DISCOVERY BAY BOULEVARD STREETSCAPE IMPROVEMENTS

GENERAL NOTES

PLANS ARE BASED UPON FIELD INVESTIGATIONS BY LANDSCAPE ARCHITECT AND DOES NOT INCLUDE ALL SURFACE OR SUB-SURFACE CONDITIONS. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, AND CONDUCT A THROUGH FIELD INVESTIGATION PRIOR TO COMMENCING WORK. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.

UTILITIES AND UNDERGROUND FACILITIES MAY BE LOCATED THROUGHOUT THE PROJECT AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS WITH THE APPROPRIATE AGENCIES PRIOR TO COMMENCEMENT OF WORK.

ALL WORK SHALL BE FULLY COORDINATED WITH THE TOWN OF DISCOVERY BAY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GENERAL CONDITIONS AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 GENERAL REQUIREMENTS, AND SPECIAL PROVISIONS OF THE PROJECT SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.

CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
AMERICAN DISABILITIES ACT
UNIFORM BUILDING CODE
CALIFORNIA STATE TITLE 24
CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENSE REQUIREMENTS
TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS FOR APPROVAL BY LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO INSTALLATION. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED. ALL CHANGES TO PROPOSED WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO OWNER'S REPRESENTATIVE TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE.
PRE-CONSTRUCTION SITE WALK THROUGH
PLANTING LAYOUT PRIOR TO INSTALLATION
PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD.
FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD
END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD

SUBMITTALS: CONTRACTOR SHALL ALLOW 4 DAYS REVIEW BY LANDSCAPE ARCHITECT FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

IRRIGATION NOTES

IRRIGATION WORK IS TO BE PERFORMED BY OWNER TO ADAPT EXISTING SYSTEM TO IRRIGATE PROPOSED PLANTING. CONTRACTOR TO REVIEW PROPOSED MODIFICATIONS WITH OWNER'S REPRESENTATIVE FOR A FULLY COORDINATED PLANT INSTALLATION PROCESS.

LOCATE AND MARK ALL IRRIGATION COMPONENTS AND PROTECT IN PLACE PRIOR TO DEMOLITION AND REMOVAL WORK.

LANDSCAPE NOTES:

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. THE LANDSCAPE CONTRACTOR IS TO PROVIDE A MINIMUM OF 3 AGRICULTURAL SUITABILITIES ANALYSIS FOR ON-SITE SOIL AND 1 TEST FOR IMPORTED TOPSOIL, RESULTS OF TEST TO BE PROVIDED TO OWNER'S REPRESENTATIVE. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THESE ANALYSES ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. CONTRACTOR SHALL FOLLOW SOIL AMENDMENTS AS RECOMMEND BY THE SOILS TEST OR BETTER.
3. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN OR AVOID UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.
6. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DETAILS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE HIGHEST FINISH GRADE. ALL TRESS IN A FORMAL GROUP OF PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE TOWN'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
7. PLANT TREES 3'-0" MINIMUM FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS SHALL HAVE DEEP ROOT BARRIERS INSTALLED. DEEP ROOT BARRIER MODEL # UB.24.2. CONTACT #: 415.344.1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8. ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE OWNER'S REPRESENTATIVE AT THEIR PLACE OF ORIGIN.
9. ON GRADE PLANTING BACKFILL MIX SHALL CONSIST OF 2 PARTS NATIVE TOPSOIL AND 1 PART NITRIFIED REDWOOD SOIL CONDITIONER.
10. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH 3" LAYER OF RECYCLED WOOD CHIP MULCH FROM PLANT BASED SOURCE. NO RECYCLED PALLOTS OR CONSTRUCTION MATERIAL WILL BE ACCEPTED. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.
11. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.
12. TREES MUST HAVE UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE. CHECK BAY FRIENDLY LANDSCAPE SPECIFICATIONS.

DEMOLITION AND REMOVALS

ITEMS TO BE REMOVED ARE IDENTIFIED ON THE TREE PRESERVATION PLANS. SEE SPECIFICATIONS. REMOVAL AND DISPOSAL OF WASTE SHALL BE IN ACCORDANCE WITH BAY FRIENDLY LANDSCAPING PRACTICES AND PROCEDURES. REFER TO SPECIFICATION SECTION 31 01 00 SITE CLEARING.

