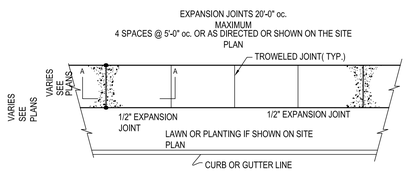
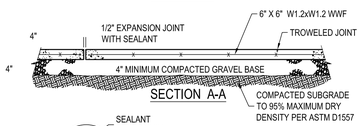
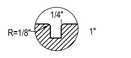


PLAN VIEW



SECTION A-A

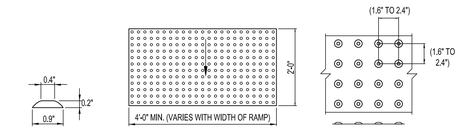


TROWELED JOINT

EXPANSION JOINT

NOTES:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE.
2. SIDEWALK TO BE SLOPED 2% MAX. AWAY FROM BUILDING.
3. ALL SIDEWALKS SHALL BE BROOM FINISHED.

CONCRETE SIDEWALK DETAIL
NTS

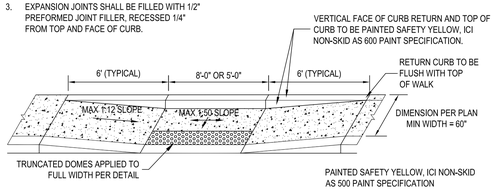


TRUNCATED DOME SECTION | TRUNCATED DOME PLAN VIEW | TRUNCATED DOME SPACING

NOTES:
1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF RIGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE CITY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE CITY ENGINEER FOR MATERIAL TYPE AND INSTALLATION (IE RESURFACING).
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
6. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 PSI CONCRETE.
7. MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.
8. TRUNCATED DOMES TO BE RED IN COLOR, UNLESS OTHERWISE DIRECTED.

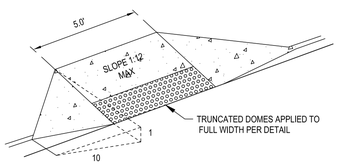
DETECTABLE WARNING DETAIL
NTS

NOTES:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4,000 P.S.I. CONCRETE AT 28 DAYS.
2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM.
3. EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.



