

NOTES:

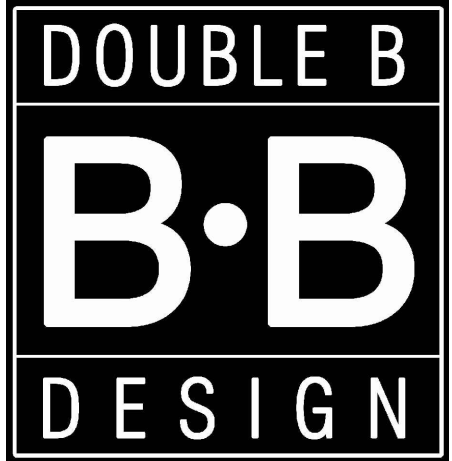
CONTRACTOR RESPONSIBLE FOR PROVIDING AND ENSURING ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY FROM POOL AND BUILDING. PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE HOUSE OR POOLING IN LAWN AND BED AREAS. ENSURE NEIGHBORING PROPERTIES ARE NOT AFFECTED BY DRAINAGE OR RUNOFF.

CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, QUANTITIES, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL, WATERPROOFING AND DRAINAGE ASPECTS 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 UTILITIES, EASEMENTS, ETC. INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY CONCERNS, DISCREPANCIES OR ISSUES.

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

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

CLIENT 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.



DOUBLE B  
DESIGN, LLC

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

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

PRIVATE RESIDENCE  
716 LAUREL VALLEY RD. WEST LAKE HILLS, TX

DRAWING INFO.

DATE: 2025-9-9  
FOR REVIEW ONLY  
FILE NAME: 25101

REVISIONS

1)	
2)	
3)	
4)	
5)	

SHEET TITLE

LANDSCAPE  
SCHEMATIC

LS 1.1



NOTES:

