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

DATE:	11/17/2016
PROJECT:	15039
DRAWN BY:	JLF
CHECKED:	KAM

SETBACK DIAGRAM

G100



D
C
B
A

1 2 3 4 5

TOTAL PROPOSED PARKING = 298 SPACES



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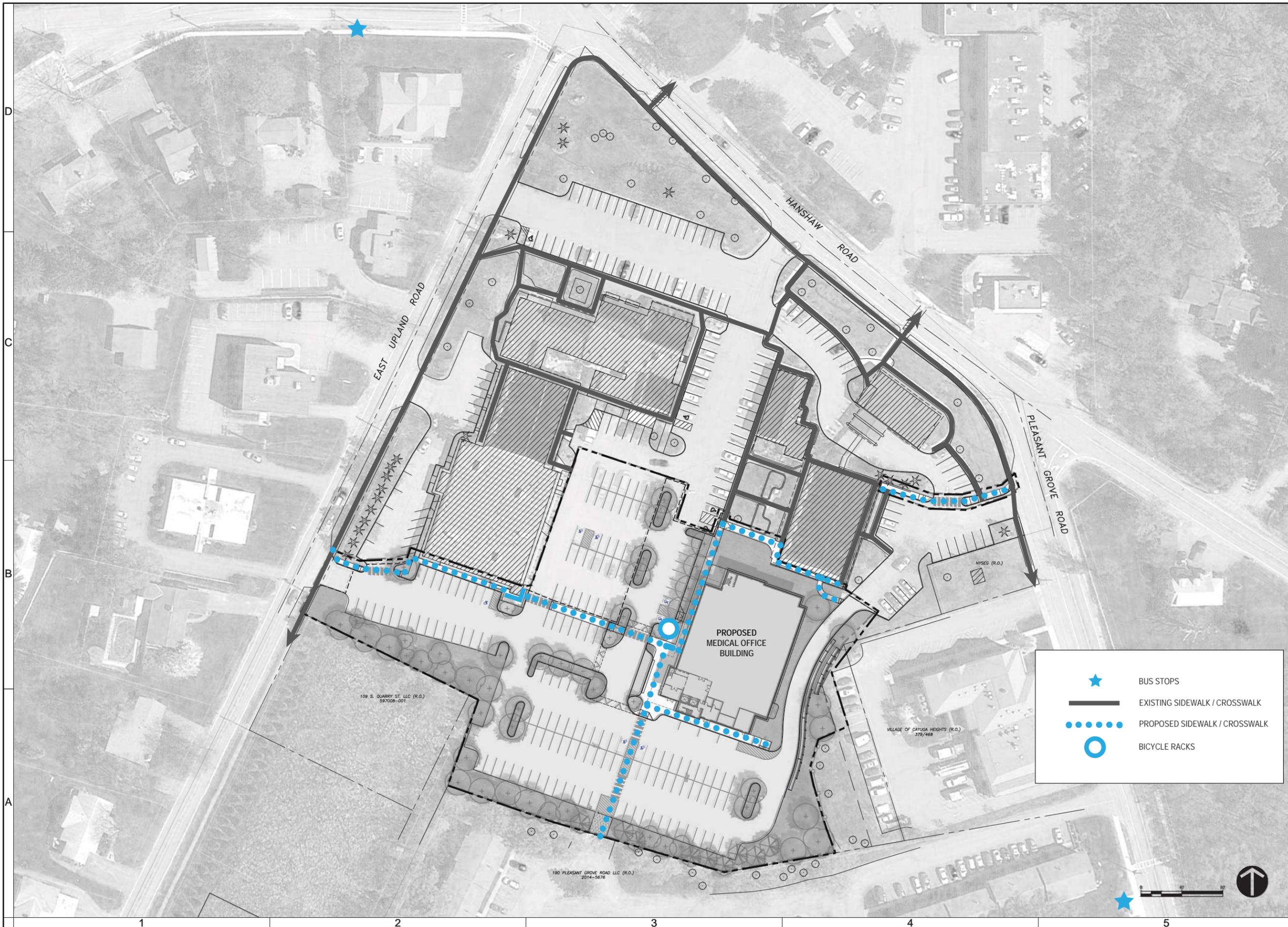
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PROPOSED PARKING DIAGRAM

G102





	BUS STOPS
	EXISTING SIDEWALK / CROSSWALK
	PROPOSED SIDEWALK / CROSSWALK
	BICYCLE RACKS

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PEDESTRIAN CIRCULATION



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NO LEFT TURN SIGN
TO BE REMOVED

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ILLUSTRATED
SITE PLAN

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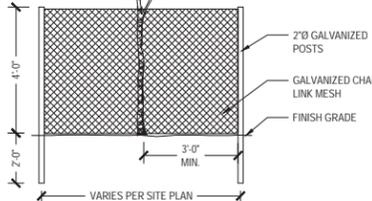
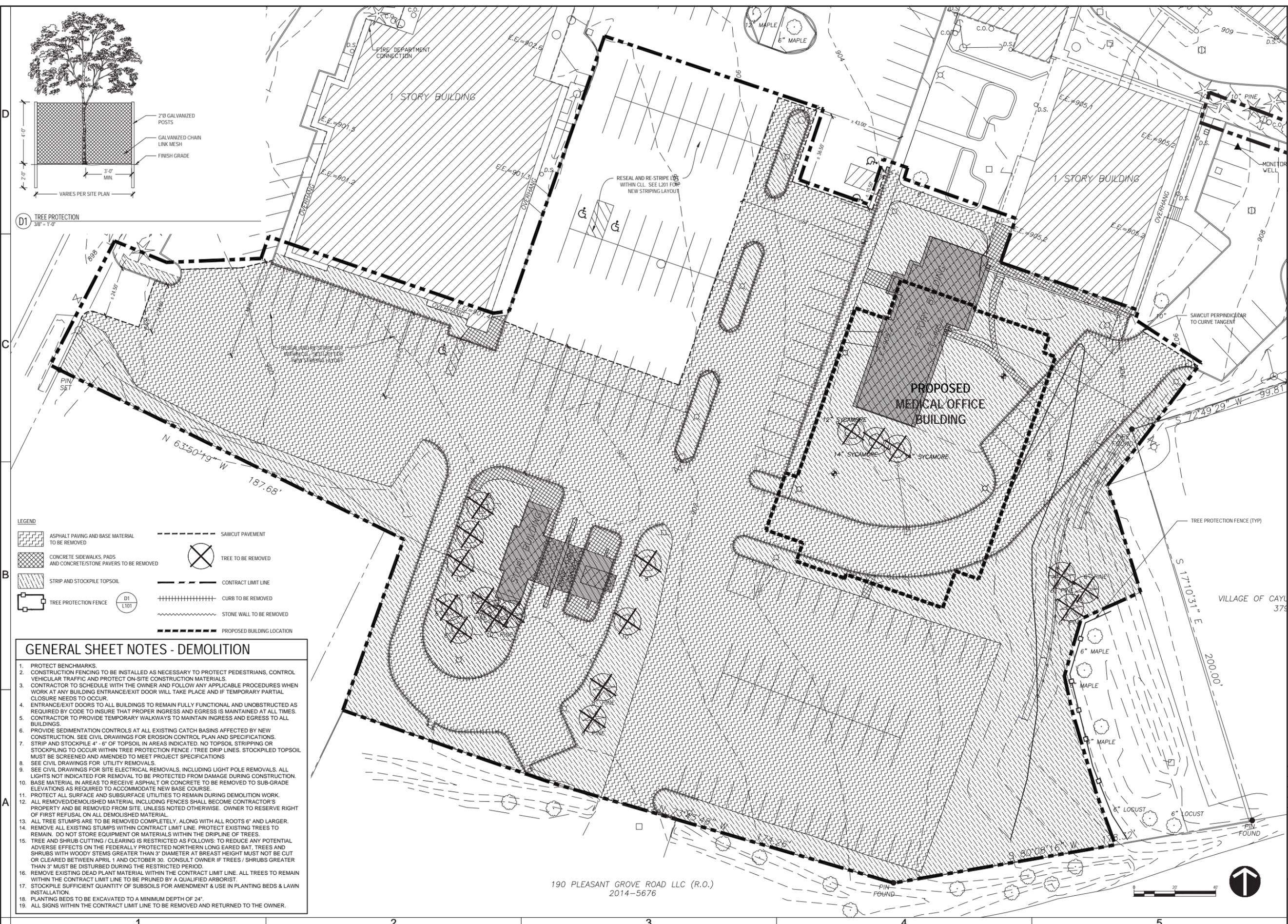
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DEMOLITION PLAN

