

S:
TRACTOR RESPONSIBLE FOR PROVIDING AND ENSURING ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY
POOL AND BUILDING, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE HOUSE OR
ING IN LAWN AND BED AREAS, ENSURE NEIGHBORING PROPERTIES AREN'T AFFECTED BY DRAINAGE OR
FF.

TRACTOR TO VERIFY ALL EXISTING AND PROPOSED UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., ELEVATIONS, QUANTITIES, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ITEMS IN FIELD PRIOR TO INSTALLATION. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL, WATERPROOFING AND DRAINAGE ITEMS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE ESTIMATED, VERIFY IN FIELD. NOTIFY OWNER IF ANY LINES, EASEMENTS, ETC.. INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION. OWNER OF ANY CONCERN, DISCREPANCIES OR ISSUES.

S FOR REVIEW AND BIDDING PURPOSES ONLY. VERIFY ACTUAL DIMENSIONS AND LAYOUT IN FIELD PRIOR
CONSTRUCTION. VERIFY IMPERVIOUS COVER MEETS CITY REQUIREMENTS PRIOR TO CONSTRUCTION.
Y WITH THE CITY REGULATORY AUTHORITY.

TRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, PERMITTING PROCESS REQUIRED, SEEK ANY AND REQUIRED REGULATORY APPROVAL, CODES AND ORDINANCES. CONTRACTOR RESPONSIBLE FOR TELLING AND DETERMINING ALL LOCATIONS FOR GATES, GUARDRAILS, HANDRAILS, AND POOL FENCE PER AS REQUIRED. VERIFY ON SITE. PLANS ARE FOR REVIEW ONLY AND HAVE NOT BEEN PERMITTED.

IT IS RESPONSIBLE FOR NOTIFYING DOUBLE B DESIGN, LLC IN WRITING MINIMUM 10 BUSINESS DAYS PRIOR
TO INSTALLING LANDSCAPE AS SHOWN ON THESE PLANS TO COORDINATE FINAL CONSTRUCTION DRAWINGS
AND SCHEDULE A PRE-CONSTRUCTION MEETING.

DRAWING INFO.

REVISIONS

SHEET TITLE

LANDSCAPE SCHEMATIC

LS 1.1

NOTES:

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MITIGATION PROVIDED THROUGH SEC. 22.03.304(D)(9) CALCULATIONS AKDOWNS OF EACH GALLON SIZE BELOW CHART)			
PROPOSED	PLANTING CONTAINER SIZE	EQUIVALENT TRUNK DIAMETER	TOTAL MITIGATION INCHES
0	20 GALLON	3"	0
20	30 GALLON	4"	80"
44	40 GALLON	5"	220"
		TOTAL	300"

0 GALLON ABOVE (4" EQUIVALENT) (17 x 4" = 68")
CHERRY LAUREL

1 GALLON ABOVE (4" EQUIVALENT) (3 x 4" = 12")
MOUNTAIN LAUREL

5 GALLON ABOVE (5" EQUIVALENT) (23 x 5" = 115")
YAUPON HOLLY

5 GALLON ABOVE (5" EQUIVALENT) (21 x 5" = 105")
DESERT WILLOW

" CALIPER LIVE OAK (15 x 3" = 45")
CALIPER LIVE OAK (7 x 5" = 35")
CALIPER LIVE OAK (1 X 6" = 6")

CALIPER BALD CYPRESS (3 x 3" = 9")
CALIPER BALD CYPRESS (2 X 4" = 8")
CALIPER BALD CYPRESS (4 X 6" = 24")

CALIPER MEXICAN SYCAMORE (7 X 3" = 21")

L PROPOSED INCHES : 68"+ 12"+115"+105"+45"+40"+12"+9"+8"=24"=21" = 448"

The logo for Double B Design. It features the words "DOUBLE B" in a large, bold, sans-serif font at the top, "B·B" in a large, bold, sans-serif font in the center, and "DESIGN" in a large, bold, sans-serif font at the bottom. All text is white on a black background.

DOUBLE B DESIGN, LLC

P.O. BOX 340443
n, TX 78734 | 512.740.9323
DOUBLEBLANDDESIGN.COM

PLANS FOR REVIEW PURPOSES
ONLY. BRIAN BAUGHMAN, TXLA
3536. NOT ISSUED FOR
REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.

