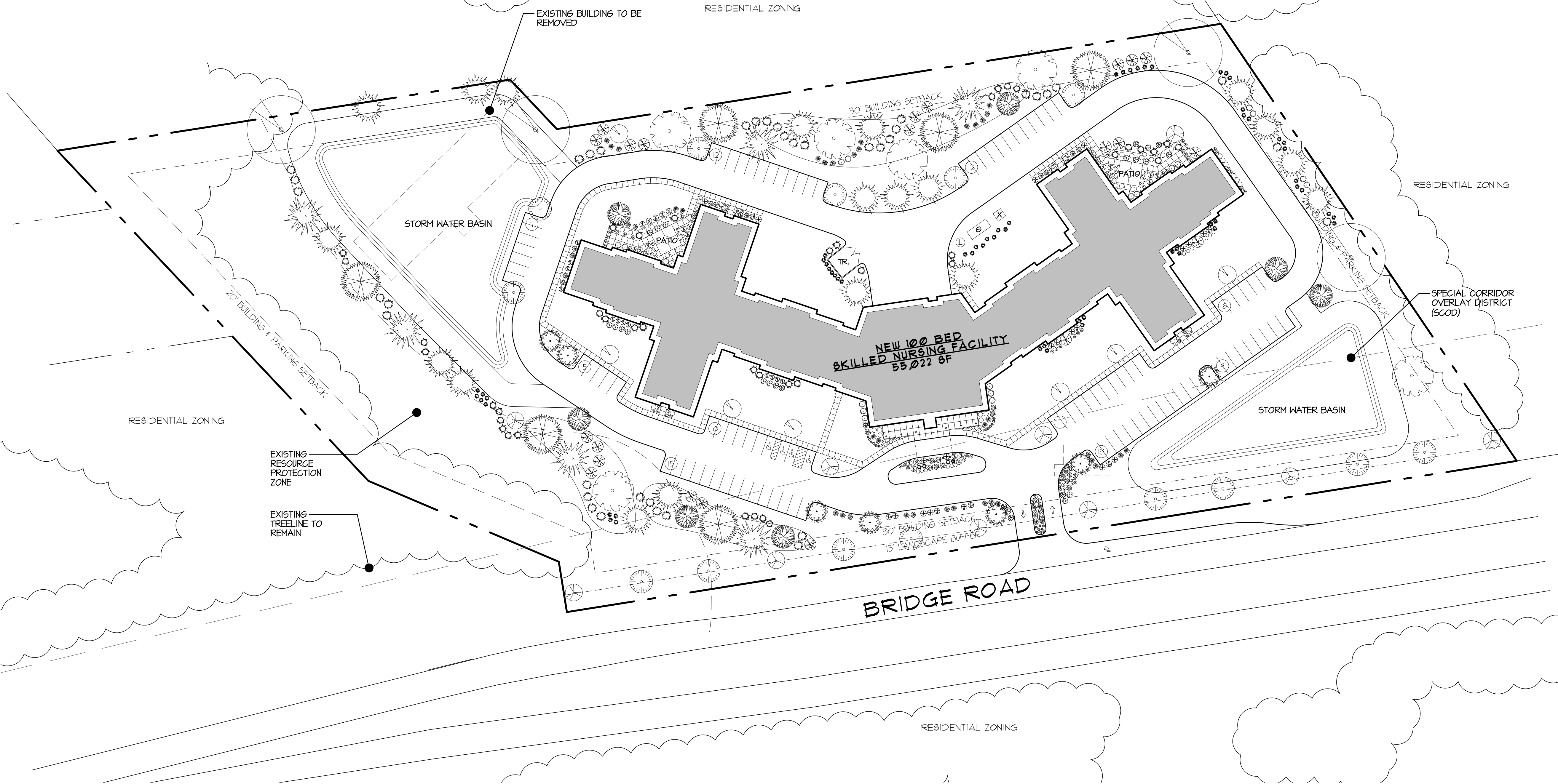


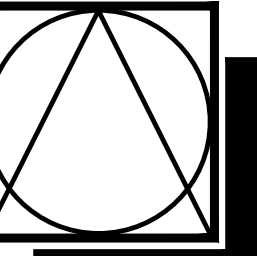
PROJECT SUMMARY

TOTAL LAND AREA:	±/- 9.43 ACRES
ZONING:	01 (OFFICE INSTITUTIONAL)
BUILDING AREA:	55,022 SQ. FT.
FLOOR AREA RATIO: MAX. ALLOWABLE: PROVIDED:	0.60 0.12
CAR PARKING: MIN. REQUIRED: MAX. ALLOWED: PROVIDED:	24 SPACES 80 SPACES 100 SPACES
IMPERVIOUS SURFACE: MAX. ALLOWABLE: PROVIDED:	0.10 0.30
RESIDENT ROOMS: SEMI-PRIVATE: PRIVATE:	20 ROOMS (40 BEDS) 60 ROOMS (60 BEDS) 100 BEDS TOTAL
MIN. 10' LANDSCAPE BUFFER REQUIRED ON ALL SIDES FACING RESIDENTIAL ZONING.	



