

TREEHOUSE AMENITY CENTER
RFI LOG

The following RFI questions have been submitted for the Treehouse Amenity Center bid request:

Q.) What type of Bonds are required?

A.) Performance and Payment Bonds

Q.) Will AutoCAD files be provided for bidding?

A.) CAD has been uploaded to the project folder on Dropbox.

Q.) Is the driveway material asphalt or concrete?

A.) Concrete

Q.) HSS 7x5x1/2 @ Pool building on Arch plans but not structural

A.) Columns to be removed at grid 3 and 6 – Arch plans to be updated

Q.) Wood stud or metal stud wall @ pool building

A.) Metal stud walls at pool building

Q.) Is there a countertop/grill spec for the grill area?

A.) Contractors should carry a **\$10,000** allowance for grills and countertop material.

Q.) The seed areas on the plan do not match the quantities in table on LPN-1.0

A.) The plant material table quantities have been updated.

Q.) There is decomposed granite shown on the material table on LPN-1.0 but not on the plans?

A.) The plant material table has been updated to remove the decomposed granite.

Q.) Plant soils are called out as “Per notes and Specifications” though we can’t find the specs?

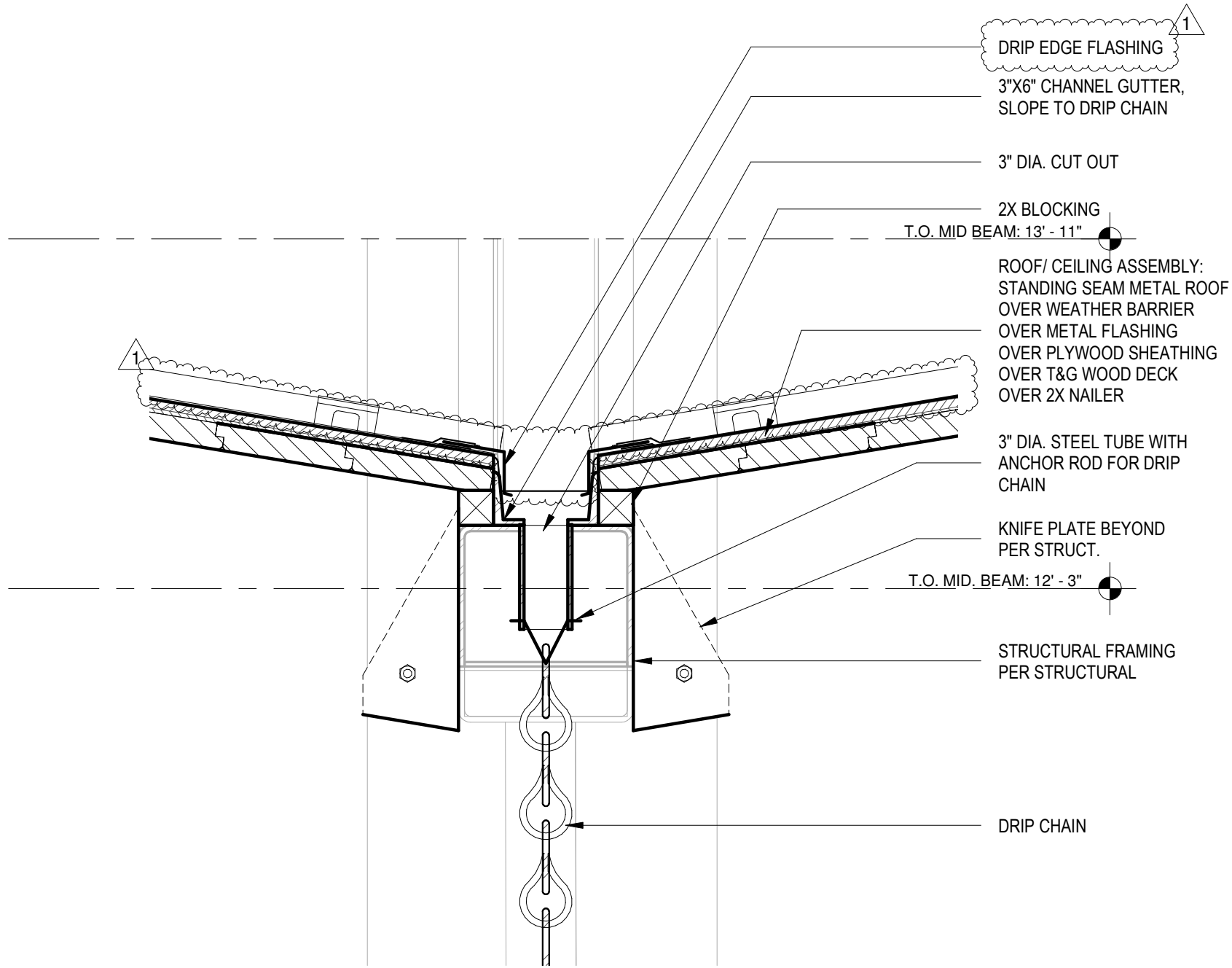
A.) The plant material table has been updated to include soil specs.