L101



D1 TREE PROTECTION
36" x 1'-0"

- LEGEND**
- ASPHALT PAVING AND BASE MATERIAL TO BE REMOVED
 - CONCRETE SIDEWALKS, PADS AND CONCRETE/STONE PAVERS TO BE REMOVED
 - STRIP AND STOCKPILE TOPSOIL
 - TREE PROTECTION FENCE
 - SAWCUT PAVEMENT
 - TREE TO BE REMOVED
 - CONTRACT LIMIT LINE
 - CURB TO BE REMOVED
 - STONE WALL 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 DRIFLINE 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.

190 PLEASANT GROVE ROAD LLC (R.O.)
2014-5676



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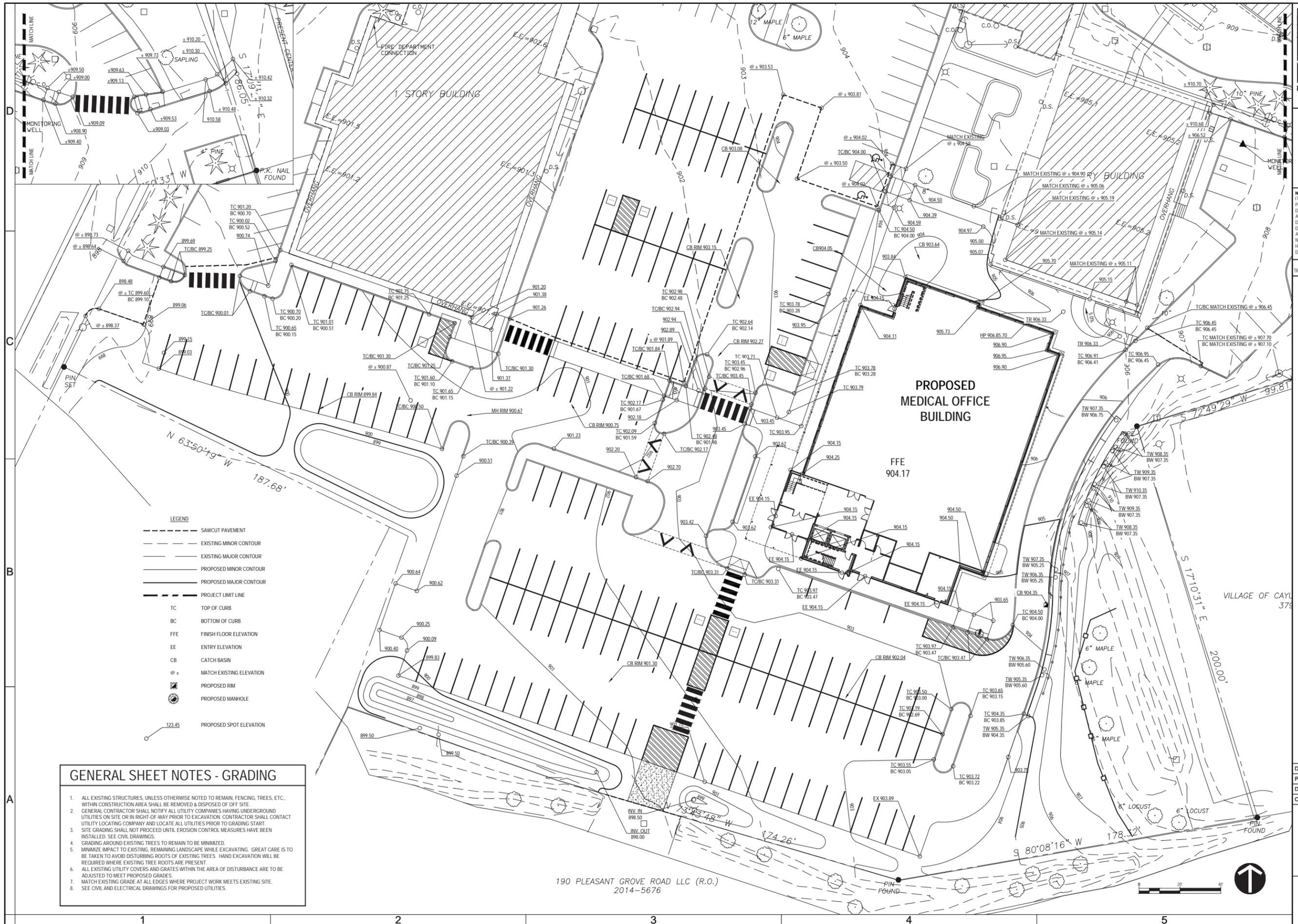
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GRADING PLAN

