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TWLA
LANDSCAPE ARCHITECTS
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607-277-1400 Fax 607-277-6092

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Corners Community Center, Inc.

MEDICAL OFFICE BUILDING

Village of Cayuga Heights, New York

DATE:	07/18/2016
PROJECT:	15039
DRAWN BY:	CRH/ZDR
CHECKED:	KAM

ILLUSTRATED SITE PLAN

L100

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SETBACK DIAGRAM

G100

TOTAL EXISTING PARKING = 285 SPACES

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EXISTING PARKING DIAGRAM

G101

TOTAL PROPOSED PARKING = 299 SPACES

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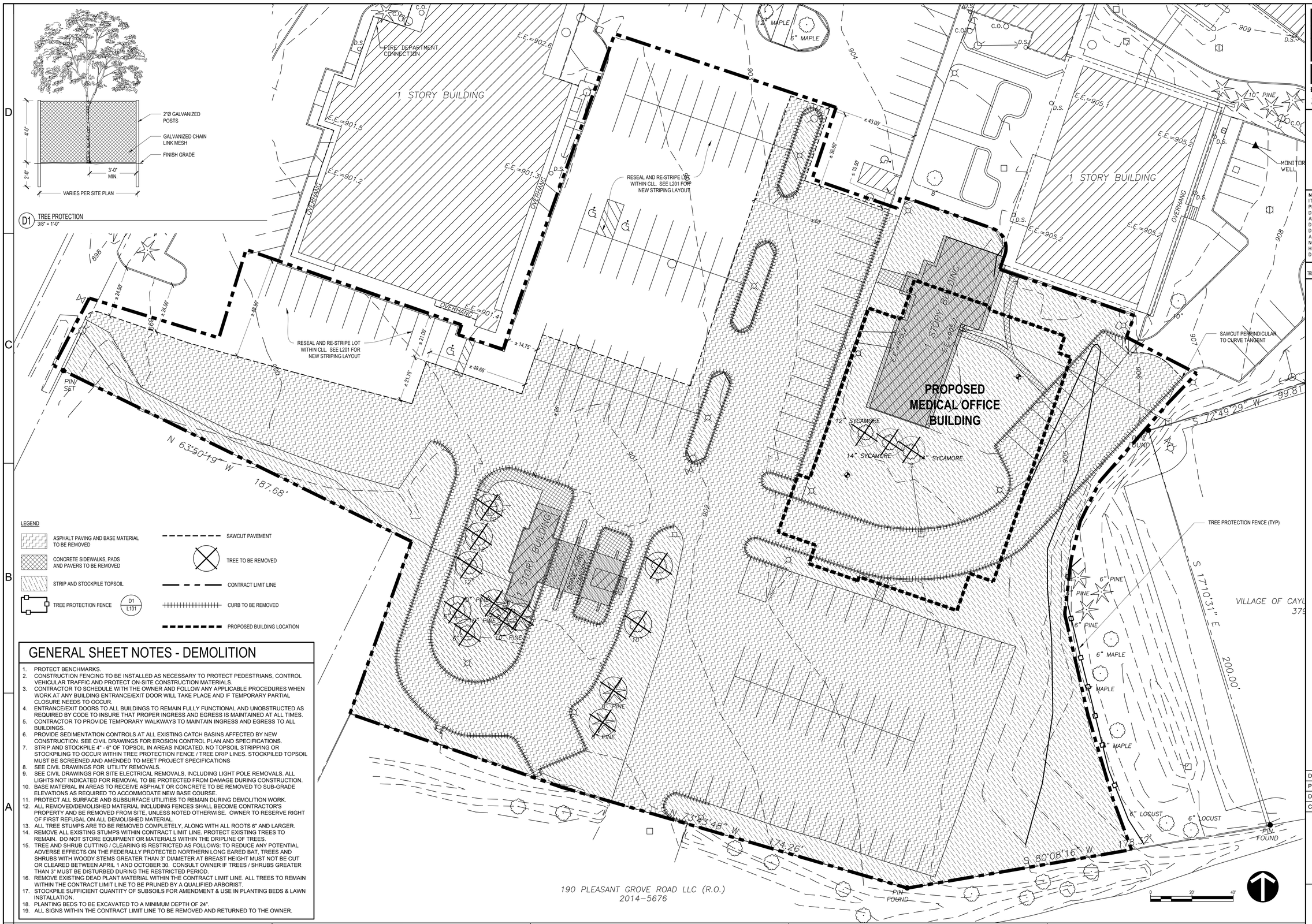
PROPOSED PARKING DIAGRAM

G102

D1 TREE PROTECTION
3/8" = 1'-0"



LEGEND

- ASPHALT PAVING AND BASE MATERIAL TO BE REMOVED
- CONCRETE SIDEWALKS, PADS AND PAVERS TO BE REMOVED
- STRIP AND STOCKPILE TOPSOIL
- TREE PROTECTION FENCE (D1 / L101)
- SAWCUT PAVEMENT
- TREE TO BE REMOVED
- CONTRACT LIMIT LINE
- CURB TO BE REMOVED
- PROPOSED BUILDING LOCATION