Q.) Are the panels at the Shade Structure facing the gutter at a 90% or will they be facing the direction of the roof pitch directional arrows

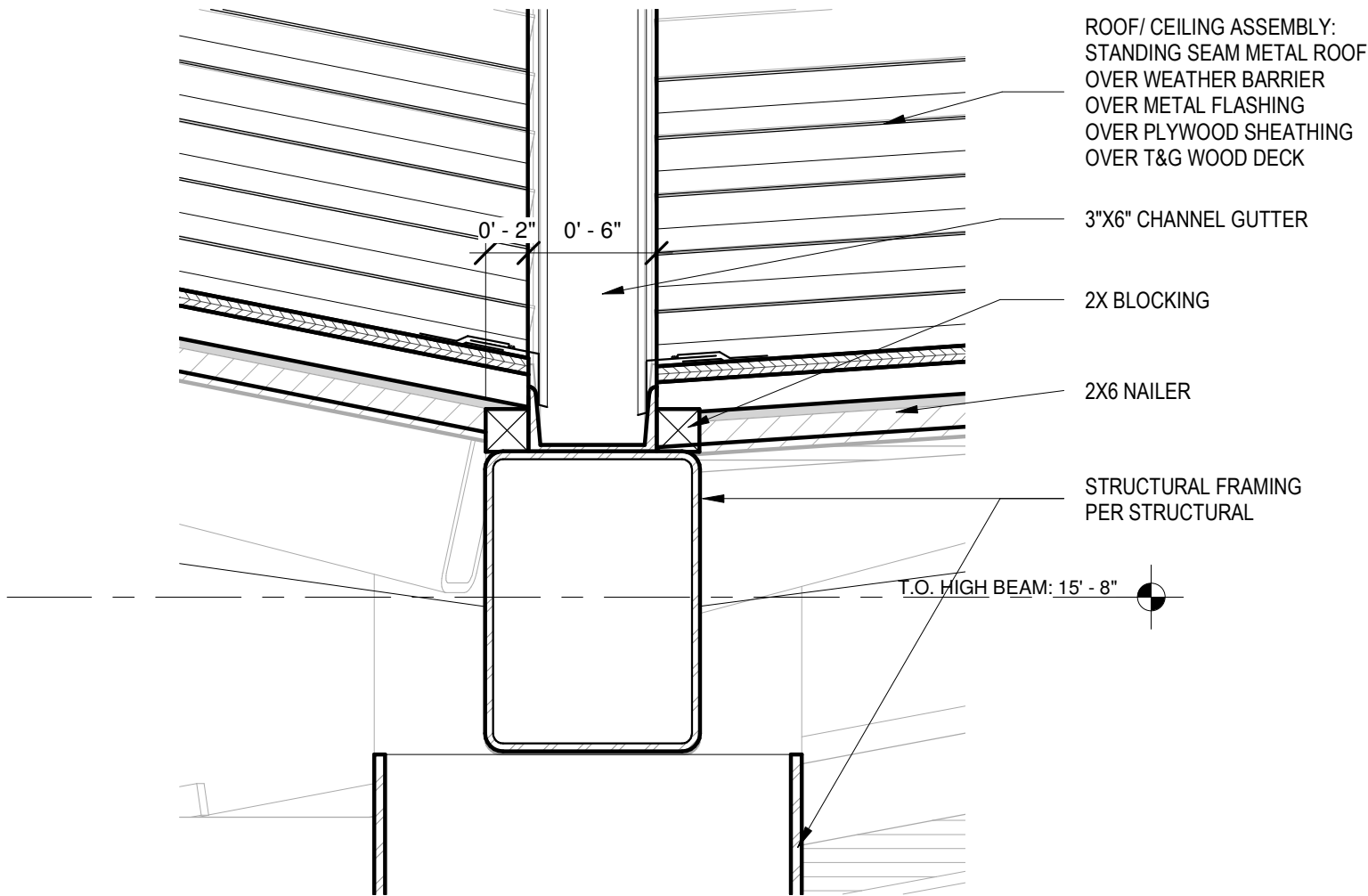
A.) Panels will face the gutter at 90 degrees

Q.) The “D” style flashing extends out past the fascia 1” to drain and will close the gutter opening from 6” to 4”. The detail shown seems to be the application for a TPO roof assembly.

