

DATE: 11/13/2008 WORKING DRAWINGS: SOCIAL SECURITY BUILDING SHEET L102 SITE PLANTING LAYOUT L102 PLANTING PLAN 2/15/2008 10:33AM DSCALE: 96.8171

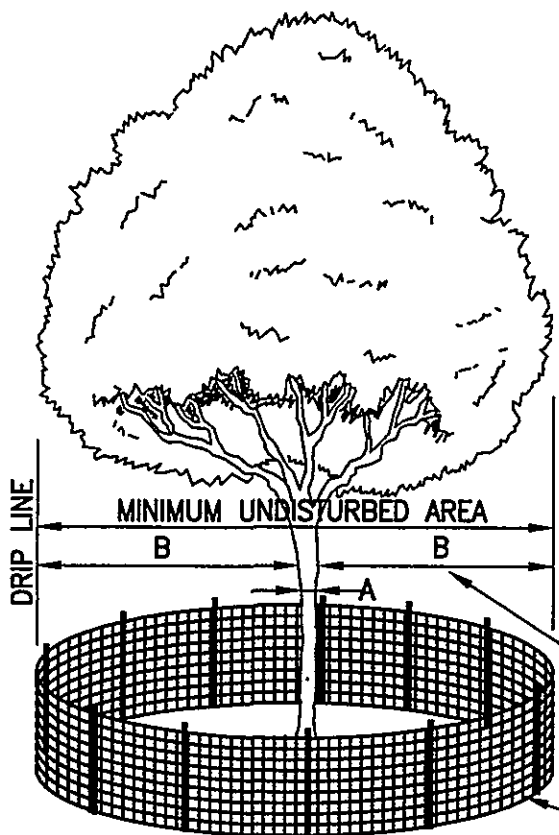
LANDSCAPE PLANTING NOTES

- ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE MOST RECENT "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON, DC. 20005.
- THE PLANTING SEASON FOR B&B STOCK WILL BE BETWEEN OCTOBER 15 AND MARCH 31. IN NO CASE SHALL OUT OF SEASON PLANTING WITH B&B STOCK BE DONE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT. THE PLANTING SEASON FOR CONTAINER GROWN NURSERY STOCK SHALL BE BETWEEN SEPT. 15 AND MAY 15. IN NO CASE SHALL OUT OF SEASON PLANTING WITH CONTAINER STOCK BE DONE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- FINISHED GRADES ON THE GRADING PLAN INDICATE TOP OF FINISHED MULCH. INSTALLATION OF PROPOSED PLANTING AND BEDS SHALL NOT EXCEED THE GRADES INDICATED ON GRADING PLAN WHEN WORK IS COMPLETE INCLUDING MULCH. IF SITE CONDITIONS WARRANT CHANGES TO GRADES, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL BE MULCHED WITH A MIN. OF 3" SHREDDED HARDWOOD MULCH. TOP OF MULCH SHALL FINISH 1" BELOW ANY ADJACENT PAVING SUCH AS TO RETAIN MULCH IN PLANTED AREAS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN "PLANTING SCHEDULE" IS THE RESPONSIBILITY OF THE CONTRACTOR. THE PLANTING PLAN SHALL PREVAIL IN CASE OF DISCREPANCIES.
- ALL NEW PLANTINGS SHALL BE LOCATED AS SHOWN AND/OR INDICATED BY PLANS AND THE "PLANTING SCHEDULE". CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING SITE UTILITIES. IF OBSTRUCTIONS OCCUR BELOW GROUND OR OVERHEAD, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY ADJUSTMENTS SHALL BE MADE UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER AND / OR LANDSCAPE ARCHITECT. BED LAYOUT AND PLANT MATERIAL LOCATIONS MUST BE APPROVED BY THE OWNER AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL SOILS MUST BE EXAMINED, TESTED AND AMENDED OR REPLACED BY CONTRACTOR TO MEET FERTILITY AND DRAINAGE REQUIREMENTS OF THE SPECIFIED PLANTS INCLUDING THE INSTALLATION OF DRAIN TILE, GRAVEL, ETC. AS NECESSARY TO CREATE A SUITABLE SOIL ENVIRONMENT FOR VIGOROUS PLANT GROWTH AND PLANT LONGEVITY.
- PREPARED SOIL MIXTURE SHALL CONSIST OF: 4 PARTS TOPSOIL, 2 PARTS SPAGNUM PEAT MOSS, AND 2 PARTS PERLITE.
- WHERE ORNAMENTAL PLANTS AND / OR TURF GRASSES ARE TO BE ESTABLISHED, TOPSOIL SHALL BE USED IN AREAS WHERE THE SUBSOIL OR EXISTING SOIL PRESENTS THE FOLLOW PROBLEMS;

