

**DEMOLITION LEGEND**

SYMBOL	DESCRIPTION	COMMENTS
—	LIMIT OF WORK	TO BE CONFIRMED IN THE FIELD BY LANDSCAPE ARCHITECT
—	PROPERTY LINE	
⊗	EXISTING TREE TO BE REMOVED AND DISPOSED	TO BE CONFIRMED IN THE FIELD BY LANDSCAPE ARCHITECT & OWNER'S REP
□	EXISTING SITE ELEMENTS TO REMAIN AND BE PROTECTED	TO BE CONFIRMED IN THE FIELD BY LANDSCAPE ARCHITECT & OWNER'S REP. SEE TREE PROTECTION DETAIL
⌋	EXISTING FENCE WALL OR EDGE MATERIAL TO BE REMOVED AND DISPOSED	SAWCUT CLEANLY, REMOVE ALL FOOTINGS
△	EXISTING TREE TO BE TRANSPLANTED	OFFSITE IN NEWTON CARE BY TOWN
○	EXISTING TREE TO REMAIN	

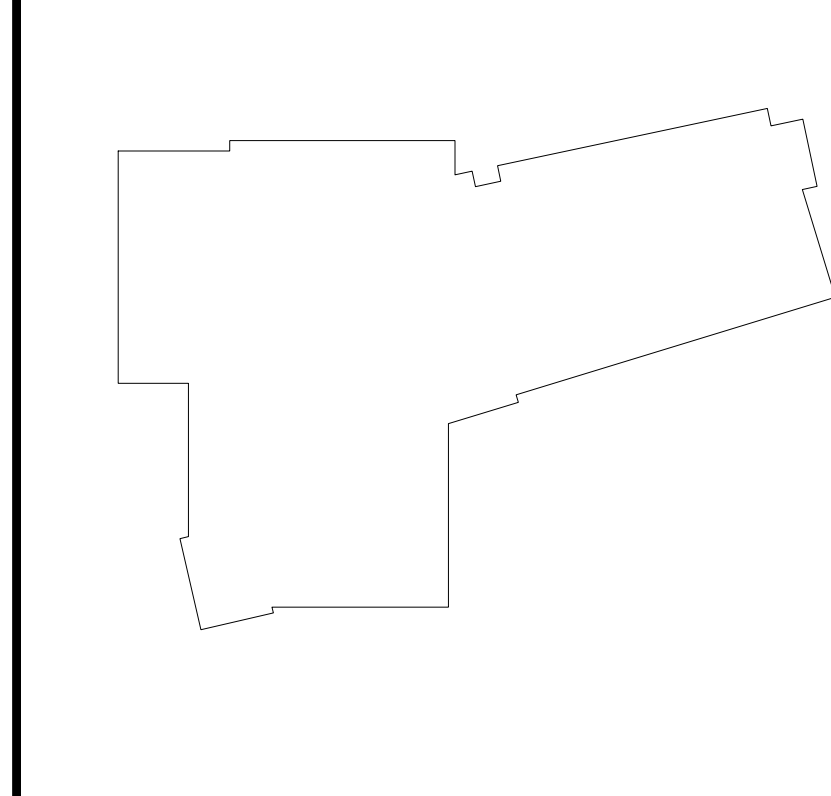
REVIEW LAYOUT, MATERIALS, AND GRADING PLANS FOR SITE PREPARATION EXTENTS AND LOCATIONS, FOR SAWCUTS AND OTHER ITEMS TO REMAIN

**DEMOLITION AND SITE PREPARATION NOTES**

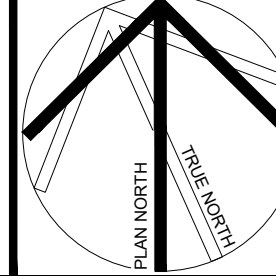
- FOR ALL ELEMENTS BESIDES TREES, EXTERIOR FENCING, DERBY ST WALL, AND BENCH PLAQUES, RE CIVIL.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-800-DIG-SAFE) AND SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, PAVEMENTS, ETC. WHICH OCCURS AS A RESULT OF THE SITE PREPARATION, DEMOLITION, OR CONSTRUCTION AT NO COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS ONTO PUBLIC WAYS. ANY DEBRIS ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- BEFORE ANY PLANT MATERIAL IS REMOVED THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON SITE WITH THE LANDSCAPE ARCHITECT TO IDENTIFY PLANT MATERIALS WHICH ARE TO BE REMOVED, AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NOT BEGIN CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING VEGETATION TO BE PRESERVED.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR OR REUSED AS DIRECTED BY THE OWNER.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGES OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE OR AS OTHERWISE NOTED ON PLANS. REMOVAL OF PAVEMENTS TO ACCOMMODATE CURBING INSTALLATION SHALL BE INCIDENTAL TO THE CURBING REMOVAL UNIT COST.
- STORAGE STAGING AREAS FOR THE CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN CLOSE PROXIMITY TO THE SITE AND/OR STAGING AREA AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND ELEMENTS SHOWN ON PLANS BEFORE PRICING THE WORK. IF THERE IS A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND ON THE SITE CONTRACTOR SHALL ASSUME HIGHER QUANTITIES SHALL GOVERN.
- TREES SHALL BE PRUNED FOLLOWING THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1) STANDARDS REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL ROOTING AREAS SHALL BE DE-COMPACTED AND ROOTS MULCHED PER CONTRACTOR'S ARBORIST.
- THIS DRAWING IS FOR SURFACE MATERIALS AND ASSOCIATED APPURTENANCES. REFER TO CIVIL DRAWINGS FOR UTILITY, DRAINAGE AND SUBSURFACE WORK.
- ALL STOCKPILED MATERIALS SHALL BE CLEANED OF DELETERIOUS MATERIALS, CATALOGED AND SECURELY STORED FOR RE-USE ON SITE. UNSUITABLE MATERIALS SHALL BE DISPOSED OF. SUBMIT CLEANING METHODS AND CATALOGUE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CATALOGUE SHALL INCLUDE DIMENSIONS, PHOTOGRAPHS, AND TRACKING SYSTEM.
- CONTRACTOR SHALL OBTAIN SWPPP AND INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED, THESE SHALL INCLUDE BUT NOT BE LIMITED TO: FILTER FABRIC, FILTER SOCKS, HAY BALE, CATCH BASIN SACKS, ETC. AS NEEDED TO PROTECT THE SURROUNDING ENVIRONMENT FROM THE TRANSPORTATION OF SILT, SEDIMENT, CONTAMINANTS AND DEBRIS FROM THE PROJECT LIMITS.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED, ANY WORK WITH CRITICAL ROOTING ZONE SHALL REQUIRE AIR SPADING.



**KEYPLAN**



REVISIONS NO.	DATE	REMARKS





PROJECT NOTES

- 1. ALL PLAN AND DETAIL NOTES ARE A REQUIREMENT AND FULLY A PART OF THE CONSTRUCTION DRAWINGS.
2. SPECIFICATIONS ARE FULLY A PART OF THE CONSTRUCTION CONTRACT DOCUMENTS AND TAKE PRECEDENCE OVER DRAWINGS.
3. THE DESIGN SHOWN IN THESE DRAWINGS IS BASED UPON PROFESSIONAL PRACTICE, THE DIGITAL FILES PROVIDED AND OWNER SUPPLIED DATA. ANY DISCREPANCIES SHALL BE HIGHLIGHTED AND REVIEWED BY THE ARCHITECT OF RECORD.
4. ALL UNDERGROUND AND ABOVE GRADE UTILITIES HAVE BEEN COORDINATED TO THE EXTENT POSSIBLE WITH THE DATA PROVIDED.
5. WHERE THE DRAWINGS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN WRITING IMMEDIATELY FOR DIRECTION.
6. LIMIT WORK TO THE AREAS INDICATED AND NOT BEYOND THE LIMIT OF THE PREMISES.
7. THE LOCATION AND EXISTENCE OF SITE IMPROVEMENTS, UTILITIES AND OTHER CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED BEFORE BEGINNING THE WORK.
8. COORDINATE CONSTRUCTION AND OPERATIONS OF WORK PERFORMED BY OWNER'S CONSTRUCTION CONSULTANTS.
9. DO NOT BEGIN WORK UNTIL CONTRACTOR'S 'CONSTRUCTION SET' DRAWINGS ARE CURRENT AND HAVE ALL REQUIRED PUBLIC AGENCY APPROVALS.
10. VERIFY PROPERTY LINES AND LIMITS OF WORK IN THE FIELD PRIOR TO COMMENCING OF WORK.
11. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
12. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND OTHER APPLICABLE CODES, STATUTES AND ORDINANCES.
13. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL LEAVE THE SITE AND BUILDING CLEAN AND SUITABLE FOR OCCUPANCY.
14. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL PROTECT EXISTING CONSTRUCTION AND LANDSCAPING TO REMAIN, AS SPECIFIED BY THE OWNER FROM DAMAGE DURING CONSTRUCTION.
15. CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF RELATED WORK.
16. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSULTANT TEAMS CONTRACT DOCUMENTS AND WITH THE INFORMATION FURNISHED BY THE OWNER AND SHALL IMMEDIATELY REPORT TO THE LANDSCAPE ARCHITECT ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED TO THE LANDSCAPE ARCHITECT.
17. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S PROFESSIONAL SKILL AND ATTENTION.
18. THE CONTRACTOR IS REQUIRED TO: 1) REVIEW A SPECIFIED CONSTRUCTION OR INSTALLATION PROCEDURE INCLUDING THOSE RECOMMENDED BY THE MANUFACTURERS.
19. THE CONTRACTOR SHALL TAKE ADEQUATE SAFEGUARDS AGAINST HARM TO THE OCCUPANTS DURING CONSTRUCTION.
20. SUBMIT REQUESTS FOR MEETINGS, OBSERVATIONS AND APPROVALS BY THE LANDSCAPE ARCHITECT A MINIMUM OF 2 WORKING DAYS PRIOR TO THE DATE AND TIME PROPOSED.
21. CONTRACTOR TO COORDINATE A PRE-CONSTRUCTION MEETING ON SITE A MINIMUM OF 2 WORKING DAYS PRIOR TO START OF CONSTRUCTION.

