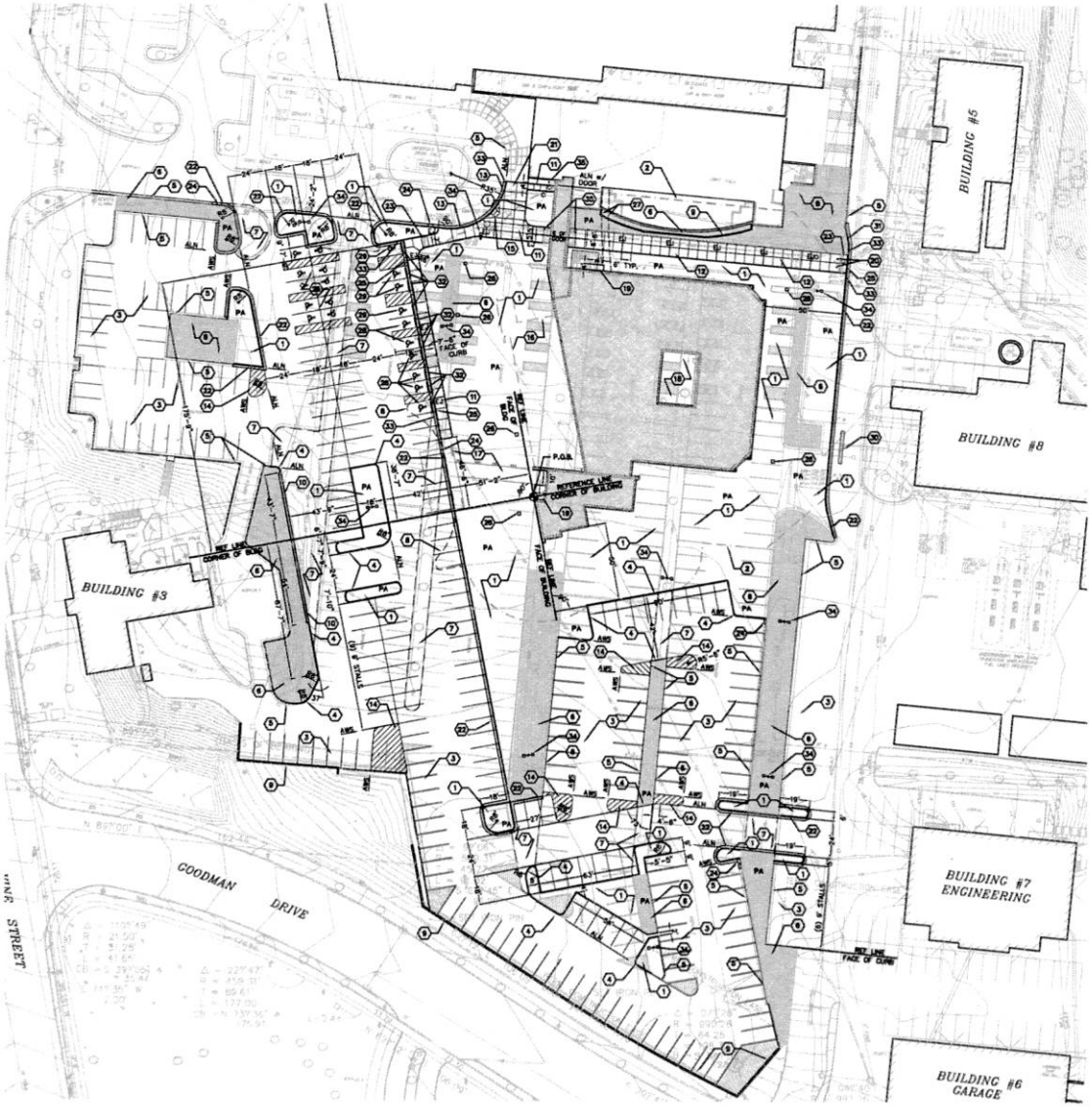

1 LAYOUT MATERIALS PLAN

Scale: 1:30

SCALE: 1"=30'-0"

0' 30' 40' 60'

LEGEND:

ALN ALIGN

AWS ALIGN FACE OF CURB OR PAINTED ISLAND WITH PARKING STALL LINE.