L301



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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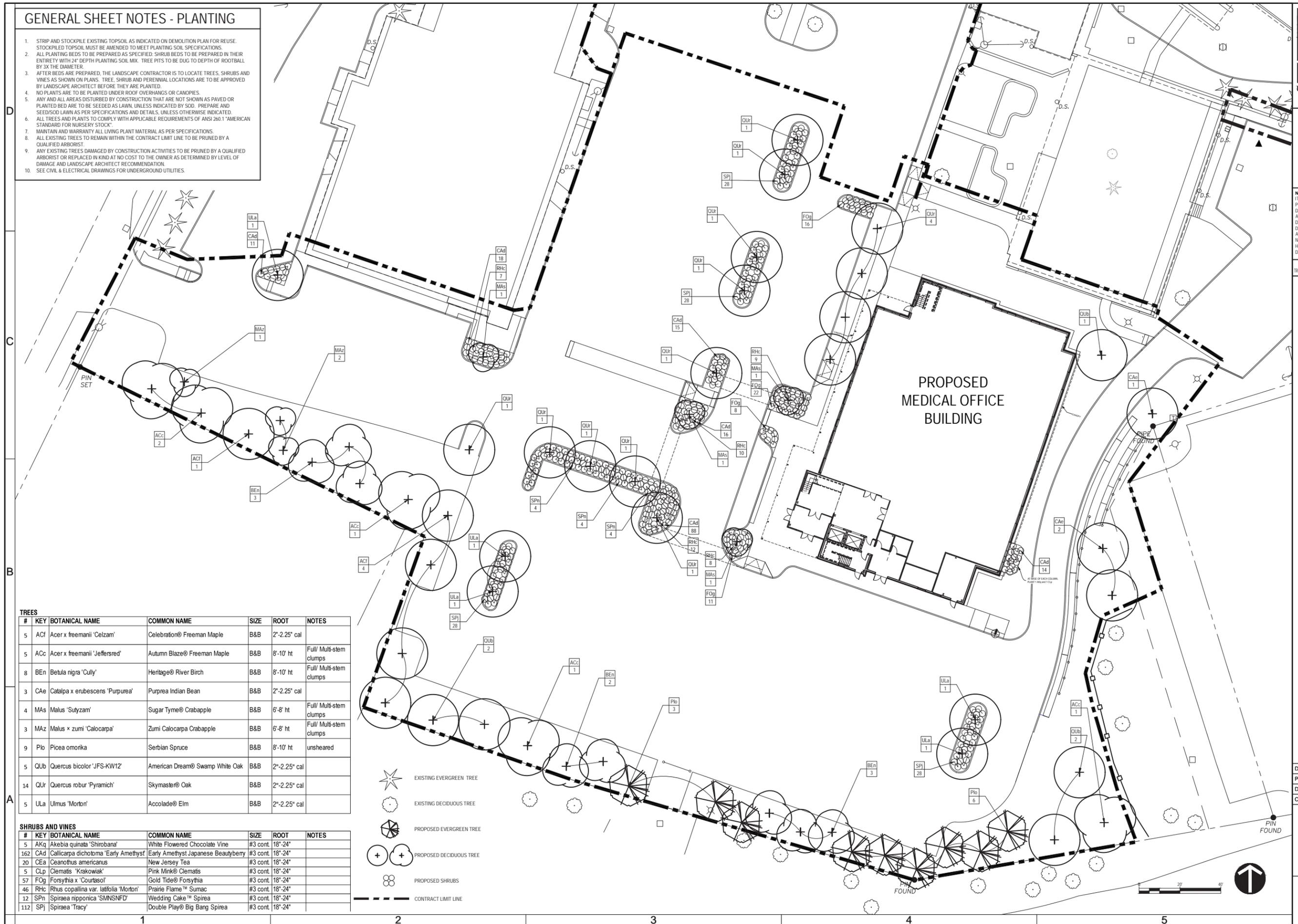
GENERAL SHEET NOTES - PLANTING

- STRIP AND STOCKPILE EXISTING TOPSOIL AS INDICATED ON DEMOLITION PLAN FOR REUSE. STOCKPILED TOPSOIL MUST BE AMENDED TO MEET PLANTING SOIL SPECIFICATIONS.
- 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.
- 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.
- NO PLANTS ARE TO BE PLANTED UNDER ROOF OVERHANGS OR CANOPIES.
- 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 SOO. PREPARE AND SEED/SOD LAWN AS PER SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE INDICATED.
- ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSJ 260.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- MAINTAIN AND WARRANTY ALL LIVING PLANT MATERIAL AS PER SPECIFICATIONS.
- ALL EXISTING TREES TO REMAIN WITHIN THE CONTRACT LIMIT LINE TO BE PRUNED BY A QUALIFIED ARBORIST.
- 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.
- SEE CIVIL & ELECTRICAL DRAWINGS FOR UNDERGROUND UTILITIES.



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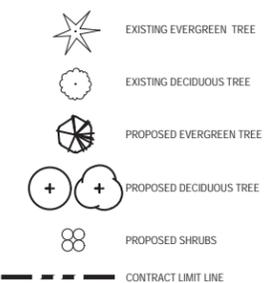


TREES

#	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	
4	MAs	Malus 'Sutyzam'	Sugar Tyme® Crabapple	B&B	6'-8' ht	Full/ Multi-stem clumps
3	MAz	Malus x 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	
5	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"	
162	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 'Courasol'	Gold Tide® Forsythia	#3 cont.	18"-24"	
46	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"	

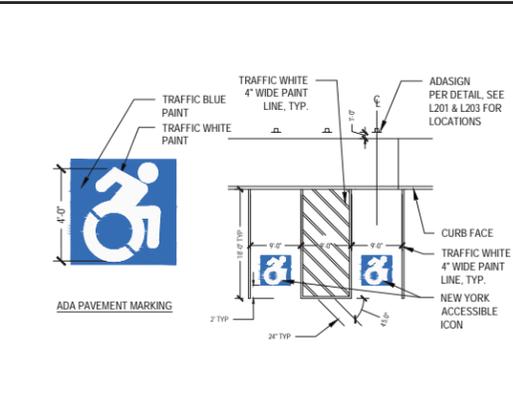


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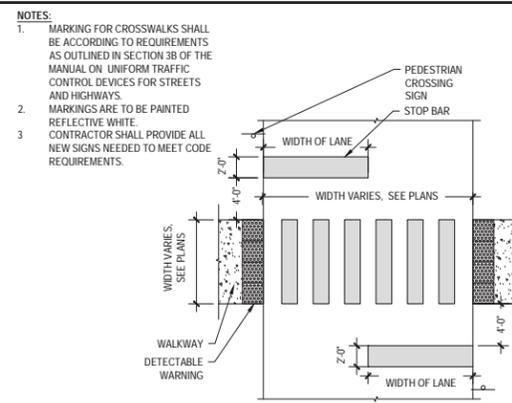
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PLANTING PLAN

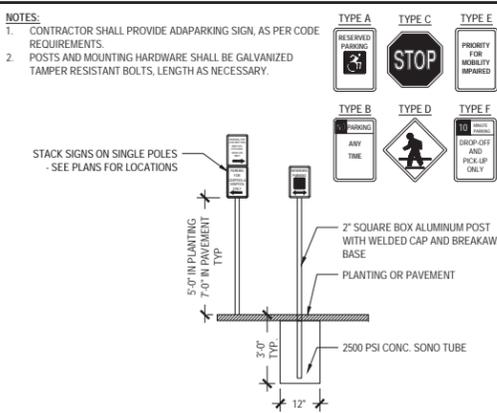
L401



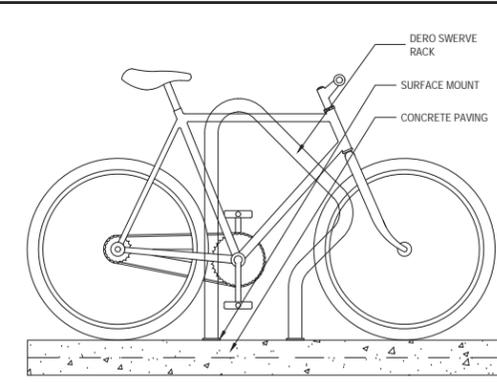
D5 ADA PAVEMENT MARKINGS
1/4" = 1'-0"



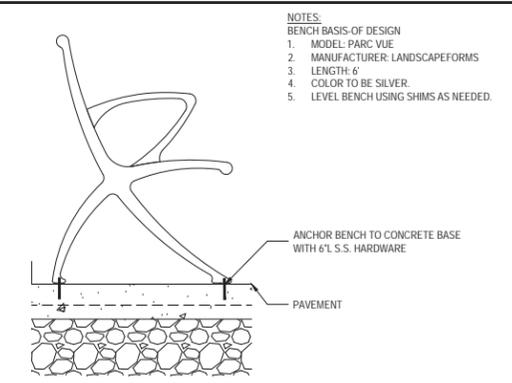
D4 CROSSWALK MARKINGS
1/8" = 1'-0"



