1. Remote Participation And Viewing

   Public Comments can be made in two ways:

   1. In person during the appropriate point(s) of the meeting
   2. VIA THE MYCIVIC APP up to 5pm the day before the meeting.

   Public Meetings are livestreamed and recordings are archived on the CITY OF CLEMSON YOUTUBE PAGE.

   Disclaimer: The City of Clemson will continue to provide multiple ways to view and participate in our public meetings. Note that technology is not perfect and on rare occasions could fail before, during, or after a meeting. If this happens you should be able to watch the local recorded meeting on YouTube at a later date or review the minutes of the meeting when they are available.

2. Agenda

   Documents:

   2025_11_04_BAR_AGENDA.PDF

3. Meeting Materials

   Documents:

   2025_10_07_BAR_MINUTES DRAFT.PDF
   2025_AR_07_203 FRONTAGE RD_SUBMISSION V2.PDF
   2025_AR_07_203 FRONTAGE RD_SITE PLAN.PDF
   2025_AR_07_203 FRONTAGE RD_LANDSCAPE PLAN.PDF
   2025_AR_05_501 OLD GREENVILLE HWY_SIGNAGE LIGHTS LANDSCAPE.PDF
   2025_AR_09_398 COLLEGE AVE_LANDSCAPE PLAN V2.PDF
   2025_AR_09_398 COLLEGE AVE_ELEVATIONS V2.PDF
   2025_AR_09_398 COLLEGE AVE_PERSEPCTIVES.PDF

CITY OF Clemson
PLANNING & DEVELOPMENT

AGENDA
Board of Architectural Review Meeting
November 4, 2025 at 6:00 P.M.
1250 Tiger Blvd.
City Hall - City Council Chambers

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 – October 7, 2025

3. Action Items

a. Building and Site Review

1) **2025-AR-07:** Applicant Quinton Brown, C&W Estates LLC, is requesting review of new commercial building at 203 Frontage Rd.
2) **2025-AR-04:** Applicant Robert Canipe, Harris Teeter, is requesting approval of signage, lighting and landscape plans for 501 Old Greenville Hwy.
3) **2025-AR-09:** Applicant Mauricio Visbal, LV Collective, is requesting approval of materials, landscape and lighting for 398 College Ave.

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

4. Staff Reports

5. Other Business

6. Adjourn

Board of Architectural Review Meeting
October 7, 2025 - 6:00 P.M.
CITY COUNCIL CHAMBER

The meeting was livestreamed and recorded on YouTube (Note: due to technical issues, a portion of the video recording was lost; a full audio recording is available on request.)

Members Present: David Allison, Todd Howard, Andrew Neptune, Pete Matsko and Nathan Schaupp

Members Absent: Hunter Hanahan andChristine Tedesco

Staff Present: Jacob Peabody, Zoning and Codes Administrator, and Rebekah Wilbanks, Recording Secretary

1. **Call to Order:** The meeting was called to order at 6:00 p.m.

Chairman Todd Howard read the opening statement and had Board members introduce themselves. Mr. Howard continued to explain how the meeting will be conducted and invited attendees to use the Speaker Sign-in form to register to speak during the meeting. Mr. Howard also informed the audience that the BAR meetings are now being live streamed through the City of Clemson YouTube website.

2. Adoption of Minutes: Nathan Schaupp moved the Minutes from the September 3, 2025, meeting be approved as presented. David Allison seconded the motion. Minutes were adopted by unanimous vote. (2:18)

3. Action Items

a. Building and Site Review

1. 2025-AR-05: Applicant Zeev is requesting approval of a new Papa Bear Carwash at 898 College Ave. (2:40)

Staff Report: Mr. Peabody informed the board there were no major changes made to the building. The site plan has been changed slightly regarding the berm in the rear. A cross section of the site has been provided showing the detail on the berm and how it interacts with the environment. The only concern staff has is lights inside of the tunnel, and recommend considering frosting the windows of the tunnel. (2:56)

Applicant Report: Craig Conrow of Arbor Companies, explained the cross section to the board, pointing out where the berm would be located. (3:58)

DRAFT

BJ Davis, Papa Bear Carwash, asked the board if it would be acceptable to remove the three windows along the building east facing (Ruby Tuesday side) rather than frost them. All lights would be inside of the tunnel and would end prior to the windows. The materials would match the west facing façade. (5:06)

Discussion followed. (10:59)

Public Comment (16:16)

Stephanie Platt, 103 Mountain View Lane, submitted public comment online opposing the carwash.

David Allison made the motion to approve the application with the following stipulations:

- Dimmers on the lights
- Remove the three windows facing the Ruby Tuesday parking lot
- Shorten the rear wall to ending with three 6ft tall evergreens, and wrapping the siding around to the interior side
- Sign package to be considered at a later date

Nathan Schaupp seconded the motion. Motion was approved by unanimous vote. (18:48)

2. **2025-AR-07:** Applicant Quinton Brown, C&W Estates LLC, is requesting preliminary review of a new commercial building at 203 Frontage Rd. (19:55)

Staff Report: Mr. Peabody informed the board there have been major changes to the building since the last time it was presented to the board. Additionally, the applicant is presenting a variance request to the board regarding parking between the building and the road. (20:08)

David Allison recommended starting with the variance request. (21:15)

b. Public Hearing

a. 2025-AR-08: Applicant Quinton Brown, C&W Estates LLC, is requesting a variance from Table 19-1110 1.a.1 – No off-street parking in front of building line at 203 Frontage Rd. (21:22)

No Public Comment (21:49)

David Allison made the motion to approve the variance. Andrew Neptune seconded the motion. Motion was approved by unanimous vote. (21:53)

DRAFT

Return to Building and Site review item. (22:08)

Applicant Report: Quinton Brown informed the board the changes made to the building design include proportions of the stone and brick, proportions of the building structure, window style, more elevated roof pitch, and a darker color scheme for the brick. (22:34)

Brandon Holcombe, Architectural Design Center, expanded on the design changes. (26:46)

Discussion followed. (27:08)

The board provided feedback to the applicant, and the applicant will return at the next meeting.

4. Staff Reports

5. Other Business

6. Adjourn: 6:54 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary

DRAFT

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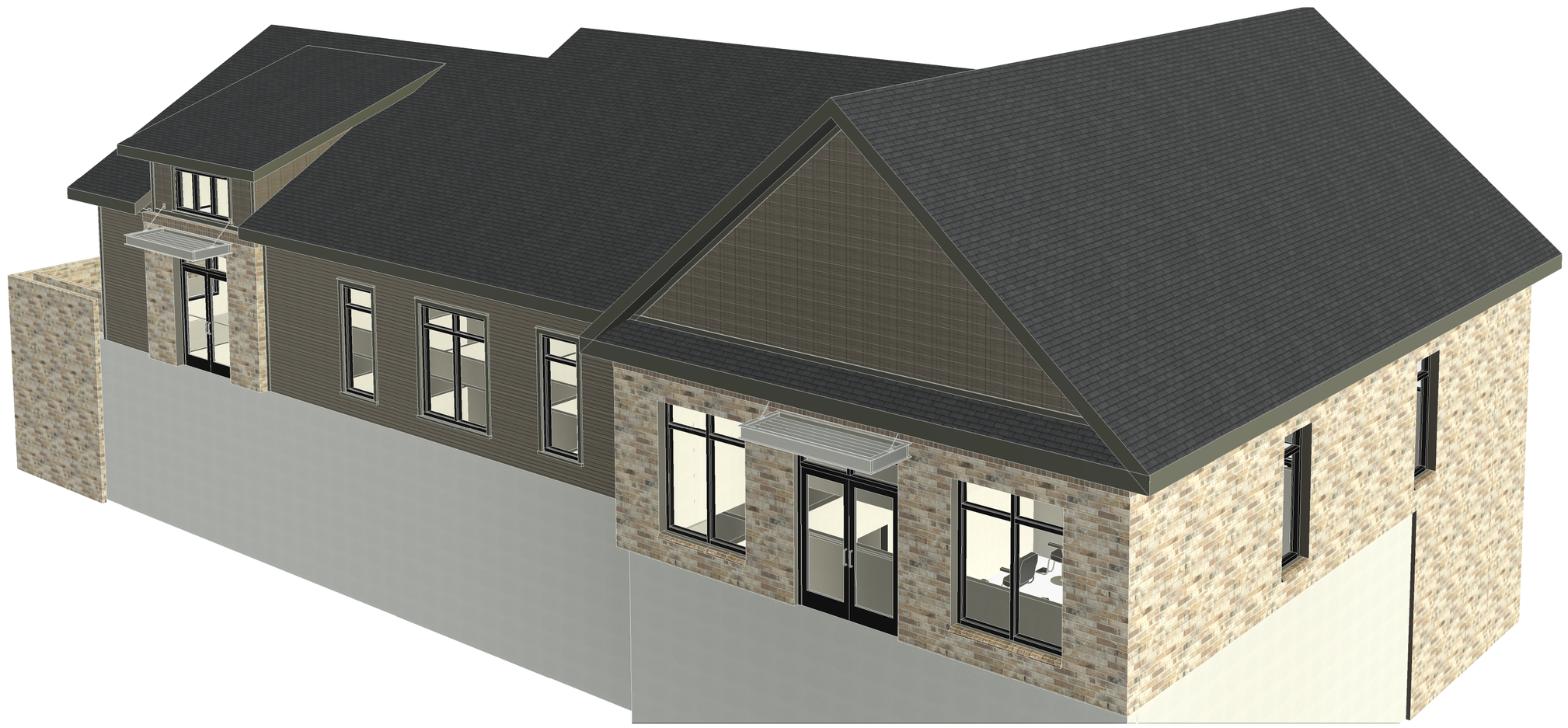
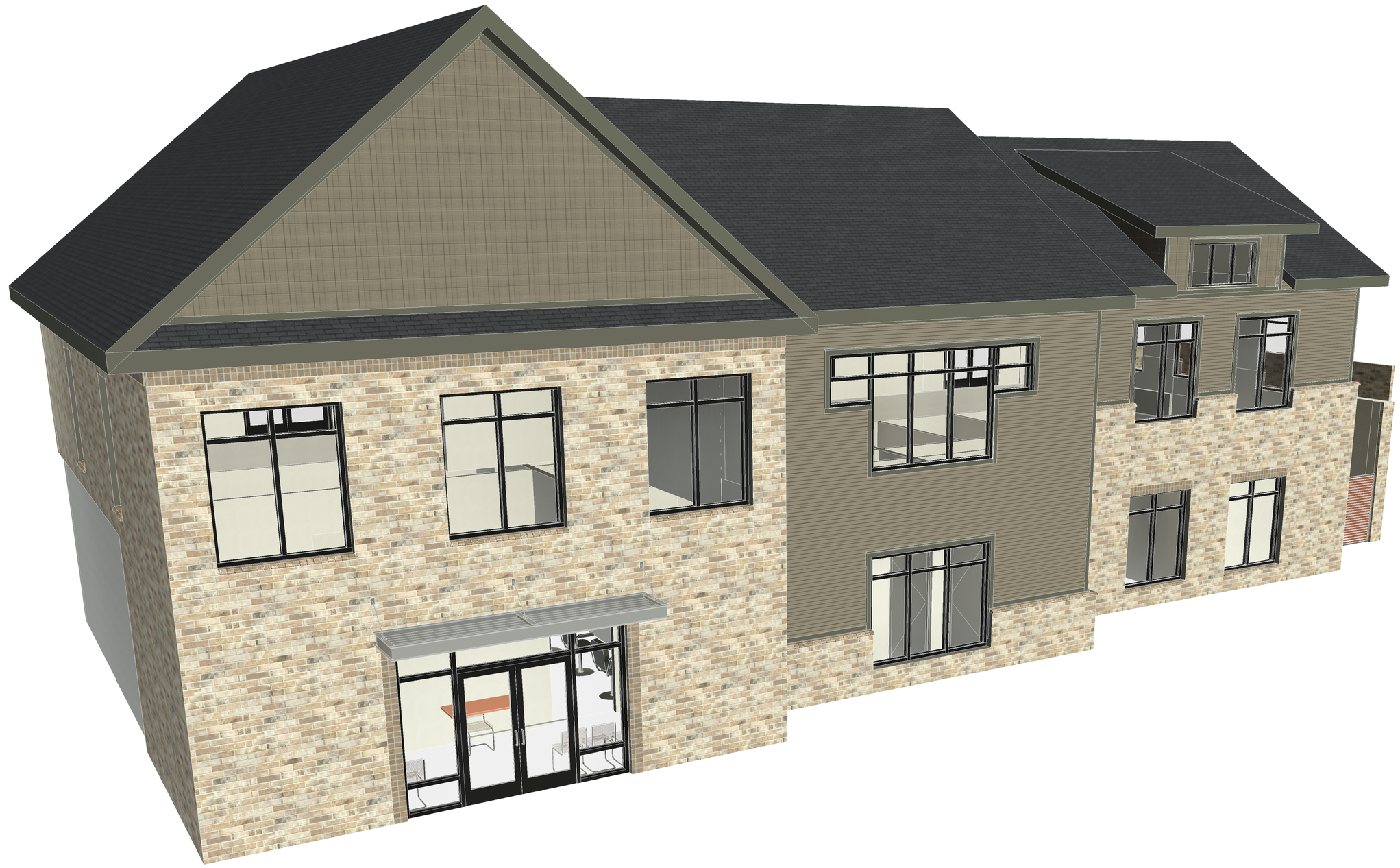


3D View 1



3D View 2

REV	DATE	DESCRIPTION
A	08-11-25	ELEVATION REVIEW
B	09-12-25	ISSUED FOR REVIEW
C	09-16-25	ISSUED FOR REVIEW

CORPORATE SEAL

PROFESSIONAL SEAL

ADC
ARCHITECTURAL DESIGN CENTER

P O BOX 1564
EASLEY, SC 29641
PHONE - (864) 509-0701
FAX (864) 509-0703

203 FRONTAGE RD. CLEMSON, SC

RENDERING

DESIGNED:	B. HOLCOMBE
DRAWN:	B. HOLCOMBE
CHECKED:	.
PROJECT No.	Project Number

DATE	REV	SHEET
09-16-25	C	A001

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3 / A200 South
1/4" = 1'-0"

2 / A200 East
1/4" = 1'-0"

REV	DATE	DESCRIPTION
A	08-07-25	ISSUED FOR OWNER REVIEW
B	08-11-25	ELEVATION REVIEW
C	08-12-25	ISSUED FOR ARB COMMENTS
D	08-18-25	ISSUED FOR ARB REVIEW
E	09-12-25	ISSUED FOR REVIEW
F	09-16-25	ISSUED FOR REVIEW

CORPORATE SEAL

PROFESSIONAL SEAL

ADC ARCHITECTURAL DESIGN CENTER

P O BOX 1564
EASLEY, SC 29641
PHONE - (864) 509-0701
FAX (864) 509-0703

203 FRONTAGE RD. CLEMSON, SC

EXTERIOR ELEVATIONS

DESIGNED:	B. HOLCOMBE
DRAWN:	C. HOLCOMBE
CHECKED:	-
PROJECT No.	Project Number

DATE	REV	SHEET
09-16-25	F	A200

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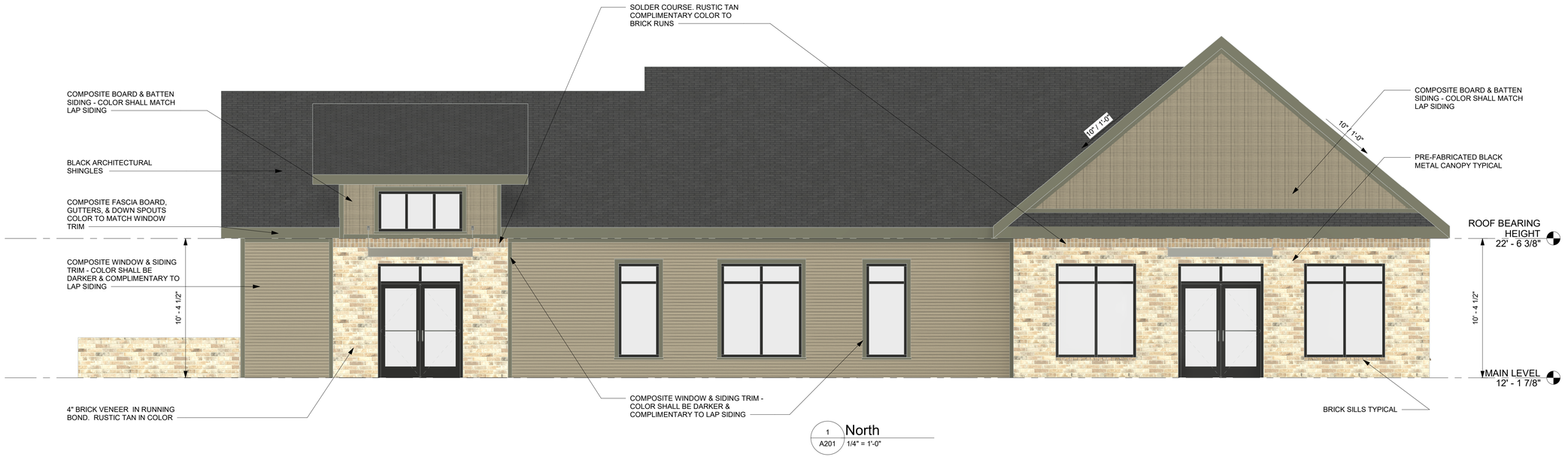
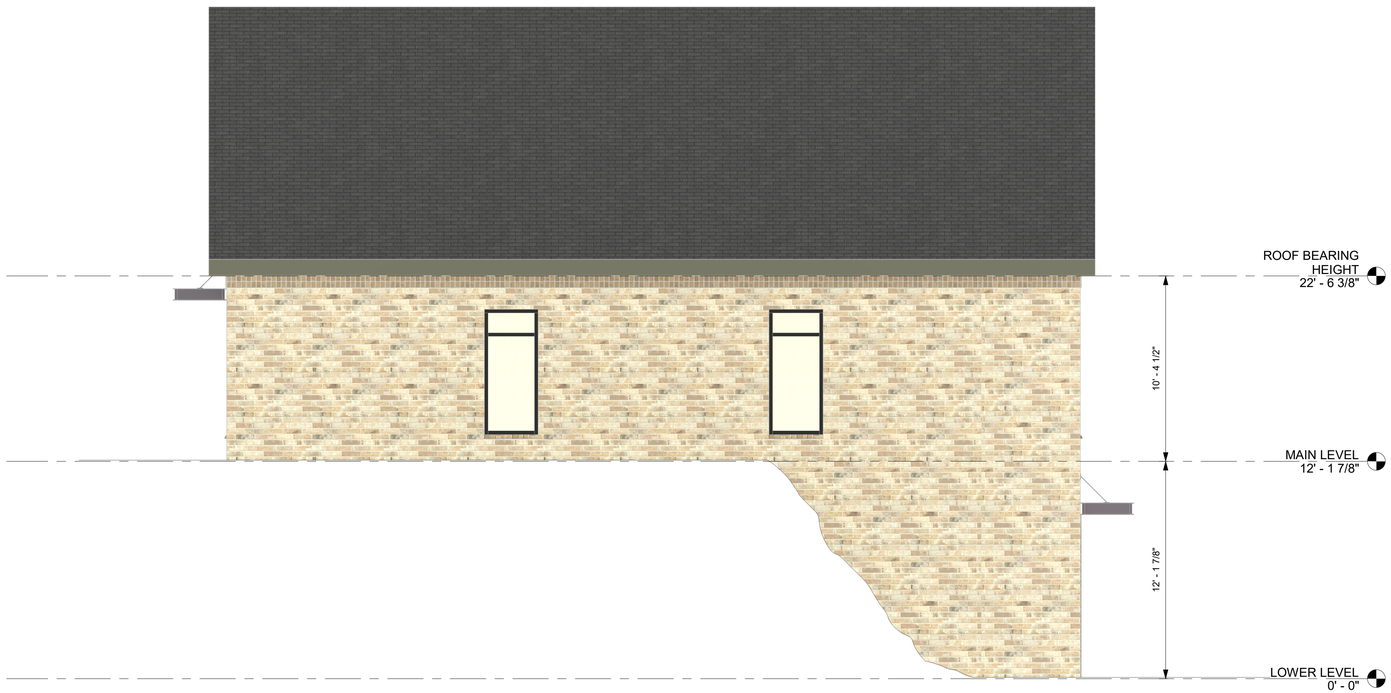


1 / A201 North 1/4" = 1'-0"



2 / A201 West 1/4" = 1'-0"

REV	DATE	DESCRIPTION
A	08-12-25	ISSUED FOR ARB COMMENTS
B	08-18-25	ISSUED FOR ARB REVIEW
C	09-12-25	ISSUED FOR REVIEW
D	09-16-25	ISSUED FOR REVIEW

CORPORATE SEAL

PROFESSIONAL SEAL

ADC ARCHITECTURAL DESIGN CENTER

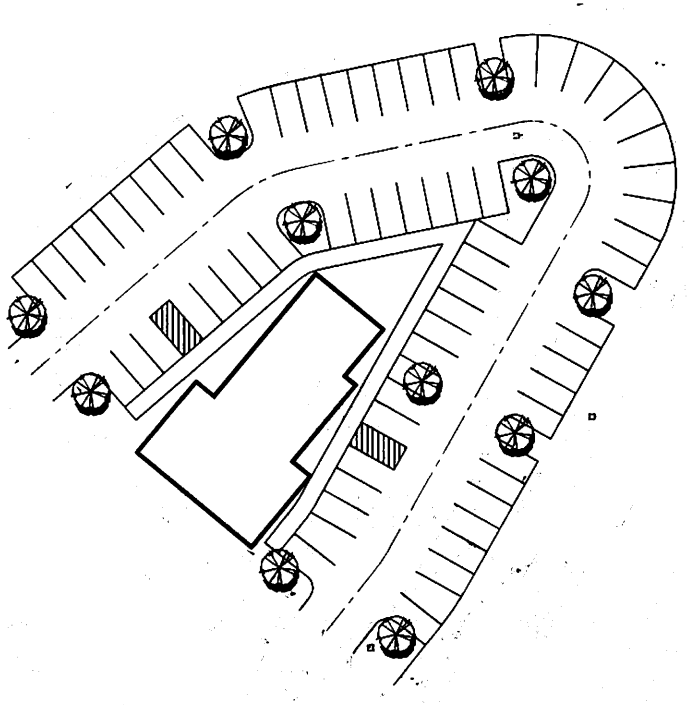
P O BOX 1564
EASLEY, SC 29641
PHONE - (864) 509-0701
FAX (864) 509-0703

203 FRONTAGE RD. CLEMSON, SC

EXTERIOR ELEVATIONS

DESIGNED:	B.HOLCOMBE
DRAWN:	B.HOLCOMBE
CHECKED:	.
PROJECT No.	Project Number

DATE	REV	SHEET
09-16-25	D	A201



N

PROJECT INFORMATION:

1.) TMS #055-14-02-038B
AREA: 0.88 ACRES

2.) SITE ADDRESS: 203 FRONTAGE ROAD
CLEMSON, SOUTH CAROLINA

3.) PARKING REQUIREMENTS
1 SPACE FOR EVERY 300 SQ FT (MAX)

SPACES REQUIRED: 11 SPACES (1 HC)
SPACES PROVIDED: 68 SPACES (4 HC)

GRAPHIC SCALE

(IN FEET)
1 inch = 20' ft.

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 DUE 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 PROTECTION SERVICE

PRELIMINARY ONLY
DO NOT USE FOR CONSTRUCTION
LOUDERMILK ENGINEERING, LLC

CLEMSON SALON

SITE PLAN

NO.	DATE	REVISIONS	BY
1			
2			
3			
4			
5			
6			

LOUDERMILK ENGINEERING
304 BLACKWOOD STONE ROAD
MOORE, SC 29369
PH: (864) 237-1845

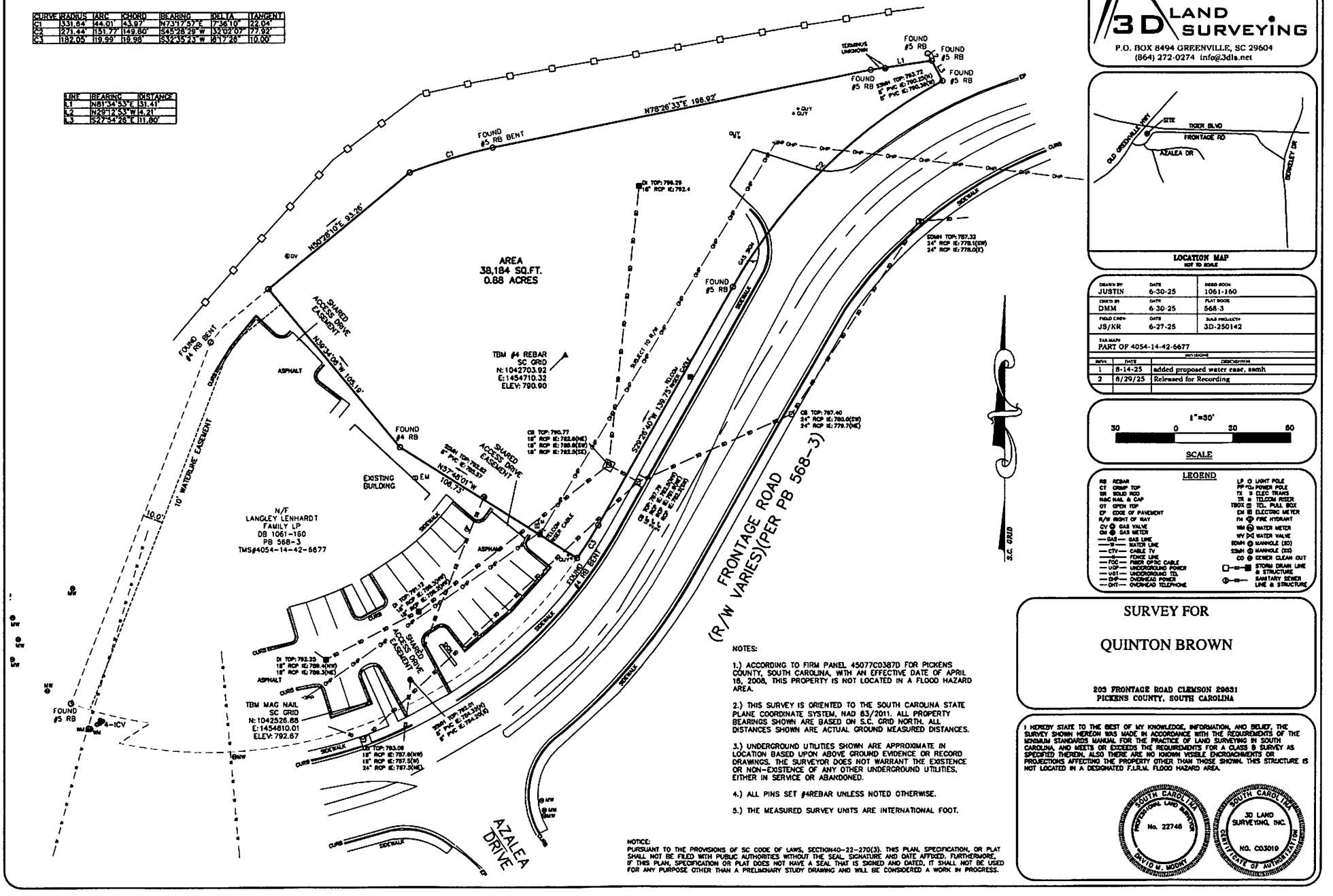
SCALE: 1"=20'
DATE: 12.22.25
DRAWN BY: BRA CHK'D BY: BRK
PROJECT NO. 2513

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD OR ALTER ANY PROPERTY LINES.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	TANGENT
C1	331.64'	44.01'	43.97'	N73°17'57"E	7°36'10"	22.04'
C2	271.44'	151.77'	149.80'	S45°28'29"W	32°02'07"	77.92'
C3	182.05'	119.99'	119.98'	S32°35'23"W	37°45'28"	62.00'

LINE	BEARING	DISTANCE
L1	N81°34'53"E	31.41'
L2	N29°12'53"W	4.21'
L3	S27°54'25"E	11.80'



NOTES:

1.) ACCORDING TO FIRM PANEL 45077C0387D FOR PICKENS COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF APRIL 16, 2008, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

4.) ALL PINS SET #4REBAR UNLESS NOTED OTHERWISE.

5.) THE MEASURED SURVEY UNITS ARE INTERNATIONAL FOOT.

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION40-22-270(3). THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

3D LAND SURVEYING
P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 info@3dls.net

LOCATION MAP
NOT TO SCALE

DRAWN BY: JUSTIN	DATE: 6-30-25	DEED BOOK: 1061-160
CHECK BY: DMM	DATE: 6-30-25	PLAT BOOK: 568-3
FIELD CREW: JS/KR	DATE: 6-27-25	3DLS PROJECT#: 3D-250142
TAX MAP#: PART OF 4054-14-42-6677		

REVISIONS		
REV#	DATE	DESCRIPTION
1	8-14-25	added proposed water ease. smh
2	8/29/25	Released for Recording

1"=30'
30 0 30 60
SCALE

LEGEND

RB REBAR	LP LIGHT POLE
CT CRIMP TOP	PP POWER POLE
SR SOLID ROD	TX ELEC TRANS
NAIL NAIL & CAP	TR TELCOM RISER
OT OPEN TOP	TBOX TEL. PULL BOX
EP EDGE OF PAVEMENT	EM ELECTRIC METER
R/W RIGHT OF WAY	FH FIRE HYDRANT
CV GAS VALVE	WM WATER METER
GM GAS METER	WV WATER VALVE
GAS GAS LINE	SDMH MANHOLE (SD)
W WATER LINE	SSMH MANHOLE (SS)
CTV CABLE TV	CO SEWER CLEAN OUT
FOC FIBER OPTIC CABLE	STORM DRAIN LINE & STRUCTURE
UGP UNDERGROUND POWER	SANITARY SEWER LINE & STRUCTURE
UGT UNDERGROUND TEL	
OHP OVERHEAD POWER	
OHT OVERHEAD TELEPHONE	

SURVEY FOR

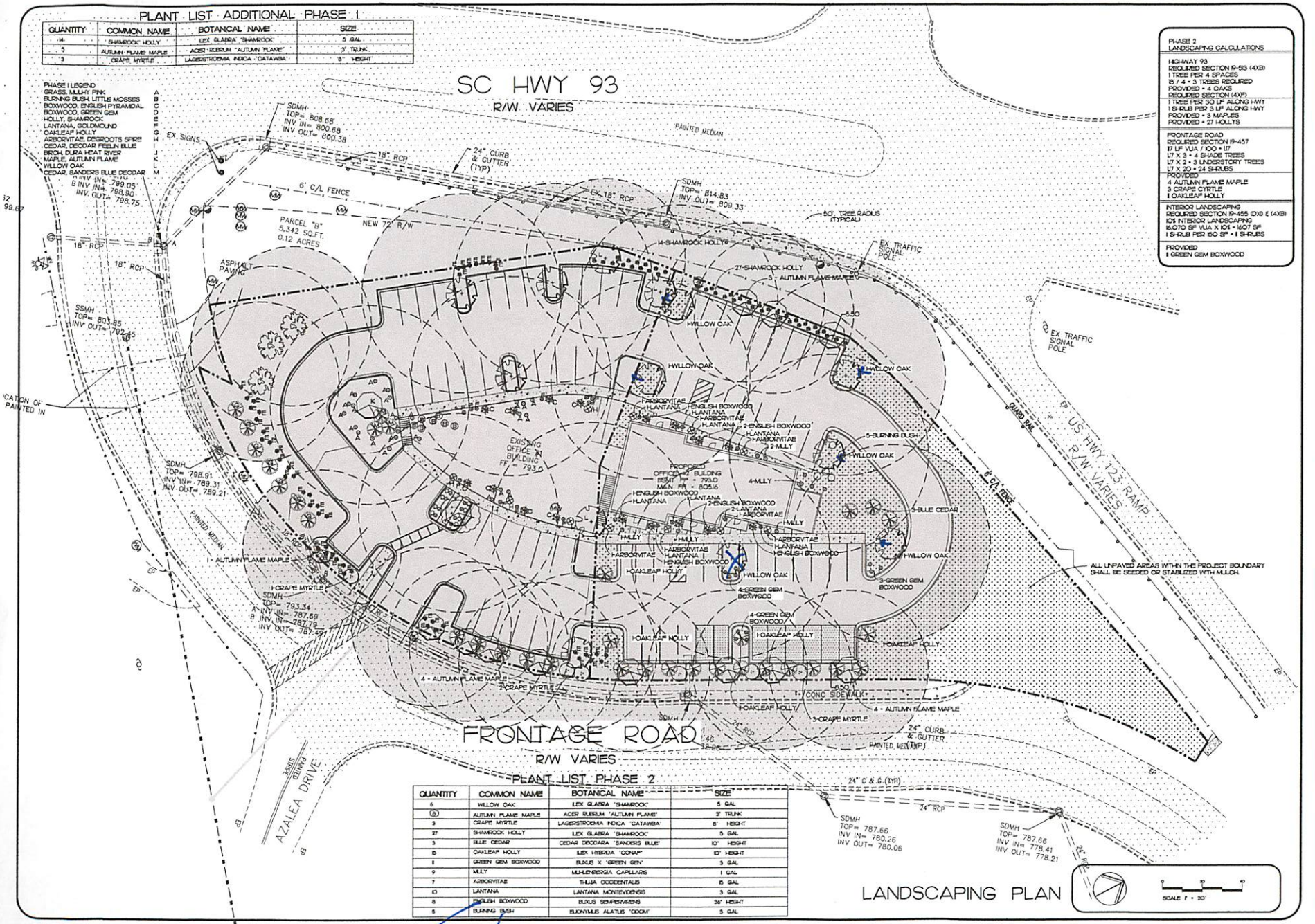
QUINTON BROWN

203 FRONTAGE ROAD CLEMSON 29631
PICKENS COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS S SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 22746 DAVID M. MOONY

SOUTH CAROLINA 3D LAND SURVEYING, INC. NO. C03019 CERTIFICATE OF AUTHORIZATION



#	DATE	REVISION DESCRIPTION
	09-25-2006	CITY COMMENTS
	04-29-2014	CITY COMMENTS
	05-25-2014	CITY COMMENTS

BREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
PHONE 864-233-5497
FAX 864-233-8965

04-29-2014

PHASE 2
DR. McINNIS OFFICE
CLEMSON, SC
C/O CUNNINGHAM-WATERS CONSTRUCTION
83 C. BERRY AVENUE
GREER, SC 29652

DRAWN BY	JC
CHECKED BY	CAG
DATE	06-14-2013
SCALE	1"=20'
SHEET	C6

Customer:

HT 400 - Clemson, SC Store
2023-25 Sign Package

501 Old Greenville Hwy
Clemson, SC 29631 US

Drawing #:
12485

Date:
08/05/25

Revision:

Customer Approval:

Date:

Sales:	PM:
D. Martin	**S. Turgeon**

Design:	Checked by:
C.W. Gary	

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All components & installations are approved & listed by UL UNDERWRITERS LABORATORIES

Drawing Type:
Concept

casco signs incorporated

Zoning Information

CP 2 (Community Bus Dist) - in Clemson

Parcel Number 4054-15-54-3169

Exempt signs

Traffic direction signs not exceeding five square feet in area within a permitted parking lot, with no advertising

Wall Signs

Sign size shall be determined as follows:

1. Maximum sign area for wall signs:
    a. For wall signs on buildings adjacent to or within 35 feet of a sidewalk or public right-of-way, the sign area shall not exceed 10 percent of the calculated façade area or tenant space, and shall be calculated only on the first 20 feet of height of the front façade facing a public right-of-way;
    b. For buildings farther than 35 feet from a sidewalk or public right-of-way, the sign area shall not exceed 10 percent of the surface of the building facing the street;
    c. For buildings greater than 24 feet in height the main identification sign area shall be calculated on one-half (½) of the height of the façade and shall not exceed 15 percent of that calculated facade area;
    d. For walls or surfaces not directly facing a public street or public sidewalk, the sign surface must face a customer parking lot containing five or more spaces and the sign area shall not exceed 10 percent of the facade of the building or tenant space;
    e. Unless otherwise specified lettering on wall signs shall be limited to three feet in total height;
    f. Logos on buildings shall be limited to no more than five feet in total height; and
    g. The total area of signs on awnings shall be deducted from any wall sign with the installed awning on the same facade of tenant space;

Customer:
HT 400 - Clemson, SC Store
2023-25 Sign Package

501 Old Greenville Hwy
Clemson, SC 29631 US

Drawing #:
12485

Date:
08/05/25

Revision:
08/08/25DD

Customer Approval:

Date:

Sales: **D. Martin**
PM: **S. Turgeon**

Design: **C.W. Gary**
Checked by:

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Drawing Type:
Concept

ARCONS DESIGN STUDIO
architecture · planning · interiors

Front Elevation
Scale: NTS

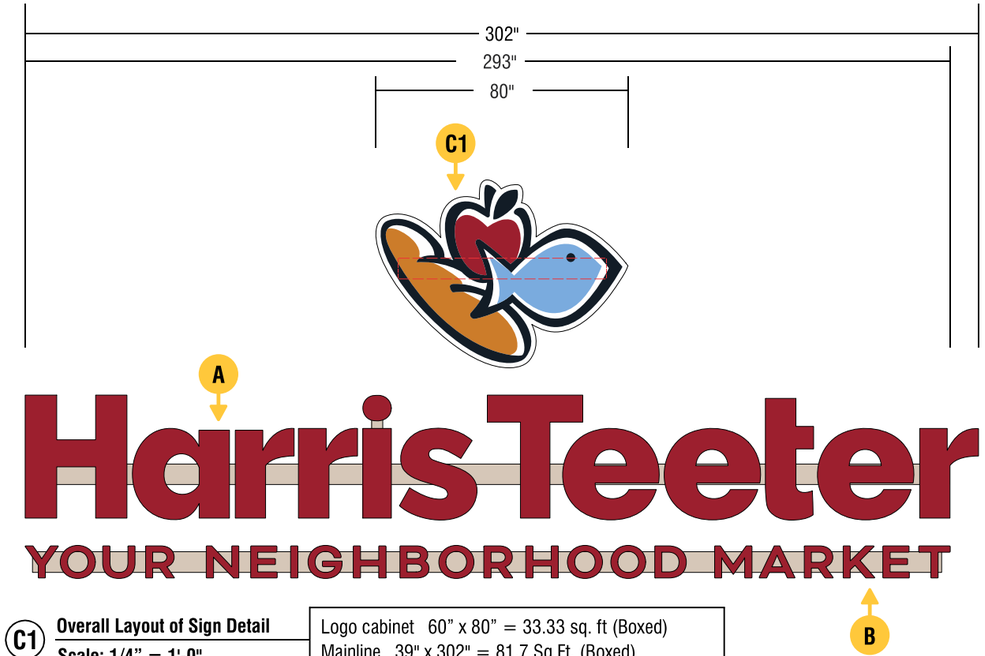
Proposed Elevation

Mockup
Not to Scale

D **Internally Illuminated Channel Letters on Raceway** — 18" x 109" = 13.6 sq. ft.
Scale: 1/4" = 1'-0"

F **36" Dia. Internally Illuminated Wall Sign**
Scale: 1/4" = 1'-0"

"Starbucks" cabinet 36" x 36" = 9 Sq. Ft. (Boxed)
"Starbucks" cabinet 36" Dia. = 7.06 Sq. Ft. (Actual)



A **B** **C1** **Overall Layout of Sign Detail**
Scale: 1/4" = 1'-0"

Logo cabinet 60" x 80" = 33.33 sq. ft (Boxed)
Mainline 39" x 302" = 81.7 Sq.Ft. (Boxed)
Tagline 10.147 x 293 = 21.3 Sq. Ft. (Boxed)

C2 **C3** **Internally Illuminated Channel Letter Logo on Raceway**
Scale: 1/4" = 1'-0"

60" x 80" = 33.33 sq. ft.

Customer:

HT 400 - Clemson, SC Store
2023-25 Sign Package

501 Old Greenville Hwy
Clemson, SC 29631 US

Drawing #:
12485

Date:
08/05/25

Revision:
08/08/25DD

Customer Approval:

Date:

Sales:	PM:
D. Martin	**S. Turgeon**

Design:	Checked by:
C.W. Gary	

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Drawing Type:
Concept

Left West Elevation
Scale: NTS

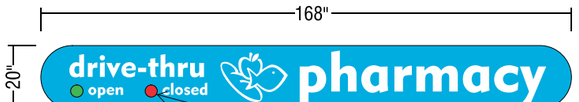
Proposed Elevation

ARCONS DESIGN STUDIO
architecture · planning · interiors

Left West Elevation of Drive Through Canopy

3.875" Dia. opening for Green & Red LED Light Engines (12V)

G1 **S/F Lighted Cabinet**
Scale: 1/4" = 1'-0"
20" x 168" = 23.3 sq. ft.



Rear Entrance Elevation of Drive Through Canopy

3.875" Dia. opening for Green & Red LED Light Engines (12V)

G2 **S/F Lighted Cabinet**
Scale: 1/4" = 1'-0"
20" x 168" = 23.3 sq. ft.

Customer:
HT 400 - Clemson, SC Store
2023-25 Sign Package

501 Old Greenville Hwy
Clemson, SC 29631 US

Drawing #:
12485

Date:
08/05/25

Revision:
08/08/25DD
09/26/25CWG

Customer Approval:

Date:

Sales:	PM:
D. Martin	**S. Turgeon**

Design:	Checked by:
C.W. Gary	

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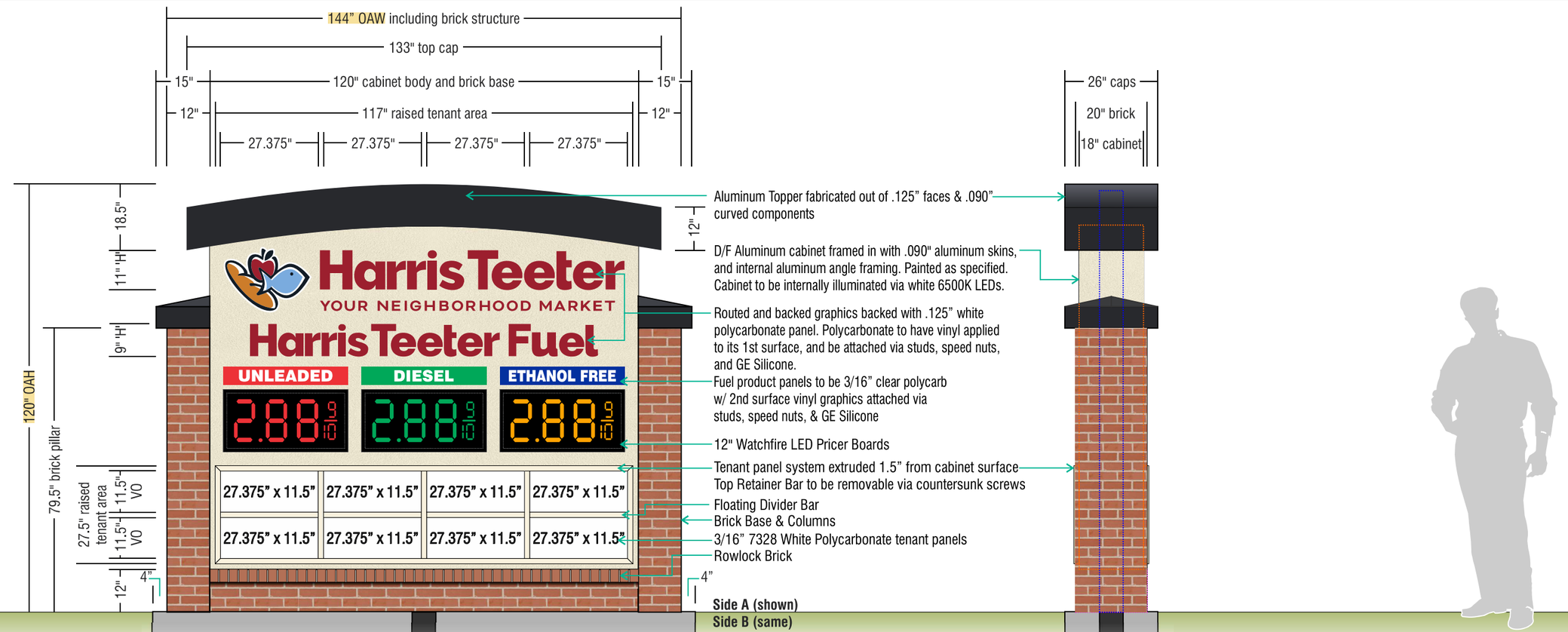
Drawing Type:
Concept

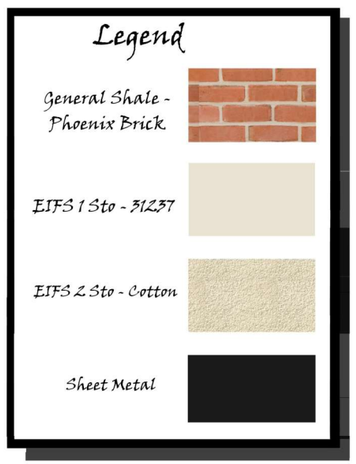


H1 **D/F Internally Illuminated Monument Sign w/ Routed and Backed Polycarb Graphics, LED Pricer Boards, and Polycarbonate Panels**
Scale: 3/8" = 1'-0"

120" H x 144" W = 120 sqft

Color Specs:

- PMS Black 6 C Pepper - logo graphics
- PMS 7571 C Bread - logo graphics
- PMS 284 C Blue Fish - logo graphics
- PMS 201 C Dk. Red Apple - logo graphics
- *(TBD)* Color Match to Building Fascia - cabinet, retainers, dividers (sand-textured)
- *(TBD)* Color Match to Building Fascia - hardware (matte)
- *(TBD)* Color Match to Building Roof - topper, post caps (satin)
- 3630-73 Dk. Red vinyl - 2nd surface unleaded face
- 3630-157 Sultan Blue Vinyl - 2nd surface ethanol face
- Trans. Med. Green Vinyl - 2nd surface diesel face
- Red LED Digits - Unleaded Pricer Boards
- Green LED Digits - Diesel Pricer Boards
- Amber LED Digits - Ethanol Free Pricer Boards
- 7328 White Polycarb - routed and backed backing panels, tenant panels
- Trans. White Vinyl - Backing Vinyl for product faces



Customer:
HT 400 - Clemson, SC Store
2023-25 Sign Package

501 Old Greenville Hwy
Clemson, SC 29631 US

Drawing #:
12485

Date:
08/05/25

Revision:
08/08/25DD
09/26/25CWG

Customer Approval:

Date:

Sales:	PM:
D. Martin	**S. Turgeon**

Design:	Checked by:
C.W. Gary	

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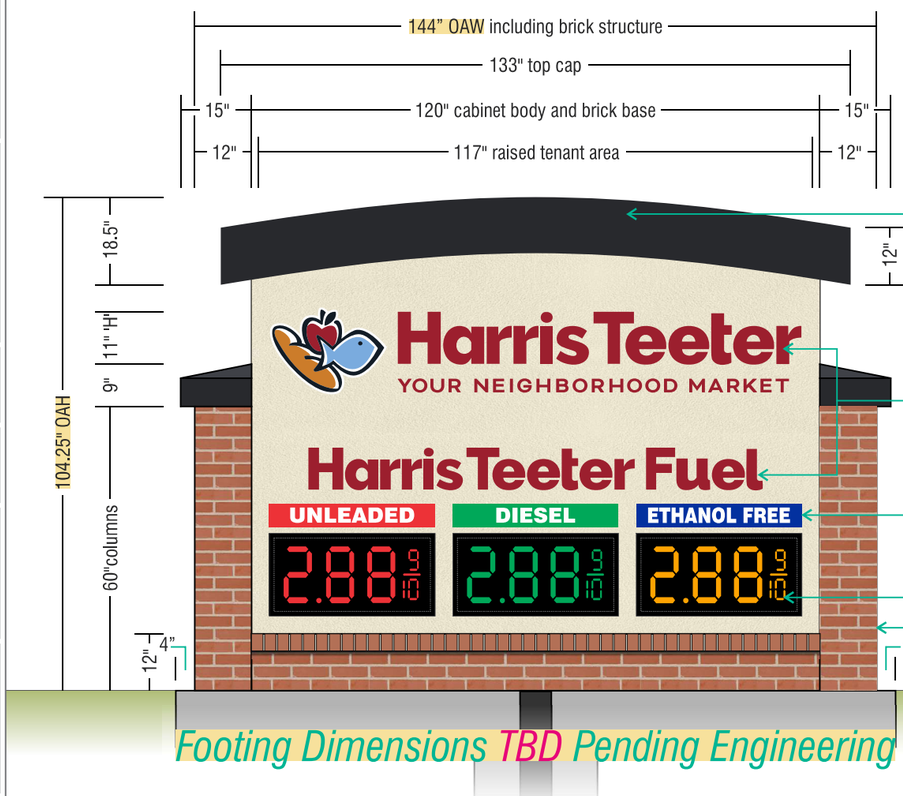
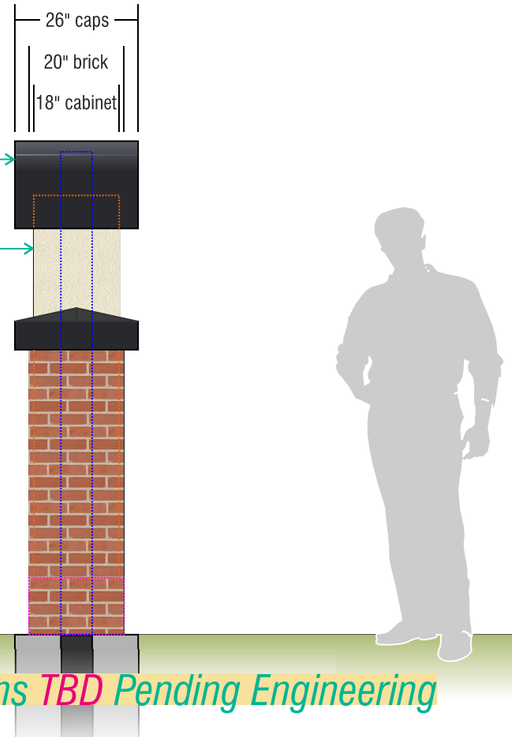
All components & installations are approved & listed by UL UNDERWRITERS LABORATORIES

Drawing Type:
Concept

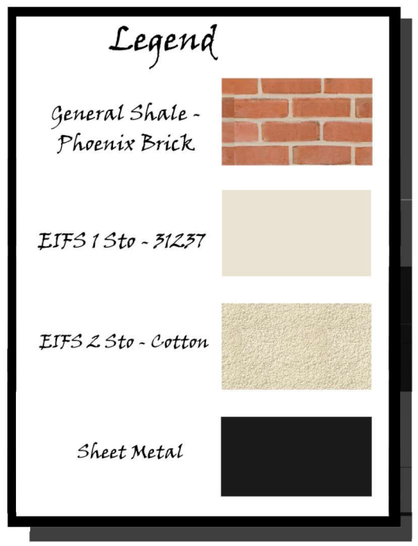




H2 **D/F Internally Illuminated Monument Sign w/ Routed and Backed Polycarb Graphics, LED Pricer Boards** 144" x 104.25" = 104.25sqft
Scale: 3/8" = 1'-0"

Color Specs:

- PMS Black 6 C Pepper - logo graphics
- PMS 7571 C Bread - logo graphics
- PMS 284 C Blue Fish - logo graphics
- PMS 201 C Dk. Red Apple - logo graphics
- *(TBD)* Color Match to Building Fascia - cabinet, retainers, dividers (sand-textured)
- *(TBD)* Color Match to Building Fascia - hardware (matte)
- *(TBD)* Color Match to Building Roof - topper, post caps (satin)
- 3630-73 Dk. Red vinyl - 2nd surface unleaded face
- 3630-157 Sultan Blue Vinyl - 2nd surface ethanol face
- Trans. Med. Green Vinyl - 2nd surface diesel face
- Red LED Digits - Unleaded Pricer Boards
- Green LED Digits - Diesel Pricer Boards
- Amber LED Digits - Ethanol Free Pricer Boards
- 7328 White Polycarb - routed and backed backing panels
- Trans. White Vinyl - Backing Vinyl for product faces