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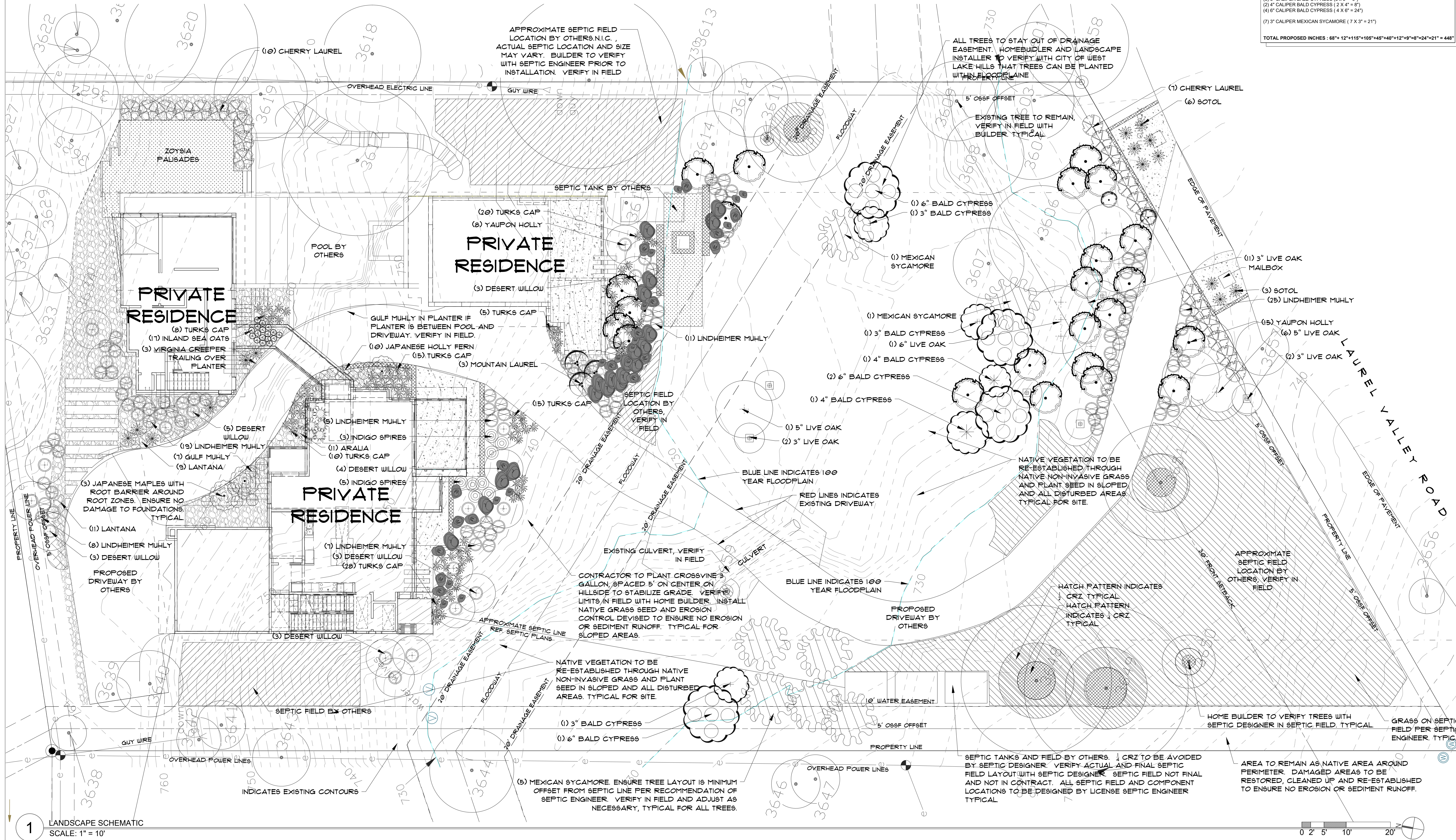
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TREE MITIGATION:			
TREE MITIGATION PROVIDED THROUGH SEC. 22.03.304(D)(9) CALCULATIONS (BREAKDOWNS OF EACH GALLON SIZE BELOW CHART)			
QTY. PROPOSED	PLANTING CONTAINER SIZE	EQUIVALENT TRUNK DIAMETER	TOTAL MITIGATION INCHES
0	20 GALLON	3"	0
20	30 GALLON	4"	80"
44	40 GALLON	5"	220"
TOTAL			300"
(17) 30 GALLON ABOVE (4" EQUIVALENT) (17 x 4" = 68")			
• (17) CHERRY LAUREL			
(3) 30 GALLON ABOVE (6" EQUIVALENT) (3 x 4" = 12")			
• (3) MOUNTAIN LAUREL			
(23) 45 GALLON ABOVE (5" EQUIVALENT) (23 x 5" = 115")			
• (23) YAUPON HOLLY			
(21) 45 GALLON ABOVE (5" EQUIVALENT) (21 x 5" = 105")			
• (21) DESERT WILLOW			
(15) 3" CALIPER LIVE OAK (15 x 3" = 45")			
(7) 5" CALIPER LIVE OAK (7 x 5" = 35")			
(1) 6" CALIPER LIVE OAK (1 x 6" = 6")			
(3) 3" CALIPER BALD CYPRESS (3 x 3" = 9")			
(2) 4" CALIPER BALD CYPRESS (2 x 4" = 8")			
(4) 6" CALIPER BALD CYPRESS (4 x 6" = 24")			
(7) 3" CALIPER MEXICAN SYCAMORE (7 x 3" = 21")			
TOTAL PROPOSED INCHES : 68" + 12" + 115" + 105" + 45" + 40" + 12" + 9" + 6" + 24" + 21" = 448"			





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




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
TREE MITIGATION:			
TREE MITIGATION PROPOSED: 448"			
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TOTAL PROPOSED INCHES : 68"+ 12"+115"+105"+45"+40"+12"+9"+6"+24"+21" = 448"			

## PLANT LIST










### SHADE CANOPY TREES

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

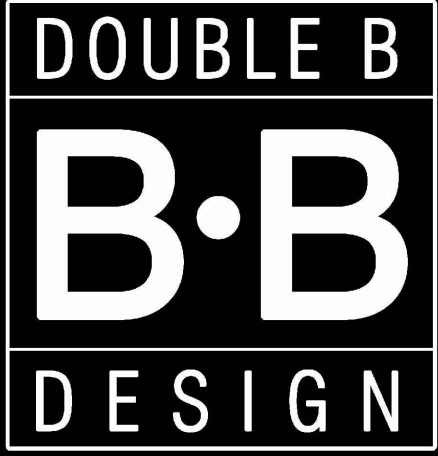
SYMBOL	QTY.	PLANT NAME	SIZE
	3	JAPANESE MAPLE <i>Acer palmatum 'bloodgood'</i>	45 GAL.
	23	YAUPON HOLLY <i>Ilex vomitoria</i>	45 GAL.
	3	MOUNTAIN LAUREL <i>Sophora secundiflora</i>	30 GAL. 6' HT. MIN.
	17	CHERRY LAUREL <i>Prunus caroliniana</i>	30 GAL.
	21	DESERT WILLOW <i>CHILOPSIS LINEARIS</i>	45 GAL.

