

REVISIONS

1	17 OCT 2011	REWORK AND GRADE REVISIONS DUE TO BUILDING REVISIONS
2	1 DEC 2011	COORDINATE BUILDING GRADERS AND ADD POOL FENCE
3	20 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: 2440
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:

- 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.

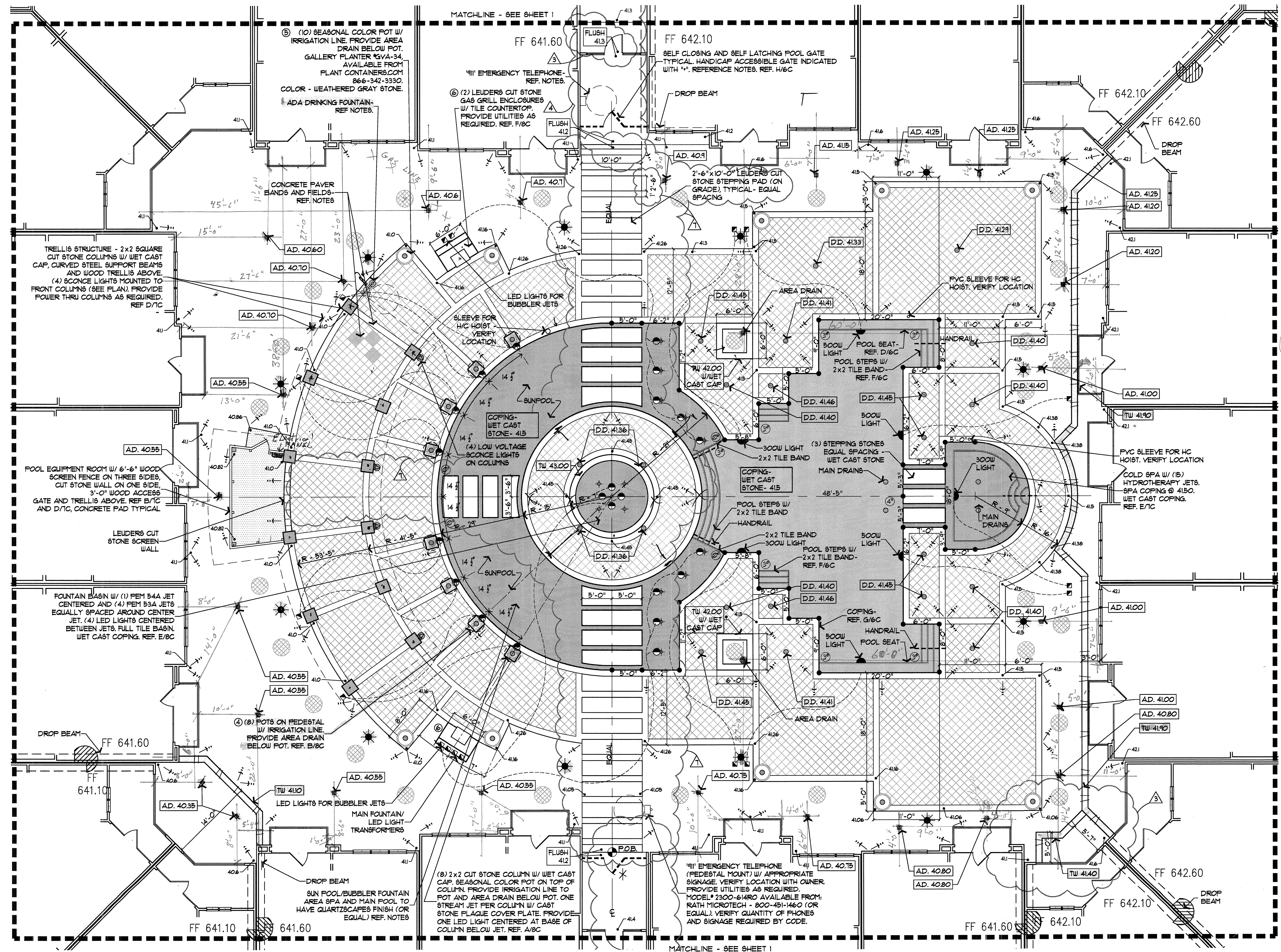
POOL CLASSIFICATION: CLASS C
MAXIMUM NUMBER OF USERS IN POOL AT ANY TIME (15 SQ. FT. OF WATER SURFACE AREA PER USER)
POOL - 2,825 SQ. FT. / 15 = 189 USERS

POOL DECK LIGHTING:
MINIMUM WATTAGE PER SQ. FT. - 0.5 WATTS
POOL DECK - 6,175 SQ. FT. x 0.5 WATTS = 3,088 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 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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- 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.