CONSTRUCTION NOTES

- 1. PRIOR TO BEGINNING WORK, VERIFY ALL SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES AND ABOVE GRADE FEATURES SUCH AS GRADING, WALLS, FENCES, LIGHTING, OR OTHER STRUCTURES.
2. THE LOCATION OF ALL SERVICE RUNS AND UTILITIES, SUCH AS WATER SUPPLY, ELECTRICAL (OVERHEAD AND UNDERGROUND), TELEPHONE, DATA, SANITARY SEWER, ETC. SHALL BE ASCERTAINED BEFORE WORK IS STARTED.
3. WHERE CONFLICTS OCCUR BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
4. PRIOR TO INSTALLATION OF ANY PAVING, REFER TO PROJECT'S GEOTECHNICAL REPORT.
5. BEFORE COMMENCING ANY WORK, OBTAIN AN UNDERGROUND SERVICE I.D. BY CALLING DIG ALERT.
6. ENSURE THE FINE GRADES HAVE BEEN ESTABLISHED CORRECTLY AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY PAVING, PLANTING AND IRRIGATION WORK.
7. VERIFY THAT AT GRADE UTILITY VAULTS, HAND HOLES AND MANHOLES ARE INSTALLED AT THE CORRECT FINISH ELEVATIONS.
8. PROVIDE THE FOLLOWING GRADE DROPS FORM PAVING FINISH SURFACE: TURF AREAS -1 1/2"; GROUND COVER AREAS -2".
9. ENSURE THAT ALL UNDERGROUND ELEMENTS NECESSARY FOR THIS PROJECT ARE INSTALLED CORRECTLY.
12. PAVING MOCK-UPS ARE REQUIRED FOR ALL PAVING ON THIS PROJECT.
13. PAVING FINISH SURFACES TO SLOPE TOWARDS DRAIN INLETS, DRAINAGE AREAS/SWALES AND AS SHOWN ON THE GRADING PLANS.
14. WHEN FINISH IS CALLED OUT AS BROOM FINISH THE DIRECTION OF BROOMING SHALL BE PERPENDICULAR TO THE LENGTH OF THE PAVING SLAB.
15. EXPANSION JOINTS SHALL BE INSTALLED AT ALL LOCATIONS WHERE RIGID PAVING ABUTS A VERTICAL SURFACE SUCH AS WALLS, STEPS, CURBS, COLUMNS OR BUILDING WALLS.
16. COORDINATE ALL UTILITY RUNS AND INSTALLATION (EXISTING AND NEW) PRIOR TO PAVING INSTALLATION.
17. INSTALL CONCRETE THAT OBTAINS THE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED ON THESE PLANS AND DETAILS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY DURING CONSTRUCTION.
19. THERE SHALL BE NO DEVIATIONS FROM STRUCTURAL DETAILS WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
20. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE WEAKENED.
21. ALL CONCRETE SLABS, RAMPS OR STEP FOOTINGS SHALL BE DOWELED UNLESS NOTED OR DETAILED OTHERWISE.
22. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

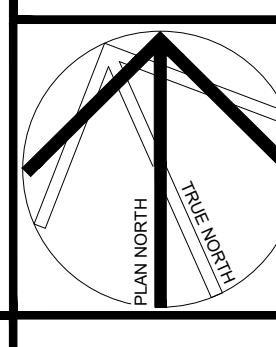
TREE TRANSPLANT NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES AND CONFLICTS IN PLANTING AND IRRIGATION.
2. TREES SHALL BE DIRECTLY TRANSPLANTED FROM FRANKLIN ELEMENTARY SCHOOL DURING MARCH - EARLY APRIL UNDER THE DIRECT SUPERVISION OF A ISA CERTIFIED ARBORIST.
3. CONTRACTOR SHALL HIRE ISA CERTIFIED ARBORIST EXPERIENCED WITH TRANSPLANTING URBAN TREES TO OVERSEE AND ADVISE ON TRANSPLANTING (REMOVE, TRAVEL, PLACE, CARE, ETC) TREES.
4. DOCUMENT EXISTING TREE DAMAGE PRIOR TO DIGGING.
5. TREES SHALL BE TRANSPLANTED AND MEET ALL THE REQUIREMENTS TYPICAL FOR FIELD GROWN TRANSPLANTED TREES.
6. UNDER SUPERVISION OF ARBORIST, TREES SHALL BE HARVESTED PRIOR TO LEAVING OUT (BUD BREAK) IN THE SPRING.
7. TREES SHALL BE MOVED AND PLANTED WITHIN 3 HOURS OF THE INITIAL HARVESTING AND SHALL REMAIN IN THE SPADE MACHINE UNTIL PLANTED OR ROOT PROTECTED.
8. TREES SHALL BE MARKED ON THE NORTH SIDE PRIOR TO DIGGING.
9. AFTER INSTALLING THE TREE, LOOSEN THE SOIL ALONG THE SEAM BETWEEN THE ROOT BALL AND THE SURROUNDING SOIL.
11. BACKFILL TREE PIT WITH TREE PLANTING SOIL.
12. APPLY THREE (3) INCHES HARDWOOD MULCH TO SOIL SAUCER.
13. WATERING: CONTRACTOR SHALL WATER TREE FULLY AFTER TRANSPLANTING AND COORDINATE WITH CITY OF CAMBRIDGE TO DIRECT EXISTING IRRIGATION.
14. WARRANTY PERIOD: 1 YEAR AFTER SUBSTANTIAL COMPLETION.
15. CLEANUP: CONTRACTOR SHALL REPAIR ALL TURF DAMAGE, INCLUDING BUT NOT LIMITED TO DECOMPACTION, LOAMING, SEEDING, AND MAINTENANCE OF DAMAGED LAWNS.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes AD (AREA DRAIN), ADJ (ADJACENT), ARCH (ARCHITECT), BC (BEGINNING OF CURVE), BR (BOTTOM OF RAMP), BS (BOTTOM OF STEP), BW (BOTTOM OF WALL), CB (CATCH BASIN), CL (CENTERLINE), CC (CENTER TO CENTER), CLR (CLEAR), CO (CLEAN OUT), CONC (CONCRETE), CONT (CONTINUOUS), CF (CUBIC FOOT), CY (CUBIC YARD), DIA (DIAMETER), DI (DRAIN INLET), EA (EACH), EC (END OF CURVE), EQ (EQUAL), EW (EACH WAY), EX (EXISTING), FL (FLOWLINE), FF (FINISH FLOOR), FG (FINISH GRADE), FS (FINISH SURFACE (AT HARDSCAPE)), FOC (FACE OF CURB), FOW (FACE OF WALL), FT (FEET), GA (GAUGE), GALV (GALVANIZED), GEO TECH (GEOTECHNICAL), HP (HIGH POINT), HORIZ (HORIZONTAL), INV (INVERT), IN (INCH), JOIN (JOIN), ME (MATCH EX ADJACENT SURFACE), LB (POUND), LF (LINEAL FEET), LP (LOW POINT), MAX (MAXIMUM), MFG (MANUFACTURER), MIN (MINIMUM), MISC (MISCELLANEOUS), NIC (NOT IN CONTRACT), NO (NUMBER), NTS (NOT TO SCALE), OC (ON CENTER), PA (PLANTER AREA), PIP (PROTECT IN PLACE), PL (PROPERTY LINE), POC (POINT OF CONNECTION), PT (POINT OF TANGENCY), RCP (REINFORCED CONCRETE), REBAR (REINFORCING STEEL BAR), ROW (RIGHT OF WAY), SD (STORM DRAIN), SHT (SHEET), SPEC (SPECIFICATIONS), SS (STAINLESS STEEL), SF (SQUARE FEET), TB (TOP OF BENCH), TC (TOP OF CURB), TD (TOP OF DECKING), TF (TOP OF FOOTING), TG (TOP OF GRATE), TOS (TOP OF STRUCTURE), TR (TOP OF RAMP), TS (TOP OF STEP), TW (TOP OF WALL), TYP (TYPICAL), VERT (VERTICAL), WI (WITH), WWM (WELDED WIRE MESH).

