

1. Agenda

Documents:

[2024_06_04_BAR_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024_AR_06_896 TIGER BLVD_SUBMISSION.PDF](#)
[2024_AR_05_854 OLD GREENVILLE HWY_APPLICATION.PDF](#)
[2024_AR_05_854 OLD GREENVILLE HWY_RENDERING \(1\).PDF](#)
[2024_AR_07_120 LBERTY DR_APPLICATION.PDF](#)
[2024_AR_08_120 LIBERTY DR_APPLICATION.PDF](#)
[2024_AR_10_1112 TIGER BLVD_APPLICATION.PDF](#)
[2024_AR_09_1112 TIGER BLVD_PLANS.PDF](#)
[2024_AR_06_896 TIGER BLVD_SUBMISSION.PDF](#)
[2024_AR_03_120 LIBERTY DR_RENDERING V2.JPG](#)
[2024_AR_06_896 TIGER BLVD_SITE PLAN LANDSCAPE.PDF](#)



CITY OF Clemson

PLANNING & DEVELOPMENT

AGENDA

Board of Architectural Review Meeting

June 4, 2024 at 6:00 P.M.
1250 Tiger Blvd.
City Hall - City Council Chambers

The public may now attend City of Clemson public meetings in person. COVID Protocol will be in place for social distancing.

You can also view these meetings on the City of Clemson's YouTube channel.

How to Submit Public Comments

1. In-person during appropriate portions of meetings
2. On the City's MyCivic web platform no later than 5:00 p.m. the day before the meeting

1. Call to Order

2. Adoption of Minutes – May 7, 2024

3. Action Items

a. Building and Site Review

- 1) **2024-AR-03:** Applicant Serji Amirkhanian is requesting final approval of a new gymnastics center and office building at 120 Liberty Dr. (ABAR-000236-2024)
- 2) **2024-AR-06:** Applicant Brad Benjamin is requesting preliminary/final review of a renovation of an existing restaurant to a HipBurger, at 896 Tiger Blvd. (ABAR-000254-2024)
- 3) **2024-AR-09:** Applicant Austin Allen is requesting preliminary review of a new restaurant, Caferacer, at 1112 Tiger Blvd. (ABAR-000258-2024)

b. Public Hearing

- 1) **2024-AR-05:** Applicant Preston Kendall, Ingles Market LLC, is requesting a variance from Section 19-701 I.6, to exceed the maximum of 25 percent of the surface area of the window to be used for signage at 854 Old Greenville Hwy. (VAR-000247-2024)
- 2) **2024-AR-07:** Applicant Serji Amirkhanian is requesting a variance from Table 19-1110 2.a.2, predominant exterior building materials at 120 Liberty Dr. (VAR-000256-2024)
- 3) **2024-AR-08:** Applicant Serji Amirkhanian is requesting a variance from Table 19-1110 2.e.1, for exterior building design fenestration. (VAR-000257-2024)
- 4) **2024-AR-10:** Applicant Austin Allen is requesting a variance from Table 19-1110 1.a.1, allowing for off street parking in front of the building. (VAR-000259-2024)
- 5) **2024-AR-11:** Applicant Austin Allen is requesting a variance from Section 19-1110 3.i freestanding sign required to have solid base. (VAR-000260-2024)

Please note that Public Comments will be heard during each of the Action Items presentation.

4. Staff Reports

5. Other Business

6. Adjourn



HIPBURGER CLEMSON RENOVATION

An aerial photograph of a building complex, likely a school or office, with a red location pin placed on the main building. The building is surrounded by a parking lot, trees, and a road. The image is oriented horizontally on the page.

GENERAL	
T1.00	TITLE PAGE
CIVIL	
C5.0	SITE PLAN
L1.0	LANDSCAPE PLAN
L2.0	PLANT SCHEDULE & DETAILS
ARCHITECTURAL	
A3.01	EXISTING BUILDING ELEVATIONS
D1.00	DEMO BUILDING ELEVATIONS
A3.02	HIPBURGER BUILDING ELEVATIONS
A3.03	EXISTING CONDITIONS AND BRANDING
A3.04	HIPBURGER RENDERINGS

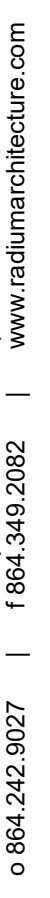
ARCHITECT:
RADIUM ARCHITECTURE
420 EAST PARK AVENUE, SUITE 307
GREENVILLE, SC 29601
PHONE: 864.242.9027
FAX: 864.349.2082
WWW.RADIUMARCHITECTURE.COM

SEAMON WHITESIDE & ASSOCIATES
508 RHETT STREET
GREENVILLE, SC 29601
PHONE: 864-298-0534
<https://seamonwhiteside.com/>

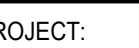
PALMETTO STRUCTURAL ENGINEERING
PO BOX 350
TIGERVILLE, SC 29688
PHONE: 864-436-8684

TFS ENGINEERS
850 WADE HAMPTON BLVD
SUITE B3
GREENVILLE, SC 29609
PHONE: 864-233-1293
<https://www.tfsengineers.com>

MATRIX ENGINEERING
912 PINE STREET
SPARTANBURG, SC 29302
PHONE: 864-583-6274
<https://www.matrixengineering.net/>



REAL:



396 TIGER BLVD, CLEMSON SC

CONTRACTOR:

SHEET TITLE:

SHEET NUMBER:

T1.00



SW+ PROJECT: 11276
DATE: X/XX/XX
DRAWN BY: XXX
CHECKED BY: XXX

REVISION HISTORY

SITE PLAN

AREAS WITHIN SCDOT ROW WHERE EXISTING MARKINGS ARE TO BE REMOVED, CONTRACTOR TO REPLACE WITH THERMOPLASTIC. REFER TO SCDOT STANDARD DRAWINGS.

HOURLY LANE CLOSURE PROHIBITIONS:
MONDAY - FRIDAY: 7 AM TO 8 PM

SITE NOTES:

1. SEE SHEET C-01 FOR CIVIL NOTES AND ABBREVIATIONS.
2. ALL STRIPING AND MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE LATEST ILLINOIS CDOT STANDARD DRAWINGS.
3. ALL SIGNAGE (EXCEPT TRAFFIC SIGNS) SHALL BE SUBJECT TO SEPARATE REVIEW AND PERMITS.
4. PROVIDE SPACE FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
5. WHERE APPLICABLE, LANDSCAPED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH SC LAWS AND STANDARDS.
6. THE PARKING LOT LIGHT FIXTURES ARE NOT TO EXCEED 30' IN HEIGHT.
7. PROVIDE FALL PROTECTION SYSTEM RAILING FOR VERTICAL DROP-OFFS OF 30' OR MORE ABOVE FINISHED GRADE.
8. WHEN BUILDING DRAIN RAMP, BUILD FROM THE BOTTOM (LANDING) UP. ANY WORK BUILT WITHIN THE ROW THAT IS NOT BUILT PER THE APPROVED PLAN IS SUBJECT TO REMOVAL AND REPLACEMENT AFTER INSPECTION.

PARKING TABLE

LIMITED SERVICE RESTAURANT:
1 SPACE PER 100 SF GROSS FLOOR AREA (1,930 SF = 20 SPACES)

TOTAL PARKING REQUIRED:	20 SPACES
TOTAL PARKING PROVIDED:	23 SPACES

ADA PARKING:	
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES

STANDARD SPACES:	21 SPACES
ADA SPACES:	2 SPACES
TOTAL SPACES:	23 SPACES

IRRIGATION NOTE:

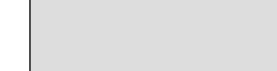
NO LANDSCAPING/IRRIGATION WILL BE INSTALLED IN THE SCDOT
RIGHT-OF-WAY

SITE LEGEND

DETECTABLE WARNING SURFACE



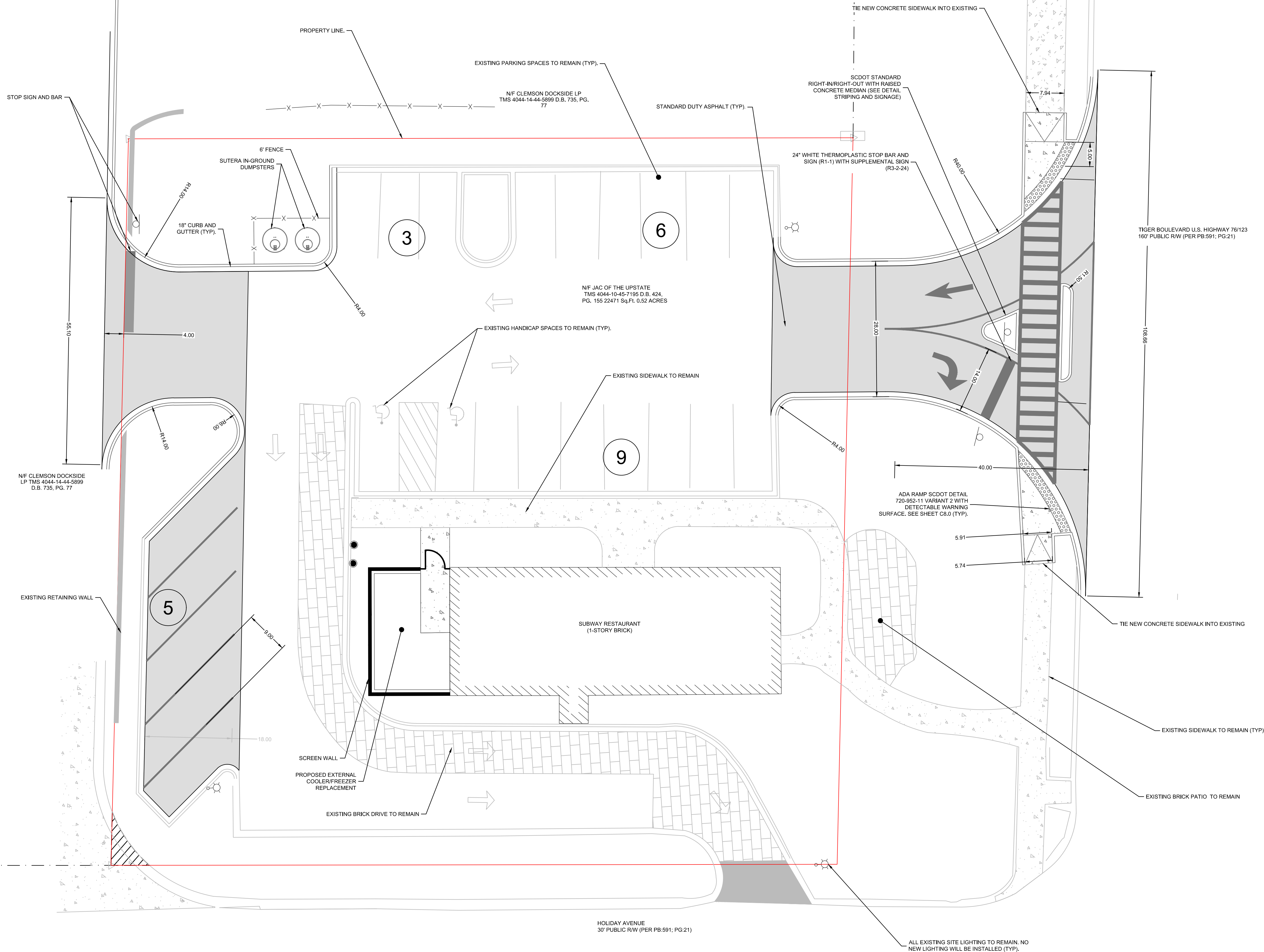
STANDARD DUTY ASPHALT PAVEMENT



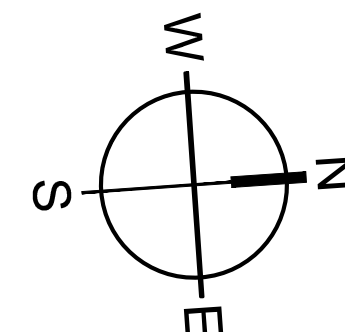
CONCRETE- SIDEWALK



PARKING SPACE QUANTITY (PER SECTION)



0 5 10 20
SCALE: 1" = 10'

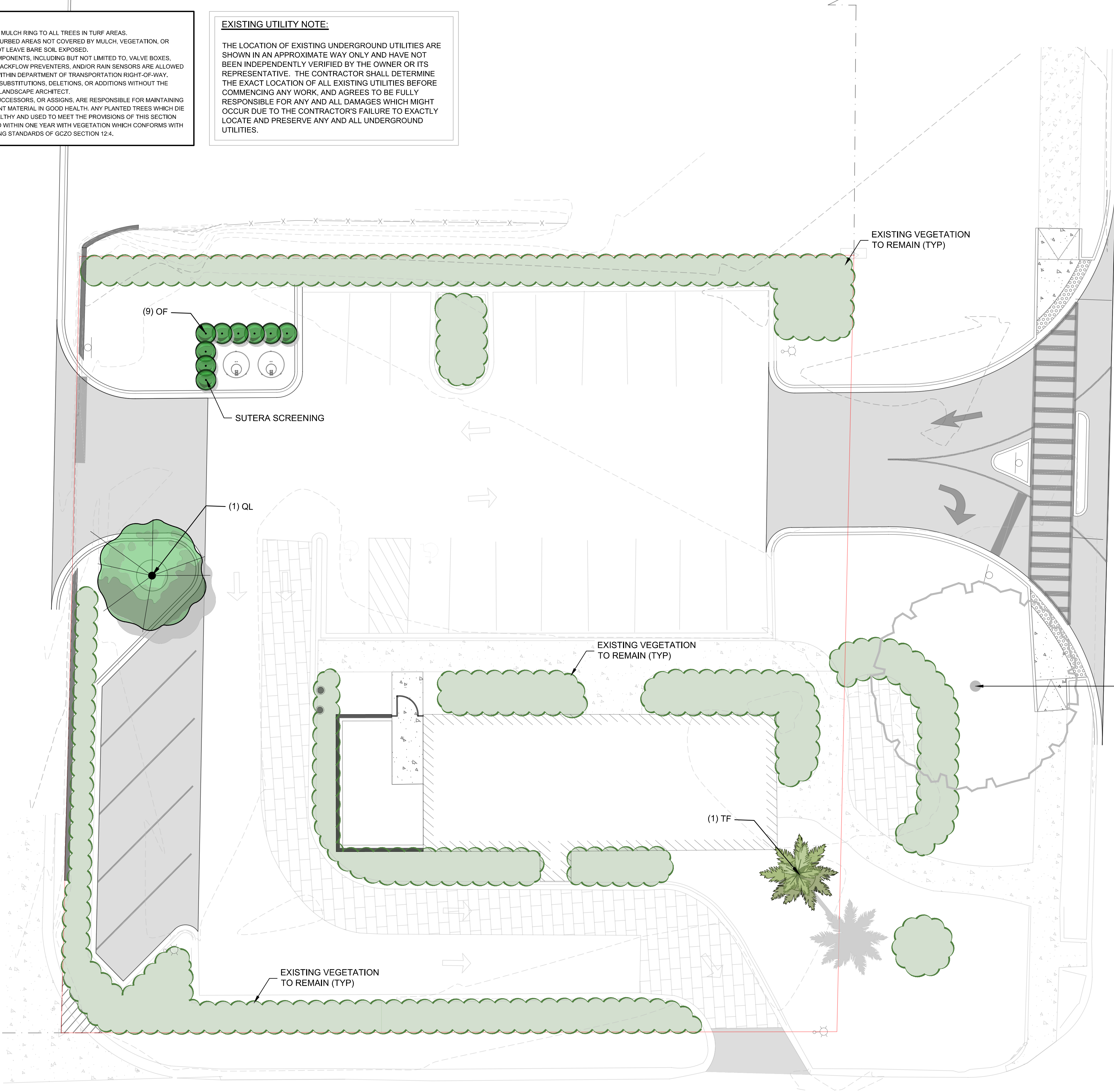


501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | JUDSON MILLS BUILDING 6000, 7TH FLOOR | PROPOSED SUITE 6000 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28217 | 70N, CEMAS STREET | SUMMERVILLE, SC 29586 | 15N N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
COPYRIGHT © SEAMON WHITESIDE & ASSOCIATES, INC. | THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

- NOTES:**
1. APPLY 6" DIAMETER MULCH RING TO ALL TREES IN TURF AREAS.
 2. SOD/SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
 3. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.
 4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 5. THE OWNER, HIS SUCCESSORS, OR ASSIGNS, ARE RESPONSIBLE FOR MAINTAINING ALL REQUIRED PLANT MATERIAL IN GOOD HEALTH. ANY PLANTED TREES WHICH DIE OR BECOME UNHEALTHY AND USED TO MEET THE PROVISIONS OF THIS SECTION MUST BE REPLACED WITHIN ONE YEAR WITH VEGETATION WHICH CONFORMS WITH THE INITIAL PLANTING STANDARDS OF GC20 SECTION 12.4.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



**NOT FOR
CONSTRUCTION**

896 TIGER BLVD HIPBURGER

CLEMSON, SOUTH CAROLINA

SW+ PROJECT: 11276
DATE: X/XX/XX
DRAWN BY: XXX
CHECKED BY: XXX

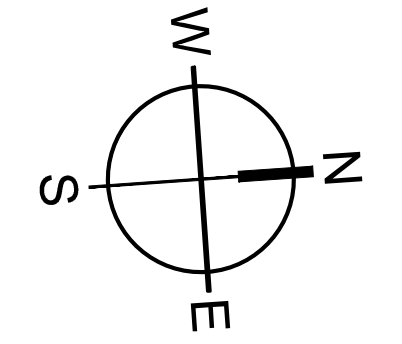
REVISION HISTORY

NO.	DESCRIPTION	DATE

**LANDSCAPE
PLAN**



Know what's below.
Call before you dig.



L1.0

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
2. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT LANDSCAPE CONTRACTOR'S EXPENSE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY POSSIBLE CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND UTILITIES, SIGNS, AND/OR OTHER STRUCTURES.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL, AND INSTALLING TREES OR SHRUBS. THE LANDSCAPE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERCOLATE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS.
4. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
6. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
7. **PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL QUANTITIES.** DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
8. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANSI Z60.1), UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. **MINIMUMS FOR HEIGHT, SPREAD, OR CALIPER SHALL TAKE PRECEDENCE OVER A SPECIFIED CONTAINER SIZE.**
9. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDamAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
10. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEAR'S VERTICAL GROWTH (TOP CANDLE).
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. REMOVE BURLAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
13. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
14. DO NOT WRAP TREES.
15. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
16. TREE GUYING MATERIAL SHALL BE "ARBOR-TIE" OR EQUIVALENT.
17. ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
18. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. SEE SOIL NOTES.
19. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED, SODDED AND/OR SEEDDED SHALL BE REMOVED PRIOR TO PLANTING, SODDING, AND SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
20. ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT ON THIS PLAN SHALL BE SEEDDED PER THE PROVIDED SEEDING SCHEDULE. ALL DISTURBED NATURAL AREAS SHALL BE MULCHED (SEE MULCH SPECIFICATIONS).
21. DRAINAGE TO BE PROVIDED FOR ALL ABOVE GROUND PLANTERS.
22. PLANTINGS SHALL BE PRUNED TO CONFORM WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
24. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
25. SHOULD THE LANDSCAPE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE LANDSCAPE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.

SOIL NOTES:

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED, INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT AND OWNER FOR ACCEPTANCE. LANDSCAPE CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE.
2. LANDSCAPE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRIC METER, BACKFLOW PREVENTER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WATER METER REQUIREMENTS WITH CIVIL ENGINEER.
3. LANDSCAPE CONTRACTOR TO PROVIDE DRIP IRRIGATION TO ALL ABOVE GROUND PLANTERS. IRRIGATION LINE TO BE INSTALLED BENEATH ADJACENT HARDSCAPE AS NECESSARY.
4. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VALUITS SHALL BE LOCATED IN MULCH BEDS.
5. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE NOTES:

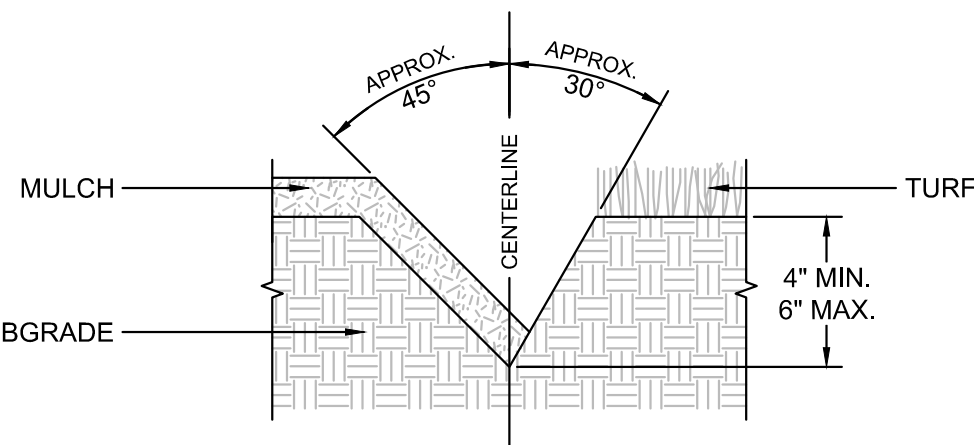
1. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
2. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THIS OFFICE.
3. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
4. THE QUANTITIES ON THE SCHEDULE ARE ONLY A GUIDE. ALL QUANTITIES SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR ON THE PLANTING PLAN.

ABBREVIATIONS:

B&B = BALLED & BURLAPPED	CT = CLEAR TRUNK	GAL = GALLON CONTAINER	RF = REFOOLIATED
BR = BARE ROOT MATERIAL	ESP = ESPALIER	HC = HURRICANE CUT	SP = SPECIMEN MATERIAL
CAL = TRUNK CALIPER (MIN)	FTG = FULL TO GROUND	MS = MULTI-STEMMED TRUNK	TF = TREE FORM HABIT
CON = CONTAINERIZED MATERIAL	FWF = FULL WELL FORMED	OC = ON-CENTER	TYP = TYPICAL

Landscape Notes

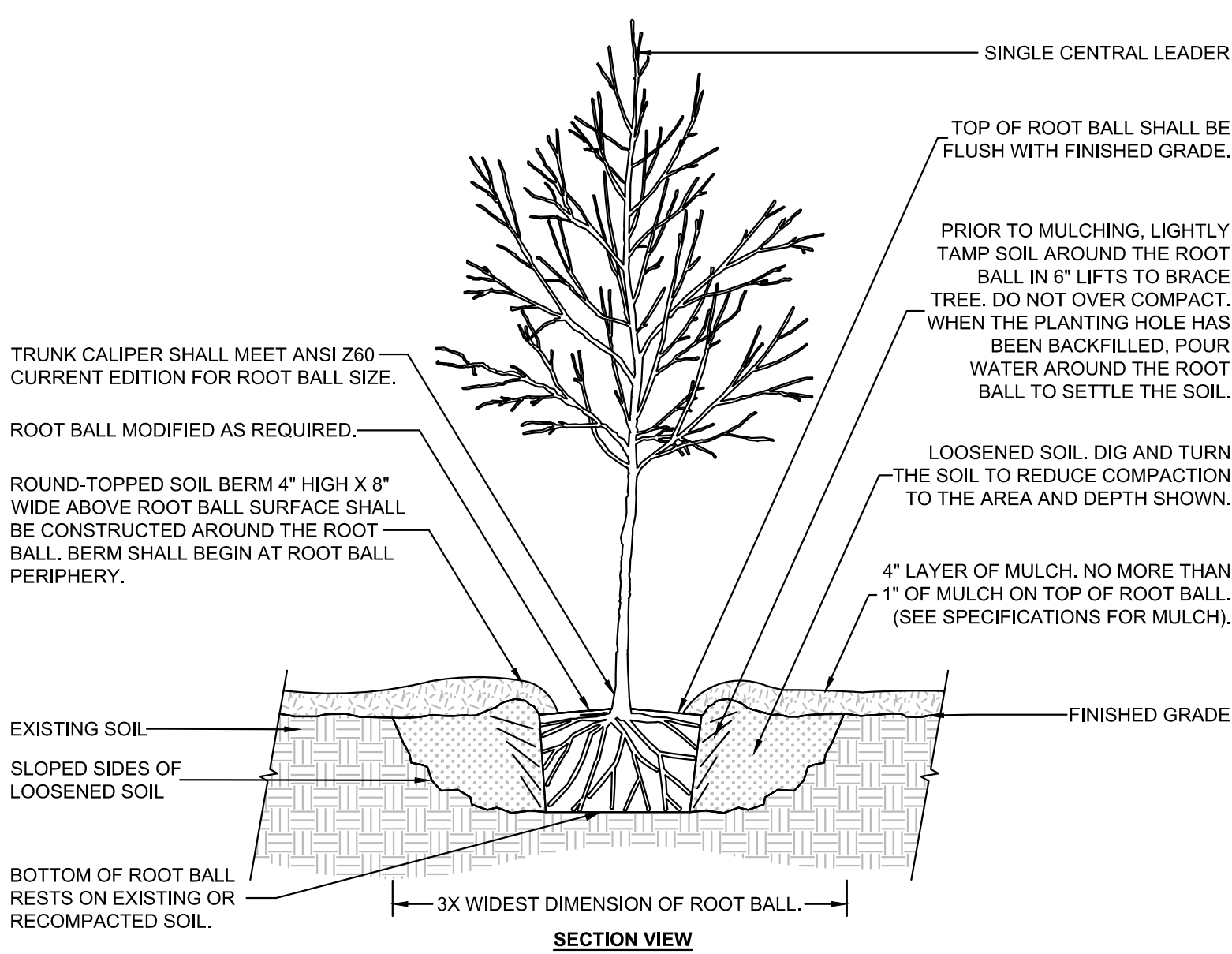
SCALE:



- NOTES:**
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
 2. EXCAVATE TRENCH BY HAND WITH SPADE.
 3. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

2 Lawn Edge Detail

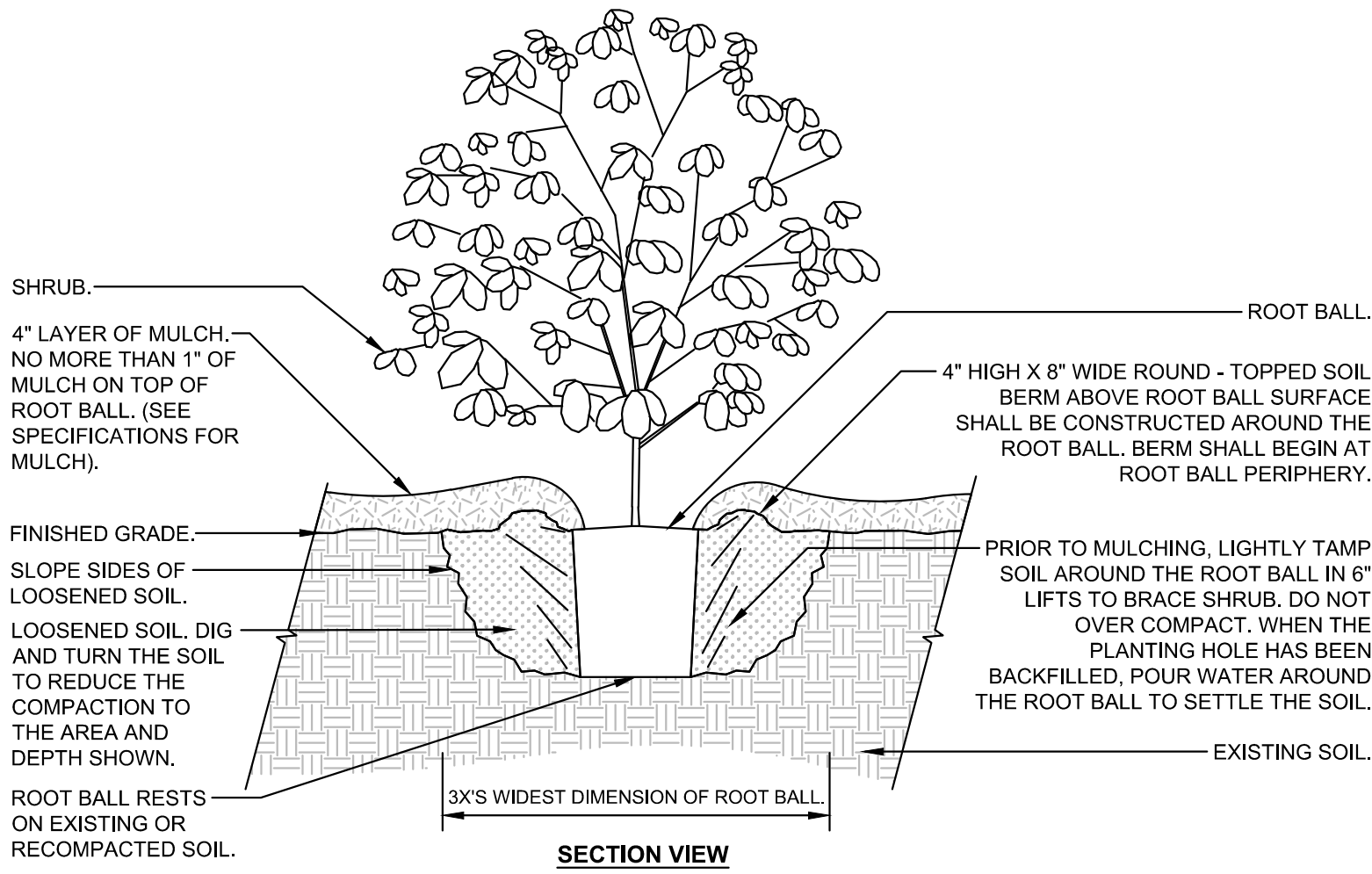
SCALE: NOT TO SCALE



- NOTES:**
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 Tree with Berm – Existing Soil Unmodified

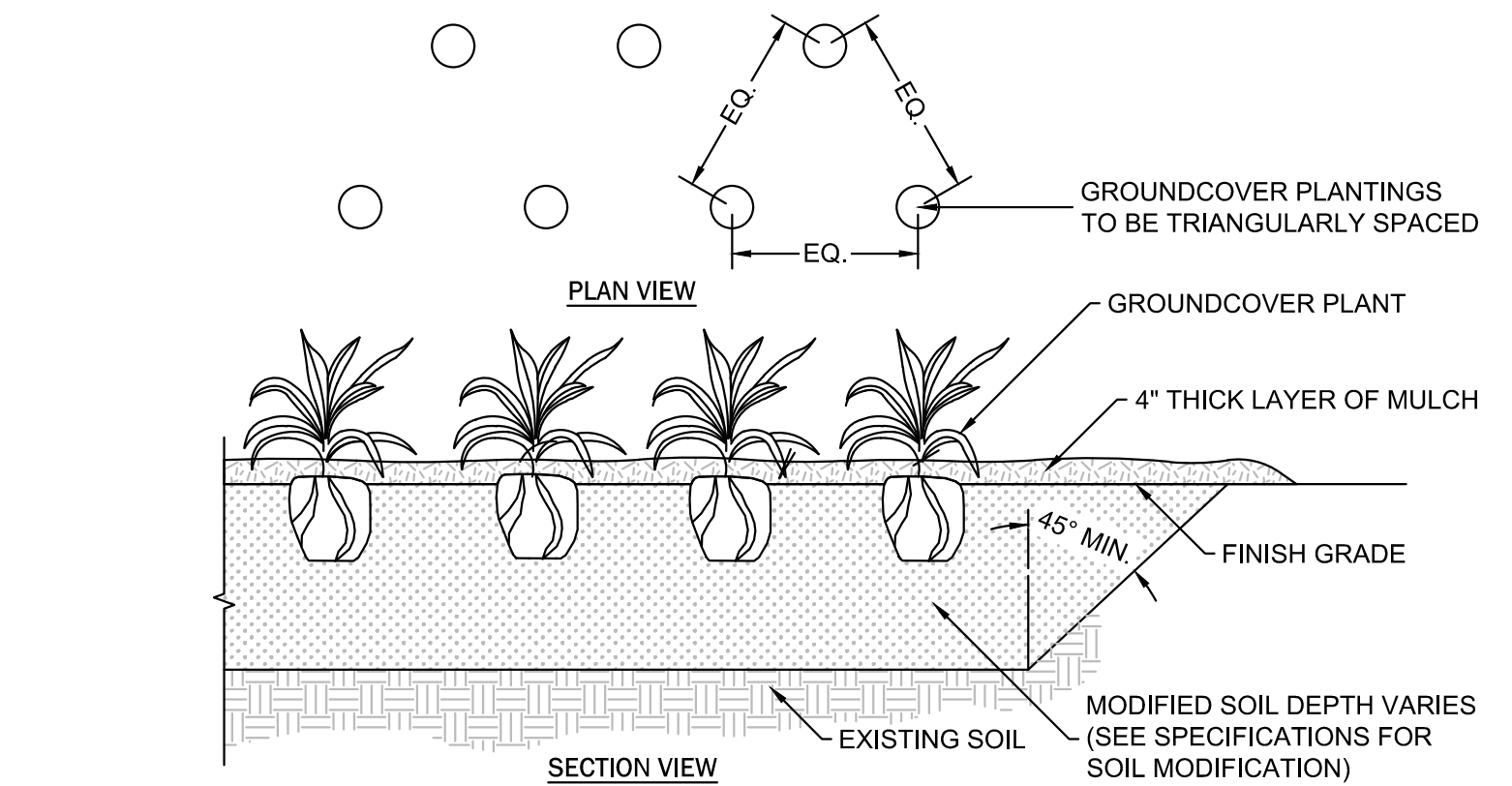
SCALE: NOT TO SCALE



- NOTES:**
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

4 Shrub Planting – Unmodified Soil

SCALE: NOT TO SCALE



- NOTES:**
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
 2. SEE PLANT SCHEDULE FOR PLANT SPECIES, SIZE, AND SPACING DIMENSION.
 3. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
 4. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
 5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE FROM PLANTING HOLE/BEDS IF COMPACTED SOILS OR POORLY DRAINED SOIL IS ENCOUNTERED.
 6. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

5 Groundcover / Ornamental Grass Planting Detail

SCALE: NOT TO SCALE

PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES							
	QL	1	QUERCUS LYRATA / OVERCUP OAK	2" CAL	12'-14'	AS SHOWN	FWF / SP / 6' CT
	TF	1	TRACHYCARPUS FORTUNEI / WINDMILL PALM	N/A	6' MIN	AS SHOWN	FWF / SP / B&B
SHRUBS							
	OF	9	OSMANTHUS FRAGRANS / SWEET OLIVE	7 GAL	24" MIN	AS SHOWN	FWF / SP



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
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**NOT FOR
CONSTRUCTION**