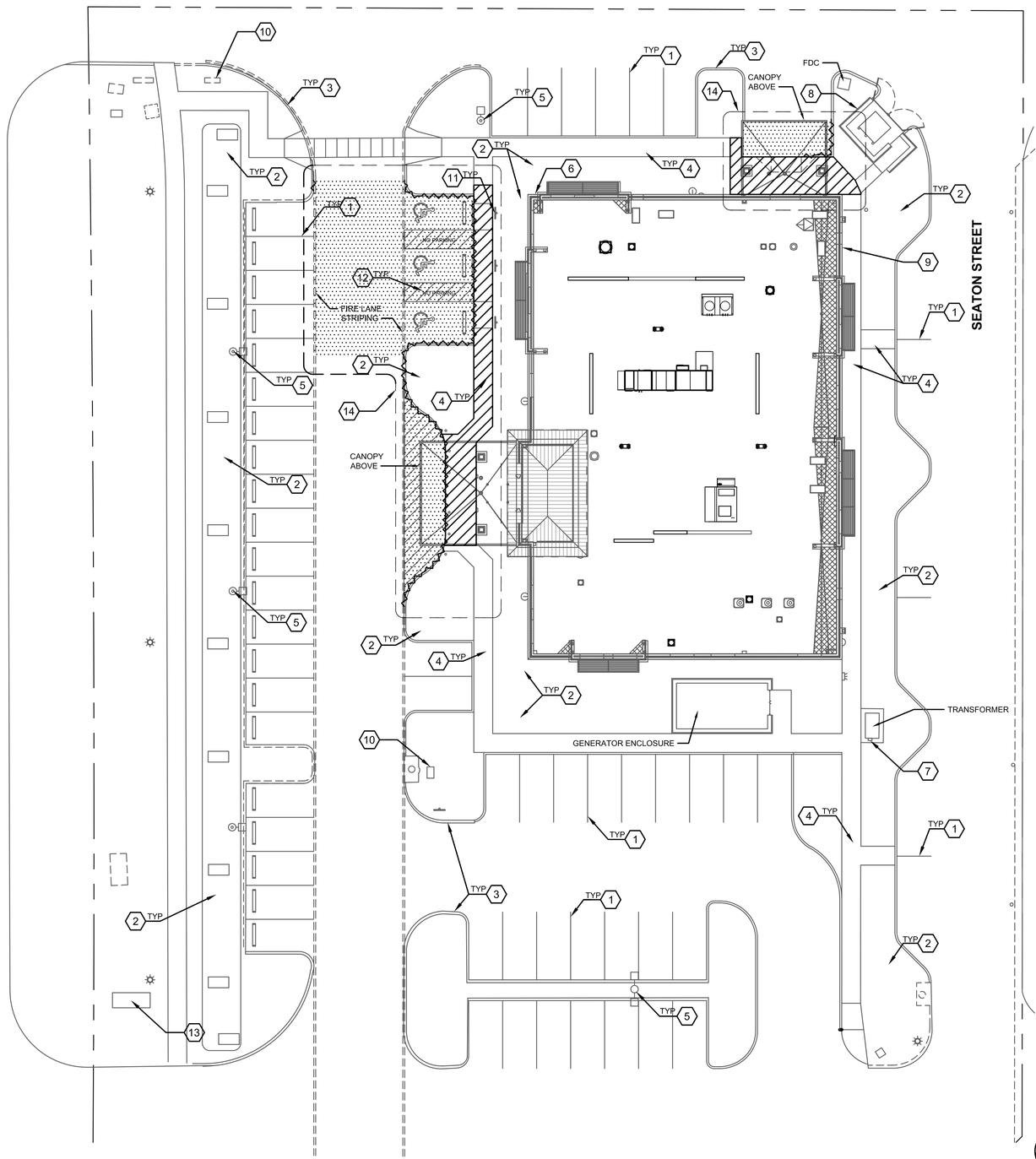
NOTES:
1. CURB RAMP SHOWN IN DIAGRAM SHALL HAVE NON-WALKING SURFACE ON EITHER SIDE.
2. VERIFY SIZE AND STYLE (STRAIGHT, FLARED SIDES, OR BUILT UP) RAMP WITH SITE IMPROVEMENT PLAN.
3. CROSS SLOPE (ACROSS RAMP MAIN SLOPE) SHALL NOT EXCEED 1.5% DESIGN (2.0% CONSTRUCTION) SLOPE.

ACCESSIBLE CURB RAMP
NTS



NOTES:
1. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM AND SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.

FLARED RAMP IN SIDEWALK
NTS



1 ARCHITECTURAL SITE PLAN
Scale: 1/16" = 1'-0"

PLAN NORTH TRUE NORTH

PROPERTY ADDRESS:
1220 KELLER PARKWAY, KELLER, TX 76248

PARKING:
REQUIRED: 52 SPACES (1 / 200 GSF)
PROVIDED: 61 SPACES (3 ADA SPACES)
PER TAS TABLE 208.2

ZONING:
TC - TOWN CENTER

SITE GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, LOCAL, DOT AND OSHA STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITS AND INSPECTIONS AS NECESSARY PRIOR TO CONSTRUCTION.
2. ALL SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
3. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE DOT, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), AND TEXAS ACCESSIBILITY STANDARDS
4. REPAIR AND REPLACE ANY DAMAGED PAVEMENT AND CURBING TO MATCH ADJACENT EXISTING PAVEMENT, CURB AND GUTTER.
5. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.