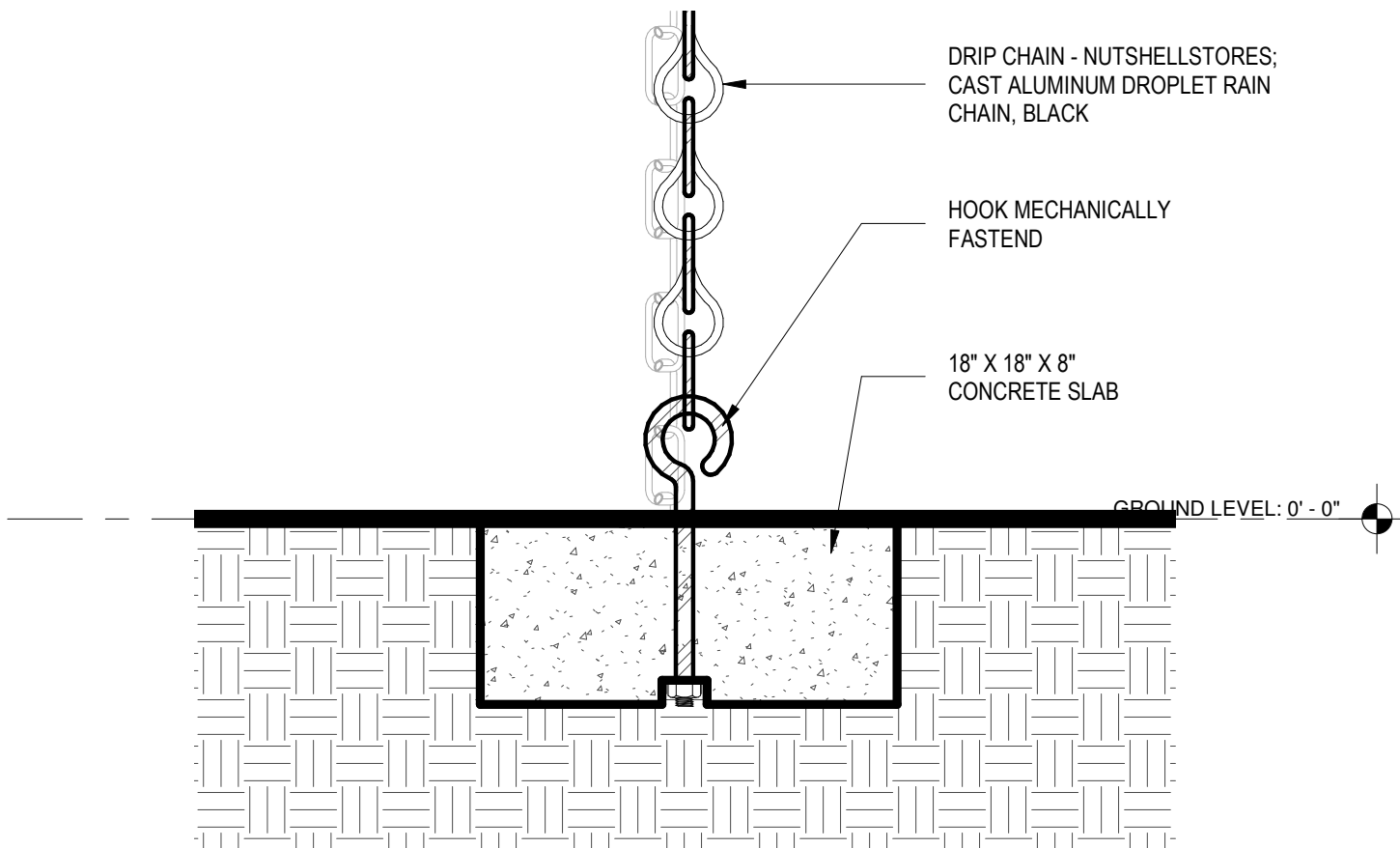
A.) Detail for drip edge flashing has been updated. Standing seam roof now shown and drip edge detail called out.



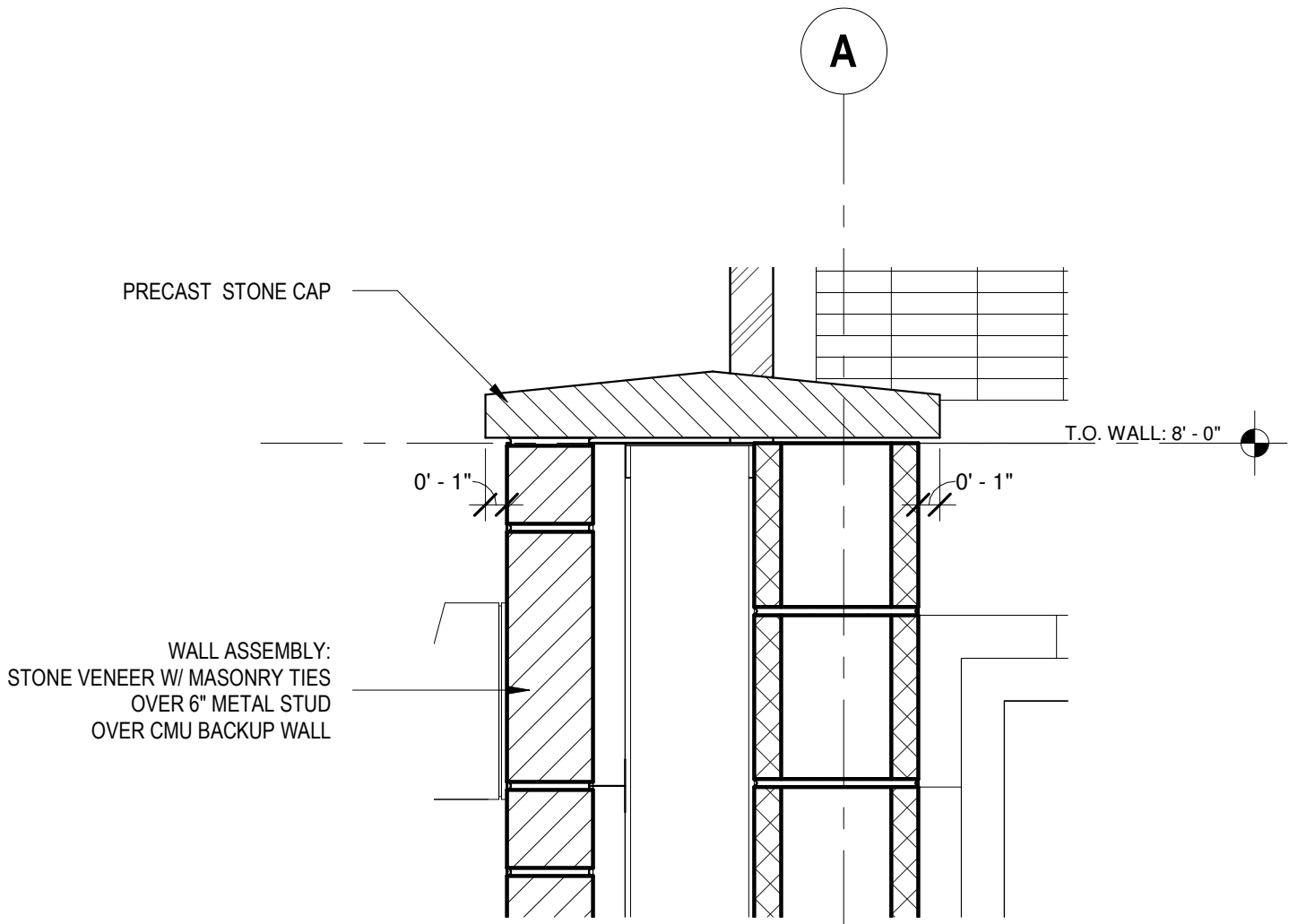
7 SECTION DETAIL - STRUCTURAL GUTTER END
SCALE: 1 1/2" = 1'-0"