896 TIGER BLVD HIPBURGER

CLEMSON, SOUTH CAROLINA

SW+ PROJECT: 11276
DATE: X/XX/XX
DRAWN BY: XXX
CHECKED BY: XXX

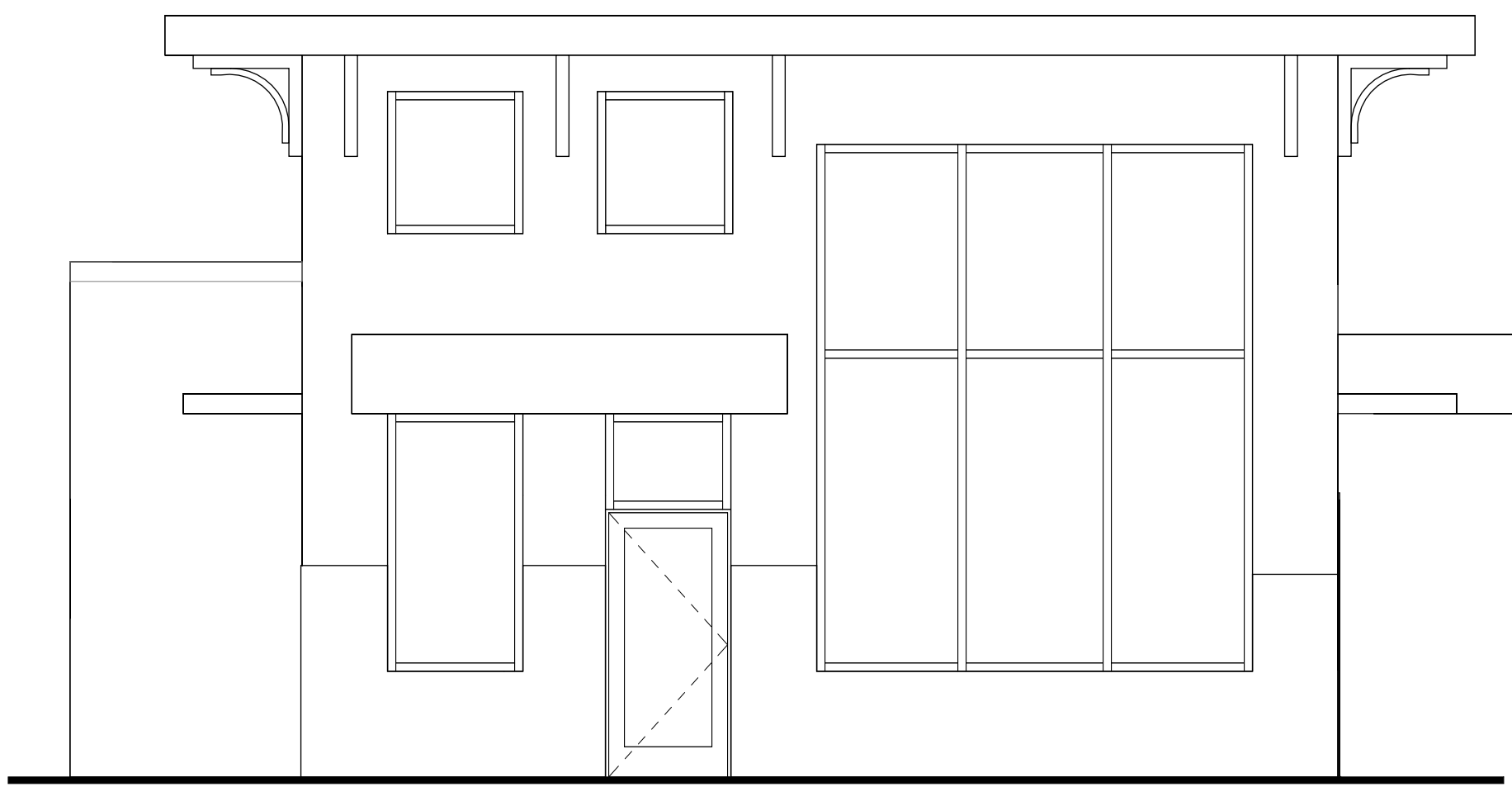
REVISION HISTORY

NO.	DESCRIPTION

PLANT SCHEDULE & DETAILS

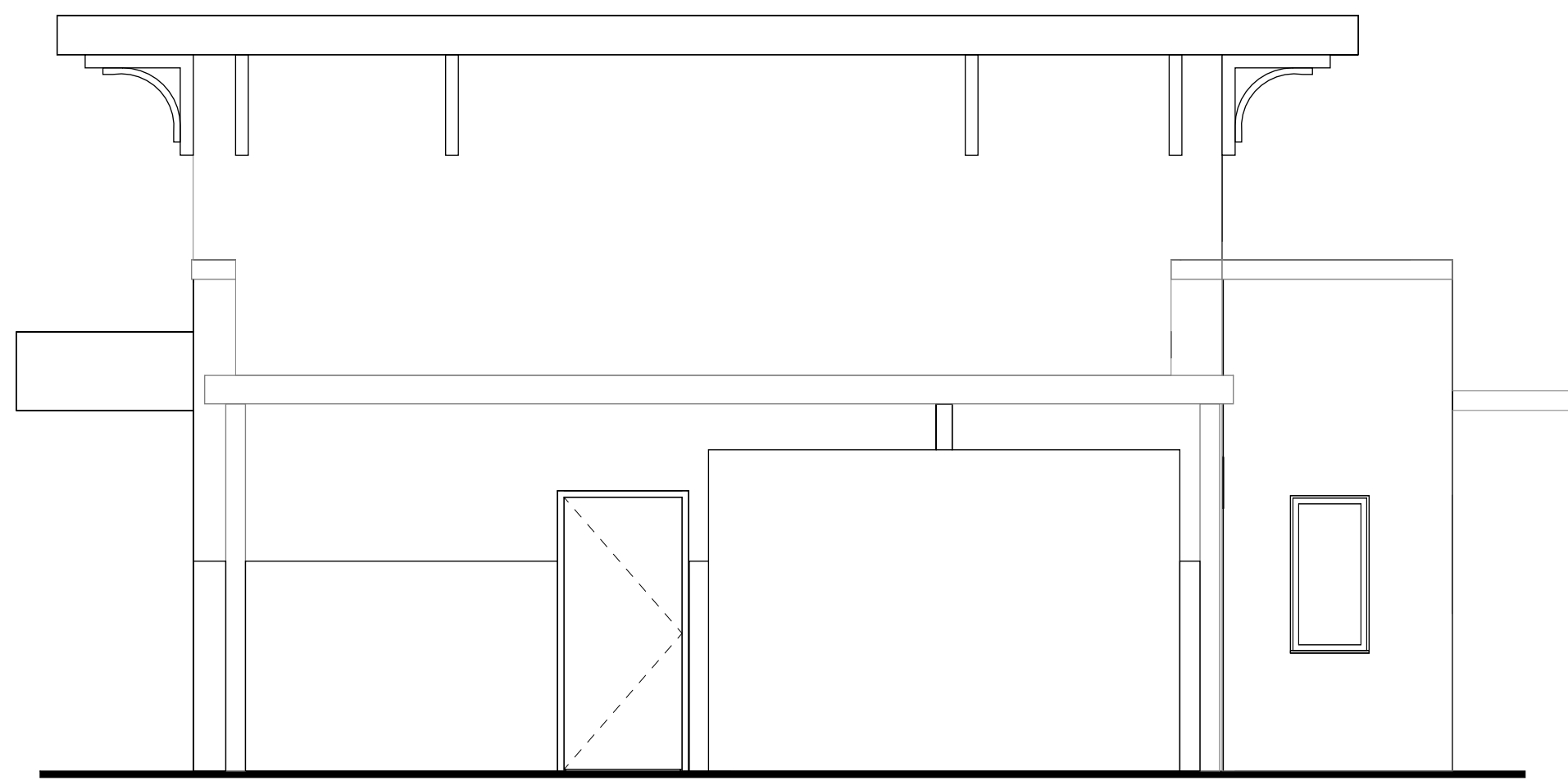
L2.0

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1 EXISTING FRONT ELEVATION

A3.01 SCALE: 1/4" = 1'-0"



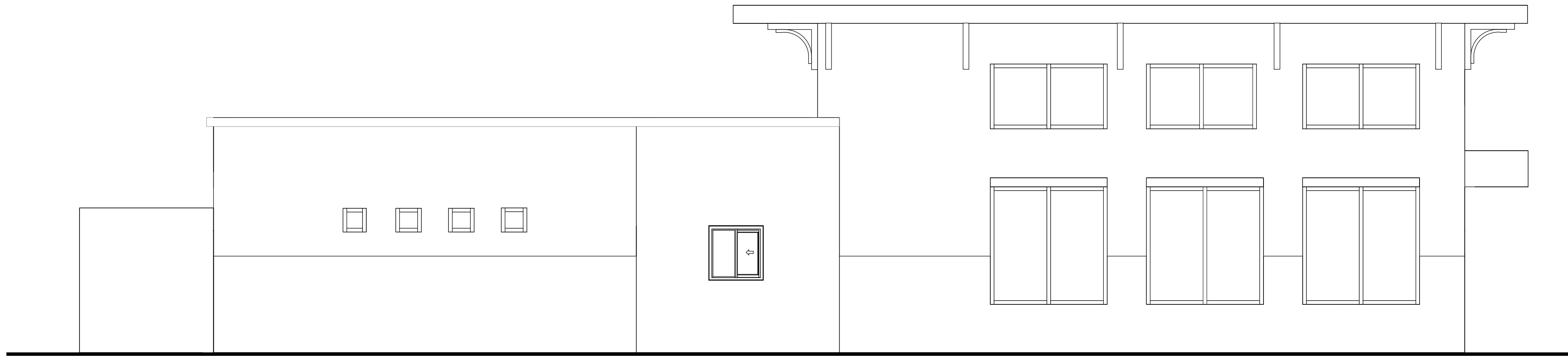
2 EXISTING BACK ELEVATION

A3.01 SCALE: 1/4" = 1'-0"



3 EXISTING PARKING LOT ELEVATION

A3.01 SCALE: 1/4" = 1'-0"



4 EXISTING DRIVE THRU ELEVATION

A3.01 SCALE: 1/4" = 1'-0"



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SEAL:

SEAL:



PROJECT:

HIPBURGER
CLEMSON

896 TIGER BLVD, CLEMSON SC

CONTRACTOR:

MARK	DATE	DESCRIPTION
1	05/14/2024	BAR Review
PROJECT NUMBER: 23028		
DRAWN BY: HKM		
CHECKED BY: TBB		

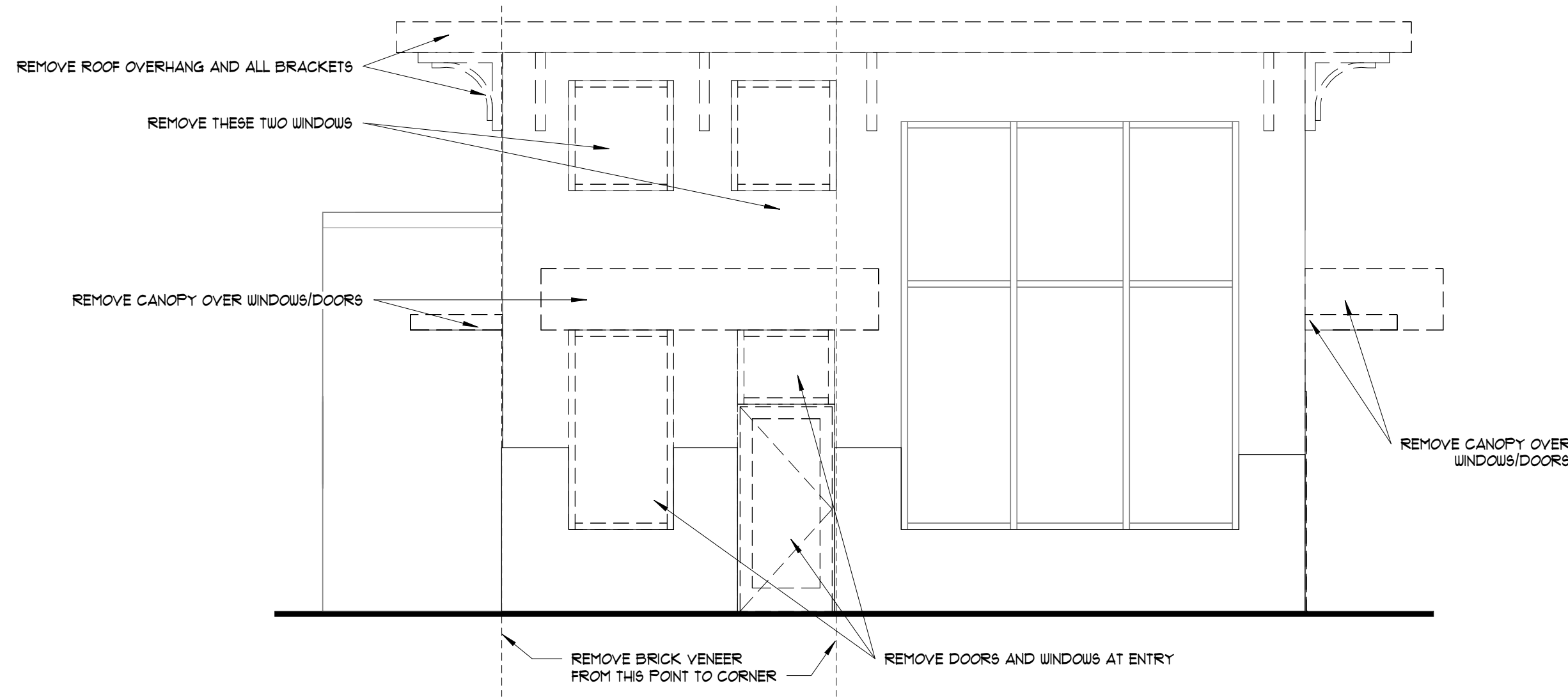
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EXISTING BUILDING
ELEVATIONS

SHEET NUMBER:

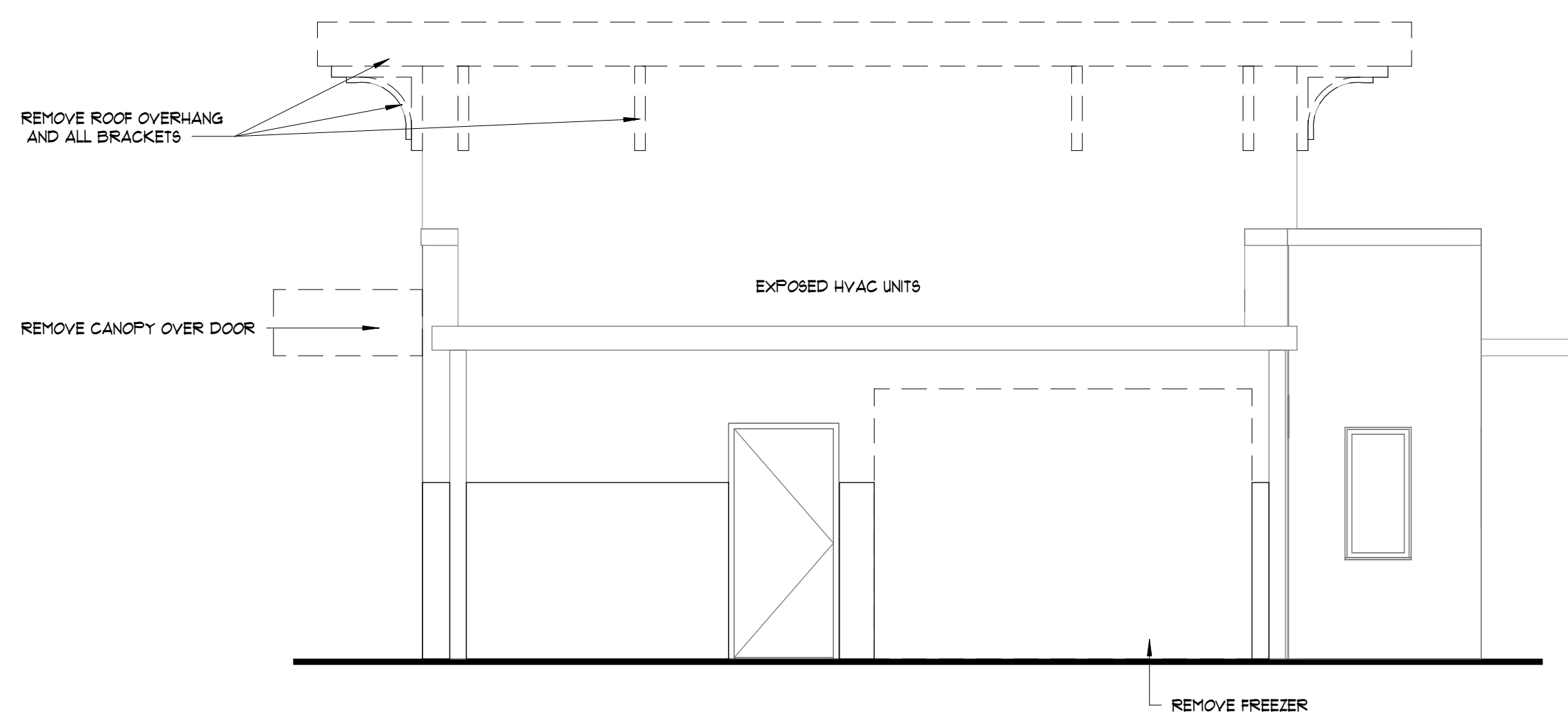
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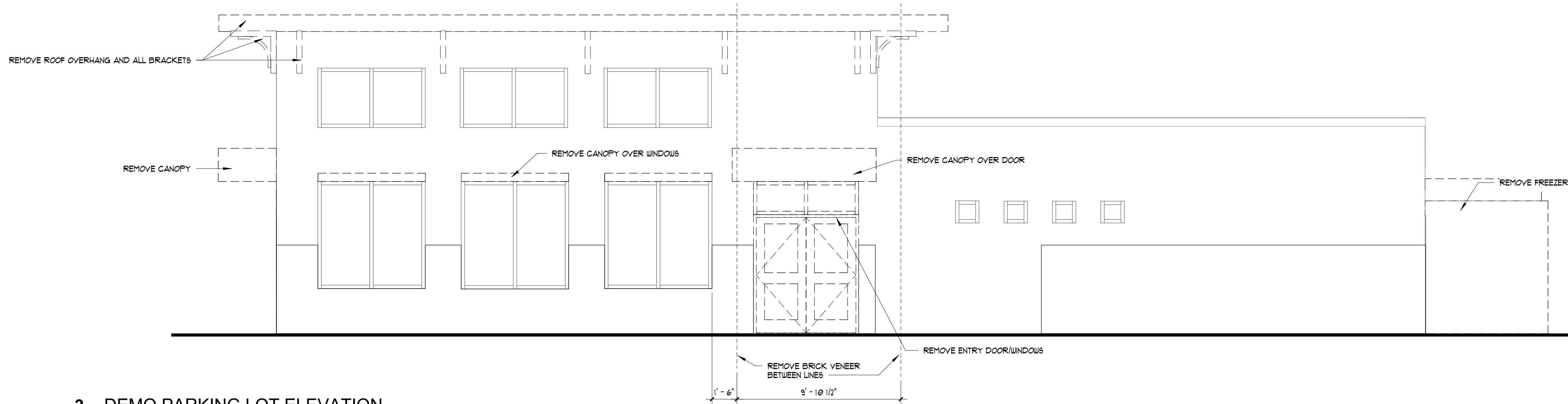
1 DEMO FRONT ELEVATION

D1.00 SCALE: 1/4" = 1'-0"



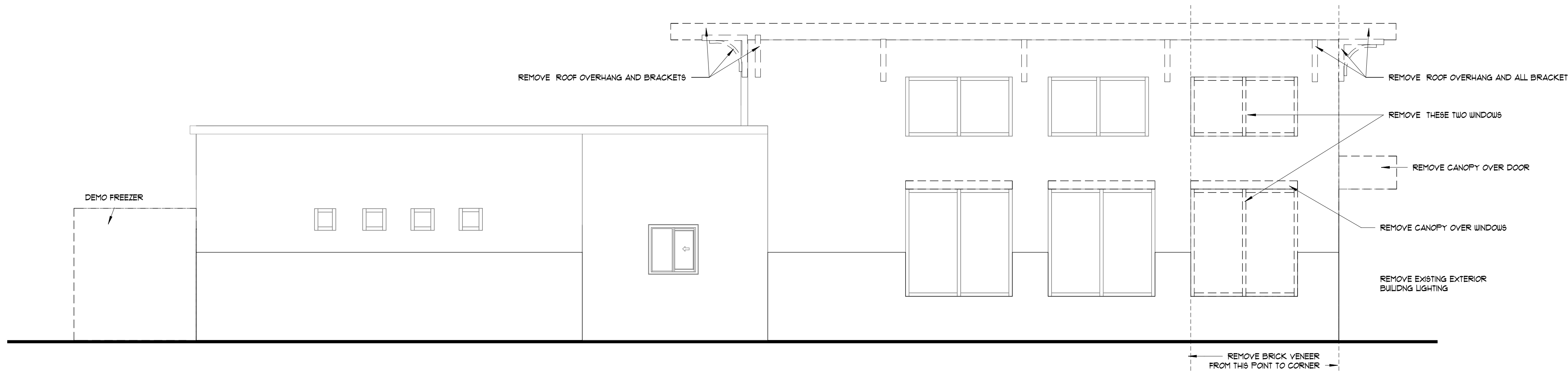
2 DEMO BACK ELEVATION

D1.00 SCALE: 1/4" = 1'-0"



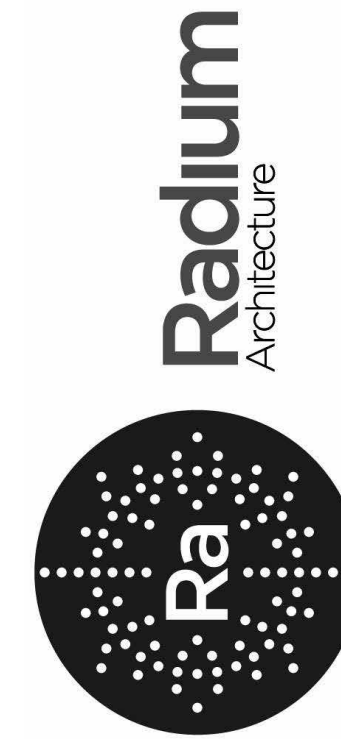
3 DEMO PARKING LOT ELEVATION

D1.00 SCALE: 1/4" = 1'-0"



4 DEMO DRIVE THRU ELEVATION

D1.00 SCALE: 1/4" = 1'-0"



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PROJECT:

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CLEMSON**

896 TIGER BLVD, CLEMSON SC

CONTRACTOR:

MARK	DATE	DESCRIPTION
1	02/14/2024	BAR Review
PROJECT NUMBER: 23028		
DRAWN BY: HKM		
CHECKED BY: TBB		
SHEET TITLE:		

**DEMO BUILDING
ELEVATIONS**

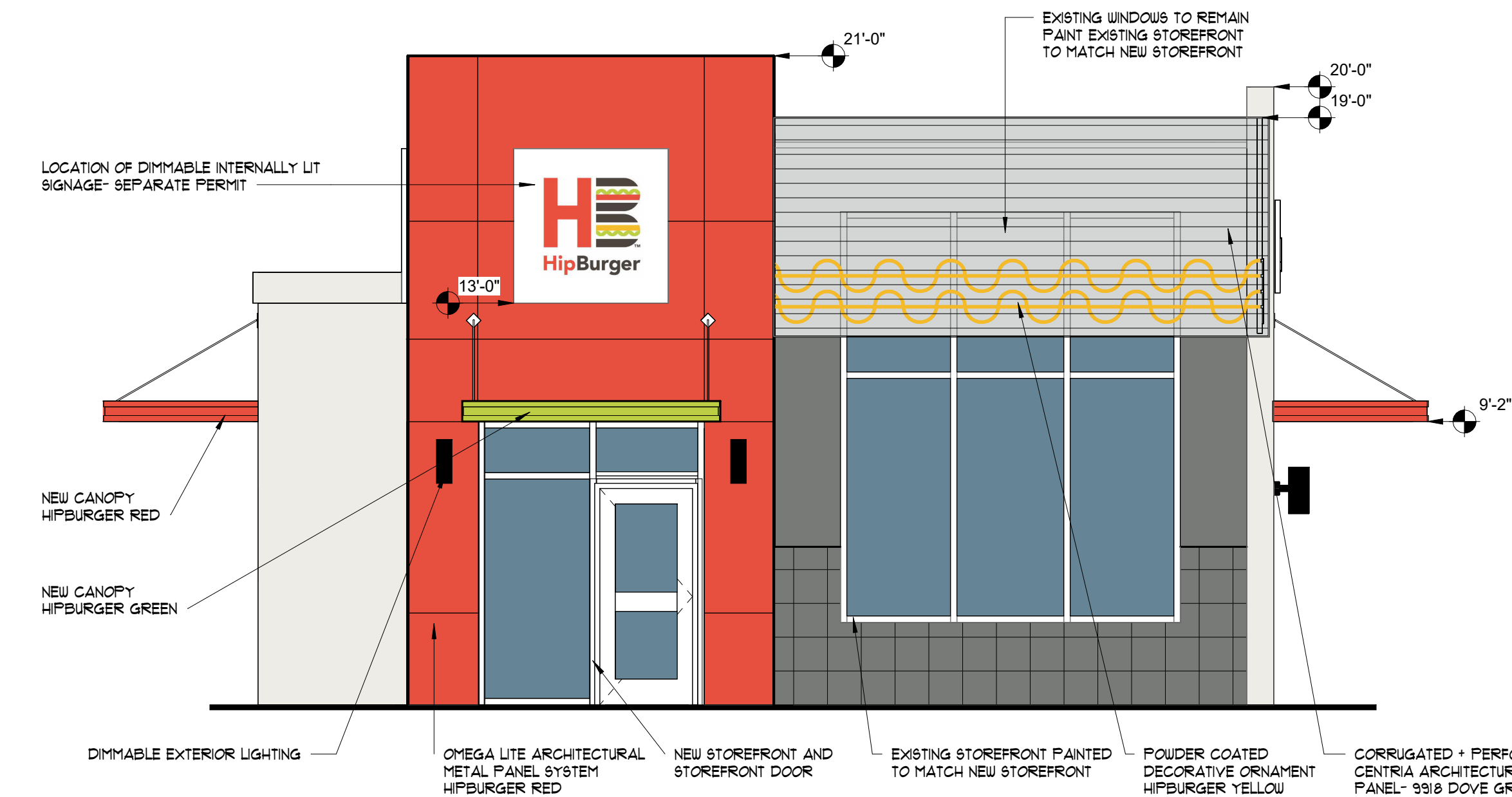
SHEET NUMBER:

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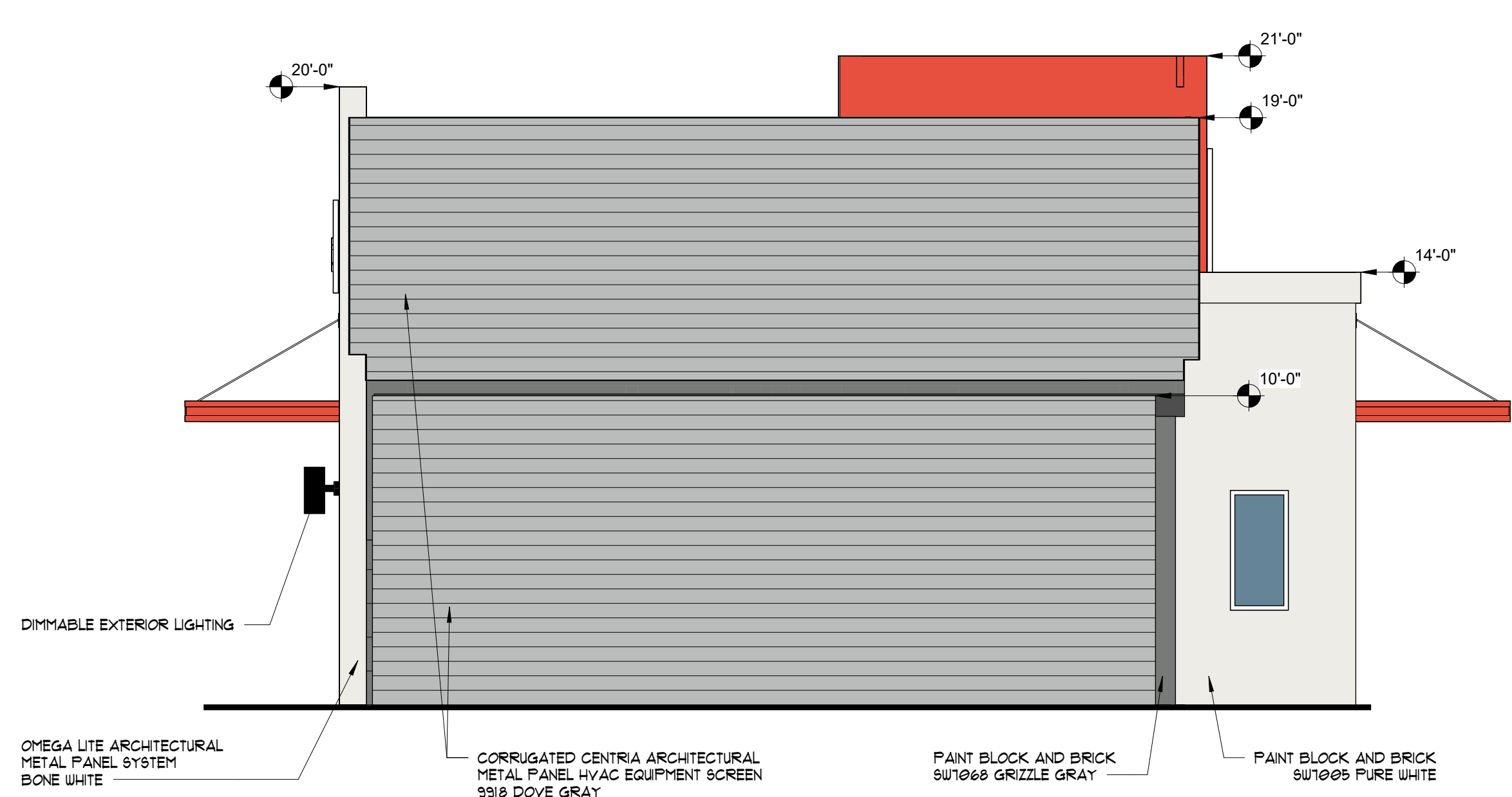
MATERIAL COLOR CHART

- HIPBURGER RED**
RGB: 231 80 63
OMEGA LITE SMOOTH ARCHITECTURAL METAL PANELS
METAL CANOPY
- HIPBURGER YELLOW**
RGB: 243 181 44
POWDER COATED ORNAMENT
METAL CANOPY
- HIPBURGER GREEN**
RGB: 190 206 68
METAL CANOPY
- SHERWIN WILLIAMS SW7068 GRIZZLE GRAY**
RGB: 99 101 98
PAINT FOR EXISTING BRICK AND BLOCK
- 9918 DOVE GRAY**
RGB: 186 188 188
CENTRIA CORRUGATED ARCHITECTURAL METAL PANELS
CENTRIA CORRUGATED + PERFORATED ARCHITECTURAL METAL PANELS
- SHERWIN WILLIAMS SW7005 PURE WHITE**
RGB: 231 236 230
PAINT FOR EXISTING BRICK TO MATCH BONE WHITE
- BONE WHITE**
RGB: 231 236 230
OMEGA LITE SMOOTH ARCHITECTURAL METAL PANELS



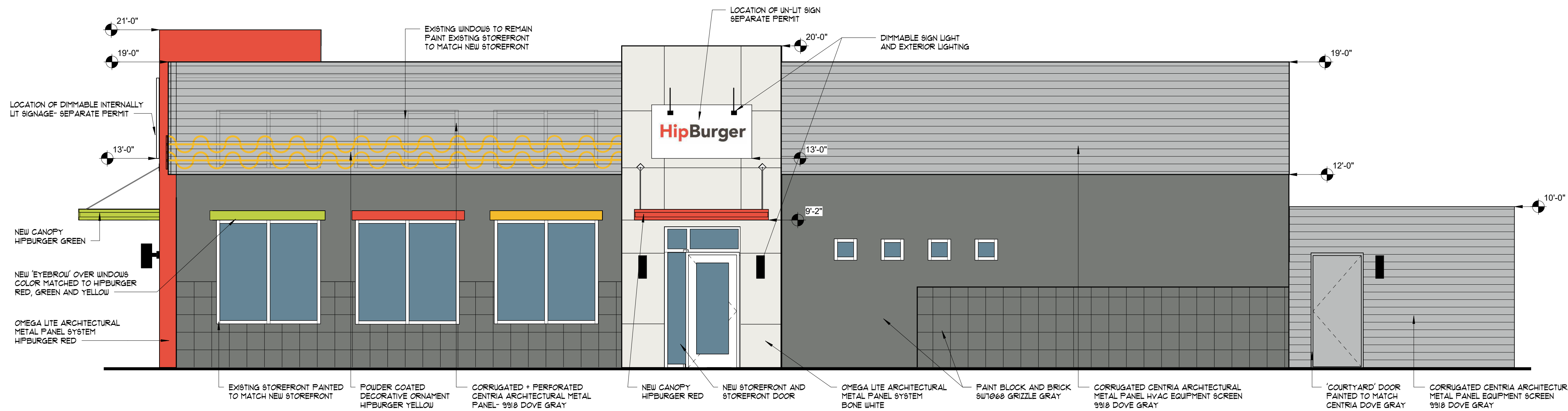
1 FRONT ELEVATION RENDERED

A3.02 SCALE: 1/4" = 1'-0"



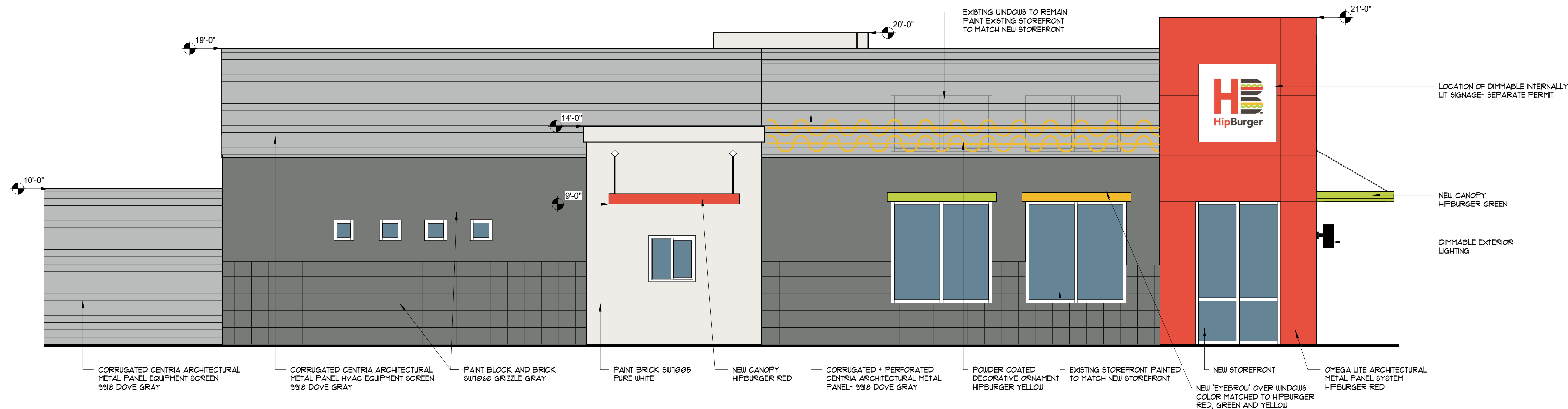
2 BACK ELEVATION RENDERED

A3.02 SCALE: 1/4" = 1'-0"