SITE PLAN KEYNOTES

1	EXISTING PARKING STALLS TO REMAIN.
2	EXISTING LANDSCAPE AREA TO REMAIN - REPLACE ANY DEAD/DYING LANDSCAPING WITH LIKE KIND. PROVIDE NEW MULCH COVERAGE FOR THINNED AREAS. CONFIRM FUNCTIONALITY OF EXISTING LANDSCAPING IRRIGATION AND REPAIR/REPLACE WITH NEW AS REQUIRED. PROVIDE NEW IRRIGATION CONTROLLER AND ANTI-SIPHON AND/OR CONTROL VALVES. REPLACE EXISTING LANDSCAPE LIGHTING PER ELECTRICAL PLANS.
3	EXISTING CURB AND GUTTER TO REMAIN - TYP.
4	EXISTING CONCRETE WALK TO REMAIN. PRESSURE WASH WALKS AS REQUIRED - TYP.
5	EXISTING SITE LIGHTING. CONFIRM FUNCTION AND REPLACE AS NEEDED REFER TO ELECTRICAL PLANS. REPAINT POLE AND FIXTURE TO MATCH ORIGINAL COLOR.
6	EXISTING GAS METER.
7	EXISTING ELECTRICAL METER AND PANEL.
8	EXISTING TRASH ENCLOSURE. REMOVE ALL TRASH AND DEBRIS FROM WITHIN THE ENCLOSURE. PATCH AND REPAIR MISSING OR BROKEN BRICKS, WITH LIKE KIND. PRESSURE WASH ENTIRE AREA. REPAIR/REPLACE ENCLOSURE GATES AS REQUIRED. PAINT TO MATCH EXTERIOR MAN DOORS ON BUILDING.
9	EXISTING KNOX BOX
10	EMERGENCY DIRECTIONAL SIGN TO BE REMOVED
11	INSTALL SIGN 4" BELOW EXISTING ACCESSIBILITY SIGN STATING "VIOLATORS SUBJECT TO FINE AND TOWING" IN 1" HIGH LETTERS. BOTTOM EDGE OF SIGN SHALL BE NO LOWER THAN 48" ABOVE GRADE (TAS 68.104)
12	PAINT "NO PARKING" IN CENTER OF ACCESS AISLE, ALL CAPS, MIN. LETTER HEIGHT 12", AND MIN. STROKE WIDTH 2". (TAS 68.104)
13	EXISTING MONUMENT SIGN TO REMAIN. NEW SIGNAGE TO BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
14	REMOVE AND REPLACE ALL ADA PARKING STALLS, WHEEL STOPS, ADA SIGNAGE, RAMPS, ADA COMPLIANT PATHS (SIDEWALKS), AND CURBING TO ENSURE COMPLIANCE. CONTRACTOR TO FIELD VERIFY PRIOR TO REMOVAL AND PROVIDE DEDUCT IN CONTRACT PRICE FOR ANY AREAS WITHIN ADA COMPLIANCE.

SITE LEGEND

- SIDEWALK LIMITS TO BE REMOVED AND REPLACED
- PAVEMENT LIMITS TO BE REMOVED AND REPLACED
- CURBING TO BE REMOVED

CESO
WWW.CESOINC.COM
1305 NE McClain Road, Suite 7
Bentonville, AR 72712-3639
Phone: 479.271.8058 Fax: 888.208.4826