- THE TEXTURE, pH, OR NUTRIENT BALANCE OF THE AVAILABLE SOIL CANNOT BE MODIFIED BY REASONABLE MEANS TO PROVIDE AN ADEQUATE GROWTH MEDIUM FOR THE SPECIFIED PLANTS.
- THE SOIL MATERIAL IS TOO SHALLOW TO PROVIDE AN ADEQUATE ROOT ZONE AND SUPPLY NECESSARY MOISTURE AND NUTRIENTS FOR PLANT GROWTH.
- THE SOIL CONTAINS SUBSTANCES POTENTIALLY TOXIC TO PLANT GROWTH; OTHERWISE, THE EXISTING SOILS SHALL BE MODIFIED THROUGH THE USE OF SOIL AMENDMENTS (i.e. PEAT MOSS, PERLITE, LIME, GYPSUM, ETC.) TO PROVIDE AN ADEQUATE GROWING MEDIUM.
- TOPSOIL SHALL BE FRABLE AND LOAMY. IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, NOXIOUS WEEDS, AND SUBSTANCES POTENTIALLY TOXIC TO PLANTS. ALL TOPSOIL SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:
 - SOIL SOLIDS SHALL CONSIST OF 40 PERCENT SAND, 40 PERCENT SILT, 10 PERCENT CLAY, AND 10 PERCENT ORGANIC MATTER.
 - pH LEVEL SHALL BE ADJUSTED AS NEEDED TO MATCH THE SPECIFIC pH NEEDS OF THE PLANTS.
 - SOLUBLE SALTS SHALL NOT EXCEED 500 PPM.
- ALL PLANTINGS SHALL FOLLOW THE INDIVIDUAL DETAILS ON THIS PLANTING PLAN FOR TREE PLANTING, SHRUB PLANTING ETC. ALL LOCAL PLANTING REQUIREMENTS, DEEMED BY A LOCAL AGENCY, MUST ALSO BE ADHERED TO. ALL TREES SHALL BE FURNISHED BALLED AND BURLAP (B&B) UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE FERTILIZED, WATERED AND PRUNED AT THE TIME OF PLANTING. FERTILIZER: AGRIFORM TABLET 10-20-20. SHRUBS AND GROUND COVERS 5-10-15 IN BED AT 1 LB PER 100 SQ. FT.
- THE LANDSCAPE CONTRACTOR SHALL SPRAY ALL PROPOSED PLANTING BEDS WITH AN APPROVED HERBICIDE PRIOR TO INSTALLATION TO KILL EXISTING GRASS AND WEEDS. IF APPLICABLE, BEDS ARE TO BE TILLED TO A MINIMUM DEPTH OF 4" AND TREATED WITH A GRANULAR PRE-EMERGENCE HERBICIDE AFTER PLANTS HAVE BEEN INSTALLED.
- ALL SHRUBS AND GROUND COVER ARE TO BE MAINTAINED SO AS TO FORM A SOLID MASS. ANY PRUNING SHALL BE LIMITED TO THINNING ONLY AS NECESSARY. THE PLANT SHALL REMAIN IN ITS NATURAL GROWTH FORM WITHOUT DAMAGE TO PRIMARY OR SECONDARY LEADERS.
- CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS COMMENCING AT TIME OF FINAL ACCEPTANCE OF PROJECT.