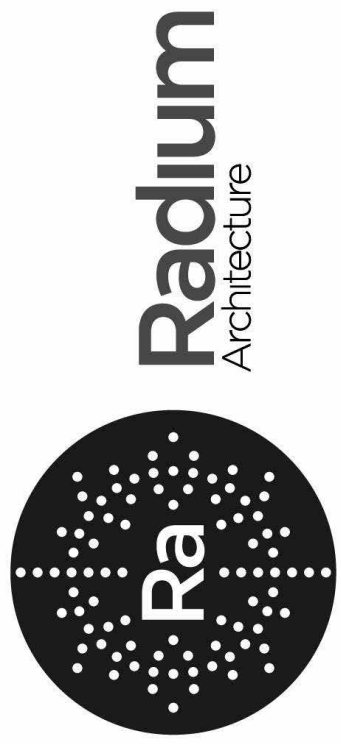
3 PARKING LOT ELEVATION RENDERED

A3.02 SCALE: 1/4" = 1'-0"



4 DRIVE THRU ELEVATION RENDERED

A3.02 SCALE: 1/4" = 1'-0"



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SEAL:

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PROJECT:

HIPBURGER
CLEMSON

896 TIGER BLVD, CLEMSON SC

CONTRACTOR:

MARK	DATE	DESCRIPTION
1	05/14/2024	BAR Review
2		
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11		
12		

DRAWN BY: HKM
CHECKED BY: TBB
SHEET TITLE:

HIPBURGER BUILDING
ELEVATIONS

SHEET NUMBER:

A3.02

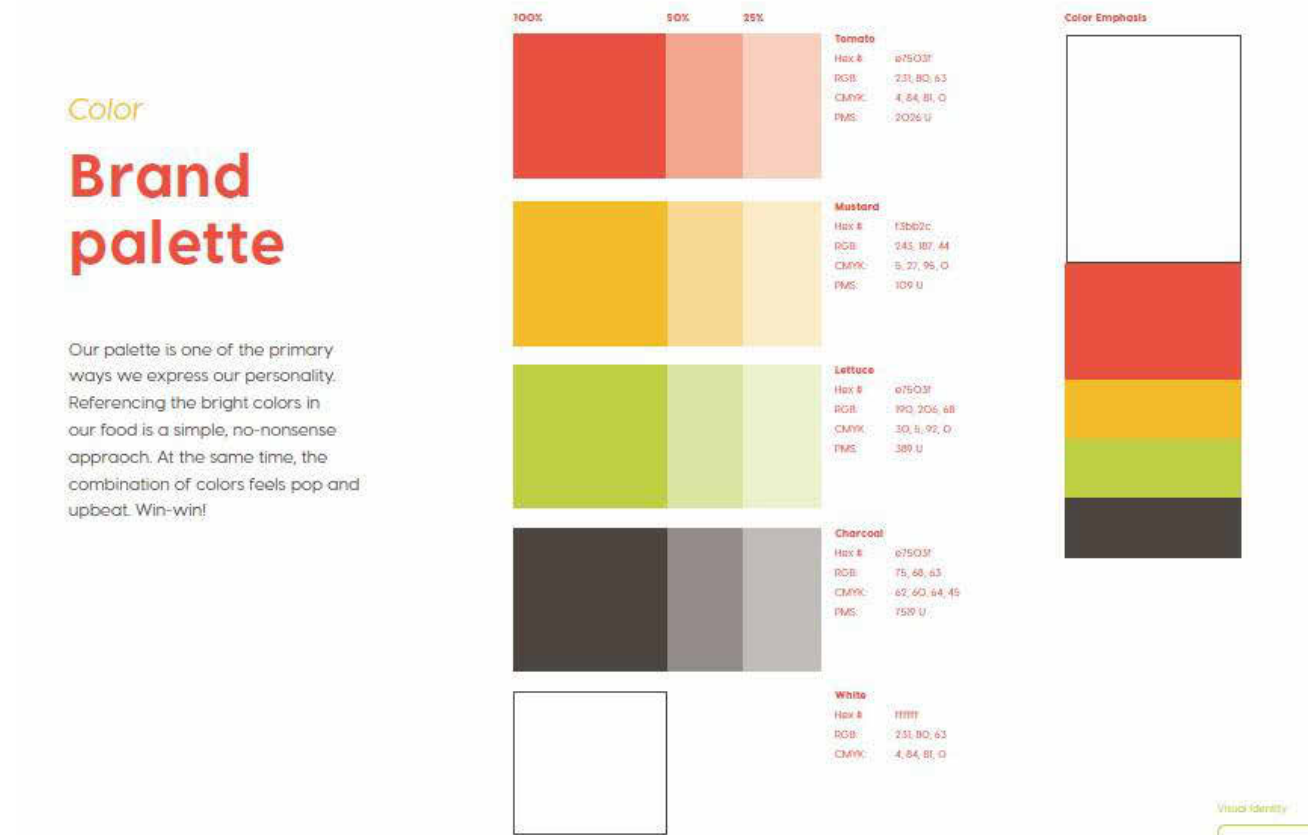
EXISTING EXTERIOR OF BUILDING



EXISTING SITE ARIEL VIEW



HIP BURGER BRAND STANDARDS



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PROJECT:

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CLEMSON

896 TIGER BLVD, CLEMSON SC

CONTRACTOR:

MARK	DATE	DESCRIPTION
1	05/14/2024	BAR Review
PROJECT NUMBER: 23028		
DRAWN BY: HKM		
CHECKED BY: TBB		

SHEET TITLE:
HIPBURGER
RENDERINGS

SHEET NUMBER:

A3.04



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BAR

**BOARD OF ARCHITECTURAL REVIEW
NOTICE OF APPEALS FOR A VARIANCE**

Please complete in ink and return to the Planning and Codes Administration Department with required attachments information, and filing fee. Variance applications require a current survey of the property, a **filing fee of \$100** and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

2024 File no.: AR 0-5	PIN: 4064-05-08-3342	Date submitted: 5/9/24	Board meeting date: 6/4/24
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OWNER(S) INFORMATION

Last name: Ingles Markets, Inc	First:	Middle:	Interest ☐ Sole owner ☐ Co-owner
Mailing address: PO Box 6676	City: Asheville	State: NC	ZIP Code: 28816
Daytime phone no.: (828) 768-3992	Fax no.: ()	E-mail: pkendall@ingles-markets.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Kendall	First: Preston	Middle: (Representing Ingles Markets, Inc)	
Mailing address: Same as above	City:	State:	ZIP Code:
Daytime phone no.: (828) 768-3992	Fax no.: ()	E-mail: pkendall@ingles-markets.com	

PROPERTY INFORMATION

Property address: 854 Old Greenville Hwy, Clemson SC	Property dimensions: 558.20' X 624.68'	Property area: 11.75 acres	Zoning district: CP2
--	--	--------------------------------------	--------------------------------

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a variance.

Owner name	Owner signature	Date
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
Preston Kendall		5-2-2024
Applicant name	Applicant signature	Date

REQUIRED INFORMATION

1. Request for variance

Applicant hereby appeals to the Board of Architectural Review for a variance from the following architectural standard(s) for the property described on this application:

Ingles is asking for the window screening behind the office/money & banking area for employee protection. The screening has been in place since 2005. Although graphics at times have changed, it has remained in the same location on the store front and never includes business advertising or promoting of any kind.

Sec. 19-701 I.6

2. Justification for variance

The applicant must demonstrate to the BAR that the following standards have been met:

- a. To adhere to the regulations would result in unnecessary hardship:

Since 2005, Ingles store design has included this window screening to hide the office/money area from customers and outside traffic.

- b. The alternative site planning and/or building design approach meets the same design objectives as the regulations:

Ingles has the finishtrations/windows in place and use the window screening over the office area to hide cash and cash transactions.

- d. The character of the district will not be harmed by the variance being granted:

Ingles has no advertising on the window screening. For example; in 2012 we had tiger paws. In 2019 through today we have changed graphics but not the signage. The changes have been to replace the current faded graphics on the screening.

3. Documents provided

The following documents are submitted to support this appeal:

Please see attached photos of the store front throughout the years.

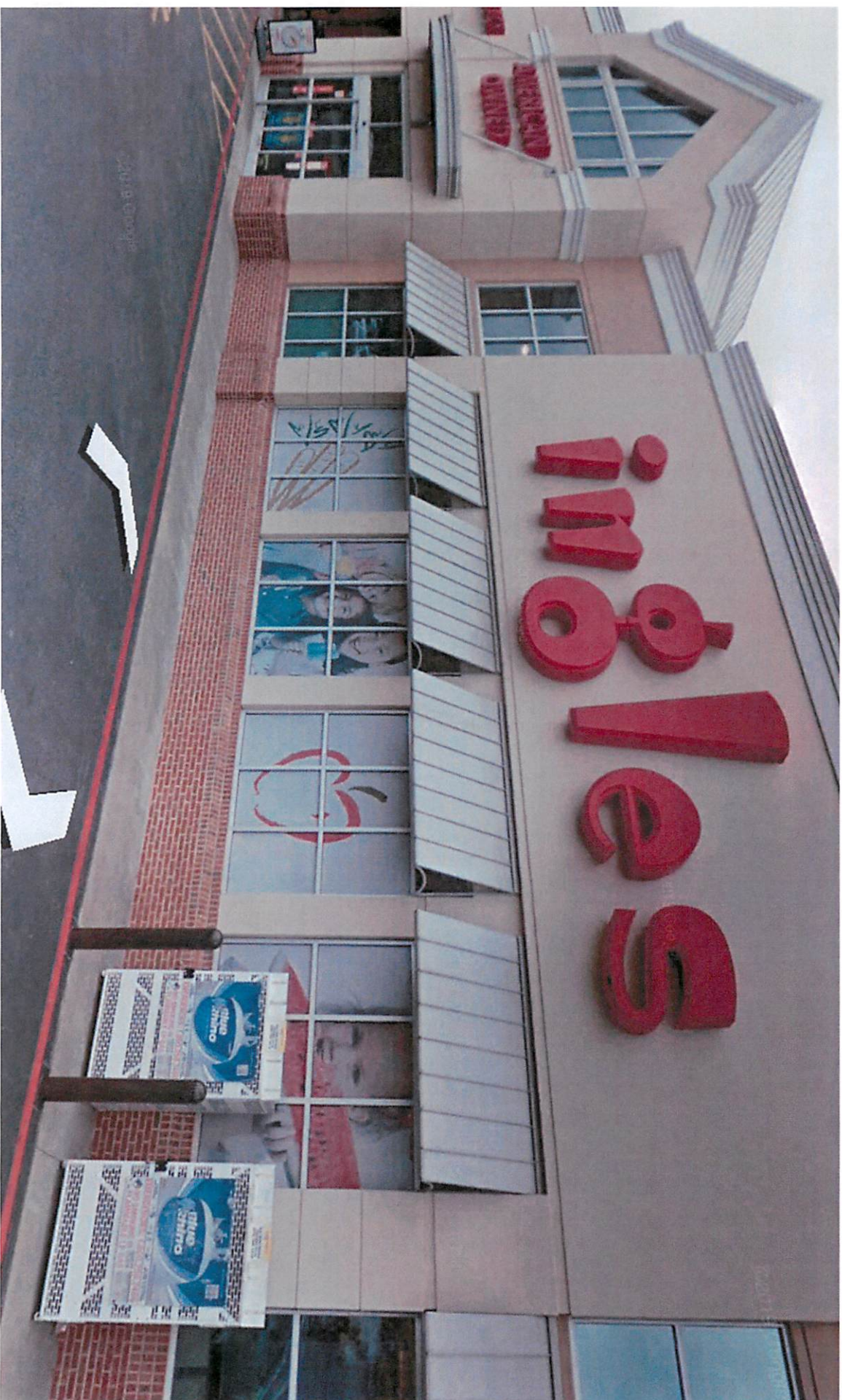
Ingles #53
Clemson SC

Picture Dated: 4-30-24



Ingles #53
Clemson SC

Google Earth Picture 6/2019



Ingles #53
Clemson SC

Picture Dated: 7/2012



REVISIONS:	
125800	SUBMIT FINAL PLANS TO CITY/STAFF
112520	SUBMIT NEW PLANS TO CITY/STAFF
107000	SUBMIT TO CITY
103000	SUBMIT TO BOARD
100000	SUBMIT TO CITY OF CLEMSON

	
	
CORPORATE SEAL	

	
312 WATSON ROAD Easley, SC 29642 864.424.6072 FAX 206.700.8274 Patrick L. P.A. - P.A. Inc.	
Ingles OF CLEMSON	

	
CLEMSON, SOUTH CAROLINA	

PROPERTY INFORMATION PROJECT NUMBER: 6644-24-00-1140 REF. PLAT: 20, PG 172 REF. DEED: 110, PG 152, 152, PG 887	
---	--

ISSUE FROM CONSTRUCTION 125800	
PERMIT DATE:	
EXPIRATION DATE:	

CHECKED BY:	DATE:
JDC	11/25/94
4.820	00 NUMBER:

SITE PLAN	
CLEMSON, SOUTH CAROLINA	
C-02	
INGLES STORE NO. 53	



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**BOARD OF ARCHITECTURAL REVIEW
NOTICE OF APPEALS FOR A VARIANCE**

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2024
File no.: ARD-07 PIN: 4054-15-63-1098 Date submitted: 5/15/2024 Board meeting date: 6/14/2024

OWNER(S) INFORMATION

Last name: Amirkhanian, Serji	First:	Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 215 Sedgefield Drive	City: Clemson	State: SC	ZIP Code: 29631
Daytime phone no.: (864) 844-3145	Fax no.: () N/A	E-mail: serji.amirkhanian@gmail.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:	First:	Middle:
Mailing address:	City:	State:
Daytime phone no.: ()	Fax no.: ()	ZIP Code:
E-mail:		

PROPERTY INFORMATION

Property address: 120 Liberty Drive, Clemson, SC	Property dimensions: 208' x 389'	Property area: 1.70 acres	Zoning district: CP-2 / AR-5
--	--	-------------------------------------	--

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a variance.

Serji Amirkhanian Owner name	[Signature] Owner signature	5/14/24 Date
Serji Amirkhanian Owner name	[Signature] Owner signature	5/14/24 Date

To be completed by Applicant:

I certify that the information in this request is correct.

Serji Amirkhanian Applicant name	[Signature] Applicant signature	5/14/24 Date
--	---	------------------------

REQUIRED INFORMATION

1. Request for variance

Applicant hereby appeals to the Board of Architectural Review for a variance from the following architectural standard(s) for the property described on this application:

2.2 Exterior Materials e-1 Fenestration

2. Justification for variance

The applicant must demonstrate to the BAR that the following standards have been met:

- a. To adhere to the regulations would result in unnecessary hardship:

See attached narrative document.

- b. The alternative site planning and/or building design approach meets the same design objectives as the regulations:

See attached narrative document.

- d. The character of the district will not be harmed by the variance being granted:

See attached narrative document.

3. Documents provided

The following documents are submitted to support this appeal:

Narrative document and updated drawing A202



RMS ARCHITECTURE

DESIGN INTERIORS PLANNING ETC.

Robert M. Seel, AIA
President

RMSArchitecture
105 Windsor Court
Central, SC 29603
864.320.8441

rmseel@bellsouth.net
www.rms-arch.com

Dr Serji Amirkhanian
Clemson, South Carolina

VARIANCE APPLICATION

120 Liberty Drive Development

Gymnastics Center and Office Building Shell

Clemson, South Carolina

Date: May 13, 2024

Dear Serji,

With regard to the City of Clemson's Board of Architectural Review, please refer to our information requested on the Variance application.

We are applying for two (2) Variances:

Section 19-1110-2a.2 Predominant Exterior Materials. *Predominant exterior building materials (materials covering at least 70 percent of the building facade) shall not include smooth faced concrete block, sheet/corrugated metal or cementitious board panels. The use of brick, stone, clapboards or shake is permitted as predominant exterior building materials. The use of stucco or batten board may be used as an accent material and shall not comprise more than 20% of the total facade regardless of changes in color.*

Section 19-1110-2e-1 Fenestration. *For nonresidential or mixed-use structures, a minimum of 50 percent of the first 10 feet of grade level facade abutting any public right-of-way or sidewalk or which fronts a parking lot shall be window surface area.*

Justification for variance

The applicant must demonstrate to the BAR that the following standards have been met:

- a. To adhere to the regulations would result in unnecessary hardship;*
- b. The alternative site planning and/or building design approach meets the same design objectives as the regulations;*
- c. The character of the district will not be harmed by the variance being granted;*

EXTERIOR MATERIALS:

- a. To adhere to the regulations would result in unnecessary hardship:*

The pre-engineered metal building for the gymnasium has ribbed metal siding as a standard component and has already been purchased (non-returnable). Accordingly, we propose to add materials like split-face CMU and stucco to the Liberty Drive (north) and parking lot (west) elevations in an aesthetically pleasing, proportional, and visually appropriate manner, without appearing arbitrary.

10

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Recebo em 14/04/2019
R\$ 100,00 de Renda
R\$ 100,00 de Renda

Information is available on
modrisc.org.uk

MODIFIED BY WPA.

- b. *The alternative site planning and/or building design approach meets the same design objectives as the regulations:*

The office building is the predominant elevation along Liberty Drive. The west, parking lot elevations do not front a public way. The use of existing trees, especially along the south and east elevations (Hwy 123) will provide screening for most of the visible metal siding.

- c. *The character of the district will not be harmed by the variance being granted:*

Liberty Drive is a side street and not heavily trafficked. Nonetheless, the office building façade will be articulated to provide a pleasing, tasteful, and proper elevation keeping with the intension of the Ordinances. Likewise, the gymnastics center's front and southwest corner are articulated to dress-up and formalize the parking lot "front" in a minimalist, tasteful, and proportional manner.

EXTERIOR MATERIALS PER "FRONT" ELEVATION:

Office Building -- Liberty Drive Elevation

Entire Elevation:	3,054 sq ft	
Fenestration	979 sq ft	32%
CMU	614 sq ft	20%
Stucco	1,007 sq ft	33%
Metal Siding	454 sq ft	15%
Ground to 10-feet high Elevation:	2,011 sq ft	
Fenestration	979 sq ft	49%
CMU	614 sq ft	30%
Stucco	340 sq ft	17%
Metal Siding	78 sq ft	4%

Office Building -- Parking Lot Elevation

Entire Elevation:	780 sq ft	
Fenestration	231 sq ft	30%
CMU	103 sq ft	13%
Stucco	239 sq ft	37%
Metal Siding	108 sq ft	14%
Metal Canopy	45 sq ft	6%
Ground to 10-feet high Elevation:	537 sq ft	
Fenestration	231 sq ft	43%
CMU	103 sq ft	19%
Stucco	158 sq ft	29%
Metal Siding	0 sq ft	0%
Metal Canopy	45 sq ft	9%

b. The information submitted in this application is true and correct to the best of the applicant's knowledge and belief.

If the office building is the predominant elevation along Liberty Drive, the office building lot elevations do not meet a public way. The use of this lot is not consistent with the zoning code and the lot is not a public way. The use of this lot is not consistent with the zoning code and the lot is not a public way.

c. The character of the district will not be harmed by the proposed development.

Liberty Drive is a side street and not a public way. The use of this lot is not consistent with the zoning code and the lot is not a public way. The use of this lot is not consistent with the zoning code and the lot is not a public way.

EXTERIOR MATERIALS PER "FRONT" ELEVATION:

Office Building - Liberty Drive Elevation		
Entire Elevation	100% of lot	100% of lot
Foundation	20% of lot	20% of lot
CMU	40% of lot	40% of lot
Stucco	30% of lot	30% of lot
Metal Siding	10% of lot	10% of lot
Ground to 10-foot High Elevation		
Foundation	20% of lot	20% of lot
CMU	40% of lot	40% of lot
Stucco	30% of lot	30% of lot
Metal Siding	10% of lot	10% of lot

Office Building - Parking Lot Elevation		
Entire Elevation	100% of lot	100% of lot
Foundation	20% of lot	20% of lot
CMU	40% of lot	40% of lot
Stucco	30% of lot	30% of lot
Metal Siding	10% of lot	10% of lot
Ground to 10-foot High Elevation		
Foundation	20% of lot	20% of lot
CMU	40% of lot	40% of lot
Stucco	30% of lot	30% of lot
Metal Siding	10% of lot	10% of lot

Gymnastics Center – Parking Lot Elevation

Entire Elevation:	1,769 sq ft	
Fenestration	315 sq ft	18%
Stucco	649 sq ft	36%
Metal Siding	742 sq ft	42%
Metal Canopy	63 sq ft	4%
Ground to 10-feet high Elevation:	811 sq ft	
Fenestration	315 sq ft	39%
Stucco	290 sq ft	35%
Metal Siding	143 sq ft	18%
Metal Canopy	63 sq ft	8%

FENESTRATION :

This request addresses the parking lot “front” elevation of the gymnastics center. The office building fenestration is designed according to aesthetic proportions and “appropriateness” for a shell building.

- a. To adhere to the regulations would result in unnecessary hardship:*

The nature of the gymnastics center as a gymnasium lends itself to very limited amount of fenestration, mostly limited to the parking lot front and southwest office corner. There is a need for privacy and to restrict public views from the exterior to activities within (such as by children wearing leotards). Interior layout also dictates the locations and amounts of fenestration.

Also, the window glass along the building front that allows daylight to the interior is proposed to have privacy applique film on the interior. Per the Board’s request, the gymnastics graphics have been modified to show flying ribbons and stars. Alternatively, non-graphic options may include graduated obscuring film, such as frosted, rain pattern, etc., up to 5-feet high (eye level). The intention is to provide view privacy from the exterior, views from the interior, and a proper, appropriate exterior aesthetic. We will continue to work with the City for a mutually-agreeable solution.

- b. The alternative site planning and/or building design approach meets the same design objectives as the regulations:*

The fenestrations on front elevations have been designed for the optimal, proportional amounts, according to the requirements of the buildings.

Gymnastics Center - Parking Lot Elevation	
Entire Elevation	1,700' ± ft
Fenestration	315' ± ft
Structure	640' ± ft
Metal Siding	742' ± ft
Metal Canopy	63' ± ft
Ground to 10-foot high Elevation	
Fenestration	315' ± ft
Structure	290' ± ft
Metal Siding	140' ± ft
Metal Canopy	63' ± ft

FENESTRATION:

This request addresses the parking lot "front" elevation of the gymnastics center. The entire building fenestration is designed according to a "rhythmic proportion and composition" for a shell building.

In addition to the regulations, the building is designed to be a shell building.

The nature of the gymnastics center as a gymnasium lends itself to very limited amount of fenestration, mostly limited to the parking lot front and southwest corner. There is a need for privacy and to restrict public views from the exterior activities within (such as by children wearing leotards). Interior layout is designed to the location and amount of fenestration.

Also, the window glass along the building front that allows daylight to the interior is proposed to have privacy applied (film on the interior). If the Board's request, the gymnastics graphics have been modified to show flying ribbons and stars. Alternatively, non-graphic options may include glassed obscuring film, such as frosted, rain pattern, etc. (up to 6-foot high 6-foot level). The intention is to provide view privacy from the exterior views from the interior and a proper appropriate exterior aesthetic. We will continue to work with the City for a mutually-agreeable solution.

d. The alternative site planning and design approach meets the same design objectives as the regulations.

The fenestration on front elevations have been designed for the optimal presentation and meets according to the requirements of the building.

c. The character of the district will not be harmed by the variance being granted:

Considering the side street nature of the approach by Liberty Drive, we endeavor to design an attractive, "good neighbor" project that meets the intentions and desired results of the ordinances.

Prepared by:

A handwritten signature in black ink, appearing to be 'R. Seel'.

Robert M. Seel, AIA
RMS Architecture, LLC



CITY OF
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2024
File no.: AR 0-8 PIN: 4054-15-63-1098 Date submitted: 5/15/2024 Board meeting date: 6/14/2024

OWNER(S) INFORMATION

Last name:	First:	Middle:	Interest
Amirkhanian, Serji			☒ Sole owner ☐ Co-owner
Mailing address:	City:	State:	ZIP Code:
215 Sedgefield Drive	Clemson	SC	29631
Daytime phone no.:	Fax no.:	E-mail:	
(864) 844-3145	() N/A	serji.amirkhanian@gmail.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:	First:	Middle:	
Mailing address:	City:	State:	ZIP Code:
Daytime phone no.:	Fax no.:	E-mail:	
()	()		

PROPERTY INFORMATION

Property address:	Property dimensions:	Property area:	Zoning district:
120 Liberty Drive, Clemson, SC	208' x 389'	1.70 acres	CP-2 / AR-5

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a variance.

Serji Amirkhanian		5/14/24
Owner Name	Owner signature	Date
Serji Amirkhanian		5/14/24
Owner name	Owner signature	Date

To be completed by Applicant:

I certify that the information in this request is correct.

Serji Amirkhanian		5/14/24
Applicant name	Applicant signature	Date

REQUIRED INFORMATION

1. Request for variance

Applicant hereby appeals to the Board of Architectural Review for a variance from the following architectural standard(s) for the property described on this application:

2.2 Exterior Materials
e-1 Fenestration

2. Justification for variance

The applicant must demonstrate to the BAR that the following standards have been met:

- a. To adhere to the regulations would result in unnecessary hardship:

See attached narrative document.

- b. The alternative site planning and/or building design approach meets the same design objectives as the regulations:

See attached narrative document.

- d. The character of the district will not be harmed by the variance being granted:

See attached narrative document.

3. Documents provided

The following documents are submitted to support this appeal:

Narrative document and updated drawing A202



RMS ARCHITECTURE

DESIGN INTERIORS PLANNING ETC.

Robert M. Seel, AIA
President

RMSArchitecture
105 Windsor Court
Central, SC 29603
864.320.8441

rmseel@bellsouth.net
www.rms-arch.com

Dr Serji Amirkhanian
Clemson, South Carolina

VARIANCE APPLICATION

120 Liberty Drive Development

Gymnastics Center and Office Building Shell

Clemson, South Carolina

Date: May 13, 2024

Dear Serji,

With regard to the City of Clemson's Board of Architectural Review, please refer to our information requested on the Variance application.

We are applying for two (2) Variances:

Section 19-1110-2a.2 Predominant Exterior Materials. *Predominant exterior building materials (materials covering at least 70 percent of the building facade) shall not include smooth faced concrete block, sheet/corrugated metal or cementitious board panels. The use of brick, stone, clapboards or shake is permitted as predominant exterior building materials. The use of stucco or batten board may be used as an accent material and shall not comprise more than 20% of the total facade regardless of changes in color.*

Section 19-1110-2e-1 Fenestration. *For nonresidential or mixed-use structures, a minimum of 50 percent of the first 10 feet of grade level facade abutting any public right-of-way or sidewalk or which fronts a parking lot shall be window surface area.*

Justification for variance

The applicant must demonstrate to the BAR that the following standards have been met:

- a. To adhere to the regulations would result in unnecessary hardship:
- b. The alternative site planning and/or building design approach meets the same design objectives as the regulations:
- c. The character of the district will not be harmed by the variance being granted:

EXTERIOR MATERIALS:

- a. To adhere to the regulations would result in unnecessary hardship:

The pre-engineered metal building for the gymnasium has ribbed metal siding as a standard component and has already been purchased (non-returnable). Accordingly, we propose to add materials like split-face CMU and stucco to the Liberty Drive (north) and parking lot (west) elevations in an aesthetically pleasing, proportional, and visually appropriate manner, without appearing arbitrary.

R M S ARCHITECTURE

DESIGN INTERIOR PLANNING ETC

120 Liberty Drive
Gymnastics Center and Office Building Shell

VARIANCE APPLICATION

120 Liberty Drive
Gymnastics Center and Office Building Shell
Clemson, South Carolina

March 1, 2024

By: [Signature]

It is requested to the City of Clemson's Board of Architecture and Planning that the following variance be granted:

1. The following is the proposed variance:

Section 10-110-2a.2 Performance Exterior Materials: The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building.

Section 10-110-2a.1 Construction: The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building.

Justification for variance

- The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building.
- The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building.
- The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building.

EXTERIOR MATERIALS:

To address the regulations regarding exterior materials:

The proposed exterior material for the building is a different material than the one specified in the regulations. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building. The applicant is requesting a variance to allow for the use of a different material for the exterior walls of the building.

- b. *The alternative site planning and/or building design approach meets the same design objectives as the regulations:*

The office building is the predominant elevation along Liberty Drive. The west, parking lot elevations do not front a public way. The use of existing trees, especially along the south and east elevations (Hwy 123) will provide screening for most of the visible metal siding.

- c. *The character of the district will not be harmed by the variance being granted:*

Liberty Drive is a side street and not heavily trafficked. Nonetheless, the office building façade will be articulated to provide a pleasing, tasteful, and proper elevation keeping with the intension of the Ordinances. Likewise, the gymnastics center's front and southwest corner are articulated to dress-up and formalize the parking lot "front" in a minimalist, tasteful, and proportional manner.

EXTERIOR MATERIALS PER "FRONT" ELEVATION:

Office Building -- Liberty Drive Elevation

Entire Elevation:	3,054 sq ft	
Fenestration	979 sq ft	32%
CMU	614 sq ft	20%
Stucco	1,007 sq ft	33%
Metal Siding	454 sq ft	15%
Ground to 10-feet high Elevation:	2,011 sq ft	
Fenestration	979 sq ft	49%
CMU	614 sq ft	30%
Stucco	340 sq ft	17%
Metal Siding	78 sq ft	4%

Office Building -- Parking Lot Elevation

Entire Elevation:	780 sq ft	
Fenestration	231 sq ft	30%
CMU	103 sq ft	13%
Stucco	239 sq ft	37%
Metal Siding	108 sq ft	14%
Metal Canopy	45 sq ft	6%
Ground to 10-feet high Elevation:	537 sq ft	
Fenestration	231 sq ft	43%
CMU	103 sq ft	19%
Stucco	158 sq ft	29%
Metal Siding	0 sq ft	0%
Metal Canopy	45 sq ft	9%

- b. The exterior site planning and/or building design appears to meet the standards set forth in the regulations.

The office building is the predominant elevation along Liberty Drive. The west parking lot elevations do not front a public way. The use of existing trees especially along the south and east elevations (Lwy 12F) will provide screening for most of the visible area.

- c. The character of the district will not be harmed by the proposed building.

Liberty Drive is a side street and not heavily trafficked. Nonetheless, the office building facade will be articulated to provide a pleasing, tasteful and proper elevation keeping with the character of the District. Likewise, the gymnasium center's front and southeast corner are articulated to dress-up and formalize the parking lot "front" in a minimalist, tasteful and proportional manner.

EXTERIOR MATERIALS PER "FRONT" ELEVATION:

Office Building - Liberty Drive Elevation		
Entire Elevation	3,084 sq ft	
Foundation	677 sq ft	32%
CMU	614 sq ft	20%
Stucco	1,007 sq ft	33%
Metal Siding	484 sq ft	15%
Ground to 10-foot high Elevation:		
Foundation	677 sq ft	49%
CMU	614 sq ft	30%
Stucco	340 sq ft	17%
Metal Siding	78 sq ft	4%

Office Building - Parking Lot Elevation		
Entire Elevation	746 sq ft	
Foundation	717 sq ft	96%
CMU	103 sq ft	14%
Stucco	219 sq ft	29%
Metal Siding	108 sq ft	14%
Metal Canopy	45 sq ft	6%
Ground to 10-foot high Elevation:		
Foundation	717 sq ft	43%
CMU	103 sq ft	14%
Stucco	158 sq ft	20%
Metal Siding	0 sq ft	0%
Metal Canopy	14 sq ft	2%

Gymnastics Center – Parking Lot Elevation

Entire Elevation:	1,769 sq ft	
Fenestration	315 sq ft	18%
Stucco	649 sq ft	36%
Metal Siding	742 sq ft	42%
Metal Canopy	63 sq ft	4%
Ground to 10-feet high Elevation:	811 sq ft	
Fenestration	315 sq ft	39%
Stucco	290 sq ft	35%
Metal Siding	143 sq ft	18%
Metal Canopy	63 sq ft	8%

FENESTRATION :

This request addresses the parking lot “front” elevation of the gymnastics center. The office building fenestration is designed according to aesthetic proportions and “appropriateness” for a shell building.

- a. To adhere to the regulations would result in unnecessary hardship:*

The nature of the gymnastics center as a gymnasium lends itself to very limited amount of fenestration, mostly limited to the parking lot front and southwest office corner. There is a need for privacy and to restrict public views from the exterior to activities within (such as by children wearing leotards). Interior layout also dictates the locations and amounts of fenestration.

Also, the window glass along the building front that allows daylight to the interior is proposed to have privacy applique film on the interior. Per the Board’s request, the gymnastics graphics have been modified to show flying ribbons and stars. Alternatively, non-graphic options may include graduated obscuring film, such as frosted, rain pattern, etc., up to 5-feet high (eye level). The intention is to provide view privacy from the exterior, views from the interior, and a proper, appropriate exterior aesthetic. We will continue to work with the City for a mutually-agreeable solution.

- b. The alternative site planning and/or building design approach meets the same design objectives as the regulations:*

The fenestrations on front elevations have been designed for the optimal, proportional amounts, according to the requirements of the buildings.

Gymnastics Center - Parking Lot Elevation	
Entire Elevation	1,709' ± ft
Fenestration	315' ± ft
Stucco	649' ± ft
Metal Siding	742' ± ft
Metal Canopy	63' ± ft
Ground to 10-foot High Elevation	
Fenestration	315' ± ft
Stucco	290' ± ft
Metal Siding	143' ± ft
Metal Canopy	63' ± ft

REMARKS:

This request addresses the parking lot "front" elevation of the gymnastics center. The entire building fenestration is assigned according to a stucco proportion and appropriate for a steel building.

In addition to the regulations would result in unnecessary fenestration.

The nature of the gymnastics center as a gymnasium lends itself to very limited amount of fenestration, mostly limited to the parking lot front and southeast office corner. There is a need for privacy and to restrict public views from the exterior activities within (such as by children wearing leotards). Interior layout also dictated the location and amount of fenestration.

Also, the window glass along the building front that allows daylight to the interior is proposed to have privacy applied to the interior. If the Board's request for gymnastics graphics have been modified to show flying leotards and stunts. Alternatively, non-graphic options may include glassed-enclosed staircases, frosted glass pattern, etc. up to 6-foot high (see level). The intention is to provide view privacy from the exterior views from the interior and a proper appropriate exterior aesthetic. We will continue to work with the City for a mutually-agreeable solution.

b. The alternative site planning and/or building design approach meet the minimum objectives as the regulation.

The fenestration on front elevations have been designed for the optimal presentation and meet according to the requirements of the building.

c. The character of the district will not be harmed by the variance being granted:

Considering the side street nature of the approach by Liberty Drive, we endeavor to design an attractive, "good neighbor" project that meets the intentions and desired results of the ordinances.

Prepared by:

A handwritten signature in black ink, appearing to be 'R. Seel'.