90% Schematic Design 04/17/24



Franklin Elementary School 125 Derby Street, Newton, MA MATERIALS NOTES AND LEGEND CHECKED BY: DRAWN BY: SCALE: 1/8" = 1'-0"

KEYPLAN

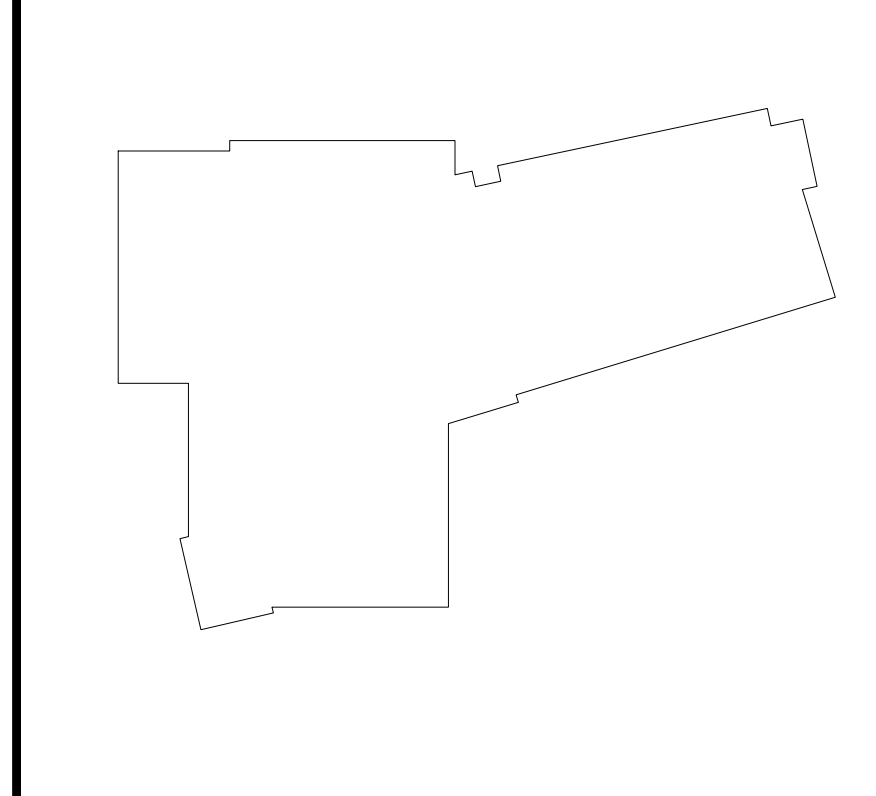
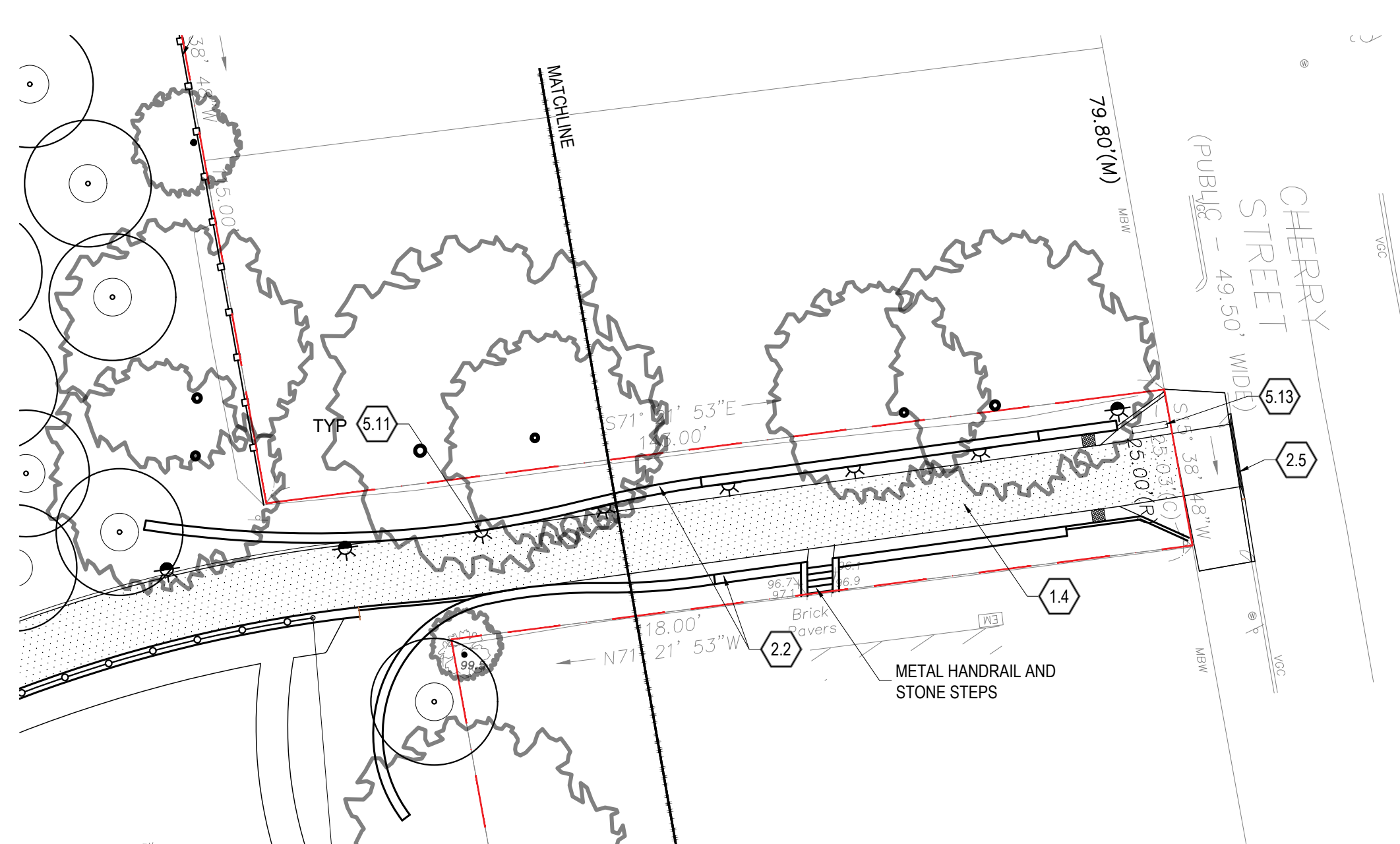


Table with 3 columns: REVISIONS NO., DATE, REMARKS. Includes a 'BY' column for initials.