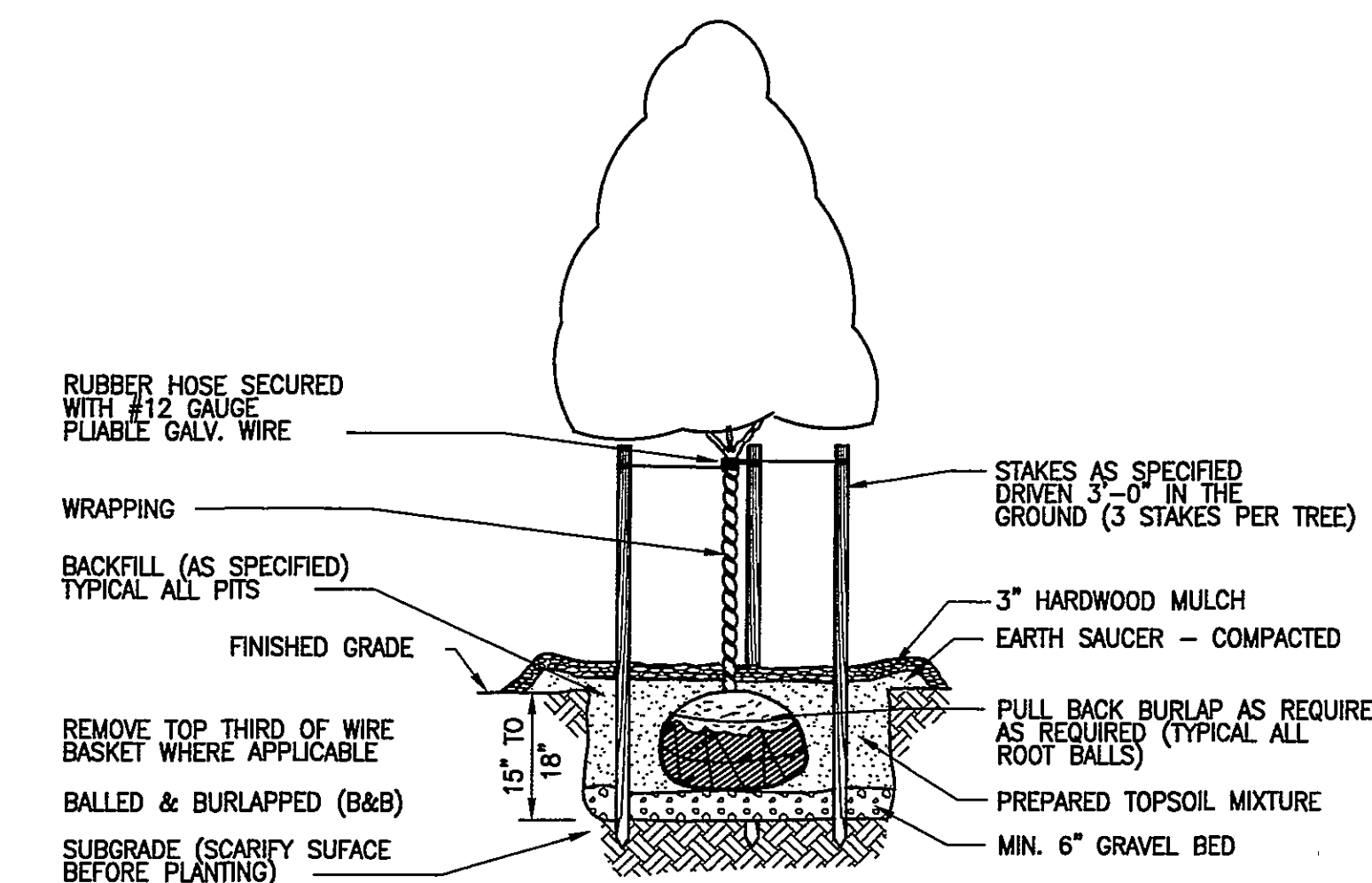
TREE PROTECTION NOTES:

- BARRIERS SHALL EXTEND AROUND TRUNK AS SHOWN. PLACE TEMPORARY 6" MINIMUM LAYER OF BARK MULCH UNDER DRIP LINE WHERE BARRIERS CAN NOT BE INSTALLED. BARK SHALL ACT AS A CUSHION TO PREVENT SOIL COMPACTION. DO NOT STORE MATERIALS OR PARK MACHINERY OVER AREAS NOT COVERED WITH 6" MULCH LAYER.
- TREES SHALL BE FERTILIZED WITHIN PROTECTED ROOT ZONE AT THE RATE OF 6LBS NITROGEN PER 1000 SF. SOURCE OF NITROGEN SHALL BE NO LESS THAN 50% UREA FORMALDEHYDE (SLOW RELEASE, LOW SALT INDEX).
- ALL TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING OR OTHER LAND DISTURBING ACTIVITY.
- APPLICABLE TO ALL TREES INDICATED OR DIRECTED TO BE PROTECTED.
DIAMETER AT BREAST HEIGHT (A) IN INCHES SHALL BE MEASURED 4.5' FROM BASE OF TRUNK.
1 FOR EACH INCH OF TRUNK DIAMETER (6" MIN. WIDTH) UNDISTURBED AREA AROUND TRUNK (B)