GENERAL LEGEND

TYP.	TYPICAL
SP	SPACED
CONF.	CONFIGURATION
V.I.F.	VERIFY IN FIELD
VER.	FIELD VERIFY
EPA	EXISTING PLANTING AREA WITH NEW PLANTS
(E)	EXISTING
℄	CENTERLINE
FOB	FACE OF BUILDING
FOB	FACE OF WALL
SJ	SCORE JOINT
CJ	CONTROL JOINT
EJ	EXPANSION JOINT
FTN	FOUNTAIN
EQ.	EQUAL
POB	POINT OF BEGINNING
DWG	DRAWING(S)
EW	EACH WAY
CONT.	CONTINUOUS
SPECS.	SPECIFICATIONS
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
TC	TOP OF CURB
AL	ALIGN
AGG.	AGGREGATE
SSD	SEE STRUCTURAL ENGINEER'S DRAWINGS
SAD	SEE ARCHITECT'S DRAWINGS
SCD	SEE CIVIL ENGINEER'S DRAWINGS
UON	UNLESS OTHERWISE NOTED
W.P.M.	WATER PROOF MEMBRANE
C.I.P.	CAST IN PLACE
D.G.	DECOMPOSED GRANITE
PA	PLANTING AREA
TW	TOP OF WALL
BW	BOTTOM OF WALL
THLD	THRESHOLD
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TS	TOP OF STAIR
CONC.	CONCRETE
BS	BOTTOM OF STAIR

XX / XX — DETAIL NUMBER / DETAIL SHEET

SHEET LEGEND

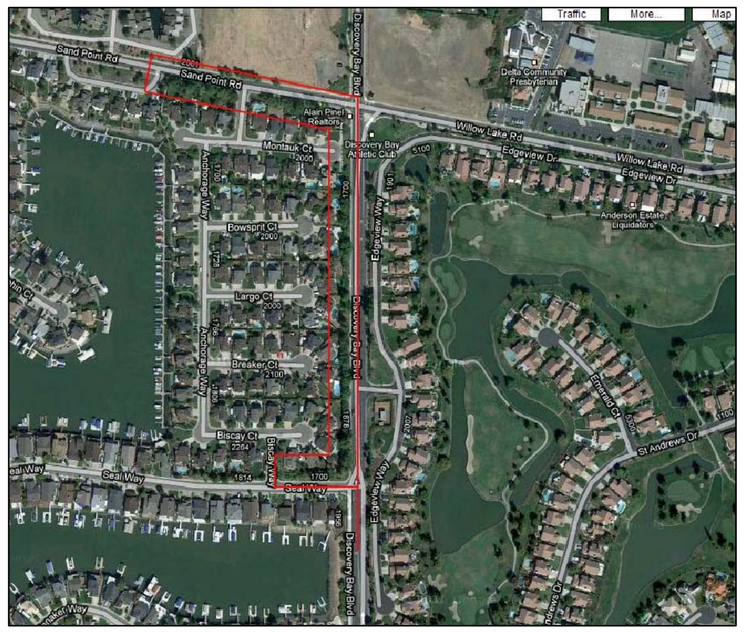
L0.01 – COVER
L0.02 – REFERENCE PLAN

L1.01 – TREE PRESERVATION ZONES 1 AND 2
L1.02 – TREE PRESERVATION ZONE 3-5

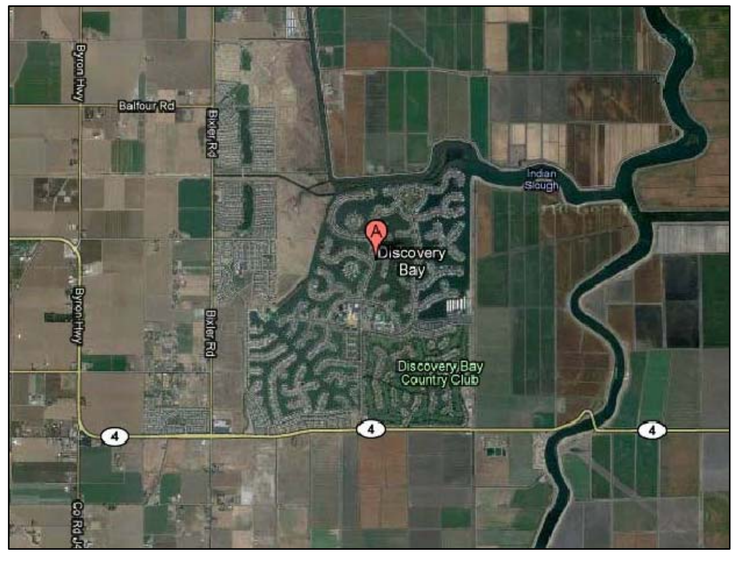
L2.01 – LANDSCAPE PLAN
L2.02 – LANDSCAPE PLAN

L3.01 – LANDSCAPE DETAILS

PROJECT MAP



LOCATION MAP



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DISCOVERY BAY BLVD.
STREETSCAPE
IMPROVEMENTS

DISCOVERY BAY, CA.

NO.	DATE	ISSUE/REVISION
10		
9		
8		
7		
6		
5		
4	08.25.10	100% CDs
3	07.30.10	90% CDs
2	06.16.10	50% CDs
1	05.10.10	CONCEPTUAL DESIGN

DATE: 07.30.2010

SCALE: NTS

N

COVER

L 0.01

Plotted Wednesday August 25, 2010 5:42pm by erinj