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JOB NUMBER: 000000

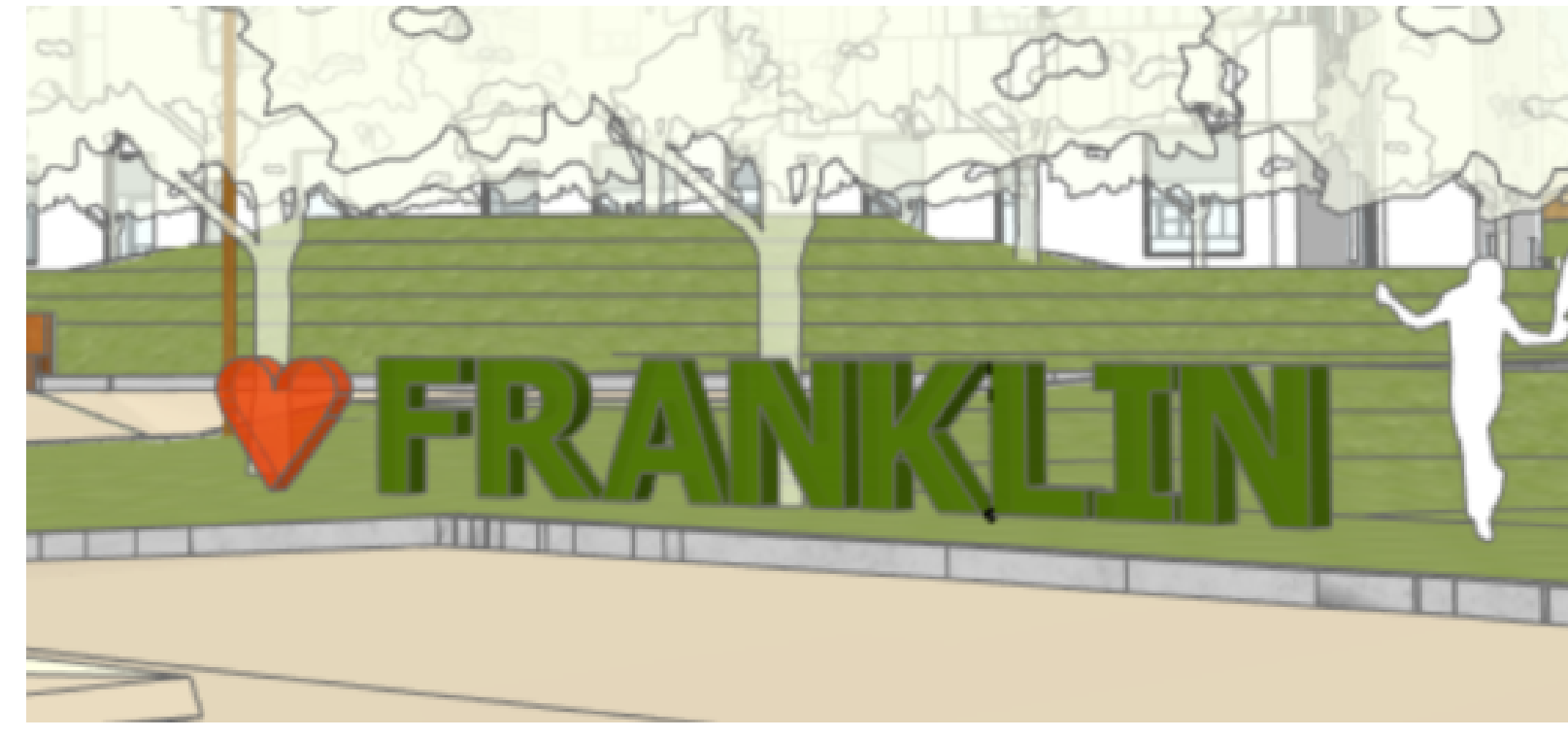




KEY	SYMBOL	DESCRIPTION	CALLOUT
<b>PAVING &amp; SURFACES</b>			
1.1	[Symbol]	PERMEABLE CONCRETE PAVING	
1.2	[Symbol]	PERMEABLE ASPHALT PAVING - PEDESTRIAN	
1.3	[Symbol]	VEHICULAR CONCRETE PAVING	RE: CIVIL
1.4	[Symbol]	VEHICULAR ASPHALT PAVING	RE: CIVIL
1.5	[Symbol]	CURB RAMP WITH DETECTABLE WARNING STRIP	
1.6	[Symbol]	RUBBER SAFETY SURFACE	
1.7	[Symbol]	PAINTED PAVEMENT GAMES	
1.8	[Symbol]	PARKING AND ROADWAY STRIPING AND SIGNAGE	RE: CIVIL
1.9	[Symbol]	CLIMBING BOULDERS	

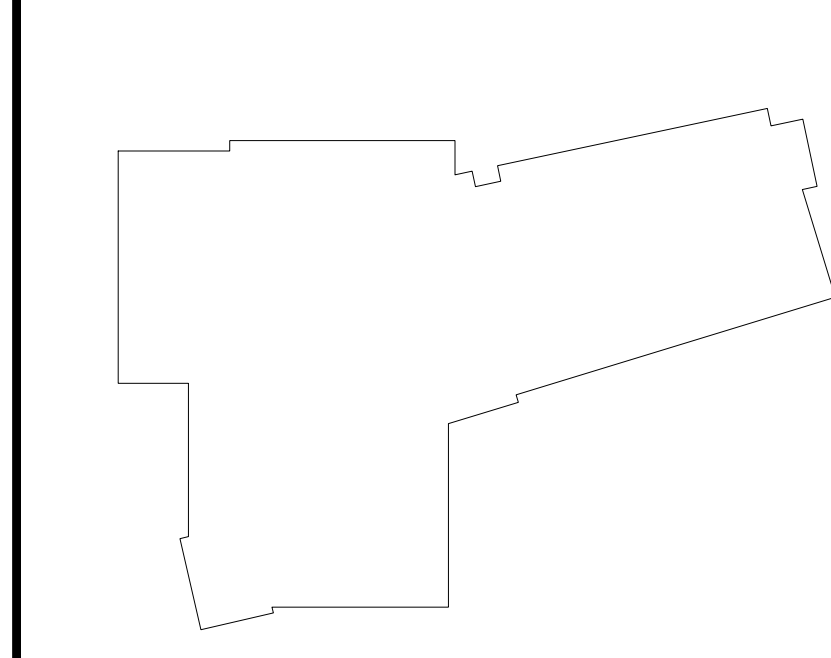
KEY	SYMBOL	DESCRIPTION	CALLOUT
<b>WALLS &amp; CURBS</b>			
2.1	[Symbol]	RAISED GARDEN BED - CEDAR TIMBER PLANTER WALLS	
2.2	[Symbol]	PRE-FABRICATED STONE WALL	
2.3	[Symbol]	GRANITE CURB - LANDSCAPE	
2.4	[Symbol]	GRANITE CURB - ROADWAY AND PARKING	RE: CIVIL
2.5	[Symbol]	GRANITE CURB - MOUNTABLE	RE: CIVIL
2.6	[Symbol]	WALL TO MATCH EXISTING	
2.7	[Symbol]	NEW GRANITE SLAB CAP ON EXISTING WALL - 3" THICK, THERMAL FINISH	
<b>FENCES, GATES &amp; RAILS</b>			
3.1	[Symbol]	WIRE MESH FENCE (VINYL COATED CHAIN LINK)	
3.2	[Symbol]	WIRE MESH GATE (VINYL COATED CHAIN LINK)	
3.3	[Symbol]	WOOD VERTICAL BOARD FENCE, 6' TALL	
3.4	[Symbol]	WOOD VERTICAL BOARD FENCE, 4' TALL	
3.5	[Symbol]	BASEBALL DUGOUT AND SIDE FENCING	
3.6	[Symbol]	BASEBALL BACKSTOP	

KEY	SYMBOL	DESCRIPTION	NOTES
<b>FURNISHINGS</b>			
5.1	[Symbol]	TRASH & RECYCLING RECEPTACLES	ASSUME 4
5.2	[Symbol]	BIKE RACKS	
5.3	[Symbol]	BASKETBALL HOOP, FULL SIZE	
5.4	[Symbol]	DOUBLE BASIN DRINKING FOUNTAIN	ASSUME 1
5.5	[Symbol]	BOLLARD - STAINLESS STEEL, FLAT TOP, REMOVABLE WHERE INDICATED IN PLAN	
5.6	[Symbol]	BENCH	
5.7	[Symbol]	BASEBALL BASES, CLAY BASE PATHS AND WARNING TRACK	
5.8	[Symbol]	SOCCER GOALS (7V7 SIZE)	
5.9	[Symbol]	FLAGPOLE - 35' HIGH WITH GROUND BASED LIGHTING	
5.10	[Symbol]	LIGHTING - VEHICULAR	
5.11	[Symbol]	LIGHTING - PEDESTRIAN	
5.12	[Symbol]	SIGN AT DERBY	
5.13	[Symbol]	SIGN AT CHERRY	
5.14	[Symbol]	SEATING ON WALL	
5.15	[Symbol]	PLAY EQUIPMENT	SEE SHEET L-4.01