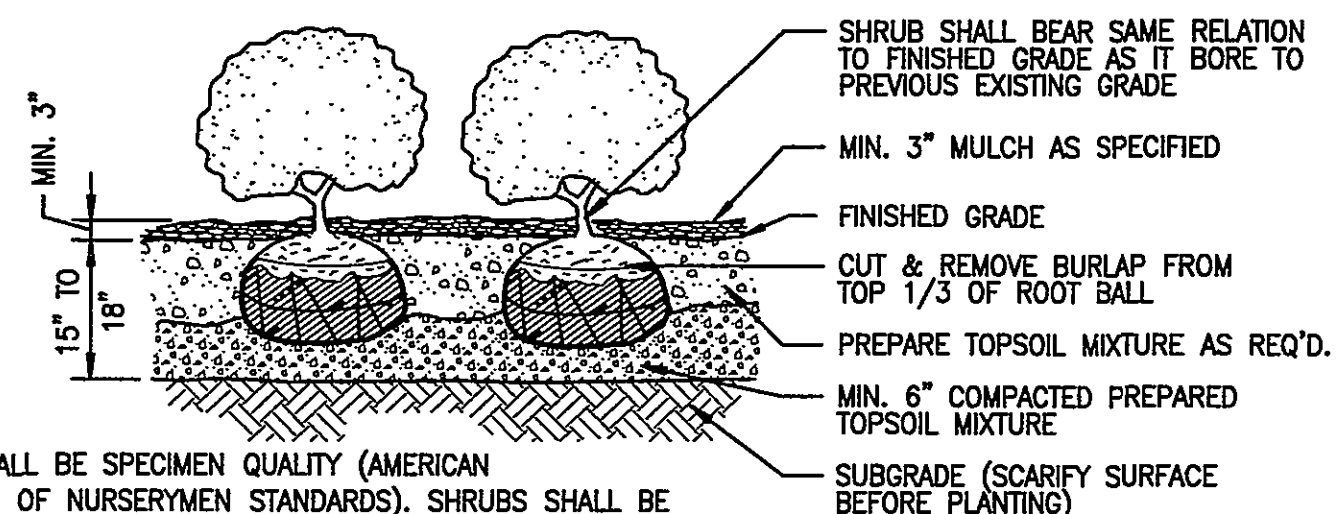
TREE PROTECTION DETAIL

NOT TO SCALE



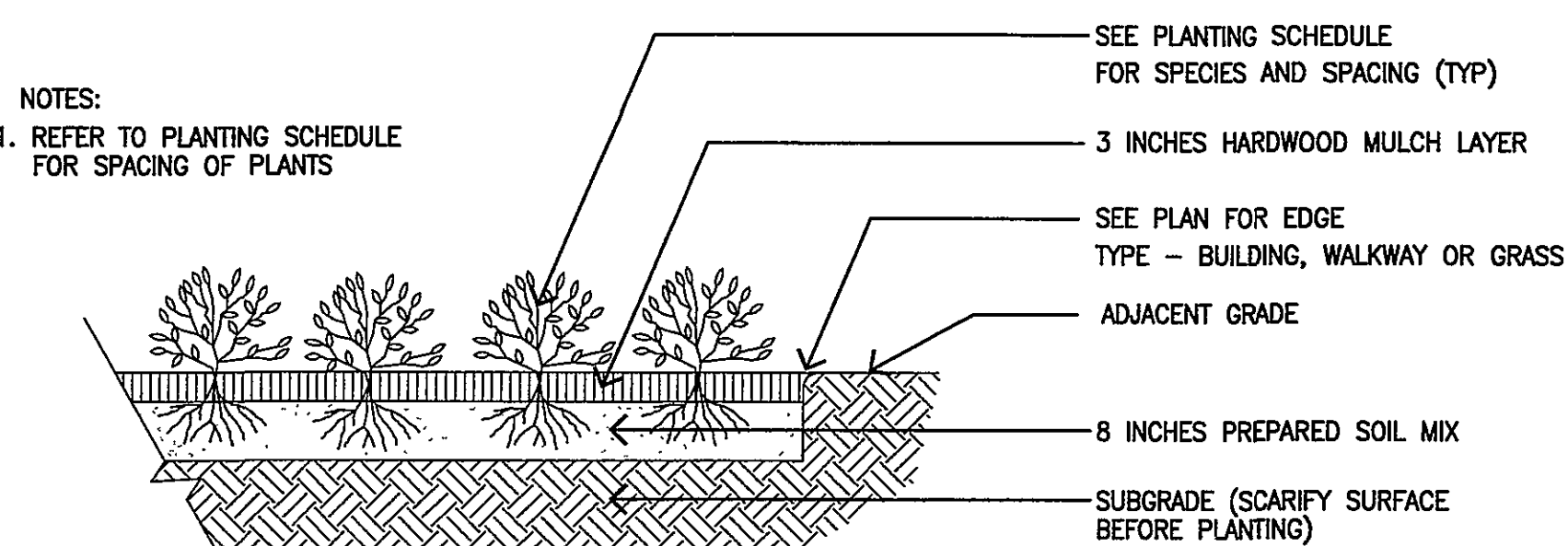
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

CIVIC SPACE REQUIREMENTS

THE PLAZA SPACE LOCATED BETWEEN JEFFERSON STREET AND PROPOSED NEW BUILDING IS PROPOSED CIVIC SPACE PER SECTION 36.2-321, WHICH INCLUDES THE FOLLOWING:

- TOTAL SQUARE FOOTAGE OF CIVIL SPACE = 9,180 SQ. FT.
- TOTAL SQUARE FOOTAGE THAT IS DEDICATED PLAZA SPACE = 5,308 SQ. FT. OR 58% OF CIVIC SPACE
- TOTAL LINEAR FOOTAGE OF SEATING REQUIRED = 106.16 L.F. (i.e., 5,308 x 2%)
TOTAL NUMBER OF BENCHES PROVIDED = 18 (EACH BENCH @ 6' LONG FOR A TOTAL OF 108 L.F.)
- TWO ADDITIONAL AMENITIES PROVIDED:
 - PLANTED BEDS
 - SCULPTURE PIECE (PUBLIC ART)
- REMAINDER OF CIVIC SPACE (EXCLUDES PLAZA) = 3,872 SQ. FT.
REQUIRED NUMBER OF TREES: 1 PER 350 SQ. FT. OR 12 TREES.
PROVIDED: 11 ORNAMENTAL TREES AND 1 SHADE TREE = 12 TREES TOTAL
- REQUIRED SHRUBS AND GROUNDCOVER IN CIVIC SPACE TO BE 1 PER 5 SQ. FT., GROUNDCOVER AND/OR LAWN.
PROVIDED: 48 DECIDUOUS AND/OR EVERGREEN SHRUBS. REMAINDER OF SPACE IS LAWN AREA OR PLANTED GROUNDCOVERS (SEE PLANTING SCHEDULE FOR SPECIFICS).

SSMH TOP= 111.3
(8"TC) INV. IN=107.2
(12"RC) INV. IN=107.4
(6"TC) INV. IN=108.7
(8"TC) INV. IN=108.4
(12"RC) INV. OUT=107.0

PROPERTY OF
PATRICK HENRY HOTEL
ASSOCIATES LP
TAX #015313
ZONED D

BENCHMARK:
ARROWHEAD ON TOP
OF FIRE HYDRANT
ELEV.=116.0 (ASSUMED)

SSMH TOP= 111.3
(8"TC) INV. IN=109.0
(6"TC) INV. IN=108.9
(8"TC) INV. OUT= 108.9

JEFFERSON STREET, S.E.
72' RW

PROPERTY OF
TRIGON INSURANCE
COMPANY
TAX #4016001
ZONED D

PROPERTY OF
BLUE CROSS OF SOUTHWEST VA
TAX #4016002
ZONED D

PUBLIC ART-TO BE SELECTED BY THE
OWNER. SIZE TO BE DETERMINED, BUT
WILL BE MIN. 8'-10' HIGH. PIECE TO
BE LOCATED ON 5'-5' BRICK PAD TO
MATCH PLAZA. SEE ENTRANCE PAVING
DETAIL ON L101.

LAWN AREA
SEE SHEET C105
FOR PERMANENT
SEEDING SPECS

BENCH (TYP)
VICTOR STANLEY, INC.
MODEL RB-28, IN 6' LENGTH
W/ INTERMEDIATE ARM RESTS
IN VS BLACK COLOR

TRASH CAN (TYP)
VICTOR STANLEY, INC.
MODEL RB-24 (24 GAL. SIZE)
VS BLACK COLOR

PLANTING BED (TYP)
SEE SHRUB AND GROUNDCOVER
DETAILS THIS SHEET

SCORED PAVEMENT BAND

NOTE:
ASH URNS, MODEL NSDC-20
WITH VS BLACK COLOR. OWNER TO
CHOOSE NUMBER AND LOCATIONS.

BRICK PAVERS
HERRINGBONE PATTERN

CONCRETE UTILITY PAD
(BY OTHERS)

BULLITT AVENUE, S.E.
66' R/W

PROPERTY OF
CITY OF ROANOKE
ELMWOOD PARK
TAX #4013201
ZONED D

PROPERTY OF
TRS OF ROANOKE COLLEGE
TAX #4011913
ZONED D

PROPOSED
3-STORY BUILDING

70,000 SF
FFE=112.54
BFE=100.54

SAN. SEWER CLEANOUT
INV.= 94.05 (6")
COORDINATE W/ ARCH. PLANS

SAN. SEWER CLEANOUT
INV.= 93.53 (6")

SAN. SEWER CLEANOUT
INV.= 93.18 (6")

SAN. SEWER CLEANOUT
INV.= 92.9 (NEW 6")
INV. OUT= 92.4 (EX 6")