Robert M. Seel, AIA
RMS Architecture, LLC



CITY OF
Clemson
PLANNING &
DEVELOPMENT

1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

BAR

**BOARD OF ARCHITECTURAL REVIEW
NOTICE OF APPEALS FOR A VARIANCE**

Please complete in ink and return to the Planning and Codes Administration Department with required attachments information, and filing fee. Variance applications require a current survey of the property, a **filing fee of \$100** and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

File no.: AR 10	PIN: 4044-16-94-5355	Date submitted: 5/14/24	Board meeting date: 6/14/24
-----------------	----------------------	-------------------------	-----------------------------

OWNER(S) INFORMATION

Last name: HINES	First: WILL	Middle:	Interest ☐ Sole owner ☒ Co-owner
Mailing address: 195 VILLAGE VIEW DRIVE	City: SUNSET	State: SC	ZIP Code: 29601
Daytime phone no.: (704) 816-8677	Fax no.: ()	E-mail: WILL@KEENCODEVELOPMENT.COM	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: ALLEN	First: AUSTIN	Middle: MATTHEW	
Mailing address: 49 GREENLAND DRIVE	City: GREENVILLE	State: SC	ZIP Code: 29615
Daytime phone no.: (864) 230-6232	Fax no.: ()	E-mail: AMAEALLEN.NET	

PROPERTY INFORMATION

Property address: 1112 TIGER BLVD CLEMSON, SC 29631	Property dimensions: 148' x 275'	Property area: 0.97 acres	Zoning district: CP-2
--	-------------------------------------	------------------------------	--------------------------

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a variance.

Will Hines Owner name	Will Hines Owner signature	5-14-24 Date
RANDOLPH E. DOBBS Owner name	[Signature] Owner signature	5/14/2024 Date

To be completed by Applicant:

I certify that the information in this request is correct.

AUSTIN ALLEN Applicant name	Austin Allen Applicant signature	5/14/24 Date
--------------------------------	-------------------------------------	-----------------

REQUIRED INFORMATION

1. Request for variance

Applicant hereby appeals to the Board of Architectural Review for a variance from the following architectural standard(s) for the property described on this application:

TABLE A-1110-1.-A-1 (ARCHITECTURAL DESIGN STANDARDS) - THIS VARIANCE IS TO ALLOW PARKING IN FRONT OF THE BUILDING.

2. Justification for variance

The applicant must demonstrate to the BAR that the following standards have been met:

a. To adhere to the regulations would result in unnecessary hardship:

THE PROPOSED USE WOULD NOT BE FEASIBLE BECAUSE IT WOULD REQUIRE ALL OF THE PARKING TO BE ADJACENT TO THE DRIVE THRU WITH NO ROOM TO BACK OUT.

b. The alternative site planning and/or building design approach meets the same design objectives as the regulations:

THE PARKING WILL SET SUBSTANTIALLY BELOW THE ROAD SO THE CARS WILL BE LESS VISIBLE FROM THE ROAD THAN THE BUILDING.

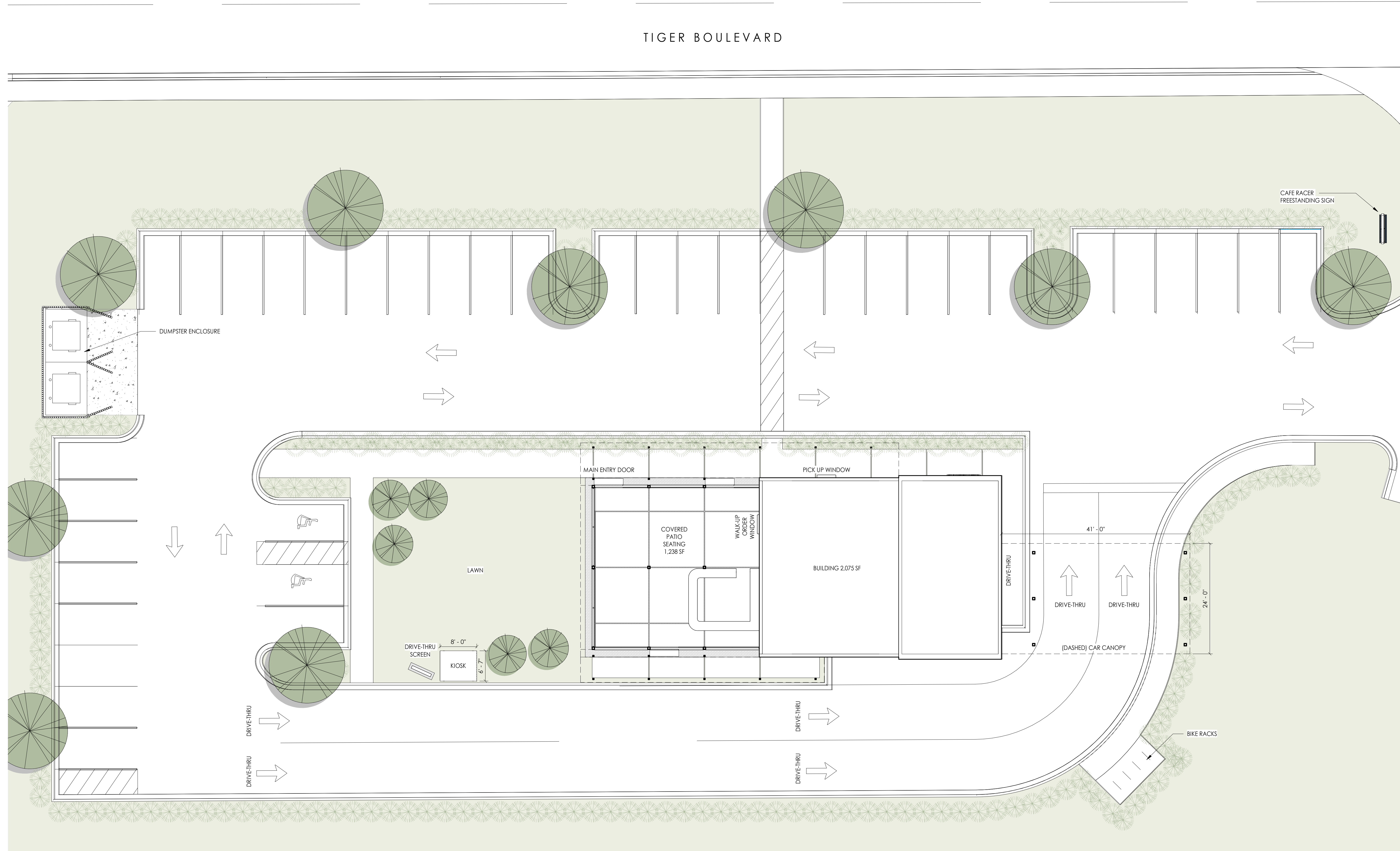
d. The character of the district will not be harmed by the variance being granted:

THE MAJORITY OF SURROUNDING USES DEVELOPED WITH PARKING IN FRONT SO THIS SITE WILL NOT BE INCONSISTENT. DUE TO THE LEASE CHANGE, THE CARS WILL BE MUCH LESS VISIBLE SO THE "EYE SORE" IS NOT THERE.

3. Documents provided

The following documents are submitted to support this appeal:

BAR SUBMITTAL SET.



01 SITE DIAGRAM
1" = 10'-0"

PROJECT NAME:
CAFE RACER CLEMSON

PROJECT LOCATION:
1112 TIGER BLVD
CLEMSON, SC 29631

ISSUE:
BAR - INITIAL MEETING

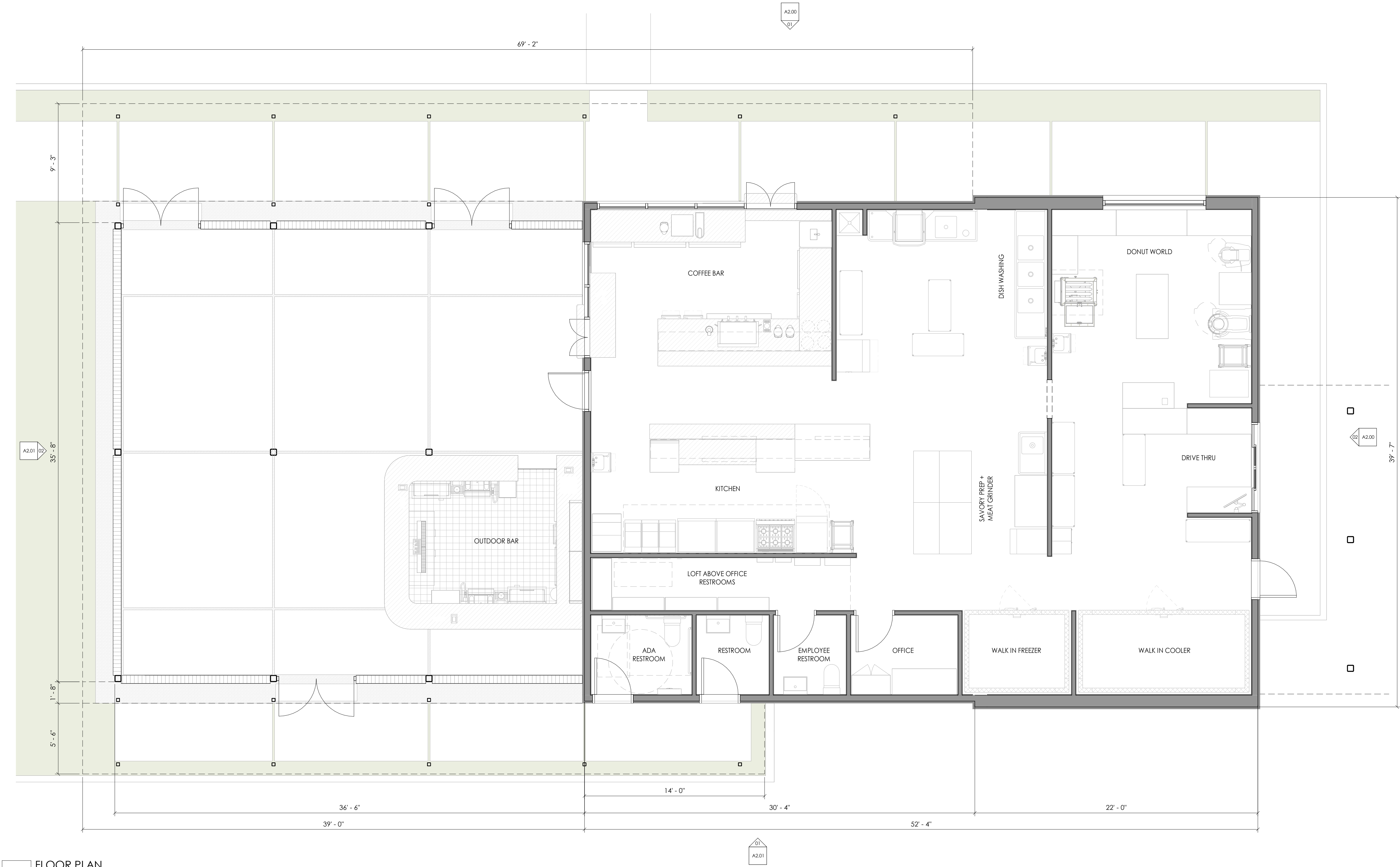
DATE:
05/14/2024

REVISION	DATE
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DRAWING:
SITE DIAGRAM

SHEET NO.

G3.00



01 FLOOR PLAN
1/4" = 1'-0"

PROJECT NAME:
CAFE RACER CLEMSON

PROJECT LOCATION:
1112 TIGER BLVD
CLEMSON, SC 29631

ISSUE:
BAR - INITIAL MEETING

DATE:
05/14/2024

REVISION DATE

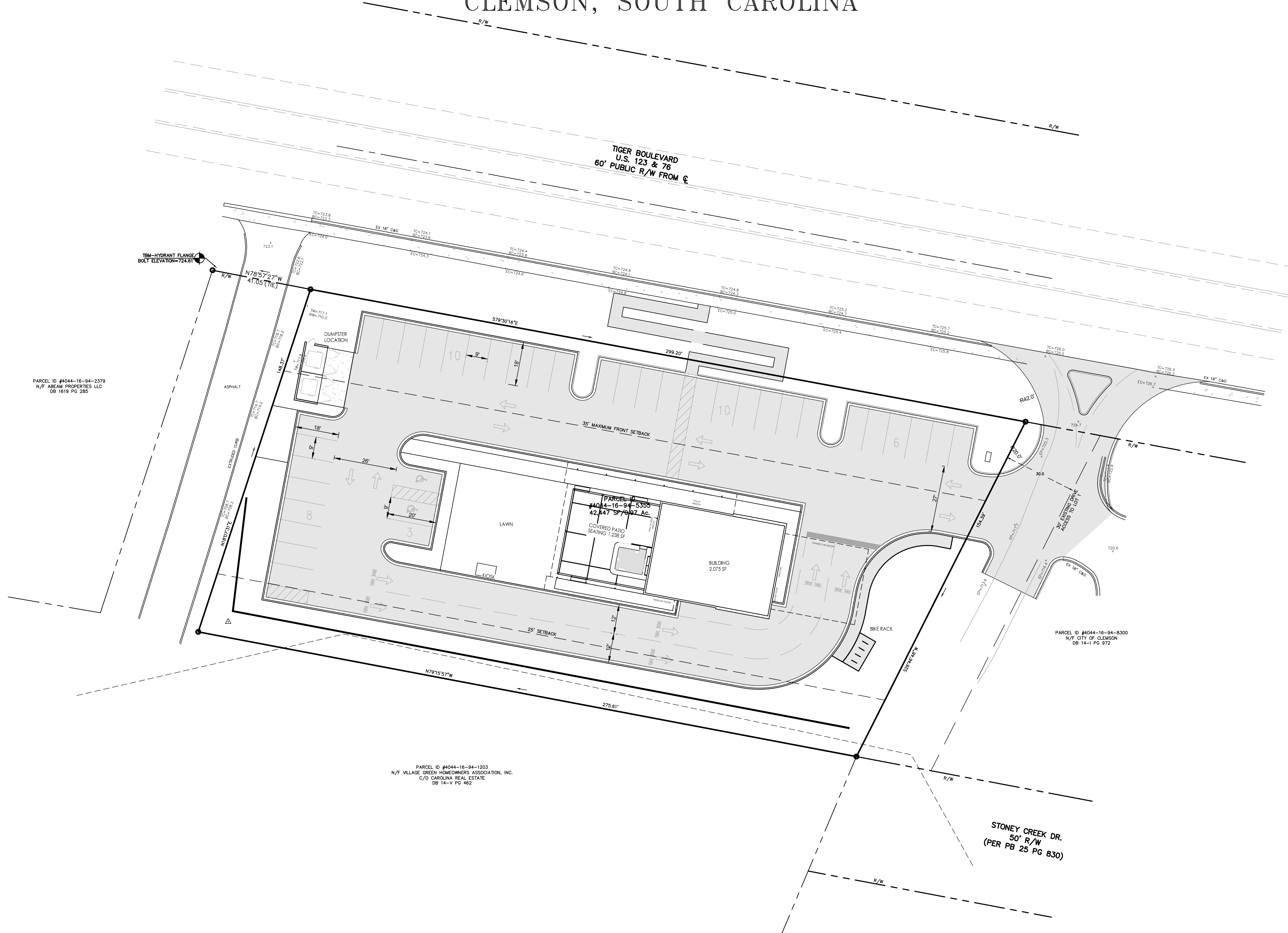
DRAWING:
FLOOR PLAN

SHEET NO.

A1.10

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CAFE RACER CLEMSON, SOUTH CAROLINA



PARCEL ID #4044-16-94-2379
N/F ARSAM PROPERTIES LLC
DB 1619 PG 285

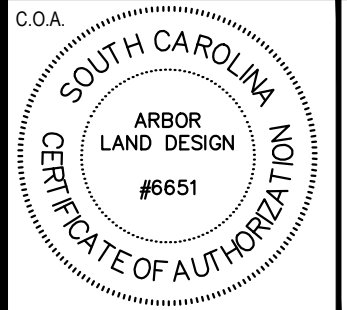
PARCEL ID #4044-16-94-1203
N/F VILLAGE GREEN HOMEOWNERS ASSOCIATION, INC.
C/O CAROLINA REAL ESTATE
DB 14-V PG 462

PARCEL ID #4044-16-94-8300
N/F CITY OF CLEMSON
DB 14-1 PG 972

CAUTION

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LEGEND

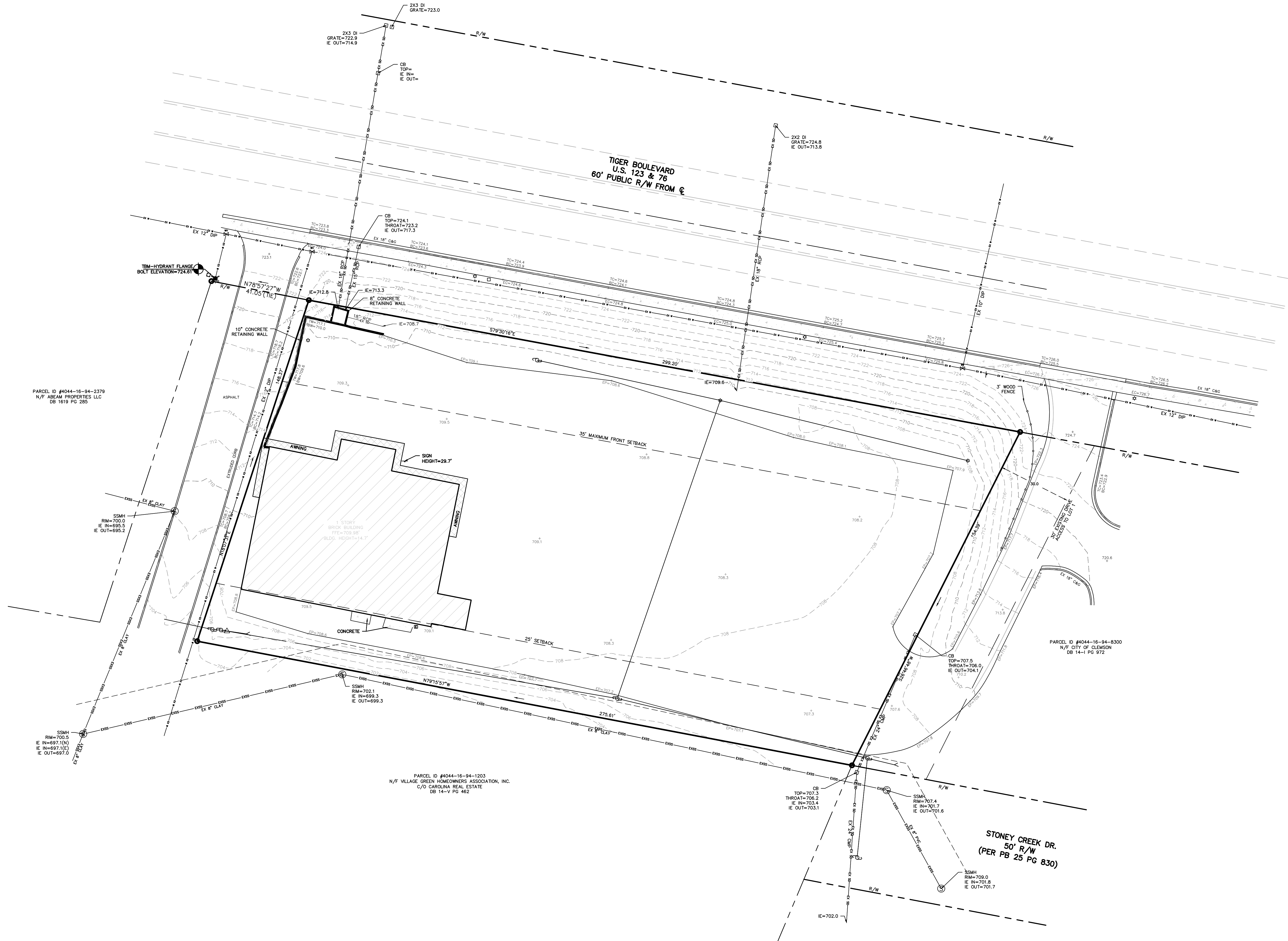
CAFE RACER 1112 TIGER BLVD

CLEMSON SOUTH CAROLINA

COVER SHEET

DRAWN: AMA	DATE: 5/13/2024
DESIGN: AMA	HORIZONTAL SCALE: 1"=20'
APPROVED: AMA	VERTICAL SCALE: 1"=20'
GRAPHIC SCALE 0' 20' 40'	SCALE: 1"=20'
JOB NO. 23283	
DRAWING NO. C-100	SHEET NO. 1 OF 6

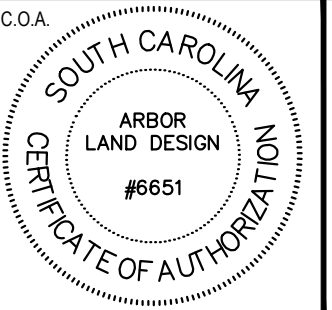
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1	5/14/24	RELEASED FOR CITY OF CLEMSON BAR REVIEW	AMA

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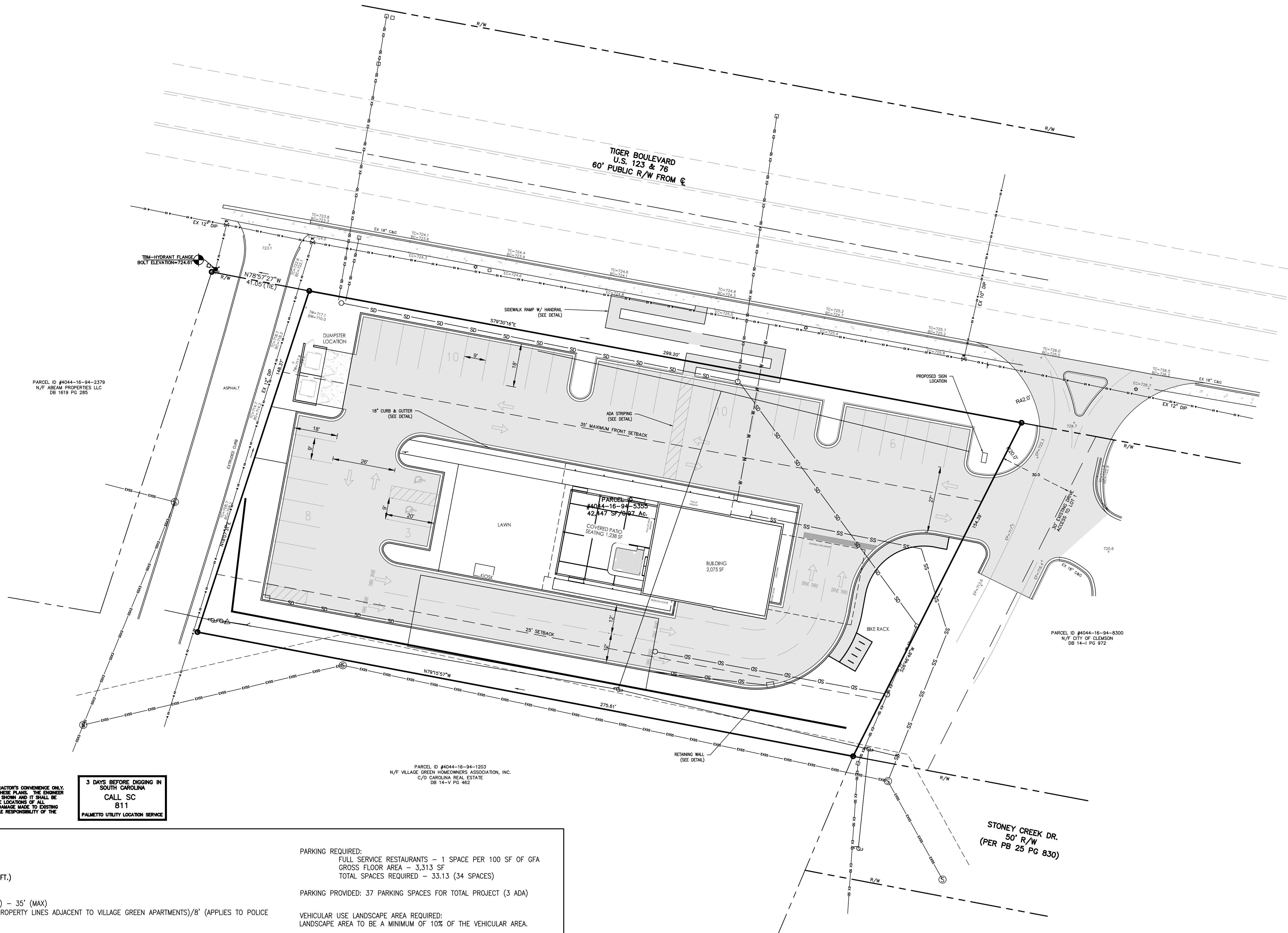
CAFE RACER 1112 TIGER BLVD

CLEMSON SOUTH CAROLINA

EXISTING CONDITIONS

DRAWN:	AMA	DATE:	5/13/2024
DESIGN:	AMA	HORIZONTAL SCALE:	1"=20'
APPROVED:	AMA	VERTICAL SCALE:	1"=20'
GRAPHIC SCALE			
SCALE:	1"=20'		
JOB NO.	23283		
DRAWING NO.	C-101		
SHEET NO.	2 OF 6		

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PROJECT SUMMARY

TAX MAP #: 4044-16-94-5355
ACREAGE: .97 Ac. (42,477 SQ. FT.)

SETBACKS (EXTERIOR):

FRONT (TIGER BOULEVARD) - 35' (MAX)
SIDE - 0' (APPLIES TO PROPERTY LINES ADJACENT TO VILLAGE GREEN APARTMENTS)/8' (APPLIES TO POLICE STATION FRONTAGE)
REAR - 25' N/A
MAX. HEIGHT - 40'

PARKING REQUIRED:

FULL SERVICE RESTAURANTS - 1 SPACE PER 100 SF OF GFA
GROSS FLOOR AREA - 3,313 SF
TOTAL SPACES REQUIRED - 33.13 (34 SPACES)

PARKING PROVIDED: 37 PARKING SPACES FOR TOTAL PROJECT (3 ADA)

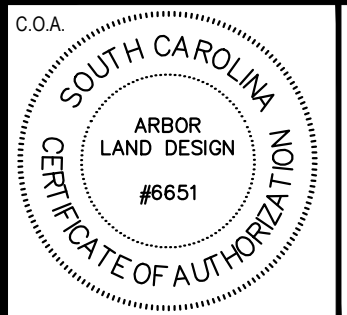
VEHICULAR USE LANDSCAPE AREA REQUIRED:

LANDSCAPE AREA TO BE A MINIMUM OF 10% OF THE VEHICULAR AREA.

VEHICULAR AREA OF TOTAL PROJECT = 20,730 SF
x 10% = 2,730 SF

LANDSCAPE AREA REQUIRED FOR TOTAL PROJECT = 2,730 SF

LANDSCAPE AREA PROVIDED FOR TOTAL PROJECT = 2,845.5 SF



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/14/24	RELEASED FOR CITY OF CLEMSON BAR REVIEW	AMA

LEGEND

CAFE RACER 1112 TIGER BLVD

CLEMSON SOUTH CAROLINA

SITE PLAN

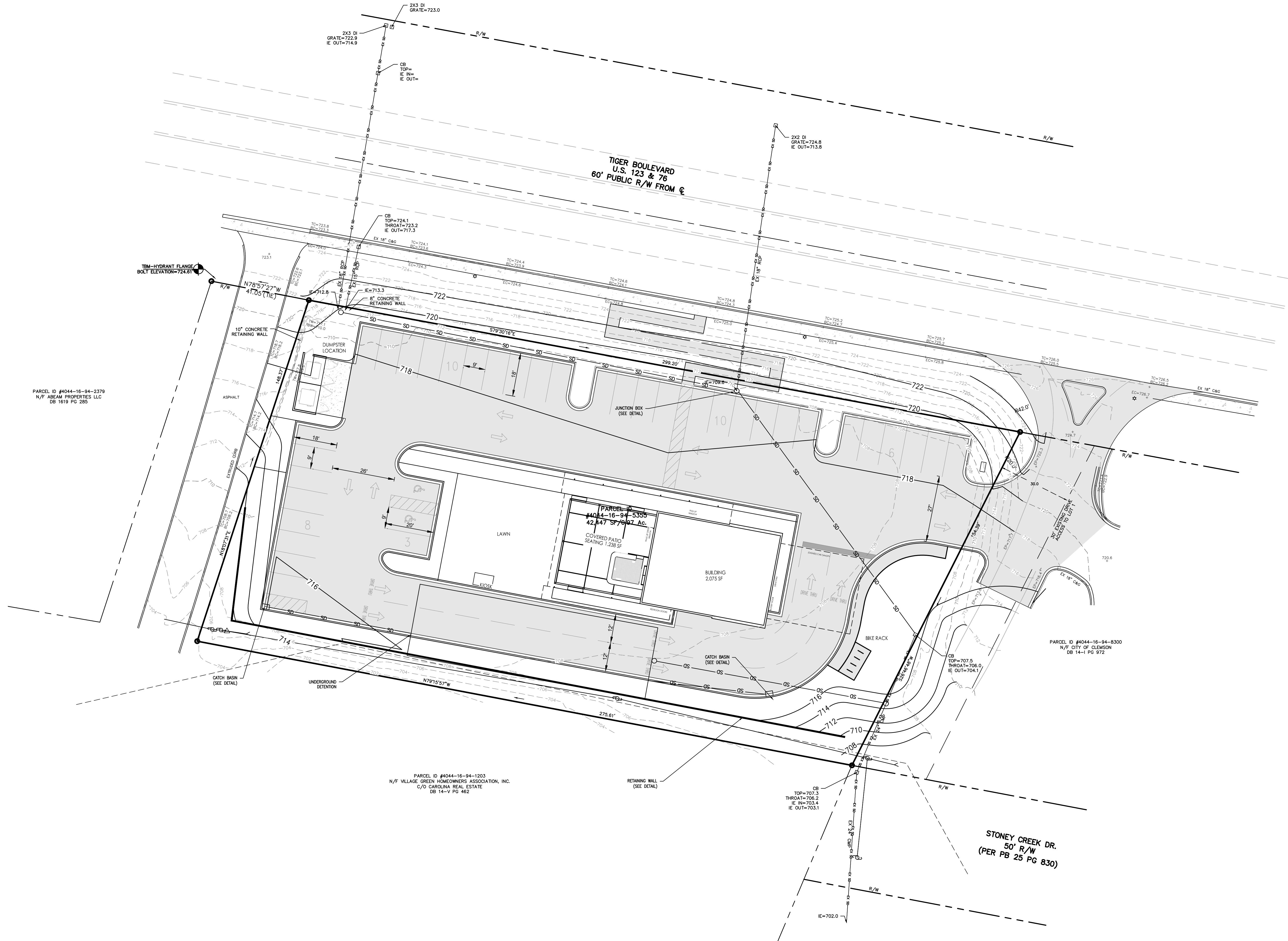
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DESIGN: AMA HORIZONTAL SCALE: 1"=20'
APPROVED: AMA VERTICAL SCALE: 1"=20'

GRAPHIC SCALE
0' 20' 40'
SCALE: 1"=20'

JOB NO. 23283

DRAWING NO. C-102 SHEET NO. 3 OF 6

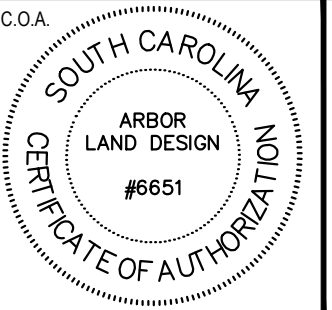
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/14/24	RELEASED FOR CITY OF CLEMSON BAR REVIEW	AMA

LEGEND

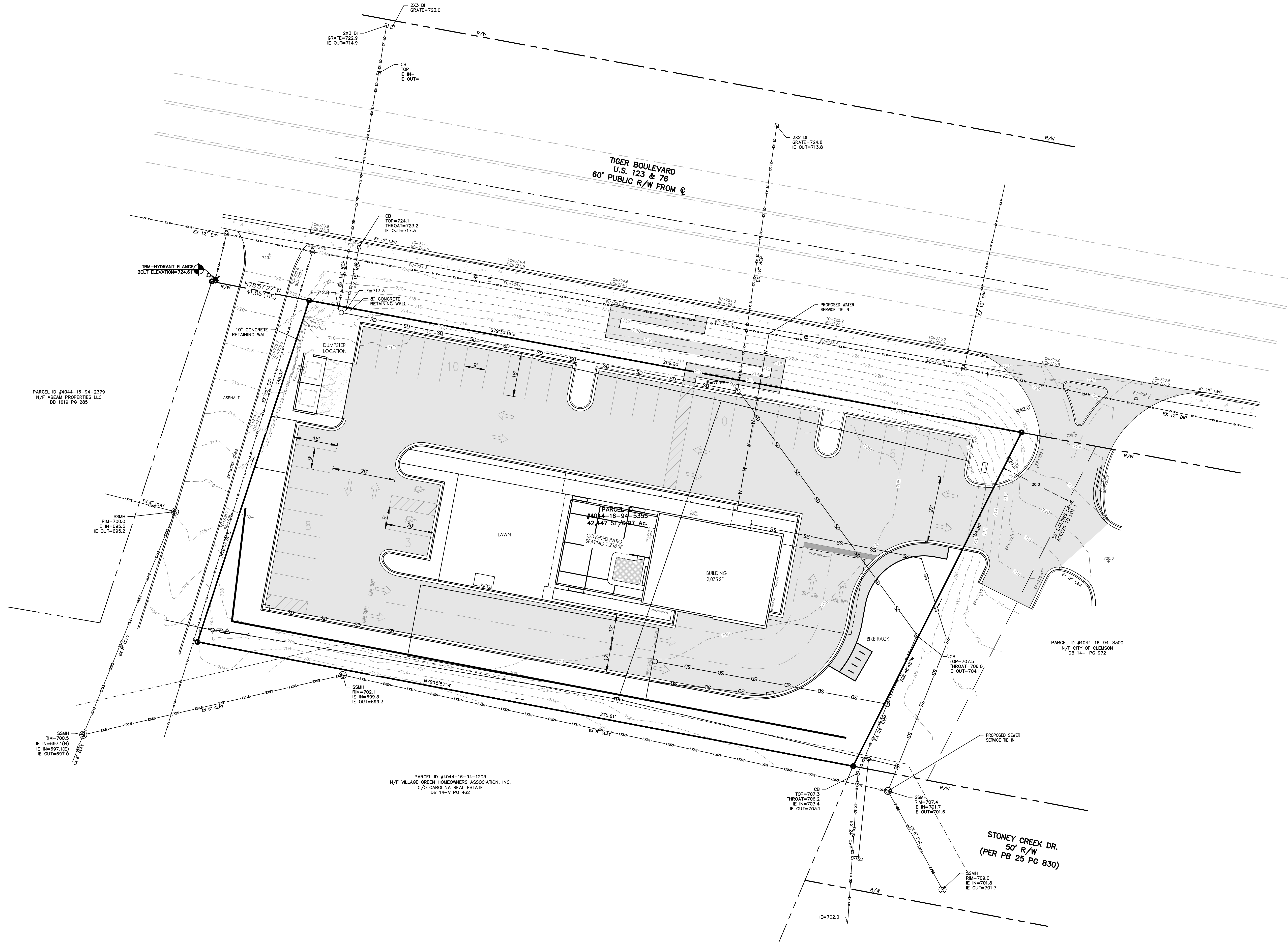
CAFE RACER 1112 TIGER BLVD

CLEMSON SOUTH CAROLINA

GRADING PLAN

DRAWN:	AMA	DATE:	5/13/2024
DESIGN:	AMA	HORIZONTAL SCALE:	1"=20'
APPROVED:	AMA	VERTICAL SCALE:	1"=20'
GRAPHIC SCALE			
SCALE:	1"=20'		
JOB NO.	23283		
DRAWING NO.	C-103		SHEET NO.
		4 OF 6	