No.	Revisions/ Submissions	Date

HSH KELLER
AMERICAN DEVELOPMENT PARTNERS
1220 KELLER PARKWAY
KELLER, TX 76248

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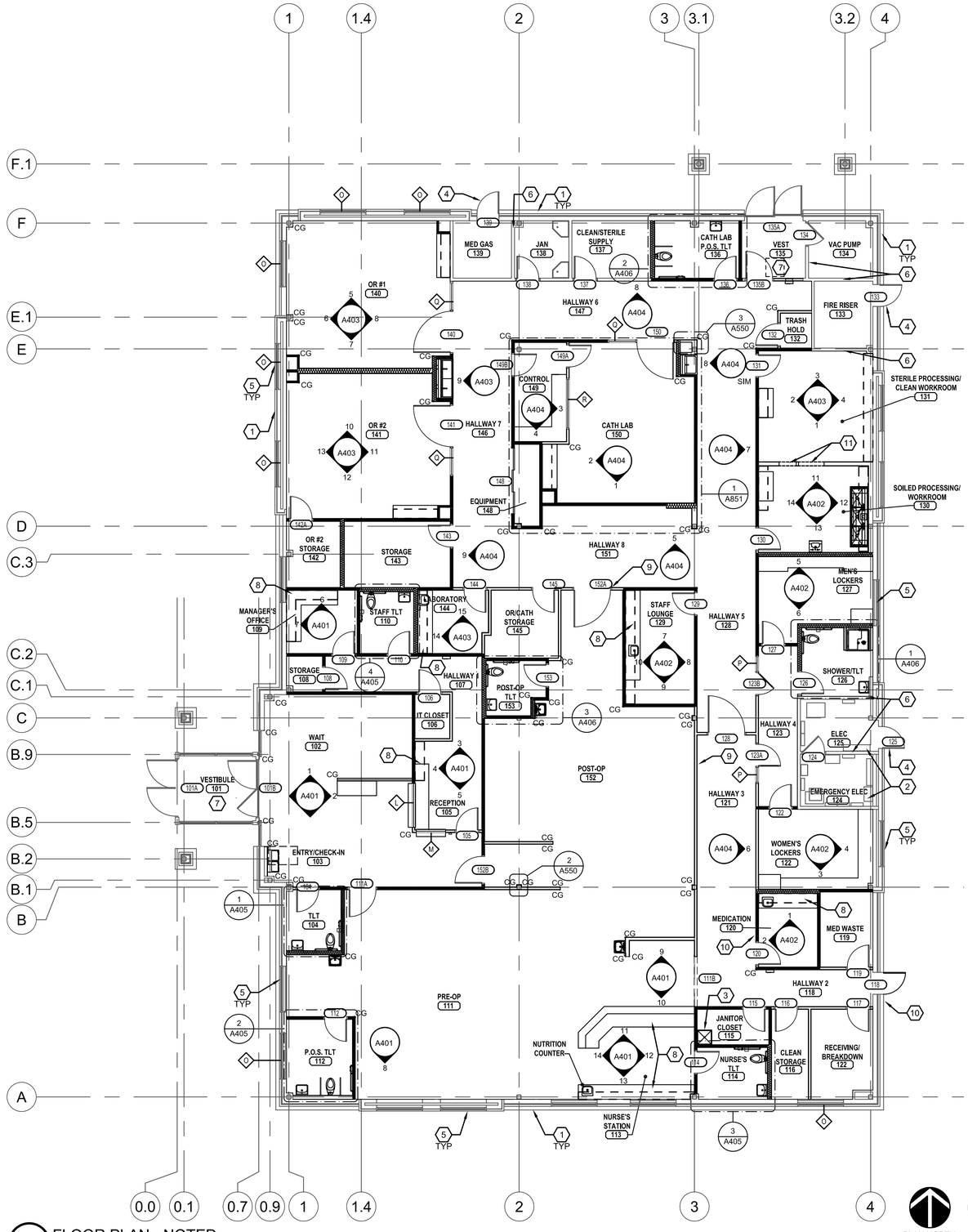
REGISTERED ARCHITECT BENJAMIN T. BELL 18084 STATE OF TEXAS
05/07/21
exp. 12/31/21

Project number:	758654-01
Scale:	As indicated
Drawn:	TR/KR/JT
Checked:	MS/BB
Date:	2021.05.07
Issue:	1ST CITY SUBMITTAL

Drawing Title:

ARCHITECTURAL SITE PLAN

AS101



1 FLOOR PLAN - NOTED
Scale: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL GYPSUM BOARD BELOW FINISHED CEILING HEIGHT IS TO BE PREPARED FOR PAINTING OR WALL COVERINGS AS INDICATED ON INTERIOR ELEVATIONS AND FINISH SCHEDULE.

2. REFER TO FINISH SCHEDULE, FINISH PLAN AND ELEVATIONS FOR APPLIED FINISHES.

3. SEE STRUCTURAL PLANS FOR CONCRETE INFILL AT SEWER LINES.

FLOOR PLAN KEY NOTES

1	EXISTING EXTERIOR WALL.
2	EXISTING ELECTRICAL PANELS - SEE ELECTRICAL.
3	NEW MOP SINK. ADD FRP FROM TOP EDGE TO 96" AF.F. AT BOTH WET WALLS WITH WATER HEATER ABOVE - SEE PLUMBING AND STRUCTURAL DRAWINGS.
4	EXISTING MAN DOOR TO REMAIN - RESTORE TO LIKE NEW CONDITION AND REPAINT.
5	EXISTING WINDOWS TO REMAIN.
6	EXISTING WALL TO REMAIN.
7	EXISTING ENTRY TO REMAIN.
8	NEW BUILT-IN CASEWORK - TYP. SEE INTERIOR ELEVATIONS.
9	NEW PUSH BUTTON OPERATION
10	NEW KEY CARD READER ACCESS
11	GYP. BD. CASED OPENING W/METAL STUD BOX HEADER. VERIFY HEAD HEIGHT W/THROUGH-WALL EQUIPMENT

SYMBOL LEGEND

101	DOOR MARK TAG REFER TO SHEET A651 FOR DOOR SCHEDULE
M	WINDOW TYPE TAG REFER TO SHEET A675 FOR WINDOW SCHEDULE
X	KEYNOTE
ROOM NAME 101	TYPICAL ROOM NAME TAG REFER TO SHEET A701 FOR FINISHES

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REGISTERED ARCHITECT
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NOTED FLOOR PLAN

A102