SAN. SEWER CLEANOUT
INV.= 92.1 (6"RC)
INV. OUT= 92.1 (6"RC)

SSMH TOP= 100.6
INV. IN= 95.2 (6"RC)
INV. IN= 94.7 (6"RC)
INV. OUT= 94.7 (6"RC)

STORM GRATE TOP= 97.76
INV. OUT= 96.30 (12")

EXISTING DI=3A
8" OUT

EXISTING DI=1
TOP= 97.72
INV. IN= 94.02(12")
INV. IN= 93.57(12")
INV. OUT= 93.57(15")

POLE MOUNTED LIGHT (TYP)
SEE ELECTRICAL PLANS

PROPERTY OF
CITY OF ROANOKE
TAX #4016004
ZONED D

FENCE AND PIERS
BY OTHERS

SAN. SEWER CLEANOUT
INV.= 93.18 (6")

SAN. SEWER CLEANOUT
INV.= 92.9 (NEW 6")
INV. OUT= 92.4 (EX 6")

SAN. SEWER CLEANOUT
INV.= 92.1 (6"RC)
INV. OUT= 92.1 (6"RC)

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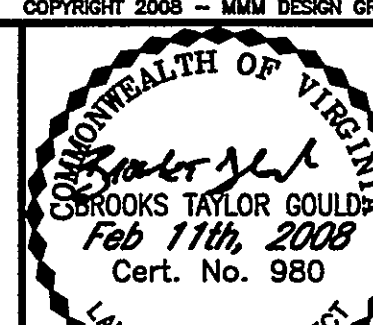
SAN. SEWER CLEANOUT
INV.= 92.1 (6"RC)
INV. OUT= 92.1 (6"RC)

SAN. SEWER CLEANOUT
INV.= 92.1 (6"RC)
INV. OUT= 92.1 (6"RC)

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INV.= 92.1 (6"RC)
INV. OUT= 92.1 (6"RC)

SAN. SEWER CLEANOUT
INV.= 92.1 (6"RC)
INV. OUT= 92.1 (6"RC)



REVISIONS	PER CITY COMMENTS
2-10-08	DATE
NO.	

NO.	DATE	REVISIONS

BUILDING SHELL PACKAGE SOCIAL SECURITY ADMINISTRATION BUILDING ROANOKE, VIRGINIA

MMM DESIGN GROUP
ARCHITECTS + ENGINEERS + PLANNERS
300 East Main Street
Norfolk, Virginia 23510
757.623.1641

Drawn: DAF
Checked: BTG
Approved: BTG
Date: JAN 31, 2008
Proj. No: 11339.03

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PLANTING SCHEDULE

DESCRIPTION		SIZE			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
TREES					
1	1	Acer rubrum "Red Sunset"	Red Sunset Maple	3" Cal.	As Shown
5	5	Zelkova serrata	Japanese Zelkova	2" Cal.	As Shown
14	14	Lagerstromia x catawba	Catawba Crape Myrtle	8"	15'0.C.
15	15	Amelanchier arborea	Downy Serviceberry	2.5" Cal.	15'-20'0.C.
SHRUBS					
68	68	Abelia x grandiflora "Sherwood"	Sherwood Abelia	18"-21"	3'0.C.
21	21	Itea virginiana "Henry's Garnet"	Henry's Garnet Summersweet	18"-21"	3'0.C.
44	44	Prunus laurocerasus "Otto Lykens"	Otto Lykens Cherry Laurel	24"-30"	4'0.C.
37	37	Viburnum dilatatum "Cardinal Candy"	Linden Viburnum Cardinal Candy	30"-36"	6'0.C.
GROUNDCOVERS					
300	300	Vinca minor	Common Periwinkle	1 Gal.	12'0.C.
125	125	Liriope muscarii "Monroe's White"	Lilyturf	4" Pot	18'0.C.



GRAPHIC SCALE:

1" = 20' 10' 0' 20' 40'