ARCHITECTURAL SITE PLAN

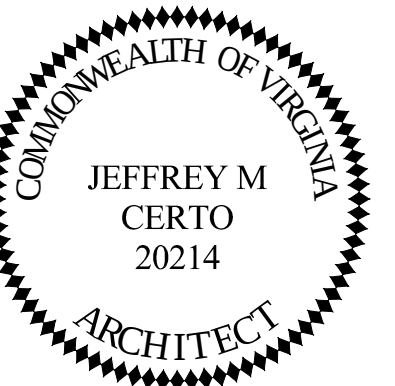
SCALE: 1" = 50'-0" 0' 15'



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DATE:
PERMIT SUBMISSION:
06.19.26

BENNETT'S CREEK
HEALTH & REHABILITATION CENTER
193/1915 BRIDGE ROAD (HIGHWAY 11)
SUFFOLK, VIRGINIA

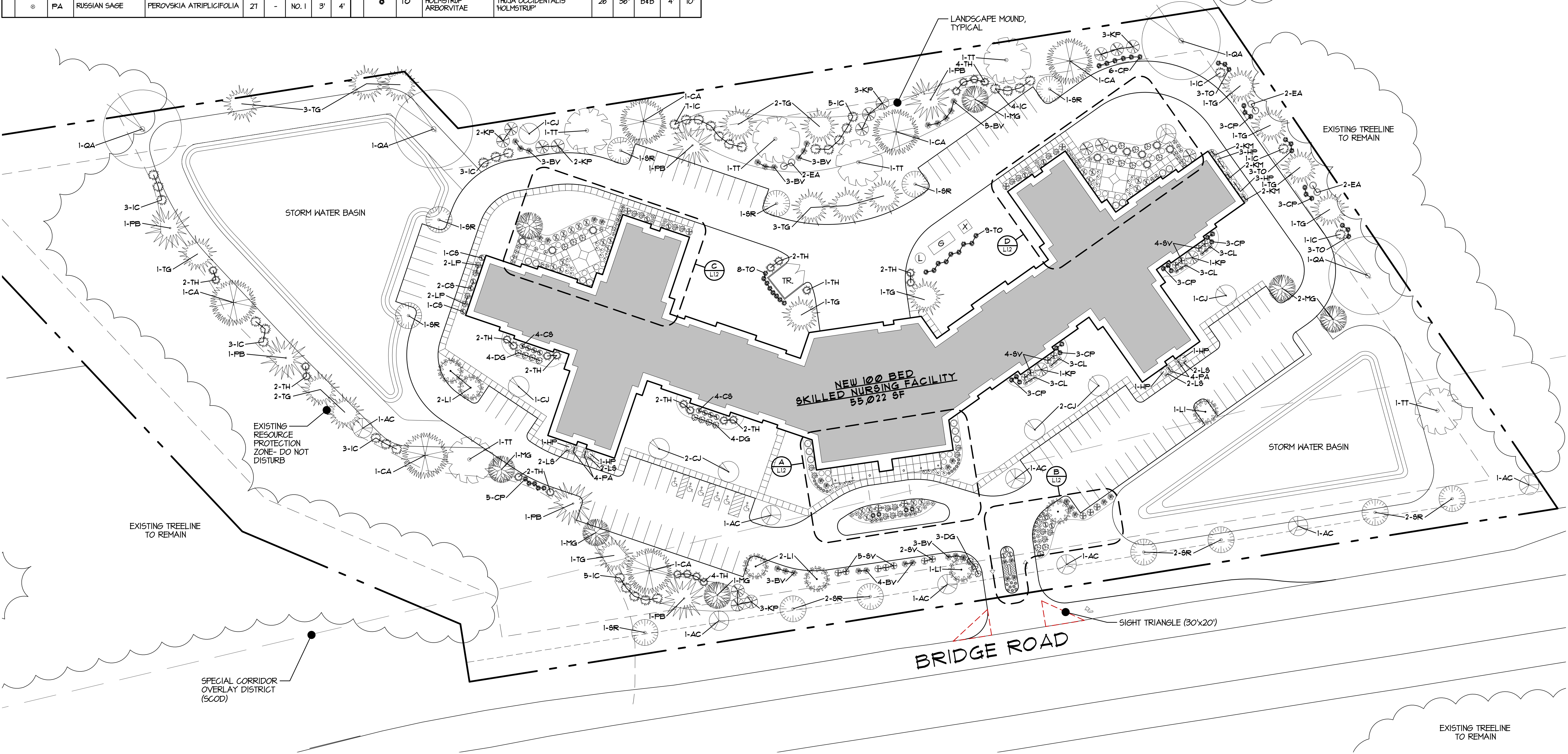


DRAWING NAME
SITE PLAN

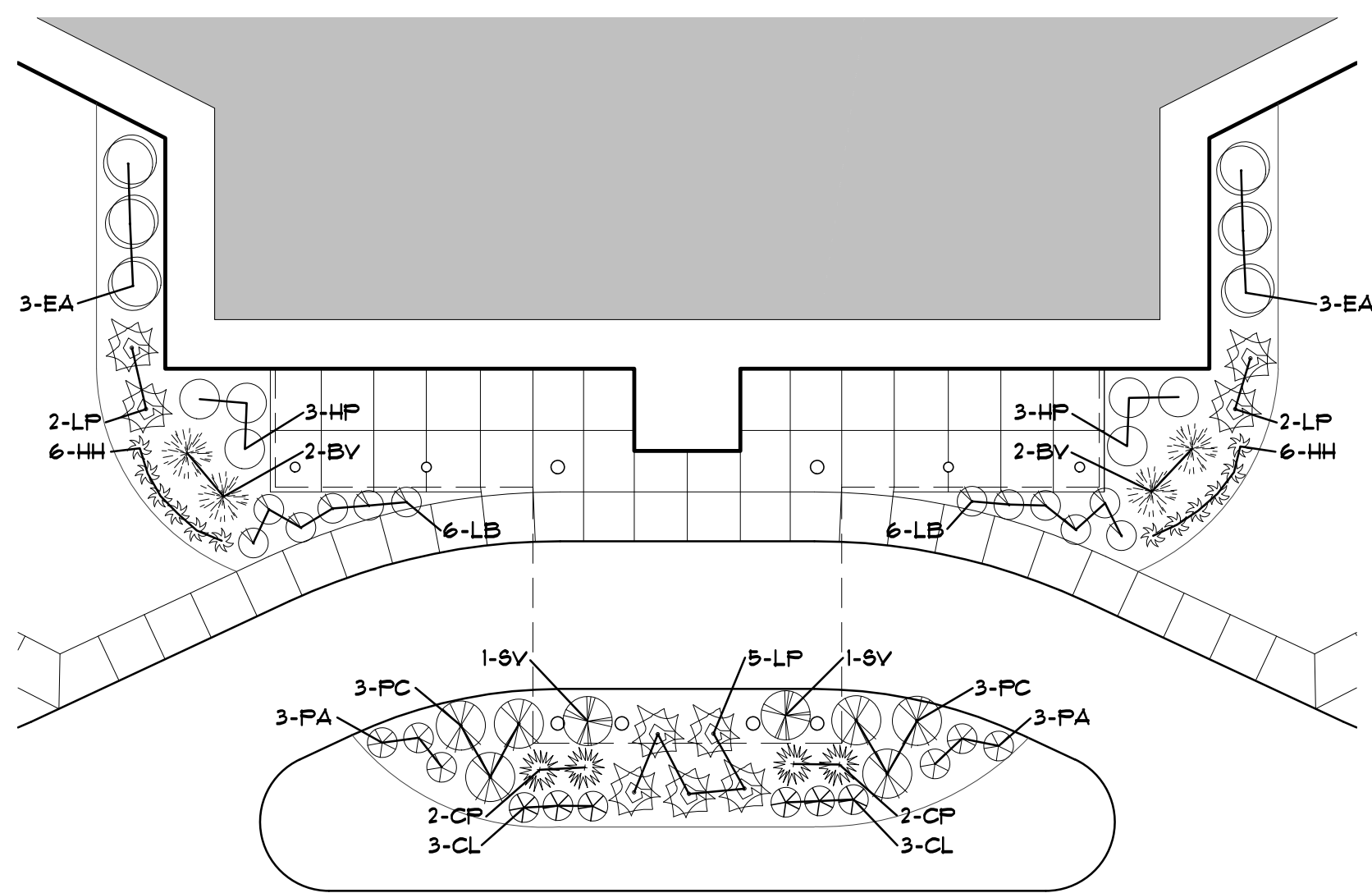
DSCA PROJECT NO.
24.061

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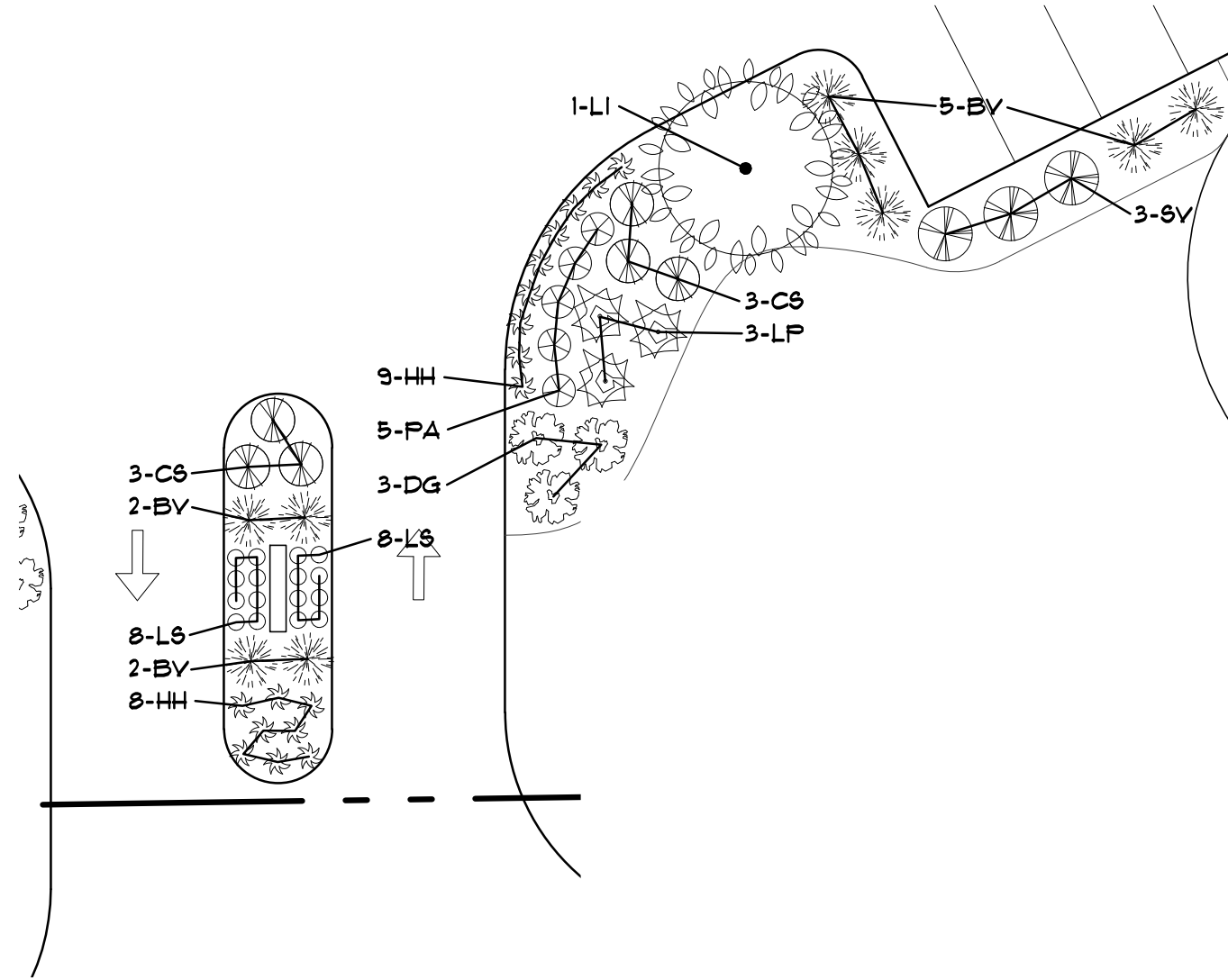
PLANTING LEGEND																			
	ITEM LEGEND	ITEM NAME	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	COND.	SPC.	HGT.		ITEM LEGEND	ITEM NAME	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	COND.	SPC.	HGT.
TREES		AC	SHADELOW SERVICEBERRY	AMELANCHIER CAN. 'AUTUMN BRILLIANCE'	9	1-1/2"	B4B	15'	20'	SHRUBS		BV	VARDAR VALLEY BOXWOOD	BUXUS SEMPERVIRENS 'VARDAR VALLEY'	41	30"	B4B	5'	3'
		CA	ATLAS CEDAR	CEDRUS ATLANTICA	6	5'	B4B	35'	50'			CP	KING'S GOLD FALSE CYPRESS	CHAMAECYPARIS PISIFERA 'KING'S GOLD'	33	-	NO. 3	4'	4'