EJ EXPANSION JOINT

FOB FACE OF BUILDING

REF REFERENCE LINE

PA PLANTING AREA.

POB POINT OF BEGINNING

KEYNOTES:

1. NEW PLANTING AREA. REMOVE EXISTING PAVING, SUBBASE, AND CURB. SCARIFY EXISTING SUBSOIL AND FILL WITH TOPSOIL TO FINISHED GRADE. MEET ELEVATIONS OF ADJACENT PLANTING AREAS AND MAINTAIN CURRENT DRAINAGE PATTERN OR SLOPE TO DRAIN PER GRADING PLAN, SHEET 2.1C-1.1.
2. 50' BUILDING SETBACK (PHASE 2).
3. EXISTING PARKING TO REMAIN.
4. NEW CONCRETE CURB PER DETAIL 8, SHEET 2.1L-2.1
5. EXISTING CURB TO REMAIN.
6. EXISTING TREE / PLANTING AREAS TO REMAIN. PROTECT FROM DAMAGE.
7. NEW ASPHALT PAVING. PATCH TO MATCH EXISTING.
8. FUTURE LOCATION OF DROP OFF AREA (PHASE 2).
9. EXISTING RETAINING WALL TO REMAIN. PROTECT FROM DAMAGE.
10. NEW SPLIT FACE BLOCK RETAINING WALL TO MATCH EXISTING WALL AT THE SOUTH SIDE OF THE BUILDING PER KEYNOTE #9. INSTALL PER MANUFACTURERS RECOMMENDATIONS. TOP OF WALL TO BE MINIMUM 4" AND MAXIMUM 12" HIGHER THAN THE EXISTING GRADE TO THE NEXT. STEP TOP OF WALL IN 6" INCREMENT AS REQUIRED TO RETAIN GRADE.
11. INSTALL NEW CONCRETE WALK PER DETAIL 1, SHEET, 2.1L-2.1.
12. INSTALL NEW HEAVY DUTY CONCRETE WALK PER DETAIL 2, SHEET 2.1L-2.1
13. INSTALL INTEGRAL CURB AND WALK PER DETAIL 4, SHEET 2.1 L-2.1
14. STRIPED PARKING ISLAND.
15. INSTALL CURB RAMP PER DETAIL 5, SHEET 2.1L-2.1
16. BUILDING PHASE 2, N.I.C.
17. FUTURE ENTRY CANOPY, N.I.C.
18. COURTYARD, REFER TO SHEET 2.1L-3.1
19. INSTALL TEMPORARY CONCRETE PAD AT FIRE EXIT DOOR. PADS TO MATCH CONCRETE WALKS.
20. PROVIDE AND INSTALL REMOVABLE BOLLARDS. REFER TO DETAIL 12, SHEET 2.1L-2.1.
21. COORDINATE CONCRETE JOINTING WITH EXISTING PAVING TO THE NORTH.
22. INSTALL CURB AND GUTTER TO MATCH EXISTING. REFER TO DETAIL 3, SHEET 2.1L-2.1.
23. INSTALL TRUNCATED DOME PAVERS FULL LENGTH OF WALK SIMILAR TO DETAIL 5, SHEET 2.1L-2.1.
24. NEW CURB INLET. REFER TO SHEET 2.1C-2.1.
25. INSTALL CONCRETE CURB AND GUTTER BETWEEN WALK AND VEHICULAR PAVING. DEPRESS CURB TO BE FLUSH WITH PAVING.
26. DRAINAGE STRUCTURE. REFER TO SHEET 2.1C-2.1.
27. UNDERGROUND UTILITY TRENCH. DISASSEMBLE AND REASSEMBLE EXISTING PLANTER WALL AS REQUIRED. REFER TO ELECTRIC PLANS. RESTORE PLANTING TO MATCH EXISTING.
28. ACCESSIBLE PARKING STALLS. STRIPE PER DETAILS 6 AND 8, SHEET, 2.1L-2.1. REUSE EXISTING SIGNS AND INSTALL PER DETAIL 8, SHEET, 2.1L-2.1 AND ADA SIGNAGE GUIDELINES.
29. VAN ACCESSIBLE PARKING STALLS. STRIPE PER DETAILS 6 AND 8, SHEET, 2.1L-2.1. REUSE EXISTING SIGNS AND INSTALL PER DETAIL 8, SHEET, 2.1L-2.1 AND ADA SIGNAGE GUIDELINES.
30. EXISTING ISLAND AND GATES TO BE REMOVED. PATCH ASPHALT PAVING FLUSH WITH ADJACENT SURFACES.
31. GRADUALLY TRANSITION NEW CURB TO MEET FLUSH AND ALIGN WITH EXISTING CURB.
32. PROVIDE AND INSTALL 8' LENGTH PRECAST CONCRETE WHEEL STOPS. MINIMUM 4500 PSI CONCRETE, ANCHOR IN PLACE WITH TWO 3/4" x 12" STEEL ANCHOR PINS AT 1' FROM EACH END. REFER TO DETAIL 8, SHEET 2.1L-2.1.
33. TRANSITION FROM FLUSH CURB TO 6" CURB.
34. LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
35. BOLLARD LIGHTS. REFER TO ELECTRICAL DRAWINGS.