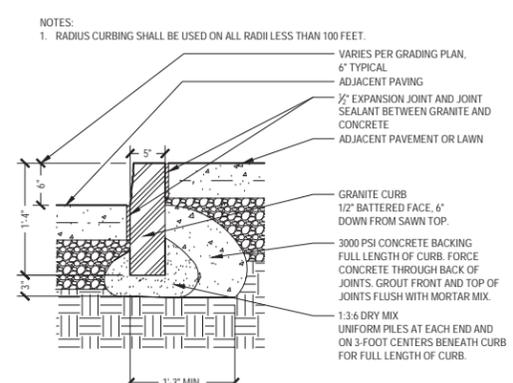
D3 TRAFFIC SIGNS
1/4" = 1'-0"



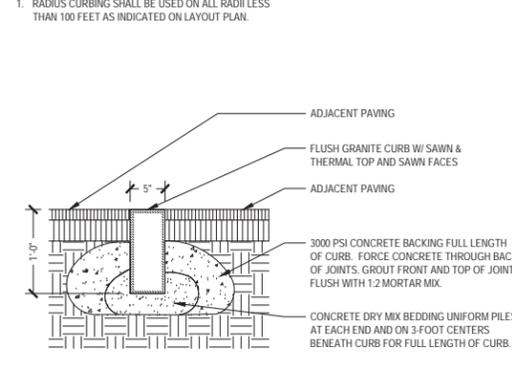
D2 SURFACE MOUNTED BICYCLE RACK
1" = 1'-0"



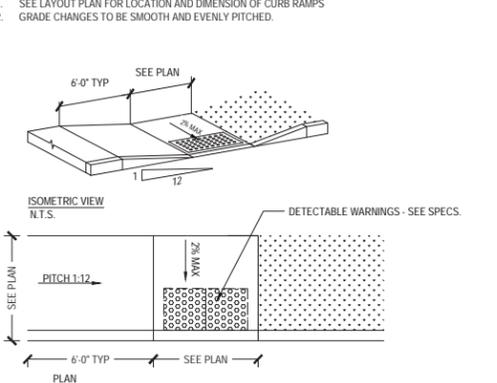
D1 BENCH
1" = 1'-0"



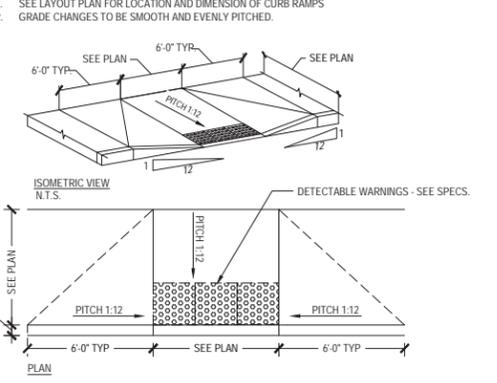
C5 GRANITE CURB
1" = 1'-0"



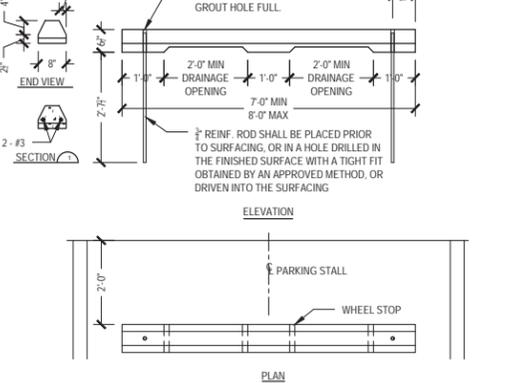
C4 FLUSH GRANITE CURB
1" = 1'-0"



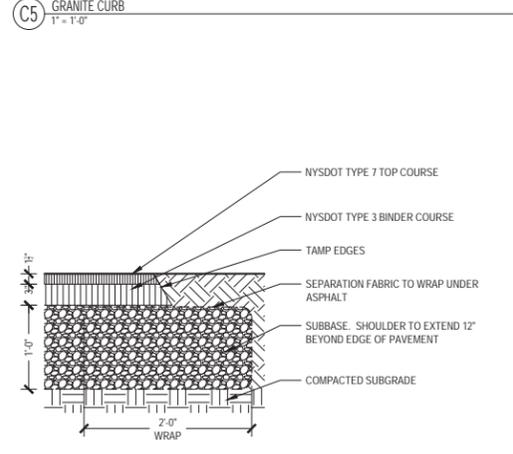
C3 ADA CURB RAMP - TYPE 2
1/4" = 1'-0"



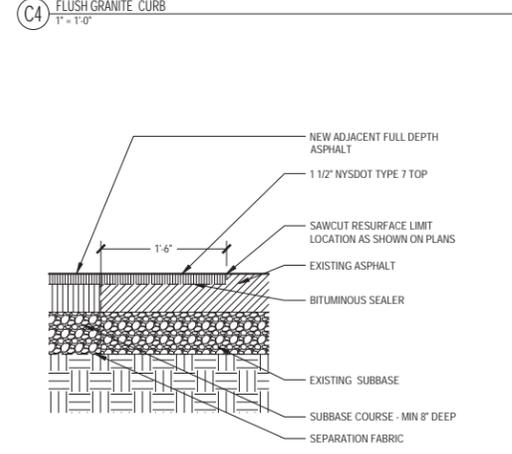
C2 ADA CURB RAMP - TYPE 1
1/4" = 1'-0"



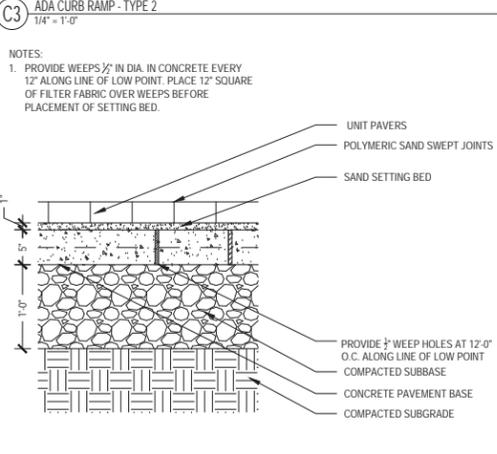
C1 BUMPER STOP
1/2" = 1'-0"



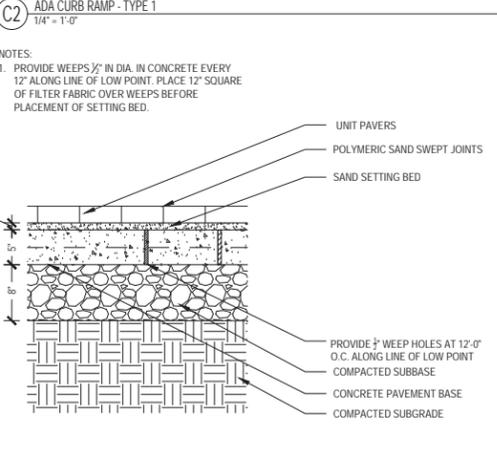
B5 ASPHALT PAVEMENT
1" = 1'-0"



