

GENERAL NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 30" X 42" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE CONTRACTING OFFICER FOR CLARIFICATION AND FURTHER DIRECTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY CONTRACTING OFFICER IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
6. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE CONTRACTING OFFICER. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
7. ALL WORK SHALL BE CONFINED TO THE AREA AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE CONTRACTING OFFICER PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
9. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
10. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED WITHIN 5 FEET OF FIRE HYDRANTS.
11. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH CONTRACTING OFFICER.
12. ALL LANDSCAPED AREAS ARE TO BE AMENDED AS DEFINED IN THE TECHNICAL SPECIFICATIONS.
13. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.
14. SHRUB BEDS SHALL BE MULCHED WITH WOOD MULCH AT 3" DEPTH, REFER TO MATERIAL SCHEDULE.
15. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" X 4", BLACK, ROLL TOPPED STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, OR WALKS.

DEDUCTIVE ALTERNATES:

(DEDUCTIVE ALTERNATES ARE CASCADING AND MUST BE EXERCISED IN THE ORDER PRESENTED) FOR DETAILS OF EACH DEDUCTIVE SEE COVER SHEET ON G1000

DEDUCTIVE ALTERNATE #1: REDUCE WATER AND ICE SHIELD COVERAGE
DEDUCTIVE ALTERNATE #2: ELIMINATE TUNNEL (EAST LEG)
DEDUCTIVE ALTERNATE #3: ELIMINATE FAUX WINDOWS AT CLEARSTORY
DEDUCTIVE ALTERNATE #4: ELIMINATE WORK AT SB CORRIDOR
DEDUCTIVE ALTERNATE #5: ELIMINATE CONCRETE
DEDUCTIVE ALTERNATE #6: ELIMINATE LANDSCAPE
DEDUCTIVE ALTERNATE #7: REDUCE PLATFORM AT CHILLER
DEDUCTIVE ALTERNATE #8: ELIMINATE NVR SECURITY
DEDUCTIVE ALTERNATE #9: ELIMINATE LARGE PORCH
DEDUCTIVE ALTERNATE #10: ELIMINATE SMALL PORCH A
DEDUCTIVE ALTERNATE #11: ELIMINATE SMALL PORCH B
DEDUCTIVE ALTERNATE #12: ELIMINATE ENTRANCE CANOPY
DEDUCTIVE ALTERNATE #13: ELIMINATE FENCE/FAUX ROOFS AT RESIDENT ROOMS
DEDUCTIVE ALTERNATE #14: ELIMINATE PATIENT LIFTS TRACK EXTENSION
DEDUCTIVE ALTERNATE #15: ELIMINATE POROUS ASPHALT / PARKING / PORTION OF DRIVE ENTRANCE
DEDUCTIVE ALTERNATE #16: ELIMINATE EXTERIOR SIGNAGE

MATERIAL SCHEDULE

ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
1	CONCRETE FLATWORK A	N/A	4" THICK	N/A	STANDARD GRAY, MEDIUM BROOM FINISH	SEE CIVIL PLANS
2	CONCRETE FLATWORK B	N/A	4" THICK	N/A	DAVIS COLORS KAILUA #677, MEDIUM BROOM FINISH	SEE CIVIL PLANS
3	BLOCK SEATWALL WITH CONCRETE CAP	ECHOLON MASONRY OR APPROVED EQUAL	18" H	QUIK BRIK 8"x4"x16"	WILKESBORO FLASHED	SEE DETAIL C3/LP302
4	2'-3" RIVER ROUNDS	BEDFORD GRAVEL OR APPROVED EQUAL	2'-3" DIA., 3" MINIMUM DEPTH		NATURAL COLOR	SEE DETAIL F1/LP-301
5	ROCK MULCH	BEDFORD GRAVEL OR APPROVED EQUAL	3/4" DIA., 3" AVERAGE DEPTH		NATURAL COLOR	SEE DETAIL F1/LP-301
6	3'-9" RIVER ROUNDS	BEDFORD GRAVEL OR APPROVED EQUAL	3'-9" DIA., 3" MINIMUM DEPTH		NATURAL COLOR	SEE DETAIL F1/LP-301
7	WOOD MULCH	BEDFORD GRAVEL OR APPROVED EQUAL	3" MINIMUM DEPTH	PREMIUM SHREDDED BARK	NATURAL COLOR	SEE DETAIL F1/LP-301
8	BOULDER		A - 2'x2'x2' B - 3'x3'x3'	LOCAL GRANITE	GRAY/BROWN	SEE DETAIL D1/LP301
9	STEEL EDGER		1/8"x4"		BLACK, INTERLOCKING	SEE DETAIL F7/LP301