NOTES:

A. ALL RADIUS DIMENSIONS TO BE 3' UNLESS NOTED OTHERWISE.

B. STANDARD PARKING STALLS TO BE 9' WIDE BY 18' LONG.

C. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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LAYOUT MATERIALS PHASE 1

RELOCATE COMMUNITY LIVING CENTER

1/30/09

VA Project No. 539-312
JPA Project No. 06001.00

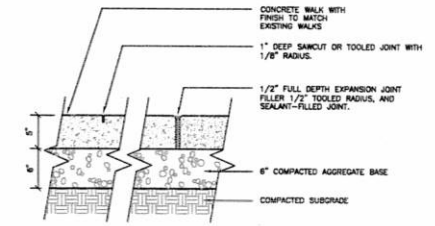
2 | TRW | TRW

Cincinnati, Ohio

2.1L-1.1

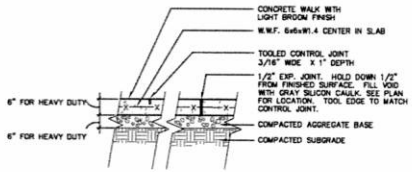
Planning & Design

Department of Veterans Affairs



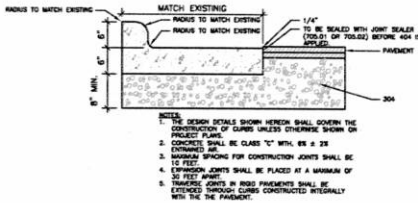
1 CONCRETE WALK

Scale: N.T.S.



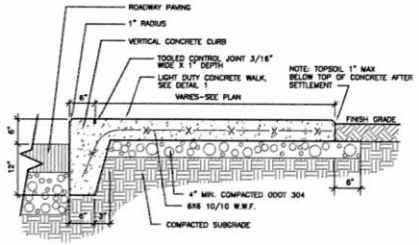
2 HEAVY DUTY CONCRETE WALK

Scale: N.T.S.