Customer:

HT 400 - Clemson, SC Store
2023-25 Sign Package

501 Old Greenville Hwy
Clemson, SC 29631 US

Drawing #:
12485

Date:
08/05/25

Revision:
08/08/25DD
10/01/25CWG

Customer Approval:

Date:

Sales: **D. Martin**

PM: **S. Turgeon**

Design: **C.W. Gary**

Checked by:

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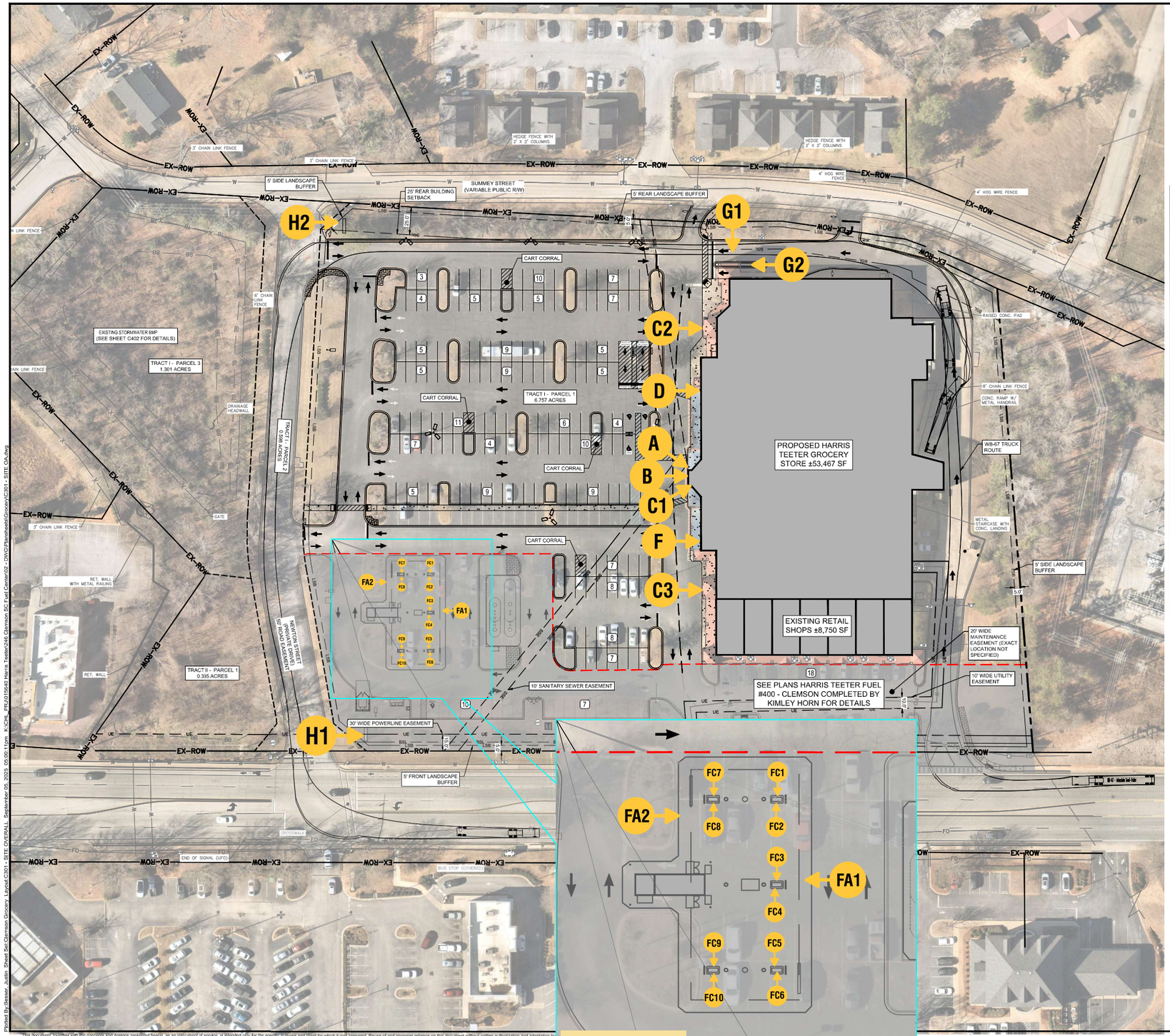
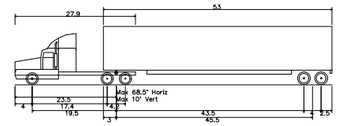
All components & installations are approved & listed by UL UNDERWRITERS LABORATORIES

Drawing Type:
Concept

casco signs incorporated





WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

SITE DEVELOPMENT PLAN NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
2. SEE ALTA NSPS LAND TITLE SURVEY FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
3. SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
4. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
5. DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
6. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
7. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

SITE DATA TABLE

OVERALL DEVELOPMENT DATA:	
TAX PARCEL ID	4064-15-54-3169
LAND USE	COMMERCIAL
TOTAL SITE AREA	9.036 ACRES
TRACT I - PARCEL 1	6.757 ACRES
TRACT I - PARCEL 2	0.598 ACRES
TRACT I - PARCEL 3	1.301 ACRES
TRACT II - PARCEL 1	0.385 ACRES
ZONING DATA:	
FEMA FLOOD PANEL	45077C0383D
WATERSHED:	LOWER EIGHTEENMILE CREEK
ZONING DISTRICT:	COMMUNITY BUSINESS DISTRICT (CP-2)
MAX. BUILDING HEIGHT:	40 FEET
LANDSCAPE BUFFERS:	
FRONT:	5 FEET
SIDE:	5 FEET
REAR:	5 FEET
BUILDING SETBACKS:	
FRONT YARD	8 FEET
REAR YARD	25 FEET
DISTURBED AREA:	
TOTAL AREA (TRACT I PARCEL 1):	6.76 ACRES (294,465.60 SF)
IMPERVIOUS AREA	
PROPOSED:	5.23 ACRES (227,818.80 SF)
EXISTING:	5.31 ACRES (231,303.60 SF)
PERVIOUS AREA	
PROPOSED:	1.53 ACRES (66,646.80 SF)
EXISTING:	1.45 ACRES (63,162 SF)

SITE DATA TABLE

PARKING:	
PARKING EXISTING:	
STANDARD PARKING:	296 SPACES
ADA PARKING / VAN:	10 SPACES
TOTAL:	306 SPACES
GROCERY AND RETAIL PARKING REQUIRED:	
(1 SPACE PER 300 SF)	
62,457 SF / 300 SF = 208 SPACES	
STANDARD PARKING:	202 SPACES
ADA PARKING / VAN:	6 SPACES
TOTAL:	208 SPACES
FUEL PARKING REQUIRED:	
(2 SPACES PER PUMP & 1 PER 300 SF (GFA)	
5 PUMPS X 2 SPACES = 10 SPACES	
245 SF / 300SF = 1 SPACE	
STANDARD PARKING:	10 SPACES
ADA PARKING / VAN:	1 SPACES
TOTAL:	11 SPACES
GROCERY AND RETAIL PARKING PROVIDED:	
STANDARD PARKING:	207 SPACES
ADA PARKING / VAN:	6 SPACES
TOTAL:	213 SPACES
GROCERY AND RETAIL PARKING PROVIDED:	
STANDARD PARKING:	207 SPACES
ADA PARKING / VAN:	6 SPACES
TOTAL:	213 SPACES
FUEL PARKING PROVIDED:	
STANDARD PARKING:	10 SPACES
ADA PARKING / VAN:	1 SPACES
TOTAL:	11 SPACES
TOTAL SHOPPING CENTER PARKING PROVIDED:	
STANDARD PARKING:	217 SPACES
ADA PARKING / VAN:	7 SPACES
TOTAL:	224 SPACES

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

SC811

Fuel Center Site Plan
NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
PHONE: 704.333.5131
WWW.KIMLEY-HORN.COM
SC LICENSE # FIR: C-1600

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC. NO.C00166

KH PROJECT	015640252
DATE	09/05/2025
SCALE	AS SHOWN
DESIGNED BY	CEA
DRAWN BY	AH
CHECKED BY	JPB

MASTER SITE PLAN

HARRIS TEETER GROCERY
#400 - CLEMSON, SC
PREPARED FOR
HARRIS TEETER, LLC.
CLEMSON SOUTH CAROLINA

SHEET NUMBER
C300

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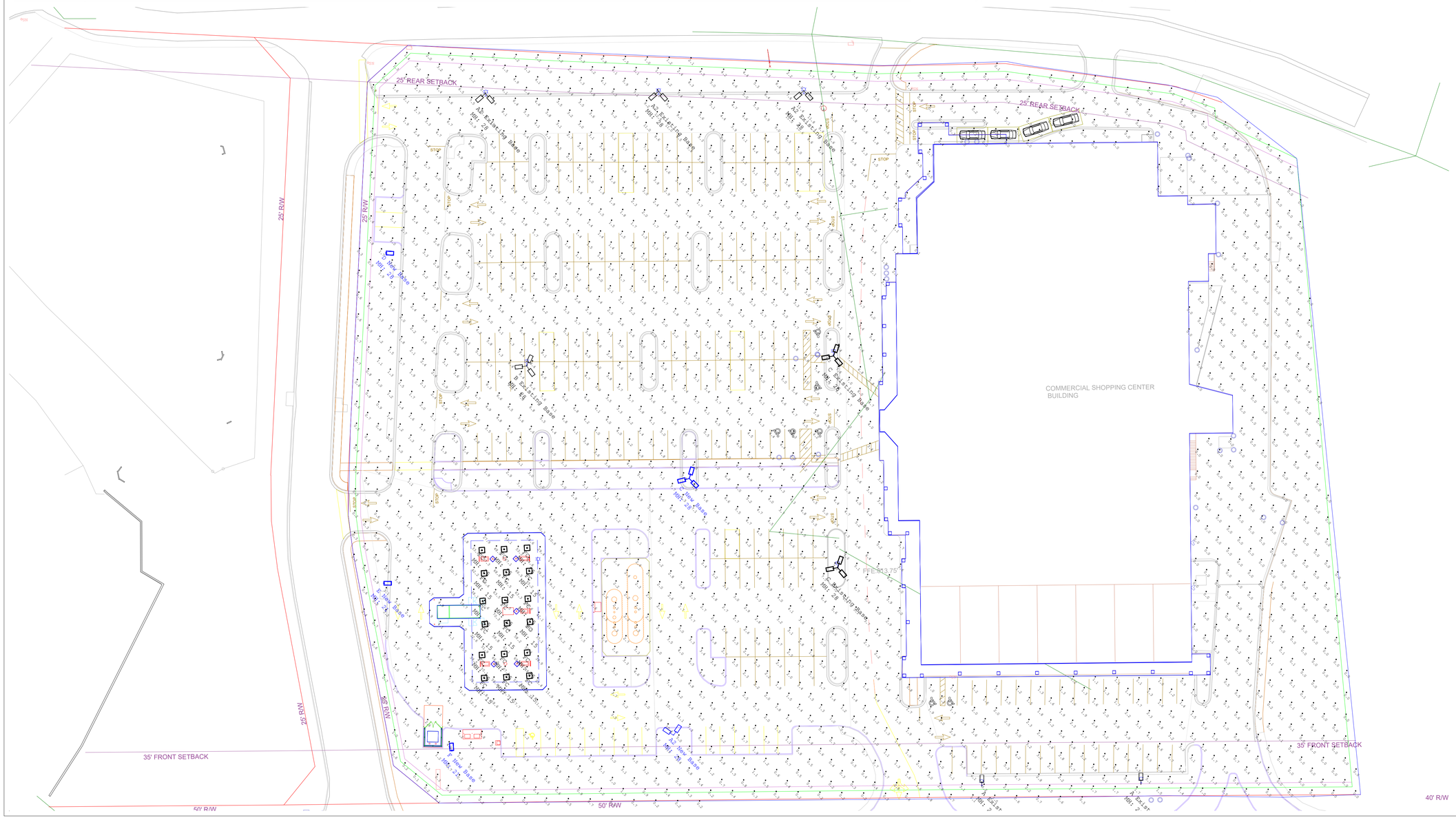
Luminaire Schedule										
Symbol	Qty	Tag	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating	Mounting Height
	2	A Existing Base	OPF-M-A14-750-T4M-HIS	Single	1.000	25180	189.6	379.2	B2-U0-G4	28
	3	A2 Existing Base	OPF-M-A14-750-T4M-HIS_1	2 @ 90 degrees	1.000	25180	189.6	1137.6	B2-U0-G4	28
	1	A2 New Base	OPF-M-A14-750-T4M-HIS_1_1	2 @ 90 degrees	1.000	25180	189.6	379.2	B2-U0-G4	28
	1	B Existing Base	OPF-M-A14-750-T5W	3 @ 120 Degrees	1.000	31892	189.6	568.8	B5-U0-G5	28
	2	C Existing Base	OPF-M-A12-750-T5W	3 @ 120 Degrees	1.000	26236	150.2	901.2	B5-U0-G4	28
	1	C New Base	OPF-M-A12-750-T5W_1	3 @ 120 Degrees	1.000	26236	150.2	450.6	B5-U0-G4	28
	1	D New Base	OPF-M-A08-750-T3M-HIS	Single	1.000	10708	74.41	74.41	B1-U0-G2	28
	1	E New Base	OPF-S-A02-750-T3M-HIS	Single	1.000	7368	54.129	54.129	B1-U0-G2	21
	1	F New Base	OPF-S-A02-750-T4M-HIS	Single	1.000	7393	54.129	54.129	B1-U0-G2	21
	18	FC	CRUS-SC-HO-50	Single	0.970	19071	125	2250	B4-U0-G2	15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	3.78	70.3	0.0	N.A.	N.A.
Fuel Canopy	Illuminance	Fc	46.34	70.3	1.9	24.39	37.00
Fuel Station Overall	Illuminance	Fc	12.77	70.3	0.4	31.93	175.75
Main Front Parking	Illuminance	Fc	3.68	11.1	1.0	3.68	11.10
Side Parking	Illuminance	Fc	2.86	6.5	0.9	3.18	7.22

All calculations are performed using industry standards and best practices.
However, existing conditions could result in levels that differ from those shown.
All luminaire locations are approximate.
Exising pole bases have been reused where possible.
All calculations are on grade.
MH shown represents OAH of luminaire and assumes pole and base.
Fixture type FC is the fuel canopy luminaire and is provided by others.



BORDER STATES

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:7/18/2025
Scale:

Harris Teeter 400 - Clemson, SC

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
TREES			
	EX	EXISTING TREE TO REMAIN TO BE TRIMMED AND SHAPED	------
CANOPY TREES			
	AA	AUTUMN BLAZE® FREEMAN MAPLE FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	ACER X FREEMANII `JEFFERSRED`
	QL	OVERCUP OAK FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	QUERCUS LYRATA
	UP	LACEBARK ELM FULL, SINGLE, STRAIGHT LEADER, 5' CT	ULMUS PARVIFOLIA
UNDERSTORY TREES			
	PA	PURPLE-LEAF PLUM FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	PRUNUS CERASIFERA `ATROPURPUREA`
SYMBOL	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
EVERGREEN SHRUBS			
	DP	VINTAGE JADE DISTYLIUM FULL	DISTYLIUM `VINTAGE JADE` PP23, 128
	DU	EMERALD HEIGHTS® DISTYLIUM FULL	DISTYLIUM X 'PIIDIST-I'
	IB	BURFORD HOLLY FULL	ILEX CORNUTA `BURFORDII`
	IC	CARISSA CHINESE HOLLY FULL	ILEX CORNUTA 'CARISSA'
	VL	LEATHERLEAF VIBURNUM FULL	VIBURNUM RHYTIDOPHYLLUM
SYMBOL	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
GROUND COVERS			
	MM	PINE NEEDLE MULCH	
	MW	WOOD CHIP MULCH	-
	CD	BERMUDA GRASS SOD	CYNODON DACTYLON
	LS	LILYTURF	LIRIOPE SPICATA

* SEE SHEET L101 FOR PLANT SCHEDULE AND NOTES

SUMMEY STREET (VARIABLE PUBLIC R/W)

13 CANOPY TREES REQUIRED. 6 CANOPY TREES PROVIDED BY EXISTING VEGETATION. 7 CANOPY TREES REPLANTED. BRADFORD PEARS AND EXISTING SHRUBS TO BE REMOVED. REMAINING VEGETATION TO BE TRIMMED AND SHAPED.

SUMMEY STREET (631 LF

EX 6

QL 7

LIGHT POLE (TYP.)

LS 1,187

DP 42

IB 53

IC 168

UP 6

40' PARKING RADIUS

AA 12

QL 8

VL 19

IB 34

NEWTON STREET - 445 LF
9 CANOPY TREES REQUIRED. 9 CANOPY TREES PROVIDED.

NEWTON STREET
(PRIVATE DRIVE)
50' ROAD EASEMENT

STREET LANDSCAPING TO BE REMOVED AND REPLANTED PER CITY REQUIREMENTS

MULCH (TYP.)

IB 11

IC 40

UP 1

10' STORM/SEWER EASEMENT

LIGHT POLE (TYP.)

DU 6

LS 194

AA 2

DU 18

QL 7

VL 28

IB 26

MULCH (TYP.)

AA 2

VL 21

PA 4

IB 12

LIGHT POLE (TYP.)

UP 1

QL 2

LS 94

STREET LANDSCAPING TO BE REMOVED AND REPLANTED PER CITY REQUIREMENTS

13 CANOPY TREES REQUIRED. 9 CANOPY TREES PROVIDED. 4 SUBSTITUTED FOR UNDERSTORY DUE TO OVERHEAD ELECTRIC.

OLD GREENVILLE HWY (634 LF)

OLD GREENVILLE HWY (SC 93)
VARIABLE PUBLIC R/W
PER SCDOT PROJECT #39.579
SHEET #35

EX 14

DU 13

NORTH BUFFER - TYPE A (445 LF)
13 CANOPY TREES REQUIRED. 13 CANOPY TREES PROVIDED BY EXISTING VEGETATION
83 SHRUBS REQUIRED. 83 SHRUBS PROVIDED BY EXISTING VEGETATION TO BE TRIMMED AND SHAPED. BRADFORD PEARS TO BE REMOVED.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

SC811

No.	REVISIONS	DATE	BY

Kimley»Horn

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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #1661 / C-1809

PROGRESS SET

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC.
NO.C00166

KH PROJECT 015640252
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE PLAN

HARRIS TEETER GROCERY #400 - CLEMSON, SC
PREPARED FOR
HARRIS TEETER, LLC.
CLEMSON SOUTH CAROLINA

SHEET NUMBER
L100

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LANDSCAPE REQUIREMENTS

INTERIOR PLANTING (per zoning code section 19-905)

Parking (160,807 sf)	**Required**	**Provided**
Coverage	10% of VUA to be planted = 16,080 sf	58,271 sf
Landscape Area	Interior landscaped area to be atleast 64 sf	Provided
Trees	All parking within 40 ft of an upperstory tree	Not provided
Screening	Trash receptacles/utilities screened by evergreen shrubs	Provided

STREET LANDSCAPE REQUIREMENTS (per zoning code sec. 15-30.10)

Old Greenville HWY (634 lf) Existing vegetation to be cleared and replaced	**Required**	**Provided**
Width	8 ft	Provided
Canopy Trees	1 per 50 lf. = 13 trees	9 canopy trees provided 4 trees substituted for understory due to overhead power
Newton Street (445 lf) Existing vegetation to be cleared and replaced	**Required**	**Provided**
Width	8 ft	8 ft
Canopy Trees	1 per 50 lf. = 9 trees	9 trees
Summey Street (631 lf) Existing vegetation to trimmed and shaped - Bradford Pears to be removed	**Required**	**Provided**
Width	8 ft	8 ft
Canopy Trees	1 per 50 lf. = 13 trees	7 trees provided 6 trees to be provided by existing vegetation

PERIMETER LANDSCAPE REQUIREMENTS (per zoning code sec. 19-905)

North Buffer - Type A (416 lf) Existing vegetation to be shaped and trimmed - Bradford Pears to be removed	**Required**	**Provided**
Width	5 ft	5 ft
Canopy Trees	3 trees per 100 lf = 13 trees	13 trees to be provided by existing vegetation
Shrubs	20 shrubs per 100 lf = 83 shrubs	To be provided by existing vegetation

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 3" OF TOPSOIL. DO NOT MOUND MULCH AGAINST ROOT FLARES.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
5. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
6. ANY DISTURBED GRASS AREA IS TO BE REPLANTED. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED WITH SLOPE MASTER NO-MOW MIX OR OWNER APPROVED EQUAL.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE STATE STANDARD OR BETTER
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. IF IRRIGATION IS REQUIRED, CONTRACTOR TO DESIGN BUILD SYSTEM AND VERIFY ALL PRODUCTS WITH LANDSCAPE ARCHITECT.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL UTILITIES ARE ADEQUATELY SCREENED WITH THE REQUIRED PLANTING MATERIAL AND VERIFY PLANT SPECIES WITH LANDSCAPE ARCHITECT.
19. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

NOTES:

1. ESTABLISH SOD IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
2. ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
TREES							
	EX	20	EXISTING TREE TO REMAIN TO BE TRIMMED AND SHAPED	------	F.G., B & B		
CANOPY TREES							
	AA	17	AUTUMN BLAZE® FREEMAN MAPLE FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	ACER X FREEMANII `JEFFERSRED`	F.G., B & B	12` MIN HEIGHT	2" MIN CAL.
	QL	24	OVERCUP OAK FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	QUERCUS LYRATA	F.G., B & B	12` MIN HEIGHT	2" MIN CAL.
	UP	8	LACEBARK ELM FULL, SINGLE, STRAIGHT LEADER, 5' CT	ULMUS PARVIFOLIA	F.G., B & B	12` MIN HEIGHT	2" MIN CAL.
UNDERSTORY TREES							
	PA	4	PURPLE-LEAF PLUM FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	PRUNUS CERASIFERA `ATROPURPUREA`	F.G., B & B	8` MIN HEIGHT	2" MIN CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING	SIZE
EVERGREEN SHRUBS							
	DP	46	VINTAGE JADE DISTYLIUM FULL	DISTYLIUM `VINTAGE JADE` PP23, 128	CONT.	36" O.C.	24" FULL
	DU	37	EMERALD HEIGHTS® DISTYLIUM FULL	DISTYLIUM X 'PIIDIST-I'	CONT.	60" O.C.	48" FULL
	IB	136	BURFORD HOLLY FULL	ILEX CORNUTA `BURFORDII`	CONT.	36" O.C.	24" FULL
	IC	208	CARISSA CHINESE HOLLY FULL	ILEX CORNUTA 'CARISSA'	CONT.	30" O.C.	20" FULL.
	VL	68	LEATHERLEAF VIBURNUM FULL	VIBURNUM RHYTIDOPHYLLUM	CONT.	36" O.C.	24" FULL

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING	SIZE	SPACING
GROUND COVERS								
	MM	1,475 SF	PINE NEEDLE MULCH		MULCH			
	MW	2,679 SF	WOOD CHIP MULCH	-	MULCH			
	CD	51,599 SF	BERMUDA GRASS SOD	CYNODON DACTYLON	SOD			
	LS	1,508	LILYTURF	LIRIOPE SPICATA	FLAT	16" O.C	8" FULL	16" o.c.

No.	REVISIONS	DATE	BY

Kimley»Horn
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SC LICENSE #1661 / C-1659

PROGRESS SET

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC. NO. C001166

KH PROJECT 015640252
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE REQUIREMENTS

HARRIS TEETER GROCERY #400 - CLEMSON, SC
PREPARED FOR
HARRIS TEETER, LLC.
CLEMSON SOUTH CAROLINA

SHEET NUMBER
L101

SC811

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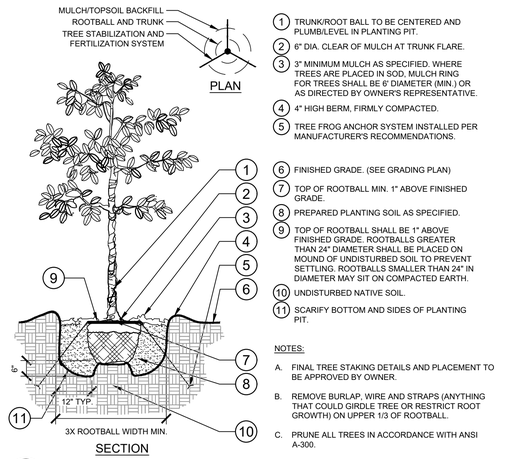


SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

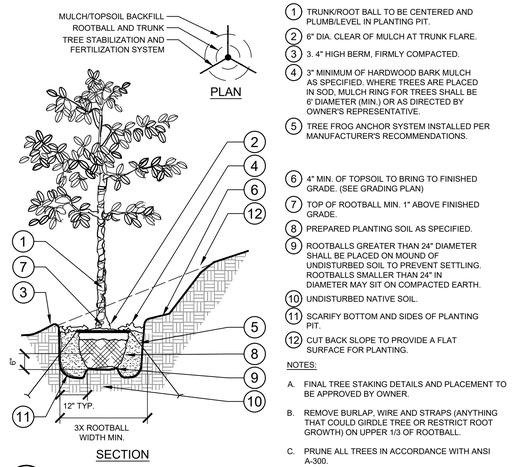
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING
SECTION / PLAN — NTS



SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

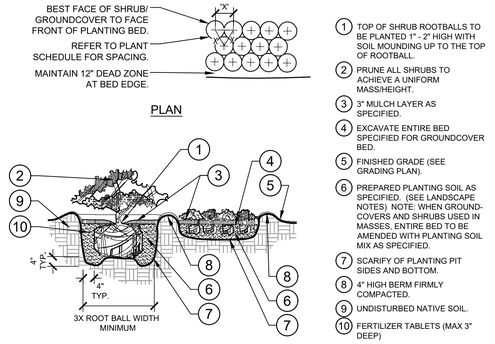
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE
SECTION / PLAN — NTS



SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

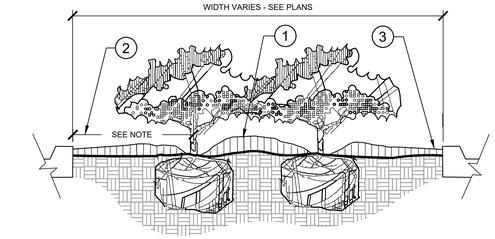
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION — NTS

SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION — NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

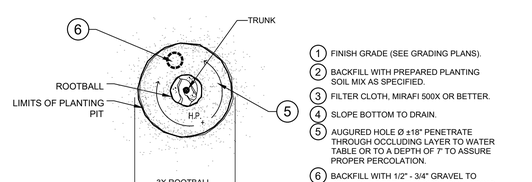
6 PLANTINGS ADJACENT TO BUILDINGS
SECTION — NTS

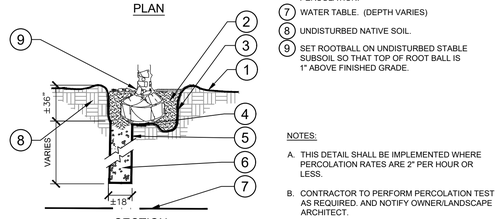
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 PARKING SPACE/CURB PLANTING
SECTION — NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN — NTS





1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

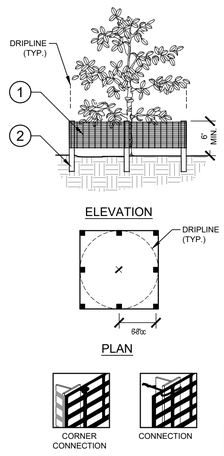
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 POOR DRAINAGE CONDITION
SECTION / PLAN — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

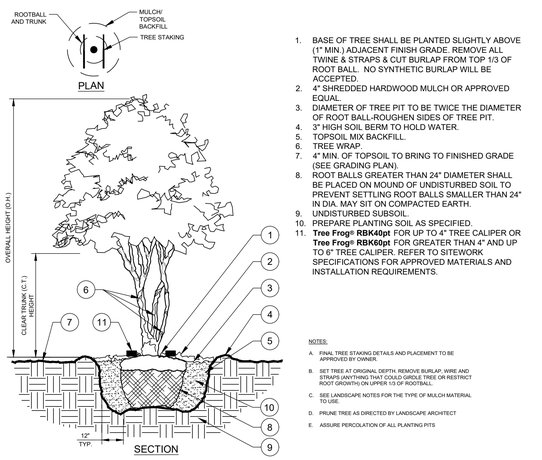
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 TREE PROTECTION FENCING
ELEVATION / PLAN — NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

11 MULTI-TRUNK TREE PLANTING
SECTION/PLAN — NTS

No.	REVISIONS	DATE	BY

Kimley»Horn

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SC LICENSE #1661 / C-1609

PROGRESS SET

SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — KIMLEY-HORN AND ASSOCIATES, INC. NO.C00166

KH PROJECT	015640252
DATE	
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

LANDSCAPE DETAILS

HARRIS TEETER GROCERY #400 - CLEMSON, SC
PREPARED FOR
HARRIS TEETER, LLC.
CLEMSON SOUTH CAROLINA

SHEET NUMBER
L150

SC811

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Plotted By: Besser, Justin Sheet Set: Clemson Grocery Layout: L150 LANDSCAPE DETAILS October 06, 2025 05:19:47pm K:\CHL_PRJ\015640 Harris Teeter\246 Clemson SC Fuel Center\02 - DWG\CUP\references\x3624-Border-246.dwg
Xref K:\CHL_PRJ\015640 Harris Teeter\246 Clemson SC Fuel Center\02 - DWG\CUP\references\x3624-Border-246.dwg

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF DOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF DOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY DOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL PLANTS SHALL BE DETERMINED BY THE STATE DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL STATE OFFICIAL (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET STATE REQUIREMENTS & SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

1 TYPICAL LANDSCAPE SPECIFICATIONS

This document, together with the concepts and designs presented herein, as

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	L-5.3-S	RIGGS DRIVE LIGHTING PLAN
NOT ISSUED	~~L-5.4-S~~	~~COURTYARD LIGHTING PLAN~~
NOT ISSUED	~~L-5.5-S~~	~~AMENITY & WELLNESS LIGHTING~~ PLAN
	L-6.0-S	HARDSCAPE DETAILS
	L-6.1-S	HARDSCAPE DETAILS
NOT ISSUED	~~L-6.2-S~~	~~HARDSCAPE DETAILS~~
NOT ISSUED	~~L-6.3-S~~	~~HARDSCAPE DETAILS~~
NOT ISSUED	~~L-6.4-S~~	~~DRAINAGE DETAILS~~
NOT ISSUED	~~L-6.5-S~~	~~HARDSCAPE DETAILS~~
	L-7.0-S	GENERAL PLANTING NOTES
	L-7.1-S	PLANTING SCHEDULES
	L-8.0-S	SITE REFERENCE PLAN
	L-8.1-S	PARTIAL PLANTING PLAN
	L-8.2-S	PARTIAL PLANTING PLAN
	L-8.3-S	PARTIAL PLANTING PLAN
	L-8.4-S	PARTIAL PLANTING PLAN
NOT ISSUED	~~L-8.5-S~~	~~PARTIAL PLANTING PLAN~~
	L-9.0-S	PLANTING DETAILS
	L-9.1-S	PLANTING DETAILS

LOCATION MAP

North

PROPERTY ADDRESS:
398 College Avenue
Clemson, SC, 29631

PICKENS COUNTY

IRONWOOD DESIGNGROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

LV - CLEMSON

CLEMSON, SC

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Sheet Title

COVER

Sheet Number

L-0.00 S

Not for Construction

Project Number: 2025-022

GENERAL SITE LAYOUT NOTES:

1. CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
2. SEE SITE LAYOUT DRAWINGS FOR CONSTRUCTION LAYOUT GEOMETRY OF THE PROJECT'S SITE DEVELOPMENT ELEMENTS.
3. REFER TO HARDSCAPE PLANS AND DETAILS AS WELL AS ARCHITECTURAL, CIVIL & STRUCTURAL DOCUMENTS FOR ADDITIONAL LAYOUT INFORMATION.
4. CONTRACTOR SHALL COORDINATE AND VERIFY ALL POINTS OF BEGINNING AND BENCHMARKS FOR THE SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING LAYOUT OF SITE ELEMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. UNLESS NOTED OTHERWISE, THE LIMITS OF CONSTRUCTION SHALL BE AS NOTED ON THE DRAWINGS.
6. CONTRACTOR SHALL USE THE DIMENSIONING AND STAKING LAYOUTS INDICATED ON THE SITE LAYOUT PLANS TO LAYOUT ALL SITE ELEMENTS, PAVEMENT AND PAVEMENT PATTERNS. BRING ANY DISCREPANCIES, INCONSISTENCIES OR ERRORS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
7. WHEREVER POSSIBLE, THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS AND OTHER AT GRADE UTILITY ELEMENTS.
8. CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. THE OWNER RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT AT NO ADDITIONAL COST TO THE OWNER.
9. DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
10. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
11. NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN CURVED PORTIONS OF WORK (WALLS, WALKS, ETC.). ALL CURVES SHALL TRANSITION SMOOTHLY INTO STRAIGHT PORTIONS OF WORK.
12. DIMENSIONS ON PLAN SUPERCEDE SCALE OF DRAWINGS, DO NOT SCALE DRAWINGS, UTILIZE DIMENSIONS SHOWN.
13. SURVEY, TOPOGRAPHIC, BOUNDARY, AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS.
14. DIMENSIONS OF WALLS ARE TO FINISH FACE. REFER TO WALL DETAILS FOR CAP DIMENSIONS.

GENERAL SITE HARDSCAPE NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES ONSITE. COORDINATE WITH THE OWNER'S REPRESENTATIVE REGARDING EXISTING IRRIGATION, AND OTHER UNDER GROUND AND ABOVE GROUND ELEMENTS PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. REPORT ANY EXISTING CONDITIONS DAMAGE TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS MADE BY HIS TEAM.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER TO NOT IMPEDE THE PROGRESS OF OTHERS OR THE CONTRACTOR'S OWN WORK.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC AND EVERYONE WORKING ON THE PROJECT ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
6. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
7. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING DIMENSIONS AND LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS OR AS INSTRUCTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES AND TREE PROTECTION FENCING (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO ALL EXISTING SITE ELEMENTS (LAKES, TREES, PARKING LOTS, ETC.) ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAW AND LOCAL CODES.
10. SEE HARDSCAPE DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS. CONTROL AND EXPANSION JOINT MODULE WIDTH MAY VARY TO ACHIEVE THE LAYOUT DEPICTED ON THE PLANS. THE CONTRACTOR SHALL FIELD MEASURE AND IDENTIFY MODULAR WIDTHS THAT ACHIEVE THE INTENT OF THE LAYOUT SHOWN ON THE PLAN. CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE A REDLINED PLAN SHOWING ANY REQUIRED CHANGES IN JOINT LAYOUT PRIOR TO PLACEMENT. ALL CHANGES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. EXPANSION JOINTS SHALL BE PROVIDED AS SHOWN ON THE PLANS AND AT ALL INTERFACES.
11. SEE SITE GRADING PLANS AND CIVIL ENGINEERING DRAWINGS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS. VERIFY THAT THE PAVEMENT SURFACES BETWEEN EXISTING AND NEW ARE FLUSH AND DO NOT CREATE A TRIPPING HAZARD.
12. ALL RETAINING WALLS ARE TO HAVE FRENCH DRAINS AND FLUID APPLIED WATERPROOFING OR POLY MEMBRANE BETWEEN WALL AND SOIL TO PROTECT FROM WATER INTRUSION. LINER OR WATERPROOFING IS TO EXTEND FROM ONE INCH BELOW THE TOP OF WALL TO 12" BELOW THE FINISHED FLOOR OR ADJACENT FINISHED GRADE ON THE LOW SIDE OF THE WALL. ALL FRENCH DRAINS TO BE 4" MIN. PERFORATED PIPE WITH SOCK, GRAVEL INFILL AND WRAPPED IN FILTER FABRIC, ALL PIPE SLOPED AT A MIN. 2%. TIE DRAIN PIPE INTO NEARBY DRAINAGE SYSTEM WHEN POSSIBLE, IF NOT, DAYLIGHT TERMINUS AT PROPOSED, LEVEL APPROVED LOCATION.
13. ALL RETAINING WALLS TO HAVE WEEP HOLES AT 48" O.C., TYPE OF WEEPS TO BE AS INDICATED ON DRAWINGS OR BY LANDSCAPE ARCHITECT.
14. ALL BRICK IS TO BE RATED AS NOT MORE THAN 'SLIGHTLY EFFLORESCED' PER ASTM C67. ALL MORTAR AND GROUT SAND IS TO BE PRE-WASHED AND SALT FREE. ENSURE SAND IS NOT FROM AN OCEANSIDE SOURCE.
15. ALL COPING, PAVERS, CONCRETE, BRICK OR PRECAST ELEMENTS ARE TO BE SEALED FOR PROTECTION AGAINST WATER MIGRATION. USE A SEALANT RECOMMENDED BY THE MANUFACTURER OR AS APPROVED BY LANDSCAPE ARCHITECT.
16. ALL FINISHED MASONRY MORTAR AND GROUT JOINTS ARE TO BE TOOLED CONCAVE UNLESS OTHERWISE NOTED ON PLANS.
17. CONSOLIDATE GROUT WITH MECHANICAL VIBRATOR WHEN MIXING TO REDUCE FLUIDS.
18. CONTRACTOR SHALL USE A LOW ALKALI PORTLAND CEMENT IN ALL BRICK CONSTRUCTION TO REDUCE EFFORESCENCE.
19. THE METHOD OF STORING MATERIALS AT THE CONSTRUCTION SITE WILL INFLUENCE THE OCCURRENCE OF EFFLORESCENCE. MATERIALS SHOULD BE STORED IN SUCH A MANNER AS TO AVOID THEIR SATURATION BY WET WEATHER OR GROUND MOISTURE, AS WELL AS CONTAMINATION FROM SALTS OR OTHER MATTER. MASONRY UNITS AND SAND SHOULD BE STORED OFF THE GROUND TO AVOID CONTAMINATION BY DIRT AND GROUND WATER WHICH MAY CONTAIN SOLUBLE SALTS. THEY SHOULD BE COVERED BY A WATERPROOF MEMBRANE TO KEEP THEM DRY.
20. DURING CONSTRUCTION, COVER ALL PARTIALLY COMPLETE OR COMPLETED WALLS WITH WATERPROOF MEMBRANE AT THE END OF EACH WORK DAY OR DURING PERIODS OF RAIN OR SNOW. THIS SHOULD BE DONE UNTIL WALLS ARE COMPLETE AND THE MORTAR AND GROUT HAVE SET. THIS IS TO REDUCE SATURATION AND EFFLORESCENCE.
21. UPON COMPLETION OF CONSTRUCTION AND BEFORE FINAL ACCEPTANCE THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM AND NOT AN INTEGRAL PART OF THIS WORK. ALL PAVED AREAS ARE TO BE SWEPT AND PRESSURE WASHED. THE SITE IS TO BE LEFT IN A NEAT AND CLEAN CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
22. ALL LOCAL, MUNICIPAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING OR RELATED TO ANY PORTION OF THIS WORK IS HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. EACH TRADE PROFESSIONAL SHALL BE LICENSED WHERE REQUIRED AND SHALL BE FAMILIAR WITH THE LAWS AND CODES AFFECTING HIS/HER SCOPE OF WORK AND SHALL PERFORM THEIR WORK ACCORDING TO THE LAW AS REQUIRED.
23. THE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH, TRASH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL DRAIN INLETS, CATCH BASINS, YARD DRAINS, AND MANHOLES INDICATED ON THE PLANS UNDER PREVIOUS CONSTRUCTION PACKAGES. WHERE POSSIBLE, DRAIN INLETS IN PAVEMENT SHALL BE LOCATED AT THE INTERSECTION OF PAVEMENT JOINTS OR IN THE CENTER OF A PAVEMENT FIELD DEFINED BY THE PAVEMENT JOINT PATTERN INDICATED ON THE DRAWINGS.

HARDSCAPE SUBMITTALS:

1. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT SHOP DRAWINGS WHERE SHOP DRAWINGS ARE CALLED FOR, AND FOR ALL STRUCTURES. UPON REVIEW BY ALL PARTIES (GENERAL CONTRACTOR, LANDSCAPE ARCHITECT AND OWNER'S REP) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL PARTIES WITHIN A FINAL APPROVED COPY (ELECTRONIC PREFERRED).
2. SPECIFIED PRODUCTS WITH FIT, FINISH AND COLOR OPTIONS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. PROVIDE 4'X4' MOCK UP OF ALL PAVING TYPES, CONDITIONS AND HARDSCAPE ELEMENTS THAT REQUIRE ASSEMBLY FOR APPROVAL BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. MOCKUPS TO BE PROVIDED ON SITE AND KEPT IN PLACE UNTIL FINAL ACCEPTANCE OF THE PROJECT SCOPE OTHER ARRANGEMENTS CAN BE ACCEPTED BASED ON PROJECT CONSTRAINTS WITH APPROVAL FROM LANDSCAPE ARCHITECT. MOCK UPS TO INCLUDE SEALER, GROUT & MORTAR WHERE INDICATED AND IN THEIR FINISHED STATE FOR APPROVAL BY LANDSCAPE ARCHITECT.

GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
2. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE GRADING PLANS. SEE CIVIL FOR MAJOR SITE GRADING WORK AND PROPOSED SITE DRAINAGE. BRING ANY DESCREPANIES BETWEEN THESE PLANS AND CIVIL PLANS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IMMEDIATELY.
3. THE CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REP RESERVE THE RIGHT TO MAKE MINOR CHANGES TO THE GRADING OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
4. NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. THE CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER/S REPRESENTATIVE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE REPAIRED. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS NOT THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL HARDSCAPES TO BE BACKFILLED WITH CLEAN TOPSOIL. FINISHED GRADE IN PLANTING BED AREAS SHALL BE 1" TO 2" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE SURFACES (SEE DETAILS FOR VARYING CONDITIONS).
6. ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS.
7. CLEAN FILL DIRT SHALL BE USED TO BACKFILL AREAS WHERE MORE THAN 1' OF DIRT IS NEEDED TO ACHIEVE FINAL GRADES. ALL FILL REQUIRED SHALL BE CLEAN, WELL-DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC. SCREENED TOPSOIL SHALL BE USED TO BACKFILL THE FINAL 1'-0" OF PLANTING AREAS TO ACHIEVE FINAL GRADES.
8. SCREENED TOPSOIL SHALL BE USED TO BACKFILL PLANTING AREAS WHERE LESS THAN 1'-0" OF DIRT IS NEEDED TO ACHIEVE FINAL GRADES. ALL TOPSOIL REQUIRED SHALL BE CLEAN, WELL-DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC,
9. CONTOURS FOR BERMING SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL BERMS SHALL HAVE A MAXIMUM SIDE SLOPE OF THREE FEET (3') HORIZONTAL TO ONE FOOT (1') VERTICAL (I.E., 3 TO 1), UNLESS OTHERWISE NOTED.
10. MAXIMUM SIDEWALK DIRECTIONAL SLOPE SHALL BE 5% (1" IN 20') AND MEET ALL ADA/ HANDICAP REQUIREMENTS. MINIMUM SIDEWALK DIRECTIONAL SLOPE SHALL BE 1%. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% MAX PITCHED TOWARD DRAINAGE STRUCTURES. SLOPES THAT EXCEED 2% CROSS SLOPE OR 5% DIRECTIONAL SLOPE DO NOT MEET ADA AND WILL BE REJECTED.
11. ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED MEANS. ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WELL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
14. ANY LIMITS OF WORK ABUTTING JURISDICTIONAL BOUNDARIES OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED,
15. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL. CONTRACTOR SHALL APPLY A SLOPE STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS AS NECESSARY UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
16. TOPOGRAPHIC, BOUNDARY AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS. SEE COVER SHEET FOR SURVEYOR AND CIVIL ENGINEERS' CONTACT INFORMATION.
17. ALL NUMERICAL ELEVATIONS ARE TO TOP OF ELEMENT OR FINISHED GRADE UNLESS OTHERWISE NOTED.
18. THIS PLAN REQUIRES LANDSCAPE MICRO-DRAINAGE. THE CONTRACTOR SHALL ENSURE THAT ALL PIPE IS SLOPED AT 1% OR GREATER FOR POSITIVE DRAINAGE, ALL AREA DRAINS SHALL BE ADJUSTED AS NECESSARY FOR FINAL GRADES,
19. POOL DECKS MUST SLOPE AWAY FROM THE POOL AT 1% MINIMUM AND 2% MAXIMUM. SEATING AREAS NOT PART OF THE ADA ROUTE MAY EXCEED 2% SLOPE IN LIMITED AREAS.
20. BOCCE COURTS, PERMEABLE STONE PATIOS, GRAVEL OR GRANITE FINES PAVING AREAS, AND/OR ARTIFICIAL TURF AREAS SHALL BE UNDER-DRAINED WITH A 4" PERFORATED FRENCH DRAIN TIED TO THE LANDSCAPE MICRO-DRAINAGE SYSTEM.
21. THE CONTRACTOR SHALL CONNECT MICRO-DRAINAGE SYSTEM TO EXISTING STORM SYSTEM. IF NO DETAIL IS PROVIDED BY CIVIL FOR JUNCTION CONNECTIONS, CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR APPROVAL OF THIS CONNECTION.

GENERAL SITE FURNISHING NOTES:

THE CONTRACTOR IS TO PROVIDE THE FOLLOWING SUBMITTALS:

1. ALL MANUFACTURERS' DATA INCLUDING DIRECTIONS OR RECOMMENDATIONS FOR INSTALLATION, METHODS, PROCEDURES, AND MAINTENANCE.
2. COMPLETE SHOP DRAWINGS FOR ALL CUSTOM SITE FURNISHINGS INDICATING ALL DETAILS OF FABRICATION AND INSTALLATION INCLUDING SIZES, SHAPES, FINISHES, COLORS, THICKNESS, MATERIAL QUALITY, AND ALL OTHER RELATED WORK APPLICABLE TO THE SITE FURNISHINGS.
3. COLOR SAMPLES FOR APPROVAL.
4. THE SELECTIONS OF SITE FURNISHINGS ON THIS PLAN ARE SUBJECT TO APPROVAL BY THE OWNER'S REP. DO NOT ORDER ANY SITE FURNISHINGS WITHOUT THE OWNER/OWER'S REP HAVING APPROVED SPECIFIC FABRIC, MATERIAL AND COLOR SELECTIONS.
5. ALL SITE FURNISHINGS ARE TO BE OUTDOOR RATED AND COMMERCIAL GRADE MATERIALS AND FINISHES WITH A MINIMUM ONE YEAR WARRANTY.
6. DELIVER ALL MATERIALS WITH MANUFACTURER'S TAGS AND LABELS INTACT IN CLEAN, DRY, AND PROTECTED LOCATIONS.
7. STORE AND HANDLE ALL SITE FURNISHING SO AS TO AVOID DAMAGE.
8. ALL SITE FURNISHINGS SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING ORDERING, SHIPPING, DELIVERY, UNPACKING, AND INSTALLING ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY INSTALLATION PROCEDURES WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY DESCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REP IMMEDIATELY.
9. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE THE DELIVERY OF ALL SITE FURNISHINGS AND SHALL BE COMPLETELY RESPONSIBLE FOR SHIPPING, UNPACKING, REMOVING PACKAGING, DISREGARDING PALLET AND PACKAGING MATERIALS, AND ALL HANDLING AFTER DELIVERY TO PLACE SITE FURNISHINGS IN LOCATIONS DESIGNATED ON THE PLANS.
10. ALL SITE FURNISHING LOCATIONS ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEING PLACED/INSTALLED ON SITE. IN POOL AREAS, THE POOL CODE REQUIRES A MINIMUM CLEAR ZONE BE MAINTAINED (TYPICALLY 4'-6') AROUND ALL SIDES OF THE POOL. ANY FURNITURE PLACED INSIDE THIS CLEAR ZONE IS AT THE OWNER/OPERATOR'S RISK AND MAY REQUIRE RELOCATION.
11. ALL TRASH RECEPTACLES ARE TO BE PERMANENTLY MOUNTED ACCORDING TO THE DETAILS. WHEREVER POSSIBLE, MOUNT RECEPTACLES OVER PERVIOUS LANDSCAPE AREAS AT THE EDGE OF PAVING TO ALLOW FOR DRAINAGE THAT WILL NOT STAIN PAVING.
12. ALL BENCHES ARE TO BE PERMANENTLY MOUNTED UNLESS OTHERWISE NOTED. EACH BENCH SHALL BE MOUNTED TO A CONCRETE FOOTING OR SLAB PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONCRETE SLABS AT BOLT LOCATIONS SHALL BE MIN. 4" THK. 3000 PSI CONCRETE AND SHALL EXTEND NOT LESS THAN 6" FROM THE CENTER OF ANY BOLTS. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED UNLESS OTHERWISE CALLED FOR BY THE MANUFACTURER.
13. ALL SITE FURNISHINGS SHALL BE GUARANTEED BY THE CONTRACTOR FREE OF DEFECTS, CRACKS, CHIPS, STAINS, AND SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGE UPON FINAL PLACEMENT AND APPROVAL.

SPECIAL CONCRETE PAVEMENT INSTALLATION NOTES:

1. CONCRETE JOINTING SHALL BE AS INDICATED ON LAYOUT PLANS. THE JOINT PATTERN HAS BEEN INTRICATELY DESIGNED, AND THE UTMOST CARE IS TO BE TAKEN TO ENSURE THAT THE INTEGRITY OF THE DESIGN IS MAINTAINED THROUGHOUT THE INSTALLATION PROCESS.
2. SUB GRADE COMPACTION SHALL TAKE PLACE UNDER DRY CONDITIONS. ANY SOFT OR MUDDY AREAS ARE TO BE EXCAVATED AND REFILLED WITH DRY SOIL OF THE SAME TYPE.
3. ALL REINFORCEMENT (BARS, DOWELS AND/OR WIRE MESH) SHALL BE IN PLACE AND SECURED PRIOR TO PLACING CONCRETE. WIRE MESH IS TO BE SECURED AT A DEPTH ½ OF THE THICKNESS OF THE CONCRETE POUR. THE INSTALLER MUST USE ALL MEANS NECESSARY TO ACHIEVE THIS PLACEMENT.
4. SLEEVES ARE TO BE IN PLACE PRIOR TO PLACEMENT OF THE CONCRETE.
5. ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3,500 PSI OR AS OTHERWISE INDICATED ON DRAWINGS.
6. CONCRETE SLUMP SHALL BE 3" MAX. AT TIME OF PLACEMENT.
7. CONCRETE TO BE INSTALLED WHEN AIR TEMPERATURE IS BETWEEN 50° F AND 85° F, IF THE TEMPERATURE IS PREDICTED TO EXCEED EITHER OF THESE LIMITS WITHIN 5 DAYS OF INSTALLATION, CONCRETE SHALL NOT BE INSTALLED AT THAT TIME.
8. ALL CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN 8% ENTRAINED AIR.
9. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318, ACI 318.1 AND ACI 301. CONCRETE TEST REPORTS SHALL BE MADE AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE JOB SITE. THIS IS MANDATORY.
10. THE CONCRETE INSTALLER IS RESPONSIBLE FOR THE PROPER CURING OF THE CONCRETE FOR SEVEN DAYS (MIN.) IMMEDIATELY AFTER INSTALLATION.
11. CONCRETE TO BE PROVIDED BY SINGLE SOURCE AND INSTALLED UNDER SIMILAR CONDITIONS TO ENSURE UNIFORM LOOK.
12. STOPPAGE OF INSTALLATION SHALL OCCUR AT EXPANSION OR CONSTRUCTION JOINTS SHOWN ON PLANS. DO NOT STOP INSTALLATION BETWEEN JOINTS.
13. ALL EXPOSED AGGREGATE FINISHES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
14. AGGREGATES IN SPECIALTY CONCRETE SHALL BE SUBMITTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO MOCK UP PREPARATION. AGGREGATE SIZES TO BE AS INDICATED ON DRAWINGS.
15. WHERE BLACK BEAUTY SAND IS INDICATED ON DRAWINGS, CONTRACTOR TO PROVIDE IN MIX AT 200LBS/CY OR AS OTHER WISE INDICATED.