SITE FURNISHINGS AND AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	COLOR/FINISH	NOTES
1	4' BENCH	ANOVA OR APPROVED EQUAL	CONTACT: BOB EVANS 314.754.0835	RENDEVOUS 4' CONTOUR L1361	TEXTURED BRONZE	
2	6' BENCH	ANOVA OR APPROVED EQUAL	CONTACT: BOB EVANS 314.754.0835	RENDEVOUS 6' CONTOUR L1360	TEXTURED BRONZE	
3	TRASH RECEPTACLE	ANOVA OR APPROVED EQUAL	CONTACT: BOB EVANS 314.754.0835	MADISON TR3SBTA	FRAME & LID: TEXTURED SANDSTONE SLATS: MAHOGANY	35 GALLON, BONNET ASH TOP
4	ADA TABLE	ANOVA OR APPROVED EQUAL	CONTACT: BOB EVANS 314.754.0835	LATITUDE L1451	TOP, SEATS & FRAME: TEXTURED BRONZE	
5	PET WASTE STATION	DOGIPOT OR APPROVED EQUAL	CONTACT: 800.364.7681 dogipot.com	ALUMINUM PET STATION 1003-L	GREEN	
6	BOLLARD COVER	IDEAL SHIELD OR APPROVED EQUAL	CONTACT: 866.825.8659 idealshield.com	6" METRO BOLLARD COVER URBAN BRONZE		SEE DETAIL F1/LP302 FOR K4 RATED BOLLARD
7	LANDSCAPE CONTAINER A	TOURNESOL OR APPROVED EQUAL	CONTACT: BRIAN MITALO 847.867.9290	DOWNTOWN COLLECTION DCR-2400	BARK	SEE DETAIL F3/LP301 GFRC, 24"x15.5"x27" (2) 1 5/8" HOLES FOR IRRIGATION/DRAINAGE
8	LANDSCAPE CONTAINER B	TOURNESOL OR APPROVED EQUAL	CONTACT: BRIAN MITALO 847.867.9290	ZENA COLLECTION ZCS-3600	SAHARA	SEE DETAIL F3/LP301 GFRC, 36"Dx30"H (1) 1 5/8" HOLE FOR DRAINAGE
9	LANDSCAPE CONTAINER C	TOURNESOL OR APPROVED EQUAL	CONTACT: BRIAN MITALO 847.867.9290	DOWNTOWN COLLECTION DCR-482424	BARK	SEE DETAIL F3/LP301 GFRC, 48"x24"x48" (1) 1 5/8" HOLE FOR DRAINAGE
10	LANDSCAPE CONTAINER D	TOURNESOL OR APPROVED EQUAL	CONTACT: BRIAN MITALO 847.867.9290	DOWNTOWN COLLECTION DCS-3600	BARK	SEE DETAIL F1/LP302 GFRC, 36"Dx34"H 8" HOLE IN CENTER BOTTOM (2) 1 5/8" HOLES FOR IRRIGATION/DRAINAGE
11	ARCHITECTURAL PANEL	PARASOLEIL OR APPROVED EQUAL		LUNAR SERIES, MARIPOSA	PANEL: UMBRIA POST/HARDWARE: GRAFTONE	4'x8" PANEL SEE DETAIL C1/LP302

LANDSCAPE LIGHTING SCHEDULE

SYMBOL	TYPE	MANUFACTURER	CONTACT	PRODUCT NAME	COLOR/FINISH	NOTES	QTY
■	FLOOD LIGHT	KIM LIGHTING OR APPROVED EQUAL		ELL271DB-PL-EP17	DARK BRONZE		5
●	LIGHTED BOLLARD	KIM LIGHTING OR APPROVED EQUAL		B30 TRADITIONAL BOLLARDS	DARK BRONZE		17
▲	LANDSCAPE WALL LIGHT	KIM LIGHTING OR APPROVED EQUAL		EL807 WALL LIGHT	DARK BRONZE		16