### 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>Bignonia capreolata</i>	3 GAL.

### TURF

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



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PRIVATE RESIDENCE

716 LAUREL VALLEY RD. WEST LAKE HILLS, TX

### DRAWING INFO.

DATE: 2025-9-9  
FOR REVIEW ONLY  
FILE NAME: 25101

### REVISIONS

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### SHEET TITLE

PLANTING  
SCHEMATIC

LP 1.2

## 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 REQUIRED TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW FOR ANY ENGINEERED COMPONENTS. N.I.C. FOR DOUBLE B DESIGN.

CONTRACTOR RESPONSIBLE FOR LOCATING ANY AND ALL 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 IN FIELD. NOTIFY LANDSCAPE ARCHITECT IF ANY UTILITIES, EASEMENTS, ETC. INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS 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 CONCERNS 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 PERFORM FIELD 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 END OF WORK DAY. CONTRACTOR RESPONSIBLE FOR PROTECTING 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 ORIGINALLY SHOWN ON PLANS. CONTRACTOR RESPONSIBLE FOR ENSURING ALL UTILITIES ARE NOT DAMAGED, ANY UNUSED UTILITIES ARE CAPPED 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 CONCERNS OR ISSUES.

CONTRACTOR RESPONSIBLE FOR INSTALLING AND REMOVING ALL TREE PROTECTION ON SITE REQUIRED PER 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 RESPONSIBLE 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:

- PRE-CONSTRUCTION MEETING.
- 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 WORK 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.
- LAYOUT OF ALL FLATWORK, STEELWORK, PLANTERS AND PLANTING AREAS AND STEPS
- LAYOUT OF ALL BEDLINES, PLANTS AND TREES
- 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 ON HIS LETTERHEAD UPON FINAL INSPECTION THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK 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.

THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE LOCATION OF ALL AIR CONDITIONERS, TRANSFORMERS, OR OTHER ON-SITE ITEMS.

ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

PRE CONSTRUCTION MEETING TO BE HELD ON SITE BETWEEN LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT AND HOME BUILDER PRIOR TO COMMENCING ANY WORK.

CONTRACTOR TO CONSULT WITH A STATE OF TEXAS LICENSED ARBORIST ON SITE PRIOR TO CUTTING ANY ROOTS OVER 1.5" IN SIZE AND MORE THAN 30% OF THE ROOTS FOR A SINGLE TREE. CONTRACTOR AND LICENSED ARBORIST TO REPORT FINDINGS, CONCERNS, SOLUTIONS AND REMEDIES TO HOMEOWNER PRIOR TO PERFORMING FURTHER WORK OR REMOVING MORE THAN 30% OF A TREE'S ROOTS. ANY WORK, EXCAVATION OR ALTERATION OF GRADE IN THE CRITICAL ROOT ZONE SHALL BE DONE BY AN ISA CERTIFIED ARBORIST BY AIRSPADING.

NO MECHANICAL EQUIPMENT SHALL OPERATE OR BE PRESENT WITHIN THE A TREE'S CRITICAL ROOT ZONE. NO MATERIALS, OR CONTRACTORS SHALL BE PRESENT IN THE TREE CRITICAL ROOT ZONE UNLESS RECEIVING APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO SUCH ACTIVITIES OCCUR. THE CRITICAL ROOT ZONE IS DEFINED AS 1 RADIAL FOOT FROM THE TRUNK OF THE TREE FOR EVERY 1 TREE CALIPER INCH.

SHOULD ANY EXCAVATION BE REQUIRED OR NEEDING TO BE PERFORMED WITHIN A TREES CRITICAL ROOT ZONE, ANY WORK PERFORMED MAY BE DONE BY HAND DIGGING OR BY PNEUMATIC AIR TOOLS, COMMONLY KNOWN AS AIR SPADING.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, PERMITTING PROCESS REQUIRED, SEEK ANY AND ALL REQUIRED REGULATORY APPROVAL, CODES AND ORDINANCES. INSTALL GATES, RAILINGS AND POOL FENCE PER CODE AS REQUIRED, VERIFY ON SITE. PLANS ARE FOR PRICING ONLY AND HAVE NOT BEEN PERMITTED.