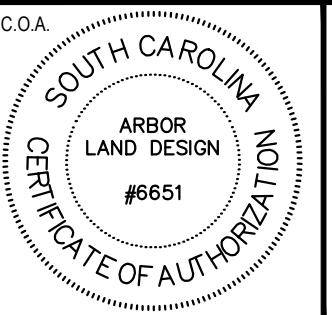
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CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL SC
811
PALMETTO UTILITY LOCATION SERVICE



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/14/24	RELEASED FOR CITY OF CLEMSON BAR REVIEW	AMA

LEGEND

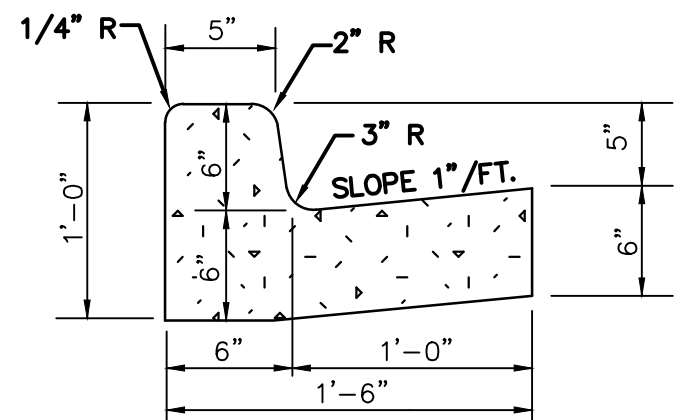
CAFE RACER 1112 TIGER BLVD

CLEMSON SOUTH CAROLINA

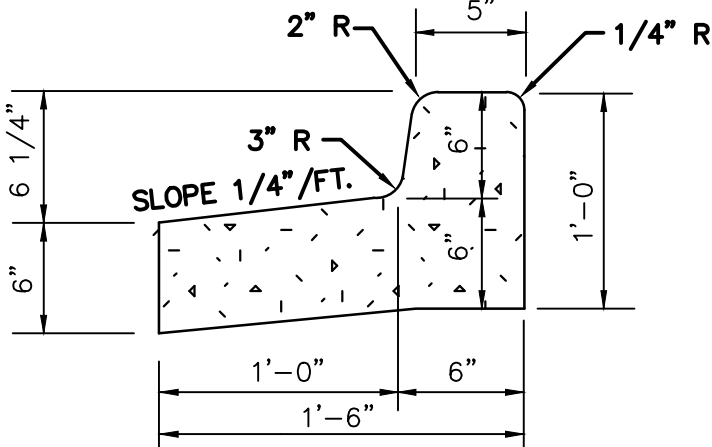
UTILITY PLAN

DRAWN:	AMA	DATE:	5/13/2024
DESIGN:	AMA	HORIZONTAL SCALE:	1"=20'
APPROVED:	AMA	VERTICAL SCALE:	1"=20'
GRAPHIC SCALE			
SCALE:	1"=20'		
JOB NO.	23283		
DRAWING NO.	C-104		
SHEET NO.	5 OF 6		

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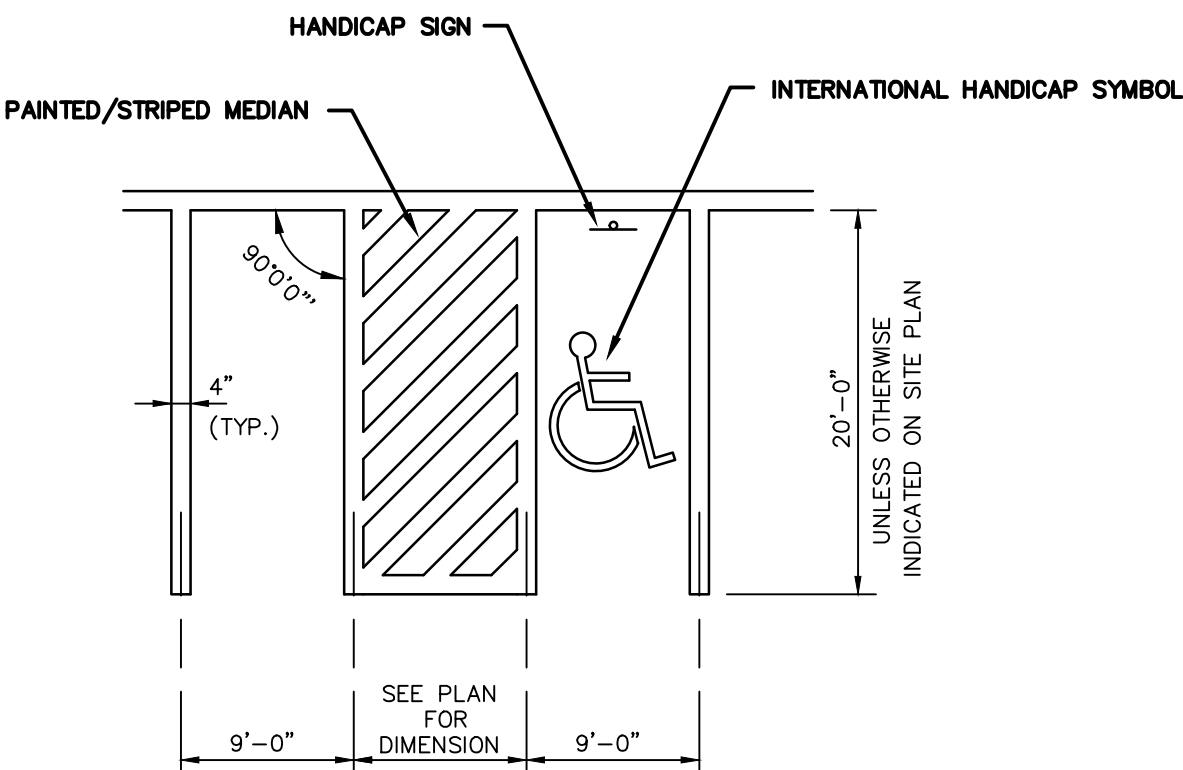
NORMAL GUTTER



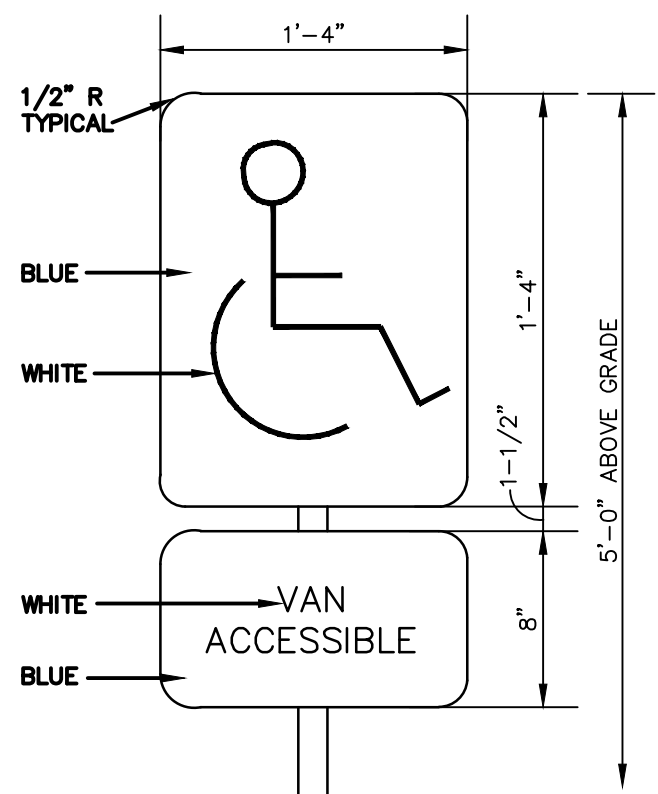
PITCHED GUTTER

- NOTES:
1. CURB AND GUTTER TO BE CONSTRUCTED IN 10 FT. LENGTHS.
 2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FT., AT THE ENDS AND MID-POINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB & GUTTER ABUTS OTHER CONCRETE STRUCTURES.
 3. 5 FT. LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER UNLESS OTHERWISE NOTED.

18" CONCRETE CURB AND GUTTER

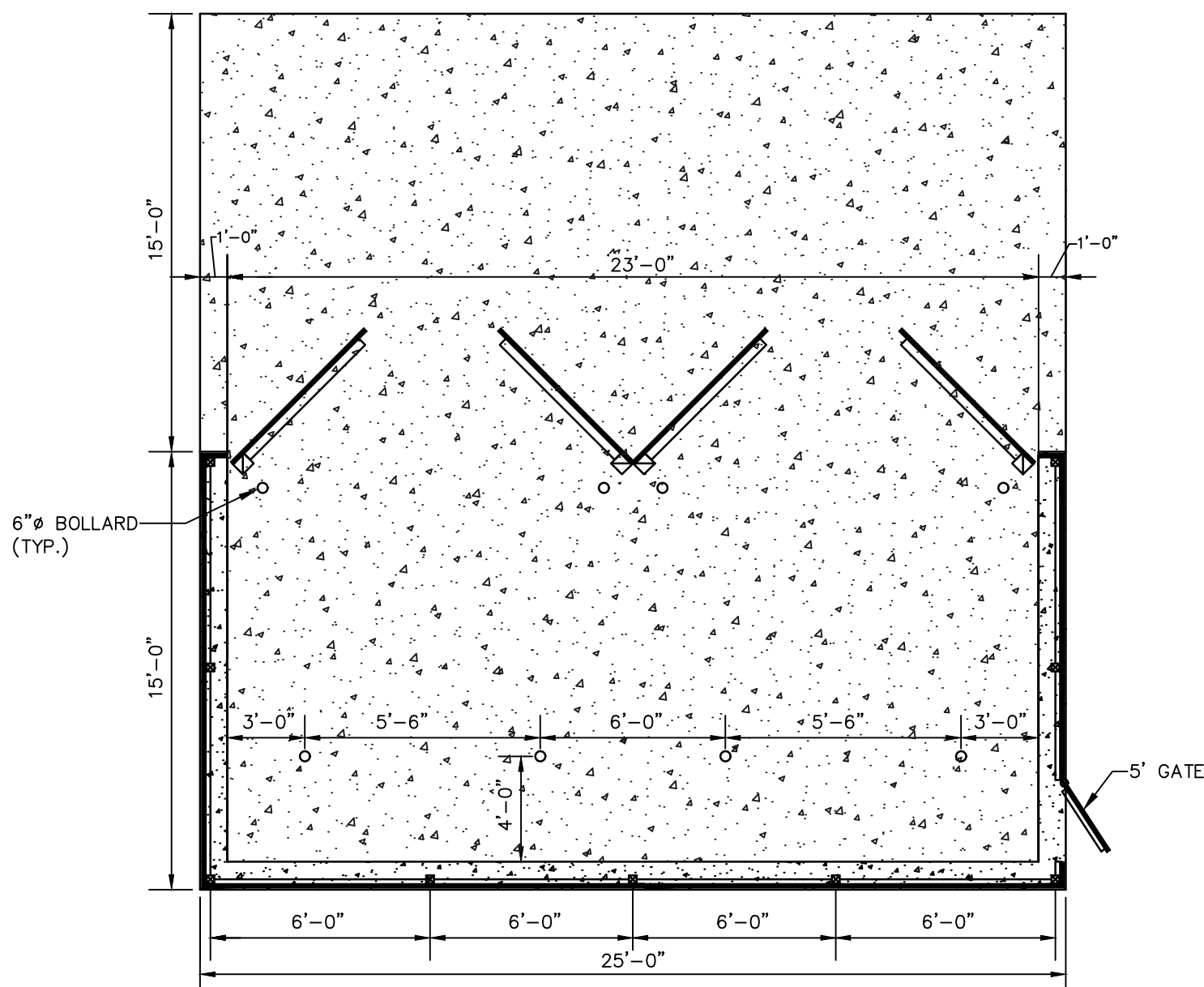


TYPICAL PARKING STRIPING DETAIL

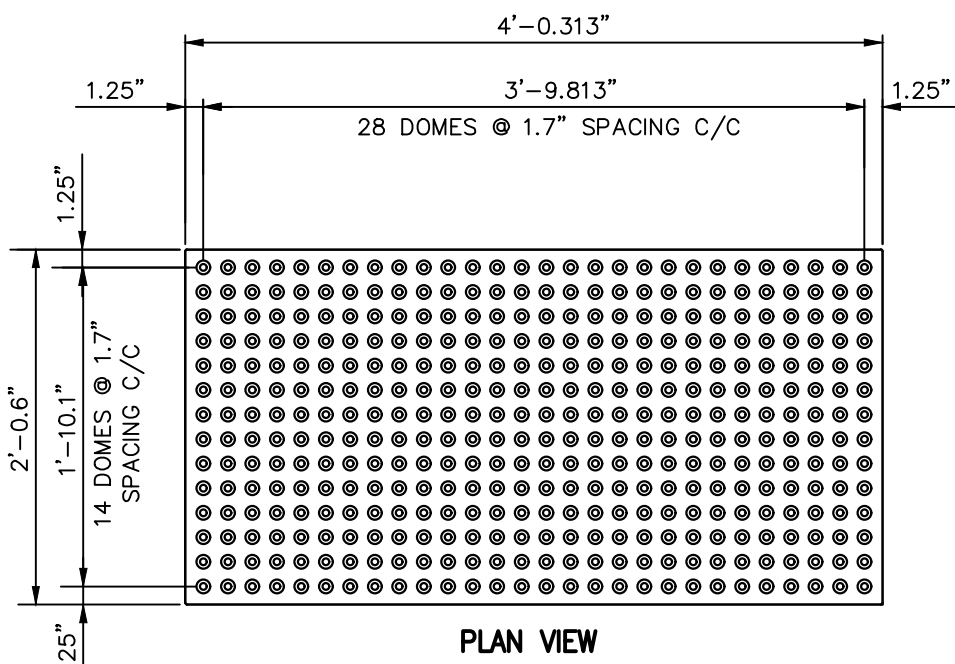


NOTE:
VAN ACCESSIBLE SIGN ONLY WHERE APPLICABLE.
SET POST IN CONCRETE TO A MINIMUM DEPTH
OF 2'-0". USE A 1/2" TYPE FLANGED STEEL
SECTION FOR SIGN POST. FABRICATE SIGN
PANELS OF 16 GA. STEEL OR 63 ALUMINUM.

HANDICAPPED SIGN

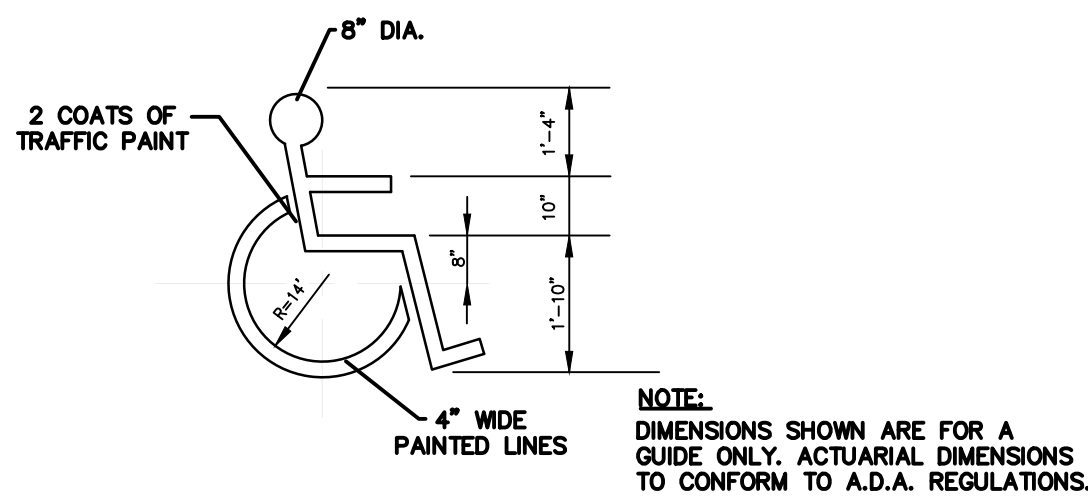


DOUBLE TRASH ENCLOSURE DETAILS

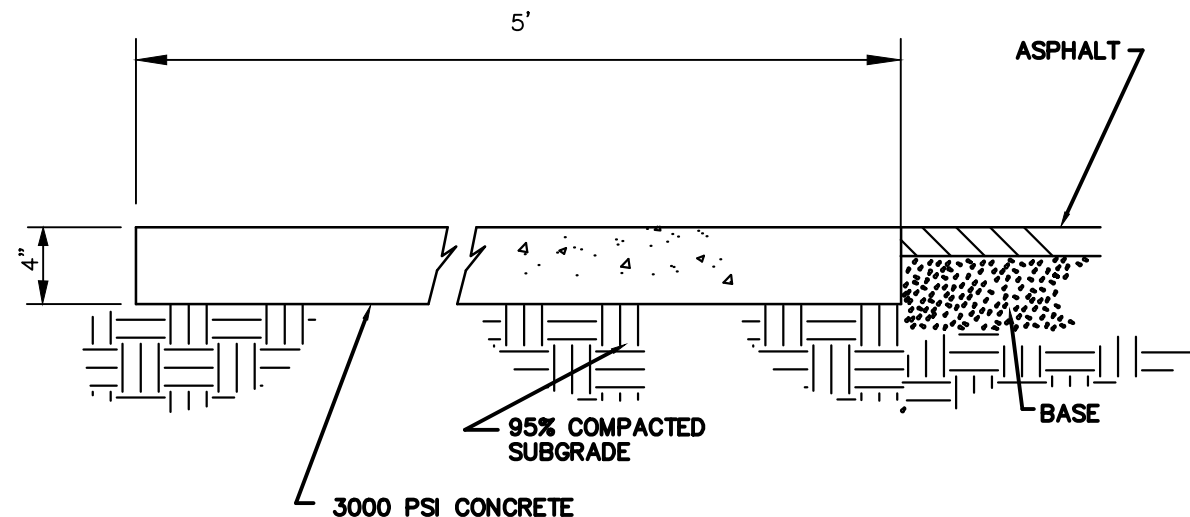


- NOTES:
1. DETECTABLE WARNING SURFACE TO BE ARMOR-TILE 24" X 48" CAST IN PLACE INLINE DOME WARNING SURFACE TILE OR APPROVED EQUAL.
 2. DETECTABLE WARNING SURFACE TO BE PLACED AT ALL RAMPS THAT ARE SUBJECT TO VEHICULAR TRAFFIC.

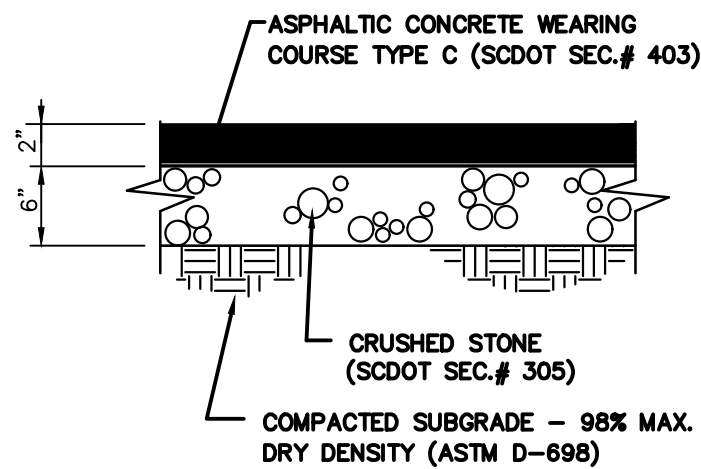
TRUNCATED DOMES



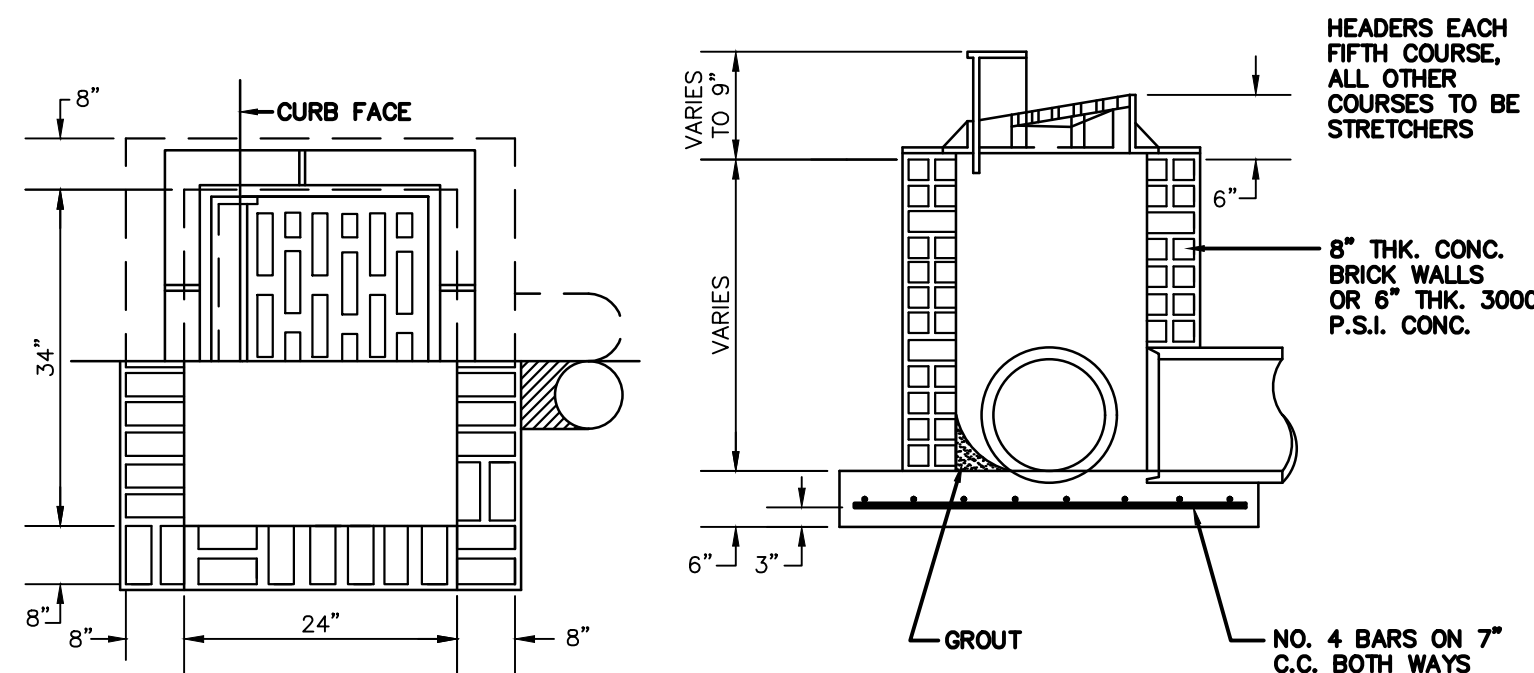
HANDICAPPED SYMBOL



SIDEWALK DETAIL



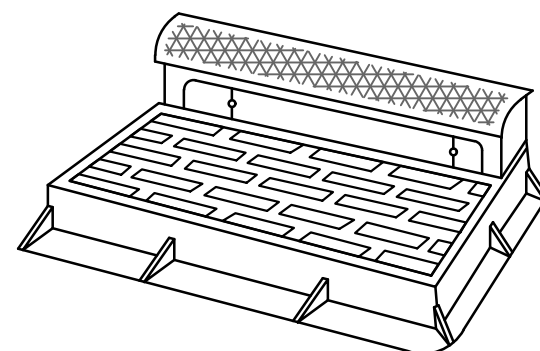
LIGHT DUTY ASPHALT PAVEMENT



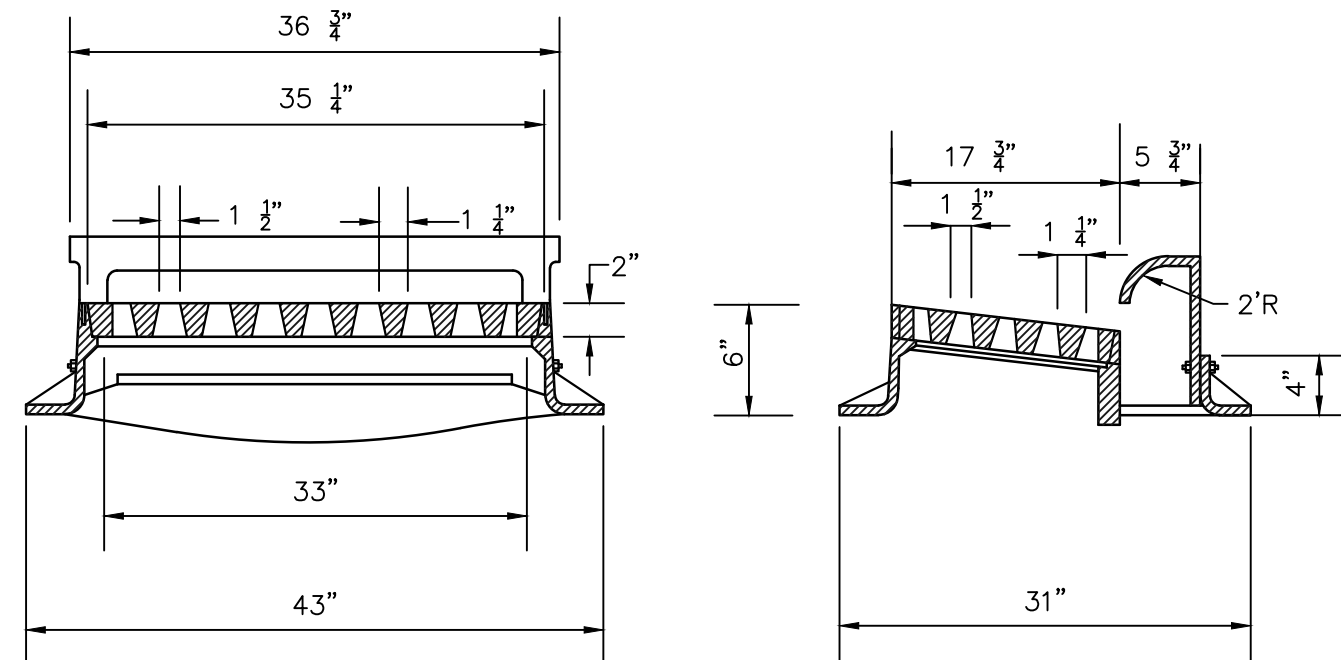
PLAN & SECTION (CONTRACTOR RESPONSIBLE FOR ACTUAL BOX DIMENSIONS)

- NOTES:
1. WHERE STRUCTURE DEPTH EXCEEDS 5'-0" FROM INVERT TO FINISHED GRADE, STEPS ARE TO BE PLACED IN STRUCTURE.
 2. CONCRETE SHALL BE 3000 PSI
 3. CASTING FOR THE FRAME AND GRATE TO BE NEENAH R-3067 TYPE C OR EQUAL.

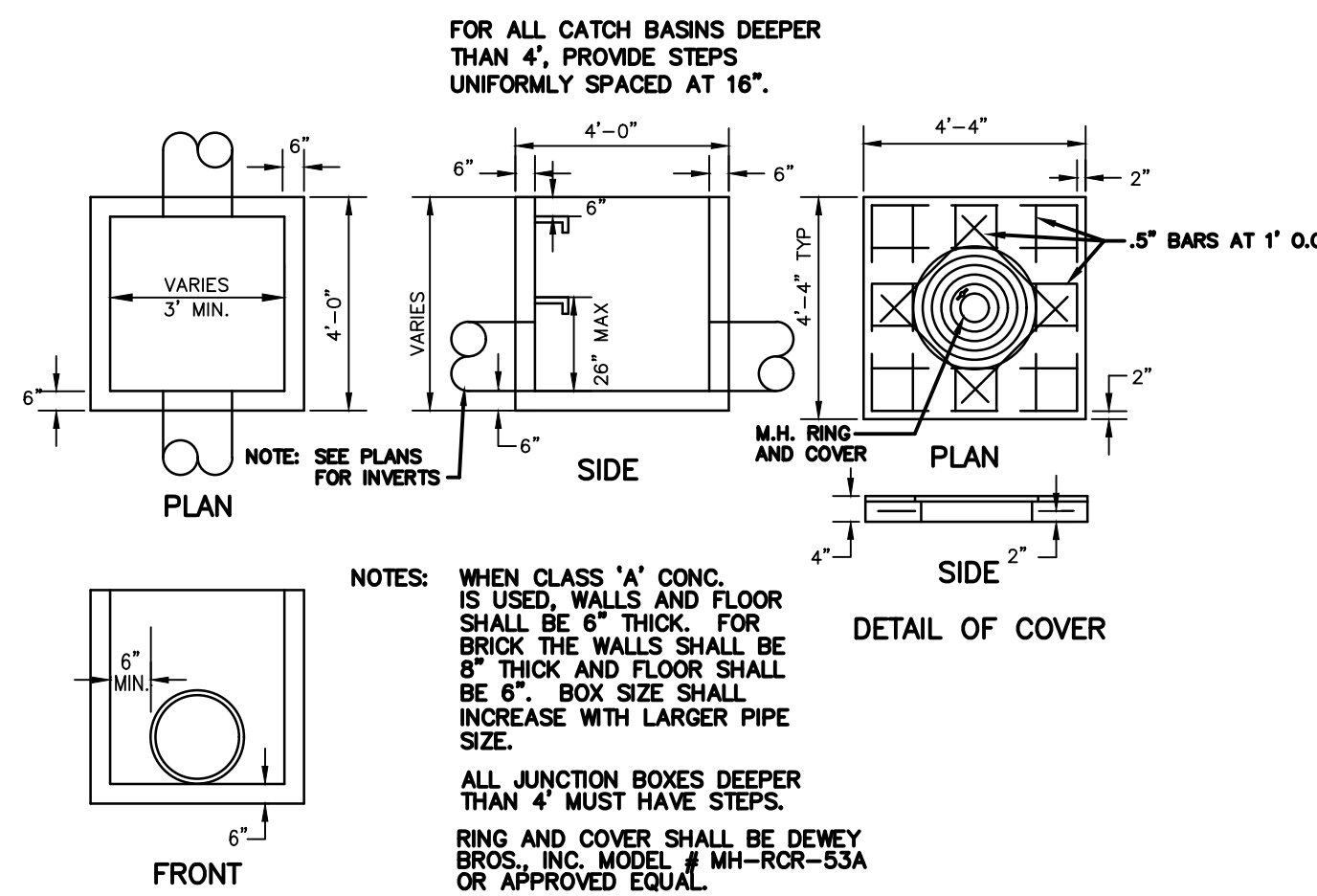
SECTION



GRATE



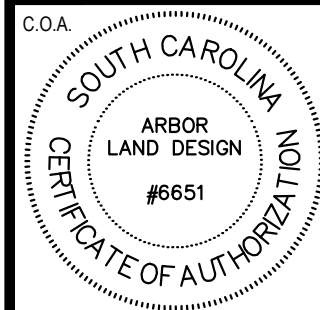
HOOD AND GRATE CATCH BASIN



NOTES:

- WHEN CLASS 'A' CONC. IS USED, WALLS AND FLOOR SHALL BE 6" THICK. FOR BRICK THE WALLS SHALL BE 8" THICK AND FLOOR SHALL BE 6". BOX SIZE SHALL INCREASE WITH LARGER PIPE SIZE.
- ALL JUNCTION BOXES DEEPER THAN 4' MUST HAVE STEPS.
- RING AND COVER SHALL BE DEWEY BROS., INC. MODEL # MH-RCR-SSA OR APPROVED EQUAL.

JUNCTION BOX WITH MANHOLE



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/14/24	RELEASED FOR CITY OF CLEMSON BAR REVIEW	AMA

LEGEND

CAFE RACER 1112 TIGER BLVD

CLEMSON SOUTH CAROLINA

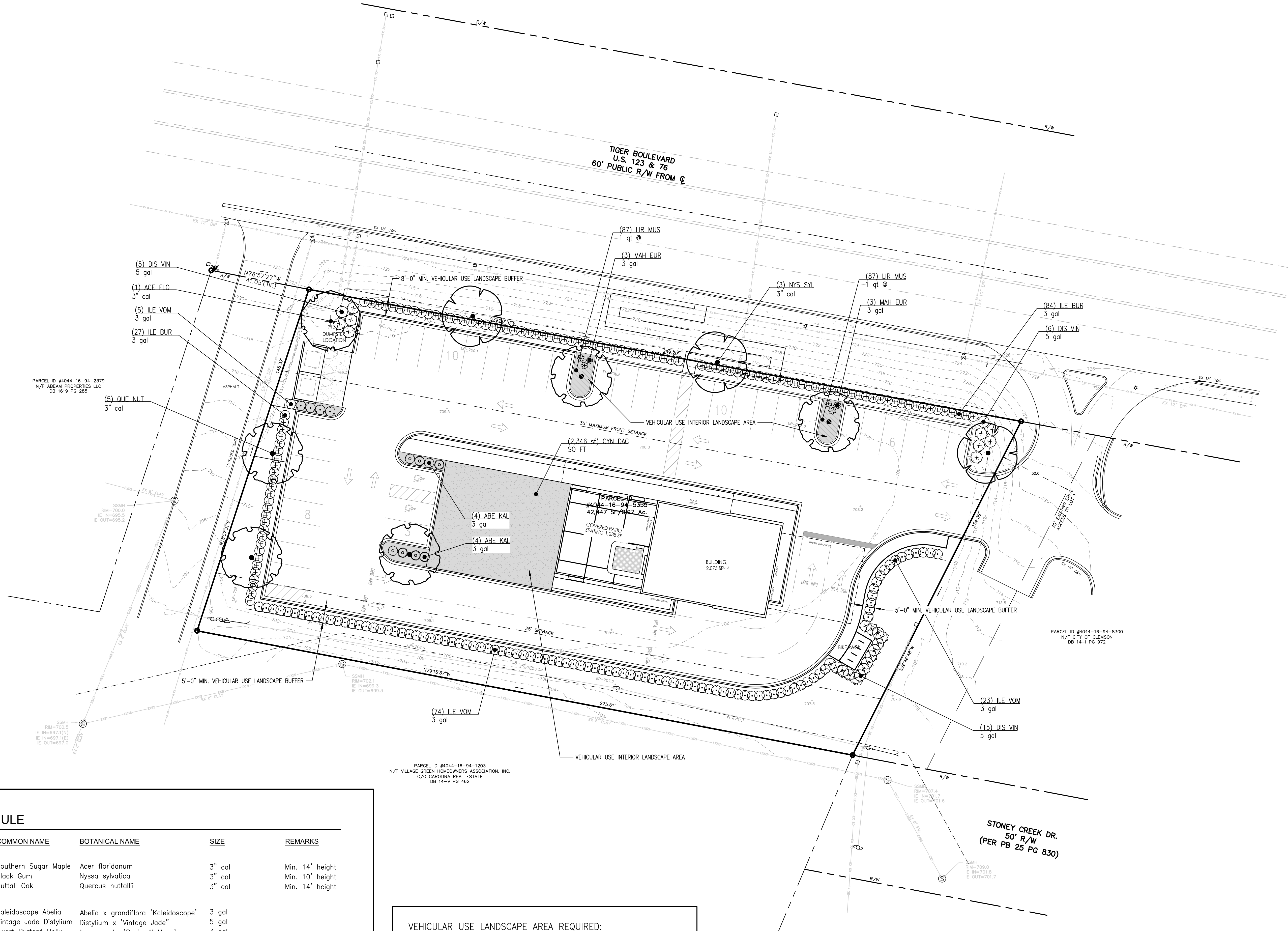
DETAILS SHEET

DRAWN:	AMA	DATE:	5/13/2024
DESIGN:	AMA	HORIZONTAL SCALE:	N/A
APPROVED:	AMA	VERTICAL SCALE:	N/A
GRAPHIC SCALE			

JOB NO. 23283

DRAWING NO. C-105 SHEET NO. 6 OF 6

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PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
ACF FLO	1	Southern Sugar Maple	Acer floridanum	3" cal	Min. 14' height
NYS SYL	3	Black Gum	Nyssa sylvatica	3" cal	Min. 10' height
QUE NUT	5	Nuttall Oak	Quercus nuttallii	3" cal	Min. 14' height
SHRUBS					
ABE KAL	8	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	3 gal	
DIS VIN	26	Vintage Jade Distylium	Distylium x 'Vintage Jade'	5 gal	
ILE BUR	111	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	3 gal	
ILE VOM	102	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal	
MAH EUR	6	Soft Coress Mahonia	Mahonia eurybracteata 'Soft Coress'	3 gal	
GROUND COVERS					
LIR MUS	174	Big Blue Lilyturf	Liriope muscari 'Big Blue'	1 qt @	12" o.c.
SOD/SEED					
CYN DAC	2,346 sf	Bermuda Sod	Cynodon dactylon 'Celebration'	SQ FT	

VEHICULAR USE LANDSCAPE AREA REQUIRED:
LANDSCAPE AREA TO BE A MINIMUM OF 10% OF THE
VEHICULAR AREA.

