

GENERAL NOTES:

1. Do not scale from these drawings. Dimensions shall take precedence over scales shown on drawings. General Contractor to verify all dimensions, grades and conditions at site prior to commencing the work, and report any discrepancies to the Landscape Architect in writing.
2. All dimensions are in millimetres and levels are in metres unless indicated otherwise.
3. All dimensions and levels are to be confirmed and any discrepancies or errors reported to the Landscape Architect prior to the commencement of construction work.
4. These drawings shall be read in conjunction with the current issue of all associated architectural, structural and building services drawings, the specification and other contract document and drawings. Should there be any discrepancy or conflict between the Landscape contract documents and those of the consulting engineer's, it shall be brought to the Landscape Architect's attention for clarification prior to installation of said work. Any work installed in conflict with the Landscape contract documents shall be corrected by the contractor at no additional costs.
5. Landscape package is intended to provide a sufficient level of information for a contractor to complete detailed shop drawings for construction. Contractor must ensure that the design intent is followed to the approval of the Landscape Architect, while ensuring the design is fit for purpose, structurally sound, appropriate materials for the site conditions and follows international best practice and local regulations.
6. All work shall comply with the contract documents (drawings and product manual/specifications) including these general notes. The contractor shall coordinate the intent of the general notes with all trades.
7. All work shall be executed in accordance with all applicable codes, ordinances and accepted industry standards. All parts of the work - including materials, methods, assemblies, etc., must comply with the requirements of the governing regulations of the local authorities having jurisdiction over the project.
8. The organisation of the drawings and project manual shall not control the contractor in dividing the work among sub-contractors or in establishing the extent of work to be performed by any trade.
9. All materials and workmanship shall conform to the drawings and project manual, consult the Landscape Architect for clarification before proceeding with the work.
10. No deviation from contract drawings and project manual/specifications shall be made without written approval of the Landscape Architect.
11. The contractor and all sub-contractors shall have a set of the most current approved contract documents and shop drawings on site at all times.
12. All symbols and abbreviations used on the drawings are considered to be construction standards. If the contractor has questions regarding the same, or their exact meaning, the Landscape Architect shall be notified for clarification.
13. Where a typical condition is detailed, it shall be understood that all like or similar conditions are the same unless specifically noted or detailed otherwise.
14. Contractor shall provide construction barricades and/or fencing as required by local municipality for public safety prior to commencing the work.
15. Fire protection equipment and service access must be provided during the entire construction periods required by the local municipality.
16. Contractor shall provide temporary exit signage to assure means of egress during construction.
17. Except where shown in dimensional detail, the locations of plumbing, mechanical equipment, ducts, piping, and fittings are approximate. The exact locations shall be determined by the contractor, subject to approval by the Engineer and the Landscape Architect.
18. Contractor shall verify sizes and locations of all mechanical equipment pads and bases as well as power and water or drain installations with equipment manufacturers before proceeding with the work. Changes to accommodate field conditions or substitutions shall be made at no additional cost.
19. Contact between dissimilar materials shall be protected. Refer to project specifications.
20. Contractor to co-ordinate conflicts between buried utilities and structural footings of walls, stairs, and other structures on site with the Engineer and the Landscape Architect. Any and all proposed solutions to said conflicts, including pipe sleeves, breaks in the footing, and re-routing of utility pipes, conduits, etc. shall be co-ordinated with the Engineer and the Landscape Architect.

LANDSCAPE LEVELS & FINISH REFERENCE

1. Shop drawings, samples and mock-ups must be approved by the Landscape Architect prior to ordering the materials for construction.
2. Structural details of landscape items like retaining walls, metal walls, concrete foundations, sub-bases and bedding layers shall be detailed/confirmed by a structural engineer.
3. Contractor is responsible for full protection of existing site assets and is liable to repair or replace any damaged items.
4. Contractor to plan setting-out of paving materials in advance to minimise cutting. Unapproved cutting will be rejected.
5. Contractor to make full allowance for as-built tolerances of levels when setting out structures.
6. The Contractor shall plan layout and installation carefully to co-ordinate all paving

