

GENERAL NOTES

1. THESE GENERAL NOTES AS APART OF THE DOCUMENT PACKAGE SHALL BE READ IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATION AS PREPARED BY THE LANDSCAPE ARCHITECT.
2. TENDER DESIGN DRAWINGS SHOW DESIGN INTENT ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE CONTRACTOR SHALL CARRY OUT THE CONSTRUCTION WORKS ACCORDING TO THE CONSTRUCTION DRAWINGS AND SHALL CONTACT THE LANDSCAPE ARCHITECT WHEN DISCREPANCIES ARISE. IF THE CONTRACTOR REVISES THE DESIGN WITHOUT NOTIFYING OR OBTAINING APPROVAL FROM THE LANDSCAPE ARCHITECT AND PROBLEMS ARISE, HE SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REMEDIATION.
4. THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S AND THE CLIENT'S APPROVAL BEFORE ORDERING ALL MATERIALS AND LIGHT FIXTURES. SHOULD THE CONTRACTOR DETERMINE TO REVISE AND CHANGE THE MATERIALS OR LIGHT FIXTURES WITHOUT FIRST OBTAINING AN APPROVAL HE/SHEE IS RESPONSIBLE FOR ALL COSTS AND REPLACEMENT.
5. ALL QUANTITIES ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL QUANTITIES.
6. ALL EXTERNAL PAVING SURFACES SHALL BE CLEANED WITHOUT CEMENT, ASPHALT AND STAIN TO ENSURE QUALITY WORKS
7. ALL PROPRIETARY PRODUCTS IN THE DRAWINGS ARE FOR REFERENCE ONLY AND MAYBE SUBSTITUTED BY PRODUCTS OF THE SAME CLASS UPON APPROVAL FROM THE LANDSCAPE ARCHITECT.
8. IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
9. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES.
10. THE CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
11. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY CONTRACTOR'S OPERATIONS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS PRIOR TO COMMENCING WORK AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.

SETTING-OUT INFORMATION

1. ALL DIMENSIONS SHOWN SHALL BE IN MILLIMETERS UNLESS OTHER SPECIFIED.
2. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
3. DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF CURB OR WALL, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
4. VERTICAL AND HORIZONTAL PATHWAY EDGE ALIGNMENT SHALL BE ACCEPTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. MATERIAL, SAMPLES & MOCK-UP INFORMATION
5. SAMPLES OF SPECIFIED LANDSCAPE MATERIALS SHALL BE SUBMITTED TO GAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
6. THE CONTRACTOR SHALL PREPARE MOCK-UPS OF THE PAVING FOR REVIEW BY LANDSCAPE ARCHITECT AND THE CLIENT.

GRADING

1. ALL LANDFORMS SHALL BE FORMED AS PER THE GRADING PLAN. ALL THE SLOPES SHOULD HAVE A SMOOTH SURFACE UNDULATION AND DRAIN TO NATURAL SLOPE. FINAL GRADING TO BE INSPECTED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING.
2. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT/ CLIENT REPRESENTATIVE IF ANY DISCREPANCY CONFLICTS WERE FOUND BETWEEN THE EXISTING AND PROPOSED LEVEL.
3. WHEN CALCULATING THE SOIL VOLUME FOR BACKFILLING, THE CONTRACTOR SHALL MAKE ALLOWANCE OF 200MM SOIL DEPTH OR IN ACCORDING TO LOCAL CONDITION AND PRACTICE TO ACCOMMODATE THOSE SETTLEMENT. THE PROPOSED FINAL SOIL LEVELS SHOWN ON DRAWINGS ARE THE LEVELS AFTER WATERING AND FULL SETTLEMENT.
4. BEFORE THE COMMENCEMENT OF BACKFILLING WORK, THE CONTRACTOR SHALL CHECK THE LEVEL OF EXISTING RETAINED TREES AGAINST THE PROPOSED LEVEL. CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT/ CLIENT REPRESENTATIVE IF ANY CONFLICT IS FOUND BETWEEN THE LEVEL OF RETAINED TREES AND THE PROPOSED LEVEL. CONTRACTOR SHALL MAKE PROPOSAL TO LANDSCAPE ARCHITECT.