VEHICULAR AREA OF TOTAL PROJECT = 20,730 SF
x 10% = 2,073 SF

LANDSCAPE AREA REQUIRED FOR TOTAL PROJECT = 2,073 SF

LANDSCAPE AREA PROVIDED FOR TOTAL PROJECT = 3,181 SF

PROPOSED PLAN FOR LANDSCAPE TREES:

EXISTING 8" MINIMUM DBH TREES : 5

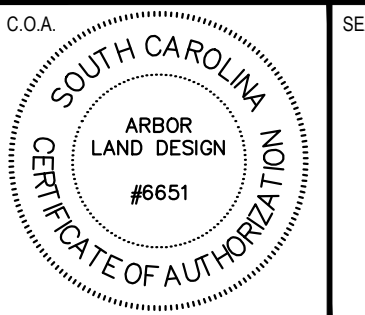
EXISTING 8" MINIMUM DBH TREES TO BE REMOVED : 5

PROPOSED LARGE MATURE GROWTH TREES : 9

PROPOSED MEDIUM MATURE GROWTH TREES : 4

IRRIGATION NOTES:

- No irrigation is allowed within SCDOT right-of-way, this includes valve boxes, control valves, backflow preventers and rain sensors.



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4/30/24	RELEASED FOR BZA SUBMITTAL AND REVIEW	AMA

LEGEND

CAFERACER 1112 TIGER BLVD

CLEMSON SOUTH CAROLINA

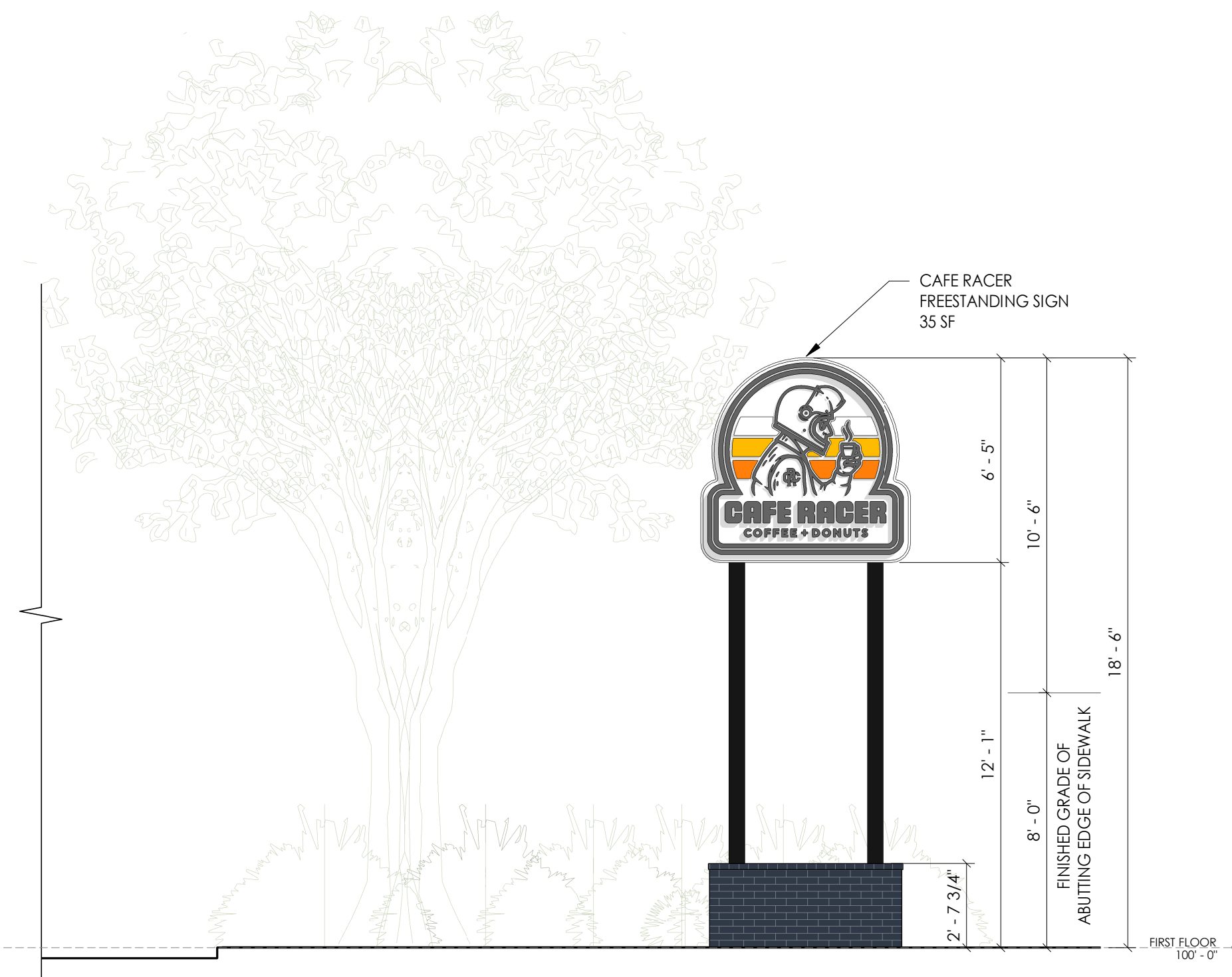
LANDSCAPE PLAN

DRAWN:	JRS	DATE:	MAY 9, 2024
DESIGN:	JRS	HORIZONTAL SCALE:	1"=20'
APPROVED:	JRS	VERTICAL SCALE:	N/A
GRAPHIC SCALE			
SCALE:	1"=20'		
JOB NO.	23283		

DRAWING NO.	SHEET NO.
L-101	1 OF 1



02 EAST ELEVATION
1/4" = 1'-0"



- MATERIALS**
- 01- ATAS OPALINE METAL PANEL
PAINTED SW-9179
 - 02- PAINT SW-6907
 - 03- PAINT SW-6904
 - 04- PAINT SW-6886
 - 05- BRICK
PAINTED SW-9179
 - 06- STEEL STRUCTURE
PAINTED SW-6991
 - 07- METAL DOOR
PAINTED SW-6991
 - 08- WOOD SOFFIT @ PATIO AND
CANOPY
 - L1- NEON LIGHTS
 - L2- EXTERIOR WALL MOUNT
SCONCES OVER WALL SIGN
 - L3- EXTERIOR WALL MOUNT
SCONCES
 - L4- OUTDOOR PATIO WALL
MOUNT SCONCES



01 NORTH ELEVATION
1/4" = 1'-0"

PROJECT NAME:
CAFE RACER CLEMSON

PROJECT LOCATION:
1112 TIGER BLVD
CLEMSON, SC 29631

ISSUE:
BAR - INITIAL MEETING

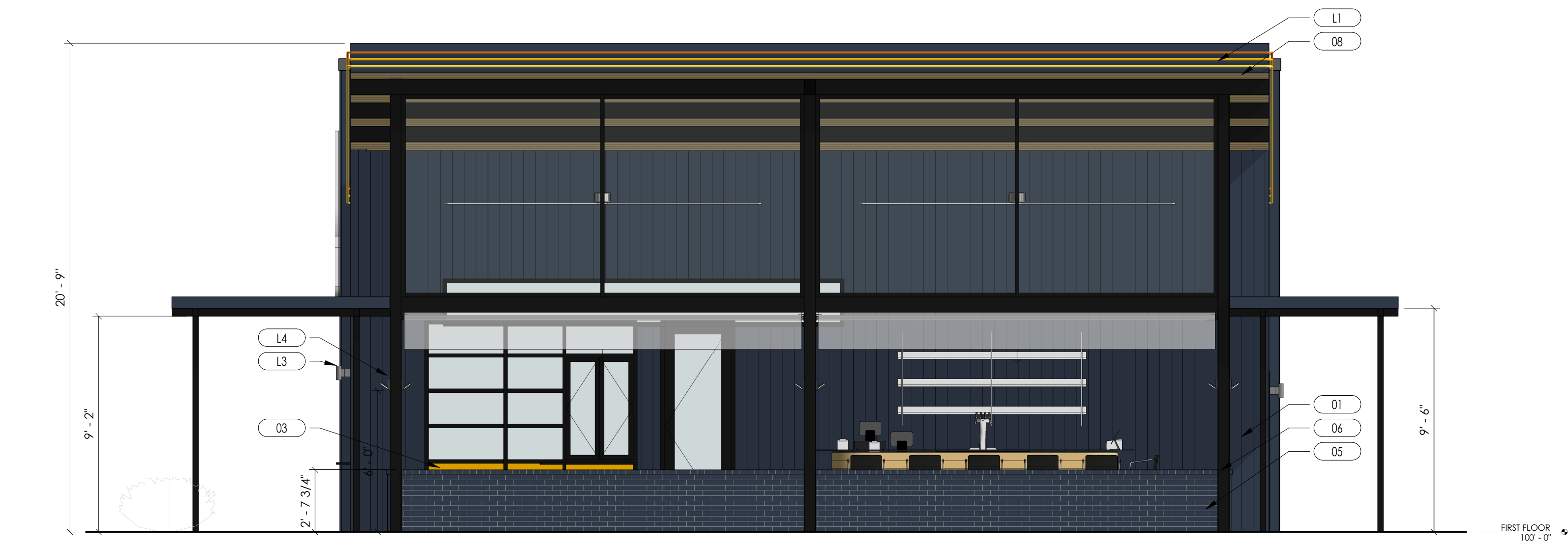
DATE:
05/14/2024

REVISION DATE

DRAWING:
BUILDING ELEVATIONS

SHEET NO.

A2.00



02 WEST ELEVATION
1/4" = 1'-0"



01 SOUTH ELEVATION
1/4" = 1'-0"

MATERIALS

- 01-** ATAS OPALINE METAL PANEL
PAINTED SW-9179
- 02-** PAINT SW-6907
- 03-** PAINT SW-6904
- 04-** PAINT SW-6886
- 05-** BRICK
PAINTED SW-9179
- 06-** STEEL STRUCTURE
PAINTED SW-6991
- 07-** METAL DOOR
PAINTED SW-6991
- 08-** WOOD SOFFIT @ PATIO AND
CANOPY
- L1-** NEON LIGHTS
- L2-** EXTERIOR WALL MOUNT
SCONCES OVER WALL SIGN
- L3-** EXTERIOR WALL MOUNT
SCONCES
- L4-** OUTDOOR PATIO WALL
MOUNT SCONCES

PROJECT NAME:
CAFE RACER CLEMSON

PROJECT LOCATION:
1112 TIGER BLVD
CLEMSON, SC 29631

ISSUE:
BAR - INITIAL MEETING

DATE:
05/14/2024

REVISION DATE

DRAWING:
BUILDING ELEVATIONS

SHEET NO.

A2.01



02

PERSPECTIVE AT GRADE - LOOKING EAST TO PATIO



01

PERSPECTIVE AT GRADE - LOOKING SOUTH AT MAIN BUILDING FACADE

PROJECT NAME:
CAFE RACER CLEMSON

PROJECT LOCATION:
1112 TIGER BLVD
CLEMSON, SC 29631

ISSUE:
BAR - INITIAL MEETING

DATE:
05/14/2024

REVISION DATE

DRAWING:
PERSPECTIVE VIEWS

SHEET NO.

A2.02



02 PERSPCTIVE AT GRADE - AT DRIVE-THRU LANES, LOOKING NORTH TOWARDS TIGER BOULEVARD



01 PERSPECTIVE AT GRADE - AT PROPERTY ENTRY LOOKING TOWARDS WEST

PROJECT NAME:
CAFE RACER CLEMSON

PROJECT LOCATION:
1112 TIGER BLVD
CLEMSON, SC 29631

ISSUE:
BAR - INITIAL MEETING

DATE:
05/14/2024

REVISION DATE

DRAWING:
PERSPECTIVE VIEWS

SHEET NO.

A2.03



02 PERSPECTIVE FROM TIGER BOULEVARD - LOOKING WEST



01 PERSPECTIVE FROM TIGER BOULEVARD - LOOKING EAST



03 PERSPECTIVE FROM TIGER BOULEVARD - LOOKING WEST AT PROPOSED SIGNAGE

PROJECT NAME:
CAFE RACER CLEMSON

PROJECT LOCATION:
1112 TIGER BLVD
CLEMSON, SC 29631

ISSUE:
BAR - INITIAL MEETING

DATE:
05/14/2024

REVISION	DATE
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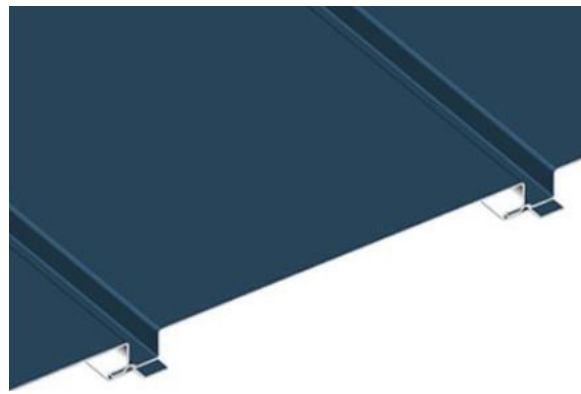
DRAWING:
PERSPECTIVE VIEWS

SHEET NO.

A2.04

MATERIALS

01- ATAS OPILINE METAL PANEL
PAINTED SW-9179



02- PAINT SW-6907



03- PAINT SW-6904



04- PAINT SW-6886



05- BRICK
PAINTED SW-9179



06- STEEL STRUCTURE
PAINTED SW-6991



07- METAL DOOR
PAINTED SW-6991



08- WOOD SOFFIT @ PATIO



L1- NEON LIGHTS



L2- EXTERIOR WALL MOUNT
SCONCES OVER WALL SIGN



L3- EXTERIOR WALL MOUNT
SCONCES



L4- OUTDOOR PATIO WALL
MOUNT SCONCES



01
02
03
04



02
03
04

08
06

03
04

03 REFERENCE IMAGE 03 - PAINTED RACER STRIPES, WALL SIGNAGE
1" = 1'-0"

04 REFERENCE IMAGE 04 - WOOD SOFFIT, GLASS WALL ORDER WINDOW, PAINTED RACER STRIPES
1" = 1'-0"



08
06

01

03
04

01 REFERENCE IMAGE 01 - METAL PANELS, WOOD SOFFIT, PAINTED WALL SIGN
1" = 1'-0"



L1
08
06

01

03
04

02 REFERENCE IMAGE 02 - WOOD SOFFIT, GLASS WALL ORDER WINDOW
1" = 1'-0"

* IMAGES ARE FOR MATERIAL REFERENCE ONLY, NOT
FOR ARCHITECTURAL DESIGN

PROJECT NAME:
CAFE RACER CLEMSON

PROJECT LOCATION:
1112 TIGER BLVD
CLEMSON, SC 29631

ISSUE:
BAR - INITIAL MEETING

DATE:
05/14/2024

REVISION DATE

DRAWING:
REFERENCE IMAGES

SHEET NO.

A2.05



HIPBURGER CLEMSON RENOVATION

An aerial photograph of a building complex, likely a school or office, with a red location pin placed on the main building. The building is surrounded by a parking lot, trees, and a road. The image is oriented horizontally on the page.

GENERAL	
T1.00	TITLE PAGE
CIVIL	
C5.0	SITE PLAN
L1.0	LANDSCAPE PLAN
L2.0	PLANT SCHEDULE & DETAILS
ARCHITECTURAL	
A3.01	EXISTING BUILDING ELEVATIONS
D1.00	DEMO BUILDING ELEVATIONS
A3.02	HIPBURGER BUILDING ELEVATIONS
A3.03	EXISTING CONDITIONS AND BRANDING
A3.04	HIPBURGER RENDERINGS

ARCHITECT:
RADIUM ARCHITECTURE
420 EAST PARK AVENUE, SUITE 307
GREENVILLE, SC 29601
PHONE: 864.242.9027
FAX: 864.349.2082
WWW.RADIUMARCHITECTURE.COM

SEAMON WHITESIDE & ASSOCIATES
508 RHETT STREET
GREENVILLE, SC 29601
PHONE: 864-298-0534
<https://seamonwhiteside.com/>

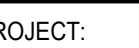
PALMETTO STRUCTURAL ENGINEERING
PO BOX 350
TIGERVILLE, SC 29688
PHONE: 864-436-8684

TFS ENGINEERS
850 WADE HAMPTON BLVD
SUITE B3
GREENVILLE, SC 29609
PHONE: 864-233-1293
<https://www.tfsengineers.com>

MATRIX ENGINEERING
912 PINE STREET
SPARTANBURG, SC 29302
PHONE: 864-583-6274
<https://www.matrixengineering.net/>



REAL:



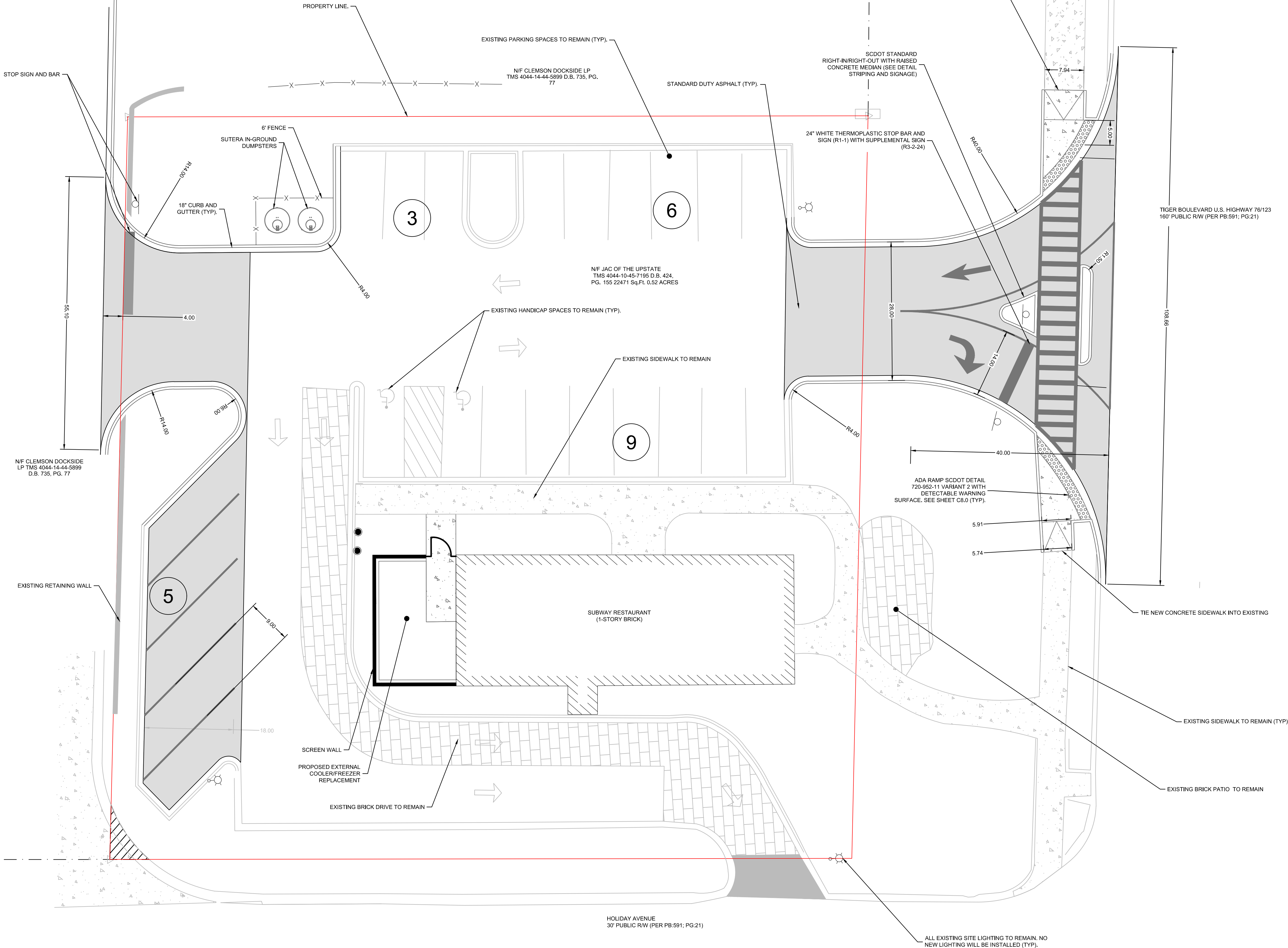
396 TIGER BLVD, CLEMSON SC

CONTRACTOR:

SHEET TITLE:
TITLE PAGE

T1.00

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JACOBSON MILLS BUILDING 6000, 7th FLOOR | GROSSER, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28207 | 70N. CLEMSON STREET | SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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NOTE:

AREAS WITHIN SCDOT ROW WHERE EXISTING MARKINGS ARE TO BE REMOVED, CONTRACTOR TO REPLACE WITH THERMOPLASTIC. REFER TO SCDOT STANDARD DRAWINGS.

HOURLY LANE CLOSURE PROHIBITIONS:
MONDAY - FRIDAY: 7 AM TO 8 PM

SITE NOTES:

- SEE SHEET C-01 FOR CIVIL NOTES AND ABBREVIATIONS.
- ALL STRIPING AND MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE REFLECTIVE THERMOPLASTIC IAW SCDOT SPECIFICATIONS. REFER TO SCDOT STANDARD DRAWINGS.
- ALL SIGNAGE (EXCEPT TRAFFIC SIGNS) SHALL BE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- WHERE APPLICABLE, LANDSCAPED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH SC LAWS AND STANDARDS.
- THE PARKING LOT LIGHT FIXTURES ARE NOT TO EXCEED 30' IN HEIGHT.
- PROVIDE FALL PROTECTION SAFETY RAILING FOR VERTICAL DROP-OFFS OF 30" OR MORE ABOVE FINISHED GRADE.
- WHEN BUILDING ADA RAMP, BUILD FROM THE BOTTOM (LANDING) UP.
- ANY WORK BUILT WITHIN THE ROW THAT IS NOT BUILT PER THE APPROVED PLAN IS SUBJECT TO REMOVAL AND REPLACEMENT AFTER INSPECTION.

PARKING TABLE	
LIMITED SERVICE RESTAURANT: 1 SPACE PER 100 SF GROSS FLOOR AREA (1,930 SF = 20 SPACES)	
TOTAL PARKING REQUIRED:	20 SPACES
TOTAL PARKING PROVIDED:	23 SPACES
ADA PARKING:	
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
STANDARD SPACES:	21 SPACES
ADA SPACES:	2 SPACES
TOTAL SPACES:	23 SPACES

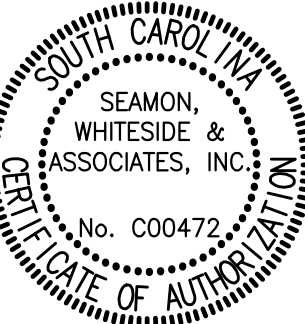
IRRIGATION NOTE:

NO LANDSCAPING/IRRIGATION WILL BE INSTALLED IN THE SCDOT RIGHT-OF-WAY

SITE LEGEND	
DETECTABLE WARNING SURFACE	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE- SIDEWALK	
PARKING SPACE QUANTITY (PER SECTION)	12



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

896 TIGER BLVD HIPBURGER
CLEMSON, SOUTH CAROLINA

SW+ PROJECT: 11276
DATE: X/XX/XX
DRAWN BY: XXX
CHECKED BY: XXX

REVISION HISTORY

NO.	DESCRIPTION

SITE PLAN

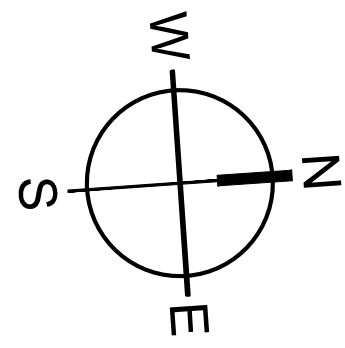
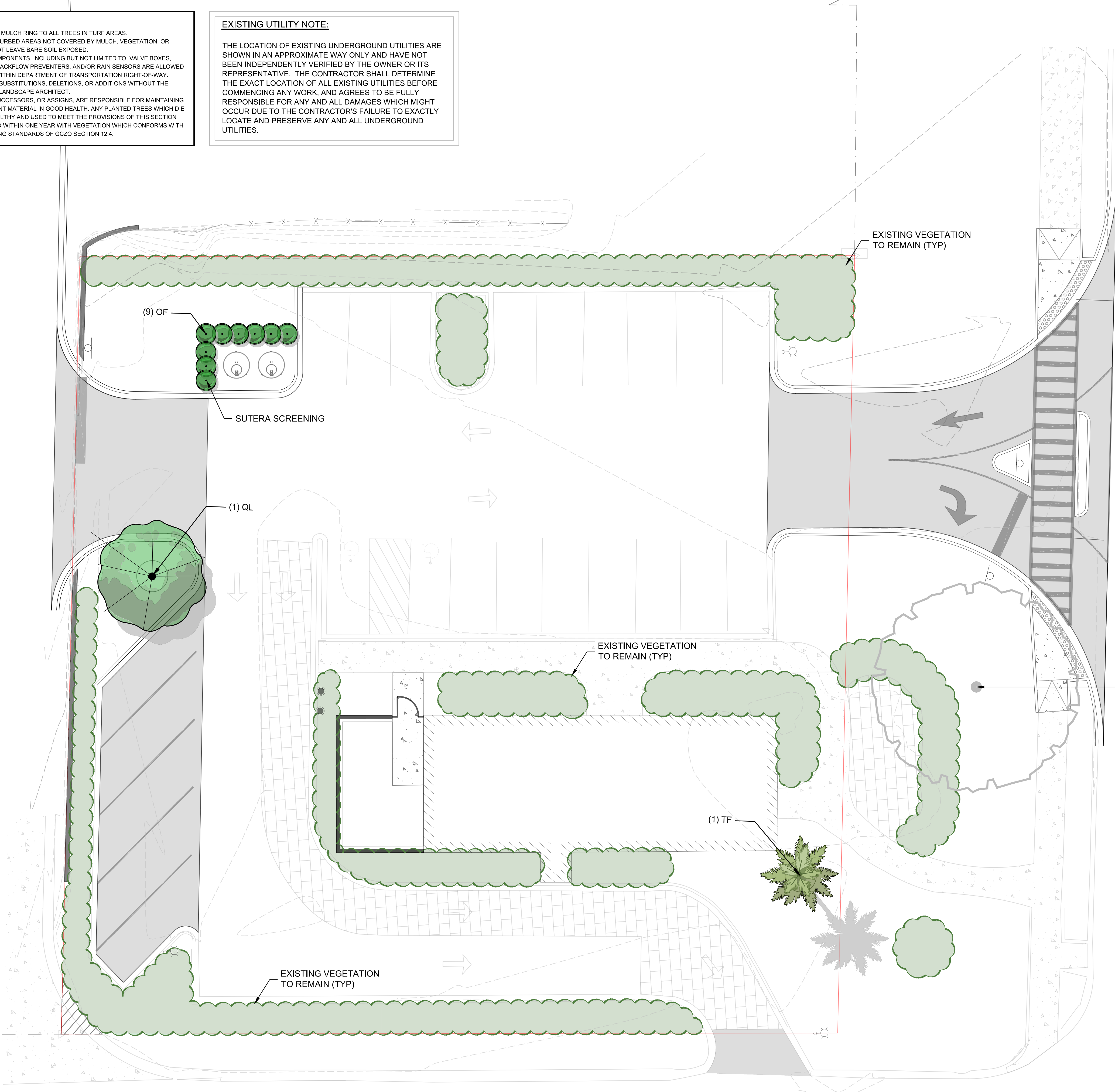
C5.0

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | JUDSON MILLS BUILDING 6000, 7TH FLOOR | PROPOSED SUITE 6000 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28217 | 70N, CEMAS STREET | SUMMERVILLE, SC 29586 | 15N N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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- NOTES:**
1. APPLY 6" DIAMETER MULCH RING TO ALL TREES IN TURF AREAS.
 2. SOD/SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
 3. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.
 4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 5. THE OWNER, HIS SUCCESSORS, OR ASSIGNS, ARE RESPONSIBLE FOR MAINTAINING ALL REQUIRED PLANT MATERIAL IN GOOD HEALTH. ANY PLANTED TREES WHICH DIE OR BECOME UNHEALTHY AND USED TO MEET THE PROVISIONS OF THIS SECTION MUST BE REPLACED WITHIN ONE YEAR WITH VEGETATION WHICH CONFORMS WITH THE INITIAL PLANTING STANDARDS OF GC20 SECTION 12.4.