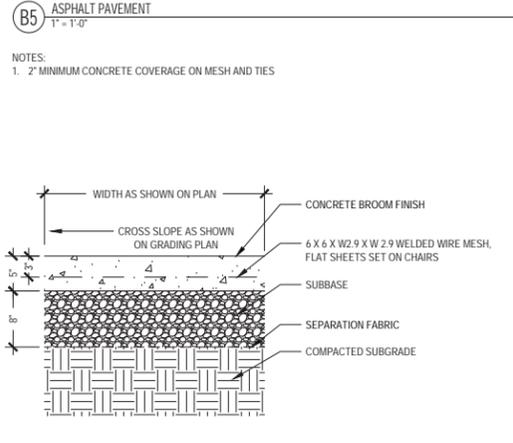
B4 ASPHALT PATCH
1" = 1'-0"



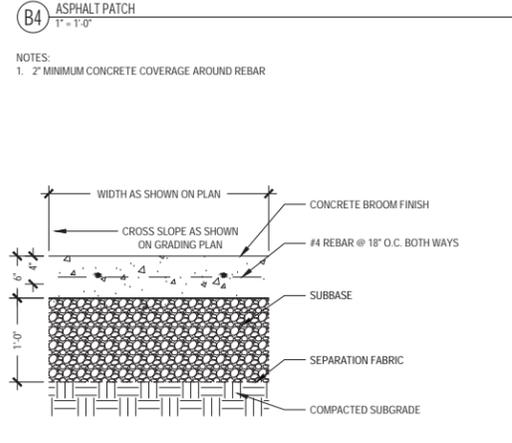
B3 HEAVY DUTY UNIT PAVERS ON CONCRETE BASE
1" = 1'-0"



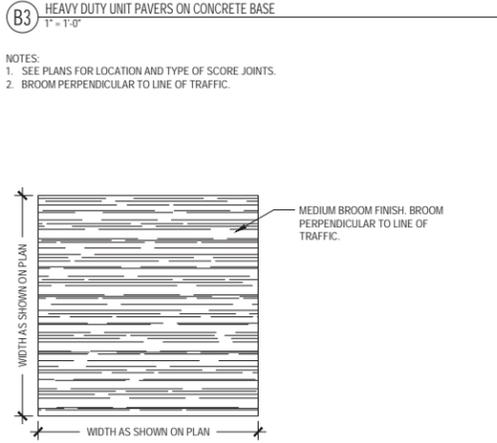
B2 UNIT PAVERS ON CONCRETE BASE
1" = 1'-0"



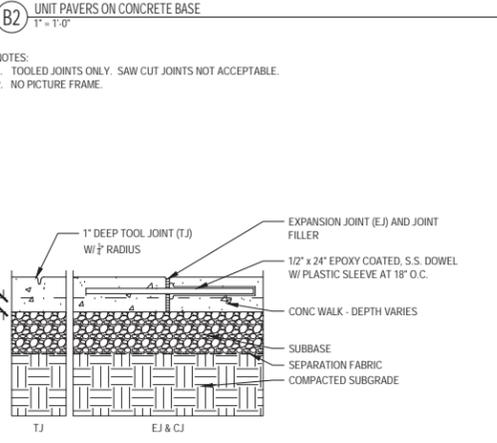
A5 MEDIUM DUTY CONCRETE PAVEMENT
1" = 1'-0"



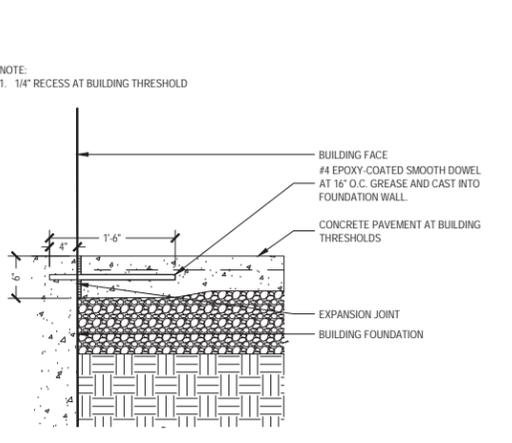
A4 HEAVY DUTY CONCRETE PAVEMENT
1" = 1'-0"



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



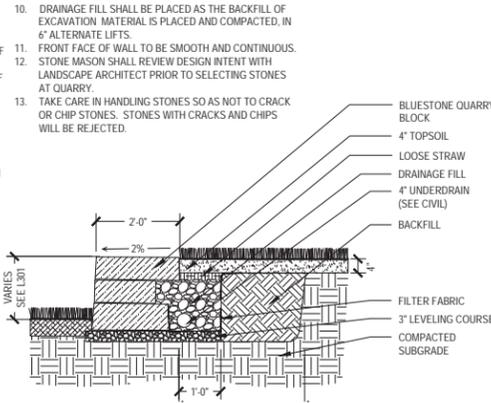
A2 CONCRETE JOINTS
1" = 1'-0"



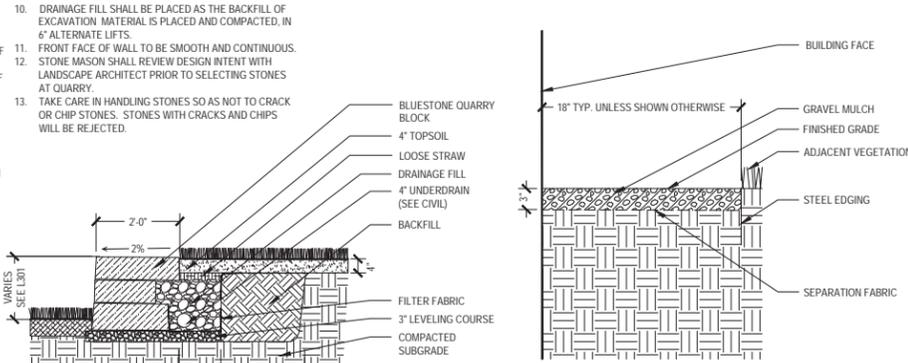
A1 PIN AT BUILDING THRESHOLD
1" = 1'-0"

NOTES:

- STONE FOR WALLS SHALL BLUESTONE QUARRY BLOCK
- ROUND ALL CORNERS TO ELIMINATE SHARP EDGES. STONE FOR WALLS SHALL BE BLUESTONE QUARRY BLOCK WITH NATURAL CLEFT SEAM FACE FOR FRONT OF WALLS AND NATURAL BED FACE FOR TOP.
- BOTTOM OF EACH BLOCK TO BE NATURAL SHALEFACE IF SMOOTH AND LEVEL OR SAWCUT TO CREATE SMOOTH, LEVEL BOTTOM. WHEN BOTTOM IS SAWCUT, THERMAL BOTTOM FRONT EDGE.
- VERTICAL AND HORIZONTAL JOINTS IN WALL FACE NOT TO EXCEED 3/4".
- CAPSTONE SHALL BE BLUESTONE QUARRY BLOCK WITH NATURAL CLEFT FACE AND NATURAL BEDFACE. TOP BACK EDGE TO BE SAWCUT AT 24" AND PITCHED AS REQUIRED.
- SIZES AS FOLLOWS:
 - HEIGHT 6-12"
 - DEPTH 24"
 - LENGTH 3' MINIMUM TO 5' MAXIMUM
- JOINTS SHALL BE NO GREATER THAN 3/4" BETWEEN CAPSTONES.
- SAWCUT STONES IF REQUIRED TO ACHIEVE TIGHT JOINTS AND THERMAL TOP EDGE.
- FILL BACK EDGE OF CAPSTONE JOINTS WITH STONE SHIMS OR OTHER APPROVED MATERIAL AS REQUIRED TO PREVENT TOPSOIL AND GRANULAR BASE FROM WASHING THROUGH THE WALL.