HARD LANDSCAPE**CONCRETE WORK**

1. THE CONTRACTOR SHALL INSTALL ALL CONCRETE, RE-INFORCING, AND NECESSARY FORMWORK / FALSEWORK AS DETAILED AND SPECIFIED IN ENGINEER'S DRAWINGS. STYLE, COLOUR AND FINISH TO CONFORM TO ARCHITECT'S OR LANDSCAPE ARCHITECT'S APPROVAL.
2. CONTRACTOR TO PROVIDE SAMPLES OF ABOVE MATERIALS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

BRICK & STONE WORK

1. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BRICK/STONE APPLICATION. APPLICATIONS FOR BRICK AND STONE WORK TO CONFORM TO DETAILS AND SPECIFICATIONS PROVIDED BY THE MANUFACTURER.
2. ALL THE NATURAL STONE SHALL BE FACTORY SEALANT SIDES & BOTTOM SURFACES, ALL THE CUTS PR-SEALED BY CONTRACTOR.
3. DRY-FIX SYSTEM (CLADDING)

METALWORK

1. ALL STEEL SHALL BE GALVANIZED WITH 2 COATS OF PAINT UNLESS OTHER SPECIFIED.
2. STYLE, COLOUR AND FINISH TO CONFORM TO LANDSCAPE ARCHITECT'S APPROVAL.
3. DETAILED APPLICATION SHALL FOLLOW THE MANUFACTURE'S SPECIFICATIONS AND REQUIREMENTS.
4. WITH THE EXCEPTION OF STAINLESS STEEL AND GALVANIZED STEEL, ALL METALWORKS SHALL BE COATED WITH RUST RESISTANT PAINT AND PRIMER.

PAINTING WORK

1. DETAIL APPLICATION SHALL FOLLOW THE MANUFACTURE'S SPECIFICATIONS AND REQUIREMENTS.

PLANTING

1. THESE GENERAL NOTES AS APART OF THE DOCUMENT PACKAGE SHALL BE READ IN CONJUNCTION WITH THE GENERAL PLANTING DESIGN DESCRIBED BY THE CHARACTER, STRUCTURE, SIZE, SPECIFICATION, AND QUANTITY SHOWN. REFER TO THE PLANTING SCHEDULE FOR PLANT SPECIES. THE DIAMETER-AT-BREAST-HEIGHT (DBH) REFERS TO THE DIAMETER OR THE TREE AT 1.2 METERS ABOVE THE GROUND. THE STEM DIAMETER FOR SHRUBS REFERS TO THE DIAMETER OF THE STEM AT BRANCH POINT.
2. FINAL QUANTITIES FOR SHRUBS AND GROUNDCOVERS SHALL BE BASED ON SIZE AND SPACING REQUIREMENTS AS SPECIFIED.
3. THE CONTRACTOR SHALL SUBMIT PLANT PHOTOS OR ARRANGE NURSERY TRIPS FOR APPROVAL AND INSPECTION BY LANDSCAPE ARCHITECT AND CLIENT. THE CONTRACTOR SHALL USE ONLY APPROVED PLANTS. THE APPROVAL SHALL BE BASED ON THE FOLLOWING:
A. THE SPECIES;
B. THE SIZE, FORM, AND STRUCTURE;
C. AND THE HEALTH CONDITION AND OVERALL APPEARANCE.
4. ALL PLANTS SHALL BE OF GOOD HEALTH AND GOOD FORM. THE HEALTH CONDITION SHALL BE BASED ON THE FOLLOWING: PEST-FREE, DAMAGE-FREE BRANCHING STRUCTURE, BARK, AND LEAVES; B. FREE OF WOUNDS; C. NO SIGNS OF PRE-MATURE AGING; D. PLANT TRANSPLANTED SHALL NOT BE IN STORAGE FOR EXTENDED PERIOD OF TIME IN ORDER TO PREVENT DESICCATION OF ROOTBALL AND NEW BUDS; E. NO DAMAGES; AND F. ABILITY TO GROW.
5. THE CONTRACTOR SHALL INSPECT ALL PLANTS FOR PESTS. DURING THE MAINTENANCE PERIOD THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS ARE KEPT IN GOOD CONDITION.
6. THE CONTRACTOR SHALL LAYOUT ALL PLANT LOCATIONS ON SITE AND OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. SHOULD DISCREPANCIES ARISE ON SITE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND THE CLIENT TO SETTLE THE DISPUTE. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS OF ALL NEW PLANTINGS WITHOUT NOTIFICATION OF THE LANDSCAPE ARCHITECT.
8. THE SPACING SHALL SATISFY THE GROWTH REQUIREMENT OF THE PLANTS AND BE VERIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
9. THE OVERALL APPEARANCE OF INDIVIDUAL PLANTS OF THE SAME SPECIES SHALL BE IDENTICAL.
10. REFER TO THE TREE PIT DETAIL FOR DIMENSIONS, TREATMENT, AND BACK-FILLING.
11. THE CONTRACTOR SHALL REMOVE ALL STONE, CONCRETE, AND TRASH PIECES FROM TREE PITS PRIOR TO PLANTING.
12. THE SOIL LEVEL OF THE TREE PIT SHALL MATCH THE ADJACENT LEVELS AFTER BACK-FILLING.
13. THE CONTRACTOR SHALL PERFORM VARIOUS SOIL TESTS TO ACCOMMODATE THE VARIOUS GROWTH HABITS OF THE PLANTS. HE SHALL ANALYZE THE TEST RESULTS AND FOLLOW THE RECOMMENDATIONS GIVEN TO ENSURE THAT THE PLANTS ARE IN THEIR HEALTHY CONDITION.
14. WITH THE EXCEPTION OF TURF AREAS, APPLY A 150 mm THICK LAYER OF FERTILIZER SOIL MIX TO ALL LANDSCAPE AREAS. FOR TURF AREAS, FIRST APPLY A 100 mm THICK LAYER OF FERTILIZER SOIL MIX AND THEN APPLY A 50 mm THICK LAYER OF FINE SAND.
15. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL FORM OF THE PLANT WHEN PRUNING. THE CONTRACTOR SHALL PRUNE SIDE BRANCHES TO ENSURE THE PLANT IS GROWING IN HEALTHY CONDITION.
16. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE PLANTED IN THE TRIANGLE FORMAT.
17. ALL SPACING SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT.
18. ALL PLANT MATERIAL, TREES, SHRUBS AND GROUNDCOVERS SHALL BE REVIEWED, SELECTED AND APPROVED BY LANDSCAPE ARCHIECT IN CONJUNCTION WITH THE OWNER PRIOR TO INSTALLATION.
19. REFER TO SOIL PLACEMENT PLANS FOR SOIL MIX TYPES.
20. 75mm DEPTH ORGANIC MULCH IN ALL TREE AND SHRUB PLANTING AREAS.