IRRIGATED TURF MIX - FRESH CUT SOD

COMMON NAME	BOTANICAL NAME	% OF TOTAL
PERENNIAL RYEGRASS	LOLIUM PERENNE	20%
BLUE GRAMMA	BOUTELOUA CURTIPENDULA	80%
TOTALS		100%

NON-IRRIGATED SEED MIX

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
PERENNIAL RYEGRASS	LOLIUM PERENNE	20%	3
BLUE GRAMMA	BOUTELOUA CURTIPENDULA	80%	12
TOTALS		100%	15

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE & TRUNK TYPE	QTY
●	CORNUS FLORIDA EASTERN DOGWOOD	24"BOX	3
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
✱	ADIANTUM PEDATUM NORTHERN MAIDENHAIR FERN	5 GAL	58
⊙	BUDDLEJA DAVIDII BUTTERFLY BUSH	5 GAL	18
⊕	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	5 GAL	10
⊙	CORNUS SERICEA RED TWIG DOGWOOD	15 GAL	10
⊙	GARDENIA JASMINOIDES GARDENIA	5 GAL	21
⊙	HOSTA SIEBOLDIANA 'FRANCES WILLIAMS' FRANCES WILLIAMS HOSTA	5 GAL	49
✱	HOSTA X 'HALCYON' HALCYON HOSTA	5 GAL	126
⊙	HYDRANGEA MACROPHYLLA 'BAILMER' TM ENDLESS SUMMER HYDRANGEA	5 GAL	2
✱	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL	160
✱	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON	5 GAL	45
✱	RHODODENDRON X 'SEPTEMBER SONG' SEPTEMBER SONG RHODODENDRON	5 GAL	24
✱	TAXUS CUSPIDATA 'BRIGHT GOLD' JAPANESE YEW	5 GAL	64
✱	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	5 GAL	35
GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
✱	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM REGAL MIST PINK MUHLY GRASS	1 GAL	108
✱	OPHIOPOGON JAPONICUS MONDO GRASS	1 GAL	125
✱	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL	62
VINES	BOTANICAL / COMMON NAME	SIZE	QTY
✱	WISTERIA FRUTESCENS AMERICAN WISTERIA	5 GAL	4
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
⊙	BAPTISIA SPHAEROCARPA YELLOW WILD INDIGO	1 GAL	123
▲	COREOPSIS VERTICILLATA TICKSEED	1 GAL	13
⊙	ECHINACEA PURPUREA CONEFLOWER	1 GAL	63
⊙	EUPATORIUM RUGOSUM 'CHOCOLATE' CHOCOLATE SNAKEROOT	1 GAL	53
✱	IRIS ENSATA 'VARIEGATA' VARIEGATED JAPANESE IRIS	1 GAL	163
✱	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1 GAL	40
⊙	MENTHA SPICATA SPEARMINT	1 GAL	25
⊙	MONARDA DIDYMA BEE BALM	1 GAL	26
✱	STACHYS BYZANTINA LAMB'S EAR	1 GAL	119
⊙	VINCA MINOR 'BOWLES' BOWLES COMMON PERIWINKLE	1 GAL	2

*SHRUB, GRASS AND PERENNIAL SYMBOLS SHOWN AT 2X SCALE FOR GRAPHIC PURPOSES ONLY
**SYMBOL SHOWN AT 3X SCALE

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VA U.S. Department of Veterans Affairs

Drawing Title

LANDSCAPE NOTES AND SCHEDULES -
DEDUCTIVE ALTERNATE #5: CONCRETE AND #6
ELIMINATE LANDSCAPE

Approved:

Phase

ISSUED FOR
CONSTRUCTION

FULLY SPRINKLERED

Project Title

NEW COMMUNITY LIVING
CENTER

Location

2094 Albany Post Road, Montrose, NY 10548

Issue Date

05/09/2022

Checked

JMO

Drawn

MSJD

Project Number

620-334

Building Number

CLC

Drawing Number

LP100