ADA NOTES:

1. SEE CIVIL ENGINEER'S PLANS FOR ALL CURB RAMP INFORMATION. PAVER CURBS TO UTILIZE DETECTABLE WARNING PAVERS BY PAVESTONE.
2. THE SHORTEST ROUTE FROM THE PUBLIC SIDEWALK TO THE MAIN ENTRANCE AS WELL AS THE SHORTEST ROUTE FROM HANDICAP PARKING TO THE MAIN ENTRANCE AS WELL AS THE ROUTE TO OTHER PUBLIC SPACES SHALL CONFORM TO THE FOLLOWING CRITERIA:
   - NO STEPS OR STAIRS MAY OBSTRUCT THE ROUTE.
   - ROUTE WIDTH MUST BE A MINIMUM 36" WIDE CLEAR OF OBSTRUCTIONS SUCH AS LIGHTS, HANDRAILS, ETC.
   - THE ROUTE RUNNING SLOPE TO SLOPE IS A MAXIMUM 5%. ROUTE CROSS SLOPE IS A MAXIMUM 2%.
   - THE ROUTE SURFACE SHALL BE FIRM, STABLE AND SLIP RESISTANT AND HAVE NOT LEVEL CHANGES GREATER THAN ½",
   - ANY GRATE OPENINGS IN ROUTE SHALL BE A ½" MAXIMUM PERPENDICULAR TO THE DIRECTION OF TRAVEL.
   - HEAD ROOM ALONG ROUTE TO BE A MINIMUM 80" CLEAR.
   - PROTRUDING OBJECTS FROM WALLS OR POSTS SHALL BE 27"-80" ABOVE GRADE AND SHALL NOT PROTRUDE MORE THAN 4".
   - ALL GATES & DOORS SHALL HAVE A MINIMUM 18" CLEAR SPACE ON THE PULL SIDE AND 12" ON PUSH SIDE.
3. CURB RAMPS THAT OCCUR AT TRANSITIONS FROM WALKS TO DRIVES SHALL BE FREE OF ABRUPT CHANGES WITH A MAXIMUM SLOPE OF 5%, SHALL BE 36" WIDE MINIMUM (NOT INCLUDING FLARED SIDES) , SHALL HAVE WARNING TEXTURE THE FULL WIDTH OF THE CURB RAMP AND SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (1:12). MAXIMUM FLARED SIDE SLOPES SHALL BE 10% (8.33% IF REQUIRED FOR WALKING ROUTE), SHALL NOT PROTRUDE INTO DRIVE LANES OR PARKING AISLES AND SHALL BE CONTAINED WITHIN MARKING AT MARKED CROSSINGS.
4. EXTERIOR RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (1:12) FOR A MAXIMUM RISE OF 30" IN MAX. 30' LONG SEGMENTS. RAMP WIDTH SHALL BE A MINIMUM OF 36" BETWEEN HANDRAILS, WITH LANDINGS A MINIMUM OF 5' LONG AND AS WIDE AS THE RAMP (MIN. 5'X 5' WHERE RAMP CHANGES DIRECTION) AND HAVE RAMP EDGE PROTECTION OF EITHER A MIN, 2" CURB OR RAILINGS, RAILINGS MUST BE PROVIDED IF RAMP IS MORE THAN 6" HIGH OR 72" LONG. RAILINGS MUST BE 34"- 38"HT, ABOVE GRADE, BE CONTINUOUS WITH NO BREAKS OR INTERRUPTIONS. EXTEND A MIN, 12" BEYOND RAMP AT TOP AND BOTTOM AND HAVE A 1-1/2" CLEARANCE FROM WALLS AND BE 1-1/2" DIAMETER.

HANDRAIL NOTES:

1. ALL WELDS ARE TO BE GROUND SO THAT THERE ARE NO SHARP OR ROUGH EDGES PRIOR TO PAINTING AND FINISHING.
2. WELD TOUCH UP: SPRAY W

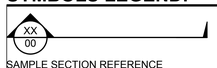
ABBREVIATIONS LEGEND:

APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	MH	MANHOLE
AVG	AVERAGE	MIN	MINIMUM
B&B	BALLED AND BURLAPPED	MISC	MISCELLANEOUS
BC	BOTTOM OF CURB	N	NORTH
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BENCHMARK	NO	NUMBER
BOC	BACK OF CURB	NOM	NOMINAL
BR	BOTTOM OF RAMP	NTS	NOT TO SCALE
BS	BOTTOM OF STEP	OC	ON CENTER
BW	BOTTOM OF WALL	OD	OUTSIDE DIAMETER
CAL	CALIPER	PC	POINT OF CURVETURE
CB	CATCH BASIN	PE	POLYURETHANE
CF	CUBIC FEET	PI	POINT OF INTERSECTION
CIP	CAST IN PLACE	PL	PROPERTY LINE
CL	CENTER LINE	PT	POINT, POINT OF TANGENCY
CLR	CLEARANCE	PVC	POLYVINYL CHLORIDE
CM	CENTERMARK	QTY	QUANTITY
CO	CLEAN OUT	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CY	CUBIC YARD	REINF	REINFORCE(D)
DEG	DEGREE	REQ'D	REQUIRED
DEMO	DEMOLISH, DEMOLITION	REV	REVISION, REVISED
DIA	DIAMETER	ROW	RIGHT OF WAY
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SAN	SANITARY
DWG	DRAWING	SD	STORM DRAIN
E	EAST	SF	SQUARE FOOT (FEET)
EA	EACH	SHT	SHEET
EL	ELEVATION	SIM	SIMILAR
ENG	ENGINEER	SPECS	SPECIFICAITONS
EQ	EQUAL	ST	STORM SEWER
EST	ESTIMATE	SY	SQUARE YARD
E.W.	EACH WAY	STA	STATION
EXIST	EXISTING	STD	STANDARD
EXP	EXPANSION, EXPOSED	SYM	SIMILAR
FFE	FINISHED FLOOR ELEVATION	T&B	TOP & BOTTOM
FG	FINISHED GRADE	TBC	TOP OF BACK CURB
FL	FLOW LINE	TC	TOP OF CURB
FOC	FACE OF CURB	TF	TOP OF FOOTING
FT	FOOT (FEET)	TH	THICK
FTG	FOOTING	TOPO	TOPOGRAPHY
GA	GAUGE	TR	TOP OF RAMP
GEN	GENERAL	TS	TOP OF STEP
GR	GRADE ELEVATION	TW	TOP OF WALL
HORIZ	HORIZONTAL	TYP	TYPICAL
HP	HIGH POINT	VAR	VARIES
HT	HEIGHT	VOL	VOLUME
ID	INSIDE DIAMETER	W/	WITH
INV	INVERT ELEVATION	W/O	WITHOUT
IN	INCH(ES)	WT	WEIGHT
INCL	INCLUDE(D)	WL	WATER LEVEL
JT	JOINT	WWF	WELDED WIRE FABRIC
LF	LINEAR FEET	YD	YARD
LP	LOW POINT	@	AT

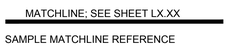
LINETYPE LEGEND:

- PROPERTY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- TOP OF BANK
- EROSION CONTROL FENCE
- CHAIN LINK FENCE
- GUARD RAIL
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE (TPF)
- BUILDING WALL
- ROOF OVERHANG
- SWALE CENTERLINE
- WATER EDGE LINE
- WETLAND LINE (WET)
- MAJOR CONTOUR (800)
- MINOR CONTOUR (802)
- STORM DRAIN LINE
- FLEX/UNDER DRAIN
- SANITARY SEWER LINE (SAN)
- CURB & GUTTER
- UTILITY SLEEVES
- BURIED ELECTRICAL LINE (ELC)
- OVERHEAD POWER LINE (OVH)
- GAS LINE (GAS)
- STRING LIGHTS
- LED STRIP LIGHTING
- CONTROL JOINT
- EXPANSION JOINT
- EXISTING TREE LINE

SYMBOLS LEGEND:

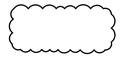


SAMPLE SECTION REFERENCE



SAMPLE MATCHLINE REFERENCE

SAMPLE ELEVATION REFERENCE



SAMPLE REVISION CLOUD

SAMPLE PLAN ENLARGEMENT REFERENCE

SAMPLE REVISION TAG

SAMPLE DETAIL ENLARGEMENT REFERENCE

KEYNOTE LEGEND:

HARDSCAPE SCHEDULE

CODE	DESCRIPTION	DETAIL
H-02	CITY STANDARD TREE GRATE REQUIRES SILVA CELL OR EQUIVALENT, MINIMUM OF DEEPROOT 24" TREE BARRIER.	18/L-6.0
H-03	RAISED PLANTER CAST-IN-PLACE CONCRETE PLANTER WITH BOARD FORM FINISH, 8" THICKNESS, HEIGHT VARIES SEE PLANS	10/L-6.1
H-04	BIKE RACK LOT LIMIT BIKE RACK BY MMCITE, EMBED MOUNT, COLOR:TBD	19/L-6.0
H-05	ETCHED CONCRETE STAIRS CAST-IN-PLACE CONCRETE STAIRS WITH GRACE TOP-CAST SURFACE REATRDER #25 FOR ETCHED FINISH, FLAT BAR STEEL HANDRAILS AS REQUIRED BY CODE	17/L-6.0
H-06	FIRE TABLE A CORTEN FIRE PIT BY MK DESIGNS, SIZE: 42" SQARE, NATURAL GAS WITH ELECTRONIC IGNITION, E-STOP AND TIMER TO BE LOCATED ON ADJACENT COLUMN	6/L-6.3
H-07	PLANTER POT GROUPING PRECAST CONCRETE PLANTER POTS, SIZES: 24" DIA., 21" DIA, 15" DIA	
H-09	STRING LIGHTS DECORATIVE STRING LIGHTING CABLE MOUNTED TO BUILDING AND 4X4 STEEL POST	1/L-6.5
H-10	GABION BENCH 18" X18"X48" GABION BASKET WALL WITH WOOD BENCH TOP, INFILL STONE SOURCED LOCALLY	/
H-11	FIRE TABLE B NATURAL GAS FIRE TABLE WITH ELECTRONIC IGNITION, E-STOP AND TIMER LOCATED ON ADJACENT BOLLARD	7/L-6.3
H-12	COURTYARD GRILL PARTY CMU BLOCK CONSTRUCTION WITH BRICK VENEER TO MATCH BUILDING, 2" PORCELAIN COUNTERTOPS, (1) S27T NATURAL GAS GRILL INSERT BY AEI, STAINLESS STEEL CABINETS	2/L-6.3
H-13	METAL GRATE BRIDGE GALVANIZED BAR GRATE BRIDGE, 1"X3" OPENINGS WITH 1"X1/8" BARS, 6X6 LANDSCAPE TIMBER EDGE, WHEELS COMPLIANT	
H-14	CABANA SCENIC BY LANDSCAPE FORMS, 8'X8'X8', COLOR: TBD	8/L-6.1
H-15	JUMBOTRON METAL FRAME WITH LED PANEL DISPLAY SCREEN	
H-16	FIRE TABLE C NATURAL GAS FIRE TABLE WITH ELECTRONIC IGNITION, E-STOP AND TIMER LOCATED ON ADJACENT BOLLARD	7/L-6.3
H-17	SWIMMING POOL REINFORCED GUNNITE SHELL WITH COLORED PLASTER FINISH BY DIAMONDBRITE, INTEGRAL LIGHTING, 42" MAX DEPTH	2/L-6.2
H-19	POOL STAIRS FORMED GUNNITE STAIRS WITH PLASTER FINISH, 2" COLORMATCH ANTI-SLIP WARNING TILE BY DALTILE AT EACH NOSING, STAINLESS STEEL HANDRAIL	2/L-6.2
H-20	POOL BENCH FORMED GUNNITE BENCH WITH PLASTER FINISH, 2" COLORMATCH ANTI-SLIP WARNING TILE BY DALTILE AT EDGE	3/L-6.2
H-21	POOL SHELF FORMED GUNNITE SHELF WITH PLASTER FINISH, 2" COLORMATCH ANTI-SLIP WARNING TILE BY DALTILE AT EACH NOSING	2/L-6.2
H-22	GREEN ROOF EDGING ROOFEDGE MAX ALUMINIUM EDGE RESTRAINT BY LIVE ROOF, COLOR: BLACK	4/L-6.1
H-23	SPA COPING PRECAST CONCRETE COPING,2"X 12"X 24" WITH EASED EDGE, BASIS OF DESIGN FEDERAL STONE	
H-24	SPA REINFORCED GUNNITE SHELL WITH COLORED PLASTER FINISH BY DIAMONDBRITE, INTEGRAL LIGHTING, 42" MAX DEPTH, STAINLESS STEEL HANDRAIL	
H-25	ROOFTOP GRILL PARTY ALUMINUM FRAME CONSTRUCTION WITH TILE VENEER, 2" PORCELAIN COUNTERTOPS, (1) S27T NATURAL GAS GRILL INSERT BY AEI, STAINLESS STEEL CABINETS	3/L-6.3
H-26	ROOFTOP DOUBLE-SIDED GRILL STATION ALUMINUM FRAME CONSTRUCTION WITH TILE VENEER, 2" PORCELAIN COUNTERTOPS, (2) S27T NATURAL GAS GRILL INSERT BY AEI, STAINLESS STEEL CABINETS	
H-27	CABLE TRELLIS JAKOB GREEN KIT WIRE TRELLIS, 76" X80" SECURE TO WALL	5/L-6.1
H-28	POOL GATE ECHELLON II GATE BY AMERISTA FENCE, SINGLE TOP & BOTTOM RAIL WITH VERTICAL PICKETS, GATE TO BE SELF-CLOSING, SELF-LATCHING, CONTROLLED ACCESS BY OTHERS, COLOR: BLACK	18/L-6.2
H-30	WILSHIRE RECTANGLE PLANTER BY TURNESOL COLOR: BLACK, 48"L X 18"W X 36"H MODEL NUMBER: WR-481836	7/L-6.1
H-31	CABLE RAILING 42" HEIGHT WITH SINGLE TOP RAIL	6/L-6.1
H-32	BOULDER WALL STACKED BOULDER WALL TO SUPPORT MULCH PATH	
H-33	FESTOON LIGHT POST 4X4 METAL POST WITH STAINLESS STEEL EYE BOLT MOUNTING	5/L-6.5
H-34	RECLAIMED SITE BOULDERS	
H-35	WOOD PLATFORM MILLBOARD WOOD DECKING OVER PRESSURE TREATED FRAME WITH CONCEALED FASTNERS OR PVC AS BASIS OF DESIGN. MILLBOARD FACIA ON ALL FACES, 18" HEIGHT	2/L-6.1
H-36	FIRE FEATURE CONTROL PEDESTAL	10/L-6.3
H-37	FIRST AID KIT WALL MOUNTED	15/L-6.2
H-38	EMERGENCY PHONE WALL MOUNTED	14/L-6.2
H-40	SPA E-STOP MOUNT TO RAILING POST	
H-41	POOL SHOWER ADA COMPLIANT POOL SHOWER, FREE STANDING	17/L-6.2
H-42	PAVER-GRATE PAVEMENT SUPENSION SYSTEM	
H-43	CANOPY STRUCTURE METAL FRAME STRUCTURE WITH WOOD LOOK METAL SLATS TO MATCH ARCHITECTURE, INTEGRATED WILSHIRE HANGING BOXES BY TOURNESOL, SIZE 10X12X60, COLOR:BLACK, FINAL DESIGN TO BE COORDINATED BY ARCHITECT	
H-44	WILSHIRE RECTANGLE PLANTER BY TURNESOL COLOR: BLACK, 24"W X 24"H, LENGTH VARIES, SEE PLAN	7/L-6.1

PAVING MATERIAL

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	CITY STANDARD PEDESTRIAN CONCRETE PAVING MEDIUM BROOM FINISH WITH TROWELLED JOINTS	3/L-6.0
	P-02	CITY STANDARD STAMPED CONCRETE BAND STAGGERED BRICK PATTERN, NO COLOR, FORM SPEC TO BE PROVIDED BY CITY OF CLEMSON	16/L-6.0
	P-03	PEDESTRIAN CONCRETE PAVING 4" THICKNESS REINFORCED CONCRETE PAVING WITH SAWCUT JOINTS AS SHOWN. EXPANSION JOINTS 20' O.C. TYP. COLOR AND FINISH TO MATCH CONCRETE SIDEWALK BY CIVIL	3/L-6.0
	P-04	ETCHED CONCRETE PAVING 4" CONCRETE PAVING WITH GRACE TOPCAST SURFACE RETARDER #15 FOR ETCHED FINISH, SEE PLAN FOR JOINT LAYOUT	3/L-6.0
	P-05	COMPOSITE WOOD DECKING MILLBOARD WOOD DECKING OVER PRESSURE TREATED FRAMING WITH CONCEALED FASTNERS OR PVC AS BASIS OF DESIGN. COLOR: ENHANCED GRAIN COPPERED OAK 8X8 PT POSTS WITH 2X10 PT JOISTS AT 12" O.C. CANTILEVER 3'-3" AT OUTSIDE EDGES	
	P-06	WOOD DECK TILES 24X48 WOOD DECK TILES SET ON PEDESTAL SYSTEM	1/L-6.1
	P-07	PEDESTRIAN CONCRETE PAVER A PRECAST CONCRETE PAVERS, SAND SET ON 4" COMPACTED GRAVEL, BASIS OF DESIGN ARCANA BY UNILOCK, COLOR" AVORIO	13/L-6.0
	P-08	PEDESTRIAN CONCRETE PAVER B PRECAST CONCRETE PAVERS, SAND SET ON 4" COMPACTED GRAVEL, BASIS OF DESIGN:TERRAZO SLAB BY TECHO-BLOC, SIZE:12X24	13/L-6.0
	P-09	DRY CREEK BED LOCALLY SOURCE RIVER ROCK, SIZE: 4-12" WITH 2 & 3 MAN LANDSCAPE BOULDERS AS SHOWN, STONE SELECTION TO BE APPROVED BY LA	
	P-10	PEDESTAL PAVER A; PRECAST CONCRETE PAVERS ON PEDESTAL SYSTEM BY TILETECH OR SIMILAR. COLOR-TBD	1/L-6.1
	P-11	GREEN ROOF TRAY SYSTEM LIVEROOF EXTENSIVE TRAY SYSTEM WITH ROOF EDGE EDGING	3/L-6.1
	P-12	ROOF BALLAST STONE A	
	P-13	ROOF BALLAST STONE B	
	P-15	INTEGRAL COLOR CONCRETE PAVING 4" CONCRETE PAVING WITH INTEGRAL COLOR BY DAVIS COLORS, GRACE TOP-CAST SURFACE RETARDER #25 FOR ETCHED FINISH, SAW CUT JOINTS, COLOR: TBD	3/L-6.0
	P-16	ARTIFICIAL LAWN ; MODEL-SYNAUGUSTINEX47 BY SYNLAWN,	10/L-6.0

SITE FURNISHINGS SCHEDULE

CODE	DESCRIPTION
S-03	DECK CHAISE LOUNGE FFE ITEM
S-04	IN-POOL CHAISE LOUNGE FFE ITEM
S-06	4 TOP CAFE TABLE FFE ITEM
S-07	ADIRONDACK CHAIR FFE ITEM
S-09	SECTIONAL LOUNGE FURNITURE FFE ITEM
S-10	CHAIR & TABLE SET FFE ITEM
S-12	OUTDOOR DINING TABLE & CHAIR SET FFE ITEM

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	TYPE LP-POST MOUNTED AREA LIGHT FELIX BY STRUCTURA, MULTIPLE HEADS ON A SINGLE STRUCTURAL BOL POLE ALUMINUM, BLACK, POLE LAMP: LED, 60W, 3000, BEAMSPREAD: 35	10
	TYPE B-BOLLARD LIGHT LINEAL BOLLARD LIGHT BY STRUCTURA, SINGLE HEAD ALUMINUM/WOOD, C5-SLATE/S4-IPE, SURFACE LAMP: LED, 11W, 3000, BEAMSPREAD: TYPE II	22
	TYPE T-LANDSCAPE UPLIGHT RISE F080 SINGLE SPOT LIGHT BY ECOSENSE, SQUARE ALUMINUM, BLACK, STAKE LAMP: LED, 7.5W, 3000, BEAMSPREAD: 40	40
	TYPE S-STRING LIGHTS TIVOLI COMMERCIAL STRING LIGHTS WITH E26 SPIRAL EDISON BULBS RUBBER/PLASTIC, BLACK, BUILDING LAMP: LED, E26, 2700, BEAMSPREAD: NA	4
	TYPE P-PATH LIGHT LUMIERE EON 303 PATH LIGHT, SINGLE HEAD ALUMINUM, BLACK, SURFACE LAMP: LED, 8.5W, 3000, BEAMSPREAD: TYPE II	4
	TYPE ST-RECESSED STEP/WALL LIGHT RECESSED STEP OR WALL LIGHT BY VISTA LIGHTING, FLUSH TRAY MOUNT ALUMINUM, BLACK, RECESSED LAMP: LED, 11, 3000K, BEAMSPREAD: NA	8
	TYPE C-CITY PEDESTRIAN LIGHT CITY STANDARD STREET LIGHT TO BE RECALIMED FROM SITE AND RELOCATED TO LOCATION ON PLANS	6
	TYPE IG-IN-GRADE UPLIGHT 1088 IN-GRADE UPLIGHT BY VISTA LIGHTING ALUMINUM, BLACK, IN-GRADE LAMP: LED, 28W, 3000K, BEAMSPREAD: NS	38
	TYPE G-GRILL LIGHT BQ03 SERIES GRILL LIGHT BY FOCUS INDUSTRIES STAINLESS STEEL, CLEAR, SURFACE LAMP: LED, 7W, NA, BEAMSPREAD: NA	10
GFI	GFCI OUTLET GFCI OUTLET WITH LEVITON 1-GANG DUPLEX OUTLET WALL PLATE, OUTLET TO BE MOUNTED FLUSH WITH VERTICAL SURFACE UNLESS NOTED OTHERWISE, COLOR TO BE SELECTED BY LA, FINAL LOCATIONS TO BE COORDINATED WITH ELECTRICAL ENGINEER	16
	GARD-N-POST 19.5" SUPPORT FOR GFCI DEVICES OUTDOORS. BUILT IN STABILIZERS FOR EXTRA STABILITY.TWO 1/2" KNOCKOUTS. COLOR BLACK.CLEAR EXTRA DUTY WEATHERPROOF IN USE COVER INSTALLED. WITH GROUNDING CLIP. UV-RATED PLASTIC, BLACK, POST MOUNT	6

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No.	Drawing Revision	Date

Sheet Title

SCHEDULE & GENERAL NOTES

Sheet Number

L-0.02 S

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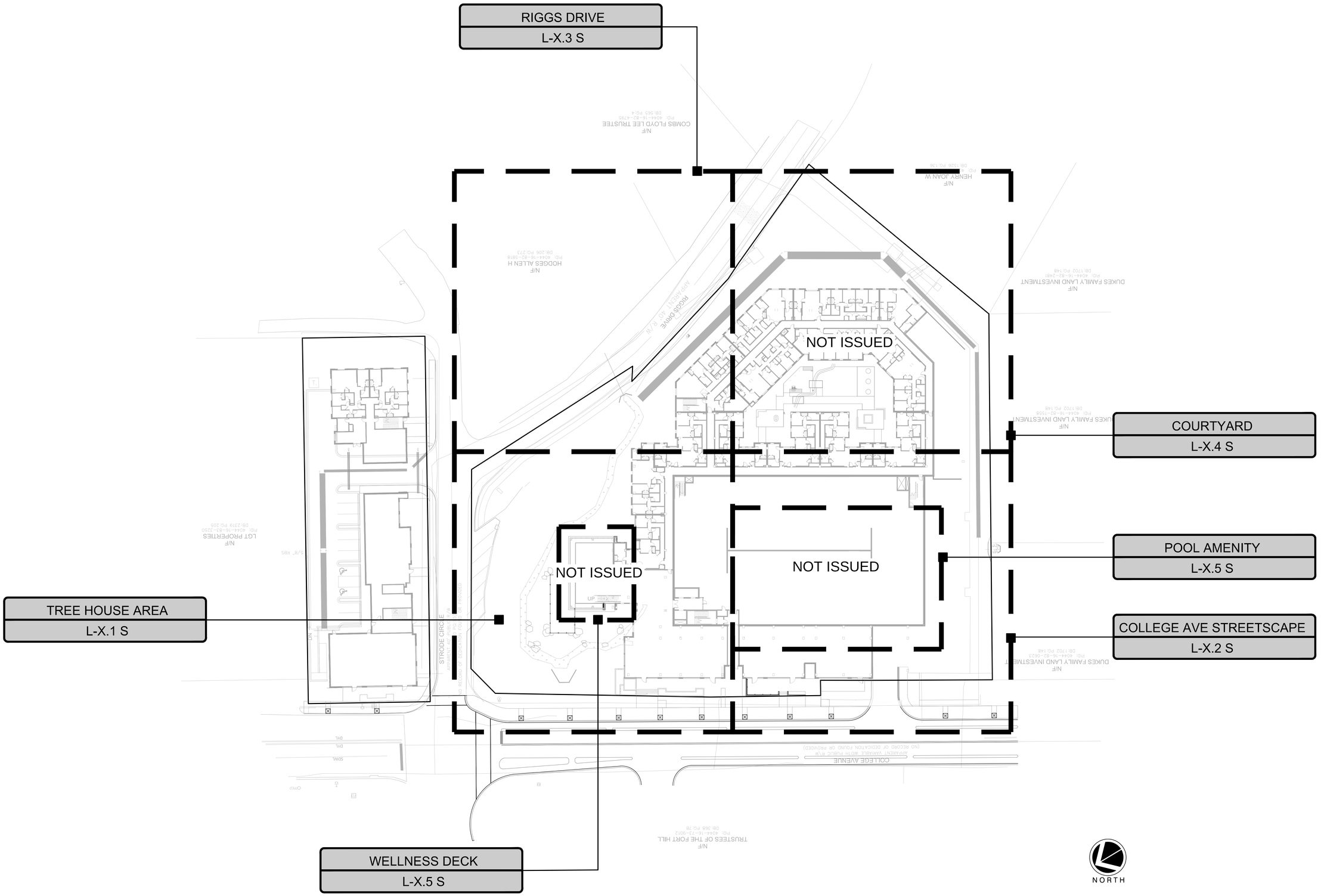
Project Number: 2025-022



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Sheet Title

SITE REFERENCE PLAN

Sheet Number

L-1.0 S

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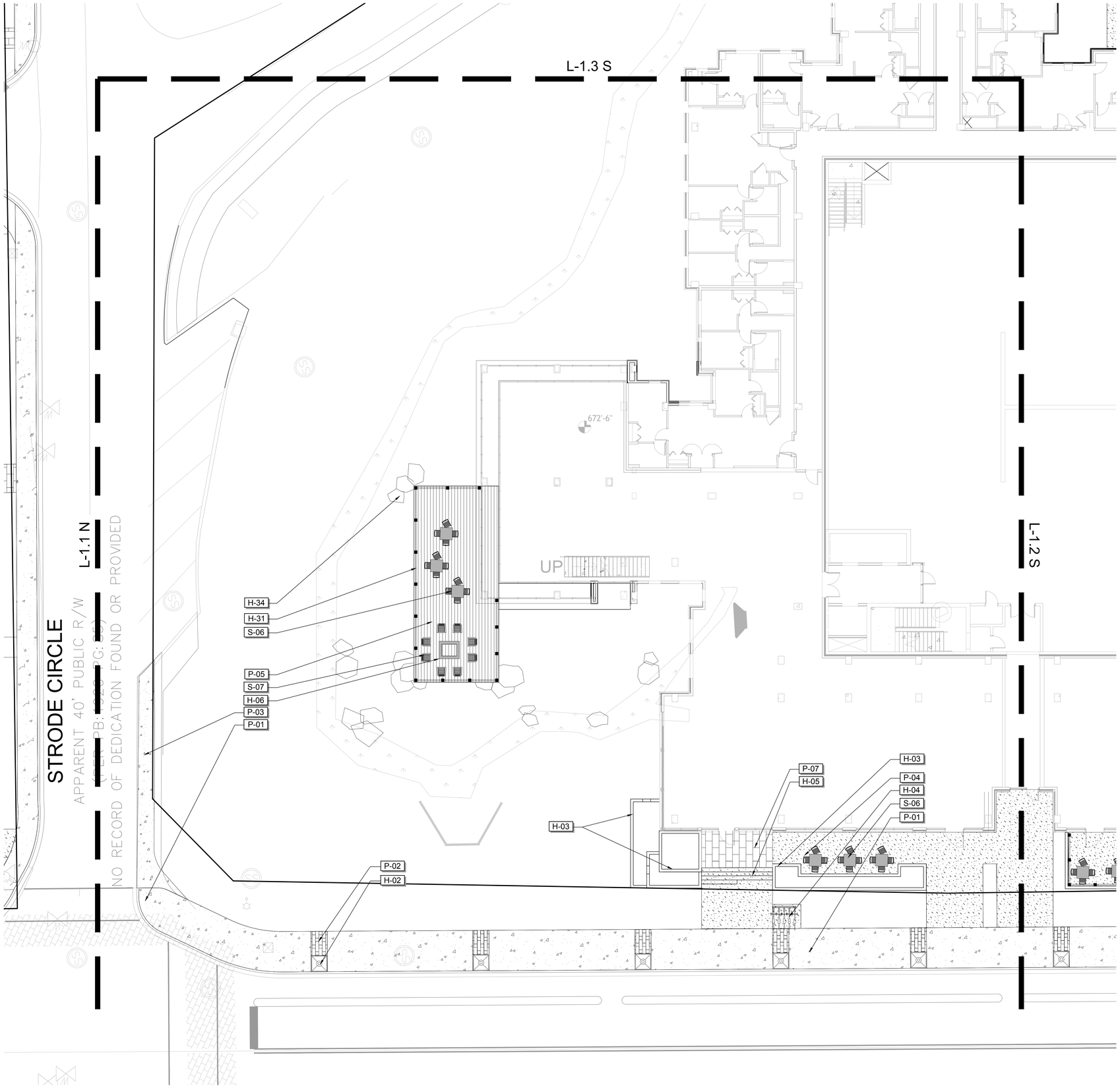
Project Number: 2025-022



REFERENCE NOTES

HARDSCAPE SCHEDULE L-1.1 S

CODE	DESCRIPTION	DETAIL
H-02	CITY STANDARD TREE GRATE REQUIRES SILVA CELL OR EQUIVALENT, MINIMUM OF DEEPROOT 24" TREE BARRIER.	18/L-6.0
H-03	RAISED PLANTER CAST-IN-PLACE CONCRETE PLANTER WITH BOARD FORM FINISH, 8" THICKNESS, HEIGHT VARIES SEE PLANS	10/L-6.1
H-04	BIKE RACK LOT LIMIT BIKE RACK BY MMCITE, EMBED MOUNT, COLOR:TBD	19/L-6.0
H-05	ETCHED CONCRETE STAIRS CAST-IN-PLACE CONCRETE STAIRS WITH GRACE TOP-CAST SURFACE REATRDER #25 FOR ETCHED FINISH, FLAT BAR STEEL HANDRAILS AS REQUIRED BY CODE	17/L-6.0
H-06	FIRE TABLE A CORTEN FIRE PIT BY MK DESIGNS, SIZE: 42" SQARE, NATURAL GAS WITH ELECTRONIC IGNITION, E-STOP AND TIMER TO BE LOCATED ON ADJACENT COLUMN	6/L-6.3
H-07	PLANTER POT GROUPING PRECAST CONCRETE PLANTER POTS, SIZES: 24" DIA., 21" DIA, 15" DIA	
H-31	CABLE RAILING 42" HEIGHT WITH SINGLE TOP RAIL	6/L-6.1
H-32	BOULDER WALL STACKED BOULDER WALL TO SUPPORT MULCH PATH	
H-34	RECLAIMED SITE BOULDERS	

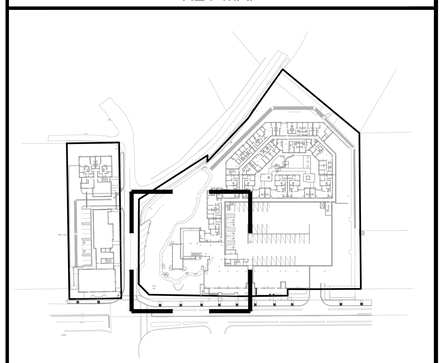
PAVING MATERIAL L-1.1 S

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	CITY STANDARD PEDESTRIAN CONCRETE PAVING MEDIUM BROOM FINISH WITH TROWELLED JOINTS	3/L-6.0
	P-02	CITY STANDARD STAMPED CONCRETE BAND STAGGERED BRICK PATTERN, NO COLOR, FORM SPEC TO BE PROVIDED BY CITY OF CLEMSON	16/L-6.0
	P-03	PEDESTRIAN CONCRETE PAVING 4" THICKNESS REINFORCED CONCRETE PAVING WITH SAWCUT JOINTS AS SHOWN. EXPANSION JOINTS 20' O.C. TYP. COLOR AND FINISH TO MATCH CONCRETE SIDEWALK BY CIVIL	3/L-6.0
	P-04	ETCHED CONCRETE PAVING 4" CONCRETE PAVING WITH GRACE TOPCAST SURFACE RETARDER #15 FOR ETCHED FINISH, SEE PLAN FOR JOINT LAYOUT	3/L-6.0
	P-05	COMPOSITE WOOD DECKING MILLBOARD WOOD DECKING OVER PRESSURE TREATED FRAMING WITH CONCEALED FASTNERS OR PVC AS BASIS OF DESIGN. COLOR: ENHANCED GRAIN COPPERED OAK 8X8 PT POSTS WITH 2X10 PT JOISTS AT 12" O.C. CANTILEVER 3'-3" AT OUTSIDE EDGES	
	P-07	PEDESTRIAN CONCRETE PAVER A PRECAST CONCRETE PAVERS, SAND SET ON 4" COMPACTED GRAVEL, BASIS OF DESIGN ARCANA BY UNILOCK, COLOR" AVORIO	13/L-6.0

SITE FURNISHINGS SCHEDULE L-1.1 S

CODE	DESCRIPTION
S-06	4 TOP CAFE TABLE FFE ITEM
S-07	ADIRONDACK CHAIR FFE ITEM

KEY MAP



NORTH

SCALE

0 10 20 30 40 feet

1" = 10'

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Sheet Title

MATERIALS PLAN

Sheet Number

L-1.1 S

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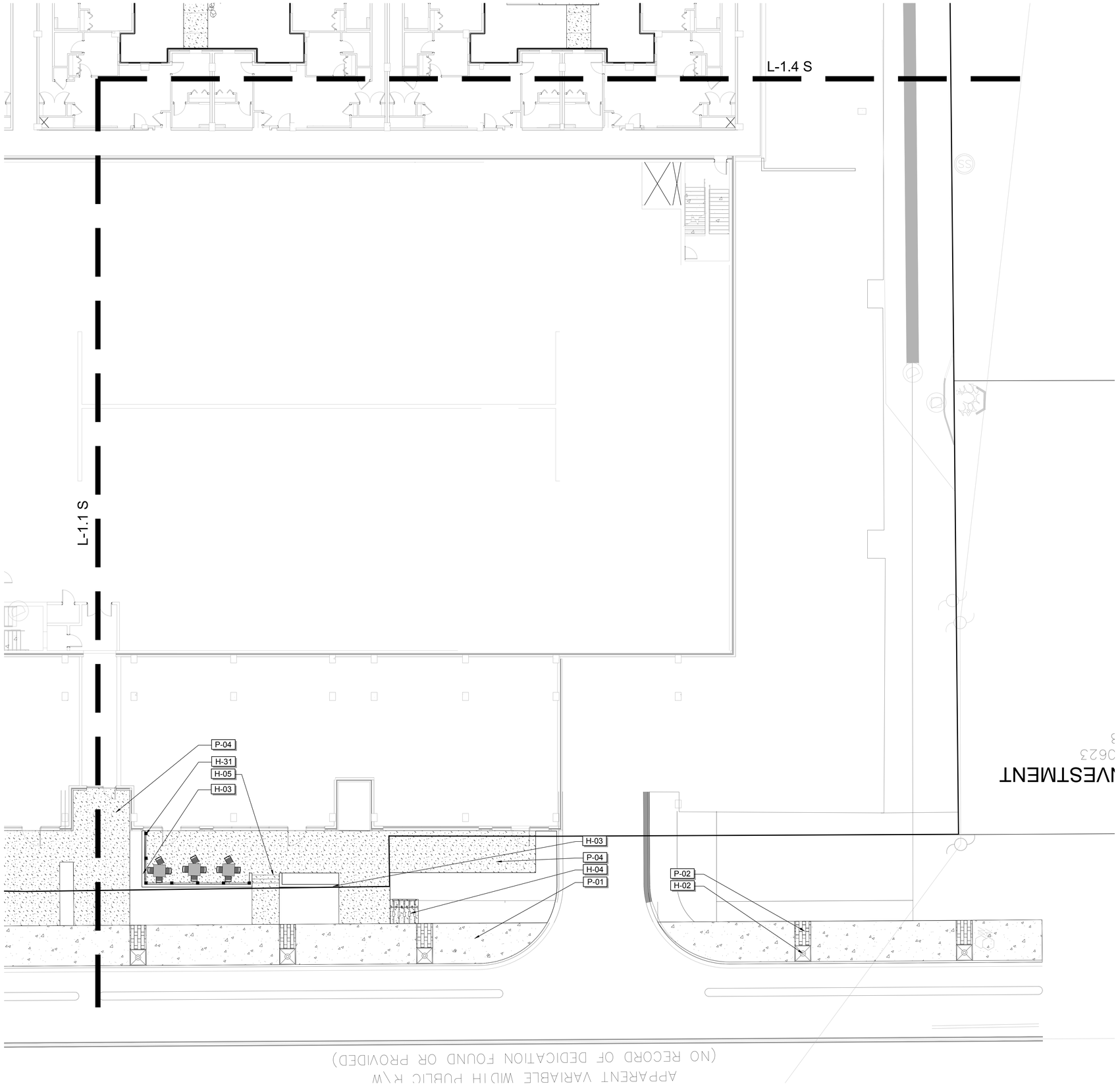
Project Number: 2025-022



REFERENCE NOTES

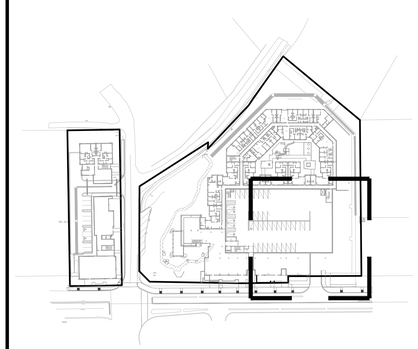
HARDSCAPE SCHEDULE L-1.2 S

CODE	DESCRIPTION	DETAIL
H-02	CITY STANDARD TREE GRATE REQUIRES SILVA CELL OR EQUIVALENT, MINIMUM OF DEEPROOT 24" TREE BARRIER.	18/L-6.0
H-03	RAISED PLANTER CAST-IN-PLACE CONCRETE PLANTER WITH BOARD FORM FINISH, 8" THICKNESS, HEIGHT VARIES SEE PLANS	10/L-6.1
H-04	BIKE RACK LOT LIMIT BIKE RACK BY MMCITE, EMBED MOUNT, COLOR:TBD	19/L-6.0
H-05	ETCHED CONCRETE STAIRS CAST-IN-PLACE CONCRETE STAIRS WITH GRACE TOP-CAST SURFACE REATRDER #25 FOR ETCHED FINISH, FLAT BAR STEEL HANDRAILS AS REQUIRED BY CODE	17/L-6.0
H-31	CABLE RAILING 42" HEIGHT WITH SINGLE TOP RAIL	6/L-6.1

PAVING MATERIAL L-1.2 S

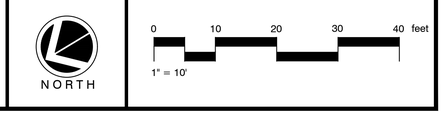
SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	CITY STANDARD PEDESTRIAN CONCRETE PAVING MEDIUM BROOM FINISH WITH TROWELLED JOINTS	3/L-6.0
	P-02	CITY STANDARD STAMPED CONCRETE BAND STAGGERED BRICK PATTERN, NO COLOR, FORM SPEC TO BE PROVIDED BY CITY OF CLEMSON	16/L-6.0
	P-04	ETCHED CONCRETE PAVING 4" CONCRETE PAVING WITH GRACE TOPCAST SURFACE RETARDER #15 FOR ETCHED FINISH, SEE PLAN FOR JOINT LAYOUT	3/L-6.0

KEY MAP



NORTH

SCALE



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Sheet Title

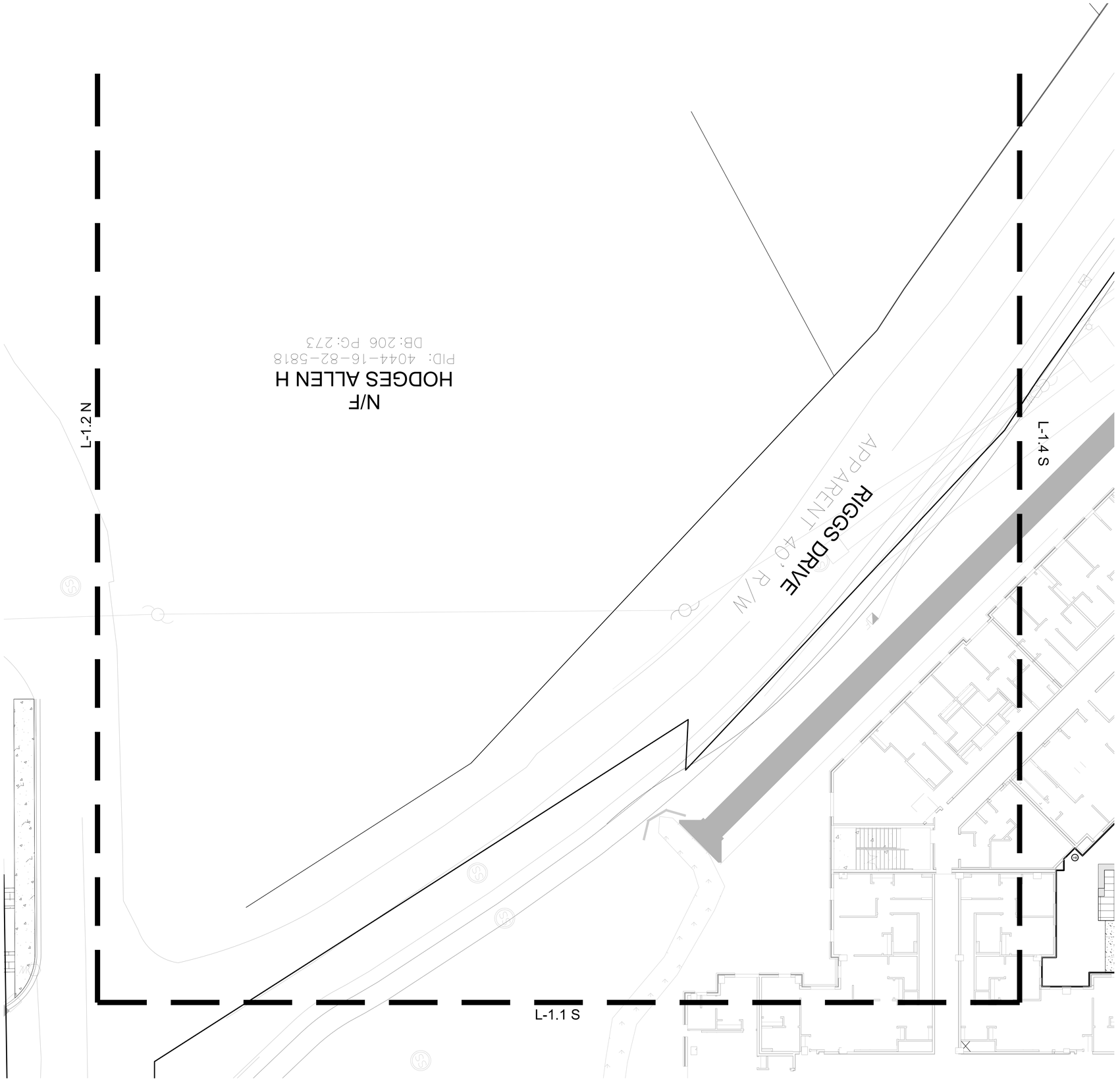
MATERIALS PLAN

Sheet Number

L-1.2 S

Not for Construction

Project Number: 2025-022



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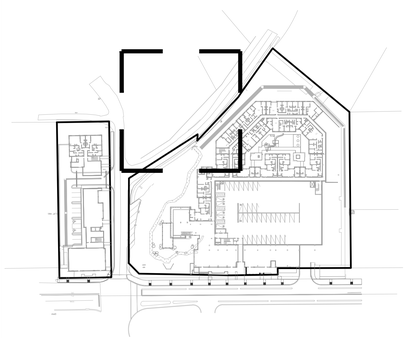

NORTH

SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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Sheet Title

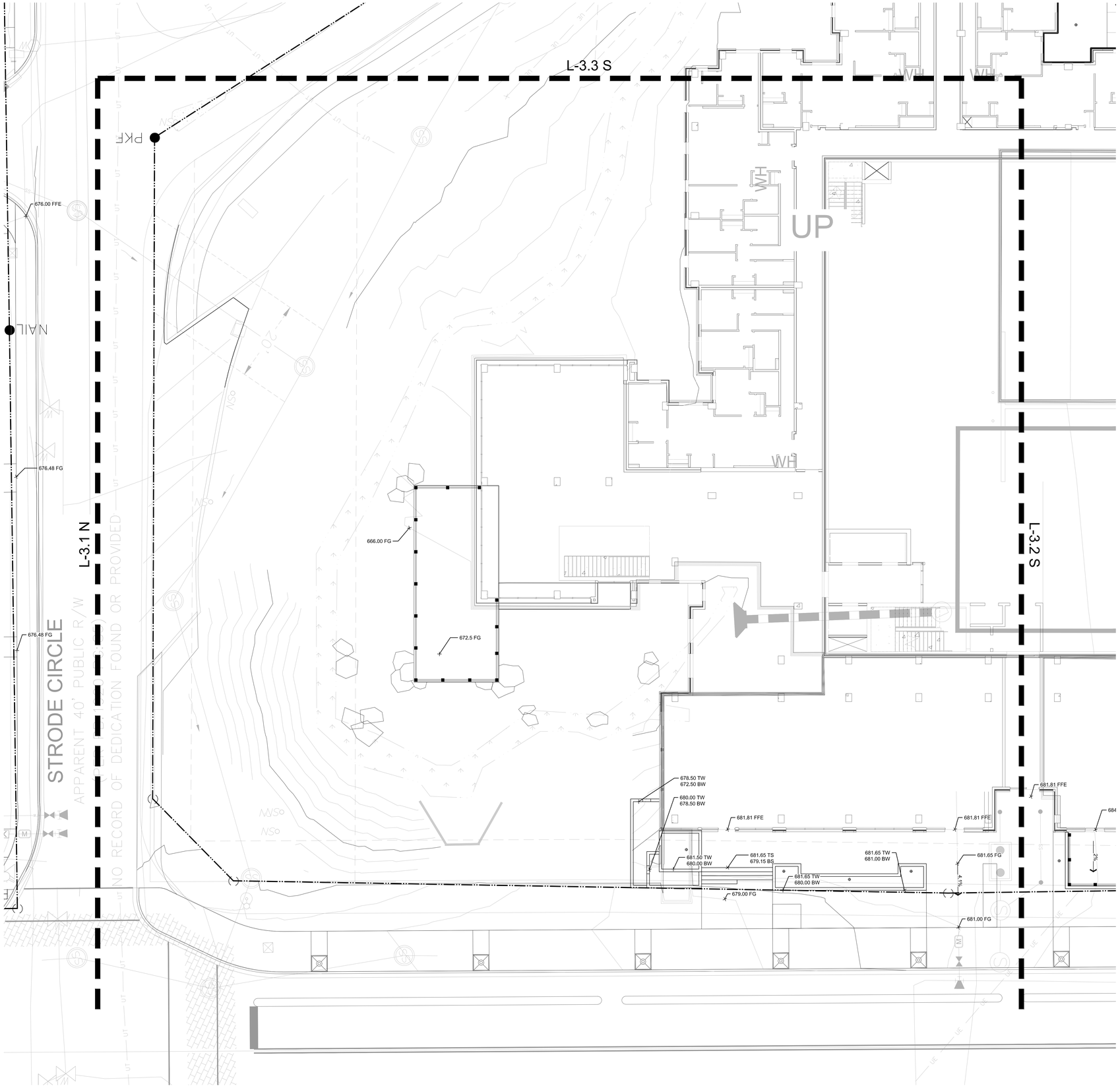
PARTIAL MATERIALS PLAN

Sheet Number

L-1.3 S

Not for Construction

Project Number: 2025-022



GRADING & DRAINAGE LEGEND

SYMBOL	MANUFACTURER/MODEL DESCRIPTION
	SUB-SURFACE DRAIN
PD	PLANTER DRAIN PIPE BELOW PEDESTAL PAVERS
OF	OVER FLOWED DRAIN
LD	TWO-STAGE ATRIUM LANDSCAPE DRAIN, 8"
HD	6" TWO-STAGE HARDSCAPE DRAIN WITH DECORATIVE COVER
HB	HOSE BIB
	DECORATIVE STONE TRENCH DRAIN
2%	SLOP DIRECTION AND PERCENTAGE
	4" UNDERDRAIN

NOTES

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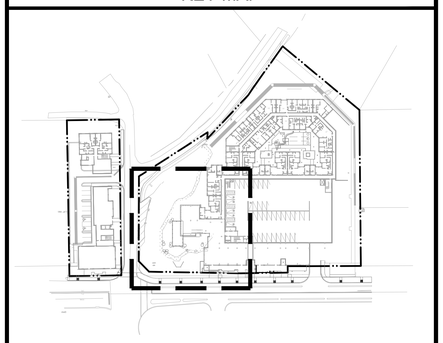