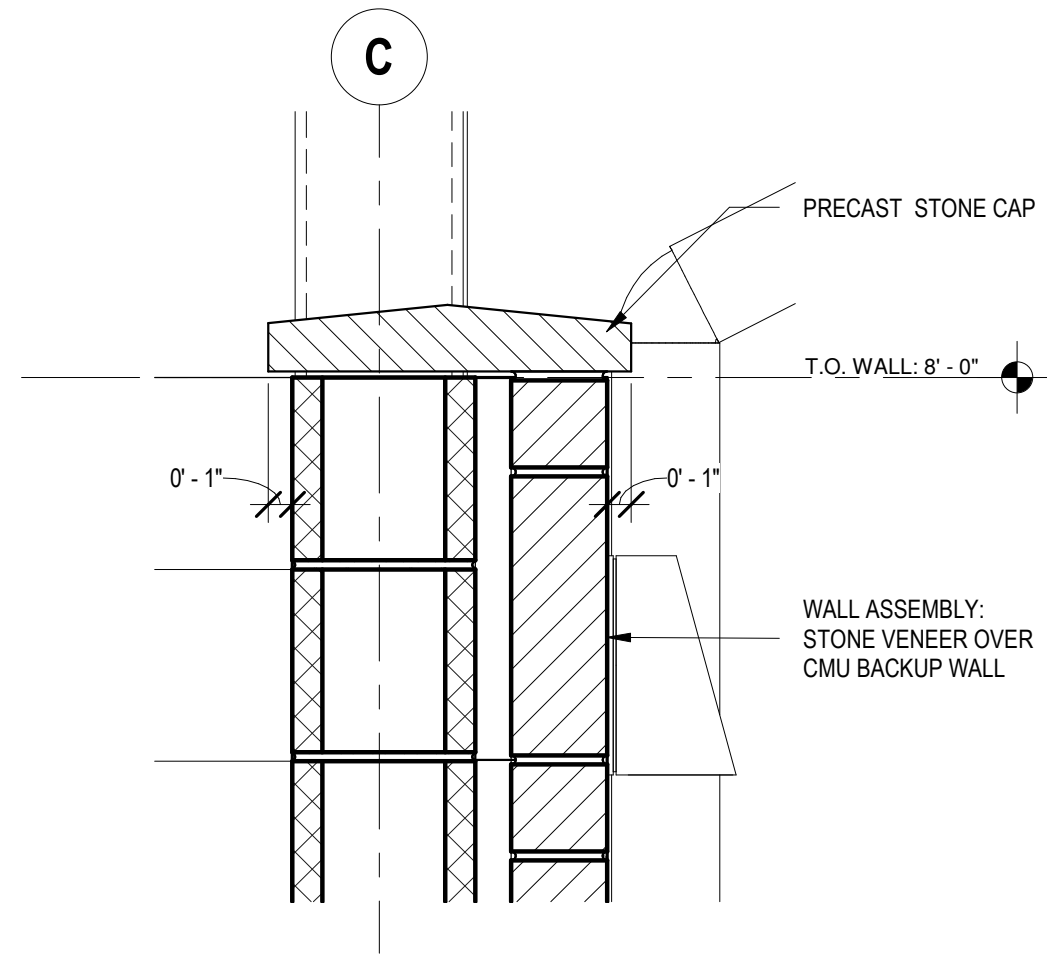
6 SECTION DETAIL - STRUCTURAL GUTTER
SCALE: 1 1/2" = 1'-0"