		CJ	RED FOX KATSURA TREE	CERCIDIPHYLLUM JAPONICUM 'RED FOX'	7	1-1/2"	B4B	16'	30'			CS	SCARLET STORM GUINCE	CHAENOMELES SPECIOSA 'SCARLET STORM'	22	-	NO. 3	4'	4'
		LI	TUSCARORA GRAPE MYRTLE	LAGERSTROEMIA INDICA 'TUSCARORA'	7	4'	-	20'	25'			DG	NIKKO SLENDER DEUTZIA	DEUTZIA GRACILIS 'NIKKO'	24	-	NO. 3	5'	2'
		MG	ALTA SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'ALTA' PFI1612	7	36"	B4B	20'	45'			EA	DWARF BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	20	24"	B4B	5'	7'
		QA	WHITE OAK	QUERCUS ALBA	4	1-1/2"	B4B	90'	125'			HP	STRAWBERRY SUN HYDRANGEA	HYDRANGEA PANICULATA 'STRAWBERRY SUNDAE'	38	-	NO. 3	4'	5'
		PB	SILVER GHOST LACE BARK PINE	PINUS BUNGEANA 'SILVER GHOST'	6	5'	B4B	30'	40'			IC	GREEN LUSTRE JAP. HOLLY	ILEX CRENATA 'GREEN LUSTRE'	36	-	NO. 3	8'	4'
		SR	JAPANESE LILAC TREE	SYRINGA RETICULATA	13	1-1/2"	B4B	20'	25'			KM	MINNET MOUNTAIN LAUREL	KALMIA LATIFOLIA 'MINNET'	34	-	NO. 3	3'	3'