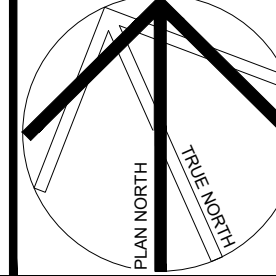
SIGN AT DERBY

**KEYPLAN**



REVISIONS NO.	DATE	REMARKS

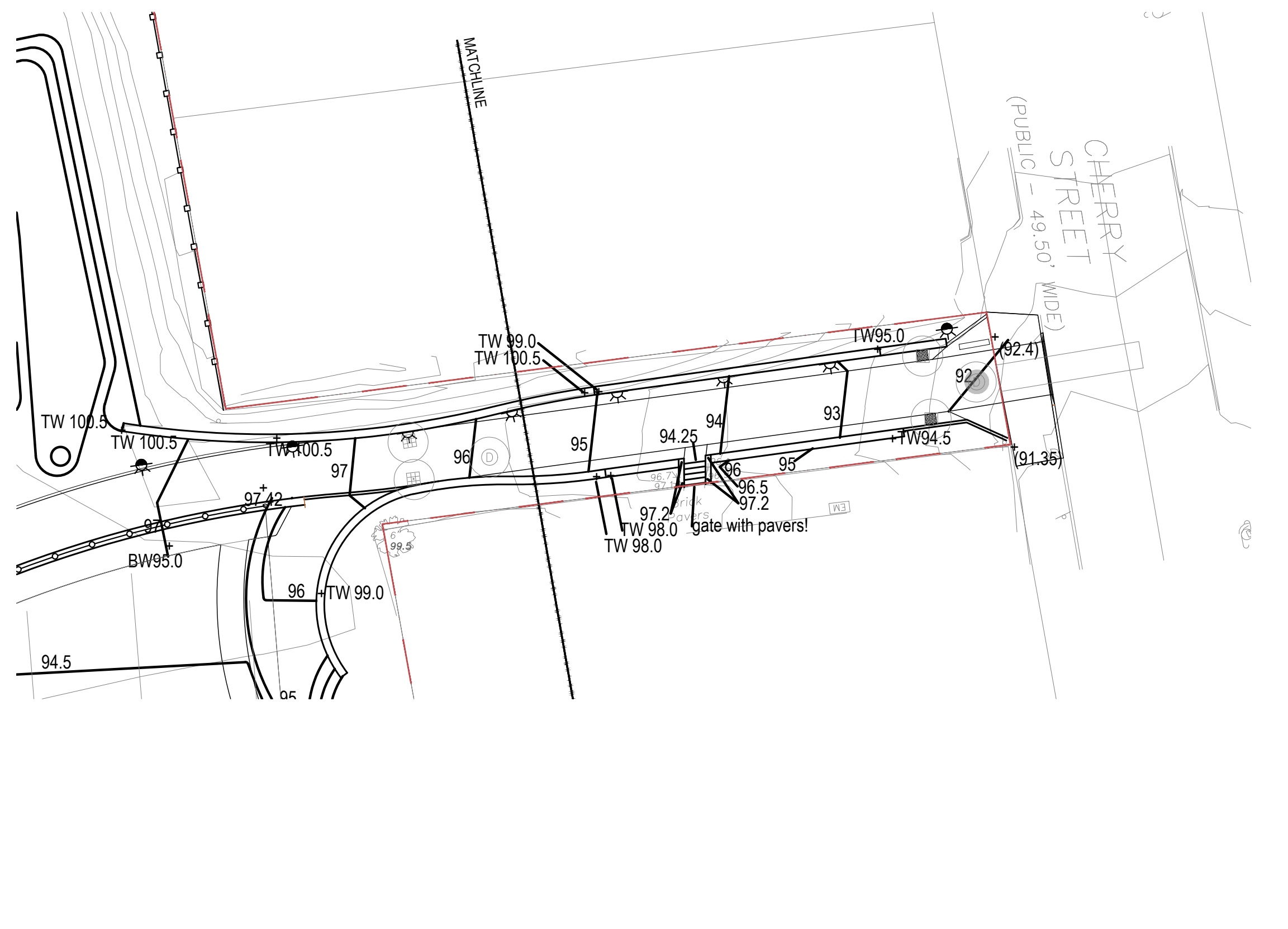
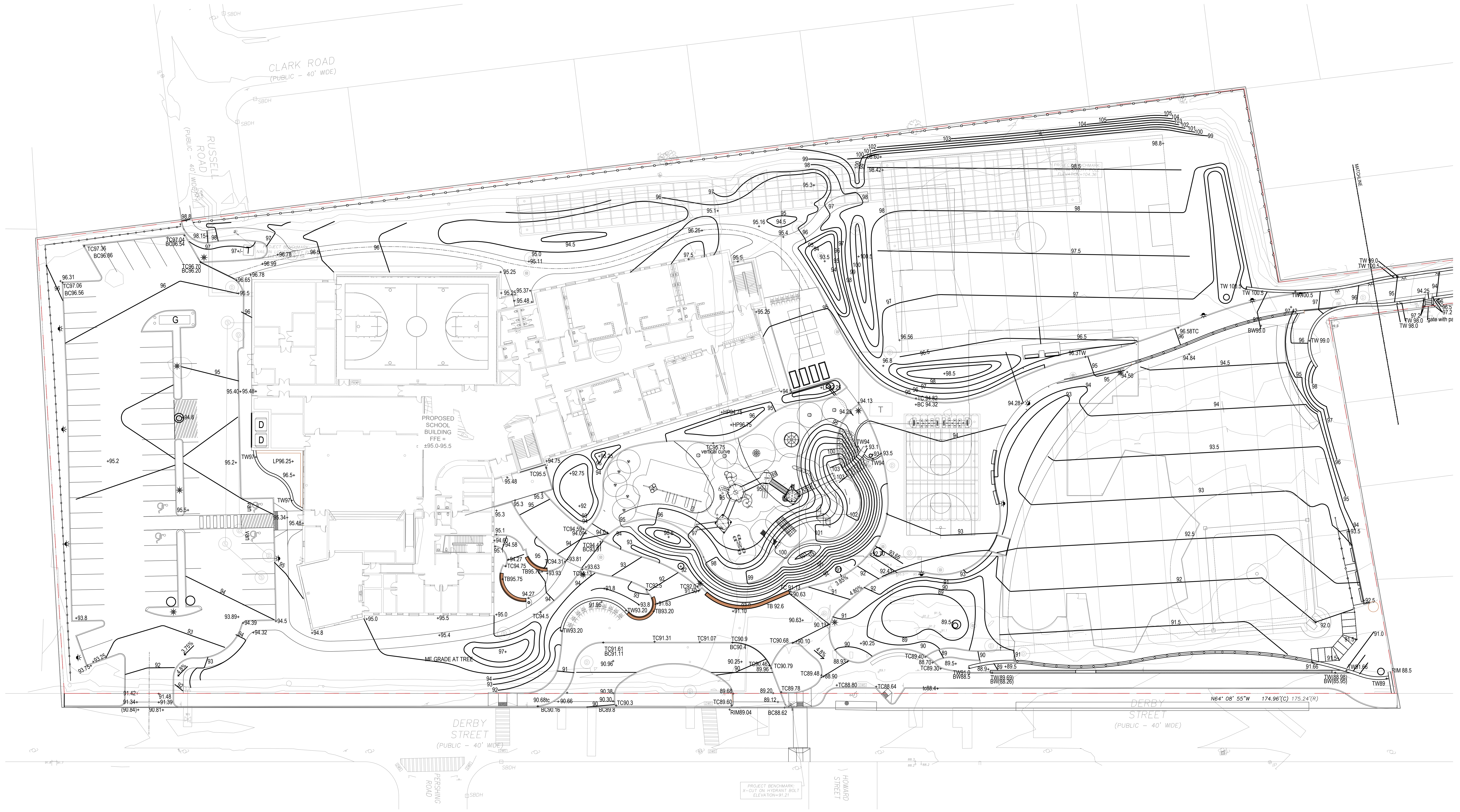
90% Schematic Design  
 04/17/24



Franklin Elementary School  
 125 Derby Street, Newton, MA  
**MATERIALS PLAN**

**L-1.01**





**GRADING LEGEND:**

KEY / SYMBOL	DESCRIPTION	CALLOUT
	GRADING	
FFE	FINISH FLOOR ELEVATION	
TC / BC	TOP OF CURB / BOTTOM OF CURB	
TS / BS	TOP OF STEP / BOTTOM OF STEP	
TR / BR	TOP OF RAMP / BOTTOM OF RAMP	
TW / BW	TOP OF WALL / BOTTOM OF WALL	
HP / LP	HIGH POINT / LOW POINT	
FS / FG	FINISH SURFACE / FINISH GRADE	
TF / TOS	TOP OF FOOTING / TOP OF STRUCTURE	
XXXX	PROPOSED GRADES	
XXXX	EXISTING GRADES	
XX%	DIRECTION OF FLOW / PERCENT SLOPE	
##	CONTOUR - MINOR	
##	CONTOUR - MAJOR	
GB	GRADE BREAK	

**GRADING NOTES**

KEY	DESCRIPTION
D.1	UNDERDRAIN, RE: CIVIL
D.2	S.S. TRENCH DRAIN, RE: CIVIL
D.3	SLOT DRAIN, RE: CIVIL
D.4	AREA DRAIN, RE: CIVIL
D.5	PLANTER DRAIN: SURFACE DRAIN W/ ATRIUM GRATE, RE: PLUMBING
D.6	SUBSURFACE DRAIN W/ ATRIUM GRATE, RE: PLUMBING

- GRADING NOTES**
1. THE GRADING SHOWN IS BASED UPON BEST AVAILABLE INFORMATION PROVIDED FOR THE WORK WITHIN THE PROJECT BOUNDARY.
  2. CROSS SLOPE SHALL NOT EXCEED 2%.
  3. FOR EXISTING CONDITIONS INCLUDING TOPOGRAPHY, SPOT GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.
  4. VERIFY THAT ROUGH GRADE HAS BEEN ACCEPTED BY THE OWNER PRIOR TO BEGINNING WORK.
  5. ALL LANDSCAPE AREAS FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 3:1 GRADIENT UNLESS OTHERWISE NOTED.
  6. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES UNLESS OTHERWISE NOTED.
  7. INSTALL UNTREATED EROSION CONTROL FABRIC ON ALL SLOPES 2:1 OR GREATER AS SHOWN ON THE DRAWINGS AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OF COMPLETED FINE GRADING.
  8. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR.