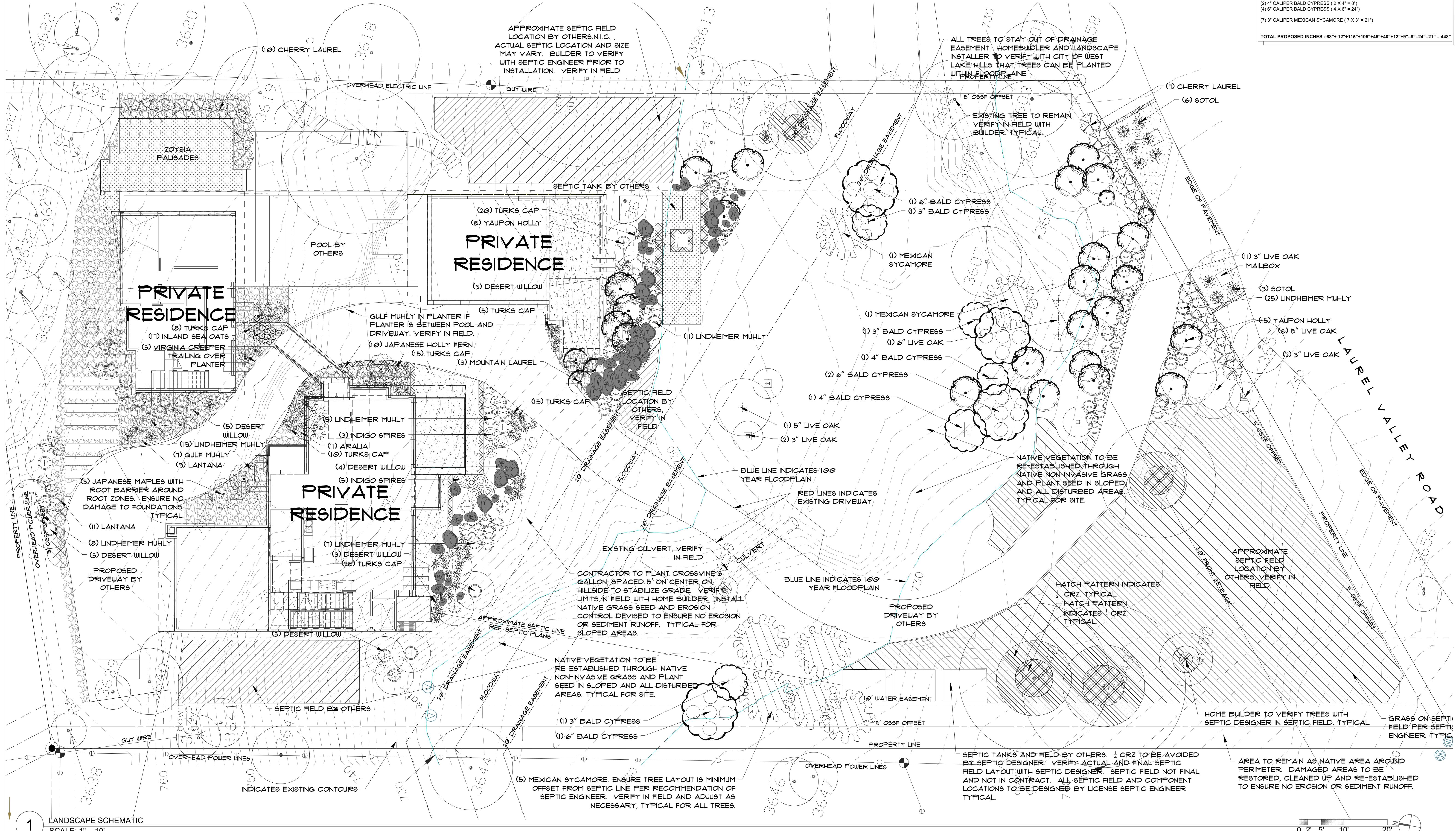
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TITLE

INTRODUCTION

1.1



NOTES:

CONTRACTOR RESPONSIBLE FOR PROVIDING AND ENSURING ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY FROM POOL AND BUILDING, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE HOUSE OR POOLING IN LAWN AND BED AREAS, ENSURE NEIGHBORING PROPERTIES AREN'T AFFECTED BY DRAINAGE OR RUNOFF.