GENERAL SHEET NOTES - DEMOLITION

1. PROTECT BENCHMARKS.
2. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.
3. CONTRACTOR TO SCHEDULE WITH THE OWNER AND FOLLOW ANY APPLICABLE PROCEDURES WHEN WORK AT ANY BUILDING ENTRANCE/EXIT DOOR WILL TAKE PLACE AND IF TEMPORARY PARTIAL CLOSURE NEEDS TO OCCUR.
4. ENTRANCE/EXIT DOORS TO ALL BUILDINGS TO REMAIN FULLY FUNCTIONAL AND UNOBSTRUCTED AS REQUIRED BY CODE TO INSURE THAT PROPER INGRESS AND EGRESS IS MAINTAINED AT ALL TIMES.
5. CONTRACTOR TO PROVIDE TEMPORARY WALKWAYS TO MAINTAIN INGRESS AND EGRESS TO ALL BUILDINGS.
6. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION. SEE CIVIL DRAWINGS FOR EROSION CONTROL PLAN AND SPECIFICATIONS.
7. STRIP AND STOCKPILE 4" - 6" OF TOPSOIL IN AREAS INDICATED. NO TOPSOIL STRIPPING OR STOCKPILING TO OCCUR WITHIN TREE PROTECTION FENCE / TREE DRIP LINES. STOCKPILED TOPSOIL MUST BE SCREENED AND AMENDED TO MEET PROJECT SPECIFICATIONS
8. SEE CIVIL DRAWINGS FOR UTILITY REMOVALS.
9. SEE CIVIL DRAWINGS FOR SITE ELECTRICAL REMOVALS, INCLUDING LIGHT POLE REMOVALS. ALL LIGHTS NOT INDICATED FOR REMOVAL TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
10. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.
11. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.
12. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND BE REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.
13. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.
14. REMOVE ALL EXISTING STUMPS WITHIN CONTRACT LIMIT LINE. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIPLINE OF TREES.
15. TREE AND SHRUB CUTTING / CLEARING IS RESTRICTED AS FOLLOWS: TO REDUCE ANY POTENTIAL ADVERSE EFFECTS ON THE FEDERALLY PROTECTED NORTHERN LONG EARED BAT, TREES AND SHRUBS WITH WOODY STEMS GREATER THAN 3" DIAMETER AT BREAST HEIGHT MUST NOT BE CUT OR CLEARED BETWEEN APRIL 1 AND OCTOBER 30. CONSULT OWNER IF TREES / SHRUBS GREATER THAN 3" MUST BE DISTURBED DURING THE RESTRICTED PERIOD.
16. REMOVE EXISTING DEAD PLANT MATERIAL WITHIN THE CONTRACT LIMIT LINE. ALL TREES TO REMAIN WITHIN THE CONTRACT LIMIT LINE TO BE PRUNED BY A QUALIFIED ARBORIST.
17. STOCKPILE SUFFICIENT QUANTITY OF SUBSOILS FOR AMENDMENT & USE IN PLANTING BEDS & LAWN INSTALLATION.
18. PLANTING BEDS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24".
19. ALL SIGNS WITHIN THE CONTRACT LIMIT LINE TO BE REMOVED AND RETURNED TO THE OWNER.

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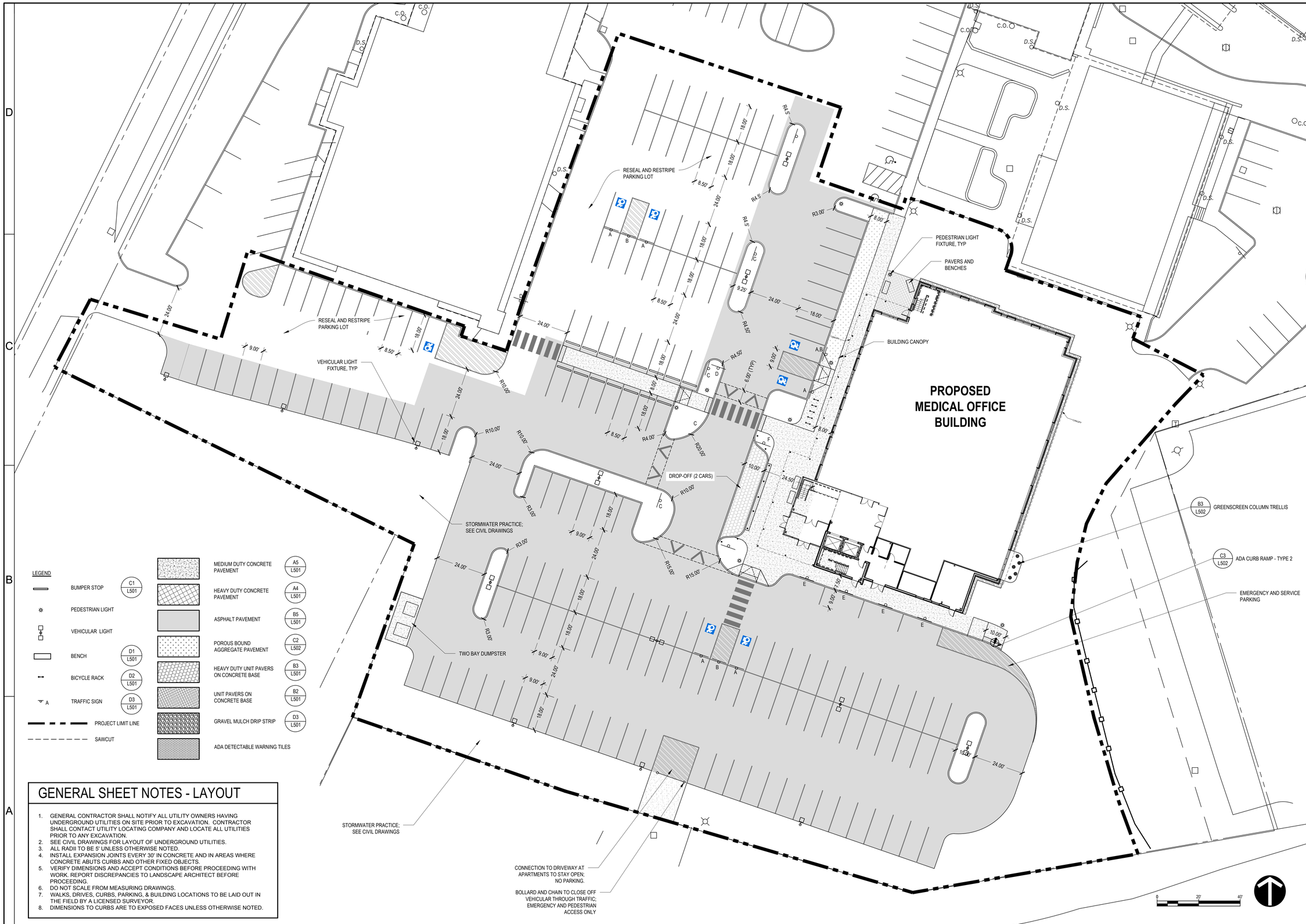
DEMOLITION PLAN