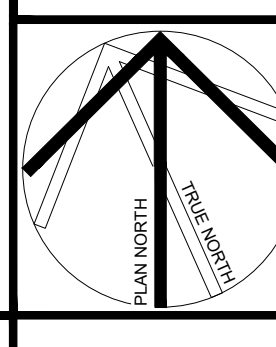
**KEYPLAN**

DERBY STREET  
(PUBLIC - 40' WIDE)

CHERRY STREET  
(PUBLIC - 40' WIDE)

HOWARD STREET

REVISIONS NO.	DATE	REMARKS



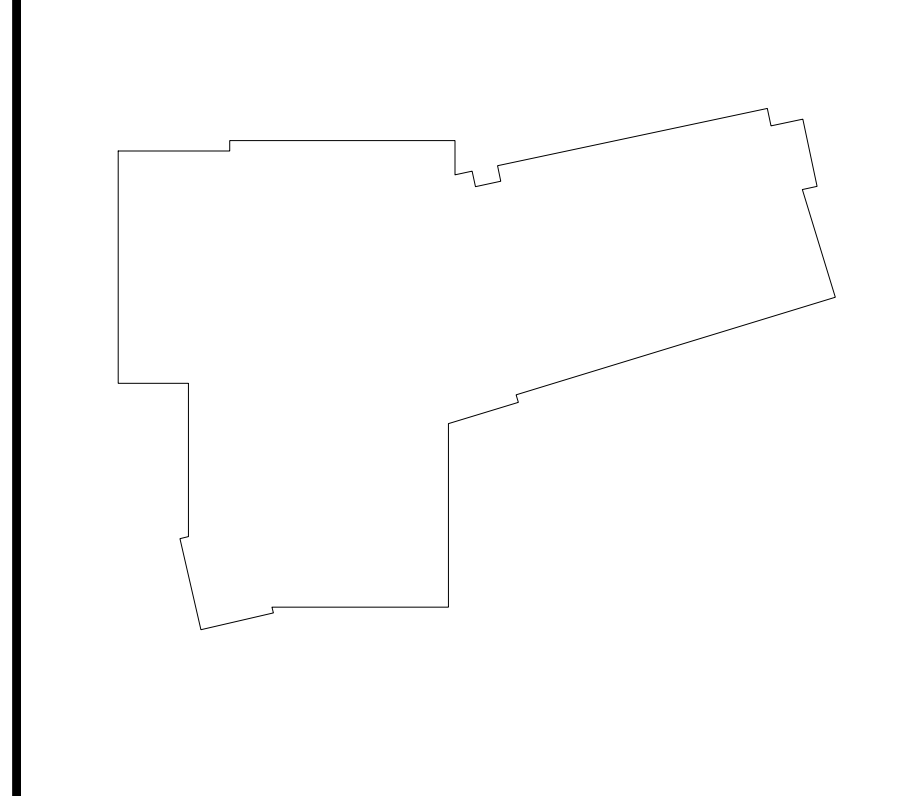


PLANTING SCHEDULE						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
<b>TREES (T) - DECIDUOUS - REFER TO NOTE 6</b>						
7	ARB	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	3-31/2"	CAL.	B&B
5	AHB	AESCULUS HIPPOCASTANUM 'BAUMANN'	BOUMANN HORSECHESTNUT	3-31/2"	CAL.	B&B
12	ALC	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	8-10'	HT.	B&B
8	ASB	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10'	HT.	B&B
7	AGR	AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	8-10'	HT.	B&B
7	BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8-10'	HT.	B&B
6	CO	CARYA OVATA	SHAGBARK HICKORY	3-31/2"	CAL.	B&B
8	CK	CLADRASTIS KENTUCKEA	YELLOWWOOD	3-31/2"	CAL.	B&B
7	LSM	LIQUIDAMBAR SYRIACA 'FLUA MORANE'	MORANE SWEETGUM	3-31/2"	CAL.	B&B
3	LTE	LIRIODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	3-31/2"	CAL.	B&B
13	NS	NYSSA SYLVATICA	BLACKGUM	3-31/2"	CAL.	B&B
1	QA	QUERCUS ALBA	WHITE OAK	3-31/2"	CAL.	B&B
9	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3-31/2"	CAL.	B&B
13	TL	TILIA AMERICANA 'LEGEND'	LEGEND LINDEN	3-31/2"	CAL.	B&B
11	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	3-31/2"	CAL.	B&B
<b>TREES (T) - EVERGREEN - REFER TO NOTE 6</b>						
5	NS	ILEX NELLE R. STEVENS	NELLE STEVENS HOLLY	10-12'	HT.	B&B
2	TGG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10-12'	HT.	B&B
6	PS	PNUS STROBUS COLUMNAR	COLUMNAR WHITE PINE	10-12'	HT.	B&B
<b>SHRUBS (S) - DECIDUOUS</b>						
	CAH	CLETHERA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18-24"	HT. & SPR.	CONT.
	FG	FOTHERGILLA GARDENI	DWARF FOTHERGILLA	18-24"	HT. & SPR.	CONT.
	HA	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	24-30"	HT. & SPR.	CONT.
	IVRS	ILEX VERTICILLATA 'RED SPIRITE' + 'SOUTHERN GENTLEMAN'	RED SPIRITE WATERBERRY + POLLINATOR	18-24"	HT. & SPR.	CONT.
29	IV	ITEA VIRGINICA 'HENRY GARNET'	HENRY GARNET SWEETSPIRE	24-30"	HT. & SPR.	CONT.
	RA	RHUS AROMATICA 'GROW LOW'	GRO-LOW FRAGRANT SUMAC	18-24"	HT. & SPR.	CONT.
	SA	SPREA ALBA LATIFOLIA	MEADOW SWEET	24-30"	HT. & SPR.	CONT.
	SB	SPREA BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPREA	24"	HT. & SPR.	CONT.
	XS	XANTHORHIZA SIMPLICISSIMA	YELLOWROOT	12-15"	HT. & SPR.	CONT.
<b>SHRUBS (S) - EVERGREEN</b>						
	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY - COMPACT	30"	HT. & SPR.	CONT.
	JUC	JUNIPERUS CHINENSIS SARGENTI	SARGENTI JUNIPER	18"	HT. & SPR.	CONT.
	JUH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"	HT. & SPR.	CONT.
15	KLP	KALMIA LATIFOLIA PRISTINE	PRISTINE MOUNTAIN LAUREL	18-24"	HT.	CONT.
	LF	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	8"		CONT.
9	RCR	RHOODODENDRON CATAWBIENSE	RHOODODENDRON	24-30"	HT. & SPR.	CONT.
<b>SHRUBS (S) - GROUND COVER</b>						
	AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	#1		CONT.
<b>PERENNIALS (P) - GRASSES</b>						
	CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1		CONT.
	ES	ERAGROSIS SPECTABILIS	PURPLE LOVEGRASS	#1		CONT.
	FO	FESTUCA OVINA 'AZURE'	AZURE SHEEP FESCUE	#1		CONT.
	PV	PANICUM VIRGATUM	SWITCH GRASS	#1		CONT.
	SS	SCHIZACHYRIUM SCOPARUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#2		CONT.

**PLANTING AND SOIL NOTES**

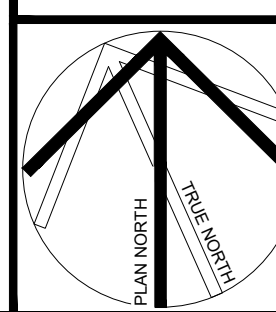
1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS UNLESS DIMENSIONED ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITY TAKE OFFS AND INSTALLATION QUANTITIES. ALL PLANTING AREAS ARE TO BE COMPLETELY PLANTED AND FULL OF PLANTS AT THE SPECIFIED SPACING.
2. QUANTITIES SHOWN ON THE PLANTING SCHEDULE ARE FOR CONVENIENCE OR PERMITTING INFORMATION ONLY. IN CASES OF DISCREPANCY BETWEEN PLANTING QUANTITIES INDICATED ON THE PLANS AND QUANTITIES ON THE SCHEDULE THE LARGER VALUE SHALL APPLY.
3. CONTRACTOR SHALL GIVE NOTICE OF PLANTING LAYOUT A MINIMUM 3 WORKING DAYS PRIOR TO ANTICIPATED INSTALLATION. CONTRACTOR SHALL LAYOUT PLANT MATERIAL FOR REVIEW AND APPROVAL. EXACT LOCATIONS SHALL BE FLAGGED/STAKED AT THEIR CENTER POINTS AND APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO SOIL EXCAVATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATIONS IN THE FIELD.
3. ALL TREES SHALL HAVE A MINIMUM LIFE GUARANTEE OF 1 YEAR OF VIGOROUS GROWTH AFTER THE ESTABLISHMENT PERIOD AND FINAL ACCEPTANCE. ALL WOODY SHRUBS AND VINES SHALL HAVE A MINIMUM LIFE GUARANTEE OF 1 YEAR AFTER THE ESTABLISHMENT PERIOD AND FINAL ACCEPTANCE.
4. ALL GRASSES, LAWNS AND GROUNDCOVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF 6 MONTHS AFTER THE ESTABLISHMENT PERIOD AND FINAL ACCEPTANCE.
5. THE CONTRACTOR, WITHIN FIFTEEN DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF GUARANTEE AND SPECIFICATIONS. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED ON THE ORIGINAL PLANS AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED FROM THE TIME OF THE ORIGINAL GUARANTEE.
6. PLANTING PITS SHALL BE MINIMUM 3X OR AS INDICATED ON THE DRAWINGS THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
7. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON SITE AND THOSE AREAS INDICATED ON DRAWINGS, CONTACT OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. FAILURE TO NOTIFY IN A TIMELY MANNER MAY RESULT IN THE RELOCATION OF PLANT MATERIAL AT NO COST TO THE OWNER.
8. TRIANGULAR SPACE GROUND COVER(S) AND SHRUBS UNLESS INDICATED DIFFERENTLY ON THE DRAWINGS.
9. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL TREES, SHRUBS, AND VINES AS NOTED IN THE DRAWINGS.
10. SEE SPECIFICATIONS FOR ESTABLISHMENT PERIOD DURATION AND REQUIREMENTS AFTER ACCEPTANCE OF THE WORK. PRIOR TO THE END OF THE ESTABLISHMENT PERIOD CONTACT THE OWNER'S REPRESENTATIVE AND ARRANGE A FINAL WALK THROUGH OBSERVATION BY THE LANDSCAPE ARCHITECT. OWNER MUST ACCEPT THE PLANTING PRIOR TO THE END OF THE ESTABLISHMENT PERIOD.
11. ALL PLANTED AREAS SHOULD BE KEPT CLEAN, WATERED AND WEED-FREE.
12. ALL PLANTS SHALL BE PURCHASED AT A CONTAINER SIZE THAT ENSURES THE DELIVERED PLANT WILL MEET THE MINIMUM PLANT SIZE SPECIFICATION.
15. FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD AFTER SOIL PREPARATION AND PRIOR TO PLANTING INSTALLATION.
13. THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL FERTILITY REPORT, WHICH TESTS THE AGRICULTURAL SUITABILITY AND FERTILITY OF THE NATIVE SITE SOILS BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE SEPARATE RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. SUBMIT SOILS ANALYSIS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL CONDITIONING WITHIN THIS PROJECT. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.
14. THE CONTRACTOR SHALL SUBMIT AGRONOMIC TESTING DATA AND ANALYSIS FOR ALL IMPORTED SOIL MIXES FOR ON GRADE AND ON STRUCTURE FOR ACCEPTANCE PRIOR TO PLACING ANY SOIL MATERIALS.
15. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES, PLANT TYPE AND SIZE DESIGNATED ON THE CONTRACT DRAWINGS. PLANT MATERIALS SHALL BE SUBJECT TO REVIEW AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO COMMENCEMENT OF THE PLANTING INSTALLATION.
16. FINISH GRADES OF ALL SHRUBS AREAS SHALL BE 2IN. BELOW THE FINISHED SURFACE OF ADJOINING CURB, PAVEMENT OR HEADER.
17. PRIOR TO PLANTING, GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PLACED SOILS SHALL BE FULLY SOAKED AND COMPACTED TO 85% TO INSPECTION.
18. COMPACTED SOILS IN PLANTING AREAS SHALL BE RIPPED A MIN. OF 6IN. IN BOTH DIRECTIONS. SEE DETAIL.