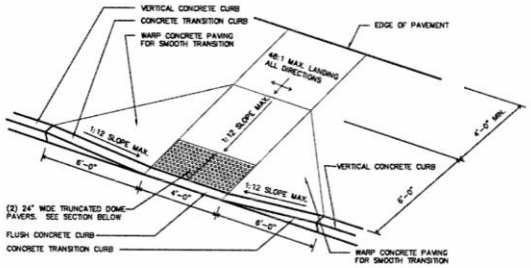
3 TYPICAL CURB AND GUTTER DETAIL

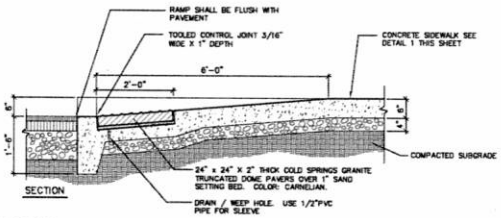
Scale: N.T.S.



4 INTEGRAL CONCRETE CURB & WALK

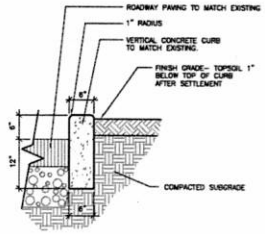
Scale: N.T.S.





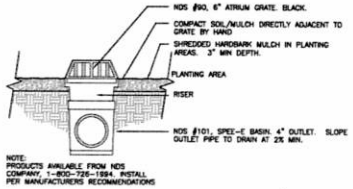
5 CURB RAMP

Scale: N.T.S.



6 STANDARD CURB

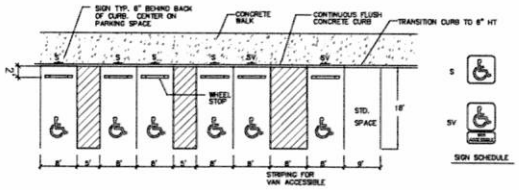
Scale: N.T.S.



NOTE:
PRODUCTS AVAILABLE FROM NDS COMPANY, 1-800-726-1994. INSTALL PER MANUFACTURERS RECOMMENDATIONS

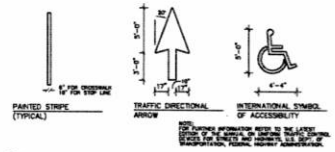
7 LANDSCAPE DRAIN

Scale: N.T.S.



8 PARKING STRIPING LAYOUT

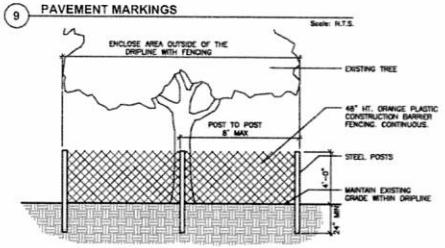
Scale: N.T.S.



NOTE:
FOR ADDITIONAL INFORMATION REFER TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

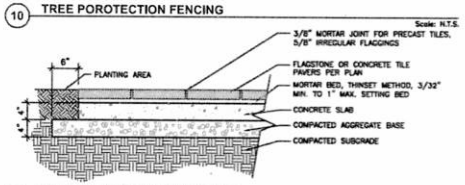
9 PAVEMENT MARKINGS

Scale: N.T.S.



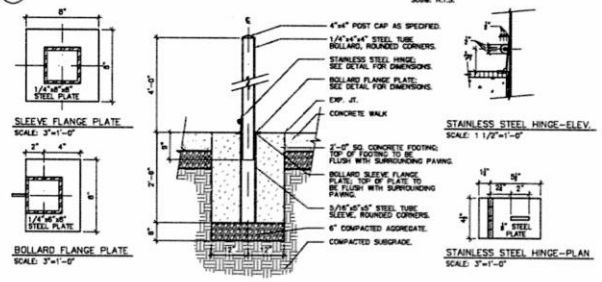
10 TREE POROTECTION FENCING

Scale: N.T.S.



11 COURTYARD SPECIALTY PAVING

Scale: N.T.S.



12 REMOVABLE BOLLARD DETAIL

Scale: N.T.S.