L101



LEGEND

BUMPER STOP	C1 L501	
PEDESTRIAN LIGHT		
VEHICULAR LIGHT		
BENCH	D1 L501	
BICYCLE RACK	D2 L501	
TRAFFIC SIGN	D3 L501	
PROJECT LIMIT LINE		
SAWCUT		
MEDIUM DUTY CONCRETE PAVEMENT	A5 L501	
HEAVY DUTY CONCRETE PAVEMENT	A4 L501	
ASPHALT PAVEMENT	B5 L501	
POROUS BOUND AGGREGATE PAVEMENT	C2 L502	
HEAVY DUTY UNIT PAVERS ON CONCRETE BASE	B3 L501	
UNIT PAVERS ON CONCRETE BASE	B2 L501	
GRAVEL MULCH DRIP STRIP	D3 L501	
ADA DETECTABLE WARNING TILES		

GENERAL SHEET NOTES - LAYOUT

1. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
2. SEE CIVIL DRAWINGS FOR LAYOUT OF UNDERGROUND UTILITIES.
3. ALL RADII TO BE 5' UNLESS OTHERWISE NOTED.
4. INSTALL EXPANSION JOINTS EVERY 30' IN CONCRETE AND IN AREAS WHERE CONCRETE ABUTS CURBS AND OTHER FIXED OBJECTS.
5. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
6. DO NOT SCALE FROM MEASURING DRAWINGS.
7. WALKS, DRIVES, CURBS, PARKING, & BUILDING LOCATIONS TO BE LAID OUT IN THE FIELD BY A LICENSED SURVEYOR.
8. DIMENSIONS TO CURBS ARE TO EXPOSED FACES UNLESS OTHERWISE NOTED.

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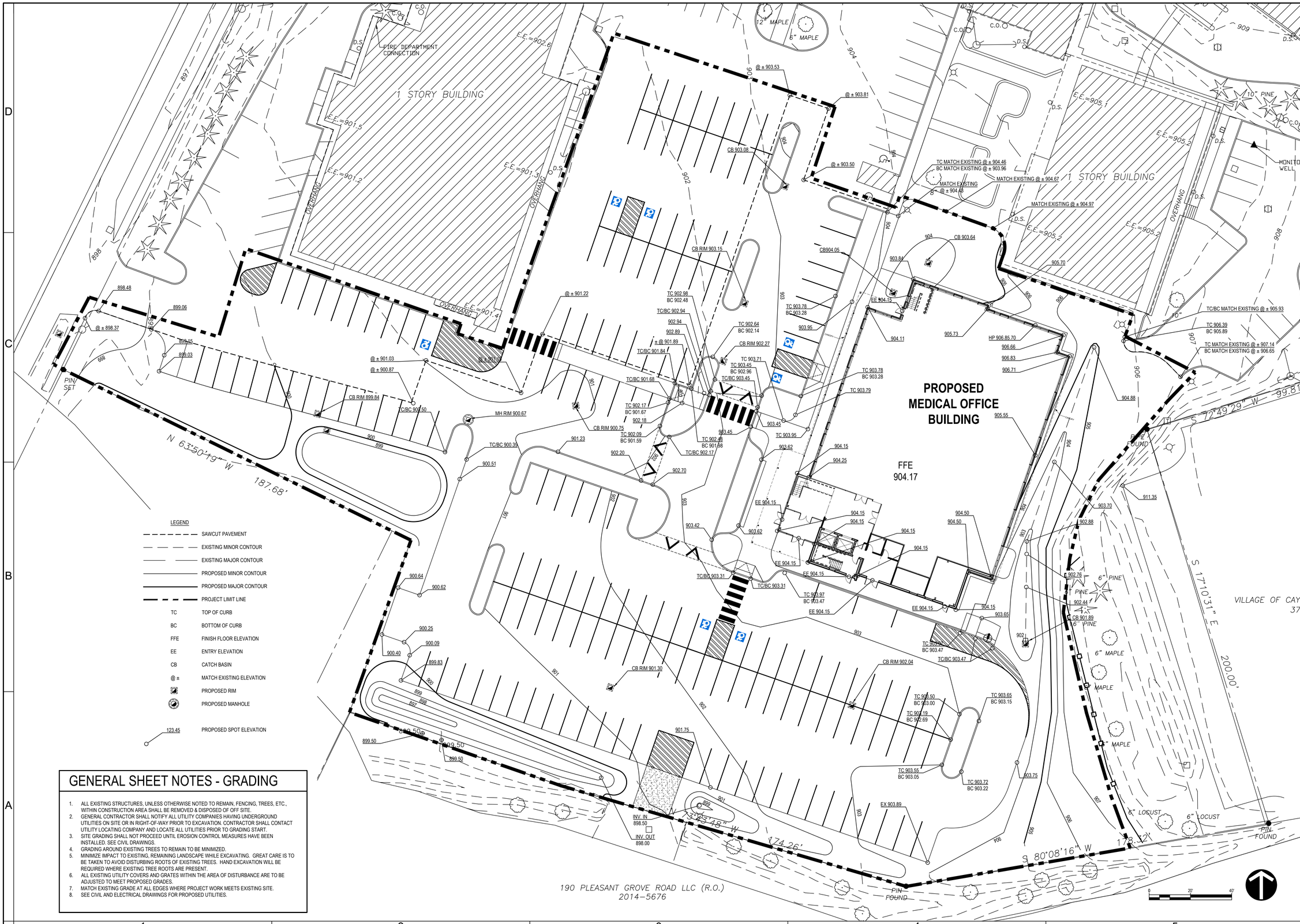
LAYOUT PLAN