NORTH

SCALE

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GRADING & DRAINAGE PLAN

Sheet Number

L-3.1. S

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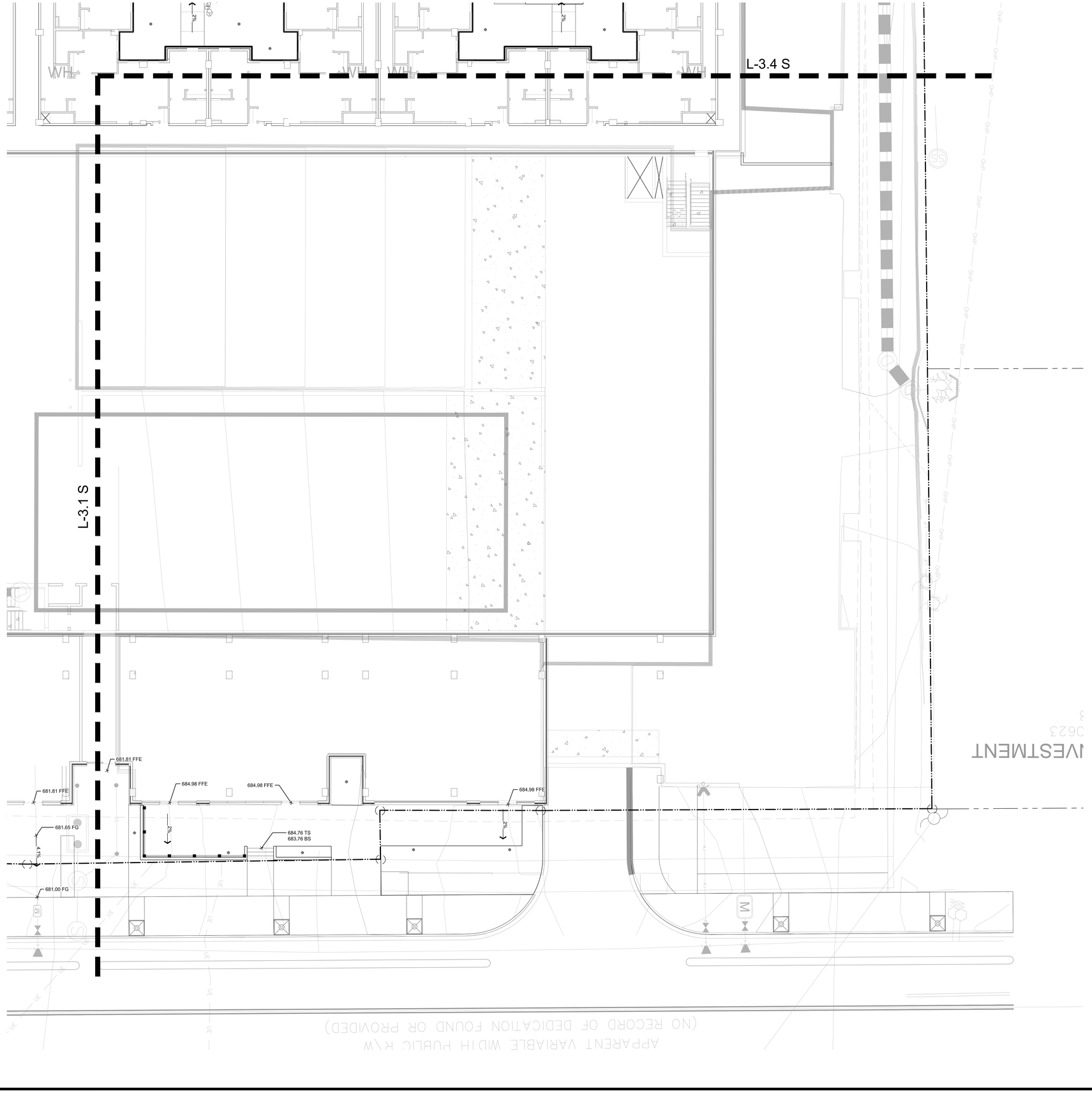

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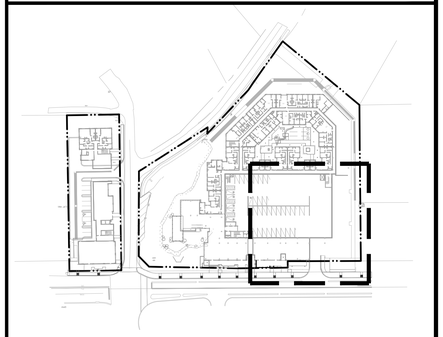
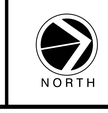
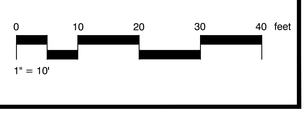


NORTH

SCALE





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GRADING & DRAINAGE PLAN

Sheet Number

L-3.2 S

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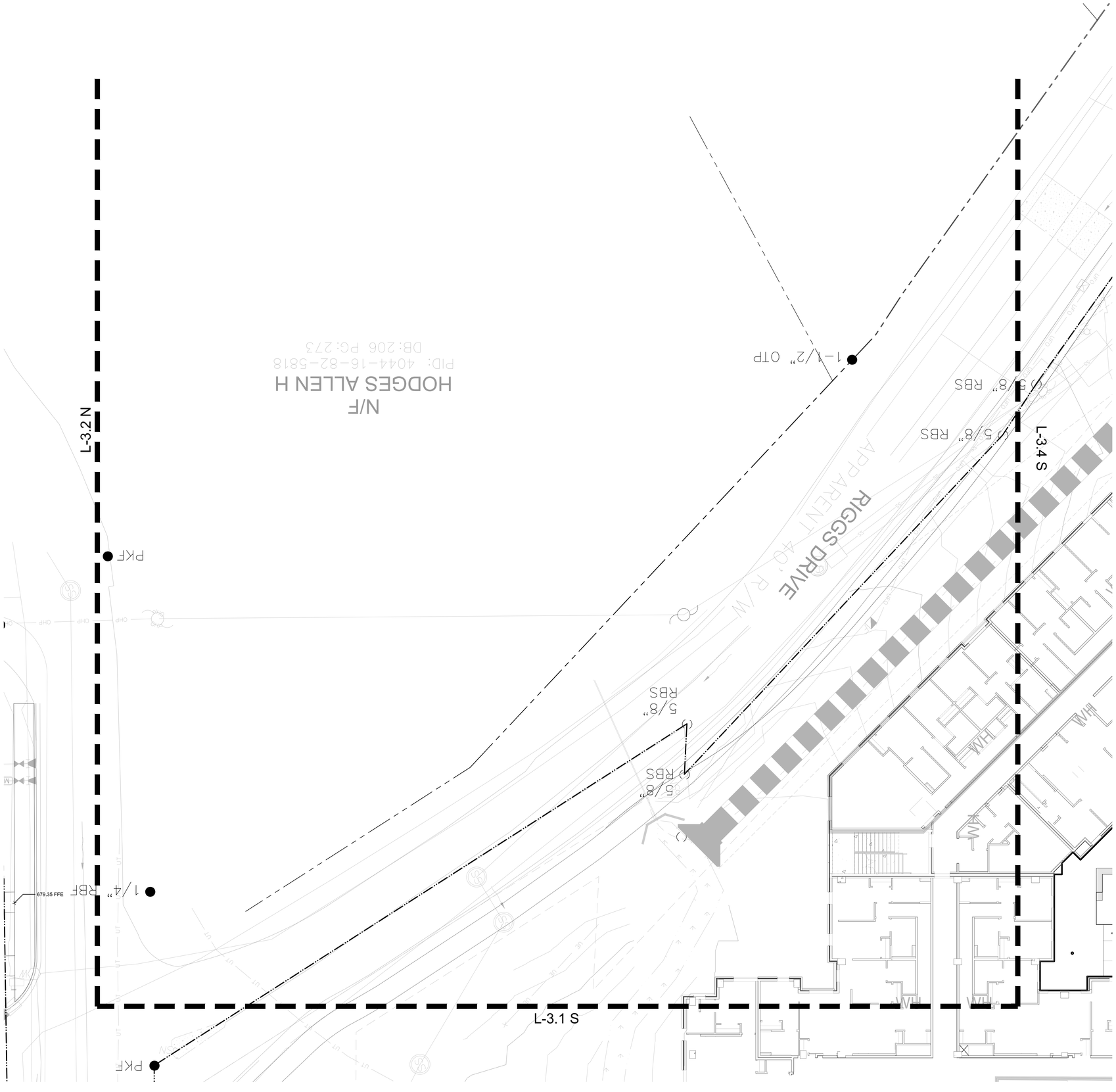

GRADING & DRAINAGE LEGEND

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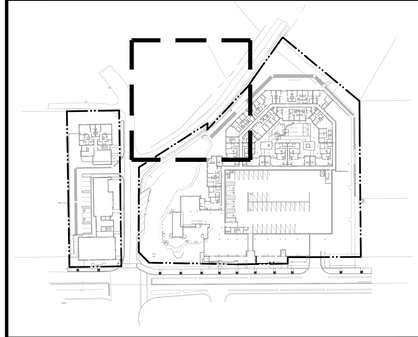

NORTH

SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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GRADING & DRAINAGE PLAN

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L-3.3 S

Not for Construction

Project Number: 2025-022

L-4.3 S

L-4.1 N

STRODE CIRCLE

APPARENT 40' PUBLIC R/W

NO RECORD OF DEDICATION FOUND OR PROVIDED

L-4.2 S

UP

WH

FIREPIT AND ESTOP PEDESTAL REQUIRE ELECTRICAL AND NATURAL GAS CONNECTION.

(1)2"
(1)4"

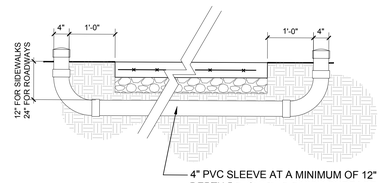
(1) 2" AND (1) 4" SCHEDULE 40 PVC SLEEVES.
SLEEVES TO BE AT 12" BELOW GRADE AND ACCESSIBLE 6" OFF BACK OF CURB.
ALL SLEEVES TO BE ELBOWED AND CAPPED AT FINISH GRADE FOR EASE OF LOCATING.
TO BE PROVIDED BY SIDEWALK CONTRACTOR

UTILITY LEGEND

NOTES

NOTE: ALL SLEEVES ON LANDSCAPE SET TO BE USED FOR IRRIGATION AND LOW VOLTAGE LANDSCAPE LIGHTING ONLY, UNLESS OTHERWISE NOTED. SEE CIVIL SET FOR ADDITIONAL SLEEVE LOCATIONS.

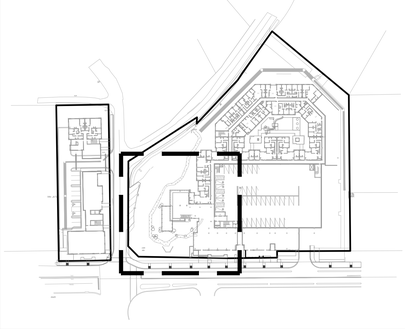
NOTE: ALL SLEEVES SHALL BE CLOSED WITH RADIUSED ELBOWS AND FITTED CAPS AS SHOWN. ALL SLEEVE CAPS SHALL BE A MINIMUM OF 1'-0" FROM ALL FINISHED HARDSCAPE EDGES. EACH LOCATION ON PLAN DENOTES TWO 4" SLEEVES.



4" PVC SLEEVE AT A MINIMUM OF 12" DEPTH BELOW THE FINISH SURFACE OF ALL HARDSCAPE WHERE INDICATED ON DRAWINGS, TYP OF 2. TWO SLEEVES @ EACH LOCATION.

1 / L-4.2 TYPICAL IRRIGATION ELECTRICAL SLEEVING
3/4" = 1'-0"

KEY MAP



NORTH

SCALE

NORTH

0 20 40 60 80 feet
1" = 20'

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Sheet Title
UTILITY & SLEEVING COORDINATION PLAN

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L-4.1 S

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L-4.4 S

L-4.1 S

(1)2"
(1)4"

WH

(1)2"
(1)4"

WH

WH

WH

SS

N 25°59'05" W 249.06'

(1) 2" AND (1) 4" SCHEDULE 40 PVC SLEEVES.
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FINISH GRADE FOR EASE OF LOCATING.
TO BE PROVIDED BY SIDEWALK CONTRACTOR

M

M

(NO RECORD OF DEDICATION FOUND OR PROVIDED)
APPARENT VARIABLE WIDTH PUBLIC R\W

UTILITY LEGEND

NOTES

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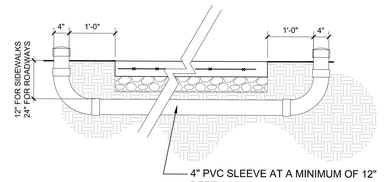
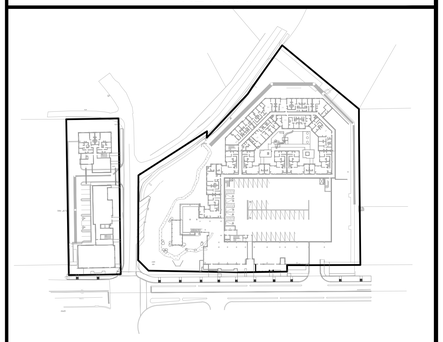


1 L-4.2 TYPICAL IRRIGATION ELECTRICAL SLEEVING
3/4" = 1'-0"

KEY MAP



NORTH

SCALE

NORTH

0 20 40 60 80 feet
1" = 20'

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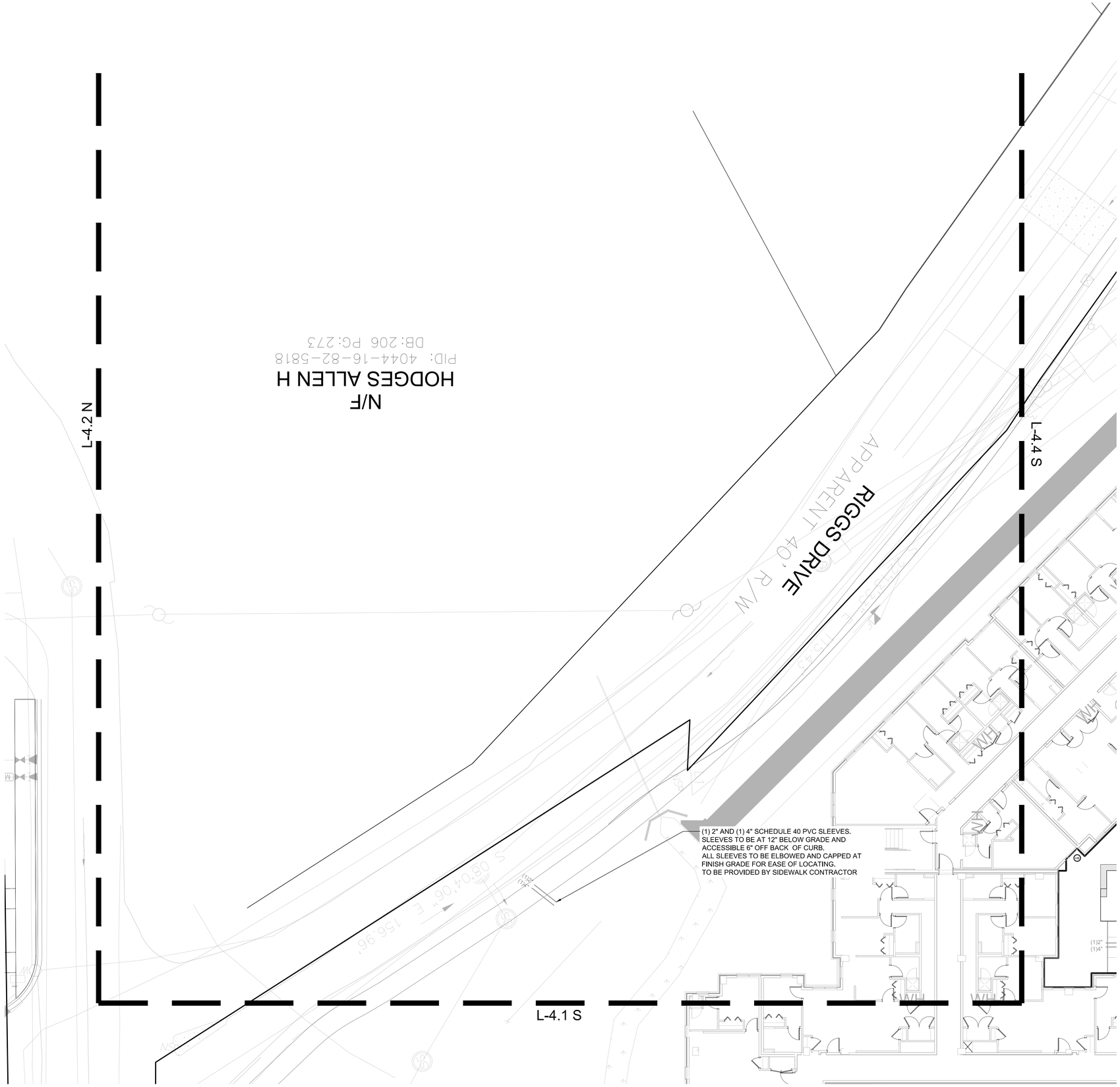

UTILITY LEGEND

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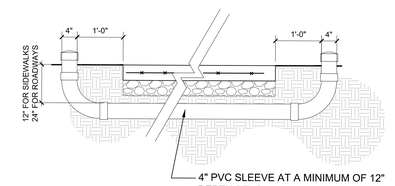
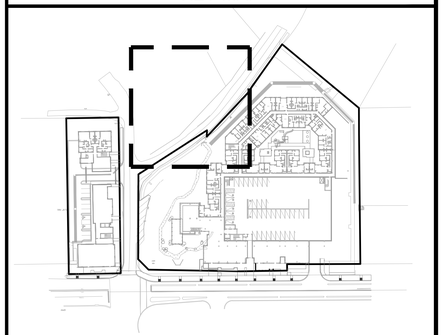


1 L-4.2 TYPICAL IRRIGATION ELECTRICAL SLEEVING
3/4" = 1'-0"

KEY MAP



NORTH SCALE

NORTH

0 20 40 60 80 feet
1" = 20'

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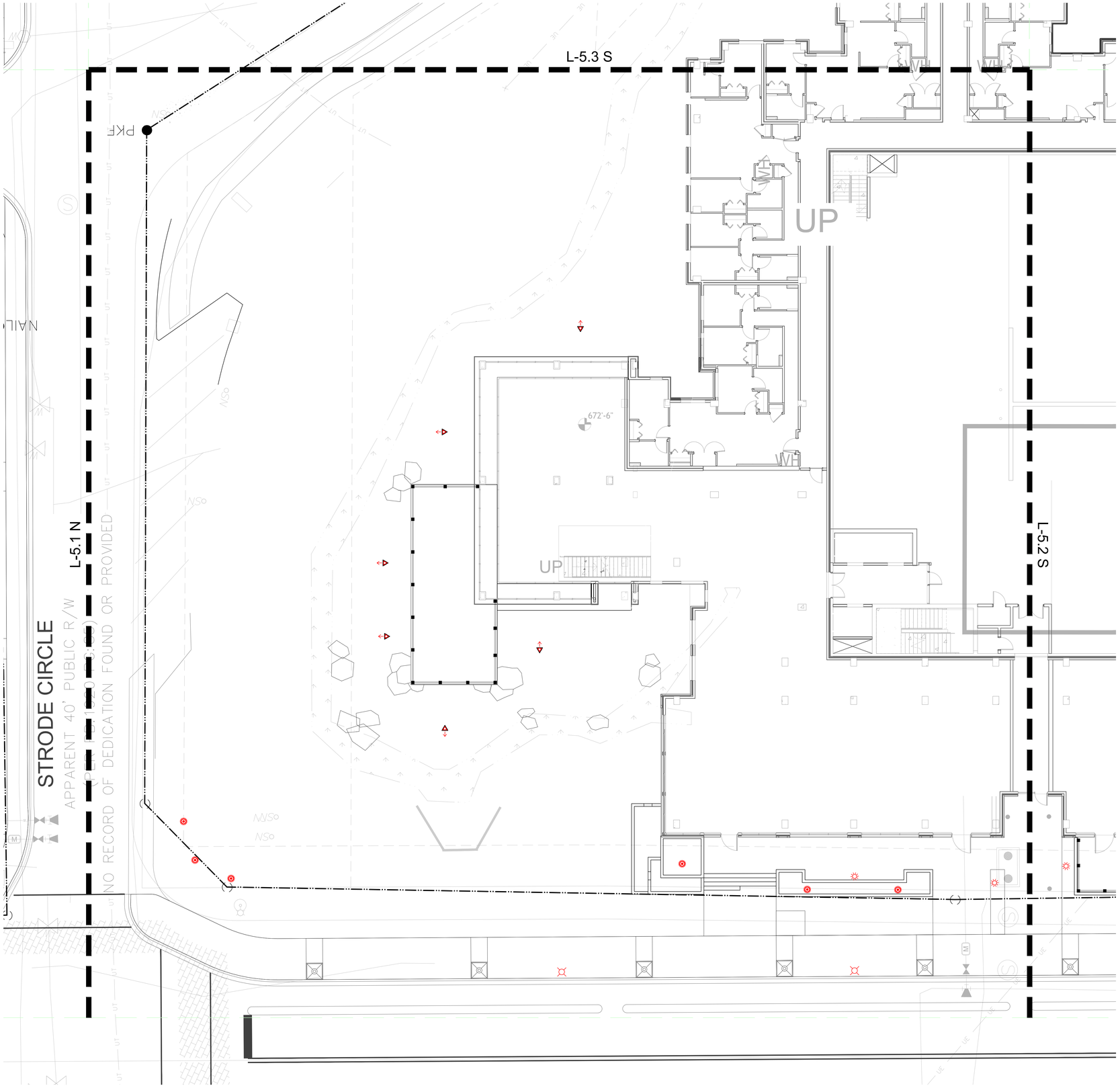
Sheet Title
UTILITY & SLEEVING COORDINATION PLAN

Sheet Number
L-4.3 S

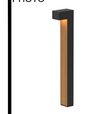
Not for Construction

Project Number: 2025-022



LIGHTING SCHEDULE

LIGHTING SCHEDULE L-5.1 S

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		TYPE B-BOLLARD LIGHT LINEAL BOLLARD LIGHT BY STRUCTURA, SINGLE HEAD ALUMINUM/WOOD, C5-SLATE/S4-IPE, SURFACE LAMP: LED, 11W, 3000, BEAMSPREAD: TYPE II	2
		TYPE T-LANDSCAPE UPLIGHT RISE F080 SINGLE SPOT LIGHT BY ECOSENSE, SQUARE ALUMINUM, BLACK, STAKE LAMP: LED, 7.5W, 3000, BEAMSPREAD: 40	6
		TYPE C-CITY PEDESTRIAN LIGHT CITY STANDARD STREET LIGHT TO BE SELECTED FROM DUKE POWER	2
		TYPE IG-IN-GRADE UPLIGHT 1088 IN-GRADE UPLIGHT BY VISTA LIGHTING ALUMINUM, BLACK, IN-GRADE LAMP: LED, 28W, 3000K, BEAMSPREAD: NS	6

NOTES

LIGHT FIXTURE NOTES:

1. ALL LIGHT FIXTURES SHALL BE SUBMITTED TO OWNER/LA FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS OF BUILDING EXTERIOR OR CEILING MOUNTED FIXTURES WITH THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
3. ANY ALTERNATE/VE FIXTURES TO BE APPROVED BY LA PRIOR TO PURCHASE. IF ALTERNATE/VE FIXTURES ARE PROPOSED, CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALT/VE LIGHTS ME ALL CODE REQUIRED PHOTOMETRIC LEVELS

ELECTRICAL GENERAL NOTES:

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3. COORDINATE LOCATION OF TELEPHONE JUNCTION BOXES AND CATV SPLITTER BOXES WITH THE RESPECTIVE UTILITIES PRIOR TO BID/ROUGH-IN.
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6. CONTRACTOR SHALL FURNISH AND INSTALL RECEPTACLES FOR SERVICING EQUIPMENT AS REQUIRED IN NEC ARTICLE 210-63
7. CONTRACTOR TO SUBMIT TRANSFORMER LOCATION PLAN TO LA PRIOR TO INSTALLATION

POOL LIGHTING NOTES

1. **PER THE DIRECTION OF THE OWNER/DEVELOPER, THERE IS NO NIGHT SWIMMING. THE SWIMMING POOL IS NOT TO BE USED AFTER SUNSET.**
2. **LIGHTING PROVIDED ON THIS PLAN IS FOR SECURITY AND DEGREE PURPOSES ONLY AND DOES NOT MEET THE MINIMUM LIGHT LEVELS REQUIRED FOR ACTIVE USE OF THE POOL AREA AFTER DARK. THE POOL SHOULD REMAIN CLOSED FROM DUSK TO DAWN UNLESS A PHOTOMETRIC PLAN IS PROVIDED THAT INDICATES MINIMUM LIGHTING REQUIREMENTS FOR NIGHTTIME USE ARE MET.**
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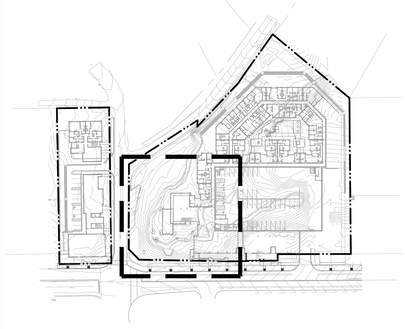
4. UNDERWATER LIGHTING PROVIDING A MINIMUM OF ONE-WATT PER SQUARE FOOT OF POOL SURFACE AREA SHALL BE PROVIDED. UNDERWATER LIGHT FIXTURES SHALL BE INSTALLED SO AS TO EFFECTIVELY ILLUMINATE THE ENTIRE POOL SURFACE AS REQUIRED BY LOCAL JURISDICTION. LIGHT FIXTURE SELECTION AND FINAL LOCATION TO BE DETERMINED BY THE CERTIFIED POOL CONTRACTOR. ANY LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL.

KEY MAP



NORTH

SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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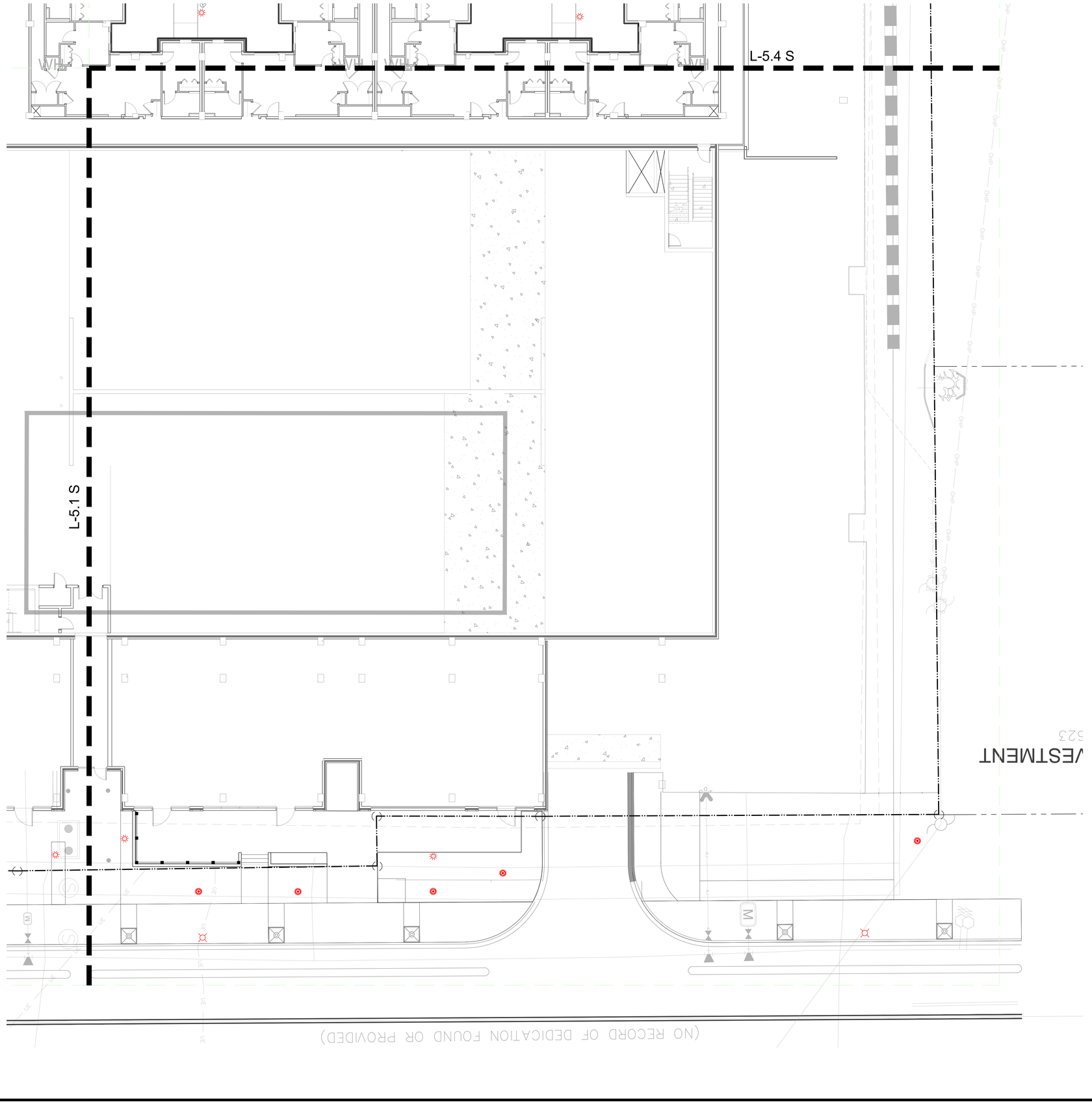
LIGHTING PLAN

Sheet Number

L-5.1 S

Not for Construction

Project Number: 2025-022



LIGHTING SCHEDULE

LIGHTING SCHEDULE L-5.2 S

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		TYPE B-BOLLARD LIGHT LINEAL BOLLARD LIGHT BY STRUCTURA, SINGLE HEAD ALUMINUM/WOOD, C5-SLATE/S4-IPE, SURFACE LAMP: LED, 11W, 3000, BEAMSPREAD: TYPE II	2
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NOTES

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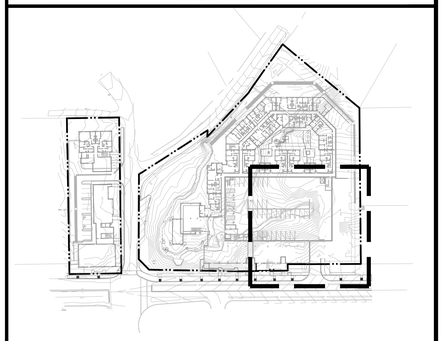
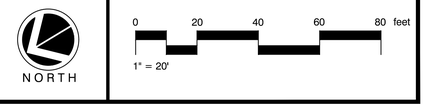
KEY MAP



NORTH

SCALE



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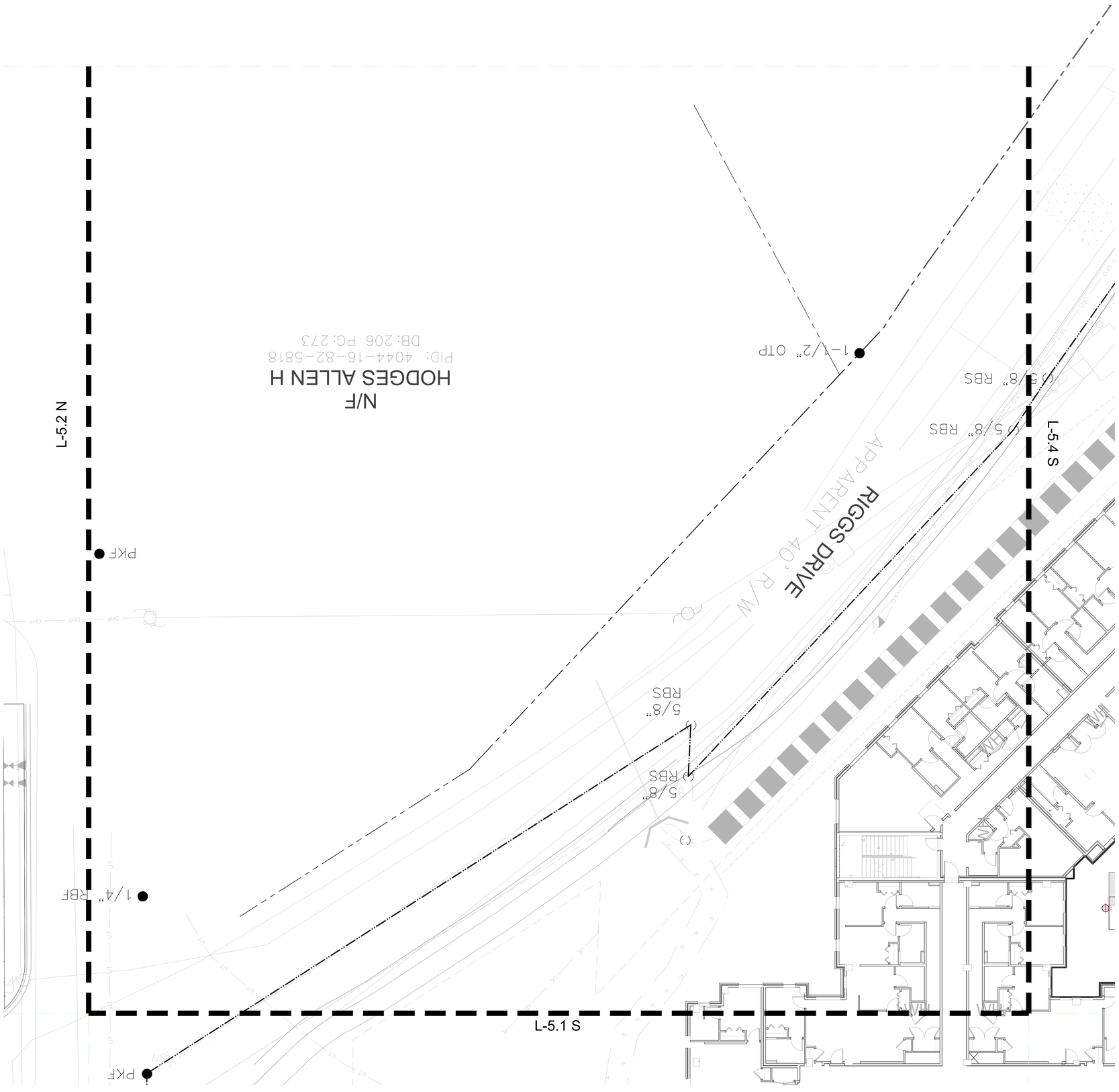
LIGHTING PLAN

Sheet Number

L-5.2 S

Not for Construction

Project Number: 2025-022



LIGHTING SCHEDULE

NOTES

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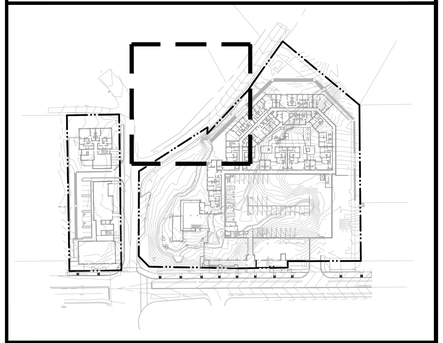

NORTH

SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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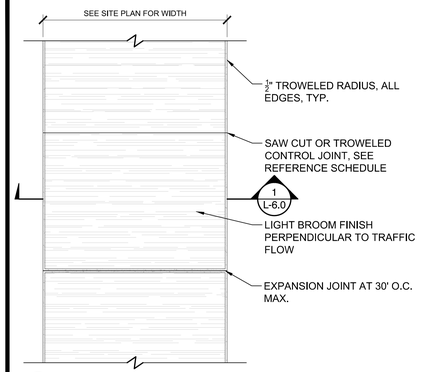
LIGHTING PLAN

Sheet Number

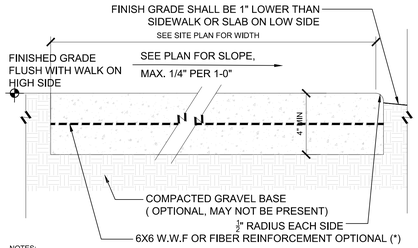
L-5.3 S

Not for Construction

Project Number: 2025-022

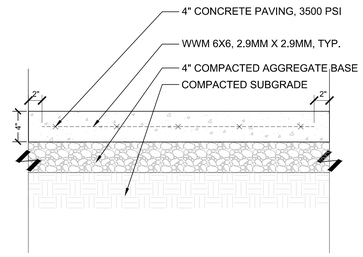


1 L-6.0 TYPICAL SIDEWALK PLAN
NTS

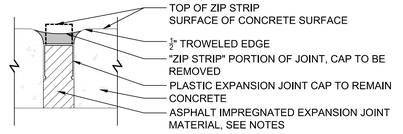


NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@28 DAYS) CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS.
3. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S REPRESENTATIVE PRIOR TO POURING.
4. ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER THAN 6", SAW CUT DEEPER JOINTS WHERE NECESSARY.
5. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR TO MAKING CHANGES.
6. (*) FOR SIDEWALKS ONLY (NOT LARGE SLABS). REINFORCEMENT IS NOT REQUIRED, HOWEVER, CONTRACTOR SHALL PROVIDE PRICING OPTIONS FOR ADDING 6x6 W.W.F. OR FIBER REINFORCING AND SHALL OBTAIN FINAL DIRECTION FROM OWNER/DEVELOPER PRIOR TO POURING CONCRETE.

2 L-6.0 TYPICAL SIDEWALK SECTION
3" = 1'-0"

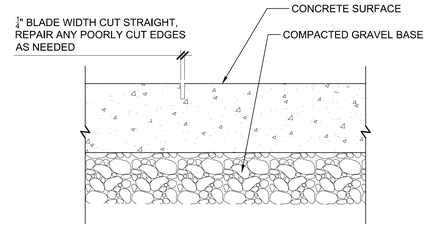


3 L-6.0 PEDESTRIAN CONCRETE PAVING ON GRADE
1 1/2" = 1'-0"



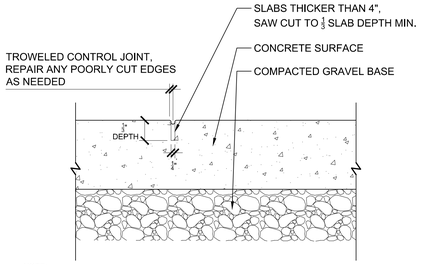
NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@28 DAYS) CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS.
3. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S REPRESENTATIVE PRIOR TO POURING.
4. ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER THAN 6". SAW CUT DEEPER JOINTS WHERE NECESSARY.
5. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR TO MAKING CHANGES.

4 L-6.0 TYPICAL EXPANSION JOINT
1" = 1"



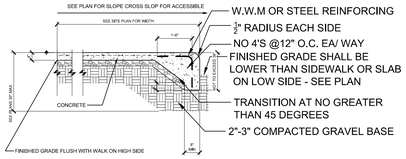
NOTE:
1. SAW CUT CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS OTHERWISE SPECIFIED ON PLANS WITH CLEAN EDGES.
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, SEE PLANS TO ENSURE SPACING AND LAYOUT ARE CORRECT. IF NO DIRECTION IS PROVIDED, ASSUME TYPICAL SPACING AS NOTED IN NO. 2 ABOVE.
4. WHEN THE DEPTH OF SLAB EXCEEDS 4" A CONCRETE SAW IS REQUIRED TO CUT A DEEPER JOINT THAT IS A MINIMUM OF 1/3 THE DEPTH OF THE SLAB.
5. DAMAGED JOINTS DUE TO EARLY CUTTING SHALL BE REPAIRED WITH PATCHING MORTAR.

5 L-6.0 SAW CUT CONTROL JOINT
3" = 1'-0"



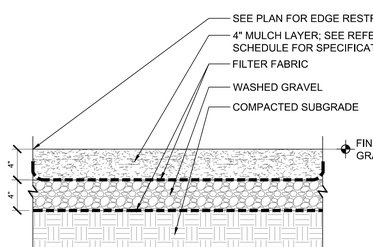
NOTE:
1. TROWELED CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, SEE PLANS TO ENSURE SPACING AND LAYOUT ARE CORRECT. IF NO DIRECTION IS PROVIDED ASSUME TYPICAL SPACING AS NOTED IN NO. 2 ABOVE. OTHERWISE SPECIFIED ON PLANS.
6. WHEN THE DEPTH OF SLAB EXCEEDS 4" A CONCRETE SAW IS REQUIRED TO CUT A DEEPER JOINT THAT IS A MINIMUM OF 1/3 THE DEPTH OF THE SLAB.
7. DAMAGED JOINTS DUE TO EARLY CUTTING SHALL BE REPAIRED WITH PATCHING MORTAR.

6 L-6.0 TROWELED CONTROL JOINT
3" = 1'-0"

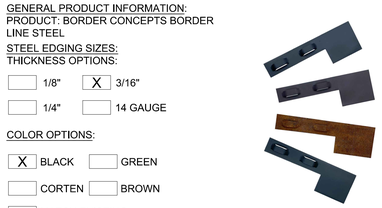


NOTES:
1. SLAB SHALL BE POURED IN PLACE CONCRETE.
2. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS. SEE PLANS FOR COLOR, TYPE, & PSI REQUIREMENTS.
4. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR
5. TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S
6. REPRESENTATIVE PRIOR TO POURING.
7. UNLESS OTHERWISE CALLED FOR, ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER
8. THAN 4", SAW CUT DEEPER JOINTS WHERE NECESSARY.
9. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS
10. EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR
11. TO MAKING CHANGES.
12. W.W.F SHALL BE 6"x6" GRID, W2.9xW2.9 WELDED WIRE FLAT SHEETS OR NO. 3 REINFORCING
13. STEEL PLACED NOT MORE THAN 18" O.C. E.W.
14. OWNER MAY AUTHORIZE REMOVAL OF W.W.F. BY SPECIFYING FIBER REINFORCING, IF BOTH ARE
15. REMOVED, LANDSCAPE ARCHITECT ACCEPTS NO LIABILITY FOR CRACKING OR SETTLING.
16. OWNER MAY AUTHORIZE REMOVAL OF GRAVEL SUB-BASE AT OWNER'S RISK, IF GRAVEL SUB-BASE
17. IS DELETED FOR COST SAVINGS, ARCHITECT ACCEPTS NO LIABILITY FOR CRACKING OR SETTLING.

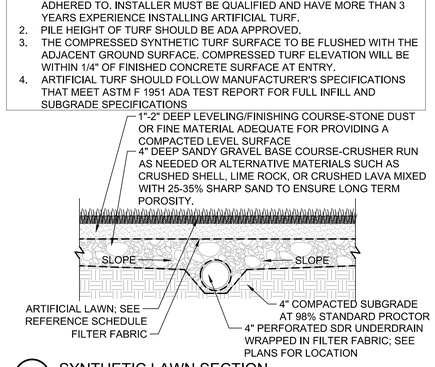
7 L-6.0 TURN-DOWN SLAB
3/8" = 1'-0"



8 L-6.0 MULCH PATH
1 1/2" = 1'-0"

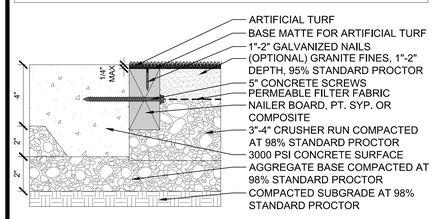


9 L-6.0 STEEL EDGING
1" = 1'-0"



NOTE:
1. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION MUST BE FULLY ADHERED TO. INSTALLER MUST BE QUALIFIED AND HAVE MORE THAN 3 YEARS EXPERIENCE INSTALLING ARTIFICIAL TURF.
2. PILE HEIGHT OF TURF SHOULD BE ADA APPROVED.
3. THE COMPRESSED SYNTHETIC TURF SURFACE TO BE FLUSHED WITH THE ADJACENT GROUND SURFACE. COMPRESSED TURF ELEVATION WILL BE WITHIN 1/4" OF FINISHED CONCRETE SURFACE AT ENTRY.
4. ARTIFICIAL TURF SHOULD FOLLOW MANUFACTURER'S SPECIFICATIONS THAT MEET ASTM F 1951 ADA TEST REPORT FOR FULL INFILL AND SUBGRADE SPECIFICATIONS

10 L-6.0 SYNTHETIC LAWN SECTION
1 1/2" = 1'-0"



NOTE:
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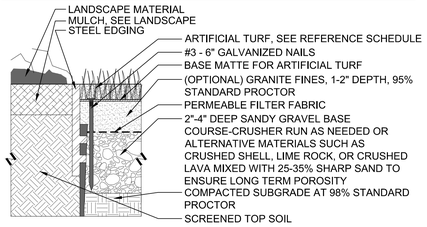
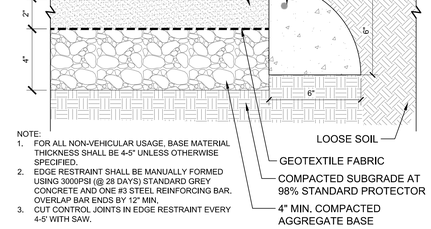
4. ARTIFICIAL TURF SHOULD FOLLOW MANUFACTURER'S SPECIFICATIONS THAT MEET ASTM F 1951 ADA TEST REPORT FOR FULL INFILL AND SUBGRADE SPECIFICATIONS

11 L-6.0 SYNTHETIC LAWN CONNECTION AT CONCRETE
3" = 1'-0"



12 L-6.0 SYNTHETIC LAWN CONNECTION AT LANDSCAPE
3" = 1'-0"



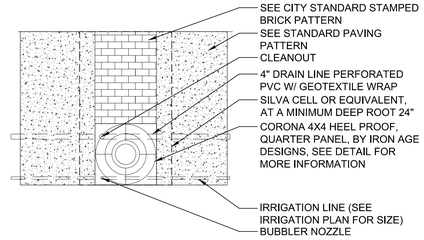
NOTE:
1. FOR ALL NON-VEHICULAR USAGE, BASE MATERIAL THICKNESS SHALL BE 4-5" UNLESS OTHERWISE SPECIFIED.
2. EDGE RESTRAINT SHALL BE MANUALLY FORMED USING 3000PSI (@ 28 DAYS) STANDARD GREY CONCRETE AND ONE #3 STEEL REINFORCING BAR. OVERLAP BAR ENDS BY 12" MIN.
3. CUT CONTROL JOINTS IN EDGE RESTRAINT EVERY 4-5' WITH SAW.

13 L-6.0 PEDESTRAIN CONCRETE PAVERS-SAND SET
3" = 1'-0"

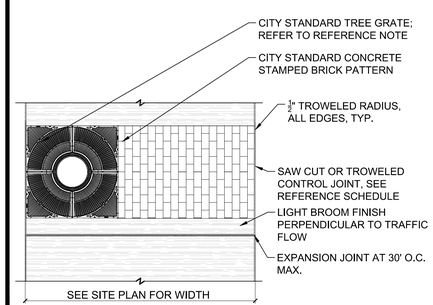
BOARD FORM NOTES:
1. FORMS TO BE MADE USING 2X6 DOUGLAS FIR IN RANDOM STAGGER PATTERN, SECURE WITH SCREWS
2. ALL CORNERS TO BE MITERED
3. FORMS SECURED WITH CMC FIBERGLASS WALL TIES
4. TOP OF WALL TO BE TROWELLED WITH CHAMFERED EDGES

MIX NOTES:
1. CONCRETE TO BE 3500 PSI
2. 5" SLUMP
3. SET CONCRETE IN 2' LIFTS WITH STEEL PIPE, VIBRATE TO REMOVE AIR POCKETS AND HONEYCOMBING

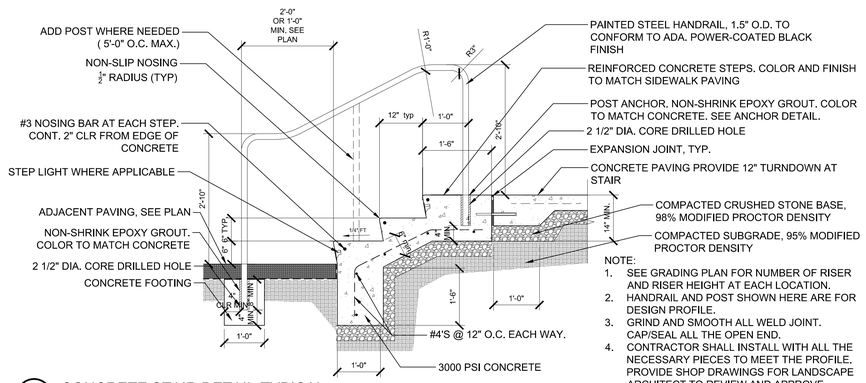
14 L-6.0 BOARD FORM CONCRETE
NTS



15 L-6.0 TREE GRATE W/ STRUCTURAL SOIL
1/4" = 1'-0"

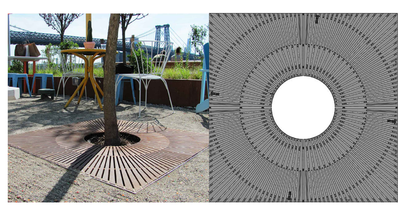


16 L-6.0 CITY STANDARD STAMPED SIDEWALK PLAN
NTS



NOTE:
1. SEE GRADING PLAN FOR NUMBER OF RISER AND RISER HEIGHT AT EACH LOCATION.
2. HANDRAIL AND POST SHOWN HERE ARE FOR DESIGN PROFILE.
3. GRIND AND SMOOTH ALL WELD JOINT. CAP/SEAL ALL THE OPEN END.
4. CONTRACTOR SHALL INSTALL WITH ALL THE NECESSARY PIECES TO MEET THE PROFILE. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVE.

17 L-6.0 CONCRETE STAIR DETAIL-TYPICAL
3/4" = 1'-0"



CORONA TREE GRATE
VENDOR: IRON AGE DESIGNS
ITEM #: COX48-48I99TGHP
ITEM NAME: CORONA 4' X 4' HEEL PROOF
DIMENSIONS: 47.88" X 47.88" X 1"
FINISH: BAKED ON OIL FINISH

18 L-6.0 TREE GRATE BY IRON AGE DESIGNS
NTS

LOT LIMIT BIKE RACK
VENDOR: MMCITE
ITEM #: SL505
COLOR: BLACK
MOUNTED ON CONCRETE PAD

19 L-6.0 BIKE RACK
NTS

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IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

LV - CLEMSON

CLEMSON, SC

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No.	Drawing Issuance	Date
01	SD SET	09/19/25
02	DD SET	10/21/25

No.	Drawing Revision	Date

Sheet Title

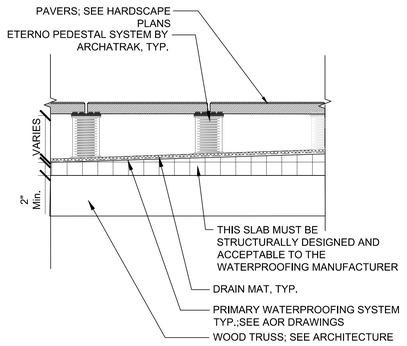
HARDSCAPE DETAILS

Sheet Number

L-6.0

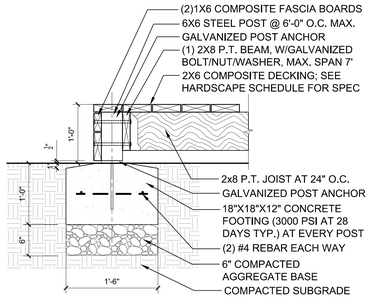
Not for Construction

Project Number: 2025-022

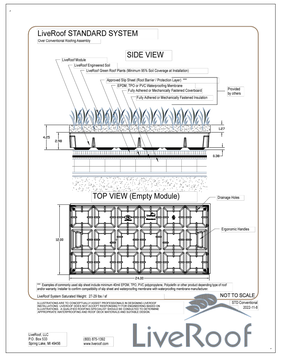


1 L-6.1 TYPICAL PEDESTAL PAVER SYSTEM
1" = 1'-0"

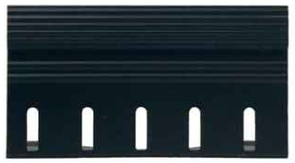
NOTE:
1.) GC TO SUBMIT SHOP DRAWINGS TO DESIGN TEAM FOR APPROVAL PRIOR TO INSTALLATION.
2. MATERIAL SAMPLES TO BE SUBMITTED FOR APPROVAL



2 L-6.1 RAISED WOOD DECKING
1" = 1'-0"

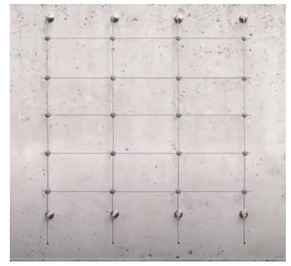


3 L-6.1 LIVE ROOF STANDARD SYSTEM
NTS



ROOFDGE MAX ALUMINUM EDGE RESTRAINT
VENDOR: LIVE ROOF
ITEM #:
COLOR: BLACK

4 L-6.1 GREEN ROOF EDGE RESTRAINT
NTS



GREENKIT WIRE TRELLIS 76" X 80"
VENDOR: JAKOB ROPE SYSTEMS
ITEM #:
COLOR:
SECURE TO WALL

5 L-6.1 WIRE TRELLIS
NTS

NOTE: FOR DESIGN INTENT PURPOSES ONLY
SEE STAKING AND MATERIALS PLAN FOR MORE INFORMATION

6 L-6.1 CABLE RAILING
NTS

WILSHIRE RECTANGLE PLANTER
VENDOR: TOURNESOL
ITEM #: WR-481836
COLOR: BLACK
MOUNTED ON CONCRETE PAD

7 L-6.1 WILSHIRE RECTANGLE PLANTER
NTS

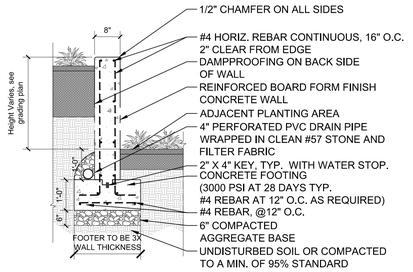
CABANA SCENIC
VENDOR: LANDSCAPEFORMS
ITEM #:
COLOR:

8 L-6.1 CABANA SCENIC
NTS

(CHARACTER IMAGE FOR BOULDERS ONLY)

9 L-6.1 BOULDERS
NTS

NOTE: FOR WALLS OVER 4'-0" IN HEIGHT REFER TO STRUCTURAL DRAWINGS FOR FOOTER SIZE AND REINFROCING



10 L-6.1 CONCRETE PLANTER WALL
1/2" = 1'-0"

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Planning | LEED Consulting | Urban Design

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CLEMSON, SC

Stamp

No.	Drawing Issuance	Date
01	SD SET	09/19/25
02	DD SET	10/21/25

No.	Drawing Revision	Date

Sheet Title

HARDSCAPE DETAILS

Sheet Number

L-6.1

Not for Construction

Project Number: 2025-022

GENERAL LANDSCAPE NOTES

1. LANDSCAPE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED, INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES. THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE LC SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.

2. ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC.

4. THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH LANDSCAPE PLANS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA PRIOR TO COMMENCEMENT OF WORK

5. ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.

6. EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE DISTURBED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.

7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK TO BE PERFORMED WITH THE WORK OF OTHER SUBCONTRACTORS ON THE SITE, INCLUDING SCHEDULING AND PHYSICAL INTERFERENCE.

8. THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA.

9. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE 2014 AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2014) AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC.

10. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.

11. CONTRACTOR TO PROVIDE PICTURES OF ALL PLANT MATERIAL WITH DIMENSIONS FOR APPROVAL. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LC TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE LC SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SIT WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL THE COST OF LC.

12. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.

13. ALL SHRUB BEDS SHALL BE TILLED TO MINIMUM DEPTH OF 4-6". PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS AND HARDSCAPES WITH A 3" DEEP EXCAVATED TRENCH. THE TRENCH SHALL HAVE A VERTICAL FACE AGAINST THE LAWN AREA OR ADJACENT HARDSCAPE, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.

14. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.

16. THE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.

17. ALL PLANTING BEDS SHALL BE STAKED AND OR PAINTED BY THE LC FOR APPROVAL BY THE LA PRIOR TO PLANT INSTALLATION. TREES SHALL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.

18. ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET.

19. THE PLANT QUANTITIES REPRESENTED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.

20. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. ANY ADDITIONAL SOD OR SEEDED AREAS ADDED TO THE PLANS DURING THE INSTALLATION PROCESS SHALL BE PROVIDED BY THE CONTRACTOR AT A MUTUALLY AGREED UPON SQ. FT. UNIT COST. AREAS TO BE SODDED OR SEEDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.

22. ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 4" THICK MUCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT.

23. ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.

24. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE(S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.

25. ALL NEW WORK THAT IS TO BE DONE IN TREE SAVE AREAS SHALL BE DONE BY HAND, INCLUDING CLEARING & GRUBBING, SITE PREP, GRADING, TRENCHING, AND PLANTING. THERE SHOULD BE NO TILLING WITHIN THE TREE SAVE AREA. ALL TRENCHING TO BE OUTSIDE OF DRIP LINE OF EXISTING TREES TO BE SAVED. IF TRENCHING MUST OCCUR WITHIN THE CRITICAL ROOT ZONE, THEN TRENCHING SHOULD FOLLOW TREE PRESERVATION GUIDELINES FOR THE PROJECT OR LOCAL MUNICIPALITY.

26. NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. NOTIFY LA OF ANY CONFLICTS WITH EASEMENTS. FIELD ADJUSTMENT AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LA PRIOR TO INSTALLATION.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS OFF-SITE ON A DAILY BASIS.

28. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. QUANTITIES PROVIDED ON PLANS ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO EXECUTION OF CONTRACT DOCUMENTS. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.

29. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. SHOULD THE ONE YEAR WARRANTY PERIOD END DURING DORMANCY, THEN WARRANTY WILL EXTEND THROUGH SPRING. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL TO BREAK DORMANCY IN SPRING TIME.

30. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 5 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.

31. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED. SEE SPECIFICATIONS FOR FERTILIZER AND AMENDMENT ADDITIVES.

32. THE TRUNK FLARE DEPTH FOR ALL TREES SHOULD BE VISIBLE AT +/- 2" ABOVE GRADE.

33. B&B MATERIAL SHALL BE SHIPPED IN BIODEGRABLE WIRE BASKETS, BURLAP, & STRAPPING.

34. WIRE BASKETS SHOULD HAVE TOP RUNG CUT AWAY FROM BASKET HORIZONTALLY, AND REMAINDER OF BASKET TO REMAIN. ALL STRAPPING SHOULD BE REMOVED AND DISPOSED OF AT TIME OF PLANTING.

35. ALL B&B TREES SHALL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS SHALL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK.

36. ALL TREES TO BE INSTALLED WITH MOST ATTRACTIVE SIDE FACING PREDOMINANT POINT OF VISIBILITY.

37. ALL LANDSCAPE BEDS TO BE EDGED AS SHOWN IN LANDSCAPE DETAILS.

38. THE CONTRACTOR TO ENSURE ALL TREE ROOTS BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.

39. TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT TO BE PURCHASED FROM THE NURSERY WITH SAID CLEAR TRUNK HEIGHT, NOT FIELD-PRUNED BY CONTRACTOR.

40. THE CONTRACTOR TO PROVIDE PRE-EMERGENT HERBICIDE IN ALL PLANTING BEDS WITH EXCEPTION OF SEEDED AREAS.

41. THE CONTRACTOR TO BACK-FILL ALL PLANTINGS WITH ⅔ CULTIVATED EXISTING SOILS (FREE OF CLUMPS AND ROCKS) & ⅓ PLANTING MIX.

42. THE CONTRACTOR TO PREP ALL PERENNIAL AND ANNUAL COLOR BEDS PER LANDSCAPE DETAILS AND APPLY MIRACLE GROW AND SLOW RELEASE FERTILIZER.

43. THE CONTRACTOR TO INSTALL ALL WARRANTY MATERIAL PER ORIGINAL LANDSCAPE NOTES & DETAILS IN PLANS.

44.

45. THE CONTRACTOR TO PREP ALL SOD AREAS WITH SOD DRESSING AT A RATE OF 1 CY / PALLET SOD.

46. IF ANY PLANT MATERIAL DIES DUE TO INADEQUATE COVERAGE, CONTRACTOR WILL MODIFY THE IRRIGATION SYSTEM PRIOR TO REPLACING PLANTS, AT NO ADDITIONAL CHARGE TO THE OWNER.

LANDSCAPE SUBMITTALS:

1. SOIL SAMPLES:
   - 1.1. THE CONTRACTOR SHALL SUBMIT EXISTING SOIL SAMPLES FROM AREAS ON SITE, TO BE SELECTED BY THE LANDSCAPE ARCHITECT, AND FROM PROPOSED TOPSOIL STOCKPILE FOR PH TESTING, TO AN INDEPENDENT TESTING LABORATORY. A COPY OF THE REPORTS WILL BE MADE AVAILABLE TO THE LANDSCAPE ARCHITECT AS A PREREQUISITE FOR BEGINNING CONSTRUCTION.
   - 1.2. SUBMIT ONE (1) GALLON ZIPLOC BAG OF EACH PROPOSED PLANTING SOIL MIX.
   - 1.3. PLANTING SOIL MIX TEXT REPORT: SUBMIT RESULTS OF SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY, FOR INFORMATION ONLY, OF EACH PLANTING SOIL MIX AS SPECIFIED. REPORT SHALL INCLUDE PERCENTAGES OF ORGANIC MATTER, PH LEVEL, MINERAL, MAJOR NUTRIENT, AND MICRO NUTRIENT CONTENT OF EACH MIX.
     - 1.3.1. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, POTASH AND OTHER NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED FOR SUITABLE GROWTH.

2. THE CONTRACTOR TO COORDINATE WITH OWNER AND GENERAL CONTRACTOR FOR NECESSARY POINTS OF CONNECTION FOR POWER AND WATER.

3. THE CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF ALL TREES, SHRUBS, & GROUNDCOVER MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO JOB SITE FOR APPROVAL. PHOTOGRAPHS TO BE TAKEN FROM A VIEW THAT DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. PROVIDE LOCATION AND SOURCE NURSERY.

4. THE CONTRACTOR WILL ACCOMPANY THE LANDSCAPE ARCHITECT TO THE SOURCE NURSERY TO SELECT AND TAG ALL TREES TO BE USED ON THE PROJECT.

5. THE CONTRACTOR TO SUBMIT A DETAILED IRRIGATION PLAN FOR APPROVAL PRIOR TO EXECUTION OF LANDSCAPE CONTRACT.

6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO (2) COMPLETE BOUND COPIES OF WRITTEN INSTRUCTIONS ON PROPER AND SUBSEQUENT CARE FOR THE PRESCRIBED MATERIALS AS A CONDITION FOR FINAL ACCEPTANCE. INCLUDE THIS INFORMATION IN THE "MAINTENANCE MANUAL" AS REQUIRED AND (1) DIGITAL COPY IN PDF FORMAT.

GENERAL IRRIGATION NOTES:

1. IRRIGATION TO BE A 2-WIRE DESIGN-BUILD SYSTEM BY THE LC. IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL LANDSCAPED AREAS. SYSTEM SHOULD BE DESIGNED WITH A MINIMUM ZONE SEPARATION OF SHRUBS, TURF, AND ANNUAL COLOR.

2. LC IS RESPONSIBLE FOR SUPPLY OF ALL NECESSARY PARTS FOR IRRIGATION SYSTEM; INCLUDING BUT NOT LIMITED TO: HEADS, SLEEVES, WATER LINES, WATER METER, WIFI CONTROLLERS, VALVES & DECODERS, BACK-FLOW PREVENTION DEVICE, FITTINGS, AND RAIN SENSOR.

3. IRRIGATION HEADS SHOULD BE MP ROTATORS, SPRAYS, OR DRIP. IRRIGATION SYSTEM SHOULD BE DESIGNED TO HAVE NO OVER SPRAY ON ADJACENT HARDSCAPES.

4. ALL IRRIGATION HEADS TO HAVE HEAD TO HEAD COVERAGE AND MATCHED PRECIPITATION RATES.

5. LC TO WARRANT IRRIGATION SYSTEM FOR 1 YEAR AND GUARANTEE ADEQUATE COVERAGE TO ENSURE ALL NEW PLANTS ON THE LANDSCAPE THRIVE. ANY DEFICIENCIES WILL BE CORRECTED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.

6. LC TO PROVIDE AS-BUILT DRAWINGS, MANUALS, AND MANUFACTURERS WARRANTY INFORMATION FOR ALL IRRIGATION PRIOR TO FINAL PAYMENT IS RELEASED.

7. LC CONTRACTOR WILL HAVE A TRAINING MEETING WITH THE OWNER TO REVIEW OPERATION OF THE IRRIGATION SYSTEM.

8. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).

9. ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER. (CLASS 200 PVC PIPE).

10. NO ROCKS, BOULDER, OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.

11. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

12. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.

13. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.

14. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.

15. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.

16. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.

17. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.

18. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEDING WITH THE WORK.

19. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.

20. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.

21. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.

22. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).

23. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.

24. ALL SPRINKLERS TO BE MOUNTED ON SWING JOINTS - REFER TO DETAILS.

25. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.

26. 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.

27. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.

28. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.

29. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
   - 29.1. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
   - 29.2. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
   - 29.3. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.

30. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.

31. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.

32. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.

33. PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS AND SPECIFICATIONS.

34. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE CROSS MEASURED AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2004 FORMAT BEFORE FINAL ACCEPTANCE.

35. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.

36. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. F CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR HALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.

ANNUAL COLOR AND PERENNIAL PLANTING NOTES:

1. EXCAVATE BED TO A DEPTH OF 4 INCHES. REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONES, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AN ADDITIONAL 6-8 INCHES IN DEPTH.
2. SLOPE THE BASE OF THE BED TO THE TRENCH EDGE.
3. ADD 6 INCHES OF ANNUAL/PERENNIAL SOIL MIX TO EXCAVATED BED & ROTOTILL INTO EXISTING SOIL.
4. PLACE ADDITIONAL ANNUAL/PERENNIAL SOIL MIX TO RAISE ENTIRE BED 6 INCHES ABOVE FINISHED GRADE FOR SEASONAL COLOR AND 4 INCHES FOR PERENNIAL COLOR. IN SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THE BED'S HEIGHT & CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
5. ROTOTILL ENTIRE BED TO A DEPTH OF 12 INCHES.
6. EVENLY SPREAD FERTILIZER PER MANUFACTURER'S SPECIFICATIONS AND RAKE INTO TOP 3 INCHES OF PREPARED SOIL.
7. PLANT SEASONAL COLOR AS SPECIFIED AT INDICATED SPACING AS SHOWN ON PLANS.
8. EDGE SEASONAL COLOR BED AND MULCH AS SPECIFIED.
9. DRENCH WITH MIRACLE GROW FERTILIZER, WATERING THOROUGHLY.

MULCHING NOTES:

1. PLANTINGS ON GRADE TO BE MULCHED WITH PINE STRAW MULCH TO A DEPTH OF 4 INCHES.
2. PLANTINGS OVER-STRUCTURE TO BE MULCHED WITH TRIPLE GROUND BROWN SHREDDED HARDWOOD TO A DEPTH OF 4 INCHES, WITH EXCEPTION OF AREAS TO RECEIVE DECORATIVE STONE.
3. ANNUAL COLOR TO BE MULCHED WITH MINI PINE BARK NUGGETS TO A DEPTH OF 2 INCHES.
4. PLANTINGS IN DECORATIVE PLANTERS TO BE MULCHED WITH MINI PINE BARK NUGGETS TO A DEPTH OF 2 INCHES.
5. NATURAL AREAS TO BE MULCHED 10' FROM BED LINES WITH PINE STRAW MULCH TO A DEPTH OF 3 INCHES AND WHERE DISTURBED.

PLANTING SOIL MIX NOTES:

1. THE CONTRACTOR SHALL FURNISH TOPSOIL: TOPSOIL MUST BE APPROVED BY THE LA. REFER TO SPECIFICATION SECTION 329000 FOR TOPSOIL REQUIREMENTS.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTING SOIL MIX.
3. THE PLANTING SOIL MIX MUST BE APPROVED BY LA PRIOR TO ANY BACKFILLING.
4. THE PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS, & GROUNDCOVERS) SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS IN EQUALLY MIXED PROPORTIONS:
   - 4.1. 66% TOPSOIL
   - 4.2. 33% ERTH FOOD COMPOST SOIL AMENDMENT BY ERTH PRODUCTS, LLC. OR EQUIVALENT
   - 4.3. SCOTTS AGRIFORM 20-10-5 SLOW RELEASE FERTILIZER, AS RECOMMENDED IN SOIL REPORT.
   - 4.4. LIME AS RECOMMENDED IN SOIL REPORT.
   - 4.5. TERRASORB HYDROGEL PER MANUFACTURERS SPECIFICATIONS, (IN NON-IRRIGATED AREAS ONLY)
5. THE PLANTING SOIL MIX FOR OVER-STRUCTURE PLANTINGS (TREES, SHRUBS, & GROUNDCOVERS) SHALL BE ERTH-HYDROCKS INTENSIVE LIGHTWEIGHT SOIL BY ERTH PRODUCTS, LLC. OR EQUIVALENT.
6. ANNUAL/ PERENNIAL COLOR SOIL MIX FOR ANNUALS ON GRADE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS IN EQUALLY MIXED PROPORTIONS:
   - 6.1. 33% TOPSOIL
   - 6.2. 33% MR. NATURALS COMPLETE LANDSCAPE MIX CLM BY MR. NATURALS OR EQUIVALENT
   - 6.3. 33% BLACK COW MANURE OR EQUIVIALENT
   - 6.4. OSMOCOTE 14-14-14 SMART RELEASE FERTILIZER PER MANUFACTURERS SPECIFICATIONS
7. PLANTING MIX FOR RAISED PLANTERS/DECORATIVE POTS SHALL BE MR. NATURALS LANDSCAPE MIX CLM BY MR. NATURALS OR EQUIVALENT.
   - 7.1. OSMOCOTE 14-14-14 SMART RELEASE FERTILIZER PER MANUFACTURERS SPECIFICATIONS
8. SOD DRESSING TO BE 50% SAND AND 50% ERTH PRODUCTS COMPOST BY ERTH PRODUCTS, LLC., OR EQUIVALENT.
9. BIOSWALE / RAINGARDEN SOILS SHALL BE BIO-RETENTION / RAINGARDEN MIX BY ERTH PRODUCTS, LLC. OR EQUIVALENT.

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GENERAL PLANTING NOTES

Sheet Number

L-7.0 S

Not for Construction

Project Number: 2025-022

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	FORM	NOTES
TREES								
	AG	2	ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE	B & B	3"CAL	MINIMUM 14` HGT.		FULL AND HEALTHY
	AA	7	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE` / DOWNY SERVICEBERRY	B & B	3"CAL	MINIMUM 10` HGT.	MULTI-TRUNK	FULL AND HEALTHY
	BR	6	BETULA NIGRA / RIVER BIRCH	B & B	3"CAL	MINIMUM 14` HGT.	MULTI-TRUNK	FULL AND HEALTHY
	CW	1	CORNUS FLORIDA `WHITE` / WHITE FLOWERING DOGWOOD	B & B	3"CAL	MINIMUM 10` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	CY	2	CRYPTOMERIA JAPONICA `YOSHINO` / YOSHINO CRYPTOMERIA	B & B	4"CAL	MINIMUM 14` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	LW	3	LAGERSTROEMIA X `NATCHEZ` / WHITE CRAPE MYRTLE MULTI-TRUNK	B & B	3"CAL	MINIMUM 12` HGT.	MULTI-TRUNK	FULL AND HEALTHY
	LT3	6	LIRIODENDRON TULIPIFERA `ARNOLD` / ARNOLD TULIP POPLAR	B & B	3"CAL	MINIMUM 18` HGT.	6` TRUNK HT.	FULL AND HEALTHY
	MA	3	MAGNOLIA GRANDIFLORA `ALTA` / ALTA MAGNOLIA	B & B	3"CAL	MINIMUM 12` HGT.		FULL AND HEALTHY
	MGS	4	MAGNOLIA SOULANGIANA `JANE` / `JANE` MAGNOLIA	B & B	4"CAL	MINIMUM 14` HGT.	MULTI-TRUNK	FULL AND HEALTHY
	MV	9	MAGNOLIA VIRGINIANA / SWEET BAY MAGNOLIA	B & B	4"CAL	MINIMUM 14` HGT.	MULTI-TRUNK	FULL AND HEALTHY
	QC	3	QUERCUS COCCINEA / SCARLET OAK	B & B	3"CAL	MINIMUM 14` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	QN	3	QUERCUS NUTTALLII / NUTTALL OAK	B & B	3"CAL			FULL AND HEALTHY
	TG	3	THUJA OCCIDENTALIS `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B	4"CAL	MINIMUM 12` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	TP	8	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' / HETZ WINTERGREEN ARBORVITAE	B & B	4"CAL	MINIMUM 10` HGT.	FULL TO THE GROUND	
	UP	10	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	3"CAL	MINIMUM 14` HGT.	CENTRAL LEADER	FULL AND HEALTHY

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	DIMENSIONS	NOTES	
SHRUBS							
	AE	62	ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	AM	13	AZALEA INDICA `MRS. G.G. GERBING` / MRS. G.G. GERBING AZALEA	7 GAL	30" MINIMUM HEIGHT	FULL AND HEALTHY	
	BW36	4	BUXUS MICROPHYLLA KOREANA `WINTERGREEN` / KOREAN BOXWOOD	36"X36"	GLOBE	FULL AND HEALTHY	
	CF7	48	CEPHALOTAXUS HARRINGTONIA `FASTIGIATA` / UPRIGHT PLUM YEW	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
	DB	60	DISTYLIUM MYRICOIDES `BLUE CASCADE` / BLUE CASCADE DISTYLIUM	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	DE3	59	DISTYLIUM X `EMERALD HEIGHTS` / EMERALD HEIGHTS DISTYLIUM	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	GH3	10	GARDENIA AUGUSTA `HEAVENLY SCENT` / HEAVENLY SCENT GARDENIA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	HL3	4	HYDRANGEA PANICULATA `LIMELIGHT` TM / LIMELIGHT HYDRANGEA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	HL7	6	HYDRANGEA PANICULATA `LIMELIGHT` TM / LIMELIGHT HYDRANGEA	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
	HLL	46	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	HQ	22	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	3 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
	IB3	30	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	IG7	19	ILEX GLABRA `SHAMROCK` / INKBERRY	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
	IP3	23	ILLICIUM PARVIFLORUM / YELLOW ANISE	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	IP7	7	ILLICIUM PARVIFLORUM / YELLOW ANISE	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
	LJ7	14	LIGUSTRUM JAPONICUM RECURVIFOLIA / RECURVE LIGUSTRUM	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
	MC3	5	MYRICA CERIFERA / WAX MYRTLE	7 GAL	30" MINIMUM HEIGHT	FULL AND HEALTHY	
	OF15	6	OSMANTHUS FRAGRANS / SWEET OLIVE	15 GAL	60" MINIMUM HEIGHT	FULL AND HEALTHY	
	PM7	28	PODOCARPUS MACROPHYLLUS `MAKI` / MAKI SHRUBBY YEW PODOCARPUS	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
	RX	44	ROSMARINUS X LAVANDULACEUS / PROSTRATE ROSEMARY	3 GAL	IN PLANTER POT	FULL & HEALTHY	
	TG3	40	TERNSTROEMIA GYMNANTHERA / CLEYERA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
GRASSES							
	CX2	81	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	MCW	67	MUHLENBERGIA CAPILLARIS / WHITE MUHLY GRASS	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	
	PH	117	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	3 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
	PV	85	PANICUM VIRGATUM `SHENANDOAH` / SWITCH GRASS	3 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	
VINE/ESPALIER							
	TC4	8	TRACHELOSPERMUM JASMINOIDES `CONFEDERATE` / CONFEDERATE JASMINE	5 GAL	TRAILILNG VINE	FULL AND HEALTHY	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING
GROUND COVERS							
	ANC	18	ANNUAL COLOR MIXED / ANNUAL COLOR	4"POT@		PROVIDE LA WITH SELECTIONS FOR APPROVAL.	10" o.c.
	CN	18	CALAMINTHA NEPETA `MONTROSE WHITE` / WHITE CATMINT	1 GAL		FULL & HEALTHY	24" o.c.
	CS	256	CAREX X 'SILVER SCEPTRE' / SILVER SCEPTRE SEDGE	1 GAL	IN PLANTER POT	FULL & HEALTHY	18" o.c.
	CT2	15,138 SF	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD	SF	SMOOTH LINES AND TIGHT JOINTS.	
	GS	18	GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE	1 GAL	CONTAINER	FULL & HEALTHY	16" o.c.
	HR	6,836 SF	HYDRO-SEED MIX WILDFLOWER MEADOW / WILDFLOWER SEED MIX	HYDROSEED	SF	COORDINATE SELECTIONS WITH LA	
	LM2	361	LIRIOPE MUSCARI 'MONROE'S WHITE' / MONROE'S WHITE LILYTURF	1 GAL	CONTAINER	FULL & HEALTHY	16" o.c.
	LA	23	LYSIMACHIA NUMMULARIA `AUREA` / GOLDEN CREEPING JENNY	1 GAL	CONTAINER	FULL & HEALTHY	14" o.c.
	NP	63	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHERGRASS	1 GAL		FULL & HEALTHY	18" o.c.
	SI	1,808	SEDUM MIX SEDUM LIVEROOF / LIVEROOF SEDUM MIX	MATTS	SF	PRE-GROWN MATS AT NURSERY	12" o.c.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING
GROUND COVERS							
	ANC	18	ANNUAL COLOR MIXED / ANNUAL COLOR	4"POT@		PROVIDE LA WITH SELECTIONS FOR APPROVAL.	10" o.c.
	CN	18	CALAMINTHA NEPETA `MONTROSE WHITE` / WHITE CATMINT	1 GAL		FULL & HEALTHY	24" o.c.
	CS	256	CAREX X 'SILVER SCEPTRE' / SILVER SCEPTRE SEDGE	1 GAL	IN PLANTER POT	FULL & HEALTHY	18" o.c.
	CT2	15,138 SF	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD	SF	SMOOTH LINES AND TIGHT JOINTS.	
	GS	18	GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE	1 GAL	CONTAINER	FULL & HEALTHY	16" o.c.
	HR	6,836 SF	HYDRO-SEED MIX WILDFLOWER MEADOW / WILDFLOWER SEED MIX	HYDROSEED	SF	COORDINATE SELECTIONS WITH LA	
	LM2	361	LIRIOPE MUSCARI 'MONROE'S WHITE' / MONROE'S WHITE LILYTURF	1 GAL	CONTAINER	FULL & HEALTHY	16" o.c.
	LA	23	LYSIMACHIA NUMMULARIA `AUREA` / GOLDEN CREEPING JENNY	1 GAL	CONTAINER	FULL & HEALTHY	14" o.c.
	NP	63	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHERGRASS	1 GAL		FULL & HEALTHY	18" o.c.
	SI	1,808	SEDUM MIX SEDUM LIVEROOF / LIVEROOF SEDUM MIX	MATTS	SF	PRE-GROWN MATS AT NURSERY	12" o.c.

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Sheet Title

PLANTING SCHEDULE

Sheet Number

L-7.1 S

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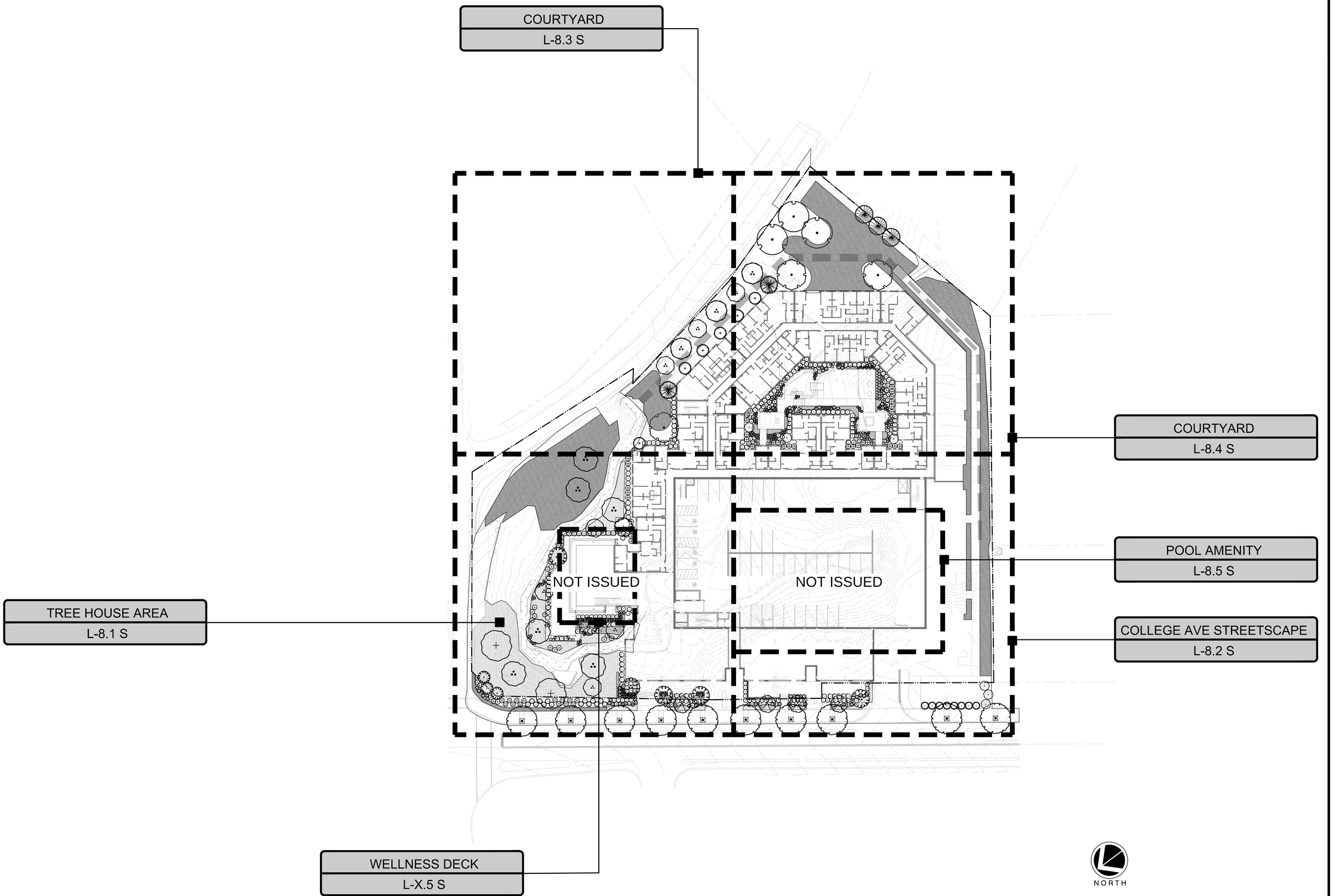
Project Number: 2025-022



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Sheet Title

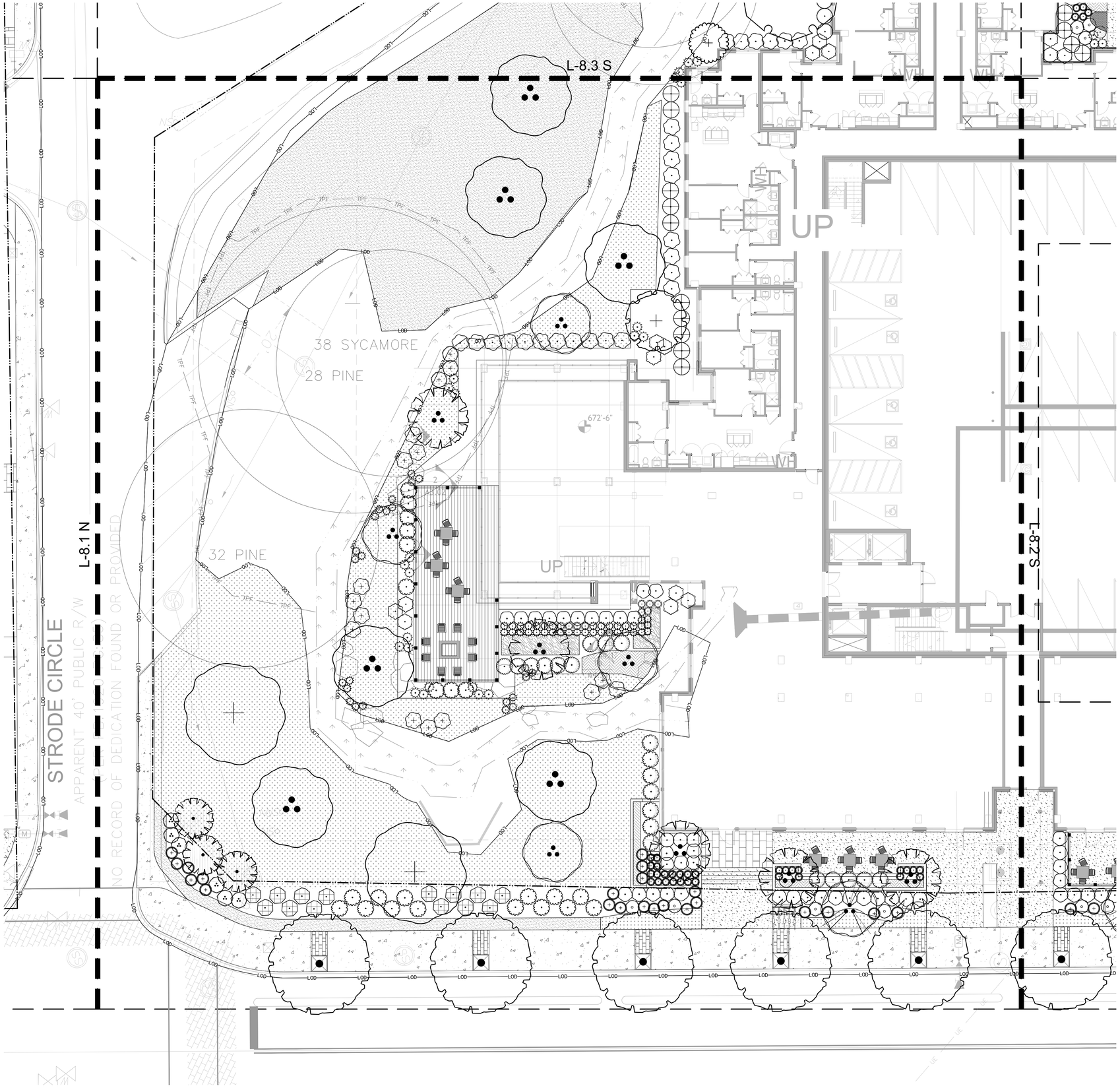
SITE REFERENCE PLAN

Sheet Number

L-8.0 S

Not for Construction

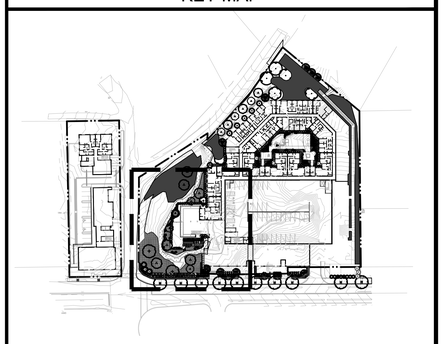
Project Number: 2025-022



PLANT SCHEDULE L-8.1 S

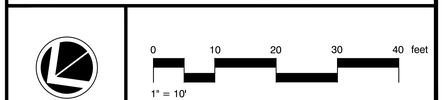
SYMBOL	CODE	QTY	COMMON NAME
TREES			
	MGS	1	`JANE` MAGNOLIA
	MA	3	ALTA MAGNOLIA
	UP	5	AMERICAN ELM
	AA	4	DOWNY SERVICEBERRY
	AG	2	OCTOBER GLORY MAPLE
	BR	6	RIVER BIRCH
	MV	5	SWEET BAY MAGNOLIA
	CW	1	WHITE FLOWERING DOGWOOD
SHRUBS			
	DB	33	BLUE CASCADE DISTYLIUM
	TG3	10	CLEYERA
	DE3	19	EMERALD HEIGHTS DISTYLIUM
	GH3	5	HEAVENLY SCENT GARDENIA
	IG7	14	INKBERRY
	HL3	3	LIMELIGHT HYDRANGEA
	HL7	6	LIMELIGHT HYDRANGEA
	HLL	4	LITTLE LIME HYDRANGEA
	AM	13	MRS. G.G. GERBING AZALEA
	HQ	9	OAKLEAF HYDRANGEA
	LJ7	14	RECURVE LIGUSTRUM
	IP3	23	YELLOW ANISE
	IP7	7	YELLOW ANISE
GRASSES			
	PH	30	BLUE SWITCH GRASS
	CX2	19	FEATHER REED GRASS
	PV	69	SWITCH GRASS
	MCW	22	WHITE MUHLY GRASS
GROUND COVERS			
	CT2	5,538 SF	BERMUDA GRASS
	NP	63	MEXICAN FEATHERGRASS
	LM2	129	MONROE'S WHITE LILYTURF
	CS	82	SILVER SCEPTRE SEDGE
	HR	6,836 SF	WILDFLOWER SEED MIX

KEY MAP



NORTH

SCALE



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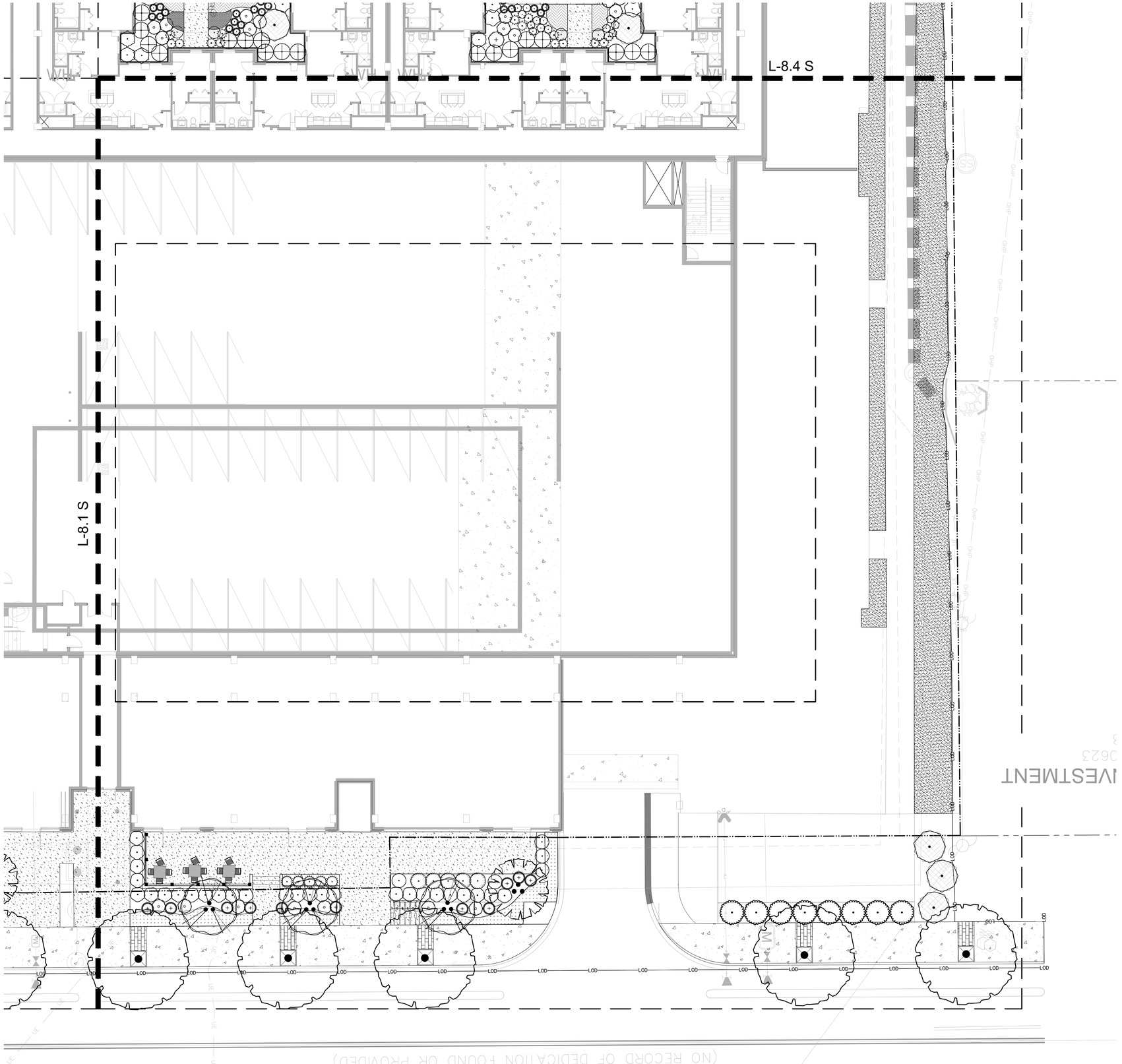
PARTIAL PLANTING PLAN

Sheet Number

L-8.1 S

Not for Construction

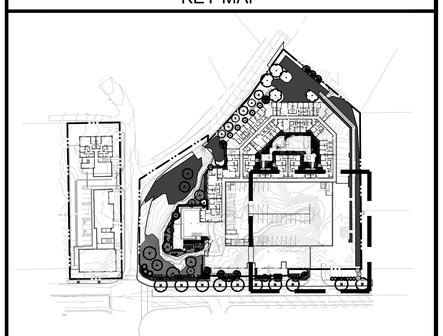
Project Number: 2025-022



PLANT SCHEDULE L-8.2 S

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	MGS	3	`JANE` MAGNOLIA
	UP	5	AMERICAN ELM
	TP	8	HETZ WINTERGREEN ARBORVITAE
	MV	1	SWEET BAY MAGNOLIA
SHRUBS			
	DB	27	BLUE CASCADE DISTYLIUM
	GH3	5	HEAVENLY SCENT GARDENIA
	IG7	5	INKBERRY
	HLL	7	LITTLE LIME HYDRANGEA
	OF15	3	SWEET OLIVE
	CF7	5	UPRIGHT PLUM YEW
GRASSES			
	MCW	11	WHITE MUHLY GRASS
GROUND COVERS			
	CT2	296 SF	BERMUDA GRASS
	LM2	184	MONROE'S WHITE LILYTURF

KEY MAP



NORTH

NORTH

SCALE

0 10 20 30 40 feet

1" = 10'

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PARTIAL PLANTING PLAN

Sheet Number

L-8.2 S

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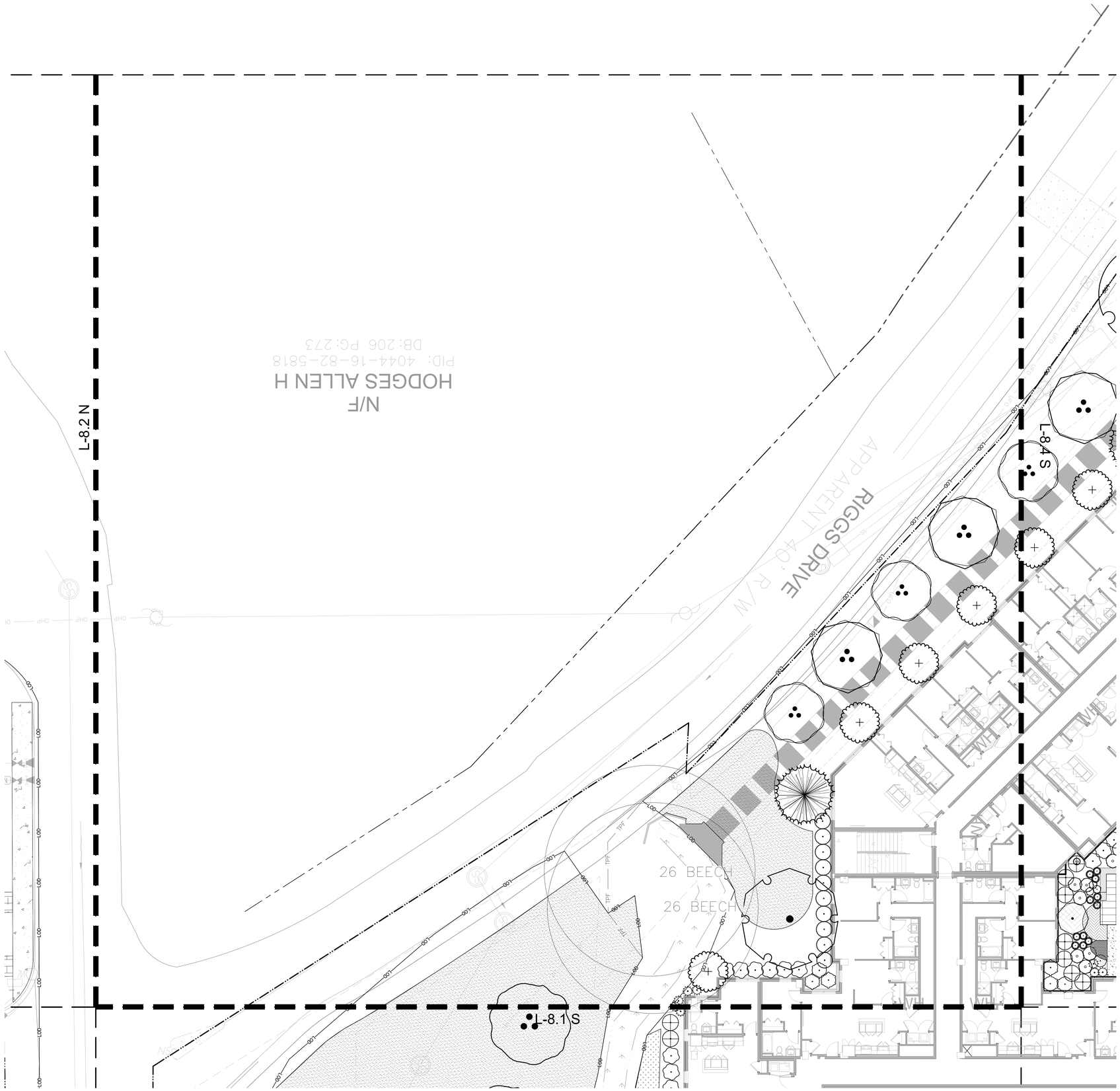
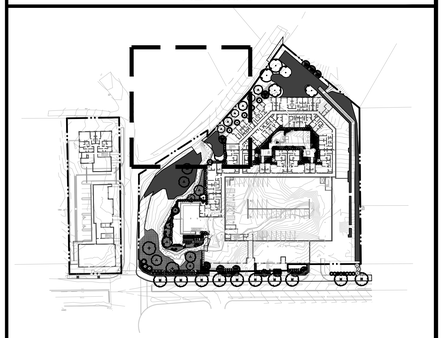


PLANT SCHEDULE L-8.3 S

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	LT3	4	ARNOLD TULIP POPLAR
	AA	2	DOWNY SERVICEBERRY
	QC	1	SCARLET OAK
	LW	2	WHITE CRAPE MYRTLE MULTI-TRUNK
	CY	1	YOSHINO CRYPTOMERIA
SHRUBS			
	IB3	10	DWARF BURFORD HOLLY
	DE3	6	EMERALD HEIGHTS DISTYLIUM
	HQ	3	OAKLEAF HYDRANGEA
GRASSES			
	CX2	4	FEATHER REED GRASS
GROUND COVERS			
	CT2	933 SF	BERMUDA GRASS

KEY MAP



NORTH

SCALE

0 10 20 30 40 feet

1" = 10'

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Sheet Number

L-8.3 S

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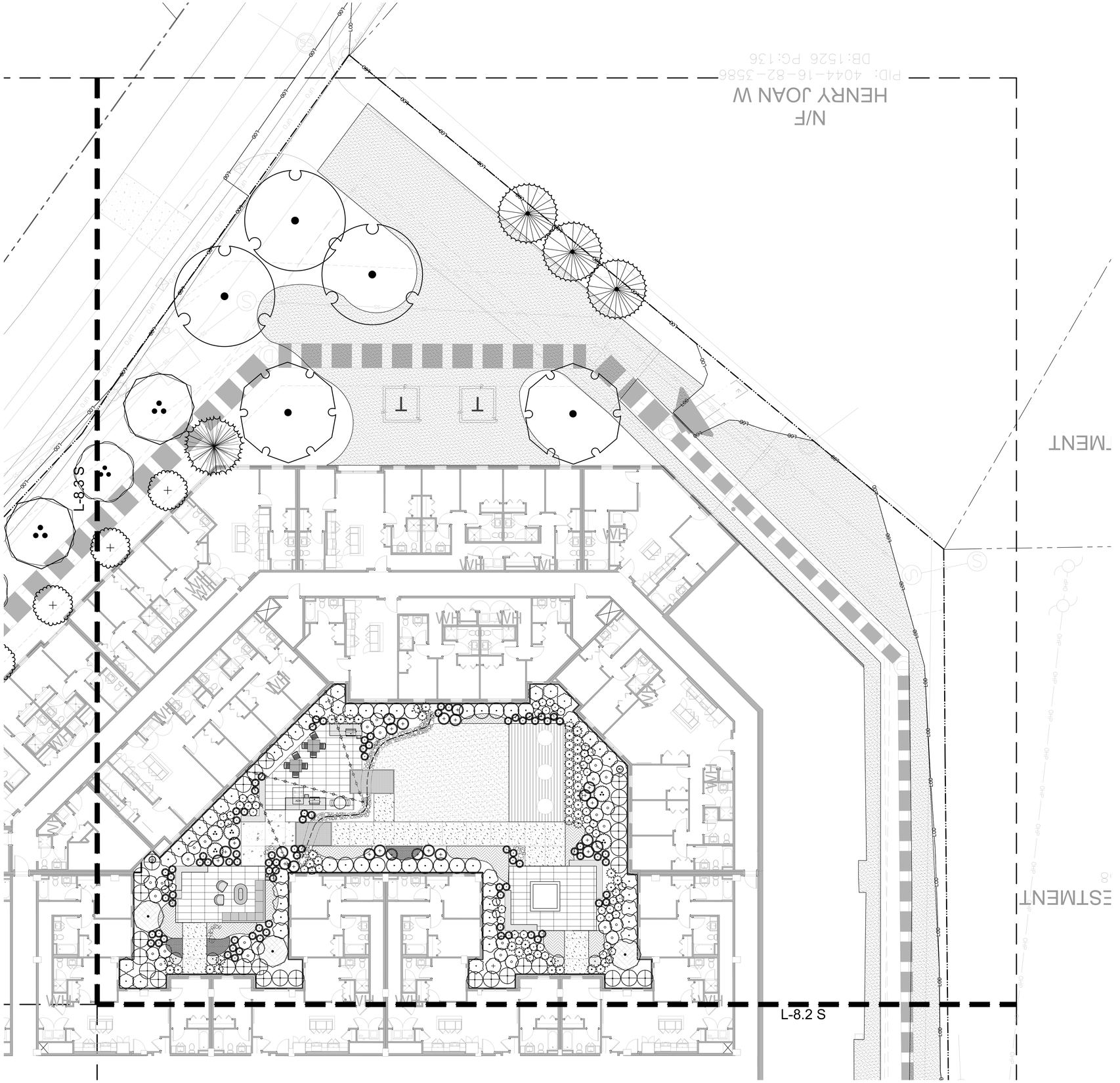
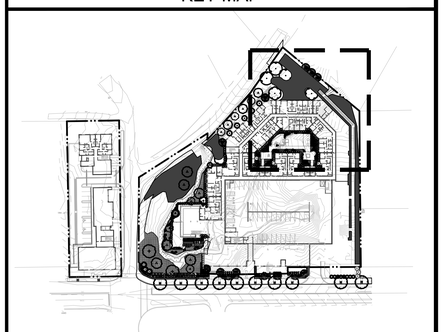
Project Number: 2025-022



PLANT SCHEDULE L-8.4 S

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	LT3	2	ARNOLD TULIP POPLAR
	AA	1	DOWNY SERVICEBERRY
	TG	3	GREEN GIANT ARBORVITAE
	QN	3	NUTTALL OAK
	QC	2	SCARLET OAK
	LW	1	WHITE CRAPE MYRTLE MULTI-TRUNK
	CY	1	YOSHINO CRYPTOMERIA
SHRUBS			
	AE	62	CAST IRON PLANT
	TG3	30	CLEYERA
	IB3	20	DWARF BURFORD HOLLY
	DE3	34	EMERALD HEIGHTS DISTYLIUM
	BW36	4	KOREAN BOXWOOD
	HL3	1	LIMELIGHT HYDRANGEA
	HLL	27	LITTLE LIME HYDRANGEA
	HQ	10	OAKLEAF HYDRANGEA
	OF15	3	SWEET OLIVE
	MC3	5	WAX MYRTLE
GRASSES			
	PH	87	BLUE SWITCH GRASS
	CX2	50	FEATHER REED GRASS
	MCW	24	WHITE MUHLY GRASS
GROUND COVERS			
	CT2	8,371 SF	BERMUDA GRASS
	CS	155	SILVER SCEPTRE SEDGE
	CN	18	WHITE CATMINT

KEY MAP



NORTH

SCALE

0 10 20 30 40 feet

1" = 10'

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PARTIAL PLANTING PLAN

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L-8.4 S

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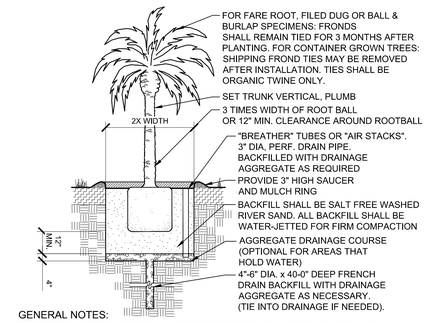
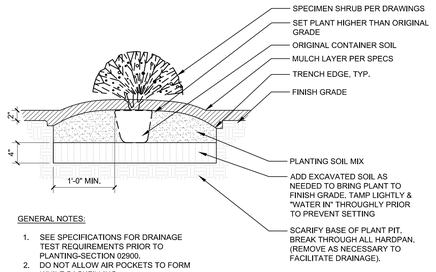


GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE RIVER SAND IN TWO LIFTS. AFYER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

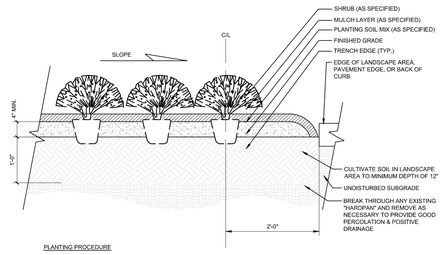
1 L-9.0 TYPICAL PALM PLANTING IN CLAY SOILS
3/4" = 1'-0"



GENERAL NOTES:

1. SEE SPECIFICATIONS FOR DRAINAGE TEST REQUIREMENTS PRIOR TO PLANTING-SECTION 02900.
2. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

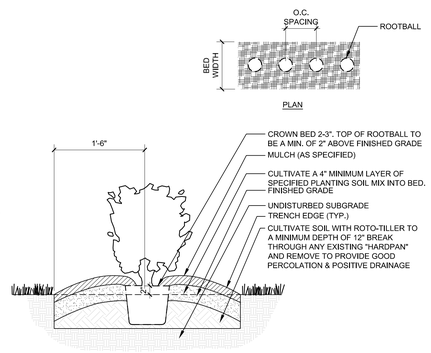
2 L-9.0 INDIVIDUAL SHRUB PLANTING (CONTAINER) IN MULCH PLANTING AREA
1" = 1'-0"



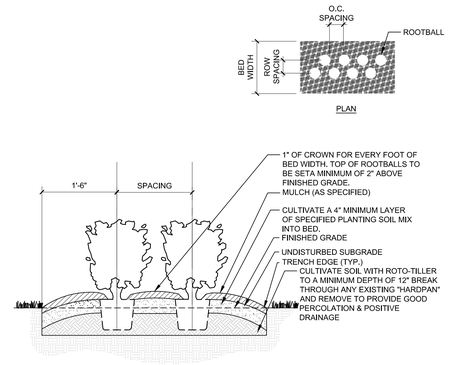
PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH TRENCH EDGE.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

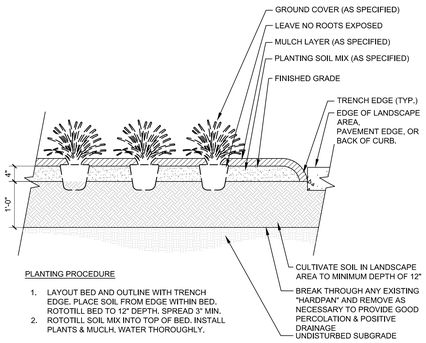
3 L-9.0 SHRUB PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
3/4" = 1'-0"



4 L-9.0 HEDGE PLANTING (SINGLE ROW)
1" = 1'-0"



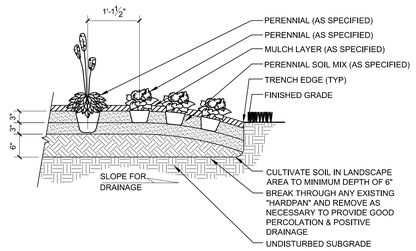
5 L-9.0 HEDGE PLANTING (DOUBLE ROW)
3/4" = 1'-0"



PLANTING PROCEDURE

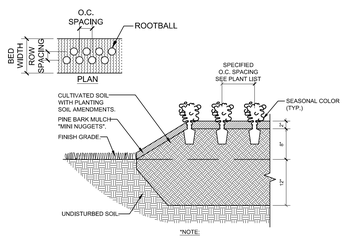
1. LAYOUT BED AND OUTLINE WITH TRENCH EDGE, PLACE SOIL FROM EDGE WITHIN BED. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN.
2. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

6 L-9.0 GROUNDCOVER PLANTINGS IN MULCHED AREA CULTIVATED PLANTING AREAS
3/4" = 1'-0"



NOTE:
FOR PROPER PLANTING PROCEDURE OF ANNUAL COLOR BEDS, REFER TO "ANNUAL COLOR AND PERENNIAL PLANTING" NOTES

7 L-9.0 TYPICAL PERENNIAL PLANTING DETAIL
3/4" = 1'-0"



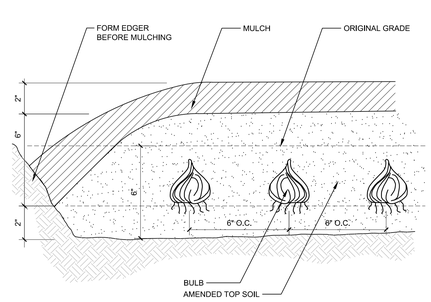
PLANTING PROCEDURE:

1. TILL BED THOROUGHLY TO A DEPTH OF 12", BREAK THROUGH AND REMOVE, STONE, ROOTS, "HARDPAN", DEBRIS, ECT.
2. ADD PLANTING SOIL AMENDMENTS AND ROTO-TILL THOROUGHLY INTO EXISTING SOIL.
3. MOUND ENTIRE BED 8" ABOVE ORIGINAL GRADE.
4. PLANT ANNUALS, EDGE BED AND MULCH.
5. WATER THOROUGHLY.