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D	PLANTING CONTAINER SIZE	EQUIVALENT TRUNK DIAMETER	TOTAL MITIGATION INCHES
	20 GALLON	3"	0
	30 GALLON	4"	80"
	40 GALLON	5"	220"
		TOTAL	300"

ABOVE (4" EQUIVALENT) (17 x 4" = 68")
AUREL

ABOVE (4" EQUIVALENT) (3 x 4" = 12")
LAUREL

ABOVE (5" EQUIVALENT) (23 x 5" = 115")
OLLY

ABOVE (5" EQUIVALENT) (21 x 5" = 105")
WILLOW

LIVE OAK (15 x 3" = 45")
IVE OAK (7 x 5" = 35")
IVE OAK (1 X 6" = 6")

ALD CYPRESS (3 x 3" = 9")
ALD CYPRESS (2 X 4" = 8")
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MEXICAN SYCAMORE (7 X 3" = 21")

ED INCHES : 68"+ 12"+115"+105"+45"+40"+12"+9"=8"=24"=21" =

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PLANT LIST

SYMBOL	QTY	PLANT NAME
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SYMBOL	QTY.	PLANT NAME	SIZE
	3	BALD CYPRESS <i>Taxodium distichum</i>	3" CAL.
	2	BALD CYPRESS <i>Taxodium distichum</i>	4" CAL.
	4	BALD CYPRESS <i>Taxodium distichum</i>	6" CAL.
	15	LIVE OAK - SINGLE TRUNK <i>Quercus virginiana</i>	3" CAL.
	7	MEXICAN SYCAMORE <i>Platanus mexicana</i>	3" CAL.
	7	LIVE OAK - SINGLE TRUNK <i>Quercus virginiana</i>	5" CAL.
	1	LIVE OAK - SINGLE TRUNK <i>Quercus virginiana</i>	6" CAL.

ORNAMENTAL TREES

SYMBOL	QTY.	PLANT NAME	SIZE
	3	JAPANESE MAPLE <i>Acer palmatum 'bloodgood'</i>	45 GAL.
	23	YAUPON HOLLY <i>Ilex vomitoria</i>	45 GAL.
	3	MOUNTAIN LAUREL <i>Sophora secundiflora</i>	30 GAL. 6' HT. MIN.
	17	CHERRY LAUREL <i>Prunus caroliniana</i>	30 GAL.
	21	DESERT WILLOW <i>CHILOPSIS LINEARIS</i>	45 GAL.

SHRUBS

SYMBOL	QTY.	PLANT NAME	SIZE
	20	LANTANA <i>Lantana new gold</i>	1 GAL.
	11	ARALIA <i>Fatsia japonica</i>	3 GAL.
	101	TURKS CAP <i>Malvaviscus arboreus var. drummondii</i>	3 GAL.
	10	JAPANESE HOLLY FERN <i>Cyrtomium falcatum</i>	3 GAL.
	75	LINDHEIMER MUHLY <i>Muhlenbergia lindheimeri</i>	3 GAL.
	7	GULF MUHLY <i>Muhlenbergia capillaris</i>	3 GAL.
	8	INDIGO SPIRES <i>Salvia 'indigo spires'</i>	1 GAL.
	9	BLUE SOTOL <i>Dasylirion wheeleri</i>	30 GAL./24" BOX
	17	INLAND SEA OATS <i>Chasmanthium latifolium</i>	3 GAL.
xx		CROSSVINE <i>Pignonia capreolata</i>	3 GAL.

TIJRE

SYMBOL	QTY.	PLANT NAME	SIZE
	XX	ZOYSIA PALISADES <i>Zoysia 'palisades'</i>	SOD

1 LANDSCAPE SCHEMATIC
SCALE: 1" = 10'

GENERAL NOTES:

LANDSCAPE CONTRACTOR TO PROVIDE AND ENSURE ANY AND ALL PROPER DRAINAGE FOR SITE. LANDSCAPE CONTRACTOR TO PERFORM ALL FINAL GRADING COORDINATE ALL PIPE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER SITE CONTRACTORS PRIOR TO PERFORMING WORK. SLOPE AWAY FROM POOL AND ALL STRUCTURES, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE BUILDING OR POOLING IN LAWN, GRAVEL AND BED AREAS.

THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE CONTRACTOR OR HIS REPRESENTATIVES WITHOUT CONTACTING THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID FOR ANY WORK, THE CONTRACTOR WILL ACCEPT FULL LIABILITY FOR THE AMENDED PLANS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND RETAINING ALL APPROVALS, COMPACTION REPORTS, TESTS, INSPECTIONS, AND PERMITS. CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION. ALL COMPACTED SUBGRADE TO BE COMPACTED TO 95% DENSITY AND DONE IN 6" LIFT INTERVALS. TESTING TO BE PERFORMED AFTER EACH COMPACTED 6" LIFT AND APPROVED PRIOR TO ADDING ADDITIONAL LIFTS OR SUBGRADE LAYERS TO COMPACT

CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND LABOR FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY.

THESE DOCUMENTS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.

CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED CONDITIONS, UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED Hardscape and softscape ELEMENTS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR AND HOME BUILDER TO NOTIFY DOUBLE B DESIGN OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ISSUES PRIOR TO CONSTRUCTION OR WHEN ONE ARISES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL, WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR PERFORMING WORK IS RESPONSIBLE FOR ANY STRUCTURAL ENGINEERING NEEDED. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW FOR ANY ENGINEERED COMPONENTS. N.I.C. FOR DOUBLE B DESIGN.

CONTRACTOR RESPONSIBLE FOR LOCATING ALL AND EXISTING UTILITIES OUT ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE ESTIMATED. VERIFY LANDSCAPE ARCHITECT IF ANY UTILITIES, EASEMENTS, ETC. INTERFERE OR CONFLICT WITH PROPOSED PLANS PRIOR TO INSTALLATION.

CONTRACTORS TO ENSURE NO DAMAGE IS DONE TO EXISTING TREES OUT ON SITE. ALL EXISTING TREES ARE TO REMAIN. NO TREES ARE BEING REMOVED.

CONTRACTOR TO VERIFY ACTUAL DIMENSIONS AND LAYOUT IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONCERN OR DISCREPANCIES.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, CODES AND ORDINANCES, PERMITTING PROCESS REQUIRED, SEEK ANY AND ALL REQUIRED REGULATORY APPROVAL.

LANDSCAPE CONTRACTOR TO INSTALL AUTOMATIC IRRIGATION FOR ALL VEGETATED AREAS WITHIN THE LIMITS OF CONSTRUCTION.

CONTRACTOR(S) TO REACH OUT TO LANDSCAPE ARCHITECT WITH ANY QUESTIONS PERTAINING TO SCOPE OF WORK, INSTALLATION, DRAWINGS, DESIGN INTENT, OR AESTHETICS PRIOR TO SUBMITTING A BID FOR WORK.

THE CONTRACTOR IS TO BE FAMILIAR WITH THE EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES, TANKS AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY OF ANY COST INCURRED DUE TO BODILY INJURY AND / OR DAMAGE OF THE OWNERS PROPERTY OR SAID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES BEFORE STARTING WORK.

ALL CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PERFORMING THE WORK.

DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCE EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS TO ACCOMPLISH HIS SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.

THE CONTRACTOR SHALL NOTIFY THE OWNER, GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK TO COORDINATE ANY PROJECT INSPECTION SCHEDULES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, AND SHALL SUPERVISE MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY MATERIAL. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS FOR THIS PROJECT. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND THE EXPENSE OF THE CONTRACTOR.

UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, OPERATE EQUIPMENT OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, SERVICES, TRANSPORTATION, EQUIPMENT, OTHER RESOURCES, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.

ALL CONTRACTORS ARE RESPONSIBLE FOR THE PROTECTION, DETERRENCE, REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (TOOLS, OPEN HOLES, ETC.) ON A DAILY BASIS BY DAY. CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORKING ENVIRONMENT FOR ALL WORKERS, GUESTS OF THE PROPERTY AND ANY PEDESTRIANS AT ALL TIMES.

UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, SCRAP, Hardscape PIECES, MORTAR, SILT FENCE, DEBRIS, WASTE MATERIALS AND LITTER, ETC. AND REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS, ETC. CAUSED BY CONSTRUCTION.

UTILITIES AND UNDERGROUND WIRES HAVE NOT BEEN LOCATED THROUGH SURVEY ON SITE AND MAY VARY FROM WHAT WAS DETERMINED IN THE LINE DRAWING. CONTRACTOR RESPONSIBLE FOR ENSURING ALL UTILITIES SET OUT FOR DRAINED AND UNDRAINED UTILITIES ARE CAPTURED AND THE SAFETY OF ALL UNDERGROUND UTILITIES DOES NOT CAUSE HARM OR INJURY TO ANYONE.

CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND NOTIFYING DESIGNER OF ANY CONCERN OR ISSUES.

CONTRACTOR RESPONSIBLE FOR INSTALLING AND REMOVING ALL TREE PROTECTION ON SITE REQUIRED FOR ANY APPLICABLE LAWS OR REGULATIONS.

CONTRACTOR RESPONSIBLE FOR INSTALLING AND REMOVING ALL EROSION CONTROL AND STORM WATER PROTECTION INFRASTRUCTURE IN ORDER TO MEET ALL CITY REQUIREMENTS, TCEQ REQUIREMENTS AND ANY OTHER APPLICABLE CODE.

CONTRACTOR RESPONSIBLE TO SETUP A CONTRACT BETWEEN OWNER AND CONTRACTOR PRIOR TO BEGINNING WORK AND CONTRACT DIRECTLY WITH OWNER.

LANDSCAPE CONTRACTOR FOR COORDINATING ALL SLEEVE LOCATIONS, LEAVE OUTS, LIGHTING AND ELECTRICAL WORK WITH LIGHTING CONSULTANT, GENERAL CONTRACTOR AND ANY OTHER CONTRACTORS.

ALL CONCRETE TO BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS. CONTRACTOR RESPONSIBLE FOR PROVIDING ALL TESTING AND SUBMITTING ALL TEST REPORTS FOR RECORDS.

ALL WORK TO BE PERFORMED BY A STATE OF TEXAS LICENSED CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ANY AND ALL PERMITS, FEES, BONDS AND OBSERVATIONS NECESSARY TO PERFORM AND COMPLETE HIS PORTION OF THE WORK.

THE CONTRACTOR SHALL BE REQUIRED TO CARRY ALL WORKMAN'S COMPENSATION, PUBLIC LIABILITY, GENERAL LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTION EITHER MARKED OR UNMARKED.

THE CONTRACTOR SHALL ENSURE THAT DRAIN LINES, IRRIGATION LATERAL AND MAINLINES, ELECTRICAL CONDUIT, SLEEVES, ETC., ARE IN PLACE PRIOR TO INSTALLATION OF PAVING, CURBS AND WALLS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS, IN CASE OF DISCREPANCY, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO PERFORMING THE WORK.

THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN SUFFICIENT TIME TO PERFORM A SPECIFIED SITE OBSERVATION TASK. INSUFFICIENT NOTIFICATION OF TIME GIVEN TO THE LANDSCAPE ARCHITECT MAY REQUIRE THE SITE VISIT TO BE CANCELED, OR POSSIBLY MAKE CONTRACTOR RESPONSIBLE TO COMPENSATE THE LANDSCAPE ARCHITECT FOR OVERTIME. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT 5 BUSINESS DAYS IN ADVANCE TO SCHEDULE THE FOLLOWING SITE VISITS:

A. PRE-CONSTRUCTION MEETING.

B. PROGRESS VISITS-PERIODIC SITE REVIEWS SHALL BE PERFORMED BY THE LANDSCAPE ARCHITECT DURING CONSTRUCTION OPERATIONS TO VERIFY CONFORMANCE TO PLANS AND SPECIFICATIONS. LANDSCAPE ARCHITECT NEEDS TO REVIEW AND APPROVE ALL REBAR, Hardscape AND CONCRETE WORK AND DRAINAGE ON SITE PRIOR TO POURING CONCRETE OR INSTALLING Hardscapes OR SITEWORK. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONTRACTOR PURCHASING ANY PLANT MATERIAL ON THE PLANS. CONTRACTOR SHALL LAY OUT ALL PLANT MATERIAL ON SITE FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING.