**KEYPLAN**



REVISIONS NO.	DATE	REMARKS	BY

90% Schematic Design  
04/17/24



Franklin Elementary School  
125 Derby Street, Newton, MA  
**PLANTING LIST AND NOTES**  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: 1/8" = 1'-0"

**L-3.00**





PLANTING LEGEND: SEE SHEET LXXX FOR PLANT SCHEDULE, SEE SHEET LXXX - LXXX FOR SOILS PLANS

KEY	SYMBOL	DESCRIPTION	CALLOUT	KEY	SYMBOL	DESCRIPTION	CALLOUT
P.1		EXISTING TREE		P.8		PLANTING BEDS - PERENNIALS & GROUNDCOVERS (18" SOIL DEPTH UNLESS OTHERWISE NOTED)	
P.2		CANOPY TREE		P.9		METAL EDGE AT BED EXTENTS	
P.3		MULTI-STEMMED TREE		P.10		LAWN HYDROSEED (6" SOIL DEPTH UNLESS OTHERWISE NOTED)	
P.4		ORNAMENTAL TREE		P.11		SHRUB AND ORNAMENTAL GRASS	
P.5		EVERGREEN TREE		P.12		BIORETENTION PLANTINGS (RE: CIVIL FOR SOIL SECTION AND UNDERDRAINAGE)	
P.6		SHRUB PLANTING (18" SOIL DEPTH UNLESS OTHERWISE NOTED)					
P.7		EVERGREEN HEDGE PLANTING (24" SOIL DEPTH UNLESS OTHERWISE NOTED)					

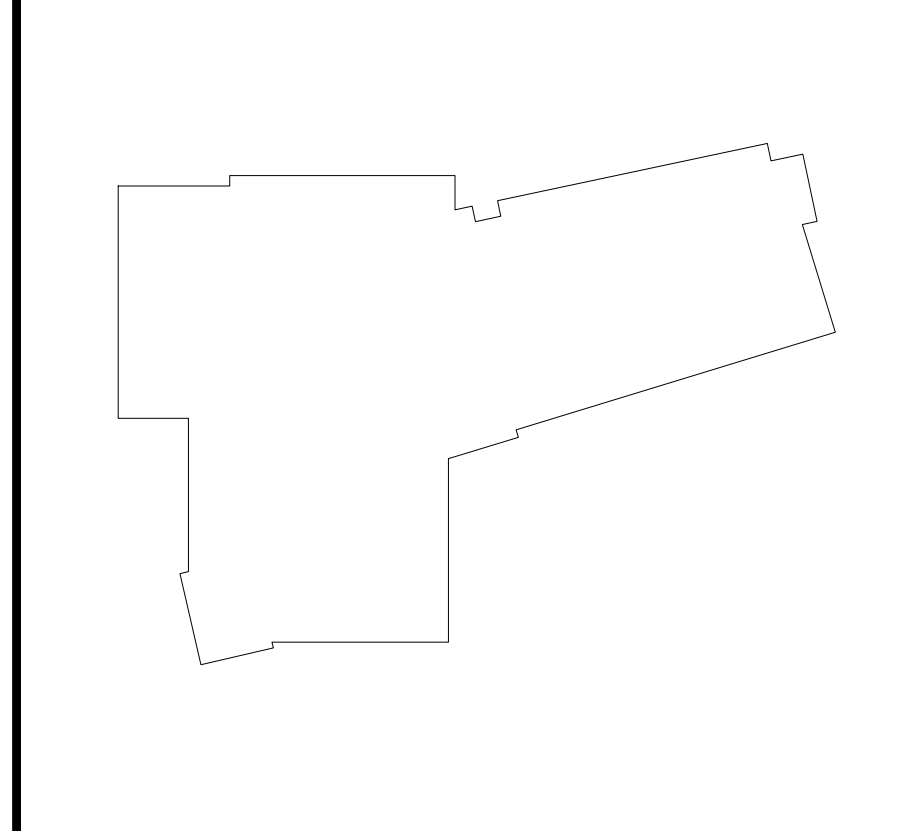
- NOTES:
- TYPICAL EXAMPLES MARKED WITH KEY
  - ALL TREES IN PLAY AREAS, PAVEMENTS, DECK TO RECEIVE BELOW-GRADE ROOTBALL TIE DOWN (RE: SPECS). TREES IN PLANTING AREAS TO BE GUYED WITH CEDAR STAKES, 3 PER TREE (RE: SPECS)

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
RWS *	TREE ROOT WATERING SYSTEM - PROVIDE 2 UNITS TO EACH CANOPY TREE UNLESS OTHERWISE NOTED
QC	QUICK COUPLER
#	ZONE #
VB	VALVE BOX LOCATION (SUGGESTED)
	DRIP IRRIGATION
	SPRAY HEAD IRRIGATION

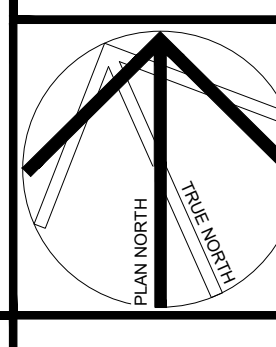
- NOTES:
- SEE SPECIFICATIONS FOR FURTHER IRRIG REQUIREMENTS
  - ALL AUTOMATED IRRIGATION.
  - ALL TREES NOT CONNECTED TO IRRIGATION SYSTEM TO BE PROVIDED WITH GATOR BAGS OR OTHER TEMPORARY WATERING METHOD.
  - ALL SHRUB, GROUND COVER AND SEEDING AREAS MAY REQUIRE TEMPORARY IRRIGATION FOR ESTABLISHMENT DEPENDING UPON PLANTING SEASON AND NATURAL RAINFALL, RE: SPECIFICATIONS.
  - EXTERIOR HOSEBIB LOCATIONS, RE: MEP DRAWINGS