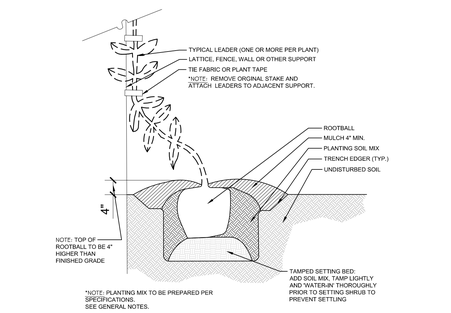
*NOTE:
PLANTING SOIL AMENDMENTS

ANNUAL/ PERENNIAL COLOR SOIL MIX FOR ANNUALS ON GRADE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS IN EQUALLY MIXED PROPORTIONS:
33% TOPSOIL
33% MR. NATURALS COMPLETE LANDSCAPE MIX CLM BY MR. NATURALS OR EQUIVALENT
33% BLACK COW MANURE OR EQUIVALENT
OSMOCOTE 14-14-14 SMART RELEASE FERTILIZER PER MANUFACTURERS SPECIFICATIONS

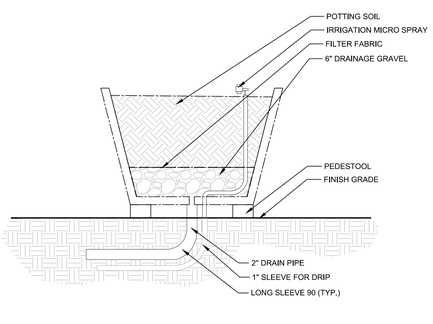
8 L-9.0 SEASONAL COLOR PLANTING DETAIL
3/4" = 1'-0"



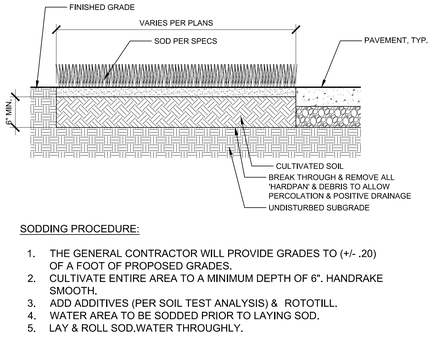
9 L-9.0 BULB PLANTING DETAIL
3" = 1'-0"



10 L-9.0 TYPICAL ESPALIER DETAIL
3/4" = 1'-0"



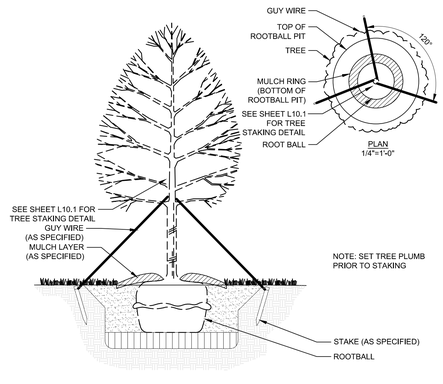
11 L-9.0 TYPICAL PLANTER DETAIL
1" = 1'-0"



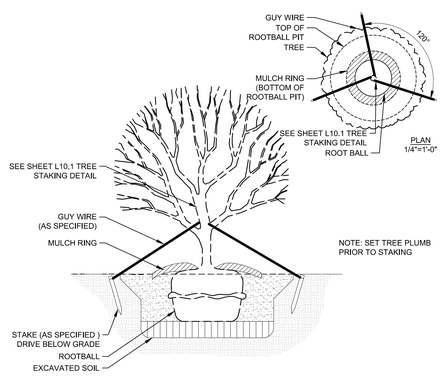
SODDING PROCEDURE:

1. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO (+/- .20) OF A FOOT OF PROPOSED GRADES.
2. CULTIVATE ENTIRE AREA TO A MINIMUM DEPTH OF 6". HANDRAKE SMOOTH.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) & ROTOTILL.
4. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
5. LAY & ROLL SOD,WATER THROUGHLY.

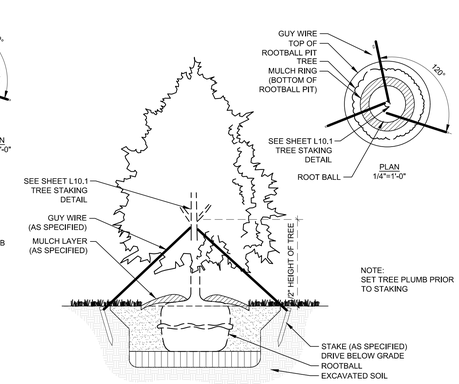
12 L-9.0 TYPICAL SOD INSTALLATION
3/4" = 1'-0"



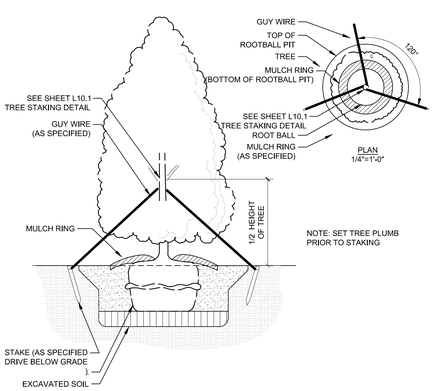
13 L-9.0 TREE STAKING AND GUYING
1/2" = 1'-0"



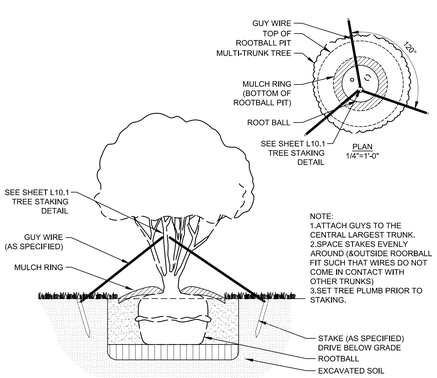
14 L-9.0 FLOWERING TREE STAKING AND GUYING
1/2" = 1'-0"



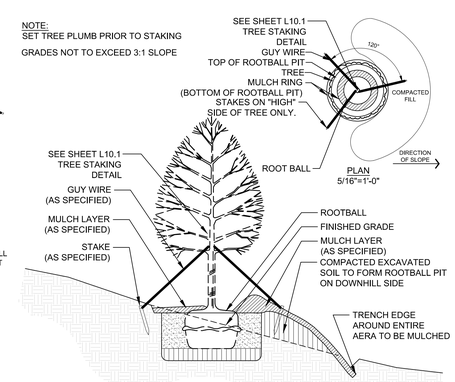
15 L-9.0 EVERGREEN (CONIFER) STAKING AND GUYING
1/2" = 1'-0"



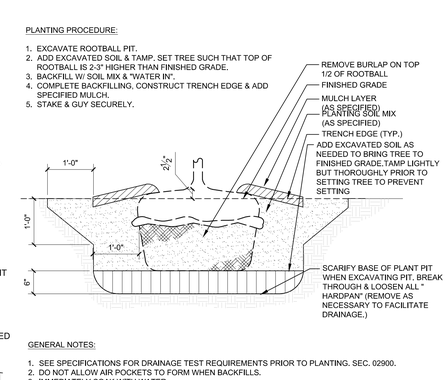
16 L-9.0 EVERGREEN (BROADLEAF) STAKING & GUYING
1/2" = 1'-0"



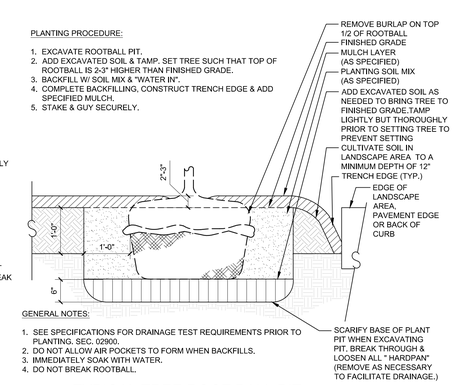
17 L-9.0 MULTI-TRUNK TREE STAKING AND GUYING
1/2" = 1'-0"



18 L-9.0 TREE ON SLOPE STAKING AND GUYING
3/8" = 1'-0"



19 L-9.0 TYPICAL TREE ROOT BALL PIT (NO WELL)
3/4" = 1'-0"



20 L-9.0 TYPICAL TREE ROOT BALL PIT IN CULTIVATED AND MULCHED PLANTING AREA
3/4" = 1'-0"

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Sheet Title

PLANTING DETAILS

Sheet Number

L-9.0 S

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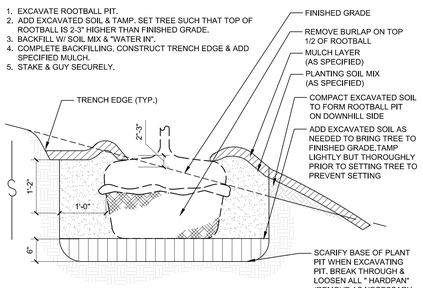
Project Number: 2025-022

PLANTING PROCEDURE:

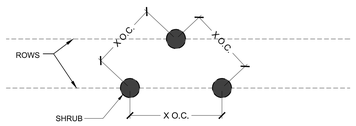
1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL W/ SOIL MIX & "WATER IN".
4. COMPLETE BACKFILLING, CONSTRUCT TRENCH EDGE & ADD SPECIFIED MULCH.
5. STAKE & GUY SECURELY.



GENERAL NOTES:

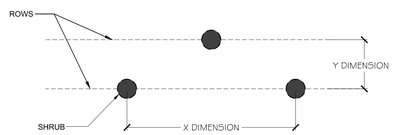
1. SEE SPECIFICATIONS FOR DRAINAGE TEST REQUIREMENTS PRIOR TO PLANTING, SEC. 02900.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLS.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

1 L-9.1 TREE ROOT BALL PIT (ON SLOPE)
3/4" = 1'-0"



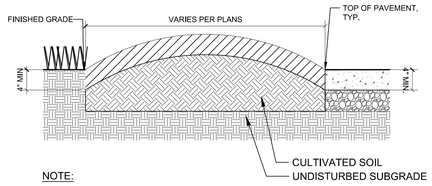
NOTE: THIS DIAGRAM REPRESENTS SPACING FOR MASS SHURB PLANTINGS THAT HAVE BEEN GIVEN ONE O.C. (ON CENTER) DIMENSION.

2 L-9.1 TYPICAL ONE DIMENSION O.C. SPACING
1 1/2" = 1'-0"



NOTE: TWO DIMENSION O.C. SPACING AS SPECIFIED IN THE PLANT LIST WILL BE GIVEN IN THE ORDER OF X DIMENSION FIRST, Y DIMENSION SECOND (EX. X x Y o.c.), WHERE X=SHRUB SPACING ON CENTER AND Y=ROW SPACING ON CENTER.

3 L-9.1 TYPICAL TWO DIMENSION O.C. SPACING FOR DOUBLE STAGGERED ROW
1 1/2" = 1'-0"



NOTE:

TRENCH EDGE TO CREATE A CLEAN.

SEPARATION BETWEEN LAWN AND MULCH AREAS.

DIG A TRENCH EDGE BETWEEN ALL MULCH AREAS & SOD.

DIG A TRENCH EDGE BETWEEN ALL MULCH SPACE AND HARDSCAPES.

4 L-9.1 TYPICAL MULCH BED EDGE
1" = 1'-0"

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PLANTING DETAILS

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L-9.1 S

Not for Construction

Project Number: 2025-022

LV CLEMSON NORTH

LANDSCAPE ARCHITECTURE DOCUMENTS
DESIGN DEVELOPMENT
400 COLLEGE AVE
CLEMSON, SC

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	L-0.00-N	COVER
	L-0.01-N	GENERAL NOTES
	L-0.02-N	PROJECT SCHEDULES & LEGENDS
	L-1.00-N	SITE REFERENCE PLAN
	L-1.1-N	STREETSCAPE MATERIALS PLAN
	L-1.2-N	STREETSCAPE MATERIALS PLAN
NOT ISSUED	~~L-2.1-N~~	~~PARTIAL STAKING PLAN~~
NOT ISSUED	~~L-2.2-N~~	~~PARTIAL STAKING PLAN~~
NOT ISSUED	~~L-3.1-N~~	~~PARTIAL GRADING & DRAINAGE PLAN~~
NOT ISSUED	~~L-3.2-N~~	~~PARTIAL GRADING & DRAINAGE PLAN~~
NOT ISSUED	~~L-4.1-N~~	~~PARTIAL UTILITY COORDINATION PLAN~~
NOT ISSUED	~~L-4.2-N~~	~~PARTIAL UTILITY COORDINATION PLAN~~
	L-5.1-N	PARTIAL LIGHTING PLAN
	L-5.2-N	PARTIAL LIGHTING PLAN
	L-6.0-N	HARDSCAPE DETAILS
	L-7.0-N	GENERAL PLANTING NOTES
	L-7.1-N	PLANTING SCHEDULES
	L-8.1-N	PARTIAL PLANTING PLAN
	L-8.2-N	PARTIAL PLANTING PLAN
	L-9.0-N	PLANTING DETAILS
	L-9.1-N	PLANTING DETAILS

LOCATION MAP

North

PROPERTY ADDRESS:
400 College Avenue
Clemson, SC, 29631

PICKENS COUNTY

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E: MAURICIO@LVCOLLECTIVE.COM

LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
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GREENVILLE, SC 29601
CONTACT: WILLIAM HEINTZ, PE
E: WILLIAM.HEINTZ@KIMLEY-HORN.COM

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COVER

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L-0.00 N

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GENERAL SITE LAYOUT NOTES:

1. CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
2. SEE SITE LAYOUT DRAWINGS FOR CONSTRUCTION LAYOUT GEOMETRY OF THE PROJECT'S SITE DEVELOPMENT ELEMENTS.
3. REFER TO HARDSCAPE PLANS AND DETAILS AS WELL AS ARCHITECTURAL, CIVIL & STRUCTURAL DOCUMENTS FOR ADDITIONAL LAYOUT INFORMATION.
4. CONTRACTOR SHALL COORDINATE AND VERIFY ALL POINTS OF BEGINNING AND BENCHMARKS FOR THE SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING LAYOUT OF SITE ELEMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. UNLESS NOTED OTHERWISE, THE LIMITS OF CONSTRUCTION SHALL BE AS NOTED ON THE DRAWINGS.
6. CONTRACTOR SHALL USE THE DIMENSIONING AND STAKING LAYOUTS INDICATED ON THE SITE LAYOUT PLANS TO LAYOUT ALL SITE ELEMENTS, PAVEMENT AND PAVEMENT PATTERNS, BRING ANY DISCREPANCIES, INCONSISTENCIES OR ERRORS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
7. WHEREVER POSSIBLE, THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS AND OTHER AT GRADE UTILITY ELEMENTS.
8. CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. THE OWNER RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT AT NO ADDITIONAL COST TO THE OWNER.
9. DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
10. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
11. NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN CURVED PORTIONS OF WORK (WALLS, WALKS, ETC.). ALL CURVES SHALL TRANSITION SMOOTHLY INTO STRAIGHT PORTIONS OF WORK.
12. DIMENSIONS ON PLAN SUPERCEDE SCALE OF DRAWINGS. DO NOT SCALE DRAWINGS, UTILIZE DIMENSIONS SHOWN.
13. SURVEY, TOPOGRAPHIC, BOUNDARY, AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS,
14. DIMENSIONS OF WALLS ARE TO FINISH FACE. REFER TO WALL DETAILS FOR CAP DIMENSIONS.

GENERAL SITE HARDSCAPE NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES ONSITE. COORDINATE WITH THE OWNER'S REPRESENTATIVE REGARDING EXISTING IRRIGATION, AND OTHER UNDER GROUND AND ABOVE GROUND ELEMENTS PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. REPORT ANY EXISTING CONDITIONS DAMAGE TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS MADE BY HIS TEAM.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER TO NOT IMPEDE THE PROGRESS OF OTHERS OR THE CONTRACTOR'S OWN WORK.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC AND EVERYONE WORKING ON THE PROJECT ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
6. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
7. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING DIMENSIONS AND LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS OR AS INSTRUCTED AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES AND TREE PROTECTION FENCING (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO ALL EXISTING SITE ELEMENTS (LAKES, TREES, PARKING LOTS, ETC.) ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAW AND LOCAL CODES.
10. SEE HARDSCAPE DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS. CONTROL AND EXPANSION JOINT MODULE WIDTH MAY VARY TO ACHIEVE THE LAYOUT DEPICTED ON THE PLANS. THE CONTRACTOR SHALL FIELD MEASURE AND IDENTIFY MODULAR WIDTHS THAT ACHIEVE THE INTENT OF THE LAYOUT SHOWN ON THE PLAN. CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE A REDLINED PLAN SHOWING ANY REQUIRED CHANGES IN JOINT LAYOUT PRIOR TO PLACEMENT. ALL CHANGES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. EXPANSION JOINTS SHALL BE PROVIDED AS SHOWN ON THE PLANS AND AT ALL INTERFACES.
11. SEE SITE GRADING PLANS AND CIVIL ENGINEERING DRAWINGS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS. VERIFY THAT THE PAVEMENT SURFACES BETWEEN EXISTING AND NEW ARE FLUSH AND DO NOT CREATE A TRIPPING HAZARD.
12. ALL RETAINING WALLS ARE TO HAVE FRENCH DRAINS AND FLUID APPLIED WATERPROOFING OR POLY MEMBRANE BETWEEN WALL AND SOIL TO PROTECT FROM WATER INTRUSION. LINER OR WATERPROOFING IS TO EXTEND FROM ONE INCH BELOW THE TOP OF WALL TO 12" BELOW THE FINISHED FLOOR OR ADJACENT FINISHED GRADE ON THE LOW SIDE OF THE WALL. ALL FRENCH DRAINS TO BE 4" MIN. PERFORATED PIPE WITH SOCK, GRAVEL INFILL AND WRAPPED IN FILTER FABRIC, ALL PIPE SLOPED AT A MIN. 2%. TIE DRAIN PIPE INTO NEARBY DRAINAGE SYSTEM WHEN POSSIBLE. IF NOT, DAYLIGHT TERMINUS AT PROPOSED, LA APPROVED LOCATION.
13. ALL RETAINING WALLS TO HAVE WEEP HOLES AT 48" O.C., TYPE OF WEEPS TO BE AS INDICATED ON DRAWINGS OR BY LANDSCAPE ARCHITECT.
14. ALL BRICK IS TO BE RATED AS NOT MORE THAN 'SLIGHTLY EFFLORESCED' PER ASTM C67. ALL MORTAR AND GROUT SAND IS TO BE PRE-WASHED AND SALT FREE. ENSURE SAND IS NOT FROM AN OCEANSIDE SOURCE.
15. ALL COPING, PAVERS, CONCRETE, BRICK OR PRECAST ELEMENTS ARE TO BE SEALED FOR PROTECTION AGAINST WATER MIGRATION. USE A SEALANT RECOMMENDED BY THE MANUFACTURER OR AS APPROVED BY LANDSCAPE ARCHITECT.
16. ALL FINISHED MASONRY MORTAR AND GROUT JOINTS ARE TO BE TOOLED CONCAVE UNLESS OTHERWISE NOTED ON PLANS,
17. CONSOLIDATE GROUT WITH MECHANICAL VIBRATOR WHEN MIXING TO REDUCE FLUIDS.
18. CONTRACTOR SHALL USE A LOW ALKALI PORTLAND CEMENT IN ALL BRICK CONSTRUCTION TO REDUCE EFFORESCENCE.
19. THE METHOD OF STORING MATERIALS AT THE CONSTRUCTION SITE WILL INFLUENCE THE OCCURRENCE OF EFFLORESCENCE. MATERIALS SHOULD BE STORED IN SUCH A MANNER AS TO AVOID THEIR SATURATION BY WET WEATHER OR GROUND MOISTURE, AS WELL AS CONTAMINATION FROM SALTS OR OTHER MATTER. MASONRY UNITS AND SAND SHOULD BE STORED OFF THE GROUND TO AVOID CONTAMINATION BY DIRT AND GROUND WATER WHICH MAY CONTAIN SOLUBLE SALTS. THEY SHOULD BE COVERED BY A WATERPROOF MEMBRANE TO KEEP THEM DRY.
20. DURING CONSTRUCTION, COVER ALL PARTIALLY COMPLETE OR COMPLETED WALLS WITH WATERPROOF MEMBRANE AT THE END OF EACH WORK DAY OR DURING PERIODS OF RAIN OR SNOW. THIS SHOULD BE DONE UNTIL WALLS ARE COMPLETE AND THE MORTAR AND GROUT HAVE SET. THIS IS TO REDUCE SATURATION AND EFFLORESCENCE.
21. UPON COMPLETION OF CONSTRUCTION AND BEFORE FINAL ACCEPTANCE THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM AND NOT AN INTEGRAL PART OF THIS WORK. ALL PAVED AREAS ARE TO BE SWEPT AND PRESSURE WASHED. THE SITE IS TO BE LEFT IN A NEAT AND CLEAN CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
22. ALL LOCAL, MUNICIPAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING OR RELATED TO ANY PORTION OF THIS WORK IS HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. EACH TRADE PROFESSIONAL SHALL BE LICENSED WHERE REQUIRED AND SHALL BE FAMILIAR WITH THE LAWS AND CODES AFFECTING HIS/HER SCOPE OF WORK AND SHALL PERFORM THEIR WORK ACCORDING TO THE LAW AS REQUIRED.
23. THE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY, RUBBISH, TRASH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL DRAIN INLETS, CATCH BASINS, YARD DRAINS, AND MANHOLES INDICATED ON THE PLANS UNDER PREVIOUS CONSTRUCTION PACKAGES, WHERE POSSIBLE, DRAIN INLETS IN PAVEMENT SHALL BE LOCATED AT THE INTERSECTION OF PAVEMENT JOINTS OR IN THE CENTER OF A PAVEMENT FIELD DEFINED BY THE PAVEMENT JOINT PATTERN INDICATED ON THE DRAWINGS.

HARDSCAPE SUBMITTALS:

1. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT SHOP DRAWINGS WHERE SHOP DRAWINGS ARE CALLED FOR, AND FOR ALL STRUCTURES. UPON REVIEW BY ALL PARTIES (GENERAL CONTRACTOR, LANDSCAPE ARCHITECT AND OWNER'S REP) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL PARTIES WITHIN A FINAL APPROVED COPY (ELECTRONIC PREFERRED).
2. SPECIFIED PRODUCTS WITH FIT, FINISH AND COLOR OPTIONS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. PROVIDE 4'X4' MOCK UP OF ALL PAVING TYPES, CONDITIONS AND HARDSCAPE ELEMENTS THAT REQUIRE ASSEMBLY FOR APPROVAL BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. MOCKUPS TO BE PROVIDED ON SITE AND KEPT IN PLACE UNTIL FINAL ACCEPTANCE OF THE PROJECT SCOPE OTHER ARRANGEMENTS CAN BE ACCEPTED BASED ON PROJECT CONSTRAINTS WITH APPROVAL FROM LANDSCAPE ARCHITECT. MOCK UPS TO INCLUDE SEALER, GROUT & MORTAR WHERE INDICATED AND IN THEIR FINISHED STATE FOR APPROVAL BY LANDSCAPE ARCHITECT.

GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
2. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE GRADING PLANS. SEE CIVIL FOR MAJOR SITE GRADING WORK AND PROPOSED SITE DRAINAGE. BRING ANY DESCREPANIES BETWEEN THESE PLANS AND CIVIL PLANS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IMMEDIATELY.
3. THE CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REP RESERVE THE RIGHT TO MAKE MINOR CHANGES TO THE GRADING OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
4. NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. THE CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE REPAIRED. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS NOT THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL HARDSCAPES TO BE BACKFILLED WITH CLEAN TOPSOIL, FINISHED GRADES IN PLANTING BED AREAS SHALL BE 1" TO 2" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE SURFACES (SEE DETAILS FOR VARYING CONDITIONS).
6. ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS.
7. CLEAN FILL DIRT SHALL BE USED TO BACKFILL AREAS WHERE MORE THAN 1' OF DIRT IS NEEDED TO ACHIEVE FINAL GRADES. ALL FILL REQUIRED SHALL BE CLEAN, WELL-DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC, SCREENED TOPSOIL SHALL BE USED TO BACKFILL THE FINAL 1'-0" OF PLANTING AREAS TO ACHIEVE FINAL GRADES.
8. SCREENED TOPSOIL SHALL BE USED TO BACKFILL PLANTING AREAS WHERE LESS THAN 1'-0" OF DIRT IS NEEDED TO ACHIEVE FINAL GRADES. ALL TOPSOIL REQUIRED SHALL BE CLEAN, WELL-DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC,
9. CONTOURS FOR BERMING SHALL BE SMOOTH, CONTINUOUS ARCS, SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL BERMS SHALL HAVE A MAXIMUM SIDE SLOPE OF THREE FEET (3') HORIZONTAL TO ONE FOOT (1') VERTICAL (I.E., 3 TO 1), UNLESS OTHERWISE NOTED.
10. MAXIMUM SIDEWALK DIRECTIONAL SLOPE SHALL BE 5% (1" IN 20') AND MEET ALL ADA/ HANDICAP REQUIREMENTS. MINIMUM SIDEWALK DIRECTIONAL SLOPE SHALL BE 1%. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% MAX PITCHED TOWARD DRAINAGE STRUCTURES. SLOPES THAT EXCEED 2% CROSS SLOPE OR 5% DIRECTIONAL SLOPE DO NOT MEET ADA AND WILL BE REJECTED.
11. ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED MEANS. ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WELL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
14. ANY LIMITS OF WORK ABUTTING JURISDICTIONAL BOUNDARIES OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.
15. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL. CONTRACTOR SHALL APPLY A SLOPE STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS AS NECESSARY UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
16. TOPOGRAPHIC, BOUNDARY AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS. SEE COVER SHEET FOR SURVEYOR AND CIVIL ENGINEERS' CONTACT INFORMATION.
17. ALL NUMERICAL ELEVATIONS ARE TO TOP OF ELEMENT OR FINISHED GRADE UNLESS OTHERWISE NOTED.
18. THIS PLAN REQUIRES LANDSCAPE MICRO-DRAINAGE. THE CONTRACTOR SHALL ENSURE THAT ALL PIPE IS SLOPED AT 1% OR GREATER FOR POSITIVE DRAINAGE. ALL AREA DRAINS SHALL BE ADJUSTED AS NECESSARY FOR FINAL GRADES.
19. POOL DECKS MUST SLOPE AWAY FROM THE POOL AT 1% MINIMUM AND 2% MAXIMUM. SEATING AREAS NOT PART OF THE ADA ROUTE MAY EXCEED 2% SLOPE IN LIMITED AREAS.
20. BOCCE COURTS, PERMEABLE STONE PATIOS, GRAVEL OR GRANITE FINES PAVING AREAS, AND/OR ARTIFICIAL TURF AREAS SHALL BE UNDER-DRAINED WITH A 4" PERFORATED FRENCH DRAIN TIED TO THE LANDSCAPE MICRO-DRAINAGE SYSTEM.
21. THE CONTRACTOR SHALL CONNECT MICRO-DRAINAGE SYSTEM TO EXISTING STORM SYSTEM. IF NO DETAIL IS PROVIDED BY CIVIL FOR JUNCTION CONNECTIONS, CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR APPROVAL OF THIS CONNECTION.

GENERAL SITE FURNISHING NOTES:

THE CONTRACTOR IS TO PROVIDE THE FOLLOWING SUBMITTALS:

1. ALL MANUFACTURERS' DATA INCLUDING DIRECTIONS OR RECOMMENDATIONS FOR INSTALLATION, METHODS, PROCEDURES, AND MAINTENANCE.
2. COMPLETE SHOP DRAWINGS FOR ALL CUSTOM SITE FURNISHINGS INDICATING ALL DETAILS OF FABRICATION AND INSTALLATION INCLUDING SIZES, SHAPES, FINISHES, COLORS, THICKNESS, MATERIAL QUALITY, AND ALL OTHER RELATED WORK APPLICABLE TO THE SITE FURNISHINGS.
3. COLOR SAMPLES FOR APPROVAL,
4. THE SELECTIONS OF SITE FURNISHINGS ON THIS PLAN ARE SUBJECT TO APPROVAL BY THE OWNER'S REP. DO NOT ORDER ANY SITE FURNISHINGS WITHOUT THE OWNER/OWER'S REP HAVING APPROVED SPECIFIC FABRIC, MATERIAL AND COLOR SELECTIONS.
5. ALL SITE FURNISHINGS ARE TO BE OUTDOOR RATED AND COMMERCIAL GRADE MATERIALS AND FINISHES WITH A MINIMUM ONE YEAR WARRANTY.
6. DELIVER ALL MATERIALS WITH MANUFACTURER'S TAGS AND LABELS INTACT IN CLEAN, DRY, AND PROTECTED LOCATIONS.
7. STORE AND HANDLE ALL SITE FURNISHING SO AS TO AVOID DAMAGE.
8. ALL SITE FURNISHINGS SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING ORDERING, SHIPPING, DELIVERY, UNPACKING, AND INSTALLING ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY INSTALLATION PROCEDURES WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY DESCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REP IMMEDIATELY.
9. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE THE DELIVERY OF ALL SITE FURNISHINGS AND SHALL BE COMPLETELY RESPONSIBLE FOR SHIPPING, UNPACKING, REMOVING PACKAGING, DISREGARDING PALLET AND PACKAGING MATERIALS, AND ALL HANDLING AFTER DELIVERY TO PLACE SITE FURNISHINGS IN LOCATIONS DESIGNATED ON THE PLANS.
10. ALL SITE FURNISHING LOCATIONS ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEING PLACED/INSTALLED ON SITE. IN POOL AREAS, THE POOL CODE REQUIRES A MINIMUM CLEAR ZONE BE MAINTAINED (TYPICALLY 4'-6') AROUND ALL SIDES OF THE POOL. ANY FURNITURE PLACED INSIDE THIS CLEAR ZONE IS AT THE OWNER/OPERATOR'S RISK AND MAY REQUIRE RELOCATION.
11. ALL TRASH RECEPTACLES ARE TO BE PERMANENTLY MOUNTED ACCORDING TO THE DETAILS. WHEREVER POSSIBLE, MOUNT RECEPTACLES OVER PERVIOUS LANDSCAPE AREAS AT THE EDGE OF PAVING TO ALLOW FOR DRAINAGE THAT WILL NOT STAIN PAVING.
12. ALL BENCHES ARE TO BE PERMANENTLY MOUNTED UNLESS OTHERWISE NOTED. EACH BENCH SHALL BE MOUNTED TO A CONCRETE FOOTING OR SLAB PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONCRETE SLABS AT BOLT LOCATIONS SHALL BE MIN. 4" THK. 3000 PSI CONCRETE AND SHALL EXTEND NOT LESS THAN 6" FROM THE CENTER OF ANY BOLTS. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED UNLESS OTHERWISE CALLED FOR BY THE MANUFACTURER.
13. ALL SITE FURNISHINGS SHALL BE GUARANTEED BY THE CONTRACTOR FREE OF DEFECTS, CRACKS, CHIPS, STAINS, AND SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGE UPON FINAL PLACEMENT AND APPROVAL.

SPECIAL CONCRETE PAVEMENT INSTALLATION NOTES:

1. CONCRETE JOINTING SHALL BE AS INDICATED ON LAYOUT PLANS. THE JOINT PATTERN HAS BEEN INTRICATELY DESIGNED, AND THE UTMOST CARE IS TO BE TAKEN TO ENSURE THAT THE INTEGRITY OF THE DESIGN IS MAINTAINED THROUGHOUT THE INSTALLATION PROCESS.
2. SUB GRADE COMPACTION SHALL TAKE PLACE UNDER DRY CONDITIONS. ANY SOFT OR MUDDY AREAS ARE TO BE EXCAVATED AND REFILLED WITH DRY SOIL OF THE SAME TYPE.
3. ALL REINFORCEMENT (BARS, DOWELS AND/OR WIRE MESH) SHALL BE IN PLACE AND SECURED PRIOR TO PLACING CONCRETE. WIRE MESH IS TO BE SECURED AT A DEPTH ½ OF THE THICKNESS OF THE CONCRETE POUR, THE INSTALLER MUST USE ALL MEANS NECESSARY TO ACHIEVE THIS PLACEMENT.
4. SLEEVES ARE TO BE IN PLACE PRIOR TO PLACEMENT OF THE CONCRETE.
5. ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3,500 PSI OR AS OTHERWISE INDICATED ON DRAWINGS.
6. CONCRETE SLUMP SHALL BE 3" MAX. AT TIME OF PLACEMENT.
7. CONCRETE TO BE INSTALLED WHEN AIR TEMPERATURE IS BETWEEN 50° F AND 85° F. IF THE TEMPERATURE IS PREDICTED TO EXCEED EITHER OF THESE LIMITS WITHIN 5 DAYS OF INSTALLATION, CONCRETE SHALL NOT BE INSTALLED AT THAT TIME,
8. ALL CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN 8% ENTRAINED AIR.
9. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318, ACI 318.1 AND ACI 301, CONCRETE TEST REPORTS SHALL BE MADE AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE JOB SITE. THIS IS MANDATORY.
10. THE CONCRETE INSTALLER IS RESPONSIBLE FOR THE PROPER CURING OF THE CONCRETE FOR SEVEN DAYS (MIN.) IMMEDIATELY AFTER INSTALLATION.
11. CONCRETE TO BE PROVIDED BY SINGLE SOURCE AND INSTALLED UNDER SIMILAR CONDITIONS TO ENSURE UNIFORM LOOK.
12. STOPPAGE OF INSTALLATION SHALL OCCUR AT EXPANSION OR CONSTRUCTION JOINTS SHOWN ON PLANS, DO NOT STOP INSTALLATION BETWEEN JOINTS.
13. ALL EXPOSED AGGREGATE FINISHES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
14. AGGREGATES IN SPECIALTY CONCRETE SHALL BE SUBMITTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO MOCK UP PREPARATION, AGGREGATE SIZES TO BE AS INDICATED ON DRAWINGS.
15. WHERE BLACK BEAUTY SAND IS INDICATED ON DRAWINGS, CONTRACTOR TO PROVIDE IN MIX AT 200LBS/CY OR AS OTHER WISE INDICATED.

ADA NOTES:

1. SEE CIVIL ENGINEER'S PLANS FOR ALL CURB RAMP INFORMATION. PAVER CURBS TO UTILIZE DETECTABLE WARNING PAVERS BY PAVESTONE.
2. THE SHORTEST ROUTE FROM THE PUBLIC SIDEWALK TO THE MAIN ENTRANCE AS WELL AS THE SHORTEST ROUTE FROM HANDICAP PARKING TO THE MAIN ENTRANCE AS WELL AS THE ROUTE TO OTHER PUBLIC SPACES SHALL CONFORM TO THE FOLLOWING CRITERIA:
   - NO STEPS OR STAIRS MAY OBSTRUCT THE ROUTE.
   - ROUTE WIDTH MUST BE A MINIMUM 36" WIDE CLEAR OF OBSTRUCTIONS SUCH AS LIGHTS, HANDRAILS, ETC.
   - THE ROUTE RUNNING SLOPE TO SLOPE IS A MAXIMUM 5%. ROUTE CROSS SLOPE IS A MAXIMUM 2%.
   - THE ROUTE SURFACE SHALL BE FIRM, STABLE AND SLIP RESISTANT AND HAVE NOT LEVEL CHANGES GREATER THAN ½",
   - ANY GRATE OPENINGS IN ROUTE SHALL BE A ½" MAXIMUM PERPENDICULAR TO THE DIRECTION OF TRAVEL.
   - HEAD ROOM ALONG ROUTE TO BE A MINIMUM 80" CLEAR.
   - PROTRUDING OBJECTS FROM WALLS OR POSTS SHALL BE 27"-80" ABOVE GRADE AND SHALL NOT PROTRUDE MORE THAN 4".
   - ALL GATES & DOORS SHALL HAVE A MINIMUM 18" CLEAR SPACE ON THE PULL SIDE AND 12" ON PUSH SIDE,
3. CURB RAMPS THAT OCCUR AT TRANSITIONS FROM WALKS TO DRIVES SHALL BE FREE OF ABRUPT CHANGES WITH A MAXIMUM SLOPE OF 5%, SHALL BE 36" WIDE MINIMUM (NOT INCLUDING FLARED SIDES) . SHALL HAVE WARNING TEXTURE THE FULL WIDTH OF THE CURB RAMP AND SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (1:12). MAXIMUM FLARED SIDE SLOPES SHALL BE 10% (8.33% IF REQUIRED FOR WALKING ROUTE). SHALL NOT PROTRUDE INTO DRIVE LANES OR PARKING AISLES AND SHALL BE CONTAINED WITHIN MARKING AT MARKED CROSSINGS.
4. EXTERIOR RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (1:12) FOR A MAXIMUM RISE OF 30" IN MAX. 30' LONG SEGMENTS. RAMP WIDTH SHALL BE A MINIMUM OF 36" BETWEEN HANDRAILS, WITH LANDINGS A MINIMUM OF 5' LONG AND AS WIDE AS THE RAMP (MIN. 5'X 5' WHERE RAMP CHANGES DIRECTION) AND HAVE RAMP EDGE PROTECTION OF EITHER A MIN. 2' CURB OR RAILINGS. RAILINGS MUST BE PROVIDED IF RAMP IS MORE THAN 6" HIGH OR 72" LONG. RAILINGS MUST BE 34"- 38" TIGHT, ABOVE GRADE, BE CONTINUOUS WITH NO BREAKS OR INTERRUPTIONS. EXTEND A MIN. 12" BEYOND RAMP AT TOP AND BOTTOM AND HAVE A 1-1/2" CLEARANCE FROM WALLS AND BE 1-1/2" DIAMETER.

