35' FRONT YARD SETBACK

30' BACK YARD / SIDE YARD SETBACK

PROPOSED MEDICAL OFFICE BUILDING

DATE: 11/17/2016
PROJECT: CORNERS COMMUNITY CENTER
CHECKED: KAM
DRAWN BY: JLF

1001 W. Seneca St., Ste. 101
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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 ensure 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. Remove all existing stumps within contract limit line. Protect existing trees to remain. Do not store equipment or materials within the drip line of trees. Surface damage to trees shall require replacement at contractor's expense.
14. 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.
15. 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. Planting beds to be excavated to a minimum depth of 24".
18. All signs within the contract limit line to be removed and returned to the owner.

PROPOSED MEDICAL OFFICE BUILDING

MEDICAL OFFICE BUILDING

Village of Cayuga Heights, New York

11/17/2016

KAM

JLF

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607-277-1400      Fax 607-277-6092
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 IN V. OUT INSTALLED. SEE CIVIL DRAWINGS.

3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN ADJUSTED TO MEET PROPOSED GRADES.

4. 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 ADJUSTED TO MEET PROPOSED GRADES.

5. MATCH EXISTING GRADE AT ALL EDGES WHERE PROJECT WORK MEETS EXISTING SITE.

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.
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.

GENERAL SHEET NOTES - PLANTING

EXISTING EVERGREEN TREE
EXISTING DECIDUOUS TREE
PROPOSED EVERGREEN TREE
PROPOSED DECIDUOUS TREE
PROPOSED SHRUBS

CONTRACT LIMIT LINE

PLANTING PLAN

PROPOSED MEDICAL OFFICE BUILDING
NOTES:

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

2. PROVIDE 1" = 1'-0" CONCRETE PAVEMENT BASE.

3. PROVIDE 1" = 1'-0" SEPARATION FABRIC.

4. PROVIDE 1" = 1'-0" COMPACTED SUBGRADE.

5. PROVIDE 1" = 1'-0" FLAT SAND SETTING BED.

6. PROVIDE 1" = 1'-0" ASPHALT PAVEMENT.

7. PROVIDE 1" = 1'-0" CONCRETE PAVEMENT BASE.