



Key Plan



Professional Seals



No.	Description	Date
1	DC - GMP	2018-07-03

GENERAL PAVING NOTES:

- CONTRACTOR SHALL PROVIDE STRUCTURAL, AESTHETIC AND FABRICATION SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION, CONSTRUCTION OR INSTALLATION FOR THE FOLLOWING:
 - ALL SITE STRUCTURES, INCLUDING BUT NOT LIMITED TO ORNAMENTAL WALL.
 - ALL SITE WALLS INCLUDING BUT NOT LIMITED TO PLANTERS AND GRADE RETENTION.
 - PAVED SURFACES INCLUDING BUT NOT LIMITED TO POURED IN PLACE CONCRETE, ENHANCED PAVING AND RESILIENT SURFACING.
 - ALL LIGHTING FIXTURES, POSTS, AND SUPPORT FOOTINGS.
 - ALL SIGNAGE, SHOWING LAYOUT, SUPPORTS AND MOUNTING.
 - ALL HANDRAILS AND GUARDRAILS ON GRADE AND ON STRUCTURE, FOR STEPS, RAMPS AND TOP OF WALLS.
 - A 6" x 6" x 6" MOCKUP OF ALL PAVING TYPES SHALL BE CONSTRUCTED FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH SITE CONSTRUCTION. MOCKUPS SHALL REMAIN IN PLACE UNTIL THE PROJECT MEETS SUBSTANTIAL COMPLETION AND PUNCH LISTS HAVE BEEN COMPLETED. MOCKUPS SHALL SHOW FINISH, COLOR, JOINTING, AND INTERSECTION OF PATTERNS. MOCKUPS SHALL BE LABELED WITH PAVING KEY.
 - CONTRACTOR SHALL PROVIDE CONCRETE BASE AND MORTAR SET PAVEMENT APPLICATION AT ALL EDGES OF WALKS/ PAVING THAT IS NOT CONTAINED BY A CURB OR WALL.
 - STONE PAVEMENT SIZES ARE NOMINAL. IN ACTUAL STONE PAVEMENT DIMENSION, ALLOW FOR A 1/4" JOINT BETWEEN ALL PAVERS UNLESS OTHERWISE NOTED. CENTERLINE OF JOINT TO JOINT SHALL MEASURE THE STATED STONE PAVEMENT SIZE. USE 1/4" SPACERS FOR LAYING OUT PAVING PATTERNS.
 - EPOXY ALL STAINLESS STEEL PINS IN PLACE USED IN COPINGS OR CURBS.
- CONTRACTOR SHALL ENSURE SUFFICIENT WATERING OF PLANTS UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REGULARLY MONITOR MOISTURE CONDITIONS WITH A SOIL PROBE OR SIMILAR. CONTRACTOR SHALL NOT OVER OR UNDER IRRIGATE PLANTS UNTIL PLANTS ARE ESTABLISHED. AT SUCH TIME AS A PERMANENT WATERING SCHEDULE IS TO BE IMPLEMENTED.
- ALL PLANT MATERIAL MUST BE HEALTHY, FREE OF DISEASE, PESTS AND PHYSICAL DAMAGE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED (B&B) AS INDICATED ON THE PLANT LIST. NO BARE ROOT PLANTS ARE ALLOWED.
- ALL TREES MUST BE STRAIGHT TRUNKED (UNLESS OTHERWISE NOTED), HAVE FULL CROWNS AND MEET ALL THE LISTED SPECIFICATIONS.
- ALL PLANTS ARE SUBJECT TO THE FINAL APPROVAL OF THE OWNER AND THE LANDSCAPE ARCHITECT, BEFORE, DURING AND AFTER INSTALLATION, UNTIL SUBSTANTIAL COMPLETION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOIDING DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO UTILITIES, STRUCTURES, EXISTING VEGETATION OR SITE FEATURES DAMAGED AS A RESULT OF LANDSCAPE CONSTRUCTION.