L201



GENERAL SHEET NOTES - GRADING

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CIVIL DRAWINGS.
4. GRADING AROUND EXISTING TREES TO REMAIN TO BE MINIMIZED.
5. MINIMIZE IMPACT TO EXISTING, REMAINING LANDSCAPE WHILE EXCAVATING. GREAT CARE IS TO BE TAKEN TO AVOID DISTURBING ROOTS OF EXISTING TREES. HAND EXCAVATION WILL BE REQUIRED WHERE EXISTING TREE ROOTS ARE PRESENT.
6. ALL EXISTING UTILITY COVERS AND GRATES WITHIN THE AREA OF DISTURBANCE ARE TO BE ADJUSTED TO MEET PROPOSED GRADES.
7. MATCH EXISTING GRADE AT ALL EDGES WHERE PROJECT WORK MEETS EXISTING SITE.
8. SEE CIVIL AND ELECTRICAL DRAWINGS FOR PROPOSED UTILITIES.

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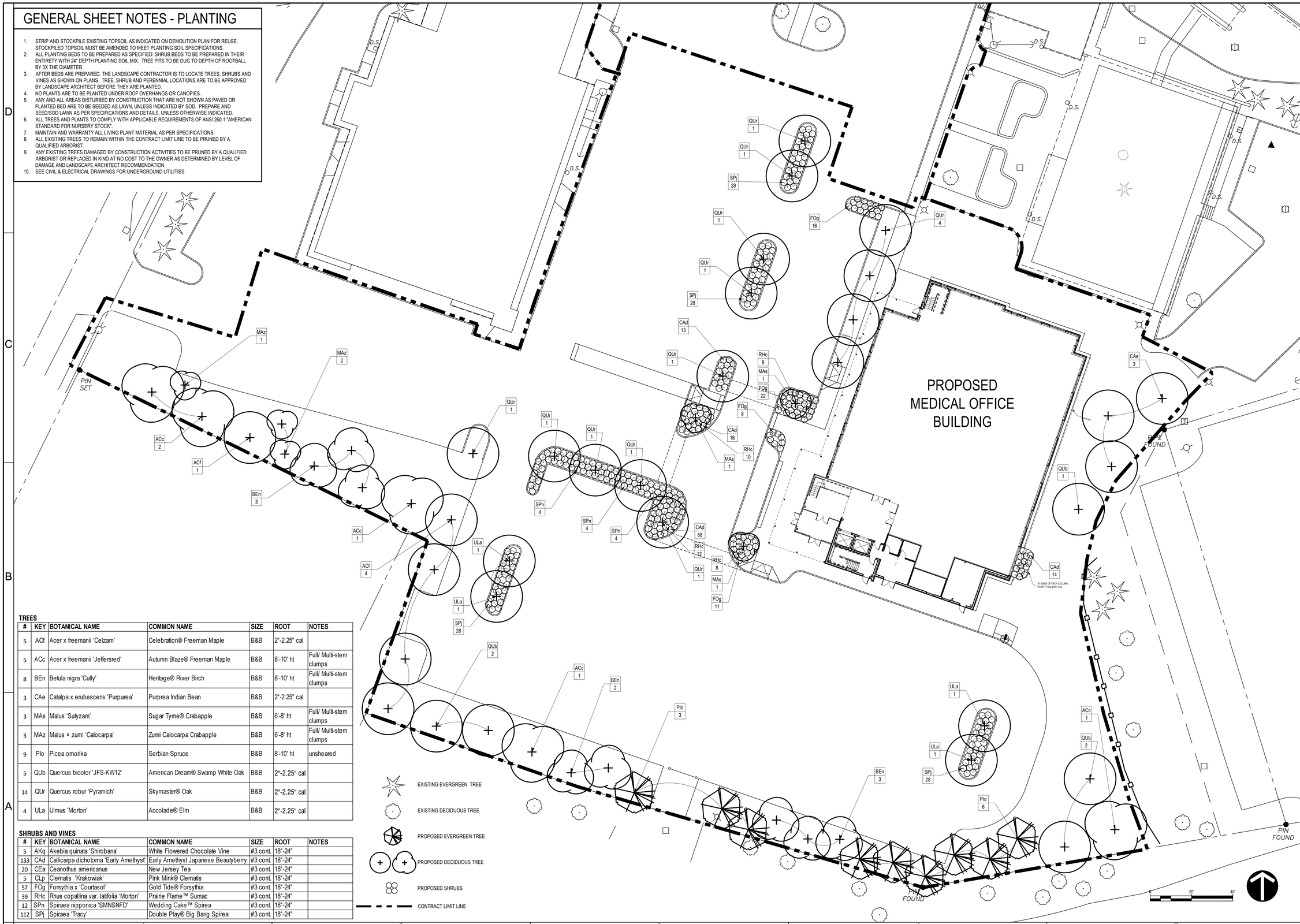
GRADING PLAN