C. LAYOUT OF ALL FLATWORK, STEELWORK, PLANTERS AND PLANTING AREAS AND STEPS.

D. LAYOUT OF ALL BEDLINES, PLANTS AND TREES.

E. SUBSTANTIAL AND FINAL PUNCH LIST WALK.

FINAL WALK-THROUGH/PROJECT SUBSTANTIAL CONFORMANCE - THE OWNER AND LANDSCAPE ARCHITECT WILL VERIFY ALL WORK UNDER THE CONTRACT FOR COMPLETENESS PRIOR TO ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING FROM THE OWNER, THIS INCLUDES THEFT, VANDALISM AND ACTS OF GOD.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF SUBSTANTIAL ACCEPTANCE OF PROJECT. THE CONTRACTOR WILL PROVIDE A WRITTEN GUARANTEE OF HIS WORK FOR THE DURATION OF THE WARRANTY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRS TO ANY WORK THAT IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS WILL BE NOTED. THIS CERTIFICATION WILL BE ON THE CONTRACTOR'S LETTERHEAD WITH HIS SIGNATURE AND TEXAS CONTRACTOR'S LICENSE NUMBER.

GENERAL LEGEND:

TELE.	TELEPHONE BOX
PB	PULL BOX
WM	WATER METER
P.A.	PLANTING AREA
TYP.	TYPICAL
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.T.	POINT OF TANGENCY
SIM	SIMILAR
B.L.	BUILDING LINE
A/C	AIR COMPRESSOR
MIN.	MINIMUM
MAX.	MAXIMUM
ARCH.	ARCHITECT/ARCHITECTURE DRAWINGS
REF.	REFERENCE
C.J.	CONTROL JOINT
E.J.	EXPANSION JOINT
HP	HIGH POINT ELEVATION
BW	BOTTOM OF WALL ELEVATION
TW	TOP OF WALL ELEVATION
TF	TOP OF FOOTER ELEVATION
BF	BOTTOM OF FOOTER ELEVATION
FG	FINISHED GRADE ELEVATION
TS	TOP OF STEP ELEVATION
BS	BOTTOM OF STEP ELEVATION
TB	TOP OF BENCH
TC	TOP OF CURB ELEVATION
FFE	FINISH FLOOR ELEVATION
REF. X/LX XX	REFERENCE VIEWPORT # / SHEET NUMBER
N.I.C.	NOT IN CONTRACT
SIM.	SIMILAR
O.H.P.	OVERHEAD POWER
O.C.	ON CENTER
E.W.	EACH WAY
N.G.	NATURAL GRADE

TW XXX,XX	INDICATES SPOT ELEVATION
XXX	INDICATES EXISTING GRADE CONTOUR
XXX	INDICATES PROPOSED GRADE CONTOUR
XXX	INDICATES PROPOSED CONTOUR
XXX	INDICATES WHERE PROPOSED CONTOUR TIES IN WITH EXISTING CONTOUR
XXX	INDICATES EXISTING CONTOUR
LXX	SHEET NUMBER
REF. X/LX XX	ENLARGEMENT REFERENCE

REF. X/LP X	MATCHING SHEET VIEWPORT REFERENCE
X/LP X	SHEET MATCHLINE
PROPERTY LINE	PROPERTY LINE
L.O.C.	LIMIT OF CONSTRUCTION LINE
CENTERLINE	CENTERLINE
CONTROL JOINT	CONTROL JOINT
EXPANSION JOINT	EXPANSION JOINT

REF. X/LX XX	BREAK LINE SYMBOL
SECTION LABEL	SECTION LABEL
VIEWPORT NUMBER	VIEWPORT NUMBER
LX X	MATERIAL CALLOUT
X	VIEWPORT NUMBER
LX XX	SHEET NUMBER

XXX,XX	ELEVATION AT A POINT
XXX,XX	ELEVATION AT A POINT

LINWORK LEGEND:

INDICATES EXISTING TREE TO REMAIN	INDICATES EXISTING TREE TAG NUMBER
SHADED IN GRAY	

INDICATES EXISTING TREE WITH 50% CRZ	
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