Revisions	Date

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SITE DETAILS
PHASE 1

RELOCATE COMMUNITY LIVING CENTER

1/30/09

VA Project No. 539-310
JPA Project No. 08001.01

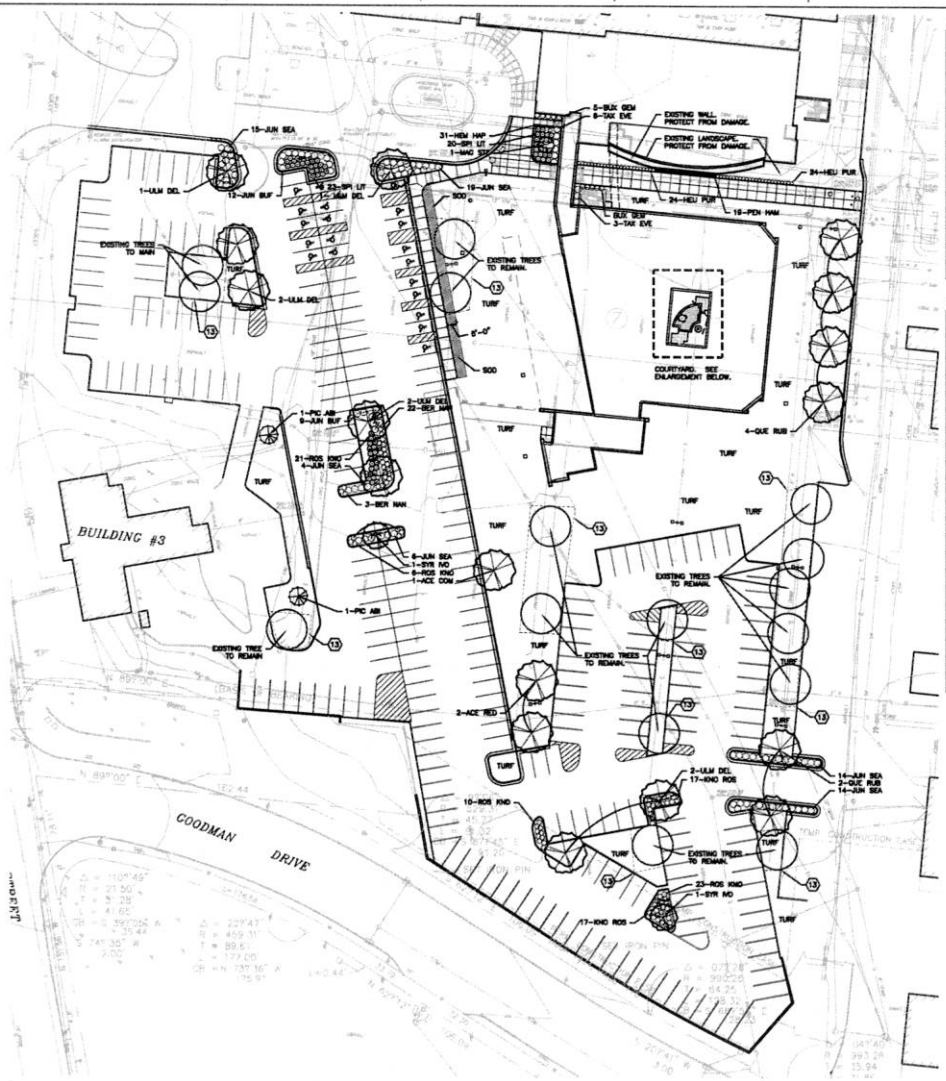
2 | TRW | TRW

Cincinnati, Ohio

2.1L-2.1

Planning & Design

Department of Veterans Affairs



1 PLANTING PLAN

Scale: 1:30

SCALE: 1"=30'-0"

0' 30' 45' 60'