L301

GENERAL SHEET NOTES - PLANTING

1. STRIP AND STOCKPILE EXISTING TOPSOIL AS INDICATED ON DEMOLITION PLAN FOR REUSE. STOCKPILED TOPSOIL MUST BE AMENDED TO MEET PLANTING SOIL SPECIFICATIONS.
2. ALL PLANTING BEDS TO BE PREPARED AS SPECIFIED: SHRUB BEDS TO BE PREPARED IN THEIR ENTIRETY WITH 24" DEPTH PLANTING SOIL MIX. TREE PITS TO BE DUG TO DEPTH OF ROOTBALL BY 3X THE DIAMETER.
3. AFTER BEDS ARE PREPARED, THE LANDSCAPE CONTRACTOR IS TO LOCATE TREES, SHRUBS AND VINES AS SHOWN ON PLANS. TREE, SHRUB AND PERENNIAL LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THEY ARE PLANTED.
4. NO PLANTS ARE TO BE PLANTED UNDER ROOF OVERHANGS OR CANOPIES.
5. ANY AND ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT SHOWN AS PAVED OR PLANTED BED ARE TO BE SEEDED AS LAWN, UNLESS INDICATED BY SOD. PREPARE AND SEED/SOD LAWN AS PER SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE INDICATED.
6. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 260.1 "AMERICAN STANDARD FOR NURSERY STOCK".
7. MAINTAIN AND WARRANTY ALL LIVING PLANT MATERIAL AS PER SPECIFICATIONS.
8. ALL EXISTING TREES TO REMAIN WITHIN THE CONTRACT LIMIT LINE TO BE PRUNED BY A QUALIFIED ARBORIST.
9. ANY EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES TO BE PRUNED BY A QUALIFIED ARBORIST OR REPLACED IN KIND AT NO COST TO THE OWNER AS DETERMINED BY LEVEL OF DAMAGE AND LANDSCAPE ARCHITECT RECOMMENDATION.
10. SEE CIVIL & ELECTRICAL DRAWINGS FOR UNDERGROUND UTILITIES.



TREES

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
5	ACf	Acer x freemanii 'Celzam'	Celebration® Freeman Maple	B&B	2"-2.25" cal	
5	ACc	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	B&B	8'-10' ht	Full/ Multi-stem clumps
8	BEn	Betula nigra 'Cully'	Heritage® River Birch	B&B	8'-10' ht	Full/ Multi-stem clumps
3	CAe	Catalpa x erubescens 'Purpurea'	Purprea Indian Bean	B&B	2"-2.25" cal	
3	MAs	Malus 'Sutyzam'	Sugar Tyme® Crabapple	B&B	6'-8' ht	Full/ Multi-stem clumps
3	MAz	Malus × zumi 'Calocarpa'	Zumi Calocarpa Crabapple	B&B	6'-8' ht	Full/ Multi-stem clumps
9	Plo	Picea omorika	Serbian Spruce	B&B	8'-10' ht	unsheared
5	QUb	Quercus bicolor 'JFS-KW12'	American Dream® Swamp White Oak	B&B	2"-2.25" cal	
14	QUr	Quercus robur 'Pyramich'	Skymaster® Oak	B&B	2"-2.25" cal	
4	ULa	Ulmus 'Morton'	Accolade® Elm	B&B	2"-2.25" cal	

SHRUBS AND VINES

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
5	AKq	Akebia quinata 'Shirobana'	White Flowered Chocolate Vine	#3 cont.	18"-24"	
133	CAd	Callicarpa dichotoma 'Early Amethyst'	Early Amethyst Japanese Beautyberry	#3 cont.	18"-24"	
20	CEa	Ceanothus americanus	New Jersey Tea	#3 cont.	18"-24"	
5	CLp	Clematis 'Krakowiak'	Pink Mink® Clematis	#3 cont.	18"-24"	
57	FOg	Forsythia x 'Courtasol'	Gold Tide® Forsythia	#3 cont.	18"-24"	
39	RHc	Rhus copallina var. latifolia 'Morton'	Prairie Flame™ Sumac	#3 cont.	18"-24"	
12	SPn	Spiraea nipponica 'SMNSNFD'	Wedding Cake™ Spirea	#3 cont.	18"-24"	
112	SPj	Spiraea 'Tracy'	Double Play® Big Bang Spirea	#3 cont.	18"-24"	

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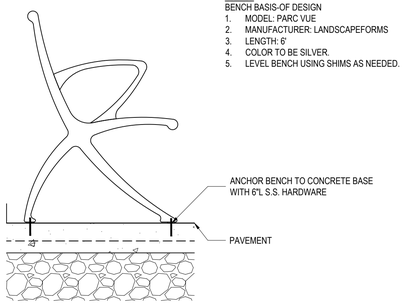
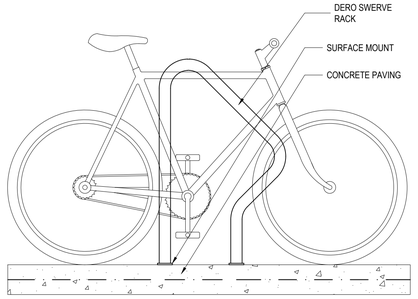
PLANTING PLAN

L401

NOTES:
BENCH BASIS-OF DESIGN
1. MODEL: PARC VUE
2. MANUFACTURER: LANDSCAPEFORMS
3. LENGTH: 6'
4. COLOR TO BE SILVER.
5. LEVEL BENCH USING SHIMS AS NEEDED.