- elements and ensure joint tolerances as specified in the specifications are met.
7. Refer to civil and structural engineer's drawings for final grades at plot line limit. Contractor to confirm actual levels on site in shop drawings. Any discrepancies to be brought to the attention of the Engineer and Landscape Architect for resolution prior to construction.
8. Landscape contractor to ensure as-built interface between landscape levels and adjacent road is co-ordinated at site with road engineers.
9. Levels to achieve positive drainage of min. 1% away from away from buildings unless otherwise stated.
10. Finished soil in planting beds to be min. 25mm below the adjacent paving unless otherwise noted and 150mm below DPC. Allowance to be made for mulch layer as required.
11. All surface drains to be located within a single paving unit, at the centre of the unit.
12. Drainage points at paving, decking and artificial turf to be hidden underneath.
13. Services access covers to be aligned to paving direction and 'biscuits' aligned. Covers to be 100% located in either planting or paving, not crossing both.
14. Services access covers location and services to be confirmed on site, not simply referenced on plan.

IRRIGATION NOTES

1. Drawings are schematic, the contractor shall prepare and submit all necessary shop drawings and layout drawings as per site conditions.
2. All dimensions and levels are to be confirmed and any discrepancies or error reported to the Engineer and Landscape Architect prior to the commencement of works.
3. All valve chambers and pull boxes shall be installed in ground-cover/shrub areas, to be out of view.
4. Sleeves (double the size of the pipe) shall be provided for all irrigation pipes (including control cable conduits) which cross any hard landscape/passing/road etc.
5. All services access covers in hardscape areas shall be recessed construction type with inlaid paving matching the material and alignment of the surrounding paving. Services access cover collars shall be fully co-ordinated with the FFL to ensure that no collar is visible at the finished surface. Services access covers and access hatches shall always be located either entirely within the hardscape area or a minimum of 0.50m into a planting bed. Services access covers shall never span a hard and soft landscape area.
6. Solenoid control wires in conduits to be laid in conjunction with the mainline.
7. Landscape/Irrigation sub-contractor to co-ordinate works with the main contractor.
8. Mainline and lateral lines passing through building structure shall be laid prior to civil construction and pipes shall be pressure-tested before back-fill and shall be protected as per conditions. Contractor to ensure that the uPVC pipes crossing under/through structure shall be Class E pressure-tested at 15 bar.
9. Irrigation pipes shall be laid in co-ordination with all other utilities on the site. Provide a minimum cover for the main irrigation line.
10. All fixtures to be tested and flow fixtures to be verified upon installation. Contractor to adjust flow rates accordingly.

PLANTING:

1. All plant materials to be free from disease and to type and sizes as specified. Substitutes shall not be permitted without approval by the Engineer and Landscape Architect.
2. Planting to be set out under supervision of the Engineer and Landscape Architect on site prior to planting.
3. All plant material shall be protected during transport and delivery to job site with cloth or other acceptable means of wind-burn prevention.
4. All trees must have a straight trunk unless otherwise noted on the drawings and schedules, and the 'brown trunk' (top of root-ball to first branch of canopy) shall be as specified in the planting schedule.
5. Prior to construction, the contractor is responsible for locating all underground utilities and shall avoid damage during construction. Should the contractor damage any utilities, necessary repairs shall be made as quickly as practicable, at the contractor's expense, under supervision of the Employer's Representative.
6. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to ensure that proper drainage and percolation is available. Correct as required to ensure a percolation rate of 15cm per hour. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
7. Trees grown in grow-bags or grow-bag type material must have the grow-bag removed entirely prior to planting unless biodegradable.
8. Ball and burlap material shall have the top one-half (1/2) of the burlap around the base of the trunk cut and pulled back. Do not remove burlap. Wire cages, straps, etc. must be cut and removed prior to installation.
9. All trees over 2.50m 'brown trunk' height shall have root-balls secured with a proprietary root anchoring system unless otherwise specified.
10. Contractor shall replace rejected plant material within one week of notice.
11. Contractor shall refer to to the landscape planting details, plant list, general notes and the planting specifications for complete landscape planting instructions.
12. Before installing approved planting medium, rake existing soil surface clear of stones