EXISTING UTILITY NOTE:

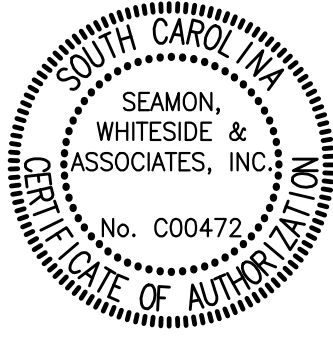
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



0 5 10 20
SCALE: 1" = 10'



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896 TIGER BLVD HIPBURGER

CLEMSON, SOUTH CAROLINA

SW+ PROJECT: 11276
DATE: X/XX/XX
DRAWN BY: XXX
CHECKED BY: XXX

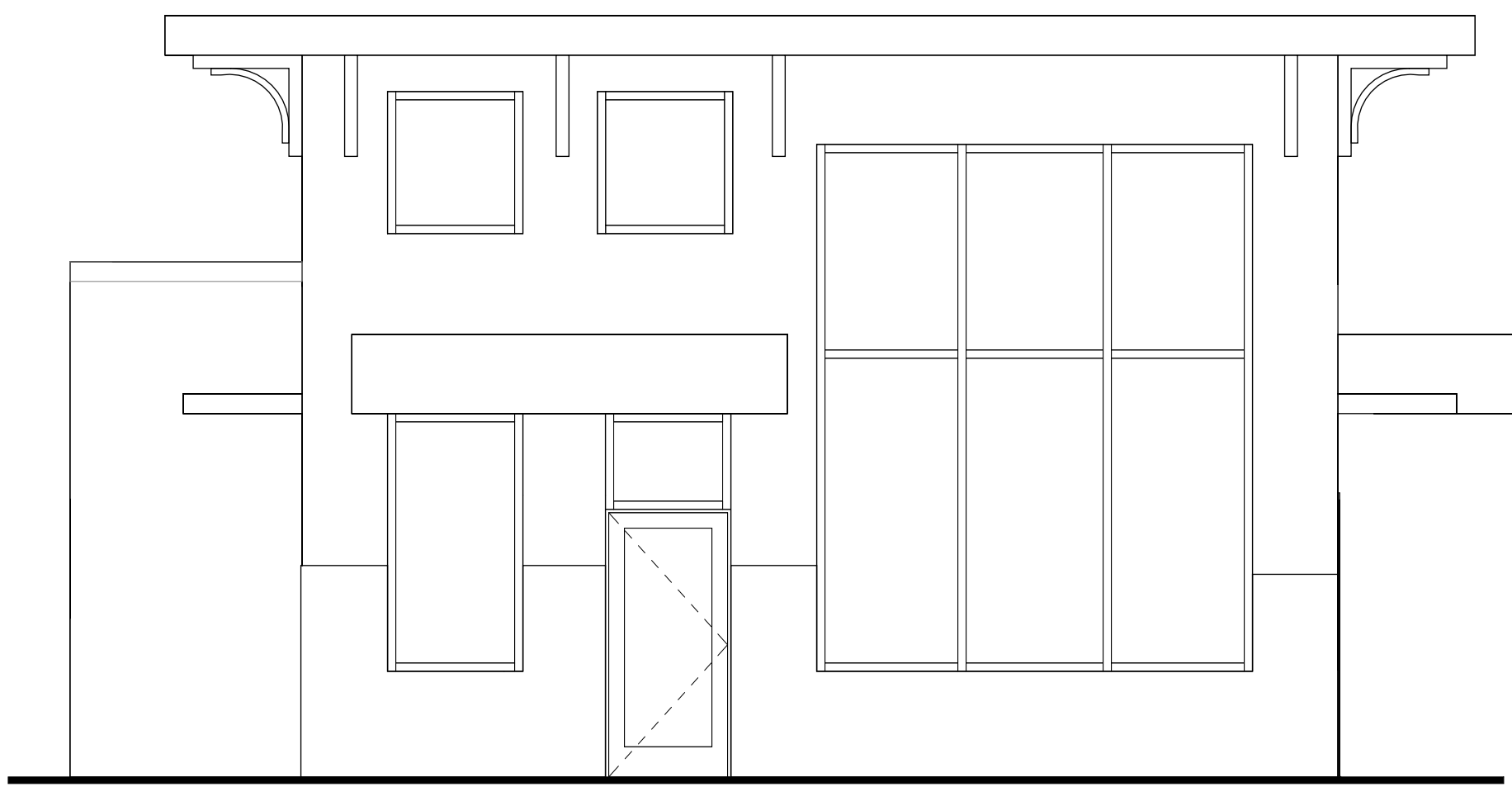
REVISION HISTORY

NO.	DESCRIPTION	DATE

LANDSCAPE
PLAN

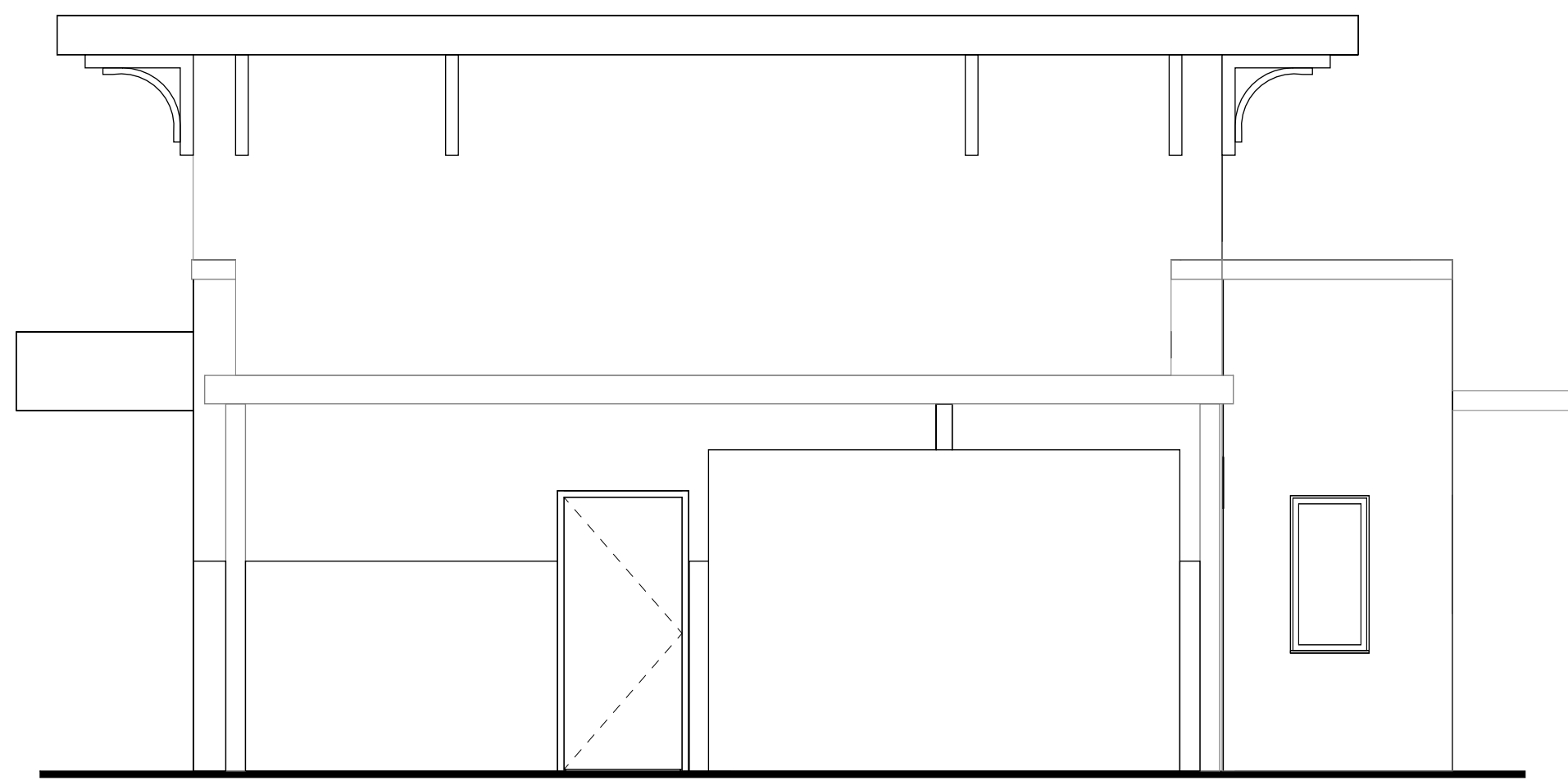
L1.0

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1 EXISTING FRONT ELEVATION

A3.01 SCALE: 1/4" = 1'-0"



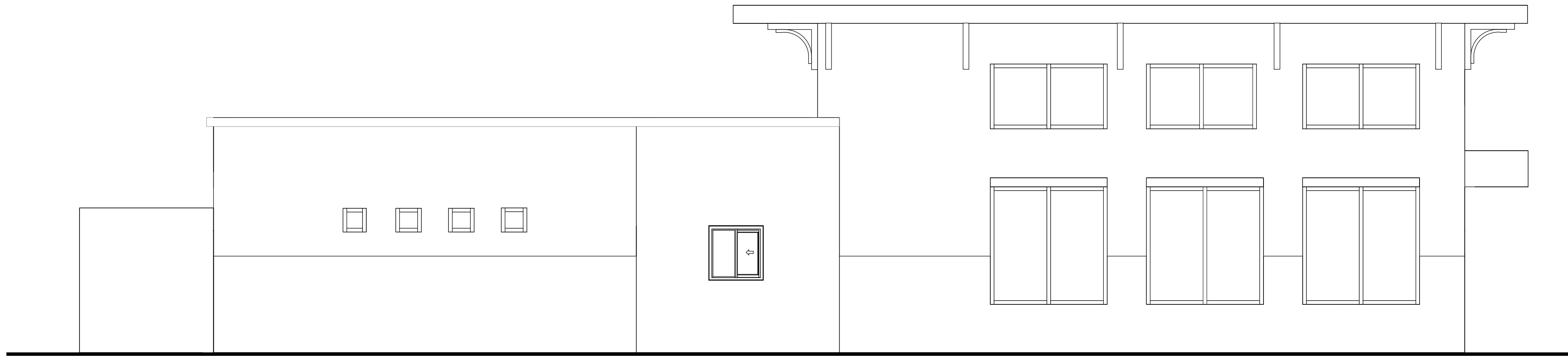
2 EXISTING BACK ELEVATION

A3.01 SCALE: 1/4" = 1'-0"



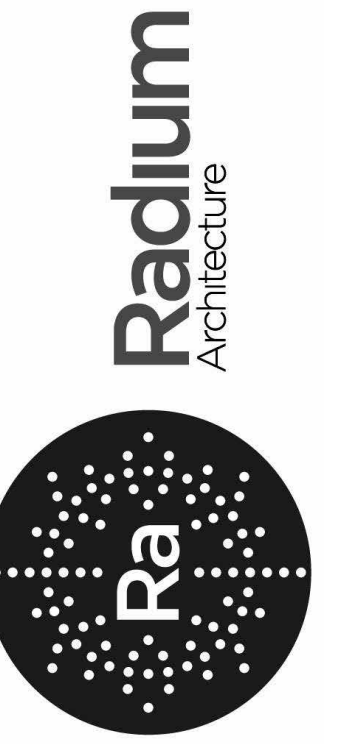
3 EXISTING PARKING LOT ELEVATION

A3.01 SCALE: 1/4" = 1'-0"



4 EXISTING DRIVE THRU ELEVATION

A3.01 SCALE: 1/4" = 1'-0"



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SEAL:

SEAL:



PROJECT:

HIPBURGER
CLEMSON

896 TIGER BLVD, CLEMSON SC

CONTRACTOR:

MARK	DATE	DESCRIPTION
1	05/14/2024	BAR Review
PROJECT NUMBER: 23028		
DRAWN BY: HKM		
CHECKED BY: TBB		

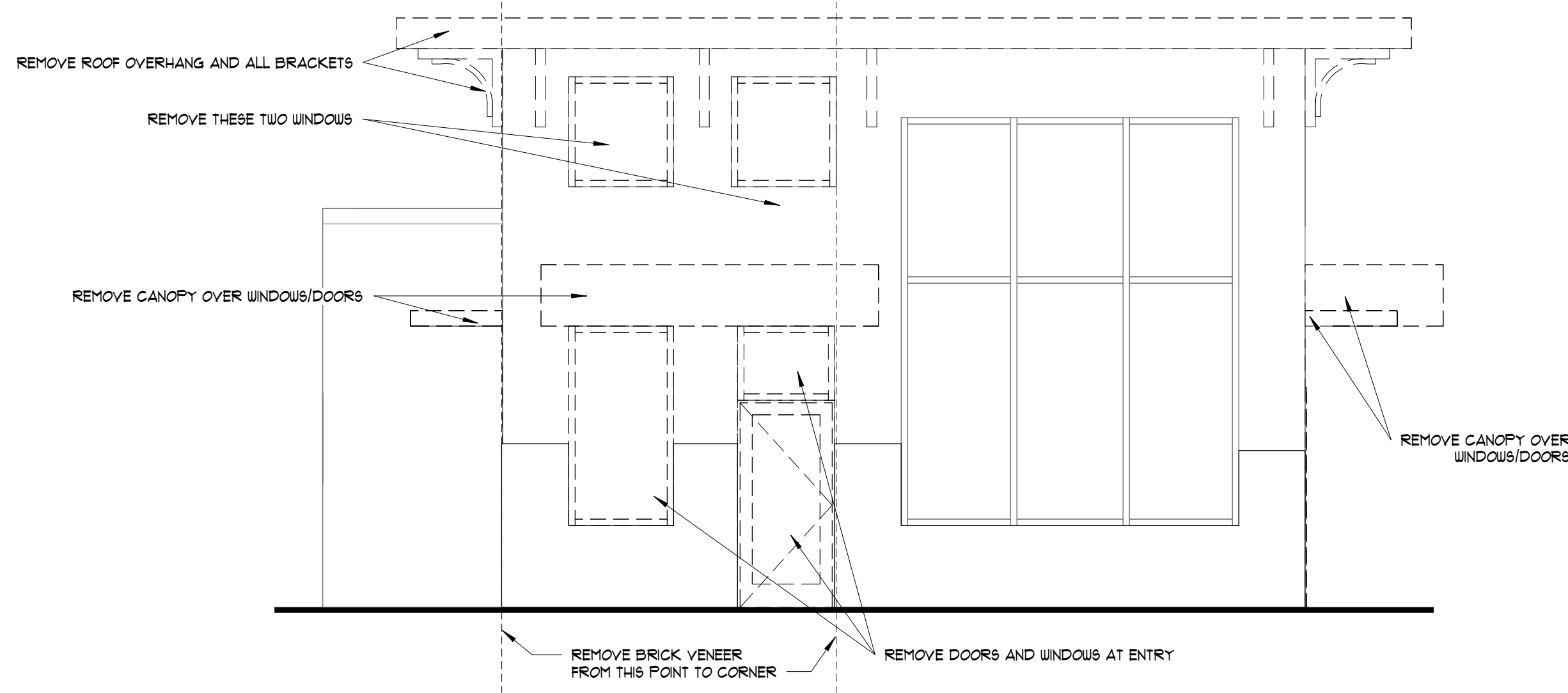
SHEET TITLE:

EXISTING BUILDING
ELEVATIONS

SHEET NUMBER:

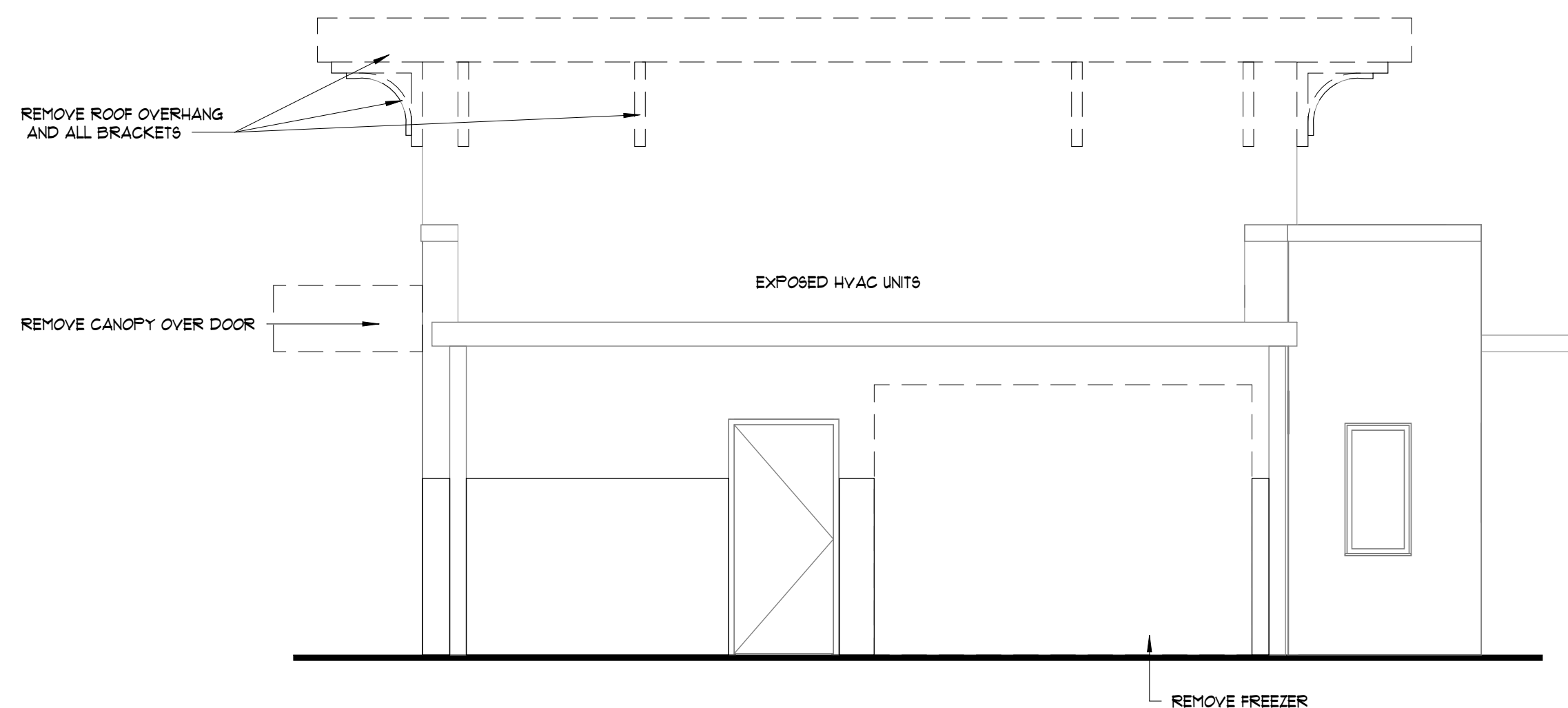
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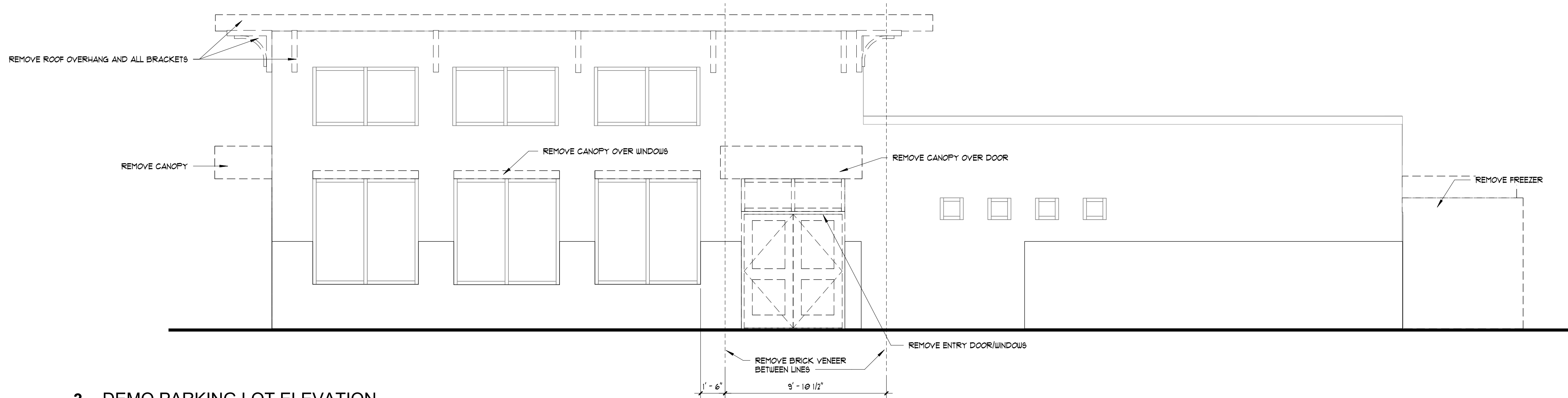
1 DEMO FRONT ELEVATION

D1.00 SCALE: 1/4" = 1'-0"



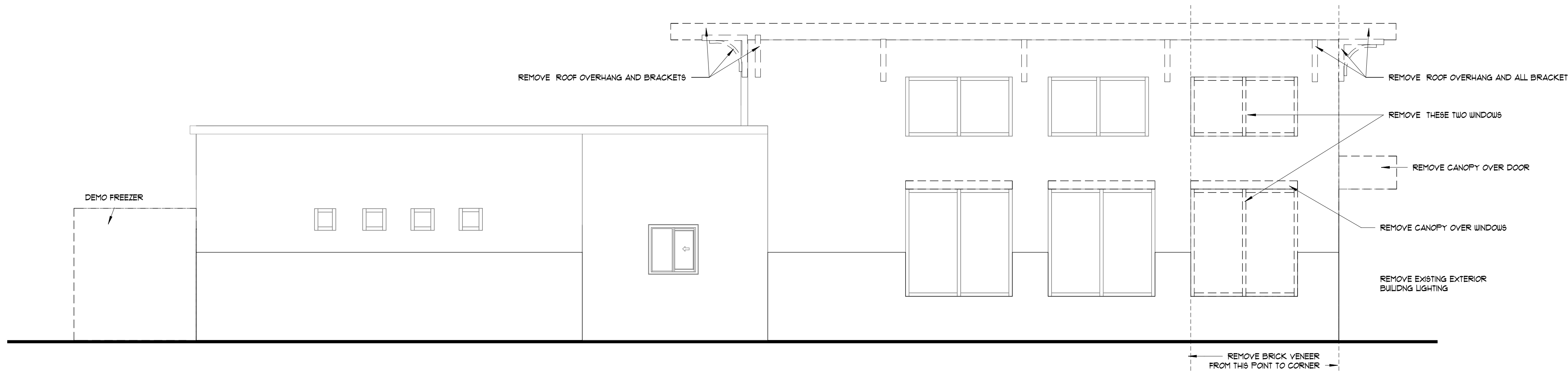
2 DEMO BACK ELEVATION

D1.00 SCALE: 1/4" = 1'-0"



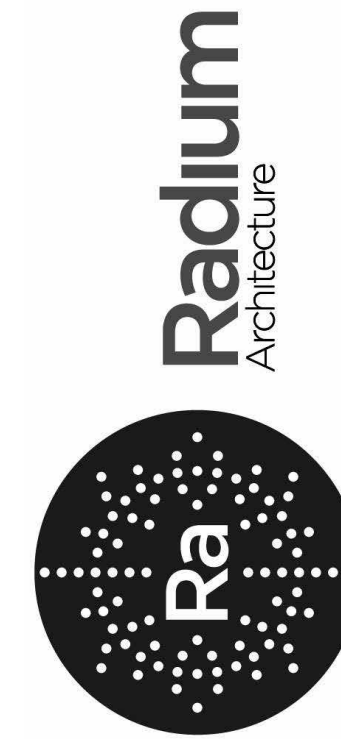
3 DEMO PARKING LOT ELEVATION

D1.00 SCALE: 1/4" = 1'-0"



4 DEMO DRIVE THRU ELEVATION

D1.00 SCALE: 1/4" = 1'-0"



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PROJECT:

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CLEMSON

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CONTRACTOR:

MARK	DATE	DESCRIPTION
1	02/14/2024	BAR Review
PROJECT NUMBER: 23028		
DRAWN BY: HKM		
CHECKED BY: TBB		

SHEET TITLE:

DEMO BUILDING
ELEVATIONS

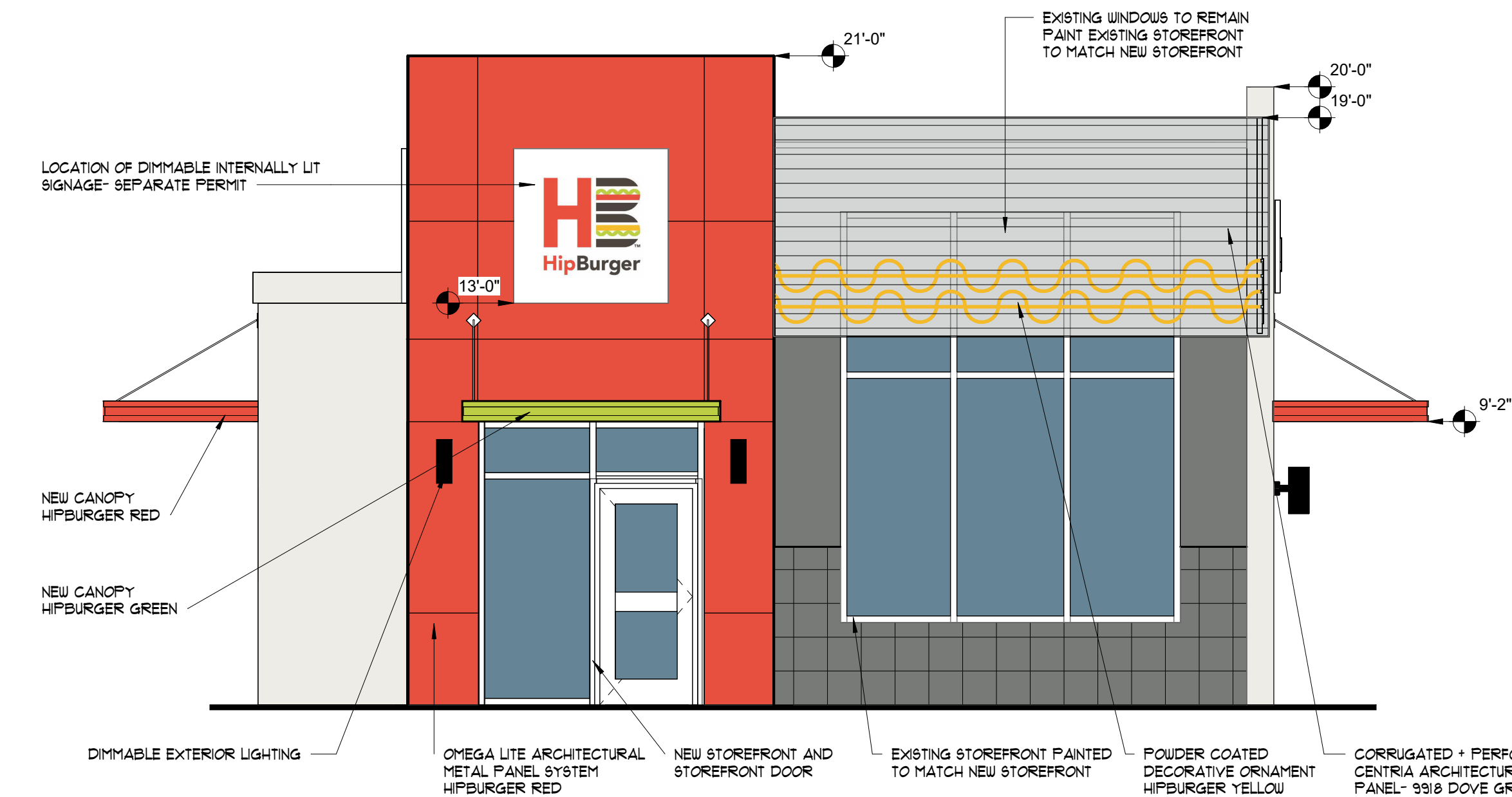
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D1.00

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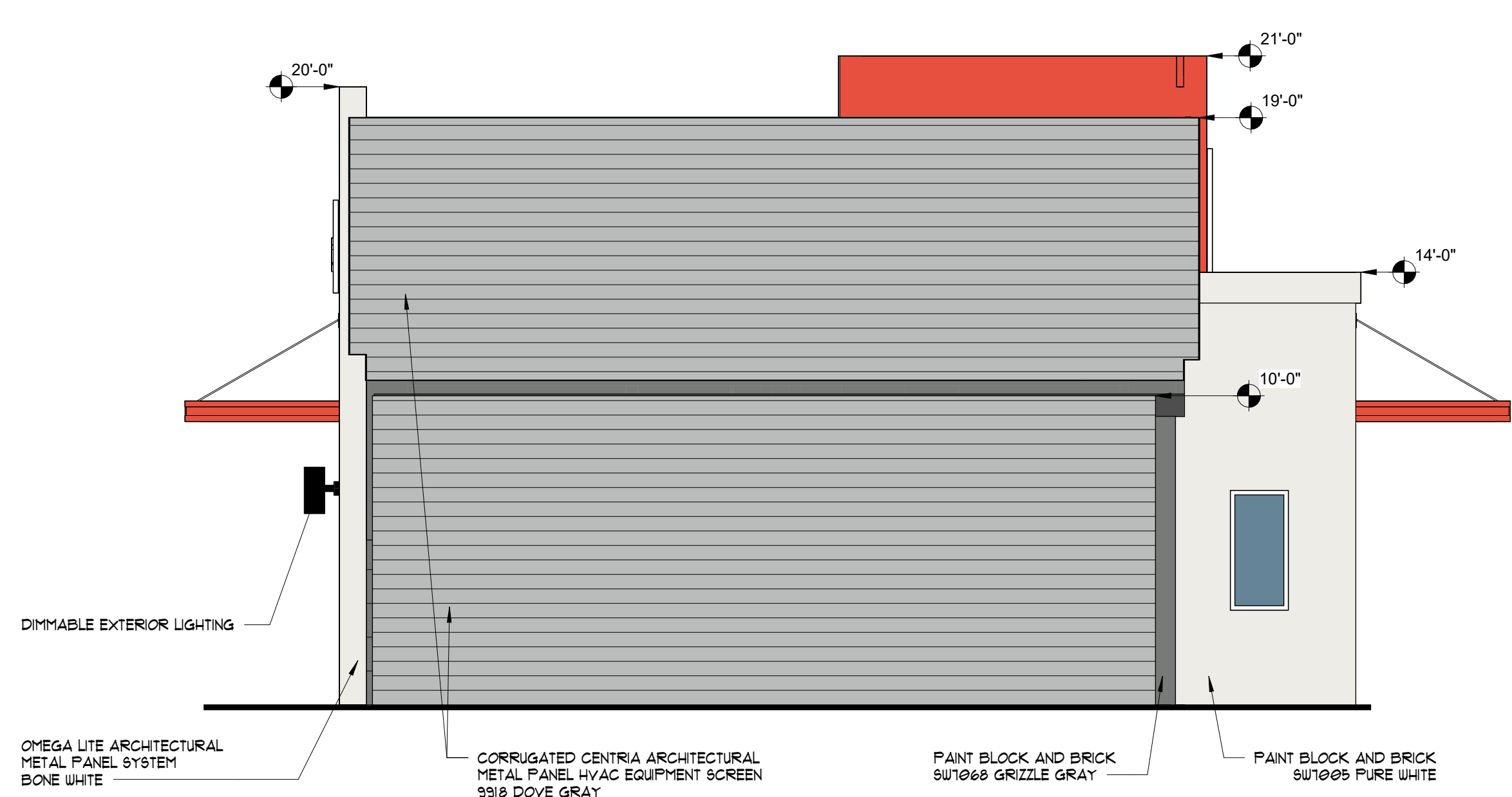
MATERIAL COLOR CHART

- HIPBURGER RED**
RGB: 231 80 63
OMEGA LITE SMOOTH ARCHITECTURAL METAL PANELS
METAL CANOPY
- HIPBURGER YELLOW**
RGB: 243 181 44
POWDER COATED ORNAMENT
METAL CANOPY
- HIPBURGER GREEN**
RGB: 190 206 68
METAL CANOPY
- SHERWIN WILLIAMS SW7068 GRIZZLE GRAY**
RGB: 99 101 98
PAINT FOR EXISTING BRICK AND BLOCK
- 9918 DOVE GRAY**
RGB: 186 188 188
CENTRIA CORRUGATED ARCHITECTURAL METAL PANELS
CENTRIA CORRUGATED + PERFORATED ARCHITECTURAL METAL PANELS
- SHERWIN WILLIAMS SW7005 PURE WHITE**
RGB: 231 236 230
PAINT FOR EXISTING BRICK TO MATCH BONE WHITE
- BONE WHITE**
RGB: 231 236 230
OMEGA LITE SMOOTH ARCHITECTURAL METAL PANELS



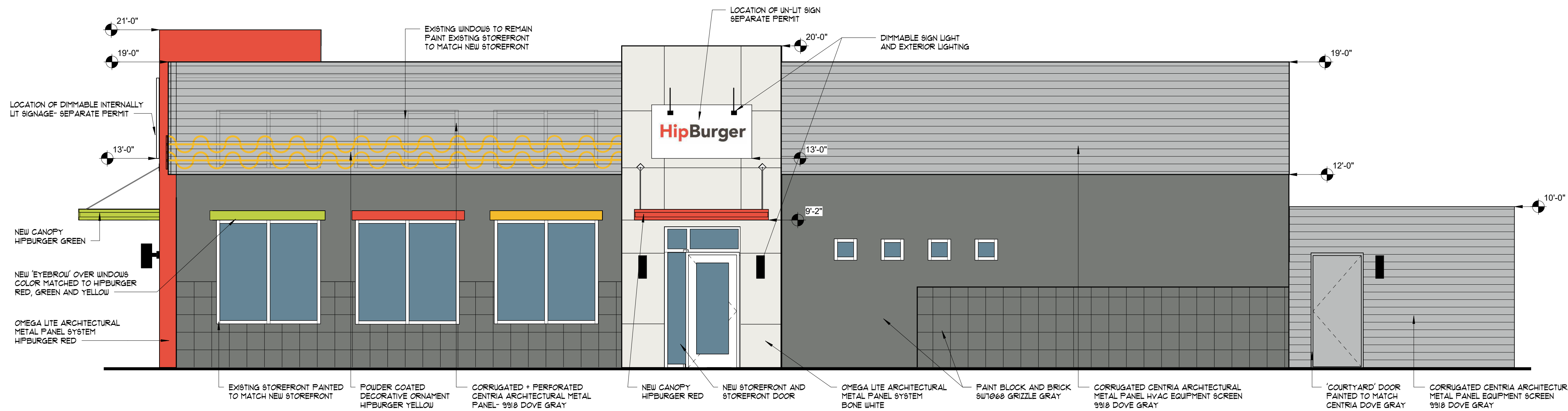
1 FRONT ELEVATION RENDERED

A3.02 SCALE: 1/4" = 1'-0"



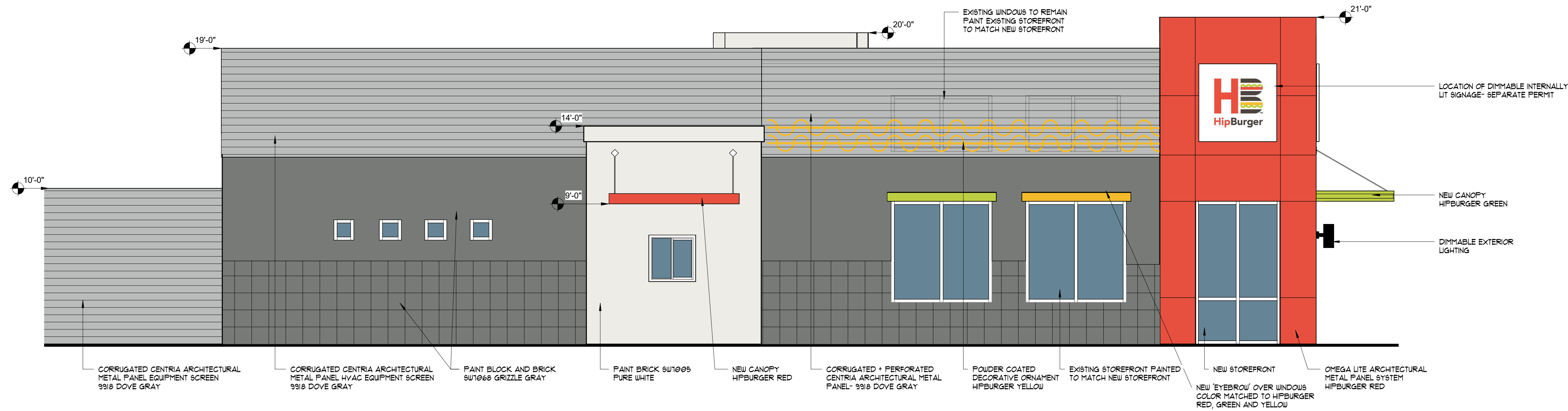
2 BACK ELEVATION RENDERED

A3.02 SCALE: 1/4" = 1'-0"



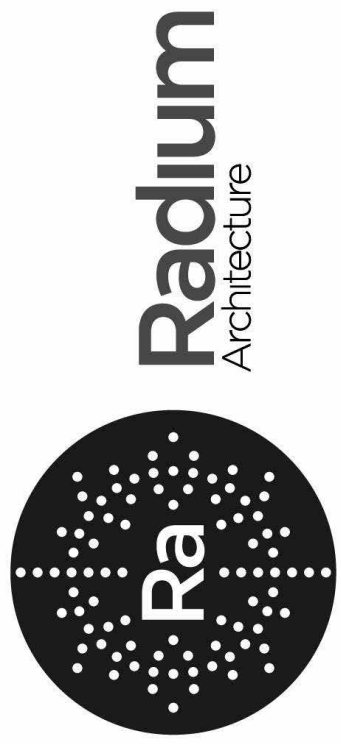
3 PARKING LOT ELEVATION RENDERED

A3.02 SCALE: 1/4" = 1'-0"



4 DRIVE THRU ELEVATION RENDERED

A3.02 SCALE: 1/4" = 1'-0"



SEAL:

SEAL:



PROJECT:

HIPBURGER
CLEMSON

896 TIGER BLVD, CLEMSON SC

CONTRACTOR:

MARK	DATE	DESCRIPTION
1	05/14/2024	BAR Review
PROJECT NUMBER: 23028		
DRAWN BY: HKM		
CHECKED BY: TBB		
SHEET TITLE:		

HIPBURGER BUILDING
ELEVATIONS

SHEET NUMBER:

A3.02

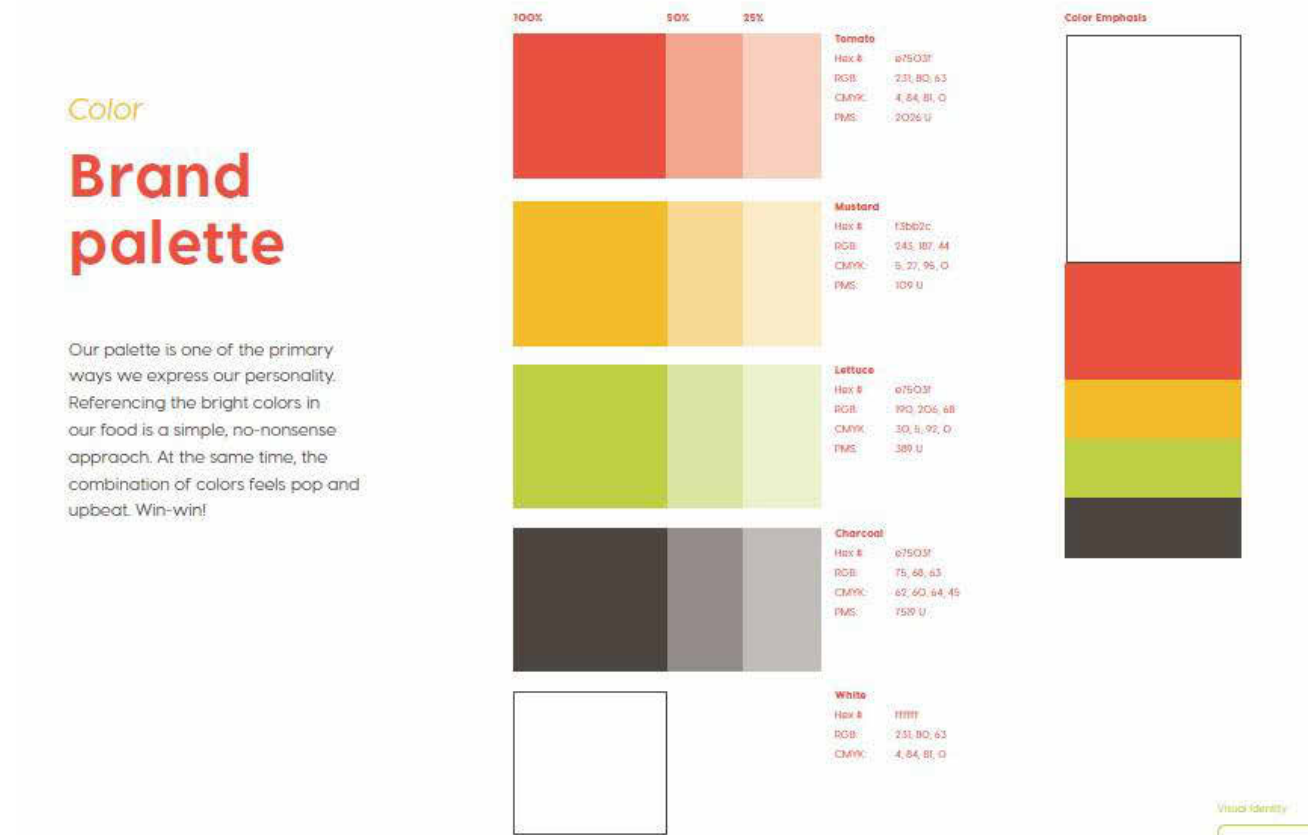
EXISTING EXTERIOR OF BUILDING



EXISTING SITE ARIEL VIEW

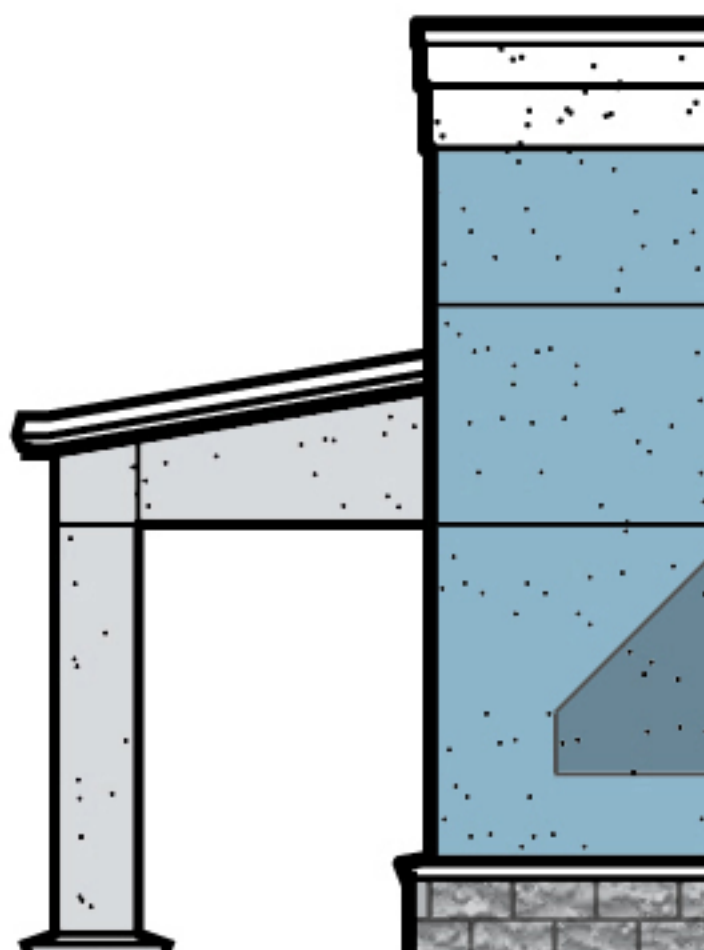
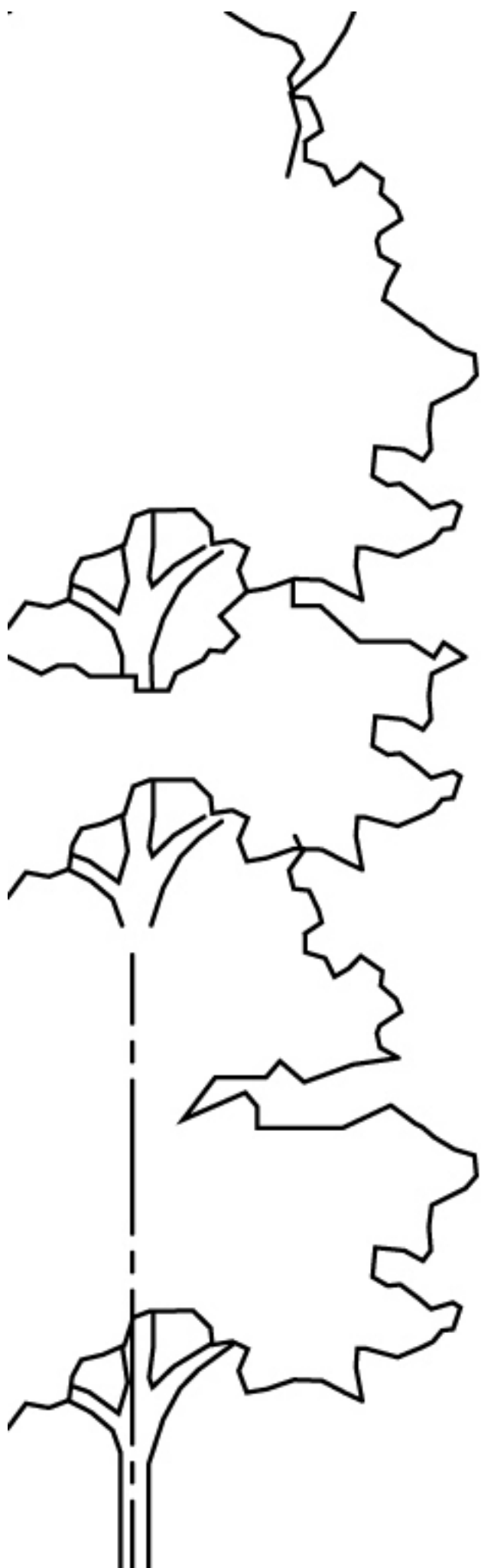


HIP BURGER BRAND STANDARDS

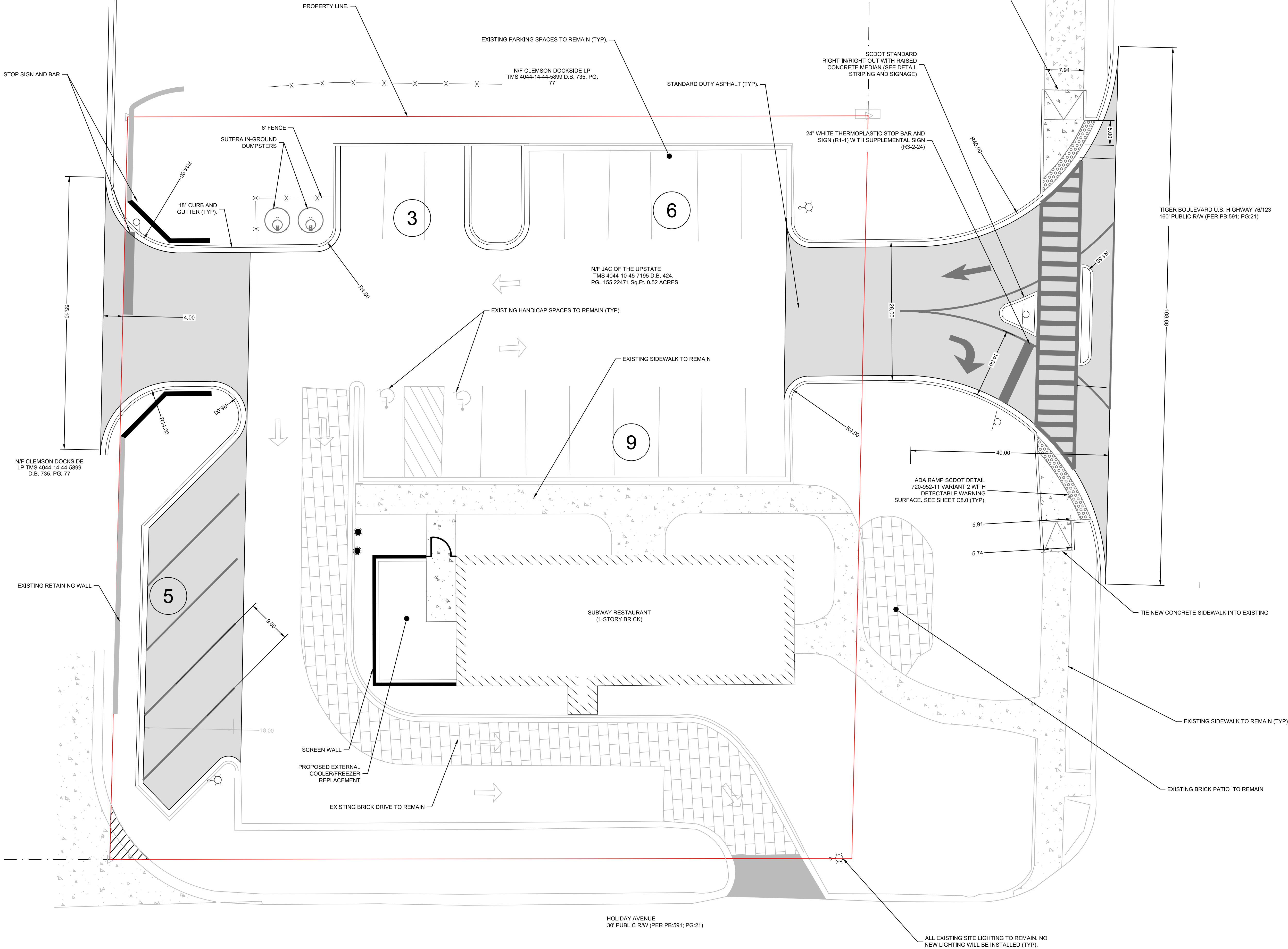


SEAL:





501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JACOBSON MILLS BUILDING 6000, 7th FLOOR | PROPOSED SUITE 600 | GREENVILLE, SC 29614 | 230 PETERSBURG | CHARLOTTE, NC 28217 | 70N. CEMAS STREET | SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306



NOTE:

AREAS WITHIN SCDOT ROW WHERE EXISTING MARKINGS ARE TO BE REMOVED, CONTRACTOR TO REPLACE WITH THERMOPLASTIC. REFER TO SCDOT STANDARD DRAWINGS.

HOURLY LANE CLOSURE PROHIBITIONS:
MONDAY - FRIDAY: 7 AM TO 8 PM

SITE NOTES:

- SEE SHEET C-01 FOR CIVIL NOTES AND ABBREVIATIONS.
- ALL STRIPING AND MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE REFLECTIVE THERMOPLASTIC IAW SCDOT SPECIFICATIONS. REFER TO SCDOT STANDARD DRAWINGS.
- ALL SIGNAGE (EXCEPT TRAFFIC SIGNS) SHALL BE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- WHERE APPLICABLE, LANDSCAPED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH SC LAWS AND STANDARDS.
- THE PARKING LOT LIGHT FIXTURES ARE NOT TO EXCEED 30' IN HEIGHT.
- PROVIDE FALL PROTECTION SAFETY RAILING FOR VERTICAL DROP-OFFS OF 30" OR MORE ABOVE FINISHED GRADE.
- WHEN BUILDING ADA RAMP, BUILD FROM THE BOTTOM (LANDING) UP.
- ANY WORK BUILT WITHIN THE ROW THAT IS NOT BUILT PER THE APPROVED PLAN IS SUBJECT TO REMOVAL AND REPLACEMENT AFTER INSPECTION.

PARKING TABLE	
LIMITED SERVICE RESTAURANT: 1 SPACE PER 100 SF GROSS FLOOR AREA (1,930 SF = 20 SPACES)	
TOTAL PARKING REQUIRED:	20 SPACES
TOTAL PARKING PROVIDED:	23 SPACES
ADA PARKING:	
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
STANDARD SPACES:	21 SPACES
ADA SPACES:	2 SPACES
TOTAL SPACES:	23 SPACES

IRRIGATION NOTE:

NO LANDSCAPING/IRRIGATION WILL BE INSTALLED IN THE SCDOT RIGHT-OF-WAY

SITE LEGEND	
DETECTABLE WARNING SURFACE	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE- SIDEWALK	
PARKING SPACE QUANTITY (PER SECTION)	12



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NO.	DESCRIPTION	DATE

SITE PLAN

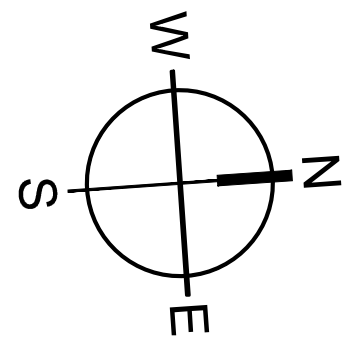
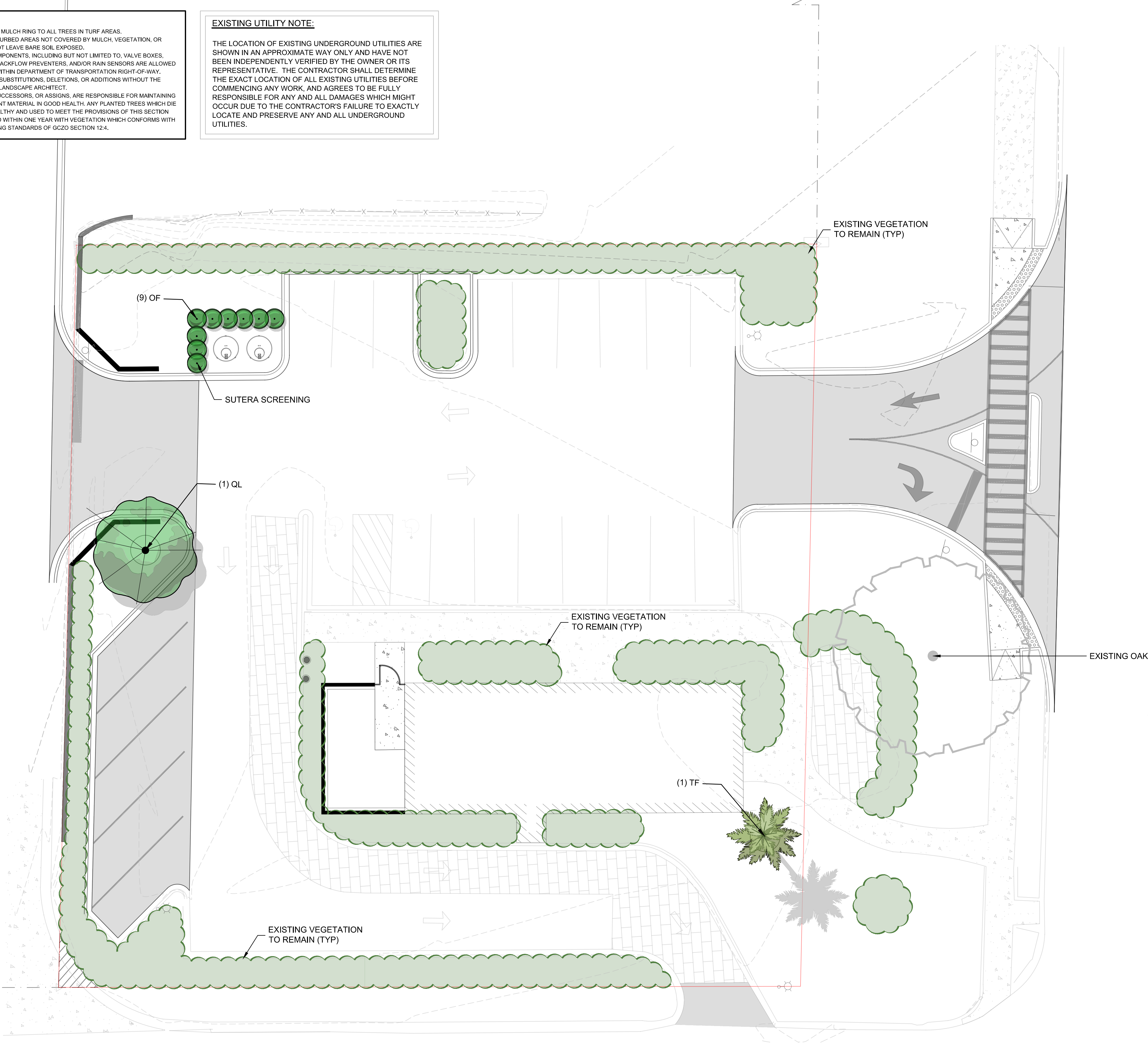
C5.0

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | JUDSON MILLS BUILDING 6000, 7TH FLOOR | GROSSER, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28217 | 70N, CEMAS STREET | SUMMERVILLE, SC 29586 | 15N N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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- NOTES:**
1. APPLY 6" DIAMETER MULCH RING TO ALL TREES IN TURF AREAS.
 2. SOD/SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
 3. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.
 4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 5. THE OWNER, HIS SUCCESSORS, OR ASSIGNS, ARE RESPONSIBLE FOR MAINTAINING ALL REQUIRED PLANT MATERIAL IN GOOD HEALTH. ANY PLANTED TREES WHICH DIE OR BECOME UNHEALTHY AND USED TO MEET THE PROVISIONS OF THIS SECTION MUST BE REPLACED WITHIN ONE YEAR WITH VEGETATION WHICH CONFORMS WITH THE INITIAL PLANTING STANDARDS OF GC20 SECTION 12.4.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



0 5 10 20
SCALE: 1" = 10'



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**LANDSCAPE
PLAN**

L1.0

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
2. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT LANDSCAPE CONTRACTOR'S EXPENSE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY POSSIBLE CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND UTILITIES, SIGNS, AND/OR OTHER STRUCTURES.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL, AND INSTALLING TREES OR SHRUBS. THE LANDSCAPE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERCOLATE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS.
4. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
5. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. **PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL QUANTITIES.** DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
7. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANSI Z60.1), UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. **MINIMUMS FOR HEIGHT, SPREAD, OR CALIPER SHALL TAKE PRECEDENCE OVER A SPECIFIED CONTAINER SIZE.**
8. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDamAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
9. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEAR'S VERTICAL GROWTH (TOP CANDLE).
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
11. REMOVE BURLAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
12. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
13. DO NOT WRAP TREES.
14. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
15. TREE GUYING MATERIAL SHALL BE "ARBOR-TIE" OR EQUIVALENT.
16. ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
17. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. SEE SOIL NOTES.
18. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED, SODDED AND/OR SEEDDED SHALL BE REMOVED PRIOR TO PLANTING, SODDING, AND SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
19. ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT ON THIS PLAN SHALL BE SEEDDED PER THE PROVIDED SEEDING SCHEDULE. ALL DISTURBED NATURAL AREAS SHALL BE MULCHED (SEE MULCH SPECIFICATIONS).
20. DRAINAGE TO BE PROVIDED FOR ALL ABOVE GROUND PLANTERS.
21. PLANTINGS SHALL BE PRUNED TO CONFORM WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
23. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
24. SHOULD THE LANDSCAPE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE LANDSCAPE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.

SOIL NOTES:

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED, INDENTATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT AND OWNER FOR ACCEPTANCE. LANDSCAPE CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE.
2. LANDSCAPE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRIC METER, BACKFLOW PREVENTER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WATER METER REQUIREMENTS WITH CIVIL ENGINEER.
3. LANDSCAPE CONTRACTOR TO PROVIDE DRIP IRRIGATION TO ALL ABOVE GROUND PLANTERS. IRRIGATION LINE TO BE INSTALLED BENEATH ADJACENT HARDSCAPE AS NECESSARY.
4. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VALUITS SHALL BE LOCATED IN MULCH BEDS.
5. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE NOTES:

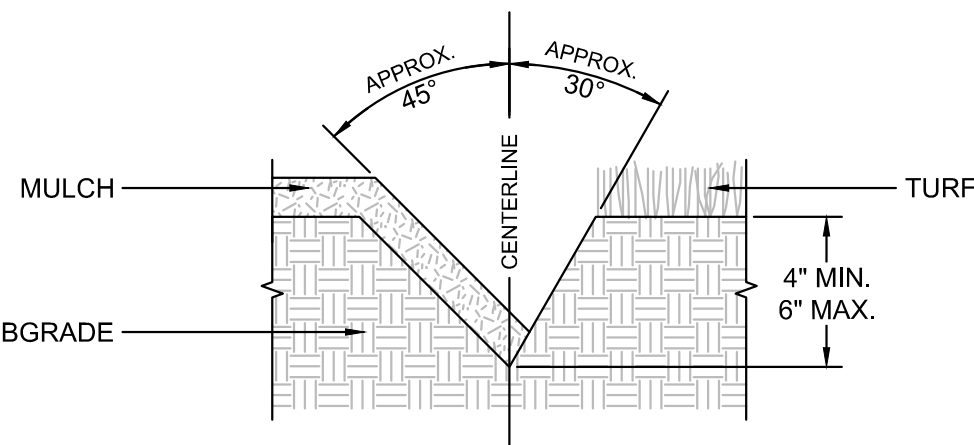
1. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
2. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THIS OFFICE.
3. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
4. THE QUANTITIES ON THE SCHEDULE ARE ONLY A GUIDE. ALL QUANTITIES SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR ON THE PLANTING PLAN.

ABBREVIATIONS:

B&B = BALLED & BURLAPPED	CT = CLEAR TRUNK	GAL = GALLON CONTAINER	RF = REFOOLIATED
BR = BARE ROOT MATERIAL	ESP = ESPALIER	HC = HURRICANE CUT	SP = SPECIMEN MATERIAL
CAL = TRUNK CALIPER (MIN)	FTG = FULL TO GROUND	MS = MULTI-STEMMED TRUNK	TF = TREE FORM HABIT
CON = CONTAINERIZED MATERIAL	FWF = FULL WELL FORMED	OC = ON-CENTER	TYP = TYPICAL

Landscape Notes

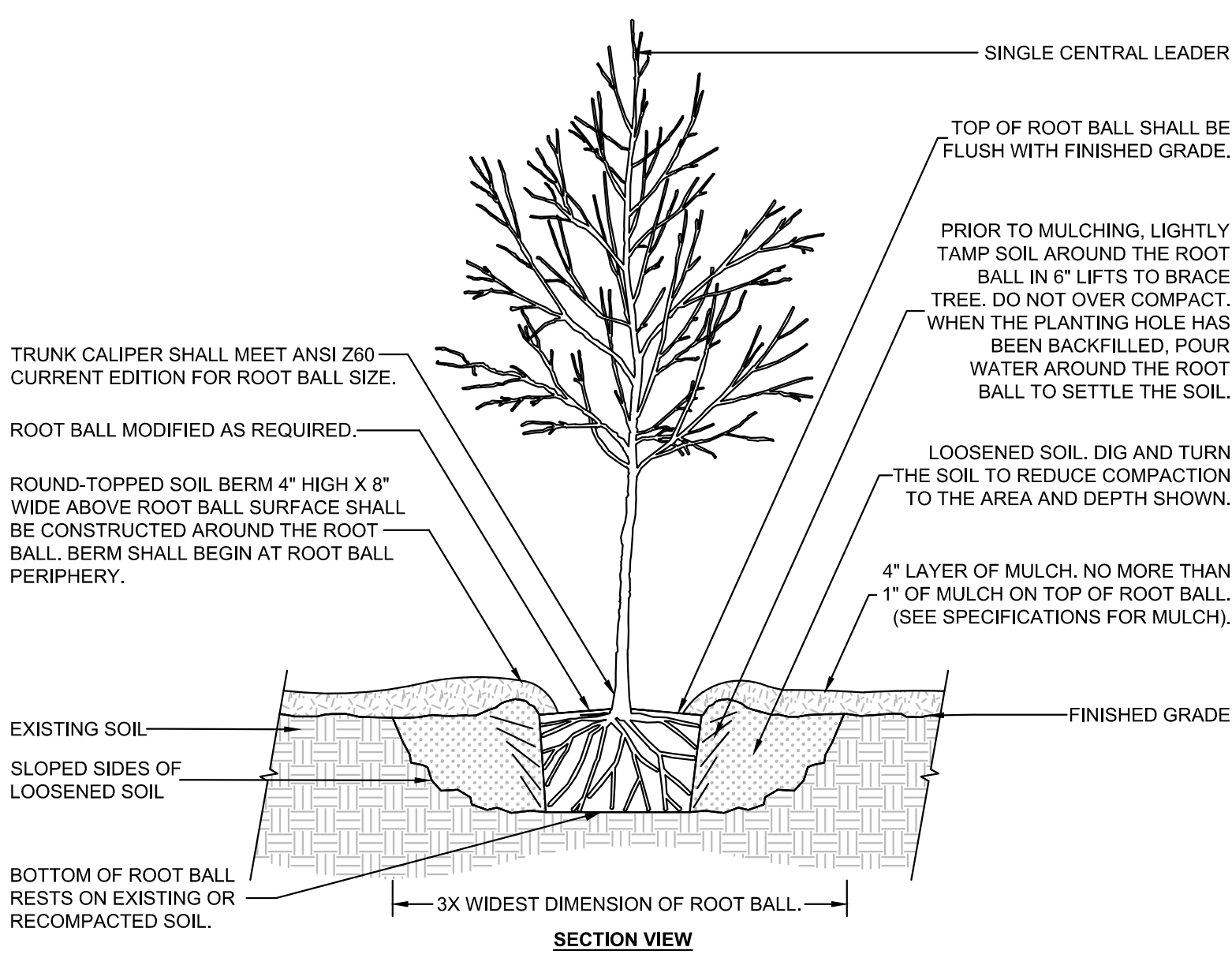
SCALE:



- NOTES:**
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
 2. EXCAVATE TRENCH BY HAND WITH SPADE.
 3. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

2 Lawn Edge Detail

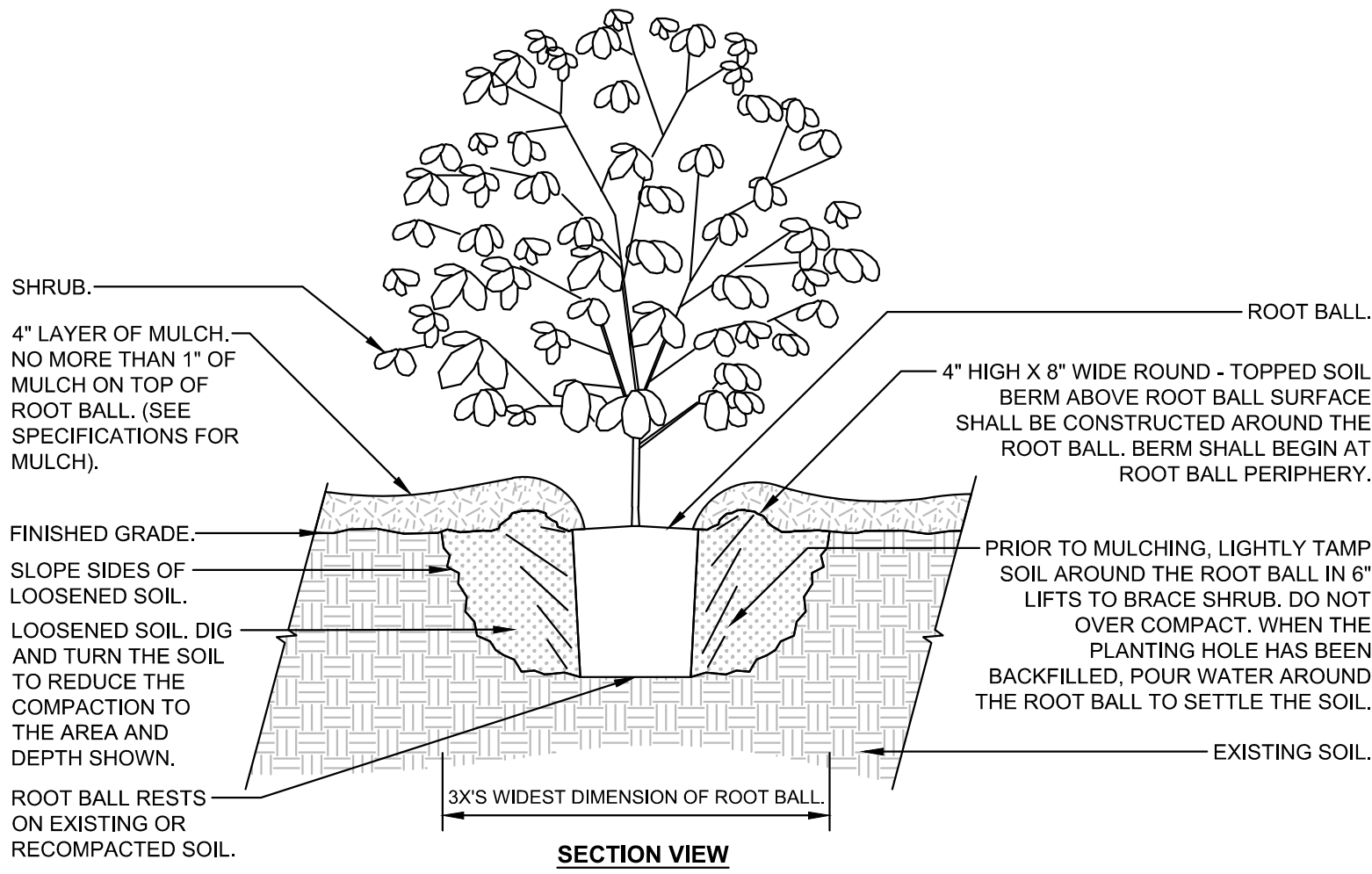
SCALE: NOT TO SCALE



- NOTES:**
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 Tree with Berm – Existing Soil Unmodified

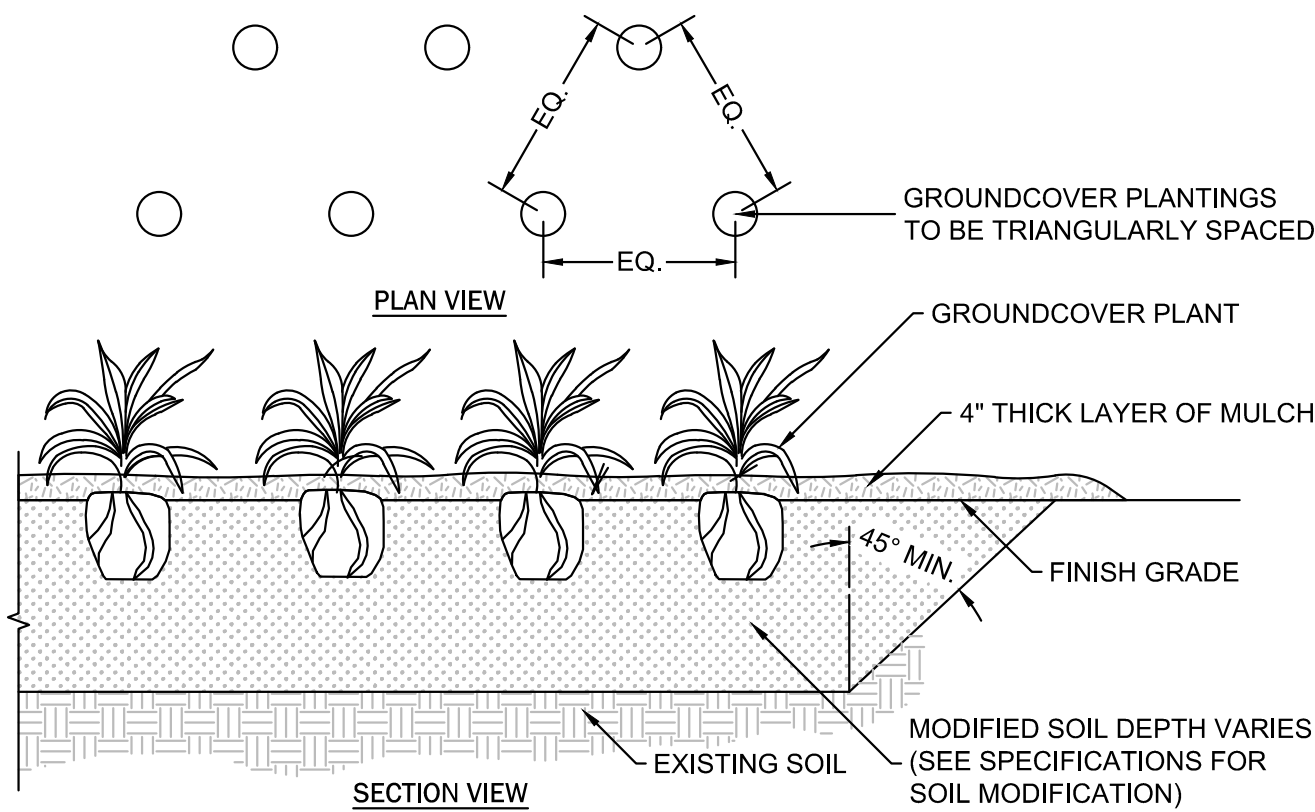
SCALE: NOT TO SCALE



- NOTES:**
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

4 Shrub Planting – Unmodified Soil

SCALE: NOT TO SCALE



- NOTES:**
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
 2. SEE PLANT SCHEDULE FOR PLANT SPECIES, SIZE, AND SPACING DIMENSION.
 3. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
 4. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUND COVER BED AREA. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
 5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE FROM PLANTING HOLE/BEDS IF COMPACTED SOILS OR POORLY DRAINED SOIL IS ENCOUNTERED.
 6. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

5 Groundcover / Ornamental Grass Planting Detail

SCALE: NOT TO SCALE

PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES							
	QL	1	QUERCUS LYRATA / OVERCUP OAK	2" CAL	12'-14'	AS SHOWN	FWF / SP / 6' CT
	TF	1	TRACHYCARPUS FORTUNEI / WINDMILL PALM	N/A	6' MIN	AS SHOWN	FWF / SP / B&B
SHRUBS							
	OF	9	OSMANTHUS FRAGRANS / SWEET OLIVE	7 GAL	24" MIN	AS SHOWN	FWF / SP



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



**NOT FOR
CONSTRUCTION**

896 TIGER BLVD HIPBURGER

CLEMSON, SOUTH CAROLINA

SW+ PROJECT: 11276
DATE: X/XX/XX
DRAWN BY: XXX
CHECKED BY: XXX

REVISION HISTORY

NO.	DESCRIPTION

PLANT SCHEDULE & DETAILS

L2.0