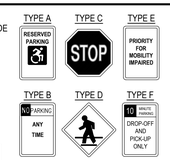


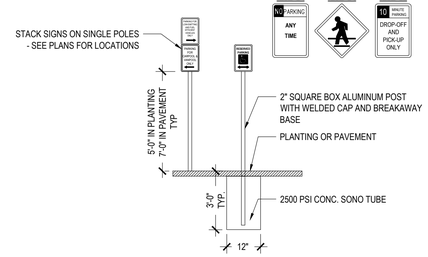
D1 BENCH
1" = 1'-0"



D2 SURFACE MOUNTED BICYCLE RACK
1" = 1'-0"

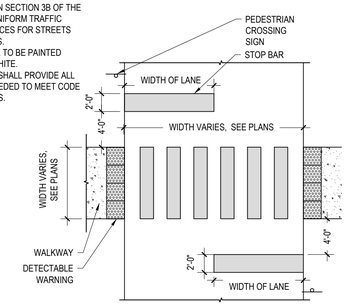
NOTES:
1. CONTRACTOR SHALL PROVIDE ADAPARKING SIGN, AS PER CODE REQUIREMENTS.
2. POSTS AND MOUNTING HARDWARE SHALL BE GALVANIZED TAMPER RESISTANT BOLTS, LENGTH AS NECESSARY.



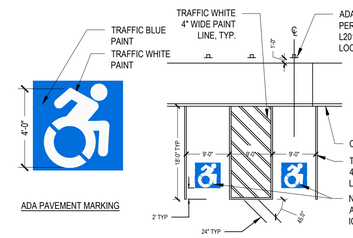


D3 TRAFFIC SIGNS
1/4" = 1'-0"

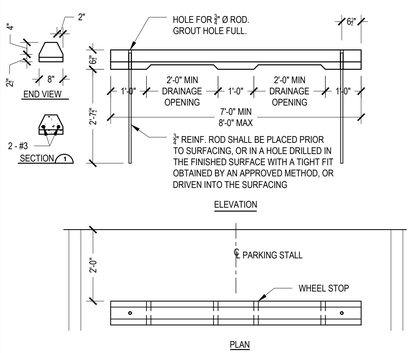
NOTES:
1. MARKING FOR CROSSWALKS SHALL BE ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.
3 CONTRACTOR SHALL PROVIDE ALL NEW SIGNS NEEDED TO MEET CODE REQUIREMENTS.



D4 CROSSWALK MARKINGS
1/8" = 1'-0"

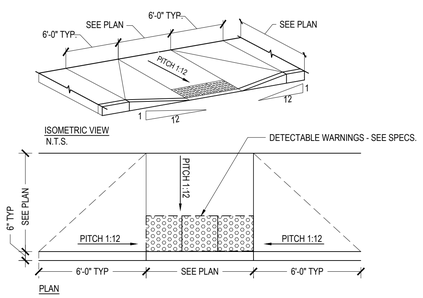


D5 ADA PAVEMENT MARKINGS
1/4" = 1'-0"



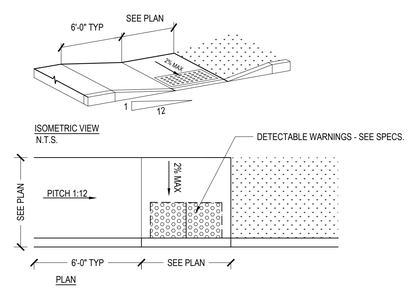
C1 BUMPER STOP
1/2" = 1'-0"

NOTES:
1. SEE LAYOUT PLAN FOR LOCATION AND DIMENSION OF CURB RAMPS
2. GRADE CHANGES TO BE SMOOTH AND EVENLY PITCHED.



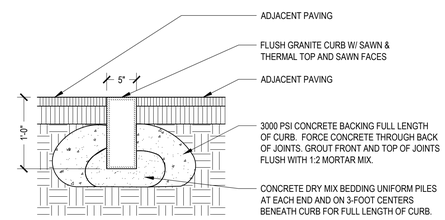
C2 ADA CURB RAMP - TYPE 1
1/4" = 1'-0"

NOTES:
1. SEE LAYOUT PLAN FOR LOCATION AND DIMENSION OF CURB RAMPS
2. GRADE CHANGES TO BE SMOOTH AND EVENLY PITCHED.



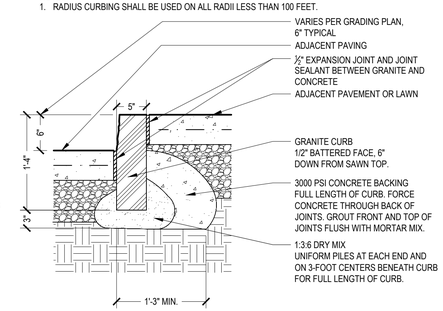
C3 ADA CURB RAMP - TYPE 2
1/4" = 1'-0"

NOTES:
1. RADIUS CURBING SHALL BE USED ON ALL RADII LESS THAN 100 FEET AS INDICATED ON LAYOUT PLAN.



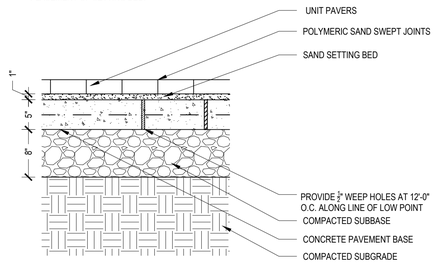
C4 FLUSH GRANITE CURB
1" = 1'-0"

NOTES: RADIUS CURBING SHALL BE USED ON ALL RADII LESS THAN 100 FEET.



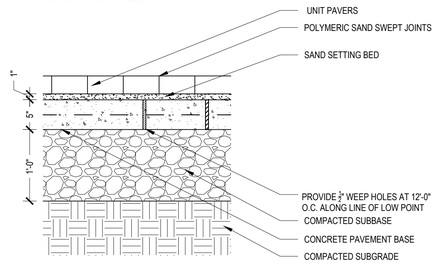
C5 GRANITE CURB
1" = 1'-0"

NOTES:
1. PROVIDE WEEPS ½" IN DIA. IN CONCRETE EVERY 12" ALONG LINE OF LOW POINT. PLACE 12" SQUARE OF FILTER FABRIC OVER WEEPS BEFORE PLACEMENT OF SETTING BED.