- (30mm diameter and larger), debris, rubbish, and remaining from removed plant material.
13. Scarify existing topsoil to a depth of 80mm prior to installation of approved planting medium.
14. Contractor shall submit samples, soil testing results to meet GRO, FLL, BS 3882 and specifications of planting media for approval by the Engineer and Landscape Architect prior to installation. Planting media shall be installed to a depth as specified in the drawings and incorporated into the scarified existing topsoil where appropriate.
15. Refer to Landscape specifications (planting) for different types of planting medium for trees, shrubs, ground-covers, bio-retention areas, grass lawns and wildflower meadows.
16. Finish grade all prepared topsoil areas to a smooth, even surface assuring positive drainage away from the structures and eliminate any low areas which may collect water.
17. Guying/staking practices do not permit nails, screws, wires etc to penetrate outer surface of the tree. Trees rejected due to this practice shall be replaced immediately at the contractor's expense.
18. Removal of all staking and guying of trees after time of installation shall be the responsibility of the Contractor. Staking shall be kept in place until proper root growth and stability of tree has been established.
19. The Contractor is responsible for maintaining all planting areas (including watering, spraying with a non-herbicidal spray, mulching, mowing, fertiliser, pruning etc) until the defects liability period is successfully completed and certified by the Engineer and Landscape Architect.
20. The Contractor shall re-grade all areas disturbed by plant removal, re-location and/or installation work. Contractor shall replace (by equal size and quality) any and all existing plant material avoidably disturbed or damaged by plant removal, re-location, and/or installation work.
21. There shall be no chains or cables used on trees. Handle, re-locate or move all plants with two 50mm minimum width nylon straps or equivalent approved.
22. The Contractor shall bear all costs of testing of soils, amendments etc., associated with the work and included in the specifications. Prior to commencement of the planting work the contractor shall provide complete soil tests with recommendations for the installation area.
23. The following guidelines shall be utilised to ensure successful transplanting of mature trees.
 - Any tree being re-located shall have its lateral roots cut whilst in-situ 6 months prior to transplant date and a root barrier inserted to prevent re-establishment of roots outside the desired root-ball. Generous watering into a 400mm deep by 1500mm diameter soak pit shall be carried out during this period.
 - Contractor to submit a planting strategy programme to the Engineer and Landscape Architect immediately after commencement of the work. Sections, Inspection and Approval, Root Cutting and Transport, Preparation, Transport to Site, Re-establishment Period, Planting, DLP etc to ensure the implementation and completion of the planting strategy in line with the execution and completion of the other works in the Landscape Programme and the overall Project Programme.
 - Upon transplanting, the tap roots shall be cut and the tree immediately placed into its new location. Generous watering into a 400mm deep by 1500m diameter soak pit shall be carried during the first 6 months of this re-establishment period.
 - Transplanted trees shall be supported by a proprietary below-ground root anchor system as per the detail drawing package
24. Contractor to request inspection of project by the Landscape Architect & Engineer in writing for both substantial completion and end of defects liability period.

Additional Information
Planning Ref: SD22A/0466
July 2023

LANDSCAPE ARCHITECTS & CONSULTANTS			
PROJECT PROPOSED DEVELOPMENT AT TEMPLEVILLE DRIVE, TEMPLEGUE, DUBLIN 9W, CO. DUBLIN			
CLIENT BARRY & SUSANNE COLEMAN		PROJECT ARCHITECTS COLIN MACKAY MRIA	
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<small>NOTES: All dimensions are in millimeters unless otherwise stated and shall be checked and confirmed by the contractor on site. Any discrepancies shall be immediately reported to the landscape architects. Work to figured dimensions only - Do not scale from drawings. Not for Construction Purpose unless Specifically Marked.</small>			
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