PLANT SCHEDULE – INTERIOR COURTYARD

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AME CAN	2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT.	MULTI-STEM, 3 MIN, BB
MAG VIR	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8' HT.	MULTI-STEM, 3 MIN, BB
SHRUBS					
BUX GEM	18	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	3 GAL	CONT
RHO PJM	1	RHODODENDRON 'P.J.M.'	P.J.M. RHODODENDRON	24"	CONT
PERENNIALS & GRASSES					
DIC SPE	7	DICENTRA SPECTABILIS	OLD FASHIONED BLEEDING HEART	1 GAL	CONT
HEM HAP	6	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONT
HEU PUR	5	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GAL	CONT
HOS FRA	53	HOSTA 'FRANCEE'	FRANCEE HOSTA	1 GAL	CONT
LIR BIG	14	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL	CONT
POL ACR	17	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL	CONT

PLANT SCHEDULE – SITE (DEDUCT ALTERNATE #3)

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ACE CON	1	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	3" CAL.	BB
ACE RED	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3" CAL.	BB
MAG STE	1	MAGNOLIA STELLATA	STAR MAGNOLIA	8' HT.	MULITSTEM-3MIN, BB
PIC ABI	2	PICEA ABIES	NORWAY SPRUCE	8' HT.	BB
QUE RUB	6	QUERCUS RUBRA	RED OAK	3" CAL.	BB
SYR IVO	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CAL.	BB
ULM DEL	8	ULMUS AMERICANA 'DELAWARE'	DELAWARE ELM	3" CAL.	BB
SHRUBS					
BER NAN	25	BERBERIS THUNBERGII ATRO. 'NANA'	CRIMSON PYGMY BARBERRY	15"	CONT
BUX GEM	10	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	3 GAL	CONT
JUN BUF	21	JUNIPERUS HORIZONTALIS 'BUFFALO'	BUFFALO JUNIPER	18"	CONT
JUN SEA	72	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18"	CONT
ROS KNO	77	ROSA 'KNOCKOUT'	KNOCKOUT ROSE, RED	3 GAL	CONT
SPI LIT	43	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15"	CONT
TAX EVE	9	TAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	18"	CONT
PERENNIALS & GRASSES					
HEM HAP	31	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONT
HEU PUR	48	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GAL	CONT
PEN HAM	19	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL	CONT

KEYNOTES:

1. 2"x2"x1½" HARTSTONE PRECAST CONCRETE TILE (COLOR: LIMESTONE). INSTALL OVER CONCRETE PER DETAIL 11, SHEET 2.1L-2.1. PH. 502-636-4306.
2. 12" WIDE x 12" HARTSTONE PRECAST CONCRETE TILE PERIMETER BAND (COLOR: LIMESTONE). INSTALL OVER CONCRETE PER DETAIL 11, SHEET 2.1L-2.1. PH. 502-636-4306.
3. 1½" THICK PENNSYLVANIA IRREGULAR FLAGGING (STONE CENTERS ITEM# FLG0210.) INSTALL OVER CONCRETE BASE PER DETAIL 11, SHEET 2.1L-2.1. PH. 513-271-5846.
4. HADDONSTONE ARCADIAN DOUBLE FOUNTAIN, MODEL# DC300 (COLOR: PORTLAND). PUMP INCLUDED. HARD-WIRE PER ELECTRICAL DRAWINGS. PLACE FOUNTAIN ON FLUSH, 30" DEPTH x 20'-6" CIRCULAR SONOTUBE CONCRETE BASE. LOCAL HADDONSTONE REP: RENAISSANCE GARDEN ORNAMENT, PH. 513-321-2430.
5. BRONZELITE 12.4W LED UPLIGHTS. MODEL# TL401ZDLVSS-C-BLK. PROVIDE TRANSFORMERS, LOW VOLTAGE NON-CORROSIVE MOUNTING STAKES, AND LOW VOLTAGE CABLE AS REQUIRED. LOCAL BRONZELITE REP: BROOKS ASSOCIATES, PH. 513-821-2402.
6. BRONZELITE 8.3W LED PATHLIGHTS. MODEL# PTLA1190-BLK. PROVIDE TRANSFORMERS, LOW VOLTAGE NON-CORROSIVE MOUNTING STAKES, AND LOW VOLTAGE CABLE AS REQUIRED. LOCAL BRONZELITE REP: BROOKS ASSOCIATES, PH. 513-821-2402.
7. WINDERMERE 4' LONG TEAK BENCH BY COUNTRY CASUAL. MODEL# 4501. PH. 800-284-8335.
8. SENECA 40" DIA. TEAK TABLE & CHAIRS BY COUNTRY CASUAL. MODEL# 8521 (TABLE), 8535 (ARMCHAIRS). PH. 800-284-8335.
9. NDS LANDSCAPE DRAIN. SEE DETAIL 7, SHEET 2.1L-2.1.
10. NOT USED.
11. 4" DIA PVC DRAINLINE.
12. 6" STORM LINE. REFER TO PLUMBING PLANS.
13. TREE PROTECTION FENCING. REFER TO DETAIL 10, SHEET 2.1L-2.1.