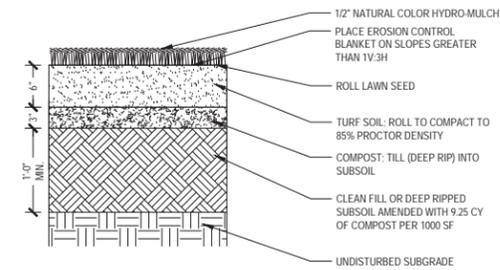
D1 BLUESTONE QUARRY BLOCK RETAINING WALL
1/2" = 1'-0"



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

NOTES:

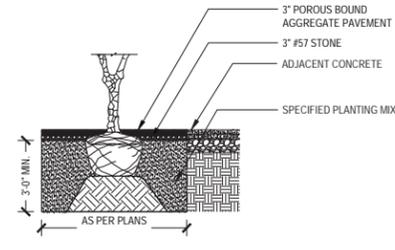
- SEE SOILS PLANS FOR EXTENTS.
- LAWN REPAIR WORK TO COMPLY WITH REQUIREMENTS PER "NYS DEC - STORMWATER MANAGEMENT DESIGN MANUAL - AUGUST 2010" AS WELL AS "NYS DEC DEEP RIPPING AND COMPACTION - APRIL 2008".
- THIS DETAIL TO BE USED WHERE LAWN IS TO BE INSTALLED IN AREAS EXPOSED TO CHANGE OF GRADE OR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



D4 LAWN ESTABLISHMENT
1" = 1'-0"

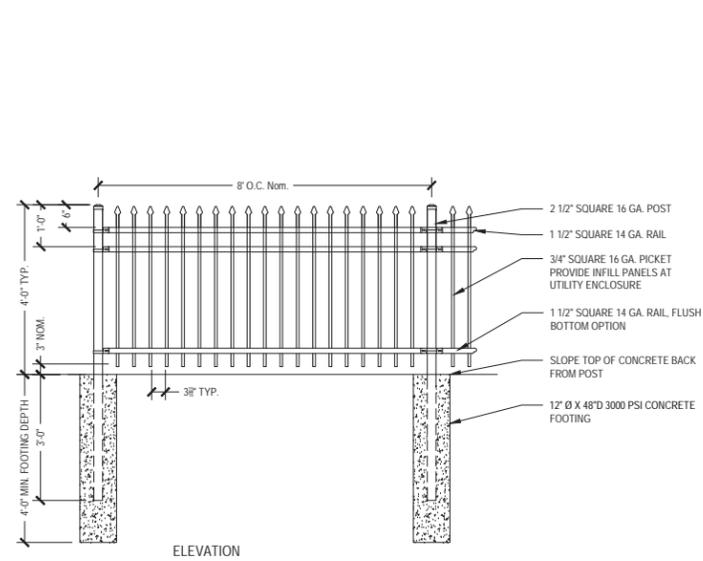
NOTES:

- POROUS BOUND AGGREGATE TO BE ADAPAVE BY CHAMELEON WAYS OR APPROVED EQUAL.

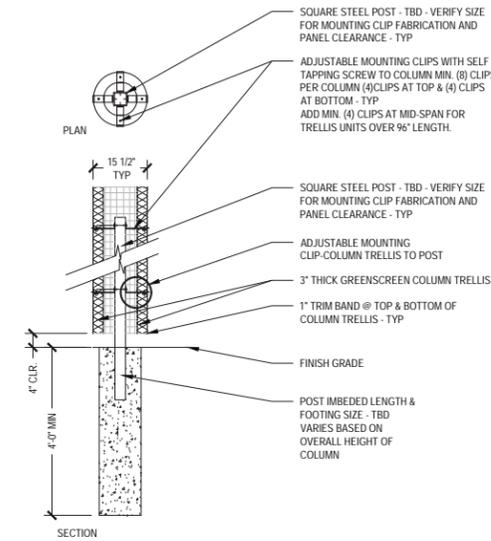


D5 TREES IN POROUS BOUND AGGREGATE PAVEMENT
1/4" = 1'-0"

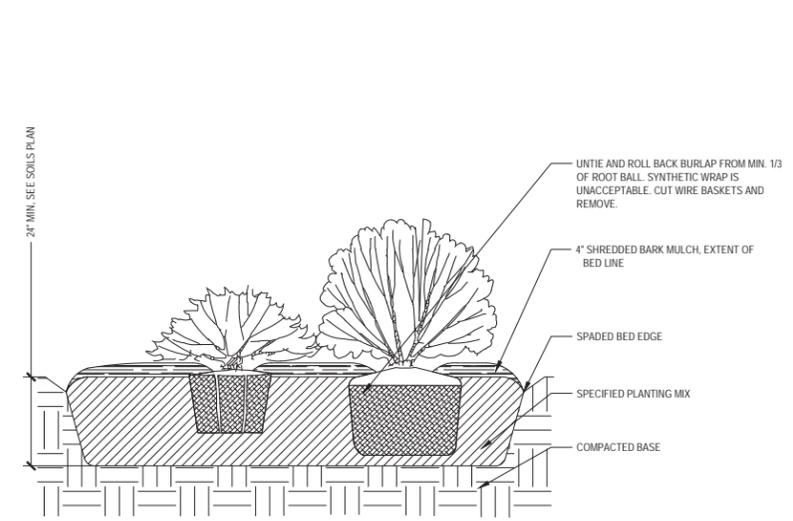
- NOTES:**
- PROVIDE 5 @ 10'-0"



B2 STEEL PICKET GUARDRAIL
1/2" = 1'-0"

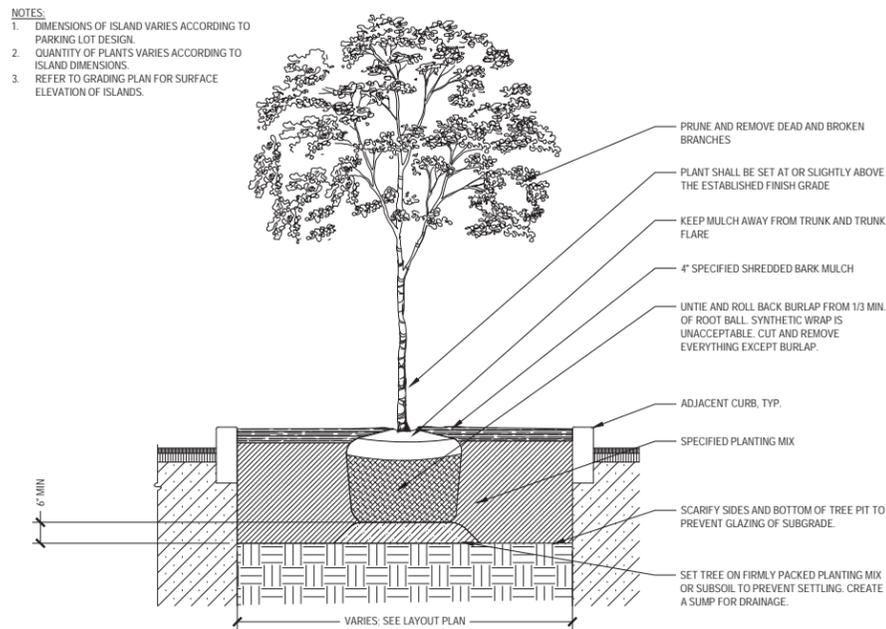


B3 GREENSCREEN COLUMN TRELLIS
1/2" = 1'-0"