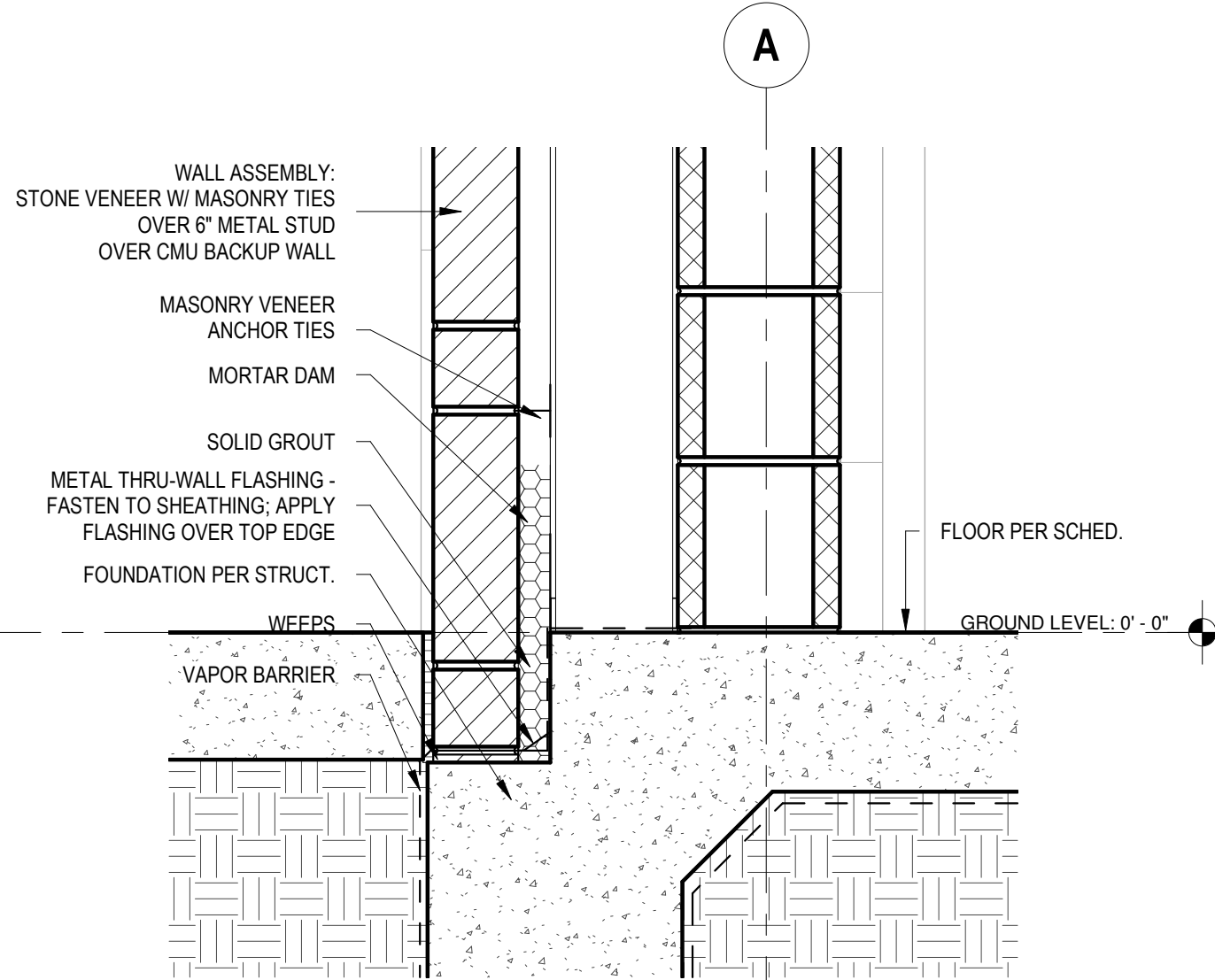
5 DRIP CHAIN ANCHOR DETAIL
SCALE: 1 1/2" = 1'-0"