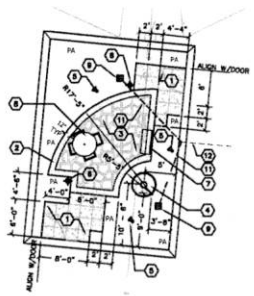
PLANTING NOTES

1. INSTALL SEEDED LAWN IN ALL LANDSCAPED AREAS DISRUPTED BY CONSTRUCTION EXCEPT WERE SHRUBS AND PERENNIALS ARE PROPOSED. INSTALL SEEDED LAWN IN AREAS SHOWN AS PLANTED WITH SHRUBS AND PERENNIALS IF DEDUCT ALTERNATE #3 IS ACCEPTED.
2. PROVIDE DESIGN/BUILD IRRIGATION SYSTEM FOR THE COURTYARD AS PART OF BASE BID. REFER TO SPECIFICATIONS. REFER TO PLUMBING DRAWINGS FOR WATER SUPPLY, METER AND BACKFLOW. PROVIDE CONTROLLER, WIRING, AND PIPING CAPABLE OF HANDLING THE FUTURE IRRIGATION NEEDS OF THE ENTIRE PROJECT AREA.

LIGHTING LEGEND:

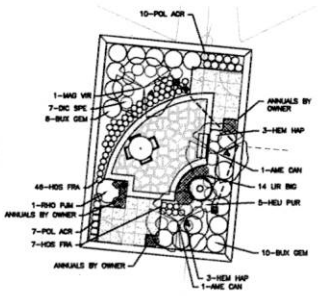
PATHLIGHT

UPLIGHT



2 COURTYARD LAYOUT PLAN

Scale: 1/8"=1'-0"



3 COURTYARD PLANTING PLAN

Scale: 1/8"=1'-0"