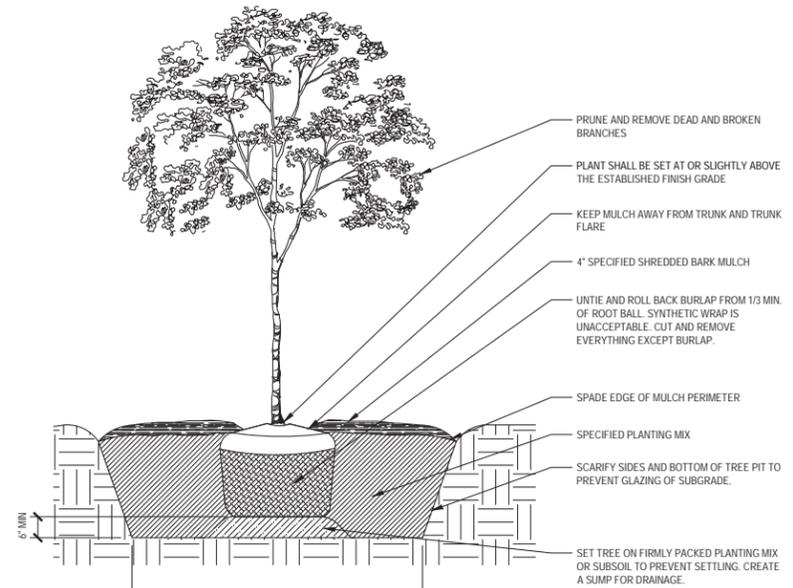
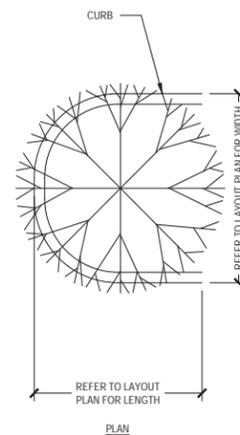


B4 SHRUB PLANTING
1/2" = 1'-0"

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



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



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



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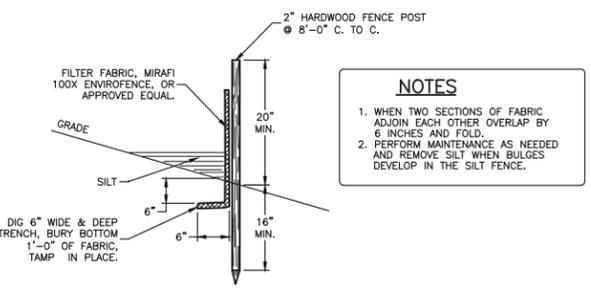
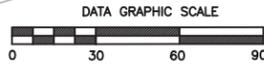
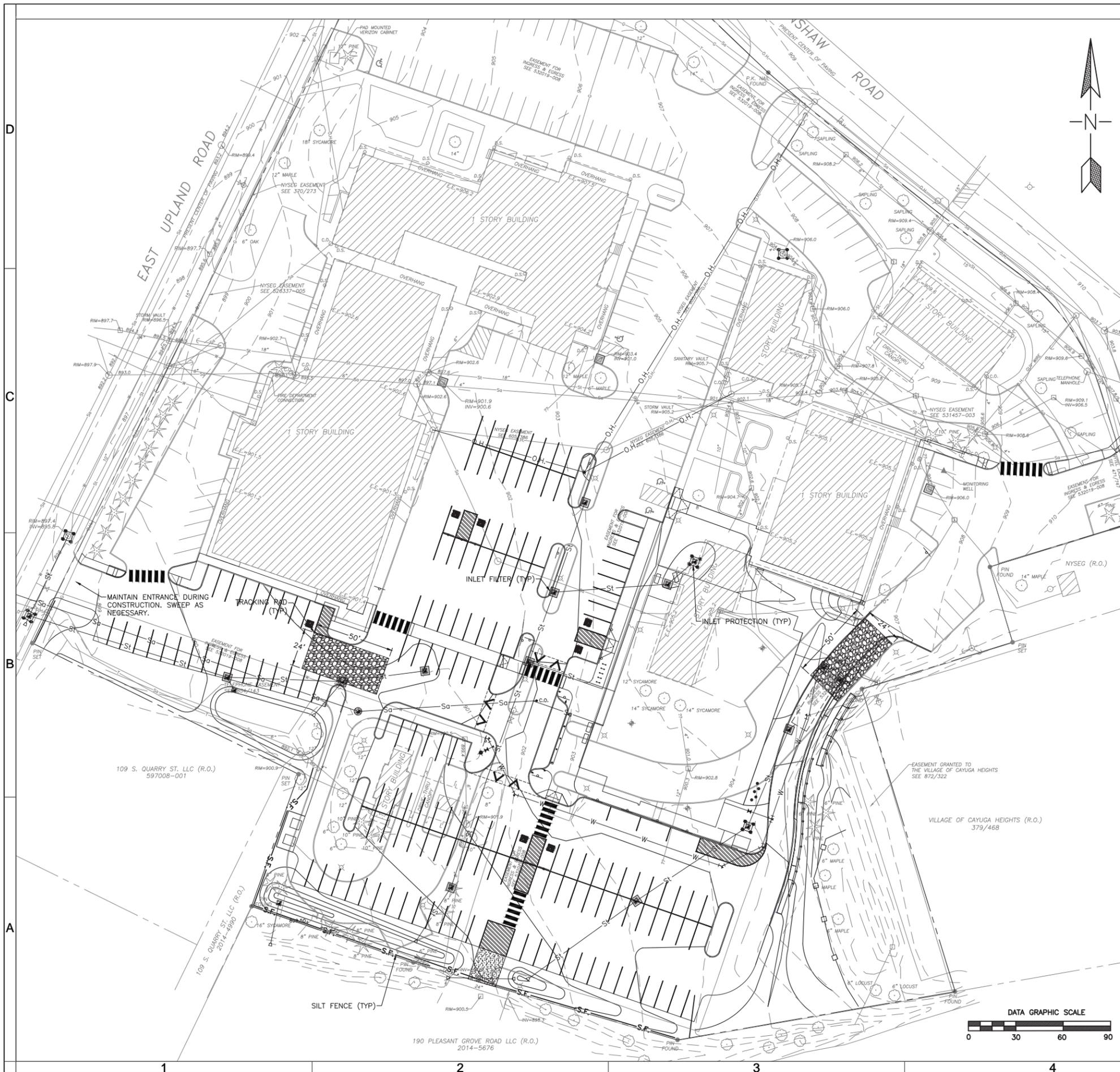
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Corners Community Center, Inc.
MEDICAL OFFICE BUILDING
Village of Cayuga Heights, New York