		TG	GREEN GIANT ARBORVITAE	THUJA OCCIDENTALIS 'GREEN GIANT'	18	5'	B4B	25'	50'			KP	PINK CHARM MOUNTAIN LAUREL	KALMIA LATIFOLIA 'PINK CHARM'	18	-	NO. 3	10'	10'
		TT	STERLING SILVER LINDEN	TILIA TOMENTOSA 'STERLING'	6	1-1/2"	B4B	35'	60'			LP	POCOMOKE GRAPE MYRTLE	LAGERSTROEMIA INDICA 'POCOMOKE'	24	-	NO. 3	5'	4'
PERENNIALS		CL	BLUE MIST SHRUB	CARYOPTERIS 'LONGWOOD BLUE'	22	-	NO. 1	3'	3'		FC	SWEET MOCKORANGE	PHILADELPHUS CORONARIUS 'AUREUS'	23	-	NO. 3	5'	8'	
		HH	HAPPY RETURNS DAY'LILY	HEMEROCALLIS 'HAPPY RETURNS'	24	-	NO. 1	2'	2'		SV	WEDGEWOOD BLUE LILAC	SYRINGA VULGARIS 'WEDGEWOOD BLUE'	24	-	NO. 3	5'	5'	
		LB	BIG BLUE LILYTURF	LIRIOPE BIG BLUE	34	-	NO. 1	2'	2'		TH	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS 'HETZ MIDGET'	37	-	NO. 3	6'	4'	
		LS	SNOWCAP SHASTA DAISY	LEUCANTHEMUM 'SNOWCAP'	32	-	CLP.	1'	1'		TO	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	26	36"	B4B	4'	10'	
		PA	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	27	-	NO. 1	3'	4'										