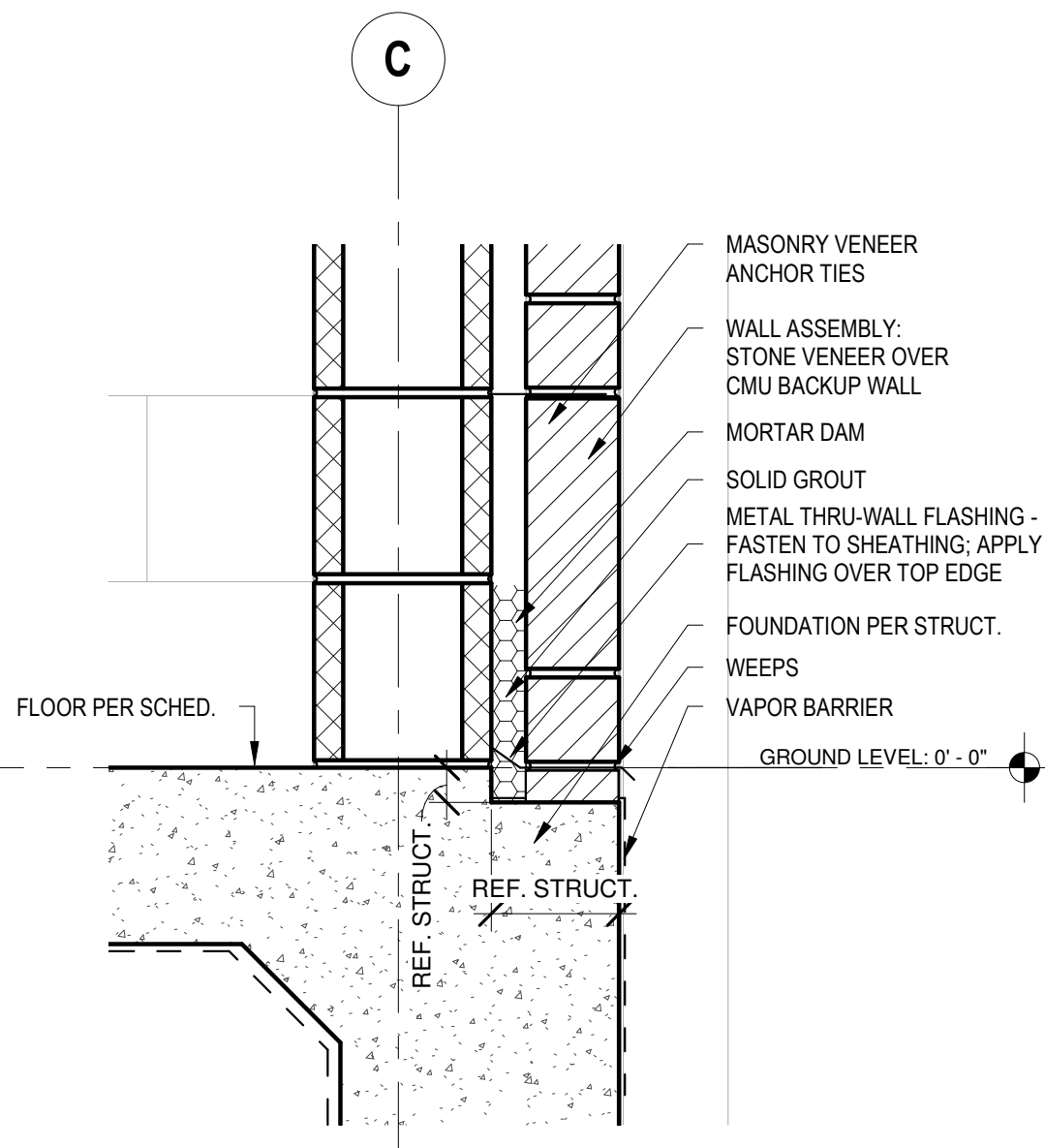
4 POOL HOUSE BUILDING SECTION - Callout 3 - Callout 3
SCALE: 1 1/2" = 1'-0"



2 STONE CAP DETAIL
SCALE: 1 1/2" = 1'-0"



3 POOL HOUSE BUILDING SECTION - Callout 3 - Callout 2
SCALE: 1 1/2" = 1'-0"



1 POOL HOUSE FOUNDATION DETAIL @ STONE VENEER
SCALE: 1 1/2" = 1'-0"

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ISSUE REVISIONS		NOTES
#	DATE	
1	01 April 2025	ADDENDUM 1

SHEET TITLE

POOL HOUSE SECTION DETAILS

SHEET NUMBER

A-501

THE COLONY - TREEHOUSE AMENITY CENTER

BASTROP, TEXAS

hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

GENERAL PLANTING NOTES

- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
- During plant establishment, native and wetland areas shall be protected from sedimentation and erosion. Prior to construction activities, native and wetland areas outside of the project limits shall be protected with silt fence.
- When planting trees and shrubs in existing natural areas, minimize disturbance to adjacent existing vegetation.
- No Ball & Burlap (B&B) material will be allowed or accepted unless specifically specified.
- All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance.
- Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.**
- The Contractor is responsible for all maintenance of the site for the duration of construction until acceptance.**
- The Contractor shall provide a 90-day maintenance period after completion of all scope elements.**

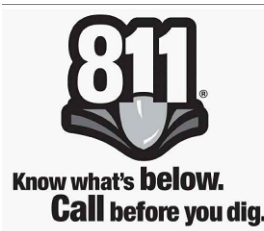
PLANTING LAYOUT AND INSTALLATION

- The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Landscape Architect in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- All planting beds are to be separated from adjacent Turf Sod, Turf Seed and Native Seed areas with edging per specifications and details. Additional locations may be indicated on the Drawings. Install edging following manufacture's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed.
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
 - All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
 - All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
 - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
 - Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
 - All bulb planting shall occur after mid-October and before ground is frozen. See details for bulb planting layout.
- All Plant Beds and pit planted plants shall receive a 3" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Planting pits for 1 and 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 3 times larger in diameter than the root ball size.
- Plants shall be installed to present their best side facing the viewer.
- Owner's representative shall have final approval of plant material layout.