Revisions	Date

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PLANTING PLAN
PHASE 1

RELOCATE COMMUNITY LIVING CENTER

1/30/09

LA Project No. 539.310
JPA Project No. 08011.00

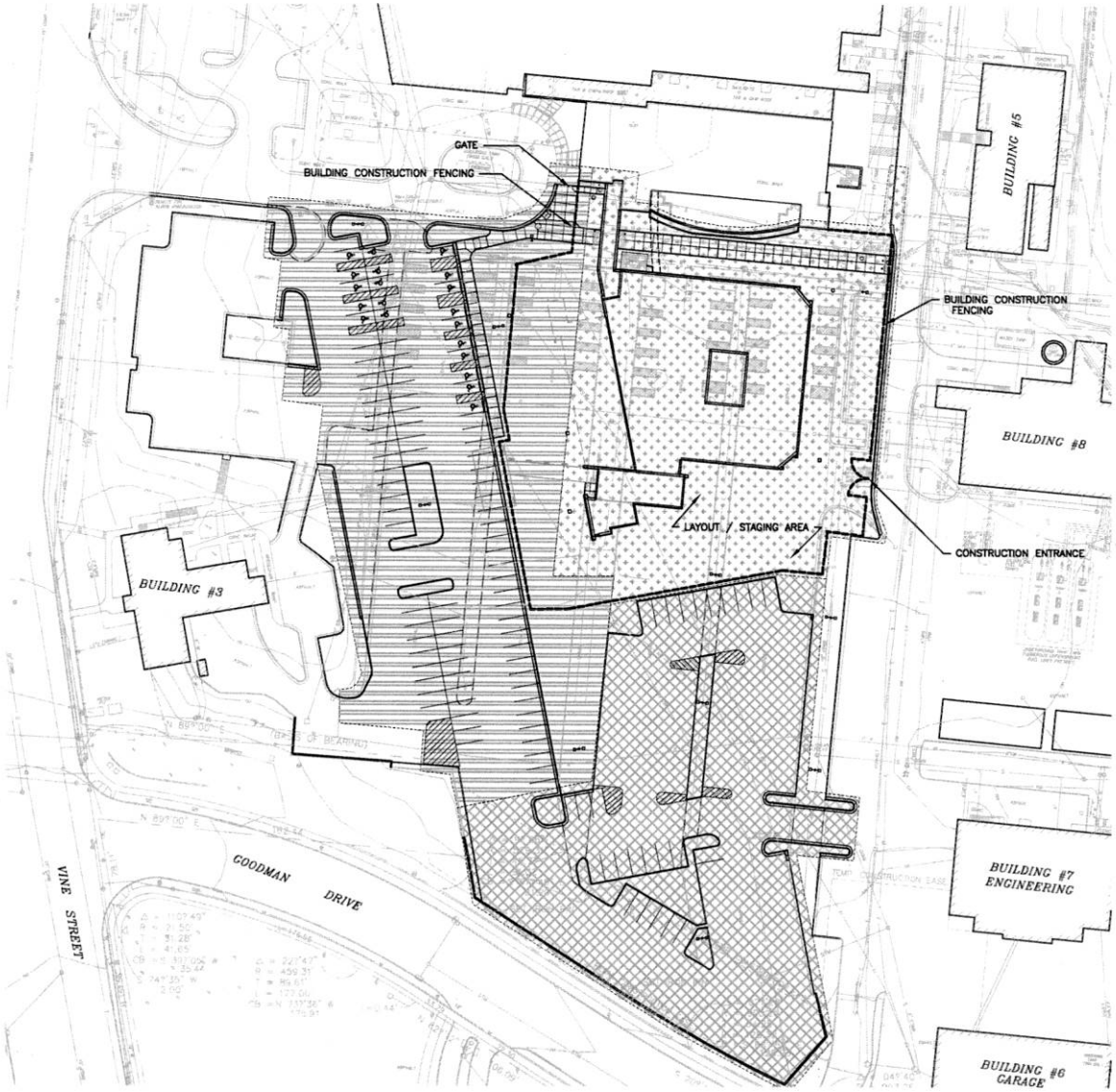
2 | TRW | DSS

Cincinnati, Ohio

2.1L-3.1

Planning & Design

Department of Veterans Affairs



1 CONSTRUCTION PHASING PLAN

Scale: 1:30

SCALE: 1"=30'-0"

0' 30' 45' 60'

PARKING LOT CONSTRUCTION PHASING

- PHASE 1A
- PHASE 1B
- PHASE 1C

Revisions	Date

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535
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CONSTRUCTION PHASING PLAN

RELOCATE COMMUNITY LIVING CENTER

2	TRW	JPE

Cincinnati, Ohio

1/30/09

VA Project No. 539-310
JPA Project No. 08501.00

2.1L-4.1

Planning & Design

Department of Veterans Affairs