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LANDSCAPE PLAN COVER SHEET NOTES

GENERAL NOTES:

1. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE INFORMATION NOT SHOWN IN THESE DRAWINGS.
2. UPON EXECUTION OF THE CONTRACT, PROVIDE THE LANDSCAPE ARCHITECT AND OWNER WITH A CRITICAL PATH SCHEDULE TO INCLUDE EACH ITEM, LEAD TIME, ORDER AND INSTALLATION DATE FOR SUBSTANTIAL COMPLETION.
3. PROVIDE FOR POSITIVE DRAINAGE. NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE OTHERWISE. MAINTAIN FLOWLINES AND DRAINAGE PATTERNS AS INDICATED ON ENGINEER'S GRADING DRAWINGS.
4. VERIFY AND STAKE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND AS REQUIRED BY GOVERNING AGENCIES TO BE HELD LIABLE FOR DAMAGES TO EXISTING UTILITIES INCURRED BY INSTALLATION OF THE WORK.
5. REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION.
6. CHECK DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS WITH FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER.
7. VERIFY PROPERTY LINES PRIOR TO COMMENCING WORK. NO CONSTRUCTION ITEM, INCLUDING FOOTINGS, SHALL EXTEND BEYOND PROPERTY LINE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK. PIPING, CONDUIT AND SLEEVES SHALL BE SET IN PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
9. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE, CONSTRUCTION MEANS AND METHODS, SAFETY PROCEDURES, BRACING, TEMPORARY SUPPORTS, AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
10. GIVE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED OR REQUESTED JOB SITE VISIT.
11. FORMS AND ALIGNMENT OF PAVING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING.

12. FOR SUBMITTALS, SAMPLES AND SHOP DRAWINGS REQUESTED, SUBMIT IN TRIPLICATE TO LANDSCAPE ARCHITECT WITH ONE COPY TO THE OWNER UNLESS OTHERWISE SPECIFIED.
13. PROPOSED SURFACES SHALL MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
14. DIMENSIONS ARE FROM OUTSIDE FACE OF THE BUILDING, PAVING AND WALLS UNLESS OTHERWISE NOTED. ANGLES ARE 90 OR 45 UNLESS OTHERWISE NOTED.
15. COORDINATE AND COOPERATE WITH CONTRACTORS OF ATTACHED, ADJOINING AND INTERFACING WORK OF OTHER TRADES.
16. MATERIALS AND WORKMANSHIP, CONFORM TO LATEST UNIFORM BUILDING CODES AND APPLICABLE GOVERNING AGENCY CODES AND ORDINANCES. NO PART OF CONTRACT DOCUMENTS TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER.

CONSTRUCTION NOTES

1. CONCRETE, MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I. AT TWENTY EIGHT (28) DAYS.
2. CEMENT: CONFORM TO A.S.T.M. C150 AND AGGREGATE SHALL CONFORM TO A.S.T.M. C33.
3. CONCRETE SLUMP: MAXIMUM SLUMP 4 INCHES, EXCEPT FOR FOUNDATIONS WHICH MAY HAVE A 5 INCH MAXIMUM SLUMP.
4. CONSTRUCTION TO BE PLUMB AND TRUE UNLESS OTHERWISE NOTED OR INDICATED.
5. REBAR AND FOOTING SIZES, IF SHOWN, ARE FOR BIDDING PURPOSES ONLY. VERIFY WITH OWNER'S STRUCTURAL OR SOILS ENGINEER THE NEED FOR ALL REINFORCING, BASE MATERIAL, PRE SATURATION AND OTHER STRUCTURAL REQUIREMENTS.
6. PAVING AND CONCRETE CONTRACTORS ARE TO COORDINATE AND COOPERATE WITH THE ELECTRICAL, DRAINAGE AND IRRIGATION SYSTEMS INSTALLATION FOR REQUIRED SLEEVES, PIPES, AND CONDUITS UNDER PAVING.
7. PRIOR TO LAYOUT OF UNDERGROUND IMPROVEMENTS, REFER TO PLANTING PLANS FOR TREE LOCATIONS. STAKE TREES AND OUTLINE SPECIFIED BOX SIZE. ROUT UNDERGROUND DRAINAGE, ELECTRICAL, POOL AND IRRIGATION PIPING OUTSIDE EXCAVATION REQUIRED FOR TREES.
8. ALLOW AT LEAST 6-8 WEEKS TIME FOR PLACEMENT OF ORDER UNTIL DELIVERY ON ANY MANUFACTURED ITEM UNLESS OTHERWISE NOTED.
9. REFER TO FINISH GRADING/DRAINAGE PLANS FOR VERTICAL DIFFERENCES, GRADES AND DRAINAGE SYSTEMS.
10. WRITTEN DIMENSIONS AND DETAILS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

11. VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNER AND THE LANDSCAPE ARCHITECT.
12. CONFORM TO LATEST UNIFORM BUILDING CODE AND APPLICABLE GOVERNING AGENCY CODES AND ORDINANCES. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER.
13. COORDINATE AND COOPERATE WITH CONTRACTORS OF ATTACHED, ADJOINING AND INTERFACING WORK OF OTHER TRADES.