TREEHOUSE AMENITY CENTER					
MATERIAL SCHEDULE					
TURF GRASS/ PLANT BEDS					
NAME	TOTAL	UNITS	DESCRIPTION		
Plant Bed	3,752	sf			
	69	cy	Planting mix	6" depth (Pro-Gro Soil Mix by Whittlesey Landscape Supply or approved equal)	
	35	cy	Mulch	3" Depth (Native Hardwood Mulch)	
Cynodon dactylon `Tif 419` / Bermuda Grass	7,504	sf			
	834	sy	Turf Sod	Cynodon dactylon "TIFWAY 419" Bermuda T419	
	93	cy	Top Soil	4" Depth, tilled into native soil (Armadillo Dirt Soil Mix by Whittlesey Landscape Supply or Approved Equal)	
Cynodon dactylon / Bermuda Seed Hydromulch	7,047	sf			
	783	sy	Turf Seed	Cynodon dactylon Common Bermuda	
	44	cy	Top Soil	2" Depth, tilled into native soil (Armadillo Dirt Soil Mix by Whittlesey Landscape Supply or Approved Equal)	
MISCELLANEOUS					
NAME	TOTAL	UNITS	DESCRIPTION		COMMENTS
Steel Edging	492	lf	3/16" thick; Brown		
River Rock	41	cy	4" Depth / 70% 1-2", 30% 2-4"; Colorado Salt & Pepper Gravel		From Whittlesey Landscape Supplies Call: 512-989-7625
Landscape Boulders	57	ea	Native Limestone, min. size: 24" x 26" x 18"		Natural Boulders. No machine markings, gouges

IRRIGATION				
SYMB	QTY	UNITS	DESCRIPTION	COMMENTS
CONTROLLER	1	ea.	Rainbird, Hunter, or Approved Equal	
PLANT BEDS	3,752	s.f.	Drip/Spray	
TREES	21	ea.	Drip/Bubbler	2 per shade tree, 1 per ornamental tree
SOD/TURF	7,504	s.f.	Drip/Spray/Bubbler	
SEED	7,047	s.f.	Temporary Irrigation	

PLANT SCHEDULE							
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES
TREES							
QUVI	4	Quercus virginiana / Southern Live Oak	Container Grown	3" Cal	12-15' H X 8' Spd	L	Must be from a Single Root Stock
TAMU	5	Taxodium mucronatum / Montezuma Cypress	Container Grown	3" Cal	15'-19' H X 8'-12' Spd	H	Must be from a Single Root Stock
ULCR	6	Ulmus crassifolia / Cedar Elm	Container Grown	3" Cal	12-15' H X 8' Spd	M	Must be from a Single Root Stock
ORNAMENTAL TREES							
CHLI	6	Chilopsis linearis / Desert Willow	Container Grown	1" Cal @ 3 trunks, min.	8-9' H X 3-4' Spd	L, M	Must be from a Single Root Stock
PALM TREES							
SATE	2	Sabal texana / Texas Palmetto	65 gal		18'-20' H X 7'-8' W	L	8' trunk ht
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
SHRUBS							
DIBI	20	Dietes bicolor / Fortnight Lily	Container Grown	5 gallon	Full to Ground	L	
ILBN	7	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	Container Grown	5 gallon	Full to Ground	M	
LEGC	13	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	Container Grown	5 gallon	Full to Ground	L	
LIGR	11	Lippia graveolens / Mexican Oregano	Container Grown	5 gallon	Full to Ground	L	
MYDD	9	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle	Container Grown	5 gallon	Full to Ground	L-M	
RHWI	9	Rhus virens / Evergreen Sumac	Container Grown	7 gallon	Full to Ground	L-M	
ROKO	39	Rosa x 'Double Knockout' / Rose	Container Grown	5 gallon	Full to Ground	L-M	
RUEQ	5	Russelia equisetiformis / Firecracker Plant	Container Grown	5 gallon	Full to Ground	L-M	
SAGR	128	Salvia greggii / Autumn Sage	Container Grown	5 gallon	Full to Ground	L	
GRASSES							
MULI	74	Muhlenbergia lindheimeri / Lindheimer's Muhly	Container Grown	5 gallon	Full, Unbroken Blades	M	
NOTE	15	Nolina texana / Texas Sacahuista	Container Grown	3 gallon	Full	L	
STTE	14	Stipa tenuissima / Mexican Feathergrass	Container Grown	1 gallon	Full	L	
PERENNIALS							
SALE	22	Salvia leucantha / Mexican Bush Sage	Container Grown	3 gallon	Full	L	
TALE	25	Tagetes lemmonii / Copper Canyon Daisy	Container Grown	5 gallon	Full	L	
SUCCULENTS							
AGAM	3	Agave americana / Century Plant	Container Grown	24" box	Full, Unbroken Blades	VL	
DATE	8	Dasyliroton texanum / Texas Sotol	Container Grown	5 gallon	Full, Unbroken Blades	VL	
HEPA	4	Hesperaloe parviflora / Red Yucca	Container Grown	5 gallon	Full, Unbroken Blades	VL	
OPEN	6	Opuntia engelmannii / Cactus Apple	Container Grown	24" box	Full, Unbroken Blades	VL	
YUGL	17	Yucca gloriosa / Spanish Dagger	Container Grown	4" H X 12" Trunk Dia., cont. grwn.	Full, Unbroken Blades	VL	
YURO	13	Yucca rostrata / Beaked Yucca	Container Grown	5 gallon	Full, Unbroken Blades	VL	
GROUNDCOVER							
LAMOL	119	Lantana montevidensis 'Lavender' / Trailing Lavender Lantana	Container Grown	1 gallon	Full Canopy, Shrub Form	L	
SCSU	65	Scutellaria suffrutescens / Pink Skullcap	Container Grown	1 gallon	Full Canopy, Shrub Form	L	