DATE: 11/17/2016
PROJECT: 15039
DRAWN BY: JLF
CHECKED: KAM

SITE DETAILS

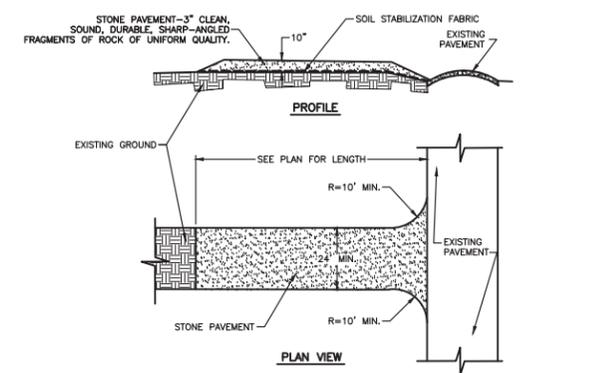
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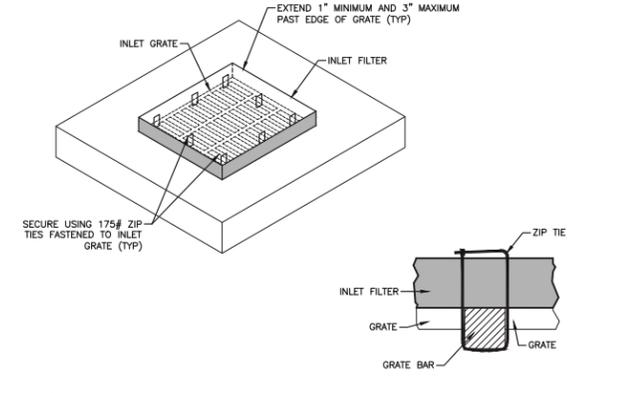
NOTES

1. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER OVERLAP BY 6 INCHES AND FOLD.
2. PERFORM MAINTENANCE AS NEEDED AND REMOVE SILT WHEN BULGES DEVELOP IN THE SILT FENCE.

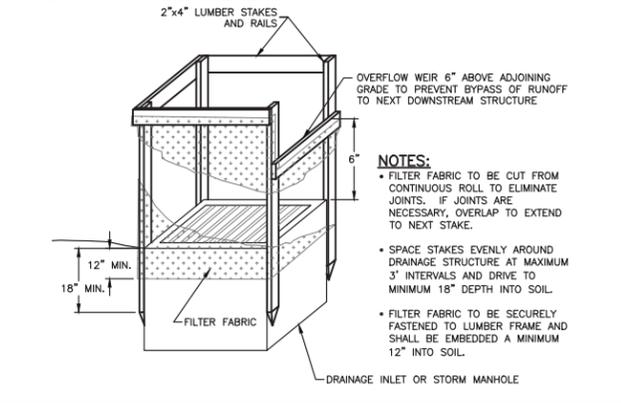
1 SILT FENCE
NOT TO SCALE



2 TRACKING PAD
NOT TO SCALE



3 INLET FILTER
NOT TO SCALE



NOTES:

- FILTER FABRIC TO BE CUT FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NECESSARY, OVERLAP TO EXTEND TO NEXT STAKE.
- SPACE STAKES EVENLY AROUND DRAINAGE STRUCTURE AT MAXIMUM 3' INTERVALS AND DRIVE TO MINIMUM 18" DEPTH INTO SOIL.
- FILTER FABRIC TO BE SECURELY FASTENED TO LUMBER FRAME AND SHALL BE EMBEDDED A MINIMUM 12" INTO SOIL.

4 INLET PROTECTION
NOT TO SCALE



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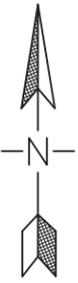
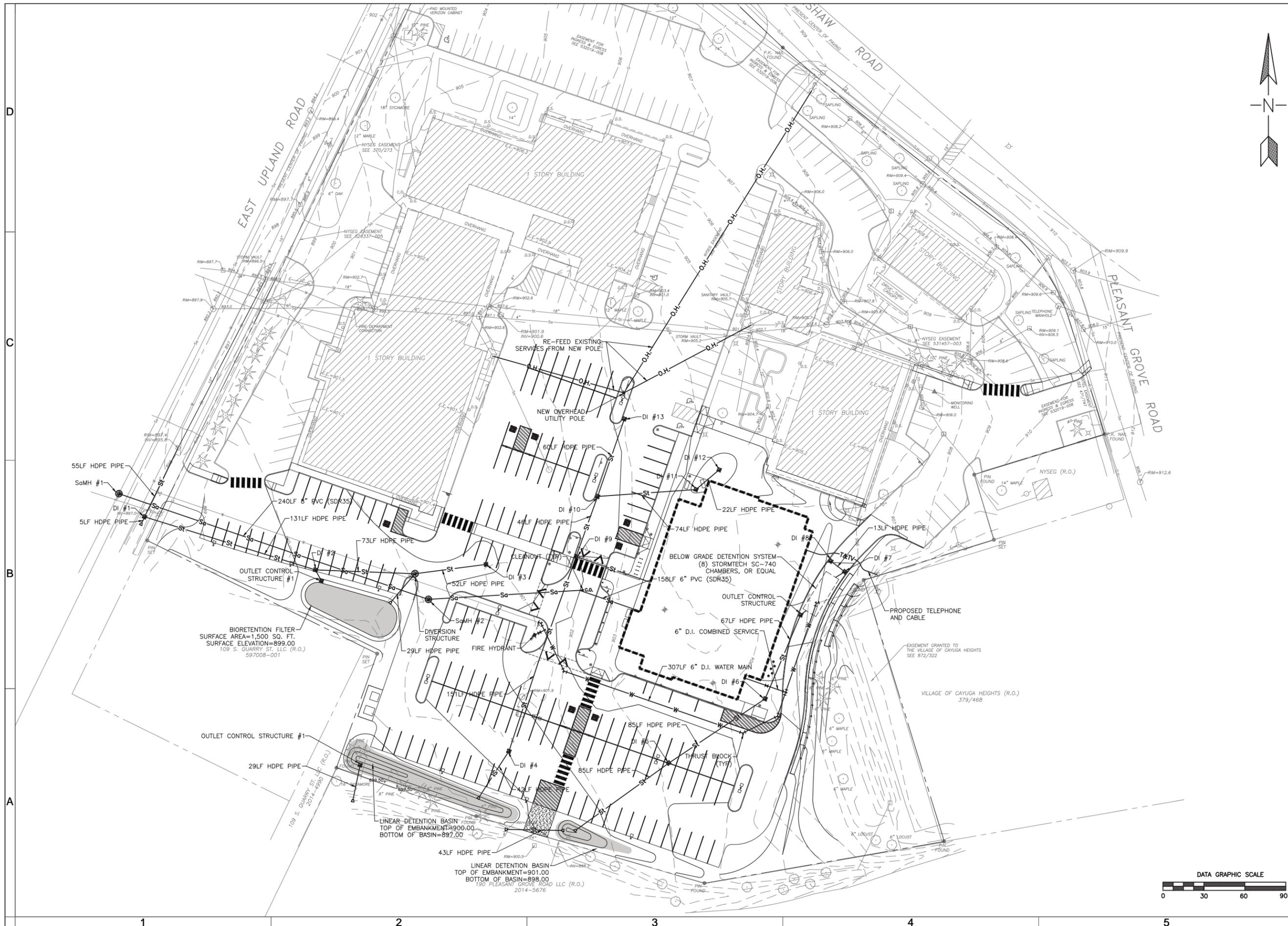
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EROSION AND SEDIMENT CONTROL PLAN

C101



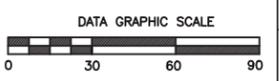
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UTILITY PLAN



C102