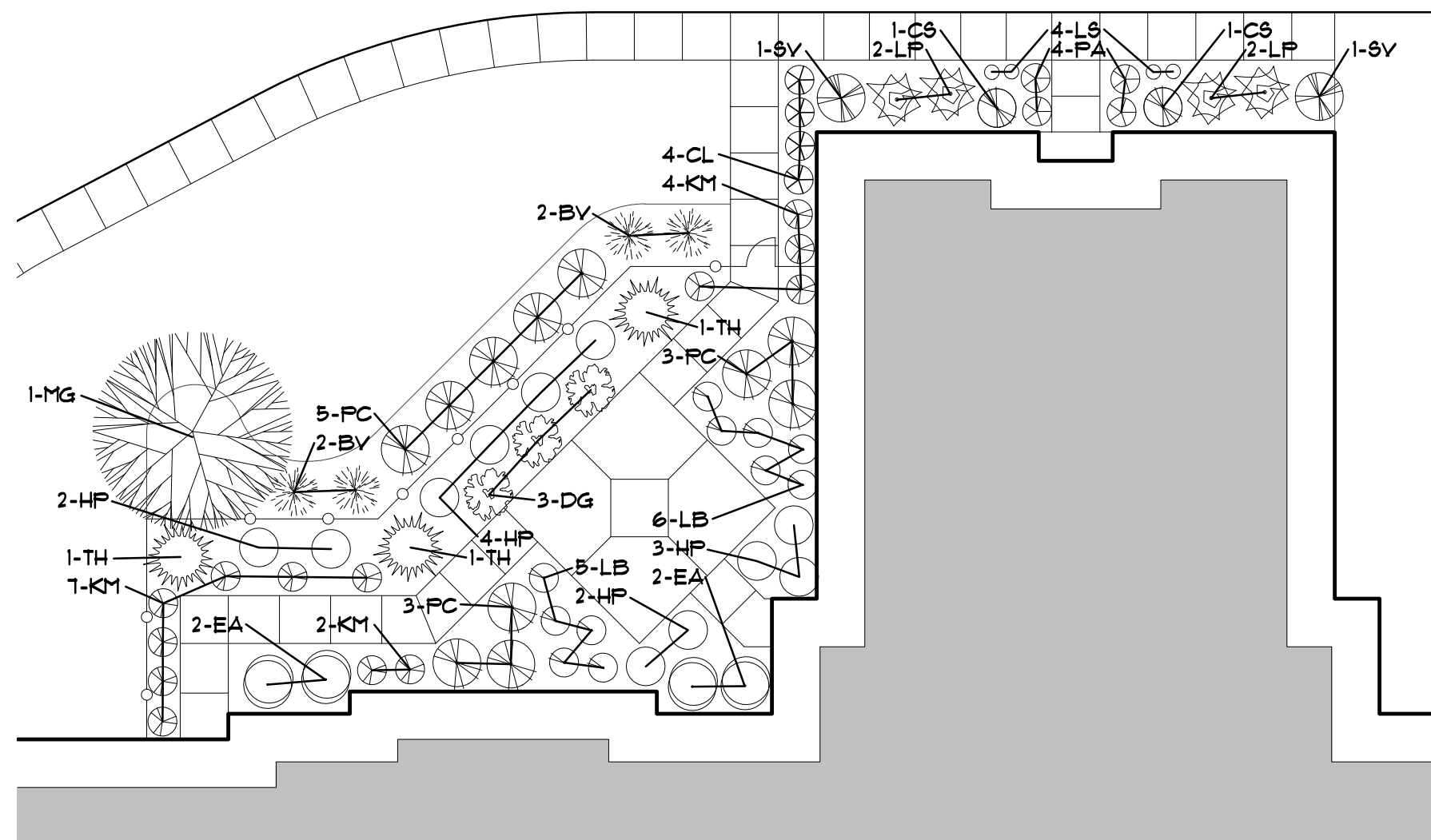
ARCHITECTURAL LANDSCAPE PLAN
SCALE: 1" = 40'-0" 0' 1" 40'