HANDRAIL NOTES:

1. ALL WELDS ARE TO BE GROUND SO THAT THERE ARE NO SHARP OR ROUGH EDGES PRIOR TO PAINTING AND FINISHING.
2. WELD TOUCH UP: SPRAY WEL

ABBREVIATIONS LEGEND:

APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	MH	MANHOLE
AVG	AVERAGE	MIN	MINIMUM
B&B	BALLED AND BURLAPPED	MISC	MISCELLANEOUS
BC	BOTTOM OF CURB	N	NORTH
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BENCHMARK	NO	NUMBER
BOC	BACK OF CURB	NOM	NOMINAL
BR	BOTTOM OF RAMP	NTS	NOT TO SCALE
BS	BOTTOM OF STEP	OC	ON CENTER
BW	BOTTOM OF WALL	OD	OUTSIDE DIAMETER
CAL	CALIPER	PC	POINT OF CURVETURE
CB	CATCH BASIN	PE	POLYURETHANE
CF	CUBIC FEET	PI	POINT OF INTERSECTION
CIP	CAST IN PLACE	PL	PROPERTY LINE
CL	CENTER LINE	PT	POINT, POINT OF TANGENCY
CLR	CLEARANCE	PVC	POLYVINYL CHLORIDE
CM	CENTERMARK	QTY	QUANTITY
CO	CLEAN OUT	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CY	CUBIC YARD	REINF	REINFORCE(D)
DEG	DEGREE	REQ'D	REQUIRED
DEMO	DEMOLISH, DEMOLITION	REV	REVISION, REVISED
DIA	DIAMETER	ROW	RIGHT OF WAY
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SAN	SANITARY
DWG	DRAWING	SD	STORM DRAIN
E	EAST	SF	SQUARE FOOT (FEET)
EA	EACH	SHT	SHEET
EL	ELEVATION	SIM	SIMILAR
ENG	ENGINEER	SPECS	SPECIFICAITONS
EQ	EQUAL	ST	STORM SEWER
EST	ESTIMATE	SY	SQUARE YARD
E.W.	EACH WAY	STA	STATION
EXIST	EXISTING	STD	STANDARD
EXP	EXPANSION, EXPOSED	SYM	SIMILAR
FFE	FINISHED FLOOR ELEVATION	T&B	TOP & BOTTOM
FG	FINISHED GRADE	TBC	TOP OF BACK CURB
FL	FLOW LINE	TC	TOP OF CURB
FOC	FACE OF CURB	TF	TOP OF FOOTING
FT	FOOT (FEET)	TH	THICK
FTG	FOOTING	TOPO	TOPOGRAPHY
GA	GAUGE	TR	TOP OF RAMP
GEN	GENERAL	TS	TOP OF STEP
GR	GRADE ELEVATION	TW	TOP OF WALL
HORIZ	HORIZONTAL	TYP	TYPICAL
HP	HIGH POINT	VAR	VARIES
HT	HEIGHT	VOL	VOLUME
ID	INSIDE DIAMETER	W/	WITH
INV	INVERT ELEVATION	W/O	WITHOUT
IN	INCH(ES)	WT	WEIGHT
INCL	INCLUDE(D)	WL	WATER LEVEL
JT	JOINT	WWF	WELDED WIRE FABRIC
LF	LINEAR FEET	YD	YARD
LP	LOW POINT	@	AT

LINETYPE LEGEND:

- PROPERTY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- TOP OF BANK
- EROSION CONTROL FENCE
- CHAIN LINK FENCE
- GUARD RAIL
- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCE (TPF)
- BUILDING WALL
- ROOF OVERHANG
- SWALE CENTERLINE
- WATER EDGE LINE
- WETLAND LINE (WET)
- MAJOR CONTOUR (800)
- MINOR CONTOUR (802)
- STORM DRAIN LINE
- FLEX/UNDER DRAIN
- SANITARY SEWER LINE (SAN)
- CURB & GUTTER
- UTILITY SLEEVES
- BURIED ELECTRICAL LINE (ELC)
- OVERHEAD POWER LINE (OVH)
- GAS LINE (GAS)
- STRING LIGHTS
- LED STRIP LIGHTING
- CONTROL JOINT
- EXPANSION JOINT
- EXISTING TREE LINE

SYMBOLS LEGEND:

SAMPLE SECTION REFERENCE (XX / 00)

SAMPLE ELEVATION REFERENCE (XX / 00)

SAMPLE PLAN ENLARGEMENT REFERENCE (XX / 00)

SAMPLE DETAIL ENLARGEMENT REFERENCE (XX / 00)

MATCHLINE; SEE SHEET LX.XX

SAMPLE MATCHLINE REFERENCE

SAMPLE REVISION CLOUD

SAMPLE REVISION TAG (1)

KEYONTE LEGEND:

HARDSCAPE SCHEDULE L-1.1 N

CODE	DESCRIPTION	DETAIL
H-02	CITY STANDARD TREE GRATE REQUIRES SILVA CELL OR EQUIVALENT, MINIMUM OF DEEPROOT 24" TREE BARRIER.	18/L-6.0
H-04	BIKE RACK LOT LIMIT BIKE RACK BY MMCITE, EMBED MOUNT, COLOR:TBD	19/L-6.0

PAVING MATERIAL L-1.1 N

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	CITY STANDARD PEDESTRIAN CONCRETE PAVING MEDIUM BROOM FINISH WITH TROWELLED JOINTS	
	P-02	CITY STANDARD STAMPED CONCRETE BAND STAGGERED BRICK PATTERN, NO COLOR, FORM SPEC TO BE PROVIDED BY CITY OF CLEMSON	16/L-6.0
	P-04	ETCHED CONCRETE PAVING 4" CONCRETE PAVING WITH GRACE TOPCAST SURFACE RETARDER #15 FOR ETCHED FINISH, SEE PLAN FOR JOINT LAYOUT	3/L-6.0
	P-07	PEDESTRIAN CONCRETE PAVER A PRECAST CONCRETE PAVERS, SAND SET ON 4" COMPACTED GRAVEL	13/L-6.0

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SCHEDULE & GENERAL NOTES

Sheet Number

L-0.02 N

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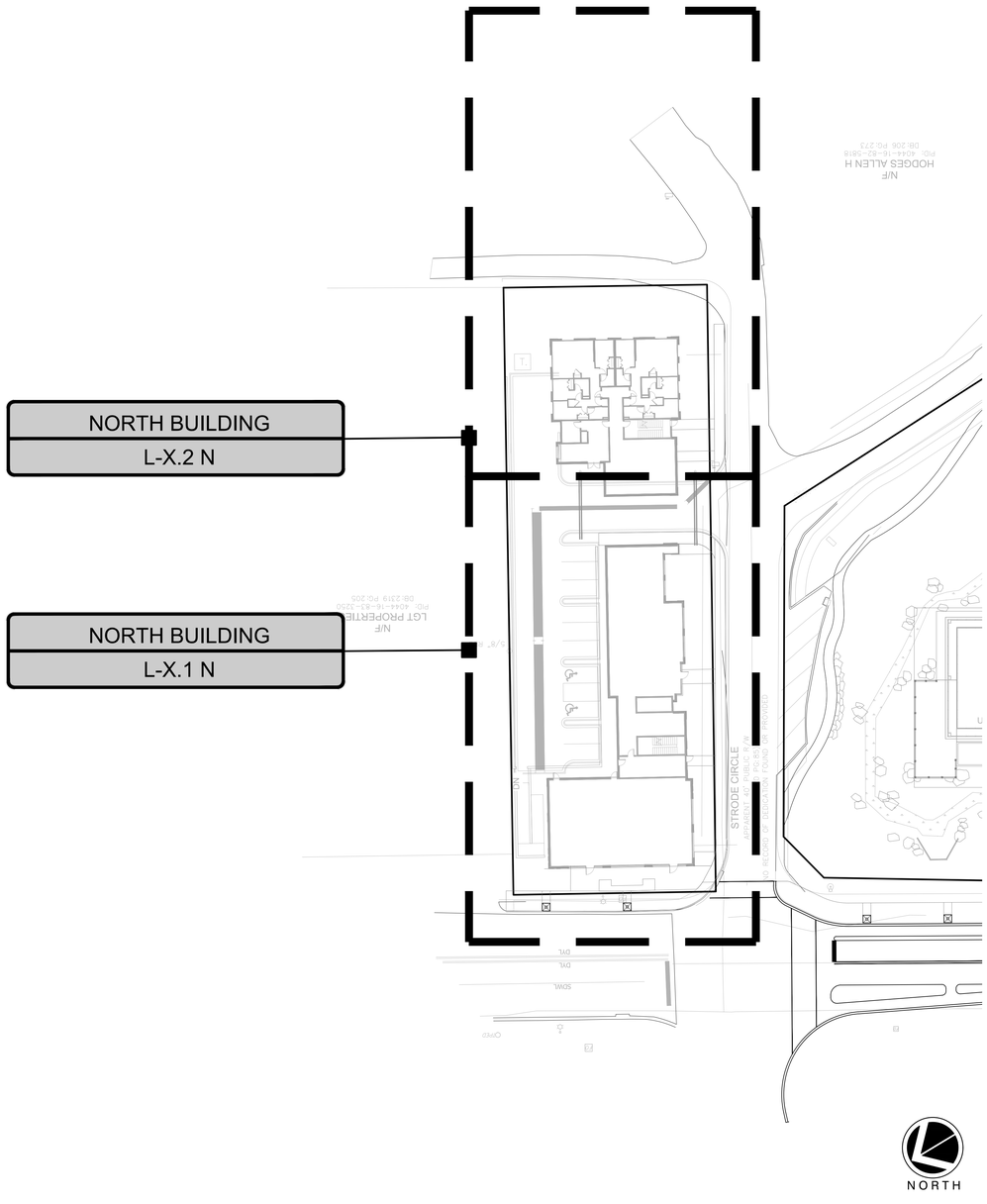

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Sheet Title

SITE REFERENCE PLAN

Sheet Number

L-1.0 N

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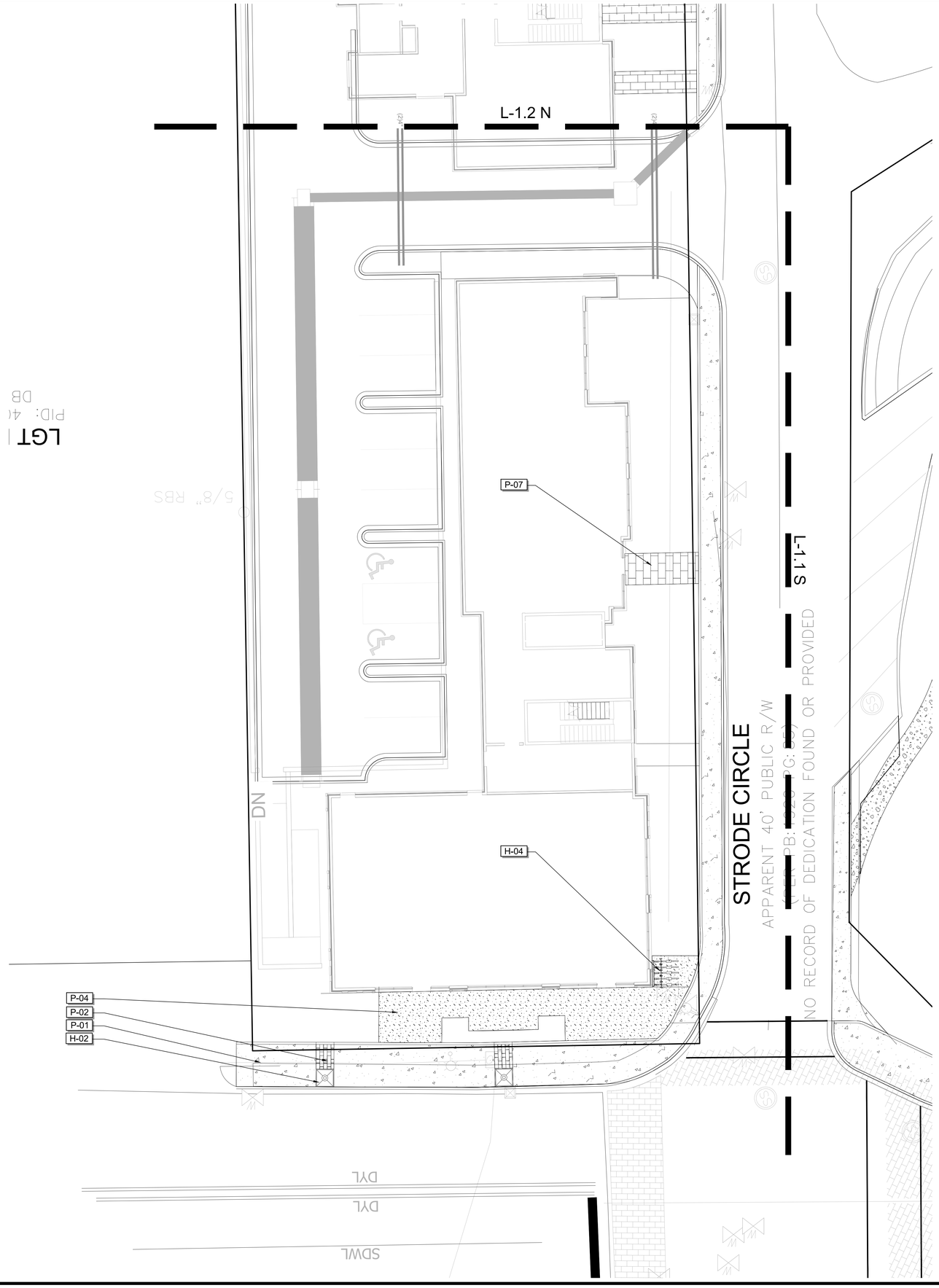

REFERENCE NOTES

HARDSCAPE SCHEDULE L-1.1 N

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H-02	CITY STANDARD TREE GRATE REQUIRES SILVA CELL OR EQUIVALENT, MINIMUM OF DEEPROOT 24" TREE BARRIER.	18/L-6.0
H-04	BIKE RACK LOT LIMIT BIKE RACK BY MMCITE, EMBED MOUNT, COLOR:TBD	19/L-6.0

PAVING MATERIAL L-1.1 N

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	CITY STANDARD PEDESTRIAN CONCRETE PAVING MEDIUM BROOM FINISH WITH TROWELLED JOINTS	
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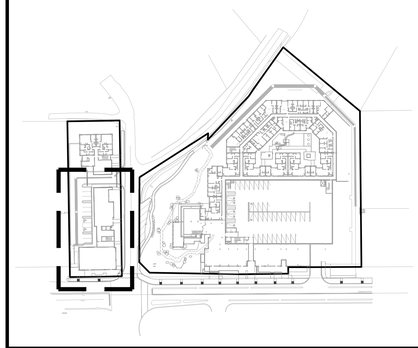
	P-04	ETCHED CONCRETE PAVING 4" CONCRETE PAVING WITH GRACE TOPCAST SURFACE RETARDER #15 FOR ETCHED FINISH, SEE PLAN FOR JOINT LAYOUT	3/L-6.0
	P-07	PEDESTRIAN CONCRETE PAVER A PRECAST CONCRETE PAVERS, SAND SET ON 4" COMPACTED GRAVEL	13/L-6.0

KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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MATERIALS PLAN

Sheet Number

L-1.1 N

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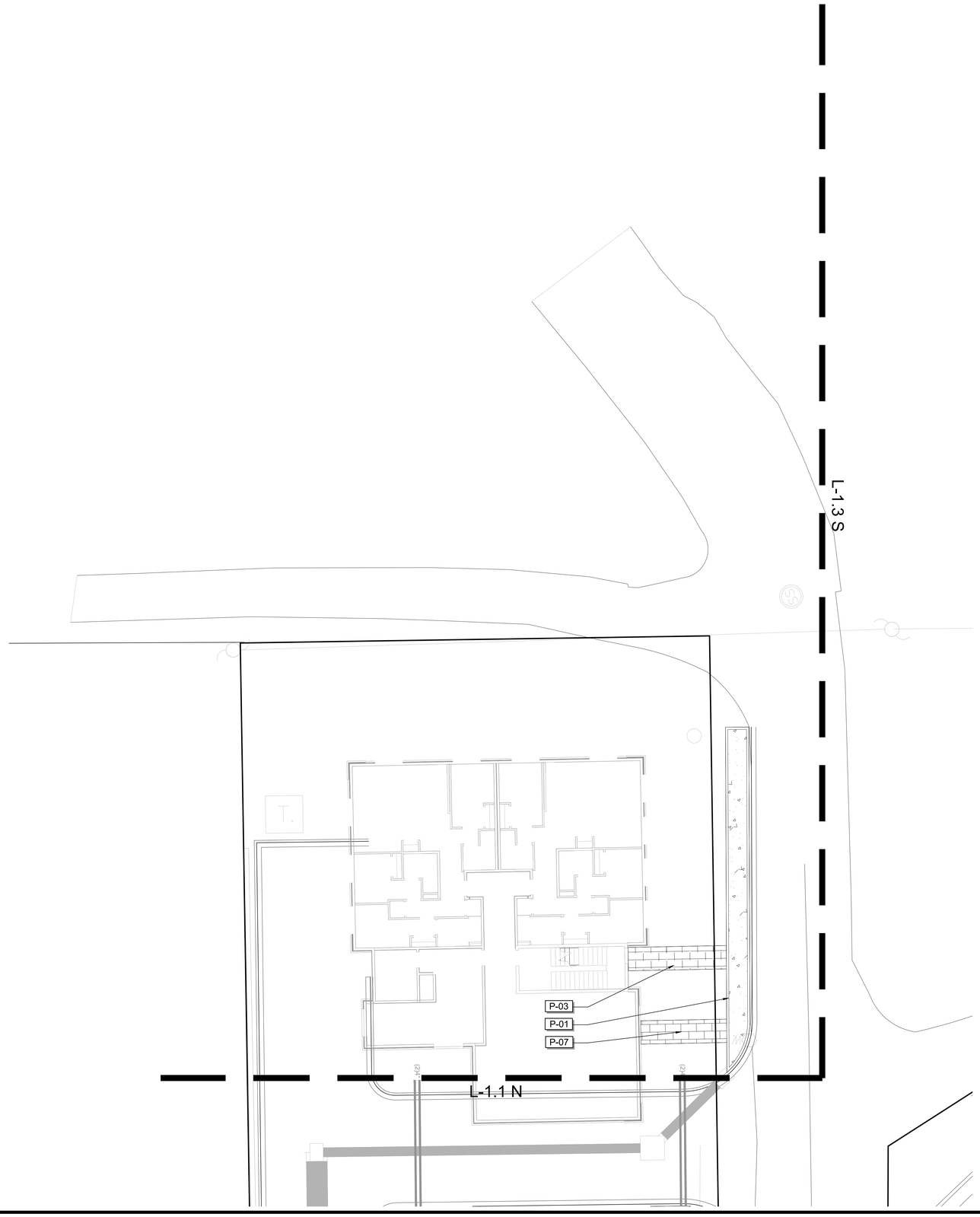
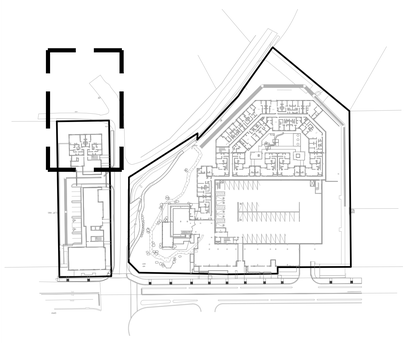


REFERENCE NOTES

PAVING MATERIAL L-1.2 N

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	CITY STANDARD PEDESTRIAN CONCRETE PAVING MEDIUM BROOM FINISH WITH TROWELLED JOINTS	
	P-03	PEDESTRIAN CONCRETE PAVING 4" THICKNESS REINFORCED CONCRETE PAVING WITH SAWCUT JOINTS AS SHOWN, EXPANSION JOINTS 20' O.C. TYP. COLOR AND FINISH TO MATCH CONCRETE SIDEWALK BY CIVIL	3/L-6.0
	P-07	PEDESTRIAN CONCRETE PAVER A PRECAST CONCRETE PAVERS, SAND SET ON 4" COMPACTED GRAVEL	13/L-6.0

KEY MAP



NORTH

SCALE

0 10 20 30 40 feet

1" = 10'

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MATERIALS PLAN

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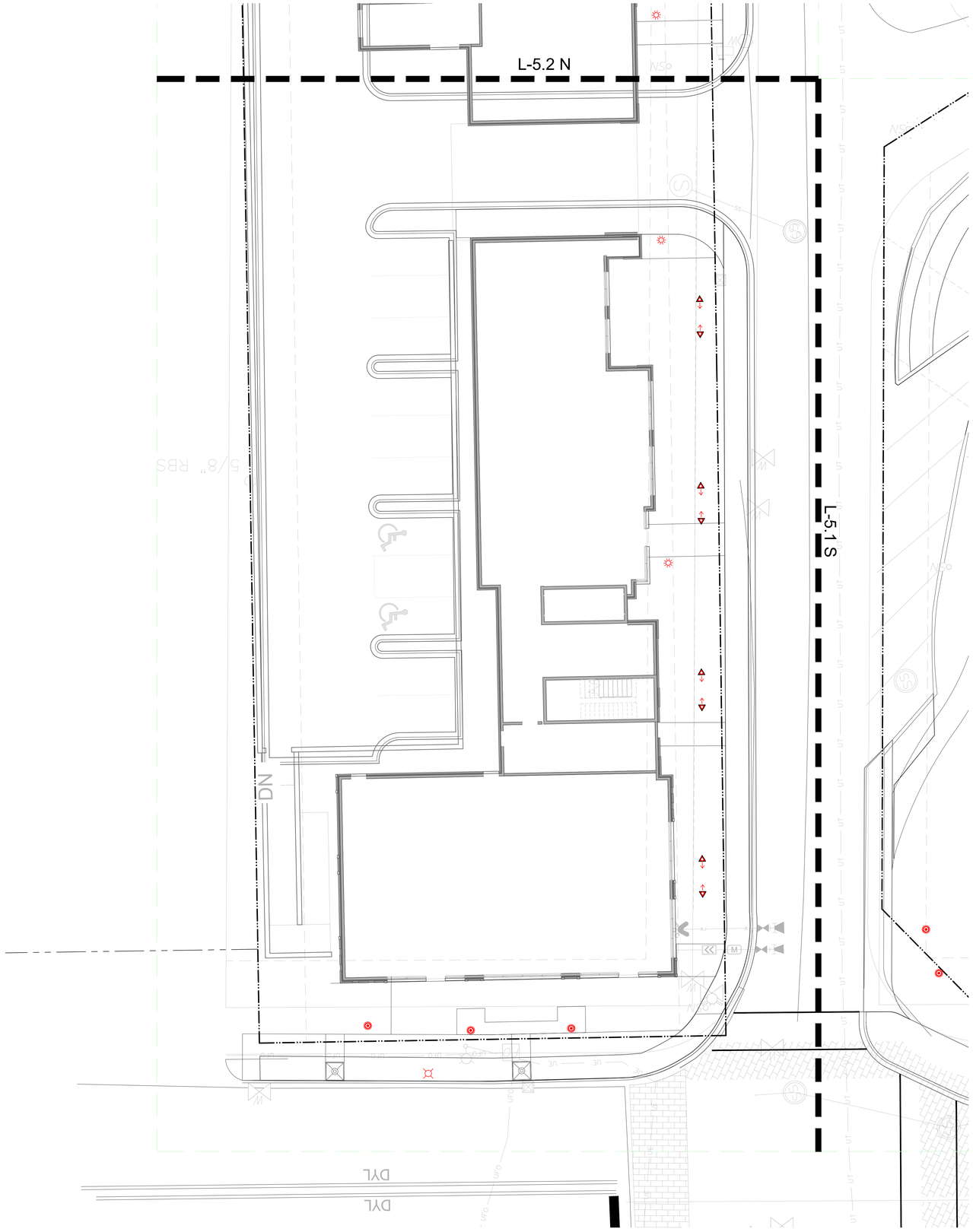
L-1.2 N

Not for Construction

Project Number: 2025-022



LIGHTING SCHEDULE

LIGHTING SCHEDULE L-5.1 N

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		TYPE B-BOLLARD LIGHT LINEAL BOLLARD LIGHT BY STRUCTURA, SINGLE HEAD ALUMINUM/WOOD, C5-SLATE/S4-IPE, SURFACE LAMP: LED, 11W, 3000, BEAMSPREAD: TYPE II	2
		TYPE T-LANDSCAPE UPLIGHT RISE F080 SINGLE SPOT LIGHT BY ECOSENSE, SQUARE ALUMINUM, BLACK, STAKE LAMP: LED, 7.5W, 3000, BEAMSPREAD: 40	8
		TYPE C-CITY PEDESTRIAN LIGHT CITY STANDARD STREET LIGHT TO BE SELECTED FROM DUKE POWER	1
		TYPE IG-IN-GRADE UPLIGHT 1088 IN-GRADE UPLIGHT BY VISTA LIGHTING ALUMINUM, BLACK, IN-GRADE LAMP: LED, 28W, 3000K, BEAMSPREAD: NS	3

NOTES

LIGHT FIXTURE NOTES:

1. ALL LIGHT FIXTURES SHALL BE SUBMITTED TO OWNER/LA FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS OF BUILDING EXTERIOR OR CEILING MOUNTED FIXTURES WITH THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
3. ANY ALTERNATE/VE FIXTURES TO BE APPROVED BY LA PRIOR TO PURCHASE. IF ALTERNATE/VE FIXTURES ARE PROPOSED, CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALT/VE LIGHTS ME ALL CODE REQUIRED PHOTOMETRIC LEVELS

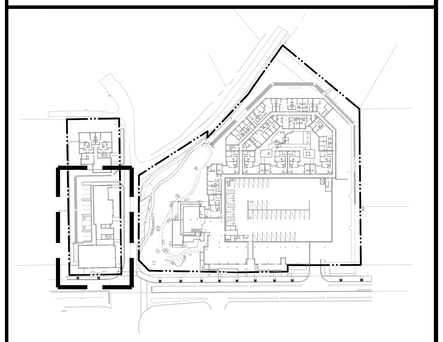
ELECTRICAL GENERAL NOTES:

1. ALL ELECTRICAL WORK MUST BE COMPLETED BY A LICENSED ELECTRICIAN AND ADHERE TO ALL LOCAL ELECTRICAL CODES.
2. REFER TO THE APPROPRIATE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS WHICH REQUIRE ELECTRICAL SERVICE.
3. COORDINATE LOCATION OF TELEPHONE JUNCTION BOXES AND CATV SPLITTER BOXES WITH THE RESPECTIVE UTILITIES PRIOR TO BID/ROUGH-IN.
4. METERING AND DIVISION OF METERS MUST BE CONFIRMED WITH OWNERSHIP AND SHALL COMPLY WITH LOCAL UTILITY REQUIREMENTS.
5. BRANCH CIRCUITS FOR LIGHTS, ETC. SHALL BE COPPER. ALL FEEDERS SHALL BE ALUMINUM.
6. CONTRACTOR SHALL FURNISH AND INSTALL RECEPTACLES FOR SERVICING EQUIPMENT AS REQUIRED IN NEC ARTICLE 210-63
7. CONTRACTOR TO SUBMIT TRANSFORMER LOCATION PLAN TO LA PRIOR TO INSTALLATION

POOL LIGHTING NOTES

1. **PER THE DIRECTION OF THE OWNER/DEVELOPER, THERE IS NO NIGHT SWIMMING. THE SWIMMING POOL IS NOT TO BE USED AFTER SUNSET.**
2. **LIGHTING PROVIDED ON THIS PLAN IS FOR SECURITY AND DEGREE PURPOSES ONLY AND DOES NOT MEET THE MINIMUM LIGHT LEVELS REQUIRED FOR ACTIVE USE OF THE POOL AREA AFTER DARK. THE POOL SHOULD REMAIN CLOSED FROM DUSK TO DAWN UNLESS A PHOTOMETRIC PLAN IS PROVIDED THAT INDICATES MINIMUM LIGHTING REQUIREMENTS FOR NIGHTTIME USE ARE MET.**
3. IF THE POOL IS EVER OPENED FOR NIGHTTIME SWIMMING, OR HOURS OF OPERATION EXTEND BEYOND DUSK TO DAWN, IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE THE MINIMUM LOCAL GOVERNING HEALTH CODE REQUIREMENT FOR LIGHTING (MIN. FOOT CANDLES) ON ALL POOL DECK SURFACES FOR NIGHTTIME SWIMMING.
4. UNDERWATER LIGHTING PROVIDING A MINIMUM OF ONE-WATT PER SQUARE FOOT OF POOL SURFACE AREA SHALL BE PROVIDED. UNDERWATER LIGHT FIXTURES SHALL BE INSTALLED SO AS TO EFFECTIVELY ILLUMINATE THE ENTIRE POOL SURFACE AS REQUIRED BY LOCAL JURISDICTION, LIGHT FIXTURE SELECTION AND FINAL LOCATION TO BE DETERMINED BY THE CERTIFIED POOL CONTRACTOR. ANY LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL.

KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

IRONWOOD DESIGNGROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

LV - CLEMSON

CLEMSON, SC

Stamp

No.	Drawing Issuance	Date
01	SD SET	09/19/25
02	DD SET	10/21/25

No.	Drawing Revision	Date

Sheet Title

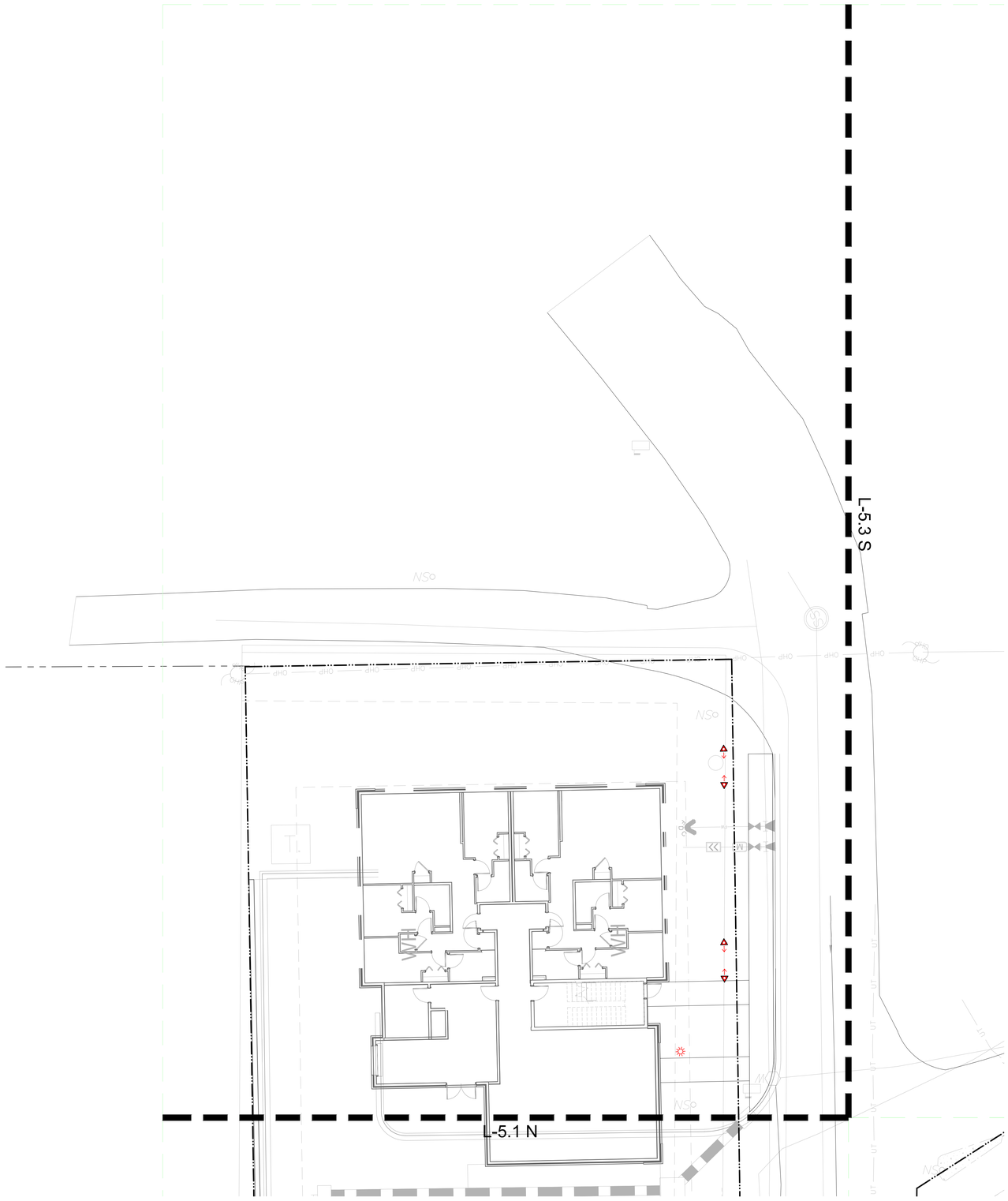
LIGHTING PLAN

Sheet Number

L-5.1 N

Not for Construction

Project Number: 2025-022



LIGHTING SCHEDULE

LIGHTING SCHEDULE L-5.2 N

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		TYPE B-BOLLARD LIGHT LINEAL BOLLARD LIGHT BY STRUCTURA, SINGLE HEAD ALUMINUM/WOOD, C5-SLATE/S4-IPE, SURFACE LAMP: LED, 11W, 3000, BEAMSPREAD: TYPE II	1
		TYPE T-LANDSCAPE UPLIGHT RISE F080 SINGLE SPOT LIGHT BY ECOSENSE, SQUARE ALUMINUM, BLACK, STAKE LAMP: LED, 7.5W, 3000, BEAMSPREAD: 40	4

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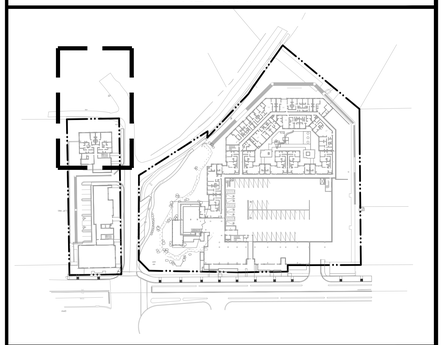
KEY MAP



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LIGHTING PLAN

Sheet Number

L-5.2 N

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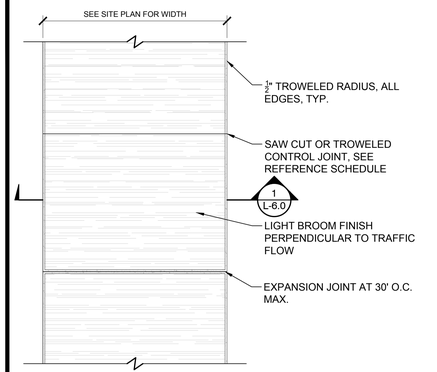
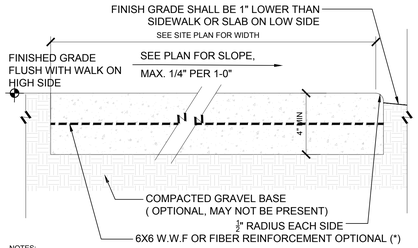
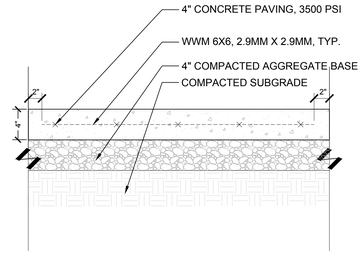


1 L-6.0 TYPICAL SIDEWALK PLAN
NTS

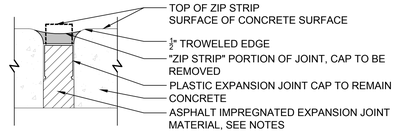


NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@28 DAYS) CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS.
3. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S REPRESENTATIVE PRIOR TO POURING.
4. ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER THAN 6". SAW CUT DEEPER JOINTS WHERE NECESSARY.
5. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR TO MAKING CHANGES.
6. (*) FOR SIDEWALKS ONLY (NOT LARGE SLABS); REINFORCEMENT IS NOT REQUIRED. HOWEVER, CONTRACTOR SHALL PROVIDE PRICING OPTIONS FOR ADDING 6x6 W.W.F. OR FIBER REINFORCING AND SHALL OBTAIN FINAL DIRECTION FROM OWNER/DEVELOPER PRIOR TO POURING CONCRETE.

2 L-6.0 TYPICAL SIDEWALK SECTION
3" = 1'-0"

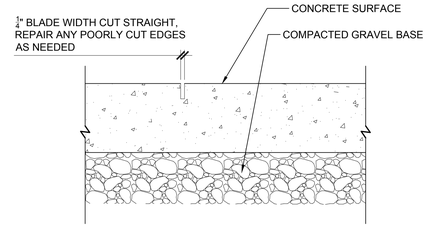


3 L-6.0 PEDESTRIAN CONCRETE PAVING ON GRADE
1 1/2" = 1'-0"



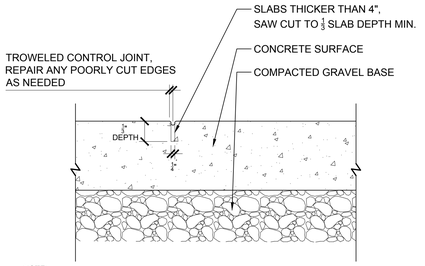
NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@28 DAYS) CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS.
3. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S REPRESENTATIVE PRIOR TO POURING.
4. ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER THAN 6". SAW CUT DEEPER JOINTS WHERE NECESSARY.
5. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR TO MAKING CHANGES.

4 L-6.0 TYPICAL EXPANSION JOINT
1" = 1"



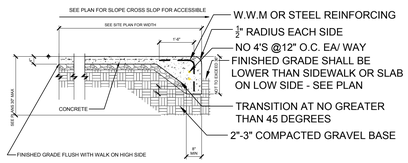
NOTE:
1. SAW CUT CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS OTHERWISE SPECIFIED ON PLANS WITH CLEAN EDGES.
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, SEE PLANS TO ENSURE SPACING AND LAYOUT ARE CORRECT. IF NO DIRECTION IS PROVIDED, ASSUME TYPICAL SPACING AS NOTED IN NO. 2 ABOVE.
4. WHEN THE DEPTH OF SLAB EXCEEDS 4" A CONCRETE SAW IS REQUIRED TO CUT A DEEPER JOINT THAT IS A MINIMUM OF 1/3 THE DEPTH OF THE SLAB.
5. DAMAGED JOINTS DUE TO EARLY CUTTING SHALL BE REPAIRED WITH PATCHING MORTAR.

5 L-6.0 SAW CUT CONTROL JOINT
3" = 1'-0"



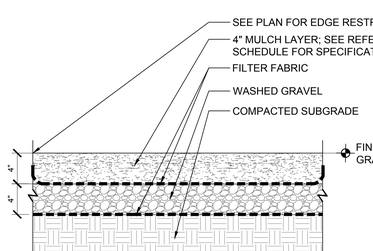
NOTE:
1. TROWELED CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, SEE PLANS TO ENSURE SPACING AND LAYOUT ARE CORRECT. IF NO DIRECTION IS PROVIDED ASSUME TYPICAL SPACING AS NOTED IN NO. 2 ABOVE. OTHERWISE SPECIFIED ON PLANS.
6. WHEN THE DEPTH OF SLAB EXCEEDS 4" A CONCRETE SAW IS REQUIRED TO CUT A DEEPER JOINT THAT IS A MINIMUM OF 1/3 THE DEPTH OF THE SLAB.
7. DAMAGED JOINTS DUE TO EARLY CUTTING SHALL BE REPAIRED WITH PATCHING MORTAR.

6 L-6.0 TROWELED CONTROL JOINT
3" = 1'-0"



NOTES:
1. SLAB SHALL BE POURED IN PLACE CONCRETE.
2. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS. SEE PLANS FOR COLOR, TYPE, & PSI REQUIREMENTS.
3. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S REPRESENTATIVE PRIOR TO POURING.
4. UNLESS OTHERWISE CALLED FOR, ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER THAN 4". SAW CUT DEEPER JOINTS WHERE NECESSARY.
5. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR TO MAKING CHANGES.
6. W.W.F SHALL BE 6"x6" GRID, W2.9xW2.9 WELDED WIRE FLAT SHEETS OR NO. 3 REINFORCING
7. STEEL PLACED NOT MORE THAN 18" O.C. E.W.
8. OWNER MAY AUTHORIZE REMOVAL OF W.W.F. BY SPECIFYING FIBER REINFORCING. IF BOTH ARE REMOVED, LANDSCAPE ARCHITECT ACCEPTS NO LIABILITY FOR CRACKING OR SETTLING.
9. OWNER MAY AUTHORIZE REMOVAL OF GRAVEL SUB-BASE AT OWNER'S RISK. IF GRAVEL SUB-BASE
10. IS DELETED FOR COST SAVINGS, ARCHITECT ACCEPTS NO LIABILITY FOR CRACKING OR SETTLING.

7 L-6.0 TURN-DOWN SLAB
3/8" = 1'-0"

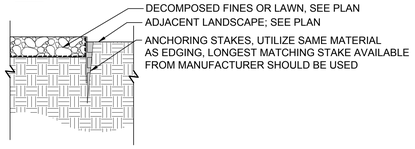


8 L-6.0 MULCH PATH
1 1/2" = 1'-0"

GENERAL PRODUCT INFORMATION:
PRODUCT: BORDER CONCEPTS BORDER LINE STEEL

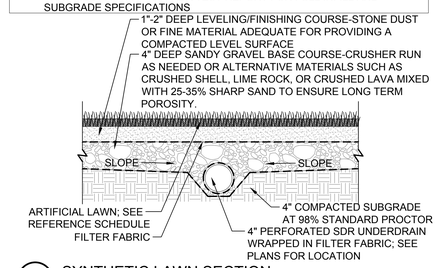
STEEL EDGING SIZES:
THICKNESS OPTIONS:
☐ 1/8" ☒ 3/16"
☐ 1/4" ☐ 14 GAUGE

COLOR OPTIONS:
☒ BLACK ☐ GREEN
☐ CORTEN ☐ BROWN
☐ MATCH EXISTING



9 L-6.0 STEEL EDGING
1" = 1'-0"

NOTE:
1. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION MUST BE FULLY ADHERED TO. INSTALLER MUST BE QUALIFIED AND HAVE MORE THAN 3 YEARS EXPERIENCE INSTALLING ARTIFICIAL TURF.
2. PILE HEIGHT OF TURF SHOULD BE ADA APPROVED.
3. THE COMPRESSED SYNTHETIC TURF SURFACE TO BE FLUSHED WITH THE ADJACENT GROUND SURFACE. COMPRESSED TURF ELEVATION WILL BE WITHIN 1/4" OF FINISHED CONCRETE SURFACE AT ENTRY.
4. ARTIFICIAL TURF SHOULD FOLLOW MANUFACTURER'S SPECIFICATIONS THAT MEET ASTM F 1951 ADA TEST REPORT FOR FULL INFILL AND SUBGRADE SPECIFICATIONS



10 L-6.0 SYNTHETIC LAWN SECTION
1 1/2" = 1'-0"

NOTE:
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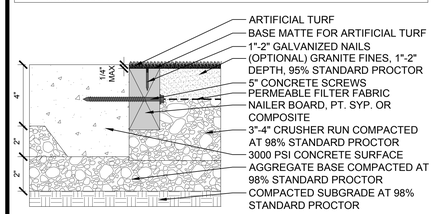

11 L-6.0 SYNTHETIC LAWN CONNECTION AT CONCRETE
3" = 1'-0"

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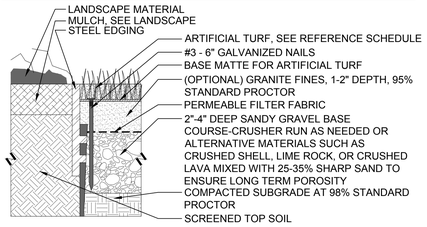
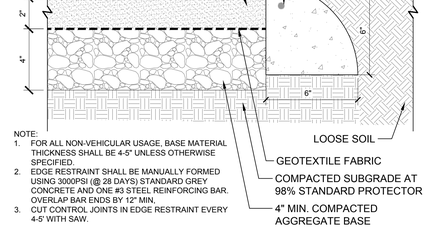


12 L-6.0 SYNTHETIC LAWN CONNECTION AT LANDSCAPE
3" = 1'-0"



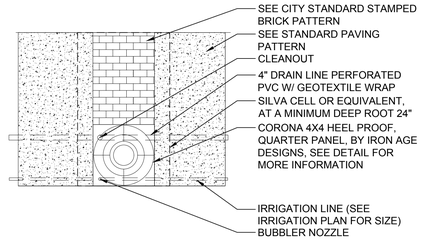
NOTE:
1. FOR ALL NON-VEHICULAR USAGE. BASE MATERIAL THICKNESS SHALL BE 4-5" UNLESS OTHERWISE SPECIFIED.
2. EDGE RESTRAINT SHALL BE MANUALLY FORMED USING 3000PSI (@ 28 DAYS) STANDARD GREY CONCRETE AND ONE #3 STEEL REINFORCING BAR. OVERLAP BAR ENDS BY 12" MIN.
3. CUT CONTROL JOINTS IN EDGE RESTRAINT EVERY 4-5' WITH SAW.

13 L-6.0 PEDESTRAIN CONCRETE PAVERS-SAND SET
3" = 1'-0"

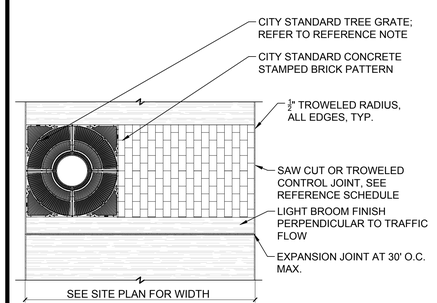
BOARD FORM NOTES:
1. FORMS TO BE MADE USING 2X6 DOUGLAS FIR IN RANDOM STAGGER PATTERN, SECURE WITH SCREWS
2. ALL CORNERS TO BE MITERED
3. FORMS SECURED WITH CMC FIBERGLASS WALL TIES
4. TOP OF WALL TO BE TROWELLED WITH CHAMFERED EDGES

MIX NOTES:
1. CONCRETE TO BE 3500 PSI
2. 5" SLUMP
3. SET CONCRETE IN 2' LIFTS WITH STEEL PIPE, VIBRATE TO REMOVE AIR POCKETS AND HONEYCOMBING

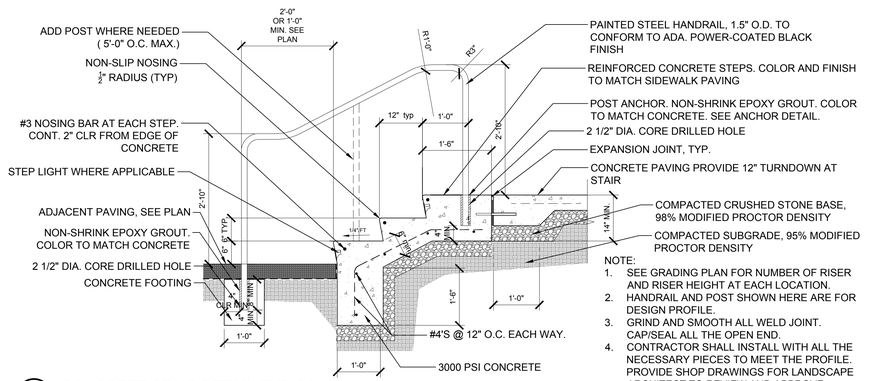
14 L-6.0 BOARD FORM CONCRETE
NTS



15 L-6.0 TREE GRATE W/ STRUCTURAL SOIL
1/4" = 1'-0"

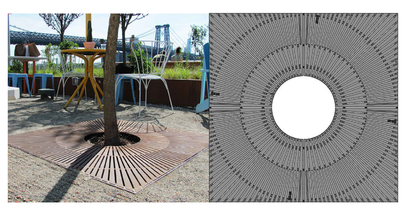


16 L-6.0 CITY STANDARD STAMPED SIDEWALK PLAN
NTS



NOTE:
1. SEE GRADING PLAN FOR NUMBER OF RISER AND RISER HEIGHT AT EACH LOCATION.
2. HANDRAIL AND POST SHOWN HERE ARE FOR DESIGN PROFILE.
3. GRIND AND SMOOTH ALL WELD JOINT. CAP/SEAL ALL THE OPEN END.
4. CONTRACTOR SHALL INSTALL WITH ALL THE NECESSARY PIECES TO MEET THE PROFILE. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVE.

17 L-6.0 CONCRETE STAIR DETAIL-TYPICAL
3/4" = 1'-0"



CORONA TREE GRATE
VENDOR: IRON AGE DESIGNS
ITEM #: COX48-48I99TGHP
ITEM NAME: CORONA 4' X 4' HEEL PROOF
DIMENSIONS: 47.88" X 47.88" X 1"
FINISH: BAKED ON OIL FINISH

18 L-6.0 TREE GRATE BY IRON AGE DESIGNS
NTS

LOT LIMIT BIKE RACK
VENDOR: MMCITE
ITEM #: SL505
COLOR: BLACK
MOUNTED ON CONCRETE PAD

19 L-6.0 BIKE RACK
NTS

IRONWOOD DESIGNGROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

LV - CLEMSON

CLEMSON, SC

Stamp

No.	Drawing Issuance	Date
01	SD SET	09/19/25
02	DD SET	10/21/25

No.	Drawing Revision	Date

Sheet Title

HARDSCAPE DETAILS

Sheet Number

L-6.0N

Not for Construction

Project Number: 2025-022

GENERAL LANDSCAPE NOTES

1. LANDSCAPE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED, INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES. THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE LC SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
2. ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC.
4. THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH LANDSCAPE PLANS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA PRIOR TO COMMENCEMENT OF WORK
5. ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.
6. EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE DISTURBED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK TO BE PERFORMED WITH THE WORK OF OTHER SUBCONTRACTORS ON THE SITE, INCLUDING SCHEDULING AND PHYSICAL INTERFERENCE.
8. THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA.
9. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE 2014 AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2014) AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC.
10. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
11. CONTRACTOR TO PROVIDE PICTURES OF ALL PLANT MATERIAL WITH DIMENSIONS FOR APPROVAL. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LC TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE LC SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SIT WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL THE COST OF LC.
12. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.
13. ALL SHRUB BEDS SHALL BE TILLED TO MINIMUM DEPTH OF 4-6". PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS AND HARDSCAPES WITH A 3" DEEP EXCAVATED TRENCH. THE TRENCH SHALL HAVE A VERTICAL FACE AGAINST THE LAWN AREA OR ADJACENT HARDSCAPE, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.
14. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
16. THE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
17. ALL PLANTING BEDS SHALL BE STAKED AND OR PAINTED BY THE LC FOR APPROVAL BY THE LA PRIOR TO PLANT INSTALLATION. TREES SHALL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.
18. ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET.
19. THE PLANT QUANTITIES REPRESENTED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
20. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. ANY ADDITIONAL SOD OR SEEDED AREAS ADDED TO THE PLANS DURING THE INSTALLATION PROCESS SHALL BE PROVIDED BY THE CONTRACTOR AT A MUTUALLY AGREED UPON SQ. FT. UNIT COST. AREAS TO BE SODDED OR SEEDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
22. ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 4" THICK MUCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT.
23. ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
24. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE(S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
25. ALL NEW WORK THAT IS TO BE DONE IN TREE SAVE AREAS SHALL BE DONE BY HAND, INCLUDING CLEARING & GRUBBING, SITE PREP, GRADING, TRENCHING, AND PLANTING. THERE SHOULD BE NO TILLING WITHIN THE TREE SAVE AREA. ALL TRENCHING TO BE OUTSIDE OF DRIP LINE OF EXISTING TREES TO BE SAVED. IF TRENCHING MUST OCCUR WITHIN THE CRITICAL ROOT ZONE, THEN TRENCHING SHOULD FOLLOW TREE PRESERVATION GUIDELINES FOR THE PROJECT OR LOCAL MUNICIPALITY.
26. NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. NOTIFY LA OF ANY CONFLICTS WITH EASEMENTS. FIELD ADJUSTMENT AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LA PRIOR TO INSTALLATION.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS OFF-SITE ON A DAILY BASIS.
28. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. QUANTITIES PROVIDED ON PLANS ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO EXECUTION OF CONTRACT DOCUMENTS. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
29. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. SHOULD THE ONE YEAR WARRANTY PERIOD END DURING DORMANCY, THEN WARRANTY WILL EXTEND THROUGH SPRING. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL TO BREAK DORMANCY IN SPRING TIME.
30. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 5 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
31. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED. SEE SPECIFICATIONS FOR FERTILIZER AND AMENDMENT ADDITIVES.
32. THE TRUNK FLARE DEPTH FOR ALL TREES SHOULD BE VISIBLE AT +/- 2" ABOVE GRADE.
33. B&B MATERIAL SHALL BE SHIPPED IN BIODEGRABLE WIRE BASKETS, BURLAP, & STRAPPING.
34. WIRE BASKETS SHOULD HAVE TOP RUNG CUT AWAY FROM BASKET HORIZONTALLY, AND REMAINDER OF BASKET TO REMAIN. ALL STRAPPING SHOULD BE REMOVED AND DISPOSED OF AT TIME OF PLANTING.
35. ALL B&B TREES SHALL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS SHALL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK.
36. ALL TREES TO BE INSTALLED WITH MOST ATTRACTIVE SIDE FACING PREDOMINANT POINT OF VISIBILITY.
37. ALL LANDSCAPE BEDS TO BE EDGED AS SHOWN IN LANDSCAPE DETAILS.
38. THE CONTRACTOR TO ENSURE ALL TREE ROOTS BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
39. TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT TO BE PURCHASED FROM THE NURSERY WITH SAID CLEAR TRUNK HEIGHT, NOT FIELD-PRUNED BY CONTRACTOR.
40. THE CONTRACTOR TO PROVIDE PRE-EMERGENT HERBICIDE IN ALL PLANTING BEDS WITH EXCEPTION OF SEEDED AREAS.
41. THE CONTRACTOR TO BACK-FILL ALL PLANTINGS WITH ⅔ CULTIVATED EXISTING SOILS (FREE OF CLUMPS AND ROCKS) & ⅓ PLANTING MIX.
42. THE CONTRACTOR TO PREP ALL PERENNIAL AND ANNUAL COLOR BEDS PER LANDSCAPE DETAILS AND APPLY MIRACLE GROW AND SLOW RELEASE FERTILIZER.
43. THE CONTRACTOR TO INSTALL ALL WARRANTY MATERIAL PER ORIGINAL LANDSCAPE NOTES & DETAILS IN PLANS.
44.
45. THE CONTRACTOR TO PREP ALL SOD AREAS WITH SOD DRESSING AT A RATE OF 1 CY / PALLET SOD.
46. IF ANY PLANT MATERIAL DIES DUE TO INADEQUATE COVERAGE, CONTRACTOR WILL MODIFY THE IRRIGATION SYSTEM PRIOR TO REPLACING PLANTS, AT NO ADDITIONAL CHARGE TO THE OWNER.

LANDSCAPE SUBMITTALS:

1. SOIL SAMPLES:
   - 1.1. THE CONTRACTOR SHALL SUBMIT EXISTING SOIL SAMPLES FROM AREAS ON SITE, TO BE SELECTED BY THE LANDSCAPE ARCHITECT, AND FROM PROPOSED TOPSOIL STOCKPILE FOR PH TESTING, TO AN INDEPENDENT TESTING LABORATORY. A COPY OF THE REPORTS WILL BE MADE AVAILABLE TO THE LANDSCAPE ARCHITECT AS A PREREQUISITE FOR BEGINNING CONSTRUCTION.
   - 1.2. SUBMIT ONE (1) GALLON ZIPLOC BAG OF EACH PROPOSED PLANTING SOIL MIX.
   - 1.3. PLANTING SOIL MIX TEXT REPORT: SUBMIT RESULTS OF SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY, FOR INFORMATION ONLY, OF EACH PLANTING SOIL MIX AS SPECIFIED. REPORT SHALL INCLUDE PERCENTAGES OF ORGANIC MATTER, PH LEVEL, MINERAL, MAJOR NUTRIENT, AND MICRO NUTRIENT CONTENT OF EACH MIX.
     - 1.3.1. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, POTASH AND OTHER NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED FOR SUITABLE GROWTH.
2. THE CONTRACTOR TO COORDINATE WITH OWNER AND GENERAL CONTRACTOR FOR NECESSARY POINTS OF CONNECTION FOR POWER AND WATER.
3. THE CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF ALL TREES, SHRUBS, & GROUNDCOVER MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO JOB SITE FOR APPROVAL. PHOTOGRAPHS TO BE TAKEN FROM A VIEW THAT DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. PROVIDE LOCATION AND SOURCE NURSERY.
4. THE CONTRACTOR WILL ACCOMPANY THE LANDSCAPE ARCHITECT TO THE SOURCE NURSERY TO SELECT AND TAG ALL TREES TO BE USED ON THE PROJECT.
5. THE CONTRACTOR TO SUBMIT A DETAILED IRRIGATION PLAN FOR APPROVAL PRIOR TO EXECUTION OF LANDSCAPE CONTRACT.
6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO (2) COMPLETE BOUND COPIES OF WRITTEN INSTRUCTIONS ON PROPER AND SUBSEQUENT CARE FOR THE PRESCRIBED MATERIALS AS A CONDITION FOR FINAL ACCEPTANCE. INCLUDE THIS INFORMATION IN THE "MAINTENANCE MANUAL" AS REQUIRED AND (1) DIGITAL COPY IN PDF FORMAT.

GENERAL IRRIGATION NOTES:

1. IRRIGATION TO BE A 2-WIRE DESIGN-BUILD SYSTEM BY THE LC. IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL LANDSCAPED AREAS. SYSTEM SHOULD BE DESIGNED WITH A MINIMUM ZONE SEPARATION OF SHRUBS, TURF, AND ANNUAL COLOR.
2. LC IS RESPONSIBLE FOR SUPPLY OF ALL NECESSARY PARTS FOR IRRIGATION SYSTEM; INCLUDING BUT NOT LIMITED TO: HEADS, SLEEVES, WATER LINES, WATER METER, WIFI CONTROLLERS, VALVES & DECODERS, BACK-FLOW PREVENTION DEVICE, FITTINGS, AND RAIN SENSOR.
3. IRRIGATION HEADS SHOULD BE MP ROTATORS, SPRAYS, OR DRIP. IRRIGATION SYSTEM SHOULD BE DESIGNED TO HAVE NO OVER SPRAY ON ADJACENT HARDSCAPES.
4. ALL IRRIGATION HEADS TO HAVE HEAD TO HEAD COVERAGE AND MATCHED PRECIPITATION RATES.
5. LC TO WARRANT IRRIGATION SYSTEM FOR 1 YEAR AND GUARANTEE ADEQUATE COVERAGE TO ENSURE ALL NEW PLANTS ON THE LANDSCAPE THRIVE. ANY DEFICIENCIES WILL BE CORRECTED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
6. LC TO PROVIDE AS-BUILT DRAWINGS, MANUALS, AND MANUFACTURERS WARRANTY INFORMATION FOR ALL IRRIGATION PRIOR TO FINAL PAYMENT IS RELEASED.
7. LC CONTRACTOR WILL HAVE A TRAINING MEETING WITH THE OWNER TO REVIEW OPERATION OF THE IRRIGATION SYSTEM.
8. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
9. ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER. (CLASS 200 PVC PIPE).
10. NO ROCKS, BOULDER, OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
11. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
12. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
13. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
14. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
15. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
16. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
17. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
18. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEDING WITH THE WORK.
19. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
20. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
21. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
22. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
23. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
24. ALL SPRINKLERS TO BE MOUNTED ON SWING JOINTS - REFER TO DETAILS.
25. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
26. 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.
27. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
28. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
29. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
    - 29.1. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
    - 29.2. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
    - 29.3. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
30. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
31. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
32. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.
33. PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS AND SPECIFICATIONS.
34. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE CROSS MEASURED AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2004 FORMAT BEFORE FINAL ACCEPTANCE.
35. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
36. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. F CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR HALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.

