHAIR LOGO NOT REQUIRED.

ACCESSIBILITY NOTES:

- THE SLOPE ON ALL HANDICAP SPACES, AISLES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL BUILDING ENTRIES TO BE FLUSH WITH ADJACENT ENTRY WALK (TYPICAL).
- ACCESSIBLE ROUTES AND HANDICAP CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE.
- 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.

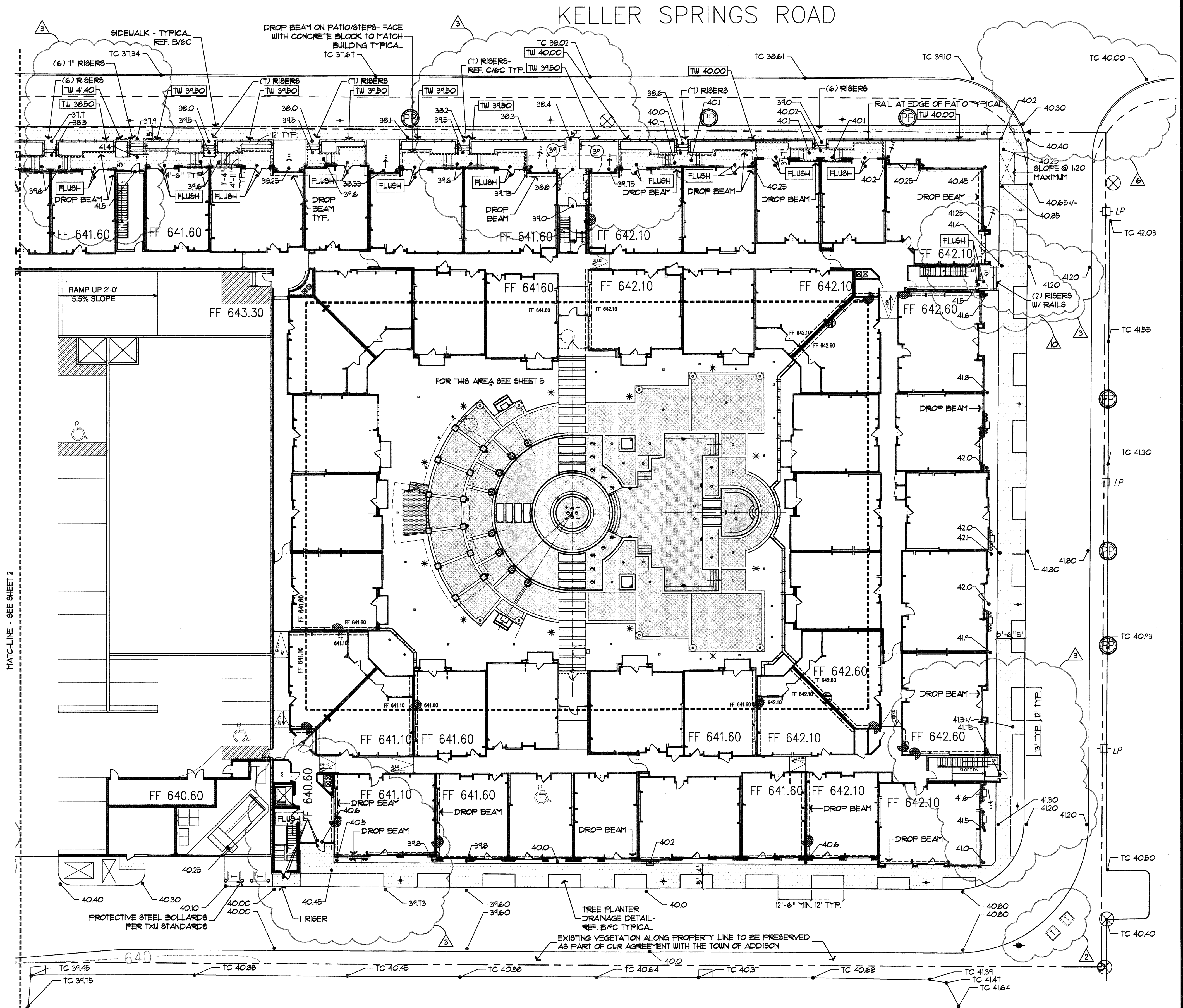
CONSTRUCTION LEGEND

TOP OF CURB GRADE	TC XXXXX
PROPOSED GRADE	XXXXX
TOP OF WALL GRADE	TW XXXXX
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



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

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 NOTED
- 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
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