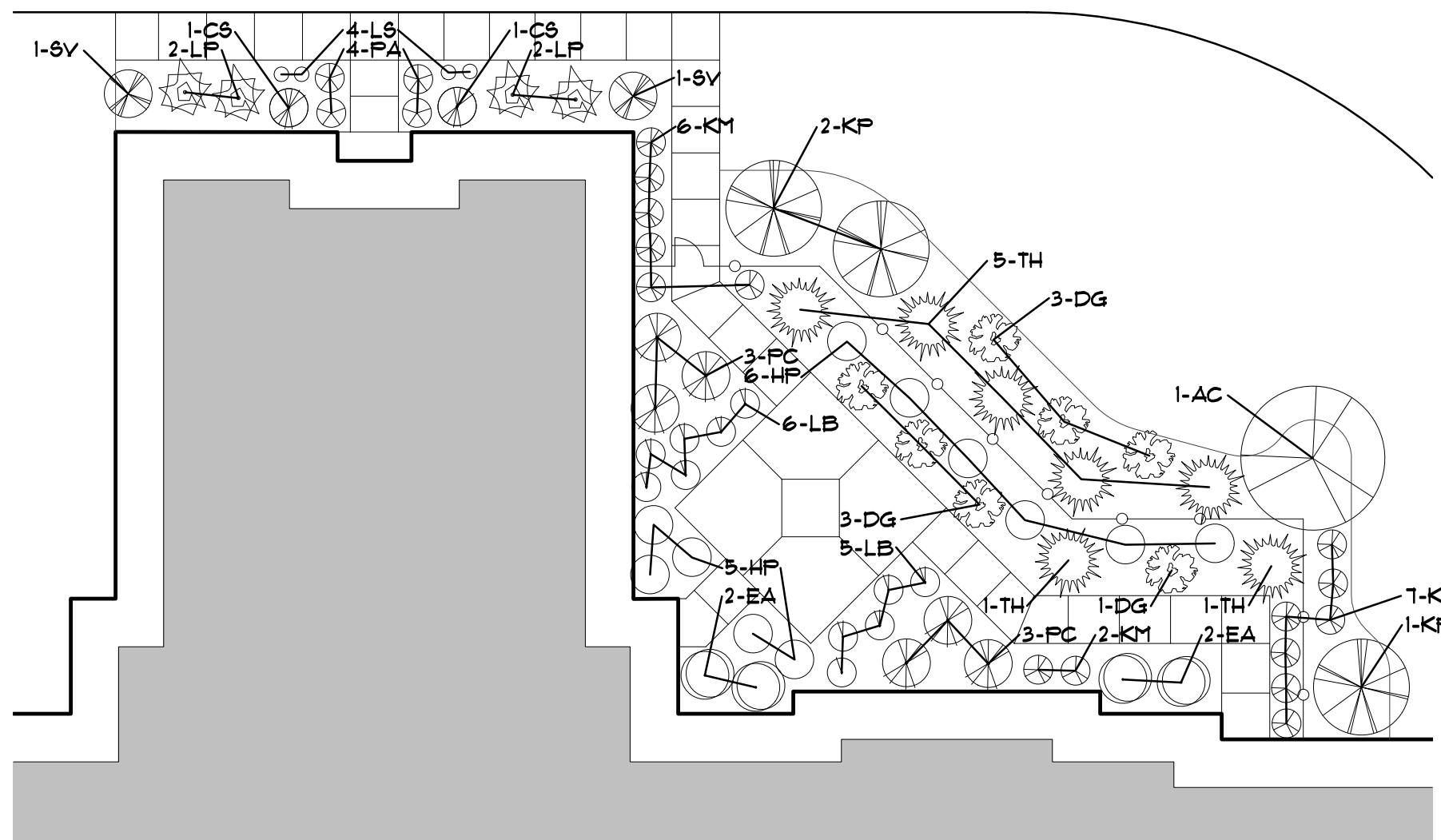
A ENLARGED FRONT ENTRY PLAN
 L12 SCALE: 1/16" = 1'-0"
 NOTE: SEE DRAWING L11 FOR PLANTING LIST