- STAKE LOCATIONS OF NEW PLANT MATERIALS BEFORE EXCAVATING PLANT PITS FOR REVIEW IN FIELD WITH LANDSCAPE ARCHITECT.
- COORDINATE LOCATIONS OF NEW PLANTINGS WITH UTILITIES. OBTAIN AS-BUILT PLAN OF UTILITIES BEFORE BEGINNING PLANTING. REVIEW WITH LANDSCAPE ARCHITECT.
- UNLOADING AND STAGING INSTRUCTIONS
 - ALWAYS LIFT AND MOVE TREES BY STRAPPING ON THE ROOT BALL.
 - IMMEDIATELY AFTER UNLOADING, STAND TREES UP. THIS WILL REDUCE THE RISK OF SUNSCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED, AND SPACED.
 - MONITOR MOISTURE IN THE ROOT BALL BY PROBING THE SOIL WITH A SOIL PROBE AND MANAGE SUPPLEMENTAL IRRIGATION ACCORDINGLY. BE CAREFUL NOT TO OVER OR UNDER IRRIGATE.
 - REMOVE ANY TRUNK PROTECTION WITHIN 48 HOURS TO REDUCE THE RISK OF INSECT DAMAGE.
- PLANTING CARE
 - BEFORE PLANTING, REMOVE ANY PLASTIC WRAP AND ANY CIRCLING ROOTS FROM THE ROOT BALL.
 - EXCAVATE PLANTING HOLE AT LEAST TWO TIMES THE DIAMETER OF AND 4" SHALLOWER THAN THE ROOT BALL.
 - PLACE ROOT BALL AT A LEVEL WHERE THE TRUNK FLARE WILL BE 2" ABOVE SURROUNDING FINISHED GRADE AFTER SETTLING.
 - SATURATE THE PLANTING HOLE WITH WATER AFTER BACKFILL IS 3/4 COMPLETE TO AID REMOVAL OF AIR FROM THE BACKFILL.
 - AFTER PLANTING AND THE TREE IS PLUMB, REMOVE THE STRAP, PACKAGING, AND THE TOP PORTION OF THE WIRE BASKET DOWN TO THE FIRST HORIZONTAL RING. CUT THE BURLAP AWAY FROM THE ENTIRE ROOT BALL.
 - POST PLANTING CARE
 - MONITOR MOISTURE IN THE ROOT BALL BY PROBING THE SOIL WITH A SOIL PROBE AND MANAGE SUPPLEMENTAL IRRIGATION ACCORDINGLY. BE CAREFUL NOT TO OVER OR UNDER IRRIGATE.
 - TREES SHOULD BE MONITORED FOR BORING INSECTS FOR THE FIRST YEAR AFTER INSTALLATION. PREVENTATIVE PESTICIDE APPLICATIONS ARE RECOMMENDED DURING THE ESTABLISHMENT PERIOD.
- FINISH GRADING NOTES:
 - THE CONTRACTOR SHALL ENSURE POSITIVE FLOW FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
 - THE CONTRACTOR SHALL ENSURE 2% MIN. DRAINAGE AWAY FROM ALL BUILDINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING AND POSITIVE SURFACE DRAINAGE OF ALL INDICATED AREAS WITHIN THE SCOPE OF WORK.
 - THE CONTRACTOR SHALL ENSURE THAT FINISH GRADES ARE SMOOTH, EVEN AND ON A UNIFORM PLANE WITH NO ABRUPT CHANGES OF SURFACES.
 - THE CONTRACTOR SHALL ENSURE THAT TOPS AND TOES OF ALL SLOPES SHALL BE ROUNDED TO PROVIDE A GRACEFUL AND NATURAL-APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
 - FOR ROUGH GRADING, LOCATION OF UTILITIES, LIMITS AND GRADES OF ROADWAYS AND ROADWAY SUBANKMENTS AND CURBS AND GUTTERS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THE DRAWINGS, REFER TO CIVIL ENGINEERING DRAWINGS.
 - THE CONTRACTOR SHALL HOLD FINISH GRADES BELOW TOP OF ADJACENT PAVEMENT. FOLLOWINGS:

GENERAL NOTES:

- THIS LANDSCAPE CONSTRUCTION DOCUMENT DETAIL DRAWING PACKAGE IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING NOTES:
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
 - THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN THE LANDSCAPE ARCHITECTURE SCOPE OF WORK AS DEFINED WITHIN THE DRAWINGS AND SPECIFICATIONS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
 - THE CONTRACTOR SHALL WORK WITHIN THE LIMITS OF WORK INDICATED IN THE PROJECT DOCUMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING THE DURATION OF CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL ORDINANCES, CODES, AND PERMIT REQUIREMENTS. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, CODES, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES.
 - CONSTRUCTION ACTIVITY SHALL TAKE PLACE ONLY DURING THOSE HOURS PERMISSIBLE ACCORDING TO ALL APPLICABLE LOCAL CODES AND REGULATIONS.
 - THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTION OF THE WORK.
 - THE SCOPE OF WORK IN THIS DOCUMENT INCLUDES BUT IS NOT LIMITED TO ALL LANDSCAPE, HARDSCAPE, SITE FURNISHINGS, SITE LIGHTING AND FREESTANDING STRUCTURES AS SHOWN.
 - VERIFY FIELD CONDITIONS INCLUDING LOCATION OF ALL EASEMENTS, UTILITIES, STRUCTURES, WALLS, ROADS, CURBS, AND ANY OTHER ALL EXISTING SITE ELEMENTS AFFECTING LANDSCAPE SCOPE OF WORK. INFORMATION IN LANDSCAPE ARCHITECTURE PACKAGE INCLUDING BUT NOT LIMITED TO HARDSCAPE DESIGN, AND PLANTING DESIGN IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT EXISTING AND FIELD CONDITIONS. ANY INFORMATION INCLUDED HEREIN PERTAINING TO EXISTING CONDITIONS IS FOR INFORMATION ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UTILITY LINES MAY EXIST WHICH ARE NOT SHOWN HEREIN. ALL UTILITIES SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - VERIFY LOCATION OF ALL VAULTS, DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, EASEMENTS AND OTHER UTILITIES WITH THE APPROPRIATE AS-BUILT ENGINEERING DRAWINGS. FIELD VERIFY LOCATION OF ALL OF THE ABOVE INCLUDING AUTHORITY HAVING JURISDICTION OVER UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION.
 - TYPICAL INDICATES IDENTICAL ITEM OR CONDITION SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
 - SIMILAR INDICATES ITEM OR CONDITION SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
 - AS REQUIRED INDICATES ITEMS OR CONDITIONS REQUIRED TO COMPLETE THE NOTED CONDITION AS INDICATED IN THE PROJECT DOCUMENTS SHALL BE PROVIDED.
 - ALIGN INDICATES THE CONTRACTOR SHALL ACCURATELY PROVIDE FINISH SURFACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
 - TAKE ALL DIMENSIONS FROM FACE OF CURB, OR WALL UNLESS OTHERWISE NOTED. DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
 - TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORKLINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
 - ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING, WALLS, STRUCTURES TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
 - REFERENCE TO NORTH REFERRED TO TRUE NORTH.
 - REFERENCE TO SCALE IS FOR ALL SIZE DIMENSIONS. DIMENSIONS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
 - IF DIMENSIONS VARY 1" OR MORE CONTACT THE LANDSCAPE ARCHITECT FOR REVIEW AND CONFIRMATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY AND ALL CONFLICTS WITH SITE WORK RELATED TO THE HARDSCAPE AND LANDSCAPE FEATURES PRIOR TO INSTALLATION OF THE UTILITIES IN ORDER TO MAINTAIN THE HIGHEST LEVEL OF DESIGN INTENT FOR THE HARDSCAPE AND LANDSCAPE FEATURES. COSTS ASSOCIATED WITH MODIFICATION OF SITE UTILITIES DUE TO THE LACK OF COORDINATION WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE STRUCTURAL, AESTHETIC AND FABRICATION SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION, CONSTRUCTION OR INSTALLATION FOR THE FOLLOWING:
 - ALL SITE STRUCTURES
 - PAVED SURFACES INCLUDING BUT NOT LIMITED TO POURED IN PLACE CONCRETE.
 - ANY ITEM FOR WHICH SHOP DRAWINGS ARE NECESSITATED WITHIN THE DRAWINGS OR SPECIFICATIONS.
 - LOCATION AND SIZE OF DRAINS IN PAVED AND PLANTED AREAS.
 - CONSTRUCTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED AS SHOWN AND DESCRIBED HEREIN.
 - ALL ELECTRICAL JUNCTION BOXES AND UTILITY BOXES, MANHOLES OR VAULTS SHALL BE LOCATED IN DENSELY PLANTED AREAS. ALL LOCATIONS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE IN THE FIELD.
 - CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS FOR CONNECTION TO EXISTING STORM DRAINAGE SYSTEM FOR WHICH MODIFICATION IS NECESSARY. ALL SITE RELATED DRAINAGE STRUCTURES SHALL BE CONNECTED TO THE EXISTING STORM DRAINAGE OR PROPOSED STORM DRAINAGE AS SHOWN IN THE CIVIL ENGINEERING DRAWINGS.
 - ALL PAVED SURFACES SUBJECT TO PEDESTRIAN TRAVEL SHALL HAVE A NON-SLIP COEFFICIENT WHICH MEETS OR EXCEEDS THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (AWG).
 - CONTRACTOR SHALL INSTALL EROSION AND SILTATION CONTROL DEVICES AROUND CONSTRUCTION AREAS AS REQUIRED BY LOCAL CODES AND ORDINANCES.
 - PROVIDE ISOLATION TAPE ON ALL STEEL POSTS EMBEDDED IN CONCRETE.
 - CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL AND STRUCTURAL ENGINEERING DRAWINGS FOR WATERPROOFING REQUIREMENTS ON STRUCTURE AND ADJACENT TO BUILDINGS.
 - ALL FORM WORK SHALL BE APPROVED FOR GEOMETRY AND GRADES BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PAVEMENT, PLANTERS OR CURBS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ACCURATE HORIZONTAL AND VERTICAL STAKING. THE CONTRACTOR IS REQUIRED TO PERFORM CONSTRUCTION STAKING AND SET ELEVATIONS FOR THE FORM WORK PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT FOR APPROVAL.
 - THE CONTRACTOR SHALL HAVE ALL SUB-SURFACE UTILITY AND SLEEVE WORK INSPECTED AND APPROVED PRIOR TO BEGINNING OF HARDSCAPE STAKING AND CONSTRUCTION. VERIFY COMPLETION AND TESTING OF ALL WATERPROOFING AND DRAINAGE SYSTEMS PRIOR TO PLACEMENT OF SOILS OR PAVING SYSTEMS.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL CURBS, PAVEMENTS AND OTHER SURFACES PRIOR TO FINAL INSPECTION. THE CONTRACTOR WILL COMPLETE ALL SITE CLEAN UP BEFORE REQUESTING A FINAL INSPECTION.

GENERAL CONSTRUCTION NOTES:

- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS AND ALL OTHER RELEVANT CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ONSITE. ANY DISCREPANCIES OR AMBIGUITIES SHOULD BE REPORTED TO THE DESIGN CONSULTANT IMMEDIATELY. CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB- CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND / OR GRADE DIFFERENCE WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.
- ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC. UNLESS OTHERWISE NOTED ON PLANS.
- ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
- PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEM, FORMS WITH STEEL IN PLACE SHALL BE OBSERVED AND APPROVED FOR DESIGN INTENT AND ALIGNMENTS BY THE LANDSCAPE ARCHITECT.
- ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- SEE ELECTRICAL ENGINEER'S DRAWINGS FOR LIGHTING CIRCUITRY. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS.

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