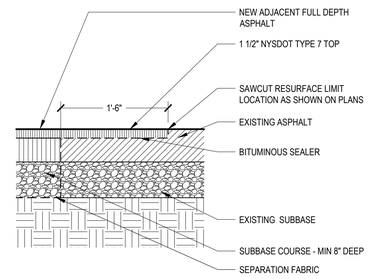


B2 UNIT PAVERS ON CONCRETE BASE
1" = 1'-0"

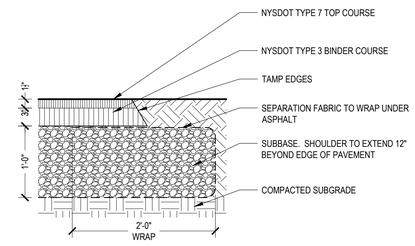
NOTES:
1. PROVIDE WEEPS ½" IN DIA. IN CONCRETE EVERY 12" ALONG LINE OF LOW POINT. PLACE 12" SQUARE OF FILTER FABRIC OVER WEEPS BEFORE PLACEMENT OF SETTING BED.



B3 HEAVY DUTY UNIT PAVERS ON CONCRETE BASE
1" = 1'-0"

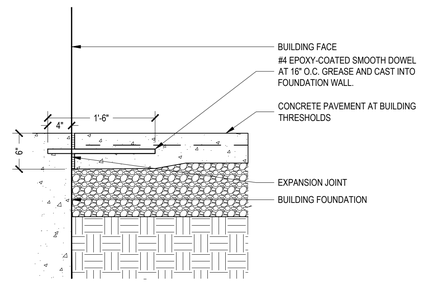


B4 ASPHALT PATCH
1" = 1'-0"



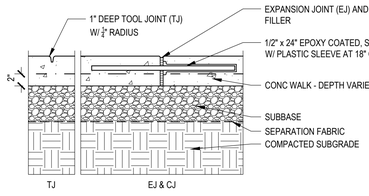
B5 ASPHALT PAVEMENT
1" = 1'-0"

NOTE:
1. 1/4" RECESS AT BUILDING THRESHOLD



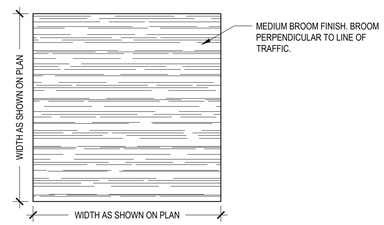
A1 PIN AT BUILDING THRESHOLD
1" = 1'-0"

NOTES:
1. TOOLED JOINTS ONLY. SAW CUT JOINTS NOT ACCEPTABLE.
2. NO PICTURE FRAME.



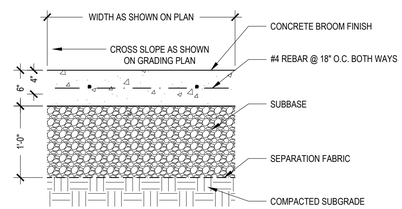
A2 CONCRETE JOINTS
1" = 1'-0"

NOTES:
1. SEE PLANS FOR LOCATION AND TYPE OF SCORE JOINTS.
2. BROOM PERPENDICULAR TO LINE OF TRAFFIC.



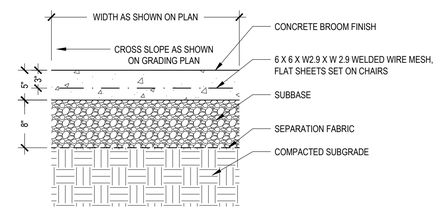
A3 CONCRETE BROOM FINISH
1" = 1'-0"

NOTES:
1. 2" MINIMUM CONCRETE COVERAGE AROUND REBAR



A4 HEAVY DUTY CONCRETE PAVEMENT
1" = 1'-0"

NOTES:
1. 2" MINIMUM CONCRETE COVERAGE ON MESH AND TIES



A5 MEDIUM DUTY CONCRETE PAVEMENT
1" = 1'-0"

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Corners Community Center, Inc.
MEDICAL OFFICE BUILDING
Village of Cayuga Heights, New York

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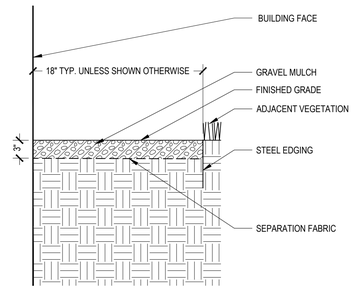
PROJECT:	15039
DRAWN BY:	CRH/ZDR
CHECKED:	KAM

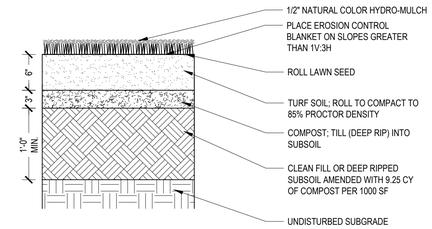
SITE DETAILS

L501



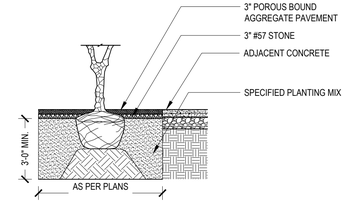
D3 GRAVEL MULCH DRIP STRIP
1" = 1'-0"

NOTES:
1. SEE SOILS PLANS FOR EXTENTS.
2. LAWN REPAIR WORK TO COMPLY WITH REQUIRMENTS PER "NYS DEC - STORMWATER MANAGEMENT DESIGN MANUAL - AUGUST 2010" AS WELL AS "NYS DEC DEEP RIPPING AND COMPACTION - APRIL 2008".
3. THIS DETAIL TO BE USED WHERE LAWN IS TO BE INSTALLED IN AREAS EXPOSED TO CHANGE OF GRADE OR SOIL COMPACTION BY CONSTRUCTION.