KEYPLAN



REVISIONS NO.	DATE	REMARKS

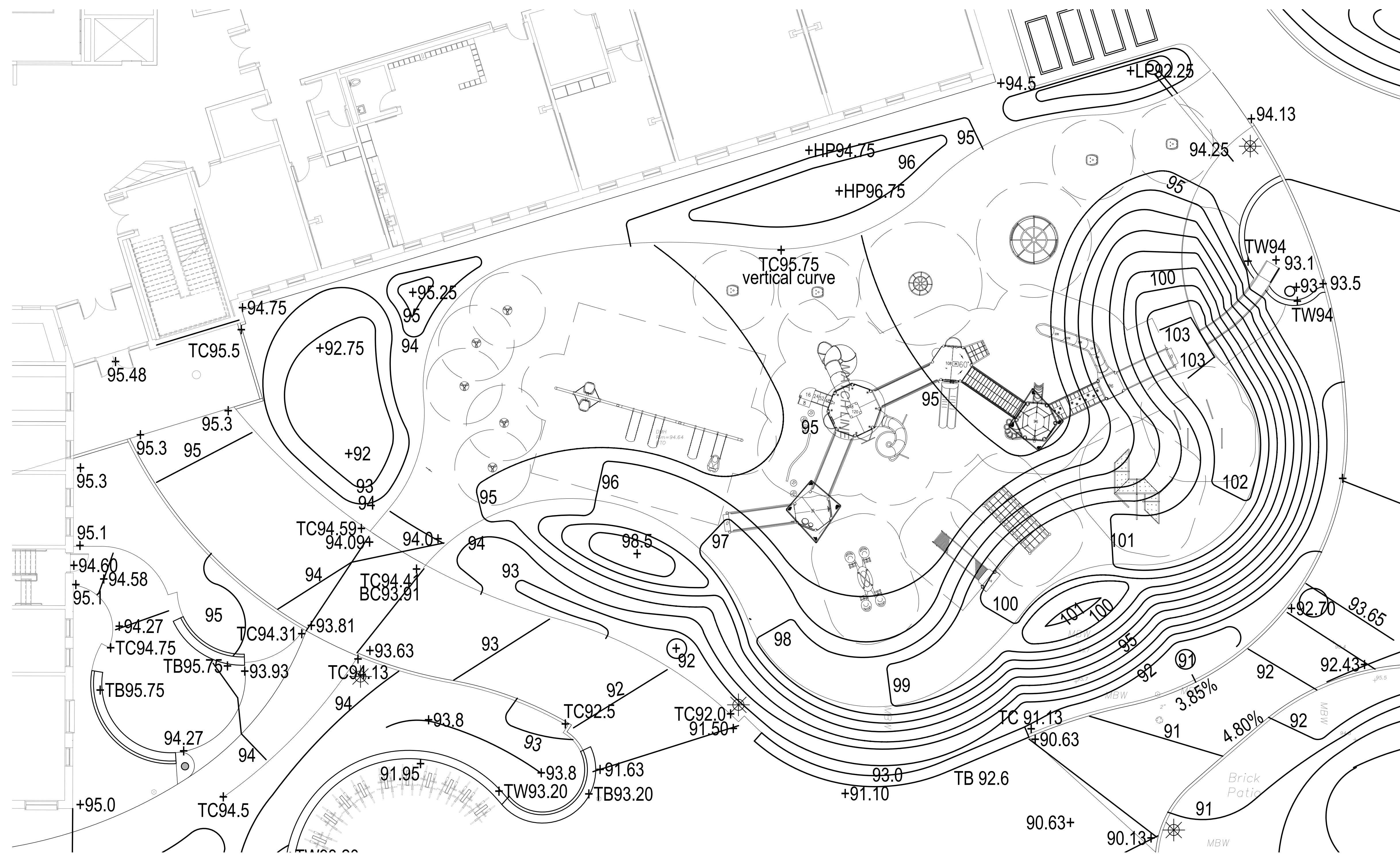
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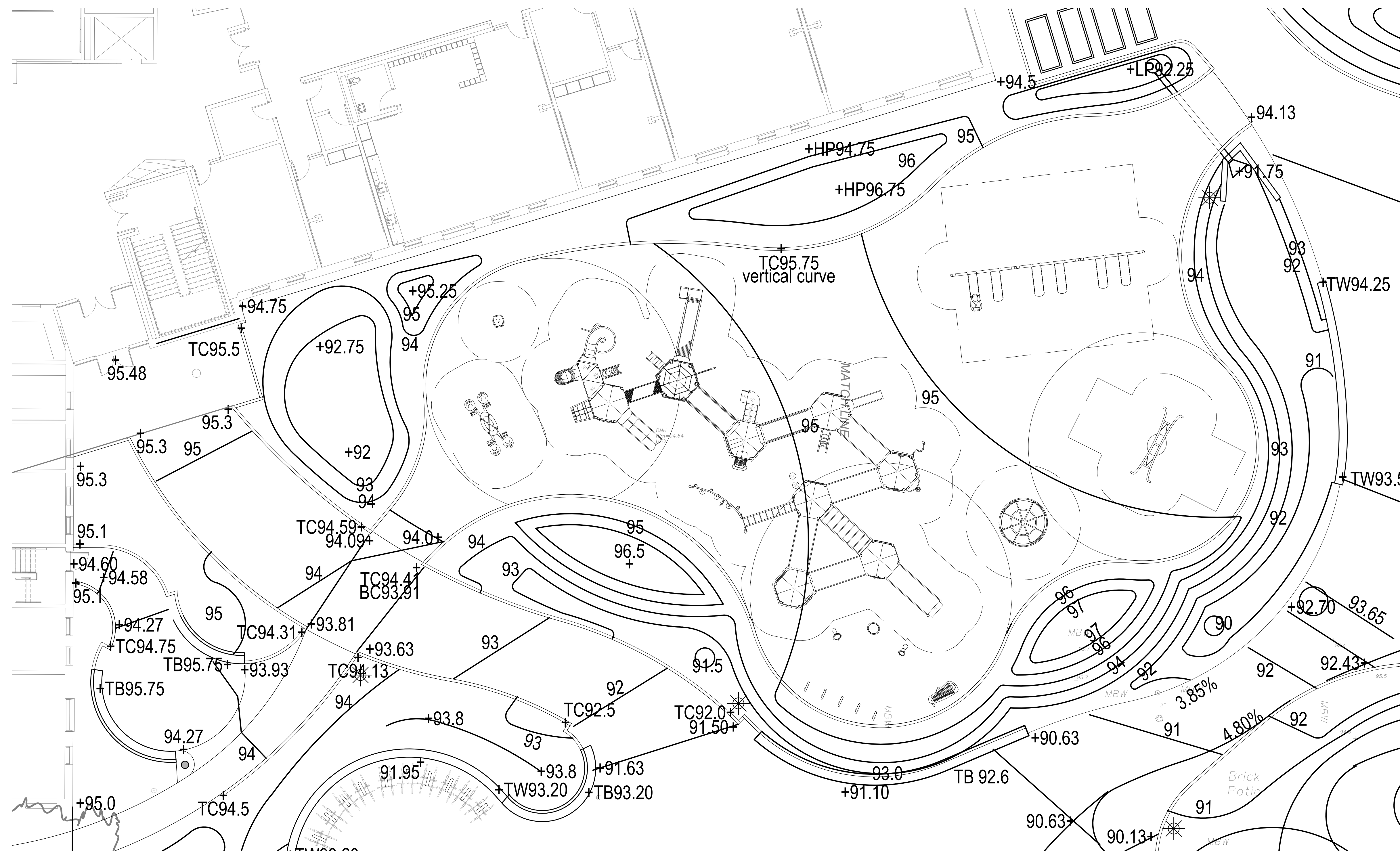
Franklyn Elementary School  
 125 Derby Street, Newbury, MA  
**PLANTING PLAN**

L-3.01



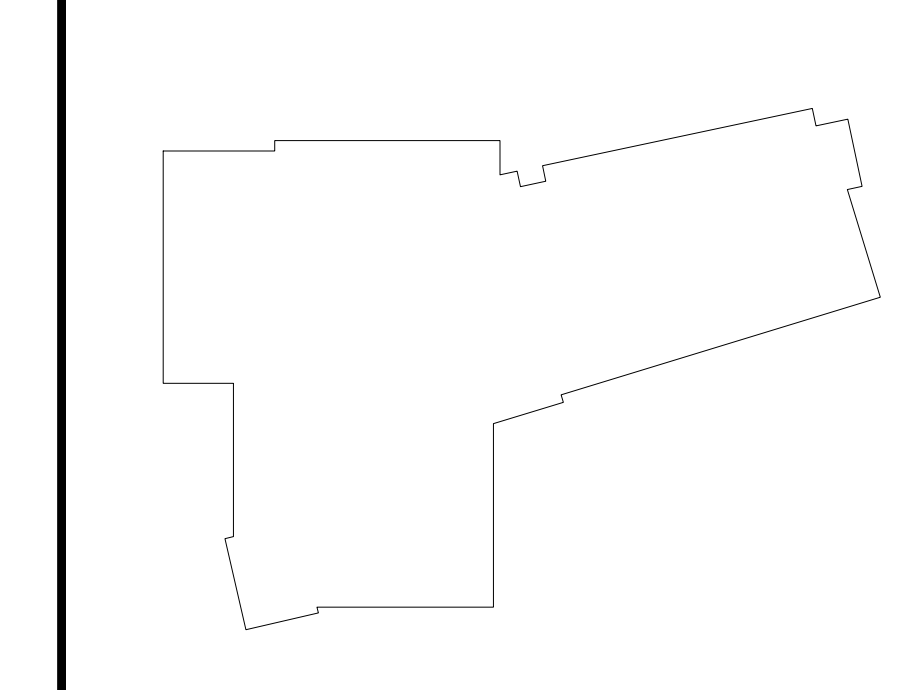


1 PLAY AREA ENLARGEMENT - BASE  
 SCALE: 1" = 10'-0"



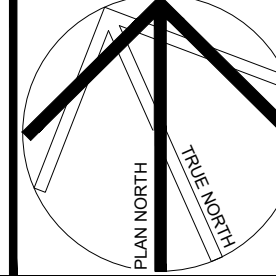
2 PLAY AREA ENLARGEMENT - ALTERNATE  
 SCALE: 1" = 10'-0"

KEYPLAN



REVISIONS NO.	DATE	REMARKS

90% Schematic Design  
 04/17/24



Franklin Elementary School  
 125 Derby Street, Newton, MA  
**PLAY AREA**

**L-4.01**