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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HUNT COMPANIES

GP, LLC
136 TERRITORY DRIVE
BASTROP, TEXAS 78602

03/12/2025

TREEHOUSE AMENITY CENTER

THE COLONY
BASTROP, TEXAS

Drawing File Name
L:\240056-HUCO\Cadfiles\LA\Treehouse
ACSheets\LPN-3.dwg

Issued:
1. BID SET 3/11/2025
2. _____
3. _____
4. _____
5. _____
6. _____
Revisions:
1. _____
2. _____
3. _____
4. _____
Issue Date: 3/11/2025

Drawn By: AWT, LD
Reviewed By: BD

Project No. 240056

LANDSCAPE NOTES

Sheet No.
LPN - 1.0 _____ of _____

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GENERAL NOTES

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH
6. PROVIDE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



01 APRIL 2025

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THE COLONY - TREEHOUSE AMENITY CENTER

BASTROP, TEXAS

hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION
DOCUMENTATION - 90%
CHECK SET

ISSUE REVISIONS		
#	DATE	NOTES
1	01 April 2025	ADDENDUM 1

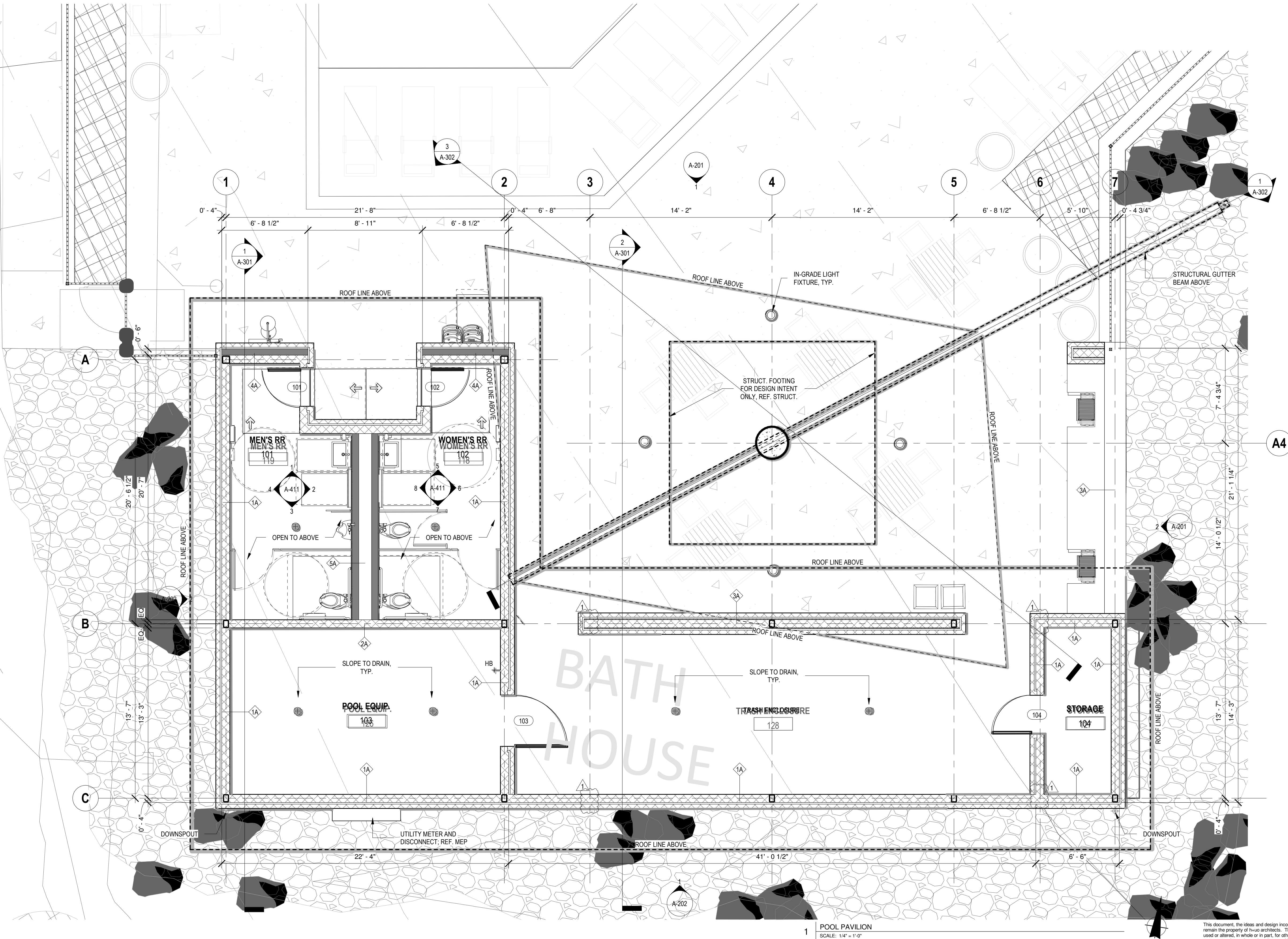
SHEET TITLE

POOL HOUSE FLOOR PLAN

SHEET NUMBER

A-101

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