B ENLARGED MONUMENT SIGN PLAN
 L12 SCALE: 1/16" = 1'-0"
 NOTE: SEE DRAWING L11 FOR PLANTING LIST



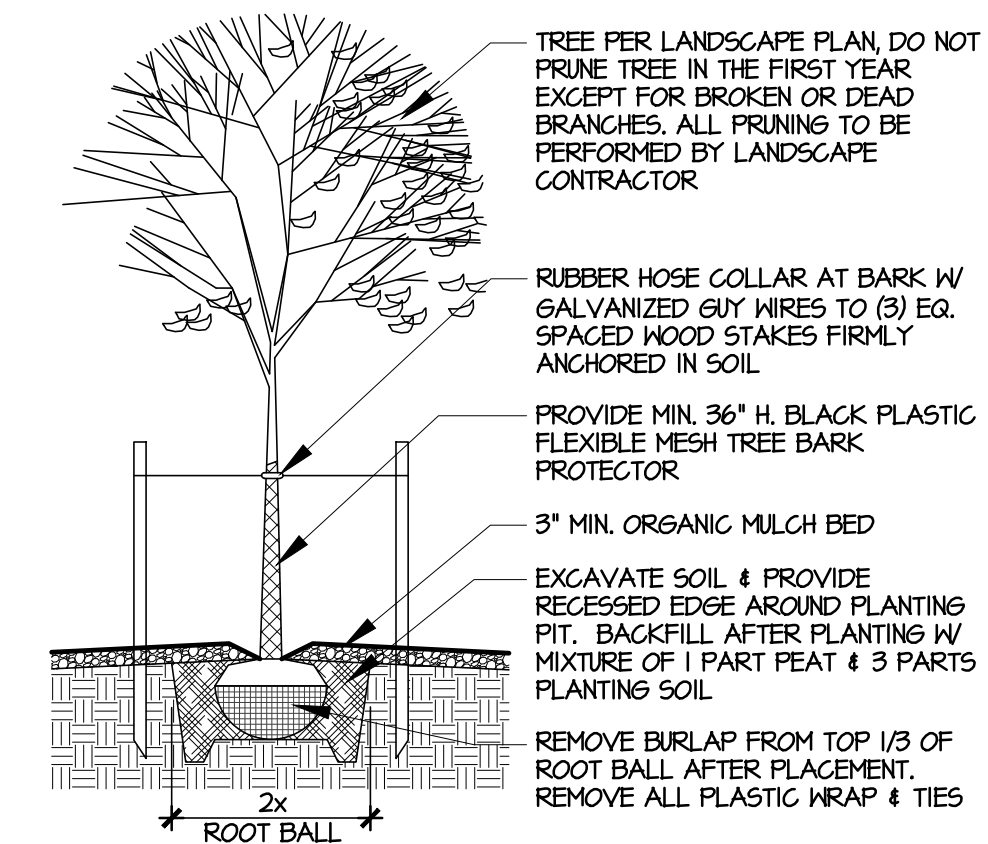
C ENLARGED SOUTH PATIO PLAN
 L12 SCALE: 1/16" = 1'-0"
 NOTE: SEE DRAWING L11 FOR PLANTING LIST



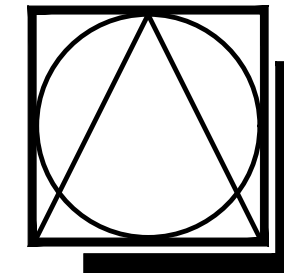
D ENLARGED NORTH PATIO PLAN
 L12 SCALE: 1/16" = 1'-0"
 NOTE: SEE DRAWING L11 FOR PLANTING LIST