REFERENCE DRAWING

1. REFER TO ENGINEER'S DRAWINGS FOR ALL CIVIL / STRUCTURAL WORKS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ARCHITECTURAL ELEMENT. ALL DISCREPANCIES SHALL BE REPORTED TO ALL RELEVANT PARTIES FOR CO-ORDINATION.
3. REFER TO ARCHITECTURAL, DRAINAGE, AND ELECTRICAL DRAWINGS FOR ALL ARCHITECTURAL, DRAINAGE, AND ELECTRICAL WORKS.
4. REFER TO DRAINAGE AND ELECTRICAL DRAWINGS TO COORDINATE GROUND LEVEL AND SUBSOIL DRAIN SYSTEMS. SHOULD DISCREPANCIES BE FOUND BETWEEN THE COVER LEVELS OF ANY UNDERGROUND ELECTRIC ROOM OR MANHOLE AND THE PROPOSED GRADE, THE CONTRACTOR SHALL REPORT TO ALL RELEVANT PARTIES IMMEDIATELY AND SEEK CO-ORDINATION.

NOTE

ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS
NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR STORED IN ANY RETRIEVAL SYSTEM OF ANY NATURE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AS COPYRIGHT HOLDER EXCEPT AS AGREED FOR USE ON THE PROJECT FOR WHICH THE DOCUMENT WAS ORIGINALLY ISSUED.
FOR DRAWING INDEX, GENERAL NOTES, REFER TO DWG L1-001

CLIENT: **Watfore Ltd (Dairygold)**ARCHITECTS: **Reddy Architecture + Urbanism**

REVISIONS

Job No.	28A5A	Drawn By	RK
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JOB DESCRIPTION

Site	PARKMORE, LONG MILE ROAD, DUBLIN
Project	PARKMORE
Title	GENERAL NOTES



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