CONTRACTOR TO PERFORM AND INSTALL WORK IN COMPLIANCE WITH ALL RELATED APPLICABLE ASTM APPLICATIONS AND IN ACCORDANCE WITH ALL INDUSTRY RELATED STANDARDS AND SPECIFICATIONS.

HANDRAILS SHALL BE PROVIDED FOR ALL STAIRS WITH 4 OR MORE RISERS UNLESS NOTED OTHERWISE OR PER CURRENT CODE APPLICABLE TO THE PROJECT. STAIR RAILINGS SHALL BE 36" HEIGHT ABOVE THE STAIR NOSING (NOT LESS THAN 34" NOR ABOVE 38" ABOVE STAIR NOSING OF THE TREAD). HANDRAILS SHALL NOT BE LESS THAN 1.5" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAIL. PROVIDE BLOCKING FOR HANDRAIL MOUNTINGS AS NECESSARY AND ENSURE ALL RAILINGS ARE APPLICABLE CODE COMPLIANT.

SLOPE ADJACENT DECKS AND PATIOS TO POOL AREAS AWAY FROM THE POOL PER CODE REQUIREMENTS AND ENSURE POSITIVE DRAINAGE.

CONTRACTOR TO PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIO, AND ALL OTHER HARDSCAPE FEATURES.

CONTRACTOR TO PROVIDE EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION IF ANY ARE NEEDED TO COMPLY WITH ANY APPLICABLE CODES.

ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A MINIMUM DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF LANDSCAPE CONSTRUCTION OR RENOVATION.

POOL FENCE WITH LOCKABLE GATE PER CODE TO BE INSTALLED BY EITHER THE CONTRACTOR, POOL BUILDER OR HOME BUILDER.

CONTRACTOR RESPONSIBLE FOR INSTALLING ALL EXPANSION JOINTS AND CONTROL JOINTS IN CONCRETE WORK INCLUDING FOUNDATION AND FORM WORK. CONTRACTOR RESPONSIBLE FOR INSTALLING EXPANSION AND CONTROL JOINTS TO ENSURE STRUCTURAL INTEGRITY OF CONCRETE AND ENSURING NO DETRIMENT OR ANY NEGATIVE EFFECT OF ANY KIND TO ADJACENT HARDSCAPES, STRUCTURES, WALLS, CONCRETE OR BUILDINGS. CONTRACTOR RESPONSIBLE FOR IDENTIFYING EXPANSION JOINT AND CONTROL JOINT LOCATIONS IN FIELD AND EXPANSION JOINTS SHALL BE REDWOOD OR BITUMINOUS IN FORM. VERIFY WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING AND FORMING UP CONCRETE WORK OR HARDSCAPES IF ANY QUESTIONS ARISE. EXPANSION JOINTS AND CONTROL JOINTS SHALL BE SAWCUT AND INSTALLED PER THE STANDARDS OF THE AMERICAN CONCRETE INSTITUTE UNLESS OTHER APPLICABLE CODES DICTATE OTHERWISE.

ALL TREES TO BE STAKED USING GUY WIRE WITH RUBBER FOR PROTECTION FROM DAMAGE TO TREE TRUNKS AND METAL T-POSTS. FOR TREES LESS THAN 3" IN CALIPER MEASURED 42" ABOVE GROUND, (3) T-POST STAKES ARE REQUIRED TO ANCHOR EACH TREE. FOR TREES 3" AND LARGER, (3) T-POST STAKES ARE REQUIRED TO ANCHOR EACH TREE.

HOME BUILDER RESPONSIBLE FOR ALL INSTALLATION AND REMOVAL OF SILT FENCE, EROSION CONTROL MEASURES, EROSION CONTROL MATERIALS AND SW3P COMPLIANCE ON SITE.

LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR THE MEANS AND METHODS OF WORK. MEANS AND METHODS TO BE DETERMINED BY THE CONTRACTOR PERFORMING THE WORK.

CONTRACTOR OR HOME BUILDER TO PROVIDE SHOP DRAWINGS FOR ALL RAILINGS FOR APPROVAL PRIOR TO ANY MATERIAL PURCHASING AND FABRICATING.