LANDSCAPE NOTES

- LANDSCAPING INDICATED REPRESENTS GENERAL CONCEPT OF LANDSCAPING TO BE PROVIDED. LANDSCAPE CONTRACTOR MAY ALTER SELECTED PLANTINGS, QUANTITIES AND PLACEMENT AS REQUIRED DUE TO AVAILABILITY & SOIL/EXPOSURE CONDITIONS. LANDSCAPE CONTRACTOR IS TO PROVIDE LANDSCAPING IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD FOR LANDSCAPE STOCK", OTHER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, AND AMERICAN HORT. ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- CALIPER MEASUREMENTS ARE TO BE TAKEN 6" ABOVE NORMAL GRADE FOR TREES LESS THAN 6" IN CALIPER. TREE SIZES AND CALIPER TO BE IN COMPLIANCE WITH SUFFOLK ZONING CODES.
 - LARGE STREET TREES: 1/2" TO 2" CALIPER
 - MEDIUM STREET TREES: 1" TO 1-1/2" CALIPER
 - SCREENING TREES: 4-1/2' TO 6' HIGH
 - STREETSCAPE SHRUBS: MIN. 3 GAL. & MIN. 24" HIGH
 - SCREENING SHRUBS: 30" MIN.
- DELIVER ALL PLANT MATERIALS AFTER PREPARATIONS HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS, KEEP ROOTS MOIST, AND STORE OUT OF SUN AND WIND. DO NOT PRUNE BEFORE DELIVERY. PROTECT PLANTS FROM SUNSCALD, DRYING, WHIPPING, AND OTHER HANDLING DAMAGE. DO NOT DESTROY NATURAL SHAPES THROUGH BENDING OR BINDING. DO NOT DROP PLANTS DURING DELIVERY.
- INSTALLATIONS OF PLANTINGS, LAWN, AND MULCHES TO BE PER STANDARD INDUSTRY PRACTICE. PROVIDE FREE-FORM SHAPED ORGANIC MULCH BED AT ALL PLANTING AREAS. AT ISOLATED TREES PROVIDE MIN. 5' DIAMETER ORGANIC MULCH BED SURROUNDING TRUNKS OF TREES IN LAWN AREAS.
- MULCH TO BE DOUBLE SHREDDED HARDWOOD MULCH, 3" DEPTH AT BEDS. MULCH MUST BE 1-2 YEAR AGED AND MAY NOT COME FROM SHREDDING TREE MATERIAL TAKEN FROM SITE. PROVIDE PERVIOUS WEED BARRIER (TYPAR OR EQUIV.) AT UNPLANTED AREAS.
- LOCATIONS ON PLAN TO SERVE AS A GUIDE. SLIGHT RELOCATION MAY OCCUR DUE TO FIELD CONDITIONS & TO PROVIDE THE MOST AESTHETIC ARRANGEMENT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEANUP ASSOCIATED WITH LANDSCAPE CONSTRUCTION. LEGALLY DISPOSE OF ALL SURPLUS & WASTE MATERIALS OFF OF THE OWNER'S PROPERTY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS INSTALLED FOR A PERIOD OF ONE YEAR FROM INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING OF PLANTINGS FOR A PERIOD OF ONE GROWING SEASON TO ALLOW FOR ROOT ESTABLISHMENT. PLANTS THAT ARE UNHEALTHY OR MORE THAN 25% DEAD SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL CHARGE TO OWNER.
- CONFIRM LOCATIONS OF ALL UTILITIES & SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- TOPSOIL MUST BE BACK FILLED TO PROVIDE POSITIVE DRAINAGE OF THE LANDSCAPE AREA.
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR EQ.
- ALL NON-LANDSCAPED AREAS TO BE SEEDED WITH PREMIXED "PARK MIX".
- PROVIDE COMMERCIAL IRRIGATION SYSTEM INCLUDING CONTROLLER, HARDWARE, SOFTWARE, PUMPS, VALVES, ETC. SYSTEM TO BE DESIGNED BY IRRIGATION SYSTEM MANUFACTURER FOR SITE CONDITIONS. PROVIDE IRRIGATION TO ALL NEW TREES & PLANTING BEDS.
- CONTRACTOR TO PROVIDE PROTECTION FOR EX'G. TREES TO REMAIN:
 - MAINTAIN EXISTING GRADE.
 - ERECT ORANGE CONSTRUCTION FENCES BENEATH TREE DRIPLINE.
 - ELIMINATE CONSTRUCTION TRAFFIC WITHIN 1' FOR EVERY 1" OF TRUNK DIAMETER OR TO TREE DRIPLINE, WHICHEVER IS GREATER.
- IF EXISTING TREES CANNOT BE SALVAGED DUE TO DAMAGE OR DISEASE, PROVIDE NEW TREES TO MATCH EXISTING SPECIES OR AS DIRECTED BY CITY OF SUFFOLK.



TREE PLANTING DETAIL
 SCALE: N.T.S.



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 PERMIT SUBMISSION: 06.19.26

BENNETT'S CREEK
 HEALTH & REHABILITATION CENTER
 1931/1975 BRIDGE ROAD (HIGHWAY 17)
 SUFFOLK, VIRGINIA



DRAWING NAME
 ENLARGED
 LANDSCAPE
 PLANS

DSCA PROJECT NO.
 24.061

L1.2