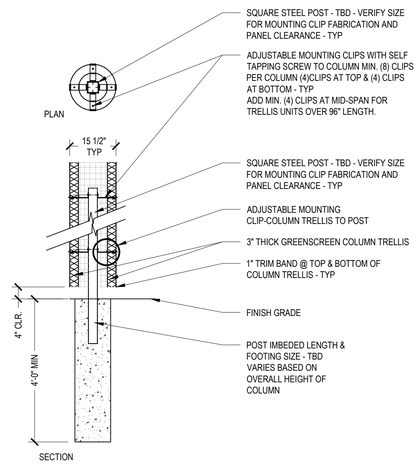
D4 LAWN ESTABLISHMENT
1" = 1'-0"

NOTES:
1. POROUS BOUND AGGREGATE TO BE ADAPAVE BY CHAMEMELEON WAYS OR APPROVED EQUAL.

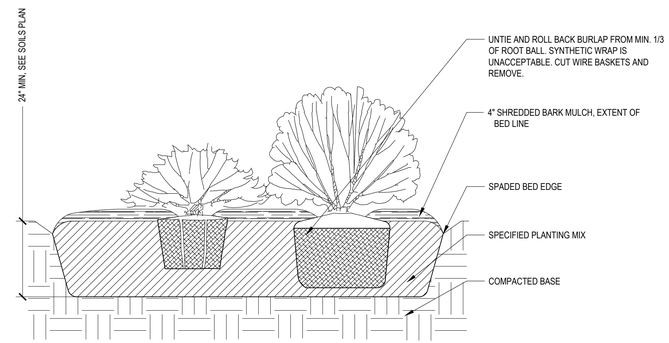


D5 TREES IN POROUS BOUND AGGREGATE PAVEMENT
1/4" = 1'-0"

NOTES:
1. PROVIDE 5 @ 10'-0"

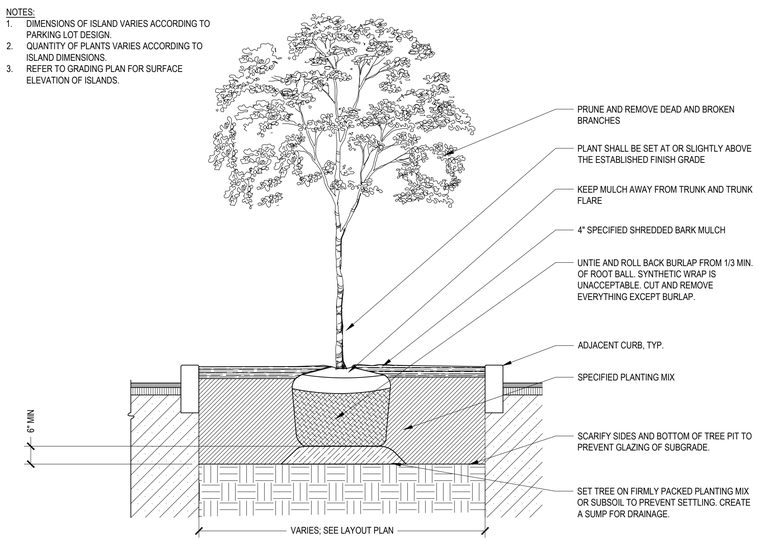


B3 GREENSCREEN COLUMN TRELLIS
1/2" = 1'-0"

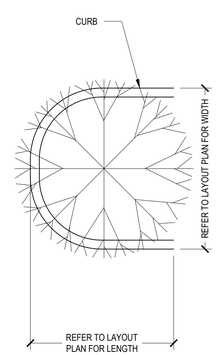


B4 SHRUB PLANTING
1/2" = 1'-0"

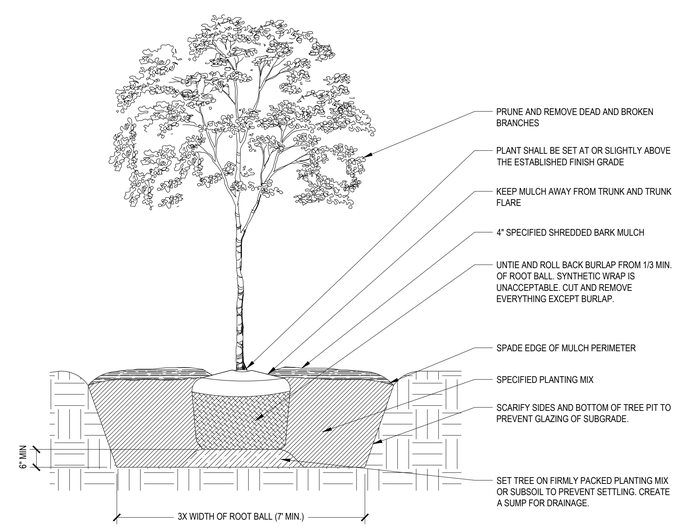
NOTES:
1. DIMENSIONS OF ISLAND VARIES ACCORDING TO PARKING LOT DESIGN.
2. QUANTITY OF PLANTS VARIES ACCORDING TO ISLAND DIMENSIONS.
3. REFER TO GRADING PLAN FOR SURFACE ELEVATION OF ISLANDS.



A2 TREE ISLAND PLANTING
1/2" = 1'-0"



PLAN



A4 TREE PLANTING
1/2" = 1'-0"

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