NO WORK OR DISTURBANCE OF LAND IS TO OCCUR OUTSIDE OF SITE PROPERTY LINES WITHOUT THE WRITTEN PERMISSION FROM THE ADJACENT AND APPROPRIATE AND APPLICABLE LANDOWNER, MUNICIPALITY, HOA OR OTHER GOVERNING OR OWNER ENTITY. VERIFY LIMITS IN FIELD WITH HOME BUILDER AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCING ANY WORK.

ALL TREES TO BE STAKED USING GUY WIRE WITH RUBBER FOR PROTECTION FROM DAMAGE TO TREE TRUNKS AND METAL T-POSTS. FOR TREES LESS THAN 3" IN CALIPER MEASURED 42" ABOVE GROUND, (3) T-POST STAKES ARE REQUIRED TO ANCHOR EACH TREE. FOR TREES 3" AND LARGER, (3) T-POST STAKES ARE REQUIRED TO ANCHOR EACH TREE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, COORDINATING AND ENSURING ANY AND ALL POOL BARRIER FENCING REQUIRED BY APPLICABLE CODES IN THEIR SCOPE OF WORK.

LANDSCAPE CONTRACTOR RESPONSIBLE FOR DETERMINING AND FIELD VERIFYING ALL LOCATIONS THAT REQUIRE HANDRAILS AND GUARDRAILS PER ANY APPLICABLE CODE AND INCLUDING THE FABRICATION AND INSTALLATION OF ALL RAILINGS IN THEIR SCOPE OF WORK.

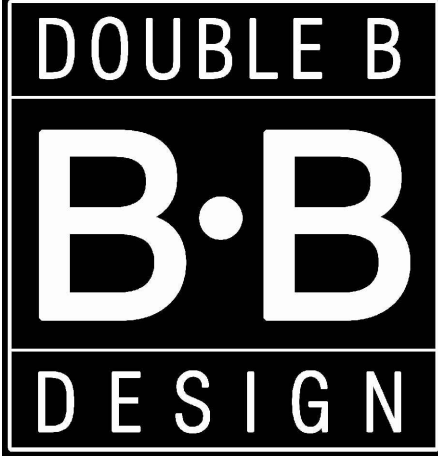
HOMEOWNER, PROPERTY OWNER, DEVELOPER, AND/OR HOME BUILDER RESPONSIBLE TO NOTIFY DOUBLE B DESIGN MINIMUM 10 BUSINESS DAYS PRIOR TO EXECUTING A CONSTRUCTION CONTRACT TO COORDINATE FINAL CONSTRUCTION DRAWINGS AND SCHEDULE A PRE-CONSTRUCTION MEETING.

## 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

## LINEWORK LEGEND:

	INDICATES EXISTING TREE TO REMAIN INDICATES EXISTING TREE TAG NUMBER
	INDICATES EXISTING TREE WITH 50% CRZ SHADED IN GRAY
	INDICATES EXISTING TREE TO BE REMOVED
	INDICATES SPOT ELEVATION
	INDICATES EXISTING GRADE CONTOUR
	INDICATES PROPOSED GRADE CONTOUR
	INDICATES PROPOSED CONTOUR
	INDICATES WHERE PROPOSED CONTOUR TIES IN WITH EXISTING CONTOUR
	INDICATES EXISTING CONTOUR
	INDICATES SURFACE FLOW LINE (SWALE) WITH DIRECTION OF FLOW INDICATED BY ARROWS
	SHEET NUMBER
	ENLARGEMENT REFERENCE
	MATCHING SHEET VIEWPORT REFERENCE SHEET MATCHLINE
	PROPERTY LINE
	LIMIT OF CONSTRUCTION LINE
	CENTERLINE
	CONTROL JOINT
	EXPANSION JOINT
	BREAK LINE SYMBOL
	SECTION LABEL
	SHEET NUMBER
	VIEWPORT NUMBER
	ELEVATION LABEL
	VIEWPORT NUMBER
	SHEET NUMBER
	SHEET NUMBER
	DETAIL CALLOUT
	VIEWPORT NUMBER
	SHEET NUMBER
	SHEET NUMBER
	ELEVATION AT A POINT



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## DRAWING INFO.

DATE: 2025-9-9  
FOR REVIEW ONLY  
FILE NAME: 25101

## REVISIONS

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**SHEET TITLE**  
**GENERAL**  
**REFERENCES**  
**NOTES & LEGEND**

LC 1.1



**Know what's below.**  
**Call before you dig.**