ANNUAL COLOR AND PERENNIAL PLANTING NOTES:

1. EXCAVATE BED TO A DEPTH OF 4 INCHES. REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONES, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AN ADDITIONAL 6-8 INCHES IN DEPTH.
2. SLOPE THE BASE OF THE BED TO THE TRENCH EDGE.
3. ADD 6 INCHES OF ANNUAL/PERENNIAL SOIL MIX TO EXCAVATED BED & ROTOTILL INTO EXISTING SOIL.
4. PLACE ADDITIONAL ANNUAL/PERENNIAL SOIL MIX TO RAISE ENTIRE BED 6 INCHES ABOVE FINISHED GRADE FOR SEASONAL COLOR AND 4 INCHES FOR PERENNIAL COLOR. IN SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THE BED'S HEIGHT & CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
5. ROTOTILL ENTIRE BED TO A DEPTH OF 12 INCHES.
6. EVENLY SPREAD FERTILIZER PER MANUFACTURER'S SPECIFICATIONS AND RAKE INTO TOP 3 INCHES OF PREPARED SOIL.
7. PLANT SEASONAL COLOR AS SPECIFIED AT INDICATED SPACING AS SHOWN ON PLANS.
8. EDGE SEASONAL COLOR BED AND MULCH AS SPECIFIED.
9. DRENCH WITH MIRACLE GROW FERTILIZER, WATERING THOROUGHLY.

MULCHING NOTES:

1. PLANTINGS ON GRADE TO BE MULCHED WITH PINE STRAW MULCH TO A DEPTH OF 4 INCHES.
2. PLANTINGS OVER-STRUCTURE TO BE MULCHED WITH TRIPLE GROUND BROWN SHREDDED HARDWOOD TO A DEPTH OF 4 INCHES, WITH EXCEPTION OF AREAS TO RECEIVE DECORATIVE STONE.
3. ANNUAL COLOR TO BE MULCHED WITH MINI PINE BARK NUGGETS TO A DEPTH OF 2 INCHES.
4. PLANTINGS IN DECORATIVE PLANTERS TO BE MULCHED WITH MINI PINE BARK NUGGETS TO A DEPTH OF 2 INCHES.
5. NATURAL AREAS TO BE MULCHED 10' FROM BED LINES WITH PINE STRAW MULCH TO A DEPTH OF 3 INCHES AND WHERE DISTURBED.

PLANTING SOIL MIX NOTES:

1. THE CONTRACTOR SHALL FURNISH TOPSOIL: TOPSOIL MUST BE APPROVED BY THE LA. REFER TO SPECIFICATION SECTION 329000 FOR TOPSOIL REQUIREMENTS.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTING SOIL MIX.
3. THE PLANTING SOIL MIX MUST BE APPROVED BY LA PRIOR TO ANY BACKFILLING.
4. THE PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS, & GROUNDCOVERS) SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS IN EQUALLY MIXED PROPORTIONS:
   - 4.1. 66% TOPSOIL
   - 4.2. 33% ERTH FOOD COMPOST SOIL AMENDMENT BY ERTH PRODUCTS, LLC. OR EQUIVALENT
   - 4.3. SCOTTS AGRIFORM 20-10-5 SLOW RELEASE FERTILIZER, AS RECOMMENDED IN SOIL REPORT.
   - 4.4. LIME AS RECOMMENDED IN SOIL REPORT.
   - 4.5. TERRASORB HYDROGEL PER MANUFACTURERS SPECIFICATIONS, (IN NON-IRRIGATED AREAS ONLY)
5. THE PLANTING SOIL MIX FOR OVER-STRUCTURE PLANTINGS (TREES, SHRUBS, & GROUNDCOVERS) SHALL BE ERTH-HYDROCKS INTENSIVE LIGHTWEIGHT SOIL BY ERTH PRODUCTS, LLC. OR EQUIVALENT.
6. ANNUAL/ PERENNIAL COLOR SOIL MIX FOR ANNUALS ON GRADE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS IN EQUALLY MIXED PROPORTIONS:
   - 6.1. 33% TOPSOIL
   - 6.2. 33% MR. NATURALS COMPLETE LANDSCAPE MIX CLM BY MR. NATURALS OR EQUIVALENT
   - 6.3. 33% BLACK COW MANURE OR EQUIVIALENT
   - 6.4. OSMOCOTE 14-14-14 SMART RELEASE FERTILIZER PER MANUFACTURERS SPECIFICATIONS
7. PLANTING MIX FOR RAISED PLANTERS/DECORATIVE POTS SHALL BE MR. NATURALS LANDSCAPE MIX CLM BY MR. NATURALS OR EQUIVALENT.
   - 7.1. OSMOCOTE 14-14-14 SMART RELEASE FERTILIZER PER MANUFACTURERS SPECIFICATIONS
8. SOD DRESSING TO BE 50% SAND AND 50% ERTH PRODUCTS COMPOST BY ERTH PRODUCTS, LLC., OR EQUIVALENT.
9. BIOSWALE / RAINGARDEN SOILS SHALL BE BIO-RETENTION / RAINGARDEN MIX BY ERTH PRODUCTS, LLC. OR EQUIVALENT.

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Sheet Title

GENERAL PLANTING NOTES

Sheet Number

L-7.0 N

Not for Construction

Project Number: 2025-022

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	FORM	NOTES
TREES								
	AA	2	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE` / DOWNY SERVICEBERRY	B & B	3"CAL	MINIMUM 10` HGT.	MULTI-TRUNK	FULL AND HEALTHY
	LWS	2	LAGERSTROEMIA X `NATCHEZ` / WHITE CRAPE MYRTLE STANDARD	B & B	4.5"CAL	MINIMUM 14` HGT.	STANDARD	FULL AND HEALTHY
	LT	6	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	3"CAL	MINIMUM 14` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	QC	3	QUERCUS COCCINEA / SCARLET OAK	B & B	3"CAL	MINIMUM 14` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	TED	3	THUJA OCCIDENTALIS `DEGROOT`S SPIRE` / DEGROOT`S SPIRE ARBORVITAE	B & B	3"CAL	MINIMUM 12` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	UP	2	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	3"CAL	MINIMUM 14` HGT.	CENTRAL LEADER	FULL AND HEALTHY

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	DIMENSIONS	NOTES	SPACING
SHRUBS							
	BW36	4	BUXUS MICROPHYLLA KOREANA `WINTERGREEN` / KOREAN BOXWOOD	36"X36"	GLOBE	FULL AND HEALTHY	36" o.c.
	CT15	2	CAMELLIA JAPONICA `WHITE BY THE GATE` / WHITE BY THE GATE CAMELLIA	15 GAL	60" MINIMUM HEIGHT	FULL AND HEALTHY	96" o.c.
	DE3	31	DISTYLIUM X `EMERALD HEIGHTS` / EMERALD HEIGHTS DISTYLIUM	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	DE7	5	DISTYLIUM X `EMERALD HEIGHTS` / EMERALD HEIGHTS DISTYLIUM	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	GH3	21	GARDENIA AUGUSTA `HEAVENLY SCENT` / HEAVENLY SCENT GARDENIA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	42" o.c.
	HL7	4	HYDRANGEA PANICULATA `LIMELIGHT` TM / LIMELIGHT HYDRANGEA	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	HLL	17	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	42" o.c.
	IB3	14	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	IP3	9	ILLICIUM PARVIFLORUM / YELLOW ANISE	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	LJ3	6	LIGUSTRUM JAPONICUM RECURVIFOLIA / RECURVE LIGUSTRUM	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	OF15	2	OSMANTHUS FRAGRANS / SWEET OLIVE	15 GAL	60" MINIMUM HEIGHT	FULL AND HEALTHY	96" o.c.
	VC15	2	VIBURNUM AWABUKI `CHINDO` / CHINDO VIBURNUM	15 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	96" o.c.
GRASSES							
	CX2	15	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	30" o.c.
	MCW	55	MUHLENBERGIA CAPILLARIS / WHITE MUHLY GRASS	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	36" o.c.
	PV	37	PANICUM VIRGATUM `SHENANDOAH` / SWITCH GRASS	3 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	24" o.c.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING
GROUND COVERS							
	CN	74	CALAMINTHA NEPETA `MONTROSE WHITE` / WHITE CATMINT	1 GAL		FULL & HEALTHY	24" o.c.
	CT2	604 SF	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD	SF	SMOOTH LINES AND TIGHT JOINTS.	
	LM	40	LIRIOPE MUSCARI `SPICATA` / CREEPING LILYTURF	1 GAL	CONTAINER	FULL & HEALTHY	16" o.c.
	LM2	571	LIRIOPE MUSCARI 'MONROE'S WHITE' / MONROE'S WHITE LILYTURF	1 GAL	CONTAINER	FULL & HEALTHY	16" o.c.

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PLANTING SCHEDULE

Sheet Number

L-7.1 N

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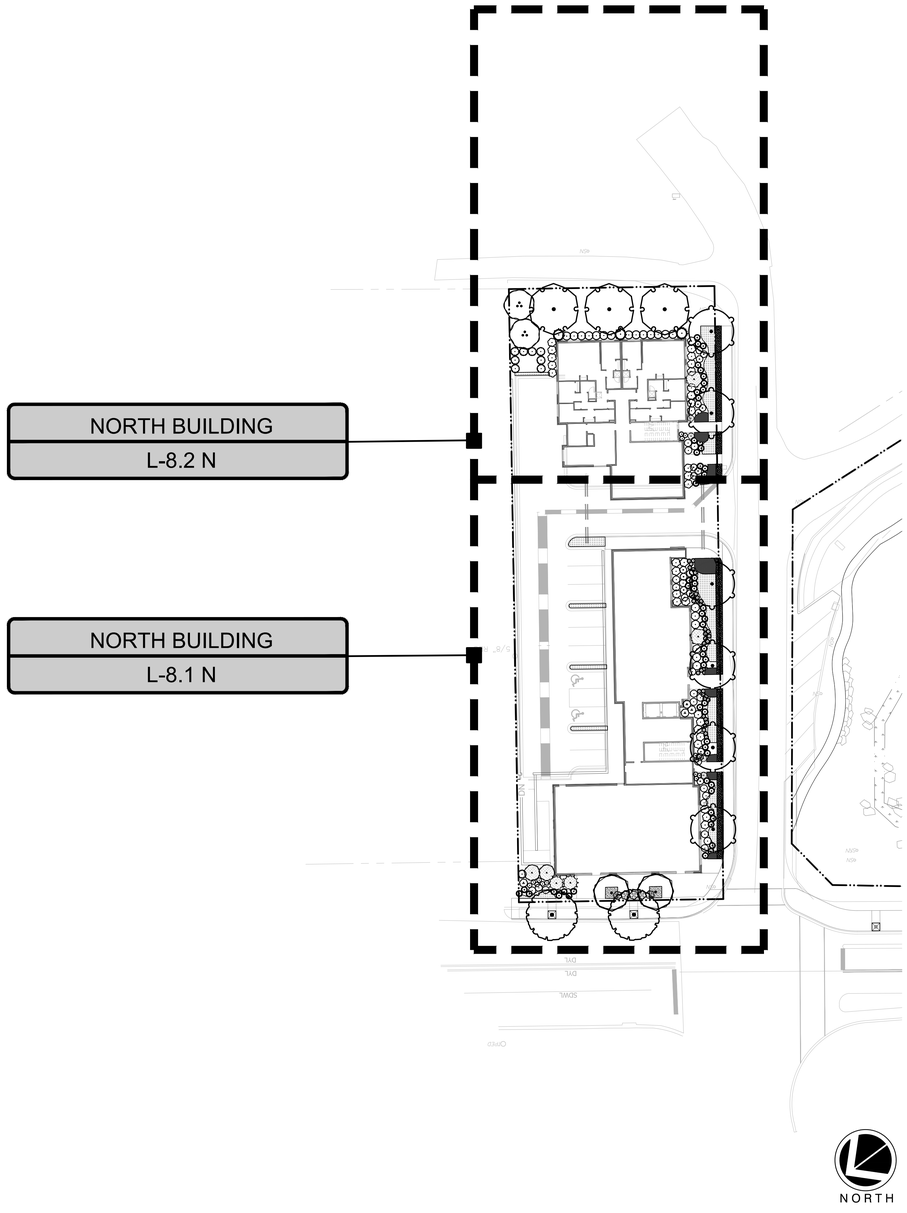

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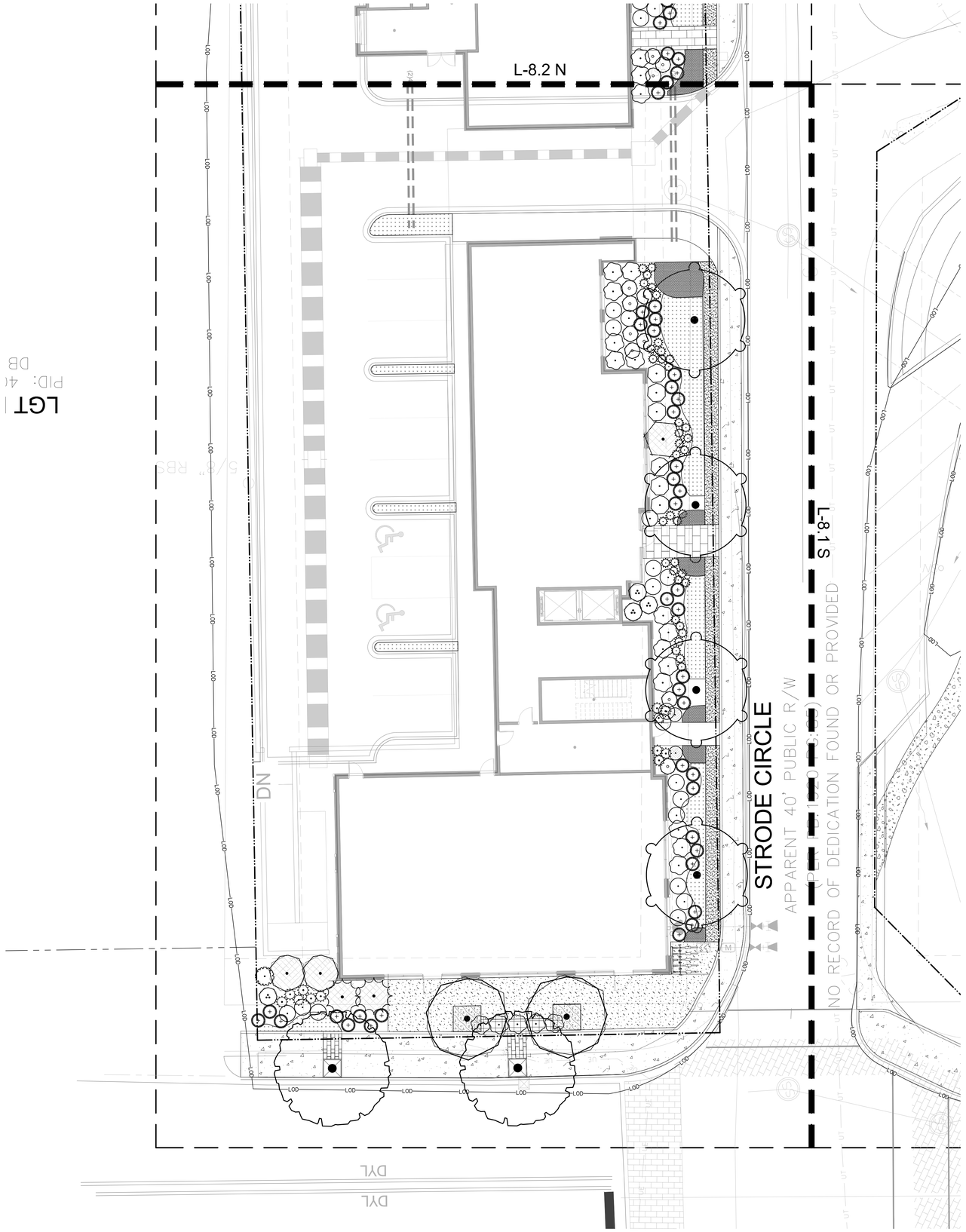
SITE REFERENCE PLAN

Sheet Number

L-8.0 N

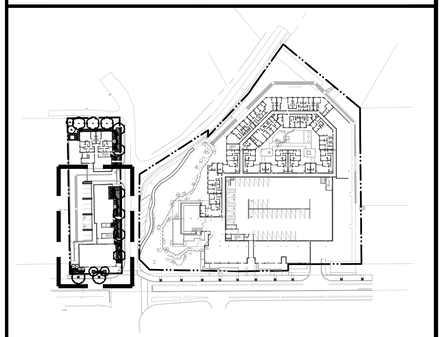
Not for Construction
Project Number: 2025-022



PLANT SCHEDULE L-8.1 N

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	UP	2	AMERICAN ELM
	LT	4	TULIP POPLAR
	LWS	2	WHITE CRAPE MYRTLE STANDARD
SHRUBS			
	VC15	2	CHINDO VIBURNUM
	DE3	15	EMERALD HEIGHTS DISTYLIUM
	DE7	5	EMERALD HEIGHTS DISTYLIUM
	GH3	18	HEAVENLY SCENT GARDENIA
	BW36	2	KOREAN BOXWOOD
	HL7	4	LIMELIGHT HYDRANGEA
	HLL	8	LITTLE LIME HYDRANGEA
	LJ3	6	RECURVE LIGUSTRUM
	OF15	2	SWEET OLIVE
	CT15	1	WHITE BY THE GATE CAMELLIA
	IP3	1	YELLOW ANISE
GRASSES			
	CX2	12	FEATHER REED GRASS
	PV	37	SWITCH GRASS
	MCW	37	WHITE MUHLY GRASS
GROUND COVERS			
	CT2	410 SF	BERMUDA GRASS
	LM	40	CREEPING LILYTURF
	LM2	388	MONROE'S WHITE LILYTURF
	CN	58	WHITE CATMINT

KEY MAP



NORTH

SCALE

0 10 20 30 40 feet

1" = 10'

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PARTIAL PLANTING PLAN

Sheet Number

L-8.1 N

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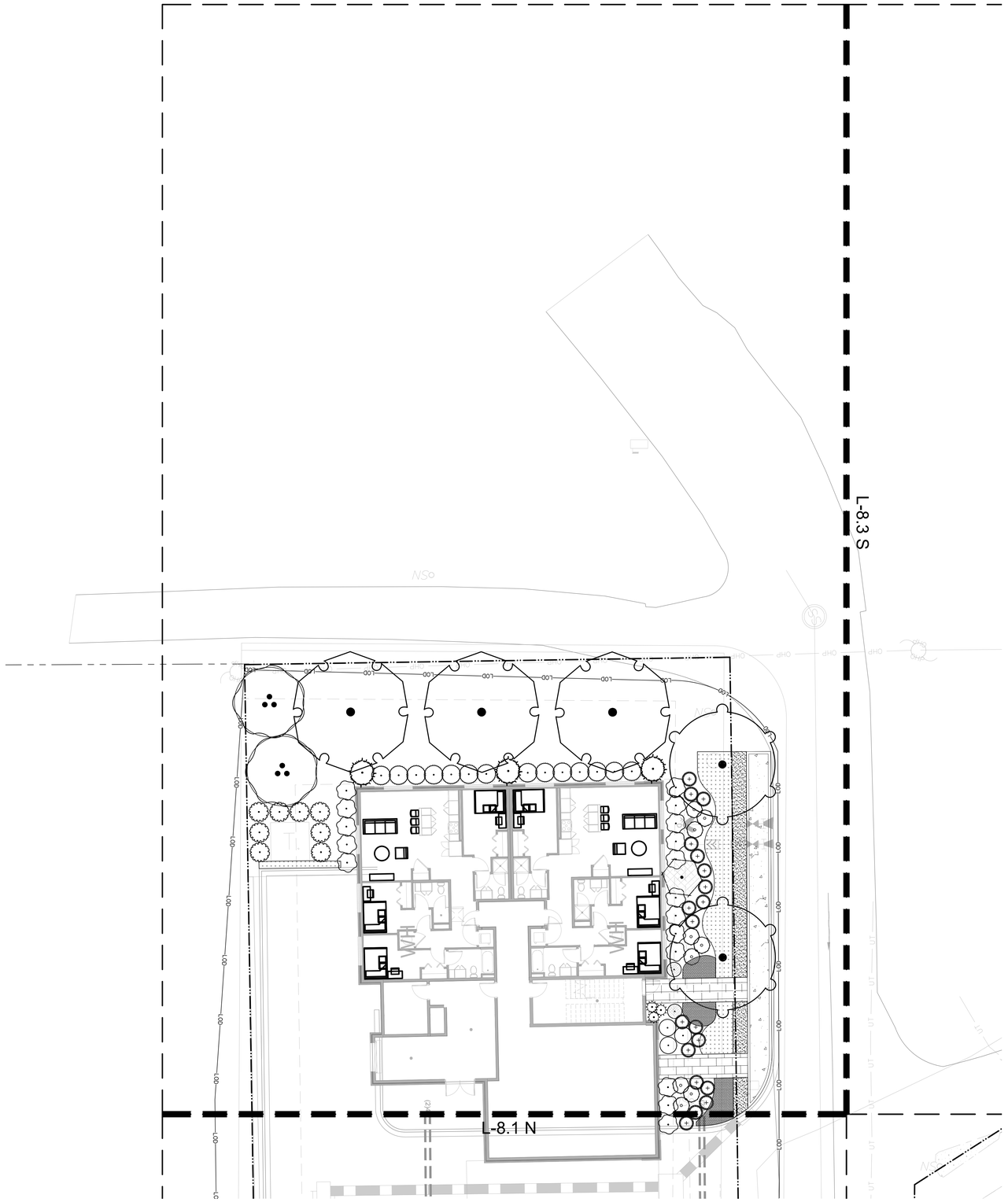
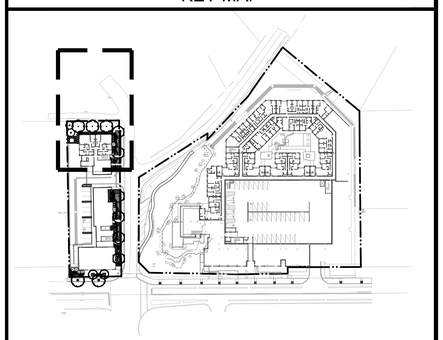
Project Number: 2025-022



PLANT SCHEDULE L-8.2 N

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	TED	3	DEGROOT'S SPIRE ARBORVITAE
	AA	2	DOWNY SERVICEBERRY
	QC	3	SCARLET OAK
	LT	2	TULIP POPLAR
SHRUBS			
	IB3	14	DWARF BURFORD HOLLY
	DE3	16	EMERALD HEIGHTS DISTYLIUM
	GH3	3	HEAVENLY SCENT GARDENIA
	BW36	2	KOREAN BOXWOOD
	HLL	9	LITTLE LIME HYDRANGEA
	CT15	1	WHITE BY THE GATE CAMELLIA
	IP3	8	YELLOW ANISE
GRASSES			
	CX2	3	FEATHER REED GRASS
	MCW	18	WHITE MUHLY GRASS
GROUND COVERS			
	CT2	194 SF	BERMUDA GRASS
	LM2	183	MONROE'S WHITE LILYTURF
	CN	16	WHITE CATMINT

KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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PARTIAL PLANTING PLAN

Sheet Number

L-8.2 N

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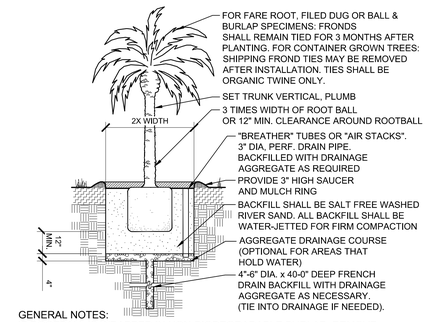
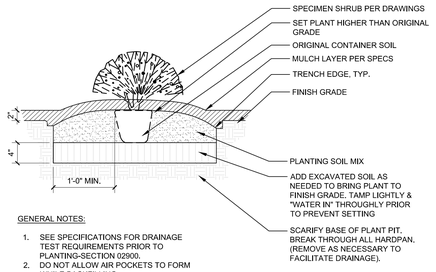


GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE RIVER SAND IN TWO LIFTS. AFYER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

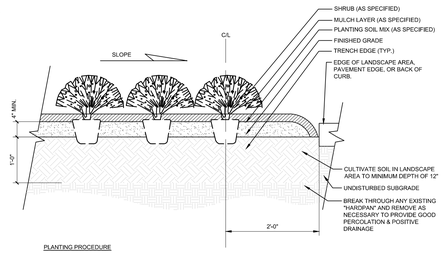
1 L-9.0 TYPICAL PALM PLANTING IN CLAY SOILS
3/4" = 1'-0"



GENERAL NOTES:

1. SEE SPECIFICATIONS FOR DRAINAGE TEST REQUIREMENTS PRIOR TO PLANTING-SECTION 02900.
2. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

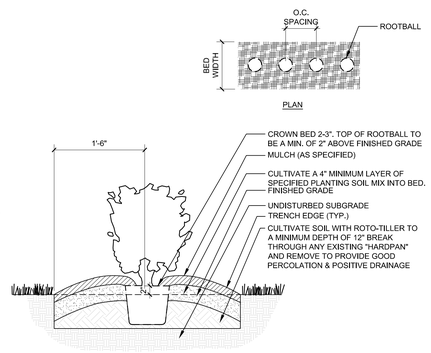
2 L-9.0 INDIVIDUAL SHRUB PLANTING (CONTAINER) IN MULCH PLANTING AREA
1" = 1'-0"



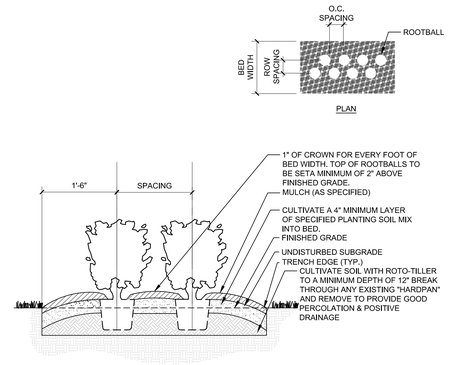
PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH TRENCH EDGE.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

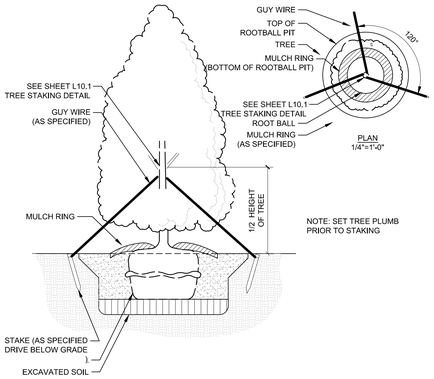
3 L-9.0 SHRUB PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
3/4" = 1'-0"



4 L-9.0 HEDGE PLANTING (SINGLE ROW)
1" = 1'-0"



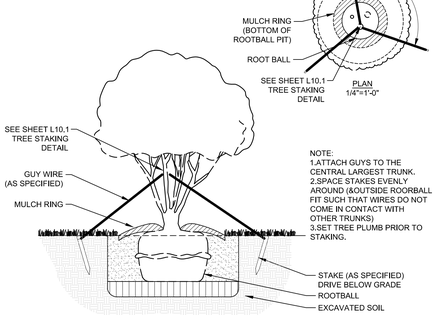
5 L-9.0 HEDGE PLANTING (DOUBLE ROW)
3/4" = 1'-0"



PLANTING PROCEDURE

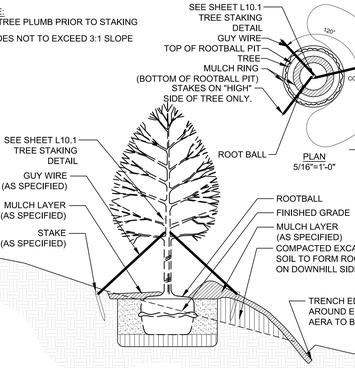
1. LAYOUT BED AND OUTLINE WITH TRENCH EDGE, PLACE SOIL FROM EDGE WITHIN BED. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN.
2. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

6 L-9.0 GROUNDCOVER PLANTINGS IN MULCHED AREA CULTIVATED PLANTING AREAS
3/4" = 1'-0"



NOTE:
FOR PROPER PLANTING PROCEDURE OF ANNUAL COLOR BEDS, REFER TO "ANNUAL COLOR AND PERENNIAL PLANTING" NOTES

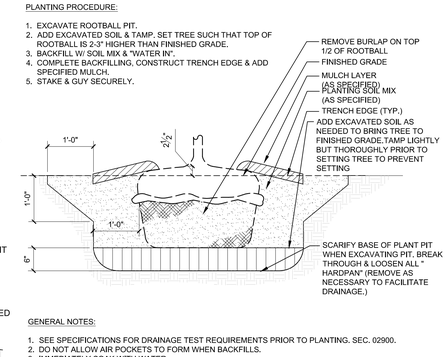
7 L-9.0 TYPICAL PERENNIAL PLANTING DETAIL
3/4" = 1'-0"



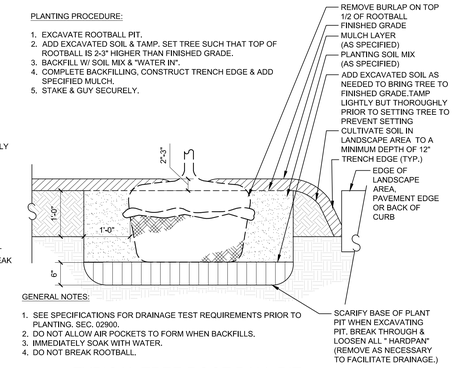
PLANTING PROCEDURE:

1. TILL BED THOROUGHLY TO A DEPTH OF 12", BREAK THROUGH AND REMOVE, STONE, ROOTS, "HARDPAN", DEBRIS, ECT.
2. ADD PLANTING SOIL AMENDMENTS AND ROTO-TILL THOROUGHLY INTO EXISTING SOIL.
3. MOUND ENTIRE BED 8" ABOVE ORIGINAL GRADE.
4. PLANT ANNUALS, EDGE BED AND MULCH.
5. WATER THOROUGHLY.

8 L-9.0 SEASONAL COLOR PLANTING DETAIL
3/4" = 1'-0"



9 L-9.0 BULB PLANTING DETAIL
3" = 1'-0"



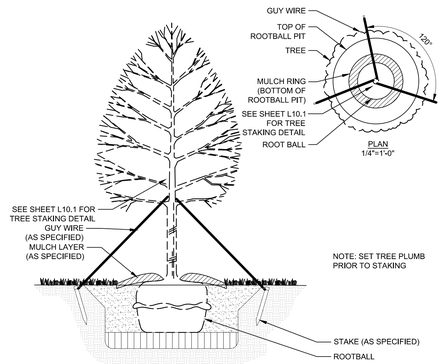
10 L-9.0 TYPICAL ESPALIER DETAIL
3/4" = 1'-0"

11 L-9.0 TYPICAL PLANTER DETAIL
1" = 1'-0"

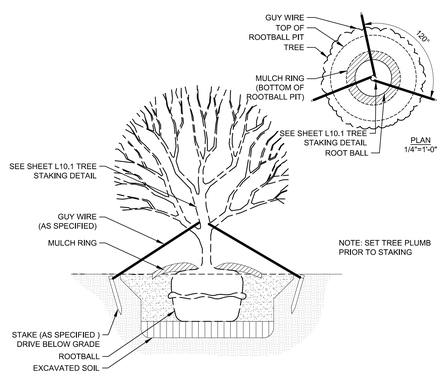
SODDING PROCEDURE:

1. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO (+/- .20) OF A FOOT OF PROPOSED GRADES.
2. CULTIVATE ENTIRE AREA TO A MINIMUM DEPTH OF 6". HANDRAKE SMOOTH.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) & ROTOTILL.
4. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
5. LAY & ROLL SOD,WATER THROUGHLY.

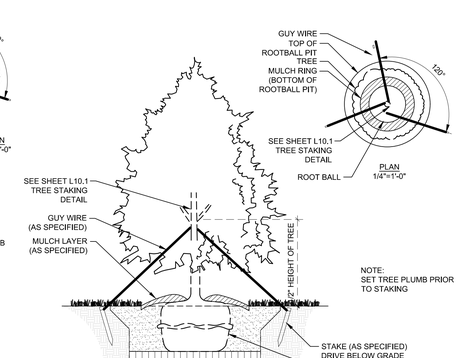
12 L-9.0 TYPICAL SOD INSTALLATION
3/4" = 1'-0"



13 L-9.0 TREE STAKING AND GUYING
1/2" = 1'-0"



14 L-9.0 FLOWERING TREE STAKING AND GUYING
1/2" = 1'-0"



15 L-9.0 EVERGREEN (CONIFER) STAKING AND GUYING
1/2" = 1'-0"

16 L-9.0 EVERGREEN (BROADLEAF) STAKING & GUYING
1/2" = 1'-0"

17 L-9.0 MULTI-TRUNK TREE STAKING AND GUYING
1/2" = 1'-0"

18 L-9.0 TREE ON SLOPE STAKING AND GUYING
3/8" = 1'-0"

19 L-9.0 TYPICAL TREE ROOT BALL PIT (NO WELL)
3/4" = 1'-0"

20 L-9.0 TYPICAL TREE ROOT BALL PIT IN CULTIVATED AND MULCHED PLANTING AREA
3/4" = 1'-0"

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PLANTING DETAILS

Sheet Number

L-9.0 N

Not for Construction

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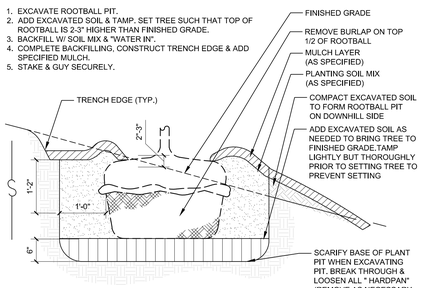
PLANTING PROCEDURE:

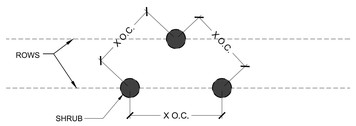
1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL W/ SOIL MIX & "WATER IN".
4. COMPLETE BACKFILLING, CONSTRUCT TRENCH EDGE & ADD SPECIFIED MULCH.
5. STAKE & GUY SECURELY.



GENERAL NOTES:

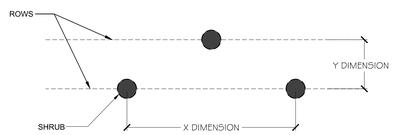
1. SEE SPECIFICATIONS FOR DRAINAGE TEST REQUIREMENTS PRIOR TO PLANTING, SEC. 02900.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLS.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

1 L-9.1 TREE ROOT BALL PIT (ON SLOPE)
3/4" = 1'-0"



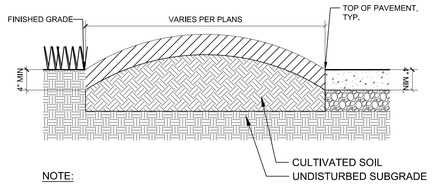
NOTE: THIS DIAGRAM REPRESENTS SPACING FOR MASS SHURB PLANTINGS THAT HAVE BEEN GIVEN ONE O.C. (ON CENTER) DIMENSION.

2 L-9.1 TYPICAL ONE DIMENSION O.C. SPACING
1 1/2" = 1'-0"



NOTE: TWO DIMENSION O.C. SPACING AS SPECIFIED IN THE PLANT LIST WILL BE GIVEN IN THE ORDER OF X DIMENSION FIRST, Y DIMENSION SECOND (EX. X x Y o.c.), WHERE X=SHRUB SPACING ON CENTER AND Y=ROW SPACING ON CENTER.

3 L-9.1 TYPICAL TWO DIMENSION O.C. SPACING FOR DOUBLE STAGGERED ROW
1 1/2" = 1'-0"



NOTE:

TRENCH EDGE TO CREATE A CLEAN.

SEPARATION BETWEEN LAWN AND MULCH AREAS.

DIG A TRENCH EDGE BETWEEN ALL MULCH AREAS & SOD.

DIG A TRENCH EDGE BETWEEN ALL MULCH SPACE AND HARDSCAPES.

4 L-9.1 TYPICAL MULCH BED EDGE
1" = 1'-0"

IRONWOOD DESIGNGROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

LV - CLEMSON

CLEMSON, SC

Stamp

No.	Drawing Issuance	Date
01	SD SET	09/19/25
02	DD SET	10/21/25

No.	Drawing Revision	Date

Sheet Title

PLANTING DETAILS

Sheet Number

L-9.1 N

Not for Construction

Project Number: 2025-022

1 A3.01 ELEVATION- EXTERIOR- WEST - COLLEGE AVE.
3/32" = 1'-0"

GENERAL NOTES- ELEVATIONS

1. "FIBER CEMENT WOOD-LOOK" BOD TO BE STOCAST WOOD. NICHIHA VINTAGEWOOD TO BE THE ALTERNATIVE.

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
E01	MASONRY VENEER - RUNNING BOND, RED
E02	MASONRY VENEER - STACK BOND, RED
E03	MASONRY VENEER - RUNNING BOND, CHARCOAL
E04	MASONRY VENEER - STACK BOND, CHARCOAL
E05	MASONRY SOLDIER COURSE
E06	MASONRY ROWLOCK COURSE
E07	FIBER CEMENT PANEL - BOARD AND BATTEN, WHITE
E08	FIBER CEMENT PANEL, GRAY
E09	FIBER CEMENT PANEL, CHARCOAL
E10	FIBER CEMENT PLANK, WOOD-LOOK
E11	FIBER CEMENT TRIM, COLOR TO MATCH ADJACENT PANEL
E13	ALUMINUM COMPOSITE METAL PANEL, CHARCOAL
E14	VINYL WINDOW, OPERABLE
E15	VINYL WINDOW, FIXED
E16	ALUMINUM STOREFRONT
E17	GLASS GUARDRAIL
E19	EXPOSED CONCRETE COLUMN
E20	PREFABRICATED ALUMINUM CANOPY
E21	ALUMINUM TRELLIS
E22	EXTERIOR DOOR, SEE DOOR SCHEDULE
E23	OVERHEAD COILING DOOR, SEE DOOR SCHEDULE
E24	ALUMINUM LOUVER
E25	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT EXTERIOR FINISH

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
E28	SCUPPER
E29	COWS TONGUE, OVERFLOW
E36	EXPOSED PRECAST CONCRETE

ARCH NAME
ARCH ##

PROJECT # : 125025
DRAWN BY: Author
CHECKED BY: Checker

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398 COLLEGE AVE
CLEMSON, SC

LV COLLECTIVE

SHEET TITLE:
EXTERIOR ELEVATIONS - WEST

SHEET NUMBER:
A3.01

NOT RELEASED FOR CONSTRUCTION

1 A3.02 ELEVATION- EXTERIOR- EAST
3/32" = 1'-0"

2 A3.02 ELEVATION- EXTERIOR- NORTH - STROBE
3/32" = 1'-0"

GENERAL NOTES- ELEVATIONS

1. "FIBER CEMENT WOOD-LOOK" BOD TO BE STOCAST WOOD. NICHIHA VINTAGEWOOD TO BE THE ALTERNATIVE.

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
E01	MASONRY VENEER - RUNNING BOND, RED
E02	MASONRY VENEER - STACK BOND, RED
E03	MASONRY VENEER - RUNNING BOND, CHARCOAL
E04	MASONRY VENEER - STACK BOND, CHARCOAL
E05	MASONRY SOLDIER COURSE
E06	MASONRY ROWLOCK COURSE
E07	FIBER CEMENT PANEL - BOARD AND BATTEN, WHITE
E08	FIBER CEMENT PANEL, GRAY
E09	FIBER CEMENT PANEL, CHARCOAL
E10	FIBER CEMENT PLANK, WOOD-LOOK
E11	FIBER CEMENT TRIM, COLOR TO MATCH ADJACENT PANEL
E13	ALUMINUM COMPOSITE METAL PANEL, CHARCOAL
E14	VINYL WINDOW, OPERABLE
E15	VINYL WINDOW, FIXED
E16	ALUMINUM STOREFRONT
E17	GLASS GUARDRAIL
E19	EXPOSED CONCRETE COLUMN
E20	PREFABRICATED ALUMINUM CANOPY
E21	ALUMINUM TRELLIS
E22	EXTERIOR DOOR, SEE DOOR SCHEDULE
E23	OVERHEAD COILING DOOR, SEE DOOR SCHEDULE
E24	ALUMINUM LOUVER
E25	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT EXTERIOR FINISH

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
E28	SCUPPER
E29	COWS TONGUE, OVERFLOW
E36	EXPOSED PRECAST CONCRETE

ARCH NAME
ARCH ##

PROJECT # : 125025
DRAWN BY: Author
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SHEET TITLE:
EXTERIOR ELEVATIONS - NORTH

SHEET NUMBER:
A3.02

NOT RELEASED FOR CONSTRUCTION

1 ELEVATION- EXTERIOR- EAST - RIGGS
A3.03 3/32" = 1'-0"

GENERAL NOTES- ELEVATIONS

1. "FIBER CEMENT WOOD-LOOK" BOD TO BE STOCAST WOOD. NICHIHA VINTAGEWOOD TO BE THE ALTERNATIVE.

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
ED1	MASONRY VENEER - RUNNING BOND, RED
ED2	MASONRY VENEER - STACK BOND, RED
ED3	MASONRY VENEER - RUNNING BOND, CHARCOAL
ED4	MASONRY VENEER - STACK BOND, CHARCOAL
ED5	MASONRY SOLDIER COURSE
ED6	MASONRY ROWLOCK COURSE
ED7	FIBER CEMENT PANEL - BOARD AND BATTEN, WHITE
ED8	FIBER CEMENT PANEL, GRAY
ED9	FIBER CEMENT PANEL, CHARCOAL
E10	FIBER CEMENT PLANK, WOOD-LOOK
E11	FIBER CEMENT TRIM, COLOR TO MATCH ADJACENT PANEL
E13	ALUMINUM COMPOSITE METAL PANEL, CHARCOAL
E14	VINYL WINDOW, OPERABLE
E15	VINYL WINDOW, FIXED
E16	ALUMINUM STOREFRONT
E17	GLASS GUARDRAIL
E19	EXPOSED CONCRETE COLUMN
E20	PREFABRICATED ALUMINUM CANOPY
E21	ALUMINUM TRELLIS
E22	EXTERIOR DOOR, SEE DOOR SCHEDULE
E23	OVERHEAD COILING DOOR, SEE DOOR SCHEDULE
E24	ALUMINUM LOUVER
E25	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT EXTERIOR FINISH

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
E28	SCUPPER
E29	COWS TONGUE, OVERFLOW
E36	EXPOSED PRECAST CONCRETE

ARCH NAME
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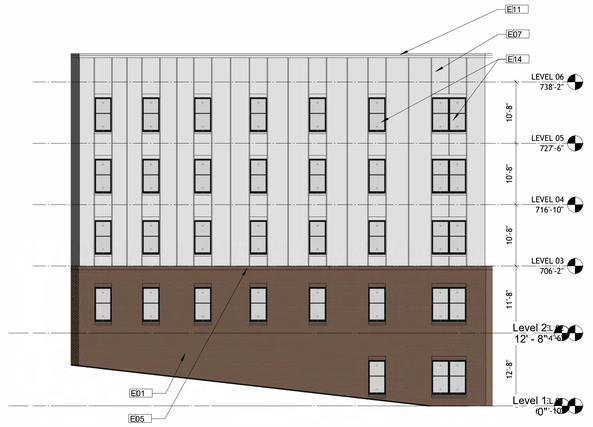
SHEET TITLE:
EXTERIOR ELEVATIONS - EAST

SHEET NUMBER:
A3.03

NOT RELEASED FOR CONSTRUCTION

3 A3.04 ELEVATION- EXTERIOR- NORTHEAST - RIGGS
3/32" = 1'-0"



2 A3.04 ELEVATION- EXTERIOR- SOUTHEAST
3/32" = 1'-0"

1 A3.04 ELEVATION- EXTERIOR- SOUTH
3/32" = 1'-0"

GENERAL NOTES- ELEVATIONS

1. "FIBER CEMENT WOOD-LOOK" BOD TO BE STOCAST WOOD. NICHIHA VINTAGEWOOD TO BE THE ALTERNATIVE.

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
E01	MASONRY VENEER - RUNNING BOND, RED
E02	MASONRY VENEER - STACK BOND, RED
E03	MASONRY VENEER - RUNNING BOND, CHARCOAL
E04	MASONRY VENEER - STACK BOND, CHARCOAL
E05	MASONRY SOLDIER COURSE
E06	MASONRY ROWLOCK COURSE
E07	FIBER CEMENT PANEL - BOARD AND BATTEN, WHITE
E08	FIBER CEMENT PANEL, GRAY
E09	FIBER CEMENT PANEL, CHARCOAL
E10	FIBER CEMENT PLANK, WOOD-LOOK
E11	FIBER CEMENT TRIM, COLOR TO MATCH ADJACENT PANEL
E13	ALUMINUM COMPOSITE METAL PANEL, CHARCOAL
E14	VINYL WINDOW, OPERABLE
E15	VINYL WINDOW, FIXED
E16	ALUMINUM STOREFRONT
E17	GLASS GUARDRAIL
E19	EXPOSED CONCRETE COLUMN
E20	PREFABBRICATED ALUMINUM CANOPY
E21	ALUMINUM TRELLIS
E22	EXTERIOR DOOR, SEE DOOR SCHEDULE
E23	OVERHEAD COILING DOOR, SEE DOOR SCHEDULE
E24	ALUMINUM LOUVER
E25	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT EXTERIOR FINISH

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
E28	SCUPPER
E29	COWS TONGUE, OVERFLOW
E36	EXPOSED PRECAST CONCRETE

ARCH NAME
ARCH ##

PROJECT # : 125025
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LV COLLECTIVE

SHEET TITLE:
EXTERIOR ELEVATIONS - SOUTH & EAST

SHEET NUMBER:
A3.04

NOT RELEASED FOR CONSTRUCTION

3 / A3.01 ELEVATION- EXTERIOR- SOUTH
3/32" = 1'-0"

1 / A3.01 ELEVATION- EXTERIOR- NORTH
3/32" = 1'-0"

GENERAL NOTES- ELEVATIONS

1. "FIBER CEMENT WOOD-LOOK" BOD TO BE STOCAST WOOD. NICHIHA VINTAGEWOOD TO BE THE ALTERNATIVE.

ELEVATIONS KEYNOTE LEGEND

Key Value	Keynote Text
E01	MASONRY VENEER - RUNNING BOND, RED
E03	MASONRY VENEER - RUNNING BOND, CHARCOAL
E04	MASONRY VENEER - STACK BOND, CHARCOAL
E05	MASONRY SOLDIER COURSE
E06	MASONRY ROWLOCK COURSE
E07	FIBER CEMENT PANEL - BOARD AND BATTEN, WHITE
E08	FIBER CEMENT PANEL, GRAY
E09	FIBER CEMENT PANEL, CHARCOAL
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E14	VINYL WINDOW, OPERABLE
E16	ALUMINUM STOREFRONT
E22	EXTERIOR DOOR, SEE DOOR SCHEDULE
E25	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT EXTERIOR FINISH
E28	SCUPPER
E37	MASONRY VENEER - FLEMISH BOND, RED
E38	FABRIC AWNING

ARCH NAME
ARCH ##

PROJECT # : 125025
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LV COLLECTIVE

SHEET TITLE:
EXTERIOR ELEVATIONS - NORTH & SOUTH

SHEET NUMBER:
A3.01

2025/09/04

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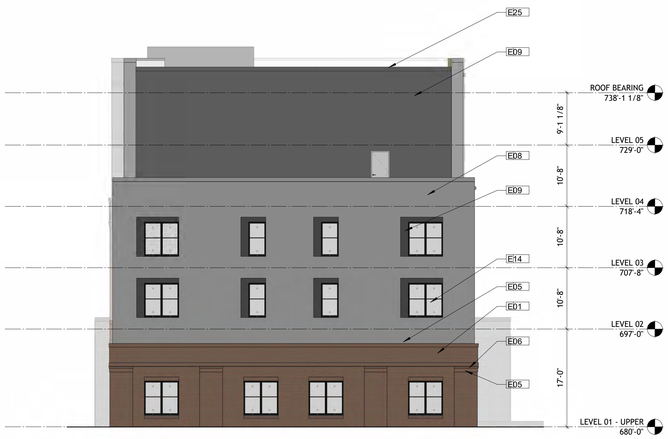

2 A3.02 ELEVATION- EXTERIOR- EAST
3/32" = 1'-0"

1 A3.02 ELEVATION- EXTERIOR- WEST
3/32" = 1'-0"

GENERAL NOTES- ELEVATIONS

1. "FIBER CEMENT WOOD-LOOK" BOD TO BE STOCAST WOOD. NICHIHA VINTAGEWOOD TO BE THE ALTERNATIVE.

ELEVATIONS KEYNOTE LEGEND

Key Value	Keynote Text
E01	MASONRY VENEER - RUNNING BOND, RED
E03	MASONRY VENEER - RUNNING BOND, CHARCOAL
E04	MASONRY VENEER - STACK BOND, CHARCOAL
E05	MASONRY SOLDIER COURSE
E06	MASONRY ROWLOCK COURSE
E07	FIBER CEMENT PANEL - BOARD AND BATTEN, WHITE
E08	FIBER CEMENT PANEL, GRAY
E09	FIBER CEMENT PANEL, CHARCOAL
E10	FIBER CEMENT PLANK, WOOD-LOOK
E13	ALUMINUM COMPOSITE METAL PANEL, CHARCOAL
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E16	ALUMINUM STOREFRONT
E22	EXTERIOR DOOR, SEE DOOR SCHEDULE
E25	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT EXTERIOR FINISH
E28	SCUPPER
E37	MASONRY VENEER - FLEMISH BOND, RED
E38	FABRIC AWNING

ARCH NAME
ARCH ##

PROJECT # : 125025
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LV COLLECTIVE

SHEET TITLE:
EXTERIOR ELEVATIONS - EAST & WEST

SHEET NUMBER:
A3.02

2025/09/04

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398 & 400 COLLEGE AVE - CLEMSON, SC

PERSPECTIVES

NOVEMBER 4, 2025
LV COLLECTIVE

NILES BOLTON ASSOCIATES

Site Section

398 & 400 College Ave - Clemson, SC

College Elevation

398 & 400 College Ave - Clemson, SC

View Down Strode

398 & 400 College Ave - Clemson, SC

Leasing / Lobby Elevation - Dark Base Option

398 & 400 College Ave - Clemson, SC

Northwest Corner - Eye Level

398 & 400 College Ave - Clemson, SC

Northwest Corner - Eye Level - Dark Base Option

398 & 400 College Ave - Clemson, SC

Retail Streetscape

398 & 400 College Ave - Clemson, SC

Southwest Corner

398 & 400 College Ave - Clemson, SC

View of South Parcel from Riggs Drive

398 & 400 College Ave - Clemson, SC

View of South Parcel from Riggs / Strode

398 & 400 College Ave - Clemson, SC

View Down Strode

398 & 400 College Ave - Clemson, SC

North Parcel Strobe Elevation

398 & 400 College Ave - Clemson, SC

View of North Parcel from Adjacent Parking

398 & 400 College Ave - Clemson, SC

View of North Parcel from Knox

398 & 400 College Ave - Clemson, SC